A New Project For:

Vibe City Junction Dispensary

Lodora Drive

Wentzville, Missouri

- **LCS, LLC**
  Design/Builder
- **SE/Coady Architects, LLC**
  Architects
- **Premier Design Group**
  Civil Engineers
- **Engenuity**
  MEP Engineers
- **Crockett Engineering Consultants**
  Structural Engineers

PLAN REVIEW INFORMATION

CODE INFORMATION:

- 2021 ICC INTERNATIONAL BUILDING CODES W/ AMENDMENTS
- 2021 ICC INTERNATIONAL EXISTING BUILDING CODE WITH AMENDMENTS
- 2021 ICC INTERNATIONAL FIRE CODE W/ AMENDMENTS
- 2021 ICC INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
- 2021 ICC INTERNATIONAL PLUMBING CODE
- 2020 NFPA 70 NATIONAL ELECTRICAL CODE W/ AMENDMENTS
- 2021 ICC INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS
- 2010 ADA STANDARDS FOR ACCESSIBILITY DESIGN
- ICC A117.1
- 2012 NFPA 101

NAME OF PROJECT: VIBE CITY JUNCTION DISPENSARY
STREET ADDRESS: LODORA DRIVE, WENTZVILLE, MO 63385

1. TYPE OF PROJECT: DISPENSARY

2. HEIGHT / AREA (CHAPTER 5):

   USE GROUP: MERCANTILE

   TYPE OF CONSTRUCTION: 5B

   ALLOWABLE AREA (BUSINESS, 1 STORY, SPRINKLED): 9,000 SF

   ALLOWABLE HEIGHT (MERCHANTILE, NON-SPRINKLED): 1 STORY / 40 FT

   ACTUAL AREA: 6,114 SF

   ACTUAL HEIGHT: 1 STORY / 20'-0"

3. FIRE SUPPRESSION (CHAPTER 9):
   THROUGHOUT (OCCUPANCY REQUIREMENT): NO

4. INCIDENTAL ACCESSORY OCCUPANCIES (TABLE 509)

5. MIXED USE OPTIONS: N/A

6. TABLE 601 - FIRE RATINGS OF STRUCTURAL FRAME:
   STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS AND TRUSSES: 0 HR
   BEARING WALLS
   EXTERIOR: 0 HR
   INTERIOR: 0 HR
   NON-BEARING WALLS
   EXTERIOR: 0 HR
   INTERIOR: 0 HR
   FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR
   ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS: 0 HR
   SEE SECTION 704 FOR REQUIREMENTS FOR PROTECTION OF STRUCTURAL MEMBERS

7. TABLE 705.5 - FIRE RATING OF EXTERIOR WALLS BASED UPON SEPARATION DISTANCE:

	(<5')	(5'TO<10')	(10'TO<30')	(30' OR MORE)
LOAD BRG.	N/A	N/A	N/A	0 HR
NON-LOAD BRG.	N/A	N/A	N/A	0 HR

8. OTHER FIRE RESISTIVE ASSEMBLIES:
   FIRE WALLS: N/A
   FIRE BARRIERS (707): N/A
   SHAFT AND VERTICAL EXIT ENCLOSURES (707, 712 AND 713): N/A
   FIRE PARTITIONS (708): N/A
   SMOKE BARRIERS (709): N/A
   FLOOR AND ROOF ASSEMBLIES (711): SEE ITEM 6 ABOVE
   FIRE AREAS (903): N/A

9. OPENINGS, PENETRATIONS AND JOINTS:

   PENETRATIONS (714) BY METAL CONDUITS AND PIPE, PLASTIC PIPE, DUCTWORK:
   VERTICAL AND HORIZONTAL FIRE RESISTANCE RATED ASSEMBLIES (714.3 AND 714.4):
   SAME AS ASSEMBLY RATING
   NON-FIRE RESISTANCE RATED ASSEMBLIES (CONNECTING >2 STORIES) (714.5):
   N/A

   JOINTS (715) WHERE WALLS MEET WALLS, WALLS MEET FLOORS OR WALLS MEET ROOF ASSEMBLIES TESTED IN ACCORDANCE WITH UL 2079: SAME AS ASSEMBLY RATING.

OPENINGS (716)	ASSEMBLY TYPE	ASSEMBLY RATING	OPENING RATING
	DOORS AND SHUTTERS	1 HR	3/4 HR
GLAZING (716.6)	ASSEMBLY RATING N/A	MAXIMUM GLAZING SIZE N/A	

10. INTERIOR FINISHES (T803.13):

	SPRINKLERED	UNSPRINKLERED
VERTICAL EXITS AND EXIT PASSAGEWAYS	N/A	CLASS A
EXIT ACCESS CORRIDORS AND OTHER EXITWAYS	N/A	CLASS B
ROOMS/ENCLOSED SPACES	N/A	CLASS C

11. FIRE ALARM AND DETECTION SYSTEMS (907):

	REQUIRED	NOT REQUIRED	PROVIDED
MANUAL FIRE ALARM		X	
AUTOMATIC FIRE DETECTION		X	
SINGLE/MULTIPLE STATION		X	

12. OCCUPANT LOAD (1004):
    MERCHANTILE
    CALCULATED: 6136 SF / 60 SF/OCC = 102 OCCUPANTS

13. EGRESS WIDTH (PER FLOOR): STAIRWAYS DOORS TOTAL @ LEVEL OF EXIT DISCHARGE
    CALCULATED (T1005.1): .....N/A.....(.20) x 102 = 20.4 IN.....180 IN.....

14. NUMBER OF EXITS:
    SPACES WITH 1 EXIT (T1006.2.1) : N/A

15. STORIES WITH ONE EXIT (1006.3.2(2)) # OF STORIES: N/A # OF OCC'S.: N/A TRAVEL DIST.: N/A
    >1 EXIT REQUIRED (1006.2.1): OCCUPANT LOAD: 102 NUMBER OF EXITS REQUIRED: 2
    NUMBER OF EXITS PROVIDED: 4

15. EXIT TRAVEL DISTANCE (1017):
    ACTUAL: 95'
    ALLOWED (T1017.2): 200' (WITHOUT SPRINKLER SYSTEM)

16. ATTIC AND UNDERFLOOR VENTILATION (1202.2 AND 1202.4): N/A

17. ROOF COVERING CLASS (1505.1): CLASS C.

18. RESTROOMS:
    OCCUPANT LOAD - BUSINESS / AMBULATORY CARE (2021 IBC CHAPTER 29):
    6,497 SF / 150 SF/OCC = 44 OCC (22 MEN & 22 WOMEN)
    EMPLOYEE RESTROOMS REQUIRED: YES
    PUBLIC RESTROOMS REQUIRED: YES

	MIN. # REQUIRED FIXTURES		ACTUAL NUMBER OF FIXTURES	
	MALE	FEMALE	ALL GENDER	PRIVATE
WATER CLOSETS:	1	1	3	1
URINALS:	-	N/A	-	N/A
LAVATORIES:	1	1	3	1
SERVICE SINK:	1 REQ'D. PER FLOOR / 1 PROVIDED			
DRINKING FOUNTAINS:	1 REQ'D. PER FLOOR / 1 PROVIDED			

November 07, 2025

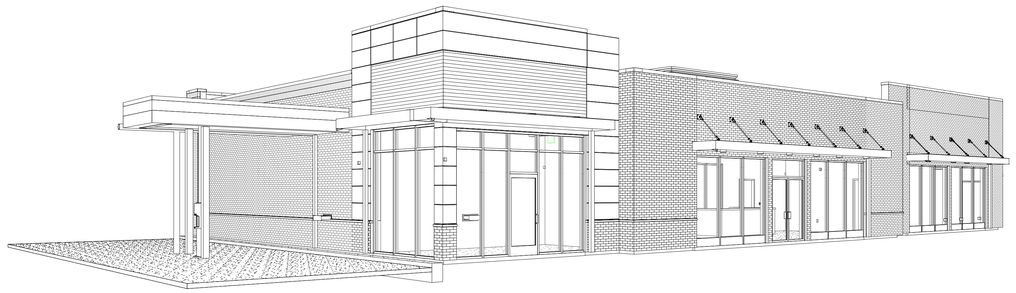


Architectural seal limited to architectural sheets G001, G002, A101 - A961.

SHEET INDEX

1-ARCHITECTURAL	
G001	TITLE SHEET WITH CODE REVIEW
G002	GENERAL INFORMATION
2-CIVIL	
C-000	COVER SHEET
C-001	GENERAL NOTES
C-100	EXISTING CONDITIONS PLAN
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
5-ARCHITECTURAL	
A101	FIRST FLOOR PLAN
A121	REFLECTED CEILING PLAN
A141	ROOF PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A221	INTERIOR ELEVATIONS
A301	BUILDING SECTIONS
A302	BUILDING SECTIONS
A321	WALL SECTIONS
A322	WALL SECTIONS
A323	WALL SECTIONS & DUMPSTER ENCLOSURE DETAILS
A501	PLAN DETAILS
A541	SECTION DETAILS
A542	SECTION DETAILS
A601	SCHEDULES
A961	ROOM FINISH PLAN AND LEGEND

6-STRUCTURAL	
S100	GENERAL STRUCTURAL DATA
S200	FOUNDATION PLAN
S210	FOUNDATION DETAILS
S300	FRAMING PLAN
S310	FRAMING DETAILS
7-PLUMBING	
P000	PLUMBING SYMBOLS AND ABBREVIATIONS
P200	UNDERGROUND PLAN
P201	FLOOR PLAN
P202	ROOF PLAN
P400	PLUMBING RISER DIAGRAMS
P500	PLUMBING DETAILS AND SCHEDULES
8-MECHANICAL	
M000	MECHANICAL SYMBOLS AND ABBREVIATIONS
M201	CEILING PLAN
M202	ROOF PLAN
M500	MECHANICAL SCHEDULES/DETAILS
9-ELECTRICAL	
E000	ELECTRICAL SYMBOLS AND ABBREVIATIONS
E100	ELECTRICAL SITE PLAN
E201	FLOOR PLAN
E202	ROOF PLAN
E301	CEILING PLAN
E500	ELECTRICAL SCHEDULES, DETAILS & ONELINE



ISSUE FOR PERMIT / BID: 11/07/2025

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

TITLE SHEET WITH CODE REVIEW

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

G001

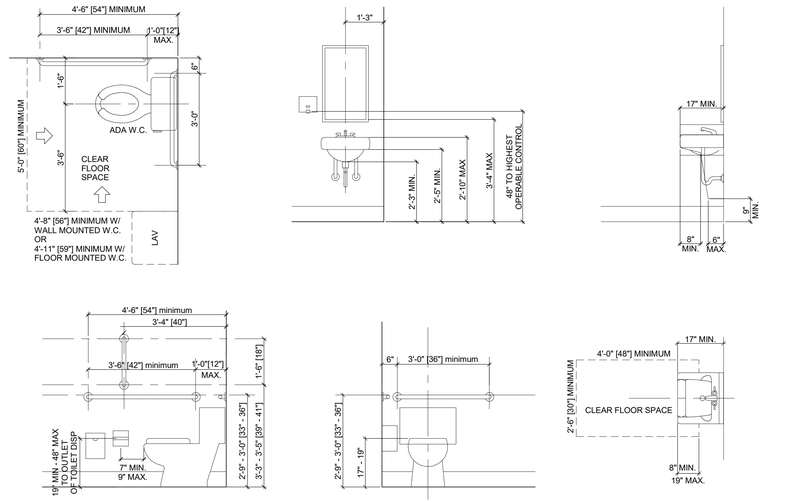
11/7/2025 3:24:36 PM

STANDARD ABBREVIATIONS

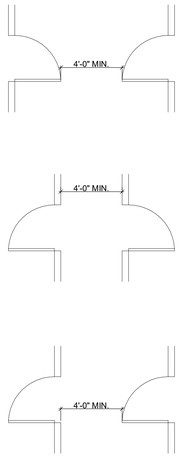
@	AT
AB	ANCHOR BOLT
ACP	ACOUSTICAL CEILING PANEL
ACT	ACOUSTICAL CEILING TILE
ACOUS	ACOUSTICAL
ADJ	ADJUST/ADJACENT
AFF	ABOVE FINISH FLOOR
AL	ALUMINUM
ALT	ALTERNATE
ANCH	ANCHOR
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE
ASPH	ASPHALT
AUTO	AUTOMATIC
AVG	AVERAGE
BD	BOARD
BITUM	BITUMINOUS
BLDG	BUILDING
BM	BEAM
B.M.	BENCH MARK
BRG	BEARING
BTM	BOTTOM
CAB	CABINET
CB	CHALK BOARD
CEM PL	CEMENT PLASTER
CIPC	CAST-IN-PLACE CONCRETE
CJ	CONTROL/CONSTRUCTION JOINT
CLG	CEILING
CLR	CLEAR
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPRESSIBLE/COMPACTED
CONC	CONCRETE
CONT	CONTINUOUS
CONTR	CONTRACTOR
CORR	CORRUGATED
CPT	CARPET
CR	COLD ROLLED
CT	CERAMIC TILE
CTR FLSH	COUNTER FLASHING
CTR SK	COUNTER SINK
CUH	CABINET UNIT HEATER
CUV	CABINET UNIT VENTILATOR
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DNSP	DOWNSPOUT
DR	DOOR
DTL	DETAIL
DW	DRYWALL
DWG	DRAWING
DWL	DOWEL
EA	EACH
ED	ELECTRIC DRYER
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC/ELECTRICAL
ELEV	ELEVATOR
EMBED	EMBEDMENT
EMER	EMERGENCY
EP	EPOXY
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EQ	EQUAL
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXIST	EXISTING
EXP	EXPANSION/EXPOSED
EXT	EXTERIOR
FBO	FURNISHED BY OWNER/OTHERS
FD	FLOOR DRAIN
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FH	FIRE HOSE
FHC	FIRE HOSE CABINET
FIN	FINISH
FLR	FLOOR
FLSH	FLASHING
FRT	FIRE RETARDANT TREATED
FUR CH	FURRING CHANNEL
FURN	FURNACE
FTG	FOOTING
GA	GAUGE
GALV	GALVENIZED
GC	GENERAL CONTRACTOR
GD	GAS DRYER
GL	GLASS
GMU	GLAZED (CONCRETE) MASONRY UNIT
GT	GLAZED TILE UNITS
GWB	GYPSUM WALL BOARD
GWH	GAS WATER HEATER
GYP PL	GYPSUM PLASTER
HB	HOSE BIB
HDNR	HARDENER
HD WD	HARD WOOD
HDWRE	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HTG	HEATING
HVAC	HEATING/VENTILATION/AIR CONDITIONING
HWH	HOT WATER HEATER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT
KD	KNOCK DOWN
KO	KNOCK OUT (PANEL)
LAM	LAMINATED
LAV	LAVATORY
LH	LEFT HANDED
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LVL	LEVEL
LVR	LOUVER
LVT	LUXURY VINYL TILE
MARB	MARBLE
MAS	MASONRY
MAX	MAXIMUM
MB	MACHINE BOLT
MECH	MECHANICAL
MED	MEDIUM
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MOD	MODULAR
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OF	OUTSIDE FACE
OH	OVERHEAD
OPP	OPPOSITE
OPP HD	OPPOSITE HAND
PAV	PAVEMENT
PCC	PRECAST CONCRETE
PERM	PERMANENT
PL	PLASTIC
PL LAM	PLASTIC LAMINATE
PLMB	PLUMBING
PLT	PLATE
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PPT	PRESSURE PRESERVATIVE TREATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
RAD	RADIUS
RB	RUBBER BASE
RD	ROOF DRAIN
REF	REFERENCE
REINF	REINFORCING
REQ	REQUIRED
RFG	ROOFING
RH	RIGHT HAND
RM	ROOM
RMF	RUBBER MAT FLOORING (REMOVABLE)
RO	ROUGH OPENING
RSF	RUBBER SHEET FLOORING
RTF	RUBBER TILE FLOORING
RTU	ROOF TOP UNIT
SC	SEALED CONCRETE
SCHED	SCHEDULE
SEC	SECTION
SF	SQUARE FOOT
SH	SHOWER
SHT	SHEET
SI	SQUARE INCH
SIM	SIMILAR
SK	SINK
SLNT	SEALANT
SOG	SLAB ON GRADE
SPC	SPACING
SPEC	SPECIFICATION(S)
SPK	SPEAKER
SPMR	SINGLE PLY MEMBRANE ROOFING
SQ	SQUARE
SS	STAINLESS STEEL
SSK	SERVICE SINK
STD	STANDARD
STD WGT	STANDARD WEIGHT
STL	STEEL
STN	STAIN
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SVF	SHEET VINLY FLOORING
SYM	SYMMETRICAL
SYN	SYNTHETIC
TB	TACK BOARD
TERR	TERRAZZO
T&G	TONGUE AND GROOVE
T.O.	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CURB
TOFW	TOP OF FOUNDATION WALL
TOM	TOP OF MASONRY
TOS	TOP OF SLAB
TOSTL	TOP OF STEEL
TOW	TOP OF WALL
TS	TACK STRIP
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UR	URINAL
VARN	VARNISH
VB	VINYL BASE
VCT	VINYL COMPOSITION TILE
VEN PL	VENEER PLASTER
VERT	VERTICAL
VWC	VINYL WALL COVERING
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WGT	WEIGHT
WP	WATERPROOF
WWF	WELDED WIRE FABRIC

ACCESSIBILITY STANDARDS

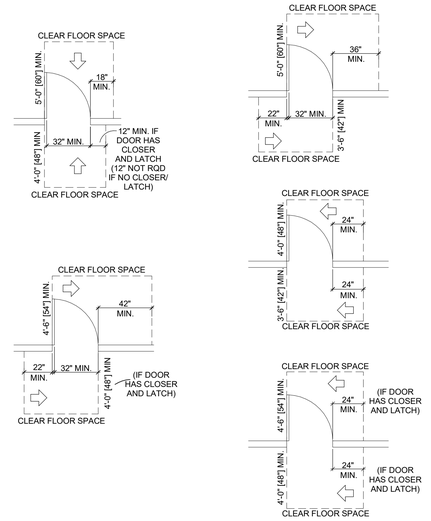
2018 ACCESSIBILITY CODE, SECTION 400, APPENDIX A, ILLUSTRATION B, PAGES 126 - 157



WATER CLOSETS / LAVATORIES



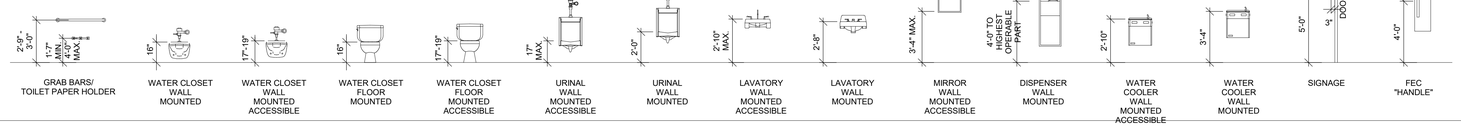
DOORS IN SEQUENCE



DOOR APPROACHES

TYPICAL MOUNTING HEIGHTS

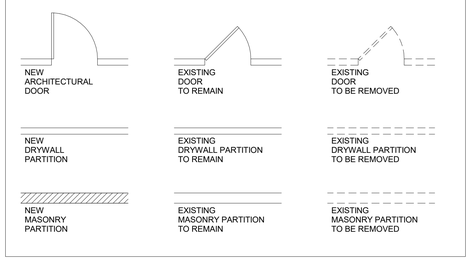
FIXTURE	HEIGHTS FROM FINISH FLOOR
LIGHT SWITCHES	44" TO CENTER (SEE ADJACENT)
ELECTRIC RECEPTACLES	15" TO BOTTOM (4" ABOVE BACKSPLASH WHEN LOCATED ABOVE COUNTERTOP)
FIRE ALARM PULL	44" TO CENTER (SEE ADJACENT)
FIRE ALARM BELL	84" TO CENTER
TOWEL DISPENSER	SEE ELEVATION BELOW
FIRE EXTINGUISHER CABINET	48" MAXIMUM TO HANDLE - MAX. 4" PROJECTION FROM WALL
DRINKING FOUNTAIN	40" TO SPOUT (STANDARD HEIGHT) / 36" TO SPOUT (ACCESSIBLE HEIGHT)
THERMOSTAT	44" TO CENTER
WALL-MOUNTED TELEPHONE	44" TO CENTER
STROBE LIGHT	80" TO TOP (OR 6" BELOW CEILING WHICHEVER IS LOWER)
GRAB BARS/HANDRAILS	33" - 36" TO CENTERLINE
TOILET PAPER DISPENSER	19" A.F.F. MIN. - 48" A.F.F. MAX. TO OUTLET OF DISPENSER
MIRROR	40" (LOWEST REFLECTIVE SURFACE)



GRAPHICAL SYMBOLS

ELEVATION / LEVEL LINE DESIGNATION	TOP OF FLOOR EL (+)1'-0"	ELEVATION HEIGHT DESCRIPTION
BUILDING SECTION	A301	BUILDING SECTION NUMBER DRAWING NUMBER
WALL SECTION	1 / A321	WALL SECTION NUMBER DRAWING NUMBER
EXTERIOR ELEVATION	1 / A201	EXTERIOR ELEVATION NUMBER DRAWING NUMBER
INTERIOR ELEVATION	1 / 4 A201 2 / 3	INTERIOR ELEVATION NUMBER(S) DRAWING NUMBER
DETAIL DESIGNATION	1 / A501	DETAIL NUMBER DRAWING NUMBER
ROOM DESIGNATION	ROOM NAME 100	ROOM/SPACE NAME ROOM/SPACE NUMBER
DOOR DESIGNATION	100	DOOR NUMBER IS ASSIGNED TO THE ROOM IT SWINGS INTO
WINDOW DESIGNATION	W1	WINDOW NUMBER
KEY NOTE DESIGNATION	1	NOTE NUMBER
PARTITION WALL DESIGNATION	P1	PARTITION WALL TYPE NUMBER
REVISION DESIGNATION	1	REVISION NUMBER
COLUMN LINE DESIGNATION	1	COLUMN LINE IDENTIFICATION (NUMERICAL OR ALPHABETICAL)

DRAWING LEGEND



2 stCoady ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 201400365B
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

GENERAL INFORMATION

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

G002

11/7/2025 3:24:38 PM

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
W	WATER METER
	FIRE HYDRANT
	SANITARY CLEANOUT
	SANITARY SEWER PIPE
S	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

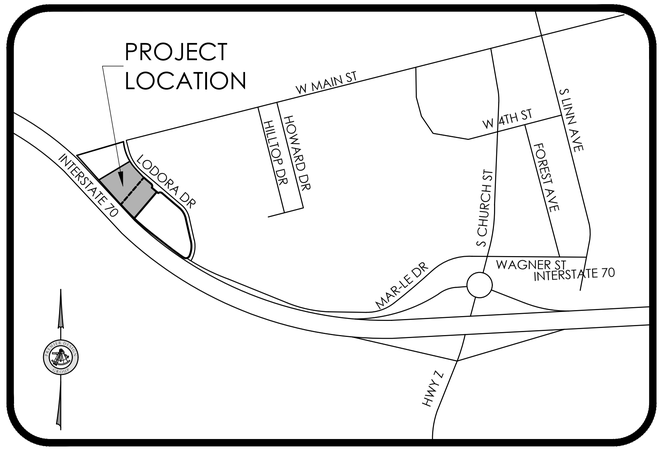
CITY OF WENTZVILLE WATER SERVICE:
1001 SCHROEDER CREEK BOULEVARD
WENTZVILLE, MO 63385
(636) 639-2177 OR
BLAKE.DECKARD@WENTZVILLEMO.GOV
CONTACT: BLAKE DECKARD

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.

PREVIOUSLY APPROVED GREENSPACE CALCULATIONS

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

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%)

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

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%)

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.

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

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:

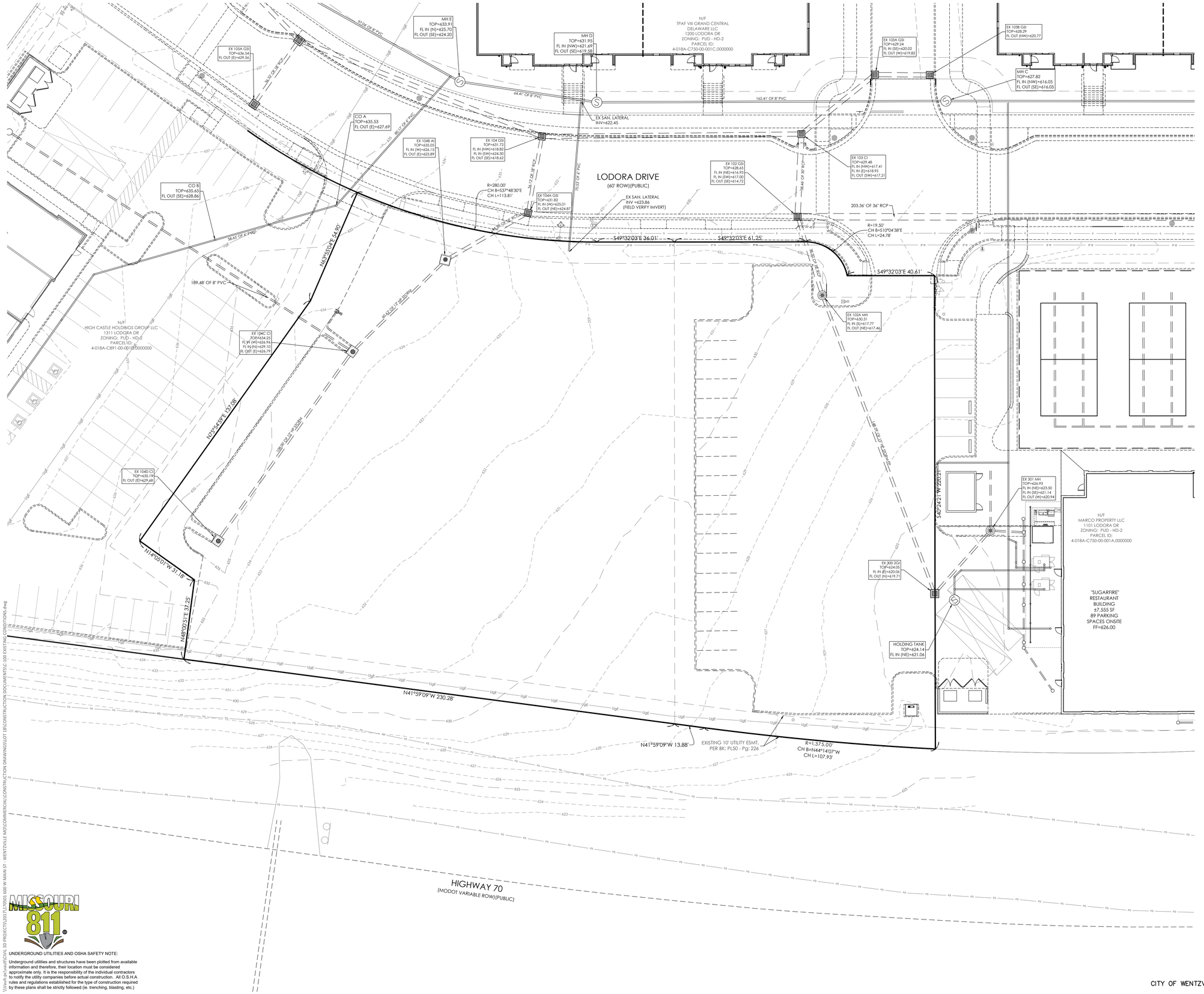
1. ALL SEWER CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS.
2. ALL LATERAL SEWER CONSTRUCTION METHODS TO CONFORM TO LATEST STANDARDS AND SPECIFICATIONS FOR THE CITY OF WENTZVILLE STANDARD SPECIFICATIONS AND CONSTRUCTION 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. 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

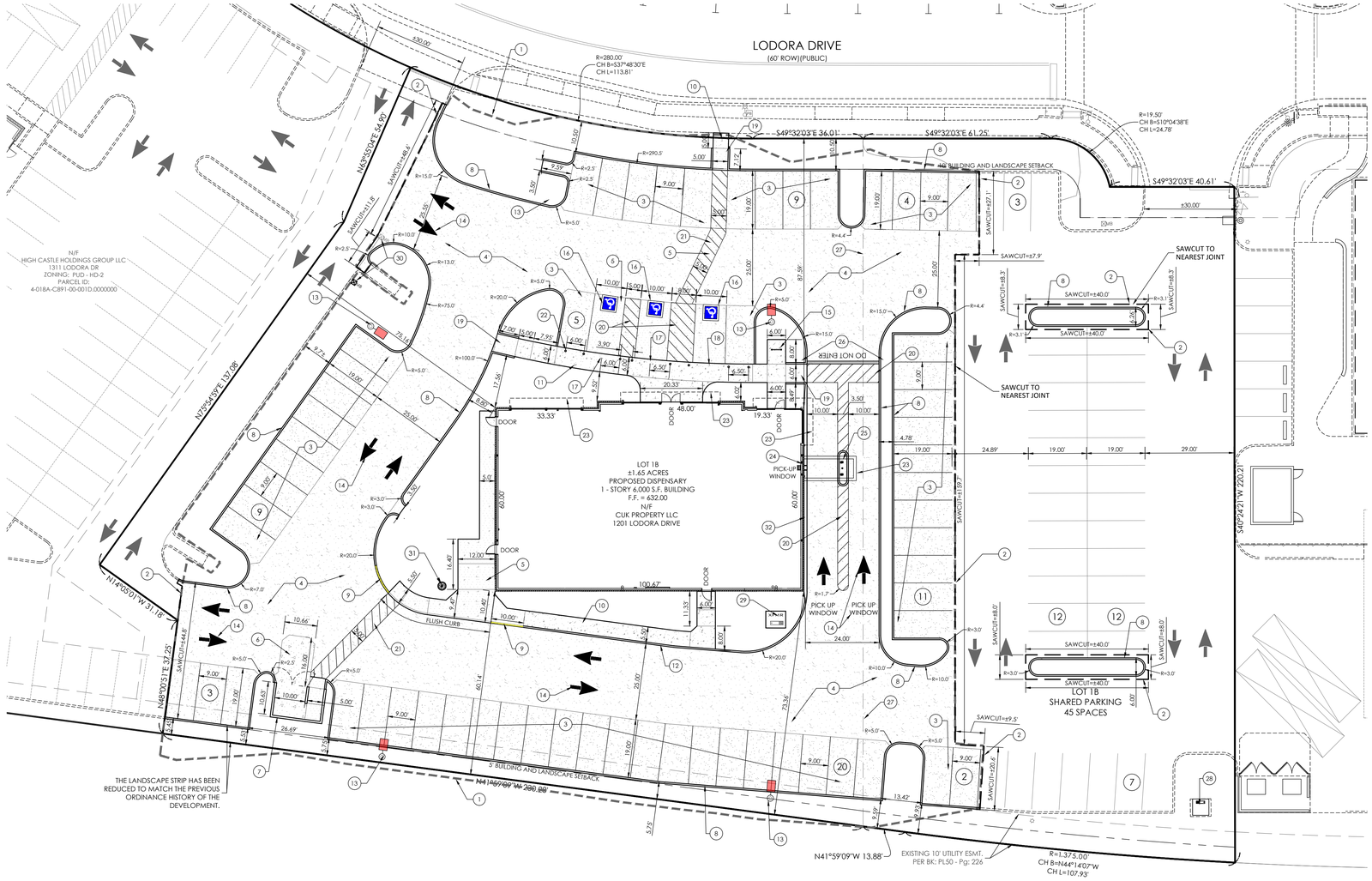
Sheet Title
EXISTING CONDITIONS PLAN

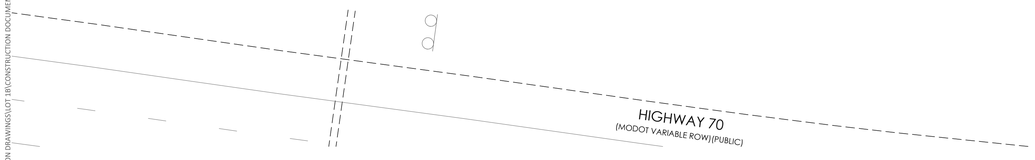
Sheet Number
C-100

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:

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.)

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

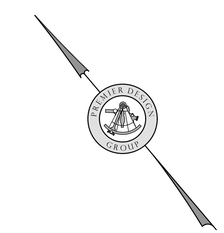
CODE	DESCRIPTION	DETAIL
1	PROPOSED LAND DISTURBANCE LIMITS	
2	SAW CUT AND MATCH EXISTING PAVEMENT AND/OR CURB AT NEAREST JOINT	
3	PROPOSED LIGHT DUTY PAVEMENT	4/C-800
4	PROPOSED MEDIUM DUTY PAVEMENT	5/C-800
5	PROPOSED MEDIUM DUTY CONCRETE PAVEMENT	6/C-800
6	PROPOSED DUMPSTER ENCLOSURE CONCRETE PAD WITH 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	

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**



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

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC-2000031
MISSOURI CERTIFICATE OF AUTHORITY #IS-2000148668

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/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

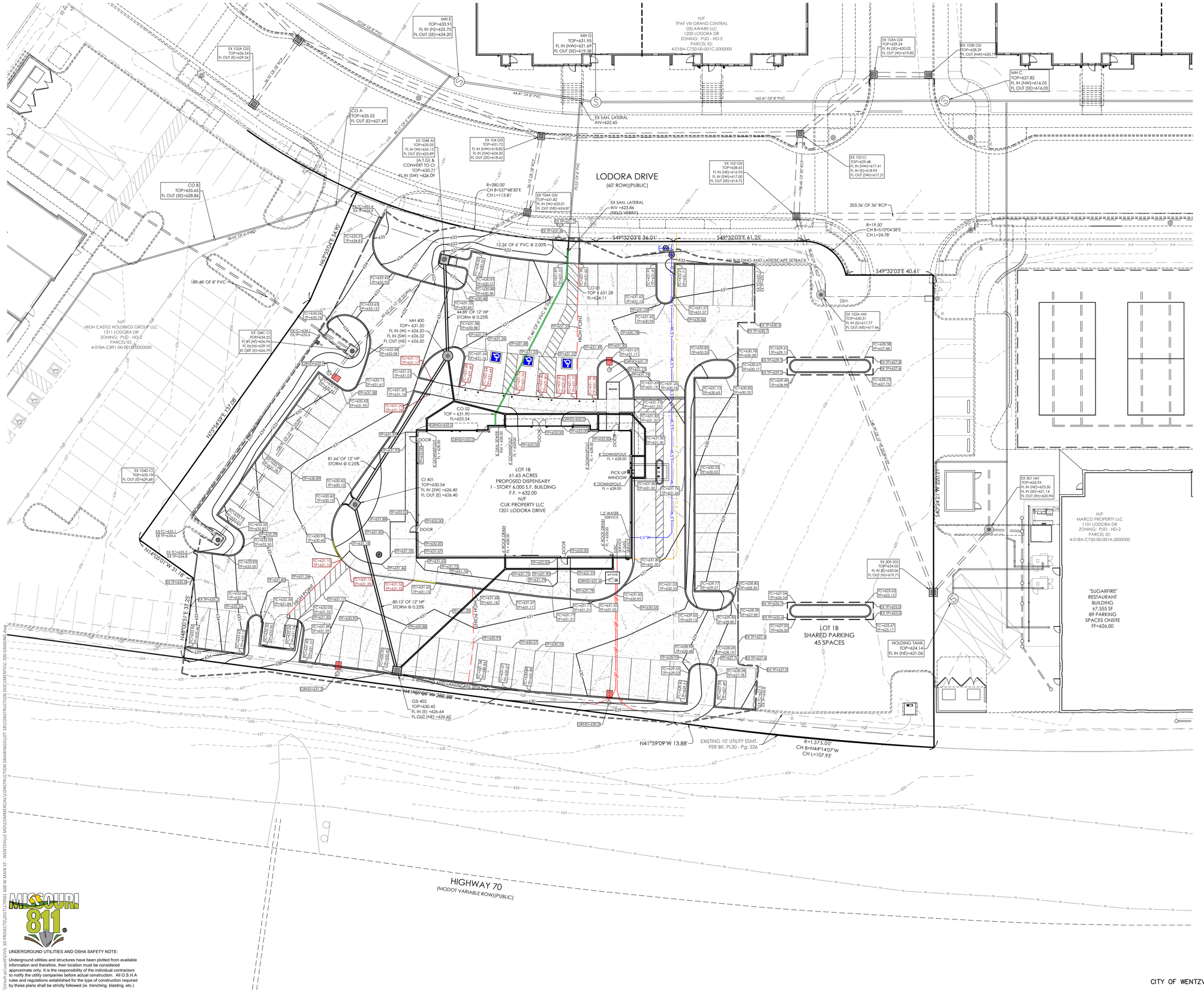
Sheet Title
SITE PLAN

Sheet Number
C-200

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

NOT RELEASED FOR CONSTRUCTION

\\Vault-ps\vault\CIVIL 3D PROJECTS\2017 PROJS 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-200 SITE PLAN.dwg



PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2000030031
MISSOURI CERTIFICATE OF AUTHORITY #LS-2000848668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans and/or reports 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#2006007105

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

Date 11/06/2025

#	Revision Date	Description of Changes

Sheet Title
GRADING PLAN

Sheet Number
C-300

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

NOT RELEASED FOR CONSTRUCTION

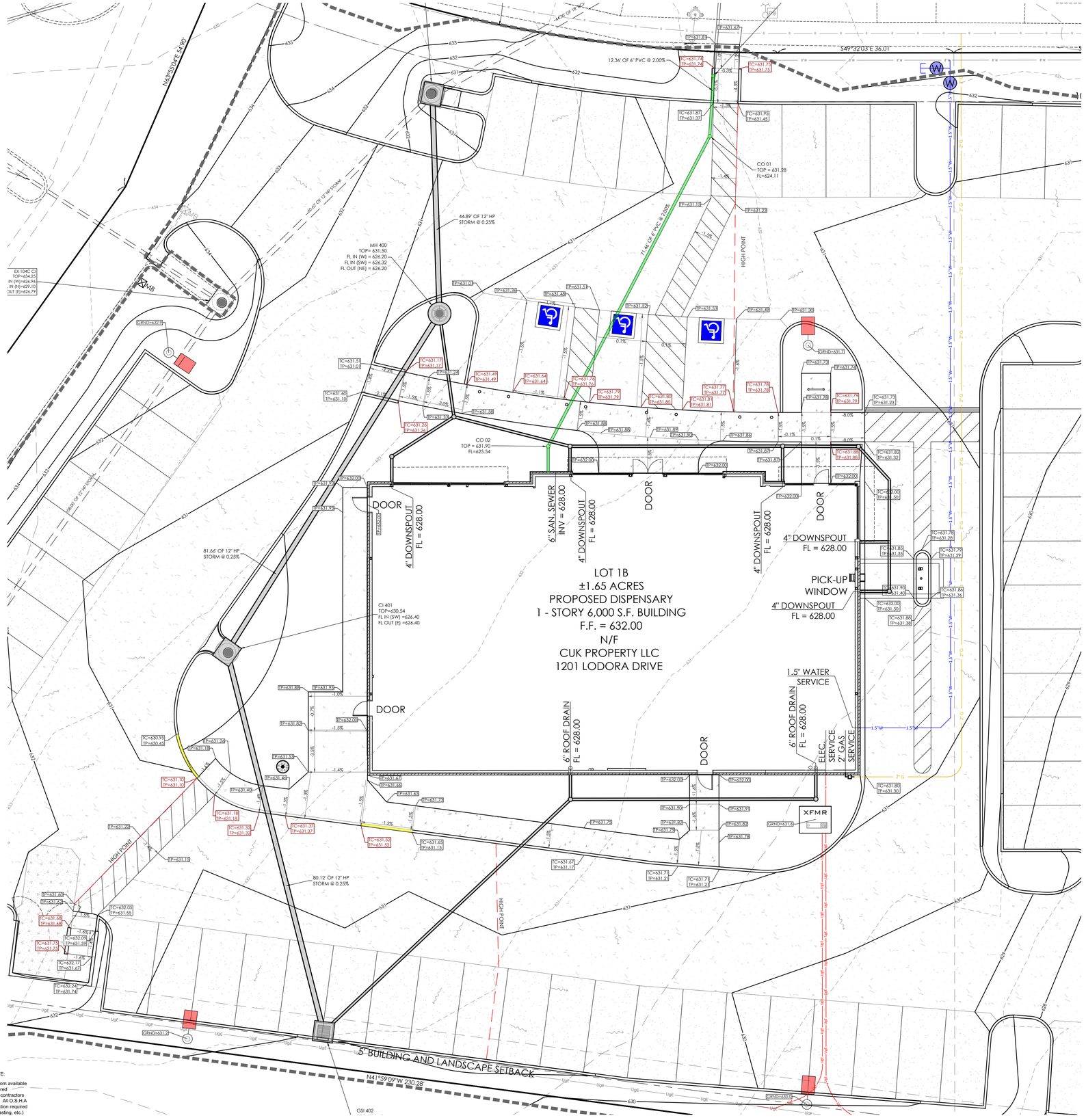
MISSOURI 811

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

\\Jan-pw\projects\CIVIL 3D PROJECTS\2017 PROJS 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-300 GRADING.dwg



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

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC-2000030031
MISSOURI CERTIFICATE OF AUTHORITY #US-2000048668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans assigned hereon 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
BUILDING & SIDEWALK GRADING PLAN DETAIL

Sheet Number
C-301

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

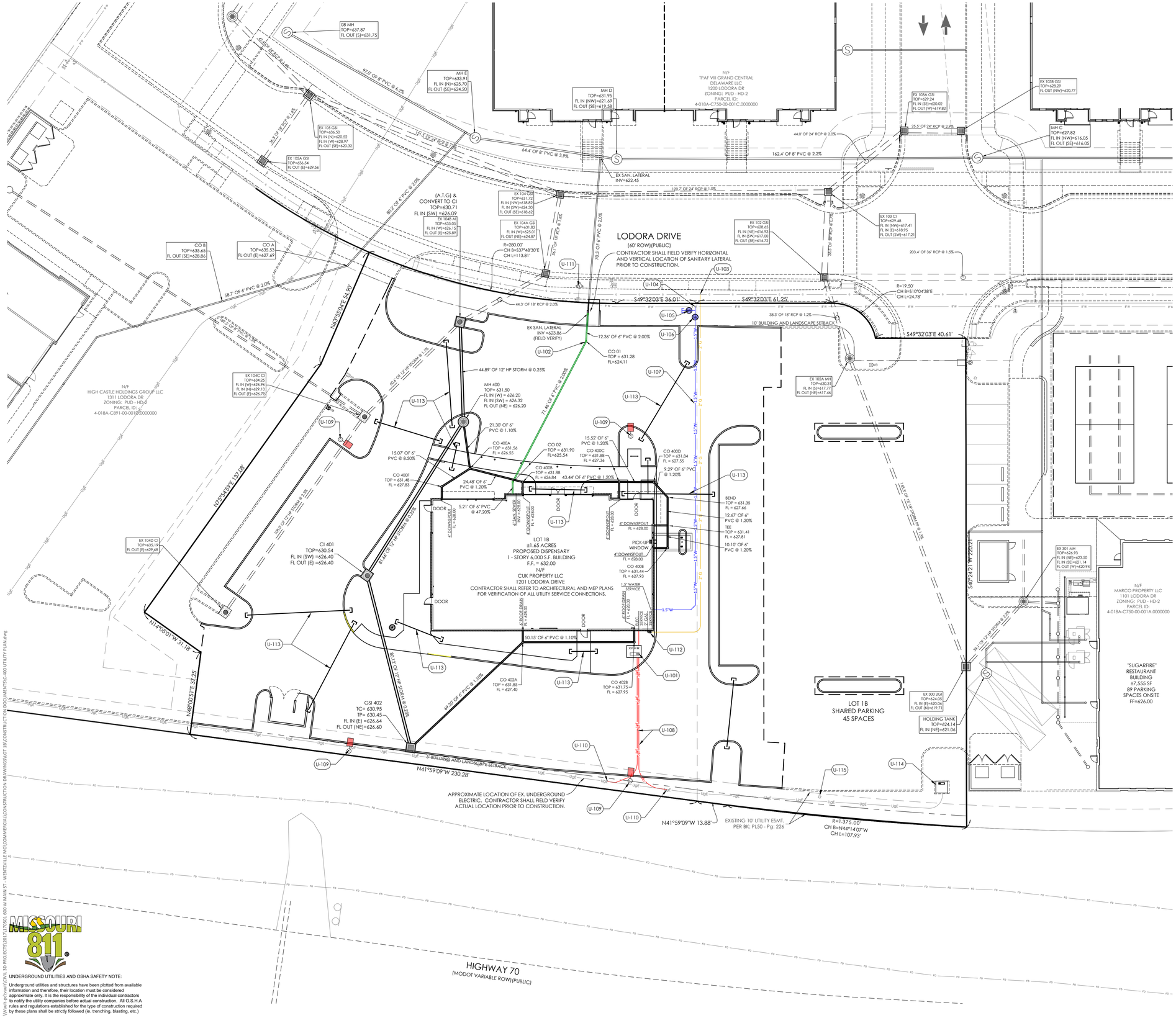
NOT RELEASED FOR CONSTRUCTION

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.)

\\Server-pc\Users\CIVIL 3D PROJECTS\2017 PROJECTS\1705 E 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\SITE\CONSTRUCTION DOCUMENTS\C-300 GRADING.dwg



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

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 made to the plans after authentication.

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

NOT RELEASED FOR CONSTRUCTION

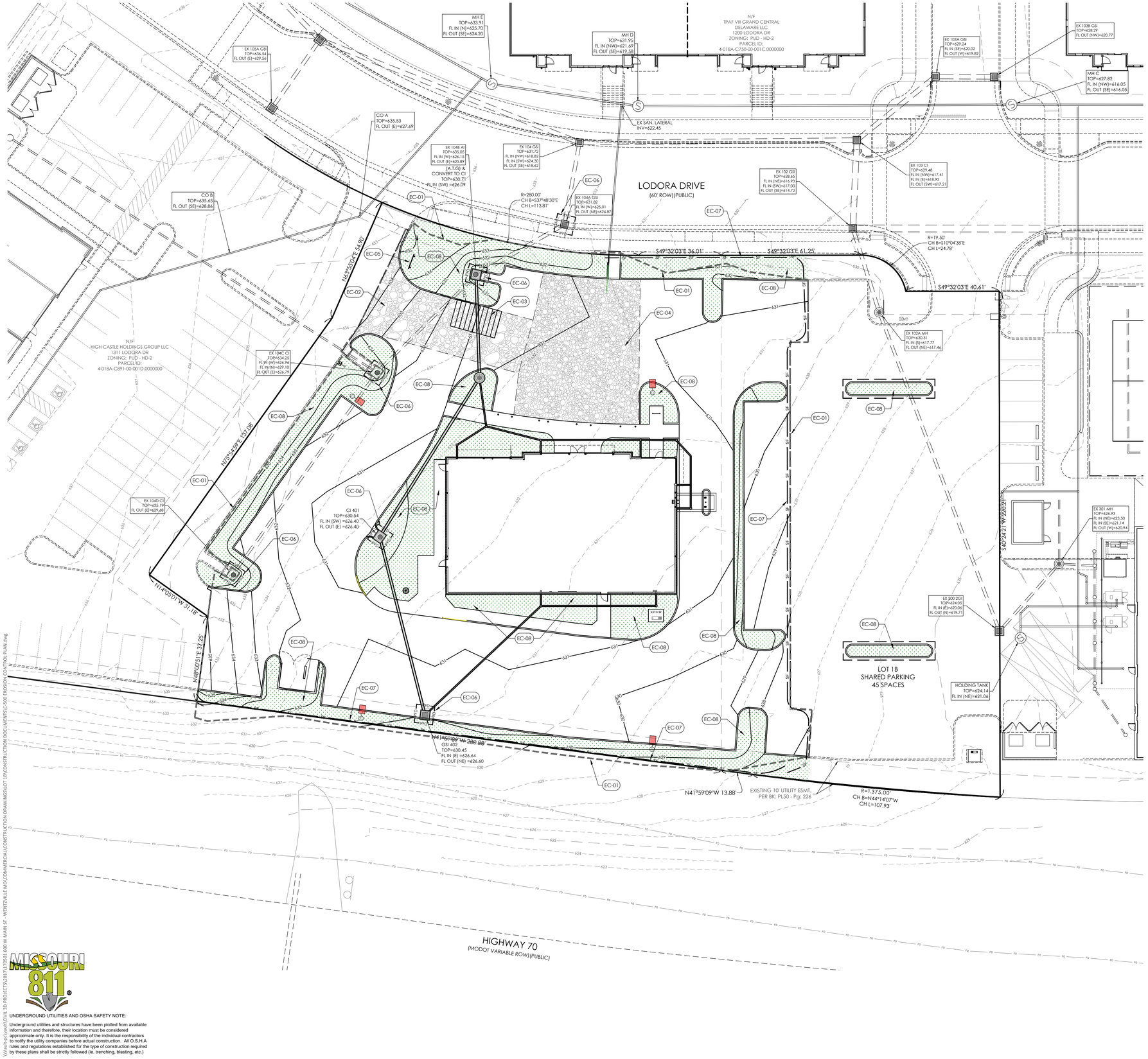
1" = 20'
20 10 0 20 40
SCALE IN FEET

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

UNDERGROUND UTILITIES AND OSHA SAFETY NOTE:

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.)

\\Vault-pw\cloud\CIVIL 3D PROJECTS\2017\170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-400 UTILITY PLAN.dwg



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:

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 #LC2009000031
MISSOURI CERTIFICATE OF AUTHORITY #A-2009018668

ENGINEERS AUTHENTICATION

The responsibility for professional engineering liability on this project is hereby limited to the set of plans and engineering data 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
EROSION CONTROL PLAN

Sheet Number
C-500

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

NOT RELEASED FOR CONSTRUCTION

\\Vault-pe\Projects\CIVIL 3D PROJECTS\2017\170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\C-500 EROSION CONTROL PLAN.dwg

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.

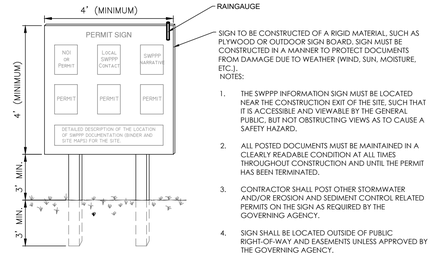
THE EPA'S NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PROGRAM REQUIRES PERMITS TO BE ISSUED BY REGULATORY AGENCIES WHEN PROJECT SITES DISTURB 1 ACRE OR MORE.

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.

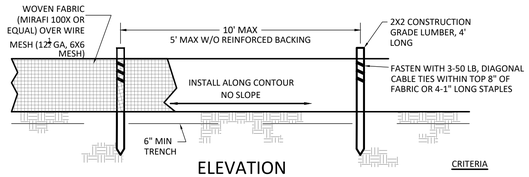


SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).
NOTES:

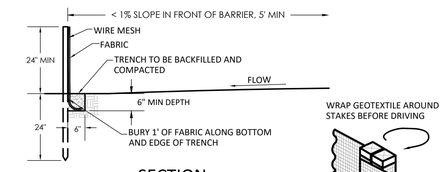
1. THE SWPPP INFORMATION SIGN MUST BE LOCATED NEAR THE CONSTRUCTION EXIT OF THE SITE, SUCH THAT IT IS ACCESSIBLE AND VIEWABLE BY THE GENERAL PUBLIC, BUT NOT OBSTRUCTING VIEWS AS TO CAUSE A SAFETY HAZARD.
2. ALL POSTED DOCUMENTS MUST BE MAINTAINED IN A CLEARLY READABLE CONDITION AT ALL TIMES THROUGHOUT 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



JOINING SECTIONS OF SILT FENCE

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

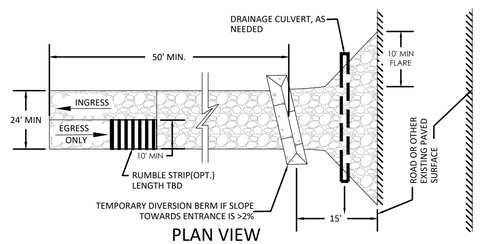
CRITERIA

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: **MAY 2005** | DRAWING **ESC-5**

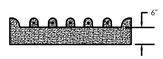
2 SILT FENCE INSTALLATION

P-2025-JUN-77

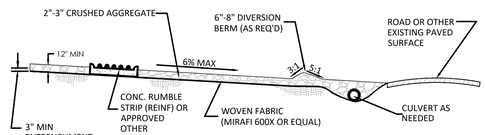


PLAN VIEW

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: **APRIL 2008** | DRAWING **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 1B\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												

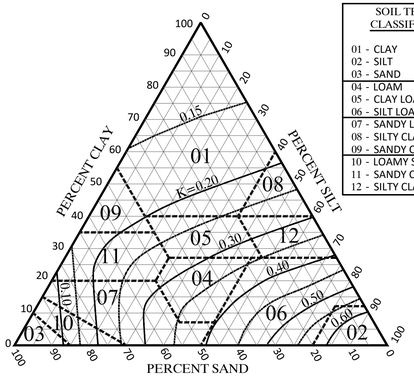
Table 6.5 Planting Dates Optimum and Acceptable* Planting Dates

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

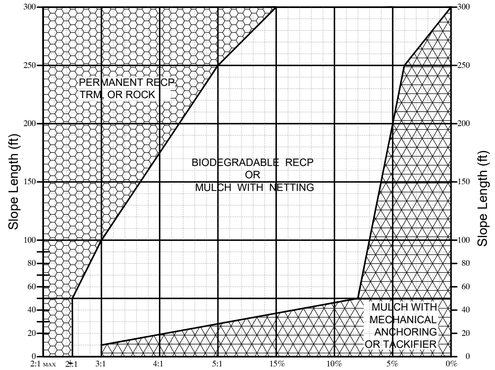
St. Charles County
Erosion & Sediment Controls
Standard Drawings

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

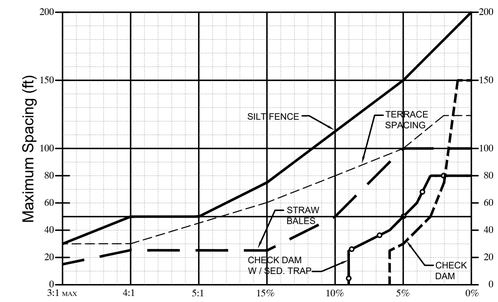
SURFACE STABILIZATION CHART FOR SHEET FLOW

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.

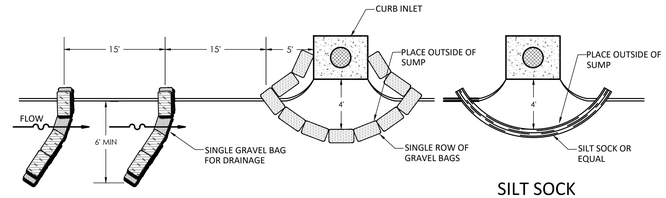
St. Charles County
Erosion & Sediment Controls
Standard Drawings

SPACING CHART FOR ESC DEVICES

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

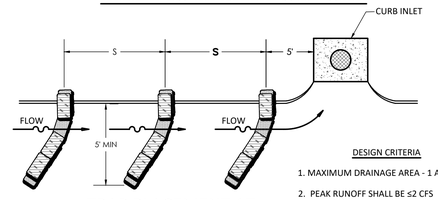
3 SPACING CHART FOR ESC DEVICES

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**

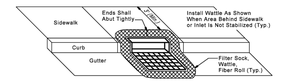
2 CURB INLET PROTECTION

P-2025-JUN-15

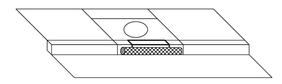
NEW	REVISIONS				
11/1/14	1/1/16				

GENERAL NOTES

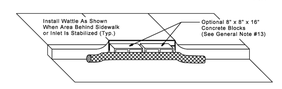
1) LOCATION, DIAMETER AND LENGTH OF SOCK IS DEPENDENT ON THE INLET/GUTTER BEING PROTECTED (I.E. DOUBLE, TRIPLE INLET, ETC.).
2) GRAVEL FILTER BAGS MAY BE SUBSTITUTED FOR FILTER SOCKS.
3) SOME LOCATIONS WILL NOT HAVE SIDEWALK (AS SHOWN IN THIS DETAIL).
4) IF THE AREA BEHIND THE INLET (AND SIDEWALK) IS 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.



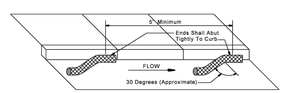
CURB AND GRATE INLET FILTER SOCK PROTECTION DETAIL



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

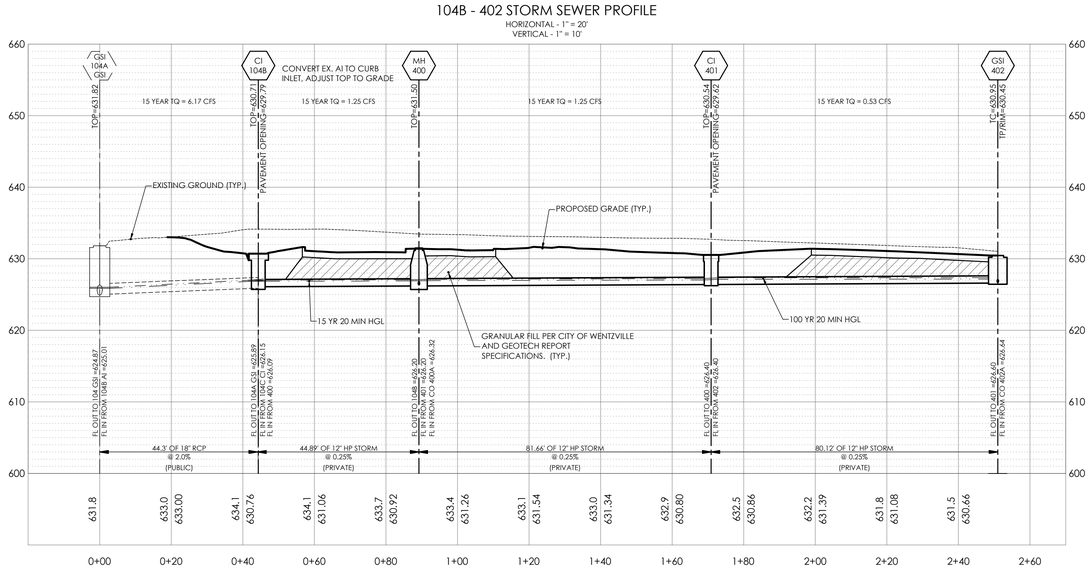
Sheet Number: C-502

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

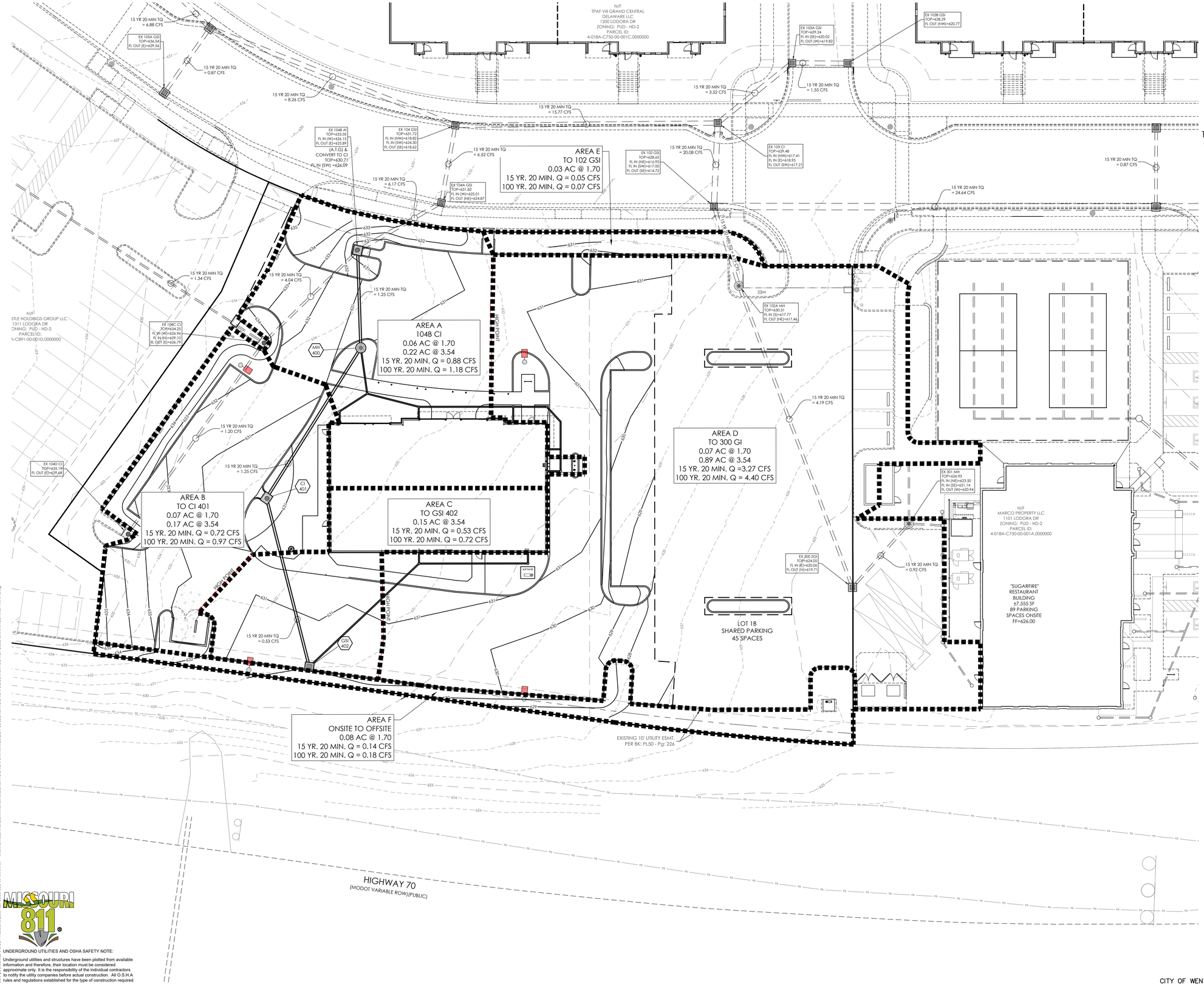
MISSOURI 811

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.

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

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 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

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

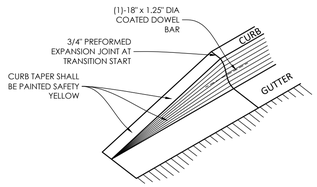
MISSOURI 811

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

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

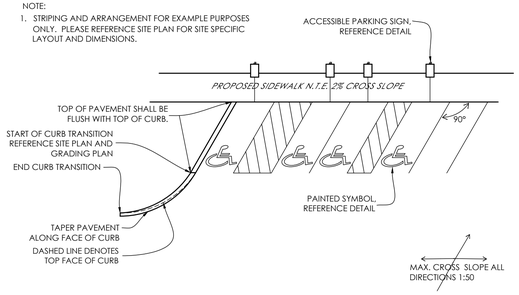
C:\Users\mfogarty\OneDrive - PREMIER DESIGN GROUP\CIVIL 3D PROJECTS\2023\170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\PROPOSED DRAINAGE AREA MAP.dwg



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.

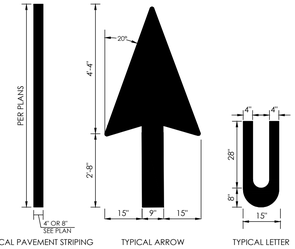


15 CURB TRANSITION AT ISLAND DETAIL

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.

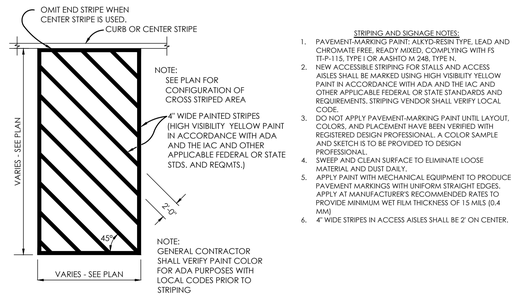


TYPICAL PAVEMENT STRIPING TYPICAL ARROW TYPICAL LETTER

NOTE:
REFERENCE PAVEMENT STRIPING NOTES ASSOCIATED WITH THIS CONSTRUCTION SET

14 PAVEMENT MARKING DETAIL

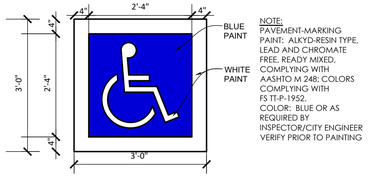
NOT TO SCALE P-2025-JUN-26



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

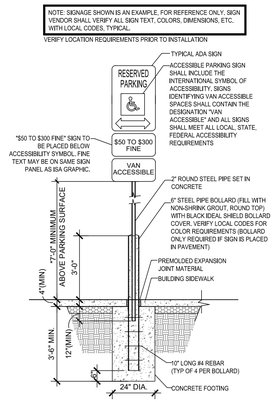


NOTE:
PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH AASHTO M 248; COLORS COMPLYING WITH FS TT-P-1952, COLOR: BLUE OR AS REQUIRED BY INSPECTOR/CITY ENGINEER VERIFY PRIOR TO PAINTING

12 INTERNATIONAL SYMBOL OF ACCESSIBILITY

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

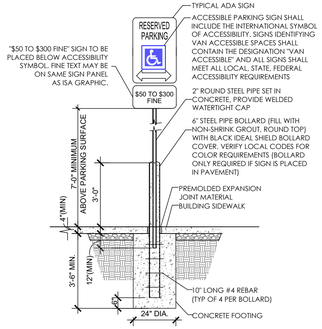
NOTE: SIGNAGE SHOWN IS AN EXAMPLE. FOR REFERENCE ONLY. SIGN VENDOR SHALL VERIFY ALL SIGN TEXT, COLORS, DIMENSIONS, ETC., WITH LOCAL CODES, TYPICAL.
VERIFY LOCATION REQUIREMENTS PRIOR TO INSTALLATION



11 VAN ACCESSIBLE PARKING SIGN

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

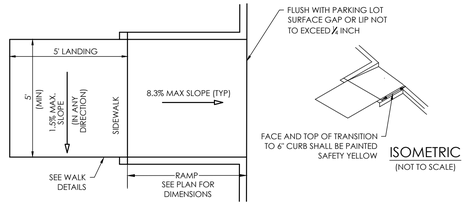
NOTE: SIGNAGE SHOWN IS AN EXAMPLE. FOR REFERENCE ONLY. SIGN VENDOR SHALL VERIFY ALL SIGN TEXT, COLORS, DIMENSIONS, ETC. WITH LOCAL CODES, TYPICAL.
VERIFY LOCATION REQUIREMENTS PRIOR TO INSTALLATION



ACCESSIBLE SIGN DETAIL
(NOT TO SCALE)

10 ACCESSIBLE PARKING SIGN DETAIL

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

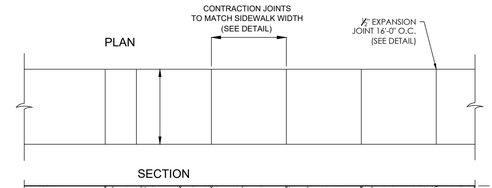


GENERAL RAMP NOTES

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

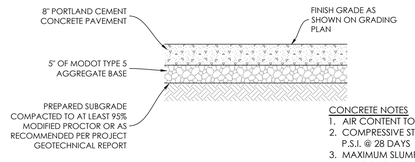
N.T.S. P-2025-JUN-23



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

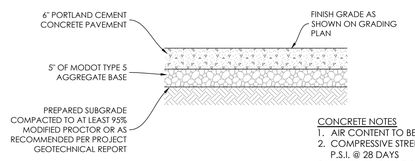
N.T.S. P-2025-JUN-13



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

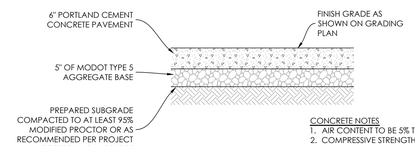
N.T.S. P-2025-JUN-102



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

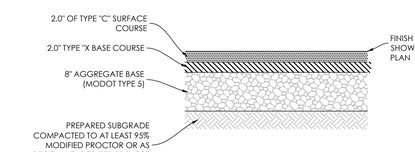
6 MEDIUM DUTY CONCRETE DETAIL

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

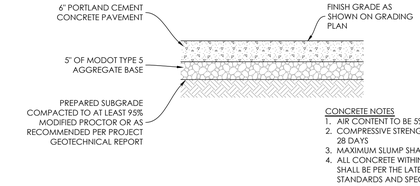
MEDIUM DUTY CONCRETE PAVEMENT DETAIL
(ALTERNATE)



MEDIUM DUTY ASPHALT PAVEMENT DETAIL

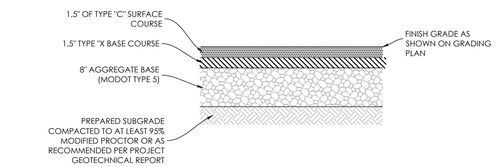
5 MEDIUM DUTY PAVEMENT DETAIL

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

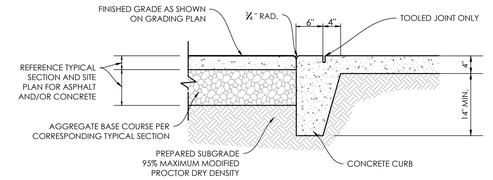
LIGHT DUTY CONCRETE PAVEMENT DETAIL
(ALTERNATE)



LIGHT DUTY ASPHALT PAVEMENT DETAIL

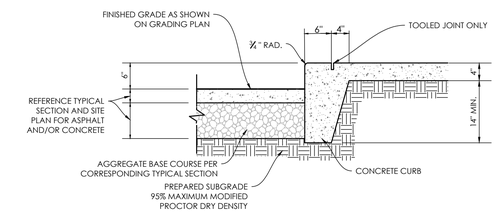
4 LIGHT DUTY PAVEMENT DETAIL

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



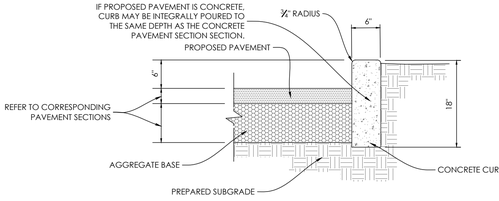
3 FLUSH PAVEMENT AND SIDEWALK DETAIL

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 resubmitted/sealed.
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

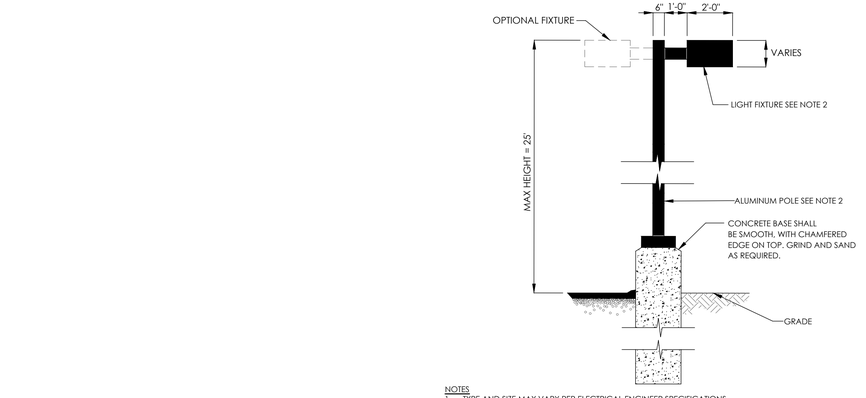
Sheet Title: CONSTRUCTION DETAILS

Sheet Number: C-800

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

NOT RELEASED FOR CONSTRUCTION

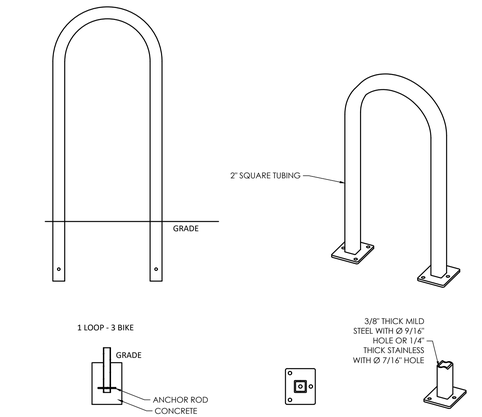
\\Premier\work\CIVIL 3D PROJECTS\2017 170501 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1\R\CONSTRUCTION DOCUMENTS\C-800 CONSTRUCTION DETAILS.dwg



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

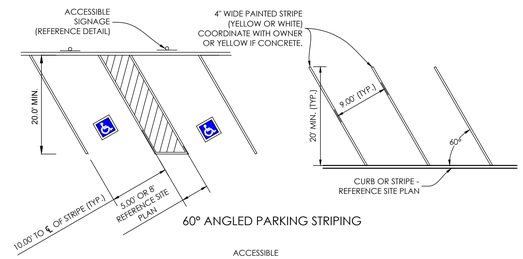


NOTES:
1. PRODUCT# CS200-3-IG(SF)
2. PRODUCT IS FOR A 3 BIKE, SURFACE OR IN GROUND MOUNT.
3. MATERIAL SHALL BE POWDER COATED.
4. COLOR SHALL BE BLACK. G.C. SHALL VERIFY WITH OWNER PRIOR TO PURCHASE.
5. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
6. SEE SITE PLAN FOR LOCATION OR CONSULT 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

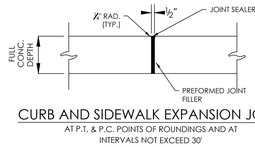


PAVEMENT STRIPING NOTES:

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.

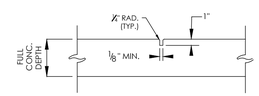
1 TYPICAL PARKING STALL DETAILS

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



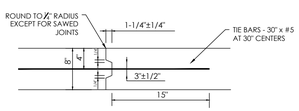
CURB AND SIDEWALK EXPANSION JOINT

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



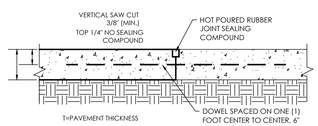
CURB AND SIDEWALK CONTRACTION JOINT

AT INTERVALS NOT EXCEED 10' (SEE SIDEWALK DETAIL)



DETAIL OF CONSTRUCTION JOINT FOR COMPACTOR AND DUMPSTER PAD

(NOT TO SCALE)



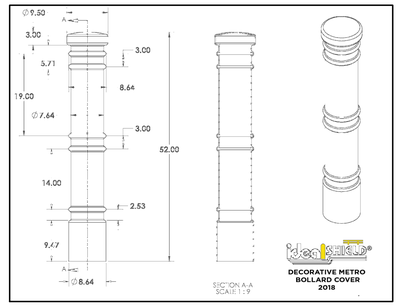
NOTES:
1. GENERAL CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR PAVEMENT SECTION REQUIREMENTS.
2. NO. 5 SMOOTH DOWEL BAR MAY BE USED IN 5 INCH AND 6 INCH PAVEMENT THICKNESS.
3. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
4. 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)

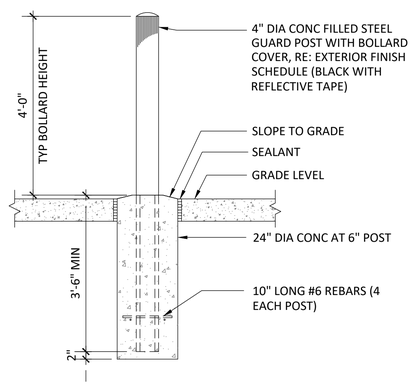
6 CONCRETE JOINT DETAILS

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

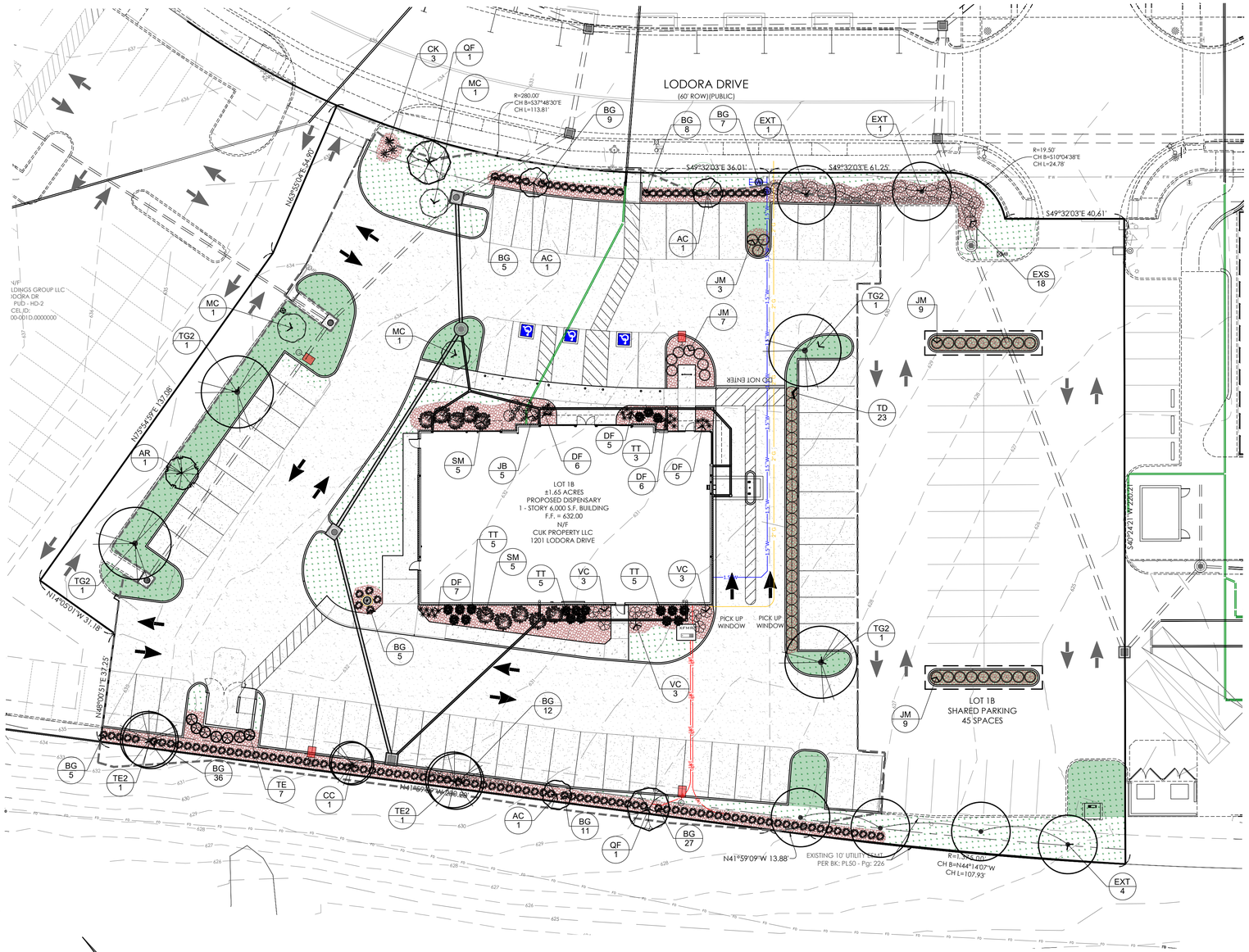
NOT RELEASED FOR CONSTRUCTION

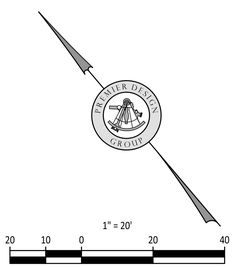
MISSOURI 811

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





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.)

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. STAKE 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 4" 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.

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

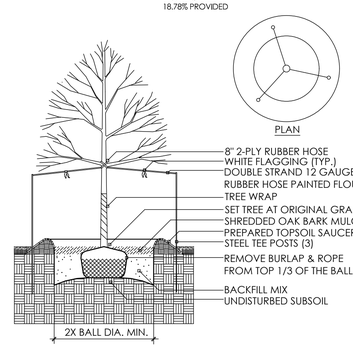
GREENSPACE PLANTINGS (HF OVERLAY & FRONTAGE ALONG PUBLIC AND PRIVATE STREETS)
10 SHRUB FOR EVERY 40 LINEAL FEET FRONTAGE (HWY 70)
352.09/ 40 LIN FT x 10 = 88.02
89 SHRUBS REQUIRED
89 SHRUBS PROVIDED

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

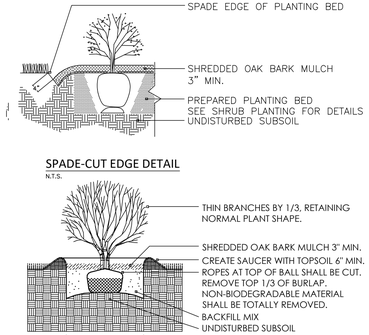
FOUNDATION PLANTINGS
1 SHRUB OR TREE FOR EVERY FIVE (5) FEET OF EXTERIOR PUBLICLY VIEWED WALL
327' / 5 LIN. FT. = 65.39
66 SHRUBS REQUIRED
71 SHRUBS PROVIDED

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

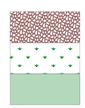


DECIDUOUS TREE PLANTING DETAIL
N.T.S.



SPADE-CUT EDGE DETAIL
N.T.S.

SHRUB PLANTING DETAIL
N.T.S.



DECORATIVE RIVER ROCK, 3" DEPTH OVER LANDSCAPE FABRIC

SOD (TYP.)

INTERIOR LANDSCAPE AREAS

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

PREMIER DESIGN GROUP
100 MIDLAND PARK DRIVE
WENTZVILLE, MO 63385
MISSOURI CERTIFICATE OF AUTHORITY #LC2009000031
MISSOURI CERTIFICATE OF AUTHORITY #E-2009048668

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

Sheet Title
LANDSCAPE PLAN

Sheet Number
L-100

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

NOT RELEASED FOR CONSTRUCTION

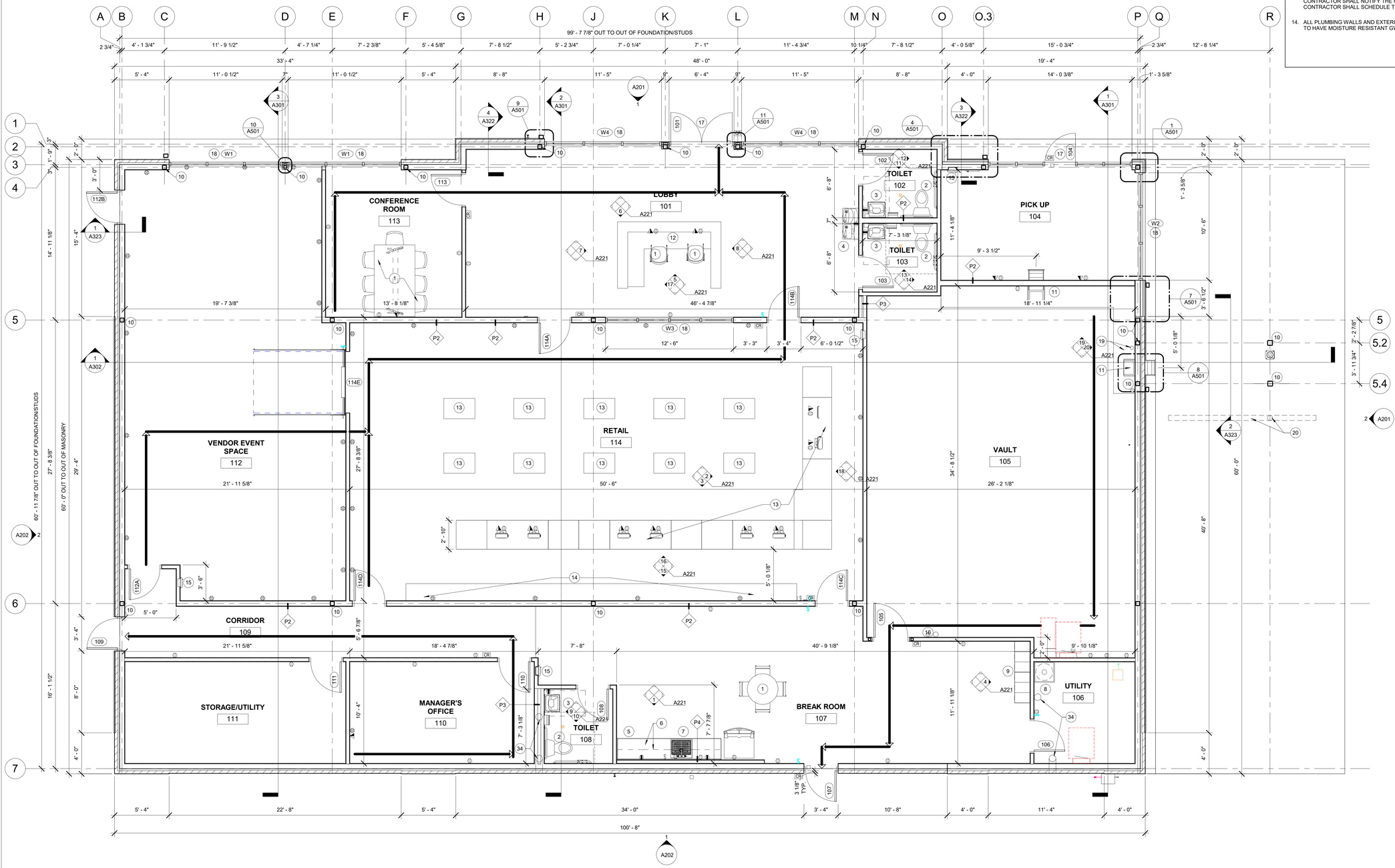
\\Premier-fs\work\CIVIL 3D PROJECTS\2017\170510 600 W MAIN ST - WENTZVILLE MO\COMMERCIAL\CONSTRUCTION DRAWINGS\LOT 1B\CONSTRUCTION DOCUMENTS\L-100 LANDSCAPE PLAN.dwg

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	UNDERCOUNTER REFRIGERATOR. N.I.C.
8	MOP SINK WITH WATER HEATER ON PLATFORM ABOVE. REFER TO PLUMBING DOCUMENTS.
9	12" WIDE X 15" DEEP 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	PPREFABRICATED CLEARANCE BAR. COORDINATE WITH OWNER.
34	STORM WATER PIPING AND OVERFLOW PIPING. REFER TO PLUMBING AND CIVIL 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 FIRE RETARDANT 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.



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

11/7/2025 4:03:30 PM

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014023659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

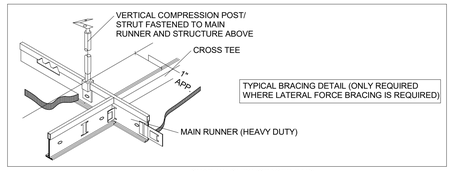
No:	Date:	Description:

Sheet Info:

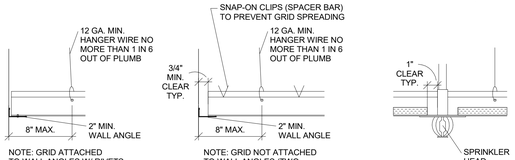
FIRST FLOOR PLAN

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

A101

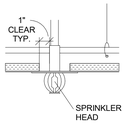


TYPICAL BRACING DETAIL (ONLY REQUIRED WHERE LATERAL FORCE BRACING IS REQUIRED)



NOTE: GRID ATTACHED TO WALL ANGLES W/ RIVETS (TWO ADJACENT WALLS)

NOTE: GRID NOT ATTACHED TO WALL ANGLES (TWO ADJACENT WALLS - WALLS OPPOSITE OF THE DETAIL TO THE LEFT)



NOTES (SEISMIC DESIGN CATEGORY D CEILINGS):

1. ALL GRID TO BE HEAVY DUTY.
2. ALL VERTICAL HANGER WIRES TO BE STRAIGHT, 12 GA. MINIMUM AT A MAXIMUM OF 4'-0" O.C.
3. VERTICAL HANGER WIRES MUST BE SHARPLY BENT AND WRAPPED WITH THREE TURNS IN 3" OR LESS (FOR FIELD TIED CONNECTIONS).
4. HANGER WIRES MAY NOT ATTACH TO OR BEND AROUND INTERFERING EQUIPMENT. USE TRAPEZES TO AVOID OBSTACLES.
5. LATERAL FORCE BRACING IS ONLY REQUIRED FOR CEILINGS GREATER THAN 1,000 SF.
   A. INSTALL 4-WAY DIAGONAL 12 GA. WIRE BRACING & VERTICAL STRUT EVERY 12'-0" O.C. MAXIMUM EACH WAY ON MAIN RUNNERS, 2" MAXIMUM FROM CROSS TEES, AND WITHIN 6'-0" OF WALLS. WIRES ARE NOT SHOWN HERE FOR CLARITY. POST IS MADE UP OF 3/4" STEEL TUBING WITH .049" WALL THICKNESS. MAXIMUM UNSUPPORTED LENGTH IS 5'-2". IF MORE THAN 5'-2" IS REQUIRED, NOTIFY ARCHITECT. POST TO HAVE SPRING AND CONNECTION FITTINGS AT TOP AND BOTTOM. (RIGID BRACING TO LIMIT DEFLECTION TO 1/4" UNDER SEISMIC ACTION). INSTALL ACCORDING TO MANUFACTURER'S DIRECTIONS. POST ASSEMBLIES ARE AVAILABLE FROM DONN CORPORATION.
   B. LATERAL FORCE BRACING CONNECTION STRENGTH MUST BE A MINIMUM OF 250 LBS.

NOTE: COMPLY WITH CISCA RECOMMENDATIONS AND IBC/ASTM/ASCE REQUIREMENTS FOR SEISMIC DESIGN CATEGORY D.

NOTE: PROVIDE SEISMIC BRACING FOR LIGHT FIXTURES TO MEET CODE.

2 A121 CEILING SUSPENSION DETAIL
1/8" = 1'-0"



1 A121 FIRST FLOOR REFLECTED CEILING PLAN
1/4" = 1'-0"

PROJECT NORTH

REFLECTED CEILING 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, AND PLUMBING DOCUMENTS FOR ADDITIONAL INFORMATION.
3. INTERIOR WALL DIMENSIONS ARE FROM FACE OF GYPSUM BOARD.
4. REFER TO ROOM FINISH LEGEND FOR CEILING TYPES.
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 CONTRACTS.

KEYED NOTES - REFLECTED CEILING PLAN

C1	2X2 ACOUSTIC PANEL CEILING TILES/GRID SYSTEM. REFER TO HVAC AND ELECTRICAL DOCUMENTS FOR LIGHTING AND DIFFUSER LOCATIONS.
C2	3/4" FIRE RATERDANT TREATED PLYWOOD CEILING ON THE BOTTOM OF THE TRUSSES (PAINTED).
C3	EXPOSED WOOD TRUSSES/DECK (PAINTED).
C4	EXTERIOR GWB CEILING (PAINTED). REFER TO WALL SECTIONS.
C5	ACM PANEL. REFER TO WALL SECTIONS.
C6	PREFABRICATED ALUMINUM CANOPY.
C7	18" WIDE X 48" LONG X 1" THICK ACOUSTICAL CEILING PANELS (ARMSTRONG FELTWORKS OR APPROVED EQUAL). COLOR TO BE SELECTED. CENTER PANELS BETWEEN THE ROOF TRUSSES. PANELS TO BE MOUNTED TO 7/8" HAT CHANNELS ANCHORED TO THE BOTTOM OF THE TOP CHORDS OF THE TRUSSES.

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

REFLECTED CEILING PLAN

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

A121

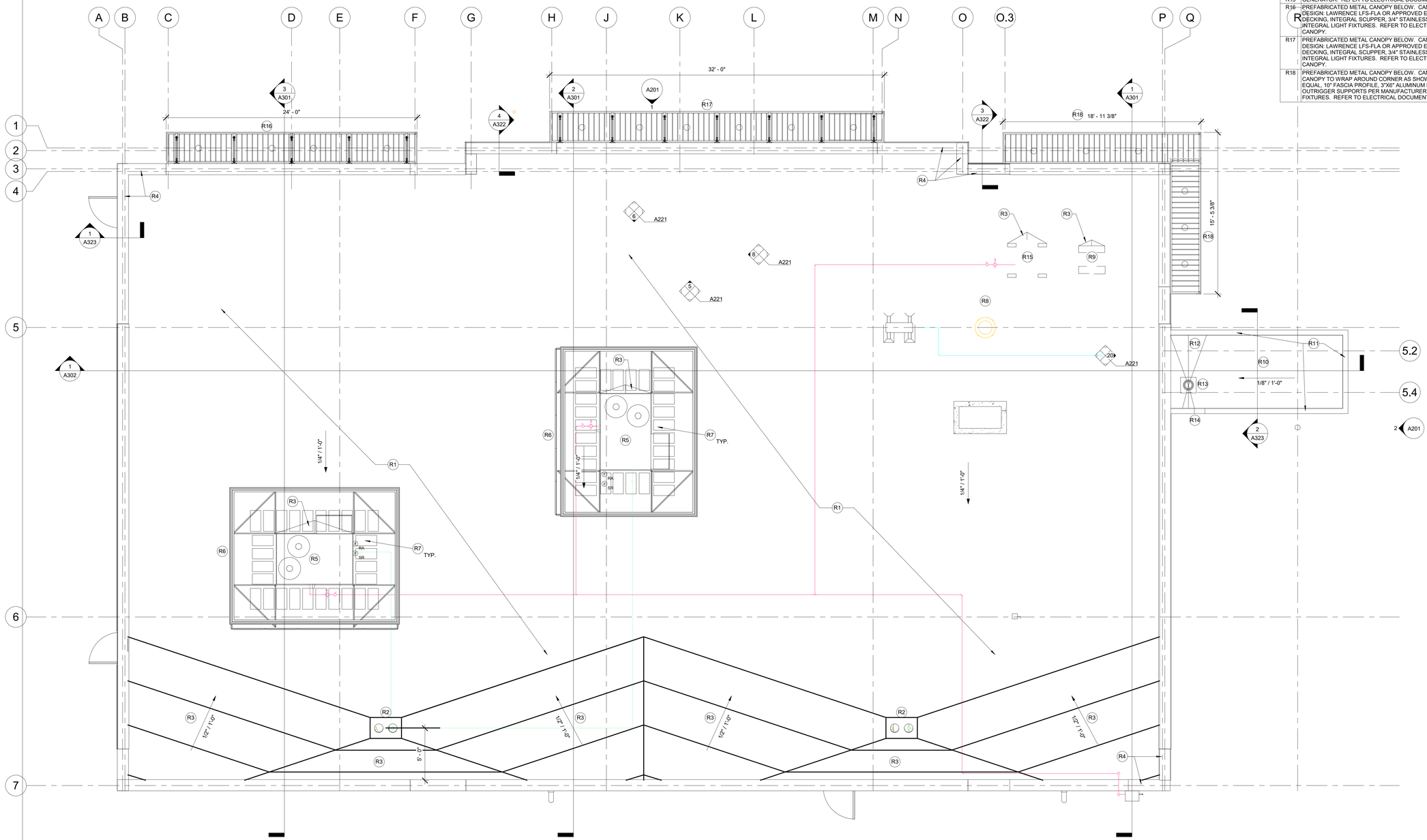
11/7/2025 3:22:44 PM

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.
R8	EXHAUST FAN. REFER TO MECHANICAL DOCUMENTS.
R9	CONDENSING UNIT. REFER TO MECHANICAL DOCUMENTS.
R10	60 MIL FULLY ADHERED 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.
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

11/7/2025 3:22:46 PM

stCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014002859
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

ROOF PLAN

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

A141

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.

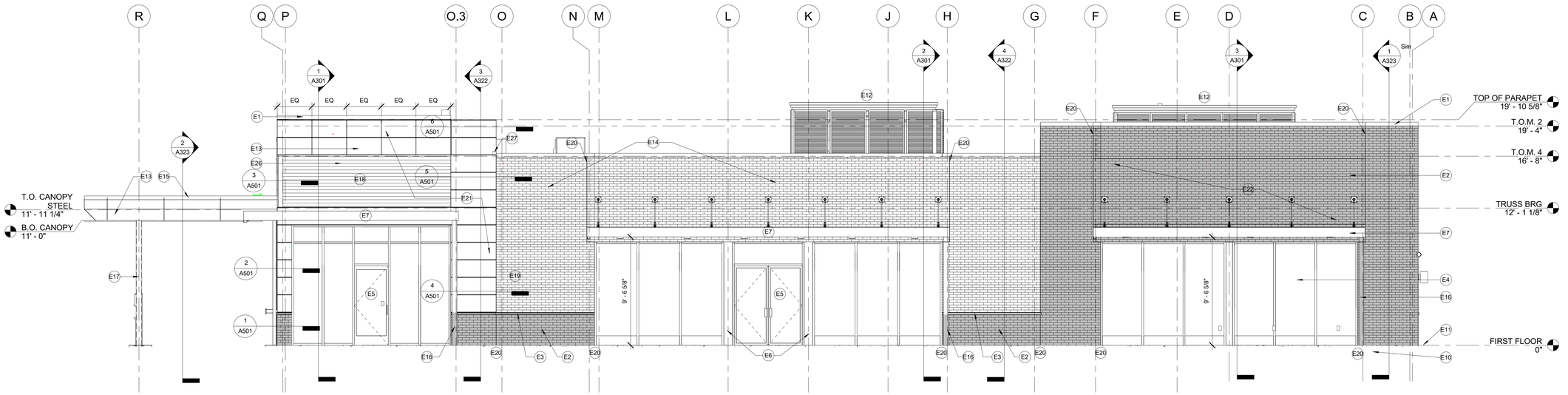
EXTERIOR FINISH SCHEDULE

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

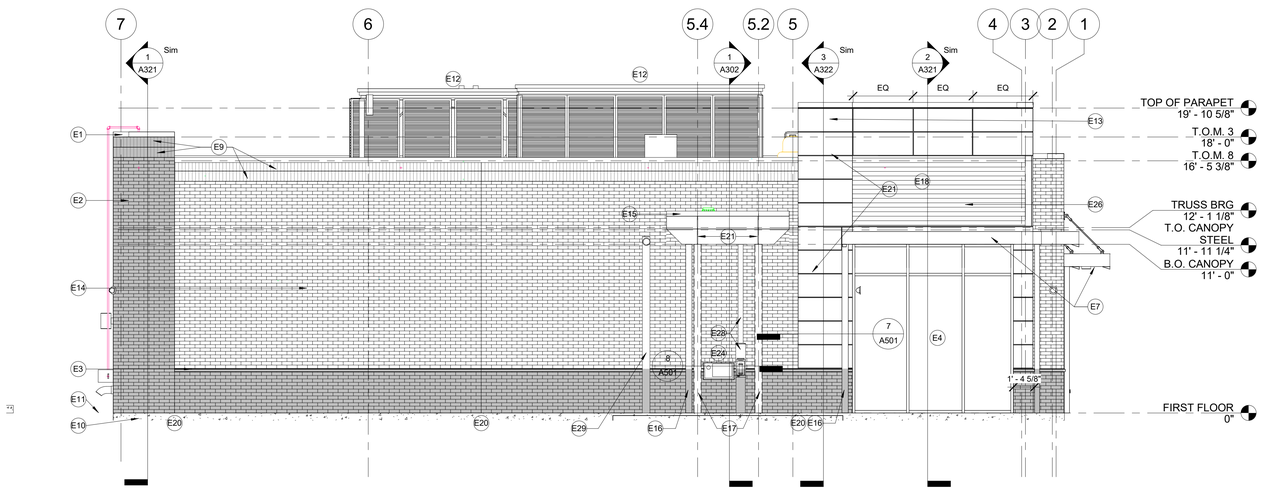
*MANUFACTURERERS ARE BASIS-OF-DESIGN, CONTRACTOR IS ABLE TO MAKE SUBSTITUTION FOR EQUAL AND EQUIVALENT

KEYED NOTES - EXTERIOR ELEVATIONS

E1	PREFINISHED ALUMINUM COPING.
E2	FACE BRICK 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.
E14	FACE BRICK 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).
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 A201 NORTH
1/4" = 1'-0"



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

11/7/2025 3:22:56 PM

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014022659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

EXTERIOR ELEVATIONS

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

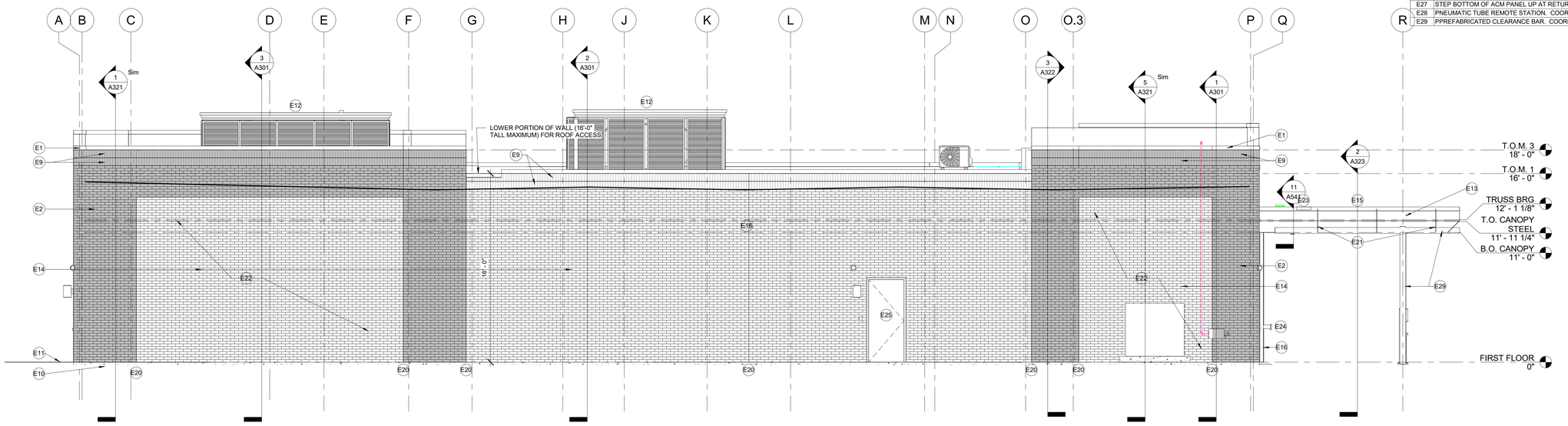
A201

EXTERIOR ELEVATION GENERAL NOTES

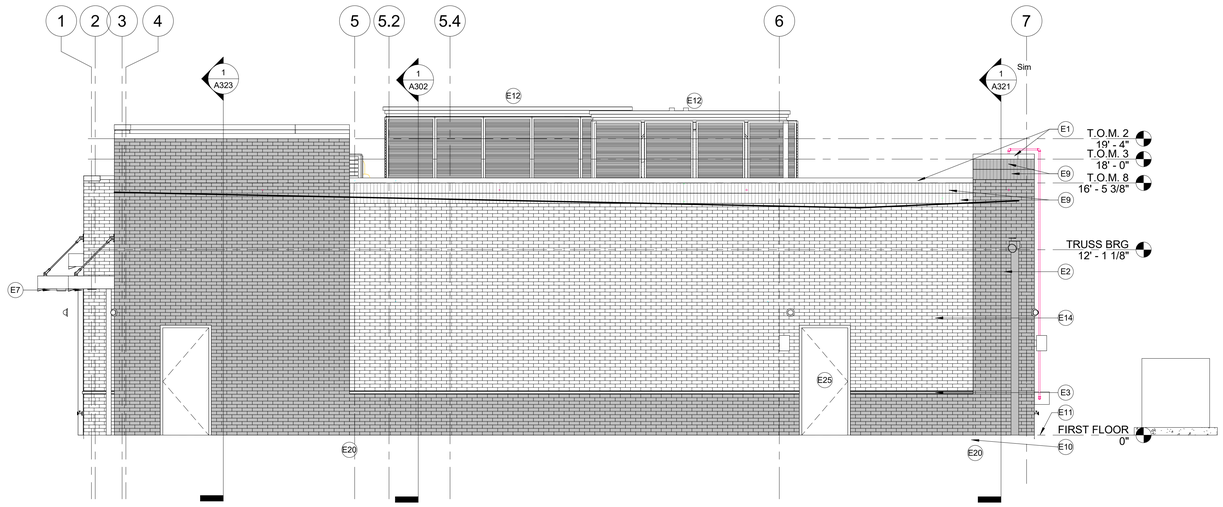
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS, AND REGULATIONS.
2. REFER TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND CIVIL DOCUMENTS FOR ADDITIONAL INFORMATION.
3. EXTERIOR WALL DIMENSIONS ARE FROM FACE OF FOUNDATION/STUD.
4. THE PAINTING CONTRACTOR SHALL 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.
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.
E14	FACE BRICK 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).
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"

11/7/2025 3:23:03 PM

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014023659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

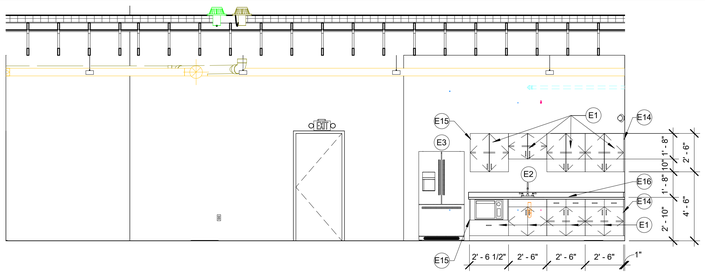
No:	Date:	Description:

Sheet Info:

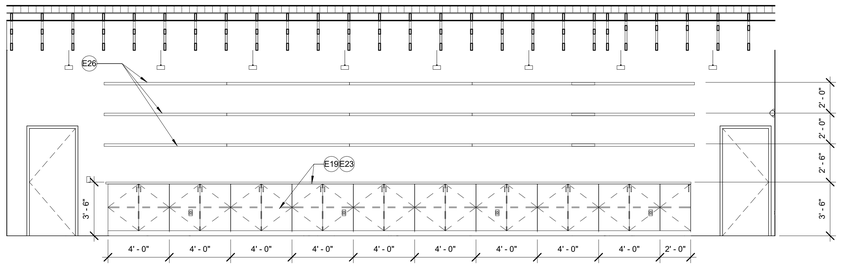
EXTERIOR ELEVATIONS

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

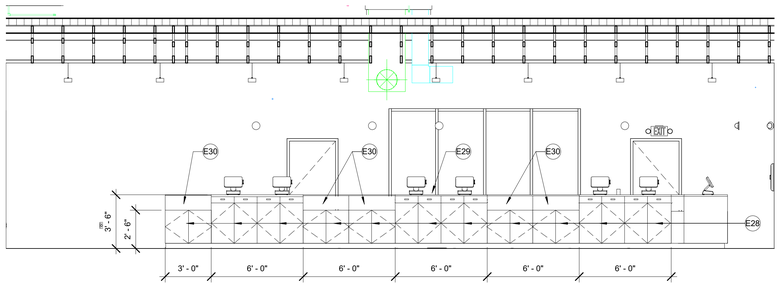
A202



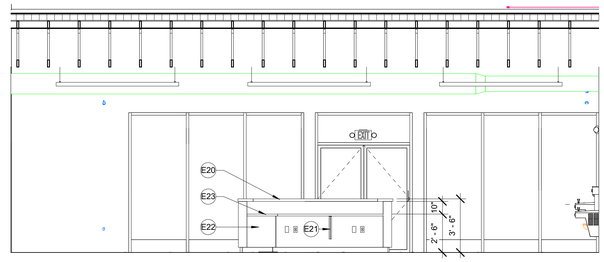
1 A221 BREAKROOM - SOUTH ELEVATION
1/4" = 1'-0"



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



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



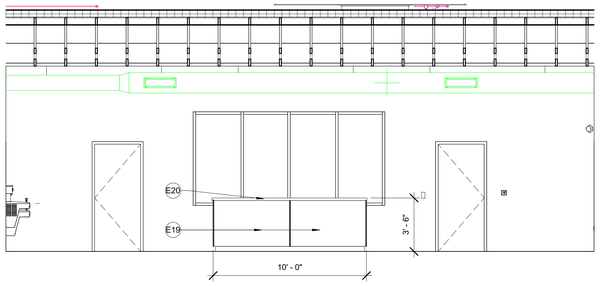
5 A221 RECEPTION DESK SOUTH ELEVATIN
1/4" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

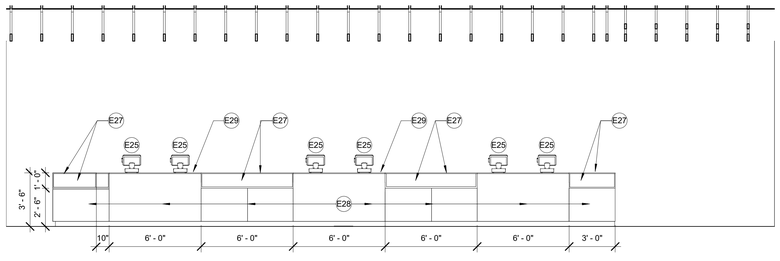
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES, LAWS AND REGULATIONS.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO ANY FABRICATION OF MILLWORK. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.
3. ALL BASE/WALL CABINETS TO HAVE PLASTIC LAMINATE FINISH UNLESS 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

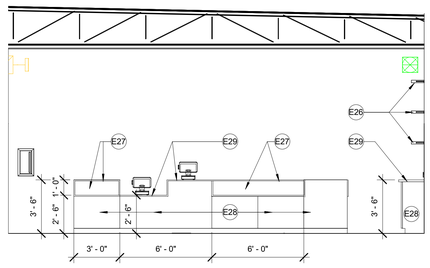
E1	PLASTIC LAMINATE BASE/WALL CABINETS. FORMICA 8915-NG WALNUT FIBERWOOD.
E2	SINK. REFER TO PLUMBING DOCUMENTS.
E3	REFRIGERATOR. N.I.C.
E4	WALL HUNG LAVATORY. REFER TO PLUMBING DOCUMENTS.
E5	PIPE GUARDS. REFER TO PLUMBING DOCUMENTS.
E6	18X36 MIRROR CENTERED ON THE SINK BELOW. BASIS OF DESIGN BOBRICK 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



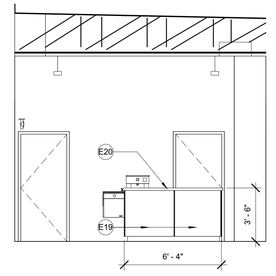
6 A221 RECEPTION DESK - NORTH ELEVATION
1/4" = 1'-0"



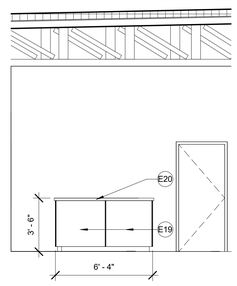
3 A221 RETAIL DESK - SOUTH ELEVATION
1/4" = 1'-0"



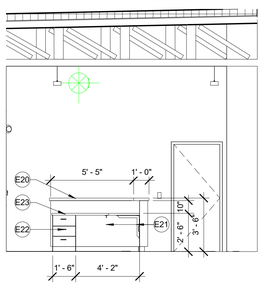
2 A221 RETAIL DESK - WEST ELEVATION
1/4" = 1'-0"



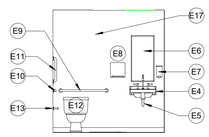
7 A221 RECEPTION DESK - WEST ELEVATION
1/4" = 1'-0"



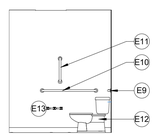
8 A221 RECEPTION DESK - EAST ELEVATION
1/4" = 1'-0"



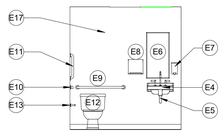
17 A221 RECEPTION DESK - WEST DESK
1/4" = 1'-0"



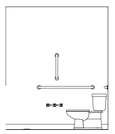
9 A221 TOILET 108 - WEST ELEVATION
1/4" = 1'-0"



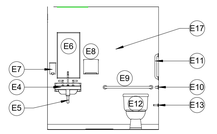
10 A221 TOILET 108 - SOUTH ELEVATION
1/4" = 1'-0"



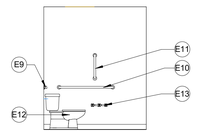
11 A221 TOILET 102 - SOUTH ELEVATION
1/4" = 1'-0"



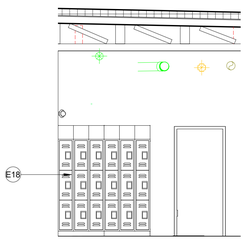
12 A221 TOILET 102 - EAST ELEVATION
1/4" = 1'-0"



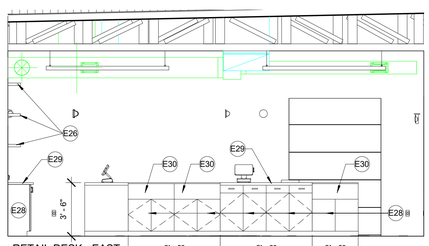
13 A221 TOILET 103 - NORTH ELEVATION
1/4" = 1'-0"



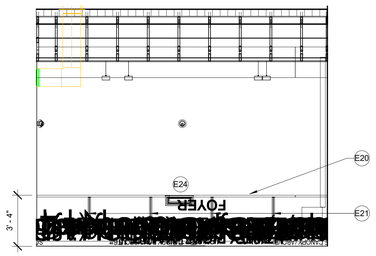
14 A221 TOILET 1023 - EAST ELEVATINO
1/4" = 1'-0"



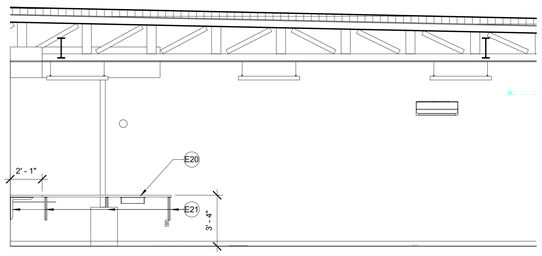
4 A221 BREAKROOM 107 - EAST ELEVATION
1/4" = 1'-0"



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"

SE/Coady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003859
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

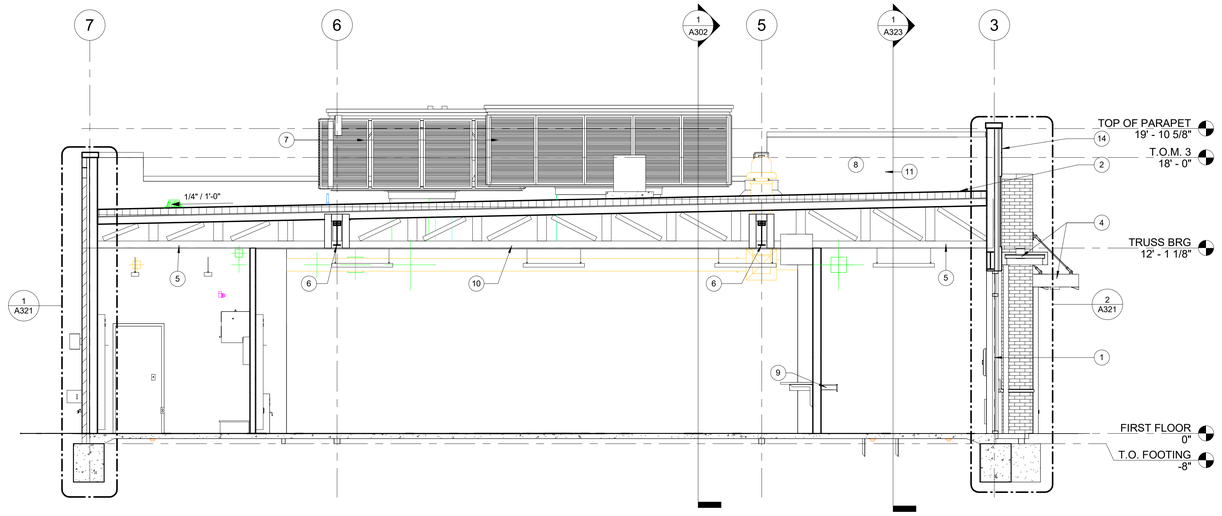
Sheet Info:

INTERIOR ELEVATIONS

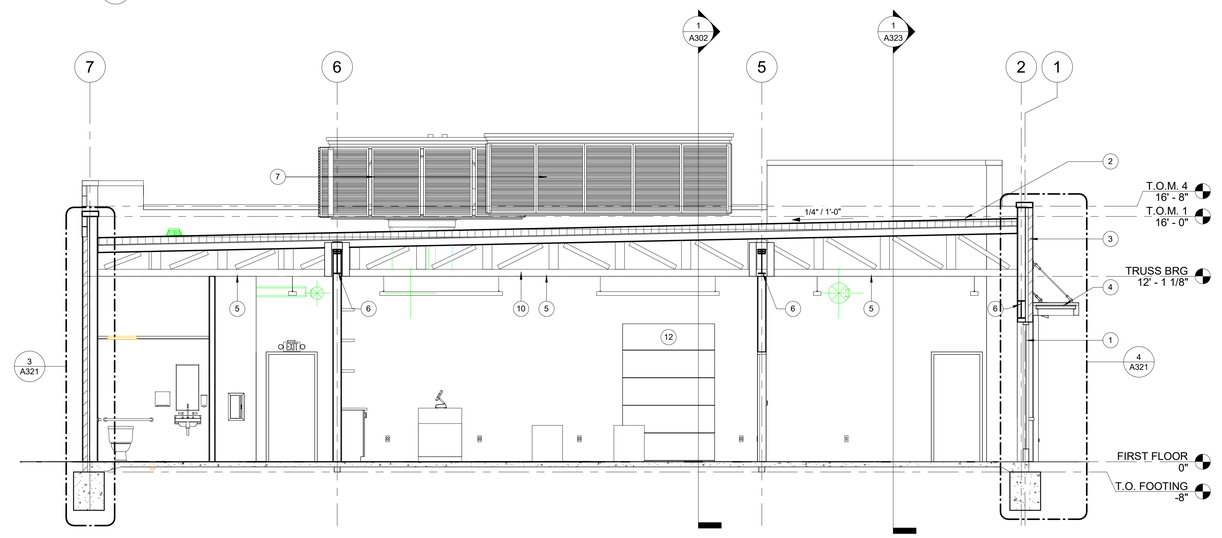
Drawn By:	SE/Coady
Checked By:	DGC
Commission:	025-2130
Date:	2025-11-07

A221

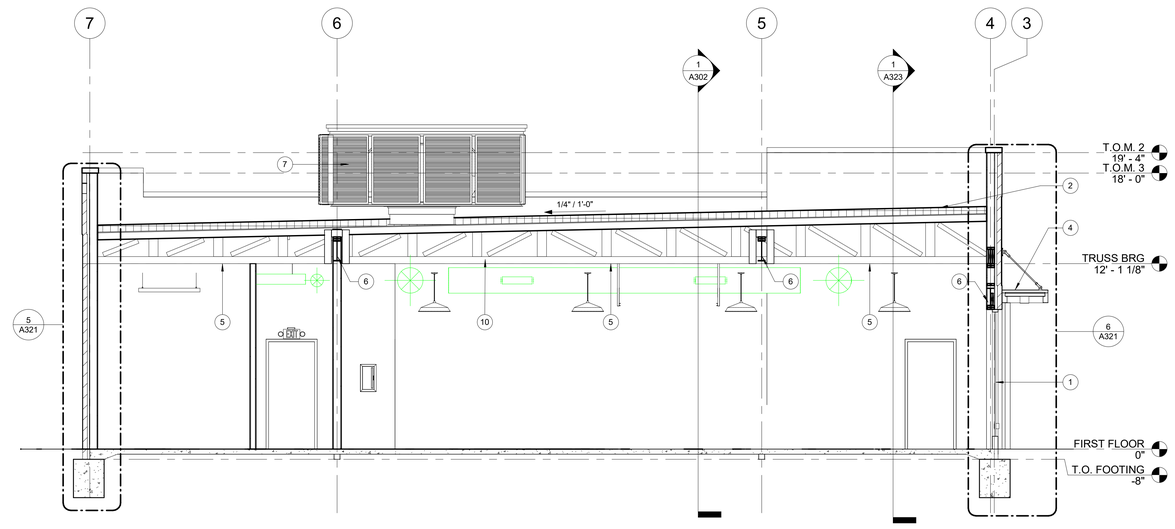
11/7/2025 3:23:10 PM



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 @ 16" 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

stCoady

ARCHITECTS

861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

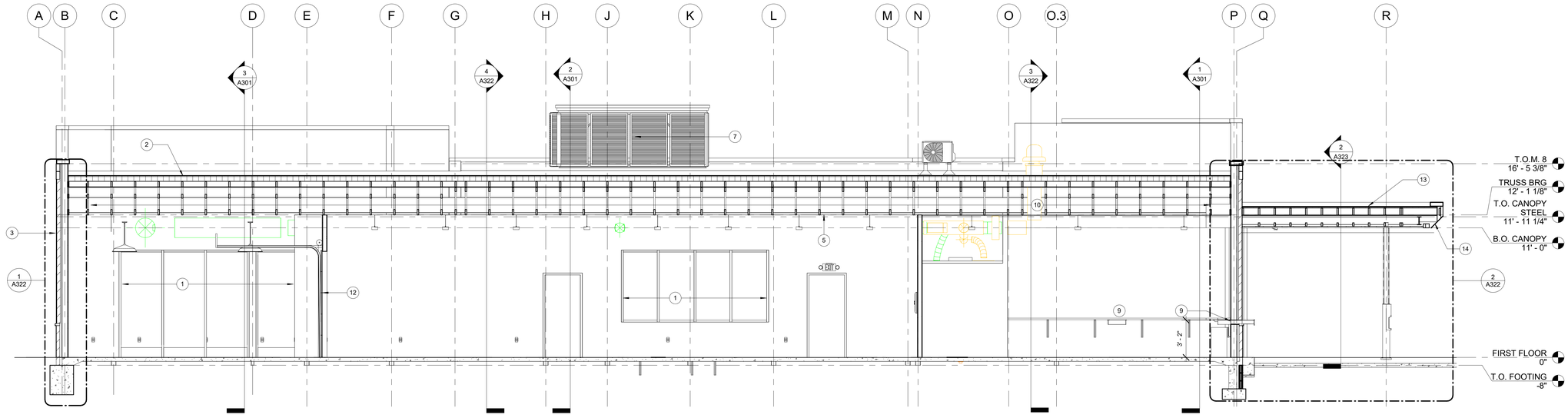
Sheet Info:

BUILDING SECTIONS

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

A301

11/7/2025 3:23:21 PM



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 @ 16" 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

sf|Coady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

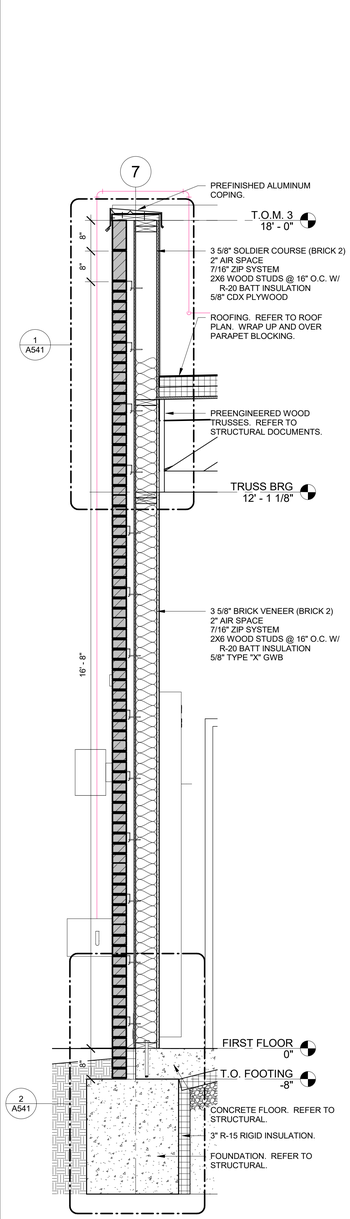
Sheet Info:

BUILDING SECTIONS

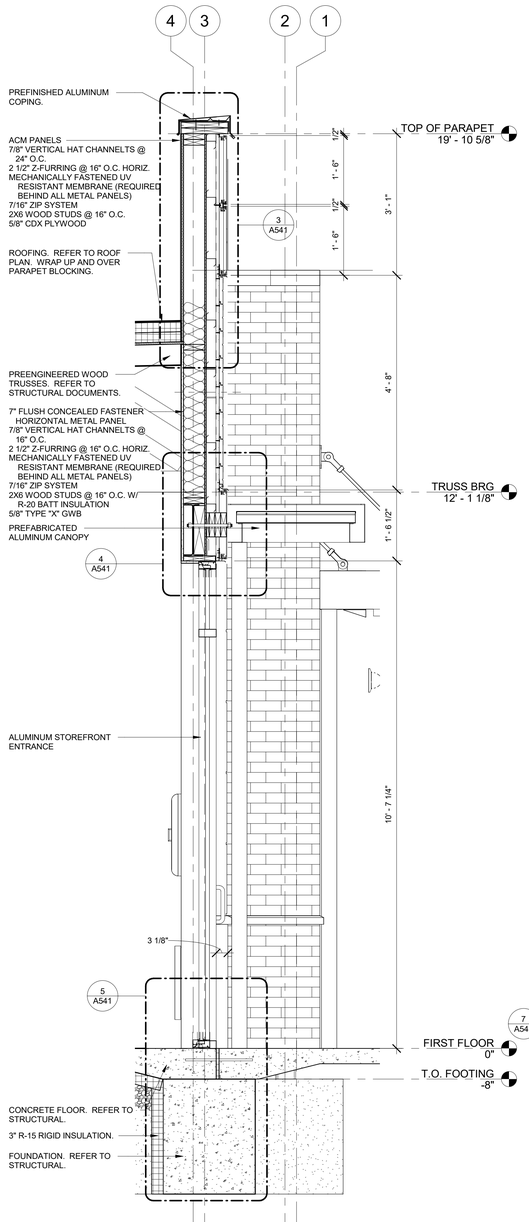
Drawn By:	Author
Checked By:	Checker
Commission:	025-2130
Date:	2025-11-07

A302

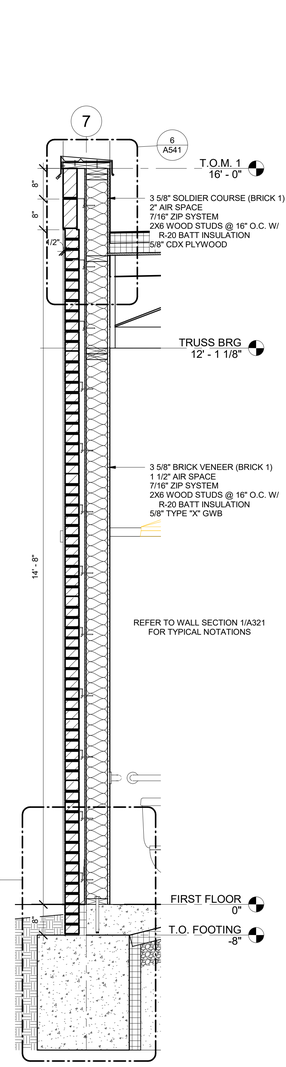
11/7/2025 3:23:23 PM



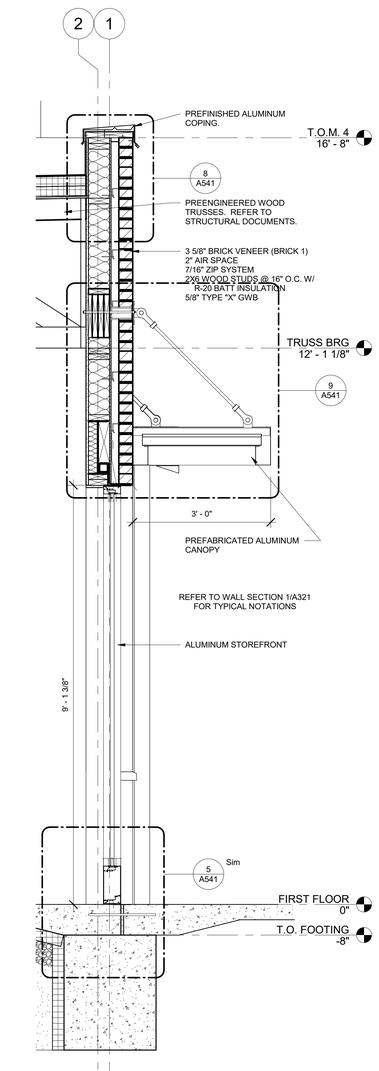
1 A321 WALL SECTION 1/A321
3/4" = 1'-0"



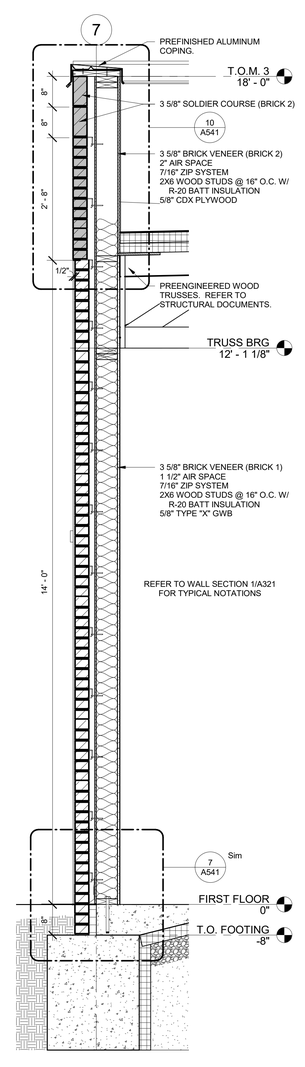
2 A321 WALL SECTION 2/A321
3/4" = 1'-0"



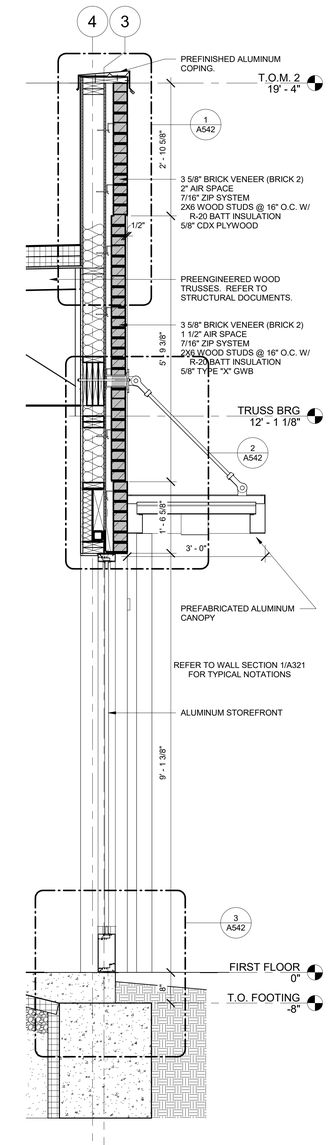
3 A321 WALL SECTION 3/A321
3/4" = 1'-0"



4 A321 WALL SECTION 4/A321
3/4" = 1'-0"



5 A321 WALL SECTION 5/A321
3/4" = 1'-0"



6 A321 WALL SECTION 6/A321
3/4" = 1'-0"

11/7/2025 3:23:51 PM

seCoady 2

ARCHITECTS

861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary

Lodora Drive
Wentzville, MO

Revisions:

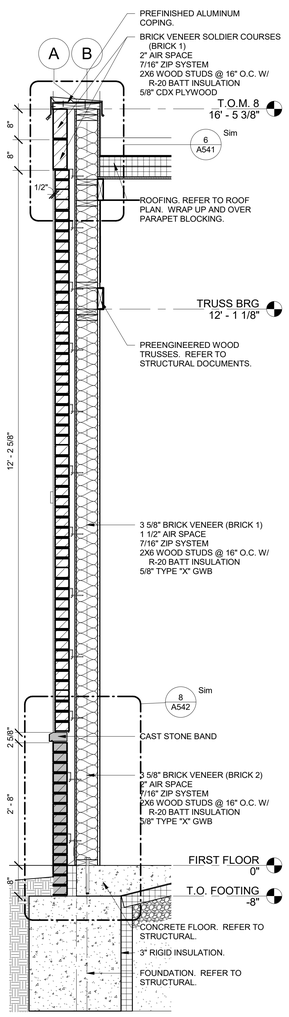
No:	Date:	Description:

Sheet Info:

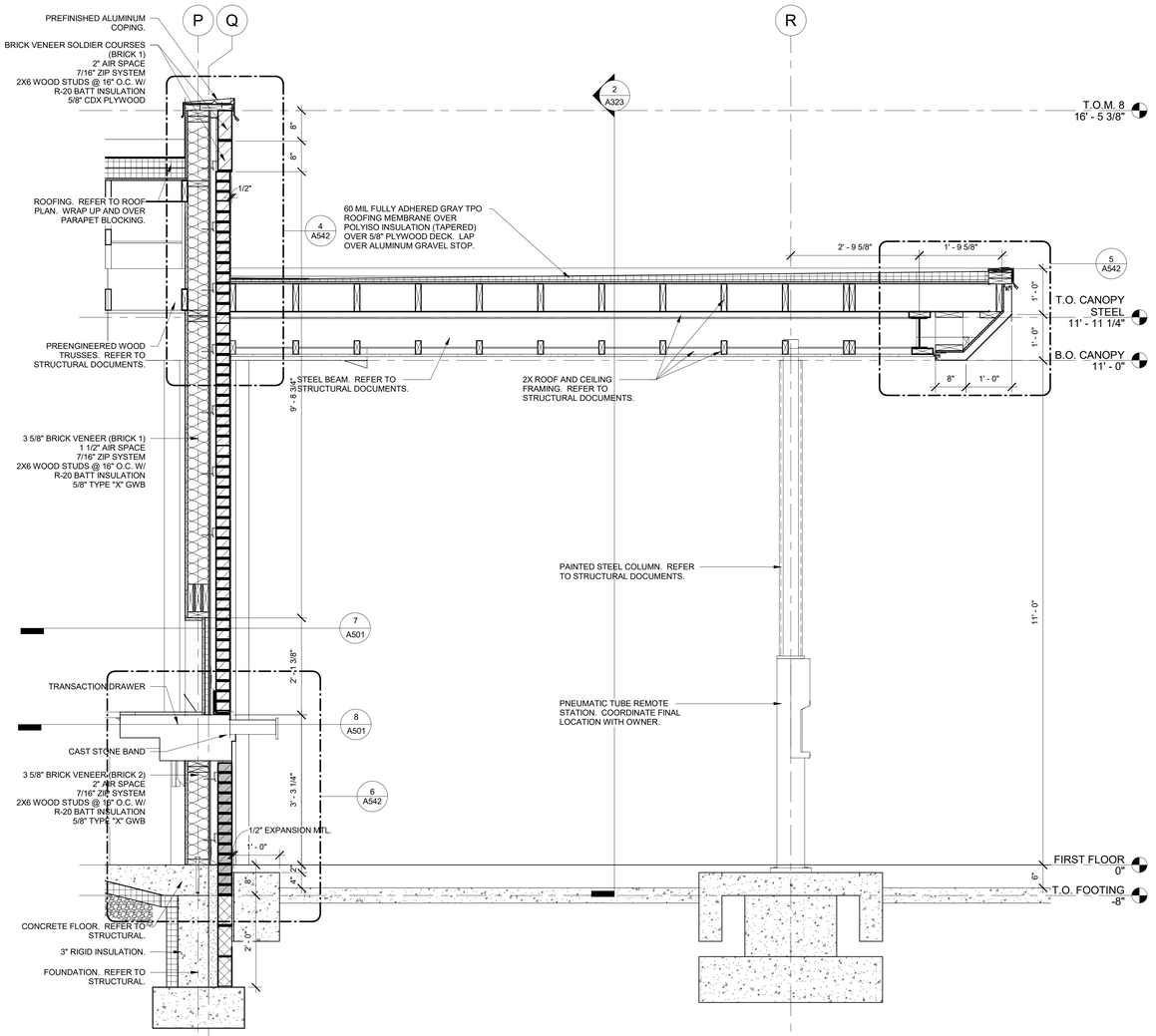
WALL SECTIONS

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

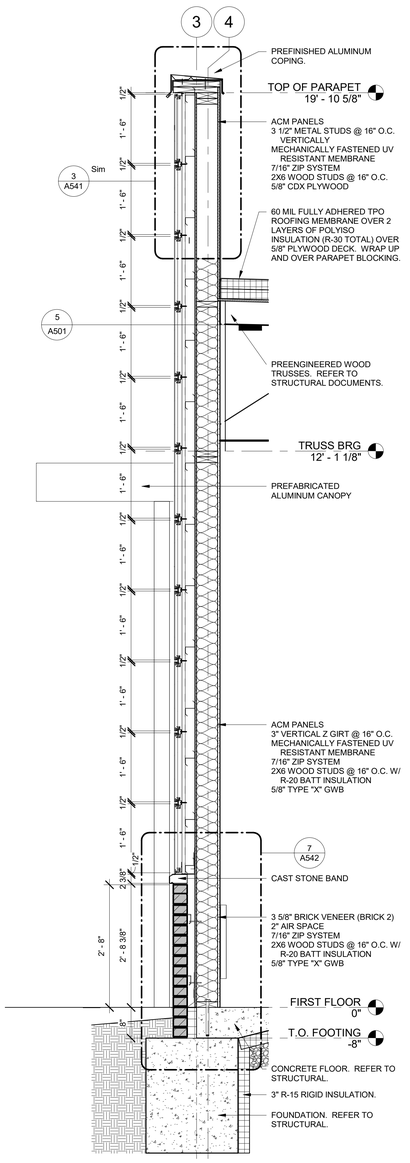
A321



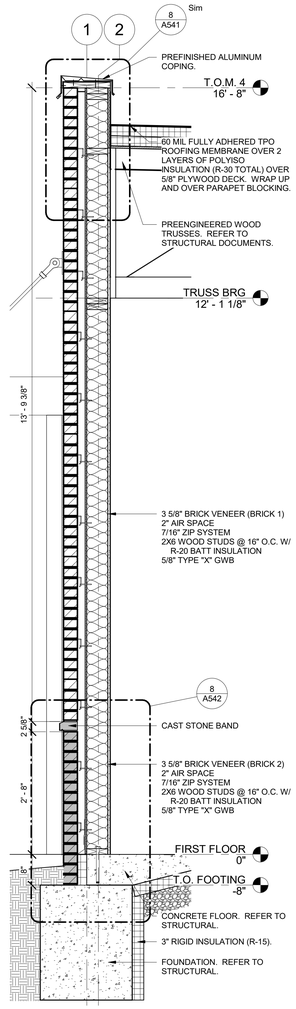
1 A322 WALL SECTION 1/A322
3/4" = 1'-0"



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"

11/7/2025 3:23:55 PM

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary

Lodora Drive
Wentzville, MO

Revisions:

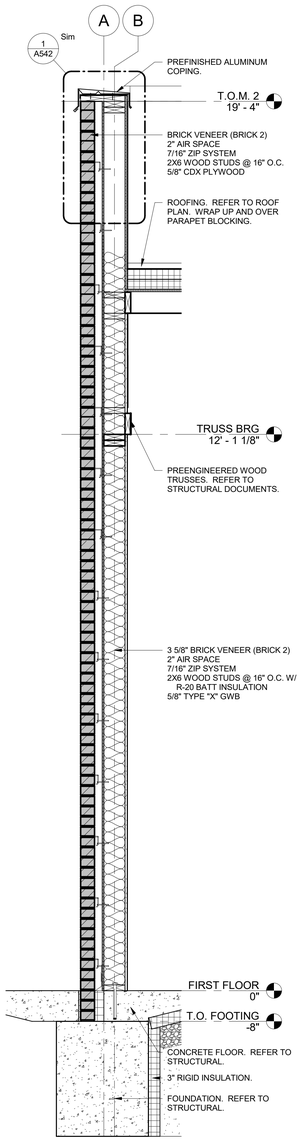
No:	Date:	Description:

Sheet Info:

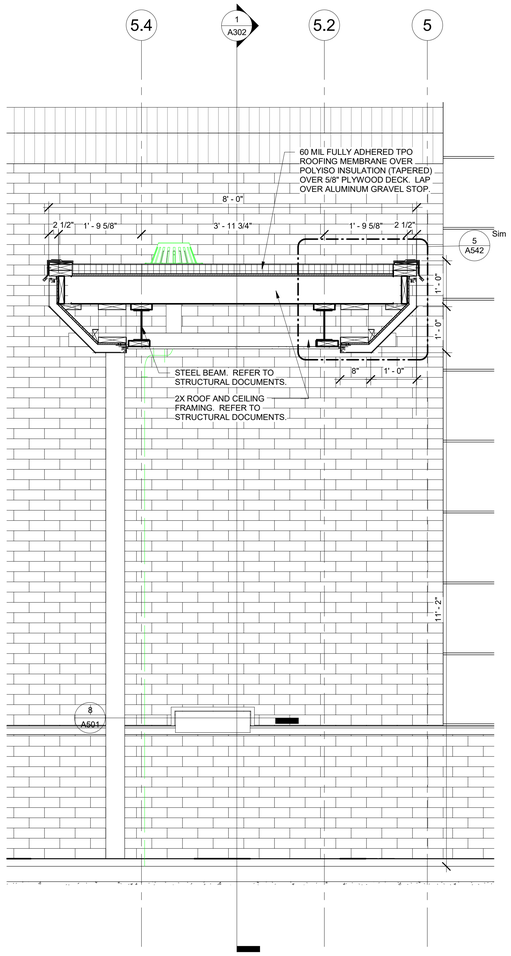
WALL SECTIONS

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

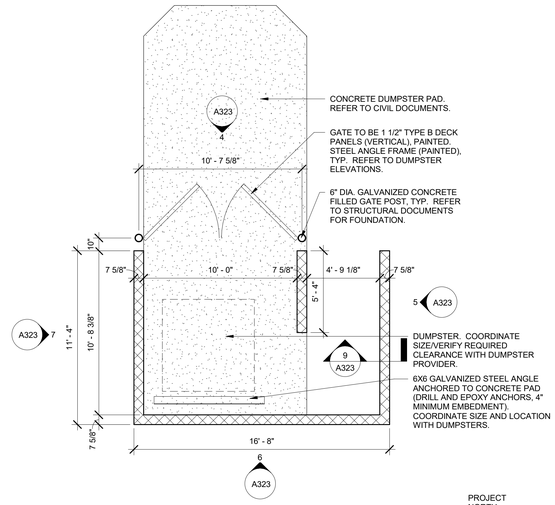
A322



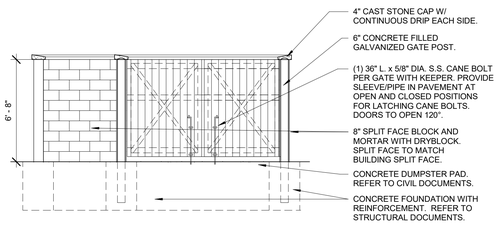
1 A323 WALL SECTION 1/A323
3/4" = 1'-0"



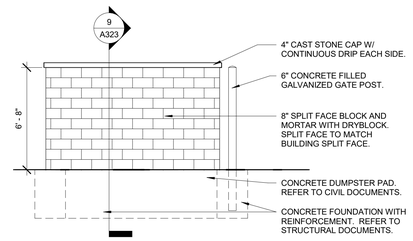
2 A323 SECTION 2/A323
3/4" = 1'-0"



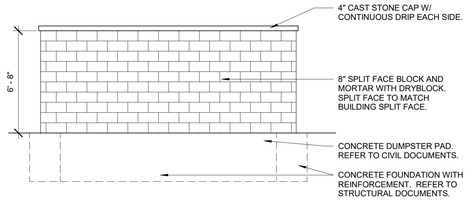
3 A323 DUMPSTER ENCLOSURE PLAN
1/4" = 1'-0"



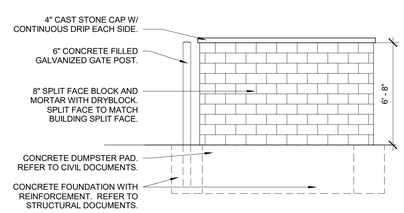
4 A323 DUMPSTER ENCLOSURE - NORTH
1/4" = 1'-0"



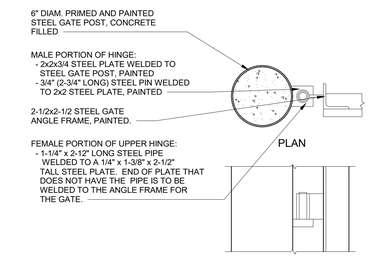
5 A323 DUMPSTER ENCLOSURE - EAST
1/4" = 1'-0"



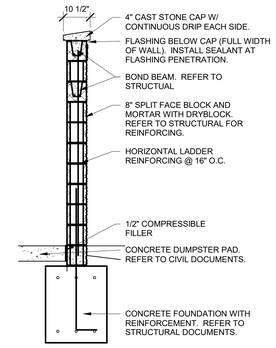
6 A323 DUMPSTER ENCLOSURE - SOUTH
1/4" = 1'-0"



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"

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary

Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

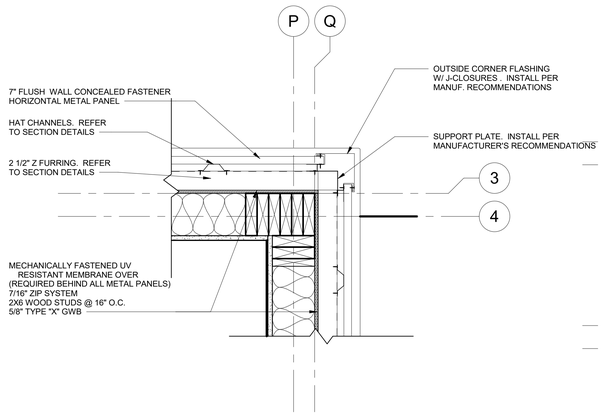
Sheet Info:

WALL SECTIONS & DUMPSTER ENCLOSURE DETAILS

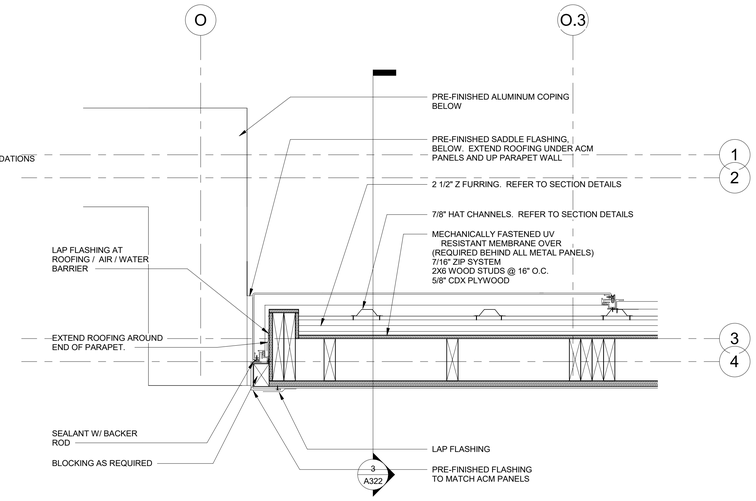
Drawn By:	Author
Checked By:	Checker
Commission:	025-2130
Date:	2025-11-07

A323

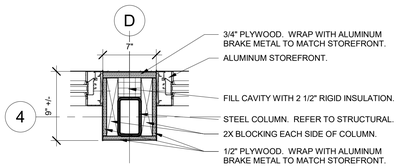
11/7/2025 3:23:58 PM



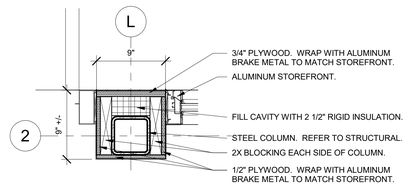
3 A501 PLAN DETAIL
1 1/2" = 1'-0"



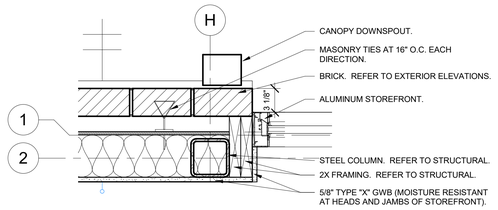
6 A501 PLAN DETAIL
1 1/2" = 1'-0"



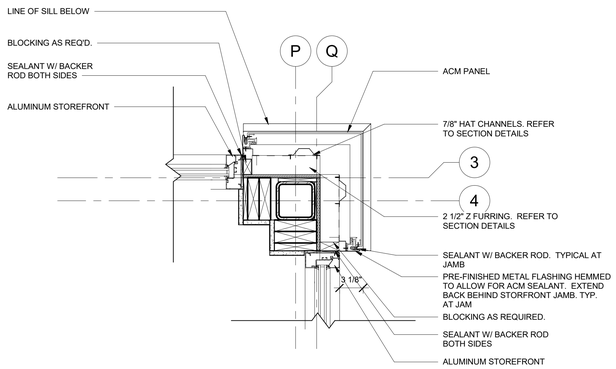
10 A501 STOREFRONT PIER DETAIL 1
1 1/2" = 1'-0"



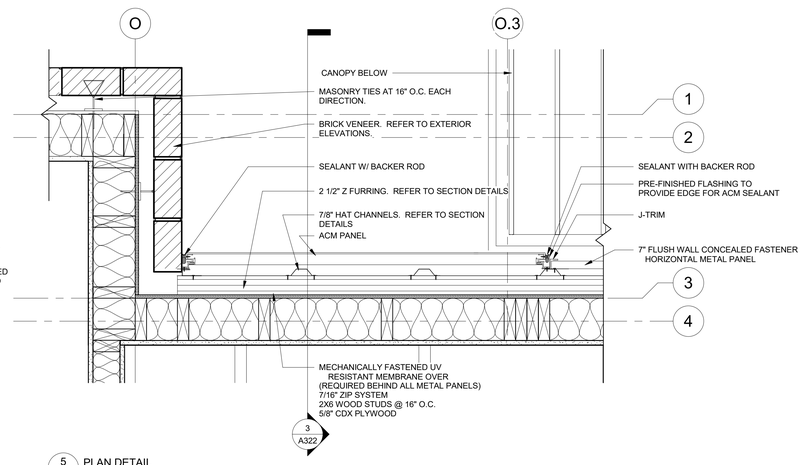
11 A501 STOREFRONT PIER DETAIL 2
1 1/2" = 1'-0"



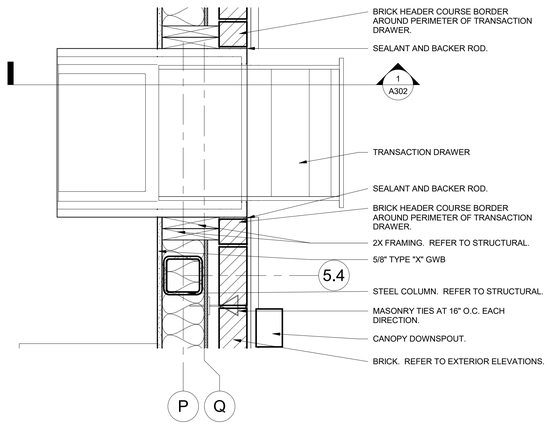
9 A501 STOREFRONT JAMB DETAIL
1 1/2" = 1'-0"



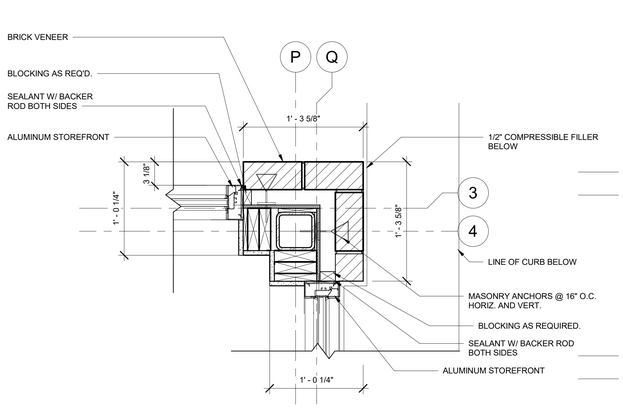
2 A501 PLAN DETAIL
1 1/2" = 1'-0"



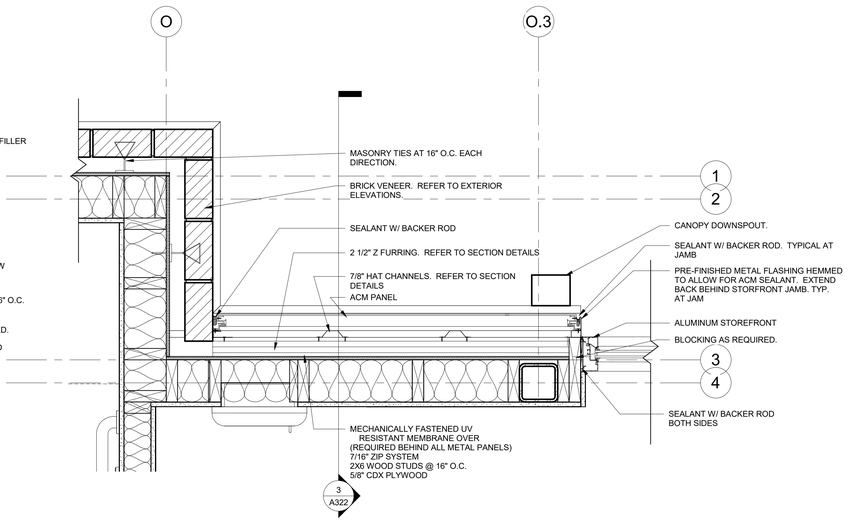
5 A501 PLAN DETAIL
1 1/2" = 1'-0"



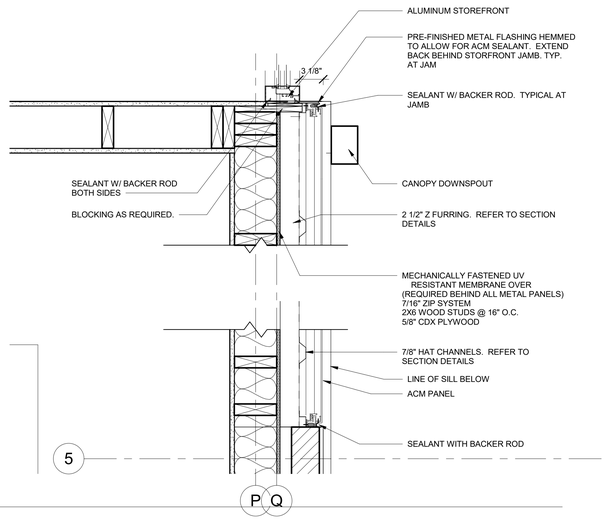
8 A501 TRANSACTION WINDOW - JAMB SECTION
1 1/2" = 1'-0"



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"

1/7/2025 3:24:00 PM

sf|Coady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014039559
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

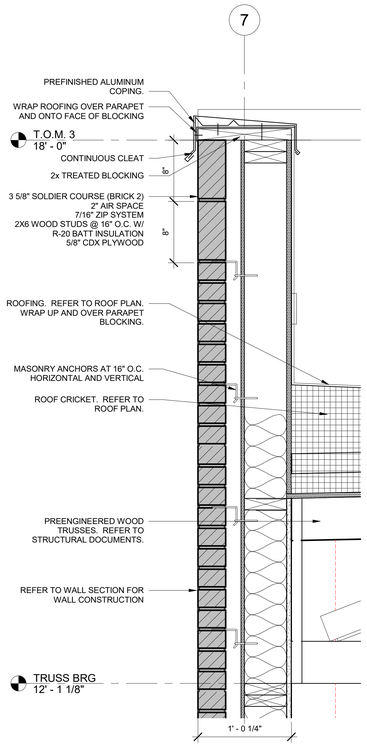
No:	Date:	Description:

Sheet Info:

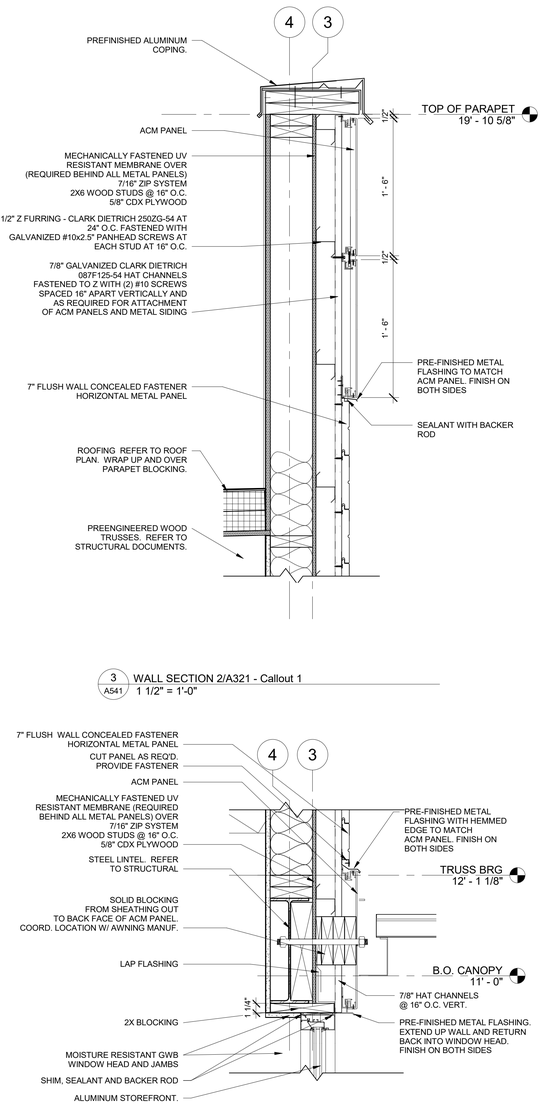
PLAN DETAILS

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

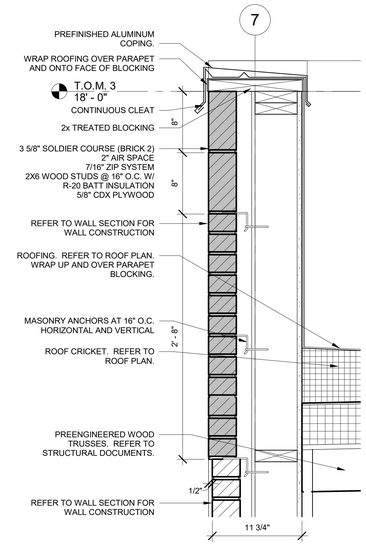
A501



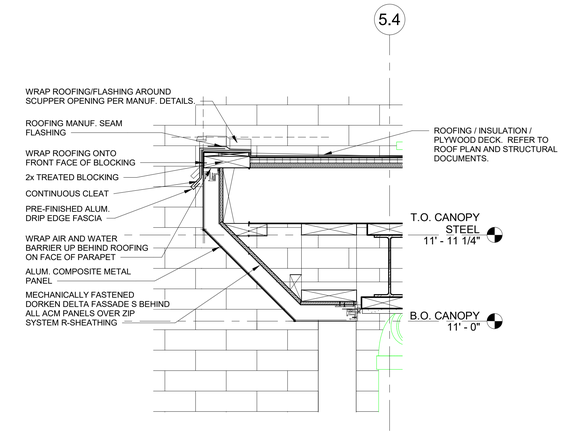
1 A541 SECTION DETAIL
1 1/2" = 1'-0"



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

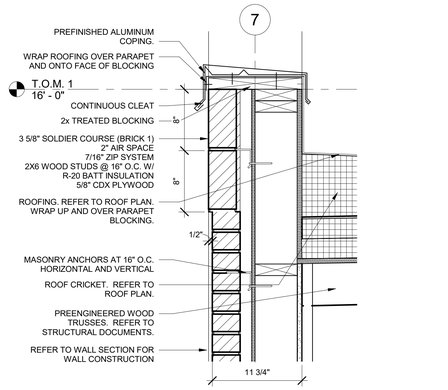


10 A541 SECTION DETAIL
1 1/2" = 1'-0"

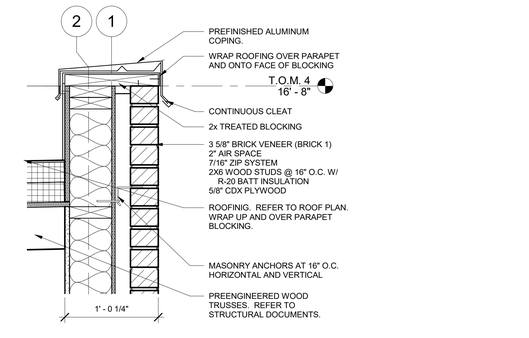


11 A541 CANOPY SCUPPER DETAIL
1 1/2" = 1'-0"

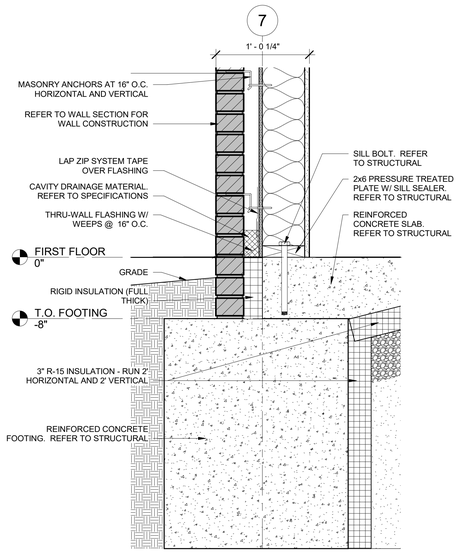
4 A541 WALL SECTION 2/A321 - Callout 2
1 1/2" = 1'-0"



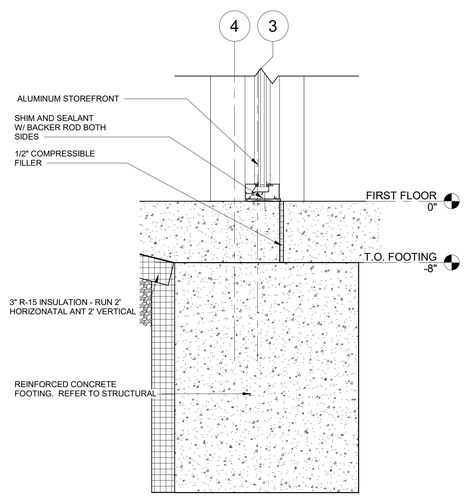
6 A541 SECTION DETAIL
1 1/2" = 1'-0"



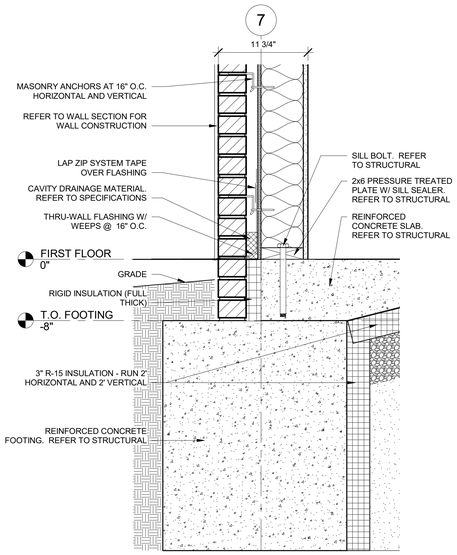
8 A541 SECTION DETAIL
1 1/2" = 1'-0"



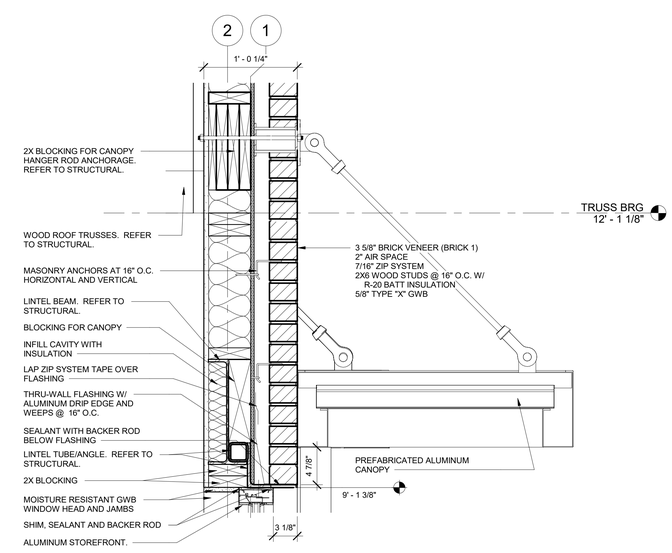
2 A541 SECTION DETAIL
1 1/2" = 1'-0"



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



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



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

11/7/2025 3:24:23 PM

sfCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

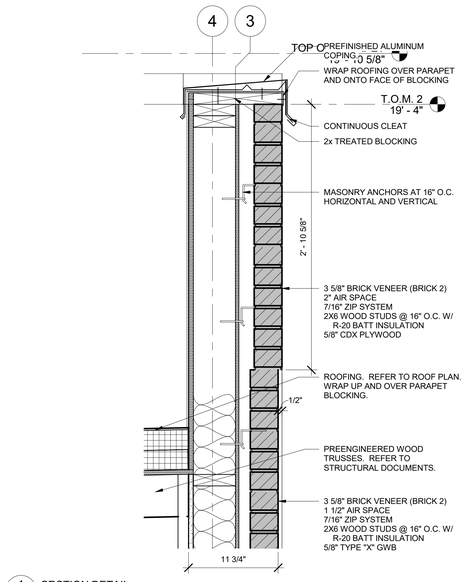
No:	Date:	Description:

Sheet Info:

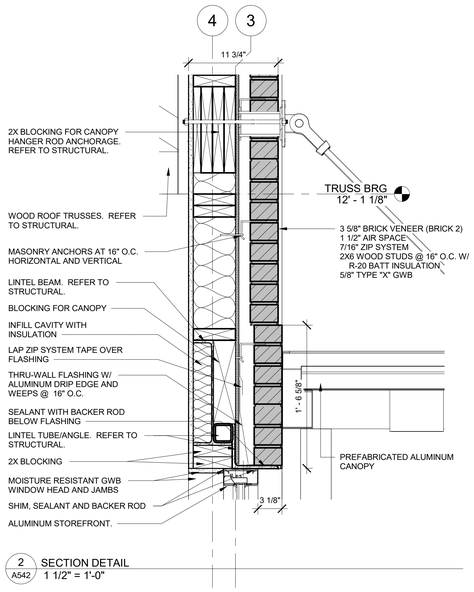
SECTION DETAILS

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

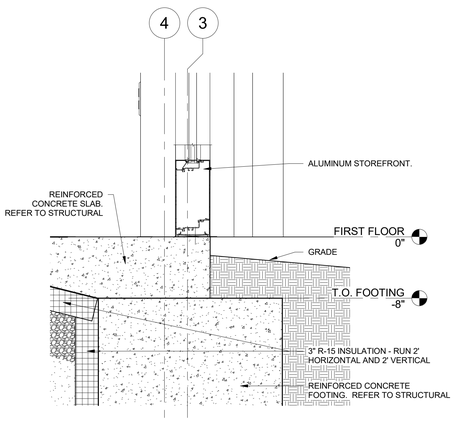
A541



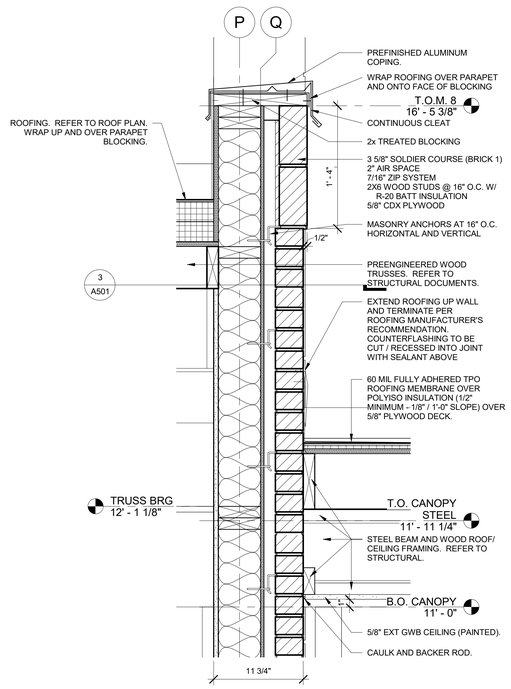
1 A542 SECTION DETAIL
1 1/2" = 1'-0"



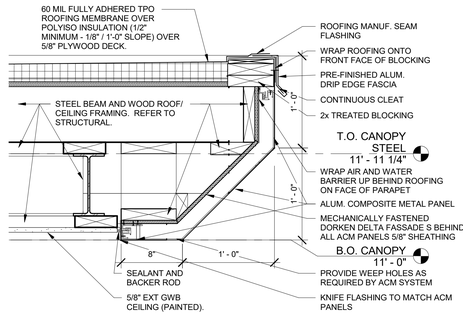
2 A542 SECTION DETAIL
1 1/2" = 1'-0"



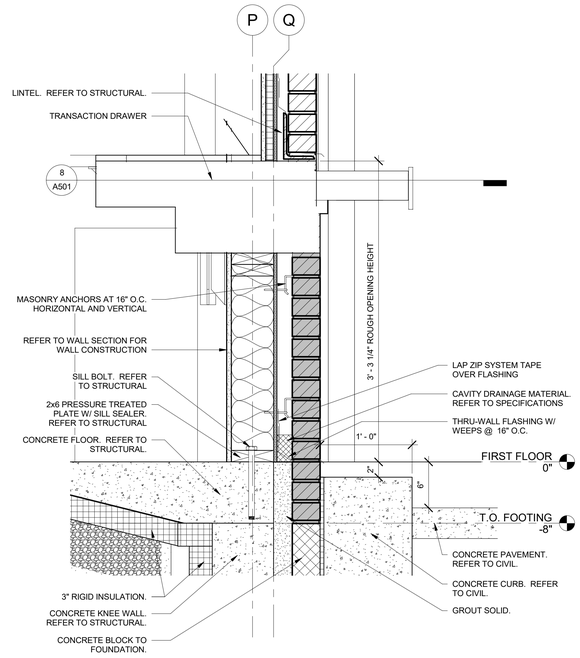
3 A542 SECTION DETAIL
1 1/2" = 1'-0"



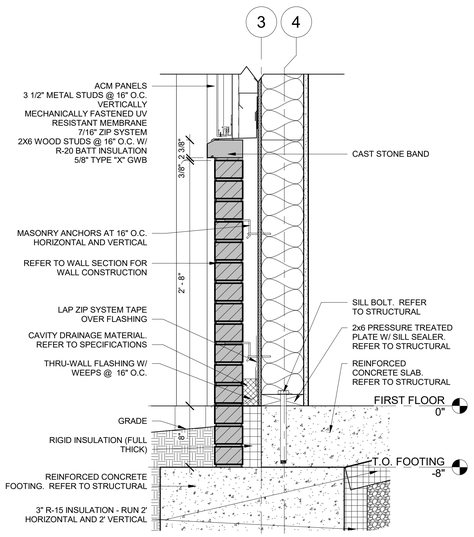
4 A542 SECTION DETAIL
1 1/2" = 1'-0"



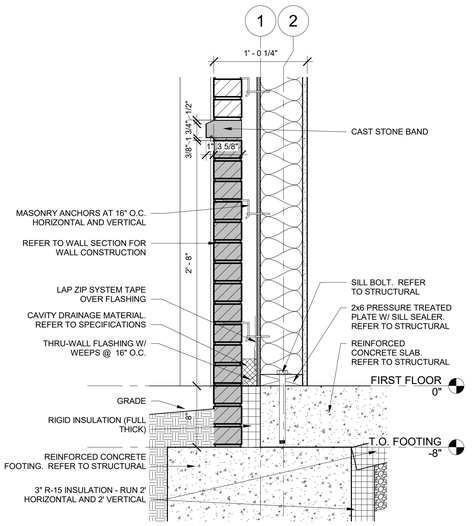
5 A542 SECTION DETAIL
1 1/2" = 1'-0"



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"

11/7/2025 3:24:31 PM

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014003659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary

Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

SECTION DETAILS

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

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	D11	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	D11	HM	3' - 0"	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	D1	WOOD	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	HM	--	--	--	07	
112B	D11	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	D1	STEEL	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	STEEL	--	--	--	04	
114B	D1	STEEL	3' - 0"	SINGLE	7' - 0"	1 3/4"	--	F1	STEEL	--	--	--	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.
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.	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.	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
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)			

HARDWARE GROUP NO. 07

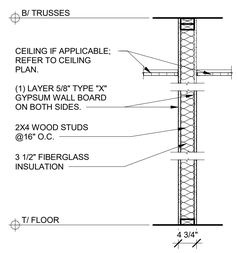
QTY	DESCRIPTION	MODEL	FINISH	MANUF.
3 EA.	HEAVY WEIGHT HINGE	BB1168 4-1/2X4-1/2 NRP	US26D	HAGER
1 EA.	EXIT DEVICE	4501 RIM 45NL WTN	US26D	HAGER
1 EA.	RIM CYLINDER	3901	US26D	HAGER
1 EA.	ELECTRIC STRIKE	9600 (FAIL SECURE)	630	HES
1 EA.	CLOSER	5200 MLT HD FC (MOUNT ON PUSH SIDE)	ALUM	HAGER
1 EA.	DOOR CONTACT	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.

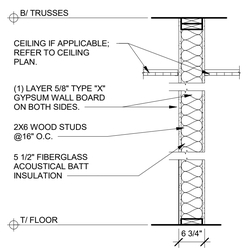
HARDWARE GROUP NO. 08

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

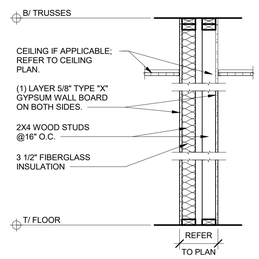
NOTE: CARD ACCESS SYSTEM INCLUDING READER, POWER SUPPLY WIRING AND CONNECTIONS BY SECURITY VENDOR.



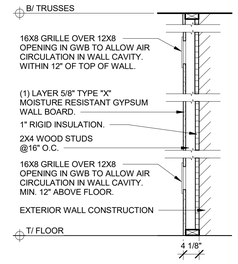
1 A601 PARTITION TYPE "P1"
3/4" = 1'-0"



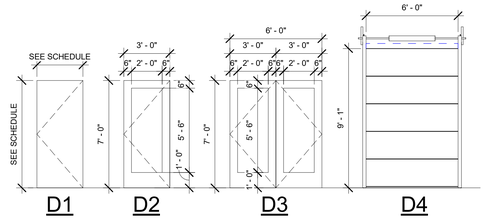
2 A601 PARTITION TYPE "P2"
3/4" = 1'-0"



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

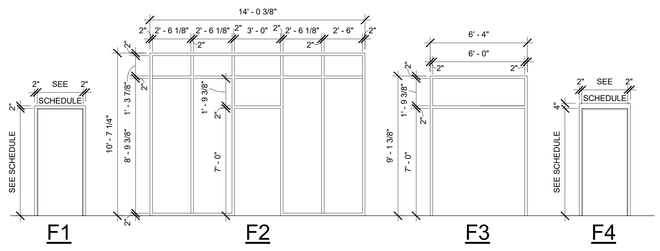


4 A601 PARTITION TYPE "P4"
3/4" = 1'-0"



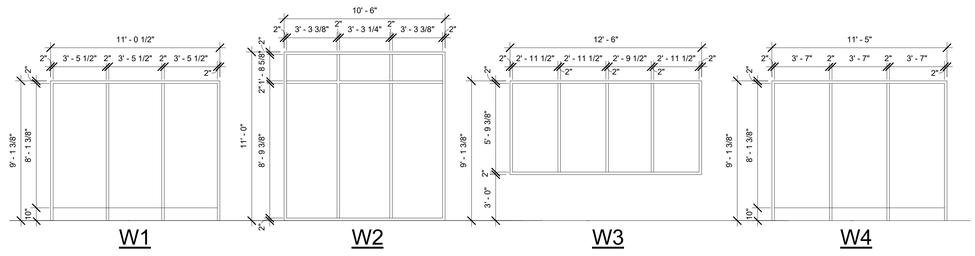
NOTE: PROVIDE BULLET RESISTANT FILM ON THE INTERIOR FACE OF ALL EXTERIOR STOREFRONT GLAZING. REFER TO FINISH LEGEND WF-2.
NOTE: PROVIDE DECORATIVE FILM ON THE EXTERIOR FACE OF ALL EXTERIOR STOREFRONT GLAZING. REFER TO FINISH LEGEND WF-1.

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.

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014002659
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

SCHEDULES

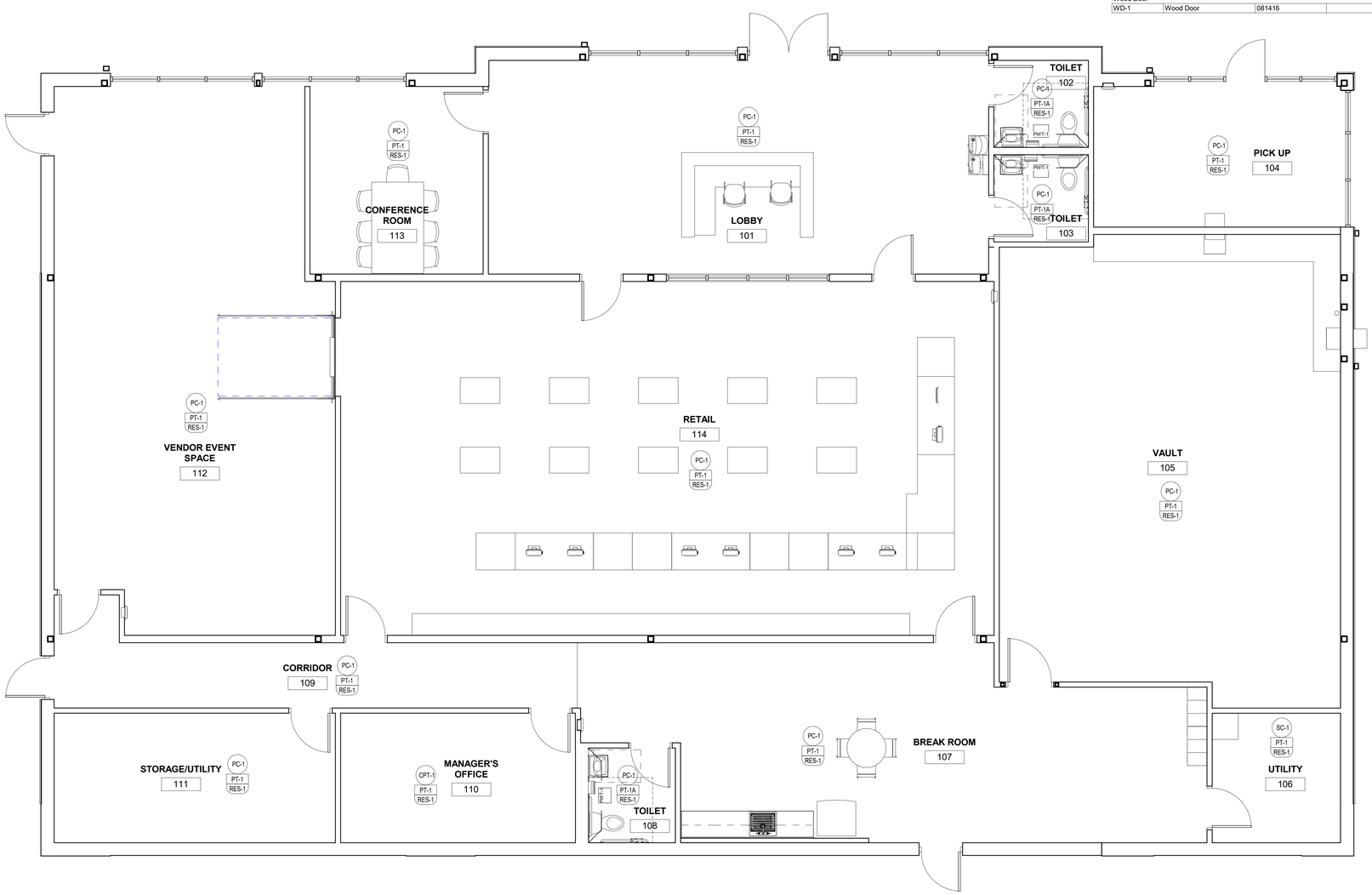
Drawn By:	Author
Checked By:	Checker
Commission:	025-2130
Date:	2025-11-07

A601

11/7/2025 3:24:31 PM

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	Dare - 18505	24"x24", monolithic area rug installation
Ceramic Tile						
CT-1	Ceramic Tile	093013	Daltile	Artigiano	Italian Alps Ar93	3"x12" monolithic installation
Cornerguard						
CG-1	Cornerguard	102613	Inpro	160 Surface Mount	Feather	Full height, 2" wing
CG-2	Cornerguard	102613	Inpro	160d Surface Mount End Wall Protector	Feather	Full height, 2" wing
Existing						
E.	Existing					
High Pressure Laminate						
HPL-1	High Pressure Laminate	064023	Wilsonart	Standard Laminate - Fine Velvet Finish	Designer White - D-354-38	Use matching 3mm edge banding
HPL-2	High Pressure Laminate	064023	Wilsonart	Traceless	Charcoal Velvet - 15504-31	Use matching 3mm edge banding
HPL-3	High Pressure Laminate	064023	Wilsonart	HD Laminate	Fisher Oak - 17002k-57	Use matching 3mm edge banding, align texture pattern
Paint						
HPT-1	Paint	099123	Sherwin Williams	High Performance Coating	SW7004 Snowbound	Exposed structure and all hollow metal doors and window frames
HPT-2	Paint	099123	Sherwin Williams	High Performance Coating	SW7674 Peppercorn	Hollow metal doors and window frames
PT-1	Paint	099123	Sherwin Williams	Eggshell Finish	SW7004 Snowbound	Field paint
PT-1E	Paint	099123	Sherwin Williams	Epoxy Finish	SW7004 Snowbound	Field paint at restrooms and kitchenette
PT-2	Paint	099123	Sherwin Williams	Eggshell Finish	SW7674 Peppercorn	Accent paint
PT-3	Paint	099123	Sherwin Williams	Eggshell Finish	SW6711 Parakeet	Accent paint
Polished Concrete						
PC-1	Polished Concrete	033543			Warm Stain	Public spaces
Porcelain Wall Tile						
PWT-1	Porcelain Wall Tile	093013	Tile Shop	Penny Round	White Gloss 615814	12"x12"
PWT-2	Porcelain Wall Tile	093013	Tile Shop	Penny Round	Light Grey 67752	12"x12"
Resilient Base						
RES-1	Resilient Base	096513	Roppe	700 Series	197 Iceberg	4" tall
RES-2	Resilient Base	096513	Roppe	700 Series	123 Charcoal	4" tall
Sealed Concrete						
SC-1	Sealed Concrete	033901				back of house spaces
Solid Surface						
SS-1	Solid Surface	064023	Ripple Glass	Recycled Surfaces	Custom Mix C-32	1/2" thick, matte finish, straight edges
Transition Strip						
TRS-1	Transition Strip	096513	Roppe	#43 Edge Guard Transition	197 Iceberg	
Window Film						
WF-1	Window Film	088700	3M Fasara Glass Finishes	Mat Crystal 2	Sh2macrx2	Film to be applied to the exterior face of all storefront glazing.
WF-2	Window Film	088700	3M Safety and Security Window Film	S70x	Clear	Film to be applied to the interior face of all storefront glazing.
Wood Door						
WD-1	Wood Door	081416		White Oak - Rift cut	Stain to match HPL-3	



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

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
MO License No. 2014002859
www.secoady-architects.com

© 2025 SE/Coady Architects, LLC

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

ROOM FINISH PLAN AND LEGEND

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

A961

11/7/2025 3:24:33 PM

Vibe City Dispensary

Wentzville, St. Charles County, Missouri

GENERAL NOTES

ELEVATION DATUM
SEE ARCHITECTURAL DRAWINGS OR SITE PLAN FOR FINISH FLOOR ELEVATIONS

DESIGN SPECIFICATIONS
2021 INTERNATIONAL BUILDING CODE

EARTHWORK
EARTHWORK OPERATIONS SHALL BE PERFORMED UNDER THE DIRECTION OF A PROFESSIONAL TESTING AGENCY TO ASSURE COMPLIANCE WITH THE RECOMMENDATIONS OF THE SOILS REPORT.

CONCRETE

CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT ACI 301, SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS, ACI 318 BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, ACI 305 SPECIFICATIONS FOR HOT WATER CONCRETE, AND ACI 306 SPECIFICATIONS FOR COLD WEATHER CONCRETE, WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

1. CONCRETE SHALL DEVELOP THE FOLLOWING 28-DAY MINIMUM COMPRESSIVE STRENGTH:
   - FOUNDATIONS – 3,000 PSI, 500# MIN. CEMENT/FLY ASH, 0.45 W/C RATIO
   - CAST-IN-PLACE WALLS – 3,500 PSI, 540# MIN. CEMENT/FLY ASH, 0.45 W/C RATIO
   - FLOOR SLAB – 4,000 PSI, 565# MIN. CEMENT ONLY, 0.45 W/C RATIO
   - EXTERIOR SLABS, WALLS AND CURBS – 4,000 PSI, 580# MIN. CEMENT/FLY ASH, 0.42 W/C RATIO
2. ALL FOOTINGS SHALL BEAR ON UNDISTURBED SOIL OR ENGINEERED FILL.
3. CHLORIDE– BASED ADMIXTURES ARE PROHIBITED IN ALL REINFORCED CONCRETE.
4. REINFORCING STEEL SHALL CONFORM TO ASTM A615, A616, OR A617, GRADE 60.
5. ALL CONTINUOUS REINFORCING STEEL THAT MEETS AT A CORNER SHALL BE TIED TOGETHER WITH A CORNER BAR THAT HAS SUFFICIENT LAP DISTANCE IN EACH DIRECTION
6. CONTINUOUS REINFORCING BARS LAP LENGTH SHALL BE A MINIMUM OF 48 BAR DIAMETERS UNLESS NOTED OTHERWISE
7. CONCRETE SLUMP SHALL BE A MAXIMUM OF 4" +/– 1" (ASTM C– 143) AS DELIVERED IN THE FIELD. CONTRACTOR MAY USE CHEMICAL ADMIXTURES TO ATTAIN A MAXIMUM SLUMP OF 8" FOR WORKABILITY. NO WATER MAY BE ADDED TO THE CONCRETE MIX ON SITE UNLESS WATER IS WITHHELD AT THE BATCHING FACILITY. IF WATER IS WITHHELD AT THE BATCHING FACILITY IT SHOULD BE REFLECTED ON THE LOAD TICKET. THE TOTAL AMOUNT OF WATER IN THE MIX SHALL NOT EXCEED WHAT IS NOTED ON THE APPROVED MIXED. THIS SHALL BE NOTED IN THE SPECIAL INSPECTOR'S RECORDS.
8. CONCRETE EXPOSED TO WEATHER, VEHICLES, AND/OR DEICING CHEMICALS SHALL BE AIR-ENTRAINED WITH 6% (+/–) 1.5% ENTRAINED AIR BY VOLUME AT POINT OF DISCHARGE. DO NOT ALLOW AIR CONTENT OF TROWELED FINISHED FLOORS TO EXCEED 3%.
9. SUBMIT CONCRETE MIX PROPORTIONS PRIOR TO START OF WORK. DO NOT BEGIN CONCRETE PRODUCTION UNTIL MIXES HAVE BEEN REVIEWED AND ARE ACCEPTABLE TO THE ENGINEER.
10. READY MIX CONCRETE SHALL COMPLY WITH REQUIREMENTS OF ASTM C94.
11. CONCRETE WORK EXECUTION
    - A. CONSTRUCT FORMS TO CORRECT SIZE, SHAPE, ALIGNMENT, ELEVATION AND POSITION; AND TO SUPPORT VERTICAL AND LATERAL LOADS.
    - B. POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT. MINIMUM CONCRETE COVER FOR REINFORCEMENT SHALL BE, UNLESS NOTED OTHERWISE ON THE DRAWINGS:
      - CAST AGAINST AND EXPOSED TO EARTH.....3 INCHES
      - EXPOSED TO EARTH OR WEATHER.....2 INCHES
      - NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH.....1 ½ INCHES
    - C. PROVIDE CONTROL JOINTS IN SLABS-ON-GRADE AT NOT GREATER THAN 15 FEET ON CENTER IN EACH DIRECTION. SAW CUT CONTROL JOINTS MINIMUM ¼ OF SLAB DEPTH, AS SOON AFTER SLAB FINISHING WITHOUT DISLODGING AGGREGATE.
    - D. STEEL TROWEL FINISH ALL INTERIOR CONCRETE SLABS, BROOM FINISH ALL EXTERIOR CONCRETE SLABS.
    - E. CURE ALL CONCRETE IN COMPLIANCE WITH ACI 301, USING A LIQUID TYPE MEMBRANE, NON-RESIDUAL, CURING COMPOUND COMPLYING WITH ASTM C309. ASSURE COMPATIBILITY WITH FINISH FLOOR COVERING.
    - F. ALL FLOOR SLABS ON GRADE/ELEVATED SLABS SHALL HAVE CONCRETE MOISTURE VAPOR REDUCING ADMIXTURE IN CONCRETE @ THE SUPPLIERS RECOMMENDED DOSAGE.

STRUCTURAL STEEL

1. FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE AISC SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS, THE AISC CODE OF STANDARD PRACTICE FOR STEEL BUILDINGS AND BRIDGES AND CURRENT OSHA STANDARDS.
2. WIDE FLANGE SHAPES SHALL CONFORM TO ASTM A992. STRUCTURAL TUBES SHALL CONFORM TO ASTM A500 GRADE B. ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36.
3. BOLTS, UNLESS OTHERWISE SHOWN, SHALL CONFORM TO ASTM A325–N, SIZE AS PER PLAN.
4. ANCHOR BOLTS, UNLESS OTHERWISE SHOWN, SHALL CONFORM TO ASTM F1554 GRADE 36.
5. SPLICING OF STRUCTURAL STEEL IS PROHIBITED EXCEPT AS DETAILED.
6. ALL STRUCTURAL AND MISCELLANEOUS STEEL ITEMS SHALL RECEIVE ONE COAT OF "IRONCLAD RETARDO RUST INHIBITIVE PAINT 163" (BENJAMIN MOORE) OR APPROVED EQUAL UNLESS OTHERWISE INDICATED IN THE SPECIFICATIONS. ALL STEEL SURFACES EMBEDDED IN CONCRETE SHALL NOT BE PAINTED. PREPARATION OF STEEL SURFACES SHALL MEET THE REQUIREMENTS OF THE STEEL STRUCTURES PAINTING COUNCIL (SSPC–SP1) AND THE REMOVAL OF GREASE AND OIL BY SOLVENT CLEANING (SSPC–SP1) AND THE REMOVAL OF MILL SCALE, RUST, WELD FLUX AND SLAG BY HAND TOOL CLEANING (SSPC–SP2). PRIMER SHALL BE APPLIED AT THE MANUFACTURER'S RECOMMENDED RATE BUT NOT LESS THAN ONE GALLON PER 400 SQ.FT. THEREBY DEPOSITING A DRY FILM THICKNESS OF NOT LESS THAN 1.5 MILS. ANY SCARRED AREAS SHALL BE TOUCHED UP WITH THE SAME PAINT AFTER ERECTION.
7. ALL WELDING SHALL BE DONE BY QUALIFIED WELDERS IN ACCORDANCE WITH THE CURRENT EDITION OF THE AWS STRUCTURAL WELDING CODE. WELDING ELECTRODES SHALL BE E70XX.

BRICK LINTEL

1. ALL STEEL LINTELS TO BE A36 STEEL, A992 GRADE 50, OR A500 GRADE B. ALL LINTELS TO BE HOT DIPPED GALVANIZED.

POST-INSTALLED ANCHORS

1. ALL POST–INSTALLED ANCHORS SHALL MEET THE REQUIREMENTS OF THE CODE–CITED EDITION OF ACI 318, APPENDIX "D", AND SHALL BE ACCEPTABLE FOR BOTH CRACKED AND UNCRACKED CONCRETE.
2. EXPANSION ANCHORS HAVE BEEN DESIGNED AS HILTI KWIK BOLT TZ ANCHORS, UNLESS NOTED OTHERWISE.
3. ADHESIVE ANCHORS HAVE BEEN DESIGNED TO USE HILTI HIT HY 200 ADHESIVE IN CONCRETE OR SOLID MASONRY, UNLESS NOTED OTHERWISE.
4. EQUIVALENT ANCHORS MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL. SUBMITTALS ARE THE CONTRACTOR'S RESPONSIBILITY AND MUST INCLUDE EVALUATION REPORTS FROM THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS (ICBO).
5. EMBEDMENT DEPTH IS DEFINED AS THE DISTANCE FROM THE SURFACE OF THE LOAD–BEARING BASE MATERIAL TO THE DEEPEST PART OF THE ANCHOR AFTER THE ANCHOR HAS BEEN DRIVEN INTO THE HOLE BUT NOT YET EXPANDED.
6. ADHESIVE ANCHORS SHALL BE ACCEPTABLE FOR LONG–TERM LOADING. WHEN BASE MATERIAL TEMPERATURES ARE BELOW 40 DEG F, ONLY NON–EPOXY–BASED ADHESIVES SHALL BE USED.
7. POST–INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM THE ENGINEER PRIOR TO USING POST–INSTALLED ANCHORS FOR MISSING OR MISPLACED CAST–IN–PLANE ANCHORS. CARE SHALL BE TAKEN TO AVOID CONFLICTS WITH EXISTING REINFORCING BARS. HOLES SHALL BE DRILLED AND CLEANED PER ANCHOR MANUFACTURER'S SPECIFICATIONS.
8. STAINLESS STEEL ANCHORS ARE REQUIRED AT ALL PERMANENTLY EXPOSED WEATHER CONDITIONS.

MASONRY

MASONRY WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT ACI 530.1 SPECIFICATIONS FOR MASONRY STRUCTURES WITH THE FOLLOWING ADDITIONAL REQUIREMENTS:

1. HOLLOW MASONRY BLOCK SHALL CONFORM TO ASTM C90 REGULAR WEIGHT GRADE N1.
2. COURSE GROUT SHALL CONFORM TO ASTM C476 WITH A MAXIMUM AGGREGATE SIZE OF 3/8" AND A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI.
3. MORTAR SHALL BE TYPE S CONFORMING TO ASTM C270. AVERAGE COMPRESSIVE STRENGTH IS 2,000 PSI.
4. MINIMUM 28–DAY COMPRESSIVE STRENGTH OF MASONRY; $f'm$ = 2,000 PSI.
5. WIRE REINFORCING SHALL CONFORM TO ASTM A82, STANDARD TRUSS–TYPE DUR–O–WALL REINFORCING (OR APPROVED EQUAL) AND SHALL BE PLACED CONTINUOUSLY IN ALTERNATE HORIZONTAL MORTAR JOINTS.
6. REINFORCING STEEL SHALL CONFORM TO ASTM A615, A616, OR A617, GRADE 60. THE MINIMUM LAP FOR SPLICES SHALL BE 48 BAR DIAMETERS. PROVIDE DUR–O–WAL REBAR POSITIONERS.
7. ALL STEEL LINTELS TO BE A36 STEEL OR A992 GRADE 50. ALL LINTELS TO BE HOT DIPPED GALVANIZED.
8. INTERSECTING STRUCTURAL WALLS SHALL BE ANCHORED BY STEEL CONNECTORS SPACED VERTICALLY AT 48" O.C. MAXIMUM. THE CONNECTORS SHALL CONFORM TO ASTM A36 AND SHALL HAVE A MINIMUM SECTION OF ¾" x 1½". THEY SHALL BE 28" LONG WITH 2" AT EACH END BENT AT 90 DEGREES TO FORM A "U" OR "Z" SHAPE. ALL CELLS ABOVE AND BELOW THE ANCHOR SHALL BE GROUTED, AND THE BENT ENDS OF THE CONNECTORS SHALL BE EMBEDDED IN THE GROUT, 2" MIN.
9. EXPANSION JOINTS SHALL BE PROVIDED IN CMU BLOCK WALLS FULL HEIGHT OF WALL AT INTERVALS NOT EXCEEDING 24'–0". NOT CLOSER THAN 2'–8" FROM OPENINGS. JOINT REINFORCING SHALL BE SEVERED AT EXPANSION JOINT LOCATIONS, HOWEVER BOND BEAM REINFORCING SHALL BE CONTINUOUS THROUGH THE JOINT.
10. BOND BEAMS OR GROUTED CELLS ARE REQUIRED AT ALL CONNECTIONS TO CMU.

TIMBER

TIMBER WORK SHALL CONFORM TO ALL REQUIREMENTS OF THE CURRENT ANSI/AWC NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION WITH 2018 NDS SUPPLEMENT FOR WOOD CONSTRUCTION, WITH THE FOLLOWING SUPPLEMENTAL REQUIREMENTS:

1. FOR COMMON MEMBER SIZES, THE SPECIES AND GRADES SHALL BE AS FOLLOWS, UNLESS NOTED OTHERWISE:
   - A. 2X4 SPF No.1/No.2
   - B. 2X6 SPF No.1/No.2
   - C. 2X8 DF–L No.2
   - D. 2X10 DF–L S.S.
   - E. 2X12 DF–L S.S.

   EQUIVALENT (OR BETTER) GRADES & SPECIES MAY BE SUBMITTED FOR THE ENGINEER'S APPROVAL.
2. SIZES SHOWN FOR LUMBER ARE NOMINAL SIZES.
3. TIMBER EXPOSED TO WEATHER OR GROUND, OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE–IMPREGNATED BY AN APPROVED PROCESS AND PRESERVATIVE.
4. SPLICING OF JOISTS, STUDS, OR HEADERS IS PROHIBITED EXCEPT AS SHOWN.
5. BOLTS SHALL CONFORM TO ASTM A307. HOLES SHALL BE DRILLED PER SECTION 12.1.3 OF THE 2018 ANSI/AWC NDS FOR WOOD CONSTRUCTION NDS SUPPLEMENT.
6. LAG SCREWS AND WOOD SCREWS SHALL BE INSTALLED PER SECTIONS 12.1.4 & 12.1.5 RESPECTIVELY, OF THE 2018 ANSI/AWC NDS FOR WOOD CONSTRUCTION WITH 2018 NDS SUPPLEMENT.
7. COMMON NAILS SHALL BE USED, UNLESS NOTED OTHERWISE. IN ADDITION, NAILS SHALL BE GALVANIZED, IF EXPOSED TO WEATHER OR MOISTURE. TOE–NAILS SHALL BE DRIVEN PER SECTION 12.1.6.3 OF THE 2018 ANSI/AWC NDS FOR WOOD CONSTRUCTION WITH 2018 NDS SUPPLEMENT.
8. FASTENING SHALL BE PER THE IBC MINIMUM FASTENING SCHEDULE, TABLE 2304.10.1, UNLESS NOTED OTHERWISE.
9. CONNECTIONS/CONNECTORS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

PREFABRICATED WOOD TRUSSES

1. FLOOR & ROOF TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE (TPI) DESIGN SPECIFICATION FOR METAL PLATE CONNECTED WOOD TRUSSES, AND THE ANSI/NF&PA NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION.
2. PROVIDE TEMPORARY AND PERMANENT BRACING ON ALL TRUSSES, AS REQUIRED TO PROVIDE MEMBER AND TRUSS STABILITY.
3. FLOOR & ROOF TRUSSES SHALL BE DESIGNED AND CONSTRUCTED FOR A MAXIMUM TOTAL LOAD DEFLECTION OF L/360 AND TO SAFELY SUPPORT THE FOLLOWING LOADS:
   - A. DEAD, LIVE, SNOW, WIND, EARTHQUAKE: SEE PROJECT DESIGN DATA ON COVER SHEET.
   - B. MECHANICAL PIPE LOAD: TRUSSES SHALL BE DESIGNED FOR A CONCENTRATED LOAD OF 250 LBS HUNG ANYWHERE ALONG THE BOTTOM CHORD.
   - C. OVER–FRAMING LOAD: TRUSSES SHALL ALSO BE DESIGNED TO SUPPORT ADDITIONAL OVERBUILD FRAMING, SUCH AS THAT WHICH FORMS VALLEYS AND HIPS ON ROOFS.
   - D. DRIFTED SNOW LOAD: TRUSSES SHALL BE DESIGNED TO SUPPORT DRIFTED SNOW LOADS IN ACCORDANCE WITH THE APPROPRIATE BUILDING CODE.
   - E. IN–PLANE LATERAL LOADS: TRUSSES SHALL BE DESIGNED TO SUPPORT ANY LATERAL LOADS CARRIED AXIALLY IN THE PLANE OF THE TRUSS, AS SHOWN ON THE PLANS.
4. GABLED END TRUSSES SHALL HAVE VERTICAL MEMBERS SPACED AT 16" O.C. MAXIMUM.
5. SUBMITTALS SHALL INCLUDE THE FOLLOWING:
   - A. SHOP DRAWINGS PREPARED UNDER THE SUPERVISION OF, AND SIGNED AND SEALED BY, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS BUILT. THESE DRAWINGS SHALL INDICATE SPECIES, GRADE, AND SIZES OF LUMBER TO BE USED; PITCH, SPAN, CAMBER, CONFIGURATION, AND SPACING FOR EACH TYPE OF TRUSS REQUIRED; TYPE, SIZE, MATERIAL, FINISH, AND LOCATION OF METAL CONNECTOR PLATES; AND BEARING DETAILS. SHOW TRUSS LAYOUT AND ALL REQUIRED TEMPORARY AND PERMANENT BRACING AFFECTING THE STRUCTURAL CAPACITY OF THE TRUSSES.

PROVIDE COMPLETE ENGINEERING DESIGN CALCULATIONS THAT INCLUDE DESIGN VALUES, DESIGN ANALYSIS INDICATING LOADING, ASSUMED ALLOWABLE STRESSES, STRESS DIAGRAMS, AND CALCULATIONS, AND ANY OTHER INFORMATION NEEDED FOR REVIEW. THE CALCULATIONS SHALL HAVE BEEN SIGNED AND SEALED BY A QUALIFIED PROFESSIONAL ENGINEER WHO IS REGISTERED IN THE STATE WHERE THE PROJECT IS BUILT AND WHO IS RESPONSIBLE FOR PREPARATION OF THE CALCULATIONS.

SPECIAL INSPECTIONS

THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION IN ACCORDANCE WITH CHAPTER 17 OF THE INTERNATIONAL BUILDING CODE.

- a. CONCRETE GROUT DESIGN MIX (PERIODIC)
- b. PLACING OF CONCRETE AND REINFORCING STEEL (CONTINUOUS OF CONCRETE SAMPLING / PERIODIC OF REINFORCING)
- c. BOLTS & ANCHORS EMBEDDED IN CONCRETE (PERIODIC)
- d. STRUCTURAL STEEL FABRICATIONS (UNLESS AISC APPROVED) (PERIODIC)
- e. STRUCTURAL STEEL BOLTING & WELDING (PERIODIC)
- f. POST INSTALLED ANCHORS IN CONCRETE (CONTINUOUS)
- g. IN–SITU SOILS, EXCAVATIONS, FILLING & COMPACTION (PERIODIC)
- h. MASONRY AND REINFORCING STEEL (CONTINUOUS ON CELL GROUTING / PERIODIC ON REINFORCING)
- i. WOOD FRAMING:
  - i.a. SHEAR WALLS; WALL SIZE, CONFIGURATION, BLOCKING, PANEL GRADE, PANEL THICKNESS, AND FASTENING. (PERIODIC)
  - i.b. DIAPHRAGMS (FLOOR AND ROOF SHEATHING); SIZE, CONFIGURATION, BLOCKING, PANEL GRADE, PANEL THICKNESS, AND FASTENING. (PERIODIC)
  - i.c. FRAMING MEMBERS AND DETAILS (PERIODIC)
  - i.d. MATERIAL GRADE (PERIODIC)
  - i.e. CONNECTIONS; HANGERS, HOLD DOWNS, BUILT–UP COLUMNS, BUILT–UP BEAMS (PERIODIC)
  - i.f. PRE–ENGINEERED TRUSSES; FRAMING, CONNECTIONS, BRIDGING (PERIODIC)

THE CONTRACTOR SHALL REQUEST SPECIAL INSPECTION OF THE ITEMS LISTED ABOVE PRIOR TO THOSE ITEMS BECOMING INACCESSIBLE AND UNOBSERVABLE DUE TO PROGRESSION OF THE WORK.

DESIGN DATA

2021 INTERNATIONAL BUILDING CODE / ASCE 7–16

BUILDING OCCUPANCY CATEGORY	II
ROOF LOAD DATA	
LIVE LOAD	20
ASPHALT SHINGLES + FELT	3.0
5/8" OSB ROOF SHEATHING	3.0
PRE-ENGINEERED WOOD TRUSSES @ 2'-0" O.C.	3.0
INSULATION (BLOWN)	3.0
MECHANICAL ALLOWANCE	5.0
5/8" GYP. CEILING	3.0
SOLAR	5.0
TOTAL TO TRUSSES	45 lbs/sq.ft
RAIN LOADING	
15 MINUTE RAIN INTENSITY	6.67 in/hr
60 MINUTE RAIN INTENSITY	3.19 in/hr
ROOF SNOW LOAD DATA* (*UNBALANCED & DRIFTING SNOW TO BE DETERMINED IN ADDITION TO UNIFORM LOAD, WHERE APPLICABLE)	
p_g =	20 lbs/sq.ft
C_e =	1.0
I_s =	1.0
C_t =	1.0
p_f =	14.00 lbs/sq.ft
WIND DESIGN DATA	
V_{ult} =	115 M.P.H. (3-SECOND GUST)
RISK CATEGORY	II
EXPOSURE	C
INTERNAL PRESSURE COEFFICIENT =	± 0.18
DIRECTIONAL PROCEDURE (MWFRS - ASCE 7, CH 27; C&C - ASCE 7, CH 30, PART 4)	
MAXIMUM COMPONENTS & CLADDING WIND	+/-35.2 lbs/sq.ft
EARTHQUAKE DESIGN DATA	
RISK CATEGORY	II
I_E =	1.0
S_S =	0.288
S_1 =	0.129
SITE CLASS	D (UNKOWN)
S_{DS} =	0.302
S_{D1} =	0.201
SEISMIC DESIGN CATEGORY	D
BASIC SEISMIC-FORCE-RESISTING SYSTEM = LIGHT-FRAME (WOOD) WALLS SHEATHED WITH WOOD STRUCTURAL PANELS RATED FOR SHEAR RESISTANCE	
R =	6.5
Ω_0 =	3.0
C_d =	4.0
DESIGN BASE SHEAR	$V = 0.047W$
EQUIVALENT LATERAL FORCE PROCEDURE	
NET ALLOWABLE SOIL BEARING	1,500 lbs/sq.ft**

(**ASSUMED PER IBC TABLE 1806.2, PRESUMPTIVE LOAD-BEARING VALUES)

INDEX OF SHEETS

COVER / GENERAL STRUCTURAL DATA	S100
FOUNDATION PLAN	S200
FOUNDATION DETAILS	S210
FRAMING PLAN	S300
FRAMING DETAILS	S310

REVISIONS:

No.	Date
PERMIT SET	11/07/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI — GREGORY L LINNEMAN — NUMBER PE-2005001013 — 11/7/25

GREGORY L. LINNEMAN - PE
MO LICENSE - 2005001013

STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg. 1
Columbia, MO 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #2006013501

CLIENT:
LCS LLC
1027 COOL SPRINGS INDUSTRIAL DR
O FALLON, MO

Vibe City Dispensary
Wentzville, St. Charles County, Missouri

DRAWING INCLUDES:
GENERAL
STRUCTURAL DATA

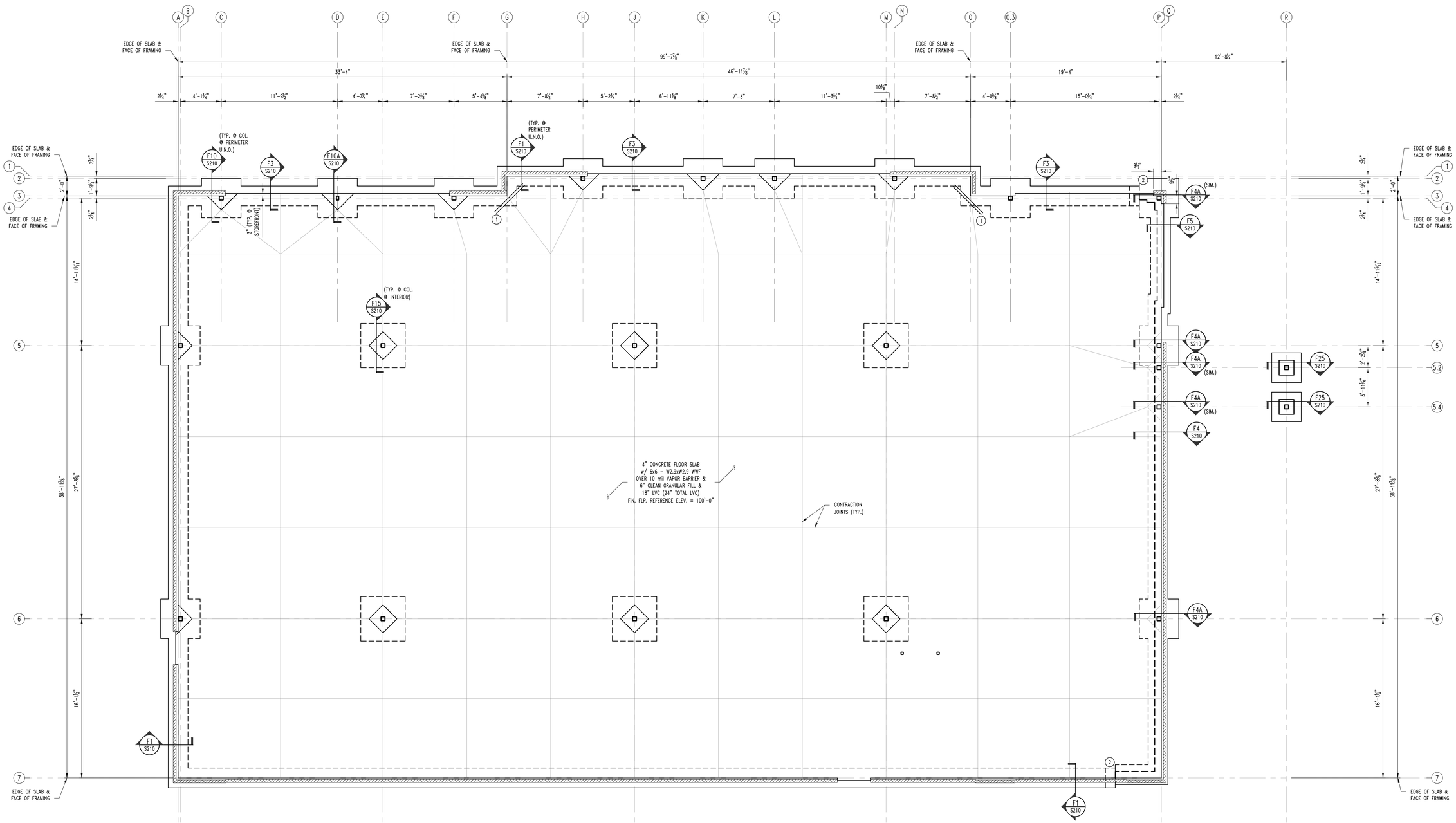
DESIGNED: GLL
DRAWN: SEH
PROJECT NO.: 250501

SHEET:
S100

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.

FOUNDATION NOTES

1. REENTRANT CORNER BARS, REFER TO TYPICAL CRACK CONTROL REINFORCING DETAIL ON SHEET S210.
2. FOOTING STEP, REFER TO DETAIL FS1/S210.



1/S200 **FOUNDATION PLAN**
SCALE: ¼" = 1'-0"
PLAN NORTH

REVISIONS:

No.	Date
PERMIT SET	11/07/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
GREGORY L. LINNEMAN
NUMBER PE-2005001013
11/7/25

GREGORY L. LINNEMAN - PE
MO LICENSE - 2005001013

STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Wilkey Blvd., Bldg 1
Cross Hill, South Carolina 29332
(572) 547-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006013301

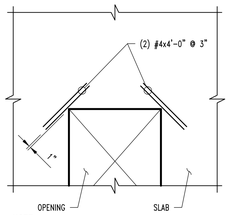
CLIENT:
LCS LLC
1027 COOL SPRINGS INDUSTRIAL DR
O'FALLON, MO

Vibe City Dispensary

Wentzville, St. Charles County, Missouri

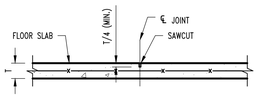
DRAWING INCLUDES:
FOUNDATION PLAN

DESIGNED:	GLL
DRAWN:	SEH
PROJECT NO.:	250501
SHEET:	S200

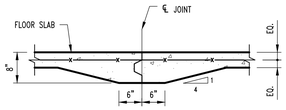


NOTE:
TYPICAL AT ALL REENTRANT CORNERS FOR SLAB-ON-GRADE & STRUCTURAL SLAB. REINFORCING TO BE CENTERED IN SLAB THICKNESS.

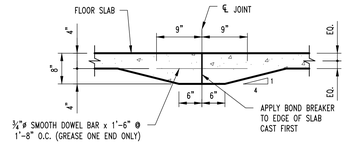
CRACK CONTROL REINFORCING



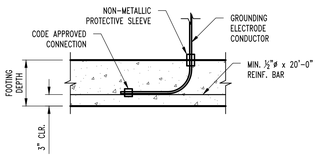
CONTRACTION JOINT



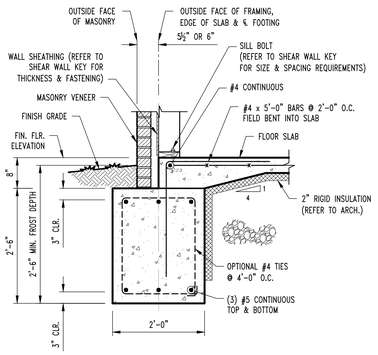
CONSTRUCTION JOINT



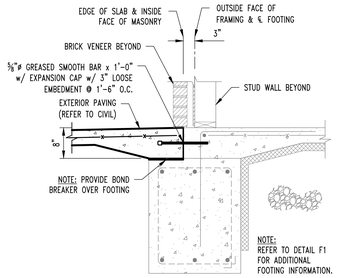
CONSTRUCTION JOINT



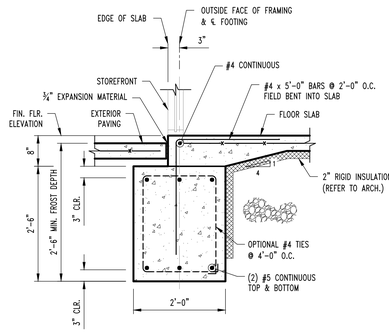
TYP. ELECTRICAL GROUNDING DETAIL @ FOOTING



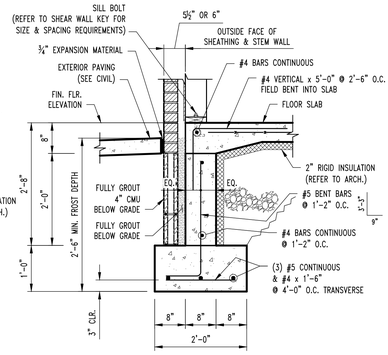
F1 S200 **CONT. FOOTING SECTION**
SCALE: ¾" = 1'-0"



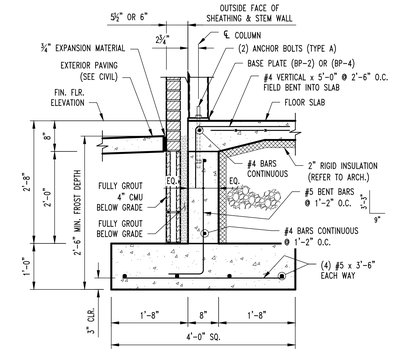
F2 S200 **CONT. FOOTING SECTION @ WALK DOORS**
SCALE: ¾" = 1'-0"



F3 S200 **CONT. FOOTING SECTION @ STOREFRONT**
SCALE: ¾" = 1'-0"

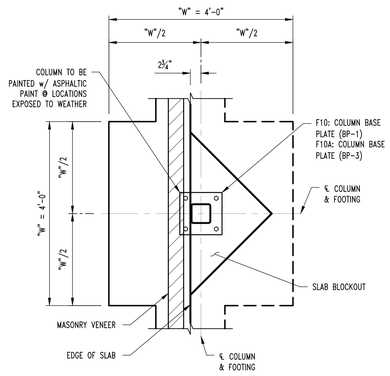


F4 S200 **CONT. FOOTING SECTION**
SCALE: ¾" = 1'-0"

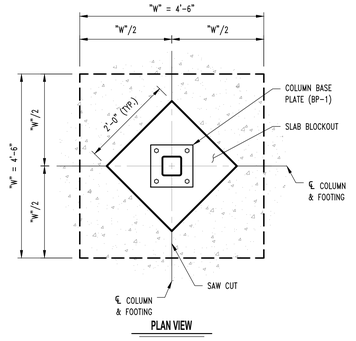


F4A S200 **CONT. FOOTING SECTION**
SCALE: ¾" = 1'-0"

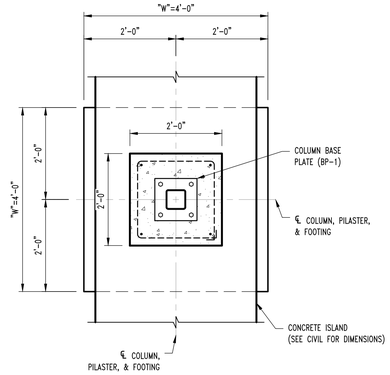
ANCHOR BOLT DETAIL (TYPE A)



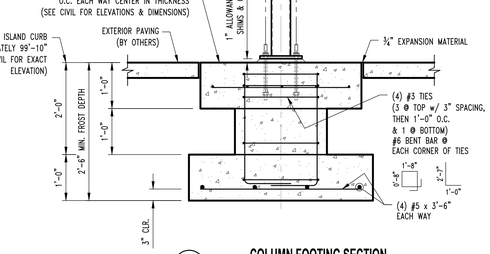
PLAN VIEW



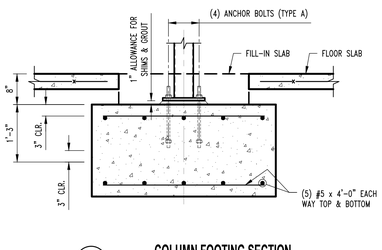
PLAN VIEW



PLAN VIEW

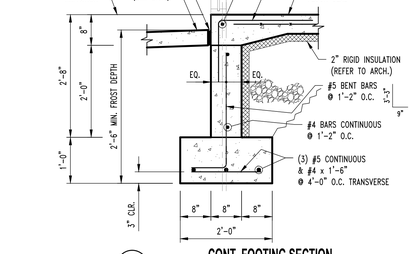


F25 S200 **COLUMN FOOTING SECTION**
SCALE: ¾" = 1'-0"

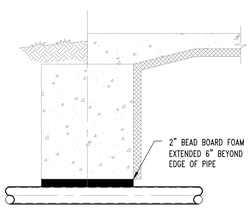


F10 S200 F10A S200 **COLUMN FOOTING SECTION**
SCALE: ¾" = 1'-0"

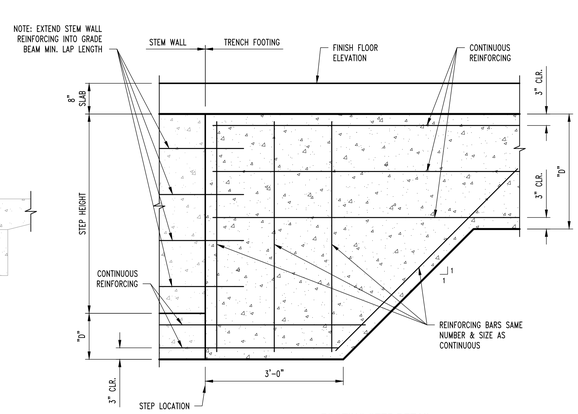
F15 S200 **COLUMN FOOTING SECTION**
SCALE: ¾" = 1'-0"



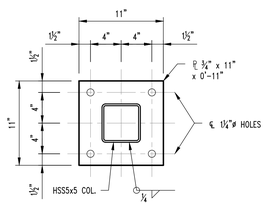
F5 S200 **CONT. FOOTING SECTION**
SCALE: ¾" = 1'-0"



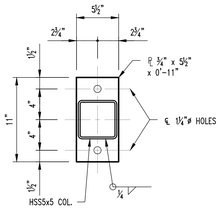
TYP. PLUMBING COORDINATION DETAILS



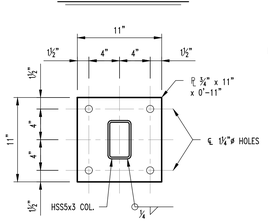
FS1 S200 **FOOTING STEP DETAIL**



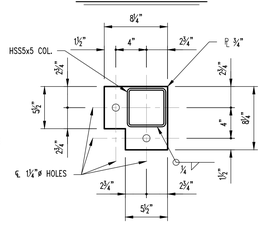
BASE PLATE (BP-1)



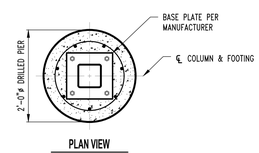
BASE PLATE (BP-2)



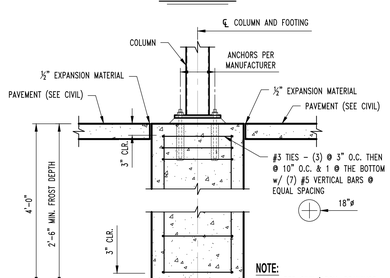
BASE PLATE (BP-3)



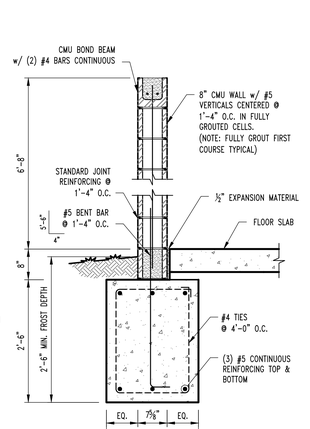
BASE PLATE (BP-4)



PLAN VIEW



TYP. CLEARANCE BAR FOOTING DETAIL



TYP. DUMPSTER WALL SECTION

REVISIONS:

No.	Date
PERMIT SET	11/07/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
GREGORY L. LINNEMAN
NUMBER PE-2005001013
11/7/25

GREGORY L. LINNEMAN - PE
MO LICENSE - 2005001013

STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #2006013501

CLIENT:
LCS LLC
1027 COOL SPRINGS INDUSTRIAL DR
O'FALLON, MO

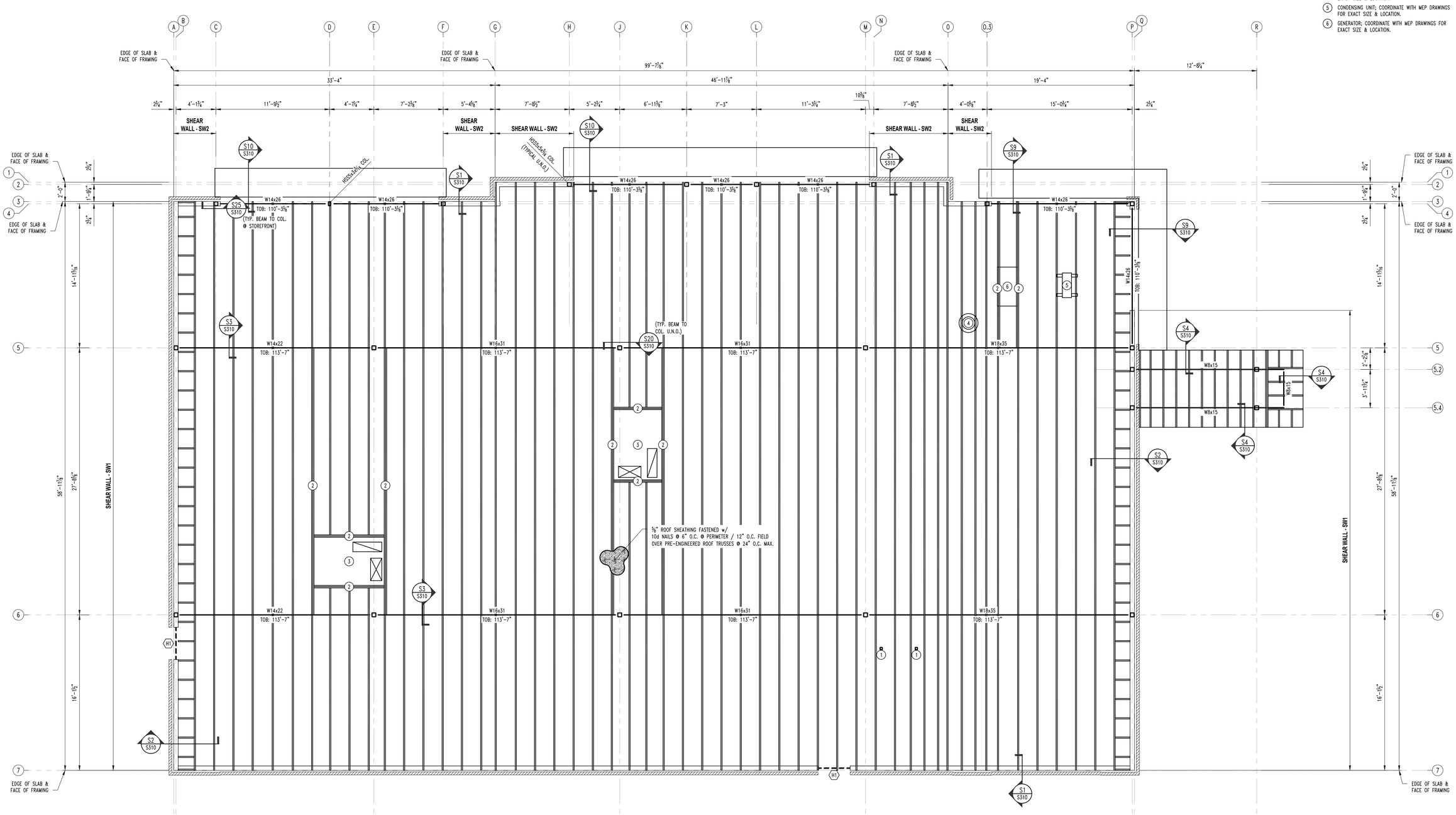
Vibe City Dispensary

Wentzville, St. Charles County, Missouri

DRAWING INCLUDES:
FOUNDATION DETAILS

DESIGNED:	GLL
DRAWN:	SEH
PROJECT NO.:	250501
SHEET:	S210

NOTE:
ALL DIMENSIONS ARE FROM FACE OF FOUNDATION WALL OR FRAMING;
EDGE OF SLAB OR TRUSS/RAFTER; OR CENTERLINE
OF COLUMN, BEAM, OR JOIST UNLESS NOTED OTHERWISE.



1 S300 **ROOF FRAMING PLAN**
SCALE: ¼" = 1'-0"

ROOF FRAMING NOTES

1. VAULT DOOR JAMB COLUMN. REFER TO S30/S310 FOR ADDITIONAL INFORMATION. REFER TO ARCH. DRAWINGS FOR LOCATION.
2. GIRDER TRUSS
3. RTU; COORDINATE WITH MEP DRAWINGS FOR EXACT SIZE & LOCATION.
4. EXHAUST FAN; COORDINATE WITH MEP DRAWINGS FOR EXACT SIZE & LOCATION.
5. CONDENSING UNIT; COORDINATE WITH MEP DRAWINGS FOR EXACT SIZE & LOCATION.
6. GENERATOR; COORDINATE WITH MEP DRAWINGS FOR EXACT SIZE & LOCATION.

SHEAR WALL KEY

SW1 SHEAR WALL
- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- 1/2" DIAMETER F1554 GRADE 36 STANDARD "J" BOLTS W/ 7" EMBEDMENT @ 2'-6" O.C.
- REQUIRES SIMPSON LTTP2 HOLDOWN FASTENED TO 2-PLY STUDS W/ (12) 0.148" X 1½" NAILS & W/ 5/8" DIAMETER A307 THREADED ROD W/ 16" TOTAL (8" INTO FOOTING) SIMPSON "AT-XP" EPOXY EMBEDMENT AT EACH END OF THE SHEAR WALL

SW2 SHEAR WALL
- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- 1/2" DIAMETER F1554 GRADE 36 STANDARD "J" BOLTS W/ 7" EMBEDMENT @ 2'-0" O.C.
- REQUIRES SIMPSON HTT4 HOLDOWN FASTENED TO 2-PLY STUDS W/ (18) 0.162" X 2½" NAILS & W/ 5/8" DIAMETER A307 THREADED ROD W/ 16" TOTAL (8" INTO FOOTING) SIMPSON "AT-XP" EPOXY EMBEDMENT AT EACH END OF THE SHEAR WALL

TYPICAL WALL UNLESS NOTED
- 7/16" OSB SHEATHING FASTENED WITH 8D NAILS @ 4" O.C. @ PERIMETER / 12" O.C. FIELD
- 1/2" DIAMETER F1554 GRADE 36 STANDARD "J" BOLTS W/ 7" EMBEDMENT @ 3'-0" O.C.
- NO HOLDDOWNS REQUIRED

HEADER SCHEDULE

LABEL	HEADER	CRIPPLE/JACK	JAMBIKING
"H1"	2 Ply 2x6 SPF #2	Single Ply 2x6 SPF #2	2 Ply 2x6 SPF #2

REVISIONS:

No.	Date
PERMIT SET	11/07/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY
STATE OF MISSOURI
GREGORY L. LINNEMAN
NUMBER PE-2005001013
11/7/25
GREGORY L. LINNEMAN - PE
MO LICENSE - 2005001013

STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg 1
Columbia, Missouri 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority
#2006013501

CLIENT:
LCS LLC
1027 COOL SPRINGS INDUSTRIAL DR.
O FALLON, MO

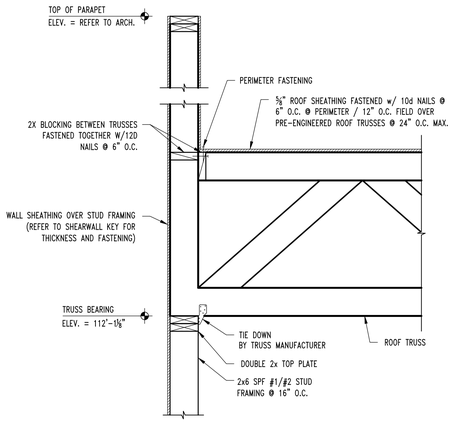
Vibe City Dispensary

Wentzville, St. Charles County, Missouri

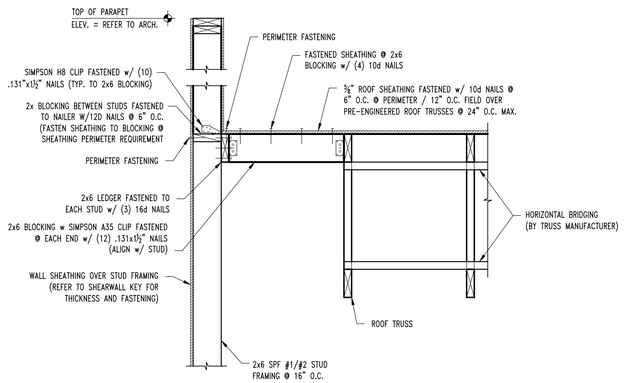
DRAWING INCLUDES:
ROOF FRAMING PLAN

DESIGNED:	GLL
DRAWN:	SEH
PROJECT NO.:	250501

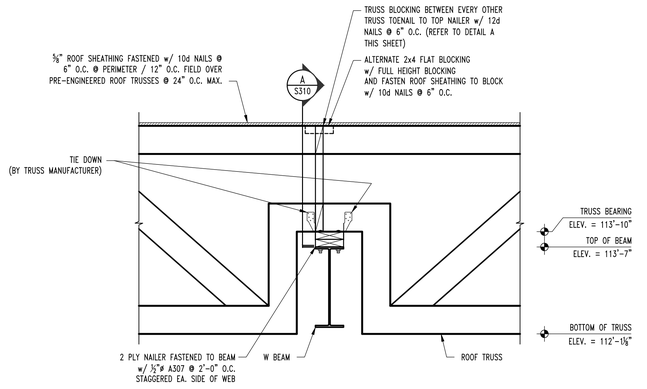
SHEET: S300



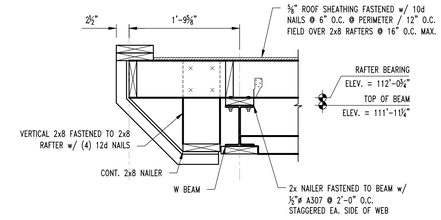
S1 / S300 **ROOF FRAMING SECTION**
SCALE: 1" = 1'-0"



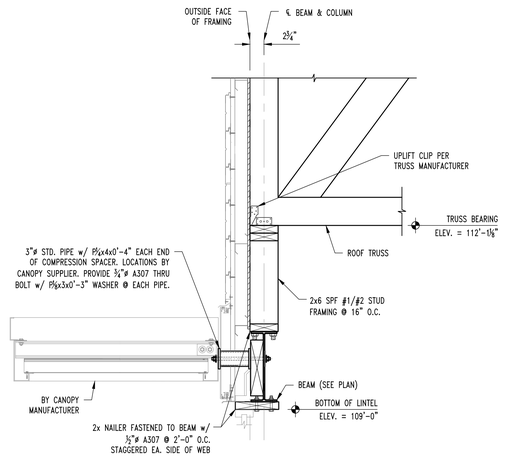
S2 / S300 **ROOF FRAMING SECTION**
SCALE: 1" = 1'-0"



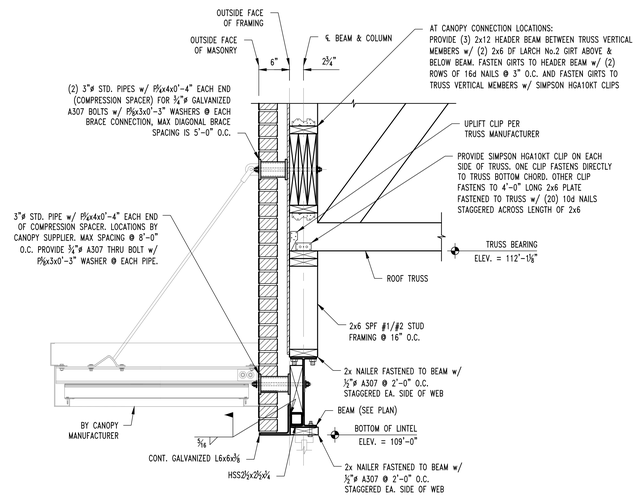
S3 / S300 **ROOF FRAMING SECTION**
SCALE: 1" = 1'-0"



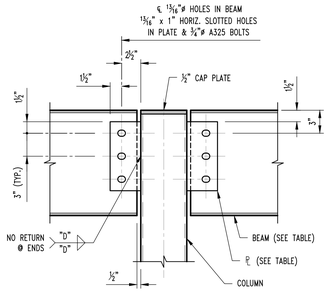
S4 / S300 **ROOF FRAMING SECTION**
SCALE: 1" = 1'-0"



S9 / S300 **CANOPY FRAMING DETAIL**
SCALE: 1" = 1'-0"

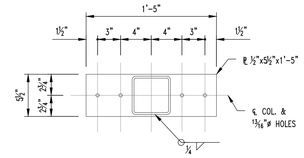


S10 / S300 **CANOPY FRAMING DETAIL**
SCALE: 1" = 1'-0"

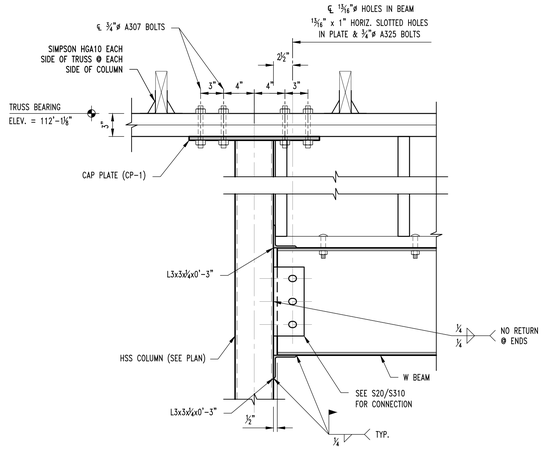


BEAM SIZE	No. OF BOLTS "N"	PLATE SIZE	WELD SIZE "D"
W12	3	⅜"x4x0'-9"	¼"
W16	4	⅜"x4x1'-0"	¼"

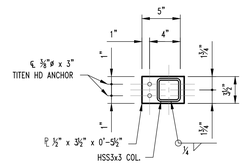
S20 / S300,S310 **TYP. BEAM TO COLUMN SECTION**
SCALE: 1½" = 1'-0"



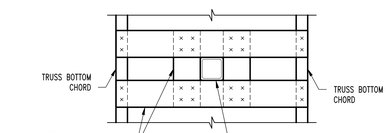
CAP PLATE (CP-1)



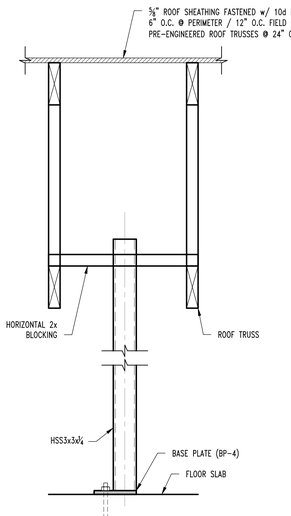
S25 / S300 **BEAM TO COLUMN SECTION @ STOREFRONT**
SCALE: 1½" = 1'-0"



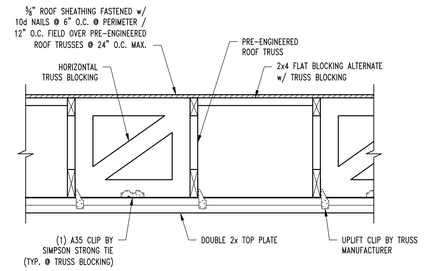
BASE PLATE (BP-4)



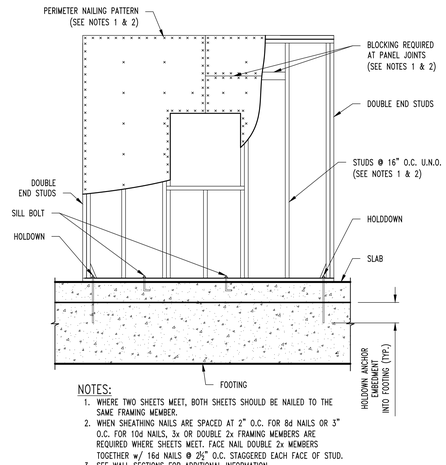
PLAN VIEW



S30 / S300 **COLUMN @ VAULT JAMB**
SCALE: 1½" = 1'-0"



A / S310 **ROOF FRAMING SECTION**
SCALE: 1" = 1'-0"



NOTES:
1. WHERE TWO SHEETS MEET, BOTH SHEETS SHOULD BE NAILED TO THE SAME FRAMING MEMBER.
2. WHEN SHEATHING NAILS ARE SPACED AT 2" O.C. FOR 8d NAILS OR 3" O.C. FOR 10d NAILS, 3x OR DOUBLE 2x FRAMING MEMBERS ARE REQUIRED WHERE SHEETS MEET. FACE NAIL DOUBLE 2x MEMBERS TOGETHER w/ 16d NAILS @ 2½" O.C. STAGGERED EACH FACE OF STUD.
3. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.

TYP. SHEAR WALL DETAIL

REVISIONS:

No.	Date
PERMIT SET	11/07/2025

THIS SHEET HAS BEEN SIGNED, SEALED AND DATED ELECTRONICALLY

STATE OF MISSOURI
GREGORY L. LINNEMANN
NUMBER PE-2005001013
11/7/25

GREGORY L. LINNEMAN - PE
MO LICENSE - 2005001013

STRUCTURAL ENGINEER:
CROCKETT ENGINEERING CONSULTANTS
1000 W. Nifong Blvd., Bldg 1
Columbia, MO 65203
(573) 447-0292
www.crockettengineering.com
Crockett Engineering Consultants, LLC
Missouri Certificate of Authority #2006013501

CLIENT:
LCS LLC
1027 COOL SPRINGS INDUSTRIAL DR
O FALLON, MO

Vibe City Dispensary

Wentzville, St. Charles County, Missouri

DRAWING INCLUDES:
ROOF FRAMING DETAILS

DESIGNED:	GLL
DRAWN:	SEH
PROJECT NO.:	250501
SHEET:	S310

PLUMBING SPECIFICATIONS

PART 1 - GENERAL

SCOPE OF WORK
APPLICABLE REQUIREMENTS OF BIDDING INSTRUCTIONS AND INFORMATION AND OTHER PROVISIONS OF THE GENERAL CONTRACT WORK SPECIFICATIONS SHALL APPLY TO THIS DIVISION OF THE WORK.

GENERALLY, WORK SHALL CONSIST OF NEW CONSTRUCTION. PLUMBING CONTRACTOR SHALL MAKE A DETAILED SITE INSPECTION TO ACQUAINT THEMSELF WITH PRESENT CONDITIONS, INCLUDING THE STRUCTURE AND ANY OBSTACLES WHICH MAY BE ENCOUNTERED IN THE EXECUTION OF THE WORK.

IT IS THE SPECIFIC INTENT OF THESE SPECIFICATIONS TO INCLUDE ALL PLUMBING WORK ITEMS OF ANY NATURE WHICH ARE NECESSARY AND ARE REQUIRED TO MAKE THE SYSTEMS OPERATE IN A SATISFACTORY AND COMPLETE CONDITION. THE PLUMBING CONTRACTOR, THEREFORE, MUST REVIEW THESE SPECIFICATIONS AND FAMILIARIZE THEMSELF FULLY AS TO CONDITIONS SURROUNDING OR EFFECTING THIS WORK.

THE WORK TO BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS SHALL BE DONE TO COMPLY WITH THE 2015 INTERNATIONAL PLUMBING CODE (IPC) AS WELL AS ALL APPLICABLE LOCALLY-ENFORCED CODES, ORDINANCES, AMENDMENTS, STATE LAWS AND FEDERAL LAWS.

PROVIDE ALL PLUMBING PIPING, INSULATION, SUPPORTS, FIXTURES, EQUIPMENT, SPECIALTIES, AND ACCESSORIES FOR THE FACILITY AS DEFINED IN THE DOCUMENTS.

GUARANTEE
PLUMBING CONTRACTOR SHALL GUARANTEE EACH UNIT AND ALL ACCESSORIES FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AGAINST FAULT MATERIALS AND WORKMANSHIP AND FOR CONFORMING TO SPECIFICATIONS.

IF ANY UNIT DOES NOT OPERATE SATISFACTORILY, OR IF ANY PARTS SHOULD SHOW UNDUE WEAR DURING THE ONE YEAR PERIOD, THE PLUMBING CONTRACTOR WILL BE NOTIFIED AND WILL BE REQUIRED TO REMEDY THE DEFECTS PROMPTLY AND MAKE THE UNIT OPERATE IN A MANNER SATISFACTORY TO THE ARCHITECT/ENGINEER. DEFECTIVE PARTS WILL BE RETURNED TO THE CONTRACTOR ONLY AT HIS OWN REQUEST AND EXPENSE.

PERMITS, FEES AND CERTIFICATES
PLUMBING CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED BY CITY ORDINANCES AND AFTER COMPLETION OF THE WORK SHALL FURNISH TO THE OWNER A CERTIFICATE OF FINAL INSPECTION AND APPROVAL. ALL FEES IN CONNECTION WITH INSPECTIONS, PERMITS, LICENSES AND APPROVAL SHALL BE PAID BY THE PLUMBING CONTRACTOR.

SHOP DRAWINGS
SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY AS PDF FILES. SHOP DRAWINGS SHALL INCLUDE TRANSMITTAL PAGE(S) INDICATING THE NAME OF THE PROJECT, AND THE NAME, ADDRESS, AND PHONE NUMBER OF THE GENERAL AND PLUMBING CONTRACTORS. GENERAL CONTRACTOR AND PLUMBING CONTRACTOR SHALL REVIEW SHOP DRAWING SUBMITTALS FOR COMPLIANCE, CONTENT AND COMPLETENESS AND PROVIDE A STAMP WITH THE DATE OF REVIEW AND SIGNATURE OF THE REVIEWER. TRANSMITTAL PAGE SHALL HAVE INDEX WITH SPECIFICATION SECTION AND DESCRIPTION OF SUBMITTED ITEMS. NO EXCEPTIONS WILL BE TAKEN. EQUIPMENT SHALL NOT BE ORDERED UNTIL ENGINEER OF RECORD HAS PROCESSED APPLICABLE SHOP DRAWINGS. A PERIOD OF TEN BUSINESS DAYS WILL BE ALLOWED FOR SUBMITTAL PROCESSING BY THE ENGINEER. PLUMBING SUBMITTALS REQUIRED SHALL MINIMALLY INCLUDE THE FOLLOWING:

1. ALL NEW SCHEDULED EQUIPMENT WITH ACCESSORIES.
2. PIPE (ALL SYSTEMS)
3. PIPE INSULATION
4. VALVES & PIPE SPECIALTIES
5. PLUMBING FIXTURES

COORDINATION
PLUMBING CONTRACTOR SHALL PROVIDE FIELD COORDINATION WITH OTHER TRADES; SYSTEMS ARE SHOWN AS DIAGRAMMATIC AND GIVE THE GENERAL ARRANGEMENT AND LOCATIONS ONLY. PLUMBING CONTRACTOR SHALL COMPLETELY REVIEW THE ENTIRE SET OF CONSTRUCTION DRAWINGS FOR DETAILS OF CONSTRUCTION PRIOR TO STARTING WORK. ROUGH-IN OF PLUMBING FIXTURES, EQUIPMENT, AND PIPE SHALL BE BASED ON THIS REVIEW. EXACT LOCATIONS AND FINAL LAYOUT SHALL BE DETERMINED IN THE FIELD. PROVIDE ALL NECESSARY EQUIPMENT, FITTINGS, HANGERS, SUPPORTS, OFFSETS AND ACCESS PANELS REQUIRED FOR A COMPLETE INSTALLATION IN ALL RESPECTS. THE PLUMBING CONTRACTOR'S MEANS AND METHODS OF INSTALLATION SHALL PROVIDE FOR OPERATING EFFICIENCY, NEATNESS OF APPEARANCE, EASE OF MAINTENANCE, AND CODE COMPLIANCE. THE PLUMBING CONTRACTOR SHALL PREPARE DIMENSIONED FIELD ERECTION DRAWINGS FOR USE BY THE INSTALLERS TO ENSURE PROPER INSTALLATION, CLEARANCES, AND COORDINATION WITH STRUCTURAL MEMBERS, ARCHITECTURAL WORK, AND ALL OTHER ITEMS BEING INSTALLED BY OTHER TRADE CONTRACTORS. THE PLUMBING CONTRACTOR SHALL TAKE THEIR OWN MEASUREMENTS AT THE SITE AND BUILDING, AND BE RESPONSIBLE FOR THE CORRECT LAYOUT, INTERPRETATION, AND USE OF ALL SIZES AND DIMENSIONS. THE CONTRACTOR SHALL KEEP "AS-BUILT" INFORMATION DURING CONSTRUCTION AND FURNISH TO THE OWNER OR TENANT A RECORD SET OF LEGIBLE BLACK LINE PRINTS AND AN ELECTRONIC COPY OF THESE DOCUMENTS AT PROJECT COMPLETION.

REVIEW ARCHITECTURAL DRAWINGS FOR ALL FIRE RATINGS AND FIRE RATED ASSEMBLIES PRIOR TO BIDDING THE PROJECT. PROVIDE FIRE STOP AT EACH RATED WALL, FLOOR, AND CEILING-ROOF ASSEMBLY PENETRATION. FIRE STOP SYSTEMS SHALL BE MANUFACTURED BY "3M". PROVIDE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S APPLICATION DETAILS AND INSTRUCTIONS. PROVIDE TAGGED CERTIFICATIONS AT EACH PENETRATION. PROVIDE SHOP DRAWINGS FOR REVIEW WITH THE U.L. LISTING AND TEST CRITERIA. PROVIDE FIRE STOPPING WHERE REQUIRED BY THE AHJ. EQUAL SYSTEMS AS MANUFACTURED BY "SPEC SEAL" OR "HILTI" WILL BE ACCEPTABLE.

PART 2 – PRODUCTS

22 0516 EXPANSION FITTINGS AND LOOPS FOR PLUMBING PIPING
A. PRODUCTS SHALL BE SUITABLE FOR PIPING SERVICE FLUIDS, MATERIALS, WORKING PRESSURES AND TEMPERATURES.
B. RUBBER UNION CONNECTOR EXPANSION JOINT – TWIN REINFORCED RUBBER SPHERE.
C. FLEXIBLE HOSE PACKLESS EXPANSION JOINT – MANUFACTURED ASSEMBLY WITH INLET AND OUTLET,ELBOW FITTINGS AND TWO FLEXIBLE METAL-HOSE LEGS JOINED BY LONG RADIUS, 180 DEGREE RETURN BEND.
D. EXPANSION JOINTS FOR COPPER TUBING – COPPER ALLOW FITTINGS WITH THREADED END CONNECTIONS.
E. EXPANSION JOINTS FOR STEEL PIPING (NPS 2 AND SMALLER) – CARBON-STEEL FITTINGS WITH THREADED END CONNECTIONS.
F. EXPANSION JOINTS FOR STEEL PIPING (NPS 2.5 TO NPS 6) – CARBON-STEEL FITTINGS WITH FLANGED END CONNECTIONS.
G. EXPANSION JOINTS FOR STEEL PIPING (NPS 8 TO NPS 12) – CARBON-STEEL FITTINGS WITH FLANGED END CONNECTIONS.
H. EXPANSION JOINTS FOR STEEL PIPING (NPS 14 AND LARGER) – CARBON-STEEL FITTINGS WITH FLANGED END CONNECTIONS.
I. GROOVED JOINT EXPANSION JOINTS - GALVANIZED ASTM A 53/A 53M, SCHEDULE 40, TYPE E OR S, STEEL PIPE WITH GROOVED ENDS. FLEXIBLE TYPE COUPLINGS FOR STEEL DIMENSION.

22 0517 SLEEVES AND SLEEVE SEALS FOR PLUMBING PIPING
A. CAST IRON PIPE SLEEVES: CAST OR FABRICATED OF CAST OR DUCTILE IRON AND EQUIVALENT TO DUCTILE-IRON PRESSURE PIPE WITH PLAIN ENDS AND INTEGRAL WATERSTOP COLLAR.
B. STEEL PIPE SLEEVES: ASTM A 53/A 53M, TYPE E, GRADE B, SCH 40 WITH PLAIN ENDS AND INTEGRAL WELDED WATERSTOP COLLAR.
C. PVC PIPE SLEEVES: ASTM D 1785, SCH 40.

22 0518 ESCUTCHEONS FOR PLUMBING PIPING
A. ONE PIECE, STEEL TYPE WITH POLISHED CHROME PLATED FINISH.
B. INSTALL WITH INSIDE DIAMETER TO CLOSELY FIT AROUND PIPE, TUBE AND INSULATION OF UNINSULATED PIPING AND WITH OUTSIDE DIAMETER THAT COMPLETELY COVERS OPENING.

22 0523 BALL VALVES FOR PLUMBING PIPING
A. OBTAIN EACH TYPE OF VALVE FROM SINGLE SOURCE MANUFACTURER.
B. ASME COMPLIANCE:
   a. ASME B1.20.1 FOR THREADS FOR THREADED END VALVES.
   b. ASME B16.1 FOR FLANGES ON IRON VALVES.
   c. ASME B16.5 FOR FLANGES ON STEEL VALVES.
   d. ASME B16.18 FOR SOLDER-JOINT CONNECTIONS.
   e. ASME B31.9 FOR BUILDING SERVICES PIPING VALVES.
C. VALVE PRESSURE-TEMPERATURE RANGES SHALL BE NOT LESS THAN INDICATED AND AS REQUIRE FOR SYSTEM PRESSURES AND TEMPERATURES.
D. VALVE SIZES SHALL BE SAME AS UPSTREAM PIPING UNLESS OTHERWISE INDICATED.

22 0529 HANGERS
A. INSTALL HANGERS TO PROVIDE MINIMUM 1/2" SPACE BETWEEN FINISHED COVERING AND ADJACENT WORK. USE HANGERS WITHIN 1-1/2" MINIMUM VERTICAL ADJUSTMENT. SUPPORT HORIZONTAL CAST IRON PIPE ADJACENT TO EACH HUB, WITH 5' MAX SPACING BETWEEN HANGERS. SUPPORT VERTICALLY AT EACH FLOOR.
B. WHERE MULTIPLE PIPES ARE INSTALLED AT SAME ELEVATION PROVIDE MULTIPLE OR TRAPEZE HANGERS.
C. PVC PIPING SHALL BE SUPPORTED EVER 4'-0" AND EACH STORY NOT TO EXCEED 10'-0"
D. COPPER ½"-1-1/4" SHALL BE SUPPORTED EVERY 6'-0" AND VERTICALLY NOT TO EXCEED 10'-0". COPPER 1-1/2" AND LARGER SHALL BE SUPPORTED EVERY 10'-0" AND VERTICALLY NOT TO EXCEED 10'-0"

22 0719 PLUMBING PIPING INSULATION
A. INSULATE COLD, HOT AND HOT WATER RETURN PIPING AS SCHEDULED ON DRAWINGS.
B. INSULATE PER INTERNATIONAL ENERGY CONSERVATION CODE TABLE C403.2.10

22 1116 DOMESTIC WATER PIPING
A. WATER PIPING SHALL BE AS SCHEDULED ON DRAWINGS.
B. SHUT OFF VALVES SHALL BE BRONZE BODY NIBCO C-580 BALL VALVES RATED FOR 125LB WORKING PRESSURE OR INDUSTRY STANDARD EQUAL.
C. TEST WATER PIPING PER AHJ REQUIREMENTS OR AT MINIMUM 125LBS FOR AT LEAST 24 HOURS WITH NO LEAKS BEFORE COVERING.
D. INSTALL SUPPORTS FOR VERTICAL CPVC PIPING EVERY 60" FOR NPS 1 AND SMALLER AND EVERY 72" FOR NPS 1-1/4" AND LARGER.
E. PROVIDE WATER HAMMER ARRESTORS ON THE COLD AND HOT WATER SUPPLY FOR EACH PLUMBING FIXTURE. EQUAL TO SIOUX CHIEF HYDRA-RESTER SIZED AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS.

22 1316 SANITARY WASTE AND VENT PIPING
A. PIPING AS SCHEDULED ON DRAWINGS.
B. STANDARD WEIGHT CAST IRON SOIL PIPE MANUFACTURED PER CISPI STANDARDS AND BEARING THIS LABEL. PROVIDE STANDARD NO-HUB FITTINGS FOR ALL CAST IRON DWV PIPING SYSTEMS.
C. SCH 40 PVC IS ACCEPTABLE WHERE ALLOWED BY AHJ.
D. PVC PIPE AND DWV FITTINGS SHALL BE SOLVENT WELDED PER MANUFACTURER'S RECOMMENDATIONS.
E. PROVIDE CLEAN OUTS PER PLUMBING CODE.
F. PROVIDE CLEAN OUT TEE AND CHROME ACCESS COVER IN BASE OF EACH SANITARY STACK.
G. INSTALL PIPING TO PERMIT VALVE SERVICING.
H. INSTALL PIPING FREE OF SAGS AND BENDS.
I. TEST ALL DWV PIPING PER REQUIREMENTS OF THE AHJ OR AS A MINIMUM TO 10 FEET HEAD OF WATER FOR AT LEAST TWO HOURS WITH NO LEAKS BEFORE COVERING.
J. NO PVC PIPING IS ALLOWED IN RETURN AIR PLENUMS.
K. SUPPORT HORIZONTAL PIPING WITHIN 12" OF EACH FITTING, VALVE OR COUPLING.
L. INSTALL VERTICAL SUPPORTS EVERY 15 FEET FOR STEEL PIPING. SUPPORT EVERY 4 FEET FOR PVC PIPING.
M. BACKFILL INSIDE BUILDINGS SHALL BE CLEAN 3/4" GRANULAR LIMESTONE.
N. CLEAN INTERIOR OF PIPING, REMOVE DIRT AND DEBRIS, PROTECT INSTALLED PIPING FOR REMAINDER OF CONSTRUCTION TO AVOID CLOGGING.
O. TEST PIPING ACCORDING TO PROCEDURES OF AUTHORITIES HAVING JURISDICTION. TEST FOR LEAKS AND DEFECTS IN NEW PIPING AND PARTS OF EXISTING PIPING THAT HAVE BEEN ALTERED.

22 1319 SANITARY DRAINS
A. FLOOR DRAINS SHALL BE DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, COMBINATION INVERTIBLE MEMBRANE CLAMP AND ADJUSTABLE COLLAR AND NICKEL BRONZE STRAINER WITH FLASHING CLAMP DEVICE AND LOCATED IN PUBLIC RESTROOMS AND JANITOR CLOSETS. MECHANICAL ROOM FLOOR DRAINS SHALL BE DURA-COATED CAST IRON BODY WITH BOTTOM OUTLET, SEEPAGE PAN AND COMBINATION MEMBRANE FLUSHING CLAMP AND FRAME FOR ANTI-TILT HEAVY DUTY SLOTTED GRATE WITH SUSPENDED SEDIMENT BUCKET.
B. GENERAL DRAINS SHALL BE CAST IRON FLOOR DRAIN WITH FLANGE, INTEGRAL CLAMPING COLLAR AND ADJUSTABLE ROUND NICKEL BRASS STANDARD STRAINER. INSIDE CAULK OUTLET. STRAINER SIZE TO BE 5" FOR 2" OUTLET, 6" FOR 3" AND 4" OUTLETS. INSTALL IN FINISHED ROOM AREAS. PROVIDE A DEEP SEAL P-TRAP UNDER EACH DRAIN. PROVIDE TRAP PRIMER AND ACCESS PANEL FOR EACH DRAIN OR TRAP SEAL WHERE APPROVED BY AHJ.
C. PLASTIC FLOOR DRAINS, PVC, ASME A112.6.3 BOTTOM OUTLET, ROUND STAINLESS STEEL TOP STRAINER
D. PLASTIC FLOOR SINK, PVC, ASME A112.6.3, DOME STRAINER, BOTTOM OUTLET, SQUARE STAINLESS TOP STRAINER.

22 1413 FACILITY STORM DRAINAGE PIPING
A. INSULATE ROOF DRAIN LEADER AND HORIZONTAL RUNS OF STORM DRAIN PIPING PER THE INSULATION SCHEDULE ON THE DRAWINGS.
B. TEST ALL STORM DRAIN PIPING PER REQUIREMENTS OF THE AHJ OR AS A MINIMUM TO 10 FEET HEAD OF WATER FOR AT LEAST TWO HOURS WITH NO LEAKS BEFORE COVERING.
C. INSTALL CLEANOUTS AT GRADE AND EXTEND TO WHERE BUILDING STORM DRAINS CONNECT TO BUILDING STORM SEWERS IN STORM DRAINAGE GRAVITY-FLOW PIPING.
D. SUPPORT HORIZONTAL PIPING WITHIN 12" OF EACH FITTING, VALVE OR COUPLING.
E. INSTALL VERTICAL SUPPORTS EVERY 15 FEET FOR STEEL PIPING. SUPPORT EVERY 4 FEET FOR PVC PIPING.
F. OVERFLOW DRAIN SHALL BE MINIMUM 18" ABOVE FINISHED GRADE.
G. CLEAN INTERIOR OF PIPING, REMOVE DIRT AND DEBRIS, PROTECT INSTALLED PIPING FOR REMAINDER OF CONSTRUCTION TO AVOID CLOGGING.
H. TEST PIPING ACCORDING TO PROCEDURES OF AUTHORITIES HAVING JURISDICTION. TEST FOR LEAKS AND DEFECTS IN NEW PIPING AND PARTS OF EXISTING PIPING THAT HAVE BEEN ALTERED.

22 3000 PLUMBING EQUIPMENT
A. ALL CONNECTIONS TO EQUIPMENT SHALL BE MADE USING UNIONS OF FLANGES AND ISOLATION BALL VALVES. PIPE TEMPERATURE AND PRESSURE RELIEF VALVES TO FLOOR DRAIN LOCATION.
B. SET ALL EQUIPMENT ON CONCRETE HOUSEKEEPING PADS UNLESS OTHERWISE NOTED. ADJUST AND LEVEL EQUIPMENT.
C. EQUIPMENT SHALL BE SELECTED BASED ON EQUIPMENT SCHEDULE ON DRAWINGS. PROVIDE ALL NECESSARY ACCESSORIES, PIPING AND CONNECTIONS FOR EQUIPMENT TO OPERATE PER MANUFACTURER.

22 4200 PLUMBING FIXTURES
A. PLUMBING FIXTURES SHALL BE PROVIDED AS SCHEDULED ON THE DRAWINGS.
B. PROVIDE ALL NECESSARY ACCESSORIES, SUPPORTS, P-TRAPS, SERVICE STOPS ETC.

PART 3 – EXECUTION

A. UPON SUBSTANTIAL COMPLETION OF THE PROJECT AND PRIOR TO PLUMBING CONTRACTOR'S REQUEST FOR FINAL INSPECTION, THE CONTRACTOR SHALL FURNISH TO THE GENERAL CONTRACTOR FOR REVIEW, ONE (1) SET OF OPERATION AND MAINTENANCE MANUALS ON ONE (1) THUMB DRIVE MEMORY USB STICKS. O&M MANUALS SHALL MINIMALLY INCLUDE THE FOLLOWING:
   a. STARTUP AND SHUTDOWN PROCEDURES FOR EACH MAJOR PIECE OF EQUIPMENT.
   b. OPERATING INSTRUCTIONS OUTLINING THE SAFE AND EFFICIENT OPERATION OF EACH MAJOR PIECE OF EQUIPMENT.
   c. EQUIPMENT LIST OF EACH MAJOR PIECE OF EQUIPMENT INCLUDING THE MAKE, MODEL, SERIAL NUMBER (IF APPLICABLE), VOLTAGE, PHASE, # WIRES, AMPACITY AND ALL OTHER INDUSTRY STANDARD NAMEPLATE DATA.
   d. SERVICE INSTRUCTIONS OUTLINING THE RECOMMENDED SPARE PARTS, ALONG WITH THE CONTACT INFORMATION FOR THE LOCAL SUPPLIER AND/OR FACTORY REPRESENTATIVE(S), AND THE RECOMMENDED FREQUENCY OF SERVICE OF EACH MAJOR PIECE OF EQUIPMENT.
   e. COPIES OF REVIEWED/APPROVED SHOP DRAWINGS/SUBMITTALS.
   f. AS-BUILT/RECORD DRAWINGS AND DOCUMENTATION.
   g. GUARANTEES/WARRANTIES.
   h. INSPECTION CARDS AND APPROVALS.
   i. NAME OF OWNER, ARCHITECT, ENGINEER OF RECORD, CONTRACTOR AND ALL SUB-CONTRACTORS.

PLUMBING GENERAL NOTES

SCOPE OF WORK
1. APPLICABLE REQUIREMENTS OF BIDDING INSTRUCTION, INFORMATION AND OTHER PROVISIONS OF THE GENERAL CONTRACT WORK SPECIFICATION SHALL APPLY TO THIS DIVISION OF WORK.
2. GENERALLY WORK SHALL CONSIST OF NEW CONSTRUCTION. PLUMBING CONTRACTOR SHALL MAKE A DETAILED SITE INSPECTION TO ACQUAINT THEMSELVES WITH CURRENT CONDITIONS, INCLUDING THE STRUCTURE AND ANY OBSTACLES WHICH MAY BE ENCOUNTERED IN THE EXECUTION OF THE WORK.
3. WORK SHALL BE COMPLETED IN ACCORDANCE WITH 2021 INTERNATIONAL PLUMBING CODE AS WELL AS ALL APPLICABLE LOCALLY-ENFORCED CODES, ORDINANCES, AMENDMENTS, STATE AND FEDERAL LAWS.
4. FURNISH ALL LABOR, MATERIAL, HARDWARE AND EQUIPMENT REQUIRED TO COMPLETE THE INSTALLATION OF THE SYSTEMS AS DESCRIBED OR SHOWN, INCLUDING ALL ACCESSORIES, FITTINGS AND APPURTENANCES REQUIRED TO MAKE THE SYSTEM COMPLETE.
5. PLUMBING CONTRACTOR SHALL DISCONNECT AND REMOVE EXISTING EQUIPMENT, FIXTURES AND PIPING RELATED TO DEMOLITION. THIS INCLUDES, BUT NOT LIMITED TO REMOVAL, MODIFICATION AND REINSTALLATION OF ALL PLUMBING EQUIPMENT, FIXTURES AND PIPING TO FULL WORKING ORDER AT PROJECT COMPLETION.

GUARANTEE
1. PLUMBING CONTRACTOR SHALL GUARANTEE EACH UNIT AND ALL ACCESSORIES FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE, AGAINST FAULTY MATERIALS AND WORKMANSHIP.
2. PLUMBING CONTRACTOR SHALL REPAIR OR REPLACE COMPONENTS, EQUIPMENT OR PIPING WHERE WORKMANSHIP FAILS DURING ONE YEAR FROM DATE OF FINAL ACCEPTANCE.

PERMITS FEES AND CERTIFICATES
1. PLUMBING CONTRACTOR SHALL OBTAIN AND PAY ALL PERMITS AND LICENSES REQUIRED BY CITY ORDINANCES AND AFTER COMPLETION OF WORK SHALL FURNISH TO THE OWNER A CERTIFICATE OF FINAL INSPECTION AND APPROVAL. ALL FEES IN CONNECTION WITH INSPECTIONS, PERMITS, LICENSES AND APPROVAL SHALL BE PAID BY PLUMBING CONTRACTOR.

COORDINATION
1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND MAY NOT SHOW EXACT ROUTING OR ALL REQUIRED OFFSETS, ACCESSORIES, OR APPURTENANCES. CONTRACTOR SHALL PROVIDE AS REQUIRED TO INSTALL A COMPLETE AND COORDINATED JOB, INCLUDING ANY ADDITIONAL ITEMS REQUIRED TO MEET ACTUAL FIELD CONDITIONS AND ACTUAL EQUIPMENT SELECTED.
2. THE SYMBOLS AND ABBREVIATIONS ON THIS SHEET, IS A GENERAL LIST AND ALL MAY NOT BE APPLICABLE TO THIS PROJECT.
3. COORDINATE SCHEDULE FOR HOOK-UPS TO EXISTING SYSTEMS AND EQUIPMENT REMOVAL OR RELOCATIONS WITH THE OWNER. PERFORM WORK AT TIMES TO ENSURE PERIODS OF SHUTDOWNS ARE ACCEPTABLE TO OWNER.

PLUMBING MATERIALS MATRIX
(NOT ALL SYSTEMS MAY BE REQUIRED ON THIS PROJECT)

TYPE OF MATERIAL	TYPE OF SERVICE: BURIED SANITARY & VENT	ABOVE GRADE SANITARY & VENT	SANITARY, VENT & STORM IN ENVIRONMENTAL AIR PLENUMS	BURIED DOMESTIC WATER IN BUILDING	DOMESTIC WATER 2" OR LESS
SCHEDULE 40 SOLID WALL PVC with SOLVENT CEMENTED DRAINAGE PATTERN FITTINGS ASTM D-2665	●	●			
STANDARD WEIGHT NO-HUB CAST IRON ASTM A888 with HEAVY DUTY TYPE 304 STAINLESS STEEL COUPLINGS			●		
COPPER PIPE - SOFT DRAWN TYPE "K" ASTM B88				●	
COPPER PIPE - HARD DRAWN TYPE "L" ASTM B88 with WROUGHT ASTM B16.22 EPDM-RUBBER O-RING SEAL PRESSURE JOINT					●
COPPER PIPE - HARD DRAWN TYPE "L" ASTM B88 with WROUGHT ASTM B16.22 SOLDERED JOINT					●

PLUMBING INSULATION SCHEDULE
(NOT ALL SYSTEMS MAY BE REQUIRED ON THIS PROJECT)

TYPE OF MATERIAL	TYPE OF SERVICE: DOMESTIC COLD WATER PIPING 1-1/2" & SMALLER	DOMESTIC HW & HWR PIPING 1-1/2" & SMALLER
1/2" THICK ELASTOMERIC CLOSED CELL INSULATION - ASTM E-84	●	
1" FIBERGLASS WITH ALL-SERVICE JACKET w/ PRE-FORMED FITTING COVERS		●

PLUMBING VALVE MATRIX
(NOT ALL SYSTEMS MAY BE REQUIRED ON THIS PROJECT)

TYPE OF MATERIAL	TYPE OF USE: SHUTOFF 3" AND SMALLER	MAINTAIN DIRECTION OF FLOW 2" AND SMALLER	BALANCING VALVE
BRONZE BALL VALVE ASTM B584 with STAINLESS STEEL BALL AND STEM	●		
BRONZE SWING CHECK VALVE ASTM B62 with BRONZE OR BRONZE ALLOY HARDWARE		●	
LEAD FREE DZR BRASS BALL TYPE CALIBRATED BALANCING VALVE with TWO READOUT PORTS AND MEMORY-SETTING INDICATOR			●

PLUMBING SYSTEMS

—— · —— · ——(CW)	COLD WATER PIPING
—— · ·— · ·—— (HW)	HOT WATER PIPING
—— · ·— ·— · ·—— (HWR)	HOT WATER RETURN PIPING
—— · ·— · ·— · ·—— (140 F)	HOT WATER 140°F PIPING
—— · ·— ·— · ·—— (140 F HWR)	HOT WATER 140°F RETURN PIPING
——(W)——	WASTE
——(RN)——	RADON MITIGAION SYSTEM
——(IW)——	INDIRECT WASTE
– – – – – – – (V) – – – – – – –	VENT
——(ST)——	STORM
——(OFD)——	OVERFLOW DRAIN
——(GW)——	GREASE WASTE
—— —— ——(DT)——	DRAIN TILE
——(PD)——	PUMP DISCHARGE
——(G)——	GAS
– – – – – – – –	PIPE TO BE DEMOLISHED
————————	EXISTING PIPING

PLUMBING SYMBOLS

	PIPE GUIDE
	DIRECTION OF FLOW
	PIPE ANCHOR
	UNION
	BALL VALVE
	ANGLE VALVE
	OS&Y VALVE
	CHECK VALVE (SHOWN W/FLOW)
	BALANCING VALVE
	CAPPED PIPING
	GAS COCK
	CONTROL VALVE
	SOLENOID VALVE
	GAS PRESSURE REGULATOR (GPR)
	PRESSURE REDUCING VALVE (PRV)
	SAFETY/RELIEF VALVE
	PRESSURE-TEMPERATURE RELIEF VALVE (PRV)
	SLEEVE
HB	HOSE BIB (HB)
WH	NON-FREEZE WALL HYDRANT (WH)
	ROOF DRAIN (RD)
	FLOOR DRAIN (FD)
	TRENCH DRAIN (TD)
CO	CLEANOUT (CO)
FCO	FLOOR CLEANOUT (FCO)
GCO	GROUND CLEANOUT (GCO)
WCO	WALL CLEANOUT (WCO)
	STRAINER
	THERMOMETER (SPECIFY TYPE) (TH)
	PRESSURE GAUGE WITH GAUGE COCK (PG)
A	AQUASTAT
"A"	WATER HAMMER ARRESTER (LETTER DESIGNATES SIZE)
	BACKFLOW PREVENTER (BFP)
	BOTTOM DROP
	ELBOW DOWN
	ELBOW UP
	POINT OF CONNECTION (NEW TO EXISTING)
WR 1	RISER INDICATOR / DETAIL INDICATOR TOP INDICATES TYPE OF RISER BOTTOM INDICATES RISER NUMBER
#	KEYED NOTE TAG
XXX	NEW EQUIPMENT TAG
(E)XXX	EXISTING EQUIPMENT TAG EXISTING
	AREA MATCHLINE

PLUMBING ABBREVIATIONS

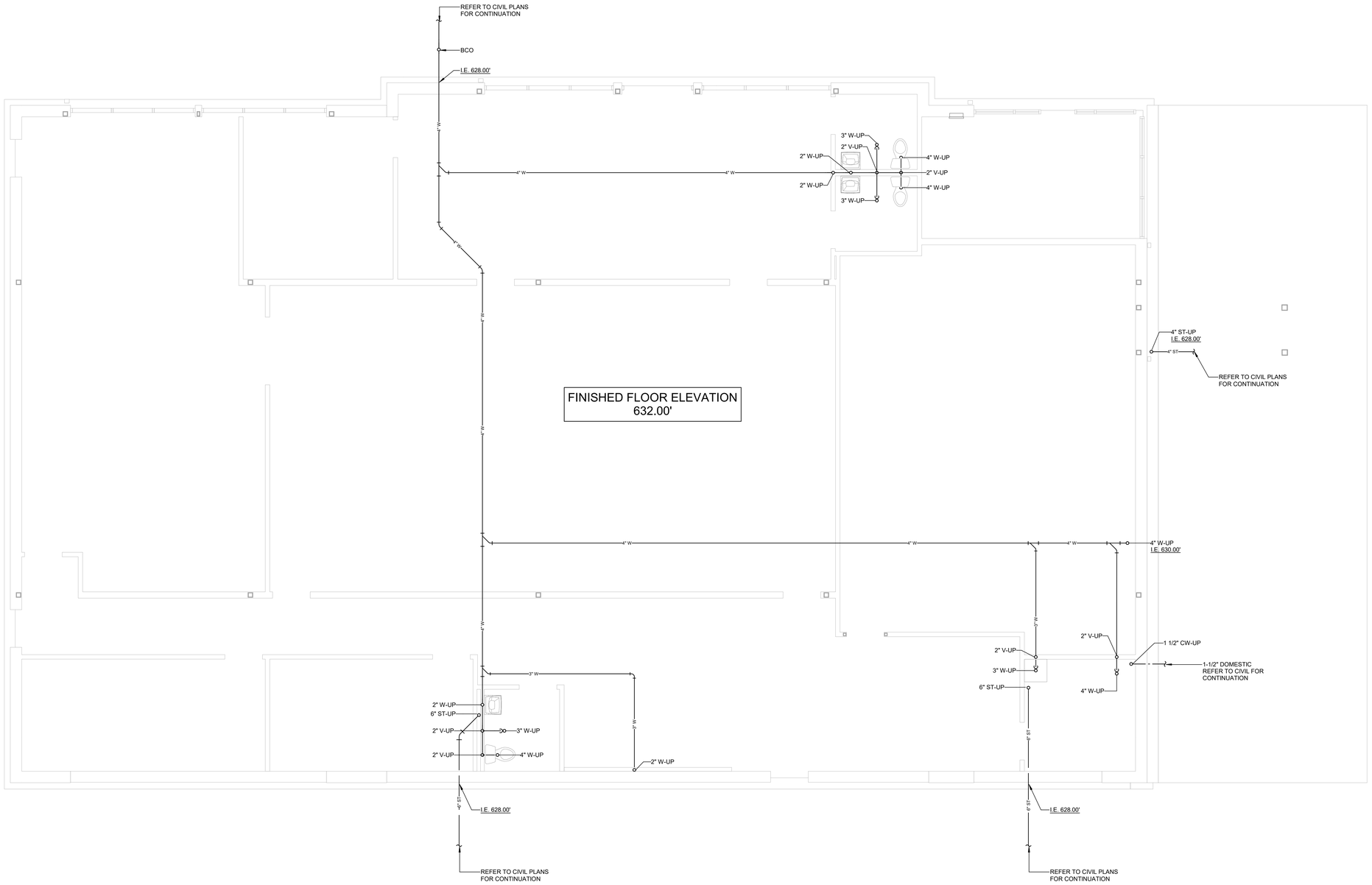
ABV	ABOVE
AC	AIR COMPRESSOR
AP	ACCESS PANEL
AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AV	ACID VENT
AVTR	ACID VENT THRU ROOF
AW	ACID WASTE
BCO	BUILDING CLEANOUT
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BT	BATH TUB
BV	BALL VALVE
CA	COMPRESSED AIR
CFH	CUBIC FEET PER HOUR
CFM	CUBIC FEET PER MINUTE
CO	CLEANOUT
CO2	CARBON DIOXIDE
CP	CIRCULATOR PUMP
CV	CHECK VALVE
CW	COLD WATER
DCV	DOUBLE CHECK VALVE
DDCV	DOUBLE DETECTOR CHECK VALVE
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DS	DOWNSPOUT OR RAIN LEADER DESIGNATION
DT	DRAIN TILE
DW	DISHWASHER
EA	EACH
EEW	EMERGENCY EYE WASH
ES	EMERGENCY SHOWER
ESEW	COMBINATION EMERGENCY SHOWER/EYEWASH STATION
EQUIP	EQUIPMENT
ET	EXPANSION TANK
ESP	ELEVATOR SUMP PUMP
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EX	EXISTING
(E)	EXISTING
F	FAHRENHEIT
FCO	FLOOR CLEANOUT
FD1,2,3...	FLOOR DRAIN
FS	FLOOR SINK
FT	FOOT/FEET
G	NATURAL GAS
GAL	GALLON
GCO	GROUND CLEANOUT
GD	GARAGE DRAIN
GI	GREASE INTERCEPTOR
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GW	GARAGE WASTE
HB	HOSE BIBB
HD	HEAD
HP	HORSEPOWER OR HIGH POINT
HR	HOUR
HVAC	HEATING-VENTILATION-AIR CONDITIONING
HW	HOT WATER
HWR	HOT WATER RETURN
IMB	ICE MACHINE BOX
INSUL	INSULATION
IN	INCHES
I.E.	INVERT ELEVATION
IW	INDIRECT WASTE
KEC	KITCHEN EQUIPMENT CONTRACTOR
KW	KITCHEN WASTE
L	LAVATORY
LT	LAUNDRY TUB
MS	MOP SINK
NA	NOT APPLICABLE
N.C.	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO.	NUMBER
N.O.	NORMALLY OPEN
NTS	NOT TO SCALE
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED OWNER INSTALLED
OFD	OVERFLOW DRAIN
OS&Y	OUTSIDE SCREW AND YOKE
PC	PLUMBING CONTRACTOR
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
PSIG	POUNDS PER SQUARE INCH GAUGE
QTY	QUANTITY
RD	ROOF DRAIN
RPZ	REDUCED PRESSURE ZONE
RTU	ROOF TOP UNIT
SAN	SANITARY SEWER
SE	SEWAGE EJECTOR
SF	SQUARE FOOT
SH	SHOWER
SK	SINK
ST	STORM SEWER
SYS	SYSTEM
T&P	TEMPERATURE AND PRESSURE
TD	TRENCH DRAIN
TEMP	TEMPERATURE
TH	THERMOMETER
TMV	THERMOSTATIC MIXING VALVE
TYP	TYPICAL
UR	URINAL
V	VENT
VEL	VELOCITY
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	WASTE
WC	WATER CLOSET
WCO	WALL CLEANOUT
WH	WALL HYDRANT
WM	WATER METER
WMSD	WASHING MACHINE SUPPLY AND DRAIN BOX
YH	YARD HYDRANT
YCO	YARD CLEANOUT

stCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No: 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-1899
www.theENGENUITY.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-0175294

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2



N

UNDERGROUND PLAN - PLUMBING

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

11/7/2025 8:50:11 AM

seCoady 2

ARCHITECTS

861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
WWW.THEENGENUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

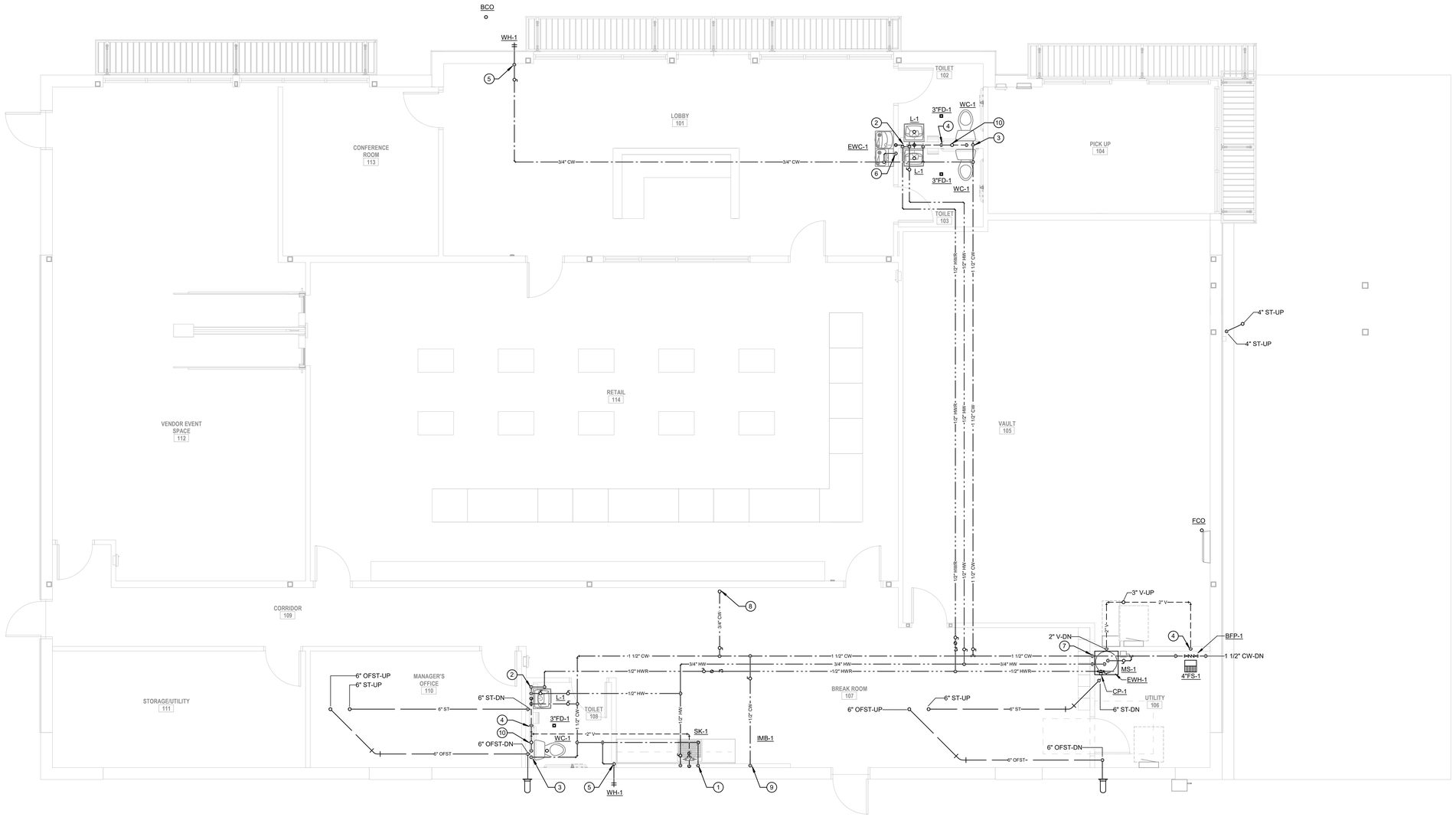
UNDERGROUND PLAN

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

P200

KEYED NOTES

1. 1/2" CW DN, 1/2" HW DN, 2" W DN, 2" V DN
2. 1/2" CW DN, 1/2" HW DN, 1/2" HWR DN, 2" W DN, 2" V DN
3. 1-1/2" CW DN
4. 2" V DN
5. 3/4" CW DN
6. 1/2" CW DN, 2" W DN, 2" V DN
7. 1/2" CW DN, 1/2" HW DN
8. 3/4" CW UP
9. 1/2" CW DN
10. 3" V UP



FLOOR PLAN - PLUMBING

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

SEcoady ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
WWW.THEENGENUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary

Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

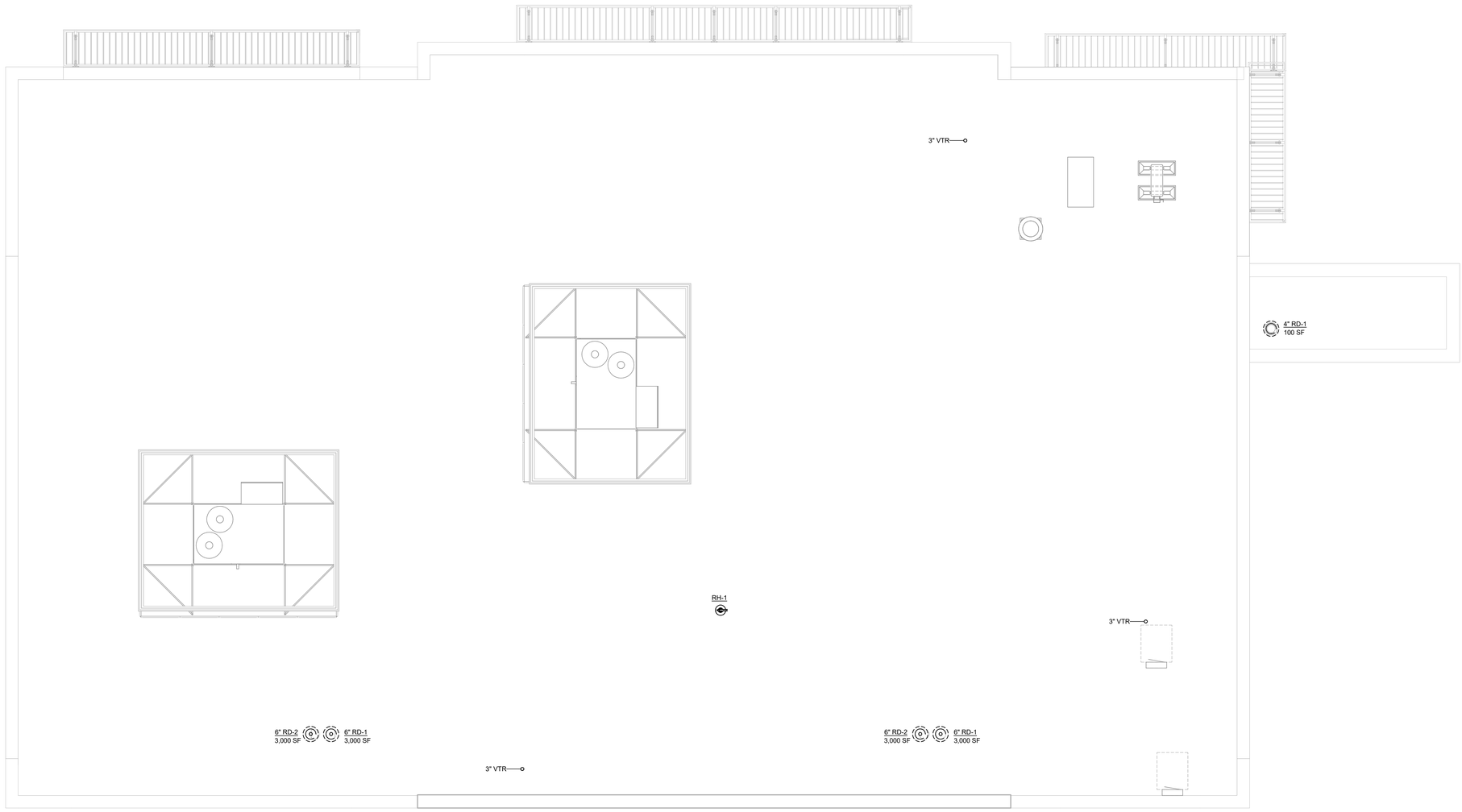
Sheet Info:

FLOOR PLAN

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

P201

11/7/2025 8:50:13 AM



N

ROOF PLAN - PLUMBING

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

11/7/2025 8:50:15 AM

seCoady 2

ARCHITECTS

861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
WWW.THEENGENUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

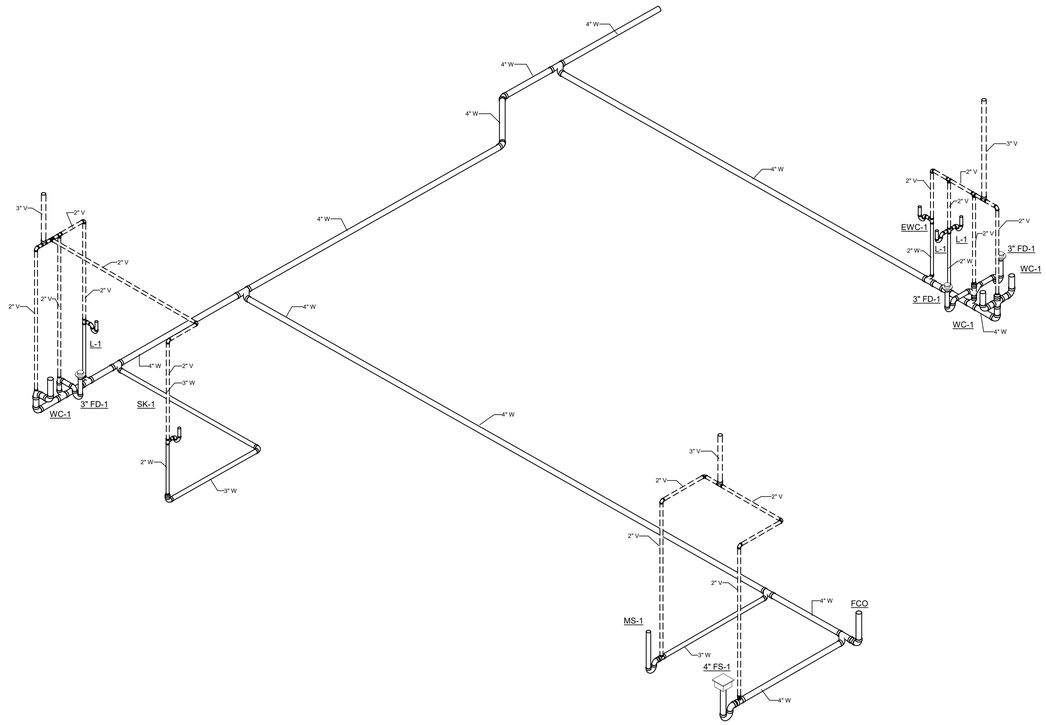
No:	Date:	Description:

Sheet Info:

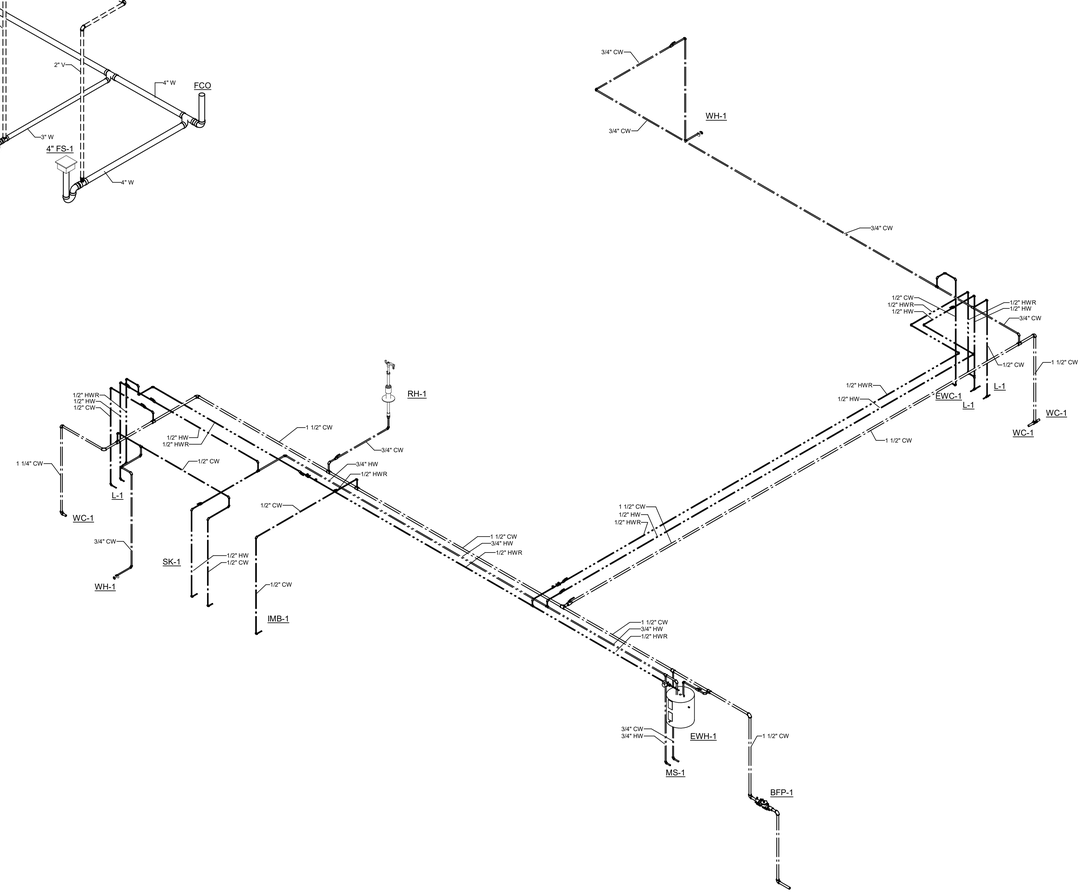
ROOF PLAN

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

P202



2 P400 WASTE & VENT RISER DIAGRAM
NO SCALE



1 P400 DOMESTIC RISER DIAGRAM
NO SCALE

11/7/2025 8:50:17 AM

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
www.theengenuity.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017524

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

PLUMBING RISER DIAGRAMS

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

P400

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	INSINKERATOR	BADGER 5	GARBAGE DISPOSAL	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"	--	--	

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

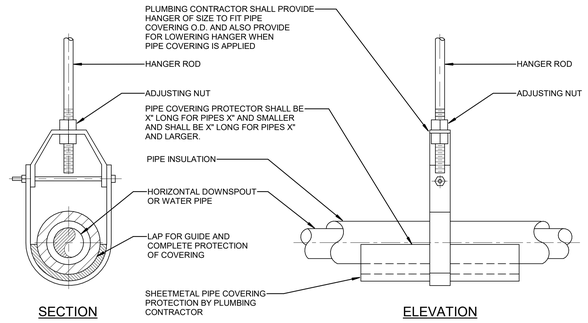
ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	VOLUME (GAL)	ACCEPTANCE (GAL)	PRESSURE RECHARGE (PSI)	REMARKS
ET-1	EXPANSION TANK	AMTROL	ST-5	2.0	0.9	50	

THERMOSTATIC MIXING VALVE SCHEDULE

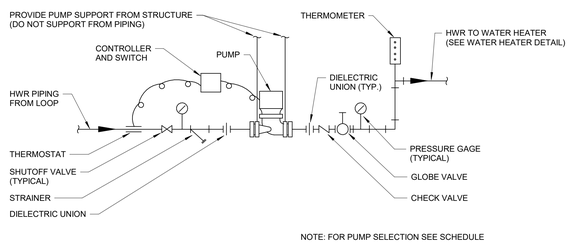
ABBREV.	DESCRIPTION	MANUFACTURER	MODEL	FLOW (GPM) @ 10 PSI PRESSURE DROP	OUTLET TEMPERATURE (°F)	REMARKS
TMV-1	THERMOSTATIC MIXING VALVE	MGI CONTROLS	MV17-1	7.0	125	

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	

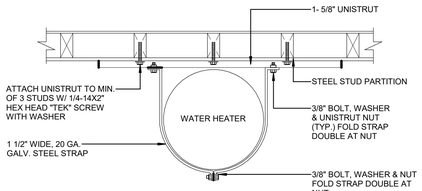


5 P500 INSULATED PIPE HANGER DETAIL
NO SCALE



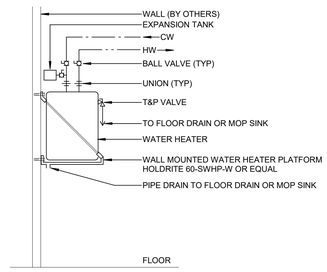
NOTE: FOR PUMP SELECTION SEE SCHEDULE

4 P500 SIMPLEX HOT WATER WATER RECIRCULATING PUMP DETAIL
NO SCALE



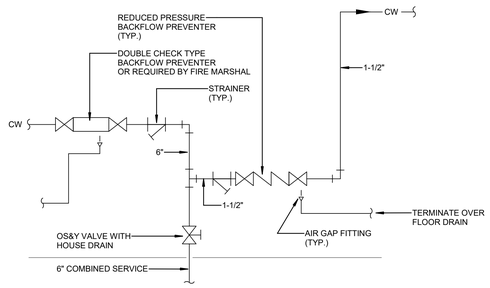
NOTE:
PROVIDE ONE STRAP ASSEMBLY (AS SHOWN ABOVE) 6" DOWN FROM TOP OF HEATER AND A SECOND STRAP ASSEMBLY 6" ABOVE BOTTOM OF HEATER.

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

11/7/2025 8:50:17 AM

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
www.theENGENUITY.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

PLUMBING DETAILS & SCHEDULES

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

P500

MECHANICAL SPECIFICATIONS - SECTION 23 0000

PART 1 - GENERAL

SCOPE OF WORK
APPLICABLE REQUIREMENTS OF BIDDING INSTRUCTIONS AND INFORMATION AND OTHER PROVISIONS OF THE GENERAL CONTRACT WORK SPECIFICATIONS SHALL APPLY TO THIS DIVISION OF THE WORK.

GENERALLY, WORK SHALL CONSIST OF NEW CONSTRUCTION. MECHANICAL CONTRACTOR SHALL MAKE A DETAILED SITE INSPECTION TO ACQUAINT THEMSELF WITH PRESENT CONDITIONS, INCLUDING THE STRUCTURE AND ANY OBSTACLES WHICH MAY BE ENCOUNTERED IN THE EXECUTION OF THE WORK.

IT IS THE SPECIFIC INTENT OF THESE SPECIFICATIONS TO INCLUDE ALL MECHANICAL WORK ITEMS OF ANY NATURE WHICH ARE NECESSARY AND ARE REQUIRED TO MAKE THE SYSTEMS OPERATE IN A SATISFACTORY AND COMPLETE CONDITION. THE MECHANICAL CONTRACTOR, THEREFORE, MUST REVIEW THESE SPECIFICATIONS AND FAMILIARIZE THEMSELF FULLY AS TO CONDITIONS SURROUNDING OR EFFECTING THIS WORK.

THE WORK TO BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS SHALL BE DONE TO COMPLY WITH THE 2021 INTERNATIONAL MECHANICAL CODE (IMC) AS WELL AS ALL APPLICABLE LOCALLY-ENFORCED CODES, ORDINANCES, AMENDMENTS, STATE LAWS AND FEDERAL LAWS.

FURNISH ALL LABOR, MATERIALS, HARDWARE AND EQUIPMENT REQUIRED TO COMPLETE THE INSTALLATION OF THE SYSTEMS AS DESCRIBED OR SHOWN INCLUDING ALL ACCESSORIES, FITTINGS, AUXILIARIES AND COMPONENTS REQUIRED FOR PROPER PERFORMANCE OF THE SYSTEM.

IT IS THE INTENT OF THESE SPECIFICATIONS THAT WHEREVER A MANUFACTURER OF A PRODUCT OR A CATALOG NUMBER IS SPECIFIED, EQUAL SUBSTITUTED ITEMS ARE ALLOWED UNLESS SPECIFICALLY EXCLUDED. THE SUBSTITUTED ITEM MUST CONFORM IN ALL ESSENTIAL RESPECTS TO THE SPECIFIED ITEM INCLUDING OPERATING EFFICIENCY, NOISE GENERATED, AND METHOD OF OPERATION. CONSIDERATION WILL NOT BE GIVEN CLAIMS THAT THE SUBSTITUTED ITEM MEETS PERFORMANCE REQUIREMENTS WITH LESSER CONSTRUCTION. PERFORMANCE AS DELINEATED IN SCHEDULES AND IN THE SPECIFICATIONS SHALL BE INTERPRETED AS MINIMUM PERFORMANCE. WHEN SUCH APPROVED DEVIATION REQUIRES A DIFFERENT QUANTITY AND OR ARRANGEMENT OF EQUIPMENT FROM THAT SPECIFIED OR INDICATED ON THE DRAWINGS, PROVIDE REQUIRED EQUIPMENT, WIRING, PIPING, CONNECTIONS, VALVES, AND STRUCTURAL SUPPORTS, AND ANY OTHER ADDITIONAL EQUIPMENT REQUIRED BY THE DEVIATION, AT NO ADDITIONAL COST TO THE OWNER. WHEN AN ITEM OF EQUIPMENT IS PROPOSED, OTHER THAN THAT DETAILED OR SPECIFIED ON THE DRAWINGS, WHICH REQUIRES ANY ADDITIONAL EQUIPMENT OR REDESIGN OF THE STRUCTURE, PARTITIONS, FOUNDATIONS, PIPING, WIRING OR ANY OTHER PART OF THE MECHANICAL, ELECTRICAL, PLUMBING OR ARCHITECTURAL DESIGN, SUCH COSTS SHALL BE INCURRED BY THE CONTRACTOR WITHOUT COST TO THE OWNER.

GUARANTEE
MECHANICAL CONTRACTOR SHALL GUARANTEE EACH UNIT AND ALL ACCESSORIES FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AGAINST FAULT MATERIALS AND WORKMANSHIP AND FOR CONFORMING TO SPECIFICATIONS.

IF ANY UNIT DOES NOT OPERATE SATISFACTORILY, OR IF ANY PARTS SHOULD SHOW UNDUE WEAR DURING THE ONE YEAR PERIOD, THE MECHANICAL CONTRACTOR WILL BE NOTIFIED AND WILL BE REQUIRED TO REMEDY THE DEFECTS PROMPTLY AND MAKE THE UNIT OPERATE IN A MANNER SATISFACTORY TO THE ARCHITECT/ENGINEER. DEFECTIVE PARTS WILL BE RETURNED TO THE CONTRACTOR ONLY AT HIS OWN REQUEST AND EXPENSE.

PERMITS, FEES AND CERTIFICATES
MECHANICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED BY CITY ORDINANCES AND AFTER COMPLETION OF THE WORK SHALL FURNISH TO THE OWNER A CERTIFICATE OF FINAL INSPECTION AND APPROVAL. ALL FEES IN CONNECTION WITH INSPECTIONS, PERMITS, LICENSES AND APPROVAL SHALL BE PAID BY THE MECHANICAL CONTRACTOR.

SHOP DRAWINGS
SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY AS PDF FILES. SHOP DRAWINGS SHALL INCLUDE TRANSMITTAL PAGE(S) INDICATING THE NAME OF THE PROJECT, AND THE NAME, ADDRESS, AND PHONE NUMBER OF THE GENERAL AND MECHANICAL CONTRACTORS. GENERAL CONTRACTOR AND MECHANICAL CONTRACTOR SHALL REVIEW SHOP DRAWING SUBMITTALS FOR COMPLIANCE, CONTENT AND COMPLETENESS AND PROVIDE A STAMP WITH THE DATE OF REVIEW AND SIGNATURE OF THE REVIEWER. TRANSMITTAL PAGE SHALL HAVE INDEX WITH SPECIFICATION SECTION AND DESCRIPTION OF SUBMITTED ITEMS. NO EXCEPTIONS WILL BE TAKEN. EQUIPMENT SHALL NOT BE ORDERED UNTIL ENGINEER OF RECORD HAS PROCESSED APPLICABLE SHOP DRAWINGS. A PERIOD OF TEN BUSINESS DAYS WILL BE ALLOWED FOR SUBMITTAL PROCESSING BY THE ENGINEER. MECHANICAL SUBMITTALS SHALL MINIMALLY INCLUDE THE FOLLOWING:

1. ALL NEW SCHEDULED EQUIPMENT WITH ACCESSORIES.
2. PIPE MATERIAL
3. PIPE/ DUCTWORK INSULATION
4. SHEET METAL MATERIALS
5. AIR DEVICES

COORDINATION
MECHANICAL CONTRACTOR SHALL PROVIDE FIELD COORDINATION WITH OTHER TRADES; SYSTEMS ARE SHOWN AS DIAGRAMMATIC AND GIVE THE GENERAL ARRANGEMENT AND LOCATIONS ONLY. MECHANICAL CONTRACTOR SHALL COMPLETELY REVIEW THE ENTIRE SET OF CONSTRUCTION DRAWINGS FOR DETAILS OF CONSTRUCTION PRIOR TO STARTING WORK. ROUGH-IN OF MECHANICAL EQUIPMENT SHALL BE BASED ON THIS REVIEW. EXACT LOCATIONS AND FINAL LAYOUT SHALL BE DETERMINED IN THE FIELD. PROVIDE ALL NECESSARY EQUIPMENT, FITTINGS, HANGERS, SUPPORTS, OFFSETS AND ACCESS PANELS REQUIRED FOR A COMPLETE INSTALLATION IN ALL RESPECTS. THE MECHANICAL CONTRACTOR'S MEANS AND METHODS OF INSTALLATION SHALL PROVIDE FOR OPERATING EFFICIENCY, NEATNESS OF APPEARANCE, EASE OF MAINTENANCE, AND CODE COMPLIANCE. THE MECHANICAL CONTRACTOR SHALL PREPARE DIMENSIONED FIELD ERECTION DRAWINGS FOR USE BY THE INSTALLERS TO ENSURE PROPER INSTALLATION. CLEARANCES, AND COORDINATION WITH STRUCTURAL MEMBERS, ARCHITECTURAL WORK, AND ALL OTHER ITEMS BEING INSTALLED BY OTHER TRADE CONTRACTORS. THE MECHANICAL CONTRACTOR SHALL TAKE THEIR OWN MEASUREMENTS AT THE SITE AND BUILDING, AND BE RESPONSIBLE FOR THE CORRECT LAYOUT, INTERPRETATION, AND USE OF ALL SIZES AND DIMENSIONS. THE CONTRACTOR SHALL KEEP "AS-BUILT" INFORMATION DURING CONSTRUCTION AND FURNISH TO THE OWNER OR TENANT A RECORD SET OF LEGIBLE BLACK LINE PRINTS AND AN ELECTRONIC COPY OF THESE DOCUMENTS AT PROJECT COMPLETION.

REVIEW ARCHITECTURAL DRAWINGS FOR ALL FIRE RATINGS AND FIRE RATED ASSEMBLIES PRIOR TO BIDDING THE PROJECT. PROVIDE FIRE STOP AT EACH RATED WALL, FLOOR, AND CEILING-ROOF ASSEMBLY PENETRATION. FIRE STOP SYSTEMS SHALL BE MANUFACTURED BY "3M". PROVIDE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S APPLICATION DETAILS AND INSTRUCTIONS. PROVIDE TAGGED CERTIFICATIONS AT EACH PENETRATION. PROVIDE SHOP DRAWINGS FOR REVIEW WITH THE U.L. LISTING AND TEST CRITERIA. PROVIDE FIRE STOPPING WHERE REQUIRED BY THE AHJ. EQUAL SYSTEMS AS MANUFACTURED BY "SPEC SEAL" OR "HILTI" WILL BE ACCEPTABLE.

PART 2 – PRODUCTS

23 0517 SLEEVES AND SLEEVE SEALS FOR HVAC PIPING
A. CAST IRON PIPE SLEEVES: CAST OR FABRICATED OF CAST OR DUCTILE IRON AND EQUIVALENT TO DUCTILE-IRON PRESSURE PIPE WITH PLAIN ENDS AND INTEGRAL WATERSTOP COLLAR.
B. STEEL PIPE SLEEVES: ASTM A 53/A 53M, TYPE E, GRADE B, SCH 40 WITH PLAIN ENDS AND INTEGRAL WELDED WATERSTOP COLLAR.
C. PVC PIPE SLEEVES: ASTM D 1785, SCH 40.

23 0529 HANGERS AND SUPPORTS FOR HVAC PIPING AND EQUIPMENT
A. CARBON-STEEL PIPE HANGERS AND SUPPORTS: MSS SP-58, TYPES 1 THROUGH 58, FACTORY-FABRICATED COMPONENTS. GALVANIZED METALLIC COATINGS: PREGALVANIZED OR HOT DIPPED. NONMETALLIC COATINGS: PLASTIC COATING, JACKET, OR LINER.
B. TRAPEZE PIPE HANGERS: MSS SP-69, TYPE 59, SHOP- OR FIELD-FABRICATED PIPE-SUPPORT ASSEMBLY MADE FROM STRUCTURAL CARBON-STEEL SHAPES WITH MSS SP-58 CARBON-STEEL HANGER RODS, NUTS, SADDLES, AND U-BOLTS.

230553 IDENTIFICATION FOR HVAC PIPING AND EQUIPMENT
A. EQUIPMENT LABEL
   a. CONTENT: INCLUDE EQUIPMENT'S DRAWING DESIGNATION OR UNIQUE EQUIPMENT NUMBER, DRAWING NUMBERS WHERE EQUIPMENT IS INDICATED (PLANS, DETAILS, AND SCHEDULES), AND THE SPECIFICATION SECTION NUMBER AND TITLE WHERE EQUIPMENT IS SPECIFIED.
   b. INSTALL OR PERMANENTLY FASTEN LABELS ON EACH MAJOR ITEM OF MECHANICAL EQUIPMENT.
   c. LOCATE EQUIPMENT LABELS WHERE ACCESSIBLE AND VISIBLE.
B. PIPE LABEL
   a. GENERAL REQUIREMENTS FOR MANUFACTURED PIPE LABELS: PREPRINTED, COLOR-CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING FLOW DIRECTION ACCORDING TO ASME A13.1.
   b. PIPE LABEL LOCATIONS: LOCATE PIPE LABELS WHERE PIPING IS EXPOSED OR ABOVE ACCESSIBLE CEILINGS IN FINISHED SPACES; MACHINE ROOMS; ACCESSIBLE MAINTENANCE SPACES SUCH AS SHAFTS, TUNNELS, AND PLENUMS; AND EXTERIOR EXPOSED LOCATIONS AS FOLLOWS:
      1. NEAR EACH VALVE AND CONTROL DEVICE.
      2. NEAR EACH BRANCH CONNECTION, EXCLUDING SHORT TAKEOFFS FOR FIXTURES AND TERMINAL UNITS. WHERE FLOW PATTERN IS NOT OBVIOUS, MARK EACH PIPE AT BRANCH.
      3. NEAR PENETRATIONS AND ON BOTH SIDES OF THROUGH WALLS, FLOORS, CEILINGS, AND INACCESSIBLE ENCLOSURES.
      4. AT ACCESS DOORS, MANHOLES, AND SIMILAR ACCESS POINTS THAT PERMIT VIEW OF CONCEALED PIPING.
      5. NEAR MAJOR EQUIPMENT ITEMS AND OTHER POINTS OF ORIGINATION AND TERMINATION.
      6. SPACED AT MAXIMUM INTERVALS OF 50 FEET ALONG EACH RUN.
      7. REDUCE INTERVALS TO 25 FEET IN AREAS OF CONGESTED PIPIPNG AND EQUIPMENT.
      8. ON PIPING ABOVE REMOVABLE ACOUSTICAL CEILINGS. OMIT INTERMEDIATELY SPACES LABELS.
   c. DIRECTIONAL FLOW ARROWS: ARROWS SHALL BE USED TO INDICATE DIRECTION OF FLOW IN PIPES, INCLUDING PIPES WHERE FLOW IS ALLOWED IN BOTH DIRECTIONS.
C. DUCT LABEL
   a. CONTENTS: INCLUDE IDENTIFICATION OF DUCT SERVICE USING SAME DESIGNATIONS OR ABBREVIATIONS AS USED ON DRAWINGS; ALSO INCLUDE DUCT SIZE AND AN ARROW INDICATING FLOW DIRECTION.
   b. LOCATE LABELS NEAR POINTS WHERE DUCTS ENTER INTO AND EXIT FROM CONCEALED SPACES AND AT MAXIMUM INTERVALS OF 50 FEET IN EACH SPACE WHERE DUCTS ARE EXPOSED OR CONCEALED BY REMOVABLE CEILING SYSTEM.

230593 TESTING, ADJUSTING, AND BALANCING FOR HVAC
A. TAB SPECIALISTS QUALIFICATIONS: CERTIFIED BY ABC, NEBB, OR TABB.
B. PERFORM TESTING AND BALANCING PROCEDURES ON EACH SYSTEM ACCORDING TO THE PROCEDURES CONTAINED IN AABC'S "NATIONAL STANDARDS FOR TOTAL SYSTEM BALANCE", ASHRAE 111, NEBB'S "PROCEDURAL STANDARDS FOR TESTING, ADJUSTING, AND BALANCING OF ENVIRONMENTAL SYSTEMS", SMACNA'S "HVAC SYSTEMS - TESTING, ADJUSTING, AND BALANCING", AND IN THIS SECTION.
C. ALL MECHANICAL SYSTEMS SHALL BE TESTED, BALANCED, AND ADJUSTED. COORDINATE AND PROVIDE BALANCING DEVICE REQUIREMENTS WITH TEST AND BALANCE SERVICE TO ASSURE ADEQUATE DAMPERS AND VALVES ARE PROVIDED FOR FLOW CONTROL. MECHANICAL CONTRACTOR TO PROVIDE ALL MANUAL VOLUME DAMPERS WHERE SHOWN ON DRAWINGS AND WHERE REQUESTED BY BALANCING CONTRACTOR TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM.
D. SYSTEM BALANCING SHALL INCLUDE:
   a. AIR SYSTEM BALANCE
   b. CONTROL SYSTEMS VERIFICATION
   c. SYSTEM PERFORMANCE VERIFICATION
   d. OPPOSITE SEASON TEST

230713 DUCT INSULATION
A. COMPLY WITH REQUIREMENTS IN "DUCT INSULATION SCHEDULE" ON PLANS FOR WHERE INSULATING MATERIALS SHALL BE APPLIED.

231123 FACILITY NATURAL GAS PIPING
A. NATURAL GAS - SEISMICALLY ACTIVE
   a. SCHEDULE 40 BLACK STEEL, TYPE E OR S, GRADE B ASTM A53/A53M - WROUGHT STEEL FITTINGS ASTM A234/A234M. WELD PER AWS D10.12/D10.12M OR BRAZE PER AWS A5.8/A5.8M.
   b. DRAWN COPPER TUBE, TYPE "L" ASTM B88, WROUGHT COPPER FITTINGS ASTM B16.22, BRAZE PER AWS A5.8/A5.8M.
   c. ANSI/IAS LC 1 CORRUGATED, STAINLESS-STEEL TUBING. ASTM A 240/A 240M, CORRUGATED, SERIES 300 STAINLESS STEEL TUBING. COPPER-ALLOY MECHANICAL FITTINGS, LISTED FOR USE WITH CORRUGATED STAINLESS-STEEL TUBING, SEAL WITHOUT GASKETS. INCLUDE BRAZING SOCKET OR THREADED ENDS ASME B1.20.1.
B. NATURAL GAS - COMBUSTION AIR+VENT EXHAUST
   a. SOLID WALL PVC SCHEDULE 40 , ASTM D 2665 DWV, PVC FITTINGS: ASTM D 2665 MADE TO ASTM 3311 DWV, PRIMER: ASTM F 656, SOLVENT: ASTM D 2564.
C. NATURAL GAS - COMBUSTION AIR+VENT EXHAUST, PLENUM SPACES
   a. HEATFAB/SELKIRK "SAF-T VENT SEAL SPECIAL GAS VENT AND CONNECTORS". FOR ANSI CATEGORY TYPE IV GAS APPLIANCES. SINGLE WALL AL 29-4C STAINLESS STEEL. TESTED AND LISTED TO UL 1738.
D. ALL GAS PIPING EXPOSED TO THE ELEMENTS SHALL BE PAINTED WITH RUST INHIBITING PAINT. COORDINATE COLOR WITH ARCHITECT.

23 2113 HYDRONIC PIPING
A. PERFORMANCE REQUIREMENTS
B. CONDENSATE PIPING
   a. PIPING LOCATED IN RETURN AIR PLENUM SHALL BE TYPE M HARD DRAWN COPPER.
   b. PIPING LOCATED OUT OF A RETURN AIR PLENUM SHALL BE SCHEDULE 40 PVC WITH SOLVENT WELDED JOINTS.
   c. PIPING SHALL BE PITCHED IN THE DIRECTION OF FLOW WITH A PITCH OF 1" PER 8'.
   d. PIPING SHALL BE INSULATED WITH ½" WALL THICKNESS "AP ARMAFLEX SS" INSULATION.

23 2300 REFRIGERANT PIPING
A. COPPER TUBE AND FITTINGS
   a. HARD DRAWN COPPER TUBE SHALL BE ASTM B 280, TYPE ACR WITH WROUGHT COPPER FITTINGS. ALL JOINTS SHALL BE BRAZED.
B. INSULATE REFRIGERANT SUCTION LINES WITH 1" WALL THICKNESS INSULATED EQUAL TO "AP ARMAFLEX SS." COAT EXTERIOR INSULATION WITH UV, OZONE, AND MOISTURE RESISTANT COMPOUND.

23 3113 METAL DUCTS
A. SINGLE-WALL RECTANGULAR DUCTS AND FITTINGS:
   a. COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE" BASED ON INDICATED STATIC-PRESSURE CLASS UNLESS OTHERWISE INDICATED.
   b. TRANSVERSE JOINTS: SELECT JOINT TYPES AND FABRICATE ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," FIGURE 2-1, "RECTANGULAR DUCT/TRANSVERSE JOINTS," FOR STATIC-PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT-SUPPORT INTERVALS, AND OTHER PROVISIONS IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
   c. LONGITUDINAL SEAMS: SELECT SEAM TYPES AND FABRICATE ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," FIGURE 2-2, "RECTANGULAR DUCT/LONGITUDINAL SEAMS," FOR STATIC-PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT-SUPPORT INTERVALS, AND OTHER PROVISIONS IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
   d. ELBOWS, TRANSITIONS, OFFSETS, BRANCH CONNECTIONS, AND OTHER DUCT CONSTRUCTION: SELECT TYPES AND FABRICATE ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," CHAPTER 4, "FITTINGS AND OTHER CONSTRUCTION," FOR STATIC-PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT-SUPPORT INTERVALS, AND OTHER PROVISIONS IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
B. SINGLE-WALL ROUND DUCTS AND FITTINGS
   a. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," CHAPTER 3, "ROUND, OVAL, AND FLEXIBLE DUCT," BASED ON INDICATED STATIC-PRESSURE CLASS UNLESS OTHERWISE INDICATED.
   b. TRANSVERSE JOINTS: SELECT JOINT TYPES AND FABRICATE ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," FIGURE 3-1, "ROUND DUCT TRANSVERSE JOINTS," FOR STATIC-PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT-SUPPORT INTERVALS, AND OTHER PROVISIONS IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
   c. LONGITUDINAL SEAMS: SELECT SEAM TYPES AND FABRICATE ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," FIGURE 3-2, "ROUND DUCT LONGITUDINAL SEAMS," FOR STATIC-PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT-SUPPORT INTERVALS, AND OTHER PROVISIONS IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
   d. TEES AND LATERALS: SELECT TYPES AND FABRICATE ACCORDING TO SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE," FIGURE 3-5, "90 DEGREE TEES AND LATERALS," AND FIGURE 3-6, "CONICAL TEES," FOR STATIC-PRESSURE CLASS, APPLICABLE SEALING REQUIREMENTS, MATERIALS INVOLVED, DUCT-SUPPORT INTERVALS, AND OTHER PROVISIONS IN SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
C. DOUBLE-WALL ROUND DUCTS AND FITTINGS
   a. GENERAL FABRICATION REQUIREMENTS: COMPLY WITH SMACNA'S "DOUBLE WALL DUCT CONSTRUCTION" CHAPTER 8, BASED ON INDICATED STATIC-PRESSURE CLASS UNLESS OTHERWISE INDICATED.
   b. SOLID GALVANIZED INNER LINER.
   c. 1" INSULATION.
   d. SOLID GALVANIZED OUTER LAYER PER ASTM A653.
   e. OUTER SHELL DIAMETER SHALL BE EQUAL TO THE INNER DIAMETER PLUS TWO TIMES THE INSULATION THICKNESS.
   f. FITTINGS: SELECT TYPES AND FABRICATE ACCORDING TO SMACNA'S "DOUBLE WALL DUCT CONSTRUCTION" CHAPTER 8.
D. DUCT SEALING: SEAL DUCTS AT A MINIMUM TO THE FOLLOWING SEAL CLASSES IN ACCORDANCE WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE":
   a. COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS - METAL AND FLEXIBLE."
   b. OUTDOOR, SUPPLY-AIR DUCTS: SEAL CLASS A.
   c. CONDITIONED SPACE, SUPPLY-AIR DUCTS IN PRESSURE CLASSES 2-INCH WG (500 PA) AND LOWER: SEAL CLASS C.
   d. CONDITIONED SPACE, SUPPLY-AIR DUCTS IN PRESSURE CLASSES HIGHER THAN 2-INCH WG (500 PA): SEAL CLASS B.
   e. CONDITIONED SPACE, EXHAUST DUCTS: SEAL CLASS B.
   f. CONDITIONED SPACE, RETURN-AIR DUCTS: SEAL CLASS C.

23 3300 AIR DUCT ACCESSORIES
A. ASSEMBLY DESCRIPTION
   a. COMPLY WITH SMACNA'S "HVAC DUCT CONSTRUCTION STANDARDS – METAL AND FLEXIBLE" FOR ACCEPTABLE MATERIALS, MATERIAL THICKNESSES, AND DUCT CONSTRUCTION METHODS UNLESS OTHERWISE INDICATED. SHEET METAL MATERIALS SHALL BE FREE OF PITTING, SEAM MARKS, ROLLER MARKS, STAINS, DISCOLORATION, AND OTHER IMPERFECTIONS.
B. DAMPERS
   a. MAXIMUM AIR VELOCITY: 2000 FPM
   b. MAXIMUM SYSTEM PRESSURE: 2-INCH WG.

23 3423 HVAC POWER VENTILATORS
A. PROVIDE EXHAUST FANS AS SCHEDULED.

23 3713 AIR DEVICES
A. PROVIDE AIR DEVICES AS SCHEDULED. SUPPLY REGISTERS SHALL CONTAIN AN ADJUSTABLE VOLUME DAMPER WHERE BRANCH DAMPER NOT SHOWN ON FLOOR PLAN.

23 7416 ROOFTOP UNITS
A. PROVIDE ROOFTOP UNITS AS SCHEDULED.

23 8126 SPLIT SYSTEMS
A. PROVIDE SPLIT SYSTEMS AS SCHEDULED.

PART 3 – EXECUTION

A. UPON SUBSTANTIAL COMPLETION OF THE PROJECT AND PRIOR TO MECHANICAL CONTRACTOR'S REQUEST FOR FINAL INSPECTION, THE CONTRACTOR SHALL FURNISH TO THE GENERAL CONTRACTOR FOR REVIEW, ONE (1) SET OF OPERATION AND MAINTENANCE MANUALS ON ONE (1) THUMB DRIVE MEMORY USB STICKS. O&M MANUALS SHALL MINIMALLY INCLUDE THE FOLLOWING:

   a. STARTUP AND SHUTDOWN PROCEDURES FOR EACH MAJOR PIECE OF EQUIPMENT.
   b. OPERATING INSTRUCTIONS OUTLINING THE SAFE AND EFFICIENT OPERATION OF EACH MAJOR PIECE OF EQUIPMENT.
   c. EQUIPMENT LIST OF EACH MAJOR PIECE OF EQUIPMENT INCLUDING THE MAKE, MODEL, SERIAL NUMBER (IF APPLICABLE), VOLTAGE, PHASE, # WIRES, AMPACITY AND ALL OTHER INDUSTRY STANDARD NAMEPLATE DATA.
   d. SERVICE INSTRUCTIONS OUTLINING THE RECOMMENDED SPARE PARTS, ALONG WITH THE CONTACT INFORMATION FOR THE LOCAL SUPPLIER AND/OR FACTORY REPRESENTATIVE(S), AND THE RECOMMENDED FREQUENCY OF SERVICE OF EACH MAJOR PIECE OF EQUIPMENT.
   e. COPIES OF REVIEWED/APPROVED SHOP DRAWINGS/SUBMITTALS.
   f. AS-BUILT/RECORD DRAWINGS AND DOCUMENTATION.
   g. GUARANTEES/WARRANTIES.
   h. INSPECTION CARDS AND APPROVALS.
   i. NAME OF OWNER, ARCHITECT, ENGINEER OF RECORD, CONTRACTOR AND ALL SUB-CONTRACTORS.

11/7/2025 8:30:02 AM

MECHANICAL ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIP	ABANDON IN PLACE
AL	ALUMINUM
ALT	ALTERNATE
AP	ACCESS PANEL
AS	AIR SEPARATOR
ATC	AUTOMATIC TEMPERATURE CONTROL VALVE
ATR	ALL THREAD ROD
ATU	AIR TERMINAL UNIT
AV	MANUAL AIR VENT
BB	BASEBOARD HEATER
BDD	BACK DRAFT DAMPER
BMS	BUILDING MANAGEMENT SYSTEM
BOD	BOTTOM OF DUCT
BOE	BOTTOM OF EQUIPMENT
BOP	BOTTOM OF PIPE
BS	BRANCH SELECTOR - DAIKIN
CH	CHILLER
CLG	CEILING
CO	CARBON MONOXIDE
CO2	CARBON DIOXIDE
CR	CONDENSER WATER RETURN
CRAC	COMPUTER ROOM AIR CONDITIONER
CRCU	COMPUTER ROOM CONDENSING UNIT
CS	CONDENSER WATER SUPPLY
CSST	CORRUGATED STAINLESS STEEL TUBING
CT	COOLING TOWER
CU	CONDENSING UNIT
CUH	CABINET UNIT HEATER
DDC	DIRECT DIGITAL CONTROL
DISC	DISCONNECT
DLSS	DUCTLESS SPLIT SYSTEM
DN	DOWN
DPS	DIFFERENTIAL PRESSURE SWITCH
(E)	EXISTING
EA	EXHAUST AIR
EBB	ELECTRIC BASE BOARD
EC	ELECTRICAL WORK CONTRACTOR
EF	EXHAUST FAN
EG	EXHAUST GRILLE
EMS	ENERGY MANAGEMENT SYSTEM
EQPT	EQUIPMENT
ERV	ENERGY RECOVERY VENTILATOR
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXH	EXHAUST
FC	FLEX CONNECTION
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FPC	FIRE PROTECTION CONTRACTOR
FRT	FIRE-RETARDANT-TREATED
FSD	FIRE/SMOKE DAMPER
FSEC	FOOD SERVICE EQPT. CONTRACTOR
FTU	FAN TERMINAL UNIT
FV	FIELD VERIFY
GC	GENERAL WORK CONTRACTOR
GF	GAS FURNACE
GWH	GAS WATER HEATER
HP	HEAT PUMP or HORSEPOWER
HRCU	HEAT RECOVERY CONDENSING UNIT
HWCP	HOT WATER CIRC. PUMP
HX	HEAT EXCHANGER
IOM	INSTALLATION & OPERATION MANUAL
ID	INSIDE DIAMETER
IR	INFRA-RED TUBE HEATER (GAS)
IV	INTAKE VENTILATOR
KEF	KITCHEN EXHAUST FAN
LLSV	LIQUID LINE SOLENOID VALVE
LV	LOUVER
LPG	LIQUEFIED PETROLEUM GAS (PROPANE)
MAX	MAXIMUM
MC	MECHANICAL WORK CONTRACTOR
MCA	MINIMUM CIRCUIT AMPERES
MD	MANUAL DAMPER
MIN	MINIMUM
MOCP	MAXIMUM OVER CURRENT PROTECTION
MTD	MOUNTED
MUA	MAKE-UP AIR
MUW	MAKE UP WATER
NC	NORMALLY CLOSED
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
OA	OUTDOOR AIR
OD	OUTSIDE DIAMETER
OX	OXYGEN
PC	PLUMBING WORK CONTRACTOR
PCF	POUNDS/CUBIC FOOT
PSG	PUMP SUCTION GUIDE
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
RA	RETURN AIR
RAH	RELIEF AIR HOOD
RF	RETURN FAN
RG	RETURN GRILLE
RL	EXISTING DEVICE RELOCATED
RTD	RESISTANCE TEMPERATURE DETECTOR
RTU	ROOF TOP UNIT
RV	RELIEF VENTILATOR
SA	SUPPLY AIR
SF	SUPPLY FAN
SG	SUPPLY GRILLE
SMS	SHEET METAL SCREW
SS	STAINLESS STEEL
TA	TRANSFER AIR
TEMP	TEMPORARY
TOD	TOP OF DUCT
TOP	TOP OF PIPE
TXV	THERMAL EXPANSION VALVE
TYP	TYPICAL
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
UNV	UNIVERSAL
UTR	UP THROUGH ROOF
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
VRF	VARIABLE REFRIGERANT FLOW
VRV	VARIABLE REFRIGERANT VOLUME
VSD	VARIABLE SPEED DRIVE
W/	WITH
WP	WEATHERPROOF
WSHP	WATER SOURCE HEAT PUMP
XFMR	TRANSFORMER

MECHANICAL SYMBOLS

DUCT AND DAMPERS

- SUPPLY AIR DUCT UP
- SUPPLY AIR DUCT DOWN
- RETURN AIR DUCT UP
- RETURN AIR DUCT DOWN
- EXHAUST AIR DUCT UP
- EXHAUST AIR DUCT DOWN
- CHANGE IN DUCT SIZE
- TURNING VANES
- FLEXIBLE DUCT CONNECTION
- HORIZONTAL LIFE SAFETY DAMPER
- VERTICAL LIFE SAFETY DAMPER
- MOTORIZED AUTOMATIC DAMPER (MAD)
- MD MANUAL DAMPER
- EXISTING DUCT TO REMAIN
- EXISTING TO BE DEMOLISHED
- DUCT INSULATION TAG
- PIPE/DUCT IN ATTIC
- PIPE/DUCT BELOW FLOOR OR GRADE
- PIPE/DUCT ABOVE CEILING
- EXPOSED DUCT, W/ MILL PHOSPHATIZED FINISH
- PIPE/DUCT ON ROOF

SYMBOLS AND TAGS

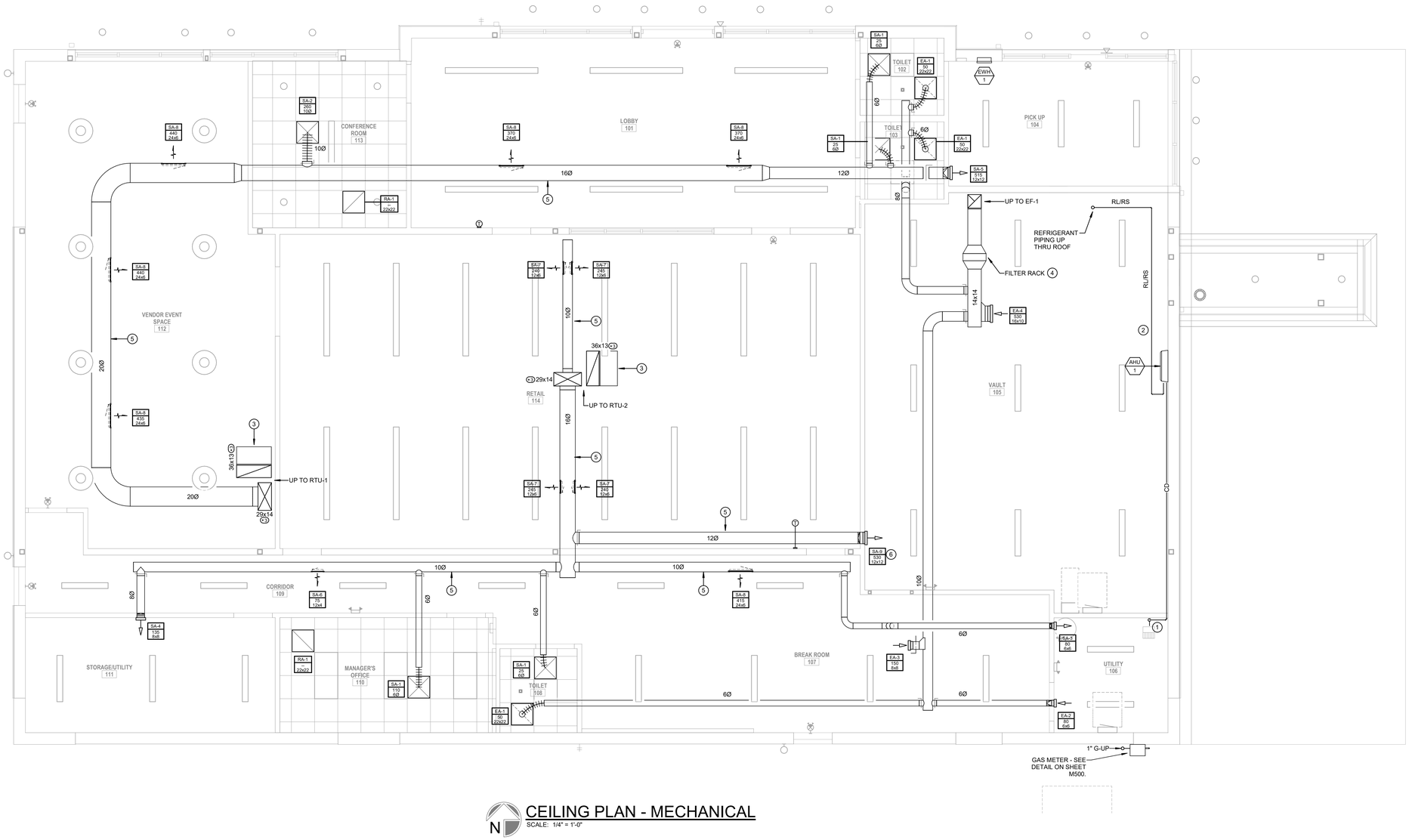
- CARBON DIOXIDE DETECTOR (CO_2)
- CARBON MONOXIDE DETECTOR (CO)
- HUMIDISTAT (H)
- MANOMETER (M)
- PRESSURE SWITCH (PS)
- RETURN AIR SMOKE DETECTOR (P)
- REFRIGERANT (Rxxx) DETECTOR (P_{REF})
- REFRIGERANT LEAK HORN-STROBE (R)
- THERMOSTAT (48" AFF UON) (T)
- NEW CONNECTION TO EXISTING (VERIFY SIZE AND LOCATION IN FIELD) (N_N)
- KEYED NOTE SYMBOL (#)
- REVISION SYMBOL (1)
- EQUIPMENT CALLOUT (XX / XX)
- GRILLE/DIFFUSER CALLOUT (XX / XX) — DIFFUSER TYPE MARK; AIR FLOW (CFM); DIFFUSER NECK SIZE AND BRANCH DUCT UNO
- LIFE SAFETY DAMPER CALLOUT (XX)

MECHANICAL PIPING

- A — COMPRESSED A

KEYED NOTES

1. ROUTE 1/2" CONDENSATE TO FLOOR DRAIN. ALL PIPE SIZING/ROUTING, MOUNTING AND CONNECTIONS SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
2. ROUTE REFRIGERANT LIQUID AND SUCTION LINES FROM CONDENSING UNIT ON ROOF TO AIR HANDLING UNIT. ALL PIPE SIZING/ROUTING, MOUNTING AND CONNECTIONS SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.
3. TERMINATE LINED RETURN DROP WITH ELBLOW AND WIRE MESH SCREEN.
4. PROVIDE GASKETED FILTER RACK IN EXHAUST DUCTWORK TO ACCOMMODATE 24X24X2 CHARCOAL FILTER.
5. SPIRAL SUPPLY AIR DUCTWORK SHALL BE INSULATED DOUBLE WALL. DUCT SIZE LISTED INDICATES INSIDE DIMENSION.
6. PROVIDE 1" FILTER FOR SUPPLY GRILLE.



CEILING PLAN - MECHANICAL

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

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
www.theengenuity.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-13179294

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary

Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

CEILING PLAN

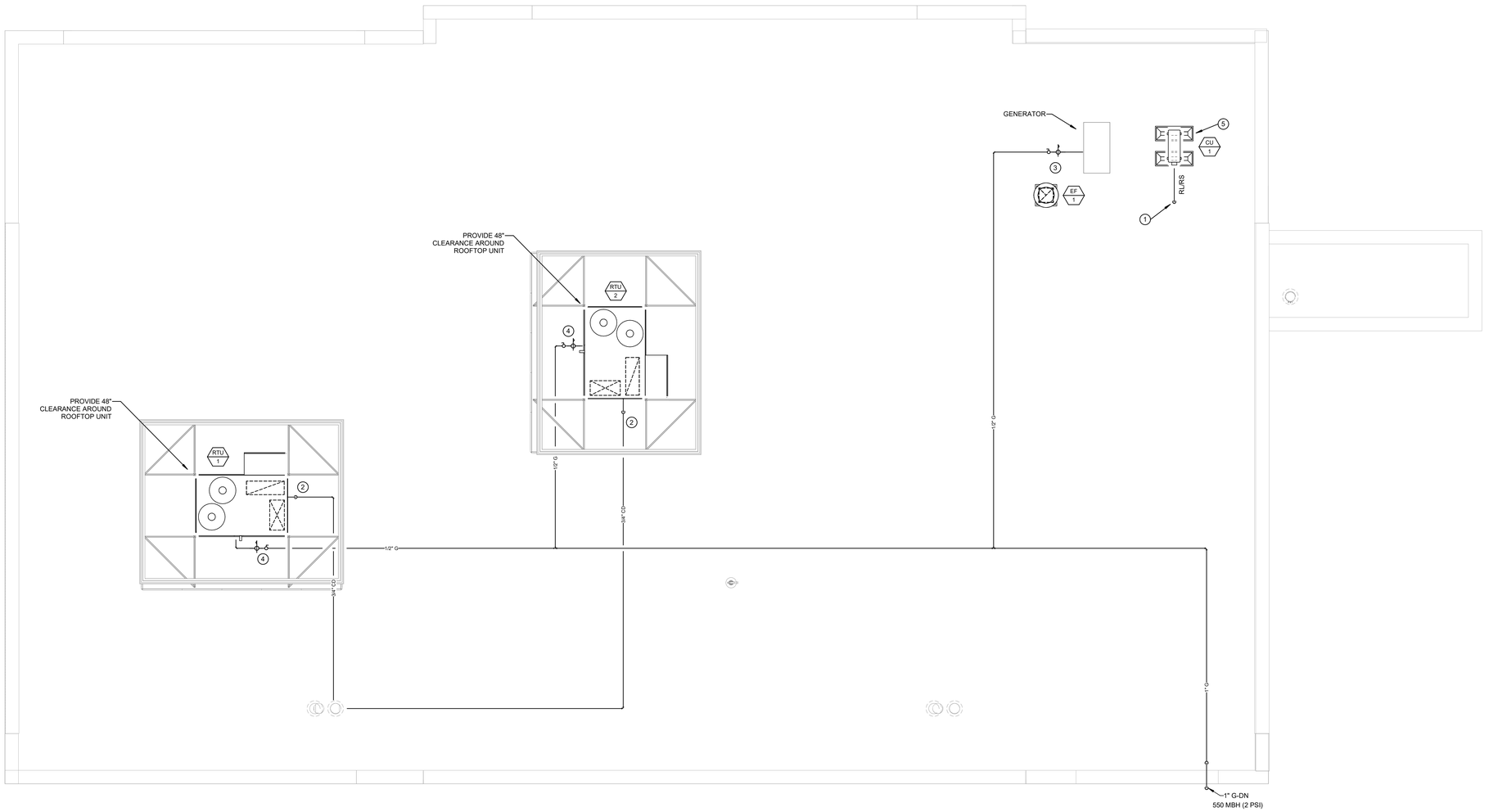
Drawn By:	BE/RO
Checked By:	MAE
Commission:	025-2130
Date:	2025-11-07

M201

11/7/2025 8:30:03 AM

KEYED NOTES

1. ROUTE REFRIGERANT LIQUID AND SUCTION LINES FROM CONDENSING UNIT TO INDOOR AIR HANDLING UNIT. ALL PIPE SIZING/ROUTING, MOUNTING AND CONNECTIONS SHALL BE PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. SEE SHEET M500 FOR ROOF PENETRATION DETAIL.
2. ROUTE CONDENSATE TO NEAREST ROOF DRAIN.
3. REDUCE GAS PRESSURE TO 3.5 IN.WC MIN / 7.0 IN.WC MAX AT GENERATOR. GAS SUPPLY LINE TO GENERATOR SHALL INCLUDE MANUAL SHUTOFF, DRIP LEG, FLEXIBLE FUEL LINE, AND PRESSURE REGULATOR. SEE MANUFACTURER'S IOM FOR INSTALL DETAIL.
4. REDUCE GAS PRESSURE TO 4.0 IN.WC MIN / 13.0 IN. WC MAX AT ROOFTOP UNIT. GAS SUPPLY LINE TO ROOFTOP UNIT SHALL INCLUDE A MANUAL SHUTOFF, DRIP LEG, GROUND JOINT UNION, AND PRESSURE REGULATOR. REGULATOR SHALL BE 4FT MIN FROM FLUE OUTLET. SEE INSTALL DETAIL ON SHEET M500.
5. MOUNT CONDENSING UNIT ON EQUIPMENT SUPPORT RAILS. SEE DETAIL ON SHEET M500.



N

ROOF PLAN - MECHANICAL

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

11/7/2025 8:30:04 AM

sfCoady 2

ARCHITECTS

861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No: 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819 9189
www.theengenuity.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

ROOF PLAN

Drawn By:	BE/RO
Checked By:	MAE
Commission:	025-2130
Date:	2025-11-07

M202

DUCT-FREE SPLIT SYSTEM

INDOOR SECTION - FAN COIL WITH ELECTRIC HEAT									OUTDOOR SECTION - HEAT PUMP														
PLAN MARK	MANUFACTURER	MODEL NUMBER	MAX CFM	COOLING		AUX. HEATING	ELECTRICAL DATA		PLAN MARK	MODEL NUMBER *	COOLING CAPACITY		HEATING CAPACITY			ELECTRICAL DATA			REFRIG. CONN SIZES		WEIGHT (LBS)	NOTES
				TOTAL (MBH)	SENSIBLE (MBH)	KW	VOLT / PH	MCA			MBH	AMBIENT (°F)	MBH@47°F	MBH@17°F	EAT°F	VOLT / PH	MCA	MOCP	SUCTION	LIQUID		
AHU-1	CARRIER	45MAHAQ12XA3	1100	12	12	NA	208/1	3	CU-1	37MARAQ12AA3	12	95	12	9.3	70	208/1	12	15	3/8	1/4	63	1,2,3,4,5,6,7,8,9,10

NOTES:
1. CONDENSING UNIT EQUIPMENT SUPPORT RAILS
2. LOW AMBIENT OPERATION
3. REFRIGERANT LINE SET
4. MULTI-SPEED FAN
5. REFRIGERANT LEAK DETECTION SENSOR
6. VARIABLE SPEED INVERTER
7. CONDENSING UNIT BASE PAN HEATER
8. CONDENSING UNIT CRANKCASE HEATER
9. WIRELESS REMOTE CONTROLLER
10. AHU WALL MOUNT BRACKET

ROOFTOP UNIT SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CFM	O.A. CFM	E.S.P. (IN. WG)	COOLING CAPACITY		EVAPORATOR		HEATING CAPACITY			DRIVE	BHP	RPM	VOLT / PH	MCA	MOCP	WEIGHT (LBS)	NOTES
						TTL/SENS. (MBH)	EER	E.A.T. DB/WB (°F)	L.A.T. DB/WB (°F)	INPUT (MBH)	OUTPUT (MBH)	AFUE								
RTU-1	CARRIER	48FEDN12A2M5	2880	480	0.75	119.7/75.0	11.0	78.3/67.1	56.2/55.3	180	148	82	VANE AX.	1.69	1679	208/3	57	70	1138	1,2,3,4,5,6,7,8,9,10,11
RTU-2	CARRIER	48FEDN09A2M5	2340	610	0.75	98.8/64.3	11.2	81.1/68.7	56.4/55.4	125	103	82	VANE AX.	1.21	1500	208/3	43	50	1128	1,2,3,4,5,6,7,8,9,10,11

NOTES:
1. FACTORY MOUNTED, NONFUSED DISCONNECT.
2. ROOF CURB
3. ECONOMIZER WITH BAROMETRIC RELIEF
4. DIGITAL PROGRAMMABLE THERMOSTAT
5. RETURN AIR SMOKE DETECTOR FURNISHED AND INSTALLED BY E.C.
6. TWO-STAGE COOLING
7. TWO-STAGE GAS HEAT
8. MULTI-SPEED ECM FAN MOTOR
9. DEHUMIDIFICATION
10. REFRIGERANT LEAK DETECTION SENSOR
11. LOW AMBIENT

GRILLE, REGISTER, AND DIFFUSER SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NO.	NECK SIZE	FACE SIZE	MAX CFM	P.D.	BORDER	PATTERN	FINISH	NOTES
SA-1	TITUS	TDC	6"Ø	24"x24"	110	0.1	TYPE-3	4-WAY	#26	-
SA-2	TITUS	TDC	10"Ø	24"x24"	345	0.1	TYPE-3	4-WAY	#26	-
SA-3	TITUS	300RL	6"x6"	8"x8"	140	0.1	TYPE-1	2-WAY	#26	1
SA-4	TITUS	300RL	8"x8"	10"x10"	275	0.1	TYPE-1	2-WAY	#26	1
SA-5	TITUS	300RL	12"x12"	14"x14"	660	0.1	TYPE-1	2-WAY	#26	1
SA-6	TITUS	S300FL	12"x4"	14"x6"	75	0.1	TYPE-1	2-WAY	#26	1
SA-7	TITUS	S300FL	12"x6"	14"x8"	250	0.1	TYPE-1	2-WAY	#26	1
SA-8	TITUS	S300FL	24"x6"	26"x8"	440	0.1	TYPE-1	2-WAY	#26	1
SA-9	TITUS	350FLF1	12"x12"	14"x14"	600	0.1	TYPE-1	2-WAY	#26	2
RA-1	TITUS	350RL	22"x22"	24"x24"	-	-	-	-	#26	1
EA-1	TITUS	OMNI	6"Ø	24"x24"	125	0.1	TYPE-3	-	#26	-
EA-2	TITUS	355RL	6"x6"	8"x8"	95	0.07	TYPE-1	-	#26	1
EA-3	TITUS	355RL	8"x8"	10"x10"	185	0.07	TYPE-1	-	#26	1
EA-4	TITUS	355RL	16"x10"	18"x12"	530	0.07	TYPE-1	-	#26	1

NOTES:
1. PROVIDE WITH OPPOSED BLADE BALANCING DAMPER.
2. PROVIDE GRILLE WITH 1" FILTER.

EXHAUST FAN SCHEDULE

PLAN MARK	MANUFACTURER	MODEL NUMBER	CFM	E.S.P. (IN. WC)	HP (WATT)	RPM	DRIVE	SONES	VOLT / PH	MCA	MOCP	WEIGHT	NOTES
EF-1	COOK	101 ACED VF	910	1.0	1/3	2194	DIRECT	16.8	115/1	5.5	10	33	1

NOTES:
1. FURNISH FAN WITH FACTORY MOUNTED PRE-WIRED DISCONNECT SWITCH, MOTOR MOUNTED FAN SPEED CONTROL, BACKDRAFT DAMPER, ALUMINUM BIRD SCREEN, AND ROOF CURB.

ELECTRIC HEATING EQUIPMENT SCHEDULE

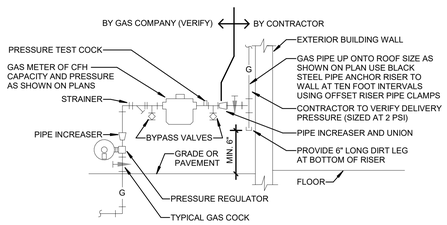
PLAN MARK	MANUFACTURER	MODEL NUMBER	INPUT (KW)	OUTPUT (MBH)	CFM	VOLT / PH	AMPS	WEIGHT (LBS)	NOTES
EWH-1	MARLEY	AWH-4404	3	10.2	100	208/1	17.3	25	1,2,3

NOTES:
1. INTEGRAL THERMOSTAT
2. DISCONNECT SWITCH
3. RECESSED MOUNT

DUCT INSULATION SCHEDULE

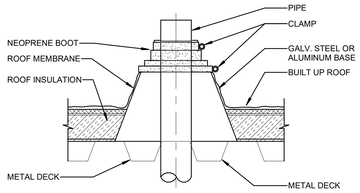
ID TAG	MATERIAL $D\frac{lb}{ft^3}$	OUT OF PACKAGE		AT 25% COMPRESSION		NUMBER OF LAYERS	EXPOSED SURFACE	VAPOR RETARDER REQUIRED
		THICK-NESS	R-VALUE (K-VALUE)	THICK-NESS	R-VALUE (K-VALUE)			
✻3	LINER (1.5)	1"	4.2 (0.24)	N/A	N/A	ONE	ANTIMICROBIAL	YES

GENERAL NOTE: DUCT SIZES INDICATED ON DRAWINGS ARE SHEET METAL SIZE AND INCLUDE LINER SPECIFIED.

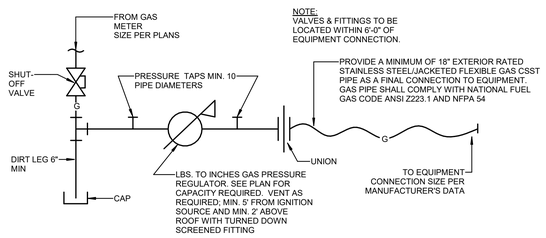


VERIFY REQUIREMENTS FOR METERING AND PIPING WITH GAS COMPANY. INSTALL OTHER UTILITIES MINIMUM TEN FEET FROM GAS LINE. CONTRACTOR SHALL PAY, USE WELDED OR SCREWED PIPE AND FITTINGS PER MECHANICAL SPECS. GAS COMPANY SHALL EXCAVATE, BACKFILL, AND REPAIR ANY PAVING OR SOD FOR GAS SERVICE LINE INSTALLATION FROM MAIN TO BUILDING.

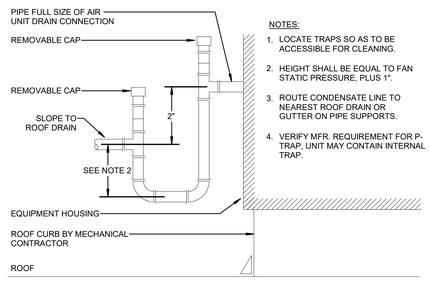
1 / M500 GAS METER SETTING DETAIL
NO SCALE



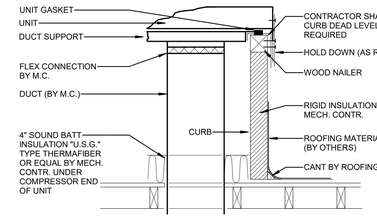
2 / M500 PIPE THRU ROOF DETAIL
NO SCALE



3 / M500 GAS PIPING CONNECTION DETAIL
NO SCALE



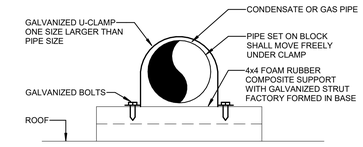
4 / M500 CONDENSATE TRAP DETAIL
NO SCALE



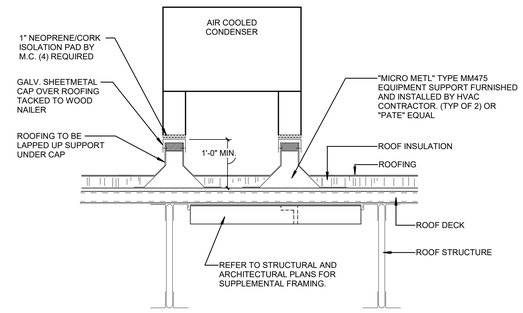
5 / M500 ROOF CURB DETAIL
NO SCALE

STEEL PIPE NOMINAL SIZE OF PIPE (IN.)	SPACING OF SUPPORTS (FT.)
1/2"	6
3/4" OR 1"	8
1-1/4" OR LARGER (HORIZONTAL)	10

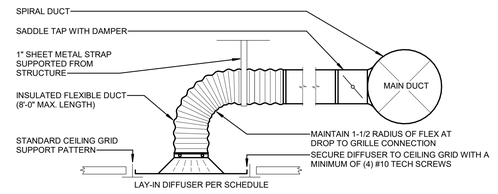
NOTE:
INSTALL SUPPORTS ACCORDING TO NATIONAL FUEL GAS CODE 2009 EDITION



6 / M500 PIPE SUPPORT DETAIL
NO SCALE



7 / M500 CONDENSING UNIT SUPPORT DETAIL
NO SCALE



8 / M500 LAY-IN CEILING DIFFUSER AND BRANCH DUCT
NO SCALE

stCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
www.theengenuity.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017934

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

MECHANICAL SCHEDULES/ DETAILS

Drawn By:	BE/RO
Checked By:	MAE
Commission:	025-2130
Date:	2025-11-07

M500

11/7/2025 8:30:04 AM

ELECTRICAL SPECIFICATIONS

PART 1 - GENERAL

SCOPE OF WORK
APPLICABLE REQUIREMENTS OF BIDDING INSTRUCTIONS AND INFORMATION AND OTHER PROVISIONS OF THE GENERAL CONTRACT WORK SPECIFICATIONS SHALL APPLY TO THIS DIVISION OF THE WORK.

IT IS THE SPECIFIC INTENT OF THESE SPECIFICATIONS TO INCLUDE ALL ELECTRICAL WORK ITEMS OF ANY NATURE WHICH ARE NECESSARY AND ARE REQUIRED TO MAKE THE SYSTEMS OPERATE IN A SATISFACTORY AND COMPLETE CONDITION. THE ELECTRICAL CONTRACTOR, THEREFORE, MUST REVIEW THESE SPECIFICATIONS AND FAMILIARIZE THEMSELF FULLY AS TO CONDITIONS SURROUNDING OR EFFECTING THIS WORK.

THE WORK TO BE DONE IN ACCORDANCE WITH THESE SPECIFICATIONS SHALL BE DONE TO COMPLY WITH NFPA 70, THE 2020 NATIONAL ELECTRICAL CODE (NEC) AS WELL AS ALL APPLICABLE LOCALLY-ENFORCED CODES, ORDINANCES, AMENDMENTS, STATE LAWS AND FEDERAL LAWS.

FURNISH ALL LABOR, MATERIALS, HARDWARE AND EQUIPMENT TO PROVIDE COMPLETE SYSTEMS FOR NEW EQUIPMENT, CONDUIT, OUTLETS, JUNCTION BOXES AND ALL WIRING SYSTEMS AS SHOWN ON CONTRACT DOCUMENTS.

PROVIDE COORDINATION OF AUXILIARY SYSTEMS WIRING AND EQUIPMENT (ROUGH-IN ONLY) AS INDICATED ON THE CONTRACT DOCUMENTS.

GUARANTEE
ELECTRICAL CONTRACTOR SHALL GUARANTEE EACH UNIT AND ALL ACCESSORIES FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE AGAINST FAULT MATERIALS AND WORKMANSHIP AND FOR CONFORMING TO SPECIFICATIONS.

IF ANY UNIT DOES NOT OPERATE SATISFACTORILY, OR IF ANY PARTS SHOULD SHOW UNDUE WEAR DURING THE ONE YEAR PERIOD, THE ELECTRICAL CONTRACTOR WILL BE NOTIFIED AND WILL BE REQUIRED TO REMEDY THE DEFECTS PROMPTLY AND MAKE THE UNIT OPERATE IN A MANNER SATISFACTORY TO THE ARCHITECT/ENGINEER. DEFECTIVE PARTS WILL BE RETURNED TO THE CONTRACTOR ONLY AT HIS OWN REQUEST AND EXPENSE.

UNDERWRITER'S LABORATORIES APPROVAL
ELECTRICAL CONTRACTOR SHALL UNDERSTAND THE PRODUCT, MEANS AND METHODS OF INSTALLATION. ALL CONDUCTORS AND EQUIPMENT SHALL BE APPROVED AND LISTED BY A NRTL (NATIONALLY RECOGNIZED TESTING LABORATORY). LISTED AND LABELED EQUIPMENT SHALL BE INSTALLED AND USED IN ACCORDANCE WITH ANY INSTRUCTIONS INCLUDED IN THE LISTING AND LABELING IN ADDITION TO THE WRITTEN INSTALLATION INSTRUCTIONS AND METHODS OF INSTALLATION AS PUBLISHED BY THE MANUFACTURER OF THE EQUIPMENT OR MATERIAL PROVIDER. THE ELECTRICAL CONTRACTOR SHALL OBTAIN THE INSTALLATION INSTRUCTIONS AND REQUIREMENTS PRIOR TO BID. ALL RFI AND CLARIFICATIONS OF SCOPE PRESENTED DURING CONSTRUCTION WHERE THE CONTRACTOR HAS NOT PREVIOUSLY OBTAINED THIS INFORMATION FOR BIDDING PURPOSES WILL NOT BE CAUSE FOR ADDITIONAL COSTS OR PROJECT DELAY.

ALL EQUIPMENT SHALL BE UNDERWRITER'S LABORATORIES LISTED AND SHALL BEAR THE U/L LABEL.

PERMITS, FEES AND CERTIFICATES
ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND LICENSES REQUIRED BY CITY ORDINANCES AND AFTER COMPLETION OF THE WORK SHALL FURNISH TO THE OWNER A CERTIFICATE OF FINAL INSPECTION AND APPROVAL. ALL FEES IN CONNECTION WITH INSPECTIONS, PERMITS, LICENSES AND APPROVAL SHALL BE PAID BY THE ELECTRICAL CONTRACTOR.

SHOP DRAWINGS
SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY AS PDF FILES. SHOP DRAWINGS SHALL INCLUDE TRANSMITTAL PAGE(S) INDICATING THE NAME OF THE PROJECT, AND THE NAME, ADDRESS, AND PHONE NUMBER OF THE GENERAL AND ELECTRICAL CONTRACTORS. GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR SHALL REVIEW SHOP DRAWING SUBMITTALS FOR COMPLIANCE, CONTENT AND COMPLETENESS AND PROVIDE A STAMP WITH THE DATE OF REVIEW AND SIGNATURE OF THE REVIEWER. TRANSMITTAL PAGE SHALL HAVE INDEX WITH SPECIFICATION SECTION AND DESCRIPTION OF SUBMITTED ITEMS. NO EXCEPTIONS WILL BE TAKEN. EQUIPMENT SHALL NOT BE ORDERED UNTIL ENGINEER OF RECORD HAS PROCESSED APPLICABLE SHOP DRAWINGS. A PERIOD OF TEN BUSINESS DAYS WILL BE ALLOWED FOR SUBMITTAL PROCESSING BY THE ENGINEER. ELECTRICAL SUBMITTALS REQUIRED SHALL MINIMALLY INCLUDE THE FOLLOWING:

1. BRANCH PANELBOARDS.
2. SPECIFICATION GRADE DEVICES AND COVER PLATES.
3. ENCLOSED CIRCUIT BREAKERS, FUSES, DISCONNECT SWITCHES AND MOTOR CONTROLLERS.
4. LIGHTING FIXTURES.
5. LIGHTING CONTROL DEVICES/RELAYS/CONTACTORS/DIMMING PANELS, ETC. (INCLUDE FLOOR PLANS SHOWING EQUIPMENT/DEVICES/WIRING AND DETAILS OF EQUIPMENT AND DEVICES).
6. EMERGENCY/STANDBY GENERATOR.

COORDINATION
ELECTRICAL CONTRACTOR SHALL PROVIDE FIELD COORDINATION WITH OTHER TRADES; SYSTEMS ARE SHOWN AS DIAGRAMMATIC AND GIVE THE GENERAL ARRANGEMENT AND LOCATIONS ONLY. ELECTRICAL CONTRACTOR SHALL COMPLETELY REVIEW THE ENTIRE SET OF CONSTRUCTION DRAWINGS FOR DETAILS OF CONSTRUCTION PRIOR TO STARTING WORK. ROUGH-IN OF ELECTRICAL FIXTURES, EQUIPMENT, CONDUIT, CABLES, ATTACHMENTS, AND HANGERS SHALL BE BASED ON THIS REVIEW. EXACT LOCATIONS AND FINAL LAYOUT SHALL BE DETERMINED IN THE FIELD. PROVIDE ALL NECESSARY EQUIPMENT, FITTINGS, HANGERS, BOXES, SUPPORTS, OFFSETS AND ACCESS PANELS REQUIRED FOR A COMPLETE INSTALLATION IN ALL RESPECTS. THE ELECTRICAL CONTRACTOR'S MEANS AND METHODS OF INSTALLATION SHALL PROVIDE FOR OPERATING EFFICIENCY, NEATNESS OF APPEARANCE, EASE OF MAINTENANCE, AND NEC COMPLIANCE. THE ELECTRICAL CONTRACTOR SHALL PREPARE DIMENSIONED FIELD ERECTION DRAWINGS FOR USE BY THE INSTALLERS TO ENSURE PROPER INSTALLATION, CLEARANCES, AND COORDINATION WITH STRUCTURAL MEMBERS, ARCHITECTURAL WORK, AND ALL OTHER ITEMS BEING INSTALLED BY OTHER TRADE CONTRACTORS. THE ELECTRICAL CONTRACTOR SHALL TAKE THEIR OWN MEASUREMENTS AT THE SITE AND BUILDING, AND BE RESPONSIBLE FOR THE CORRECT LAYOUT, INTERPRETATION, AND USE OF ALL SIZES AND DIMENSIONS. THE CONTRACTOR SHALL KEEP "AS-BUILT" INFORMATION DURING CONSTRUCTION AND FURNISH TO THE OWNER OR TENANT A RECORD SET OF LEGIBLE BLACK LINE PRINTS AND AN ELECTRONIC COPY OF THESE DOCUMENTS AT PROJECT COMPLETION.

REVIEW ARCHITECTURAL DRAWINGS FOR ALL FIRE RATINGS AND FIRE RATED ASSEMBLIES PRIOR TO BIDDING THE PROJECT. PROVIDE FIRE STOP AT EACH RATED WALL, FLOOR, AND CEILING-ROOF ASSEMBLY PENETRATION. FIRE STOP SYSTEMS SHALL BE MANUFACTURED BY "3M". PROVIDE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S APPLICATION DETAILS AND INSTRUCTIONS. PROVIDE TAGGED CERTIFICATIONS AT EACH PENETRATION. PROVIDE SHOP DRAWINGS FOR REVIEW WITH THE U.L. LISTING AND TEST CRITERIA. PROVIDE FIRE STOPPING WHERE REQUIRED BY THE AHJ. EQUAL SYSTEMS AS MANUFACTURED BY "SPEC SEAL" OR "HILTI" WILL BE ACCEPTABLE.

PART 2 – PRODUCTS

26 0519 LOW VOLTAGE ELECTRICAL POWER CABLES
A. WIRE, CABLES AND CONNECTORS FOR POWER. LIGHTING, SIGNAL, CONTROL AND RELATED SYSTEMS RATED 600 VOLTS OR LESS.
B. STRANDED CONDUCTORS ARE ACCEPTABLE FOR ALL WIRE SIZES. THHN, THWN.
C. CONDUCTOR MATERIALS: COPPER.
   a. EXCEPTION: ALUMINUM MAY BE USED FOR CONDUCTORS #1 AWG AND LARGER. PROVIDE INCREASED WIRE SIZES PER NEC.
D. TYPE 'MC' CABLE MAY ONLY BE USED FOR BRANCH CIRCUITS WHERE APPROVED BY THE NEC AND ACCEPTABLE TO THE AHJ, BUT SHALL NOT BE USED FOR FEEDERS TO PANELS OR TRANSFORMERS, FOR ANY HOME-RUNS OR AT ANY THROUGH-WALL PENETRATIONS.
E. COLOR CODING:
   a. POWER 208/120, 3PH, 4W:
      PHASE A = BLACK
      PHASE B = RED
      PHASE C = PURPLE
      NEUTRAL = WHITE
   c. GROUND CONDUCTORS: GREEN

26 0526 GROUNDING AND BONDING
A. PROVIDE SERVICE AND EQUIPMENT GROUNDING SYSTEMS IN ACCORDANCE WITH THE NEC. THE CONDUIT SYSTEM SHALL FORM A CONTINUOUS PATH FOR GROUND AND SHALL BE SAFELY GROUNDED AT THE DISTRIBUTION AND BRANCH CIRCUIT PANELS. PROVIDE GROUNDING CONDUCTORS WHERE INDICATED. PROVIDE A NEUTRAL AND GROUND WIRE AT EACH TOGGLE SWITCH ROUGH-IN. PROVIDE GROUNDING CONDUCTORS FOR PHONE UTILITY DEMARCATION AND UTILITY METERING EQUIPMENT. COORDINATE WITH UTILITY COMPANIES PRIOR TO STARTING WORK.

26 0533 RACEWAYS AND BOXES
A. ELECTRICAL CONDUIT, TUBING, SURFACE RACEWAYS, WIREWAYS, BOXES AND CABINETS FOR ELECTRICAL POWER DISTRIBUTION.
B. WIRING METHODS – OUTDOORS:
   a. EXPOSED CONDUIT: GRC OR IMC
   b. CONCEALED CONDUIT, ABOVEGROUND: GRC, IMC OR EMT.
   c. UNDERGROUND CONDUIT: SCH 40 PVC, SCH 80 PVC
   d. CONNECTION TO VIBRATING EQUIPMENT: LFMC
   e. BOXES AND ENCLOSURES, ABOVEGROUND: NEMA 3R
C. WIRING METHODS – INDOORS:
   a. EXPOSED, NOT SUBJECT TO PHYSICAL DAMAGE: EMT
   b. CONCEALED IN CEILINGS, WALLS AND PARTITIONS: EMT, MC
   c. CONNECTION TO VIBRATING EQUIPMENT; FMC, EXCEPT USE LFMC IN DAMP OR WET LOCATIONS.
   d. DAMP OR WET LOCATIONS: GRC, IMC.
   e. BOXES AND ENCLOSURES: NEMA 1, EXCEPT NEMA 3R IN DAMP OR WET LOCATIONS.
A. MINIMUM RACEWAY SIZE – INDOOR: 3/4" FOR ALL HOMERUNS.
B. MINIMUM RACEWAY SIZE – OUTDOOR: 1" C FOR ALL HOMERUNS.
C. INSTALL EXPOSED RACEWAYS PARALLEL AND PERPENDICULAR TO BUILDING STRUCTURE.

26 0553 IDENTIFICATION
A. ALL PULL BOXES, JUNCTION BOXES, ETC., SHALL BE PROVIDED WITH CLEAR CONCISE PERMANENT IDENTIFICATION OF THE RELATED SYSTEM OR WIRING. FLUSH BOXES IN FINISHED AREA SHALL HAVE SUCH IDENTIFICATION ON BACK SIDE OF PLATE.
B. ALL MAJOR ELECTRICAL EQUIPMENT, DISCONNECTS, LIGHTING CONTACTOR, ETC., SHALL BEAR A PERMANENT PLACARD WITH NAME, VOLTAGE, PHASE AND "FED FROM" LABEL AFFIXED TO FRONT OF EQUIPMENT.

26 0923 LIGHTING CONTROL DEVICES
A. TIME SWITCHES, INDOOR OCCUPANCY SENSORS, LIGHTING CONTACTORS AND LIGHT SWITCHES.
B. WALL OR CEILING MOUNTED, SOLID STATE INDOOR OCCUPANCY SENSORS WITH A SEPARATE OR INTEGRAL POWER PACK. ALL POWER PACKS SHALL BE MOUNTED IN ACCESSIBLE LOCATION.
C. SUITABLE FOR MOUNTING IN ANY POSITION ON A STANDARD OUTLET BOX.
D. DUAL-TECHNOLOGY TYPE.
   a. WALL SENSOR: DW-100
   b. CORNER MOUNT SENSOR: DT-200
   c. CEILING SENSOR: DT-300
E. LIGHTING CONTACTORS – ELECTRICALLY OPERATED AND MECHANICALLY HELD, COMBINATION TYPE LIGHTING CONTACTORS WITH NON-FUSED DISCONNECT. LISTED OR RATED FOR TYPE OF LOAD SERVED.
F. COLOR TO MATCH THAT SPECIFIED UNDER WIRING DEVICES.
G. BASIS OF DESIGN: WATTSTOPPER.

ELECTRICAL SPECIFICATIONS

26 2416 PANELBOARDS
A. PANELBOARDS SHALL BE FLUSH OR SURFACE MOUNTED CABINETS.
B. ENCLOSURE:
   a. INDOOR: NEMA 1
C. PHASE, NEUTRAL AND GROUND BUSES SHALL BE TIN PLATED ALUMINUM.
D. MAINS, NEUTRAL, GROUND LUGS AND FEED-THROUGH LUGS SHALL BE MECHANICAL TYPE.
E. PANELS SHALL BE FULLY RATED TO INTERRUPT SYMMETRICAL SHORT-CIRCUIT CURRNET AVAILABLE AT TERMINALS.
F. DISTRIBUTION PANELBOARDS SHALL BE NEMA PB1, POWER AND FEEDER DISTRIBUTION TYPE WITH SECURED DOORS WITH VAULT-TYPE LATCH AND TUMBLER LOCK, KEYED ALIKE.
G. BRANCH PANELBOARDS SHALL BE NEMA PB1, LIGHTING AND APPLIANCE BRANCH CIRCUIT TYPE WITH CONCEALED HINGE DOORS, ECURED WITH FLUSH LATCH AND TUMBLER LOCK, KEYED ALIKE.
H. BRANCH BREAKERS SHALL BE BOLT-ON TYPE.
I. PROVIDE AS MANUFACTURED BY SQUARE D, SIEMENS, GE/ABB OR CUTLER HAMMER.
J. ALL DIRECTORIES SHALL BE TYPED AT COMPLETION OF PROJECT AND REPRESENT ALL AS-BUILT CONDITIONS.

26 2726 WIRING DEVICES
A. RECEPTACLES, SWITCHES, WALL PLATES AND FLOOR SERVICE BOXES.
B. TOGGLE SWITCHES SHALL BE 20A, 120V, SPECIFICATION GRADE
C. RECEPTACLES SHALL BE 20A, 125V, GROUNDING TYPE, SPECIFICATION GRADE.
D. GROUND FAULT INTERRUPTING RECEPTACLES SHALL BE 20A, 125V, SPECIFICATIONS GRADE WITH 5MA TRIP RESET AND TEST SWITCH IN FACE.
E. WEATHERPROOF GFCI RECEPTACLES SHALL BE PROVIDED WITH "IN USE" COVER.
F. COORDINATE FINISH WITH ARCHITECT PRIOR TO ORDERING.
G. DEVICE COVER PLATES SHALL BE PHENOLIC SMOOTH PLASTIC, OR COLOR MATCHING DEVICE.
H. DEVICE COVER PLATES IN UNFINISHED AREAS SHALL BE ANODIZED ALUMINUM OR STEEL.

26 3213 ENGINE GENERATORS
A. NATURAL GAS FUEL SOURCE
B. UL 1008, NFPA 110 COMPLIANT TRANSFER SWITCHES SHALL BE EQUAL TO ASCO SERIES, OPEN TRANSITION, 3-POLE WITH SOLID NEUTRAL, INTEGRAL DUTY LIGHTS AND AUTOMATIC TEST/TRANSFER SWITCHES.
C. COORDINATE WCCR (WITHSTAND RATING) OF ATS WITH FINAL POWER SYSTEMS STUDY.
D. PROVIDE EMERGENCY POWER-OFF STATION MOUNTED NEAR GENSET OR EXTERIOR OF BUILDING.
E. PROVIDE FACTORY AUTHORIZED START-UP WHICH INCLUDES A FULLY FUNCTIONAL TEST IN THE PRESENCE OF THE OWNER REPRESENTATIVE.
F. PROVIDE FUNCTIONAL TEST(S) FOR THE FIRE INSPECTION AUTHORITY.
G. AS MANUFACTURED BY BLUE STAR, KOHLER, ONAN-CUMMINS, CATERPILLAR, GENERAC OR EQUAL.

26 5100 LIGHTING
A. INTERIOR AND EXTERIOR LIGHTING FIXTURES, LAMPS, EMERGENCY LIGHTING UNITS, POLES AND ACCESSORIES.
B. FURNISH AND INSTALL LIGHTING FIXTURES AS INDICATED ON DRAWINGS.
C. PROVIDE ALL NECESSARY MOUNTING HARDWARE FOR A COMPLETE INSTALLATION.
D. ASSEMBLE ALL LIGHT FIXTURES SHIPPED TO THE PROJECT SITE.
E. ALL LIGHTING FIXTURES SHALL BE PROVIDED WITH CODE APPROVED MEANS OF SUPPORT, EARTHQUAKE CLIPS AND/OR INSTALLED IN ACCORDANCE WITH THE BUILDING CODE TO MEET SEISMIC RESTRAINT REQUIREMENTS.
F. INSTALL LIGHT FIXTURES LEVEL, PLUMB AND SQUARE WITH CEILINGS AND WALLS.
G. CONFIRM MOUNTING HEIGHTS OF ALL FIXTURES PRIOR TO ROUGH-IN.

28 3100 FIRE ALARM
   a. STANDALONE RTU SHUTDOWN PER DETAIL.

PART 3 – EXECUTION

A. UPON SUBSTANTIAL COMPLETION OF THE PROJECT AND PRIOR TO ELECTRICAL CONTRACTOR'S REQUEST FOR FINAL INSPECTION, THE CONTRACTOR SHALL FURNISH TO THE GENERAL CONTRACTOR FOR REVIEW, ONE (1) SET OF OPERATION AND MAINTENANCE MANUALS ON ONE (1) THUMB DRIVE MEMORY USB STICK. O&M MANUALS SHALL MINIMALLY INCLUDE THE FOLLOWING:

   a. STARTUP AND SHUTDOWN PROCEDURES FOR EACH MAJOR PIECE OF EQUIPMENT.
   b. OPERATING INSTRUCTIONS OUTLINING THE SAFE AND EFFICIENT OPERATION OF EACH MAJOR PIECE OF EQUIPMENT.
   c. EQUIPMENT LIST OF EACH MAJOR PIECE OF EQUIPMENT INCLUDING THE MAKE, MODEL, SERIAL NUMBER (IF APPLICABLE), VOLTAGE, PHASE, # WIRES, AMPACITY AND ALL OTHER INDUSTRY STANDARD NAMEPLATE DATA.
   d. SERVICE INSTRUCTIONS OUTLINING THE RECOMMENDED SPARE PARTS, ALONG WITH THE CONTACT INFORMATION FOR THE LOCAL SUPPLIER AND/OR FACTORY REPRESENTATIVE(S), AND THE RECOMMENDED FREQUENCY OF SERVICE OF EACH MAJOR PIECE OF EQUIPMENT.
   e. COPIES OF REVIEWED/APPROVED SHOP DRAWINGS/SUBMITTALS.
   f. AS-BUILT/RECORD DRAWINGS AND DOCUMENTATION.
   g. GUARANTEES/WARRANTIES.
   h. INSPECTION CARDS AND APPROVALS.
   i. NAME OF OWNER, ARCHITECT, ENGINEER OF RECORD, CONTRACTOR AND ALL SUB-CONTRACTORS.

ELECTRICAL ABBREVIATIONS

1PH	SINGLE PHASE (LINE-LINE)	JB	JUNCTION BOX
3PH	3 PHASE (L1-L2-L3)	KVA	KILOVOLT AMPERE(S)
3R	NEMA 3R	KW	KILOWATT(S)
A	AMPERE(S)	MC	MECHANICAL WORK CONTRACTOR
AIC	AMPERES INTERRUPTING CAPACITY	MIN	MINIMUM
AFCI	ARC FLASH CIRCUIT INTERRUPTER	MCA	MINIMUM CIRCUIT AMPERES
AFF	ABOVE FINISHED FLOOR	MCB	MAIN CIRCUIT BREAKER
AHJ	AUTHORITY HAVING JURISDICTION	MLO	MAIN LUGS ONLY
AL	ALUMINUM	MOCP	MAXIMUM OVERCURRENT PROTECTION
ALT	ALTERNATE	NC	NORMALLY CLOSED
AWG	AMERICAN WIRE GAUGE	NF	NON FUSED
CKT	CIRCUIT	NIC	NOT IN CONTRACT
CLG	CEILING	PC	PLUMBING WORK CONTRACTOR
COND	CONDUCTOR	PH	PHASE
C	CONDUIT	PVC	POLYVINYL CHLORIDE
CU	COPPER	T	TELEPHONE
CT	CURRENT TRANSFORMER	TC	TIMECLOCK
(E)	EXISTING	TEB	TELEPHONE EQUIPMENT BOARD
EC	ELECTRICAL WORK CONTRACTOR	TYP	TYPICAL
EMT	ELECTRICAL METALLIC TUBING	UNV	UNIVERSAL
FV	FIELD VERIFY	UON	UNLESS OTHERWISE NOTED
GAP	GENERATOR ANNUNCIATOR PANEL	V	VOLT(S)
GFI	GROUND FAULT INTERRUPTER	VA	VOLTAMP(S)
GND	GROUND	W	WATT(S)
GRS	GALVANIZED RIGID STEEL CONDUIT	WP	WEATHERPROOF
IG	ISOLATED GROUND	XFMR	TRANSFORMER
IMC	INTERMEDIATE METALLIC CONDUIT		

ELECTRICAL SYMBOLS

- NEMA 5-20R SINGLE RECEPTACLE (+18")
- NEMA 5-20R DUPLEX RECEPTACLE (+18")
- NEMA 5-20R QUADPLEX RECEPTACLE (+18")
- WP NEMA 5-20R WEATHERPROOF, GFI TYPE RECEPTACLE
- NEMA 5-20R DUPLEX GFI TYPE RECEPTACLE
- USB USB CHARGER RECEPTACLE DUPLEX WITH (2) TYPE A USB PORTS
- NEMA 5-20R SWITCHED RECEPTACLE
- F FLOOR BOX
- SPECIAL PURPOSE OUTLET.
- VOICE/DATA OUTLET BOX
- CATV OUTLET BOX
- CCTV CAMERA
- J JUNCTION BOX
- SPEAKER
- S SINGLE POLE SWITCH (+44")
- 3 3-WAY SWITCH (+44")
- OS WALL SWITCH OCCUPANCY SENSOR (+44")
- D DIMMER SWITCH (+44")
- DOS DIMMER SWITCH W/INTEGRAL OCCUPANCY SENSOR (+44")
- OCCUPANCY SENSOR CEILING MOUNTED OCCUPANCY SENSOR
- RECESSED DOWN LIGHT
- WALL MOUNTED LIGHT FIXTURE
- PENDANT LIGHT FIXTURE
- 1X4 / 2x2 / 2x4 LIGHT FIXTURE
- LIGHT FIXTURE WITH EMERGENCY DRIVER
- EXIT SIGN
- EMERGENCY EGRESS LIGHT W/ BATTERY
- SITE LIGHTING FIXTURE
- DISCONNECT SWITCH
- PUSHBUTTON
- BRANCH CIRCUIT PANELBOARD
- XX/XX EQUIPMENT CALLOUT
- # KEYED NOTE SYMBOL
- # REVISION SYMBOL
- CONCEALED CONDUIT
- CONDUIT BELOW FLOOR OR GRADE
- CONDUIT EXPOSED
- GROUND WIRE
- P1-2,4,6 HOMERUN. PHASE WIRE SHOWN AS SHORT LINE, NEUTRAL WIRE SHOWN AS LONG LINE, GROUND WIRE SHOWN WITH DOT.

NUMBERS INDICATE SOURCE PANELBOARD AND CIRCUIT.

(+XX") MOUNTING HEIGHT TO CENTERLINE OF SWITCH OR DEVICE

FIRE ALARM SYMBOLS

- F MANUAL PULL STATION
- F AUDIO/VISUAL NOTIFICATION DEVICE (+80-96")
- F STROBE LIGHT ONLY (+80-96")
- F S SMOKE DETECTOR (CEILING MTD.)
- F T THERMAL DETECTOR (CEILING MTD.)
- F CO CARBON MONOXIDE DETECTOR
- F SS SMOKE DETECTOR WITH SOUNDER BASE
- F SA SUPPLY AIR SMOKE DETECTOR
- F RA RETURN AIR SMOKE DETECTOR w/ SAMPLING TUBE
- F SR R.T.U./A.H.U. SHUTDOWN RELAY
- F RTS R.A. DUCT MTD. SMOKE DETECTOR REMOTE TEST STATION WITH KEY LOCK
- F DH DOOR HOLDER
- F CM CONTROL MODULE
- F MM MONITOR MODULE
- F FS FLOW SWITCH
- F TS TAMPER SWITCH
- C C SUBSCRIPT - DENOTES CEILING MOUNTED
- F.A.P. FIRE ALARM ANNUNCIATOR PANEL
- F.A.C.P. FIRE ALARM CONTROL PANEL

sfCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No: 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-1899
www.theENGENUITY.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017524

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:		
No:	Date:	Description:

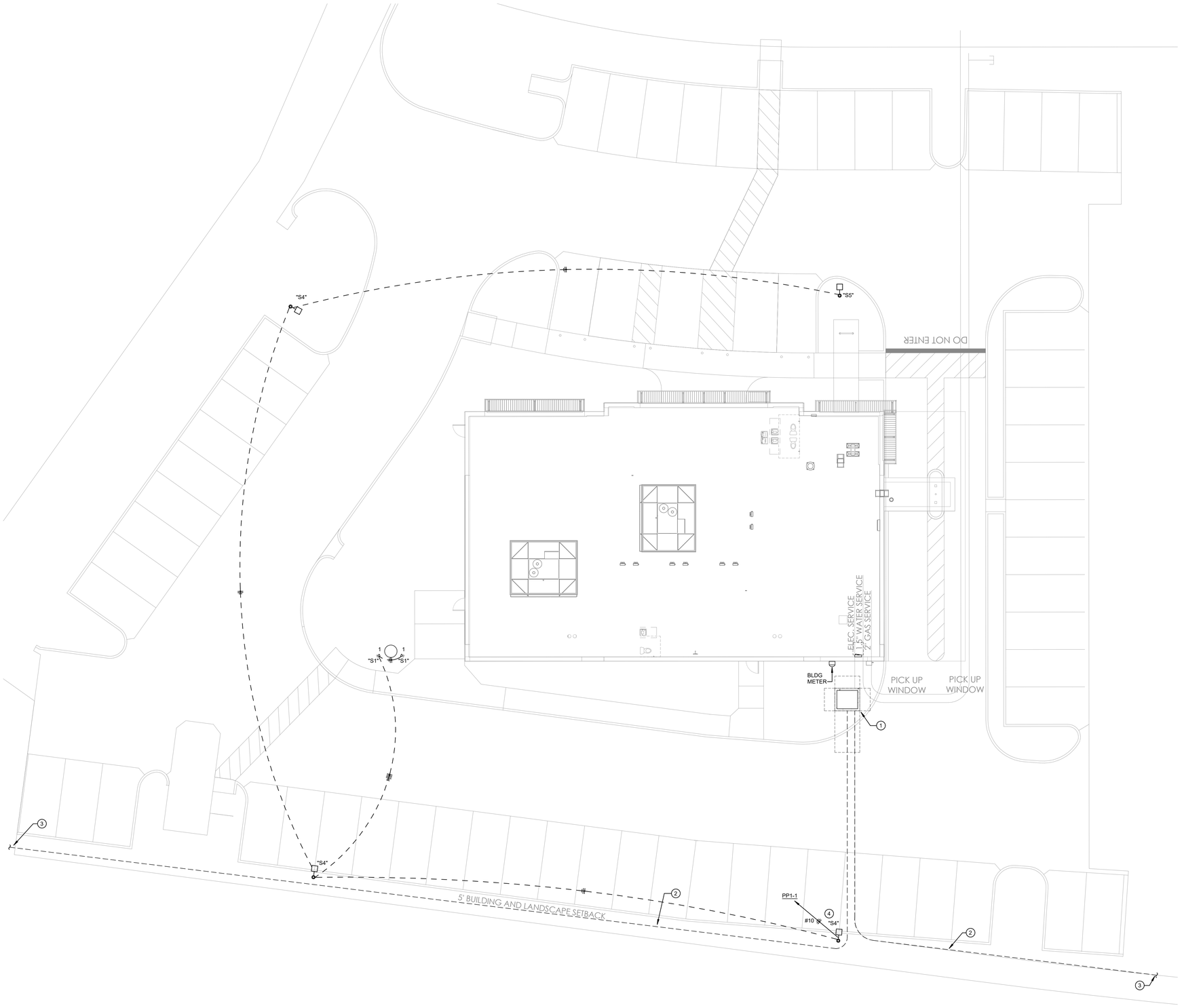
Sheet Info:

ELECTRICAL SYMBOLS AND ABBREVIATIONS

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

E000

11/7/2025 9:37:13 AM



SITE PLAN - ELECTRICAL

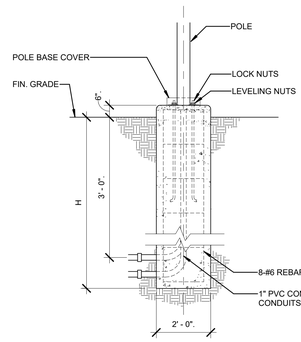
1 / E100

SCALE: 1" = 10'-0"

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.

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



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

LIGHTING POLE FOUNDATION DETAIL

2 / E100

NO SCALE

stCoady 2

ARCHITECTS

861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No: 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
www.theengenuity.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

ELECTRICAL SITE PLAN

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

E100

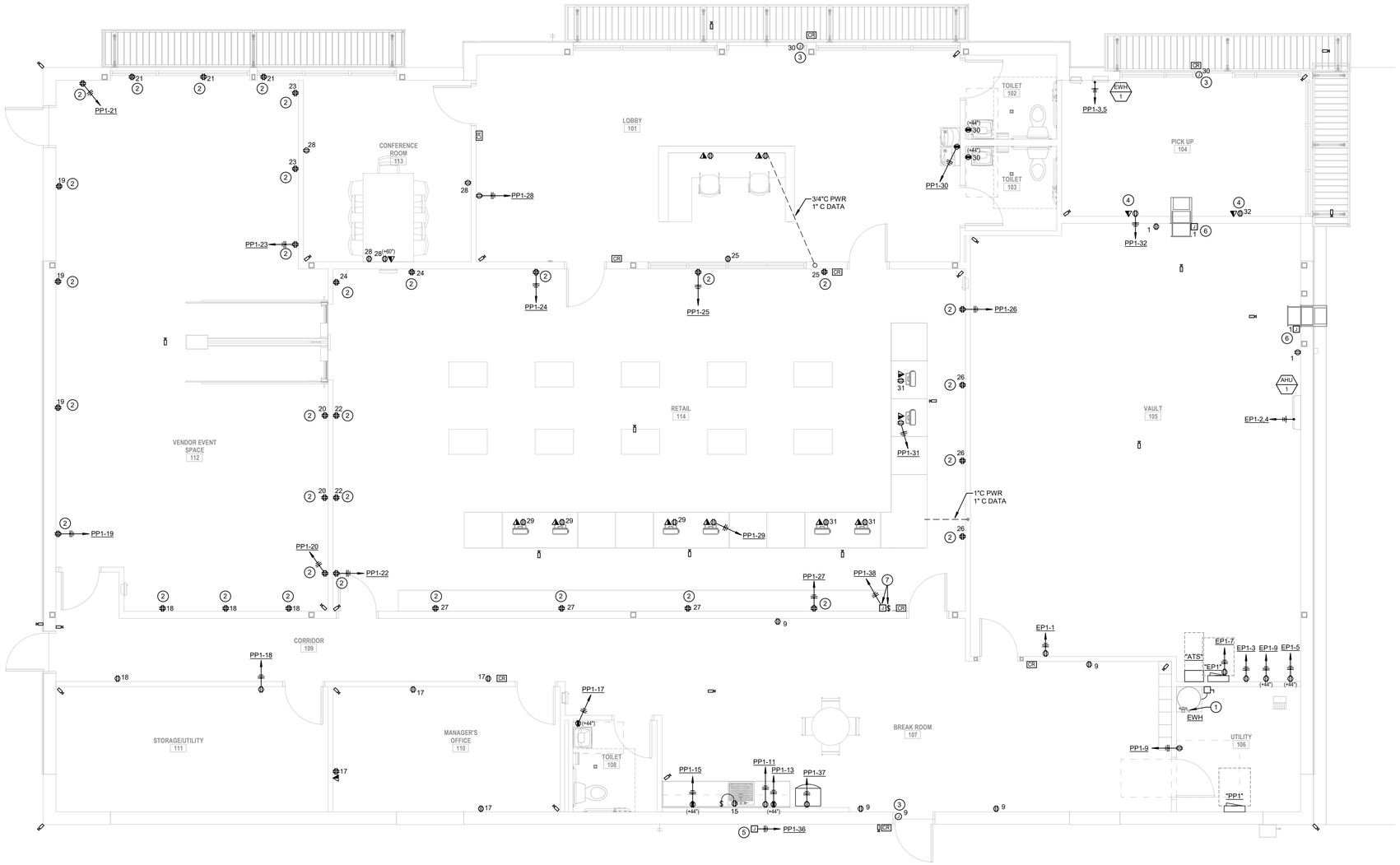
11/7/2025 9:37:16 AM

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.



FLOOR PLAN - POWER & SYSTEMS

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

sfCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
WWW.THEENGENUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017934

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2010017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

FLOOR PLAN

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

E201

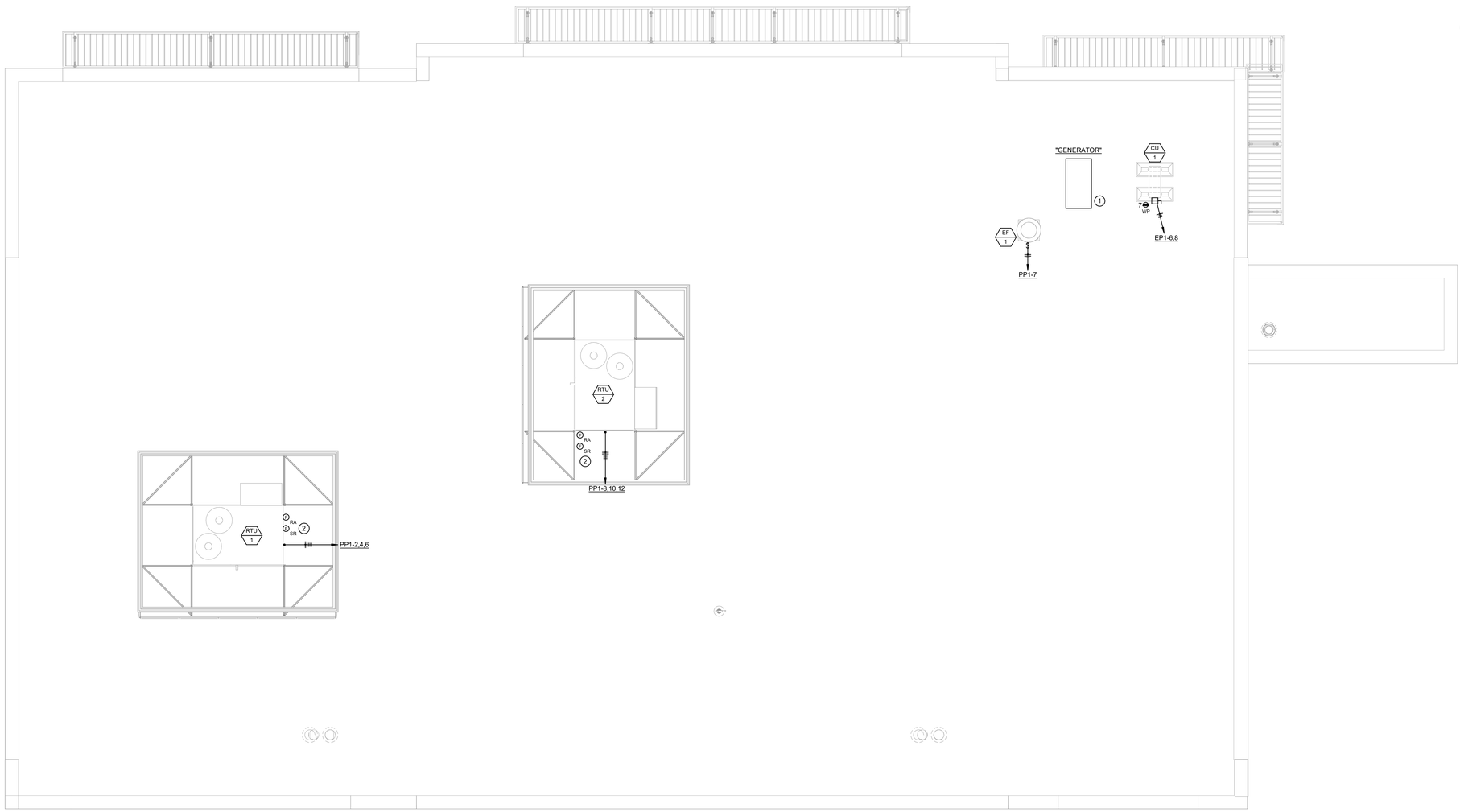
11/7/2025 9:37:18 AM

GENERAL NOTES

A. MOUNT GENERATOR ON RAILS, SIMILAR TO CONDENSING UNIT. WOOD 2X4 ARE NOT ACCEPTABLE.

(#) KEYED NOTES

1. PROVIDE ADDITIONAL 2" SLEEVE THROUGH ROOF AT GENERATOR CONDUIT PENETRATION FOR FUTURE SECURITY CAMERA. CAP AND LABEL.
2. REFER TO DETAIL FOR AHU SHUTDOWN.



N

ROOF PLAN - ELECTRICAL

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

2 seCoady

ARCHITECTS

861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No: 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
WWW.THEENGENUITY.COM
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

ROOF PLAN

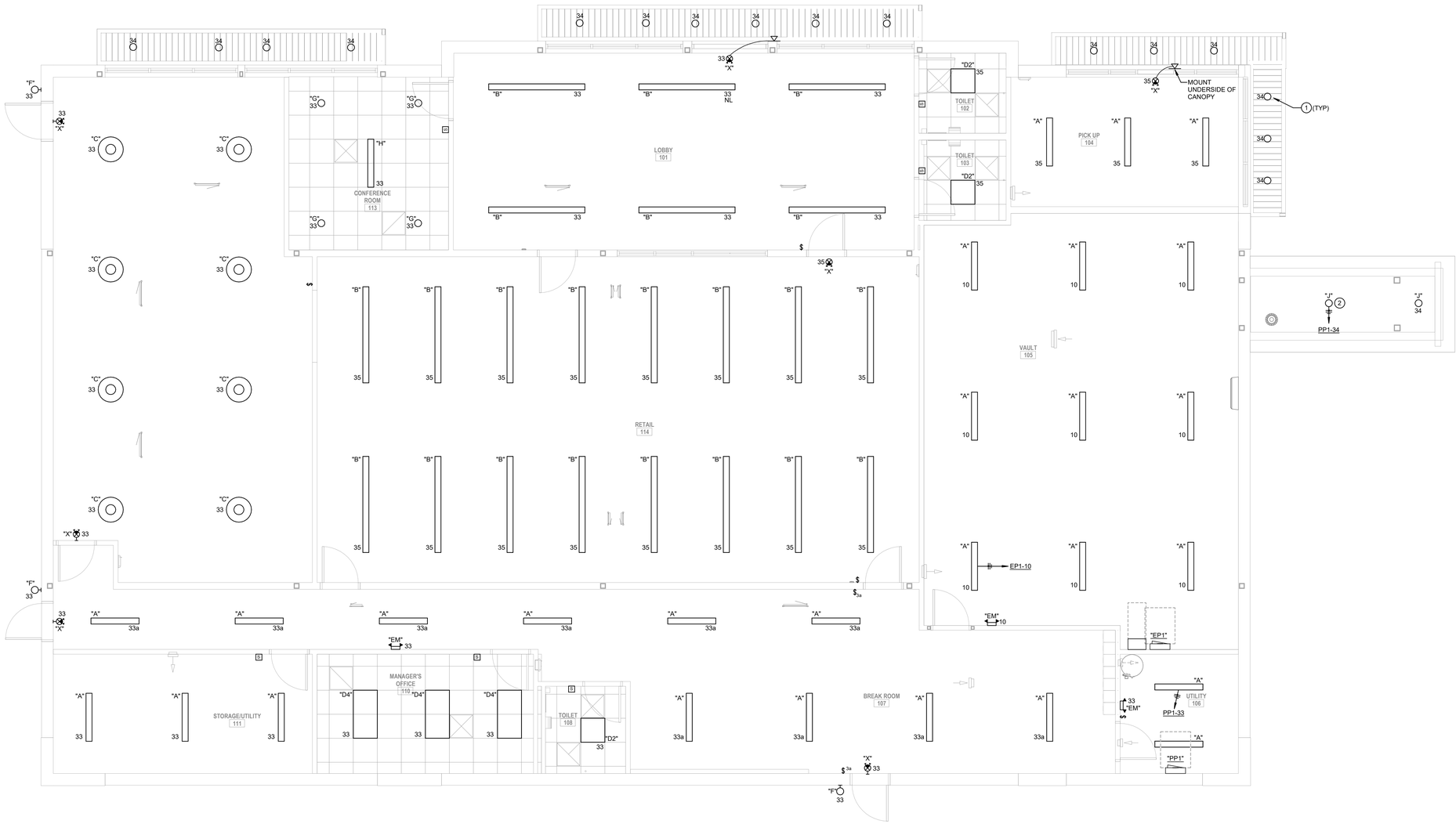
Drawn By:	ENGENUITY
Checked By:	MAE
Commission:	025-2130
Date:	11-07-2025

E202

11/7/2025 9:37:20 AM

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"

seCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-1189
www.theengenuity.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2010017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

CEILING PLAN

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

E301

11/7/2025 9:37:21 AM

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

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

OPTIONS:

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

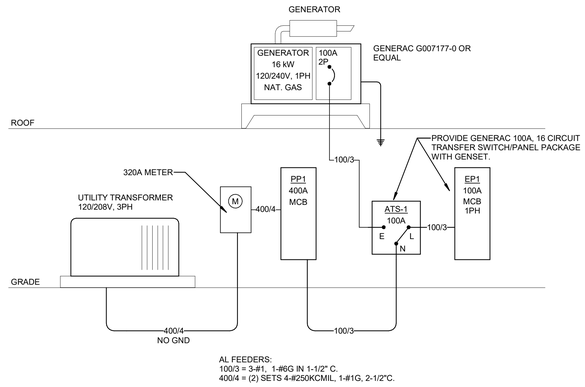
N	DESCRIPTION	ID	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	OCPD SIZE			OCPD SIZE	VOLT AMPS A	VOLT AMPS B	VOLT AMPS C	ID	DESCRIPTION	N
	VAULT RECEPTS	R	540			20/1	1	2	15/2	100			M	AHU-1	
	IT RACK	R		1,200		20/1	3	4	-		100		M	-	
	ACCESS CONTROL PANEL	R	500			20/1	5	6	15/2	1,248			M	CU-1	
	RECEPT BELOW PANEL	R		**180**		20/1	7	8	-		1,248		M	-	
	SECURITY PANEL	R	**500**			20/1	9	10	20/1	378			L	VAULT LIGHTING	
	SPARE					20/1	11	12	20/1					SPARE	
	SPARE					20/1	13	14	20/1					SPARE	
	SPARE					20/1	15	16	20/1					SPARE	
							17	18							
							19	20							
							21	22							
							23	24							

CONNECTED LOAD (Downstream Loads Included)			
TOTAL PHASE "A" VA	3,266		
TOTAL PHASE "B" VA		2,728	
TOTAL PHASE "C" VA			0
TOTAL CONNECTED VA	5,994		
TOTAL CONNECTED AMPS	25		

NOTES:

LOAD SUMMARY WITH DOWNSTREAM LOADS INCLUDED

CATEGORY	CONNECTED	DEMAND	DESIGN VA	AMPS @ 240/120V
LIGHTING	378	125%	473	2
RECEPT	2,920	100%	2920	12
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	**5994**		**6089**	**25**



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**

OPTIONS:

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

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		230		L	EXTERIOR LIGHTING	
	LIGHTING - RETAIL / LOBBY	L			1,433	20/1	35	36	20/1			200	L	REAR SIGNAGE	
	REFRIGERATOR	R	900			20/1	37	38	20/1	900			L	SHELF TAPE LIGHTING	
	SPARE					20/1	39	40	20/1					SPARE	
	SPARE					20/1	41	42	20/1					SPARE	
	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		24,642	
TOTAL PHASE "C" VA			21,753
TOTAL CONNECTED VA	71,843		
TOTAL CONNECTED AMPS	200		

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	HEW	75L-4-L38-835-AF12125-DIM-UNV	C/P	4000	UNV	32	3500	
B	HEW	MX4-8-L12-8-30-F-MX4D	C/P	1200/FT	UNV	80	3000	3000K IN RETAIL SPACE
C	SPECTRUM	GD2619LX-65L-30K-EX-FS-HMPM-MB	C/P	6500	UNV	50	3000	3000K IN RETAIL SPACE
D2	METALUX	22FP3235C	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	HEW	MX2UD-L8-8-35-L4U/L8D-F-G	C/P	1500	UNV	64	3500	
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.

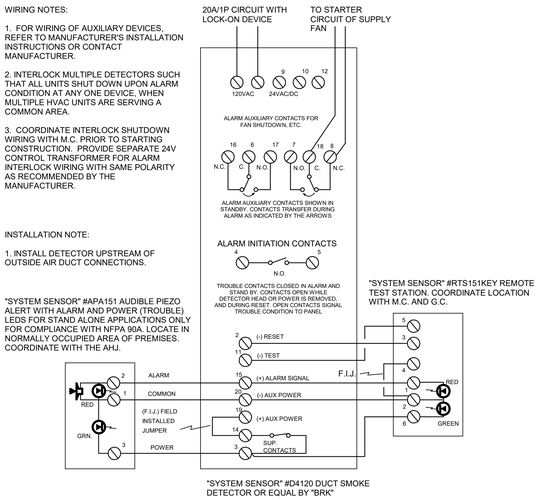
2. INTERLOCK MULTIPLE DETECTORS SUCH THAT ALL UNITS SHUT DOWN UPON ALARM CONDITION AT ANY ONE DEVICE, WHEN MULTIPLE HVAC UNITS ARE SERVING A COMMON AREA.

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:

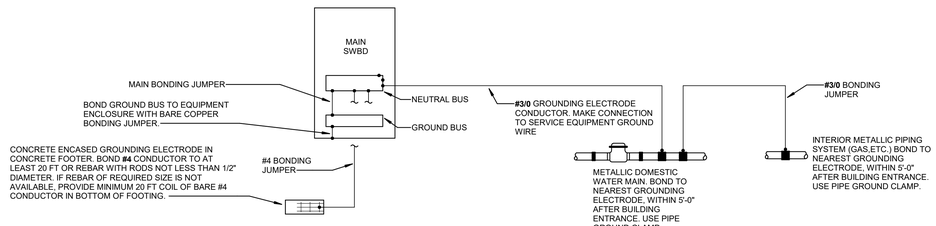
1. INSTALL DETECTOR UPSTREAM OF OUTSIDE AIR DUCT CONNECTIONS.

"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" #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

stCoady 2
ARCHITECTS
861 North Madison Street
Rockford, Illinois 61107
T: 815.316.8776
PDF No. 184.000743
www.secoady-architects.com

© 2022 SECoady Architects, LLC

ENGENUITY
BUILDING VALUE BY DESIGN
16305 SWINGLEY RIDGE ROAD
SUITE 100
CHESTERFIELD, MO 63017
P: (314) 819-9189
www.theengenuity.com
MISSOURI CERTIFICATE OF AUTHORITY: E-2023-1017534

STATE OF MISSOURI
MARCUS ECKSTEIN
NUMBER PE-2019017810
PROFESSIONAL ENGINEER

Vibe City Junction Dispensary
Lodora Drive
Wentzville, MO

Revisions:

No:	Date:	Description:

Sheet Info:

ELECTRICAL SCHEDULES, DETAILS & ONELINE

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

E500

11/7/2025 9:37:21 AM