



Manchester Township Zoning Hearing Board

AGENDA

October 2, 2024 at 6:00 PM

CALL TO ORDER

PLEDGE TO THE FLAG

NEW BUSINESS:

- **ZHB 2024-18** – GN York Susquehanna LLC, the applicant, is requesting a Variance from §1408, to increase the number and size of permitted signs. The property is located at 3245 N. Susquehanna Trail, in the Industrial (I) District (UPI 36-000-LH-0036.DO-00000).

ADJOURN

MANCHESTER TOWNSHIP
3200 Farmtrail Road
York, PA 17406-5699

RECEIVED
SEP 10 2024
Initial: Rachel

FOR OFFICE USE ONLY
Application # 2024-18
Date of Hearing 10/2/24
Time of Hearing 6:00 pm
CONTINUED HEARING
Date of Hearing _____
Time of Hearing _____

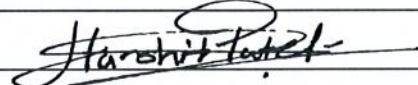
APPLICATION FOR ZONING HEARING

- Applicant's Name GN York Susquehanna LLC
Address: 705 Oakwood Drive Red Lion PA 17356
E-mail Address: rickyddb@gmail.com Phone Number: 443-557-8671
- Property Owner's Name: GN Realty Susquehanna LLC - Ricky Patel
Address: 705 Oakwood Drive Red Lion PA 17356
- Property Location 3245 N Susquehanna Trail, York, PA 17406
- Zoning District Industrial (I) UPI # 36-000-LH-0036.D0-00000

The undersigned hereby makes application for a VARIANCE / ~~SPECIAL EXCEPTION~~ / ~~APPEAL~~ under all applicable ordinances of Manchester Township, and hereby certifies, under penalties of perjury, that all facts set forth herein and, in the plans, submitted herewith are true and correct.

Nothing in this application shall relieve the owners, or his agent, the developer or applicant or any other persons in possession or control of the building, land, or any part thereof from obtaining such other permits or licenses or approvals as may be prescribed by law for the uses or purposes for which the land or building is designed or intended; nor from complying with any lawful order issued with the object of maintaining the building or land in a safe or lawful condition.

Engineering representation provided by Joseph J. Stein, Civil Project Director, Warehouse.


Signature of Applicant / Authorized Representative

Date 9/9/2024

OFFICE USE ONLY BELOW THIS LINE

Date Application Received	9/11/24	Property Posted	
Date Application Fee Received	9/11/24		
Certified to ZHB		Date	
Newspaper Advertisement of Hearing		Date	9/17/24
Notice Mailed to Twp. Supervisors & ZHB		Date	9/24/24
Notice Mailed to Applicant & Adjacent Property Owners		Date	9/13/24
Application Withdrawn		Date	
Hearing Held		Date	
Planning Commission Review		Date	
Continued Hearing Held		Date	
Permit (GRANTED / REFUSED)		Date	
Conditions for Approval _____			

5. Nature of SPECIAL EXCEPTION / **VARIANCE** / INTERPRETATION requested and SECTION NUMBER: _____
27-1408 - Permitted Permanent Signs

Applicant is requesting to increase the amount of signs and allowable size of signs beyond what is allowed for in the Zoning Ordinance. See attached document for specific requests.

6. Description of Proposed Work and Use: Per approved land development plan and previous zoning approval, the site is approved for construction of new multi tenant commercial use including drive-thru fast food. Road improvements and stormwater management are also included. Along with with the site development, identification and directional signage is needed.

7. Existing Use of Land / Buildings: The site is the location of the former 4 B's restaurant and tavern. That building was demoed several years ago and the site sat vacant until the current construction began.

8. Number of Proposed Buildings / Structures: _____ **And:** _____

a	Height of Building / Structures	Feet	23'6"	Stories	One
b	Type of Construction	New - Commercial			
c	Number of Families / Dwelling Units	N/A			
d	Habitable Floor Area for Each Dwelling Unit	N/A			
e	If Mobile Home, Title Holder's Name / Address	N/A			

9. Off Street Parking Spaces:

a	Required	37	b.	Proposed	37
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10. Water System: (check a, b or c)

a	Public	<input checked="" type="checkbox"/>	Company Name	York Water Co.
b	On-Site Well	<input type="checkbox"/>	c	Other (Specify _____)

11. Sewage System: (check a, b or c)

a	Public	<input checked="" type="checkbox"/>	c. Other
b	On-Site	<input type="checkbox"/>	Penn DEP Approved # _____

12. **Please note that a land development plan must be filed or a building permit must be acquired within (six) 6 months of the date of the written decision of the board or the action is null and void.**

13. **Please attach a complete list of property owners within 300 feet.** (Please include homeowners' names, address, tax map and parcel number.)

14. **Please attach a detailed site plan.** (Include a complete plan showing all existing and proposed buildings, driveways, etc. with setback distances and dimensions. Note all property widths and depths (in feet) along appropriate property lines. Note all street name(s) and their locations. Note the compass directions. Note the names of the adjoining property owners.)

The application is not considered complete without items 13 & 14.

FOR VARIANCE APPLICATIONS ONLY (must answer all questions) (additional sheets may be used)

16. The applicant believes the variance should be granted because:

a) Applicant is unable to make reasonable use of his property or conform to strict application of the Zoning Ordinance because: (Why can't you use the property as it is?)

The number and size restrictions in the Ordinance do not allow for the maximum desired to allow for visibility along the heavily traveled Church Road and Susquehanna Trail.

Strict conformance to the Ordinance potentially impacts visibility which may result in poor visibility which may result in poor performance for the tenants and confused motorists.

b) The unnecessary hardship on your property is: (must be able to prove all of the items below)

- (x) The result of application of the Manchester Township Zoning Ordinance
- (x) Due to unique physical circumstances of the property in question not shared by neighboring properties such as: the shape of lot, the width of lot or the topography of the lot
- (x) Not financial in nature
- (x) Not self-created

c) The proposed variance will not alter the essential character of the neighborhood nor impair the use of adjacent properties for the following reasons: (for example: Why is this not harmful to the neighbors?)

The Variance requested is for a property located in the Industrial Zone and exists at the intersection of two of the most heavily traveled roadways within the Township. The site has long been served by a commercial use (restaurant/tavern with parking) and accompanying signage. The proposed use, multi tenant commercial and fast food drive through, will enhance the area and not prohibit any adjacent properties from being used as desired.

d) The variance requested represents the minimum variance that will afford relief for the following reasons: (for example: Why does what you want to build have to be the size shown?)

The request to allow for more and larger signage is necessary to ensure both the success of the stores occupying the tenant space and for the safety of customers visiting the site in their vehicles. As noted above, the site is located at the intersection of the two heavily traveled intersections. Visible signage of an appropriate size is needed so that potential customers are aware of the featured tenants, and to safely navigate to these locations. With multiple tenants, it is important that all be afforded the opportunity to identify their presence at this location to ensure their success.

17. For an APPEAL of a decision(s) of the township's zoning officer or of an enforcement action of the township:

~~a. The applicant is hereby appealing: (may use additional sheets if necessary)~~

~~The following decision of the zoning officer :~~

~~The following enforcement action of the township:~~

~~b. The applicant does not agree with the decision of the zoning officer or the enforcement action of the township for the following reasons: (may use additional sheets if necessary)~~

PROPERTY ADDRESS	OWNER	UPI#
425 CHURCH RD, YORK PA 17406-9754	EXETER 425 CHURCH LLC ATTN J PETER LLOYD	36-000-LH-0036.J0-00000
3251 SUSQUEHANNA TRL, YORK PA 17406-9754	YEAPLE ROBERT D & CHRISTINE J	36-000-LH-0036.E0-00000
3260 N SUSQUEHANNA TRL, YORK PA 17406-9754	MOSER FAMILY TRUST/TR & MOSER ROBERT EUGENE-TR ET AL	36-000-LH-0042.00-00000
3270 N SUSQUEHANNA TRL, YORK PA 17406-9754	ARMITAGE DOUGLAS R	36-000-LH-0044.00-00000
3266 N SUSQUEHANNA TRL, YORK PA 17406-9754	REDDING CHARLES & SUE	36-000-LH-0043.00-00000
3256 SUSQUEHANNA TRL, YORK PA 17406-9754	AD&C ENTERPRISES LLC	36-000-27-0052.B0-00000
3250 N SUSQUEHANNA TRL, YORK PA 17406-9754	AIS LEASING COMPANY	36-000-27-0051.00-00000
3230 N SUSQUEHANNA TRL, YORK PA 17406-9754	CODORUS STONE & SUPPLY CO INC	36-000-27-0450.00-00000
3100 FARMTRAIL RD, YORK PA 17406-9754	GREATER YORK REAL ESTATE LLC ATTN CBF BAKERY	36-000-LH-0073.CO-00000
3167-3183 SUSQUEHANNA TRL, YORK PA 17406-9754	HEAVENLY PLACES L P ATTN MILLER AMANDA	36-000-LH-0001.NO-00000
CHURCH & DERRY CT, YORK PA 17406-9754	CROWN ENTERPRISES INC	36-000-LH-0001.B0-00000
SUSQUEHANNA TRL, YORK PA 17406-9754	CROWN ENTERPRISES INC	36-000-LH-0036.F0-00000
SUSQUEHANNA TRL, YORK PA 17406-9754	CROWN ENTERPRISES INC REAL ESTATE DEPT	36-000-LH-0036.G0-00000
SUSQUEHANNA TRL, YORK PA 17406-9754	AIS LEASING COMPANY	36-000-27-0490.00-00000

September 11, 2024

Manchester Township Staff
3200 Farmtrail Road
York, PA 17406-5699

RE: 3245 N Susquehanna Trail Sign Variance Application

To whom it may concern,

The applicant, GN York Susquehanna, LLC, seeks a Variance to the amount and size of the signs allowed at their property under re-development. The proposed Use, as permitted through Land Development and previous zoning relief, is for a multi-tenant commercial building with fast food drive thru. It is imperative that the site, which sits at the intersection of heavily traveled Church Road and North Susquehanna Trail, has signs that accommodate all tenants and allows for adequate visibility to the traveling motorist.

Specifically, the Applicant seeks relief to allow for the following:

- To allow for two wall signs per store where only one is allowed; the corner unit has frontage along both roadways.
- To exceed the maximum permitted multi tenant sign size of 160 sf with a sign that is 313 sf, this includes tenant names, the center's name, and the address.
- To allow for a freestanding sign advertising one business/tenant in addition to one multi-tenant sign; two multi-tenant signs would be allowed but is not sought here. The plan proposes one sign per road frontage.
- To allow for a 3 s.f. directional sign when the maximum allowed is 2 s.f; this is a typical Dunkin' standard, containing both brand information and important directional information which ensures informed and safe navigation by motorists.

As it pertains to unnecessary hardship:

- This Application is submitted as a direct result of the restrictions set forth within the Manchester Township Zoning Ordinance.
- This Application is submitted due to the physical circumstances (corner property) and location (heavily traveled roadways).
- This Application is not submitted due to any form of financial implication.
- This Application is not submitted due to self-created circumstances.

We look forward to presenting this information to the Township at the forthcoming public meetings.

Sincerely,



Joseph J. Stein
Civil Project Director

NOTES:

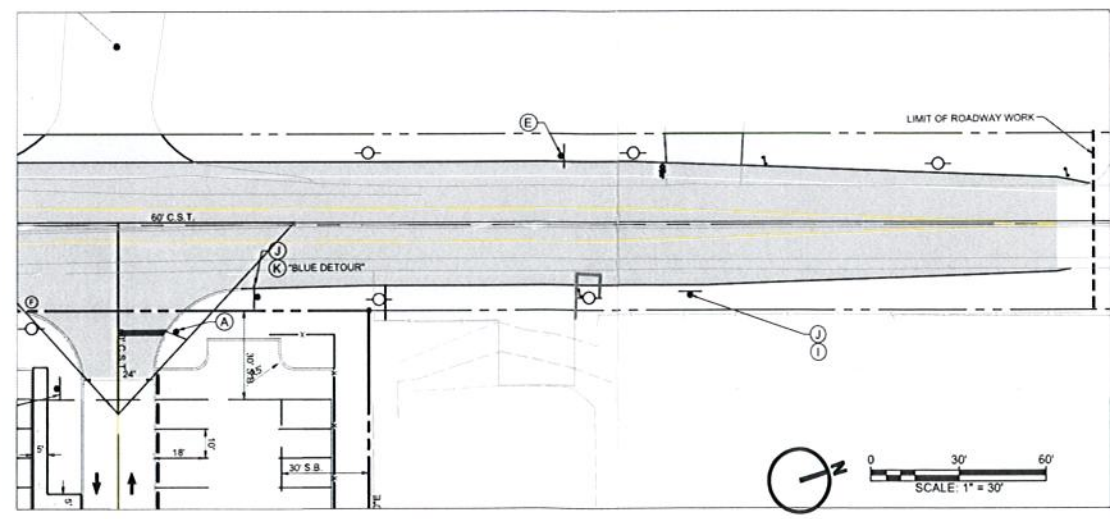
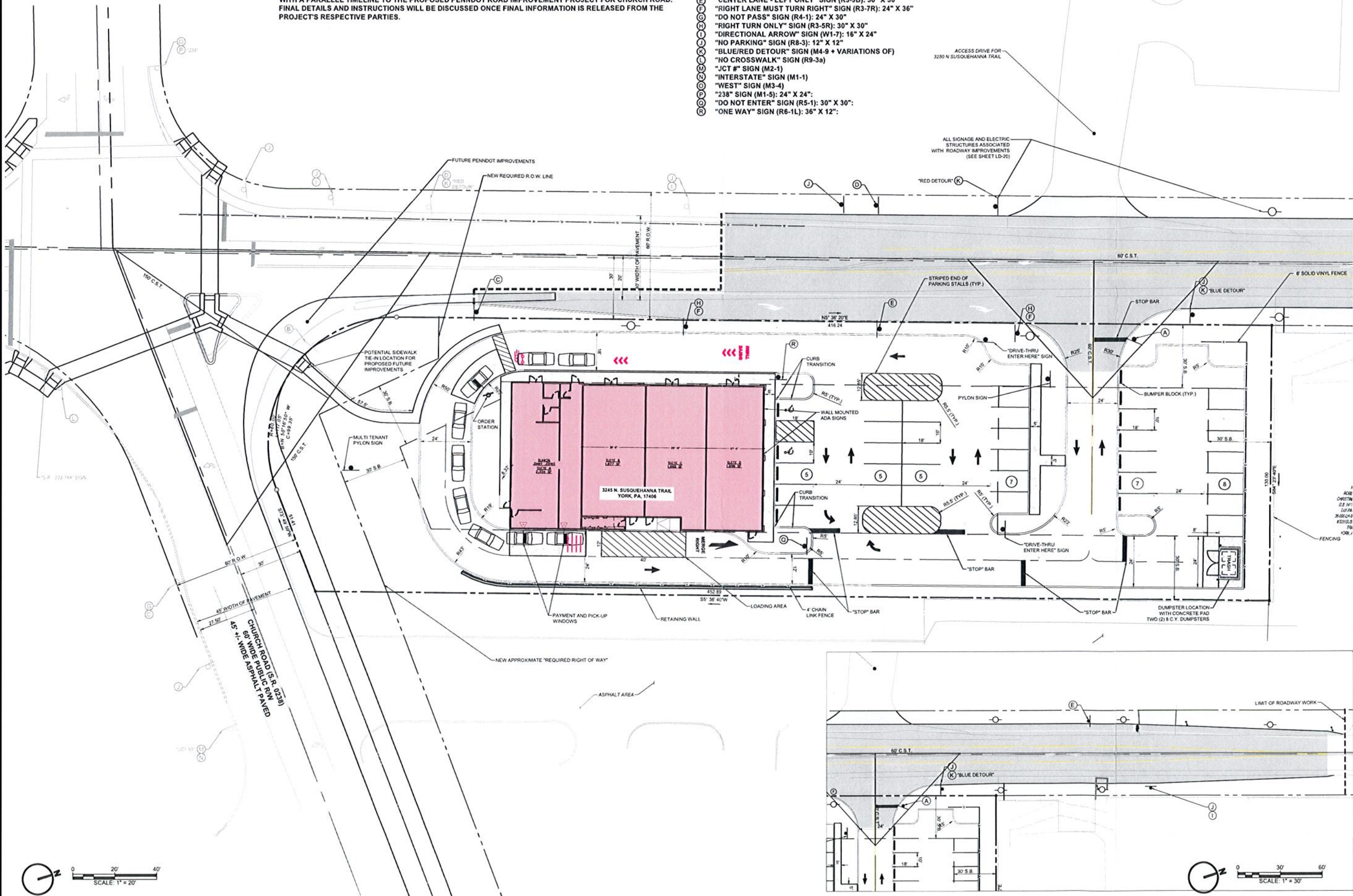
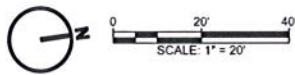
1.) CHURCH ROAD IMPROVEMENTS ARE PROVIDED FOR REFERENCE ONLY. INFORMATION PROVIDED HAS BEEN TAKEN FROM THE PRELIMINARY ROADWAY PLAN FOUND IN THE "DRAWINGS FOR SAFETY STUDY OF STATE ROUTE 0238 SECTION 012 IN YORK COUNTY" PROVIDED BY THE COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION AND IS SUBJECT TO CHANGE IN THE FUTURE.

2.) THE PROPOSED SIDEWALK AND GRADING ASSOCIATED WITH ITS IMPLEMENTATION WILL BE CONSTRUCTED WITH A PARALLEL TIMELINE TO THE PROPOSED PENNDOT ROAD IMPROVEMENT PROJECT FOR CHURCH ROAD. FINAL DETAILS AND INSTRUCTIONS WILL BE DISCUSSED ONCE FINAL INFORMATION IS RELEASED FROM THE PROJECT'S RESPECTIVE PARTIES.

SIGN LEGEND:

NOTE: SEE LD-20 FOR SIGNAGE ASSOCIATED WITH ROADWAY IMPROVEMENTS

- (A) "STOP" SIGN (R1-1): 30" X 30"
- (B) "YIELD" SIGN (R1-2): 36" X 36"
- (C) "40 MPH" SIGN (R2-4): 24" X 30"
- (D) "LANE USE CONTROL SIGNS (R3-48AD): 30" X 30"
- (E) "CENTER LANE - LEFT ONLY" SIGN (R3-9B): 30" X 30"
- (F) "RIGHT LANE MUST TURN RIGHT" SIGN (R3-7R): 24" X 36"
- (G) "DO NOT PASS" SIGN (R4-1): 24" X 30"
- (H) "RIGHT TURN ONLY" SIGN (R3-5R): 30" X 30"
- (I) "DIRECTIONAL ARROW" SIGN (W1-7): 16" X 24"
- (J) "NO PARKING" SIGN (R8-3): 12" X 12"
- (K) "BLUE/RED DETOUR" SIGN (M4-9 + VARIATIONS OF)
- (L) "NO CROSSWALK" SIGN (R9-3a)
- (M) "JCT # " SIGN (M2-1)
- (N) "INTERSTATE" SIGN (M1-1)
- (O) "WEST" SIGN (M3-4)
- (P) "238" SIGN (M1-5): 24" X 24"
- (Q) "DO NOT ENTER" SIGN (R5-1): 30" X 30"
- (R) "ONE WAY" SIGN (R6-1L): 36" X 12"



seal / stamp

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Drawing Set

FINAL LAND DEVELOPMENT PLAN

Date: 08/25/2023
 Project No.: 2021.0199.00
 Project Mgr.: JJS
 Drawn by: BAS

#	date	description
1	10/20/2023	TOWNSHIP COMMENTS
2	1/18/2024	TOWNSHIP/TRAFFIC
3	2/16/2024	TOWNSHIP/TRAFFIC
4	5/1/2024	TOWNSHIP/TRAFFIC
5	5/21/2024	TRAFFIC COMMENTS
6	6/6/2024	PER HOMEOWNER
7	6/12/2024	TRAFFIC COMMENTS

DUNKIN - 3245 SUSQUEHANNA TRAIL
 3245 N. SUSQUEHANNA TRAIL, YORK, PA 17406
 MANCHESTER TOWNSHIP, YORK COUNTY
 Drawing Set
PROPOSED CONDITIONS

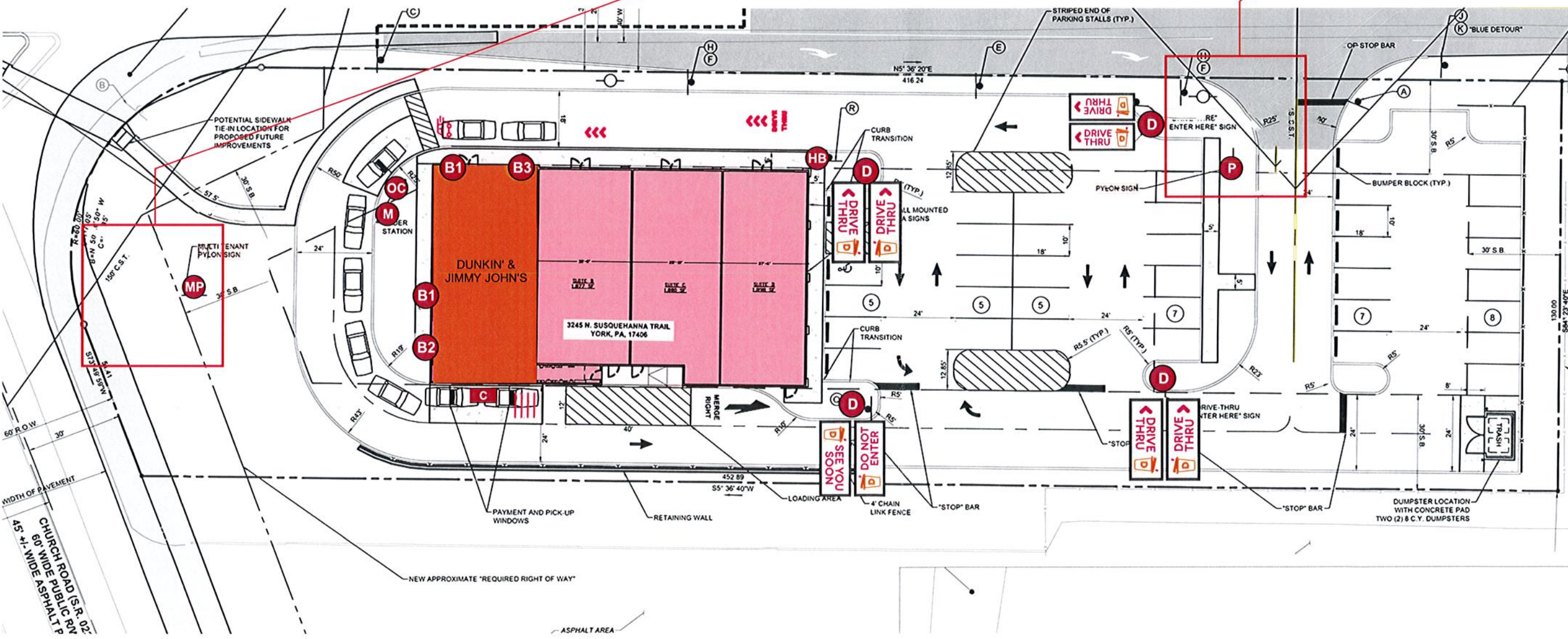
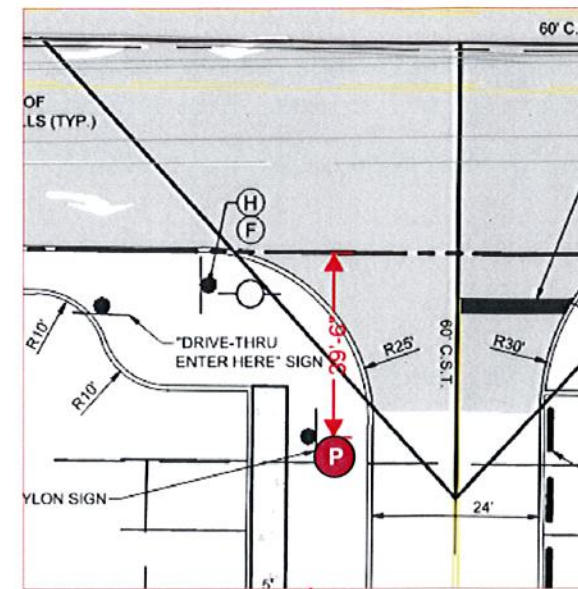
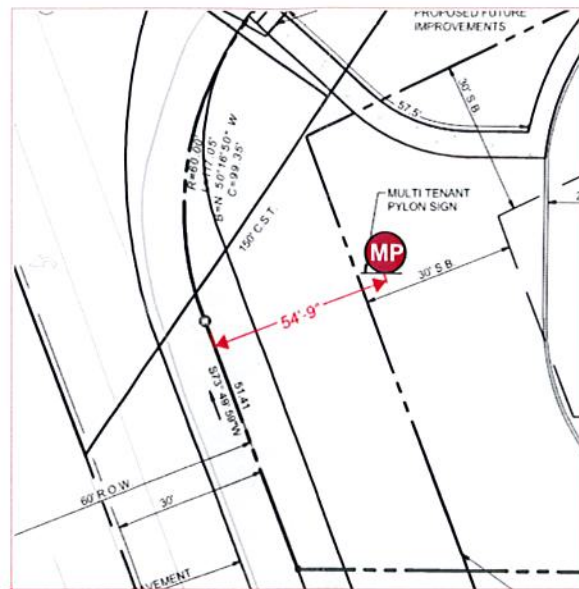
Sheet No.

LD-7

File: 20210301 0199 0003 CHN Engineering Document\LD Plans\2021 0199 00 LD - 7.dwg (6/18/24 11:40:03 AM EST)

SIGNAGE KEY

- B1** 36" (Dunkin) on Raceway
- B2** 36" (JJ Letters) on Raceway
- B3** 48" (JJ Letters) on Raceway
- D** Directionals
- HB** Height Bar
- OC** Order Canopy
- M** Menu Board
- P** Pylon (Dunkin)
- MP** Pylon (Multi Tenant Pylon)
- C** Building Canopy



Philly Signarama
 The way to grow your business.
 101 East Luzerne Street Philadelphia, PA 19124
 Phone: (215) 333-3337 Fax: (215) 333-7442
 design@signaramaphilly.com | www.signaramaphilly.com

PROPOSED PROJECT:
DUNKIN'

LOCATION ADDRESS:
 3245 N. Susquehanna Trail
 York, PA 17406

OWNER / GC CONTACT INFO:
 Ricky Patel
 <rickyddbr@gmail.com>

DATE / REVISIONS:
 9-14-2024

SHEET:
 1 of 1

PERMIT DRAWING

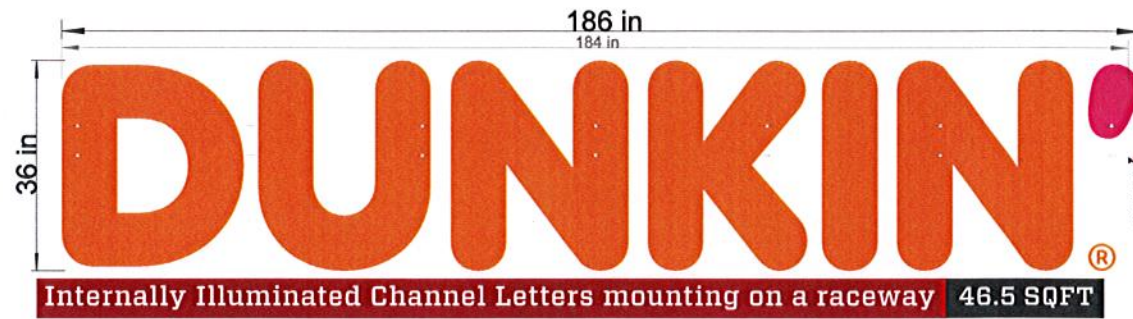
DESIGN CRITERIA
 CODE: IBC 2021 | ASCE 7-16
 Snow Load: Ground Snow Load - Pg = 75 lb/ft.
 Snow Exposure Factor Ce = 0.9 for fully exposed
 Snow Load Importance factor I = 1.0
 Thermal factor Ct = 1.2 (for Unheated structure)
Wind Loads:
 Basic Wind Speed V = 120 mph
 Risk Category III
 Topographic Factor Kzt = 1.0
 Wind Exposure Category = C (Assumed open terrain),
 Force Coefficient =
 0.5 to 2.0 depends on the shape and dimension of the sign
 Wind Directionality Factor Kd = 0.85 | Gust Factor G = 0.85

COLORS SPEC:

 Nebulous WHITE
 PMS 3564C PMS 7635C PMS 7540 SW 7063

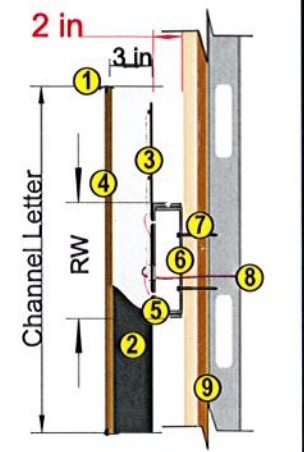
NOTE: Owner is responsible to provide access hole or entryway leading to sign, inside/behind wall sign area, and large enough for technician to enter and complete all wiring work necessary. SIGNARAMA technicians are NOT authorized for this construction work. Additional fees WILL be billed when SIGNARAMA provides.

THIS IS AN ORIGINAL UNPUBLISHED DRAWING CREATED BY SIGNARAMA. IT MAY NOT BE REPRODUCED, COPIED, EXHIBITED OR UTILIZED FOR ANY PURPOSE, IN PART OR IN WHOLE BY ANY INDIVIDUAL INSIDE OR OUTSIDE WITHOUT WRITTEN CONSENT OF SIGNARAMA.



(SIGNS TO BE UL LISTED & MANUFACTURED ACCORDING TO NATIONAL ELECTRICAL CODES)

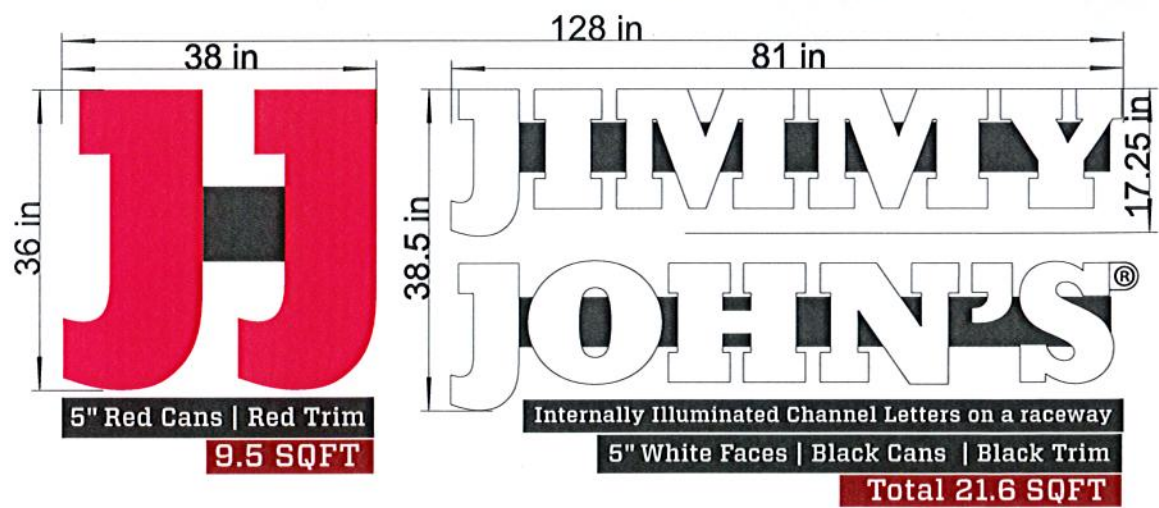
- 1) Trim Cap - 313 Bronze w/ matching sheet metal screws.
- 2) Case - To be 7540C Dark Gray w/ 1/4" weepholes
- 3) LEDs - White w/ Class II low voltage wiring
- 4) 3/16" Acrylic Face w/ Translucent vinyl application
- 5) Galv. #10 Hex-head Sheet-metal Screws
- 6) Raceway: 8" High .080 Bent Alum channels (Paint to match wall)
- 7) Mounting Hardware: (3/8" x 5" Galv. Lag Bolts)
- 8) Connect to existing power
- 9) Wall- (Plywood, Fiber Cement Panel)



CHANNEL LETTER DETAIL MOUNTING TO A RACEWAY (TYP) MOUNTING DETAIL

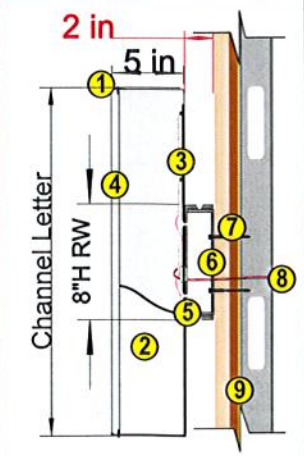
East Elevation (Facing Church Rd)

36" (Dunkin) Individual Channel Letters mounted to Raceway, 36" (JJ) 17.25" (Jimmy Johns) Channel Letters mounted to Raceway Light Band



(SIGNS TO BE UL LISTED & MANUFACTURED ACCORDING TO NATIONAL ELECTRICAL CODES)

- 1) Trim Cap - White w/ matching sheet metal screws.
- 2) Case - White w/ 1/4" weepholes
- 3) LEDs - White w/ Class II low voltage wiring
- 4) 3/16" Acrylic Face w/ Translucent vinyl application
- 5) Galv. #10 Hex-head Sheet-metal Screws
- 6) Raceway: 8" High .080 Bent Alum channels (Paint White)
- 7) Mounting Hardware: (3/8" x 5" Lag Bolts)
- 8) Connect to existing power
- 9) Wall- (Plywood, Fiber Cement Panel)



CHANNEL LETTER DETAIL MOUNTING TO A RACEWAY (TYP) MOUNTING DETAIL

PROPOSED PROJECT:
DUNKIN'

LOCATION ADDRESS:
3245 N. Susquehanna Trail
York, PA 17406

OWNER / GC CONTACT INFO:
Ricky Patel
<rickyddb@gmail.com>

DATE / REVISIONS:
9-14-2024

SHEET:
1 of 1

PERMIT DRAWING

DESIGN CRITERIA

CODE: IBC 2021 IASCE 7-16

Snow Load: Ground Snow Load - Pg = 75 lb/ft.
Snow Exposure Factor Ce = 0.9 for fully exposed
Snow Load Importance factor I = 1.0
Thermal factor Ct = 1.2 (for Unheated structure)

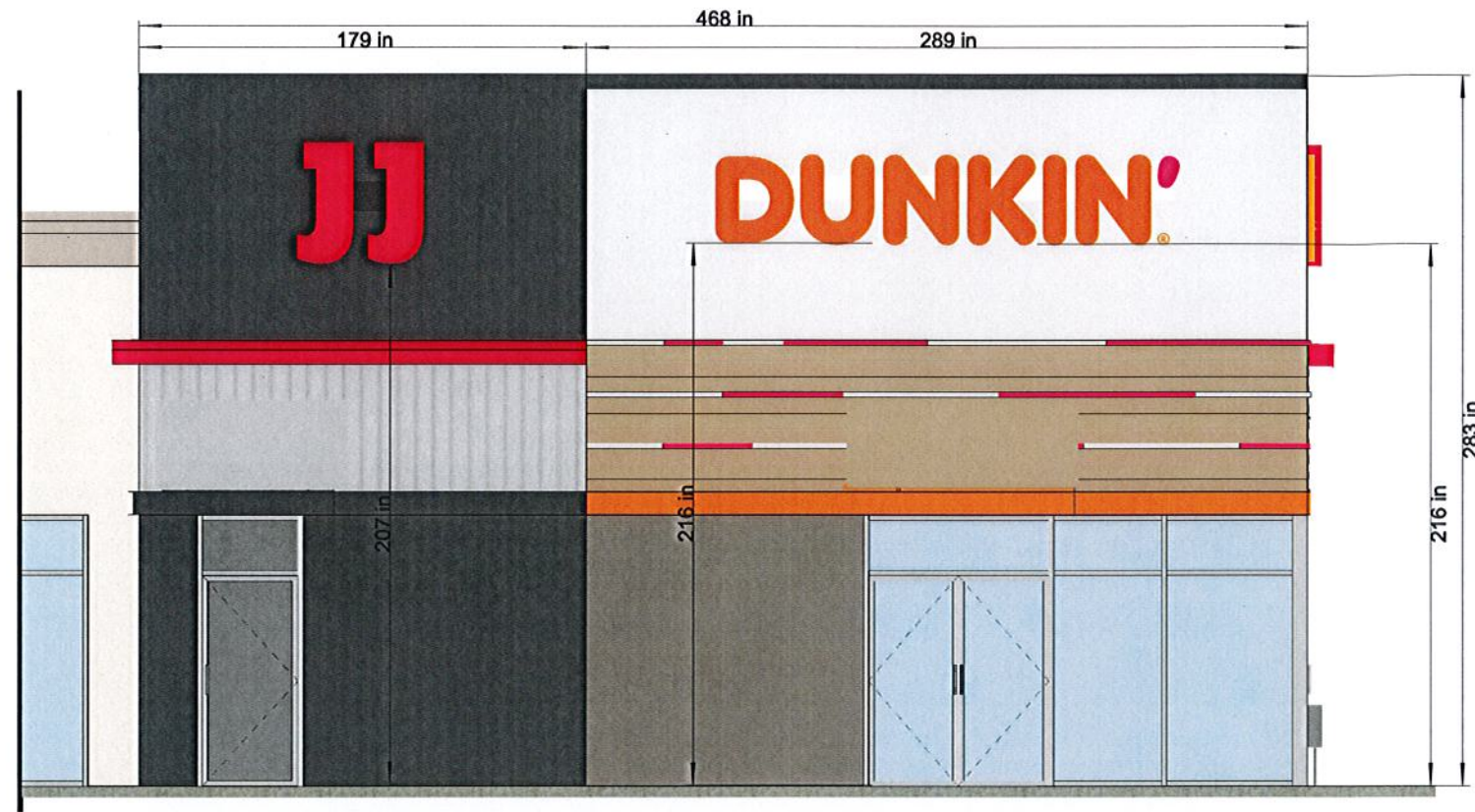
Wind Loads:
Basic Wind Speed V = 120 mph
Risk Category III
Topographic Factor Kzt = 1.0
Wind Exposure Category = C (Assumed open terrain),
Force Coef Cf = 0.5 to 2.0 depends on the shape and dimension of the sign
Wind Directionality Factor Kd = 0.85 | Gust Factor G = 0.85

COLORS SPEC:

PMS 3564C	PMS 7635C	PMS 7540	SW 7063

NOTE: Owner is responsible to provide access hole or entryway leading to sign, inside/behind wall sign area, and large enough for technician to enter and complete all wiring work necessary. SIGNARAMA technicians are NOT authorized for this construction work. Additional fees WILL be billed when SIGNARAMA provides.

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South Elevation (Facing Susquehanna Drive)

36" (Dunkin) Individual Channel Letters mounted to Raceway, 48"(JJ) Channel Letters mounted to Raceway Light Band



North Elevation (Drive Thru)

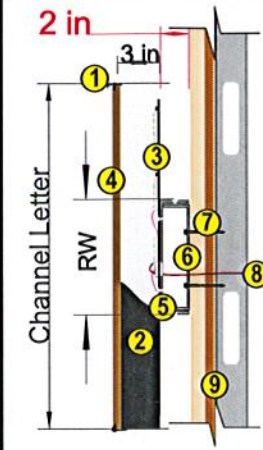
Building Canopy



(SIGNS TO BE UL LISTED & MANUFACTURED ACCORDING TO NATIONAL ELECTRICAL CODES)

- 1) Trim Cap - 313 Bronze w/ matching sheet metal screws.
- 2) Case - To be 7540C Dark Gray w/ 1/4" weepholes
- 3) LEDs - White w/ ClassII low voltage wiring
- 4) 3/16" Acrylic Face w/ Translucent vinyl application
- 5) Galv. #10 Hex-head Sheet-metal Screws
- 6) Raceway: 8" High .080 Bent Alum channels (Paint to match wall)
- 7) Mounting Hardware: (3/8" x 5" Galv. Lag Bolts)
- 8) Connect to existing power
- 9) Wall- (Plywood, Fiber Cement Panel)

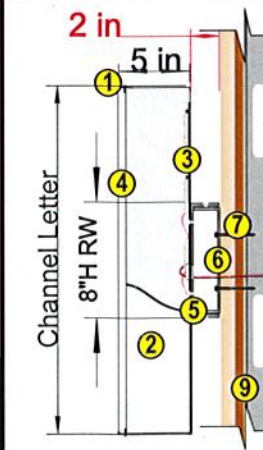
CHANNEL LETTER DETAIL MOUNTING TO A RACEWAY (TYP) MOUNTING DETAIL



(SIGNS TO BE UL LISTED & MANUFACTURED ACCORDING TO NATIONAL ELECTRICAL CODES)

- 1) Trim Cap - White w/ matching sheet metal screws.
- 2) Case - White w/ 1/4" weepholes
- 3) LEDs - White w/ ClassII low voltage wiring
- 4) 3/16" Acrylic Face w/ Red Translucent vinyl
- 5) Galv. #10 Hex-head Sheet-metal Screws
- 6) Raceway: 8" High .080 Bent Alum channels (Paint to match building)
- 7) Mounting Hardware: (3/8" x 5" Lag bolts)
- 8) Connect to existing power
- 9) Wall- (Plywood, Fiber Cement Panel)

CHANNEL LETTER DETAIL MOUNTING TO A RACEWAY (TYP) MOUNTING DETAIL



The way to grow your business.
101 East Luzerne Street Philadelphia, PA 19124
Phone: (215) 333-3337 Fax: (215) 333-7442
design@signaramaphilly.com | www.signaramaphilly.com

PROPOSED PROJECT:



LOCATION ADDRESS:

3245 N. Susquehanna Trail
York, PA 17406

OWNER / GC CONTACT INFO:

Ricky Patel
<rickyddbr@gmail.com>

DATE / REVISIONS:

9-14-2024

SHEET:

1 of 1

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DESIGN CRITERIA

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Thermal factor Ct = 1.2 (for Unheated structure)
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Risk Category III
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Wind Exposure Category = C (Assumed open terrain),
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0.5 to 2.0 depends on the shape and dimension of the sign
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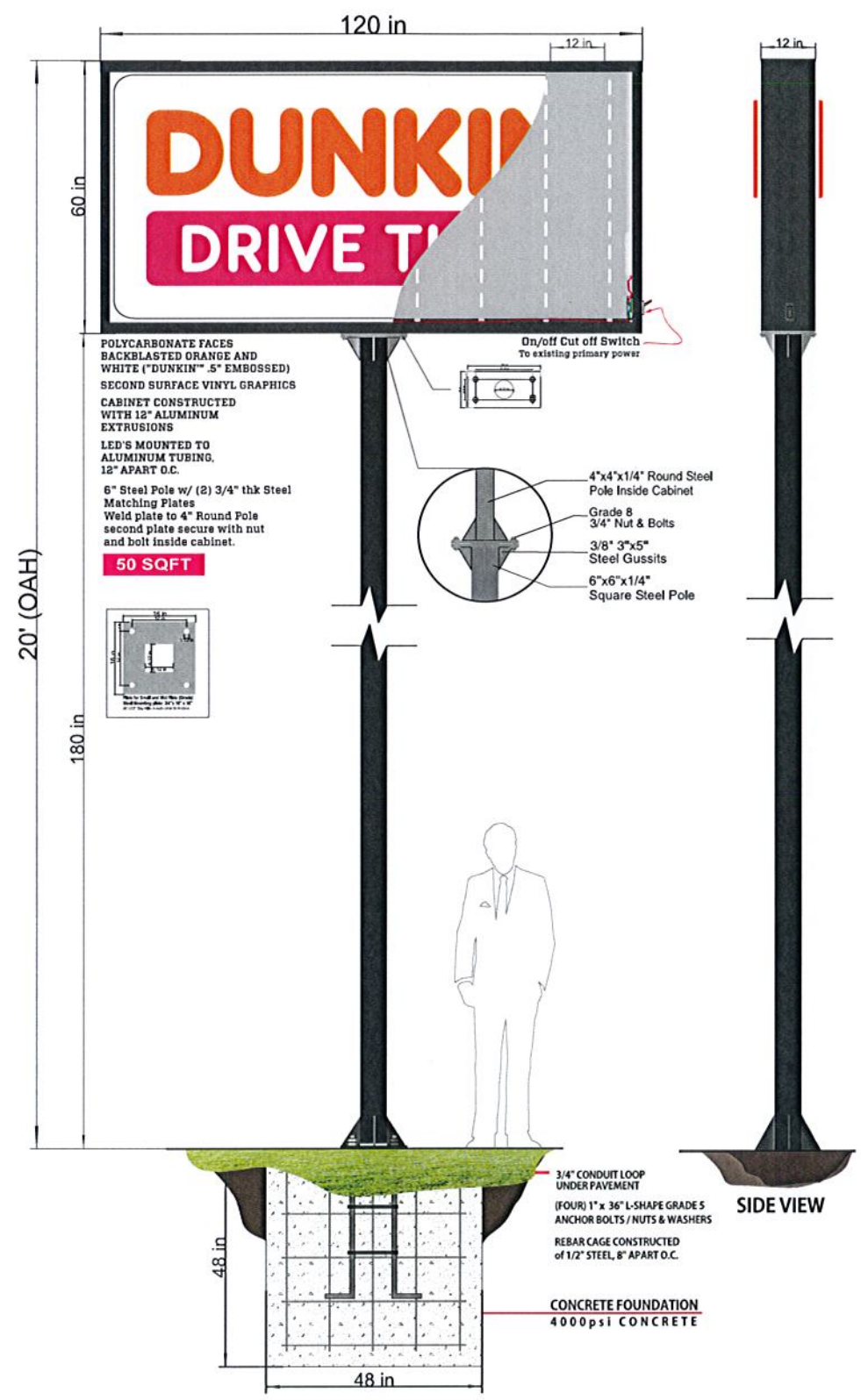
COLORS SPEC:



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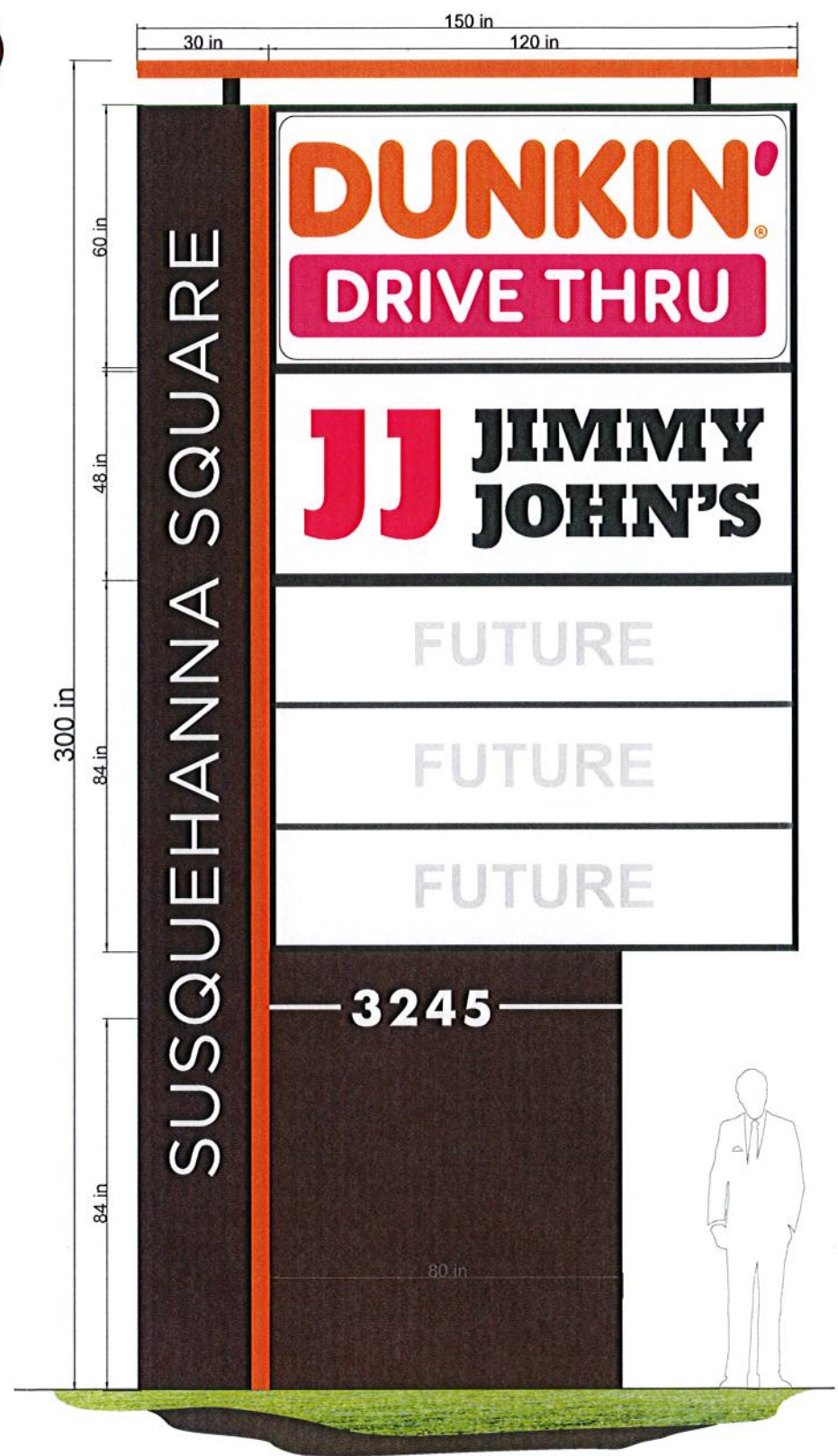
P



D/F Internally Illuminated Pylon

Clear Poly Carb Faces w/ Dunkin Embossed Backsprayed White
(Drive Thru and Registration mark Flat Vinyl)

MP



D/F Multi_Tenet Illuminated Pylon

Clear Poly Carb Faces w/ Dunkin Embossed Backsprayed White
(Drive Thru and Registration mark Flat Vinyl)

PROPOSED PROJECT:

DUNKIN'

LOCATION ADDRESS:

3245 N. Susquehanna Trail
York, PA 17406

OWNER / GC CONTACT INFO:

Ricky Patel
<rickyddbr@gmail.com>

DATE / REVISIONS:

9-14-2024

SHEET:

1 of 1

PERMIT
DRAWING

DESIGN CRITERIA

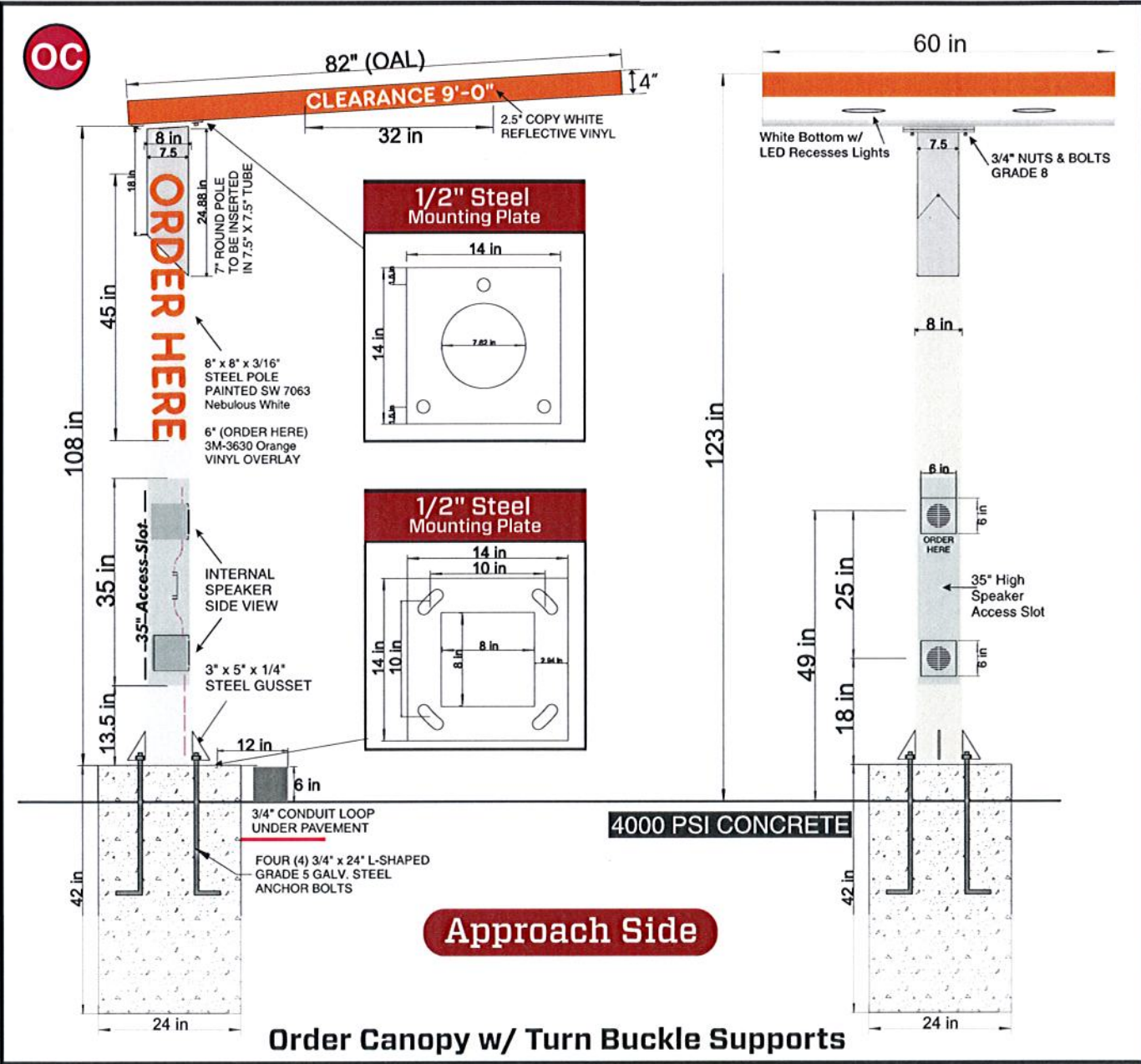
CODE: IBC 2021 IASCE 7-16
Snow Load: Ground Snow Load - Pg = 75 lb/ft.
Snow Exposure Factor Ce = 0.9 for fully exposed
Snow Load Importance factor I = 1.0
Thermal factor Ct = 1.2 (for Unheated structure)
Wind Loads:
Basic Wind Speed V = 120 mph
Risk Category III
Topographic Factor Kzt = 1.0
Wind Exposure Category = C (Assumed open terrain),
Force Coef =
0.5 to 2.0 depends on the shape and dimension of the sign
Wind Directionality Factor Kd = 0.85 | Gust Factor G = 0.85

COLORS SPEC:

Nebulous
WHITE
PMS 3564C PMS 7635C PMS 7540 SW 7063

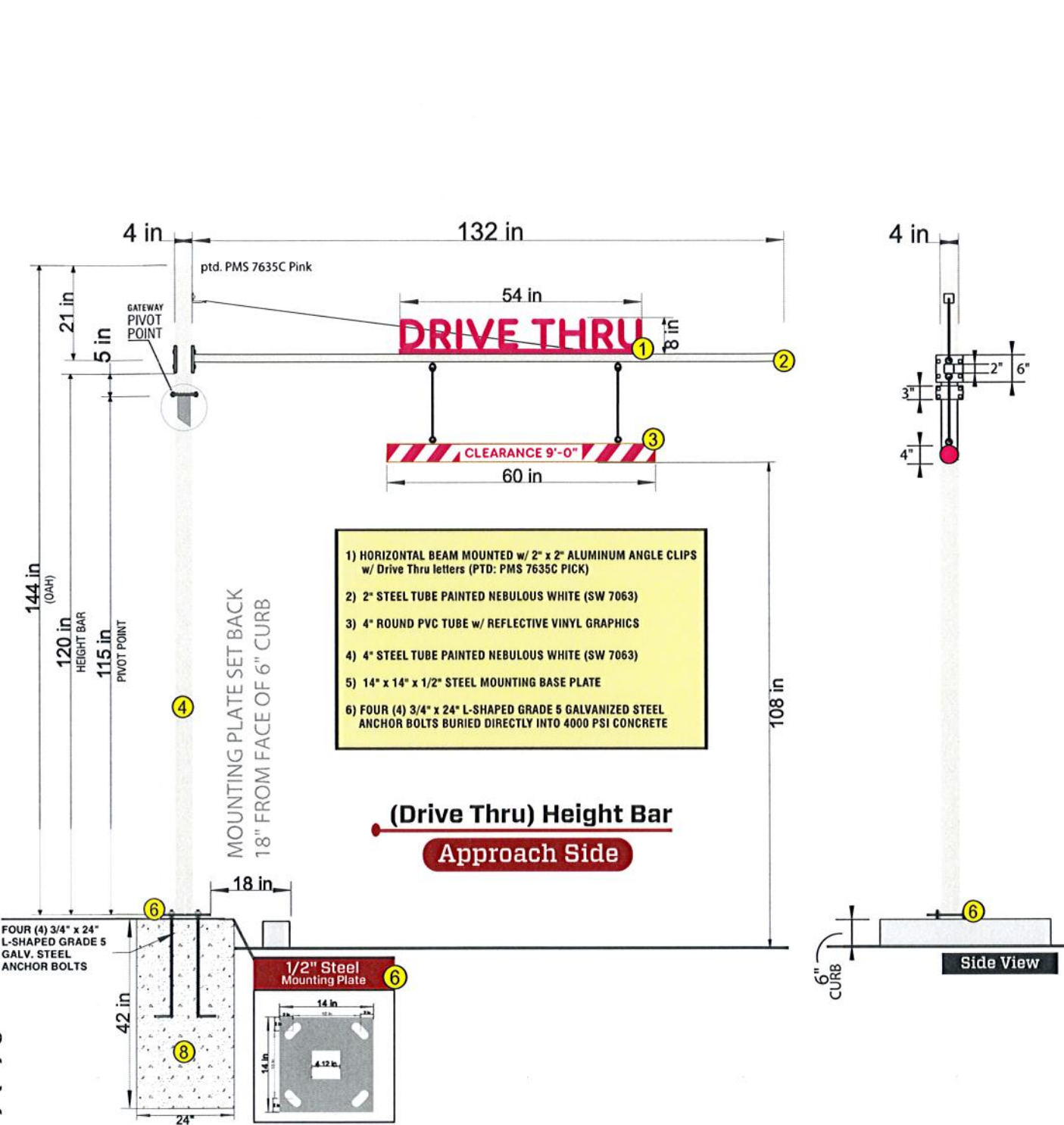
NOTE: Owner is responsible to provide access
hole or entryway leading to sign, inside/behind
wall sign area, and large enough for technician to
enter and complete all wiring work necessary.
SIGNARAMA technicians are NOT authorized for
this construction work. Additional fees WILL be
billed when SIGNARAMA provides.

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WRITTEN CONSENT OF SIGNARAMA.



Approach Side

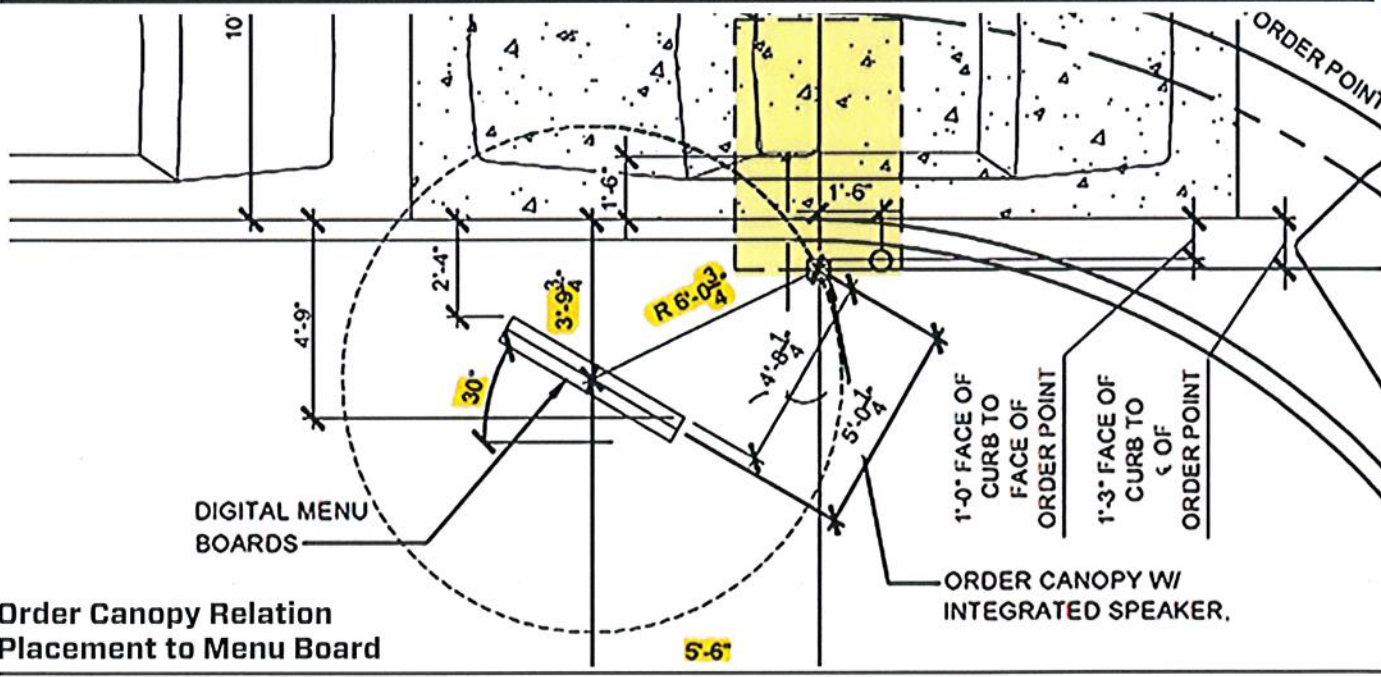
Order Canopy w/ Turn Buckle Supports



(Drive Thru) Height Bar Approach Side

(Drive Thru) Height Bar

HB



Order Canopy Relation Placement to Menu Board

PROPOSED PROJECT:



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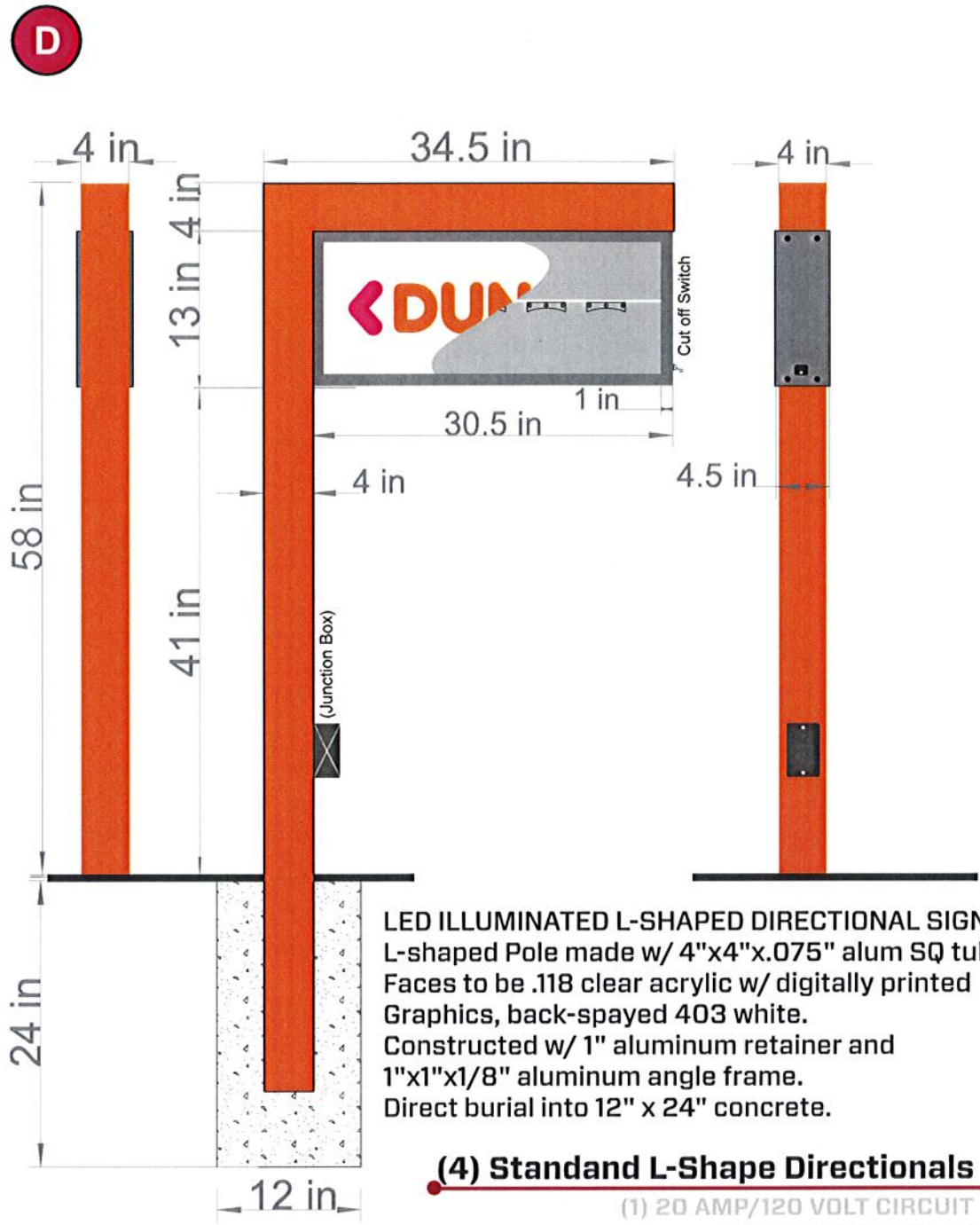
DESIGN CRITERIA	
CODE:	IBC 2021 ASCE 7-16
Snow Load:	Ground Snow Load - Pg = 75 lb/ft.
Snow Exposure Factor Ce:	= 0.9 for fully exposed
Snow Load Importance factor I:	= 1.0
Thermal factor Ct:	= 1.2 (for Unheated structure)
Wind Loads:	
Basic Wind Speed V:	= 120 mph
Risk Category:	III
Topographic Factor Kzt:	= 1.0
Wind Exposure Category:	= C (Assumed open terrain),
Force Coefficient Cf:	
0.5 to 2.0 depends on the shape and dimension of the sign	
Wind Directionality Factor Kd:	= 0.85 Gust Factor G = 0.85

COLORS SPEC:

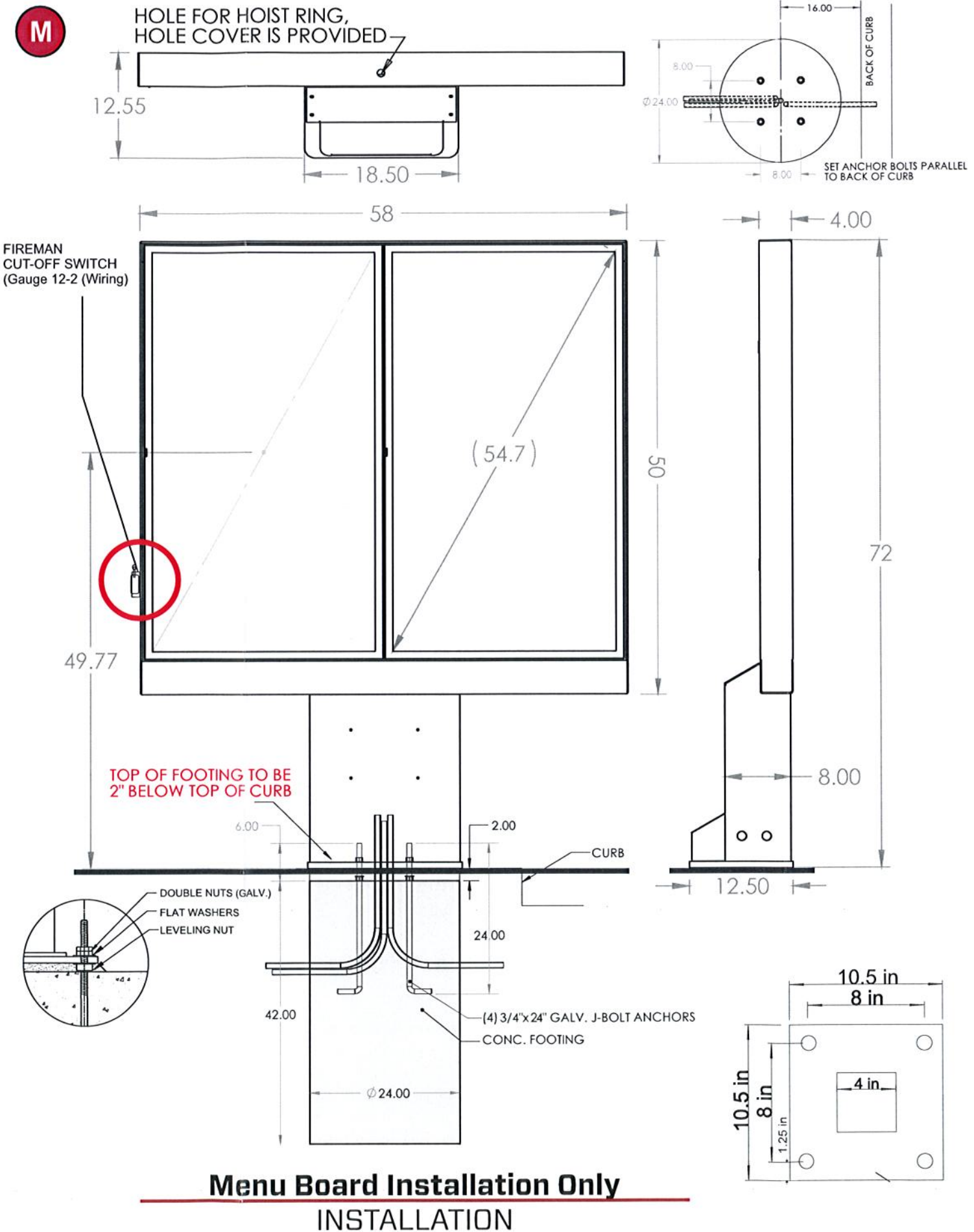


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LED ILLUMINATED L-SHAPED DIRECTIONAL SIGN
L-shaped Pole made w/ 4"x4"x.075" alum SQ tubing.
Faces to be .118 clear acrylic w/ digitally printed Graphics, back-spayed 403 white.
Constructed w/ 1" aluminum retainer and 1"x1"x1/8" aluminum angle frame.
Direct burial into 12" x 24" concrete.



PROPOSED PROJECT:



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Risk Category III
Topographic Factor Kzt = 1.0
Wind Exposure Category = C (Assumed open terrain),
Force Coef Cf =
0.5 to 2.0 depends on the shape and dimension of the sign
Wind Directionality Factor Kd = 0.85 Gust Factor G = 0.8

COLORS SPEC:
Nebulous WHITE
PMS 3564C PMS 7635C PMS 7540 SW 7063

NOTE: Owner is responsible to provide access hole or entryway leading to sign, inside/behind wall sign area, and large enough for technician to enter and complete all wiring work necessary. SIGNARAMA technicians are NOT authorized for this construction work. Additional fees WILL be billed when SIGNARAMA provides.

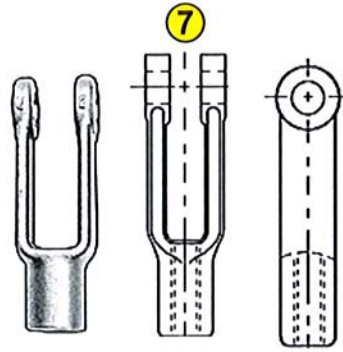
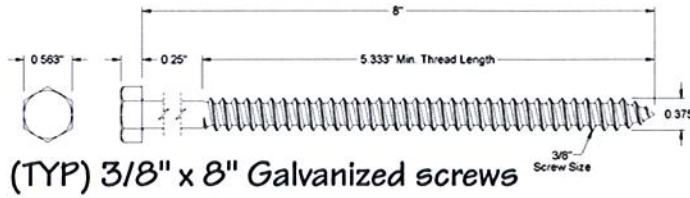
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BC Building Canopy Installation

HARDWARE

Aluminum Welding Notes:

- 1) Welding shall be in accordance with AWS D1.2
- 2) Alum alloy filler 4043 shall be used in all structural welds
- 3) Fillets weld size shall not exceed thinnest member wall thickness of joints sections
- 4) Welding process GMAW or GTAW shall be in accordance with AWS D1.2
- 5) Alum Tubing shall be 6061-T6 minimum
- 6) Provide Neoprene gaskets between dissimilar metals



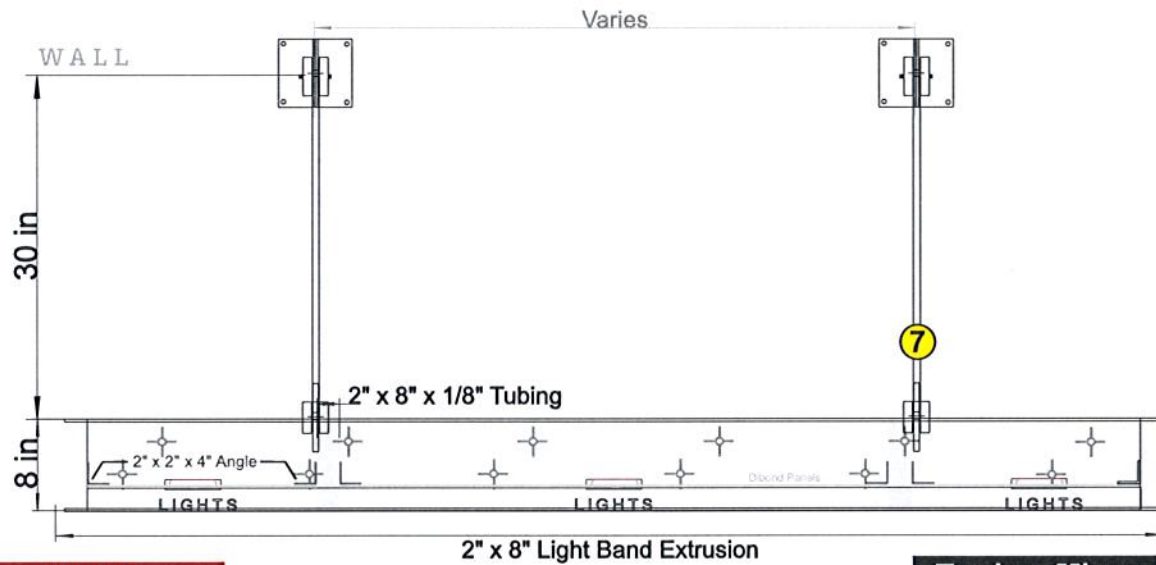
- 1) 8" x 2" Alum Tubing: (Painted to Match DD Orange)
- 2) 1/2" Alum Plate Lag Screws (3"-5") (Painted to Match DD Orange)
- 3) 1/2" Alum Bracket (Nut and Bolt)
- 4) Soffit Removable Panels Slide (ACM Panels Up and Bottom)
- 5) 2" x 4" Alum Angle
- 6) 4" Round LED Lighting
- 7) Tie Rod Yoke Attached w/ 3/4"-10x2-1/2"SS Bolt & Lock Nut (2 per assembly)

PROJECTION VIEW & NOTES:
 3/8" x 8" Galvanized screws to secure canopy thru 1/2" Alum Plate to exterior blocking of building. (4 per-plate)

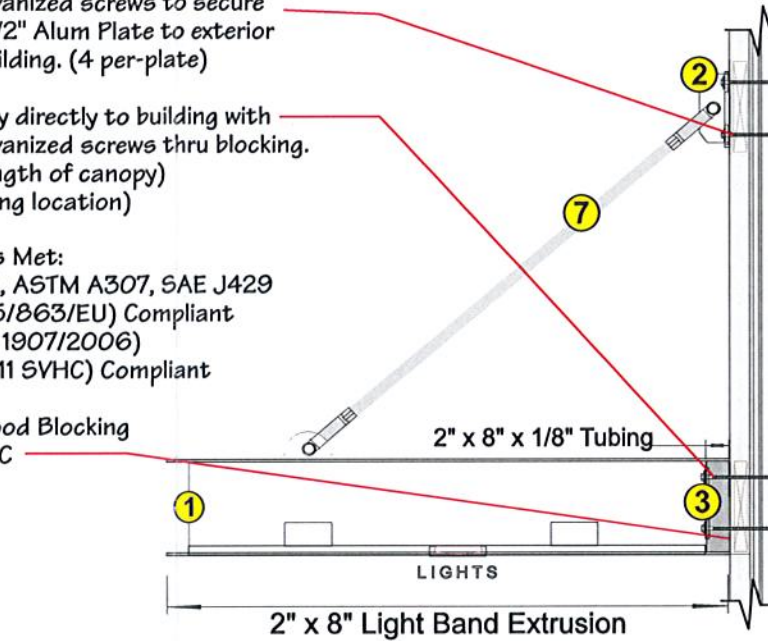
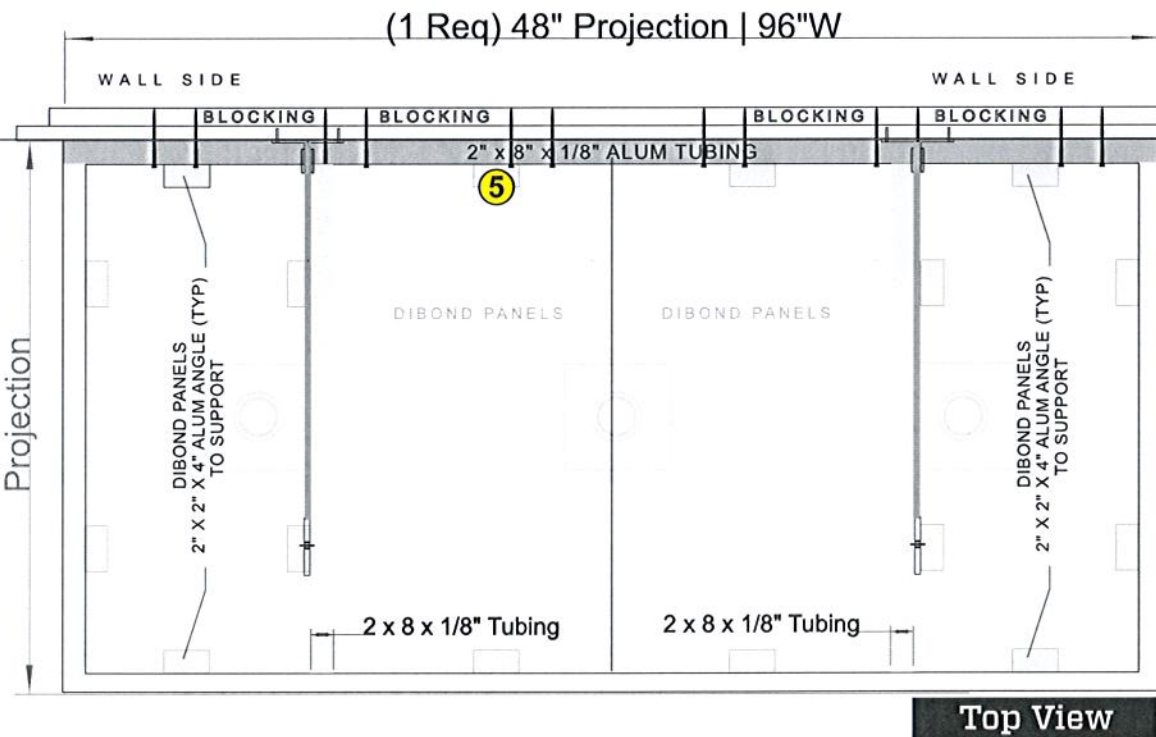
Secure Canopy directly to building with 3/8" x 8" Galvanized screws thru blocking. (10min per-length of canopy) (4 per mounting location)

Specifications Met:
 ASME B18.2.1, ASTM A307, SAE J429
 RoHS-3 (2015/863/EU) Compliant
 REACH-3 (EC 1907/2006) Compliant
 (01/19/2021,211 SVHC) Compliant

2 x 4 Solid Wood Blocking Provided by GC

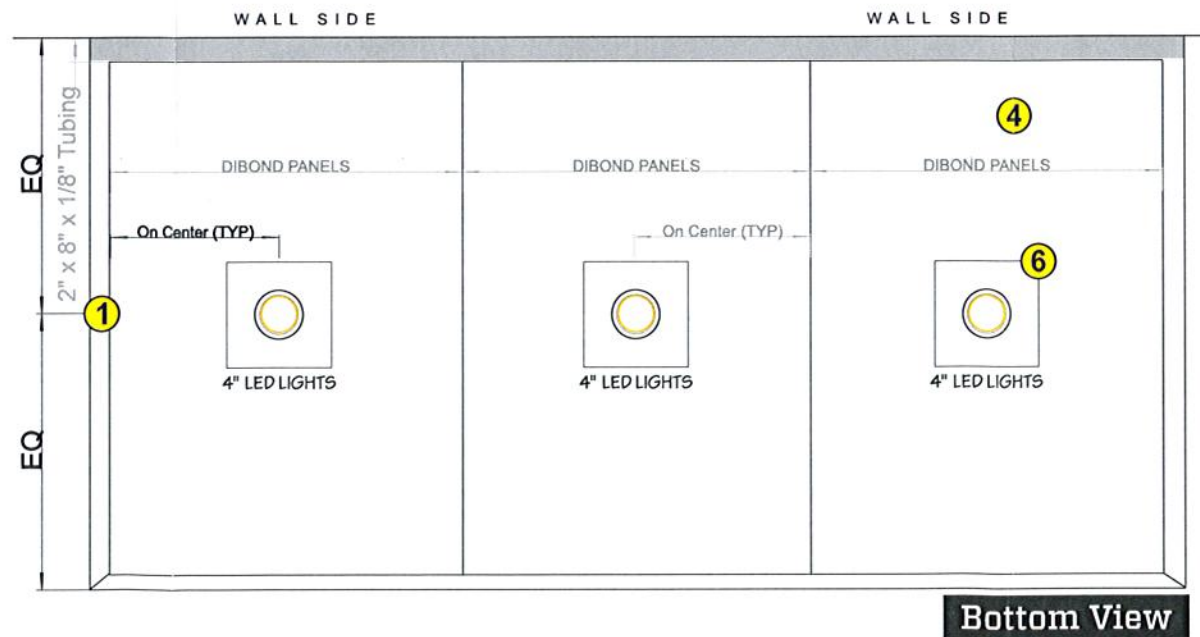
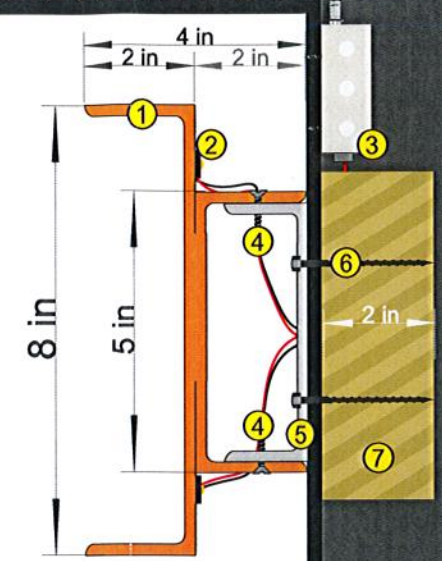


SIZES



Light Band Mounting Detail

- 1) 8" C-Channel (Painted DD Orange)
- 2) LED's (Lighting Facing Up & Down)
- 3) Class2 low-voltage wiring (Power Supply to cut/off switch)
- 4) Self tapping Screws (# as required)
- 5) 5" Alum C-Channel
- 6) 3/8" x 2.5" Lag Screws
- 7) 2" x 8" (Interior) Wood Blocking



Philly Signarama
 The way to grow your business.
 101 East Luzerne Street Philadelphia, PA 19124
 Phone: (215) 333-3337 Fax: (215) 333-7442
 design@signaramaphilly.com | www.signaramaphilly.com

PROPOSED PROJECT:
DUNKIN'

LOCATION ADDRESS:
 3245 N. Susquehanna Trail
 York, PA 17406

OWNER / GC CONTACT INFO:
 Ricky Patel
 <rickyddb@gmail.com>

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COLORS SPEC:

PMS 3564C	PMS 7635C	PMS 7540	SW 7063

Nebulous WHITE

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