



earles architects
+associates
INNOVATING SUCCESSFUL ENVIRONMENTS

30
YEARS

AN ARCHITECTURAL GUIDE TO CANNABIS DISPENSARIES + CASE STUDY



hi!



dan



aj



bill



trey



katrina



lucio



hannah



maribel

We are collaborative – team approach to strategize and identify project milestones, having the right people in the room and working in a highly flexible and collaborative manner to be efficient and productive. We collaborate closely with our clients and consultants to aid in the design concepts and realize innovative projects.

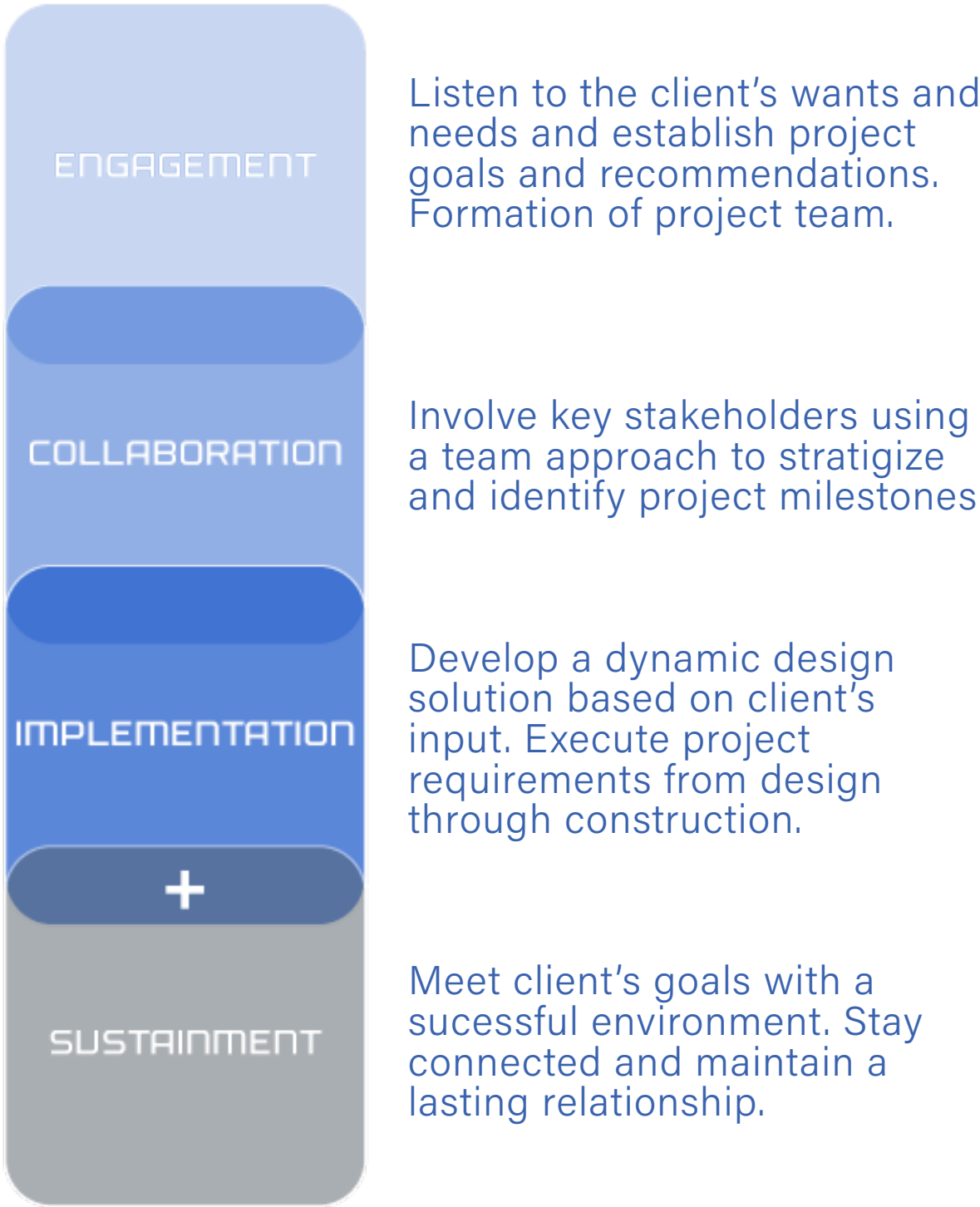
We are real - our team is diverse which in turn elevates our work and creativity. we don't judge and we come as we are, unique individuals who make a solid team. **eea** is proud to be one of few **NGLCC certified** architectural firms in the state.

We are consistent – 30+ years experience, with 4/5 projects being repeat clients. committed to meeting client's goals and to achieve a well designed successful environment.

We are reliable – we understand the value time, we take pride in providing timely, informed responses, our team is not afraid to take initiative, understand the challenges and try new things.

We are mindful- dedicated to healthy and wellness lifestyles. **eea** understands the importance of work life balance of our team as well as our clients.

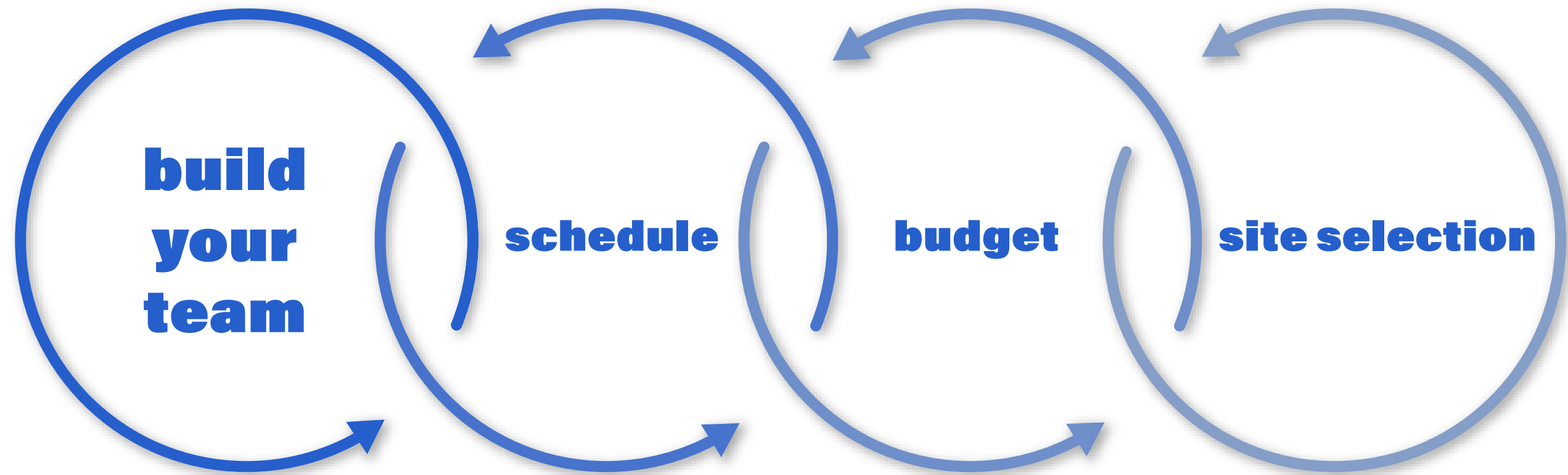
eea process



team achievements and affiliations



owner priority items



- General Contractor
- Architect
- Engineer
- Security
- AV/IT
- Project Management
- Real Estate Agent
- Lawyer
- Compliance Team

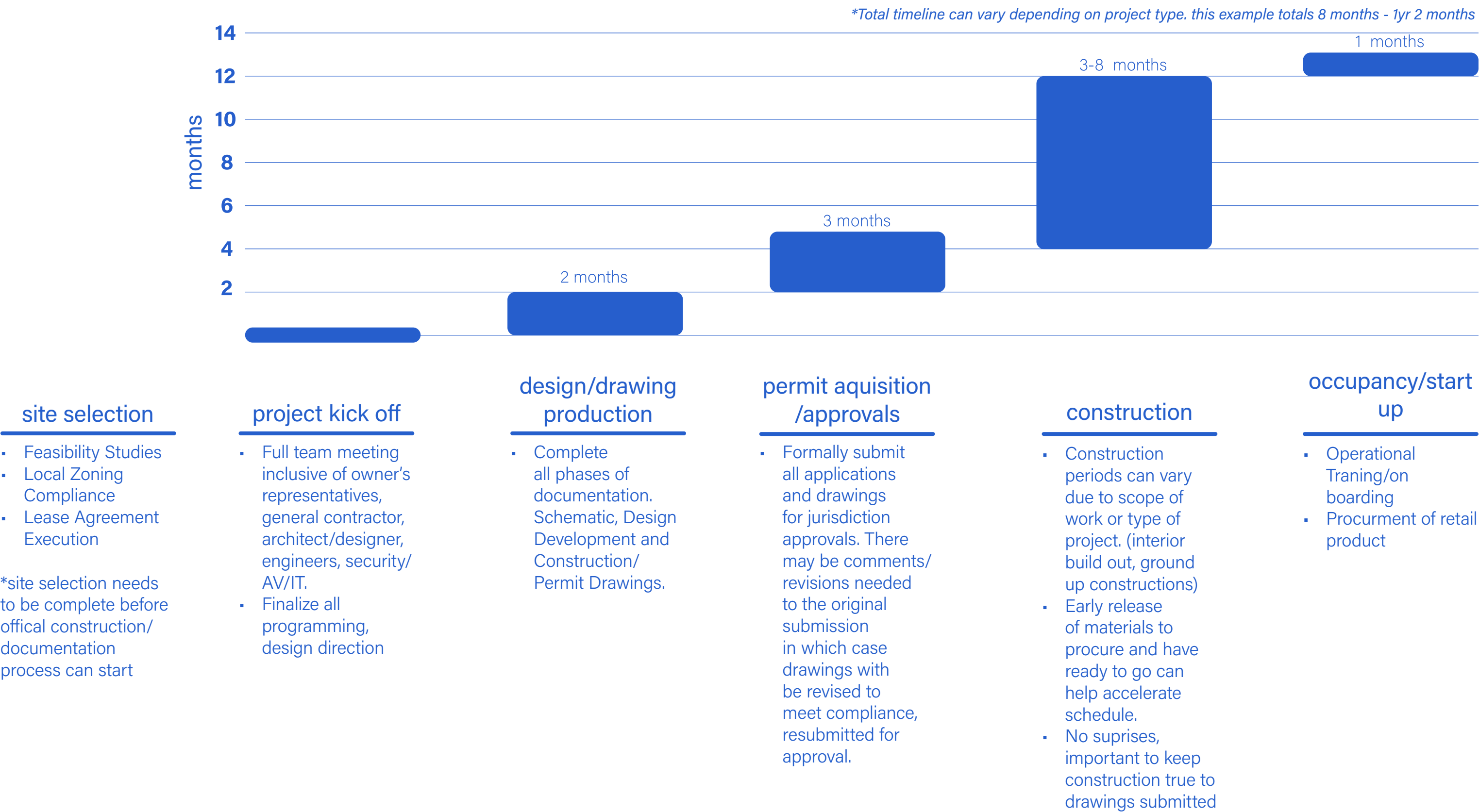
- Outline a schedule
- Understanding license requirements and how they relate to planning and permits.
- What approvals are needed and when
- Understanding what inspections are needed along the way and how they could impact schedule

- Determine and outline your budget early on.
- What are your hard costs and soft costs
- Maintain budget tracking throughout the process

- Ground up construction or retrofit
- Zoning compliance(State and Local)
- Security Access
- Future Planning (are you set up for expansion or growth if desired)
- Program/Scope
- Connect with local jurisdictions on potential sites for any special requirements, variances

**Building your team as early as possible is a key step to setting your project up for success and should be your day 1 priority. With the right team and early formation you are maximizing the potential to help save time and money.*

understanding the construction process



SOFT COST

Costs are fees incurred in the construction of a building that are not directly related to labor and physical building materials.

- Architecture
- Engineering
- Specialty Consultants
- Inspections
- Permits
- Taxes
- Legal fees

- Carpentry
- Millwork
- Glazing
- Fixtures
- Equipment
- Finishes
- Doors

HARD COST

These costs cover the material and labor that go into property development. They include expenses directly related to the physical construction a building.

eea can assist with outside general contractor preliminary pricing coordination

+ CASE STUDY

LOCATION: CHICAGO, IL
SIZE: 5,000 SQUARE FEET
TYPE: RETROFIT - INTERIOR BUILD OUT
USER: RETAIL/EDUCATION DRIVEN

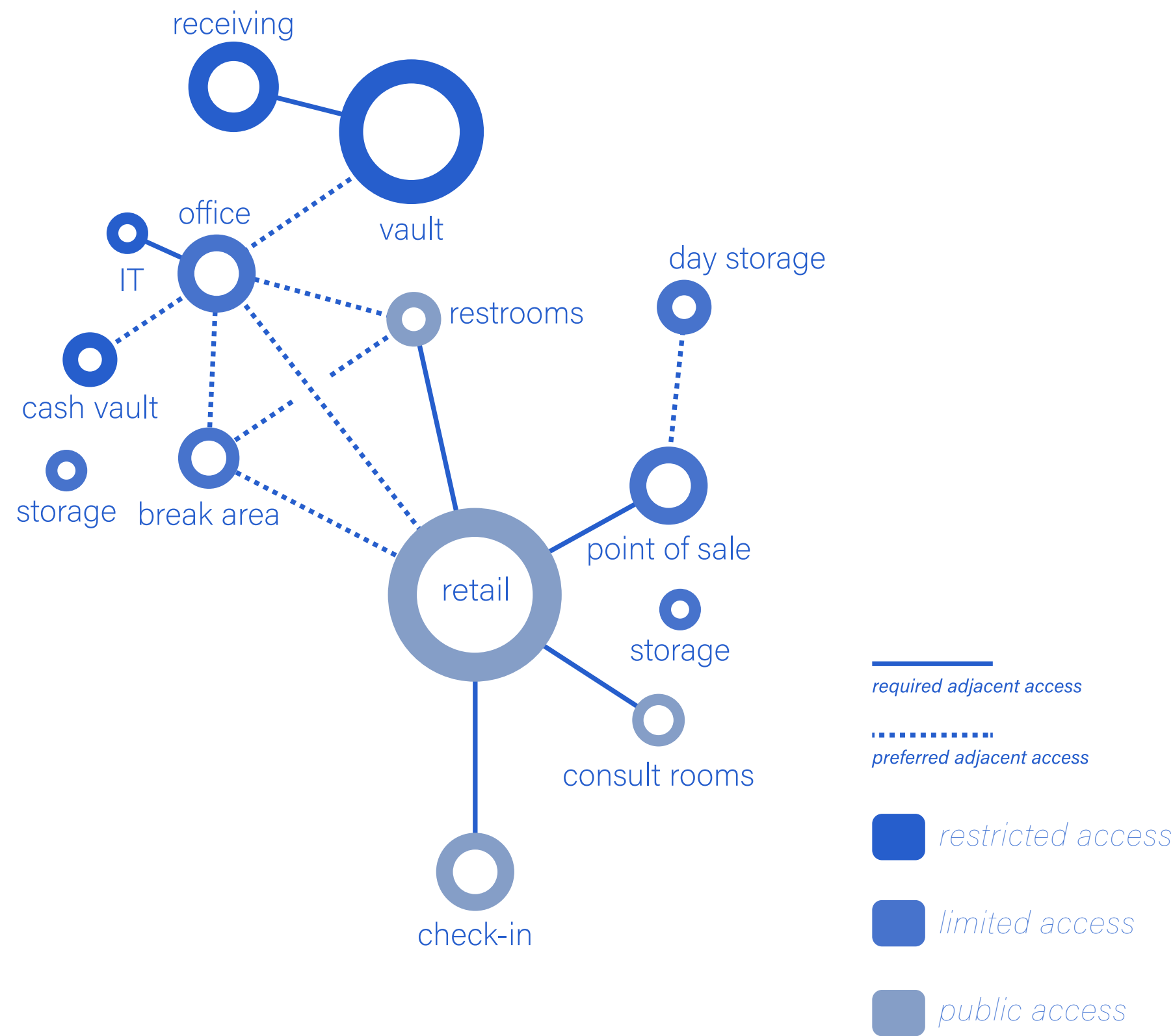


identify and organize

PROGRAM

- *receiving*
- *vault*
- *IT/utilities*
- *storage(cash vaults, general)*
- *office*
- *staff break area*
- *day storage*
- *point of sale*
- *retail*
- *check in*
- *restrooms*
- *consult rooms*

ADJACENCIES



programming process

WHAT

ARE THE TYPES OF SPACES I NEED?

- r**
 - receiving
 - vault
 - IT/utilities
 - storage(cash vaults, general)
- l**
 - office
 - staff break area
 - day storage
- p**
 - point of sale
 - retail
 - check in
 - restrooms
 - consult rooms

- State Required Area Designations**
- r** restricted access
 - l** limited access
 - p** public access

WHO

IS MY TARGET USER?

- 40%**
 - receiving
 - vault
 - IT/utilities
 - storage(cash vaults, general)
- 25%**
 - office
 - staff break area
 - day storage
- 35%**
 - point of sale
 - retail
 - check in
 - restrooms
 - consult rooms

- express, online driven
- educational
- retail experience

HOW

MUCH SQUARE FOOTAGE SHOULD I ALLOCATE?
*based off of a reccommend 5,000sf - 7,000 sf total

plan development

SQUARE FOOTAGE ALLOCATION

BACK OF HOUSE

- receiving 235 SF
- vault 795SF
- IT/utilities 50SF
- cash vault 38SF
- office 286 SF
- staff break area 155 SF

32%

FRONT OF HOUSE

- point of sale 280 SF
- retail 1192 SF
- consult rooms 124 SF
- day storage 75 SF
- check in 506 SF

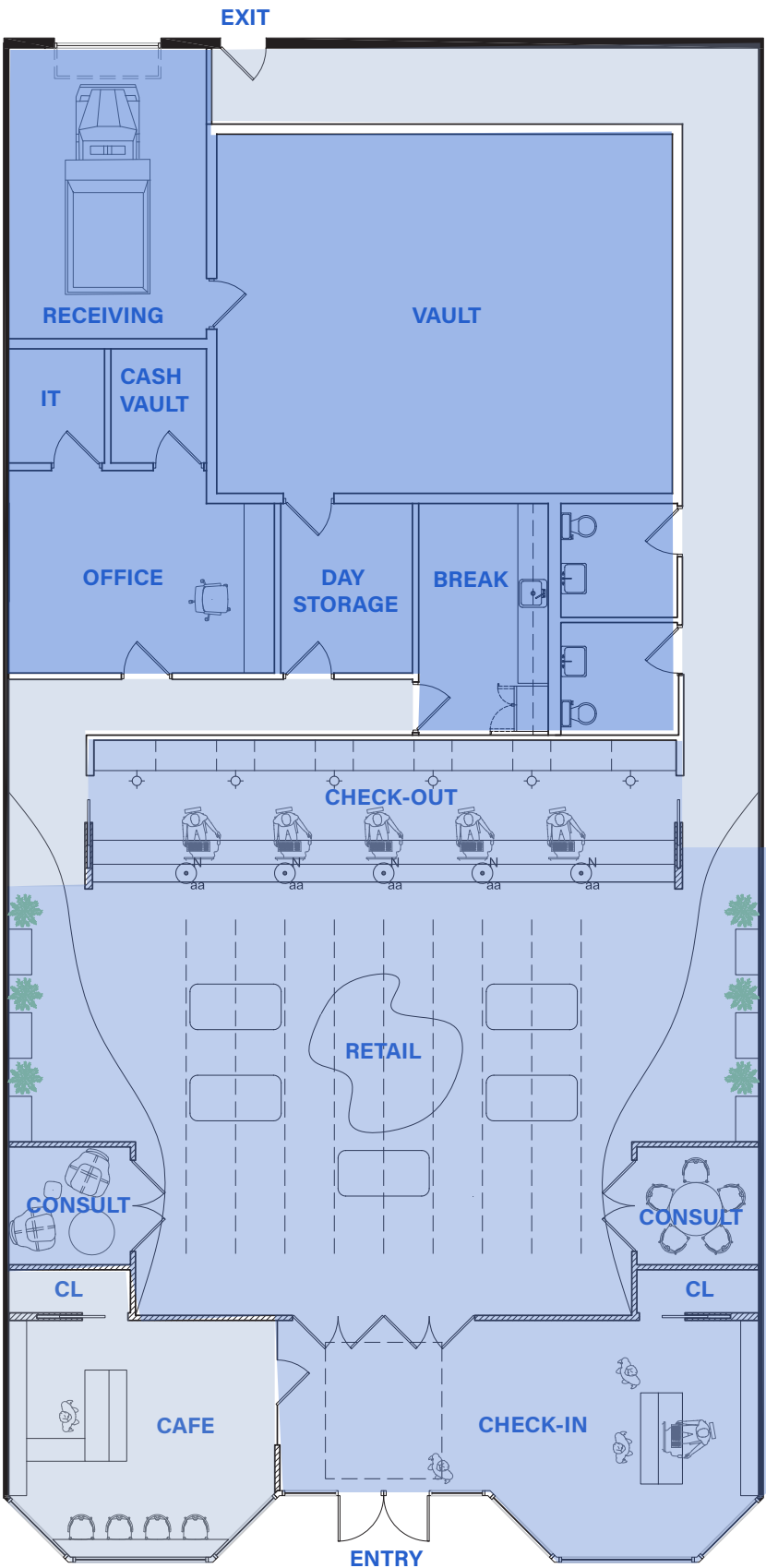
45%

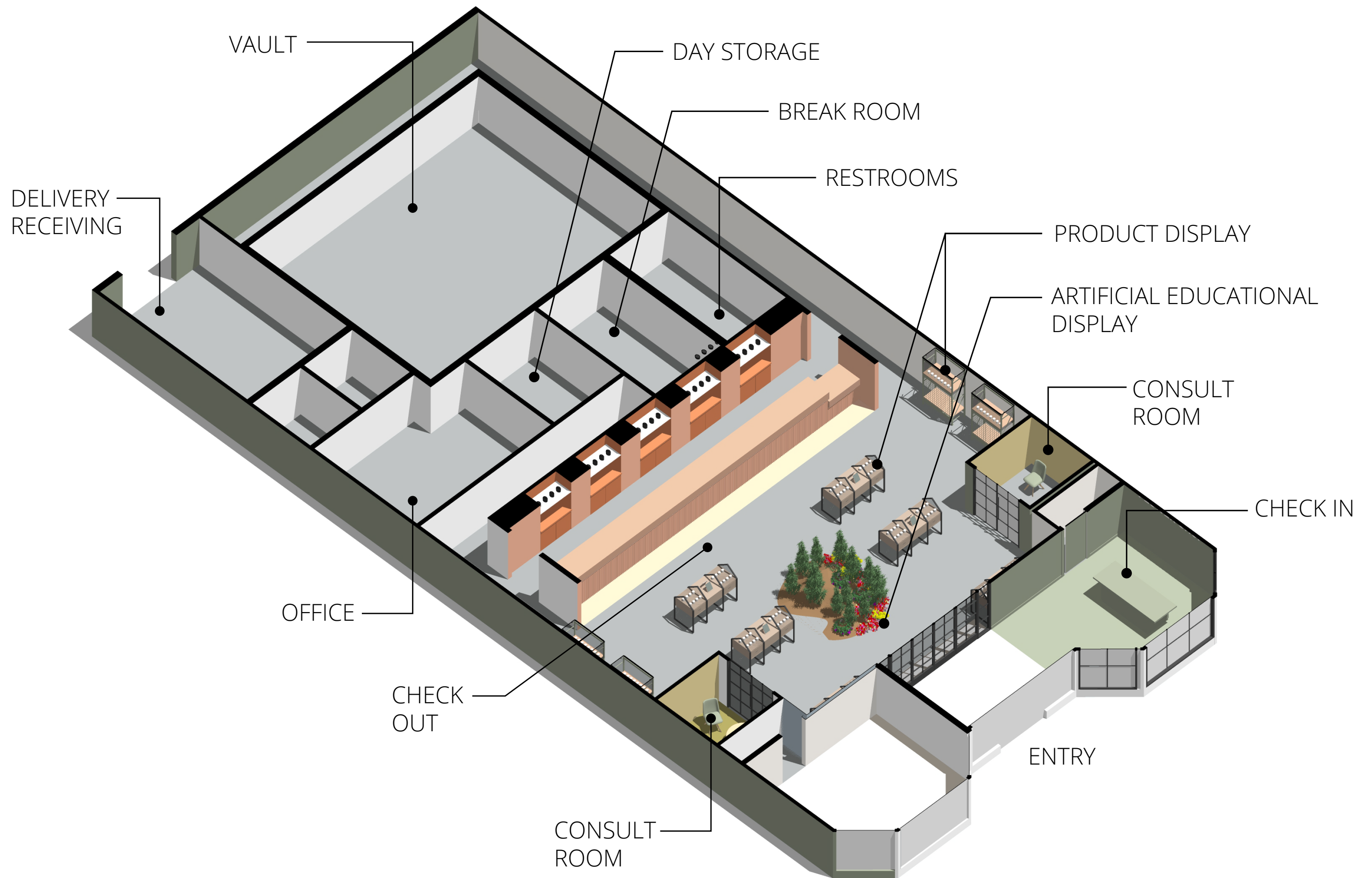
MISC.

- restrooms 114 SF
- cafe 308 SF
- circulation 465 SF
- misc/storage 177 SF

23%

total project square footage: 4,800 SF





3D floor plan



view of entry/check-in



view of retail area

FOR MORE INFORMATION

reach out directly to our senior project manager

aj finn

email: afinn@eaachicago.com

phone: 312.768.4229

OR

main office

email: info@eaachicago.com

phone: 312.491.9840



600 W Jackson Blvd, Chicago IL 60661
eaachicago.com