

CONDITIONAL USE APPROVAL

CLASS 5 RETAIL CANNABIS DISPENSARY | DOGWOOD GREEN | 5 CENTRAL AVE, WEST ORANGE, NJ 07052

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TYPICAL ABBREVIATIONS

A.B	ANCHOR BOLT	HB	HOSEBIB	QT	QUARRY TILE
A/C	AIR CONDITIONING	HC	HOLLOW CORE		
ACT	ACOUSTIC CEILING TILE	HDWD	HARDWOOD	R	RISER (STAIRS)
AD	AREA DRAIN	HDWR	HARDWARE	RA	RETURN AIR
ADJ	ADJACENT	HM	HOLLOW METAL	RADIUS	
AFF	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL	RD	ROOF DRAIN
AJH	AUTHORITY HAVING JURISDICTION (MUNICIPALITY, CITY, VILLAGE)	HP	HORSEPOWER	REF	REFRIGERATOR
ALT	ALTERNATE	H.P.	HIGH POINT (AS IN A ROOF OR SLOPE)	REF	REFER TO / REFERENCE
ALUM	ALUMINUM	HR	HARDSHIP	REV	REVISION
ARCH	ARCHITECT (OR ARCHITECTURAL)	HS	HANDSINK	REQD	REQUIRED
		HT	HEIGHT	RM	ROOM
B/	BOTTOM OF	HTG	HEATING, VENTILATION, AND AIR CONDITIONING	ROU	ROUGH OPENING
BD	BOARD	HVAC	HVAC (CONTRACTOR)	ROW	ROUGH OPENING
BTN	BETWEEN				
BIT	BITUMINOUS				
BLDG	BUILDING	ID	INSIDE DIAMETER	S	SOUTH
BLK	BLOCK (OR BLOCKING)	IL	ILLINOIS	SAD	SEE ARCHITECTURAL DRAWINGS
BM	BEAM	IND	INDIANA	SC	SOLID CORE
B.M.	BENCHMARK	INCL	INCLUDED (ING)	SD	SMOKE DETECTOR
BSMT	BASEMENT	INS	INSULATION	SECT	SECTION
BTWN	BETWEEN	INSUL	INSULATION	SED	SEE ELECTRICAL DRAWINGS
		INT	INTERIOR	SF	SQUARE FEET
CAB	CABINET	INT	INTERIOR	SH	SHEET
C.B.	CATCH BASIN	INTV	INVERT(ED)	SI	METRIC UNITS (SYSTEME INTERNATIONALE)
CFM	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	JT	JOINT	SI	SQUARE INCHES
CFM	CUBIC FEET PER MINUTE (HVAC)	KIT	KITCHEN	SIM	SIMILAR
CIRC	CIRCUMFERENCE	L	LENGTH	SMD	SEE MECHANICAL DRAWINGS
CJ	CONTROL JOINT	LAB	LABORATORY	SPD	SEE PLUMBING DRAWINGS
CLNG	CEILING	LAM	LAMINATED (OR LAMINATE)	SPK	SPEAKER
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	SPRK	SPEAKER
COL	CONCRETE	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	SS	SQUARE FEET
CONC	CONCRETE	LL	LIVE LOAD (STRUCTURAL)	SS	STAINLESS STEEL
CONST	CONSTRUCTION (OR CONTINUE)	LP	LOW POINT	SS	SERVICE SINK
CONT	CONTINUOUS (OR CONTINUE)	LV	LOW VOLTAGE	STC	SOUND TRANSMISSION COEFFICIENT
CPT	CAPNET	MAS	MASONRY	STD	STANDARD
CS	COUNTERSINK	MATL	MATERIAL	STL	STEEL
CT	CERAMIC TILE	MAX	MAXIMUM	STOR	STORAGE
CTR	CENTER	MC	MECHANICAL CONTRACTOR	STN	STONE
DEG	DEGREE	MECH	MECHANICAL (HVAC)	STRUCT	STRUCTURE (OR STRUCTURAL)
DET	DETAIL	MFR	MANUFACTURER	SYM	SYMMETRICAL
DF	DRINKING FOUNTAIN	MH	MANHOLE		
DH	DOUBLE HUNG	MICRO	MICROWAVE OVEN	T/	TOP OF
DI	DIAMETER	MIN	MINIMUM	T&G	TONGUE AND GROOVE
DM	DOWN	MISC	MISCELLANEOUS	TEL	TELEPHONE
DN	DOWN	MTD	MOUNTED	THK	THICKNESS
DR	DOOR	MTL	METAL	TP	TOILET PAPER HOLDER
D.S.	DOWNSPROUT	MUL	MULLION	TV	TELEVISION
DTL	DETAIL	MW	MICROWAVE OVEN	TY	TYPICAL
DWG	DRAWING	N	NORTH	UC	UNDER COUNTER / UNDER CABINET
		NE	NORTH	UL	UNDERWRITER'S LABORATORY
E	EAST	NEW	NEW	UNO	UNLESS NOTED OTHERWISE
(E)	EXISTING	NO	NUMBER	UNR	UNLESS OTHERWISE NOTED
(EX)	EXISTING	NC	NOT IN CONTRACT		
EA	EACH	NL	NIGHT LIGHT	VB	VAPOR BARRIER
EC	ELECTRICAL CONTRACTOR	NOM	NOMINAL	VCT	VINYL COMPOSITION TILE
ELEC	ELECTRICAL	NRC	NOISE REDUCTION COEFFICIENT	VERT	VERTICAL
ELC	ELEVATION (HEIGHT)	NTS	NOT TO SCALE	VF	VERIFY IN FIELD
ELV	ELEVATION (DRAWING)	NUM	NUMBER	VT	VINYL TILE
EMER	EMERGENCY	NWB	NUMBER	VWC	VINYL WALL COVERING
EQ	EQUAL (DIMENSION)			W	WEST
EW	ELECTRIC WATER COOLER	OC	ON CENTER	W/	WITH
EXH	EXHAUST	OD	OUTSIDE DIAMETER	W/D	WASHER/DRYER
EXIST	EXISTING	OF	OWNER FURNISHED, CONTRACTOR	WIN	WITHOUT
EXTG	EXISTING	OFOI	OWNER FURNISHED, OWNER	WC	WATER CLOSET (TOILET)
EXT	EXTERIOR	INSTALLED	INSTALLED	WCO	WALL CLEANOUT
		OPNG	OPENINGS	WOOD	WOOD
FACP	FIRE ALARM CONTROL PANEL	OPP	OPPOSITE	WH	WATER HEATER
FD	FLOOR DRAIN	OSD	OPEN SITE DRAIN	WI	WROUGHT IRON
FDN	FOUNDATION			WIC	WALK IN CLOSET/COOLER
FE	FIRE EXTINGUISHER	PART BD	PARTICLE BOARD	WIND	WINDOW
FEC	FIRE EXTINGUISHER CABINET	PC	PLUMBING CONTRACTOR	WP	WATERPROOFING
FFL	FINISHED FLOOR LEVEL	PFIN	PREFINISHED	W.P.	WORK POINT
FHS	FIRE HOSE STATION	PLAM	PLASTIC LAMINATE	WR	WEATHER RESISTANT / WATER RESISTANT
FIN	FINISH(ED)	PLAS	PLASTIC	WWF	WELDED WIRE FABRIC
FL	FLOORING	PLUMB	PLUMBING (OR PLUMBING CONTRACTOR)		
FTW	FIRE TREATED	PLYWD	PLYWOOD		
FT	FOOT/FEET (MEASUREMENT)	PNT	PINT(ED)		
FTF	FLOOR-TO-FLOOR	POS	POINT OF SALE (CASH REGISTER)		
FTG	FOOTING	PT	PRESSURE TREATED		
FTNG	FOOTING	PVC	POLYVINYL CHLORIDE		
FUR	FURRED (OR FURRING)				
GA	GAUGE				
GAUV	GALVANIZED				
GC	GENERAL CONTRACTOR				
GFCI	GROUND FAULT CIRCUIT INTERRUPTER				
GL	GLASS, GLAZING				
GND	GROUND				
GWB	GYPSUM WALL BOARD (DRYWALL)				

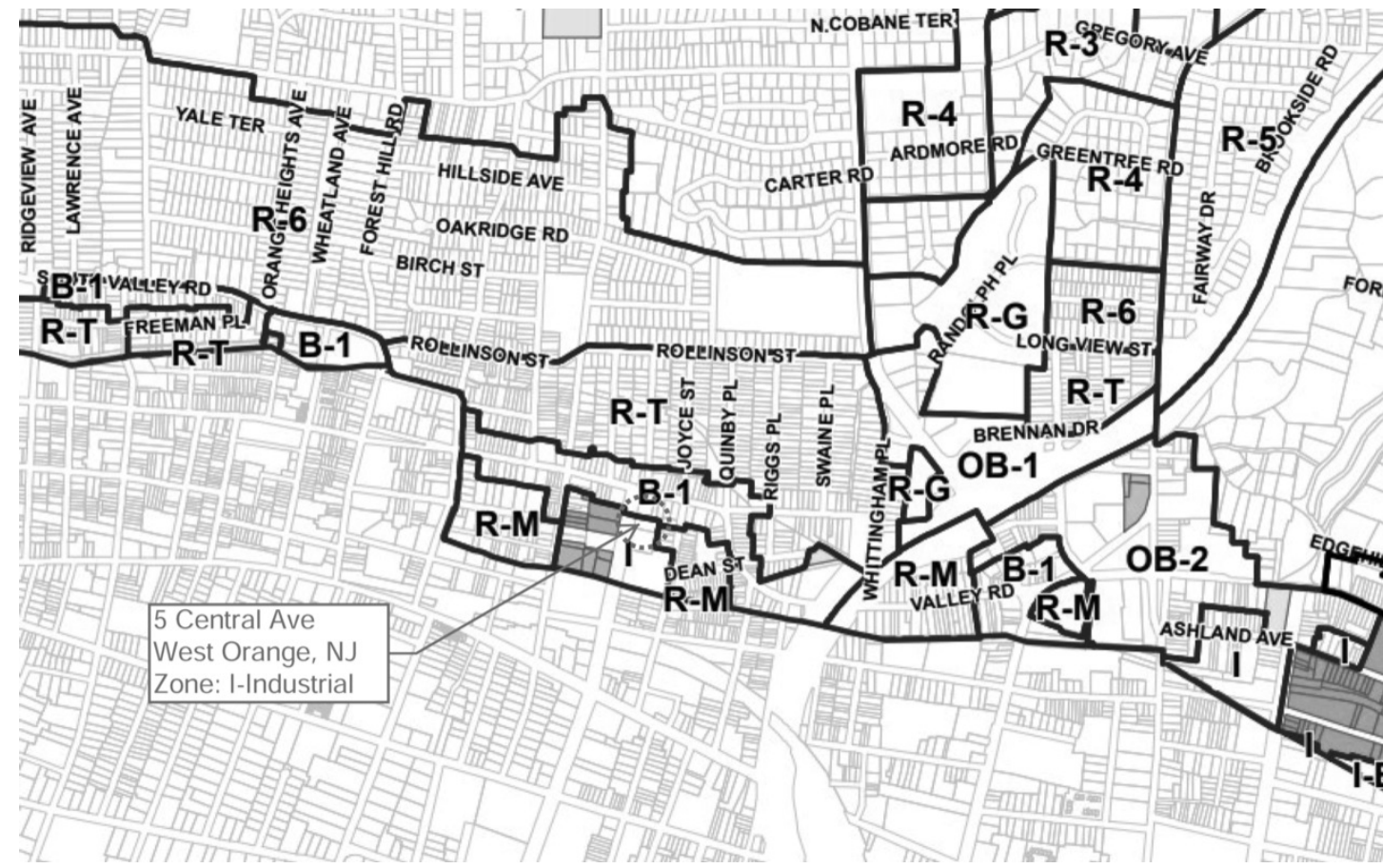
SYMBOL LEGEND

=====	EXISTING WALL TO BE REMOVED	1	REVISION NUMBER
=====	NEW WALL CONSTRUCTION	1	WALL TYPE
=====	NEW 1HR WALL CONSTRUCTION	101	DOOR TAG
=====	NEW 2HR WALL CONSTRUCTION	1	SPOT ELEVATION
=====	NEW 3HR WALL CONSTRUCTION	A101	BUILDING SECTION TAG
=====	NEW WALL WITH INSULATION	1 Ref	WALL/DETAIL SECTION TAG
=====	EXISTING WALL TO REMAIN	1 Ref	ELEVATION TAG
=====	EXISTING TO REMAIN - N.I.C.	1 Ref	DETAIL
=====	EXISTING DOOR TO REMAIN	1 Ref	ROOM NAME AND NUMBER
=====	NEW DOOR	1 Ref	NORTH ARROW

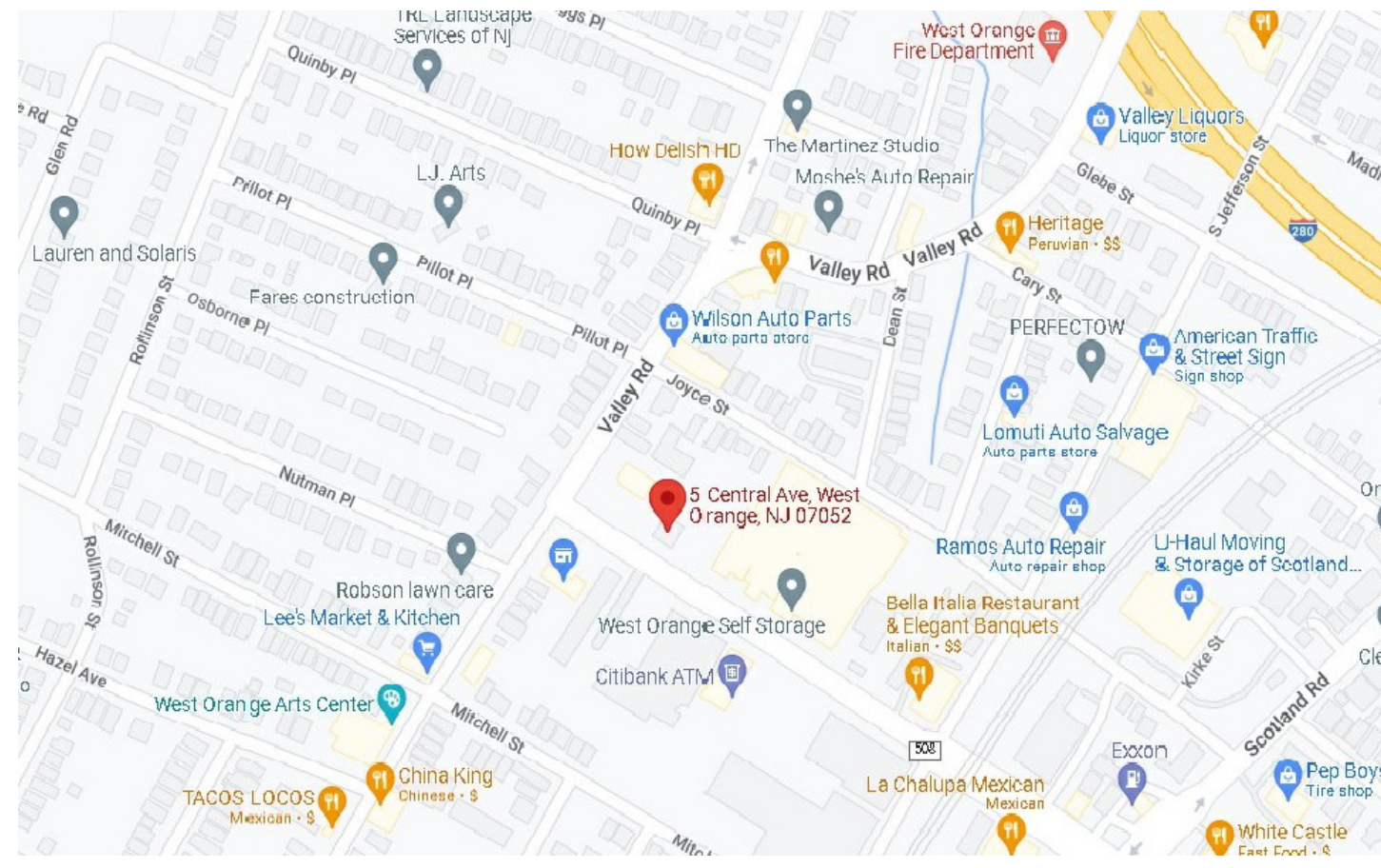
NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL CONSTRUCTION AND UL ASSEMBLY #s

GENERAL PROJECT NOTES

- THESE DRAWINGS HAVE BEEN PREPARED FOR THE SPECIFIC SITE IN THE TOWNSHIP OF WEST ORANGE FOR THE NAMED CLIENT AND ARE COPYRIGHT PROTECTED. THEY ARE NOT IN ANY PART TO BE USED IN CONSTRUCTION ON ANY OTHER PROJECT OR SITE UNLESS PERMISSION IS GRANTED FROM THE ARCHITECT.
- BY USE OF THESE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER/TENANT REPRESENTS THAT HE OR SHE HAS REVIEWED AND APPROVED THE DRAWINGS, AND THAT THE CONSTRUCTION DOCUMENT PHASE OF THE PROJECT IS COMPLETE.
- ALL NEW WORK TO COMPLY WITH THE CURRENT NEW JERSEY BUILDING CODE, OR ANY BUILDING CODE ADOPTED AND REQUIRED BY THE TOWNSHIP OF WEST ORANGE. ALL OTHER CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH NFPA AND INTERNATIONAL FIRE CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS. NO WORK SHALL BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.
- ALL CONTRACTORS MUST BE LICENSED AND BONDED IN THE TOWNSHIP OF WEST ORANGE, NEW JERSEY. PROOF OF LICENSE MUST BE ON FILE WITH GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER/TENANT WITH A LIST OF NAMES, TELEPHONE NUMBERS, AND SITE SUPERVISORS OF THEIR NEW AND ALL SUBCONTRACTORS. THIS WILL BECOME PART OF THE CONTRACT. THE GENERAL CONTRACTOR WILL PROVIDE COPIES OF ALL TRADE LICENSES ASKED TO DO SO BY OWNER/TENANT. THE GENERAL CONTRACTOR WILL USE ONLY LICENSED SUBCONTRACTORS AND WILL ENSURE THAT THE CREWS ON SITE ARE UNDER THE DIRECT SUPERVISION OF THE LICENSED SUBCONTRACTOR LISTED ON THE PERMIT APPLICATION AND LISTED AS PART OF THE CONTRACT.
- GENERAL CONTRACTOR SHALL VISIT THE SITE, LOCATE EXISTING UTILITIES, REVIEW THE CONTRACT DOCUMENTS, AND MAKE HIMSELF/HERSELF THOROUGHLY FAMILIAR WITH THE SITE CONDITIONS AND ANY LANDLORD/BUILDING REQUIREMENTS (IF APPLICABLE) PRIOR TO BIDDING OR CONSTRUCTION.
- OWNER/TENANT AND GENERAL CONTRACTOR WILL PROCURE ALL NECESSARY PERMITS AS REQUIRED, EXCLUDING THE BUILDING PERMIT IF OBTAINED BY ARCHITECT.
- JOB COPY ORIGINAL PERMIT DRAWINGS AND THE ORIGINAL PERMIT CARD TO BE KEPT AT THE JOB SITE AND ACCESSIBLE TO INSPECTORS AT ALL TIMES. THE GENERAL CONTRACTOR WILL RECEIVE ONE ORIGINAL SET OF STAMPED AND APPROVED DRAWINGS. THE GENERAL CONTRACTOR SHALL FURNISH ALL SUBSEQUENT COPIES FOR SUBCONTRACTORS USE AT HIS OR HER OWN COST.
- GENERAL CONTRACTOR SHALL RETAIN ONE SET OF THE PLANS TO NOTE AND DOCUMENT ALL CHANGES DURING CONSTRUCTION. THIS SET SHALL BE SUBMITTED TO THE PROJECT/CONSTRUCTION MANAGER AS PART OF THE GENERAL CONTRACTOR'S 'CLOSE-OUT PACKAGE'.
- NO CHANGES ARE TO BE MADE ON THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER/TENANT AND ARCHITECT. ANY AND ALL CHANGES IN WORK AS-BID SHALL BE MADE ON CHANGE ORDER FORMS AND SHALL BE SIGNED BY ALL NECESSARY PARTIES.
- ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL EXISTING AND NEW DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLES, BOLT SETTINGS, SLEEVES, ETC.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY EXISTING DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK AND SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- EACH TRADE SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THEREIN. EACH CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE GENERAL CONTRACTOR IN WRITING OF ANY CONDITIONS REQUIRING MODIFICATION BEFORE PROCEEDING WITH THE WORK.
- THESE DRAWINGS INDICATE THE GENERAL SCOPE OF WORK OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, MAJOR ELEMENTS, AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK OR DETAILS REQUIRED FOR FULL COMPLETION OF THE PROJECT. THE GENERAL CONTRACTOR AND THEIR REPRESENTATIVES SHALL FURNISH ALL THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THE WORK IN A FIRST-CLASS, WORKMANLIKE MANNER. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE BUILDING SITE AND EXAMINE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID.
- ALL CODES, STANDARDS AND MANUFACTURERS INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST APPROVED EDITION. ALL WORKMANSHIP, METHODS, AND MATERIALS SHALL EXPLICITLY COMPLY WITH APPLICABLE INDUSTRY STANDARDS. ANY DEVIATION FROM SUCH STANDARDS MUST BE APPROVED BY OWNER/TENANT AND ARCHITECT. THE ABSENCE OF A DETAIL OR PARTICULAR METHOD OF CONSTRUCTION FROM THESE DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF COMPLYING WITH THESE STANDARDS.
- ANY SUBSTITUTIONS FOR MATERIALS/MANUFACTURERS SYSTEMS SPECIFIED MUST BE PRE-APPROVED BY THE ARCHITECT. SUBMIT SUBSTITUTION REQUEST IN WRITING, ALONG WITH APPROPRIATE SHOP DRAWINGS, PROPOSED MANUFACTURERS PRODUCT DATA, AND SAMPLE(S) OF PRODUCT(S) IN COLOR(S)/FINISH(ES) PROPOSED. NOTE THE REASON AND ANY COST SAVINGS TO BE CREDITED TO THE OWNER/TENANT FOR USE OF SUBSTITUTED PRODUCT OR SYSTEM. EVALUATION OF CONTRACTOR-PROPOSED SUBSTITUTIONS BY THE ARCHITECT MAY REQUIRE ADDITIONAL SERVICES IN THE FORM OF RESEARCH OR REDESIGN. THE OWNER/TENANT AND/OR CONTRACTOR WILL BE NOTIFIED OF THE NEED FOR ADDITIONAL SERVICES PRIOR TO REVIEW OF A PROPOSED SUBSTITUTION. THE OWNER/TENANT MUST AUTHORIZE ADDITIONAL SERVICES PRIOR TO THE ARCHITECT CONDUCTING A REVIEW OF THE PROPOSED SUBSTITUTION IN WRITING.
- ALL MANUFACTURERS' PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS 'OR EQUAL' ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED; HOWEVER, THE CONSTRUCTION MANAGER AND ARCHITECT MUST APPROVE ALL SUBSTITUTIONS.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLETELY HOOK UP AND CONNECT ALL EQUIPMENT AND SHALL FURNISH ALL NECESSARY APPENDAGES, WARRANTIES, AND INSTRUCTION MANUALS. CONTRACTORS TO SAVE AND PROVIDE OWNER/TENANT ALL PAPERWORK AND LITERATURE PROVIDED WITH ANY EQUIPMENT AND/OR CONTRACTOR SUPPLIED ITEM.
- ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK IS SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY AND HAZARD ACT (OSHA) OR INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY TO ACCEPT AND MAINTAIN THE JOB SITE SAFE. IF THE WORK OF THE OTHER PARTY IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER/TENANT. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE WORK PREMISES WHILE JOB IS IN PROGRESS AND UNTIL JOB IS COMPLETED. THE ARCHITECT DOES NOT ASSUME RESPONSIBILITY FOR THE SAFETY AND CONSTRUCTION PROCEDURES. TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.
- THE ARCHITECT IS NOT SUPERVISING THE CONSTRUCTION OF THIS SPACE. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER/TENANT OR ANY CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE AND HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTING MEANS, METHODS, TECHNIQUES, SEQUENCE OR PROCEDURES AND FOR ANY SAFETY PRECAUTION OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUBCONTRACTOR, BUILDER, TRADESMAN OR WORKMAN, OR FOR THEIR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THESE DRAWINGS AND SPECIFICATIONS OR COMPLIANCE WITH THE REQUIRED CODES.
- THERE SHALL BE NO SMOKING IN THE INTERIOR OF THE JOB SITE OR WITHIN 15' OF ENTRANCES, OPERABLE WINDOWS, OR FRESH AIR INTAKES.
- THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS, SERVICE LINES, AND ADJACENT SITE AREAS AND FACILITIES FROM DETERIORATION OR DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ELEMENTS DAMAGED DURING THE PROJECT. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH PERFORMANCE OF THE WORK.
- ALL NEW CONSTRUCTION IN THE TOWNSHIP OF WEST ORANGE MUST HAVE RODENT ABATEMENT MEASURES IN PLACE FROM THE TIME EXCAVATION BEGINS UNTIL ALL EXCAVATION IS COMPLETE AND THE FOUNDATION IS LAID PER CITY ORDINANCE (IF APPLICABLE). NON-COMPLIANCE WITH THIS ORDINANCE WILL INCUR HEAVY FINES, CITATIONS, AND STOP WORK ORDERS.
- ALL EXISTING SURFACES AND CONSTRUCTION TO REMAIN, BE IT INSTALLED, AND/OR NOT NOTED OR INCLUDED IN THE SCOPE OF WORK SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION BY CONTRACTOR. THIS INCLUDES, BUT IS NOT LIMITED TO: FLOORS, WALLS, DOORS, CASEWORK, FINISHES, FURNITURE, ETC.
- NO CONSTRUCTION MATERIAL, TOOL, OR EQUIPMENT STORAGE ON TOP OF WATERPROOF MEMBRANE IS ALLOWED. ALL POROUS MATERIALS TO BE STORED IN A DRY, SAFE LOCATION PROTECTED FROM DAMAGE PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS, AND SHALL RETURN ADJACENT AREAS TO AT LEAST EXISTING CONDITION PRIOR TO START OF WORK.
- EACH TRADE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURATE PLACEMENT AND COORDINATION OF THEIR WORK ON THE PROJECT IN RELATION TO THE WORK OF OTHER TRADES.
- ANY PENETRATIONS OR MODIFICATIONS TO STRUCTURAL STEEL OR CONCRETE MUST BE COORDINATED WITH ARCHITECT, STRUCTURAL ENGINEER AND BUILDING OWNER/TENANT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE BEARING CAPACITY OF THE SOIL PRIOR TO POURING FOOTINGS. NOTIFY THE OWNER/TENANT AND ARCHITECT OF ANY UNSTANDARD CONDITIONS PRIOR TO THE PLACING OF FOOTINGS.
- ALL TEMPORARY SHORING AND BRACING NECESSITATED BY THE WORK SHOWN HEREIN IS DESIGN/BUILD BY CONTRACTOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH PERFORMANCE OF THE WORK.
- ALL DAMAGES TO THE BUILDING PROPERTY DUE TO CONTRACT OPERATIONS MUST BE REPORTED IMMEDIATELY TO THE BUILDING OWNER/TENANT. ANY DAMAGES WILL BE REPAIRED TO CONDITION PRIOR TO START OF CONSTRUCTION, AT NO ADDITIONAL COST TO THE OWNER/TENANT.
- IT IS NOT INTENDED THAT THE DRAWINGS SHOW AND LOCATE TO EXACT DIMENSIONS EACH ELEMENT OR PIECE OF APPARATUS, ALTHOUGH IT IS UNDERSTOOD THAT THE DRAWINGS SHALL BE FOLLOWED AS CLOSELY AS CIRCUMSTANCES PERMIT. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATIONS IN ACCORDANCE WITH THE INTENT AND MEANING OF THE DRAWINGS, SPECIFICATIONS AND STANDARD PRACTICE.
- DETAILS INDICATED ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED FOR THE WORK THROUGHOUT. DETAILS NOTED 'TYPICAL' IMPLY ALL CONDITIONS ARE TO BE TREATED SIMILARLY UNLESS NOTED OTHERWISE. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER AND QUALITY TO THOSE DETAILED. MODIFICATIONS ARE TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.
- DIMENSIONS SHALL GOVERN. DO NOT SCALE DRAWINGS. WHERE DIMENSIONS SHOWN ARE NOT CONSISTENT WITH EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY AND CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN THIS AREA. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- WHERE SPECIFIC DIMENSIONS, DETAILS, AND/OR DESIGN INTENT CANNOT BE DETERMINED, CONTRACTOR SHALL CONSULT WITH THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK IN THIS AREA.
- UNLESS NOTED OTHERWISE, ALL NEW WALLS AND PARTITIONS ARE DIMENSIONED TO THE FINISHED FACE. DIMENSIONS FROM EXISTING WALLS ARE TAKEN TO THE EXISTING FINISH FACE.
- UNLESS NOTED OR DIMENSIONED OTHERWISE, ALL DOORS ARE LOCATED BY THEIR JAMB DETAIL RELATIVE TO ADJACENT WALLS AND PARTITIONS.
- UNLESS NOTED OTHERWISE, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED IN ALL FINISH SPACES.
- ALL DISSIMILAR MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION.
- ALL MATERIALS USED IN THE CONSTRUCTION MUST BE ASBESTOS AND/OR CONTAMINANT FREE.
- ALL MECHANICAL, PLUMBING, ELECTRICAL SYSTEMS/EQUIPMENT, AND BUILT-IN FURNITURE/CASEWORK (IF APPLICABLE) ARE TO BE DESIGN-BUILD AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL GENERAL CONTRACTORS/SUBCONTRACTORS SHALL COMPLETELY INSTALL, HOOK UP, AND CONNECT ALL EQUIPMENT, AND FURNISH ALL NECESSARY APPENDAGES, WARRANTIES, AND INSTRUCTION MANUALS.
- FOR THE PURPOSE OF THESE DOCUMENTS, TO 'INSTALL' SHALL MEAN TO PROVIDE ALL FASTENERS, MISCELLANEOUS HARDWARE, BLOCKING, ELECTRICAL CONNECTIONS, PLUMBING CONNECTIONS, AND OTHER ITEMS REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION, UNLESS OTHERWISE NOTED.
- ALL MILLWORK, WOODWORK AND WOOD DOORS SHALL BE FABRICATED, FINISHED, AND INSTALLED IN STRICT ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ARCHITECTURAL WOODWORK INSTITUTES, ARCHITECTURAL WOODWORK QUALITY STANDARDS, CUSTOM GRADE, UNLESS NOTED OTHERWISE.
- THE GENERAL CONTRACTOR SHALL TURN THE PROJECT OVER TO THE OWNER/TENANT FREE AND CLEAR OF ALL DEBRIS, MATERIALS AND EQUIPMENT. FLOORS TO BE VACUUMED, SWEEP, AND MOPPED.



ZONING MAP



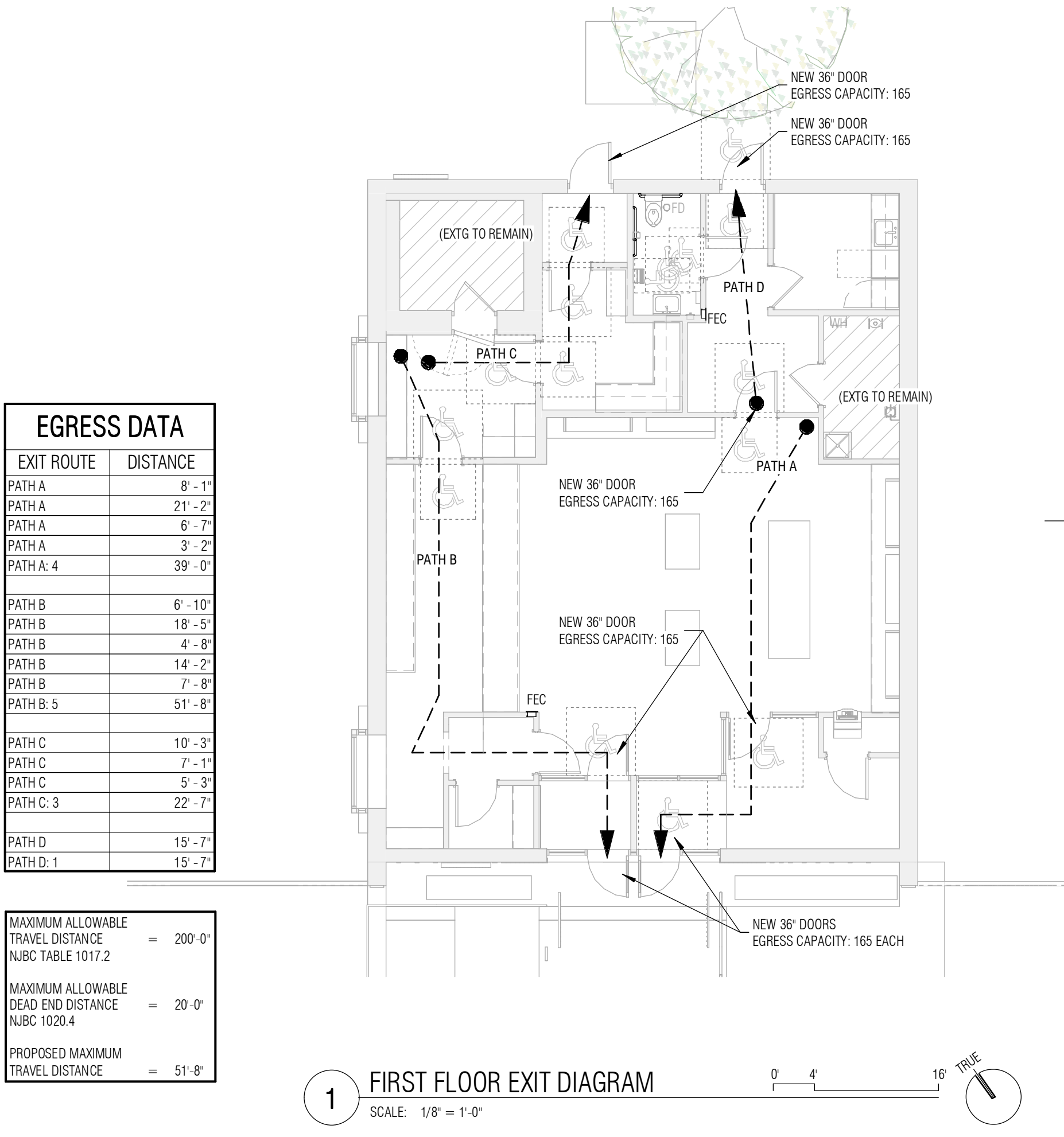
LOCATION MAP

GENERAL CONTRACTOR AND ALL TRADE SUBCONTRACTORS ARE RESPONSIBLE FOR REVIEWING ALL SHEETS IN SET FOR PRICING, CONTRACT, AND CONSTRUCTION PURPOSES. INFORMATION PERTAINING TO MEP SYSTEMS ARE INCLUDED IN ARCHITECTURAL DRAWINGS AS WELL AS ON MEP SHEETS.

OCCUPANCY SCHEDULE PER ROOM - NJBC TABLE 1004.5

NOTE: AREAS LISTED BELOW ARE NET AREAS. THE OVERALL GROSS AREA WILL VARY.

Room Number	Room Name	Room Occupancy	Net Area in Room/Space	SF Per Occupant	Occupant Count		Comments
					Calculated	Actual	
100	VESTIBULE - ENTRANCE	Circulation - hallways	97 SF	100	1.0	1	INTERMITTENT OCCUPANCY
101	SECURITY	Business Units - 2021 IBC	39 SF	150	0.3	1	
102	ATM	Storage Units	14 SF	300	0.0	0	INACCESSIBLE AREA
103	RETAIL	Mercantile - 2021 IBC All Floors	600 SF	60	10.0	10	
104	HALLWAY	Circulation - hallways	106 SF	100	1.1	0	
104A	UTILITY	Storage Units	57 SF	300	0.2	0	
105	BREAKROOM	Business Units - 2021 IBC	78 SF	150	0.5	2	
106	ADA RR	Restrooms	43 SF	0	0	0	INTERMITTENT OCCUPANCY
107	MAN LOCK	Circulation - hallways	31 SF	100	0.3	0	
108	DELIVERIES	Storage Units	87 SF	300	0.3	1	
109	STORAGE VAULT	Storage Units	73 SF	300	0.2	0	INACTIVE STORAGE
110	FULLFILLMENT	Business Units - 2021 IBC	96 SF	150	0.6	1	
111	RETAIL COUNTER	Business Units - 2021 IBC	241 SF	150	1.6	4	1 PERSON PER CASHIER STATION
112	STAFF HALL	Circulation - hallways	28 SF	100	0.3	0	
113	STORAGE	Business Units - 2021 IBC	28 SF	150	0.2	1	
114	VESTIBULE - EXIT	Circulation - hallways	34 SF	100	0.3	0	
Grand total: 16			1,652 SF			20	



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PROJECT
CLASS 5 RETAIL CANNABIS
DISPENSARY
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

PROJECT No. 2120
PERMIT APPLICATION No. 180
PROPERTY ID LOT 1.01 - BLOCK 10

STATE OF NEW JERSEY
RONALD ELKINS
21A02218200
REGISTERED ARCHITECT

Ronald TR Elkins

NEW JERSEY LICENSE NUMBER 21A02218200
EXPIRATION DATE 07.31.2023
for review

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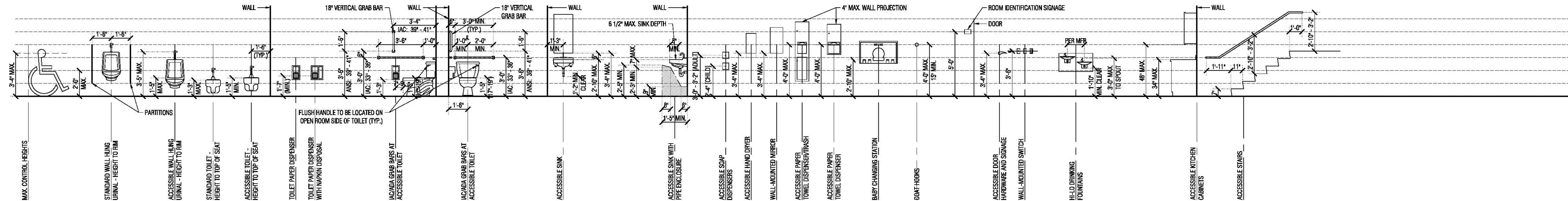
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No.	Description	Date
DD	- Owner Review	
DD	- Initial Pricing	12.15.2022
CD 50%	- Owner Review	
CD 100%	- Owner Review	
CD	- Revised Pricing	02.10.2023
	Planning Review	
	Permit Review	
	Permit Revisions	
	Construction Revisions	

Reviewed By RE
Drawn By RE/HB
Project No. 2120

GENERAL INFORMATION AND
EXIT DIAGRAMS

.G001

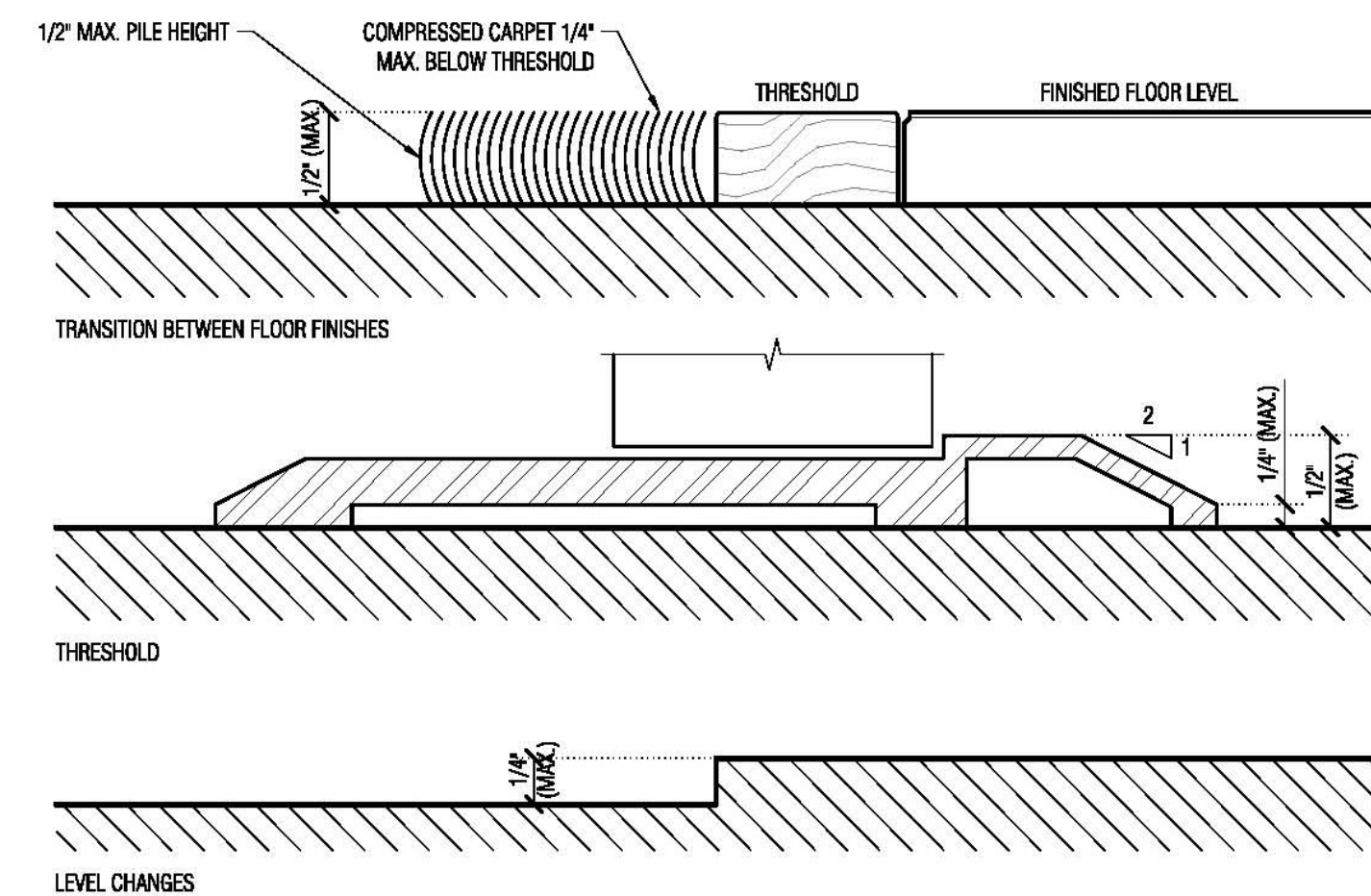


IAC/ADA MOUNTING HEIGHT DIAGRAM

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

GENERAL ACCESSIBILITY AND EXITING NOTES

2. REFER TO SHEET G002 FOR TYPICAL MINNESOTA ACCESSIBILITY CODE MOUNTING HEIGHTS AND GENERAL NOTES.
3. FIRE SIGHTED EGRESS INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES PER CODE.
4. TYPICAL ADA ACCESSIBLE FLOOR SPACE: 30" X 48" MIN. TURNING AREA: 60" DIAMETER MIN.
5. ALL DOORS TO BE ACCESSIBLE IN DIRECTION OF EGRESS WITHOUT SPECIAL KNOWLEDGE OR KEY FOR EXITING. KEY ACCESS FROM BOTH SIDES IS NOT PERMITTED.
6. FRONT AND REAR ENTRY/EXIT DOORS TO BE FULLY ACCESSIBLE PER CODE.
6. 60" X 60" MINNESOTA ACCESSIBILITY CODE CLEARANCE SHALL BE KEPT AT FULL-SIDE OF ALL DOORS ON AN ACCESSIBLE ROUTE PER CODE. 48" X 48" I/CADA CLEARANCE SHALL BE KEPT AT PUSH-SIDE OF ALL DOORS ON AN ACCESSIBLE ROUTE PER CODE.
7. ROOM IDENTIFICATION AND LOCATION SIGNAGE SHALL BE AS REQUIRED BY **BUILDING CODE**. ROOM IDENTIFICATION SIGNAGE FOR ACCESSIBLE RESTROOMS, STAIRS, AND EXITS SHALL BE LOCATED ON WALL ADJACENT TO STRIKE JAMB ON PUBLIC SIDE OF ROOM WITH BOTTOM OF TACTILE CHARACTERS AT 4'-0" AFF (MIN) AND TOP OF TACTILE CHARACTERS AT 5'-0" AFF. (MAX). ADDITIONAL ROOM SIGNAGE SHALL BE PROVIDED IF SPECIFIED BY OWNER/TEEN.
8. DOOR THRESHOLDS TO BE MAXIMUM 1/2" WITH 1:2 MAX SLOPE PER CODE.
9. ALL DOOR LEVERS TO BE ADA ACCESSIBLE AND MEET ALL APPLICABLE REQUIREMENTS. KNURLED HARDWARE TO BE USED ON ALL DOORS TO HAZARDOUS ROOMS PER **BUILDING CODE**.
10. MOUNTING HEIGHTS FOR ACCESSIBLE FIXTURES: DOORS, ETC. TO BE LOCATED SO THAT THE OPERATIVE PORTION (E.G. KNOBS, SLITS, HANDLES) BE NO HIGHER THAN 40" OR 3'-4" AFF. AS REQUIRED BY THE MINNESOTA ACCESSIBILITY CODE. SEE TYPICAL I/CADA MOUNTING HEIGHTS FOR REFERENCE.
11. MAX. ALLOWED PROJECTION FROM WALL SURFACE TO BE 4" BELOW 6'-8" A.F.F.
12. PUBLIC CLOTH STORAGE AREA TO HAVE 36" MIN. LENGTH OF LOW ACCESSIBLE ROD AT 48" MAX. A.F.F. AND SHALL MAINTAIN ACCESSIBLE ROUTE FOR FORWARD OR PARALLEL APPROACH PER MINNESOTA ACCESSIBILITY CODE.
13. MIN. 1 OPERABLE WINDOW IN EACH PUBLIC SPACE TO HAVE ACCESSIBLE ROUTE AND OPERATION MECHANISM 15"-18" A.F.F. WITH 5 LBS MAX FORCE TO OPERATE (IF OPERABLE WINDOWS ARE PROVIDED IN PUBLIC SPACES PER **BUILDING CODE**, NOT REQUIRED IN KITCHENS OR RESTROOMS).
14. ALL ACCESSIBLE ROUTES TO BE ACCESSIBLE TO FLOOR SPACE WITH 80" MIN. TURNING AREA PER CODE.
15. 3 GRAB BARS TO BE LOCATED AT EACH HANDICAPED STALL AS PER ANS I 11-1.2003 AND **BUILDING CODE** REQUIREMENTS FOR ACCESSIBILITY.
16. TOILET FLUSH HANDLES ON ACCESSIBLE TOILETS TO BE LOCATED ON "OPEN" SIDE OF FIXTURE IN ROOM OR STALL.
17. ALL TOILET PARTITIONS TO BE CEILING AND FLOOR MOUNTED PLASTERS.
18. ALL NEW TOILETS SHALL BE TANK TYPE WITH 1.6 GPF MAX. U.O.D.
19. MOUNTING HEIGHTS FOR ACCESSIBLE FIXTURES, HANDLES, ETC. ARE CONTINGENT ON SPECIFIC MANUFACTURER'S MODELS. SEE TYPICAL MINNESOTA ACCESSIBILITY CODE MOUNTING HEIGHT TABLE FOR REFERENCE.



10 THRESHOLD LIMITS

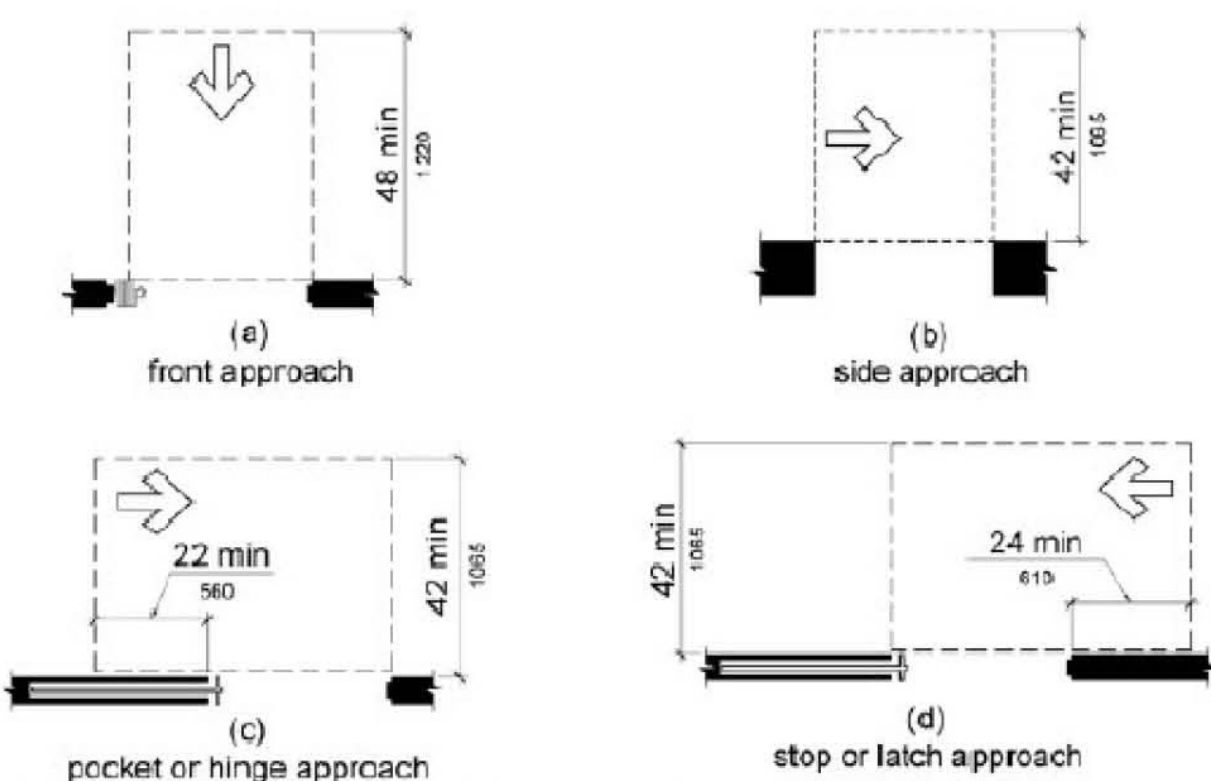


Figure 404.2.4.2 Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors

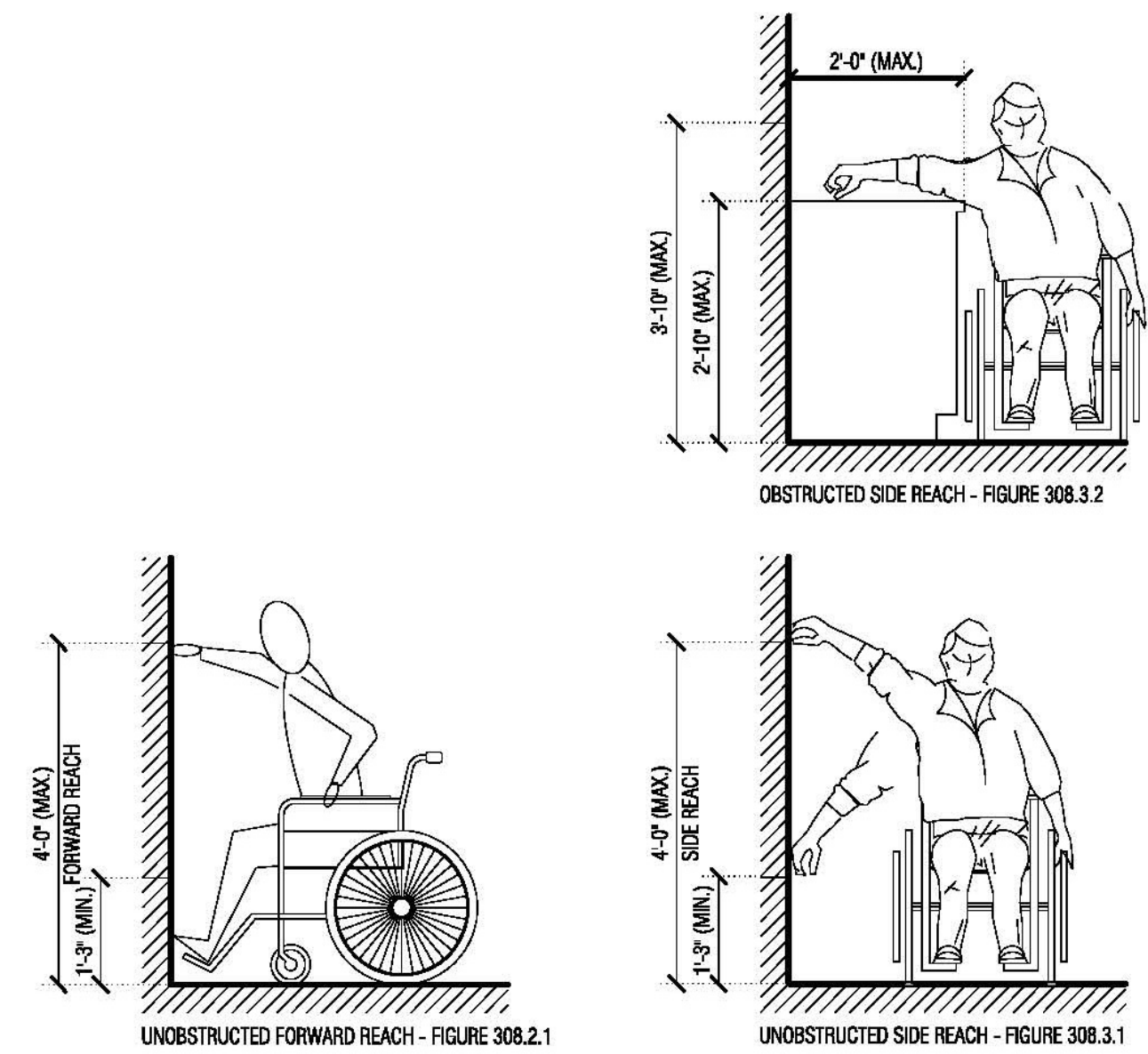
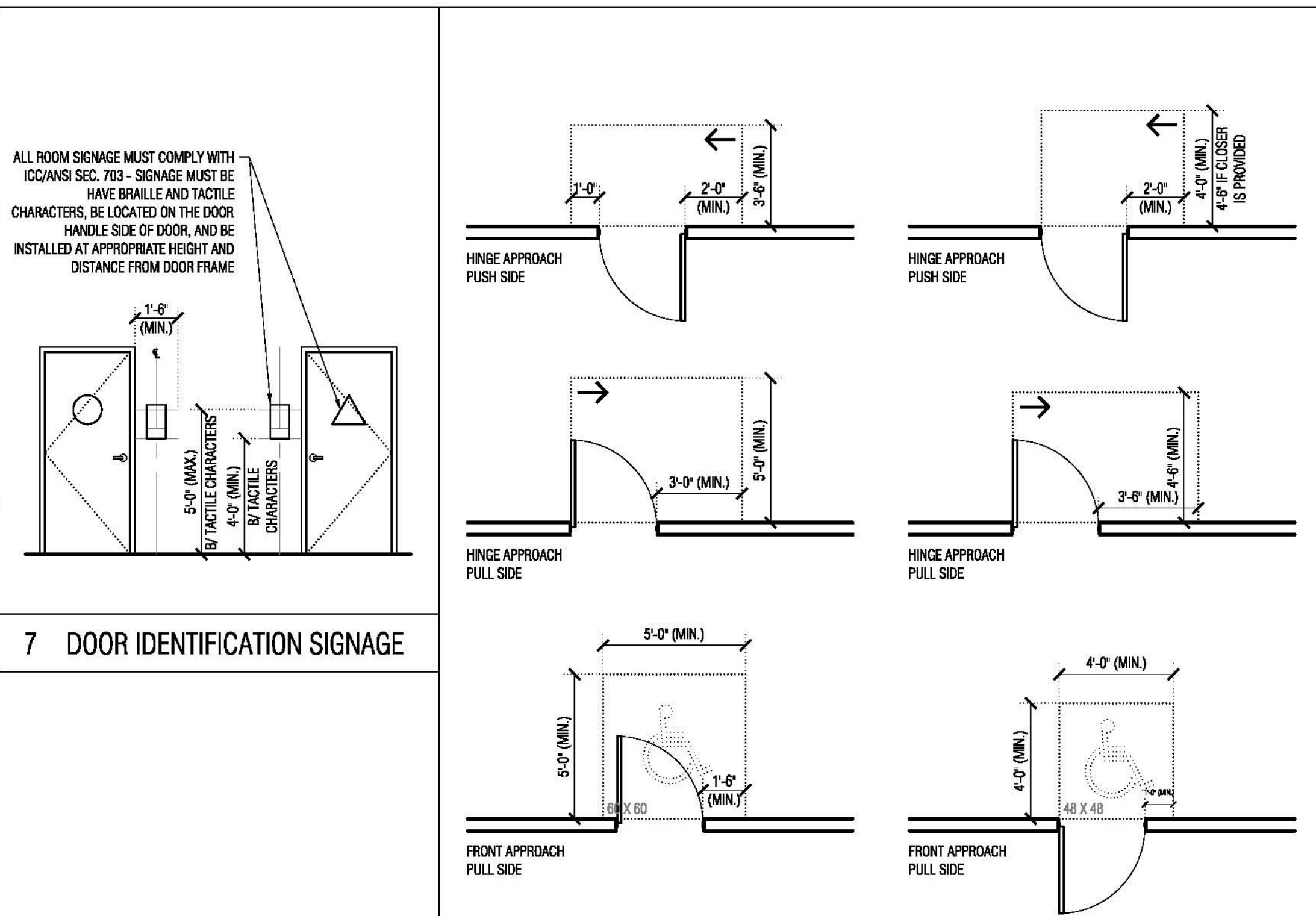
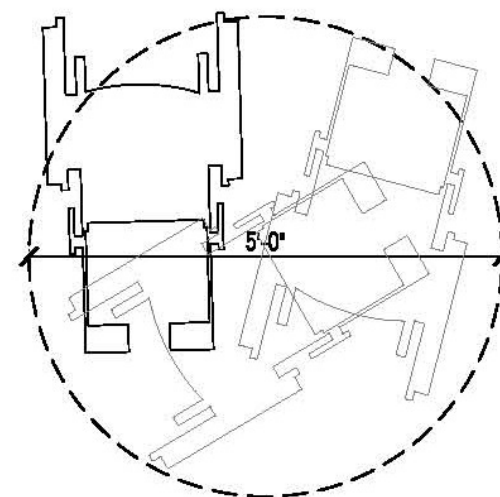


Figure 1 consists of two side-view diagrams of a person in a wheelchair reaching for a control on a vertical surface.
 Diagram (a) is labeled '(a)' and shows a person reaching for a control at a height of '20 max' (510). The total vertical distance from the floor to the control is labeled '48 max' (1220).
 Diagram (b) is labeled '(b)' and shows a person reaching for a control at a height of '>20-25 max' (510-635). The total vertical distance from the floor to the control is labeled '44 max'.

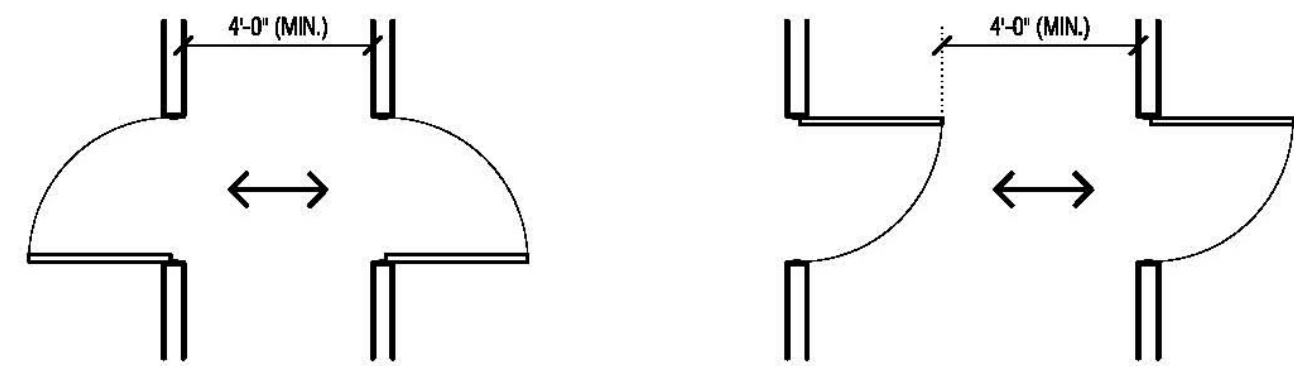
Figure 308.2.2
Obstructed High Forward Reach



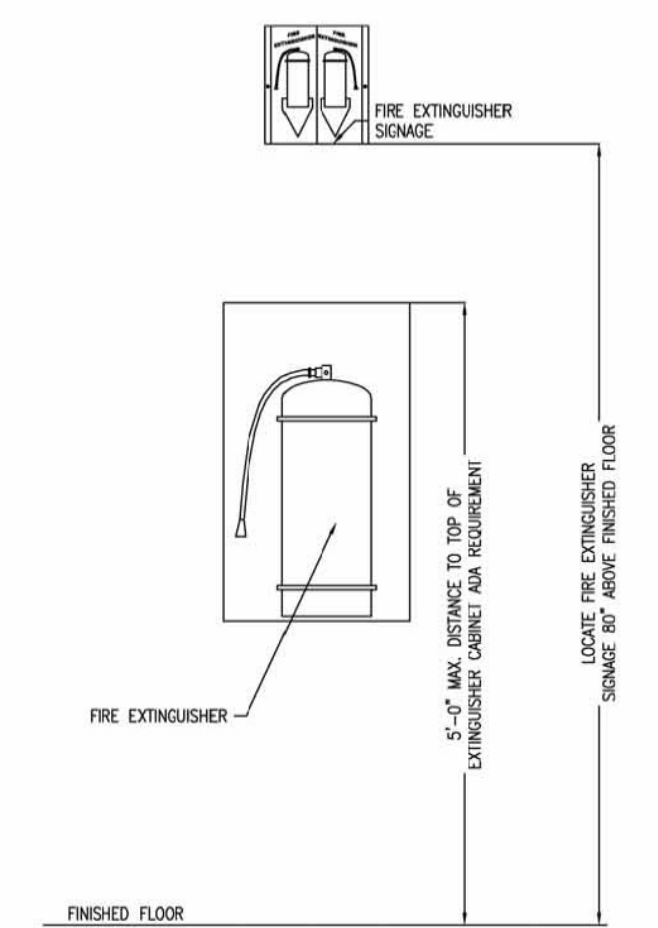
7 DOOR IDENTIFICATION SIGNAGE



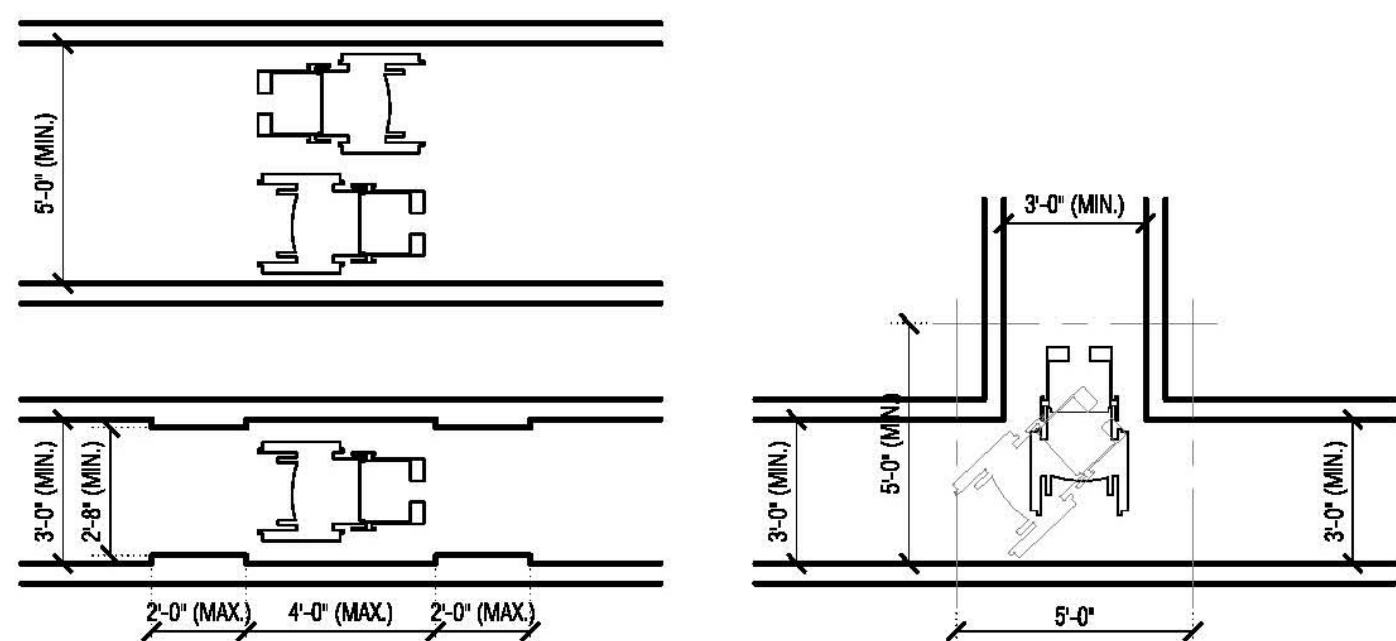
5 CLEAR WIDTH OF DOORWAYS



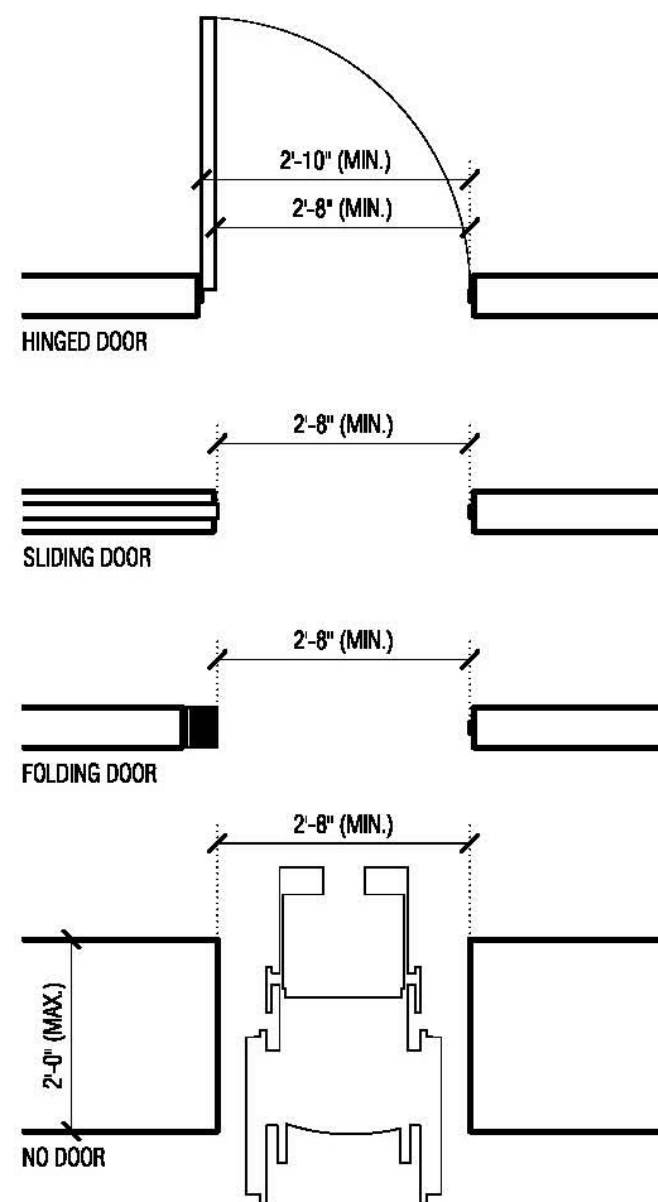
2 FIRE EXTINGUISHER CABINET



4 CLEARANCE AT TWO DOORS IN SERIES



1 CLEAR WIDTH OF DOORWAYS



9 CLEARANCE AT SLIDING DOORS

8 REACH RANGES

6 CLEAR FLOOR/TURNING SPACE

3 CLEAR WIDTH ON ACCESSIBLE ROUTES

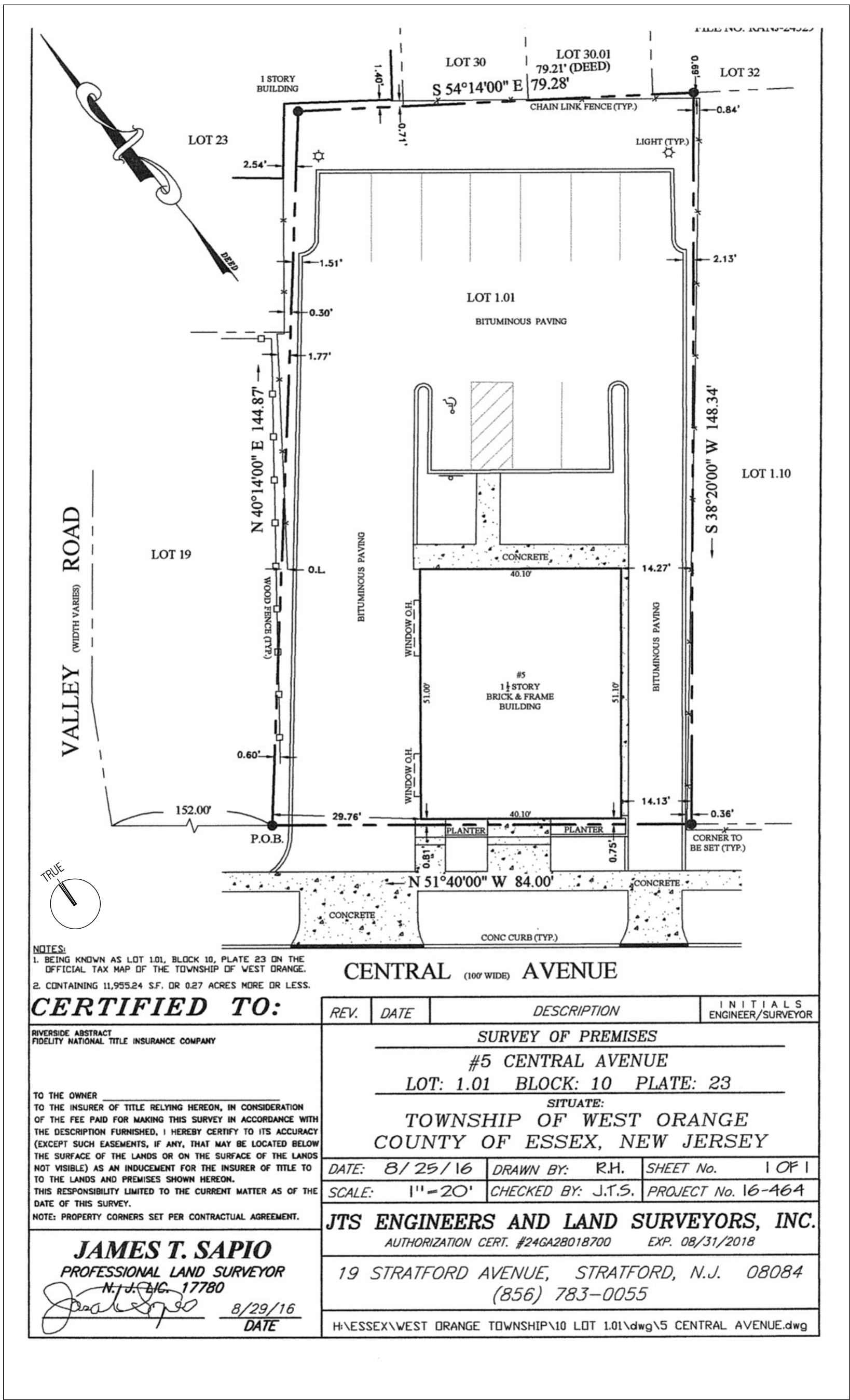
.G002

Ronald TR Elkins,
architect

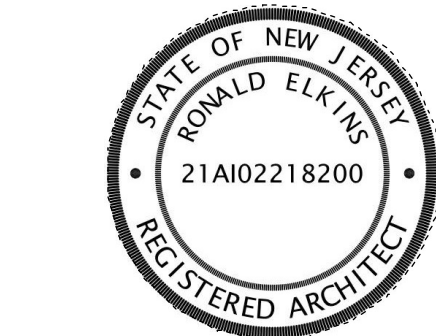
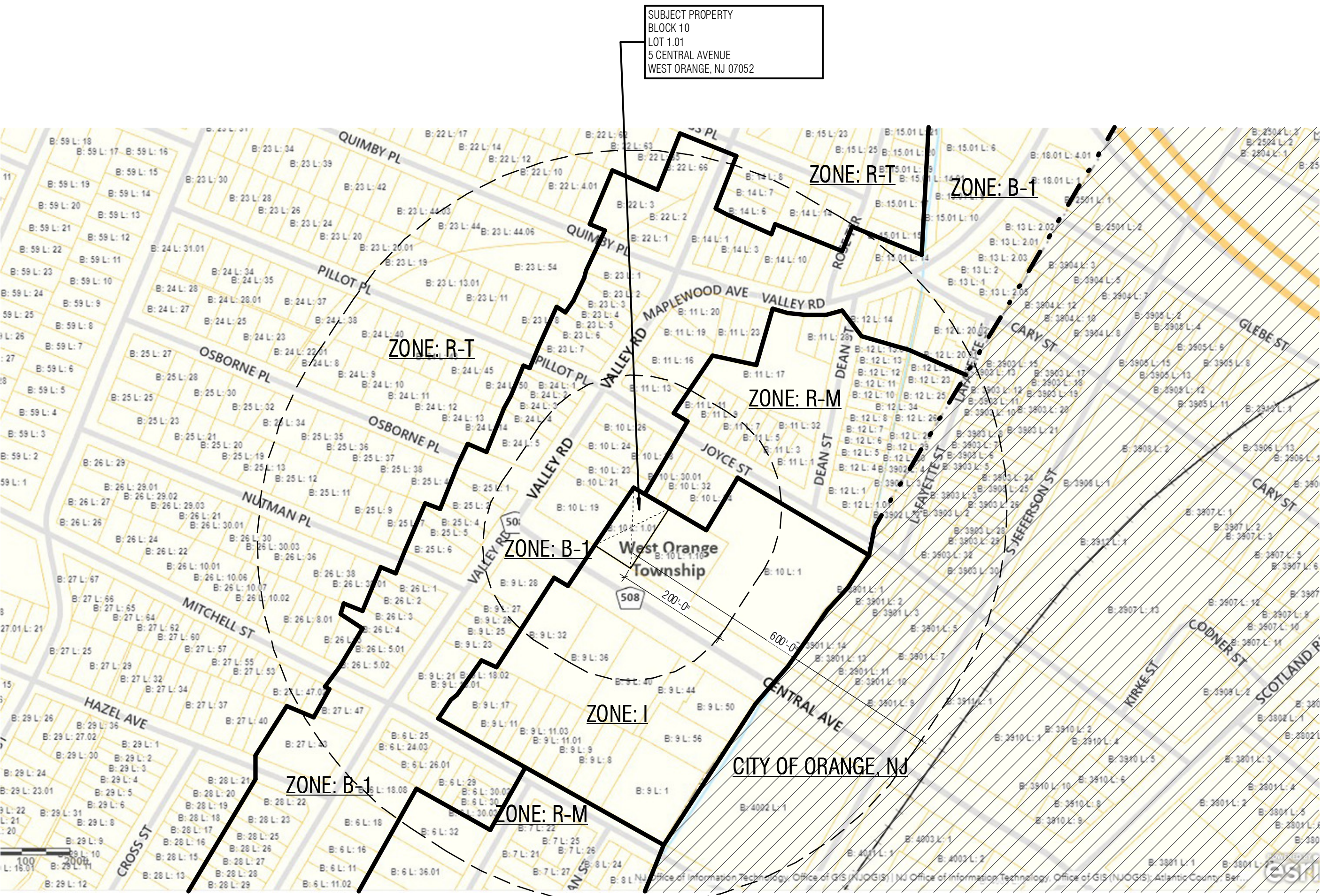
1137 W. Webster Ave.
Chicago, IL 60614
312.268.1822 tel
312.860.2298 mobile
elkinsron@gmail.com

PROJECT
CLASS 5 RETAIL CANNABIS
DISPENSARY
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

PROJECT No. 2120
PERMIT APPLICATION No. 180
PROPERTY ID LOT 1.01 - BLOCK 10



EXISTING SITE SURVEY PROVIDED FOR REFERENCE ONLY.
SURVEY NOT CERTIFIED BY ARCHITECT.



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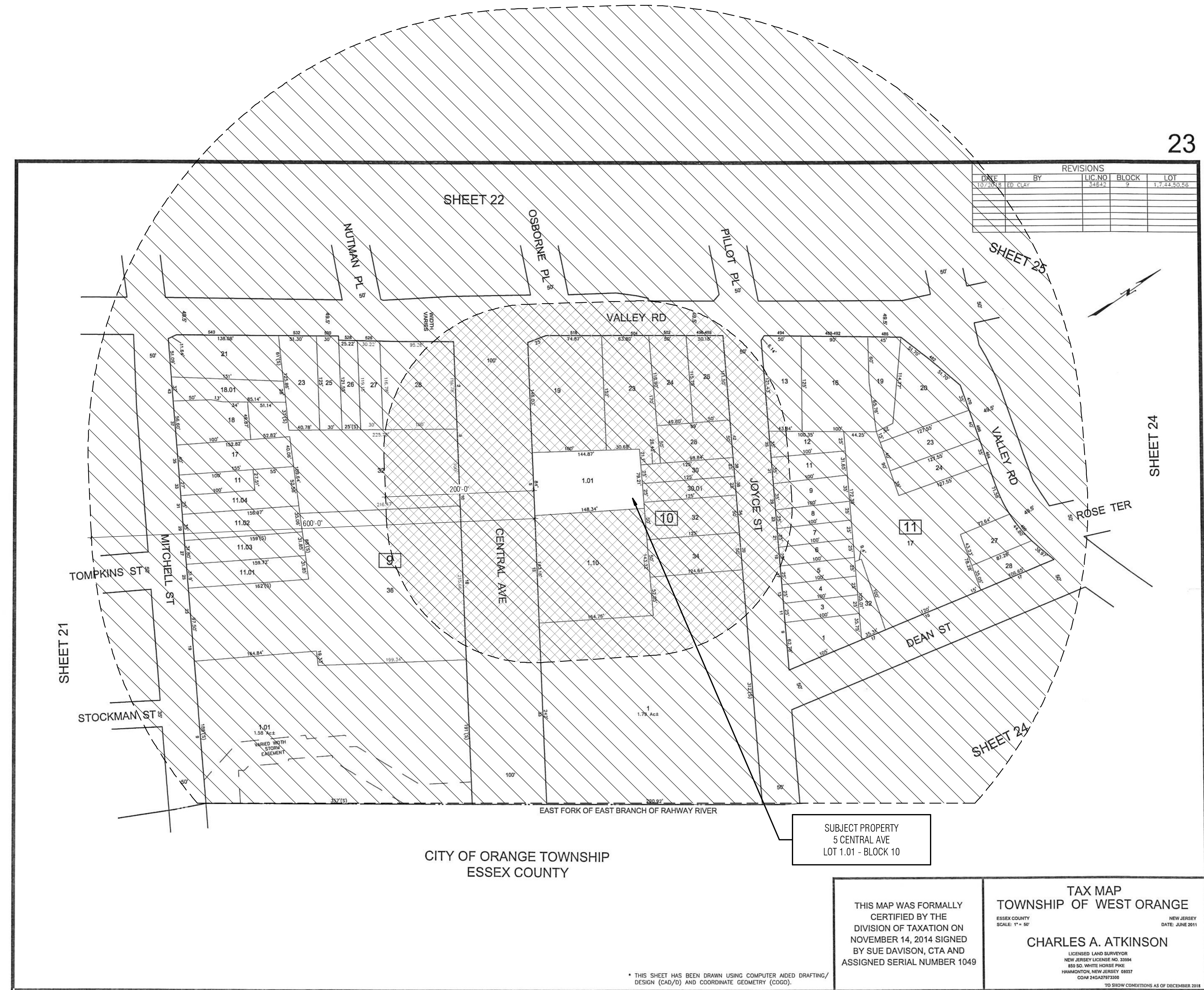
KEY MAP & SURVEY

.G003

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elkinsron@gmail.com

PROJECT
CLASS 5 RETAIL CANNABIS
DISPENSARY
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

PROJECT No.	2120
PERMIT APPLICATION No.	TBD
PROPERTY ID	LOT 1.01 - BLOCK 10



NOTE: TAX MAP IS NOT CERTIFIED BY ARCHITECT OF RECORD

1 EXISTING TAX MAP
SCALE: 1" = 80'-0"

23

Pamela R. Elkins

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No.	Description	Date
	Planning Review	02.10.2023
Reviewed By		N/A
Drawn By		N/A
Project No.		2120

TAX MAP

.G004

THESE DRAWINGS ARE DIAGRAMMATIC INDICATIONS OF THE EXISTING SITE AND CONSTRUCTION TO THE BEST OF THE ARCHITECT'S KNOWLEDGE BASED ON LIMITED SITE VERIFICATION AND INFORMATION PROVIDED BY THE OWNER/TENANT. EXACT LOCATIONS, SIZES, EXTENT AND CONDITIONS OF EXISTING SITE AND CONSTRUCTION TO BE REMOVED, RELOCATED, OR TO REMAIN SHALL BE VERIFIED AT THE SITE BY THE CONTRACTOR.

CONTRACTOR SHALL VISIT AND VERIFY ALL EXISTING CONDITIONS OF PROJECT SITE PRIOR TO SUBMITTAL OF BIDS.

CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY ON THE DRAWINGS OR THE UNCOVERING OF ANY HIDDEN CONDITIONS WHICH AFFECT THE NEW CONSTRUCTION.

IF HAZARDOUS MATERIALS OR RELATED ISSUES SHOULD BE REVIEWED WITH HAZARDOUS MATERIALS ABATEMENT CONSULTANT PRIOR TO COMMENCEMENT OF DEMOLITION.

REMOVAL OF HAZARDOUS MATERIALS, IF ANY, WILL BE PERFORMED BY SEPARATE TENANT/ARCHITECT AND IF IT IS NOT PART OF THIS DEMOLITION SCOPE OF WORK. ADVISE OWNER/TENANT, LANDLORD, AND ARCHITECT IMMEDIATELY OF ANY HAZARDOUS MATERIALS THAT MAY BE DISCOVERED DURING DEMOLITION.

DEMOLITION WORK SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES AND ENVIRONMENTAL REGULATIONS OF THE GOVERNING LOCAL AND STATE JURISDICTION.

NO LIFE SAFETY OR FIRE PREVENTION SYSTEMS SHALL BE DISRUPTED BY THE DEMOLITION WORK UNLESS SPECIFICALLY REVIEWED AND APPROVED BY THE GOVERNING LOCAL AND OR STATE JURISDICTIONS, INCLUDING THE FIRE DEPARTMENT. THE OWNER/TENANT SHALL BE ADVISED IN ADVANCE OF SUCH WORK UNLESS APPROVALS ARE GRANTED.

AREAS OF WORK ADJACENT TO SPACES OCCUPIED BY BUILDING TENANTS DURING CONSTRUCTION SHALL BE SEPARATED BY CONTRACTOR UTILIZING ADEQUATE TEMPORARY DEMOLITION PROTECTIVE PASSAGE OF SOUND, DUST AND DEBRIS OUTSIDE THE CONSTRUCTION AREA.

THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS AND SHALL PROTECT ALL ADJACENT WORK AREAS OF DAMAGE, SOILING, PAIN, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS, SERVICE LINES, AND ADJACENT SITE AREAS AND FACILITIES FROM DETEIORATION OR DAMAGE DURING DEMOLITION/CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ELEMENTS DAMAGED DURING THE PROJECT. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH PERFORMANCE OF THE WORK.

ALL EXISTING SURFACES AND CONSTRUCTION DESIGNATED TO REMAIN, BE RE-INSTALLED, AND/OR NOT NEEDED OR INCLUDED IN THE SCOPE OF WORK SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND RECONSTRUCTION BY CONTRACTOR. THIS INCLUDES, BUT IS NOT LIMITED TO, FLOORS, WALLS, DOORS, CASEWORK, FINISHES, FURNITURE, ETC.

THE CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS, AND SHALL RETURN ADJACENT AREAS TO AT LEAST EXISTING CONDITION PRIOR TO START OF WORK.

ALL MEANS OF EGRESS SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION. NO DEBRIS, EQUIPMENT, OR OTHER OBJECTS SHALL BE ALLOWED IN STAIRWAYS AND EXIT CORRIDORS.

NO CONSTRUCTION MATERIAL, TOOL, OR EQUIPMENT STORAGE ON TOP OF WATERPROOF MEMBRANE IS ALLOWED. ALL POROUS MATERIALS SHALL BE STORED IN A DRY, SAFE LOCATION PROTECTED FROM DAMAGE PRIOR TO INSTALLATION.

ALL NEW FINISH WOOD FLOOR AND WOOD TRIM MATERIAL TO BE ON SITE TO ACCLIMATE A MINIMUM 14 DAYS PRIOR TO INSTALLATION. ALTERNATIVELY, MOISTURE LEVELS OF THE FLOORINGS TO BE TAKEN AND MONITORED TO ACCEPTABLE LEVEL PRIOR TO INSTALLATION.

CUTTING OF EXISTING FLOORING TO REMOVE CERAMIC TILE OR ANY MASONRY MATERIAL TO BE WET CUT TO MINIMIZE DUST AND DEBRIS.

EDUCATING OF NOISY WORK, POWER, TELECOM, WATER OR MECHANICAL INSTALLATION AND/OR DISRUPTIONS SHALL BE COORDINATED WITH THE OWNER/TENANT, LANDLORD, AND ANY BUILDING REGULATIONS THAT MAY BE IN PLACE.

REMOVAL OF ANY DOORS OR WINDOWS FOR EQUIPMENT INSTALLATION SHALL BE TENANTS RESPONSIBILITY. GC AND TENANT TO COORDINATE WITH LANDLORD.

REFER TO MEP SYSTEMS DEMOLITION NOTES FOR THOSE PORTIONS OF THE ELECTRICAL SYSTEM REQUIRED BY TEMPORARY POWER AND LIGHTING THAT SHALL REMAIN IN WORKING ORDER DURING DEMOLITION.

CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION WITH STRUCTURAL (IF APPLICABLE) AND MEP DEMOLITION.

STRUCTURAL DEMOLITION IS NOT PART OF THE SCOPE OF THIS WORK.

IF STRUCTURAL DEMOLITION IS REQUIRED, CONTRACTOR SHALL PROVIDE STRUCTURAL INFORMATION. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL CONDITION. THE CONDITION WILL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER AND FINAL DIRECTION WILL BE GIVEN BY THE OWNER/TENANT AND/OR LANDLORD.

CONTRACTOR SHALL NOT CUT, REMOVE OR ALTER ANY EXISTING STRUCTURAL MEMBER OR PORTION OF FLOOR SLAB SYSTEM UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL CONDITION. THE CONDITION WILL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER AND FINAL DIRECTION WILL BE GIVEN BY THE OWNER/TENANT.

CONTRACTOR SHALL NOT CAUSE OR INCURE ANY IMPACT LOADS OR EXCESSIVE VIBRATION DURING DEMOLITION WORK ON THE EXISTING FLOOR SYSTEM MATERIALS SHALL NOT BE BUILT, STACKED OR ALLOWED TO ACCUMULATE IN A MANNER THAT WOULD EXCEED THE SAFE LOAD LIMITS OF THE EXISTING FLOOR SYSTEM.

ALL TEMPORARY SHORING, BRACING, AND FORMWORK NECESSITATED BY THE WORK SHOW HEREIN SHALL BE DESIGN/BUILT BY CONTRACTOR.

EXISTING CONSTRUCTION INDICATED TO BE REMOVED SHALL BE REMOVED IN ITS ENTIRETY, INCLUDING FRAMING, SUPPORTS, ANCHORS, FASTENERS, AND FINISHES TO READY AREA FOR NEW CONSTRUCTION, EXCEPT AS NOTED OTHERWISE.

SURFACES OR EXISTING PARTITIONS TO REMAIN TO BE PATCHED AND PATCHWORK TO RECEIVE NEW FINISHES.

EXISTING FINISHES FROM REMOVED/RELOCATED WALLS SHALL BE SALVAGED FOR REUSE. CONDITIONS ALLOW.

ALL EXISTING UNUSED AND ABANDONED CONDUIT, PIPING, DUCTWORK, ETC. THAT IS NOT TO BE REUSED SHALL BE REMOVED TO AVOID FUTURE CONNECTIONS AND COMPLICATIONS. WHERE EXISTING EQUIPMENT HAS BEEN MADE OBSOLETE BY THESE ALTERNATIONS AND ADDITIONS, AND IT IS IMPRACTICAL, OR IMPOSSIBLE TO REMOVE SAME, CONTRACTOR SHALL CAP ALL OBSOLETE PIPING AND CONDUIT.

EXISTING DROD ASSEMBLIES, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES AND OTHER MATERIALS SHALL BE SALVAGED AS DIRECTED BY THE OWNER/TENANT AND/OR LANDLORD. SALVAGED MATERIALS SHALL BE REMOVED IF CONDITIONS ALLOW AND THEY ARE APPROVED BY OWNER/TENANT/AN ARCHITECT.

EXISTING STROFEONT GLAZING AND FRONT AND REAR EXIST DOORS SHALL REMAIN AS-IS PER LANDLORD'S REQUIREMENTS.

ALL EXISTING FLOOR COVERINGS, CARPET, TILE, ETC. SHALL BE REMOVED UNLESS NOTED OTHERWISE. SALVAGE FOR REUSE IF CONDITIONS ALLOW.

ALL EXISTING CEILING TILE AND SYSTEM SHALL BE REMOVED UNLESS PERMANENTLY REMOVED FOR REUSE.

EXISTING TRIM AND CASINGS AT ALL DOORS INDICATED TO BE REMOVED SHALL BE REMOVED UNLESS NOTED OTHERWISE.

ALL EXISTING CASEWORK AND DISPLAY CASES SHALL BE REMOVED UNLESS NOTED OTHERWISE. PATCH/PAPER FLOOR AS NEEDED.

ALL EXISTING RESTROOM AND KITCHEN PLUMBING FIXTURES, APPLIANCES, AND CABINETS TO BE REMOVED AND SALVAGED AS DIRECTED BY OWNER/TENANT UNLESS NOTED OTHERWISE. RECONFIGURE EXISTING SUPPLY AND WASTE LINES TO ACCOMMODATE NEW RESTROOM/ KITCHEN LAYOUT AND/OR FLOOR.

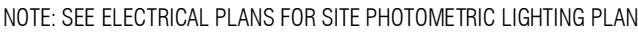
ALL MATERIALS RESULTING FROM DEMOLITION/CONSTRUCTION SHALL BE REMOVED FROM THE SITE. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF THE CONSTRUCTION WORK.

CONSTRUCTION DEMOLITION MUST BE RECYCLED AT A MINIMUM OF 50% PER WASTE ENERGY CONSERVATION CODE.

ALL REUSEABLE/DEMOLISHED MATERIAL RESULTING FROM DEMOLITION AND CONSTRUCTION SHALL BE SALVAGED AS DIRECTED BY THE OWNER/TENANT AND/OR LANDLORD. IF THE OWNER/TENANT OR LANDLORD IF THEY CHOOSE, DEBRIS WHICH THE OWNER/TENANT OR LANDLORD DOES NOT WANT SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND MUST BE LEGALLY REMOVED AND DISPOSED OF OFF SITE OR DONATED TO AN ORGANIZATION.

NOTE:
NO PLAINS, WETLANDS, WATERWAYS, OR OTHER
ENVIRONMENTALLY SENSITIVE AREAS ARE WITHIN 200FT OF
PROPERTY. SEE G003 FOR KEY MAP

NO WOOD AREAS OR OTHER SIGNIFICANT NATURAL PHYSICAL
FEATURES ARE WITHIN 500FT OF PROPERTY, SEE G003 FOR KEY
MAP.



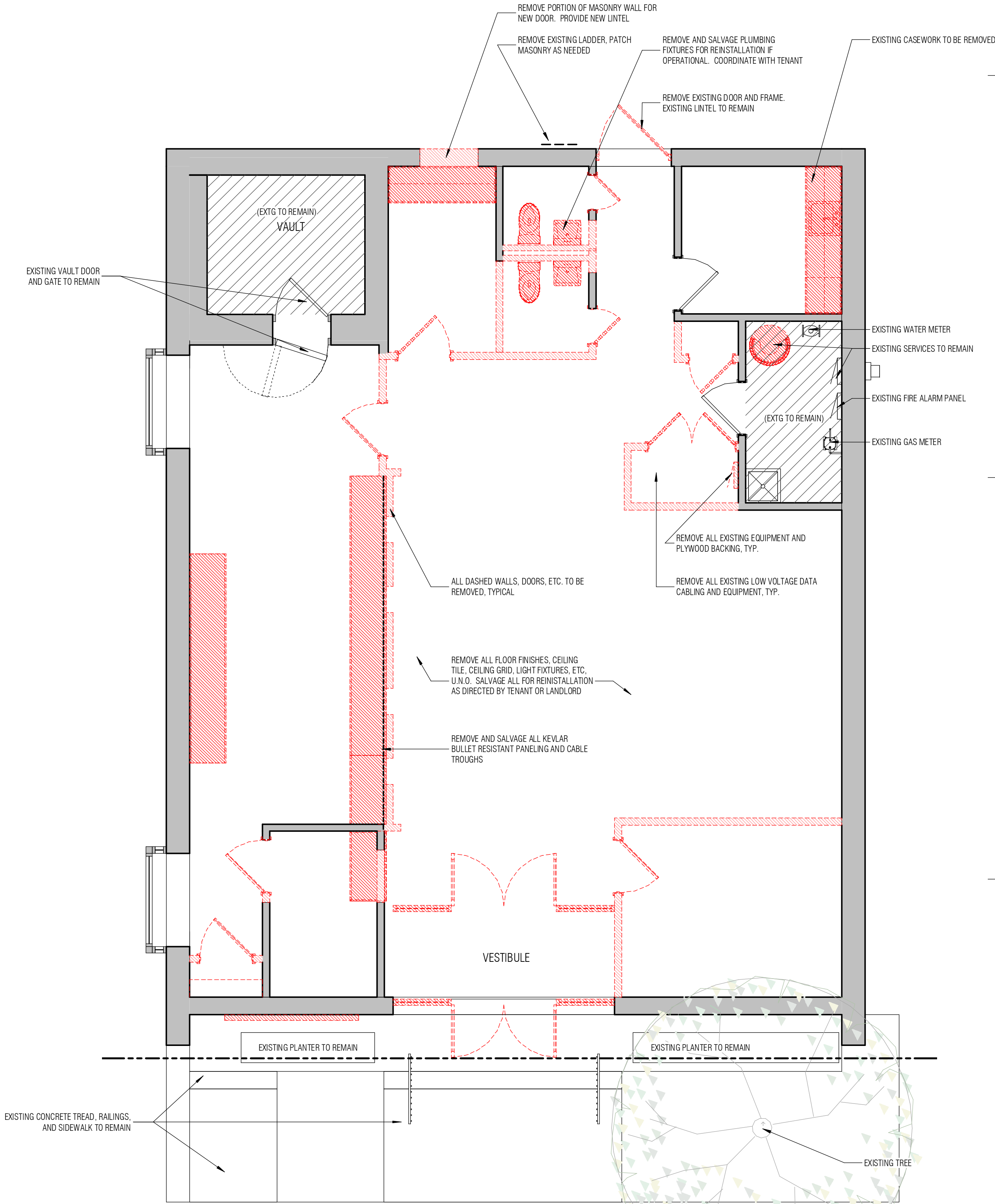
A001

GENERAL CONSTRUCTION, SITE, AND DEMOLITION NOTES

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2. CONTRACTOR SHALL VISIT AND VERIFY EXISTING CONDITIONS OF PROJECT SITE PRIOR TO SUBMITTAL OF BIDS.
3. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY ON THE DRAWINGS OR THE UNCOVERING OF ANY HIDDEN CONDITIONS WHICH AFFECT THE NEW CONSTRUCTION.
4. ALL HAZARDOUS MATERIALS OR RELATED ISSUES SHOULD BE REVIEWED WITH HAZARDOUS MATERIALS ABATEMENT CONSULTANT PRIOR TO COMMENCEMENT OF DEMOLITION.
5. REMOVAL OF HAZARDOUS MATERIALS, IF ANY, WILL BE PERFORMED BY SEPARATE TENANTS CONTRACTOR AND IT IS NOT PART OF THIS DEMOLITION SCOPE OF WORK. ADVISE OWNER/TENANT, LANDLORD, AND ARCHITECT IMMEDIATELY OF ANY HAZARDOUS MATERIALS THAT MAY BE DISCOVERED DURING DEMOLITION.
6. ALL DEMOLITION WORK SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES AND ENVIRONMENTAL REGULATIONS OF THE GOVERNING LOCAL AND STATE JURISDICTIONS.
7. NO LIFE, SAFETY OR FIRE PREVENTION SYSTEMS SHALL BE DISRUPTED BY THE DEMOLITION WORK UNLESS SPECIFICALLY REVIEWED AND APPROVED BY THE GOVERNING LOCAL AND OR STATE JURISDICTIONS, INCLUDING THE FIRE DEPARTMENT. THE OWNER/TENANT SHALL BE ADVISED IN ADVANCE OF SUCH WORK ONCE APPROVALS ARE GRANTED.
8. AREAS OF WORK ADJACENT TO SPACES OCCUPIED BY BUILDING TENANTS DURING CONSTRUCTION SHALL BE SEPARATED BY CONTRACTOR UTILIZING ADEQUATE TEMPORARY BARRIERS TO PREVENT THE PASSAGE OF SOUND, DUST AND DEBRIS OUTSIDE THE CONSTRUCTION AREA.
9. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
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13. ALL MEANS OF EGRESS SHALL BE MAINTAINED THROUGHOUT DEMOLITION AND CONSTRUCTION. NO DEBRIS, EQUIPMENT, OR OTHER OBJECTS SHALL BE ALLOWED IN STAIRWAYS AND EXIT CORRIDORS.
14. NO CONSTRUCTION MATERIAL, TOOL, OR EQUIPMENT STORAGE ON TOP OF WATERPROOF MEMBRANE IS ALLOWED. ALL POROUS MATERIALS TO BE STORED IN A DRY, SAFE LOCATION PROTECTED FROM DAMAGE PRIOR TO INSTALLATION.
15. ALL NEW FINISH WOOD FLOOR AND WOOD TRIM MATERIAL TO BE ON SITE TO ACCLIMATE A MINIMUM 14 DAYS PRIOR TO INSTALLATION. ALTERNATIVELY, MOISTURE LEVELS OF THE FLOORING TO BE TAKEN AND MONITORED TO ACCEPTABLE LEVEL PRIOR TO INSTALLATION.
16. CUTTING OF EXISTING FLOORS, CONCRETE, CERAMIC, TILE, OR ANY MASONRY MATERIAL, TO BE WET CUT TO MINIMIZE DUST AND DEBRIS.
17. SCHEDULING OF NOISY WORK, POWER, TELECOM, WATER OR MECHANICAL INSTALLATION AND/OR DISRUPTIONS SHALL BE COORDINATED WITH THE OWNER/TENANT, LANDLORD, AND ANY BUILDING REGULATIONS THAT MAY BE IN PLACE.
18. REMOVAL OF ANY DOORS OR WINDOWS FOR EQUIPMENT INSTALLATION SHALL BE TENANTS RESPONSIBILITY. GC AND TENANT TO COORDINATE WITH LANDLORD.
19. REFER TO MEP SYSTEMS DEMOLITION NOTES FOR THOSE PORTIONS OF THE ELECTRICAL SYSTEM REQUIRED FOR TEMPORARY POWER AND LIGHTING THAT SHALL REMAIN IN WORKING ORDER DURING DEMOLITION.
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21. STRUCTURAL DEMOLITION IS NOT PART OF THE SCOPE OF THIS WORK.
22. REFER TO STRUCTURAL CONTRACT DOCUMENTS FOR STRUCTURAL INFORMATION. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL CONDITION. THE CONDITION WILL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER AND FINAL DIRECTION WILL BE GIVEN BY THE OWNER/TENANT AND/OR LANDLORD.
23. CONTRACTOR SHALL NOT CUT, REMOVE OR ALTER ANY EXISTING STRUCTURAL MEMBER OR PORTION OF FLOOR SLAB SYSTEM UNLESS NOTED OTHERWISE. REFER TO STRUCTURAL CONTRACT DOCUMENTS FOR ADDITIONAL INFORMATION. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY UNSTABLE OR UNRECORDED STRUCTURAL CONDITION. THE CONDITION WILL BE REVIEWED BY THE ARCHITECT/STRUCTURAL ENGINEER AND FINAL DIRECTION WILL BE GIVEN BY THE OWNER/TENANT.
24. CONTRACTOR SHALL NOT CAUSE OR IMPOSE ANY IMPACT LOADS OR EXCESSIVE VIBRATION DURING DEMOLITION WORK ON THE EXISTING FLOOR SYSTEM. MATERIALS SHALL NOT BE PILED, STACKED OR ALLOWED TO ACCUMULATE IN A MANNER THAT WOULD EXCEED THE SAFE LOAD LIMITS OF THE EXISTING STRUCTURE.
25. ALL TEMPORARY SHORING, BRACING, AND FORMWORK NECESSITATED BY THE WORK SHOWN HEREIN SHALL BE DESIGN/BUILD BY CONTRACTOR.
26. EXISTING CONSTRUCTION INDICATED TO BE REMOVED SHALL BE REMOVED IN ITS ENTIRETY, INCLUDING FRAMING, SUPPORTS, ANCHORS, FASTENERS, AND FINISHES TO READY AREA FOR NEW CONSTRUCTION, EXCEPT AS NOTED OTHERWISE.
27. SURFACES OF EXISTING PARTITIONS TO REMAIN TO BE PATCHED AND PREPARED TO RECEIVE NEW FINISHES.
28. EXISTING FRAMING FROM DEMOLISHED WALLS SHALL BE SALVAGED FOR REUSE AS CONDITIONS ALLOW.
29. ALL EXISTING UNUSED AND ABANDONED CONDUIT, PIPING, DUCTWORK, ETC. THAT IS NOT TO BE REUSED SHALL BE REMOVED TO AVOID FUTURE CROSS CONNECTIONS AND COMPLICATIONS. WHERE EXISTING EQUIPMENT HAS BEEN MADE OBSOLETE BY THESE ALTERNATIONS AND ADDITIONS, AND IT IS IMPRACTICAL OR IMPOSSIBLE TO REMOVE SAME, CONTRACTOR SHALL CAP ALL OBSOLETE PIPING AND CONDUIT.
30. EXISTING DOOR ASSEMBLIES, LIGHT FIXTURES, PLUMBING FIXTURES, APPLIANCES AND OTHER MATERIALS SHALL BE SALVAGED AS DIRECTED BY THE OWNER/TENANT AND/OR LANDLORD. SALVAGED MATERIALS SHALL BE REUSED IF CONDITIONS ALLOW AND THEY ARE APPROVED BY OWNER/TENANT AND ARCHITECT.
31. EXISTING STOREFRONT GLAZING AND FRONT AND REAR EXIT DOORS SHALL REMAIN AS IS PER LANDLORD'S REQUIREMENTS.
32. ALL EXISTING FLOOR COVERINGS, CARPET, TILE, ETC. SHALL BE REMOVED UNLESS NOTED OTHERWISE. SALVAGE FOR REUSE IF CONDITIONS ALLOW.
33. ALL EXISTING CEILING TILE AND GRID SYSTEM SHALL BE SALVAGED FOR REINSTALLATION UNLESS NOTED OTHERWISE.
34. ALL EXISTING TRIM AND CASINGS AT ALL DOORS INDICATED TO BE REMOVED SHALL BE REMOVED UNLESS NOTED OTHERWISE.
35. ALL EXISTING CASEWORK AND DISPLAY CASES SHALL BE REMOVED UNLESS NOTED OTHERWISE. PATCH/REPAIR FLOOR AS NEEDED.
36. ALL EXISTING RESTROOM AND KITCHEN PLUMBING FIXTURES, APPLIANCES, AND CABINERY TO BE REMOVED AND SALVAGED AS DIRECTED BY OWNER/TENANT UNLESS NOTED OTHERWISE. RECONFIGURE EXISTING SUPPLY AND WASTE LINES TO ACCOMMODATE NEW RESTROOM/ KITCHEN LAYOUT IF CONDITIONS ALLOW.
37. ALL MATERIALS RESULTING FROM DEMOLITION/CONSTRUCTION SHALL BE REMOVED FROM THE SITE. ALL AREAS SHALL BE BROOM CLEANED UPON COMPLETION OF THE CONSTRUCTION WORK.
38. CONSTRUCTION DEMOLITION MUST BE RECYCLED AT A MINIMUM OF 50% PER WEST ORANGE ENERGY CONSERVATION CODE.
39. ALL REUSEABLE SALVAGED/DEMOLISHED MATERIAL RESULTING FROM DEMOLITION AND CONSTRUCTION SHALL BE SALVAGED AS DIRECTED BY THE OWNER/TENANT AND SHALL BECOME PROPERTY OF THE OWNER/TENANT OR LANDLORD IF THEY CHOOSE. DEBRIS WHICH THE OWNER/TENANT OR LANDLORD DOES NOT WANT SHALL BECOME THE PROPERTY OF THE GENERAL CONTRACTOR AND MUST BE LEGALLY REMOVED AND DISPOSED OF OFF SITE OR DONATED TO AN ORGANIZATION.

DEMOLITION NOTES

1. REMOVE ALL INTERIOR FINISHES, U.N.O.
2. REMOVE ALL INTERIOR CEILINGS AND LIGHT FIXTURES, U.N.O.
3. SALVAGE ALL EXISTING INTERIOR DOORS AND HOLLOW METAL FRAMES FOR POSSIBLE REINSTALLATION



1 FIRST FLOOR EXISTING/DEMOLITION PLAN
SCALE: 1/4" = 1'-0"

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PROJECT
CLASS 5 RETAIL CANNABIS
DISPENSARY
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

PROJECT No. 2120
PERMIT APPLICATION No. 180
PROPERTY ID LOT 1.01 - BLOCK 10

- TYPICAL LEGEND**
- EXISTING CONSTRUCTION TO BE REMOVED
 - EXISTING WALL TO REMAIN
 - NEW WALL
 - NEW WALL WITH INSULATION
 - WORK NOT IN SCOPE
 - EXISTING DOOR TO REMAIN
 - EXISTING DOOR TO BE REMOVED
 - NEW DOOR
 - IAC/ADA 5'-0" DIA. ACCESSIBILITY CLEARANCE
- NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS

NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS



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Project No. 2120

EXISTING/DEMOLITION PLANS

A002

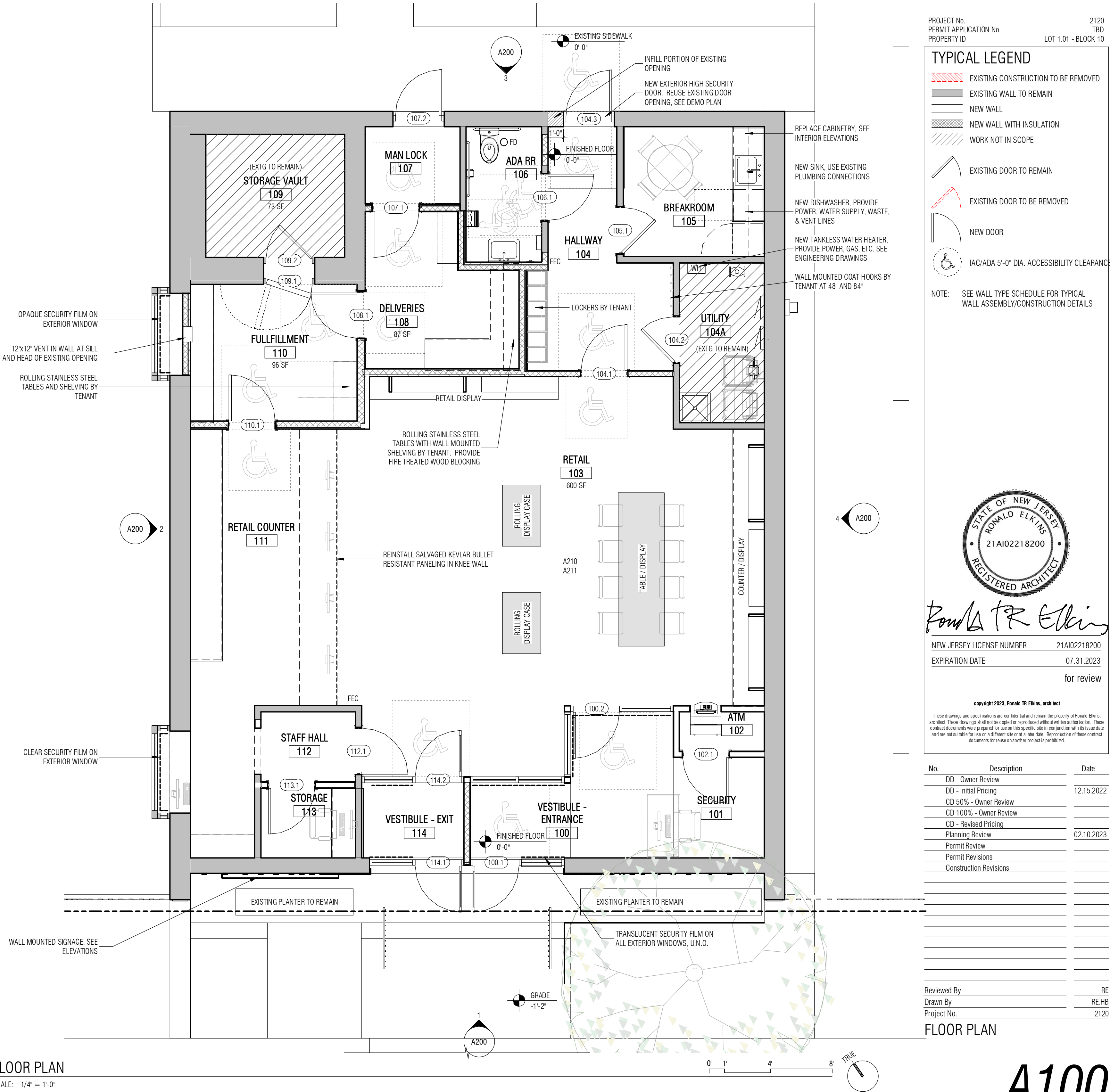
GENERAL FLOOR PLAN NOTES

- ALL NEW WORK TO COMPLY WITH THE CURRENT **WEST ORANGE** BUILDING CODE, OR ANY BUILDING CODE ADOPTED AND REQUIRED BY THE **TOWN OF WEST ORANGE**. ALL OTHER CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH NFPA AND INTERNATIONAL FIRE CODE REQUIREMENTS. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT. NO WORK SHALL BE CONCEALED PRIOR TO INSPECTION BY GOVERNING AGENCIES.
- CONTRACTOR TO TAPE OUT FLOOR LAYOUT PRIOR TO START OF CONSTRUCTION FOR ARCHITECT AND OWNER/TENANT APPROVAL.
- DIMENSIONS SHALL GOVERN. DO NOT SCALE DRAWINGS. WHERE DIMENSIONS SHOWN ARE NOT CONSISTENT WITH EXISTING CONDITIONS, CONTRACTOR SHALL NOTIFY AND CONSULT WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN THIS AREA. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
- WHERE SPECIFIC DIMENSIONS, DETAILS, AND/OR DESIGN INTENT CANNOT BE DETERMINED, CONTRACTOR SHALL CONSULT WITH THE OWNER/TENANT AND ARCHITECT BEFORE PROCEEDING WITH THE WORK IN THIS AREA.
- UNLESS NOTED OTHERWISE, ALL NEW WALLS AND PARTITIONS ARE DIMENSIONED TO THE FINISH FACE. DIMENSIONS FROM EXISTING WALLS ARE TAKEN TO THE EXISTING FINISH FACE.
- UNLESS NOTED OR DIMENSIONED OTHERWISE, ALL DOORS ARE LOCATED BY THEIR JAMB DETAIL RELATIVE TO ADJACENT WALLS AND PARTITIONS.
- UNLESS NOTED OTHERWISE, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED IN ALL FINISHED SPACES.
- ALL NEW INTERIOR NONBEARING WALLS TO BE TYPE 1 WITH WOOD BASEBOARD UNLESS NOTED OTHERWISE. SEE SCHEDULE FOR WALL TYPE CONSTRUCTION.
- UNLESS NOTED OTHERWISE, ALL NEW WALLS SHALL CONTINUE TO EXISTING STRUCTURAL DECK ABOVE. PROVIDE BLOCKING BETWEEN EXISTING STRUCTURAL MEMBERS AS REQUIRED.
- DRAFTSTOP AREAS NO GREATER THAN 1,000 SF TO BE PROVIDED FOR ALL OPEN-WEBBED TRUSS-TYPE FLOOR AND CEILING ASSEMBLIES PER CODE.
- WHERE ALL PIPES, CONDUITS, CABLE WIRES, DUCTS, OR SIMILAR BUILDING SERVICE EQUIPMENT PASS THROUGH FIRE-RATED ASSEMBLIES (I.E. FLOORS, ROOFS, AND WALLS), THE SPACE BETWEEN THE PENETRATING ITEM AND THE RATED ASSEMBLY SHALL BE FILLED WITH A MATERIAL CAPABLE OF MAINTAINING THE FIRE-RESISTANCE AND INTEGRITY OF THE ASSEMBLY WITH THE HIGHEST RATING PER UL TESTED ASSEMBLIES.
- ALL JOINTS OF ANY ELEMENT OF CONSTRUCTION WHICH ARE REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL BE CONSTRUCTED WITH TIGHT-FITTING JOINTS IN FULL ACCORDANCE WITH THE VARIOUS MANUFACTURERS PUBLISHED TEST CRITERIA, AND SHALL PREVENT THE PASSAGE OF SMOKE OR FLAME. ALL CONDUIT, DUCT, FLUE, AND/OR PIPE PENETRATIONS THROUGH FIRE-RATED FLOOR, WALL, OR CEILING CONSTRUCTION SHALL BE FIRESTOPPED AND INSTALLED IN A MANNER THAT WILL PRESERVE THE FIRE INTEGRITY OF THE FLOORS OR WALLS PER UL TESTED ASSEMBLIES. FIRE DAMPERS SHALL BE INSTALLED WHERE REQUIRED AT PENETRATIONS THROUGH FIRE-RATED ASSEMBLIES.
- EXISTING FLOORING AND DRYWALL/PLASTER TO BE REPAIRED AT ALL EXISTING WALL REMOVAL LOCATIONS.
- NEW HEADERS AND LINTELS TO BE PROVIDED AT ALL NEW OPENINGS IN EXISTING WALLS.
- ALL NEW WINDOWS AND DOORS TO BE INSTALLED LEVEL AND PLUMB. FLASHING TO BE PROVIDED AS APPLICABLE AT ALL EXTERIOR OPENINGS, INCLUDING WINDOW HEADS, HORIZONTAL WOOD TRIM STOPS, WINDOW SILLS, AT BOTTOM OF ALL CAVITY WALLS, AND AT ROOF PENETRATIONS. FLASHING SHALL BE INSTALLED IN SUCH A MANNER TO BE LEAK PROOF.
- NONPAPER-FACED, MOLD-RESISTANT TILE BACKER BOARD TO BE INSTALLED AT ALL TILE AND WET AREAS: "DUROCK", "GP TOUGHROCK", "DENS ARMOUR PLUS", "DENS SHIELD TILE BACKER", OR APPROVED EQUAL. MOLD RESISTANT DRYWALL TO BE USED AT ALL NON-TILED AREAS ADJACENT TO WET AREAS (BATHROOMS, MECHANICAL SPACES, ETC.) "GREEN BOARD" OR APPROVED EQUAL.
- FIRE DISTRICT EMERGENCY INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES AS PER CODE.
- 60" X 80" IAC/ADA CLEARANCE AT PULL-SIDE AND 48" X 48" IAC/ADA CLEARANCE AT PUSH-SIDE SHALL BE KEPT AT ALL DOORS ON AN ACCESSIBLE ROUTE AS PER CODE.
- FRONT AND REAR ENTRY DOORS TO BE FULLY ACCESSIBLE PER **CODE** AND ICC/ANSI A117.1-2003.
- FULLY ACCESSIBLE MEN'S AND WOMEN'S RESTROOMS TO BE PROVIDED ON FIRST FLOOR WITH HI-LOW DRINKING FOUNTAINS PER **CODE** AND ICC/ANSI A117.1-2003.
- PORTABLE FIRE EXTINGUISHERS SHALL BE LOCATED WITH NO MORE THAN 75' TRAVEL DISTANCE BETWEEN UNITS AS PER CODE (NFPA 10 AND **CODE**). FIRE EXTINGUISHERS SHALL BE RATED 460BC (10 LBS). MULTI-FAMILY DWELLINGS OVER THREE STORIES AND/OR OVER 3000 SF/FLOOR SHALL HAVE ONE FIRE EXTINGUISHER PER 3000 SF/FLOOR PER **CODE**.
- FIRE EXTINGUISHER CABINETS TO BE POTTER-RODMER DANA 7200 SERIES, RECESSED FRAMELESS BRUSHED STAINLESS STEEL WITH SMOKE TEMPERED GLASS WINDOW AND NO LETTERING, OR ARCHITECT APPROVED EQUAL.
- ALL NEW, ALTERED, RELOCATED OR REPLACED FIRE ALARM OR EMERGENCY WARNING SYSTEM TO COMPLY FULLY WITH ICC/ANSI A117.1-2003 SECTION 7.702. ALL VISUAL ALARMS TO BE SYNCHRONIZED THROUGHOUT. PROJECT ALTERATIONS SHALL NOT COMPROMISE THE FIRE ALARM SYSTEM.
- ALL SPECIALTY EQUIPMENT AND APPLIANCES TO BE PROVIDED BY OWNER/TENANT UNLESS NOTED OTHERWISE.
- BLOCKING TO BE PROVIDED FOR WALL-MOUNTED CASEWORK AND EQUIPMENT. PRESSURE TREATED WOOD TO BE USED IN WET AREAS. FIRE TREATED WOOD TO BE USED IN ALL FIRE RATED WALLS.
- WALL BACKING TO BE PROVIDED AS REQUIRED TO SUPPORT WALL-MOUNTED SPECIALTY EQUIPMENT. WALL BACKING TO BE PLYWOOD BETWEEN STUDS OR 20ga SHEETMETAL ON THE FACE OF STUDS. ANY LENGTHS OF WALL BACKING INDICATED ON PLANS ARE NOMINAL. ALWAYS EXTEND TO THE NEXT STUD OVER IN EACH DIRECTION.
- OWNER/TENANT AND CONTRACTOR ARE RESPONSIBLE FOR SCHEDULING AND ALL COSTS INCLUDED IN THE REMOVAL OF WINDOWS/DOORS TO FACILITATE THE INSTALLATION OF FOOD SERVICE EQUIPMENT (IF NECESSARY). IF WINDOW REPLACEMENT IS NECESSARY, REPLACE TO CURRENT INSTALLATION STANDARD. CONSULT WITH OWNER/TENANT AND/OR LANDLORD PRIOR TO CONSTRUCTION.
- ALL SPECIALTY EQUIPMENT TO BE ROUGHED-IN AND COORDINATED BY CONTRACTOR FOR FINAL INSTALLATION BY EQUIPMENT SUPPLIER. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVISION OF ALL NECESSARY POWER, WATER, EXHAUST, TELEPHONE, DATA, ETC. REQUIREMENTS FOR EQUIPMENT AND APPLIANCES. SEE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR MORE INFORMATION.
- ALL EQUIPMENT, FIXTURES, AND APPLIANCES TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL SPECIALTY EQUIPMENT TO BE PROVIDED WITH AN NSF APPROVED METHOD OF INSTALLATION (I.E. MOVABLE EQUIPMENT - ON CASTERS OR UNDER 70 LBS ON LEGS; FLOOR EQUIPMENT - 6" LEGS; TABLE EQUIPMENT - 4" LEGS; AND SPACED FROM ADJACENT WALLS AND/OR EQUIPMENT, OR SEALED IN PLACE).
- ALL PIPING, CONDUITS, ETC. TO BE LOCATED AT LEAST 6" FROM FLOOR AND 1/2" FROM WALL.
- ALL OTHER FURNITURE AND FURNISHINGS TO BE PROVIDED BY OWNER/TENANT UNLESS NOTED OTHERWISE.

OCCUPANCY SCHEDULE PER ROOM - NJBC TABLE 1004.5

NOTE: AREAS LISTED BELOW ARE NET AREAS. THE OVERALL GROSS AREA WILL VARY.

Room Number	Room Name	Room Occupancy	Net Area in Room/Space	SF Per Occupant	Occupant Count		Comments
					Calculated	Actual	
100	VESTIBULE - ENTRANCE	Circulation - hallways	97 SF	100	1.0	0	INTERMITTENT OCCUPANCY
101	SECURITY	Business Units - 2021 IBC	39 SF	150	0.3	1	
102	ATM	Storage Units	14 SF	300	0.0	0	INACCESSABLE AREA
103	RETAIL	Mercantile - 2021 IBC All Floors	600 SF	60	10.0	10	
104	HALLWAY	Circulation - hallways	106 SF	100	1.1	0	
104A	UTILITY	Storage Units	57 SF	300	0.2	0	
105	BREAKROOM	Business Units - 2021 IBC	78 SF	150	0.5	2	
106	ADA RR	Restrooms	43 SF	0		0	
107	MAN LOCK	Circulation - hallways	31 SF	100	0.3	0	INTERMITTENT OCCUPANCY
108	DELIVERIES	Storage Units	87 SF	300	0.3	1	
109	STORAGE VAULT	Storage Units	73 SF	300	0.2	0	INACTIVE STORAGE
110	FULLFILLMENT	Business Units - 2021 IBC	96 SF	150	0.6	1	
111	RETAIL COUNTER	Business Units - 2021 IBC	241 SF	150	1.6	4	1 PERSON PER CASHIER STATION
112	STAFF HALL	Circulation - hallways	28 SF	100	0.3	0	
113	STORAGE	Business Units - 2021 IBC	28 SF	150	0.2	1	
114	VESTIBULE - EXIT	Circulation - hallways	34 SF	100	0.3	0	
Grand total: 16			1,652 SF			20	



PROJECT No. 2120
PERMIT APPLICATION No. 180
PROPERTY ID LOT 1.01 - BLOCK 10

REPLACE CABINETS, SEE INTERIOR ELEVATIONS
NEW SINK, USE EXISTING PLUMBING CONNECTIONS
NEW DISHWASHER, PROVIDE POWER, WATER SUPPLY, WASTE, & VENT LINES
NEW TANKLESS WATER HEATER, PROVIDE POWER, GAS, ETC. SEE ENGINEERING DRAWINGS
WALL MOUNTED COAT HOOKS BY TENANT AT 48" AND 84"

NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS



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Reviewed By RE
Drawn By RE:HB
Project No. 2120

FLOOR PLAN

A100

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2

PROPOSED SIGNAGE

channel letters raceway with logo light box \$6955 + tax installed

oval light box with flat vinyl lettering \$3750 + tax installed

30" round acrylic light box double side with welded support bars to mount to building hooked up to customers electric \$1750 + tax

***EFFECTIVE MAY 20, 2020, there will be a 3.5% surcharge added to all credit card & debit card payments.**

PROOF 1: INCLUDED REVISION 1 & 2 INCLUDED ALL OTHER REVISION SUBJECT TO \$10 PER REVISION

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Window Lettering

Carved Wood

A.D.A. Signs

Ground Signs

Full Color Graphics

T-Shirts

Business Cards

1

FLOOR PLAN
SCALE: 1/4" = 1'-0"

GENERAL SECURITY NOTES

1. ALL ACCESS CONTROL POINTS TO BE BIOMETRIC AND BE ELECTRONICALLY MONITORED.
2. ALL INTERIOR 360 DEGREE CAMERAS TO BE SUSPENDED FROM THE ROOF STRUCTURE WITH ELECTRICAL CONDUIT AND J-BOXES.
3. EMERGENCY 911 "TALK-A-PHONE" WITH INTEGRAL CAMERA TO BE INSTALLED ON SITE. SEE SITE PLAN FOR LOCATION.

SECURITY LEGEND

- 1 WIDE ANGLE FIXED DOME CAMERA
2 180 DEGREE CAMERA WITH NIGHT VISION
3 INDOOR 360 DEGREE FISHEYE DOME CAMERA
4 BIOMETRIC ACCESS CONTROL CARD READER DOOR WITH LOCK CONTACT, DOOR POSITION SWITCH, DOOR PROP ALARM, AND DOOR SENSOR
5 PANIC ALARM
6 VIDEO INTERCOM
7 GLASS BREAK SENSOR
8 MOTION SENSOR
9 VIDEO SURVEILLANCE MONITOR
10 SERVER WITH BATTERY BACKUP AND DVR/NVR
11 EXISTING ROLL-DOWN SECURITY GRILLE (CLOSED DURING NON-BUSINESS HOURS)
12 ELECTRIC EXIT DEVICE
13 SIGNAGE: NOTICE OF 24 HOUR SURVEILLANCE
14 REQUIRED SIGNAGE
15 EMERGENCY 911 "TALK-A-PHONE" WITH INTEGRAL CAMERA
16 INTRUSION ALARMING KEYPAD
17 100 DECIBEL AUDIO ALARM
18 BIOMETRIC ACCESS CONTROL PAD

- GENERAL ACCESS TO PUBLIC
LIMITED ACCESS TO PUBLIC AFTER SECURITY CHECK
HIGHLY RESTRICTED ACCESS TO EMPLOYEES ONLY

SECURITY DEVICES

DEVICE	INTERIOR	EXTERIOR	TOTAL
FIXED CAMERA (1)	16	6	22
180 DEGREE CAMERA (2)	0	10	10
360 DEGREE CAMERA (3)	6	0	6
ELECTRONIC LOCK (4)	13	4	17
PANIC ALARM (5)	10	0	10
EMERGENCY TALK-A-PHONE (15)	0	1	1

NOTE: NOT ALL EQUIPMENT IN LEGEND MAY BE USED IN SECURITY PLAN, SEE PLAN FOR DETAIL

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PROJECT

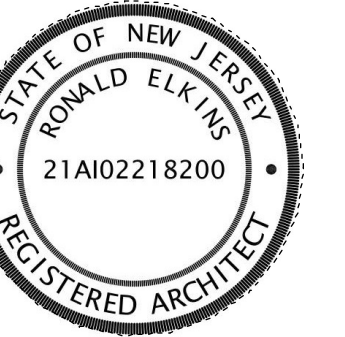
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PROPERTY ID LOT 1.01 - BLOCK 10

TYPICAL LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
EXISTING WALL TO REMAIN
NEW WALL
NEW WALL WITH INSULATION
WORK NOT IN SCOPE
EXISTING DOOR TO REMAIN
EXISTING DOOR TO BE REMOVED
NEW DOOR
IAC/ADA 5'-0" DIA. ACCESSIBILITY CLEARANCE

NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS



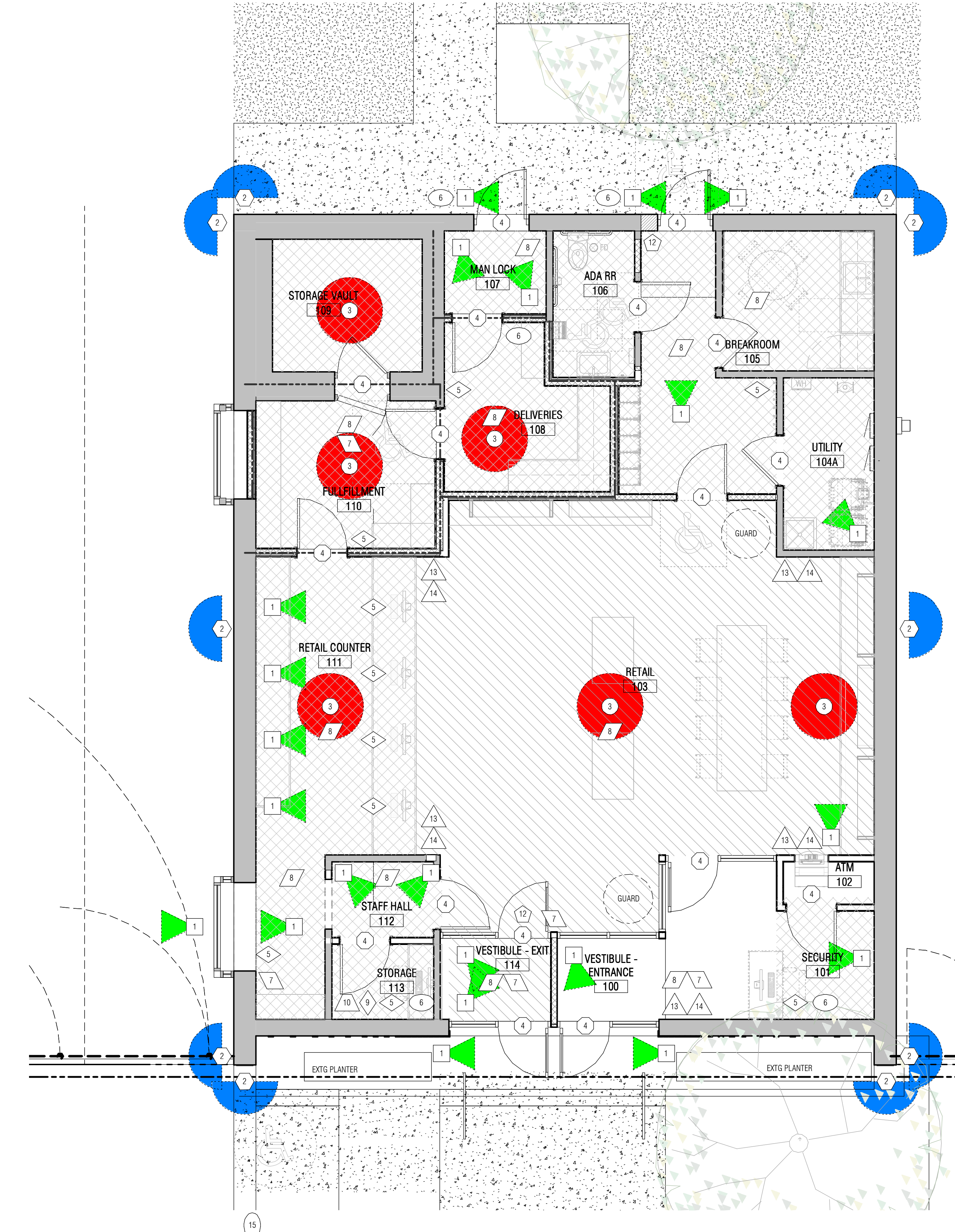
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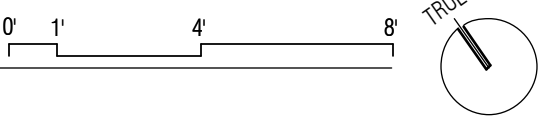
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SECURITY PLAN



1 FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



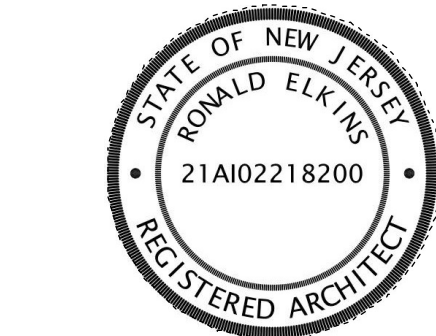
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PROJECT
CLASS 5 RETAIL CANNABIS
DISPENSARY
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

PROJECT No. 2120
PERMIT APPLICATION No. TBD
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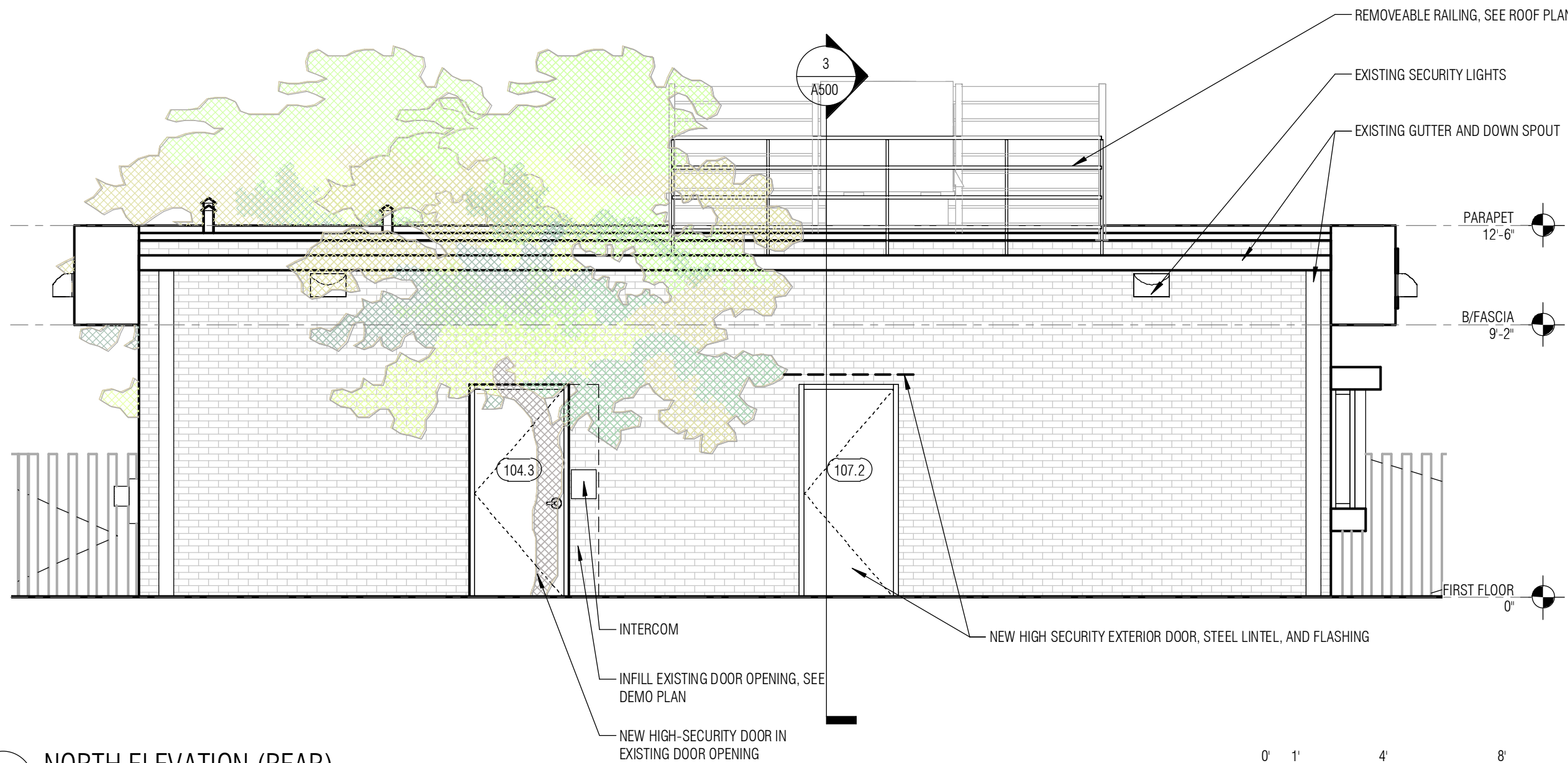
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ELEVATIONS - EXTERIOR

A200

3D EXTERIOR VIEW

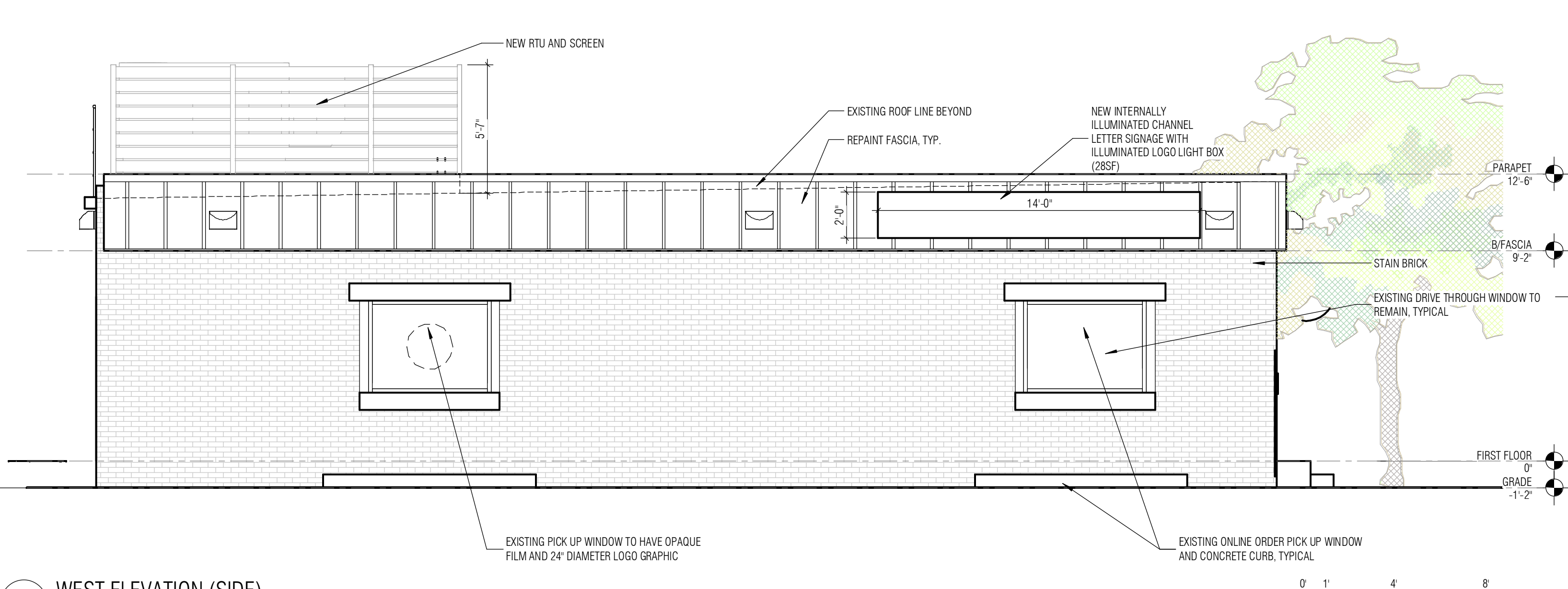


3 NORTH ELEVATION (REAR)
SCALE: 1/4" = 1'-0"

SIGNAGE REGULATIONS PER WEST ORANGE SIGNAGE ORDINANCE 25-15				
CURRENT ZONE:	I-INDUSTRIAL			
REGULATION	1 MONUMENT SIGN ALLOWED WITHIN THE FRONT YARD ONLY.			
MONUMENT SIGNS:	NO EXISTING MONUMENT SIGNS ARE INSTALLED ON THE PROPERTY THERE ARE NO PROPOSED MONUMENT SIGNS FOR THIS PROPERTY			
BUILDING MOUNTED SIGNS				
FACADE - SOUTH (FRONT WALL)	0 SF *	23.6 SF	18.6 SF	EXISTING SIGNAGE TO BE REPLACED
FACADE - SOUTH (FRONT PROJECTION)	0 SF *	12 SF	10 SF	EXISTING SIGNAGE TO BE REPLACED
FACADE - WEST (SIDE)	0 SF *	0 SF	28 SF	NEW SIGNAGE
FACADE - NORTH (REAR)	N/A	N/A	N/A	NOT REGULATED. WALL IS NOT VISIBLE TO PUBLIC WAY SEE EXCEPTION 25-15.8
FACADE - EAST (SIDE)	0 SF *	0 SF	0 SF	NO SIGNAGE PROPOSED
TOTAL SIGNAGE AREA		35.6 SF	56.6 SF	
* NOTE RESOLUTION #PB-03.31T, ITEM 2(a) REGARDING APPROVAL OF TWO 20 SF SIGNS.				

1 SOUTH ELEVATION (FRONT)
SCALE: 1/4" = 1'-0"

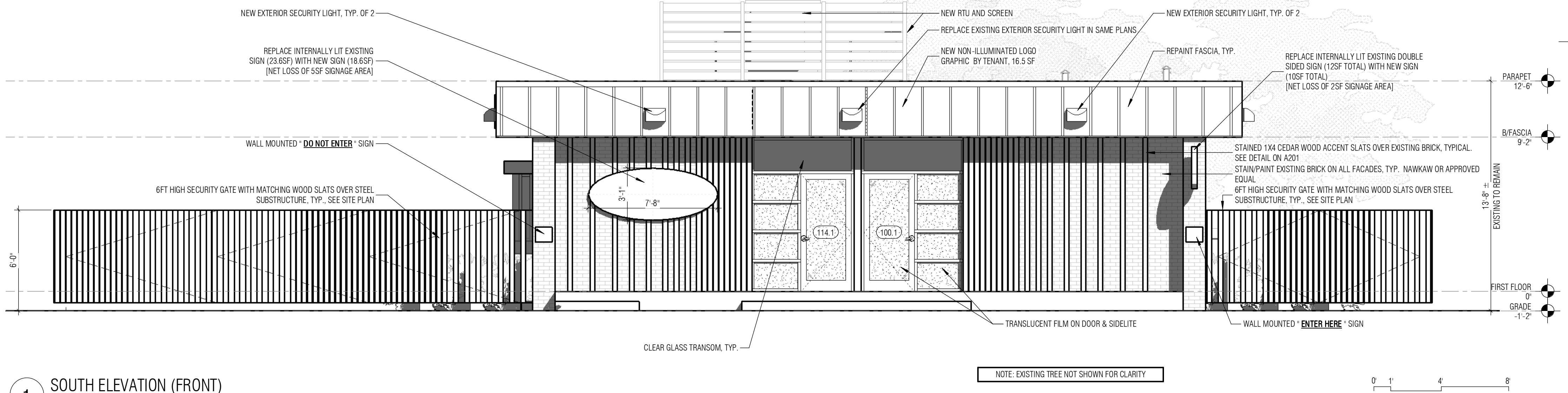
4 EAST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION (SIDE)
SCALE: 1/4" = 1'-0"

NOTE: SEE SECURITY PLAN ON SHEET A130 FOR SECURITY DEVICE LOCATIONS

SEE SHEET A100 FOR PROPOSED SIGNAGE



NOTE: EXISTING TREE NOT SHOWN FOR CLARITY