

CONDITIONAL USE APPROVAL
FOR
5 CENTRAL AVENUE
TAX LOT 1.01 - BLOCK 10

TOWNSHIP OF WEST ORANGE, ESSEX COUNTY, NEW JERSEY

Class 5 Retail Cannabis Dispensary | DOGWOOD GREEN | 5 CENTRAL AVE, WEST ORANGE, NJ 07052

TOWNSHIP OF WEST ORANGE, NEW JERSEY
BUILDING & CONSTRUCTION CODE ENFORCEMENT

66 Main Street
Room 217
West Orange, NJ 07052

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Monday through Friday - 8:30 a.m. to 4:30 p.m.

TOM BIONDI, JR., Construction Official - tbiondi@westorange.org

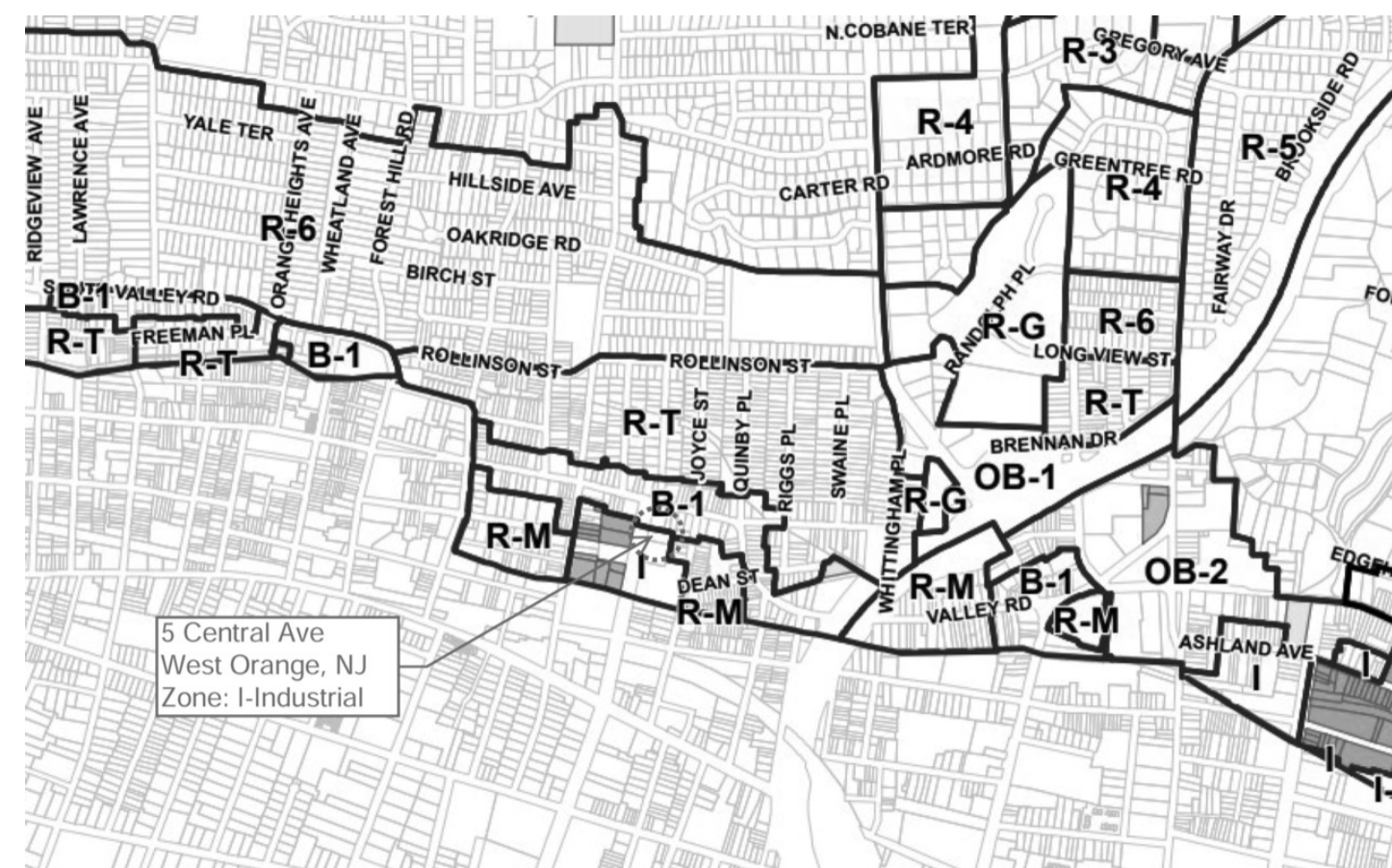
The codes listed below were utilized in preparing these drawings. The architect cannot categorically state that these codes are the only codes which might apply to this project, nor that all interpretations of these codes contained herein will be acceptable to the building officials having jurisdiction.

LIST OF CODES ACCEPTED BY THE TOWNSHIP OF WEST ORANGE, NJ

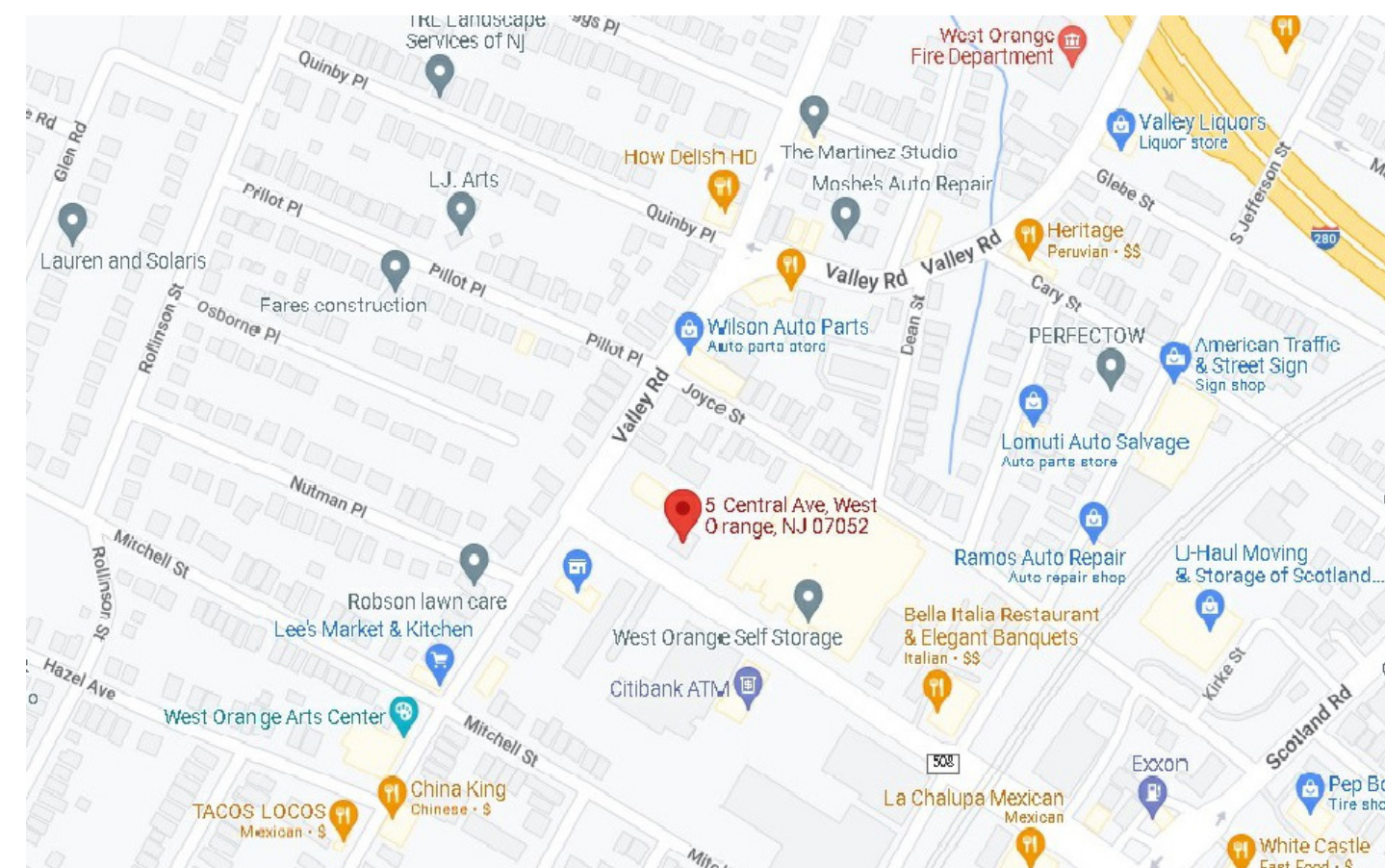
2021	INTERNATIONAL BUILDING CODE WITH NEW JERSEY AMENDMENTS
2021	NATIONAL STANDARD PLUMBING CODE
2020	NATIONAL ELECTRICAL CODE (NFPA 70)
2019	ASHRAE 90.1-2019
2021	INTERNATIONAL MECHANICAL CODE
2021	INTERNATIONAL FUEL GAS CODE
2017	ICC/ANSI A117.1-2017
2010	AMERICANS WITH DISABILITIES ACT

CODE AND ZONING SUMMARY

COUNTY:	ESSEX COUNTY
MUNICIPALITY:	TOWNSHIP OF WEST ORANGE, NJ
BLOCK / LOT:	10 / 1.01
PROPERTY CLASS:	4A
ZONE:	I - INDUSTRY
SITE AREA:	11,955 SF (EXISTING) - 0.2744 ACRES
LOT COVERAGE:	
BUILDING ONLY:	18.87%
TOTAL IMPERVIOUS SERVICES:	88.21%
EXISTING BUILDING HEIGHT:	13'-8" FROM GRADE
TOTAL AREA OF WORK:	2,045 SF GROSS AREA, SEE SURVEY
CONSTRUCTION TYPE:	III-B (EXISTING TO REMAIN)
OCCUPANCY TYPE:	M-MERCANTILE
NO. OF OCCUPANTS:	20 PEOPLE
EXIT CAPACITY:	660 PEOPLE
MAXIMUM EXIT DISTANCE ALLOWED:	200'-0"
MAXIMUM EXIT DISTANCE PROPOSED:	51'-8"



ZONING MAP



LOCATION MAP

BOARD APPROVAL

TOWNSHIP OF WEST ORANGE, NEW JERSEY

APPROVAL

CHAIRMAN	DATE
----------	------

SECRETARY	DATE
-----------	------

MUNICIPAL ENGINEER _____ DATE _____

LANDLORD
Realty Management Systems, LLC
97 Main Street, Suite 201, Chatham, NJ 07928
973.766.8100 tel / 973.242.5954 fax
Contact: Sunny Uberoi

1 OWNER (TENANT) / APPLICANT
Dogwood Green, LLC
5 Central Avenue
West Orange, NJ 07052

DRAWING LIST

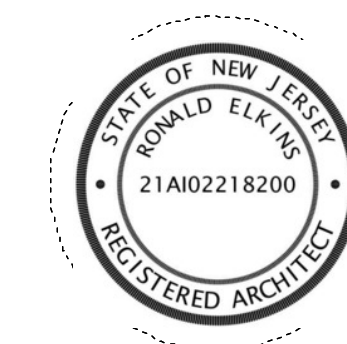
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.GENERAL INFORMATION
.      COVER
.G001  GENERAL INFORMATION AND EXIT DIAGRAMS
.G002  ACCESSIBILITY INFORMATION AND DETAILS
.G003  KEY MAP & SURVEY
.G004  TAX MAP
.GENERAL INFORMATION: 5

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ARCHITECTURAL
A001 SITE PLAN
A002 EXISTING/DEMOLITION PLANS
A003 SITE DETAILS
A004 SITE DETAILS
A100 FLOOR PLAN
A130 SECURITY PLAN
A150 ROOF PLAN
A200 ELEVATIONS - EXTERIOR
ARCHITECTURAL: 8

ELECTRICAL
E102 PHOTOMETRIC SITE PLAN
ELECTRICAL: 1
Grand total: 14



ARCHITECT

STATEMENT OF COMPLIANCE

I hereby certify that these documents were prepared by me or under my direction, and that to the best of my knowledge they comply with the New Jersey Building Code and all applicable codes and ordinances relevant to West Orange, NJ.

Found 17 Elkin

SIGNATURE

SIGNED:
NEW JERSEY REGISTRATION NO.:
CURRENT DATE:
EXPIRATION DATE:

RONALD TR ELKINS
21AI02218200
03.27.2023
07.31.2023

ARCHITECT

2point
perspective INC.

1137 W. Webster Ave.
Chicago, IL 60614

312.268.1822 tel
www.2pointperspective.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

[illegible]

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NEW JERSEY CERTIFICATE OF AUTHORITY #04509466
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 conjunction with its issue date and are not suitable for use on a different site or at a later date.

* NOTE: PER NEW JERSEY STANDARD PLUMBING CODE 7.21.4(a), EXCEPTION 4 AND SECTION 7.21.7(d) 1 WC & 1 LAV IS ALLOWED FOR MERCANTILE OCCUPANCIES WITH UP TO 1500SF AREA ACCESSIBLE TO CUSTOMERS. ONLY 761 SF OF AREA IN THIS SPACE IS ACCESSIBLE TO CUSTOMERS.

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	RAD	RADIUS
AFF	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL	RAD	ROOF DRAIN
AHJ	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	HOURS	REV	REVISION
ARCH	ARCHITECT (OR ARCHITECTURAL)	HS	HANDSINK	REQD	REQUIRED
		HT	HEIGHT	RM	ROOM
B/	BOTTOM OF	HTG	HEATING, VENTILATION, AND AIR CONDITIONING	ROW	ROUGH OPENING
BD	BOARD	HVAC	HVAC CONTRACTOR		ROUGH OPENING
BTN	BETWEEN				ROUGH OPENING
BIT	BITUMINOUS				ROUGH OPENING
BUDG	BUILDING				ROUGH OPENING
BLK	BLOCK (OR BLOCKING)	ID	INSIDE DIAMETER		
BM	BEAM	IL	ILLINOIS		
B.M.	BENCHMARK	IND	INDIANA		
BSMT	BASEMENT	INCL	INCLUDED (ING)		
BTWN	BETWEEN	INS	INSULATION		
		INSUL	INSULATION		
		INT	INTERIOR		
CAB	CABINET	INT	INTERIOR		
C.B.	CATCH BASIN	INV	INVERT(ED)		
CFD	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED	JT	JOINT		
CFM	CUBIC FEET PER MINUTE (HVAC)	KIT	KITCHEN		
C	CAST IRON				
CIRC	CIRCUMFERENCE	L	LENGTH		
CJ	CONTROL JOINT	LAB	LABORATORY		
CNG	CEILING	LAM	LAMINATED (OR LAMINATE)		
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY		
CONC	CONCRETE	LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN		
CONST	CONSTRUCTION (OR CONTINUE)	LL	LIVE LOAD (STRUCTURAL)		
CONT	CONTINUOUS (OR CONTINUE)	L.P.	LOW POINT		
CPT	CAPNET	LV	LOW VOLTAGE		
CS	COUNTERSINK				
CT	CERAMIC TILE	MAS	MASONRY		
CTR	CENTER	MATL	MATERIAL		
DEG	DEGREE	MAX	MAXIMUM		
DET	DETAIL	MC	MECHANICAL CONTRACTOR		
DF	DRINKING FOUNTAIN	MECH	MECHANICAL (HVAC)		
DH	DOUBLE HUNG	MFR	MANUFACTURER		
DI	DIAMETER	MH	MANHOLE		
DM	DIAMENSION	MICRO	MICROWAVE OVEN		
DL	DEAD LOAD (STRUCTURAL)	MIN	MINIMUM		
DN	DOWN	MISC	MISCELLANEOUS		
DR	DOOR	MO	MASONRY OPENING		
D.S.	DOWNSPOUT	MOP	MOP SINK		
DMS	DISHWASHER	MTD	MOUNTED		
DWG	DRAWING	MTL	METAL		
		MUL	MULLION		
		MW	MICROWAVE OVEN		
E	EAST	N	NORTH		
(E)	EXISTING	(N)	NEW		
(EX)	EXISTING	NC	NON COMBUSTIBLE		
EA	EACH	NIC	NOT IN CONTRACT		
EC	ELECTRICAL CONTRACTOR	NL	NIGHT LIGHT		
ELEC	ELECTRICAL	NO	NUMBER		
EL	ELEVATION (HEIGHT)	NOM	NOMINAL		
ELEV	ELEVATION (DRAWING)	NRC	NOISE REDUCTION COEFFICIENT		
EMER	EMERGENCY	NTS	NOT TO SCALE		
EQ	EQUAL (DIMENSION)	NUM	NUMBER		
EW	ELECTRIC WATER COOLER				
EXH	EXHAUST				
EXIST	EXISTING	OC	ON CENTER		
EXTG	EXISTING	OD	OUTSIDE DIAMETER		
EXT	EXTERIOR	OFD	OWNER FURNISHED, CONTRACTOR		
		OPNG	OPENINGS		
		OPN	OPEN SITE DRAIN		
		OSD	OPEN SITE DRAIN		
FACP	FIRE ALARM CONTROL PANEL	PART BD	PARTICLE BOARD		
FD	FLOOR DRAIN	PC	PLUMBING CONTRACTOR		
FDN	FOUNDATION	PFIN	PREFINISHED		
FE	FIRE EXTINGUISHER	PLAM	PLASTIC LAMINATE		
FEC	FIRE EXTINGUISHER CABINET	PLAS	PLASTIC		
FFL	FINISHED FLOOR LEVEL	PLUMB	PLUMBING (OR PLUMBING CONTRACTOR)		
FHS	FIRE HOSE STATION	PLYMD	PLYWOOD		
FIN	FINISH(ED)	PNT	PAINT(ED)		
FL	FLOORING	POS	POINT OF SALE (CASH REGISTER)		
FTW	FIRE RETARDANT TREATED WOOD	PT	PRESSURE TREATED		
FT	FIRE TREATED	PVC	POLYVINYL CHLORIDE		
FTT	FOOT/FEET (MEASUREMENT)				
FTF	FLOOR-TO-FLOOR				
FTG	FOOTING				
FTNG	FOOTING				
FUR	FURRED (OR FURRING)				
GA	GAUGE				
GALV	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	101	WALL TYPE
=====	NEW 1HR WALL CONSTRUCTION	101	DOOR TAG
=====	NEW 2HR WALL CONSTRUCTION	101	SPOT ELEVATION
=====	NEW 3HR WALL CONSTRUCTION	101	BUILDING SECTION TAG
=====	NEW WALL WITH INSULATION	101	WALL/DETAIL SECTION TAG
=====	EXISTING WALL TO REMAIN	101	ELEVATION TAG
=====	EXISTING TO REMAIN - N.I.C.	101	DETAIL
=====	EXISTING DOOR TO REMAIN	101	ROOM NAME AND NUMBER
=====	NEW DOOR	101	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. THE GENERAL CONTRACTOR SHALL 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, REGLETS, 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 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.
- ALL 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 THE 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 QUESTION.
- 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, THE ARCHITECT ENGINEER, THE ARCHITECT, THE ARCHITECT ENGINEER, THE ARCHITECT ENGINEER, THE ARCHITECT ENGINEER 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

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.

LOCATION MAP

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	

EGRESS DATA

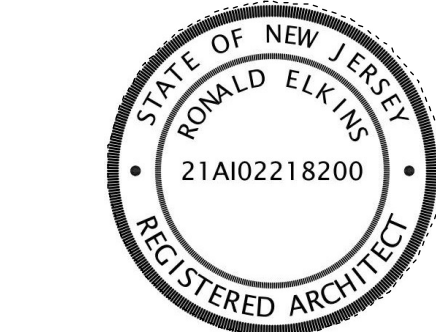
EXIT ROUTE	DISTANCE
PATH A	8' - 1"
PATH A	21' - 2"
PATH A	6' - 7"
PATH A	3' - 2"
PATH A, 4	39' - 0"
PATH B	6' - 10"
PATH B	18' - 5"
PATH B	4' - 8"
PATH B	14' - 2"
PATH B	7' - 8"
PATH B, 5	51' - 8"
PATH C	10' - 3"
PATH C	7' - 1"
PATH C	5' - 3"
PATH C, 3	22' - 7"
PATH D	15' - 7"
PATH D, 1	15' - 7"

MAXIMUM ALLOWABLE TRAVEL DISTANCE	=	200'-0"
NJBC TABLE 1017.2		
MAXIMUM ALLOWABLE DEAD END DISTANCE	=	20'-0"
NJBC 1020.4		
PROPOSED MAXIMUM TRAVEL DISTANCE	=	51'-8"

FIRST FLOOR EXIT DIAGRAM

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

DEPARTMENTAL APPROVAL



New Jersey License Number 21A102218200
Expiration Date 07.31.2023
Architect

2point perspective INC.
1137 W. Webster Ave.
Chicago, IL 60614
312.268.1822 tel
www.2pointperspective.com

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Class 5 Retail Cannabis Dispensary
DOGWOOD GREEN
5 CENTRAL AVE, WEST ORANGE, NJ 07052

for permit

2 POINT PROJECT No. 2120
PERMIT APPLICATION No. 18D
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND

=====	EXISTING CONSTRUCTION TO BE REMOVED
=====	EXISTING WALL TO REMAIN
=====	NEW WALL
=====	NEW WALL WITH INSULATION
=====	1 HOUR FIRE-RATED WALL
=====	2 HOUR FIRE-RATED WALL
=====	3 HOUR FIRE-RATED WALL
=====	WORK NOT IN SCOPE
=====	EXISTING DOOR TO REMAIN
=====	EXISTING DOOR TO BE REMOVED
=====	NEW DOOR
=====	IAC/ADA 5'-0" DIA. ACCESSIBILITY CLEARANCE

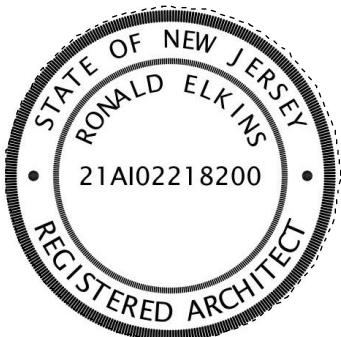
NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS

No.	Description	Date
DD	Owner Review	
DD	Initial Pricing	12.15.2022
CD 50%	Owner Review	
CD 100%	Owner Review	
CD	Revised Pricing	
1	Planning Revisions	02.10.2023
2	Permit Revisions	03.27.2023
3	Construction Revisions	

Reviewed By RE
Drawn By RE HB
Project No. 2120

GENERAL INFORMATION AND EXIT DIAGRAMS

.G001



Ronald Elkins
NEW JERSEY LICENSE NUMBER 21A102218200
EXPIRATION DATE 07.31.2023
ARCHITECT



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Class 5 Retail Cannabis
Dispensary
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

for permit

2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND

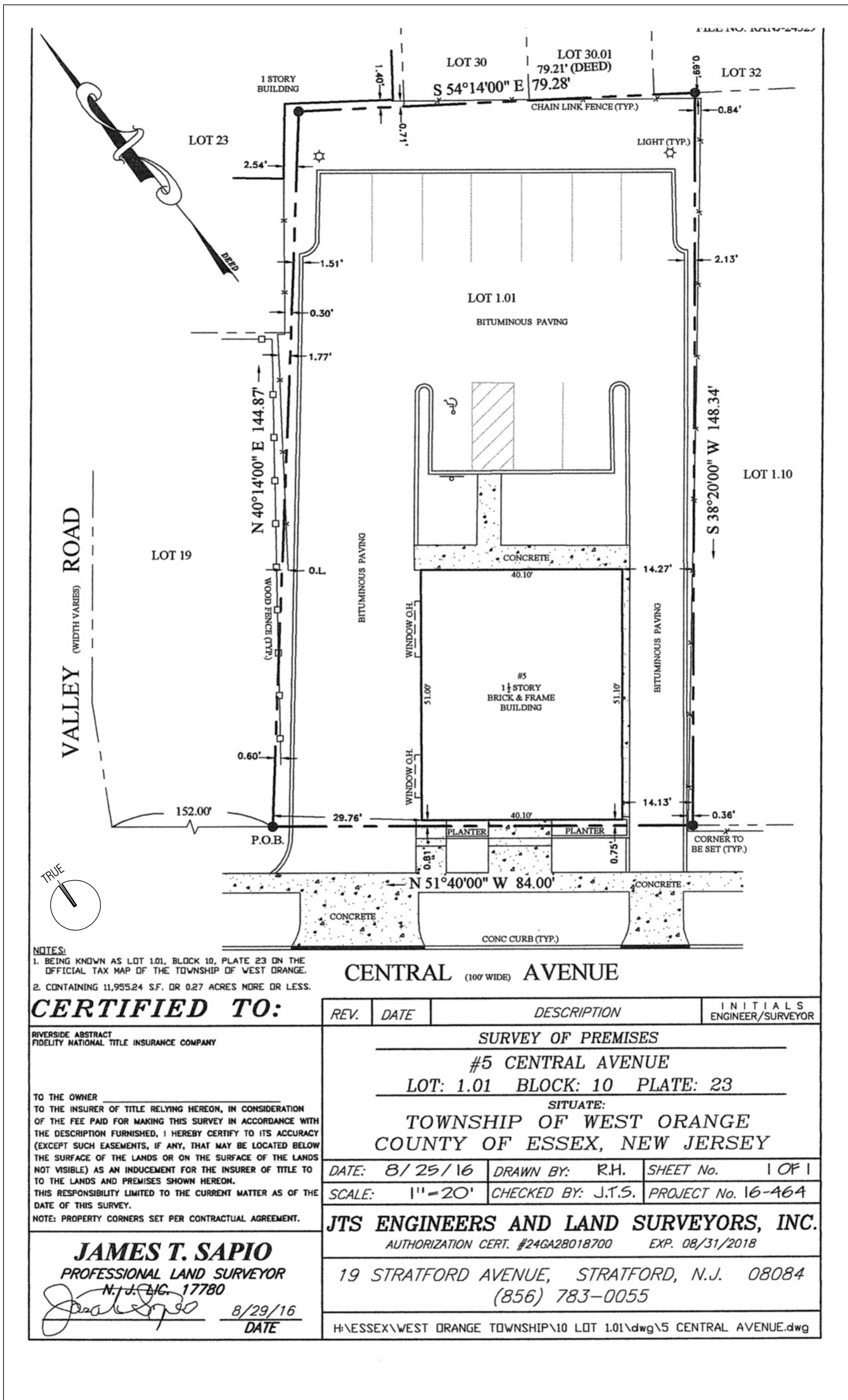
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW WALL WITH INSULATION
- 1 HOUR FIRE-RATED WALL
- 2 HOUR FIRE-RATED WALL
- 3 HOUR FIRE-RATED WALL
- WORK NOT IN SCOPE
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- IAC/ADA 5'-0" DIA. ACCESSIBILITY CLEARANCE

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

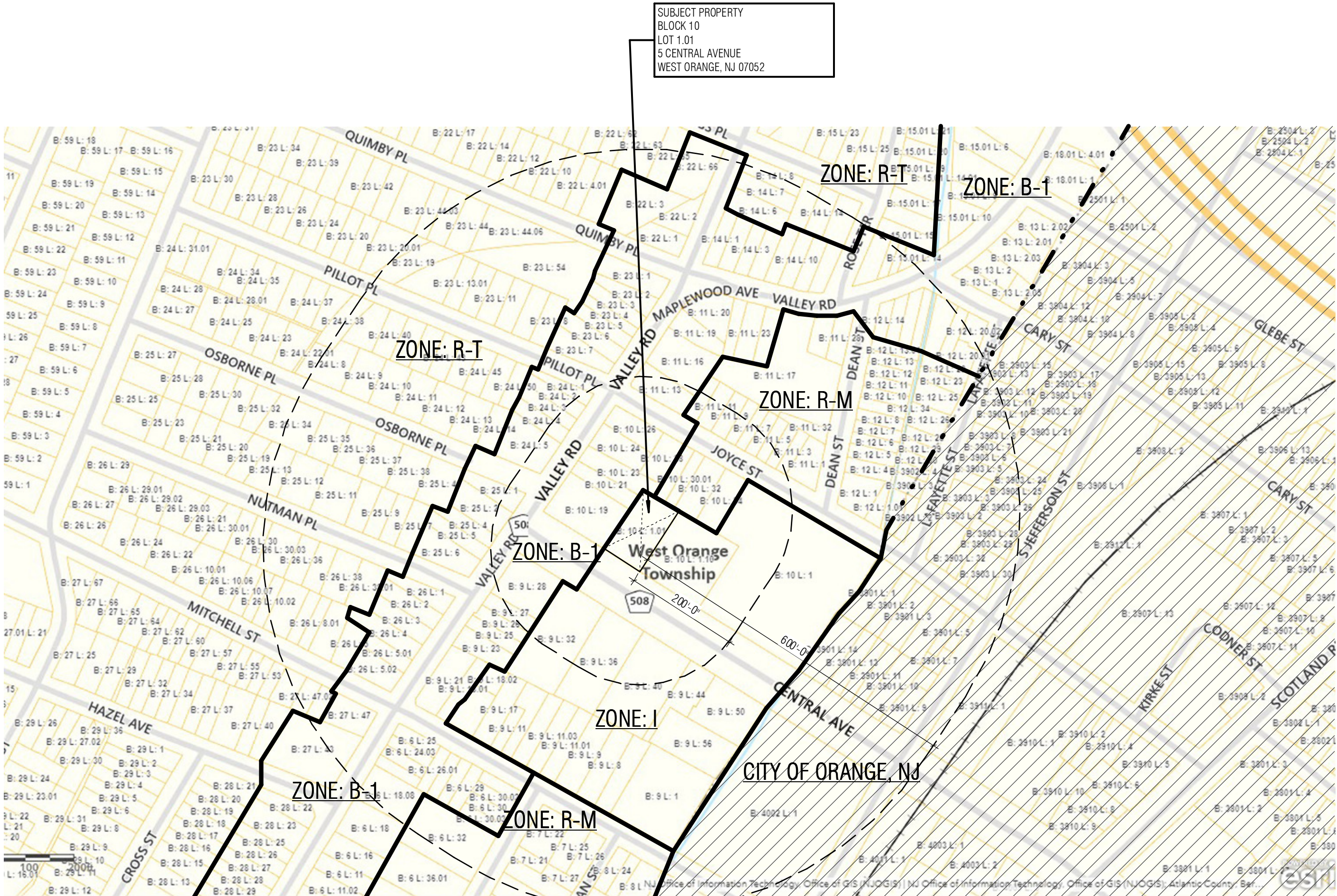
No.	Description	Date
DD - Owner Review		
DD - Initial Pricing		12.15.2022
CD 50% - Owner Review		
CD 100% - Owner Review		
CD - Revised Pricing		
Planning Review		02.10.2023
1 - Planning Revisions		03.27.2023
2 - Permit Revisions		
3 - Construction Revisions		

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

KEY MAP & SURVEY



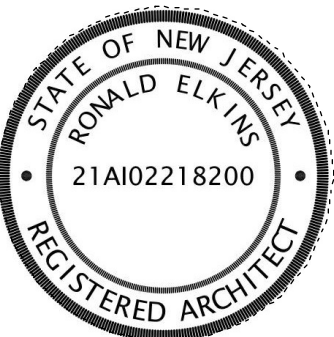
EXISTING SITE SURVEY PROVIDED FOR REFERENCE ONLY.
SURVEY NOT CERTIFIED BY ARCHITECT.



1 KEY MAP
SCALE: 1" = 160'-0"

0' 40' 160' 320'

.G003



Ronald Elkins
NEW JERSEY LICENSE NUMBER 21A102218200
EXPIRATION DATE 07.31.2023

ARCHITECT



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Class 5 Retail Cannabis
Dispensary
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

for permit

2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND

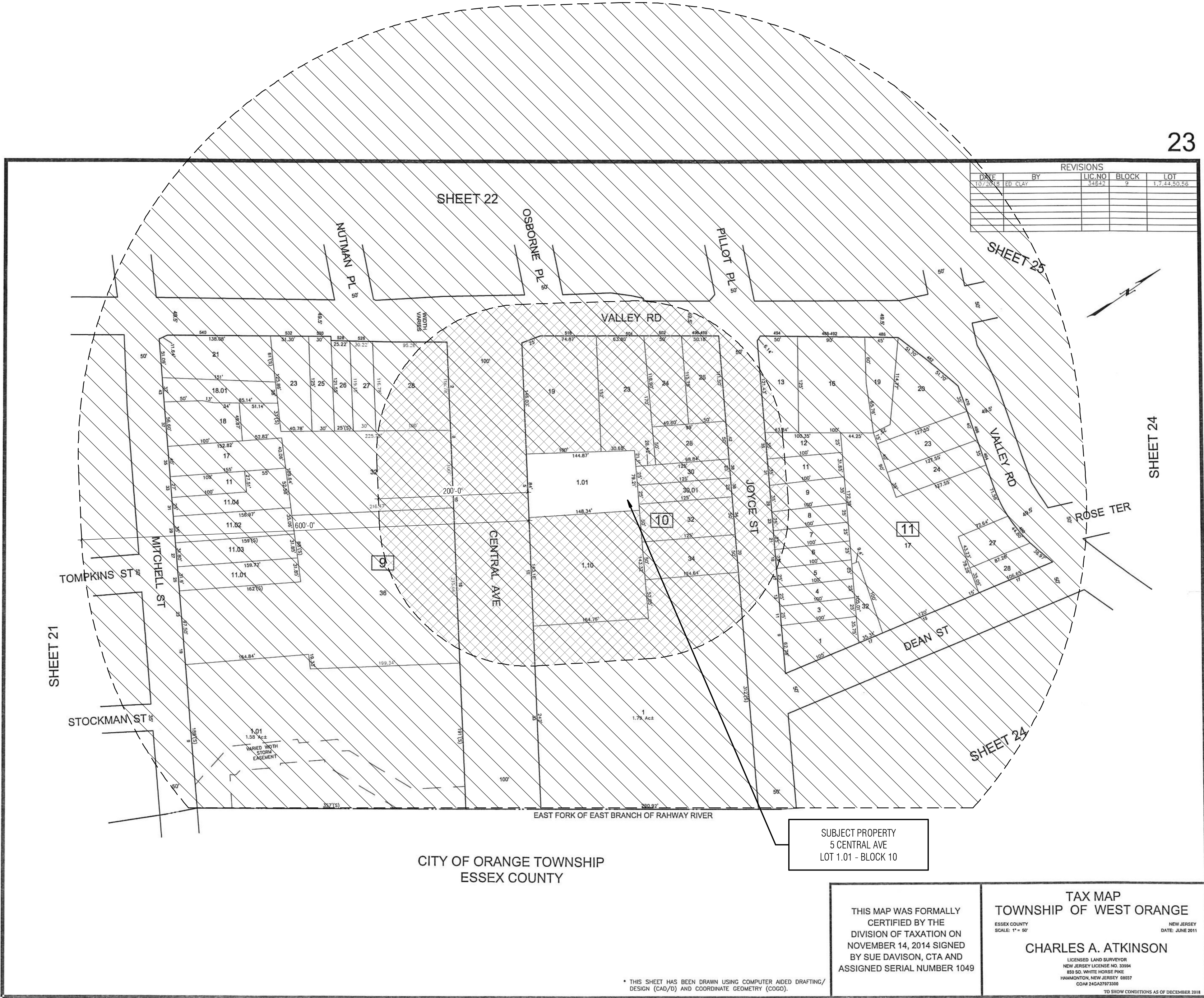
- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW WALL WITH INSULATION
- 1 HOUR FIRE-RATED WALL
- 2 HOUR FIRE-RATED WALL
- 3 HOUR FIRE-RATED WALL
- WORK NOT IN SCOPE
- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- IAC/ADA 5'-0" DIA. ACCESSIBILITY CLEARANCE

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

No.	Description	Date
	Planning Review	02.10.2023

Reviewed By _____ N/A
Drawn By _____ N/A
Project No. 2120

TAX MAP



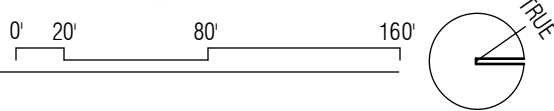
THIS MAP WAS FORMALLY
CERTIFIED BY THE
DIVISION OF TAXATION ON
NOVEMBER 14, 2014 SIGNED
BY SUE DAVISON, CTA AND
ASSIGNED SERIAL NUMBER 1049

TAX MAP
TOWNSHIP OF WEST ORANGE
ESSEX COUNTY
SCALE: 1" = 50'
NEW JERSEY
DATE: JUNE 2011
CHARLES A. ATKINSON
LICENSED LAND SURVEYOR
NEW JERSEY LICENSE NO. 33594
850 SO. WHITE HORSE PYKE
HAMMONTON, NEW JERSEY 08537
CONP 240437973306
710 SHOW CONSTRUCTIONS AS OF DECEMBER 2018

* THIS SHEET HAS BEEN DRAWN USING COMPUTER AIDED DRAFTING/
DESIGN (CAD/D) AND COORDINATE GEOMETRY (COGO).

NOTE: TAX MAP IS NOT CERTIFIED BY ARCHITECT OF RECORD

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



.G004

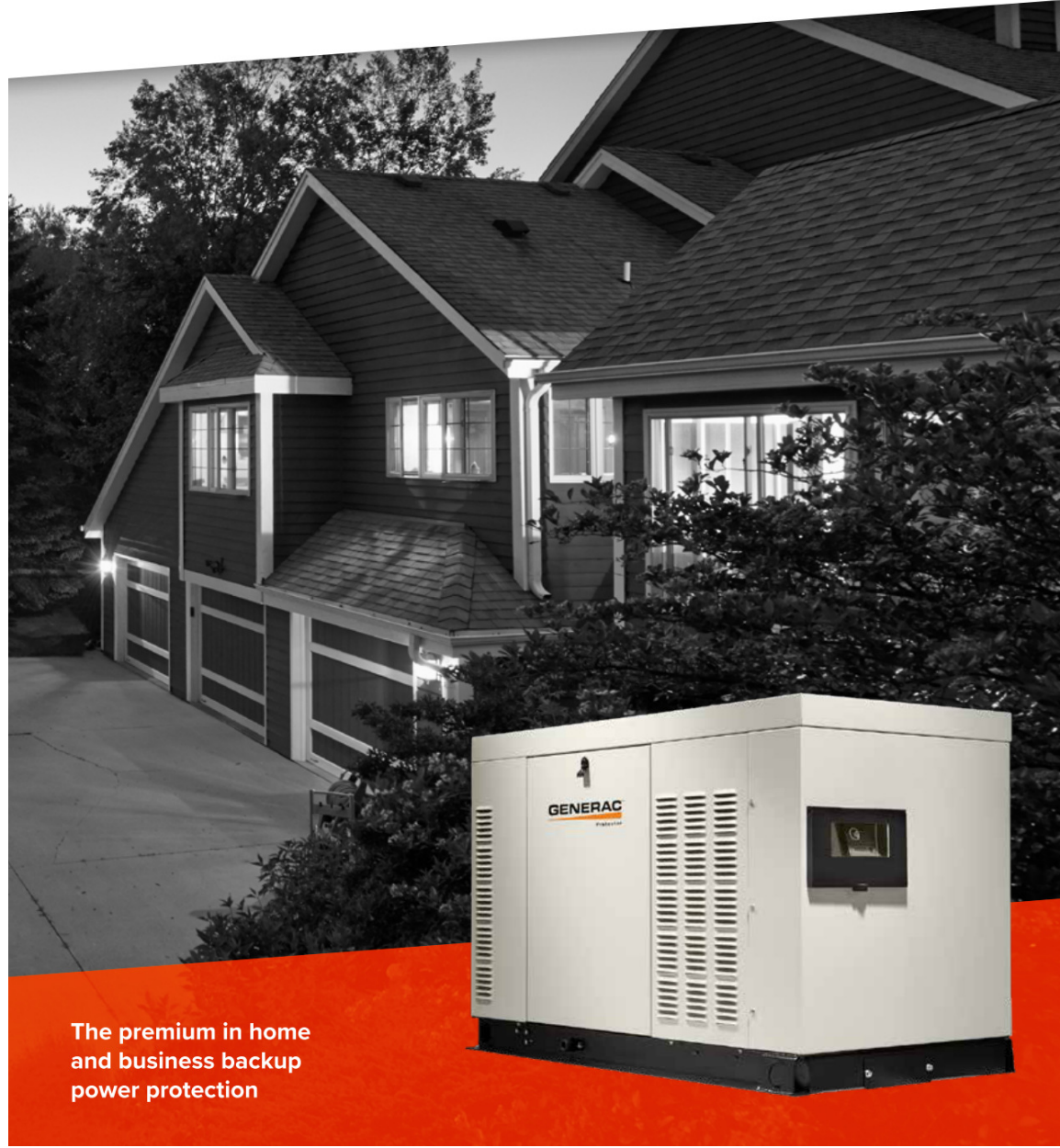
GENERAL CONSTRUCTION, SITE, AND DEMOLITION NOTES

- 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 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.
- ALL 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 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.
- ALL DEMOLITION WORK SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES AND ENVIRONMENTAL REGULATIONS OF THE GOVERNING LOCAL AND STATE JURISDICTIONS.
- 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.
- 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.
- 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 EXISTING SURFACES AND CONSTRUCTION DESIGNATED TO REMAIN, BE RE-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.
- 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 TO 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 FLOORING TO BE TAKEN AND MONITORED TO ACCEPTABLE LEVEL PRIOR TO INSTALLATION.
- CUTTING OF EXISTING FLOORS, CONCRETE, CERAMIC, TILE, OR ANY MASONRY MATERIAL, TO BE WET CUT TO MINIMIZE DUST AND DEBRIS.
- 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.
- 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 FOR 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.
- 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.
- 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 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.
- ALL TEMPORARY SHORING, BRACING, AND FORMWORK NECESSITATED BY THE WORK SHOWN HEREIN SHALL BE DESIGN/BUILD 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 OF EXISTING PARTITIONS TO REMAIN TO BE PATCHED AND PREPARED TO RECEIVE NEW FINISHES.
- EXISTING FRAMING FROM DEMOLISHED WALLS SHALL BE SALVAGED FOR REUSE AS CONDITIONS ALLOW.
- ALL EXISTING UNUSED AND ABANDONED CONDUIT, PIPING, DUCTWORK, ETC. THAT IS NOT TO BE REUSED SHALL BE REMOVED TO AVOID FUTURE CROSS CONNECTIONS AND CORROSION. WHERE EXISTING EQUIPMENT HAS BEEN MADE OBSOLETE BY THESE ALTERATIONS AND ADDITIONS, AND IT IS IMPRACTICAL OR IMPOSSIBLE TO REMOVE SAME, CONTRACTOR SHALL CAP ALL OBSOLETE PIPING AND CONDUIT.
- 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.
- EXISTING STOREFRONT GLAZING AND FRONT AND REAR EXIT 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 GRID SYSTEM SHALL BE SALVAGED FOR REINSTALLATION UNLESS NOTED OTHERWISE.
- ALL EXISTING TRIM AND CASINGS AT ALL DOORS INDICATED TO BE REMOVED UNLESS NOTED OTHERWISE.
- ALL EXISTING CASEWORK AND DISPLAY CASES SHALL BE REMOVED UNLESS NOTED OTHERWISE. PATCH/REPAIR 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 IF CONDITIONS ALLOW.
- 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 WEST ORANGE ENERGY CONSERVATION CODE.
- 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.

22-60kW PROTECTOR® SERIES

Automatic Standby Gaseous Generator

GENERAC



The premium in home and business backup power protection

Life continues as normal during power outages

Owners of large homes and small-to-medium-size businesses rely on Protector® Series automatic backup generators to preserve their quality of life and/or business profitability during a power outage. They are an affordable back up power solution for larger homes and businesses, and are equipped with advanced technologies the enables 24/7/365 system monitoring and quiet operation. The smart, efficient design allows owners to continue taking advantage of their property while keeping fuel costs low. These features combined with Generac's 60-year history of design, engineering and manufacturing excellence makes a Protector Series generator the best choice when investing in a backup power solution.

Features & Benefits:

MOBILE LINK™ CONNECTIVITY

Standard with all Protector Series Generators. Mobile Link allows you to monitor the status of your generator from anywhere in the world using a smartphone, tablet, or PC. Easily access information, such as the current operating status and the generator's maintenance schedule. Connect your account to an authorized service dealer for fast, friendly and convenient assistance. With Mobile Link, your generator is taken care of before the

SMART, USER-FRIENDLY CONTROLS

Generac's Evolution™ Controller is visible and accessible without opening the generator enclosure. The Evolution Controller features a multi-lingual LCD display that allows users to monitor and track maintenance intervals to ensure your generator is always in top operating condition.

QUIET-TEST™ SELF-TEST MODE

Runs at a lower, quieter RPM for a five or twelve minute test, to ensure the system is running properly while consuming less fuel. Quiet-Test Self-Test mode can be programmed to run weekly, bi-weekly, or monthly.

TOUGH, DURABLE ALL-ALUMINUM ENCLOSURES

Our RhinoCoat™ powder-coated finish helps make corrosion-resistant aluminum perfect for all weather conditions.

24/7/365 CUSTOMER SUPPORT TEAM

Standing by all day, every day, every day from our headquarters in Wisconsin to answer any questions you might have.

PROTECTOR SERIES – GASEOUS 25, 32, 38 & 45 kW

Generac's Protector Series generators are ideal for larger homes and small-to-medium-size businesses such as convenience stores, restaurants and offices.

- Continuous fuel choices in LP and natural gas offer cleaner-burning fuel solutions than traditional diesel engines
- True Power Technology delivers best-in-class power quality with less than 5% total harmonic distortion for clean, smooth operation of sensitive electronics and appliances

PROTECTOR SERIES QUIETSOURCE (QS) – 22, 27, 32 AND 38 kW

These units are powered by a low-speed, low-RPM engine for quieter operation, comparable to our higher-speed Protector unit counterparts. QuietSource generators include all the features and benefits of the Protector Series 25-60kW.

- The low speed, low-RPM engine is engineered to run at only 1800 RPM for quieter operation, consuming less fuel and giving both the engine and the alternator a longer life

IDEAL INDUSTRIES/APPLICATIONS:

- Convenience Stores & Gas Stations
- Small Outpatient & Dental Clinics
- School Offices & District Buildings
- Larger Homes or Homes with Guest Houses
- Banks & Financial Institutions
- Manufacturing Industry & Distribution
- Restaurants & Bars
- Offices with Small Server Rooms
- Larger Homes or Homes with Guest Houses
- Green Houses

22-60kW PROTECTOR® SERIES Automatic Standby Gaseous Generator

SPECIFICATIONS (SPRING)	22-25 kW	27-32 kW	32-38 kW	38-45 kW	45-55 kW	55-60 kW	60-65 kW
Model Number	R02025ANAX	R02032ANAX	R02038ANAX	R02045ANAX	R02055ANAX	R02060ANAX	R02065ANAX
Voltage (Single Phase)	240V	240V	240V	240V	240V	240V	240V
Amps @ 240V LPS	104	125	160	188	230	250	250
Amps @ 240V NGS	104	125	160	188	230	250	N/A
Engine Alternator RPM	3600	3600	3600	3600	3600	3600	3600
Engine	Eaton 4-Cyl.						
Fuel Consumption @ Full Load - LPG (cu. ft./hr. (gph))	75 (21)	75 (21)	221 (64)	250 (73)	305 (87)	N/A	400 (11)
Fuel Consumption @ Full Load - NG (cu. ft./hr.)	221	221	626	636	736	1051	N/A
Quiet-Test Mode	59	59	61	71	81	85	85
dBA @ 23' Electric	72	73	70	71	73	72	72
dBA Normal Operating Load							
Mobile Link Connectivity	Yes						
Automatic Transfer Switch	Yes						
Enduser Color	Blue						
Dimensions (D" x W" x H")	62 x 30 x 38	62 x 30 x 38	77 x 35 x 46	77 x 35 x 46	77 x 35 x 46	77 x 35 x 46	77 x 35 x 46
Generator Weight (lbs.)	777	807	1202	1260	1260	1290	1290
SC4000 Model	No						

QUIETSOURCE

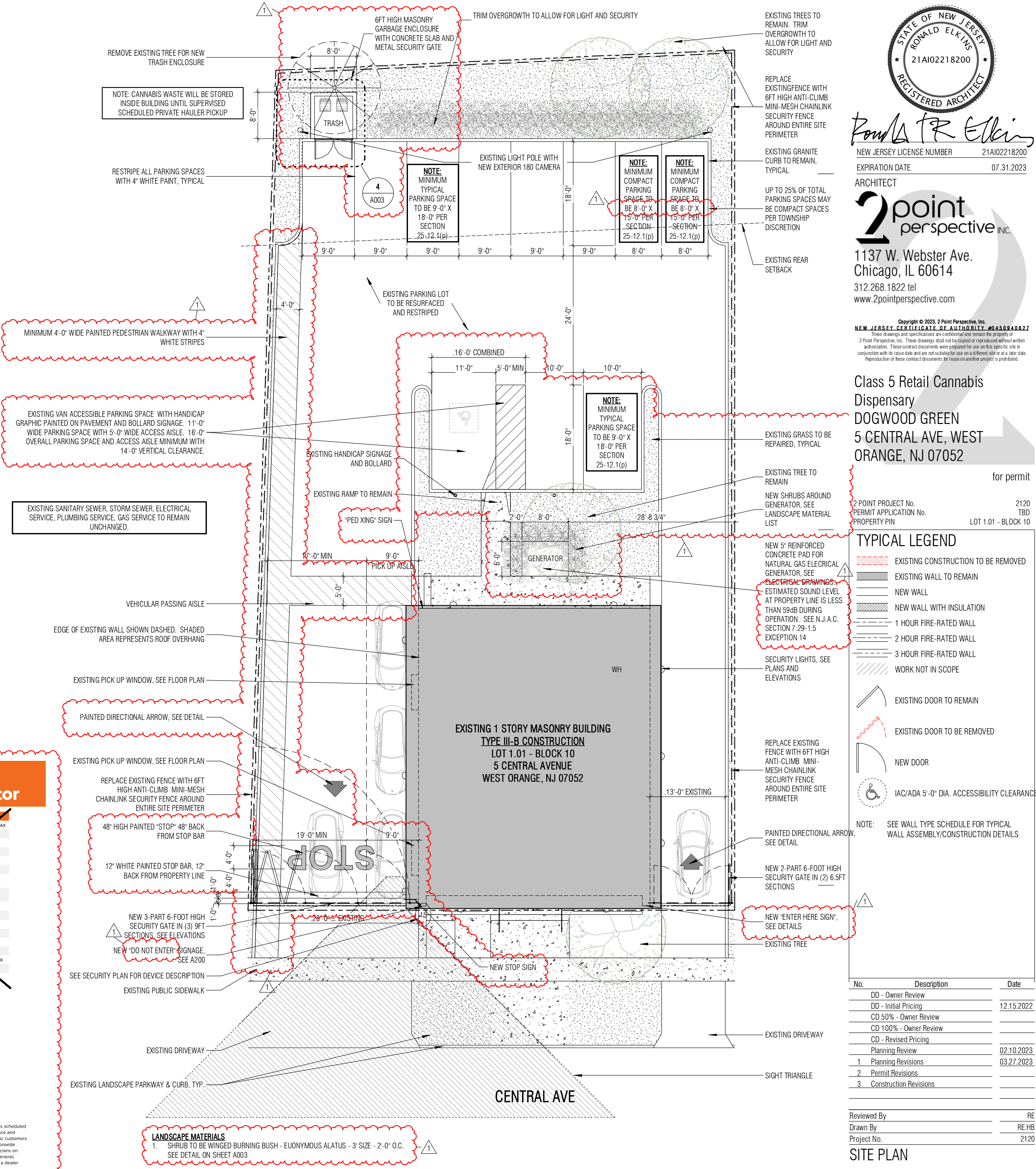
SPECIFICATIONS (SPRING)	22-25 kW	27-32 kW	32-38 kW	38-45 kW
Model Number	R02025ANAX	R02032ANAX	R02038ANAX	R02045ANAX
Voltage (Single Phase)	240V	240V	240V	240V
Amps @ 240V LPS	92	113	153	180
Amps @ 240V NGS	92	104	143	169
Engine Alternator RPM	1800	1800	1800	1800
Engine	Eaton 3-Cyl.			
Fuel Consumption @ Full Load - LPG (cu. ft./hr. (gph))	44.8	149 (43)	156 (44)	172 (46)
Fuel Consumption @ Full Load - NG (cu. ft./hr.)	149	296	380.8	444
Quiet-Test Mode	62	62	58	58
dBA @ 23' Electric	75	75	64	64
dBA Normal Operating Load				
Mobile Link Connectivity	Yes			
Automatic Transfer Switch	No			
Enduser Color	Blue			
Dimensions (D" x W" x H")	52 x 30 x 38	62 x 30 x 38	77 x 35 x 46	77 x 35 x 46
Generator Weight (lbs.)	905	940	1225	1225
SC4000 Model	No			

NATIONWIDE DEALER SERVICE NETWORK

Generac's commitment to service includes scheduled maintenance programs, warranty assistance and emergency service to ensure that Generac customers are kept generating. The largest nationwide dealer network has factory-trained technicians on staff and maintains large inventories of Generac parts, components and accessories. Find a dealer near you at Generac.com.

Generac Power Systems, Inc.
545 W2920 Hwy. 59, Waukegan, WI 53189
www.generac.com 1-888-GENERAC (436-3723)
201902154 REV 01/21
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Specifications are subject to change without notice.

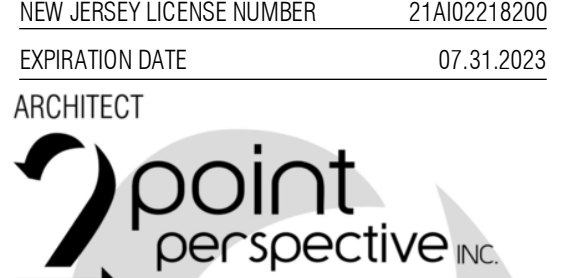
GENERAC



DEPARTMENTAL APPROVAL



NEW JERSEY LICENSE NUMBER 21A02218200
EXPIRATION DATE 07.31.2023
ARCHITECT



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Chicago, IL 60614
312.268.1822 tel
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Class 5 Retail Cannabis Dispensary
DOGWOOD GREEN
5 CENTRAL AVE, WEST ORANGE, NJ 07052

for permit

2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW WALL WITH INSULATION
- 1 HOUR FIRE-RATED WALL
- 2 HOUR FIRE-RATED WALL
- 3 HOUR FIRE-RATED WALL
- 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

No.	Description	Date
DD - Owner Review		
DD - Initial Pricing		12.15.2022
CD 50%- Owner Review		
CD 100%- Owner Review		
CD - Revised Pricing		
1 Planning Revisions		02.10.2023
2 Permit Revisions		03.27.2023
3 Construction Revisions		

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

SITE PLAN

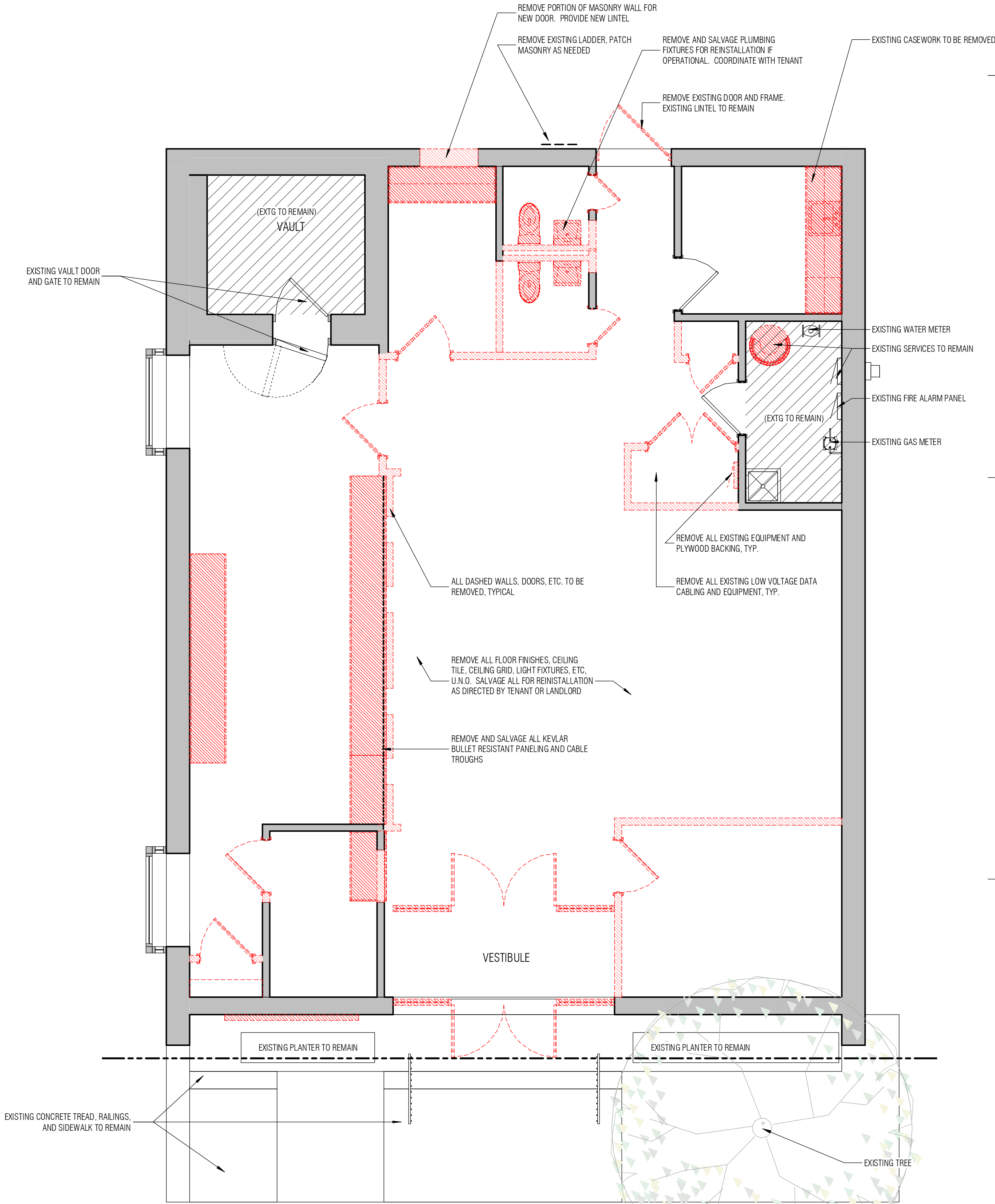
A001

GENERAL CONSTRUCTION, SITE, AND DEMOLITION NOTES

- 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 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.
- ALL 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 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.
- ALL DEMOLITION WORK SHALL COMPLY WITH THE BUILDING CODES, ORDINANCES AND ENVIRONMENTAL REGULATIONS OF THE GOVERNING LOCAL AND STATE JURISDICTIONS.
- 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.
- 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.
- 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 EXISTING SURFACES AND CONSTRUCTION DESIGNATED TO REMAIN, BE RE-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.
- 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 TO 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 FLOORING TO BE TAKEN AND MONITORED TO ACCEPTABLE LEVEL PRIOR TO INSTALLATION.
- CUTTING OF EXISTING FLOORS, CONCRETE, CERAMIC, TILE, OR ANY MASONRY MATERIAL TO BE WET CUT TO MINIMIZE DUST AND DEBRIS.
- 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.
- 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 FOR 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.
- 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.
- 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 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.
- ALL TEMPORARY SHORING, BRACING, AND FORMWORK NECESSITATED BY THE WORK SHOWN HEREIN SHALL BE DESIGN/BUILD 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 OF EXISTING PARTITIONS TO REMAIN TO BE PATCHED AND PREPARED TO RECEIVE NEW FINISHES.
- EXISTING FRAMING FROM DEMOLISHED WALLS SHALL BE SALVAGED FOR REUSE AS CONDITIONS ALLOW.
- 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.
- 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.
- EXISTING STOREFRONT GLAZING AND FRONT AND REAR EXIT 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 GRID SYSTEM SHALL BE SALVAGED FOR REINSTALLATION UNLESS NOTED OTHERWISE.
- ALL 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/REPAIR FLOOR AS NEEDED.
- 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.
- 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 WEST ORANGE ENERGY CONSERVATION CODE.
- 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

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



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

DEPARTMENTAL APPROVAL



Ronald Elkin
NEW JERSEY LICENSE NUMBER 21A02218200

EXPIRATION DATE 07.31.2023

ARCHITECT



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Chicago, IL 60614

312.268.1822 tel

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Class 5 Retail Cannabis
Dispensary
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

for permit

2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW WALL WITH INSULATION
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- 2 HOUR FIRE-RATED WALL
- 3 HOUR FIRE-RATED WALL
- WORK NOT IN SCOPE

- EXISTING DOOR TO REMAIN
- EXISTING DOOR TO BE REMOVED
- NEW DOOR
- IAC/ADA 5'-0" DIA. ACCESSIBILITY CLEARANCE

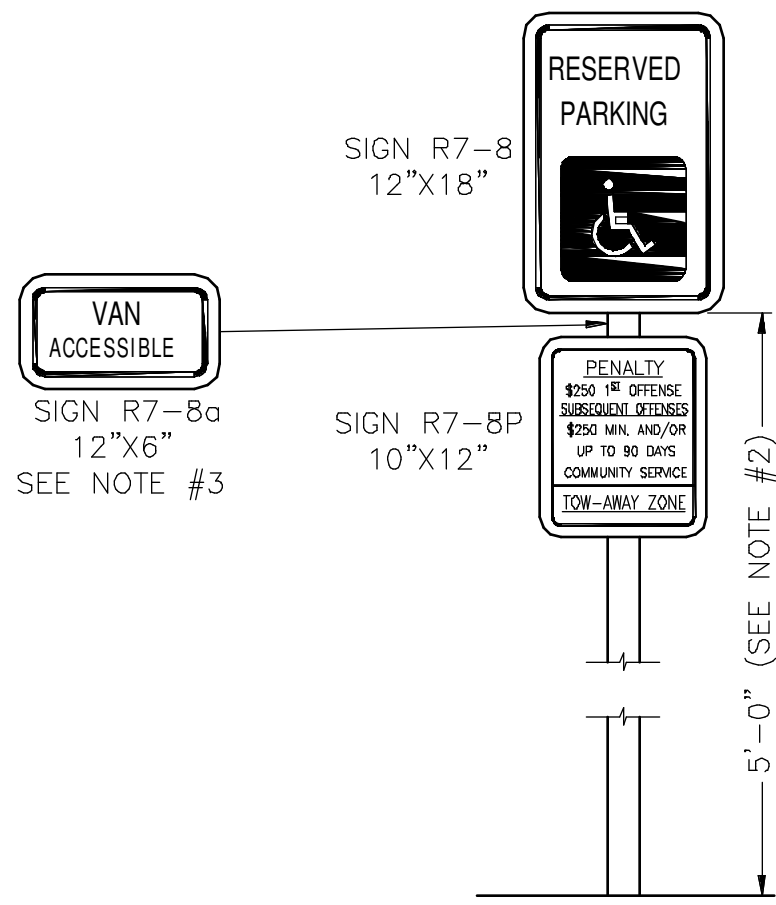
NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS

No.	Description	Date
DD - Owner Review		
DD - Initial Pricing		12.15.2022
CD 50% - Owner Review		
CD 100% - Owner Review		
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Planning Review		02.10.2023
1 - Planning Revisions		03.27.2023
2 - Permit Revisions		
3 - Construction Revisions		

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

EXISTING/DEMOLITION PLANS

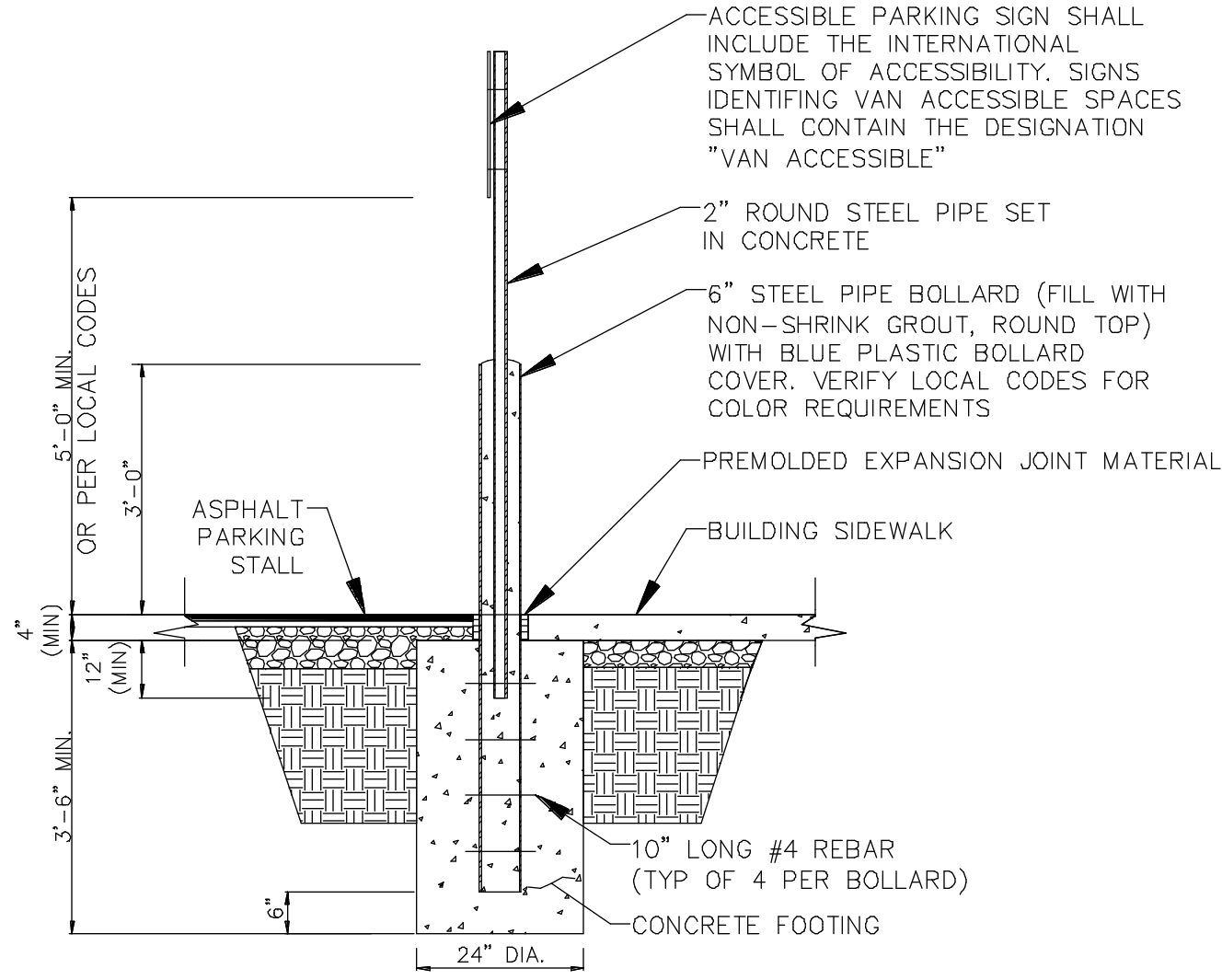
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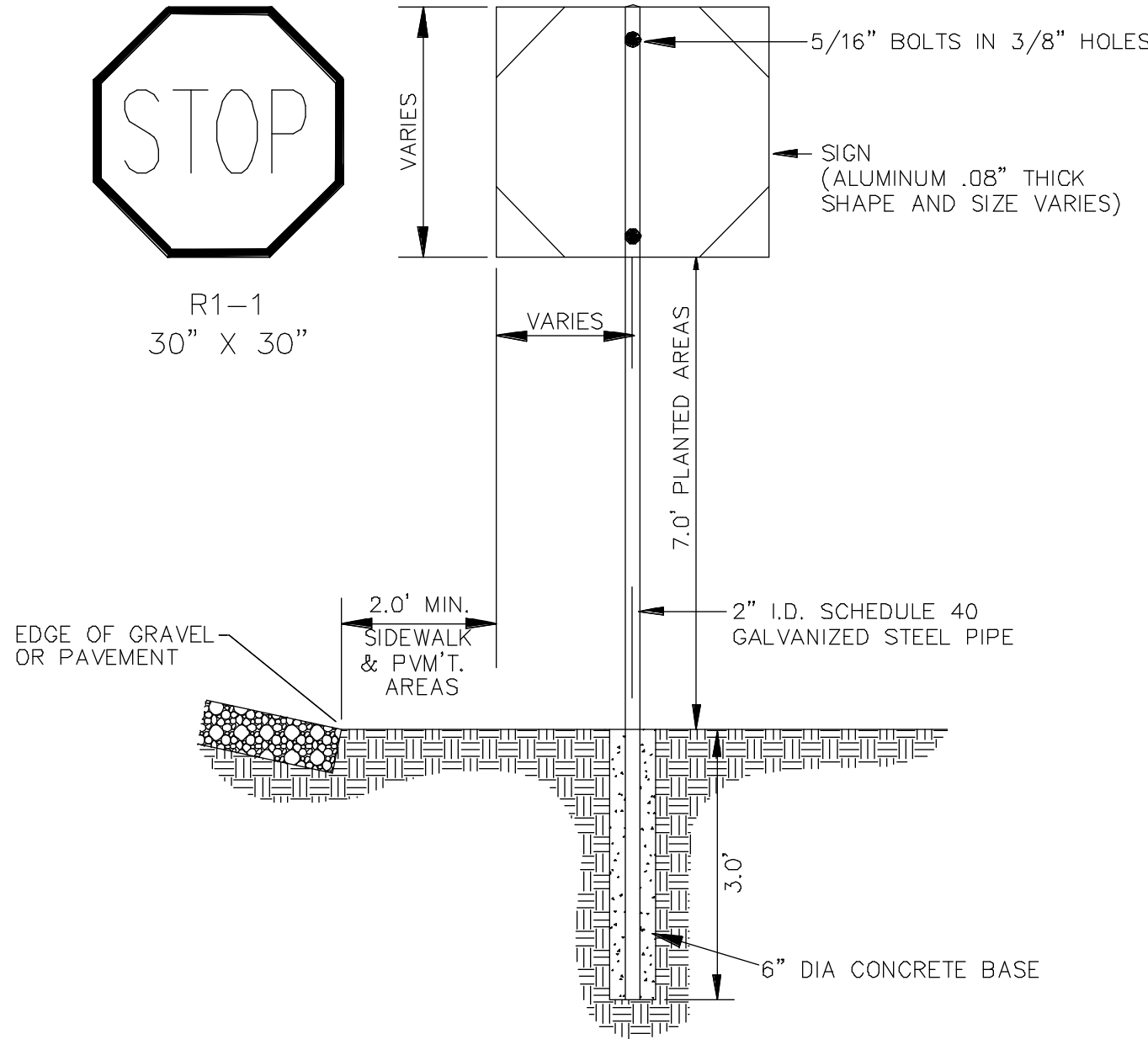
NOTES:

1. SIGNS R7-8 & R7-8a SHALL BE PER MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. SIGN R7-8P SHALL BE BLACK ON WHITE PER NEW JERSEY UNIFORM CONSTRUCTION CODE.
2. BOTTOM EDGE OF R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN PERPENDICULAR TO THE SIDEWALK.
3. PROVIDE SIGN R7-8a AT VAN ACCESSIBLE SPACES MOUNTED BETWEEN SIGNS R7-8 AND R7-8P.

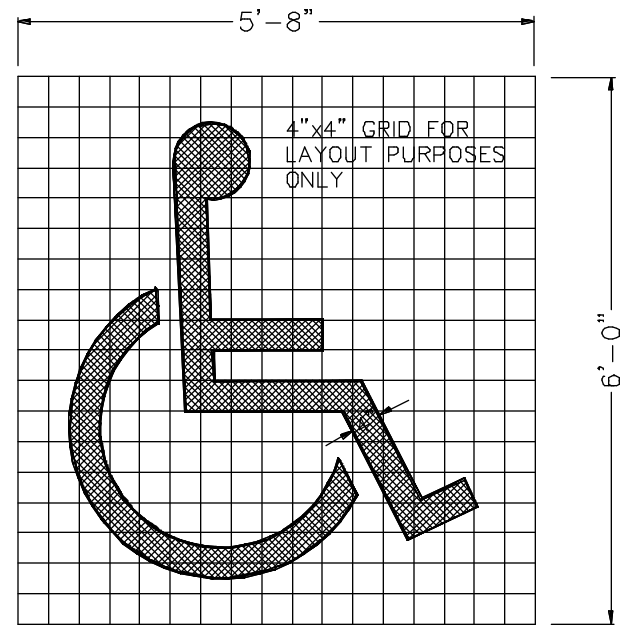
14 SITE DETAIL ADA PARKING SIGN



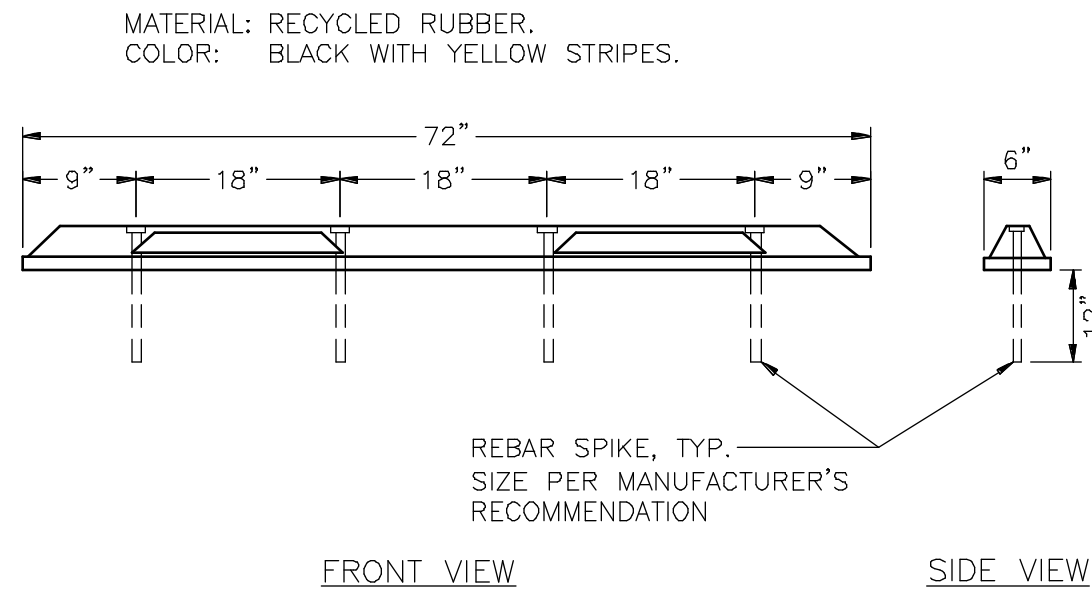
11 SITE DETAIL ADA PARKING SIGN SECTION



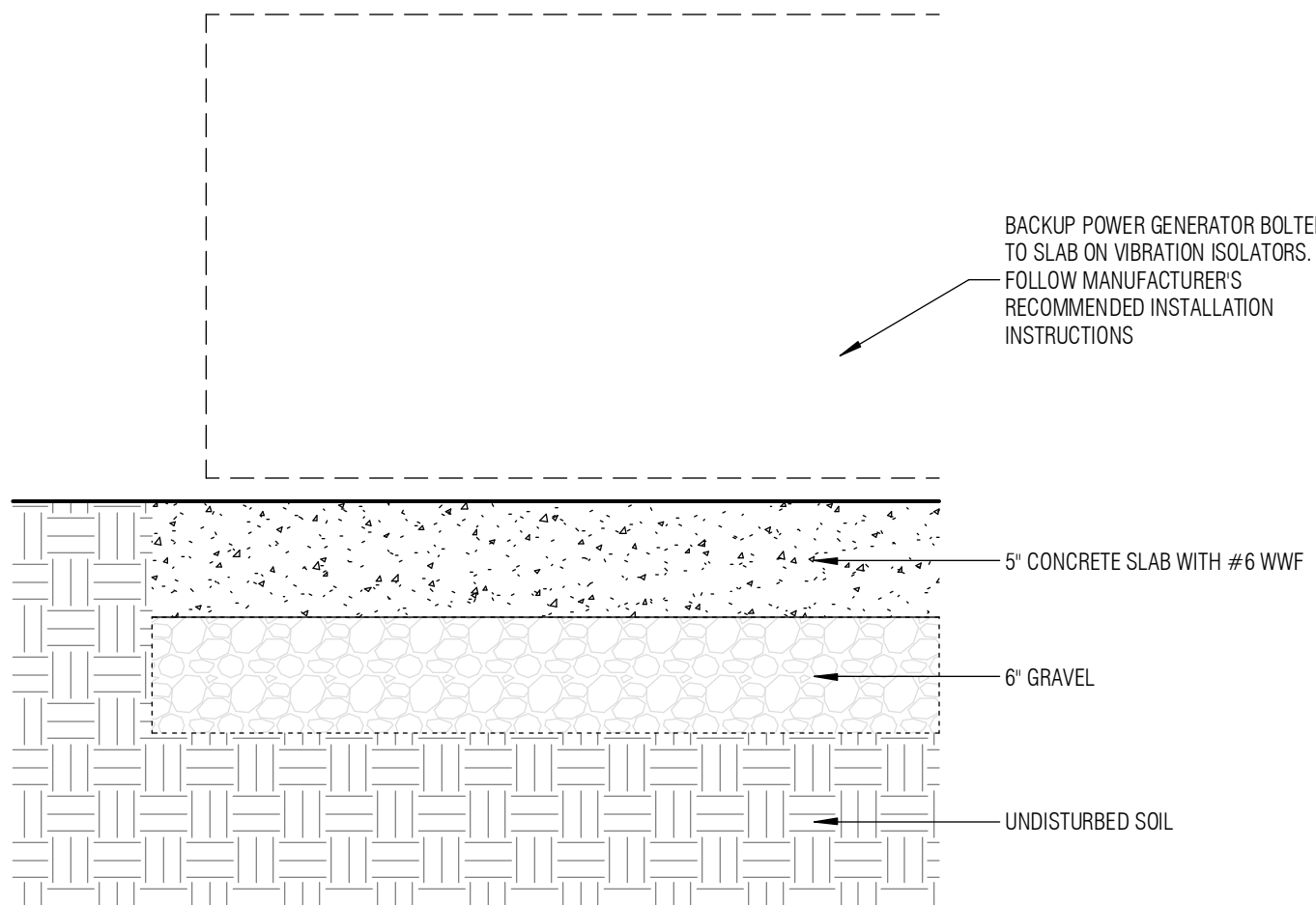
8 SITE DETAIL STOP SIGN-FACE



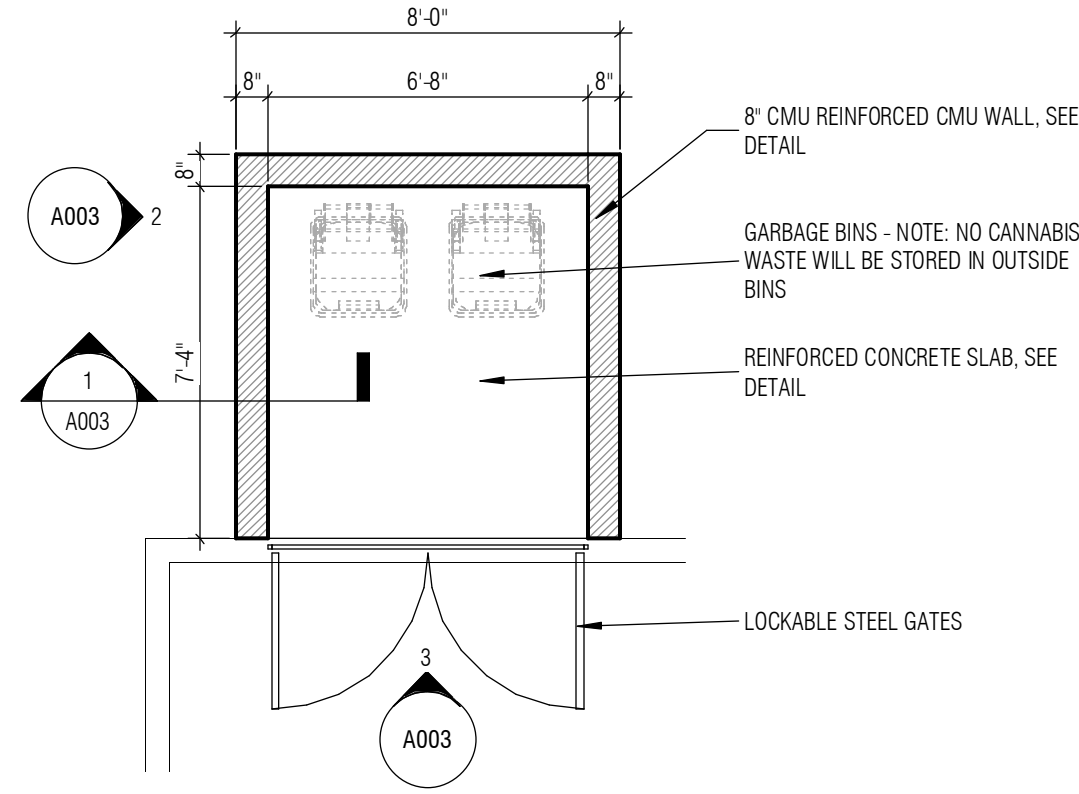
7 SITE DETAIL INTERNATIONAL ACCESSIBILITY SYMBOL



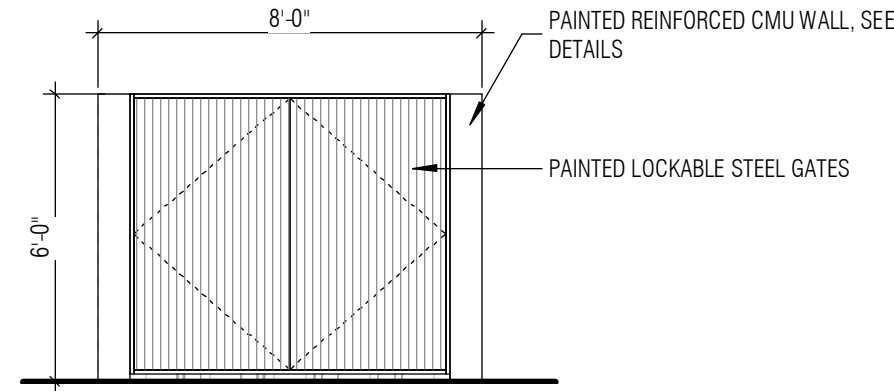
6 SITE DETAIL WHEELSTOP



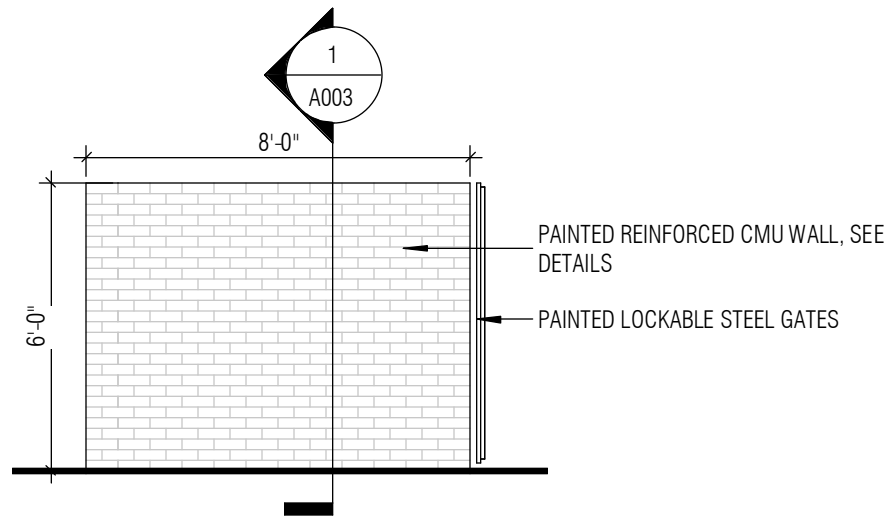
5 GENERATOR SLAB



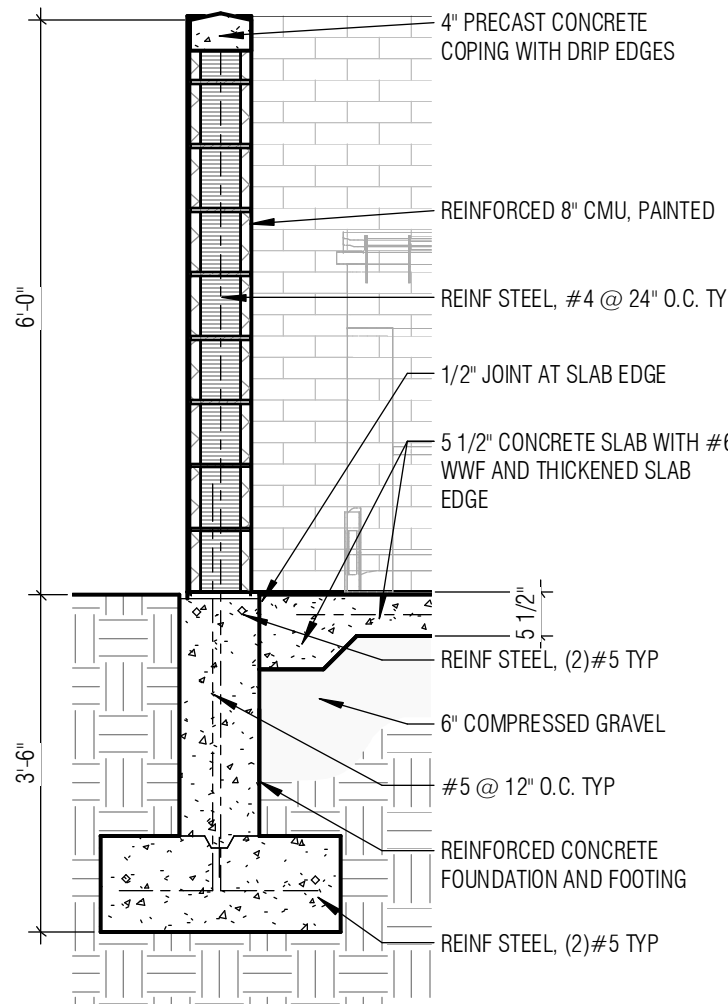
4 TRASH ENCLOSURE PLAN



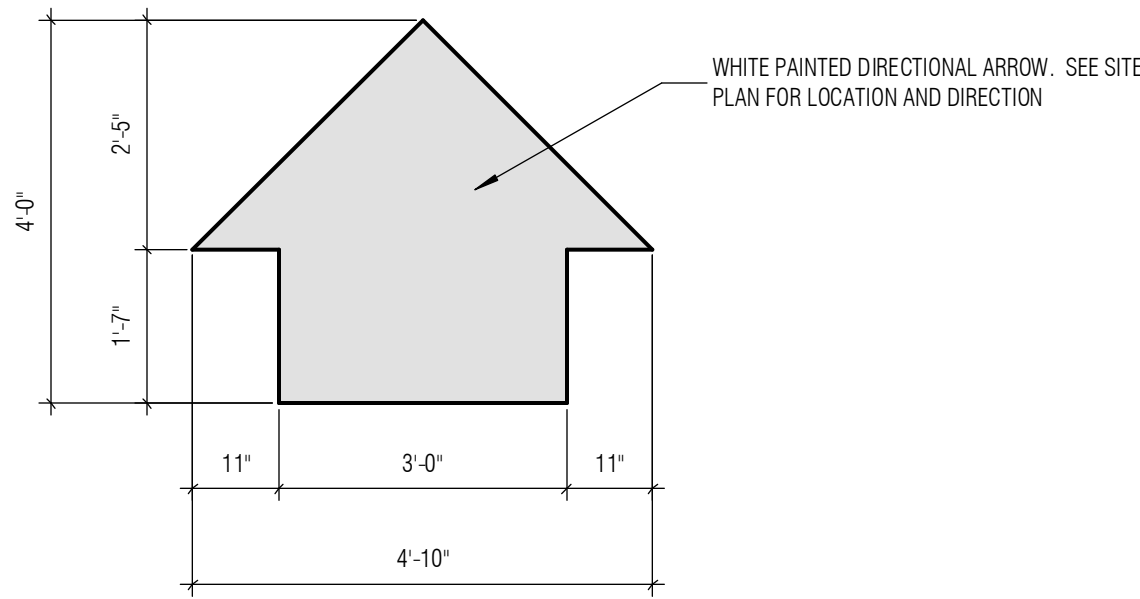
3 TRASH ENCLOSURE - SOUTH



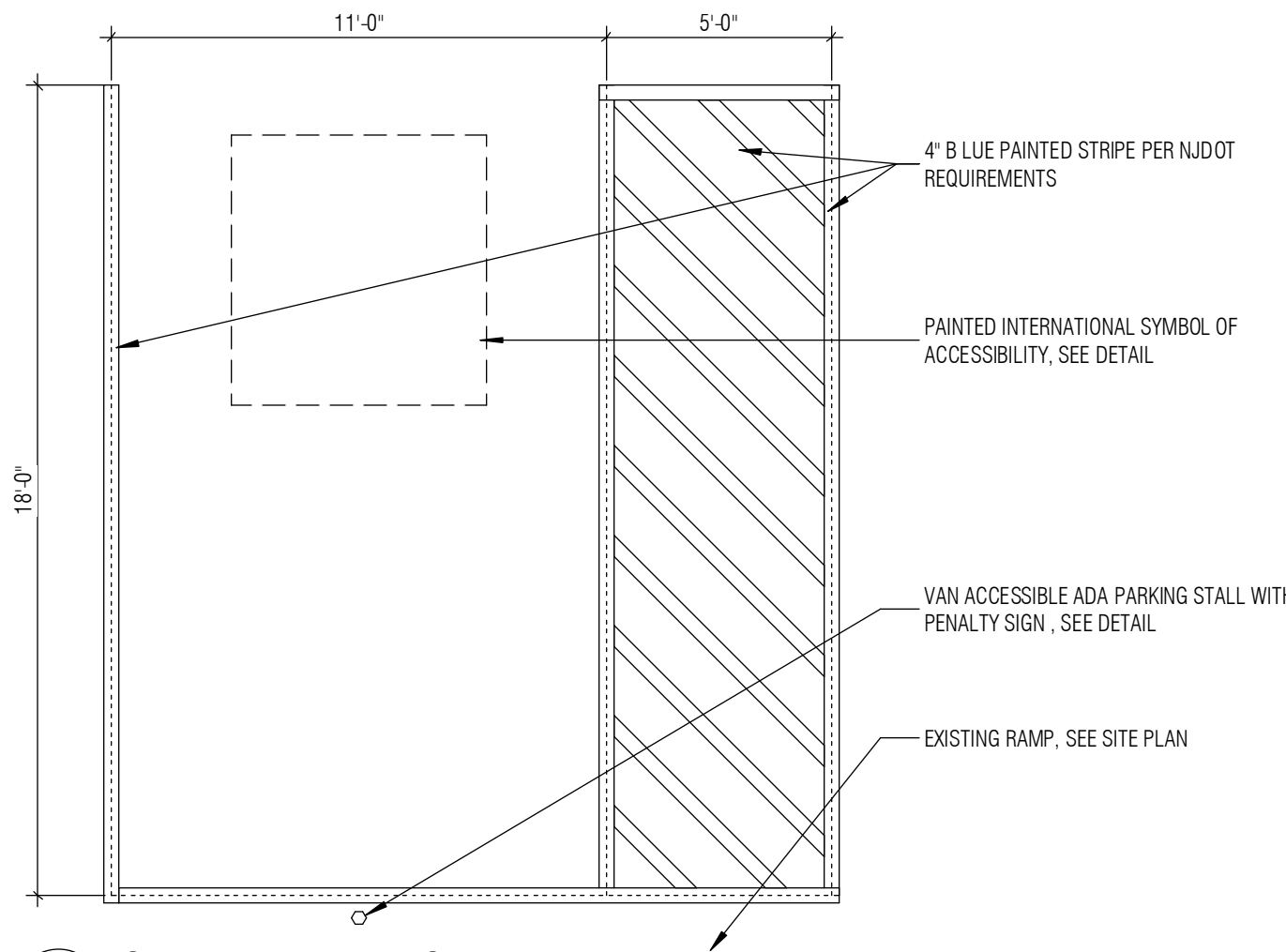
2 TRASH ENCLOSURE - WEST



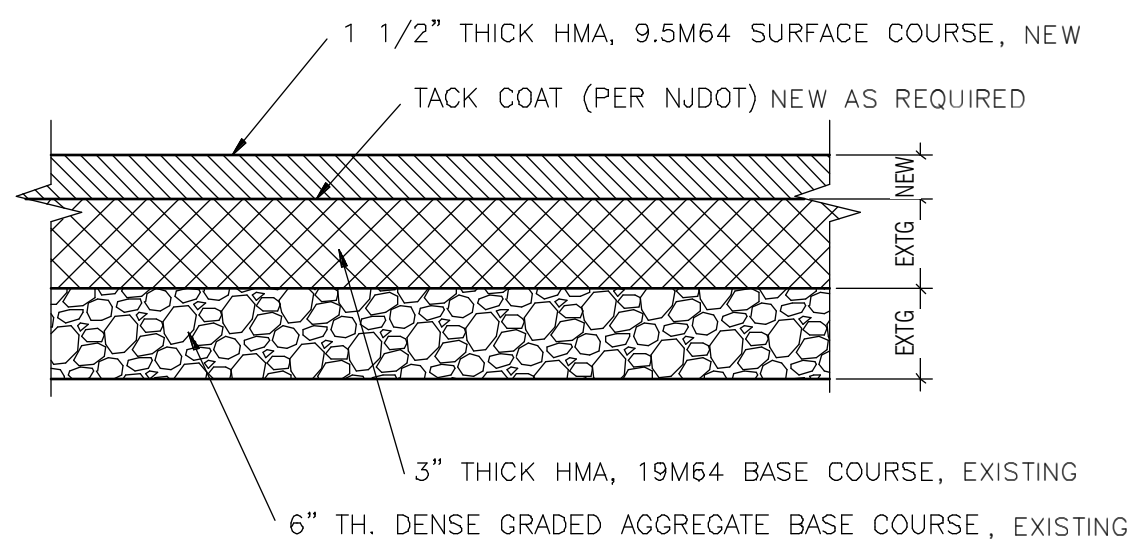
1 TRASH ENCLOSURE SECTION



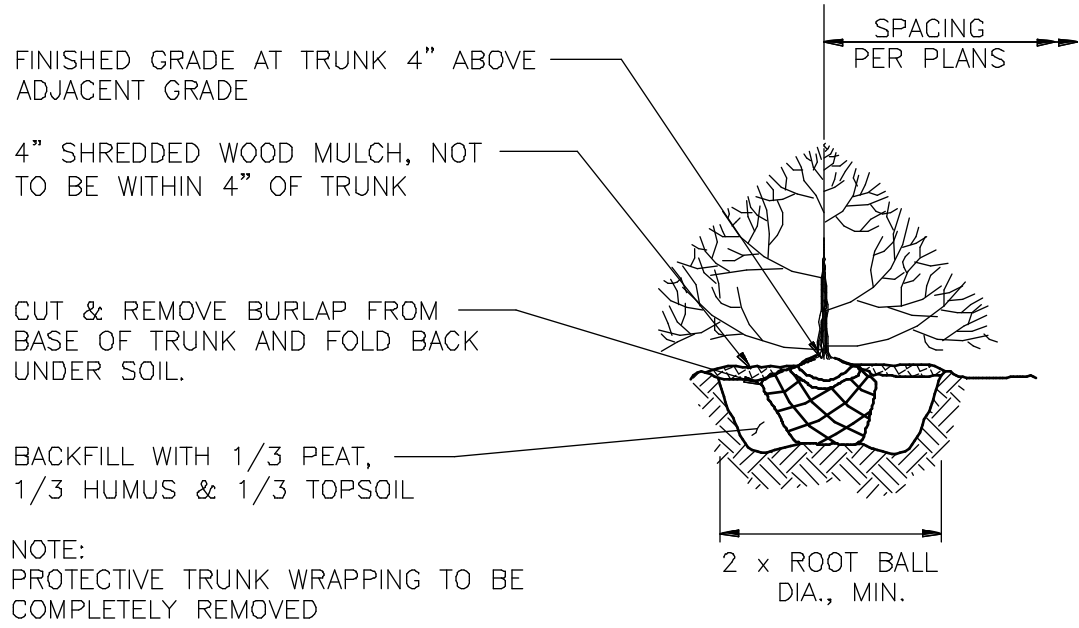
13 SITE DETAIL PAINTED ARROW



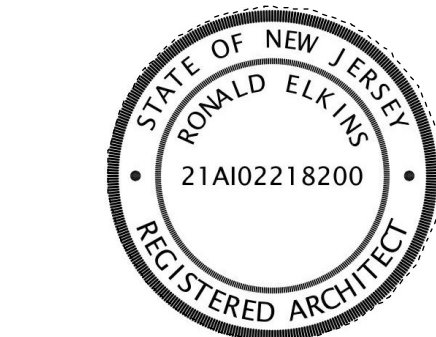
10 SITE DETAIL ADA STALL



9 SITE DETAIL PAVEMENT DETAIL



12 SITE DETAIL PLANTING DETAIL



Ronald Elkins
NEW JERSEY LICENSE NUMBER 21A02218200
EXPIRATION DATE 07.31.2023
ARCHITECT

2point perspective INC.
1137 W. Webster Ave.
Chicago, IL 60614
312.268.1822 tel
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DOGWOOD GREEN
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for permit

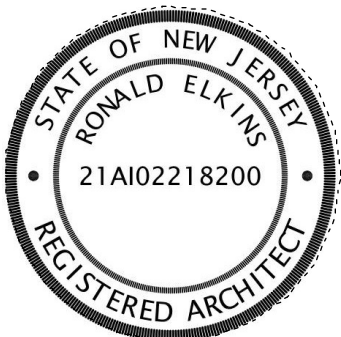
2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

No.	Description	Date
1	Planning Revisions	03.27.2023

Reviewed By _____ RE
Drawn By _____ RE
Project No. 2120

SITE DETAILS

A003



Ronald Elkins
NEW JERSEY LICENSE NUMBER 21A102218200
EXPIRATION DATE 07.31.2023

ARCHITECT



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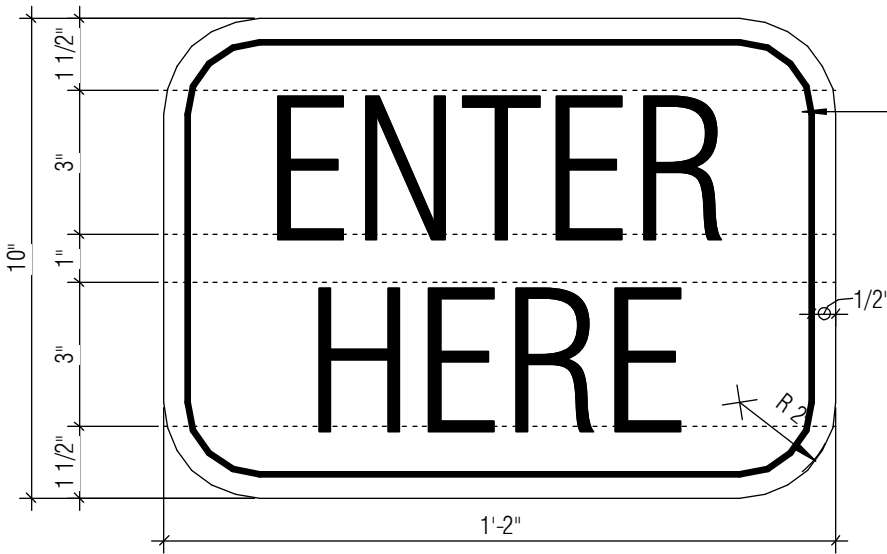
2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

No.	Description	Date
1	Planning Revisions	03.27.2023

Reviewed By _____ RE
Drawn By _____ RE
Project No. 2120

SITE DETAILS

A004



METAL SIGNAGE WITH WHITE REFLECTIVE COATING, BLACK LETTERING, AND 1/4" BLACK BORDER

10 SITE DETAIL_SIGN_ENTER HERE



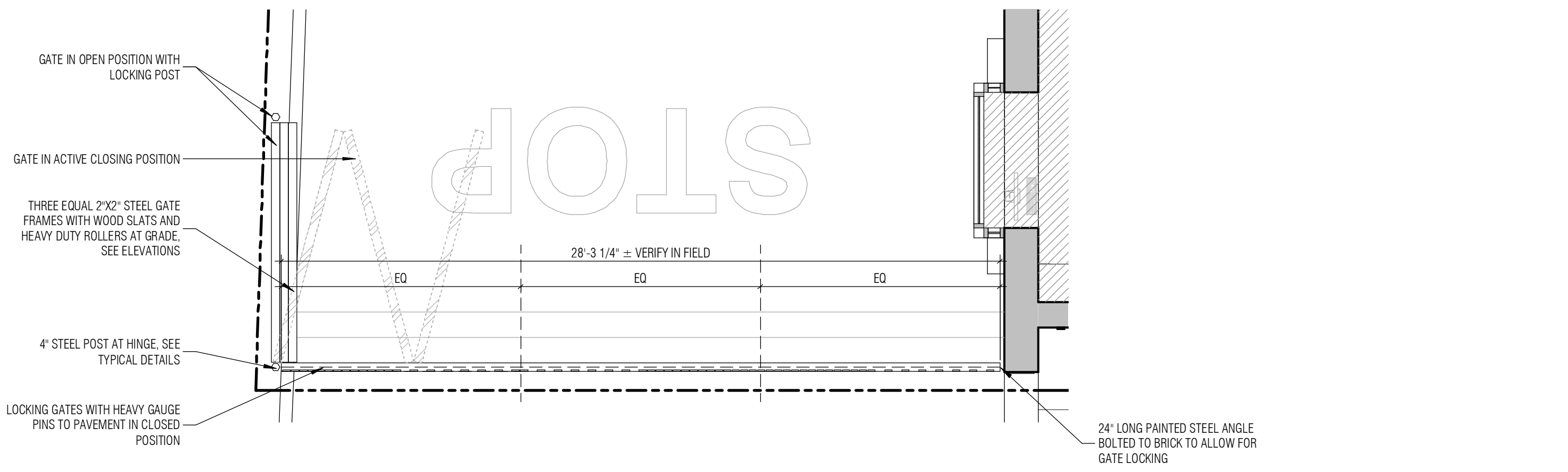
METAL SIGNAGE WITH WHITE REFLECTIVE COATING, BLACK LETTERING, AND 1/4" BLACK BORDER

9 SITE DETAIL_SIGN_DO NOT ENTER

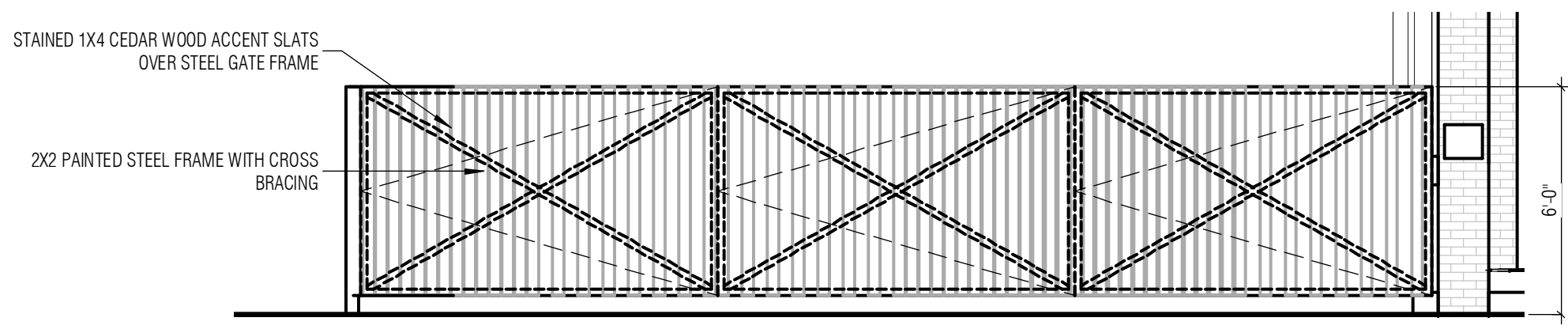


METAL SIGNAGE WITH WHITE REFLECTIVE COATING, BLACK LETTERING, AND 1/4" BLACK BORDER

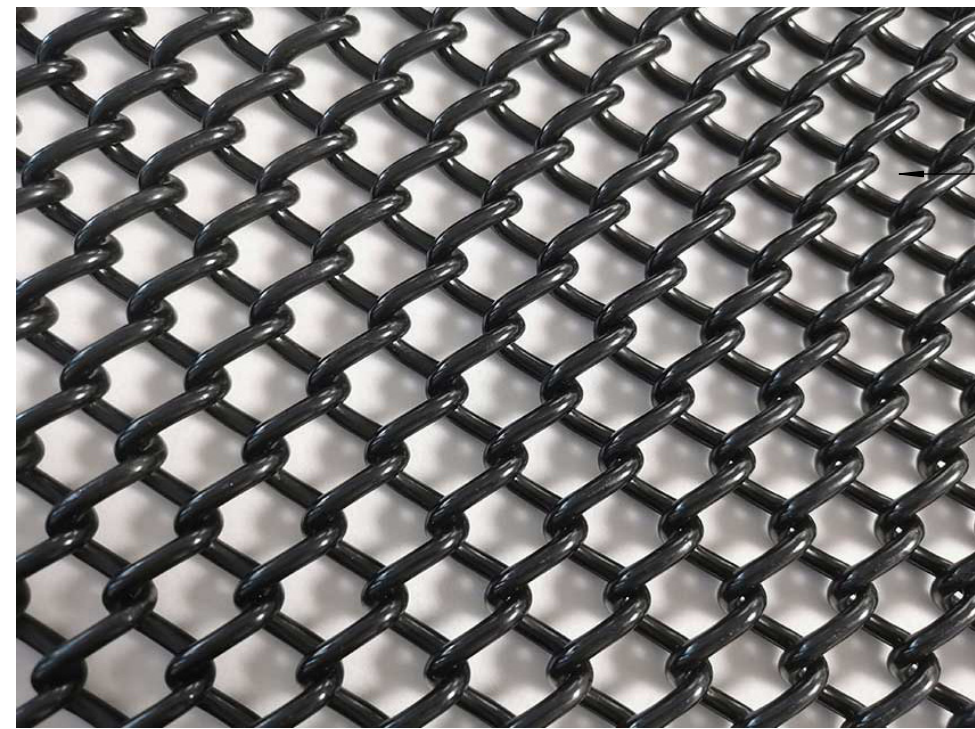
8 SITE DETAIL_SIGN_PEDESTRIAN



7 DETAIL PLAN - WEST GATE
SCALE: 1/4" = 1'-0"

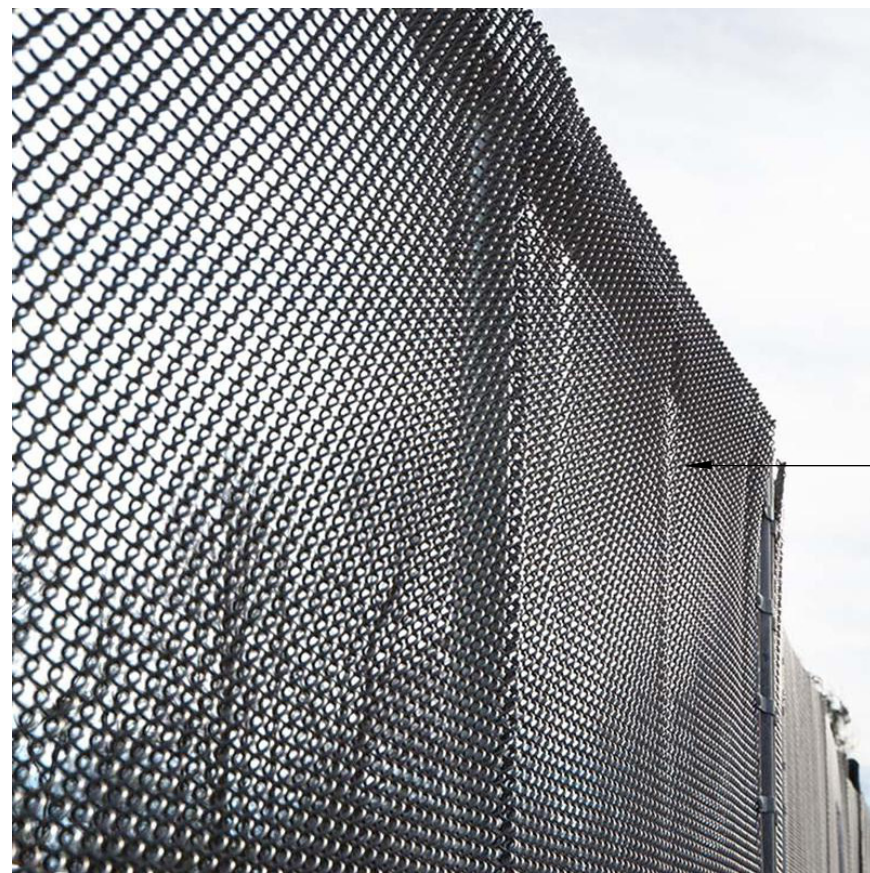


SEE SHEET A200 FOR MAIN BUILDING ELEVATION
6 ELEVATION - WEST GATE
SCALE: 1/4" = 1'-0"



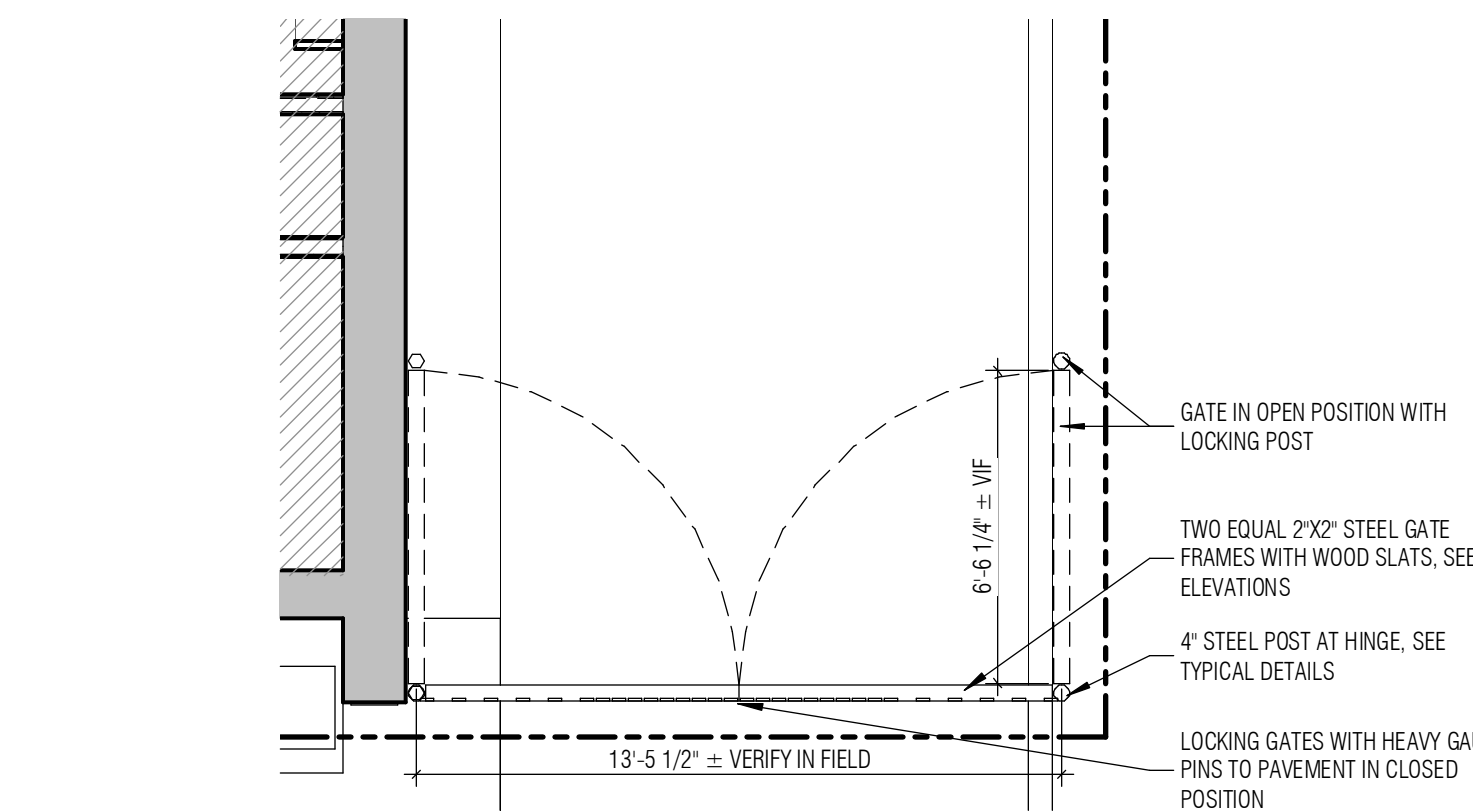
BLACK MINI-MESH CHAIN LINK FENCE WITH 3/4" MESH GRID

5 SITE DETAIL_CHAIN LINK PHOTO CLOSEUP 1

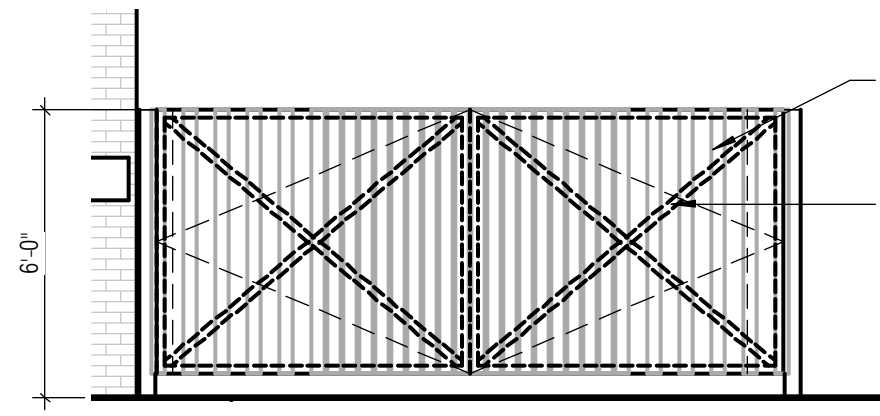


BLACK MINI-MESH CHAIN LINK FENCE WITH 3/4" MESH GRID. SEE CLOSEUP DETAIL

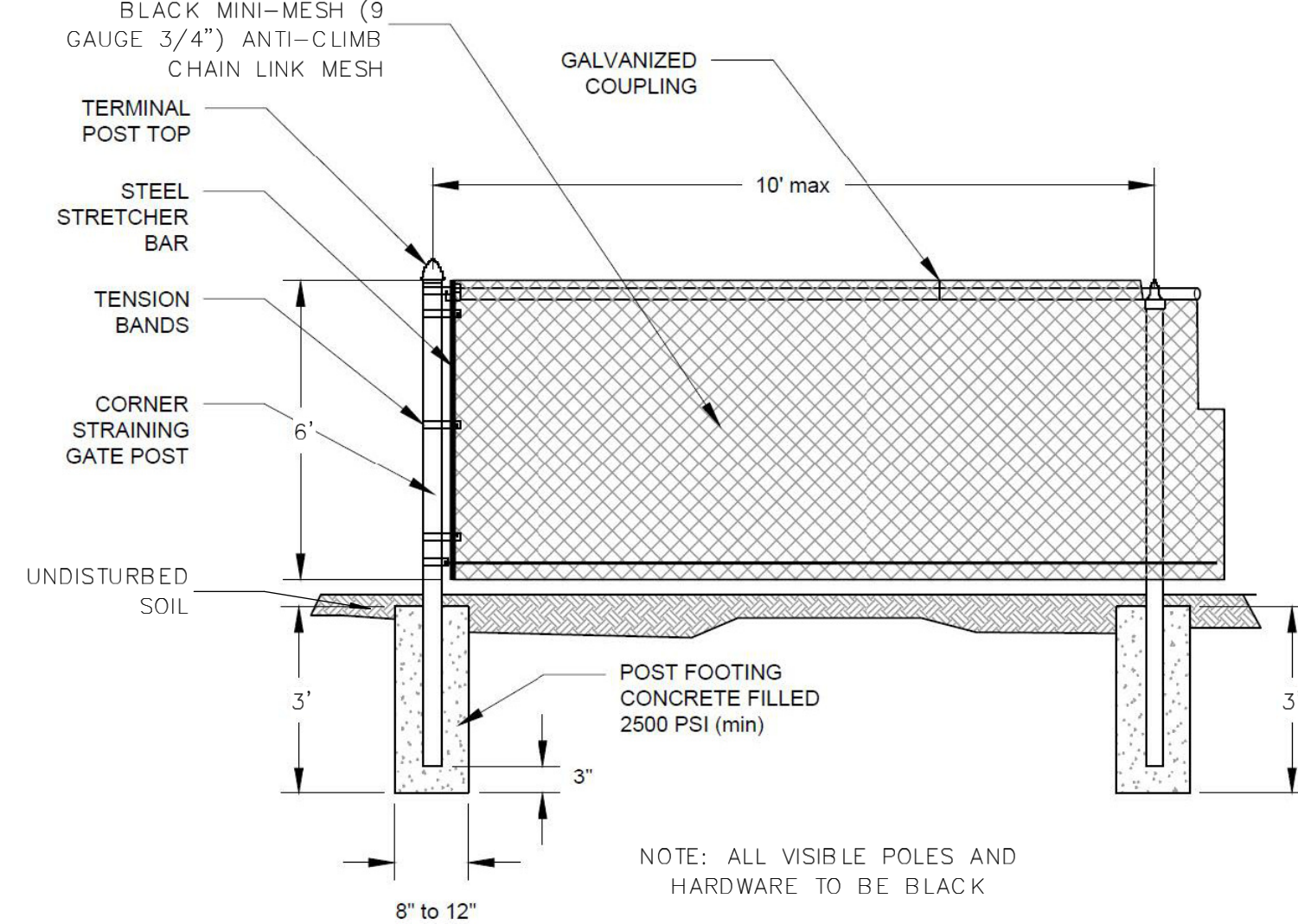
4 SITE DETAIL_CHAIN LINK PHOTO CLOSEUP 2



3 DETAIL PLAN - EAST GATE
SCALE: 1/4" = 1'-0"



SEE SHEET A200 FOR MAIN BUILDING ELEVATION
2 ELEVATION - EAST GATE
SCALE: 1/4" = 1'-0"

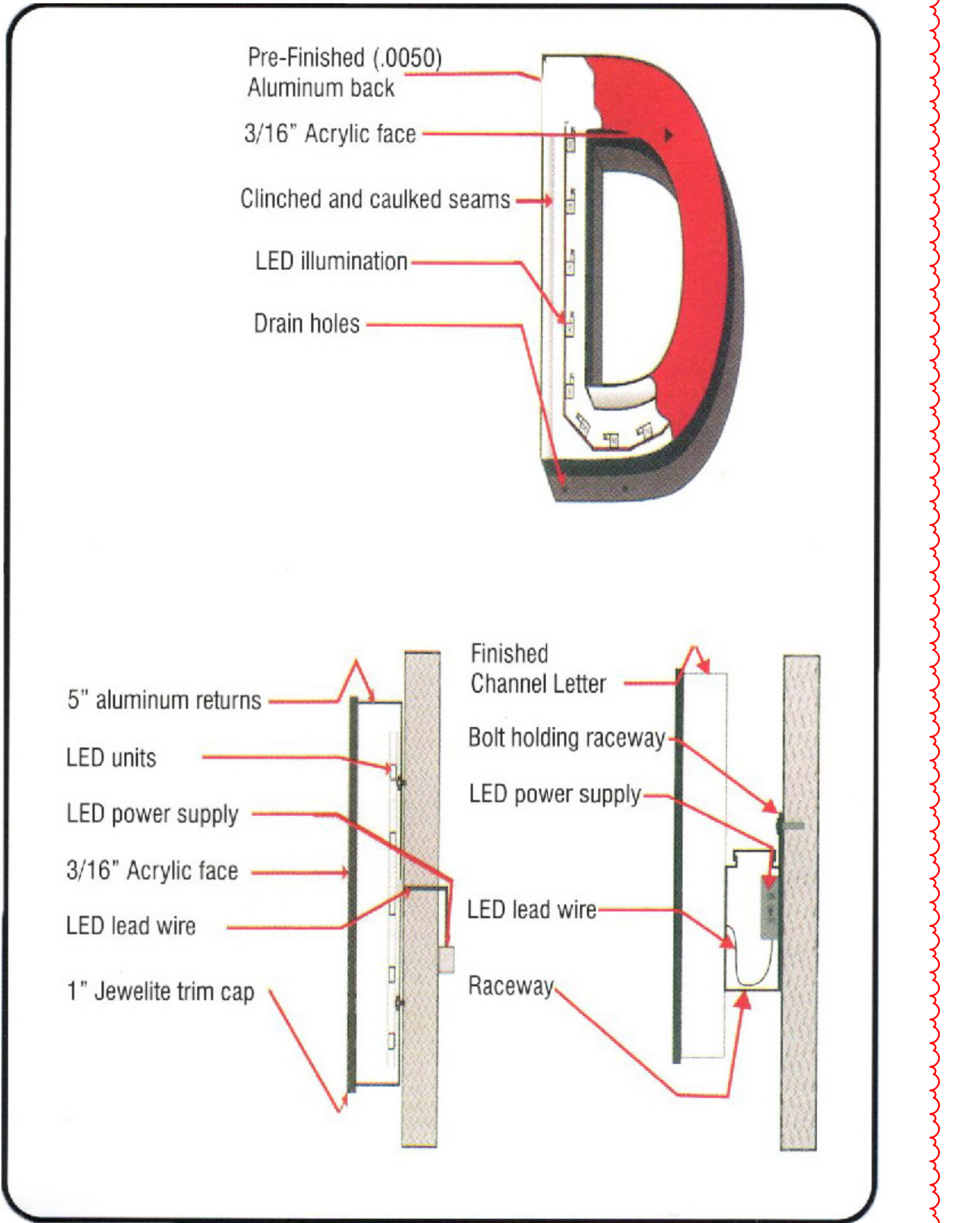


1 SITE DETAIL_CHAIN LINK DETAIL
SCALE: 12" = 1'-0"

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-KODER 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.

3 SIGNAGE DETAIL



HINGING EXTRUDED CABINET WITH REVERSE CHANNEL LIT LETTERS ON FACE. NEW REVERSE LIT LETTERS MOUNTED 1.5\"/>

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

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

30\"/>

***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

**681 Van Houten Ave.
Clifton, NJ 07013
T. 973-471-5558 F. 973-471-2283
Email: CliftonSigns@gmail.com
www.CliftonSigns.com**

I Have Reviewed The Attached Proof And Authorize Production Of These Signs

SIGNATURE: _____ DATE: _____

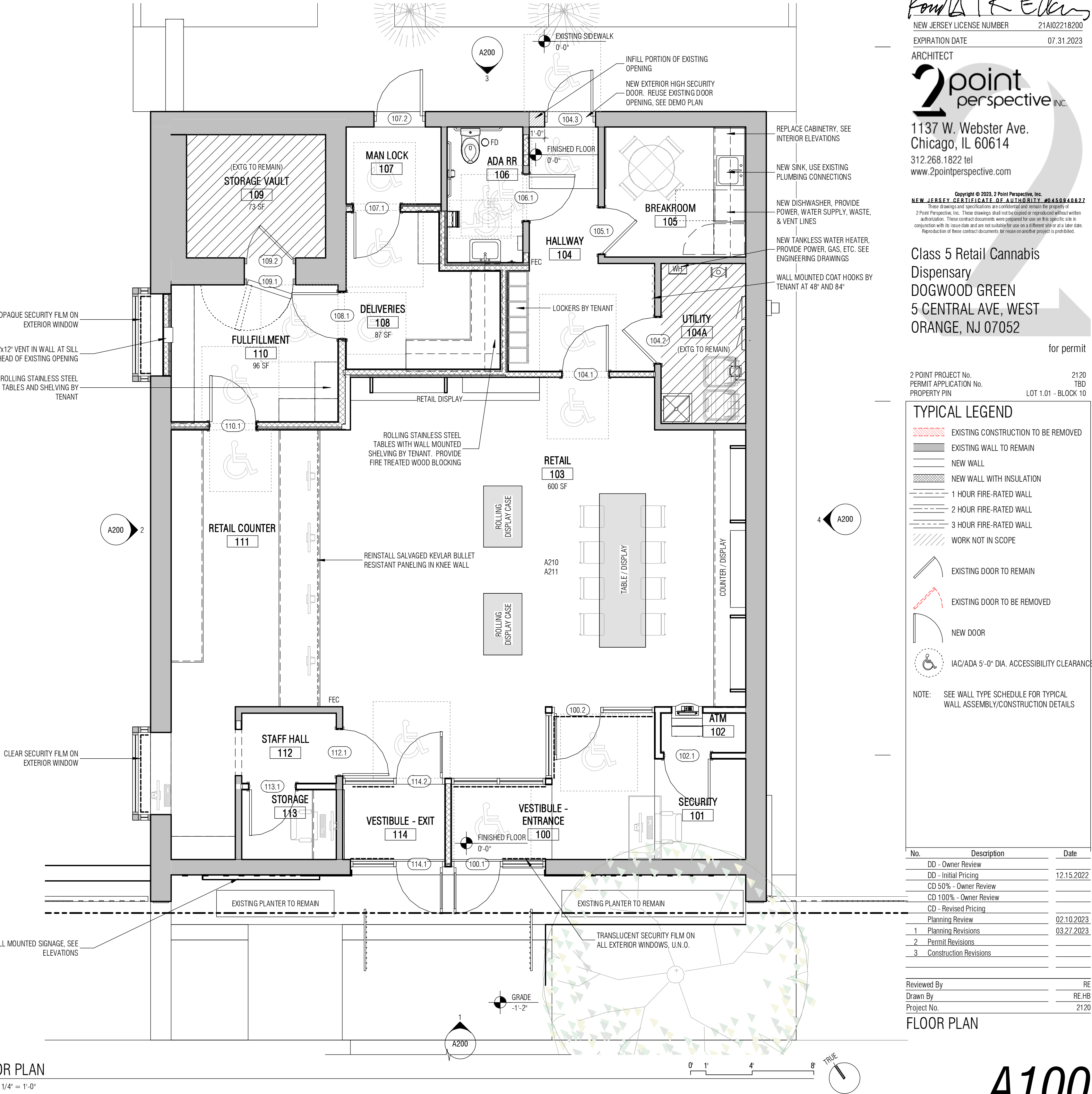
Colors Shown in Photo May Not Accurately Reflect Final Print Colors Due To Differences in Computer Monitor Display Settings
If There Are Any Questions Regarding Color, Please Check With Your Sales Representative

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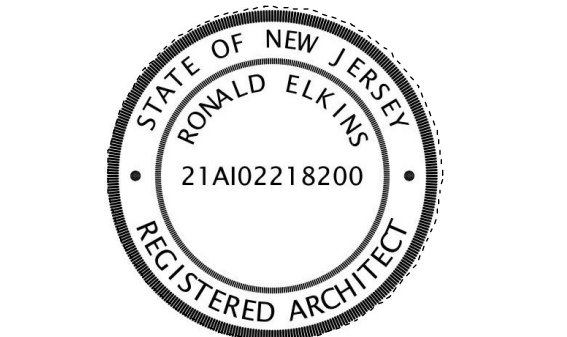
OCCUPANCY SCHEDULE PER ROOM - NJBC TABLE 1004.5

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	



DEPARTMENTAL APPROVAL



Ronald Elkins
NEW JERSEY LICENSE NUMBER 21A102218200
EXPIRATION DATE 07/31/2023

ARCHITECT
2point perspective INC.
1137 W. Webster Ave.
Chicago, IL 60614
312.268.1822 tel
www.2pointperspective.com

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Class 5 Retail Cannabis Dispensary
DOGWOOD GREEN
5 CENTRAL AVE, WEST ORANGE, NJ 07052

for permit
2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND

- EXISTING CONSTRUCTION TO BE REMOVED
- EXISTING WALL TO REMAIN
- NEW WALL
- NEW WALL WITH INSULATION
- 1 HOUR FIRE-RATED WALL
- 2 HOUR FIRE-RATED WALL
- 3 HOUR FIRE-RATED WALL
- 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

No.	Description	Date
DD - Owner Review		
DD - Initial Pricing		12.15.2022
CD 50%- Owner Review		
CD 100%- Owner Review		
CD - Revised Pricing		
1 - Planning Revisions		02.10.2023
2 - Permit Revisions		03.27.2023
3 - Construction Revisions		

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

FLOOR PLAN

A100

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

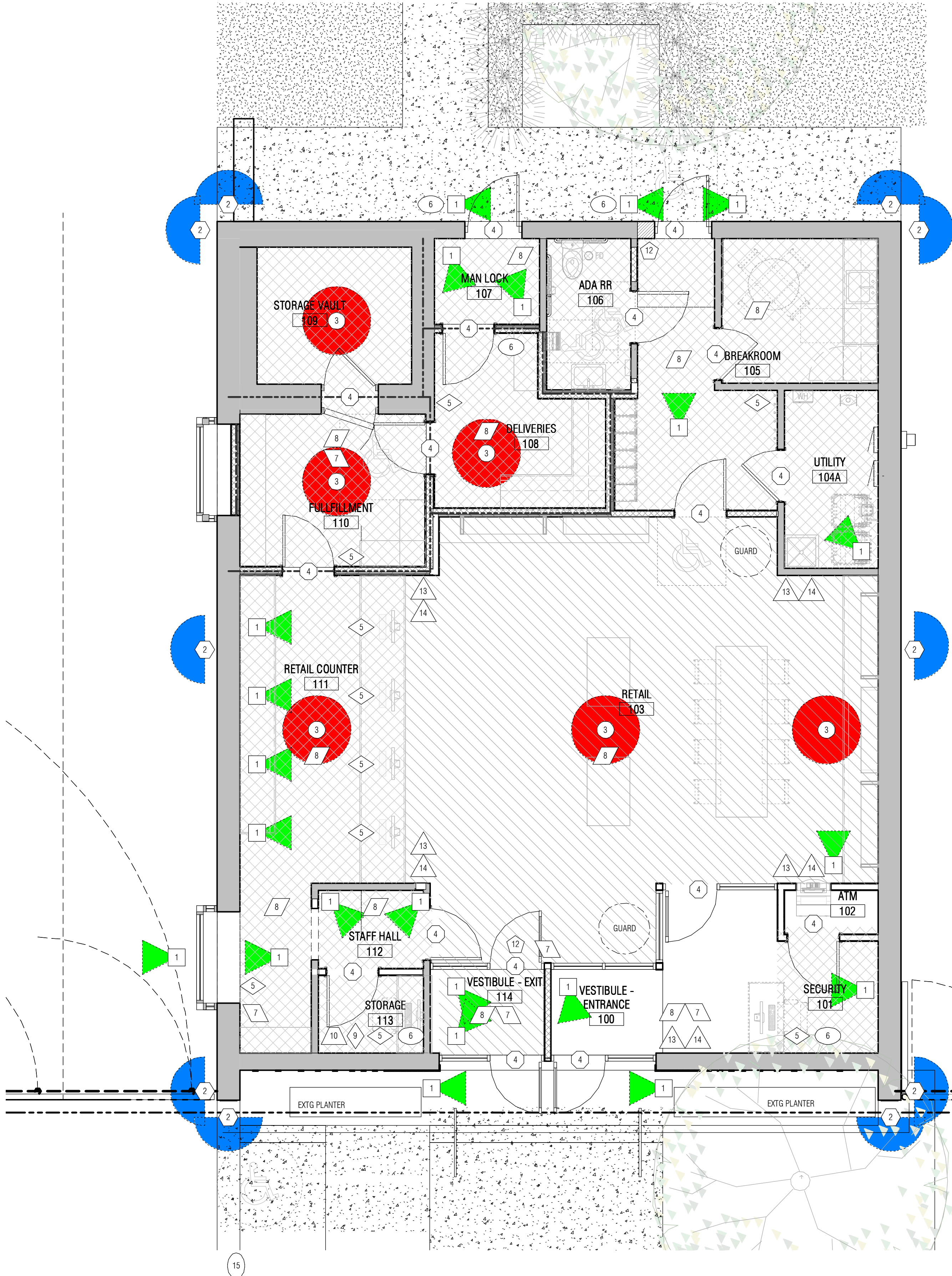


HIGHLY RESTRICTED ACCESS TO EMPLOYEES ONLY

SECURITY DEVICES

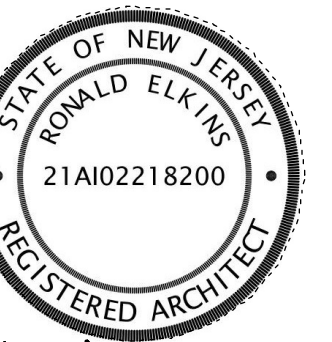
DEVICE	INTERIOR	EXTERIOR	TOTAL
FIXED CAMERA (1)	16	6	22
180 DEGREE CAMERA (2)	0	10	10
360 DEGREE CAMERA (3)	6	0	6
ELECTRONIC LOCK (4)	13	4	17
PANIC ALARM (5)	10	0	10
EMERGENCY TALK-A-PHONE (15)	0	1	1

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



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

DEPARTMENTAL APPROVAL



Ronald Elkins

NEW JERSEY LICENSE NUMBER 21A102218200

EXPIRATION DATE 07.31.2023

ARCHITECT

2point perspective INC.

1137 W. Webster Ave.
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Class 5 Retail Cannabis
Dispensary
DOGWOOD GREEN
5 CENTRAL AVE, WEST
ORANGE, NJ 07052

for permit

2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND

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EXISTING WALL TO REMAIN
NEW WALL
NEW WALL WITH INSULATION
1 HOUR FIRE-RATED WALL
2 HOUR FIRE-RATED WALL
3 HOUR FIRE-RATED WALL
WORK NOT IN SCOPE

EXISTING DOOR TO REMAIN

EXISTING DOOR TO BE REMOVED

NEW DOOR

IAC/ADA 5'-0" DIA. ACCESSIBILITY CLEARANCE

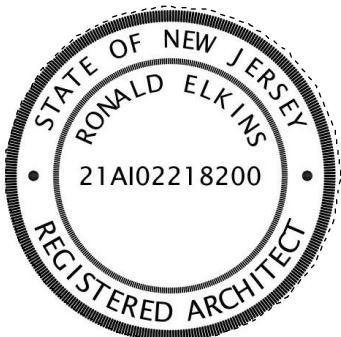
NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS

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

SECURITY PLAN

A130



Ronald Elkins
NEW JERSEY LICENSE NUMBER 21A102218200
EXPIRATION DATE 07.31.2023

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5 CENTRAL AVE, WEST
ORANGE, NJ 07052

for permit

2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND

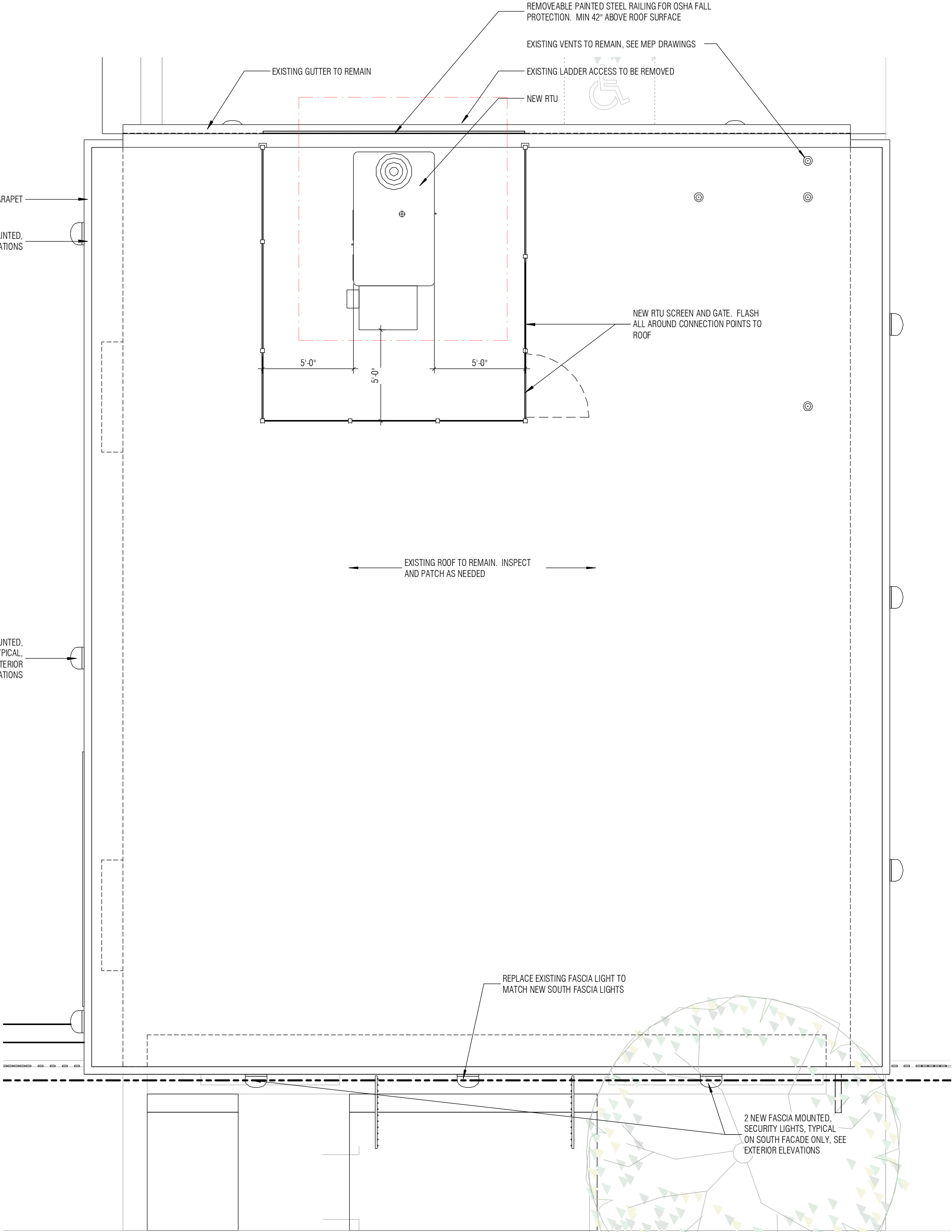
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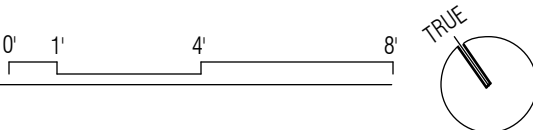
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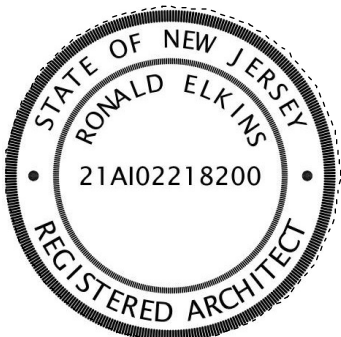
ROOF PLAN



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



A150



Ronald Elkin
NEW JERSEY LICENSE NUMBER 21A102218200
EXPIRATION DATE 07.31.2023

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DOGWOOD GREEN
5 CENTRAL AVE, WEST ORANGE, NJ 07052

for permit

2 POINT PROJECT No. 2120
PERMIT APPLICATION No. TBD
PROPERTY PIN LOT 1.01 - BLOCK 10

TYPICAL LEGEND	
	EXISTING CONSTRUCTION TO BE REMOVED
	EXISTING WALL TO REMAIN
	NEW WALL
	NEW WALL WITH INSULATION
	1 HOUR FIRE-RATED WALL
	2 HOUR FIRE-RATED WALL
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	WORK NOT IN SCOPE

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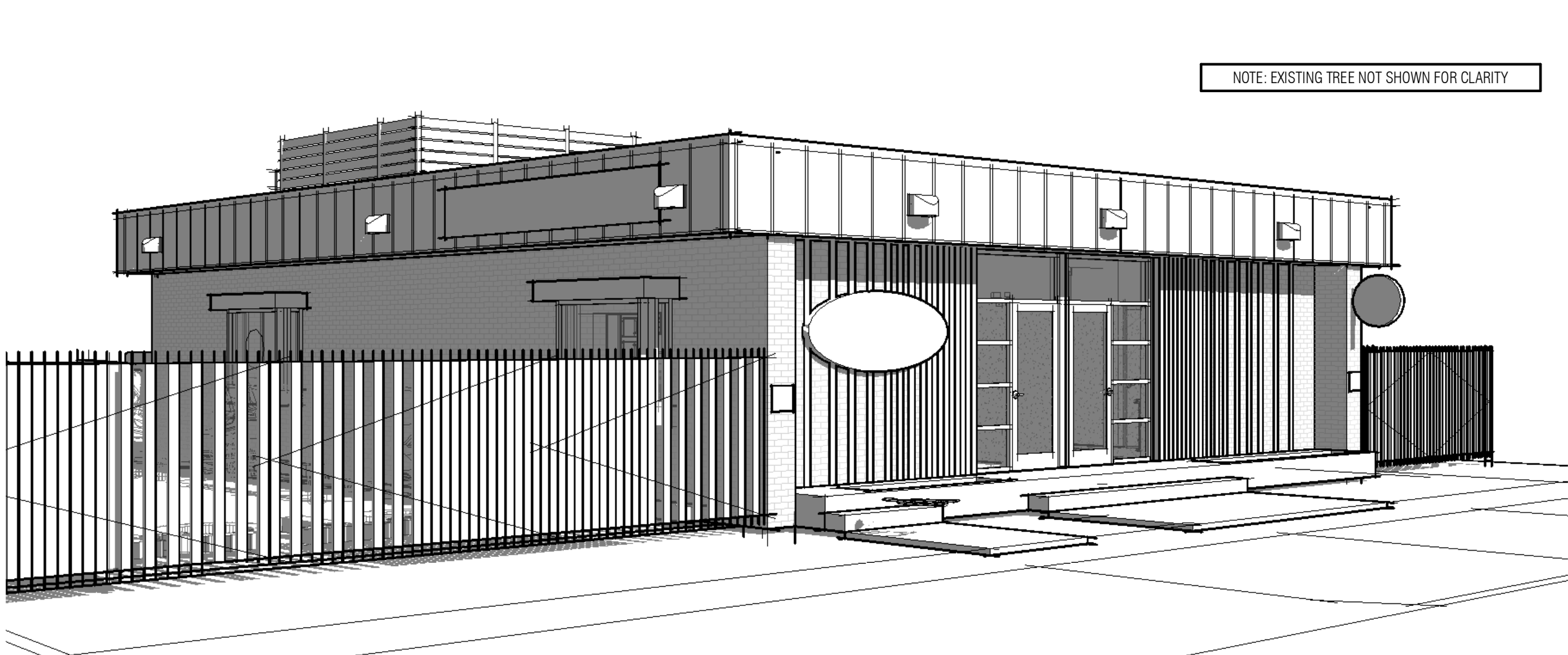
NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS

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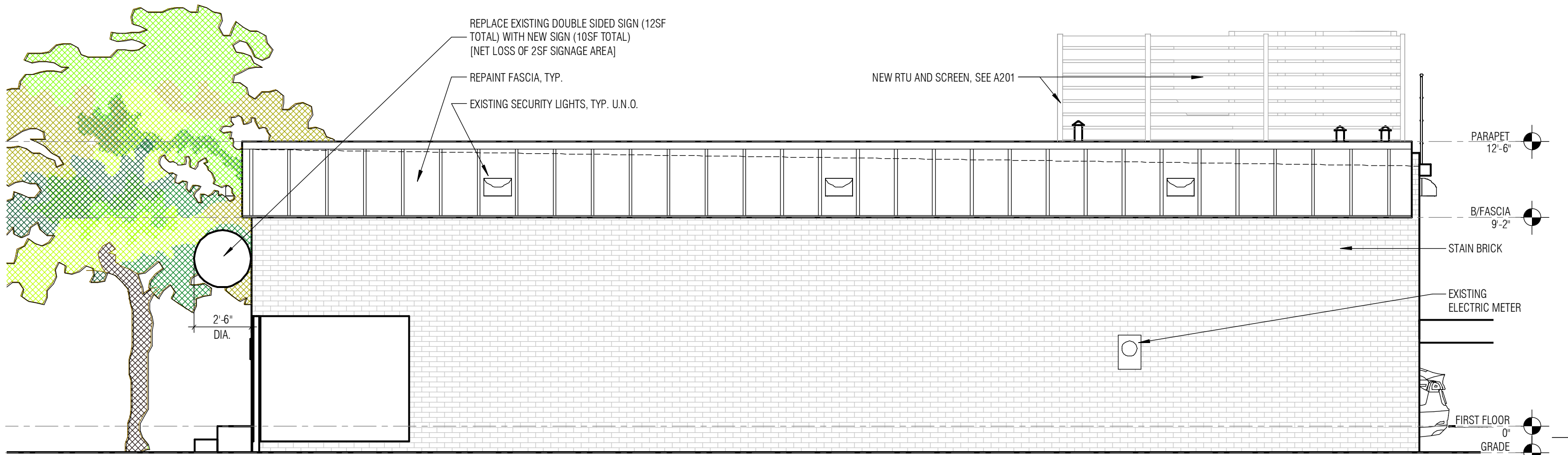
ELEVATIONS - EXTERIOR

A200



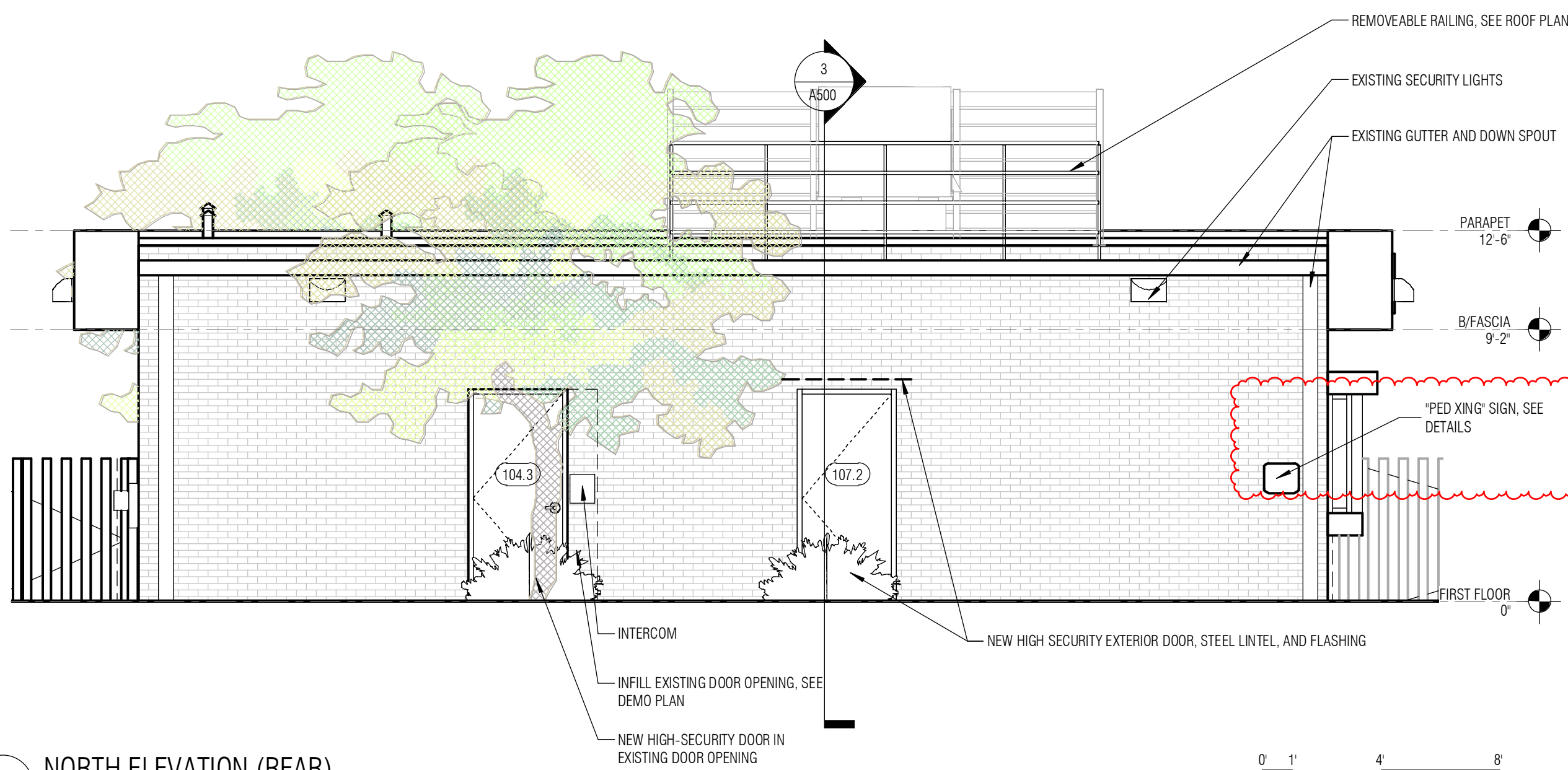
NOTE: EXISTING TREE NOT SHOWN FOR CLARITY

5 3D EXTERIOR VIEW



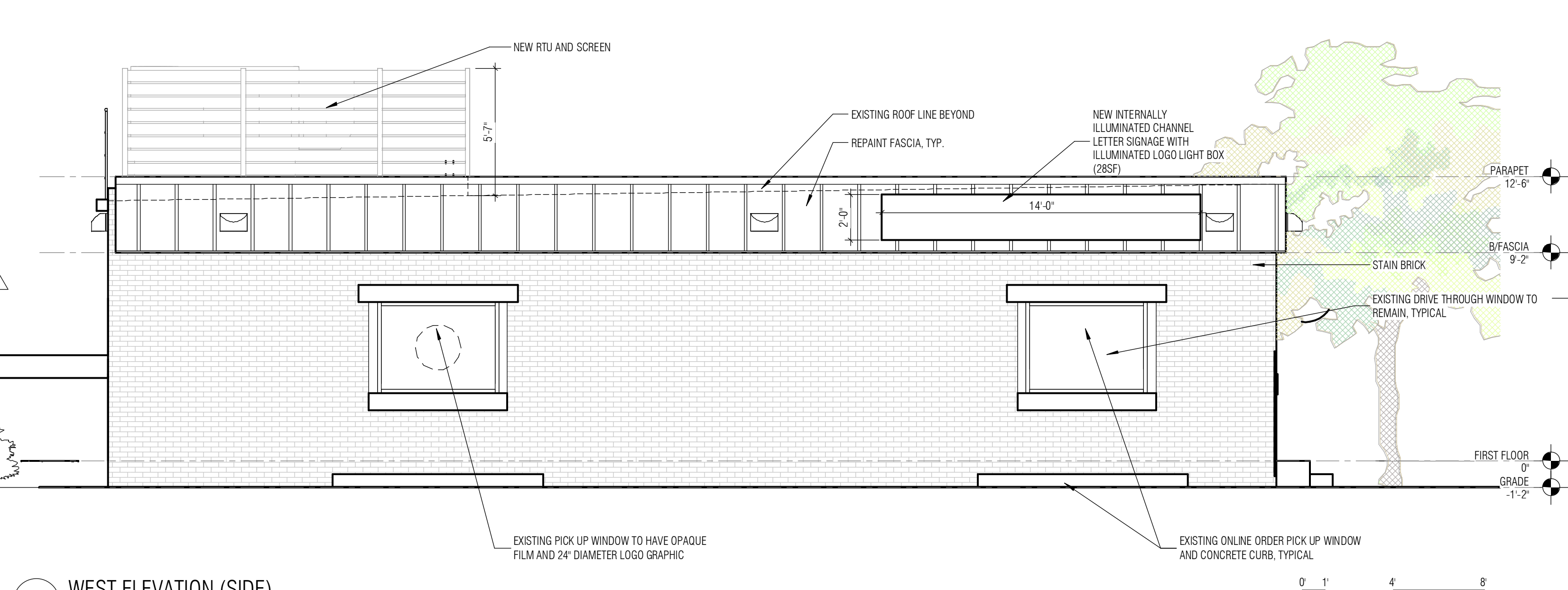
4 EAST ELEVATION (SIDE)

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



3 NORTH ELEVATION (REAR)

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



2 WEST ELEVATION (SIDE)

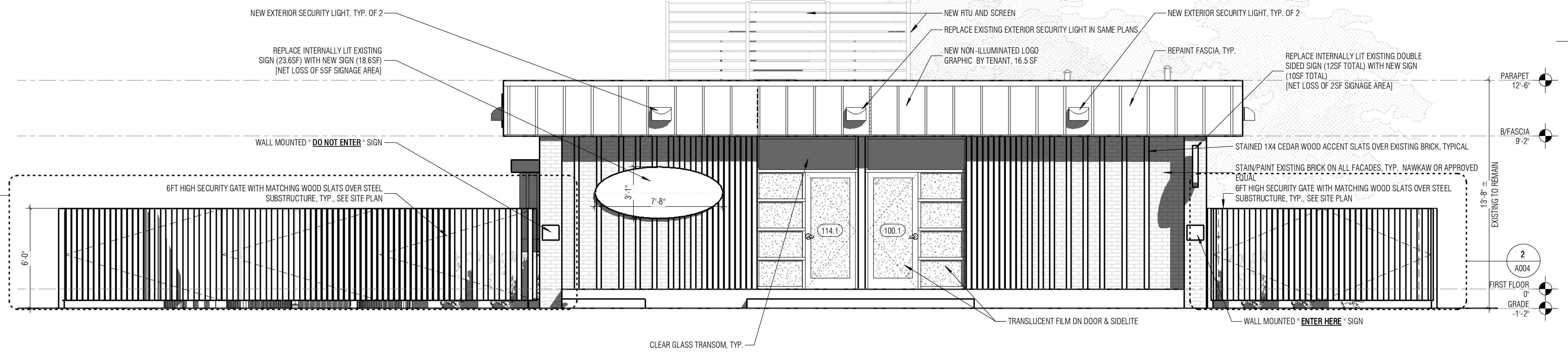
SCALE: 1/4" = 1'-0"

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

SEE SHEET A100 FOR PROPOSED SIGNAGE

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.



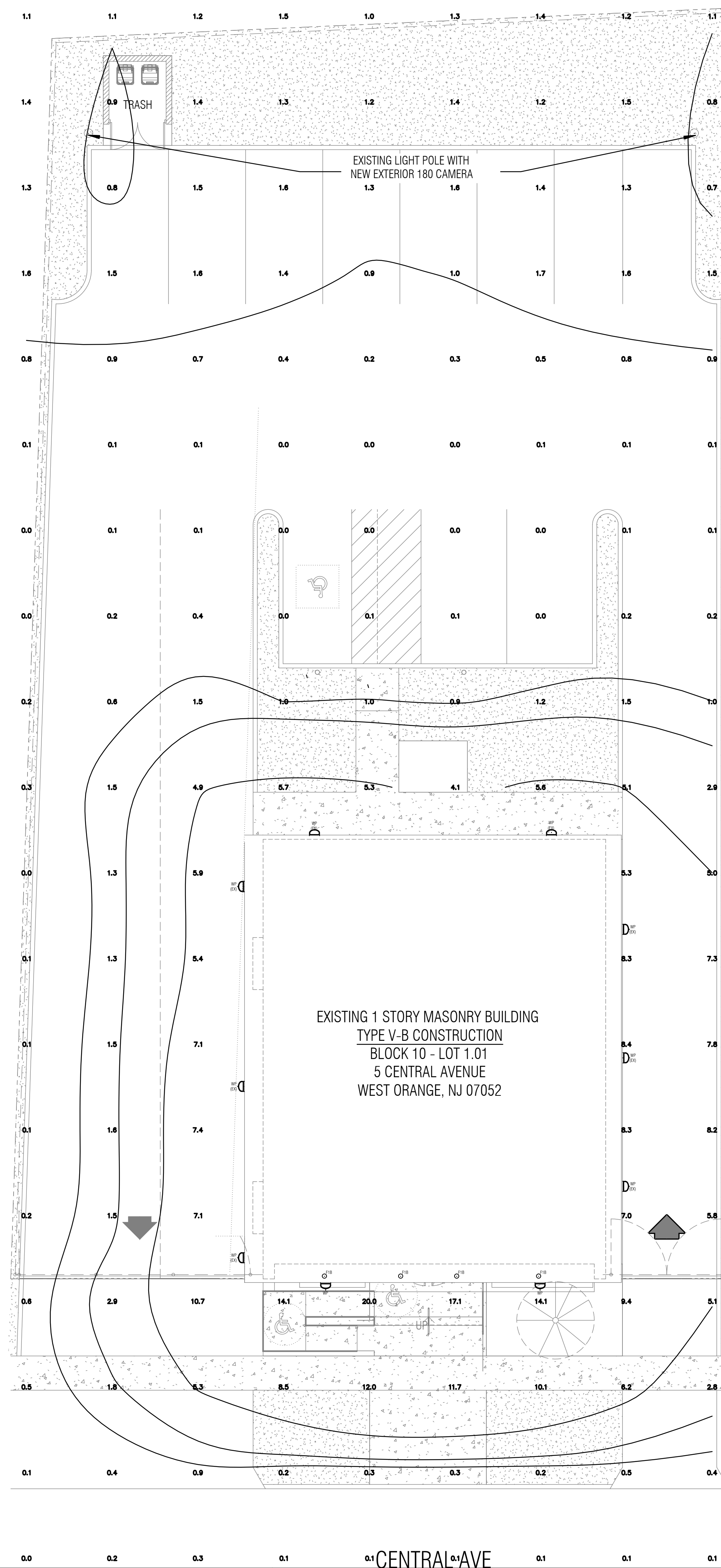
1 SOUTH ELEVATION (FRONT)

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

NOTE: EXISTING TREE NOT SHOWN FOR CLARITY

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PROJECT
Retail Cannabis Dispensary
DOGWOOD GREEN
5 CENTRAL AVE
WEST ORANGE, NJ 07052



NEW JERSEY LICENSE NUMBER	21AI02218200
EXPIRATION DATE	07.31.2023

No.	Description	Date
	DD - Owner Review	
	DD - Initial Pricing	
	CD 50% - Owner Review	
	CD 100% - Owner Review	
	CD - Revised Pricing	
	Zoning/DOB Permit Review	
	Permit Revisions	03.27.2
	Construction Revisions	
	Construction Revisions	

Reviewed By _____
Drawn By _____ CA

ELECTRICAL SITE LIGHTING PLAN

E102