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

Phone: (973) 325-4112
Fax: (973) 325-3959
wobuilding@westorange.org

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.

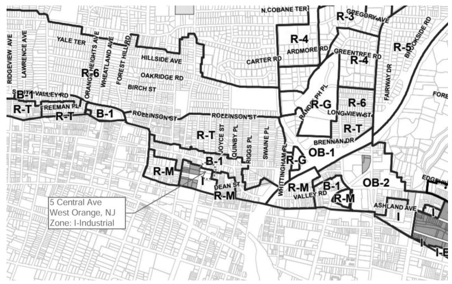
LIST OF CODES ACCEPTED BY THE TOWNSHIP OF WEST ORANGE, NJ
- 2021 INTERNATIONAL BUILDING CODE WITH NEW JERSEY AMENDMENTS
- 2021 NATIONAL STANDARD PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2019 ASHRAE 90.1-2019
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2017 ICC/ANSI A117.1-2017
- 2010 AMERICANS WITH DISABILITIES ACT

CODE AND ZONING SUMMARY

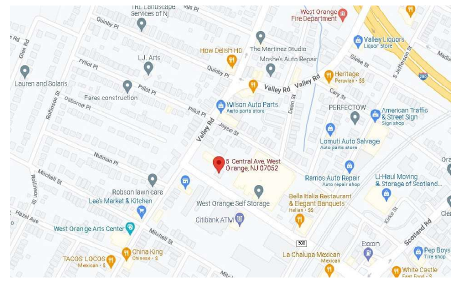
COUNTY:	ESSEX COUNTY
MUNICIPALITY:	TOWNSHIP OF WEST ORANGE, NJ
BLOCK / LOT:	10 / 1.01
PROPERTY CLASS:	4A
ZONE:	I - INDUSTRY
SITE AREA:	11,955 SF (EXISTING) - 0.2744 ACRES
LOT COVERAGE:	
BUILDING ONLY:	18.87%
TOTAL IMPERVIOUS SERVICES:	88.21%
EXISTING BUILDING HEIGHT:	13'-8" FROM GRADE
TOTAL AREA OF WORK:	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"
NO. OF FLOORS IN SCOPE OF WORK:	1
TOTAL NO. OF FLOORS IN BUILDING:	1 (EXISTING TO REMAIN)
PARKING REQUIRED [25-12.2(b)(1.)]:	1 SPACE PER 250SF GROSS AREA 2045SF / 250SF = 8 SPACES
PARKING REQUIRED:	8 SPACES
PARKING PROVIDED:	11 SPACES 8 STANDARD SPACES @ 9'-0" X 18'-0" 2 COMPACT SPACES @ 8'-0" X 18'-0" 1 VAN ACCESSIBLE SPACE @ 16'-0" X 18'-0" (INCLUDING ACCESS AISLE)
LOADING SPACES REQ'D [25-12.3(a) (1)]:	0 SPACES (RETAIL UNDER 2,500SF)

PLUMBING FIXTURES REQUIRED:		PLUMBING FIXTURES PROVIDED: (EXISTING AND NEW)	
- W.C.	1*	- W.C.	1
- LAV	1*	- LAV	1
- SERVICE SINK	1 PER FLOOR	- SERVICE SINK	1

* 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.



ZONING MAP



LOCATION MAP

DRAWING LIST

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

.GENERAL INFORMATION: 5

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

BULK ZONING REGULATIONS PER
TABLE OF DISTRICT REGULATIONS, PART B: BULK STANDARDS, (Subsection 25-7.1), West Orange Land Use Regulations

CURRENT ZONE: I-INDUSTRIAL

	REQUIRED	EXISTING	ACTUAL	
MAXIMUM HEIGHT:	65'	65'	13'-8"	NO CHANGE TO EXISTING
MINIMUM LOT AREA:	10,000 SF	12,955 SF	12,955 SF	NO CHANGE TO EXISTING
MINIMUM FRONT YARD:	NONE	0.75 FT	0.75 FT	NO CHANGE TO EXISTING
MINIMUM SIDE YARD:	NONE	29.75 FT / 14.13 FT	29.75 FT / 14.13 FT	NO CHANGE TO EXISTING
MINIMUM REAR YARD:	30'-0"	93.90 FT	93.90 FT	NO CHANGE TO EXISTING
MAXIMUM BUILDING COVERAGE:	60%	18.87%	18.87%	NO CHANGE TO EXISTING
MAXIMUM LOT COVERAGE:	75%	88.21%	89.07% IMPERVIOUS LOT COVERAGE	+112SF (+0.86%)PROPOSED ADDITIONAL CONCRETE ADDED FOR GENERATOR PAD AND TRASH ENCLOSURE

GENERAL NOTES

1. THE PROPERTY IS KNOWN AND DESIGNATED AS TAX LOT 1.01 WITHIN BLOCK 10, AS SHOWN ON THE TAX MAP OF THE TOWNSHIP OF WEST ORANGE, AND CONTAINING APPROXIMATELY 0.2744 ACRES (11,955 SF). THE SUBJECT PROPERTY IS SITUATED WITHIN THE I-INDUSTRIAL ZONE DISTRICT.
2. THE PROPOSED APPLICATION IS THE CONVERSION OF THE EXISTING BANK FOR USE AS A RETAIL RECREATIONAL USE CANNABIS DISPENSARY. REFER TO ARCHITECTURAL PLANS FOR FLOOR PLANS AND ELEVATIONS OF THE BUILDING ADDITIONS/MODIFICATIONS.
3. THE PLANS HAVE BEEN PREPARED FOR PURPOSES OF PROVIDING SITE IMPROVEMENTS AS IT RELATES TO OVERALL VEHICULAR ACCESS, PEDESTRIAN ACCESS, ADA ACCESSIBILITY, LIGHTING, LANDSCAPING, ETC.
4. THERE ARE NO PROPOSED BUILDING SERVICES PROPOSED WITH THIS APPLICATION. THE EXISTING BUILDING UTILITY SERVICES WILL BE RE-USED FROM THE EXISTING BUILDING. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT AND MAINTAIN ALL EXISTING BUILDING SERVICE LATERALS. ANY UPGRADES OR REPLACEMENT OF SERVICES WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDERS AS NECESSARY.
5. THE APPLICANT/CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL ROAD OPENING PERMITS, BUILDING PERMITS, TREE REMOVAL PERMITS, UTILITY PERMITS, ETC. AS DEEMED NECESSARY BY THE JURISDICTIONAL AGENCIES THAT MAY INCLUDE BUT NOT LIMITED TO THE TOWNSHIP OF WEST ORANGE, THE COUNTY OF ESSEX, THE HUDSON-ESSEX-PASSAIC SOIL CONSERVATION DISTRICT, AND ANY/ALL UTILITY PROVIDERS.
6. IT IS THE CONTRACTORS RESPONSIBILITY TO CALL THE ARCHITECT AND CONFIRM THAT THE DOCUMENTS BEING USED FOR CONSTRUCTION ARE THE LATEST SET OF REVISED PLANS.
7. THERE ARE NO KNOWN EXISTING OR PROPOSED DEED RESTRICTIONS OR COVENANTS FOR THE SUBJECT PROPERTY.
8. LIST OF REQUIRED REGULATORY AGENCY APPROVALS.
   - WEST ORANGE ZONING BOARD APPROVAL FOR SITE PLAN.
   - HUDSON-ESSEX-PASSAIC (H.E.P.) SOIL CONSERVATION DISTRICT (SCD) CERTIFICATION.
   - TOWNSHIP OF WEST ORANGE BUILDING PERMITS.
9. SOLID WASTE MANAGEMENT PLAN FOR THE PROPOSED APPLICATION SHALL BE HANDLED SIMILARLY TO THE EXISTING BUILDING. WASTE FROM THE APARTMENTS WILL BE CONTAINED WITHIN A NEW ENCLOSURE SHOWN ON THE PLANS AND PLACED CURBSIDE ON COLLECTION DAYS AS PART OF THE MUNICIPAL WASTE COLLECTION.

PROPOSED SCOPE OF WORK

PROJECT OVERVIEW
THE PROPOSED SCOPE OF THIS RENOVATION IS THE EXISTING SINGLE STORY BRICK BUILDING OF APPROXIMATELY 2,100 SF GROSS FOR USE AS A CLASS 5 RETAIL CANNABIS DISPENSARY.

SITE CONSTRUCTION
RESURFACE AND RESTRIPE REAR PARKING LOT.
INSTALL GARBAGE ENCLOSURE WITH MASONRY WALLS, CONCRETE SLAB, AND LOCKABLE METAL SECURITY GATES.
REPLACED SECURITY FENCE ALL AROUND PERIMETER OF LOT.
NEW SECURITY GATES AT VEHICLE ENTRANCE AND EXIT.
NEW CONCRETE SLAB FOR ELECTRICAL GENERATOR.

ROOF
THE EXISTING ROOF WILL REMAIN.
INSPECT AND PATCH AS REQUIRED.
REPLACED EXISTING MECHANICAL ROOFTOP UNIT AND NEW SCREEN, SEE EXTERIOR ELEVATIONS

EXTERIOR WALLS
ALL EXTERIOR BRICK WALLS ARE TO BE TUCKPOINTED AND REPAIRED AS NEEDED.
ALL EXTERIOR BRICK WALLS ARE TO BE STAINED.
ADD DECORATIVE WOOD ACCENT SLATS TO SOUTH (FRONT) FACADE.

BOARD APPROVAL

TOWNSHIP OF WEST ORANGE, NEW JERSEY

APPROVAL

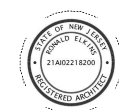
CHAIRMAN DATE

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

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



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.

SIGNATURE

SIGNED:	RONALD TR ELKINS
NEW JERSEY REGISTRATION NO.:	21AI02218200
CURRENT DATE:	03.27.2023
EXPIRATION DATE:	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

No.	Description	Date
	Planning Review	02.10.2023
1	Planning Revisions	03.27.2023

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NEW JERSEY CERTIFICATE OF AUTHORITY #0450940627
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TYPICAL ABBREVIATIONS

A.B. ANCHOR BOLT
A/C AIR CONDITIONING
ACT ACOUSTIC CEILING TILE
AD AREA DRAIN
ADJ ADJACENT
AFF ABOVE FINISH FLOOR
AHJ AUTHORITY HAVING JURISDICTION (MUNICIPALITY, CITY, VILLAGE)
ALT ALTERNATE
ALUM ALUMINUM
ARCH ARCHITECT (OR ARCHITECTURAL)

B/ BOTTOM OF
BD BOARD
BET BETWEEN
BIT BITUMINOUS
BLDG BUILDING
BLK BLOCK (OR BLOCKING)
BM BEAM
B.M. BENCHMARK
BSMT BASEMENT
BTWN BETWEEN

CAB CABINET
C.B. CATCH BASIN
CFCI CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
CFM CUBIC FEET PER MINUTE (HVAC)
C.I. CAST IRON
CIRC CIRCUMFERENCE
CJ CONTROL JOINT
CLNG CEILING
CMU CONCRETE MASONRY UNIT
COL COLUMN
CONC CONCRETE
CONST CONSTRUCTION
CONT CONTINUOUS (OR CONTINUE)
CPT CARPET
CS COUNTERSINK
CT CERAMIC TILE
CTR CENTER

DEG DEGREE
DET DETAIL
DF DRINKING FOUNTAIN
DH DOUBLE HUNG
DIA DIAMETER
DIM DIMENSION
DL DEAD LOAD (STRUCTURAL)
DN DOWN
DR DOOR
D.S. DOWNSPOUT
DTL DETAIL
DW DISHWASHER
DWG DRAWING

E EAST
(E) EXISTING
(EX) EXISTING
EA EACH
EC ELECTRICAL CONTRACTOR
ELEC ELECTRIC(AL)
EL ELEVATION (HEIGHT)
ELEV ELEVATION (DRAWING)
EMER EMERGENCY
EQ EQUAL (DIMENSION)
EWC ELECTRIC WATER COOLER
EXH EXHAUST
EXIST EXISTING
EXTG EXISTING
EXT EXTERIOR

FACP FIRE ALARM CONTROL PANEL
FD FLOOR DRAIN
FDN FOUNDATION
FE FIRE EXTINGUISHER
FEC FIRE EXTINGUISHER CABINET
FFL FINISHED FLOOR LEVEL
FHS FIRE HOSE STATION
FIN FINISH(ED)
FL FLOOR(ING)
FRTW FIRE RETARDANT TREATED WOOD
FT FIRE TREATED
FT FOOT/FEET (MEASUREMENT)
FTF FLOOR-TO-FLOOR
FTG FOOTING
FTNG FOOTING
FUR FURRED (OR FURRING)

GA GAUGE
GALV GALVANIZED
GC GENERAL CONTRATOR
GFCI GROUND FAULT CIRCUIT INTERRUPTER
GL GLASS, GLAZING
GND GROUND
GWB GYPSUM WALL BOARD (DRYWALL)

HB HOSEBIB
HC HOLLOW CORE
HDWD HARDWOOD
HDWR HARDWARE
HM HOLLOW METAL
HORIZ HORIZONTAL
HP HORSEPOWER
H.P. HIGH POINT (AS IN A ROOF OR SLOPE)
HR HOUR
HS HANDSINK
HT HEIGHT
HTG HEATING
HVAC HEATING, VENTILATION, AND AIR CONDITIONING
HVAC HVAC CONTRACTOR

ID INSIDE DIAMETER
IL ILLINOIS
IN INDIANA
INCL INCLUDED (ING)
INS INSULATION
INSUL INSULATION
INT INTERIOR
INV INVERT(ED)

JT JOINT

KIT KITCHEN

L LENGTH
LAB LABORATORY
LAM LAMINATED (OR LAMINATE)
LAV LAVATORY
LEED LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LL LIVE LOAD (STRUCTURAL)
L.P. LOW POINT
LT LIGHT
LV LOW VOLTAGE

MAS MASONRY
MATL MATERIAL
MAX MAXIMUM
MC MECHANICAL CONTRACTOR
MECH MECHANICAL (HVAC)
MFR MANUFACTUR(ER)
MH MANHOLE
MICRO MICROWAVE OVEN
MIN MINIMUM
MISC MISCELLANEOUS
MO MASONRY OPENING
MOP MOP SINK
MS MOP SINK
MTD MOUNTED
MTL METAL
MUL MULLION
MW MICROWAVE OVEN

N NORTH
(N) NEW
NC NON COMBUSTIBLE
NIC NOT IN CONTRACT
NL NIGHT LIGHT
NO. NUMBER
NOM NOMINAL
NRC NOISE REDUCTION COEFFICIENT
NTS NOT TO SCALE
NUMB NUMBER

OC ON CENTER
OD OUTSIDE DIAMETER
OFCI OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI OWNER FURNISHED, OWNER INSTALLED
OPNG OPENING
OPP OPPOSITE
OSD OPEN SITE DRAIN

PART BD PARTICLE BOARD
PC PLUMBING CONTRACTOR
PFIN PREFINISHED
PLAM PLASTIC LAMINATE
PLAS PLASTIC
PLUMB PLUMBING (OR PLUMBING CONTRACTOR)
PLYWD PLYWOOD
PNT PAINT(ED)
POS POINT OF SALE (CASH REGISTER)
PT PRESSURE TREATED
PT PAPER TOWEL DISPENSER
PVC POLYVINYL CHLORIDE

QT QUARRY TILE

R RISER (STAIRS)
RA RETURN AIR
RAD RADIUS
RD ROOF DRAIN
REF REFRIGERATOR
REF REFER TO... / REFERENCE
REV REVISED / REVISION
REQD REQUIRED
RM ROOM
RO ROUGH OPENING
ROW RIGHT OF WAY

S SOUTH
SAD SEE ARCHITECTURAL DRAWINGS
SC SOLID CORE
SD SMOKE DETECTOR
SE STRUCTURAL ENGINEER
SECT SECTION
SED SEE ELECTRICAL DRAWINGS
SF SQUARE FEET
SHT SHEET
SI METRIC UNITS (SYSTEME INTERNATIONALE)
SI SQUARE INCHES
SIM SIMILAR
SMD SEE MECHANICAL DRAWINGS
SPD SEE PLUMBING DRAWINGS
SPK SPEAKER
SPKR SPEAKER
SPRK SPRINKLER
SQ SQUARE
SQ FT SQUARE FEET
SS STAINLESS STEEL
SS SERVICE SINK
STC SOUND TRANSMISSION COEFFICIENT
STD STANDARD
STL STEEL
STOR STORAGE
STN STONE
STRUCT STRUCTURE (OR STRUCTURAL ENGINEER)
SYM SYMMETRICAL

T/ TOP OF
T&G TONGUE AND GROOVE
TC TERRA COTTA
TEL TELEPHONE
THK THICKNESS
TP TOILET PAPER HOLDER
TV TELEVISION
TYP TYPICAL

UC UNDER COUNTER / UNDER CABINET
UL UNDERWRITER'S LABORATORY
UNO UNLESS NOTED OTHERWISE
UON UNLESS OTHERWISE NOTED
UR URINAL

VB VAPOR BARRIER
VB VINYL BASE
VCT VINYL COMPOSITION TILE
VERT VERTICAL
VIF VERIFY IN FIELD
VT VINYL TILE
VWC VINYL WALL COVERING

W WEST
W/ WITH
W/D WASHER/DRYER
W/IN WITHIN
W/O WITHOUT
WC WATER CLOSET (TOILET)
WCO WALL CLEANOUT
WD WOOD
WH WATER HEATER
WI WROUGHT IRON
WIC WALK IN CLOSET/COOLER
WIND WINDOW
WP WATERPROOF(ING)
W.P. WORK POINT
WR WEATHER RESISTANT / WATER RESISTANT
WWF WELDED WIRE FABRIC

SYMBOL LEGEND

EXISTING WALL TO BE REMOVED
NEW WALL CONSTRUCTION
NEW 1HR WALL CONSTRUCTION
NEW 2HR WALL CONSTRUCTION
NEW 3HR WALL CONSTRUCTION
NEW WALL WITH INSULATION
EXISTING WALL TO REMAIN
EXISTING TO REMAIN - N.I.C.
EXISTING DOOR TO REMAIN
NEW DOOR

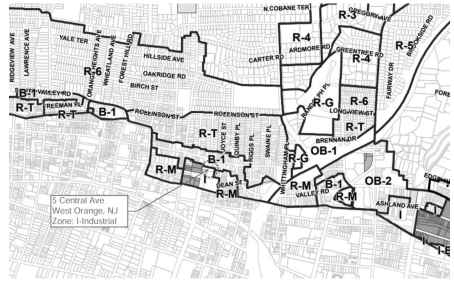
REVISION NUMBER
WALL TYPE
DOOR TAG
SPOT ELEVATION
BUILDING SECTION TAG
WALL/DETAIL SECTION TAG
ELEVATION TAG
DETAIL
ROOM NAME AND NUMBER
NORTH ARROW

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

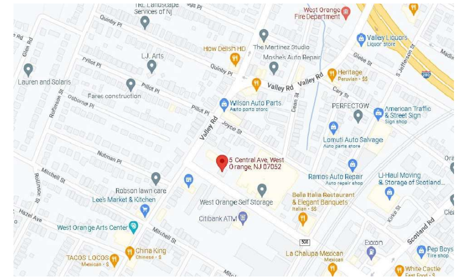
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GENERAL PROJECT NOTES

1. 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.
2. BY USE OF THE 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.
3. 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.
4. ALL CONTRACTORS MUST BE LICENSED AND BONDED IN THE **TOWNSHIP OF WEST ORANGE, NEW JERSEY.** PROOF OF LICENSURE 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 CREW AND ALL SUBCONTRACTOR CREWS. THIS WILL BECOME PART OF THE CONTRACT. THE GENERAL CONTRACTOR WILL PROVIDE COPIES OF ALL TRADE LICENSES IF 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.
5. 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.
6. OWNER/TENANT AND GENERAL CONTRACTOR WILL PROCURE ALL NECESSARY PERMITS AS REQUIRED, EXCLUDING THE BUILDING PERMIT IF OBTAINED BY ARCHITECT.
7. "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.
8. 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".
9. 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 STANDARD CHANGE ORDER FORMS AND SHALL BE SIGNED BY ALL NECESSARY PARTIES.
10. 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.
11. 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.
12. 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.
13. 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.
14. ALL CODES, STANDARDS AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST APPROVED EDITION.
15. 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.
16. 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 MANUFACTURER'S PRODUCT DATA, AND SAMPLE(S) OF PRODUCT(S) IN COLOR(S)/FINISH(ES) PROPOSED. NOTE THE REASON FOR THE SUBSTITUTION 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 QUESTION.
17. 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.
18. 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 OWNER/TENANT AND/OR CONTRACTOR SUPPLIED ITEM.
19. 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 FOR ACCIDENTS AND/OR DAMAGE IF NECESSARY TO RENDER 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.
20. 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/ENGINEER SHALL NOT BE RESPONSIBLE 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
21. 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.
22. THERE SHALL BE NO SMOKING IN THE INTERIOR OF THE JOB SITE OR WITHIN 15' OF ENTRANCES, OPERABLE WINDOWS, OR FRESH AIR INTAKES.
23. THE CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH AND DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAIN, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. ANY PENETRATIONS OR MODIFICATIONS TO STRUCTURAL STEEL OR CONCRETE MUST BE COORDINATED WITH ARCHITECT, STRUCTURAL ENGINEER AND BUILDING OWNER/TENANT.
31. 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 SUBSTANDARD CONDITIONS PRIOR TO THE PLACING OF FOOTINGS.
32. ALL TEMPORARY SHORING AND BRACING NECESSITATED BY THE WORK SHOWN HEREIN IS DESIGN/BUILD BY CONTRACTOR.
33. 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.
34. 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.
35. 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.
36. 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.
37. 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.
38. 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.
39. 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.
40. UNLESS NOTED OR DIMENSIONED OTHERWISE, ALL DOORS ARE LOCATED BY THEIR JAMB DETAIL RELATIVE TO ADJACENT WALLS AND PARTITIONS.
41. UNLESS NOTED OTHERWISE, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED IN ALL FINISH SPACES.
42. ALL DISSIMILAR MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC ACTION.
43. ALL MATERIALS USED IN THE CONSTRUCTION MUST BE ASBESTOS AND/OR CONTAMINANT FREE.
44. 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.
45. ALL GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL COMPLETELY INSTALL, HOOK UP, AND CONNECT ALL EQUIPMENT, AND FURNISH ALL NECESSARY APPENDAGES, WARRANTIES, AND INSTRUCTION MANUALS.
46. 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.
47. ALL MILLWORK, WOODWORK AND WOOD DOORS SHALL BE FABRICATED, FURNISHED, AND INSTALLED IN STRICT ACCORDANCE WITH THE APPROPRIATE SECTIONS OF THE ARCHITECTURAL WOODWORK INSTITUTES, 'ARCHITECTURAL WOODWORK QUALITY STANDARDS', CUSTOM GRADE, UNLESS NOTED OTHERWISE.
48. 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, SWEPT, 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 Calculated	Occupant Count Actual	Comments
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	

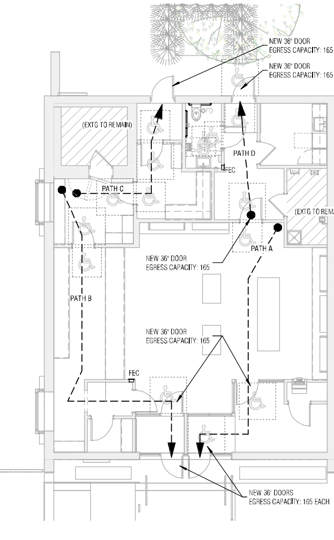
EGRESS DATA

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 NJBC TABLE 1017.2 = 200'-0"

MAXIMUM ALLOWABLE DEAD END DISTANCE NJBC 1020.4 = 20'-0"

PROPOSED MAXIMUM TRAVEL DISTANCE = 51'-8"



1 FIRST FLOOR EXIT DIAGRAM
SCALE: 1/8" = 1'-0"

0' 4' 16' TRUE

DEPARTMENTAL APPROVAL

STATE OF NEW JERSEY
RONALD ELKINS
21AI02218200
REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER 21AI02218200
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

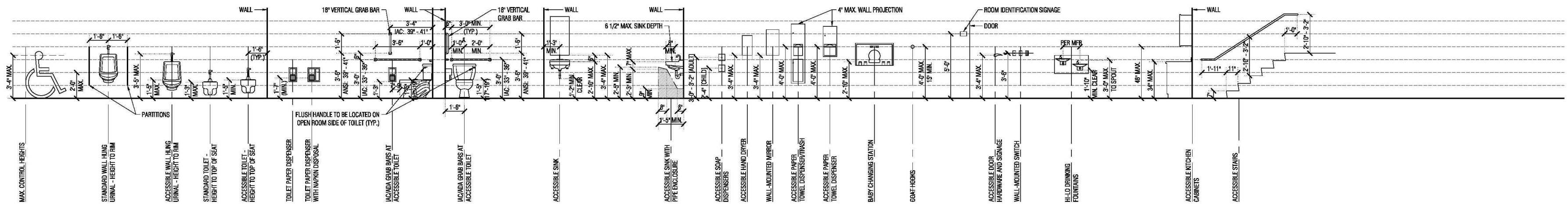
No.	Description	Date
	DD - Owner Review	
	DD - Initial Pricing	12.15.2022
	CD 50% - Owner Review	
	CD 100% - Owner Review	
	CD - Revised Pricing	
	Planning Review	02.10.2023
1	Planning Revisions	03.27.2023
2	Permit Revisions	
3	Construction Revisions	

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

GENERAL INFORMATION AND EXIT DIAGRAMS

.G001

DEPARTMENTAL APPROVAL

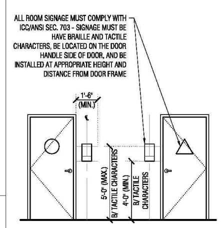


IAC/ADA MOUNTING HEIGHT DIAGRAM

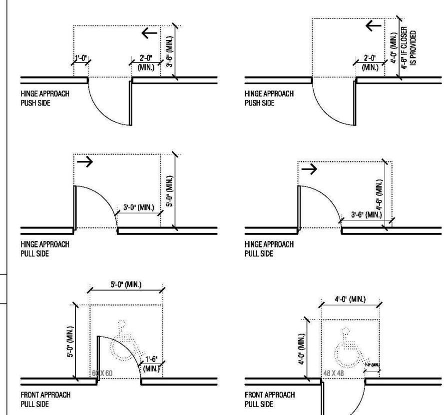
SCALE: 1/4" = 1'-0"

GENERAL ACCESSIBILITY AND EXITING NOTES

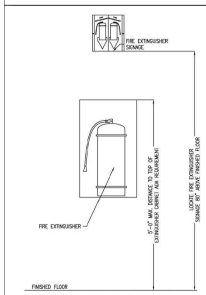
1. REFER TO SHEET G002 FOR TYPICAL MINNESOTA ACCESSIBILITY CODE MOUNTING HEIGHTS AND GENERAL NOTES.
2. FIRE DISTRICT EMERGENCY INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES PER CODE.
3. TYPICAL ADA ACCESSIBLE FLOOR SPACE: 30" X 48" MIN. | TURNING AREA: 60" DIAMETER MIN.
4. ALL DOORS TO BE OPERABLE IN DIRECTION OF EGRESS WITHOUT SPECIAL KNOWLEDGE OR KEY FOR EXITING. KEY ACCESS FROM BOTH SIDES IS NOT PERMITTED.
5. FRONT AND REAR ENTRY/EXIT DOORS TO BE FULLY ACCESSIBLE PER CODE.
6. 60" X 60" MINNESOTA ACCESSIBILITY CODE CLEARANCE SHALL BE KEPT AT PULL-SIDE OF ALL DOORS ON AN ACCESSIBLE ROUTE PER CODE. 48" X 48" IAC/ADA CLEARANCE SHALL BE KEPT AT PUSH-SIDE OF ALL DOORS ON AN ACCESSIBLE ROUTE PER CODE.
7. ROOM IDENTIFICATION AND DIRECTIONAL SIGNAGE TO BE PROVIDED AS REQUIRED PER **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" A.F.F. (MAX.). ADDITIONAL ROOM SIGNAGE SHALL BE PROVIDED IF SPECIFIED BY OWNER/TENANT.
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, SLOTS, HANDLES) BE NO HIGHER THAN 40" OR 3'-4" A.F.F. AS REQUIRED BY THE MINNESOTA ACCESSIBILITY CODE. SEE TYPICAL IAC/ADA MOUNTING HEIGHT DIAGRAM FOR REFERENCE.
11. MAX. ALLOWED PROJECTION FROM WALL SURFACE TO BE 4" BELOW 6'-8" A.F.F.
12. PUBLIC COAT STORAGE AREAS 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 RESTROOMS TO HAVE 30" X 48" MIN. TYPICAL ACCESSIBLE FLOOR SPACE WITH 60"Ø MIN. TURNING CIRCLE.
15. 3 GRAB BARS TO BE LOCATED AT EACH HANDICAP STALL AS PER ANSI A117.1-2003 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 PILASTERS.
18. ALL NEW TOILETS SHALL BE TANK TYPE WITH 1.6 GPF MAX. U.N.O.
19. MOUNTING HEIGHTS FOR ACCESSIBLE FIXTURES, HARDWARE, ETC. ARE CONTINGENT ON SPECIFIC MANUFACTURER'S MODELS. SEE TYPICALMINNESOTA ACCESSIBILITY CODE MOUNTING HEIGHT DIAGRAM FOR REFERENCE.



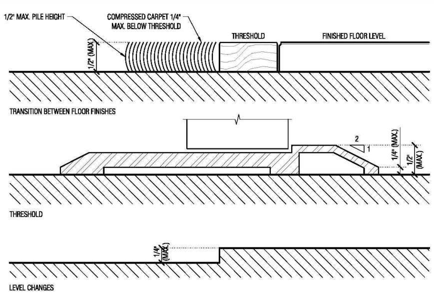
7 DOOR IDENTIFICATION SIGNAGE



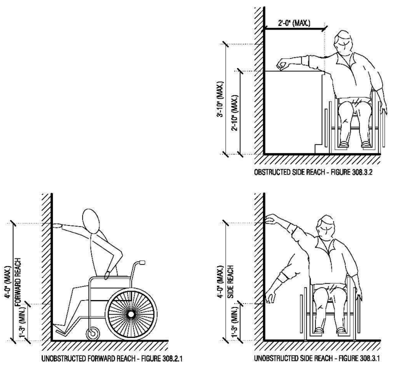
5 CLEAR WIDTH OF DOORWAYS



2 FIRE EXTINGUISHER CABINET



10 THRESHOLD LIMITS



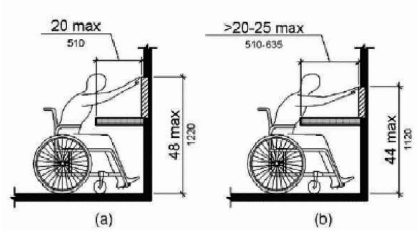


Figure 308.2.2
Obstructed High Forward Reach

8 REACH RANGES

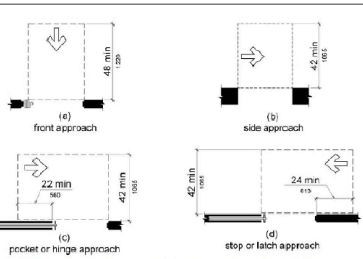
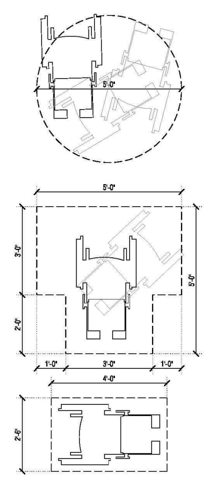
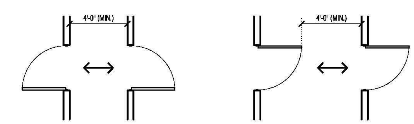


Figure 404.2.4.2 Maneuvering Clearances at Doorways without Doors, Sliding Doors, Gates, and Folding Doors

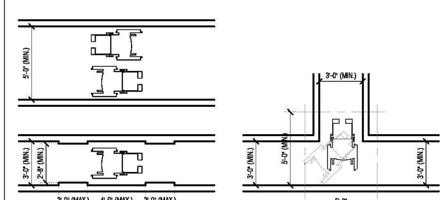
9 CLEARANCE AT SLIDING DOORS



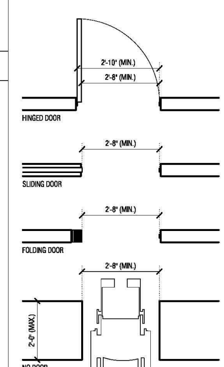
6 CLEAR FLOOR/TURNING SPACE



4 CLEARANCE AT TWO DOORS IN SERIES



3 CLEAR WIDTH ON ACCESSIBLE ROUTES



1 CLEAR WIDTH OF DOORWAYS

STATE OF NEW JERSEY
RONALD ELKINS
21AI02218200
REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER	21AI02218200
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

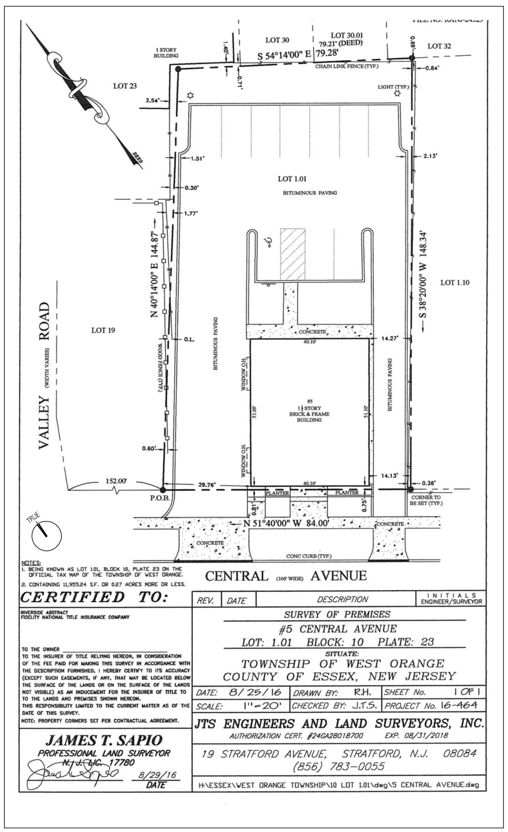
No.	Description	Date
	DD - Owner Review	
	DD - Initial Pricing	12.15.2022
	CD 50% - Owner Review	
	CD 100% - Owner Review	
	CD - Revised Pricing	
	Planning Review	02.10.2023
1	Planning Revisions	03.27.2023
2	Permit Revisions	
3	Construction Revisions	

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

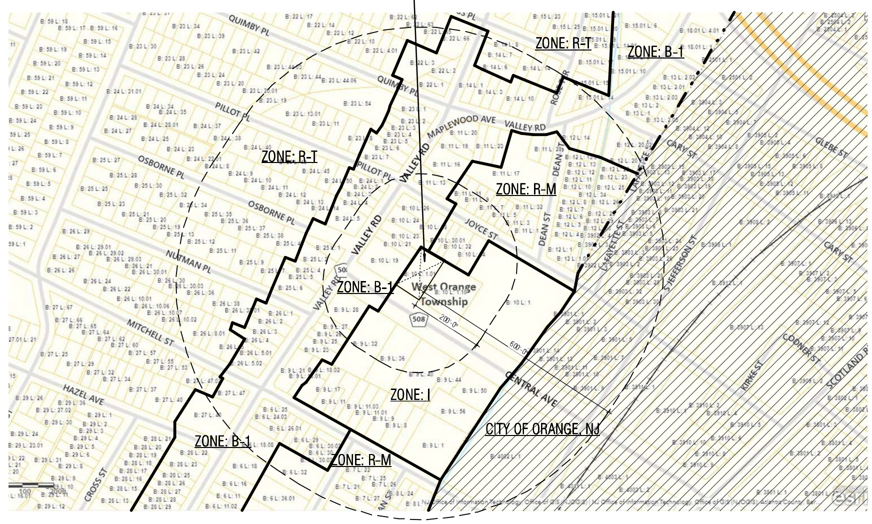
ACCESSIBILITY INFORMATION AND DETAILS

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



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

0' 40' 160' 320'

DEPARTMENTAL APPROVAL

STATE OF NEW JERSEY · RONALD ELKINS · 21AI02218200 · REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER	21AI02218200
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

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3	Construction Revisions	

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

KEY MAP & SURVEY

.G003

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DEPARTMENTAL APPROVAL

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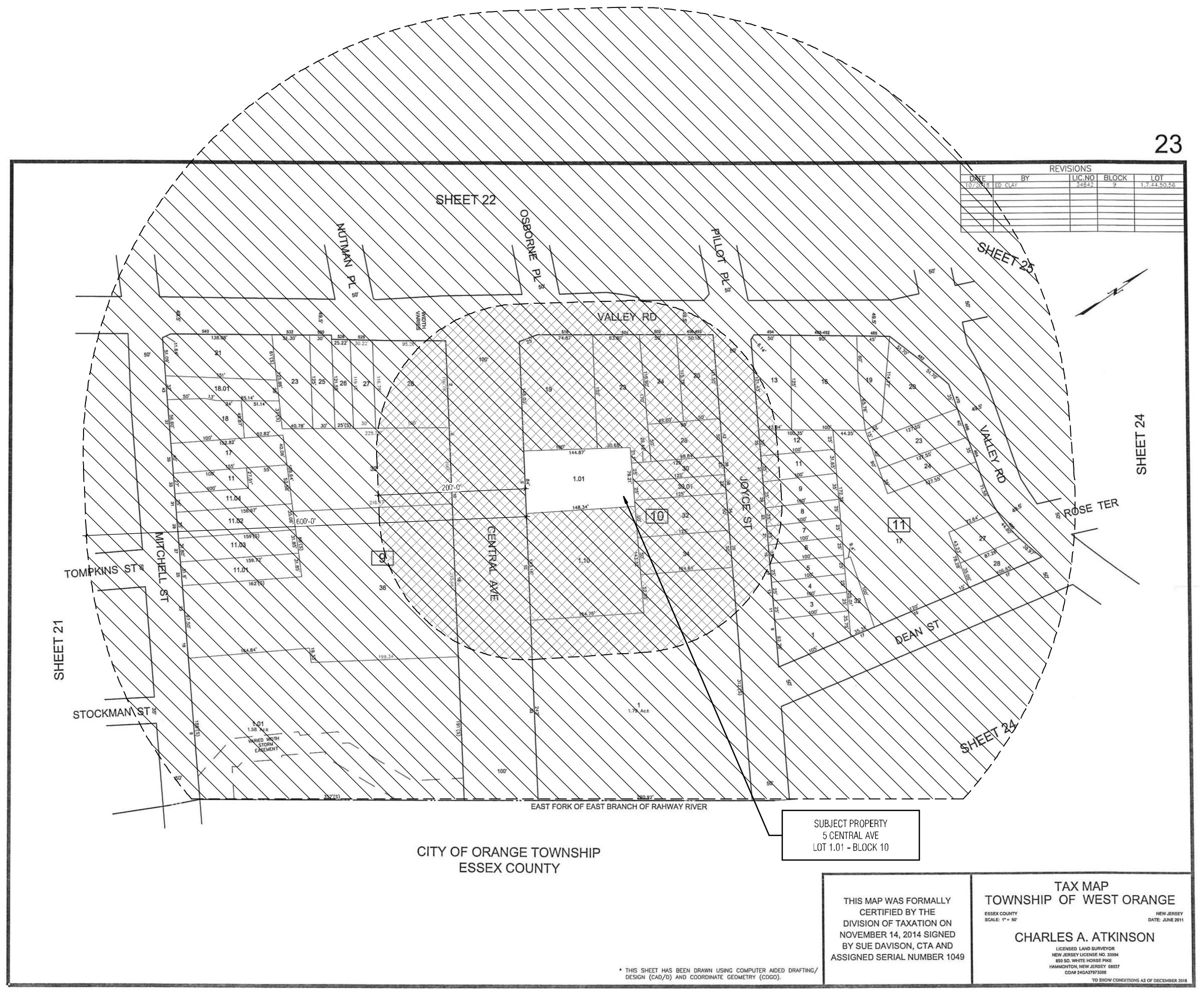
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NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS



NOTE: TAX MAP IS NOT CERTIFIED BY ARCHITECT OF RECORD

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

0' 20' 80' 160'

TRUE

No.	Description	Date
	Planning Review	02.10.2023

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

TAX MAP

.G004

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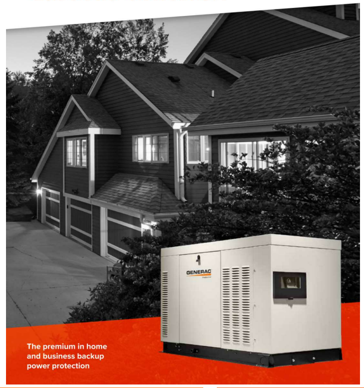
GENERAL CONSTRUCTION, SITE, AND DEMOLITION NOTES

1. 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.
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 TENANT'S 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, PAIN, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
10. 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.
11. 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.
12. 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.
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.
20. CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION WITH STRUCTURAL (IF APPLICABLE) AND MEP DEMOLITION.
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 CABINETRY 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.

22-60kW PROTECTOR® SERIES

GENERAC

Automatic Standby Gaseous Generator



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

5-YEAR LIMITED WARRANTY
Included with all Protector Series home standby generators.

18" OFFSET
Generators can be installed just 18" from a structure* – ideal for areas with tight lot lines or other space constraints.

BUILT IN THE USA*
Generac generators and engines are engineered and built in the USA*.
Assembled in the USA using domestic and foreign parts.

SMART, USER-FRIENDLY CONTROLS
Generac's Evolution™ Controller is visible and accessible without opening the generator enclosure. The Evolution Controller features a multilingual 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 from our headquarters in Wisconsin to answer any questions you might have.

WWW.GENERAC.COM



PROTECTOR SERIES – GASEOUS 25, ~~30, 36, 45 AND 60~~ 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 engine for quieter operation, compared to their higher-speed Protector unit counterparts. QuietSource generators include all the same features of the Protector Series 25-60kW.~~

- ~~The low-speed, liquid-cooled engine is engineered to run at only 1800 RPM for a quieter generator, 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
- Banks & Financial Institutions
- Manufacturing Industry & Distribution
- Restaurants & Bars
- Offices with Small Server Rooms
- Larger Homes or Homes with Guest Houses
- Green Houses

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22-60kW PROTECTOR® SERIES

Automatic Standby Gaseous Generator

SPECIFICATIONS (LP/NG)	25/25 kW	30/30 kW	36/36 kW	45/45 kW	45/45 kW	60/60 kW	60/60 kW
Model Number	RG02515ANAX	RG03015ANAX	RG03624ANAX	RG04524ANAX	RG04524ANAC	RG06024ANAX	RG06024AVAX
Voltage (Single Phase)	240V	240V	240V	240V	240V	240V	240V
Amps @ 240V LPG	104	125	150	188	188	N/A	250
Amps @ 240V NG	104	125	150	188	188	250	N/A
Engine/Alternator RPM	3600	3600	3600	3600	3600	3600	3600
Engine	In-line 4-Cyl.						
Fuel Consumption @ full load - LPG cu. ft/hr (gal/hr)	75 (2.1)	75 (2.1)	231 (6.4)	309.5 (8.6)	309.5 (8.6)	N/A	400 (11)
Fuel Consumption @ full load - NG cu. ft/hr	221	221	626	836	836	1051	N/A
Quiet-Test Mode	Yes						
db(A) at Exercise	59	59	61	61	61	65	65
db(A) Normal Operating Load	72	73	70	73	73	72	72
Mobile Link Connectivity	Yes						
Automatic Transfer Switch	Not Included						
Enclosure Color	Bisque						
Dimensions (L" 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	1230	1230
SCAQMD Model	•	•			•		

QUIETSOURCE

SPECIFICATIONS (LP/NG)	22/22 kW	27/25 kW	32/32 kW	38/38 kW
Model Number	RG02224ANAX	RG02724ANAX	RG03224ANAX	RG03824ANAX
Voltage (Single Phase)	240V	240V	240V	240V
Amps @ 240V LPG	92	113	[illegible]	158
Amps @ 240V NG	92	104	[illegible]	[illegible]
Engine/Alternator RPM	1800	1800	1800	1800
Engine	In-line 4-Cyl.			
Fuel Consumption @ full load - LPG cu. ft/hr (gal/hr)	[illegible]	149 (4.1)	166 (4.6)	192 (5.4)
Fuel Consumption @ full load - NG cu. ft/hr	[illegible]	396	380.6	444
Quiet-Test Mode	Yes			
db(A) at Exercise	[illegible]	62	58	58
db(A) Normal Operating Load	70	75	64	64
Mobile Link Connectivity	Yes			
Automatic Transfer Switch	Not Included			
Enclosure Color	Bisque			
Dimensions (L" x W" x H")	62 x 30 x 39	62 x 30 x 39	77 x 35 x 46	77 x 35 x 46
Generator Weight (lbs.)	905	940	1235	1235
SCAQMD Model	•	•		

NATIONWIDE DEALER SERVICE NETWORK
Generac's commitment to service includes scheduled maintenance programs, warranty assistance and emergency service to ensure that Generac customers are never left powerless. 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.
S45 W29290 Hwy. 59, Waukesha, WI 53189
www.Generac.com | 888-GENERAC (436-3722)

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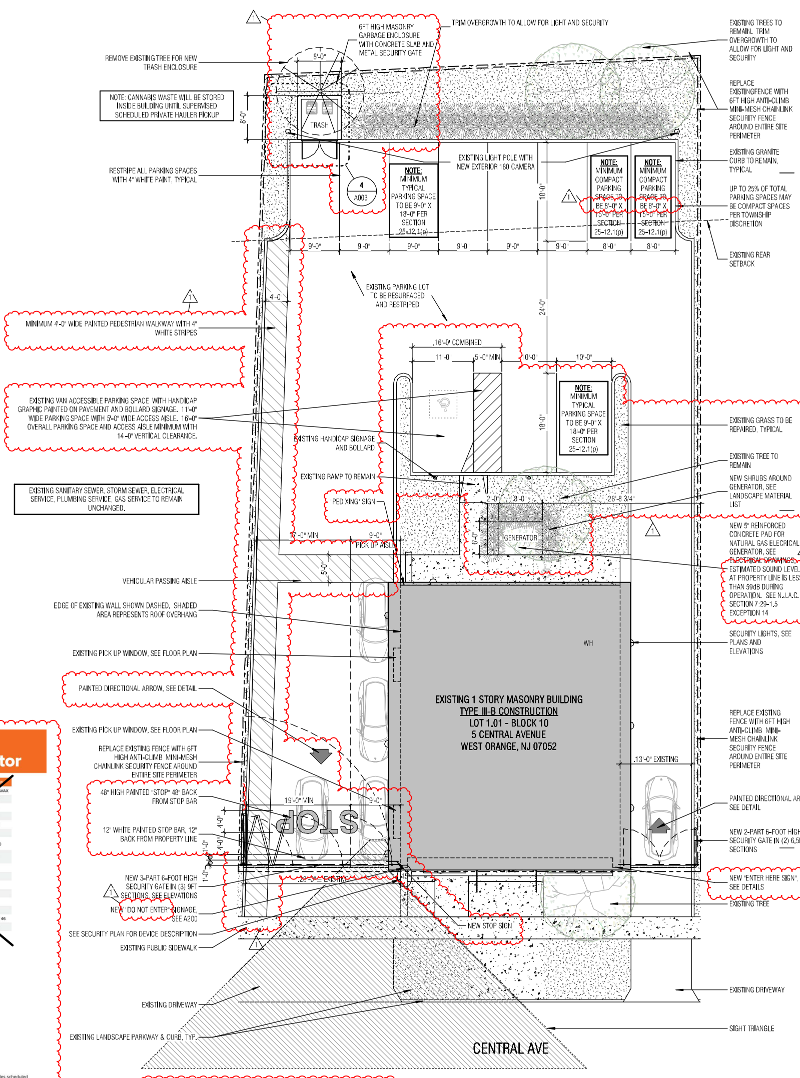
GENERAC

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.

NOTE: CANNABIS WASTE WILL BE STORED INSIDE BUILDING UNTIL SUPERVISED SCHEDULED PRIVATE HAULER PICKUP

EXISTING SANITARY SEWER, STORM SEWER, ELECTRICAL SERVICE, PLUMBING SERVICE, GAS SERVICE TO REMAIN UNCHANGED.



LANDSCAPE MATERIALS
1. SHRUB TO BE WINGED BURNING BUSH - EUONYMOUS ALATUS - 3' SIZE - 2'-0" O.C. SEE DETAIL ON SHEET A003

NOTE: SEE ELECTRICAL PLANS FOR SITE PHOTOMETRIC LIGHTING PLAN

1 SITE PLAN
SCALE: 3/32" = 1'-0"

0' 4' 16'

N

DEPARTMENTAL APPROVAL

STATE OF NEW JERSEY · RONALD ELKINS · 21AI02218200 · REGISTERED ARCHITECT

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ARCHITECT

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Reviewed By	RE
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SITE PLAN

A001

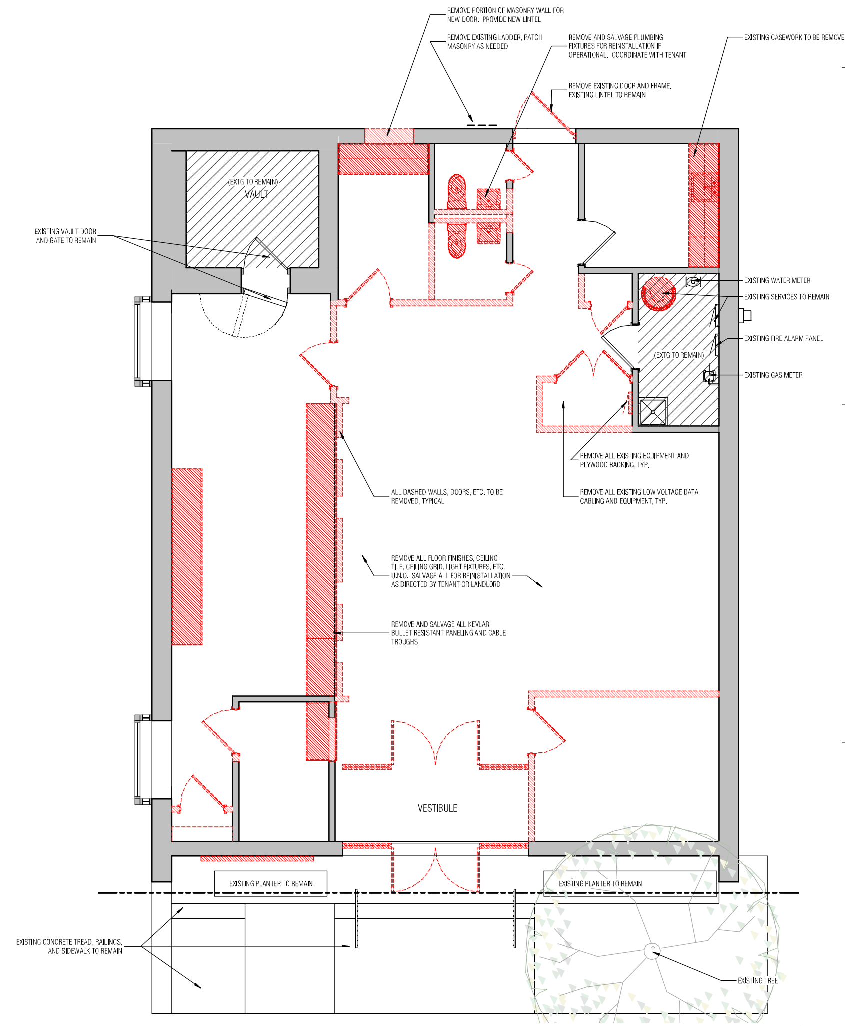
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GENERAL CONSTRUCTION, SITE, AND DEMOLITION NOTES

1. 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.
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 TENANT'S 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, PAIN, OVERSPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.
10. 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.
11. 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.
12. 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.
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.
20. CONTRACTOR SHALL COORDINATE ARCHITECTURAL DEMOLITION WITH STRUCTURAL (IF APPLICABLE) AND MEP DEMOLITION.
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 CABINETRY 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 EXISITNG INTERIOR DOORS AND HOLLOW METAL FRAMES FOR POSSIBLE REINSTALLATION



1 FIRST FLOOR EXISTING/DEMOLITION PLAN

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

0' 1' 4' 8'

TRUE

DEPARTMENTAL APPROVAL

STATE OF NEW JERSEY · RONALD ELKINS · 21AI02218200 · REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER	21AI02218200
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

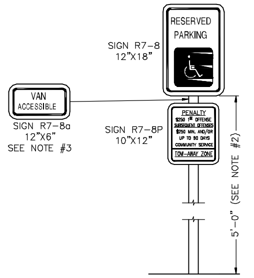
No.	Description	Date
	DD - Owner Review	
	DD - Initial Pricing	12.15.2022
	CD 50% - Owner Review	
	CD 100% - Owner Review	
	CD - Revised Pricing	
	Planning Review	02.10.2023
1	Planning Revisions	03.27.2023
2	Permit Revisions	
3	Construction Revisions	

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

EXISTING/DEMOLITION PLANS

A002

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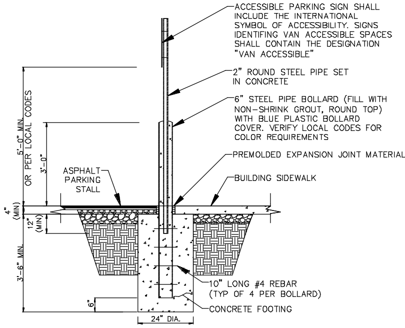
NOTES:

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.

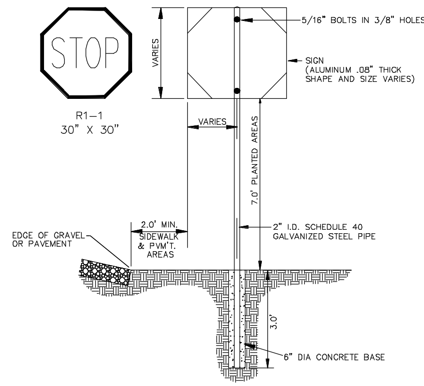
2. BOTTOM EDGE OF R7-8 SIGN SHALL BE MOUNTED APPROXIMATELY 60 INCHES ABOVE PARKING LOT OR SIDEWALK SURFACE WHEN THE SIGN IS PARALLEL TO THE SIDEWALK AND APPROXIMATELY 72 INCHES ABOVE THE PARKING LOT OR SIDEWALK SURFACE WHEN PERPENDICULAR TO THE SIDEWALK.

3. PROVIDE SIGN R7-8a AT VAN ACCESSIBLE SPACES MOUNTED BETWEEN SIGNS R7-8 AND R7-8P.

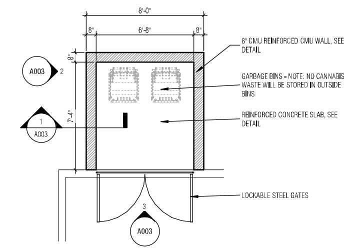
14 SITE DETAIL_ADA PARKING SIGN



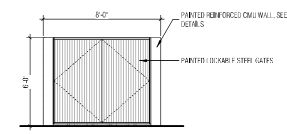
11 SITE DETAIL_ADA PARKING SIGN SECTION



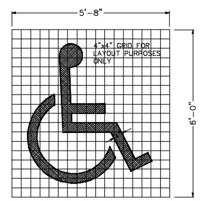
8 SITE DETAIL_STOP SIGN-FACE



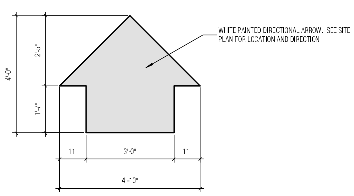
4 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0'



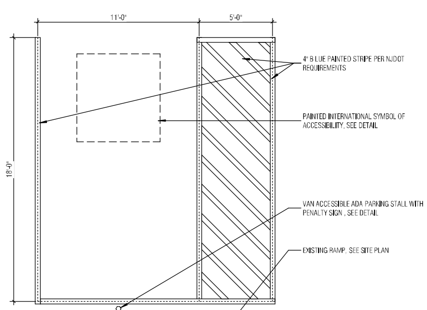
3 TRASH ENCLOSURE - SOUTH
SCALE: 1/4" 1'-0'



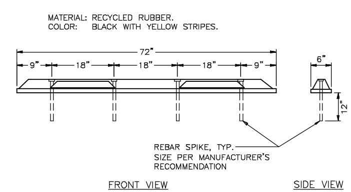
7 SITE DETAIL_INTERNATIONAL ACCESSIBILITY SYMBOL



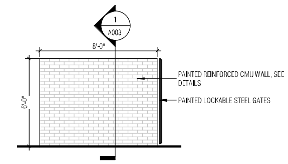
13 SITE DETAIL_PAINTED ARROW



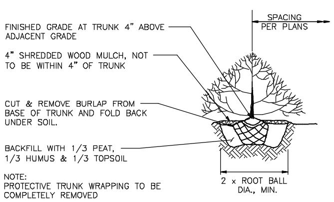
10 SITE DETAIL_ADA STALL



6 SITE DETAIL_WHEELSTOP

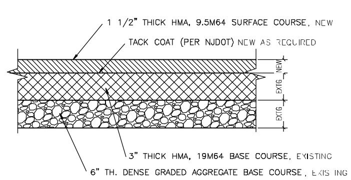


2 TRASH ENCLOSURE - WEST
SCALE: 1/4" = 1'-0'

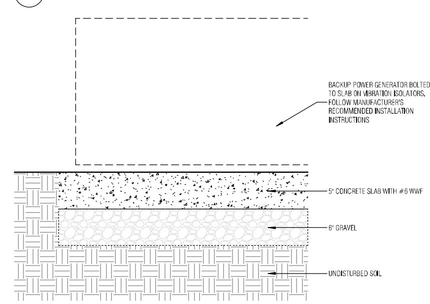


NOTE:
PROTECTIVE TRUNK WRAPPING TO BE COMPLETELY REMOVED

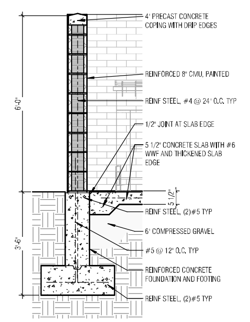
12 SITE DETAIL_PLANTING DETAIL



9 SITE DETAIL_PAVEMENT DETAIL



5 GENERATOR SLAB



1 TRASH ENCLOSURE SECTION
SCALE: 1/2" = 1'-0'

DEPARTMENTAL APPROVAL

STATE OF NEW JERSEY
RONALD ELKINS
21AI02218200
REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER 21AI02218200
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

No.	Description	Date
1	Planning Revisions	03.27.2023

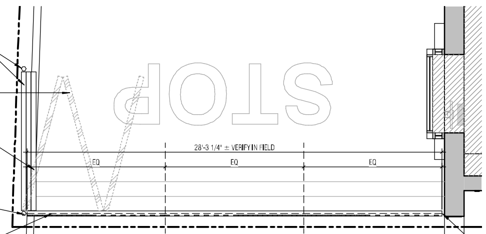
Reviewed By	RE
Drawn By	RE
Project No.	2120

SITE DETAILS

A003

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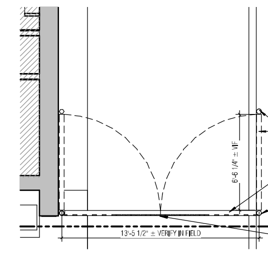
DEPARTMENTAL APPROVAL



7 DETAIL PLAN - WEST GATE

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

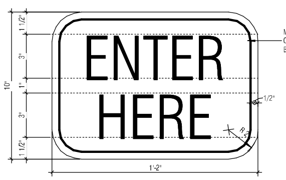
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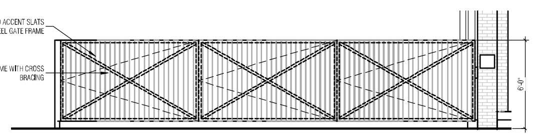
3 DETAIL PLAN - EAST GATE

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

0' 1' 4' 8'



10 SITE DETAIL_SIGN_ENTER HERE

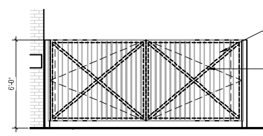


SEE SHEET A200 FOR MAIN BUILDING ELEVATION

6 ELEVATION - WEST GATE

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

0' 1' 4' 8'

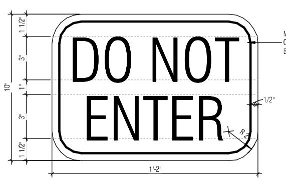


SEE SHEET A200 FOR MAIN BUILDING ELEVATION

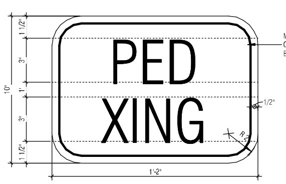
2 ELEVATION - EAST GATE

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

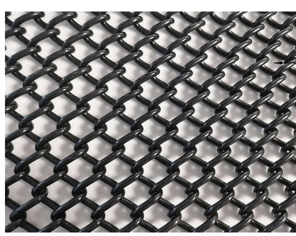
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9 SITE DETAIL_SIGN_DO NOT ENTER

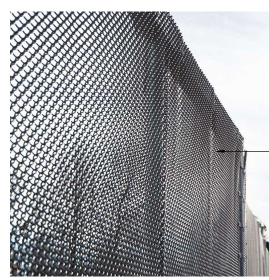


8 SITE DETAIL_SIGN_PEDESTRIAN



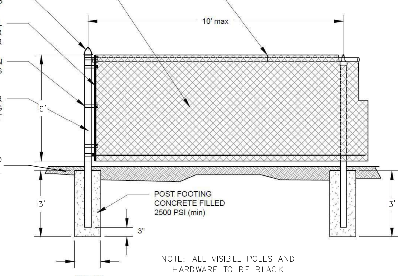
BLACK MINI-MESH CHAIN LINK FENCE WITH 3/4" MESH GRID

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



1 SITE DETAIL_CHAIN LINK DETAIL

SCALE: 12" = 1'-0"

STATE OF NEW JERSEY RONALD ELKINS 21AI02218200 REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER	21AI02218200
EXPIRATION DATE	07.31.2023

ARCHITECT

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Reviewed By	RE
Drawn By	RE
Project No.	2120

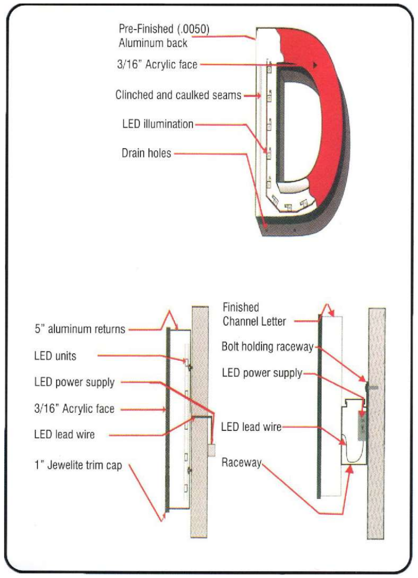
SITE DETAILS

A004

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GENERAL FLOOR PLAN NOTES

1. 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.
2. CONTRACTOR TO TAPE OUT FLOOR LAYOUT PRIOR TO START OF CONSTRUCTION FOR ARCHITECT AND OWNER/TENANT APPROVAL.
3. 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.
4. 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.
5. 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.
6. UNLESS NOTED OR DIMENSIONED OTHERWISE, ALL DOORS ARE LOCATED BY THEIR JAMB DETAIL RELATIVE TO ADJACENT WALLS AND PARTITIONS.
7. UNLESS NOTED OTHERWISE, ALL FASTENERS AND FASTENING DEVICES ARE TO BE CONCEALED IN ALL FINISHED SPACES.
8. ALL NEW INTERIOR NONBEARING WALLS TO BE TYPE 1 WITH WOOD BASEBOARD UNLESS NOTED OTHERWISE. SEE SCHEDULE FOR WALL TYPE CONSTRUCTION.
9. UNLESS NOTED OTHERWISE, ALL NEW WALLS SHALL CONTINUE TO EXISTING STRUCTURAL DECK ABOVE. PROVIDE BLOCKING BETWEEN EXISTING STRUCTURAL MEMBERS AS REQUIRED.
10. DRAFTSTOP AREAS NO GREATER THAN 1,000 SF TO BE PROVIDED FOR ALL OPEN-WEBBED TRUSS-TYPE FLOOR AND CEILING ASSEMBLIES PER CODE.
11. 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.
12. 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 MANUFACTURER'S PUBLISHED TEST CRITERIA, AND SHALL PREVENT THE PASSAGE OF SMOKE OR FLAME. ALL CONDUIT, DUCT, FLUE, AND/OR PIPE PENETRATIONS THROUGHT 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.
13. EXISTING FLOORING AND DRYWALL/PLASTER TO BE REPAIRED AT ALL EXISTING WALL REMOVAL LOCATIONS.
14. NEW HEADERS AND LINTELS TO BE PROVIDED AT ALL NEW OPENINGS IN EXISTING WALLS.
15. 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.
16. 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.
17. FIRE DISTRICT EMERGENCY INGRESS AND EGRESS SHALL BE MAINTAINED AT ALL TIMES AS PER CODE.
18. 60" X 60" 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.
19. FRONT AND REAR ENTRY DOORS TO BE FULLY ACCESSIBLE PER **CODE** AND ICC/ANSI A117.1-2003.
20. 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.
21. 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 4A60BC (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**.
22. FIRE EXTINGUISHER CABINETS TO BE POTTER-ROEMER DANA 7200 SERIES, RECESSED FRAMELESS BRUSHED STAINLESS STEEL WITH SMOKE TEMPERED GLASS WINDOW AND NO LETTERING, OR ARCHITECT APPROVED EQUAL.
23. 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.
24. ALL SPECIALTY EQUIPMENT AND APPLIANCES TO BE PROVIDED BY OWNER/TENANT UNLESS NOTED OTHERWISE.
25. 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.
26. 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.
27. 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.
28. 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.
29. ALL EQUIPMENT, FIXTURES, AND APPLIANCES TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
30. 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).
31. ALL PIPING, CONDUITS, ETC. TO BE LOCATED AT LEAST 6" FROM FLOOR AND 1/2" FROM WALL.
32. 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" FROM BOX. THREDED ROD WILL CONNECT LETTERS TO BOX AND WILL BE COVERED IN ALUMINUM STANDOFF. GLOW ILLUMINATION AT NIGHT WITH 1W LED MODULES. LOW VOLTAGE WIRES WILL BE RUN TO POWER SUPPLY MOUNTED INSIDE A POWER SUPPLY BOX INSIDE STORE WITH IL LISTED DISCONNECT SWITCH.



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

permits / fees additional
customer to have electrician
run electric and hook up to our signs

WE *CANNOT* PROCEED WITH YOUR ORDER UNTIL YOU RESPOND TO THIS PROOF.

PLEASE REVIEW THIS PROOF *CAREFULLY*:
- **Spelling is *your* responsibility**
- Sizes are noted
- Drawing is not to scale
- Colors on finished product may vary slightly from electronic proof
- If color accuracy is important and you require a press proof, please request one in your response

APPROVE OR REQUEST REVISION
See instructions in the email. You can send all responses through our online service.

***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

Sales
Service
Installation
Light Boxes
Sign Repair
Awnings
Banners
Vehicle Lettering
Window Lettering
Carved Wood
A.D.A. Signs
Ground Signs
Full Color Graphics
T-Shirts
Business Cards

Signarama The way to grow your business.

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 Proofs 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 Sale Representative

Underwriters Laboratories Inc. LISTED
Our products are list to U.L. Standards for Safety by Underwriters Laboratories Inc. (u.L.)
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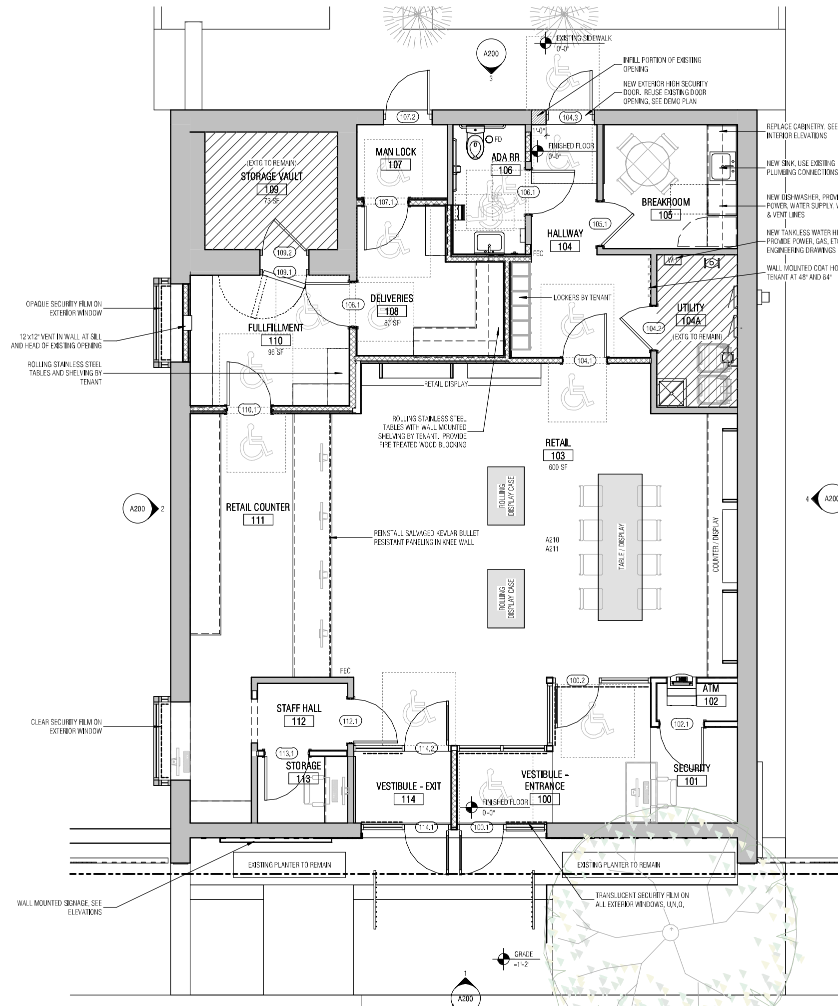
2 PROPOSED SIGNAGE

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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 Calculated	Occupant Count Actual	Comments
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	



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

DEPARTMENTAL APPROVAL

STATE OF NEW JERSEY
RONALD ELKINS
21AI02218200
REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER	21AI02218200
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

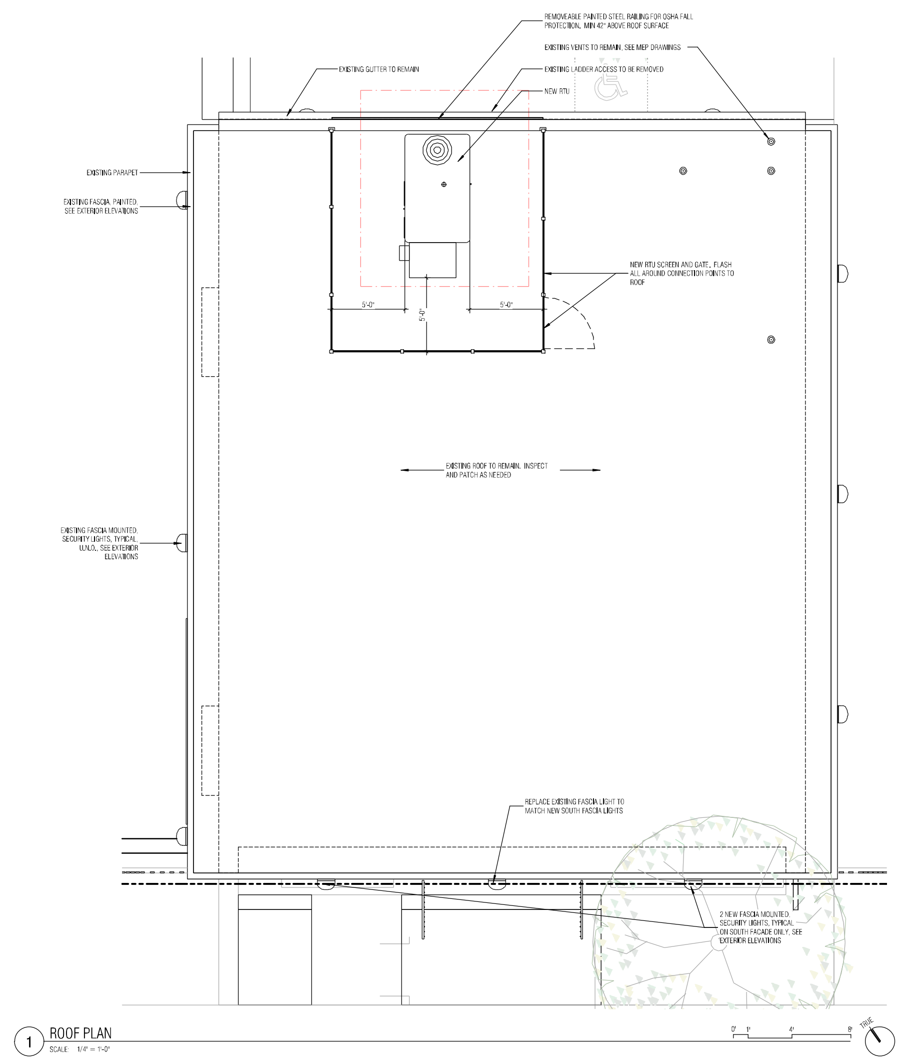
NOTE: SEE WALL TYPE SCHEDULE FOR TYPICAL WALL ASSEMBLY/CONSTRUCTION DETAILS

No.	Description	Date
	DD - Owner Review	
	DD - Initial Pricing	12.15.2022
	CD 50% - Owner Review	
	CD 100% - Owner Review	
	CD - Revised Pricing	
	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

FLOOR PLAN

A100



1 ROOF PLAN

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

DEPARTMENTAL APPROVAL

STATE OF NEW JERSEY RONALD ELKINS 21AI02218200 REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER	21AI02218200
EXPIRATION DATE	07.31.2023

ARCHITECT

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Drawn By	RE.HB
Project No.	2120

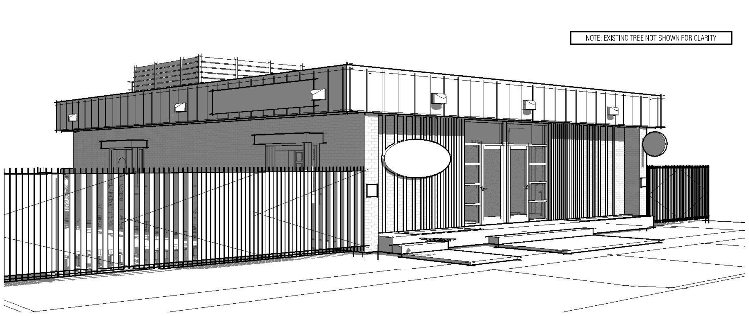
ROOF PLAN

A150

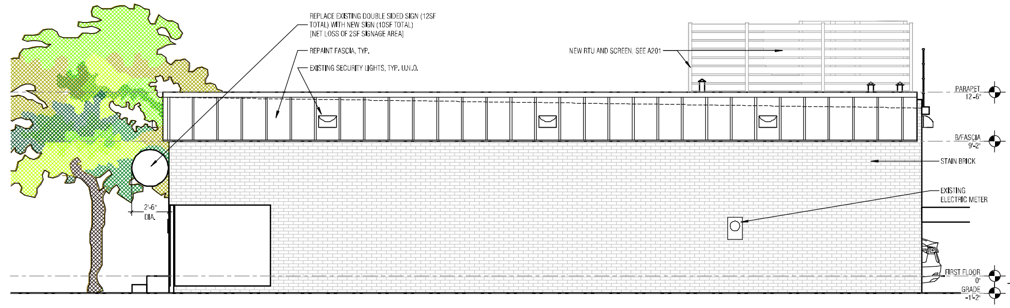
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DEPARTMENTAL APPROVAL

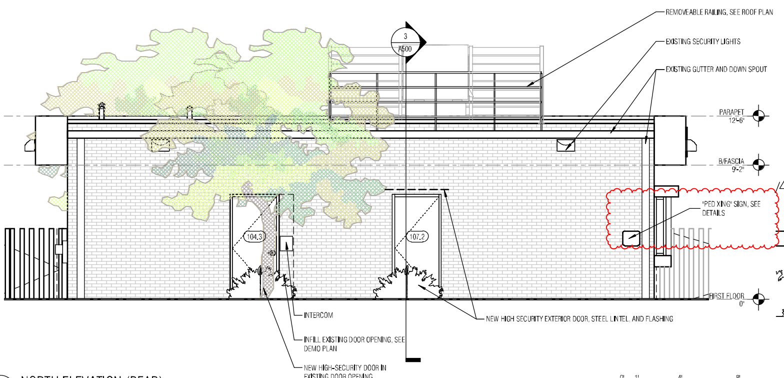
NOTE: EXISTING TREE NOT SHOWN FOR CLARITY



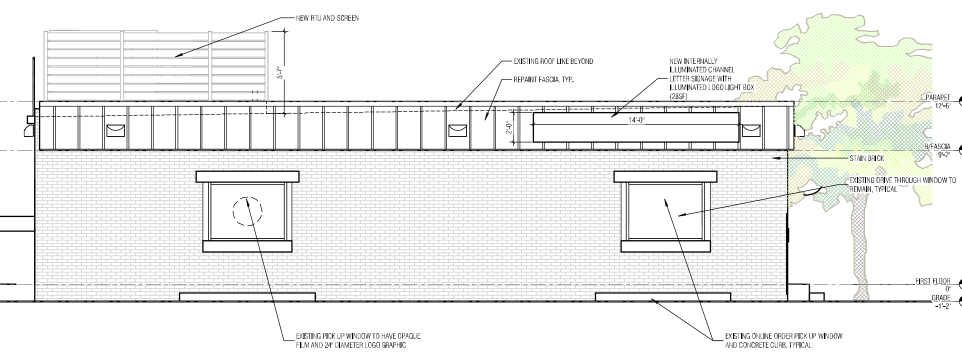
5 3D EXTERIOR VIEW



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

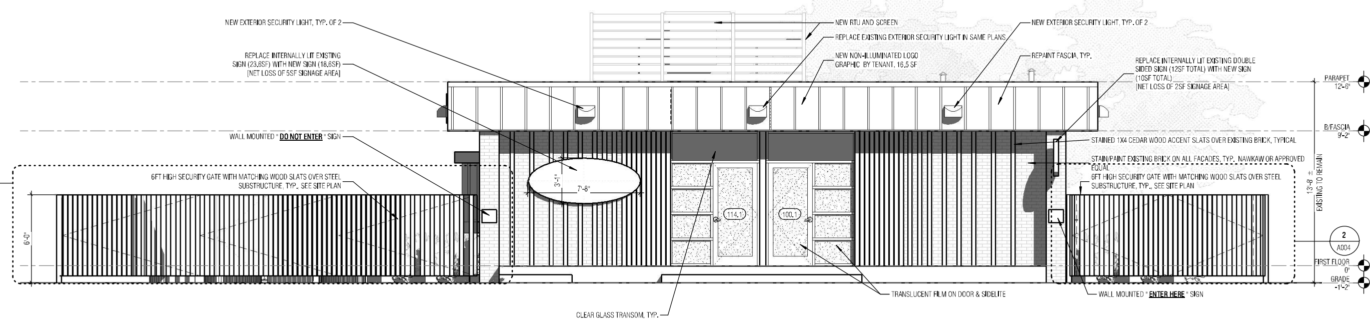
REGULATION: 1 MONUMENT SIGN ALLOWED WITHIN THE FRONT YARD ONLY.

MONUMENT SIGNS: NO EXISTING MONUMENT SIGNS ARE INSTALLED ON THE PROPERTY. THERE ARE NO PROPOSED MONUMENT SIGNS FOR THIS PROPERTY

BUILDING MOUTNED SIGNS

	REGULATION	EXISTING	PROPOSED	NOTE
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.



NOTE: EXISTING TREE NOT SHOWN FOR CLARITY

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

STATE OF NEW JERSEY · RONALD ELKINS · 21AI02218200 · REGISTERED ARCHITECT

NEW JERSEY LICENSE NUMBER 21AI02218200
EXPIRATION DATE 07.31.2023
ARCHITECT

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

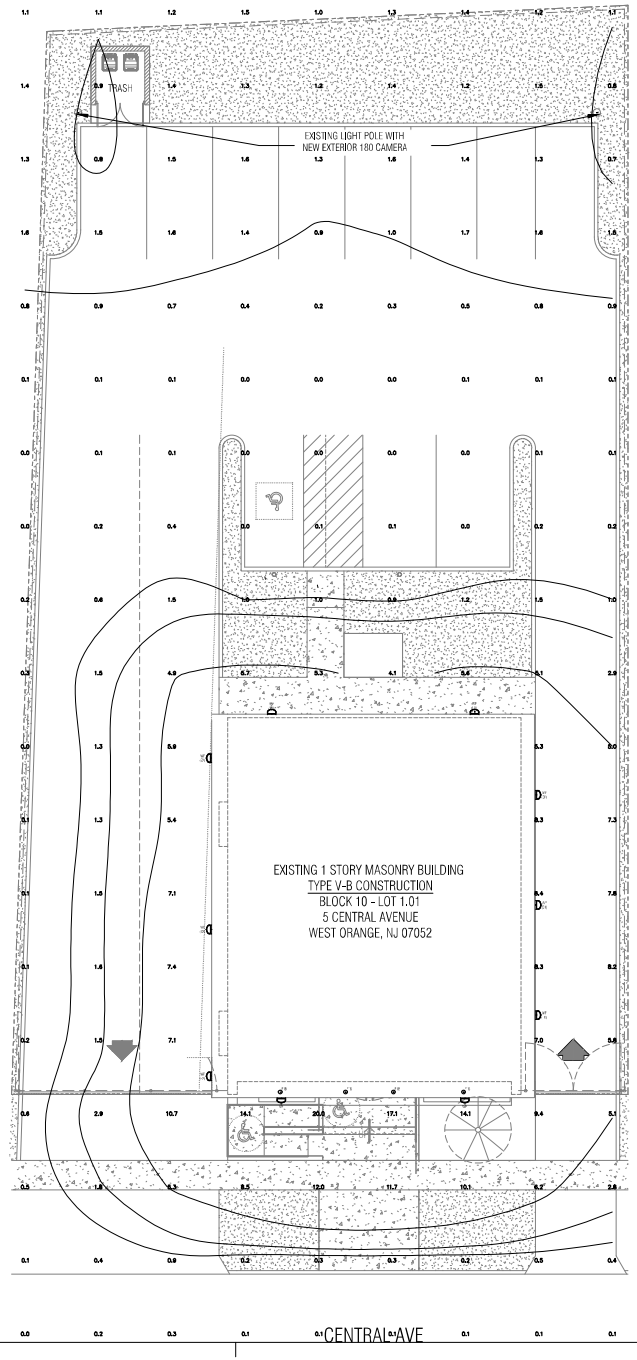
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Reviewed By	RE
Drawn By	RE.HB
Project No.	2120

ELEVATIONS - EXTERIOR

A200

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1 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1/8" = 1'-0"

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

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

NEW JERSEY LICENSE NUMBER 21AI00218700
EXPIRATION DATE 07.31.2023

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	CD - Revised Pricing	
	Zoning/Dev/Permit Review	
	Permit Revisions	03.27.2023
	Construction Revisions	
	Construction Revisions	

Reviewed By RE
Drawn By CA/DZ
Project No. 0126

ELECTRICAL SITE LIGHTING PLAN

E102