Planning Advisory Commission
June 25, 2026
CUP-26-008

POPECOUNTY MINNESOTA

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STAFF REPORT

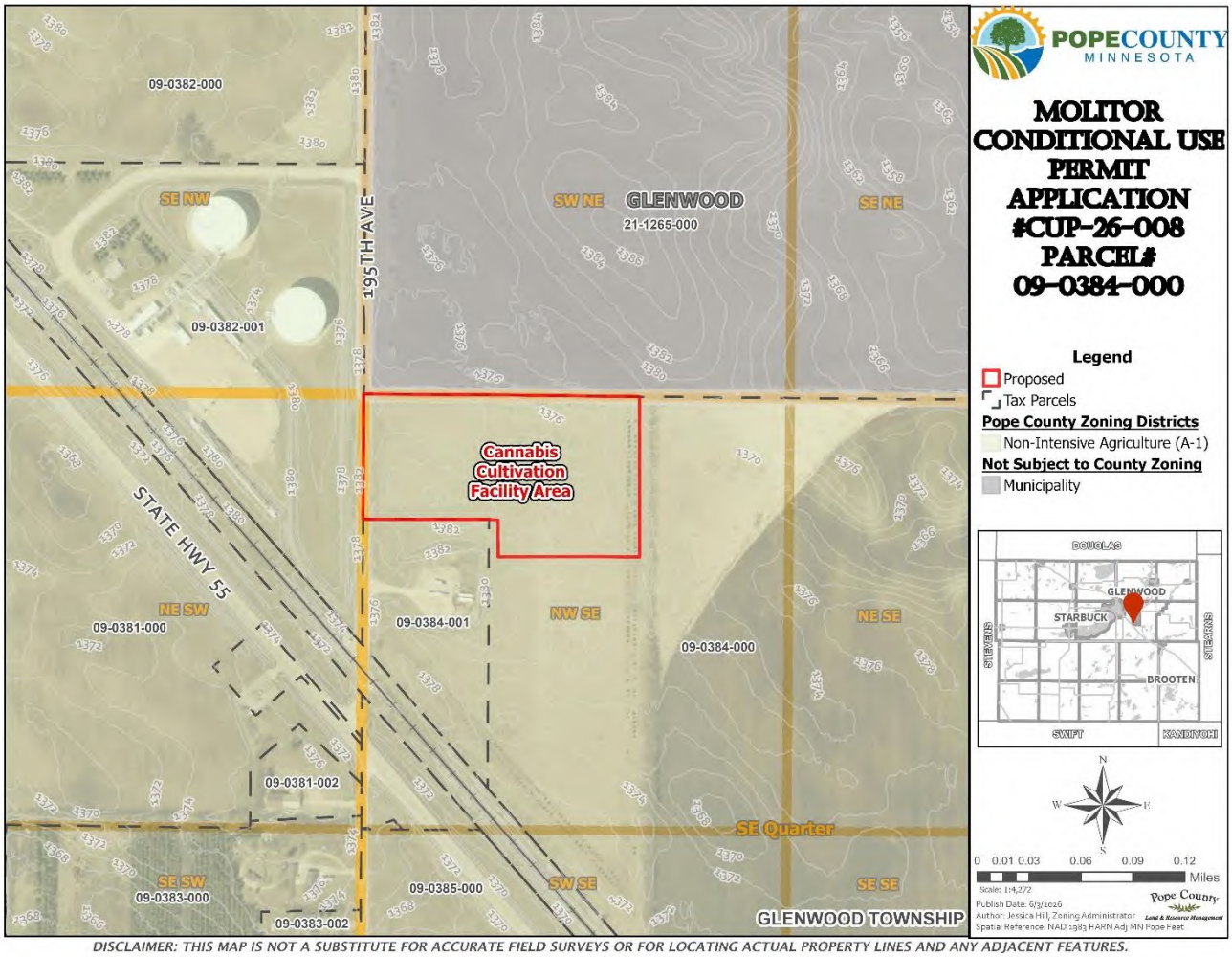
Applicant Information

Applicant: Toby Molitor

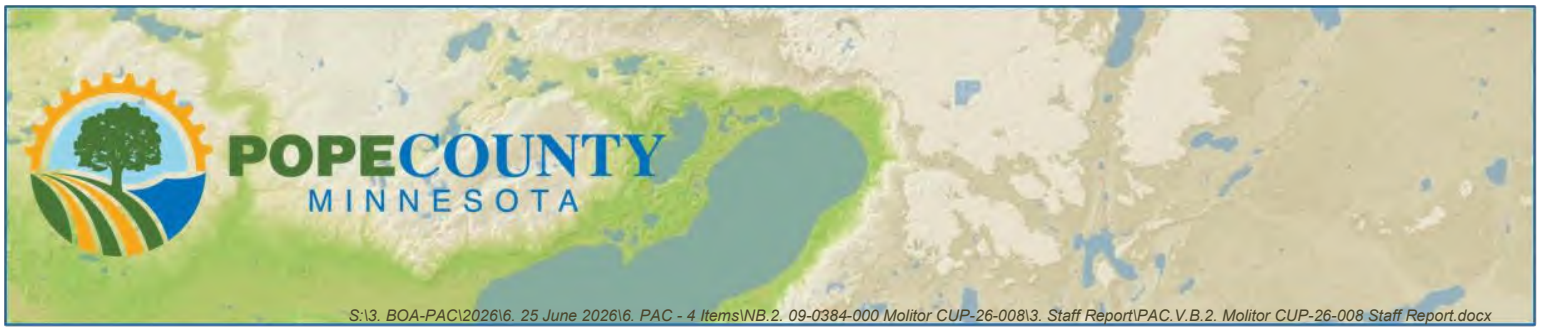
Application: Conditional Use Permit (CUP-26-008)

Zoning: Non-Intensive Agriculture (A-1)

Location: Part of the Southeast Quarter (SE¼), Section 21, Township 125 (Glenwood), Range 37, Pope County, Minnesota



DISCLAIMER: THIS MAP IS NOT A SUBSTITUTE FOR ACCURATE FIELD SURVEYS OR FOR LOCATING ACTUAL PROPERTY LINES AND ANY ADJACENT FEATURES.



Background

The applicant seeks permission to construct and operate a facility specifically for the purposes of growing and processing cannabis product on his Glenwood Township parcel of land identified by PID# as 09-0384-000. This indoor grow and processing facility is to be located approximately nine (900) hundred feet north of State Highway 55 on 195th Avenue.

Applicable Statutes

Local Ordinance

- Pope County Land Use Controls Ordinance
  - Section 6.3 Conditional Uses

    C. Manufacturing/Processing-light (including cannabis in accordance with Ordinance 202405)

    R. Cannabis Cultivation Facility.
  - Section 10.31 Cannabis Businesses *(performance standards)*
  - Section 11.5 Conditional & Interim Use Permits: *(criteria and procedures)*
- Pope County Ordinance 202402: Regulating Cannabis Use in Public Places
- Pope County Ordinance 202405: Regulating Cannabis Businesses and Events in Pope County

State Statute/Rule

- Minnesota Statutes Chapter 394. Planning, Development, Zoning *(enabling legislation)*
- Minnesota Statutes Chapter 342 Cannabis
- Minnesota Rules Chapter 9810 Cannabis
- Applicable State Regulations (as triggered by use)
  - MPCA rules related to air emissions, waste handling, and stormwater (as applicable)

Staff Comments

Cannabis production and use is regulated by Minnesota Statute 342, Minnesota Rules Chapter 9810, Pope County Ordinance 202402 (public use), Pope County Ordinance 202405 (regulating businesses), and the performance standards as prescribed in the Pope County Land Use Controls Ordinance Section 10.31. Licenses are issued by the Minnesota Office of Cannabis Management (OCM), while land use decisions are made by the local land use authority. Registrations (for retail businesses) are administered by Horizon Public Health and approved by the Board of County Commissioners. Licensing is at least a five (5) step process (see Supplemental Information: Attachment 5). Once the applicant secures local government approval for their site, they will submit this information to the OCM who will circle back to the local land use authority to verify the information. Once verified, the applicant can go onto steps four (4) and five (5). In this specific case, the owner/applicant has indicated that the land use on this site is connected to a preliminarily approved Microbusiness license, as issued by the Minnesota OCM. According to Minnesota Statute 342.28 Subdivision 1, a cannabis microbusiness license, consistent with the specific license endorsement or endorsements, entitles the license holder to perform any or all of the following within the limits established by this section:

1) *grow cannabis plants from seed or immature plant to mature plant and harvest cannabis flower from a mature plant;*
2) *make cannabis concentrate;*
3) *make hemp concentrate, including hemp concentrate with a delta-9 tetrahydrocannabinol concentration of more than 0.3 percent as measured by weight;*
4) *manufacture artificially derived cannabinoids;*
5) *manufacture adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for public consumption;*
6) *purchase immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products from another cannabis microbusiness, a cannabis mezzobusiness, a cannabis cultivator, a cannabis manufacturer, a cannabis wholesaler, a medical cannabis combination business, a lower-potency hemp edible manufacturer, or a lower-potency hemp edible wholesaler;*
7) *purchase hemp plant parts and propagules from an industrial hemp grower licensed under chapter 18K;*
8) *purchase hemp concentrate from an industrial hemp processor licensed under chapter 18K;*

9) *purchase cannabis concentrate, hemp concentrate, and artificially derived cannabinoids from another cannabis microbusiness, a cannabis mezzobusiness, a cannabis manufacturer, or a cannabis wholesaler for use in manufacturing adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products;*

10) *package and label adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, and hemp-derived consumer products for sale to customers;*

11) *sell immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and to customers;*

12) *operate an establishment that permits on-site consumption of edible cannabis products and lower-potency hemp edibles; and*

13) *perform other actions approved by the office.*

There are at least five different endorsements; Cultivation, Extraction, Production, Retail, and On-site Consumption. Of note, the applicant has stated that they do not have a retail endorsement nor an endorsement to create cannabis concentrate. Creating cannabis concentrate involves an extraction process which may involve volatile chemicals and catalysts which can be an explosion hazard. With no retail endorsement, there is no Registration requirement (see MN Stat 342.22 Subd. 3).

The subject property is located within the Non-Intensive Agriculture (A-1) zoning district. The local land use ordinance does provide for the permitting (conditional use permit) of an indoor grow facility as well as cannabis processing in the A-1 zoning district. An indoor grow facility may cultivate up to 5,000 square feet of plant canopy according to MN Statute 342.28 subd. 2. The manufacturing of cannabis products is limited to the amount of cannabis flower that can be harvested from a facility with 5,000 square feet of canopy cover in a year.

In December of 2024, the Pope County Board of Commissioners did adopt Ordinance 202405 Regulating Cannabis Businesses and Events in Pope County. Additionally, the Pope County Land Use Controls Ordinance was amended at the same time to account for locating cannabis related business and land uses. Thus, this cannabis business/land use proposal must be in conformance with these regulations and standards as adopted by the Board.

The following are the performance standards as identified in section 10.31.2 of the Pope County Land Use Controls Ordinance:

A. *All retail-oriented cannabis businesses shall be licensed by and meet the standards prescribed by Minnesota Statute Chapter 342, as well as conform with Ordinance 202405, the Pope County Cannabis Ordinance, or subsequent legislation.*

B. *All cannabis retail sales/transactions must take place in a permanent, non-transitory, structure. **

C. *Cannabis processing facilities must mitigate against the effects of light pollution and odor that may impact adjacent property owners and businesses.*

D. *In the interest of public health, safety, and welfare, the County reserves the right to establish reasonable conditions to its approval that are found to be necessary to mitigate impacts created by the proposed land use activity.*

E. *The Administrator may defer action and refer any permit or authorization application to the Board of County Commissioners for determination.*

F. *Setback Requirements:*

1. *1000 feet from a school*
2. *500 feet from a day care facility*
3. *500 feet of a residential treatment facility*
4. *500 feet from an attraction within a public park that is regularly used by minors, including a playground or athletic field*
5. *500 feet from another cannabis business**
6. *500 feet of a church*

**Except during a legally licensed and permitted Cannabis Event.*

Siting concerns include odor management, water use and disposal, energy usage, and light pollution from LED lights that shed intense red and blue light into the night sky. The facility will be designed with an appropriate HVAC system but has been sited with consideration to prevailing winds so as to minimize exterior odor impact. Cannabis grow facilities demand extensive water usage and generate high strength, nutrient laden wastewater. The applicant has stated that the facility is to be outfitted with a reverse osmosis water system designed to recapture water for reuse. The wastewater system will need to be reviewed by local and state (MPCA) officials for performance and compliance.

Staff Recommendation

Approve with Conditions

Based on the application materials, site review, and the findings set forth below, staff recommends approval of Conditional Use Permit, CUP-26-008, subject to the conditions listed herein.

1. The following activities are prohibited:
    a. On-site retail sales;
    b. Production of cannabis concentrate via extraction and use of volatile chemicals;
    c. Burning of materials;
    d. Disposal of hazardous materials on-site.
2. In addition to compliance with all applicable Minnesota Pollution Control Agency (MPCA) regulations, including air emissions, stormwater, and waste handling requirements, the owner/operator shall outfit the facility with:
    a. an industrial-grade carbon filtration system to mitigate off-site odors.
    b. blackout or shading curtains to minimize nighttime light pollution.
3. All exterior lighting shall be fully shielded and directed downward to prevent light trespass onto adjacent properties.
4. The site shall be maintained free of debris, excessive noise, odor, dust, or other conditions that constitute a public nuisance under County or State law.
5. Upon reasonable notice and consistent with applicable law, County staff may inspect the property to verify compliance with permit conditions.
6. Prior to commencement of operations, the applicant shall demonstrate compliance with all applicable Township land-use requirements and obtain any Township approvals required by law.
7. The operator shall obtain and maintain all required local, state, and federal permits and approvals.
8. Any change in the use (other than the permitted uses in the zoning district or what is included in this permit), hours of operation, or expansion of the business (including construction of additional buildings) shall require a conditional use permit or amendment of the current conditional use permit.
9. Failure to comply with permit conditions may result in enforcement action, including permit revocation, following applicable notice and hearing requirements.

Staff Findings

1. **The project is in compliance with the setback and other provisions of this ordinance unless a variance has been granted:**

   Finding: The proposed land use is permittable as a conditional use permit per Section 6.3.C. and 6.3.R. of the Land Use Controls Ordinance. The facility as designed will meet structural setback standards. The land use, cannabis business, meets setback standards specified in section 10.31.2.F. of the Land Use Controls Ordinance.

2. **The use is not in conflict with the County Comprehensive Land Use Plan:**

   Finding: The proposed use does not conflict with the Pope County Comprehensive Plan, which supports a mix of rural land uses while emphasizing compatibility, environmental protection, and appropriate siting.

3. **That the use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish or impair neighborhood property values in the area and will not interfere with the best interest of the surrounding area or the community as a whole:**

   Finding: The use is located in a rural area characterized by agricultural and open space uses with some commercial/industrial uses directly adjacent to and within several hundred feet. Subject to the conditions of approval and operational controls contained herein, the use does not conflict with surrounding properties or existing nearby uses.

4. **The use will not create an excessive burden on parks, schools, streets, water supply, public drainage systems and other public facilities and utilities which serve or are proposed to serve in the area:**

   Finding: The land use, as proposed, will not create an excessive burden on parks, schools, streets, water supply, public drainage systems and other public facilities and utilities. There will be no public utilities brought to the site. Water use and wastewater systems will be professionally designed, provided for on-site and be subject to applicable permitting and regulatory review.

5. **The structure and sites shall have an appearance that will not have an adverse effect on adjacent properties:**

   Finding: The proposed facility is located in an area containing agricultural uses and existing commercial/industrial development. The proposed structure and site design are generally compatible with surrounding land uses.

6. **The road on which the project is proposed is adequate to handle increased traffic during operation, and that the use will not cause traffic hazards or congestion:**

   Finding: The township road serving the property is adequate to accommodate anticipated traffic volumes associated with the use.

7. **Existing businesses nearby will not be adversely affected because of curtailment of customer trade brought about by intrusion of noise, glare, odor, or general unsightliness:**

   Finding: The facility and site are to be maintained in good condition with regular inspections anticipated. Winter prevailing winds are from the north-northwest while summer winds are generally from the south-southeast. Required odor-control measures and permit conditions are intended to minimize impacts to nearby properties and businesses.

8. **That the establishment of the use will not impede the normal and orderly development and improvement of surrounding vacant property uses predominant to the area:**

   Finding: The surrounding property is predominantly in agricultural use and is expected to remain so. The existence of this facility and land use should not impact agricultural operations nor commercial/industrial development.

9. **That adequate utilities, drainage and other necessary facilities have been or are being provided:**

   Finding: Water and wastewater systems are subject to applicable permitting, engineering review, and regulatory oversight. Compliance with those requirements is a condition of operation.

10. **That adequate measures have been or will be taken to prevent or control rodents, insects, offensive odors, fumes, dust, noise, and vibration in order that none of these will constitute a nuisance, and that adequate measures have been or will be taken to prevent negative impacts on surface water, groundwater, and air quality, and that measures have been taken to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result:**

    Finding: Compliance with Minnesota Statute 342, applicable regulations, and permit conditions provides reasonable measures to minimize impacts related to odors, lighting, water quality, and site operations. Odor control mechanism will be in place in addition to siting and wind direction considerations. Conditions for lighting have been provided.

REPORT APPENDIX

- **Routing Sheet** *(Comments, concerns and conditions)*
- **Public Notice**
- **Supplemental Information**
  - **Attachment 1:** *Conditional Use Permit Application (Toby Molitor, XBLD, LLC, 15 May 2026)*
  - **Attachment 2:** *Narrative (Toby Molitor, XBLD, LLC, 15 May 2026)*
  - **Attachment 3:** *Certificate of Survey (Stoeckel-Jahner Land Surveying, 12 May 2026)*
  - **Attachment 4:** *Architectural Building Plans (Cody Blevins (Architect License #62134), 7 May 2026)*
  - **Attachment 5:** *From Start to License: Your Path to Cannabis Licensing in Minnesota (Minnesota Office of Cannabis Management, 25 July 2025)*
  - **Attachment 6:** *Site Visit Photos (L&RM Staff, 15 June 2026)*

Routing Sheet

Comments, Concerns and Conditions

Agency	
Horizon Public Health	No comment received.
MN OCM	No comment received.
MPCA	No comment received.
County Department	
Ag Inspector	*COMMENTS: No concerns*
Assessor	No comment received.
Attorney	No comment received.
E911 Addressing	*COMMENTS: The Pope County E911 Rural Addressing Ordinance, Section 2.2.B. states, "Notice of New Construction. Every owner of real property in Pope County on which a structure is erected or placed after the effective date of this Ordinance shall notify the PCRA of the structure and obtain an E-911 address to be displayed as required per this ordinance."* *PROPOSED CONDITIONS: Applicant must apply for an E911 address in accordance with the Pope County E911 Rural Addressing Ordinance, Section 2.2.B.*
Emergency Mgt	*COMMENTS: My main concern with this type of facility is responder safety in the event of fire or some other emergency. I see that there is a plan for storage of any hazardous materials that is in compliance with state laws. I would urge the owner/operator to contact Glenwood Fire Dept. to discuss hazardous materials on site as well as any other potential safety issues in the event of a fire. The owner/operator should consider having an emergency operations plan in place for any hazardous materials issues, fire, or outside emergency from surrounding facilities/businesses.*
Feedlot Officer	*COMMENTS: There are no feedlot setbacks related to this proposal.*
WCA Officer	*COMMENTS: I have no concerns from a WCA standpoint.*
Municipality	
City of Glenwood	No comment received.

Township

Glenwood

COMMENTS: 1. The Township has not yet received a CUP for this application as required.

2. Under our ordnance, specifically, page 35/36, under Article IV Agricultural Protection District A-2, Section 3 Conditional Use, subsection O is the only area in Glenwood township for Cannabis Cultivation.

The land Toby Moliter is planning to use is in A-1 Agricultural. So, it would not be permitted for this operation as it stands.

PROPOSED CONDITIONS: Resolution of Cannabis Cultivation Use within the Township A-1 District required as a condition if the County approves the CUP.

Other Comments Received

No comment received.

Public Notice

POPE COUNTY LAND & RESOURCE MANAGEMENT
POPE COUNTY COURTHOUSE
130 E. MINNESOTA AVENUE, SUITE 113
GLENWOOD, MINNESOTA 56334
(320) 634-7791

POPE COUNTY PLANNING ADVISORY COMMISSION
NOTICE OF PUBLIC HEARING FOR
CONDITIONAL USE REQUEST

Notice is hereby given that a Public Hearing will take place in conjunction with the Planning Advisory Commission meeting to be held at 6:00 pm or shortly thereafter on Thursday, June 25th, 2026 in the Pope County Courthouse to consider the following conditional use request.

Description of Request: Conditional Use hearing for an application by Toby Molitor (CUP-26-008, Parcel#09-0384-000) to establish a cannabis cultivation facility in a Non-Intensive Agriculture (A-1) zoning district per section 6.3.R of the Pope County Land Use Controls Ordinance.

Legal Description/Site Location: Part of the Southeast Quarter (SE¼), Section 21, Township 125 (Glenwood), Range 37, Pope County, Minnesota.

Public participation will include an opportunity to:

1) submit written concerns and comment prior to the scheduled meeting. All such communications will be shared with the Planning Advisory Commission prior to or during the meeting;
2) submit concerns and comments via Pope County's Public Comment web map (https://popecounty.maps.arcgis.com/apps/webappviewer/index.html?id=22a203912a864a77b4cdabe672e35e3f)
3) review the staff prepared report via Pope County website;
4) observe and/or participate in the proceedings of the Planning Advisory Commission meeting.

Interested parties and citizens may contact the Land and Resource Management office for further information as to how to participate in the meeting. ***Notices of Decision*** *will be posted* ***online*** *shortly after decision making at the following Pope County webpage:*

- *https://www.popecountymn.gov/land-resource-management/boa-pac-notices-of-decision/*

Thank you for your patience and consideration in this matter.

Dated: June 5, 2026
By: Jessica Hill, Zoning Administrator, Land & Resource Management

Supplemental Information

Supplemental Information Attachment 1:

Conditional Use Permit Application
(Toby Molitor, XBLD, LLC, 15 May 2026)

15 days - 5/30/26
60 days - 7/14/26

CUP-26-005

CONDITIONAL/INTERIM USE PERMIT APPLICATION

POPE COUNTY MINNESOTA

L&RM FORM 17

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CONDITIONAL /INTERIM USE PERMIT APPLICATION

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A conditional or interim use is permitted within a zoning district only when allowed by the County Board of Commissioners or their legally designated agent after public hearing provided certain conditions are met which eliminate or minimize the incompatibility with other permitted uses of the district. A Conditional Use or Interim Use permit may be denied if the use is deemed incompatible with other permitted uses of the district.

Prior to submission of this application, please discuss your request with the Land and Resource Management department.

Applicant Information

Applicant Names	Toby Molitor / (XBLD, LLC)
[redacted]	

Property Description

| | | |

APPLICATION REQUIREMENTS

The following application requirements must be provided:	Description
1. The applicant for a Conditional or Interim Use Permit shall file an application in the office of the Administrator and pay a fee according to the fee schedule resolution of County Board of Commissioners.	***Two separate checks (made out to Pope County) must be provided:*** 1. ***Application Fee = $500*** 2. ***Recording Fee = $46***
2. Written description of the proposed activities, including:	The request has two primary components: 1. To subdivide two (2) three-acre parcels, as identified in the attached Certificate of Survey, each of which is confirmed to be free and clear of easements and rights-of-way. 2. To seek review and approval for the construction of a cannabis cultivation facility on Lot #1. Currently, there are no plans to develop Lot #2. The attached survey also outlines the proposed building location and how we are plan to be in compliance with the required setbacks.
a. Type of business or activity (including scope of operations);	Cannabis Cultivation facility with a Micro License We will grow, harvest, dry and package cannabis for resale to dispensaries or the State of MN.
b. Proposed number of employees;	5 or less but out of the gate we don't anticipate more than 2-3
c. Days and hours of operation;	Monday to Friday: 3 AM to 9 PM Weekends: 6 AM - 6 PM
d. Equipment and vehicles to be used for the activity;	Employees cars, Delivery Trucks & some Semis just for deliveries. Tractor & Plow trucks in winter for Snow removal and other misc grounds keeping vehicles such as mowers
e. Proposed floor plan of any structure or use indicated;	See attached Architectural drawings
f. Sanitary sewer and water plan with estimated use per day;	Sewer Plan & Design is in process with Scott Elwood See attached Exhibit B for Water Use Plan
g. Any maintenance to take place on-site, including how hazardous materials and solid waste will be stored and disposed of; and	See CUP Exhibit A
h. Proposed exterior lighting, signage and storage.	No signage required but the the building will have full perimeter security lights. We anticipate lighting will be much less adverse than what is in currently in place at CF Industries. We are planning to have 1-3 storage containers that would locked and set on the property for dry storage
3. Site plan (completed by a licensed land surveyor if applicable*) including, but not limited to: a. Property lines; b. Existing topography; c. Existing and proposed development (including roads, driveways, structures, septic components, wells, etc.); d. Distance from water body, road, property lines, septic components (tank and drainfield), well, neighboring feedlots, etc.; e. Finished grading and drainage plan; f. Existing and proposed screening; and g. Other requirements as deemed appropriate by the Administrator.	***Please <u>provide</u> on the <u>Site Plan page of this application</u> or <u>attach</u> to this application upon submittal.*** ***Please Note:*** *Applicants for Conditional Use Permit and Variance shall be required to submit a land surveyor's plot plan showing exact lot boundary and location of existing and proposed development as a part of application. Surveyor stakes shall be in place for site inspection of lot boundary and proposed development. Above policy shall be applicable for development on all lots of one acre or smaller. (ADOPTED 4 September 1985) (Land Use Controls Ordinance Section 11.6.2.H)* **See Survey Attached**
4. Any additional information required by the Administrator.	This location is in close proximity to three-phase power and a reliable energy source, with a substation located directly across Highway 55. This positioning supports adequate utility access and is considered favorable based on feedback from Runestone Electric.

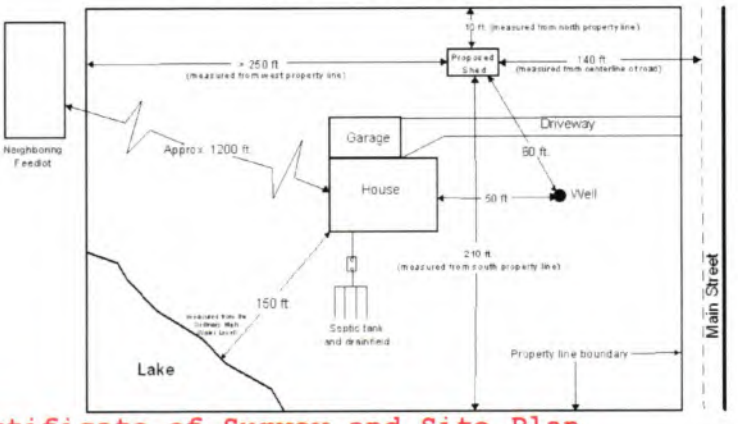
Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334 |
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/land-resource-management/

SITE PLAN

Provide the following information on a project site plan (to be completed by a licensed land surveyor if applicable):

1. *Property Lines;*
2. *Existing topography;*
3. *Existing and proposed development (including roads, driveways, structures, septic components, wells, etc.);*
4. *Distance from water body, road, property lines, septic components (tank and drainfield), well, neighboring feedlots, etc.;*
5. *Finished grading and drainage plan;*
6. *Existing and proposed screening; and*
7. *Other requirements as deemed appropriate by the Administrator.*

SITE DRAWING EXAMPLE - New Construction: Shed



- See Attached Architectural plan, Certificate of Survey and Site Plan
- Septic Design and plan is in process and will be delivered by 06/01/26

Applicant Site Plan

(please sign and date)

Pope County Land & Resource Management
130 East Minnesota Ave. | Glenwood, Minnesota 56334 |
Phone: (320) 634-7791 | Email: pub.lrm@popecountymn.gov
Website: https://www.popecountymn.gov/land-resource-management/

Supplemental Information Attachment 2:

Narrative
(Toby Molitor, XBLD, LLC, 15 May 2026)

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Maintenance: Routine maintenance activities associated with this Facility will be conducted on-site by quali ed personnel in accordance with applicable federal, state, and local regulations. Maintenance activities are anticipated to include general upkeep of the building, HVAC and environmental control systems, irrigation infrastructure, and growing equipment. As well as outdoor grounds maintenance.

Regarding hazardous materials: The facility does not anticipate the use or storage of materials that would be classi ed as acutely hazardous. Any fertilizers, pesticides, or other agricultural inputs used in the cultivation process will be limited to those approved for use under Minnesota O ce of Cannabis Management (OCM) licensing requirements and will be clearly labeled and stored in designated secure areas within the facility. All such materials will be stored in a manner consistent with manufacturer recommendations,

Safety Data Sheet (SDS) requirements: Solid waste generated by the facility, including plant material, packaging, and general operational waste, will be managed in compliance with Pope County solid waste requirements and Minnesota state regulations. Cannabis plant waste will be rendered unusable and unrecognizable prior to disposal in accordance with Minnesota Statute Chapter 342 and OCM rules. No solid waste will be openly stored or disposed of in a manner that could negatively impact adjacent properties, groundwater, or the surrounding environment.

The applicant is committed to operating in full compliance with all applicable waste management and hazardous materials regulations and will maintain appropriate records of disposal activities as and if required by state and county authorities.

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Water Use Plan

The proposed facility will utilize a reverse osmosis (RO) system with an approximate 1:1 e ciency ratio, meaning two (2) gallons of well water are required to produce one (1) gallon of RO water.

Estimated Water Demand: Total average daily water use is estimated at 1000 gallons of RO water per day, requiring approximately:

- 2,000 gallons per day from the well
- ~1.38 gallon per minute (gpm)
- **Note:** this number is estimate slightly higher than the demand noted below

This estimate is considered conservative as its well below a potential maximum of 4,000 gallons per day if all rooms if we were going to have all plants at the same grow stage of which will not occur as we will be staggering growth of the rooms to allow for staggered harvests.

Flowering Rooms: The facility includes four (4) owering rooms with 180 plants each (720 total plants). Due to a staggered 9-week owering cycle, water demand varies by growth stage and does not occur simultaneously at peak levels.

Average daily water use is estimated as follows:

- Early ower: ~90 gallons/day
- Mid (peak): ~225 gallons/day
- Late ower: ~135 gallons/day
- Harvest phase: minimal use

Average owering room demand:

- ~450 gallons/day (excluding runo)
- A 30% irrigation runo factor is applied:
- Total owering demand (including runo): ~585 gallons/day

Mother and Vegetative Room

- 40 mother plants @ 1 gallon/day = 40 gallons/day
- 400 vegetative plants @ 0.25 gallons/day = 100 gallons/day
  Total Mother and Vegetative demand: ~140 gallons/day
  Note: Minimal if any runo is expected in this area due to controlled irrigation practices.

Total Facility Demand

- Flower rooms: 585 gallons/day
- Mother/vegetative: 140 gallons/day
- Total RO water demand: 725 gallons/day
- Total well water demand: 1,450 gallons/day (~1.0 gpm)

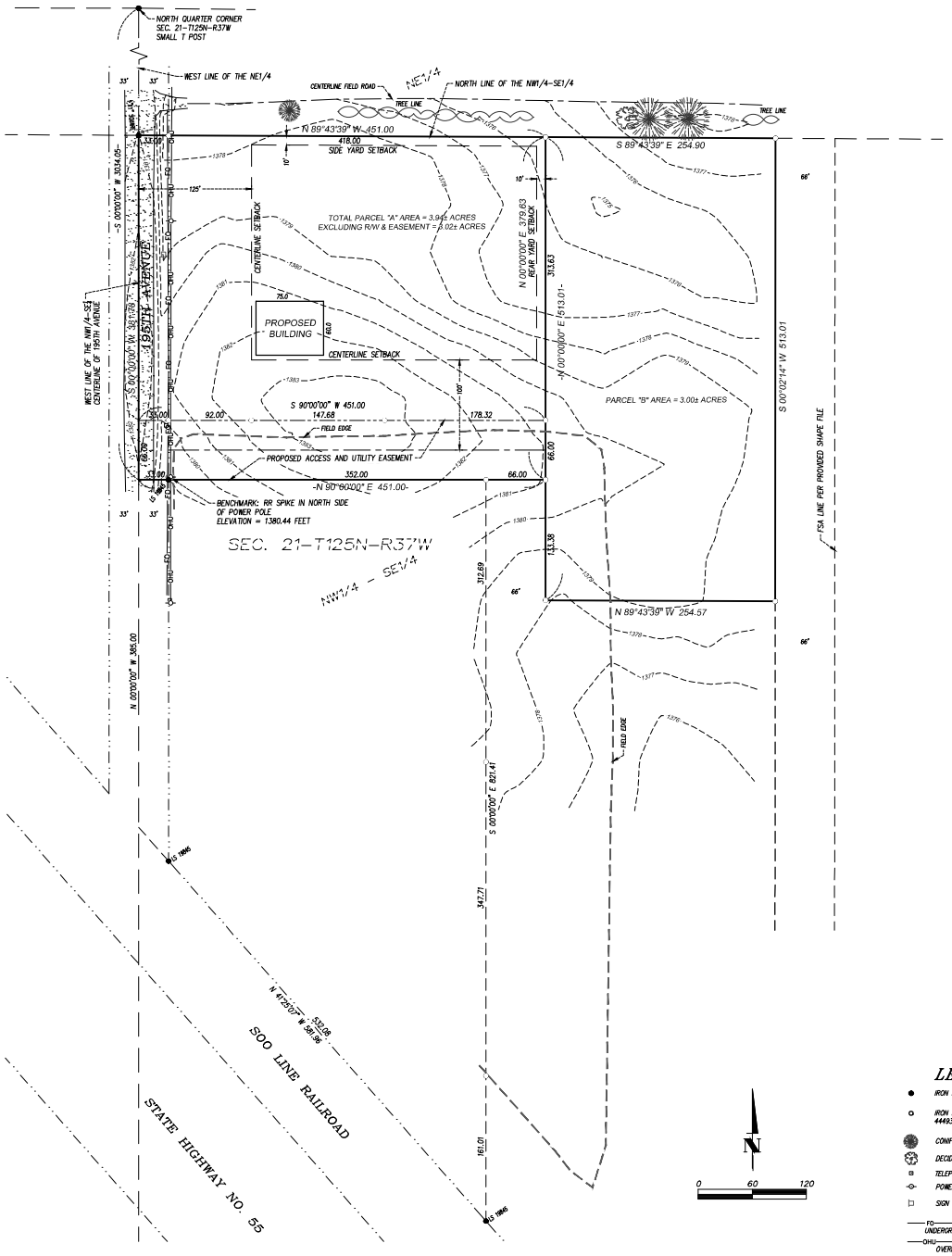
Runo and Wastewater Management: The facility will generate approximately 135 gallons per day of irrigation runo . This water will be collected and directed to a centralized containment area. The RO wastewater per Scott Elwood is considered clean water and will be disposed of per his design plan. Final disposal methods for run o will comply with all Pope County, Minnesota Pollution Control Agency (MPCA), and applicable state regulations. The applicant will coordinate with local authorities to determine approved wastewater handling and disposal requirements prior to operation.

Supplemental Information Attachment 3:

Certificate of Survey
(Stoeckel-Jahner Land Surveying, 12 May 2026)

CERTIFICATE OF SURVEY

STOECKEL–JAHNER SURVEYING FILE NO. 26–17343



LEGEND

- IRON MONUMENT FOUND AS NOTED
- IRON MONUMENT SET MARKED LS 44493 & LS 56115
- CONIFEROUS TREE
- DECIDUOUS TREE
- TELEPHONE RISER
- POWER POLE
- SIGN
- FO — FO — UNDERGROUND FIBER OPTIC
- OHU — OHU — OVERHEAD UTILITY
- GRAVEL SURFACE

PROPOSED PARCEL "A" LEGAL DESCRIPTION:

That part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 125 North, Range 37 West, Pope County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 21;

thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds West along the west line of the Northeast Quarter of said Section 21 and along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 3,034.05 feet to the point of beginning of the land to be described;

thence North 90 degrees 00 minutes 00 seconds East, 451.00 feet;

thence North 00 degrees 00 minutes 00 seconds East, 379.63 feet to the north line of said Northwest Quarter of the Southeast Quarter;

thence North 89 degrees 43 minutes 39 seconds West, 451.00 feet to the northwest corner of said Northwest Quarter of the Southeast Quarter;

thence South 00 degrees 00 minutes 00 seconds West along said west line of the Northwest Quarter of the Southeast Quarter, 381.78 feet to the point of beginning.

Containing 3.94 acres, more or less. Subject to an existing Township Road Easement of record over the westerly portion thereof. Subject to a 66 foot wide access easement along the southerly portion thereof.

PROPOSED PARCEL "B" LEGAL DESCRIPTION:

That part of the Northwest Quarter of the Southeast Quarter of Section 21, Township 125 North, Range 37 West, Pope County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 21;

thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds West along the west line of the Northeast Quarter of said Section 21 and along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 3,034.05 feet;

thence North 90 degrees 00 minutes 00 seconds East, 451.00 feet to the point of beginning of the land to be described;

thence North 00 degrees 00 minutes 00 seconds East, 379.63 feet to the north line of said Northwest Quarter of the Southeast Quarter;

thence South 89 degrees 43 minutes 39 seconds East along said north line, 254.90 feet;

thence South 00 degrees 02 minutes 14 seconds West, 513.01 feet;

thence North 89 degrees 43 minutes 39 seconds West, 254.57 feet to a line bearing South 00 degrees 00 minutes 00 seconds West from the point of beginning;

thence North 00 degrees 00 minutes 00 seconds East, 133.38 feet to the point of beginning.

Containing 3.00 acres, more or less. Together with a 66 foot wide access and utility easement.

PROPOSED ACCESS AND UTILITY EASEMENT DESCRIPTION:

An easement for ingress, egress and utility purposes over, under and across the Northwest Quarter of the Southeast Quarter of Section 21, Township 125 North, Range 37 West, Pope County, Minnesota, described as follows:

Commencing at the north quarter corner of said Section 21;

thence on an assumed bearing of South 00 degrees 00 minutes 00 seconds West along the west line of the Northeast Quarter of said Section 21 and along the west line of said Northwest Quarter of the Southeast Quarter, a distance of 3,034.05 feet to the point of beginning of the easement to be described;

thence North 90 degrees 00 minutes 00 seconds East, 451.00 feet;

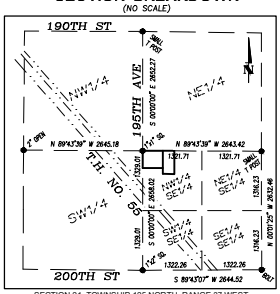
thence North 00 degrees 00 minutes 00 seconds East, 66.00 feet;

thence South 90 degrees 00 minutes 00 seconds West, 451.00 feet to said west line of the Northwest Quarter of the Southeast Quarter;

thence South 00 degrees 00 minutes 00 seconds West along said west line 66.00 feet to the point of beginning.

SECTION BREAKDOWN

(NO SCALE)



SECTION 21, TOWNSHIP 125 NORTH, RANGE 37 WEST, POPE COUNTY, MINNESOTA

REVISED: 5-13-26 (ADDED BENCHMARK INFORMATION)

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Tyler H. Dahlheimer

TYLER H. DAHLHEIMER, LS

LS 56115 — License No.

5-12-2026 — Date

STOECKEL JAHNER LAND SURVEYING ...a division of JSD

PREPARED FOR: **TOBY MOLITOR**

1206 3rd Avenue East, Alexandria, MN 56308
Phone 320-763-6855
mark@mnsurveying.com tyler@mnsurveying.com

SEC, TWP, RNG:	21-125-37
DATE:	05-12-26
DRAWN BY:	JMB
CHECKED BY:	THD
FILE NUMBER:	26-17343

Supplemental Information Attachment 4:

Architectural Building Plans
(Cody Blevins (Architect License #62134), 7 May 2026)

MASTER SHEET LIST

SHEET #	SHEET NAME	CURRENT REVISION
GENERAL		
G001	COVER SHEET	
G002	SPECIFICATIONS	
G003	ACCESSIBILITY REQUIREMENTS	
ARCHITECTURAL		
A001	ARCHITECTURAL SITE PLAN	
A002	FOUNDATION PLAN	
A101	FLOOR PLAN	
A102	REFLECTED CEILING PLAN	
A103	ROOF PLAN	
A201	EXTERIOR ELEVATIONS	
A301	BUILDING SECTIONS	
A302	BUILDING SECTIONS	
A303	BUILDING SECTIONS	
A401	ENLARGED TR PLAN & INTERIOR ELEVATIONS	
A402	INTERIOR ELEVATIONS	
A601	DOOR SCHEDULE & DETAILS	
A701	FINISH PLAN	

MASTER NOTES

KEY #	DESCRIPTION
FLOOR PLAN	
23.1	MAINTAIN CONSTANT ENVIORNMENT @ 65˚ -84˚ F
23.2	MAINTAIN CONSTANT VAPOR PRESSURE DENISTY @ 0.84-1.2
23.3	MAINTAIN CONSTANT RELATIVE HUMIDITY @ 55-75%
23.4	MAINTAIN CONSTANT ENVIORNMENT @ 75˚ -80˚ F
23.5	MAINTAIN CONSTANT VAPOR PRESSURE DENISTY @ 0.8
25.1	GROWLINK TO PROVIDE IRRIGATION CONTROL MODULE AND SUBSTRATE MONITORING SENSORS; ALL ASSOCIATED PIPING AND ACCESSORIES TO BE COORDINATED W/ AND INSTALLED BY GENERAL CONTRACTOR
25.2	CANNATROL TO PROVIDE CONTROL MODULE; ALL ASSOCIATED PIPING AND ACCESSORIES TO BE COORDINATED W/ AND INSTALLED BY GENERAL CONTRACTOR
26.1	DUPLEX RECEPTACLES @ 72" ABOVE FINISH FLOOR; MINIMUM OF (2X) ALONG EACH WALL
RCP	
23.1	PROVIDE POSITIVE AIR PRESSURE RELATIVE TO CULTIVATION ROOMS AT ALL TIMES
25.2	CANNATROL TO PROVIDE CONTROL MODULE; ALL ASSOCIATED PIPING AND ACCESSORIES TO BE COORDINATED W/ AND INSTALLED BY GENERAL CONTRACTOR
26.2	(15X) CEILING MOUNTED ELECTRICAL DRIVERS PER ROOM; PROVIDE (1X) DEDICATED GFCI DUPLEX RECEPTACLE PER DRIVER
ROOF	
07.1	COORDINATE IMP LAYOUT W/ JOIST SPACING; VERIFY W/ STRUCTURAL ENGINEER
SITE PLAN	
03.2	PROVIDE BOLLARD(S) AS REQUIRED TO PROHIBIT VEHICLE TRAFFIC; MAXIMUM 8' O.C.

ALTERNATE BID LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
K307	(ALTERNATE BID) TRENCH: CAST IN PLACE CONCRETE TRENCH W/ STEEL EMBEDS.
K308	(ALTERNATE BID) SUMP PIT: CAST IN PLACE CONCRETE SUMP PIT.
K507	(ALTERNATE BID) TRENCH DRAIN EMBED ANGLE: 2" X 2" X 1/4" GALVANIZED STEEL W/ ANCHOR STRAPS @ 12" O.C. COORDINATE 2" RECESS FOR GRATING; VERIFY W/ STRUCTURAL.
K508	(ALTERNATE BID) STEEL GRATING: 19-W-4 HEAVY DUTY WELDED GRATING; RECTANGULAR SMOOTH BAR, RATED H-20, GALVANIZED FINISH.
K802	(ALTERNATE BID); DOOR AND FRAME PROVIDED BY IMP SUPPLIER; 8 1/2: THROAT
K2212	(ALTERNATE BID) CONDENSATE RECLAMATION LOOP: CAPTURE/PIPE ALL HVAC CONDENSATE TO FILTRATION/STORAGE FOR REUSE.

PROJECT MAP

MASTER KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
GN-1	RESTRICTED ACCESS: 099, 105-112 ARE LIMITED ACCESS AREAS. ALL DOORS WITH ACCESS TO THESE AREAS REQUIRE A ELECTRIFIED STRIKE FOR ENTRY LOGGING; COORDINATE W/ DOOR SCHEDULE.
GN-2	SECURED STORAGE: DESIGNATED FOR REGULATED PRODUCTS. PRODUCTS STORED MIN 6" ABOVE FLOOR.
GN-3	WASTE MANAGEMENT: PROVIDE SECURE, SEPARATE LOCKED LOCATION FOR CANNABIS WASTE AND FAILED PRODUCTS PRIOR TO DISPOSAL.
GN-4	ACCESS FLOOR SYSTEMS: MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD = 50PSF. MINIMUM CONCENTRATED LIVE LOAD = 300LBS
K301	PERIMETER WALL SYSTEM (EZFB): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2" RIGID FOAM INSERTS.
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL); PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K303	MECHANICAL PADS: 6" CAST IN PLACE REINFORCED PADS W/ THERMAL BREAK FOR GROUND-MOUNTED RTUS; VERIFY W/ STRUCTURAL
K304	STANDARD CONCRETE: STEEL TROWEL FINISH
K305	FROST PROTECTED STOOP: CAST IN PLACE CONCRETE STOOP W/ THERMAL BREAK AT EXTERIOR WALK-DOORS; VERIFY W/ STRUCTURAL
K306	FOUNDATION FOOTING: CAST IN PLACE CONCRETE FOOTING W/ EXPOSED REBAR TO BE CAST INTO PLASTIC FOUNDATION WALL FORMS; VERIFY W/ STRUCTURAL
K307	(ALTERNATE BID) TRENCH: CAST IN PLACE CONCRETE TRENCH W/ STEEL EMBEDS.
K308	(ALTERNATE BID) SUMP PIT: CAST IN PLACE CONCRETE SUMP PIT.
K309	STEEL PIPE BOLLARD: 60" TALL, 6" DIAMETER, CONCRETE FILLED W/ HDPE COVER; VERIFY QUANTITY.
K310	REBAR CAGE HEADERS: CAST-IN-PLACE CONCRETE HEADERS W/ REBAR CAGE REINFORCEMENT AT ALL OVERHEAD DOORS AND MEP OPENINGS; VERIFY W/ STRUCTURAL.
K311	SLOPED CONCRETE: LIGHT BROOM FINISH
K312	CONTROL JOINTS: ALL CONCRETE SLABS SHALL BE SAW CUT AS SOON AS THE CONCRETE WILL SUPPORT THE SAWING EQUIPMENT AND DOES NOT RAVEL DURING THE SAWING OPERATION. ALL SAW CUTTING SHALL BE PERFORMED THE SAME DAY THE CONCRETE IS PLACED. SAW CUTS SHALL BE 1/ 8" WIDE W/ DEPTHS OF AT LEAST 25% OF THE SLAB THICKNESS OR A MAX DEPTH OF 1 1/2". JOINTING PATTERN SHALL BE IN A SQUARE PATTERN, W/ MAXIMUM SPACING OF 12' - 0" FOR 4" THICK SLABS, 13' - 0" FOR 5" THICK SLABS, 14' - 6" FOR 6" THICK SLABS, 17'-0" FOR 8" THICK SLABS, & 20'-0" FOR 10" THICK SLABS UNLESS NOTED OTHERWISE.
K313	SHOWER BASE: CAST IN PLACE SHOWER BASE SLOPED TO DRAIN.
K501	16-GA. HOLLOW METAL FRAME: FULLY WELDED; COORDINATE THROAT DEPTH W/ DOOR SCHEDULE.
K502	16-GA. THERMAL BREAK A60 GALVANNEAL HOLLOW METAL FRAME: ASSA ABLOY MERCURY SERIES (OR APPROVED EQUAL) - 8 1/4" THROAT - SECURE W/ SLEEVE ANCHORS TO CONCRETE CORE.
K503	TAMPER-PROOF PHYSICAL BARRIER: FLAT 9-GAUGE EXPANDED METAL MESH COMPLIANT W/ ASTM F1267 (OR APPROVED EQUAL).
K504	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 5 1/2" LIGHT GAUGE STEEL FRAMING.
K505	3" STEEL DEFLECTION TRACK: CLARK DETRICH MAXTRAK SLT (OR APPROVED EQUAL).
K506	3/8" HANGER ROD AND TRACK SYSTEM TO SUPPORT IMP CEILING SYSTEM: COORDINATE REQUIREMENTS W/ IMP MANUFACTURER TYICAL DETAILS.
K507	(ALTERNATE BID) TRENCH DRAIN EMBED ANGLE: 2" X 2" X 1/4" GALVANIZED STEEL W/ ANCHOR STRAPS @ 12" O.C. COORDINATE 2" RECESS FOR GRATING; VERIFY W/ STRUCTURAL.
K508	(ALTERNATE BID) STEEL GRATING: 19-W-4 HEAVY DUTY WELDED GRATING; RECTANGULAR SMOOTH BAR, RATED H-20, GALVANIZED FINISH.
K509	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 8" LIGHT GAUGE STEEL FRAMING.
K510	UNISTRUT SUB-FRAME HANGER SYSTEM: COORDINATE REQUIREMENT W/ IMP SUPPLIER.
K511	LH-SERIES STEEL JOIST: DOUBLE PITCH STEEL JOIST SPACED @ 21" O.C., SLOPED TOP CHORD / FLAT BOTTOM CHORD. REFER TO STRUCTURAL FOR FINAL SERIES, SPACING, AND UPLIFT REQUIREMENTS.
K512	CONTINUOUS STEEL BEARING ANGLE WITH CONCRETE ANCHORS: MOUNT TO INTERIOR FACE OF CONCRETE WALL. REFER TO STRUCTURAL FOR ANGLE SIZE, MATERIAL GRADE, AND ANCHOR SPACING.
K601	5/8" PLYWOOD
K701	4" SUSPENDED IMP CEILING: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL);
K702	PREFINISHED METAL BASE TRIM
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K704	1-COMPONENT ELASTOMERIC JOINT SEALANT: SIKAFLEX-1A (OR APPROVED EQUAL)
K705	VAPOR TRANSITION: PROVIDE CONTINUOUS AND UNINTERRUPTED BUTYL VAPOR TAPE OR SELF-ADHERED FLEXIBLE TRANSITION MEMBRANE AT IMP JOINTS.
K706	GUTTERS: K-STYLE CONTINUOUS ALUMINUM GUTTER; BY IMP SUPPLIER, COLOR TO MATCH BUILDING TRIM.
K707	DOWNSPOUTS: PREFINISHED ALUMINUM DOWNSPOUTS; BY IMP SUPPLIER, COLOR TO MATCH BUILDING TRIM.
K708	RIDGE CAP: BY IMP SUPPLIER
K709	5" IMP CONCEALED FASTENER ROOF: METL SPAN CFR / KINGSPAN KINGSEAM (OR APPROVED EQUAL)
K710	SANITARY COVE: COORDINATE TRACK AND COVE SYSTEM W/ IMP SUPPLIER
K711	RAKE TRIM: BY IMP SUPPLIER
K712	R-21 UNFACED BATT INSULATION
K713	CLOSE CELLED SPRAY FOAM: FILL ENTIRE VOID
K714	CLOSED CELL SPRAY FOAM: PROVIDE MINIMUM 6" COVERAGE OR MINIMUM REQUIRED TO ENCASE ENTIRE END WALL FRAMING SYSTEM
K715	THERMAL TAPE: PROVIDE CONTINUOUS AND UNINTERRUPTED BED OF BUTYL TAPE ALONG MATERIAL TRANSITION.
K716	10 MIL REINFORCED UNDER-SLAB VAPOR BARRIER: ASTM E1745 CLASS A. LAP 6" MIN & TAPE ALL SEAMS/PENETRATIONS.
K717	PREFINISHED 26 GAUGE METAL LINER PANEL
K718	BUTYL SEALANT: CRL 777 (OR APPROVED EQUAL)
K801	STANDARD HM DOORS (18GA FULLY WELDED)
K802	(ALTERNATE BID): DOOR AND FRAME PROVIDED BY IMP SUPPLIER: 8 1/2: THROAT
K804	PREFINISHED SANITARY DOORS: FLUSH-MOUNTED ASSEMBLIES PROVIDED BY IMP SUPPLIER

MASTER KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
K805	CLASS M VAULT DOOR (OR APPROVED EQUAL): MODULAR PANEL CONSTRUCTION RATED FOR 15 MIN ATTACK.
K806	DOOR AND OPENING SEAL / ODOR CONTROL: INCLUDE PERIMETER GASKETS, AUTO BOTTOM SEALS, AND SOLID CORE CONSTRUCTION.
K807	ACCESS DOOR: ACUDOR WD-8000 (OR APPROVED EQUAL)
K902	PVC WALL PANEL: AMERILUX MR 9" FLAT (OR APPROVED EQUAL)
K903	PVC INTERLOCKING WALL PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER / TRUSSCORE (OR APPROVED EQUAL); VERTICAL PATTERN
K904	PVC INTERLOCKING CEILING PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER/TRUSSCORE (OR APPROVED EQUAL).
K905	VINYL COATED CEILING TILE: 2' x 4' ARMSTRONG CLEAN ROOM FL W/ 15/16 SQUARE LAY-IN (OR APPROVED EQUAL)
K1001	TOILET PAPER DISPENSER: SINGLE ROLL
K1002	PAPER TOWEL DISPENSER:C-FOLD
K1003	SOAP DISPENSER: WALL MOUNT
K1004	MIRROR: ANGLE FRAMED
K1005	GRAB BAR: 18 INCHES
K1006	GRAB BAR: 36 INCHES
K1007	GRAB BAR: 42 INCHES
K1008	FIRE EXTINGUISHER CABINET: WALL MOUNTED
K1010	METAL LOCKERS: 12", DOUBLE TIER; COLOR TBD
K1011	GRAB BAR: 24 INCHES
K1012	ADA COMPLIANT TRANSFER-TYE SHOWER SEAT
K2201	FLOOR-MOUNTED WATER CLOSET: ADA HEIGHT, TANK TYPE, 1.28 GPF
K2202	WALL MOUNTED SINK: 20"X18" VITREOUS CHINA WALL-MOUNTED SINK W/ PIPE PROTECTION.
K2203	GOOSENECK FAUCET: COMMERCIAL GOOSENECK FAUCET W/ WRISTBLADE HANDLES.
K2204	HANDSFREE SINK: SANI-LAV 608 (OR APPROVED EQUAL); STAINLESS HANDS-FREE W/ GOOSENECK FAUCET.
K2205	MOP BASIN: FLOOR-MOUNTED MOP BASIN W/ UTILITY FAUCET
K2206	1000 GALLON POLY STORAGE TANK
K2207	300 GALLON DOUBLE WALLED CONE BOTTOM POLY STORAGE TANK
K2208	SANITARY FLOOR DRAINS: PIPED DIRECTLY TO UNDERGROUND INDUSTRIAL WASTEWATER STORAGE TANKS.
K2209	AIR COMPRESSOR: VERIFY SIZE
K2210	INTERIOR HOT WATER HOSE BIB: W/ VACUUM BREAKER. 3/4" GHT. FOR PROCESS AREA SANITATION.
K2211	REVERSE OSMOSIS (RO) FILTRATION SKID: MULTI-STAGE FILTRATION W/ BOOSTER PUMP & TDS MONITORING.
K2212	(ALTERNATE BID) CONDENSATE RECLAMATION LOOP: CAPTURE/PIPE ALL HVAC CONDENSATE TO FILTRATION/STORAGE FOR REUSE.
K2213	TRENCH DRAIN: ZURN Z882 (OR APPROVED EQUAL)
K2214	CATCH BASIN: ZURN Z887 (OR APPROVED EQUAL)
K2215	500 GALLON POLY STORAGE TANK
K2216	FLOOR DRAIN: VERIFY LOCATION, QUANTITY, AND SIZE W/ PLUMBING
K2217	REFILLABLE WATER COOLER W/ DRINKING CUPS
K2301	PRIMARY HVAC: INTEGRATED GAS REHEAT (IGR) UNIT W/ MODULATING HOT GAS REHEAT (HGRH) AND EQUIPMENT CONTROLLERS FOR PRECISION VPD MANAGEMENT.
K2302	ANCILLARY HVAC: COORDINATE W/ MEP ENGINEER; SYSTEM SHALL NOT SHARE AIR RETURNS W/ CULTIVATION ZONES.
K2303	ODOR CONTROL SYSTEM: CHARCOAL SCRUBBER SYSTEM DESIGNED FOR 100% AIR FILTRATION.
K2304	CEILING MOUNTED DESTRATIFICATION FAN.
K2305	WALL MOUNTED DESTRATIFICATION FAN.
K2306	INTERSTITIAL SPACE (PROCESS VOID): PROVIDE DEDICATED HVAC RECIRCULATION LOOP. MAINTAIN POSITIVE STATIC PRESSURE RELATIVE TO ADJACENT PROCESS/GROW ROOMS TO MITIGATE MOISTURE MIGRATION. SEAL ALL LID PENETRATIONS AIR-TIGHT TO PREVENT VAPOR DRIVE INTO VOID.
K2601	SUSPENDED LED LIGHTING: HIGH-EFFICIENCY SUSPENDED LED
K2602	PROCESS AREA LIGHTING: CULTIVATION LED LIGHTING; COORDINATED W/ EQUIPMENT SUPPLIER.
K2603	EXTERIOR LED WALL PACK: HIGH-OUTPUT, ARCHITECTURAL LED WALL-MOUNTED FIXTURE. FULL-CUTOFF TO PRENT UPWARD LIGHT SPILL. INTEGRATED PHOTOCELL FOR DUSK-TO-DAWN OPERATION. RATED FOR WET LOCATIONS AND EXTREME COLD (MINIMUM STARTING TEMPERATURE OF -40Â˚ F). FIXTURE MUST PROVIDE SUFFICIENT ILLUMINATION FOR 24/7 HIGH-DEFINITION VIDEO SURVEILLANCE OF THE FACILITY PERIMETER.
K2604	LAY-IN 2X4 LED LIGHT: HIGH-EFFICIENCY RECESSED TROFFER, 4000K COLOR TEMPERATURE. FIXTURE SHALL PROVIDE ADEQUATE ILLUMINATION FOR SAFETY AND OPERATIONAL VISIBILITY.
K2605	EMERGENCY EXIT SIGN / LIGHT COMBO: DUAL-HEAD LED EMERGENCY LIGHT W/ INTEGRATED BATTERY BACKUP. FIXTURE MUST BE CAPABLE OF 90 MINUTES OF STANDBY POWER FOR EGRESS SAFETY.
K2606	OCCUPANCY SENSOR: CEILING-MOUNTED DUAL-TECHNOLOGY SENSOR (PIR/ULTRASONIC) FOR AUTOMATIC LIGHTING CONTROL IN NON-PROCESS AREAS TO MEET ENERGY COMPLIANCE STANDARDS.
K2607	VIDEO SURVEILLANCE: 24/7 HD (720P MIN) MONITORING OF ALL ENTRIES, RESTRICTED AREAS, AND CULTIVATION ZONES; 90-DAY STORAGE.
K2608	EXTERIOR PAD-MOUNTED TRANSFORMER AND MAIN ELECTRICAL SERVICE (OR APPROVED EQUAL); ENGINEER TO COORDINATE SIZING AND UTILITY REQUIREMENTS.
K2609	6" RECESSED LED LIGHT: SUITABLE FOR WET ENVIRONMENT
K3101	MINIMUM ACCESS MAINTENANCE ROAD: 8' COMPACTED CLASS 5 AGGREGATE OVER GEOTEXTILE FABRIC. 20' MIN WIDTH.
K3102	GEOTEXTILE STABILIZATION FABRIC: NON-WOVEN FABRIC TO BE PLACED PRIOR TO AGGREGATE TO PREVENT SUBGRADE MIGRATION.
K3103	ADA ACCESSIBLE STALL: PROVIDE (1) VAN-ACCESSIBLE STALL W/ FIRM, STABLE, AND SLIP-RESISTANT SURFACE.
K3301	FOUNDATION PERIMETER DRAIN: COORDINATE W/ CIVIL
K3302	2,500 GALLON SUB-GRADE WASTEWATER STORAGE TANK: MUST BE WATERTIGHT AND EQUIPPED W/ HIGH-WATER ALARMS HARD-WIRED TO THE MASTER SECURITY PANEL.
K3303	GRAVITY-FED SOIL ABSORPTION SEPTIC SYSTEM (OR APPROVED EQUAL); DESIGN SHALL BE A FREE-FLOWING, GRAVITY-DISTRIBUTION TRENCH OR BED SYSTEM CONSTRUCTED IN NATIVE SOILS PER MN RULE 7080. MECHANICAL LIFT STATIONS, PUMPS, AND ABOVE-GRADE MOUND ASSEMBLIES ARE EXPLICITLY EXCLUDED FROM THIS SCOPE. SYSTEM SHALL BE SIZED FOR DOMESTIC WASTE ONLY AND MUST BE INDEPENDENT OF ALL INDUSTRIAL/PROCESS WASTE STREAMS. ENGINEER OF RECORD SHALL VERIFY SITE ELEVATIONS AND PERCOLATION RATES TO ENSURE CONTINUOUS GRAVITY FUNCTIONALITY FROM BUILDING EXIT TO DRAIN FIELD.

GENERAL PROJECT NOTES

- **01. CONTROL & SURVEYS**
  - **VERTICAL DATUM:** FIRST FLOOR FINISH FLOOR ELEVATION (FFE) 100'-0" (ARCHITECTURAL/STRUCTURAL) CORRESPONDS TO ELEVATION (CIVIL/SURVEYOR'S BENCHMARK). ALL TRADES SHALL REFERENCE THIS ESTABLISHED DATUM.
  - **EXISTING CONDITIONS:** CONTRACTORS SHALL VISIT THE SITE, PERFORM A THOROUGH INVESTIGATION, AND VERIFY ALL FIELD DIMENSIONS AND EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF WORK AND/OR SHOP DRAWING SUBMITTAL.
  - **DISCREPANCY REPORTING:** SHOULD ANY ERROR, OMISSION, OR INCONSISTENCY BE DISCOVERED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND OWNER'S REPRESENTATIVE VIA RFI (REQUEST FOR INFORMATION). NO WORK SHALL PROCEED IN AFFECTED AREAS UNTIL A WRITTEN CLARIFICATION IS ISSUED.
  - **UNDERGROUND UTILITIES:** CONTRACTOR SHALL VERIFY THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UNDERGROUND UTILITIES (ACTIVE OR ABANDONED) VIA UTILITY LOCATING SERVICES PRIOR TO ANY EXCAVATION. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
- **02. COORDINATION & MEP INTEGRATION**
  - **OPENINGS & PENETRATIONS:** COORDINATE THE SIZE, QUANTITY, AND PRECISE LOCATION OF ALL FLOOR, ROOF, AND WALL OPENINGS WITH THE RESPECTIVE MEP/FP TRADES. PROVIDE ALL SLEEVES, FRAMING, AND REINFORCEMENT REQUIRED FOR A COMPLETE INSTALLATION.
  - **ACCESS & EQUIPMENT SUPPORTS:** COORDINATE THE LOCATION AND SIZING OF ALL ACCESS PANELS, HOUSEKEEPING PADS, AND EQUIPMENT SUPPORTS WITH THE APPROPRIATE TRADES AND MANUFACTURER'S CERTIFIED SHOP DRAWINGS. ENSURE ACCESS PANELS DO NOT CONFLICT WITH ARCHITECTURAL FINISHES OR ACCESSIBILITY CLEARANCES.
  - **FIRESTOPPING:** ALL PENETRATIONS THROUGH FIRE-RATED FLOOR, CEILING, OR WALL ASSEMBLIES SHALL BE SEALED WITH A UL-LISTED FIRESTOP SYSTEM PROVIDING A RATING EQUAL TO OR GREATER THAN THE RATING OF THE ASSEMBLY BEING PENETRATED.
- **03. STRUCTURAL & FRAMING**
  - **WALL BLOCKING:** PROVIDE INTERNAL WOOD BLOCKING (FIRE-RETARDANT TREATED WHERE REQUIRED) OR MINIMUM 18 GA METAL PLATE BACKING AT ALL LOCATIONS WHERE WALL-MOUNTED ITEMS OCCUR. THIS INCLUDES, BUT IS NOT LIMITED TO: GRAB BARS, HANDRAILS, CRASH RAILS, CABINETRY, WALL-HUNG SHELVING/EQUIPMENT, AND HEAVY ARTWORK.
  - **TEMPORARY SUPPORT:** THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING, BRACING, AND PROTECTION REQUIRED TO MAINTAIN THE INTEGRITY OF EXISTING STRUCTURES AND UTILITIES DURING CONSTRUCTION.
- **04. DETAILS & FINISH STANDARDS**
  - **GRAPHIC REPRESENTATION:** MATERIAL HATCHING IS INDICATIVE AND FOR ILLUSTRATIVE PURPOSES ONLY. TERMINATION OF HATCHING DOES NOT IMPLY THE TERMINATION OF A MATERIAL OR ASSEMBLY UNLESS SPECIFICALLY NOTED OR DIMENSIONED OTHERWISE.
  - **FLOOR SLOPES:**
    - **INTERIOR:** PROVIDE A CONSISTENT SLOPE TO ALL FLOOR DRAINS. TRANSITION SLOPES TO ENSURE THE FLOOR REMAINS LEVEL AT THE WALL BASE/BASEBOARD CONDITION.
    - **EXTERIOR:** PROVIDE A POSITIVE SLOPE (MIN. 1% TO 2%) AWAY FROM THE BUILDING AT ALL EXTERIOR STOOPS AND WALKWAYS. DO NOT EXCEED A 1:12 (8.33%) SLOPE TO ENSURE ADA COMPLIANCE. PROVIDE THERMAL BREAKS AT ALL CONCRETE ADJACENT TO PERIMETER WALL.
    - **FLOORING TRANSITIONS:** UNLESS OTHERWISE DETAILED, ALL FLOORING TRANSITIONS AND THRESHOLDS SHALL BE CENTERED UNDER THE DOOR LEAF IN THE CLOSED POSITION (ON THE DOOR "RABBET").
- **CODE COMPLIANCE:** ALL WORK AND MATERIALS SHALL CONFORM TO THE MOST STRINGENT REQUIREMENTS OF THE APPLICABLE LOCAL, STATE, AND NATIONAL BUILDING CODES AND ORDINANCES.
- **05. DIMENSIONING STANDARDS**
  - **DIMENSION PRIORITY:** DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. ALL DIMENSIONS AND ELEVATIONS FOR EQUIPMENT SHALL BE VERIFIED AGAINST MANUFACTURER'S CERTIFIED SHOP DRAWINGS PRIOR TO ROUGH-IN.
  - **FRAMING & MASONRY LOGIC:**
    - **STUD FRAMING:** DIMENSIONS ARE TO THE CENTERLINE OF THE STUD, UNLESS NOTED OTHERWISE (U.N.O.).
    - **MASONRY:** DIMENSIONS ARE TO THE FACE OF THE MASONRY UNIT (F.O.M.), U.N.O.
    - **OPENINGS:** DIMENSIONS TO ROUGH OPENINGS (R.O.) SHALL BE FROM THE NEAREST BUILDING GRID LINE TO THE LEADING EDGE OF THE OPENING.
- **TOLERANCES:** DIMENSIONS FOLLOWED BY +/- REPRESENT FIELD-CONTINGENT CONDITIONS. THE CONTRACTOR SHALL ADJUST FRAMING OR LAYOUT AS NECESSARY TO MAINTAIN REQUIRED CLEARANCES (E.G., ADA, EGRESS, OR EQUIPMENT TOLERANCES) AND NOTIFY THE ARCHITECT OF SIGNIFICANT VARIANCES.

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No.	Description	Date

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Project number	420
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BASIS OF DESIGN - INTEGRATED FACILITY SPECIFICATIONS

DIVISION 03 & 07: THERMAL ENVELOPE

- **PERFORMANCE MANDATE:** ALL INTERIOR SLABS MUST BE RENDERED NON-POROUS AND BIOCIDALLY INERT USING A DEEP-PENETRATING ANTIMICROBIAL TREATMENT APPLIED TO "GREEN" CONCRETE TO INHIBIT MICROBIAL GROWTH WITHIN THE SLAB PORES. CONCRETE TREATMENTS MUST CARRY CERTIFIED TEST DATA FOR ASTM C309 TYPE 1 CLASS A (CURING) AND ASTM E96 (VAPOR TRANSMISSION) TO QUALIFY THE SLAB AS A CLASS I VAPOR RETARDER.
- **MOISTURE CONTROL:** SLABS MUST BE PROTECTED AGAINST MOISTURE VAPOR EMISSION RATES (MVER) UP TO 25 LBS/1,000 SQ FT/24 HOURS AND 100% RELATIVE HUMIDITY (RH).
- **PERIMETER WALL SYSTEM:** PROVIDE EZF8I STAY-IN-PLACE VINYL FORMS CONSTRUCTED WITH A 6-INCH REINFORCED CONCRETE CORE AND 2-INCH FOAM INSERTS. CERTIFIED R-VALUE OF 22.24 AND U-VALUE OF 0.04.
- **PROCESS WALLS:** INSULATED METAL PANEL (IMP) INTERIOR PARTITIONS, UTILIZE MANUFACTURER SPECIFIC TRACK SYSTEM ALONG FLOOR AND CEILING WITH SANITARY TRIMS. IMP PARTITIONS SHALL BE CONTINUOUS FROM FINISH FLOOR TO CEILING. UTILIZE MANUFACTURER TYPICAL CLEANROOM / SANITARY DETAILS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING SEALANTS, TAPES, TRIMS, FASTENERS, HANGER ROD SYSTEM, AND ALL OTHER ASSOCIATED COMPONENTS REQUIRED TO COMPLETE ASSEMBLY PER MANUFACTURER SPECIFICATION.
- **PROCESS CEILING:** CULTIVATION ZONES MUST UTILIZE 4" INSULATED PANELS SUSPENDED VIA A SUPPORT GRID. IMP'S SHALL BE USDA/FSIS-COMPLIANT.
- **ROOF/CEILING STRUCTURE:** LH-SERIES DOUBLE PITCH STEEL JOIST SPACED @ 21" O.C. (OR AS REQUIRED TO ACCOMMODATE CONCEALED FASTENER IMP SYSTEM), SLOPED TOP CHORD / FLAT BOTTOM CHORD. SYSTEM MUST BE ENGINEERED TO SUPPORT MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD OF 50PSF AND MINIMUM CONCENTRATED LIVE LOAD OF 300LBS. REFER TO STRUCTURAL FOR FINAL SERIES, SPACING, AND UPLIFT REQUIREMENTS.
- **INTERSTITIAL SPACE (PROCESS VOID):** PROVIDE DEDICATED HVAC RECIRCULATION LOOP. MAINTAIN POSITIVE STATIC PRESSURE RELATIVE TO ADJACENT PROCESS/GROW ROOMS TO MITIGATE MOISTURE MIGRATION. SEAL ALL LID PENETRATIONS AIR-TIGHT TO PREVENT VAPOR DRIVE INTO VOID.
- **VAPOR BARRIER STRATEGY:**
  1. ALL EXTERIOR ENVELOPE AND INTERSTITIAL VAPOR BARRIER TRANSITIONS SHALL RECEIVE A CONTINUOUS, UNINTERRUPTED BED OF NON-SKINNING THERMAL BUTYL TAPE. TAPE SHALL BE APPLIED TO CLEAN, DRY SURFACES AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS (E.G., IMP TO STEEL, IMP TO CONCRETE, OR FLASHING TRANSITIONS). ENSURE 100% CONTACT AND OVERLAP AT ALL TAPE SEAMS TO MAINTAIN THERMAL AND VAPOR INTEGRITY.
  2. 10 MIL REINFORCED UNDER-SLAB VAPOR BARRIER (ASTM E1745 CLASS A). ALL SEAMS LAPPED 6" AND TAPED; ALL PENETRATIONS SEALED WITH PIPE BOOTS

DIVISION 05: METALS:

- **GABLE ENDWALLS:** ABOVE CONCRETE STEM WALL, PROVIDE LIGHT-GAUGE METAL STUD FRAMING FACED WITH METAL WALL PANELS. INTERIOR CAVITY AND FRAMING SHALL BE FULLY ENCAPSULATED IN MINIMUM 6" CLOSED-CELL SPRAY FOAM. FOAM SHALL BE CONTINUOUS FROM CONCRETE STEM WALL TO THE UNDERSIDE OF ROOF IMP, CREATING AN AIR-TIGHT THERMAL SEAL AT ALL PERIMETER TRANSITIONS.
- **ROOF STRUCTURE:** DOUBLE PITCH STEEL JOIST WITH SLOPED TOP CHORD AND FLAT BOTTOM CHORD. SPACING SHALL BE COORDINATED WITH INSULATED METAL PANEL (IMP) MODULES AND DIMENSIONS TO ENSURE PROPER BEARING AND FASTENER ALIGNMENT. JOIST LAYOUT MUST BE VERIFIED AGAINST FINAL IMP SHOP DRAWINGS PRIOR TO FABRICATION. REFER TO STRUCTURAL FOR FINAL SERIES, LOAD REQUIREMENTS, AND WIND UPLIFT COMPLIANCE.
- **DEFLECTION TRACK:** ALL INTERIOR PARTITION HEADS FASTENING DIRECTLY TO METAL JOIST SYSTEM SHALL UTILIZE A 16 GA. 3" X 3" STEEL DEFLECTION ANGLE TO ACCOMMODATE 1" VERTICAL ROOF TRAVEL.

DIVISION 08, 13, & 26: SECURITY & ACCESS CONTROL

- **SECURE STORAGE (ROOM 111):** SHALL BE CONSTRUCTED ENTIRELY WITH IMP WALLS AND LID LINED WITH 9-GAUGE EXPANDED METAL MESH COMPLYING WITH ASTM F1267. THIS MESH MUST BE SECURELY FASTENED TO THE IMP PANELS TO PREVENT SURREPTITIOUS ENTRY , ENSURING ALL PERIMETER POINTS—INCLUDING THE LID—FORM A CONTINUOUS, TAMPER-PROOF PHYSICAL BARRIER.
- **INTEGRATED OPENINGS:** ALL OPENINGS THROUGH IMP PARTITIONS MUST UTILIZE INTEGRATED DOOR ASSEMBLIES FROM THE WALL PANEL SUPPLIER TO ENSURE SEAMLESS SANITARY CONTINUITY AND VAPOR INTEGRITY.
- **RESTRICTED-ACCESS AREAS:** ALL CULTIVATION AND PROCESS ROOMS (104-111) ARE DESIGNATED "RESTRICTED-ACCESS AREAS".
- **ENTRY LOGGING:** EVERY POINT OF ENTRY TO A RESTRICTED AREA MUST BE CONSPICUOUSLY MARKED AND EQUIPPED WITH ELECTRONIC HARDWARE FOR RECORDING INDIVIDUAL NAMES, ENTRY/EXIT TIMES, AND AUTHORIZATION.
- **SIGNAGE:** 'RESTRICTED ACCESS. AUTHORIZED PERSONNEL ONLY' SIGNAGE IS REQUIRED AT STORAGE AREA ENTRANCE.
- **VIDEO SURVEILLANCE:** 24/7 HIGH-DEFINITION (MIN 720P) VIDEO SURVEILLANCE IS REQUIRED AT ALL POINTS OF ENTRY/EXIT (20-FOOT RADIUS) AND AREAS WHERE CANNABIS IS CULTIVATED, MANUFACTURED, OR STORED. ALL VIDEO RECORDINGS MUST BE STORED IN A SECURE LOCATION FOR A MINIMUM OF 90 DAYS. SYSTEM MUST BE CAPABLE OF RECORDING FOR AT LEAST 8 HOURS DURING A POWER OUTAGE.
- **ALARM SYSTEM:** 24/7 MONITORED ALARM SYSTEM WITH IMMEDIATE LAW ENFORCEMENT AND EMERGENCY ALERTS. MUST INCLUDE AN AUTOMATIC BACK-UP ALARM FOR ELECTRICITY LOSS AND AN AUDIBLE ALARM (MIN. 100-FOOT RADIUS) THAT CAN BE REMOTELY DISABLED BY AUTHORIZED STAFF.
- **EXTERIOR LIGHTING:** MUST BE MAINTAINED IN GOOD WORKING ORDER TO ALLOW OBSERVERS AND CAMERAS TO CLEARLY SEE ACTIVITY WITHIN A 20-FOOT RADIUS OF ALL ENTRANCES/EXITS.
- **LOCKS:** ALL DOORS, GATES, AND FENCES MUST UTILIZE COMMERCIAL-GRADE LOCKS.
- **PERIMETER ACCESS:** ALL PERIMETER ENTRY DOORS MUST BE EQUIPPED WITH ELECTRONIC LOCKS AND KEYPADS.

DIVISION 09: FINISHES & BIOSECURITY

- **SANITATION:** ALL CULTIVATION AND PROCESS AREAS (104-111) SHALL FEATURE SMOOTH, NON-POROUS, WASHABLE SURFACES.
- **FLOORING:** 6" REINFORCED CONCRETE WITH ANTIMICROBIAL SEALANT..
- **SANITARY TRANSITIONS:** ALL WALL-TO-FLOOR, WALL-TO-WALL TRANSITIONS IN PROCESS ZONES MUST UTILIZE MANUFACTURER SPECIFIC CLEANROOM TOP AND BOTTOM TRACK SYSTEM WITH COVED BASE (AS APPLICABLE) AND SANITARY TRIMS.
- **BIOSECURITY SEAL:** ALL INTERIOR PROCESS JOINTS, WALL-TO-CEILING TRANSITIONS, AND UTILITY PENETRATIONS MUST BE CONCAVE TOOLED WITH USDA-COMPLIANT ANTIMICROBIAL SILICONE.
- **OPENING SEALS:** DOORS TO RESTRICTED AREAS MUST BE SOLID CONSTRUCTION AND EFFECTIVELY SEAL TO PROTECT AGAINST UNAUTHORIZED ACCESS AND MAINTAIN ODOR/ENVIRONMENTAL CONTROL.

DIVISION 23: PRIMARY MECHANICAL (CULTIVATION ZONES)

- **EQUIPMENT:** INTEGRATED GAS REHEAT (IGR) UNITS.
- **ZONES TARGETED:** FLOWER 1 (105), FLOWER 2 (106), FLOWER 3 (107), FLOWER 4 (108), AND MOTHER/VEG (109)
- **CONFIGURATION:** GROUND-MOUNTED ON 6" REINFORCED CONCRETE PADS WITH 1/2" ISOLATION JOINTS.
- **DISCHARGE:** HORIZONTAL DISCHARGE CONVERSION WITH R-8 INSULATED EXTERNAL TRUNK LINES PENETRATING THE EZF8I PERIMETER.
- **ENVIRONMENTAL CONTROL:** MODULATING HOT GAS REHEAT (HGRH) AND CONTROLLERS FOR PRECISION VPD MANAGEMENT.
- **AIRFLOW MANAGEMENT:** ENGINEERING MUST PROVIDE FOR ONE CENTERED CEILING DESTRATIFICATION FAN AND FOUR WALL-MOUNTED LATERAL FANS (ONE PER WALL) IN EACH FLOWER ROOM TO ENSURE UNIFORM ENVIRONMENT.
- **ODOR & BIO-ISOLATION:** SYSTEMS MUST MAINTAIN NEGATIVE PRESSURE IN CULTIVATION ROOMS RELATIVE TO SUPPORT ZONES AND INCLUDE 100% AIR FILTRATION VIA A CHARCOAL SCRUBBER SYSTEM.

DIVISION 23: ANCILLARY MECHANICAL (SUPPORT ZONES)

- **SYSTEM TYPE:** EITHER A DUCTED SPLIT SYSTEM OR A MULTI-ZONE HEAT PUMP (DUCTLESS) SYSTEM IS ACCEPTABLE.
- **SCOPE:** THE MEP ENGINEER SHALL SELECT THE SYSTEM BASED ON THE MOST COST-EFFECTIVE BALANCE OF INITIAL INSTALLATION COST AND LONG-TERM SERVICEABILITY.
- **ZONES TARGETED:** HALL (099), RECEIVING (101), TR (102), TR (103), FERTIGATION (104), AND SECURED STORAGE (111).
- **PERFORMANCE:** SYSTEM MUST MAINTAIN 100% HEATING CAPACITY AT 5°F.
- **TOILET EXHAUST (ROOMS 102-103):** DEDICATED 50 CFM CONTINUOUS EXHAUST DUCTED DIRECTLY TO THE EXTERIOR PER MN RULES 1346.0403.
- **ODOR & BIO-ISOLATION:** SUPPORT HVAC SHALL NOT SHARE AIR RETURNS WITH CULTIVATION ZONES TO PREVENT CROSS-CONTAMINATION AND ODOR MIGRATION.

DIVISION 33: SITE UTILITIES

- **INDUSTRIAL WASTE:** PROVIDE TWO 2,500-GALLON BELOW-GRADE INDUSTRIAL WASTE HOLDING TANKS. TANKS MUST BE WATERTIGHT AND EQUIPPED WITH HIGH-WATER ALARMS HARD-WIRED TO THE MASTER SECURITY PANEL.
- **SEPTIC MOUND SYSTEM:** PROVIDE A COMPLETE SUBSURFACE SEWAGE TREATMENT SYSTEM (SSTS) - GRAVITY-FED DOMESTIC WASTE SYSTEM PER MN RULE 7080

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Project number	420
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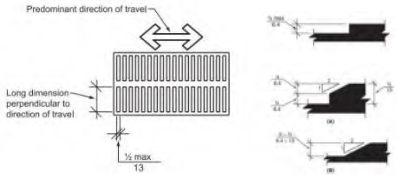
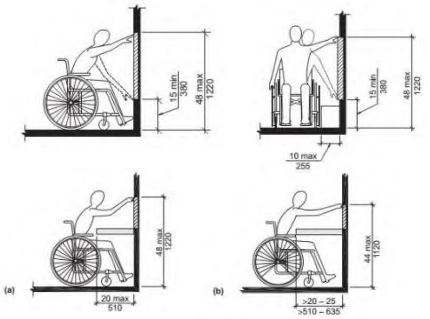
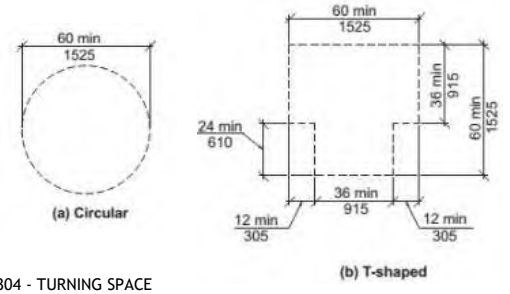
90 DEGREE HANDICAPPED ACCESSIBLE PARKING STALL-AISLE



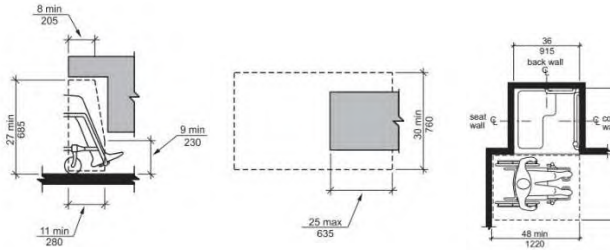
302.3 - OPENINGS / 303 - CHANGES IN FLOOR LEVEL



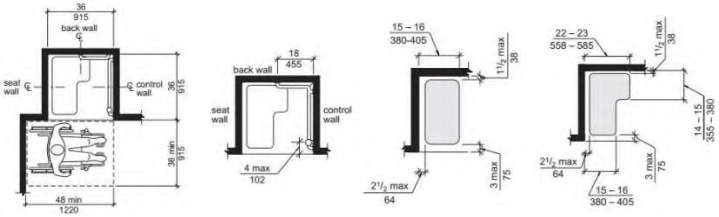
308 - REACH REQUIREMENTS



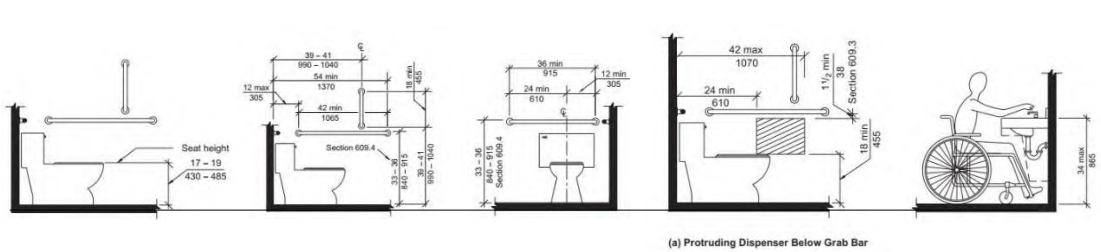
304 - TURNING SPACE



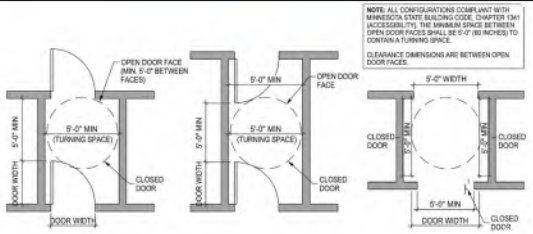
306 - KNEE AND TOE CLEANACE



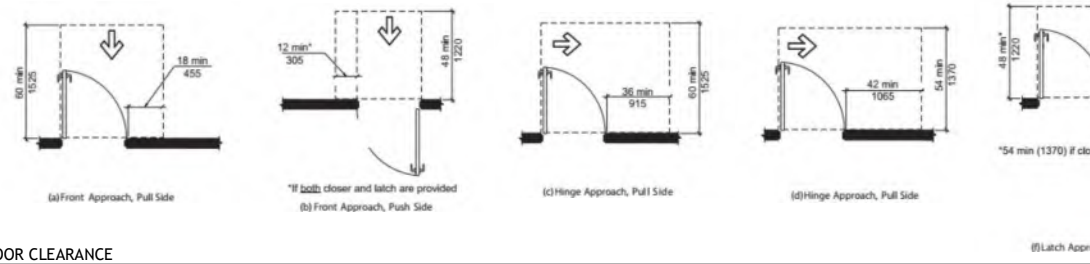
608 / 610 - TRANSFER-TYPE SHOWER / GRAB BARS / SEATS



TOIET ROOM MOUNTING HEIGHTS AND CLEARANCE



DOORS IN SERIES



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ACCESSIBILITY REQUIREMENTS

Project number	420
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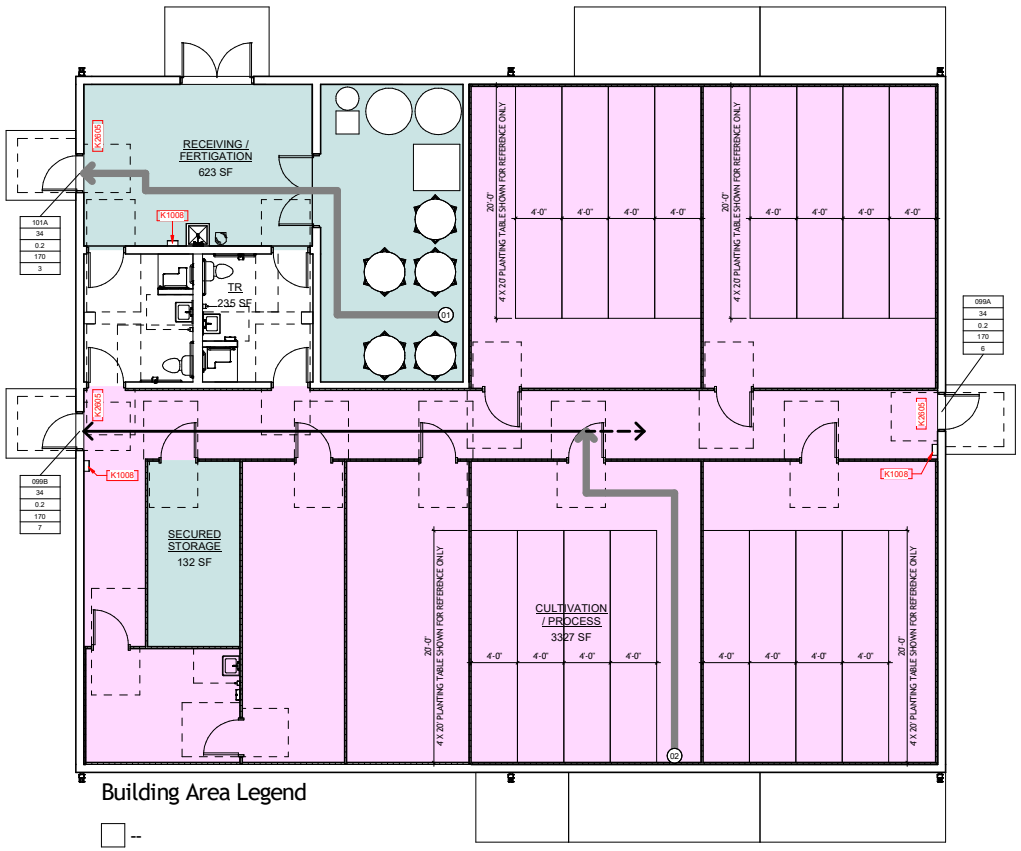

1 FIRST FLOOR LIFE SAFETY PLAN
G004 3/16" = 1'-0"

LIFE SAFETY SCHEDULE

NAME	AREA	OCCUPANCY CLASSIFICATION	FACTOR	OCCUPANT LOAD	SPRINKLED	LEVEL	COMMENTS
RECEIVING / FERTIGATION	623 SF	S-2	300	3	No	LEVEL 1	
TR	235 SF	--			No	LEVEL 1	
CULTIVATION / PROCESS	3327 SF	F-2	300	12	No	LEVEL 1	
SECURED STORAGE	132 SF	S-2	300	1	No	LEVEL 1	

TOTAL OCCUPANT LOAD = 16

LIFE SAFETY LEGEND

NUMBER — ELEMENT ID NUMBER
WIDTH — EGRESS WIDTH
FACTOR — EGRESS FACTOR
CAPACITY — EGRESS CAPACITY
LOAD — EGRESS LOAD
K2605 — ILLUMINATED "EXIT" LIGHT FIXTURE
K1008 — FIRE EXTINGUISHER CABINET
XX — TRAVEL DISTANCE PATH ID TAG
COMMON PATH OF EGRESS TRAVEL
EXIT ACCESS TRAVEL DISTANCE

CODE SECTION	APPLICABLE CODE LANGUAGE / PROJECT SPECIFIC COMPLIANCE
MBC 304, 306.3.3, 311.3	OCCUPANCY CLASSIFICATION: MIXED-USE FACILITY COMPRISING F-2/S-2/B
MBC 508.2	B IS ACCESSORY TO F-2
MBC 508.3	NON-SEPARATED OCCUPANCIES: THE BUILDING IS TREATED AS A SINGLE OCCUPANCY THE MOST RESTRICTIVE OCCUPANCY REQUIREMENTS (GROUP B) APPLY TO THE ENTIRE BUILDING FOR HEIGHT AND AREA LIMITATIONS
MBC 504 / 506	ALLOWABLE HEIGHT & AREA: TYPE VB, GROUP F-2/B/S-2 MAX ALLOWABLE AREA: 9,000 SQ FT (BASE) PROPOSED: 4,500 SQ FT (COMPLIANT) MAX HEIGHT: 40'-0" / 2 STORIES PROPOSED: 24' 10 3/8" / 1 STORY (COMPLIANT)
MBC TABLE 601	TYPE VB CONSTRUCTION: 0-HOUR RATING REQUIRED FOR PRIMARY STRUCTURAL FRAME, BEARING WALLS (INTEXT), AND FLOOR/ROOF CONSTRUCTION
MBC TABLE 602	FIRE RESISTANCE FOR EXTERIOR WALLS: TYPE VB, F-2/S-2/B OCCUPANCY WITH FIRE SEPARATION DISTANCE > 30' REQUIRED RATING: 0-HOURS
MBC 903	AUTOMATIC FIRE SUPPRESSION: FIRE AREA IS < 12,000 SQ FT AND DOES NOT MEET THE SPECIFIC THRESHOLDS FOR GROUP F-2, S-2, OR B AN AUTOMATIC FIRE SUPPRESSION SYSTEM IS NOT REQUIRED
MBC 906	PORTABLE FIRE EXTINGUISHERS: REQUIRED IN GROUP F, S, AND B OCCUPANCIES CABINETS (K1004) TO BE LOCATED PER NFPA 10, MAX TRAVEL DISTANCE: 75'
IFC 503 / 504	FIRE SERVICE FEATURES: FIRE APPARATUS ACCESS ROADS SHALL EXTEND TO WITHIN 150' OF ALL PORTIONS OF THE EXTERIOR WALLS ACCESS TO BUILDING EXTERIOR AND ROOF VIA STOOPS AND CLEAR PERIMETER
IFC 505	PREMISES IDENTIFICATION: NEW BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE FROM THE STREET
MBC 1004	OCCUPANT LOAD: SEE LIFE SAFETY SCHEDULE
MBC 1006	NUMBER OF EXITS: TWO REMOTE EXTERIOR EXITS ARE PROVIDED (NORTH AND SOUTH), EXCEEDING THE MINIMUM REQUIREMENT FOR THE CALCULATED OCCUPANT LOAD
MBC TABLE 1006.3.3(2)	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: MAX TRAVEL DISTANCE FOR F-2/S-2/B IS 75'.
MBC TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE: B = 200', F-2/S-2 = 300' MAXIMUM.
MBC 1008	MEANS OF EGRESS ILLUMINATION: EMERGENCY LIGHTING REQUIRED AT EXITS, EXIT DISCHARGE, AND PATHS OF TRAVEL TO REACH EXITS
MBC 1008.1	ACCESSIBLE MEANS OF EGRESS: REQUIRED LEVEL EXIT DISCHARGE TO FROST-PROTECTED CONCRETE STOOPS PROVIDED AT EXTERIOR WALK-DOORS
MBC 1010	DOORS, GATES, AND HARDWARE: EXIT DOORS MUST BE MIN 32" CLEAR WIDTH PIVOTED OR SIDE-HINGED HARDWARE MUST BE PANIC OR FIRE-EXIT HARDWARE WHERE REQUIRED
MBC 1013	EXIT SIGNS: REQUIRED FOR ALL EXITS AND TO CLEARLY INDICATE THE DIRECTION OF EGRESS WHERE THE EXIT PATH IS NOT IMMEDIATELY VISIBLE
TABLE 1017.2	EXIT ACCESS TRAVEL DISTANCE: B = 200', F-2/S-2 = 300' MAXIMUM.
MBC 1020	CORRIDORS: NON-RATED CORRIDORS (0-HOUR) PERMITTED IN GROUP F/S/B WHERE THE BUILDING IS NOT REQUIRED TO BE SPRINKLERED AND OCCUPANT LOAD IS < 30
MBC TABLE 1020.2	MINIMUM CORRIDOR WIDTH = 44"
MBC 1005.7.1	DOORS IN ANY POSITION SHALL NOT REDUCE THE WIDTH BY MORE THAN 1/2 OR 22".
MBC 1028	EXIT DISCHARGE: EXITS SHALL DISCHARGE DIRECTLY TO THE EXTERIOR AT GRADE 5" CIP CONCRETE STOOPS PROVIDED AT ALL EGRESS POINTS
MBC TABLE 1607.1, MBC 1607.3, 1607.4	ACCESS FLOOR SYSTEMS: MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD = 50PSF. MINIMUM CONCENTRATED LIVE LOAD = 300LBS
MN RULE 1341.0603	EXCEPTION: WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR FLOOR SPACE [30 INCHES BY 48 INCHES] IS PROVIDED WITHIN THE ROOM BEYOND THE ARC OF THE DOOR SWING, DOORS SHALL BE PERMITTED TO SWING INTO THE CLEAR FLOOR SPACE OR CLEARANCE REQUIRED FOR ANY FIXTURE.
MN RULE 1305.2902	A DRINKING FOUNTAIN SHALL NOT BE REQUIRED IN BUILDINGS HAVING AN OCCUPANT LOAD OF LESS THAN 50.

EXIT ACCESS TRAVEL DISTANCE

PATH ID	TRAVEL DISTANCE	CPET
01	43' - 4"	43'-4"
02	78' - 3"	35'-0"

PLUMBING FIXTURE COUNT

FIXTURE TYPE	RATIO (INDUSTRIAL/WAREHOUSE)	REQUIRED	PROVIDED		COMPLIANCE
WATER CLOSETS	1 PER 1-100 (PER SEX)	1 MALE, 1 FEMALE	2 (SINGLE-USER)		PASS
LAVATORIES	1 PER 1-100 (PER SEX)	1 MALE, 1 FEMALE	2 (SINGLE-USER)		PASS
SHOWERS	1 PER 15 (OCCUPANTS)	1 TOTAL	1 (TRANSFER TYPE)		PASS
DRINKING FOUNTAIN	1 PER 100	1		0	EXEMPT PER MN RULE 1305.2902
SERVICE SINK	1 PER BUILDING	1		1	PASS

BUILDING ENVELOPE REQUIREMENTS FOR CLIMATE ZONE 6 (A, B)

OPAQUE ELEMENTS	NONRESIDENTIAL	
	ASSEMBLY MAXIMUM	INSULATION MIN. R-VALUE
ROOFS		
INSULATION ENTIRELY ABOVE DECK	U-0.032	R-30 C.I.
WALLS, ABOVE GRADE		
MASS	U-0.080	R-13.3 C.I.
STEEL-FRAMED	U-0.049	R-13 + R-12.5 C.I.
WALL, BELOW GRADE		
BELOW-GRADE WALL	C-0.092	R-10 C.I.
FLOORS		
MASS	U-0.051	R-16.7 C.I.
SLAB-ON-GRADE FLOORS		
UNHEATED	F-0.510	R-20 FOR 24 IN.
OPAQUE DOORS		
SWINGING	U-0.370	—
NONSWINGING	U-0.310	—
FENESTRATION	**NONRESIDENTIAL**	
(VERTICAL 0-40% OF WALL) FIXED	*MAX U* 0.34	*MAX SHGC* 0.38
OPERABLE	0.42	0.34
ENTRANCE DOOR	0.63	0.34

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CODE INFORMATION

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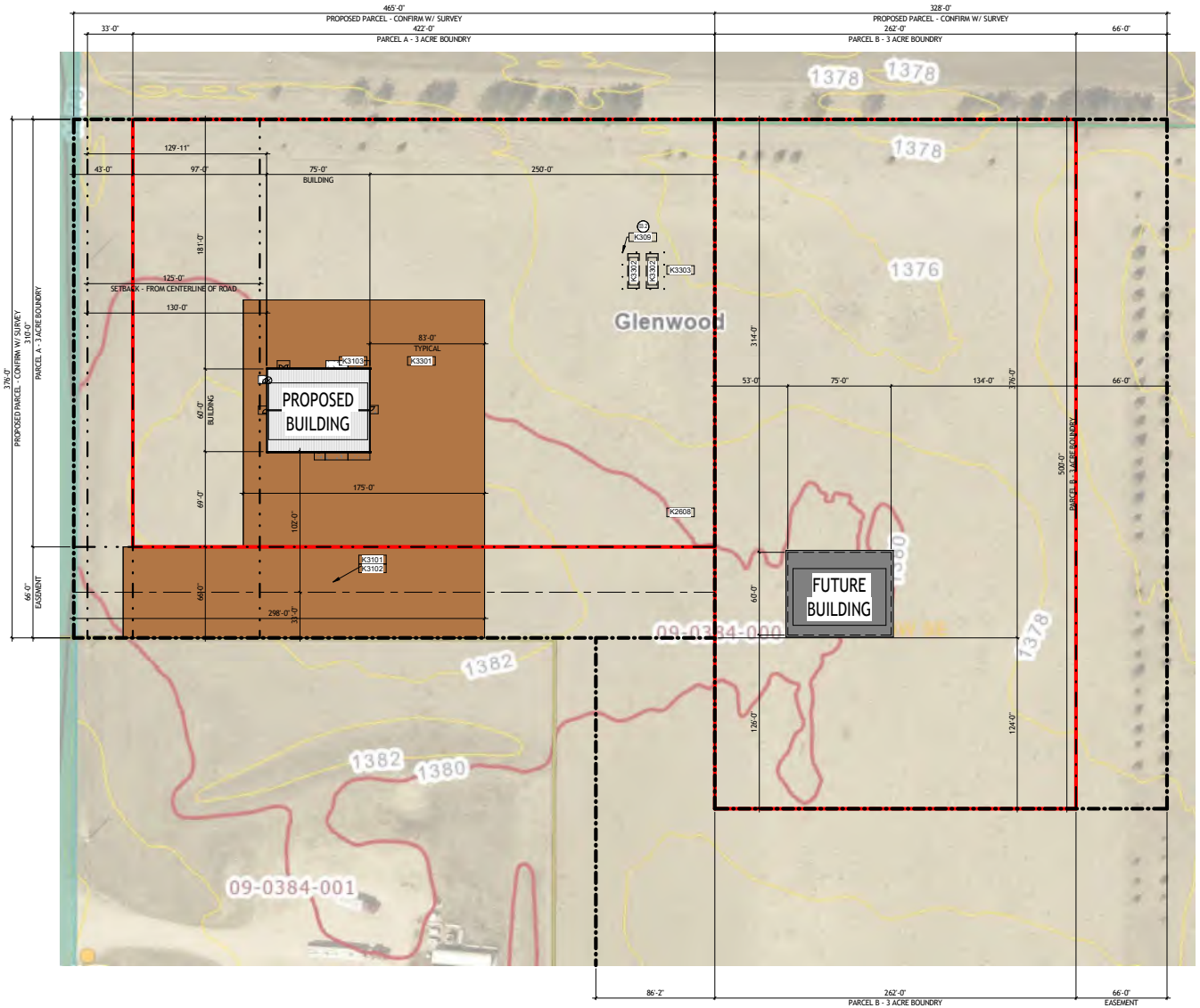
GENERAL SITE PLAN NOTES

1. CONCRETE FOR SIDEWALKS SHALL BE INSTALLED SO THAT A 2% CROSS-SLOPE IS NOT EXCEEDED.
2. CONTRACTOR SHALL REFER TO CIVIL PLANS FOR PRECISE PROPERTY AND SETBACK BOUNDRIES AND EXACT UTILITY LOCATIONS.



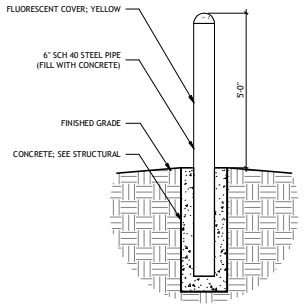
1 SITE PLAN
A001 1" = 40'-0"

SITE PLAN NOTES

KEY #	DESCRIPTION
03.2	PROVIDE BOLLARD(S) AS REQUIRED TO PROHIBIT VEHICLE TRAFFIC; MAXIMUM 8' O.C.

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
K309	STEEL PIPE BOLLARD: 60" TALL, 6" DIAMETER, CONCRETE FILLED W/ HDPE COVER; VERIFY QUANTITY.
K2608	EXTERIOR PAD-MOUNTED TRANSFORMER AND MAIN ELECTRICAL SERVICE (OR APPROVED EQUAL); ENGINEER TO COORDINATE SIZING AND UTILITY REQUIREMENTS.
K3101	MINIMUM ACCESS MAINTENANCE ROAD: 8' COMPACTED CLASS 5 AGGREGATE OVER GEOTEXTILE FABRIC. 20' MIN WIDTH.
K3102	GEOTEXTILE STABILIZATION FABRIC: NON-WOVEN FABRIC TO BE PLACED PRIOR TO AGGREGATE TO PREVENT SUBGRADE MIGRATION.
K3103	ADA ACCESSIBLE STALL: PROVIDE (1) VAN-ACCESSIBLE STALL W/ FIRM, STABLE, AND SLIP-RESISTANT SURFACE.
K3301	FOUNDATION PERIMETER DRAIN: COORDINATE W/ CIVIL
K3302	2,500 GALLON SUB-GRADE WASTEWATER STORAGE TANK: MUST BE WATERTIGHT AND EQUIPPED W/ HIGH-WATER ALARMS HARD-WIRED TO THE MASTER SECURITY PANEL.
K3303	GRAVITY-FED SOIL ABSORPTION SEPTIC SYSTEM (OR APPROVED EQUAL); DESIGN SHALL BE A FREE-FLOWING, GRAVITY-DISTRIBUTION TRENCH OR BED SYSTEM CONSTRUCTED IN NATIVE SOILS PER MN RULE 7080. MECHANICAL LIFT STATIONS, PUMPS, AND ABOVE-GRADE MOUND ASSEMBLIES ARE EXPLICITLY EXCLUDED FROM THIS SCOPE. SYSTEM SHALL BE SIZED FOR DOMESTIC WASTE ONLY AND MUST BE INDEPENDENT OF ALL INDUSTRIAL/PROCESS WASTE STREAMS. ENGINEER OF RECORD SHALL VERIFY SITE ELEVATIONS AND PERCOLATION RATES TO ENSURE CONTINUOUS GRAVITY FUNCTIONALITY FROM BUILDING EXIT TO DRAIN FIELD.



2 TYP. BOLLARD DETAIL
A001 1/2" = 1'-0"

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XANDRIA

ARCHITECTURAL SITE PLAN

Project number	420
Date	05/07/2026
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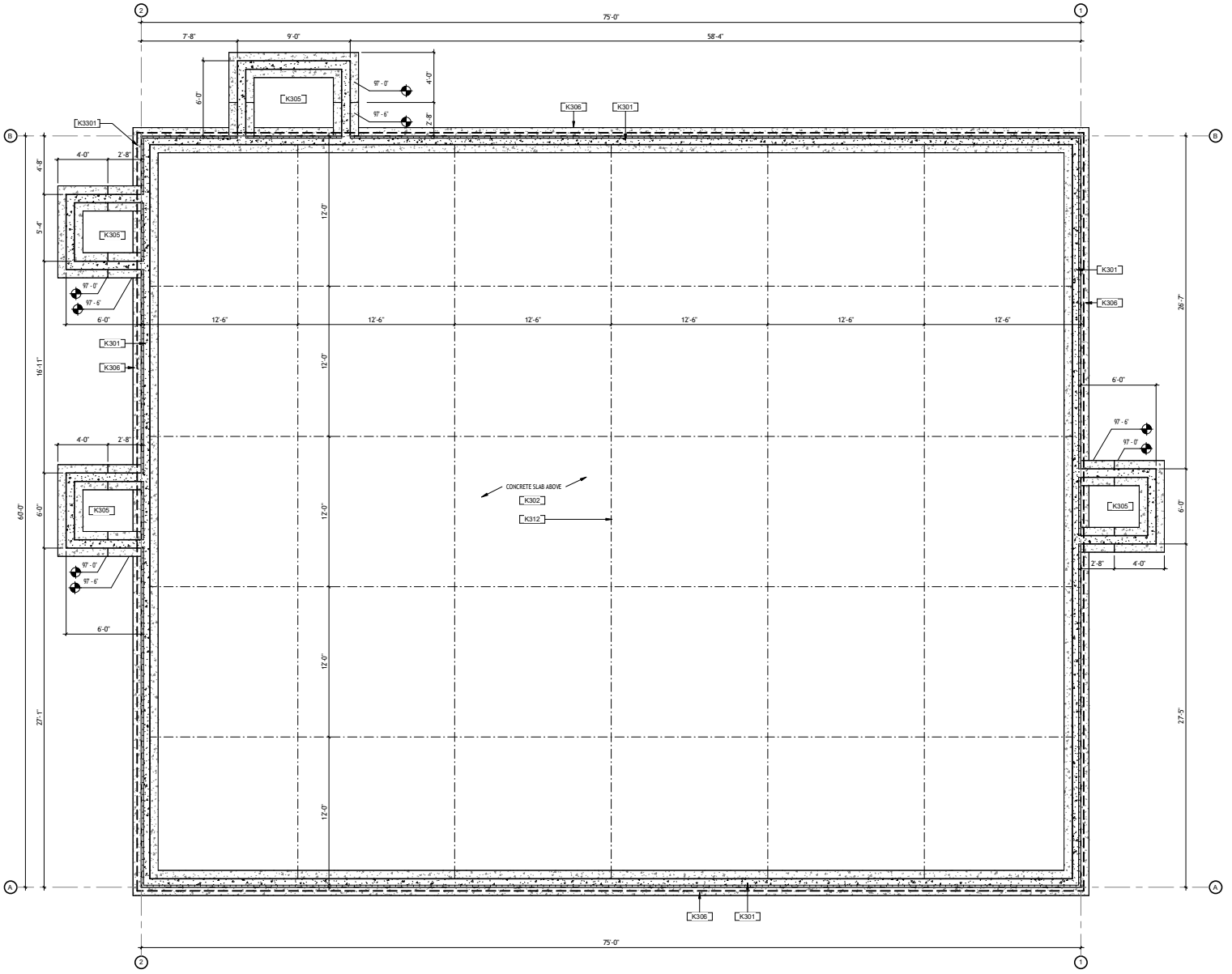

1 ARCHITECTURAL FOUNDATION PLAN
A002 1/4" = 1'-0"

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
K301	PERIMETER WALL SYSTEM (EZFB): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2" RIGID FOAM INSERTS.
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL): PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K305	FROST PROTECTED STOOP: CAST IN PLACE CONCRETE STOOP W/ THERMAL BREAK AT EXTERIOR WALK-DOORS; VERIFY W/ STRUCTURAL
K306	FOUNDATION FOOTING: CAST IN PLACE CONCRETE FOOTING W/ EXPOSED REBAR TO BE CAST INTO PLASTIC FOUNDATION WALL FORMS; VERIFY W/ STRUCTURAL
K312	CONTROL JOINTS: ALL CONCRETE SLABS SHALL BE SAW CUT AS SOON AS THE CONCRETE WILL SUPPORT THE SAWING EQUIPMENT AND DOES NOT RAVEL DURING THE SAWING OPERATION. ALL SAW CUTTING SHALL BE PERFORMED THE SAME DAY THE CONCRETE IS PLACED. SAW CUTS SHALL BE 1/ 8" WIDE W/ DEPTHS OF AT LEAST 25% OF THE SLAB THICKNESS OR A MAX DEPTH OF 1 1/2". JOINTING PATTERN SHALL BE IN A SQUARE PATTERN, W/ MAXIMUM SPACING OF 12' - 0" FOR 4" THICK SLABS, 13' - 0" FOR 5" THICK SLABS, 14' - 6" FOR 6" THICK SLABS, 17'-0" FOR 8" THICK SLABS, & 20'-0" FOR 10" THICK SLABS UNLESS NOTED OTHERWISE.
K3301	FOUNDATION PERIMETER DRAIN: COORDINATE W/ CIVIL

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No.	Description	Date

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FOUNDATION PLAN

Project number	420
Date	05/07/2026
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Scale 1/4" = 1'-0"

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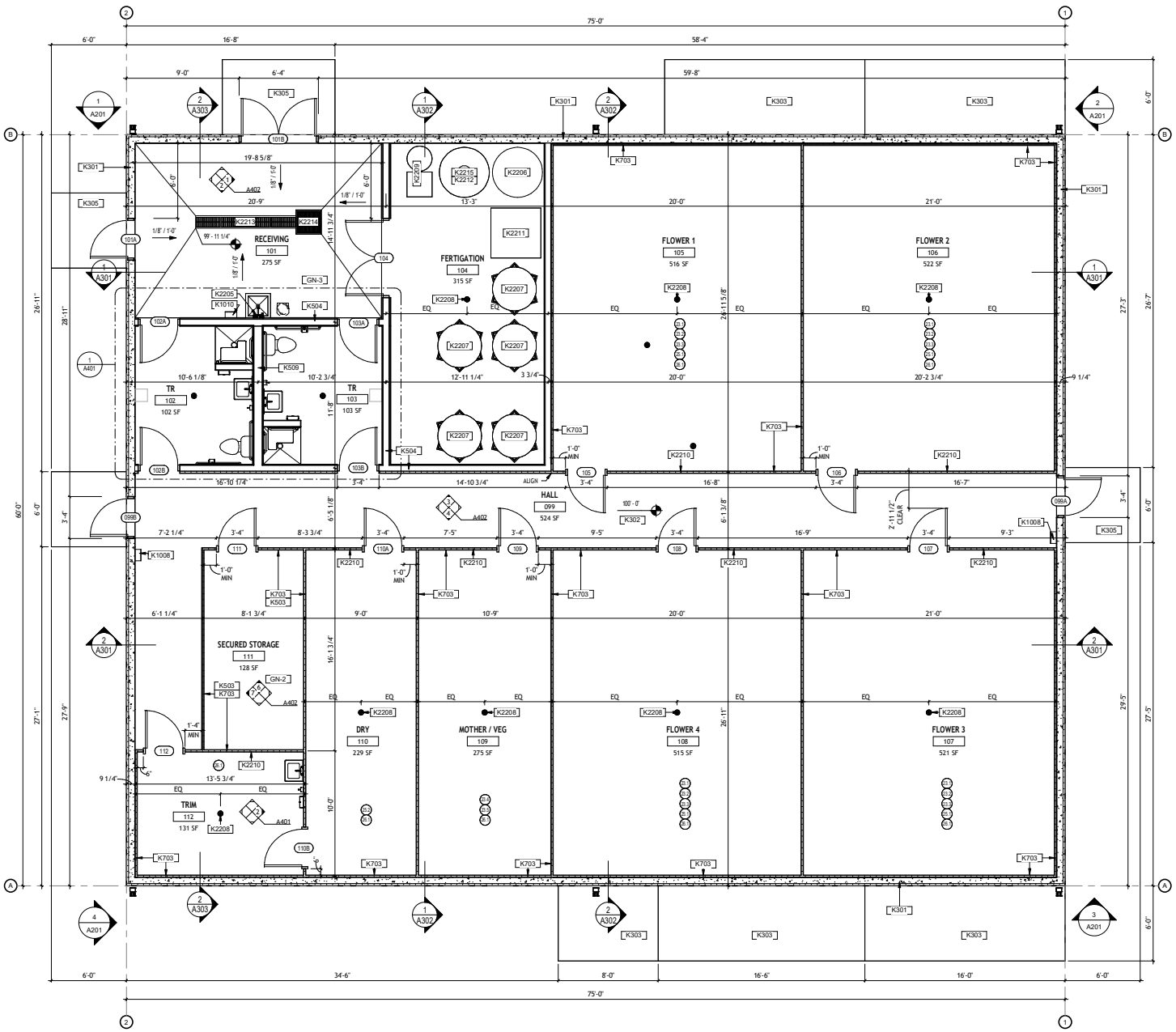

1 OVERALL FLOOR PLAN
A101 1/4" = 1'-0"

FLOOR PLAN NOTES

KEY #	DESCRIPTION
23.1	MAINTAIN CONSTANT ENVIORNMENT @ 65° -84° F
23.2	MAINTAIN CONSTANT VAPOR PRESSURE DENISTY @ 0.84-1.2
23.3	MAINTAIN CONSTANT RELATIVE HUMIDITY @ 55-75%
23.4	MAINTAIN CONSTANT ENVIORNMENT @ 75° -80° F
23.5	MAINTAIN CONSTANT VAPOR PRESSURE DENISTY @ 0.8
25.1	GROWLINK TO PROVIDE IRRIGATION CONTROL MODULE AND SUBSTRATE MONITORING SENSORS; ALL ASSOCIATED PIPING AND ACCESSORIES TO BE COORDINATED W/ AND INSTALLED BY GENERAL CONTRACTOR
25.2	CANNATROL TO PROVIDE CONTROL MODULE; ALL ASSOCIATED PIPING AND ACCESSORIES TO BE COORDINATED W/ AND INSTALLED BY GENERAL CONTRACTOR
26.1	DUPLEX RECEPTACLES @ 72" ABOVE FINISH FLOOR; MINIMUM OF (2X) ALONG EACH WALL

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
GN-2	SECURED STORAGE: DESIGNATED FOR REGULATED PRODUCTS. PRODUCTS STORED MIN 6" ABOVE FLOOR.
GN-3	WASTE MANAGEMENT: PROVIDE SECURE, SEPARATE LOCKED LOCATION FOR CANNABIS WASTE AND FAILED PRODUCTS PRIOR TO DISPOSAL.
K301	PERIMETER WALL SYSTEM (E2F8i): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2" RIGID FOAM INSERTS.
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL): PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K303	MECHANICAL PADS: 6" CAST IN PLACE REINFORCED PADS W/ THERMAL BREAK FOR GROUND-MOUNTED RTUS; VERIFY W/ STRUCTURAL
K305	FROST PROTECTED STOOP: CAST IN PLACE CONCRETE STOOP W/ THERMAL BREAK AT EXTERIOR WALK-DOORS; VERIFY W/ STRUCTURAL.
K503	TAMPER-PROOF PHYSICAL BARRIER: FLAT 9-GAUGE EXPANDED METAL MESH COMPLIANT W/ ASTM F1267 (OR APPROVED EQUAL).
K504	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 5 1/2" LIGHT GAUGE STEEL FRAMING.
K509	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 8" LIGHT GAUGE STEEL FRAMING.
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K1008	FIRE EXTINGUISHER CABINET: WALL MOUNTED
K1010	METAL LOCKERS: 12", DOUBLE TIER; COLOR TBD
K2205	MOP BASIN: FLOOR-MOUNTED MOP BASIN W/ UTILITY FAUCET
K2206	1000 GALLON POLY STORAGE TANK
K2207	300 GALLON DOUBLE WALLED CONE BOTTOM POLY STORAGE TANK.
K2208	SANITARY FLOOR DRAINS: PIPED DIRECTLY TO UNDERGROUND INDUSTRIAL WASTEWATER STORAGE TANKS.
K2209	AIR COMPRESSOR: VERIFY SIZE
K2210	INTERIOR HOT WATER HOSE BIB: W/ VACUUM BREAKER. 3/4" GHT. FOR PROCESS AREA SANITATION.
K2211	REVERSE OSMOSIS (RO) FILTRATION SKID: MULTI-STAGE FILTRATION W/ BOOSTER PUMP & TDS MONITORING.
K2212	(ALTERNATE BID) CONDENSATE RECLAMATION LOOP: CAPTURE/PIPE ALL HVAC CONDENSATE TO FILTRATION/STORAGE FOR REUSE.
K2213	TRENCH DRAIN: ZURN Z882 (OR APPROVED EQUAL)
K2214	CATCH BASIN: ZURN Z887 (OR APPROVED EQUAL)
K2215	500 GALLON POLY STORAGE TANK

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No.	Description	Date

XANDRIA

FLOOR PLAN

Project number	420
Date	05/07/2026
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A101

Scale 1/4" = 1'-0"

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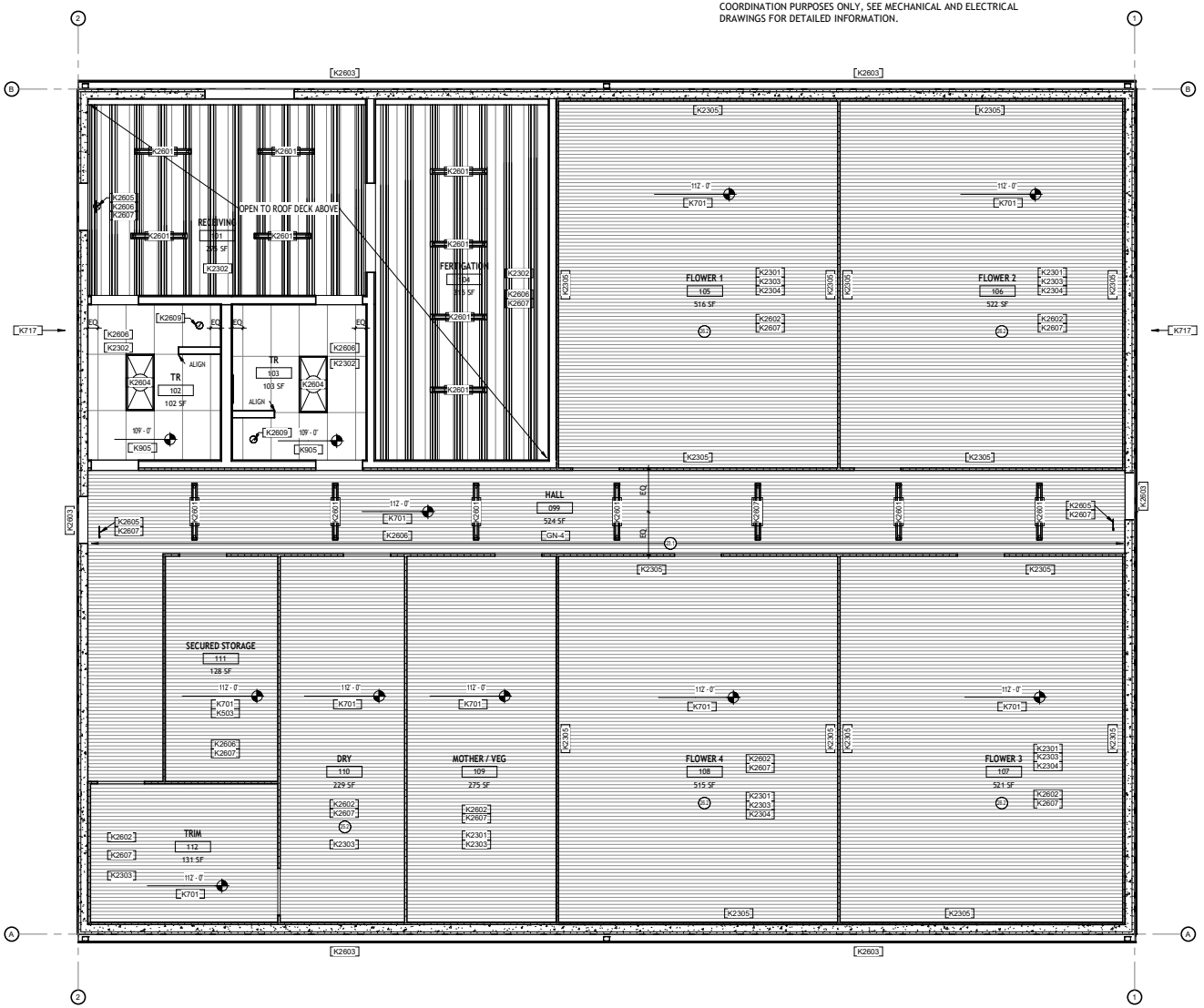
GENERAL REFLECTED CEILING PLAN NOTES

1. MECHANICAL AND ELECTRICAL ITEMS SHOWN FOR REFERENCE AND COORDINATION PURPOSES ONLY, SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR DETAILED INFORMATION.



1 REFLECTED CEILING PLAN
A102 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

KEY #	DESCRIPTION
23.1	PROVIDE POSITIVE AIR PRESSURE RELATIVE TO CULTIVATION ROOMS AT ALL TIMES
25.2	CANNATROL TO PROVIDE CONTROL MODULE; ALL ASSOCIATED PIPING AND ACCESSORIES TO BE COORDINATED W/ AND INSTALLED BY GENERAL CONTRACTOR
26.2	(15X) CEILING MOUNTED ELECTRICAL DRIVERS PER ROOM; PROVIDE (1X) DEDICATED GFCI DUPLEX RECEPTACLE PER DRIVER

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
GN-4	ACCESS FLOOR SYSTEMS: MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD = 50PSF. MINIMUM CONCENTRATED LIVE LOAD = 300LBS
K503	TAMPER-PROOF PHYSICAL BARRIER: FLAT 9-GAUGE EXPANDED METAL MESH COMPLIANT W/ ASTM F1267 (OR APPROVED EQUAL).
K701	4' SUSPENDED IMP CEILING: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL);
K717	PREFINISHED 26 GAUGE METAL LINER PANEL
K905	VINYL COATED CEILING TILE: 2' x 4' ARMSTRONG CLEAN ROOM FL W/ 15/16 SQUARE LAY-IN (OR APPROVED EQUAL)
K2301	PRIMARY HVAC: INTEGRATED GAS REHEAT (IGR) UNIT W/ MODULATING HOT GAS REHEAT (HGRH) AND EQUIPMENT CONTROLLERS FOR PRECISION VPD MANAGEMENT.
K2302	ANCILLARY HVAC: COORDINATE W/ MEP ENGINEER; SYSTEM SHALL NOT SHARE AIR RETURNS W/ CULTIVATION ZONES.
K2303	ODOR CONTROL SYSTEM: CHARCOAL SCRUBBER SYSTEM DESIGNED FOR 100% AIR FILTRATION.
K2304	CEILING MOUNTED DESTRATIFICATION FAN.
K2305	WALL MOUNTED DESTRATIFICATION FAN.
K2601	SUSPENDED LED LIGHTING: HIGH-EFFICIENCY SUSPENDED LED
K2602	PROCESS AREA LIGHTING: CULTIVATION LED LIGHTING; COORDINATED W/ EQUIPMENT SUPPLIER.
K2603	EXTERIOR LED WALL PACK: HIGH-OUTPUT, ARCHITECTURAL LED WALL-MOUNTED FIXTURE. FULL-CUTOFF TO PREVENT UPWARD LIGHT SPILL. INTEGRATED PHOTOCELL FOR DUSK-TO-DAWN OPERATION. RATED FOR WET LOCATIONS AND EXTREME COLD (MINIMUM STARTING TEMPERATURE OF -40Â° F). FIXTURE MUST PROVIDE SUFFICIENT ILLUMINATION FOR 24/7 HIGH-DEFINITION VIDEO SURVEILLANCE OF THE FACILITY PERIMETER.
K2604	LAY-IN 2X4 LED LIGHT: HIGH-EFFICIENCY RECESSED TROFFER, 4000K COLOR TEMPERATURE. FIXTURE SHALL PROVIDE ADEQUATE ILLUMINATION FOR SAFETY AND OPERATIONAL VISIBILITY.
K2605	EMERGENCY EXIT SIGN / LIGHT COMBO: DUAL-HEAD LED EMERGENCY LIGHT W/ INTEGRATED BATTERY BACKUP. FIXTURE MUST BE CAPABLE OF 90 MINUTES OF STANDBY POWER FOR EGRESS SAFETY.
K2606	OCCUPANCY SENSOR: CEILING-MOUNTED DUAL-TECHNOLOGY SENSOR (PIR/ULTRASONIC) FOR AUTOMATIC LIGHTING CONTROL IN NON-PROCESS AREAS TO MEET ENERGY COMPLIANCE STANDARDS.
K2607	VIDEO SURVEILLANCE: 24/7 HD (720P MIN) MONITORING OF ALL ENTRIES, RESTRICTED AREAS, AND CULTIVATION ZONES; 90-DAY STORAGE.
K2609	6" RECESSED LED LIGHT: SUITABLE FOR WET ENVIRONMENT

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REFLECTED CEILING PLAN

Project number	420
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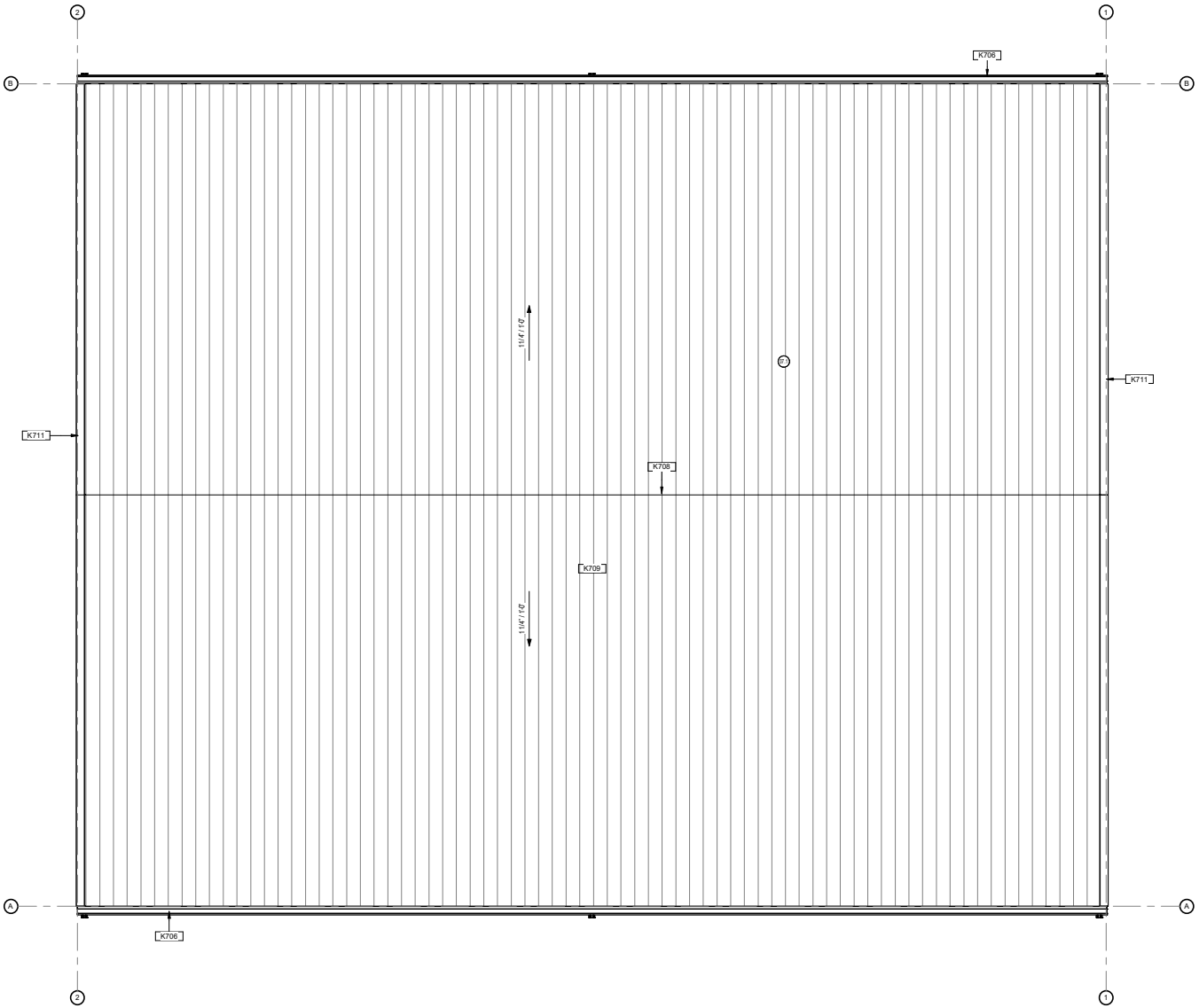

1 ROOF PLAN
A103 1/4" = 1'-0"

ROOF NOTES

KEY #	DESCRIPTION
07.1	COORDINATE IMP LAYOUT W/ JOIST SPACING; VERIFY W/ STRUCTURAL ENGINEER

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
K706	GUTTERS: K-STYLE CONTINUOUS ALUMINUM GUTTER; BY IMP SUPPLIER, COLOR TO MATCH BUILDING TRIM.
K708	RIDGE CAP: BY IMP SUPPLIER
K709	5" IMP CONCEALED FASTENER ROOF: METL SPAN CFR / KINGSPAN KINGSEAM (OR APPROVED EQUAL)
K711	RAKE TRIM: BY IMP SUPPLIER

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ROOF PLAN

Project number	420
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Scale 1/4" = 1'-0"

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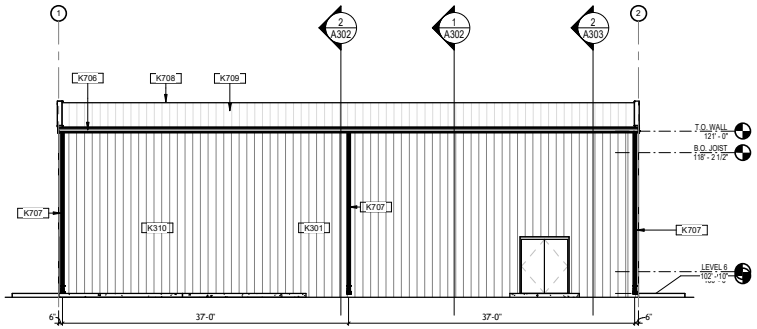
GENERAL ELEVATION NOTES

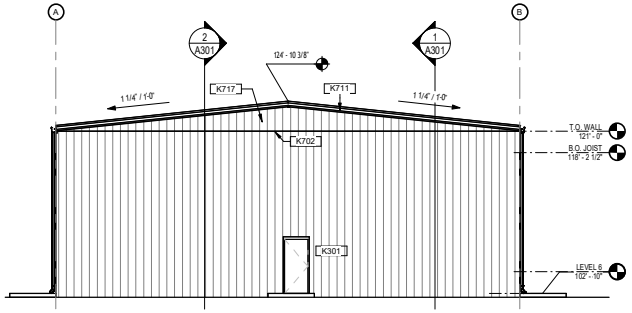
1. VERIFY SILL HEIGHTS AND ALL OPENING DIMENSIONS ON DOOR AND WINDOW SCHEDULES.
2. ALL MECHANICAL, PLUMBING, PROCESS, AND ELECTRICAL EQUIPMENT IS SHOWN FOR PRE-CONSTRUCTION COORDINATION ONLY AND SHALL BE VERIFIED WITH EACH RESPECTIVE TRADES ENGINEERED DRAWINGS.
3. OH DOOR LITE SIZE, QUANTITY, AND LOCATION MAY VARY. COORDINATE WITH SUPPLIER SHOP DRAWINGS.
4. T.O. WALL ELEVATION REPRESENTS CONCRETE FORM EAVE HEIGHT. VERIFY WITH SUPPLIER DRAWINGS.
5. FINISHED GRADE SHALL BE BALANCED TO MEET THE TOP OF EXTERIOR CONCRETE STOOPS AND THRESHOLDS TO PROVIDE A SEAMLESS, TRIP-FREE TRANSITION. ALL FINISHED SURFACES SHALL SLOPE AWAY FROM THE BUILDING FOUNDATION AT A MINIMUM GRADIENT OF 5% FOR THE FIRST 10 FEET (OR TO PERIMETER DRAINAGE SWALES) TO ENSURE POSITIVE DRAINAGE AND PREVENT HYDROSTATIC PRESSURE AGAINST THE SLAB-ON-GRADE.

ELEVATION NOTES

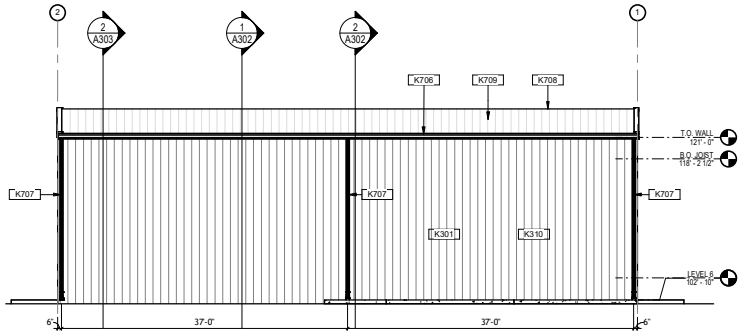
KEY #	DESCRIPTION



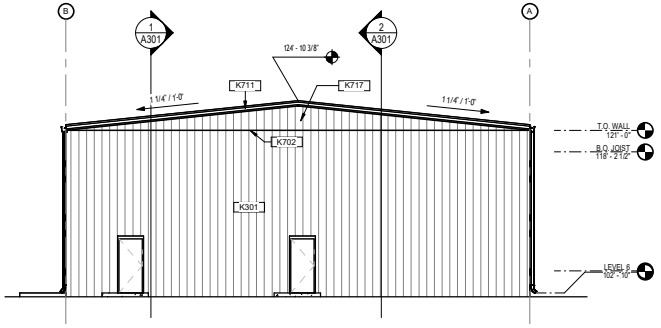
1 EXTERIOR ELEVATION - NORTH
A201 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
A201 1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH
A201 1/8" = 1'-0"



4 EXTERIOR ELEVATION - WEST
A201 1/8" = 1'-0"

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
K301	PERIMETER WALL SYSTEM (EZFB1): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2" RIGID FOAM INSERTS.
K310	REBAR CAGE HEADERS: CAST-IN-PLACE CONCRETE HEADERS W/ REBAR CAGE REINFORCEMENT AT ALL OVERHEAD DOORS AND MEP OPENINGS; VERIFY W/ STRUCTURAL.
K702	PREFINISHED METAL BASE TRIM
K706	GUTTERS: K-STYLE CONTINUOUS ALUMINUM GUTTER; BY IMP SUPPLIER, COLOR TO MATCH BUILDING TRIM.
K707	DOWNSPOUTS: PREFINISHED ALUMINUM DOWNSPOUTS; BY IMP SUPPLIER, COLOR TO MATCH BUILDING TRIM.
K708	RIDGE CAP: BY IMP SUPPLIER
K709	5" IMP CONCEALED FASTENER ROOF: METL SPAN CFR / KINGSPAN KINGSEAM (OR APPROVED EQUAL)
K711	RAKE TRIM: BY IMP SUPPLIER
K717	PREFINISHED 26 GAUGE METAL LINER PANEL

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No.	Description	Date

XANDRIA

EXTERIOR ELEVATIONS

Project number	420
Date	05/07/2026
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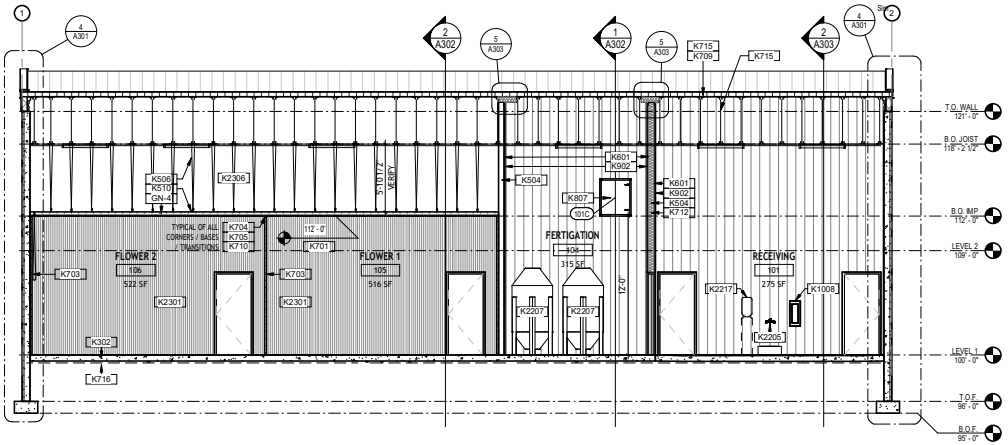
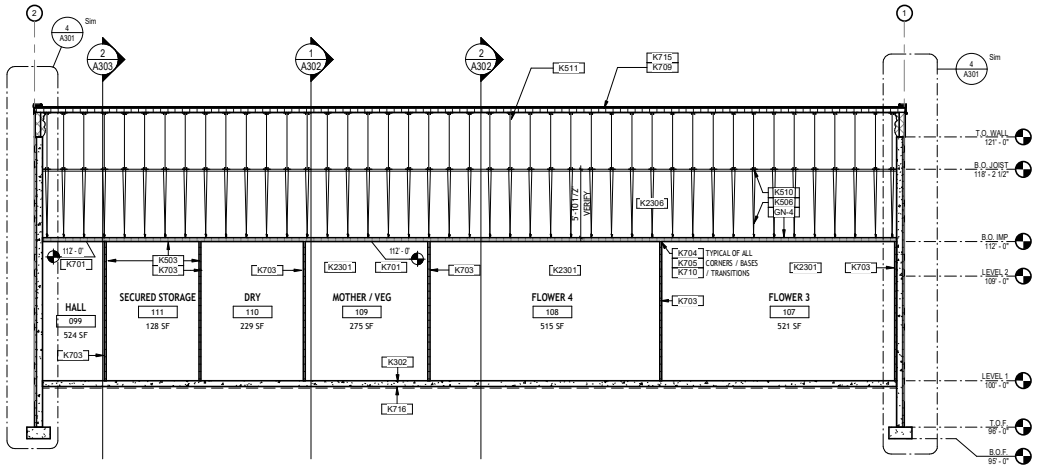


1 LONGITUDINAL BUILDING SECTION
A301 3/16" = 1'-0"



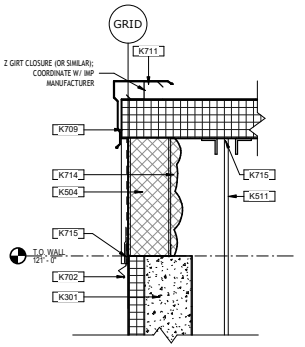
2 LONGITUDINAL BUILDING SECTION
A301 3/16" = 1'-0"

GENERAL SECTION NOTES

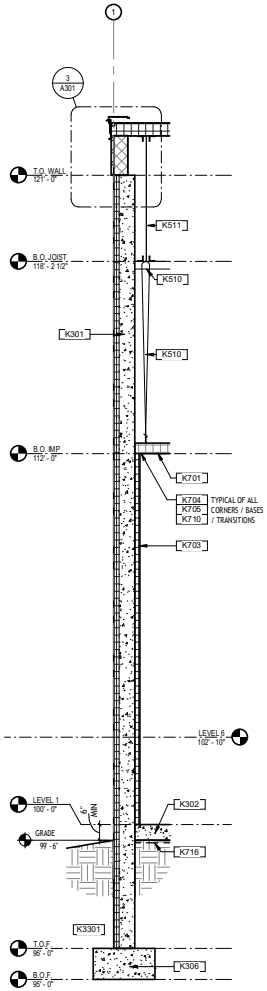
1. T.O.F. LEVEL SHOWN ON ARCHITECTURAL PLANS IS FOR REFERENCE ONLY. VERIFY FROST DEPTH WITH STRUCTURAL PLANS.
2. VERIFY B.O. ALL TRENCH / SUMP ELEVATIONS WITH PLUMBING PLANS.
3. VERIFY ALL OH DOOR TRACK TYPE WITH DOOR SCHEDULE.
4. VERIFY SILL HEIGHTS AND ALL OPENING DIMENSIONS ON DOOR AND WINDOW SCHEDULES.
5. ALL MECHANICAL, PLUMBING, PROCESS, AND ELECTRICAL EQUIPMENT IS SHOWN FOR PRE-CONSTRUCTION COORDINATION ONLY AND SHALL BE VERIFIED WITH EACH RESPECTIVE TRADES ENGINEERED DRAWINGS
6. WALLS INDICATED TO TERMINATE @ BOTTOM OF STEEL JOIST MUST MAINTAIN CONTINUOUS AND UNINTERRUPTED SUBSTRATE FOR ENTIRE HEIGHT OF WALL.

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
GN-4	ACCESS FLOOR SYSTEMS: MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD = 50PSF. MINIMUM CONCENTRATED LIVE LOAD = 3KXLBS
K301	PERIMETER WALL SYSTEM (E2FB): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2' RIGID FOAM INSERTS.
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL); PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K306	FOUNDATION FOOTING: CAST IN PLACE CONCRETE FOOTING W/ EXPOSED REBAR TO BE CAST INTO PLASTIC FOUNDATION WALL FORMS; VERIFY W/ STRUCTURAL
K503	TAMPER-PROOF PHYSICAL BARRIER: FLAT 9-GAUGE EXPANDED METAL MESH COMPLIANT W/ ASTM F1267 (OR APPROVED EQUAL).
K504	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 5 1/2" LIGHT GAUGE STEEL FRAMING.
K506	3/8" HANGER ROD AND TRACK SYSTEM TO SUPPORT IMP CEILING SYSTEM: COORDINATE REQUIREMENTS W/ IMP MANUFACTURER TYICAL DETAILS.
K510	UNISTRUT SUB-FRAME HANGER SYSTEM: COORDINATE REQUIREMENT W/ IMP SUPPLIER.
K511	LH-SERIES STEEL JOIST: DOUBLE PITCH STEEL JOIST SPACED @ 21" O.C., SLOPED TOP CHORD / FLAT BOTTOM CHORD. REFER TO STRUCTURAL FOR FINAL SERIES, SPACING, AND UPLIFT REQUIREMENTS.
K601	5/8" PLYWOOD
K701	4" SUSPENDED IMP CEILING: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL);
K702	PREFINISHED METAL BASE TRIM
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K704	1-COMPONENT ELASTOMERIC JOINT SEALANT: SIKAFLEX-1A (OR APPROVED EQUAL)
K705	VAPOR TRANSITION: PROVIDE CONTINUOUS AND UNINTERRUPTED BUTYL VAPOR TAPE OR SELF-ADHERED FLEXIBLE TRANSITION MEMBRANE AT IMP JOINTS.
K709	5" IMP CONCEALED FASTENER ROOF: METL SPAN CFR / KINGSPAN KINGSEAM (OR APPROVED EQUAL)
K710	SANITARY COVE: COORDINATE TRACK AND COVE SYSTEM W/ IMP SUPPLIER
K711	RAKE TRIM: BY IMP SUPPLIER
K712	R-21 UNFACED BATT INSULATION
K714	CLOSED CELL SPRAY FOAM: PROVIDE MINIMUM 6" COVERAGE OR MINIMUM REQUIRED TO ENCASE ENTIRE END WALL FRAMING SYSTEM
K715	THERMAL TAPE: PROVIDE CONTINUOUS AND UNINTERRUPTED BED OF BUTYL TAPE ALONG MATERIAL TRANSITION.
K716	10 MIL REINFORCED UNDER-SLAB VAPOR BARRIER: ASTM E1745 CLASS A. LAP 6" MIN & TAPE ALL SEAMS/PENETRATIONS.
K807	ACCESS DOOR: ACUDOR WD-8000 (OR APPROVED EQUAL)
K902	PVC WALL PANEL: AMERILUX MR 9" FLAT (OR APPROVED EQUAL)
K1008	FIRE EXTINGUISHER CABINET: WALL MOUNTED
K2205	MOP BASIN: FLOOR-MOUNTED MOP BASIN W/ UTILITY FAUCET
K2207	300 GALLON DOUBLE WALLED CONE BOTTOM POLY STORAGE TANK
K2217	REFILLABLE WATER COOLER W/ DRINKING CUPS
K2301	PRIMARY HVAC: INTEGRATED GAS REHEAT (IGR) UNIT W/ MODULATING HOT GAS REHEAT (HGRH) AND EQUIPMENT CONTROLLERS FOR PRECISION VPD MANAGEMENT.
K2306	INTERSTITIAL SPACE (PROCESS VOID): PROVIDE DEDICATED HVAC RECIRCULATION LOOP. MAINTAIN POSITIVE STATIC PRESSURE RELATIVE TO ADJACENT PROCESS/GROW ROOMS TO MITIGATE MOISTURE MIGRATION. SEAL ALL LID PENETRATIONS AIR-TIGHT TO PREVENT VAPOR DRIVE INTO VOID.
K3301	FOUNDATION PERIMETER DRAIN: COORDINATE W/ CIVIL



3 TYPICAL RAKE DETAIL
A301 1 1/2" = 1'-0"



4 TYPICAL RAKE SECTION
A301 1/2" = 1'-0"

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	Description	Date

XANDRIA

BUILDING SECTIONS

Project number	420
Date	05/07/2026
Drawn by	
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A301

Scale As indicated

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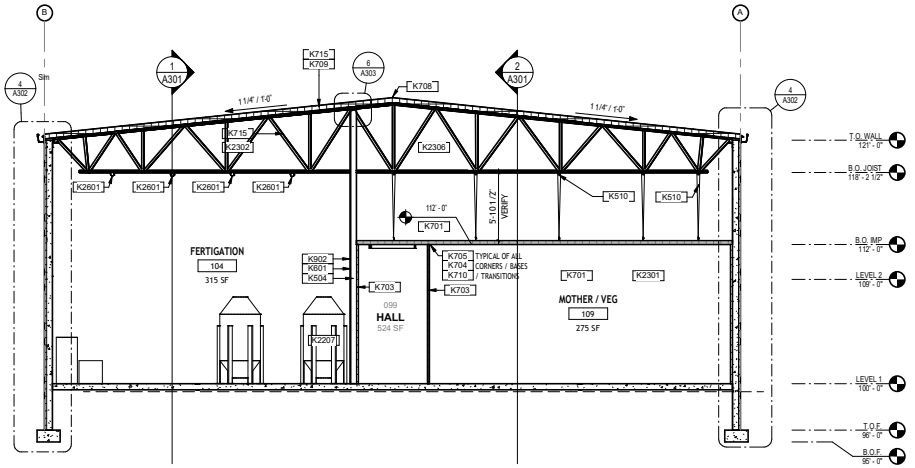
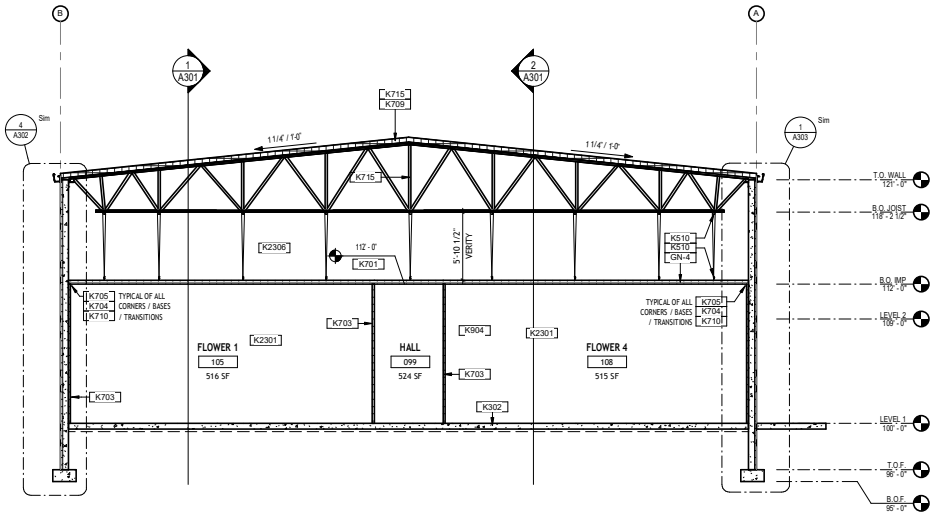


1 TRANSVERSE BUILDING SECTION
A302 3/16" = 1'-0"



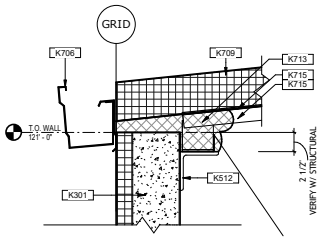
2 TRANSVERSE BUILDING SECTION
A302 3/16" = 1'-0"

GENERAL SECTION NOTES

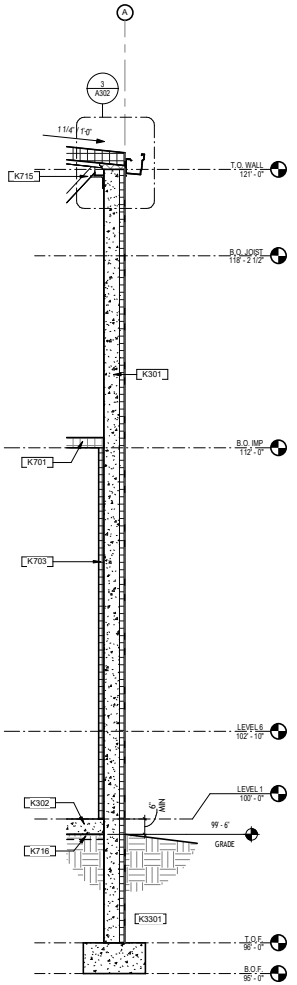
1. T.O.F. LEVEL SHOWN ON ARCHITECTURAL PLANS IS FOR REFERENCE ONLY. VERIFY FROST DEPTH WITH STRUCTURAL PLANS.
2. VERIFY B.O. ALL TRENCH / SUMP ELEVATIONS WITH PLUMBING PLANS.
3. VERIFY ALL OH DOOR TRACK TYPE WITH DOOR SCHEDULE.
4. VERIFY SILL HEIGHTS AND ALL OPENING DIMENSIONS ON DOOR AND WINDOW SCHEDULES.
5. ALL MECHANICAL, PLUMBING, PROCESS, AND ELECTRICAL EQUIPMENT IS SHOWN FOR PRE-CONSTRUCTION COORDINATION ONLY AND SHALL BE VERIFIED WITH EACH RESPECTIVE TRADES ENGINEERED DRAWINGS
6. WALLS INDICATED TO TERMINATE @ BOTTOM OF STEEL JOIST MUST MAINTAIN CONTINUOUS AND UNINTERRUPTED SUBSTRATE FOR ENTIRE HEIGHT OF WALL.

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
GN-4	ACCESS FLOOR SYSTEMS: MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD = 50PSF. MINIMUM CONCENTRATED LIVE LOAD = 300LBS
K301	PERIMETER WALL SYSTEM (EZFB): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2" RIGID FOAM INSERTS.
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL): PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K504	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 5 1/2" LIGHT GAUGE STEEL FRAMING.
K510	UNISTRUT SUB-FRAME HANGER SYSTEM: COORDINATE REQUIREMENT W/ IMP SUPPLIER.
K512	CONTINUOUS STEEL BEARING ANGLE WITH CONCRETE ANCHORS: MOUNT TO INTERIOR FACE OF CONCRETE WALL. REFER TO STRUCTURAL FOR ANGLE SIZE, MATERIAL GRADE, AND ANCHOR SPACING.
K601	5/8" PLYWOOD
K701	4" SUSPENDED IMP CEILING: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL);
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K704	1-COMPONENT ELASTOMERIC JOINT SEALANT: SIKAFLEX-1A (OR APPROVED EQUAL)
K705	VAPOR TRANSITION: PROVIDE CONTINUOUS AND UNINTERRUPTED BUTYL VAPOR TAPE OR SELF-ADHERED FLEXIBLE TRANSITION MEMBRANE AT IMP JOINTS.
K706	GUTTERS: K-STYLE CONTINUOUS ALUMINUM GUTTER; BY IMP SUPPLIER, COLOR TO MATCH BUILDING TRIM.
K708	RIDGE CAP: BY IMP SUPPLIER
K709	5" IMP CONCEALED FASTENER ROOF: METL SPAN CFR / KINGSPAN KINGSEAM (OR APPROVED EQUAL)
K710	SANITARY COVE: COORDINATE TRACK AND COVE SYSTEM W/ IMP SUPPLIER
K713	CLOSE CELLED SPRAY FOAM: FILL ENTIRE VOID
K715	THERMAL TAPE: PROVIDE CONTINUOUS AND UNINTERRUPTED BED OF BUTYL TAPE ALONG MATERIAL TRANSITION.
K716	10 MIL REINFORCED UNDER-SLAB VAPOR BARRIER: ASTM E1745 CLASS A. LAP 6" MIN & TAPE ALL SEAMS/PENETRATIONS.
K902	PVC WALL PANEL: AMERILUX MR 9" FLAT (OR APPROVED EQUAL)
K904	PVC INTERLOCKING CEILING PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER/TRUSSCORE (OR APPROVED EQUAL).
K2207	300 GALLON DOUBLE WALLED CONE BOTTOM POLY STORAGE TANK
K2301	PRIMARY HVAC: INTEGRATED GAS REHEAT (IGR) UNIT W/ MODULATING HOT GAS REHEAT (HGRH) AND EQUIPMENT CONTROLLERS FOR PRECISION VPD MANAGEMENT.
K2302	ANCILLARY HVAC: COORDINATE W/ MEP ENGINEER; SYSTEM SHALL NOT SHARE AIR RETURNS W/ CULTIVATION ZONES.
K2306	INTERSTITIAL SPACE (PROCESS VOID): PROVIDE DEDICATED HVAC RECIRCULATION LOOP. MAINTAIN POSITIVE STATIC PRESSURE RELATIVE TO ADJACENT PROCESS/GROW ROOMS TO MITIGATE MOISTURE MIGRATION. SEAL ALL LID PENETRATIONS AIR-TIGHT TO PREVENT VAPOR DRIVE INTO VOID.
K2601	SUSPENDED LED LIGHTING: HIGH-EFFICIENCY SUSPENDED LED
K3301	FOUNDATION PERIMETER DRAIN: COORDINATE W/ CIVIL



3 TYPICAL EAVE DETAIL
A302 1 1/2" = 1'-0"



4 TYPICAL EAVE SECTION
A302 1/2" = 1'-0"

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	Description	Date

XANDRIA

BUILDING SECTIONS

Project number	420
Date	05/07/2026
Drawn by	
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A302

Scale: As indicated

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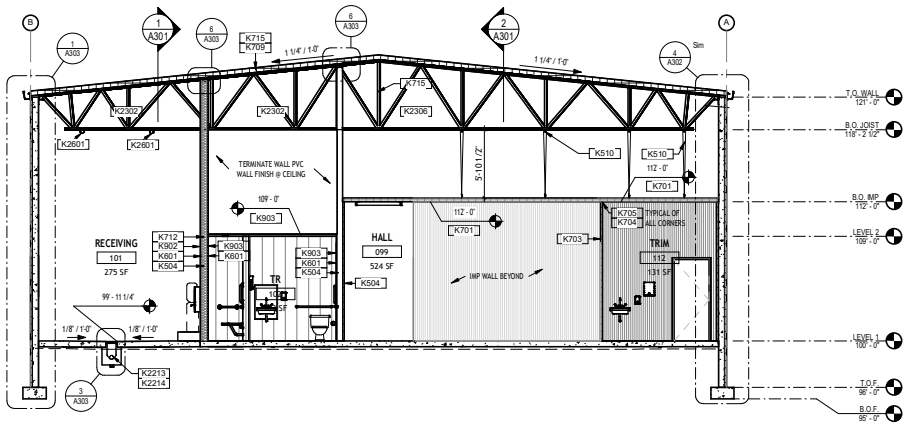
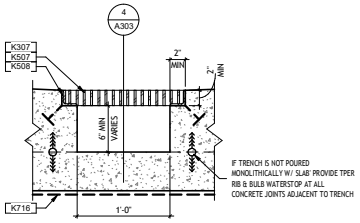
GENERAL SECTION NOTES

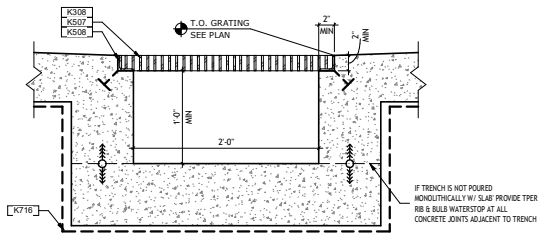
1. T.O.F. LEVEL SHOWN ON ARCHITECTURAL PLANS IS FOR REFERENCE ONLY. VERIFY FROST DEPTH WITH STRUCTURAL PLANS.
2. VERIFY B.O. ALL TRENCH / SUMP ELEVATIONS WITH PLUMBING PLANS.
3. VERIFY ALL OH DOOR TRACK TYPE WITH DOOR SCHEDULE.
4. VERIFY SILL HEIGHTS AND ALL OPENING DIMENSIONS ON DOOR AND WINDOW SCHEDULES.
5. ALL MECHANICAL, PLUMBING, PROCESS, AND ELECTRICAL EQUIPMENT IS SHOWN FOR PRE-CONSTRUCTION COORDINATION ONLY AND SHALL BE VERIFIED WITH EACH RESPECTIVE TRADES ENGINEERED DRAWINGS
6. WALLS INDICATED TO TERMINATE @ BOTTOM OF STEEL JOIST MUST MAINTAIN CONTINUOUS AND UNINTERRUPTED SUBSTRATE FOR ENTIRE HEIGHT OF WALL.



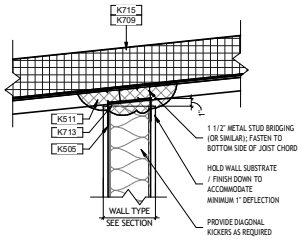
2 TRANSVERSE BUILDING SECTION1
A303 3/16" = 1'-0"



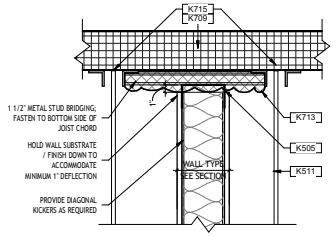
3 (ALTERNATE BID) - TRENCH
A303 1 1/2" = 1'-0"



4 (ALTERNATE BID) - SUMP PIT
A303 1 1/2" = 1'-0"



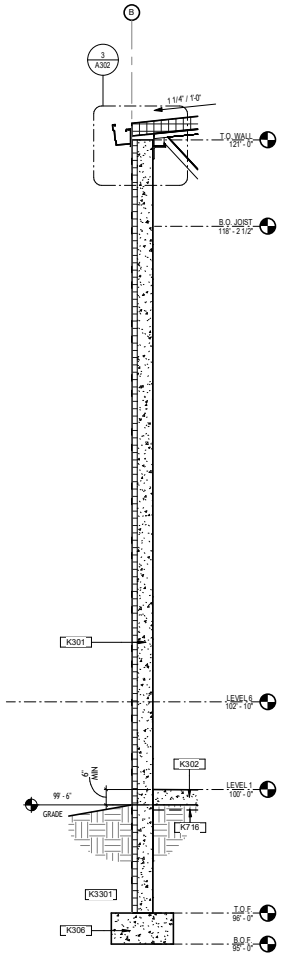
6 INTERIOR WALL HEAD - PERPENDICULAR TO JOISTS
A303 1 1/2" = 1'-0"



5 INTERIOR WALL HEAD - PARALLEL TO JOISTS
A303 1 1/2" = 1'-0"

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
K301	PERIMETER WALL SYSTEM (ICFFB): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2" RIGID FOAM INSERTS.
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL): PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K306	FOUNDATION FOOTING: CAST IN PLACE CONCRETE FOOTING W/ EXPOSED REBAR TO BE CAST INTO PLASTIC FOUNDATION WALL FORMS; VERIFY W/ STRUCTURAL
K307	(ALTERNATE BID) TRENCH: CAST IN PLACE CONCRETE TRENCH W/ STEEL EMBEDS.
K308	(ALTERNATE BID) SUMP PIT: CAST IN PLACE CONCRETE SUMP PIT.
K504	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 5 1/2" LIGHT GAUGE STEEL FRAMING.
K505	3" STEEL DEFLECTION TRACK: CLARK DEITRICH MAXTRAK SLT (OR APPROVED EQUAL).
K507	(ALTERNATE BID) TRENCH DRAIN EMBED ANGLE: 2" X 2" X 1/4" GALVANIZED STEEL W/ ANCHOR STRAPS @ 12" O.C. COORDINATE 2" RECESS FOR GRATING; VERIFY W/ STRUCTURAL.
K508	(ALTERNATE BID) STEEL GRATING: 19-W-4 HEAVY DUTY WELDED GRATING; RECTANGULAR SMOOTH BAR, RATED H-20, GALVANIZED FINISH.
K510	UNISTRUT SUB-FRAME HANGER SYSTEM: COORDINATE REQUIREMENT W/ IMP SUPPLIER.
K511	LH-SERIES STEEL JOIST: DOUBLE PITCH STEEL JOIST SPACED @ 21" O.C., SLOPED TOP CHORD / FLAT BOTTOM CHORD. REFER TO STRUCTURAL FOR FINAL SERIES, SPACING, AND UPLIFT REQUIREMENTS.
K601	5/8" PLYWOOD
K701	4" SUSPENDED IMP CEILING: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL);
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K704	1-COMPONENT ELASTOMERIC JOINT SEALANT: SIKAFLEX-1A (OR APPROVED EQUAL)
K705	VAPOR TRANSITION: PROVIDE CONTINUOUS AND UNINTERRUPTED BUTYL VAPOR TAPE OR SELF-ADHERED FLEXIBLE TRANSITION MEMBRANE AT IMP JOINTS.
K709	5" IMP CONCEALED FASTENER ROOF: METL SPAN CFR / KINGSPAN KINGSEAM (OR APPROVED EQUAL)
K712	R-21 UNFACED BATT INSULATION
K713	CLOSE CELLED SPRAY FOAM: FILL ENTIRE VOID
K715	THERMAL TAPE: PROVIDE CONTINUOUS AND UNINTERRUPTED BED OF BUTYL TAPE ALONG MATERIAL TRANSITION.
K716	10 MIL REINFORCED UNDER-SLAB VAPOR BARRIER: ASTM E1745 CLASS A. LAP 6" MIN & TAPE ALL SEAMS/PENETRATIONS.
K902	PVC WALL PANEL: AMERILUX AR 9' FLAT (OR APPROVED EQUAL)
K903	PVC INTERLOCKING WALL PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER / TRUSSCORE (OR APPROVED EQUAL); VERTICAL PATTERN
K2213	TRENCH DRAIN: ZURN Z882 (OR APPROVED EQUAL)
K2214	CATCH BASIN: ZURN Z887 (OR APPROVED EQUAL)
K2302	ANCILLARY HVAC: COORDINATE W/ MEP ENGINEER; SYSTEM SHALL NOT SHARE AIR RETURNS W/ CULTIVATION ZONES.
K2306	INTERSTITIAL SPACE (PROCESS VOID): PROVIDE DEDICATED HVAC RECIRCULATION LOOP. MAINTAIN POSITIVE STATIC PRESSURE RELATIVE TO ADJACENT PROCESS/GROW ROOMS TO MITIGATE MOISTURE MIGRATION. SEAL ALL LID PENETRATIONS AIR-TIGHT TO PREVENT VAPOR DRIVE INTO VOID.
K2601	SUSPENDED LED LIGHTING: HIGH-EFFICIENCY SUSPENDED LED
K3301	FOUNDATION PERIMETER DRAIN: COORDINATE W/ CIVIL



1 TYPICAL EAVE SECTION W/ OVERHEAD DOOR
A303 1/2" = 1'-0"

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No.	Description	Date

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BUILDING SECTIONS

Project number	420
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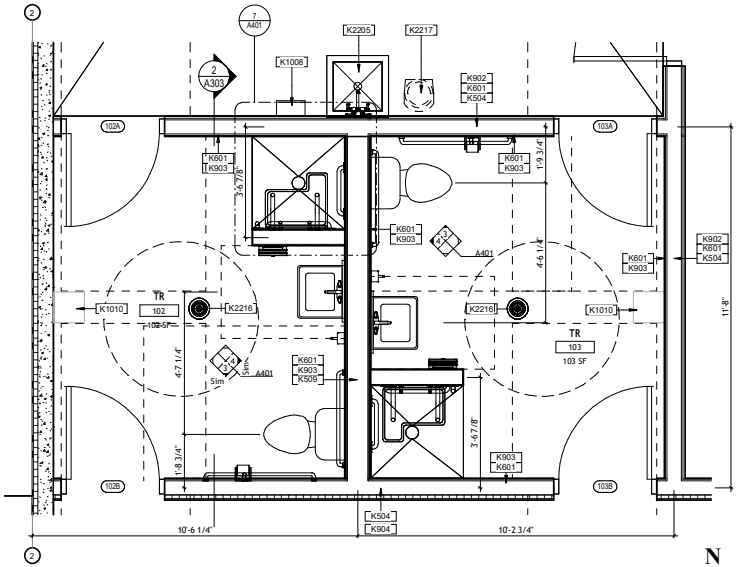
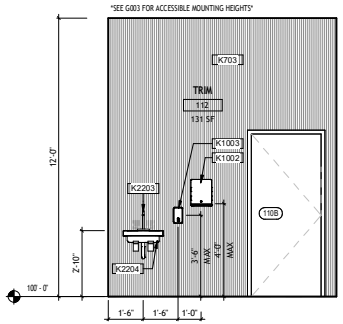


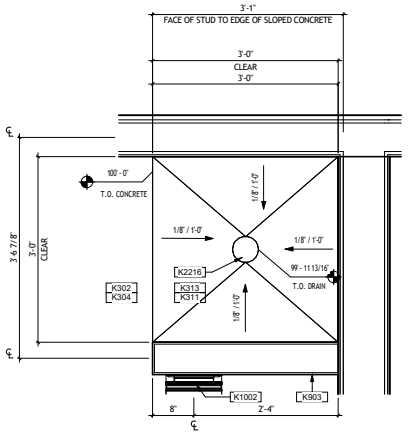
1 ENLARGED TR
A401 1/2" = 1'-0"

KEYNOTE LEGEND

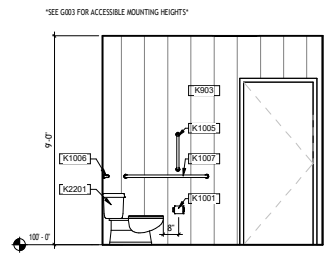
KEYNOTE VALUE	KEYNOTE TEXT
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL): PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K304	STANDARD CONCRETE: STEEL TROWEL FINISH
K311	SLOPED CONCRETE: LIGHT BROOM FINISH
K313	SHOWER BASE: CAST IN PLACE SHOWER BASE SLOPED TO DRAIN.
K504	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 5 1/2" LIGHT GAUGE STEEL FRAMING.
K509	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 8" LIGHT GAUGE STEEL FRAMING.
K601	5/8" PLYWOOD
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K902	PVC WALL PANEL: AMERILUX MR 9" FLAT (OR APPROVED EQUAL)
K903	PVC INTERLOCKING WALL PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER / TRUSSCORE (OR APPROVED EQUAL); VERTICAL PATTERN
K904	PVC INTERLOCKING CEILING PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER/TRUSSCORE (OR APPROVED EQUAL).
K1001	TOILET PAPER DISPENSER: SINGLE ROLL
K1002	PAPER TOWEL DISPENSER:C-FOLD
K1003	SOAP DISPENSER: WALL MOUNT
K1004	MIRROR: ANGLE FRAMED
K1005	GRAB BAR: 18 INCHES
K1006	GRAB BAR: 36 INCHES
K1007	GRAB BAR: 42 INCHES
K1008	FIRE EXTINGUISHER CABINET: WALL MOUNTED
K1010	METAL LOCKERS: 12", DOUBLE TIER; COLOR TBD
K1011	GRAB BAR: 24 INCHES
K1012	ADA COMPLIANT TRANSFER-TYE SHOWER SEAT
K2201	FLOOR-MOUNTED WATER CLOSET: ADA HEIGHT, TANK TYPE, 1.28 GPF
K2202	WALL MOUNTED SINK: 20"X18" VITREOUS CHINA WALL-MOUNTED SINK W/ PIPE PROTECTION.
K2203	GOOSENECK FAUCET: COMMERCIAL GOOSENECK FAUCET W/ WRISTBLADE HANDLES.
K2204	HANDSFREE SINK: SANI-LAV 608 (OR APPROVED EQUAL). STAINLESS HANDS-FREE W/ GOOSENECK FAUCET.
K2205	MOP BASIN: FLOOR-MOUNTED MOP BASIN W/ UTILITY FAUCET
K2216	FLOOR DRAIN: VERIFY LOCATION, QUANTITY, AND SIZE W/ PLUMBING
K2217	REFILLABLE WATER COOLER W/ DRINKING CUPS



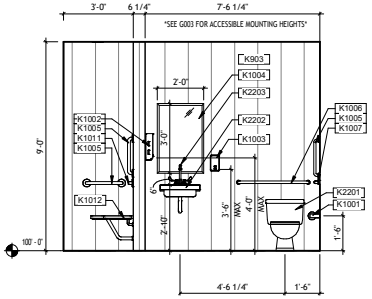
2 TRIM ELEVATION
A401 3/8" = 1'-0"



7 TYPICAL SHOWER BASE
A401 1" = 1'-0"



3 TYPICAL TOILET ROOM ELEVATION
A401 3/8" = 1'-0"



4 TYPICAL TOILET ROOM ELEVATION
A401 3/8" = 1'-0"

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PRELIMINARY -
NOT FOR CONSTRUCTION

No.	Description	Date

XANDRIA

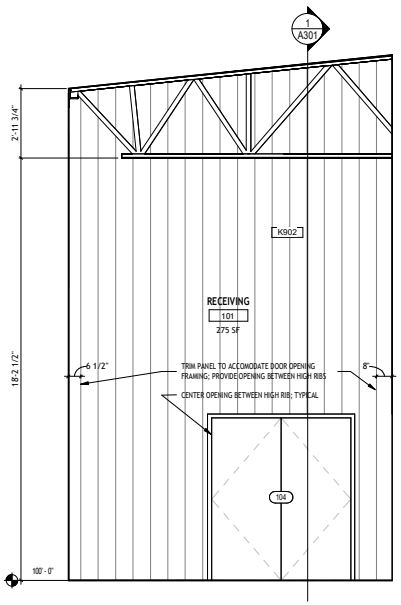
ENLARGED TR PLAN & INTERIOR ELEVATIONS

Project number	420
Date	05/07/2026
Drawn by	
Checked by	

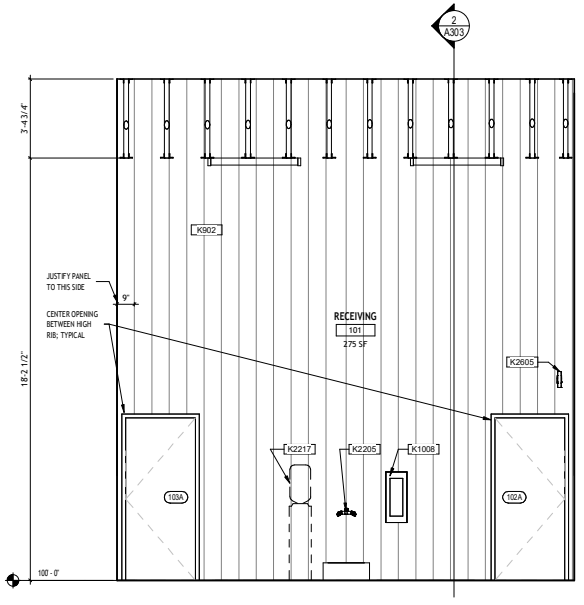
A401

Scale As indicated

5/7/2026 10:12:17 PM



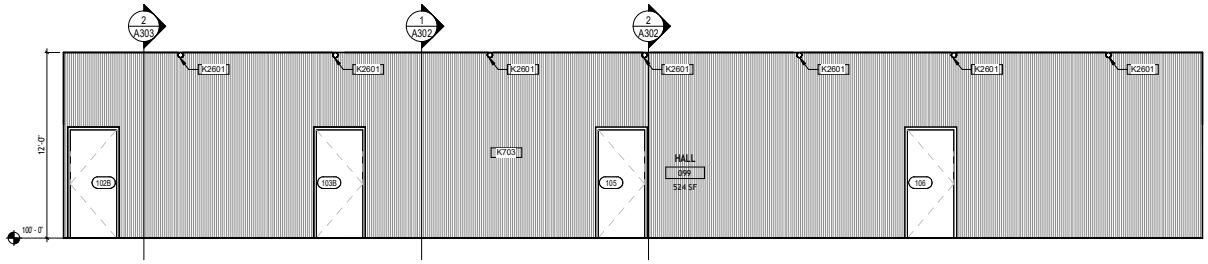
1 RECEIVING ELEVATION
A402 3/8" = 1'-0"



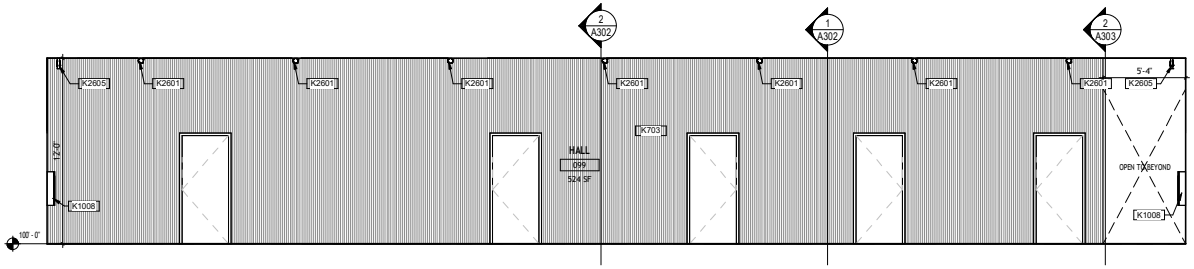
2 RECEIVING ELEVATION
A402 3/8" = 1'-0"

KEYNOTE LEGEND

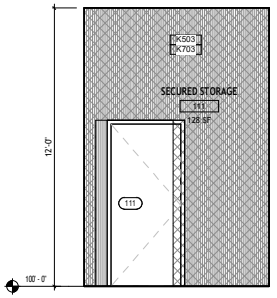
KEYNOTE VALUE	KEYNOTE TEXT
K503	TAMPER-PROOF PHYSICAL BARRIER: FLAT 9-GAUGE EXPANDED METAL MESH COMPLIANT W/ ASTM F1267 (OR APPROVED EQUAL).
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K902	PVC WALL PANEL: AMERILUX MR 9" FLAT (OR APPROVED EQUAL)
K1008	FIRE EXTINGUISHER CABINET: WALL MOUNTED
K2205	MOP BASIN: FLOOR-MOUNTED MOP BASIN W/ UTILITY FAUCET
K2217	REFILLABLE WATER COOLER W/ DRINKING CUPS
K2601	SUSPENDED LED LIGHTING: HIGH-EFFICIENCY SUSPENDED LED
K2605	EMERGENCY EXIT SIGN / LIGHT COMBO: DUAL-HEAD LED EMERGENCY LIGHT W/ INTEGRATED BATTERY BACKUP. FIXTURE MUST BE CAPABLE OF 90 MINUTES OF STANDBY POWER FOR EGRESS SAFETY.



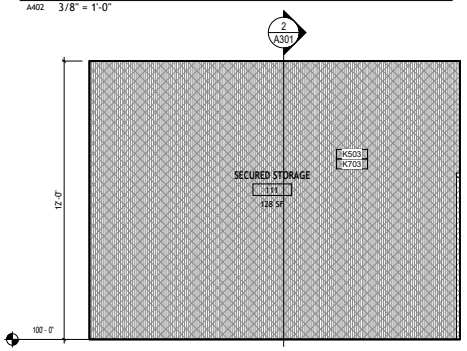
3 HALL - ELEVATION
A402 1/4" = 1'-0"



4 HALL ELEVATION
A402 1/4" = 1'-0"



6 SECURED STORAGE ELEVATION
A402 3/8" = 1'-0"



7 TYPICAL SECURED STORAGE ELEVATION
A402 3/8" = 1'-0"

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	Description	Date

XANDRIA

INTERIOR ELEVATIONS

Project number	420
Date	05/07/2026
Drawn by	
Checked by	

A402

Scale	As indicated

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DOOR SCHEDULE

	DOOR						FRAME			DETAILS					
	SIZE														
DOOR #	WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE	FINISH	MATERIAL	TYPE	FINISH	HEAD	JAMB	SILL	FIRE RATING	HDW GROUP	COMMENTS
099A	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	B	HOLLOW METAL	2	B	1/A601	4/A601	7/A601	N.A.	1	(K806)
099B	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	B	HOLLOW METAL	2	B	1/A601	4/A601	7/A601	N.A.	1	(K806)
101A	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	B	HOLLOW METAL	2	B	1/A601	4/A601	7/A601	N.A.	1	(K806)
101B	6' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	B	HOLLOW METAL	2	B	1/A601	4/A601	7/A601	N.A.	1	(K806), PROVIDE MANUAL FLUSH BOLTS (TOP AND BOTTOM) @ INACTIVE LEAF. PROVIDE POWER TRANSFER
101C	2' - 8 1/2"	3' - 2 1/2"	0' - 1"												(K807)
102A	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	C	HOLLOW METAL	1	C	2/A601	5/A601	8/A601	N.A.	6	(K806)
102B	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	A	HOLLOW METAL	1	A	9/A/601	9/A601	8/A601	N.A.	6	(K806), (K802)
103A	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	C	HOLLOW METAL	1	C	2/A601	5/A601	8/A601	N.A.	6	(K806)
103B	3' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	A	HOLLOW METAL	1	A	9/A/601	9/A601	8/A601	N.A.	6	(K806), (K802)
104	6' - 0"	7' - 0"	0' - 1 3/4"	HOLLOW METAL	F	C	HOLLOW METAL	1	C	2/A601	5/A601	8/A601	N.A.	4	(K806)
105	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)
106	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)
107	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)
108	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)
109	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)
110A	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)
110B	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)
111	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)
112	3' - 0"	7' - 0"	0' - 1 3/4"	IMP	F	VERIFY PREFINISHED OR (A)	IMP	1	VERIFY PREFINISHED OR (A)				N.A.	2	(K806)

KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
GN-1	RESTRICTED ACCESS: 099, 105-112 ARE LIMITED ACCESS AREAS. ALL DOORS WITH ACCESS TO THESE AREAS REQUIRE A ELECTRIFIED STRIKE FOR ENTRY LOGGING; COORDINATE W/ DOOR SCHEDULE.
K301	PERIMETER WALL SYSTEM (EZFB): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2" RIGID FOAM INSERTS.
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL); PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K305	FROST PROTECTED STOOP: CAST IN PLACE CONCRETE STOOP W/ THERMAL BREAK AT EXTERIOR WALK-DOORS; VERIFY W/ STRUCTURAL
K310	REBAR CAGE HEADERS: CAST-IN-PLACE CONCRETE HEADERS W/ REBAR CAGE REINFORCEMENT AT ALL OVERHEAD DOORS AND MEP OPENINGS; VERIFY W/ STRUCTURAL.
K501	16-GA. HOLLOW METAL FRAME: FULLY WELDED; COORDINATE THROAT DEPTH W/ DOOR SCHEDULE.
K502	16-GA. THERMAL BREAK A60 GALVANNEAL HOLLOW METAL FRAME: ASSA ABLOY MERCURY SERIES (OR APPROVED EQUAL) - 8 1/4" THROAT - SECURE W/ SLEEVE ANCHORS TO CONCRETE CORE.
K504	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 5 1/2" LIGHT GAUGE STEEL FRAMING.
K601	5/8" PLYWOOD
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K704	1-COMPONENT ELASTOMERIC JOINT SEALANT: SIKAFLEX-1A (OR APPROVED EQUAL)
K713	CLOSE CELLED SPRAY FOAM: FILL ENTIRE VOID
K718	BUTYL SEALANT: CRL 777 (OR APPROVED EQUAL)
K801	STANDARD HM DOORS (18GA FULLY WELDED)
K802	(ALTERNATE BID): DOOR AND FRAME PROVIDED BY IMP SUPPLIER: 8 1/2: THROAT
K804	PREFINISHED SANITARY DOORS: FLUSH-MOUNTED ASSEMBLIES PROVIDED BY IMP SUPPLIER
K805	CLASS M VAULT DOOR (OR APPROVED EQUAL): MODULAR PANEL CONSTRUCTION RATED FOR 15 MIN ATTACK.
K806	DOOR AND OPENING SEAL / ODOR CONTROL: INCLUDE PERIMETER GASKETS, AUTO BOTTOM SEALS, AND SOLID CORE CONSTRUCTION.
K902	PVC WALL PANEL: AMERILUX MR 9" FLAT (OR APPROVED EQUAL)
K903	PVC INTERLOCKING WALL PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER / TRUSSCORE (OR APPROVED EQUAL); VERTICAL PATTERN
K904	PVC INTERLOCKING CEILING PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER/TRUSSCORE (OR APPROVED EQUAL).

HARDWARE GROUPS

GROUP 1
(ENTRY)
- HINGES
- ELECTRIFIED STRIKE
- LEVER LOCKSET
- CYLINDER
- KEYPAD
- SURFACE MOUNTED
- HEAVY DUTY CLOSER
- WALL STOP

GROUP 2
(ENTRY)
- HINGES
- ELECTRIFIED STRIKE "OR" KEYPAD W/ ACCESS MONITORING
- LEVER LOCKSET
- CYLINDER
- WALL STOP W/ DOOR HOLD

GROUP 3
(PRIVACY)
- HINGES
- LEVER LOCKSET
- WALL STOP
- WEATHERSTRIPPING

GROUP 4
(CLASSROOM)
- HINGES
- LEVER LOCKSET
- SURFACE CLOSER
- WALL STOP

GROUP 5
(STOREROOM)
- HINGES
- ELECTRIFIED STRIKE
- LEVER LOCKSET
- SURFACE CLOSER
- WALL STOP

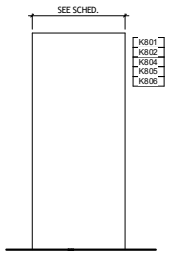
GROUP 6
(INTERLOCKING DOOR SYSTEM)
- HINGES
- ELECTRIFIED STRIKE (PROCESS SIDE)
- KEYPAD W/ ACCESS MONITORING (PROCESS SIDE)
- PRIVACY LEVER LOCKSET W/ INDICATOR (SUPPORT SIDE)
- DOOR POSITION SWITCH (BOTH DOORS)
- RESTROOM CONTROL INTERLOCK RELAY
- INTERNAL "PRIVACY" PUSH-BUTTON (MOMENTARY)
- EXTERNAL "OCCUPIED" INDICATOR LIGHTS (BOTH SIDES)
- SURFACE MOUNTED HEAVY DUTY CLOSERS (BOTH DOORS)
- WALL STOPS
- EMERGENCY EGRESS RELEASE PER IBC 1010.1.9

ALL EXTERIOR DOORS TO INCLUDE:
- SEALS
- RAIN DRIP
- DOOR SWEEP
- THRESHOLD
- INSULATED DOOR / FRAME
- WEATHER STRIPPING
- KEYPAD
- ELECTRIFIED STRIKE

NOTE: ALL HOLLOW METAL FRAMES TO BE WELDED. NO KNOCK DOWN FRAMES.

DOOR / FRAME FINISH LEGEND

DOOR/FRAME FINISH	PRIMER	TOPCOAT	COATING FINISH
A - (CULTIVATION ROOMS)	SHERWIN WILLIAMS - PRO-CRYL UNIVERSAL PRIMER (B66-1300)	SHERWIN WILLIAMS - WATERBASED CATALYZED EPOXY (B73-300)	EG-SHEL
B - (EXTERIOR FRAMES)	SHERWIN WILLIAMS - PRO-CRYL UNIVERSAL PRIMER (B66-1300)	SHERWIN WILLIAMS - ACROLON 100 HS URETHANE (B65-SERIES)	SEMI-GLOSS
C - (SUPPORT/OFFICE)	SHERWIN WILLIAMS - PRO-CRYL UNIVERSAL PRIMER (B66-1300)	SHERWIN WILLIAMS - PRE-CATALYZED WB EPOXY (K45/K46)	SEMI-GLOSS



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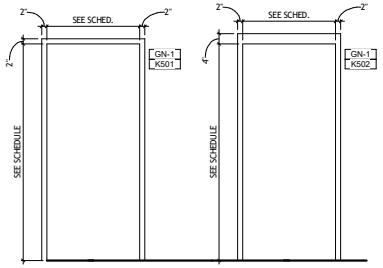
DOOR TYPES



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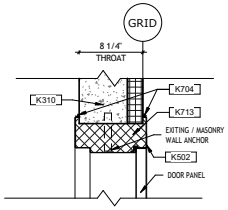
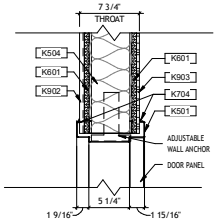
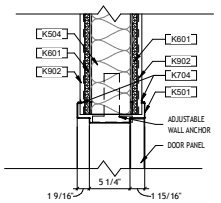
FRAME TYPES



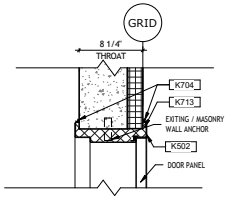
1 EXTERIOR - WALK DOOR HEAD
A601 1 1/2" = 1'-0"



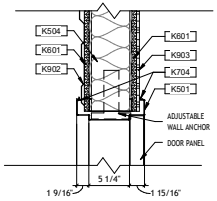
2 WALK DOOR HEAD
A601 1 1/2" = 1'-0"



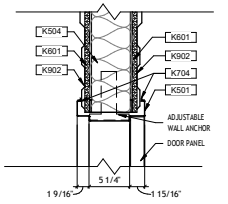
3 WALK DOOR HEAD
A601 1 1/2" = 1'-0"



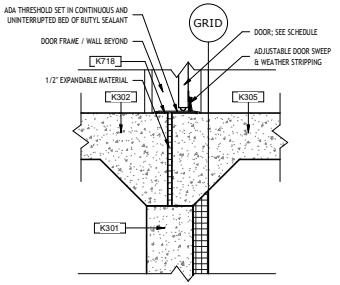
4 EXTERIOR - WALK DOOR JAMB
A601 1 1/2" = 1'-0"



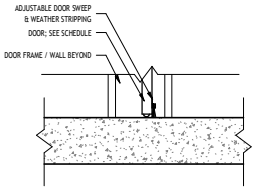
5 WALK DOOR JAMB
A601 1 1/2" = 1'-0"



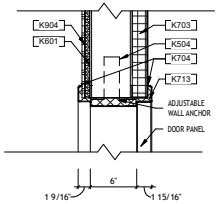
6 WALK DOOR JAMB
A601 1 1/2" = 1'-0"



7 EXTERIOR WALK DOOR SILL
A601 1 1/2" = 1'-0"



8 WALK DOOR SILL
A601 1 1/2" = 1'-0"



9 WALK DOOR HEAD / JAMB
A601 1 1/2" = 1'-0"

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	Description	Date

XANDRIA

DOOR SCHEDULE & DETAILS

Project number	420
Date	05/07/2026
Drawn by	
Checked by	

A601

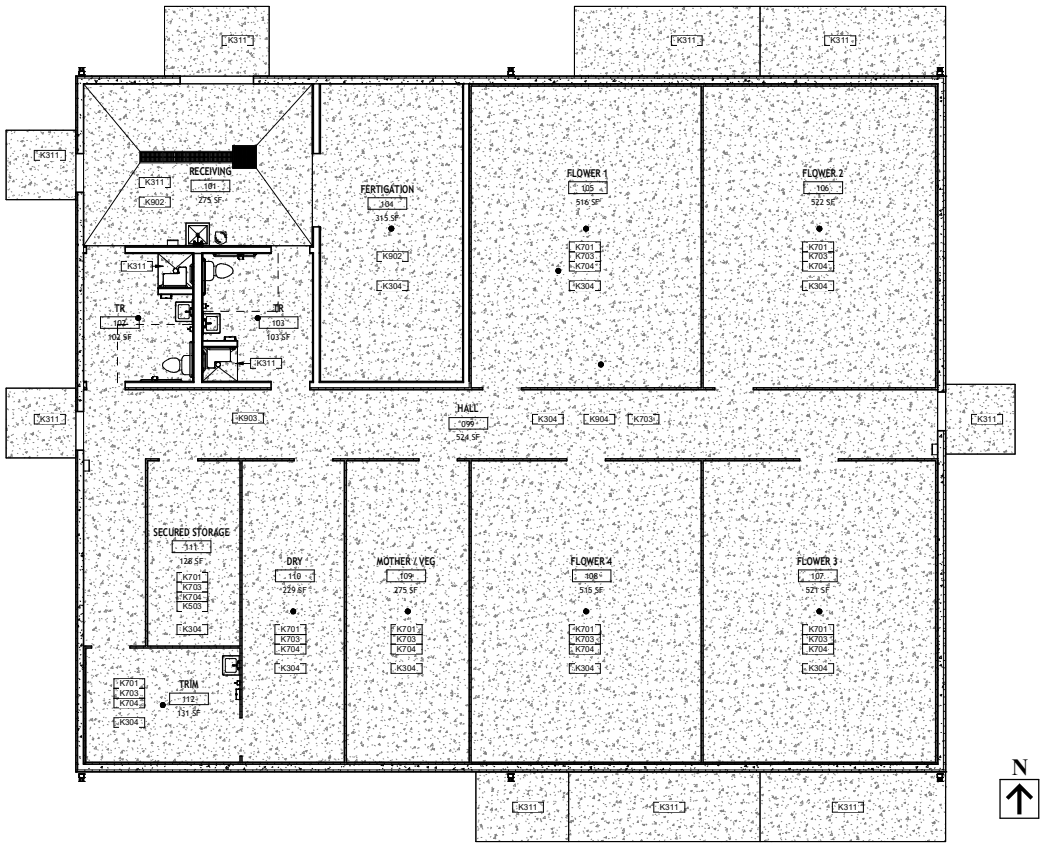
Scale: As indicated

5/7/2026 10:12:20 PM

FINISH SCHEDULE

	NAME	AREA	FINISHES							CEILING HT	COMMENTS
			FLOOR	BASE	NORTH WALL	EAST WALL	SOUTH WALL	WEST WALL	CEILING		
099	HALL	524 SF	(K304) STANDARD CONCRETE	N.A.	(K702) PREFINISHED IMP	(K304) EZ FORM	(K702) PREFINISHED IMP	(K304) EZ FORM	(K904) PVC PANEL	10' - 0"	
101	RECEIVING	275 SF	(K314) SLOPED CONCRETE	N.A.	(K902) PVC PANEL	(K902) PVC PANEL	(K902) PVC PANEL	(K902) PVC PANEL	--	OPEN	
102	TR	102 SF	(K304) STANDARD CONCRETE	N.A.	(K903) INTERLOCKING PVC PANEL	(K903) INTERLOCKING PVC PANEL	(K903) INTERLOCKING PVC PANEL	(K903) INTERLOCKING PVC PANEL	(K905) 2' X 4' CEILING TILE	9'-0"	PROVIDE PVC FINISH TO B.O. CEILING
103	TR	103 SF	(K304) STANDARD CONCRETE	N.A.	(K903) INTERLOCKING PVC PANEL	(K903) INTERLOCKING PVC PANEL	(K903) INTERLOCKING PVC PANEL	(K903) INTERLOCKING PVC PANEL	(K905) 2' X 4' CEILING TILE	9'-0"	PROVIDE PVC FINISH TO B.O. CEILING
104	FERTIGATION	315 SF	(K304) STANDARD CONCRETE	N.A.	(K304) EZ FORM	(K902) PVC PANEL	(K902) PVC PANEL	(K902) PVC PANEL	--	OPEN	
105	FLOWER 1	516 SF	(K304) STANDARD CONCRETE	N.A.	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K701) PREFINISHED IMP	12' - 0"	
106	FLOWER 2	522 SF	(K304) STANDARD CONCRETE	N.A.	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K701) PREFINISHED IMP	12' - 0"	
107	FLOWER 3	521 SF	(K304) STANDARD CONCRETE	N.A.	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K701) PREFINISHED IMP	12' - 0"	
108	FLOWER 4	515 SF	(K304) STANDARD CONCRETE	N.A.	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K701) PREFINISHED IMP	12' - 0"	
109	MOTHER / VEG	275 SF	(K304) STANDARD CONCRETE	N.A.	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K701) PREFINISHED IMP	10' - 0"	
111	SECURED STORAGE	128 SF	(K304) STANDARD CONCRETE	N.A.	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K701) PREFINISHED IMP	12' - 0"	(K503) METAL MESH @ 4 SIDES AND LID
112	TRIM	131 SF	(K304) STANDARD CONCRETE	N.A.	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K702) PREFINISHED IMP	(K701) PREFINISHED IMP	12' - 0"	

Grand total: 12



1 FINISH PLAN
A701 3/16" = 1'-0"

MASTER KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
GN-1	RESTRICTED ACCESS: 099, 105-112 ARE LIMITED ACCESS AREAS. ALL DOORS WITH ACCESS TO THESE AREAS REQUIRE A ELECTRIFIED STRIKE FOR ENTRY LOGGING; COORDINATE W/ DOOR SCHEDULE.
GN-2	SECURED STORAGE: DESIGNATED FOR REGULATED PRODUCTS. PRODUCTS STORED MIN 6" ABOVE FLOOR.
GN-3	WASTE MANAGEMENT: PROVIDE SECURE, SEPARATE LOCKED LOCATION FOR CANNABIS WASTE AND FAILED PRODUCTS PRIOR TO DISPOSAL.
GN-4	ACCESS FLOOR SYSTEMS: MINIMUM UNIFORMLY DISTRIBUTED LIVE LOAD = 50PSF. MINIMUM CONCENTRATED LIVE LOAD = 300LBS
K301	PERIMETER WALL SYSTEM (EZFB): 8.25" THERMOPLASTIC FORMS W/ 6" CAST IN PLACE CONCRETE CORE AND 2" RIGID FOAM INSERTS.
K302	FLOOR SLAB: 6" REINFORCED 4000 PSI CONCRETE W/ BONE DRY PRO ANTI-MICROBIAL SEALER (OR APPROVED EQUAL); PENETRATING SEALER APPLIED TO GREEN CONCRETE. INCLUDES ANTIMICROBIAL ADMIXTURE. MUST MEET ASTM C309.
K303	MECHANICAL PADS: 6" CAST IN PLACE REINFORCED PADS W/ THERMAL BREAK FOR GROUND-MOUNTED RTUS; VERIFY W/ STRUCTURAL
K304	STANDARD CONCRETE: STEEL TROWEL FINISH
K305	FROST PROTECTED STOOP: CAST IN PLACE CONCRETE STOOP W/ THERMAL BREAK AT EXTERIOR WALK-DOORS; VERIFY W/ STRUCTURAL
K306	FOUNDATION FOOTING: CAST IN PLACE CONCRETE FOOTING W/ EXPOSED REBAR TO BE CAST INTO PLASTIC FOUNDATION WALL FORMS; VERIFY W/ STRUCTURAL
K307	(ALTERNATE BID) TRENCH: CAST IN PLACE CONCRETE TRENCH W/ STEEL EMBEDS.
K308	(ALTERNATE BID) SUMP PIT: CAST IN PLACE CONCRETE SUMP PIT.
K309	STEEL PIPE BOLLARD: 60" TALL, 6" DIAMETER, CONCRETE FILLED W/ HDPE COVER; VERIFY QUANTITY.
K310	REBAR CAGE HEADERS: CAST-IN-PLACE CONCRETE HEADERS W/ REBAR CAGE REINFORCEMENT AT ALL OVERHEAD DOORS AND MEP OPENINGS; VERIFY W/ STRUCTURAL.
K311	SLOPED CONCRETE: LIGHT BROOM FINISH
K312	CONTROL JOINTS: ALL CONCRETE SLABS SHALL BE SAW CUT AS SOON AS THE CONCRETE WILL SUPPORT THE SAWING EQUIPMENT AND DOES NOT RAVEL DURING THE SAWING OPERATION. ALL SAW CUTTING SHALL BE PERFORMED THE SAME DAY THE CONCRETE IS PLACED. SAW CUTS SHALL BE 1/ 8" WIDE W/ DEPTHS OF AT LEAST 25% OF THE SLAB THICKNESS OR A MAX DEPTH OF 1 1/2". JOINTING PATTERN SHALL BE IN A SQUARE PATTERN, W/ MAXIMUM SPACING OF 12' - 0" FOR 4" THICK SLABS, 13' - 0" FOR 5" THICK SLABS, 14' - 6" FOR 6" THICK SLABS, 17'-0" FOR 8" THICK SLABS, & 20'-0" FOR 10" THICK SLABS UNLESS NOTED OTHERWISE.
K313	SHOWER BASE: CAST IN PLACE SHOWER BASE SLOPED TO DRAIN.
K501	16-GA. HOLLOW METAL FRAME: FULLY WELDED; COORDINATE THROAT DEPTH W/ DOOR SCHEDULE.
K502	16-GA. THERMAL BREAK A60 GALVANNEAL HOLLOW METAL FRAME: ASSA ABLOY MERCURY SERIES (OR APPROVED EQUAL) - 8 1/4" THROAT - SECURE W/ SLEEVE ANCHORS TO CONCRETE CORE.
K503	TAMPER-PROOF PHYSICAL BARRIER: FLAT 9-GAUGE EXPANDED METAL MESH COMPLIANT W/ ASTM F1267 (OR APPROVED EQUAL).
K504	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 5 1/2" LIGHT GAUGE STEEL FRAMING.
K505	3" STEEL DEFLECTION TRACK: CLARK DIETRICH MAXTRAK SLT (OR APPROVED EQUAL).
K506	3/8" HANGER ROD AND TRACK SYSTEM TO SUPPORT IMP CEILING SYSTEM; COORDINATE REQUIREMENTS W/ IMP MANUFACTURER TYICAL DETAILS.
K507	(ALTERNATE BID) TRENCH DRAIN EMBED ANGLE: 2" X 2" X 1/4" GALVANIZED STEEL W/ ANCHOR STRAPS @ 12" O.C. COORDINATE 2" RECESS FOR GRATING; VERIFY W/ STRUCTURAL.
K508	(ALTERNATE BID) STEEL GRATING: 19-W-4 HEAVY DUTY WELDED GRATING; RECTANGULAR SMOOTH BAR, RATED H-20, GALVANIZED FINISH.
K509	LIGHT GAUGE STEEL FRAMING: NON-STRUCTURAL 8" LIGHT GAUGE STEEL FRAMING.
K510	UNISTRUT SUB-FRAME HANGER SYSTEM: COORDINATE REQUIREMENT W/ IMP SUPPLIER.
K511	LH-SERIES STEEL JOIST: DOUBLE PITCH STEEL JOIST SPACED @ 21" O.C., SLOPED TOP CHORD / FLAT BOTTOM CHORD. REFER TO STRUCTURAL FOR FINAL SERIES, SPACING, AND UPLIFT REQUIREMENTS.
K512	CONTINUOUS STEEL BEARING ANGLE WITH CONCRETE ANCHORS: MOUNT TO INTERIOR FACE OF CONCRETE WALL. REFER TO STRUCTURAL FOR ANGLE SIZE, MATERIAL GRADE, AND ANCHOR SPACING.
K601	5/8" PLYWOOD
K701	4" SUSPENDED IMP CEILING: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL);
K702	PREFINISHED METAL BASE TRIM
K703	2" IMP INTERIOR PARTITION: METL SPAN CF / KINGSPAN CLEANSAFE PVDF (OR APPROVED EQUAL)
K704	1-COMPONENT ELASTOMERIC JOINT SEALANT: SIKAFLEX-1A (OR APPROVED EQUAL)
K705	VAPOR TRANSITION: PROVIDE CONTINUOUS AND UNINTERRUPTED BUTYL VAPOR TAPE OR SELF-ADHERED FLEXIBLE TRANSITION MEMBRANE AT IMP JOINTS.
K706	GUTTERS: K-STYLE CONTINUOUS ALUMINUM GUTTER; BY IMP SUPPLIER, COLOR TO MATCH BUILDING TRIM.
K707	DOWNSPOUTS: PREFINISHED ALUMINUM DOWNSPOUTS; BY IMP SUPPLIER, COLOR TO MATCH BUILDING TRIM.
K708	RIDGE CAP: BY IMP SUPPLIER
K709	5" IMP CONCEALED FASTENER ROOF: METL SPAN CFR / KINGSPAN KINGSEAM (OR APPROVED EQUAL)
K710	SANITARY COVE: COORDINATE TRACK AND COVE SYSTEM W/ IMP SUPPLIER
K711	RAKE TRIM: BY IMP SUPPLIER
K712	R-21 UNFACED BATT INSULATION
K713	CLOSE CELLED SPRAY FOAM: FILL ENTIRE VOID
K714	CLOSED CELL SPRAY FOAM: PROVIDE MINIMUM 6" COVERAGE OR MINIMUM REQUIRED TO ENCASE ENTIRE END WALL FRAMING SYSTEM
K715	THERMAL TAPE: PROVIDE CONTINUOUS AND UNINTERRUPTED BED OF BUTYL TAPE ALONG MATERIAL TRANSITION.
K716	10 MIL REINFORCED UNDER-SLAB VAPOR BARRIER: ASTM E1745 CLASS A. LAP 6" MIN & TAPE ALL SEAMS/PENETRATIONS.
K717	PREFINISHED 26 GAUGE METAL LINER PANEL
K718	BUTYL SEALANT: CRL 777 (OR APPROVED EQUAL)
K801	STANDARD HM DOORS (18GA FULLY WELDED)
K802	(ALTERNATE BID): DOOR AND FRAME PROVIDED BY IMP SUPPLIER: 8 1/2: THROAT
K804	PREFINISHED SANITARY DOORS: FLUSH-MOUNTED ASSEMBLIES PROVIDED BY IMP SUPPLIER

MASTER KEYNOTE LEGEND

KEYNOTE VALUE	KEYNOTE TEXT
K805	CLASS M VAULT DOOR (OR APPROVED EQUAL): MODULAR PANEL CONSTRUCTION RATED FOR 15 MIN ATTACK.
K806	DOOR AND OPENING SEAL / ODOR CONTROL: INCLUDE PERIMETER GASKETS, AUTO BOTTOM SEALS, AND SOLID CORE CONSTRUCTION.
K807	ACCESS DOOR: ACUDOR WD-8000 (OR APPROVED EQUAL)
K902	PVC WALL PANEL: AMERILUX MR 9" FLAT (OR APPROVED EQUAL)
K903	PVC INTERLOCKING WALL PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER / TRUSSCORE (OR APPROVED EQUAL); VERTICAL PATTERN
K904	PVC INTERLOCKING CEILING PANEL W/ TYPICAL CLEANROOM TRIM KIT: EZ LINER/TRUSSCORE (OR APPROVED EQUAL).
K905	VINYL COATED CEILING TILE: 2' x 4' ARMSTRONG CLEAN ROOM FL W/ 15/16 SQUARE LAY-IN (OR APPROVED EQUAL)
K1001	TOILET PAPER DISPENSER: SINGLE ROLL
K1002	PAPER TOWEL DISPENSER:C-FOLD
K1003	SOAP DISPENSER: WALL MOUNT
K1004	MIRROR: ANGLE FRAMED
K1005	GRAB BAR: 18 INCHES
K1006	GRAB BAR: 36 INCHES
K1007	GRAB BAR: 42 INCHES
K1008	FIRE EXTINGUISHER CABINET: WALL MOUNTED
K1010	METAL LOCKERS: 12", DOUBLE TIER; COLOR TBD
K1011	GRAB BAR: 24 INCHES
K1012	ADA COMPLIANT TRANSFER-TYE SHOWER SEAT
K2201	FLOOR-MOUNTED WATER CLOSET: ADA HEIGHT, TANK TYPE, 1.28 GPF
K2202	WALL MOUNTED SINK: 20"X18" VITREOUS CHINA WALL-MOUNTED SINK W/ PIPE PROTECTION.
K2203	GOOSENECK FAUCET: COMMERCIAL GOOSENECK FAUCET W/ WRISTBLADE HANDLES.
K2204	HANDSFREE SINK: SANI-LAV 608 (OR APPROVED EQUAL). STAINLESS HANDS-FREE W/ GOOSENECK FAUCET.
K2205	MOP BASIN: FLOOR-MOUNTED MOP BASIN W/ UTILITY FAUCET
K2206	1000 GALLON POLY STORAGE TANK
K2207	300 GALLON DOUBLE WALLED CONE BOTTOM POLY STORAGE TANK
K2208	SANITARY FLOOR DRAINS: PIPED DIRECTLY TO UNDERGROUND INDUSTRIAL WASTEWATER STORAGE TANKS.
K2209	AIR COMPRESSOR: VERIFY SIZE
K2210	INTERIOR HOT WATER HOSE BIB: W/ VACUUM BREAKER. 3/4" GHT. FOR PROCESS AREA SANITATION.
K2211	REVERSE OSMOSIS (RO) FILTRATION SKID: MULTI-STAGE FILTRATION W/ BOOSTER PUMP & TDS MONITORING.
K2212	(ALTERNATE BID) CONDENSATE RECLAMATION LOOP: CAPTURE/PIPE ALL HVAC CONDENSATE TO FILTRATION/STORAGE FOR REUSE.
K2213	TRENCH DRAIN: ZURN Z882 (OR APPROVED EQUAL)
K2214	CATCH BASIN: ZURN Z887 (OR APPROVED EQUAL)
K2215	500 GALLON POLY STORAGE TANK
K2216	FLOOR DRAIN: VERIFY LOCATION, QUANTITY, AND SIZE W/ PLUMBING
K2217	REFILLABLE WATER COOLER W/ DRINKING CUPS
K2301	PRIMARY HVAC: INTEGRATED GAS REHEAT (IGR) UNIT W/ MODULATING HOT GAS REHEAT (HGRH) AND EQUIPMENT CONTROLLERS FOR PRECISION VPD MANAGEMENT.
K2302	ANCILLARY HVAC: COORDINATE W/ MEP ENGINEER; SYSTEM SHALL NOT SHARE AIR RETURNS W/ CULTIVATION ZONES.
K2303	ODOR CONTROL SYSTEM: CHARCOAL SCRUBBER SYSTEM DESIGNED FOR 100% AIR FILTRATION.
K2304	CEILING MOUNTED DESTRATIFICATION FAN.
K2305	WALL MOUNTED DESTRATIFICATION FAN.
K2306	INTERSTITIAL SPACE (PROCESS VOID): PROVIDE DEDICATED HVAC RECIRCULATION LOOP. MAINTAIN POSITIVE STATIC PRESSURE RELATIVE TO ADJACENT PROCESS/GROW ROOMS TO MITIGATE MOISTURE MIGRATION. SEAL ALL LD PENETRATIONS AIR-TIGHT TO PREVENT VAPOR DRIVE INTO VOID.
K2601	SUSPENDED LED LIGHTING: HIGH-EFFICIENCY SUSPENDED LED
K2602	PROCESS AREA LIGHTING: CULTIVATION LED LIGHTING; COORDINATED W/ EQUIPMENT SUPPLIER.
K2603	EXTERIOR LED WALL PACK: HIGH-OUTPUT, ARCHITECTURAL LED WALL-MOUNTED FIXTURE. FULL-CUTOFF TO PREVENT UPWARD LIGHT SPILL. INTEGRATED PHOTOCELL FOR DUSK-TO-DAWN OPERATION. RATED FOR WET LOCATIONS AND EXTREME COLD (MINIMUM STARTING TEMPERATURE OF -40Δ° F). FIXTURE MUST PROVIDE SUFFICIENT ILLUMINATION FOR 24/7 HIGH-DEFINITION VIDEO SURVEILLANCE OF THE FACILITY PERIMETER.
K2604	LAY-IN 2X4 LED LIGHT: HIGH-EFFICIENCY RECESSED TROFFER, 4000K COLOR TEMPERATURE. FIXTURE SHALL PROVIDE ADEQUATE ILLUMINATION FOR SAFETY AND OPERATIONAL VISIBILITY.
K2605	EMERGENCY EXIT SIGN / LIGHT COMBO: DUAL-HEAD LED EMERGENCY LIGHT W/ INTEGRATED BATTERY BACKUP. FIXTURE MUST BE CAPABLE OF 90 MINUTES OF STANDBY POWER FOR EGRESS SAFETY.
K2606	OCCUPANCY SENSOR: CEILING-MOUNTED DUAL-TECHNOLOGY SENSOR (PIR/ULTRASONIC) FOR AUTOMATIC LIGHTING CONTROL IN NON-PROCESS AREAS TO MEET ENERGY COMPLIANCE STANDARDS.
K2607	VIDEO SURVEILLANCE: 24/7 HD (720P MIN) MONITORING OF ALL ENTRIES, RESTRICTED AREAS, AND CULTIVATION ZONES; 90-DAY STORAGE.
K2608	EXTERIOR PAD-MOUNTED TRANSFORMER AND MAIN ELECTRICAL SERVICE (OR APPROVED EQUAL); ENGINEER TO COORDINATE SIZING AND UTILITY REQUIREMENTS.
K2609	6" RECESSED LED LIGHT: SUITABLE FOR WET ENVIRONMENT
K3101	MINIMUM ACCESS MAINTENANCE ROAD: 8" COMPACTED CLASS 5 AGGREGATE OVER GEOTEXTILE FABRIC. 20' MIN WIDTH.
K3102	GEOTEXTILE STABILIZATION FABRIC: NON-WOVEN FABRIC TO BE PLACED PRIOR TO AGGREGATE TO PREVENT SUBGRADE MIGRATION.
K3103	ADA ACCESSIBLE STALL: PROVIDE (1) VAN-ACCESSIBLE STALL W/ FIRM, STABLE, AND SLIP-RESISTANT SURFACE.
K3301	FOUNDATION PERIMETER DRAIN: COORDINATE W/ CIVIL
K3302	2,500 GALLON SUB-GRADE WASTEWATER STORAGE TANK: MUST BE WATERTIGHT AND EQUIPPED W/ HIGH-WATER ALARMS HARD-WIRED TO THE MASTER SECURITY PANEL.
K3303	GRAVITY-FED SOIL ABSORPTION SEPTIC SYSTEM (OR APPROVED EQUAL); DESIGN SHALL BE A FREE-FLOWING, GRAVITY-DISTRIBUTION TRENCH OR BED SYSTEM CONSTRUCTED IN NATIVE SOILS PER MN RULE 7080. MECHANICAL LIFT STATIONS, PUMPS, AND ABOVE-GRADE MOUND ASSEMBLIES ARE EXPLICITLY EXCLUDED FROM THIS SCOPE. SYSTEM SHALL BE SIZED FOR DOMESTIC WASTE ONLY AND MUST BE INDEPENDENT OF ALL INDUSTRIAL/PROCESS WASTE STREAMS. ENGINEER OF RECORD SHALL VERIFY SITE ELEVATIONS AND PERCOLATION RATES TO ENSURE CONTINUOUS GRAVITY FUNCTIONALITY FROM BUILDING EXIT TO DRAIN FIELD.

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PRELIMINARY - NOT FOR CONSTRUCTION

No.	Description	Date

XANDRIA

FINISH PLAN

Project number	420
Date	05/07/2026
Drawn by	
Checked by	

A701

Scale 3/16" = 1'-0"

5/7/2026 10:12:21 PM

Supplemental Information Attachment 5:

From Start to License: Your Path to Cannabis Licensing in Minnesota (Minnesota Office of Cannabis Management, 25 July 2025)

MINNESOTA
OFFICE OF CANNABIS MANAGEMENT

From Start to License: Your Path to Cannabis Licensing in Minnesota

Before you begin:

1. Were you verified as a social equity applicant? If so, decide if you will apply for a social equity-classified license.
2. What license type will you apply for? What endorsement(s) will you need to obtain?
3. Talk to your local government about zoning requirements and local retail registration availability (if applicable).

Start here!

Step 1. Complete your application

Create your account in Accela, OCM's business licensing system.

Review OCM's application guidance and prepare your required application documents.

Begin your application. Fill in all required information and attach required documentation when prompted.

Pay your application fee.

OCM reviews your application for minimum qualifications.

Step 2a. Uncapped license approval

Your application passes! You are now a **qualified applicant.**

Complete required background check(s) and submit your *labor peace agreement** to OCM.

Step 2b. Capped license approval

Your application passes! You are now entered into a randomized lottery selection.

Your application is chosen in the lottery! You are now a **qualified applicant.**

Step 3. Final plan of record submissions, site registration, local government approval

You are now a **preliminarily approved applicant.**

Submit final plan of record documents to OCM including site information.

Incomplete final plans of record will lead to delays in approving your license.

Secure your business location and confirm it meets local government requirements.

Your local government confirms your site meets all zoning regulations and other local rules and ordinances.

OCM sends your application to your local government for approval of zoning compliance**, while continuing internal review.

OCM has 90 days to review your application upon your site registration submission.

Step 4. Pre-licensure inspection

Your business undergoes a full pre-licensure inspection by OCM.

You pass the inspection! You are now a **pending license holder.**

Step 5. License issuance

Pay the initial license fee, if applicable, in Accela.

OCM issues your cannabis business license and Metrc registration directions.

You are now a **license holder** and may begin operations.***

PAUSE

Complete the checklist for Step 3 on page 2 of this document *before* submitting your site registration.

Note: Applicants have 18 months to complete Steps 3-5.

* *Microbusinesses are exempt from the labor peace agreement requirement until the point of renewal.*

** *Your application cannot proceed and your business cannot open until your local government certifies that your business meets zoning compliance, and, if applicable, fire code and building code.*

*** *For those seeking to conduct retail activities, you must get retail registration from your local government directly (in addition to your license) before beginning cannabis sales. Local governments can issue local retail registration once you have preliminary license approval or have been issued a license from OCM.*

MINNESOTA
OFFICE OF CANNABIS MANAGEMENT

Preliminarily Approved Applicant Checklist

Preliminarily approved applicants **should not** start site registration (Step 3) in Accela until they have received the preliminary approval email from OCM. Complete all items in Step 3 (see checklist below) **before** submitting a site registration.

Step 3. Site registration, final plan of records, and local government approval

- [ ] Secure your site location and confirm it meets local government requirements.
  - [ ] Verify with your local government that your site will meet zoning compliance.*
  - [ ] Check whether or not your local government enforces building and fire codes. If they do, work with your local government to ensure your site meets those codes.
  - [ ] Check with your local government about other land use or local ordinance compliance approvals (i.e. permits to occupy and operate your business at the location).
  - [ ] If you are conducting retail sales, check with your local government on whether there is a retail registration cap before proceeding.
- [ ] Complete final plans of record and submit in Accela under Site Registration.
  - Access the required fillable online forms using the links provided on OCM's Final Plan of Record Submission webpage.
  - Upon completing the online forms, you will be emailed a PDF copy of your plans. All PDFs need to be uploaded in Accela on the second step (site information) of the site registration page, along with your updated capitalization table (if applicable) and any files that were larger than 10MB and unable to be uploaded to the online forms.
  - Take your time, the quality of the plans is crucial. If these are not fully complete, you will experience delays in receiving your license as you will have to restart your final plans of record. OCM cannot conduct inspection until plans are approved.
- [ ] Register your final site location information to OCM in Accela.
  - Upon submitting your site registration, which includes final site location information and final plans of record, OCM will have 90 days to review your application.

** If you have preliminary approval, you can secure zoning confirmation directly from your local government and then work on final build out of your site, ensuring that is all complete at time of site registration with OCM.*

Step 4. Pre-licensure inspection

- [ ] OCM schedules a full pre-licensure inspection for your business after local government approval is received in Accela and final plans of record are approved.
- [ ] Your business undergoes the inspection by OCM.
- [ ] Pass your inspection and become a pending license holder.
- [ ] OCM will complete the inspection report and send an initial license fee invoice, if applicable.

Step 5. License Issuance

- [ ] Pay the initial license fee in Accela, if applicable.
- [ ] OCM issues your license.

Additional Step for Retail Businesses: Local Retail Registration

- [ ] Contact your local government directly about this process.

Learn more about the licensing process at
mn.gov/ocm/businesses/licensing

Updated July 25, 2025. This document is available in alternative formats to people with disabilities by emailing cannabis.info@state.mn.us.

Supplemental Information Attachment 6:

Site Visit Photos
(L&RM Staff, 15 June 2026)