



**TOWN OF NEWBURGH
PLANNING BOARD
TECHNICAL REVIEW COMMENTS**

PROJECT NAME: KUSH FACTORY CANNABIS RETAIL DISPENSARY
PROJECT NO.: 24-34
PROJECT LOCATION: SECTION 95, BLOCK 1, LOT 72
REVIEW DATE: 11 DECEMBER 2024
MEETING DATE: 19 DECEMBER 2024
PROJECT REPRESENTATIVE: BRIAN ANDERSON – ANDERSON ARCHITECTURE STUDIO, P.C.

1. Confirmation that the Adjoiners Notices have been sent out should be received.
2. The project requires submission to Orange County Planning.
3. Once Orange County Planning comments have been received a Public Hearing is required for special use.
4. The project site is part of the overall shopping center use including this parcel and the Lowe's parcel. Unified site plan notes were incorporated into those approvals. Site must continue operate as a unified site plan.
5. No exterior changes other than signage on the building are proposed. Signage is subject to ARB review.
6. Notes pertaining to Code Section 185-48.9C 1 through 5 should be added to the plan sheets.

Respectfully submitted,

MHE Engineering, D.P.C.

Patrick J. Hines
Principal

PJH/kmm

Michael W. Weeks, PE
Principal

NEW YORK OFFICE

33 Airport Center Drive, Suite 202, New Windsor, NY 12553
845-567-3100 | F: 845-567-3232 | mheny@mhepc.com

PENNSYLVANIA OFFICE

111 Wheatfield Drive, Suite 1, Milford, PA 18337
570-296-2765 | F: 570-296-2767 | mhpa@mhepc.com

**TOWN OF NEWBURGH
APPLICATION FOR
SUBDIVISION/SITE PLAN REVIEW**

**RETURN TO: Town of Newburgh Planning Board
21 Hudson Valley Professional Plaza
Newburgh, New York 12550**

11/7/2024

DATE RECEIVED: _____ **TOWN FILE NO:** Application # 2424-34
(Application fee returnable with this application)

1. Title of Subdivision/Site Plan (Project name):

Newburgh Kush Factory Retail Dispensary

2. Owner of Lands to be reviewed:

Name 120 Fulton LLC

Address One Shinev Court,

Monroe, New York 10950

Phone _____

Email _____

3. Applicant Information (If different than owner):

Name Newburgh Kush Factory, Inc.

Address 1255 NY-300, Newburgh, New York 12550

Representative Javier A. Rosado, Esq.

Phone (845) 615-8500

Email javier@omlawteam.com

4. Subdivision/Site Plan prepared by: Architectural Site Plan prepared by:

Name Brian Anderson - Anderson Architecture Studio, PC

Address 1972 Massachusetts Avenue,
Cambridge, MA 02140

Phone (617) 515-2648

Email brian@andersonporter.com

5. Location of lands to be reviewed:

1255 NY-300, Newburgh, New York 12550

6. Zone Commercial
Acreege 7.216

Fire District Orange Lake
School District Newburgh

7. Tax Map: Section 95 **Block** 1 **Lot** 72

8. Project Description and Purpose of Review:

Number of existing lots 1 Number of proposed lots N/A
Lot line change N/A
Site plan review Retail Cannabis Dispensary
Clearing and grading N/A
Other Special Use Permit - Retail Cannabis Dispensary

PROVIDE A WRITTEN SINGLE PAGE DESCRIPTION OR NARRATIVE OF THE PROJECT

9. Easements or other restrictions on property:

(Describe generally) N/A

10. The undersigned hereby requests approval by the Planning Board of the above identified application and scheduling for an appearance on an agenda:

Signature:  Title President

Print Name: Newburgh Kush Factory, Inc.

Date: 11/7/2024

NOTE: If property abuts and has its access to a County or State Highway or road, the following information must be placed on the subdivision map or site plan: entrance location, entrance profile, sizing of pipe (minimum length of pipe to be 24 feet). NYS Route 17 is adjacent.

The applicant will also be required to submit an additional set of plans, narrative letter and EAF if referral to the Orange County Planning Department is required under General Municipal Law Section 239.

TOWN OF NEWBURGH PLANNING BOARD

PROJECT NAME: Newburgh Kush Factory Retail Dispensary

CHECKLIST FOR MAJOR/MINOR SUBDIVISION AND/OR SITE PLAN

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. Environmental Assessment Form As Required
2. Proxy Statement
3. Application Fees
4. Completed Checklist (Automatic rejection of application without checklist)

II. The following checklist items shall be incorporated on the Subdivision Plat or Site Plan prior to consideration of being placed on the Planning Board Agenda. Non-submittal of the checklist will result in rejection of the application.

1. Name and address of applicant
2. Name and address of owner (if different from applicant)
3. Subdivision or Site Plan and Location
4. Tax Map Data (Section-Block-Lot)
5. Location map at a scale of 1" = 2,000 ft. or less on a tax map or USCGS map base only with property outlined ALTA Survey is at 1" = 50' - 0"
6. N/A Zoning table showing what is required in the particular zone and what applicant is proposing. A table is to be provided for each proposed lot
7. N/A Show zoning boundary if any portion of proposed site is within or adjacent to a different zone
8. Date of plan preparation and/or plan revisions
9. Scale the plan is drawn to (Max 1" = 100') Architectural plans are drawn at 1/8" = 1'-0"
10. North Arrow pointing generally up

11. Surveyor's Certification
12. Surveyor's seal and signature
13. N/A Name of adjoining owners
14. N/A Wetlands and buffer zones with an appropriate note regarding D.E.C. or A.C.O.E. requirements
15. N/A Flood plain boundaries
16. N/A Certified sewerage system design and placement by a Licensed Professional Engineer must be shown on plans in accordance with Local Law #1 1989
17. Metes and bounds of all lots
18. Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street
19. Show existing or proposed easements (note restrictions)
20. Right-of-way width and Rights of Access and Utility Placement
21. Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 18 ft. wide)
22. Lot area (in sq. ft. for each lot less than 2 acres)
23. Number of lots including residual lot
24. Show any existing waterways
25. N/A A note stating a road maintenance agreement is to be filed in the County Clerk's Office where applicable
26. N/A Applicable note pertaining to owners review and concurrence with plat together with owner's signature
27. N/A Show any improvements, i.e. drainage systems, water lines, sewer lines, etc.
28. N/A Show all existing houses, accessory structures, wells and septic systems on and within 200 ft. of the parcel to be subdivided
29. N/A Show topographical data with 2 ft. contours on initial submission

- 30. N/A Compliance with the Tree Preservation Ordinance Code Section
- 31. N/A Indicate any reference to a previous subdivision, i.e. filed map number, date and previous lot number
- 32. N/A If a private road, Town Board approval of name is required, and notes on the plan that no town services will be provided and a street sign (per town specs) is to be furnished and installed
- 33. 0 Number of acres to be cleared or timber harvested
- 34. N/A Estimated or known cubic yards of material to be excavated and removed from the site
- 35. N/A Estimated or known cubic yards of fill required
- 36. N/A The amount of grading expected or known to be required to bring the site to readiness
- 37. N/A Type and amount of site preparation which falls within the buffer strip of wetlands or within the Critical Environmental Area. Please explain in sq. ft. or cubic yards.

- 38. N/A Any amount of site preparation within a 100 year floodplain or any water course on the site. Please explain in sq. ft. or cubic yards.

- 39. N/A List of property owners within 500 feet of all parcels to be developed (see attached statement).

The plan for the proposed subdivision or site has been prepared in accordance with this checklist.

By: _____
 Licensed Professional -Signature

Print Name: _____

Date: _____

This list is designed to be a guide ONLY. The Town of Newburgh Planning Board may require additional notes or revisions prior to granting approval.

Date Prepared: 11/6/2024

STATEMENT TO APPLICANTS

RE: TOWN OF NEWBURGH CLEARING AND GRADING LAW

The Town of Newburgh Clearing and Grading Control Law Chapter 83 requires a separate permit for most site preparation activities, including clearing, grading, tree cutting, excavating and filling. Site preparation activities performed following site plan or subdivision approval by the Planning Board may be exempt from the permit application, public hearing, fee and bonding requirements of the law provided the subdivision or site plan application has been reviewed for conformance with the clearing and grading law and the approval conditioned on compliance with the standards set forth in the law.

Completion of the attached form will enable the Planning Board to review your application for conformance with the law's requirements. In the event it is not completed you may be required to apply for a separated permit for your site preparation activities. A sediment and erosion control plan, SWPPP, and a plan showing the areas to be cleared, filled, graded or subjected to tree cutting, the types of vegetation affected and the proposed disposition of the destroyed vegetation must accompany the form. A SEQRA long form or full EAF should be utilized to discuss any environmental impacts and must accompany the application.

TOWN OF NEWBURGH

APPLICATION FOR CLEARING AND GRADING

N/A

Applicant will not be clearing & grading.

Name of applicant: Newburgh Kush Factory, Inc.

Name of owner on premises: Melzina Canigan-Izzard

Address of owner: 1255 NY-300, Newburgh, New York 12550

Telephone number of owner: _____

Telephone number of applicant: (845) 541-6086

State whether applicant is owner, lessee, agent, architect, engineer or contractor:

Owner

Location of land on which proposed work will be done: _____

1255 NY-300, Newburgh, New York 12550

Section: 95 Block: 1 Lot: 72 Sub. Div.: _____

Zoning District of Property: _____ Size of Lot: _____

Area of lot to be cleared or graded: _____

Proposed completion of date: _____

EAF: Time of year limitations exist for Threatened and Endangered Species-

Identify Species & dates if applicable:

Name of contractor/agent, if different than owner: _____

Address: _____

Telephone number: _____

Date of Planning Board Approval: _____ (if required)

I hereby agree to hold the Town of Newburgh harmless from any claims arising from the proposed activity.

Signature of owner: _____ Date: _____

Signature of applicant (if different than owner): _____

TOWN ACTION:

Examined: _____ 20 _____

Approved: _____ 20 _____

Disapproved: _____ 20 _____

FEE LAW SUMMARY

PENDING APPLICATIONS

All applicants with matters pending before the Planning Board as of the effective date of this local law shall be required to post as escrow in the manner and upon the terms and conditions set forth below:

- (a) The Planning Board, in consultation with the applicant, shall compute the amount of the escrow to be posted with the Town. Such amount shall be reasonably related to the costs attendant to the Town's review of the application as of the effective date of this local law. Under no circumstances shall the escrow include amounts attributable to any costs incurred by the Town prior to the effective date of this local law.
- (b) Once computed and established by Resolution of the Planning Board, the applicant shall, within fifteen (15) days of said resolution, post escrow fees with the Secretary of the Planning Board. Failure to deliver the said escrow fees may result in delay of the further processing of the application.

SEVERABILITY

In the event a court of law determined that any provision of this chapter is unenforceable, then only that provision shall be affected and all other provisions shall be fully enforceable.

EFFECTIVE DATE:

This local law shall take effect immediately upon filing in the Office of the Secretary of State.

FEE ACKNOWLEDGEMENT

The Town of Newburgh Municipal Code sets forth the schedule of fees for applications to the Planning Board. The signing of this application indicates your acknowledgement of responsibility for payment of these fees to the Planning Board for review of this application, including, but not limited to escrow fees for professional services (planner/consultant, engineering, legal, landscape consultant, traffic consultant), public hearing and site inspection.

Applicant's submissions and resubmissions are not complete and will not be considered by the planning board or placed upon its agenda unless all outstanding fees have been paid. Fees incurred after the stamping of plans will remain the responsibility of the applicant prior to approval of a building permit or certificate of occupancy. Fee schedules are available from the Planning Board Secretary and are on the Town's website.

Town of Newburgh Code Chapter 104-2. Planning, Zoning and Building fees, Section E(2)(e) states: If the escrow account falls below 40% of the initial deposit, the Planning Board may, if recommended by the consulting engineer, planner or attorney, require that the applicant pay additional funds into the escrow account up to 75% of the initial deposit.



APPLICANT'S SIGNATURE

Newburgh Kush Factory, Inc.

APPLICANT'S NAME-- PRINTED

11/7/2024

DATE

PLANNING BOARD DISCLAIMER STATEMENT
TO APPLICANTS

The applicant is advised that the Town of Newburgh Municipal Code, which contains the Town's Zoning Law, is subject to amendment. Submission of an application to this Board does not grant the applicant any right to continued review under the Code's current standards and requirements. It is possible that the applicant will be required to meet changed standards or new Code requirements made while the application is pending.

An approval by this Board does not constitute permission, nor grant any right to connect to or use municipal services such as sewer, water or roads. It is the applicant's responsibility to apply for and obtain the Town of Newburgh and other agency approvals not within this Board's authority to grant.

The applicant hereby acknowledges, consents, and agrees to the above.

11/7/2024

DATED



APPLICANT'S SIGNATURE

Newburgh Kush Factory, Inc.

APPLICANT'S NAME - PRINTED

**DISCLOSURE ADDENDUM STATEMENT TO APPLICATION,
PETITION AND REQUEST**

Mindful of the provisions of Section 809 of the General Municipal Law of the State of New York, and of the Penal provisions thereof as well, the undersigned applicant states that no State Officer, Officer or Employee of the Town of Newburgh, or Orange County, has any interest, financial or otherwise, in this application or with, or in the applicant as defined in said Statute, except the following person or persons who is or are represented to have only the following type of interest, in the nature and to the extent hereinafter indicated:

 X **NONE**

 NAME, ADDRESS, RELATIONSHIP OR INTEREST
(financial or otherwise)

This disclosure addendum statement is annexed to and made a part of the petition, application and request made by the undersigned applicant to the following Board or Officer of the Town of Newburgh.

 TOWN BOARD
 PLANNING BOARD
 ZONING BOARD OF APPEALS
 ZONING ENFORCEMENT OFFICER
 BUILDING INSPECTOR
 OTHER

 11/7/2024
DATED

 
INDIVIDUAL APPLICANT

 Newburgh Kush Factory, Inc.
CORPORATE OR PARTNERSHIP APPLICANT

BY: _____

TITLE: _____

PRINT: _____

AGRICULTURAL NOTE

(Required to be placed on all plans where property lies within 500 feet of land in active agricultural production or operation)

Property adjacent to lots (1) is in active agricultural operation and production and residents must be aware that such property is protected by New York State "Right to Farm Laws" as regulated by the Department of Agriculture and Markets. From time to time during and prior to the normal growing season land and crops may be sprayed from the ground or by air, manure may be applied, and periodic noise may occur from machinery operation at various times throughout the day. Residents should be aware of this action by the adjacent property owners.

() Specific lots adjacent to the active farming area which are impacted shall be inserted in this space.

AGRICULTURAL DATA STATEMENT

(Required pursuant to Agricultural and Markets Law §305-a for applications for site plan approvals, use variances and subdivision approvals that will occur on property within a County Agricultural District containing an active farm operation or on property with boundaries within five hundred feet of an active farm operation located in a County Agricultural District)


Name and address of the applicant: Newburgh Kush Factory, Inc.
1255 NY-300, Newburgh, New York 12550

Description of the proposed project: Renovation of existing building to retail cannabis dispensary

Location of the proposed project: 1255 NY-300, Newburgh, New York 12550

Name(s) and address(es) of any owner(s) of land within a County Agricultural District containing active farming operations and located within five hundred feet of the boundary of the project property: N/A

A tax map or other map showing the site of the proposed project relative to the location of the identified farm operations must be attached to this form.


APPLICANT'S SIGNATURE

Newburgh Kush Factory, Inc.
APPLICANT'S NAME - PRINTED

11/7/2024
DATE

ARCHITECTURAL REVIEW

The Town of Newburgh Planning Board had been authorized to act as the Architectural Review Board for all: site plans, projects involving ten or more dwelling units, and any construction that would affect the character of a neighborhood under Section §185-59 of the Town Code (Zoning Law).

In order to perform this task, at some point prior to final approval, the applicant shall provide the Planning Board with elevations of buildings for all sides and a written (separately or on drawings) description of the materials, colors and textures to be used in construction. All signs are subject to architectural review as part of any Site Plan approval. Signage plans including size, height, color, logos and location must be included in the ARB Submission. Plans shall also include topographical information and any screening of portions of the buildings, either existing or proposed.

Samples of the material and colors to be used shall either be submitted to the Planning Board or brought to the meeting at which architectural review will be discussed.

ARCHITECTURAL REVIEW FORM
TOWN OF NEWBURGH PLANNING BOARD

11/7/2024

DATE: _____

NAME OF PROJECT: Newburgh Kush Factory Retail Dispensary

The applicant is to submit in writing the following items prior to signing of the site plans.

EXTERIOR FINISH (skin of the building):

Type (steel, wood, block, split block, etc.)

Split block (painted), and Stucco

COLOR OF THE EXTERIOR OF BUILDING:

Off white and cream, blue highlights at sign area

ACCENT TRIM:

Location: Roof line (cornice)

Color: Grey and Red

Type (material): EFIS (A/K/A/ Stucco)

PARAPET (all roof top mechanicals are to be screened on all four sides):

All existing - 2 units have screening on 3 sides, and 1 RTU has no screening

ROOF:

Type (gabled, flat, etc.): Flat

Material (shingles, metal, tar & sand, etc.): EPDM (A/K/A Rolled Rubber Roofing)

Color: Black

WINDOWS/SHUTTERS:

Color (also trim if different): No windows

Type: _____

DOORS:

Color: Entry: Storefront doors, side lites, transome lites (which are black aluminum). All with clear glass

Type (if different than standard door entrée): Egress doors are metal-painted white

SIGN:

Color: TBD by owner

Material: 3D Aluminum channel letters with lexan face

Square footage of signage of site: 84 sq ft. x 2 building mounted signs = 168 sq ft.

Pylon sign is 2' x 10' = 20 sq ft.
Total = 188 sq ft.

Height: _____

Newburgh Kush Factory, Inc. - Applicant

Name and Title (owner, agent, builder, superintendent of job, etc.)- Printed



Applicant's Signature

LIST OF ADJACENT PROPERTY OWNERS

Within ten business days following the applicant's first appearance before the Planning Board, the applicant shall forward a letter prepared by the Planning Board or an authorized agent of the Planning Board to all property owners within 500 feet of the land involved in the application, as the names of such owners appear on the last completed assessment roll of the Town, notifying the property owners of the receipt of the plat and application, by first class mail. **The list of property owners shall be provided to the applicant from the Planning Board, through the Town Assessor's office.**

The mailings shall be prepared and delivered to the Town Hall for physical mailing by designated town personnel. Town personnel will provide an affidavit of mailing which must be delivered to the Planning Board.

Further appearances before the Planning Board shall be prohibited until an affidavit meeting the requirements has been delivered. In the event a modification to an application proposes an increase in the number of lots or the relocation of a proposed road or drainage basin to a location adjacent to an adjoining property, then a supplementary letter shall be required to be forwarded in the same manner advising of the modification.

Short Environmental Assessment Form

Part 1 - Project Information

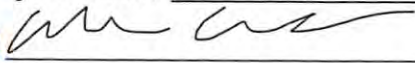
Instructions for Completing

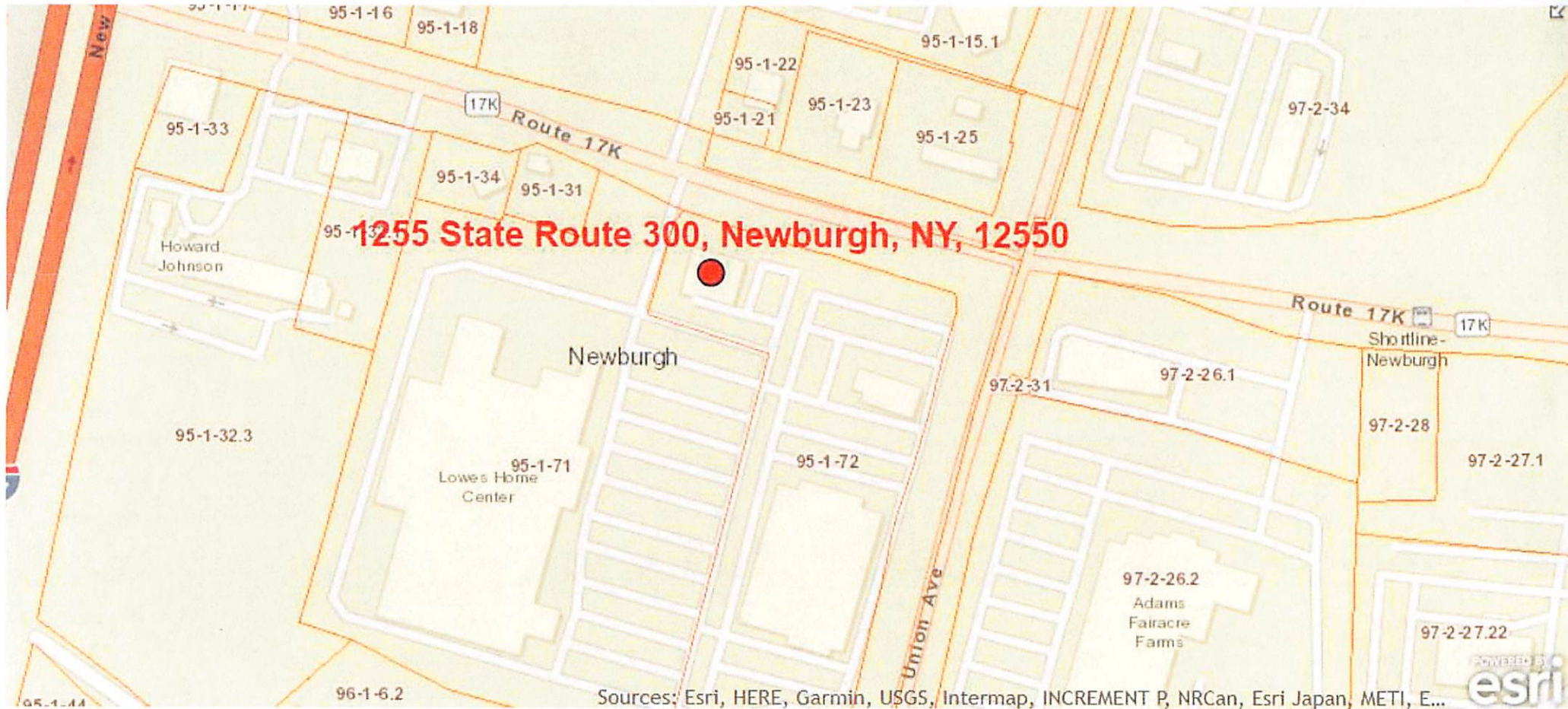
Part 1 – Project Information The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. 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.

<u>Part 1 – Project and Sponsor Information</u>			
Newburgh Kush Factory Inc.			
Name of Action or Project: Newburgh Kush Factory Retail Dispensary			
Project Location (describe, and attach a location map): 1255 NY 300, Newburgh NY (see attached)			
Brief Description of Proposed Action: Applicant request approval to occupy an existing retail building on site with a adult use retail dispensary.			
Name of Applicant or Sponsor: Newburgh Kush Factory Inc.		Telephone: 845-541-6086	
		E-Mail: Melzina@Newburghkfactory.com	
Address: 1255 New York 300			
City/PO: Newburgh		State: NEWYORK	Zip Code: 12550
1. <u>Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation?</u>			NO
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.			YES
2. <u>Does the proposed action require a permit, approval or funding from any other government Agency?</u>			NO
If Yes, list agency(s) name and permit or approval: Town of Newburgh Planning board			YES
3. a. <u>Total acreage of the site of the proposed action?</u>		7.22 acres	
b. <u>Total acreage to be physically disturbed?</u>		N/A acres	
c. <u>Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?</u>		_____ acres	
4. <u>Check all land uses that occur on, are adjoining or near the proposed action:</u>			
<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			

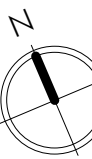
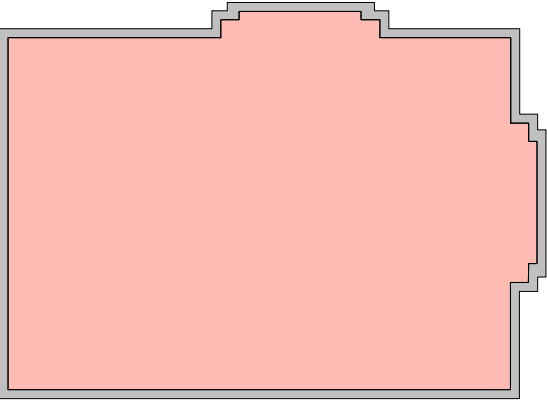
		NO	YES	N/A
5. Is the proposed action,	a. <u>A permitted use under the zoning regulations?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	b. <u>Consistent with the adopted comprehensive plan?</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. <u>Is the proposed action consistent with the predominant character of the existing built or natural landscape?</u>			NO	YES
		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. <u>Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area?</u>			NO	YES
If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
8. a. <u>Will the proposed action result in a substantial increase in traffic above present levels?</u>			NO	YES
	b. Are public transportation services available at or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	c. Are any pedestrian accommodations or bicycle routes available on or near the site of the proposed action?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
9. <u>Does the proposed action meet or exceed the state energy code requirements?</u>			NO	YES
If the proposed action will exceed requirements, describe design features and technologies: <i>Will not exceed state energy code requirements.</i>		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
10. <u>Will the proposed action connect to an existing public/private water supply?</u>			NO	YES
If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
11. <u>Will the proposed action connect to existing wastewater utilities?</u>			NO	YES
If No, describe method for providing wastewater treatment: _____		<input type="checkbox"/>	<input checked="" 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?		<input checked="" type="checkbox"/>	NO	YES
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. <u>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?</u>		<input checked="" type="checkbox"/>	NO	YES
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____				

14. <u>Identify the typical habitat types that occur on, or are likely to be found on the project site.</u> Check all that apply:		
<input type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Suburban		
15. <u>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?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. <u>Is the project site located in the 100-year flood plan?</u>	NO	YES
	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. <u>Will the proposed action create storm water discharge, either from point or non-point sources?</u>	NO	YES
If Yes,	<input checked="" type="checkbox"/>	<input type="checkbox"/>
a. Will storm water discharges flow to adjacent properties?	<input type="checkbox"/>	<input type="checkbox"/>
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)?	<input type="checkbox"/>	<input type="checkbox"/>
If Yes, briefly describe: _____ _____		
18. <u>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)?</u>	NO	YES
If Yes, explain the purpose and size of the impoundment: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. <u>Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</u>	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
20. <u>Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</u>	NO	YES
If Yes, describe: _____ _____	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor/name: <u>Melzina Canigan</u> Date: <u>11/06/2024</u></p> <p><u>Signature</u>  Title: <u>President</u></p>		



1255 State Route 300, Newburgh, NY, 12550

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, E...



NEWBURGH KUSH FACTORY RETAIL DISPENSARY

1255 NY - 300
NEWBURGH, NY
12550



CONTACTS

ARCHITECT
Anderson Architecture Studio, PC
1972 Massachusetts Avenue
Cambridge, MA 02140

Brian Anderson
brian@andersonporter.com
617.354.2501 x 110

OWNER
Newburgh Kush Factory, LLC
1255 NY-300
Newburgh, NY 12550

Melzina Canigan-Izzard
melzina@newburghkfactory.com

DRAWING LIST

- GENERAL
- A-000.00 COVER SHEET
- G-001.00 GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS
- G-002.00 ACCESSIBILITY REQUIREMENTS
- G-003.00 ACCESSIBILITY REQUIREMENTS
- BUILDING CODE REVIEW
- A-001.00 BUILDING CODE REVIEW
- A-002.00 BUILDING LIFE SAFETY DIAGRAM
- A-003.00 PROGRAM FLOOR PLAN DIAGRAM
- ALTA/ACSM LAND TITLE SURVEY
- L-001.00 ALTA/ACSM LAND TITLE SURVEY
- ARCHITECTURAL EXISTING
- AX-100.00 EXISTING SITE PLAN
- AX-101.00 EXISTING FLOOR PLAN
- AX-121.00 EXISTING REFLECTED CEILING PLAN
- AX-201.00 EXISTING EXTERIOR ELEVATIONS
- AX-202.00 EXISTING EXTERIOR ELEVATIONS
- ARCHITECTURAL DEMO
- AD-101.00 DEMOLITION FLOOR PLAN
- AD-121.00 DEMOLITION REFLECTED CEILING PLAN
- ARCHITECTURE
- A-101.00 PROPOSED FLOOR PLAN
- A-102.00 PROPOSED FINISH FLOOR PLAN
- A-103.00 PROPOSED FF&E PLAN
- A-121.00 PROPOSED REFLECTED CEILING PLAN
- A-131.00 WALL TYPES & DETAILS
- A-132.00 DETAILS - VAULT
- A-201.00 PROPOSED EXTERIOR ELEVATIONS
- A-202.00 PROPOSED EXTERIOR ELEVATIONS
- A-601.00 STOREFRONT, WINDOW, & DOOR SCHEDULES
- A-621.00 FINISH, FURNITURE, FIXTURES & EQUIPMENT SCHEDULES

PROJECT DESCRIPTION

PROPERTY ADDRESS: 1255 NY - 300 NEWBURGH, NY 12550

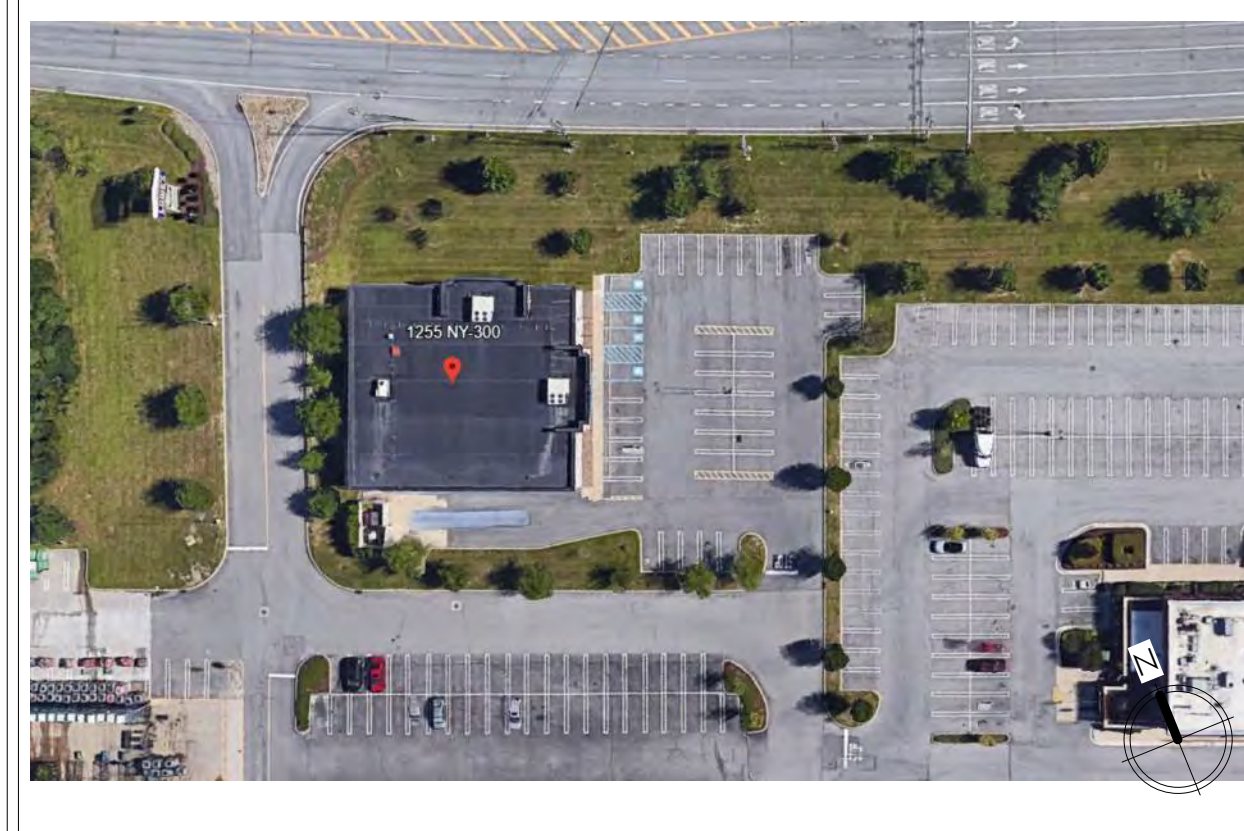
ZONING DISTRICT: COMMERCIAL DISTRICT

PROJECT DESCRIPTION:
RENOVATION OF EXISTING BUILDING TO RETAIL CANNABIS DISPENSARY

ZONING VICINITY MAP



SITE LOCATION



NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
COVER SHEET

SEAL & SIGNATURE: _____ DATE: 24.12.04
PROJECT #: 2420
DRAWING BY: SW
CHK BY: BA
DWG NO. A-000.00
2420

ABBREVIATIONS

NOTE 1: ABBREVIATIONS WHEN USED IN COMPOSITION MAY INCLUDE PERIODS FOR CLARIFICATION
NOTE 2: ABBREVIATIONS MAY BE DIFFERENT WHEN A PART OF A LEGEND

A/C ACC ACST AD ADA ADJ AFC AFF AFG AGGR AHU ALT ALUM ANOD APC APPROX ARCH ASPH ATC AUTO AWT	AIR CONDITIONING(ED) ACCESSIBLE ACQUSTICAL ADJACENT AMERICANS WITH DISABILITIES ADJUSTABLE/ ADJACENT ABOVE FINISHED FLOOR ABOVE FINISHED GRADE AGGREGATE AIR HANDLING UNIT ALTERNATE ALUMINUM ANODIZED ACOUSTICAL PANEL CEILING APPROXIMATE ARCHITECT(URAL), ARCHITECT ASPHALT ACOUSTICAL TILE CEILING AUTOMATIC ACOUSTICAL WALL TREATMENT	FO FOC FOF FOM FOS FP FRMG FRW FT FTG FURG FURN FUT FV	FINISHED OPENING FACE OF CURB FACE OF MASONRY FACE OF SLAB/ FACE OF STUD FIRE PROTECTION/ FIREPROOF FRAMING FIRE RETARDANT TREATED WOOD FOOT (FEET)/ FIRE TREATED FOOTING FURNISH, FURNITURE FUTURE FIELD VERIFY	PSI PTD PTN PTS PVC PVG QT R RB RC RCP RCP'N RD REC REF REINF REQ(D) RESIL REV RF RH RL RM RO ROW RTF RVL	POUNDS PER SQUARE INCH PAINTED PARTITION PNEUMATIC TUBE SYSTEM POLYVINYL CHLORIDE PAVING QUARRY TILE QUANTITY R RISER RUBBER BASE REINFORCED CONCRETE REFLECTED CEILING PLAN RECEPTION RISER DRAIN RECESSED REFERENCE, REFRIGERATOR REINFORCE, REINFORCING RESILIENT REQUIRE, REQUIRED RESILIENT REVISION RESILIENT FLOORING RIGHT HAND RAIN LEADER ROOM ROUGH OPENING RIGHT OF WAY RUBBER TILE FLOOR REVEAL
B/ B/B BC BD BITUM BLDG BM BOT/ BSMT BUR	BOTTOM OF BACK TO BACK BACK OF CURB BOARD BITUMINOUS BUILDING BEAM BENCHMARK BOTTOM OF BASEMENT BUILT-UP ROOFING	GA GALV GEN GFRG GL GL BLK GLU LAM GR LN GRFL GSB GT GWB GYP BD GYP PLAS	GAGE GALVANIZED GENERAL GLASS FIBER REINFORCED CONCRETE GLASS FIBER REINFORCED GYPSUM GLASS GLASS BLOCK GLUED LAMINATED WOOD GRADE LINE GROUND FLOOR GYPSUM SHEATHING BOARD GREASE TRAP GYPSUM WALL BOARD GYPSUM BOARD GYPSUM PLASTER	S SAN SC SCHED SECT SF SGL SHR SHT SIM SJ SNC SS SST STA STC STD STL STR STRUC, STRUCTURAL STOR SUSP SYS SYMM	SANITARY SOLID CORE SCHEDULE SECTION SQUARE FOOT(FEET) SINGLE SHOWER SHEET SIMILAR SLIP JOINT, SCORED JOINT SPECIFICATION SPEAKER SQUARE SERVICE SINK STAINLESS STEEL STATION SOUND TRANSMISSION CLASS STANDARD STEEL STRUCTURE, STRUCTURAL STORAGE SUSPENDED SYSTEM SYMMETRICAL
CAB CB C/C CCTV CEMENT CF/CI CF/OI CFM CFMF CG CI CIP CJ CL CLG CLO CLR CLRM CM CMU CO COL COMM CONC CONF CONT COORD CORR CP CPT CT CTR CU CUH CUST	CABINET CATCH BASIN CENTER TO CENTER CLOSED CIRCUIT TELEVISION CEMENT CONTRACTOR FURNISHED, CONTRACTOR INSTALLED, CONTRACTOR FURNISHED, OWNER INSTALLED CUBIC FEET PER MINUTE COLD-FORMED METAL FRAMING CORNER GUARD CAST IRON, CURB INLET CAST-IN-PLACE CONTROL JOINT CENTER LINE CEILING CLOSED CLEAR CLASSROOM CENTIMETER CONCRETE MASONRY UNIT CLEAN OUT COLUMN COMMUNICATION CONCRETE CONFERENCE CONTINUOUS COORDINATE CORRIDOR CARPET CARPET TILES CERAMIC TILE CENTER/CONTOUR CUBIC CABINET UNIT HEATER CUSTODIAN COLD WATER PIPING/ CHEMICAL WASTELINE	H HB HC HDW HDWD HOLD OPEN HORIZ HPT HS HSPKPG HT HVAC HW	HIGH HOSE BIBB HOLLOW CORE HARDWARE HARDWOOD HOLLOW METAL HOLD OPEN HORIZONTAL HIGH POINT HEAT STRENGTHENED HOUSEKEEPING HEIGHT HEATING, VENTILATION, AIR CONDITIONING HOT WATER	T TJ TA T&B T&G TEL TEMP TER THK TI TIT TO TOPOG TRTD TS TV TYP	TREAD TOP OF TOILET ACCESSORY TOP & BOTTOM TONGUE & GROOVE TELEPHONE TEMPORARY TERRAZZO THICK TENANT IMPROVEMENT TOILET TOPOGRAPHY, TOPOGRAPHIC TREATED TUBE STEEL TELEVISION TYPICAL
D DBL DEG DEMO DEPT DF DIA DIAG DIFF DIM DISP DIV DL DN DR DR DISH DWG	DEEP, DEPTH, PENNY (NAIL) DOUBLE DEGREE DEMOLISH, DEMOLITION DEPARTMENT DRINKING FOUNTAIN DIAMETER (EXTERIOR) DIAGONAL DIFFUSER/ DIFFERENCE DIMENSION DISPENSER DIVISION DEAD LOAD DOWN DOOR/ DRAIN DOWNSPOUT DISHWASHER DRAWING	ID INCL INSUL INT INVT JAN JAN CLO KIT L LAB LAM LAU LAV LB LF LH LIB LKR LL LLH LLV LONG LOC LPT LFT LTG LVR	INSIDE DIAMETER INCANDESCENT INSULATION INTERIOR INVERT JANITOR JANITORS CLOSET KITCHEN LONG LENGTH LABORATORY LAMINATE(D) LAUNDRY LAVATORY FOUNDATION(S) LINEAR FOOT, (FEET) LEFT HAND LIBRARY LOCKER LIVE LOAD LONG LEG HORIZONTAL LONG LEG VERTICAL LONGITUDINAL LOCATION LOW POINT LIGHT LIGHTING LOUVER	U UH UL UNEX UNFIN UNO UTIL VB VCT VENT VERT VEST VIF VIF VOL VWC	HEAT TRANSFER COEFFICIENT UNIT HEATER UNDERWRITERS LABORATORIES UNEXCAVATED UNFINISHED UNLESS NOTED OTHERWISE UTILITY VINYL BASE VINYL COMPOSITION TILE VENTILATION VERTICAL VESTIBULE VERIFY IN FIELD VENEER VOLUME VINYL WALL COVERING
E EA EIFS EJ EL ELAST ELEC ELEV EMER EMER SHR ENCL ENGR ENTR EO EOS EP EQ EQUIP ETC EW EWIC EXH EXIST EXP EXT	EAST EACH EXTERIOR INSULATION AND FINISH SYSTEM EXPANSION JOINT ELEVATION ELASTOMERIC ELECTRICAL ELEVATOR EMERGENCY EMERGENCY SHOWER ENCLOSURE ENGINEER ENTRANCE ELECTRIC OUTLET EDGE OF SLAB ELECTRICAL PANEL EQUAL EQUIPMENT ET CETERA EACH WAY ELECTRIC WATER COOLER EXHAUST EXISTING EXPANSION EXTERIOR, EXTERNAL	M MACH MAINT MATL MAX MECH MEMB MEP MEZZ MFR MH MHO MINIUM MISC MKR BD MM MO MTG MTL MULL	METER MACHINE MAINTENANCE MATERIAL MAXIMUM MECHANICAL MEMBRANE MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION MEZZANINE MANUFACTURER MANHOLE MAGNETIC HOLD OPEN MINIMUM MISCELLANEOUS MARKER BOARD MILLIMETER MASONRY OPENING MEETING METAL MULLION	W W/ W/O WC WD WG WH WI WINDW WP WSC WT WVF WWM	WEST WITH WITHOUT WATER CLOSET WOOD WALL GUARD WATER HEATER WROUGHT IRON WINDOW WORKING POINT WAINSCOT WEIGHT WELDED WIRE FABRIC WELDED WIRE MESH
F/ F/F FA FAAP FAP FCO FC FD FDC FDCC FDTN FE FEC FF FH FHC FHR FIN FF EL FL FLUOR	FACE OF FACE TO FACE FIRE ALARM FIRE ALARM ANNUNCIATOR PANEL FIRE ALARM CONTROL PANEL FLOOR CLEANOUT FURRING CHANNEL FLOOR DRAIN FIRE DEPARTMENT CONNECTION FIRE DEPARTMENT CONNECTION CABINET FOUNDATION FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FINISH FACE FIRE HYDRANT FIRE HOSE CABINET FIRE HOSE BACK FINISH(ED) FINISHED FLOOR ELEVATION FLOOR FLUORESCENT	N NIC NO NOM NTS O/O OC OCC OD OF/CI OF/OI OFF OPH OPNG OPP ORD	NORTH NOT IN CONTRACT NUMBER NOMINAL NOT TO SCALE OUT TO OUT ON CENTER OCCUPY, OCCUPANT OUTSIDE DIAMETER OWNER FURNISHED, CONTRACTOR INSTALLED OWNER FURNISHED, OWNER INSTALLED OFFICE OPPOSITE HAND OPENING OPPOSITE OVERFLOW ROOF DRAIN	X YD YR ZN	BY YARD YEAR ZINC

SYMBOLS LEGEND

	SHEET NUMBER A-101.00
	DRAWING 1/4" = 1'-0"
	NORTH ARROW
	COLUMN SYMBOL & GRID
	FIRST FLOOR 118'-6"
	LEVEL 2 118'-6"
	MATCHLINE SEE ? / ? SHEET NUMBER ON WHICH CONTINUATION IS FOUND
	BREAK LINE
	DOOR IDENTIFICATION TAG (101)
	WALL TYPE TAG XX-XX
	WINDOW IDENTIFICATION 1
	DUPLX OUTLET
	CAT 5 / COAX / DATA
	CARBON MONOXIDE DETECTOR CO
	SMOKE ALARM CSA
	FLOOR DRAIN FD
	EQUIPMENT ACCESSORY TAG

	EXISTING PARTITION OR PARTITION W/ DOOR TO BE REMOVED
	EXISTING PARTITION TO REMAIN
	NEW PARTITION
	ROOM NAME 101
	ROOM TAG
	BUILDING SECTION TAG SECTION DESIGNATION SHEET NUMBER
	DETAIL OR WALL SECTION TAG SECTION DESIGNATION SHEET NUMBER
	PARTIAL PLAN & DETAIL TAG PLAN OR DETAIL DESIGNATION SHEET NUMBER
	EXTERIOR ELEVATION TAG ELEVATION DESIGNATION SHEET NUMBER
	INTERIOR ELEVATION TAG ELEVATION DESIGNATION SHEET NUMBER
	DRAWING REVISIONS REVISION NUMBER
	AREA OUT OF SCOPE

MATERIALS

	SOIL - COMPACTED
	SOIL - UNDISTURBED
	POROUS FILL - COURSE (CRUSHED STONE)
	POROUS FILL - MEDIUM (GRAVEL)
	POROUS FILL - FINE (SAND)
	BITUMINOUS PAVING (ASPHALT)
	CONCRETE - CAST IN PLACE
	CONCRETE - LIGHTWEIGHT (TOPPING)
	TERRAZZO
	STONE - CUT
	STONE - CAST
	MASONRY - BRICK
	MASONRY - GLAZED BRICK
	MASONRY - CONCRETE MASONRY UNIT (CMU)
	MASONRY - GLAZED OR GROUND FACED CMU
	MASONRY - STRUCTURAL CLAY TILE
	METAL - STEEL
	METAL - ALUMINUM
	METAL - ORNAMENTAL
	CONTINUOUS WOOD FRAMING
	DISCONTINUOUS WOOD BLOCKING OR SHIM
	WOOD - FINISH WOODWORK
	WOOD - PLYWOOD
	WOOD - PARTICLE BOARD
	WOOD - FLOORING
	GYPSUM WALLBOARD
	GYPSUM WALLBOARD - LEAD LINED
	WATERPROOFING OR AIR/VAPOR BARRIER
	RIGID INSULATION
	BATT INSULATION
	SPRAY-ON FIREPROOFING
	PLASTER STUCCO W/ METAL LATH
	RESILIENT FLOORING
	CARPETING
	INSULATED GLAZING
	IMP INSULATED MINERAL FIBER
	MONOLITHIC GLASS
	GLASS BLOCK
	ACOUSTICAL CEILING PANEL
	BACKER ROD AND SEALANT

GENERAL PROJECT NOTES

<p>GENERAL DEMOLITION NOTES:</p> <ol style="list-style-type: none"> CONTRACTOR SHALL VERIFY EXISTING CONDITIONS. CONTRACTOR SHALL DOCUMENT ANY EXISTING COLUMNS AND NOTIFY THE ARCHITECT. THE DEMOLITION PLANS ARE DERIVED FROM EXISTING PLANS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. DIMENSIONS AND INFORMATION IN THESE DRAWINGS ARE BASED ON EXISTING DRAWINGS DRAWN PRIOR TO DEMOLITION. DEMOLITION NOTES ON THE PLAN IDENTIFY SPECIFIC AREAS OF WORK BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE. THE CONTRACTOR SHALL VERIFY THE DIMENSION OF ALL COMPONENTS TO BE DEMOLISHED. CONTRACTOR SHALL NOTIFY "DIG-SAFE" PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY. ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DERICTED ON THE DRAWINGS SHALL BE REMOVED, INCLUDING BUT NOT LIMITED TO ITEMS SHOWN ON THE PLANS WITH DASHED LINES. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEM SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSITION OF MATERIALS TO BE DEMOLISHED. VERIFY WITH OWNER THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE. ALL REMOVALS AND SALVAGE, UNLESS SPECIFICALLY NOTED OR REQUESTED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. ONLY NON-LOAD BEARING CONSTRUCTION AND PARTITIONS SHALL BE REMOVED. CONTRACTOR SHALL VERIFY, PRIOR TO REMOVAL, THAT NO STRUCTURAL COMPONENTS (E.G. BEARING WALLS, BEAM, HEADERS, ETC.) SUPPORTING FLOOR, ROOF, OR CEILING JOISTS ARE DESIGNATED FOR REMOVAL. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PRIOR TO REMOVAL OF ANY CONSTRUCTION IN QUESTION OR DEVIATING FROM THE DESIGN INTENT. CONTRACTOR'S NON-CONTACT OF ARCHITECT PRIOR TO REMOVAL OF ANY WORK INDICATES A COMPLETE UNDERSTANDING THAT NO LOAD BEARING OR STRUCTURAL WORK IS BEING ALTERED UNDER THIS CONTRACT. ALL STRUCTURAL SYSTEMS SHALL BE MAINTAINED AND SHALL BE OF SUFFICIENT STRENGTH TO SUPPORT THE DESIGN LOADS AND TO RESIST THE DEFORMATION CAUSED BY SUCH LOADS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY SHORING ASSOCIATED WITH DEMOLITION WORK. CONTRACTOR SHALL COORDINATE EXISTING UTILITY DEMOLITION AND CREATION OF NEW TEMPORARY SERVICE FOR TEMPORARY USE ITEMS. PATCH ALL FINISHES TO MATCH EXISTING, INCLUDING BUT NOT LIMITED TO: GYPSUM BOARD, PLASTER, ACOUSTIC SYSTEMS, WOOD TRIM, COVERS, BASE, PANELS AND RAILS. VERIFY MATCH OF NEW FINISH MATERIALS TO EXISTING IN COLOR, TEXTURE, THICKNESS, CUT, ETC... TO SATISFACTION OF OWNER PRIOR TO INSTALLATIONS. PROVIDE OTHER MATERIALS TO MATCH EXISTING WHEN REQUIRED. TO BE APPROVED BY ARCHITECT AND OWNER. PATCH EXISTING WALLS GYPSUM DRYWALL OR PLASTER TO MATCH EXISTING OF SUFFICIENT THICKNESS TO MAINTAIN UNIFORM WALL THICKNESS. ALL EXPOSED PORTIONS OF WALL SHALL BE FINISHED WITH THREE (3) COATS OF SPECKLING, SANDED AND LEFT IN A PAINT READY CONDITION. ALL FIRE AND LIFE SAFETY EQUIPMENT, UNLESS NOTED OTHERWISE, SHALL REMAIN AND BE TIED INTO NEW SERVICE. ALL ROOF PENETRATIONS SHALL BE PATCHED AND REPAIRED. ALL EXISTING PLUMBING FIXTURES, UNLESS NOTED OTHERWISE, SHALL BE REMOVED AND DISCARDED PER CODE. ALL EXISTING INSULATION SHALL NOT BE REMOVED OR ALTERED UNLESS EXPLICITLY OTHERWISE NOTED. 	<p>GENERAL CONSTRUCTION NOTES:</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO BIDDING TO BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE START OF WORK. NOTIFY THE ARCHITECT OF ANY SIGNIFICANT CHANGES IN DIMENSIONS OR CONDITIONS. THE DRAWINGS ARE INTENDED TO BE FOLLOWED IN CONJUNCTION WITH THE SPECIFICATIONS AND/OR PROJECT MANUAL. THE SPECIFICATION AND/OR PROJECT MANUAL FORMS PART OF THE CONTRACT DOCUMENTS AND CONTAINS ADDITIONAL INFORMATION REQUIRED TO CONSTRUCT THE WORK OF THIS CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND NECESSARY FACILITIES, AND PERFOM ALL LABOR AND SERVICES OF PROJECT MANUAL FORMS PART OF THE CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS AND AGENCY APPROVALS TO THE OWNER. THE CONTRACTOR SHALL ARRANGE FOR, OBTAIN AND PAY FOR ALL PERMITS, CERTIFICATES, INSPECTIONS, AGENCY APPROVALS, ETC., AND PAY ALL FEES LEVIED BY STATE, LOCAL AND MUNICIPAL AUTHORITIES HAVING JURISDICTION OVER WORK PERFORMED UNDER THIS CONTRACT. PROVIDE COPIES OF ALL REQUIRED PERMITS, CERTIFICATES, INSPECTIONS AND AGENCY APPROVALS TO THE OWNER. ALL WORK SHALL BE FABRICATED AND INSTALLED IN STRICT ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, ALL APPLICABLE STATE AND LOCAL CODES, AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THE CONTRACT. ANY CODE DEFICIENCIES IN THE DRAWINGS RECOGNIZED BY THE CONTRACTOR SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. ALL CONTRACTORS AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER PERFORMANCE OF THEIR WORK, COORDINATING WITH OTHER TRADES, MEANS AND METHODS OF CONSTRUCTION, SAFETY, AND SECURITY ON SITE. CUTTING AND PATCHING SHALL BE PERFORMED BY EACH TRADE AS NECESSARY FOR THE PERFORMANCE AND INSTALLATION OF THEIR WORK. CUTTING AND PATCHING SHALL BE PERFORMED IN A WORKMANLIKE MANNER CONSISTENT WITH INDUSTRY STANDARDS FOR FINISHES AND SUBSTRATES AFFECTED. THE CONTRACTOR SHALL PROTECT THE FACILITY FROM WEATHER AND MAINTAIN SECURITY DURING ALL CONSTRUCTION WORK. EXISTING PROPERTY SHALL BE PROTECTED DURING CONSTRUCTION. REPAIR OR REPLACE, WITHOUT ADDITIONAL CHARGE TO THE OWNER, ANY EXISTING WORK DAMAGED DURING THE COURSE OF CONSTRUCTION. THE INTENT OF THE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE FOR A PLUMB, LEVEL, AND SQUARE STRUCTURE UNLESS OTHERWISE NOTED. ANY DEVIATION FROM THIS GENERAL INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. DO NOT SCALE DRAWINGS: ALL DIMENSIONS SHALL HAVE PREFERENCE OVER SCALE AND BE FIELD VERIFIED AND COORDINATED WITH WORK OF ALL TRADES. IF NO DIMENSIONS ARE GIVEN, OR IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION BEFORE BIDDING OR COMMENCING THE WORK. DETAILS ARE INTENDED TO SHOW METHODS AND MANNER OF ACCOMPLISHING WORK. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, ALL INCLUDED AS PART OF THE WORK. THE CONTRACTOR SHALL VERIFY THE SIZES AND LOCATIONS OF ALL MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES, AS WELL AS POWER, WATER AND DRAIN REQUIREMENTS FOR SUCH EQUIPMENT WITH EQUIPMENT MANUFACTURER. DEVIATION OF THE AFOREMENTIONED REQUIREMENTS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION. UNLESS ITEMS OR MATERIAL, EQUIPMENT OR WORK ARE SPECIFICALLY NOTED TO BE PROVIDED OR FURNISHED BY OTHERS, THEY SHALL BE PROVIDED UNDER THIS CONTRACT. ALL WORK SHALL BE PERFORMED BY SKILLED WORKERS IN A WORKMANLIKE AND PROFESSIONAL MANNER CONSISTENT WITH INDUSTRY STANDARDS. 	<p>17. MATERIALS AND COMPONENTS AS SPECIFIED CONSTITUTE A STANDARD OF QUALITY, UNLESS OTHERWISE NOTED. EQUAL SUBSTITUTES WILL BE ACCEPTABLE ONLY WITH WRITTEN PRIOR APPROVAL BY THE ARCHITECT.</p> <p>18. THE CONTRACTOR SHALL PERFORM TESTS AT THEIR OWN EXPENSE, AS NECESSARY OR AS REQUIRED BY ANY INSPECTION AGENCY. TEST SHALL BE MADE TO VERIFY WHETHER THE SYSTEM OR COMPONENTS INSTALLED COMPLY WITH THE SPECIFICATIONS AND ARE IN WORKING ORDER.</p> <p>19. THE CONTRACTOR SHALL LEAVE THE WORK IN PROPER WORKING ORDER AND SHALL, WITHOUT ADDITIONAL CHARGE, REPLACE ANY WORK, MATERIALS, OR EQUIPMENT FURNISHED AND INSTALLED UNDER HIS CONTRACT WHICH DEVELOPS DEFECTS, EXCEPT FROM ORDINARY WEAR AND TEAR, WITHIN ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER.</p> <p>20. THE CONTRACTOR SHALL REPLACE SEALANT AT ALL EXTERIOR PENETRATIONS AT EXTERIOR WALLS AND ROOF THAT ARE IN POOR CONDITION.</p> <p>21. THE CONTRACTOR SHALL INFILL ANY AND ALL HOLES IN THE BUILDING EXTERIOR.</p> <p>22. THE CONTRACTOR SHALL PROVIDE A PRIVACY FILM ON ALL WINDOWS. SEE SPECIFICATIONS FOR MORE INFORMATION.</p> <p>23. IN BUILDINGS TO BE OCCUPIED DURING CONSTRUCTION, DO NOT OBSTRUCT ACCESS TO EXISTING EXITS, AND DO NOT REDUCE THE WIDTH OF EXIT PATHWAYS.</p> <p>24. MEMBRANE PENETRATIONS AND THROUGH PENETRATIONS IN FIRE RATED WALLS, FLOORS, CEILINGS, AND ROOF ASSEMBLIES SHALL BE SEALED WITH A LISTED AND RATED PENETRATION SEALANT SYSTEM MEETING OR EXCEEDING THE REQUIRED FIRE RATING OF THE ASSEMBLY.</p> <p>25. FIRE RESISTIVE RATINGS MUST BE MAINTAINED AROUND AND BEHIND CABINETS, ELECTRICAL PANELS, JUNCTION BOXES, AND ANY DEVICES OR EQUIPMENT RECESSED INTO RATED ASSEMBLIES.</p> <p>26. THE CONTRACTOR SHALL INSTALL CONTINUOUS PERIMETER FIRESAFING AT RATED FLOORS AND ROOFS, AND COORDINATE THE INSTALLATION WITH EXTERIOR WALLS. FIRE RATINGS OF SAFING SYSTEMS SHALL MATCH, OR EXCEED, THE FIRE RATING OF THE FLOOR AND/OR ROOF ASSEMBLIES.</p> <p>27. THE CONTRACTOR SHALL INSTALL STIFFENERS, BRACING, BACKING PLATES AND/OR BLOCKING AS REQUIRED FOR SECURE INSTALLATION OF WALL AND CEILING MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO: TOILET PARTITIONS, DOORS AND WALL-MOUNTED DOOR HARDWARE, HANDRAILS, WALL-MOUNTED CASEWORK, ARTWORK, OPERABLE PARTITIONS, DEMOUNTABLE PARTITIONS, GLAZINGS, MISCELLANEOUS FURNISHINGS AND EQUIPMENT, MECHANICAL, PLUMBING, AND ELECTRICAL EQUIPMENT.) WOOD BLOCKINGS, IF PERMITTED BY CODE AND INSPECTIONAL AUTHORITIES, SHALL BE FIRE AND MOISTURE TREATED.</p>
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NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
**GENERAL NOTES, SYMBOLS,
AND ABBREVIATIONS**

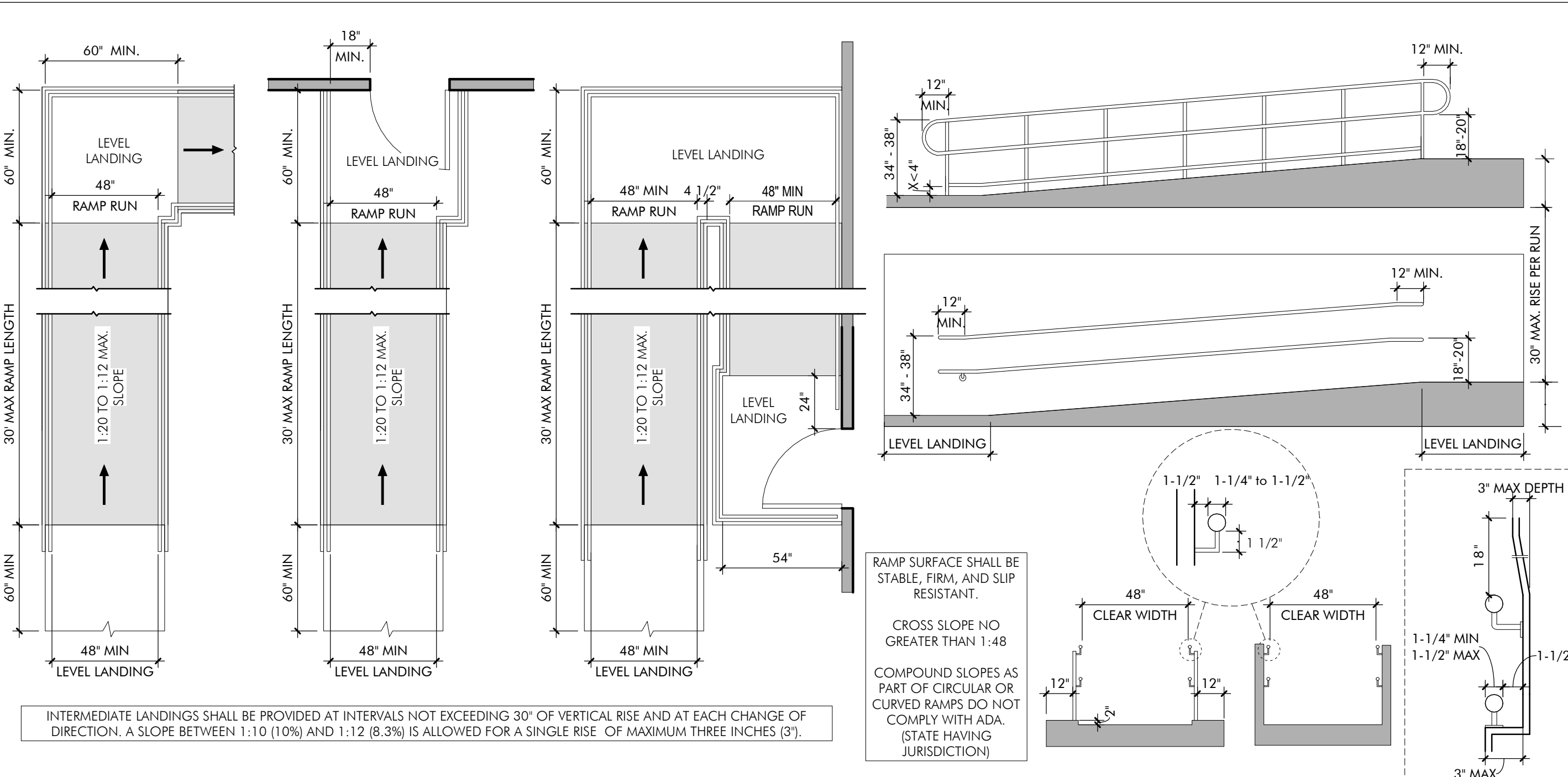
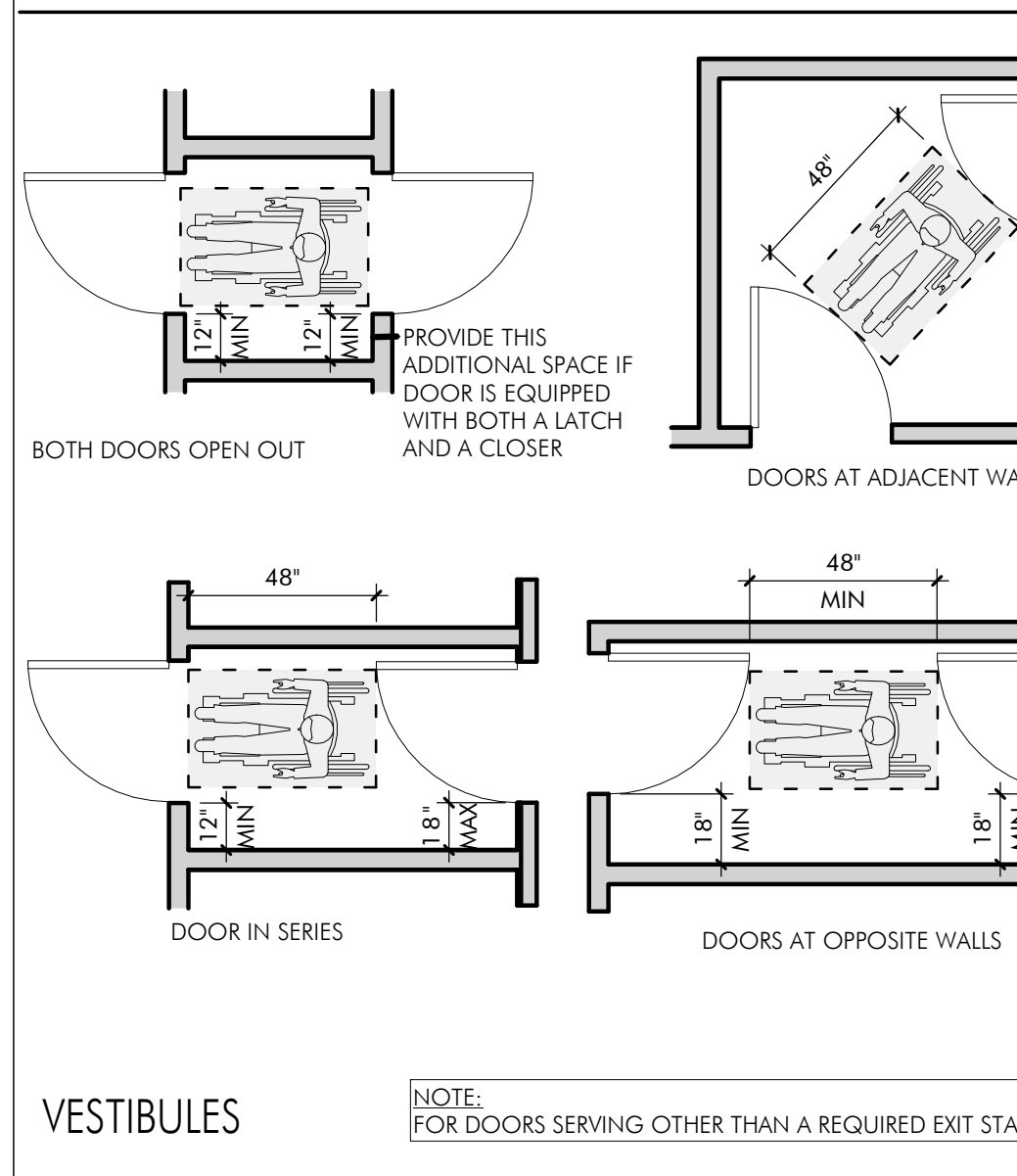
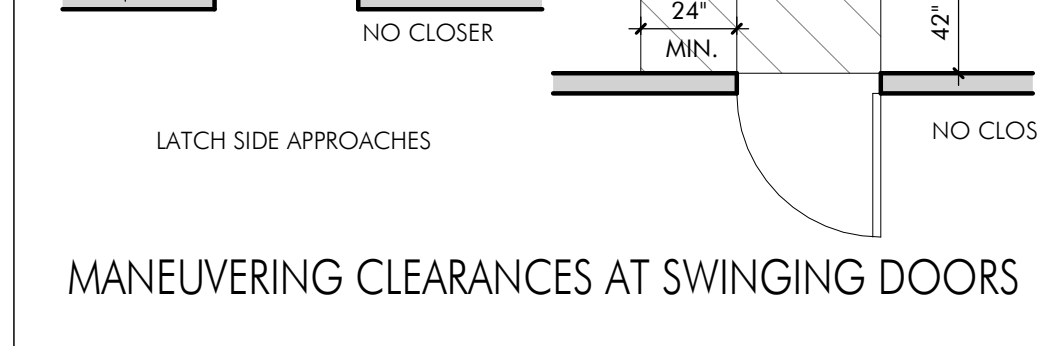
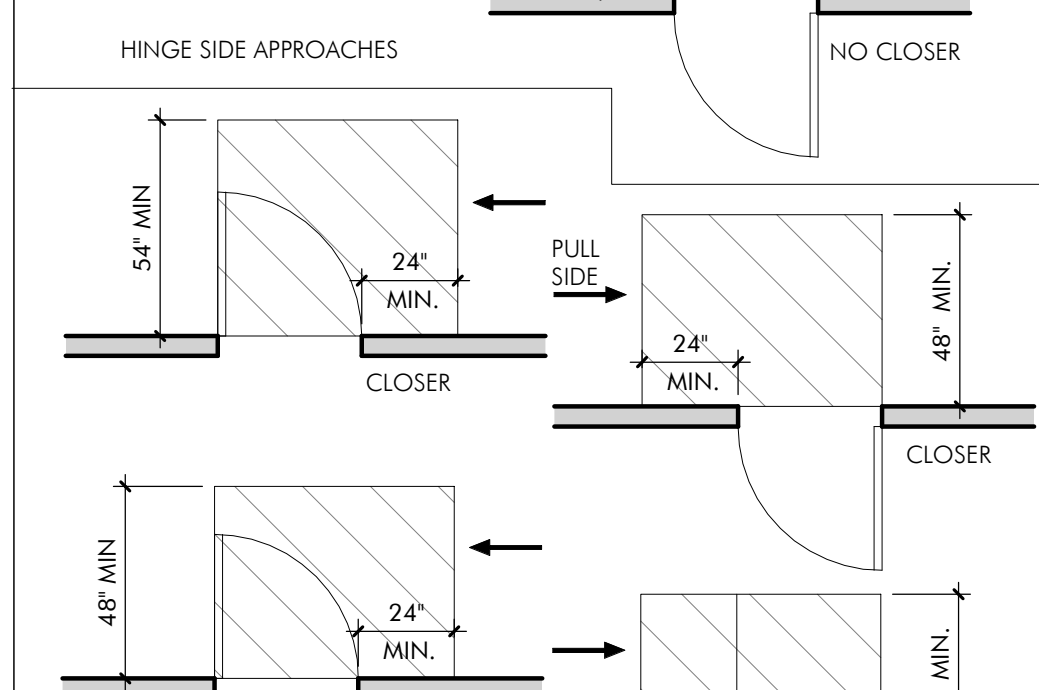
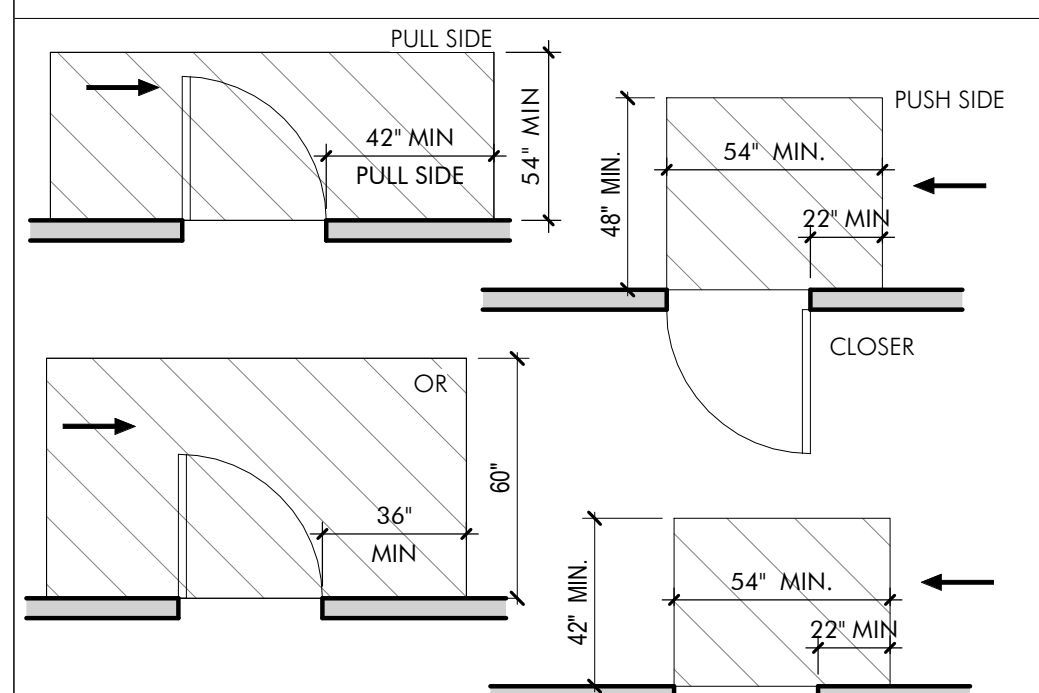
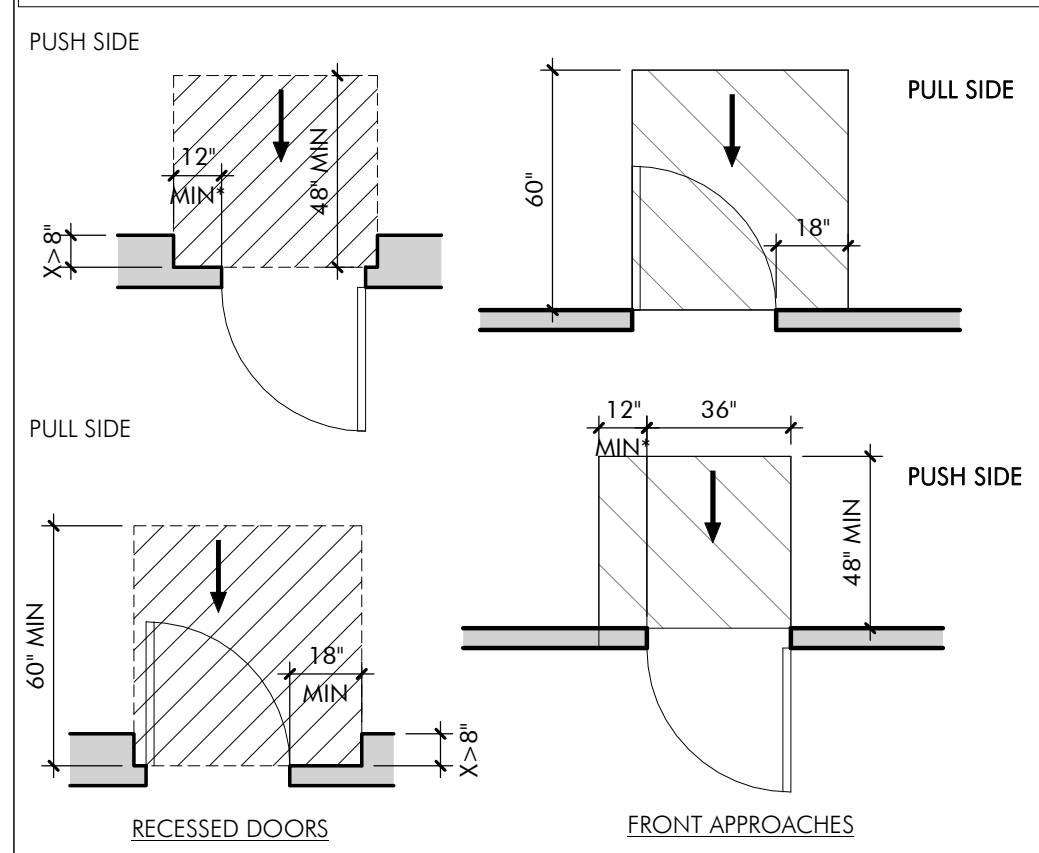
DATE: 24.12.04
PROJECT #: 2420
DRAWING BY: SW
CHK BY: BA
DWS NO.

G-001.00

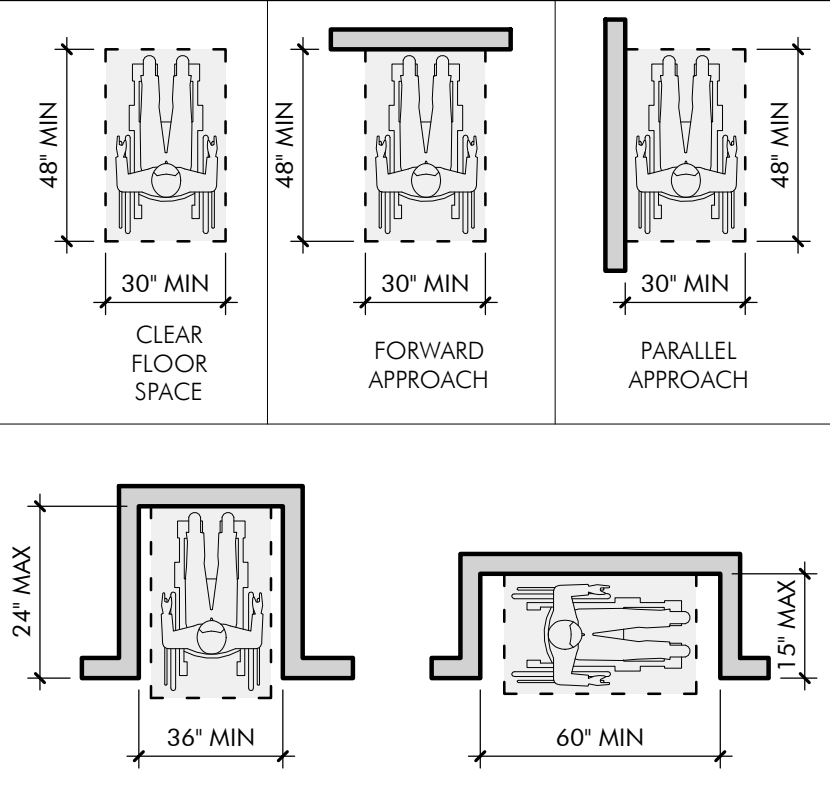
NOTE:
THE CONDITIONS ILLUSTRATED ON THIS SHEET CONSTITUTE LEGAL STANDARDS FOR HANDICAPPED ACCESSIBILITY. THEY DO NOT CONSTITUTE ACTUAL ARCHITECTURAL CONDITIONS FOR CONSTRUCTION IN THE COURSE OF THIS WORK.
SEE ENCLOSED ARCHITECTURAL DRAWINGS FOR ACTUAL EXTENT OF WORK. NOT ALL CONDITIONS SHOWN HERE NECESSARILY OCCUR IN THIS PROJECT.
CONTRACTOR TO INFORM ARCHITECT WHEN ACTUAL CONSTRUCTION WILL NOT CONFORM TO THESE STANDARDS (DUE TO FIELD CONDITIONS, ETC.).
REFER TO STATE ACCESSIBILITY REQUIREMENTS AND 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN FOR ALL ACCESSIBILITY REQUIREMENTS.

GENERAL NOTES

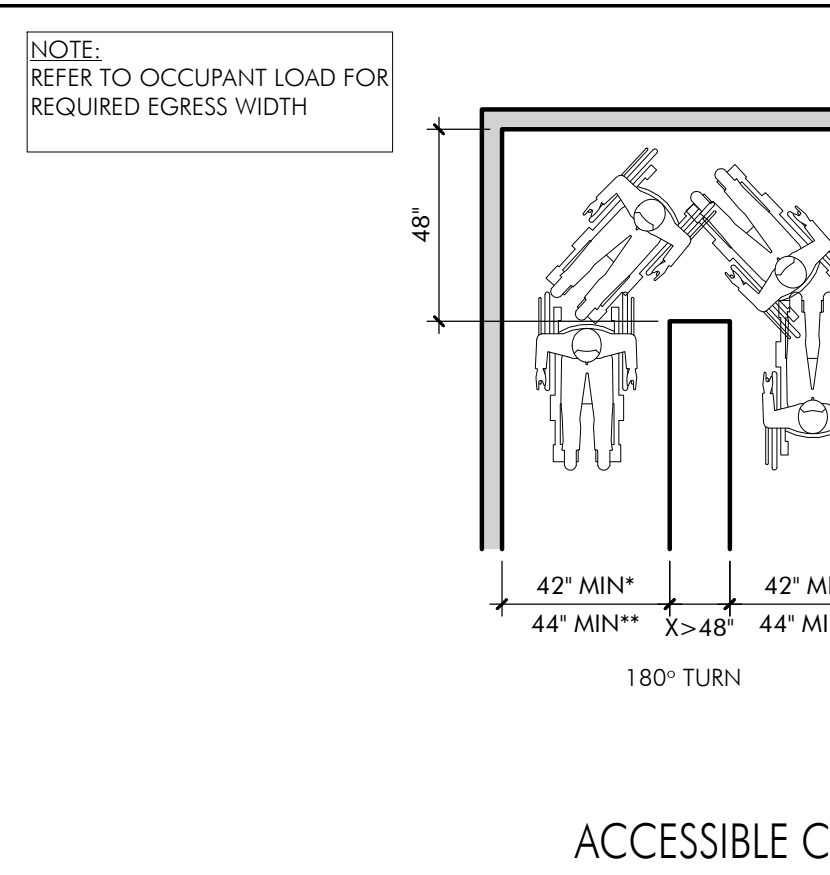
NOTE:
DOORS EQUIPPED WITH AUTOMATIC OPENING DEVICES WITH STANDBY POWER ARE EXEMPT. THE BOTTOM 10" OF ALL DOORS EXCEPT AUTOMATIC AND SLIDING SHALL HAVE A SMOOTH, UNINTERRUPTED SURFACE.
*DOOR PROVIDED WITH BOTH CLOSER AND LATCH



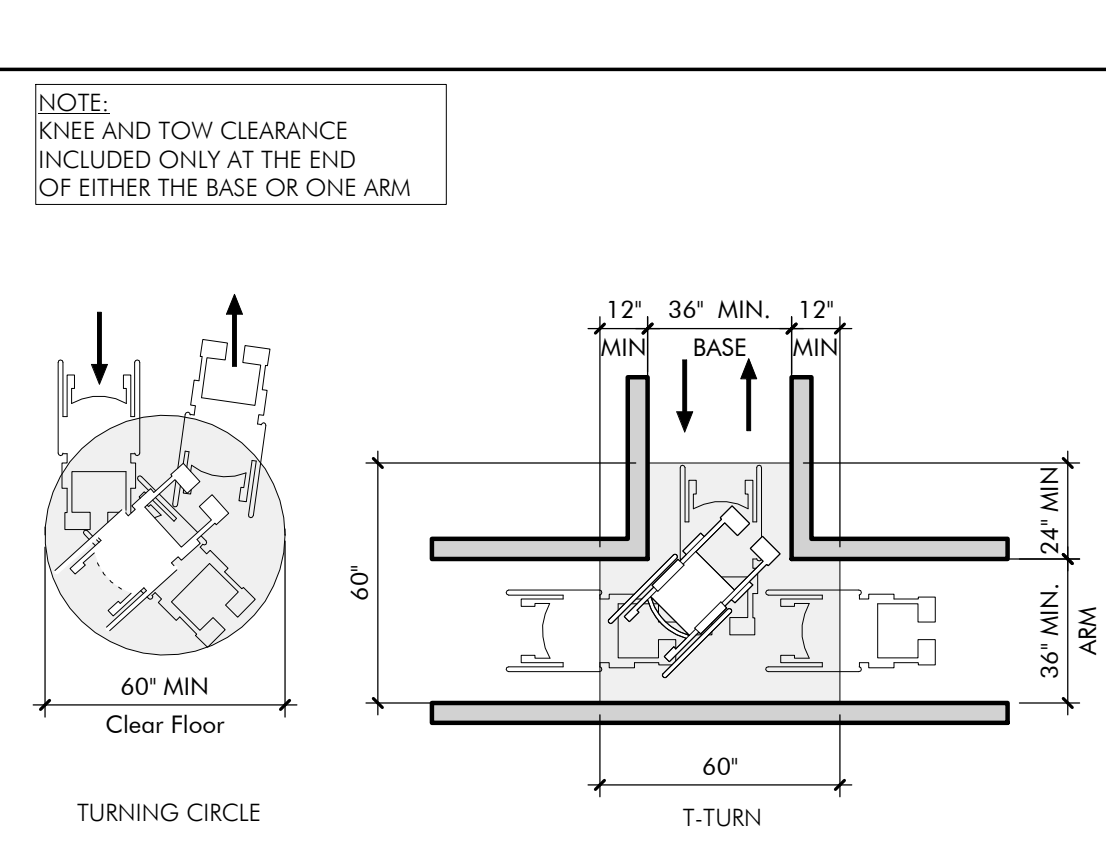
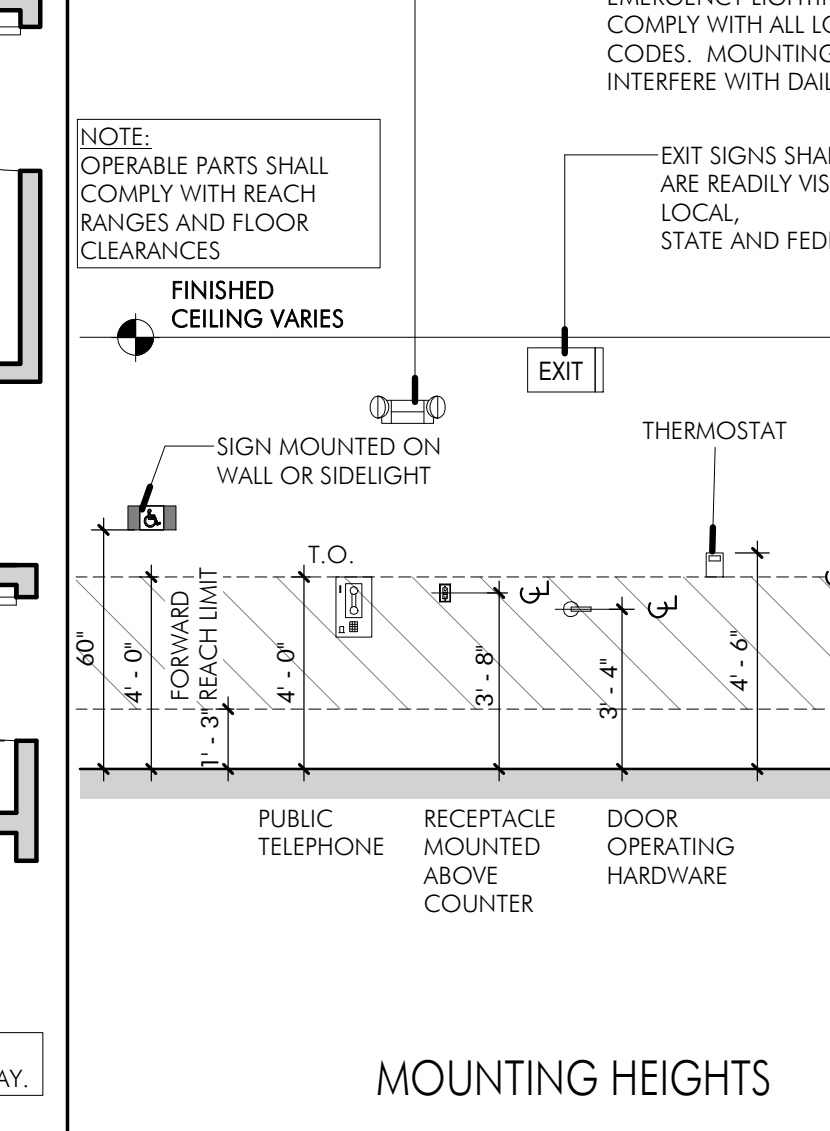
RAMP / HANDRAILS



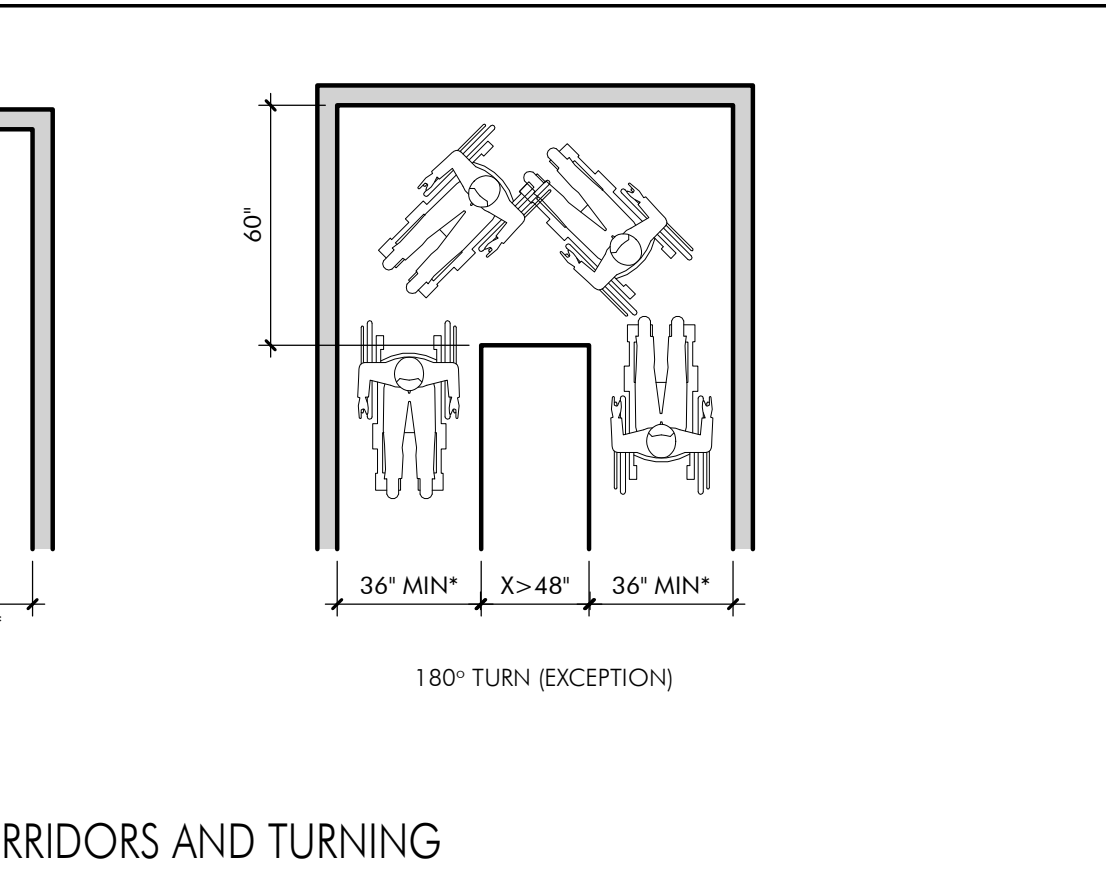
CLEAR FLOOR AND MANEUVERING CLEARANCES FOR WHEELCHAIRS



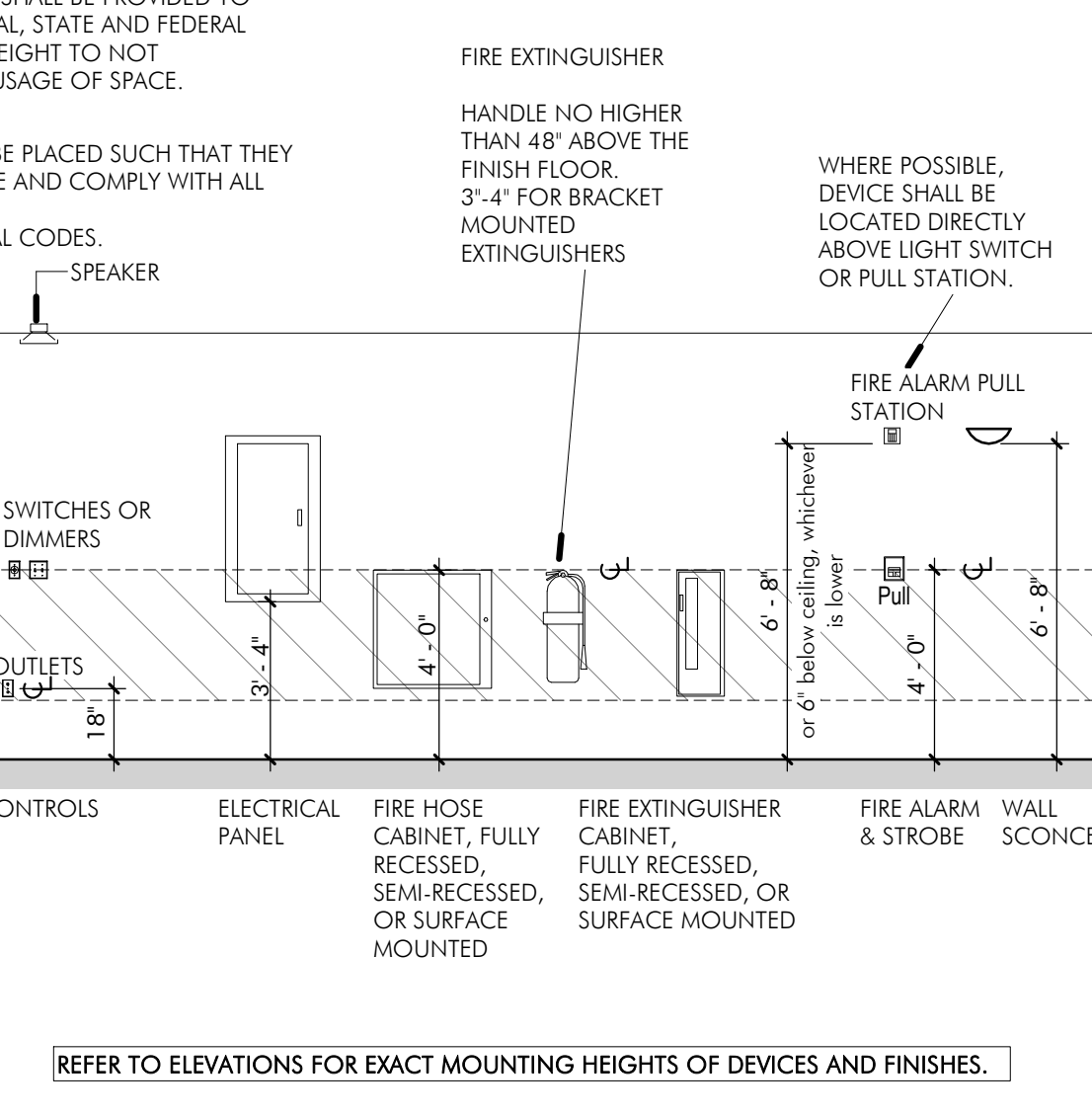
WHEELCHAIR TURNING SPACE



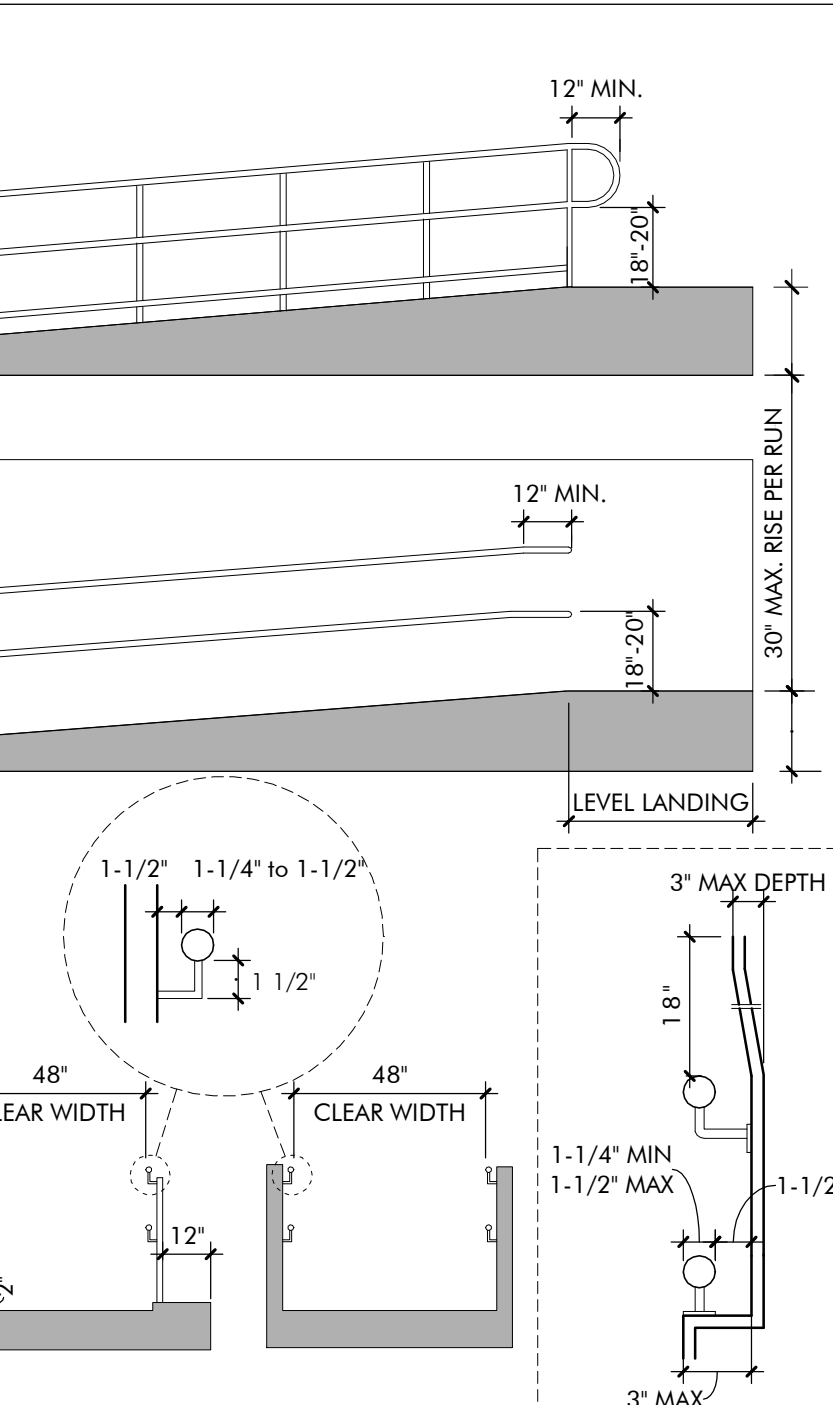
WHEELCHAIR PASSAGE WIDTH



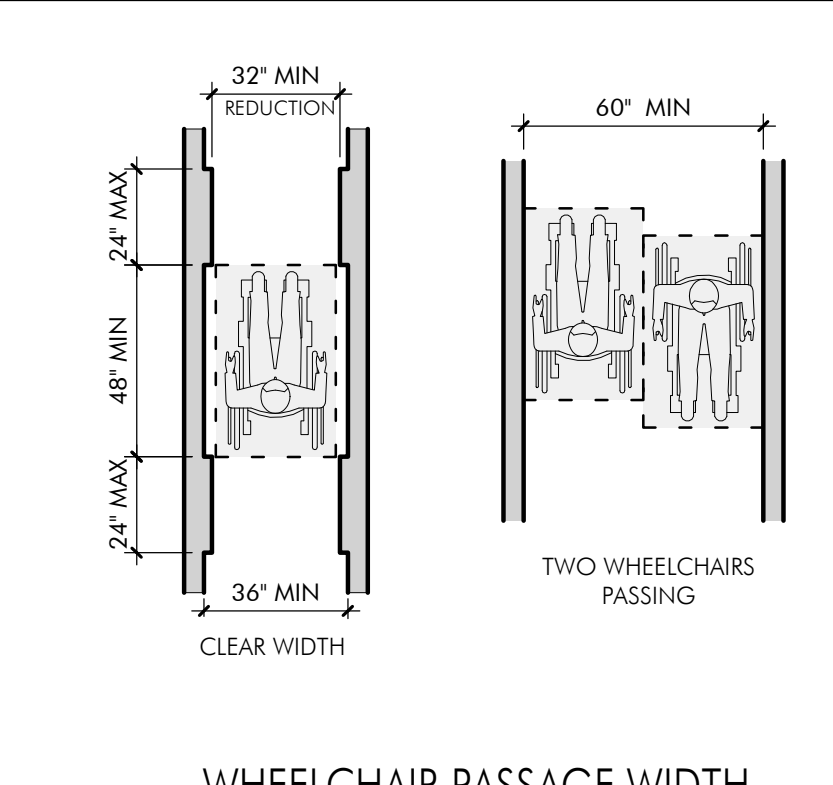
ACCESSIBLE CORRIDORS AND TURNING



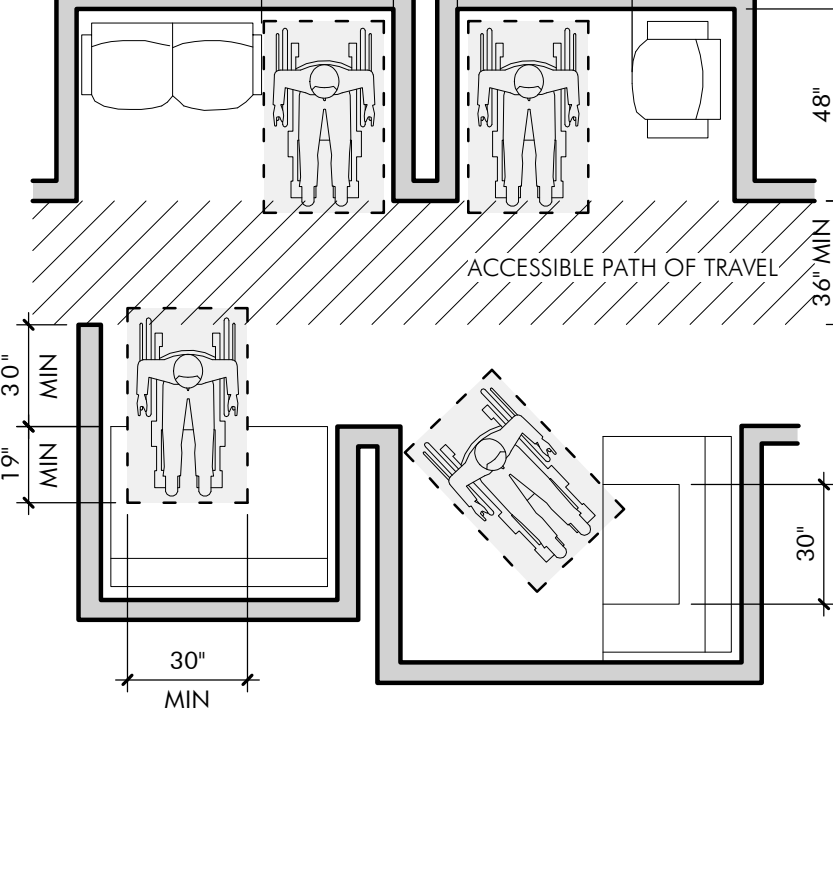
MOUNTING HEIGHTS



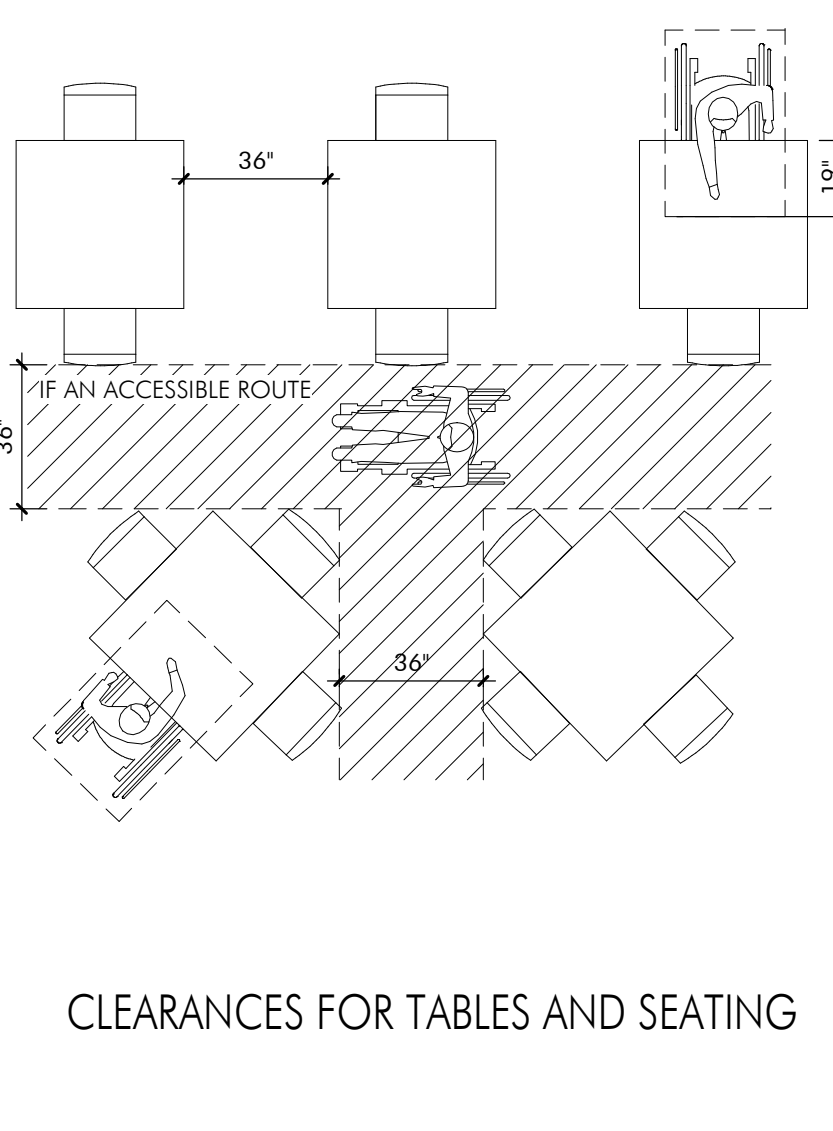
STAIR RAILING DETAIL



AREA OF RESCUE ASSISTANCE IN STAIRWAY



AREA OF RESCUE ASSISTANCE IN CORRIDOR



PROTRUDING OBJECTS

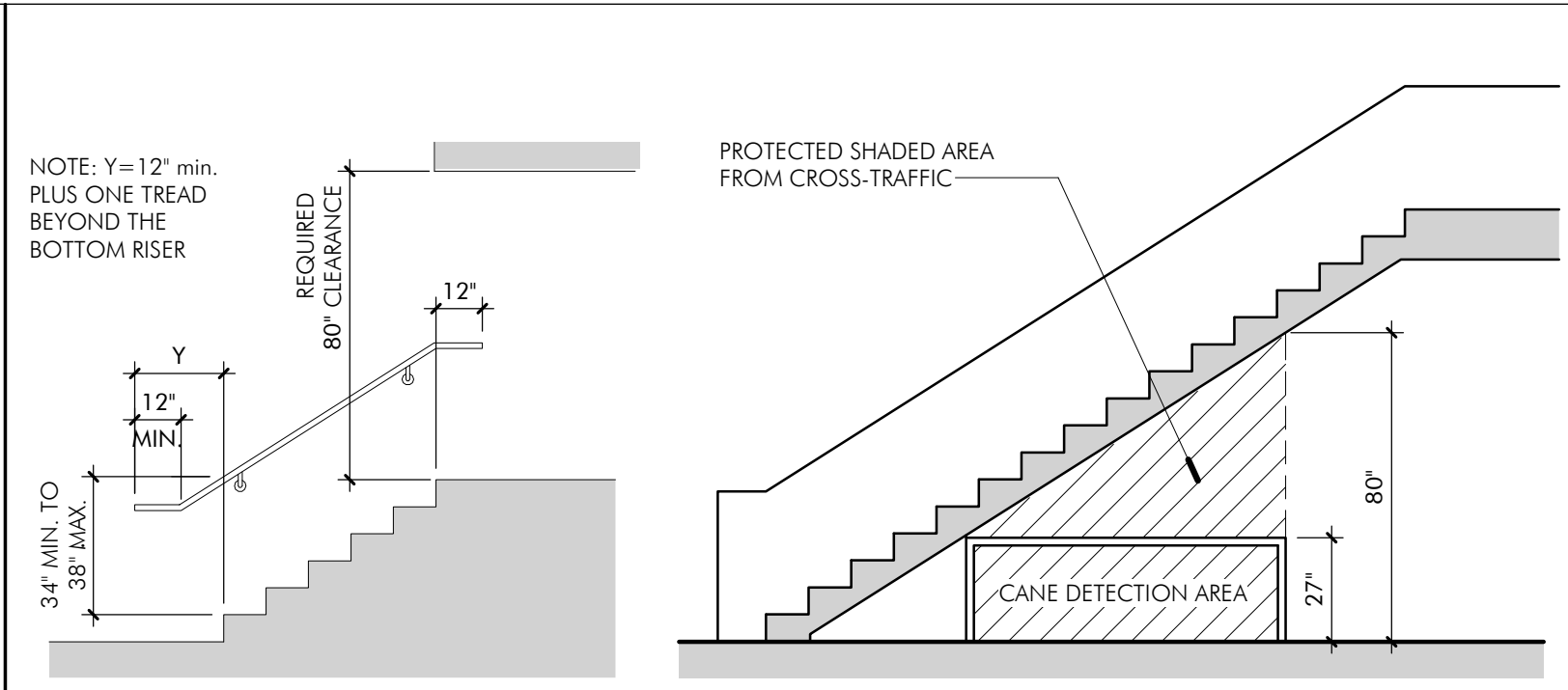
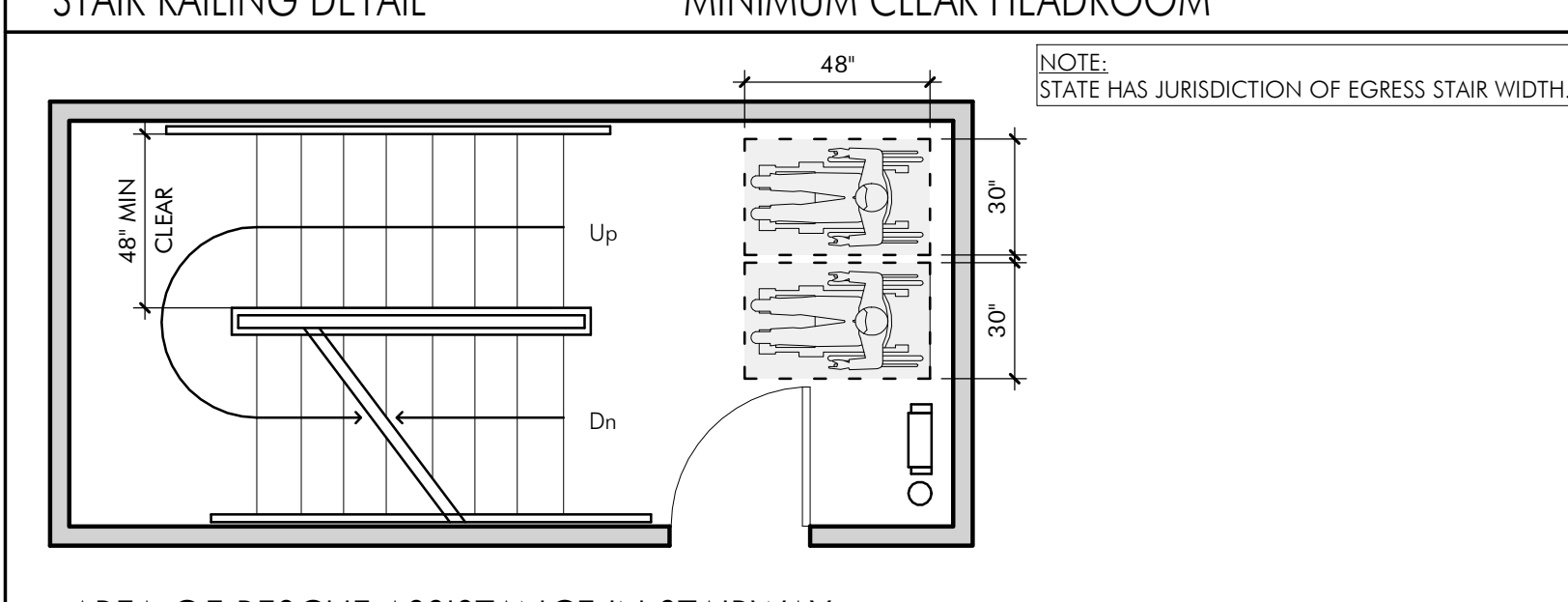
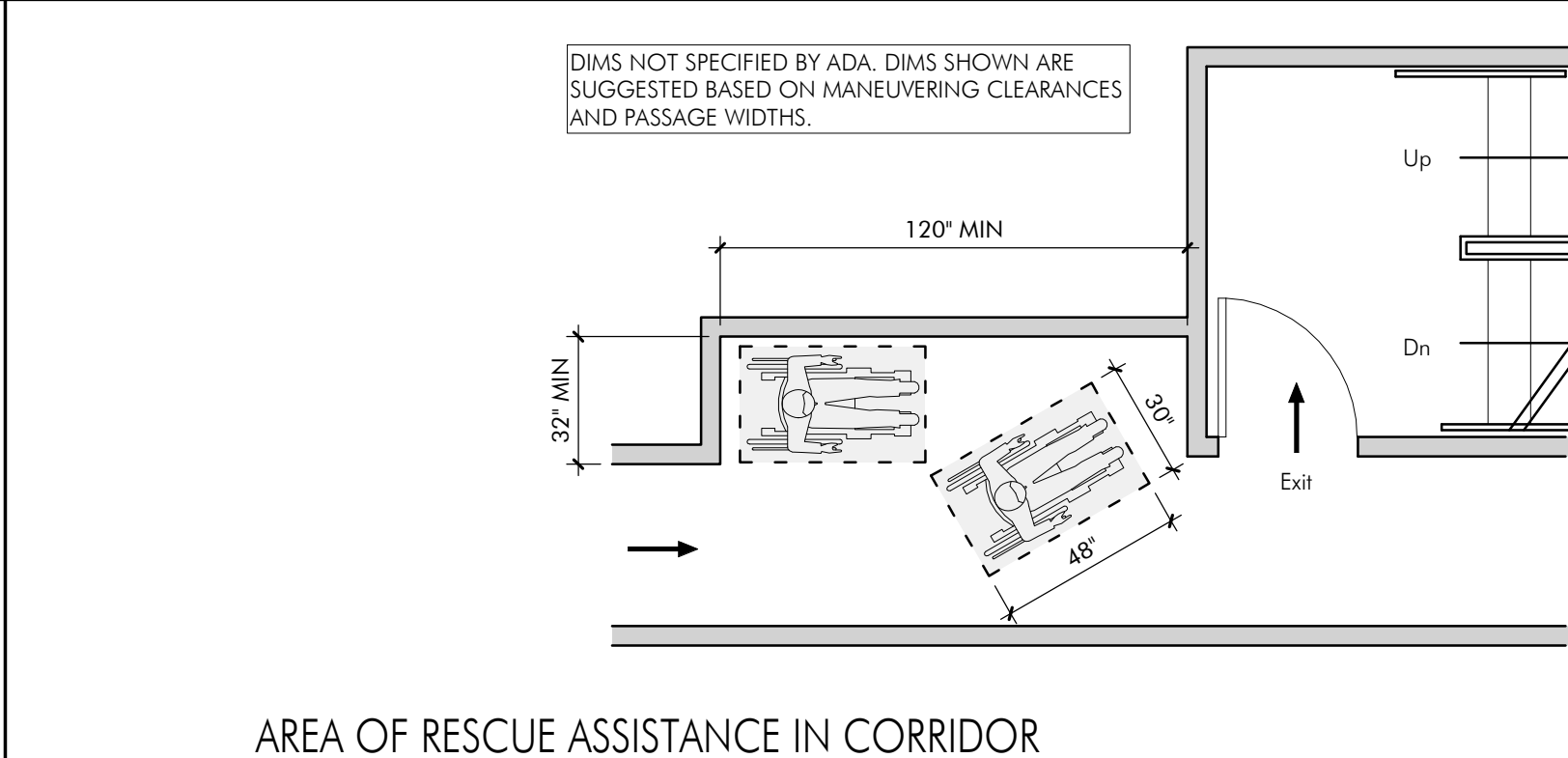


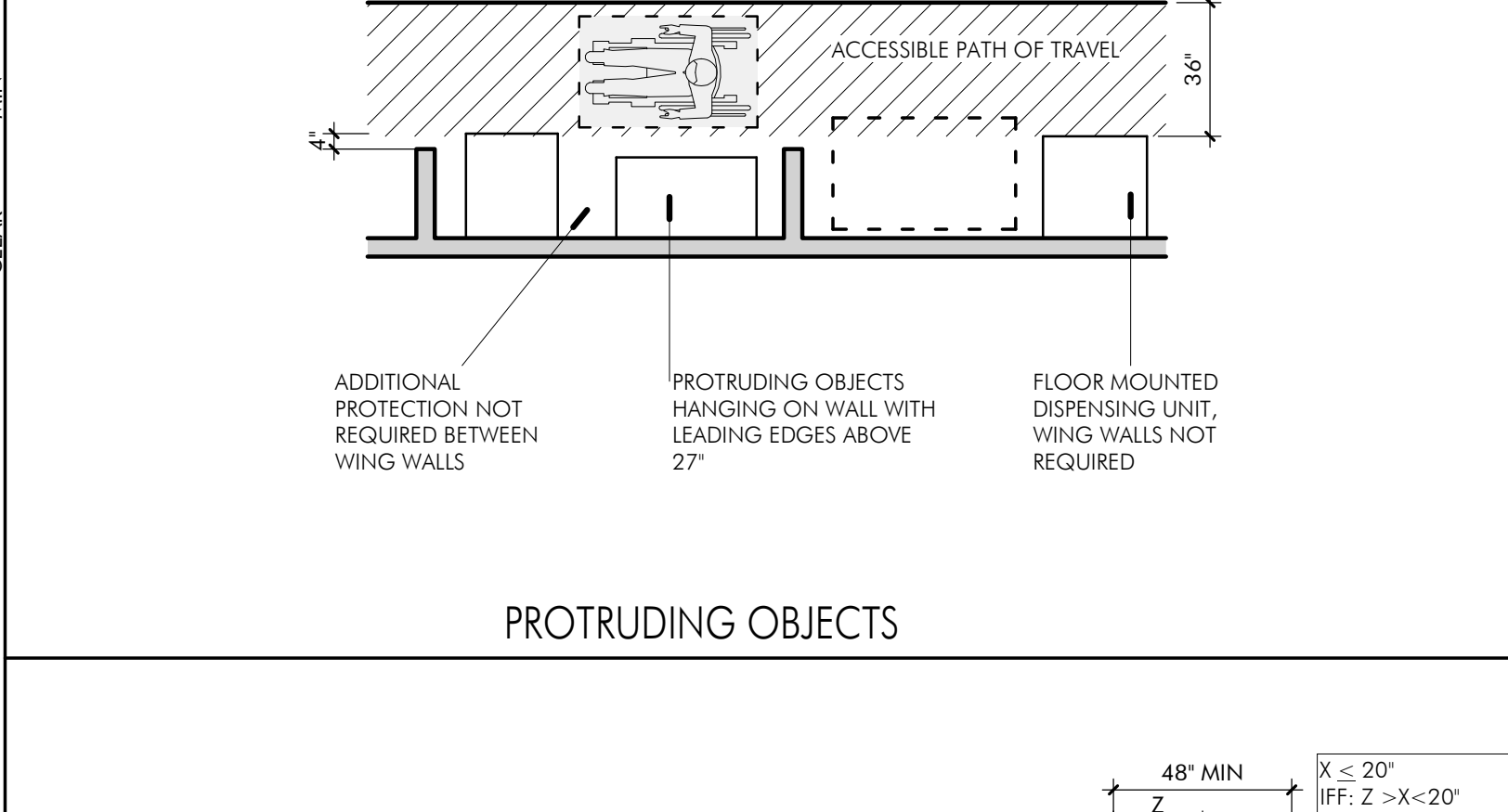
TABLE HEIGHTS AND CLEARANCES



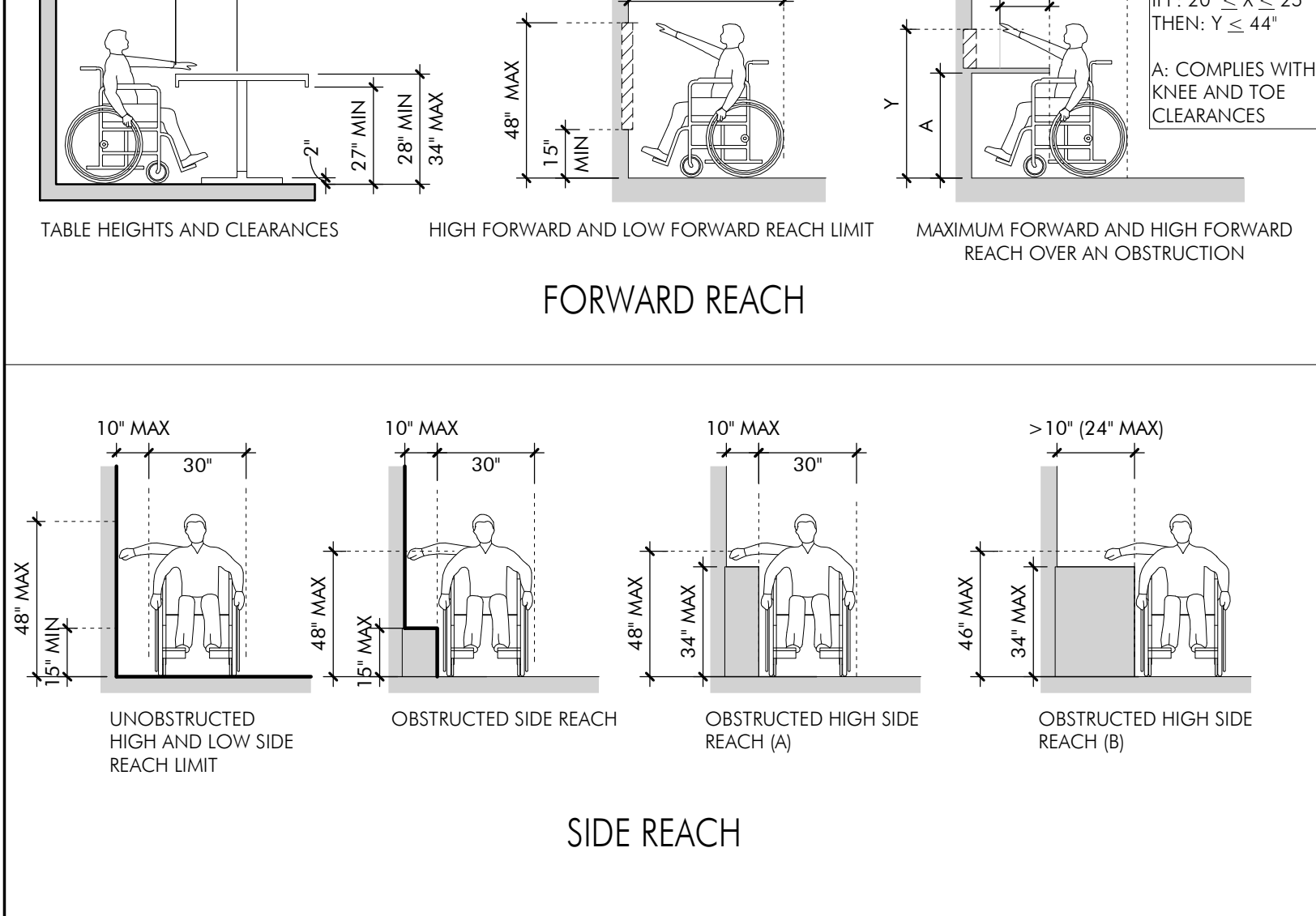
FORWARD REACH



SIDE REACH



CLEARANCES FOR TABLES AND SEATING



MOUNTING HEIGHTS

NOT FOR CONSTRUCTION

100% SD SET

NEWBURGH KUSH FACTORY RETAIL DISPENSARY
1255 NY - 300 NEWBURGH, NY 12550

ACCESSIBILITY REQUIREMENTS

DATE: 24.12.04
PROJECT #: 2420
DRAWING BY: SW
CHK BY: BA
DWS NO.

G-002.00

BUILDING CODE REVIEW

BUILDING CODE REFERENCES

- TITLE 19 OF THE NEW YORK CODES, RULES & REGULATIONS
 - UNIFORM FIRE PREVENTION & BUILDING CODE
 - 2020 BUILDING CODE OF NEW YORK STATE
 - 2018 INTERNATIONAL BUILDING CODE
 - 2020 PLUMBING CODE OF NEW YORK STATE
 - 2018 INTERNATIONAL PLUMBING CODE
 - 2020 MECHANICAL CODE OF NEW YORK STATE
 - 2018 INTERNATIONAL MECHANICAL CODE
 - 2020 FUEL GAS CODE OF NEW YORK STATE
 - 2018 INTERNATIONAL FUEL GAS CODE
 - 2020 FIRE CODE OF NEW YORK STATE
 - 2018 INTERNATIONAL FIRE CODE
 - 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE
 - 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
 - 2020 EXISTING BUILDING CODE OF NEW YORK STATE
 - 2018 INTERNATIONAL EXISTING BUILDING CODE
 - STATE ENERGY CONSERVATION CONSTRUCTION CODE
 - ANSI/ASHRAE/IES STANDARD 90.1 (2016)
 - NEW YORK STATE AMENDMENTS TO 'NURSING MOTHERS IN THE WORKPLACE ACT'
 - NEW YORK CITY'S 2018 LACTATION ACCOMMODATION REQUIREMENTS

PROJECT DESCRIPTION

INTERIOR ALTERATIONS TO AN EXISTING BUILDING LOCATED AT 1255 NY ROUTE 300 NEWBURGH, NY 12550.

THE TENANTS OF THE ALTERED PORTION OF THE BUILDING WILL BE A CANNABIS RETAIL BUSINESS. THE PROPOSED SCOPE OF THE PROJECT WILL APPROXIMATELY INCLUDE:

3,305
SQUARE FEET

USE & OCCUPANCY CLASSIFICATION

THE PROPOSED 'OCCUPANCY USE GROUP' IS CATEGORIZED AS 'MERCANTILE' (GROUP M)

TYPE OF CONSTRUCTION

TYPE IIB

CLASSIFICATION OF WORK WITHIN AN EXISTING BUILDING

ALTERATION - LEVEL 2

(THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT)

ALLOWABLE BUILDING HEIGHT ABOVE GRADE PLANE

TABLE 504.3* ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE		
OCCUPANCY CLASSIFICATION	SEE FOOTNOTES	TYPE OF CONSTRUCTION
		TYPE II
A, B, E, F, M, S, U	S	75

*For SI: 1 foot = 304.8 mm
 Note: UL = Underside; NS = Buildings not equipped throughout with an automatic sprinkler system; S = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1.1; S13R = Buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.5.1.2.

ALLOWABLE BUILDING AREA

OCCUPANCY CLASSIFICATION	FIRE PROTECTION CATEGORY	ALLOWABLE BUILDING AREA	PROPOSED BUILDING AREA
M	SPRINKLERED (SINGLE STORY)	50,000 SF	3,305 SQ FT

FIRE-RESISTANCE RATINGS

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)		
BUILDING ELEMENT	TYPE II	
	B	0
Primary structural frame ^f (see Section 202)	0	0
Bearing walls: Exterior ^{e, f} Interior	0	0
Nonbearing walls and partitions: Exterior	See Table 602	
Nonbearing walls and partitions: Interior ^d	0	
Floor construction and associated secondary members (see Section 202)	0	
Roof construction and associated secondary members (see Section 202)	0 ^e	

For SI: 1 foot = 304.8 mm.
 a. Roof supports: Fire-resistance ratings of primary structural frame and bearing walls are permitted to be reduced by 1 hour where supporting a roof only.
 b. Except in Group F-1, H, M and S-1 occupancies, fire protection of structural members shall not be required, including protection of roof framing and decking where every part of the roof construction is 20 feet or more above any floor immediately below. Fire-retardant-treated wood members shall be allowed to be used for such unprotected members.
 c. In all occupancies, heavy timber shall be allowed where a 1-hour or less fire-resistance rating is required.
 d. Not less than the fire-resistance rating required by other sections of this code.
 e. Not less than the fire-resistance rating based on fire separation distance (see Table 602).
 f. Not less than the fire-resistance rating as referenced in Section 704.10.

FIRE PROTECTION SYSTEMS

AN INITIAL BUILDING ASSESSMENT DID OBSERVE AN EXISTING SPRINKLER SYSTEM.

THE MERCANTILE AREA DOES NOT EXCEED 12,000SF. THE MERCANTILE AREA IS LOCATED ON THE FIRST FLOOR. THE PROPOSED MERCANTILE AREA WILL NOT SELL UPHOLSTERED FURNITURE. THEREFORE, AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED WITHIN THE TENANT'S LEASED AREA.

AN EXISTING FIRE ALARM SYSTEM WAS OBSERVED AND WILL REMAIN IN PLACE (WITH MODIFICATIONS TO SUIT THE NEW DESIGN)

DESIGN OCCUPANT LOAD

SUM OF (AREAS / OCCUPANT LOAD FACTORS) = TOTAL DESIGN OCCUPANT LOAD					
ROOM NAME	ROOM NUMBER	AREA	USE GROUP	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
ENTRY & CHECK-IN / SALES FLOOR	101	1097 SF	PROTECTED ACCESS	100 SF	11
POS AREA	102	183 SF	LIMITED ACCESS	60 SF	4
FUTURE OFFICE	103	197 SF	LIMITED ACCESS	100 SF	2
LIMITED ACCESS CORRIDOR 1A	104	234 SF	LIMITED ACCESS	0 SF	
INVENTORY VAULT	105	201 SF	RESTRICTED ACCESS	300 SF	1
BREAK ROOM	106	639 SF	LIMITED ACCESS	60 SF	11
LIMITED ACCESS CORRIDOR 1B	107	363 SF	LIMITED ACCESS	0 SF	
BATHROOM 1A	108	45 SF	LIMITED ACCESS	60 SF	1
BATHROOM 1B	109	45 SF	LIMITED ACCESS	60 SF	1
LIMITED ACCESS CORRIDOR 1C	110	138 SF	LIMITED ACCESS	0 SF	
JANITOR	111	34 SF	LIMITED ACCESS	50 SF	1
BACK OF HOUSE BREAK ROOM	112	80 SF	LIMITED ACCESS	60 SF	2
BACK OF HOUSE OFFICE / LACTATION / SECURE. I.T.	113	144 SF	RESTRICTED ACCESS	100 SF	2
TOTAL DESIGN OCCUPANT LOAD					36

NUMBER OF EXITS OR ACCESS TO EXITS PER STORY

NUMBER OF EXITS REQUIRED: 1

NUMBER OF EXITS PROVIDED: 3

MEANS OF EGRESS SIZING

EXIT #	DESIGN OCCUPANT LOAD	EGRESS CAPACITY FACTOR	EGRESS WIDTH REQUIRED	EGRESS WIDTH PROVIDED
1	29	0.20"	5.8"	36"
2	2	0.20"	0.4"	36"
3	5	0.20"	1"	36"

EXIT ACCESS TRAVEL DISTANCE

CORRIDORS

CORRIDOR FIRE RESISTANCE RATING: 0
 CORRIDOR WIDTH REQUIRED: 36"
 CORRIDOR WIDTH PROVIDED: 60"

MAXIMUM EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM

ALLOWED IN 'M' OCCUPANCY: 250'-0"

DEAD ENDS

MAXIMUM DISTANCE ALLOWED (SPRINKLERED) = 50'-0"

MINIMUM PLUMBING FACILITIES

FIXTURE	REQUIRED	PROVIDED
WATER CLOSETS	1 PER 500 OCC.	2
LAVATORIES	1 PER 750 OCC.	2
BATHTUBS/SHOWERS	0	-
DRINKING FOUNTAIN	1 PER 1,000 OCC.	2
SERVICE SINK	1	1

LACTATION ACCOMMODATION

REQUIREMENTS	PROVIDED
PROVIDE A DESIGNATED 'LACTATION ROOM' FOR EMPLOYEES. THE LACTATION ROOM SHALL BE A SANITARY PLACE, OTHER THAN A RESTROOM, THAT CAN BE USED TO EXPRESS MILK SHIELDED FROM VIEW AND FREE FROM INTRUSIONS. THE ROOM SHALL INCLUDE AN ELECTRICAL OUTLET, A CHAIR, A SURFACE ON WHICH TO PLACE A BREAST PUMP AND OTHER PERSONAL ITEMS, AND NEARBY ACCESS TO RUNNING WATER. THE LACTATION ROOM MUST BE IN REASONABLE PROXIMITY TO THE EMPLOYEE WORK AREA AND A REFRIGERATOR SUITABLE FOR BREAST MILK STORAGE.	YES

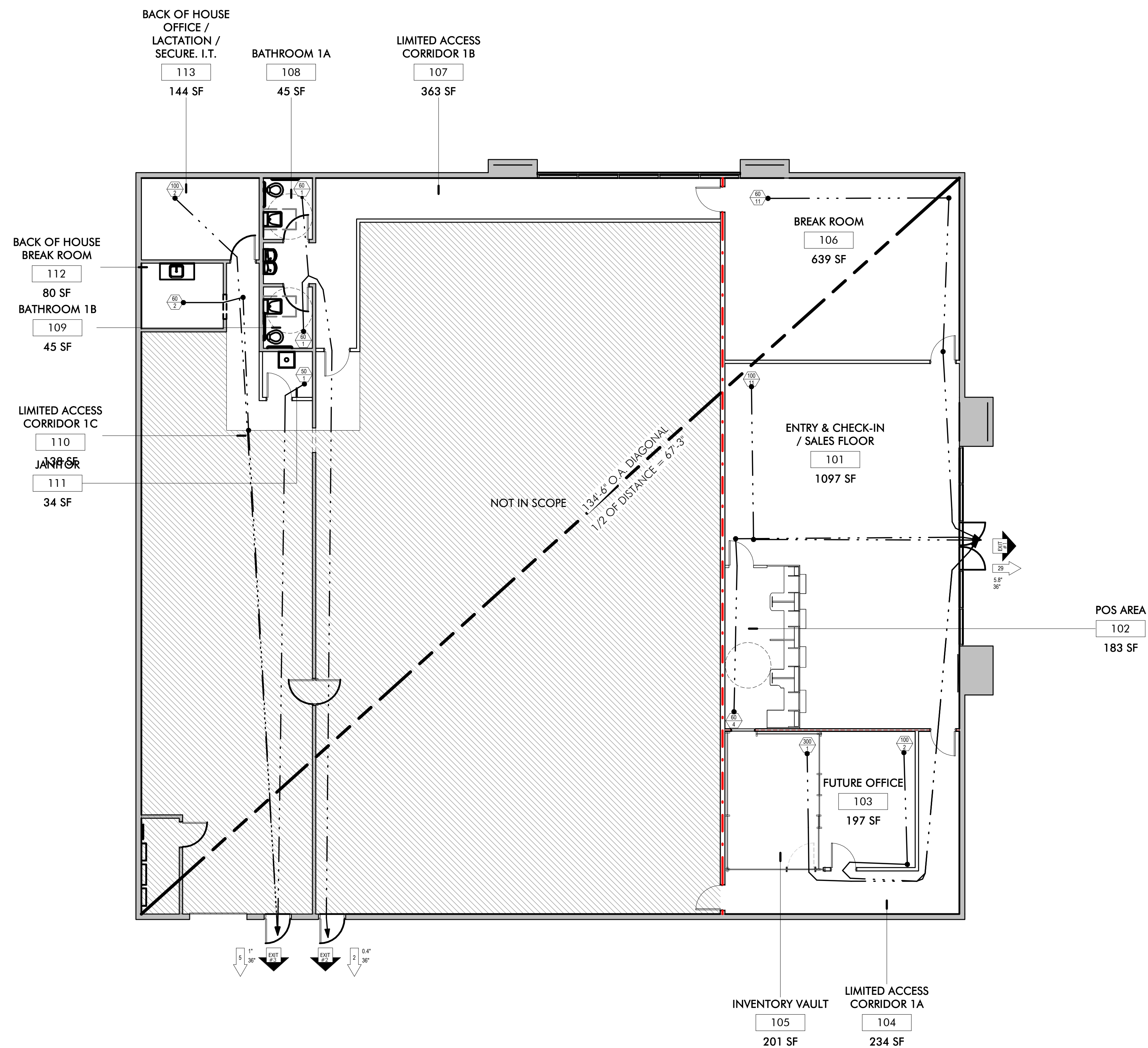
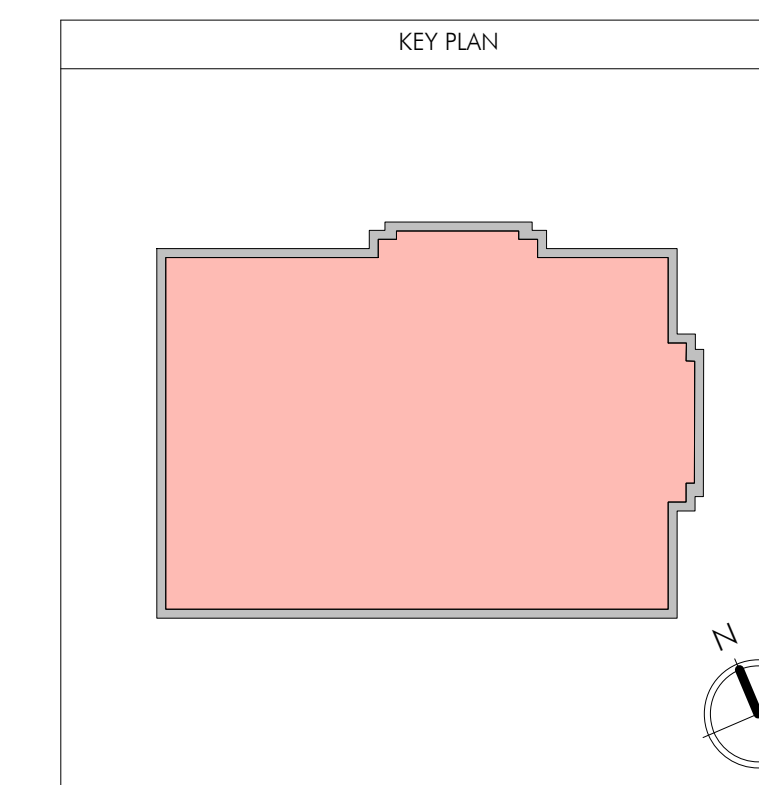
NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
 FACTORY RETAIL
 DISPENSARY**
 1255 NY - 300 NEWBURGH, NY
 12550

TITLE:
BUILDING CODE REVIEW

SEAL & SIGNATURE:	DATE: 24.12.04
	PROJECT #: 2420
	DRAWING BY: SW
	CHEK BY: BA
	DWG NO. A-001.00
	2420



LIFE SAFETY LEGEND

- 1-HR FIRE RATED PARTITION
- 2-HR FIRE RATED PARTITION
- LINE-STYLE INDICATES EGRESS PATH
- IBC OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS IN THE ROOM
- IBC OCCUPANT LOAD/
DIRECTION OF EGRESS
- OCCUPANT LOAD AT DOOR
EXIT WIDTH REQUIRED
EXIT WIDTH PROVIDED
- SYMBOL INDICATES EGRESS EXIT
AND NUMBER
- EXIT SIGN
- EMERGENCY BATTERY LIGHTING UNITS
- EMERGENCY DOOR RELEASE

FIRE EXTINGUISHER LEGEND

- BRACKET MOUNTED FIRE EXTINGUISHER
- FIRE EXTINGUISHER CABINET (SEE SPEC FOR
INSTALLATION TYPE)

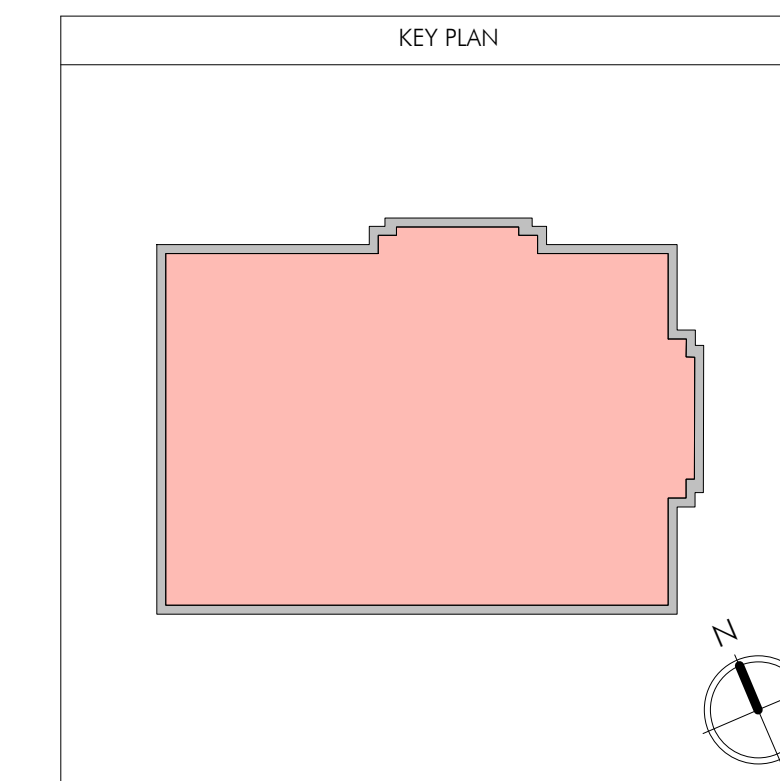
NOT FOR CONSTRUCTION

100% SD SET

PROJECT: **NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

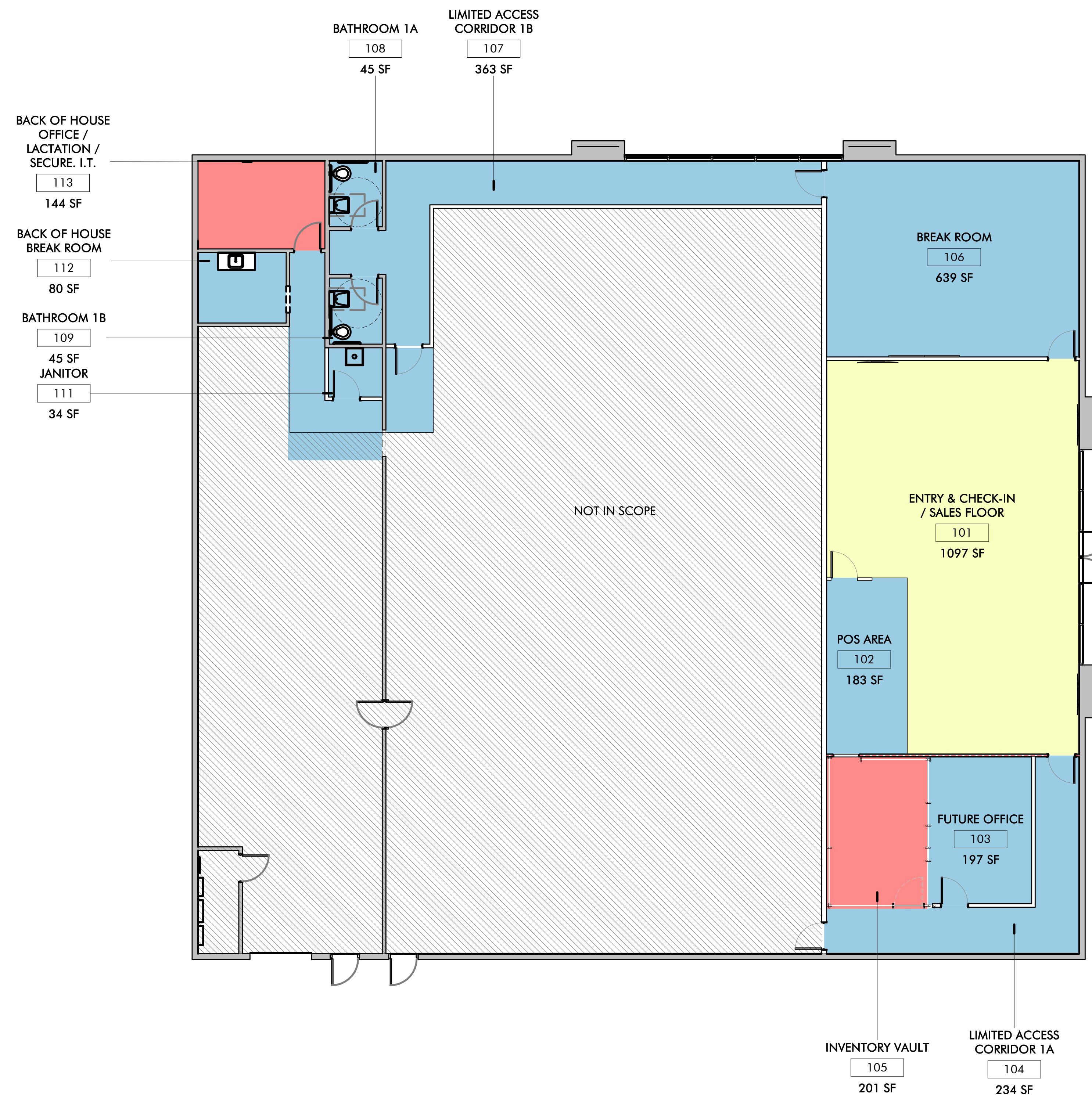
TITLE: **BUILDING LIFE SAFETY
DIAGRAM**

SEAL & SIGNATURE:	DATE: 24.12.04
	PROJECT #: 2420
	DRAWING BY: SW
	CHE BY: BA
	DWG NO.
A-002.00	
2420	



LEGEND:

	OPEN ACCESS
	PROTECTED ACCESS
	LIMITED ACCESS
	RESTRICTED ACCESS
	HARDENED CONSTRUCTION



NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
**PROGRAM FLOOR PLAN
DIAGRAM**

SEAL & SIGNATURE:	DATE: 24.12.04
	PROJECT #: 2420
	DRAWING BY: SW
	CHE BY: BA
	DWG NO. A-003.00
	2420

1 PROGRAM DIAGRAM FLOOR PLAN
1/8" = 1'-0"

11/25/2024 7:02:05 PM

Notes Corresponding to Schedule B

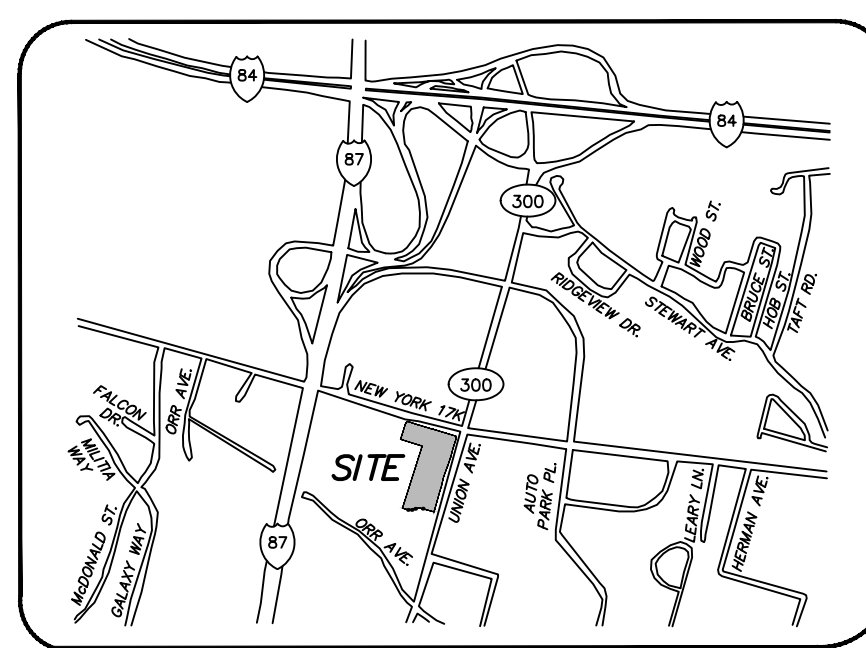
- 6A UTILITY EASEMENT GRANTS TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION, RECORDED IN LIBER 693 cp. 329, LIBER 698 cp. 84, LIBER 72 cp. 208 AND LIBER 1932 cp.211. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 6B EASEMENT GRANT TO HUDSON RIVER TELEPHONE COMPANY IN LIBER 481 PAGE 311. AFFECTS SUBJECT PARCEL. APPROXIMATE LOCATION HAS BEEN SHOWN.
- 6C UTILITY EASEMENT GRANT TO CENTRAL HUDSON GAS & ELECTRIC CORPORATION AND NEW YORK TELEPHONE COMPANY, RECORDED IN LIBER 1575 cp. 452. AFFECTS SUBJECT PARCEL. APPROXIMATE LOCATION HAS BEEN SHOWN.
- 6D UTILITY EASEMENT AGREEMENT MADE BETWEEN DAK DEVELOPMENT CORP., THE TOWN OF NEWBURGH AND 17K UA SEWER CONSTRUCTION CORP., DATED 2/23/1979 RECORDED 11/16/1979 IN LIBER 2149 cp. 296. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 6E THE EASEMENT GRANTED TO TOWN OF NEWBURGH AND 17K UA SEWER CONSTRUCTION CORP. AND RECORDED IN LIBER 2149 AT PAGE 326, AS ASSIGNED BY ASSIGNMENT OF EASEMENT RECORDED IN LIBER 2149 AT PAGE 342, DOES NOT AFFECT SUBJECT PARCEL BUT HAS BEEN SHOWN ANYWAYS.
- 6F EASEMENTS ACQUIRED BY THE STATE OF NEW YORK, PURSUANT TO APPROPRIATION MAP Nos. 22, 38, 39,40 AND 41. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 6G EASEMENTS FOR SEWER, ETC. RECITED IN DEED MADE BY DAVID V. KING, TRUSTEE TO KIBER REALTY DEVELOPMENT, DATED 12/2/1997 IN LIBER 4528 cp. 307, HAVE BEEN SHOWN BUT ARE LOCATED IN THE RIGHT-OF-WAY OF N.Y.S. ROUTE 300 (UNION AVENUE).
- 6H TERMS COVENANTS, RESTRICTIONS, PROVISIONS AND EASEMENTS SET FORTH IN OPERATION AND MAINTENANCE DECLARATION MADE BY LOWE'S HOME CENTERS, INC., DATED AS OF 7/23/2002 RECORDED 7/25/2002 IN LIBER 5948 cp. 56. BLANKET IN NATURE.
- 6I DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS MADE BY AND BETWEEN NEWBURGH CROSSING, LLC AND LOWE'S HOME CENTERS, INC., DATED AS OF 2/19/2004 RECORDED 2/25/2004 IN LIBER 11398 P.1015. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN.
- 6J FUTURE ACCESS AGREEMENT MADE BETWEEN NEWBURGH CROSSING, LLC AND INLAND WESTERN NEWBURGH CROSSING, L.L.C., DATED 10/19/2005 IN LIBER 11971 cp.1826. AFFECTS FUTURE DEVELOPMENT OF PROPERTY ADJACENT TO SUBJECT PARCEL.
- 6K EASEMENTS DEPICTED ON FILED MAP No. 121-02. AFFECTS SUBJECT PARCEL AND HAS BEEN SHOWN

General Notes

1. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209-2, OF THE NEW YORK STATE EDUCATION LAW.
2. ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED OR INK SEAL SHALL BE CONSIDERED VALID TRUE COPIES.
3. THIS SURVEY WAS PREPARED FOR THE PARTIES AND PURPOSE INDICATED HEREON. ANY EXTENSION OF THE USE BEYOND THE PARTIES OR PURPOSE INDICATED IS EXPRESSLY FORBIDDEN WITHOUT WRITTEN RELEASE OR PERMISSION OF FRANCIS G. McCLOSKEY, LICENSE No. 049441.
4. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT SURVEYED OR EXAMINED OR CONSIDERED AS PART OF THIS SURVEY.
5. ABSTRACT OF TITLE PROVIDED BY LAND TRACK TITLE AGENCY AS AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, TITLE No. LTTA-NY-3713. EFFECTIVE DATE OCTOBER 25, 2014.
6. UNDERGROUND UTILITIES SHOWN ARE TAKEN FROM FIELD LOCATION WHERE POSSIBLE AND FROM RECORD DATA. THEIR EXACT LOCATION IN THE FIELD MAY DIFFER FROM THAT SHOWN HEREIN AND ADDITIONAL UTILITIES MAY EXIST. CALL DISAPE AT 1-800-962-7962 TO HAVE UTILITIES MARKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. THERE IS NO OBSERVABLE EVIDENCE OF CEMETERIES, EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON SUBJECT PARCEL.
8. THERE IS NO OBSERVABLE EVIDENCE OF SUBJECT PARCEL BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
9. THERE IS NO VISIBLE EVIDENCE OF UNUSUAL SUBSURFACE MATTERS SUCH AS, BUT NOT LIMITED TO, CONDEMNATION BY THE EPA OR FAA BUILDING HEIGHT RESTRICTION ON SUBJECT PARCEL.

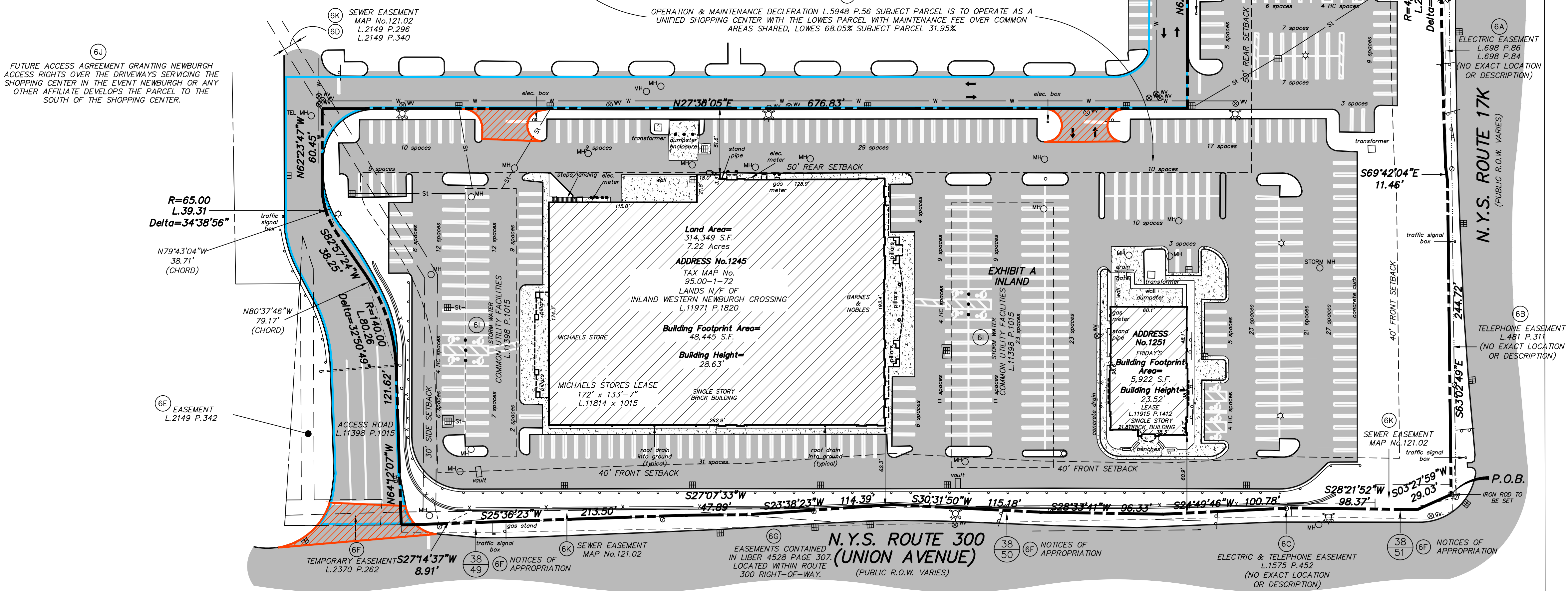
Legend of Symbols & Abbreviations

R.O.W.	RIGHT OF WAY	□	MONUMENT
No.	NUMBER	○	IRON ROD
enc.	ENCROACHMENT	MH	MANHOLE
P.O.B.	POINT OF BEGINNING	□	CATCHBASIN
S.F.	SQUARE FEET	—	SIGN
N/F	NOW OR FORMERLY	●	BOLLARD
Fl.	FEET	—	FENCE LINE
DEG.	DEGREE	—	GUARD RAIL
R	RECORD	—	OVERHEAD WIRE, UTILITY POLE & GUY WIRE
N	NORTH	→	TRAFFIC FLOW ACCESS AREA
S	SOUTH	←	WATER SHUT OFF
E	EAST	—	WATER VALVE
W	WEST	—	HYDRANT
tel.	TELEPHONE	—	GAS VALVE
elec.	ELECTRIC	—	STREET LIGHT
L	LIBER	—	LIGHT POLE
P.	PAGE	—	CONCRETE
H	HANDICAPPED PARKING SPACE	—	PAVEMENT
○	PARKING METER	—	COMMON DRIVE LANES
□	CURB CUT ACCESS	—	



Statement of Encroachments

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF THE SURVEY



Record Description

ALL that certain plot, piece or parcel of land, situate, lying and being in the Town of Newburgh, Orange County and State of New York, being more particularly bounded and described as follows: BEGINNING at the intersection of the southerly side of N.Y.S. Route 17K and the westerly side of Union Avenue (Also known as N.Y.S. Route 300), said point of being in the northeast corner of the herein described parcel;

THENCE RUNNING along the westerly side of Union Avenue the following nine (9) courses and distances: South 03 degrees 27' 59" West a distance of 29.25 feet to a point; South 28 degrees 21' 52" West a distance of 98.37 feet to a point; South 24 degrees 49' 46" West a distance of 100.78 feet to a point; South 28 degrees 33' 41" West a distance of 96.33 feet to a point; South 30 degrees 31' 50" West a distance of 115.18 feet to a point; South 23 degrees 38' 23" West a distance of 114.39 feet to a point; South 27 degrees 07' 33" West a distance of 47.39 feet to a point; South 25 degrees 36' 23" West a distance of 213.50 feet to a point; South 27 degrees 14' 37" West a distance of 8.91 feet to a point being the southeasterly corner of the herein described parcel;

THENCE RUNNING the following nine (9) courses and distances: North 64 degrees 12' 07" West a distance of 121.62 feet to a point; North 82 degrees 27' 24" West a distance of 29.25 feet to a point; North 80 degrees 37' 46" West a distance of 79.17 feet to a point; North 22 degrees 57' 24" West a distance of 28.25 feet to a point; Along a curve to the left having a radius of 65.00 feet, central angle of 34 degrees 38' 56", length of 33.31 feet and a chord bearing, North 79 degrees 43' 04" West a distance of 38.71 feet to a point; North 62 degrees 23' 47" West a distance of 60.45 feet to a point; North 27 degrees 36' 05" East a distance of 676.83 feet to a point; North 62 degrees 23' 55" West a distance of 236.83 feet to a point; North 27 degrees 36' 05" East a distance of 173.85 feet to a point; North 52 degrees 31' 48" East a distance of 28.28 feet to a point, said point on the southerly side of N.Y.S. Route 17K and the northwesterly corner of the herein described parcel;

THENCE RUNNING along the southerly side of N.Y.S. Route 17K along a curve to the left having a radius of 4,152.66 feet, central angle of 03 degrees 44' 11", length of 270.81 feet and a chord bearing, South 62 degrees 55' 05" East 270.76 feet to a point; South 69 degrees 42' 04" East a distance of 11.46 feet to a point; South 63 degrees 02' 49" East a distance of 244.72 feet to the point and place of BEGINNING. Together with the benefits of that certain OPERATION AND MAINTENANCE DECLARATION made by LOWE'S HOME CENTERS INC. dated 7/23/02 and recorded 7/25/02 in Liber 5948 cp 56. Together with the benefits of that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS by and between NEWBURGH CROSSING, LLC AND LOWE'S HOME CENTERS INC. dated 2/19/04 and recorded 2/25/04 in Liber 11398 cp 1015.

This description is intended to describe all that property described in the Title Commitment identified as Land Track Title Agency as agent for Fidelity National Title Insurance Company, local title No.LTTA-NY-3713, effective date, October 25, 2014.

ALTA/ACSM Land Title Survey

NEWBURGH PROJECT
 B&C Project No. 201403216, 001
 1245-1255 ROUTE 300 NEWBURGH, N.Y.

The property described and shown hereon is the same property described in Land Track Title Agency LLC as agent for Fidelity National Title Insurance Company, Title Commitment No.LTTA-NY-3713, October 25, 2014.

Surveyor's Certification

To: B&C CM LLC; 120 FULTON LLC AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; LAND TRACK TITLE AGENCY, LLC AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; FIDELITY NATIONAL TITLE INSURANCE COMPANY AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; BOCK & CLARK CORPORATION AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

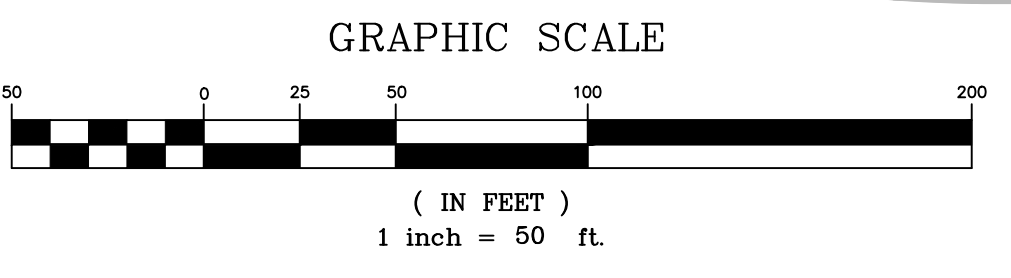
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 10, 11a, 13, 14, 16, 17, 18 and 21 of Table A thereof. The field work was completed on 11/9/2014.

Francis G. McCloskey, L.S.

FRANCIS G. McCLOSKEY, L.S.
 Registration No.49441
 In The State Of New York
 Date of Survey: 11/12/2014
 Date of Last Revision: 3/10/15
 Network Project No. 201403216-001

Survey Performed by:
HERSHBERG & HERSHBERG
 CONSULTING ENGINEERS AND LAND SURVEYORS
 18 Locust Street
 Albany, New York 12203
 Phone: (518) 459-3096
 Fax: (518) 459-5683
 Email: hshershberg@aol.com
 SURVEY FILE No.: 140353

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 National Coordinators of ALTA/ACSM Land Title Surveys
 Akron, Ohio 44333
 537 North Cleveland-Massillon Road
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Parking Table

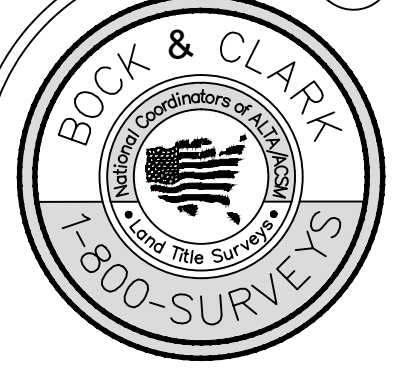
REGULAR PARKING	387
HANDICAPPED PARKING	16
TOTAL PARKING SPACES	403

USE PARKING REQUIREMENTS

USE	NUMBER OF SPACES
RETAIL STORE, SHOPPING CENTER AND PERSONAL SERVICE STORE.	1 PER 150 SQUARE FEET OF GROSS LEASABLE FLOOR SPACE.
RETAIL STORE IN EXCESS OF 25,000 SQUARE FEET OF LEASABLE FLOOR AREA.	1 PER 200 SQUARE FEET OF GROSS LEASABLE FLOOR SPACE.
RESTAURANT	1 PER 4 SEATS, OR PER SQUARE FEET OF SEATING AREA AS REQUIRED BY THE PLANNING BOARD FOR RESTAURANTS DEMONSTRATING GREATER PARKING SPACE NEEDS IN THE JUDGEMENT OF THE PLANNING BOARD.

PARKING FOR HANDICAPPED DRIVERS. PARKING AREAS AND PARKING GARAGES SHALL PROVIDE PARKING SPACES FOR HANDICAPPED DRIVERS WITH THE DIMENSIONS, LOCATIONS AND NUMBER AS REQUIRED BY APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.

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SITE PLAN NOTES

1. ALL EXISTING EXTERIOR LIGHTING TO REMAIN. UPGRADE AS REQUIRED.

SITE PLAN KEYNOTES

- 1 EXISTING (ROAD SIDE) PYLON SIGN FOR THIS LOCATION TO REMAIN. NEW SIGNAGE WITH LOGO/BRANDING TBD BY LICENSEE.
- 2 EXISTING DUMPSTER ENCLOSURE AREA
- 3 EXISTING LIGHT POLE TO REMAIN
- 4 EXISTING EXTERIOR LIGHTS ON BUILDING FACADE TO REMAIN (TYP.)
- 5 NEW ALUMINUM EXTERIOR SIGNAGE MOUNTED ON EXISTING SIGNAGE PANEL. SEE SIGNAGE DETAIL ON PAGE A-201.00 #2.

N.Y.S. ROUTE 300

NOT FOR CONSTRUCTION

100% SD SET

PROJECT: **NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

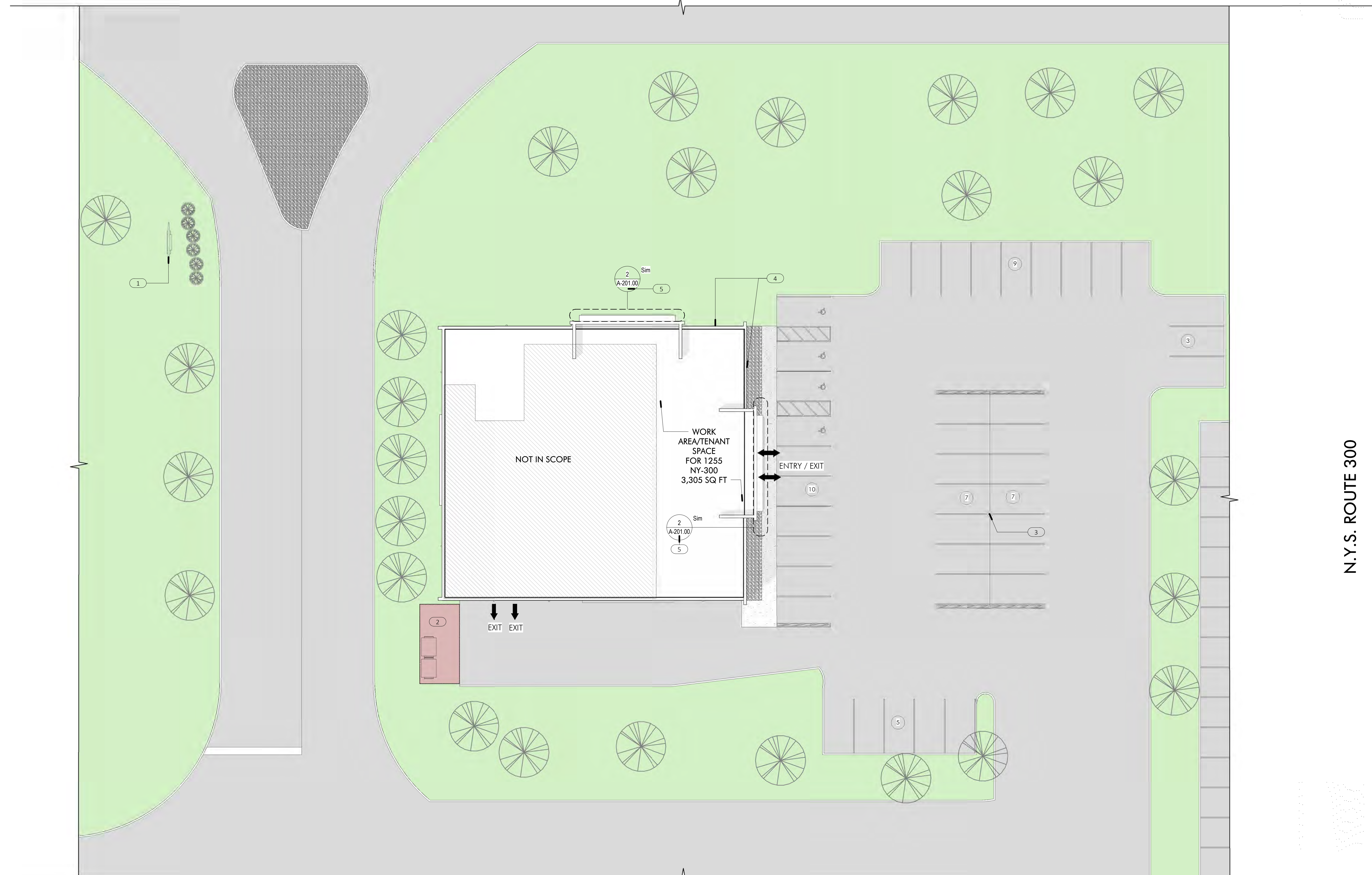
TITLE: **EXISTING SITE PLAN**

DATE: 24.12.04
PROJECT #: 2420
DRAWING BY: SW
CHK BY: BA
DWG NO.

AX-100.00

2420

N.Y.S. ROUTE 17K

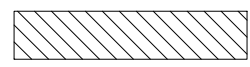
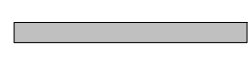


PARKING TABLE

REGULAR PARKING	37
HANDICAPPED PARKING	4
TOTAL PARKING SPACES	41
PARKING REQUIREMENTS	
USE	NUMBER OF SPACES
RETAIL STORE, SHOPPING CENTER AND PERSONAL SERVICE STORE.	1 PER 150 SQUARE FEET OF GROSS LEASABLE FLOOR SPACE.
RETAIL STORE IN EXCESS OF 25,000 SQUARE FEET OF LEASABLE FLOOR AREA	1 PER 200 SQUARE FEET OF GROSS LEASABLE FLOOR SPACE.
<small>PARKING FOR HANDICAPPED DRIVERS. PARKING AREAS AND PARKING GARAGES SHALL PROVIDE PARKING SPACES FOR HANDICAPPED DRIVERS WITH THE DIMENSIONS, LOCATIONS AND NUMBER AS REQUIRED BY APPLICABLE PROVISIONS OF THE NEW YORK STATE UNIFORM FIRE PREVENTION AND BUILDING CODE.</small>	

1 EXISTING SITE PLAN
1/16" = 1'-0"

EXISTING FLOOR PLAN LEGEND

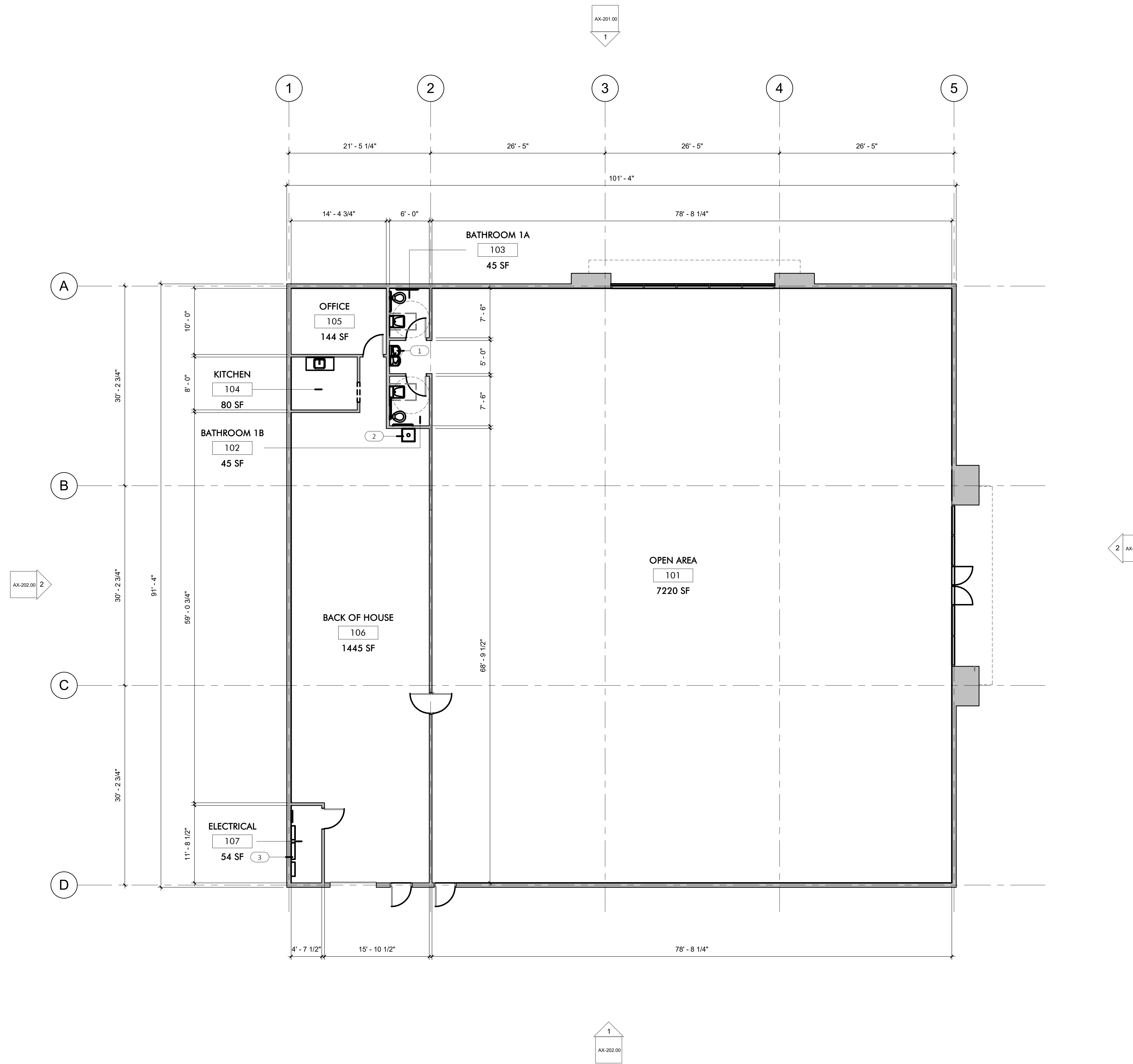
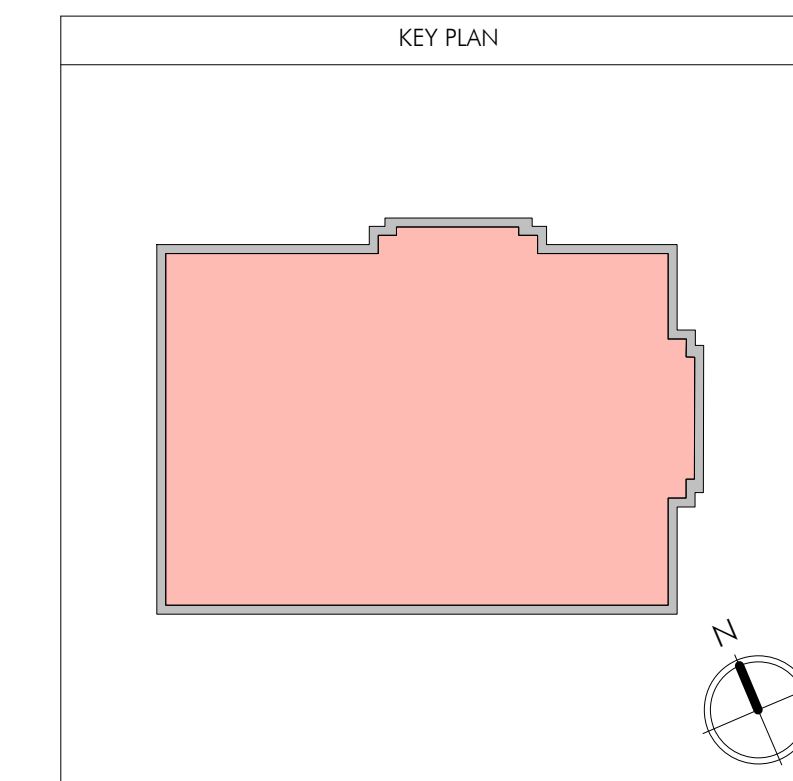
-  AREA NOT IN CONTRACT (N.I.C.)
-  EXISTING WALL TO REMAIN

EXISTING FLOOR PLAN NOTES

1. REFER TO SHEET G-001 FOR GENERAL DRAFTING STANDARDS AND ABBREVIATIONS USED & GENERAL NOTES.
2. REFER TO SHEET G-002 & G-003 FOR DISABLED ACCESS NOTES.
3. REFER TO A-002 FOR LIFE SAFETY DIAGRAM.

EXISTING FLOOR PLAN KEYNOTES

- ① EXISTING DRINKING FOUNTAIN TO REMAIN
- ② EXISTING MOP SINK TO REMAIN
- ③ EXISTING ELECTRICAL PANELS TO REMAIN



NOT FOR CONSTRUCTION

100% SD SET

PROJECT: **NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE: **EXISTING FLOOR PLAN**

DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHE BY:	BA
DWG NO.:	

AX-101.00

2420

① EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

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- 1 EXISTING LIGHT FIXTURES AND LOCATIONS TO BE VERIFIED BEFORE ANY DEMO WORK OF EXISTING OR NEW PROPOSED LIGHTING TO BE DONE.

NOT FOR CONSTRUCTION

100% SD SET

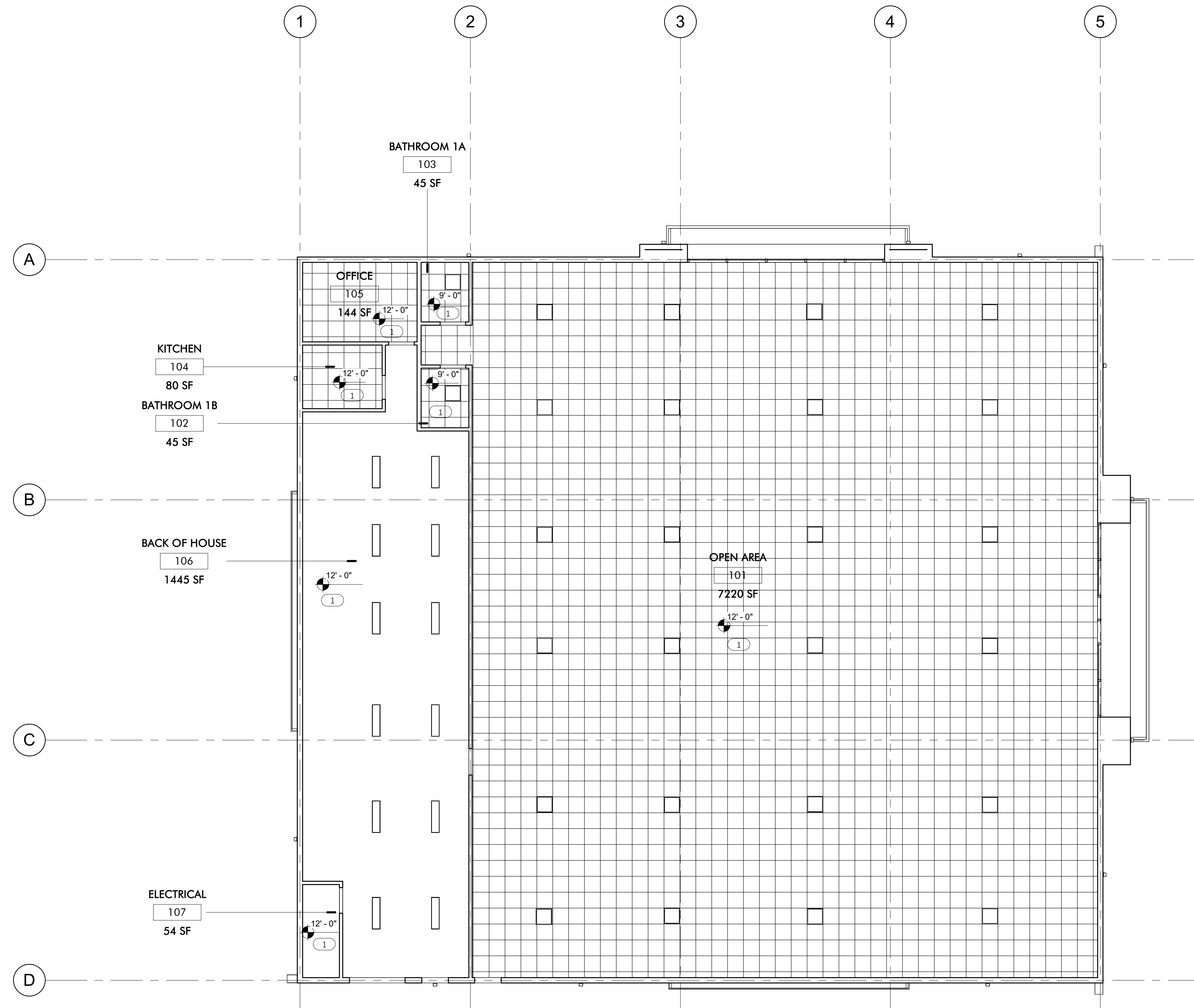
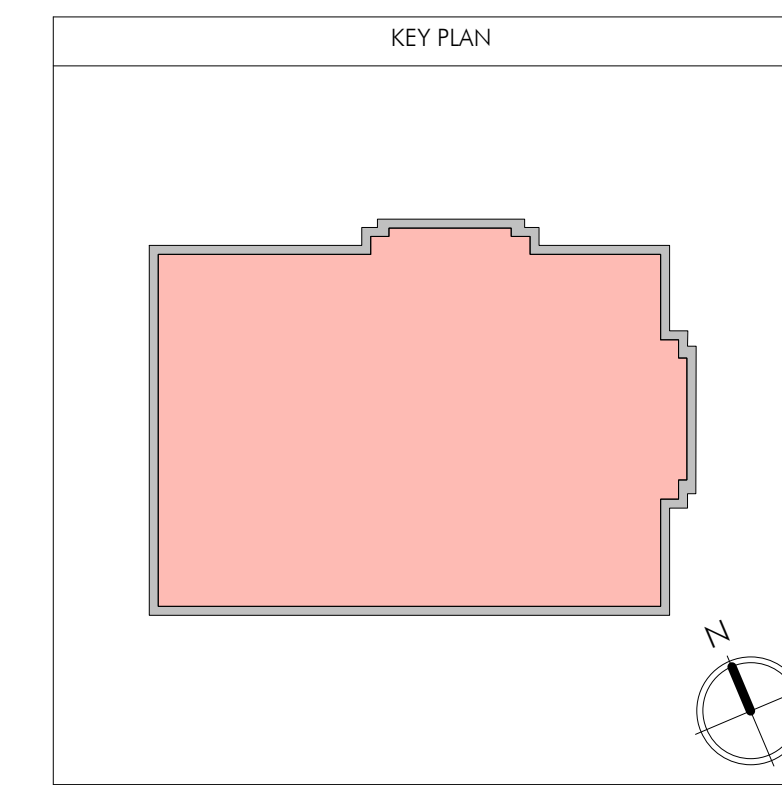
PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
**EXISTING REFLECTED
CEILING PLAN**

DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHE BY:	BA
DWG NO.:	

AX-121.00

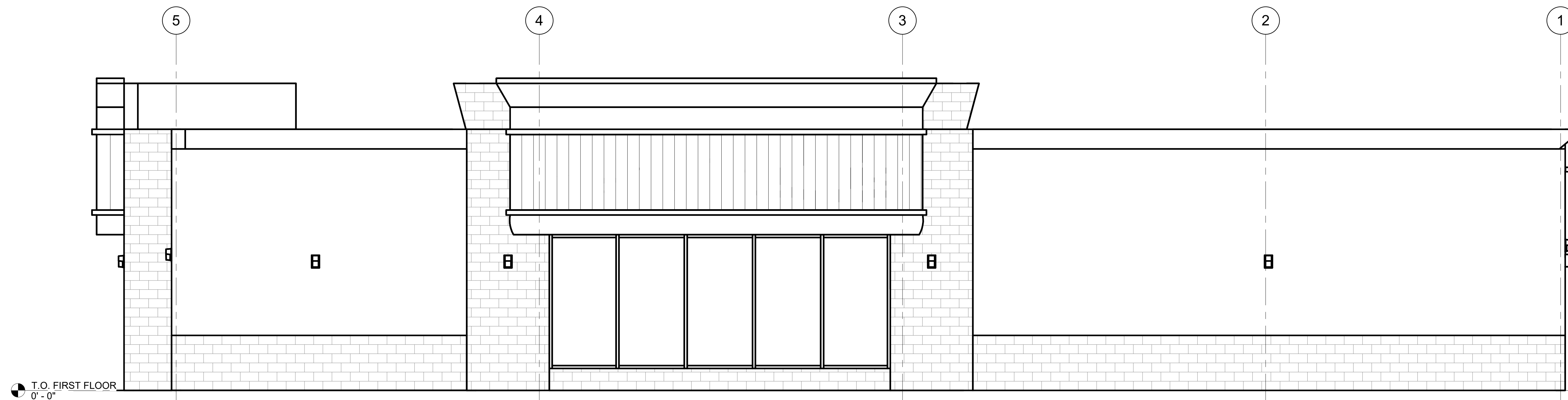
2420



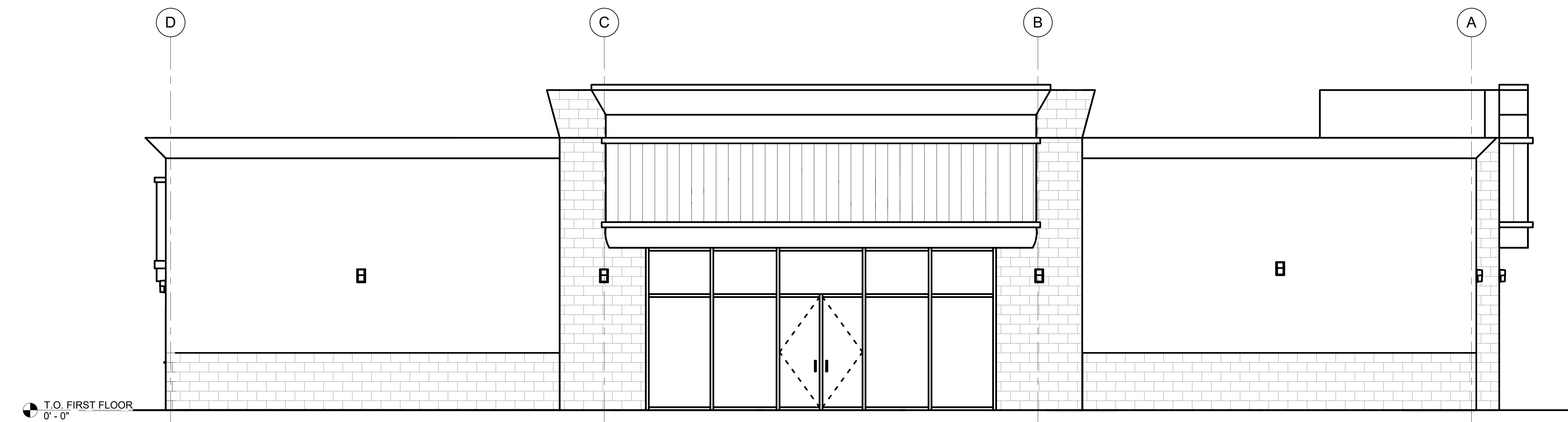
1 EXISTING REFLECTED CEILING PLAN
1/8" = 1'-0"

EXISTING ELEVATION NOTES

1. GC TO CONFIRM THAT THE LANDLORD HAS PROVIDED LAMINATED SAFETY GLASS IN STOREFRONT. IF THE LAMINATED SAFETY GLASS IS NOT PROVIDED, GC TO INSTALL SECURITY FILM ON GLAZING TO PRESENT GLASS FROM SHATTERING IF BROKEN.



1 EXISTING EXTERIOR ELEVATION (NORTH)
1/4" = 1'-0"



2 EXISTING EXTERIOR ELEVATION (EAST)
1/4" = 1'-0"

NOT FOR CONSTRUCTION

100% SD SET

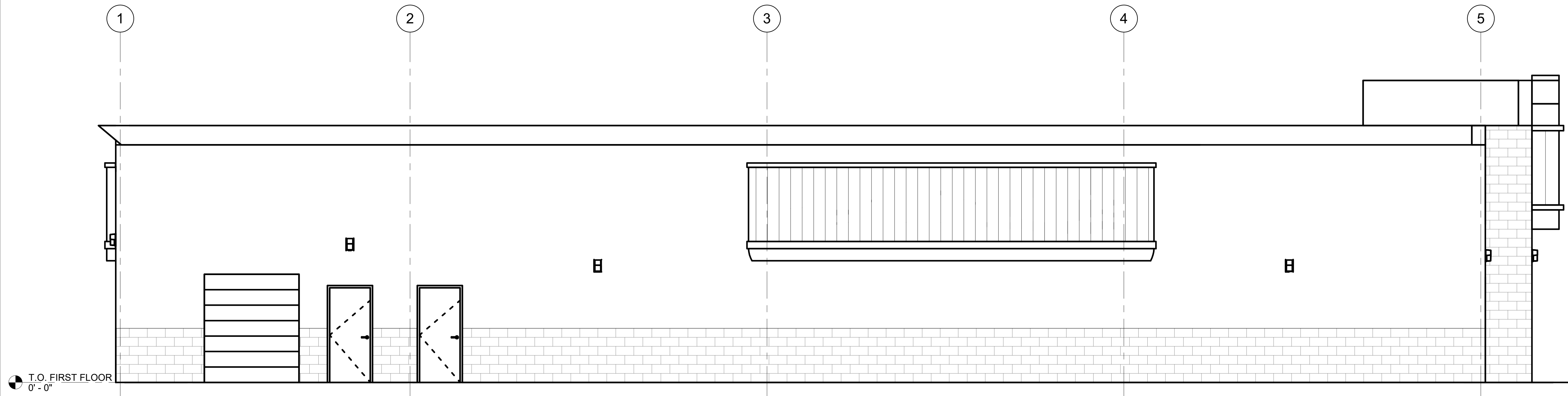
PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
**EXISTING EXTERIOR
ELEVATIONS**

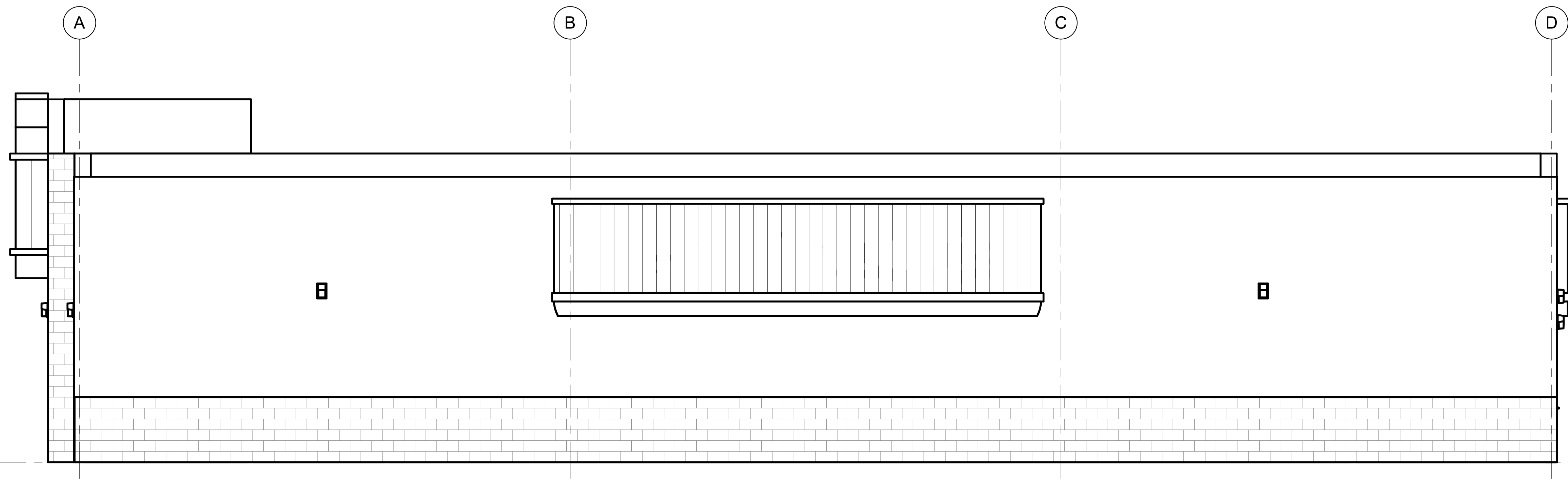
DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHEK BY:	BA
DWG NO.:	AX-201.00
	2420

EXISTING ELEVATION NOTES

1. GC TO CONFIRM THAT THE LANDLORD HAS PROVIDED LAMINATED SAFETY GLASS IN STOREFRONT. IF THE LAMINATED SAFETY GLASS IS NOT PROVIDED, GC TO INSTALL SECURITY FILM ON GLAZING TO PREVENT GLASS FROM SHATTERING IF BROKEN.



1 EXISTING EXTERIOR ELEVATIONS (SOUTH)
1/4" = 1'-0"



2 EXISTING EXTERIOR ELEVATION (WEST)
1/4" = 1'-0"

NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
**EXISTING EXTERIOR
ELEVATIONS**

DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHEK BY:	BA
DWG NO.:	AX-202.00
	2420

DEMOLITION LEGEND

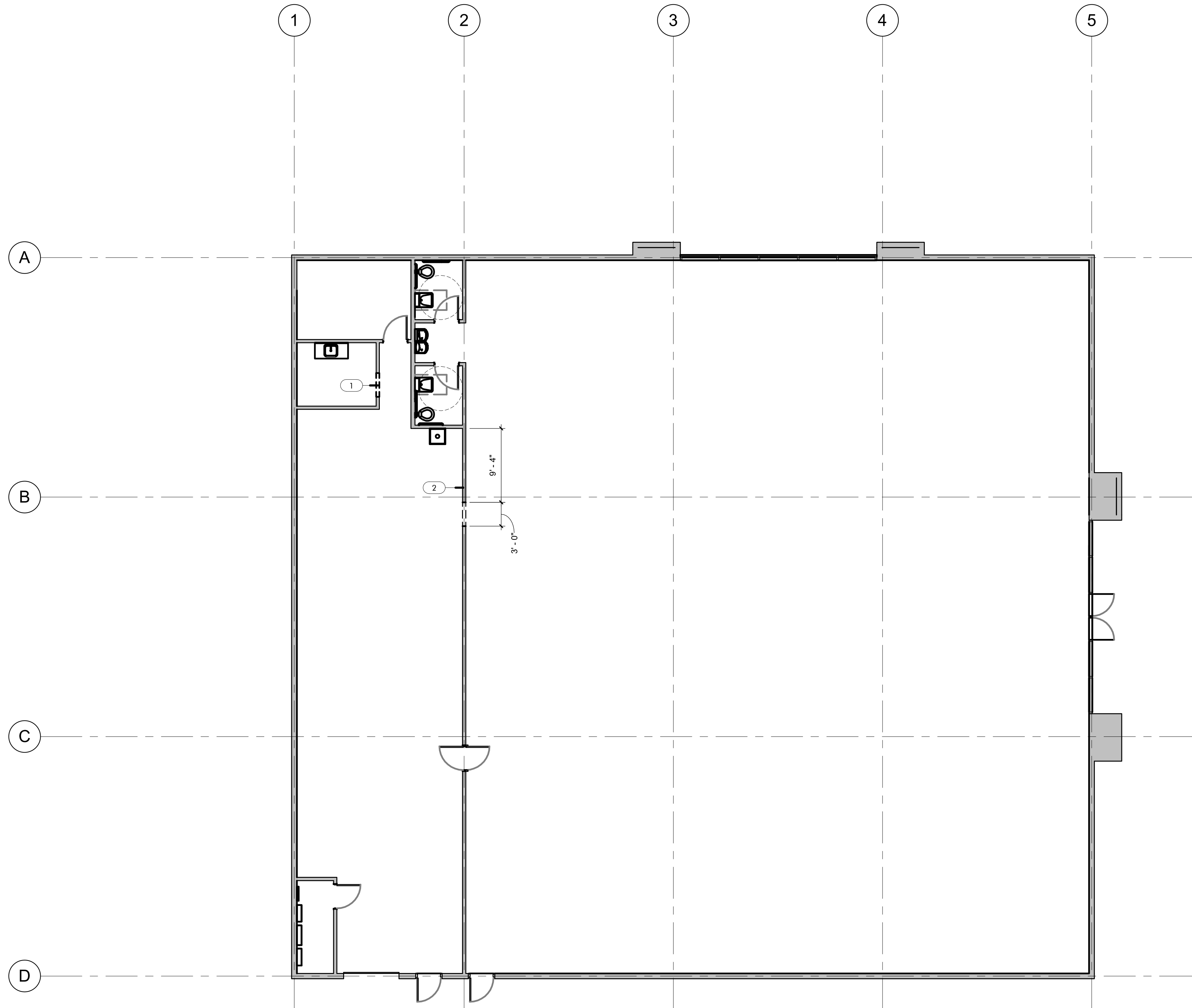
	AREA NOT IN CONTRACT (N.I.C.)
	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED FROM SITE.
	EXISTING DOOR TO BE REMOVED. REFER TO DEMOLITION KEYNOTES FOR MORE INFORMATION.

DEMOLITION NOTES

- REFER TO SHEET G-001.00 FOR GENERAL DRAFTING STANDARDS AND ABBREVIATIONS USED & GENERAL NOTES.
- REFER TO SHEET G-002.00 & G-003.00 FOR DISABLED ACCESS NOTES.
- REFER TO A-002.00 FOR LIFE SAFETY DIAGRAM.
- REFER TO SHEET AD-101.00, AD-121.00 & AD-200.00 FOR TYPICAL DEMOLITION NOTES, PATCHING AND CLEANING NOTES AND ELEVATION DEMOLITION NOTES.

DEMOLITION KEYNOTES

- EXISTING ROUGH OPENING TO REMAIN.
- DEMO NEW ROUGH OPENING.



NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

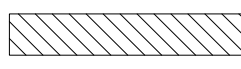
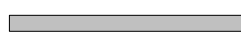
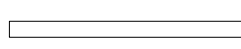
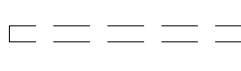
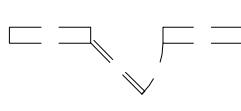
TITLE:
DEMOLITION FLOOR PLAN

DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHE BY:	BA
DWG NO.:	
AD-101.00	
2420	

1 DEMOLITION FIRST FLOOR PLAN
1/8" = 1'-0"

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DEMOLITION LEGEND

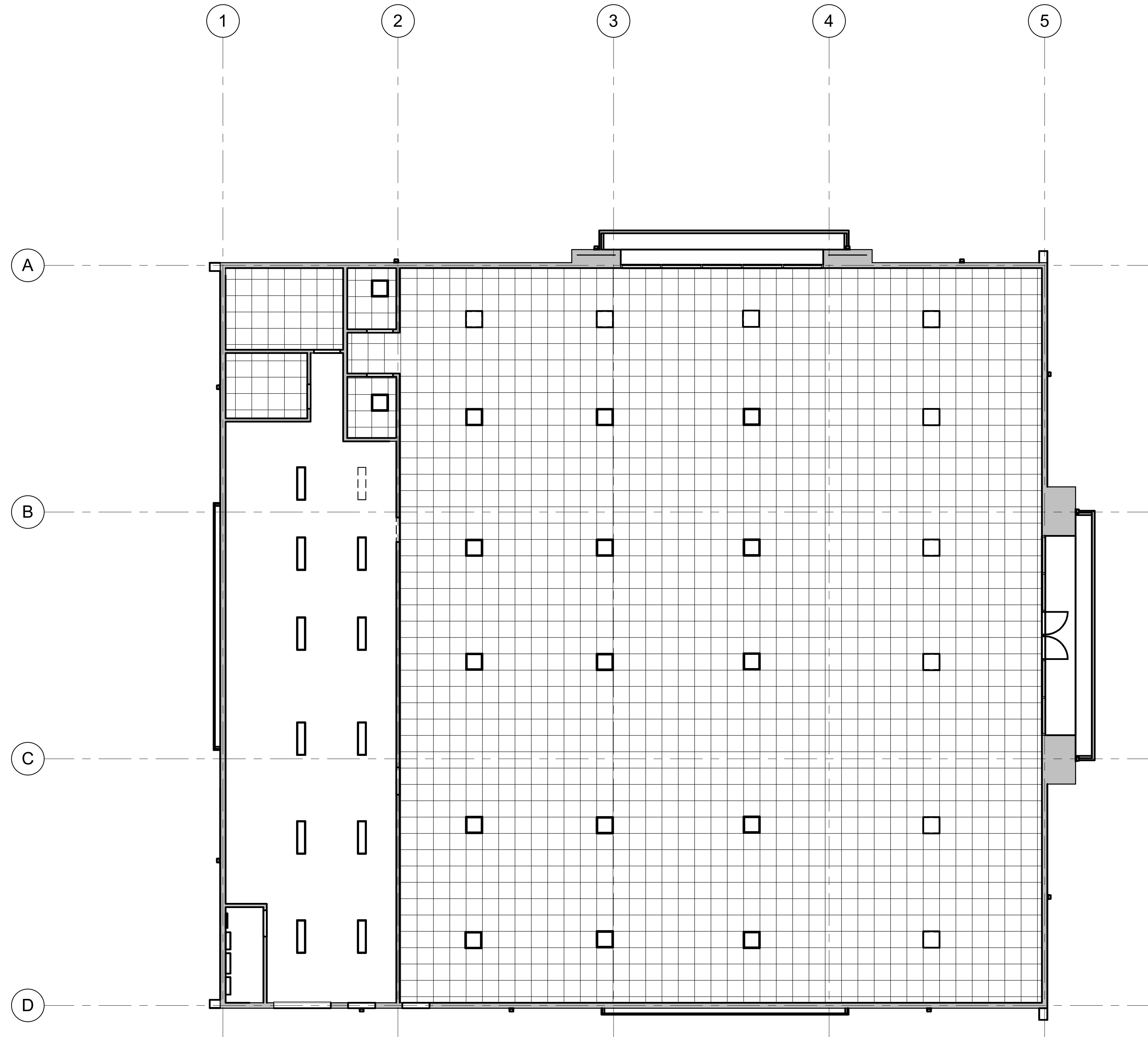
	AREA NOT IN CONTRACT (N.I.C.)
	EXISTING WALL TO REMAIN
	NEW WALL
	EXISTING STRUCTURE TO BE DEMOLISHED AND REMOVED FROM SITE.
	EXISTING DOOR TO BE REMOVED. REFER TO DEMOLITION KEYNOTES FOR MORE INFORMATION.

DEMOLITION NOTES

- REFER TO SHEET G-001.00 FOR GENERAL DRAFTING STANDARDS AND ABBREVIATIONS USED & GENERAL NOTES.
- REFER TO SHEET G-002.00 & G-003.00 FOR DISABLED ACCESS NOTES.
- REFER TO A-002.00 FOR LIFE SAFETY DIAGRAM.
- REFER TO SHEET AD-101.00, AD-121.00 & AD-200.00 FOR TYPICAL DEMOLITION NOTES, PATCHING AND CLEANING NOTES AND ELEVATION DEMOLITION NOTES.

DEMOLITION KEYNOTES

- ① EXISTING ROUGH OPENING TO REMAIN.
- ② DEMO NEW ROUGH OPENING.



NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

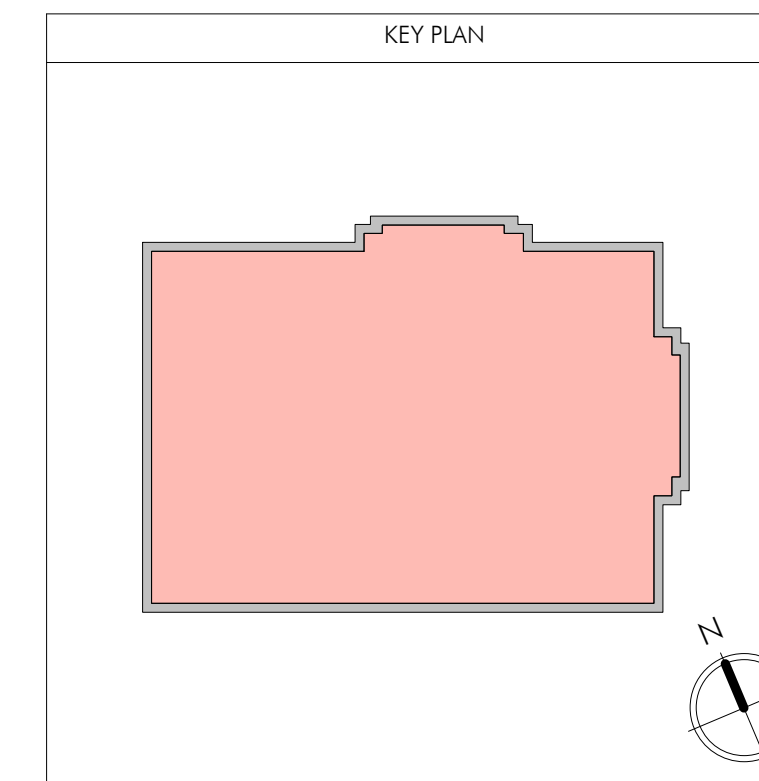
TITLE:
**DEMOLITION REFLECTED
CEILING PLAN**

DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHE BY:	BA
DWG NO.:	

AD-121.00

2420

① DEMOLITION REFLECTED CEILING PLAN
1/8" = 1'-0"



PROPOSED FLOOR PLAN LEGEND

- AREA NOT IN CONTRACT/SCOPE (N.I.C.)
- EXISTING WALL TO REMAIN
- NEW WALL
- HARDENED CONSTRUCTION
- 1-HR FIRE RATED PARTITION

PROPOSED FLOOR PLAN NOTES

1. ALL INTERIOR DIMENSIONS ARE FROM FACE OF GWB TO GWB, U.N.O.
2. PATCH AND REPAIR EXISTING WALLS TO REMAIN IN AREA OF WORK TO AS - NEW CONDITION.
3. PROVIDE FIRE RATED BLOCKING FOR WALL MOUNTED EQUIPMENT, FIXTURES, CASEWORK & GRAB BARS. VERIFY LOCATIONS.
4. PROVIDE ACCESS PANELS WHERE REQUIRED BY MECHANICAL, ELECTRICAL, PLUMBING, OR FIRE PROTECTION DOCUMENTS. COORDINATE LOCATIONS WITH ARCHITECT.
5. NEW DOOR LOCATIONS TO BE 6" FROM INSIDE OF FRAME TO NEAREST WALL UNLESS OTHERWISE NOTED AND DIMENSIONED. SEE TYPICAL DETAILS.
6. MOISTURE RESISTANT GWB, BOARD TO BE USED IN ALL BATHROOMS AND KITCHENS.
7. SEE A-601 FOR DOOR DETAILS.
8. GC TO CONFIRM THAT THE LANDLORD HAS PROVIDED LAMINATED SAFETY GLASS IN STOREFRONT. IF THE LAMINATED SAFETY GLASS IS NOT PROVIDED, GC TO INSTALL SECURITY FILM ON GLAZING TO PRESENT GLASS FROM SHATTERING IF BROKEN.
9. REFER TO SHEET A-511 FOR APPROPRIATE SIGNAGE.

PROPOSED FLOOR PLAN KEYNOTES

- 1 GC TO CONFIRM THAT THE LANDLORD HAS PROVIDED LAMINATED SAFETY GLASS IN STOREFRONT. IF THE LAMINATED SAFETY GLASS IS NOT PROVIDED, GC TO INSTALL SECURITY FILM ON GLAZING TO PREVENT GLASS FROM SHATTERING IF BROKEN.
- 2 GLAZING SHALL HAVE PRIVACY FILM APPLIED.
- 3 G.C. TO COORDINATE WITH MILLWORK VENDOR FOR FINAL DIMENSIONS AND ROUGH OPENINGS NEEDED FOR PASS THROUGH AS APPLICABLE.

NOT FOR CONSTRUCTION

100% SD SET

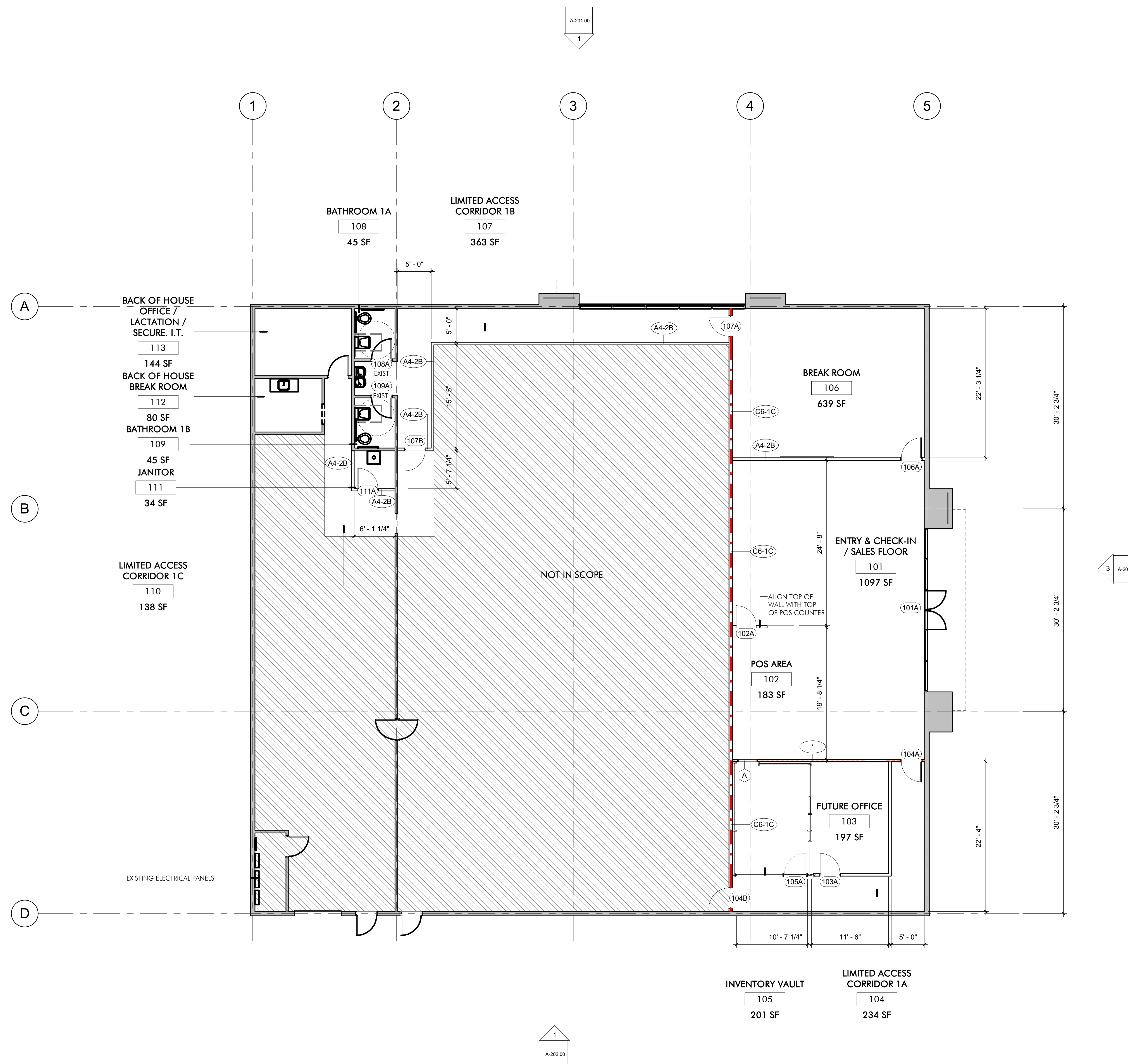
PROJECT: **NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE: **PROPOSED FLOOR PLAN**

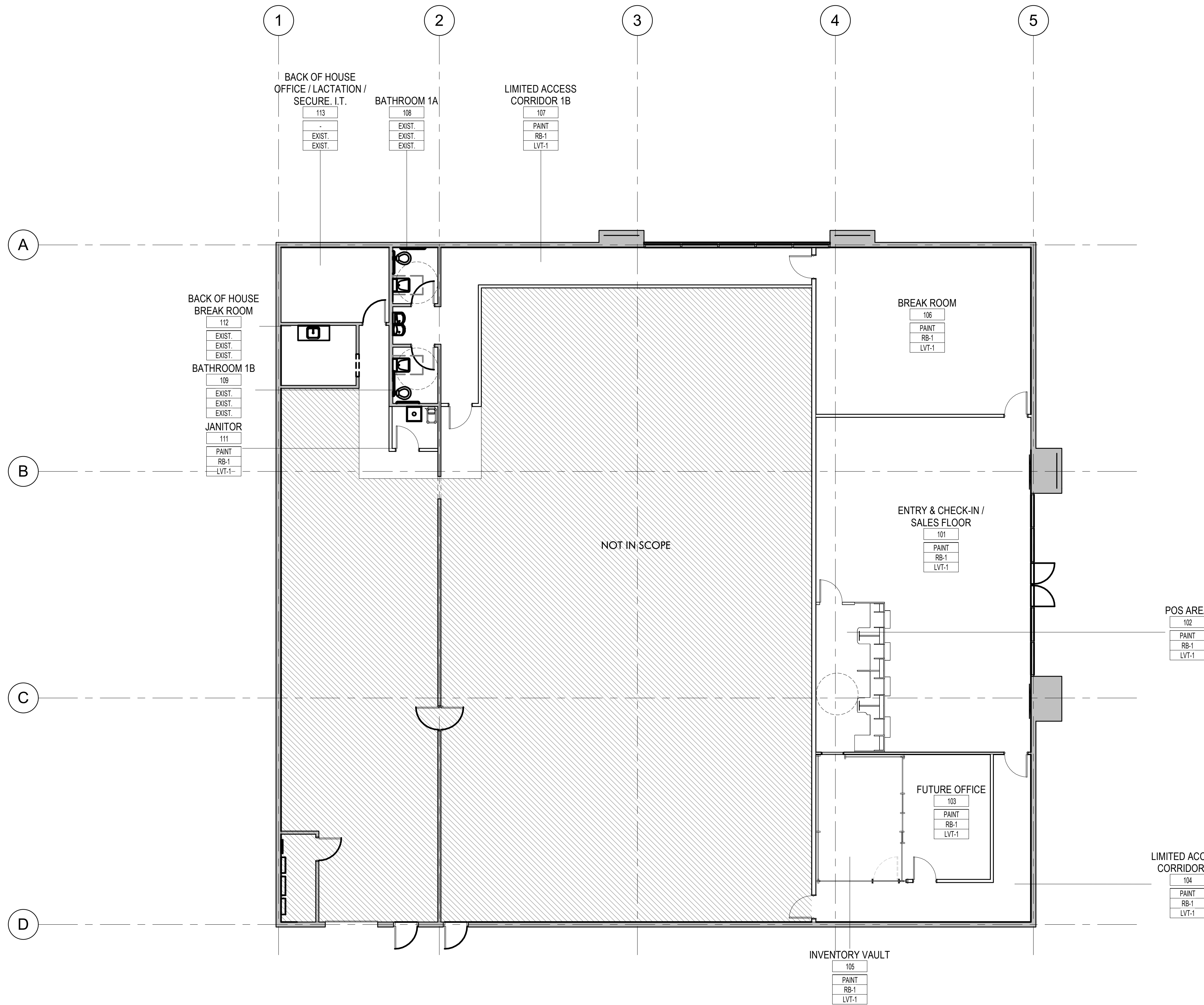
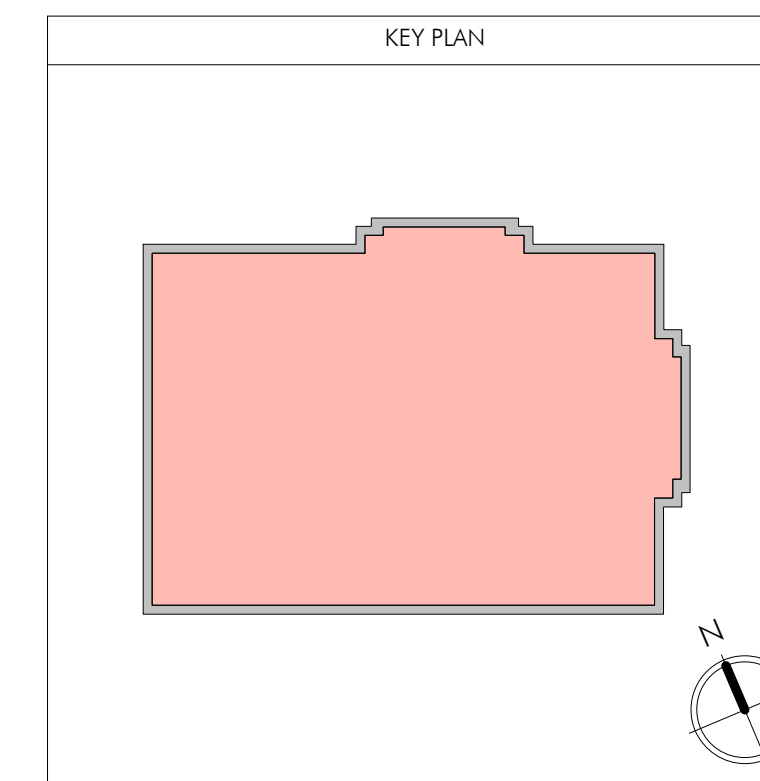
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PROJECT #:	2420
DRAWING BY:	SW
CHE BY:	BA
DWG NO.:	

A-101.00

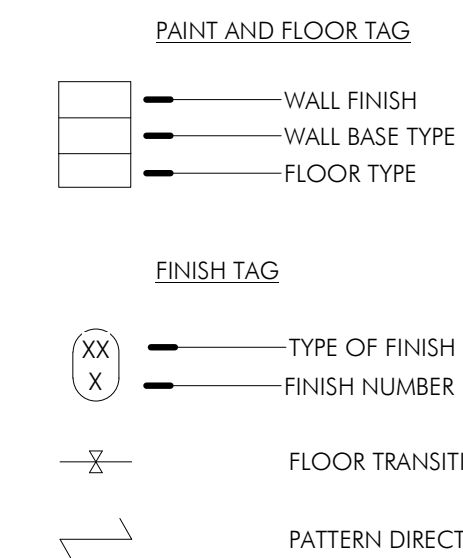
2420



1 PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"



FINISH LEGEND



FINISH NOTES

1. PROVIDE FLOOR BASE RB-1 AT ALL NEW WALLS. STRAIGHT AT CARPET, COVE AT LVT OR VCT. ALL FLOOR BASE IS TO BE CONTINUOUS ROLLS, U.N.O.
2. REDUCERS AND TRIM AT TRANSITIONS TO MATCH ADJACENT CARPET COLOR. GC TO COORDINATE WITH ARCHITECT FOR CLARIFICATION BEFORE PURCHASE.
3. GLUE TO BE QUICK RELEASE IN NATURE U.N.O.
4. PROVIDE SPECIFIED THRESHOLD, REFER TO HARDWARE TYPES REFERENCED AND HARDWARE SCHEDULE ON SHEET A-601
5. PROVIDE METAL REDUCER STRIP AT DOOR WAY, REFER TO A-601 FOR SPEC.
6. REPAIR AND PATCH EXISTING FINISHES AS NEEDED.

FINISH KEYNOTES

- ① xx
- ②
- ③

NOT FOR CONSTRUCTION

100% SD SET

PROJECT: **NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550



TITLE: **PROPOSED FINISH FLOOR
PLAN**

DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHE BY:	BA
DWG NO.:	

A-102.00

1 PROPOSED FIRST FLOOR FINISH PLAN
1/8" = 1'-0"

FURNITURE & EQUIPMENT LEGEND

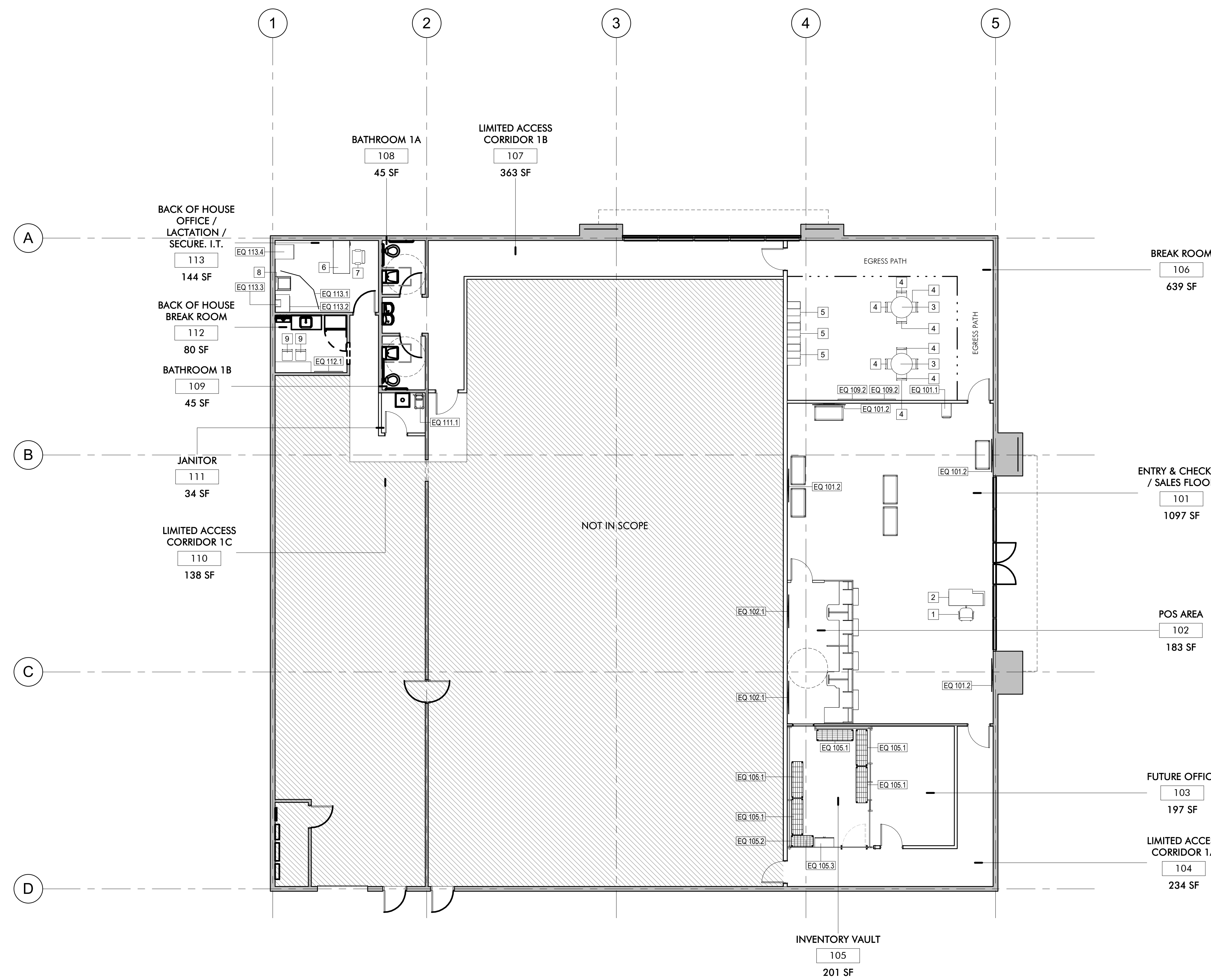
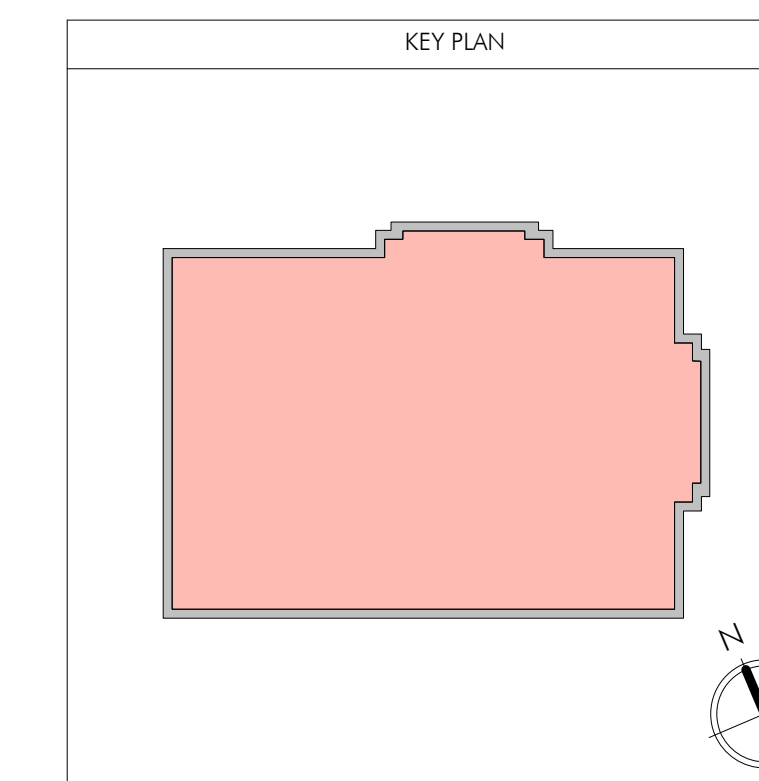
-  MILLWORK
-  AREA NOT IN CONTRACT (N.I.C.)

FURNITURE & EQUIPMENT NOTES

1. REFER TO SHEET G-001 FOR GENERAL NOTES, GENERAL DRAFTING STANDARDS, AND ABBREVIATIONS USED.
2. REFER TO SHEETS G-002 & G-003 FOR DISABLED ACCESS NOTES.
3. REFER TO SHEET A-002 FOR FIRE AND SAFETY NOTES.
4. G.C. SHALL HAVE FURNITURE VENDOR APPROVE ALL POWER AND TELEPHONE FEEDS FOR WORKSTATIONS PRIOR TO INSTALLATION.
5. G.C. IS TO HAVE FURNITURE VENDOR APPROVE ALL ELECTRICAL AND DATA IN PRIVATE OFFICES PRIOR TO INSTALLATION.
6. FURNITURE VENDOR FOR EITHER WORKSTATIONS OR CASEWORK SHALL FIELD VERIFY LOCATION TO VERIFY CLEAR DIMENSIONS REQUIRED FOR FURNITURE PRIOR TO ORDERING FURNITURE. DO NOT SCALE THE DRAWINGS.
7. REFER TO SHEETS A-103 AND A-621 FOR FURNITURE AND EQUIPMENT INFORMATION.

FURNITURE & EQUIPMENT KEYNOTES

- 1 G.C. TO COORDINATE WITH MILLWORK VENDOR FOR FINAL DIMENSIONS AND ROUGH OPENINGS NEEDED FOR PASS THROUGH AS APPLICABLE.
- 2 FIELD CUT WORK SURFACES TO MEET DIMENSIONS FROM MILLWORK, IF NECESSARY.



NOT FOR CONSTRUCTION

100% SD SET

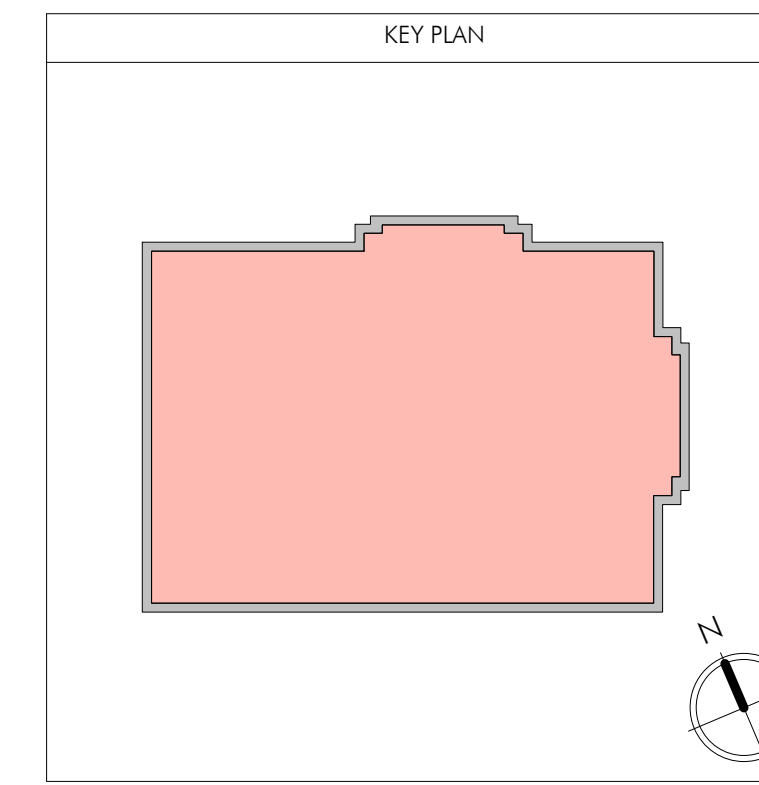
PROJECT: **NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE: **PROPOSED FF&E PLAN**

SEAL & SIGNATURE:	DATE: 24.12.04
	PROJECT #: 2420
	DRAWING BY: SW
	CHE BY: BA
	DWG NO.

A-103.00

1 PROPOSED FF&E FLOOR PLAN
1/8" = 1'-0"



REFLECTED CEILING LEGEND

- AREA NOT IN CONTRACT (N.I.C.)
- NEW 2x4 CEILING SYSTEM
CEILING GRID
MANUFACTURER: SEE SPEC.
SIZE: 2x4
SERIES: SEE SPEC.
COLOR: WHITE
- CEILING TILE
MANUFACTURER: SEE SPEC.
SERIES: SEE SPEC.
SIZE: 24x48x7/8"
COLOR: WHITE
REFERENCE SHEET A-701.00 FOR SPECIFICATIONS AND REQUIREMENTS.
- OPEN CEILING.
- EXISTING SOFFIT IS TO REMAIN.
- DRYWALL CEILING, HEIGHT IS INDICATED IN BUBBLE IF NOT STANDARD
- CEILING MOUNTED EXIT SIGN, DARK QUADRANT INDICATES FACE, ARROW(S) INDICATE DIRECTION.
- 8' - 0" CEILING HEIGHT AS INDICATED.
- NEW WALL MOUNTED JUNCTION BOX FOR LF-15, HEIGHT TBD. ELECTRICAL SUB-CONTRACTOR TO CONNECT DEVICE.

REFLECTED CEILING PLAN NOTES

- FIRE AND LIFE SAFETY COMPONENTS**
- ALL COMPONENTS SHALL BE WHITE U.O.N.
 - FIRE PULL COMPONENTS SHALL BE RED OR OTHER ACCORDING TO LOCAL JURISDICTION.
 - ALL STROBES SHALL BE CEILING MOUNTED, U.O.N. MOUNT IN CENTER OF ACOUSTIC CEILING TILES WHERE OCCURS, U.O.N.
 - ALL SPRINKLER HEADS SHALL BE FULLY CONCEALED CEILING MOUNTED, U.O.N. MOUNT IN CENTER OF ACOUSTIC CEILING TILES WHERE OCCURS, U.O.N. WHERE BUILDING STANDARD IS SEMI-CONCEALED, HEADS AT GWB CEILINGS SHALL BE FULLY CONCEALED.
 - COMPONENTS SHALL BE MOUNTED WITH CONSISTENT CENTERLINE, U.O.N.
- GENERAL**
- PROVIDE AND INSTALL PERFORATED CEILING GRILLE PANELS AT ALL ACOUSTIC CEILING MOUNTED SUPPLY AND RETURN LOCATIONS, U.O.N. CONFIRM COLOR OF GRILLE WITH ARCHITECT BEFORE PURCHASE AND INSTALLATION.
 - REFER TO SECURITY PLANS FOR SECURITY FIXTURES.

REFLECTED CEILING KEYNOTES

- CENTER CEILING TILE AND GRID IN ROOM AS SHOWN.
- PROVIDE NEW HARD CEILING WITH INTEGRATED LIGHTING.
- CEILING INSTALLER TO COORDINATE WITH ELECTRICIAN.
- EXISTING CEILING TO REMAIN. UPGRADE AS REQUIRED.
- CAGE VAULT TO BE ENCLOSED WITH CEILING. TBD WITH FDA CAGE VAULT CONSULTANT.

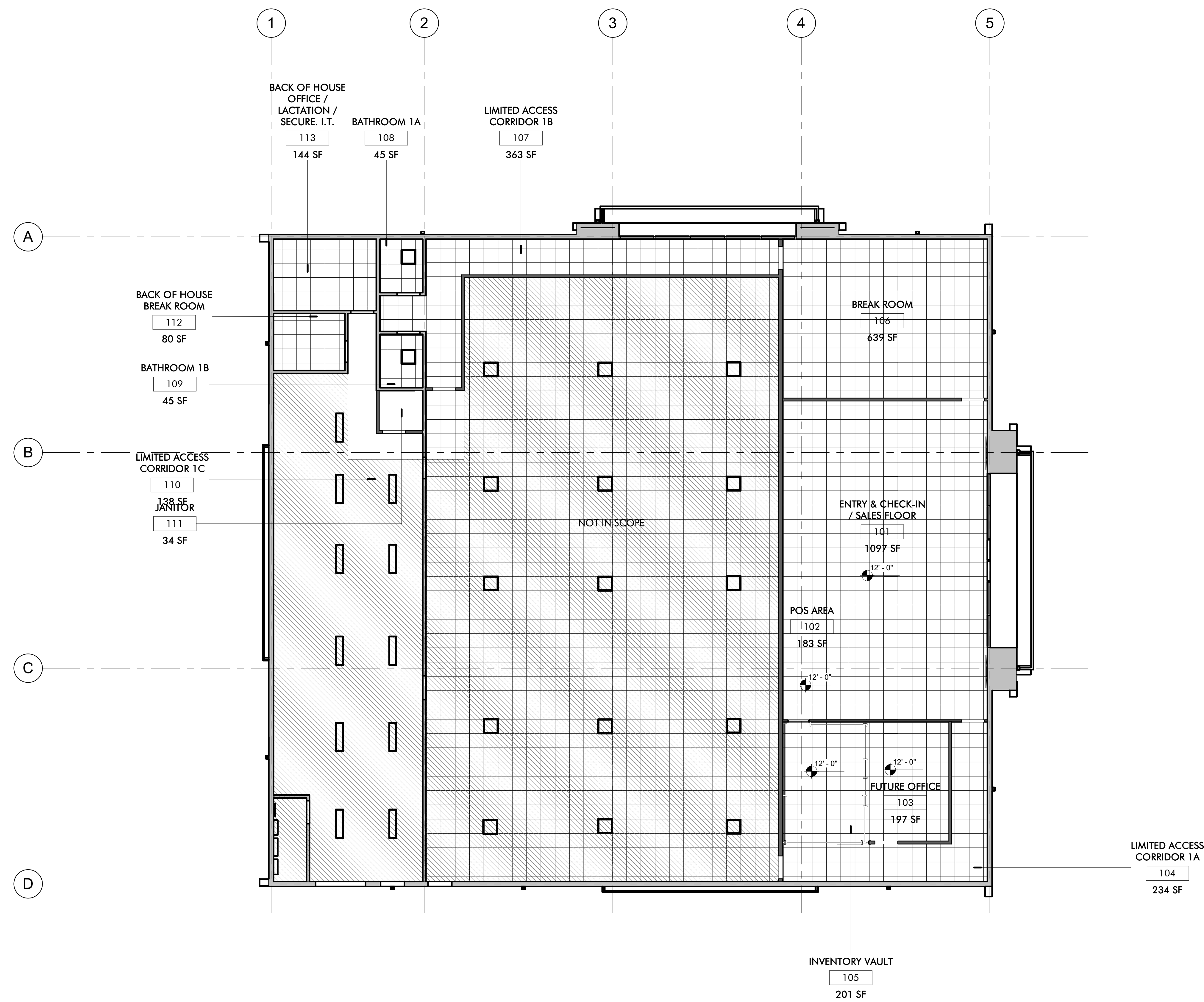
NOT FOR CONSTRUCTION

100% SD SET

PROJECT: **NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE: **PROPOSED REFLECTED
CEILING PLAN**

DATE: 24.12.04
PROJECT #: 2420
DRAWING BY: SW
CHEK BY: BA
DWG NO.
A-121.00
2420



1 PROPOSED REFLECTED CEILING PLAN
1/8" = 1'-0"

CATEGORIES

- A = STUD WALLS WITH (1) LAYER OF GYPSUM BOARD EACH SIDES OF CORE
- C = STUD WALLS WITH (1) LAYER OF GYPSUM BOARD (TYPE-X) EACH SIDES OF CORE (1 HOUR FIRE RATED)
- E = STUD WALLS WITH (1) LAYER OF GYPSUM BOARD ONLY ON ONE SIDE OF CORE
- S = INTERIOR SOFFIT WALLS (REFER TO DETAILS)

WALL HEIGHTS

- 1 = WALL EXTEND FROM FLOOR TO BOTTOM/DECK ABOVE
- 2 = WALL EXTEND FROM FLOOR TO 6" ABOVE CEILINGS (REFER TO RCP)
- 3 = WALL EXTEND FROM FLOOR TO BOTTOM OF CEILINGS (REFER TO RCP)
- 4 = PARTIAL HEIGHT PARTITION (REFER TO DETAIL FOR HEIGHT)

CORE SIZE

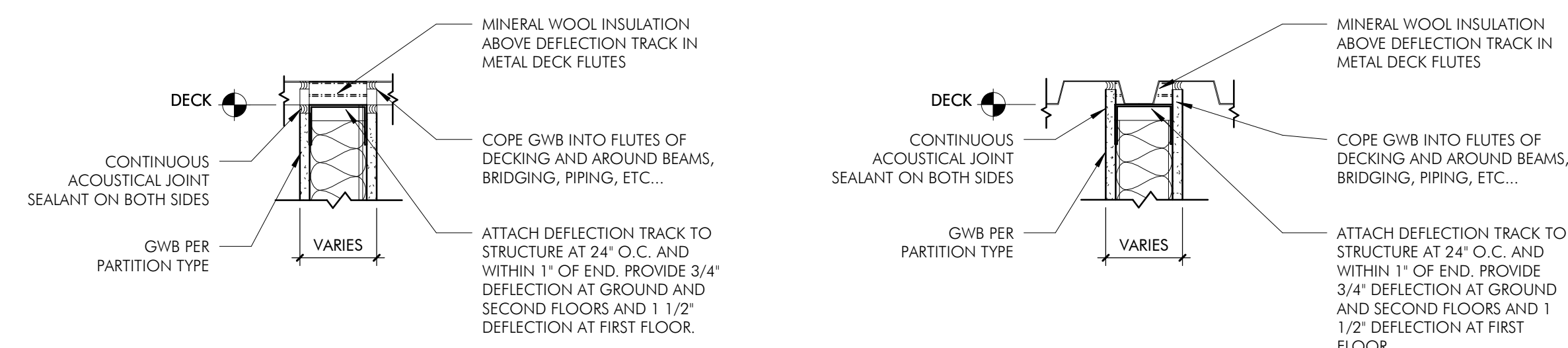
CORE SIZE	BASIC PARTITION THICKNESS W/ONE SIDE OF GWB	BASIC PARTITION THICKNESS W/ONE SIDE OF GWB ON EACH SIDE OF WALL
1 = STUD SIZE 7/8"	= 1-1/2"	2-1/8"
2 = STUD SIZE 1 1/2"	= 2-1/8"	2-3/4"
3 = STUD SIZE 2 1/2"	= 3-1/8"	3-3/4"
4 = STUD SIZE 3 5/8"	= 4-1/4"	4-7/8"
6 = STUD SIZE 6"	= 6-5/8"	7-1/4"
8 = STUD SIZE 8"	= 8-5/8"	9-1/4"

REMARKS

- A = 2 1/2" SOUND INSULATION
- B = 3 1/2" SOUND INSULATION
- C = 6" SOUND INSULATION
- D = CEMENT BACKER-BOARD OR HARDI-BOARD
- W = SOUND INSULATION ON BOTH SIDES OF WET WALL
- E = CEMENT BACKER-BOARD OR HARDI-BOARD
- W = SOUND INSULATION ONLY ON WET SIDE OF WALL
- F = NO INSULATION

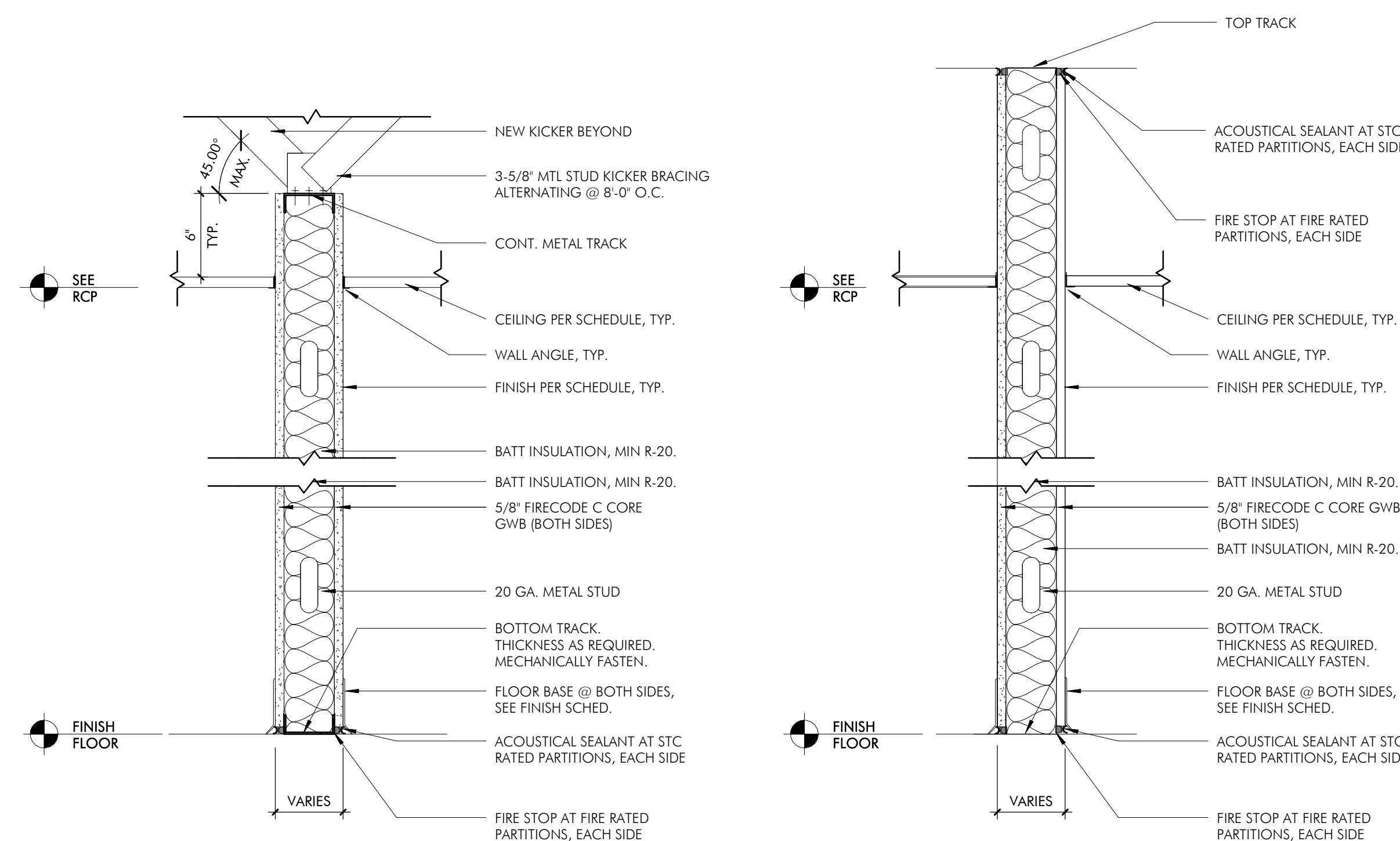
WALL ASSEMBLY LEGEND

1 1/2" = 1'-0"



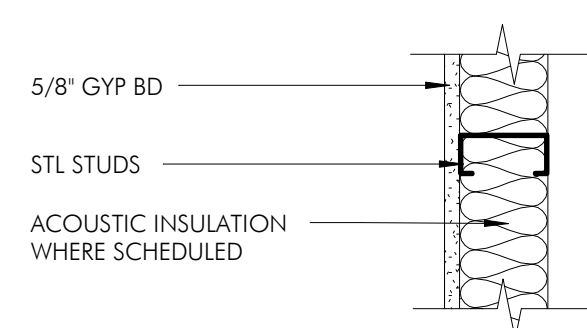
WALL DECK CONNECTION

1 1/2" = 1'-0"

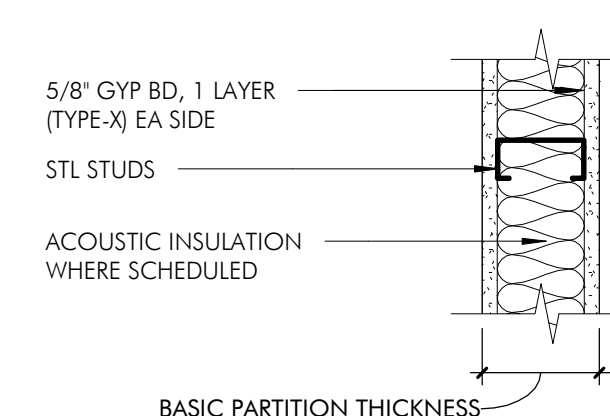


2 • TYPICAL PARTIAL HEIGHT 6' ABOVE RCP

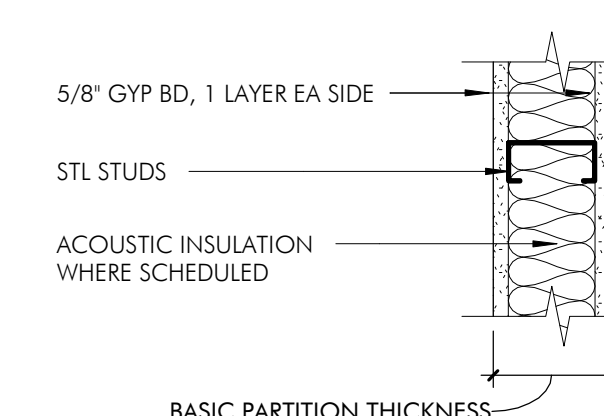
1 • TYPICAL FULL HEIGHT TO DECK



E • 1 LAYER ON OF GYP ON ONE SIDE STC 30



C • 1 LAYERS OF GYPSUM (TYPE-X) ON EACH SIDE (1-HOUR) STC 45-49



A • 1 LAYERS OF GYPSUM ON EACH SIDE STC 45-49

NOT FOR CONSTRUCTION

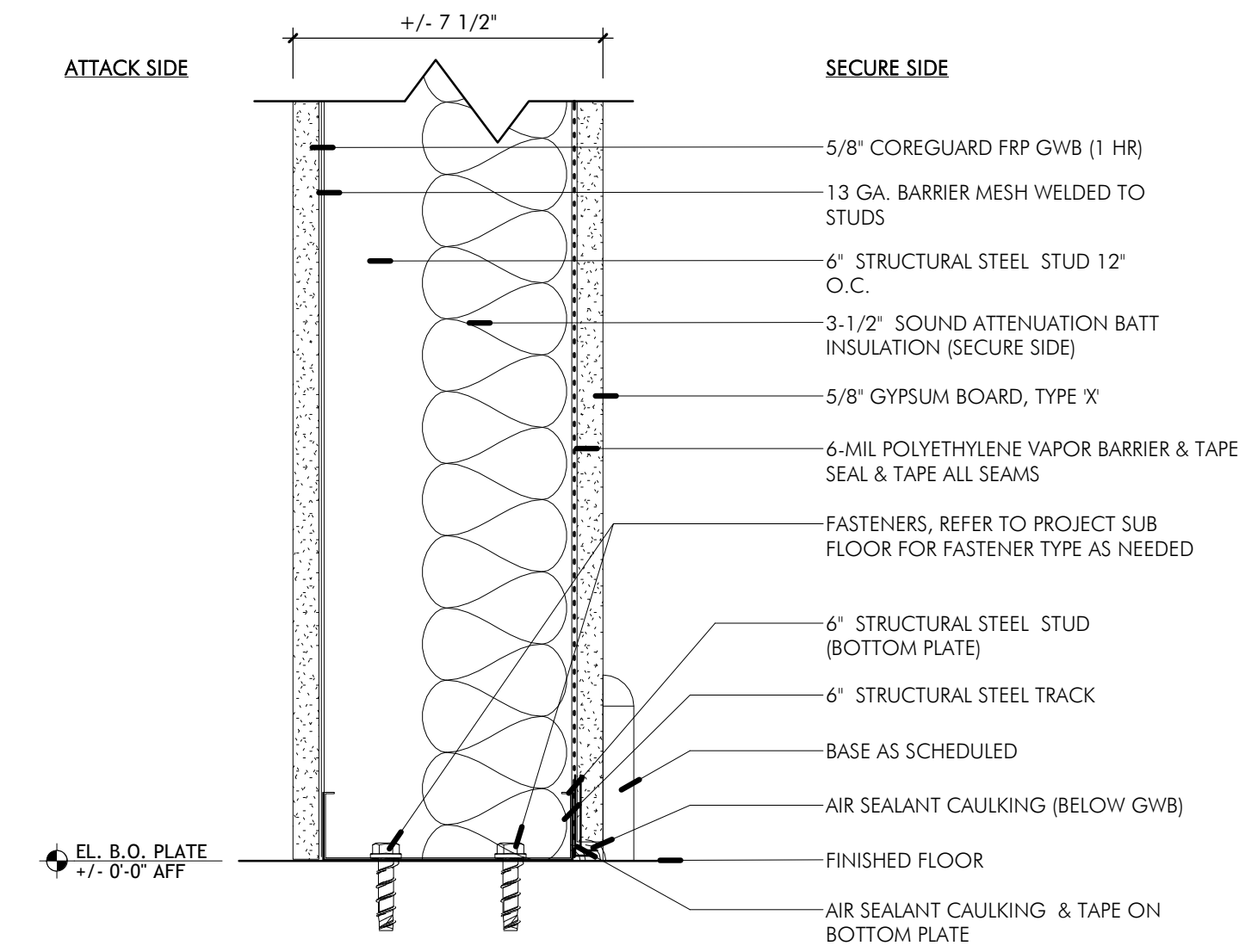
100% SD SET

PROJECT: NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY
1255 NY - 300 NEWBURGH, NY
12550

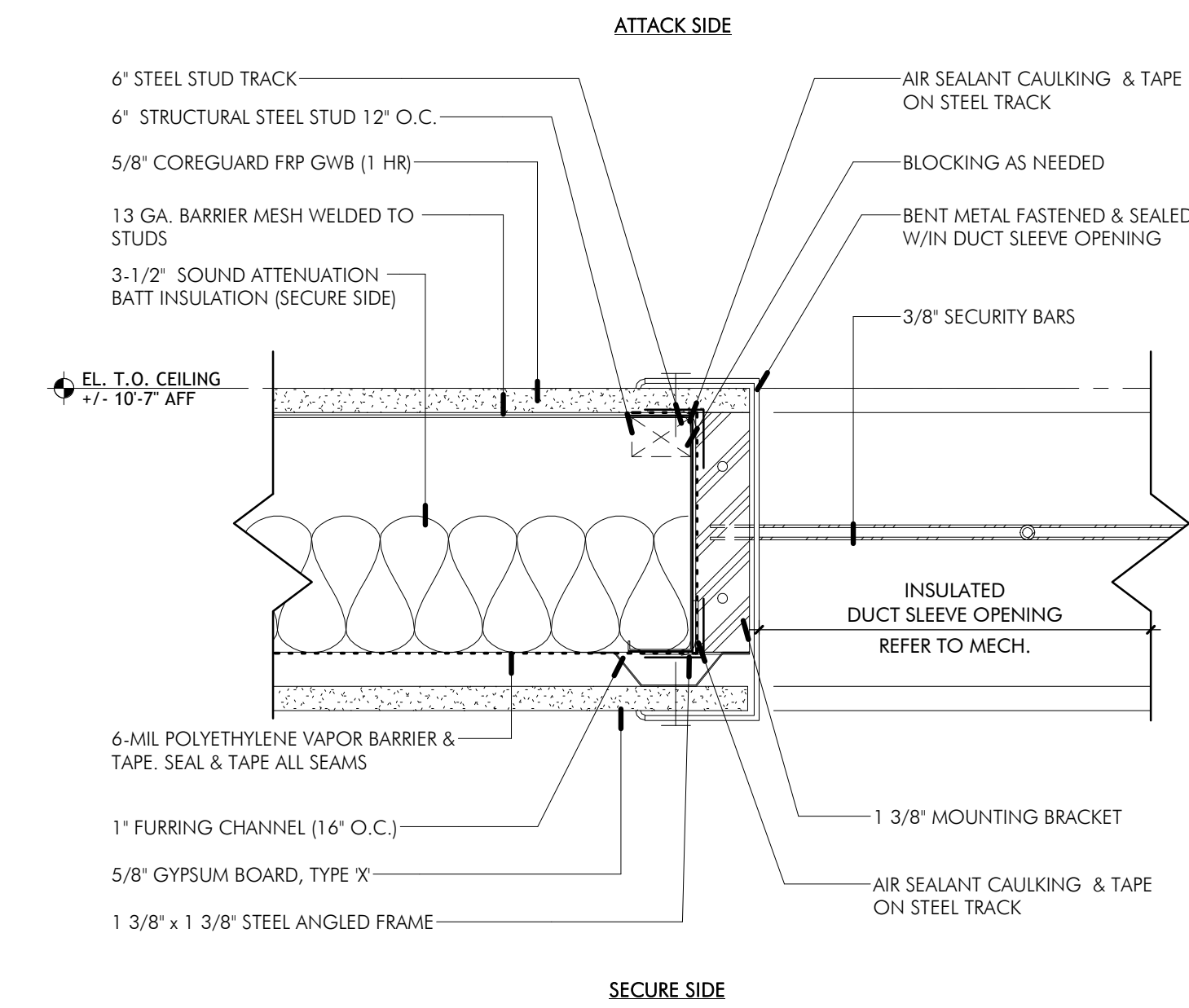
TITLE: WALL TYPES & DETAILS

DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHEK BY:	BA
DWG NO.:	A-131.00
	2420

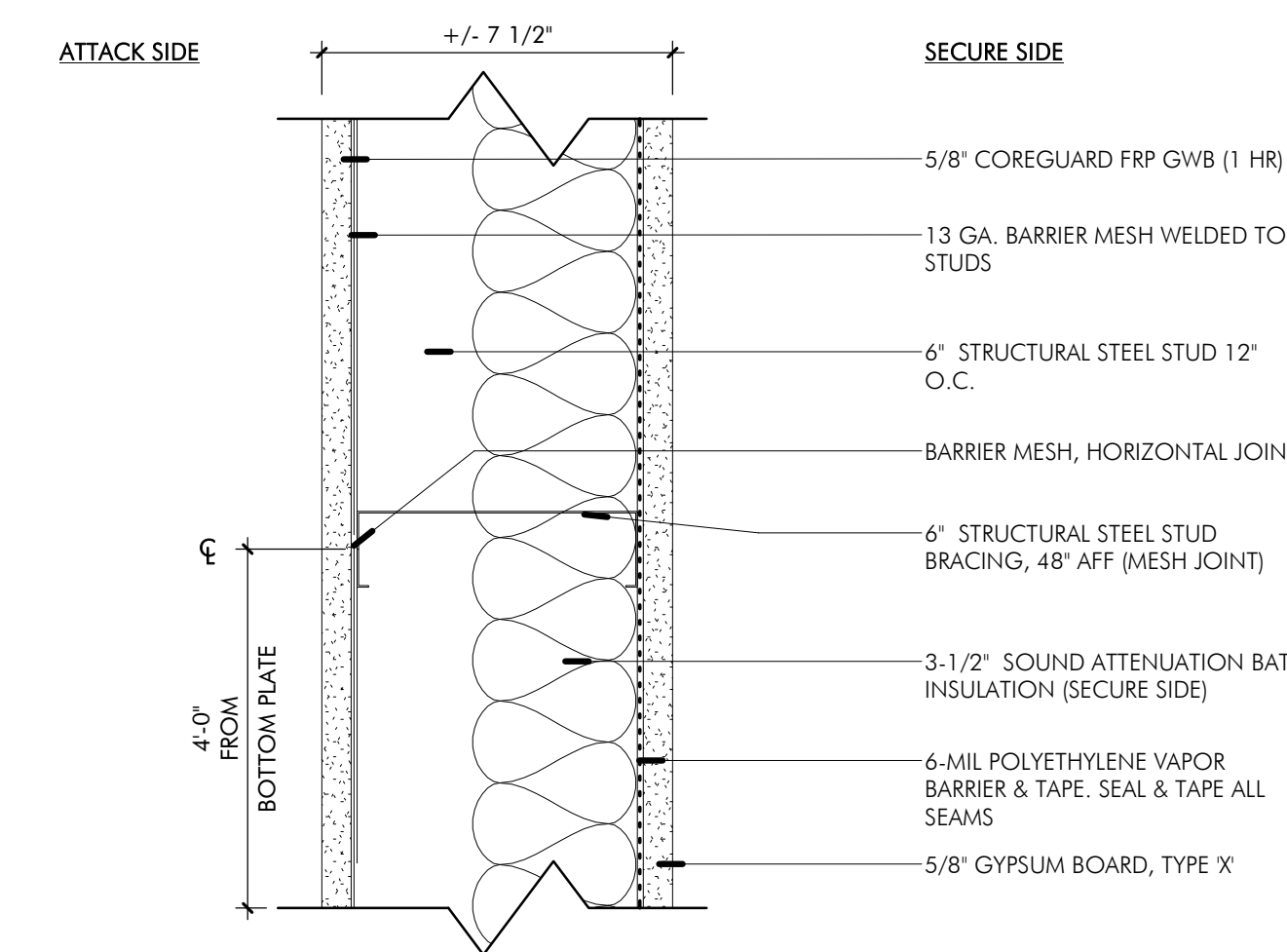
VAULT WALL DETAILS



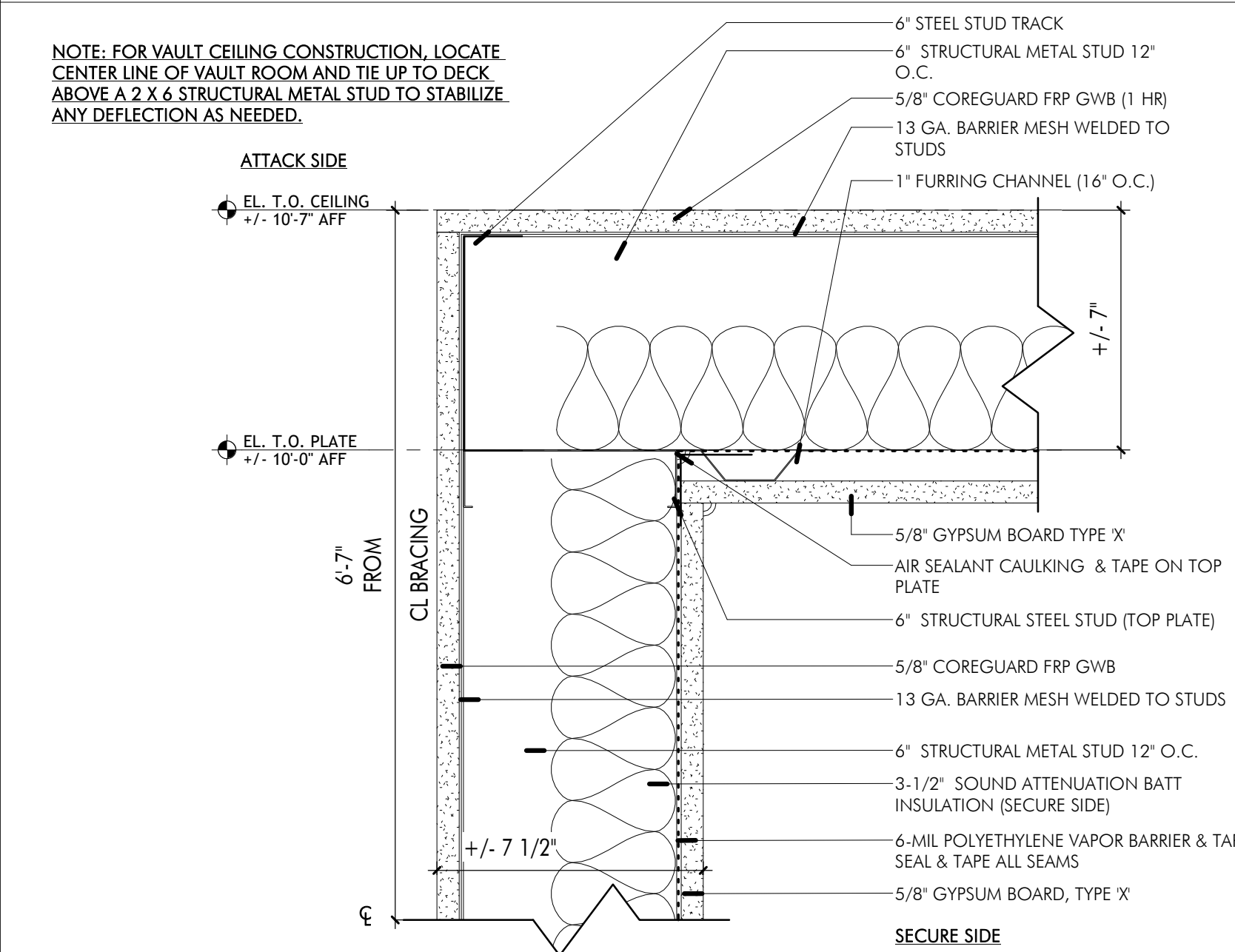
6 VAULT BOTTOM PLATE DETAIL 1
3" = 1'-0"



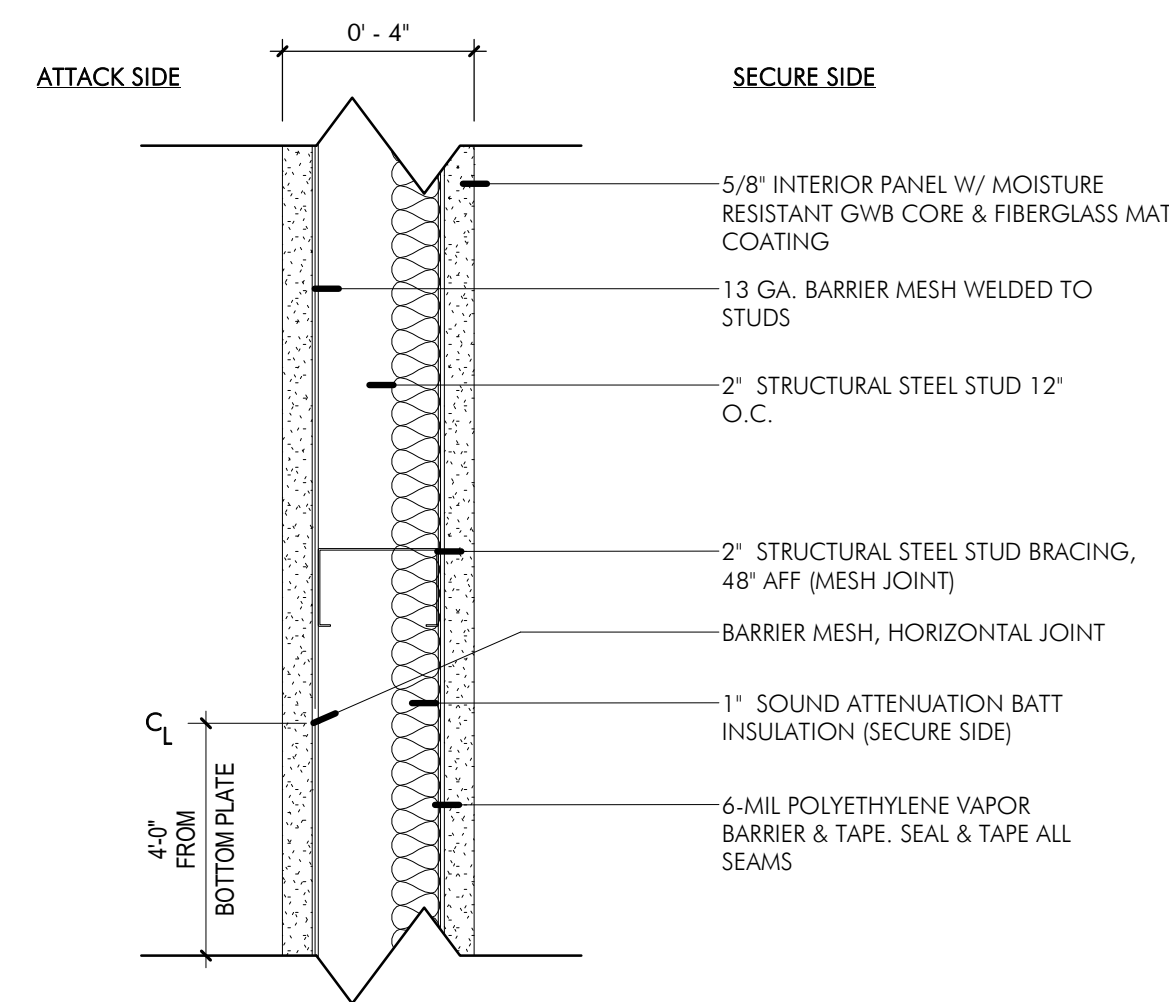
3 VAULT DUCT SLEEVE DETAIL 1
3" = 1'-0"



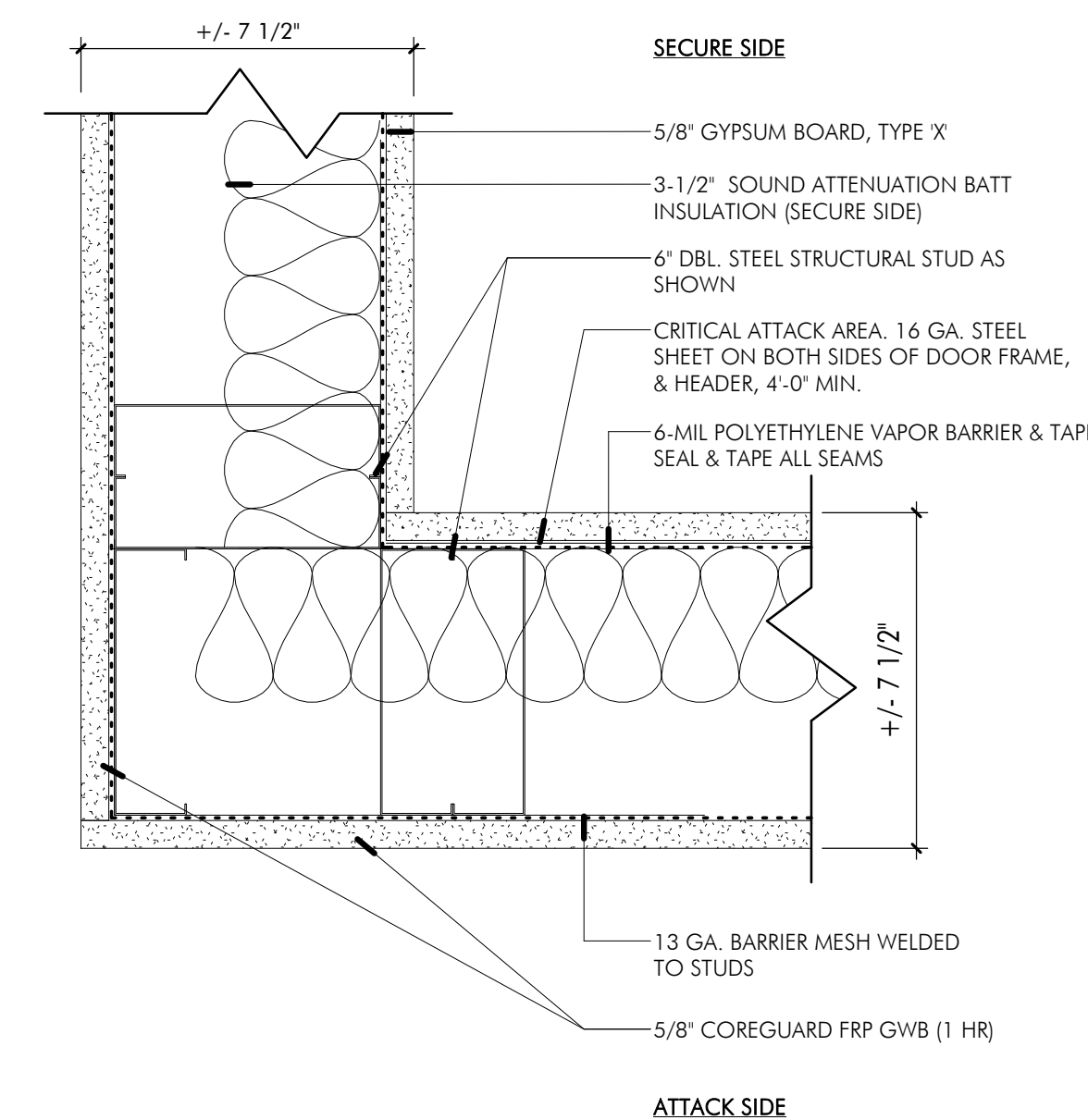
5 VAULT BRACING DETAIL 1
3" = 1'-0"



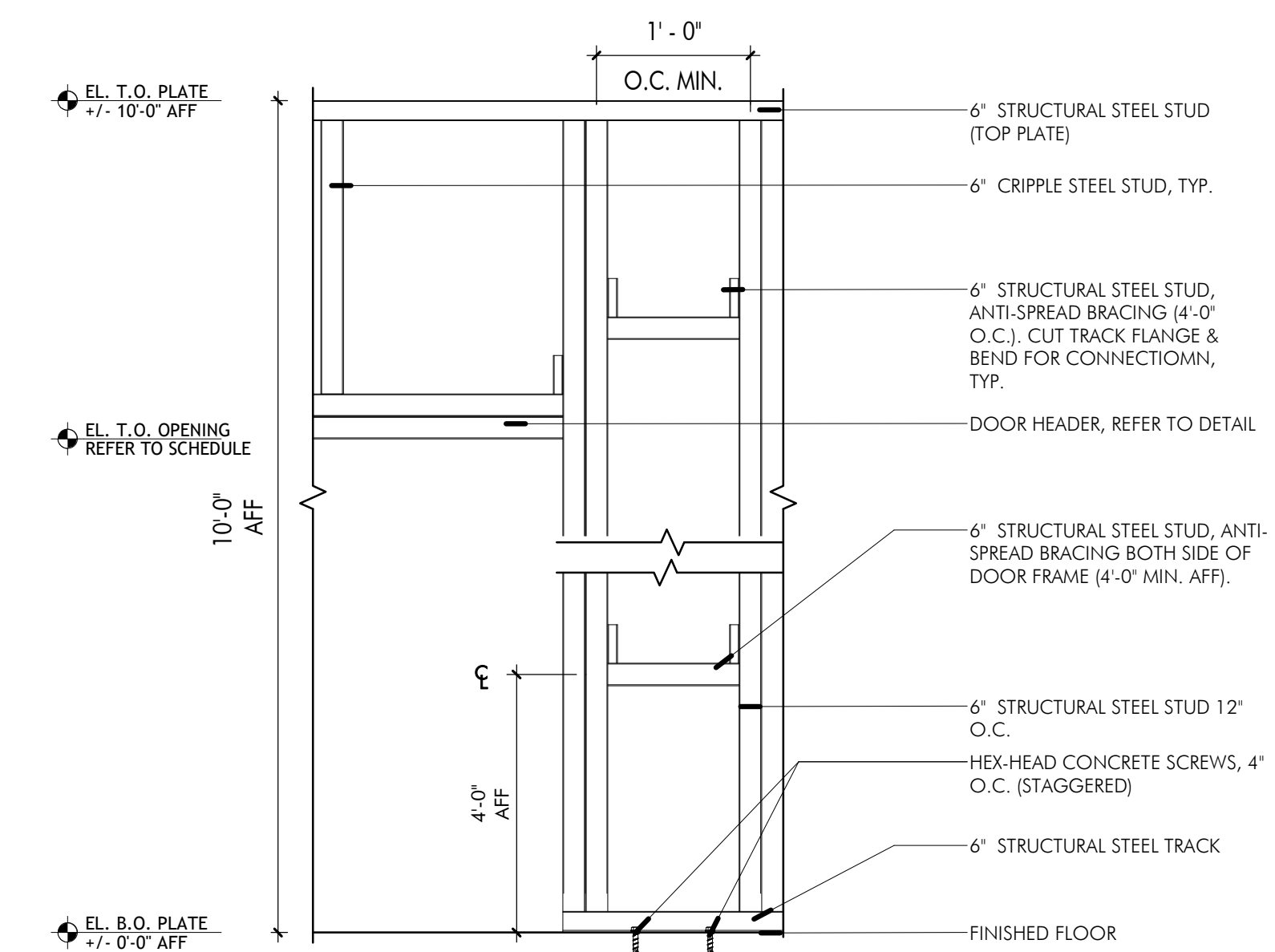
2 VAULT TOP PLATE DETAIL 1
3" = 1'-0"



7 VAULT BRACING DETAIL @ PARTY WALL 1
3" = 1'-0"



4 VAULT CORNER PLAN DETAIL 1
3" = 1'-0"



1 VAULT FRAMING ELEVATION DETAIL 1
1" = 1'-0"

NOT FOR CONSTRUCTION

100% DD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
DETAILS - VAULT

DOB NOW JOB #: XX
DATE: 24.12.04
PROJECT #: 2420
DRAWING BY: OJ
CHK BY: BA
DWG NO.

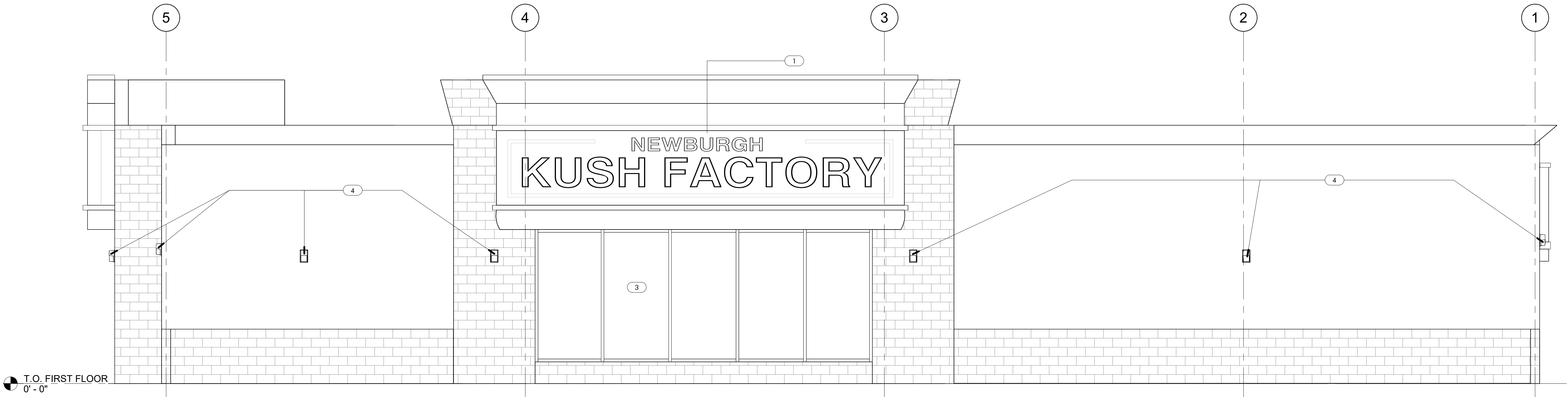
A-132.00

PROPOSED ELEVATION NOTES

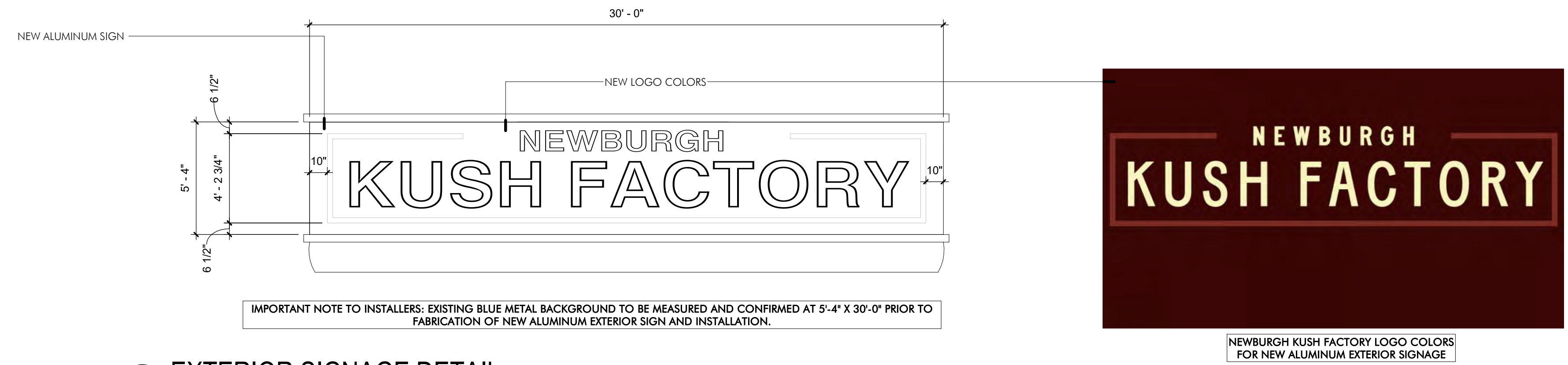
1. GC TO CONFIRM THAT THE LANDLORD HAS PROVIDED LAMINATED SAFETY GLASS IN STOREFRONT. IF THE LAMINATED SAFETY GLASS IS NOT PROVIDED, GC TO INSTALL SECURITY FILM ON GLAZING TO PREVENT GLASS FROM SHATTERING IF BROKEN.

PROPOSED ELEVATION KEYNOTES

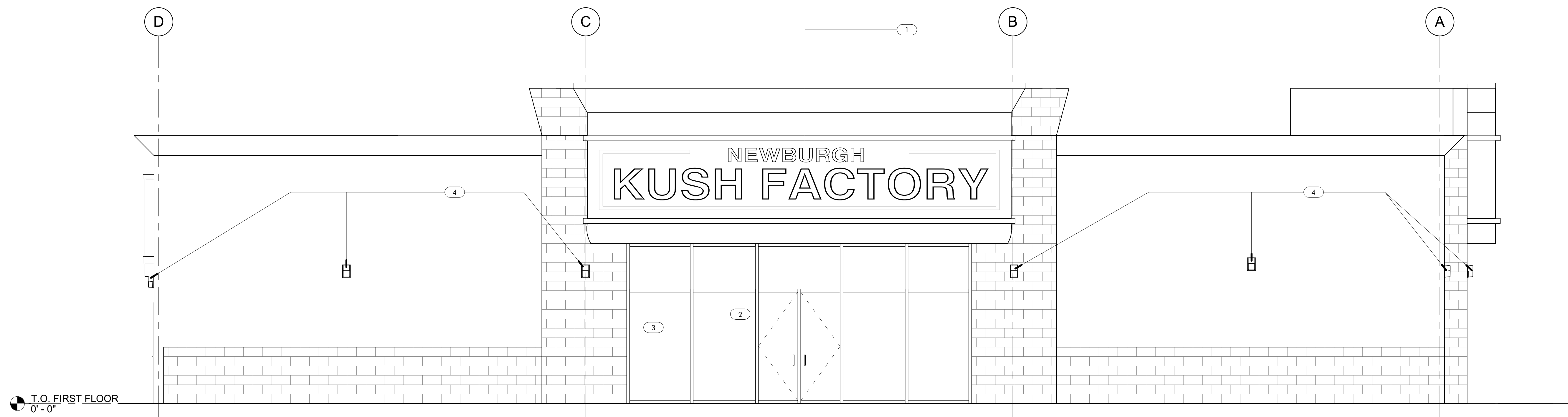
- 1 NEW ALUMINUM EXTERIOR SIGNAGE MOUNTED ON EXISTING SIGNAGE PANEL. NEW SIGNAGE AS PER OWNER REQUIREMENTS. UPDATE ELECTRICAL AS REQUIRED BY NEW SIGNAGE SPECIFICATIONS, ZONING, AND OTHER CODE REQUIREMENTS.
- 2 PROVIDE NEW SECURITY CAMERAS AND SYSTEM AS PER NEW OWNER'S DIRECTION.
- 3 GC TO CONFIRM THAT THE LANDLORD HAS PROVIDED LAMINATED SAFETY GLASS IN STOREFRONT. IF THE LAMINATED SAFETY GLASS IS NOT PROVIDED, GC TO INSTALL SECURITY FILM ON GLAZING TO PREVENT GLASS FROM SHATTERING IN BROKEN.
- 4 EXISTING EXTERIOR FACADE LIGHTS TO REMAIN, TYP.
- 5 NO NEW SIGNAGE HERE.



1 PROPOSED EXTERIOR ELEVATION (NORTH)
1/4" = 1'-0"



2 EXTERIOR SIGNAGE DETAIL
1/4" = 1'-0"



3 PROPOSED EXTERIOR ELEVATION (EAST)
1/4" = 1'-0"

NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
**PROPOSED EXTERIOR
ELEVATIONS**

DATE: 24.12.04
PROJECT #: 2420
DRAWING BY: SW
CHK BY: BA
DWG NO.

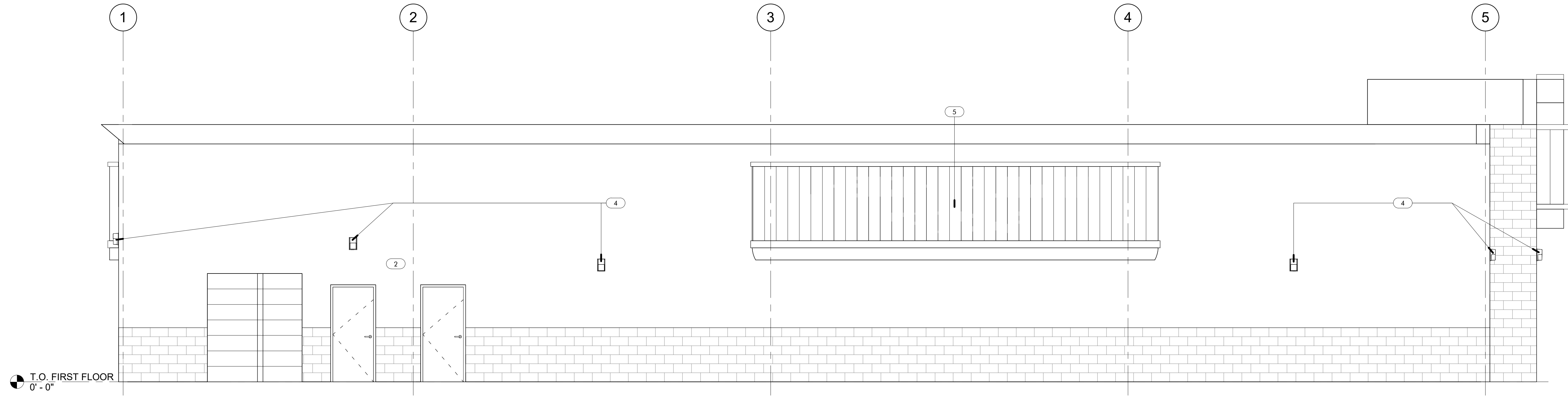
A-201.00

PROPOSED ELEVATION NOTES

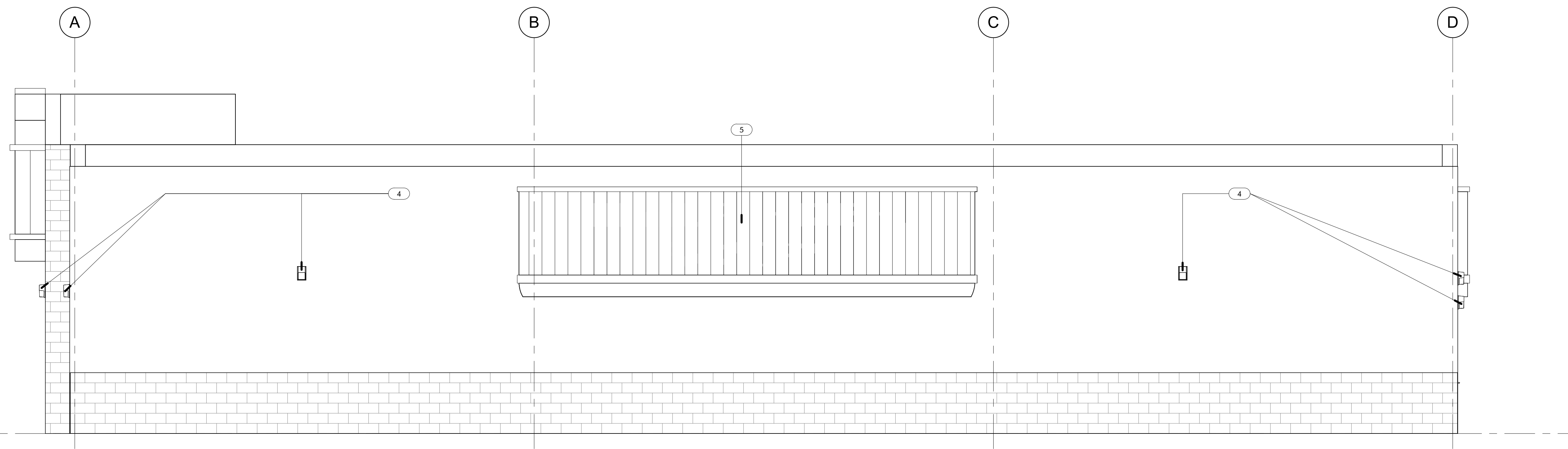
1. GC TO CONFIRM THAT THE LANDLORD HAS PROVIDED LAMINATED SAFETY GLASS IN STOREFRONT. IF THE LAMINATED SAFETY GLASS IS NOT PROVIDED, GC TO INSTALL SECURITY FILM ON GLAZING TO PREVENT GLASS FROM SHATTERING IF BROKEN.

PROPOSED ELEVATION KEYNOTES

- 1 NEW ALUMINUM EXTERIOR SIGNAGE MOUNTED ON EXISTING SIGNAGE PANEL. NEW SIGNAGE AS PER OWNER REQUIREMENTS. UPDATE ELECTRICAL AS REQUIRED BY NEW SIGNAGE SPECIFICATIONS, ZONING, AND OTHER CODE REQUIREMENTS.
- 2 PROVIDE NEW SECURITY CAMERAS AND SYSTEM AS PER NEW OWNER'S DIRECTION.
- 3 GC TO CONFIRM THAT THE LANDLORD HAS PROVIDED LAMINATED SAFETY GLASS IN STOREFRONT. IF THE LAMINATED SAFETY GLASS IS NOT PROVIDED, GC TO INSTALL SECURITY FILM ON GLAZING TO PREVENT GLASS FROM SHATTERING IF BROKEN.
- 4 EXISTING EXTERIOR FACADE LIGHTS TO REMAIN, TYP.
- 5 NO NEW SIGNAGE HERE.



1 PROPOSED EXTERIOR ELEVATION (SOUTH)
1/4" = 1'-0"



2 PROPOSED EXTERIOR ELEVATION (WEST)
1/4" = 1'-0"

NOT FOR CONSTRUCTION

100% SD SET

PROJECT: NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY
1255 NY - 300 NEWBURGH, NY
12550

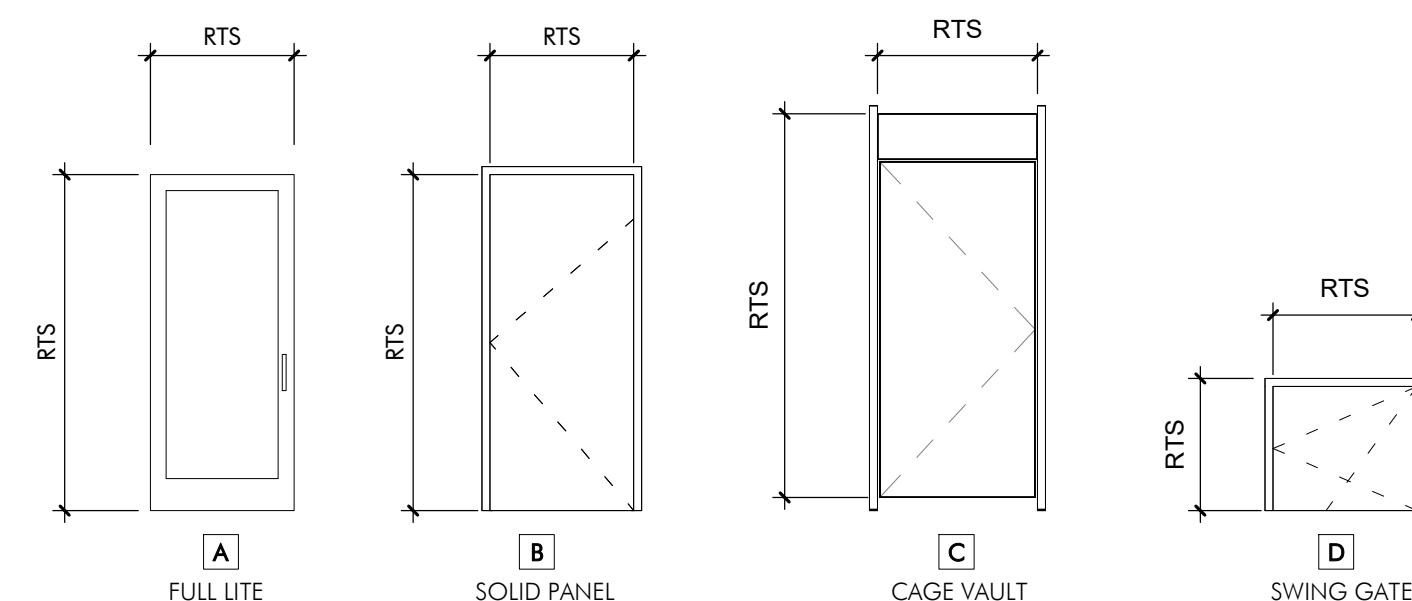
TITLE: PROPOSED EXTERIOR
ELEVATIONS

DATE:	24.12.04
PROJECT #:	2420
DRAWING BY:	SW
CHEK BY:	BA
DWG NO.:	A-202.00
	2420

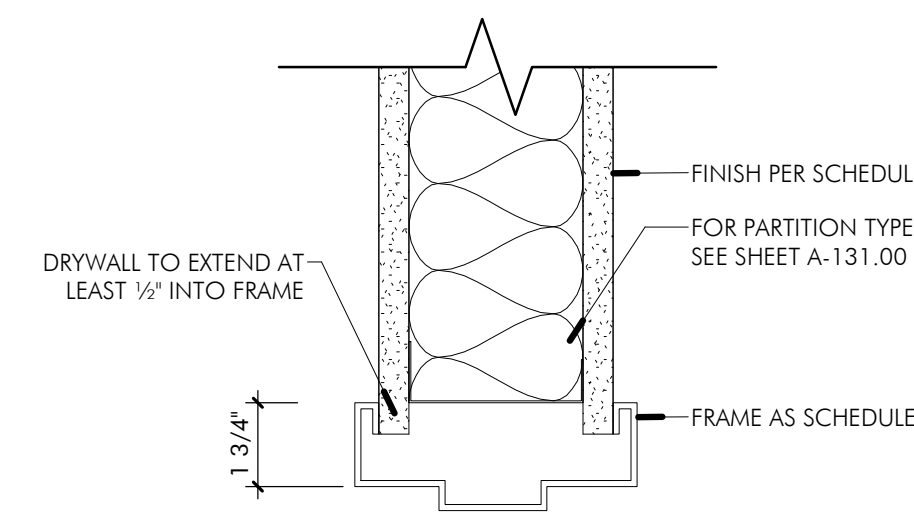
DOOR SCHEDULE

NUMBER	ROOM NUMBER	LOCATION	DOOR (NORMAL SIZE)			TYPE	FRAME TYPE	DOOR MATERIAL	INTERIOR/EXTERIOR	GLASS LITE KITS	FIRE RATING	ELECTRIFIED FRAME	CARD READER	KEYPAD	LATCH GUARDS	HARDWARE	COMMENTS
			WIDTH	HEIGHT	THICKNESS												
101A	101	ENTRY & CHECK-IN / SALES FLOOR	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	EXISTING	-	-	EXIST.	-	-	-	-	EXISTING	UPGRADE EXISTING AS REQUIRED. GC TO APPLY PRIVACY FILM.
102A	102	POS AREA	3'-0"	3'-0"	0'-1 3/4"	D	KNOCK-DOWN	WOOD	-	-	-	Yes	Yes	-	-	SET D	SWING GATE TO BE PROVIDED BY MILLWORK VENDOR. VERIFY HEIGHT OF DOOR WITH MILLWORK VENDOR. HEIGHT TO MATCH POS COUNTER.
103A	103	FUTURE OFFICE	3'-0"	7'-0"	0'-1 3/4"	B	KNOCK-DOWN	HM	-	-	-	-	-	-	-	SET A	
104A	104	LIMITED ACCESS CORRIDOR 1A	3'-0"	7'-0"	0'-1 3/4"	B	KNOCK-DOWN	HM	-	-	-	-	-	-	-	SET D	
104B	104	LIMITED ACCESS CORRIDOR 1A	3'-0"	7'-0"	0'-1 3/4"	B	KNOCK-DOWN	HM	-	3/4 HR	Yes	Yes	Yes	Yes	Yes	SET D	
105A	105	INVENTORY VAULT	3'-0"	8'-0"	0'-1 3/4"	C	KNOCK-DOWN	CAGE VAULT	-	-	-	Yes	Yes	Yes	Yes	SET F	CAGE VAULT DOOR TO BE COORDINATED WITH FDA CAGE VAULT CONSULTANT.
106A	106	BREAK ROOM	3'-0"	7'-0"	0'-1 3/4"	B	KNOCK-DOWN	HM	-	-	-	-	-	-	-	SET D	
107A	107	LIMITED ACCESS CORRIDOR 1B	3'-0"	7'-0"	0'-1 3/4"	B	KNOCK-DOWN	HM	-	3/4 HR	Yes	Yes	Yes	Yes	Yes	SET D	
107B	107	LIMITED ACCESS CORRIDOR 1B	3'-0"	7'-0"	0'-1 3/4"	B	KNOCK-DOWN	HM	-	-	Yes	Yes	Yes	Yes	Yes	SET D	
108A	108	BATHROOM 1A	EXISTING	EXISTING	EXISTING	B	EXISTING	EXISTING	-	-	-	-	-	-	-	EXISTING	UPGRADE EXISTING AS REQUIRED.
109A	109	BATHROOM 1B	EXISTING	EXISTING	EXISTING	B	EXISTING	EXISTING	-	-	-	-	-	-	-	EXISTING	UPGRADE EXISTING AS REQUIRED.
111A	111	JANITOR	3'-0"	7'-0"	0'-1 3/4"	B	KNOCK-DOWN	HM	-	-	Yes	-	-	-	-	SET D	

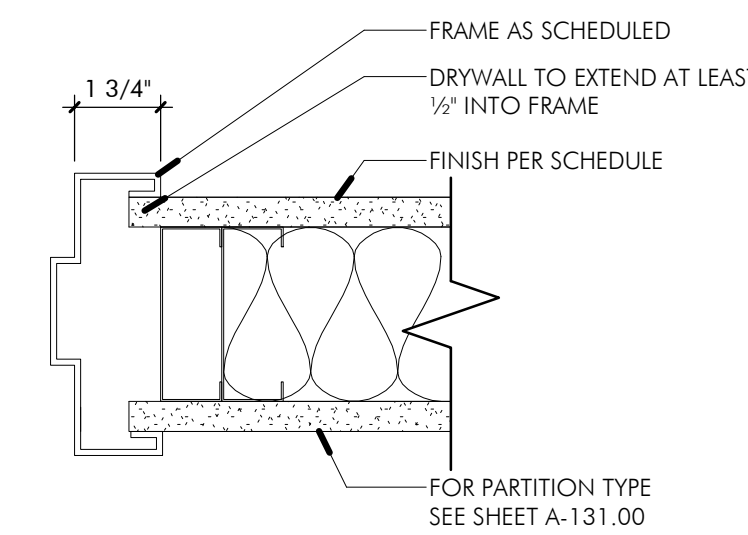
DOOR HARDWARE		
TYPE	HARDWARE FUNCTION	ITEMS
SET A	OFFICE	CLOSER, GASKET, SWEEP, HANDLES, LOCKSET, KICK PLATE
SET B	PASSAGE	CLOSER, GASKET, SWEEP, HANDLES, KICK PLATE
SET C	PRIVACY	CLOSER, GASKET, SWEEP, KICK PLATE, LOCKSET
SET D	STOREROOM	CLOSER, GASKET, SWEEP, KICK PLATE, LOCKSET
SET E	ENTRY	CLOSER, GASKET, SWEEP, CRASH BAR, PULL, KICK PLATE
SET F	VAULT	CLOSER, GASKET, SWEEP, KICK PLATE, VAULT HARDWARE



DOOR TYPES
1/4" = 1'-0"



2 DOOR HEAD DETAIL
3" = 1'-0"



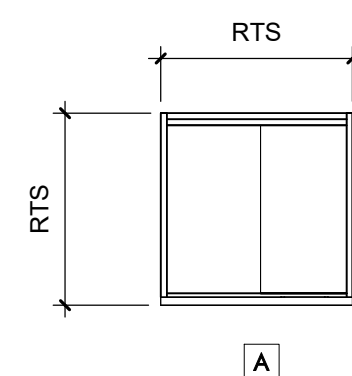
1 DOOR JAMB DETAIL
3" = 1'-0"

GENERAL NOTES:

- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE INFORMATION CONTAINED ON THIS SCHEDULE WITH APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS.
- IT IS INTENDED THAT APPROVAL DRAWINGS WILL NOT BE REQUIRED FOR THESE ITEMS AND THAT THE MANUFACTURER'S PUBLISHED DETAILS, TOGETHER WITH APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS, WILL PROVIDE ALL THE NEEDED INFORMATION.
- FIRE DOOR AND FRAME ASSEMBLIES SHALL BE IDENTIFIED BY LABELS AND/OR AN APPROVED IDENTIFICATION MARKING OF AN AGENCY ACCEPTED BY THE AUTHORITY HOLDING JURISDICTION. THE DOOR LABEL SHALL INDICATE THE APPLICABLE FIRE TEST RATING FOR THE DOOR CONSTRUCTION FURNISHED.
- NO DOORS SHALL HAVE LOUVERS.
- EACH DOOR FACE SHALL BE FORMED FROM A SINGLE SHEET OF STEEL. THERE SHALL BE NO VISIBLE SEAMS ON THE SURFACE OF THE FACES.
- ALL SURFACES OF DOORS AND FRAMES EXPOSED TO VIEW SHALL RECEIVE A FACTORY APPLIED COAT OF RUST INHIBITING PRIMER.
- FINISH PAINT ALL SURFACE OF DOORS AND FRAMES EXPOSED TO VIEW.
- FRAMES SHALL BE INSTALLED PLUMB, LEVEL, RIGID AND IN TRUE ALIGNMENT.
- ALL FRAMES, OTHER THAN DRYWALL SLIP-ON TYPES, SHALL BE FASTENED TO THE ADJACENT STRUCTURE TO RETAIN THEIR POSITION AND STABILITY WITH A MINIMUM OF THREE ANCHORS PER JAMB SUITABLE FOR THE ADJOINING WALL CONSTRUCTION.
- SLIP-ON DRYWALL FRAMES SHALL BE INSTALLED IN PREPARED WALL OPENINGS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SHALL HAVE AN ANCHORING SYSTEM THAT IS AN INTEGRAL PART OF THE FRAME, AND ALLOWS INSTALLATION OF THE FRAME AFTER THE WALL HAS BEEN CONSTRUCTED AND FINISHED.
- WHERE GROUTING IS REQUIRED IN MASONRY INSTALLATIONS, FRAMES SHALL BE BRACED OR FASTENED IN SUCH A WAY THAT WILL PREVENT GROUTING SHALL NOT BE USED FOR FRAMES INSTALLED IN DRYWALL WALLS.
- INSTALLATION OF HARDWARE ITEMS SHALL BE IN ACCORDANCE WITH THE HARDWARE MANUFACTURER'S RECOMMENDATIONS AND TEMPLATES.
- ANY REPAIR OR RELOCATION REQUIRED TO EITHER THE DOOR OR FRAME IN A FIRE RATED OPENING SHALL BE CONDUCTED IN ACCORDANCE WITH ANS/NFPA 80, STANDARD FOR FIRE DOORS AND OTHER OPENING PROTECTIVES.
- PROVIDE STEEL DOORS AND FRAMES FROM AN SDI CERTIFIED MANUFACTURER.
- IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE DOOR HARDWARE WITH SECURITY DRAWINGS.

WINDOW SCHEDULE

MARK	MANUFACTURER	WIDTH	HEIGHT	STYLE	COUNT	EXTERIOR/INTERIOR	FRAME MATERIAL	COMMENTS
A	DK HARDWARE	3'-0"	4'-0"	COMBINATION EXCHANGE WINDOW WITH CLEAR PACKAGE RECEIVER	1	INTERIOR	ANODIZED BRONZE	TO BE CONFIRMED WITH OWNER.
Grand total: 1								



WINDOW TYPES
1/4" = 1'-0"

NOT FOR CONSTRUCTION

100% SD SET


PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

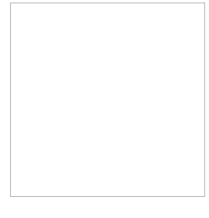
TITLE:
**STOREFRONT, WINDOW, &
DOOR SCHEDULES**


SEAL & SIGNATURE:	DATE: 24.12.04
	PROJECT #: 2420
	DRAWING BY: SW
	CHEK BY: BA
	DWG NO. A-601.00
	2420

ROOM FINISH SCHEDULE																				
ROOM NUMBER	ROOM NAME	AREA	WALLS												FLOORS				CEILING FINISH	COMMENTS
			NORTH ELEVATION			EAST ELEVATION			SOUTH ELEVATION			WEST ELEVATION			FLOOR		BASE			
			NORTH MATERIAL	NORTH FINISH	NORTH COLOR	EAST MATERIAL	EAST FINISH	EAST COLOR	SOUTH MATERIAL	SOUTH FINISH	SOUTH COLOR	WEST MATERIAL	WEST FINISH	WEST COLOR	MATERIAL	COLOR	MATERIAL	COLOR		
101	ENTRY & CHECK-IN / SALES FLOOR	1097 SF	GWB	PAINT	TBD	EXIST.	PAINT	TBD	GWB	PAINT	TBD	GWB	PAINT	TBD	LVT-1	TBD	RB-1	BLACK		
102	POS AREA	183 SF	GWB	PAINT	TBD	-	-	-	GWB	PAINT	TBD	GWB	PAINT	TBD	LVT-1	TBD	RB-1	BLACK		
103	FUTURE OFFICE	197 SF	GWB	PAINT	TBD	GWB	PAINT	PT-1	GWB	PAINT	PT-1	GWB	PAINT	PT-1	LVT-1	TBD	RB-1	BLACK		
104	LIMITED ACCESS CORRIDOR 1A	234 SF	GWB	PAINT	PT-1	EXIST.	PAINT	PT-1	EXIST.	PAINT	PT-1	GWB	PAINT	PT-1	LVT-1	TBD	RB-1	BLACK		
105	INVENTORY VAULT	201 SF	GWB	PAINT	PT-1	CAGE VAULT	-	-	CAGE VAULT	-	-	GWB	PAINT	PT-1	LVT-1	TBD	RB-1	BLACK		NORTH WALL - HARDENED CONSTRUCTION WALL.
106	BREAK ROOM	639 SF	EXIST.	PAINT	PT-1	EXIST.	PAINT	PT-1	GWB	PAINT	PT-1	GWB	PAINT	PT-1	LVT-1	TBD	RB-1	BLACK		
107	LIMITED ACCESS CORRIDOR 1B	363 SF	EXIST.	PAINT	PT-1	GWB	PAINT	PT-1	GWB	PAINT	PT-1	EXIST.	PAINT	PT-1	LVT-1	TBD	RB-1	BLACK		
108	BATHROOM 1A	45 SF	EXIST.	EXIST.	-	EXIST.	EXIST.	-	EXIST.	EXIST.	-	EXIST.	EXIST.	-	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING	EXISTING BATHROOM TO REMAIN. UPGRADE EXISTING AS REQUIRED.
109	BATHROOM 1B	45 SF	EXIST.	EXIST.	-	EXIST.	EXIST.	-	EXIST.	EXIST.	-	EXIST.	EXIST.	-	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING	EXISTING BATHROOM TO REMAIN. UPGRADE EXISTING AS REQUIRED.
110	LIMITED ACCESS CORRIDOR 1C	138 SF	EXIST.	PAINT	PT-1	EXIST. / GWB	PAINT	PT-1	EXIST.	EXIST.	-	EXIST.	EXIST.	-	EXIST.	EXIST.	RB-1	BLACK	EXISTING	UPGRADE EXISTING FLOORS & FINISHES AS REQUIRED WHERE NEEDED.
111	JANITOR	34 SF	EXIST.	PAINT	PT-1	-	-	-	GWB	PAINT	PT-1	GWB	PAINT	PT-1	LVT-1	TBD	RB-1	BLACK	EXISTING	
112	BACK OF HOUSE BREAK ROOM	80 SF	EXIST.	EXIST.	-	EXIST.	-	-	EXIST.	-	-	EXIST.	-	-	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING	EXISTING ROOM TO REMAIN. UPGRADE AS REQUIRED.
113	BACK OF HOUSE OFFICE / LACTATION / SECURE, I.T.	144 SF	EXIST.	-	-	EXIST.	-	-	EXIST.	-	-	EXIST.	-	-	EXIST.	EXIST.	EXIST.	EXIST.	EXISTING	EXISTING ROOM TO REMAIN. UPGRADE AS REQUIRED.

WALL FINISH LEGEND			
FINISH MARK	MANUFACTURER	PRODUCT NAME	SWATCH
WP-1	X	COLOR:	
WG-1	X	COLOR:	

FLOORING FINISH LEGEND			
FINISH MARK	MANUFACTURER	PRODUCT NAME	SWATCH
LVT-1	XX	XX	
RB-1	TBD	RESILIENT BASE-VINYLL COLOR: BLACK	

PAINT LEGEND			
PAINT #	BENJAMIN MOORE COLOR #	NAME	SWATCH
PT-1	BENJAMIN MOORE	COLOR: WHITE	
PT-2	XX	XX	
PT-3	XX	XX	

CASEWORK FINISH LEGEND - SHELVING & DISPLAYS:			
MARK	MANUFACTURER	PRODUCT NAME	SWATCH
HW-1	*HARDWARE*	METAL HARDWARE FINISH COLOR: BLACK POWDER COAT	
PL-1	XX	XX	
PL-1	XX	XX	

CASEWORK FINISH LEGEND - POS			
MARK	MANUFACTURER	PRODUCT NAME	SWATCH
PL-2	XX	XX	
PL-3	XX	XX	

EQUIPMENT SCHEDULE - NEWBURGH KUSH FACTORY RETAIL DISPENSARY				
MARK	NAME OF EQUIPMENT	QUANTITY	MANUFACTURER	COMMENTS
EQ 101.1	FLOOR MOUNTED ATM MACHINE	1		
EQ 101.2	LCD DISPLAY	4	Samsung	TCL 55" CLASS S5-SERIES 4K UHD HDR LED SMART OR SIMILAR
EQ 102.1	LCD DISPLAY	2	Samsung	TCL 55" CLASS S5-SERIES 4K UHD HDR LED SMART OR SIMILAR
EQ 105.1	METAL SHELVING	5		
EQ 105.2	METAL SHELVING	1		
EQ 105.3	SECURE STORAGE CABINET / SAFE	1		
EQ 105.4	CAGE VAULT	7	Southwest Solutions Group, IWR	
EQ 109.2	ENCLOSED BULLETIN BOARD	2	GLOBAL INDUSTRIAL	
EQ 111.1	MOP BUCKET WITH WRINGER	1		
EQ 112.1	DRY ERASE MAGNETIC BOARD	1		
EQ 113.1	PRIVACY SCREEN	1	VERSARE	
EQ 113.2	UNDERCOUNTER FRIDGE	1		
EQ 113.3	PAPER TOWEL DISPENSER	1	Bradley Corporation	
EQ 113.4	SECURE I.T. DATA RACK	1	TBD	

FURNITURE SCHEDULE - NEWBURGH KUSH FACTORY RETAIL DISPENSARY				
MARK	NAME OF FURNITURE	QUANTITY	MANUFACTURER	COMMENTS
1	FRONT DESK CHAIR	1		OFFICE CHAIR
2	RECEPTION DESK	1		
3	ROUND TABLE	2		
4	CHAIR	8		BAR CHAIR
5	LOCKERS	3		
6	OFFICE DESK	1		OFFICE DESK
7	CHAIR, TASK ARMS	1		OFFICE CHAIR
8	MODERN ARM CHAIRS	1		
9	CHAIR	2		BAR CHAIR

NOT FOR CONSTRUCTION

100% SD SET

PROJECT:
**NEWBURGH KUSH
FACTORY RETAIL
DISPENSARY**
1255 NY - 300 NEWBURGH, NY
12550

TITLE:
**FINISH, FURNITURE,
FIXTURES & EQUIPMENT
SCHEDULES**

DATE: 24.12.04
PROJECT #: 2420
DRAWING BY: SW
CHK BY: BA
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