



TOWN OF NEWBURGH

Crossroads of the Northeast

ZONING BOARD OF APPEALS

21 Hudson Valley Professional Plaza
Newburgh, NY 12550

OFFICE OF ZONING BOARD

TELEPHONE 845-566-4901

FAX LINE 845-564-7802

APPLICATION

DATED: 12/5/23

TO: **THE ZONING BOARD OF APPEALS**
THE TOWN OF NEWBURGH, NEW YORK 12550

I (WE) maria Rotundo w/ Life Brite Signs PRESENTLY

RESIDING AT NUMBER 51 Montgomery Street Middletown NY 10940

TELEPHONE NUMBER 845-343-7446

HEREBY MAKE APPLICATION TO THE ZONING BOARD OF APPEALS FOR THE FOLLOWING:

- USE VARIANCE
- AREA VARIANCE (S)
- INTERPRETATION OF THE ORDINANCE
- SPECIAL PERMIT

1. LOCATION OF THE PROPERTY:

60-3-32.11 (TAX MAP DESIGNATION)

1425 Route 300 (STREET ADDRESS)

1B (ZONING DISTRICT)

2. PROVISION OF THE ZONING LAW APPLICABLE, (INDICATE THE SECTION AND SUB-SECTION OF THE ZONING LAW APPLICABLE BY NUMBER; DO NOT QUOTE THE LAW).

185-14A-b-[d]-2) Side + Rear walls

3. IF VARIANCE TO THE ZONING LAW IS REQUESTED:

a) APPEAL IS MADE FROM DISAPPROVAL BY THE TOWN BUILDING INSPECTOR OR BUILDING PERMIT APPLICATION. SEE ACCOMPANYING NOTICE DATED:

11/3/22

b) OR DENIAL (REFERRAL) BY THE PLANNING BOARD OF THE TOWN OF NEWBURGH OF AN APPLICATION TO THE BOARD, SEE ACCOMPANYING NOTICE DATED:

4. DESCRIPTION OF VARIANCE SOUGHT: Variance for square footage on side + rear walls

5. IF A USE VARIANCE IS REQUESTED: STRICT APPLICATION OF THE ZONING LAW WOULD PRODUCE UNNECESSARY HARDSHIP IN THAT:

N/A

a) UNDER APPLICABLE ZONING REGULATIONS THE APPLICANT IS DEPRIVED OF ALL ECONOMIC USE OR BENEFIT FROM THE PROPERTY IN QUESTION BECAUSE:

(ATTACH WITH THIS APPLICATION COMPETENT FINANCIAL EVIDENCE ESTABLISHING SUCH DEPRIVATION)

b) THE HARDSHIP IS UNIQUE AND DOES NOT APPLY TO A SUBSTANTIAL PORTION OF THE DISTRICT OR NEIGHBORHOOD BECAUSE:

c) THE VARIANCE WOULD NOT ALTER THE ESSENTIAL CHARACTER OF THE NEIGHBORHOOD BECAUSE:

d) THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:

6. IF AN AREA VARIANCE IS REQUESTED:

- a) **THE VARIANCE WILL NOT PRODUCE AN UNDESIRABLE CHANGE IN THE CHARACTER OF THE NEIGHBORHOOD OR A DETRIMENT TO NEARBY PROPERTIES BECAUSE:**

The variance application will benefit the neighborhood and the Town of Newburgh community. Specifically, approval of the variance application allows for additional building signage, increasing driver visibility for the medical facility, securing the facility's employees, customers, and delivery vehicles, both searching for the medical facility and also entering and exiting the shopping center, and the general Newburgh community traveling on both Meadow Hill Road and Route 300 in both directions with increased traffic safety.

- b) **THE BENEFIT SOUGHT BY THE APPLICANT CAN NOT BE ACHIEVED BY SOME METHOD, FEASIBLE FOR THE APPLICANT TO PURSUE, OTHER THAN AN AREA VARIANCE, BECAUSE:**

The new WellNow Urgent Care facility is occupying the previously empty building (formerly Sterling National Bank) in a corner lot of the Newburgh Towne Center Shopping Plaza. Because of the building's placement in the corner lot, the variance request is necessary to provide drivers traveling along heavily trafficked Route 300 and Meadow Hill Road with increased location visibility.

- c) **THE REQUESTED AREA VARIANCE IS NOT SUBSTANTIAL BECAUSE:**

The variance application is not substantial and will benefit the neighborhood and the Town of Newburgh community. Specifically, approval of the variance application allows for additional building signage, increasing driver visibility for the medical facility, securing the facility's employees, customers, and delivery vehicles, both searching for the medical facility and also entering and exiting the shopping center, and the general Newburgh community traveling on both Meadow Hill Road and Route 300 in both directions with increased traffic safety.

- d) **THE PROPOSED VARIANCE WILL NOT HAVE AN ADVERSE EFFECT OR IMPACT ON THE PHYSICAL OR ENVIRONMENTAL CONDITIONS IN THE NEIGHBORHOOD OR DISTRICT BECAUSE:**

As mentioned previously, the variance application will benefit the neighborhood and the Town of Newburgh community.

- e) **THE HARDSHIP HAS NOT BEEN SELF-CREATED BECAUSE:**

The hardship is not self-created. The new WellNow Urgent Care facility is occupying the previously empty building (formerly Sterling National Bank) in a corner lot of the Newburgh Towne Center Shopping Plaza. Because of the building's placement in the corner lot, the variance request is necessary to provide drivers traveling along heavily trafficked Route 300 and Meadow Hill Road with increased location visibility.

Marie Provenzo
PETITIONER (S) SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE:

SWORN TO THIS 14 DAY OF December 2023

Marie C Barone
NOTARY PUBLIC



NOTE: NYS GML Section 239-m (3) for proposed actions that are within 500 feet of the properties or thresholds listed in the statute the Zoning Board of Appeals is required to send a copy of the complete application to the Orange County Department of Planning to be reviewed prior to Zoning Board of Appeals decision. And also NYS GML Section 239-NN requires notification for any proposed actions, to the Municipal Clerk, within 500 feet of the Border of that adjoining County, Town or City.

(ALL MATERIALS REGARDING THE APPLICATION MUST BE SUBMITTED TO THE ZONING BOARD OFFICE FOR REVIEW NO LATER THAN 13 DAYS PRIOR TO THE HEARING DATE OR THEY MAY NOT BE CONSIDERED THE NIGHT OF THE MEETING).

(NOTE: BOARD MEMBERS MAKE SITE VISITS TO ALL THE PROPERTIES)

TOWN OF NEWBURGH
ZONING BOARD OF APPEALS

PROXY

Conew LLC, DEPOSES AND SAYS THAT
HE/SHE RESIDES AT 1433 Route 300, Newburgh
IN THE COUNTY OF Orange AND STATE OF New York
AND THAT HE SHE IS THE OWNER IN FEE OF 1433 Route
300, Newburgh NY 12550

WHICH IS THE PREMISES DESCRIBED IN THE FOREGOING APPLICA-
TION AND THAT HE SHE HAS AUTHORIZED Well Now (The Aspen Group)
TO MAKE THE FOREGOING APPLICATION AS DESCRIBED THEREIN.

DATED: 12/12/23 MM My as authorized agent

OWNER'S SIGNATURE

Wood

WITNESS' SIGNATURE

STATE OF NEW YORK: COUNTY OF ORANGE

SWORN TO THIS 12 DAY OF December 20 23

Terence R. Hanneman
NOTARY PUBLIC

TERENCE R. HANNEMAN
Notary Public, State of New Jersey
Commission # 50180368
My Commission Expires 12/18/2026



Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 – Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 – Project and Sponsor Information							
Name of Action or Project: Wellnow Urgent Care							
Project Location (describe, and attach a location map): 1425 Route 300 Newburgh, NY 12550							
Brief Description of Proposed Action: Four (4) signs and awnings for building							
Name of Applicant or Sponsor: Lite Brite Signs - Maria Rotundo		Telephone: 845-343-7446					
Address: 51 Montgomery Street		E-Mail: maria.rotundo@litebritesigns.com					
City/PO: Middletown		State: NY	Zip Code: 10940				
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input checked="" type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table>	NO	YES	<input checked="" type="checkbox"/>	<input type="checkbox"/>
NO	YES						
<input checked="" type="checkbox"/>	<input type="checkbox"/>						
2. Does the proposed action require a permit, approval or funding from any other government Agency? If Yes, list agency(s) name and permit or approval: Town of Newburgh			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; text-align: center;">NO</td> <td style="width: 50%; text-align: center;">YES</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	NO	YES	<input type="checkbox"/>	<input checked="" type="checkbox"/>
NO	YES						
<input type="checkbox"/>	<input checked="" type="checkbox"/>						
3. a. Total acreage of the site of the proposed action? _____ 0 acres b. Total acreage to be physically disturbed? _____ 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ 0 acres							
4. Check all land uses that occur on, are adjoining or near the proposed action:							
5. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other(Specify): <input type="checkbox"/> Parkland							

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	NO	YES	N/A
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. Will the proposed action result in a substantial increase in traffic above present levels? b. Are public transportation services available at or near the site of the proposed action? c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: _____ _____	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
12. a. Does the project site contain, or is it substantially contiguous to, a building, archaeological site, or district which is listed on the National or State Register of Historic Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places?	NO	YES	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Is the project site, or any portion of it, located in or adjacent to an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency? b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____ _____ _____	NO	YES	
	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply:

Shoreline
 Forest
 Agricultural/grasslands
 Early mid-successional
 Wetland
 Urban
 Suburban

15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?

Indiana Bat

NO	YES
<input type="checkbox"/>	<input checked="" type="checkbox"/>

16. Is the project site located in the 100-year flood plan?

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

17. Will the proposed action create storm water discharge, either from point or non-point sources?

If Yes,

a. Will storm water discharges flow to adjacent properties? N/A

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>

b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?

If Yes, briefly describe: N/A

18. Does the proposed action include construction or other activities that would result in the impoundment of water or other liquids (e.g., retention pond, waste lagoon, dam)?

If Yes, explain the purpose and size of the impoundment:

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?

If Yes, describe: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?

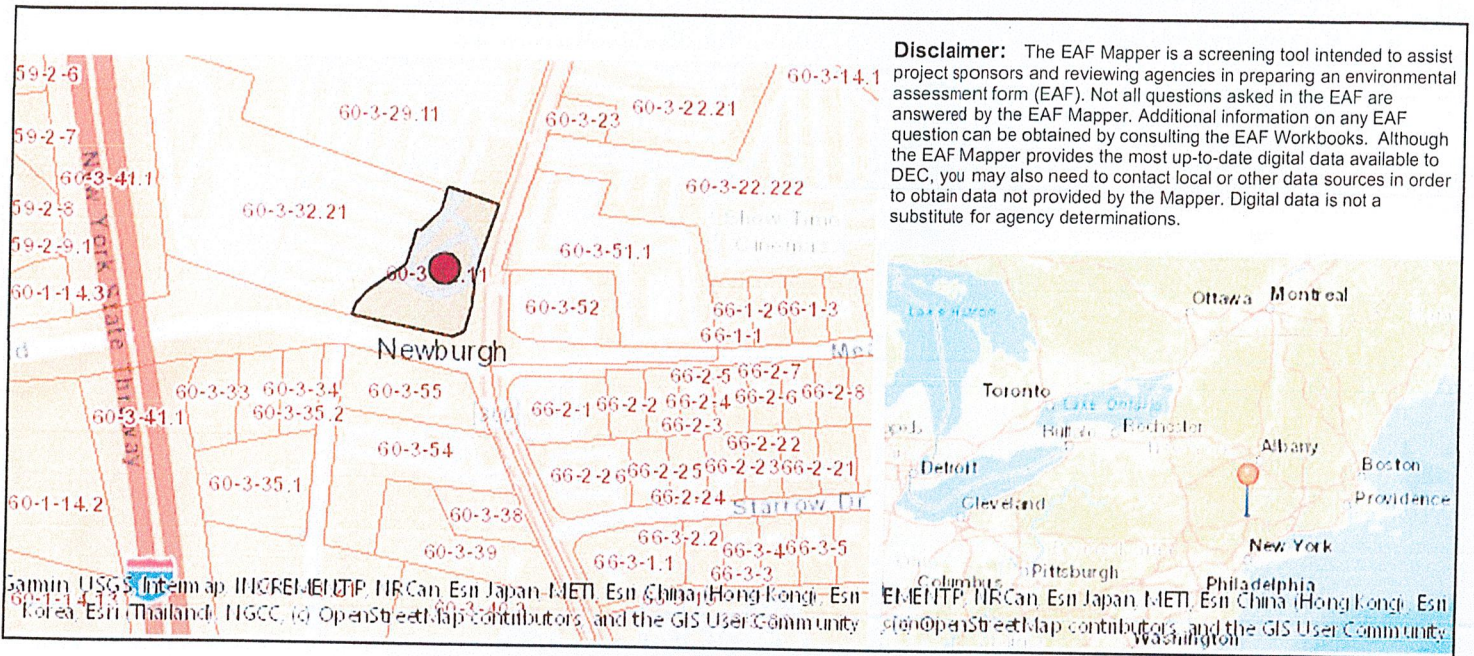
If Yes, describe: _____

NO	YES
<input checked="" type="checkbox"/>	<input type="checkbox"/>

I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor/name: Maria Rotundo Date: 02/08/2023

Signature: Maria Rotundo Title: VP of Lite Brite Signs



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National or State Register of Historic Places or State Eligible Sites]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	Yes - Digital mapping information on local and federal wetlands and waterbodies is known to be incomplete. Refer to EAF Workbook.
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 15 [Threatened or Endangered Animal - Name]	Indiana Bat
Part 1 / Question 16 [100 Year Flood Plain]	No
Part 1 / Question 20 [Remediation Site]	No

Silverstein Law PC.

STEVEN M. SILVERSTEIN*

LAUREN L. SCHREIBER
EDWARD J. QUILICE*

JEFFREY A. BERNFELD†
GREGG A. COFFEY
MARK D. LEFKOWITZ*
OF COUNSEL

*ALSO ADMITTED IN NJ

†ADMITTED IN MA ONLY

ATTORNEYS AT LAW
254 SOUTH MAIN STREET
SUITE 210
NEW CITY, NEW YORK 10956

TELEPHONE: 845.638.9400
FACSIMILE: 845.638.9090

silversteinlawpc.com

NEW JERSEY OFFICE:
135 CHESTNUT RIDGE ROAD
MONTVALE, NEW JERSEY 07645

August 18, 2021

VIA OVERNIGHT DELIVERY

Cofinance Group
60 East 42nd Street, Suite 1942
New York, NY 10165
Att: Renat Yusufov
Director of Asset Management

RECEIVED

AUG 19 2021

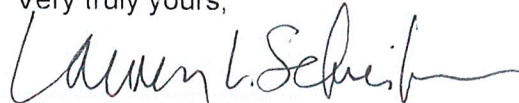
Re: Conew LLC – Certified Deed

Dear Renat:

As you requested, enclosed is a certified deed to the Conew LLC property.

Thank you.

Very truly yours,



Lauren L. Schreiber

Encl.

ORANGE COUNTY CLERK'S OFFICE RECORDING PAGE

THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE

TYPE IN BLACK INK: NAME(S) OF PARTY(S) TO DOCUMENT

Coburgh, L.L.C., Coburgh II LLC
Cobell, LLC
TO
Conew LLC

SECTION 60 BLOCK 3 LOT 30.21
32.11



RECORD AND RETURN TO:
(name and address)

Jill Feldman
Title Associates
825 Third Ave, 30th Floor
New York, NY 10022

THIS IS PAGE ONE OF THE RECORDING

ATTACH THIS SHEET TO THE FIRST PAGE OF EACH
RECORDED INSTRUMENT ONLY

DO NOT WRITE BELOW THIS LINE

INSTRUMENT TYPE: DEED MORTGAGE SATISFACTION ASSIGNMENT OTHER

PROPERTY LOCATION

- 2089 BLOOMING GROVE (TN) 4289 MONTGOMERY (TN)
- 2001 WASHINGTONVILLE (VLG) 4201 MAYBROOK (VLG)
- 2003 SO. BLOOMING GROVE (VLG) 4203 MONTGOMERY (VLG)
- 2289 CHESTER (TN) 4205 WALDEN (VLG)
- 2201 CHESTER (VLG) 4489 MOUNT HOPE (TN)
- 2489 CORNWALL (TN) 4401 OTISVILLE (VLG)
- 2401 CORNWALL (VLG) 4600 NEWBURGH (TN)
- 2600 CRAWFORD (TN) 4800 NEW WINDSOR (TN)
- 2800 DEERPARK (TN) 5089 TUXEDO (TN)
- 3089 GOSHEN (TN) 5001 TUXEDO PARK (VLG)
- 3001 GOSHEN (VLG) 5200 WALLKILL (TN)
- 3003 FLORIDA (VLG) 5489 WARWICK (TN)
- 3005 CHESTER (VLG) 5401 FLORIDA (VLG)
- 3200 GREENVILLE (TN) 5403 GREENWOOD LAKE (VLG)
- 3489 HAMPTONBURGH (TN) 5405 WARWICK (VLG)
- 3401 MAYBROOK (VLG) 5600 WAWAYANDA (TN)
- 3689 HIGHLANDS (TN) 5889 WOODBURY (TN)
- 3601 HIGHLAND FALLS (VLG) 5801 HARRIMAN (VLG)
- 3889 MINISINK (TN) 5809 WOODBURY (VLG)
- 3801 UNIONVILLE (VLG)
- 4089 MONROE (TN) CITIES
- 4001 MONROE (VLG) 0900 MIDDLETOWN
- 4003 HARRIMAN (VLG) 1100 NEWBURGH
- 4005 KIRYAS JOEL (VLG) 1300 PORT JERVIS
- 9999 HOLD

NO. PAGES 10 CROSS REF. _____
CERT. COPY _____ ADD'L X-REF. _____
MAPS _____ PGS. _____

PAYMENT TYPE: CHECK
CASH _____
CHARGE _____
NO FEE _____

Taxable
CONSIDERATION \$ _____
TAX EXEMPT _____
Taxable
MORTGAGE AMT. \$ _____

MORTGAGE TAX TYPE:

- (A) COMMERCIAL/FULL
- (B) 1 OR 2 FAMILY
- (C) UNDER \$10,000
- (E) EXEMPT
- (F) 3 TO 6 UNITS
- (I) NAT.PERSON/CR. UNION
- (J) NAT.PER-CR.UN/1 OR 2
- (K) CONDO

Donna L. Benson
DONNA L. BENSON
ORANGE COUNTY CLERK

Received From Stewart

RECORDED/FILED
03/22/2013/ 16:08:26
DONNA L. BENSON
County Clerk
ORANGE COUNTY, NY
FILE#20130031739
DEED C / BK 13531PB 0070
RECORDING FEES 345.00
TTX# 004770 T TAX 0.00
Receipt#1580905 dab

STATE OF NEW YORK (COUNTY OF ORANGE) SS:
I, ANN G. RABBITT, COUNTY CLERK AND CLERK OF THE SUPREME AND COUNTY COURTS,
ORANGE COUNTY, DO HEREBY CERTIFY THAT I HAVE COMPARED THIS COPY WITH THE
ORIGINAL THEREOF FILED OR RECORDED IN MY OFFICE ON March 22, 2013
AND THE SAME IS A CORRECT TRANSCRIPT THEREOF.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

August 17, 2021
Ann G. Rabbit

COUNTY CLERK & CLERK OF THE SUPREME COUNTY COURTS, ORANGE COUNTY



BARGAIN AND SALE DEED WITH COVENANT AGAINST GRANTOR'S ACTS

THIS IS A LEGALLY BINDING INSTRUMENT. IF NOT FULLY UNDERSTOOD, WE RECOMMEND ALL PARTIES TO THE INSTRUMENT CONSULT AN ATTORNEY BEFORE SIGNING.

THIS INDENTURE, made the ^{15th} day of MARCH, 2013

BETWEEN

Coburgh, L.L.C., a New York limited liability company, with an address c/o Cofinance Equities, LLC, 505 Main Street, Suite 208, Hackensack, NJ 07601, as to Parcel 1 herein,

Coburgh II, LLC, a New York limited liability company, with an address c/o Cofinance Equities, LLC, 505 Main Street, Suite 208, Hackensack, NJ 07601, as to Parcel 2 herein, and

Cobell, LLC, a New York limited liability company, with an address c/o Cofinance Equities, LLC, 505 Main Street, Suite 208, Hackensack, NJ 07601, as to Parcel 3 herein,

party of the first part, and

Conew LLC, a Delaware limited liability company with an address % Cofinance Equities, LLC, 505 Main Street, Suite 208, Hackensack, NJ 07601

party of the second part:

WITNESSETH, that the party of the first part, in consideration of ten dollars, lawful money of the United States, and other valuable consideration paid by the party of the second part, does hereby grant and release unto the party second part, his heirs and assigns forever, all

See Schedule "A" annexed hereto and made part hereof.

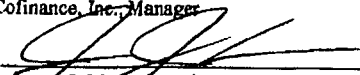
TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, his heirs and assigns forever.

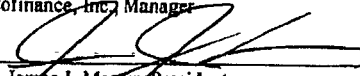
AND the party of the first part covenants that he has not done or suffered anything whereby the said premises have been encumbered in any way whatever.

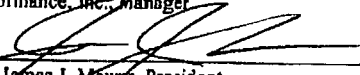
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

In presence of:

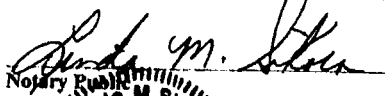
COBURGH, I.L.C.
By: Cofinance Equities, LLC, Sole Member
By: Cofinance, Inc., Manager
By: 
James J. Maurer, President

COBURGH II, LLC
By: Cofinance Equities, LLC, Sole Member
By: Cofinance, Inc., Manager
By: 
James J. Maurer, President

COBELL, LLC
By: Cofinance Equities, LLC, Sole Member
By: Cofinance, Inc., Manager
By: 
James J. Maurer, President

State of *New Jersey* ss.
County of *Bergen*

On the *15* day of *February* in the year 2013 before me, the undersigned, a notary public in and for said state, personally appeared James J. Maurer, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.





Record and return to:

RECORD & RETURN:
Jill Feldman
Title Associates
825 Third Avenue, 30th Floor
New York, NY 10022

	Parcel 1	Parcel 2	Parcel 3
Section:	60	60	60
Block:	3	3	3
Lot:	32.21	32.11	29.11
Address:	Newburgh Towne Center Route 300 and Meadow Hill Road Newburgh, New York		

Schedule A

Legal Description

PARCEL 1

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, shown and designated as LOT 1 on a certain subdivision plat entitled "NEWBURGH TOWNE CENTER" made by Parker Associates, Architects/Planning and Vincent J. Doce Associates, Planning, Surveyors, Engineers, Project Consultants - Land Consultants and filed in the Orange County Clerk's Office on September 30, 1998 as Map #171-98 and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Meadow Hill Road, as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, said point being the southeasterly corner of the premises hereinafter to be described (Lot 1 on Filed Map #171-98), being the southwesterly corner of lands of Coburgh II LLC as acquired by the deed in Liber 5135 of Deeds, page 342 (Lot 3 on Filed Map #171-98, Tax Lot 60-3-32.11), running thence;

- (1) North 74 degrees 35 minutes 39 seconds West along the northerly side of Meadow Hill Road, as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, and the southerly line of the premises, the distance of 109.20 feet to a point, thence;
- (2) North 71 degrees 05 minutes 34 seconds West still along the southerly line of the premises, 427.18 feet to a point in the easterly right-of-way of the N.Y.S. Thruway - Interstate 87 and being the southwesterly corner of the premises, thence;
- (3) Northwesterly along the westerly line of the premises and the easterly right-of-way of the N.Y.S. Thruway - Interstate 87, the following two (2) courses and distances:
 - (a) North 04 degrees 28 minutes 02 seconds West 429.09 feet to a point, thence;
 - (b) North 04 degrees 51 minutes 06 seconds West 137.06 feet to the southwesterly corner of lands of Cobell LLC acquired by the deed in Liber 5135 of Deeds, page 339 (Lot 2 on Filed Map #171-98 and the majority of Tax Lot 60-3-29.11) and being the northwesterly corner of the premises, thence;
- (4) Southeasterly, southwesterly and southeasterly along the common boundary line between the premises and the lands of Cobell LLC as acquired by the aforesaid deed, the following three (3) courses and distances:
 - (a) South 73 degrees 22 minutes 37 seconds East 299.99 feet to a point, thence;
 - (b) South 16 degrees 37 minutes 23 seconds West 121.00 feet to a point, thence;
 - (c) South 71 degrees 31 minutes 46 seconds East 589.31 feet to a point in the westerly line of lands of Coburgh II LLC as acquired by the deed in Liber 5135 of Deeds, page 342 (Lot 3 on Filed Map #171-98, Tax Lot 60-3-32.11) and being the northeasterly corner of the premises, thence;

- (5) Southwesterly, northwesterly and southwesterly along the common boundary line between the premises and the lands of Coburgh II LLC as acquired by the aforesaid deed, the following seven (7) courses and distances:
- (a) South 16 degrees 37 minutes 23 seconds West 53.00 feet to a point, thence;
 - (b) South 43 degrees 11 minutes 17 seconds West 79.05 feet to a point, thence;
 - (c) North 73 degrees 22 minutes 37 seconds West 12.50 feet to a point, thence;
 - (d) South 16 degrees 37 minutes 23 seconds West 103.00 feet to a point, thence;
 - (e) South 54 degrees 50 minutes 29 seconds West 132.00 feet to a point, thence;
 - (f) South 40 degrees 54 minutes 35 seconds West 42.66 feet to a point, thence;
 - (g) South 18 degrees 54 minutes 26 seconds West 33.33 feet to a point in the northerly side of Meadow Hill Road, as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, being the southwesterly corner of said lands of Coburgh II LLC as acquired by the deed in Liber 5135 of Deeds, page 342 (Lot 3 on Filed Map #171-98, Tax Lot 60-3-32.11), the southeasterly corner of the premises hereinabove described and the point or place of BEGINNING.

PARCEL 2

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, shown and designated as LOT 3 on a certain subdivision plat entitled "NEWBURGH TOWNE CENTER" made by Parker Associates, Architects/Planning and Vincent J. Doce Associates, Planning, Surveyors, Engineers, Project Consultants - Land Consultants and filed in the Orange County Clerk's Office on September 30, 1998 as Map #171-98 and being more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Meadow Hill Road, as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, said point being the southwesterly corner of the premises hereinafter to be described (Lot 3 on Filed Map #171-98), being the southeasterly corner of lands of Coburgh LLC (Lot 1 on Filed Map #171-98, Tax Lot 60-3-32.21) and running thence;

(1) Northeasterly, southeasterly, northeasterly and southeasterly along the common boundary line between the premises and the lands of Coburgh LLC as aforesaid and lands of Cobell LLC as acquired by the deed in Liber 5135 of Deeds, page 339 (Lot 2 on Filed Map #171-98, the majority of Tax Lot 60-3-29.11), the following eight (8) courses and distances:

- (a) North 18 degrees 54 minutes 26 seconds East 33.33 feet to a point, thence;
- (b) North 40 degrees 54 minutes 35 seconds East 42.66 feet to a point, thence;
- (c) North 54 degrees 50 minutes 29 seconds East 132.00 feet to a point, thence;
- (d) North 16 degrees 37 minutes 23 seconds East 103.00 feet to a point, thence;
- (e) South 73 degrees 22 minutes 37 seconds East 12.50 feet to a point, thence;
- (f) North 43 degrees 11 minutes 17 seconds East 79.05 feet to a point, thence;
- (g) North 16 degrees 37 minutes 23 seconds East 65.50 feet to the northwesterly corner of the premises, thence;
- (h) South 71 degrees 12 minutes 18 seconds East 146.36 feet to a point in the westerly side of Union Avenue - N.Y. State Highway 300, being the southeasterly corner of said lands of Cobell LLC as acquired by the aforesaid deed and being the northeasterly corner of the premises, thence;

(2) Southwesterly along the westerly side of Union Avenue - N.Y. State Highway 300, the following three (3) courses and distances:

- (a) South 19 degrees 00 minutes 31 seconds West 161.99 feet to a point of curvature, thence;
- (b) Southwesterly on a curve to the left having a radius of 755.70 feet, the arc length of 145.72 feet to a point, thence;
- (c) South 19 degrees 04 minutes 36 seconds West 76.32 feet to a point in the northerly side of Meadow Hill Road as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, and being the southeasterly corner of the premises, thence;

(3) Southwesterly and northwesterly along the northerly side of Meadow Hill Road as the same has been Offered for Dedication to the State of New York and the Town of Newburgh for highway widening purposes pursuant to Filed Map #171-98, the following two (2) courses and distances:

- (a) South 67 degrees 06 minutes 53 seconds West 32.21 feet to a point, thence;
- (b) North 74 degrees 35 minutes 39 seconds West 267.81 feet to the southeasterly corner of lands of Coburgh LLC (Lot 1 on Filed Map #171-98), being the southwesterly corner of the premises and the point or place of BEGINNING.

PARCEL 3

ALL those certain plots, pieces or parcels of land, situate, lying and being in the Town of Newburgh, County of Orange and State of New York, shown and designated as LOT 2 on a certain subdivision plat entitled "NEWBURGH TOWNE CENTER" made by Parker Associates, Architects/Planning and Vincent J. Doce Associates, Planning, Surveyors, Engineers, Project Consultants - Land Consultants and filed in the Orange County Clerk's Office on September 30, 1998 as Map #171-98 and Lot No. 1 on a certain plan entitled "Lot Line Change Plan of NEW YORK TELEPHONE CO. & COBURGH LLC," dated November 25, 1998, last revised December 9, 1999, prepared by Vincent J. Doce Associates and filed in the Orange County Clerk's Office on December 13, 1999 as Map #283-99, and when said lots on the aforesaid filed maps are taken together as a single tract they are more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Union Avenue - New York State Highway Route 300, said point being the southeasterly corner of the premises hereinafter to be described, also being the southeasterly corner of Lot 2 on Filed Map #171-98, being the northeasterly corner of Lot 3 on Filed Map #171-98, and running thence;

- (1) Northwesterly, southwesterly, northwesterly, northeasterly and northwesterly along the common boundary line between Lots 3 and 1 on Filed Map #171-98 to the south and Lot 2 on Filed Map #171-98 to the north, the following five (5) courses and distances:
 - (a) North 71 degrees 12 minutes 18 seconds West 146.36 feet to a point, thence;
 - (b) South 16 degrees 37 minutes 23 seconds West 12.50 feet to a point, thence;
 - (c) North 71 degrees 31 minutes 46 seconds West 589.31 feet to a point, thence;
 - (d) North 16 degrees 37 minutes 23 seconds East 121.00 feet to a point, thence;
 - (e) North 73 degrees 22 minutes 37 seconds West 299.99 feet to a point in the easterly right-of-way boundary of the New York State Thruway - Interstate Route 87, being the southwesterly corner of the premises herein being described and being the northwesterly corner of Lot 1 on Filed Map #171-98, thence;
- (2) Northwesterly along the westerly line of the premises herein being described and the easterly right-of-way boundary of the New York State Thruway - Interstate Route 87, the following two (2) courses and distances:
 - (a) North 04 degrees 51 minutes 06 seconds West 288.71 feet to the southwesterly corner of Lot No. 1 on Filed Map #283-99, thence;
 - (b) North 04 degrees 39 minutes 37 seconds West 214.60 feet to the southwesterly corner of lands now or formerly of Harris (Tax Lot 60-3-26.1) and being the northwesterly corner of Lot No. 1 on Filed Map #283-99, thence;
- (3) South 73 degrees 22 minutes 37 seconds East along the northerly line of the premises herein being described and the southerly line of said lands now or formerly of Harris (Tax Lot 60-3-26.1), the distance of 877.87 feet to the northwesterly corner of lands now or formerly of New York Telephone Company (Tax Lot 60-3-28), thence;

- (4) Southeasterly along the common boundary line between Lots No. 1 and No. 2 on Filed Map #283-99, the following four (4) courses and distances:
 - (a) South 16 degrees 52 minutes 56 seconds West 169.77 feet to a point, thence;
 - (b) South 56 degrees 03 minutes 01 seconds East 21.20 feet to a point, thence;
 - (c) South 73 degrees 41 minutes 33 seconds East 65.00 feet to a point, thence;
 - (d) South 55 degrees 48 minutes 47 seconds East 80.34 feet to a point in the northerly line of Lot 2 on Filed Map #171-98, thence;
- (5) South 73 degrees 22 minutes 37 seconds East along the southerly line of said lands now or formerly of New York Telephone Company (being Lot No. 2 on Filed Map #283-99, Tax Lot 60-3-28) and the easterly portion of the northerly line of Lot 1 on Filed Map #171-98, the distance of 196.97 feet to a point in the westerly side of Union Avenue - New York State Highway Route 300, thence;
- (6) South 19 degrees 03 minutes 19 seconds West along the westerly side of Union Avenue - New York State Highway Route 300, the distance of 402.08 feet to the northeasterly corner of Lot 3 on Filed Map #171-98, being the southeasterly corner of the premises hereinabove described and the point or place of BEGINNING.

AS TO PARCELS 1 THROUGH 3

TOGETHER WITH the appurtenant rights contained in that certain Reciprocal Easement and Operation Declaration made as of the 30th day of September, 1998 by Coburg LLC and recorded in the Orange County Clerk's Office on October 2, 1998 in Liber 4883 of Deeds, page 19 and as re-recorded on October 13, 1998 in Liber 4891 of Deeds, page 1, and as the same have been amended by that certain First Amendment to Reciprocal Easement and Operation Declaration made as of the 21st day of November, 2000 by Coburgh LLC, Cobell LLC and Coburgh II LLC and recorded in the Orange County Clerk's Office on December 27, 2000 in Liber 5430 of Deeds, page 187, and further amended by that certain Second Amendment to Reciprocal Easement and Operation Declaration made as of the 21st day of November, 2000 by Coburgh LLC, Cobell LLC and Coburgh II LLC and recorded in the Orange County Clerk's Office on December 27, 2000 in Liber 5430 of Deeds page 197, and further amended by that certain Third Amendment to Reciprocal Easement and Operation Declaration made as of the 28th day of October, 2002 by Coburgh LLC, Cobell LLC and Coburgh II LLC and recorded in the Orange County Clerk's Office on November 29, 2002 in Liber 6082 of Deeds, page 318.



TOWN OF NEWBURGH

~Crossroads of the Northeast~

CODE COMPLIANCE DEPARTMENT
21 HUDSON VALLEY PROFESSIONAL PLAZA
NEWBURGH, NEW YORK 12550

TELEPHONE 845-564-7801
FAX LINE 845-564-7802

3014-22

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

Date: 11/03/2022

Application No. 22-0249

To: Conew, LLC
60 East 42nd Ave, Ste 19742
New York, NY 10165

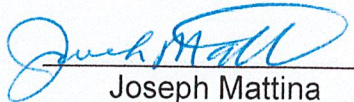
SBL: 60-3-32.11
ADDRESS: 1425 Route 300

ZONE: IB

PLEASE TAKE NOTICE that your application dated 03/24/2022 for permit to install a side and rear wall signs larger then permitted on the premises located at 1425 Route 300 is returned herewith and disapproved on the following grounds:

Town of Newburgh Municipal Code sections:

- 1) 185-14A-B-[d]-(2): Side walls: 1.0 square feet multiplied by side wall length.
- 2) 185-14A-B-[d]-(2): Rear walls: 1.0 square feet multiplied by rear wall length.


Joseph Mattina

Cc: Town Clerk & Assessor (500')
File

Town of Newburgh Code Compliance

OWNER INFORMATION

BUILT WITH OUT A PERMIT

YES / NO

NAME: CONEW LLC Application # 22-0249

ADDRESS: 60 EAST 42ND AVE. STE 19742 NY NY 10165

PROJECT INFORMATION:

AREA VARIANCE

USE VARIANCE

TYPE OF STRUCTURE: WELLNOW @ 1425 rt. 300

SBL: 60-3-32.11 ZONE: IB ZBA Application # 3014-22

TOWN WATER: YES / NO TOWN SEWER: YES / NO N/A

	MAXIMUM	EXISTING	PROPOSED	VARIANCE	VARIANCE PERCENTAGE
SIDE WALL	50'		89.17	39.17	78.00%
REAR WALL	70'		89.17'	19.17'	27.3%
LOT DEPTH					
FRONT YARD					
REAR YARD					
SIDE YARD					
MAX. BUILDING HEIGHT					
BUILDING COVERAGE					
SURFACE COVERAGE					

INCREASING DEGREE OF NON-CONFORMITY - 185-19-C-1 _____ YES / NO
 2 OR MORE FRONT YARDS FOR THIS PROPERTY _____ YES / NO
 CORNER LOT - 185-17-A _____ YES / NO

ACCESSORY STRUCTURE:

GREATER THEN 1000 S.F. OR BY FORMULA - 185-15-A-4 _____ YES / NO
 FRONT YARD - 185-15-A _____ YES / NO
 STORAGE OF MORE THEN 4 VEHICLES _____ YES / NO
 HEIGHT MAX. 15 FEET - 185-15-A-1 _____ YES / NO
 10% MAXIMUM YARD COVERAGE - 185-15-A-3 _____ YES / NO

NOTES:

structure not built yet

REVIEWED BY: Joseph Mattina

DATE: 3-Nov-22









AFFIDAVIT OF POSTING(S) OF
NOTICE OF PUBLIC HEARING
AT THE PROPERTY

STATE OF NEW YORK: COUNTY OF ORANGE:

I, maria Rotundo, being duly sworn, depose and say that I did on or before

January 11, 2024, post and will thereafter maintain at

1425 Route 300 60-3-32.11 IB Zone in the Town of Newburgh, New York, at or near the front

property line(s) and within view of each fronting street a copy(ies) of the Notice of Public Hearing, which notice was in the form attached hereto.

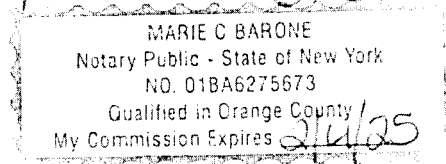
The applicant shall maintain and update notice(s) (with amended information if there is any change to the information contained in the original Notice of Hearing) until after the Public Hearing is closed. The Notice must then be removed and property disposed of within ten (10) days of the close of the Public Hearing. Failure to follow the required procedure may result in the Public Hearing being held open for additional time.

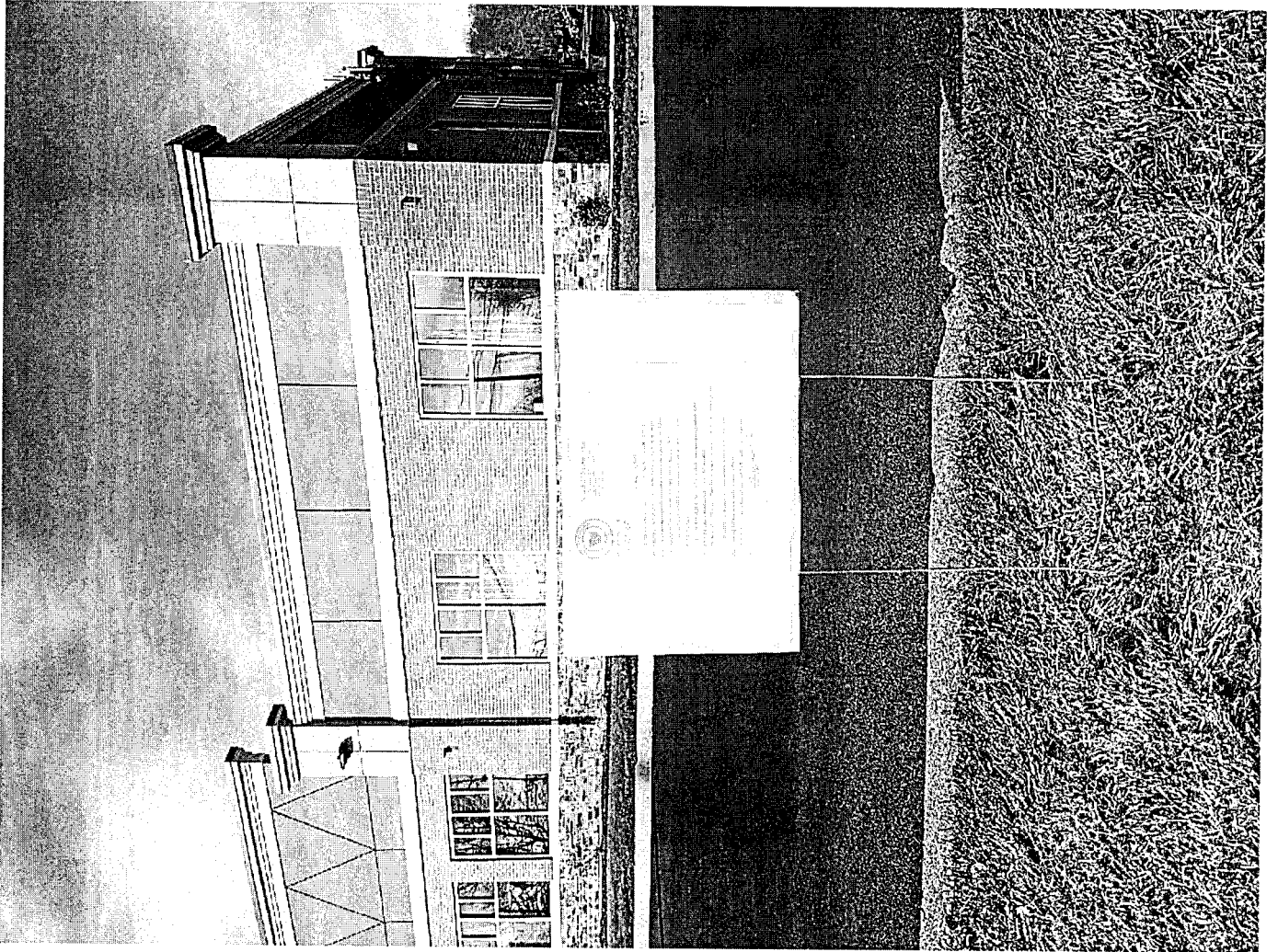
Maria Rotundo

Sworn to before me this 21

day of December 2024.

Marie C Barone

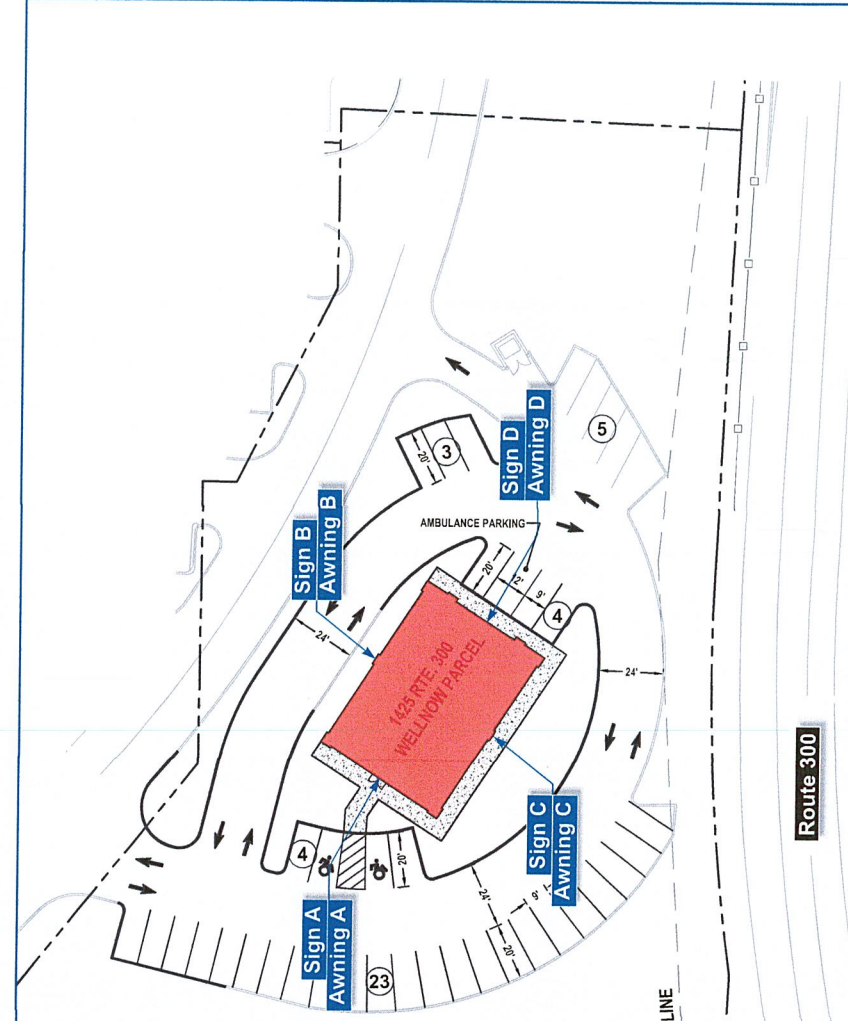






SIGN A	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"
Awning A	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"
SIGN B	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"
Awning B	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"
SIGN C	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"
Awning C	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"

SIGN D	20" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	35.20
To Grade:	Top of Sign to Grade = 16'-5 3/4" Bottom of Sign to Grade = 13'-3 1/2"
Awning D	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO

12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awning B
04/26/2021	Updated Site Plan, Added P/Sign
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

KD	
NB	
SD	
DA	
KD	
AN	
AN	

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1.800.213.331

SIGN A	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"

Awning A	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Front Elevation (Southwest)
Scale: 3/16" = 1'-0"

Allowable Square Footage:	62.50
Formula: 1.25 Sq Ft per Linear Ft of Store Front on Street	
Actual Square Footage this Elevation:	89.17

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REVISION INFO	DATE	DESCRIPTION
	12/10/2020	Original Renderings
	12/14/2020	Added Left Elevation, Sign B, and Awning B
	04/26/2021	Updated Site Plan, Added Pylon
	11/11/2021	Added Engineering
	03/09/2022	Updated Store ID
	06/03/2022	Called out awning height for all awnings
	07/01/2022	Updated Rear Elevation

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center



SIGN B	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"

Awnings B	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Left Elevation (Northwest)
Scale: 1/8" = 1'-0"

		Actual Square Footage this Elevation: 89.17	
Client:	WellNow Urgent Care	Original Renderings	KD
Site #:	WN-5195	Added Left Elevation, Sign B, and Awnings B	NB
Address:	1425 Route 300	Updated Site Plan, Added Pylon	SD
	Newburgh, NY 12550	Added Engineering	DA
	Newburgh Town Center	Updated Store ID	KD
		Called out awning height for all awnings	AN
		Updated Rear Elevation	AN

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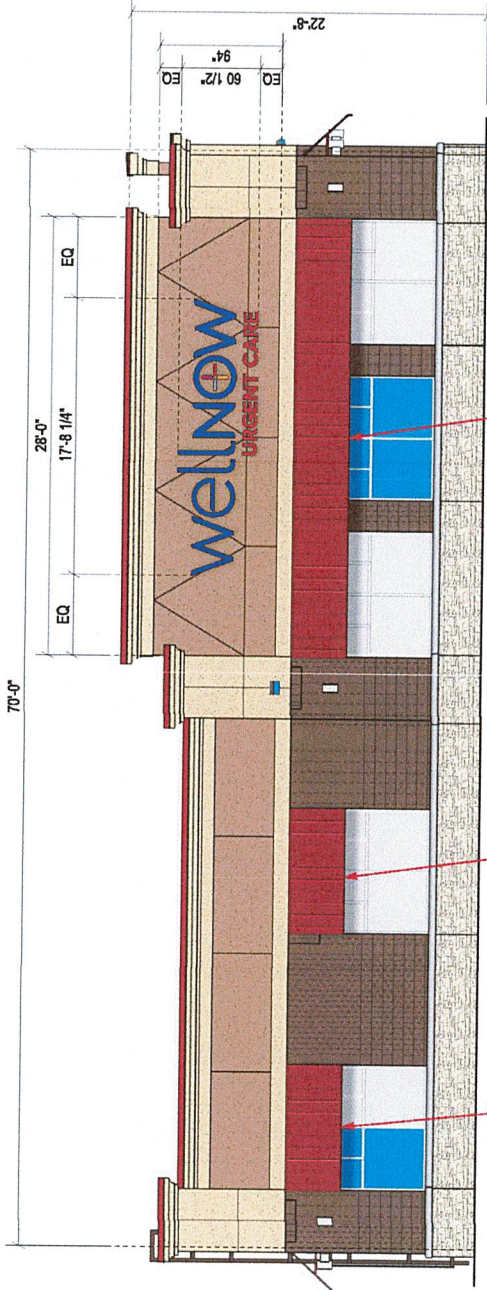
AnchorSign
1 . 8 0 0 . 2 1 3 . 3 3 3 1

DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789

ME #: 54451

SIGN B	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"

Awning B	Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Left Elevation (Northwest)
Scale: 1/8" = 1'-0"

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.

McFarland Engineering
353 Edgewood Cr
McBristle, NC 27026
Structural Sign Design
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WELLNOW URGENT CARE A26240
Address: 1425 ROUTE 300
City/State: NEWBURGH, NY
Client: ANCHOR SIGN INC

ENGINEERING OF
ATTACHMENT TO WALL ONLY.
NO CABINET ENGINEERING
OR EVALUATION OF AS
BUILT WALL CONDITIONS
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
Designed by: Sean McFarland
Scale: 1/8" = 1'-0"
18DD 704DC6506



In accordance with provisions of the State Education Law, Chapter 16, Article 145 § 7209.2 of the New York State Education Law:
Date: 11-9-2021
Sheet #: 2 OF 17
NCEM Registration #: 51108
New York License Number: 36841
New York Expiration Date: 11/09/2022



Client: WellNow Urgent Care
Site #: WN-5195
Address: 1425 Route 300
Newburgh, NY 12550
Newburgh Town Center

REVISION INFO

NO.	DATE	DESCRIPTION
12/10/2020	Original Renderings	
12/14/2020	Added Left Elevation, Sign B, and Awning B	
04/26/2021	Updated Site Plan, Added Pylon	
11/17/2021	Added Engineering	
03/09/2022	Updated Store ID	
06/03/2022	Called out awning height for all awnings	
07/01/2022	Updated Rear Elevation	

KD	
NB	
SD	
DA	
KD	
AN	
AN	

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SIGN C	32' wellNOW Urgent Care (Stacked)
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"

Awning C	42" Metal Awning
Type:	Standing Seam Awning
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Right Elevation (Southeast)

Scale: 1/8" = 1'-0"

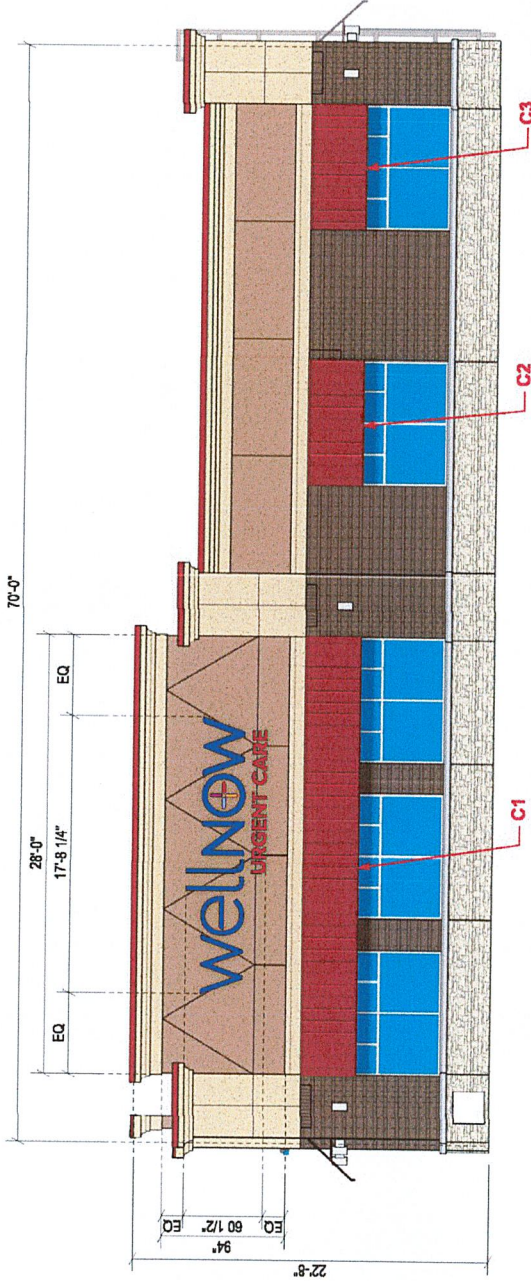
		Actual Square Footage this Elevation: 89.17	
<p>Client: WellNow Urgent Care Site #: WN-5195 Address: 1425 Route 300 Newburgh, NY 12550 Newburgh Town Center</p>		<p>This rendering is the property of Anchor Sign & Awning. It is the exclusive use of Anchor Sign & Awning. Any reproduction, distribution, or use of this rendering without the written consent of Anchor Sign & Awning is strictly prohibited. Please contact your account manager with questions regarding this statement.</p>	
<p>REVISION INFO</p>		<p>Original Renderings</p>	
KD	12/10/2020	Added Left Elevation, Sign B, and Awning B	AN
NB	12/14/2020	Updated Site Plan, Added Pylon	AN
SD	04/26/2021	Added Engineering	AN
DA	11/11/2021	Updated Store ID	AN
KD	03/09/2022	Called out awning height for all awnings	AN
AN	06/03/2022	Updated Rear Elevation	AN
AN	07/01/2022	Updated Rear Elevation	AN

DocuSign Envelope ID: 57560306-67C5-47E2-6CB2-90073C9A2789

ME #: 54451

SIGN C	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"

Awning C	Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-9"



Right Elevation (Southeast)
Scale: 1/8" = 1'-0"

Actual Square Footage this Elevation: 89.17

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.

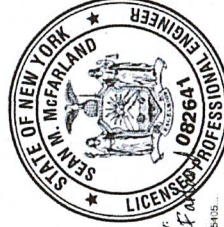
McFarland Engineering
150 Edgewater Ct
McDonough, NC 27028
Structural Sign Design
Engineering Services

Ph: (281) 913-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WELLNOW URGENT CARE A26740
Address: 1425 RTE 300
City/State: NEWBURGH, NY
Client: ANCHOR SIGN INC

ENGINEERING OF
ATTACHMENT TO WALL ONLY.
NO CABINET ENGINEERING
OR EVALUATION OF AS
BUILT WALL CONDITIONS
PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
Designed by: Sean McFarland
Documented by: MCF



The architect is not responsible for the accuracy of the information provided in this document.

Date:	11-9-2021
Sheet #:	3 OF 17
NYCEM Registration:	E-1185
New York License Number:	33641
New York Corporation/DOB#:	11032022

wellNOW
URGENT CARE

Client: WellNow Urgent Care
Site #: WN-5195
Address: 1425 Route 300
Newburgh, NY 12550
Newburgh Town Center

REVISION INFO

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07/01/2022	Updated Rear Elevation

KD	
NB	
SD	
DA	
KD	
AN	
AN	

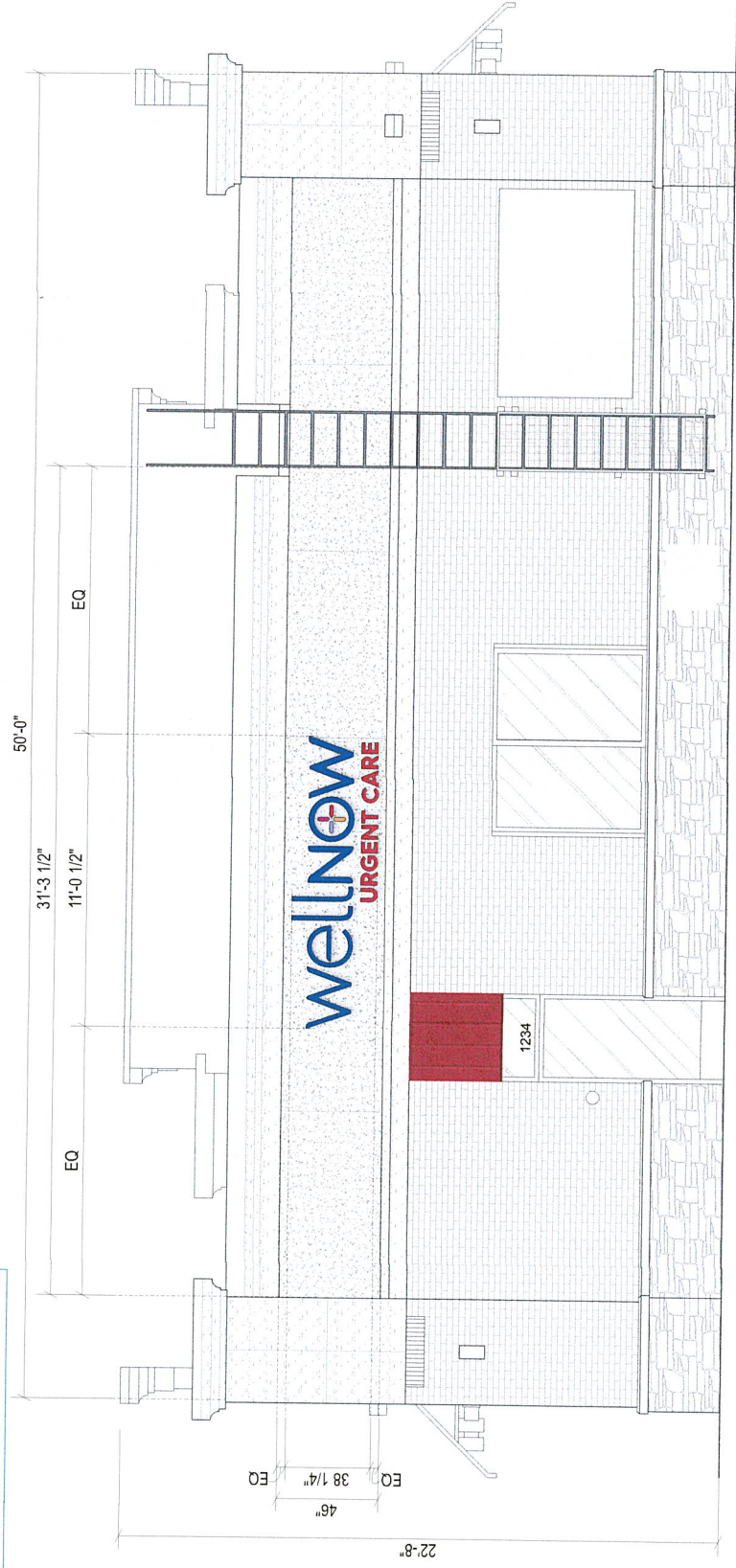
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1 - 8 0 0 - 2 1 3 - 3 3 3 1

SIGN D	20" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	35.20
To Grade:	Top of Sign to Grade = 16'-5 3/4" Bottom of Sign to Grade = 13'-3 1/2"

Awning D	42" Metal Awning
Type:	Standing Seam Awning
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Rear Elevation (North West)

Scale: 3/16" = 1'-0"

wellNOW URGENT CARE	Client: WellNow Urgent Care
	Site #: WN-5195
	Address: 1425 Route 300
	Newburgh, NY 12550
	Newburgh Town Center

Actual Square Footage this Elevation: 35.20	
KD	Original Renderings
NB	Added Left Elevation, Sign B, and Awning B
SD	Updated Site Plan, Added Pylon
DA	Added Engineering
KD	Updated Store ID
AN	Called out awning height for all awnings
AN	Updated Rear Elevation

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AnchorSign
1-800-213-3331

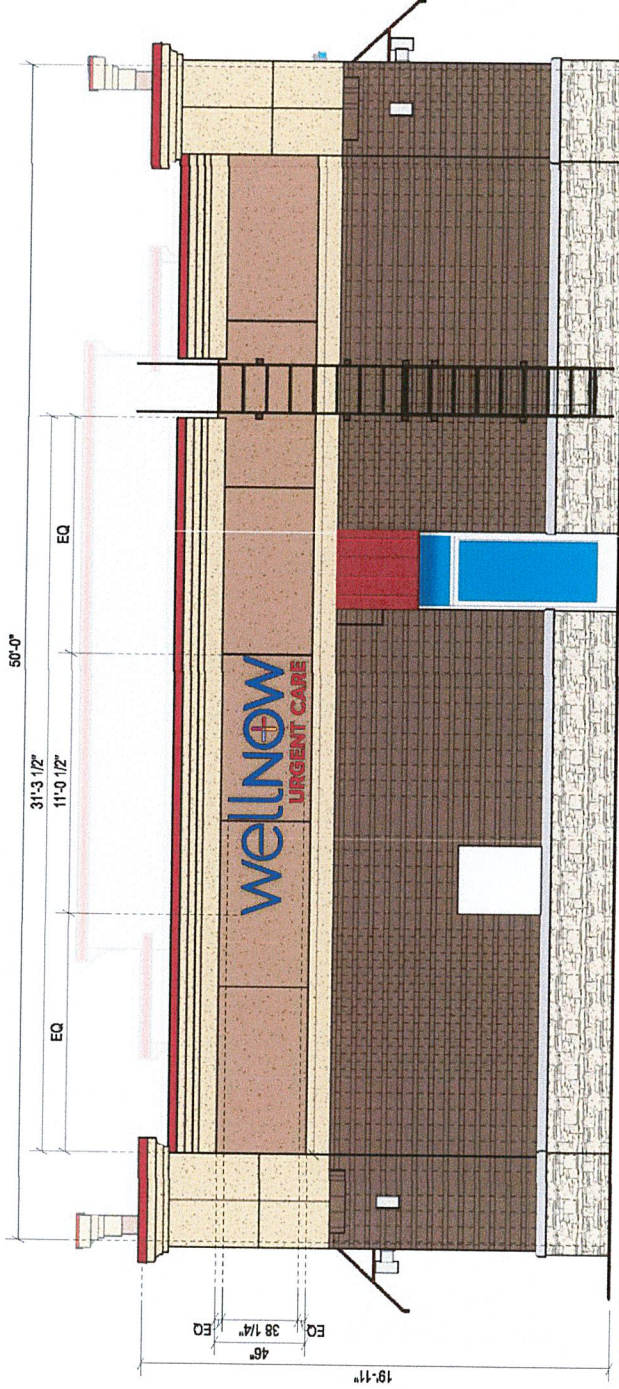
DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789
ME #: 54451

SIGN D	20' WellNow Urgent Care [Slacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	35.20
To Grade:	Top of Sign to Grade = 16'-5 3/4" Bottom of Sign to Grade = 13'-3 1/2"

Awning D	Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"

Abrations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 2289.2 of the New York State Education Law.

Actual Square Footage this Elevation: **35.20**



Rear Elevation (North West)
 Scale: 3/16" = 1'-0"

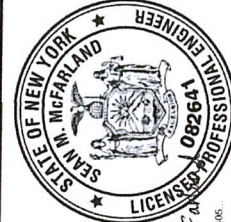
McFarland Engineering
 153 Edgewater Ct
 Medford, NJ 07068
 Structural Sign Design
 Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE 1425/40
 Address: 1425 RTE 300
 City/State: NEWBURGH, NY
 Client: ANCHOR SIGN INC

ENGINEERS OF
 ATTACHMENT TO WALL ONLY
 NO CABINET ENGINEERING
 OR EVALUATION OF AS
 BUILT WALL CONDITIONS
 PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 DocuSigned by:
 Sean McFarland
 1800249140DCE5406



The electronic seal appearing on this document was authorized by Sean M. McFarland on November 12, 2021

Date:	11-9-2021
Sheet #:	4 OF 17
NCFM Registration #:	1135
New York License Number:	32641
New York Expiration Date:	11/03/2022

wellnow URGENT CARE

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO	
12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awnings B
04/28/2021	Updated Site Plan, Added Pylon
11/17/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

KD	
NB	
SD	
DA	
KD	
AN	
AN	

AnchorSign
 1.800.213.3331

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SIGNA	32" wellNOW Urgent Care [Slacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4"
	Bottom of Sign to Grade = 14'-4 3/4"

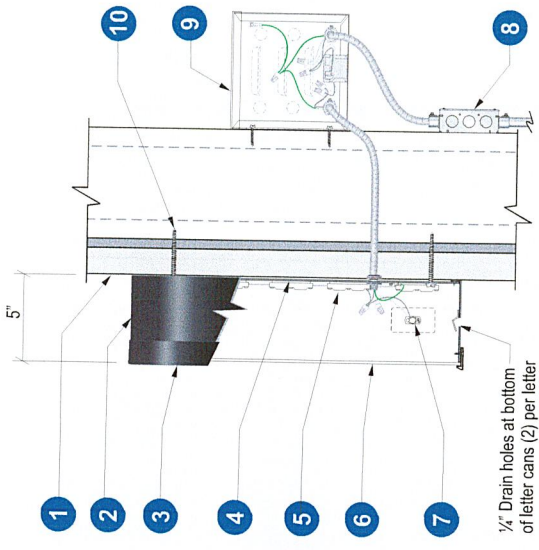


Sign Layout Detail
Scale: 1/4" = 1'-0"

Electrical Detail:
White LEDs
(3) 60w Transformer
Total Amps: 3.3
(1) 20 amp 120V Circuit Req.

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications:
1. Existing Facade: EIFS Plywood Metal Studs
2. .040 Aluminum letter returns painted to match Black
3. 1" Jewellite trimcap (Black) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl to match:
■ Pantone 661, ■ 100 Magenta, ■ 100 Yellow, ■ Pantone 246, ■ Pantone 7446
■ Pantone 137
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. #12 Sheet Metal Screws



Section @ LED Channel Letter Front-Lit (Remote)
Scale: N.T.S.

	Client: WellNow Urgent Care	Site #: WN-5195	Address: 1425 Route 300 Newburgh, NY 12550 Newburgh, Town Center
	REVISION INFO		
	12/10/2020	Original Renderings	
	12/14/2020	Added Left Elevation, Sign B, and Awnings B	
	04/26/2021	Updated Site Plan, Added Pylon	
	11/11/2021	Added Engineering	
	03/09/2022	Updated Store ID	
	06/03/2022	Called out awning height for all awnings	
	07/01/2022	Updated Rear Elevation	

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1.800.213.3331

DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789
ME #: 54451



SIGN A	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"

Electrical Detail:
White LEDs
(3) 60w Transformer
Total Amps: 3.3
(1) 20 amp 120V Circuit Req.

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6--required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.

108 Edgewood Ct.
 Matthews, NC 28106

Structural Sign Design
 Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE 426240

Address: 1425 RTE 300
 City/State: NEWBURGH, NY

Client: ANCHOR SIGNING

ENGINEERING OF
 ATTACHMENT TO WALL ONLY
 NO CABINET ENGINEERING
 OR EVALUATION OF AS
 BUILT WALL CONDITIONS
 PROVIDED OR IMPLIED

Initial Drawing: (54451) DS

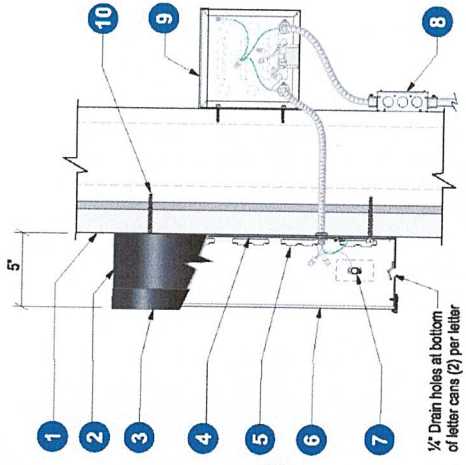
Designed by: Sean McFarland

REVISION INFO

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO	DATE	DESCRIPTION
	12/10/2020	Original Renderings
	12/14/2020	Added Left Elevation, Sign B, and Awnings B
	04/26/2021	Updated Site Plan-Added Pylon
	11/11/2021	Added Engineering
	03/09/2022	Updated Store ID
	06/03/2022	Called out awning height for all awnings
	07/01/2022	Updated Rear Elevation

1.800.213.3331



Section @ LED Channel Letter Front-Lit (Remote)
 Scale: N.T.S.



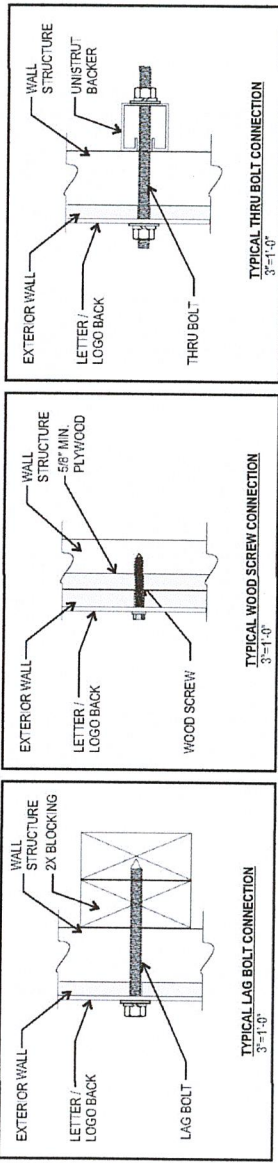
Has Electronic Sealing on the document as evidenced by Sean McFarland, PE on November 1, 2021
Date: 11-9-2021
Sheet #: 5 OF 17
NYCEM Registration: F-1136
New York License Number: 20641
New York Expiration Date: 11/02/2022

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Connection Specifications - Sign A
 Attach Channel Letter / Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (4) Connectors of Any Variety Mentioned Above.

CONNECTION QUANTITY	1		2		3	
	3/8" LAGS (2X)	#12 SCREWS	3/8" THRU BOLTS	3/8" THRU BOLTS	3/8" THRU BOLTS	3/8" THRU BOLTS
LARGE LETTERS (EA)	4	5	4	4	4	4
LOGO (TOTAL)	8	8	8	8	8	8
SMALL LETTERS (EA)	3	3	2	2	2	2

Lags into 2X - Full Tip Penetration
 #12 Screws into Min. 5/8" Plywood
 Thru Bolts Require Unistrut or Angle Backers



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McFarland Engineering
 153 Edgewater Ct.
 Mocksville, NC 27058
 Structural Sign Design
 Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE A26240
 Address: 1425 RTE 300
 City/State: NEWBURGH, NY
 Client: ANCHOR SIGN INC

ENGINEERS OF ATTACHMENT WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 Designated by: Sean McFarland
 License No: 18004-DCPE506



This drawing and drawings on the attached are subject to the terms and conditions of the contract attached to these drawings. Anchor Sign, Inc.
 Date: 11-9-2021
 Sheet #: 6 OF 17
 NC Firm Registration #: F-1195
 New York License Number: 20641
 New York Expiration Date: 11/02/2022



Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

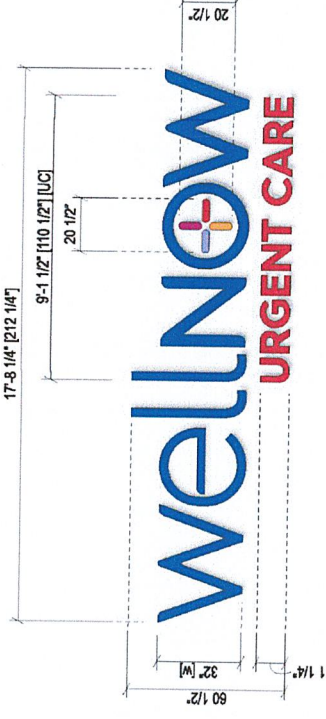
REVISION INFO

DATE	DESCRIPTION
12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awnings B
04/26/2021	Updated Site Plan, Added Pylon
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
05/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

REVISION	DATE	DESCRIPTION
KD		
NB		
SD		
DA		
KD		
AN		
AN		

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DocuSign Envelope ID: 57560306-87C5-47E2-9CB2-90073C5A2789
ME #: 54451



SIGN B	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"

Electrical Detail:	White LEDs (3) 60W Transformer Total Amps: 3.3 (1) 20 amp 120V Circuit Req.
---------------------------	--

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*

*For multiple signs, a disconnect is permitted but not required for each section

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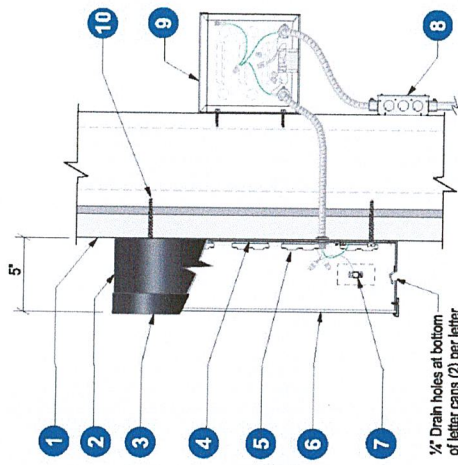
McFarland Engineering
 13 Edwards Ct
 Mechanicsville, NC 27026
 Student Sign Designer
 Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE 142240
 Address: 1425 RTE 300
 City/State: NEWBURGH, NY
 Client: ANCHOR SIGNING

ENGINEERS OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 Decaligned by: Sean McFarland
 1802-76-DCE-505.



Section @ LED Channel Letter Front-Lit (Remote)
 Scale: N.T.S.



The Engineer will approve as the document was submitted by Sean McFarland on September 5, 2021.
Date: 11-9-2021
Sheet #: 7 OF 17
NO Firm Registration: F-1135 New York License Number: 52641 New York Expiration Date: 11/09/2022



Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO

DATE	DESCRIPTION
12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awnings B
04/26/2021	Updated Site Plan, Added Pylon
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

KD	
NB	
SD	
DA	
KD	
AN	
AN	

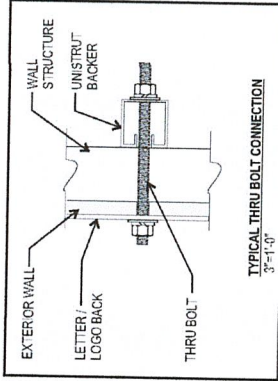
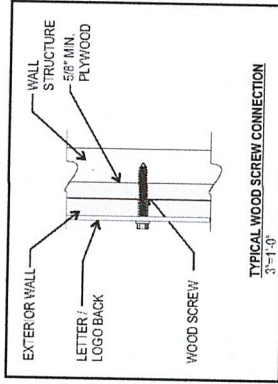
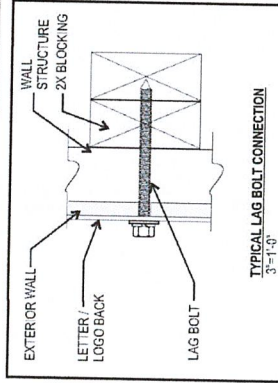
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DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789
ME #: 54451

Connection Specifications - Sign B
 Attach Channel Letter / Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (4) Connectors of Any Variety Mentioned Above.

CONNECTION QUANTITY	1		2		3	
	3/8" LAGS (2X)	#12 SCREWS	3/8" THRU BOLTS	3/8" THRU BOLTS	3/8" THRU BOLTS	3/8" THRU BOLTS
LARGE LETTERS (EA)	4	5	4	4	4	4
LOGO (TOTAL)	8	8	8	8	8	8
SMALL LETTERS (EA)	3	3	3	2	2	2

LAGS INTO 2X - Full Tip Penetration
 #12 SCREWS INTO MIN. 5/8" PLYWOOD
 THRU BOLTS REQUIRE UNSATUR. OR ANGLE BACKERS



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McFarland Engineering
 153 Edgewater Ct.
 Mechanicsville, NC 27028
 Structural Sign Design
 Engineering Services

Ph: (261) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE A26240
 Address: 1425 RIE 300
 City/State: NEWBURGH, NY
 Client: ANCHOR SIGN INC

ENGINEERING OF ATTACHMENT TO WALL ONLY OR ELEVATION ON GAS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 Documented by: Sean McFarland
 182034 140025405



has electronic filing in the state and is authorized to seal or for mail or electronic filing

Date:	11-9-2021
Sheet #:	8 OF 17
NCEM Registration #:	1105
New York License Number:	0841
New York Expiration Date:	11/09/2022

wellnow
URGENT CARE

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

Anchor Sign
 1.800.213.3331

REVISION INFO	
12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awnings B
04/26/2021	Updated Site Plan; Added Pylon
11/11/2021	Added Enclosures
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

KD	AN
NB	AN
SD	AN
DA	AN
KD	AN
AN	AN

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SIGN C	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"



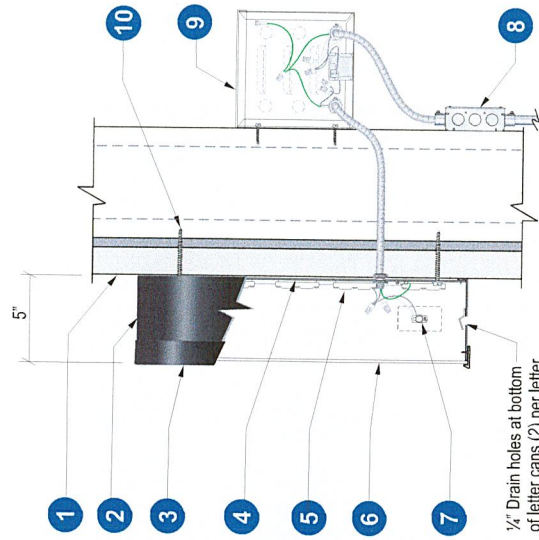
Sign Layout Detail

Scale: 1/4" = 1'-0"

Electrical Detail:
White LEDs
(3) 60w Transformer
Total Amps: 3.3
(1) 20 amp 120V Circuit Req.

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications:
1. Existing Facade: EIFS Plywood Metal Studs
2. .040 Aluminum letter returns painted to match Black
3. 1" Jewelle trimcap (Black) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl to match:
■ Pantone 661, ■ 100 Magenta, 100 Yellow, ■ Pantone 246, ■ Pantone 7446
■ Pantone 137
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. #12 Sheet Metal Screws



Section @ LED Channel Letter Front-Lit (Remote)

Scale: N.T.S.

Client: WellNow Urgent Care		Original Renderings: 12/10/2020	
Site #: WN-5195		Added Left Elevation: Sign B, and Awnings B: 12/14/2020	
Address: 1425 Route 300		Updated Site Plan: Added Plyon: 04/26/2021	
Newburgh, NY 12550		Added Engineering: 11/11/2021	
Newburgh Town Center		Updated Store ID: 03/09/2022	
		Called out awning height for all awnings: 06/03/2022	
		Updated Rear Elevation: 07/01/2022	
		REVISION INFO	
KD	Original Renderings	12/10/2020	Original Renderings
NB	Added Left Elevation: Sign B, and Awnings B	12/14/2020	Added Left Elevation: Sign B, and Awnings B
SD	Updated Site Plan: Added Plyon	04/26/2021	Updated Site Plan: Added Plyon
DA	Added Engineering	11/11/2021	Added Engineering
KD	Updated Store ID	03/09/2022	Updated Store ID
AN	Called out awning height for all awnings	06/03/2022	Called out awning height for all awnings
AN	Updated Rear Elevation	07/01/2022	Updated Rear Elevation

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DocuSign Envelope ID: 57560306-87C5-47E2-9CB2-90073C5A2789
 ME #: 54451



SIGN C	32" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	89.17
To Grade:	Top of Sign to Grade = 19'-5 1/4" Bottom of Sign to Grade = 14'-4 3/4"

Electrical Detail:
White LEDs
(3) 60w Transformer
Total Amps: 3.3
(1) 20 amp 120V Circuit Req.

General Notes:

This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.

- 1) Grounded and bonded per NEC 600.7/NEC 250
- 2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
- 3) Sign is to be UL listed per NEC 600.3
- 4) UL disconnect switch per NEC 600.6, required per sign component before leaving manufacturer.*

*For multiple signs, a disconnect is permitted but not required for each section

Alterations or additions to this engineering document by an unlicensed person is in violation of Chapter 16, Title VIII, Article 145 § 7209.2 of the New York State Education Law.

	Ph: (281) 913-7439 Email: sean@signstructures.com Web: www.signstructures.com
151 Edwards Ct. Mooresville, NC 27058	
Structural Sign Design Engineering Services	

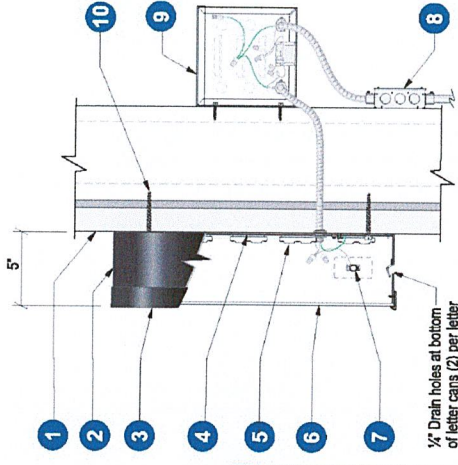
WELLNOW URGENT CARE A26240
Address: 1425 RTE 300
CN/State: NEWBURGH, NY
C/S/E1: ANCHOR SIGNING

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.
--

Initial Drawing: (54451) DS
Designed by: Sean McFarland
Reviewed by: [Signature]



The architect is not responsible for the accuracy of the information shown on this drawing.	
Date:	11-9-2021
Sheet #:	9 OF 17
NY Form Registration #:	1103
New York License Number:	32841
New York Creation Date:	11/09/2022



Section @ LED Channel Letter Front-Lit (Remote)
 Scale: N.T.S.

wellNOW
URGENT CARE

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO	
12/10/2020	Original Renderings
12/14/2020	Added Let Elevation, Sign B, and Awnings B
04/26/2021	Updated Site Plan, Added Pylon
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

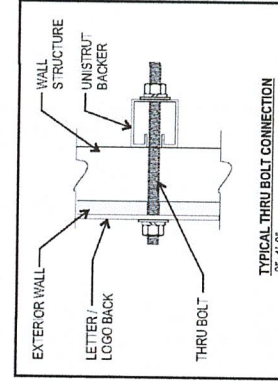
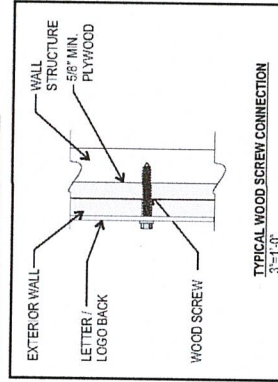
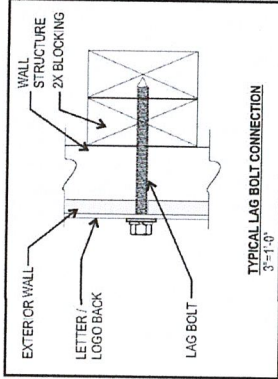
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DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789
ME #: 54451

Connection Specifications - Sign C
 Attach Channel Letter / Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (4) Connectors of Any Variety Mentioned Above.

CONNECTION QUANTITY	3/8" LAGS (2X)	#12 SCREWS	3/8" THRU BOLTS
LARGE LETTERS (EA)	4	5	4
LOGO (TOTAL)	8	8	8
SMALL LETTERS (EA)	3	3	2

Lags into 2X - Full Tip Penetration
 #12 Screws into Min. 5/8" Plywood
 Thru Bolts Require Unistrut or Angle Backers



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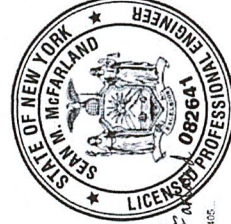
McFarland Engineering
 153 Belvedere Ct
 Morrisville, NC 27560
 Structural Sign Design & Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLOW URGENT CARE 1425240
 Address: 1425 RTE 300
 City/State: NEWBURGH, NY
 Client: ANCHOR SIGNING

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 Described by: Sean McFarland
 ID: B00430000EAS



This electronic file is subject to the document user's authority. See the McFarland 25th November 2021	
Date:	11-9-2021
Sheet #:	10 OF 17
NO Firm Registration: F-1136	
New York License Number: 52641	
New York Expiration Date: 11/09/2022	

welldown
 URGENT CARE

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

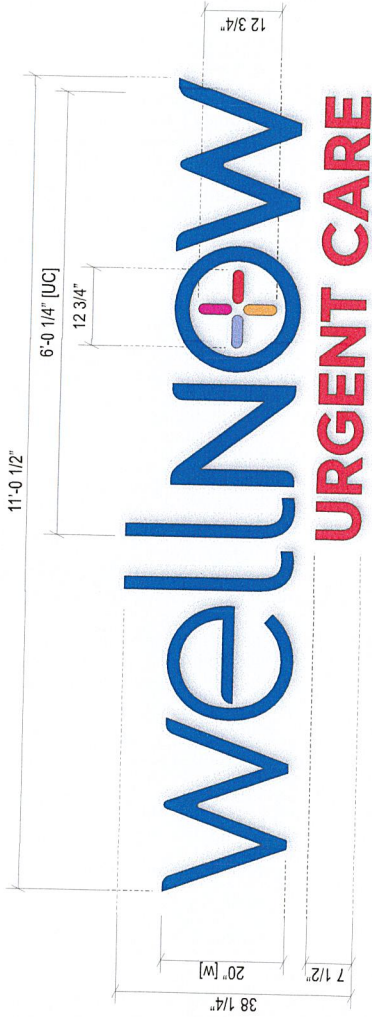
REVISION INFO

DATE	DESCRIPTION
12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awning B
04/26/2021	Updated Site Plan, Added Plyon
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

NO.	REVISION
KD	
NB	
SD	
DA	
KD	
AN	
AN	

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SIGN D	20" wellNOW Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	35.20
To Grade:	Top of Sign to Grade = 16'-5 3/4" Bottom of Sign to Grade = 13'-3 1/2"



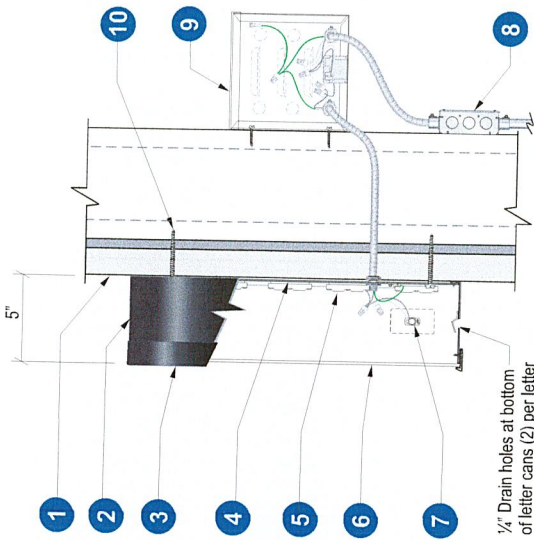
Sign Layout Detail

Scale: 1/2" = 1'-0"

Electrical Detail:
White LEDs
(3) 60w Transformer
Total Amps: 3.3
(1) 20 amp 120V Circuit Req.

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer*
*For multiple signs, a disconnect is permitted but not required for each section

Specifications:
1. Existing Facade: EFS Plywood Metal Studs
2. .040 Aluminum letter returns painted to match Black
3. 1" Jewelle trimcap (Black) bonded to face, #8 pan head screws to returns
4. 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
5. White LEDs
6. 3/16" White Acrylic faces with first surface applied vinyl to match: ■ Pantone 661, ■ 100 Magenta, 100 Yellow, ■ Pantone 7446 ■ Pantone 137
7. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
8. Primary electrical feed in UL conduit / customer supplied UL junction box
9. Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
10. #12 Sheet Metal Screws



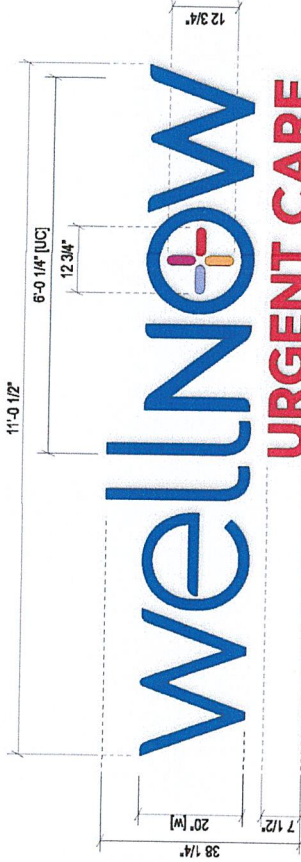
1/4" Drain holes at bottom of letter cans (2) per letter

Section @ LED Channel Letter Front-Lit (Remote)

Scale: N.T.S.

		Client: WellNow Urgent Care Site #: WN-5195 Address: 1425 Route 300 Newburgh, NY 12550 Newburgh Town Center	
REVISION INFO		AnchorSign T . 8 0 0 . 2 1 3 . 3 3 1	
12/10/2020	Original Renderings	KD	This rendering is the property of Anchor Sign, Inc. It is for the exclusive use of the client and is not to be reproduced, distributed, or exhibited without the written consent of Anchor Sign, Inc. Please contact your account manager with questions regarding this statement.
12/14/2020	Added Left Elevation, Sign B, and Awnings B	NB	
04/26/2021	Updated Site Plan, Added Pylon	SD	
11/11/2021	Added Engineering	DA	
03/09/2022	Updated Store ID	KD	
06/03/2022	Called out awning height for all awnings	AN	
07/01/2022	Updated Rear Elevation	AN	

DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789
ME #: 54451



SIGN D	20" wellNow Urgent Care [Stacked]
Type:	Individual Channel Letters
Illumination:	Internally Illuminated LED
Square Footage:	35.20
To Grade:	Top of Sign to Grade = 16'-5 3/4" Bottom of Sign to Grade = 13'-3 1/2"

Electrical Detail:
White LEDs
(3) 60w Transformer
Total Amps: 3.3
(1) 20 amp 120V Circuit Req.

General Notes:
This sign is to be installed in accordance with the requirements of Article 600 of the National Electrical Code.
1) Grounded and bonded per NEC 600.7/NEC 250
2) Existing branch circuit in compliance with NEC 600.5, not to exceed 20 amps
3) Sign is to be UL listed per NEC 600.3
4) UL disconnect switch per NEC 600.6- required per sign component before leaving manufacturer* *For multiple signs, a disconnect is permitted but not required for each section

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7203.2 of the New York State Education Law.

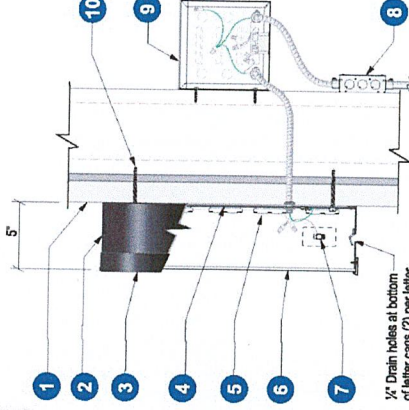
McFarland Engineering
183 Edgewood Ct.
Mebane, NC 27058
Structural Sign Design
Engineering Services

Ph: (281) 813-7439
Email: sean@signstructures.com
Web: www.signstructures.com

WELLNOW URGENT CARE A26240
Address: 1425 RTE 300
City/State: NEWBURGH, NY
Client: ANCHOR SIGNING

ENGINEERING OF
ATTACHMENT TO WALL ONLY.
NO CABINET ENGINEERING.
OF EVALUATION OF AS
BUILT WALL CONDITIONS
PROHIBED OR IMPLIED.

Initial Drawing: (54451) DS
Discussed by: Sean McFarland
180064-160CFE5045



Section @ LED Channel Letter
Front-Lit (Remote) Scale: N.T.S.

- Specifications:**
- Existing Facade: EIFS | Plywood | Metal Studs
 - 040 Aluminum letter returns painted to match Black
 - 1" Jewelrite trimcap (Black) bonded to face, #8 pan head screws to returns
 - 3mm Signabond Lite composite backs fastened to returns w/ 1/2" 18 gauge staples. Seal w/ VOC compliant 360 white latex caulk to prevent moisture penetration. (Interior of sign can painted white for maximum illumination)
 - White LEDs
 - 3/16" White Acrylic faces with first surfaces applied vinyl to match:
 - Pantone 661, ■ 100 Magenta, 100 Yellow, ■ Pantone 246, ■ Pantone 7446
 - Pantone 137
 - Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
 - Primary electrical feed in UL conduit / customer supplied UL junction box
 - Transformers within UL enclosure (removable lid), 1/4" x 1" min screws
 - #12 Sheet Metal Screws



The electronic drawing to the document with reference to State Education Law Chapter 16, Title VIII, Article 145 § 7203.2

Date:	11-9-2021
Sheet #:	11 OF 17
NC Firm Registration #: F1105	
New York License Number: 20641	
New York Expiration Date: 11/9/2022	

wellNow URGENT CARE

Client: WellNow Urgent Care
Site #: WN-5195
Address: 1425 Route 300
Newburgh, NY 12550
Newburgh Town Center

Client: WellNow Urgent Care
Site #: WN-5195
Address: 1425 Route 300
Newburgh, NY 12550
Newburgh Town Center

REVISION INFO

12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awnings B
04/26/2021	Updated Site Plan, Added Pylon
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

AnchorSign
1.800.213.3331

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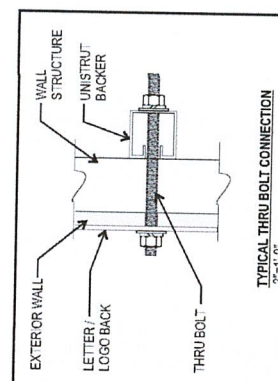
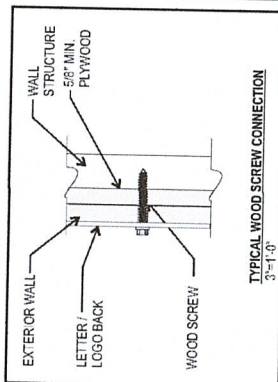
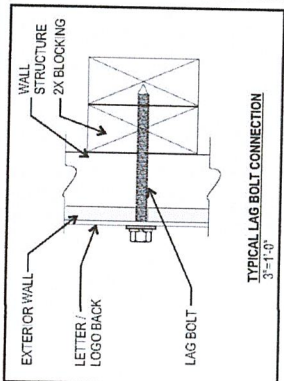
DocuSign Envelope ID: 57560306-67C5-47E2-8CB2-90073C5A2789

ME #: 54451

Connection Specifications - Sign D
 Attach Channel Letter/ Logo to Wall with Evenly Spaced Connectors. See Drawings for Complete Fabrication Specifications. Don't Overtighten Connectors. Use Oversized Washer Backers for Thru Wall Connectors. If Logo is One Component, Use (4) Connectors of Any Variety Mentioned Above.

CONNECTION QUANTITY	1		2		3	
	3/8" LAGS (2X4)	#12 SCREWS	3/8" THRU BOLTS	3/8" THRU BOLTS	3/8" THRU BOLTS	3/8" THRU BOLTS
LARGE LETTERS (EA)	4	4	3	3	3	3
LOGO (TOTAL)	8	8	8	8	8	8
SMALL LETTERS (EA)	3	3	2	2	2	2

Lags into 2X - Full Tip Penetration
 #12 Screws into Min. 5/8" Plywood
 Thru Bolts Require Unistrut or Angle Backers



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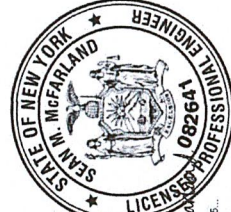
McFarland Engineering
 143 Edgewood Ct
 Mechanicsville, NC 27028
 Structural Sign Design & Engineering Services

Ph: (281) 813-7439
 Email: sean@sigstructures.com
 Web: www.sigstructures.com

WELLNOW URGENT CARE A26240
 Address: 1425 RTE 300
 CITY/STATE: NEWBURGH, NY
 Client: ANCHOR SIGNING

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CHIMNEY ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 Decided by: Sean McFarland
 18DD02ADCE5405...



The electronic drawing in this stored link, submitted by Sean W. McFarland, is on November 9, 2021.

Date:	11-9-2021
Sheet #:	12 OF 17
NC Fm Registrar:	F-1136
New York License Number:	52641
New York Expiration Date:	11/03/2022

wellnow URGENT CARE

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

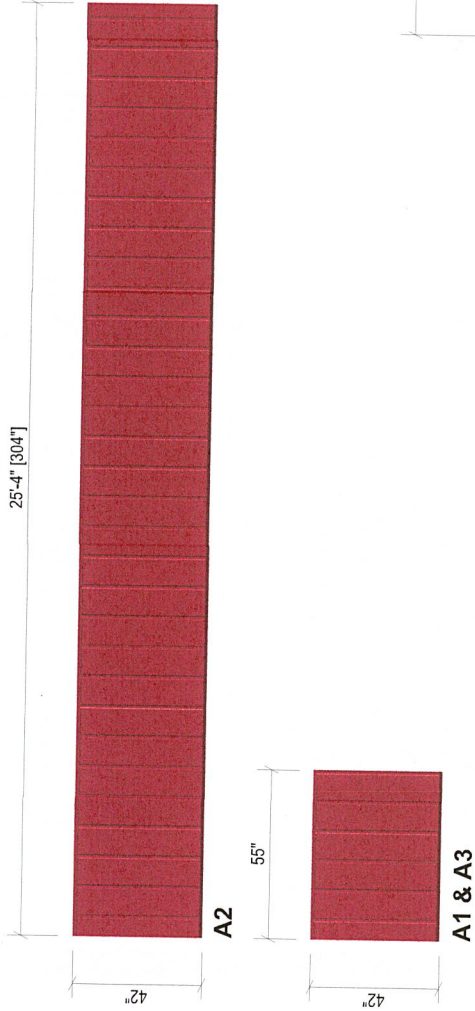
REVISION INFO

DATE	DESCRIPTION
12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awning B
04/26/2021	Updated Site Plan, Added Pylon
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

NO.	DESCRIPTION
KD	
NB	
SD	
DA	
KD	
AN	
AN	

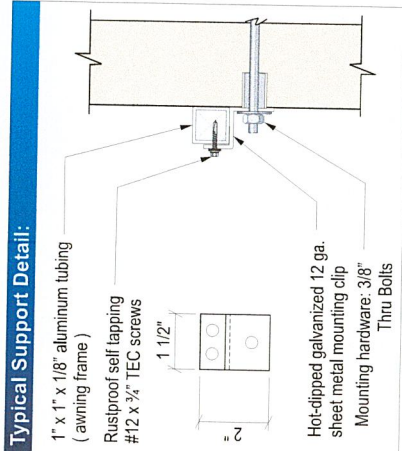
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Awnings A	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



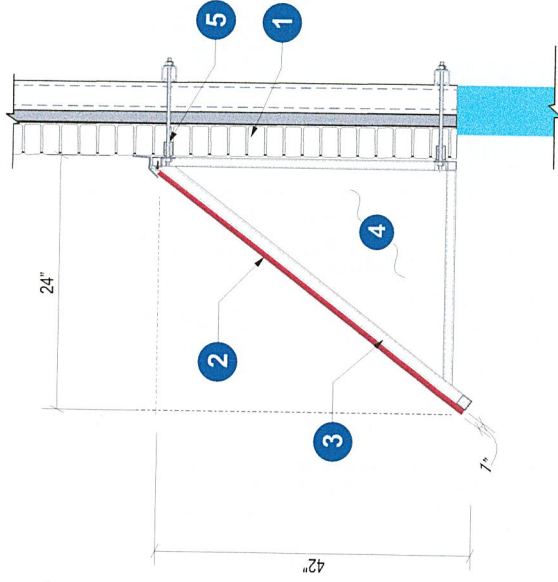
Awning Layout Details

Scale: 1/4" = 1'-0"



Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts



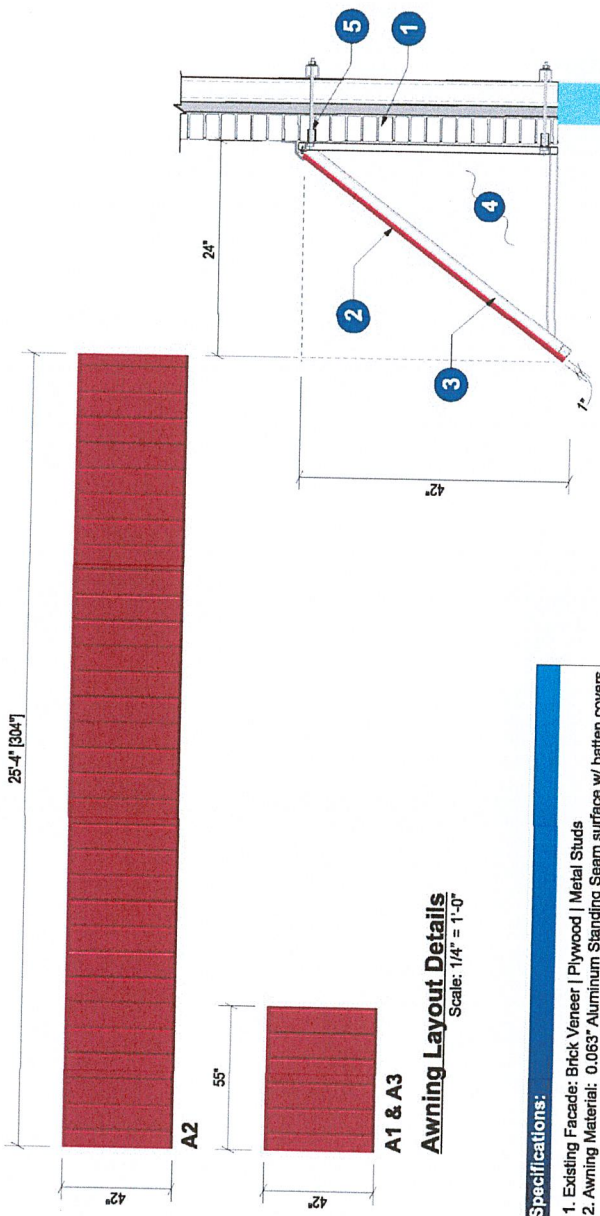
Client:	WellNow Urgent Care	12/10/2020	Original Renderings	KD
Site #:	WN-5195	12/14/2020	Added Left Elevation, Sign B, and Awnings B	NB
Address:	1425 Route 300 Newburgh, NY 12550 Newburgh Town Center	04/28/2021	Updated Site Plan, Added Pylon	SD
		11/11/2021	Added Engineering	DA
		03/09/2022	Updated Store ID	KD
		06/03/2022	Called out awning height for all awnings	AN
		07/01/2022	Updated Rear Elevation	AN

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ME #: 54451

Awnings A	Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Awning Layout Details
 Scale: 1/4" = 1'-0"

Section-Metal Awning
 Scale : N.T.S.

- Specifications:**
- Existing Facade: Brick Veneer | Plywood | Metal Studs
 - Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam ribs painted to match Regal Red
 - 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
 - Open Sides & Bottom
 - Mounting hardware: 3/8" Thru Bolts

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McFarland Engineering
 3432 W. Highway 101
 Mooresville, NC 27055
 Structural Sign Design & Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE 426240
 Address: 1425 RTE 300
 City/State: NEWBURGH, NY
 Client: ANCHOR SIGNING

ENGINEERING OF ATTACHMENT TO WALL ONLY. NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 Drawn by: Sean McFarland
 1800-344-DCES-946



The electronic stamping on this document is authentic by Sean M. McFarland, PE, License No. 082641
 Date: 11-9-2021
 Sheet #: 13 OF 17
 NCEM Registration #: F-1136
 New York License Number: 82641
 New York Expiration Date: 11/03/2022

wellnow
 URGENT CARE
 Engineering Services

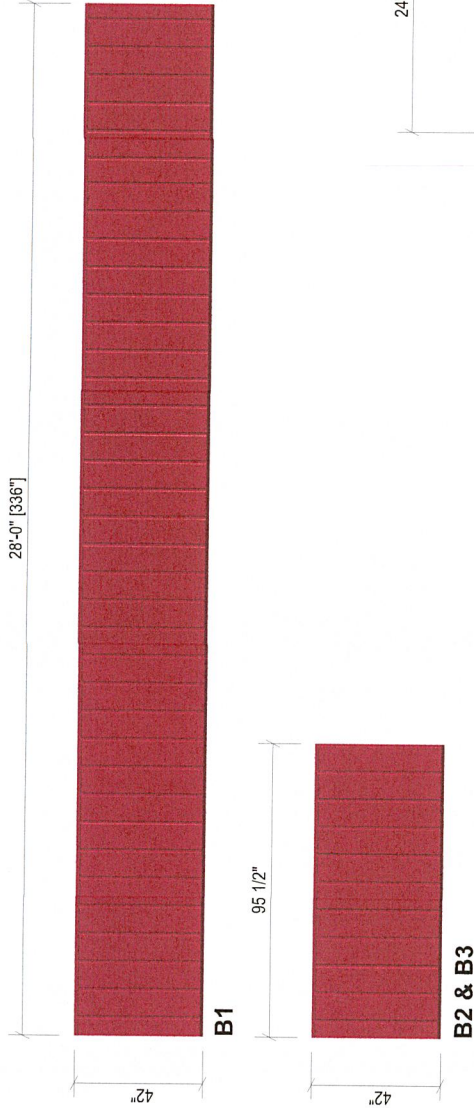
Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO

DATE	DESCRIPTION	BY
12/10/2020	Original Renderings	KD
12/14/2020	Added Left Elevation, Sign B, and Awnings B	NB
04/26/2021	Updated Site Plan, Added Pylon	SD
11/11/2021	Added Engineering	DA
03/09/2022	Updated Store ID	KD
06/03/2022	Called out awning height for all awnings	AN
07/01/2022	Updated Rear Elevation	AN

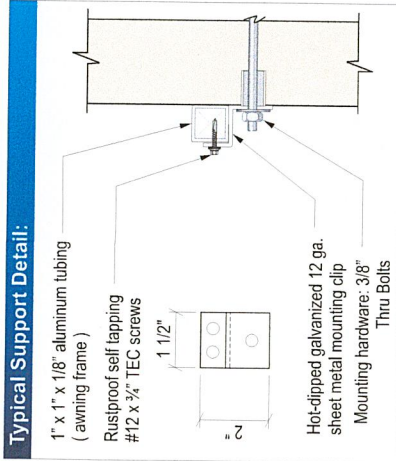
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Awnings B	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



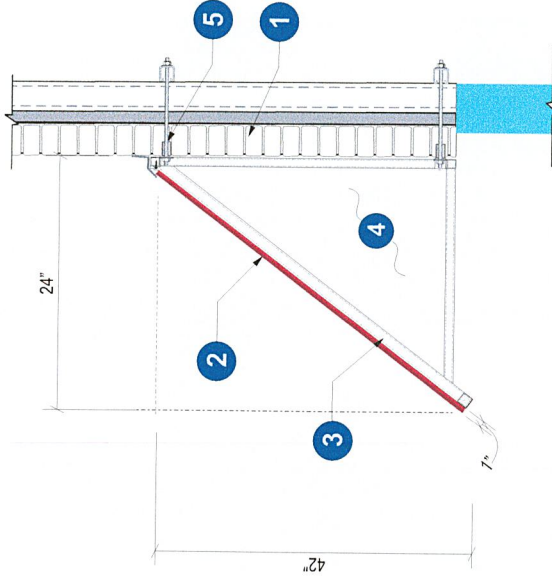
Awning Layout Details

Scale: 1/4" = 1'-0"



Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts



Section- Metal Awning

Scale: N.T.S.

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center



REVISION INFO

Revision	Date	Description
12/10/2020	Original Renderings	
12/14/2020	Added Left Elevation, Sign B, and Awnings B	
04/26/2021	Updated Site Plan, Added Pylon	
11/11/2021	Added Engineering	
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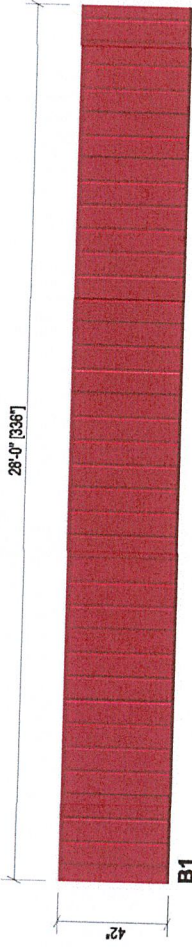
KD	AN
NB	AN
SD	AN
DA	AN
KD	AN
AN	AN

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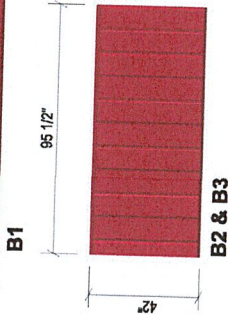


1 . 8 0 0 . 2 1 3 . 3 3 3 1

DocuSign Envelope ID: 57560306-87C5-47E2-8CB2-90073C5A2789
ME #: 54451



Awning B	Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Awning Layout Details
 Scale: 1/4" = 1'-0"

Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts

Alterations or additions to this engineering document by an unlicensed person is a violation of Chapter 16, Title VIII, Article 145 § 7289.2 of the New York State Education Law.

McFarland Engineering
 353 Edwards Ct
 Mechanicsville, NC 27026
 Structural Sign Design
 Engineering Services

Ph: (281) 815-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE A26240
 Address: 1425 RTE 300
 City/State: NEWBURGH NY
 Client: ANCHOR SIGNING

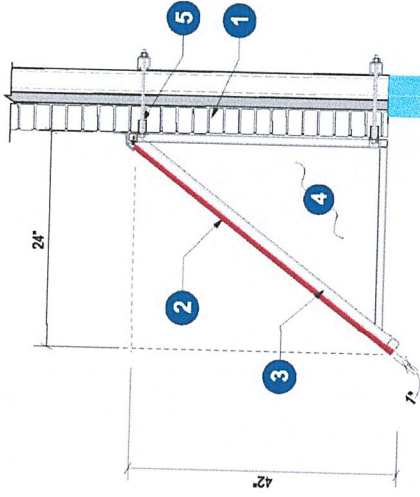
ENGINEERING OF
 ATTACHMENT TO WALL ONLY
 NO CABINET ENGINEERING
 OR EVALUATION OF AS
 BUILT WALL CONDITIONS
 PROVIDED OR IMPLIED.

Initial Drawing: (64451) DS
 Decided by: Sean McFarland
 Date: 11-9-2021



The work is subject to the provisions of the Professional Engineers Act, Chapter 16, Title VIII, Article 145 § 7289.2 of the New York State Education Law.	
Date:	11-9-2021
Sheet #:	14 OF 17
NCEM Registration F-1138 New York License Number: 00841 New York Expiration Date: 11/09/2022	

Section - Metal Awning
 Scale: N.T.S.



wellnow
 URGENT CARE

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO

Original Renderings	Added Left Elevation, Sign B, and Awning B
12/10/2020	12/14/2020
04/26/2021	Updated Site Plan, Added Pylon
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

KD	AN
NB	AN
SD	AN
DA	AN
KD	AN
AN	AN
AN	AN

AnchorSign
 1-800-213-3331

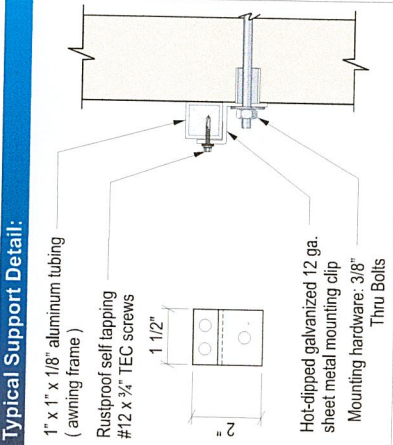
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Awnings C	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Awning Layout Details

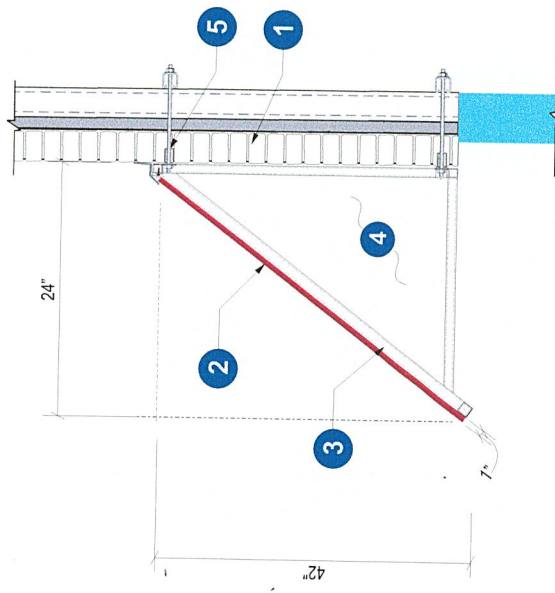
Scale: 1/4" = 1'-0"



Typical Support Detail:

Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts



Section- Metal Awning

Scale: N.T.S.

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center



REVISION INFO

REVISION INFO	Original Readings	Original Readings
	12/10/2020	Original Readings
	12/14/2020	Added Left Elevation, Sign B, and Awnings B
	04/26/2021	Updated Site Plan, Added Pylon
	11/11/2021	Added Engineering
	03/09/2022	Updated Store ID
	06/03/2022	Called out awning height for all awnings
	07/01/2022	Updated Rear Elevation

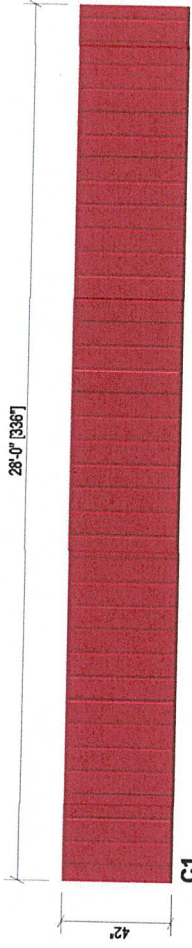
KD	AN
NB	AN
SD	AN
DA	AN
KD	AN
AN	AN
AN	AN

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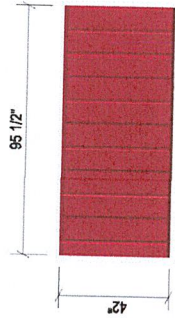


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ME #: 54451



Awning C	Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Awning Layout Details
 Scale: 1/4" = 1'-0"

Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ battened covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts

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McFarland Engineering
 353 Edgewater Ct
 Medford, NJ 07028
 Structural Sign Design
 Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

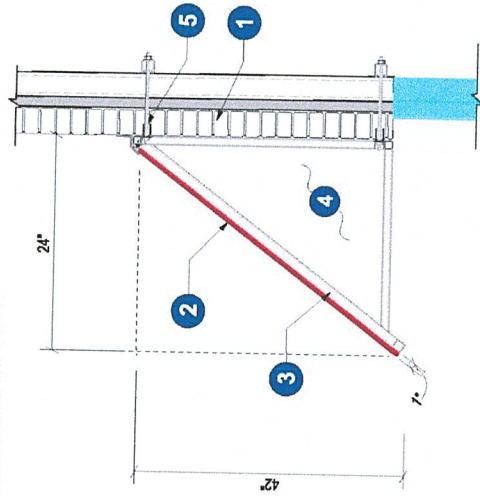
WELLNOW URGENT CARE A28240
 Address: 1425 ROUTE 300
 City/State: NEWBURGH, NY
 Client: ANCHOR SIGN INC

ENGINEERING OF
 ATTACHMENT TO WALL ONLY
 NO CABINET ENGINEERING
 OR EVALUATION OF GAS
 BUILT WALL CONDITIONS
 PROVIDED OR IMPLIED

Initial Drawing: (54451) DS
 Drawn by: Sean McFarland
 Designated by: Sean McFarland
 REVISION INFO



This document will remain in the strictest confidence by Sean M. McFarland, PE on November 15, 2021	
Date:	11-9-2021
Sheet #:	15 OF 17
NY Firm Registration:	F-1138
New York License Number:	52641
New York Expiration Date:	11/03/2022



Section- Metal Awning
 Scale: N.T.S.

wellnow
URGENT CARE

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

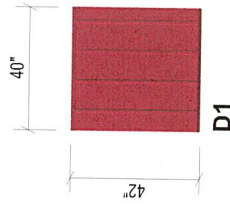
AnchorSign
 1.800.213.3331

REVISION INFO	Original Renderings	Added Left Elevation, Sign B, and Awning B
12/10/2020	Original Renderings	Added Left Elevation, Sign B, and Awning B
04/26/2021	Updated Site Plan, Added Pylon	
11/11/2021	Added Engineering	
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07/01/2022	Updated Rear Elevation	

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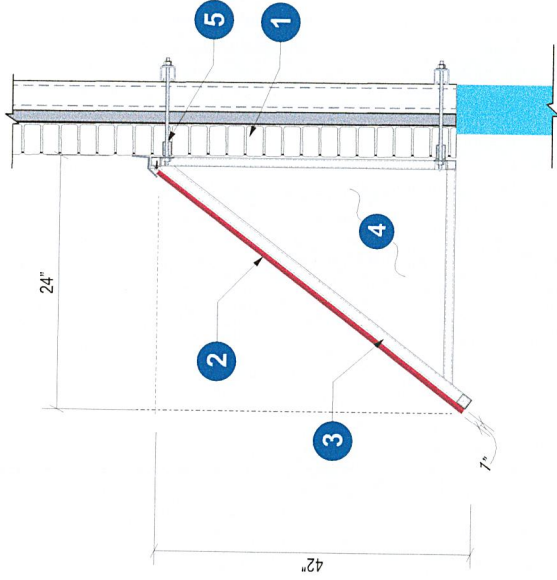
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Awnings D	42" Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Awning Layout Details

Scale: 1/4" = 1'-0"



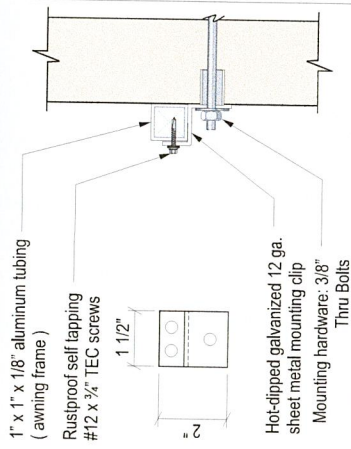
Section- Metal Awning

Scale: N.T.S.

Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts

Typical Support Detail:



Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO

Original Renderings	Updated	Updated
12/10/2020	12/14/2020	04/26/2021
Added Left Elevation, Sign B, and Awnings B	Updated Site Plan, Added Pylon	Added Engineering
	11/11/2021	03/09/2022
	Updated Store ID	Updated Store ID
	06/03/2022	07/01/2022
	Called out awning height for all awnings	Updated Rear Elevation

KD	
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KD	
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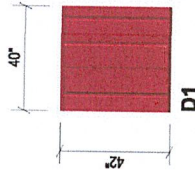
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ME #: 54451

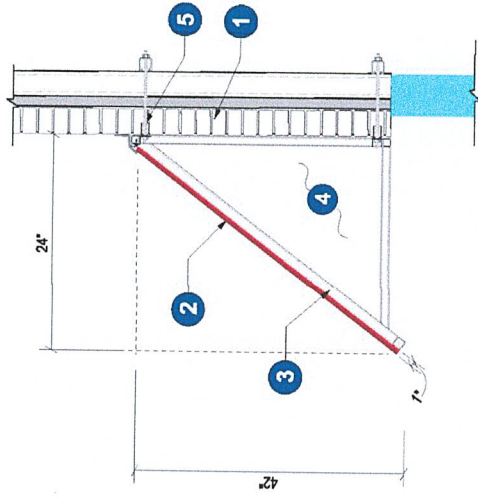
Awnings D	Metal Awning
Type:	Standing Seam Awnings
Illumination:	Non-Illuminated
To Grade:	Bottom of Awning to Grade = 8'-6"



Awning Layout Details
 Scale: 1/4" = 1'-0"

Specifications:

- Existing Facade: Brick Veneer | Plywood | Metal Studs
- Awning Material: 0.063" Aluminum Standing Seam surface w/ batten covers at seam risers painted to match Regal Red
- 1" x 1" x 0.125" Aluminum square tubing frame (wire brush all welds)
- Open Sides & Bottom
- Mounting hardware: 3/8" Thru Bolts



Section - Metal Awning
 Scale: N.T.S.

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McFarland Engineering
 153 Edgewood Ct.
 Mechanics, NC 27228
 Site: civil Sign Design
 Engineering Services

Ph: (281) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE A36240
 Address: 1425 ROUTE 300
 CITY: NEWBURGH NY
 Client: ANCHOR SIGN INC.

ENGINEERING OF
 ATTACHMENT TO WALL ONLY.
 NO CABINET ENGINEERING
 OR EVALUATION OF AS
 BUILT WALL CONDITIONS
 PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 Discussed by: Sean McFarland
 BDD04-04-00054-05



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Date:	11-9-2021
Sheet #:	16 OF 17
NCFirm Registration:	F-1105
New York License Number:	35841
New York Expiration Date:	11/30/2022

wellnow
 URGENT CARE

Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center

REVISION INFO

Original Renderings	KD
12/10/2020	NB
12/14/2020	SD
04/26/2021	DA
11/17/2021	KD
03/09/2022	AN
05/03/2022	AN
07/01/2022	AN

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AnchorSign
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ME #: 54451

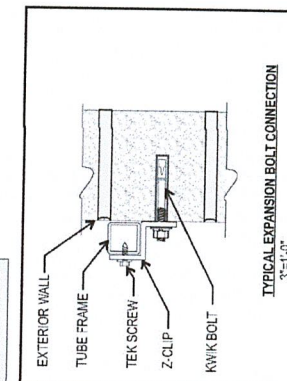
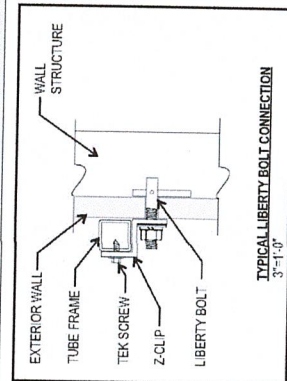
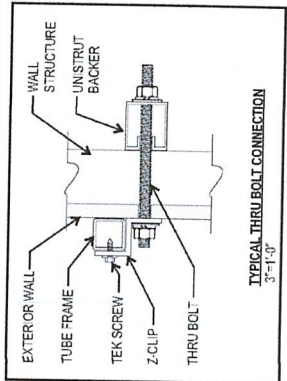
Connection Specification - 42" x 4'-7" - A1/A3
 Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (4) 3/8" Dia. Thru Bolts OR (4) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. **OPTION:** Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.

Connection Specification - 42" x 28'-0" - B1 / C1
 Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (2) 3/8" Dia. Thru Bolts OR (2) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. **OPTION:** Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.

Connection Specification - 42" x 25'-4" - A2
 Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (2) 3/8" Dia. Thru Bolts OR (2) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. **OPTION:** Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.

Connection Specification - 42" x 8'-0" - B2 / B3 / C2 / C3
 Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (8) 3/8" Dia. Thru Bolts OR (6) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. **OPTION:** Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.

Connection Specification - 42" x 3'-4" - D1
 Total Connectors Required = Connect Awning to Building w/ One of (2) Types of Connectors. Use Either (4) 3/8" Dia. Thru Bolts OR (4) 1/2" Dia. Liberty Bolts into Min. 3/4" Thick Plywood. Attach to Wall with 1/8" Z-Clips TEK Screwed to Frame with (2) 3/16" TEKS Min. Space All Connectors Evenly, with Building Connections Along Top and Bottom of Awning. **OPTION:** Equal number of 3/8" Dia. Hilti Kwik Bolts as Thru Bolts.



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McFarland Engineering
 153 Edgewood Ct
 Medford, NJ 07068
 Structural Sign Design
 Engineering Services

Ph: (201) 813-7439
 Email: sean@signstructures.com
 Web: www.signstructures.com

WELLNOW URGENT CARE A26240
 Address: 1425 RTE. 300
 City/State: NEWBURGH NY
 Client: ANCHOR SIGNING

ENGINEERING OF ATTACHMENT TO WALL ONLY
 NO CABINET ENGINEERING OR EVALUATION OF AS BUILT WALL CONDITIONS PROVIDED OR IMPLIED.

Initial Drawing: (54451) DS
 Drawn by: S. MCFARLAND
 ID: 18004-140256405..



The electronic drawing on the attached e-mail is identical to the printed drawing.
 Date: 11-9-2021
 Sheet #: 17 OF 17
 NCEM Registration #: 11195
 New York License Number: 20641
 New York Expiration Date: 11/02/2022

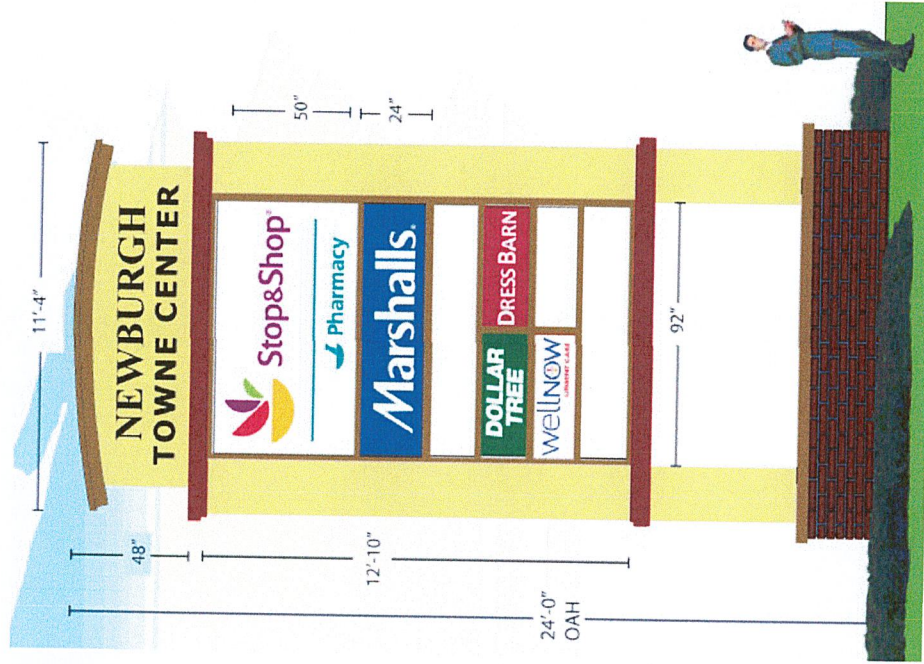
Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center



REVISION INFO	Original Renderings	KD
12/10/2020	Added Left Elevation, Sign B, and Awning B	NB
12/14/2020	Updated Site Plan, Added Pylon	SD
04/26/2021	Added Engineering	DA
11/11/2021	Updated Store ID	KD
03/09/2022	Called out awning height for all awnings	AN
06/03/2022	Updated Rear Elevation	AN
07/01/2022		AN

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*** Landlord provided ***



Client: WellNow Urgent Care
 Site #: WN-5195
 Address: 1425 Route 300
 Newburgh, NY 12550
 Newburgh Town Center



REVISION INFO

DATE	DESCRIPTION
12/10/2020	Original Renderings
12/14/2020	Added Left Elevation, Sign B, and Awning B
04/26/2021	Updated Site Plan, Added Pylon
11/11/2021	Added Engineering
03/09/2022	Updated Store ID
06/03/2022	Called out awning height for all awnings
07/01/2022	Updated Rear Elevation

STATE	DATE	DESCRIPTION
KD		
NB		
SD		
DA		
KD		
AN		
AN		

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