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ARCHITECTS

addendum

No.	01	**Project:**	Vibe City Dispensary
Date:	November 20, 2025	**Project No:**	025-2130

This Addendum forms a part of the bidding and contract documents and modifies the contract documents, dated November 7, 2025. Bidders are to acknowledge receipt of this Addendum on your submitted Bid. Failure to acknowledge receipt of addendum may subject Bidder to disqualification. This Addendum is hereby made part of the Bid Documents and shall be included in the Contract.

The requirements contained in the Bidding Documents shall apply to the Addendum. The work called in this Addendum shall be the same as set forth in the applicable portions of the Bid Documents unless specified in this Addendum. All incidental work necessitated by this Addendum as required to properly complete the Work shall be included in the Bids even though not specifically stated in the Addendum.

Attachments:

General – .

Modifications to Project Manual:

A. Division 01/Section 012100 - Allowances
   1. Eliminate this section and use the drawings for the brick specifications.
B. Division 04/ Section 042000 - Unit Masonry
   1. Part 2.4.B.1 is revised to refer to the drawings for the face brick basis of design.
C. Division 07/ Section 075423 – TPO Roofing
   1. Part 2.1.A. JohnsManville is an acceptable substitution for the specified roofing manufacturer. Roofing/accessories to meet project specifications.

Modifications to Construction Drawings:

1) Civil General – UPDATE full civil plan set with the revisions from Sheets C-200 and L-100 below.
2) Sheet C-200 – SITE PLAN
   a. MOVE the flagpole to the Northwest to allow more room between the building and the pole.
   b. REVISE the dumpster approach pavement length to 25'.

c. ADD future menu board.

3) Sheet L-100 – LANDSCAPE PLAN
   a. MOVE flagpole and associated landscaping to the northwest.
   b. REVISE area along the South property line south of the building to indicate mulch instead of rock.
   c. REVISE the landscape island at the Northwest corner of the building to have landscape rock in lieu of mulch.
   d. REVISE the landscape island in the parking area South of Lodora Drive to have landscape rock in lieu of mulch.
4) Sheet A101 – FIRST FLOOR PLAN
   a. ADD floor plan General Note 15.
   b. Revise Keyed Note 34 to 21. Revise Keyed Notes 7, 9 AND 20. ADD Keyed Notes 22-26.
   c. MOVE Column Lines 2 and 4 to match the structural drawings.
   d. REVISE the swing direction and change the size of Door 109.
   e. ADD ATM machines in the Lobby and Retail areas.
   f. MOVE notes in the Break Room casework area to match the corresponding items.
   g. REVISE Window W3 and the adjacent frames for Doors 114A and 114B.
   h. ADD Keyed Note 23 at the pneumatic tube remote station location.
   i. ADD two refrigerators in the vault.
5) Sheet A141 – ROOF PLAN
   a. Revise Keyed Notes R10 and R14.
   b. REVISE roof equipment to correspond with HVAC and electrical documents.
6) Sheet A201 – EXTERIOR ELEVATIONS
   a. REVISE Keyed Notes E2, E13, E14 and E26 to correspond with the finishes in the exterior finish schedule.
   b. ADD notations to the North and East elevations.
7) Sheet A202 – EXTERIOR ELEVATIONS
   a. REVISE Keyed Notes E2, E13, E14 and E26 to correspond with the finishes in the exterior finish schedule.
   b. ADD notations to the West elevation and revise Door 109.
   c. ADD a dimension for the width of the lower roof access area on the South elevation.
8) Sheet A221 – INTERIOR ELEVATIONS
   a. REVISED Keyed Notes E1, E16, E19, E20, E22, E23 E26, E28, E29.
   b. ADD Keyed Notes E31, E32 and E33.
   c. REVISED Elevations.
9) Sheet A301 – BUILDING SECTIONS
   a. Building Section 1 – REVISE to show roof equipment correctly. ADD Keyed Notes 3 and 6 to the section.
   b. REVISE Keyed Note 10.
10) Sheet A302 – BUILDING SECTIONS
   a. REVISE section to show new window/door configuration between the lobby and retail spaces and to show roof equipment correctly.
   b. REVISE Keyed Note 10.
11) Sheet A321 – WALL SECTIONS

a. REVISE lintel beam locations and blocking at storefront head to match structural documents.

12) Sheet A322 – WALL SECTIONS
    a. REVISE framing notations to match structural documents.
    b. ADD pneumatic tube and revise canopy island/column locations.
    c. REVISE metal panel framing notations to match the rest of the sections.
13) Sheet A323 WALL SECTIONS
    a. REVISE framing notations to match structural documents.
    b. ADD dumpster enclosure finishes to match exterior finish schedule.
14) Sheet A501 – PLAN DETAILS
    a. REVISE details to match structural column locations.
15) Sheet A541 – SECTION DETAILS
    a. REVISE Section Details 3, 4 & 9/A541
16) Sheet A542 – SECTION DETAILS
    a. REVISE Section Details 2/A542 and 7/A542.
    b. REVISE detail numbers and ADD new detail 11/A542.
17) Sheet A601 – DOOR SCHEDULE
    a. Revise the door schedule and remarks.
    b. REVISE Hardware Groups 04, 05, 06, 07 and 08.
    c. ADD Door Type D5 and Frame Type F5.
    d. REVISE Window Type W3.
    e. ADD to the glazing notes.
18) Sheet A961 – ROOM FINISH PLAN AND LEGEND
    a. REVISE to note all finishes to be selected.
19) Sheet P500 – PLUMBING DETAILS AND SCHEDULES
    a. REMOVE garbage disposal from sink.
20) Sheet E100 – ELECTRICAL SITE PLAN
    a. RELOCATE lighting for flagpole.
    b. ADD power for future menu board.
21) Sheet E201 – FLOOR PLAN
    a. ADD outlets at 1'-6" in vault room.
    b. REVISE managers office power to generator power.
    c. REMOVE garbage disposal.
    d. ADD power/data for ATM's.
    e. ADD access control info at various doors and POS.
    f. REVISE reception desk power to generator power.
    g. ADD rough-in for strobes on each elevation.
22) Sheet E301 – CEILING PLAN
    a. REVISE lighting in public areas.
    b. REVISE managers office lighting to generator power.
23) Sheet E500 – ELECTRICAL SCHEDULES, DETAILS & ONELINE
    a. REVISE panel schedules accordingly.
    b. REMOVE type B lighting and revise type C.

End of Addendum

SECTION 042000 - UNIT MASONRY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:
   1. Decorative concrete masonry units.
   2. Clay face brick.
   3. Stone trim units.
   4. Stone veneer.
   5. Mortar and grout.
   6. Masonry-joint reinforcement.
   7. Ties and anchors.
   8. Embedded flashing.
   9. Miscellaneous masonry accessories.

B. Products Installed but not Furnished under This Section:
   1. Steel lintels in unit masonry.
   2. Cavity wall insulation.

C. Related Requirements:
   1. Section 072100 "Thermal Insulation" for cavity wall insulation.
   2. Section 076200 "Sheet Metal Flashing and Trim" for **exposed** sheet metal flashing and for furnishing manufactured reglets installed in masonry joints.

1.3 ACTION SUBMITTALS

A. Shop Drawings: For the following:

   1. Masonry Units: Show sizes, profiles, coursing, and locations of special shapes.

   2. Reinforcing Steel: Detail bending, lap lengths, and placement of unit masonry reinforcing bars. Comply with ACI 315.
   3. Fabricated Flashing: Detail corner units, end-dam units, and other special applications.

B. Samples for Verification: For each type and color of the following:
   1. **Clay face** brick**, in the form of straps of five or more bricks**.
   2. Stone trim.
   3. Weep vent.

1.4 INFORMATIONAL SUBMITTALS

A. List of Materials Used in Constructing Mockups: List generic product names together with manufacturers, manufacturers' product names, model numbers, lot numbers, batch numbers, source of supply, and other information as required to identify materials used. Include mix proportions for mortar and grout and source of aggregates.

1. Submittal is for information only. Receipt of list does not constitute approval of deviations from the Contract Documents unless such deviations are specifically brought to the attention of Architect and approved in writing.

B. Qualification Data: For testing agency.

C. Material Certificates: For each type and size of the following:

1. Masonry units.

a. Include **material test reports substantiating compliance with requirements**.
b. For brick, include size-variation data verifying that actual range of sizes falls within specified tolerances.
c. For exposed brick, include test report for efflorescence according to ASTM C 67.

2. Integral water repellant used in CMUs.
3. Cementitious materials. Include name of manufacturer, brand name, and type.
4. Mortar admixtures.
5. Preblended, dry mortar mixes. Include description of type and proportions of ingredients.
6. Grout mixes. Include description of type and proportions of ingredients.
7. Reinforcing bars.
8. Joint reinforcement.
9. Anchors, ties, and metal accessories.

D. Mix Designs: For each type of mortar **and grout**. Include description of type and proportions of ingredients.

1. Include test reports for mortar mixes required to comply with property specification. Test according to ASTM C 109/C 109M for compressive strength, ASTM C 1506 for water retention, and ASTM C 91/C 91M for air content.
2. Include test reports, according to ASTM C 1019, for grout mixes required to comply with compressive strength requirement.

E. Statement of Compressive Strength of Masonry: For each combination of masonry unit type and mortar type, provide statement of average net-area compressive strength of masonry units, mortar type, and resulting net-area compressive strength of masonry determined according to TMS 602/ACI 530.1/ASCE 6.

F. Cold-Weather **and Hot-Weather** Procedures: Detailed description of methods, materials, and equipment to be used to comply with requirements.

1.5 QUALITY ASSURANCE

A. Testing Agency Qualifications: Qualified according to ASTM C 1093 for testing indicated.

B. Mockups: Build mockups to verify selections made under Sample submittals, to demonstrate aesthetic effects, and to set quality standards for materials and execution.
   1. Build mockups for **each type of exposed unit masonry construction** in sizes approximately **48 inches** long by **48 inches** high by full thickness, including face and backup wythes and accessories.
      a. Include a sealant-filled joint at least 16 inches long in **each exterior wall** mockup.
      b. Include lower corner of window opening**, framed with stone trim,** at upper corner of exterior wall mockup. Make opening approximately 12 inches wide by 16 inches high.
      c. Include through-wall flashing installed for a 24-inch length in corner of exterior wall mockup approximately 16 inches down from top of mockup, with a 12-inch length of flashing left exposed to view (omit masonry above half of flashing).
      d. Include **metal** studs, sheathing, veneer anchors, flashing**, cavity drainage material**, and weep holes in exterior masonry-veneer wall mockup.
   2. Clean exposed faces of mockups with masonry cleaner as indicated.
   3. Protect accepted mockups from the elements with weather-resistant membrane.
   4. Approval of mockups is for color, texture, and blending of masonry units; relationship of mortar and sealant colors to masonry unit colors; tooling of joints; and aesthetic qualities of workmanship.
      a. Approval of mockups is also for other material and construction qualities specifically approved by Architect in writing.
      b. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless Architect specifically approves such deviations in writing.
   5. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Store masonry units on elevated platforms in a dry location. If units are not stored in an enclosed location, cover tops and sides of stacks with waterproof sheeting, securely tied. If units become wet, do not install until they are dry.

B. Store cementitious materials on elevated platforms, under cover, and in a dry location. Do not use cementitious materials that have become damp.

C. Store aggregates where grading and other required characteristics can be maintained and contamination avoided.

D. Deliver preblended, dry mortar mix in moisture-resistant containers. Store preblended, dry mortar mix in delivery containers on elevated platforms in a dry location or in covered weatherproof dispensing silos.

E. Store masonry accessories, including metal items, to prevent corrosion and accumulation of dirt and oil.

1.7 FIELD CONDITIONS

A. Protection of Masonry: During construction, cover tops of walls, projections, and sills with waterproof sheeting at end of each day's work. Cover partially completed masonry when construction is not in progress.

1. Extend cover a minimum of 24 inches down both sides of walls, and hold cover securely in place.

B. Do not apply uniform floor or roof loads for at least 12 hours and concentrated loads for at least three days after building masonry walls or columns.

C. Stain Prevention: Prevent grout, mortar, and soil from staining the face of masonry to be left exposed or painted. Immediately remove grout, mortar, and soil that come in contact with such masonry.

1. Protect base of walls from rain-splashed mud and from mortar splatter by spreading coverings on ground and over wall surface.
2. Protect sills, ledges, and projections from mortar droppings.
3. Protect surfaces of window and door frames, as well as similar products with painted and integral finishes, from mortar droppings.
4. Turn scaffold boards near the wall on edge at the end of each day to prevent rain from splashing mortar and dirt onto completed masonry.

D. Cold-Weather Requirements: Do not use frozen materials or materials mixed or coated with ice or frost. Do not build on frozen substrates. Remove and replace unit masonry damaged by frost or by freezing conditions. Comply with cold-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

1. Cold-Weather Cleaning: Use liquid cleaning methods only when air temperature is 40 deg F and higher and will remain so until masonry has dried, but not less than seven days after completing cleaning.

E. Hot-Weather Requirements: Comply with hot-weather construction requirements contained in TMS 602/ACI 530.1/ASCE 6.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Source Limitations for Masonry Units: Obtain exposed masonry units of a uniform texture and color, or a uniform blend within the ranges accepted for these characteristics, from single source from single manufacturer for each product required.

B. Source Limitations for Mortar Materials: Obtain mortar ingredients of a uniform quality, including color for exposed masonry, from single manufacturer for each cementitious component and from single source or producer for each aggregate.

2.2 UNIT MASONRY, GENERAL

A. Masonry Standard: Comply with TMS 602/ACI 530.1/ASCE 6, except as modified by requirements in the Contract Documents.

B. Defective Units: Referenced masonry unit standards may allow a certain percentage of units to contain chips, cracks, or other defects exceeding limits stated. Do not use units where such defects are exposed in the completed Work **and will be within 20 feet vertically and horizontally of a walking surface**.

2.3 CONCRETE MASONRY UNITS

A. Shapes: Provide shapes indicated and as follows, with exposed surfaces matching exposed faces of adjacent units unless otherwise indicated.

1. Provide special shapes for lintels, corners, jambs, sashes, movement joints, headers, bonding, and other special conditions.
2. Provide **square-edged** units for outside corners unless otherwise indicated.

B. Integral Water Repellent: Provide units made with integral water repellent **for exposed units** .

1. Integral Water Repellent: Liquid polymeric, integral water-repellent admixture that does not reduce flexural bond strength. Units made with integral water repellent, when tested according to ASTM E 514/E 514M as a wall assembly made with mortar containing integral water-repellent manufacturer's mortar additive, with test period extended to 24 hours, shall show no visible water or leaks on the back of test specimen.

C. Decorative CMUs: ASTM C 90.

1. Basis-of-Design Product: Subject to compliance with requirements, provide the following:

   a. Midwest Block & Brick or equal;
2. Density Classification: **Normal weight**.
3. Size (Width): 116” x 8” x 4”.
4. Pattern and Texture:
   a. Standard pattern, split-face finish.

5. Colors: **As selected by Architect from manufacturer's full range**.

2.4 BRICK

A. General: Provide shapes indicated and as follows, with exposed surfaces matching finish and color of exposed faces of adjacent units:

1. For ends of sills and caps and for similar applications that would otherwise expose unfinished brick surfaces, provide units without cores or frogs and with exposed surfaces finished.
2. Provide special shapes for applications where stretcher units cannot accommodate special conditions, including those at corners, movement joints, bond beams, sashes, and lintels.
3. Provide special shapes for applications requiring brick of size, form, color, and texture on exposed surfaces that cannot be produced by sawing.
4. Provide special shapes for applications where shapes produced by sawing would result in sawed surfaces being exposed to view.

B. Clay Face Brick: **Facing brick complying with ASTM C 216**.

1. Basis-of-Design Product: Refer to drawings.
2. Grade: **SW**.
3. Type: **FBX**.
4. Initial Rate of Absorption: Less than 30 g/30 sq. in. per minute when tested according to ASTM C 67.
5. Efflorescence: Provide brick that has been tested according to ASTM C 67 and is rated "not effloresced."
6. Size (Actual Dimensions): **3-5/8 inches wide by 2-1/4 inches high by 7-5/8 inches**.
7. Application: Use where brick is exposed unless otherwise indicated.

2.5 STONE TRIM UNITS

A. Stone: Arriscraft Renaissance or approved equal.

B. Finish: **Smooth, machine finish**.

C. Provide stone units accurately shaped, with exposed faces dressed true, and with beds and joints at right angles to faces.

2.6 MORTAR AND GROUT MATERIALS

A. Portland Cement: ASTM C 150/C 150M, Type I or II, except Type III may be used for cold-weather construction. Provide natural color or white cement as required to produce mortar color indicated.

1. Alkali content shall not be more than 0.1 percent when tested according to ASTM C 114.

B. Hydrated Lime: ASTM C 207, Type S.

C. Portland Cement-Lime Mix: Packaged blend of portland cement and hydrated lime containing no other ingredients.

D. Mortar Cement: ASTM C 1329/C 1329M.

E. Aggregate for Mortar: ASTM C 144.

1. For mortar that is exposed to view, use washed aggregate consisting of natural sand or crushed stone.

F. Aggregate for Grout: ASTM C 404.

G. Water-Repellent Admixture: Liquid water-repellent mortar admixture intended for use with CMUs containing integral water repellent from same manufacturer.
   1. Location: Trash enclosure CMU.

H. Water: Potable.

2.7 REINFORCEMENT

A. Uncoated-Steel Reinforcing Bars: As indicated on structural drawings.

B. Reinforcing Bar Positioners: Refer to structural drawings.

C. Masonry-Joint Reinforcement for Single-Wythe Masonry: Ladder type with single pair of side rods.

2.8 TIES AND ANCHORS

A. General: Ties and anchors shall extend at least 1-1/2 inches into veneer but with at least a 5/8-inch cover on outside face.

B. Materials: Provide ties and anchors specified in this article that are made from materials that comply with the following unless otherwise indicated:
   1. Hot-Dip Galvanized, Carbon-Steel Wire: ASTM A 82/A 82M, with ASTM A 153/A 153M, Class B-2 coating.

C. Adjustable Masonry-Veneer Anchors:

   1. General: Provide anchors that allow vertical adjustment but resist a 100-lbf load in both tension and compression perpendicular to plane of wall without deforming or developing play in excess of 1/16 inch.

   2. Screw-Attached, Masonry-Veneer Anchors: Wire tie and a corrosion-resistant, self-drilling, eye-screw designed to receive wire tie. Eye-screw has spacer that seats directly against framing and is same thickness as sheathing and has gasketed washer head that covers hole in sheathing.
      1) Metal Stud Backup with Brick Veneer:
         a) “Heckman Building Products, Inc.; “Thermal Pos-I-tie” double pintle wire tie (hot dipped galvanized). Minimum tie embed of one-half the thickness of brick veneer.
      2) Metal Stud Backup with Stone Veneer:
         a) “Heckman Building Products, Inc.; “Thermal Pos-I-tie” double pintle wire tie (stainless steel). Minimum tie embed of one-half the thickness of stone veneer.

2.9 EMBEDDED FLASHING MATERIALS

A. Flexible Flashing: Use the following unless otherwise indicated:

1. EPDM Flashing: Sheet flashing product made from ethylene-propylene-diene terpolymer, complying with ASTM D 4637/D 4637M, 0.040 inch thick.

    a. Heckmann Building Products, Inc; No 81 EPDM Thru-Wall Flashing or approved equal.

B. Application: Unless otherwise indicated, use the following:

1. Where flashing is indicated to receive counter flashing, use stainless steel metal flashing.
2. Where flashing is indicated to be turned down at or beyond the wall face, use stainless steel metal flashing.
3. Where flashing is partly exposed and is indicated to terminate at the wall face, use metal flashing **with a drip edge**.
4. Where flashing is fully concealed, use **flexible flashing**.

C. Adhesives, Primers, and Seam Tapes for Flashings: Flashing manufacturer's standard products or products recommended by flashing manufacturer for bonding flashing sheets to each other and to substrates.

D. Termination Bars for Flexible Flashing: Aluminum sheet 0.064 inch by 1-1/2 inches with a 3/8-inch sealant flange at top.

2.10 MISCELLANEOUS MASONRY ACCESSORIES

A. Compressible Filler: Premolded filler strips complying with ASTM D 1056, Grade 2A1; compressible up to 35 percent; of width and thickness indicated; formulated from **neoprene**.

B. Preformed Control-Joint Gaskets: Made from **styrene-butadiene-rubber compound, complying with ASTM D 2000, Designation M2AA-805** and designed to fit standard sash block and to maintain lateral stability in masonry wall; size and configuration as indicated.

C. Bond-Breaker Strips: Asphalt-saturated felt complying with ASTM D 226/D 226M, Type I (No. 15 asphalt felt).

D. Weep/Cavity Vent Products: Use the following unless otherwise indicated:

1. Wicking Material: Absorbent rope, made from **UV-resistant synthetic fiber**, 1/4 to 3/8 inch in diameter, in length required to produce 2-inch exposure on exterior and 18 inches in cavity. Use only for weeps.

2. Brick and Stone Masonry: Mesh Weep/Vent: Free-draining mesh; made from polyethylene strands, full height and width of head joint and depth 1/8 inch less than depth of outer wythe; in color selected from manufacturer's standard.

    a. Heckmann Building Products, “Weep Vent” or approved equal.

E. Cavity Drainage Material: Free-draining mesh, made from polymer strands that will not degrade within the wall cavity.
1. Configuration: Provide one of the following:

a. Strips, full depth of cavity and 10 inches high, with dovetail-shaped notches 7 inches deep that prevent clogging with mortar droppings.

2.11 MASONRY CLEANERS

A. Proprietary Acidic Cleaner: Manufacturer's standard-strength cleaner designed for removing mortar/grout stains, efflorescence, and other new construction stains from new masonry without discoloring or damaging masonry surfaces. Use product expressly approved for intended use by cleaner manufacturer and manufacturer of masonry units being cleaned.

1. Diedrich Technologies, Inc.
2. EaCo Chem, Inc.
3. Prosoco, Inc.

2.12 MORTAR AND GROUT MIXES

A. General: Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures unless otherwise indicated.

1. Do not use calcium chloride in mortar or grout.
2. Use **portland cement-lime or mortar cement** mortar unless otherwise indicated.
3. For exterior masonry, use **portland cement-lime**, **masonry cement**, **or mortar cement** mortar.
4. For reinforced masonry, use **portland cement-lime** mortar.
5. Add cold-weather admixture (if used) at same rate for all mortar that will be exposed to view, regardless of weather conditions, to ensure that mortar color is consistent.

B. Preblended, Dry Mortar Mix: Furnish dry mortar ingredients in form of a preblended mix. Measure quantities by weight to ensure accurate proportions, and thoroughly blend ingredients before delivering to Project site.

C. Mortar for Unit Masonry: Comply with ASTM C 270, **Proportion** Specification. Provide the following types of mortar for applications stated unless another type is indicated

1. For reinforced masonry, use **Type S**.
2. For exterior, above-grade, load-bearing and nonload-bearing walls and parapet walls; for interior load-bearing walls; for interior nonload-bearing partitions; and for other applications where another type is not indicated, use Type N.

D. Grout for Unit Masonry: Comply with ASTM C 476.

1. Use grout of type indicated or, if not otherwise indicated, of type (fine or coarse) that will comply with TMS 602/ACI 530.1/ASCE 6 for dimensions of grout spaces and pour height.
2. Proportion grout in accordance with ASTM C 476.
3. Provide grout with a slump of **8 to 11 inches** as measured according to ASTM C 143/C 143M.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of the Work.

1. For the record, prepare written report, endorsed by Installer, listing conditions detrimental to performance of the Work.
2. Verify that foundations are within tolerances specified.
3. Verify that reinforcing dowels are properly placed.
4. Verify that substrates are free of substances that impair mortar bond.

B. Before installation, examine rough-in and built-in construction for piping systems to verify actual locations of piping connections.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION, GENERAL

A. Thickness: Build cavity and composite walls and other masonry construction to full thickness shown. Build single-wythe walls to actual widths of masonry units, using units of widths indicated.

B. Build chases and recesses to accommodate items specified in this and other Sections.

C. Leave openings for equipment to be installed before completing masonry. After installing equipment, complete masonry to match construction immediately adjacent to opening.

D. Use full-size units without cutting if possible. If cutting is required to provide a continuous pattern or to fit adjoining construction, cut units with motor-driven saws; provide clean, sharp, unchipped edges. Allow units to dry before laying unless wetting of units is specified. Install cut units with cut surfaces and, where possible, cut edges concealed.

E. Select and arrange units for exposed unit masonry to produce a uniform blend of colors and textures. Mix units from several pallets or cubes as they are placed.

F. Matching Existing Masonry: Match coursing, bonding, color, and texture of existing masonry.

G. Wetting of Brick: Wet brick before laying if initial rate of absorption exceeds 30 g/30 sq. in. per minute when tested according to ASTM C 67. Allow units to absorb water so they are damp but not wet at time of laying.

3.3 TOLERANCES

A. Dimensions and Locations of Elements:

1. For dimensions in cross section or elevation, do not vary by more than plus 1/2 inch or minus 1/4 inch.
2. For location of elements in plan, do not vary from that indicated by more than plus or minus 1/2 inch.
3. For location of elements in elevation, do not vary from that indicated by more than plus or minus 1/4 inch in a story height or 1/2 inch total.

B. Lines and Levels:

1. For bed joints and top surfaces of bearing walls, do not vary from level by more than 1/4 inch in 10 feet, or 1/2-inch maximum.
2. For conspicuous horizontal lines, such as lintels, sills, parapets, and reveals, do not vary from level by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2-inch maximum.
3. For vertical lines and surfaces, do not vary from plumb by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2-inch maximum.
4. For conspicuous vertical lines, such as external corners, door jambs, reveals, and expansion and control joints, do not vary from plumb by more than 1/8 inch in 10 feet, 1/4 inch in 20 feet, or 1/2-inch maximum.
5. For lines and surfaces, do not vary from straight by more than 1/4 inch in 10 feet, 3/8 inch in 20 feet, or 1/2-inch maximum.
6. For vertical alignment of exposed head joints, do not vary from plumb by more than 1/4 inch in 10 feet or 1/2-inch maximum.
7. For faces of adjacent exposed masonry units, do not vary from flush alignment by more than 1/16 inch except due to warpage of masonry units within tolerances specified for warpage of units.

C. Joints:

1. For bed joints, do not vary from thickness indicated by more than plus or minus 1/8 inch, with a maximum thickness limited to 1/2 inch.
2. For exposed bed joints, do not vary from bed-joint thickness of adjacent courses by more than 1/8 inch.
3. For head and collar joints, do not vary from thickness indicated by more than plus 3/8 inch or minus 1/4 inch.
4. For exposed head joints, do not vary from thickness indicated by more than plus or minus 1/8 inch. **Do not vary from adjacent bed-joint and head-joint thicknesses by more than 1/8 inch.**
5. For exposed bed joints and head joints of stacked bond, do not vary from a straight line by more than 1/16 inch from one masonry unit to the next.

3.4 LAYING MASONRY WALLS

A. Lay out walls in advance for accurate spacing of surface bond patterns with uniform joint thicknesses and for accurate location of openings, movement-type joints, returns, and offsets. Avoid using less-than-half-size units, particularly at corners, jambs, and, where possible, at other locations.

B. Bond Pattern for Exposed Masonry: Unless otherwise indicated, lay exposed masonry in **running bond;** do not use units with less-than-nominal 4-inch horizontal face dimensions at corners or jambs.

C. Lay concealed masonry with all units in a wythe in running bond or bonded by lapping not less than **4 inches**. Bond and interlock each course of each wythe at corners. Do not use units with less-than-nominal 4-inch horizontal face dimensions at corners or jambs.

D. Stopping and Resuming Work: Stop work by stepping back units in each course from those in course below; do not tooth. When resuming work, clean masonry surfaces that are to receive mortar, remove loose masonry units and mortar, and wet brick if required before laying fresh masonry.

E. Built-in Work: As construction progresses, build in items specified in this and other Sections. Fill in solidly with masonry around built-in items.

F. Fill space between steel frames and masonry solidly with mortar unless otherwise indicated.

G. Where built-in items are to be embedded in cores of hollow masonry units, place a layer of metal lath, wire mesh, or plastic mesh in the joint below, and rod mortar or grout into core.

H. Fill cores in hollow CMUs with grout 24 inches under bearing plates, beams, lintels, posts, and similar items unless otherwise indicated.

I. Build nonload-bearing interior partitions full height of story to underside of solid floor or roof structure above unless otherwise indicated.

1. Install compressible filler in joint between top of partition and underside of structure above.
2. Fasten partition top anchors to structure above and build into top of partition. Grout cells of CMUs solidly around plastic tubes of anchors and push tubes down into grout to provide 1/2-inch clearance between end of anchor rod and end of tube. Space anchors **48 inches** o.c. unless otherwise indicated.
3. Wedge nonload-bearing partitions against structure above with small pieces of tile, slate, or metal. Fill joint with mortar after dead-load deflection of structure above approaches final position.
4. At fire-rated partitions, treat joint between top of partition and underside of structure above to comply with Section 078443 "Joint Firestopping."

3.5 MORTAR BEDDING AND JOINTING

A. Lay **hollow brick and CMUs** as follows:

1. Bed face shells in mortar and make head joints of depth equal to bed joints.
2. Bed webs in mortar in all courses of piers, columns, and pilasters.
3. Bed webs in mortar in grouted masonry, including starting course on footings.
4. Fully bed entire units, including areas under cells, at starting course on footings where cells are not grouted.
5. Fully bed units and fill cells with mortar at anchors and ties as needed to fully embed anchors and ties in mortar.

B. Lay solid masonry units **and hollow brick** with completely filled bed and head joints; butter ends with sufficient mortar to fill head joints and shove into place. Do not deeply furrow bed joints or slush head joints.

C. Set **cast-stone** trim units in full bed of mortar with full vertical joints. Fill dowel, anchor, and similar holes.

1. Clean soiled surfaces with fiber brush and soap powder and rinse thoroughly with clear water.
2. Allow cleaned surfaces to dry before setting.
3. Wet joint surfaces thoroughly before applying mortar.
4. Rake out mortar joints for pointing with sealant.

D. Tool exposed joints slightly concave when thumbprint hard, using a jointer larger than joint thickness unless otherwise indicated.

E. Cut joints flush where indicated to receive **cavity wall insulation** unless otherwise indicated.

3.6 ANCHORED MASONRY VENEERS

A. Anchor masonry veneers to **wall framing** with masonry-veneer anchors to comply with the following requirements:

1. Fasten **screw-attached** anchors **through sheathing to wall framing** with metal fasteners of type indicated. Use two fasteners unless anchor design only uses one fastener.
2. Embed **tie sections** in masonry joints.
3. Locate anchor sections to allow maximum vertical differential movement of ties up and down.
4. Space anchors as indicated, but not more than 16 inches o.c. vertically and 16 inches o.c. horizontally. Install additional anchors within 12 inches of openings and at intervals, not exceeding 36 inches, around perimeter.

B. Provide not less than **1 inch** of airspace between back of masonry veneer and face of **insulation**.

1. Keep airspace clean of mortar droppings and other materials during construction. Bevel beds away from airspace, to minimize mortar protrusions into airspace. Do not attempt to trowel or remove mortar fins protruding into airspace.

3.7 MASONRY-JOINT REINFORCEMENT

A. General: Install entire length of longitudinal side rods in mortar with a minimum cover of 5/8 inch on exterior side of walls, 1/2 inch elsewhere. Lap reinforcement a minimum of 6 inches.

1. Space reinforcement not more than 16 inches o.c.
2. Space reinforcement not more than 8 inches o.c. in parapet walls.
3. Provide reinforcement not more than 8 inches above and below wall openings and extending 12 inches beyond openings **in addition to continuous reinforcement**.

B. Interrupt joint reinforcement at control and expansion joints unless otherwise indicated.

C. Provide continuity at wall intersections by using prefabricated T-shaped units.

D. Provide continuity at corners by using prefabricated L-shaped units.

E. Cut and bend reinforcing units as directed by manufacturer for continuity at **corners,** returns, offsets, column fireproofing, pipe enclosures, and other special conditions.

3.8 CONTROL AND EXPANSION JOINTS

A. General: Install control- and expansion-joint materials in unit masonry as masonry progresses. Do not allow materials to span control and expansion joints without provision to allow for in-plane wall or partition movement.

B. Form control joints in concrete masonry **using one of the following methods**:

1. Fit bond-breaker strips into hollow contour in ends of CMUs on one side of control joint. Fill resultant core with grout, and rake out joints in exposed faces for application of sealant.
2. Install preformed control-joint gaskets designed to fit standard sash block.
3. Install interlocking units designed for control joints. Install bond-breaker strips at joint. Keep head joints free and clear of mortar, or rake out joint for application of sealant.
4. Install temporary foam-plastic filler in head joints, and remove filler when unit masonry is complete for application of sealant.

C. Form expansion joints in brick as follows:

1. Build flanges of metal expansion strips into masonry. Lap each joint 4 inches in direction of water flow. Seal joints below grade and at junctures with horizontal expansion joints if any.
2. Build flanges of factory-fabricated, expansion-joint units into masonry.
3. Build in compressible joint fillers where indicated.
4. Form open joint full depth of brick wythe and of width indicated, but not less than **3/8 inch** for installation of sealant and backer rod specified in Section 079200 "Joint Sealants."

3.9 LINTELS

A. Install steel lintels where indicated.

B. Provide **masonry** lintels where shown and where openings of more than 12 inches for brick-size units and 24 inches for block-size units are shown without structural steel or other supporting lintels.

C. Provide minimum bearing of 8 inches at each jamb unless otherwise indicated.

3.10 FLASHING, WEEP HOLES, AND CAVITY VENTS

A. General: Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges, other obstructions to downward flow of water in wall, and where indicated. **Install cavity vents at shelf angles, ledges, and other obstructions to upward flow of air in cavities, and where indicated.**

B. Install flashing as follows unless otherwise indicated:

1. Prepare masonry surfaces so they are smooth and free from projections that could puncture flashing. Where flashing is within mortar joint, place through-wall flashing on sloping bed of mortar and cover with mortar. Before covering with mortar, seal penetrations in flashing with adhesive, sealant, or tape **as recommended by flashing manufacturer**.
2. At masonry-veneer walls, extend flashing through veneer, across airspace behind veneer, and up face of sheathing at least 8 inches. **air barrier**, lapping at least 4 inches. **Fasten upper edge of flexible flashing to sheathing through termination bar.**
3. At lintels and shelf angles, extend flashing a minimum of 6 inches into masonry at each end. At heads and sills, extend flashing 6 inches at ends and turn up not less than 2 inches to form end dams.
4. Interlock end joints of ribbed sheet metal flashing by overlapping ribs not less than 1-1/2 inches or as recommended by flashing manufacturer, and seal lap with elastomeric sealant complying with requirements in Section 079200 "Joint Sealants" for application indicated.
5. Install metal **drip edges** with ribbed sheet metal flashing by interlocking hemmed edges to form hooked seam. Seal seam with elastomeric sealant complying with requirements in Section 079200 "Joint Sealants" for application indicated.
6. Install metal drip edges beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2 inch back from outside face of wall, and adhere flexible flashing to top of metal drip edge.
7. Install metal flashing termination beneath flexible flashing at exterior face of wall. Stop flexible flashing 1/2 inch back from outside face of wall, and adhere flexible flashing to top of metal flashing termination.
8. Cut flexible flashing off flush with face of wall after masonry wall construction is completed.

C. Install reglets and nailers for flashing and other related construction where they are shown to be built into masonry.

D. Install weep holes in exterior wythes and veneers in head joints of first course of masonry immediately above embedded flashing.

1. Use **specified weep/cavity vent products** to form weep holes.
2. Use wicking material to form weep holes above flashing under brick sills. Turn wicking down at lip of sill to be as inconspicuous as possible.
3. Space weep holes 24 inches o.c. unless otherwise indicated.
4. Space weep holes formed from **wicking material** 16 inches o.c.
5. Cover cavity side of weep holes with plastic insect screening at cavities insulated with loose-fill insulation.
6. Trim wicking material flush with outside face of wall after mortar has set.

E. Install cavity vents in head joints in exterior wythes at spacing indicated. Use **specified weep/cavity vent products** to form cavity vents.

1. Close cavities off vertically and horizontally with blocking in manner indicated. Install through-wall flashing and weep holes above horizontal blocking.

3.11 REINFORCED UNIT MASONRY INSTALLATION

A. Temporary Formwork and Shores: Construct formwork and shores as needed to support reinforced masonry elements during construction.

1. Construct formwork to provide shape, line, and dimensions of completed masonry as indicated. Make forms sufficiently tight to prevent leakage of mortar and grout. Brace, tie, and support forms to maintain position and shape during construction and curing of reinforced masonry.
2. Do not remove forms and shores until reinforced masonry members have hardened sufficiently to carry their own weight and that of other loads that may be placed on them during construction.

B. Placing Reinforcement: Comply with requirements in TMS 602/ACI 530.1/ASCE 6.

C. Grouting: Do not place grout until entire height of masonry to be grouted has attained enough strength to resist grout pressure.

1. Comply with requirements in TMS 602/ACI 530.1/ASCE 6 for cleanouts and for grout placement, including minimum grout space and maximum pour height.
2. Limit height of vertical grout pours to not more than **60 inches**.

3.12 FIELD QUALITY CONTROL

A. Testing and Inspecting: Owner will engage special inspectors to perform tests and inspections and prepare reports. Allow inspectors access to scaffolding and work areas as needed to perform tests and inspections. Retesting of materials that fail to comply with specified requirements shall be done at Contractor's expense.

B. Testing Prior to Construction: One set of tests.

C. Testing Frequency: One set of tests for each 5000 sq. ft. of wall area or portion thereof.

D. Clay Masonry Unit Test: For each type of unit provided, according to ASTM C 67 for compressive strength.

E. Concrete Masonry Unit Test: For each type of unit provided, according to ASTM C 140 for compressive strength.

F. Mortar Aggregate Ratio Test (Proportion Specification): For each mix provided, according to ASTM C 780.

G. Mortar Test (Property Specification): For each mix provided, according to ASTM C 780. Test mortar for **mortar air content and compressive strength**.

H. Grout Test (Compressive Strength): For each mix provided, according to ASTM C 1019.

I. Prism Test: For each type of construction provided, according to ASTM C 1314 at **7 days and at** 28 days.

3.13

3.13 REPAIRING, POINTING, AND CLEANING

A. Remove and replace masonry units that are loose, chipped, broken, stained, or otherwise damaged or that do not match adjoining units. Install new units to match adjoining units; install in fresh mortar, pointed to eliminate evidence of replacement.

B. Pointing: During the tooling of joints, enlarge voids and holes, except weep holes, and completely fill with mortar. Point up joints, including corners, openings, and adjacent construction, to provide a neat, uniform appearance. Prepare joints for sealant application, where indicated.

C. In-Progress Cleaning: Clean unit masonry as work progresses by dry brushing to remove mortar fins and smears before tooling joints.

D. Final Cleaning: After mortar is thoroughly set and cured, clean exposed masonry as follows:

1. Remove large mortar particles by hand with wooden paddles and nonmetallic scrape hoes or chisels.
2. Test cleaning methods on sample wall panel; leave one-half of panel uncleaned for comparison purposes. Obtain Architect's approval of sample cleaning before proceeding with cleaning of masonry.
3. Protect adjacent stone and nonmasonry surfaces from contact with cleaner by covering them with liquid strippable masking agent or polyethylene film and waterproof masking tape.
4. Wet wall surfaces with water before applying cleaners; remove cleaners promptly by rinsing surfaces thoroughly with clear water.
5. Clean brick by bucket-and-brush hand-cleaning method described in BIA Technical Notes 20.
6. Clean concrete masonry by applicable cleaning methods indicated in NCMA TEK 8-4A.
7. Clean masonry with a proprietary acidic cleaner applied according to manufacturer's written instructions.
8. Clean stone trim to comply with stone supplier's written instructions.
9. Clean limestone units to comply with recommendations in ILI's "Indiana Limestone Handbook."

3.14 MASONRY WASTE DISPOSAL

A. Salvageable Materials: Unless otherwise indicated, excess masonry materials are Contractor's property. At completion of unit masonry work, remove from Project site.

B. Waste Disposal as Fill Material: Dispose of clean masonry waste, including excess or soil-contaminated sand, waste mortar, and broken masonry units, by crushing and mixing with fill material as fill is placed.

1. Crush masonry waste to less than 4 inches in each dimension.
2. Mix masonry waste with at least two parts of specified fill material for each part of masonry waste. Fill material is specified in Section 312000 "Earth Moving."
3. Do not dispose of masonry waste as fill within 18 inches of finished grade.

C. Masonry Waste Recycling: Return broken CMUs not used as fill to manufacturer for recycling.

D. Excess Masonry Waste: Remove excess clean masonry waste that cannot be used as fill, as described above or recycled, and other masonry waste, and legally dispose of off Owner's property.

END OF SECTION 042000

CONSTRUCTION DOCUMENTS FOR:
VIBE CITY DISPENSARY
LOT 1B OF THE JUNCTION

A TRACT OF LAND BEING PART OF LOT 1B, A SUBDIVISION OF LOT 1 OF WEST MAIN LLC BOOK PL 51 PAGES 69-70
CITY OF WENTZVILLE, SAINT CHARLES COUNTY MISSOURI

SITE ADDRESS:
1201 LODORA DRIVE WENTZVILLE, MO 63385
PARCEL ID# 4-018A-C891-00-001B.0000000

PROJECT DIRECTORY

OWNER/DEVELOPER:
CUK PROPERTY LLC
910 PERUQUE VIEW DRIVE
WENTZVILLE, MO 63385
(314) 591-6396
CONTACT: JIM COOK

CIVIL ENGINEER:
PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
(314) 925-7444
CONTACT: MR. MATT FOGARTY

SURVEYOR:
PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
(314) 925-7444
CONTACT: MR. ERIK STOSZ

GENERAL CONTRACTOR:
LCS CONSTRUCTION
1024 COOL SPRINGS INDUSTRIAL DR
O'FALLON, MO 63366
(636) 294-6245
(637) CONTACT: MR. STEVE LAYNE

EXISTING LEGEND	
	BENCHMARK
OHE	OVERHEAD ELECTRIC/PHONE
FO	FIBER OPTIC
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	GAS METER
	LIGHT STANDARD
	UTILITY POLE
	SANITARY SEWER MANHOLE
	STORM SEWER MANHOLE
G	GAS LINE
	SIGN
	BUSH
	TREE
	STORM CURB INLET
	STORM TRIPLE CURB INLET
	GRATE INLET
	OUTFALL STRUCTURE
	FLARED END
W	WATER LINE

PROPOSED LEGEND	
	UTILITY POLE
	LIGHT STANDARD
	WATER VALVE
	WATER METER
	FIRE HYDRANT
	SANITARY CLEANOUT
	SANITARY SEWER PIPE
	SANITARY SEWER MANHOLE (MH)
	STORM SEWER MANHOLE (MH)
	2 GRATE INLET (2GI)
	OUTFALL STRUCTURE (OS)
	CURB INLET (CI)
	FLARED END (FE)
	GRATE INLET W SIDE INTAKE (GSI)
	AREA INLET (AI)
	DOUBLE AREA INLET (DAI)
	STORM SEWER PIPE
UgE	UNDERGROUND ELECTRIC
UgT	UNDERGROUND TELEPHONE
2"W	2" WATER MAIN
6"W	6" WATER MAIN
8"W	8" WATER MAIN
G	GAS LINE
507	CONTOUR LINE
	BIKE RACK
	ISA SYMBOL
	OIL WATER SEPARATOR
ELEC	ELECTRICAL CHARGING SPACE
(A.T.G.)	ADJUST TO GRADE
	SIGN
B.O.C.	BACK OF CURB
	FENCE

MISSOURI 811

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

UTILITY PROVIDERS

BRIGHTSPEED TELEPHONE PROVIDER
1 SOLUTIONS PKWY
TOWN & COUNTRY, MO 63017
1-833-692-7773
CONTACT: T.B.D.
KEEPINTOUCH@BRIGHTSPEED.COM

CITY OF WENTZVILLE STORM SEWER SERVICE:
1001 SCHROEDER CREEK BOULEVARD
WENTZVILLE, MO 63385
(636) 639-2177 OR
BLAKE.DECKARD@WENTZVILLEMO.GOV
CONTACT: BLAKE DECKARD

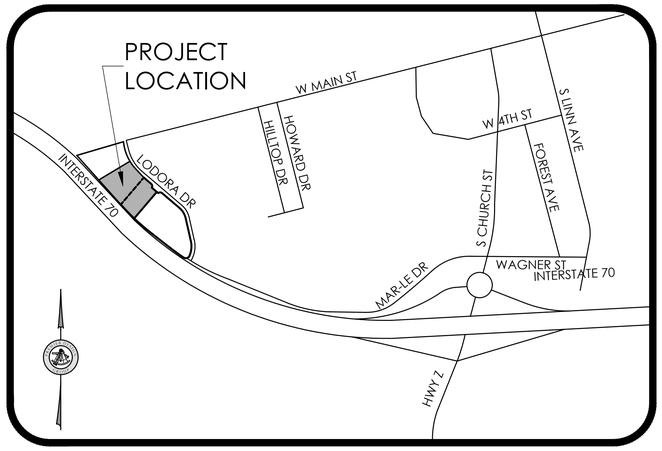
CITY OF WENTZVILLE WATER SERVICE:
1001 SCHROEDER CREEK BOULEVARD
WENTZVILLE, MO 63385
(636) 639-2177 OR
BLAKE.DECKARD@WENTZVILLEMO.GOV
CONTACT: BLAKE DECKARD

CITY OF WENTZVILLE SANITARY SEWER SERVICE:
1001 SCHROEDER CREEK BOULEVARD
WENTZVILLE, MO 63385
(636) 639-2177 OR
BLAKE.DECKARD@WENTZVILLEMO.GOV
CONTACT: BLAKE DECKARD

AMEREN NATURAL GAS
200 N. CALLAHAN ROAD
WENTZVILLE, MO 63385
(636) 232-7920
CONTACT: ZACH EVANS

AMEREN ELECTRIC
200 N. CALLAHAN ROAD
WENTZVILLE, MO 63385
(636) 357-2978
CONTACT: MR. DAN GIESSMAN

WENTZVILLE FIRE PROTECTION DISTRICT
502 LUETKENHAUS BLVD.
WENTZVILLE, MO 63385
(636) 327-6239
CONTACT: MR. CHRIS CUDDIHEE



LOCATION MAP
NOT TO SCALE

DISTURBED AREA = ±1.12 ACRES

SITE BENCHMARK:
"O" IN OPEN ON FIRE HYDRANT LOCATED ON NORTH SIDE OF MAIN STREET. ELEVATION = 634.87

REFERENCE BENCHMARK:
ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM, NAD 1983, EAST ZONE.

PARCEL DESCRIPTION - LOT 1B:

A TRACT OF LAND BEING PART OF SECTION 25, TOWNSHIP 47 NORTH, RANGE 1 EAST, IN THE CITY OF WENTZVILLE, SAINT CHARLES COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE NORTHEASTERN LINE OF INTERSTATE 70 AND THE SOUTH LINE OF THE WABASH RAILROAD (100 FEET WIDE) RIGHT OF WAY; THENCE SOUTH ALONG THE SAID NORTHEASTERN LINE OF THE INTERSTATE 70, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 1,125.00 FEET, AN ARC DISTANCE OF 126.13 FEET, A CHORD BEARING OF SOUTH 45 DEGREES 11 MINUTES 52 SECONDS EAST, AND A CHORD DISTANCE OF 126.06 FEET; THENCE SOUTH 41 DEGREES 59 MINUTES 09 SECONDS EAST, A DISTANCE OF 140.84 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE LEAVING SAID NORTHEASTERN LINE OF INTERSTATE 70 NORTH 48 DEGREES 00 MINUTES 51 SECONDS EAST, A DISTANCE OF 37.25 FEET; THENCE NORTH 14 DEGREES 05 MINUTES 01 SECONDS WEST, A DISTANCE OF 31.18 FEET; THENCE NORTH 75 DEGREES 54 MINUTES 59 SECONDS EAST, A DISTANCE OF 137.08 FEET; THENCE NORTH 63 DEGREES 55 MINUTES 04 SECONDS EAST, A DISTANCE OF 54.90 FEET TO THE WEST LINE OF LODORA DRIVE, A 60 FOOT WIDE PUBLIC RIGHT OF WAY; THENCE SOUTH ALONG THE WEST LINE OF SAID LODORA DRIVE THE FOLLOWING COURSE AND DISTANCES; ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET, A CHORD BEARING OF SOUTH 37 DEGREES 48 MINUTES 30 SECONDS EAST, A CHORD DISTANCE OF 113.81 FEET, AND ARC LENGTH OF 114.61 FEET; THENCE SOUTH 49 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 97.26 FEET; THENCE ALONG A TANGENTIAL CURVE TO THE RIGHT 26.86 FEET WITH A RADIUS OF 19.50 FEET; THENCE SOUTH 49 DEGREES 32 MINUTES 03 SECONDS EAST, A DISTANCE OF 40.62 FEET; THENCE LEAVING SAID WEST LINE OF LODORA DRIVE SOUTH 40 DEGREES 24 MINUTES 21 SECONDS WEST, A DISTANCE OF 220.21 FEET TO THE NORTHERN RIGHT OF WAY LINE OF SAID INTERSTATE 70; THENCE ALONG A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 44 DEGREES 14 MINUTES 07 SECONDS WEST, A CHORD DISTANCE OF 107.93 FEET, A RADIUS OF 1375.00 FEET, AND AN ARC LENGTH OF 107.96 FEET; THENCE ALONG SAID NORTHERN RIGHT OF WAY LINE NORTH 41 DEGREES 59 MINUTES 09 SECONDS WEST, A DISTANCE OF 244.16 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.65 ACRES MORE OR LESS.

APPROVED PER FINAL DEVELOPMENT PLAN EXCEPTIONS PREVIOUSLY REQUESTED ORIGINALLY APPROVED PLANNED DEVELOPMENT-MIXED USE AND FOR LOT 1D

1. MINIMUM PLANTING STRIP TO TEN (10) FEET IN WIDTH PROVIDED AND MAINTAINED IN ALL FRONT YARDS AS OPPOSED TO FIFTEEN (15) PER HF-OVERLAY.
2. REDUCTION IN ACREAGE FOR REZONING TO PLANNED DEVELOPMENT DISTRICT. REQUIREMENT PER CITY CODE IS 30.00 ACRES, THIS SITE IS ±13.93 ACRES.
3. REQUEST EXCEPTION FOR PARKING SPACES FOR RESTAURANT (COMMERCIAL AREA) PER UNDERLYING PROPOSED DISTRICT WITH UP TO 25% SHARED BETWEEN LAND USES SUBJECT TO WRITTEN AGREEMENTS RESPECTING THE SHARED PARKING AGREEMENT. (SEE PARKING NUMBERS ON SHEET C-100). REQUEST EXCEPTION FOR PARKING SPACES FOR MULTI-FAMILY (RESIDENTIAL AREA) PER UNDERLYING PROPOSED DISTRICT FROM 2.5 PARKING SPACES PER UNIT TO 1.5 PARKING SPACES PER UNIT, RESPECTING 54 UNITS ARE TWO BEDROOM AND 120 UNITS ARE ONE BEDROOM. CONSIDERING LESS AMOUNT OF VEHICULAR USE PER UNIT (REFER TO PARKING CALCULATIONS.
4. COVERED PARKING TO BE A REQUESTED EXCEPTION FROM 405.100.D.11 OFF-STREET PARKING. TWO (2) COVERED PARKING SPACES AND ONE-HALF (1/2) PARKING SPACES PER DWELLING UNIT SHALL BE PROVIDED. 174 UNITS x 2 = 348 COVERED SPACES. REQUEST IS TO HAVE 28 TOTAL PARKING SPACES COVERED, CONSIDERING EXCEPTION #4 REGARDING PARKING. THE BUFFERING ALONG THE ADJACENT RESIDENTIAL USE SHALL BE DONE WITH LANDSCAPING TO GO ALONG WITH THE GRADE DIFFERENCE.
5. REDUCTION IN THE FRONT YARD SETBACK OF THE UNDERLYING PROPOSED R-3B MULTI-FAMILY RESIDENTIAL ZONING DISTRICT OF 25 FEET, REDUCED TO 10 FEET FOR THE PROPOSED PLANNED DEVELOPMENT MIXED USE FOR THE RESIDENTIAL AREA.
6. INCREASE IN RESIDENTIAL DENSITY REQUESTED PER PRELIMINARY DEVELOPMENT PLAN. SEE CALCULATIONS ON SHEET C-101.
7. DISTANCE BETWEEN GROUPED BUILDINGS TO 20 FEET MINIMUM AS OPPOSED TO THE 50 FEET PER UNDERLYING ZONING DISTRICT OF R-3B.
8. EXCEPTION REQUESTED FOR CONTINUOUS ROW OF SHRUBS ALONG STREET FRONTAGE OF THE MULTI-FAMILY AREA AS NO PARKING SPACES FACE FRONTAGE OF ROADS. THE AMOUNT OF SHRUBS WOULD PLACE A FINANCIAL BURDEN ON THIS DEVELOPMENT ALONG WITH KEEPING WITH THE HD-2 ZONING. LIVE/ WORK BUILDINGS ARE TO BE LOCATED WITHIN 3 TO 15 FEET FROM THE RIGHT OF WAY LINE ALLOWING ENTRYWAYS AND ACCESSIBILITY FROM THE SIDEWALKS AND STREETS THE BUILDINGS FRONT.
9. REQUEST THE USE OF BLACK VINYL COATED CHAIN LINK FENCING AND NETTING TO SURROUND THE SPORT COURT FOR THE RESTAURANT IN LIEU OF ORNAMENTAL FENCING.
10. REQUEST TO HANG 4 BANNERS TOTAL FOR TEMPORARY SIGNAGE IN LIEU OF THE ONE BANNER ALLOWED FOR THE SPORT COURT USE.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #: 2018000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2012007849

SHEET INDEX

#	TITLE
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	EXISTING CONDITIONS
C-200	SITE PLAN
C-300	GRADING PLAN
C-301	BUILDING & SIDEWALK GRADING PLAN DETAIL
C-400	UTILITY PLAN
C-500	EROSION CONTROL PLAN
C-501	EROSION CONTROL DETAILS
C-502	EROSION CONTROL DETAILS
C-600	STORM SEWER PROFILES
C-700	POST-DEVELOPED DRAINAGE AREA MAP
C-800	CONSTRUCTION DETAILS
C-801	CONSTRUCTION DETAILS
L-100	LANDSCAPE PLAN

CITY OF WENTZVILLE GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, CURRENT EDITION.
2. NO CONSTRUCTION ACTIVITY SHALL COMMENCE UNTIL ALL PERMITS HAVE BEEN OBTAINED FROM THE CITY OF WENTZVILLE ENGINEERING DIVISION AND A PRE-CONSTRUCTION MEETING HAS BEEN COORDINATED WITH ENGINEERING DIVISION PERSONNEL.
3. A COPY OF THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, MOST CURRENT EDITION, AND A COPY OF THE APPROVED IMPROVEMENT PLANS SHALL BE ON SITE AT ALL TIMES WHILE CONSTRUCTION ACTIVITY IS OCCURRING.
4. CARE SHALL BE TAKEN BY THE CONTRACTOR NOT TO CAUSE ANY SOIL, MUD, EARTH, SAND, GRAVEL, ROCK, STONE, CONCRETE, OR OTHER MATERIALS OR LIQUIDS TO BE FLUNG OR DEPOSITED, DROPPED UPON OR TO ROLL, FLOW, STAND, OR WASH UPON OR OVER ANY PUBLIC STREET, STREET IMPROVEMENT, ROAD, SEWER, STORM DRAIN, WATERCOURSE OR RIGHT-OF-WAY OR ANY OTHER PUBLIC PROPERTY IN VIOLATION OF CITY ORDINANCE NUMBER 884.
5. ALL TRAFFIC CONTROL AND BARRICADING WITHIN CITY OF WENTZVILLE RIGHT-OF-WAY SHALL CONFORM TO PART VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (LATEST EDITION). STREET CLOSURES WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY OF WENTZVILLE ENGINEERING DIVISION. ALL LANE CLOSURES SHALL BE COORDINATED WITH THE ENGINEERING DIVISION 24 HOURS IN ADVANCE
6. MODIFICATIONS TO THE APPROVED PLANS REQUIRE REVIEW AND APPROVAL BY THE CITY OF WENTZVILLE ENGINEERING DIVISION. WORK PERFORMED WITHOUT WRITTEN APPROVAL WILL REQUIRE REMOVAL AT THE OWNER'S/CONTRACTOR'S EXPENSE.
7. THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK BY CONTACTING MISSOURI ONE-CALL SYSTEM, INC. OR OTHER NECESSARY ENTITIES. HOWEVER, CONTACTING MISSOURI ONE-CALL SYSTEM DOES NOT RELIEVE THE CONTRACTOR FROM THEIR RESPONSIBILITY OF CHECKING WITH THE RECORDER OF DEEDS FOR OWNER/OPERATORS OF ALL UNDERGROUND UTILITIES IN THE AREA. MODOT IS NOT A PART OF DIG-RITE. CALL MODOT @ 314-340-4100 BEFORE DIGGING.

Call BEFORE you DIG
TOLL FREE
1-800-344-7483
MISSOURI ONE-CALL SYSTEM, INC.

MODOT IS NOT PART OF DIG-RITE. CALL MODOT @ 314-340-4100 BEFORE DIGGING.

8. ALL GRADING ACTIVITIES SHALL COMPLY WITH THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS, MOST CURRENT EDITION. ALL SEDIMENT AND EROSION CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE STORM WATER POLLUTION PREVENTION PERMIT AND THE APPROVED STORM WATER POLLUTION PREVENTION PLAN.
9. SUFFICIENT STAKING SHALL BE PROVIDED TO ENSURE PROPER LOCATION, ALIGNMENT AND GRADE OF ALL PROPOSED IMPROVEMENTS.
10. THE CONTRACTOR OR DEVELOPER SHALL NOT DISTURB ANY EXISTING SURVEY MONUMENTS OR BENCHMARKS NOTED ON THE PLANS OR FOUND DURING CONSTRUCTION. REMOVAL AND REPLACEMENT SHALL BE DONE BY A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF MISSOURI ONLY.

APPROVED SITE COVERAGE CALCULATIONS

EXISTING SITE = 13.93 ACRES

EXISTING GREEN SPACE	
11.77 ACRES @ 1.70 =	20.01
EXISTING BUILDINGS	
0.33 ACRES @ 3.54 =	1.17
EXISTING IMPERVIOUS	
1.83 ACRES @ 3.54 =	6.48
TOTAL EXISTING CFS	27.66

PROPOSED SITE = 13.93 ACRES

PROPOSED GREEN SPACE	
4.36 ACRES @ 1.70 =	7.41
PROPOSED BUILDINGS	
2.30 ACRES @ 3.54 =	8.14
PROPOSED IMPERVIOUS	
6.64 ACRES @ 3.54 =	23.51
TOTAL EXISTING CFS	39.06

PROPOSED PERCENT OF GREEN SPACE AREA COVERAGE = 31 %

DIFFERENTIAL RUN-OFF:
39.06 CFS (PROPOSED) - 27.66 CFS
(EXISTING) = +11.40 CFS

SITE COVERAGE CALCULATIONS (LOT 1B)

FLOOR TO AREA RATIO
6,000 / 72,048 SF = 0.083 FAR

EXISTING IMPERVIOUS AREA
0.55 ACRES OF PAVEMENT AND 0.00 ACRES OF BUILDING

EXISTING GREEN SPACE
1.10 ACRES

EXISTING PERCENT OF IMPERVIOUS AREA COVERAGE = 33.3%

PROPOSED IMPERVIOUS AREA PAVEMENT AND BUILDING
1.34 ACRES OF PAVEMENT AND BUILDING

PROPOSED GREEN SPACE
0.31 ACRES

PROPOSED PERCENT OF PERVIOUS AREA COVERAGE = 18.78%
THIS SITE PLAN PROPOSES AN INCREASE OF 0.75 ACRES IN IMPERVIOUS AREA COVERAGE. A DETENTION BASIN THAT PROVIDES WATER QUALITY, CHANNEL PROTECTION AND FLOOD PROTECTION WAS PREVIOUSLY PROVIDED FOR THE OVERALL DEVELOPMENT.

PREVIOUSLY APPROVED GREENSPACE CALCULATIONS

LOT 1A
TOTAL AREA = 1.85 ACRES
GREENSPACE = 0.75 ACRES (40.51%)

LOT 1B
TOTAL AREA = ±1.65 ACRES
GREENSPACE = 0.23 ACRES (14%)

LOT 1C
TOTAL AREA = 7.15 ACRES
GREENSPACE = 2.82 ACRES (39.4%)

LOT 1D
TOTAL AREA = 1.28 ACRES
GREENSPACE = 0.34 ACRES (26.6%)

LODORA/MAIN
TOTAL AREA = 1.99 ACRES
GREENSPACE = 0.42 ACRES (20.9%)

TOTAL DEVELOPMENT
TOTAL AREA = 13.93 ACRES
GREENSPACE = 4.26 ACRES (30.6%)

OVERALL GREENSPACE CALCULATIONS (AMENDED)

LOT 1A
TOTAL AREA = 1.85 ACRES
GREENSPACE = 0.75 ACRES (40.51%)

LOT 1B
TOTAL AREA = ±1.65 ACRES
GREENSPACE = 0.31 ACRES (18.78%)

LOT 1C
TOTAL AREA = 7.15 ACRES
GREENSPACE = 2.82 ACRES (39.4%)

LOT 1D
TOTAL AREA = 1.28 ACRES
GREENSPACE = 0.34 ACRES (26.6%)

LODORA/MAIN
TOTAL AREA = 1.99 ACRES
GREENSPACE = 0.42 ACRES (20.9%)

TOTAL DEVELOPMENT
TOTAL AREA = 13.93 ACRES
GREENSPACE = 4.26 ACRES (30.6%)

PROPERTY DATA

OWNER	CUK PROPERTY LLC
ADDRESS	910 PERUQUE VIEW DRIVE WENTZVILLE, MO 63385
CURRENT LAND USE	VACANT GROUND
CURRENT ZONING	PD-MXD HD-2 HISTORIC DOWNTOWN DISTRICT AND PD-MXD WITH HF OVERLAY WITH C-3 HIGHWAY COMMERCIAL DISTRICT
PARCEL ID	4-018A-C891-00-0018.0000000
PROPERTY AREA	±1.65 ACRES
DISTURBED AREA	±1.12 ACRES
FIRE DISTRICT	WENTZVILLE FIRE PROTECTION DISTRICT
ELECTRIC COMPANY	AMEREN UE
GAS COMPANY	AMEREN NATURAL GAS
SEWER DISTRICT	CITY OF WENTZVILLE
WATER COMPANY	CITY OF WENTZVILLE
TELEPHONE COMPANY	BRIGHTSPEED
CABLE/INTERNET COMPANY	CHARTER COMMUNICATIONS
FEMA MAP	29183C0215G - 1/20/2016

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #E-2018000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2000948668

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans and/or sheets bearing the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless resubmitted/sealed.
STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes
1	2025-11-17	SHEETS C-000 AND L-100 ADDENDUM 1

Sheet Title
COVER SHEET

Sheet Number
C-000

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

\\Premier\work\CIVIL 3D PROJECTS\2017 170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-000 COVER SHEET.dwg

SITE PLAN NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983, EAST ZONE.
2. REFERENCE BENCHMARK: MISSOURI DEPARTMENT OF TRANSPORTATION VRS NETWORK, NAVD 88.
3. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF WENTZVILLE REQUIREMENTS.
4. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
6. ALL PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED TO MEET THE CITY OF WENTZVILLE SPECIFICATIONS.
7. PROPOSED CONTOURS DEPICTED ARE AT FINISHED GRADE.DRIVE ENTRANCES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WENTZVILLE SPECIFICATIONS.
8. ALL PARKING LOT LIGHTING SHALL BE FULL CUT-OFF. NO WALL-PACK FLOODLIGHTS WILL BE USED ON THE BUILDING. ALL LIGHT FIXTURES ATTACHED TO THE BUILDING SHALL BE DECORATIVE AND APPROVED BY THE CITY'S PLANNING COMMISSION.
9. SIDEWALKS ALONG ACCESSIBLE ROUTE SHALL NOT HAVE A SLOPE EXCEEDING 1:20. SLOPES GREATER THAN 1:20 MUST BE DESIGNED AS A RAMP.
10. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAG) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAG GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAG GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
11. ALL PUBLIC IMPROVEMENTS SHALL BE REQUIRED TO MEET ADAAG 2010 AND CITY OF WENTZVILLE DESIGN STANDARDS.
12. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
13. ALL UTILITY TAPS AND CONNECTIONS ARE TO BE PERFORMED PER UTILITY SERVICE PROVIDER SPECIFICATIONS.
14. ALL PROPOSED IMPROVEMENTS, STORM SEWERS, SANITARY SEWERS, WATER MAIN, GRADING AND DRAINAGE SHALL BE IN CONFORMANCE WITH THE CITY OF WENTZVILLE DETAILS AND SPECIFICATIONS.
15. ALL EXISTING ON-SITE IMPROVEMENTS WITHIN THE DISTURBED AREA LIMITS SHALL REMOVED OR ADJUSTED TO GRADE UNLESS NOTED OTHERWISE.
16. APPROVAL OF THIS PLAN DOES NOT CONSTITUTE APPROVAL OF SIGNAGE.
17. ALL HVAC AND MECHANICAL EQUIPMENT SHALL BE SCREENED ON ALL SIDES FROM PUBLIC VIEW.
18. NO STEPS ARE ALLOWED AT ACCESSIBLE ENTRANCE DOORS.
19. FLOOD AREA: PER FEMA FIRM 29183C0205G, DATED JANUARY 20, 2016 - THE PROPERTY IS ZONE X (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
20. ALL PROPOSED PUBLIC UTILITIES SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY OR WITHIN THE BOUNDARIES OF THE PROPOSED EASEMENTS. THE CITY OF WENTZVILLE ENGINEERING DESIGN CRITERIA SHALL BE IN EFFECT FOR THIS DEVELOPMENT.
21. ANY RETAINING WALLS THAT ARE OVER 3.5 FEET IN HEIGHT SHALL BE DESIGNED BY A RETAINING WALL ENGINEER AND GEOTECHNICAL SERVICES SHALL BE OBTAINED TO DETERMINE A GLOBAL AND FOUNDATION STABILITY ANALYSIS OF THE PROPOSED RETAINING WALL.
22. A DRAINLAYER PERMIT IS REQUIRED BY THE CITY OF WENTZVILLE FOR ALL STORM SEWERS.
23. STORMWATER SHALL BE DISCHARGED AT ADEQUATE NATURAL DISCHARGE POINTS. SINKHOLES ARE NOT ADEQUATE NATURAL DISCHARGE POINTS.
24. ALL LANDSCAPING SHALL BE PROVIDED AS REQUIRED BY THE CITY OF WENTZVILLE. REFERENCE LANDSCAPE PLAN.
25. NO ON-SITE ILLUMINATION SOURCE SHALL BE SO SITUATED THAT LIGHT IS CAST DIRECTLY ON ADJOINING PROPERTIES OR PUBLIC ROADWAYS. ILLUMINATION LEVELS SHALL COMPLY WITH THE PROVISIONS OF THE LIGHTING SECTION, CITY OF WENTZVILLE SECTION 410.320, THEREBY LIGHTING INTENSITY SHALL NOT EXCEED 0.5 FOOT CANDLES AT ALL EXTERIOR PROPERTY LINES AND 8.0 F.C. AT THE BASE OF LIGHT STANDARDS.
26. ELECTRIC SERVICE SHALL BE LOCATED UNDERGROUND.
27. ALL OFFSITE AREAS DISTURBED BY UTILITY REMOVALS, SITE PROPERTY (BUSHES, FENCES, MAILBOXES, ETC., ABANDONMENT OF UTILITIES OR OTHER WORK SHALL BE RESTORED TO A STABILIZED CONDITION. THE GENERAL CONTRACTOR SHALL PROVIDE NOTICE AT LEAST 72 HOURS IN ADVANCE FOR ANY WORK THAT IS COMPLETED ON OFFSITE PROPERTY.
28. THE G.C. WILL BE REQUIRED TO OBTAIN THE BUILDING PERMIT FROM THE CITY PRIOR TO COMMENCING ANY WORK. THERE MAY BE SOME TIMES WHEN THE CITY WILL REQUIRE THAT ALL THE SUBCONTRACTORS BE KNOWN IN ORDER TO COMPLETE THE PERMIT APPLICATION, WHEN ASKED, THE G.C. WILL PROVIDE A LIST TO THE DEVELOPER WITH COMPANY NAMES, ADDRESSES, PHONE/FAX NUMBERS, CONTACT NAMES AND STATE LICENSE NUMBERS.
29. ALL OFFSITE WORK WILL BE COORDINATED WITH THE ADJACENT PROPERTY OWNERS AND WILL NOT COMMENCE WITHOUT THEIR WRITTEN AUTHORIZATION.
30. THE G.C. IS TO FILE A "NOTICE OF COMMENCEMENT" AS REQUIRED BY THE LAWS GOVERNING THE STATE THAT THE PROJECT FALLS IN AND SUBMIT ALL PAPERWORK TO THE CITY OF WENTZVILLE.
31. SIGNAGE SHOWN FOR REFERENCE ONLY. SIGNAGE TO BE REVIEWED AND PERMITTED SEPARATELY FROM SITE PLAN PER SIGNAGE REGULATIONS.

ADA NOTES:

1. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
2. CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10 FEET IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL. IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED, A MINIMUM OF 2 WEEKS BEFORE STORE TURNOVER.
3. THE GENERAL AND CONCRETE CONTRACTOR SHALL FIELD VERIFY ADA SLOPES DURING CONCRETE POUR. A 2' SMART LEVEL WITH AN ACCURACY TO .029 PERCENT SHALL BE USED FOR VERIFYING SLOPES. ANY SLOPES IN THE ADA AREAS THAT EXCEED A 2% CROSS SLOPE ALONG THE BUILDING, ADA STALLS AND/OR SIDEWALK, 5% RUNNING SLOPE FOR SIDEWALKS AWAY FROM THE PROPOSED CVS BUILDING, AND EXCEED 8.3% ON RAMPS SHALL BE REMOVED AND REPLACED AT THE CONCRETE CONTRACTOR'S EXPENSE. THE SURVEYOR FOR STAKING CAN PROVIDE A REFERENCE FOR ELEVATION HOWEVER CONFIRMATION IS REQUIRED BY SLOPE LEVEL DURING CONSTRUCTION.

MISSOURI 811

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF WENTZVILLE SPECIFICATIONS, ST. CHARLES COUNTY "STANDARD DETAILS", LATEST EDITION, THE PROJECT SPECIFICATIONS BOOK, AND THESE CONSTRUCTION PLANS. IN CASE OF CONFLICTING SPECIFICATIONS FOR DETAILS, THE CIVIL ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION, GENERALLY, THE MOST STRINGENT SPECIFICATION SHALL APPLY.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE CITY OF WENTZVILLE ENGINEERING DIVISION BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.
4. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR THE ENGINEER. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL BE DONE BEFORE COMMENCEMENT OF ANY WORK (INCLUDING ORDERING OF MATERIALS) IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. THE OWNER OR CEC WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.
5. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION. A LIST OF THE UTILITY COMPANIES WHICH THE CONTRACTOR MUST CALL BEFORE COMMENCING WORK IS PROVIDED ON THE COVER SHEET OF THESE CONSTRUCTION PLANS. THIS LIST SERVES AS A GUIDE ONLY AND IS NOT INTENDED TO LIMIT THE UTILITY COMPANIES WHICH THE CONTRACTOR MAY WISH TO NOTIFY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED CONSTRUCTION PERMITS, 3-WAY CONTRACTS, AND BONDS PRIOR TO CONSTRUCTIONS.
7. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).
8. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER & CIVIL ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL BY THE OWNER AND NOTIFICATION TO THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE OWNER AND CIVIL ENGINEER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.
9. ALL COPIES OF COMPACTION, CONCRETE AND OTHER REQUIRED TEST RESULTS ARE TO BE SENT TO THE CIVIL ENGINEER OF RECORD AND THE CITY OF WENTZVILLE ENGINEERING DIVISION DIRECTLY FROM THE TESTING AGENCY. ALL TESTING IS TO BE CONTRACTED BY THE OWNER.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING TO THE CIVIL ENGINEER AND TO CITY A CERTIFIED RECORD SURVEY SIGNED AND SEALED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MISSOURI DEPICTING THE ACTUAL FILED LOCATION OF ALL CONSTRUCTED IMPROVEMENTS THAT ARE REQUIRED BY THE JURISDICTIONAL AGENCIES FOR THE CERTIFICATION PROCESS. ALL SURVEY COSTS WILL BE THE CONTRACTORS RESPONSIBILITY.
11. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
12. CONTRACTORS SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.
13. CONTRACTOR SHALL REPLACE ANY FENCING, CURBING, ETC. THAT IS DESTROYED OR DAMAGED DUE TO THE CONSTRUCTION ACTIVITIES.
14. CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DEVICES AND PLANS FOR ANY STREET WORK.
15. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS ONTO DEVELOPED OR UNDEVELOPED AREAS WILL BE ALLOWED. ANY DAMAGE RESULTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A TRENCH SAFETY PLAN TO THE DEVELOPER AT THE TIME OF THE PRE-CONSTRUCTION MEETING, OR PRIOR TO BEGINNING CONSTRUCTION OF THESE IMPROVEMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH MISSOURI STATE LAW AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH. NO OPEN TRENCHES WILL BE ALLOWED OVERNIGHT. ONSITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
17. TO THE MAXIMUM EXTENT PRACTICAL, CONSTRUCTION STAGING, WORKER PARKING, AND ANY OTHER POTENTIALLY NOISY OR OFFENSIVE CONSTRUCTION ACTIVITY SHOULD BE LOCATED AS FAR FROM THE RESIDENTIAL NEIGHBORS AS POSSIBLE.
18. CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE SECURE FROM TRESPASSERS AT ALL TIMES.
19. CONTRACTOR SHALL CONTACT CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THAT THE CITY MAY REQUIRE. THE CONTRACTOR IS CAUTIONED THAT THIS AND PERHAPS OTHER SUCH REQUIREMENTS MAY EXIST AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO INVESTIGATE AND COMPLY WITH THEM.
20. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY NECESSARY FENCE OR WALL PERMITS FROM THE CITY.
21. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE TRAFFIC CONTROL PER CITY OF WENTZVILLE STANDARDS.

PAVING, GRADING, AND DRAINAGE NOTES:

1. ALL PAVING, CONSTRUCTION MATERIALS, AND WORKMANSHIP WITHIN CITY OR COUNTY RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND DETAILS.
2. ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY SITE CONSTRUCTION SHALL BE RE-GRADED AND LANDSCAPED OR PAVED, (WHATEVER WAS THERE BEFORE DISTURBANCE). ALL DISTURBED AREAS SHALL BE REPAIRED TO THE SAME CONDITION OR BETTER THAN BEFORE AREA WAS DISTURBED.
3. TRAFFIC CONTROL ON ALL STATE, CITY AND COUNTY RIGHTS-OF-WAY SHALL MEET THE REQUIREMENTS OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (U.S. DOT/FHA) AND THE REQUIREMENTS OF THE STATE AND ANY LOCAL AGENCY HAVING JURISDICTION , IN THE EVENT THAT THE CONTRACT DOCUMENTS AND THE JURISDICTIONAL AGENCY REQUIREMENTS ARE NOT IN AGREEMENT, THE MOST STRINGENT SHALL GOVERN.
4. THE CONTRACTOR SHALL GRADE THE SITE TO THE ELEVATIONS INDICATED AND SHALL RE-GRADE ANY WASHOUTS WHERE THEY OCCUR AFTER EVERY RAINFALL EVENT UNTIL SOIL IS STABILIZED.
5. ALL AREAS INDICATED AS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TYPICAL PAVEMENT SECTIONS AS INDICATED ON THE DRAWINGS AND THE PROJECT SPECIFICATIONS.
6. WHERE EXISTING PAVEMENT IS INDICATED TO BE REMOVED AND REPLACED, THE CONTRACTOR SHALL SAW CUT TO FULL DEPTH OF EXISTING PAVEMENT. CONTRACTOR SHALL PREPARE A SMOOTH, SOUND, VERTICAL FACE AND MATCH THE EXISTING PAVEMENT ELEVATION UNLESS OTHERWISE NOTED. CONTRACTOR SHALL INSTALL LONGITUDINAL BUTT JOINTS WHEN CONNECTING TO EXISTING CONCRETE PAVEMENT.
7. THE CONTRACTOR SHALL ENSURE THAT ALL PLANTING AREAS ARE NOT OVERLY COMPACTED AND DO NOT CONTAIN LIMEROCK, TRASH DEBRIS OR OTHER DELETERIOUS MATTER. THE CONTRACTOR SHALL EXCAVATE AND REMOVE ALL UNDESIRABLE MATERIAL FROM ALL AREAS ON THE SITE TO BE PLANTED.
8. ALL DRAINAGE STRUCTURES SHALL BE DE-SILTED AS REQUIRED DURING AND AT THE END OF CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE FLOWS.
9. STRIP TOPSOIL AND ORGANIC MATTER AND PAVING MATERIAL FROM ALL AREAS UNDER BUILDING. TOPSOIL MAY BE STOCKPILED ON SITE FOR REPLACEMENT IN GREEN AREAS.
10. FIELD DENSITY TESTS SHALL BE TAKEN AT A FREQUENCY AS REQUIRED IN THE PROJECT SPECIFICATIONS.
11. IN NO CASE SHALL HANDICAP RAMP SLOPES EXCEED 1 VERTICAL TO 12 HORIZONTAL. IN NO CASE SHALL SIDEWALK CROSS SLOPES EXCEED 2.0 PERCENT. IN NO CASE SHALL LONGITUDINAL SIDEWALK SLOPES EXCEED 5.0 PERCENT. CONTRACTOR SHALL CONTACT ARCHITECT AND CIVIL ENGINEER PRIOR TO PAVING IF ANY EXCESSIVE SLOPES ARE ENCOUNTERED. NO CONTRACTOR CHANGE ORDERS WILL BE ACCEPTED FOR A.D.A. COMPLIANCE ISSUES.
12. CONTRACTOR ADJUSTMENT TO SPOT GRADES TO MAINTAIN POSITIVE DRAINAGE IS ALLOWED, ONLY WITH THE PRIOR APPROVAL OF THE CIVIL ENGINEER. CONTRACTOR SHALL CONTACT THE CIVIL ENGINEER PRIOR TO PAVING IF ANY AREAS OF POOR DRAINAGE ARE ENCOUNTERED.
13. SPOT ELEVATIONS SHOWN ARE TO TOP OF PAVING SURFACE OR FINISHED EARTH GRADE UNLESS NOTED OTHERWISE. WHERE APPLICABLE, ADD 0.50 FEET TO SPOT GRADES SHOWN FOR TOP OF CURB ELEVATIONS.
14. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH. THE AREAS SHALL THEN BE STABILIZED AS SPECIFIED IN THE PLANS AND MAINTAINED UNTIL SOIL IS STABILIZED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
16. THE CONTRACTOR TAKE ALL MEASURES NECESSARY TO CONTROL TURBIDITY, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION OF BMP'S AT ALL LOCATIONS WHERE THE POSSIBILITY OF TRANSFERRING SUSPENDED SOLIDS INTO THE RECEIVING WATER BODY EXISTS DUE TO THE PROPOSED WORK. BMP'S MUST BE MAINTAINED IN EFFECTIVE CONDITION AT ALL LOCATIONS UNTIL CONSTRUCTION IS COMPLETED AND DISTURBED SOIL AREAS ARE STABILIZED. THEREAFTER, THE CONTRACTOR MUST REMOVE THE TEMPORARY BARRIERS. AT NO TIME SHALL THERE BE ANY OFF-SITE DISCHARGE WHICH VIOLATES LOCAL, STATE, OR FEDERAL WATER QUALITY STANDARDS.
17. THE CONTRACTOR MUST REVIEW AND MAINTAIN A COPY OF THE STORM WATER PERMIT COMPLETE WITH ALL CONDITIONS, ATTACHMENTS, EXHIBITS, AND PERMIT MODIFICATIONS, IN GOOD CONDITION, AT THE CONSTRUCTION SITE. THE COMPLETE PERMIT MUST BE AVAILABLE FOR REVIEW UPON REQUEST BY JURISDICTIONAL AGENCIES.
18. IF ANY EXISTING STRUCTURES, FACILITIES, OR IMPROVEMENTS (PUBLIC OR PRIVATE) TO REMAIN ARE DAMAGED DURING CONSTRUCTION, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE, FACILITY, OR IMPROVEMENT AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
19. REFERENCE THE SWPPP INCLUDED IN THIS PLAN SET AND IN THE PROJECT SPECIFICATIONS FOR THIS PROJECT.
20. ALL PIPE AND BENDS LESS THAN 42" DIAMETER MUST BE FACTORY MANUFACTURED BENDS.
21. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE PROJECT GEOTECHNICAL SERVICE REPORT FOR THIS SITE.
22. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, THAT HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WENTZVILLE.
23. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF WENTZVILLE.
24. SEEDING, SODDING, MULCHING, AND PLANTINGS FOR ALL DISTURBED AREAS SHALL BE SPECIFIED ON THE LANDSCAPE PLAN.
25. ANY LAND DISTURBANCE ACTIVITY INVOLVING MORE THAN ONE(1)ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE AND THE APPROPRIATE PERMITS MUST BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
26. ALL ELEVATIONS SHOWN ON THE GRADING PLAN ARE TO TOP OF PAVEMENT OR FINISHED GROUND UNLESS NOTED OTHERWISE. ELEVATIONS TO POINTS OTHER THAN THE TOP OF PAVEMENT ARE NOTED AS FOLLOWS:

TP=TOP OF PAVEMENT
TC=TOP OF CURB
TW=TOP OF WALL
BW=FINISHED GROUND AT FACE OF WALL
GRND=FINISHED GROUND AT YARD DRAINS

STORM SEWER NOTES:

1. ALL CONCRETE PIPE SHALL BE REINFORCED, AND CONFORM TO A.S.T.M. DESIGNATION C76-80 CLASS III UNLESS OTHERWISE NOTED.
2. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
3. TYPE "C" BEDDING PER CITY OF WENTZVILLE STANDARDS IS REQUIRED FOR PIPES IN ROCK.
4. ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVING SHALL BE GRANULARLY FILLED WITH 3/4" MINUS CRUSHED LIMESTONE ONLY. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH CITY OF WENTZVILLE STANDARDS.
5. ALL TRENCH BACKFILLS UNDER PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILLED. TRENCH BACKFILLS UNDER PAVED AREAS, OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILL IN LIEU OF THE EARTH BACKFILL COMPACTED TO 95 PERCENT OF THE STANDARD AASHTO T-99 COMPACTION TEST A.S.T.M. D-698.
6. ALL DIMENSIONS ARE TO THE CENTERLINE OF STRUCTURE EXCEPT FOR END OF PIPES OR FLARED ENDS, FLARED END DIMENSIONS VARY. CONTRACTOR SHALL VERIFY LENGTHS FOR FLARED END SECTIONS PER PROPOSED TYPE OF FLARED END SUBMITTED.
7. PLUMBING CONTRACTOR AND SURVEYOR SHALL CONFIRM STRUCTURES PROPOSED ON THESE PLANS MATCH THE PROPOSED STRUCTURES THAT ARE ONSITE. DUE TO CHANGE OF ELEVATIONS, AND LOCATIONS DEPENDING ON THE STRUCTURE AND TYPE, THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ISSUES FOR PROPOSING A DIFFERENT TYPE OF STRUCTURE OR PIPE THAN WHAT IS ON THESE PLANS. GENERAL CONTRACTOR SHALL REIMBURSE CIVIL ENGINEER FOR ANY TIME AND MATERIALS TO ADDRESS CHANGES TO STRUCTURES TO REDUCE OVERALL CONSTRUCTION COSTS.

SANITARY SEWER NOTES:

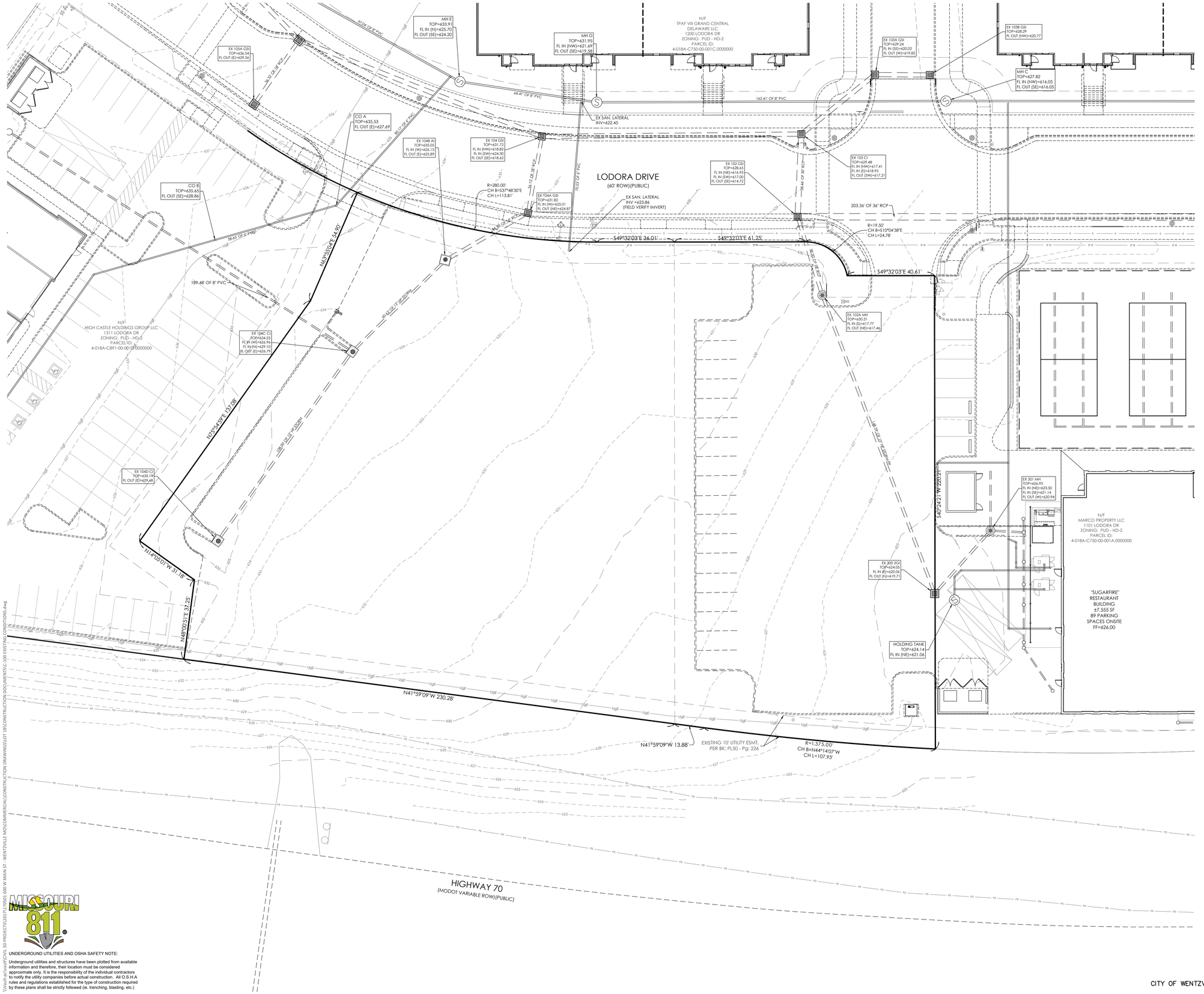
1. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
2. ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO LATEST STANDARDS AND SPECIFICATIONS FOR THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
3. ALL TRENCHES UNDER AREAS TO BE PAVED AND UNDER EXISTING PAVING SHALL BE GRANULARLY FILLED WITH 3/4" MINUS CRUSHED LIMESTONE ONLY. BACKFILL SHALL BE PLACED IN ACCORDANCE WITH CITY OF WENTZVILLE STANDARDS.
4. TYPE "C" BEDDING PER CITY OF WENTZVILLE STANDARDS REQUIRED FOR PIPES IN ROCK.
5. ALL TRENCH BACKFILLS UNDER PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILLED. TRENCH BACKFILLS UNDER PAVED AREAS, OUTSIDE OF PUBLIC RIGHT-OF-WAY SHALL BE GRANULAR BACKFILL IN LIEU OF THE EARTH BACKFILL COMPACTED TO 90 PERCENT OF THE STANDARD AASHTO T-180 COMPACTION TEST A.S.T.M. D-1557.

ABBREVIATIONS:

AI..... AREA INLET (OPEN 4 SIDES UNLESS NOTED OTHERWISE)
DAI..... DOUBLE AREA INLET (OPEN 6 SIDES UNLESS NOTED OTHERWISE.)
MH..... MANHOLE
CI..... CURB INLET
DCI..... COUBLE CURB INLET
GSI..... GRATE INLET WITH SIDE INTAKE. (ELEVATION OF INLET TOP IS TO THE TOP OF GRATE, ADD 0.50' FOR TOP OF SIDE INTAKE.)
2GSI..... 2 GRATE INLET WITH SIDE INTAKE. (ELEVATION OF INLET TOP IS TO THE TOP OF GRATE, ADD 0.50' FOR TOP OF SIDE INTAKE.)
EP..... END OF PIPE
FE..... FLARED END SECTION
IMH..... INTERCEPTOR MANHOLE
TD..... TRENCH DRAIN
ATG..... ADJUST TO GRADE
*..... DENOTES HYDRAULIC GRADE JUMP
TBR..... TO BE REMOVED
TBR&R..... TO BE REMOVED & REPLACED

CITY OF WENTZVILLE GRADING NOTES

1. CONSTRUCTION ACCESS TO SITE SHALL CONSIST OF A MINIMUM 25' x 50' TEMPORARY GRAVEL WASH DOWN AREA, LOCATED ADJACENT TO PAVEMENT. ALL TRUCKS SHALL BE WASHED DOWN PRIOR TO LEAVING SITE.
2. ALL SOFT SOILS SHOULD BE REMOVED, DOWN TO FIRM MATERIAL, PRIOR TO THE PLACEMENT OF FILL MATERIAL. THE SOFT SOILS MAY BE UTILIZED AS FILL, PROVIDED THAT THE MATERIAL IS SPREAD OUT TO DRY SUFFICIENTLY AND CAN BE COMPACTED TO THE REQUIREMENTS OF THE PROJECT SPECIFICATIONS.
3. NO SLOPE SHALL BE STEEPER THAN 3(HORIZONTAL): 1(VERTICAL). ALL SLOPES SHALL BE SODDED OR SEEDED AND MULCHED.
4. CITY SHALL BE PROVIDED WITH A COPY OF GRADING COMPACTION TESTS RESULTS. IN AREAS OF PROPOSED PAVEMENT, A MINIMUM COMPACTION TO AT LEAST 90% OF MAXIMUM DRY DENSITY, AS DETERMINED BY THE MODIFIED PROCTOR TEST, OR 95% OF MAXIMUM DRY DENSITY, AS DETERMINED BY THE STANDARD PROCTOR TEST WILL BE REQUIRED, OR AS OTHERWISE RECOMMENDED BY THE GEOTECHNICAL SOILS REPORT.
5. ANY TRASH, DEBRIS, PAVEMENT OR FOUNDATION MATERIALS FROM ANY EXISTING OR PREVIOUS ON-SITE BUILDING, STRUCTURE, OR IMPROVEMENT MUST BE REMOVED FOR PROPER DISPOSAL OFF SITE, OR AS RECOMMENDED BY THE OWNERS LICENSED PROFESSIONAL ENGINEER.
6. ANY WELLS OR SPRINGS WHICH MAY EXIST ON THE PROPERTY SHOULD BE LOCATED. WELLS SHALL BE CAPPED AND SEALED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, AND IN A MANNER ACCEPTABLE TO THE CITY OF WENTZVILLE. SPRINGS SHALL BE HANDLED I



NOTE:
THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTAL OF HIS/HER BIDS TO CONFIRM THAT THE SITE CONDITIONS ARE AS SHOWN ON THESE PLANS. ANY CONDITION THAT IS DIFFERENT THAN WHAT IS SHOWN ON THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO SUBMITTAL OF BIDS.

1" = 20'

20 10 0 20 40

SCALE IN FEET

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2000031
MISSOURI CERTIFICATE OF AUTHORITY #IS-2000848668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans assigned hereon, to the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless resubmitted/sealed.

STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes

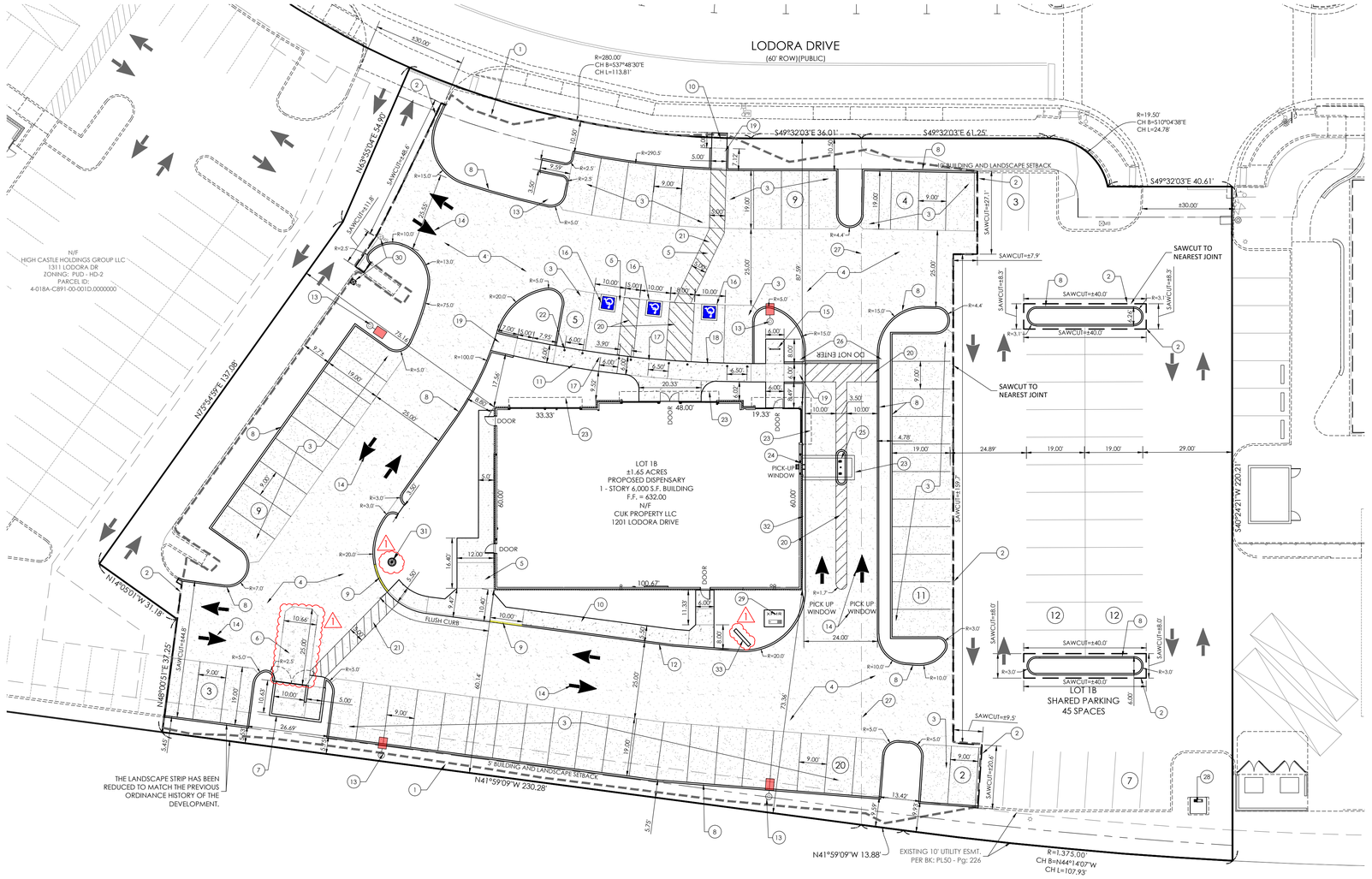
Sheet Title
EXISTING CONDITIONS PLAN

Sheet Number
C-100

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

\\Premier-pw\Projects\CIVIL 3D PROJECTS\2017\170201 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-100 EXISTING CONDITIONS.dwg



CONSTRUCTION OF ADA ACCESSIBLE ROUTES NOT IN COMPLIANCE WITH THE PLANS AND ADA GUIDELINES SHALL BE REMOVED AND CORRECTED AT THE EXPENSE OF THE CONTRACTOR. A VERIFICATION SURVEY SHALL BE COMPLETED BY THE ENGINEER FOR CERTIFICATION TO THE OWNER AFTER CONSTRUCTION HAS BEEN COMPLETED.

ADA NOTES:

1. CONTRACTOR SHALL CONFIRM ALL EXISTING SLOPES FOR ACCESSIBLE ROUTES AS WELL AS THE ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES WITH A SLOPE METER TO CONFIRM MAXIMUM SLOPES ARE NOT EXCEEDED.
2. CONTRACTOR IS REQUIRED TO PROVIDE AS-BUILT SPOT ELEVATIONS ALONG THE ACCESSIBLE ROUTES SHOWN ON THIS PLAN EVERY 10 FEET IN ORDER TO CONFIRM MAXIMUM (2%) CROSS-SLOPE AND MAXIMUM (5%) SLOPES IN THE DIRECTION OF TRAVEL IN ADDITION, SPOT ELEVATIONS ARE REQUIRED ON ALL CORNERS AND MIDPOINTS OF ACCESSIBLE PARKING STALLS AND ACCESSIBLE AISLES TO CONFIRM MAXIMUM 2% SLOPES ARE NOT EXCEEDED IN ALL DIRECTIONS. THIS INFORMATION SHALL BE PROVIDED, A MINIMUM OF 2 WEEKS BEFORE STORE TURNOVER.
3. THE GENERAL AND CONCRETE CONTRACTOR SHALL FIELD VERIFY ADA SLOPES DURING CONCRETE POUR. A 2' SMART LEVEL WITH AN ACCURACY TO .029 PERCENT SHALL BE USED FOR VERIFYING SLOPES. ANY SLOPES IN THE ADA AREAS THAT EXCEED A 2% CROSS SLOPE ALONG THE BUILDING, ADA STALLS AND/OR SIDEWALK, 5% RUNNING SLOPE FOR SIDEWALKS AWAY FROM THE PROPOSED BUILDING, AND THAT EXCEED 8.3% ON RAMPS SHALL BE REMOVED AND REPLACED AT THE CONCRETE CONTRACTOR'S EXPENSE. THE SURVEYOR FOR STAKING CAN PROVIDE A REFERENCE FOR ELEVATION HOWEVER CONFIRMATION IS REQUIRED BY SLOPE LEVEL DURING CONSTRUCTION.

MISSOURI 811

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

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OVERALL GREENSPACE CALCULATIONS (AMENDED)

LOT 1A
TOTAL AREA = 1.85 ACRES
GREENSPACE = 0.75 ACRES (40.5%)

LOT 1B
TOTAL AREA = ±1.65 ACRES
GREENSPACE = 0.31 ACRES (18.78%)

LOT 1C
TOTAL AREA = 7.15 ACRES
GREENSPACE = 2.82 ACRES (39.4%)

LOT 1D
TOTAL AREA = 1.28 ACRES
GREENSPACE = 0.34 ACRES (26.6%)

LODORA/MAIN
TOTAL AREA = 1.99 ACRES
GREENSPACE = 0.42 ACRES (20.9%)

TOTAL DEVELOPMENT
TOTAL AREA = 13.93 ACRES
GREENSPACE = 4.26 ACRES (30.6%)

PAVEMENT NOTES

1. ASPHALT PAVEMENT THICKNESS SHALL BE AS FOLLOWS:
(UNLESS NOTED OTHERWISE ON PLAN)

LIGHT DUTY ASPHALT PAVEMENT (PARKING)
1.5" TYPE "C" ASPHALT SURFACE COURSE
1.5" TYPE "X" ASPHALT BASE COURSE
8" MODOT TYPE 5 AGGREGATE

MEDIUM DUTY ASPHALT PAVEMENT (PARKING)
2" TYPE "C" ASPHALT SURFACE COURSE
2" TYPE "X" ASPHALT BASE COURSE
8" MODOT TYPE 5 AGGREGATE

OR CONCRETE PAVEMENT (ALTERNATE)

MEDIUM DUTY CONCRETE PAVEMENT (PARKING AND DRIVE AISLES)
6" NON-REINFORCED CONCRETE
5" MODOT TYPE 5 AGGREGATE BASE

MEDIUM DUTY CONCRETE PAVEMENT (ADA PARKING/DELIVERY RAMP)
6" NON-REINFORCED CONCRETE
5" MODOT TYPE 5 AGGREGATE BASE

CONCRETE DUMPSTER PAD THICKNESS SHALL BE AS FOLLOWS:

8" PORTLAND CEMENT CONCRETE
5" MODOT TYPE 5 AGGREGATE BASE

CONCRETE SIDEWALK THICKNESS SHALL BE AS FOLLOWS:

4" PORTLAND CEMENT CONCRETE
4" MODOT TYPE 5 AGGREGATE BASE

2. G.C. SHALL PROVIDE AN ALTERNATE PRICE FOR CONCRETE IN LIEU OF ASPHALT.
3. G.C. SHALL SUBMIT A PLAN SHOWING THE PROPOSED JOINTING PATTERN TO THE ENGINEER FOR REVIEW PRIOR TO CONCRETE PAVEMENT CONSTRUCTION.

SITE PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL
1	PROPOSED LAND DISTURBANCE LIMITS	
2	SAW CUT AND MATCH EXISTING PAVEMENT AND/OR CURB AT NEAREST JOINT	
3	PROPOSED LIGHT DUTY PAVEMENT	4/C-800
4	PROPOSED MEDIUM DUTY PAVEMENT	5/C-800
5	PROPOSED MEDIUM DUTY CONCRETE PAVEMENT	6/C-800
6	PROPOSED DUMPSTER ENCLOSURE CONCRETE PAD WITH 2 FT. CHAMFERS	7/C-800
7	PROPOSED DUMPSTER ENCLOSURE (REFERENCE ARCHITECTURAL PLANS FOR DETAILS AND MATERIALS)	
8	PROPOSED 6" VERTICAL CONCRETE CURB	1/C-800
9	TRANSITION FROM 6" CURB TO FLUSH CURB IN (10) TEN FEET	16/C-800
10	PROPOSED SIDEWALK (TYP.)	8/C-800
11	PROPOSED FLUSH INTEGRAL CURB AND SIDEWALK	3/C-800
12	PROPOSED INTEGRAL CURB AND SIDEWALK (TYP.)	2/C-800
13	PROPOSED LIGHT STANDARD (TYP.)	5/C-801
14	PROPOSED DIRECTIONAL PAVEMENT MARKINGS	14/C-800
15	PROPOSED BIKE RACK	2/C-801
16	PROPOSED PAINTED INTERNATIONAL SYMBOL OF ACCESSIBILITY	12/C-800
17	PROPOSED ACCESSIBLE PARKING SIGN WITH $300 FINE SIGN	10/C-800
18	PROPOSED VAN ACCESSIBLE PARKING SIGN WITH $300 FINE SIGN	11/C-800
19	PROPOSED ADA COMPLIANT CURB RAMP	9/C-800
20	PROPOSED CROSS STRIPING (TYP.)	13/C-800
21	PROPOSED ADA ACCESSIBLE ROUTE NOT TO EXCEED 2% CROSS SLOPE OR 5% LONGITUDINAL SLOPE	
22	PROPOSED BOLLARD WITH DECORATIVE COVER (TYP.)	3/C-801
23	BUILDING CANOPY (TYP.)	
24	PROPOSED PICK UP WINDOW	
25	PROPOSED PICK UP ISLAND VIA UNDERGROUND TUBE SYSTEM	
26	PROPOSED "DO NOT ENTER" SIGNAGE	
27	EXISTING LEASE LINE FOR SUGARFIRE PARKING	
28	EXISTING TRANSFORMER (PROTECT)	
29	PROPOSED TRANSFORMER PER AMEREN STANDARDS & SPECIFICATIONS	
30	EXISTING MAILBOX TO BE REMOVED AND RELOCATED. REFER TO SITE PLAN FOR LOCATION	
31	PROPOSED 50 FT. TALL FLAGPOLE. CONTRACTOR SHALL INCLUDE POLE, FLAG AND FOUNDATION PER MANUFACTURERS SPECIFICATIONS	
32	PROPOSED 12" WIDE CURB	
33	FUTURE MENU BOARD ⚠	

SITE PLAN NOTES:

1. BASIS OF BEARINGS: THIS SURVEY WAS ADOPTED FROM THE MISSOURI STATE PLANE COORDINATE SYSTEM, NAD 1983 - EAST ZONE
2. BENCHMARK INFORMATION:
   a. ELEVATION WAS ESTABLISHED USING THE MISSOURI DEPARTMENT OF TRANSPORTATION'S VRS, RTK SYSTEM AND IS REFERENCED TO THE NAVD 88 DATUM.
3. CURRENT ZONING: PUD W/ HD-2, PROPOSED ZONING: PUD W/C-3
4. SITE AREA = ±1.65 ACRES
5. PROPOSED USE - RETAIL
6. MAXIMUM BUILDING HEIGHT - 50 FEET OR 3 STORIES
7. FLOOR AREA RATIO - 6,000 / 71,874 = .08 FAR
8. PER FEMA FIRM 29183C0215G, ST. CHARLES COUNTY, MISSOURI AND INCORPORATED AREAS DATED 1/20/2016. THE PROPERTY IS ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
9. BUILDING HEIGHT, SITE LIGHTING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE CITY OF WENTZVILLE REQUIREMENTS.
10. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
16. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS. TRASH ENCLOSURE SHALL BE CONSTRUCTED OF MASONRY TO MATCH OR COMPLIMENT BUILDING.
17. RIGHT OF WAY IMPROVEMENTS INCLUDING ENTRANCES SHALL BE CONSTRUCTED TO CITY OF WENTZVILLE STANDARDS AND SPECIFICATIONS.
18. SIDEWALKS, CURB RAMPS, RAMPS AND ACCESSIBLE PARKING SPACES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT APPROVED "AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES" (ADAAC) ALONG WITH THE REQUIRED GRADES, CONSTRUCTION MATERIALS, SPECIFICATIONS AND SIGNAGE. IF ANY CONFLICT OCCURS BETWEEN THE ADAAC GUIDELINES AND THE INFORMATION ON THE PLANS, THE ADAAC GUIDELINES SHALL TAKE PRECEDENCE AND THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER PRIOR TO ANY CONSTRUCTION.
19. ALL UTILITIES SHOWN HAVE BEEN LOCATED BY THE ENGINEER FROM AVAILABLE RECORDS. THEIR LOCATION SHOULD BE CONSIDERED APPROXIMATE. THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO HAVE EXISTING UTILITIES FIELD LOCATED. THE CONTRACTOR SHALL BE ON RECORD WITH THE MISSOURI ONE CALL SYSTEM. ALL PROPOSED UTILITIES TO BE UNDERGROUND.
20. ALL UTILITY TAPS AND CONNECTIONS ARE TO BE PERFORMED PER UTILITY SERVICE PROVIDER SPECIFICATIONS.
21. ALL GRADING AND DRAINAGE TO BE IN CONFORMANCE WITH THE CITY OF WENTZVILLE STANDARDS AND SPECIFICATIONS.
22. NO SLOPES SHALL EXCEED 3 (HORIZONTAL) TO 1 (VERTICAL), UNLESS JUSTIFIED BY A GEOTECHNICAL REPORT, WHICH HAS BEEN ACCEPTED/APPROVED BY THE CITY OF WENTZVILLE.
23. ALL GRADED AREAS SHALL BE PROTECTED FROM EROSION BY EROSION CONTROL DEVICES AND/OR SEEDING AND MULCHING AS REQUIRED BY THE CITY OF WENTZVILLE AND MODOT.
24. SANITARY AND STORM SEWERS SHALL BE DESIGNED PER THE CITY OF WENTZVILLE STANDARDS AND SPECIFICATIONS.
25. SEEDING, SODDING, MULCHING, PLANTINGS, AND IRRIGATION FOR ALL DISTURBED AREAS SHALL BE PROVIDED AS SPECIFIED ON THE LANDSCAPE PLAN.
26. ANY LAND DISTURBANCE ACTIVITY INVOLVING MORE THAN ONE(1)ACRE OR MORE OF LAND IS A MAJOR LAND DISTURBANCE AND THE APPROPRIATE PERMITS MUST BE OBTAINED FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES.
27. ALL MECHANICAL EQUIPMENT, WHETHER ROOF OR GROUND MOUNTED, SHALL BE SCREENED FROM VIEW TO THE HEIGHT OF THE EQUIPMENT, WITH A SIMILAR MATERIAL AND COLOR AS USED ON THE BUILDING.
28. ALL UTILITIES SERVING THIS DEVELOPMENT SHALL BE LOCATED UNDERGROUND.

THE JUNCTION PARKING CALCULATIONS

LOT	ORDINANCE REQUIRED	20% REDUCTION BY PUD	APPROVED BY PUD	PROVIDED ONSITE	DIFFERENTIAL
LOT 1A - SUGARFIRE	126	15	149	96	-53
LOT 1B - DISPENSARY	36	N/A	N/A	97	61
LOT 1C - APARTMENTS	466	55	322	259	-63
LOT 1D - JUNCTION HOUSE	93	18	75	77	2
LODORA PARKING				62	62
TOTAL	**721**	**88**	**546**	**591**	**45**

1" = 20'
20 10 0 20 40
SCALE IN FEET

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #2020000031
MISSOURI CERTIFICATE OF AUTHORITY #LC2000148668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans currently in circulation and specifically excludes revisions after this date unless reauthenticated.

STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes
1	2025-11-17	ADDENDUM 1

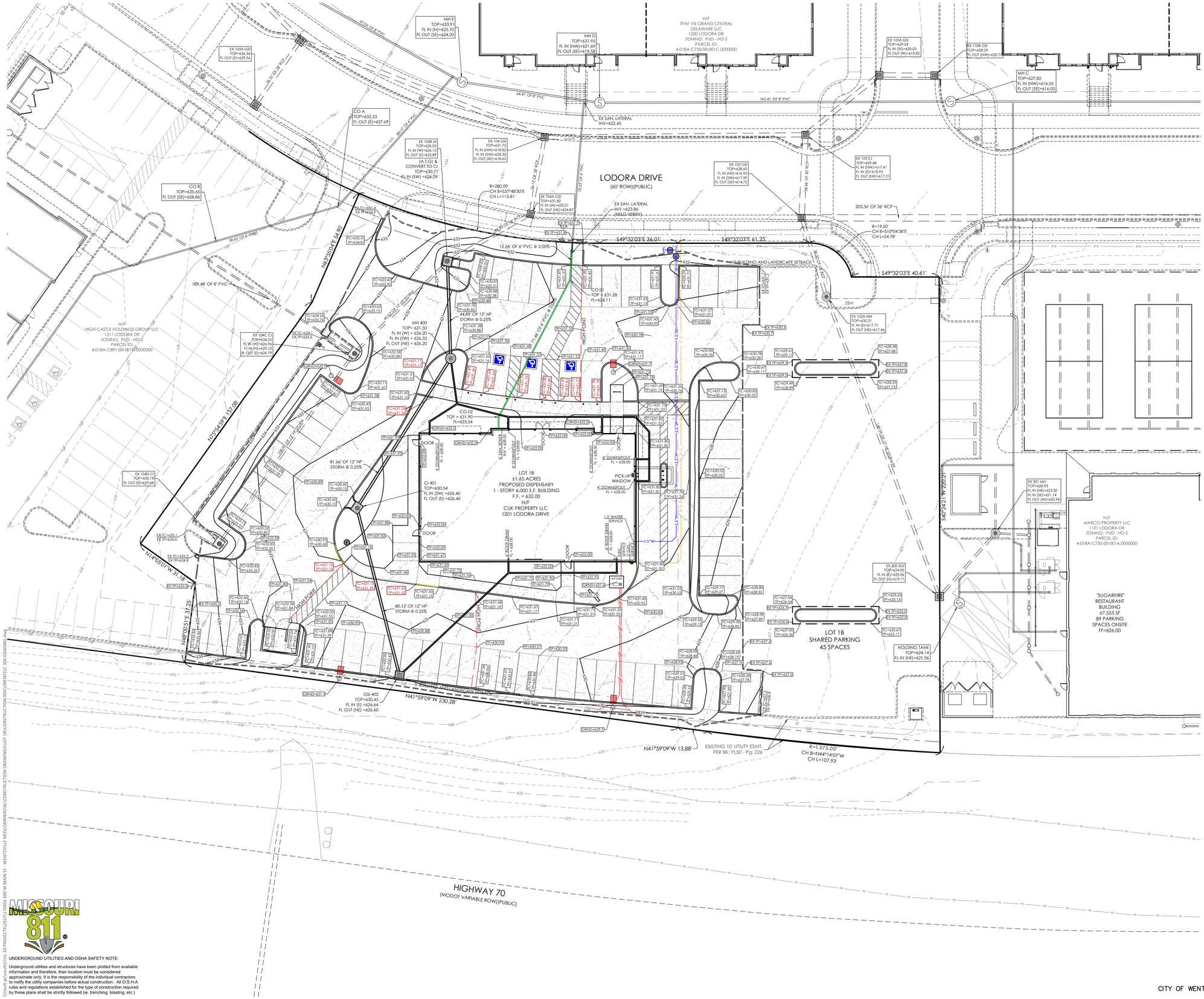
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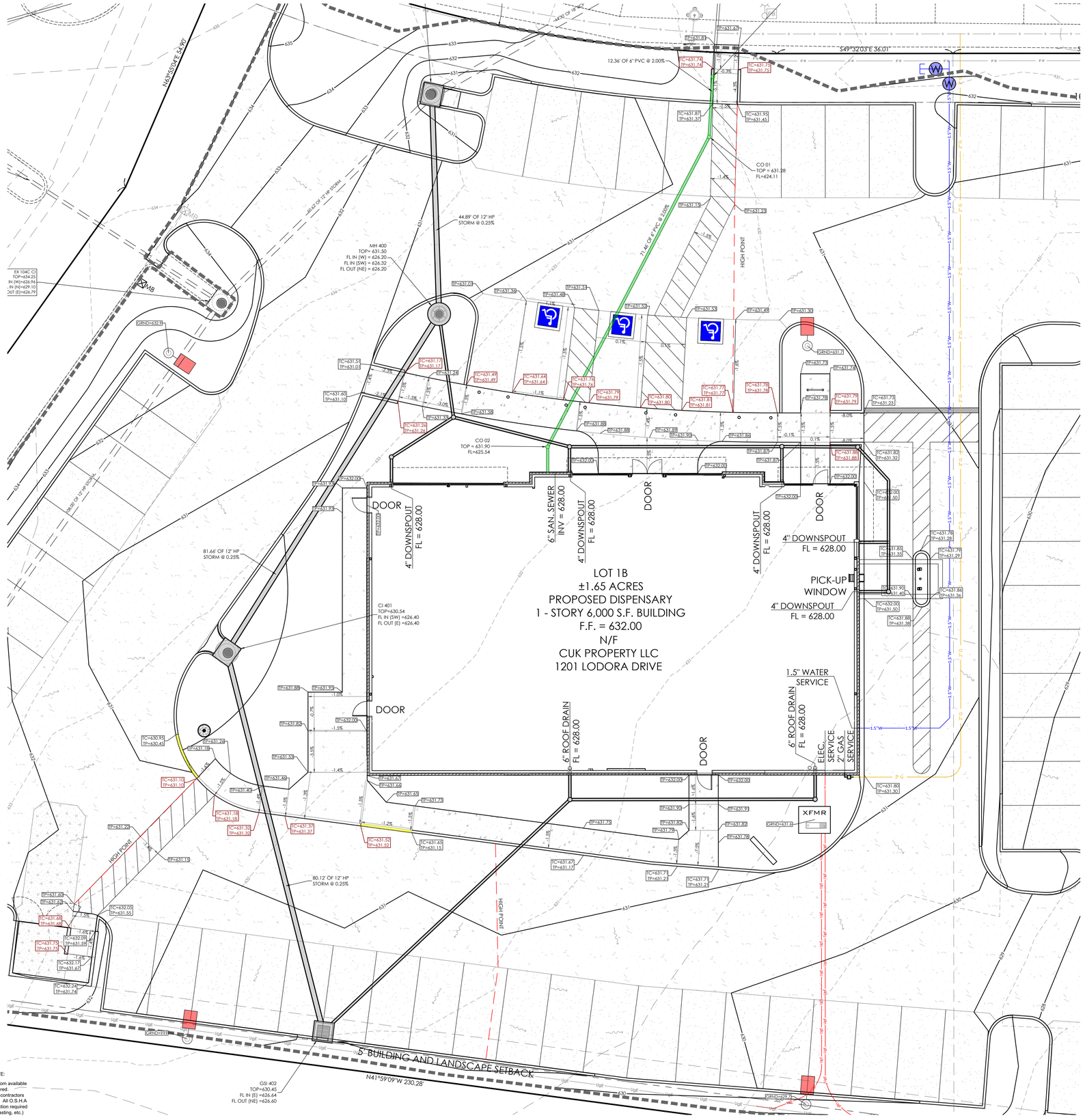
Sheet Number
C-200

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

\\Premier-Data\Civil 3D PROJECTS\2017\17-0105 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-200 SITE PLAN.dwg


LODORA DRIVE
(60' ROW)(PUBLIC)
HIGHWAY 70
(MODOT VARIABLE ROW)(PUBLIC)
LOT 1B
SHARED PARKING
45 SPACES
LOT 1B
±1.65 ACRES
PROPOSED DISPENSARY
1 - STORY 6,000 S.F. BUILDING
F.F. = 632.00
N/F
CUK PROPERTY LLC
1201 LODORA DRIVE
"SUGARFIRE"
RESTAURANT
BUILDING
±7,555 SF
89 PARKING
SPACES ONSITE
FF=626.00
N/F
MARCO PROPERTY LLC
1101 LODORA DR
ZONING: PUD - HD-2
PARCEL ID:
4-018A-C7.50-00-001A.0000000
N/F
TPAF VIII GRAND CENTRAL
DELAWARE LLC
1200 LODORA DR
ZONING: PUD - HD-2
PARCEL ID:
4-018A-C7.50-00-001C.0000000
N/F
HIGH CASTLE HOLDINGS GROUP LLC
1311 LODORA DR
ZONING: PUD - HD-2
PARCEL ID:
4-018A-C891-00-001.0000000
MH E
TOP=633.91
FL IN (N)=625.70
FL OUT (SE)=624.20
MH D
TOP=631.95
FL IN (NW)=621.69
FL OUT (SE)=619.58
MH C
TOP=627.82
FL IN (NW)=616.05
FL OUT (SE)=616.05
MH 400
TOP= 631.50
FL IN (W) = 626.20
FL IN (SW) = 626.32
FL OUT (NE) = 626.20
CO A
TOP=635.53
FL OUT (E)=627.69
CO B
TOP=635.65
FL OUT (SE)=628.86
CO 01
TOP = 631.28
FL=624.11
CO 02
TOP = 631.90
FL=625.54
CI 401
TOP=630.54
FL IN (SW) =626.40
FL OUT (E) =626.40
GSI 402
TOP=630.45
FL IN (E) =626.64
FL OUT (NE) =626.60
EX 105A GSI
TOP=636.54
FL OUT (E)=629.54
EX 104C CI
TOP=634.25
FL IN (W)=626.94
FL IN (N)=629.10
FL OUT (E)=626.79
EX 104D CI
TOP=634.19
FL OUT (E)=629.68
EX 104A GSI
TOP=631.82
FL IN (W)=625.01
FL OUT (NE)=624.87
EX 104 GSI
TOP=631.72
FL IN (NW)=618.82
FL IN (SW)=624.30
FL OUT (SE)=618.62
EX 104B A)
TOP=635.05
FL IN (N)=626.15
FL OUT (E)=625.89
(A,T,G) &
CONVERT TO CI
TOP=630.71'
FL IN (SW) =626.09
EX 102 GSI
TOP=628.65
FL IN (NE)=616.93
FL IN (SW)=617.00
FL OUT (SE)=614.72
EX 103 CI
TOP=629.48
FL IN (NW)=617.41
FL IN (E)=618.95
FL OUT (SW)=617.21
EX 103A GSI
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FL IN (SE)=620.02
FL OUT (W)=619.82
EX 103B GSI
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FL OUT (NW)=620.79
EX 102A MH
TOP=630.31
FL IN (S)=617.77
FL OUT (NE)=617.46
EX 300 DGI
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FL IN (E)=620.04
FL OUT (N)=619.71
EX 301 MH
TOP=626.93
FL IN (NE)=623.50
FL IN (SE)=621.14
FL OUT (W)=620.94
HOLDING TANK
TOP=624.14
FL IN (NE)=621.06
EX SAN. LATERAL
INV=622.45
EX SAN. LATERAL
INV =623.86
(FIELD VERIFY)
EX SAN. MANHOLE
EX RIM=631.30
EX INV=623.70



UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
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CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2000030231
MISSOURI CERTIFICATE OF AUTHORITY #LS-2000048668

ENGINEERS AUTHENTICATION
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STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes

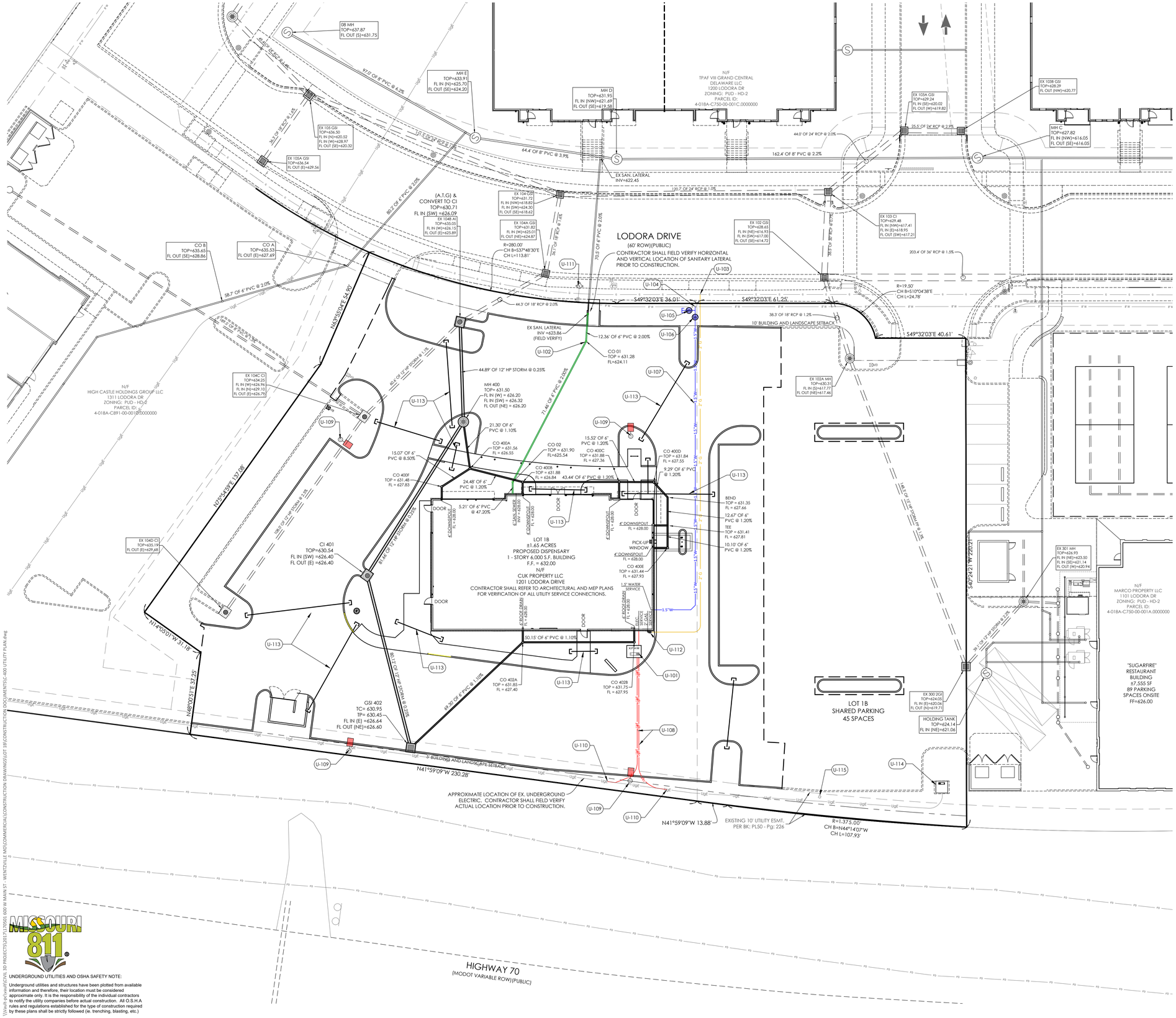
Sheet Title
BUILDING & SIDEWALK GRADING PLAN DETAIL

Sheet Number
C-301

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

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UTILITY PLAN KEYNOTES

CODE	DESCRIPTION
U-101	PROPOSED TRANSFORMER AND/OR SWITCHGEAR PER AMEREN UE SPECIFICATIONS.
U-102	PROPOSED CLEANOUT (TYP)
U-103	POINT OF CONNECTION FOR 2" GAS LINE. G.C. SHALL COORDINATE WITH GAS COMPANY PRIOR TO INSTALLATION. COST OF PIPING, TRENCHING AND TRACER WIRE SHALL BE INCLUDED IN BID.
U-104	POINT OF CONNECTION TO EX. 8" WATER LINE PER CITY OF WENTZVILLE WATER SPECIFICATIONS. EXISTING 8" WATER MAIN LOCATION IS APPROXIMATE. G.C. SHALL COORDINATE ALL MATERIALS AND LABOR IN BID FOR CONNECTION, METERS APPURTENANCES AND WIRING. RESTORE ALL DISTURBED AREAS TO EQUAL OR BETTER CONDITION.
U-105	PROPOSED 1" IRRIGATION METER WITH BACKFLOW PREVENTER PER CITY OF WENTZVILLE WATER SPECIFICATIONS. CAGE SHALL BE PROVIDED FOR BACKFLOW METER.
U-106	PROPOSED 1 1/2" WATER METER PER CITY OF WENTZVILLE WATER DETAILS AND SPECIFICATIONS
U-107	PROPOSED WATER SERVICE LINE SHALL BE TYPE "K" COPPER
U-108	G.C. SHALL SUPPLY ALL MATERIALS AND LABOR FOR INSTALLATION OF UNDERGROUND ELECTRIC. THIS SHALL INCLUDE THE CONDUIT, WIRING, PULL WIRE, TRANSFORMER AND TRANSFORMER PAD.
U-109	PROPOSED LIGHT STANDARD. REFER TO ELECTRICAL PLANS FOR LIGHTING SPECIFICATIONS AND STRUCTURAL PLANS FOR POLE BASE.
U-110	PROPOSED ELECTRIC SERVICE POINT OF CONNECTION TO EXISTING UNDERGROUND ELECTRIC CONDUIT. SPLICE EXISTING PRIMARY CONDUIT TO COMPLETE CIRCUIT FOR DEVELOPMENT . CONTRACTOR SHALL FIELD VERIFY ACTUAL LOCATION AND COORDINATE CONNECTION WITH AMEREN ELECTRIC. RESTORE ALL DISTURBED AREAS TO PREVIOUS OR BETTER CONDITION.
U-111	EXISTING FIRE HYDRANT AND VALVE (PROTECT)
U-112	PROPOSED GAS METER PER AMEREN NATURAL GAS SPECIFICATIONS
U-113	PROPOSED 2" IRRIGATION SLEEVES
U-114	EXISTING TRANSFORMER
U-115	EXISTING LIGHT STANDARD (PROTECT)

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2009000031
MISSOURI CERTIFICATE OF AUTHORITY #S-2000148668

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STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project: VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date: 11/06/2025

#	Revision Date	Description of Changes

Sheet Title: UTILITY PLAN

Sheet Number: C-400

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

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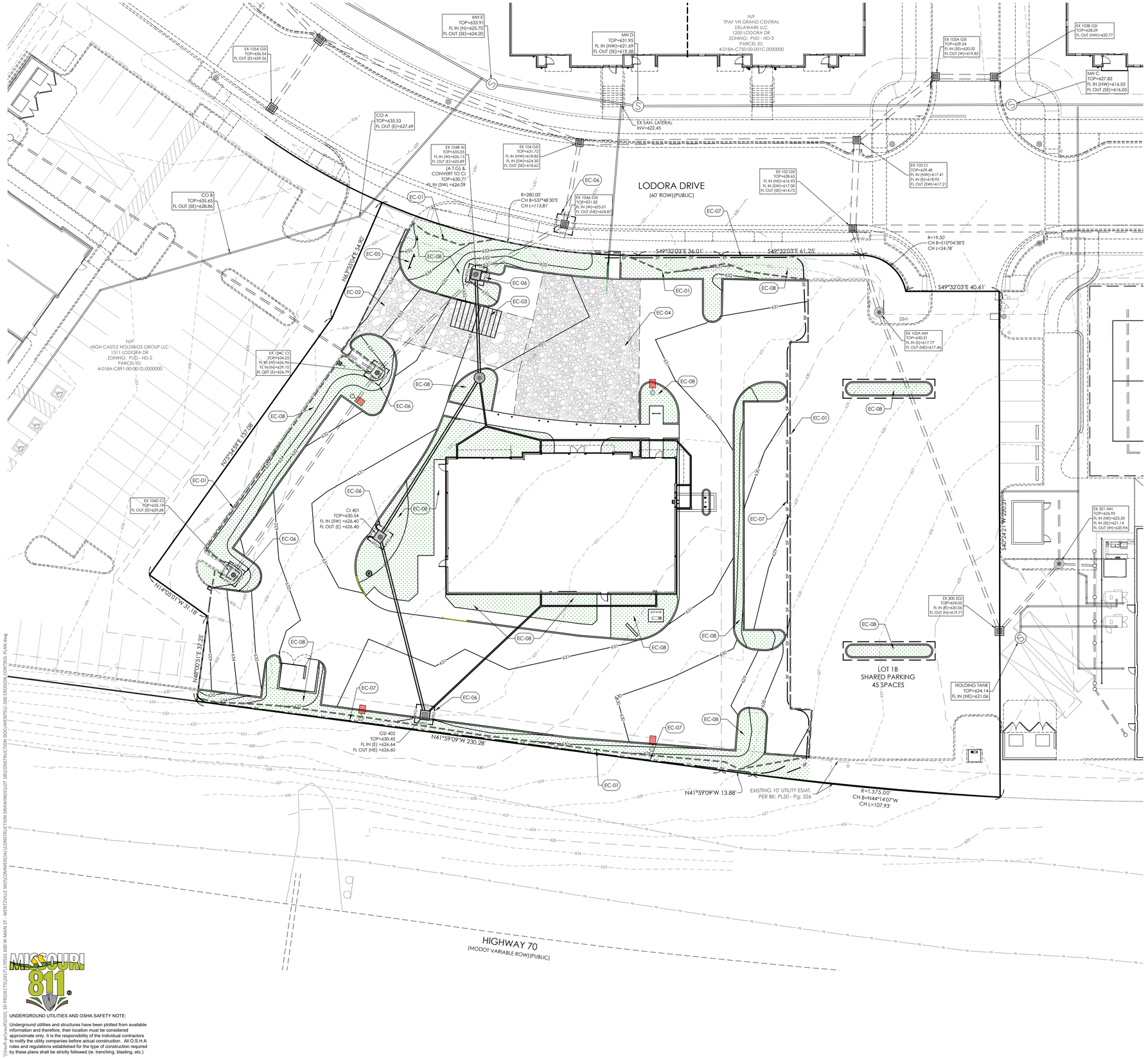
CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

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MISSOURI 811

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EROSION CONTROL PLAN KEYNOTES

CODE	DESCRIPTION	DETAIL
EC-01	PROPOSED LIMITS OF DISTURBANCE	
EC-02	PROPOSED CONSTRUCTION ENTRANCE	1/C-501
EC-03	PROPOSED WASHDOWN STATION	1/C-501
EC-04	PROPOSED TEMPORARY PARKING/STAGING AREA	
EC-05	PROPOSED PERMIT SIGN	3/C-501
EC-06	PROPOSED INLET PROTECTION	1/C-502
EC-07	PROPOSED SILT FENCE	2/C-501
EC-08	ALL AREAS SHALL BE SEEDED, MULCHED AND IRRIGATED PER CITY OF WENTZVILLE REQUIREMENTS	

1" = 20'

20 10 0 20 40

SCALE IN FEET

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

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PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2009000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2009018668

ENGINEERS AUTHENTICATION

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STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes

Sheet Title
EROSION CONTROL PLAN

Sheet Number
C-500

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

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FINAL SITE STABILIZATION

1. ONCE GRADED AREAS ARE CONSTRUCTED TO FINAL GRADES, PERMANENT STABILIZATION SHALL BE ESTABLISHED.
2. THE CONTRACTOR SHALL RESTORE OFF-SITE AREAS DAMAGED BY CONSTRUCTION TO A CONDITION, EQUAL TO OR, BETTER THAN THE CONDITION PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. ALL EROSION CONTROL BMP's SHALL REMAIN IN PLACE UNTIL THE SITE HAS BEEN PERMANENTLY STABILIZED.
4. ONCE THE SITE HAS REACH FINAL STABILIZATION, THE CONTRACTOR IS TO CLEAN AND REMOVE DEBRIS FROM BMP'S AND STORM WATER COLLECTION AREAS. BMP'S ARE THEN TO BE REMOVED.

MATERIALS STORED ON SITE:

1. ALL MATERIALS STORED ON-SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS. IF POSSIBLE, MATERIALS SHALL BE STORED UNDER A ROOF OR OTHER ENCLOSURE.
2. PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE MANUFACTURER'S LABEL. SUBSTANCES SHALL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER. WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED UP BEFORE DISPOSING OF THE CONTAINER. THE MANUFACTURER'S RECOMMENDATIONS FOR THE PROPER USE AND DISPOSAL OF THEIR PRODUCTS SHALL BE FOLLOWED. THE CONSTRUCTION MANGER SHALL INSPECT THE ON-SITE MATERIALS DAILY TO ENSURE THE PROPER USE AND DISPOSAL.
3. HAZARDOUS PRODUCTS SHALL BE KEPT IN RESEALABLE CONTAINERS. ORIGINAL LABELS AND MATERIAL SAFETY DATA SHALL BE RETAINED. ALL FEDERAL, STATE AND LOCAL REGULATIONS SHALL BE FOLLOWED WHEN DISPOSING OF ANY HAZARDOUS WASTE.

MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS:

1. SILT FENCING SHALL BE INSPECTED DAILY DURING PERIODS OF RAINFALL, IMMEDIATELY AFTER EACH SIGNIFICANT RAINFALL EVENT, AND WEEKLY DURING PERIODS OF NO RAINFALL. REPAIRS TO SILT FENCES SHALL BE DONE IMMEDIATELY. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE SILT FENCE.
2. EARTHEN BERMS SHALL BE REGULARLY INSPECTED, AND INSPECTED AFTER EACH RAINFALL EVENT. REPAIRS TO EARTHEN BERMS SHALL BE MADE IMMEDIATELY. IF THE EARTHEN BERM SHOWS SIGNS OF EROSION, AND IT IS DETERMINED THAT MATERIAL MUST BE ADDED TO FIX THE BERM, THE MATERIAL SHALL BE PROPERLY PLACED, COMPACTED AND RESEEDED. THE BERM SHALL BE RESEEDED AND STABILIZED, AS NEEDED, TO MAINTAIN ITS SOUNDNESS WHETHER OR NOT THERE HAS BEEN ANY RAINFALL.
3. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSPECTED REGULARLY, AFTER EVERY RAINFALL EVENT, AND DURING HIGH VOLUMES OF TRAFFIC. REPAIRS TO THE CONSTRUCTION ENTRANCE SHALL BE MADE IMMEDIATELY. ALL SEDIMENTS, AND ALL OTHER MATERIALS, TRACKED ONTO PUBLIC ROADWAYS SHALL BE REMOVED IMMEDIATELY.
4. DRAINAGE SWALES SHALL BE INSPECTED REGULARLY AND AFTER EVERY RAINFALL EVENT. REPAIRS TO DRAINAGE SWALES SHALL BE MADE IMMEDIATELY. IF THE FLOW CHANNEL AND/OR OUTLETS SHOW SIGNS OF DEFICIENCY, THE DAMAGED AREA(S) SHALL BE RESTABILIZED AND RESEEDED, AS NEEDED, TO PREVENT FURTHER DAMAGE.
5. STRAW BALE BARRIERS SHALL BE INSPECTED ONCE A WEEK AND AFTER EVERY RAINFALL EVENT. REPAIRS SHALL BE MADE IMMEDIATELY. SEDIMENT DEPOSITS SHALL BE REMOVED AS NECESSARY TO PROVIDE ADEQUATE STORAGE VOLUME FOR THE NEXT RAIN AND TO REDUCE PRESSURE ON THE BARRIER.
6. SELECT STOCKPILE LOCATION TO AVOID SLOPES AND NATURAL DRAINAGE WAYS, AVOIDING TRAFFIC ROUTES. ON LARGE SITES, RE-SPREADING IS EASIER AND MORE ECONOMICAL WHERE TOPSOIL IS STOCKPILED IN SMALL PILES LOCATED NEAR AREAS WHERE THEY WILL BE USED.
7. INSPECT AND MAINTAIN ALL BMPS LOCATED DOWN HILL OF AREA BEING GRADED, AS INDICATED. ADDITIONAL BMPS SHOULD BE CONSTRUCTED IF IT IS OBSERVED THAT THE PROPOSED BMPS ARE NOT EFFECTIVELY LIMITING SEDIMENT TRANSPORT FROM THE SITE. TYPICAL BMPS THAT MIGHT BE UTILIZED INCLUDE, BUT ARE NOT LIMITED TO:
   - SEDIMENT BARRIERS - USE SILT FENCES, STRAW BALE SEDIMENT TRAPS OR OTHER BARRIERS WHERE NECESSARY TO RETAIN SEDIMENT

SPILL CONTROL OF POLLUTANTS:

1. ALL ON-SITE VEHICLES SHALL BE MONITORED FOR LEAKS AND SHALL RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
2. CONCRETE TRUCKS SHALL ONLY WASH-OUT OR DISCHARGE SURPLUS CONCRETE, OR DRUM-WASH WATER, AT DEDICATED CONCRETE TRUCK WASH-OUT AREAS. NO EXCESS CONCRETE OR DRUM WASH WATER SHALL BE RELEASED FROM THE SITE.
3. PETROLEUM PRODUCTS SHALL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED.
4. ALL ASPHALTIC SUBSTANCES USED ON-SITE SHALL BE APPLIED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.
5. FERTILIZERS SHALL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER SHALL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER SHALL BE TRANSFERRED TO A SEALABLE PLASTIC CONTAINER TO AVOID SPILLS.
6. ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY. THE MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE RELAYED TO SITE PERSONNEL AND THEY SHALL BE MADE AWARE OF THE LOCATION OF THE CLEANUP SUPPLIES. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE STORED ON-SITE. IN CASE OF A SPILL, THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND CLEANUP PERSONNEL SHALL WEAR THE APPROPRIATE CLOTHING TO PREVENT INJURY FROM CONTACT WITH THE HAZARDOUS SUBSTANCE. SPILLS OF TOXIC AND HAZARDOUS MATERIAL, REGARDLESS OF THE SIZE OF THE SPILL, SHALL BE REPORTED TO THE APPROPRIATE STATE AND LOCAL GOVERNMENT AGENCIES IMMEDIATELY AFTER DISCOVERY.

TREE PROTECTION NOTES:

1. THE PROTECTION AREA AROUND TREES SHALL INCLUDE ALL LAND WITHIN THE CANOPY DRIP LINE. THIS AREA SHALL REMAIN FREE OF ALL GRADING AND FILLING ACTIVITIES.
2. CONSTRUCTION SITE ACTIVITIES SUCH AS PARKING, MATERIAL STORAGE, SOIL STOCK PILING, AND CONCRETE WASH-OUT SHALL NOT BE PERMITTED WITHIN TREE PROTECTION AREAS.
3. TREE PROTECTION AREAS SHALL BE CLEARLY IDENTIFIED PRIOR TO ANY LAND DISTURBANCE. METHODS THAT MAY BE USED INCLUDE SNOW FENCE, POLYETHYLENE, CHAIN LINK FENCE, OR CONSTRUCTION STAKES PLACED EVERY FIFTEEN (15) FEET. DESIGNATED AREAS SHALL REMAIN CLEARLY MARKED THROUGHOUT CONSTRUCTION AND UNTIL THE PROTECTED AREA HAS BEEN INSPECTED.
4. SIGNS SHALL BE USED TO DESIGNATE TREE PROTECTION AREAS. SIGNS ARE TO BE POSTED VISIBLY ON ALL SIDES OF THE PRESERVATION AREA AND MUST BE VISIBLE THROUGHOUT THE DEVELOPMENT PROCESS. MINIMUM SIZE FOR THE SIGNS IS 24"x36" AND SHOULD STATE THE FOLLOWING: "TREE PROTECTION AREA - MACHINERY ACCESS AND DUMPING OR STORAGE OF MATERIALS AND EQUIPMENT PROHIBITED."

GENERAL EROSION AND SEDIMENTATION CONTROL NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE LAND DISTURBANCE PERMIT FOR THIS SITE PRIOR TO THE START OF CONSTRUCTION. A LAND DISTURBANCE PERMIT FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND ST. CHARLES COUNTY WILL BE REQUIRED.
2. THE CONTRACTOR SHALL KEEP & MAINTAIN A COPY OF THE LAND DISTURBANCE PERMIT(S), EROSION CONTROL PLANS, AND STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE DURING CONSTRUCTION.
3. ALL EROSION CONTROL MEASURES MUST MEET LOCAL REQUIREMENTS AND THE "PROTECTING WATER QUALITY, A FIELD GUIDE TO EROSION, SEDIMENT AND STORM WATER BEST MANAGEMENT PRACTICES FOR DEVELOPMENT SITES IN MISSOURI AND KANSAS". THE DOCUMENT IS AVAILABLE FROM THE MISSOURI DEPARTMENT OF NATURAL RESOURCES AND CAN BE DOWNLOADED FROM THE DNR WEBSITE AT HTTP://WWW.DNR.MO.GOV/ENV/WPP/WPCP-GUIDE.HTM.
4. PRIOR TO THE START OF ANY LAND DISTURBING ACTIVITIES, EROSION AND SEDIMENT CONTROL MEASURES AND APPLICABLE BMP's SHALL BE INSTALLED.
5. THE GENERAL CONTRACTOR SHALL HAVE ULTIMATE CONTROL OF THE SITE AND REQUIRE THAT ALL SUBCONTRACTORS, UTILITY COMPANIES, AND ANY PERSON PERFORMING LAND DISTURBING ACTIVITIES CONFORM TO THE REQUIREMENTS OF THE PERMITS ISSUED FOR THE SITE. THIS INCLUDES CONFORMANCE TO THE STORM WATER POLLUTION PLAN PREPARED & MAINTAINED FOR THE SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR MANAGING STORM WATER RUNOFF AND EROSION DURING THROUGHOUT CONSTRUCTION.
7. THIS EROSION CONTROL PLAN HAS BEEN PREPARED AS A BEGINNING POINT AND SHOULD EVOLVE AS SITE CONDITIONS WARRANT. THE GENERAL CONTRACTOR SHALL IMPLEMENT ADDITIONAL BMP's AS DEEMED NECESSARY TO ADEQUATELY RETAIN SEDIMENT ON-SITE.
8. THE CONTRACTOR SHALL PROTECT & MAINTAIN EXISTING TREES AND VEGETATION AS NOTED ON THE PROJECT DRAWINGS.
9. CONSTRUCTION MATERIAL STORAGE AND LAY-DOWN AREAS ARE TO BE AWAY FROM DRAINAGE COURSES AND LOW AREAS.
10. PROVIDE CONTAINERS FOR THE DISPOSAL OF WASTE PAINTS, SOLVENTS, CLEANING COMPOUNDS, ETC.
11. PROVIDE TRASH CONTAINERS ONSITE AND PERFORM REGULAR SITE CLEAN UP FOR PROPER DISPOSAL OF SOLID WASTE. SOLID WASTE SHALL INCLUDE, BUT NOT BE LIMITED TO, SCRAP BUILDING MATERIALS, PRODUCT/MATERIAL PACKAGING, FOOD AND DRINK CONTAINERS.
12. THE CONTRACTOR SHALL INSTALL CONTAINMENT BERMS & DRIP PANS AT PETROLEUM PRODUCT & LIQUID STORAGE TANK AREAS.
13. THE CONTRACTOR SHALL PROVIDE CONCRETE WASH OUT AREAS. CONCRETE TRUCKS SHALL NOT DISCHARGE SURPLUS CONCRETE OR WASH WATER ON THE GROUND OR INTO DITCHES. CONCRETE WASH-OUT AREAS SHALL BE DESIGNED TO ENSURE CONCRETE PARTICLES WILL NOT BE RELEASED FROM THE CONSTRUCTION SITE.
14. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES IF CONDITIONS WARRANT. DUST CONTROL MAY INCLUDE WATERING/IRRIGATION, WIND BARRIERS, SPRAY ON ADHESIVES, TILLING, OR CHEMICAL TREATMENT. ANY CLEANUP TO ADJACENT PROPERTIES DUE TO INADEQUATE DUST CONTROL WILL BE THE CONTRACTOR'S RESPONSIBILITY.
15. THE CONTRACTOR SHALL PROVIDE FOR SOLID WASTE/TRASH COLLECTION. THE CONSTRUCTION SITE SHALL BE KEPT CLEAN AND ORDERLY.
16. THE CONTRACTOR SHALL PROVIDE FOR SANITARY WASTE COLLECTION DURING CONSTRUCTION. PORTA POTTIES SHALL BE LOCATED BY THE CONTRACTOR AND NOTED ON THE DRAWINGS.

CONSTRUCTION SWPPP LOG

1. THE CONTRACTOR SHALL DEVELOP A CONSTRUCTION SWPPP LOG AT THE START OF CONSTRUCTION. THE CONSTRUCTION SWPPP LOG SHALL INCLUDE INSTALLATION DATES OF BMPS, MAINTENANCE RECORDS, RAINFALL RECORDS, AND ANY ITEM THAT ADDRESSES THE MANAGEMENT OF STORM WATER POLLUTION PREVENTION MEASURES AT THE PROJECT SITE.
2. REFER TO THE SWPPP DOCUMENT/NARRATIVE FOR FORMS AND OTHER DETAILED INFORMATION REGARDING STORM WATER POLLUTION PREVENTION PRACTICES.
3. THE SWPPP LOG SHALL BE KEPT ON THE JOB SITE AND SHALL BE MADE AVAILABLE FOR REVIEW AT THE REQUEST OF APPLICABLE GOVERNING AUTHORITIES.
4. BMP's SHALL BE INSPECTED ONCE A WEEK AND WITHIN 24 HRS OF RAIN EVENTS OF 1/2" OR GREATER. INSPECTIONS ARE TO BE DOCUMENTED IN THE SWPPP LOG. REPAIR AND MAINTENANCE TO BMP'S SHALL BE DONE IMMEDIATELY.
5. THE CONTRACTOR SHALL SUBMIT AN INSPECTION REPORT WITHIN 72 HOURS AFTER EVERY STORM EVENT TO THE AUTHORITIES HAVING JURISDICTION IF PART OF THE PERMIT REQUIREMENTS.
6. THE CONTRACTOR SHALL ENSURE THE SITE CONFORMS TO THE REQUIREMENTS OF THE LAND DISTURBANCE PERMIT AND INSTALL ADDITIONAL BMP'S SHOULD SITE CONDITIONS WARRANT.
7. AFTER CONSTRUCTION, THE CONSTRUCTION SWPPP LOG SHALL BE RETAINED BY THE CONTRACTOR FOR A MINIMUM OF 3 YEARS. A COPY SHALL ALSO BE GIVEN TO THE OWNER.

SILT FENCE (SF)

1. SILT FENCE TO BE ADJUSTED AS NECESSARY FOR CONSTRUCTION ACTIVITY.
2. UNLESS NOTED OTHERWISE, SILT FENCE SHALL BE A WOVEN GEOTEXTILE FABRIC SUCH AS MIRAFI 100X OR EQUAL.
3. REFER TO THE SILT FENCE DETAIL FOR INSTALLATION REQUIREMENTS.
4. SILT FENCES SHALL ONLY BE USE FOR STORM WATER SHEET FLOW CONDITIONS.
5. SILT FENCES SHALL FOLLOW CONTOURS AND UTILIZE "J" HOOKS TO HELP TRAP SEDIMENT.
6. SILT FENCES SHALL BE INSPECTED REGULARLY FOR RIPS, TEARS, OR DETERIORATION. DAMAGED FENCE SHALL BE REPLACED.
7. WHEN SEDIMENT BUILDS UP TO ONE HALF THE HEIGHT OF THE FENCE IT SHALL BE CLEANED AND REINSTALLED.

INLET PROTECTION (IP)

1. REFER TO THE INLET PROTECTION DETAILS FOR VARIOUS TYPES OF INLET PROTECTION. THE CONTRACTOR SHALL HAVE THE OPTION OF UTILIZING ANY TYPES SHOWN OR ACCEPTABLE ALTERNATE.
2. INLET PROTECTION DEVICES SHALL BE INSTALLED IMMEDIATELY AROUND EACH INLET ONCE INLET CONSTRUCTION IS COMPLETED. INLET PROTECTION SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL THE SITE HAS BEEN CONSIDERED STABLE.

SOD OR SEEDING, MULCHING AND FERTILIZING (SD) (SM)

1. SEEDING, FERTILIZING AND MULCHING SHALL BE APPLIED AT THE RATES AND TIMES SPECIFIED IN SECTION 405 OF THE MUNICIPAL CODE OF THE CITY OF O'FALLON, MISSOURI, TEMPORARY SEEDING AND MULCHING SHALL BE PLACED ON SEVENTY PERCENT OF THE TOTAL DISTURBED SITE ACCORDING TO THE STABILIZATION SCHEDULE BELOW:

Soil Stabilization Schedule

Soil Disturbance Activity or Condition	Required Stabilization Time
Soil disturbance has ceased in areas greater than 2,000 square feet	14 days
After construction of dikes, swales, diversions and other concentrated flow areas	5 days
When slopes are steeper than 3 horizontal to 1 vertical	7 days
When slopes are greater than 3% and longer than 150 feet	14 days
Perimeter controls around soil stockpiles	End of workday
Stabilization or covering of inactive stockpiles	30 days
When land disturbance is completed, permanent soil stabilization must be installed	30 days

2. ALL TEMPORARY DIVERSION BERMS, DIVERSION DITCHES AND SOIL STOCKPILE AREAS SHALL BE SEEDED AND MULCHED IMMEDIATELY AFTER GRADING.
3. ALL AREAS DISTURBED DURING CONSTRUCTION, WHICH WILL NOT BE PAVED, SHALL HAVE A MINIMUM OF 4" OF TOPSOIL INSTALLED.
4. GRASSED AREAS SHALL BE EITHER SODDED OR SEEDED AND MULCHED. REFER TO THE SITE AND LANDSCAPING PLANS FOR LOCATIONS OF EACH.
5. ALL RIGHT-OF-WAYS SHALL HAVE SOD INSTALLED. SOD SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION AND/OR THE MISSOURI DEPARTMENT OF TRANSPORTATION.
6. SOD SHALL BE DROUGHT RESISTANT FESCUE.
7. TEMPORARY IRRIGATION MAY BE REQUIRED TO HELP ESTABLISH SODDED/SEEDED AREAS.
8. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SODDED AND SEEDED AREAS UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
9. FINAL STABILIZATION MUST MEET THE LAND DISTURBANCE PERMIT REQUIREMENTS.

CONSTRUCTION ENTRANCE (CE)

1. THE LOCATION OF A CONSTRUCTION ENTRANCE/EXIT HAS BEEN SHOWN ON THE EROSION CONTROL PLAN(S). THE CONTRACTOR SHALL INSTALL OR ESTABLISH A DESIGNATED CONSTRUCTION ENTRANCE/EXIT AT THE START OF CONSTRUCTION. IN THE EVENT THE ENTRANCE IS LOCATED IN A DIFFERENT LOCATION, THE CONTRACTOR SHALL UPDATE THE EROSION CONTROL PLAN.
2. A PERMIT SIGN SHALL BE INSTALLED AT OR NEAR THE CONSTRUCTION ENTRANCE FOR POSTING RELEVANT CONSTRUCTION PERMITS FOR THE PROJECT.
3. AS PART OF THE CONSTRUCTION ENTRANCE, THE CONTRACTOR SHALL INSTALL A VEHICLE WASH DOWN AREA. THE WASH DOWN AREA IS TO PREVENT THE TRACKING OF MUD AND DEBRIS FROM THE PROJECT SITE.
4. TRACKING IS NOT PERMISSIBLE. ANY TRACKING OF MUD AND/OR DEBRIS UNTO OFF-SITE ROADS SHALL BE CLEANED IMMEDIATELY.
5. LOCATION AND FINAL DIMENSIONS OF THE CONSTRUCTION ENTRANCE, WASH DOWN AREA AND STAGING AREAS SHALL BE ESTABLISHED BY THE GENERAL CONTRACTOR.
6. ALL CONSTRUCTION TRAFFIC LEAVING THE PROJECT SITE SHALL UTILIZE THE CONSTRUCTION ENTRANCE/EXIT.

POTENTIAL POLLUTANTS THAT MAY BE FOUND ON SITE DURING CONSTRUCTION:

Material Trade Name	Chemical/Physical Description	Storm Water Pollutants
Erosion	Solid Particles	Soil, sediment
Fertilizer	Liquid or solid grains	Nitrogen, phosphorus
Pesticides (insecticides, fungicides, herbicides, rodenticides)	Various colored to colorless liquid, powder, pellets, or grains	Chlorinated hydrocarbons, organophosphates, carboxates, arsenic
Asphalt	Black solid	Oil, petroleum distillates
Concrete	White solid	Limestone, sand
Plaster	White granules or powder	Calcium Sulphate, calcium carbonate, sulfuric acid
Glue, adhesives	White or yellow liquid	Polymers, epoxies
Paints	Various colored liquid	Metal oxides, Stoddard solvent, talc, calcium carbonate, arsenic
Curing compounds	Creamy white liquid	Naphtha
Wood preservatives	Clear amber or dark brown liquid	Stoddard solvent, petroleum distillates, arsenic, copper, chromium
Hydraulic oil/fluids	Brown oily petroleum hydrocarbon	Mineral oil
Gasoline	Colorless, pale brown or pink petroleum hydrocarbon	Benzene, ethyl benzene, toluene, xylene, MTBE
Diesel Fuel	Clear, blue-green to yellow liquid	Petroleum distillate, oil & grease, naphthalene, xylenes
Antifreeze/coolant	Clear green/yellow liquid	Ethylene glycol, propylene glycol, heavy metals (copper, lead, zinc)

EROSION CONTROL INFORMATION & REFERENCES:

- EROSION AND SEDIMENT CONTROL PLANNING AND DESIGN MANUAL, 1988, SMOLEN, M.D., D.W. MILLER, L.C. WYATT, J. LICHTHARDT, AND A.L. LANIER, NORTH CAROLINA SEDIMENTATION CONTROL COMMISSION; NORTH CAROLINA DEPARTMENT OF ENVIRONMENT, HEALTH, AND NATURAL RESOURCES; AND DIVISION OF LAND RESOURCES LAND QUALITY SECTION, RALEIGH, NC.
- COSTS OF URBAN NONPOINT SOURCE WATER POLLUTION CONTROL MEASURES, TECHNICAL REPORT #31, 1991, SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION (SWRPC), WAUKESHA, WI.
- STORMWATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES: DEVELOPING POLLUTION PREVENTION PLANS AND BEST MANAGEMENT PRACTICES (EPA 832-R-92-005), 1992, U.S. ENVIRONMENTAL PROTECTION AGENCY (USEPA) OFFICE OF WATER, WASHINGTON, DC.
- GUIDANCE SPECIFYING MANAGEMENT MEASURES FOR SOURCES OF NONPOINT POLLUTION IN COASTAL WATERS (EPA 840-B-92-002), 1993, U.S. ENVIRONMENTAL PROTECTION AGENCY (USEPA), OFFICE OF WATER, WASHINGTON, DC.
- VIRGINIA EROSION & SEDIMENT CONTROL FIELD MANUAL, 2ND EDITION, 1995, VIRGINIA DEPARTMENT OF CONSERVATION (VDCR), DIVISION OF SOIL AND WATER CONSERVATION, RICHMOND, VA.

SITE DATA

LOT AREA	±1.65 ACRES
TOTAL DISTURBED AREA	±1.12 ACRES
EXISTING RUNOFF CURVE NUMBER	82
PROPOSED RUNOFF CURVE NUMBER	93

ALL PROJECT SITES SHALL COMPLY WITH REQUIREMENTS OF THE "CLEAN WATER ACT" ESTABLISHED BY THE US ENVIRONMENTAL PROTECTION AGENCY.

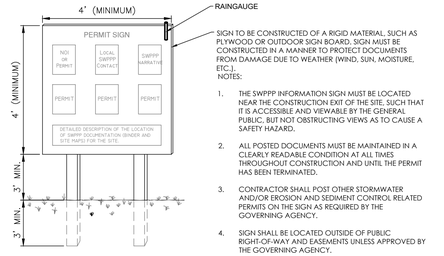
THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM REQUIRES PERMITS TO BE ISSUED BY REGULATORY AGENCIES WHEN PROJECT SITES DISTURB 1 ACRE OR MORE.

CONSTRUCTION SEQUENCING ACTIVITIES:

- INSTALL PROJECT SIGN & POST PERMITS
- INSTALL SILT & CONSTRUCTION FENCING
- INSTALL INLET PROTECTION TO EXISTING STRUCTURES
- INSTALL CONSTRUCTION ENTRANCE / EXIT
- INSTALL VEHICULAR WASH DOWN AREA
- BEGIN EXCAVATION & SITE DEMOLITION
- BEGIN BUILDING FOOTINGS & FOUNDATIONS
- BEGIN UTILITY TRENCHING & EXCAVATION
- INSTALL BMP'S TO NEW STORM AND DRAINAGE FACILITIES
- PARKING & DRIVE AREA PAVING
- FINISHED GRADING & LANDSCAPING
- SEEDING & SOD WORK
- REMOVAL OF EROSION CONTROL AND OTHER BMP's

NOTES:

1. REFER TO THE EROSION CONTROL DETAIL SHEET & STORMWATER POLLUTION PREVENTION NARRATIVE FOR ADDITIONAL NOTES AND REQUIREMENTS.
2. THE GENERAL CONTRACTOR SHALL OBTAIN A COPY OF THE NPDES PERMIT ISSUED FOR THE SITE AND POST IT AT THE PROJECT SITE PRIOR TO ANY LAND DISTURBING ACTIVITIES. REFER TO SITE SIGN DETAIL ON THE EROSION CONTROL DETAIL SHEET.
3. CONTRACTOR SHALL INSTALL BMP'S NOTED ON THE PLANS PRIOR TO BEGINNING ANY LAND DISTURBING, DEMOLITION, OR TREE REMOVAL ACTIVITIES.
4. THE CONTRACTOR SHALL INSTALL CONSTRUCTION ENTRANCE/EXIT AND MAINTAIN THESE ENTRANCES DURING CONSTRUCTION.
5. THE JOB SITE TRAILER, DUMPSTER, FUELING AREA, STORAGE & LAY-DOWN AREA SHALL BE LOCATED BY THE GENERAL CONTRACTOR AT THE START OF CONSTRUCTION. THESE ITEMS MUST BE NOTED BY THE CONTRACTOR ON THE SWPPP DRAWINGS.
6. SOIL STOCKPILES AND DEMOLITION DEBRIS STOCKPILES SHALL HAVE SILT FENCES INSTALLED IF LEFT ON SITE & UNDISTURBED AT THE END OF THE WORKDAY.

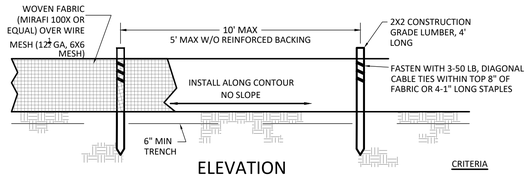


SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
NOTES:

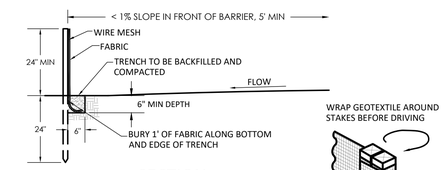
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT CONSTRUCTION AND UNTIL THE PERMIT HAS BEEN TERMINATED.
3. CONTRACTOR SHALL POST OTHER STORMWATER AND/OR EROSION AND SEDIMENT CONTROL RELATED PERMITS ON THE SIGN AS REQUIRED BY THE GOVERNING AGENCY.
4. SIGN SHALL BE LOCATED OUTSIDE OF PUBLIC RIGHT-OF-WAY AND EASEMENTS UNLESS APPROVED BY THE GOVERNING AGENCY.
5. CONTRACTOR IS RESPONSIBLE FOR ENSURING STABILITY OF THE SWPPP INFORMATION SIGN.

3 PERMIT SIGN DETAIL

P-2025-JUN-99



ELEVATION



SECTION

NOTE: IF FABRIC IS INSTALLED BY EQUIPMENT DESIGNED TO SLICE INTO THE GROUND, THE TRENCH IS NOT REQ'D.



JOINING SECTIONS OF SILT FENCE

CRITERIA

1. SILT FENCE SHALL BE 30 INCHES HIGH.
2. SILT FENCE SHALL NOT BE USED FOR CONCENTRATED FLOWS.
3. GEOSYNTHETIC REINFORCED SILT FENCE BACKING MAY BE USED IN LIEU OF WIRE MESH.

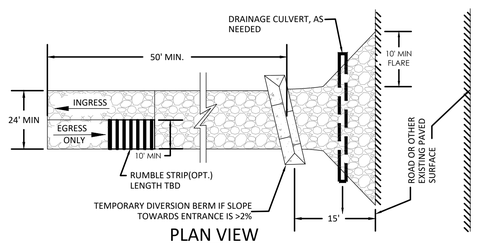
St. Charles County
Erosion & Sediment Controls
Standard Drawings

SILT FENCE INSTALLATION
SHEET FLOW (ONLY)

DATE:	DRAWING
MAY 2005	ESC-5

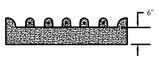
2 SILT FENCE INSTALLATION

P-2025-JUN-77

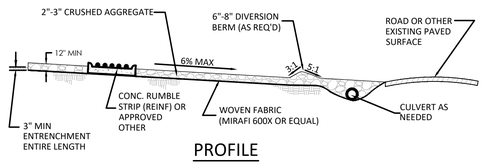


PLAN VIEW

NOTE:
A SPECIAL USE PERMIT IS REQ'D FOR THE ENTRANCE.



RUMBLE STRIP
(OPTIONAL)



PROFILE

DESIGN NOTES

1. DIVERT ALL RUNOFF TO A SEDIMENTATION CONTROL DEVICE.
2. PROVIDE WATER SUPPLY FOR WASHDOWN.

St. Charles County
Erosion & Sediment Controls
Standard Drawings

CONSTRUCTION TRAFFIC WASH-OFF PAD

DATE:	DRAWING
APRIL 2008	ESC-4

1 CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

P-2025-JUN-03

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2000030031
MISSOURI CERTIFICATE OF AUTHORITY #E-2000048668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans authenticated by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless resubmitted/sealed.

STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project: VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date: 11/06/2025

#	Revision Date	Description of Changes

Sheet Title: EROSION CONTROL DETAILS

Sheet Number: C-501

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

MISSOURI 811
UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A. rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\vibe-pw\cad\CIVIL 3D PROJECTS\2017\170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 18\CONSTRUCTION DOCUMENTS\C-501 EROSION CONTROL DETAILS.dwg

Table 6.3 Temporary Seeding Plant Materials and Minimum Seeding Rate*

Species	Seeding Rate		Plant Characteristics
	lbs. per acre	lbs. per 1,000 ft.2	
Oats	80	2	Not cold tolerant, height up to 2 feet
Cereals: Rye/Wheat	90/120	2/2.5	Cold tolerant, height up to 3 feet, low pH tolerant
Millets, Sudangrass	45 / 60	1 /1.25	Warm season annual, aggressive growth height up to 5 feet
Annual Ryegrass	75	2	May be added to mix, not heat tolerant, height up to 16 inches
Annual Lespedesza** plus Tall Fescue	15 plus 45	0.5 plus 1	Warm season annual legume, makes own nitrogen, tolerated low pH

*. In Areas receiving less than 30 inches of precipitation, use 75 percent of these rates.
** If there is any possibility the seeding will be required to control erosion for more than one year, then consider the addition of fescue or another permanent species as part of a mixture when seeding.

Table 6.4 Seeding Dates for Temporary Seeding

Species	Seeding Dates Optimum and Acceptable											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Oats												
Cereals: Rye/Wheat												
Millets, Sudangrass												
Annual Ryegrass												
Annual Lespedesza** plus Tall Fescue												
* If site may not be developed iwthin one year, consider permanent species listed in Table 6.5.												
Table Key												
Optimum Seeding Times												
Acceptable Seeding Times												

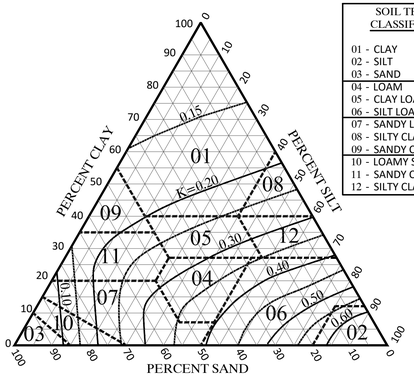
Table 6.5 Planting Dates Optimum and Acceptable* Planting Dates

Species	Seeding Dates Optimum and Acceptable											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Turf Fescue												
Tall Fescue												
Kentucky Bluegrass												
Perennial Ryegrass												
Ryetop												
Reed Canary												
Bermuda - Common												
Bermuda - Hybrid												
Buffalograss1												
Zoysia2												
Birdsfood Trefoil												
Common Lespedeza												
Red Clover												
White Clover												
Wheat/Rye3												
Oats 3,4												
1 Can also be sprigged.												
2 Usually sprigged. Space plugs every 6,8 or 12 inches with 4,000, 2,250 or 1,000 sprigs/1,000 sq. ft. respectively												
3 Check with your local Noxious Weed Department before planting												
4 Nurse crop only.												
Table Key												
Optimum Seeding Times												
*with Mulch Cover Acceptable Seeding Times												

Table 6.8 Seeding Rates

	Species	Missouri: Full Seeding Rate1 lbs./acre (PLS)2
Cool Season Grasses	Perennial Ryegrass	150
	Canada wildrye	24
	Tall Fescue	150
	Crested Wheatgrass	16
	Kentucky Bluegrass	120
	Bromegrass	100
	Redtop	8
	Reed Canary	40
Warm Season Grasses	Common Bermuda	4
	Hybrid Bermuda	-
	Buffalograss	8 (grain)
	Blue grama	6
	Zoysia	-
	Sideoats grama	15
	Little bluestem	13
	Big bluestem	16
	Indiangrass	16
	Switchgrass	9
Legumes3	Birdsfoot trefoil	10
	Annual lespedeza	16
	Red clover	12
	White clover	4
	Alfalfa	9
Companion Crops	Wheat	1 bu./acre
	Rye (cereal)	1 bu./acre
	Oats	1.5 bu./acre

1. Note: Rates based on typical construction site conditions where seedbed is normally less than ideal. Planned future use or specific site conditions may dictate an increase or descrease in rates.
2. PLS or Pure Live Seed = the amount of seed guaranteed to grow.
3. Legumes alone will not provide adequate erosion protection: use with a grass in a mixture.



SOIL TEXTURE CLASSIFICATION	AIR-DRY DENSITY (LBS PER CU FT)
01 - CLAY	70
02 - SILT	85
03 - SAND	105
04 - LOAM	85
05 - CLAY LOAM	70
06 - SILT LOAM	85
07 - SANDY LOAM	105
08 - SILTY CLAY	85
09 - SANDY CLAY	85
10 - LOAMY SAND	105
11 - SANDY CLAY LOAM	85
12 - SILTY CLAY LOAM	85

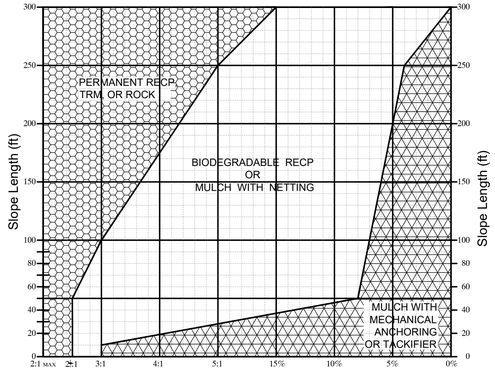
St. Charles County
Erosion & Sediment Controls
Standard Drawings

USDA SOIL TEXTURE CHART

DATE: **MAY 2005** | DRAWING: **ESC-2**

5 USDA SOIL TEXTURE CHART

P-2025-JUN-12



NOTES

1. REFER TO DESIGN MANUAL FOR APPLICATION RATES.
2. DUE TO THE DIFFERENT PRODUCTS ON THE MARKET, CONTRACTOR MUST SUBMIT MANUFACTURER SPECIFICATIONS ON APPLICATION RATE AND PROCEDURES.

St. Charles County
Erosion & Sediment Controls
Standard Drawings

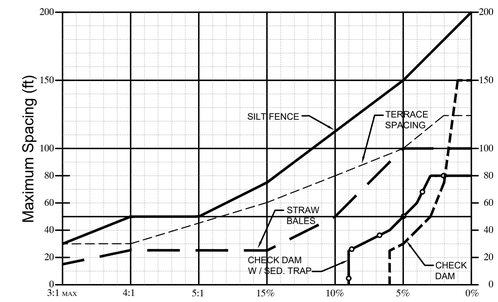
SURFACE STABILIZATION CHART FOR SHEET FLOW

DATE: **MAY 2005** | DRAWING: **ESC-3**

4 SURFACE STABALIZATION CHART

NOT TO SCALE

P-2025-JUN-09



DESIGN CRITERIA

1. SILT FENCE SHALL HAVE A MAXIMUM DRAINAGE AREA OF 1/2 ACRE PER 100 LF.
2. STRAW BALE BARRIERS FOR SHEET FLOW SHALL HAVE A MAXIMUM DRAINAGE AREA OF 1/4 ACRE PER 100 LF.
3. REFER TO INDIVIDUAL ESC FIGURE FOR INSTALLATION.
4. TERRACING INCLUDES LOGS, WATTLES & FILTER SOCKS.

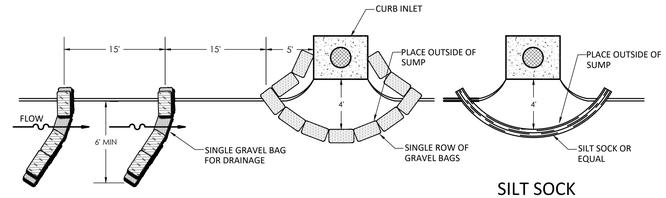
St. Charles County
Erosion & Sediment Controls
Standard Drawings

SPACING CHART FOR ESC DEVICES

DATE: **APRIL 2008** | DRAWING: **ESC-1**

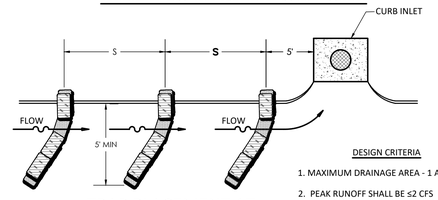
3 SPACING CHART FOR ESC DEVICES

P-2025-JUN-10



TRAP PLACEMENT AT LOW POINT

SILT SOCK (ALTERNATIVE)



TRAP PLACEMENT AT INTERMEDIATE INLET

SPACING OF TRAPS

GUTTER SLOPE	S
LOW PT	15'
1%	20'
2%	15'
3% MAX.	10'

DESIGN CRITERIA

1. MAXIMUM DRAINAGE AREA - 1 ACRE.
2. PEAK RUNOFF SHALL BE ≤2 CFS BASED ON THE 6-MONTH STORM.
3. STACK GRAVEL BAGS DOUBLE HIGH. PROVIDE GAP FOR DRAINAGE.

St. Charles County
Erosion & Sediment Controls
Standard Drawings

CURB INLET PROTECTION

DATE: **MARCH 2008** | DRAWING: **ESC-17**

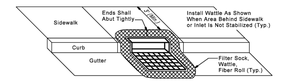
2 CURB INLET PROTECTION

P-2025-JUN-15

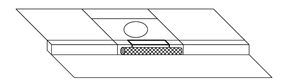
NEW	REVISIONS				
11/1/14	1/1/16				

GENERAL NOTES

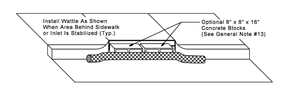
1) LOCATION, DIAMETER AND LENGTH OF SOCK IS DEPENDENT ON THE INLET/GUTTER BEING PROTECTED (I.E. DOUBLE, TRIPLE INLET, ETC.).
2) GRAVEL FILTER BAGS MAY BE SUBSTITUTED FOR FILTER SOCKS.
3) SOME LOCATIONS WILL NOT HAVE SIDEWALK (AS SHOWN IN THIS DETAIL).
4) IF THE AREA BEHIND THE INLET (AND SIDEWALK) IS NOT STABILIZED, A BMP SHALL BE USED TO PREVENT POLLUTANTS FROM ENTERING THE INLET FROM BEHIND.
5) WHEN A WATTLE IS USED TO PREVENT POLLUTANTS FROM ENTERING AN INLET FROM BEHIND, IT MUST BE PLACED ON A SIDEWALK TO MAINTAIN A MINIMUM 3 FOOT WALKING PATH. THE BMP SHALL BE MAINTAINED TO PREVENT SEDIMENT ACCUMULATION ON THE SIDEWALK.
6) SOCKS / BAGS (BMP) SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE ACTIVITY ON EXISTING INLETS AND IMMEDIATELY AFTER INSTALLATION OF PROPOSED INLETS.
7) ACCUMULATED SEDIMENT SHALL BE REMOVED BEFORE IT REACHES ONE HALF THE DIAMETER OF THE SOCK OR BAG HEIGHT AT A MINIMUM OR ENCROACHES ONTO A TRAVEL LANE.
8) SEE GRAVEL BAG, FILTER SOCK (WATTLE, FIBER ROLL) AND INLET PROTECTION SPECIFICATIONS IN THE SECTION 7 AND EROSION CONTROL MANUAL FOR ADDITIONAL INFORMATION. GRAVEL BAGS MUST BE LAYERED AND PACKED TIGHTLY SUCH THAT NO GAPS ARE EVIDENT.
9) LEAVE ONE GRAVEL BAG GAP IN THE TOP LAYER TO PROVIDE A SPILLWAY FOR OVERFLOW.
10) STRAW BALES MAY NOT BE USED AS A BMP. INSTALL A PAIR OF FILTER SOCKS, NEXT TO EACH OTHER, PARALLEL TO THE CURB INLET IF DIRECTED BY THE COUNTY.
11) BMP's MUST BE INSTALLED TO ALLOW THE INLET / GUTTER TO FUNCTION WITHOUT COMPLETELY BLOCKING FLOWS TO ELIMINATE LOCALIZED FLOODING. CHOOSE THE DIAMETER OF SOCK AND LAYER(S) OF BAGS SUITABLE TO THE INDIVIDUAL APPLICATION.
12) INLET PROTECTION IS NOT A STAND ALONE BMP AND SHOULD BE USED IN CONJUNCTION WITH OTHER UP GRADIENT BMP's.
13) SOCKS NEED TO BE WEIGHTED FOR USE AROUND INLETS (INTERNAL ROLL WEIGHT OR BY PLACING A WEIGHT, SUCH AS A CONCRETE BLOCK, ON THE DOWN STREAM SIDE OF THE SOCK) USE ALTERNATE BMP IF LOCALIZED FLOODING IS POSSIBLE.
14) AT LOCATIONS WITHOUT CURBS, THE GUTTER PROTECTION MAY BE SHAPED INTO A HORSESHOE, WITH THE OPENING FACING OPPOSITE THE DIRECTION OF FLOW. GUTTER PROTECTION CAN HELP PRE-TREAT STORM WATER IF NEEDED.
15) AT LOCATIONS WITHOUT CURBS, PLACE BMP's OF CHOICE COMPLETELY AROUND THE INLET. OVERLAP ENDS IF NEEDED.



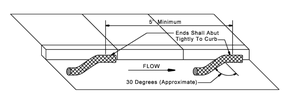
CURB AND GRATE INLET FILTER SOCK PROTECTION DETAIL



CURB INLET FILTER SOCK PROTECTION DETAIL



CURB INLET FILTER SOCK PROTECTION DETAIL



GUTTER FILTER SOCK PROTECTION DETAIL

ST. LOUIS COUNTY
DEPARTMENT OF TRANSPORTATION
CREVE COEUR, MISSOURI

TYPICAL BMP DETAIL

GRATED UNIT, INLET AND GUTTER PROTECTION FILTER SOCK AND GRAVEL FILTER BAG

REVISION DATE: January 1, 2016 | DRAWING **806-45.08**

1 INLET PROTECTION

P-2025-JUN-81

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2009000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2009018668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans and specifications to the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless resulthenticated.

STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project: VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date: 11/06/2025

#	Revision Date	Description of Changes

Sheet Title: EROSION CONTROL DETAILS

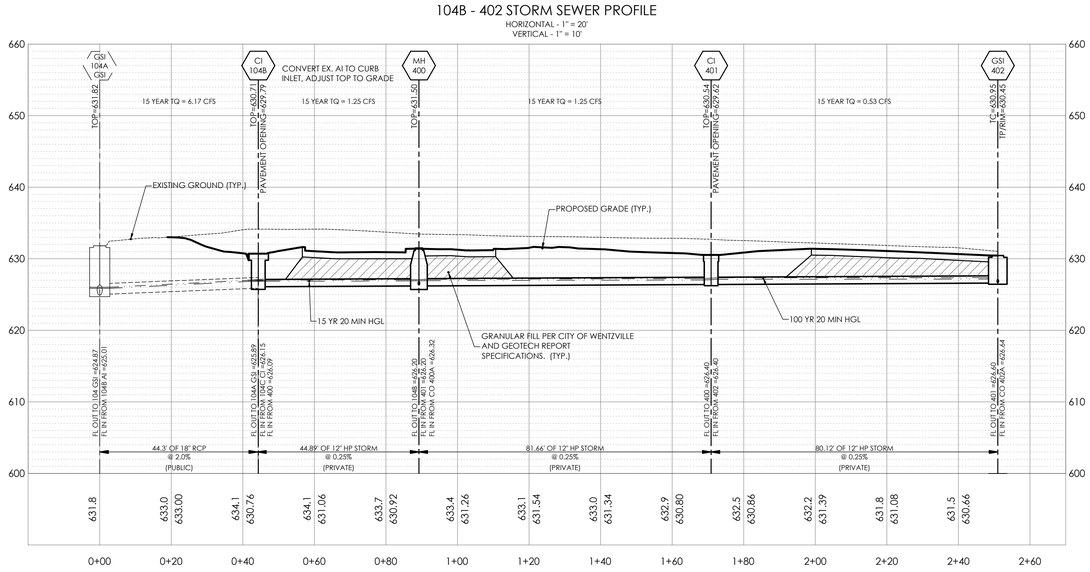
Sheet Number: C-502

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

MISSOURI 811
UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Ad-pe\vault\CIVIL 3D PROJECTS\2017 PROJECTS 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\1 CONSTRUCTION DOCUMENTS\C-502 EROSION CONTROL DETAILS.dwg



15 YEAR/20 MINUTE STORM HYDRAULICS

LineNo.	LineID	InletID	LineLength	LineSize	n–valuePipe	InvertUp	InvertDn	LineSlope	Grnd/RimElev Up	Grnd/RimElev Dn	DepthUp	HGLUp	HGLDn	Rim–Hw	Defl.Angle	VelDn	VelHd Dn	J–LossCoeff	EnergyLoss	MinorLoss	KnownQ	FlowRate	QCaptured	CapacityFull	QBypass	BypassDepth	BypassSpread	InletEff
			(ft)	(in)		(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(Deg)	(ft/s)	(ft)		(ft)	(ft)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(ft)	(ft)	(%)
1	102–101	102 GSI	203.362	36	0.013	614.72	611.57	1.55	628.65	623.83	1.60**	616.32 j	614.57	12.33	–139.416	3.49	0.19	2.25 z	0.587	n/a	0.37	24.64	0.37	83.00	0.00	0.02	0.33	99
2	103–102	103 CI	38.462	30	0.013	617.21	616.93	0.73	629.48	628.65	1.52**	618.73	618.29	10.75	92.535	7.37	0.64	1.50 z	0.000	0.96	4.31	20.08	9.53	34.99	0.00	0.00	0.00	100
3	104–103	104 GSI	120.695	24	0.013	618.62	617.41	1.00	631.72	629.48	1.16**	619.78 j	618.73	11.94	–93.124	4.80	0.48	1.48 z	0.000	n/a	9.25	10.55	4.03	22.65	5.22	0.27	10.41	44
4	104A–104	104A GSI	36.123	18	0.013	624.87	624.30	1.58	631.82	631.72	0.99**	625.86	625.05	5.96	–79.128	7.44	0.43	1.20 z	0.000	0.52	0.35	6.52	0.35	13.19	0.00	0.10	1.99	100
5	EX 104A TO EX 104B	104B	44.331	18	0.013	625.89	625.01	1.99	630.71	631.82	0.96**	626.85	625.86	3.86	49.901	6.00	0.42	1.52 z	0.000	n/a	0.88	6.17	0.88	14.80	0.00	n/a	n/a	100
6	104B – 400	400	44.895	12	0.012	626.20	626.09	0.24	631.50	630.71	0.70	626.90	626.85	4.56	–62.121	1.92	0.06	0.61	0.058	0.04	0.00	1.25	....	2.01	....	....	....	....
7	400 – 401	401	81.659	12	0.012	626.40	626.20	0.24	630.54	631.50	0.64	627.04	626.94	3.40	33.986	1.97	0.06	1.15	0.125	0.10	0.72	1.25	0.72	2.01	0.00	n/a	n/a	100
8	401 – 402	402	80.123	12	0.012	626.60	626.40	0.25	630.45	630.54	0.56	627.16	627.14	3.27	–46.374	0.84	0.01	1.00	0.029	0.02	0.53	0.53	0.53	2.03	0.00	n/a	n/a	100
9	104C–104B	104C CI	60.618	12	0.012	626.79	626.15	1.06	634.25	630.71	0.85**	627.64	626.96	6.61	–14.746	5.82	0.48	0.50 z	0.000	n/a	2.84	4.04	2.84	4.17	0.00	n/a	n/a	100
10	104D–104C	104D CI	108.000	12	0.012	629.68	626.96	2.52	635.19	634.25	0.46**	630.14 j	627.64	5.05	–10.110	2.08	0.18	1.00 z	0.000	n/a	1.20	1.20	1.20	6.44	0.00	n/a	n/a	100
11	102A–102	102A MH	38.303	18	0.013	617.46	617.00	1.20	630.31	628.65	0.78**	618.24	617.63	12.07	–107.502	6.00	0.31	0.15 z	0.000	0.05	0.00	4.19	....	11.51	....	....	....	....
12	300–103A	300 2GI	148.292	15	0.012	619.71	617.77	1.31	624.05	630.31	0.83**	620.54	618.41	3.51	–3.222	6.59	0.37	1.00 z	0.000	0.37	4.19	4.19	4.19	7.99	0.00	n/a	n/a	100
	Notes: j–Line contains hyd. jump; z–Zero Junction Loss																											

100 YEAR/20 MINUTE STORM HYDRAULICS

LineNo.	LineID	InletID	LineLength	LineSize	n–valuePipe	InvertUp	InvertDn	LineSlope	Grnd/RimElev Up	Grnd/RimElev Dn	DepthUp	HGLUp	HGLDn	Rim–Hw	Defl.Angle	VelDn	VelHd Dn	J–LossCoeff	EnergyLoss	MinorLoss	KnownQ	FlowRate	QCaptured	CapacityFull	QBypass	BypassDepth	BypassSpread	InletEff
			(ft)	(in)		(ft)	(ft)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	(Deg)	(ft/s)	(ft)		(ft)	(ft)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(ft)	(ft)	(%)
1	102–101	102 GSI	203.362	36	0.013	614.72	611.57	1.55	628.65	623.83	1.85**	616.57 j	614.57	12.08	–139.416	4.63	0.33	2.25 z	0.739	n/a	0.50	32.70	0.49	83.00	0.02	0.04	0.71	97
2	103–102	103 CI	38.462	30	0.013	617.21	616.93	0.73	629.48	628.65	1.76**	618.97	618.56	10.51	92.535	7.84	0.81	1.50 z	0.000	n/a	5.82	26.58	12.90	34.99	0.47	0.12	3.19	96
3	104–103	104 GSI	120.695	24	0.013	618.62	617.41	1.00	631.72	629.48	1.33**	619.95 j	618.97	11.77	–93.124	5.21	0.59	1.48 z	0.000	n/a	12.43	13.68	4.88	22.65	7.55	0.30	12.09	39
4	104–104A	104A GSI	36.123	18	0.013	624.87	624.30	1.58	631.82	631.72	1.15**	626.02	625.20	5.80	–79.128	7.99	0.57	1.20 z	0.000	0.69	0.48	8.80	0.48	13.19	0.00	0.02	0.36	99
5	EX 104A TO EX 104B	104B	44.331	18	0.013	625.89	625.01	1.99	630.71	631.82	1.12**	627.01	626.02	3.70	49.901	6.59	0.54	1.52 z	0.000	n/a	1.18	8.32	1.18	14.80	0.00	n/a	n/a	100
6	104B – 400	400	44.895	12	0.012	626.20	626.09	0.24	631.50	630.71	0.87	627.07	627.01	4.38	–62.121	2.19	0.07	0.61	0.071	0.05	0.00	1.69	....	2.01	....	....	....	....
7	400 – 401	401	81.659	12	0.012	626.40	626.20	0.24	630.54	631.50	0.84	627.24	627.12	3.20	33.986	2.18	0.07	1.15	0.132	0.10	0.97	1.69	0.97	2.01	0.00	n/a	n/a	100
8	401 – 402	402	80.123	12	0.012	626.60	626.40	0.25	630.45	630.54	0.76	627.36	627.34	3.07	–46.374	0.92	0.01	1.00	0.026	0.02	0.72	0.72	0.72	2.03	0.00	n/a	n/a	100
9	104C–104B	104C CI	60.618	12	0.012	626.79	626.15	1.06	634.25	630.71	1.02	628.26	627.17	5.64	–14.746	6.68	0.69	0.50	1.092	0.35	3.84	5.45	3.84	4.17	0.00	n/a	n/a	100
10	104D–104C	104D CI	108.000	12	0.012	629.68	626.96	2.52	635.19	634.25	0.53**	630.22 j	628.61	4.98	–10.110	1.97	0.06	1.00 z	0.374	n/a	1.61	1.61	1.61	6.44	0.00	n/a	n/a	100
11	102A–102	102A MH	38.303	18	0.013	617.46	617.00	1.20	630.31	628.65	0.92**	618.38	617.74	11.93	–107.502	6.48	0.39	0.15 z	0.000	0.06	0.00	5.64	....	11.51	....	....	....	....
12	300–103A	300 2GI	148.292	15	0.012	619.71	617.77	1.31	624.05	630.31	0.96**	620.67	618.54	3.38	–3.222	7.06	0.48	1.00 z	0.000	0.48	5.64	5.64	5.64	7.99	0.00	n/a	n/a	100
	Notes: j–Line contains hyd. jump; z–Zero Junction Loss																											

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2009000031
MISSOURI CERTIFICATE OF AUTHORITY #A-2000948668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans assembled by me, the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless resulthenticated.

STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes

STORM SEWER PROFILES

Sheet Number
C-600

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

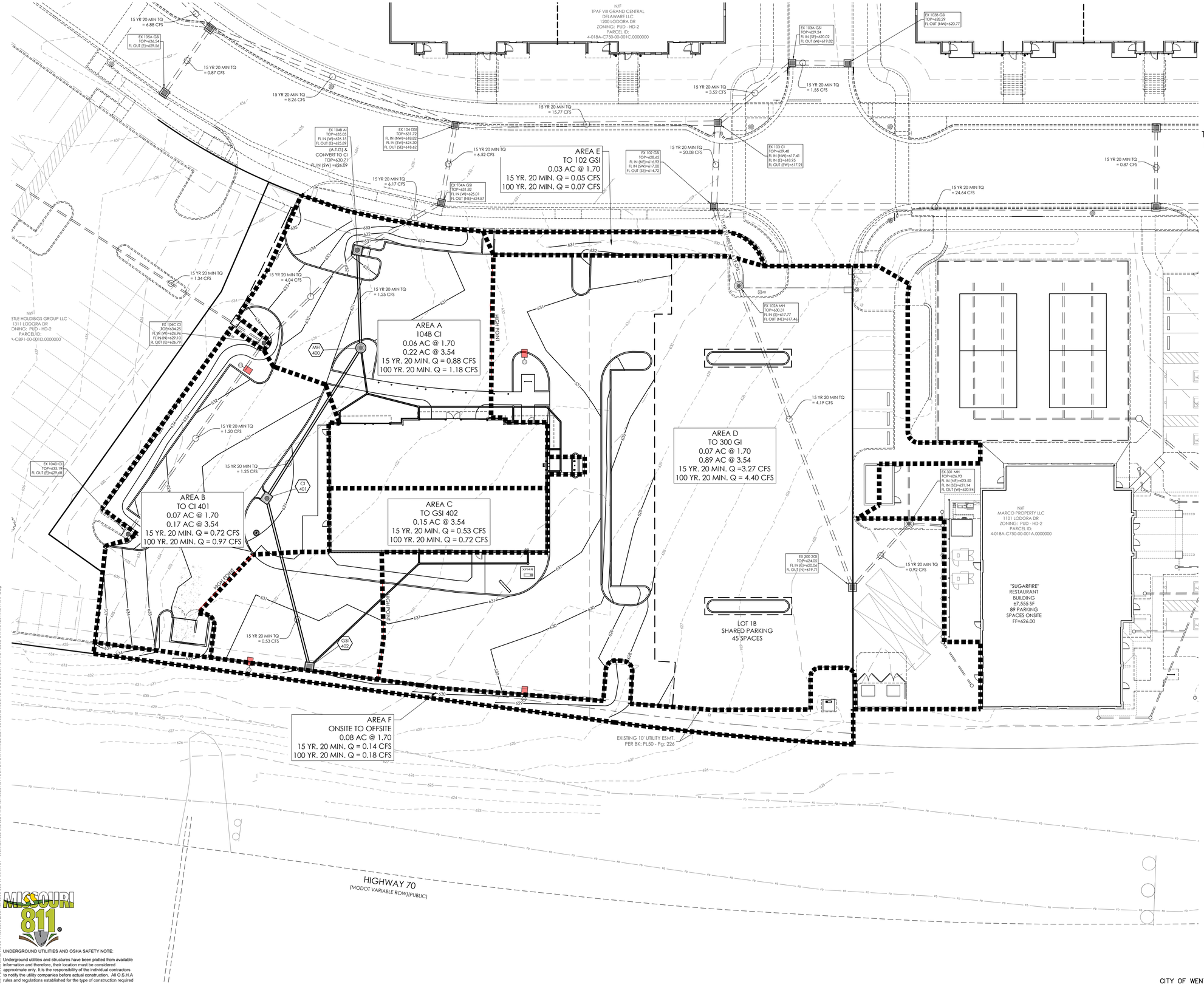
MISSOURI 811

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG–2025–XXX

\\Premier-pc\pdm\CIVIL 3D PROJECTS\2017\170510 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-600 STORM SEWER PROFILES.dwg



THIS SHEET IS FOR DRAINAGE PURPOSES ONLY.
DO NOT USE THIS PLAN FOR CONSTRUCTION.
CALCULATIONS SHOWN ARE BASED
ON A 15 YEAR/20 MINUTE STORM.

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #: 2000000031
MISSOURI CERTIFICATE OF AUTHORITY #: S-2000196668

ENGINEERS AUTHENTICATION

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STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes

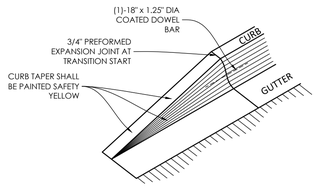
Sheet Title
POST-DEVELOPED DRAINAGE AREA MAP

Sheet Number
C-700

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

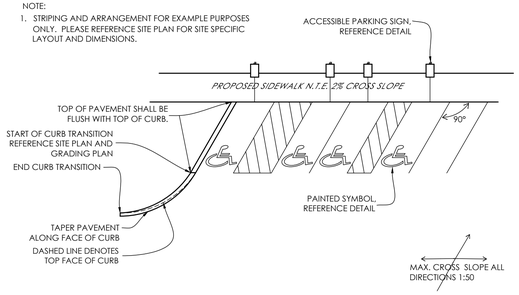
C:\Users\mfogarty\Documents\Civil 3D PROJECTS\2017\170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\PROPOSED DRAINAGE AREA MAP.dwg



16 CURB TRANSITION

N.T.S. P-2025-JUN-17

NOTE:
1. STRIPING AND ARRANGEMENT FOR EXAMPLE PURPOSES ONLY. PLEASE REFERENCE SITE PLAN FOR SITE SPECIFIC LAYOUT AND DIMENSIONS.

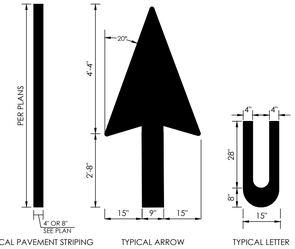


15 CURB TRANSITION AT ISLAND DETAIL

N.T.S. P-2025-JUN-21

GENERAL NOTES

1. PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-115, TYPE I OR AASHTO M 248, TYPE N.
2. NEW ACCESSIBLE STRIPING FOR STALLS AND ACCESS AISLES SHALL BE OUTLINED IN BLUE PER LOCAL REQUIREMENTS. STRIPING VENDOR SHALL VERIFY LOCAL CODE. ALL OTHER NEW STRIPING SHOULD MATCH EXISTING SCHEME.
3. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH REGISTERED DESIGN PROFESSIONAL. A COLOR SAMPLE AND SKETCH IS TO BE PROVIDED TO DESIGN PROFESSIONAL.
4. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST DAILY.
5. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS WITH UNIFORM STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM WET FILM THICKNESS OF 15 MILS (0.4 MM)
6. 4" WIDE STRIPES IN ACCESS AISLES SHALL BE 3' ON CENTER.

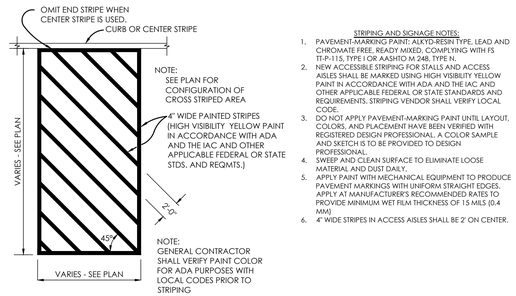


TYPICAL PAVEMENT STRIPING TYPICAL ARROW TYPICAL LETTER

NOTE:
REFERENCE PAVEMENT STRIPING NOTES ASSOCIATED WITH THIS CONSTRUCTION SET

14 PAVEMENT MARKING DETAIL

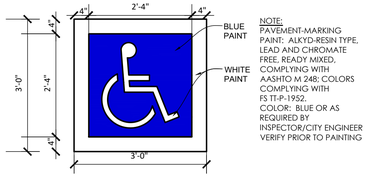
NOT TO SCALE P-2025-JUN-26



STRIPING AND SIGNAGE NOTES:
1. PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-115, TYPE I OR AASHTO M 248, TYPE N.
2. NEW ACCESSIBLE STRIPING FOR STALLS AND ACCESS AISLES SHALL BE MARKED USING HIGH VISIBILITY YELLOW PAINT IN ACCORDANCE WITH ADA AND THE IAC AND OTHER APPLICABLE FEDERAL OR STATE STANDARDS AND REQUIREMENTS. STRIPING VENDOR SHALL VERIFY LOCAL CODE.
3. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH REGISTERED DESIGN PROFESSIONAL. A COLOR SAMPLE AND SKETCH IS TO BE PROVIDED TO DESIGN PROFESSIONAL.
4. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST DAILY.
5. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS WITH UNIFORM STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PROVIDE MINIMUM WET FILM THICKNESS OF 15 MILS (0.4 MM)
6. 4" WIDE STRIPES IN ACCESS AISLES SHALL BE 2' ON CENTER.

13 CROSS STRIPING DETAIL

N.T.S. P-2025-JUN-07

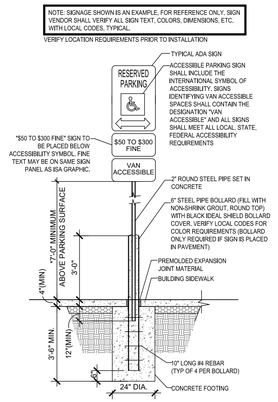


NOTE:
PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH AASHTO M 248; COLORS COMPLYING WITH FS TT-P-1952, COLOR: BLUE OR AS REQUIRED BY INSPECTOR/CITY ENGINEER VERIFY PRIOR TO PAINTING

12 INTERNATIONAL SYMBOL OF ACCESSIBILITY

N.T.S. P-2025-JUN-04

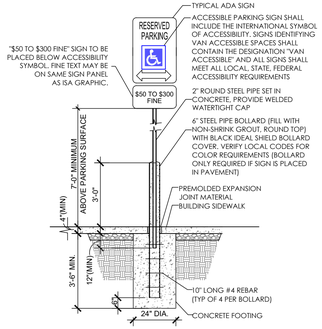
NOTE: SIGNAGE SHOWN IS AN EXAMPLE. FOR REFERENCE ONLY. SIGN VENDOR SHALL VERIFY ALL SIGN TEXT, COLORS, DIMENSIONS, ETC., WITH LOCAL CODES, TYPICAL.
VERIFY LOCATION REQUIREMENTS PRIOR TO INSTALLATION



11 VAN ACCESSIBLE PARKING SIGN

N.T.S. P-2025-JUN-32

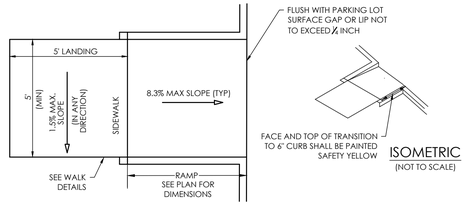
NOTE: SIGNAGE SHOWN IS AN EXAMPLE. FOR REFERENCE ONLY. SIGN VENDOR SHALL VERIFY ALL SIGN TEXT, COLORS, DIMENSIONS, ETC. WITH LOCAL CODES, TYPICAL.
VERIFY LOCATION REQUIREMENTS PRIOR TO INSTALLATION



ACCESSIBLE SIGN DETAIL
(NOT TO SCALE)

10 ACCESSIBLE PARKING SIGN DETAIL

N.T.S. P-2025-JUN-02

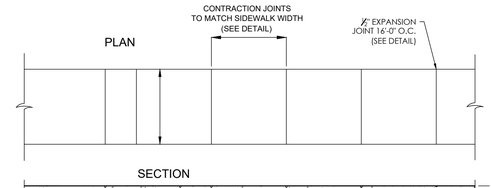


GENERAL RAMP NOTES

1. CURB CUT RAMPS ARE TO BE LOCATED AS SHOWN ON PLANS (CENTERED ON ACCESS AISLES) OR AS DIRECTED.
2. RAMP SHALL HAVE A LIGHT BROOM SWEPT FINISH PER ADA REQUIREMENTS.
3. CARE SHALL BE TAKEN TO ASSURE A UNIFORM GRADE ON ALL RAMPS WITH NO BREAKS IN GRADE.
4. THE NORMAL GUTTER LINE/EXISTING PAVEMENT PROFILE SHALL BE MAINTAINED THROUGH THE AREA OF THE RAMP.
5. PRE-MOLDED EXPANSION JOINT TO BE PROVIDED AT RAMP EDGES SHALL BE A MAXIMUM 1/4" WIDE. THE TOP OF THE NON-SHRINK JOINT FILLER FOR ALL RAMP TYPES SHALL BE FLUSH WITH ADJACENT CONCRETE. NO JOINTS OF ANY TYPE SHALL BE INSTALLED IN RAMP.

9 ACCESSIBLE CURB RAMP DETAIL

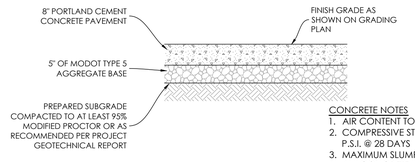
N.T.S. P-2025-JUN-23



CONCRETE NOTES
1. AIR CONTENT TO BE 5% TO 7%
2. COMPRESSIVE STRENGTH=4,000 P.S.I. @ 28 DAYS
3. MAXIMUM SLUMP SHALL BE 4"

8 CONCRETE SIDEWALK DETAIL

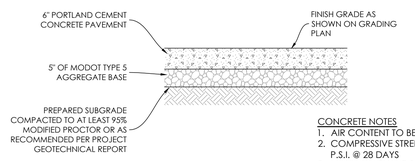
N.T.S. P-2025-JUN-13



CONCRETE NOTES
1. AIR CONTENT TO BE 5% TO 7%
2. COMPRESSIVE STRENGTH=4,000 P.S.I. @ 28 DAYS
3. MAXIMUM SLUMP SHALL BE 4"
4. ALL CONCRETE WITHIN R.O.W. SHALL BE PER THE LATEST EMPC STANDARDS AND SPECIFICATIONS

7 DUMPSTER PAD CONCRETE DETAIL

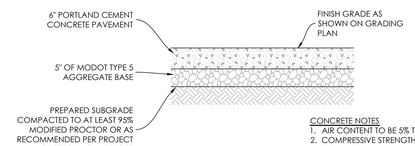
N.T.S. P-2025-JUN-102



CONCRETE NOTES
1. AIR CONTENT TO BE 5% TO 7%
2. COMPRESSIVE STRENGTH=4,000 P.S.I. @ 28 DAYS
3. MAXIMUM SLUMP SHALL BE 4"
4. ALL CONCRETE WITHIN CITY R.O.W. SHALL BE PER THE LATEST EMPC STANDARDS AND SPECIFICATIONS

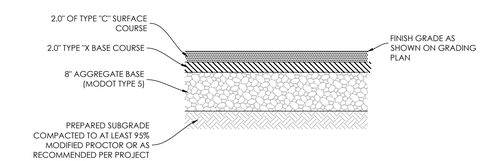
6 MEDIUM DUTY CONCRETE DETAIL

N.T.S. P-2025-JUN-14



CONCRETE NOTES
1. AIR CONTENT TO BE 5% TO 7%
2. COMPRESSIVE STRENGTH=4,000 P.S.I. @ 28 DAYS
3. MAXIMUM SLUMP SHALL BE 4"
4. ALL CONCRETE WITHIN CITY R.O.W. SHALL BE PER THE LATEST EMPC STANDARDS AND SPECIFICATIONS

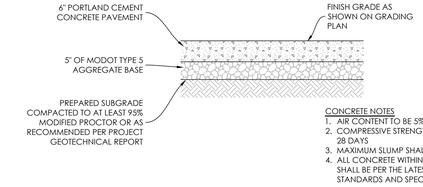
MEDIUM DUTY CONCRETE PAVEMENT DETAIL
(ALTERNATE)



MEDIUM DUTY ASPHALT PAVEMENT DETAIL

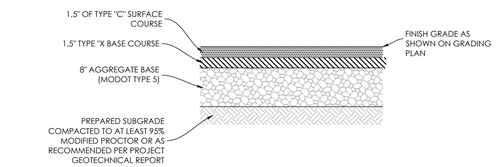
5 MEDIUM DUTY PAVEMENT DETAIL

N.T.S. P-2025-JUN-101



CONCRETE NOTES
1. AIR CONTENT TO BE 5% TO 7%
2. COMPRESSIVE STRENGTH=4,000 P.S.I. @ 28 DAYS
3. MAXIMUM SLUMP SHALL BE 4"
4. ALL CONCRETE WITHIN CITY R.O.W. SHALL BE PER THE LATEST EMPC STANDARDS AND SPECIFICATIONS

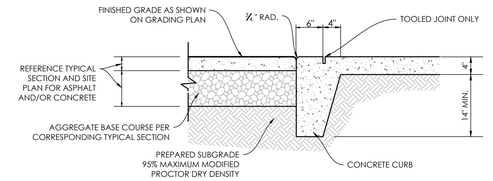
LIGHT DUTY CONCRETE PAVEMENT DETAIL
(ALTERNATE)



LIGHT DUTY ASPHALT PAVEMENT DETAIL

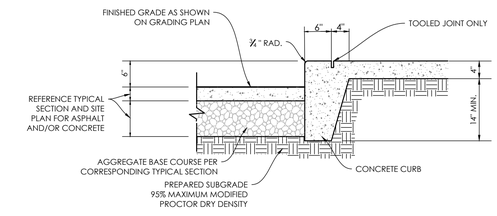
4 LIGHT DUTY PAVEMENT DETAIL

N.T.S. P-2025-JUN-100



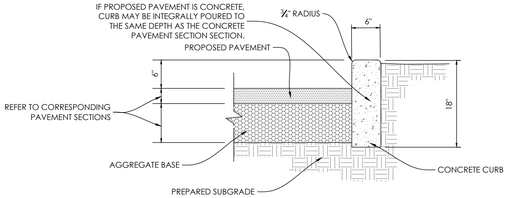
3 FLUSH PAVEMENT AND SIDEWALK DETAIL

N.T.S. P-2025-JUN-35



2 6 IN. VERTICAL CONCRETE CURB WITH SIDEWALK

N.T.S. P-2025-JUN-36



1 6" VERTICAL CONCRETE CURB

N.T.S. P-2025-JUN-01

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2008000031
MISSOURI CERTIFICATE OF AUTHORITY #A-2000148668

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans and specifications to which the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless resulthereinstated.
STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project: VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LOODRA DRIVE
WENTZVILLE, MO 63385

Date: 11/06/2025

#	Revision Date	Description of Changes

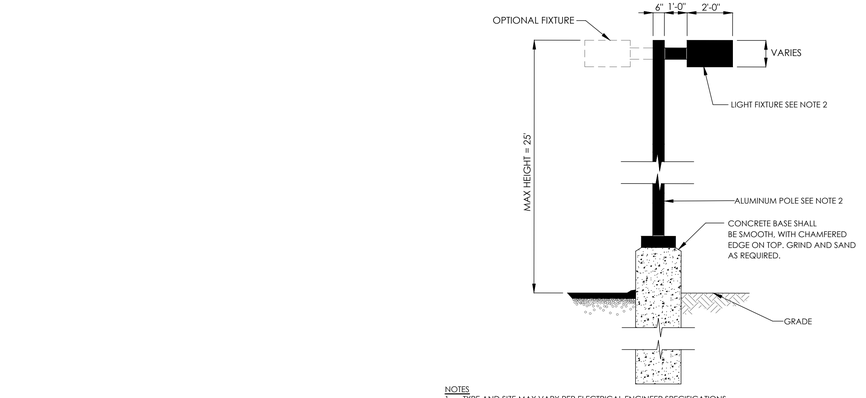
Sheet Title: CONSTRUCTION DETAILS

Sheet Number: C-800

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

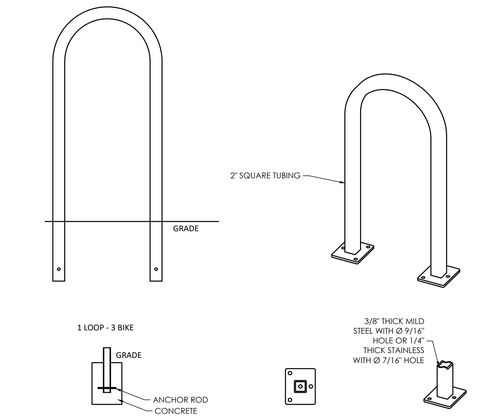
\\Premier\work\CIVIL 3D PROJECTS\2017 170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1\R\CONSTRUCTION DOCUMENTS\C-800 CONSTRUCTION DETAILS.dwg



NOTES
1. TYPE AND SIZE MAY VARY PER ELECTRICAL ENGINEER SPECIFICATIONS.
2. ALL POLES AND LUMINARIES SHALL BE BLACK. BASES SHALL BE UNPAINTED CONCRETE WITH BROOM FINISH.
3. COORDINATE EXACT POLE BASE REQUIREMENTS WITH LIGHTING REPRESENTATIVE AND VERIFY DIAMETER OF POLE BASE WITH STRUCTURAL ENGINEER PRIOR TO INSTALLATION.
4. VERIFY THERE ARE NO PROPOSED OR EXISTING UTILITIES CONFLICTING WITH POLE OR BASE PRIOR TO ORDERING AND INSTALLATION. ANY CONFLICTS WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

5 LIGHT STANDARD DETAIL

NOT TO SCALE P-2025-JUN-08

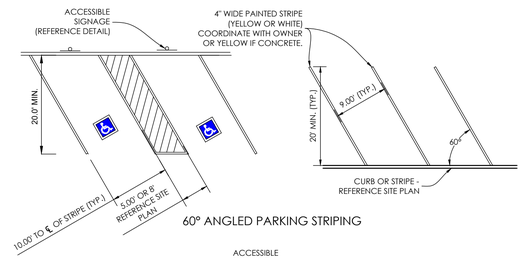


NOTES:
1. PRODUCT# CS200-3-IG(SF)
2. PRODUCT IS FOR A 3 BIKE, SURFACE OR IN GROUND MOUNT.
3. MATERIAL SHALL BE POWDER COATED.
4. COLOR SHALL BE BLACK. G.C. SHALL VERIFY WITH OWNER PRIOR TO PURCHASE.
5. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
7. LINK TO PRODUCT PROVIDED BELOW.
   7.1. https://madrax.caddetails.com/products/capitol-square-bike-rack-846/4042

MADRAX

2 BIKE RACK DETAIL

N.T.S. P-2025-JUN-05

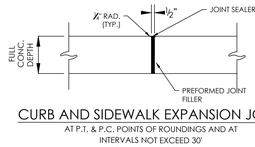


PAVEMENT STRIPING NOTES:

1. PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-115, TYPE I OR AASHTO M 248, TYPE N.
2. NEW ACCESSIBLE STRIPING FOR STALLS AND ACCESS AISLES SHALL BE OUTLINED IN BLUE PER LOCAL REQUIREMENTS. STRIPING VENDOR SHALL VERIFY LOCAL CODE. ALL OTHER NEW STRIPING SHOULD MATCH EXISTING SCHEME.
3. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH REGISTERED DESIGN PROFESSIONAL. A COLOR SAMPLE AND SKETCH IS TO BE PROVIDED TO DESIGN PROFESSIONAL.
4. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST DAILY.
5. APPLY PAINT WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS WITH UNIFORM STRAIGHT EDGES.
6. 4" WIDE STRIPES IN ACCESS AISLES SHALL BE 2' ON CENTER.
7. ASPHALT PAVEMENT PARKING LINES SHALL BE A WHITE OR YELLOW 4" WIDE PAINTED STRAIGHT LINE WITH TWO (2) COATS OF SHERWIN WILLIAMS "HOTLINE" FAST DRYING TRAFFIC MARKING PAINT OR APPROVAL EQUAL THAT MEETS OR EXCEEDS THE PAINT SPECIFICATIONS.
8. ACCESSIBLE PARKING & ACCESSIBLE SYMBOL TO BE PAINTED COLOR & SIZE AS REQUIRED BY THE GOVERNING ACCESSIBILITY CODE. CONCRETE PAVEMENT PARKING LINES FOR ACCESSIBLE SPACES SHALL BE THE SAME AS ABOVE EXCEPT USE BLUE OR YELLOW PAINT PENDING JURISDICTIONAL AND INSPECTOR APPROVAL.
9. THE STRIPING CONTRACTOR SHALL VERIFY THE COLORS WITH THE OWNER PRIOR TO PURCHASING AND/OR INSTALLATION OF THE MATERIALS. MATERIALS AND CRAFTSMANSHIP SHALL BE WARRANTED FOR NO LESS THAN (1) ONE YEAR.
10. PAINT SHALL BE APPLIED AT A THICKNESS OF 22 WET MILS AND 15 DRY MILS FOR ALL VEHICULAR TRAFFIC AREAS INCLUDING PARKING STALLS.

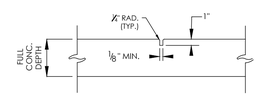
1 TYPICAL PARKING STALL DETAILS

N.T.S. P-2025-JUN-25



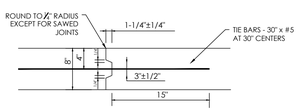
CURB AND SIDEWALK EXPANSION JOINT

AT P.T. & P.C. POINTS OF ROUNDINGS AND AT INTERVALS NOT EXCEED 30' (SEE SIDEWALK DETAIL)



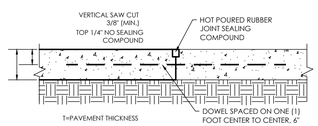
CURB AND SIDEWALK CONTRACTION JOINT

AT INTERVALS NOT EXCEED 10' (SEE SIDEWALK DETAIL)



DETAIL OF CONSTRUCTION JOINT FOR COMPACTOR AND DUMPSTER PAD

(NOT TO SCALE)



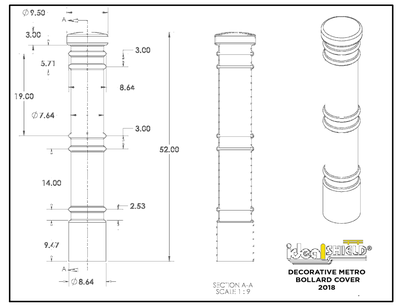
NOTES:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
3. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
4. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF MECHANICAL RIG.
5. DRILLING BY HAND IS NOT ACCEPTABLE. PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT

(NOT TO SCALE)

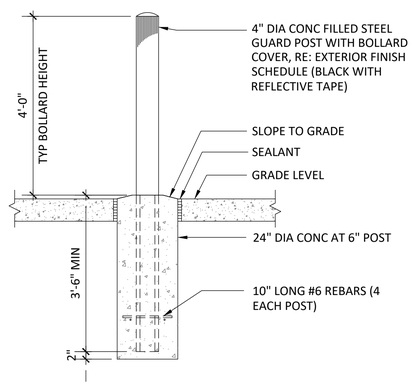
6 CONCRETE JOINT DETAILS

NOT TO SCALE P-2025-JUN-84



4 DECORATIVE BOLLARD COVER DETAIL

NOT TO SCALE P-2025-JUN-34



3 BOLLARD DETAIL

N.T.S. P-2025-JUN-00

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG–2025–XXX

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2009000031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2009018668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans assigned to it by the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless resubmitted/sealed.

STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes

Sheet Title
CONSTRUCTION DETAILS

Sheet Number
C-801

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

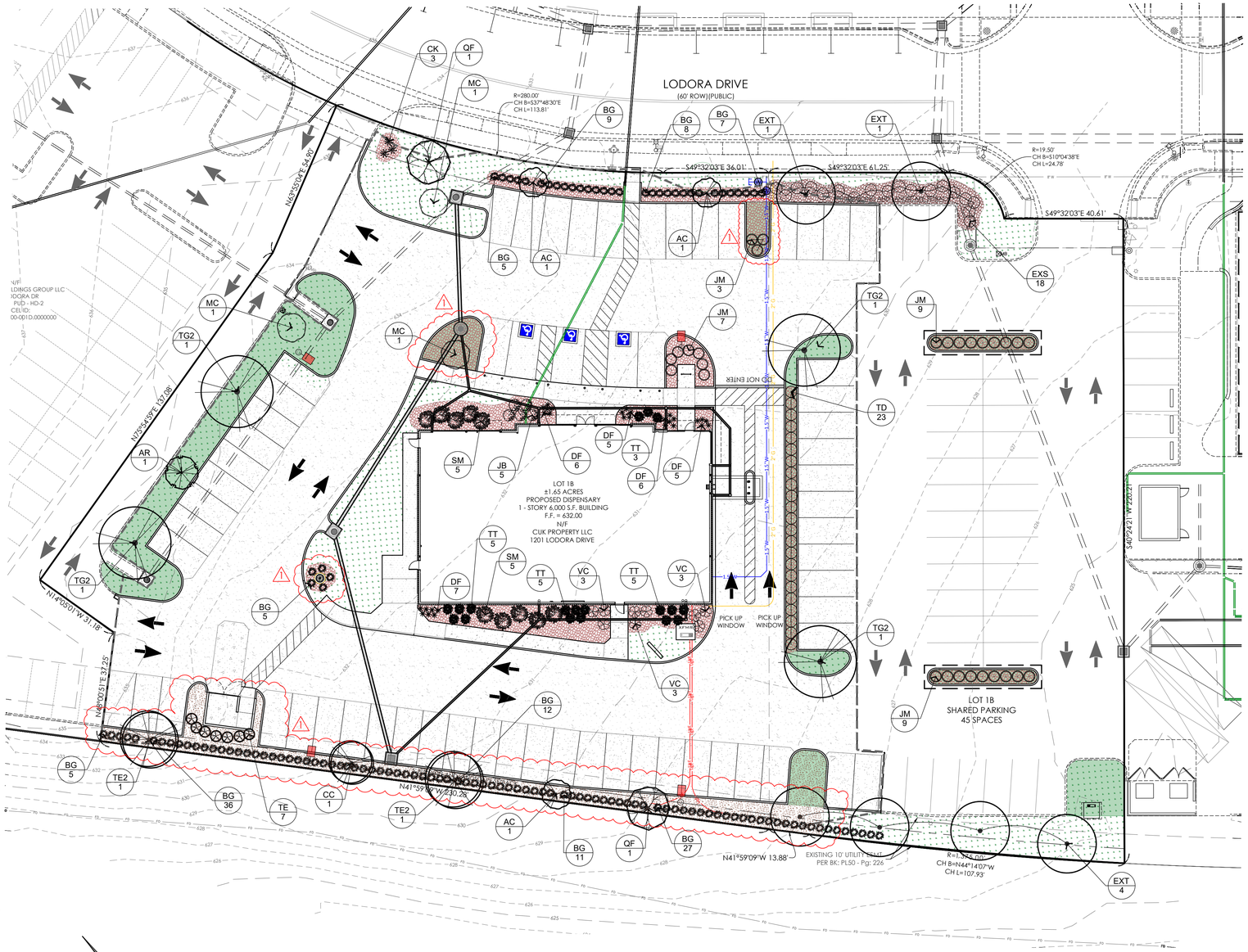
NOT RELEASED FOR CONSTRUCTION

MISSOURI 811

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Vbr-file\Shared\CIVIL 3D PROJECTS\2017\170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-801 CONSTRUCTION DETAILS.dwg



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL.	SIZE
TREES						
	AR	1	ACER RUBRUM `AUTUMN GLORY` / AUTUMN GLORY MAPLE	B & B	2.5"CAL	
	MC	3	MALUS X `COARALBURST` / CORALBURST CRABAPPLE	B & B	2.5"CAL	
	TE	7	THUJA OCCIDENTALIS `EMERALD` / EMERALD ARBORVITAE	B & B		4-6'
	TG2	4	TILIA CORDATA `GREENSPIRE` / GREENSPIRE LINDEN	B & B	2.5"CAL	
		15	SUBTOTAL:			
STREET TREES						
	AC	3	ACER RUBRUM RED ROCKET / RED ROCKET MAPLE	B & B	2.5"CAL	
	CC	1	CARPINUS BETULUS `COLUMNARIS` / COLUMNAR EUROPEAN HORNBEAM	B & B	2.5"CAL	
	EXT	6	EXISTING TREE / EX TREE	EXISTING		
	QF	2	QUERCUS ROBUR FASTIGIATA / PYRAMIDAL ENGLISH OAK	B & B	2.5"CAL	
	TE2	2	TILIA CORDATA 'ERECTA' / COLUMNAR LITTLELEAF LINDEN	B & B	2.5"CAL	
		14	SUBTOTAL:			
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**MIN. HEIGHT**	
SHRUBS						
	JM	28	JUNIPERUS CHINENSIS PROCUMBENS `GREEN MOUND` / GREEN MOUND JUNIPER	5 GAL		
	TD	23	THUJA OCCIDENTALIS 'DWARF GLOBE' / DWARF GLOBE ARBORVITAE	5 GAL	18" TALL MIN.	
		51	SUBTOTAL:			
FOUNDATION PLANTINGS						
	JB	5	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER	5 GAL	18" TALL MIN.	
	DF	29	PENNISETUM ALOPECUROIDES `LITTLE BUNNY` / LITTLE BUNNY FOUNTAIN GRASS	1 GAL		
	SM	10	SYRINGA MEYERI `PALIBIN` / DWARF KOREAN LILAC	3 GAL		
	TT	18	THUJA OCCIDENTALIS 'TECHNY GLOBE' / TECHNY GLOBE ARBORVITAE	5 GAL	24" MIN.	
	VC	9	VIBURNUM CARLESII / KOREAN SPICE VIBURNUM	3 GAL		
		71	SUBTOTAL:			
STREET FRONTAGE SHRUBS & BUSHES						
	BG	127	BUXUS MICROPHYLLA KOREANA `GREEN MOUND` / KOREAN BOXWOOD	3 GAL		
	CK	3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	5 GAL	18" TALL MIN.	
	EXS	18	EX SHRUB / EXISTING	EXISTING		
		148	SUBTOTAL:			

LANDSCAPE REQUIREMENTS

STREET TREES (HF OVERLAY &FRONTAGE ALONG PUBLIC AND PRIVATE)
1 TREE FOR EVERY 35 LINEAL FEET FRONTAGE (EXCLUDING ENTRANCES)
445' / 35 LINEAL FEET ALONG 2 SIDES OF PROPERTY = 12.71
13 TREES REQUIRED
14 TREES PROVIDED

PERIMETER TREES (SIDE AND REAR LOT LINES)
1 TREE FOR EVERY 100 LINEAL FEET FRONTAGE
481' / 100 LINEAL FEET = 4.81
5 TREES REQUIRED
5 TREES PROVIDED

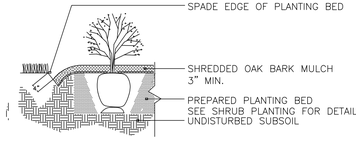
GREENSPACE PLANTINGS (HF OVERLAY & FRONTAGE ALONG PUBLIC AND PRIVATE STREETS)
10 SHRUB FOR EVERY 40 LINEAL FEET FRONTAGE (HWY 70)
352.09' 40 LIN FT x 10 = 88.02
89 SHRUBS REQUIRED
89 SHRUBS PROVIDED

1 SHRUB FOR EVERY 10 LINEAL FEET FRONTAGE (LODORA)
276.46' 10= 27.65 = 28
28 SHRUBS REQUIRED
30 SHRUBS PROVIDED

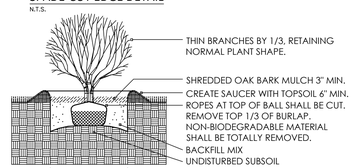
FOUNDATION PLANTINGS
1 SHRUB OR TREE FOR EVERY FIVE (5) FEET OF EXTERIOR PUBLICLY VIEWED WALL
327' / 5 LIN. FT. = 65.39
66 SHRUBS REQUIRED
71 SHRUBS PROVIDED

PARKING INTERIOR
10 S.F. PER EACH PARKING SPACE =
90 STALLS X 10 S.F. = 900 S.F. — 770 S.F. REQUIRED, 3,919 S.F. PROVIDED

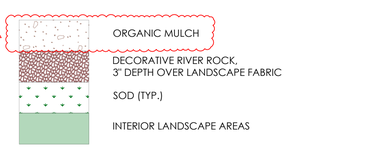
MINIMUM GREENSPACE AND LANDSCAPING
PROPERTY SIZE = ±1.65 ACRES
IMPERVIOUS AREA = 1.34 ACRES
PERVIOUS AREA / GREENSPACE = 0.31 ACRES
25% REQUIRED
18.78% PROVIDED



SPADE-CUT EDGE DETAIL
N.T.S.



SHRUB PLANTING DETAIL
N.T.S.



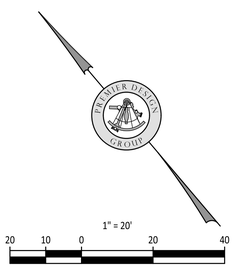
NOTE:

ALL SHRUBS SHALL BE 18" MINIMUM IN HEIGHT AT PLANTING PER CITY CODE. IF SHRUBS CALLED OUT PER THIS LANDSCAPE PLAN CANNOT BE FOUND AT THE REQUIRED 18" MINIMUM HEIGHT, THE G.C. SHALL PROVIDE A LIST OF 18" MINIMUM HEIGHT SHRUBS AS A SUBSTITUTE TO BE APPROVED BY THE ENGINEER AND THE CITY. ANY SHRUB WHICH DOES NOT MEET THE MINIMUM SIZING REQUIREMENT AT THE TIME OF INSPECTION WILL NEED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR THE STRUCTURE BY THE CITY OF WENTZVILLE.

ALL DECIDUOUS TREES BOTH SHADE AND FLOWERING, SHALL BE 2.5" PER CITY CODE. IF FLOWERING TREES CALLED OUT PER THIS LANDSCAPE PLAN CANNOT BE FOUND AT THE REQUIRED 2.5" CALIPER, PROVIDE THE ENGINEER A LIST OF 2.5" FLOWERING OR DECIDUOUS TREES THAT ARE AVAILABLE FOR AN ALTERNATE. THE ALTERNATE SHALL BE APPROVED BY THE ENGINEER AND THE CITY. ANY TREE WHICH DOES NOT MEET THE MINIMUM SIZING REQUIREMENT AT THE TIME OF INSPECTION WILL NEED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO ISSUANCE OF AN OCCUPANCY PERMIT FOR THE STRUCTURE.

IRRIGATION SHALL BE PROVIDED FOR THE PROJECT.

CITY OF WENTZVILLE ENGINEERING PROJECT NO. ENG-2025-XXX



LANDSCAPE GUIDELINE SPECS.

GENERAL:
1. ALL LANDSCAPE MATERIAL SHALL CONFORM TO THE CITY OF WENTZVILLE STANDARDS AND SPECIFICATIONS.
2. ALL NATURAL VEGETATION SHALL BE MAINTAINED WHERE IT DOES NOT INTERFERE WITH CONSTRUCTION OR THE PERMANENT PLAN OF OPERATION. EVERY EFFORT POSSIBLE SHALL BE MADE TO PROTECT EXISTING VEGETATION OR STRUCTURES FROM DAMAGE DUE TO EQUIPMENT USAGE. AT ALL TIMES THE CONTRACTOR SHALL PROTECT ALL MATERIALS AND WORK AGAINST INJURY TO THE PUBLIC.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER SITE RELATED WORK BEING PERFORMED BY OTHER CONTRACTORS. REFER TO ARCHITECTURAL DRAWINGS FOR FURTHER COORDINATION OF WORK TO BE DONE.
4. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS NOT PRESENTLY SHOWN OR KNOWN. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO DETERMINE OR VERIFY THE EXISTENCE OF AND EXACT LOCATION OF ALL UTILITIES. (CALL 1-800-DIG-RITE)
5. PLANT MATERIAL ARE TO BE PLANTED IN THE SAME RELATIONSHIP TO GRADE AS WAS GROWN IN NURSERY CONDITIONS. ALL PLANTING BEDS SHALL BE CULTIVATED TO A DEPTH OF 6" MINIMUM AND GRADED SMOOTH IMMEDIATELY BEFORE PLANTING OF PLANTS. PLANT GROUNDCOVER TO WITHIN 12" OF TRUNK OF TREES OR SHRUBS PLANTED WITHIN THE AREA.
6. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO:
   A. VERIFY ALL EXISTING AND PROPOSED FEATURES SHOWN ON THE DRAWINGS PRIOR TO COMMENCEMENT.
   B. REPORT ALL DISCREPANCIES FOUND WITH REGARD TO EXISTING CONDITIONS OR PROPOSED DESIGN TO THE ENGINEER OF RECORD IMMEDIATELY FOR A DECISION.
   C. TAKE THE LOCATIONS OF ALL PROPOSED PLANT MATERIAL AND OBTAIN THE APPROVAL OF THE OWNER'S REPRESENTATIVE OR ENGINEER OF RECORD PRIOR TO INSTALLATION.
6. ITEMS SHOWN ON THIS DRAWING TAKE PRECEDENCE OVER THE MATERIAL LIST. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND CONDITIONS PRIOR TO IMPLEMENTATION OF THIS PLAN. NO SUBSTITUTIONS OF TYPES OR SIZE OF PLANT MATERIALS WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM THE ENGINEER OF RECORD.
7. PROVIDE SINGLE-STEM TREES UNLESS OTHERWISE NOTED IN PLANT SCHEDULE.
8. ALL PLANT MATERIAL SHALL COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "AMERICAN STANDARDS FOR NURSERY STOCK".
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FOR INSPECTION OF THE PLANT MATERIAL BY THE ENGINEER OF RECORD PRIOR TO ACCEPTANCE. PLANTS NOT CONFORMING EXACTLY TO THE PLANT LIST WILL NOT BE ACCEPTED AND SHALL BE REPLACED AT THE LANDSCAPE CONTRACTOR'S EXPENSE.
10. ALL BIDS ARE TO HAVE UNIT PRICES LISTED. THE OWNER HAS THE OPTION TO DELETE ANY PORTION OF THE CONTRACT PRIOR TO SIGNING THE CONTRACT OR BEGINNING WORK. THIS WILL BE A UNIT PRICE CONTRACT.
11. ALL PLANT MATERIAL TO BE TRANSPLANTED SHALL BE IN ACCORDANCE TO GUIDELINES SET BY AAN STANDARDS. TRANSPLANTED MATERIAL WILL NOT BE GUARANTEED BY THE LANDSCAPE CONTRACTOR.

INSURANCE:
1. THE LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.

ORGANIC MULCH:
1. ALL ORGANIC MULCH SHALL BE DOUBLE GROUND HARDWOOD AT 3" DEPTH. MULCH SHALL BE CLEAN AND FREE OF ALL FOREIGN MATERIALS, INCLUDING WEEDS, ROCK, MOLD, OR OTHER DELETERIOUS MATERIALS.
2. PROVIDE 4' DIAMETER MULCH RING AROUND ALL TREES AND SHRUBS NOT IN BEDS OR MASS PLANTINGS. THE MULCH RING SHALL BE 3" DEEP.
3. MULCH BEDS NOT BORDERED BY CONCRETE CURBING OR WALKS SHALL BE SPADE CUT EDGE.
4. NO FABRIC SHALL BE USED IN MULCH BEDS.

INORGANIC MULCH
1. INORGANIC MULCH SHALL BE IOWA RIVER GRAVEL AT 3" DEEP.
2. A 5 OZ. WEED BARRIER FABRIC SHALL BE USED BENEATH ALL INORGANIC MULCH BEDS.
3. INORGANIC MULCH BEDS NOT BORDERED BY CONCRETE CURBING OR WALKS SHALL BE BORDERED BY ¾" X 4" PERMALOC CLEANLINE ALUMINUM EDGING WITH A MILL FINISH.

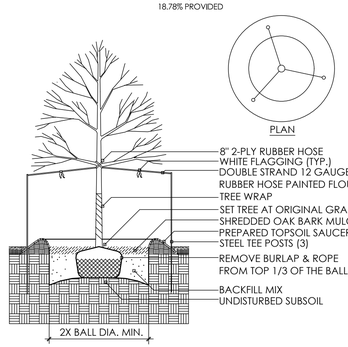
TOPSOIL:
1. LANDSCAPE BEDS SHALL HAVE 6" OF TOP SOIL PLACED.
2. PROVIDE A SOIL ANALYSIS, AS REQUESTED, MADE BY AN INDEPENDENT SOIL-TESTING AGENCY OUTLINING THE PERCENTAGE (%) OF ORGANIC MATTER, INORGANIC MATTER, DELETERIOUS MATERIAL, PH AND MINERAL CONTENT, FOR EXISTING SOIL AND IMPORTED TOPSOIL.
3. ANY FOREIGN TOPSOIL USED SHALL BE FREE OF ROOTS, STUMPS, WEEDS, BRUSH, STONES (LARGER THAN 1"), LITTER OR ANY OTHER EXTRANEOUS OR TOXIC MATERIAL.
4. LANDSCAPE CONTRACTOR TO APPLY PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS UPON COMPLETION OF PLANTING OPERATIONS AND BEFORE APPLICATION OF SHREDDED OAK BARK MULCH.

MISC. MATERIAL:
1. PROVIDE STAKES AND GUY WIRES.
2. TREE WRAP TAPE SHALL BE 4" MINIMUM, DESIGNED TO PREVENT BORER DAMAGE AND WINTER FREEZING. ADDITIONALLY, ONLY 3-PLY TYING MATERIAL SHALL BE USED.

TURF:
1. ALL AREAS SHALL BE PLACED WITH SOD WITH A TURF-TYPE FESCUE AND BLUEGRASS MIXTURE. SOD IS REQUIRED PER CITY OF WENTZVILLE'S ORDINANCE.
2. ALL DISTURBED LAWN AREAS TO BE SEEDED WITH A MIXTURE OF TURF-TYPE FESCUE (300# PER ACRE) AND BLUEGRASS (18# PER ACRE).
3. ANY POINTS CARRYING CONCENTRATED WATER LOADS AND ALL SLOPES OF 33% OR GREATER SHALL BE SODDED AND STAPLED WITH SOD STAPLES TO SECURE IN PLACE.
4. ALL SOD SHALL BE PLACED A MAXIMUM OF 24 HOURS AFTER HARVESTING.
5. RECONDITION EXISTING LAWN AREAS DAMAGED BY CONTRACTOR'S OPERATIONS INCLUDING EQUIPMENT/ MATERIAL STORAGE AND MOVEMENT OF VEHICLES.
6. CONTRACTOR SHALL PROVIDE BID ALTERNATE TO OWNER TO PROVIDE 4" OF TOPSOIL IN ALL TURF AREAS.
7. SOD CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND ALL PAVED AREA ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
8. OFF-SITE LAND DISTURBED SHALL BE SODDED TO THE RIGHT OF WAY.

WARRANTY:
1. ALL PLANT MATERIAL (EXCLUDING GROUND COVER, PERENNIALS AND ANNUALS) ARE TO BE WARRANTED FOR A PERIOD OF 12 MONTHS AFTER INSTALLATION AT 100% OF THE INSTALLED PRICE.
2. ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR THE PLANT.
3. ONLY ONE REPLACEMENT PER TREE OR SHRUB SHALL BE REQUIRED AT THE END OF THE WARRANTY PERIOD, UNLESS LOSS IS DUE TO FAILURE TO COMPLY WITH WARRANTY.

IRRIGATION:
1. IRRIGATION SHALL BE DESIGN BUILD BY THE OWNER.
2. IRRIGATION DRAWINGS SHALL BE REVIEWED BY ENGINEER OF RECORD PRIOR TO ORDERING OF PARTS AND COMMENCEMENT OF WORK.
3. IRRIGATION SLEEVES SHALL BE PROVIDED FOR ALL LANDSCAPE ISLANDS AND INTERCONNECTIONS OF GREEN SPACE AREAS.



DECIDUOUS TREE PLANTING DETAIL
N.T.S.

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2009000031
MISSOURI CERTIFICATE OF AUTHORITY #E-2009018668

ENGINEERS AUTHENTICATION
The responsibility for professional engineering liability on this project is hereby limited to the set of plans and specifications to the seal, signature, and date hereunder attached. Responsibility is disclaimed for all other engineering plans involved in this project and specifically excludes revisions after this date unless resubmitted/stated.
STEVEN D. MARION
PROFESSIONAL ENGINEER
PE#2006007195

Project
VIBE CITY DISPENSARY
CUK PROPERTY LLC
1201 LODORA DRIVE
WENTZVILLE, MO 63385

Date 11/06/2025

#	Revision Date	Description of Changes
1	2025-11-17	ADDENDUM 1

Sheet Title
LANDSCAPE PLAN

Sheet Number
L-100

Project No.	170510
Drawn By	M. FOGARTY
Checked By	M. FOGARTY

NOT RELEASED FOR CONSTRUCTION

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:
Underground utilities and structures have been plotted from available information and therefore, their location must be considered approximate only. It is the responsibility of the individual contractors to notify the utility companies before actual construction. All O.S.H.A rules and regulations established for the type of construction required by these plans shall be strictly followed (ie. trenching, blasting, etc.)

\\Premier-dc\work\CIVIL 3D PROJECTS\2017\170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\L-100 LANDSCAPE PLAN.dwg

KEYED NOTES - FLOOR PLAN

1	FURNITURE. N.I.C. - TYPICAL.
2	ACCESSIBLE WATER CLOSET. REFER TO PLUMBING DOCUMENTS.
3	ACCESSIBLE WALL HUNG LAVATORY. REFER TO PLUMBING DOCUMENTS.
4	HI-LO DRINKING FOUNTAIN AT ACCESSIBLE HEIGHT. REFER TO PLUMBING DOCUMENTS.
5	SINK. REFER TO PLUMBING DOCUMENTS.
6	PLASTIC LAMINATE BASE/WALL CABINETS AND COUNTERTOP. REFER TO THE INTERIOR ELEVATIONS.
7	REFRIGERATOR. N.I.C. REFER TO ELECTRICAL DOCUMENTS. VERIFY FINAL VAULT REFRIGERATOR LOCATIONS WITH OWNER.
8	MOP SINK WITH WATER HEATER ON PLATFORM ABOVE. REFER TO PLUMBING DOCUMENTS.
9	LOCKERS. REFER TO INTERIOR ELEVATIONS.
10	COLUMN. REFER TO STRUCTURAL DOCUMENTS.
11	TRANSACTION DRAWER. REFER TO INTERIOR ELEVATIONS AND PROJECT SPECIFICATIONS.
12	RECEPTION DESK. REFER TO THE INTERIOR ELEVATIONS.
13	DISPLAY CASE (BY OWNER).
14	DISPLAY SHELVES. REFER TO THE INTERIOR ELEVATIONS.
15	SEMI RECESSED FIRE EXTINGUISHER CABINET (FPC-1) AND FIRE EXTINGUISHER (FE-1).
16	WALL MOUNTED FIRE EXTINGUISHER (FE-1).
17	ALUMINUM STOREFRONT ENTRANCE. REFER TO EXTERIOR ELEVATIONS AND DOOR FRAME TYPES.
18	ALUMINUM STOREFRONT WINDOW. REFER TO WINDOW TYPES, SHEET A601.
19	PNEUMATIC TUBE CENTRAL STATION. COORDINATE FINAL LOCATION WITH OWNER.
20	PREFABRICATED FREE STANDING POWDER COATED STEEL DOUBLE ARM CLEARANCE BAR TO REQUIRED CLEARANCE HEIGHT (UNI-STRUCTURES, INC. OR APPROVED EQUAL). COORDINATE FINAL LOCATION WITH OWNER.
21	STORM WATER PIPING AND OVERFLOW PIPING. REFER TO PLUMBING AND CIVIL DOCUMENTS.
22	UNDERCOUNTER MICROWAVE. REFER TO ELECTRICAL DOCUMENTS.
23	PNEUMATIC TUBE REMOTE STATION. COORDINATE FINAL LOCATION WITH OWNER.
24	ATM BY OTHERS. REFER TO ELECTRICAL DOCUMENTS.
25	PANIC BUTTON AND DOOR ACCESS CONTROL BUTTON FOR DOOR 114B AT DESIGNATED LOCATION. VERIFY FINAL LOCATION WITH OWNER. REFER TO ELECTRICAL DOCUMENTS.
26	PANIC BUTTON AND DOOR ACCESS CONTROL BUTTON FOR DOOR 114A AT DESIGNATED LOCATION. VERIFY FINAL LOCATION WITH OWNER. REFER TO ELECTRICAL DOCUMENTS.

FLOOR PLAN GENERAL NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
2. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS FOR ADDITIONAL INFORMATION.
3. INTERIOR WALL DIMENSIONS ARE FROM FACE OF GYPSUM BOARD.
4. REFER TO ROOM FINISH PLAN AND LEGEND, DOOR SCHEDULE AND WALL TYPES FOR ADDITIONAL INFORMATION.
5. THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL PAINT AND TOUCH UP WORK WHICH SHALL BE COMPLETED AFTER THE INSTALLATION OF ALL EQUIPMENT.
6. EACH CONTRACTOR SHALL FOLLOW THE PROGRESS OF THE WORK TO ASSURE THE ACCESSIBILITY AND SAFETY OF EQUIPMENT AND SYSTEMS.
7. CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE INSTALLATION OF EQUIPMENT SUPPLIED UNDER A SEPARATE CONTRACT/S.
8. ALL FURNITURE AND EQUIPMENT INDICATED ON PLAN IS FOR REFERENCE ONLY (OWNER PROVIDED AND INSTALLED), UNLESS OTHERWISE INDICATED.
9. THE CONTRACTOR SHALL PROVIDE WOOD BLOCKING OR HEAVY GAUGE SHEET METAL BLOCKING AS REQUIRED FOR THE INSTALLATION OF ALL MILLWORK, TOILET ACCESSORIES, HANDRAILS, EQUIPMENT, ETC.
10. PROVIDE CONTROL JOINTS ON THE STRIKE SIDE OF ALL DOOR JAMBS LOCATED IN NEW PARTITIONS.
11. ALL WALLS TO BE PARTITION TYPE P1 UNLESS NOTED OTHERWISE. REFER TO SHEET A601 FOR PARTITION TYPES.
12. REFER TO SPECIFICATIONS FOR REQUIRED INTERIOR SIGNAGE. COORDINATE FINAL LOCATION OF NON-ROOM SPECIFIC SIGNAGE WITH OWNER.
13. IF INTERRUPTION OF ANY UTILITY SERVICE IS REQUIRED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING (7) DAYS PRIOR TO THE WORK. THE CONTRACTOR SHALL SCHEDULE THIS WORK TO BE COMPLETED IN A TIMELY MANNER.
14. ALL PLUMBING WALLS AND EXTERIOR WINDOW HEADS/JAMBS THAT ARE TO HAVE GWB ARE TO HAVE MOISTURE RESISTANT GWB.
15. VERIFY LOCATION OF ALL WALL HUNG OWNER ARTWORK WITH OWNER AND PROVIDE BLOCKING AS REQUIRED.

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Lodora Drive
Wentzville, MO

Revisions:		
No:	Date:	Description:
1	2025-11-17	ADD. NO. 1

Sheet Info:	
FIRST FLOOR PLAN	
Drawn By:	SE/Coady
Checked By:	DgC
Commission:	025-2130
Date:	2025-11-07

A101

1 A101 FIRST FLOOR PLAN
1/4" = 1'-0"

PROJECT NORTH

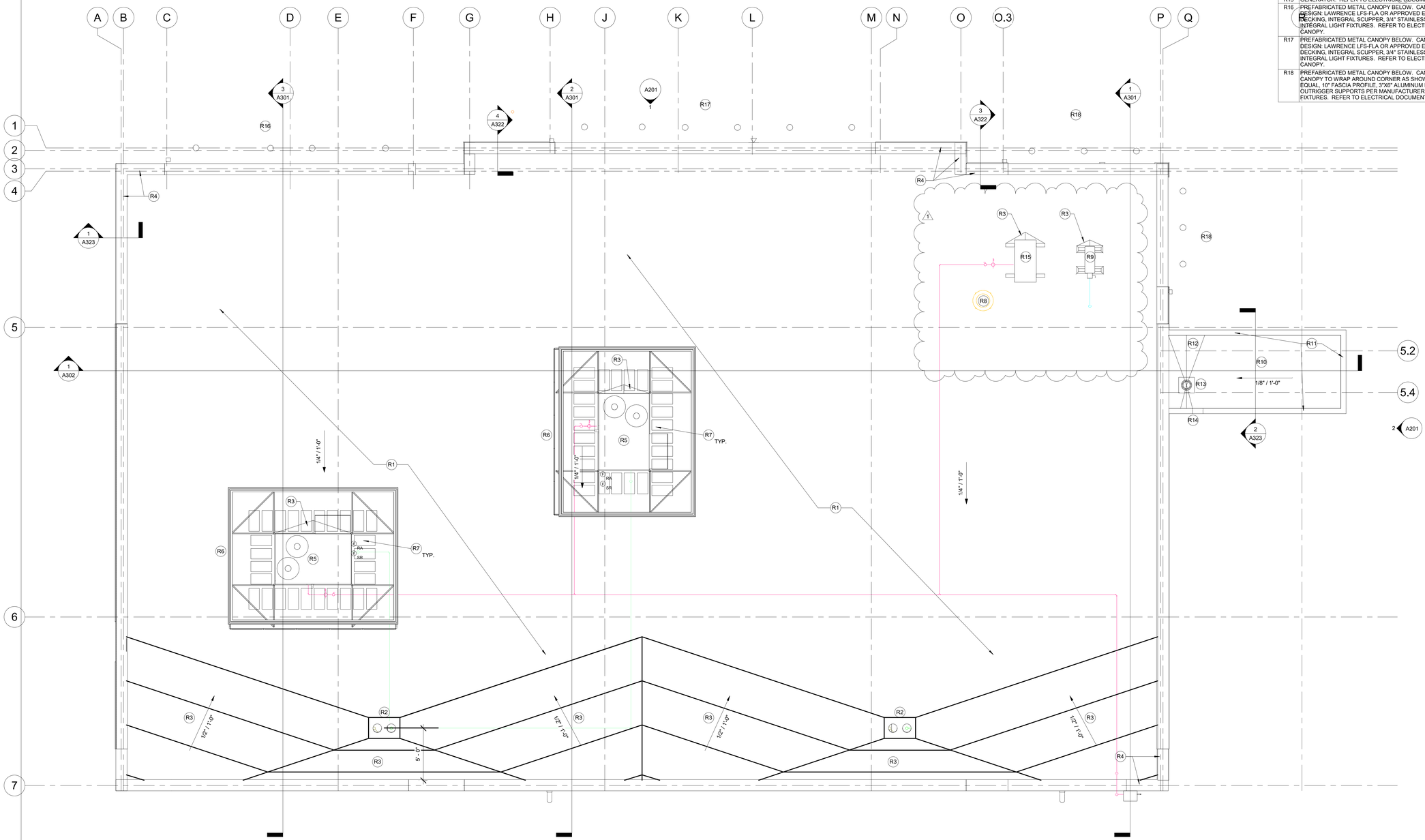
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ROOF PLAN GENERAL NOTES

1	ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
2	REFER TO MECHANICAL, ELECTRICAL AND PLUMBING DOCUMENTS FOR ADDITIONAL INFORMATION.
3	THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL PAINT AND TOUCH UP WORK WHICH SHALL BE COMPLETED AFTER THE INSTALLATION OF ALL EQUIPMENT.
4	CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE INSTALLATION OF EQUIPMENT SUPPLIED UNDER A SEPARATE CONTRACTS.

KEYED NOTES - ROOF PLAN

R1	60 MIL FULLY ADHERED GRAY TPO ROOFING MEMBRANE OVER 2 LAYERS OF POLYISO INSULATION (BOTTOM LAYER 2.6" MECHANICALLY FASTENED, TOP LAYER 2.6" ADHERED - STAGGER JOINTS) - R30 TOTAL OVER 5/8" PLYWOOD DECK AND PRE-ENGINEERED WOOD TRUSSES (1/4" / 1'-0" STRUCTURAL SLOPE). REFER TO STRUCTURAL.
R2	ROOF DRAIN AND OVERFLOW. ROOF DRAIN DROP TO BE ROUTED TO STORM SEWER PIPING. OVERFLOW DRAIN DROP TO BE PIPED TO SHEEPS TONGUE THAT SPILLS ON SITE. REFER TO PLUMBING AND CIVIL DOCUMENTS.
R3	POLYISO INSULATION ROOF CRICKET OVER BASE ROOF INSULATION (1/2" PER 1'-0" CRICKET SLOPE).
R4	PREFINISHED ALUMINUM COPING.
R5	ROOFTOP UNIT. REFER TO MECHANICAL DOCUMENTS.
R6	UNIT ATTACHED, SINGLE UNIT ROOF SCREEN. HEIGHT TO BE FROM THE HIGHEST POINT OF THE UNIT TO JUST BELOW THE TOP OF THE LOWEST PARAPET, FIELD VERIFY. PANELS TO BE HORIZONTAL LOUVERED, LINEAL BAND TOP TRIM, COLOR TO BE SELECTED.
R7	ROOF WALK PADS, TYPICAL. /1\
R8	EXHAUST FAN. REFER TO MECHANICAL DOCUMENTS.
R9	CONDENSING UNIT. REFER TO MECHANICAL DOCUMENTS.
R10	60 MIL FULLY ADHERED GRAY TPO ROOFING MEMBRANE OVER POLYISO INSULATION (1/2" MINIMUM - 1/8" / 1'-0" SLOPE) OVER 5/8" PLYWOOD DECK AND PRE-ENGINEERED WOOD TRUSSES. REFER TO STRUCTURAL.
R11	PREFINISHED ALUMINUM ROOF EDGING.
R12	POLYISO INSULATION ROOF CRICKET OVER BASE ROOF INSULATION (1/4" PER 1'-0" CRICKET SLOPE).
R13	CANOPY ROOF DRAIN. ROOF DRAIN DROP TO BE ROUTED TO STORM SEWER PIPING. REFER TO PLUMBING AND CIVIL DOCUMENTS.
R14	CANOPY ROOF OVERFLOW. CANOPY PERIMETER WALL TO BE CUT DOWN TO PROVIDE AN OVERFLOW OPENING AT THIS LOCATION. REFER TO DETAIL 11/A541. /1\
R15	GENERATOR. REFER TO ELECTRICAL DOCUMENTS.
R16	PREFABRICATED METAL CANOPY BELOW. CANOPY TO BE 3'-0" DEEP X 24'-0" LONG X 10" TALL. CANOPY BASIS OF DESIGN: LAWRENCE LFS-FLA OR APPROVED EQUAL, 10" FASCIA PROFILE, 3"X6" ALUMINUM INTERLOCKING PAN DECKING, INTEGRAL SCUPPER, 3/4" STAINLESS STEEL HANGER ROD, COLOR TO BE SELECTED. CANOPY TO HAVE INTEGRAL LIGHT FIXTURES. REFER TO ELECTRICAL DOCUMENTS FOR REQUIRED NUMBER OF FIXTURES PER CANOPY.
R17	PREFABRICATED METAL CANOPY BELOW. CANOPY TO BE 3'-0" DEEP X 32'-0" LONG X 10" TALL. CANOPY BASIS OF DESIGN: LAWRENCE LFS-FLA OR APPROVED EQUAL, 10" FASCIA PROFILE, 3"X6" ALUMINUM INTERLOCKING PAN DECKING, INTEGRAL SCUPPER, 3/4" STAINLESS STEEL HANGER ROD, COLOR TO BE SELECTED. CANOPY TO HAVE INTEGRAL LIGHT FIXTURES. REFER TO ELECTRICAL DOCUMENTS FOR REQUIRED NUMBER OF FIXTURES PER CANOPY.
R18	PREFABRICATED METAL CANOPY BELOW. CANOPY TO BE 3'-0" DEEP X 10" TALL (REFER TO PLAN FOR LENGTH). CANOPY TO WRAP AROUND CORNER AS SHOWN. CANOPY BASIS OF DESIGN: LAWRENCE LFS-FLA OR APPROVED EQUAL, 10" FASCIA PROFILE, 3"X6" ALUMINUM INTERLOCKING PAN DECKING, INTEGRAL SCUPPER, 3"X3" OUTRIGGER SUPPORTS PER MANUFACTURER, COLOR TO BE SELECTED. CANOPY TO HAVE INTEGRAL LIGHT FIXTURES. REFER TO ELECTRICAL DOCUMENTS FOR REQUIRED NUMBER OF FIXTURES PER CANOPY.



1 A141 ROOF PLAN
1/4" = 1'-0"

PROJECT NORTH

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Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:
1	2025-11-17	ADD. NO. 1

Sheet Info:

ROOF PLAN

Drawn By:	Author
Checked By:	Checker
Commission:	025-2130
Date:	2025-11-07

A141

EXTERIOR FINISH SCHEDULE			
CALL OUT	**DESCRIPTION**	**MANUFACTURER**	**COLOR**
ACM-1	ALUMINUM CLADDING PANEL	PAC-CLAD	GRAY
ACM-2	ALUMINUM CLADDING PANEL	PAC-CLAD	WOOD GRAIN
ALUMINUM STOREFRONT	PREFINISHED ALUMINUM STOREFRONT WINDOWS	OLDCASTLE	GRAY
BR-1	TUMBLED BRICK	HEBRON PROHIBITION	RED
BR-2	TUMBLED BRICK	HEBRON SMOKEHOUSE	BLACK
CANOPY	PREFINISHED ROD HUNG ALUMINUNM CANOPY	SPECIALTY AWNINGS	GRAY
CMU-1	SPLIT FACED CMU BLOCK	BEST BLOCK AZTEC	RED
FLASHING	PREFINISHED SHEET METAL ROOF FLASHING	CITADEL PREMIUM SMOOTH KYNAR 500 (.032")	GRAY
G-1	PREFINISHED TRASH ENCLOSURE GATE	TBD (LOCAL)	GRAY
LIGHT-1	FRONT UP/DOWN WALL SCONCES	MAXIM LIGHTING	BLACK
LIGHT-2	REAR SIGNAGE GOOSENECK LAMPS	SPECTRUM LIGHTING	BLACK
PC-1	PRECAST CONCRETE BLOCK WALL CAP	CALIBER EBONY	DARK GRAY
PICK-UP CANOPY	CANOPY ON PICK UP ISLAND	TBD (LOCAL)	DARK GRAY
TPO	TPO MEMBRANE ROOFING	ELEVATE	LIGHT GRAY

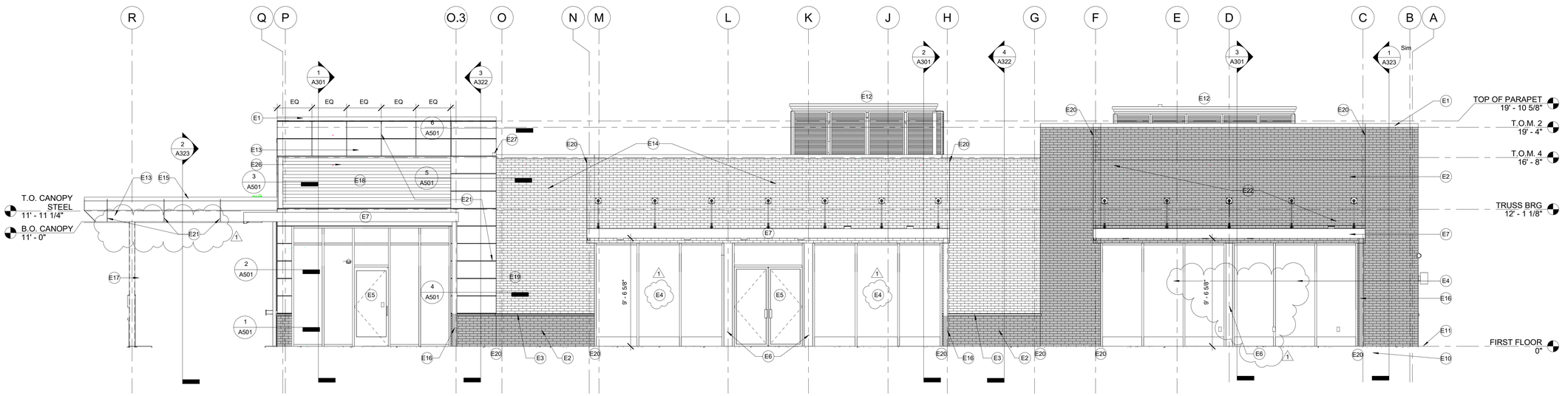
*MANUFACTURERERS ARE BASIS-OF-DESIGN, CONTRACTOR IS ABLE TO MAKE SUBSTITUTION FOR EQUAL AND EQUIVALENT

EXTERIOR ELEVATION GENERAL NOTES

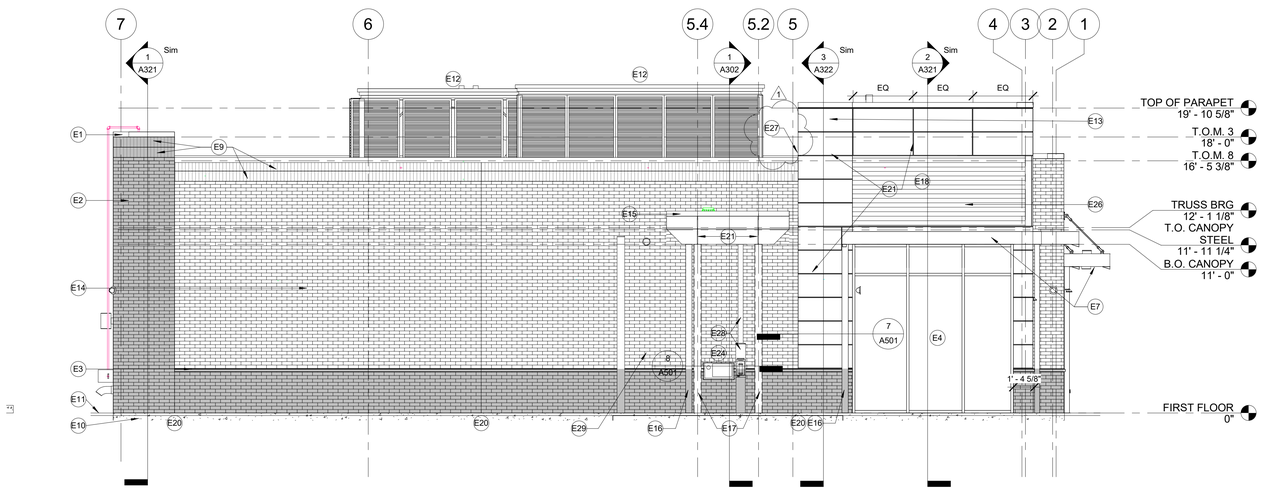
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
2. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
3. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF FOUNDATION/STUD.
4. THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL PAINT AND TOUCH UP WORK WHICH SHALL BE COMPLETED AFTER THE INSTALLATION OF ALL EQUIPMENT.
5. EACH CONTRACTOR SHALL FOLLOW THE PROGRESS OF THE WORK TO ASSURE THE ACCESSIBILITY AND SAFETY OF EQUIPMENT AND SYSTEMS AND TO PROVIDE FOR THE TIMELY INSTALLATION OF EQUIPMENT, PIPING, ETC.
6. CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE INSTALLATION OF EQUIPMENT SUPPLIED UNDER A SEPARATE CONTRACTS.

KEYED NOTES - EXTERIOR ELEVATIONS

E1	PREFINISHED ALUMINUM COPING.
E2	FACE BRICK 2 (BR-2).
E3	CAST STONE BAND.
E4	ALUMINUM STOREFRONT WINDOW. REFER TO WINDOW TYPES, SHEET A601.
E5	ALUMINUM STOREFRONT ENTRANCE. REFER TO DOOR FRAME TYPES, SHEET A601.
E6	PREFENISHED ALUMINUM BRAKE METAL, TYP.
E7	PREFABRICATED ALUMINUM CANOPY.
E9	BRICK SOLDIER COURSE.
E10	CONCRETE FOUNDATION. REFER TO STRUCTURAL DOCUMENTS.
E11	GRADE.
E12	RTU MOUNTED EQUIPMENT SCREEN. REFER TO PROJECT SPECIFICATIONS AND HVAC DOCUMENTS.
E13	PREFINISHED ALUMINUM COMPOSITE METAL PANELS (ACM-1).
E14	FACE BRICK 1 (BR-1).
E15	PREFINISHED ALUMINUM EDGE TRIM.
E16	PREFINISHED ALUMINUM DOWNSPOUT. CONNECT TO STORM SEWER. REFER TO CIVIL DOCUMENTS.
E17	STEEL COLUMN. REFER TO STRUCTURAL DOCUMENTS.
E18	OWNER SIGNAGE. FURNISHED BY OWNER, INSTALLED BY OWNER. VERIFY FINAL LOCATION, SIZE AND MOUNTING HEIGHT WITH THE OWNER.
E19	RECESSED KNOX BOX. MINIMUM SIZE TO BE THE 4400 SERIES. VERIFY FINAL LOCATION AND MOUNTING HEIGHT WITH THE FIRE DEPARTMENT.
E20	MASONRY CONTROL JOINT.
E21	ACM JOINT, TYPICAL.
E22	1/2" DEEP BRICK RECESS.
E23	16" WIDE OVERFLOW SCUPPER.
E24	TRANSACTION DRAWER. COORDINATE FINAL LOCATION WITH OWNER.
E25	INSULATED HOLLOW METAL DOOR AND FRAME (PAINTED).
E26	METAL SIDING (7" FLUSH PANEL WITH 1 PENCIL RIB. PANEL TO HAVE WOOD FINISH (ACM-2).
E27	STEP BOTTOM OF ACM PANEL UP AT RETURN TO ALLOW FOR COPING SADDLE FLASHING.
E28	PNEUMATIC TUBE REMOTE STATION. COORDINATE FINAL LOCATION WITH OWNER.
E29	PRREFABRICATED CLEARANCE BAR. COORDINATE WITH OWNER.



1 A201 NORTH
1/4" = 1'-0"



2 A201 EAST
1/4" = 1'-0"

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Revisions:

No:	Date:	Description:
1	2025-11-17	ADD. NO. 1

Sheet Info:

EXTERIOR ELEVATIONS

Drawn By:	SE/Coady
Checked By:	DgC
Commission:	025-2130
Date:	2025-11-07

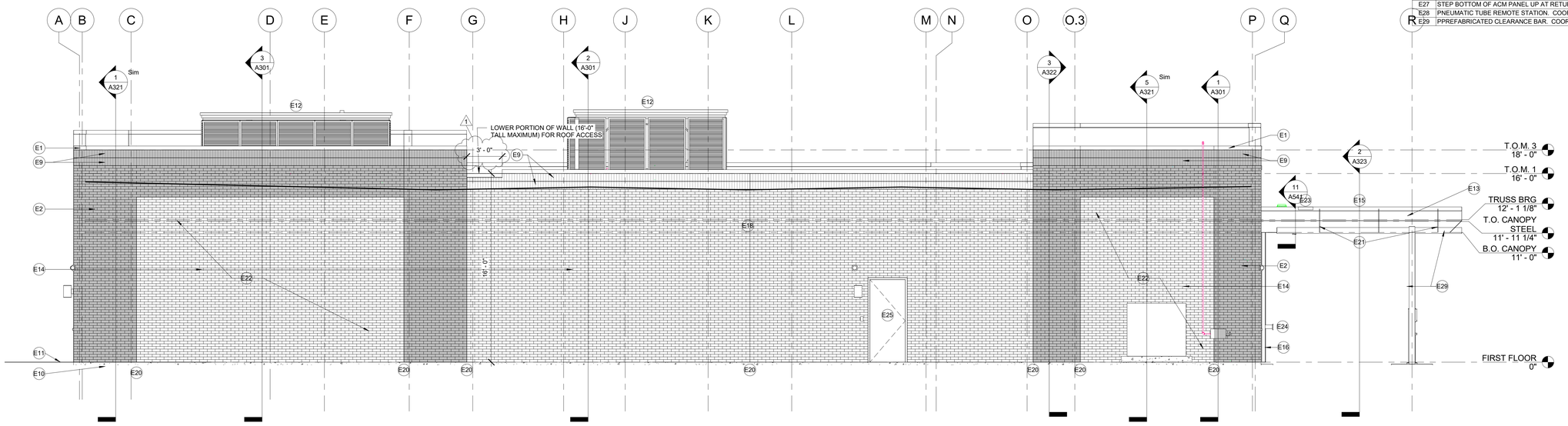
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EXTERIOR ELEVATION GENERAL NOTES

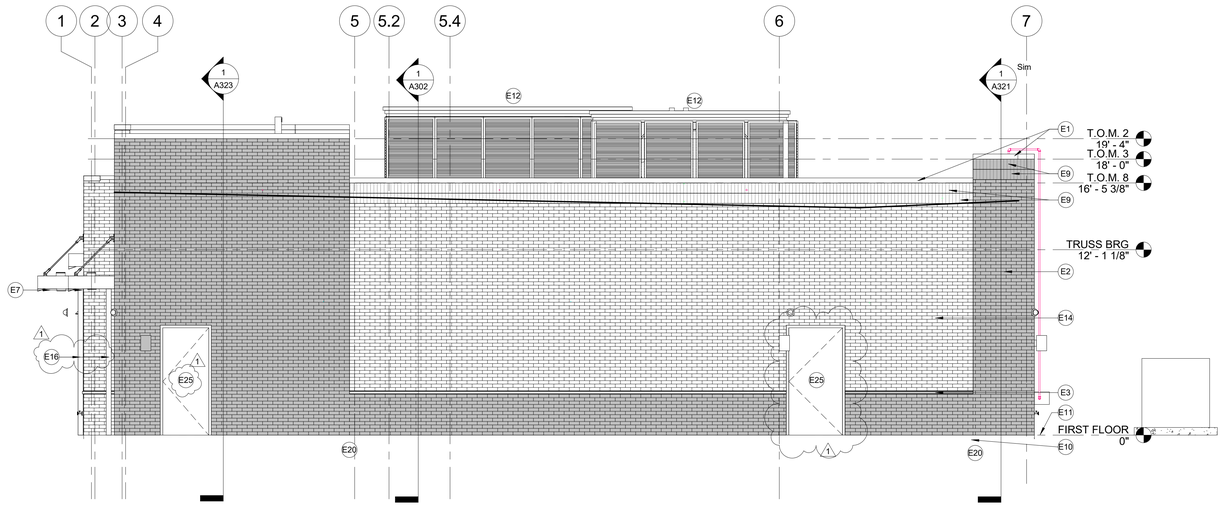
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
2. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
3. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF FOUNDATION/STUD.
4. THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL PAINT AND TOUCH UP WORK WHICH SHALL BE COMPLETED AFTER THE INSTALLATION OF ALL EQUIPMENT.
5. EACH CONTRACTOR SHALL FOLLOW THE PROGRESS OF THE WORK TO ASSURE THE ACCESSIBILITY AND SAFETY OF EQUIPMENT AND SYSTEMS AND TO PROVIDE FOR THE TIMELY INSTALLATION OF EQUIPMENT, PIPING, ETC.
6. CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE INSTALLATION OF EQUIPMENT SUPPLIED UNDER A SEPARATE CONTRACTS.

KEYED NOTES - EXTERIOR ELEVATIONS

E1	PREFINISHED ALUMINUM COPING.
E2	FACE BRICK 2 (BR-2).
E3	CAST STONE BAND.
E4	ALUMINUM STOREFRONT WINDOW. REFER TO WINDOW TYPES, SHEET A601.
E5	ALUMINUM STOREFRONT ENTRANCE. REFER TO DOOR FRAME TYPES, SHEET A601.
E6	PREFENISHED ALUMINUM BRAKE METAL, TYP.
E7	PREFABRICATED ALUMINUM CANOPY.
E9	BRICK SOLDIER COURSE.
E10	CONCRETE FOUNDATION. REFER TO STRUCTURAL DOCUMENTS.
E11	GRADE.
E12	RTU MOUNTED EQUIPMENT SCREEN. REFER TO PROJECT SPECIFICATIONS AND HVAC DOCUMENTS.
E13	PREFINISHED ALUMINUM COMPOSITE METAL PANELS (ACM-1).
E14	FACE BRICK 1 (BR-1).
E15	PREFINISHED ALUMINUM EDGE TRIM.
E16	PREFINISHED ALUMINUM DOWNSPOUT. CONNECT TO STORM SEWER. REFER TO CIVIL DOCUMENTS.
E17	STEEL COLUMN. REFER TO STRUCTURAL DOCUMENTS.
E18	OWNER SIGNAGE. FURNISHED BY OWNER, INSTALLED BY OWNER. VERIFY FINAL LOCATION, SIZE AND MOUNTING HEIGHT WITH THE OWNER.
E19	RECESSED KNOX BOX. MINIMUM SIZE TO BE THE 4400 SERIES. VERIFY FINAL LOCATION AND MOUNTING HEIGHT WITH THE FIRE DEPARTMENT.
E20	MASONRY CONTROL JOINT.
E21	ACM JOINT, TYPICAL.
E22	1/2" DEEP BRICK RECESS.
E23	16" WIDE OVERFLOW SCUPPER.
E24	TRANSACTION DRAWER. COORDINATE FINAL LOCATION WITH OWNER.
E25	INSULATED HOLLOW METAL DOOR AND FRAME (PAINTED).
E26	METAL SIDING (7" FLUSH PANEL WITH 1 PENCIL RIB. PANEL TO HAVE WOOD FINISH (ACM-2).
E27	STEP BOTTOM OF ACM PANEL UP AT RETURN TO ALLOW FOR COPING SADDLE FLASHING.
E28	PNEUMATIC TUBE REMOTE STATION. COORDINATE FINAL LOCATION WITH OWNER.
E29	PPREFABRICATED CLEARANCE BAR. COORDINATE WITH OWNER.



1 A202 SOUTH
1/4" = 1'-0"



2 A202 WEST
1/4" = 1'-0"

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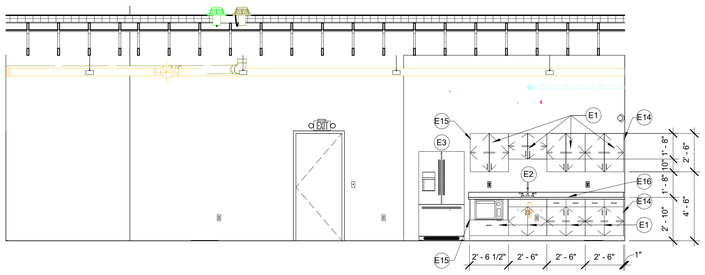
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INTERIOR ELEVATION GENERAL NOTES

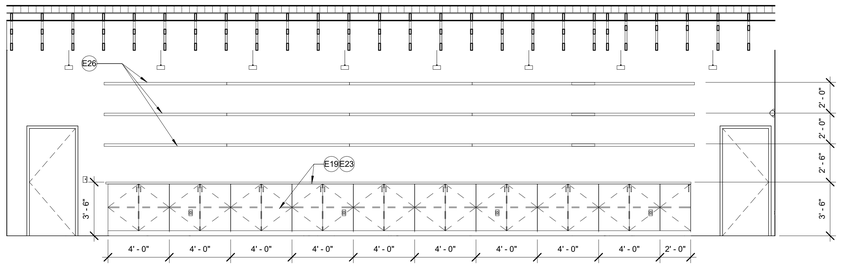
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS AND REGULATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY FABRICATION OF MILLWORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.
3. ALL BASE/WALL CABINETS TO HAVE PLASTIC LAMINATE FINISH UNLESS NOTED OTHERWISE. REFER TO ROOM FINISH SCHEDULE FOR COUNTERTOP FINISH.
4. ALL FILE CABINETS ARE TO ACCOMMODATE FILE SIZE HANGING FILES. HANGING FILE RACK IS TO BE BUILT-IN.
5. ALL BASE CABINETS AND KNEE SPACES TO HAVE VINYL BASE. PROVIDE SOLID BACKING AS REQUIRED.
6. ALL BASE CABINETS TO HAVE ONE ADJUSTABLE SHELF AND ALL WALL CABINETS TO HAVE TWO ADJUSTABLE SHELVES UNLESS NOTED OTHERWISE.
7. ALL CABINETS TO HAVE 4" WIRE PULLS.
8. PROVIDE A 3" DIA. GROMMET WITH PLASTIC INSERT AT EACH WORK SPACE / KNEE SPACE.
9. THE CONTRACTOR SHALL PROVIDE WOOD FOR THE INSTALLATION OF ALL MILLWORK, TOILET ACCESSORIES, HANRAILS, ETC. AS REQUIRED.
10. PROVIDE MOLDED VINYL PIPE COVERS ON ALL EXPOSED PLUMBING AT WALL SINKS.
11. ALL COUNTERTOP SUPPORT BRACKETS TO BE PAINTED TO MATCH THE WALL COLOR UNLESS OTHERWISE NOTED.
12. ALL COUNTERTOPS ARE TO HAVE SELF EDGE WITH COVED BACKSPLASH/ENDSPLASH.
13. VERIFY ALL MATERIALS AND COLORS WITH OWNER.

KEYED NOTES - INTERIOR ELEVATIONS

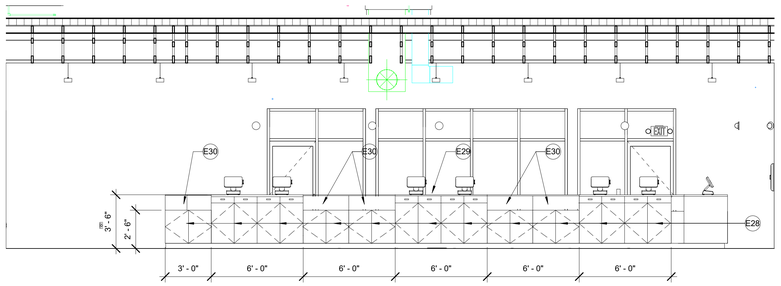
E1	PLASTIC LAMINATE BASE/WALL CABINETS. FORMICA 8915-NG WALNUT FIBERWOOD.
E2	SINK. REFER TO PLUMBING DOCUMENTS.
E3	REFRIGERATOR. N.I.C.
E4	WALL HUNG LAVATORY. REFER TO PLUMBING DOCUMENTS.
E5	PIPE GUARDS. REFER TO PLUMBING DOCUMENTS.
E6	18X36 MIRROR CENTERED ON THE SINK BELOW. BASIS OF DESIGN BOBRICK B-165
E7	SOAP DISPENSER. MOUNT AT ACCESSIBLE HEIGHT.
E8	PAPER TOWEL DISPENSER. MOUNT AT ACCESSIBLE HEIGHT.
E9	36" GRAB BAR WITH VANDAL PROOF ANCHORS. BASIS OF DESIGN BOBRICK B-6806 99
E10	42" GRAB BAR WITH VANDAL PROOF ANCHORS. BASIS OF DESIGN BOBRICK B-6806 99
E11	18" GRAB BAR WITH VANDAL PROOF ANCHORS. BASIS OF DESIGN BOBRICK B-6806 99
E12	ACCESSIBLE WATER CLOSET. FLUSH HANDLE TO BE ON THE OPEN SIDE OF THE TOILET. REFER TO PLUMBING DOCUMENTS.
E13	DOUBLE ROLL TOILET TISSUE DISPENSER. BASIS OF DESIGN BOBRICK B-2888
E14	FILLER PANEL TO MATCH CABINETS.
E15	FINISHED END.
E16	COUNTERTOP PL-1 FORMICA 8915-NG WALNUT FIBERWOOD. VERIFY WITH OWNER.
E17	TILED WET WALL.
E18	12" W x 18" D TRIPLE TIER LOCKERS WITH SLOPED TOP AND Z- BASE. BASIS OF DESIGN SALSBURYINDUSTRIES - 63000 SERIES 12" WIDE TRIPLE TIER LOCKERS.
E19	PLASTIC LAMINATE CASEWORK. PL-1 FORMICA 8915-NG WALNUT FIBERWOOD.
E20	SOLID SURFACE COUNTER. CLARITY DM 2015
E21	COUNTER SUPPORT BRACKET @ 4'-0" O.C. MAX. RAKKS EH-1818 BRACKET
E22	DRAWER STACK. FORMICA 8915 NG WALNUT FIBERWOOD.
E23	WORK SURFACE. FORMICA 8915 NG WALNUT FIBERWOOD.
E24	DEAL DRAWER.
E25	POS
E26	10" DEEP PLASTIC LAMINATE FLOATING SHELF. WITH TRIAADE CONCEALED MOUNTING BRACKET AND LIGHTING. PROVIDE BLOCKING AS REQUIRED.
E27	GLASS DISPLAY CASE
E28	CABINETS. FORMICA 8915 - NG WALNUT FIBERWOOD
E29	SOLID SURFACE COUNTER. WA FROSTY WHITE MIRAGE 1573MG
E30	DRAWER FRONT WITH SOLID SURVACE PULL OUT TRAY WITH BALL BEARING DRAWER GLIDES



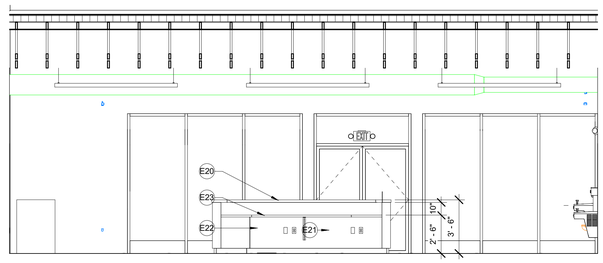
1 A221 BREAKROOM - SOUTH ELEVATION
1/4" = 1'-0"



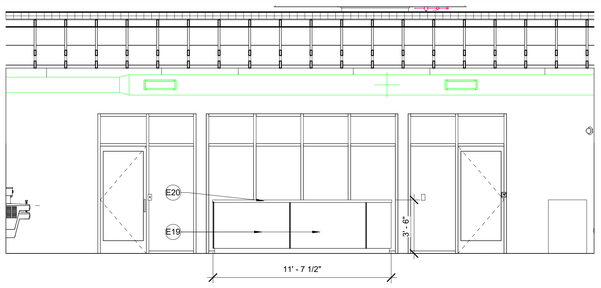
15 A221 RETAIL - SOUTH ELEVATION
1/4" = 1'-0"



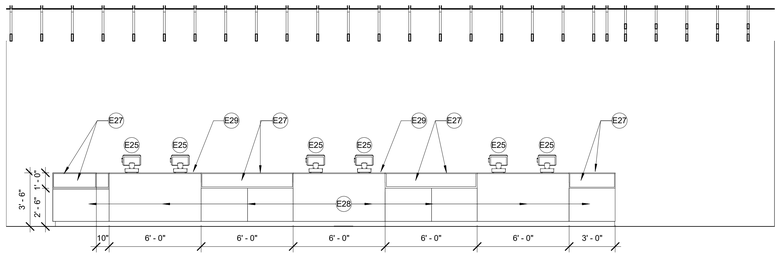
16 A221 RETAIL - NORTH ELEVATION
1/4" = 1'-0"



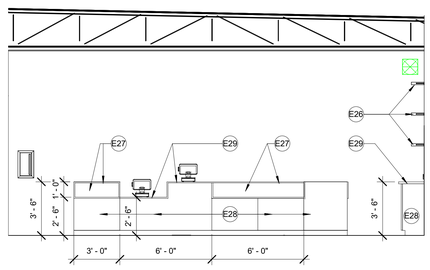
5 A221 RECEPTION DESK SOUTH ELEVATIN
1/4" = 1'-0"



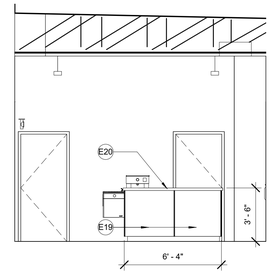
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1/4" = 1'-0"



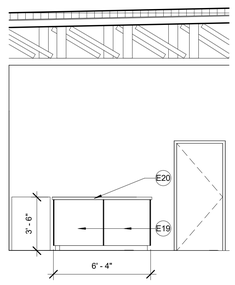
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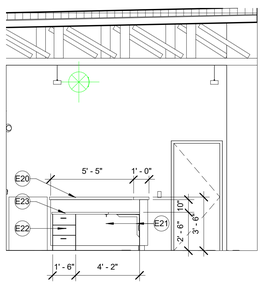
2 A221 RETAIL DESK - WEST ELEVATION
1/4" = 1'-0"



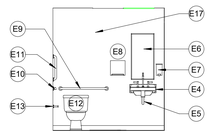
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1/4" = 1'-0"



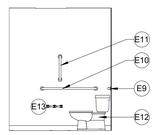
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1/4" = 1'-0"



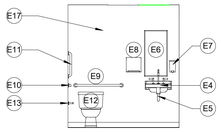
17 A221 RECEPTION DESK - WEST DESK
1/4" = 1'-0"



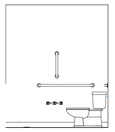
9 A221 TOILET 108 - WEST ELEVATION
1/4" = 1'-0"



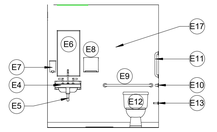
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1/4" = 1'-0"



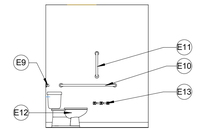
11 A221 TOILET 102 - SOUTH ELEVATION
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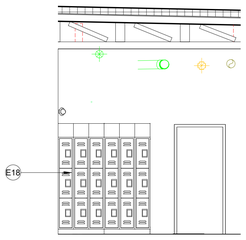
12 A221 TOILET 102 - EAST ELEVATION
1/4" = 1'-0"



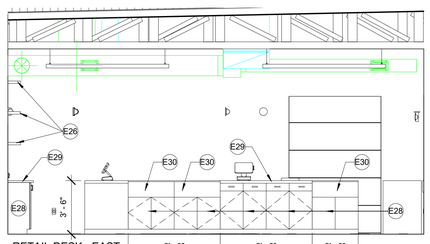
13 A221 TOILET 103 - NORTH ELEVATION
1/4" = 1'-0"



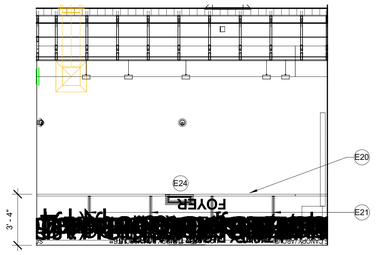
14 A221 TOILET 1023 - EAST ELEVATINO
1/4" = 1'-0"



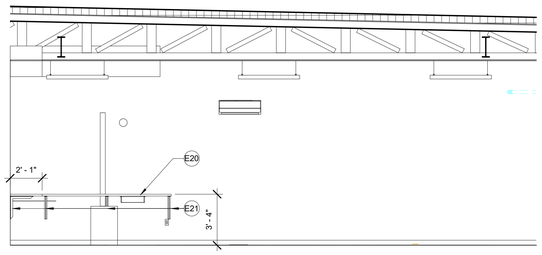
4 A221 BREAKROOM 107 - EAST ELEVATION
1/4" = 1'-0"



18 A221 RETAIL DESK - EAST ELEVATION
1/4" = 1'-0"



19 A221 VAULT - NORTH WALL
1/4" = 1'-0"



20 A221 VAULT - EAST ELEVATION
1/4" = 1'-0"

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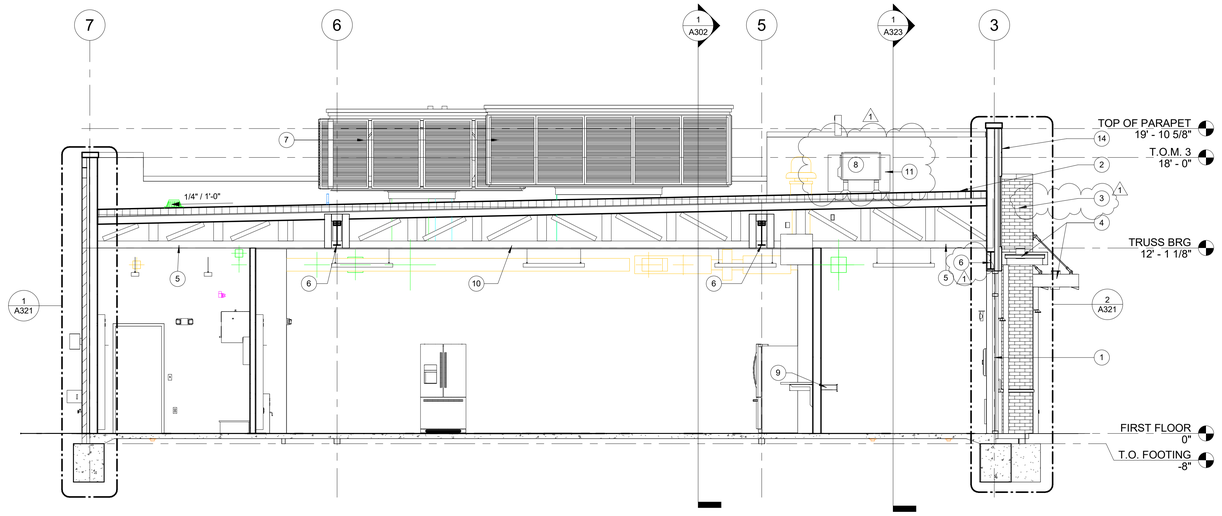
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INTERIOR ELEVATIONS

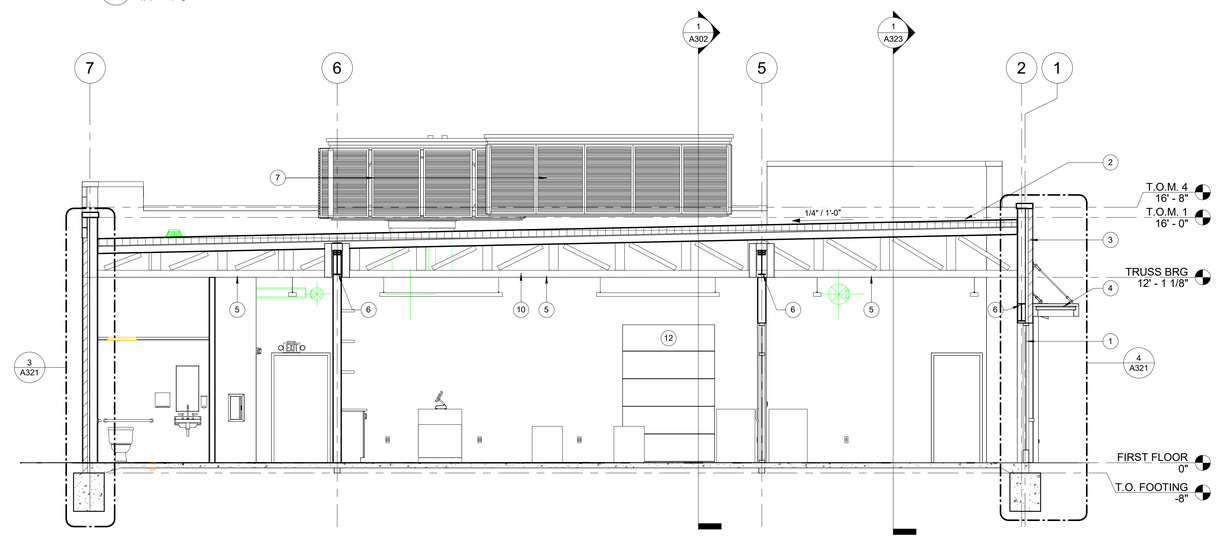
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Checked By:	DGC
Commission:	025-2130
Date:	2025-11-07

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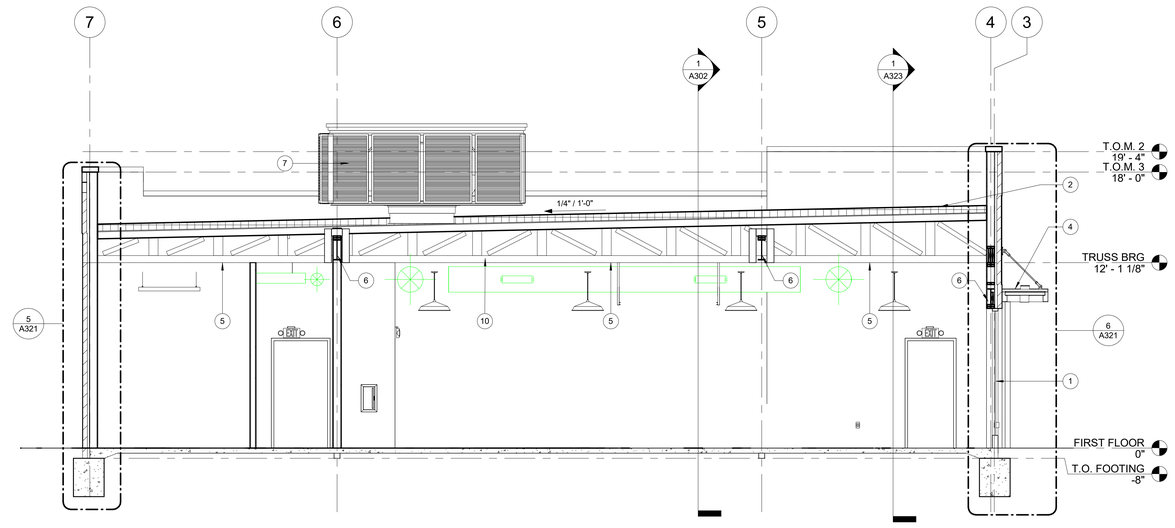
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1 A301 BUILDING SECTION 1
1/4" = 1'-0"



2 A301 BUILDING SECTION 2
1/4" = 1'-0"



3 A301 BUILDING SECTION 3
1/4" = 1'-0"

BUILDING SECTION GENERAL NOTES

1.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
2.	REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
3.	EXTERIOR WALL DIMENSIONS ARE FROM FACE OF MASONRY.
4.	THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL PAINT AND TOUCH UP WORK WHICH SHALL BE COMPLETED AFTER THE INSTALLATION OF ALL EQUIPMENT.
5.	EACH CONTRACTOR SHALL FOLLOW THE PROGRESS OF THE WORK TO ASSURE THE ACCESSIBILITY AND SAFETY OF EQUIPMENT AND SYSTEMS AND TO PROVIDE FOR THE TIMELY INSTALLATION OF EQUIPMENT, PIPING, ETC.
6.	CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE INSTALLATION OF EQUIPMENT SUPPLIED UNDER SEPARATE CONTRACTS.

KEYED NOTES - BUILDING SECTIONS

1	ALUMINUM STOREFRONT.
2	ROOFING OVER SLOPED STRUCTURE. REFER TO ROOF PLAN.
3	BRICK VENEER.
4	PREFABRICATED AWNING. REFER TO EXTERIOR ELEVATIONS.
5	EXPOSED STRUCTURE. REFER TO REFLECTED CEILING PLAN.
6	STEEL BEAM. REFER TO STRUCTURAL.
7	RTU WITH EQUIPMENT SCREEN. REFER TO MECHANICAL DOCUMENTS.
8	SPLIT SYSTEM. REFER TO MEP DOCUMENTS.
9	DEAL DRAWER. REFER TO FLOOR PLAN.
10	PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. REFER TO STRUCTURAL.
11	GENERATOR. REFER TO ELECTRICAL DOCUMENTS.
12	OVERHEAD DOOR. REFER TO DOOR SCHEDULE.
13	ROOFING OVER TAPERED INSULATION. REFER TO ROOF PLAN.
14	ACM PANEL

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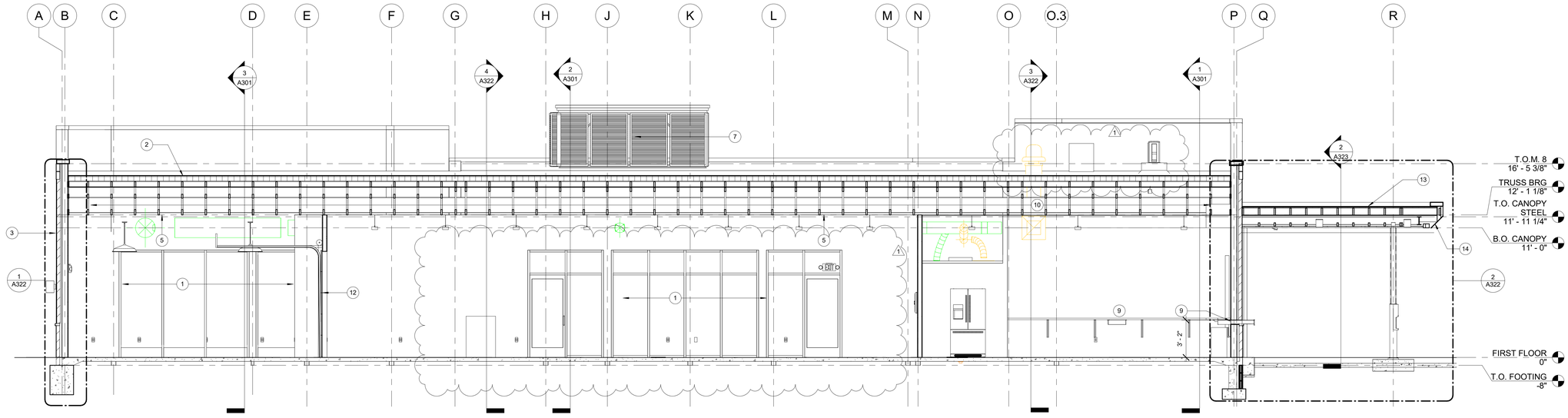
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BUILDING SECTIONS

Drawn By:	Author
Checked By:	Checker
Commission:	025-2130
Date:	2025-11-07

A301

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1 A302 BUILDING SECTION 4
1/4" = 1'-0"

BUILDING SECTION GENERAL NOTES

1.	ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
2.	REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
3.	EXTERIOR WALL DIMENSIONS ARE FROM FACE OF MASONRY.
4.	THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINAL PAINT AND TOUCH UP WORK WHICH SHALL BE COMPLETED AFTER THE INSTALLATION OF ALL EQUIPMENT.
5.	EACH CONTRACTOR SHALL FOLLOW THE PROGRESS OF THE WORK TO ASSURE THE ACCESSIBILITY AND SAFETY OF EQUIPMENT AND SYSTEMS AND TO PROVIDE FOR THE TIMELY INSTALLATION OF EQUIPMENT, PIPING, ETC.
6.	CONTRACTOR TO COORDINATE WITH THE OWNER FOR THE INSTALLATION OF EQUIPMENT SUPPLIED UNDER SEPARATE CONTRACTS.

KEYED NOTES - BUILDING SECTIONS

1	ALUMINUM STOREFRONT.
2	ROOFING OVER SLOPED STRUCTURE. REFER TO ROOF PLAN.
3	BRICK VENEER.
4	PREFABRICATED AWNING. REFER TO EXTERIOR ELEVATIONS.
5	EXPOSED STRUCTURE. REFER TO REFLECTED CEILING PLAN.
6	STEEL BEAM. REFER TO STRUCTURAL.
7	RTU WITH EQUIPMENT SCREEN. REFER TO MECHANICAL DOCUMENTS.
8	SPLIT SYSTEM. REFER TO MEP DOCUMENTS.
9	DEAL DRAWER. REFER TO FLOOR PLAN.
10	PRE-ENGINEERED WOOD TRUSSES @ 24" O.C. REFER TO STRUCTURAL.
11	GENERATOR. REFER TO ELECTRICAL DOCUMENTS.
12	OVERHEAD DOOR. REFER TO DOOR SCHEDULE.
13	ROOFING OVER TAPERED INSULATION. REFER TO ROOF PLAN.
14	ACM PANEL

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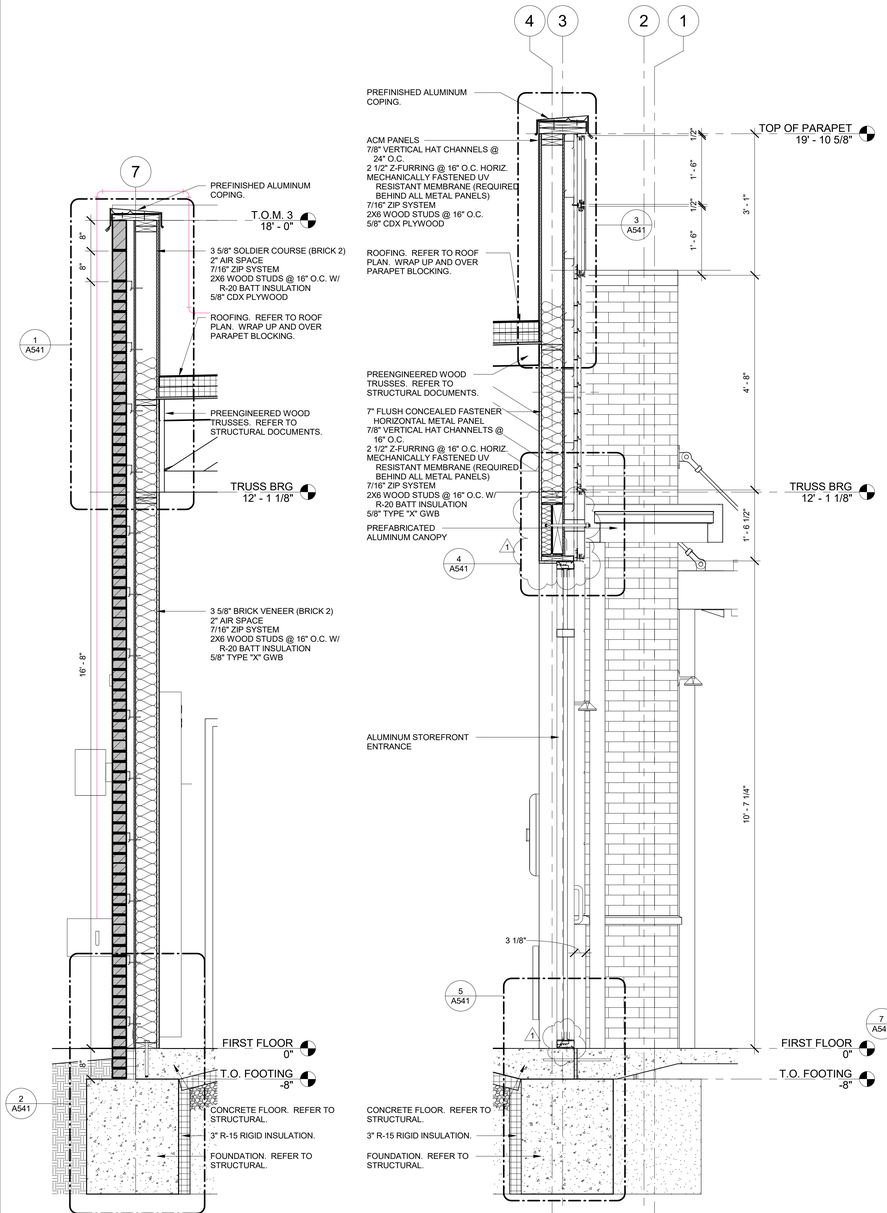
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BUILDING SECTIONS

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A302

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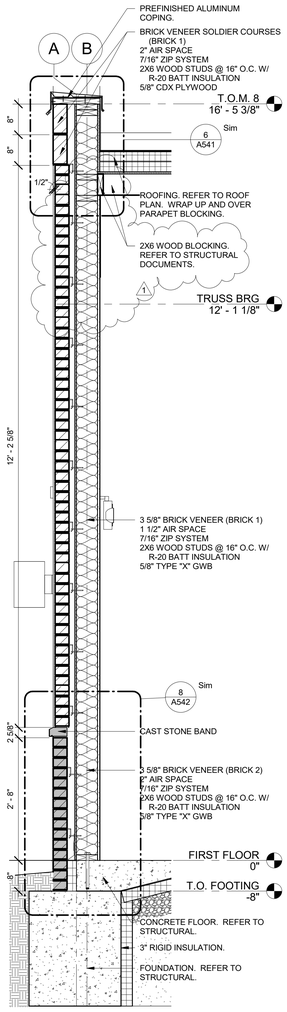
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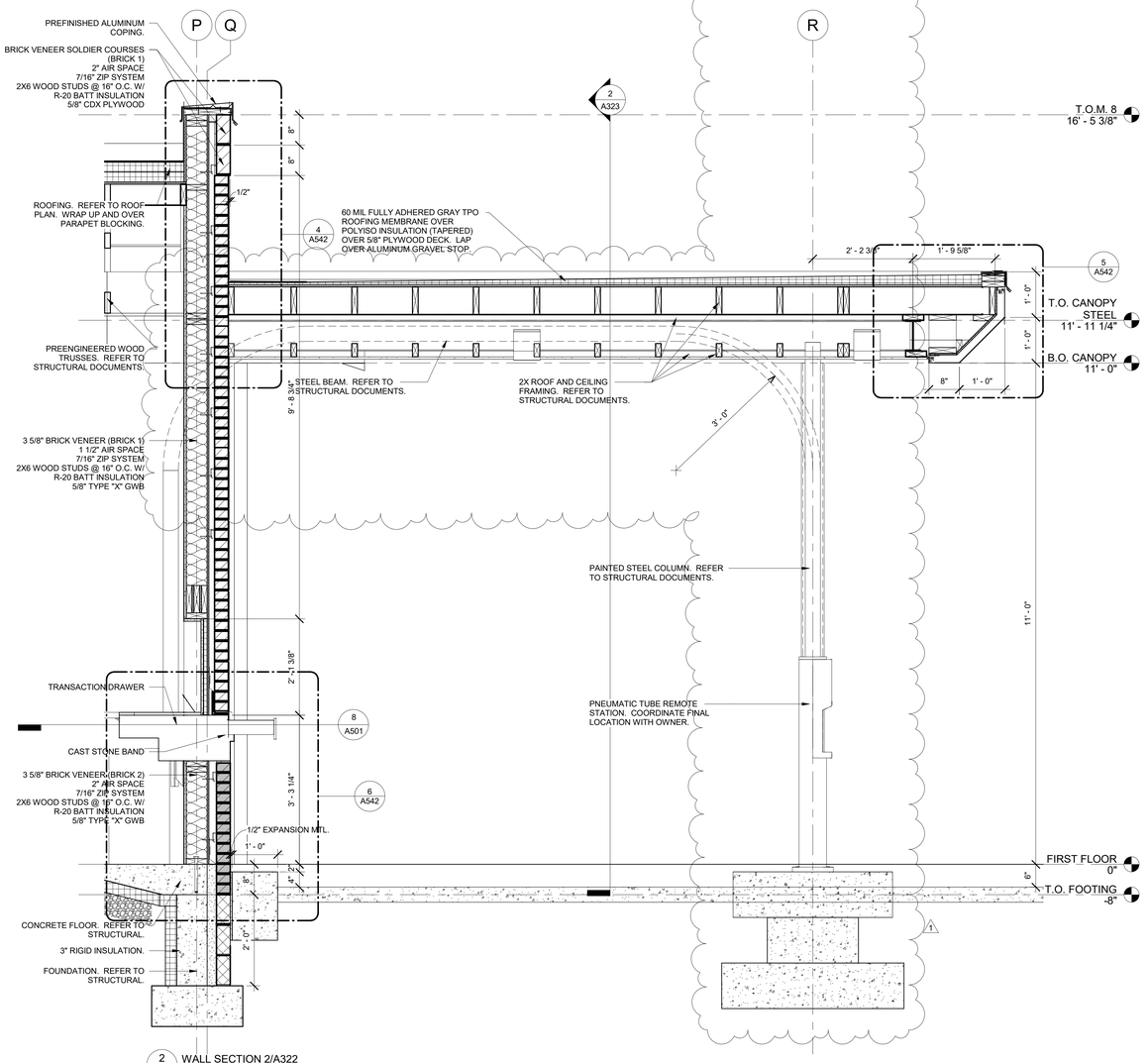
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Commission:	025-2130
Date:	2025-11-07

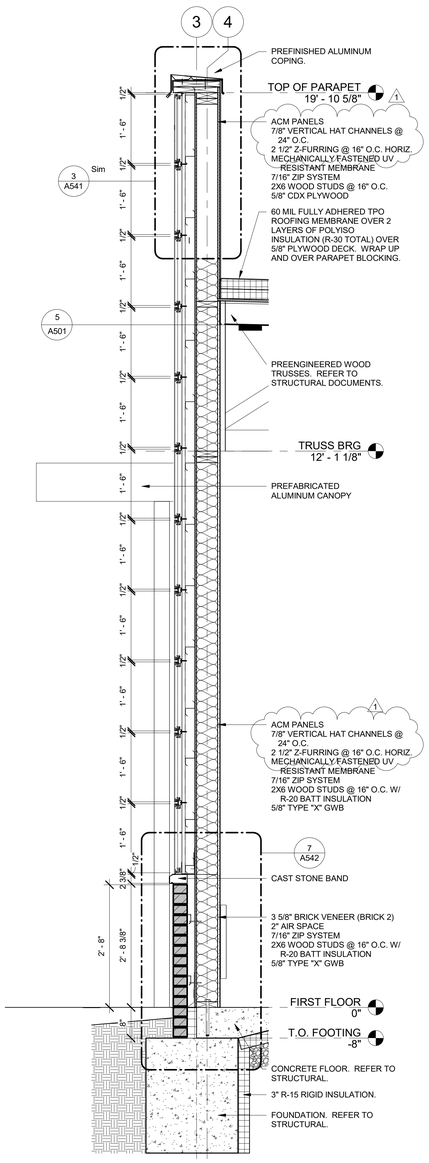
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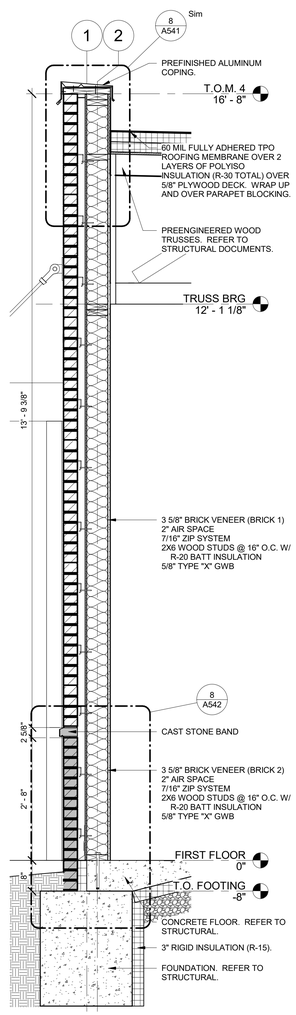
1 A322 WALL SECTION 1/A322
3/4" = 1'-0"



2 A322 WALL SECTION 2/A322
3/4" = 1'-0"



3 A322 WALL SECTION 3/A322
3/4" = 1'-0"



4 A322 WALL SECTION 4/A322
3/4" = 1'-0"

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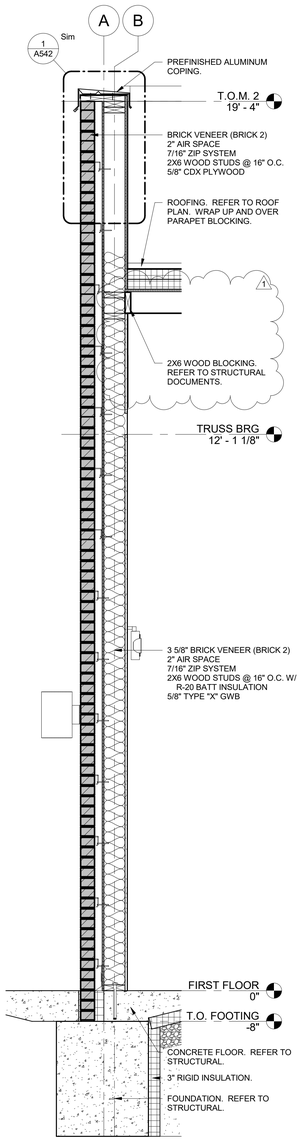
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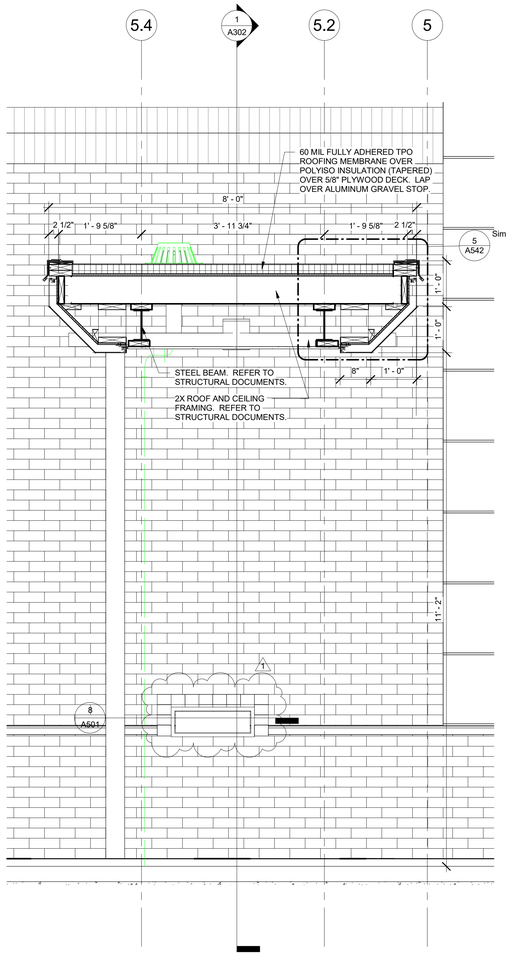
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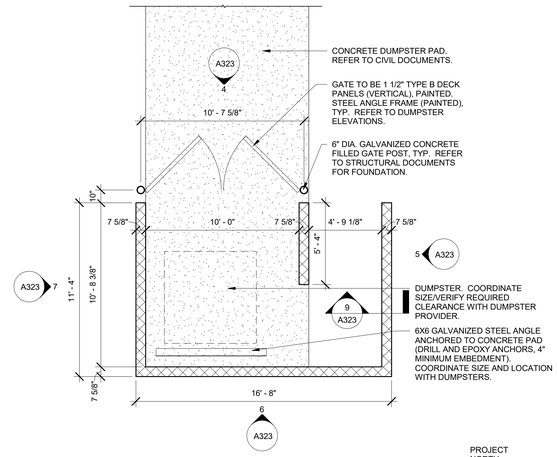
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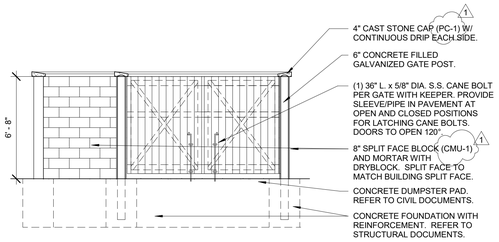
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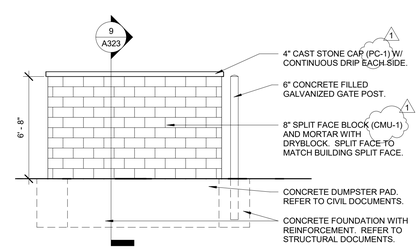
2 A323 SECTION 2/A323
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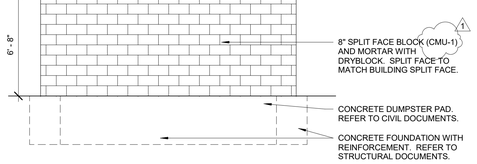
3 A323 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



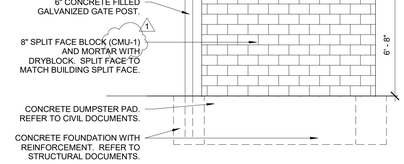
4 A323 DUMPSTER ENCLOSURE - NORTH
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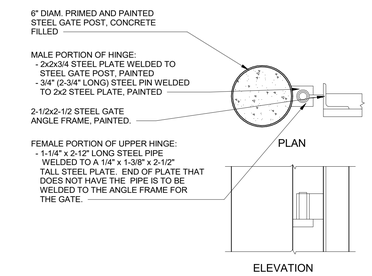
5 A323 DUMPSTER ENCLOSURE - EAST
1/4" = 1'-0"



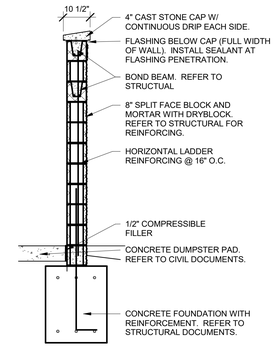
6 A323 DUMPSTER ENCLOSURE - SOUTH
1/4" = 1'-0"



7 A323 DUMPSTER ENCLOSURE - WEST
1/4" = 1'-0"



8 A323 GATE HINGE DETAILS
NOT TO SCALE



9 A323 DUMPSTER ENCLOSURE WALL SECTION
1/2" = 1'-0"

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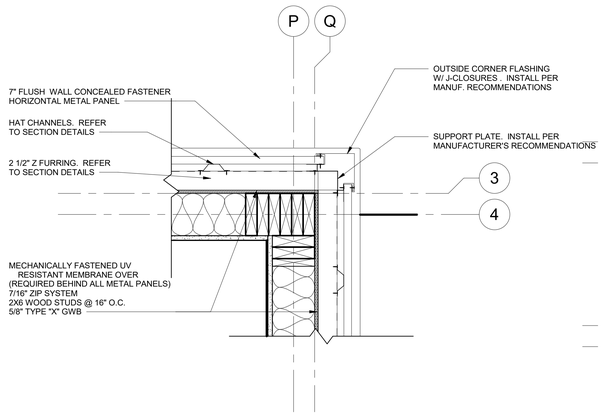
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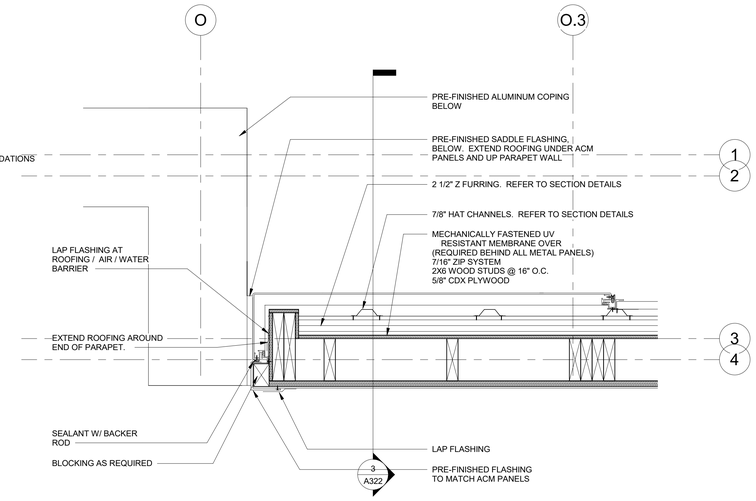
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Date:	2025-11-07

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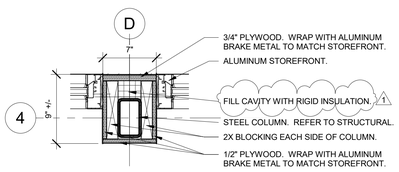
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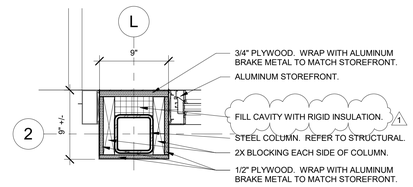
3 A501 PLAN DETAIL
1 1/2" = 1'-0"



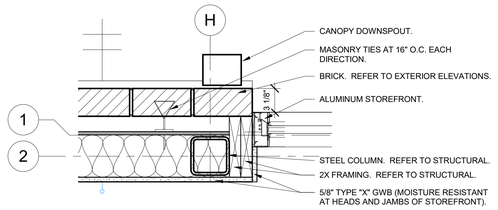
6 A501 PLAN DETAIL
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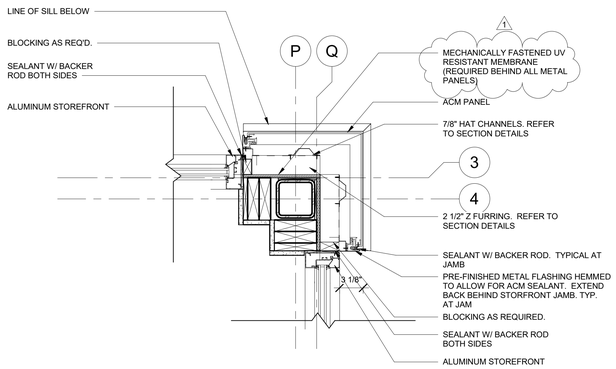
10 A501 STOREFRONT PIER DETAIL 1
1 1/2" = 1'-0"



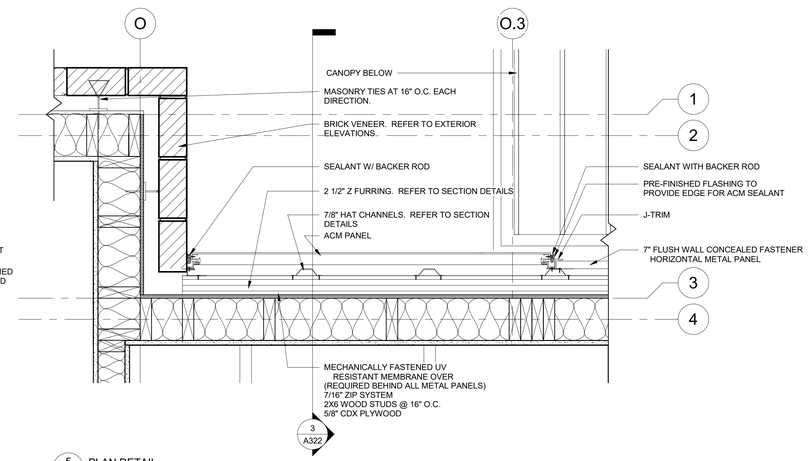
11 A501 STOREFRONT PIER DETAIL 2
1 1/2" = 1'-0"



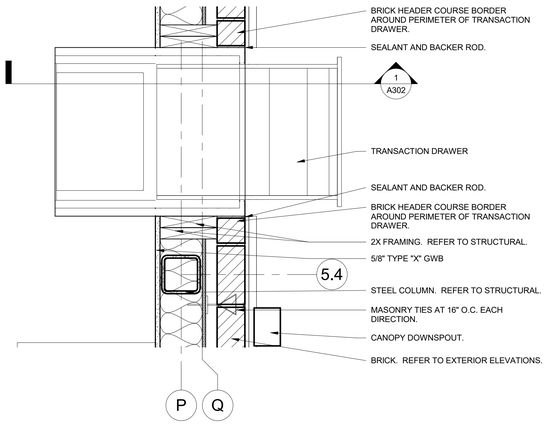
9 A501 STOREFRONT JAMB DETAIL
1 1/2" = 1'-0"



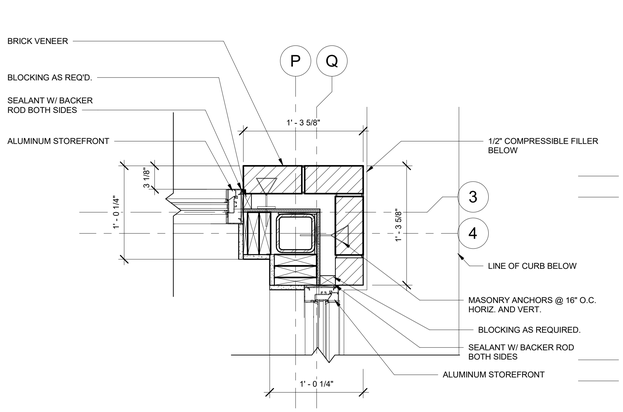
2 A501 PLAN DETAIL
1 1/2" = 1'-0"



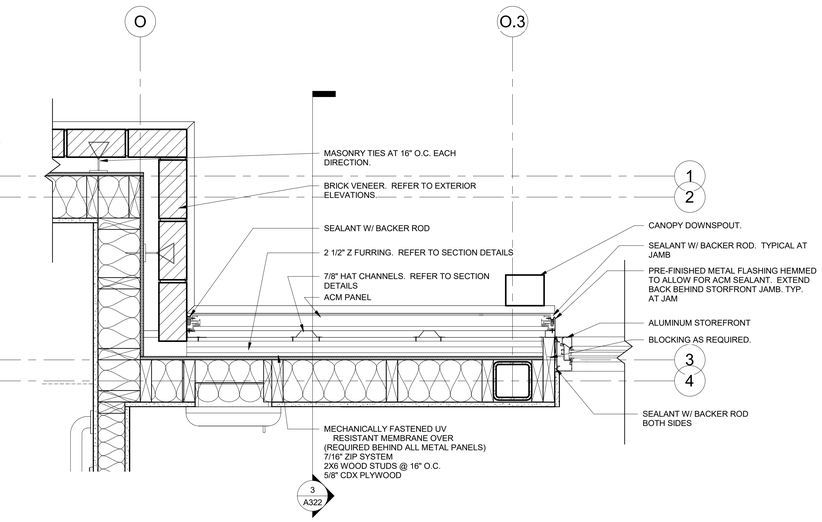
5 A501 PLAN DETAIL
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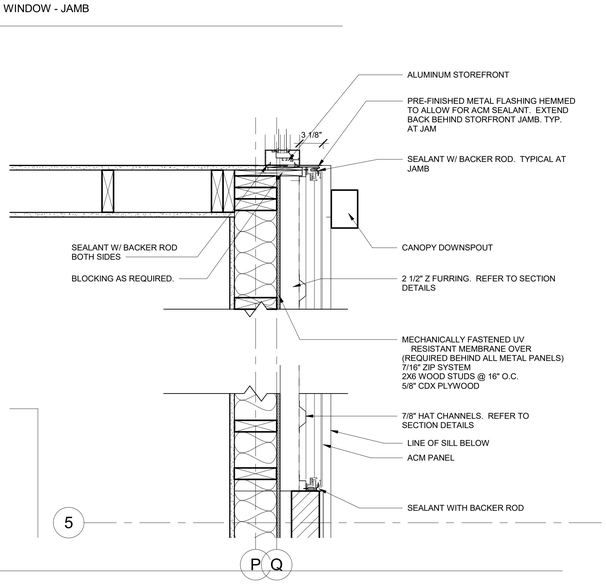
8 A501 TRANSACTION WINDOW - JAMB SECTION
1 1/2" = 1'-0"



1 A501 PLAN DETAIL
1 1/2" = 1'-0"



4 A501 PLAN DETAIL
1 1/2" = 1'-0"



7 A501 PLAN DETAIL
1 1/2" = 1'-0"

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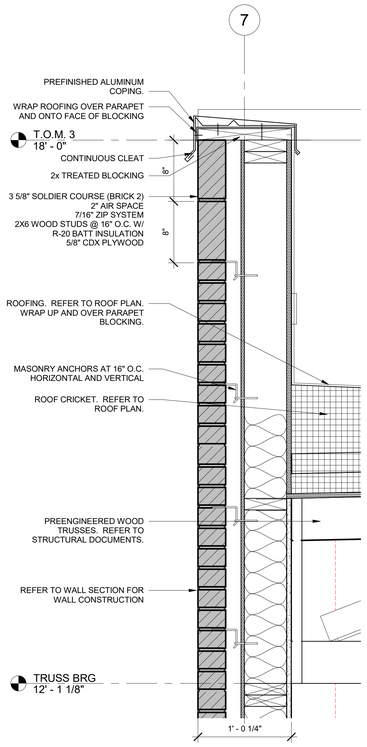
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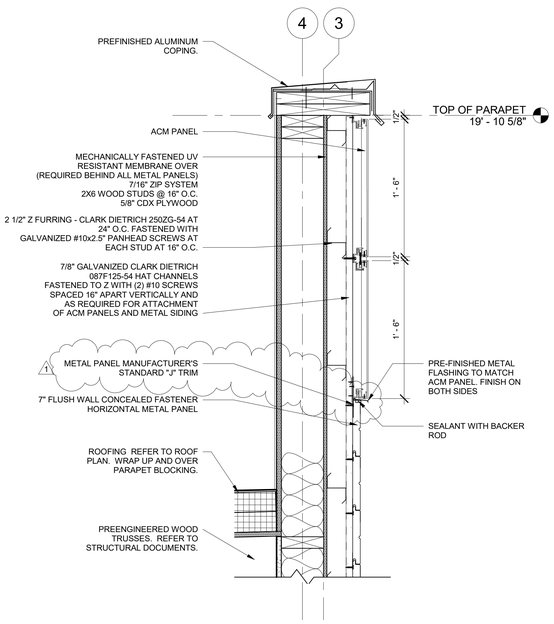
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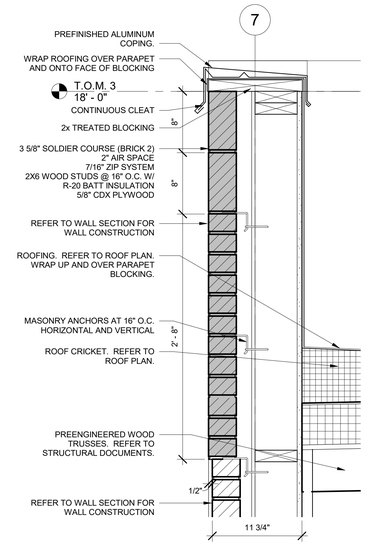
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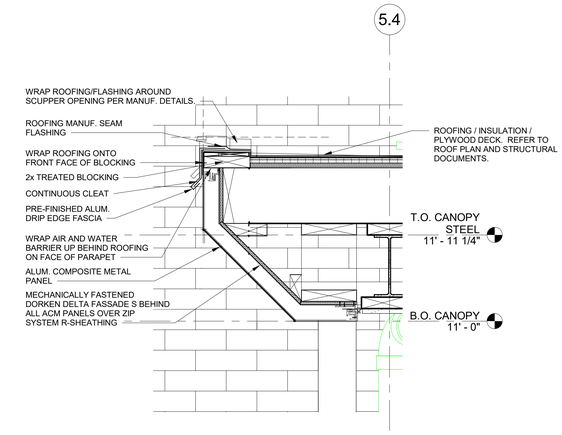
1 SECTION DETAIL
A541 1 1/2" = 1'-0"



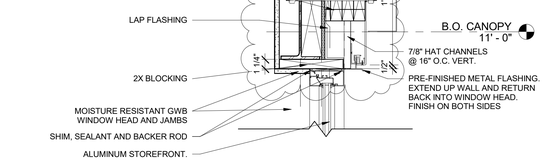
3 WALL SECTION 2/A321 - Callout 1
A541 1 1/2" = 1'-0"



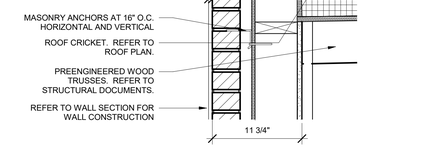
10 SECTION DETAIL
A541 1 1/2" = 1'-0"



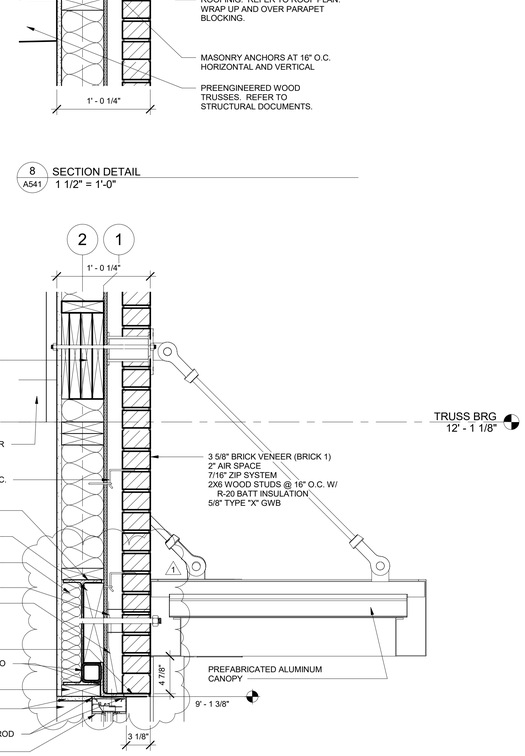
11 CANOPY SCUPPER DETAIL
A541 1 1/2" = 1'-0"



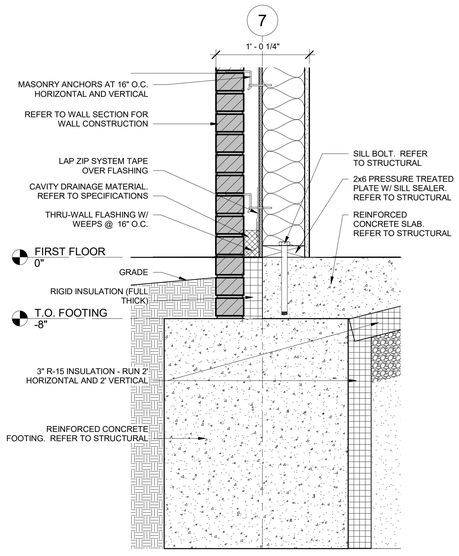
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A541 1 1/2" = 1'-0"



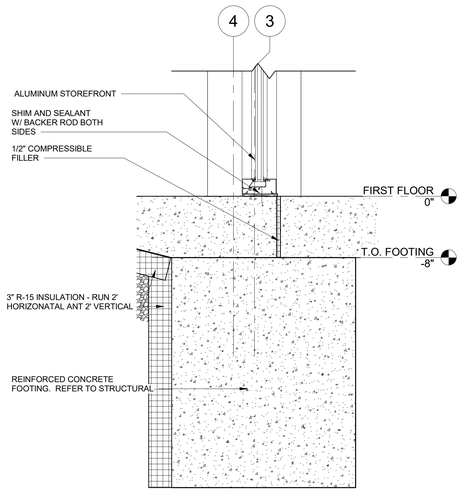
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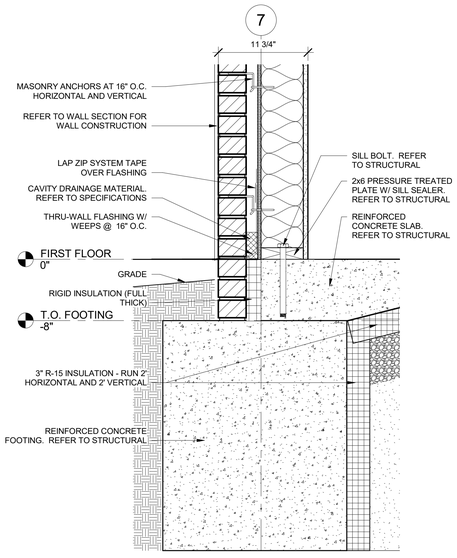
8 SECTION DETAIL
A541 1 1/2" = 1'-0"



2 SECTION DETAIL
A541 1 1/2" = 1'-0"



5 WALL SECTION 2/A321 - Callout 3
A541 1 1/2" = 1'-0"



7 SECTION DETAIL
A541 1 1/2" = 1'-0"

9 SECTION DETAIL
A541 1 1/2" = 1'-0"

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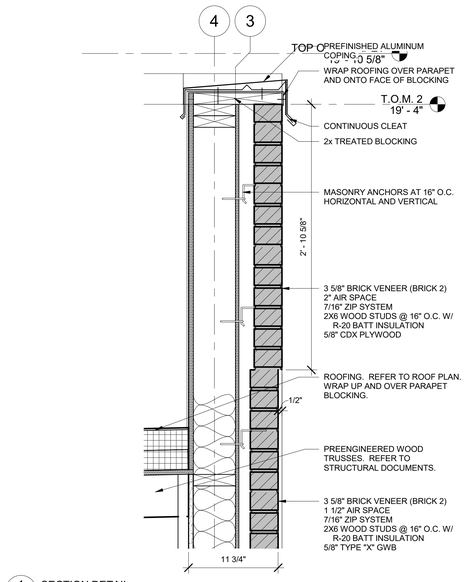
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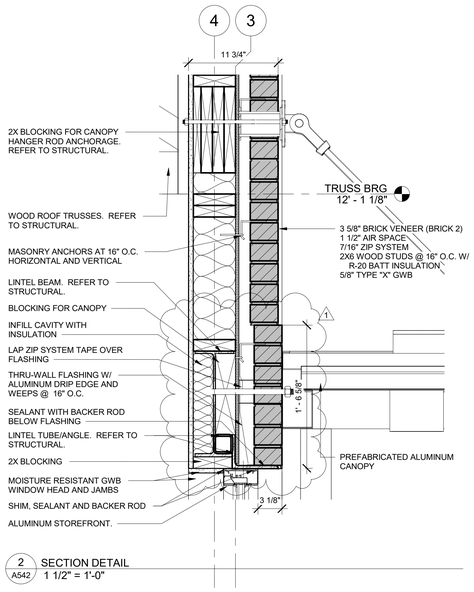
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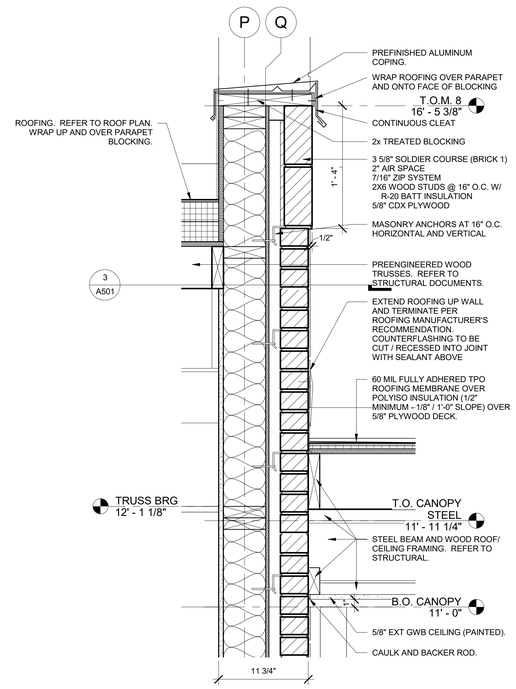
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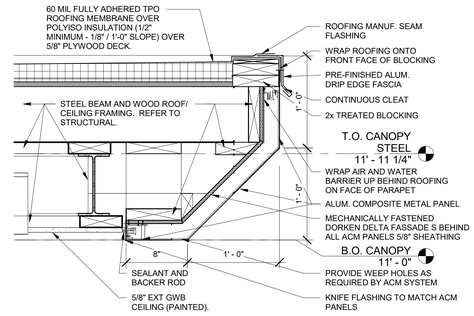
1 A542 SECTION DETAIL
1 1/2" = 1'-0"



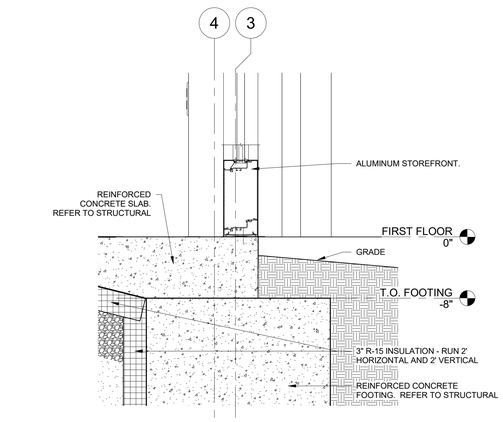
2 A542 SECTION DETAIL
1 1/2" = 1'-0"



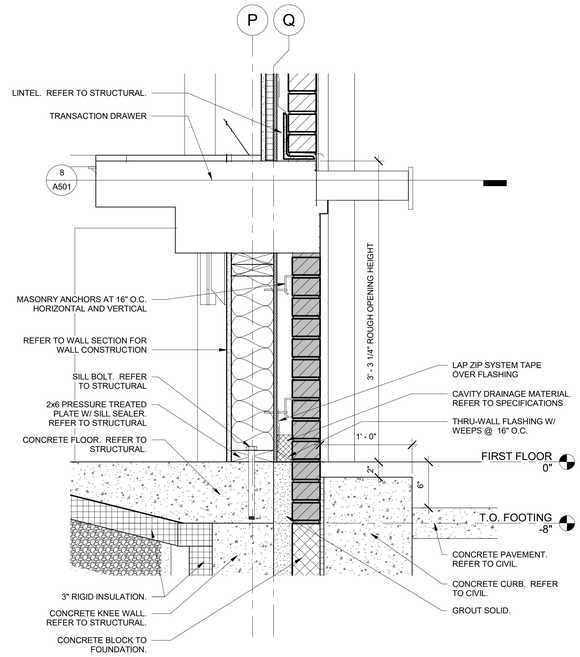
4 A542 SECTION DETAIL
1 1/2" = 1'-0"



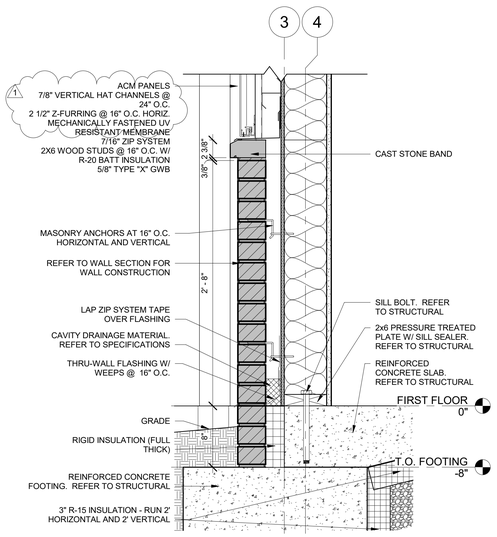
5 A542 SECTION DETAIL
1 1/2" = 1'-0"



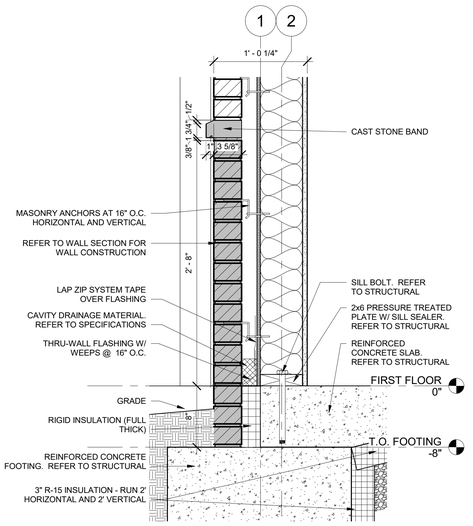
3 A542 SECTION DETAIL
1 1/2" = 1'-0"



6 A542 SECTION DETAIL
1 1/2" = 1'-0"



7 A542 SECTION DETAIL
1 1/2" = 1'-0"



8 A542 SECTION DETAIL
1 1/2" = 1'-0"

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SECTION DETAILS

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A542

DOOR SCHEDULE

DOOR NUMBER	DOOR TYPE	DOOR MATERIAL	DOOR WIDTH	DOOR QUANTITY	DOOR HEIGHT	DOOR THICKNESS	GLASS TYPE	FRAME TYPE	FRAME MATERIAL	FRAME HEAD	FRAME JAMB	FIRE RATING	DOOR HARDWARE	REMARKS
101	D3	ALUM	6' - 0"	2 - 3' - 0"	7' - 0"	1 3/4"	FG	F3	ALUM	--	--	--	06	
102	D1	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	HM	--	--	--	01	
103	D1	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	HM	--	--	--	01	
104	D2	ALUM	3' - 0"	SINGLE	7' - 0"	1 3/4"	FG	F2	ALUM	--	--	--	05	
105	--	STEEL	3' - 4"	SINGLE	7' - 0"	1 3/4"	--	--	STEEL	--	--	--	--	R1
106	D1	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	HM	--	--	--	02	
107	D1	HM	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F4	HM	--	--		03	R2
108	D1	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	HM	--	--	--	01	
109	D1	HM	3' - 6"	SINGLE	7' - 0"	1 3/4"	--	F4	HM	--	--		03	R2
110	D1	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	HM	--	--	--	04	
111	D1	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	HM	--	--	--	02	
112A	D5	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	HG	F1	HM	--	--		07	
112B	D1	HM	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F4	HM	--	--		08	R4
113	D1	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	HM	--	--	--	04	
114A	D2	ALUM	3' - 0"	SINGLE	7' - 0"	1 3/4"	FG	F5	ALUM	--	--	--	04	
114B	D2	ALUM	3' - 0"	SINGLE	7' - 0"	1 3/4"	FG	F5	ALUM	--	--	--	04	
114C	D1	STEEL	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	STEEL	--	--	--	04	
114D	D1	STEEL	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	STEEL	--	--	--	04	
114E	D4	METAL	6' - 0"	SINGLE	9' - 0"	1 1/2"	--	--	--	--	--	--	--	R3

DOOR SCHEDULE REMARKS

R1	40" WIDE STEEL VAULT DOOR PACKAGE WITH INTEGRAL HARDWARE. OWNER SUPPLIED, CONTRACTOR INSTALLED. DOOR TO HAVE A MAGNETIC LOCK WITH A PUSH TO EXIT BUTTON ON THE VAULT SIDE OF THE DOOR. DOOR TO ALLOW FREE EGRESS IN CASE OF EMERGENCY.
R2	OPERATION: DOOR TO BE NORMALLY CLOSED AND LOCKED. ENTRY VIA CARD ACCESS. DOOR TO ALWAYS ALLOW FREE EGRESS.
R3	OVERHEAD DOOR. REFER TO PROJECT SPECIFICATIONS.

DOOR SCHEDULE ABBREVIATIONS

ALUM	ALUMINUM	HM	HOLLOW METAL	VG	VISION GLASS
EX	EXISTING	PLAM	PLASTIC LAMINATE	WOOD	WOOD

DOOR SCHEDULE NOTES

1. REFER TO FLOOR PLAN FOR DOOR SWING DIRECTIONS.
2. EXIT DOORS: DURING BUSINESS HOURS EXIT DOORS SHALL BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY. HARDWARE FOR HANDICAPPED SHALL CONFORM TO LOCAL BUILDING CODES AND ANSI 4.13.10 AS RULES APPLY.
3. DOOR SIGNAGE (ALL INTERIOR DOORS) SHALL BE "ASI TACTILE PLAQUE SIGNS" OR EQUIVALENT. SIGNAGE SHALL BE 8"x8" WITH THE ROOM NAME AND NUMBER SHOWN. REFER TO THE ROOM FINISH SCHEDULE FOR ROOM NAMES AND NUMBERS. ROOM NUMBERS ARE TO BE COORDINATED WITH THE OWNER. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. MOUNTING HEIGHT SHALL BE 60" AFF TO THE CENTERLINE OF THE SIGN.
4. ALL LOCKS ARE TO BE KEYED TO THE OWNER'S REQUIREMENTS.
5. KICK PLATES SHALL BE STAINLESS STEEL 16 GAUGE WITH US26D FINISH. 10" HIGH AND 2" LESS THAN THE DOOR WIDTH.
6. ALL HOLLOW METAL DOORS AND FRAMES TO BE PRIMED AND PAINTED.
7. HOLLOW METAL DOOR FRAMES TO BE 16 GA. MINIMUM THICKNESS, FULL PROFILE WELDED, PRIMED FOR PAINTING.

HARDWARE GROUP NO. 01

QTY	DESCRIPTION	MODEL	FINISH	MANUF.
3 EA.	HINGE	BB1279 4-1/2X4-1/2	US26D	HAGER
1 EA.	PRIVACY LOCK (ADA LEVER)	3540 WTN	US26D	HAGER
1 EA.	CLOSER	5200 MLT FC (MOUNT ON PULL SIDE)	ALUM	HAGER
1 EA.	CONCAVE WALL STOP	236W	US32D	HAGER
3 EA.	SILENCERS	307D	GREY	HAGER

HARDWARE GROUP NO. 02

QTY	DESCRIPTION	MODEL	FINISH	MANUF.
3 EA.	HINGE	BB1279 4-1/2X4-1/2	US26D	HAGER
1 EA.	STOREROOM LOCK (ADA LEVER)	3580 WTN	US26D	HAGER
1 EA.	CONCAVE WALL STOP	236W	US32D	HAGER
3 EA.	SILENCERS	307D	GREY	HAGER

HARDWARE GROUP NO. 03

QTY	DESCRIPTION	MODEL	FINISH	MANUF.
3 EA.	HEAVY WEIGHT HINGE	BB1168 4-1/2X4-1/2 NRP	US26D	HAGER
1 EA.	EXIT DEVICE	4501 RIM 45NL WTN	US26D	HAGER
1 EA.	RIM CYLINDER	3901	US26D	HAGER
1 EA.	ELECTRIC STRIKE	9600 (FAIL SECURE)	630	HES
1 EA.	CLOSER	5200 MLT HD FC (MOUNT ON PUSH SIDE)	ALUM	HAGER
	WEATHERSTRIPPING	722	CHAR	HAGER
1 EA.	DOOR SWEEP	750S	ALUM	HAGER
1 EA.	THRESHOLD	412S	ALUM	HAGER
1 EA.	KICKPLATE	190S 10"X34"	US32D	HAGER
1 EA.	DOOR CONTACT	679-05HM	BLACK	SCH EL
1 EA.	MOTION SENSOR	SCAN II	BLACK	SCH EL

NOTE: CARD ACCESS SYSTEM INCLUDING READER, POWER SUPPLY WIRING AND CONNECTIONS BY SECURITY VENDOR.

HARDWARE GROUP NO. 04

QTY	DESCRIPTION	MODEL	FINISH	MANUF.
3 EA.	HEAVY WEIGHT HINGE	BB1168 4-1/2X4-1/2 NRP	US26D	HAGER
1 EA.	STOREROOM LOCK (ADA LEVER)	3580 WTN	US26D	HAGER
1 EA.	ELECTRIC STRIKE	1006CS (FAIL SECURE)	630	HES
1 EA.	DOOR CONTACT	679-05HM	BLACK	SCH EL
1 EA.	POWER SUPPLY	2900 SERIES		HAGER
1 EA.	MAGENTIC LOCK	2941	ALUM	HAGER
1 EA.	CLOSER (DOOR 114C & 114D ONLY)	5200 MLT HD FC (MOUNT ON PUSH SIDE)	ALUM	HAGER
1 EA.	CLOSER (DOORS 110, 113 & 114A ONLY)	5200 MLT HD FC (MOUNT ON PULL SIDE)	ALUM	HAGER
	GASKETING	726	CHAR	HAGER
1 EA.	KICKPLATE	190S 10"X34"	US32D	HAGER
1 EA.	DOOR CONTACT	679-05HM	BLACK	SCH EL
1 EA.	MOTION SENSOR	SCAN II	BLACK	SCH EL

NOTE: CARD ACCESS SYSTEM INCLUDING READER, POWER SUPPLY WIRING AND CONNECTIONS BY SECURITY VENDOR.

HARDWARE GROUP NO. 05

QTY	DESCRIPTION			
1 SET	OFFSET PIVOTS WITH INTERMEDIATE OFFSET PIVOT (ALUM. MANUFACTURER'S STANDARD)			
1 EA.	PANIC DEVICE	4601 RIM 36" 46NL WTN	US26D	HAGER
1 EA.	CYLINDER	3901	US26D	HAGER
1 EA.	ELECTRIC STRIKE	9600 (FAIL SECURE)	630	HES
1 EA.	DOOR CONTACT	679-05HM	BLACK	SCH EL
1 EA.	POWER SUPPLY	2900 SERIES		HAGER
1 EA.	CLOSER W/ STOP ARM	5200 MLT HDCS FC (MOUNT ON PUSH SIDE)	ALUM	HAGER
1 EA.	THRESHOLD	412S	ALUM	HAGER
1 EA.	SWEEP (ALUM. MANUFACTURER'S STANDARD)			
	WEATHERSTRIPPING (ALUM. MANUFACTURER'S STANDARD)			

NOTE: CARD ACCESS SYSTEM INCLUDING READER, POWER SUPPLY WIRING AND CONNECTIONS BY SECURITY VENDOR.

HARDWARE GROUP NO. 06

QTY	DESCRIPTION			
2 SETS	OFFSET PIVOTS WITH INTERMEDIATE OFFSET PIVOT (ALUM. MANUFACTURER'S STANDARD)			
1 EA.	PANIC DEVICE	4601 CVR 36" 46DT WTN	US26D	HAGER
1 EA.	PANIC DEVICE	4601 CVR 36" MLR 46NL WTN	US26D	HAGER
1 EA.	CYLINDER	3901	US26D	HAGER
1 EA.	DOOR CONTACT	679-05HM	BLACK	SCH EL
1 EA.	POWER SUPPLY	2900 SERIES		HAGER
2 EA.	CLOSER W/ STOP ARM	5200 MLT HDCS FC (MOUNT ON PUSH SIDE)	ALUM	HAGER
1 EA.	THRESHOLD	412S	ALUM	HAGER
2 EA.	SWEEP (ALUM. MANUFACTURER'S STANDARD)			
	WEATHERSTRIPPING (ALUM. MANUFACTURER'S STANDARD)			
2 EA.	TOP AND BOTTOM STRIKES (INCLUDED WITH PANIC DEVICE)			

NOTE: CARD ACCESS SYSTEM INCLUDING READER, POWER SUPPLY WIRING AND CONNECTIONS BY SECURITY VENDOR.

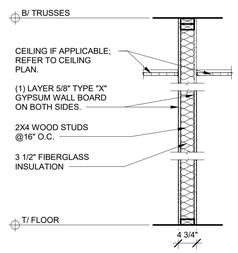
HARDWARE GROUP NO. 07

QTY	DESCRIPTION	MODEL	FINISH	MANUF.
3 EA.	HEAVY WEIGHT HINGE	BB1168 4-1/2X4-1/2 NRP	US26D	HAGER
1 EA.	EXIT DEVICE	4501 RIM OBDE 45BE WTN	US26D	HAGER
1 EA.	POWER SUPPLY	2900 SERIES		HAGER
1 EA.	MAGENTIC LOCK	2941	ALUM	HAGER
1 EA.	ELECTRIC STRIKE	9600 (FAIL SECURE)	630	HES
1 EA.	CLOSER	5200 MLT HD FC (MOUNT ON PUSH SIDE)	ALUM	HAGER
1 EA.	DOOR CONTACT	679-05HM	BLACK	SCH EL
1 EA.	MOTION SENSOR	SCAN II	BLACK	SCH EL

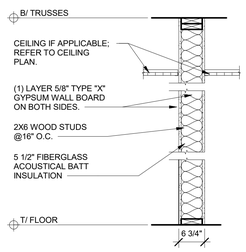
NOTE: CARD ACCESS SYSTEM (BOTH SIDES OF DOOR) INCLUDING READER, POWER SUPPLY WIRING AND CONNECTIONS BY SECURITY VENDOR. DOOR MUST ALLOW FREE EGRESS TO CORR. 109

HARDWARE GROUP NO. 08

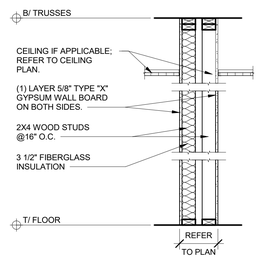
QTY	DESCRIPTION	MODEL	FINISH	MANUF.
3 EA.	HEAVY WEIGHT HINGE	BB1168 4-1/2X4-1/2 NRP	US26D	HAGER
1 EA.	EXIT DEVICE	4501 RIM OBDE (NO EXT. TRIM)	US26D	HAGER
1 EA.	CLOSER	5200 MLT HD FC (MOUNT ON PUSH SIDE)	ALUM	HAGER
	WEATHERSTRIPPING	722	CHAR	HAGER
1 EA.	DOOR SWEEP	750S	ALUM	HAGER
1 EA.	THRESHOLD	412S	ALUM	HAGER
1 EA.	KICKPLATE	190S 10"X34"	US32D	HAGER
1 EA.	DOOR CONTACT	679-05HM	BLACK	SCH EL
1 EA.	MOTION SENSOR	SCAN II	BLACK	SCH EL



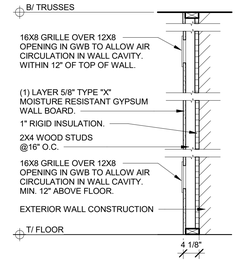
1 A601 PARTITION TYPE "P1"
3/4" = 1'-0"



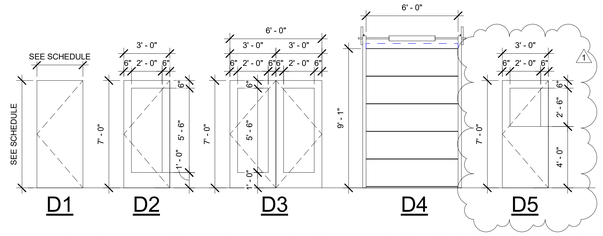
2 A601 PARTITION TYPE "P2"
3/4" = 1'-0"



3 A601 PARTITION TYPE "P3"
3/4" = 1'-0"

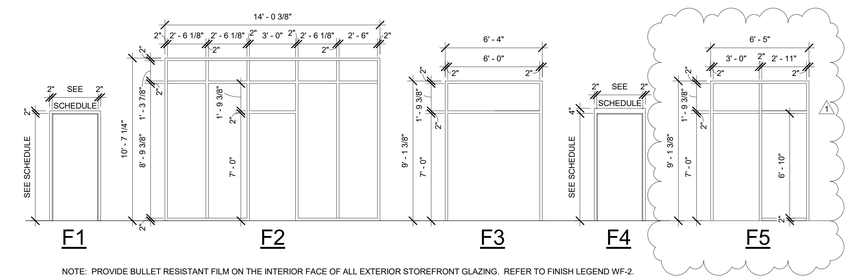


4 A601 PARTITION TYPE "P4"
3/4" = 1'-0"



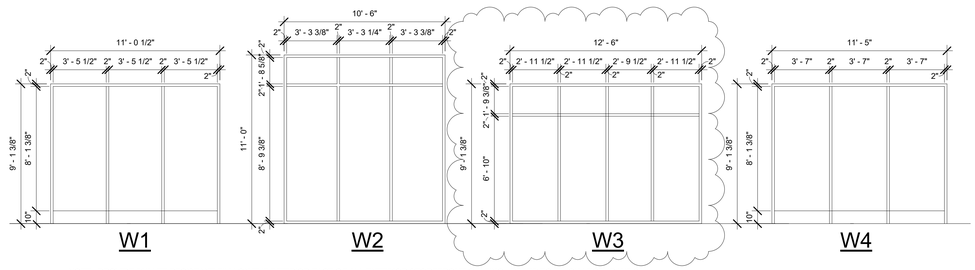
NOTE: PROVIDE BULLET RESISTANT FILM ON THE INTERIOR FACE OF ALL EXTERIOR STOREFRONT GLAZING. REFER TO FINISH LEGEND WF-2.
NOTE: PROVIDE DECORATIVE FILM ON THE EXTERIOR FACE OF ALL EXTERIOR STOREFRONT GLAZING. REFER TO FINISH LEGEND WF-1.

DOOR TYPES
1/4" = 1'-0"



NOTE: PROVIDE BULLET RESISTANT FILM ON THE INTERIOR FACE OF ALL EXTERIOR STOREFRONT GLAZING. REFER TO FINISH LEGEND WF-2.
NOTE: PROVIDE DECORATIVE FILM ON THE EXTERIOR FACE OF ALL EXTERIOR STOREFRONT GLAZING. REFER TO FINISH LEGEND WF-1.

DOOR FRAME TYPES
1/4" = 1'-0"



NOTE: PROVIDE BULLET RESISTANT FILM ON THE INTERIOR FACE OF ALL EXTERIOR STOREFRONT GLAZING. REFER TO FINISH LEGEND WF-2.
NOTE: PROVIDE DECORATIVE FILM ON THE EXTERIOR FACE OF ALL EXTERIOR STOREFRONT GLAZING. REFER TO FINISH LEGEND WF-1.

WINDOW TYPES
1/4" = 1'-0"

NOTE: TEMPERED GLASS AS REQUIRED BY CODE.

EXTERIOR OPAQUE SWINGING DOOR U-FACTOR TO BE 0.37 MAX.

EXTERIOR OPAQUE NON-SWINGING DOOR U-FACTOR TO BE 0.31 MAX.

EXTERIOR ENTRANCE DOOR U-FACTOR TO BE 0.63 MAX.

OPERABLE FENESTRATION U-FACTOR TO BE 0.45 MAX.

FIXED FENESTRATION U-FACTOR TO BE 0.36 MAX.

EXTERIOR FIXED FENESTRATION SHGC TO BE 0.36 MAX.

EXTERIOR GLAZING TO BE 1" INSULATED PER THE PROJECT SPECIFICATIONS.

INTERIOR GLAZING TO BE 1/4" (TELPERED AS REQUIRED BY CODE).

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Revisions:

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SCHEDULES

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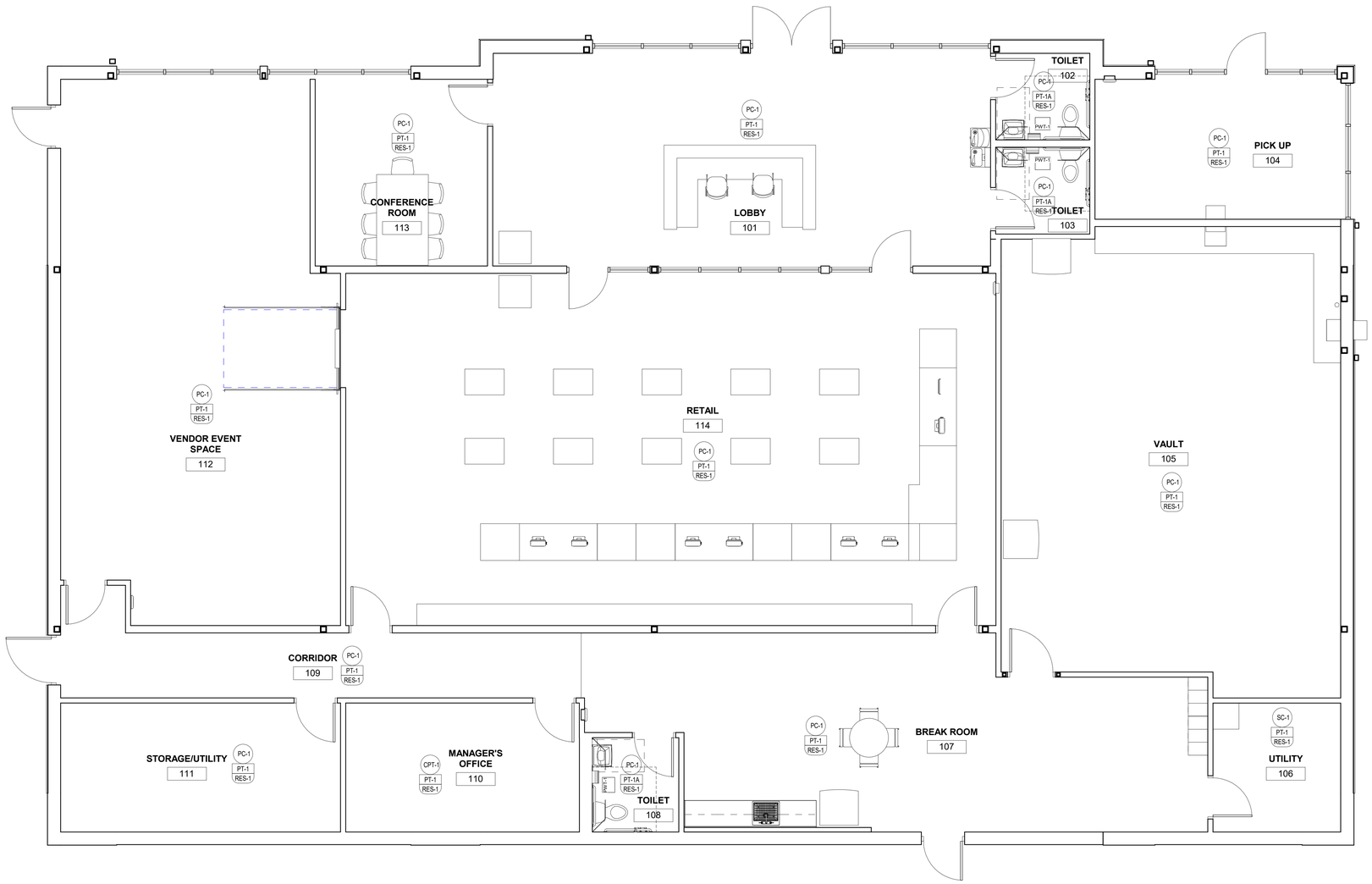
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FINISH LEGEND

Symbol		Specification Section	Manufacturer	Series/Pattern	Color	Remarks
Acoustical Panel Ceiling						
APC-1	Acoustical Panel Ceiling	095113	Armstrong	Ultima, Suprafine9/16" Exposed Tee	White	24"x24" panels; white fine texture; grid: Blizzard
Carpet Tile						
CPT-1	Carpet Tile	096813	Shaw Contract	Tempt Tile - 51019	To be selected.	24"x24", monolithic area rug installation
Ceramic Tile						
CT-1	Ceramic Tile	093013	Daltile	Artigiano	To be selected.	3"x12" monolithic installation
Existing						
E.	Existing					
High Pressure Laminate						
HPL-1	High Pressure Laminate	064023	Wilsonart	Standard Laminate - Fine Velvet Finish	To be selected.	Use matching 3mm edge banding
HPL-2	High Pressure Laminate	064023	Wilsonart	Traceless	To be selected.	Use matching 3mm edge banding
HPL-3	High Pressure Laminate	064023	Wilsonart	HD Laminate	To be selected.	Use matching 3mm edge banding, align texture pattern
Paint						
HPT-1	Paint	099123	Sherwin Williams	High Performance Coating	To be selected.	Exposed structure and all hollow metal doors and window frames
HPT-2	Paint	099123	Sherwin Williams	High Performance Coating	To be selected.	Hollow metal doors and window frames
PT-1	Paint	099123	Sherwin Williams	Eggshell Finish	To be selected.	Field paint
PT-1E	Paint	099123	Sherwin Williams	Epoxy Finish	To be selected.	Field paint at restrooms and kitchenette
PT-2	Paint	099123	Sherwin Williams	Eggshell Finish	To be selected.	Accent paint
PT-3	Paint	099123	Sherwin Williams	Eggshell Finish	To be selected.	Accent paint
Polished Concrete						
PC-1	Polished Concrete	033543			To be selected.	Public spaces
Porcelain Wall Tile						
PWT-1	Porcelain Wall Tile	093013	Tile Shop	Penny Round	To be selected.	12"x12"
PWT-2	Porcelain Wall Tile	093013	Tile Shop	Penny Round	To be selected.	12"x12"
Resilient Base						
RES-1	Resilient Base	096513	Roppe	700 Series	To be selected.	4" tall
RES-2	Resilient Base	096513	Roppe	700 Series	To be selected.	4" tall
Sealed Concrete						
SC-1	Sealed Concrete	033901				back of house spaces
Solid Surface						
SS-1	Solid Surface	064023	Ripple Glass	Recycled Surfaces	To be selected.	1/2" thick, matte finish, straight edges
Transition Strip						
TRS-1	Transition Strip	096513	Roppe	#43 Edge Guard Transition	To be selected.	
Window Film						
WF-1	Window Film	088700	3M Fasara Glass Finishes	Mat Crystal 2	To be selected.	Film to be applied to the exterior face of all storefront glazing.
WF-2	Window Film	088700	3M Safety and Security Window Film	S70x	To be selected.	Film to be applied to the interior face of all storefront glazing.
Wood Door						
WD-1	Wood Door	081416		White Oak - Rift cut	To be selected.	

1



1 A961 FINISH PLAN
1/4" = 1'-0"

FINISH PLAN GENERAL NOTES

1	REFER TO FINISH PLAN FOR EXTENT AND TYPE OF FLOOR AND WALL FINISHES.
2	REFER TO REFLECTED CEILING PLAN FOR EXTENT OF CEILING TYPES.
3	REFER TO INTERIOR ELEVATIONS FOR EXTENT AND TYPE OF MILLWORK FINISHES.
4	WHERE FLOOR FINISHES CHANGE AT CASED OPENINGS, THE FINISH CHANGE SHALL OCCUR AT THE CENTERLINE OF THE CASED OPENING. WHERE FLOOR FINISHES CHANGE AT DOORWAYS, THE FINISH CHANGE SHALL OCCUR AT THE CENTERLINE OF THE DOOR IN THE CLOSED POSITION.
5	FLOOR TRANSITIONS BETWEEN MATERIALS SHOULD BE FLUSH. FEATHER SUBFLOOR TO MAKE FLUSH TRANSITION AS REQUIRED..
6	ALL HOLLOW METAL DOORS AND FRAMES TO BE PAINTED.

KEYED NOTES - FINISH PLAN

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Revisions:

No:	Date:	Description:
1	2025-11-17	ADD. NO. 1

Sheet Info:

ROOM FINISH PLAN AND LEGEND

Drawn By:	Author
Checked By:	Checker
Commission:	025-2130
Date:	2025-11-07

A961

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PLUMBING FIXTURE SCHEDULE

ABBREV.	DESCRIPTION	FIXTURE		WATER SUPPLY			APPURTENANCES			P-TRAP	CARRIER	CONNECTIONS				ADA MOUNTED	REMARKS
		MANUFACTURER	MODEL	MANUFACTURER	MODEL	SUPPLY	MANUFACTURER	MODEL	TYPE			WASTE	VENT	CW	HW		
EWC-1	ELECTRIC WATER COOLER	ELKAY	LZSTL8WSSK	--	--	--	--	--	--	1-1/2"	YES	2"	2"	1/2"	--	YES	
IMB-1	ICE MAKER BOX	SIOUX CHIEF	696-G1010MF	--	--	--	--	--	--	--	--	--	--	1/2"	--	--	
L-1	LAVATORY	KOHLER	K-2084-N	CHICAGO FAUCETS	EQ-A11A-13ABCP	LOOSE KEY SUPPLY STOPS	--	--	--	1-1/2"	YES	2"	2"	1/2"	1/2"	YES	
MS-1	MOP SINK	FIAT	TSB100-MSG	CHICAGO FAUCETS	897-RCF	--	--	--	--	3"	--	3"	2"	3/4"	3/4"	--	
RH-1	ROOF HYDRANT	WOODFORD	SRH-MS	--	--	--	--	--	--	--	--	--	--	3/4"	--	--	
SK-1	SINK - SINGLE	ELKAY	ECTSRAD25226TBG	CHICAGO FAUCETS	434-ABCP	LOOSE KEY SUPPLY STOPS	--	--	--	1-1/2"	--	2"	2"	1/2"	1/2"	YES	
WC-1	WATER CLOSET - FLOOR MOUNT	KOHLER	K-96053	SLOAN	G2 8111-1.6	FLUSH VALVE	CHURCH	2155SSCT	SEAT	INTEGRAL	--	4"	2"	1-1/2"	--	YES	
WH-1	WALL HYDRANT	WOODFORD	B67	--	--	--	--	--	--	--	--	--	--	3/4"	--	--	

1

DRAIN SCHEDULE

ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	SHAPE	STRAINER SIZE	STRAINER MATERIAL	REMARKS
FD-1	FLOOR DRAIN	ZURN	Z415-BZ1-P	ROUND	5"	STAINLESS STEEL	
FS-1	FLOOR SINK	ZURN	Z1900-P-2	SQUARE	9"	A.R.E. COATING	
RD-1	ROOF DRAIN - PRIMARY	ZURN	Z100	ROUND	15"	POLY DOME	
RD-2	ROOF DRAIN - OVERFLOW	ZURN	Z100-W2	ROUND	15"	POLY DOME	

BACKFLOW PREVENTER SCHEDULE

ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	SERVING	SIZE	DESIGN FLOW (GPM)	PRESSURE LOSS (PSI) @ DESIGN FLOW	REMARKS
BFP-1	BACKFLOW PREVENTER	WATTS	LF009	DOMESTIC WATER	1-1/2"	30	14.5	

ELECTRIC WATER HEATER SCHEDULE

ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	STORAGE CAPACITY (GAL)	MAX. KW INPUT	STANDARD KW INPUT	RECOVERY @ 100°F RISE (GPH)	ELEC. V/PH	REMARKS
EWH-1	ELECTRIC WATER HEATER	A.O. SMITH	DEL-20	20	2.5	2.5	10	208/1	

EXPANSION TANK SCHEDULE

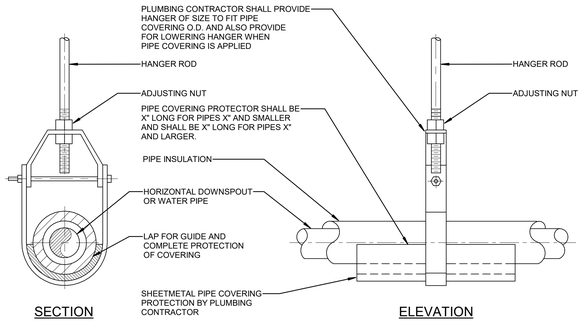
ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	VOLUME (GAL)	ACCEPTANCE (GAL)	PRESSURE RECHARGE (PSI)	REMARKS
ET-1	EXPANSION TANK	AMTROL	ST-5	2.0	0.9	50	

THERMOSTATIC MIXING VALVE SCHEDULE

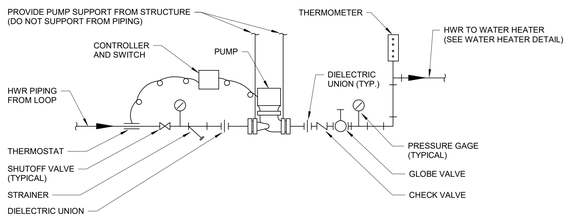
ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	FLOW (GPM) @ 10 PSI PRESSURE DROP	OUTLET TEMPERATURE (°F)	REMARKS
TMV-1	THERMOSTATIC MIXING VALVE	MGI CONTROLS	MV17-1	7.0	125	

PUMP SCHEDULE

ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	FLOW (GPM)	TOTAL DISCHARGE HEAD (TDH)	ELEC. V/PH	REMARKS
CP-1	CIRCULATING PUMP	BELL & GOSSETT	E3-4VI/BSPYZ	1.0	4.5	120/1	

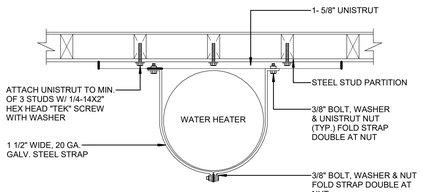


5 P500 INSULATED PIPE HANGER DETAIL
NO SCALE



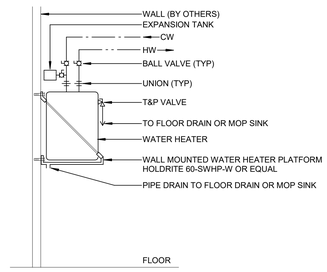
NOTE: FOR PUMP SELECTION SEE SCHEDULE

4 P500 SIMPLEX HOT WATER WATER RECIRCULATING PUMP DETAIL
NO SCALE



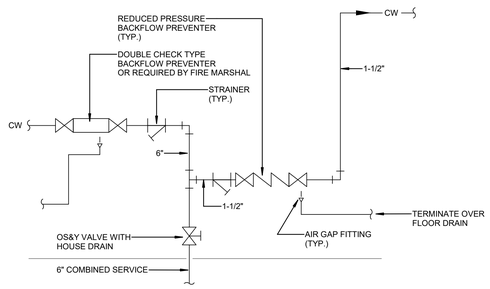
NOTE:
PROVIDE ONE STRAP ASSEMBLY (AS SHOWN ABOVE) 6" DOWN FROM TOP OF HEATER AND A SECOND STRAP ASSEMBLY 6" ABOVE BOTTOM OF HEATER.

3 P500 WATER HEATER SEISMIC BRACING DETAIL
NO SCALE



NOTES:
1. PIPING CONFIGURATION SHALL BE CONFIRMED WITH MANUFACTURER PRIOR TO INSTALLATION
2. PROVIDE INSTALLATION OF ALL COMPONENTS PER MANUFACTURERS WRITTEN INSTRUCTIONS, COMPLETE AND READY FOR START-UP BY FACTORY REPRESENTATIVE.

2 P500 WATER HEATER ON PLATFORM
NO SCALE



NOTE:
P.C. SHALL FURNISH & INSTALL UNISTRUT SUPPORTS AS REQUIRED TO SECURE BACKFLOW PREVENTER TO WALL & FLOOR.

1 P500 COMBINATION BACKFLOW PREVENTER DETAIL
NO SCALE

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STATE OF MISSOURI
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Wentzville, MO

Revisions:

No:	Date:	Description:
1	11-17-2025	Addendum #1

Sheet Info:

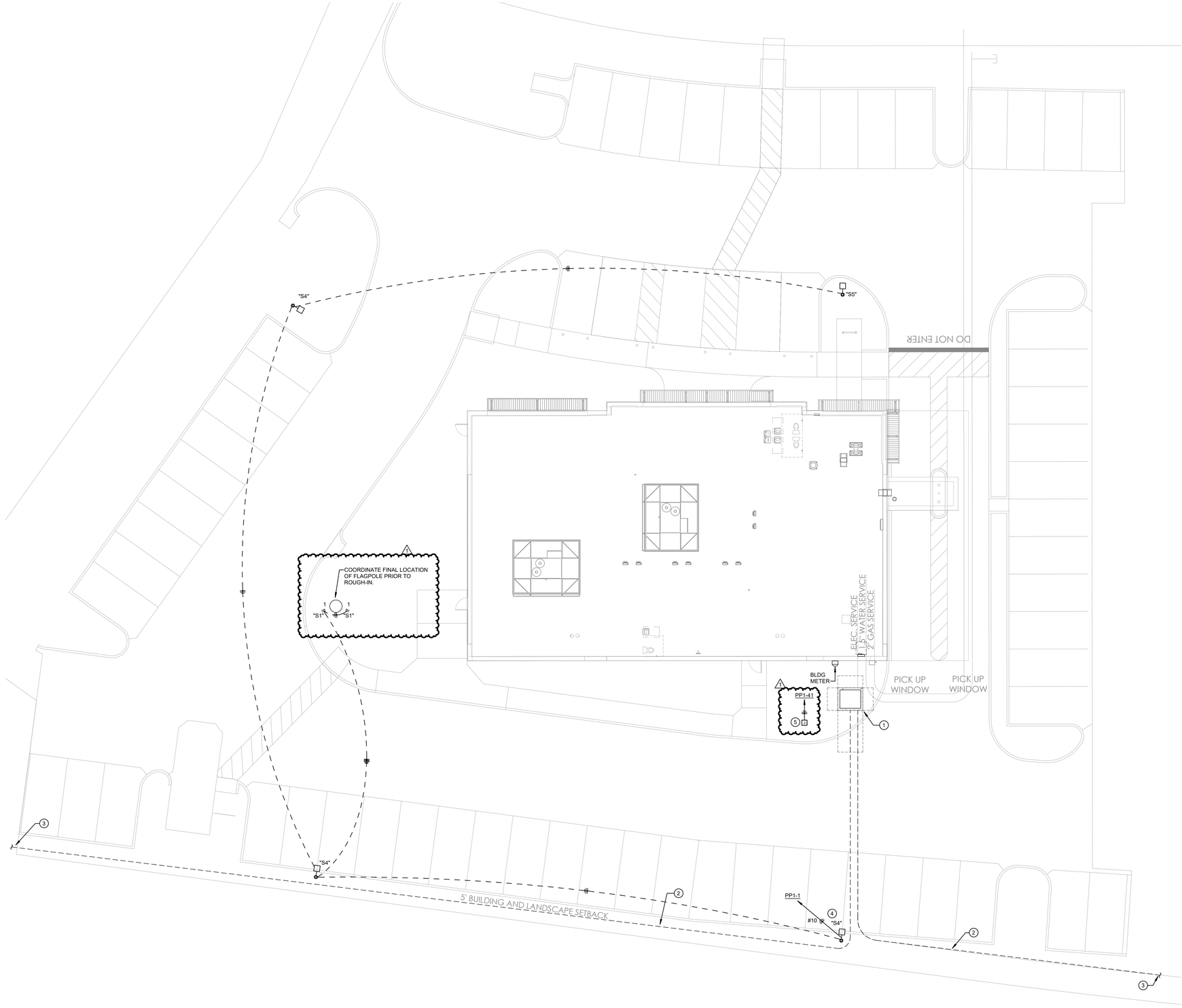
PLUMBING DETAILS & SCHEDULES

Drawn By:	ENGENUITY
Checked By:	MAE
Commission:	025-2130
Date:	2025-11-07

P500

KEYED NOTES

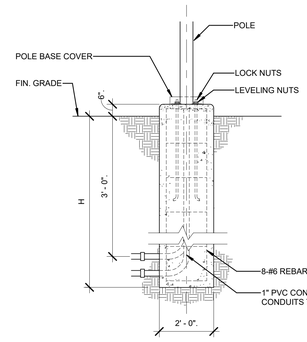
1. INSTALL TRANSFORMER PAD PER AMEREN UE STANDARDS.
2. PROVIDE (1) 4"C FOR PRIMARY POWER TO PROPERTY LINE.
3. CONNECT 4" C PRIMARY CONDUIT TO STUBS ON EITHER SIDE OF PROPERTY LINE TO COMPLETE THE LOOP SYSTEM. COORDINATE WITH AMEREN.
4. ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR.
5. PROVIDE POWER FOR MENU BOARD. COORDINATE EXACT LOCATION PRIOR TO ROUGH-IN.



1 E100 SITE PLAN - ELECTRICAL

SCALE: 1" = 10'-0"

POLE HEIGHT (FT.)	FOUNDATION BURIAL DEPTH "H" (FT.)	REINFORCING ROD LENGTH (FT.)
20	7	6.5



2 E100 LIGHTING POLE FOUNDATION DETAIL

NO SCALE

GENERAL NOTES:

TOP OF CONCRETE FOUNDATION SHALL BE TROWELLED SMOOTH AND LEVEL.

CONCRETE SHALL BE 3000 P.S.I. @ 28 DAYS. CONCRETE SHALL BE VIBRATED.

VERIFY OPENING SIZE IN POLE BASE PLATE PRIOR TO SETTING CONDUIT SLEEVES.

EXTEND CONDUITS 12" ABOVE TOP OF FORM. TERMINATE CONDUITS WITH INSULATED THROAT BUSHINGS.

POLE: STRAIGHT, SQUARE SHAFT, FABRICATED FROM HIGH TENSILE CARBON STEEL. POLE SHAFT SHALL BE ONE PIECE. ROLLED & FLATTENED INTO SHAPE WITH VERTICAL WELDED SEAM. POLE BASE SHALL BE OF SIMILAR MATERIAL, WELDED TO SHAFT. POLE TOP SHALL BE FLAT STEEL STOCK, PERMANENTLY SECURED TO SHAFT & SEALED WEATHERTIGHT. POLE SHALL BE PROVIDED WITH HANDHOLE & COVER, 18" ABOVE BASE. POLES SHALL BE PROVIDED WITH ALL ANCHOR BOLTS, NUTS, WASHERS, INSTALLATION TEMPLATES, ETC., REQ'D FOR INSTALLATION. POLE FINISH SHALL BE POLYESTER POWDER COAT, ELECTROSTATICALLY APPLIED OVER CORROSION RESISTANT UNDERCOAT, COLOR AS SELECTED BY ARCHITECT.

SUGGESTED MANUFACTURERS:
UNITED LIGHTING STANDARDS INC.
US POLE CO. INC.
VALMONT INDUSTRIES
OR EQUAL

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No:	Date:	Description:
1	2025-11-17	ADDENDUM 1

Sheet Info:

ELECTRICAL SITE PLAN

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Commission:	025-2130
Date:	11-07-2025

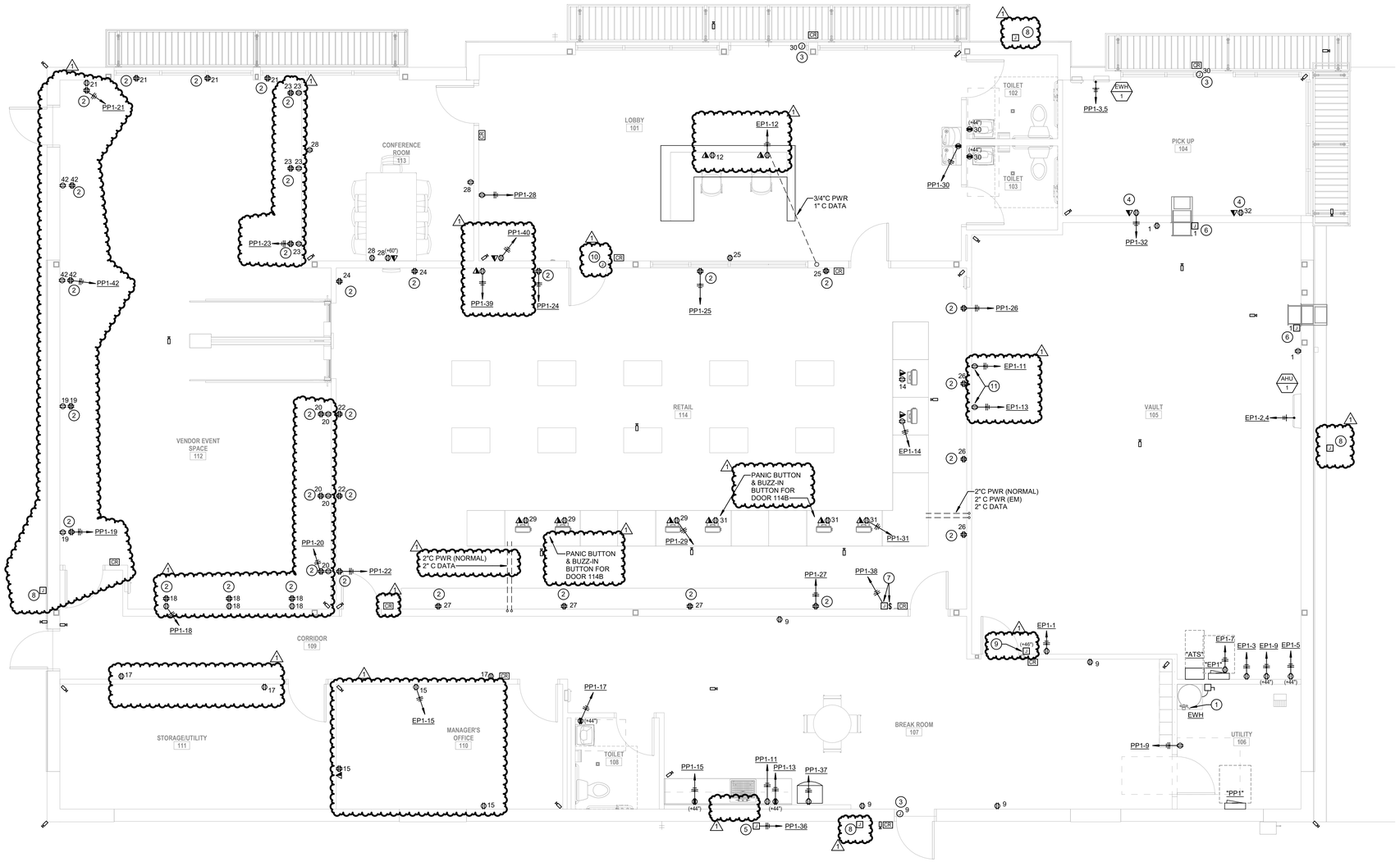
E100

GENERAL NOTES

A. PROVIDE POWER TO PNEUMATIC TUBE SYSTEM. COORDINATE WITH PURCHASED EQUIPMENT AND LOCATION. POWER FROM PANEL PP1.

(#) KEYED NOTES

1. PROVIDE POWER TO HOT WATER HEATER. IN ADDITION, PROVIDE 120V POWER FROM RECEPTALE CIRCUIT FOR CIRCULATING PUMP.
2. INSTALL QUAD RECEPTACLE HIGH ON WALL. FINAL LOCATION AND HEIGHT TO BE DETERMINED WITH OWNER AT TIME OF ROUGH-IN.
3. PROVIDE POWER CONNECTION TO DOOR POWER SUPPLY.
4. COORDINATE FINAL LOCATION OF POWER/DATA DEVICES RELATIVE OWNER COMPUTERS/FURNITURE IN THIS AREA.
5. PROVIDE POWER FOR LIT SIGNAGE. ROUTE CIRCUIT THROUGH LIGHTING CONTACTOR.
6. PROVIDE 120V TO TRANSACTION DRAWER. COORDINATE FINAL CONNECTION WITH PURCHASED EQUIPMENT.
7. PROVIDE DIODE LED TAPELIGHT BENEATH FLOATING SHELVES - 3 SHELVES, APPROX 38'-0" LONG EACH, 300LM/FT. PROVIDE IN S1 CUT-OFF CHANNEL, MOUNTED BENEATH SHELF. PROVIDE DIODE LED INTEGRATED DRIVER WITHIN LIGHT SWITCH.
8. STROBE TO BE INSTALLED AS PART OF SECURITY SYSTEM. PROVIDE SINGLE GANG ROUGH-IN BOX AT 8'-0" AFG WITH CONDUIT STUB TO INTERIOR OF BLDG (ABOVE ACT).
9. PROVIDE SINGLE BOX ROUGHIN AT HEIGHT INDICATED FOR DOOR ACCESS, PUSHBUTTON EXIT.
10. DOOR CONTROL. MAGLOCK TIED TO PUSH BUTTON AT FRONT DESK.
11. POWER FOR REFRIGERATORS. COORDINATE EXACT LOCATION WITH OWNER PRIOR TO ROUGH-IN.



FLOOR PLAN - POWER & SYSTEMS

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

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1	2025-11-17	ADDENDUM 1

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FLOOR PLAN

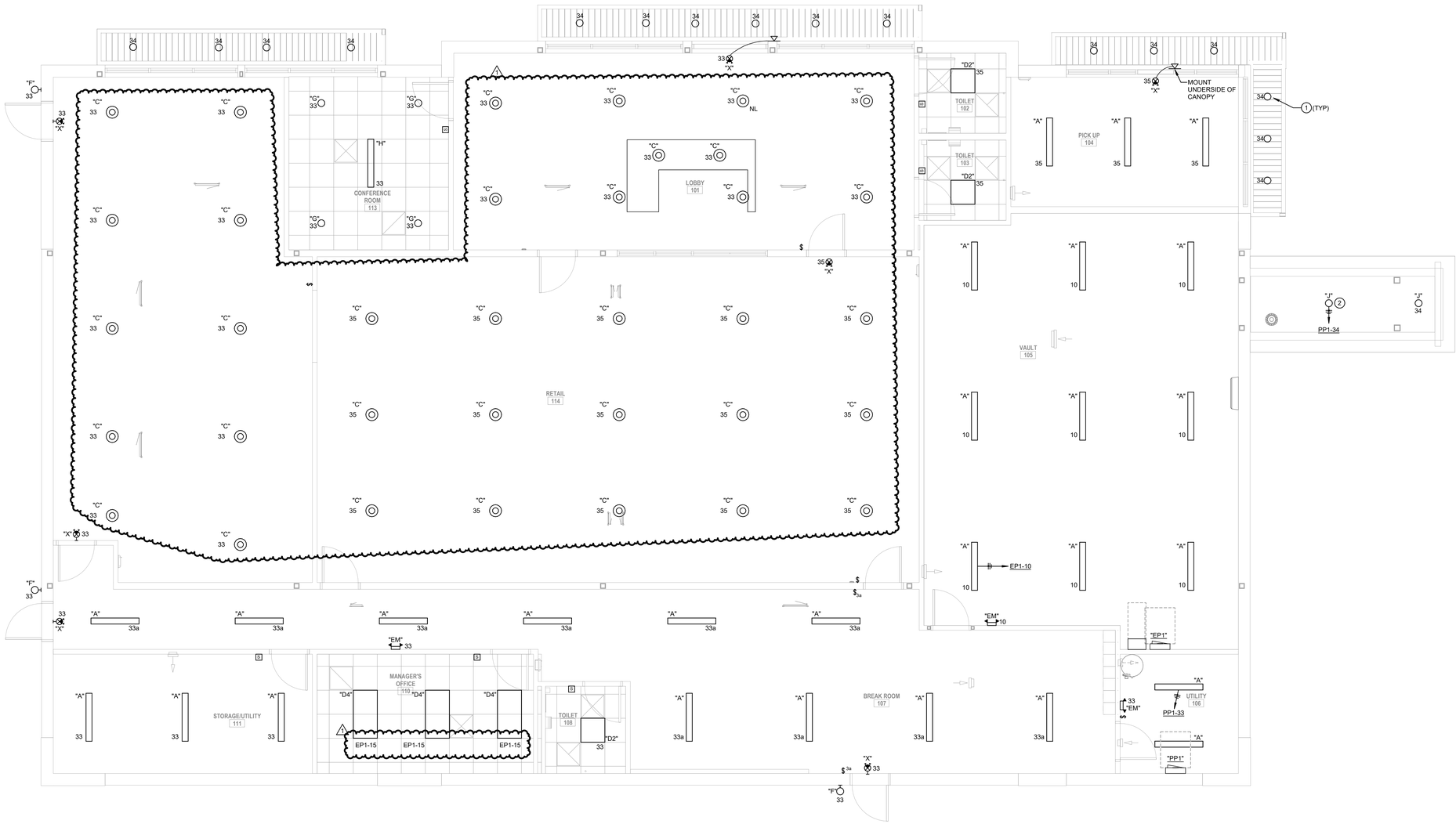
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Commission:	025-2130
Date:	11-07-2025

E201

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KEYED NOTES

1. LIGHTING FIXTURES IN CANOPY ARE PROVIDED BY THE CANOPY MANUFACTURER. INSTALL PER THEIR RECOMMENDATIONS. ALL CONDUIT SHALL BE ON TOP OF THE CANOPY. NO SURFACE CONDUIT EXPOSED BELOW IS ALLOWED.
2. ROUTE CIRCUIT THROUGH 4-POLE LIGHTING CONTACTOR WITH TIMECLOCK/PHOTOCELL.



CEILING PLAN - LIGHTING

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

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1	2025-11-17	ADDENDUM 1

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CEILING PLAN

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240/120V
1-PHASE, 3-WIRE + GROUND

BUS: **100 AMPS**
MAINS: **MCB**

PANEL NAME: **EP1**
FED FROM:
MOUNTING:

OPTIONS:

N	DESCRIPTION	ID	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	OCPD SIZE			OCPD SIZE	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	ID	DESCRIPTION	N
	VAULT RECEPTS	R	540			20/1	1	2	15/2		100		M	AHU-1	
	IT RACK	R		1,200		20/1	3	4	-			100	M	-	
	ACCESS CONTROL PANEL	R	500			20/1	5	6	15/2	1,248			M	CU-1	
	RECEPT BELOW PANEL	R		**180**		20/1	7	8	-		1,248		M	-	
	SOUNDBOX/AMP	R	**500**			20/1	9	10	20/1			360	L	VAULT LIGHTING	
	VAULT REFRIGERATOR	R		**900**		20/1	11	12	20/1			360	R	RECEPTION DESK OUTLETS	
	VAULT REFRIGERATOR	R	900			20/1	13	14	20/1	360			R	POS STATIONS	
	MANAGER OFFICE RECEPT/LTG	R		1,200		20/1	15	16	20/1		360		R	SPARE	
							17	18							
							19	20							
							21	22							
							23	24							

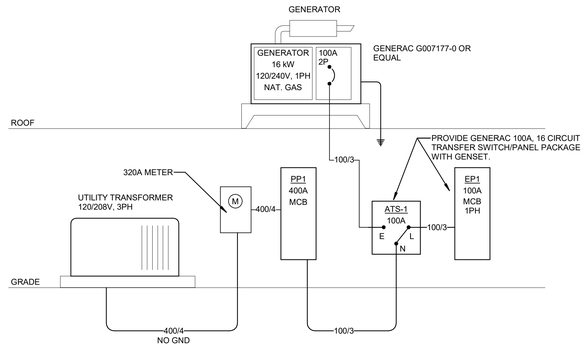
CONNECTED LOAD (Downstream Loads Included)

TOTAL PHASE "A" VA	4,526		
TOTAL PHASE "B" VA		5,188	
TOTAL PHASE "C" VA			0
TOTAL CONNECTED VA	9,714		
TOTAL CONNECTED AMPS	40		

NOTES:

LOAD SUMMARY WITH DOWNSTREAM LOADS INCLUDED

CATEGORY	CONNECTED	DEMAND	DESIGN VA	AMPS @ 240/120V
LIGHTING	378	125%	473	2
RECEPT	6,640	100%	6640	28
RECEPT	0	50%	0	0
MOTOR	2696	100%	2696	11
LRGST MTR	0	125%	0	0
MISC/GENERAL	0	100%	0	0
KITCHEN	0		0	0
ELEC HEAT	0	125%	0	0
USER DEFINED	0		0	0
USER DEFINED	0		0	0
USER DEFINED	0		0	0
TOTAL	**9714**		**9809**	**41**



AL FEEDERS:
100/3 = 3-#1, 1-#6G IN 1-1/2" C.
400/4 = (2) SETS 4-#250KCMIL, 1-#1G, 2-1/2"C.

4 E500 RISER DIAGRAM / ONE LINE DIAGRAM
NO SCALE

208Y/120V
3-PHASE, 4-WIRE + GROUND

BUS: **400 AMPS**
MAINS: **MCB**

PANEL NAME: **PP1**
FED FROM:
MOUNTING:

OPTIONS:

N	DESCRIPTION	ID	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	OCPD SIZE			OCPD SIZE	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	ID	DESCRIPTION	N
	SITE LIGHTING	L	472			20/1	1	2	70/3	6,840			M	RTU-1	
	EWH-1	E		1,500		25/2	3	4	-		6,840		M	-	
		E			1,500	-	5	6	-			6,840	M	-	
	EF-1 / ROOFTOP RECEPTS	M	1,176			20/1	7	8	50/3	5,160			M	RTU-2	
	BREAK RM RECEPTS	R		900		20/1	9	10	-		5,160		M	-	
	BREAK RM FRIDGE	R			500	20/1	11	12	-			5,160	M	-	
	BREAK RM CTR RECEPTS	R	1,200			20/1	13	14	100/2	2,500			G	ATS-1 (GENERATOR)	
	BREAK RM CTR RECEPTS	R		1,200		20/1	15	16	-		2,500		G	-	
	MANAGERS OFFICE RECEPTS	R			1,080	20/1	17	18	20/1			1,440	R	VENDOR RECEPTS / HALLWAY RECPT	
	VENDOR RECEPTS	R	1,440			20/1	19	20	20/1	1,440			R	VENDOR RECEPTS	
	VENDOR RECEPTS	R		1,440		20/1	21	22	20/1		1,080		R	RETAIL RECEPTS	
	VENDOR RECEPTS	R			1,080	20/1	23	24	20/1			1,080	R	RETAIL RECEPTS	
	RETAIL RECEPTS	R	900			20/1	25	26	20/1	1,440			R	RETAIL RECEPTS	
	RETAIL RECEPTS	R		1,440		20/1	27	28	20/1		900		R	CONF ROOM RECEPTS	
	POS COMPUTERS	R			720	20/1	29	30	20/1			720	R	RR / DF RECEPTS	
	POS COMPUTERS	R	720			20/1	31	32	20/1	360			R	PICK UP RECEPTS	
	LIGHTING - VENDOR/BREAK/CONF	L		1,452		20/1	33	34	20/1		300		L	EXTERIOR LIGHTING	
	LIGHTING - RETAIL / LOBBY	L			1,433	20/1	35	36	20/1			200	L	REAR SIGNAGE	
	RECEPTACLES	R	900			20/1	37	38	20/1	900			L	SHELF TAPE LIGHTING	
	ATM	R		900		20/1	39	40	20/1		360		R	ATM	
	MENU BOARD (EXTERIOR)	L			300	20/1	41	42	20/1			1,080	R	VAULT OUTLETS	
	SPARE					20/1	43	44	20/1					SPARE	
	SPARE					20/1	45	46	20/1					SPARE	
	SPARE					20/1	47	48	20/1					SPARE	
	SPARE					20/1	49	50	20/1					SPARE	
	SPARE					20/1	51	52	20/1					SPARE	
	SPARE					20/1	53	54	20/1					SPARE	
	SPARE					20/1	55	56	20/1					SPARE	
	SPARE					20/1	57	58	20/1					SPARE	
	SPARE					20/1	59	60	20/1					SPARE	

CONNECTED LOAD (Downstream Loads Included)

TOTAL PHASE "A" VA	25,448		
TOTAL PHASE "B" VA		26,512	
TOTAL PHASE "C" VA			23,133
TOTAL CONNECTED VA	75,093		
TOTAL CONNECTED AMPS	209		

NOTES:

LOAD SUMMARY WITH DOWNSTREAM LOADS INCLUDED

CATEGORY	CONNECTED	DEMAND	DESIGN VA	AMPS @ 208Y/120V
LIGHTING	3787	125%	4734	13
RECEPT	10,000	100%	10000	28
RECEPT	11080	50%	5540	15
MOTOR	37176	100%	37176	103
LRGST MTR	0	125%	0	0
MISC/GENERAL	5000	100%	5000	14
KITCHEN	0		0	0
ELEC HEAT	3000	125%	3750	10
USER DEFINED	0		0	0
USER DEFINED	0		0	0
USER DEFINED	0		0	0
TOTAL	**70043**		**66200**	**184**

LUMINAIRE SCHEDULE

TAG	MANUFACTURER	DESCRIPTION	INSTALLATION METHOD	LUMENS	VOLTAGE	WATTS	KELVIN	FEATURES/OPTIONS
A	HDPW	7SL-L4-SB-835-AE1416-PIR4-UNV	C/R	4000	UNIV	32	3500	
C	HALO	HCC6S-40-D010-MB-HM6C-3040-827-61WDC-BF	C/P	4000	UNV	50	2700	
D2	METALUX	22FP2235C	C/R	4300	UNV	39	3500	
D4	METALUX	24FP4735C	C/R	4500	UNV	42	3500	
EM	SURELITES	APEL	W/S	-	UNV	5	-	
F	MULE	MERU-LED-ACEM-IH	W/S	1600	UNV	32	4000	
G	HALO	HC6-15-D010-61-MD-C	C/R	1500	UNV	10	3500	
H		OWNER FURNISHED, CONTRACTOR INSTALLED	C/P					
J	HEW	VG1-L65-840-T5-SM	C/S	7000	UNV	69	4000	
S1	LUMARK	NFFLD-S-C15-D-UNV-33-XX-BK-7040	GRADE	5700	120	52	4000	
S4	LUMARK	PRVP-PA1C-740-U-T4W-HSS-FINISH	GRADE	7000	120	72	4000	20'-0" SSS POLE
S5	LUMARK	PRVP-PA1C-740-U-5WQ-FINISH	GRADE	9000	120	72	4000	20'-0" SSS POLE
X	MULE	AL-U-R-WW-REM	UNV	-	UNV	5	-	NOTE 1

ABBREVIATIONS:
UNV UNIVERSAL 120-277V
C/P CEILING PENDANT
C/R CEILING RECESSED
C/S CEILING SURFACE
W/S WALL SURFACE

ORDERING NOTES:
1 PROVIDE REMOTE LIGHTING HEAD FOR PICK UP AND MAIN ENTRY DOOR.
2
3

GENERAL NOTE:

A. MANUFACTURERS LISTED ABOVE ARE THE BASIS OF DESIGN. CONTRACTOR TO REVIEW THOROUGHLY ALL COMPONENTS OF LISTED FIXTURE AND PROVIDE EITHER THE BASIS OF DESIGN OR AN EQUAL MANUFACTURER FOR REVIEW. SUBMITTED EQUAL FIXTURES SHALL OCCUR DURING THE SHOP DRAWING PROCESS AND WILL NOT REQUIRE PRE-APPROVAL. ENGINEER RESERVES FINAL DETERMINATION RIGHTS OF "EQUAL" INTERPRETATION.

WIRING NOTES:

1. FOR WIRING OF AUXILIARY DEVICES, REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS OR CONTACT MANUFACTURER.

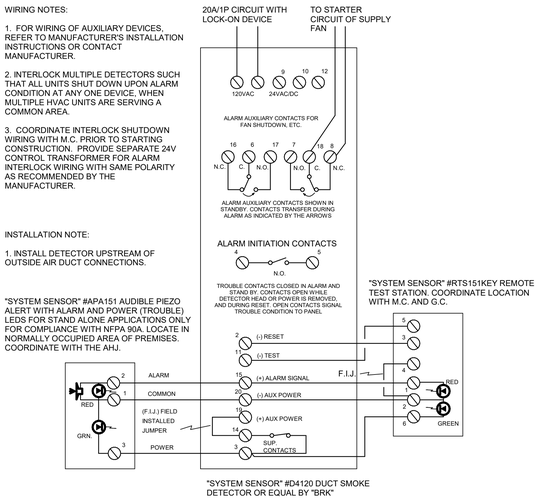
2. INTERLOCK MULTIPLE DETECTORS SUCH THAT ALL UNITS SHUT DOWN UPON ALARM CONDITION AT ANY ONE DEVICE, WHEN MULTIPLE HVAC UNITS ARE SERVING A COMMON AREA.

3. COORDINATE INTERLOCK SHUTDOWN WIRING WITH M.C. PRIOR TO STARTING CONSTRUCTION. PROVIDE SEPARATE 24V CONTROL TRANSFORMER FOR ALARM INTERLOCK WIRING WITH SAME POLARITY AS RECOMMENDED BY THE MANUFACTURER.

INSTALLATION NOTE:

1. INSTALL DETECTOR UPSTREAM OF OUTSIDE AIR DUCT CONNECTIONS.

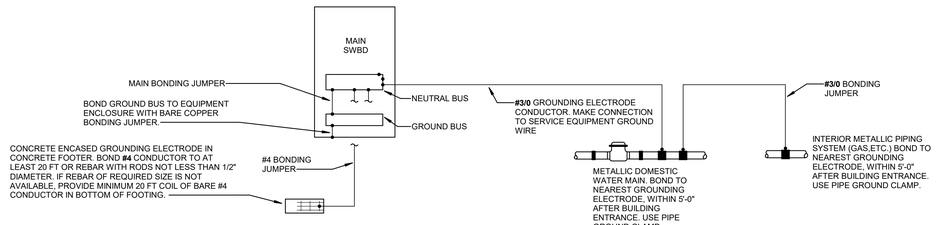
"SYSTEM SENSOR" #APA151 AUDIBLE PIEZO ALERT WITH ALARM AND POWER (TROUBLE) LEDS FOR STAND ALONE APPLICATIONS ONLY FOR COMPLIANCE WITH NFPA 90A. LOCATE IN NORMALLY OCCUPIED AREA OF PREMISES. COORDINATE WITH THE AHJ.



"SYSTEM SENSOR" #RTS151KEY REMOTE TEST STATION. COORDINATE LOCATION WITH M.C. AND G.C.

"SYSTEM SENSOR" #D4120 DUCT SMOKE DETECTOR OR EQUAL BY "BRK"

3 E500 RTU SHUTDOWN WIRING DIAGRAM
NO SCALE



GROUNDING AND BONDING NOTES

1. COMPLETE GROUNDING INSTALLATION SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. ALL CONDUCTORS ARE BARE STRANDED COPPER, UNLESS NOTED OTHERWISE.
3. ALL UNDERGROUND CONNECTIONS AND CONNECTIONS IN INACCESSIBLE LOCATIONS SHALL BE EXOTHERMIC WELD TYPE. UL LISTED MECHANICAL CONNECTORS CAN BE USED ABOVE GRADE IN ACCESSIBLE LOCATIONS, WHERE ALLOWABLE BY NEC.
4. PROVIDE SUPPLY-SIDE BONDING JUMPERS IN ALL SERVICE EQUIPMENT BETWEEN LINE SIDE CONDUIT GROUNDING BUSHINGS AND NEUTRAL/EQUIPMENT GROUND BUS. WIRE SIZE SHALL BE EQUIVALENT TO THE MAIN BONDING JUMPER AND SERVICE EQUIPMENT GROUND WIRE SIZE AS NOTED ON THE RISER DIAGRAM AND/OR ONE-LINE DIAGRAM.

2 E500 SERVICE ENTRANCE GROUNDING
NO SCALE

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STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:
1	2025-11-17	ADDENDUM 1

Sheet Info:

ELECTRICAL SCHEDULES, DETAILS & ONELINE

Drawn By:	ENGENUITY
Checked By:	MAE
Commission:	025-2130
Date:	11-07-2025

E500

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