

cannabis facility design

*two things are for
certain about the
cannabis industry,
it is here to stay,
and it is on the rise*



We didn't get into the cannabis sector on purpose. But that doesn't mean we haven't embraced the niche we've carved for ourselves here with intention, rigor, and enthusiasm.

As cannabis has grown and evolved, so have we. We've completed dozens of projects in this sector across 11 states (and counting), including Pennsylvania, New Jersey, Ohio, West Virginia, Colorado, Oklahoma, Maryland, Virginia, Florida, Texas, and Alabama. We've tackled new ground-up constructions. And we've handled existing building conversions. From warehouses to automotive repair shops and everything in between, no opportunity has gone unexplored when it comes to potential project sites.

design at the forefront

We are a design-driven architectural firm based in Pennsylvania that believes good design is essential. And in the ever-maturing cannabis industry, design can be a unique outlet for industry leaders to establish and elevate themselves in the public eye. As we continue to lean into this space, we know the possibilities will be bountiful, and the challenges numerous. But that's precisely what keeps us so motivated each day. As we navigate the wave of legislative progress, we can only begin to imagine the impact our clients will have on the architectural landscape of this country. We are ready to embrace those opportunities with design at the forefront.



A handwritten signature in black ink, appearing to read 'Chris Dawson'.

Chris Dawson, AIA, LEED AP BD+C

Principal

Chris Dawson Architect



what does it mean to create architecturally significant projects in the cannabis sector?

Our clients juggle various issues, from aggressive schedules to large project costs. Needs will differ—but what stays the same is our role as an architect and an advisor. We strive to understand each space and design the most efficient and elegant facilities for our clients and their products.



"I think what I found to be most impressive is CDA's agility to meet various clients' expectations and requests. As a multi-state cannabis operator, our company structure and ownership groups are unique from state to state, and, therefore, requests to the architect vary by project. CDA has been able to meet those requests, adapting to each project and owner expectations."

Sarah Reidy

*Former Director of Real Estate Development
Cure Solutions*

what sets our approach apart?

We communicate extensively with clients to avoid the typical operational pitfalls that a less engaged firm might encounter. We coordinate with consultants and engineering teams to understand and deliver on the facility's unique requirements. And we're continually curious and adaptive to operational demands and state guidelines.



engaged from start to finish

Early in the design process, we work with our clients to develop conceptual designs for their facilities and deliver detailed, sophisticated design drawings and study models to clearly articulate how the project will come to life.

We then work closely with our consultants and stakeholders to develop comprehensive permit drawings and oversee construction to ensure the design intent is executed properly.

Together, we meticulously plan every inch of the building, from generator locations to how the HVAC system will service flower rooms. We coordinate in tandem to produce an exceptional product from the beginning to the end of each project.



"I am very impressed with the documents CDA produces. There is plenty of detail. The axons are fantastic to give an owner a clearer picture. It's not often I see such work."

Curt Bradley, PE

*Principal & Structural Engineer
Fulcrum Engineering, LLC*



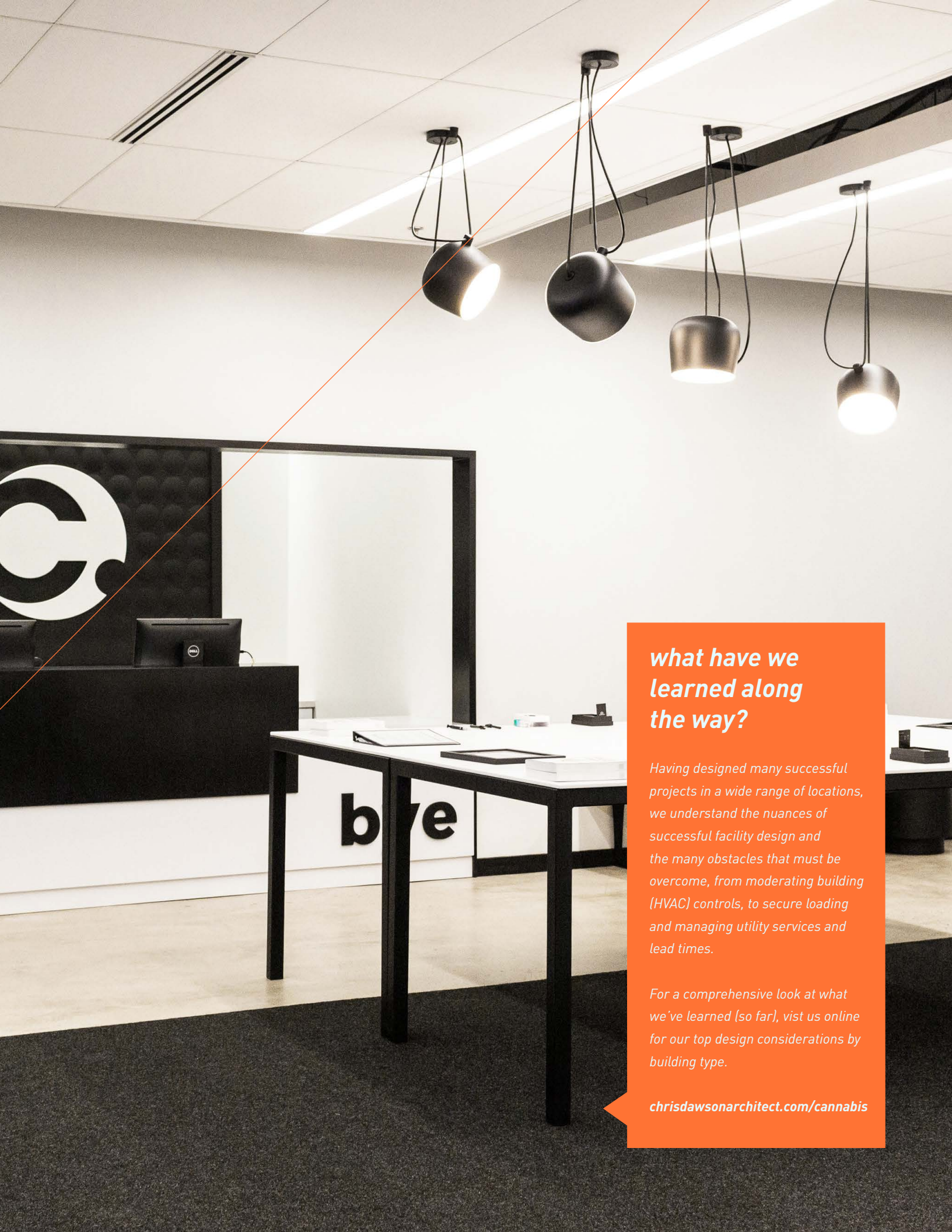
pride in problem solving

We put great energy into designing support spaces to enhance the experience for those who work in cannabis facilities. From shared spaces like conference rooms and break rooms, to more subtle additions like specialty lighting, finishes, and atmosphere, each plays a role in elevating the experience.

design services:

- *Architectural site plans and drawings for licensing applications*
- *Master planning*
- *Concept through comprehensive construction drawing packages*
- *Construction administration*





what have we learned along the way?

Having designed many successful projects in a wide range of locations, we understand the nuances of successful facility design and the many obstacles that must be overcome, from moderating building (HVAC) controls, to secure loading and managing utility services and lead times.

For a comprehensive look at what we've learned (so far), visit us online for our top design considerations by building type.

chrisdawsonarchitect.com/cannabis

distance as an advantage

Co-located in the United States and the Czech Republic, CDA works around the clock to help our clients meet aggressive schedules. Having two studios on two continents allows us to work fast and to stay ahead of emerging design trends. The culture of design is prone to shifts; we pride ourselves on being ingrained in that culture, always ready to take on new challenges.

- ⊗ *Harrisburg, Pennsylvania*
- ⊗ *Ostrava, Czech Republic*



our experience at a glance

Since our first project, our cannabis clients have appreciated not only our technical competence but our responsiveness, attention to detail, and our unwavering commitment to their success. Our goal is to create an experience for our clients that is collaborative and thoughtful all the way to the project's completion.

11

states across the United States

65+

projects completed

\$ 55 million

in cannabis construction

1,000,000+ *square feet*

of operating space

\$ 200 million+

in projected sales

*team
resumes*



Chris Dawson AIA, LEED AP BD+C

Principal-In-Charge / 14 Years at CDA / Architect / RA015137X



Profile

Chris Dawson founded **Chris Dawson Architect** in 2009 on the heels of 15 years of experience in Central Pennsylvania. He is a Syracuse University graduate with work that is consistently recognized by the AIA with design awards (18 from 2009-2021). He is passionate about architecture and holds a deep-seeded belief that architecture is art. In 2020, AIA PA recognized Chris's commitment to "creating a better world through innovative, scalable and measurable solutions" with the Impact Designer Award.

Education

Cornell University Introduction to Architecture, 1987
Syracuse University, B.Arch, 1993
Harvard University, Leadership Seminar, 2008

Affiliations

Registered Architect - Commonwealth of Pennsylvania, 1998 - Present
Registered Architect - State of Ohio, 2018 - Present
Registered Architect - State of Oklahoma, 2019 - Present
Registered Architect - State of West Virginia, 2022 - Present
Registered Architect - State of Florida, 2022 - Present
Member - American Institute of Architects (AIA), 1994 - Present
Board Member - AIA PA, 2014 - 2019
President - Central PA AIA Chapter, 2010 - 2011 / Board Member, 2005 - Present
AIA PA Regional Representative - AIA National Small Firm Exchange, 2019 - Present
Chairman - Central PA AIA Lecture Series, 2005 - 2014, 2019 - Present
LEED AP BD+C U.S. Green Building Council, 2007 - Present
Board Member - ACE Mentoring Central PA Chapter, 2007 - 2013

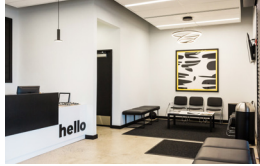
Key Past Projects

Dispensary Expansion and Renovations, Feasibility Studies, Monroeville, PA, 2023
Dispensary Expansions and Renovations, Lakewood, OH; Chambersburg, PA; Latrobe, PA;
Hagerstown & Joppatowne, MD; Lynchburg, VA, 2023
Vertical Facilities License Applications, TX and FL, 2023
Cultivation Facility License Application, AL, 2022
Dispensary License Applications, AL, 2022
Cultivation Facility and Dispensary License Applications, FL, 2022
Dispensary New Builds, Westover, Parkersburg & Triadelphia, WV, 2022
Dispensary New Build, Pittsburgh, PA, 2022
Dispensary Retail Conversion, Weirton, WV, 2022
Dispensary Retail Conversion, Jacksonville, FL, 2022
Dispensary New Build, St. Johns Town Center, Jacksonville, FL, 2022
Cultivation and Processing Facility License Application, Gainesville, FL, 2022
Dispensary License Application, Tallahassee, FL, 2022
Dispensary Expansion, Elizabeth, NJ, 2021
Dispensary Bank Building Conversions, Robinson Township and Chadds Ford, PA, 2021
Dispensary Retail Conversion, Clifton Heights, PA, 2021
Cultivation Facility, Phase 2 and 3 Warehouse Conversion, Lebanon, PA 2021
Dispensary New Build, Chester, PA, 2021



Jan Baros

Project Architect / 10 Years at CDA



Profile

Jan Baros is a project architect who joined Chris Dawson Architect (CDA) in the Spring of 2014. He earned his bachelor's and master's degrees in the Czech Republic, with a great deal of his studies spent on detailing and construction techniques. Jan's computer skills are evident in his efficient design solutions and photo-realistic graphic representations. His impact over the last ten years cannot be overstated, and he continues to elevate the quality of CDA's designs and drawings with a unique clarity to the benefit of its consultants and clients.

Education

Technical University of Ostrava, Czech Republic, **M.Arch with Distinction**, 2013
Technical University of Ostrava, Czech Republic, B.Arch, 2010

Work History

Chris Dawson Architect, 2014 – Present
Technical University of Ostrava - Historical Research / Graphic & CGI Artist, 2013
JB Design - Freelance Graphic Design, 2006 - 2014

Selected Honors

AIA Honor Award, Lowengard Adaptive Reuse, 2023
AIA Merit Award, West Shore Theatre Renovations, 2022
AIA Honor Award, Penn State Harrisburg - 24/7 Study, 2020
AIA Citation Award, Harrisburg City Hall Renovations, 2020
AIA Citation Award, Hershey Public Library New Family Entrance & Interior Renovations, 2020
AIA Honor Award, Amber Road Trekking Cabins, 2019
AIA Merit Award, Milton Hershey School North Office, 2018
AIA Merit Award, Fifteen @ Twenty-Two / Keystone Building Residential Conversion, 2017
Shortlisted Finalist, International Architecture Competition Amber Road Trekking Cabins, 2017
Gold Mention / 4th place, International Design Competition Lamborghini Road Monument, 2016

Key Past Projects

Dispensary New Build, Pittsburgh, PA, 2022
Dispensary Expansion, Elizabeth, NJ, 2021
Dispensary Bank Building Conversion, Robinson Township, PA, 2021
Dispensary Bank Building Conversion, Chadds Ford, PA, 2021
Dispensary Retail Conversion, Clifton Heights, PA, 2021
Dispensary New Build, Chester, PA, 2021
Dispensary Expansion, Elizabeth, NJ, 2021
Dispensary Bank Building Conversion, Robinson Township, PA, 2021
Dispensary, Automotive Repair Shop Conversion, Oklahoma City, OK, 2019
Dispensaries Retail Conversions, Lancaster, Fort Washington, Phoenixville, Philadelphia, Pennsylvania, 2018 - 2020

Programs

Autodesk AEC - Revit, AutoCAD Architecture, 3ds Max & V-Ray Render
Adobe Suite - Photoshop, InDesign, Illustrator, Premiere
Twinmotion / Unreal Engine, CorelDRAW, Sony Vegas Pro



Westley Enterline AIA, LEED AP

Project Architect / 2 Years at CDA / RA409166



Profile

Westley Enterline is a registered architect who joined Chris Dawson Architect in January 2022. He earned his bachelor's degree in architecture from Virginia Tech. After graduation, he spent the first ten years of his career in Washington, D.C., working on large-scale corporate and commercial renovation projects. He focuses on all phases of the design and documentation process with a particular interest in the challenge of renovation projects and their opportunity to bring new life into existing buildings.

Education

Virginia Tech, B.Arch, 2007

Work History

Chris Dawson Architect, 2022 - Present
Marotta/Main Architects - Associate Architect, 2018 - 2021
FOX Architects - Senior Project Architect, 2009 - 2018
OPX Design Consultancy - Staff Architect, 2007 - 2009

Affiliations

Registered Architect - District of Columbia, 2011 - Present
Registered Architect - Commonwealth of Pennsylvania, 2020 - Present

Key Past Projects

Dispensary Expansion and Renovations, Feasibility Studies, Monroeville, PA, 2023
Dispensary Expansions and Renovations, Lakewood, OH; Chambersburg, PA; Latrobe, PA;
Hagerstown & Joppatowne, MD; Lynchburg, VA, 2023
Vertical Facilities License Applications, TX and FL, 2023
Dispensary New Build, Variance Application, Cinnaminson, NJ, 2023
Cultivation Facility License Application, AL, 2022
Dispensary License Applications, AL, 2022
Cultivation Facility and Dispensary License Applications, FL, 2022
Dispensary New Builds, Westover, Parkersburg & Triadelphia, WV, 2022
Dispensary New Build, Pittsburgh, PA, 2022
Dispensary Retail Conversion, Weirton, WV, 2022
Dispensary Retail Conversion, Jacksonville, FL, 2022
Dispensary New Build, St. Johns Town Center, Jacksonville, FL, 2022
Cultivation and Processing Facility License Application, Gainesville, FL, 2022
Dispensary License Application, Tallahassee, FL, 2022

Additional Project Experience

Harrisburg University Urban Farm Center, 2023
PA State Museum - Paver Repair / Replacement, 2023
Harrisburg Public Safety Building Renovations, 2023
Illuminated Integration Office Building, 2022
Strawberry Square Clockbox Lounge and Stage, 2023
Penn National Insurance Lobby Upgrades, 2022
Milton Hershey School Environmental Center Study, 2022
R&M Variety Shop, 2022



Klara Barosova

Graduate Architect / 7 Years at CDA



Profile

Klara Barosova is a graduate architect who joined Chris Dawson Architect (CDA) in the Fall of 2016. She earned her bachelor's and master's degrees in the Czech Republic, with a focus on adaptive reuse of industrial and historical buildings. She has gained experience in adaptive reuse and brownfield site projects through her work at CDA, as well as by attending many international workshops and seminars.

Education

Technical University of Ostrava, Czech Republic, **M.Arch**, 2016
VIA University College, Horsens, Denmark, Summer School, 2014
Technical University of Ostrava, Czech Republic, **B.Arch**, 2013

Work History

Chris Dawson Architect, 2016 – Present
Technical University of Ostrava - Architectural Research Group, 2012 - 2013

Selected Honors

AIA Honor Award, Lowengard Adaptive Reuse, 2023
AIA Citation Award, 260 Boas Street Residential Conversion, 2022
AIA Honor Award, Penn State Harrisburg - 24/7 Study, 2020
AIA Citation Award, Hershey Public Library New Family Entrance & Interior Renovations, 2020
ASAE Power of A Gold Award, AIA Pennsylvania Design for Better New Cumberland, 2020
AIA Honor Award, Amber Road Trekking Cabins, 2019
Shortlisted Finalist, International Architecture Competition Amber Road Trekking Cabins, 2017
Gold Mention / 4th place, International Design Competition Lamborghini Road Monument, 2016

Key Past Projects

Dispensary New Builds, Westover, Parkersburg & Triadelphia, WV, 2022
Dispensary New Build, Pittsburgh, PA, 2022
Dispensary Retail Conversion, Weirton, WV, 2022
Dispensary Retail Conversion, Jacksonville, FL, 2022
Dispensary New Build, St. Johns Town Center, Jacksonville, FL, 2022
Dispensary Expansion, Elizabeth, NJ, 2021
Dispensary Bank Building Conversion, Robinson Township, PA, 2021
Dispensary Bank Building Conversion, Chadds Ford, PA, 2021
Dispensary Retail Conversion, Clifton Heights, PA, 2021
Dispensary New Build, Chester, PA, 2021
Cultivation Facility, Phase 2 and 3 Warehouse Conversion, Lebanon, PA 2021
Dispensary Renovations, Denver, CO, 2020
Cultivation Facility Phase 1 and 2 Warehouse Conversion, Columbus, OH, 2019 - 2021
Dispensary, Automotive Repair Shop Conversion, Oklahoma City, OK, 2019
Dispensaries Retail Conversions, Lancaster, Fort Washington, Phoenixville, Philadelphia, Pennsylvania, 2018 - 2020
License Applications Multiple Cities, PA, OH, MO, NJ, and FL 2019 - 2021

Programs

Autodesk Revit, Autodesk AutoCAD Architecture
Adobe Suite – Photoshop, InDesign, Illustrator
Graphisoft ArchiCAD
Twinmotion / Unreal Engine, Sketchup, Artlantic



Vladimir Sturm

Registered Architect / 6 Years at CDA



Profile

Vladimir Sturm joined Chris Dawson Architect in February 2018. After graduating from the master's degree program of architecture and urban planning in 2013, he became a freelance architect with a focus on civil engineering and building renovations. Vladimir has wide computer skills in the field of architectural design, as well as an understanding of construction details.

Education

Brno University of Technology, Czech Republic, **M.Arch**, 2013

Brno University of Technology, Czech Republic, **B.Arch**, 2010

Work History

Chris Dawson Architect, 2018 – Present

Freelance Architect, 2013 - 2018 (in cooperation with Atelier 5, KAPEGO projekt, Kolek)

Affiliations

Registered Architect - Czech Chamber of Architects, 2017 - Present

Selected Honors

AIA Merit Award, West Shore Theatre Renovations, 2022

AIA Citation Award, Harrisburg City Hall Renovations, 2020

AIA Citation Award, Hershey Public Library New Family Entrance & Interior Renovations, 2020

Key Past Projects

Vertical Facility License Application, FL, 2023

Dispensary New Builds, Westover, Parkersburg & Triadelphia, WV, 2022

Dispensary Bank Building Conversion, Robinson Township, PA, 2021

Dispensary Bank Building Conversion, Chadds Ford, PA, 2021

Dispensary Expansion, Elizabeth, NJ, 2021

Cultivation Facility, Phase 2 and 3 Warehouse Conversion, Lebanon, PA 2021

Cultivation Facility Phase 1 and 2 Warehouse Conversion, Columbus, OH, 2019 - 2021

Processing Facility Warehouse Conversion Columbus, OH, 2019

Dispensaries Retail Conversions, Lancaster, Fort Washington, Phoenixville, Philadelphia, Pennsylvania, 2018 - 2020

Additional Project Experience

Harrisburg University Urban Farm Center, 2023

Strawberry Square Clockbox Lounge and Stage, 2023

Glosser Steel Addition, 2021

Harrisburg City Hall Renovations, 2020, **AIA Award**

Hershey Public Library New Family Entrance & Interior Renovations, 2020, **AIA Award**

West Shore Theatre Renovations, 2020, **AIA Award**

Ritner Steel Office Building, 2020

Ladd-Hanford KIA Dealership Renovations & Addition, 2020

Programs

Autodesk AEC - Revit, AutoCAD Architecture, 3ds Max

Adobe Suite - Photoshop, InDesign, Illustrator

McNeel Rhinoceros

Allplan Nemetschek

Bentley Microstation

Twinmotion / Unreal Engine



Jim White Assoc. AIA

Graduate Architect / 5 Years at CDA



Profile

Jim White is a graduate architect that joined Chris Dawson Architect at the beginning of 2019. He is currently pursuing his master's degree in architecture. Jim has extensive knowledge of construction documentation and computer-aided-design, as well as a passion for healthcare design and a focus on designing thought-provoking architecture. In addition to a career in architecture, Jim has also been an educator for a public high school, teaching architecture and drafting courses.

Education

Academy of Art University, M.Arch, 2017 – Present

Pennsylvania College of Technology, Bachelors degree in Residential Construction Mgmt, 2007

Pennsylvania College of Technology, Associates degree in Architectural Technology, 2001

Work History

Chris Dawson Architect, 2019 – Present

Beers & Hoffman Architects, 2016 - 2019

Hiller Architectural Group, 2015 - 2016

Mid-Penn Engineering, Corp., 2014 - 2015

Williamsport Area School District, 2006 - 2013

Haven Custom Homes, 2001 - 2006

Affiliations

Associate AIA – Active Member

Selected Honors

AIA Merit Award, West Shore Theatre Renovations, 2022

AIA Citation Award, Zeroday Brewing Company Taproom, 2022

AIA Citation Award, Harrisburg City Hall Renovations, 2020

Key Past Projects

Dispensary Expansion and Renovations, Feasibility Studies, Monroeville, PA, 2023

Dispensary Expansions and Renovations, Lakewood, OH; Chambersburg, PA; Latrobe, PA;

Hagerstown & Joppatowne, MD; Lynchburg, VA, 2023

Vertical Facilities License Applications, TX and FL, 2023

Cultivation Facility License Application, AL, 2022

Dispensary License Applications, AL, 2022

Cultivation Facility and Dispensary License Applications, FL, 2022

Dispensary New Builds, Westover, Parkersburg & Triadelphia, WV, 2022

Dispensary New Build, Pittsburgh, PA, 2022

Dispensary Retail Conversion, Weirton, WV, 2022

Dispensary Retail Conversion, Jacksonville, FL, 2022

Dispensary New Build, St. Johns Town Center, Jacksonville, FL, 2022

Cultivation and Processing Facility License Application, Gainesville, FL, 2022

Dispensary License Application, Tallahassee, FL, 2022

Dispensary Expansion, Elizabeth, NJ, 2021

Dispensary Bank Building Conversion, Robinson Township, PA, 2021

Dispensary Bank Building Conversion, Chadds Ford, PA, 2021

Cultivation Facility, Phase 1 and 2, Warehouse Conversion, Columbus, OH, 2019 - 2021

Processing Facility, Warehouse Conversion, Columbus, OH, 2019



William Aldrich CPHC

Graduate Architect / 3 Years at CDA



Profile

William Aldrich joined CDA in early 2021. He is currently pursuing his architectural licensure and is a US Certified Passive House Consultant. William has experience in construction and design through his past careers and has a desire to create beautiful designs that are also functional and buildable. His passions lie in sustainable, energy-efficient design and in developing buildings meant to last longer than a single generation.

Education

Carnegie Mellon University, B.Arch, 2017

Work History

Chris Dawson Architect, 2021 - Present
Sowinski Sullivan Architects, 2018 - 2020
Office for Planning & Architecture, Summer 2015, Spring 2018
A2 Master Carpenters, Summers of 2012 - 2017
Carnegie Mellon Architecture Woodshop, 2014 - 2017
Urban Design Build Studio, 2015 - 2016

Key Past Projects

Dispensary New Build, Variance Application, Cinnaminson, NJ, 2023
Dispensary New Builds, Westover, Parkersburg & Triadelphia, WV, 2022
Dispensary New Build, McKnight Road, Pittsburgh, PA, 2022
Dispensary Retail Conversion, Jacksonville, FL, 2022
Dispensary New Build, St. Johns Town Center, Jacksonville, FL, 2022
Cultivation and Processing Facility License Application, Gainesville, FL, 2022
Dispensary License Application, Tallahassee, FL, 2022

Additional Project Experience

Boiling Springs Mill Renovation, 2023
Pine Grove Healthy Home, 2023
Harrisburg Public Safety Building Renovation, 2022 - 2023
Milton Hershey School Environmental Center Study, 2021 - 2022
Milton Hershey School Swatara & Willow Woods Student Homes, 2021
Richards Mt Washington Residence, 2021
Richards Lake House, 2021
321 N Front Street Apartments, 2021
234 N 3rd Street Apartments, 2021
751 S George Street Apartments, 2021
512/514 N 2nd Street Apartments, 2021

Programs

Autodesk Revit
Autodesk AutoCAD Architecture
Adobe Suite - Photoshop, InDesign, Illustrator, Lightroom, Dreamweaver
McNeel Rhinoceros, Grasshopper
Twinmotion / Unreal Engine
Sketchup

*featured
projects*

W UP ON TIME
K HARD
MUNICATE
OMPLIANT

Cure Values

Integrity. We are open, honest, ethical, and accountable
Passion. We use our drive and commitment to energize, engage and inspire each other
Stakeholder Commitment. We provide exceptional experiences through executional excellence, taking ownership of the relationship, and listening
Teamwork. We are one team with a culture of warmth and belonging where all are welcome

OUR MISSION

Help our patients discover their cure.

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medicine. Our
customers are
treated with
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VISION

WHO WE ARE

Priorities



st in our team. Continuous improve.
provide for our community. Sales
margin.

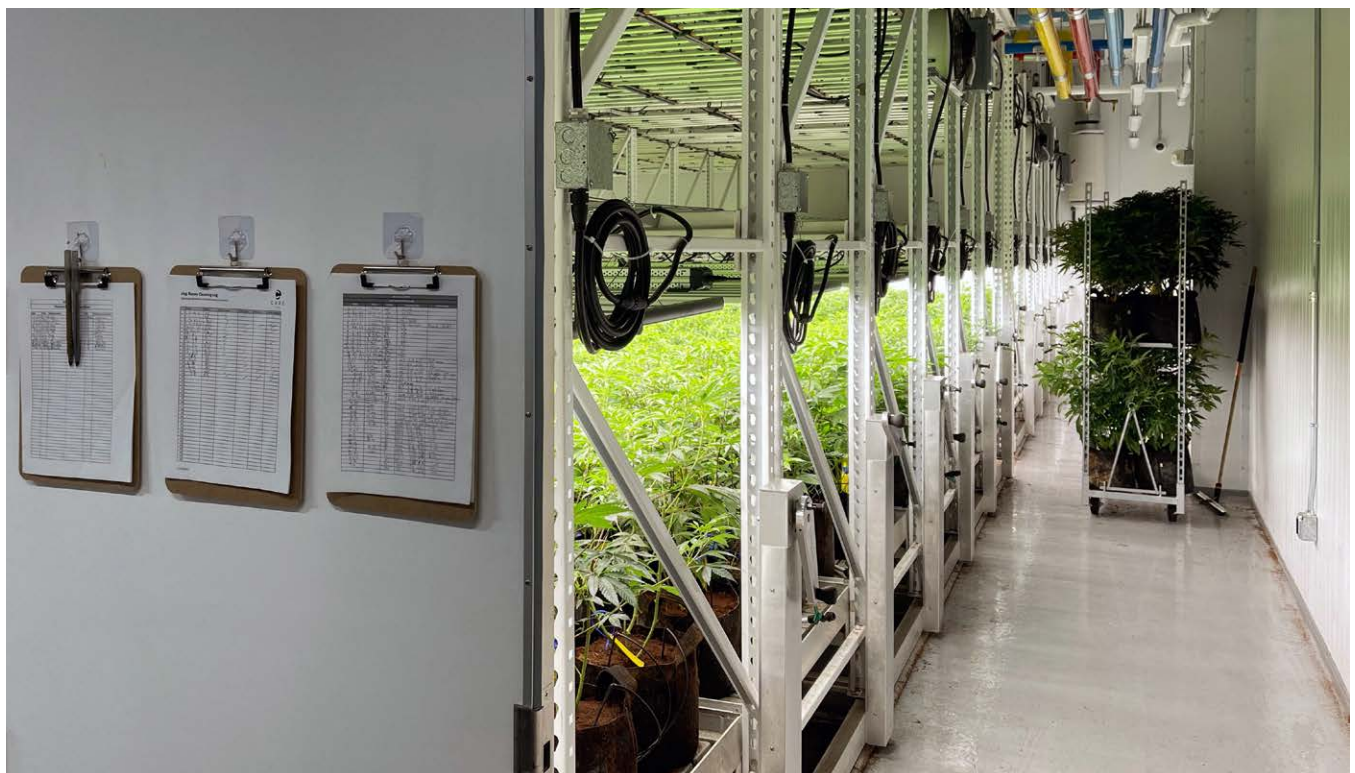


Cure Processing Facility Columbus, OH

Having been impressed with CDA's responsiveness and high quality drawings for dispensaries in Pennsylvania, Cure hired CDA to produce drawings for a medical marijuana processing facility in Columbus, Ohio, with an aggressive schedule. We worked effectively with Ohio-based mechanical, electrical, and plumbing (MEP) and site/civil engineering firms to quickly produce permit drawings for a technically complex facility.

Beyond the security issues we have become accustomed to addressing through our work on dispensaries, here we had spaces for extraction and the full range of product processing with equipment ranging from ovens to mixers to presses and infrastructure such as fume hoods. The project is within an industrial park and budget driven, but we were able to work with the client to make the spaces for staff inviting and responsive to their needs.

- ↔ Size:** *11,000 sf*
- 📍 Location:** *Columbus, Ohio*
- 💰 Cost:** *\$1.8 million*
- ✓ Completed:** *2019*



Cure Cultivation Facility Columbus, OH

CDA led the conversion of a 62,750 sf warehouse building dating to 1970 into a state-of-the-art 21st century medical marijuana cultivation (grow) facility. This was our seventh project for Cure, but—at their request—the first in which a complex team of engineering consultants were subs to CDA rather than working directly for Cure. We had proven our ability to meet aggressive schedules and be responsive in a manner in which many other consultants (and other architects the client had worked with) had failed to do.

The project entailed \$10m in hard construction and another \$10m in FF&E costs centered around nine (9) main large flower rooms. The program supporting the flower rooms included propagation, vegetation, research, drying, trimming, water irrigation, and shipping spaces, to name a few. Security was critical and integral to all design decisions. We successfully pursued expedited building code approvals on all fronts including site compliance, water service, building, and fire service.

-  **Size:** 62,750 sf
-  **Location:** Columbus, Ohio
-  **Cost:** \$10 million
-  **Completed:** 2021



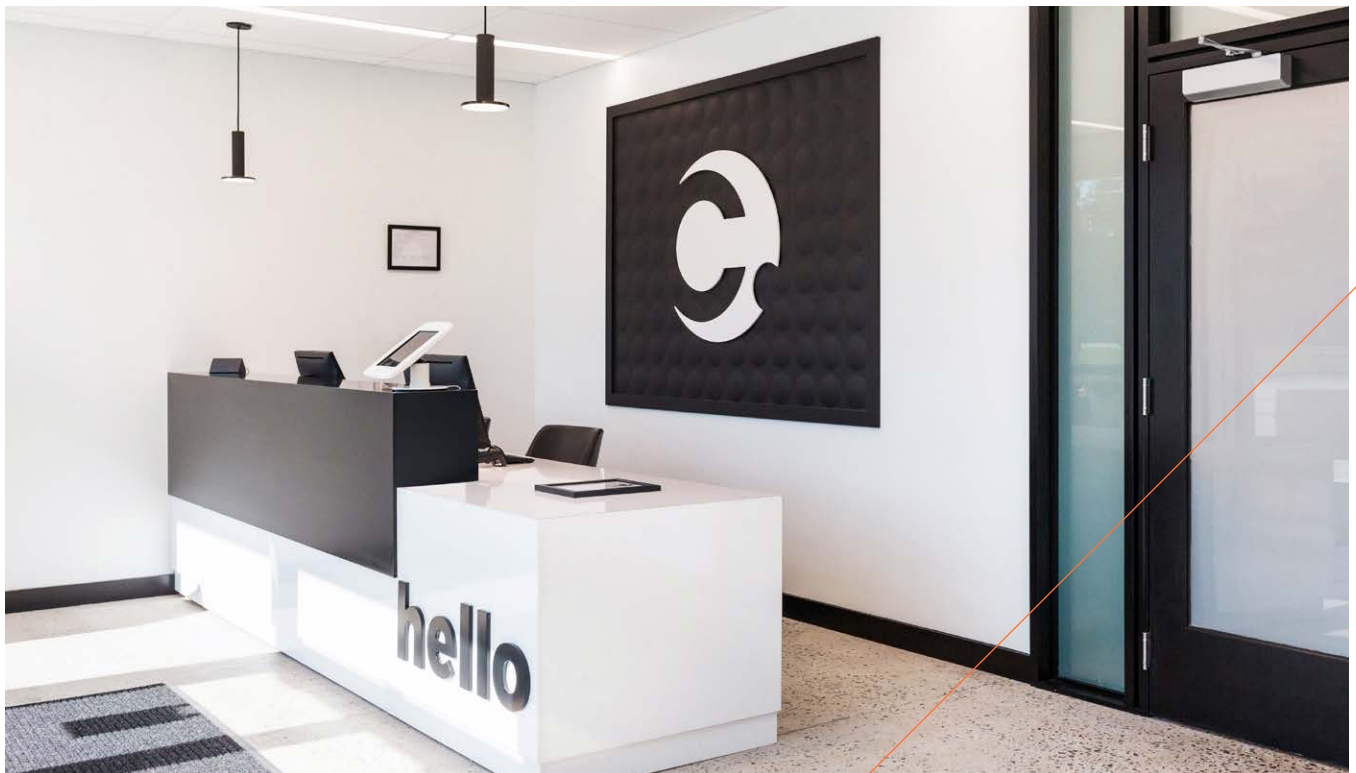
Agri-Kind Cultivation Facility

Chester, PA

Agri-Kind was awarded a medical marijuana grow license by the Pennsylvania Department of Health in the Summer of 2018 and worked diligently to meet the requirements for operation in 2019. Initially Agri-Kind hired an architect based in Chicago but turned to CDA for fit-out drawings after a lack of responsiveness by the out-of-state firm over the course of two (2) months. Ultimately Agri-Kind expanded CDA's scope to include the building shell after being impressed by our speed and professionalism.

We worked effectively with Philadelphia-based mechanical, electrical, and plumbing (MEP) and site/civil engineering firms to quickly produce permit drawings for the technically complex facility. Beyond the security issues we have become accustomed to addressing through our work on marijuana dispensaries, this cultivation facility had spaces for growing product from seed to plant and the associated intense building systems to enable production. The project is in an industrial area and budget driven, but we were able to work with the client to make the spaces for staff inviting yet efficient.

- ↔ **Size:** 62,000 sf
- 📍 **Location:** Chester, Pennsylvania
- 💰 **Cost:** \$19 million
- ✓ **Completed:** 2020



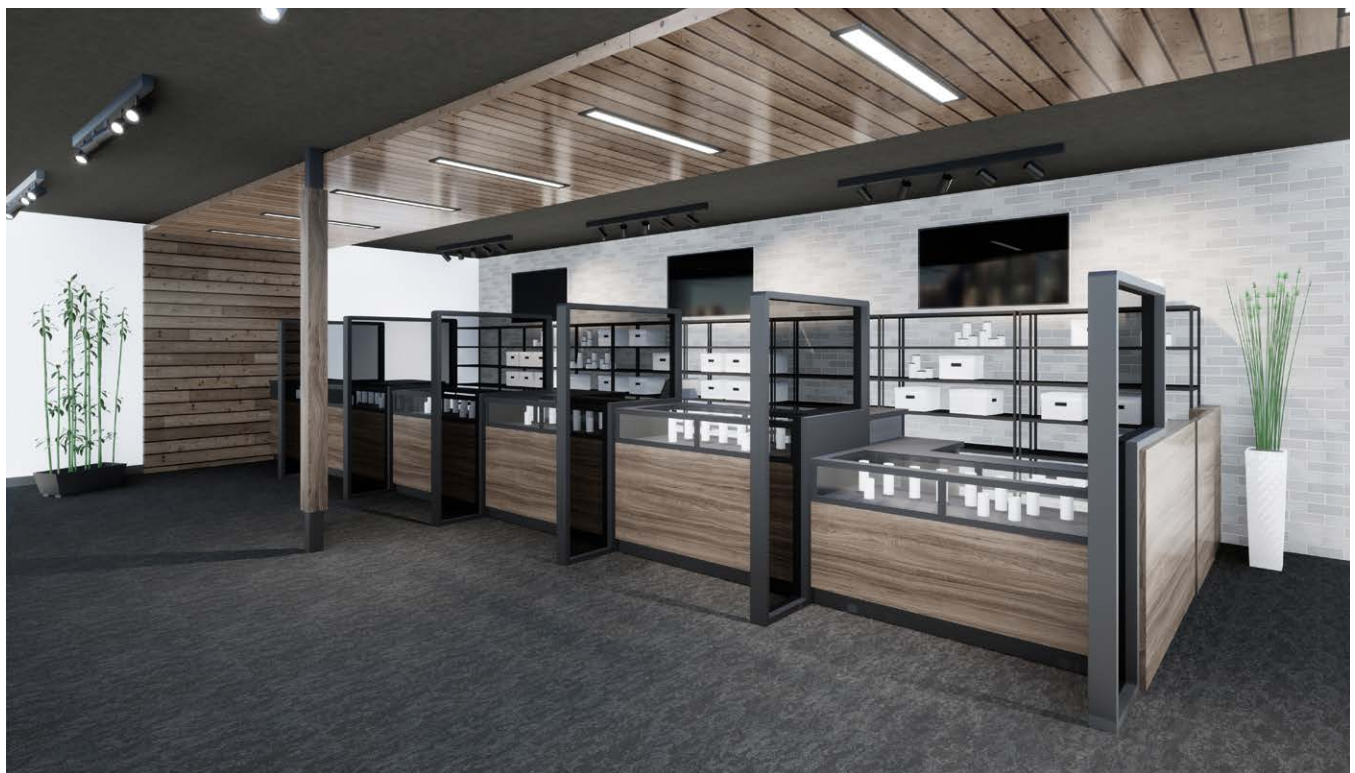
Cure Dispensary Phoenixville, PA

CDA led the conversion of a vacant convenience store to a heavily used medical marijuana dispensary, the second Cure Pennsylvania facility to come online. Our work on the dispensary extended to the exterior and included a striking new wood treatment to the main facade to not only give the tired building new life and appeal but to create necessary privacy for an employee break room behind the front facade.

The existing 64ft x 46ft building footprint worked well with the new dispensary program layout. The proportions and adjacencies included a light-filled reception and waiting area behind the east-facing storefront system and a contiguous 30ft x 30ft product display space.

The facility is roughly equally divided between public/patient space and secure/staff space. The flow of product from a fenced loading area to a vault and ultimately to the patients at the point of sale drove the design of the back of the house space. Concern for the staff experience resulted in the use of similar finishes throughout the dispensary, but security concerns prevented us from photographing staff areas.

-  **Size:** *2,850 sf*
-  **Location:** *Phoenixville, Pennsylvania*
-  **Cost:** *\$400,000*
-  **Completed:** *2018*



The Healing Center / Agronomed Biologics Dispensary Chester, PA

CDA's sixth marijuana dispensary project is in Chester, Pennsylvania and across the street from our first cultivation facility. The project is a joint venture between a Philadelphia- and a Pittsburgh-area medical marijuana company and is based on an approach of quick patron transactions and planning for an expected recreational dispensary component in the future. The project is also our first new build dispensary and employs masonry walls for security humanized via a generous canopy on the south and east facade. The interior environment is daylight via clerestory windows in the waiting and dispensary spaces and features wood plank ceiling and wall accents as a means to make the public circulation intuitive and provide natural warmth. The design is an exercise in solving the functional demands of the program within a tight building envelope and an eye on security while not losing sight of the patron experience and creating desirable spaces.

-  **Size:** 4,400 sf
-  **Location:** Chester, Pennsylvania
-  **Cost:** \$2.5 million
-  **Completed:** 2021



Verano Zen Leaf Dispensary Elizabeth, NJ

This dispensary was the first of many projects with Chicago-based cannabis brand Verano Holdings. Their contractor had worked with us on a grow project and knew from experience that we could meet the project's demanding two-week design schedule to increase the size of the dispensary by 50% at a site with a reputation for being difficult to pull a building permit.

The scope included a new vault, doubling the point-of-sale counter space, refurbishing the existing point-of-sale, and reworking the reception and exiting flow into the sales space. The design minimized project costs by working with and not against the existing building systems and structure in a sympathetic manner.

Verano's dispensaries use clean lines, simple details, elegant lighting, and warm wood set against black and white elements to instill a sense of natural warmth and visual tranquility. From our first meeting, their director of construction understood that we "got" the Verano aesthetic and that we could quickly adapt their aesthetic to meet the specific nuances of the site. Our renderings helped the owner and contractor understand the project's challenges and opportunities to keep the entire process moving forward as planned.

We were at the beginning stages of design on three other dispensaries when Verano acquired the ownership group behind those other dispensaries. Our work for the Elizabeth, New Jersey dispensary was instrumental in keeping those other dispensaries on schedule.

-  **Size:** 6,000 sf
-  **Location:** Elizabeth, New Jersey
-  **Cost:** \$500,000
-  **Completed:** 2021







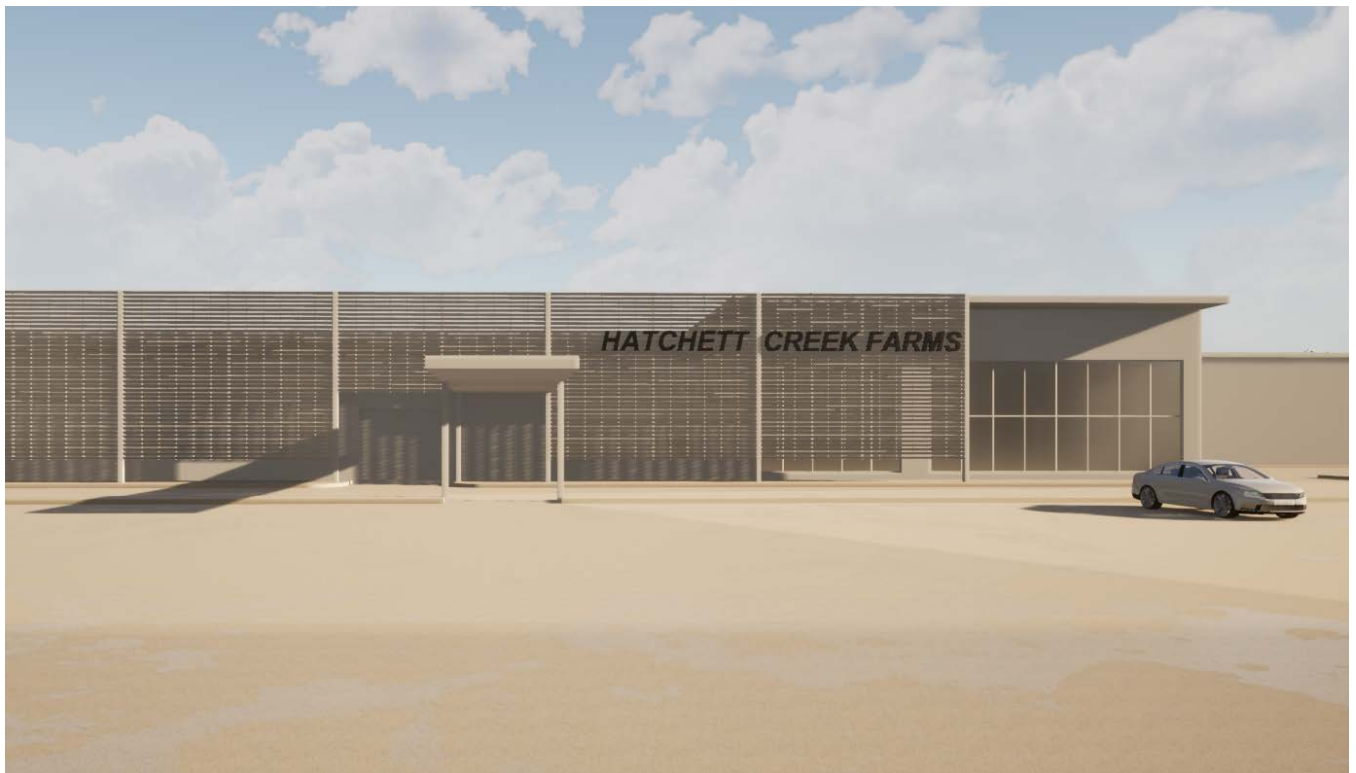
Twisted Joint Dispensary Cinnaminson, NJ

CDA developed a high-end retail concept for a cannabis retail store at 2401 Route 130 North in Cinnaminson, New Jersey.

Our client sought zoning variances from the township to permit the re-use of the existing 40-year-old 5,636 sf building on a major thoroughfare and our proposed design is rooted in transforming the look of the dated facade into a 21st century destination. The existing building footprint will remain unchanged as will the grey stone endcaps but the rest of the exterior skin will be improved. The existing blue/grey wood siding fascia is decaying and will be replaced and the grey stucco will be repainted.

A new entrance canopy will be installed at the West end of the street facade and a series of angled metal “fins” will be installed in front of the 60-ft sell space as a screening device. The fins will be twisted in a manner that creates a dynamic sense of motion on the facade, changes as one moves along the street, and is a nod to the dispensary’s name - Twisted Joint.





-  **Size:** *5,636 sf*
-  **Location:** *Cinnaminson, New Jersey*
-  **Cost:** *tbd*
-  **Completed:** *tbd*



Hatchett Creek Farms Cultivation, Processing, and Dispensary Application Gainesville & Tallahassee, FL

CDA developed the design and supporting graphic materials for the top-ranked application in the state of Florida. The new-build dispensary on a pad site in Tallahassee is a tightly organized 2,600sf building with an interior secure delivery garage and room for up to 8 points of sale inside and an additional point of sale at a drive-thru. The clean and simple detailing keeps construction costs down, but via its sophisticated design, it is visually memorable. The street-facing storefront essentially spans the full facade and wraps the corner to become the drive-thru window. The simple but angled canopy on the south and west facades provides shading to the glass to mitigate cooling costs and provides cover from rain to customers on the exterior of the building at the entrance and drive-thru. The sales floor is designed for efficiency and intuitive navigation by customers.

Like most jurisdictions, the timeline from the award of an operation license was aggressive, to be polite, which required the speedy renovation of a modest existing industrial building to create what amounts to a microgrow. At the same time, the larger scale facility can be erected. At Hatchett Creek Farms outside Gainesville, Florida, we repurposed an 8,000sf metal building for short-term operations. Subsequent phases of 90,000sf and 150,000sf would make this the largest grow facility in our portfolio. CDA helped the investors navigate a “hairy” site that included significant wetlands and setbacks and stormwater retention basins. We took the lead in designing staff and delivery vehicular traffic, staff and product flow inside the facility, as well as bench optimization within the grow rooms. The full 250,000sf facility would have nearly seventy 2,400sf grow rooms.

-  **Size:** *255,346 sf cultivation and processing / 5,330 sf dispensary*
-  **Location:** *Gainesville and Tallahassee, FL*
-  **Cost:** *tbd*
-  **Completed:** *tbd*

