FLORISSANT CITY COUNCIL AGENDA
City Hall
955 Rue St. Francois
MONDAY, FEBRUARY 26, 2024
7:00 PM
Karen Goodwin, MMC/MRCC

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

2-12-2024	Minutes	

IV. HEARING FROM CITIZENS

V. COMMUNICATIONS

VI. PUBLIC HEARINGS

24-01-003	Request to amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67. (Postponed to 2/26/24 at the request of the petitioner)	Kristi Burk Scott Pfeifer
24-02-005	Request to authorize a Special Use Permit to allow for automotive service garage for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District (Premier Auto Service & Body, Inc).	Joe Dale
24-02-006	Request to authorize a Special Use Permit to allow for pre-owned car sales for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District (Florissant Auto Sales).	Joe Dale
24-02-007	Request to amend Ordinance No. 7965 for Walmart to allow for exterior modifications in a 'B-5' Planned Commercial District located at 3390 N Highway 67.	Kristi Burk Scott Pfeifer

VII. OLD BUSINESS

	BILLS FOR SECOND READING	

VIII. NEW BUSINESS

	BOARD APPOINTMENTS	
	BILLS FOR FIRST READING	
9944	Ordinance authorizing an amendment Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67.	Siam
9957	Ordinance to authorize a Special Use Permit to Premier Auto Service & Body, Inc. to allow for automotive service garage for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District.	O'Donnell
9958	Ordinance to authorize a Special Use Permit for Florissant Auto Sales, Inc. to allow for pre-owned car sales for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District.	O'Donnell
9959	Ordinance authorizing an amendment to Ordinance No. 7965 for Walmart to allow for exterior modifications in a 'B-5' Planned Commercial District located at 3390 N Highway 67.	Siam
9960	Ordinance repealing ordinance no. 8818 establishing a Grade and step schedule for uniformed employee positions within the City of Florissant and enacting in lieu thereof a new ordinance containing an effective date clause.	Eagan
9961	Ordinance to authorize the Mayor of the City of Florissant to enter into an agreement with St. Louis County Board of Police Commissioners to allow Officer Andrew Hale to serve as an instructor at the St. Louis County Police Academy.	Council as a whole

IX. COUNCIL ANNOUNCEMENTS

X. MESSAGE FROM THE MAYOR

XI. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETING BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON FEBRUARY 23, 2024 BY 12:00 PM.

ANY ONE WISHING TO ATTEND THE COUNCIL MEETING WHO HAS SPECIAL NEEDS SHOULD CONTACT THE CITY CLERK BY NOON ON MONDAY, MONDAY, FEBRUARY 26, 2024

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/26/2024

Open [X] **Closed [ ]**

Report No. 4/2024

Date Submitted:

To: City Council

Title: Minutes 2-12-2024

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department:

Attachments:

1. CC Minutes 2-12-2024

CITY OF FLORISSANT

COUNCIL MINUTES

Monday, February 12, 2024

The Florissant City Council met in regular session at Florissant City Hall, 955 Rue St. Francois on Monday, February 12, 2024 at 7:00 PM with Council President Eagan presiding.

I. PLEDGE OF ALLEGIANCE

The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

II. ROLL CALL OF MEMBERS

On Roll Call the following Councilmembers were present: Siam, Harris, Manganelli, Eagan, Schildroth, O'Donnell, and Pagano, and Parson. Councilman Caputa was excused. Also present was Mayor Timothy Lowery, City Clerk Karen Goodwin, and City Attorney Jackie Graves. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

III. APPROVAL OF MINUTES

1-22-2024. Minutes 1-22-2024

Councilman Siam made a motion to approve the City Council Minutes of January 22, 2024, seconded by Harris. Motion carried.

IV. SPECIAL PRESENTATIONS

. **PROCLAMATIONS**

. **Black History Month**

The City Clerk read the Proclamation for Black History Month in full.

. **PRESENTATIONS**

. **Presentation by MO American Water**

Summer Richardson, Missouri American Water Government Affairs Specialist, presented information regarding an upcoming Charbonier Project.

Mickie Redhage, Construction Manger, noted the water main project would replacing about 6,000 feet of water main on the north side Charbonier from Shackleford to a block west of Lindbergh. She noted the old water main will be replaced with 8 inch PVC water main with about 100 service lines being routed to the new main. All property owners have been notified regarding the project and owners have been asked to have other utilities marked prior to the beginning of the project. Nikki noted the project would be completed in 20 foot increments and the water main will be cleared in increments creating water flow on the street. She stated all lead water service lines will be replaced along with this project. The project would also be in conjunction with the St. Louis County Repaving Project which is schedule for Fall 2024.

Dave Burden, Senior Superintendant of Operations, noted the project is expected to last about 8 months, but they would like to have the project completed earlier.

Councilman Manganelli noted his concerns for his residents and their awareness of when the project will be affecting their driveways.

Ms. Redhage noted the driveways will not be blocked for long periods of times and the crews often inform residents when their driveway will be blocked as well as coordinate with residents. She stated residents should not experience changes in pressure during or after the project, but there will be some water shut-downs with at least 24 hours of notice if they will have a shut-down.

V. HEARING FROM CITIZENS

There were none.

VI. COMMUNICATIONS

There were none.

VII. PUBLIC HEARINGS

There were none.

VIII. OLD BUSINESS

BILLS FOR SECOND READING

9951. Ordinance authorizing the transfer of Special Use No. 7784 from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 12735 New Halls Ferry Rd for the operation of a restaurant.

Councilman Parson moved that Bill No. 9951 be read for a second time, seconded by O'Donnell. Motion carried and Bill No. 9951 was read for a second time. Motion carried.

Councilman Parson moved that Bill No. 9951 be read for a third time, seconded by Pagano. Motion carried and Bill No. 9951 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Parson Jr., Robert
Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				
Councilman Manganelli, Paul	X				
Councilman Caputa, Jeff					
Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				
Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

Whereupon the Chair declared Bill No. 9951 to have passed and become Ordinance No. 8954.

9952. Ordinance authorizing a transfer of Special Use No. 7796 from J&J Pizza, LLC d/b/a Papa Johns Pizza to Bajco Illinois, LLC d/b/a Papa Johns Pizza located at 8209 N Lindbergh for the operation of a restaurant.

Councilman Eagan moved that Bill No. 9952 be read for a second time, seconded by Siam. Motion carried and Bill No. 9952 was read for a second time. Motion carried.

Councilman Eagan moved that Bill No. 9952 be read for a third time, seconded by O'Donnell. Motion carried and Bill No. 9952 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Eagan, Joseph
Second by: Councilman O'Donnell, Thomas

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				
Councilman Manganelli, Paul	X				
Councilman Caputa, Jeff					
Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				
Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

Whereupon the Chair declared Bill No. 9952 to have passed and become Ordinance No. 8955.

9953. Ordinance authorizing a transfer of Special Use No. 8158 from Yummy Delights Inc d/b/a Cold Stone Creamery to Chicago Scoops, LLC d/b/a Cold Stone Creamery located at 14013 New Halls Ferry for the operation of a restaurant.

Councilman Siam moved that Bill No. 9953 be read for a second time, seconded by Schildroth. Motion carried and Bill No. 9953 was read for a second time. Motion carried.

Councilman Siam moved that Bill No. 9953 be read for a third time, seconded by Harris. Motion carried and Bill No. 9953 was read for a third time and placed upon its passage.

Before the final vote was taken, all interested persons were given the opportunity to be heard. Being no further comments, on roll call, the Council voted as follows:

VOTING

Motion by: Councilman Siam, Tommy
Second by: Councilman Harris, Andrew

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				
Councilman Manganelli, Paul	X				

Councilman Caputa, Jeff					
Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				
Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

Whereupon the Chair declared Bill No. 9953 to have passed and become Ordinance No. 8956.

IX. NEW BUSINESS

. **BOARD APPOINTMENTS**

Ward 6. Appointment of Marty Margherio to the Planning and Zoning Commission

Councilman O'Donnell made a motion to appoint Martin "Marty" Margherio, 1210 St. Antoine, to the Planning and Zoning Commission with a term expiring on February 12, 2027. Seconded by Schildroth, motion carried.

. **REQUESTS**

Liquor. Request for a Full Liquor by the Drink Liquor License for Big Belly Deli LLC located at 392 St. Ferdinand St.

Councilman O'Donnell made a motion to approve the Request for a Full Liquor by the Drink Liquor License for Big Belly Deli LLC located at 392 St. Ferdinand St, seconded by Pagano.

Councilman Eagan made a motion to suspend the rules to speak with the petitioner, seconded by Schildroth. Motion carried.

Christopher Timmerman, co-owner, noted he is a life-long resident of Florissant. He stated they are hoping to have successful business in Florissant.

Nick Boyd, co-owner, noted he is also a life-long resident of Florissant.

Mr. Timmerman stated he takes pride in the food and would like the opportunity to offer a nice beverage to customers. He noted the business is currently open from 10:30am to 3pm every day and they may begin holding happy hours later in the day but are not intending to become a nightclub or bar. He noted the business may have live music every now and then, but they do not intend to be open later than 7pm. Mr. Timmerman noted they would not be charging a cover fee or any other fee to attract more people to the business.

Mr. Boyd noted the happy hour would be bi-weekly or once every month with the closing time being around 7pm and the focus would still be selling their food during the day. He stated they have no intention of being open later than 7pm.

On Roll Call, the Council voted as follows:

VOTING

Motion by: Councilman O'Donnell, Thomas
Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				
Councilman Manganelli, Paul	X				
Councilman Caputa, Jeff					
Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				

Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

. **RESOLUTIONS**

1055. A Resolution authorizing the Mayor of the City of Florissant to make an application for a grant for the purpose of creating a master plan for St. Ferdinand Park.

The Council as a whole introduced Resolution 1055.

Councilwoman Pagano made a motion for a second reading, seconded by Harris. Motion carried; Resolution 1055 was read for a second time.

Councilman O'Donnell made a motion for a third reading, seconded by Manganelli. On roll call, the Council voted: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa absent, Schildroth yes, O'Donnell yes, Pagano yes, and Parson yes. Motion carried, Resolution 1055 was read for the third time in its entirety

Before the final vote, all interested parties were given an opportunity to be heard. On roll call, the Council voted as follows:

VOTING

Motion by: Councilman O'Donnell, Thomas
Second by: Councilman Manganelli, Paul

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				
Councilman Manganelli, Paul	X				
Councilman Caputa, Jeff					
Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				
Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

Motion carried, Resolution 1055 was passed.

1056. A Resolution urging Senators and Representatives of the Missouri General Assembly to oppose any legislation or proposal to eliminate the taxation of retail sales on food.

The Council as a whole introduced Resolution 1056.

Councilman Manganelli made a motion for a second reading, seconded by Schildroth. Motion carried; Resolution 1056 was read for a second time.

Councilwoman Pagano made a motion for a third reading, seconded by Siam. On roll call, the Council voted: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa absent, Schildroth yes, O'Donnell yes, Pagano yes, and Parson yes. Motion carried, Resolution 1056 was read for the third time in its entirety.

Before the final vote, all interested parties were given an opportunity to be heard. On roll call, the Council voted as follows:

VOTING

Motion by: Councilwoman Pagano, Jackie
Second by: Councilman Siam, Tommy

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				

Councilman Manganelli, Paul	X				
Councilman Caputa, Jeff					
Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				
Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

Motion carried, Resolution 1056 was passed.

. **BILLS FOR FIRST READING**

9954. Ordinance appropriating $75,000 to account no. 403-56100-405 "Capital Additions - Golf" for the repair and replacement of the deck at the Golf Course.

Bill No. 9954 was read for the first time.

Councilman Schildroth moved that Bill No. 9954 be read for a second time, seconded by Eagan.

Councilman Schildroth noted the golf course deck is in disrepair and in need of replacing for the safety of the patrons. He stated the work would be complete by April.

Motion carried and Bill No. 9954 was read for a second time.

Councilman Schildroth moved that Bill No. 9954 be read for a third time, seconded by Pagano.

On roll call, the Council voted: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa absent, Schildroth yes, O'Donnell yes, and Pagano yes, and Parson yes.

Having received a unanimous vote of all members present Bill No. 9954 was read for a third and final time and placed upon its passage.

Before the final vote, all interested persons were given an opportunity to be heard. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Schildroth, Keith
Second by: Councilwoman Pagano, Jackie

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				
Councilman Manganelli, Paul	X				
Councilman Caputa, Jeff					
Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				
Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

Whereupon the Chair declared Bill No. 9954 to have passed and become Ordinance No. 8957.

9955. Ordinance appropriating $25,000 to account no. 403-53030-000-00000 "Vehicle Repairs and Maintenance - Parks" for vehicle repairs for park maintenance.

Bill No. 9955 was read for the first time.

Councilman Schildroth moved that Bill No. 9955 be read for a second time, seconded by Parson.

Motion carried and Bill No. 9955 was read for a second time.

Councilman Schildroth moved that Bill No. 9955 be read for a third time, seconded by Harris.

On roll call, the Council voted: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa absent, Schildroth yes, O'Donnell yes, and Pagano yes, and Parson yes.

Having received a unanimous vote of all members present Bill No. 9955 was read for a third and final time and placed upon its passage.

Before the final vote, all interested persons were given an opportunity to be heard. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Schildroth, Keith
Second by: Councilman Harris, Andrew

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				
Councilman Manganelli, Paul	X				
Councilman Caputa, Jeff					
Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				
Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

Whereupon the Chair declared Bill No. 9955 to have passed and become Ordinance No. 8958.

9956. An Ordinance to amend Title II, Chapter 245 "Parks & Recreation" of the Florissant City Code, Section 245.180 "Fees for Use", to adjust fees for use of various park facilities.

Bill No. 9956 was read for the first time.

Councilman Schildroth moved that Bill No. 9956 be read for a second time, seconded by Eagan.

Motion carried and Bill No. 9956 was read for a second time.

Councilman Schildroth moved that Bill No. 9956 be read for a third time, seconded by Manganelli.

On roll call, the Council voted: Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa absent, Schildroth yes, O'Donnell yes, and Pagano yes, and Parson yes.

Having received a unanimous vote of all members present Bill No. 9956 was read for a third and final time and placed upon its passage.

Before the final vote, all interested persons were given an opportunity to be heard. Seeing none, on roll call the Council voted as follows:

VOTING

Motion by: Councilman Schildroth, Keith
Second by: Councilman Manganelli, Paul

COUNCIL MEMBERS	YES	NO	ABSTAIN	RECUSE	
Councilman Eagan, Joseph	X				
Councilman Harris, Andrew	X				
Councilman Manganelli, Paul	X				
Councilman Caputa, Jeff					

Councilman Schildroth, Keith	X				
Councilman O'Donnell, Thomas	X				
Councilwoman Pagano, Jackie	X				
Councilman Parson Jr., Robert	X				
Councilman Siam, Tommy	X				

Whereupon the Chair declared Bill No. 9956 to have passed and become Ordinance No. 8959.

X. COUNCIL ANNOUNCEMENTS

Councilman O'Donnell noted the VFW will hold a Veteran's Resource Day to assist veterans with filing benefits on Friday, February 17th beginning at 10am and you do not have to be a member of the VFW to attend. He stated a lunch would be held which is open to the public. Councilman O'Donnell noted two additional portions of the resource day include a program called Bridge the Gap at 1pm for local youth ages 9 to 17 to speak with veterans. An additional presentation would be taking place with Claire McCray, an Air Force Veteran and founder of JACCK Foundation for the Arts, speaking on Art Therapy Sessions for veterans.

Councilman Parson thanked everyone who attended the African American History and Step Show on February 3rd. He noted the McCluer North Step Team has increased since last year and many non-perishable items were donated for the TEAM food pantry. Councilman Parson noted Homer G. Phillips was a lawyer from Sedalia, Missouri who moved to the St. Louis area and became a prominent political figure, civil rights figure, and a co-founder of the Citizen's Liberty League. Councilman Parson noted the Homer G. Phillips Hospital was named after his untimely death at age 51.

XI. MESSAGE FROM THE MAYOR

Mayor Lowery noted the city will hold a Public Hearing for the Consolidated Annual Performance and Evaluation Report for the Community Development Block Grant for Fiscal Year 2023 at 5pm on Wednesday, February 28th at the Government Building.

Mayor Lowery stated the E-Sports area, Fusion 314, will be open beginning on Tuesday, February 13, 2024, with an open house from noon to 8pm through Thursday. He noted the grand opening would be on Friday, February 16, 2024 beginning at 3pm.

The third annual Florissant St. Patrick's Day Parade, Festival, and 5K run will be held on Sunday, March 10, 2024. The run will begin at 9am at the Duchesne Home Association. The parade will begin at noon beginning at Bangert Park and ending at the Duchesne Home Association with the festival beginning immediately after from 1pm to 6pm.

The Valley of Flowers Festival will take place from May 3 to May 5, 2024. Mayor Lowery noted there are several opportunities for sponsorships available on the festival website.

The City of Florissant has been chosen to host the final leg of the Bommarito Audi West County Gateway Cup on Monday, September 2nd with over 500 racers.

Mayor Lowery wished his wife a happy 37th anniversary.

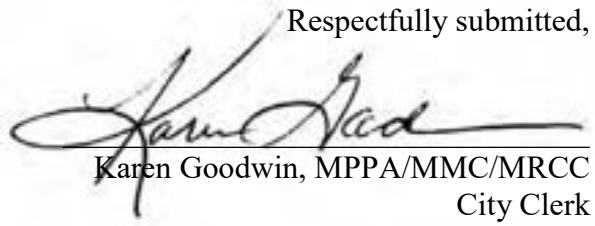
XII. ADJOURNMENT

The Council President stated the next regular City Council Meeting will be Monday, February 26, 2024, at 7:00 pm.

Councilman Siam moved to adjourn the meeting, seconded by Manganelli. Motion carried.

Adjourned at 7:49 PM

Respectfully submitted,



Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Bill No. 9951 Ord. No. 8954
Bill No. 9952 Ord. No. 8955
Bill No. 9953 Ord. No. 8956
Bill No. 9954 Ord. No. 8957
Bill No. 9955 Ord. No. 8958
Bill No. 9956 Ord. No. 8959
Resolution 1055
Resolution 1056

Agenda Request Form

For Administration Use Only:

Meeting Date: 12/4/2023

Open [X] **Closed [ ]**

Report No. 34/2023

Date Submitted:

To: City Council

Title: Request to amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67.
(Postponed to 2/26/24 at the request of the petitioner)

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department:

Justification:

Please see attachments

Attachments:

1. PH 3390 N Hwy 67
2. Staff Report
3. Application
4. Plans

CITY OF FLORISSANT

Public Hearing

In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 8, 2023 at 7:00 p.m. on the following proposition:

To amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners

Date: November 8, 2023

From: Debra Irvin, Building Commissioner

cc: Todd Hughes, P.E., Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request an amendment of the B-5, minor ratification of the Building Commissioner to allow painting exterior rear of the building Concrete Masonry Unit (CMU), and parapet caps; apply film on front trespa panels, and install new signs at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District

STAFF REPORT
CASE NUMBER PZ-120423-4

I. **PROJECT DESCRIPTION:**
Request an amendment of the B-5f , minor ratification of the existing ordinance to paint exterior rear building CMU, and parapet caps; apply film on front trespa panels, and install new signs at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District, Ordinance No. 7965.

II. **EXISTING SITE CONDITIONS:**
The existing property at 3390 N Highway 67 is a high traffic retail chain store. The property is currently zoned 'B-5'.

III. **SURROUNDING PROPERTIES:**
The property to the West is 3200 N Highway 67 in a 'B-3' District, the properties to the South are in an 'R-4' District. The East is bounded by Coldwater Creek.

IV**. STAFF ANALYSIS:**
Under the Zoning Code, Section 405.135 (for a 'B-5' District only), minor changes to a previously recorded development plan may be approved without a public hearing if the

Building Commissioner deems the changes to be minor in nature and is ratified by P&Z, the Building Commissioner submits the proposed amendment to P&Z for review and approval by motion to ratify approval by staff. **The attached plan was submitted for review and consideration of approval to paint exterior rear of building CMU and parapet caps; apply film on front trespa panels, and install new signs at 3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District

Excerpt from Zoning Code, section 405.135. para. L2c.:
"c. Initial determination of consistency/minor changes. If the Building Commissioner determines that the proposed amendment to the previously approved site plan is minor in nature and is not in conflict with the nature of the proposal as originally or previously advertised for public hearing and meets all of the conditions of the pertinent Planned Commercial District ordinance, the Building Commissioner shall notify the Planning and Zoning Commission thereof and may conditionally approve such proposed amendment, which approval shall be deemed ratified by the Planning and Zoning Commission unless five (5) or more members thereof thereafter request at the first (1st) regularly scheduled and conducted meeting after notification that such proposed amendment be submitted to the Planning and Zoning Commission for review. In lieu of a grant of conditional approval, the Building Commissioner or designated representative may submit the proposed amendment to the Planning and Zoning Commission for review. In case of disapproval of the proposed amendment by the Building Commissioner, the applicant shall be notified and may thereafter request review thereof by the Planning and Zoning Commission…"

The application is accompanied by attached plan.

Comments on plans: Owner shall provide color samples for CMU

See the following suggested motion:

V**. <u>STAFF RECOMMENDATION AND SUGGESTED MOTION</u>:**
I move to amend the B-5 for minor changes to the site development plan of the 'B-5' Ordinance No. 7965 to allow for exterior painting of the rear exterior Concrete Masonry Unit (CMU), and, parapet caps; also apply film on front trespa panels, and install new signs at **3390 N Highway 67 (Wal-Mart)**

Related drawings are attached. The exterior modifications depict minor changes in the development plan, which is not in conflict with the nature of the development and meets all of the conditions of Ordinance No. 7965. Approval is subject to the regulations of this 'B-5' Planned Commercial District, and the following additional requirements:

1. PROJECT COMPLETION.
Construction shall start within 60 days issuance of building permits and the project and shall be developed in accordance of the approved amendments to the final development plan within 180 days of start of construction.

(End of suggested motion and staff report)

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION

City Of Florissant – Public Works 314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Please Print neatly or Type the Following Information:

Property Address: 3390 N. Highway 67

Property Owners Name: THF Florissant Development LLC Phone/email: _____

Property Owners Address: PO Box 8050 Bentonville, AR 72712

Business Owners Name: Walmart Real Estate Business Trust Attn Realty Manager Store #5927 Phone/email: zach.luensmann@walmart.com

Business Owners Address: 2608 SE J St. Bentonville, AR 72716

DBA (**Doing Business As**) Walmart Store #5927

Authorized Agents Name: BRR Architecture,Inc. Co. Name: Kristi Burk
(Authorized Agent to Appear Before The Commission)

Agents Address: 8131 Metcalf Ave. Suite 300 Phone/email: 479-286-2936

Request: Paint exterior rear building CMU and parapet caps. Apply film on front trespa panels.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Kristi Burk — 10/30/23

Applicant's Signature **Date**

OFFICE USE ONLY

Received by: _____ Receipt # _____ Amount Paid: _____ Date: _____

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

_____
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

SITE PLAN



PYLON SIGN: REFACE



COLOR LEGEND	
P#	COLOR NAME
P63E	DARK BROWN
P70U	WALMART BLUE (URETHANE-LIKE)
P215E	LIGHT TAN
P217E	DARK BRONZE

KEYNOTES

KEY	KEYNOTE TEXT

COLOR LEGEND

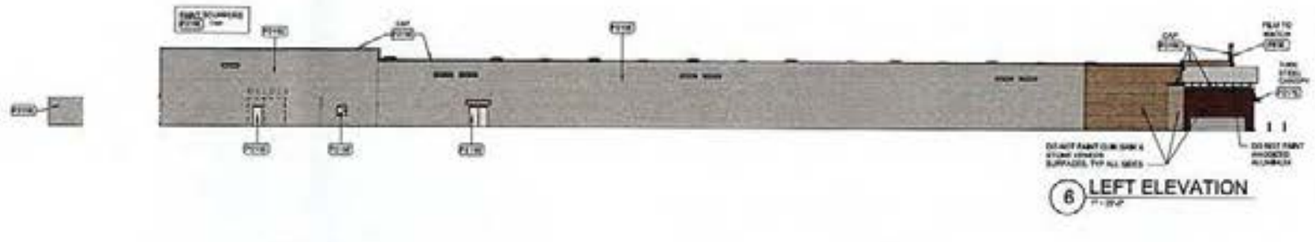
P#	COLOR NAME
P70E	SAFETY YELLOW
P77E	SAFETY RED
P10E	GREEN
P30E	BLACK
P70U	WALMART BLUE (URETHANE-LIKE)
P63E	DARK BROWN
P215E	LIGHT TAN
P217E	DARK BRONZE

DEMOLITION NOTES

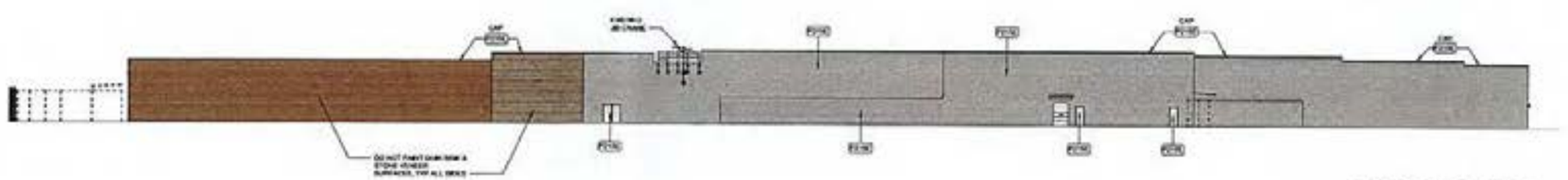
1. NOT USED
2. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING IN AE AREA.
   - COORDINATE DEMOLITION WORK AS EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS.

SHEET NOTES

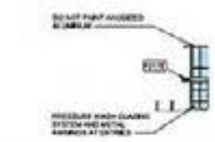
1. PATCH AND REPAIR EXTERIOR WALL SURFACES DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS NEW.
2. REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS.
3. NOT USED
4. NOT USED
5. PRIOR TO PAINTING WALL AT LOCATION(S) OF LET BUILDING SIGNS, COORDINATE SCOPE OF WORK WITH WALMART OM.
6. IF PAINTING ADJACENT WALLS PAINT FASCIES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND SUPPORTS MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLORS.
7. PAINT ANY ROOF TOP GAS PIPING VENTS
   a. WHERE EXTERIOR WALL IS PENETRATED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
   b. DO NOT PAINT METER OR VALVES
8. IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL SIDE
9. WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P77E). DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
10. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH ENTERING COLOR UNLESS NOTED TO RECEIVE PLASTIC SLEEVES AS ABOVE
11. NOT USED
12. DO NOT PAINT LED WALL PACK HOUSING
13. PAINT SWEDEN CENTER FENCE STEEL (P30E) AND FRAMES (P70E)
14. NOT USED
15. DO NOT PAINT QUIKRETE STONE VENEER, FACE BRICK, UNFINISHED TILT-WALL OR PRECAST PANELS
16. NOT USED
17. PAINT (P30E) OR (P70E) ON (P77E) OR (P10E) ON HANDRAILS
18. PAINT SPRINKLER VALVES (P77E)
    a. DO NOT PAINT OVER MORT GLASS OR FIRE ALARM BELL



6 LEFT ELEVATION



5 REAR ELEVATION



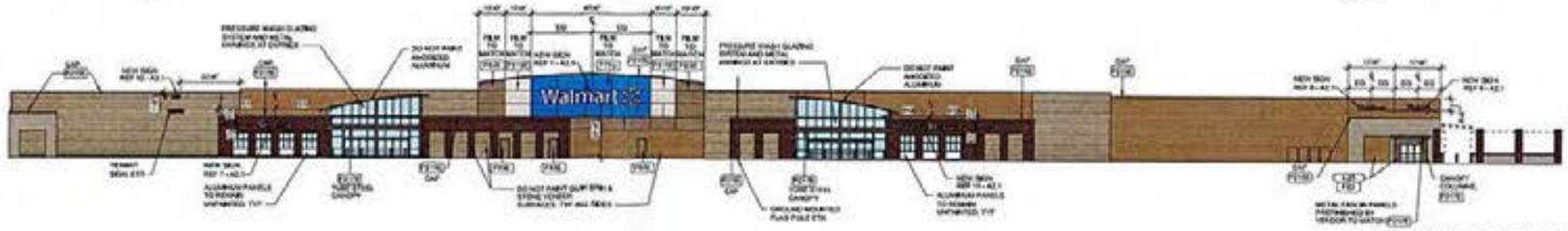
4 VESTIBULE ELEVATION



3 VESTIBULE ELEVATION



2 RIGHT ELEVATION



1 FRONT ELEVATION

brr

Walmart

FLORISSANT, MO

ISSUE BLOCK

CHECKED BY: DAV

TREVOR TYSON HOLCOMB ARCHITECT LICENSE NO. A-2022005489

BRR ARCHITECTURE, INC. ARCHITECTURAL CORPORATION MISSOURI LICENSE NO. ARC 002160

EXTERIOR ELEVATIONS

SHEET: A2

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/5/2024

Open [X] **Closed [ ]**

Report No. 1/2024

Date Submitted:

To: City Council

Title: Request to authorize a Special Use Permit to allow for automotive service garage for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District (Premier Auto Service & Body, Inc).

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice 1180 N Hwy 67
2. Staff Report
3. Special Use Application

CITY OF FLORISSANT

Public Hearing

In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 26, 2024 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for automotive service garage for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District (Premier Auto Service & Body, Inc). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners Date: January 24, 2024

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E., Director Public Works
Deputy City Clerk
Economic Development
Applicant
File

Subject: Request **recommended approval** of a Special Use Permit for the operation of an automotive and body repair shop, at **1180 N Highway 67 (Premier Auto Service and Body, Inc)** in a 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-020524-01

I. **PROJECT DESCRIPTION:**

This is a request for recommended approval of a special use permit to allow for the operation of automotive service and body repair shop at 1180 N Highway 67, currently zoned 'B-3'.

II. **EXISTING SITE CONDITIONS:**

The existing property at 1180 N Hwy 67 has been vacant since May 2023. The site is paved for parking. The grassy area along N. Highway 67 is in the right of way. The petitioner is the legal owner of record who in past years operated an auto sales lot at this location.

There are 32 parking spaces; 24 are required. The parking is shared with an adjoining business.

III. **SURROUNDING PROPERTIES:**

The properties to the west and south are in a B-3 District. Causing no impact to the existing businesses.

IV**. STAFF ANALYSIS:**

The application is accompanied by a site plan for Florissant Auto Sales, a shared commercial space.

The current zoning Section 405.125 K (8) (9) allows for an automotive and repair shop if a Special Use is granted by the City Council and since the current special use has expired, a new Special Use is required.

VI. **STAFF RECOMMENDATIONS:**

Suggested Motion for 1180 N Highway 67- Premier Auto Service and Body, Inc.

I move to recommend approval to the City Council for a Special Use Permit to ***Premier Auto Service and Body, Inc*** **with the following conditions:**

1. No vehicles or vehicle parts may be worked on outside of the building.
2. No outdoor storage of salvage vehicles or parts, temporary or otherwise, is permitted outside of the building.
3. The impounding or storage of derelict vehicles is prohibited.
4. The sale of automobiles or other vehicles is prohibited.
5. The holder of this Special Use Permit shall be and remain fully licensed with the City of Florissant. License shall remain in good standing throughout the term of this Special Use Permit
6. The Special Use Permit is granted solely to *Premier Auto Service and Body, Inc.*
7. This Special Use Permit is transferable to another while the business is in operation or within six months of closure.
8. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be revoked.

(end report and suggested motion)

SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION

City Of Florissant – Public Works
314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

PLANNING & ZONING ACTION

Council Ward 6 Zoning B-3

Initial Date Petitioner Filed 1/24/2024
Building Commissioner to complete ward, zone & date filed

SPECIAL PERMIT FOR PREMIER AUTO SERVICE & BODY, INC
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- 5895 TO ALLOW FOR AUTOMOBILE SERVICE & BODY WORK
ordinance # **Statement of what the amendment is for.**

LOCATION 1180 NORTH HIGHWAY 67 FLORISSANT, MO 63031
Address of property.

1) Comes Now MISSION HILLS DEVELOPMENT, INC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) OWNER
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for AUTOMOBILE SERVICE AND BODY REPAIR and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

PZ-020524-01

4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

GLENN TRAVERS _____ / GMTAUTO@YAHOO.COM 314-960-4175

PRINT NAME SIGNATURE email and phone

FOR MISSION HILLS DEVELOPMENT INC

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.
2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE _____

ADDRESS 743 ST MARYS RD VILLA RIDGE MO 63089

STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-517-5101 / JOED07864@GMAIL.COM

BUSINESS

I (we) the petitioner (s) do hereby appoint JOE DALE as

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

_____

Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:
Individual _____ Partnership _____ Corporation XXX

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners GLENN TRAVERS

(2) Telephone numbers 314-960-4175

(3) Business address 225 N HWY 67 FLORISSANT, MO 63031

(4) State of Incorporation & a photocopy of incorporation papers MISSOURI

(5) Date of Incorporation JANUARY 28, 1998

(6) Missouri Corporate Number 004513869

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____

(8) Name in which business is operated _____

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name PREMIER AUTO SERVICE & BODY, INC

Address 1180 N HWY 67 FLORISSANT, MO 63031

Property Owner MISSION HILLS DEVELOPMENT, INC

Location of property 1180 NORTH HIGHWAY 67 FLORISSANT, MO 63031

Dimensions of property 565.73' x 134.99' x 31.92' x 566.11'

Property is presently zoned B-3 Requests Rezoning To N/A

Proposed Use of Property AUTOMOBILE SERVICE AND BODY REPAIR

Type of Sign EXISTING Height 18 FEET

Type of Construction MASONRY WALLS STEELE ROOF Number Of Stories 1

Square Footage of Building 9688 Number of Curb Cuts 4

Number of Parking Spaces 20 Sidewalk Length N/A

Landscaping: No. of Trees NONE PROPOSED Diameter N/A

No. of Shrubs NONE PROPOSED Size N/A

Fence: Type EXISTING Length N/A Height N/A

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.

2. Show location of property in relation to major streets and all adjoining properties.

3. Show measurement of tract and overall area of tract.

4. Proposed parking layout and count, parking lighting.

5. Landscaping and trash screening.

5. Location, sizes and elevations of signage.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

Pro sh

Parcel 1: All that part of Block 99 of New Town of St. Ferdinand according to plat recorded in Plat Book 5 page 1 of the St. Louis City (Former County) Records, that lies South of Lindbergh Boulevard, as now established and widened by deed recorded in Book 6109 page 10 of the St. Louis County Records and all of the North 1/2 of St. Michael Street (vacated by Ordinance #139 of the City of Florissant recorded in Book 4772 page 580 of the St. Louis County Records) lying south of and adjoining said part of Block 99 above described.

of what
y is a

Parcel 2: Part of Block 100 of the New Town of St. Ferdinand and the North 1/2 of St. Michael Street vacated by Ordinance #139, a certified copy of which ordinance is recorded in Book 1697 page 610 and more particularly described as: Beginning at an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140), 60 feet wide, and the East line of St. Jacques Street, 42 feet 9 inches wide; thence Southwardly along the East line of St. Jacques Street, 92.71 feet to an iron pipe; thence Eastwardly 321.70 feet to an iron pipe set in the West line of Jefferson Street, 42 feet 9 inches wide, distance 197.04 feet Southwardly from an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Northwardly along the West line of Jefferson Street, 197.04 feet to an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Westwardly along the South line of Lindbergh Boulevard (Highway 140) 338.24 feet to an iron pipe and the point of beginning according to survey executed by Steele Surveying Company on May 19 and 20, 1960, Excepting Therefrom that portion conveyed to the State of Missouri by instrument recorded in Book 6106 page 622.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.



OFFICE USE ONLY

Date Application reviewed 1/26/2024 CK NO: 41055335

STAFF REMARKS: _____

Debra M Dunn

Building Commissioner or Staff Signature

ARTICLES OF INCORPORATION

OF

MISSION HILLS DEVELOPMENT COMPANY, INC.,

a Missouri Corporation

FILED AND CERTIFICATE OF INCORPORATION ISSUED

JAN 2 8 1998

Rebecca McDowell Cook
SECRETARY OF STATE

HONORABLE REBECCA McDOWELL COOK
SECRETARY OF STATE
STATE OF MISSOURI
JEFFERSON CITY, MO 65101

The undersigned natural person or persons of the age of eighteen years or more, for the purpose of forming a Corporation under the General and Business Corporation Law of Missouri, adopts the following Articles of Incorporation.

ARTICLE ONE

The name of the Corporation is:

MISSION HILLS DEVELOPMENT COMPANY, INC.

ARTICLE TWO

The address, including street and number, if any, of the Corporation's initial registered office in this State is: 5840 Oakland Avenue, St. Louis, Missouri 63110, and the name of its initial registered agent at such address is: Michael W. Flynn.

ARTICLE THREE

The aggregate number, class and par value of shares which the Corporation shall have authority to issue shall be: thirty thousand (30,000) shares of common stock with a par value of One Dollar ($1.00) per share.

The preferences, qualifications, limitations, restrictions, and special or relative rights, including convertible rights, if any, in respect of the shares of each class are as follows: None.

ARTICLE FOUR

Each shareholder shall have preemptive rights to purchase additional shares issued by this Corporation in order to maintain its, his or her relative position in relation to all shares issued and outstanding.

ARTICLE FIVE

The name and place of residence of each incorporator is as follows:

Name	Address
Michael W. Flynn	1471 Dietrich Oaks Dr. Ballwin, MO 63021

ARTICLE SIX

The number of directors to constitute the Board of Directors is one (1). ~~Thereafter, the number of directors shall be fixed by, or in the manner provided in the By-Laws. Any change in the number will be reported to the Secretary of State within thirty (30) days of such change.~~ Upon a majority vote of all directors, the Board has the power to make, alter, amend or repeal the By-Laws of the Corporation.

ARTICLE SEVEN

The duration of the Corporation is perpetual.

ARTICLE EIGHT

The nature of the business and objects and purposes for which the Corporation is formed and which may be transacted, promoted and carried on by the Corporation are to do any and all of the things mentioned as fully and to the same extent as natural persons might or could do, viz:

1. To buy, acquire, own, hold, develop, lease, sell, or otherwise dispose of and to mortgage or otherwise encumber real property, inventory, stock, supplies, and personal property of all kinds.

2. To own, hold, build, construct, and erect buildings and structures of all types and to buy, sell, lease, own, manage, operate, maintain, repair, restore, and rebuild the same.

3. To execute deeds, mortgages, deeds of trust, contracts, security agreements, chattel mortgages, financing statements and other types of written instruments.

4. To manufacture, purchase or otherwise acquire, own, mortgage, pledge, sell, assign and transfer, or otherwise dispose of, to invest, trade, deal in and deal with goods, wares, and merchandise and personal property of every class and description.

5. To acquire and pay for in cash, stock or bonds of this Corporation or otherwise, the goodwill, rights, assets and property and to undertake or assume the whole or any part of the obligations or liabilities of any persons, firms, corporations, or associations.

6. To employ, hire and to appoint corporations, firms and individuals to act as agents for this Corporation in such capacity and on such conditions as may be determined from time to time by the Board of Directors.

7. To be appointed and to act as the agent or representative, or both, of any corporation, firm or individual in any and all parts of the world for the sale and disposition of goods, wares and merchandise, and as such, to develop and extend the business interest of firms, corporations, and individuals in such capacity and on such terms and conditions as may from time to time be mutually agreed upon.

8. To guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge, or otherwise dispose of shares of the capital stock of, or any bonds, securities or evidences of indebtedness created by any other corporation or corporations organized under the laws of this state or any other state, country, nation, or government, and while the owner thereof, to exercise all the rights, powers and privileges of ownership, including the right to vote thereon.

9. To enter into, make and perform contracts of every kind and description with any person, firm, association, corporation, municipality, country, state, body politic or government or colony or dependency thereof.

10. To borrow or raise moneys for any of the purposes of the Corporation and, from time to time, without limits as to amount, to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures, and other negotiable or non-negotiable instruments and evidences of indebtedness and to secure the payment of any thereof and of the interest thereon by mortgage upon or pledge, conveyance or assignments in trust of the whole or any part of the property of the Corporation, whether at the time owned or hereafter acquired, and to sell, pledge or otherwise dispose of such bonds or other obligations of the Corporation for its corporate purposes.

11. To buy, sell or otherwise deal in notes, open accounts, and other similar evidences of debt, stocks, bonds, and securities, or to loan money and take the same, and other similar evidences of debt as collateral security therefor.

12. To acquire, own, buy, hold, sell, transfer, and otherwise dispose of patents, patent rights, copyrights, trademarks, trade names, license franchises, permits and other evidences of right.

13. To have one or more offices to carry on all of or any of its operations and business and without restriction or limit as to amount, to purchase, sell or otherwise dispose of real and personal property of every class and description in any of the states, districts, territories, or colonies of the United States, and in any and all foreign countries, subject to the laws of such state, district, territory, colony or country.

14. In general, to carry on any other business in connection with the foregoing, and to have and exercise all powers conferred by the laws of Missouri upon corporations formed under the Act hereinbefore referred to, and to do any or all of the things hereinbefore set forth to the same extent as natural persons might or could do.

15. The objects and purposes specified in the foregoing clauses shall, except where otherwise expressed, be in nowise limited or restricted by reference to, or inference from, the terms of any other clause in these Articles of Incorporation, but the objects and purposes specified in each of the foregoing clauses of this Article shall be regarded as independent objects and purposes.

FILED AND CERTIFICATE OF INCORPORATION ISSUED

JAN 28 1998

SECRETARY OF STATE

ARTICLE NINE

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation upon the majority vote of the Shareholders of the Corporation.

IN WITNESS WHEREOF, these Articles of Incorporation have been signed this 28th day of January, 1998.

MICHAEL W. FLYNN, Incorporator

STATE OF MISSOURI)
) SS.
CITY OF ST. LOUIS)

I, HELEN L. AMPTMAN, a Notary Public, do hereby certify that on the 28th day of January, 1998, personally appeared before me MICHAEL W. FLYNN, who, being by me first duly sworn, declared that he is the person who signed the foregoing document as Incorporator, and that the statements therein contained are true.

Notary Public

My Commission Expires:

HELEN L AMPTMAN
NOTARY PUBLIC STATE OF MISSOURI
ST LOUIS CITY
MY COMMISSION EXP JAN 1,2001

No. 00451386

STATE OF MISSOURI

Rebecca McDowell Cook
Secretary of State

CORPORATION DIVISION

CERTIFICATE OF INCORPORATION

WHEREAS, DUPLICATE ORIGINALS OF ARTICLES OF INCORPORATION OF

MISSION HILLS DEVELOPMENT COMPANY, INC.

HAVE BEEN RECEIVED AND FILED IN THE OFFICE OF THE SECRETARY OF STATE, WHICH ARTICLES, IN ALL RESPECTS, COMPLY WITH THE REQUIREMENTS OF GENERAL AND BUSINESS CORPORATION LAW;

NOW, THEREFORE, I, REBECCA McDOWELL COOK, SECRETARY OF STATE OF THE STATE OF MISSOURI, BY VIRTUE OF THE AUTHORITY VESTED IN ME BY LAW, DO HEREBY CERTIFY AND DECLARE THIS ENTITY A BODY CORPORATE, DULY ORGANIZED THIS DATE AND THAT IT IS ENTITLED TO ALL RIGHTS AND PRIVILEGES GRANTED CORPORATIONS ORGANIZED UNDER THE GENERAL AND BUSINESS CORPORATION LAW.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND IMPRINTED THE GREAT SEAL OF THE STATE OF MISSOURI, ON THIS, THE 28TH DAY OF JANUARY, 1998.

Rebecca McDowell Cook

Secretary of State

$58.00

SOS #70

[redacted]

BP1654 372655

200505200099 8

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
WD	CANCILA MARTIN A TR ETAL		MISSION HILLS DEV CO INC

PROPERTY DESCRIPTION: NEW TOWN OF ST FERDINAND BLK PT 99 PB 5 PG 1 W/O/P

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certication Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

Document Number
998

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 20 day of May 2005 at 01:48 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JoAnn Reber
Deputy Recorder

Janice M. Hammonds
Recorder of Deeds
St. Louis County, Missouri

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

____ N.P
____ N.P.C
____ N.N.C.
____ N.N.I.

RECORDING FEE $30.00
(Paid at the time of Recording)

Mail to:

Destination code: 14 P

B-16543 P-2655/2658

3 w/o/p

SPECIAL WARRANTY DEED T·A 101468

This Special Warranty Deed is made on May 18, 2005, by Martin A. Cancila, as Trustee of the Martin A. Cancila Revocable Living Trust U/I Dated June 16, 1997, as amended and/or restated, with an address of 2175 North Highway 67, Florissant, Missouri 63033, Attn: Tony Cancila ("Grantor"), to Mission Hills Development Company, Inc., a Missouri corporation, with an address of 225 North Highway 67, Florissant, Missouri 63031 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents BARGAIN and SELL, CONVEY and CONFIRM unto the said Grantee the Real Estate situated in the County of St. Louis, and State of Missouri, as more particularly described as follows:

See Exhibit A attached hereto.

Subject to the following: (a) City of Florissant zoning regulations; (b) general taxes payable for the year 2005 and thereafter; (c) any lien or encumbrance created by or assumed by Grantee in writing or any easement accepted by Grantee in writing; and (d) use and other deed restrictions, rights-of-way and utility easements, all of record.

TO HAVE AND TO HOLD the same, with all rights, immunities, privileges and appurtenances thereunto belonging, unto said Grantee and Grantee's heirs and assigns, forever; and the Grantor hereby covenants that Grantor will warrant and defend the title to these premises unto said Grantee, and Grantee's heirs and assigns, forever, against the lawful claims of all persons claiming through the Grantor, except as set forth above.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 18th day of May, 2005.

[Signatures to Follow]

GRANTOR:

Martin A. Cancila, Trustee of the Martin A. Cancila Revocable Living Trust U/I Dated June 17, 1997, as amended and/or restated

STATE OF Missouri)
) SS
COUNTY OF St. Louis)

On this 18th day of May, 2005, personally appeared before me Martin A. Cancila, Trustee of the Martin A. Cancila Revocable Living Trust U/I Dated June 17, 1997, as amended and/or restated, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

Notary Public Linda S. Turley

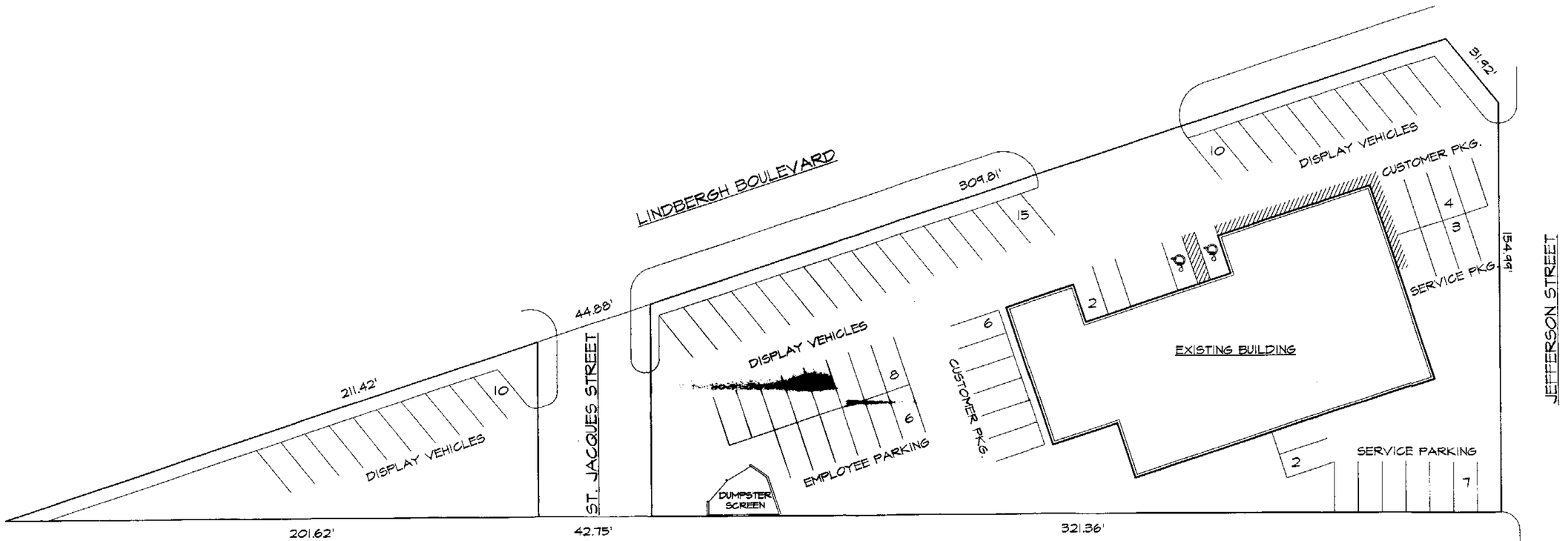
My Commission Expires:
LINDA S. TURLEY
Notary Public – Notary Seal
State of Missouri
County of St. Louis
My Commission Expires 07/01/2007

{2375\002\202135.DOC.}

Exhibit A

Parcel 1: All that part of Block 99 of New Town of St. Ferdinand according to plat recorded in Plat Book 5 page 1 of the St. Louis City (Former County) Records, that lies South of Lindbergh Boulevard, as now established and widened by deed recorded in Book 6109 page 10 of the St. Louis County Records and all of the North 1/2 of St. Michael Street (vacated by Ordinance #139 of the City of Florissant recorded in Book 4772 page 580 of the St. Louis County Records) lying south of and adjoining said part of Block 99 above described.

Parcel 2: Part of Block 100 of the New Town of St. Ferdinand and the North 1/2 of St. Michael Street vacated by Ordinance #139, a certified copy of which ordinance is recorded in Book 1697 page 610 and more particularly described as: Beginning at an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140), 60 feet wide, and the East line of St. Jacques Street, 42 feet 9 inches wide; thence Southwardly along the East line of St. Jacques Street, 92.71 feet to an iron pipe; thence Eastwardly 321.70 feet to an iron pipe set in the West line of Jefferson Street, 42 feet 9 inches wide, distance 197.04 feet Southwardly from an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Northwardly along the West line of Jefferson Street, 197.04 feet to an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Westwardly along the South line of Lindbergh Boulevard (Highway 140) 338.24 feet to an iron pipe and the point of beginning according to survey executed by Steele Surveying Company on May 19 and 20, 1960, Excepting Therefrom that portion conveyed to the State of Missouri by instrument recorded in Book 6106 page 622.



SITE PLAN

SCALE: 1" = 20'-0"
SITE AREA: ± 1.18 ACRES

PARKING TABULATION

SHOWROOM: 1,340 # @ 3 SPACES PER 1,000=	4 SPACES
SERVICE: 4 BAYS @ 3 SPACES PER BAY=	12 SPACES
OFFICE AREA: 993 # @ 3 SPACES PER 1,000=	3 SPACES
SERVICE AREA/BODY SHOP: 1 SPACES PER EACH EMPLOYEE ON MAXIMUM SHIFT=	5 SPACES
TOTAL PARKING REQUIRED:	24 SPACES
TOTAL REQUIRED PARKING PROVIDED:	32 SPACES

2 ACCESSIBLE SPACES EXISTING
BALANCE OF SITE TO BE USED FOR VEHICLES FOR SALE DISPLAY

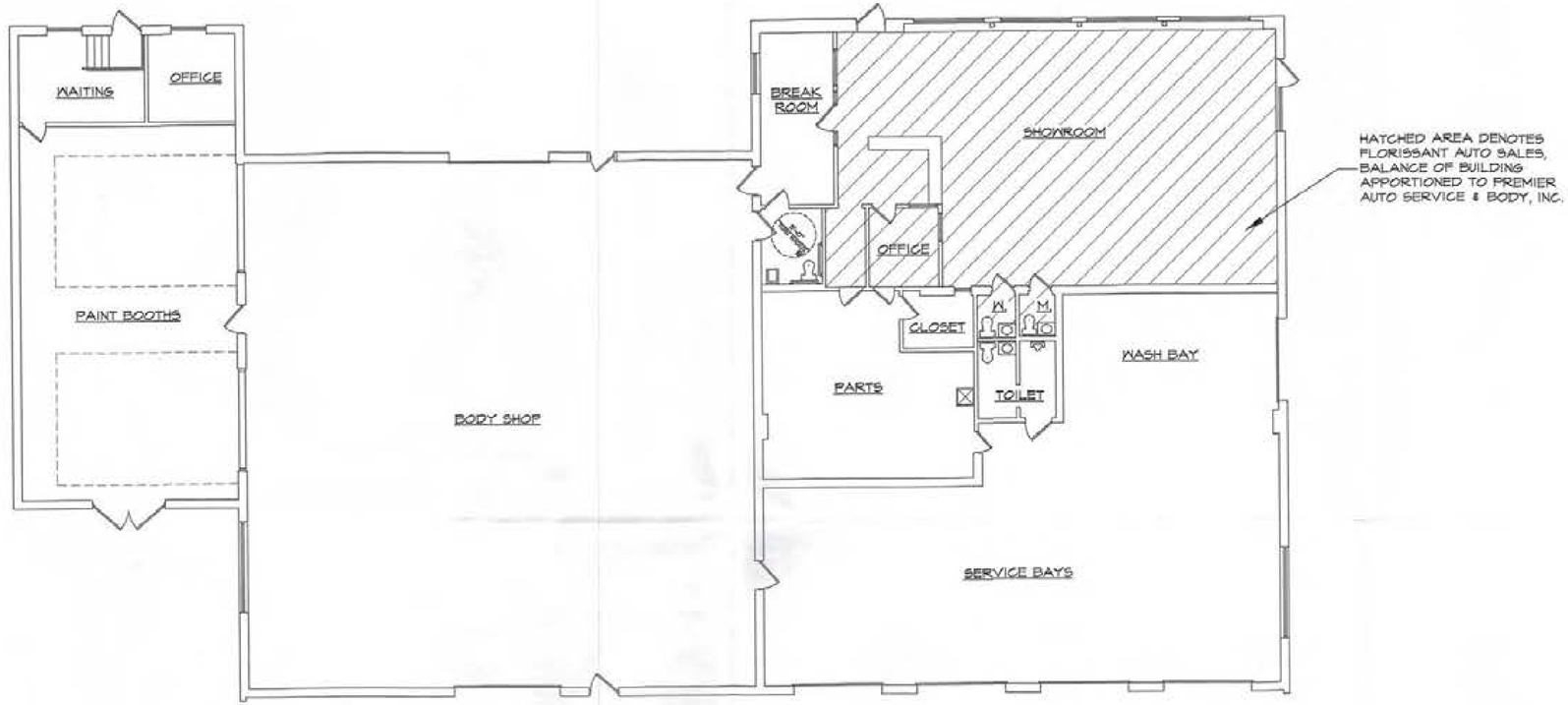
JOE A. DALE, NCARB ARCHITECT
743 Saint Mary's Road
Villa Ridge, Missouri 63089 314-517-5101
joed078644@gmail.com

no.	date	description

revisions

a existing site layout for:
Florissant Auto Sales
1180 NORTH LINDBERGH BLVD.
FLORISSANT, MISSOURI 63031

project number
file name
date 01/24/24
sheet no. SP-1 of



FLOOR PLAN

SCALE: 1/8" = 1'-0"

JOE A. DALE, NCARB
ARCHITECT
743 Saint Mary's Road
Villa Ridge, Missouri 63089
314-517-5101
joed07864@gmail.com

no.	date	description

revisions

a existing floor plan layout for:

Florissant Auto Sales

1180 NORTH LINDBERGH BLVD.
FLORISSANT, MISSOURI 63031

project number	
file name	
date	01/24/24
sheet no.	of
A-1	

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/5/2024

Open [X] **Closed [ ]**

Report No. 2/2024

Date Submitted:

To: City Council

Title: Request to authorize a Special Use Permit to allow for pre-owned car sales for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District (Florissant Auto Sales).

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice 1180 N Hwy 67
2. Staff Report
3. Special Use Application

CITY OF FLORISSANT

Public Hearing

In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 26, 2024 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for pre-owned car sales for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District (Florissant Auto Sales). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners Date: January 24, 2024

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Economic Development
Applicant
File

Subject: Request **recommended approval** of a Special Use Permit for the sale of pre-owned vehicles, at **1180 N Highway 67 (Florissant Auto Sales)** in a 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-020524-02

I. **PROJECT DESCRIPTION:**
This is a request for recommended approval of a special use permit for the sale of pre-owned vehicles at 1180 N Highway 67, currently zoned 'B-3'.

II. **EXISTING SITE CONDITIONS:**
The existing property at 1180 N Hwy 67 has been vacant since May 2023. The site is paved for parking. The grassy area along N. Highway 67 is in the right of way. The petitioner is the legal owner of record who in past years operated an auto sales lot at this location for more than 20 years under Ordinance No. 7250.

There are 32 parking spaces; 24 are required.

III. **SURROUNDING PROPERTIES:**
The properties to the west and south are in a B-3 District. Causing no impact to the existing businesses.

IV. **STAFF ANALYSIS:**

The application is accompanied by an existing floor plan.

The current zoning Section 405.125 (K)(19) allows for auto sales if a Special Use is granted by the City Council; and, since the special use has expired, a new Special Use is required.

VI. **STAFF RECOMMENDATIONS:**

Suggested Motion for 1180 N Highway 67- Florissant Auto Sales

I move to recommend approval to the City Council for a Special Use Permit to ***Florissant Auto Sales*** **with the following conditions:**

1. The holder of this Special Use Permit shall be and remain fully licensed with the State of Missouri and the City of Florissant. Both licenses shall remain in good standing throughout the term of this Special Use Permit
2. The Special Use Permit is granted solely to *Florissant Auto Sales*
3. This Special Use Permit transferrable to another while the business is in operation or within six months of closure.
4. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be revoked.

(end report and suggested motion)

SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION

City Of Florissant – Public Works
314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

PLANNING & ZONING ACTION

Council Ward 6 Zoning B-3

Initial Date Petitioner Filed 1/24/2024
Building Commissioner to complete ward, zone & date filed

SPECIAL PERMIT FOR FLORISSANT AUTO SALES, INC
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- 5895 TO ALLOW FOR AUTOMOBILE SALES
ordinance # **Statement of what the amendment is for.**

LOCATION 1180 North Highway 67 Florissant MO 63031
Address of property.

1) Comes Now MISSION HILLS DEVELOPMENT INC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) OWNER
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for AUTO SALES and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

PZ-020524-02

4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

GLENN TRAVERS _____ / GMTAUTO@YAHOO.COM 314-960-4175

PRINT NAME SIGNATURE email and phone

FOR MISSION HILLS DEVELOPMENT,INC

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.
2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE _____

ADDRESS 743 ST MARYS RD VILLA RIDGE MO 63089

STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-517-5101 / JOED07864@GMAIL.COM

BUSINESS

I (we) the petitioner (s) do hereby appoint JOE DALE as

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

_____

Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:
Individual _____ Partnership _____ Corporation XXX

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners GLENN TRAVERS

(2) Telephone numbers 314-960-4175

(3) Business address 225 N HWY 67 FLORISSANT MO 63031

(4) State of Incorporation & a photocopy of incorporation papers MISSOURI

(5) Date of Incorporation JANUARY 28, 1998

(6) Missouri Corporate Number 004513869

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____

(8) Name in which business is operated _____

(9) Copy of latest Missouri Anti-Trust (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name FLORISSANT AUTO SALES, INC

Address 1180 N HWY 67 FLORISSANT MO 63031

Property Owner MISSION HILLS DEVELOPMENT, INC

Location of property 1180 N HWY 67 FLORISSANT MO 63031

Dimensions of property 565.73' x 134.99' x 31.92' x 566.11'

Property is presently zoned B-3 Requests Rezoning To N/A

Proposed Use of Property AUTOMOBILE SALES

Type of Sign EXISTING Height 18 FEET

Type of Construction MASONRY WALLS STEEL ROOF Number Of Stories 1

Square Footage of Building 9688 Number of Curb Cuts 4

Number of Parking Spaces 4 Sidewalk Length N/A

Landscaping: No. of Trees NONE PROPOSED Diameter N/A

No. of Shrubs NONE PROPOSED Size N/A

Fence: Type EXISTING Length N/A Height N/A

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.

2. Show location of property in relation to major streets and all adjoining properties.

3. Show measurement of tract and overall area of tract.

4. Proposed parking layout and count, parking lighting.

5. Landscaping and trash screening.

5. Location, sizes and elevations of signage.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

Pro
sk

Parcel 1: All that part of Block 99 of New Town of St. Ferdinand according to plat recorded in Plat Book 5 page 1 of the St. Louis City (Former County) Records, that lies South of Lindbergh Boulevard, as now established and widened by deed recorded in Book 6389 page 10 of the St. Louis County Records and all of the North 1/2 of St. Michael Street (vacated by Ordinance 4139 of the City of Florissant recorded in Book 4772 page 588 of the St. Louis County Records) lying south of and adjoining said part of Block 99 above described.

Parcel 2: Part of Block 100 of the New Town of St. Ferdinand and the North 1/2 of St. Michael Street vacated by Ordinance #139, a certified copy of which ordinance is recorded in Book 3697 page 420 and more particularly described as: Beginning at an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140), 99 feet wide, and the East line of St. Jacques Street, 43 feet 9 inches wide; thence Southwardly along the East line of St. Jacques Street, 93.71 feet to an iron pipe; thence Eastwardly 221.78 feet to an iron pipe set in the West line of Jefferson Street, 42 feet 9 inches wide, distance 197.84 feet Southwardly from an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Northwardly along the West line of Jefferson Street, 197.84 feet to an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Westwardly along the South line of Lindbergh Boulevard (Highway 140) 218.24 feet to an iron pipe and the point of beginning according to survey executed by Stolle Surveying Company on May 19 and 20, 1960, Excepting Therefrom that portion conveyed to the State of Missouri by instrument recorded in Book 6101 page 655.

sf what
y is a

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.



OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

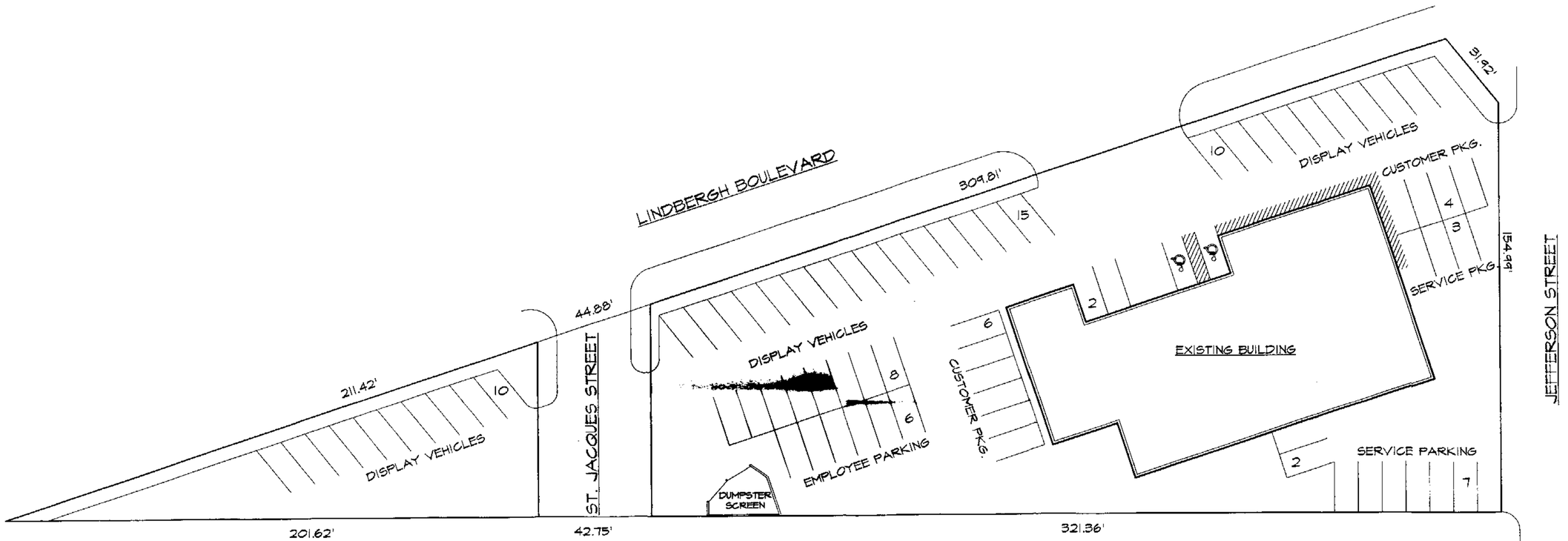
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_____

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Building Commissioner or Staff Signature



SITE PLAN

SCALE: 1" = 20'-0"
SITE AREA: ± 1.18 ACRES

PARKING TABULATION

SHOWROOM: 1,340 # @ 3 SPACES PER 1,000=	4 SPACES
SERVICE: 4 BAYS @ 3 SPACES PER BAY=	12 SPACES
OFFICE AREA: 993 # @ 3 SPACES PER 1,000=	3 SPACES
SERVICE AREA/BODY SHOP: 1 SPACES PER EACH EMPLOYEE ON MAXIMUM SHIFT=	5 SPACES
TOTAL PARKING REQUIRED:	24 SPACES
TOTAL REQUIRED PARKING PROVIDED:	32 SPACES

2 ACCESSIBLE SPACES EXISTING
BALANCE OF SITE TO BE USED FOR VEHICLES FOR SALE DISPLAY

no.	date	description

revisions

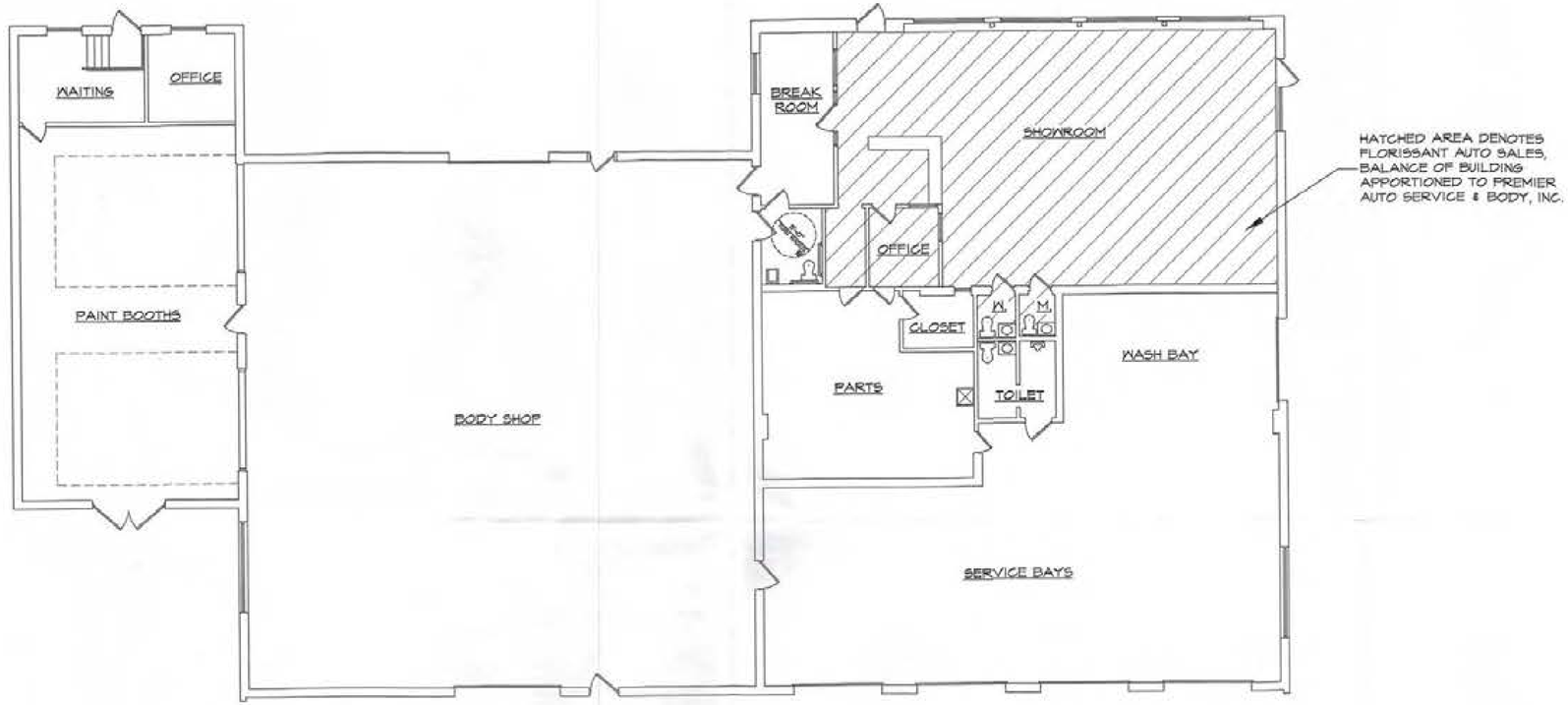
JOE A. DALE, NCARB
ARCHITECT
743 Saint Mary's Road
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314-517-5101
joed078644@gmail.com

a existing site layout for:

Florissant Auto Sales

1180 NORTH LINDBERGH BLVD.
FLORISSANT, MISSOURI 63031

project number
file name
date 01/24/24
sheet no. SP-1 of



FLOOR PLAN

SCALE: 1/8" = 1'-0"

JOE A. DALE, NCARB
ARCHITECT
743 Saint Mary's Road
Villa Ridge, Missouri 63089
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joed07864@gmail.com

no.	date	description

revisions

a existing floor plan layout for:

Florissant Auto Sales

1180 NORTH LINDBERGH BLVD.
FLORISSANT, MISSOURI 63031

project number
file name
date 01/24/24
sheet no. A-1
of

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/26/2024

Open [X] **Closed [ ]**

Report No. 3/2024

Date Submitted:

To: City Council

Title: Request to amend Ordinance No. 7965 for Walmart to allow for exterior modifications in a 'B-5' Planned Commercial District located at 3390 N Highway 67.

Prepared by: Ms. Deputy City Clerk Savanna Burton

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Ph Notice 3390 N Hwy 67
2. Staff Report
3. B-5 Application
4. Plans

CITY OF FLORISSANT

Public Hearing

In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 26, 2024 at 7:00 p.m. on the following proposition:

To amend Ordinance No. 7965 for Walmart to allow for exterior modifications in a 'B-5' Planned Commercial District located at 3390 N Highway 67. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners

Date: January 24, 2024

From: Debra Irvin, Building Commissioner

cc: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Economic Development
Applicant
File

Applicant's Representative: Scott Pfeifer with BRR Architecture.

Subject: Request a ratification for exterior changes at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District:

STAFF REPORT
CASE NUMBER PZ-020524-03

I. **PROJECT DESCRIPTION:**

This is a request for a ratification of the existing ordinance as listed in the subject line at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District, Ordinance No. 7965. Wal-Mart desires to remodel and make exterior changes to the existing site, much of the site detail is closing the current curbside pickup and returning the space to general store use; and creating a new more visible pickup area at the front parking lot with additional spaces, signage, lighting and concrete. The initial approval for the main logo sign and clearcoat on the CMU wall at rear of the building was approved by the commissioners December 4, 2023 meeting.

Below is a brief outline of the exterior changes for the commissioners to consider:

- New Wall Signs schedule - Sheet -A2.1 (across the front of the building)
- Relocate the entire curbside pickup from existing location to two rows at the front parking lot near garden entry creating 26 pickup spaces– Sheet OSP-1
- Relocate directional signs to new pickup area.

- Install lighting poles in new designated pickup area. Lighting Detail – Sheet DTL-2
- Add permanent banner signs "PICK UP" to light poles in new designated pickup area.
- Sawcut and replace concrete throughout certain areas of the main parking lot Sheet OIP-1.
- Install new sidewalks with stamped concrete - Sheet SP2; grading plan on Sheet OIP-1
- Prep and paint all existing light pole bases and all existing bollards - Sheet SP2; Color legend – Sheet A2
- Install new bollards in certain areas (main entry, and garden)
- Replace screen wall caps- Sheet SP2
- Extend canopy in new pickup area - Sheet SP2
- Parking Sign Detail – Sheet DTL 1
- Temporary Banner – 125 sq ft in place until all signs are installed.
- Stop Signs and Markings -Sheet SSM-1

II. **EXISTING SITE CONDITIONS:**

The existing property at 3390 N Highway 67 is a high traffic retail chain store. The property is currently zoned 'B-5'. This new pickup area will be closer to the main entrance of Hwy 67 at the garden entrance.

III. **SURROUNDING PROPERTIES:**

The property to the West is 3200 N Highway 67 in a 'B-3' District, the properties to the South are in an 'R-4' District. The East is bounded by Coldwater Creek.

IV**. STAFF ANALYSIS:**

The attached plans were submitted for recommended approval as site improvements at 3390 N Highway 67 (Wal-Mart) in a 'B-5' Zoning District

Excerpt from Zoning Code, section 405.135. para. L2c.:

"c. Initial determination of consistency/minor changes. If the Building Commissioner determines that the proposed amendment to the previously approved site plan is minor in nature and is not in conflict with the nature of the proposal as originally or previously advertised for public hearing and meets all of the conditions of the pertinent Planned Commercial District ordinance, the Building Commissioner shall notify the Planning and Zoning Commission thereof and may conditionally approve such proposed amendment, which approval shall be deemed ratified by the Planning and Zoning Commission unless five (5) or more members thereof thereafter request at the first (1st) regularly scheduled and conducted meeting after notification that such proposed amendment be submitted to the Planning and Zoning Commission for review. In lieu of a grant of conditional approval, the Building Commissioner or designated representative may submit the proposed amendment to the Planning and Zoning Commission for review. In case of disapproval of the proposed amendment by the Building Commissioner, the applicant shall be notified and may thereafter request review thereof by the Planning and Zoning Commission…"

The application is accompanied by attached plans from BBR Architects, dated 01/19/2024.

Comments on plans: The property has 801 spaces for customer parking; they are required to have 678; increasing the pickup spaces will not impact parking.

See the following suggested motion:

V**. <u>STAFF RECOMMENDATION AND SUGGESTED MOTION</u>:**

I move to recommend approval to the City Council of the changes to the site development plan at 3390 No Hwy 67, an existing B-5' development under Ordinance No. 7965 to allow for the relocation of the curbside pickup with additional parking spaces, new wall signs, additional directional signage; new concrete pavement; a canopy extension, and proposed replacement of sidewalk at **3390 N Highway 67 (Wal-Mart)**

Related drawings are attached. The modifications depict changes in the development plan, which is not in conflict with the nature of the development and meets all the conditions of Ordinance No. 7965. Recommend City Council approval, and the site is subject to the regulations of this 'B-5' Planned Commercial District, with the following additional requirement:

1. **PROJECT COMPLETION.**
Construction shall start within 60 days of issuance of building permits and the project shall be developed in accordance with the approved amendments to the final development plan within 180 days of start of construction.

(End of suggested motion and staff report)

Application to the City of Florissant Planning & Zoning Commission (P&Z) to Establish a 'B-5' Plannned Commercial District (Re-Zoning) or to Amend the Provisions of an Existing 'B-5' Ordinance

PLANNING & ZONING ACTION:

Address of Property:

3390 N. Highway 67

Council Ward 9 Zoning "B-5"

Initial Date Petitioner Filed_____
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE #_____
Enter ordinance number or number(s) if requesting to amend.

1) Comes Now Walmart Real Estate Business Trust DBA Walmart Store #5927
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described in this petition.

Legal interest in the Property Walmart Walmart Real Estate Business Trust
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed _____

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as commercial retail store

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: Signs, exterior parking lot changes

List reason for this request, i.e. "to allow for..."

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S REPRESENTATIVE Scott Pfeifer (**Print Name**) scott.pfeifer@brrarch.com (**Email address**)

PETITIONER(S) SIGNATURE (S) Zach Luensmann Digitally signed by Zach Luensmann Date: 2024.01.23 16:39:35 -06'00'

FOR Walmart
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
( ) I (we) have a legal interest in the herein above described property.
(x) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME Scott Pfeifer, BRR Architecture, Inc.
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 8131 Metcalf Ave. Suite 300 (**STREET**) Overland Park, KS (**CITY**) (**STATE**) 66204 (**ZIP CODE**)

PHONE 913-262-9095 (**BUSINESS**)

I (we) the petitioner (s) do hereby appoint Scott Pfeifer (**Print name of agent.**) scott.pfeifer@brrarch.com (**Email address**) as my (our) duly authorized agent to represent me (us) in regard to this petition.

Scott Pfeifer Digitally signed by Scott Pfeifer DN: C=US, E=Scott.Pfeifer@brrarch.com, O=BRR Architecture, CN=Scott Pfeifer Date: 2024.01.23 12:32:59-06'00'

Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please fill in applicable information requested.

Name Walmart

Address 3390 N. Highway 67

Property Owner Walmart Real Estate BUS

Location of property 3390 N. Highway 67

Dimensions of property N/A

Property is presently zoned B-5 per ordinance # N/A

Current & Proposed Use of Property Commercial

Type of Sign Like for Like Height N/A

Type of Construction N/A Number Of Stories. N/A

Square Footage of Building N/A Number of Curb Cuts N/A

Number of Parking Spaces 793 Sidewalk Length N/A

Landscaping: No. of Trees N/A Diameter N/A

No. of Shrubs N/A Size N/A

Fence: Type N/A Length N/A Height N/A

For reference of full exterior scope reference the submitted plans.

PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

1. Plan or drawing showing zoning of adjoining properties.

2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.

3. Drawing showing measurement of tract and overall area of tract.

4. Plan or drawing, to scale, showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

Walmart

EXISTING SQFT: 164,544
REMODELED SQFT: 30,000

PROTO CYCLE: 08/02/23
DATE: 10/20/23
PROTO: 150 SC

FLORISSANT, MO
STORE NO.: 05927 - 220

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CANOPY VENDOR DRAWINGS ARE INCLUDED FOR PERMITTING PURPOSES ONLY

BUILDING CODE SUMMARY

	NAME OF PROJECT	FLORISSANT, MO
	STREET ADDRESS	3390 N HIGHWAY 67
	PROPOSED USE	RETAIL
CODES	BUILDING CODE	2021 INTERNATIONAL EXISTING BUILDING CODE, WORK AREA METHOD, LEVEL 2 ALTERATION (IEBC)
	ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE (NEC)
	PLUMBING CODE	2021 INTERNATIONAL PLUMBING CODE (IPC)
	MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE (IMC)
	FIRE CODE	2021 INTERNATIONAL FIRE CODE (IFC)
	ACCESSIBILITY CODE	2017 ICC A117.1
	ENERGY CODE	2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
	ADDITIONAL CODES	2021 INTERNATIONAL FUEL GAS CODE (IFGC)
OCCUPANCY	M - MERCANTILE; WHOLESALE OR RETAIL STORE (MAIN OCCUPANCY) S1 - STORAGE AREA; RECEIVING AND STOCKROOMS (MIXED OCCUPANCY) A2 - ASSEMBLY USE; BREAKROOM AND FOOD TENANT (ACCESSORY TO MAIN OCCUPANCY) B - BUSINESS; NON FOOD TENANT (ACCESSORY TO MAIN OCCUPANCY)	
TYPE OF CONSTRUCTION	V-B UNPROTECTED (SPRINKLERED)	
ALLOWABLE AREA	UNLIMITED	
FIRE PROTECTION	BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND IS SURROUNDED ON ALL SIDES BY 60 FEET MINIMUM OF PERMANENT OPEN SPACE. UNLIMITED AREA CRITERIA IS APPLICABLE.	

VICINITY MAP



GENERAL NOTES

1. BUILDING IS FULLY SPRINKLERED AS REQUIRED BY CONTRACT DOCUMENTS
   - SUBMIT FIRE SPRINKLER SYSTEM DRAWINGS AND CALCULATIONS TO AUTHORITIES HAVING JURISDICTION (FIRE DEPARTMENT AND FIRE MARSHAL)
   - OBTAIN ALL APPROVALS PRIOR TO FABRICATION OR INSTALLATION
2. OWNER WILL PROVIDE, OR HAS ALREADY PROVIDED, FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10
   - AUTHORITY HAVING JURISDICTION WILL APPROVE FINAL FIRE EXTINGUISHER LOCATIONS.
3. WALMART'S ALARM CENTRAL'S ENGINEERING TEAM HAS CONTACTED THE AUTHORITY HAVING JURISDICTION FOR PRE-PLAN DATA ABOUT STATE AND LOCAL REQUIREMENTS THAT DIFFER FROM THE NATIONALLY PUBLISHED CODES AND STANDARDS
   - A COMPLETE SITE SPECIFIC SUBMITTAL IS BEING MADE DIRECTLY TO THE AUTHORITY HAVING JURISDICTION
   - QUESTIONS SHALL BE DIRECTED TO 1-800-530-9924, OPTION 3
4. THE MAXIMUM STORAGE HEIGHT IS TWELVE FEET EXCEPT IN THE GENERAL MERCHANDISE RECEIVING AREA IMMEDIATELY ADJACENT TO THE DOCK DOORS
   - THE STOCKROOM WILL HAVE A STACKING HEIGHT OF 15 FEET OF CLASS I-IV COMMODITIES IN FIXED, SINGLE AND DOUBLE ROW RACKS
   - THE STACKING HEIGHT OF THE ROLLING RACK AREA WILL NOT EXCEED 12 FEET
5. REINSTALL ALL FIRE EXTINGUISHERS IMMEDIATELY FOLLOWING COMPLETION OF FINAL FINISH TO MOUNTING SURFACE
6. REFER TO GENERAL CONTRACTOR PERMIT, REGISTRATION, NOTIFICATION INSPECTION AND INSTALLER CERTIFICATION(GCPRN) REPORT LOCATED IN GC PERMIT INFORMATION FOLDER ON OWNER'S DOCUMENT DELIVERY WEBSITE

GENERAL SCOPE OF WORK

- EXTERIOR SURFACES: CLEAN, PREP AND PAINT
- INTERIOR WALLS: CLEAN, PREP AND PAINT
- PHARMACY: REMODEL, ADD HEALTH SERVICES ROOM
- PHOTO LAB: REMOVE EXISTING AND REPLACE FIXTURES, ADD MONITORS
- GARDEN CENTER : PAINT AND CLEAN
- RESTROOMS: FULL RESTROOM REMODEL, REPLACE SINKS AND ACCESSORIES
- BREAK ROOM: REMODEL, INSTALL KITCHEN ASSEMBLY
- CUSTOMER SERVICE: REMODEL, REPLACE CHECKOUT COUNTERS, REVISE RETURNS STORAGE
- WHITE BOX TENANT: ADD SPACE, DOORS
- VESTIBULES: REVISE BOLLARDS AND PEDESTALS, ADD RUBBER FLOORING, CLEAN AND PAINT
- GROCERY: ADD CASE, FAUX TILE, EQUIPMENT, REPLACE DOORS
- ROOF: ADD RCU'S AND RTU
- SIGNAGE: INSTALL/REPLACE EXTERIOR SIGNS
- ONLINE PICKUP: DEMO EXISTING PICKUP AREA, RELOCATE TO SALES FLOOR, ADD CANOPY, COOLER AND FREEZER, ADD TRI-FOLDING SLIDER DOOR AND INFILL EXISTING DOOR.
- VISION CENTER: FULL REMODEL TO OPTICAL SALES, REVISE ADJUSTMENTS ROOM EQUIPMENT AND FIXTURES
- MONEY CENTER: RELOCATE AND FULL REMODEL ON SALES FLOOR
- MOTHER'S ROOM: ADD ROOM
- CBL ROOM: REVISE LAYOUT OF ROOMS, REPLACE COUNTERTOPS
- ASSISTANT MANAGER OFFICE: REPLACE COUNTERS
- PERSONNEL OFFICE: DEMO EXISTING COUNTERS, ADD COUNTERS AND CABINETS

ARCHITECTURAL	STRUCTURAL	FIRE PROTECTION	PLUMBING	MECHANICAL	REFRIGERATION	ELECTRICAL	RACKING	CIVIL	BUILDING OFFICIAL
BRR ARCHITECTURE, INC. ARCHITECT OF RECORD 8131 METCALF AVENUE, SUITE 300 OVERLAND PARK, KANSAS 66204	JOHNSTON BURKHOLDER ASSOCIATES ENGINEER OF RECORD 930 CENTRAL KANSAS CITY, MISSOURI 64105	TELGIAN ENGINEERING & CONSULTING ENGINEER OF RECORD 900 CIRCLE 75 PARKWAY SE SUITE 680 ATLANTA, GA 30339	HP ENGINEERING, INC. ENGINEER OF RECORD 5214 W VILLAGE PARKWAY SUITE 120 ROGERS, AR 72758	HP ENGINEERING, INC. ENGINEER OF RECORD 5214 W VILLAGE PARKWAY SUITE 120 ROGERS, AR 72758	HENDERSON ENGINEERS, INC. ENGINEER OF RECORD 8345 LENEXA DRIVE, SUITE 300 LENEXA, KS 66214	HP ENGINEERING, INC. ENGINEER OF RECORD 5214 W VILLAGE PARKWAY SUITE 120 ROGERS, AR 72758	JOHNSTON BURKHOLDER ASSOCIATES ENGINEER OF RECORD 930 CENTRAL KANSAS CITY, MISSOURI 64105	BFA, INC. ENGINEER OF RECORD 103 ELM STREET WASHINGTON, MO 63090	AHJ CITY OF FLORRISANT, MO 955 RUE ST FRANCOIS FLORISSANT, MO 63031

11/9/2024 3:00:21 PM

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR WALMART STORES, INC. CONTEMPORANEOUSLY WITH ITS ISSUE AND SUBMISSION IS NOT AND WAS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT. ANY UNAUTHORIZED REUSE OF THIS DRAWING OR FOR REFERENCE OR REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE WHATSOEVER WITHOUT RECORDED THE SERVICES OF PROPERLY REGISTERED ARCHITECT AND ENGINEER IS REPRODUCTION OF THIS DRAWING FOR REUSE IS PROHIBITED AND MAY BE CONTRARY TO THE LAW.

CONSULTANTS

Walmart

FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220
JOB NUMBER: 9654694 PROTO: 150 SC

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY:	ZSM SP
DRAWN BY:	NRS
PROTO CYCLE:	08/02/23
DOCUMENT DATE:	10/20/23

STATE OF MISSOURI
TREVOR TYSEN HOLCOMB
NUMBER A-2022000409
ARCHITECT

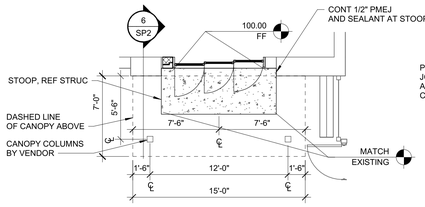
01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO.
A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO.
ARC 000160

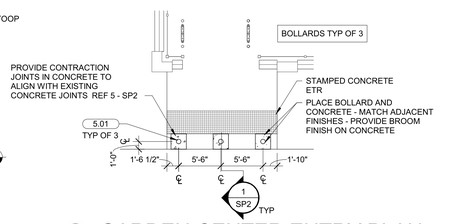
COVER SHEET

SHEET: C1



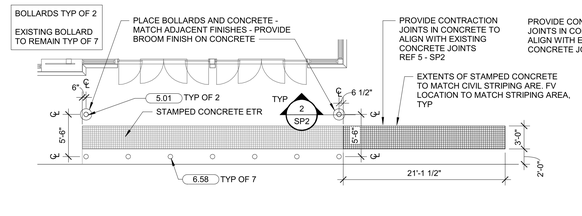
5 ENLARGED PICKUP CANOPY PLAN

3/16" = 1'-0"



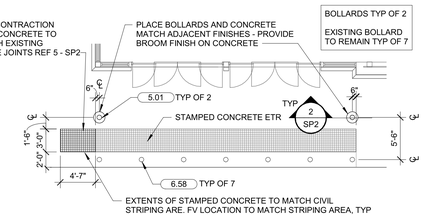
4 GARDEN CENTER ENTRY PLAN

1/8" = 1'-0"



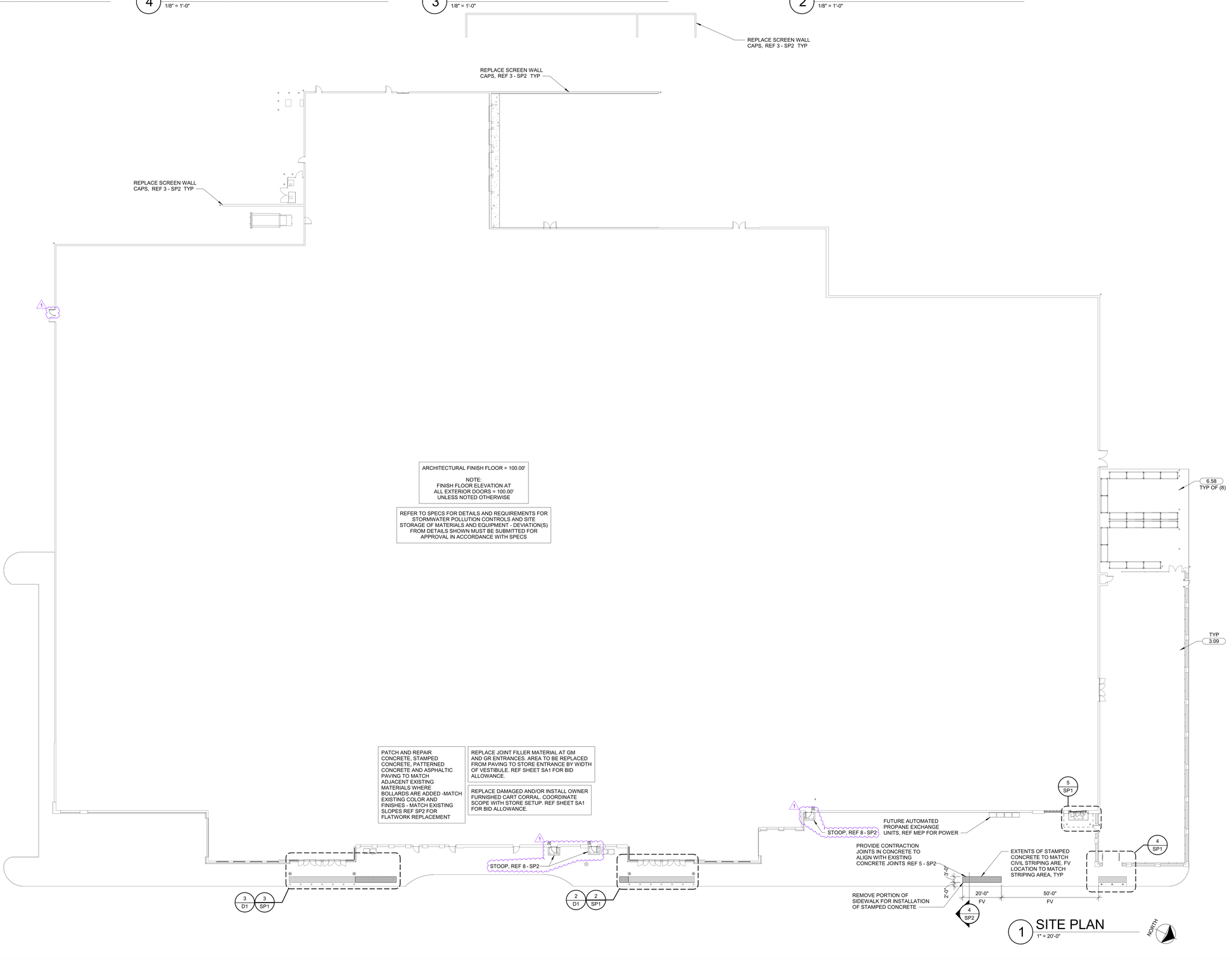
3 GM ENTRY PLAN

1/8" = 1'-0"



2 GR ENTRY PLAN

1/8" = 1'-0"



SITE SHEET NOTES

1. PREP AND PAINT ALL EXTERIOR LIGHT POLE BASES AND ALL BOLLARDS P5E, UNO
2. POWER WASH SIDEWALK AT FRONT OF BUILDING AND ONLINE PICKUP DELIVERY.

KEYNOTES

3.09	FILL RECESSED CONCRETE AT FENCE AND SHADE CLOTH CORE DRILLED POST BASES WITH REPAIR MORTAR SYSTEM, REF SPECS
5.01	6" PIPE BOLLARD WITH GRAY PLASTIC SLEEVE (REF SPECS FOR HEIGHT OF SLEEVE)
6.58	INSTALL GRAY BOLLARD COVERS AT ALL FRONT ENTRANCE BOLLARDS. ANCHOR COVERS TO BOLLARD. (REF SPECS FOR HEIGHT OF SLEEVE)

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
9101 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR USE ON THIS PROJECT ONLY AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. THE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF BRR ARCHITECTURE, INC. AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF BRR ARCHITECTURE, INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS. ANY REUSE, DISCLOSURE, REPRODUCTION OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY BRR ARCHITECTURE, INC. IS PROHIBITED AND WILL BE CONSIDERED AN INFRINGEMENT OF COPYRIGHT.

CONSULTANTS

Walmart
FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220
JOB NUMBER: 9654694 PROTO: 150 SC

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01/22/2024

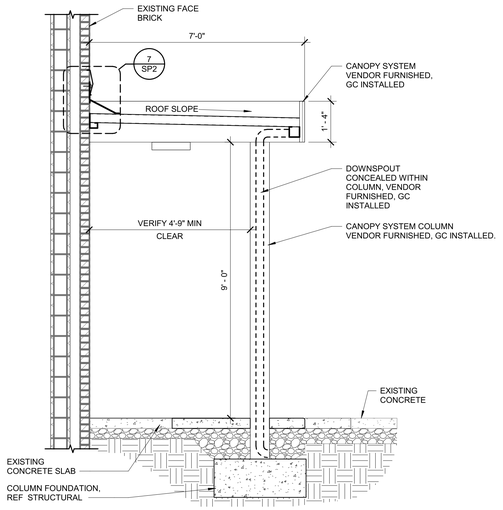
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LICENSE NO.
A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO.
ARC 000160

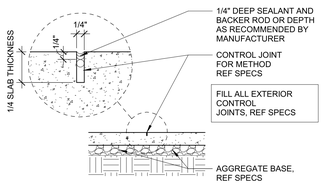
SITE PLAN

SHEET:
SP1

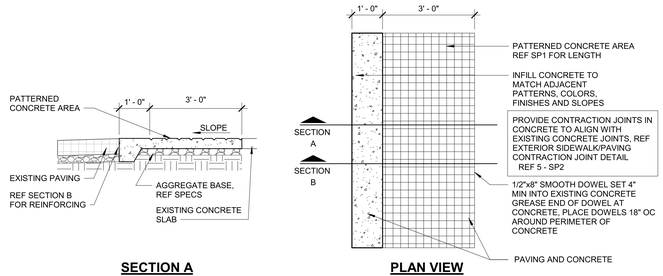
10/8/2024 10:01:15 AM



6 ASSOCIATE CANOPY COVER SECTION
1/2" = 1'-0"

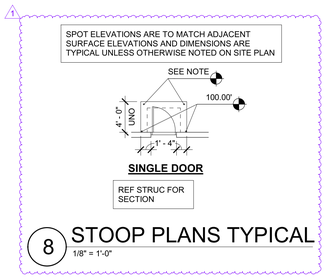


5 EXTERIOR SIDEWALK/PAVING CONTRACTION JOINT
1/2" = 1'-0"

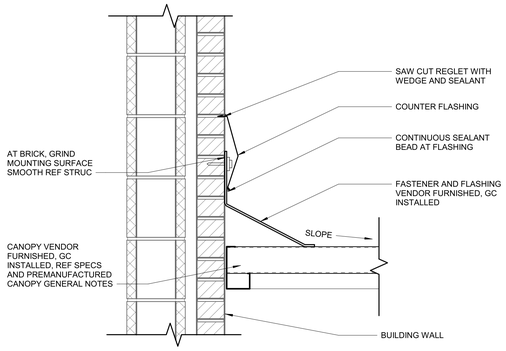


SECTION A **PLAN VIEW** **SECTION B**

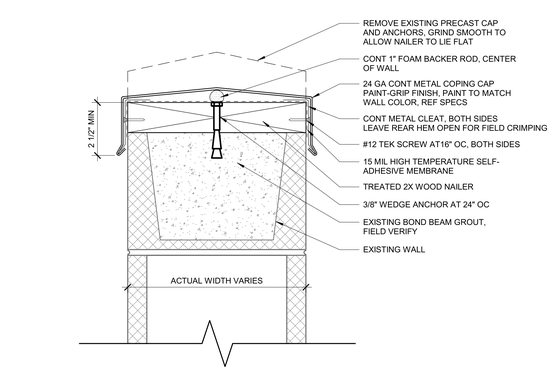
4 SIDEWALK SECTION
1/2" = 1'-0"



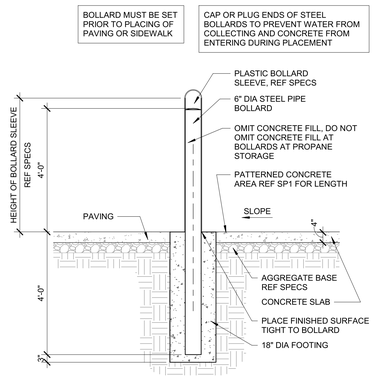
8 STOOP PLANS TYPICAL
1/8" = 1'-0"



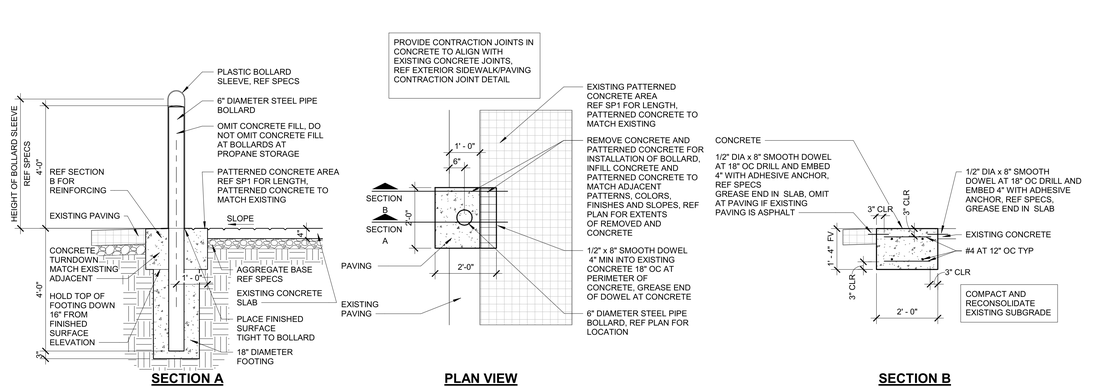
7 CANOPY ATTACHMENT AT CMU
1 1/2" = 1'-0"



3 SCREEN WALL CAP
3" = 1'-0"



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



SECTION A **PLAN VIEW** **SECTION B**

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

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FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO.: 05927 - 220
JOB NUMBER: 9654594 PROTO: 150 SC

ISSUE BLOCK		
1	PR#1	01/19/24

CHECKED BY:	ZSM SP
DRAWN BY:	NRS
PROTO CYCLE:	08/02/23
DOCUMENT DATE:	10/20/23



01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO. A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 000160

SITE DETAILS

SHEET: SP2

1/15/2024 8:38:49 AM

SITE PLAN



- EXISTING PYLON SIGN LOCATION ON SITE
- LAWN AND GARDEN CENTER
- PICKUP
- HOME & PHARMACY
- WALMART SPARK
- GROCERY

PYLON SIGN: REFACE



FOR SIGN REPLACEMENT, REF 3 - A2.1

COLOR LEGEND

P#	COLOR NAME
P83E	DARK BROWN
P76U	WALMART BLUE (URETHANE-LIKE)
P215E	LIGHT TAN
P217E	DARK BRONZE

KEYNOTES

4.25	UTILITY FACE BRICK

COLOR LEGEND

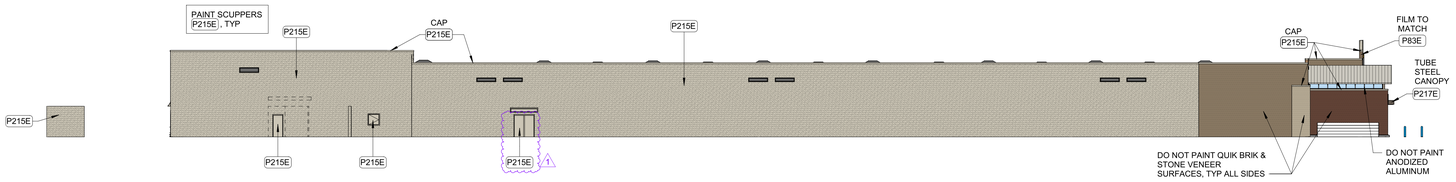
FB1	BUFF - CONCORD BLEND 1
FB2	BUFF - NUTMEG VELOUR
P5E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P36E	BLACK
P76U	WALMART BLUE (URETHANE-LIKE)
P83E	DARK BROWN
P215E	LIGHT TAN
P217E	DARK BRONZE

DEMOLITION NOTES

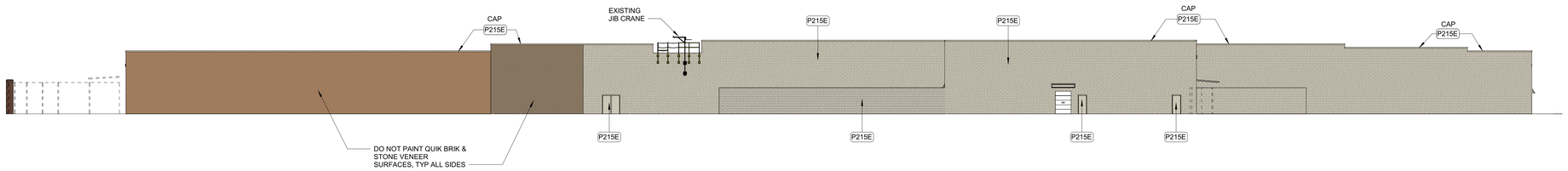
1. NOT USED
2. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING
   - COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS

SHEET NOTES

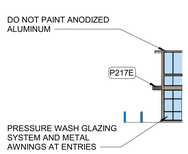
1. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQ'D
2. REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS
3. NOT USED
4. NOT USED
5. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM
6. IF PAINTING ADJACENT WALLS PAINT FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR,UNO
7. PAINT ANY ROOFTOP GAS PIPING P5E
   a. WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
   b. DO NOT PAINT METER OR VALVES
8. IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL, UNO
9. WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK P33E DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
10. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE
11. NOT USED
12. DO NOT PAINT LED WALL PACK HOUSINGS
13. PAINT GARDEN CENTER FENCE STEEL DOORS AND FRAMES P36E
14. NOT USED
15. DO NOT PAINT QUIK-BRIK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS
16. NOT USED
17. PAINT JIB CRANE P36E ON JIB BOOM, P5E ON HANDRAILS
18. PAINT SPRINKLER VALVES P21E
    a. DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL



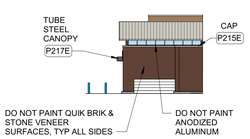
6 LEFT ELEVATION
1" = 20'-0"



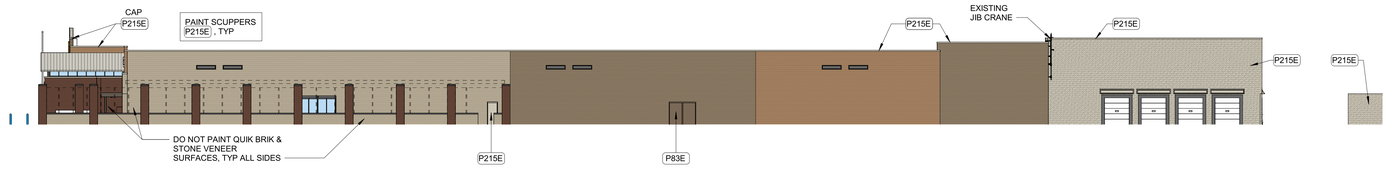
5 REAR ELEVATION
1" = 20'-0"



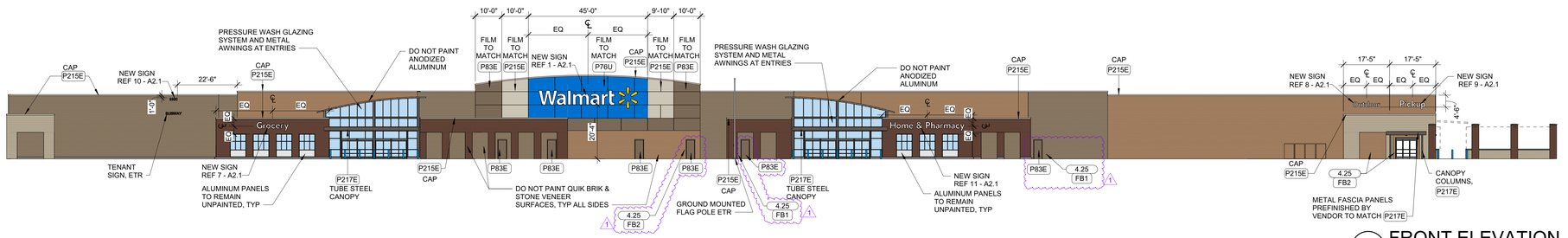
4 VESTIBULE ELEVATION
1" = 20'-0"



3 VESTIBULE ELEVATION
1" = 20'-0"



2 RIGHT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

brr

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A-2022000409

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ARC 000160

EXTERIOR ELEVATIONS

SHEET: A2

1/19/2024 10:20:47 AM

EXISTING SIGNAGE SCHEDULE

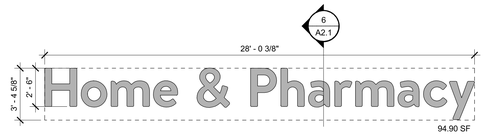
SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE					
ADDRESS SIGN (3390)	1	BLACK	1'-0"	N/A	N/A
Market	1	WHITE	2'-0"	17.97 SF	17.97 SF
Home & Pharmacy	1	WHITE	2'-0"	61.85 SF	61.85 SF
Outdoor Living	1	WHITE	2'-0"	49.47 SF	49.47 SF
Pickup	1	WHITE	2'-6"	41.86 SF	41.86 SF
Spark	1	YELLOW			
WALMART	1	WHITE	5'-6"		
Spark	1	YELLOW	8'-0"	298.00 SF	298.00 SF
TOTAL BUILDING SIGNAGE					469.15 SF

NEW SIGNAGE SCHEDULE

SIGNAGE	QTY	ILLUMINATED	COLOR	SIZE	TOTAL AREA (SF)
FRONT SIGNAGE					
ADDRESS SIGN (3390)	1	BLACK	BLACK	1'-0"	N/A
Grocery	1	N/A	WHITE	2'-6"	41.05
Home & Pharmacy	1	N/A	WHITE	2'-6"	94.90
Outdoor	1	N/A	WHITE	2'-0"	20.67
Pickup	1	LED	WHITE	2'-6"	32.22
Walmart	1	LED	WHITE	5'-6"	
*(Spark)	1	LED	YELLOW	8'-0"	298.00
FRONT SIGNAGE					486.84

SIGNAGE GENERAL NOTES

1. SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC
2. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ONSITE
   - A. THE EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS
   - B. A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE
   - C. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED
   - D. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25')
   - E. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE
3. GENERAL CONTRACTOR RESPONSIBILITIES
   - A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED
   - B. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS
   - C. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION
   - D. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE, REFER TO SIGN DETAILS FOR LIGHTED ID/LOGO SIGNS
   - E. PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "spark" SIGNAGE
   - F. EXISTING (8) BOXES FROM "WAL«MART" SIGNAGE MAY BE REUSED
   - G. PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN, REFER TO ELECTRICAL
   - H. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE
   - I. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE, REFER TO ELECTRICAL
   - J. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE
   - K. REMOVE ALL LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE
   - L. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS
   - M. INSTALL SIGNAGE PER DETAILS



11 2'-6" HOME & PHARMACY
1/4" = 1'-0"

NOTE:
ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

NOTE:
SQUARE FOOTAGE NOT INCLUDED IN BUILDING SIGNAGE SCHEDULE

10 SIGNAGE
1/4" = 1'-0"

NOTE TO SIGN INSTALLER:
ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES.

9 2'-6" - PICKUP
1/4" = 1'-0"

8 SIGNAGE
1/4" = 1'-0"

7 2'-6" GROCERY
1/4" = 1'-0"

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

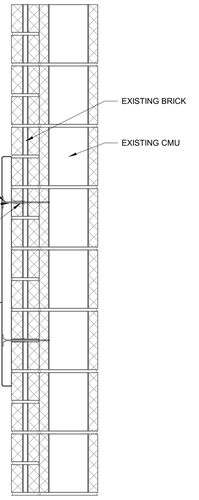
PLASTIC MOUNT FOR ALL-THREAD STUD TYP BY WALMART

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION TYP

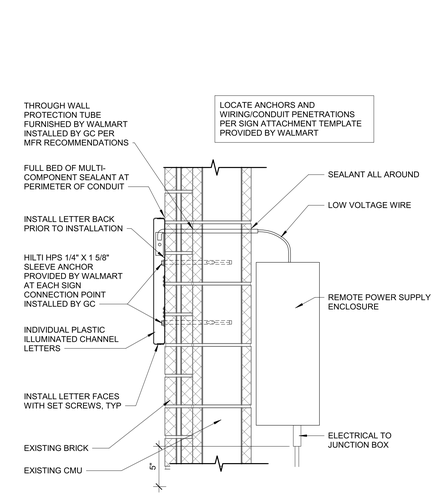
3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT. COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT TYP

PLASTIC NON-ILLUMINATED CHANNEL LETTER BY WALMART

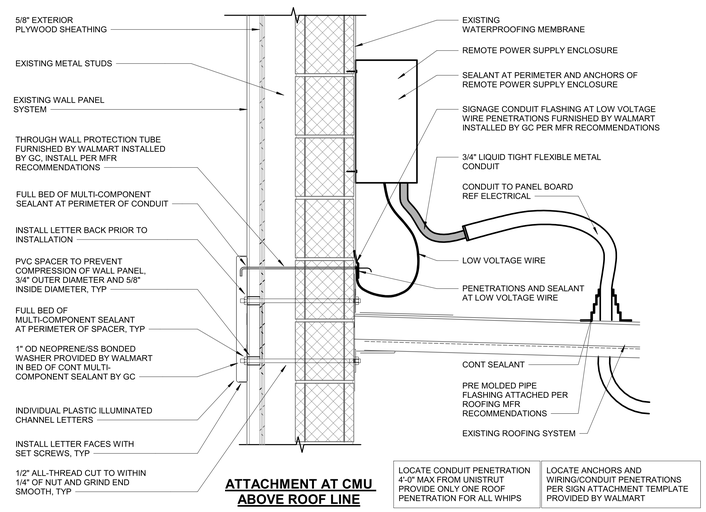
"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI



6 SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"



5 ILLUMINATED SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

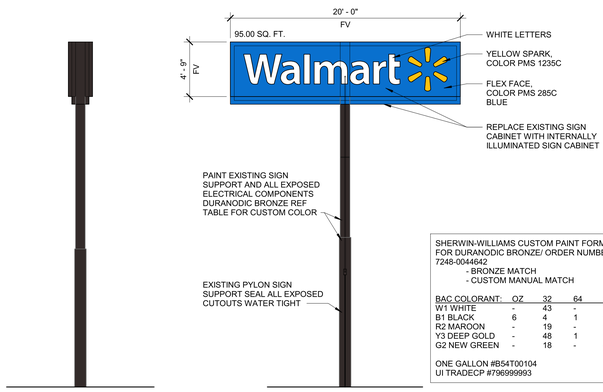


ATTACHMENT AT CMU ABOVE ROOF LINE

LOCATE CONDUIT PENETRATION 4'-0" MAX FROM UNISTRUT PROVIDE ONLY ONE ROOF PENETRATION FOR ALL WHIPS

LOCATE ANCHORS AND WIRING/CONDUIT PENETRATIONS PER SIGN ATTACHMENT TEMPLATE PROVIDED BY WALMART

4 ILLUMINATED SIGNAGE ATTACHMENT
1 1/2" = 1'-0"



SECTION

SHERWIN-WILLIAMS CUSTOM PAINT FORMULA FOR DURANODIC BRONZE/ ORDER NUMBER 7248-0044642
- BRONZE MATCH
- CUSTOM MANUAL MATCH

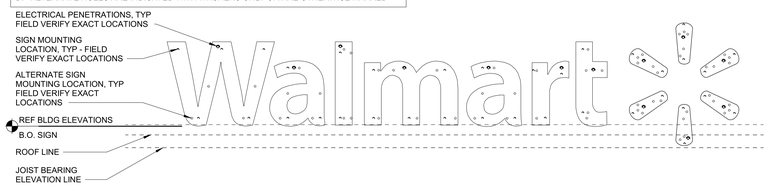
BAC COLORANT:	OZ	32	64	128
W1 WHITE	-	43	-	1
B1 BLACK	6	4	1	1
R2 MAROON	-	19	-	1
Y3 DEEP GOLD	-	48	1	1
G2 NEW GREEN	-	18	-	-

ONE GALLON #B54T00104
UI TRADECP #796999993

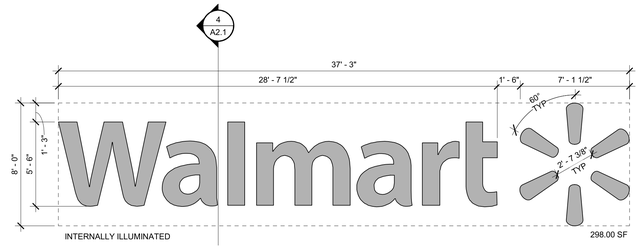
3 PYLON SIGN
3/16" = 1'-0"

NOTE TO SIGN INSTALLER:
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS
D. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED

NOTE:
ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK



2 5'-6" WALMART SIGN MOUNTING DIAGRAM
1/4" = 1'-0"



1 5'-6" WALMART SIGN
1/4" = 1'-0"

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ISSUE BLOCK

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DRAWN BY: NRS
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DOCUMENT DATE: 10/20/23



10/30/2023

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LICENSE NO. A-2022000409

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EXTERIOR SIGNAGE

SHEET:
A2.1

10/26/2023 9:55:35 AM

REMOVE INTERIOR TENANT SIGNAGE AS INDICATED BELOW:

ALL TENANT SPACES (EXCLUDING FULL SERVICE FOOD TENANTS)-
- REMOVE ALL SIGNS, INCLUDING BLACK PLACARDS AND LIT SIGNS, RETURN TO TENANT
  1. ELECTRICAL FOR REMOVED LIT SIGNS TO BE TERMINATED BACK TO NEAREST JUNCTION BOX
  2. PATCH, REPAIR AND PAINT BULKHEAD WALL AT REMOVED SIGN AND ASSOCIATED ELECTRICAL, WALLPAPER AND/OR ORNAMENTATION TO MATCH ADJACENT CONSTRUCTION AND FINISHES
- REMOVE ALL WALLPAPER AND/OR ORNAMENTS ON BULKHEAD AND WALL BELOW UNO

ALL FULL SERVICE FOOD TENANTS-
- EXISTING LIT TENANT SIGNS, NON-BLACK PLACARD SIGNS AND GRAPHICS ON LOWER BULKHEADS AND AWNINGS TO REMAIN, DO NOT REMOVE, PAINT AROUND SIGN, TREAT TENANTS (I.E. PRETZEL COMPANIES) THAT ARE OCCUPYING FULL SERVICE FOOD TENANT SPACES MAY CONTINUE TO USE LIT SIGNAGE
- REMOVE BLACK PLACARD TENANT SIGNS
- LIT SIGNAGE CAN HAVE TENANT BRANDED BULKHEAD WITH EXCEPTION OF WALMART BLUE, USE OF WALMART BLUE ACCENTS WILL REQUIRE APPROVAL BY WALMART SERVICES
- PATCH, REPAIR AND PAINT BULKHEAD WALL AT REMOVED ELECTRICAL, WALLPAPER AND/OR ORNAMENTATION TO MATCH ADJACENT CONSTRUCTION AND FINISHES, ELECTRICAL FOR REMOVED LIT SIGNS TO BE TERMINATED BACK TO NEAREST JUNCTION BOX

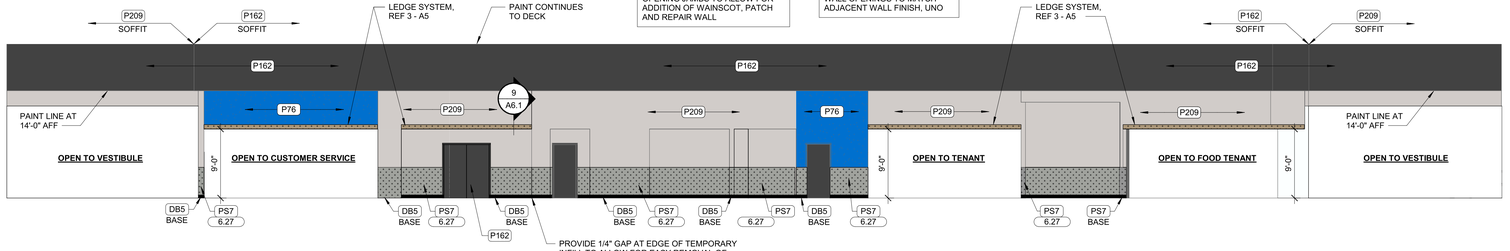
WALMART OWNED TENANT SIGNS AND ORNAMENTS ARE TO BE RETURNED TO FIELD PROJECT SUPERVISOR, THIRD-PARTY TENANT SIGNS AND ORNAMENTS ARE TO BE RETURNED TO TENANT IF THIRD-PARTY TENANT REQUESTS THEIR SIGN, WALLPAPER OR ORNAMENTATION NOT TO BE REMOVED, CONTACT WALMART CONSTRUCTION MANAGER

SHEET NOTES

1. REF A8 FOR FINISH KEY AND GENERAL FINISH NOTES
2. PAINT STRUCTURE AS INDICATED ON 2-A1 AND PAINT GYP BOARD WALLS TO 6" BEHIND TOP AND SIDES OF REFRIGERATED CASES.

KEYNOTES

6.27 48" HIGH WAINSCOT WITH OUTSIDE CORNER TRIM



6 INTERIOR ELEVATION
1/8" = 1'-0"

105 CUSTOMER SERVICE, 106 RETURN STORAGE

WALLS
- REF 2-A5 FOR FINISH DETAILS

FLOOR
- ICC OR NC: REF SHEET A1.1

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

MILLWORK
- EXISTING BACK COUNTER: RE-LAMINATE FACE OF DOORS AND FACE OF STILES, IF THERE IS OPEN SHELVING WITHOUT HARDWOOD EDGE TRIM, RE-LAMINATE EDGE OF OPEN SHELVING
- EXISTING SOLID SURFACE OR LAMINATE COUNTERTOP (BACK COUNTER): REPLACE COUNTERTOP WITH SS COUNTERTOP

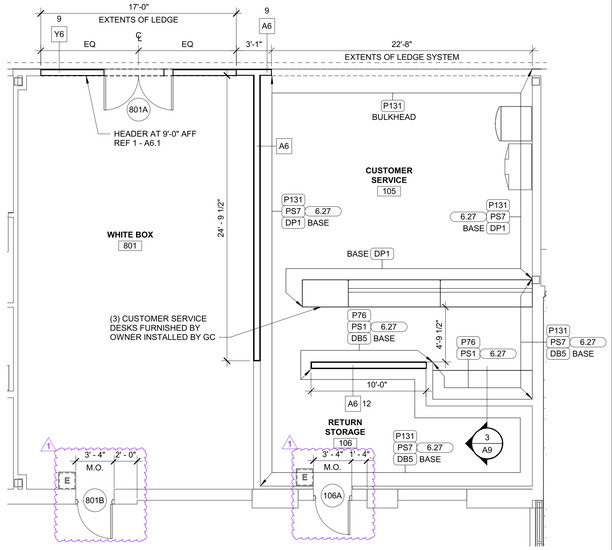
REPAIR / REMOVE / REPLACE
- REPLACE DAMAGED OUTLETS, NON-ALMOND TO MATCH EXISTING COLOR, REPLACE ALMOND WITH WHITE
- REPLACE CUSTOMER VISIBLE ALMOND OUTLETS WITH WHITE
- REPLACE DAMAGED AND CUSTOMER VISIBLE COVER PLATES WITH BRUSHED STAINLESS STEEL, INCLUDING BLANK PLATES
- REPLACE DAMAGED DIFFUSERS

801 WHITE BOX

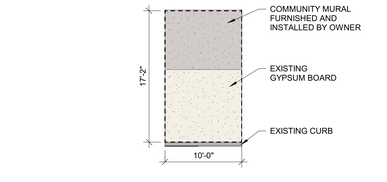
WALLS
- PAINT P131 WITH DB5 BASE

FLOOR
- ICC OR NC: REF SHEET A1.1

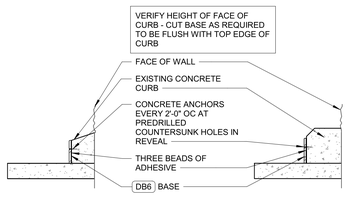
CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE
- ACT AT 10'-0" AFF, REF 4-A3



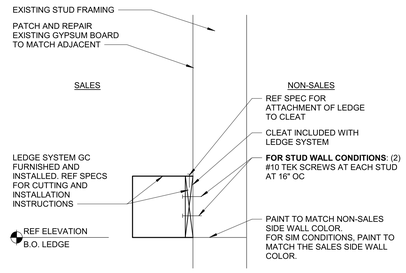
2 CUSTOMER SERVICE FLOOR PLAN
3/16" = 1'-0"



5 COMMUNITY MURAL ELEVATION
1/8" = 1'-0"



4 VESTIBULE CART CURB
3/4" = 1'-0"



3 LEDGE SECTION
1 1/2" = 1'-0"

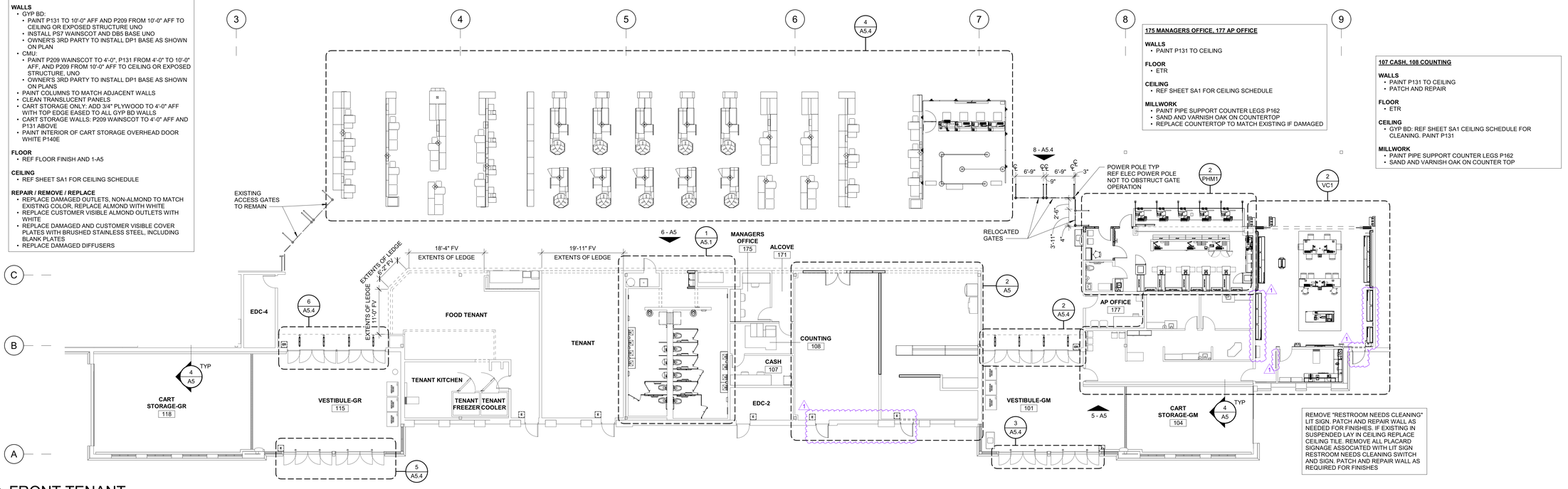
101 VESTIBULE-GM, 104 CART STORAGE-GM, 115 VESTIBULE-GR, 118 CART STORAGE-GR

WALLS
- GYP BD:
  - PAINT P131 TO 10'-0" AFF AND P209 FROM 10'-0" AFF TO CEILING OR EXPOSED STRUCTURE UNO
  - INSTALL PS7 WAINSCOT AND DB5 BASE UNO
  - OWNER'S 3RD PARTY TO INSTALL DP1 BASE AS SHOWN ON PLAN
- CMU:
  - PAINT P209 WAINSCOT TO 4'-0", P131 FROM 4'-0" TO 10'-0" AFF, AND P209 FROM 10'-0" AFF TO CEILING OR EXPOSED STRUCTURE, UNO
  - OWNER'S 3RD PARTY TO INSTALL DP1 BASE AS SHOWN ON PLANS
- PAINT COLUMNS TO MATCH ADJACENT WALLS
- CLEAN TRANSLUCENT PANELS
- CART STORAGE ONLY: ADD 3/4" PLYWOOD TO 4'-0" AFF WITH TOP EDGE EASED TO ALL GYP BD WALLS
- CART STORAGE WALLS: P209 WAINSCOT TO 4'-0" AFF AND P131 ABOVE
- PAINT INTERIOR OF CART STORAGE OVERHEAD DOOR WHITE P140E

FLOOR
- REF FLOOR FINISH AND 1-A5

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

REPAIR / REMOVE / REPLACE
- REPLACE DAMAGED OUTLETS, NON-ALMOND TO MATCH EXISTING COLOR, REPLACE ALMOND WITH WHITE
- REPLACE CUSTOMER VISIBLE ALMOND OUTLETS WITH WHITE
- REPLACE DAMAGED AND CUSTOMER VISIBLE COVER PLATES WITH BRUSHED STAINLESS STEEL, INCLUDING BLANK PLATES
- REPLACE DAMAGED DIFFUSERS



175 MANAGERS OFFICE, 177 AP OFFICE

WALLS
- PAINT P131 TO CEILING

FLOOR
- ETR

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

MILLWORK
- PAINT PIPE SUPPORT COUNTER LEGS P162
- SAND AND VARNISH OAK ON COUNTERTOP
- REPLACE COUNTERTOP TO MATCH EXISTING IF DAMAGED

107 CASH, 108 COUNTING

WALLS
- PAINT P131 TO CEILING
- PATCH AND REPAIR

FLOOR
- ETR

CEILING
- GYP BD: REF SHEET SA1 CEILING SCHEDULE FOR CLEANING. PAINT P131

MILLWORK
- PAINT PIPE SUPPORT COUNTER LEGS P162
- SAND AND VARNISH OAK ON COUNTER TOP

REMOVE "RESTROOM NEEDS CLEANING" LIT SIGN. PATCH AND REPAIR WALL AS NEEDED FOR FINISHES. IF EXISTING IN SUSPENDED LAY IN CEILING REPLACE CEILING TILE. REMOVE ALL PLACARD SIGNAGE ASSOCIATED WITH LIT SIGN RESTROOM NEEDS CLEANING SWITCH AND SIGN. PATCH AND REPAIR WALL AS REQUIRED FOR FINISHES

1 FRONT TENANT
3/32" = 1'-0"

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

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CONSULTANTS

Walmart
FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220
JOB NUMBER: 9654694 PROTO: 150 SC

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY:	ZSM SP
DRAWN BY:	NRS
PROTO CYCLE:	08/02/23
DOCUMENT DATE:	10/20/23

STATE OF MISSOURI
TREVOR TYSEN HOLCOMB
NUMBER A-2022000409
ARCHITECT

01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO. A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 000160

ENLARGED PLANS, ELEVATIONS, AND DETAILS

SHEET: A5

10/18/2024 10:00:04 AM

DOOR AND FRAME SCHEDULE

DETAIL REFERENCES ARE TO SHEET A8

		DOOR						FRAME			DETAIL					
		NEW/			NOMINAL SIZE			NEW/								
MARK	ROOM NAME	ETR	TYPE	MATERIAL	QTY	WIDTH	HEIGHT	GLASS	ETR	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	FIRE RATING (MIN)	NOTES	MARK
106A	RETURN STORAGE	NEW	F	HM-STL	1	3' - 0"	7' - 0"	---	NEW	2	HM-STL	12	13	14	---	27	106A
184A	MOTHER'S ROOM	NEW	F	HDPE	1	3' - 0"	7' - 0"	---	NEW	1	HM-STL	3	4	---	---	27, 28	184A
300G	PHARMACY	NEW	N1	HDPE	1	3' - 0"	7' - 0"	TEMPERED	NEW	1	HM-STL	---	---	---	---	28, 33	300G
303B	HEALTH SERVICES ROOM	NEW	N1	HDPE	1	3' - 0"	7' - 0"	TEMPERED	NEW	1	HM-STL	---	---	---	---	28, 31, 33	303B
303C	HEALTH SERVICES ROOM	NEW	N1	HDPE	1	3' - 0"	7' - 0"	TEMPERED	NEW	1	HM-STL	---	---	---	---	28, 32, 33	303C
700A	OPTICAL SALES	NEW	X	AL	PR	24' - 4"	9' - 0"	---	NEW	---	---	10	11	---	---	---	700A
700B	OPTICAL SALES	NEW	F	HM-STL	1	3' - 0"	7' - 0"	---	NEW	2	HM-STL	12	13	14	---	27	700B
800A	MONEY CENTER	NEW	Y	PLASTIC	1	3' - 0"	3' - 2"	---	NEW	---	---	---	---	---	---	27	800A
801A	WHITE BOX	NEW	F	HDPE	PR	3' - 0"	7' - 0"	---	NEW	1	HM-STL	3	4	---	---	27, 28	801A
801B	WHITE BOX	NEW	F	HM-STL	1	3' - 0"	7' - 0"	---	NEW	2	HM-STL	15	16	14	---	27	801B
900A	GROCERY SALES	NEW	X	ALUM	1	9' - 0"	7' - 6"	---	NEW	---	---	---	---	---	---	46	900A
900B	GROCERY SALES	NEW	X	ALUM	1	9' - 0"	7' - 6"	---	NEW	---	---	---	---	---	---	46	900B
901A	DELI UTILITY	NEW	E	PLASTIC	1	3' - 0"	7' - 0"	ACRYLIC	NEW	---	STL-BP	5	6	---	---	22, 27	901A
903A	DELI UTILITY	NEW	E	PLASTIC	PR	3' - 0"	7' - 0"	ACRYLIC	NEW	---	STL-BP	5	6	---	---	22, 27	903A
906A	BAKERY	NEW	E	PLASTIC	1	3' - 0"	7' - 0"	ACRYLIC	NEW	---	STL-BP	5	6	---	---	22, 27	906A
919A	ALCOVE	NEW	F	HM-STL	1	3' - 0"	7' - 0"	---	ETR	2	HM-STL	---	---	---	---	27	919A
946A	PICKUP AREA	NEW	C4	ALUM	1	8' - 0"	8' - 0"	TEMPERED	NEW	---	ALUM	8	9	7	---	38, 40, 41, 45	946A
946B	PICKUP AREA	NEW	Y	PLASTIC	PR	3' - 10 1/2"	3' - 2"	---	NEW	---	---	---	---	---	---	27	946B

GENERAL DOOR NOTES

1. ALL DOORS SCHEDULED AS ARE TO RECEIVE COMPLETE HARDWARE SETS AS LISTED IN SPECS
2. REFERENCE ELEVATIONS ON A2 FOR EXTERIOR DOOR COLORS
3. SCHEDULED WIDTH AND HEIGHT INDICATE FINISHED OPENING SIZE AT ALL OVERHEAD AND COILING DOOR LOCATIONS
4. SCHEDULED WIDTH AND HEIGHT INDICATE ROUGH OPENING SIZE AT ALL AUTOMATIC SLIDING DOOR LOCATIONS
5. INSTALL DRIP CAP AT ALL EXTERIOR DOORS
6. REPLACE ALL EXTERIOR HM DOOR WEATHERSTRIPPING AND CLEAN THRESHOLDS

GENERAL FINISH NOTES

1. PAINT ALL METAL DOOR FRAMES VISIBLE TO CUSTOMER WITH EPOXY PAINT, EXCEPT DOORS IN CMU WALLS
   - PREP SURFACE TO BE PAINTED PER SPECS
2. PAINT ALL HM DOORS P162 UNO
3. PAINT ALL HM FRAMES LOCATED IN PAINTED WALLS P162 UNO
4. AT ROOMS SCHEDULED TO RECEIVE PAINT: OMIT PAINT AT WALLS CONCEALED BY HALF-GONDOLAS, WALL STANDARDS OR WAREHOUSE RACKING WITH PEG-BOARD BACKING
   - AT WALL STANDARDS, GONDOLAS AND WAREHOUSE RACKING WITHOUT PEG-BOARD BACKING, PAINT WALL TO BASE
5. AT EXPOSED PAINTED STRUCTURE OR DECK, PAINT CONDUIT, DUCTWORK AND FIRE SPRINKLER PIPING TO MATCH ADJACENT STRUCTURE OR DECK
   - FIRE SPRINKLER HEADS TO REMAIN UNPAINTED
6. FOR PROTECTIVE WALL SURFACING WAINSCOT, INSTALL OUTSIDE CORNER TRIM, REFERENCE SPECS
7. WHERE PROTECTIVE SURFACING WAINSCOT IS TO BE INSTALLED, REMOVE EXISTING LAMINATE AND/OR FINISHES TO BASE SUBSTRATE PRIOR TO INSTALLATION OF NEW
   - INSTALLATION OF PROTECTIVE SURFACING OVER EXISTING IS NOT ACCEPTABLE, NO EXCEPTIONS
8. TAN TRAFFIC DOOR FRAMES TO BE PAINTED BLACK

DOOR MATERIAL KEY

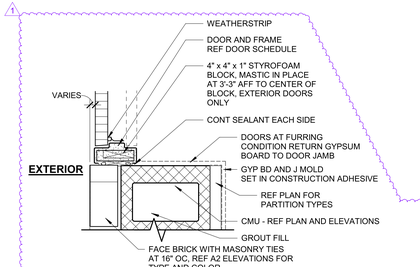
MARK	DESCRIPTION
ACRYL	ACRYLIC
AL	ALUMINUM LINK
ALUM	ALUMINUM
CL	CHAIN LINK
HDPE	RECYCLED HDPE (PLASTIC)
HM-STL	HOLLOW METAL - STEEL
OM	ORNAMENTAL METAL
PLAST	PLASTIC
STL	STEEL
STL-P	STEEL PIPE
STL-BP	STEEL BENT PLATE
TEMP	TEMPERED

DOOR SCHEDULE NOTES

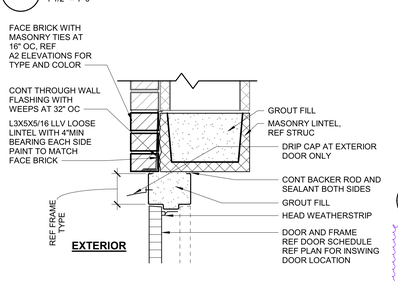
1. BUTTS OR HINGES
2. ALARM OR EXIT DEVICE
3. LATCH OR LOCK SET
4. PUSH AND/OR PULL
5. INSTALL AUTOMATIC CLOSER
6. REMOVE DOOR CLOSER, PATCH AS NEEDED
7. ARMOR PLATE AND/OR KICK PLATE
8. STOP, HOLDER, OR ELECTROMAGNETIC DOOR HOLDER
9. THRESHOLD
10. INSTALL CONT GEARED HINGE
11. DOOR COORDINATOR
12. ELECTROMAGNETIC LOCK
13. LOCK GUARD
14. ONE-WAY VIEWER
15. INSTALL 5"X20" WINDOW IN DOOR
16. INSTALL FLEXIBLE STRIP CURTAIN
17. INSTALL SECTIONAL DOOR TRACK RETURN AT MAXIMUM HEIGHT AND AS CLOSE TO ROOF STRUCTURE AS ALLOWABLE BY MANUFACTURER
18. FULLY GASKETED FOR NEUTRALIZATION
19. PROVIDE 1" CLEARANCE BETWEEN EDGE OF STRIKE SIDE OF DOOR AND ADJACENT CASEWORK
20. COORDINATE INSTALLATION OF SIGNAGE WITH DOOR MANUFACTURER; 1" HIGH LETTERS IN CONTRASTING COLORS TO BACKGROUND, TEXT TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
21. REMOVE EXISTING DOOR AND HARDWARE
    - EXISTING FRAME TO REMAIN
    - INSTALL HINGE FILLER PLATE AND STRIKE FILLER TO CMU WALL
22. FLEXIBLE TRAFFIC DOOR COLOR TO BE BLACK
    - PAINT DOOR FRAME P36
    - DO NOT PAINT STAINLESS STEEL FRAMES
23. INSTALL HINGE FILLER PLATE PRIOR TO INSTALLATION OF CONT HINGE
24. PROVIDE VENDOR WITH FIELD VERIFIED DIMENSION OF CLEAR WIDTH AFTER REFRIGERATED CASES HAVE BEEN INSTALLED, DOOR COLOR TO BE BLACK
25. SHELF ON DOOR TO BE STRIPPED, CLEANED, AND REFINISHED
26. SIGNAGE: PROVIDE 1" HIGH LETTERS IN CONTRASTING COLORS TO BACKGROUND, TEXT TO READ "IN EMERGENCY PUSH TO OPEN"
27. DOOR SHALL BE OWNER PROVIDED, GC INSTALLED, REF SPECS
28. DOOR TO BE FACTORY FINISH, DO NOT PAINT
29. NOT USED
30. NOT USED
31. NOT USED
32. NOT USED
33. NOT USED
34. CONTAINER AND DOOR MANUFACTURERS TO COORDINATE INSTALLATION OF DOORS
35. DOOR TO BE FACTORY FINISHED BLACK COLOR, DO NOT PAINT
36. 12" MIN CLEAR WORTH OF PASSAGEWAY AFTER INSTALLATION
37. NOT USED
38. PREFINISHED DOOR AND HARDWARE FURNISHED AND INSTALLED BY VENDOR
39. DOOR AND HARDWARE FURNISHED, INSTALLED, AND PAINTED BY GC
40. AUTOMATIC OPENER INSTALLED BY VENDOR
41. CARD READER AND STAND ALONE ALARM INSTALLED BY VENDOR
42. INSTALL STOREROOM LOCK
43. DOOR BY IPB MANUFACTURER
44. IPB AND DOOR MANUFACTURERS TO COORDINATE INSTALLATION OF DOORS
45. NOMINAL SIZE FOR HEIGHTS AND WIDTHS ARE DETERMINED BY THE PACKAGE HEIGHT AND WIDTH FROM DOOR VENDOR
46. GC INSTALL PER MANUFACTURER RECOMMENDATIONS FOR ALL LIQUOR GATES

FINISH KEY

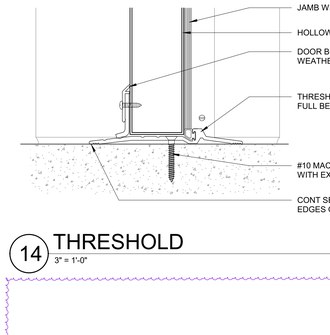
MARK	FINISH	COLOR	DESCRIPTION
		REF SPECIFICATIONS FOR EXACT COLORS REQUIRED	
ACT1-A	ACOUSTICAL CEILING TILE	WHITE	24"x48"x5/8"
ACT1-B	ACOUSTICAL CEILING TILE	WHITE	24"x24"x5/8"
ACT2-A	ACOUSTICAL CEILING TILE	WHITE	24"x48"x5/8" VINYL FACED NON-PERFORATED
ACT2-B	ACOUSTICAL CEILING TILE	WHITE	24"x24"x5/8" VINYL FACED NON-PERFORATED
ACT3	ACOUSTICAL CEILING TILE	WHITE	24"x48"
ACT4	ACOUSTICAL CEILING TILE	WHITE	24"x48"
ACTG	ACOUSTICAL CEILING GRID	WHITE	
B4	RESILIENT BASE	BLACK	4"
B6	PLASTIC BASE	BLACK	6"x1/4"
B9	PLASTIC BASE	BLACK	4"x1/4"
B10	PLASTIC BASE OUTSIDE CORNER	BLACK	
C1	CUSHION BACK TILE CARPET		
C3	CUSHION BACK TILE CARPET	CHARCOAL	
CC	CONCRETE CURB		
CO	CONCRETE OVERLAY		
CT18	SANITARY FLOOR MOLDING	SUNSET	
CT19	PORCELAIN WALL TILE	IVORY	5"
CT44	PORCELAIN FLOOR TILE	GRAY	12" x 12" x 3/8"
CT45	WALL TILE	WHITE	4" x 8" x 3/8"
CT46	PORCELAIN WALL TILE	GREEN	4" x 8" x 3/8"
CT47	WALL TILE	BLUE	4" x 8" x 3/8"
CT53	FLOOR TILE	DARK GRAY	12" x 24
CT53A	TILE BASE	DARK GRAY	6 x 12
CT53B	COVE BASE	DARK GRAY	6 x 6
CT54	WALL TILE	WHITE	4 x 12 LINEAR
DB5	DURO BASE	BLACK	5"
DB6	DURO BASE	BLACK	6"
DB10	DURO BASE	BLACK	10"
DP1	ALUMINUM DIAMOND (TREAD) PLATE	---	OWNER PROVIDED
EC	EXPOSED CONCRETE	CLEAR SEALER	
ETR	EXISTING TO REMAIN		
FB1	FACE BRICK	BUFF - CONCORD BLEND	
FB2	FACE BRICK	BUFF - NUTMEG VELOUR	
FRP1	FIBERGLASS REINFORCED PLASTIC	WHITE	FRP WALL PANEL
FT1	FAUX SUBWAY TILE	WHITE	
G1	GROUT	DARK GRAY	
G2	GROUT	DARK GRAY	
G3	GROUT	LIGHT TAN	
G4	GROUT	GRAY	
G9	GROUT	LT GRAY	
G15	GROUT	BLACK	
G16	GROUT	GRAY	
HRC1	HEAT RESISTANT COATING	TO MATCH COPPER BROWN BY BERRIDGE	
HRC4	HEAT RESISTANT COATING	MATCH DARK GRAY	
ICC	INTEGRAL COLORED CONCRETE	BROWN	
LVT2P	PLANK FLOORING	LIGHT GRAY	
P3	PAINT	"LOYAL BLUE" #6510	
P5	PAINT	"SAFETY YELLOW" OSHA STANDARD	
P5E	PAINT	SAFETY YELLOW	
P6	PAINT	"PURE WHITE" # 7005	
P14	PAINT	"GOLDENROD" # 6677	
P15	PAINT	"SUMMIT GRAY" #7669	
P15E	PAINT	GRAY	
P16	PAINT	"SOFTWARE" #7074	
P21	PAINT	"SAFETY RED" #4081	
P21E	PAINT	SAFETY RED	
P33	PAINT	"DOVER WHITE" #6385	
P33E	PAINT	CREAM	
P36	PAINT	"DOMINO" #6989	
P36E	PAINT	BLACK	
P57	PAINT	"ROYCROFT PEWTER" #2848	
P59	PAINT	"CLASSIC FRENCH GRAY" #0077	
P76	PAINT	"WALMART BLUE" #076	
P76U	PAINT	WALMART BLUE (URETHANE-LIKE)	
P81	PAINT	"TRICORN BLACK" #6258	
P83	PAINT	"COBBLE BROWN" #6082	
P83E	PAINT	DARK BROWN	
P93	PAINT	"TAMARIND" #7538	
P94	PAINT	"EXTERIOR DROMEDARY CAMEL" #7694 (EXT)	
P94E	PAINT	TAN	
P100	PAINT	"NOTABLE HUE" #6521	
P102	PAINT	"BEACH HOUSE" #7518	
P107	PAINT	"STRAW HARVEST" #7698	
P112	PAINT	"BUTTERFIELD" #6676	
P124	PAINT	"MEADOWLARK" #7522	
P124E	PAINT	LIGHT BROWN	
P131	PAINT	"WHITE FLOUR" #7102	
P140	PAINT	"SNOWBOUND" #7004	
P140E	PAINT	WHITE	
P150	PAINT	"ONLINE" #7072	
P159	PAINT	"CASA BLANCA" #7571	
P162	PAINT	"PEPPERCORN" #7674	
P162E	PAINT	BLACK GRAY	
P163	PAINT	"TURQUISH" #6939	
P164	PAINT	"ESSENTIAL GRAY" #6002	
P206	PAINT	"IBIS WHITE" #7000	
P207	PAINT	"CONTEMPORARY GRAY" #1465	
P208	PAINT	"CANDID BLUE" #6953	
P209	PAINT	"PASSIVE GRAY" #7064	
P213	PAINT	"VAST SKY" #6506	
P215E	PAINT	LIGHT TAN	
P217E	PAINT	DARK BRONZE	
PF4	LEAD-COTE	METALLIC	
PL3	PLASTIC LAMINATE	"ORGANIC COTTON" WILSONART 4945-38	
PL4	PLASTIC LAMINATE	MAPLE	
PL6	PLASTIC LAMINATE	LIGHT TAN	
PL11	PLASTIC LAMINATE	NORTH SEA GRAY	
PL12	PLASTIC LAMINATE	MYSTED ZEPHYR	
PL15	PLASTIC LAMINATE	BROWN	
PL20	PLASTIC LAMINATE	TAN	
PL22	PLASTIC LAMINATE	DEEPSTAR AGATE	
PL30	PLASTIC LAMINATE	"STEEL MESH" WILSONART 4879	
PL31	PLASTIC LAMINATE	"GREY" WILSONART 1500-60	
PL32	PLASTIC LAMINATE	"VISION VAVA" NEVAMAR VA2002	
PS1	PROTECTIVE SURFACE	WALMART MED BLUE IMPACT SPECIALTIES	
PS3	PROTECTIVE SURFACE	BRUSHED SURFACING	
PS4	PROTECTIVE SURFACE	"GLOWING EMBER" IMPACT SPECIALTIES	
PS5	PROTECTIVE SURFACE	"FRESH LINEN" IMPACT SPECIALTIES	
PS6	PROTECTIVE SURFACE	YELLOW	
PS7	PROTECTIVE SURFACE	"GRAY PATTERN"	
PS8	PROTECTIVE SURFACE	"MAPLE"	
PS9	PROTECTIVE SURFACE	"GLOSS WHITE"	
PS10	PROTECTIVE SURFACE	"BLACK"	
PS11	PROTECTIVE SURFACE		
PS12	PROTECTIVE SURFACE	OAK RIFT NATURAL	
PVC1	PVC PLANK FLOORING	WOODGRAIN	
QT3	QUARRY TILE	GRAY	6"x6" ABRASIVE
QT31	QUARRY TILE	RED	6"x6" ABRASIVE
RB1	RESILIENT BASE	BLACK	4"x1/8"
RB5	RESILIENT BASE	NO. 179 STEEL, WITH TOE	
RCS1	RECYCLED CERAMIC SOLID SURFACE	GRENITE "BIRCH PRADA"	
RF1	RESINOUS FLOOR	GRAY	
RF2	RESINOUS FLOOR	RED	
RRF3	RECYCLED RUBBER FLOORING	GRAY	
SCB5	SANITARY COVE BASE	GRAY	8" H ANTIMICROBIAL PLASTIC
SS	STAINLESS STEEL		
SST1	SOLID SURFACE		
TC	TEXTURED CONCRETE		
TS1	ALUMINUM TRANSITION STRIP		
VCT9	VINYL COMPOSITION TILE	WHITE	12"x12"x1/8"
VCT11	VINYL COMPOSITION TILE	BEIGE	12"x12"x1/8"
VCT20	VINYL COMPOSITION TILE	GRAY	12"x12"x1/8"
WB	2x8 WOOD BASE		
WB10	2x10 WOOD BASE		
WG	PLASTIC WALL GUARD	BLACK OR GRAY	



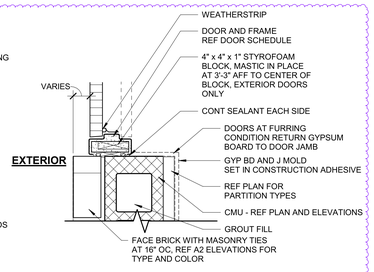
16 JAMB
1 1/2" = 1'-0"



15 HEAD
1 1/2" = 1'-0"

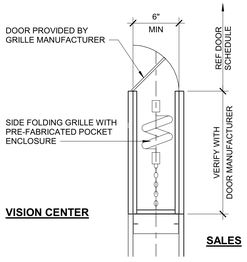


14 THRESHOLD
3" = 1'-0"

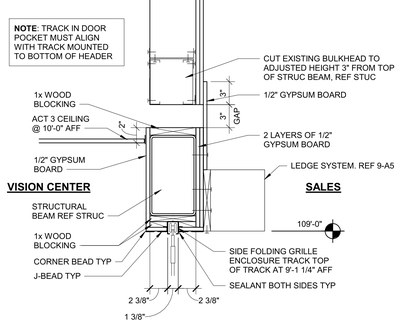


13 JAMB
1 1/2" = 1'-0"

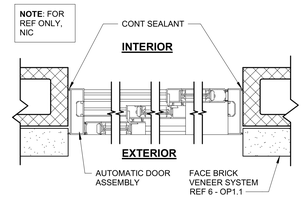
12 HEAD
1 1/2" = 1'-0"



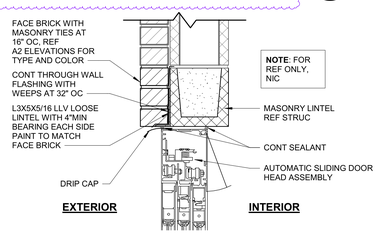
11 JAMB
1 1/2" = 1'-0"



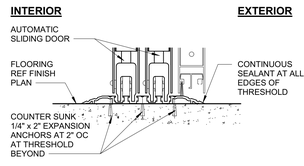
10 HEAD @ FOLDING GRILL
1 1/2" = 1'-0"



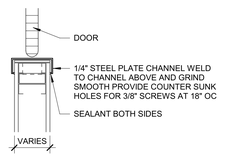
9 TELESCOPING DOOR JAMB
1 1/2" = 1'-0"



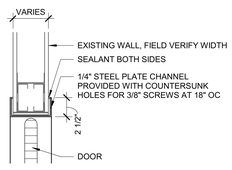
8 TELESCOPING DOOR HEAD
1 1/2" = 1'-0"



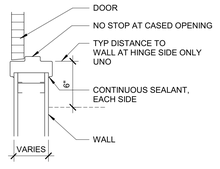
7 TELESCOPING DOOR THRESHOLD
3" = 1'-0"



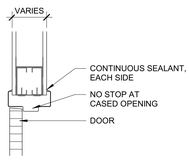
6 JAMB
1 1/2" = 1'-0"



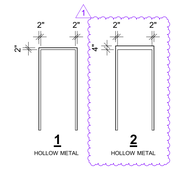
5 HEAD
1 1/2" = 1'-0"



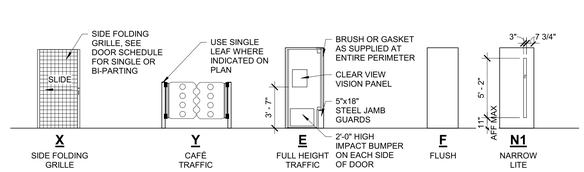
4 JAMB
1 1/2" = 1'-0"



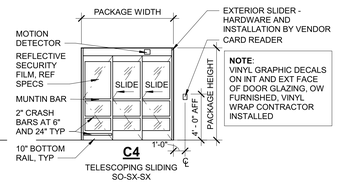
3 HEAD
1 1/2" = 1'-0"



2 FRAME TYPES
3/16" = 1'-0"



1 DOOR TYPES
3/16" = 1'-0"



brr

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STORE NO: 05927 - 220
PROTO: 150 SC
9654694
JOB NUMBER:

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY: ZSM SP
DRAWN BY: NRS
PROTO CYCLE: 08/02/23
DOCUMENT DATE: 10/20/23

STATE OF MISSOURI
TREVOR TYSEN HOLCOMB
NUMBER A-2022000409
APPLIED FOR

01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO. A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 000160

DOOR AND ROOM FINISH SCHEDULE

SHEET: A8

11/8/2024 10:00:48 AM

DEMOLITION NOTES

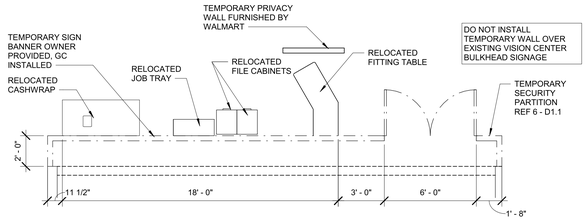
1. ALL WALL COVERING TO BE REMOVED FROM EXISTING WALLS. PATCH AND REPAIR ALL GYPSUM BOARD SURFACES TO MATCH ADJACENT AND READY TO RECEIVE FINISHES.
2. REMOVE ALL ELECTRICAL OUTLETS ABOVE EXISTING SLAT WALL. REMOVE OUTLET BOX, CONDUIT, AND ELECTRICAL WIRE BACK TO NEAREST J-BOX. CAP WIRE AT J-BOX. PATCH AND REPAIR WALL TO MATCH ADJACENT.

SHEET NOTES

1. ALL ELECTRICAL WORK INCLUDING DATA AND POWER DISCONNECTION BY GC.
2. REMOVAL OF POWER POLES AND REINSTALLATION OF NEW POLES BY GC. DATA LINES BY OTHERS.
3. GENERAL CONTRACTOR RESPONSIBLE FOR ALL ELECTRICAL AND PLUMBING WORK.
4. GC RESPONSIBLE FOR ANCHORING ALL MILLWORK TO PREVENT OVERTURNING. REFERENCE MILLWORK MANUFACTURERS INSTRUCTIONS FOR CLEAT HEIGHTS.
5. CAULK ALL COUNTERS AND BACKSPLASHES TO THE WALL.
6. PATCH AND REPAIR WALLS AT ANY REMOVED ELECTRICAL BOXES.
7. ALL NEW COUNTERS, CASEWORK, SHELVES, MILLWORK , DISPENSERS, ARE TO BE FURNISHED BY WALMART AND INSTALLED BY GC.
8. COMPUTER SYSTEMS AND EQUIPMENT FURNISHED AND INSTALLED BY OWNER UNO.
9. INTERIOR PLAN DIMENSIONS ARE TO FACE OF FINISH AT EXISTING WALLS.
10. IF SOUND ATTENUATION INSULATION DOES NOT EXIST IN EXISTING EXAM ROOM WALLS ADJACENT TO RESTROOM, INSTALL CONTINUOUS SOUND ATTENUATION INSULATION FLOOR TO CEILING.
11. IF SOUND ATTENUATION INSULATION DOES NOT EXIST IN EXISTING EXAM ROOM CEILING, INSTALL NEW SOUND ATTENUATION INSULATION ABOVE THE CEILING.
12. UNLESS FLOOR BOXES ARE STILL IN SERVICE EXISTING FLOOR BOXES IN VISION CENTER TO BE ABANDONED, REF ELECTRICAL FOR DEMOLITION OF EXISTING CIRCUITRY. REMOVE AND INFILL ABANDONED FLOOR RECESSED ELECTRICAL AND DATA OUTLETS. PATCH AND REPAIR SUBSTRATE FOR NEW FLOOR FINISHES.
13. ALL NEW WALLS IN OPTICAL SALES SHALL HAVE 1/2" PLYWOOD TO UNDER 1/2" GYPSUM BOARD.
14. PATCH AND REPAIR ALL WALL AREAS TO MATCH ADJACENT SURFACES AND FINISHES. NEW WALL SURFACES IN OFFICES TO RECEIVE MATCHING ORANGE PEEL TEXTURE IF EXISTING.
15. INSTALL BASE AFTER INSTALLATIONS OF OWNER FURNISHED CABINETS.
16. RELOCATE EXISTING PAPER TOWEL AND SOAP DISPENSERS.
17. PAINT ALL HOLLOW METAL DOORS AND FRAMES P209 INCLUDING DOCTORS AREA.
18. ALL WOOD MATERIAL SHOWN IN DETAILS ON THIS SHEET SHALL BE FIRE RETARDANT TREATED WOOD (FRTW) IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE SECTION 603.1. THIS INCLUDES ALL REFERENCES TO "BLOCKING", "NAILERS", "PLYWOOD", "SHEATHING", AND IF APPLICABLE "WOOD STUDS".
19. DO NOT DISTURB / MOVE DOCTORS EQUIPMENT IN EXAM / PRETEST. CAREFULLY PAINT AROUND AND DO NOT REPLACE FLOOR TILE THAT WOULD DISTURB DOCTORS EQUIPMENT.
20. PROVIDE ADEQUATE PROTECTION FOR EQUIPMENT.

KEYNOTES

6.27 48" HIGH WAINSCOT WITH OUTSIDE CORNER TRIM



4 TEMPORARY VISION CENTER PLAN
1/4" = 1'-0"

ITEMS TO BE RELOCATED FROM THE EXISTING VISION CENTER: STORE PLANNING TO RELOCATE EQUIPMENT. GC TO RELOCATE MILLWORK AND CONNECT TEMPORARY POWER. WM TO INSTALL TEMPORARY DATA. COORDINATE WITH VC MANAGER.

CURRENT POS CASH WRAP:
- REGISTER
- PIN PAD
- SCANNER
- PRINTER / FAX
- CISCO PHONE
- BLACK BK BOX FOR HIPAA STORAGE OR SHREDDER
- IPADS

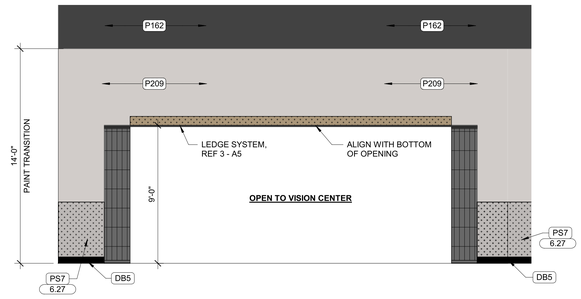
FITTING TABLE:
- ONE BOSS TERMINAL WITH PRIVACY SCREEN
- 2-3 CHAIRS
- PATIENT MIRRORS

FILING CABINETS:
- 2 DRAWER FILING CABINET FOR CURRENT PATIENT RECORDS AWAITING ORDER PICK UP / CAN ALSO BE USED FOR STORAGE OF CONTACT LENSES

CABINET:
- ONE TRAY PROCESSING LOCKING CABINET TO STORE DISPENSING TRAYS FOR PATIENT ORDERS / CAN ALSO BE USED FOR STORAGE OF CONTACT LENSES

OPTICAL EQUIPMENT:
- LENSOMETER
- FRAME WARMER
- CURRENT TOOLS FOR ADJUSTMENTS (TOOLS, SCREWS, PARTS, ETC)
- ULTRASONIC CLEANER
- TRACER
- PUPILOMETER
- TC70 OR MC40

SPACE ON CASH WRAP AREA TO DISPLAY:
- LICENSES (VC AND OPTICIAN LICENSES AS REQUIRED BY LAW)
- HOURS OF OPERATIONS SIGN
- HIPAA, LEP, ADA AND OTHER COMPLIANCE SIGNS



3 VISION CENTER ELEVATION
1/4" = 1'-0"

701 ADJUSTMENTS

WALLS
- PAINT ALL WALLS P207, UNO.
- INSTALL BASE RB5.

FLOOR
- REMOVE ALL PVC FLOORING AND REPLACE w/LVT2P.
- TRANSITION STRIPS FURNISHED AND INSTALLED BY CONTRACTOR. REFERENCE 8-VC2.

CEILING
- INSTALL ACT3 TILES AND INTERMEDIATE TEES, FOR LIGHT FIXTURES. PAINT EXISTING GRID (P8).
- CLEAN AIR GRILLES AND DIFFUSERS, SECURITY GLOBES, AND SPRINKLER HEADS. REPLACE ANY DAMAGED ITEMS.
- INSTALL LED LIGHT FIXTURES IF EXISTING ARE NON-LED. CLEAN ALL EXISTING LED LIGHT FIXTURES.

MILLWORK
- ALL OWNER FURNISHED, GC INSTALLED CASEWORK.

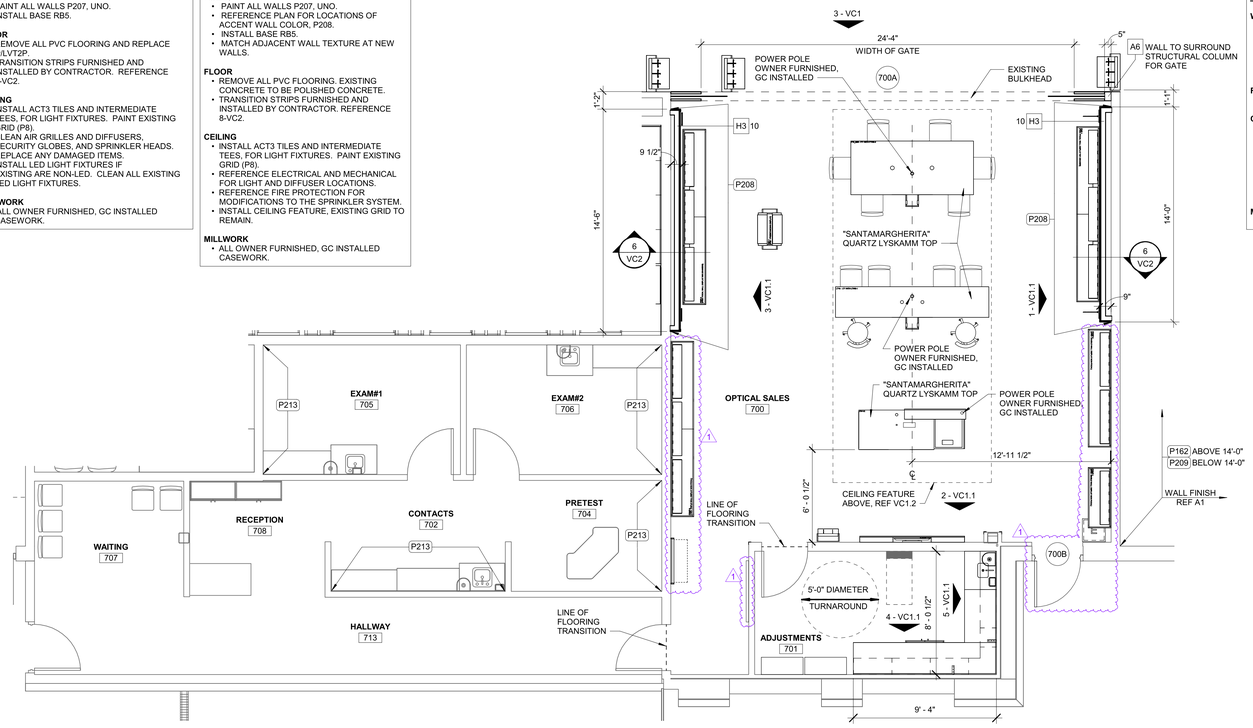
700 OPTICAL SALES

WALLS
- PAINT ALL WALLS P207, UNO.
- REFERENCE PLAN FOR LOCATIONS OF ACCENT WALL COLOR, P208.
- INSTALL BASE RB5.
- MATCH ADJACENT WALL TEXTURE AT NEW WALLS.

FLOOR
- REMOVE ALL PVC FLOORING. EXISTING CONCRETE TO BE POLISHED CONCRETE.
- TRANSITION STRIPS FURNISHED AND INSTALLED BY CONTRACTOR. REFERENCE 8-VC2.

CEILING
- INSTALL ACT3 TILES AND INTERMEDIATE TEES, FOR LIGHT FIXTURES. PAINT EXISTING GRID (P8).
- REFERENCE ELECTRICAL AND MECHANICAL FOR LIGHT AND DIFFUSER LOCATIONS.
- REFERENCE FIRE PROTECTION FOR MODIFICATIONS TO THE SPRINKLER SYSTEM.
- INSTALL CEILING FEATURE, EXISTING GRID TO REMAIN.

MILLWORK
- ALL OWNER FURNISHED, GC INSTALLED CASEWORK.



2 VISION CENTER PLAN
1/4" = 1'-0"

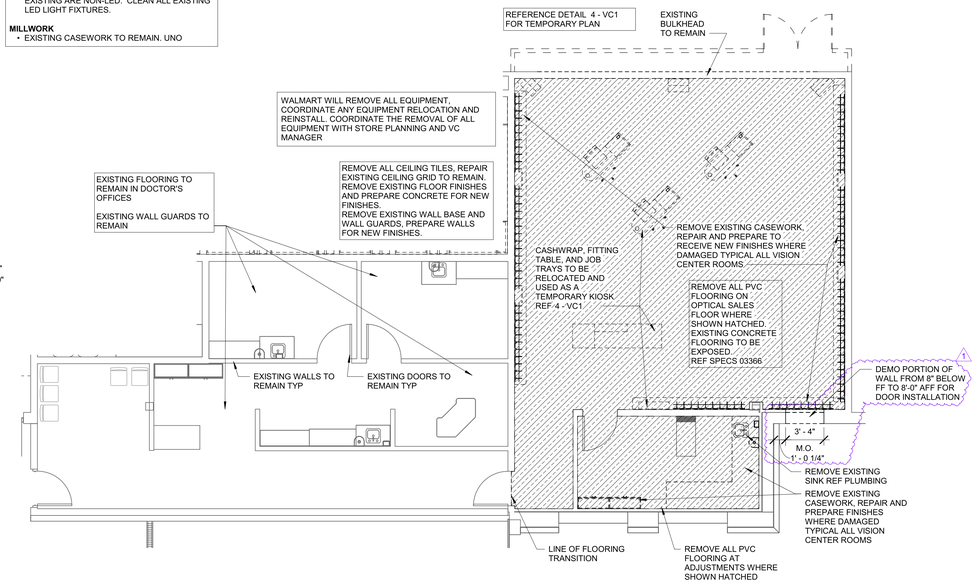
702 CONTACTS, 704 PRETEST, 705 EXAM #1, 706 EXAM #2, 707 WAITING, 708 RECEPTION, 713 HALLWAY

WALLS
- PAINT ALL WALLS P207.
- PLASTIC BASE IS EXISTING TO REMAIN, REPLACE DAMAGED PORTIONS.
- REPAIR DAMAGED WALLS.
- REFERENCE PLAN FOR LOCATIONS OF ACCENT WALL COLORS P213.

FLOOR
- EXISTING LAMINATE TO REMAIN.

CEILING
- INSTALL ACT3 TILES AND INTERMEDIATE TEES. PAINT EXISTING GRID (P8). CLEAN EXISTING AIR GRILLES AND DIFFUSERS, SECURITY GLOBES, SPRINKLER HEADS AND LIGHT LENSES. REPLACE ANY DAMAGED ITEMS.
- INSTALL LED LIGHT FIXTURES IF EXISTING ARE NON-LED. CLEAN ALL EXISTING LED LIGHT FIXTURES.

MILLWORK
- EXISTING CASEWORK TO REMAIN. UNO



1 VISION CENTER DEMO PLAN
3/16" = 1'-0"

brr

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Walmart

FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220

JOB NUMBER: 9654694 PROTO: 150 SC

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY: ZSM SP
DRAWN BY: NRS
PROTO CYCLE: 08/02/23
DOCUMENT DATE: 10/20/23

STATE OF MISSOURI
TREVOR TYSON HOLCOMB
NUMBER A-2022000409
APPROVED

01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO. A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 000160

VISION CENTER PLANS AND ELEVATION

SHEET: VC1

11/8/2024 10:01:20 AM

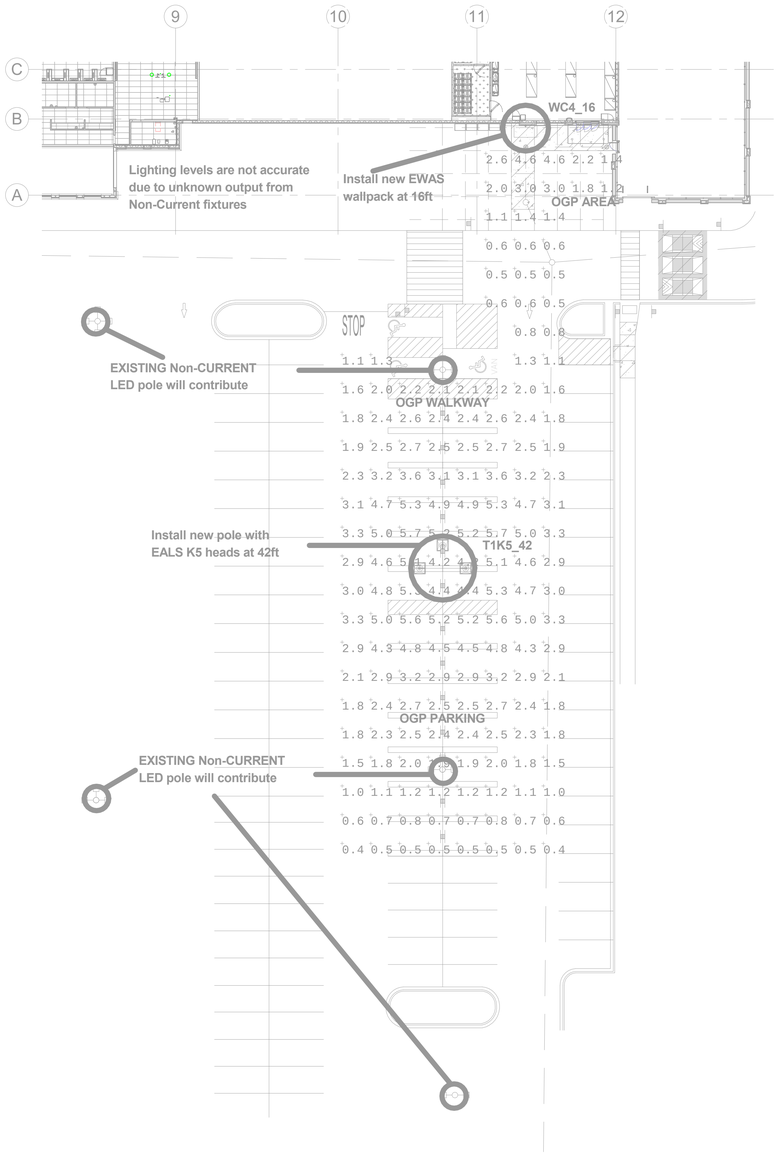
LIGHT FIXTURE SCHEDULE SITE

"OW" FIXTURES AND LAMPS ARE FURNISHED BY THE OWNER FOR INSTALLATION BY THE CONTRACTOR. "GC" FIXTURES AND LAMPS ARE FURNISHED AND INSTALLED BY THE CONTRACTOR.

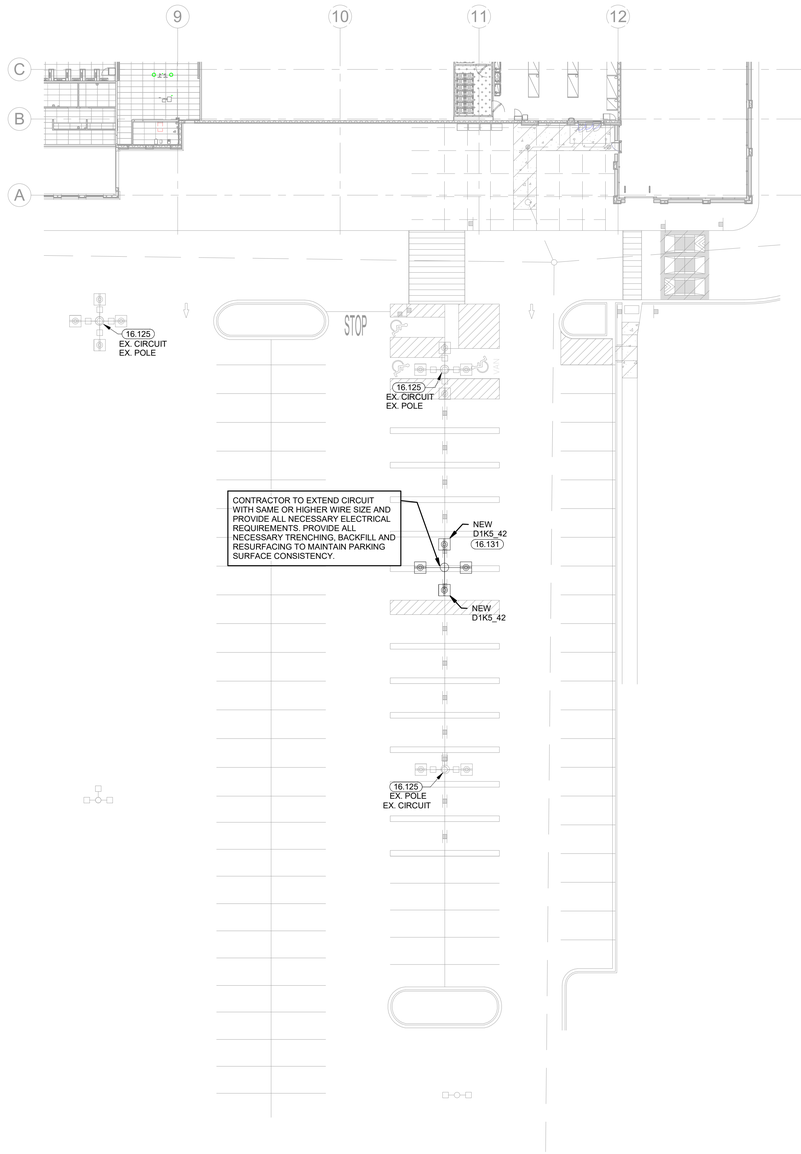
TYPE	SUPPLIED BY	DESCRIPTION	VENDOR / MANUFACTURER	MODEL	VOLTAGE	INPUT VA	COLOR TEMP	LIGHT SOURCE	LAMP QTY	MOUNTING	COUNT
D1K5_42	OW	39' POLE, 3' BASE WITH MOTION SENSOR	CURRENT LIGHTING	2-EALS035K5SM750NDD1BLCKF	277V	478 VA	5000K	INTEGRAL LED	1	POLE MOUNT	

KEYNOTES

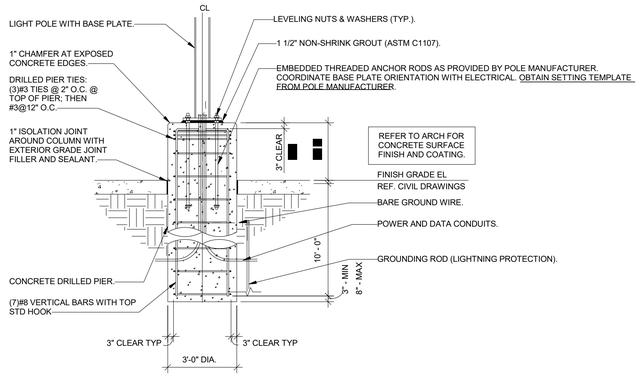
16.125	EXISTING LIGHT FIXTURES TO REMAIN UNLESS NOTED OTHERWISE.
16.131	CONNECT TO EXISTING CIRCUIT.



2 OVERALL LIGHTING PLAN
NTS



1 OVERALL LIGHTING PLAN
NTS



3 LIGHT POLE CONCRETE PIER
NTS 07/26/19

EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

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3390 N HIGHWAY 67
STORE NO: STORE NO: 05927 - 220
JOB NUMBER: 9654694
150 SC

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1	PR#1	01/19/24

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DRAWN BY:	SD/CV
PROTO CYCLE:	
DOCUMENT DATE:	10/20/23

STATE OF MISSOURI
DANIEL RIZZI
PE-2023034672
PROFESSIONAL ENGINEER
01/30/24

SITE LIGHTING PLAN

SHEET
E1.5

PARKING DATA TABLE

EXISTING PARKING COUNT = 801 SPACES
EXISTING BUILDING AREA = 169,426 SF
EXISTING PARKING RATIO = 4.73 SP/1,000 SF

AHJ REQUIRED PARKING RATIO = 4 SP/1,000 SF
AHJ REQUIRED PARKING COUNT = 678 SPACES

PARKING COUNTS AND BUILDING SF SHALL BE CONSIDERED APPROXIMATE

WALMART SUPERCENTER
#05927-220

N. HIGHWAY 67

BFR

OCR

CONTRACTOR TO REFER TO SHEET SECP-1 FOR ADDITIONAL IMPROVEMENTS ALONG BFR

NOTES TO GENERAL CONTRACTOR:

1. STRIPE/REFRESH ALL EXISTING PARKING FIELDS (MAIN, SIDE AND REAR OF STORE).

2. DO NOT STRIPE/REFRESH IF SIMILAR WORK WAS COMPLETED WITHIN LAST YEAR. CONFIRM WITH CONSTRUCTION MANAGER.

NOTE: STOP SIGNS AND PAVEMENT MARKINGS REFLECT ON SITE CONDITIONS AT THE TIME OF CEC'S SITE VIST. CONTRACTOR SHALL NOTIFY THE WALMART CONSTRUCTION MANAGER IF EXISTING CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN.

IMAGE SOURCE: NEARMAP

IMAGE DATE: 07/06/2023

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- (A) ~~EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.~~
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) ~~EXISTING SIGN POST AND BASE TO BE REMOVED.~~
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) ~~EXISTING CROSSWALK TO BE REMOVED.~~
- (F) ~~EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.~~
- (G) ~~EXISTING CENTERLINE STRIPING AND/OR SINGLE YELLOW STRIPE TO BE REMOVED.~~
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"X30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (M) ~~EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° TO REMAIN / BE REFRESHED.~~
- (N) ~~NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1) 8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRE LANE" AND/OR RED STRIPE TO MATCH EXISTING.~~
- (P) LIMITS OF SEAL COAT. APPLY SEAL COAT OVER WHERE STRIPING AND PAVEMENT MARKINGS WERE REMOVED AND WHERE NEW STRIPING AND PAVEMENT MARKINGS WILL BE APPLIED. APPLY NEW STRIPING AND PAVEMENT MARKINGS OVER SEAL COAT.
- (Q) ~~NEW 4" WIDE PAINTED YELLOW STRIPES - 6' LONG WITH 18' GAPS.~~
- (R) EXISTING STOP BAR / STOP TEXT PAVEMENT MARKINGS / DOUBLE YELLOW AND/OR SINGLE WHITE STRIPE TO BE REMOVED.
- (S) NEW OPEN AND/OR SOLID ARROW PAVEMENT MARKINGS.
- (T) EXISTING ARROW PAVEMENT MARKINGS TO BE REMOVED.
- (U) ~~EXISTING FIRE LANE STRIPING AND/OR "NO PARKING FIRE LANE" TEXT TO REMAIN / BE REFRESHED.~~
- (V) NEW 4" WIDE DOUBLE SOLID YELLOW AND/OR SINGLE SOLID WHITE STRIPE.
- (W) EXISTING STOP SIGN TO REMAIN / BE REUSED.
- (X) EXISTING SIGN TO BE RAISED/OR LOWERED / STRAIGHTENED / RELOCATED TO MATCH CURRENT DETAILS / GUIDELINES.
- (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (a) EXISTING PICKUP SIGN ATTACHED TO ROW SIGN. REFER TO OGP IMPROVEMENTS PLANS FOR ADDITIONAL INFORMATION.
- (b) ~~NEW 30"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.~~
- (d) ~~NEW OGP CROSSWALK MARKINGS. SEE DETAIL.~~
- (e) ~~EXISTING CROSSWALK AREA (YIELD PAVEMENT MARKINGS AND CROSSWALK STRIPING) TO BE REMOVED AND THEN RESEALED COMPLETELY.~~
- (f) ~~EXISTING "STOP HERE FOR PEDESTRIANS" SIGN TO REMAIN / RE-USED / RELOCATED.~~
- (g) EXISTING STOP PAVEMENT MARKINGS, "STOP" TEXT TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (h) EXISTING CROSSWALK TO REMAIN / BE REFRESHED.
- (i) ~~EXISTING OPEN ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS, AND/OR "ENTER", "EXIT", "ONLY" TEXT TO REMAIN / BE REFRESHED.~~
- (j) EXISTING MISCELLANEOUS TRAFFIC AND/OR INFORMATION SIGN TO REMAIN.
- (m) ~~NEW DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.~~
- (n) NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 2'-0" O.C.
- (q) ~~NEW 4" WIDE PAINTED YELLOW ISLAND WITH 45° STRIPES AT 4'-0" O.C.~~
- (r) ~~NEW CROSS TRAFFIC DOES NOT STOP PLAQUE.~~
- (t) EXISTING SOLID ARROW PAVEMENT MARKING TO BE REVISED / REFRESHED TO MATCH CURRENT DETAILS.
- (u) EXISTING 4" WIDE DOUBLE YELLOW, YELLOW OR WHITE SINGLE AND/OR WHITE AND/OR YELLOW DASHED STRIPE TO REMAIN / BE REFRESHED.
- (w) EXISTING FOLIAGE THAT IMPEDES VISIBILITY OF DRIVE AND/OR SIGNAGE TO BE TRIMMED / PRUNED.
- (x) ~~EXISTING NO PARKING FIRE LANE SIGN TO REMAIN.~~
- (y) ~~EXISTING PICKUP GRAPHIC AND ORANGE ARROW PAVEMENT MARKINGS TO BE REMOVED.~~
- (z) EXISTING PICKUP SIGN. REFER TO OGP IMPROVEMENTS PLANS FOR ADDITIONAL INFORMATION.

NOTES TO CONTRACTOR:

1. BFR (BUILDING FRONTAGE ROAD)
   OCR (OUTER CIRCULATION ROAD)
2. CONTRACTOR SHALL INSTALL "NEW" STOP BARS, SIGNS, AND TEXT TO MATCH CURRENT DETAILS AT THE LOCATIONS SHOWN ON THESE PLANS.
3. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.
4. ALL LIGHT POLES BASES SHALL BE REPAINTED, AND BOLT COVERS REPLACED WHERE MISSING OR DAMAGED. PREVIOUS OR NEW OVERSPRAY ON SURROUNDING PAVING SHALL BE REMOVED. SEE ARCHITECTURAL SPECIFICATION SECTION 09900 FOR ADDITIONAL INFORMATION.

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

0 40' 80'
SCALE: 1" = 40'

STOP SIGNS AND MARKINGS

REVISIONS

1			
By:		App:	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

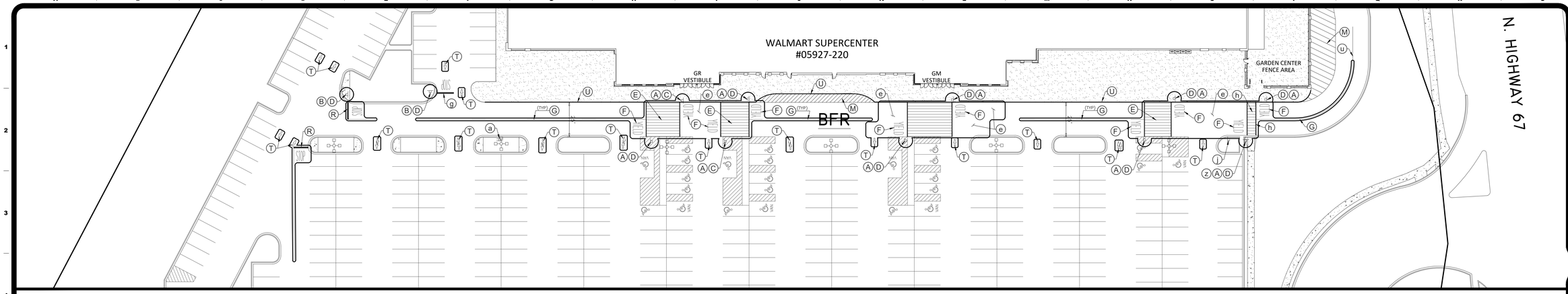
Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
10/20/2023

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

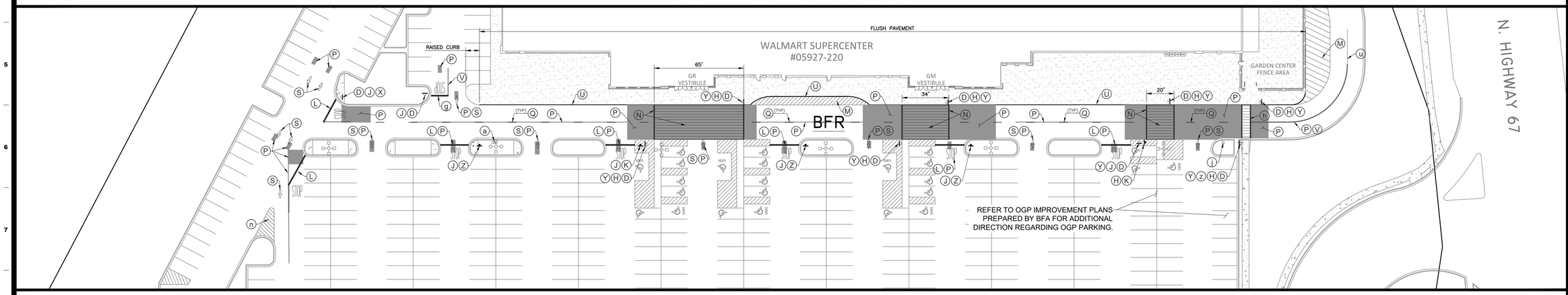
Walmart #05927-220
3390 N. Highway 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	S.A.M.
CHECKED	R.G.R
DATE	10/20/23
SCALE	1"=40'
JOB No.	7716
SHEET NAME	SSM-1

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DEMOLITION PLAN



SITE CONSTRUCTION PLAN

NOTE:
REFERENCE ARCHITECTURAL PLANS FOR BOLLARD LOCATIONS, TEXTURED CONCRETE AND DETAILS.

NOTES TO CONTRACTOR:

1. REFERENCE SITE CONSTRUCTION PLAN FOR SITE SPECIFIC DIMENSIONS OF CROSSWALK STRIPING AND LOCATION OF SIGNAGE.
2. PROVIDE A COMPREHENSIVE CONSTRUCTION PHASING PLAN FOR THIS WORK TO THE STORE MANAGER 7 DAYS PRIOR TO STARTING ANY WORK. IT IS TO PROVIDE FOR DATES, TIMES AND DURATION OF LANE CLOSURES, TEMPORARY VEHICLE AND PEDESTRIAN TRAFFIC CONTROL.
3. ALL EXISTING STRIPING AND PAVEMENT MARKINGS OR TEXT ALONG THE BFR (BUILDING FRONTAGE ROAD) SHALL BE REMOVED. GRIND OUT ANY DIRECTIONAL ARROWS OR STOP BARS/TEXT THAT ARE NOT CORRECTLY LOCATED OR INCONSISTENT WITH THE DETAILS PROVIDED. APPLY SEAL COAT TO THE COMPLETE EXTENT THAT THE STRIPING OR TEXT HAS BEEN REMOVED IN A SINGLE COMPLETE RECTANGLE TO COVER ALL REMOVED STRIPING (DO NOT APPLY SEAL COAT OVER EXISTING STRIPING OR CONCRETE). INSTALL NEW STRIPING AND SIGNAGE AS SHOWN ON THE SITE CONSTRUCTION PLAN.
4. ALL SIGNS LOCATED ON THE BUILDING SIDE OF THE BFR SHALL BE INSTALLED ON A SINGLE POST WITH BOLLARD.

SITE AND DEMOLITION LEGEND

REFERENCE DETAIL SHEET

- (A) EXISTING PEDESTRIAN CROSSING SIGN TO BE REMOVED.
- (B) EXISTING STOP SIGN TO BE REMOVED.
- (C) EXISTING SIGN POST AND BASE TO BE REMOVED.
- (D) EXISTING SIGN POST AND BASE TO REMAIN.
- (E) EXISTING CROSSWALK TO BE REMOVED.
- (F) EXISTING YIELD PAVEMENT MARKING TO BE REMOVED.
- (G) EXISTING CENTERLINE STRIPING AND/OR SINGLE YELLOW STRIPE TO BE REMOVED.
- (H) NEW "STOP HERE FOR PEDESTRIANS" SIGN.
- (J) NEW 30"X30" STOP SIGN.
- (K) NEW SIGN MOUNTING AND BASE WITH BOLLARD.
- (L) NEW STOP AND/OR "ONLY" TEXT AND/OR STOP BAR WITH 4" WIDE DOUBLE SOLID YELLOW STRIPE.
- (M) EXISTING 4" WIDE PAINTED YELLOW STRIPES AT 45° TO REMAIN / BE REFRESHED.
- (N) NEW CROSSWALK MARKINGS - 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS. ENTIRE CROSSWALK SHALL BE RE-STRIPED, INCLUDING "NO PARKING FIRE LANE" AND/OR RED STRIPE TO MATCH EXISTING.
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- (Y) EXISTING SIGN POST AND BOLLARD TO BE REPAINTED.
- (Z) NEW SIGN MOUNTING AND BASE WITH BREAK AWAY POST.
- (a) EXISTING PICKUP SIGN ATTACHED TO ROW SIGN. REFER TO OGP IMPROVEMENTS PLANS FOR ADDITIONAL INFORMATION.
- (b) ~~NEW 36"X36" STOP SIGN WITH DOUBLE SIGN MOUNTING, BREAK AWAY POSTS, AND BASES.~~
- (d) ~~NEW OGP CROSSWALK MARKINGS. SEE DETAIL.~~
- (e) EXISTING CROSSWALK AREA (YIELD PAVEMENT MARKINGS AND CROSSWALK STRIPING) TO BE REMOVED AND THEN RESEALED COMPLETELY.
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0 30' 60'
SCALE: 1" = 30'

DEMOLITION AND SITE CONSTRUCTION PLAN

REVISIONS

	By:	App:
1		
2		
3		
4		

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

Rick G. Rohlfing, P.E. #29409 10/20/2023
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472

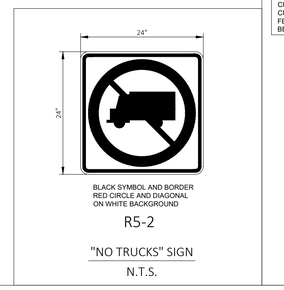
RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Walmart #05927-220
3390 N. Highway 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN: S.A.M.
CHECKED:
DATE: 10/20/23
SCALE: 1"=30'
JOB No.: 7716
SHEET NAME:

SECP-1

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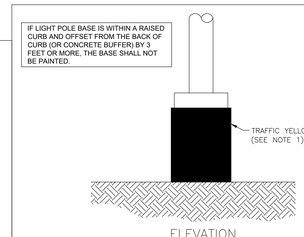


BLACK SYMBOL AND BORDER
RED CIRCLE AND DIAGONAL
ON WHITE BACKGROUND

R5-2

"NO TRUCKS" SIGN

N.T.S.

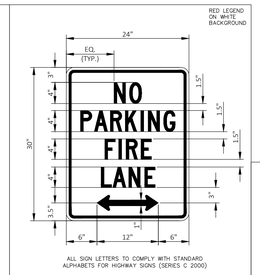


ELEVATION

NOTE:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.

WALMART LIGHT BASE DETAIL

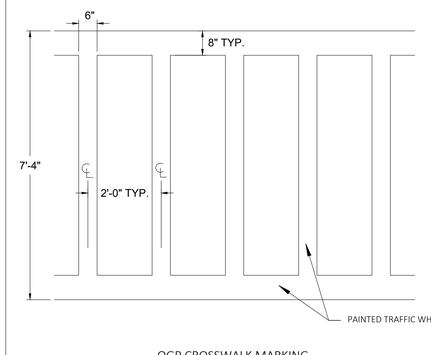
NO SCALE



ALL SIGN LETTERS TO COMPLY WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS (SERIES C 2000)

"NO PARKING – FIRE LANE" SIGN

N.T.S.



OGP CROSSWALK MARKING

N.T.S.



WHITE LEGEND RED BACKGROUND

R1-3P

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"ALL WAY" PLAQUE

N.T.S.



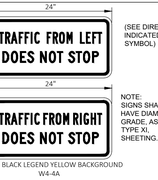
BLACK LEGEND YELLOW BACKGROUND

W4-4B

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"ONCOMING TRAFFIC" PLAQUE

N.T.S.



(SEE DIRECTION INDICATED AT SYMBOL)

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

BLACK LEGEND YELLOW BACKGROUND

W4-4A

"LEFT/RIGHT TRAFFIC" PLAQUE

N.T.S.



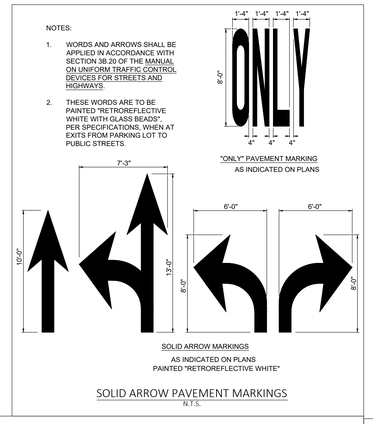
BLACK LEGEND YELLOW BACKGROUND

W4-4P

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"CROSS TRAFFIC" PLAQUE

N.T.S.

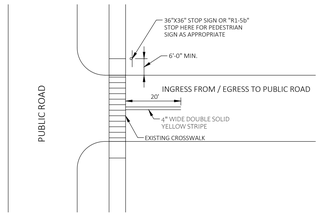


"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS

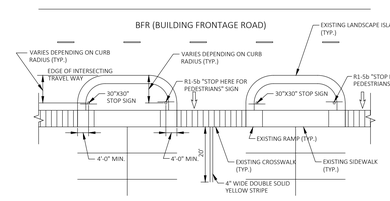
SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

SOLID ARROW PAVEMENT MARKINGS

N.T.S.



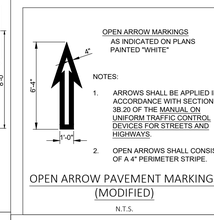
SIGN LOCATION WHEN STOP CONDITION AT END OF BUILDING ALONG BFR WITH CROSSWALK



SIGN LOCATION WHEN STOP CONDITION AT BFR WITH CROSSWALK ON PARKING LOT SIDE

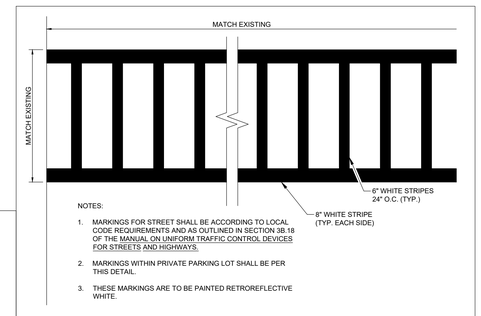
STOP SIGN LOCATION WHERE STOP BAR AND TEXT CONFILTS WITH CROSSWALK MARKINGS

N.T.S.



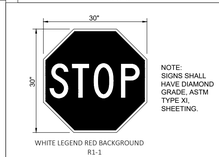
OPEN ARROW PAVEMENT MARKINGS
(MODIFIED)

N.T.S.



CROSSWALK MARKING
W/ LONGITUDINAL STRIPES
(MODIFIED)

N.T.S.

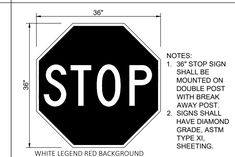


WHITE LEGEND RED BACKGROUND

R1-1

30"X30" STOP SIGN
WITHIN PARKING LOT

N.T.S.

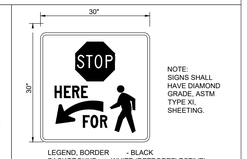


WHITE LEGEND RED BACKGROUND

R1-1

36"X36" STOP SIGN
AT HIGHWAY/STREET INTERSECTIONS

N.T.S.

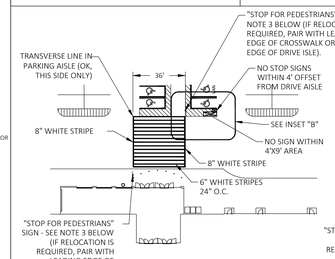


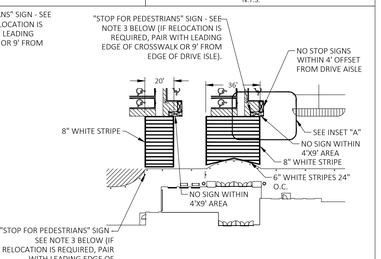
LEGEND, BORDER - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
STOP SYMBOL - RED (RETROREFLECTIVE)

R1-5b

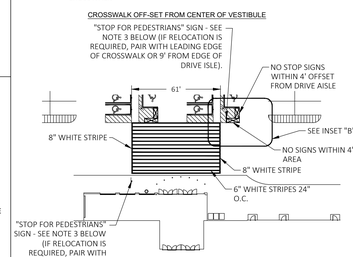
STOP FOR PEDESTRIANS

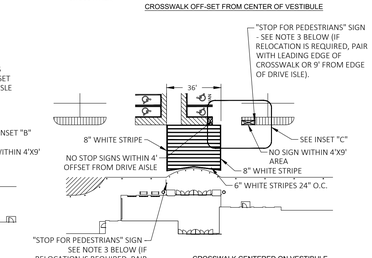
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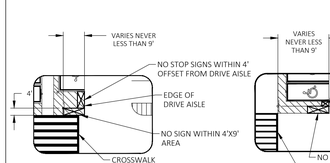




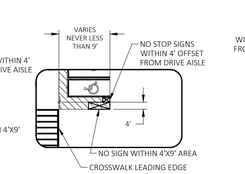
CROSSWALK OFF-SET FROM CENTER OF VESTIBULE



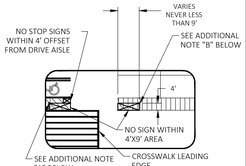




INSET "A"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK LANDS BETWEEN DRIVE AISLE AND ACCESSIBLE PATH.



INSET "B"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK IS ALIGNED WITH EDGE OF ACCESSIBLE PATH.

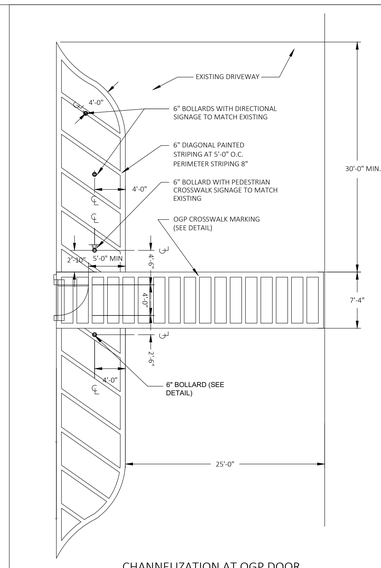


INSET "C"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK LANDS BEFORE OR WITHIN DRIVE AISLE.

NOTES:
1. REFERENCE EACH VESTIBULE ON THE SITE PLAN FOR FINAL LAYOUT, DIMENSIONS AND SIGN LOCATION.
2. SEE INSETS "A", "B" AND "C" FOR SIGN LOCATION FOR EACH OF THE THREE OPTIONS.
3. ONLY RELOCATE SIGN POST IF OFFSET MORE THAN 9' FROM LEADING EDGE OF CROSSWALK (EITHER SIDE IN EITHER DIRECTION) ALONG FRONT DRIVE.

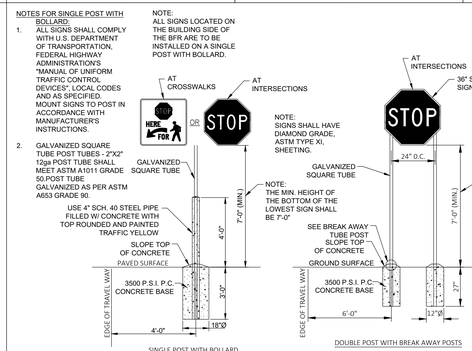
ADDITIONAL NOTES FOR INSET "C":
A. IF CROSSWALK LEADING EDGE IS LESS THAN HALF WAY ACROSS THE DRIVE AISLE, THE CROSSWALK SIGN WILL LAG THE LEADING EDGE.
B. IF CROSSWALK LEADING EDGE IS BEYOND HALF WAY ACROSS THE DRIVE AISLE, THE CROSSWALK SIGN WILL LEAD THE LEADING EDGE.

SIGN LOCATION AND VESTIBULE CROSSWALK STRIPING
(APPLICABLE TO STRIPED OR RAISED ISLANDS BASED ON SITE CONDITIONS)
(MODIFIED)



CHANNELIZATION AT OGP DOOR

N.T.S.



SIGN MOUNTING AND BASE

N.T.S.

REVISIONS

1 By: App:
2 By: App:
3 By: App:
4 By: App:

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Rick G. Rohlfing, P.E. #29409 10/20/2023
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Walmart: #05927-220
3390 N. Highway 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

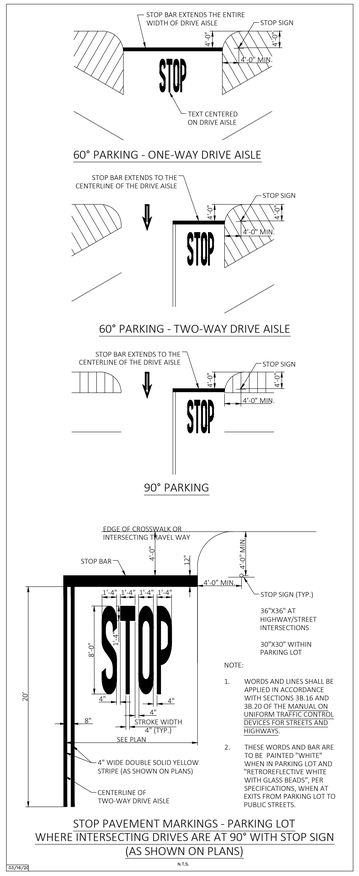
DRAWN: S.A.M.
CHECKED: R.G.R
DATE: 10/20/23
SCALE: NO SCALE
JOB No.: 7716
SHEET NAME: SECP/ SSM DETAILS 1

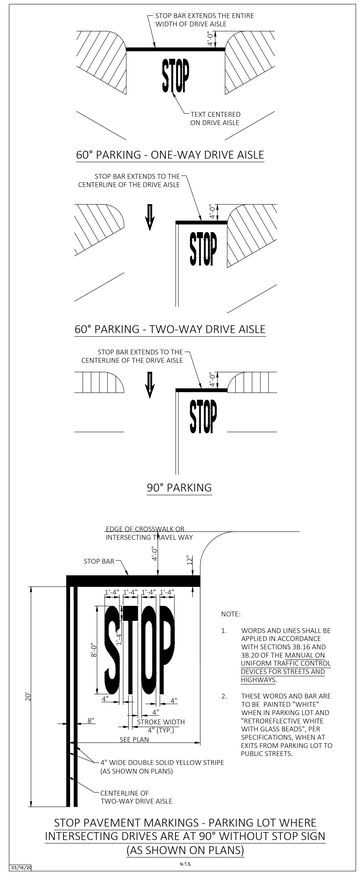
Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

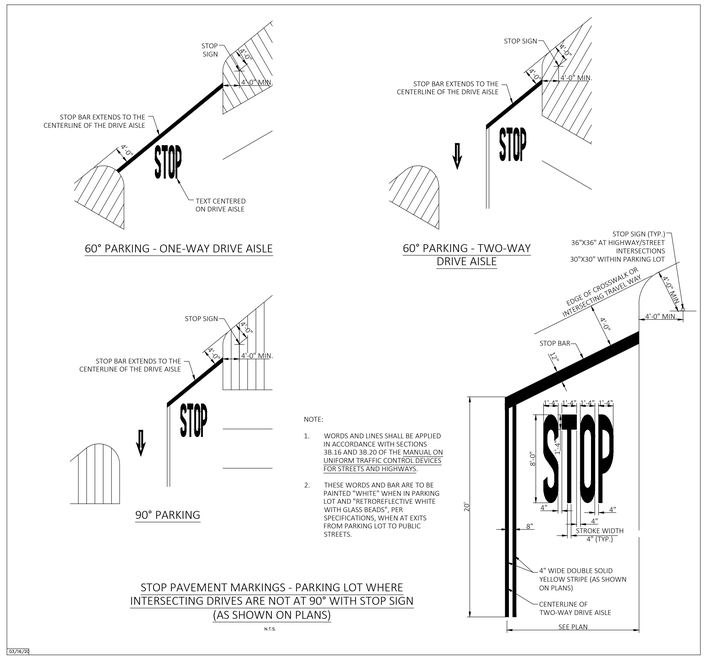
The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

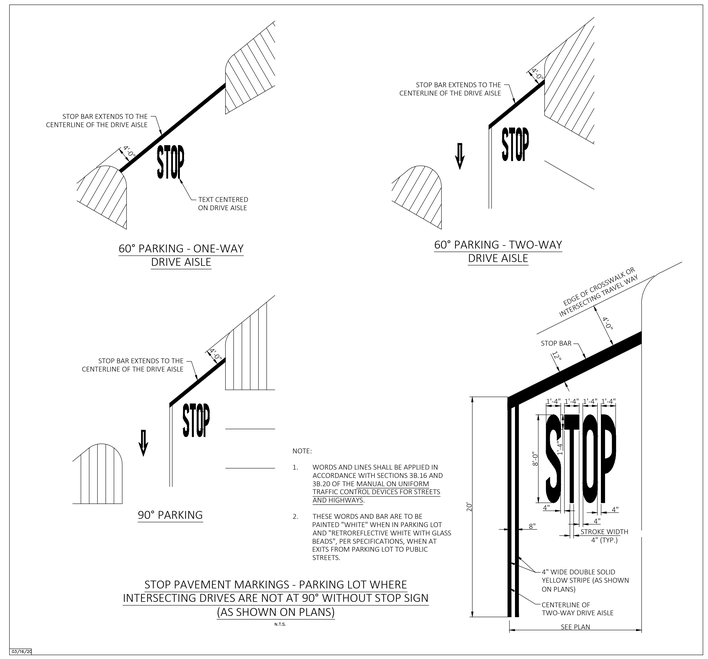
SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET

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103 ELM STREET WASHINGTON, MISSOURI 63090

REVISIONS

	By:	App:
1		
2		
3		
4		

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
10/20/2023

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI U.S.A.

Walmart #05927-220
3390 N. Highway 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	S.A.M.
CHECKED	R.G.R
DATE	10/20/23
SCALE	NO SCALE
JOB No.	7716
SHEET NAME	SECP/ SSM DETAILS 2

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET

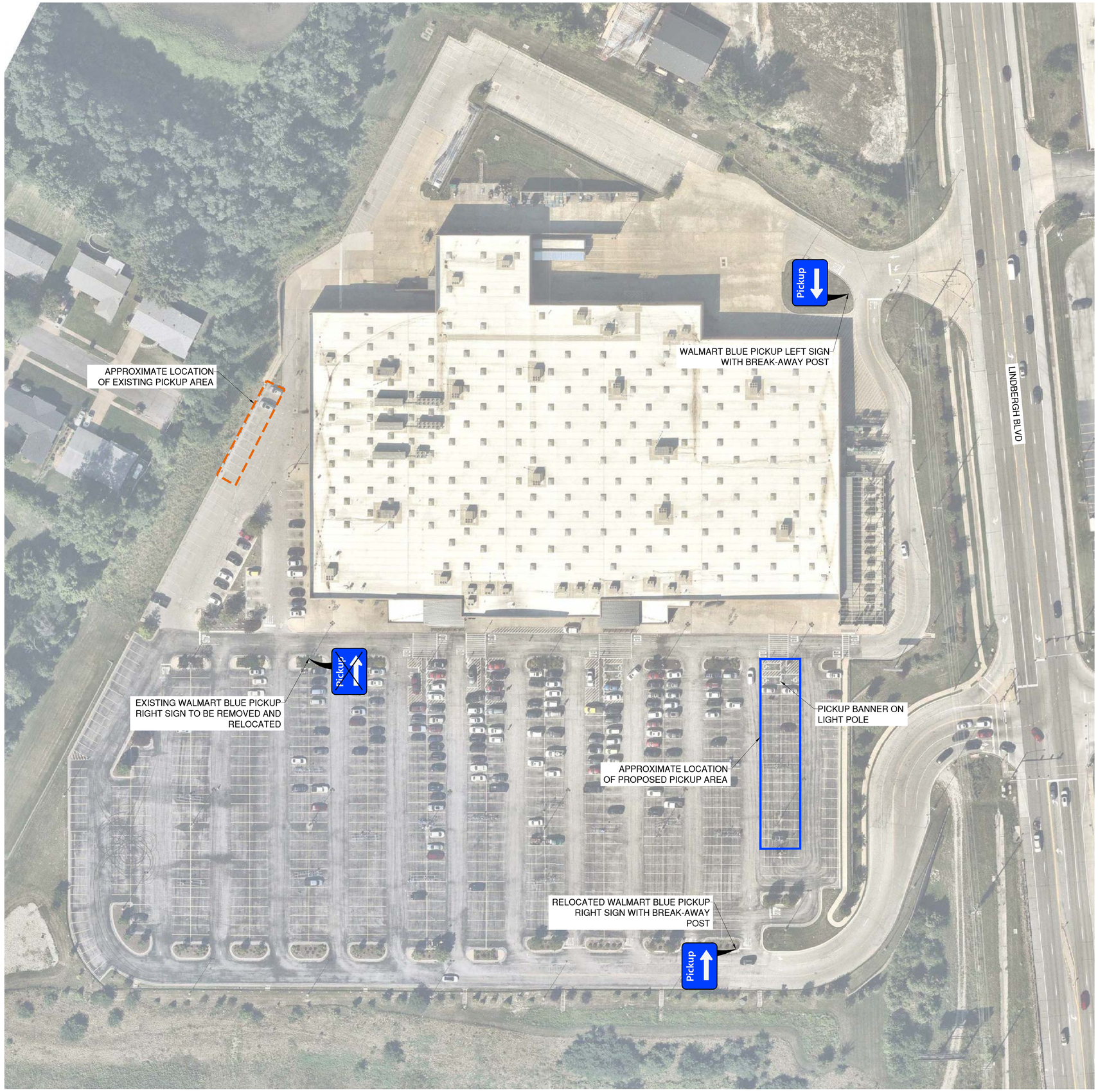
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OVERALL SITE PLAN

(IMAGE BASED ON GOOGLE MAPS AERIAL)

0 40' 80'

SCALE: 1" = 40'



NOTES:
BFA ENGINEERING'S SCOPE OF WORK FOR REVISED SITE PLAN INCLUDES DESIGN AND IMPROVEMENTS WHICH ARE LIMITED ONLY TO HIGHLIGHTED AREAS. ORIGINAL PROVIDED SITE PLAN WAS DESIGNED BY OTHERS AND/OR AERIAL PHOTO TAKEN FROM GOOGLE.

PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO SCALE.

ACTUAL SITE FEATURES MAY BE DIFFERENT THAN THOSE SHOWN ON THIS AERIAL PHOTO, INCLUDING BUT NOT LIMITED TO PARKING, UTILITIES, LANDSCAPING, LIGHTING, SIDEWALKS, ETC.

PICKUP DIRECTIONAL SIGNAGE HAS ALREADY BEEN INSTALLED ON THIS SITE. NEW WALMART BLUE SIGNS, POSTS, AND BASES ARE REQUIRED.

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

DEWATERING NOTE: WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE, AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFIC SPECIFICATIONS.

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	
WAITING SPACES RIGHT	18 X 24	
WAITING SPACES AHEAD	18 X 24	
RESERVED WAITING	18 X 24	
PICKUP LEFT PHARMACY RIGHT	18 X 24	
PICKUP RIGHT PHARMACY LEFT	18 X 24	
STOP THANKS FOR ORDERING	18 X 36	
PICKUP HOURS	18 X 36	
RESERVED	18 X 18	
PHONE NUMBER	8 X 18	
VERTICAL PICKUP	18 X 36	
PICKUP LEFT	18 X 24	1
PICKUP AHEAD	18 X 24	
PICKUP RIGHT	18 X 24	
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	1
TEMPORARY PARKING SIGN WITH PYRAMID BASE	24 X 60	

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1		
2	By:	App:
3	By:	App:
4	By:	App:

BFA Engineering•Surveying
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103 ELM STREET WASHINGTON, MISSOURI 63090
bfaeng.com

Rick G. Rohlfing, P.E. #29409 10/20/23
Missouri Professional Engineer
Registered Professional Engineer for BFA, Inc. Professional Engineering Corporation #000472

MISSOURI WASHINGTON RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

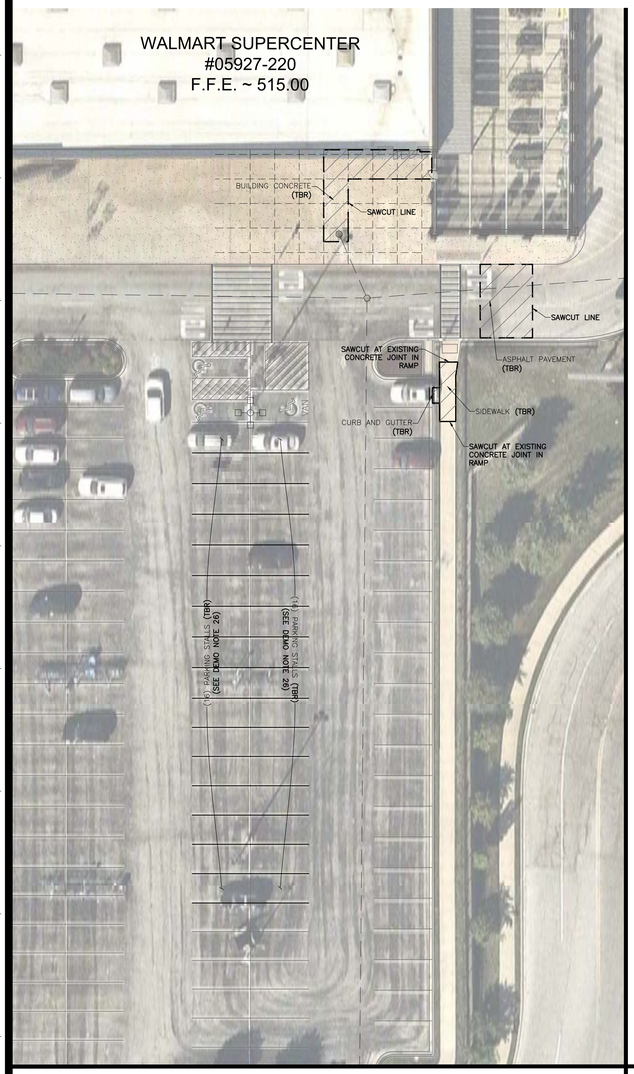
Walmart #05927-220
3390 N HWY 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	C.M.W.
CHECKED	R.G.R.
DATE	10/20/2023
SCALE	1" = 40'
JOB No.	7716A
SHEET NAME	OVERALL SITE PLAN

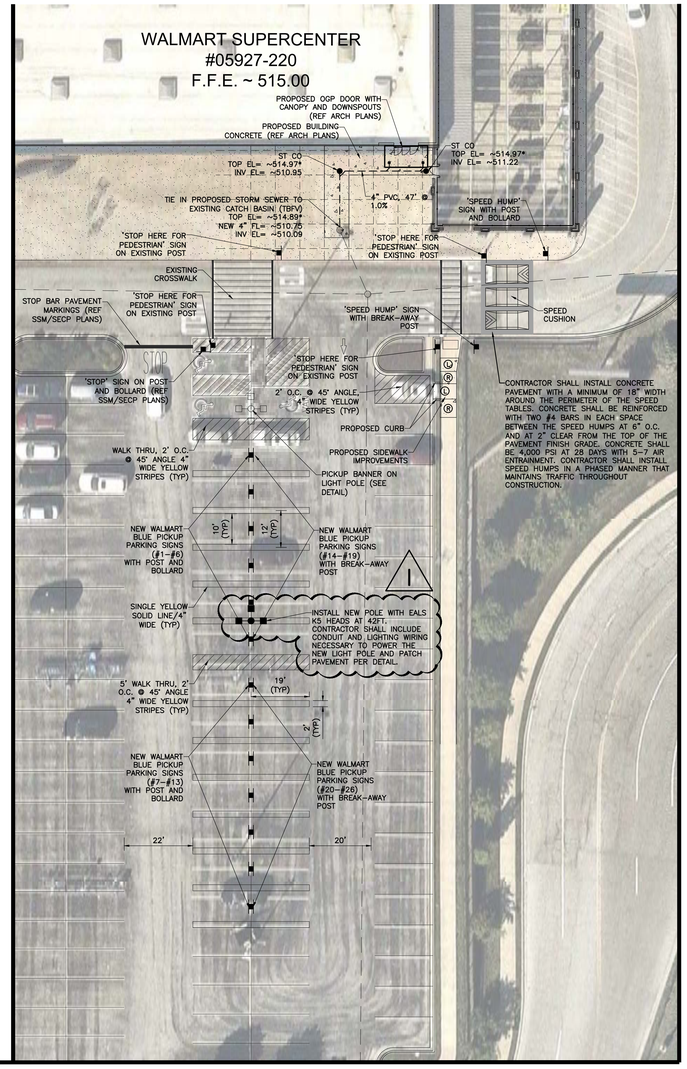
OSP-1

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EXISTING CONDITIONS / DEMOLITION PLAN



STRIPING / SITE PLAN



OGP IMPROVEMENT PLAN

SCALE: 1" = 20'

EXISTING CONDITIONS NOTES:

1. BFA performed a site visit on **09/20/2023** for this project as part of the FY24 Remodel Program. BFA did not measure pavement elevations, grades ,or conditions, and we did not review or determine if there were any existing utilities that may be within this projects scope of work. during this site visit.

2. Contractor shall determine exact location of underground utilities prior to drilling, boring, excavating, or driving for columns, footings, signs, proposed utilities, etc. Contractor shall notify BFA and WalMart construction manager immediately of any conflicts with proposed improvements as indicated on these plans.

UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SURFACE ELEVATIONS, EASEMENTS, ETC. THAT MAY BE ON THESE DRAWINGS HAVE BEEN SCALED FROM AVAILABLE AERIAL PHOTOS. A TOPOGRAPHIC SURVEY WAS NOT PERFORMED FOR THE PREPARATION OF THESE PLANS, THEREFORE, SITE FEATURE LOCATIONS AS SHOWN HEREON MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. EXACT LOCATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR THAT WILL BE PERFORMING THE WORK. CONTRACTOR SHALL NOTIFY BFA AND WALMART OF ANY DISCREPANCIES OF ACTUAL UTILITY LOCATIONS AND SITE FEATURES FROM THOSE AS SHOWN HEREON AS WELL OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED IMPROVEMENTS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DEMOLITION PLAN NOTES:

1. The Contractor shall conform to all applicable State and local codes for demolition of structures, safety of adjacent structures, dust control, and sediment and erosion control during construction.

2. The Contractor shall verify that all required permits and licenses from appropriate authorities have been obtained prior to construction.

3. The Contractor shall notify and coordinate scheduling with affected utility companies before starting work and comply with their requirements.

4. The Contractor shall not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.

5. The Contractor shall accurately record actual locations of capped utilities and subsurface obstructions that will remain after demolition.

6. The Contractor shall provide, erect, and maintain sediment and erosion control devices, temporary barriers, and security devices during construction.

7. The Contractor shall protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Any damage caused by demolition operations shall be repaired by the Contractor at no cost to Owner.

8. The Contractor shall protect and maintain in a safe and operable condition utilities that are to remain. The Contractor shall prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. The Contractor shall provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner.

9. The Contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.

10. Completely fill below grade areas and voids resulting from demolition or removal of structures, and/or utilities. using approved select fill materials consisting of stone, gravel, and sand. Fill materials shall be free from debris, trash, frozen materials, roots, and other organic matter.

11. All items that are to remain shall be raised or lowered to match the new grade indicated to be flush with the surrounding pavement. (i.e. manhole rims, valve covers, grates, etc.) Contractor shall protect all items that are to remain throughout construction and shall replace and/or repair any item damaged during construction at no additional cost to the owner.

12. Unless noted otherwise, utilities designated to be removed shall be removed in their entirety. Trenches shall then be backfilled and compacted as per the sitework specifications.

13. Should hazardous materials be found during demolition operations, the Contractor shall notify the owner and all governing agencies, if necessary, and conform to all applicable regulatory procedures.

14. The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.

15. The Contractor shall keep the premises clean and free of debris during construction.

16. The Contractor shall maintain pedestrian safe access between the building and the parking lot at all times during construction. The Contractor shall coordinate all work which may affect customer access to the store with the Walmart Store Manager and the Walmart Construction Manager.

17. The fire protection for the site shall remain in service at all times during construction.

18. All survey monuments disturbed during construction shall be replaced by a licensed land surveyor, licensed in the state where this project is located.

19. The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. Depending on Contractors Means and Methods, this may mean more than one sawcut will be necessary. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of debris will not be permitted.

20. The sitework for this project shall meet or exceed "The Site Specific Specifications".

21. The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in the low areas on the site may be required during construction.

22. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

23. The demolition plan is intended to provide general information, only, regardless items to be demolished and/or removed. The contractor must also review the other site plan drawings and include in demolition activities all incidental work necessary for the construction of the new site improvements.

24. Contractor shall determine exact location of underground utilities prior to drilling, boring, excavating, or driving for columns, footings, signs, proposed utilities, etc. Contractor shall notify BFA and Walmart Construction Manager immediately of any conflicts with proposed improvements as indicated on these plans.

25. Contractor shall compact subgrade and pavement/sidewalk base material prior to placing new pavement and/or sidewalk. Pavement and sidewalk section shall match existing thicknesses unless otherwise shown on these plans. Concrete shall be 4000 PSI mix.

26. Striping that is to be removed shall be removed in its entirety and then have a seal coat placed over that area. Limits of seal coat: Apply coat over all striping (including where striping was removed and where new striping and pavement markings will be applied). Apply new striping and pavement markings over seal coat.

SITE NOTES:

1. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

2. BFA performed a site visit on **09/20/2023** for this project as part of the PY24 Remodel Program. BFA did not measure pavement elevations, grades ,or conditions, and we did not review or determine if there were any existing utilities that may be within this projects scope of work. during this site visit.

3. Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.

4. The sitework for this project shall meet or exceed "The Site Specific Specifications."

5. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

6. All dimensions are to the face of curb and radii are to the back of curb, unless otherwise shown.

7. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.

8. All signing and pavement striping must conform to manual on uniform traffic control devices or locally approved supplement.

9. Location of existing site lighting conduit/underground wiring is not known. Contractor shall have private locate performed and reroute lighting conduit and wiring as required. Lighting shall remain operational throughout construction. Any temporary utilities shall be provided by the Contractor as needed to maintain operation of light poles.

10. Contractor shall determine exact location of underground utilities prior to drilling, boring, excavating, or driving for columns, footings, signs, proposed utilities, etc. Contractor shall notify BFA and Walmart Construction Manager immediately of any conflicts with proposed improvements as indicated on these plans.

11. The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.

12. Striping that is to be removed shall be removed in its entirety and then have a seal coat placed over that area. Limits of seal coat: Apply coat over all striping (including where striping was removed and where new striping and pavement markings will be applied). Apply new striping and pavement markings over seal coat.

13. The proposed OGP parking improvements as shown hereon result in a reduction of **8** parking spaces on the site.

ADA INSTRUCTIONS TO CONTRACTOR:
Contractors shall exercise appropriate care and precision in construction of ADA (handicap) accessible components and access routes for the site. These components, as constructed, must comply with the current ADA Standards and regulations' barrier free access and any modifications, revisions or updates to same. Finished surfaces along the accessible route of travel from parking space, public transportation, pedestrian access, inter-building access, to points of accessible building entrance/exit, must comply with these ADA code requirements. These included, but are not limited to the following:

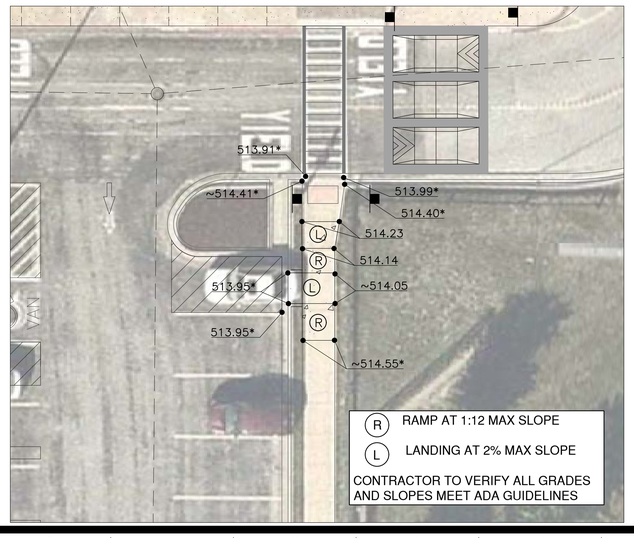
- Parking spaces and parking aisles – slope shall not exceed 1:50 (1/4" per foot or nominally 2.0%) in any direction.
- Curb ramps – slope shall not exceed 1:12 (8.3%). And have a rise of no more than six inches without a handrail.
- Landings – shall be provided at each end of ramps, must provide positive drainage, and must not exceed 1:50 (1/4" per foot or nominally 2.0%) in any direction.
- Path of travel along accessible route – must provide a 36~inch or greater unobstructed width of travel (car overhangs and/or handrails cannot reduce this minimum width). The slope must be no greater than 1:20 (5.0%), ADA ramp requirements must be adhered to. A maximum slope of 1:12 (8.3%), for a maximum rise of 2.5 feet, shall be provided. The ramp must have ADA hand rails and 60" L Landings on each end that are cross sloped no more than 1:50 in any direction (1/4" per foot or nominally 2.0%) for positive drainage.
- Doorways – must have a "level" landing are on the exterior side of the door that is sloped away from the door no more than 1:50 (1/4" per foot or nominally 2.0%) for positive drainage. This landing are must be no less than 60 inches (5 feet) long, except where otherwise permitted by ADA Standards for alternative doorway opening conditions. (See ICC/ANSI A117.1~2009 and other referenced incorporated by COD).
- When the proposed construction involves reconstruction, modification, revision or extension of or to ADA components from existing doorways or surfaces, contractor must verify existing elevations shown on the plan. Note that Table 405.2 of the Department of Justice's ADA Standards For Accessible design allows for steeper ramp slopes, in rare circumstances. The Contractor must immediately notify the design engineer of any discrepancies and/or field conditions that differ in any way or any respect from what is shown on the plans, in writing, before commencement of work. Constructed improvements must fall within the maximum and minimum limitations imposed by the barrier free regulations and the ADA requirements.
- The Contractor must verify the slopes of Contractor's forms prior to pouring concrete. If any non~conformance is observed or exists, Contractor must immediately notify the engineer prior to pouring concrete. Contractor is responsible for all costs to remove, repair and replace non~conforming concrete.

EXISTING CONDITIONS / DEMOLITION PLAN



SIDEWALK GRADING PLAN

SCALE: 1" = 10'



(R) RAMP AT 1:12 MAX SLOPE

(L) LANDING AT 2% MAX SLOPE

CONTRACTOR TO VERIFY ALL GRADES AND SLOPES MEET ADA GUIDELINES

PAVEMENT LEGEND

- EXISTING STANDARD DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING BUILDING & SIDEWALK CONCRETE (SEE ARCH. PLANS AND SPECS.)
- EXISTING BUILDING & SIDEWALK CONCRETE (SEE ARCH. PLANS AND SPECS.)

PARKING DATA TABLE

EXISTING PARKING COUNT = 801
EXISTING BUILDING AREA = 169,426 SF
EXISTING PARKING RATIO = 4.73

AHJ REQUIRED PARKING RATIO = 4.0 SP/1,000 SF
AHJ REQUIRED PARKING COUNT = 678
ORDINANCE #8252 REQUIRED PARKING COUNT = 811

POST OGP IMPROVEMENTS PARKING COUNT = 793
POST OGP IMPROVEMENTS BUILDING AREA = 169,426 SF
POST OGP IMPROVEMENTS PARKING RATIO = 4.69

PARKING COUNTS AND BUILDING AREAS SHALL BE CONSIDERED APPROXIMATE

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER		
PROPERTY LINE		
CHAINLINK FENCE		
BARBWIRE FENCE	X X X	X X X
CONTOURS	(100)	100
UTILITY POLE		
GUARD POST	GP	GP

SPOT GRADE LEGEND

TOP OF CURB/CONCRETE	000.00TC
TOP OF PAVEMENT	000.00TP
INTERIOR PAVEMENT/ GROUND ELEVATIONS	000.00
GUTTER ELEVATION @ FACE OF CURB	000.00G
TOP OF PAVEMENT ELEVATION/MATCH EXISTING PAVEMENT ELEVATION	000.00TP*

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

DEWATERING NOTE: WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE, AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFIC SPECIFICATIONS.

CONTRACTOR SHALL REFER TO SECP-1 AND SECP-2 PLAN SHEETS FOR ADDITIONAL INFORMATION AND IMPROVEMENTS

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION ~ NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state~plan regulations established for the type of construction required by these plans.

REVISIONS

1	PR #1		
By: C.M.W.	01/19/24	App: R.G.R.	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239~4751
WASHINGTON, MISSOURI 63090
bfaeng.com
103 ELM STREET

Rick C. Rohling, P.E. #29409
Date of Signature: 01/19/24
Registered Professional Engineer for BFA, Inc. Professional Engineering Corporation #000472

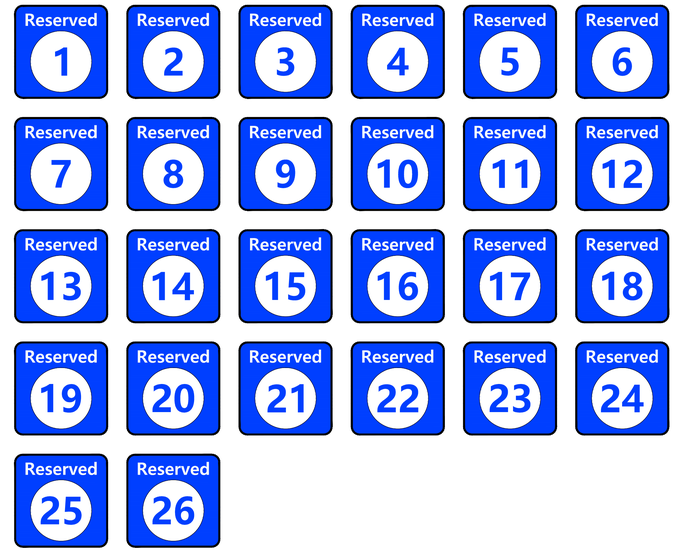
RICK G. ROHLING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

Walmart #05927-220
3390 N HWY 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	C.M.W.
CHECKED	R.G.R.
DATE	10/20/2023
SCALE	1" = 20'
JOB No.	7716A
SHEET NAME	OGP IMPROVEMENT PLAN

OIP~1

P:\4367 OGP\7716A Florissant, MO 05927~220\7716A DWG\OGP Improvement Plan ~ Florissant, MO 05927~220.dwg
1/16/2024 2:40 PM



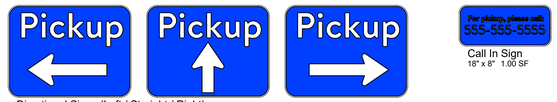
Stall Designation Signs
18" x 18" 2.25 SF



Logo Signs (Small)
18" x 6" 1.00 SF

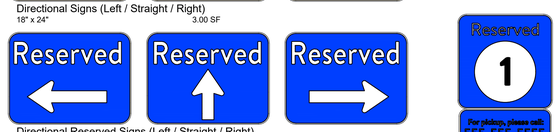
Logo Signs (Large)
Also Pickup Hours sign size
36" x 18" 4.50 SF

✳NTD: Use if AHJ does not allow Spark



Directional Signs (Left / Straight / Right)
18" x 24" 3.00 SF

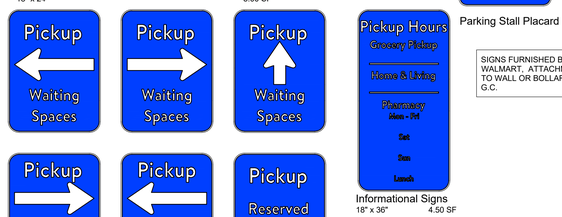
Call In Sign
18" x 8" 1.00 SF



Directional Reserved Signs (Left / Straight / Right)
18" x 24" 3.00 SF



Parking Stall Placard



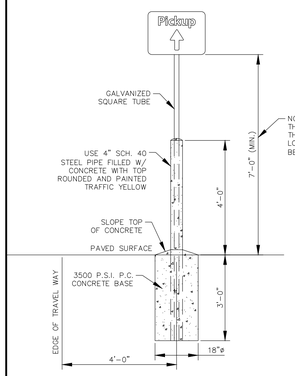
Informational Signs
18" x 36" 4.50 SF

SIGNS FURNISHED BY WALMART, ATTACHMENT TO WALL OR BOLLARD BY G.C.



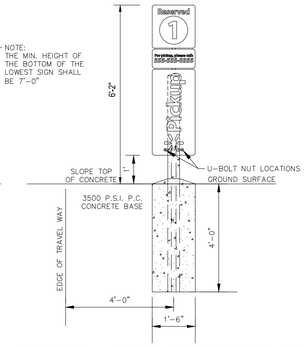
Informational Signs
18" x 24" 3.00 SF

"PICKUP" SIGNAGE
N.T.S.

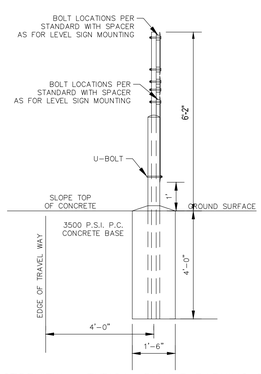


SINGLE POST WITH BOLLARD
N.T.S.

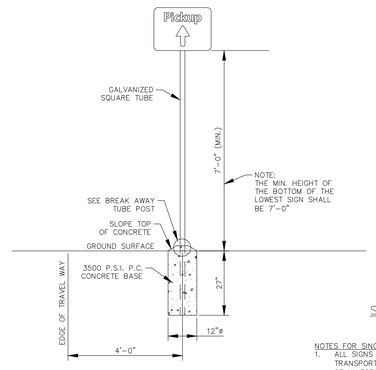
NOTES FOR SINGLE POST WITH BOLLARD:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE
   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



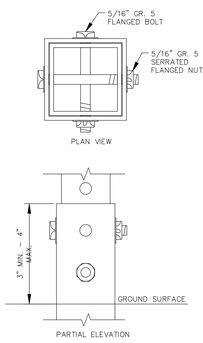
FRONTVIEW – TYPICAL PICKUP PARKING SIGNAGE
N.T.S.



SIDEVIEW – TYPICAL PICKUP PARKING SIGNAGE
N.T.S.

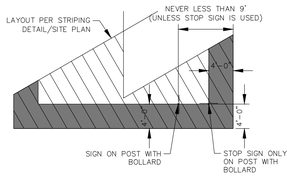


SINGLE POST WITH BREAK AWAY POST
N.T.S.

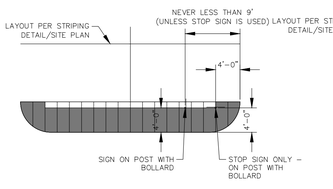


SQUARE TUBE BREAK AWAY POST
N.T.S.

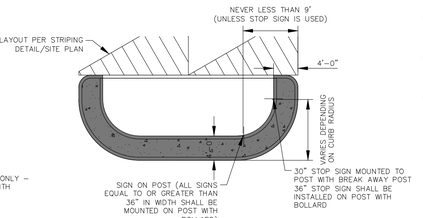
NOTES FOR SINGLE POST WITH BREAK AWAY POST:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE
   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
   ANCHOR TUBE – 2-1/4"x2-1/4 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B. STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



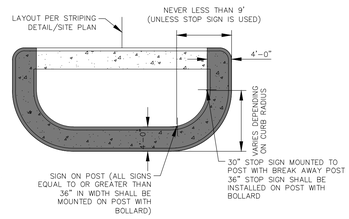
PAINTED ENDCAP – 60°
SIGN LOCATIONS – 60° PARKING



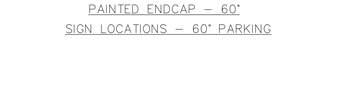
PAINTED ENDCAP – 90°
SIGN LOCATIONS – 90° PARKING



CURBED ISLAND – 60°
SIGN LOCATIONS – 60° PARKING

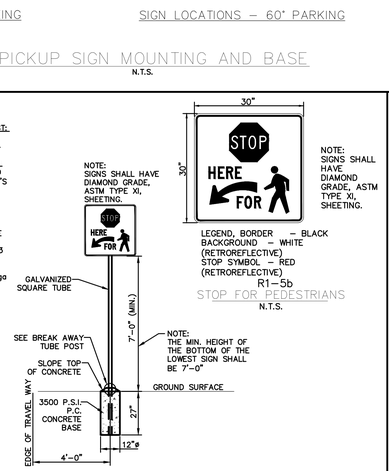


CURBED ISLAND – 90°
SIGN LOCATIONS – 90° PARKING



SINGLE POST WITH BOLLARD
N.T.S.

NOTES FOR SINGLE POST WITH BOLLARD:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE
   POST TUBES – 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

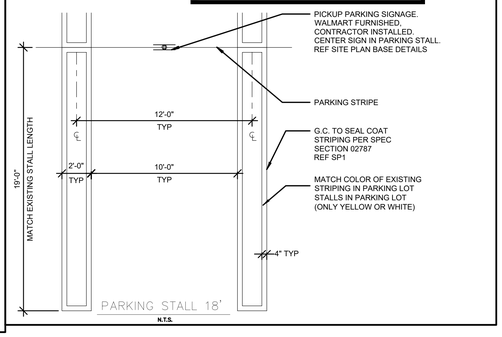


SINGLE POST WITH BOLLARD SIGN MOUNTING AND BASE SINGLE POST WITH BREAK AWAY POST
NO SCALE

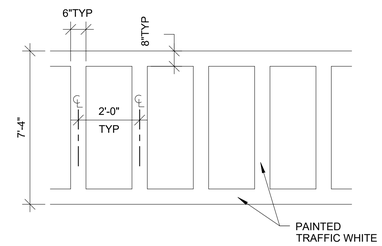
PICKUP SIGN MOUNTING AND BASE
N.T.S.

06/13/19

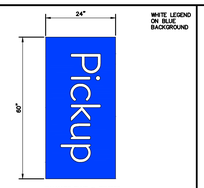
NOTE TO CONTRACTOR:
INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK. FOR EXISTING CONCRETE SURFACES, G.C. TO PREPARE SURFACE FOR PAINT ONLY.



PARKING STALL 18'
N.T.S.



CROSSWALK PATH DETAIL
NO SCALE



"PICKUP" BANNER
N.T.S.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS
1 By: App:
2 By: App:
3 By: App:
4 By: App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

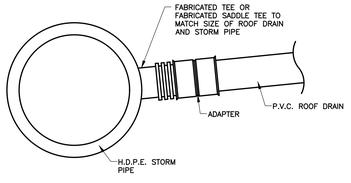
Rick G. Rohlfing, P.E. #29409 10/20/23
Missouri Professional Engineer for
Professional Engineering Corporation #000472
Registered Professional Engineering
BFA, Inc. Professional Engineering

Walmart #05927-220
3390 N HWY 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN C.M.W.
CHECKED R.G.R.
DATE 10/20/2023
SCALE AS NOTED
JOB No. 7716A
SHEET NAME DETAIL SHEET 1

DTL-1

P:\...4367 OGP\7716A Florissant, MO 05927-220\7716A DWG\OGP Improvement Plan – Florissant, MO 05927-220.dwg
10/18/2023 12:38 PM

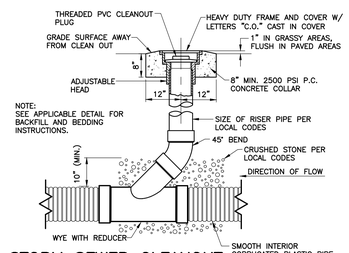


NOTES:

1. CONTRACTOR SHALL SAW CUT OR DRILL OPENINGS AS PER MANUFACTURES GUIDELINES.
2. ON ADS STORM PIPES CONTRACTOR MAY USE THE INSERTA TEE FITTINGS SDR 35 TO N-12.
3. CONTRACTOR SHALL FOLLOW MANUFACTURES GUIDELINES ON ALL TYPES OF CONNECTIONS.

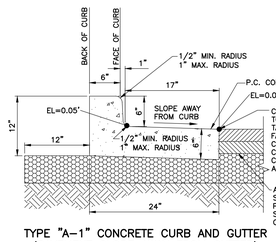
ROOF DRAIN/STORM PIPE CONNECTION DETAIL

NO SCALE



STORM SEWER CLEANOUT DETAIL (TYPE II)

NO SCALE



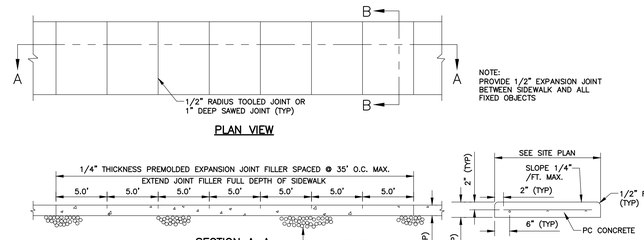
TYPE "A-1" CONCRETE CURB AND GUTTER (PAVEMENT SLOPE AWAY FROM GUTTER)

CURB DETAILS (CC-2)

NO SCALE

NOTES:

1. CONCRETE CURBING, SIDEWALKS, ETC. SHALL BE COMPLETELY CURED PRIOR TO BACKFILLING.
2. CONTRACTOR SHALL REFER TO SITE AND GRADING PLANS FOR GRADES AND PROPER CURB AND GUTTER TYPES.
3. EXPANSION JOINT FILLER SHALL BE INSTALLED IN THE CURB AND GUTTER AT EACH JUNCTION OF A RADIUS, ALL STRUCTURES SUCH AS CURB INLETS, SIDEWALKS, BUILDINGS ETC.
4. CONSTRUCTION JOINTS MIN. 90° O.C., CONTROL JOINTS MAX. 12' WITH NO LINEAR SECTION OF CURB AND GUTTER HAVING LESS THAN 5' BETWEEN JOINTS. SAWCUT JOINTS SHALL BE AT LEAST 1/4 OF THE CONCRETE THICKNESS.
5. SHOULD ALL PAVEMENT PLACED BE CONCRETE, THEN ALL TYPE "A" CURB AND GUTTER AS SHOWN ON THE SITE PLAN SHALL BE TYPE "B" CURB AND GUTTER. IN THESE INSTANCES, THE LOCATION OF THE CURB AND GUTTER SAWCUT LINES SHALL MATCH THE CONCRETE JOINT LINES.



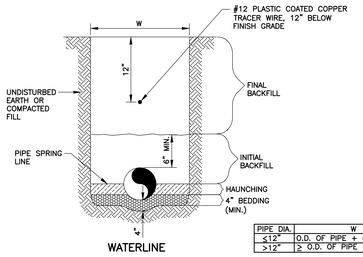
PLAN VIEW

SECTION A–A

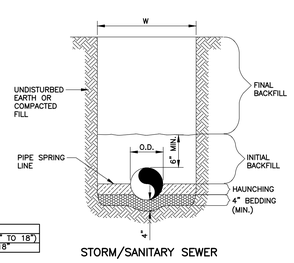
SECTION B–B

CONCRETE SIDEWALK DETAIL

NO SCALE



WATERLINE



STORM/SANITARY SEWER

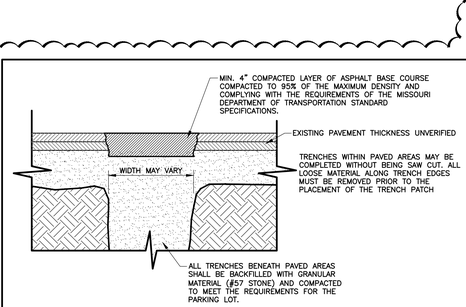
PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

GENERAL NOTES

1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I–A OR CLASS I–B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I–A WORKED BY HAND, OR CLASS I–B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV–A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV–A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

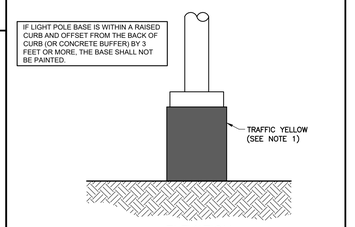
UTILITY TRENCH AND BEDDING DETAILS

NO SCALE



TRENCH PATCHING DETAIL

NO SCALE

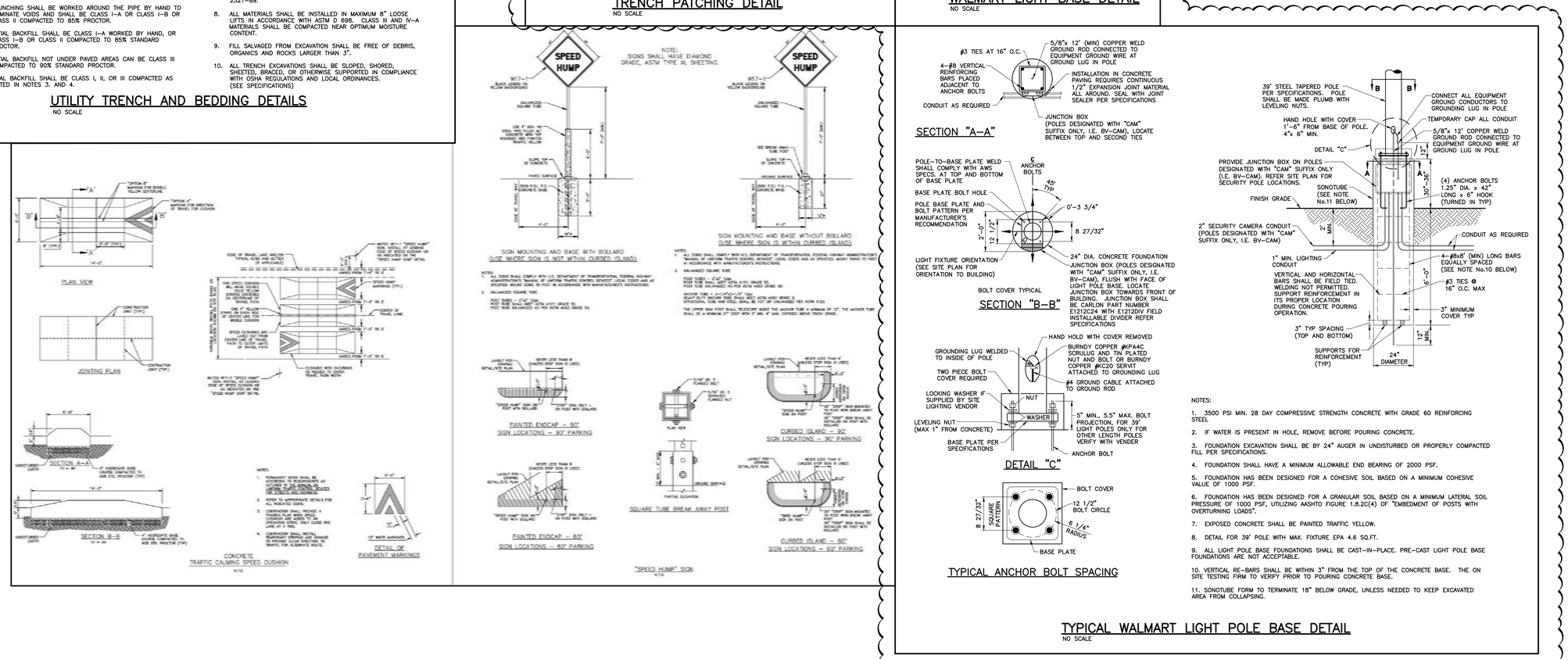


ELEVATION

NOTES:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.

WALMART LIGHT BASE DETAIL

NO SCALE



NOTES:

1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
8. DETAIL FOR 39' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
9. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST–IN–PLACE. PRE–CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.
10. VERTICAL RE–BARS SHALL BE WITHIN 3" FROM THE TOP OF THE CONCRETE BASE. THE ON SITE TESTING FIRM TO VERIFY PRIOR TO POURING CONCRETE BASE.
11. SONOTUBE FORM TO TERMINATE 18" BELOW GRADE, UNLESS NEEDED TO KEEP EXCAVATED AREA FROM COLLAPSING.

TYPICAL WALMART LIGHT POLE BASE DETAIL

NO SCALE

REVISIONS

1	PR #1		
By: C.M.W.	01/19/24	App: R.G.R.	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239–4751
WASHINGTON, MISSOURI 63090
103 ELM STREET
bfaeng.com

Rick G. Rohlfing, P.E. #29409 01/19/24
Missouri Certificate of Authority
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

Walmart #05927-220
3390 N HWY 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

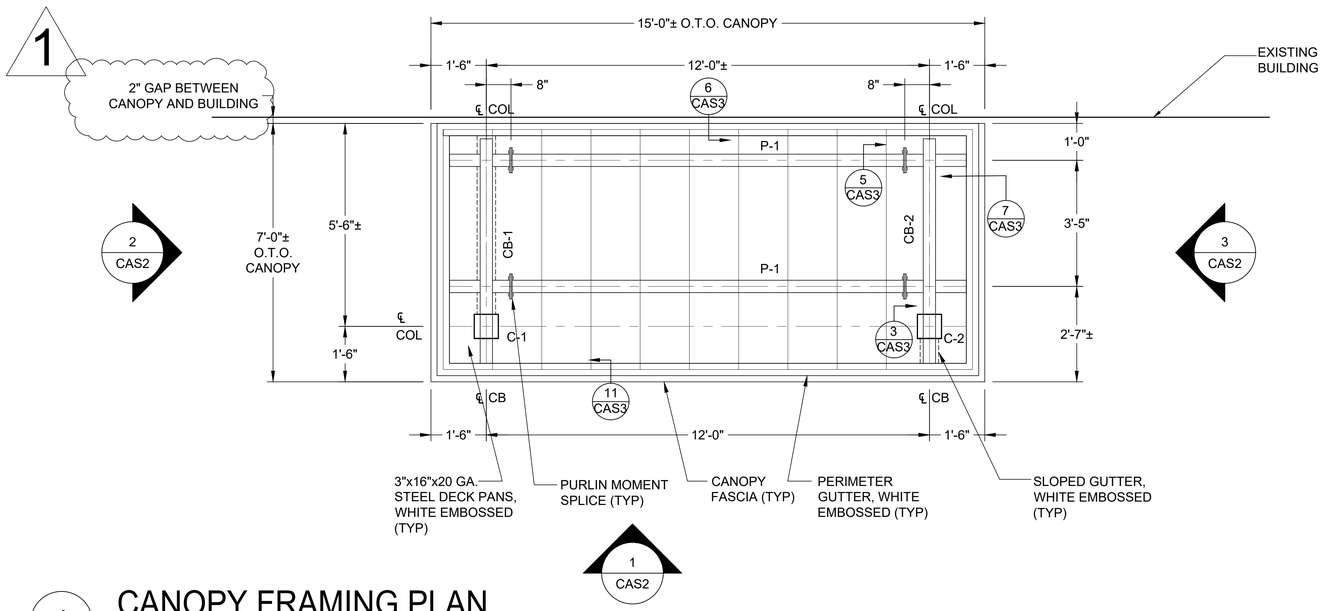
DRAWN	C.M.W.
CHECKED	R.G.R.
DATE	10/20/2023
SCALE	AS NOTED
JOB No.	7716A
SHEET NAME	DETAIL SHEET 2

DTL–2

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state–plan regulations established for the type of construction required by these plans.

P:_4367 (GP\7716A Florissant, MO 05927-220\7716A DWG\GP Improvement Plan – Florissant, MO 05927-220.dwg
1/16/2024 2:50 PM



1 CANOPY FRAMING PLAN

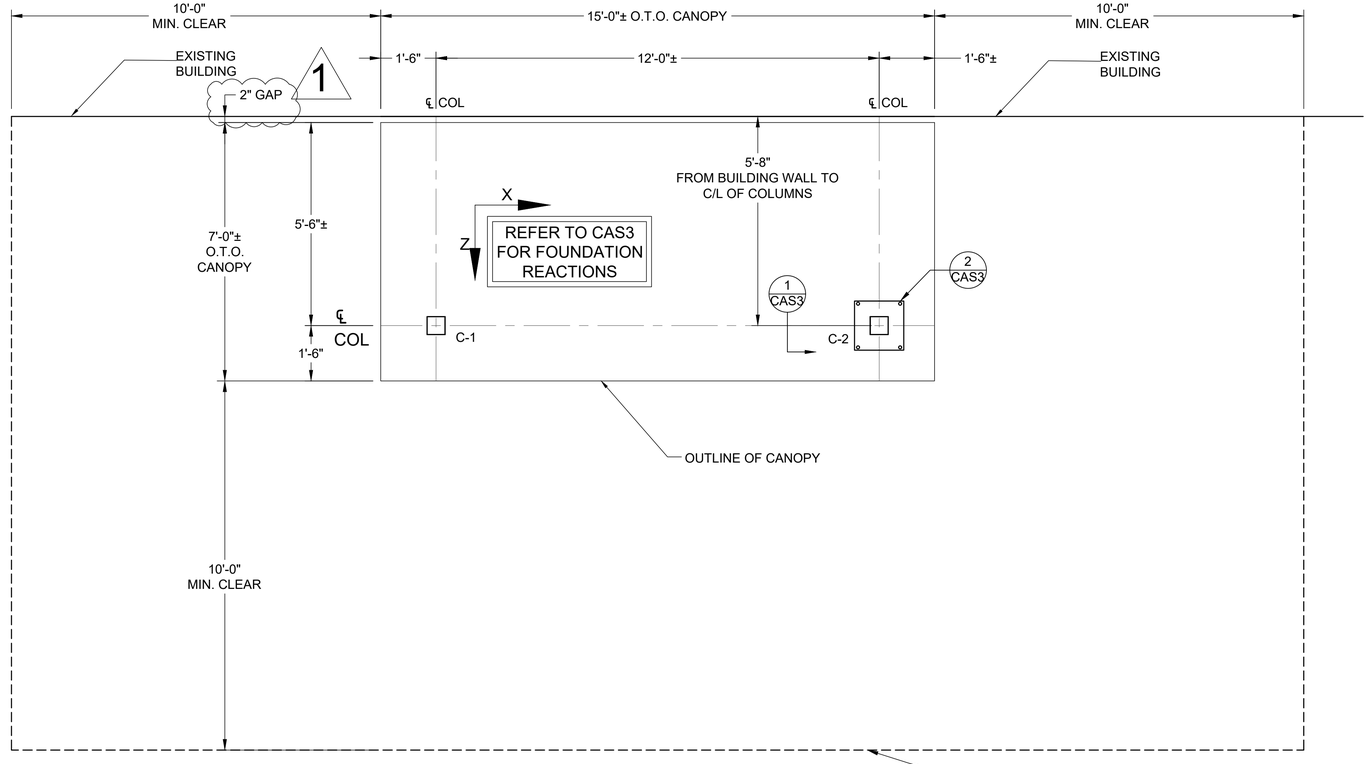
SCALE: 1/2" = 1'-0"

LEGEND		
PART #	SIZE	QUANTITY
C-1	6" x 6" x 1/2"	1
C-2	6" x 6" x 1/2"	1
CB-1	W6X12#	1
CB-2	W6X12#	1
P-1	W6X12#	2

DRAIN DIRECTION
(VERIFY)

PLAN NORTH
(VERIFY)

BUILDING DIRECTION
(VERIFY)



2 CANOPY FOUNDATION PLAN

SCALE: 1/2" = 1'-0"

BY	DATE	DESCRIPTION	REV	DATE
TW	12/6/23	ADDED 2" GAP	1	11/17/23

SCALE AS NOTED
DRAWN BY T WESOLEK
CHECKED BY JDS

ARNING # 20817

This is the seal of the engineer of record. The engineer of record and the engineer's firm are under the guidance of RTM Engineering Consultant for structural engineering services only in compliance with the Professional Engineering Practice Acts. It is not to be used for any other purpose. The scope of RTM Engineering Consultants, Inc.'s work does not exceed that shown on accompanying calculations.

STATE OF MISSOURI
Austin M Heath
Number PE-2021006846
12/21/2023

ARNING COMPANIES
P. O. BOX F, CASSVILLE, MO 65625
417-847-3181 ● FAX 417-847-3281

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CUSTOMER
WALMART - VENDOR #662541
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR, 72716

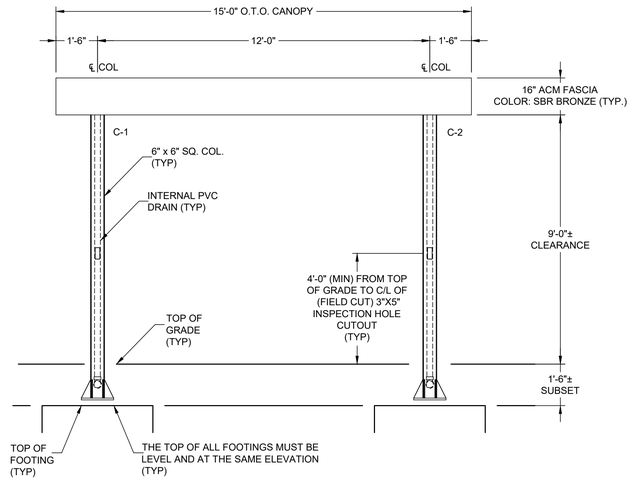
7'-0" X 15'-0" (2) COLUMN CANOPY
CANOPY LOCATION
Walmart
STORE #5927
(ASSOCIATES CANOPY)
3390 N HWY 67
FLORISSANT, MO 63033

FRAMING & FOUNDATION PLAN

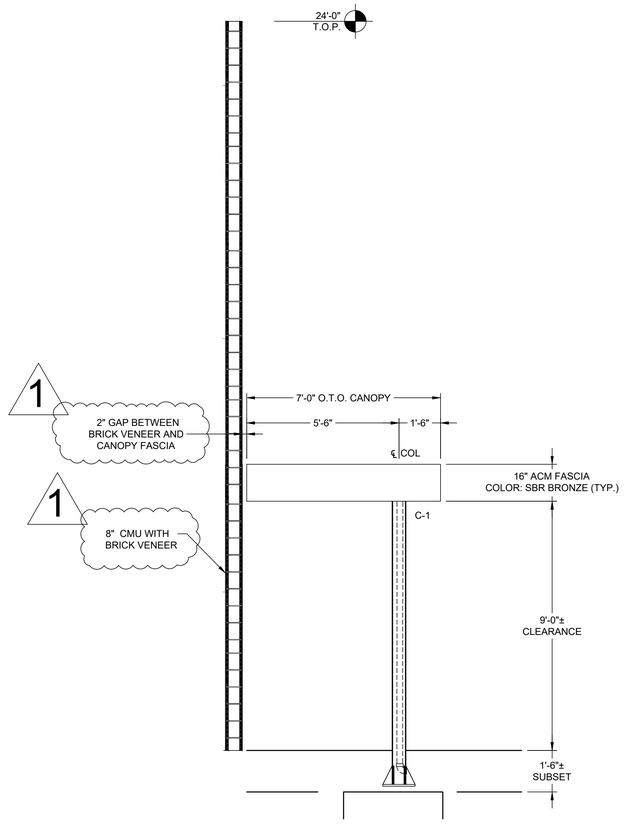
20817 CAS1

SHEET NOTES

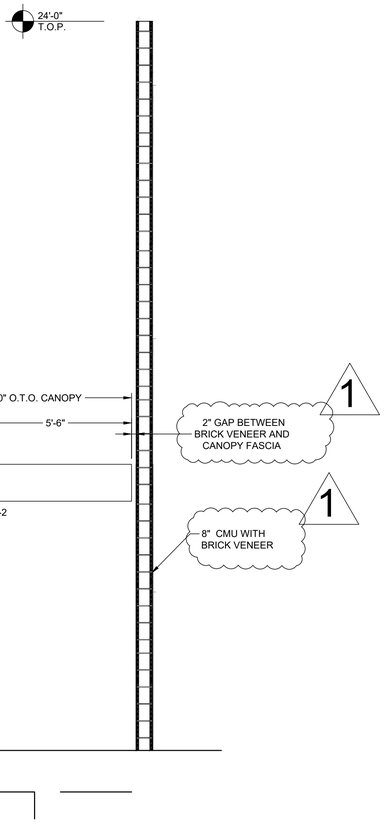
ALL CONDUITS INSIDE COLUMNS WILL REQUIRE A 3"X5" INSPECTION HOLE TO BE FIELD CUT AND LOCATED WITH ITS CENTERLINE AT THE TOP OF THE SEAL OFF. ALL COLUMNS, WITH OR WITHOUT CONDUITS, WILL HAVE A STANDARD ARNING COVERPLATE INSTALLED AT THE SAME ELEVATION. TOUCH-UP PRIMER AT THE INSPECTION HOLE OPENING AFTER FIELD CUTS HAVE BEEN COMPLETED.



1 NORTHEAST ELEVATION
SCALE: 3/8" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTHWEST ELEVATION
SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	DATE	BY
1	ADDED 2" GAP	12/6/23	TW

SCALE AS NOTED
DATE 11/17/23
DRAWN BY T WESOLEK
CHECKED BY JDS
ARNING # 20817

This is the seal of the engineer of Arning Companies and of the engineer of record. This drawing was prepared under the guidance of RTM and has been reviewed for compliance with the applicable codes only. The scope of RTM Engineering Solutions, Inc.'s work does not exceed the attached accompanying calculations.

STATE OF MISSOURI
Austin M. Heath
Number PE-2021006546
12/21/2023

AFFILIATE COMPANY

ARNING COMPANIES
P. O. BOX F, CASSVILLE, MO 65625
417-847-3151 ● FAX 417-847-3281

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CUSTOMER
WALMART - VENDOR #662541
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR, 72716

7'-0" X 15'-0" (2) COLUMN CANOPY
CANOPY LOCATION
Walmart
STORE #5927
(ASSOCIATES CANOPY)
3390 N HWY 67
FLORISSANT, MO 63033

CANOPY ELEVATIONS

20817 CAS2

GENERAL STRUCTURAL NOTES

DESIGN COMPLIES WITH 2021 INTERNATIONAL BUILDING CODE

LOADS COMPLY WITH SEI/ASCE 7-16 REQUIREMENTS:

DEAD LOAD	
-TYPICAL ROOF DEAD LOAD	15 P.S.F.
LIVE LOAD	
-TYPICAL ROOF LIVE LOAD	20 P.S.F.
SNOW LOAD	
-FLAT ROOF SNOW LOAD w/ RAIN-ON-SNOW (pr)	21.8 P.S.F.
-GROUND SNOW LOAD, pg	20 P.S.F.
-EXPOSURE FACTOR, Ce	1.0
-THERMAL FACTOR, Ct	1.2
-IMPORTANCE FACTOR, Is	1.0
-DRIFT	PER CODE
WIND LOAD	
-ULTIMATE WIND SPEED (3-SECOND GUST), Vult	115 M.P.H.
-EXPOSURE CATEGORY	C
-DIRECTIONALITY FACTOR (Kd)	0.85
-TOPOGRAPHIC FACTOR (Kzt)	1.0
SEISMIC	
- SHORT PERIOD ACCELERATION S_s	0.3821
- LONG PERIOD ACCELERATION S_1	0.1455
- SITE CLASS:	D
- SHORT PERIOD RESPONSE: S_{DS}	0.381
- LONG PERIOD RESPONSE: S_{D1}	0.224
- SEISMIC DESIGN CATEGORY:	D
- SEISMIC IMPORTANCE FACTOR: Ie	1.0
- SEISMIC RESPONSE COEFFICIENT C_S:	0.15231

STEEL BEAMS: A572 WITH MINIMUM YIELD OF 50,000 P.S.I.

STEEL ROOF PANELS: 16" W x 3" D x 20 GA. Steel Panels

STEEL TUBE: ASTM A-500 GRADE-B WITH Fy= 46 ksi MIN.

STEEL PLATE: A36 QUALITY WITH MINIMUM YIELD OF 36,000 P.S.I.

STEEL ANCHOR BOLTS: F 1554 WITH MINIMUM YIELD OF 55,000 P.S.I.

WELDING: LOW HYDROGEN TYPE, E70 SERIES, PER AWS D1.1. WELDING PROCEDURE AND MATERIAL COMPLY WITH AWS STANDARDS. WELDING PERFORMED BY CERTIFIED WELDERS IN-HOUSE AT ARNING COMPANIES FACILITIES. ARNING C.S.I. IS CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. (AISC).

BOLTS: HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. IN BEARING TYPE CONNECTIONS WITH THREADS ARE NOT REQUIRED BY DESIGN TO BE EXCLUDED FROM SHEAR PLAN OR WORKING IN TENSION. INSPECTION PRIOR TO OR DURING INSTALLATION IS NOT REQUIRED. "PRE-INSTALLATION" AS OUTLINED IN SECTION 7 OF THE 'SPECIFICATION JOINTS USING HIGH-STRENGTH BOLTS' IS NOT REQUIRED AS LONG AS CONTRACTOR CAN PROVIDE TESTING REPORTS SUPPLIED BY BOLT MANUFACTURER, AND THE BOLTS USED ARE BEING INSTALLED IN EITHER A SNUG TIGHT MANOR OR TURN-OF-THE-NUT METHOD OF TIGHTENING . SEE APPROVED TIGHTENING PROCEDURES BELOW AND REFER TO CONNECTION DETAILS.

SNUG-TIGHT METHOD: ALL BOLTS SHALL BE BROUGHT TO THE SNUG-TIGHT CONDITION. SNUG-TIGHT IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN THE PLIES OF THE JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

TURN-OF-THE-NUT METHOD: COLUMN TO BEAM OR MOMENT SPLICE BOLTS SHALL BE TIGHTENED BY THE PREFERRED TURN-OF-THE-NUT METHOD. THIS IS ACCOMPLISHED BY FIRST ATTAINING A SNUG-TIGHT CONDITION ON THE BOLT, MARKING THE BOLT AND NUT TO ENSURE VISUAL VERIFICATION, AND THEN TIGHTENING AN ADDITIONAL 1/3 TURN. A BREAKER BAR MAY BE USED TO ADVANCE THE NUT THE ADDITIONAL TURN THUS ATTAINING THE 1/3 TURN CONDITION.

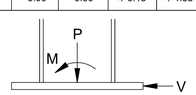
SCREWS: SELF DRILLING SCREWS MANUFACTURED BY ITW BUILDEX SHALL COMPLY WITH MANUFACTURER SPECIFICATIONS AND ICBO 3056 STANDARDS.

FOUNDATIONS: FOR FOUNDATION DESIGNS, SEE BASE REACTIONS BELOW. PROVIDE 3000 PSI CONCRETE. PROVIDE ADEQUATE ANCHOR REINFORCEMENT PER ACI 318.

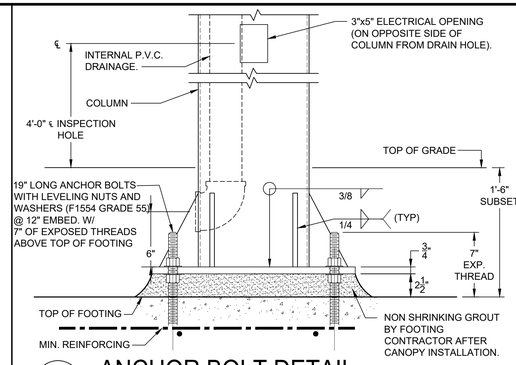
* THE ABOVE NOTES AND SPECIFICATIONS SHALL MEET OR EXCEED ALL STATE AND LOCAL CODE REQUIREMENTS BEFORE ERECTION.

SERVICE LEVEL REACTIONS FOR FOUNDATION DESIGN (UNFACTORED)

LOAD CASE	SHEAR VX (KIPS)	VERTICAL P (KIPS)	SHEAR VZ (KIPS)	MOMENT MX (KIPS-FT)	MOMENT MZ (KIP-FT)
D	+/-0.002	0.789	0.00	+/-1.875	+/-0.01
RL	+/-0.003	1.052	0.00	+/-2.516	+/-0.012
SL	+/-0.011	4.232	0.00	+/-10.655	+/-0.046
WLx	+/-0.303	1.323	0.00	+/-3.157	+/-3.924
WLz	+/-0.003	1.315	+/-0.5	+/-3.392	+/-0.14
ELx	+/-0.15	.004	0.00	0.00	+/-1.926
ELz	0.00	0.00	+/-0.15	+/-1.95	0.00



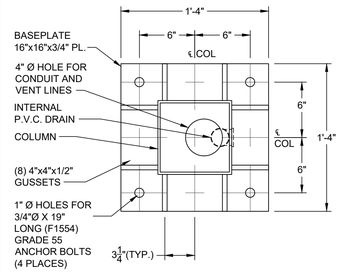
NOTES:
1. SIGN CONVENTION SHOWN ON FOUNDATION PLAN DENOTES POSITIVE FORCES.
2. ALL REACTIONS PROVIDED REPRESENT NOMINAL REACTIONS. FACTOR AS REQUIRED FOR ASD OR LRFD PER LOCAL BUILDING CODE.



1 ANCHOR BOLT DETAIL

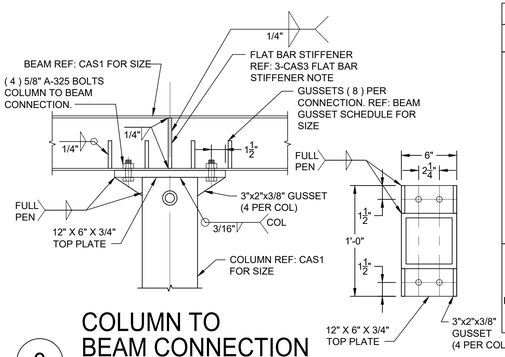
N.T.S.

NOTE: REFER TO GENERAL STRUCTURAL NOTES FOR SNUG TIGHT NUT TIGHTENING METHOD



2 BASE PLATE DETAIL

N.T.S.



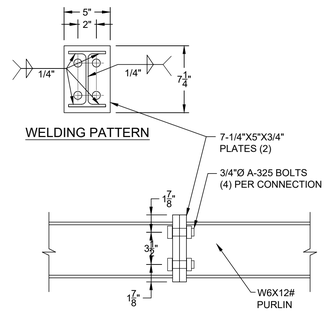
CROSSBEAM GUSSET SCHEDULE
FOR 3" TO 4" WIDE C.B. USE 3" X 1-3/4" X 1/4" GUSSET
W6x9#
W6X12#
W6X16#
W8x10#
W8X13#
W8X15#
W10x12#
W12x14#
W12x16#
W12x19#
W12x22#

FLAT BAR STIFFENER NOTE FOR COLUMN TO CB:
1/4" FLAT BAR ON EACH SIDE OF WEB @ COL. TO C.B. CONNECTION FOR WEIGHTS UP TO 31#. ALL SIZES HEAVIER THAN 31# USE 3/8" FLAT BAR.

3 COLUMN TO BEAM CONNECTION

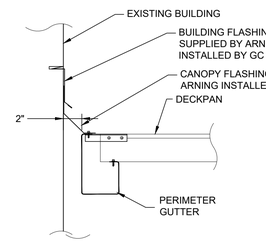
N.T.S.

NOTE: REFER TO GENERAL STRUCTURAL NOTES FOR TURN-OF-THE-NUT TIGHTENING METHOD



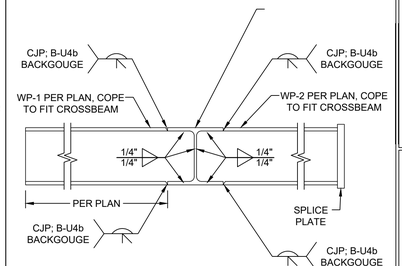
5 PURLIN MOMENT SPLICE

SCALE: 1 1/2" = 1'-0"



6 BUILDING FLASHING DETAIL

N.T.S.

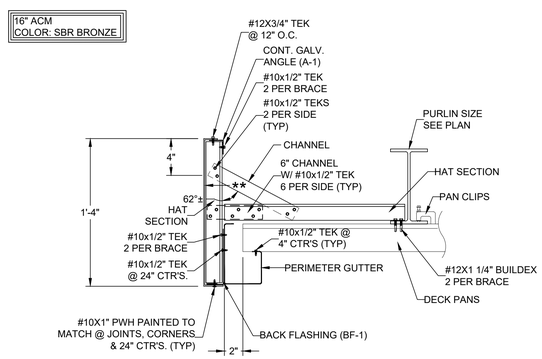


7 FULL PEN WELD DETAIL

N.T.S.

(2) DECKPAN CLIPS AT EVERY PURLIN TO DECK CONNECTION AT EACH PURLIN

** INSTALLER NOTE:
APPLY XTRA BOND CAULK ON ONE SIDE OF VERT. HAT SECTION @ BACK OF FASCIA PANEL. PANEL MUST BE LAYING FLAT AGAINST BRACING TO INSURE A POSITIVE SEAL BETWEEN THE TWO.



11 FASCIA SECTION

SCALE: 1-1/2" = 1'-0"

SCALE	AS NOTED	REV	DESCRIPTION
DATE	11/17/23	1	ADDED 2" GAP
DRAWN BY	T WESOLEK		
CHECKED BY	JDS		

ARNING # 20817

DATE	12/6/23	TW

This is the seal of the engineer of record. This document was prepared by the engineer of record, under the guidance of ASTM E1554 and has been reviewed for compliance with the applicable codes only. The scope of ASTM E1554 does not include calculations. This work does not exceed the limits of corresponding calculations.

Austin M. Heath
Number PE-2021006846
12/21/2023

ARNING COMPANIES
P. O. BOX F, CASSVILLE, MO 65625
417-847-2135 ● FAX 417-847-3581

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CUSTOMER

WALMART - VENDOR #662541
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR, 72716

7'-0" X 15'-0" (2) COLUMN CANOPY

CANOPY LOCATION

Walmart
STORE #5927
(ASSOCIATES CANOPY)
3390 N HWY 67
FLORISSANT, MO 63033

TYPICAL CONSTRUCTION DETAILS & NOTES

20817 CAS3

Agenda Request Form

For Administration Use Only:

Meeting Date: 12/4/2023

Open [X] **Closed [ ]**

Report No. 91/2023

Date Submitted:

To: City Council

Title: Ordinance authorizing an amendment Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH 3390 N Hwy 67
2. Staff Report
3. Application
4. Plans

INTRODUCED BY COUNCILMAN SIAM
JANUARY 8, 2024

BILL NO. 9944
ORDINANCE NO.

ORDINANCE AUTHORIZING AN AMENDMENT ORDINANCE NO. 7965 FOR WALMART TO ALLOW FOR PAINTING OF THE EXTERIOR AND NEW TRESPA FILM IN A 'B-5' PLANNED COMMERCIAL DISTRICT LOCATED AT 3390 N HIGHWAY 67.

WHEREAS ordinance no. 7965 was passed in April of 2012 approving the rezoning of 3350 & 3400 N. Hwy 67 and 3605 Seville to a B-5 Planned Commercial District to allow for the construction of a new retail center; and

WHEREAS the St. Louis County Assessor's office now identifies this property as 3390 N. Highway 67; and

WHEREAS BRR Architecture, Inc has applied on behalf of Walmart store #5927 for an amendment to the B-5 development plan authorized by ordinance 7965 to allow for the painting of the exterior and new Trespa Film;

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of December 4th, 2023 that an amendment to B-5 ordinance no. 7965, to allow for the painting of the exterior and new Trespa Film located at 3390 N. Highway 67; and

WHEREAS, due and lawful notice of a public hearing no. 24-01-003 on said proposed change was duly published, held and concluded on 8th day of January 2024 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that that an amendment to B-5 ordinance no. 7965 to allow for the painting of the exterior and new Trespa Film located at 3390 N. Highway 67 is in the best interest of the public health, safety and welfare of the City of Florissant; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1:

B-5 ord. no. 7965, is hereby amended to allow for minor changes to the site development plan of the 'B-5'

Ordinance No. 7965 to allow for exterior painting of the rear exterior Concrete Masonry Unit (CMU), and parapet caps; also apply film on front trespa panels, and install new signs at **3390 N Highway 67 (Wal-Mart)**

Related drawings are attached. The exterior modifications depict minor changes in the development plan, which is not in conflict with the nature of the development and meets all of the conditions of Ordinance No. 7965. Approval is subject to the regulations of this 'B-5' Planned Commercial District, and the following additional requirements:

1. PROJECT COMPLETION.

   Construction shall start within 60 days issuance of building permits and the project and shall be developed in accordance of the approved amendments to the final development plan within 180 days of start of construction.

Section 2: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2024.

_____

Joseph Eagan

President of the Council

Approved this _____ day of _____, 2024..

_____
Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, January 8, 2023 at 7:00 p.m. on the following proposition:

To amend Ordinance No. 7965 for Walmart to allow for painting of the exterior and new trespa film in a 'B-5' Planned Commercial District located at 3390 N Highway 67. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners

Date: November 8, 2023

From: Debra Irvin, Building Commissioner

cc: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Applicant
File

Subject: Request an amendment of the B-5, minor ratification of the Building Commissioner to allow painting exterior rear of the building Concrete Masonry Unit (CMU), and parapet caps; apply film on front trespa panels, and install new signs at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District

STAFF REPORT
CASE NUMBER PZ-120423-4

I. **PROJECT DESCRIPTION:**

Request an amendment of the B-5f , minor ratification of the existing ordinance to paint exterior rear building CMU, and parapet caps; apply film on front trespa panels, and install new signs at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District, Ordinance No. 7965.

II. **EXISTING SITE CONDITIONS:**

The existing property at 3390 N Highway 67 is a high traffic retail chain store. The property is currently zoned 'B-5'.

III. **SURROUNDING PROPERTIES:**

The property to the West is 3200 N Highway 67 in a 'B-3' District, the properties to the South are in an 'R-4' District. The East is bounded by Coldwater Creek.

IV**. STAFF ANALYSIS:**

Under the Zoning Code, Section 405.135 (for a 'B-5' District only), minor changes to a previously recorded development plan may be approved without a public hearing if the

Building Commissioner deems the changes to be minor in nature and is ratified by P&Z, the Building Commissioner submits the proposed amendment to P&Z for review and approval by motion to ratify approval by staff. **The attached plan was submitted for review and consideration of approval to paint exterior rear of building CMU and parapet caps; apply film on front trespa panels, and install new signs at 3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District

Excerpt from Zoning Code, section 405.135. para. L2c.:
"c. Initial determination of consistency/minor changes. If the Building Commissioner determines that the proposed amendment to the previously approved site plan is minor in nature and is not in conflict with the nature of the proposal as originally or previously advertised for public hearing and meets all of the conditions of the pertinent Planned Commercial District ordinance, the Building Commissioner shall notify the Planning and Zoning Commission thereof and may conditionally approve such proposed amendment, which approval shall be deemed ratified by the Planning and Zoning Commission unless five (5) or more members thereof thereafter request at the first (1st) regularly scheduled and conducted meeting after notification that such proposed amendment be submitted to the Planning and Zoning Commission for review. In lieu of a grant of conditional approval, the Building Commissioner or designated representative may submit the proposed amendment to the Planning and Zoning Commission for review. In case of disapproval of the proposed amendment by the Building Commissioner, the applicant shall be notified and may thereafter request review thereof by the Planning and Zoning Commission…"

The application is accompanied by attached plan.

Comments on plans: Owner shall provide color samples for CMU

See the following suggested motion:

V**. <u>STAFF RECOMMENDATION AND SUGGESTED MOTION</u>:**
I move to amend the B-5 for minor changes to the site development plan of the 'B-5' Ordinance No. 7965 to allow for exterior painting of the rear exterior Concrete Masonry Unit (CMU), and, parapet caps; also apply film on front trespa panels, and install new signs at **3390 N Highway 67 (Wal-Mart)**

Related drawings are attached. The exterior modifications depict minor changes in the development plan, which is not in conflict with the nature of the development and meets all of the conditions of Ordinance No. 7965. Approval is subject to the regulations of this 'B-5' Planned Commercial District, and the following additional requirements:

1. PROJECT COMPLETION.
Construction shall start within 60 days issuance of building permits and the project and shall be developed in accordance of the approved amendments to the final development plan within 180 days of start of construction.

(End of suggested motion and staff report)

FLORISSANT PLANNING & ZONING COMMISSION APPLICATION

City Of Florissant – Public Works 314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

Application is hereby made to the Building Commissioner, Department of Public Works at the City of Florissant, Missouri, to appear before the Planning & Zoning Commission.

Please Print neatly or Type the Following Information:

Property Address: 3390 N. Highway 67

Property Owners Name: THF Florissant Development LLC Phone/email: _____

Property Owners Address: PO Box 8050 Bentonville, AR 72712

Business Owners Name: Walmart Real Estate Business Trust Attn Realty Manager Store #5927 Phone/email: zach.luensmann@walmart.com

Business Owners Address: 2608 SE J St. Bentonville, AR 72716

DBA (**Doing Business As**) Walmart Store #5927

Authorized Agents Name: BRR Architecture,Inc. Co. Name: Kristi Burk
(Authorized Agent to Appear Before The Commission)

Agents Address: 8131 Metcalf Ave. Suite 300 Phone/email: 479-286-2936

Request: Paint exterior rear building CMU and parapet caps. Apply film on front trespa panels.

State complete request (print or type only).

IF A TRAFFIC STUDY IS REQUIRED FOR CERTAIN DEVELOPMENTS AND USES THE COST OF THE TRAFFIC STUDY SHALL BE PAID BY THE APPLICANT. PLEASE SUBMIT FOLDED PLANS

Kristi Burk — 10/30/23

Applicant's Signature **Date**

OFFICE USE ONLY

Received by: _____ Receipt # _____ Amount Paid: _____ Date: _____

STAFF REMARKS: _____

COMMISSION ACTION TAKEN:

DATE APPLICATION REVIEWED: _____

_____
SIGNATURE OF STAFF WHO REVIEWED APPLICATION

SITE PLAN



PYLON SIGN: REFACE



	P#	COLOR NAME
	P63E	DARK BROWN
	P76U	WALMART BLUE (URETHANE-LIKE)
	P215E	LIGHT TAN
	P217E	DARK BRONZE

KEYNOTES

KAR	CONCRETE FACE BRICK

COLOR LEGEND

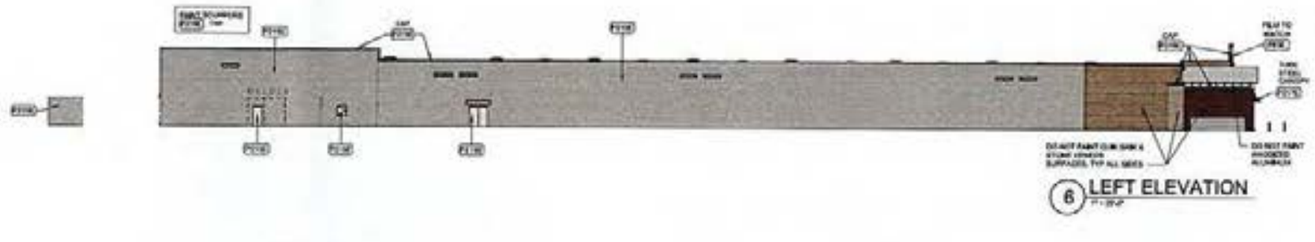
P01	BODY SCRATCH RESCUE
P06	SAFETY YELLOW
P070	SAFETY RED
P100	CREAM
P360	BLACK
P76U	WALMART BLUE (URETHANE-LIKE)
P63E	DARK BROWN
P215E	LIGHT TAN
P217E	DARK BRONZE

DEMOLITION NOTES

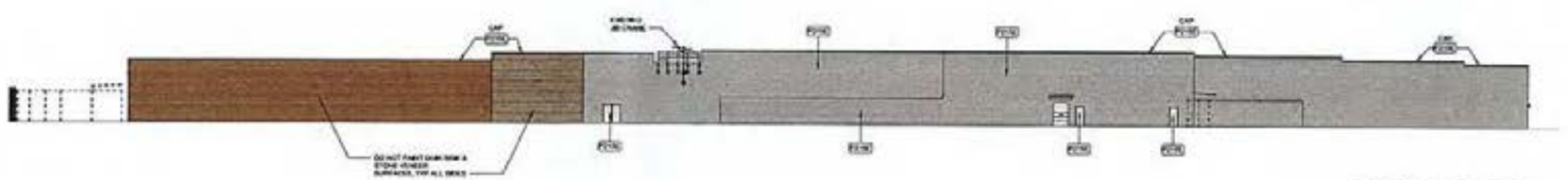
1. NOT USED
2. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING IN AL AREA.
   - COORDINATE DISALLOWS WORK NO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS

SHEET NOTES

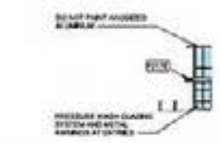
1. PATCH AND REPAIR EXTERIOR WALL SURFACES DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS NEW.
2. REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS
3. NOT USED
4. NOT USED
5. PRIOR TO PAINTING WALL AT LOCATION(S) OF LET BUILDING SIGNS, COORDINATE SCOPE OF WORK WITH WALMART OR
6. IF PAINTING ADJACENT WALLS PAINT FLASHES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND SUPPORTS MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR(S)
7. PAINT ANY ROOF TOP GAS PIPING VENTS
   a. WHERE EXTERIOR WALL IS PENETRATED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
   b. DO NOT PAINT METER OR VALVES
8. IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL SIDE
9. WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK (P-01) DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
10. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH ENTERING COLOR UNLESS NOTED TO RECEIVE PLASTIC SLEEVES AS ABOVE
11. NOT USED
12. DO NOT PAINT LED WALL PACK HOUSING
13. PAINT SWEDEN CENTER FENCE STEEL (DOME AND FRAME) (P-06)
14. NOT USED
15. DO NOT PAINT QUIKRETE STONE VENEER, FACE BRICK, UNFINISHED TILT-WALL OR PRECAST PANELS
16. NOT USED
17. PAINT ALL CANOPY (P-06) OR ALUMINUM (P-01) OR HANDRAILS
18. PAINT SPRINKLER VALVES (P-01)
    a. DO NOT PAINT OVER MONITOR GLASS OR FIRE ALARM BELL



6 LEFT ELEVATION



5 REAR ELEVATION



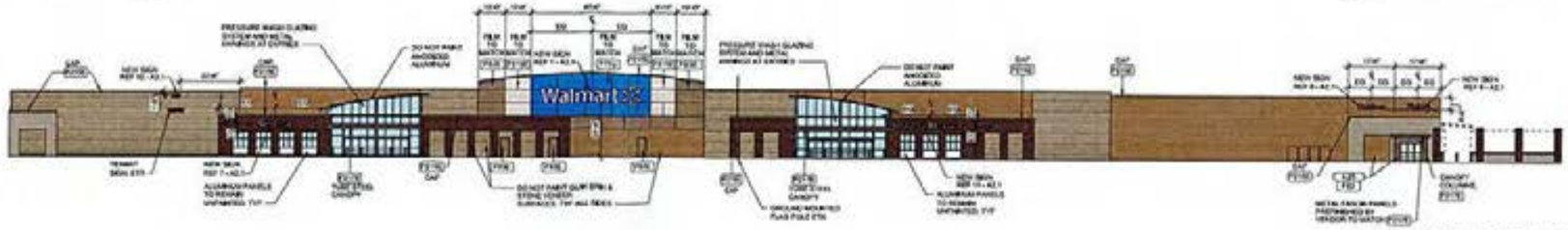
4 VESTIBULE ELEVATION



3 VESTIBULE ELEVATION



2 RIGHT ELEVATION



1 FRONT ELEVATION

brr

Walmart

FLORISSANT, MO

ISSUE BLOCK

TREVOR TYSON HOLCOMB ARCHITECT LICENSE NO. A-2022005489

BRR ARCHITECTURE, INC. ARCHITECTURAL CORPORATION MISSOURI LICENSE NO. ARC 002160

EXTERIOR ELEVATIONS

SHEET A2

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/5/2024

Open [X] **Closed [ ]**

Report No. 10/2024

Date Submitted:

To: City Council

Title: Ordinance to authorize a Special Use Permit to Premier Auto Service & Body, Inc. to allow for automotive service garage for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. PH Notice 1180 N Hwy 67
2. Staff Report
3. Special Use Application
4. Premier Auto Plans

INTRODUCED BY COUNCILMAN O'DONNELL
FEBRUARY 26, 2024

BILL NO. 9957 ORDINANCE NO.

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO PREMIER AUTO SERVICE & BODY, INC. TO ALLOW FOR AUTOMOTIVE SERVICE GARAGE FOR THE PROPERTY LOCATED AT 1180 N HIGHWAY 67 IN A 'B-3' EXTENSIVE BUSINESS DISTRICT.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of an auto service garage in the City of Florissant; and

WHEREAS, an application has been filed by Premier Auto Service & Body, Inc. to allow for the operation of an auto service garage located at 1180 N. Hwy 67, and

WHEREAS, the Planning and Zoning Commission at their meeting on February 5, 2024, recommended that a Special Permit be granted; and

WHEREAS due notice of public hearing no. 24-02-005 on said application to be held on the 26th day of February, 2024 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the issuance of a Special Permit for an auto service garage would be in the best interest of the City of Florissant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section l: A Special Use Permit is hereby granted to Premier Auto Service & Body, Inc. to allow for the operation of an auto service garage located 1180 N. Hwy 67 with the following stipulations:

1.No vehicle or vehicle parts may be worked on outside of the building.
2. No outdoor storage of salvage vehicles or parts, temporary or otherwise, is permitted outside of the building.
3. The impounding or storage of derelict vehicles is prohibited.
4. The holder of this Special Use Permit shall be and remain fully licensed with the City of Florissant. License shall remain in good standing throughout the term of this Special Use Permit.
5. The Special Use Permit is granted solely to Premier Auto Service and Body, Inc.
6. This Special Use Permit is transferable to another while the business is in operation or within six months of closure.
7. Should this Special Use cease operations for a period of six months, the Special Use Permit shall considered abandoned.
8. Screening of HVAC shall match the current city code.
9. Repair is to be completed to the trash enclosure to meet current city code.
10. The repair and maintenance of vehicles is limited to the hours of operation.

Section 2: Said Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

Section 3: When the named permittee discontinues the operation of said business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

Section 2: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2024.

_____
Joseph Eagan
President of the Council

Approved this _____ day of _____, 2024.

_____
Mayor Timothy J. Lowery

ATTEST:_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 26, 2024 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for automotive service garage for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District (Premier Auto Service & Body, Inc). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners Date: January 24, 2024

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E., Director Public Works
Deputy City Clerk
Economic Development
Applicant
File

Subject: Request **recommended approval** of a Special Use Permit for the operation of an automotive and body repair shop, at **1180 N Highway 67 (Premier Auto Service and Body, Inc)** in a 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-020524-01

I. **PROJECT DESCRIPTION:**
This is a request for recommended approval of a special use permit to allow for the operation of automotive service and body repair shop at 1180 N Highway 67, currently zoned 'B-3'.

II. **EXISTING SITE CONDITIONS:**
The existing property at 1180 N Hwy 67 has been vacant since May 2023. The site is paved for parking. The grassy area along N. Highway 67 is in the right of way. The petitioner is the legal owner of record who in past years operated an auto sales lot at this location.

There are 32 parking spaces; 24 are required. The parking is shared with an adjoining business.

III. **SURROUNDING PROPERTIES:**

The properties to the west and south are in a B-3 District. Causing no impact to the existing businesses.

IV**. STAFF ANALYSIS:**

The application is accompanied by a site plan for Florissant Auto Sales, a shared commercial space.

The current zoning Section 405.125 K (8) (9) allows for an automotive and repair shop if a Special Use is granted by the City Council and since the current special use has expired, a new Special Use is required.

VI. **STAFF RECOMMENDATIONS:**

Suggested Motion for 1180 N Highway 67- Premier Auto Service and Body, Inc.

I move to recommend approval to the City Council for a Special Use Permit to ***Premier Auto Service and Body, Inc*** **with the following conditions:**

1. No vehicles or vehicle parts may be worked on outside of the building.
2. No outdoor storage of salvage vehicles or parts, temporary or otherwise, is permitted outside of the building.
3. The impounding or storage of derelict vehicles is prohibited.
4. The sale of automobiles or other vehicles is prohibited.
5. The holder of this Special Use Permit shall be and remain fully licensed with the City of Florissant. License shall remain in good standing throughout the term of this Special Use Permit
6. The Special Use Permit is granted solely to *Premier Auto Service and Body, Inc.*
7. This Special Use Permit is transferable to another while the business is in operation or within six months of closure.
8. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be revoked.

(end report and suggested motion)

SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION

City Of Florissant – Public Works
314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

PLANNING & ZONING ACTION

Council Ward 6 Zoning B-3

Initial Date Petitioner Filed 1/24/2024
Building Commissioner to complete ward, zone & date filed

SPECIAL PERMIT FOR PREMIER AUTO SERVICE & BODY, INC
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- 5895 TO ALLOW FOR AUTOMOBILE SERVICE & BODY WORK
ordinance # **Statement of what the amendment is for.**

LOCATION 1180 NORTH HIGHWAY 67 FLORISSANT, MO 63031
Address of property.

1) Comes Now MISSION HILLS DEVELOPMENT, INC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) OWNER
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for AUTOMOBILE SERVICE AND BODY REPAIR and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

PZ-020524-01

4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

GLENN TRAVERS _____ / GMTAUTO@YAHOO.COM 314-960-4175

PRINT NAME SIGNATURE email and phone

FOR MISSION HILLS DEVELOPMENT INC

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.
2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE _____

ADDRESS 743 ST MARYS RD VILLA RIDGE MO 63089

STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-517-5101 / JOED07864@GMAIL.COM

BUSINESS

I (we) the petitioner (s) do hereby appoint JOE DALE as

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

_____

Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:
Individual _____ Partnership _____ Corporation XXX

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners GLENN TRAVERS

(2) Telephone numbers 314-960-4175

(3) Business address 225 N HWY 67 FLORISSANT, MO 63031

(4) State of Incorporation & a photocopy of incorporation papers MISSOURI

(5) Date of Incorporation JANUARY 28, 1998

(6) Missouri Corporate Number 004513869

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____

(8) Name in which business is operated _____

(9) Copy of latest Missouri Anti-Trust. (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name PREMIER AUTO SERVICE & BODY, INC

Address 1180 N HWY 67 FLORISSANT, MO 63031

Property Owner MISSION HILLS DEVELOPMENT, INC

Location of property 1180 NORTH HIGHWAY 67 FLORISSANT, MO 63031

Dimensions of property 565.73' x 134.99' x 31.92' x 566.11'

Property is presently zoned B-3 Requests Rezoning To N/A

Proposed Use of Property AUTOMOBILE SERVICE AND BODY REPAIR

Type of Sign EXISTING Height 18 FEET

Type of Construction MASONRY WALLS STEELE ROOF Number Of Stories 1

Square Footage of Building 9688 Number of Curb Cuts 4

Number of Parking Spaces 20 Sidewalk Length N/A

Landscaping: No. of Trees NONE PROPOSED Diameter N/A

No. of Shrubs NONE PROPOSED Size N/A

Fence: Type EXISTING Length N/A Height N/A

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.

2. Show location of property in relation to major streets and all adjoining properties.

3. Show measurement of tract and overall area of tract.

4. Proposed parking layout and count, parking lighting.

5. Landscaping and trash screening.

5. Location, sizes and elevations of signage.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

Pro sh

Parcel 1: All that part of Block 99 of New Town of St. Ferdinand according to plat recorded in Plat Book 5 page 1 of the St. Louis City (Former County) Records, that lies South of Lindbergh Boulevard, as now established and widened by deed recorded in Book 6109 page 10 of the St. Louis County Records and all of the North 1/2 of St. Michael Street (vacated by Ordinance #139 of the City of Florissant recorded in Book 4772 page 580 of the St. Louis County Records) lying south of and adjoining said part of Block 99 above described.

of what y is a

Parcel 2: Part of Block 100 of the New Town of St. Ferdinand and the North 1/2 of St. Michael Street vacated by Ordinance #139, a certified copy of which ordinance is recorded in Book 1697 page 610 and more particularly described as: Beginning at an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140), 60 feet wide, and the East line of St. Jacques Street, 42 feet 9 inches wide; thence Southwardly along the East line of St. Jacques Street, 92.71 feet to an iron pipe; thence Eastwardly 321.70 feet to an iron pipe set in the West line of Jefferson Street, 42 feet 9 inches wide, distance 197.04 feet Southwardly from an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Northwardly along the West line of Jefferson Street, 197.04 feet to an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Westwardly along the South line of Lindbergh Boulevard (Highway 140) 338.24 feet to an iron pipe and the point of beginning according to survey executed by Steele Surveying Company on May 19 and 20, 1960, Excepting Therefrom that portion conveyed to the State of Missouri by instrument recorded in Book 6106 page 622.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.



OFFICE USE ONLY

Date Application reviewed 1/26/2024 CK NO: 41055335

STAFF REMARKS: _____

Debra M Dunn

Building Commissioner or Staff Signature

ARTICLES OF INCORPORATION

OF

MISSION HILLS DEVELOPMENT COMPANY, INC.,

a Missouri Corporation

FILED AND CERTIFICATE OF INCORPORATION ISSUED

JAN 2 8 1998

Rebecca McDowell Cook
SECRETARY OF STATE

HONORABLE REBECCA McDOWELL COOK
SECRETARY OF STATE
STATE OF MISSOURI
JEFFERSON CITY, MO 65101

The undersigned natural person or persons of the age of eighteen years or more, for the purpose of forming a Corporation under the General and Business Corporation Law of Missouri, adopts the following Articles of Incorporation.

ARTICLE ONE

The name of the Corporation is:

MISSION HILLS DEVELOPMENT COMPANY, INC.

ARTICLE TWO

The address, including street and number, if any, of the Corporation's initial registered office in this State is: 5840 Oakland Avenue, St. Louis, Missouri 63110, and the name of its initial registered agent at such address is: Michael W. Flynn.

ARTICLE THREE

The aggregate number, class and par value of shares which the Corporation shall have authority to issue shall be: thirty thousand (30,000) shares of common stock with a par value of One Dollar ($1.00) per share.

The preferences, qualifications, limitations, restrictions, and special or relative rights, including convertible rights, if any, in respect of the shares of each class are as follows: None.

ARTICLE FOUR

Each shareholder shall have preemptive rights to purchase additional shares issued by this Corporation in order to maintain its, his or her relative position in relation to all shares issued and outstanding.

ARTICLE FIVE

The name and place of residence of each incorporator is as follows:

Name	Address
Michael W. Flynn	1471 Dietrich Oaks Dr. Ballwin, MO 63021

ARTICLE SIX

The number of directors to constitute the Board of Directors is one (1). ~~Thereafter, the number of directors shall be fixed by, or in the manner provided in the By-Laws. Any change in the number will be reported to the Secretary of State within thirty (30) days of such change.~~ Upon a majority vote of all directors, the Board has the power to make, alter, amend or repeal the By-Laws of the Corporation.

ARTICLE SEVEN

The duration of the Corporation is perpetual.

ARTICLE EIGHT

The nature of the business and objects and purposes for which the Corporation is formed and which may be transacted, promoted and carried on by the Corporation are to do any and all of the things mentioned as fully and to the same extent as natural persons might or could do, viz:

1. To buy, acquire, own, hold, develop, lease, sell, or otherwise dispose of and to mortgage or otherwise encumber real property, inventory, stock, supplies, and personal property of all kinds.

2. To own, hold, build, construct, and erect buildings and structures of all types and to buy, sell, lease, own, manage, operate, maintain, repair, restore, and rebuild the same.

3. To execute deeds, mortgages, deeds of trust, contracts, security agreements, chattel mortgages, financing statements and other types of written instruments.

4. To manufacture, purchase or otherwise acquire, own, mortgage, pledge, sell, assign and transfer, or otherwise dispose of, to invest, trade, deal in and deal with goods, wares, and merchandise and personal property of every class and description.

5. To acquire and pay for in cash, stock or bonds of this Corporation or otherwise, the goodwill, rights, assets and property and to undertake or assume the whole or any part of the obligations or liabilities of any persons, firms, corporations, or associations.

6. To employ, hire and to appoint corporations, firms and individuals to act as agents for this Corporation in such capacity and on such conditions as may be determined from time to time by the Board of Directors.

7. To be appointed and to act as the agent or representative, or both, of any corporation, firm or individual in any and all parts of the world for the sale and disposition of goods, wares and merchandise, and as such, to develop and extend the business interest of firms, corporations, and individuals in such capacity and on such terms and conditions as may from time to time be mutually agreed upon.

8. To guarantee, purchase, hold, sell, assign, transfer, mortgage, pledge, or otherwise dispose of shares of the capital stock of, or any bonds, securities or evidences of indebtedness created by any other corporation or corporations organized under the laws of this state or any other state, country, nation, or government, and while the owner thereof, to exercise all the rights, powers and privileges of ownership, including the right to vote thereon.

9. To enter into, make and perform contracts of every kind and description with any person, firm, association, corporation, municipality, country, state, body politic or government or colony or dependency thereof.

10. To borrow or raise moneys for any of the purposes of the Corporation and, from time to time, without limits as to amount, to draw, make, accept, endorse, execute and issue promissory notes, drafts, bills of exchange, warrants, bonds, debentures, and other negotiable or non-negotiable instruments and evidences of indebtedness and to secure the payment of any thereof and of the interest thereon by mortgage upon or pledge, conveyance or assignments in trust of the whole or any part of the property of the Corporation, whether at the time owned or hereafter acquired, and to sell, pledge or otherwise dispose of such bonds or other obligations of the Corporation for its corporate purposes.

11. To buy, sell or otherwise deal in notes, open accounts, and other similar evidences of debt, stocks, bonds, and securities, or to loan money and take the same, and other similar evidences of debt as collateral security therefor.

12. To acquire, own, buy, hold, sell, transfer, and otherwise dispose of patents, patent rights, copyrights, trademarks, trade names, license franchises, permits and other evidences of right.

13. To have one or more offices to carry on all of or any of its operations and business and without restriction or limit as to amount, to purchase, sell or otherwise dispose of real and personal property of every class and description in any of the states, districts, territories, or colonies of the United States, and in any and all foreign countries, subject to the laws of such state, district, territory, colony or country.

14. In general, to carry on any other business in connection with the foregoing, and to have and exercise all powers conferred by the laws of Missouri upon corporations formed under the Act hereinbefore referred to, and to do any or all of the things hereinbefore set forth to the same extent as natural persons might or could do.

15. The objects and purposes specified in the foregoing clauses shall, except where otherwise expressed, be in nowise limited or restricted by reference to, or inference from, the terms of any other clause in these Articles of Incorporation, but the objects and purposes specified in each of the foregoing clauses of this Article shall be regarded as independent objects and purposes.

FILED AND CERTIFICATE OF INCORPORATION ISSUED

JAN 28 1998

SECRETARY OF STATE

ARTICLE NINE

The Corporation reserves the right to amend, alter, change or repeal any provision contained in these Articles of Incorporation upon the majority vote of the Shareholders of the Corporation.

IN WITNESS WHEREOF, these Articles of Incorporation have been signed this 28th day of January, 1998.

MICHAEL W. FLYNN, Incorporator

STATE OF MISSOURI)
) SS.
CITY OF ST. LOUIS)

I, HELEN L. AMPTMAN, a Notary Public, do hereby certify that on the 28th day of January, 1998, personally appeared before me MICHAEL W. FLYNN, who, being by me first duly sworn, declared that he is the person who signed the foregoing document as Incorporator, and that the statements therein contained are true.

Notary Public

My Commission Expires:

HELEN L AMPTMAN
NOTARY PUBLIC STATE OF MISSOURI
ST LOUIS CITY
MY COMMISSION EXP JAN 1,2001

No. 00451386

STATE OF MISSOURI

Rebecca McDowell Cook
Secretary of State

CORPORATION DIVISION

CERTIFICATE OF INCORPORATION

WHEREAS, DUPLICATE ORIGINALS OF ARTICLES OF INCORPORATION OF

MISSION HILLS DEVELOPMENT COMPANY, INC.

HAVE BEEN RECEIVED AND FILED IN THE OFFICE OF THE SECRETARY OF STATE, WHICH ARTICLES, IN ALL RESPECTS, COMPLY WITH THE REQUIREMENTS OF GENERAL AND BUSINESS CORPORATION LAW;

NOW, THEREFORE, I, REBECCA McDOWELL COOK, SECRETARY OF STATE OF THE STATE OF MISSOURI, BY VIRTUE OF THE AUTHORITY VESTED IN ME BY LAW, DO HEREBY CERTIFY AND DECLARE THIS ENTITY A BODY CORPORATE, DULY ORGANIZED THIS DATE AND THAT IT IS ENTITLED TO ALL RIGHTS AND PRIVILEGES GRANTED CORPORATIONS ORGANIZED UNDER THE GENERAL AND BUSINESS CORPORATION LAW.

IN TESTIMONY WHEREOF, I HAVE SET MY HAND AND IMPRINTED THE GREAT SEAL OF THE STATE OF MISSOURI, ON THIS, THE 28TH DAY OF JANUARY, 1998.

Rebecca McDowell Cook

Secretary of State

$58.00

SOS #70

[redacted]

BP1654 372655

200505200099 8

JANICE M. HAMMONDS, RECORDER OF DEEDS
ST. LOUIS COUNTY MISSOURI
41 SOUTH CENTRAL, CLAYTON, MO 63105

TYPE OF INSTRUMENT	GRANTOR	TO	GRANTEE
WD	CANCILA MARTIN A TR ETAL		MISSION HILLS DEV CO INC

PROPERTY DESCRIPTION: NEW TOWN OF ST FERDINAND BLK PT 99 PB 5 PG 1 W/O/P

Lien Number	Notation	Locator

NOTE: I, the undersigned Recorder of Deeds, do hereby certify that the information shown on this Certication Sheet as to the **TYPE OF INSTRUMENT, the NAMES of the GRANTOR and GRANTEE as well as the DESCRIPTION of the REAL PROPERTY** affected is furnished merely as a convenience only, and in the case of any discrepancy of such information between this Certification Sheet and the attached Document, the **ATTACHED DOCUMENT governs**. Only the DOCUMENT NUMBER, the DATE and TIME of filing for record, and the **BOOK** and **PAGE** of the recorded Document is taken from this CERTIFICATION SHEET.

RECORDER OF DEEDS DOCUMENT CERTIFICATION

STATE OF MISSOURI)
SS.
COUNTY OF ST. LOUIS)

Document Number
998

I, the undersigned Recorder of Deeds for said County and State, do hereby certify that the following and annexed instrument of writing, which consists of 4 pages, (this page inclusive), was filed for record in my office on the 20 day of May 2005 at 01:48 PM and is truly recorded in the book and at the page shown at the top and/or bottom of this page.

In witness whereof I have hereunto set my hand and official seal the day, month and year aforesaid.

JoAnn Reber
Deputy Recorder

Janice M. Hammonds
Recorder of Deeds
St. Louis County, Missouri

SEAL OF THE RECORDER OF DEEDS FOR ST. LOUIS COUNTY, MO

____ N.P
____ N.P.C
____ N.N.C.
____ N.N.I.

RECORDING FEE $30.00
(Paid at the time of Recording)

Mail to:

Destination code: 14 P

B-16543 P-2655/2658

3 w/o/p

SPECIAL WARRANTY DEED T-A 101468

This Special Warranty Deed is made on May 18, 2005, by Martin A. Cancila, as Trustee of the Martin A. Cancila Revocable Living Trust U/I Dated June 16, 1997, as amended and/or restated, with an address of 2175 North Highway 67, Florissant, Missouri 63033, Attn: Tony Cancila ("Grantor"), to Mission Hills Development Company, Inc., a Missouri corporation, with an address of 225 North Highway 67, Florissant, Missouri 63031 ("Grantee").

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration paid by the said Grantee, the receipt of which is hereby acknowledged, does by these presents BARGAIN and SELL, CONVEY and CONFIRM unto the said Grantee the Real Estate situated in the County of St. Louis, and State of Missouri, as more particularly described as follows:

See Exhibit A attached hereto.

Subject to the following: (a) City of Florissant zoning regulations; (b) general taxes payable for the year 2005 and thereafter; (c) any lien or encumbrance created by or assumed by Grantee in writing or any easement accepted by Grantee in writing; and (d) use and other deed restrictions, rights-of-way and utility easements, all of record.

TO HAVE AND TO HOLD the same, with all rights, immunities, privileges and appurtenances thereunto belonging, unto said Grantee and Grantee's heirs and assigns, forever; and the Grantor hereby covenants that Grantor will warrant and defend the title to these premises unto said Grantee, and Grantee's heirs and assigns, forever, against the lawful claims of all persons claiming through the Grantor, except as set forth above.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the 18th day of May, 2005.

[Signatures to Follow]

GRANTOR:

Martin A. Cancila

Martin A. Cancila, Trustee of the Martin A. Cancila Revocable Living Trust U/I Dated June 17, 1997, as amended and/or restated

STATE OF Missouri)
) SS
COUNTY OF St. Louis)

On this 18th day of May, 2005, personally appeared before me Martin A. Cancila, Trustee of the Martin A. Cancila Revocable Living Trust U/I Dated June 17, 1997, as amended and/or restated, known to me to be the person described in and who executed the foregoing instrument and acknowledged that he executed same as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid on the day and year first above written.

Linda S. Turley

Notary Public Linda S. Turley

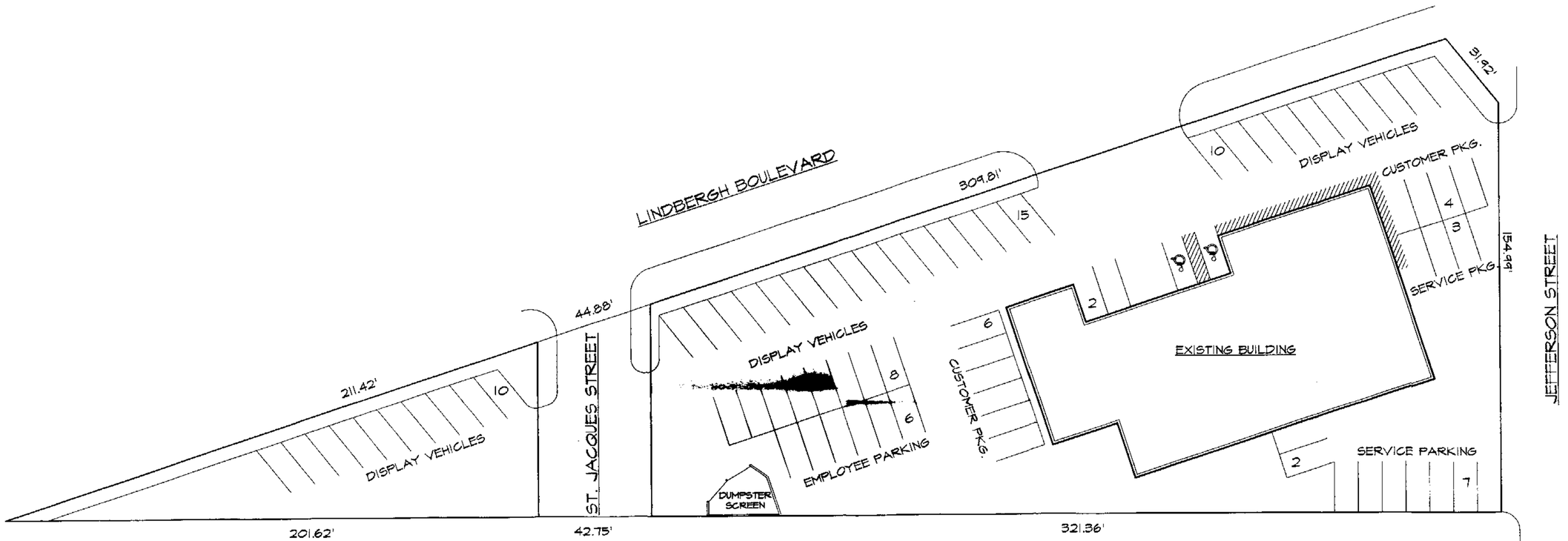
My Commission Expires:
LINDA S. TURLEY
Notary Public – Notary Seal
State of Missouri
County of St. Louis
My Commission Expires 07/01/2007

{2375\002\202135.DOC.}

Exhibit A

Parcel 1: All that part of Block 99 of New Town of St. Ferdinand according to plat recorded in Plat Book 5 page 1 of the St. Louis City (Former County) Records, that lies South of Lindbergh Boulevard, as now established and widened by deed recorded in Book 6109 page 10 of the St. Louis County Records and all of the North 1/2 of St. Michael Street (vacated by Ordinance #139 of the City of Florissant recorded in Book 4772 page 580 of the St. Louis County Records) lying south of and adjoining said part of Block 99 above described.

Parcel 2: Part of Block 100 of the New Town of St. Ferdinand and the North 1/2 of St. Michael Street vacated by Ordinance #139, a certified copy of which ordinance is recorded in Book 1697 page 610 and more particularly described as: Beginning at an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140), 60 feet wide, and the East line of St. Jacques Street, 42 feet 9 inches wide; thence Southwardly along the East line of St. Jacques Street, 92.71 feet to an iron pipe; thence Eastwardly 321.70 feet to an iron pipe set in the West line of Jefferson Street, 42 feet 9 inches wide, distance 197.04 feet Southwardly from an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Northwardly along the West line of Jefferson Street, 197.04 feet to an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Westwardly along the South line of Lindbergh Boulevard (Highway 140) 338.24 feet to an iron pipe and the point of beginning according to survey executed by Steele Surveying Company on May 19 and 20, 1960, Excepting Therefrom that portion conveyed to the State of Missouri by instrument recorded in Book 6106 page 622.



SITE PLAN

SCALE: 1" = 20'-0"
SITE AREA: ± 1.18 ACRES

PARKING TABULATION

SHOWROOM: 1,340 # @ 3 SPACES PER 1,000=	4 SPACES
SERVICE: 4 BAYS @ 3 SPACES PER BAY=	12 SPACES
OFFICE AREA: 993 # @ 3 SPACES PER 1,000=	3 SPACES
SERVICE AREA/BODY SHOP: 1 SPACES PER EACH EMPLOYEE ON MAXIMUM SHIFT=	5 SPACES
TOTAL PARKING REQUIRED:	24 SPACES
TOTAL REQUIRED PARKING PROVIDED:	32 SPACES

2 ACCESSIBLE SPACES EXISTING
BALANCE OF SITE TO BE USED FOR VEHICLES FOR SALE DISPLAY

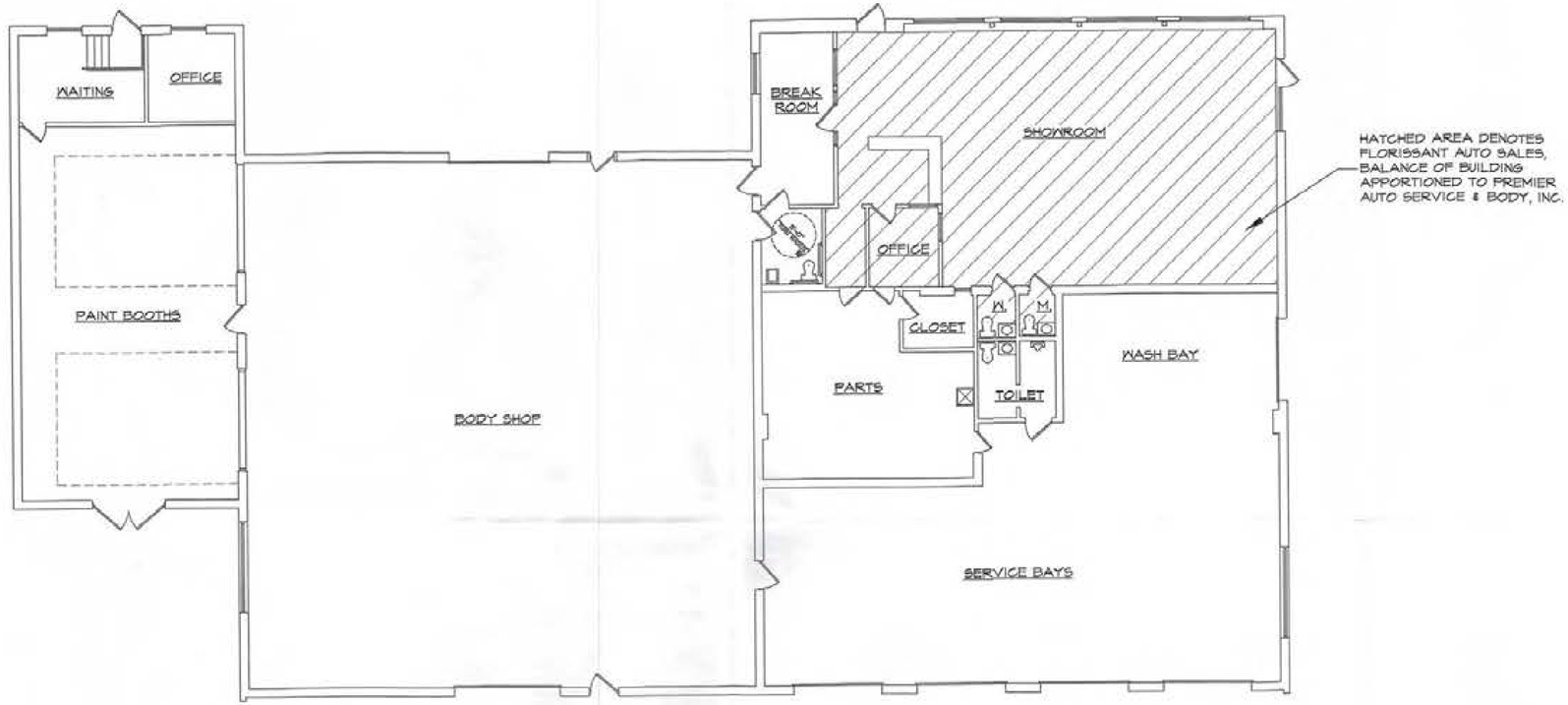
no.	date	description

revisions

JOE A. DALE, NCARB
ARCHITECT
743 Saint Mary's Road
Villa Ridge, Missouri 63089
314-517-5101
joed078644@gmail.com

a existing site layout for:
Florissant Auto Sales
1180 NORTH LINDBERGH BLVD.
FLORISSANT, MISSOURI 63031

project number
file name
date 01/24/24
sheet no. SP-1
of



FLOOR PLAN

SCALE: 1/8" = 1'-0"

JOE A. DALE, NCARB
ARCHITECT
743 Saint Mary's Road
Villa Ridge, Missouri 63089
314-517-5101
joed07864@gmail.com

no.	date	description

revisions

a existing floor plan layout for:

Florissant Auto Sales

1180 NORTH LINDBERGH BLVD.
FLORISSANT, MISSOURI 63031

project number	
file name	
date	01/24/24
sheet no.	of
A-1	

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/5/2024

Open [X] **Closed [ ]**

Report No. 11/2024

Date Submitted:

To: City Council

Title: Ordinance to authorize a Special Use Permit for Florissant Auto Sales, Inc. to allow for pre-owned car sales for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District.

Prepared by: Administrator

Department:

Justification:

Please see attachments

Attachments:

1. PH Notice 1180 N Hwy 67
2. Staff Report
3. Special Use Application

INTRODUCED BY COUNCILMAN O'DONNELL
FEBRUARY 26, 2024

BILL NO. 9958 ORDINANCE NO.

ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT FOR FLORISSANT AUTO SALES, INC. TO ALLOW FOR PRE-OWNED CAR SALES FOR THE PROPERTY LOCATED AT 1180 N HIGHWAY 67 IN A 'B-3' EXTENSIVE BUSINESS DISTRICT.

WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a pre-owned car sales business the City of Florissant; and

WHEREAS, an application has been filed by Florissant Auto Sales, Inc. to allow for the operation of a pre-owned car sales business located at 1180 N. Hwy 67; and

WHEREAS the Planning and Zoning Commission at their meeting on February 5, 2024, recommended that a Special Permit be granted; and

WHEREAS due notice of public hearing no. 24-02-006 on said application to be held on the 26th day of February 2024 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and concluded; and

WHEREAS, the Council, following said public hearing, and after due and careful consideration, has concluded that the issuance of a Special Permit for a pre-owned car sales business would be in the best interest of the City of Florissant.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section l: A Special Use Permit is hereby granted to Florissant Auto Sales to allow for the operation of a pre-owned car sales business located 1180 N. Hwy 67 with the following stipulations:

1. The holder of this Special Use Permit shall be and remain fully licensed with the State of Missouri and the City of Florissant. Both licenses shall remain in good standing throughout the term of this Special Use Permit.
2. The Special Use Permit is granted solely to Florissant Auto Sales.
3. This Special Use Permit is transferrable to another while the business is in operation or within six months of closure.
4. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be considered abandoned.

Section 2: Said Permit herein authorized shall remain in full force and effect and subject to all of the ordinances of the City of Florissant.

Section 3: When the named permittee discontinues the operation of said business for longer than one hundred and eighty days (180) days, the Special Use Permit herein granted shall no longer be in force and effect.

Section 4: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2024.

_____
Joseph Eagan
President of the Council

Approved this _____ day of _____, 202.

_____
Mayor Timothy J. Lowery

ATTEST:_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

In accordance with 405.125 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 26, 2024 at 7:00 p.m. on the following proposition:

To authorize a Special Use Permit to allow for pre-owned car sales for the property located at 1180 N Highway 67 in a 'B-3' Extensive Business District (Florissant Auto Sales). Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners Date: January 24, 2024

From: Philip E. Lum, AIA-Building Commissioner c: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Economic Development
Applicant
File

Subject: Request **recommended approval** of a Special Use Permit for the sale of pre-owned vehicles, at **1180 N Highway 67 (Florissant Auto Sales)** in a 'B-3' Zoning District.

STAFF REPORT
CASE NUMBER PZ-020524-02

I. **PROJECT DESCRIPTION:**
This is a request for recommended approval of a special use permit for the sale of pre-owned vehicles at 1180 N Highway 67, currently zoned 'B-3'.

II. **EXISTING SITE CONDITIONS:**
The existing property at 1180 N Hwy 67 has been vacant since May 2023. The site is paved for parking. The grassy area along N. Highway 67 is in the right of way. The petitioner is the legal owner of record who in past years operated an auto sales lot at this location for more than 20 years under Ordinance No. 7250.

There are 32 parking spaces; 24 are required.

III. **SURROUNDING PROPERTIES:**
The properties to the west and south are in a B-3 District. Causing no impact to the existing businesses.

IV. **STAFF ANALYSIS:**

The application is accompanied by an existing floor plan.

The current zoning Section 405.125 (K)(19) allows for auto sales if a Special Use is granted by the City Council; and, since the special use has expired, a new Special Use is required.

VI. **STAFF RECOMMENDATIONS:**

Suggested Motion for 1180 N Highway 67- Florissant Auto Sales

I move to recommend approval to the City Council for a Special Use Permit to ***Florissant Auto Sales*** **with the following conditions:**

1. The holder of this Special Use Permit shall be and remain fully licensed with the State of Missouri and the City of Florissant. Both licenses shall remain in good standing throughout the term of this Special Use Permit
2. The Special Use Permit is granted solely to *Florissant Auto Sales*
3. This Special Use Permit transferrable to another while the business is in operation or within six months of closure.
4. Should this Special Use cease operations for a period of six months, the Special Use Permit shall be revoked.

(end report and suggested motion)

SPECIAL USE PERMIT APPLICATION
TO THE CITY OF FLORISSANT
PLANNING AND ZONING COMMISSION

City Of Florissant – Public Works
314-839-7648

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

PLANNING & ZONING ACTION

Council Ward 6 Zoning B-3

Initial Date Petitioner Filed 1/24/2024
Building Commissioner to complete ward, zone & date filed

SPECIAL PERMIT FOR FLORISSANT AUTO SALES, INC
Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- 5895 TO ALLOW FOR AUTOMOBILE SALES
ordinance # **Statement of what the amendment is for.**

LOCATION 1180 North Highway 67 Florissant MO 63031
Address of property.

1) Comes Now MISSION HILLS DEVELOPMENT INC
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As)

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, as described on page 3 of this petition.

Legal interest in the Property) OWNER
State legal interest in the property. (i.e., owner of property, lease).
Submit copy of deed or lease or letter of authorization from owner to seek a special use.

2) The petitioner(s) further state(s) that the property herein described is presently being used for AUTO SALES and that the deed restrictions for the property do not prohibit the use which would be authorized by said Permit.

3) The petitioner(s) further states (s) that they (he) (she) are submitting a detailed site plan of the proposed or existing development showing location and use of all structures, off-street parking, and all other information required by the Zoning Ordinance or determined necessary by the Building Commissioner.

PZ-020524-02

4) The petitioner(s) further state(s) that (he) (she) (they) shall comply with all of the requirements of the City of Florissant, including setback lines and off- street parking.

5) The petitioner (s) further (represent (s) and warrants (s) that they (he) (she) has (have) not made any arrangement to pay any commission gratuity or consideration, directly or indirectly to any official, employee or appointee of the City of Florissant, with respect to this application.

6) The petitioner(s) further state (s) that the Special Use Permit is sought for the following purposes, and no other, as listed in detail, all activities sought to be covered by the permit (i.e.; operation of a business, approval of building and/or site plans (preliminary and / or final), plan approval for signage, etc.):

7) The petitioner (s) state (s) the following factors and reason to justify the permit:
(If more space is needed, separate sheets maybe attached)

GLENN TRAVERS _____ / GMTAUTO@YAHOO.COM 314-960-4175

PRINT NAME SIGNATURE email and phone

FOR MISSION HILLS DEVELOPMENT,INC

(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or a PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

8) I (we) hereby certify that, as applicant (circle one of the following):

1. I (we) have a legal interest in the herein above described property.
2. I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Permission granted by the Petitioner assigning an agent (i.e. Architect) to present this petition in their behalf, to the Commission and/or Council. The petitioner must sign below, and provide contact information:

PRESENTOR SIGNATURE _____

ADDRESS 743 ST MARYS RD VILLA RIDGE MO 63089

STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-517-5101 / JOED07864@GMAIL.COM

BUSINESS

I (we) the petitioner (s) do hereby appoint JOE DALE as

Print name of agent.

my (our) duly authorized agent to represent me (us) in regard to this petition.

_____

Signature of Petitioner authorizing an agent

NOTE: When the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and to make a presentation, the same individuals must also appear before the City Council at the Public Hearing to make the presentation and no one else will be permitted to make the presentation to the City Council without authorized approval.

IF DESCRIPTIONS, PLATS OR SURVEYS ARE INACCURATE, OR IF THE PETITION APPLICATION IS NOT CORRECT OR COMPLETE, IT WILL BE RETURNED FOR ADDITIONS OR CORRECTIONS.

REQUIRED INFORMATION

Please mark an "X" in the appropriate type of operation, then fill in applicable section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation:
Individual _____ Partnership _____ Corporation XXX

(a) If an individual:

(1) Name and Address _____

(2) Telephone Number _____

(3) Business Address _____

(4) Date started in business _____

(5) Name in which business is operated if different from (1) _____

(6) If operating under a fictitious name, provide the name and date registered with the State of Missouri, and a copy of the registration.

(b) If a partnership:

(1) Names & addresses of all partners _____

(2) Telephone numbers _____

(3) Business address _____

(4) Name under which business is operated _____

(5) If operating under fictitious name, provide date the name was registered with the State of Missouri, and a copy of the registration.

(c) If a corporation:

(1) Names & addresses of all partners GLENN TRAVERS

(2) Telephone numbers 314-960-4175

(3) Business address 225 N HWY 67 FLORISSANT MO 63031

(4) State of Incorporation & a photocopy of incorporation papers MISSOURI

(5) Date of Incorporation JANUARY 28, 1998

(6) Missouri Corporate Number 004513869

(7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. _____

(8) Name in which business is operated _____

(9) Copy of latest Missouri Anti-Trust (annual registration of corporate officers) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

Please fill in applicable information requested. If the property is located in a shopping center, provide the dimensions of the tenant space under square footage and landscaping information may not be required.

Name FLORISSANT AUTO SALES, INC

Address 1180 N HWY 67 FLORISSANT MO 63031

Property Owner MISSION HILLS DEVELOPMENT, INC

Location of property 1180 N HWY 67 FLORISSANT MO 63031

Dimensions of property 565.73' x 134.99' x 31.92' x 566.11'

Property is presently zoned B-3 Requests Rezoning To N/A

Proposed Use of Property AUTOMOBILE SALES

Type of Sign EXISTING Height 18 FEET

Type of Construction MASONRY WALLS STEEL ROOF Number Of Stories 1

Square Footage of Building 9688 Number of Curb Cuts 4

Number of Parking Spaces 4 Sidewalk Length N/A

Landscaping: No. of Trees NONE PROPOSED Diameter N/A

No. of Shrubs NONE PROPOSED Size N/A

Fence: Type EXISTING Length N/A Height N/A

PLEASE SUBMIT THE FOLLOWING INFORMATION ON PLANS OR DRAWINGS:

1. Zoning of adjoining properties.

2. Show location of property in relation to major streets and all adjoining properties.

3. Show measurement of tract and overall area of tract.

4. Proposed parking layout and count, parking lighting.

5. Landscaping and trash screening.

5. Location, sizes and elevations of signage.

PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS PETITION

Pro
sk

Parcel 1: All that part of Block 99 of New Town of St. Ferdinand according to plat recorded in Plat Book 5 page 1 of the St. Louis City (Former County) Records, that lies South of Lindbergh Boulevard, as now established and widened by deed recorded in Book 6389 page 10 of the St. Louis County Records and all of the North 1/2 of St. Michael Street (vacated by Ordinance 4139 of the City of Florissant recorded in Book 4772 page 588 of the St. Louis County Records) lying south of and adjoining said part of Block 99 above described.

Parcel 2: Part of Block 100 of the New Town of St. Ferdinand and the North 1/2 of St. Michael Street vacated by Ordinance #139, a certified copy of which ordinance is recorded in Book 3697 page 420 and more particularly described as: Beginning at an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140), 99 feet wide, and the East line of St. Jacques Street, 43 feet 9 inches wide; thence Southwardly along the East line of St. Jacques Street, 93.71 feet to an iron pipe; thence Eastwardly 221.79 feet to an iron pipe set in the West line of Jefferson Street, 42 feet 9 inches wide, distance 197.84 feet Southwardly from an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Northwardly along the West line of Jefferson Street, 197.84 feet to an iron pipe at the intersection of the South line of Lindbergh Boulevard (Highway 140) and the west line of Jefferson Street; thence Westwardly along the South line of Lindbergh Boulevard (Highway 140) 238.24 feet to an iron pipe and the point of beginning according to survey executed by Stolle Surveying Company on May 19 and 20, 1960, Excepting Therefrom that portion conveyed to the State of Missouri by instrument recorded in Book 6101 page 624.

sf what
y is a

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection.



OFFICE USE ONLY

Date Application reviewed _____

STAFF REMARKS: _____

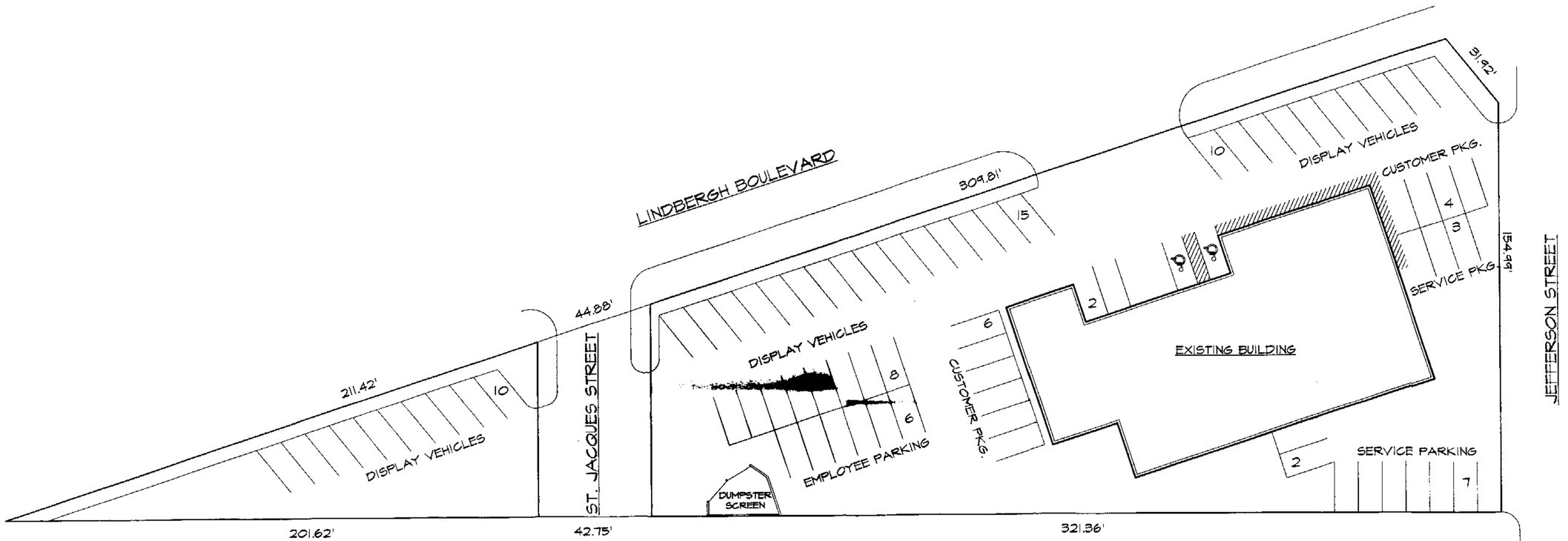
_____

_____

_____

_____

Building Commissioner or Staff Signature



SITE PLAN

SCALE: 1" = 20'-0"
SITE AREA: ± 1.18 ACRES

PARKING TABULATION

SHOWROOM: 1,340 # @ 3 SPACES PER 1,000=	4 SPACES
SERVICE: 4 BAYS @ 3 SPACES PER BAY=	12 SPACES
OFFICE AREA: 993 # @ 3 SPACES PER 1,000=	3 SPACES
SERVICE AREA/BODY SHOP: 1 SPACES PER EACH EMPLOYEE ON MAXIMUM SHIFT=	5 SPACES
TOTAL PARKING REQUIRED:	24 SPACES
TOTAL REQUIRED PARKING PROVIDED:	32 SPACES

2 ACCESSIBLE SPACES EXISTING
BALANCE OF SITE TO BE USED FOR VEHICLES FOR SALE DISPLAY

[redacted]

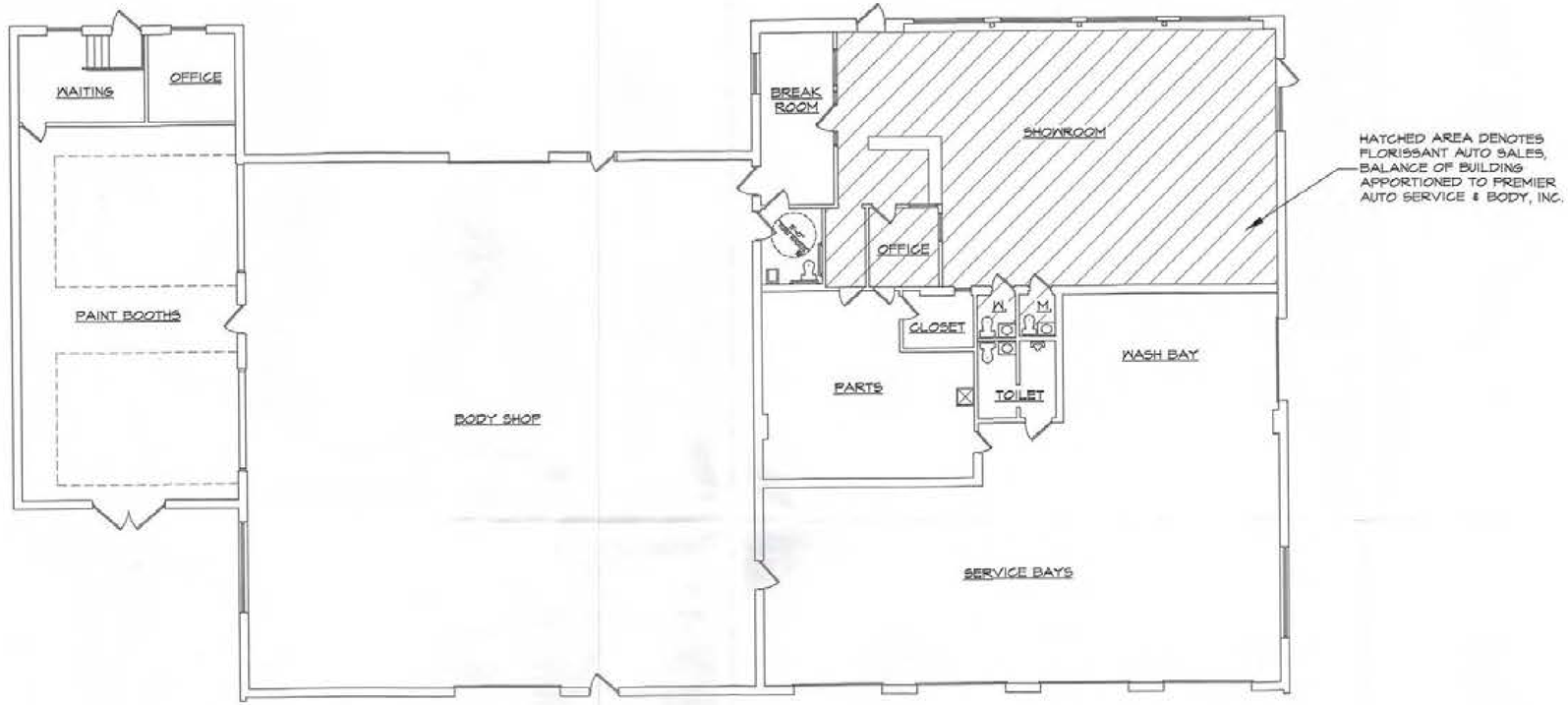
no.	date	description

revisions

JOE A. DALE, NCARB ARCHITECT
743 Saint Mary's Road 314-517-5101
Villa Ridge, Missouri 63089 joed078644@gmail.com

a existing site layout for:
Florissant Auto Sales
1180 NORTH LINDBERGH BLVD.
FLORISSANT, MISSOURI 63031

project number
file name
date 01/24/24
sheet no. SP-1 of



FLOOR PLAN

SCALE: 1/8" = 1'-0"

JOE A. DALE, NCARB
ARCHITECT
743 Saint Mary's Road
Villa Ridge, Missouri 63089
314-517-5101
joed07864@gmail.com

no.	date	description

revisions

a existing floor plan layout for:

Florissant Auto Sales

1180 NORTH LINDBERGH BLVD.
FLORISSANT, MISSOURI 63031

project number
file name
date 01/24/24
sheet no. A-1 of

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/26/2024

Open [X] **Closed [ ]**

Report No. 12/2024

Date Submitted:

To: City Council

Title: Ordinance authorizing an amendment to Ordinance No. 7965 for Walmart to allow for exterior modifications in a 'B-5' Planned Commercial District located at 3390 N Highway 67.

Prepared by: Administrator

Department: Public Works

Justification:

Please see attachments

Attachments:

1. Ph Notice 3390 N Hwy 67
2. Staff Report
3. B-5 Application
4. Plans

INTRODUCED BY COUNCILMAN SIAM
FEBRUARY 26, 2024

BILL NO. 9959
ORDINANCE NO.

ORDINANCE AUTHORIZING AN AMENDMENT TO ORDINANCE NO. 7965 FOR WALMART TO ALLOW FOR EXTERIOR MODIFICATIONS IN A 'B-5' PLANNED COMMERCIAL DISTRICT LOCATED AT 3390 N HIGHWAY 67.

WHEREAS ordinance no. 7965 was passed in April of 2012 approving the rezoning of 3350 & 3400 N. Hwy 67 and 3605 Seville to a B-5 Planned Commercial District to allow for the construction of a new retail center; and

WHEREAS the St. Louis County Assessor's office now identifies this property as 3390 N. Highway 67; and

WHEREAS BRR Architecture, Inc has applied on behalf of Walmart store #5927 for an amendment to the B-5 development plan authorized by ordinance 7965 to allow for exterior modifications;

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to the City Council at their meeting of February 5, 2024 that an amendment to B-5 ordinance no. 7965, as to allow for exterior modifications located at 3390 N. Highway 67.

WHEREAS, due and lawful notice of a public hearing no. 24-02-007 on said proposed change was duly published, held and concluded on the 26th day of February 2024 by the Council of the City of Florissant; and

WHEREAS, the Council, following said public hearing, and after due and careful deliberation, has concluded that that an amendment to B-5 ordinance no 7965 to allow for exterior modifications located at 3390 N. Highway 67 in the best interest of the public health, safety and welfare of the City of Florissant; and

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Changes to the site development plan at 3390 North Highway 67, in an existing 'B-5' development under Ordinance No. 7965 is hereby approved to allow for the relocation of the curbside pickup with additional parking spaces, new

wall signs, additional directional signage; new concrete pavement; a canopy extension, and proposed replacement of sidewalk at 3390 N Highway 67 (Walmart).

Related drawings are attached. The modifications depict changes in the development plan, which is not in conflict with the nature of the development and meets all the conditions of Ordinance No. 7965. Recommend City Council approval, with the following additional requirement:

1. Project Completion.

Section 2: This ordinance shall become in full force and effect immediately upon its passage and approval.

Adopted this _____ day of _____, 2024.

_____

Joseph Eagan

President of the Council

Approved this _____ day of _____, 2024.

_____
Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing

In accordance with 405.135 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, February 26, 2024 at 7:00 p.m. on the following proposition:

To amend Ordinance No. 7965 for Walmart to allow for exterior modifications in a 'B-5' Planned Commercial District located at 3390 N Highway 67. Citizens will have an opportunity to be heard. Anyone with special needs should contact the City Clerk at least 5 days before said public hearing by calling 839-7630 or email cityclerk@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

MEMORANDUM

CITY OF FLORISSANT

"Preserve and improve the health, safety, and welfare of our residents, businesses and the general public in the City of Florissant; while at the same time maintaining property values and improving the quality of life in the City of Florissant."

To: Planning and Zoning Commissioners

Date: January 24, 2024

From: Debra Irvin, Building Commissioner

cc: Todd Hughes, P.E.,
Director Public Works
Deputy City Clerk
Economic Development
Applicant
File

Applicant's Representative: Scott Pfeifer with BRR Architecture.

Subject: Request a ratification for exterior changes at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District:

STAFF REPORT
CASE NUMBER PZ-020524-03

I. **PROJECT DESCRIPTION:**

This is a request for a ratification of the existing ordinance as listed in the subject line at **3390 N Highway 67 (Wal-Mart)** in a 'B-5' Zoning District, Ordinance No. 7965. Wal-Mart desires to remodel and make exterior changes to the existing site, much of the site detail is closing the current curbside pickup and returning the space to general store use; and creating a new more visible pickup area at the front parking lot with additional spaces, signage, lighting and concrete. The initial approval for the main logo sign and clearcoat on the CMU wall at rear of the building was approved by the commissioners December 4, 2023 meeting.

Below is a brief outline of the exterior changes for the commissioners to consider:

- New Wall Signs schedule - Sheet -A2.1 (across the front of the building)
- Relocate the entire curbside pickup from existing location to two rows at the front parking lot near garden entry creating 26 pickup spaces– Sheet OSP-1
- Relocate directional signs to new pickup area.

- Install lighting poles in new designated pickup area. Lighting Detail – Sheet DTL-2
- Add permanent banner signs "PICK UP" to light poles in new designated pickup area.
- Sawcut and replace concrete throughout certain areas of the main parking lot Sheet OIP-1.
- Install new sidewalks with stamped concrete - Sheet SP2; grading plan on Sheet OIP-1
- Prep and paint all existing light pole bases and all existing bollards - Sheet SP2; Color legend – Sheet A2
- Install new bollards in certain areas (main entry, and garden)
- Replace screen wall caps- Sheet SP2
- Extend canopy in new pickup area - Sheet SP2
- Parking Sign Detail – Sheet DTL 1
- Temporary Banner – 125 sq ft in place until all signs are installed.
- Stop Signs and Markings -Sheet SSM-1

II. **EXISTING SITE CONDITIONS:**

The existing property at 3390 N Highway 67 is a high traffic retail chain store. The property is currently zoned 'B-5'. This new pickup area will be closer to the main entrance of Hwy 67 at the garden entrance.

III. **SURROUNDING PROPERTIES:**

The property to the West is 3200 N Highway 67 in a 'B-3' District, the properties to the South are in an 'R-4' District. The East is bounded by Coldwater Creek.

IV**. STAFF ANALYSIS:**

The attached plans were submitted for recommended approval as site improvements at 3390 N Highway 67 (Wal-Mart) in a 'B-5' Zoning District

Excerpt from Zoning Code, section 405.135. para. L2c.:

"c. Initial determination of consistency/minor changes. If the Building Commissioner determines that the proposed amendment to the previously approved site plan is minor in nature and is not in conflict with the nature of the proposal as originally or previously advertised for public hearing and meets all of the conditions of the pertinent Planned Commercial District ordinance, the Building Commissioner shall notify the Planning and Zoning Commission thereof and may conditionally approve such proposed amendment, which approval shall be deemed ratified by the Planning and Zoning Commission unless five (5) or more members thereof thereafter request at the first (1st) regularly scheduled and conducted meeting after notification that such proposed amendment be submitted to the Planning and Zoning Commission for review. In lieu of a grant of conditional approval, the Building Commissioner or designated representative may submit the proposed amendment to the Planning and Zoning Commission for review. In case of disapproval of the proposed amendment by the Building Commissioner, the applicant shall be notified and may thereafter request review thereof by the Planning and Zoning Commission…"

The application is accompanied by attached plans from BBR Architects, dated 01/19/2024.

Comments on plans: The property has 801 spaces for customer parking; they are required to have 678; increasing the pickup spaces will not impact parking.

See the following suggested motion:

V**. <u>STAFF RECOMMENDATION AND SUGGESTED MOTION</u>:**

I move to recommend approval to the City Council of the changes to the site development plan at 3390 No Hwy 67, an existing B-5' development under Ordinance No. 7965 to allow for the relocation of the curbside pickup with additional parking spaces, new wall signs, additional directional signage; new concrete pavement; a canopy extension, and proposed replacement of sidewalk at **3390 N Highway 67 (Wal-Mart)**

Related drawings are attached. The modifications depict changes in the development plan, which is not in conflict with the nature of the development and meets all the conditions of Ordinance No. 7965. Recommend City Council approval, and the site is subject to the regulations of this 'B-5' Planned Commercial District, with the following additional requirement:

1. **PROJECT COMPLETION.**
Construction shall start within 60 days of issuance of building permits and the project shall be developed in accordance with the approved amendments to the final development plan within 180 days of start of construction.

(End of suggested motion and staff report)

Application to the City of Florissant Planning & Zoning Commission (P&Z) to Establish a 'B-5' Plannned Commercial District (Re-Zoning) or to Amend the Provisions of an Existing 'B-5' Ordinance

PLANNING & ZONING ACTION:

Address of Property:

3390 N. Highway 67

Council Ward 9 Zoning "B-5"

Initial Date Petitioner Filed_____
(Staff to complete Ward, Zoning & Date filed)

PETITION TO REZONE OR AMEND CONDITIONS OF A 'B-5' PLANNED COMMERCIAL DISTRICT ORDINANCE #_____
Enter ordinance number or number(s) if requesting to amend.

1) Comes Now Walmart Real Estate Business Trust DBA Walmart Store #5927
(Individual's name, corporation, partnership, etc.)
Enter name of petitioner. If a corporation, state as such. If applicable include DBA (Doing Business As).

and states to the Planning and Zoning Commission that he (she) (they) has (have) the following legal interest in the tract of land located in the City of Florissant, State of Missouri, described in this petition.

Legal interest in the Property Walmart Walmart Real Estate Business Trust
State legal interest in the property. (i.e., owner of property, lease); also submit copy of deed or lease or letter of authorization from owner to sponsor such a bill.

A. The petitioner (s) hereby states that he (she) (they) is (are) submitting a description of the property for which the Permit is petitioned, by giving bearings & distances (metes and bounds). Not required if legal description is found identical on requirements of "B".

B. The petitioner (s) hereby states that he (she) (they) is (are) submitting a survey or plat of the property drawn to a scale of 100 feet or less to the inch, referenced to a point easily located on the ground as street intersection, centerline of creek having a generally known name, etc., showing dimensions, bearings and distances of the property, north arrow and scale.

C. Acreage to nearest tenth of an acre of the property for which 'B-5' is proposed _____

2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a 'B-5' District and is presently being used as commercial retail store

State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following reasons to justify this 'B-5' petition: Signs, exterior parking lot changes

List reason for this request, i.e. "to allow for..."

4. The petitioner(s) further states(s) that they (he) (she) can comply with all of the requirements of the City of Florissant, including setback lines and off-street parking.

5. The petitioner(s) further state(s) that they (he) (she) further represent(s) and warrants that they (he) (she) has (have) not made any arrangement to pay any commission, gratuity or consideration, directly or indirectly, to any official employee or appointee of the City of Florissant, with respect to this application.

PRINT PETITIONER'S REPRESENTATIVE Scott Pfeifer (**Print Name**) scott.pfeifer@brrarch.com (**Email address**)

PETITIONER(S) SIGNATURE (S) Zach Luensmann Digitally signed by Zach Luensmann Date: 2024.01.23 16:39:35 -06'00'

FOR Walmart
(company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or PARTNER. NOTE: Corporate officer is an individual named in corporate papers.

6. I (we) hereby certify that (indicate one of the following):
( ) I (we) have a legal interest in the herein above described property.
(x) I am (we are) the duly appointed agent(s) of the petitioner (s), and that all information given here is true and a statement of fact.

Petitioner may assign an agent to present this petition to the Planning & Zoning Commission and Council. The agent must be approved by the owner to present the petition in this section, and provide address and telephone number

NAME Scott Pfeifer, BRR Architecture, Inc.
Name of Petitioner(s) Authorized Agent, Firm Name

ADDRESS 8131 Metcalf Ave. Suite 300 (**STREET**) Overland Park, KS (**CITY**) (**STATE**) 66204 (**ZIP CODE**)

PHONE 913-262-9095 (**BUSINESS**)

I (we) the petitioner (s) do hereby appoint Scott Pfeifer (**Print name of agent.**) scott.pfeifer@brrarch.com (**Email address**) as my (our) duly authorized agent to represent me (us) in regard to this petition.

Scott Pfeifer Digitally signed by Scott Pfeifer DN: C=US, E=Scott.Pfeifer@brrarch.com, O=BRR Architecture, CN=Scott Pfeifer Date: 2024.01.23 12:32:59-06'00'

Signature of Petitioner(s) or Authorized Agent

NOTE: Be advised when the petitioner and/or his duly authorized agent appears before the Planning and Zoning Commission and make the presentation, the same individuals must also appear before the City Council for that presentation. Also if the descriptions of plats or surveys are incorrect, or if the petition form is not correctly and completely filled out it will be returned for corrections and may have to be re-submitted.

Please fill in applicable information requested.

Name Walmart

Address 3390 N. Highway 67

Property Owner Walmart Real Estate BUS

Location of property 3390 N. Highway 67

Dimensions of property N/A

Property is presently zoned B-5 per ordinance # N/A

Current & Proposed Use of Property Commercial

Type of Sign Like for Like Height N/A

Type of Construction N/A Number Of Stories. N/A

Square Footage of Building N/A Number of Curb Cuts N/A

Number of Parking Spaces 793 Sidewalk Length N/A

Landscaping: No. of Trees N/A Diameter N/A

No. of Shrubs N/A Size N/A

Fence: Type N/A Length N/A Height N/A

For reference of full exterior scope reference the submitted plans.

PLEASE SUBMIT (10) FOLDED COPIES OF THE FOLLOWING:

Please provide one letter sized copy of all documents submitted for the overhead projector, presentation boards discouraged.

1. Plan or drawing showing zoning of adjoining properties.

2. Plan or drawing showing location of property in relation to major streets and all adjoining properties.

3. Drawing showing measurement of tract and overall area of tract.

4. Plan or drawing, to scale, showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

Walmart

EXISTING SQFT: 164,544
REMODELED SQFT: 30,000

PROTO CYCLE: 08/02/23
DATE: 10/20/23
PROTO: 150 SC

FLORISSANT, MO
STORE NO.: 05927 - 220

DRAWING INDEX

GENERAL	
C1	COVER SHEET
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LS1	LIFE SAFETY PLAN
ARCHITECTURAL	
SP1	SITE PLAN
SP2	SITE DETAILS
D1	DEMOLITION PLAN
D1.1	ENLARGED DEMO PLANS AND DETAILS
A1	FLOOR PLAN
A1.1	FLOOR FINISH PLAN
A2	EXTERIOR ELEVATIONS
A2.1	EXTERIOR SIGNAGE
A3	SECTIONS AND DETAILS
A4	ROOF PLAN AND DETAILS
A5	ENLARGED PLANS, ELEVATIONS, AND DETAILS
A5.1	RESTROOM PLANS AND DETAILS
A5.2	RESTROOM FLOOR FINISH PLANS AND DETAILS
A5.3	RESTROOM FINISH PLANS AND DETAILS
A5.4	ENLARGED PLANS AND DETAILS
A6	REAR OFFICE PLAN
A6.1	PARTITION TYPES AND WALL DETAILS
A8	DOOR AND ROOM FINISH SCHEDULE
A9	CASEWORK
BR1	BREAK ROOM PLAN AND DETAILS
MC1	MONEY CENTER FLOOR PLAN
MC3	EQUIPMENT PLANS
PHM1	MODULAR PHARMACY PLANS, ELEVATION AND SCHEDULES
PHM2	MODULAR PHARMACY SECTIONS AND DETAILS
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PHM3	PHARMACY EQUIPMENT (FOR REFERENCE ONLY)
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PHM5	PHASING PLAN
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VC1.1	VISION CENTER ELEVATIONS
VC1.2	REFLECTED CEILING PLAN AND DETAILS (FOR REF ONLY)
VC1.3	REFLECTED CEILING PLAN
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PD2	DEMOLITION PLUMBING SUPPLY PLAN
PD3	DEMOLITION ENLARGED PLUMBING PLANS
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P2	PLUMBING SUPPLY PLAN
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FXS2	FIXTURE ANCHORAGE DETAILS
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SECP-1	DEMOLITION AND SITE CONSTRUCTION PLAN
SECP-2	DEMOLITION AND SITE CONSTRUCTION PLAN
SECP-SSM 1	SECP AND STOP SIGNS MARKING DETAIL SHEET
SECP-SSM 2	SECP AND STOP SIGNS MARKING DETAIL SHEET
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OIP-1	OGP IMPROVEMENT PLAN
DTL-1	DETAIL SHEET 1
DTL-2	DETAIL SHEET 2
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CAS1	FRAMING AND FOUNDATION PLAN
CAS2	CANOPY ELEVATIONS
CAS3	TYPICAL CONSTRUCTION DETAILS AND NOTES
SPECIAL ITEMS	
OS1	OWNER SUPPLIED ITEMS

CANOPY VENDOR DRAWINGS ARE INCLUDED FOR PERMITTING PURPOSES ONLY

BUILDING CODE SUMMARY

	NAME OF PROJECT	FLORISSANT, MO
	STREET ADDRESS	3390 N HIGHWAY 67
	PROPOSED USE	RETAIL
CODES	BUILDING CODE	2021 INTERNATIONAL EXISTING BUILDING CODE, WORK AREA METHOD, LEVEL 2 ALTERATION (IEBC)
	ELECTRICAL CODE	2020 NATIONAL ELECTRICAL CODE (NEC)
	PLUMBING CODE	2021 INTERNATIONAL PLUMBING CODE (IPC)
	MECHANICAL CODE	2021 INTERNATIONAL MECHANICAL CODE (IMC)
	FIRE CODE	2021 INTERNATIONAL FIRE CODE (IFC)
	ACCESSIBILITY CODE	2017 ICC A117.1
	ENERGY CODE	2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
	ADDITIONAL CODES	2021 INTERNATIONAL FUEL GAS CODE (IFGC)
OCCUPANCY	M - MERCANTILE; WHOLESALE OR RETAIL STORE (MAIN OCCUPANCY) S1 - STORAGE AREA; RECEIVING AND STOCKROOMS (MIXED OCCUPANCY) A2 - ASSEMBLY USE; BREAKROOM AND FOOD TENANT (ACCESSORY TO MAIN OCCUPANCY) B - BUSINESS; NON FOOD TENANT (ACCESSORY TO MAIN OCCUPANCY)	
TYPE OF CONSTRUCTION	V-B UNPROTECTED (SPRINKLERED)	
ALLOWABLE AREA	UNLIMITED	
FIRE PROTECTION	BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND IS SURROUNDED ON ALL SIDES BY 60 FEET MINIMUM OF PERMANENT OPEN SPACE. UNLIMITED AREA CRITERIA IS APPLICABLE.	

VICINITY MAP



GENERAL NOTES

1. BUILDING IS FULLY SPRINKLERED AS REQUIRED BY CONTRACT DOCUMENTS
   - SUBMIT FIRE SPRINKLER SYSTEM DRAWINGS AND CALCULATIONS TO AUTHORITIES HAVING JURISDICTION (FIRE DEPARTMENT AND FIRE MARSHAL)
   - OBTAIN ALL APPROVALS PRIOR TO FABRICATION OR INSTALLATION
2. OWNER WILL PROVIDE, OR HAS ALREADY PROVIDED, FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA 10
   - AUTHORITY HAVING JURISDICTION WILL APPROVE FINAL FIRE EXTINGUISHER LOCATIONS.
3. WALMART'S ALARM CENTRAL'S ENGINEERING TEAM HAS CONTACTED THE AUTHORITY HAVING JURISDICTION FOR PRE-PLAN DATA ABOUT STATE AND LOCAL REQUIREMENTS THAT DIFFER FROM THE NATIONALLY PUBLISHED CODES AND STANDARDS
   - A COMPLETE SITE SPECIFIC SUBMITTAL IS BEING MADE DIRECTLY TO THE AUTHORITY HAVING JURISDICTION
   - QUESTIONS SHALL BE DIRECTED TO 1-800-530-9924, OPTION 3
4. THE MAXIMUM STORAGE HEIGHT IS TWELVE FEET EXCEPT IN THE GENERAL MERCHANDISE RECEIVING AREA IMMEDIATELY ADJACENT TO THE DOCK DOORS
   - THE STOCKROOM WILL HAVE A STACKING HEIGHT OF 15 FEET OF CLASS I-IV COMMODITIES IN FIXED, SINGLE AND DOUBLE ROW RACKS
   - THE STACKING HEIGHT OF THE ROLLING RACK AREA WILL NOT EXCEED 12 FEET
5. REINSTALL ALL FIRE EXTINGUISHERS IMMEDIATELY FOLLOWING COMPLETION OF FINAL FINISH TO MOUNTING SURFACE
6. REFER TO GENERAL CONTRACTOR PERMIT, REGISTRATION, NOTIFICATION INSPECTION AND INSTALLER CERTIFICATION(GCPRN) REPORT LOCATED IN GC PERMIT INFORMATION FOLDER ON OWNER'S DOCUMENT DELIVERY WEBSITE

GENERAL SCOPE OF WORK

- EXTERIOR SURFACES: CLEAN, PREP AND PAINT
- INTERIOR WALLS: CLEAN, PREP AND PAINT
- PHARMACY: REMODEL, ADD HEALTH SERVICES ROOM
- PHOTO LAB: REMOVE EXISTING AND REPLACE FIXTURES, ADD MONITORS
- GARDEN CENTER : PAINT AND CLEAN
- RESTROOMS: FULL RESTROOM REMODEL, REPLACE SINKS AND ACCESSORIES
- BREAK ROOM: REMODEL, INSTALL KITCHEN ASSEMBLY
- CUSTOMER SERVICE: REMODEL, REPLACE CHECKOUT COUNTERS, REVISE RETURNS STORAGE
- WHITE BOX TENANT: ADD SPACE, DOORS
- VESTIBULES: REVISE BOLLARDS AND PEDESTALS, ADD RUBBER FLOORING, CLEAN AND PAINT
- GROCERY: ADD CASE, FAUX TILE, EQUIPMENT, REPLACE DOORS
- ROOF: ADD RCU'S AND RTU
- SIGNAGE: INSTALL/REPLACE EXTERIOR SIGNS
- ONLINE PICKUP: DEMO EXISTING PICKUP AREA, RELOCATE TO SALES FLOOR, ADD CANOPY, COOLER AND FREEZER, ADD TRI-FOLDING SLIDER DOOR AND INFILL EXISTING DOOR.
- VISION CENTER: FULL REMODEL TO OPTICAL SALES, REVISE ADJUSTMENTS ROOM EQUIPMENT AND FIXTURES
- MONEY CENTER: RELOCATE AND FULL REMODEL ON SALES FLOOR
- MOTHER'S ROOM: ADD ROOM
- CBL ROOM: REVISE LAYOUT OF ROOMS, REPLACE COUNTERTOPS
- ASSISTANT MANAGER OFFICE: REPLACE COUNTERS
- PERSONNEL OFFICE: DEMO EXISTING COUNTERS, ADD COUNTERS AND CABINETS

ARCHITECTURAL	STRUCTURAL	FIRE PROTECTION	PLUMBING	MECHANICAL	REFRIGERATION	ELECTRICAL	RACKING	CIVIL	BUILDING OFFICIAL
BRR ARCHITECTURE, INC. ARCHITECT OF RECORD 8131 METCALF AVENUE, SUITE 300 OVERLAND PARK, KANSAS 66204	JOHNSTON BURKHOLDER ASSOCIATES ENGINEER OF RECORD 930 CENTRAL KANSAS CITY, MISSOURI 64105	TELGIAN ENGINEERING & CONSULTING ENGINEER OF RECORD 900 CIRCLE 75 PARKWAY SE SUITE 680 ATLANTA, GA 30339	HP ENGINEERING, INC. ENGINEER OF RECORD 5214 W VILLAGE PARKWAY SUITE 120 ROGERS, AR 72758	HP ENGINEERING, INC. ENGINEER OF RECORD 5214 W VILLAGE PARKWAY SUITE 120 ROGERS, AR 72758	HENDERSON ENGINEERS, INC. ENGINEER OF RECORD 8345 LENEXA DRIVE, SUITE 300 LENEXA, KS 66214	HP ENGINEERING, INC. ENGINEER OF RECORD 5214 W VILLAGE PARKWAY SUITE 120 ROGERS, AR 72758	JOHNSTON BURKHOLDER ASSOCIATES ENGINEER OF RECORD 930 CENTRAL KANSAS CITY, MISSOURI 64105	BFA, INC. ENGINEER OF RECORD 103 ELM STREET WASHINGTON, MO 63090	AHJ CITY OF FLORRISANT, MO 955 RUE ST FRANCOIS FLORISSANT, MO 63031

11/9/2024 3:00:21 PM

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ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

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CONSULTANTS

Walmart

FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220
JOB NUMBER: 9654694 PROTO: 150 SC

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY:	ZSM SP
DRAWN BY:	NRS
PROTO CYCLE:	08/02/23
DOCUMENT DATE:	10/20/23

STATE OF MISSOURI
TREVOR TYSEN HOLCOMB
NUMBER A-2022000409
ARCHITECT

01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO.
A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO.
ARC 000160

COVER SHEET

SHEET: C1

SITE PLAN



- EXISTING PYLON SIGN LOCATION ON SITE
- LAWN AND GARDEN CENTER
- PICKUP
- HOME & PHARMACY
- WALMART SPARK
- GROCERY

PYLON SIGN: REFACE



FOR SIGN REPLACEMENT, REF 3 - A2.1

COLOR LEGEND

P#	COLOR NAME
P83E	DARK BROWN
P76U	WALMART BLUE (URETHANE-LIKE)
P215E	LIGHT TAN
P217E	DARK BRONZE

KEYNOTES

4.25	UTILITY FACE BRICK

COLOR LEGEND

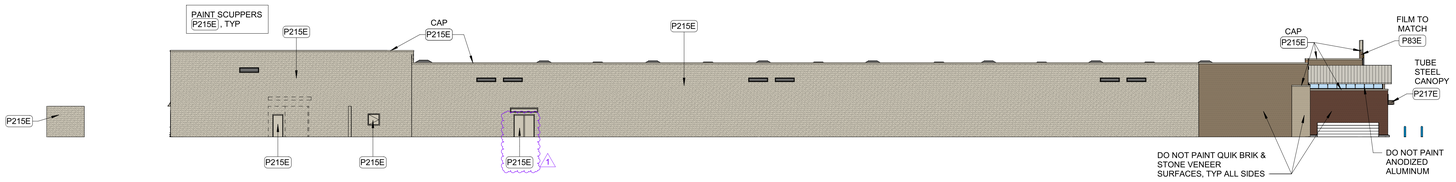
FB1	BUFF - CONCORD BLEND 1
FB2	BUFF - NUTMEG VELOUR
P5E	SAFETY YELLOW
P21E	SAFETY RED
P33E	CREAM
P36E	BLACK
P76U	WALMART BLUE (URETHANE-LIKE)
P83E	DARK BROWN
P215E	LIGHT TAN
P217E	DARK BRONZE

DEMOLITION NOTES

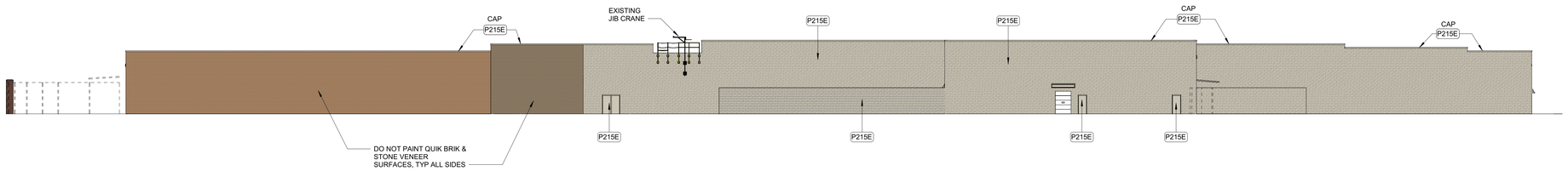
1. NOT USED
2. REMOVAL OF BUILDING MOUNTED ITEMS, SHOWN OR NOTED TO BE DEMOLISHED OR AS REQUIRED BY SCOPE OF WORK, SHALL OCCUR PRIOR TO PAINTING BUILDING
   - COORDINATE DEMOLITION WORK SO EXTERIOR PAINTING WILL OCCUR PRIOR TO INSTALLATION OF BUILDING MOUNTED ITEMS

SHEET NOTES

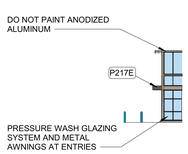
1. PATCH AND REPAIR EXTERIOR WALL SURFACES, DAMAGED OR EXPOSED DUE TO REMOVAL OF BUILDING MOUNTED ITEMS, TO MATCH ADJACENT AS REQ'D
2. REF DETAILS ON SHEET A2.1 FOR SUBSTRATE AND FINISH REQUIREMENTS AT LOCATIONS OF BUILDING MOUNTED SIGNS
3. NOT USED
4. NOT USED
5. PRIOR TO PAINTING WALL AT LOCATION(S) OF LIT ID/LOGO SIGN(S), COORDINATE SCOPE OF WORK WITH WALMART CM
6. IF PAINTING ADJACENT WALLS PAINT FRAMES, AND DOWNSPOUTS, EXPOSED METAL FLASHING, HANDRAILS, AND EXPOSED MISCELLANEOUS STEEL TO MATCH PRIMARY ADJACENT BUILDING COLOR,UNO
7. PAINT ANY ROOFTOP GAS PIPING P5E
   a. WHERE EXTERIOR WALL IS BEING PAINTED, GAS PIPE ALONG SIDE WALL TO GRADE SHALL MATCH ADJACENT BUILDING
   b. DO NOT PAINT METER OR VALVES
8. IF PAINTING ADJACENT WALLS PAINT CANOPY STRUCTURAL STEEL AND FLASHING TO MATCH ADJACENT WALL, UNO
9. WHERE CANOPIES ARE VISIBLE TO AND ACCESSED BY CUSTOMERS, PAINT UNDERSIDE OF CANOPY DECK P33E DO NOT PAINT CANOPY DECK IF NOT PREVIOUSLY PAINTED
10. PAINT ALL EXTERIOR ENTRY BOLLARDS TO MATCH EXISTING COLOR UNLESS NOTED TO RECEIVE PLASTIC BOLLARD SLEEVE
11. NOT USED
12. DO NOT PAINT LED WALL PACK HOUSINGS
13. PAINT GARDEN CENTER FENCE STEEL DOORS AND FRAMES P36E
14. NOT USED
15. DO NOT PAINT QUIK-BRIK, STONE VENEER, FACE BRICK, UNPAINTED TILT-WALL OR PRECAST PANELS
16. NOT USED
17. PAINT JIB CRANE P36E ON JIB BOOM, P5E ON HANDRAILS
18. PAINT SPRINKLER VALVES P21E
    a. DO NOT PAINT OVER SIGHT GLASS OR FIRE ALARM BELL



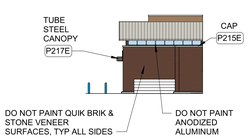
6 LEFT ELEVATION
1" = 20'-0"



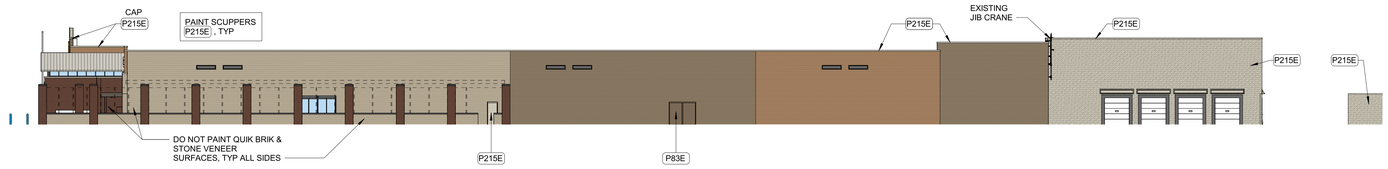
5 REAR ELEVATION
1" = 20'-0"



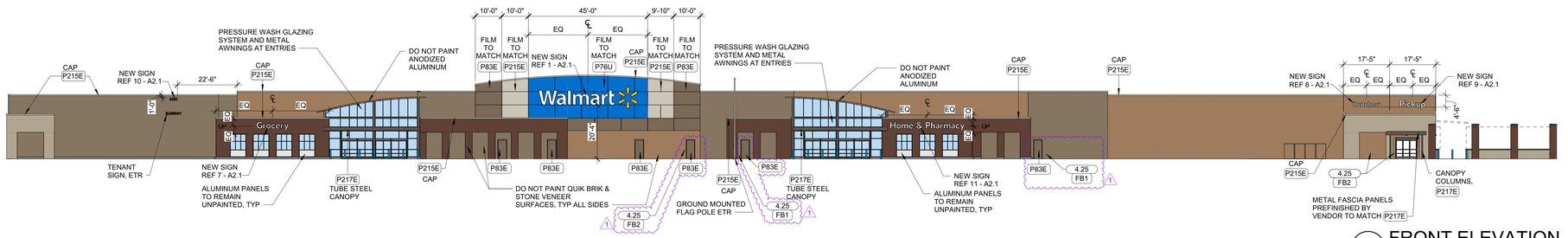
4 VESTIBULE ELEVATION
1" = 20'-0"



3 VESTIBULE ELEVATION
1" = 20'-0"



2 RIGHT ELEVATION
1" = 20'-0"



1 FRONT ELEVATION
1" = 20'-0"

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FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO.: 05927 - 220
JOB NUMBER: 9654594 PROTO: 150 SC

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY:	ZSM SP
DRAWN BY:	NRS
PROTO CYCLE:	08/02/23
DOCUMENT DATE:	10/20/23



01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO.
A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO.
ARC 000160

EXTERIOR ELEVATIONS

SHEET: A2

1/19/2024 10:20:47 AM

EXISTING SIGNAGE SCHEDULE

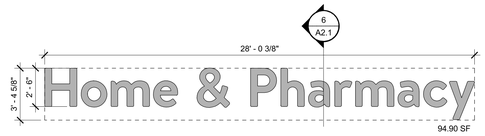
SIGNAGE LOCATION	QTY	COLOR	SIZE	INDIVIDUAL AREA	TOTAL AREA
FRONT SIGNAGE					
ADDRESS SIGN (3390)	1	BLACK	1'-0"	N/A	N/A
Market	1	WHITE	2'-0"	17.97 SF	17.97 SF
Home & Pharmacy	1	WHITE	2'-0"	61.85 SF	61.85 SF
Outdoor Living	1	WHITE	2'-0"	49.47 SF	49.47 SF
Pickup	1	WHITE	2'-6"	41.86 SF	41.86 SF
Spark	1	YELLOW			
WALMART	1	WHITE	5'-6"		
Spark	1	YELLOW	8'-0"	298.00 SF	298.00 SF
TOTAL BUILDING SIGNAGE					469.15 SF

NEW SIGNAGE SCHEDULE

SIGNAGE	QTY	ILLUMINATED	COLOR	SIZE	TOTAL AREA (SF)
FRONT SIGNAGE					
ADDRESS SIGN (3390)	1	BLACK	BLACK	1'-0"	N/A
Grocery	1	N/A	WHITE	2'-6"	41.05
Home & Pharmacy	1	N/A	WHITE	2'-6"	94.90
Outdoor	1	N/A	WHITE	2'-0"	20.67
Pickup	1	LED	WHITE	2'-6"	32.22
Walmart	1	LED	WHITE	5'-6"	
*(Spark)	1	LED	YELLOW	8'-0"	298.00
FRONT SIGNAGE					486.84

SIGNAGE GENERAL NOTES

1. SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC
2. ALL EXISTING WALMART EXTERIOR SIGNAGE IS TO REMAIN IN PLACE ON THE BUILDING UNTIL THE GC SIGN COMPANY IS ONSITE
   - A. THE EXISTING SIGNAGE WILL THEN BE REMOVED, PATCH AND REPAIR WORK WILL BE COMPLETED AT SIGN LOCATIONS, AND SIGNAGE WILL BE INSTALLED PER PLANS
   - B. A TEMPORARY BANNER WILL BE INSTALLED PRIOR TO REMOVAL OF EXISTING EXTERIOR SIGNAGE
   - C. BANNER WILL REMAIN IN PLACE UNTIL ALL MODIFICATIONS AND/OR REPAIRS HAVE BEEN COMPLETED AND SIGNAGE IS INSTALLED
   - D. TEMPORARY BANNER WILL BE APPROXIMATELY 125 SF (5'X25')
   - E. EXTERIOR SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF THE CONSTRUCTION SCHEDULE
3. GENERAL CONTRACTOR RESPONSIBILITIES
   - A. BY END OF FIRST WEEK OF CONSTRUCTION, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE INSTALLED
   - B. IF EXISTING CONDITIONS DO NOT MATCH SIGN ATTACHMENT DETAILS SHOWN, REQUEST APPROVAL FROM CONSTRUCTION MANAGER TO SUBMIT RFI IN ACCORDANCE WITH SPECS
   - C. NOTE DIFFERENCES IN CONSTRUCTION, INCLUDING DIMENSIONS, AND INCLUDE PHOTOGRAPHS FOR CLARIFICATION
   - D. PROVIDE SUBSTRATE SUITABLE FOR INSTALLATION OF SIGNAGE, REFER TO SIGN DETAILS FOR LIGHTED ID/LOGO SIGNS
   - E. PROVIDE JUNCTION BOXES AND CIRCUITRY TO "Walmart" and "spark" SIGNAGE
   - F. EXISTING (8) BOXES FROM "WAL«MART" SIGNAGE MAY BE REUSED
   - G. PROVIDE JUNCTION BOXES AND CIRCUITRY TO TENANT SIGNAGE LOCATION SHOWN, REFER TO ELECTRICAL
   - H. INSTALL ACCESS DOORS AND FRAMES IN GYPSUM BOARD CEILINGS IF REQUIRED BY RELOCATION OF EXISTING TENANT SIGNAGE
   - I. VERIFY VOLTAGE AT CIRCUITS FEEDING LIGHTED SIGNAGE, REFER TO ELECTRICAL
   - J. MAKE FINAL TERMINATIONS ON LIGHTED SIGNAGE
   - K. REMOVE ALL LIT ID/LOGO SIGNS AND UNLIT EXTERIOR STUD MOUNTED BUILDING SIGNS, UNLESS NOTED OTHERWISE
   - L. MAKE REQUIRED EXTERIOR WALL PENETRATIONS, INSTALL CONDUIT, AND SEAL PENETRATIONS PER SPECS
   - M. INSTALL SIGNAGE PER DETAILS



11 2'-6" HOME & PHARMACY
1/4" = 1'-0"

NOTE:
ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK

NOTE:
SQUARE FOOTAGE NOT INCLUDED IN BUILDING SIGNAGE SCHEDULE

10 SIGNAGE
1/4" = 1'-0"

NOTE TO SIGN INSTALLER:
ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES.

9 2'-6" - PICKUP
1/4" = 1'-0"

8 SIGNAGE
1/4" = 1'-0"

7 2'-6" GROCERY
1/4" = 1'-0"

MOUNTING HOLE PATTERNS FOR NON-ILLUMINATED SIGN INSTALLATION PROVIDED BY WALMART

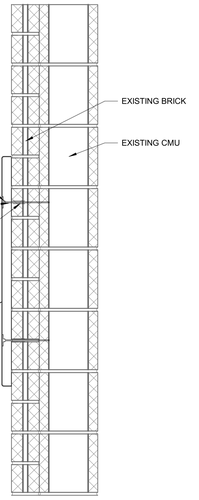
PLASTIC MOUNT FOR ALL-THREAD STUD TYP BY WALMART

INSTALL 1/8" DIA ALL-THREAD STUDS INTO PLASTIC MOUNTS PRIOR TO SIGN INSTALLATION TYP

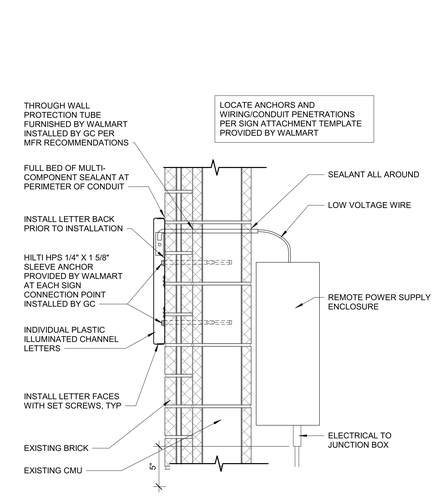
3/8" DIA HOLE FILLED WITH ADHESIVE SEALANT. COAT ALL-THREAD STUD WITH ADHESIVE SEALANT PRIOR TO WALL ATTACHMENT TYP

PLASTIC NON-ILLUMINATED CHANNEL LETTER BY WALMART

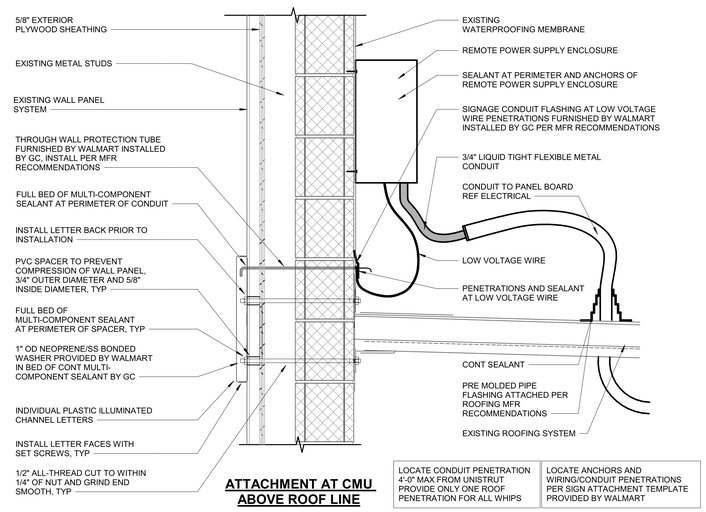
"ADHESIVE SEALANT" IS TO BE PRODUCT LN-950 BY LIQUID NAILS OR SIMILAR POLYURETHANE CONSTRUCTION ADHESIVE, MEETING ASTM D3498 AND C557 STANDARDS, EXTERIOR APPLICATION, WEATHER RESISTANT, LOW VOC, WITH A MINIMUM SHEAR STRENGTH OF 250 PSI



6 SIGN ATTACHMENT AT CMU WALL
1 1/2" = 1'-0"



5 ILLUMINATED SIGNAGE ATTACHMENT
1 1/2" = 1'-0"

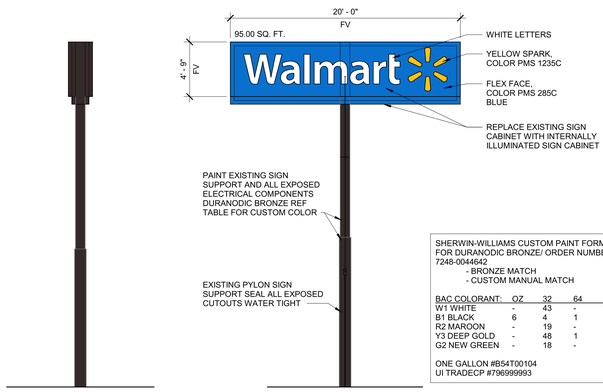


ATTACHMENT AT CMU ABOVE ROOF LINE

LOCATE CONDUIT PENETRATION 4'-0" MAX FROM UNISTRUT PROVIDE ONLY ONE ROOF PENETRATION FOR ALL WHIPS

LOCATE ANCHORS AND WIRING/CONDUIT PENETRATIONS PER SIGN ATTACHMENT TEMPLATE PROVIDED BY WALMART

4 ILLUMINATED SIGNAGE ATTACHMENT
1 1/2" = 1'-0"



SECTION

SHERWIN-WILLIAMS CUSTOM PAINT FORMULA FOR DURANODIC BRONZE/ ORDER NUMBER 7248-0044642
- BRONZE MATCH
- CUSTOM MANUAL MATCH

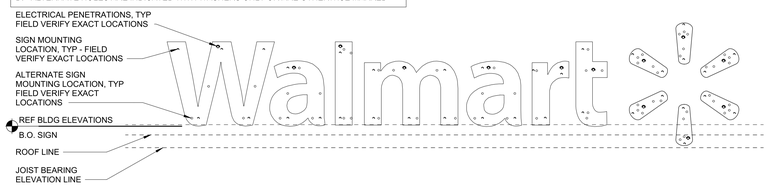
BAC COLORANT:	OZ	32	64	128
W1 WHITE	-	43	-	1
B1 BLACK	6	4	1	1
R2 MAROON	-	19	-	1
Y3 DEEP GOLD	-	48	1	1
G2 NEW GREEN	-	18	-	-

ONE GALLON #B54T00104
UI TRADECP #796999993

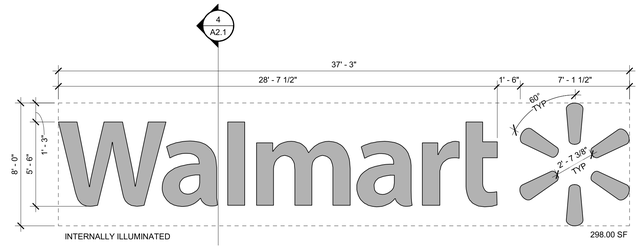
3 PYLON SIGN
3/16" = 1'-0"

NOTE TO SIGN INSTALLER:
A. ALL PRIMARY MOUNTING HOLES MUST BE UTILIZED
B. IF MOUNTING THROUGH PRIMARY HOLE IS OBSTRUCTED BY REBAR, METAL STUDS, CHANNELS, OR OTHER MISC METAL, SEAL PRIMARY HOLE IN SIGN CAN AND MOUNT THROUGH THE NEAREST ALTERNATE MOUNTING HOLE
C. PRIMARY HOLES ARE INDICATED WITH PREDRILLED HOLES THROUGH WASHERS
D. ALTERNATE HOLES ARE INDICATED WITH WASHERS ONLY OR ARE OTHERWISE MARKED

NOTE:
ALL SIGN PENETRATIONS ABOVE ROOF LEVEL MUST BE A CLEAR MINIMUM OF 8" ABOVE DECK



2 5'-6" WALMART SIGN MOUNTING DIAGRAM
1/4" = 1'-0"



1 5'-6" WALMART SIGN
1/4" = 1'-0"

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ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
9131 RENTAL AVENUE
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FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220
JOB NUMBER: 9654694 PROTO: 150 SC

ISSUE BLOCK

CHECKED BY: DMJ SP
DRAWN BY: NRS
PROTO CYCLE: 08/02/23
DOCUMENT DATE: 10/20/23



10/30/2023

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO. A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 000160

EXTERIOR SIGNAGE

SHEET:
A2.1

10/26/2023 9:55:35 AM

REMOVE INTERIOR TENANT SIGNAGE AS INDICATED BELOW:

ALL TENANT SPACES (EXCLUDING FULL SERVICE FOOD TENANTS)-
- REMOVE ALL SIGNS, INCLUDING BLACK PLACARDS AND LIT SIGNS, RETURN TO TENANT
  1. ELECTRICAL FOR REMOVED LIT SIGNS TO BE TERMINATED BACK TO NEAREST JUNCTION BOX
  2. PATCH, REPAIR AND PAINT BULKHEAD WALL AT REMOVED SIGN AND ASSOCIATED ELECTRICAL, WALLPAPER AND/OR ORNAMENTATION TO MATCH ADJACENT CONSTRUCTION AND FINISHES
- REMOVE ALL WALLPAPER AND/OR ORNAMENTS ON BULKHEAD AND WALL BELOW UNO

ALL FULL SERVICE FOOD TENANTS-
- EXISTING LIT TENANT SIGNS, NON-BLACK PLACARD SIGNS AND GRAPHICS ON LOWER BULKHEADS AND AWNINGS TO REMAIN, DO NOT REMOVE, PAINT AROUND SIGN, TREAT TENANTS (I.E. PRETZEL COMPANIES) THAT ARE OCCUPYING FULL SERVICE FOOD TENANT SPACES MAY CONTINUE TO USE LIT SIGNAGE
- REMOVE BLACK PLACARD TENANT SIGNS
- LIT SIGNAGE CAN HAVE TENANT BRANDED BULKHEAD WITH EXCEPTION OF WALMART BLUE, USE OF WALMART BLUE ACCENTS WILL REQUIRE APPROVAL BY WALMART SERVICES
- PATCH, REPAIR AND PAINT BULKHEAD WALL AT REMOVED ELECTRICAL, WALLPAPER AND/OR ORNAMENTATION TO MATCH ADJACENT CONSTRUCTION AND FINISHES, ELECTRICAL FOR REMOVED LIT SIGNS TO BE TERMINATED BACK TO NEAREST JUNCTION BOX

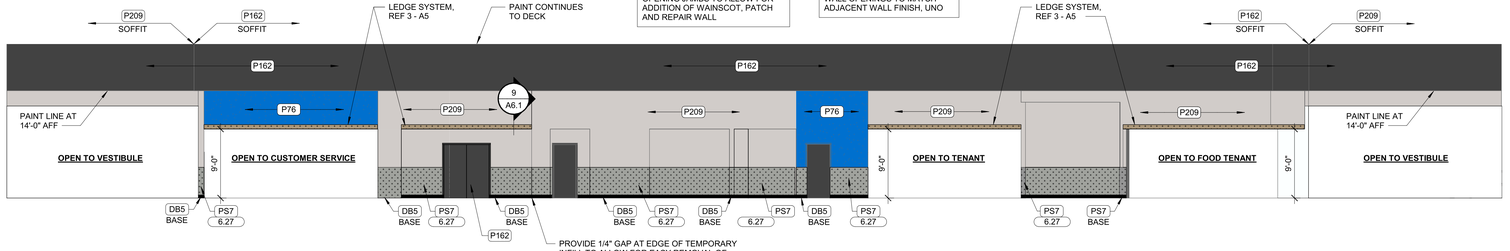
WALMART OWNED TENANT SIGNS AND ORNAMENTS ARE TO BE RETURNED TO FIELD PROJECT SUPERVISOR, THIRD-PARTY TENANT SIGNS AND ORNAMENTS ARE TO BE RETURNED TO TENANT IF THIRD-PARTY TENANT REQUESTS THEIR SIGN, WALLPAPER OR ORNAMENTATION NOT TO BE REMOVED, CONTACT WALMART CONSTRUCTION MANAGER

SHEET NOTES

1. REF A8 FOR FINISH KEY AND GENERAL FINISH NOTES
2. PAINT STRUCTURE AS INDICATED ON 2-A1 AND PAINT GYP BOARD WALLS TO 6" BEHIND TOP AND SIDES OF REFRIGERATED CASES.

KEYNOTES

6.27 48" HIGH WAINSCOT WITH OUTSIDE CORNER TRIM



6 INTERIOR ELEVATION
1/8" = 1'-0"

105 CUSTOMER SERVICE, 106 RETURN STORAGE

WALLS
- REF 2-A5 FOR FINISH DETAILS

FLOOR
- ICC OR NC: REF SHEET A1.1

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

MILLWORK
- EXISTING BACK COUNTER: RE-LAMINATE FACE OF DOORS AND FACE OF STILES, IF THERE IS OPEN SHELVING WITHOUT HARDWOOD EDGE TRIM, RE-LAMINATE EDGE OF OPEN SHELVING
- EXISTING SOLID SURFACE OR LAMINATE COUNTERTOP (BACK COUNTER): REPLACE COUNTERTOP WITH SS COUNTERTOP

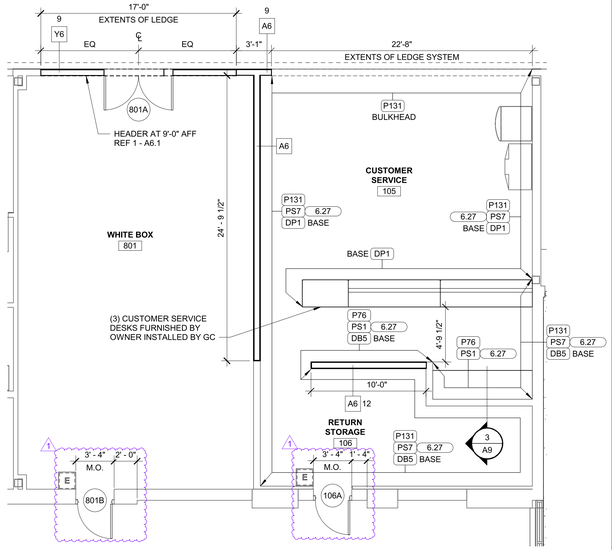
REPAIR / REMOVE / REPLACE
- REPLACE DAMAGED OUTLETS, NON-ALMOND TO MATCH EXISTING COLOR, REPLACE ALMOND WITH WHITE
- REPLACE CUSTOMER VISIBLE ALMOND OUTLETS WITH WHITE
- REPLACE DAMAGED AND CUSTOMER VISIBLE COVER PLATES WITH BRUSHED STAINLESS STEEL, INCLUDING BLANK PLATES
- REPLACE DAMAGED DIFFUSERS

801 WHITE BOX

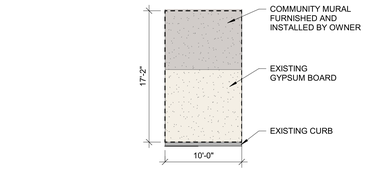
WALLS
- PAINT P131 WITH DB5 BASE

FLOOR
- ICC OR NC: REF SHEET A1.1

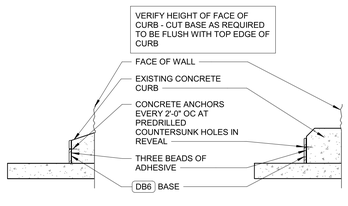
CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE
- ACT AT 10'-0" AFF, REF 4-A3



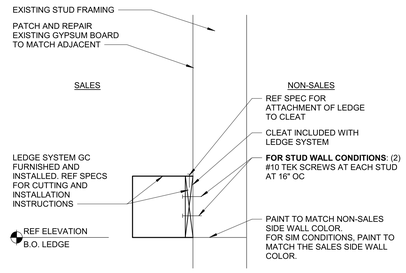
2 CUSTOMER SERVICE FLOOR PLAN
3/16" = 1'-0"



5 COMMUNITY MURAL ELEVATION
1/8" = 1'-0"



4 VESTIBULE CART CURB
3/4" = 1'-0"



3 LEDGE SECTION
1 1/2" = 1'-0"

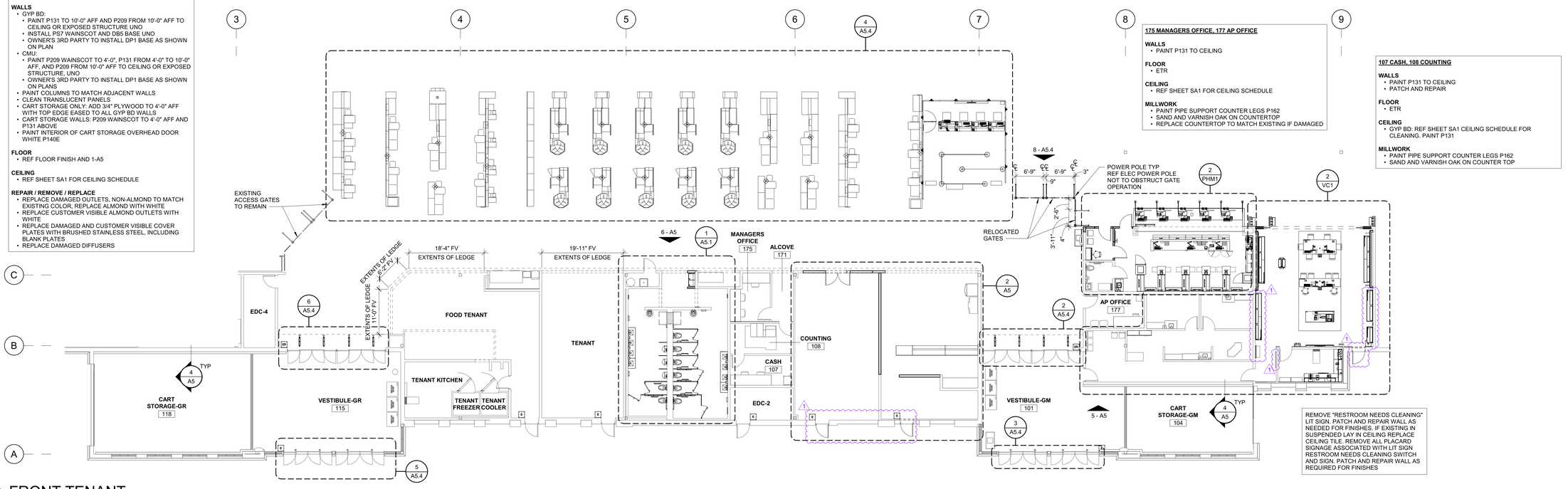
101 VESTIBULE-GM, 104 CART STORAGE-GM, 115 VESTIBULE-GR, 118 CART STORAGE-GR

WALLS
- GYP BD:
  - PAINT P131 TO 10'-0" AFF AND P209 FROM 10'-0" AFF TO CEILING OR EXPOSED STRUCTURE UNO
  - INSTALL PS7 WAINSCOT AND DB5 BASE UNO
  - OWNER'S 3RD PARTY TO INSTALL DP1 BASE AS SHOWN ON PLAN
- CMU:
  - PAINT P209 WAINSCOT TO 4'-0", P131 FROM 4'-0" TO 10'-0" AFF, AND P209 FROM 10'-0" AFF TO CEILING OR EXPOSED STRUCTURE, UNO
  - OWNER'S 3RD PARTY TO INSTALL DP1 BASE AS SHOWN ON PLANS
- PAINT COLUMNS TO MATCH ADJACENT WALLS
- CLEAN TRANSLUCENT PANELS
- CART STORAGE ONLY: ADD 3/4" PLYWOOD TO 4'-0" AFF WITH TOP EDGE EASED TO ALL GYP BD WALLS
- CART STORAGE WALLS: P209 WAINSCOT TO 4'-0" AFF AND P131 ABOVE
- PAINT INTERIOR OF CART STORAGE OVERHEAD DOOR WHITE P140E

FLOOR
- REF FLOOR FINISH AND 1-A5

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

REPAIR / REMOVE / REPLACE
- REPLACE DAMAGED OUTLETS, NON-ALMOND TO MATCH EXISTING COLOR, REPLACE ALMOND WITH WHITE
- REPLACE CUSTOMER VISIBLE ALMOND OUTLETS WITH WHITE
- REPLACE DAMAGED AND CUSTOMER VISIBLE COVER PLATES WITH BRUSHED STAINLESS STEEL, INCLUDING BLANK PLATES
- REPLACE DAMAGED DIFFUSERS



175 MANAGERS OFFICE, 177 AP OFFICE

WALLS
- PAINT P131 TO CEILING

FLOOR
- ETR

CEILING
- REF SHEET SA1 FOR CEILING SCHEDULE

MILLWORK
- PAINT PIPE SUPPORT COUNTER LEGS P162
- SAND AND VARNISH OAK ON COUNTERTOP
- REPLACE COUNTERTOP TO MATCH EXISTING IF DAMAGED

107 CASH, 108 COUNTING

WALLS
- PAINT P131 TO CEILING
- PATCH AND REPAIR

FLOOR
- ETR

CEILING
- GYP BD: REF SHEET SA1 CEILING SCHEDULE FOR CLEANING. PAINT P131

MILLWORK
- PAINT PIPE SUPPORT COUNTER LEGS P162
- SAND AND VARNISH OAK ON COUNTER TOP

REMOVE "RESTROOM NEEDS CLEANING" LIT SIGN. PATCH AND REPAIR WALL AS NEEDED FOR FINISHES. IF EXISTING IN SUSPENDED LAY IN CEILING REPLACE CEILING TILE. REMOVE ALL PLACARD SIGNAGE ASSOCIATED WITH LIT SIGN RESTROOM NEEDS CLEANING SWITCH AND SIGN. PATCH AND REPAIR WALL AS REQUIRED FOR FINISHES

1 FRONT TENANT
3/32" = 1'-0"

brr

ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC.
8131 METCALF AVENUE
SUITE 300
OVERLAND PARK, KS 66204

www.brrarch.com

TEL: 913-262-9095
FAX: 913-262-9044

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CONSULTANTS

Walmart
FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220
JOB NUMBER: 9654694 PROTO: 150 SC

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY:	ZSM SP
DRAWN BY:	NRS
PROTO CYCLE:	08/02/23
DOCUMENT DATE:	10/20/23

STATE OF MISSOURI
TREVOR TYSEN HOLCOMB
NUMBER A-2022000409
ARCHITECT

01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO. A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 000160

ENLARGED PLANS, ELEVATIONS, AND DETAILS

SHEET: A5

10/18/2024 10:00:04 AM

DOOR AND FRAME SCHEDULE

DETAIL REFERENCES ARE TO SHEET A8

		DOOR						FRAME			DETAIL					
		NEW/			NOMINAL SIZE			NEW/								
MARK	ROOM NAME	ETR	TYPE	MATERIAL	QTY	WIDTH	HEIGHT	GLASS	ETR	TYPE	MATERIAL	HEAD	JAMB	THRESHOLD	FIRE RATING (MIN)	NOTES	MARK
106A	RETURN STORAGE	NEW	F	HM-STL	1	3' - 0"	7' - 0"	---	NEW	2	HM-STL	12	13	14	---	27	106A
184A	MOTHER'S ROOM	NEW	F	HDPE	1	3' - 0"	7' - 0"	---	NEW	1	HM-STL	3	4	---	---	27, 28	184A
300G	PHARMACY	NEW	N1	HDPE	1	3' - 0"	7' - 0"	TEMPERED	NEW	1	HM-STL	---	---	---	---	28, 33	300G
303B	HEALTH SERVICES ROOM	NEW	N1	HDPE	1	3' - 0"	7' - 0"	TEMPERED	NEW	1	HM-STL	---	---	---	---	28, 31, 33	303B
303C	HEALTH SERVICES ROOM	NEW	N1	HDPE	1	3' - 0"	7' - 0"	TEMPERED	NEW	1	HM-STL	---	---	---	---	28, 32, 33	303C
700A	OPTICAL SALES	NEW	X	AL	PR	24' - 4"	9' - 0"	---	NEW	---	---	10	11	---	---	---	700A
700B	OPTICAL SALES	NEW	F	HM-STL	1	3' - 0"	7' - 0"	---	NEW	2	HM-STL	12	13	14	---	27	700B
800A	MONEY CENTER	NEW	Y	PLASTIC	1	3' - 0"	3' - 2"	---	NEW	---	---	---	---	---	---	27	800A
801A	WHITE BOX	NEW	F	HDPE	PR	3' - 0"	7' - 0"	---	NEW	1	HM-STL	3	4	---	---	27, 28	801A
801B	WHITE BOX	NEW	F	HM-STL	1	3' - 0"	7' - 0"	---	NEW	2	HM-STL	15	16	14	---	27	801B
900A	GROCERY SALES	NEW	X	ALUM	1	9' - 0"	7' - 6"	---	NEW	---	---	---	---	---	---	46	900A
900B	GROCERY SALES	NEW	X	ALUM	1	9' - 0"	7' - 6"	---	NEW	---	---	---	---	---	---	46	900B
901A	DELI UTILITY	NEW	E	PLASTIC	1	3' - 0"	7' - 0"	ACRYLIC	NEW	---	STL-BP	5	6	---	---	22, 27	901A
903A	DELI UTILITY	NEW	E	PLASTIC	PR	3' - 0"	7' - 0"	ACRYLIC	NEW	---	STL-BP	5	6	---	---	22, 27	903A
906A	BAKERY	NEW	E	PLASTIC	1	3' - 0"	7' - 0"	ACRYLIC	NEW	---	STL-BP	5	6	---	---	22, 27	906A
919A	ALCOVE	NEW	F	HM-STL	1	3' - 0"	7' - 0"	---	ETR	2	HM-STL	---	---	---	---	27	919A
946A	PICKUP AREA	NEW	C4	ALUM	1	8' - 0"	8' - 0"	TEMPERED	NEW	---	ALUM	8	9	7	---	38, 40, 41, 45	946A
946B	PICKUP AREA	NEW	Y	PLASTIC	PR	3' - 10 1/2"	3' - 2"	---	NEW	---	---	---	---	---	---	27	946B

GENERAL DOOR NOTES

1. ALL DOORS SCHEDULED AS ARE TO RECEIVE COMPLETE HARDWARE SETS AS LISTED IN SPECS
2. REFERENCE ELEVATIONS ON A2 FOR EXTERIOR DOOR COLORS
3. SCHEDULED WIDTH AND HEIGHT INDICATE FINISHED OPENING SIZE AT ALL OVERHEAD AND COILING DOOR LOCATIONS
4. SCHEDULED WIDTH AND HEIGHT INDICATE ROUGH OPENING SIZE AT ALL AUTOMATIC SLIDING DOOR LOCATIONS
5. INSTALL DRIP CAP AT ALL EXTERIOR DOORS
6. REPLACE ALL EXTERIOR HM DOOR WEATHERSTRIPPING AND CLEAN THRESHOLDS

GENERAL FINISH NOTES

1. PAINT ALL METAL DOOR FRAMES VISIBLE TO CUSTOMER WITH EPOXY PAINT, EXCEPT DOORS IN CMU WALLS
   - PREP SURFACE TO BE PAINTED PER SPECS
2. PAINT ALL HM DOORS P162 UNO
3. PAINT ALL HM FRAMES LOCATED IN PAINTED WALLS P162 UNO
4. AT ROOMS SCHEDULED TO RECEIVE PAINT: OMIT PAINT AT WALLS CONCEALED BY HALF-GONDOLAS, WALL STANDARDS OR WAREHOUSE RACKING WITH PEG-BOARD BACKING
   - AT WALL STANDARDS, GONDOLAS AND WAREHOUSE RACKING WITHOUT PEG-BOARD BACKING, PAINT WALL TO BASE
5. AT EXPOSED PAINTED STRUCTURE OR DECK, PAINT CONDUIT, DUCTWORK AND FIRE SPRINKLER PIPING TO MATCH ADJACENT STRUCTURE OR DECK
   - FIRE SPRINKLER HEADS TO REMAIN UNPAINTED
6. FOR PROTECTIVE WALL SURFACING WAINSCOT, INSTALL OUTSIDE CORNER TRIM, REFERENCE SPECS
7. WHERE PROTECTIVE SURFACING WAINSCOT IS TO BE INSTALLED, REMOVE EXISTING LAMINATE AND/OR FINISHES TO BASE SUBSTRATE PRIOR TO INSTALLATION OF NEW
   - INSTALLATION OF PROTECTIVE SURFACING OVER EXISTING IS NOT ACCEPTABLE, NO EXCEPTIONS
8. TAN TRAFFIC DOOR FRAMES TO BE PAINTED BLACK

DOOR MATERIAL KEY

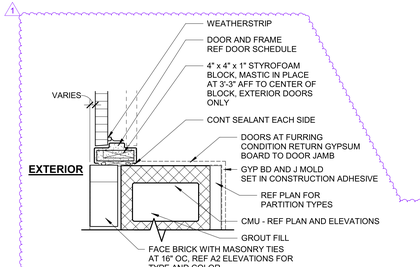
MARK	DESCRIPTION
ACRYL	ACRYLIC
AL	ALUMINUM LINK
ALUM	ALUMINUM
CL	CHAIN LINK
HDPE	RECYCLED HDPE (PLASTIC)
HM-STL	HOLLOW METAL - STEEL
OM	ORNAMENTAL METAL
PLAST	PLASTIC
STL	STEEL
STL-P	STEEL PIPE
STL-BP	STEEL BENT PLATE
TEMP	TEMPERED

DOOR SCHEDULE NOTES

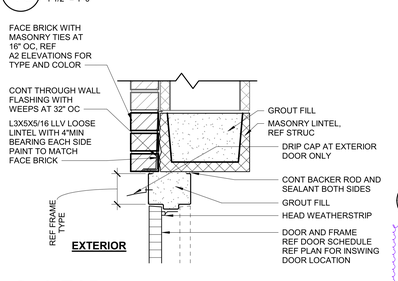
1. BUTTS OR HINGES
2. ALARM OR EXIT DEVICE
3. LATCH OR LOCK SET
4. PUSH AND/OR PULL
5. INSTALL AUTOMATIC CLOSER
6. REMOVE DOOR CLOSER, PATCH AS NEEDED
7. ARMOR PLATE AND/OR KICK PLATE
8. STOP, HOLDER, OR ELECTROMAGNETIC DOOR HOLDER
9. THRESHOLD
10. INSTALL CONT GEARED HINGE
11. DOOR COORDINATOR
12. ELECTROMAGNETIC LOCK
13. LOCK GUARD
14. ONE-WAY VIEWER
15. INSTALL 5"X20" WINDOW IN DOOR
16. INSTALL FLEXIBLE STRIP CURTAIN
17. INSTALL SECTIONAL DOOR TRACK RETURN AT MAXIMUM HEIGHT AND AS CLOSE TO ROOF STRUCTURE AS ALLOWABLE BY MANUFACTURER
18. FULLY GASKETED FOR NEUTRALIZATION
19. PROVIDE 1" CLEARANCE BETWEEN EDGE OF STRIKE SIDE OF DOOR AND ADJACENT CASEWORK
20. COORDINATE INSTALLATION OF SIGNAGE WITH DOOR MANUFACTURER; 1" HIGH LETTERS IN CONTRASTING COLORS TO BACKGROUND, TEXT TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
21. REMOVE EXISTING DOOR AND HARDWARE
    - EXISTING FRAME TO REMAIN
    - INSTALL HINGE FILLER PLATE AND STRIKE FILLER TO CMU WALL
22. FLEXIBLE TRAFFIC DOOR COLOR TO BE BLACK
    - PAINT DOOR FRAME P36
    - DO NOT PAINT STAINLESS STEEL FRAMES
23. INSTALL HINGE FILLER PLATE PRIOR TO INSTALLATION OF CONT HINGE
24. PROVIDE VENDOR WITH FIELD VERIFIED DIMENSION OF CLEAR WIDTH AFTER REFRIGERATED CASES HAVE BEEN INSTALLED, DOOR COLOR TO BE BLACK
25. SHELF ON DOOR TO BE STRIPPED, CLEANED, AND REFINISHED
26. SIGNAGE: PROVIDE 1" HIGH LETTERS IN CONTRASTING COLORS TO BACKGROUND, TEXT TO READ "IN EMERGENCY PUSH TO OPEN"
27. DOOR SHALL BE OWNER PROVIDED, GC INSTALLED, REF SPECS
28. DOOR TO BE FACTORY FINISH, DO NOT PAINT
29. NOT USED
30. NOT USED
31. NOT USED
32. NOT USED
33. NOT USED
34. CONTAINER AND DOOR MANUFACTURERS TO COORDINATE INSTALLATION OF DOORS
35. DOOR TO BE FACTORY FINISHED BLACK COLOR, DO NOT PAINT
36. 12" MIN CLEAR WORTH OF PASSAGEWAY AFTER INSTALLATION
37. NOT USED
38. PREFINISHED DOOR AND HARDWARE FURNISHED AND INSTALLED BY VENDOR
39. DOOR AND HARDWARE FURNISHED, INSTALLED, AND PAINTED BY GC
40. AUTOMATIC OPENER INSTALLED BY VENDOR
41. CARD READER AND STAND ALONE ALARM INSTALLED BY VENDOR
42. INSTALL STOREROOM LOCK
43. DOOR BY IPB MANUFACTURER
44. IPB AND DOOR MANUFACTURERS TO COORDINATE INSTALLATION OF DOORS
45. NOMINAL SIZE FOR HEIGHTS AND WIDTHS ARE DETERMINED BY THE PACKAGE HEIGHT AND WIDTH FROM DOOR VENDOR
46. GC INSTALL PER MANUFACTURER RECOMMENDATIONS FOR ALL LIQUOR GATES

FINISH KEY

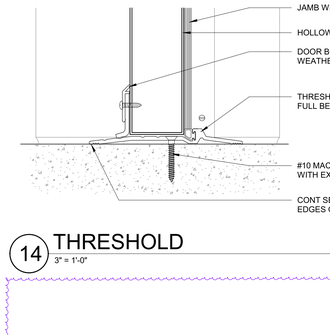
MARK	FINISH	COLOR	DESCRIPTION
		REF SPECIFICATIONS FOR EXACT COLORS REQUIRED	
ACT1-A	ACOUSTICAL CEILING TILE	WHITE	24"x48"x5/8"
ACT1-B	ACOUSTICAL CEILING TILE	WHITE	24"x24"x5/8"
ACT2-A	ACOUSTICAL CEILING TILE	WHITE	24"x48"x5/8" VINYL FACED NON-PERFORATED
ACT2-B	ACOUSTICAL CEILING TILE	WHITE	24"x24"x5/8" VINYL FACED NON-PERFORATED
ACT3	ACOUSTICAL CEILING TILE	WHITE	24"x48"
ACT4	ACOUSTICAL CEILING TILE	WHITE	24"x48"
ACTG	ACOUSTICAL CEILING GRID	WHITE	
B4	RESILIENT BASE	BLACK	4"
B6	PLASTIC BASE	BLACK	6"x1/4"
B9	PLASTIC BASE	BLACK	4"x1/4"
B10	PLASTIC BASE OUTSIDE CORNER	BLACK	
C1	CUSHION BACK TILE CARPET		
C3	CUSHION BACK TILE CARPET	CHARCOAL	
CC	CONCRETE CURB		
CO	CONCRETE OVERLAY		
CT18	SANITARY FLOOR MOLDING	SUNSET	
CT19	PORCELAIN WALL TILE	IVORY	5"
CT44	PORCELAIN FLOOR TILE	GRAY	12" x 12" x 3/8"
CT45	WALL TILE	WHITE	4" x 8" x 3/8"
CT46	PORCELAIN WALL TILE	GREEN	4" x 8" x 3/8"
CT47	WALL TILE	BLUE	4" x 8" x 3/8"
CT53	FLOOR TILE	DARK GRAY	12" x 24
CT53A	TILE BASE	DARK GRAY	6 x 12
CT53B	COVE BASE	DARK GRAY	6 x 6
CT54	WALL TILE	WHITE	4 x 12 LINEAR
DB5	DURO BASE	BLACK	5"
DB6	DURO BASE	BLACK	6"
DB10	DURO BASE	BLACK	10"
DP1	ALUMINUM DIAMOND (TREAD) PLATE	---	OWNER PROVIDED
EC	EXPOSED CONCRETE	CLEAR SEALER	
ETR	EXISTING TO REMAIN		
FB1	FACE BRICK	BUFF - CONCORD BLEND	
FB2	FACE BRICK	BUFF - NUTMEG VELOUR	
FRP1	FIBERGLASS REINFORCED PLASTIC	WHITE	FRP WALL PANEL
FT1	FAUX SUBWAY TILE	WHITE	
G1	GROUT	DARK GRAY	
G2	GROUT	DARK GRAY	
G3	GROUT	LIGHT TAN	
G4	GROUT	GRAY	
G9	GROUT	LT GRAY	
G15	GROUT	BLACK	
G16	GROUT	GRAY	
HRC1	HEAT RESISTANT COATING	TO MATCH COPPER BROWN BY BERRIDGE	
HRC4	HEAT RESISTANT COATING	MATCH DARK GRAY	
ICC	INTEGRAL COLORED CONCRETE	BROWN	
LVT2P	PLANK FLOORING	LIGHT GRAY	
P3	PAINT	"LOYAL BLUE" #6510	
P5	PAINT	"SAFETY YELLOW" OSHA STANDARD	
P5E	PAINT	SAFETY YELLOW	
P6	PAINT	"PURE WHITE" # 7005	
P14	PAINT	"GOLDENROD" # 6677	
P15	PAINT	"SUMMIT GRAY" #7669	
P15E	PAINT	GRAY	
P16	PAINT	"SOFTWARE" #7074	
P21	PAINT	"SAFETY RED" #4081	
P21E	PAINT	SAFETY RED	
P33	PAINT	"DOVER WHITE" #6385	
P33E	PAINT	CREAM	
P36	PAINT	"DOMINO" #6989	
P36E	PAINT	BLACK	
P57	PAINT	"ROYCROFT PEWTER" #2848	
P59	PAINT	"CLASSIC FRENCH GRAY" #0077	
P76	PAINT	"WALMART BLUE" #076	
P76U	PAINT	WALMART BLUE (URETHANE-LIKE)	
P81	PAINT	"TRICORN BLACK" #6258	
P83	PAINT	"COBBLE BROWN" #6082	
P83E	PAINT	DARK BROWN	
P93	PAINT	"TAMARIND" #7538	
P94	PAINT	"EXTERIOR DROMEDARY CAMEL" #7694 (EXT)	
P94E	PAINT	TAN	
P100	PAINT	"NOTABLE HUE" #6521	
P102	PAINT	"BEACH HOUSE" #7518	
P107	PAINT	"STRAW HARVEST" #7698	
P112	PAINT	"BUTTERFIELD" #6676	
P124	PAINT	"MEADOWLARK" #7522	
P124E	PAINT	LIGHT BROWN	
P131	PAINT	"WHITE FLOUR" #7102	
P140	PAINT	"SNOWBOUND" #7004	
P140E	PAINT	WHITE	
P150	PAINT	"ONLINE" #7072	
P159	PAINT	"CASA BLANCA" #7571	
P162	PAINT	"PEPPERCORN" #7674	
P162E	PAINT	BLACK GRAY	
P163	PAINT	"TURQUISH" #6939	
P164	PAINT	"ESSENTIAL GRAY" #6002	
P206	PAINT	"IBIS WHITE" #7000	
P207	PAINT	"CONTEMPORARY GRAY" #1465	
P208	PAINT	"CANDID BLUE" #6953	
P209	PAINT	"PASSIVE GRAY" #7064	
P213	PAINT	"VAST SKY" #6506	
P215E	PAINT	LIGHT TAN	
P217E	PAINT	DARK BRONZE	
PF4	LEAD-COTE	METALLIC	
PL3	PLASTIC LAMINATE	"ORGANIC COTTON" WILSONART 4945-38	
PL4	PLASTIC LAMINATE	MAPLE	
PL6	PLASTIC LAMINATE	LIGHT TAN	
PL11	PLASTIC LAMINATE	NORTH SEA GRAY	
PL12	PLASTIC LAMINATE	MYSTED ZEPHYR	
PL15	PLASTIC LAMINATE	BROWN	
PL20	PLASTIC LAMINATE	TAN	
PL22	PLASTIC LAMINATE	DEEPSTAR AGATE	
PL30	PLASTIC LAMINATE	"STEEL MESH" WILSONART 4879	
PL31	PLASTIC LAMINATE	"GREY" WILSONART 1500-60	
PL32	PLASTIC LAMINATE	"VISION VAVA" NEVAMAR VA2002	
PS1	PROTECTIVE SURFACE	WALMART MED BLUE IMPACT SPECIALTIES	
PS3	PROTECTIVE SURFACE	BRUSHED SURFACING	
PS4	PROTECTIVE SURFACE	"GLOWING EMBER" IMPACT SPECIALTIES	
PS5	PROTECTIVE SURFACE	"FRESH LINEN" IMPACT SPECIALTIES	
PS6	PROTECTIVE SURFACE	YELLOW	
PS7	PROTECTIVE SURFACE	"GRAY PATTERN"	
PS8	PROTECTIVE SURFACE	"MAPLE"	
PS9	PROTECTIVE SURFACE	"GLOSS WHITE"	
PS10	PROTECTIVE SURFACE	"BLACK"	
PS11	PROTECTIVE SURFACE		
PS12	PROTECTIVE SURFACE	OAK RIFT NATURAL	
PVC1	PVC PLANK FLOORING	WOODGRAIN	
QT3	QUARRY TILE	GRAY	6"x6" ABRASIVE
QT31	QUARRY TILE	RED	6"x6" ABRASIVE
RB1	RESILIENT BASE	BLACK	4"x1/8"
RB5	RESILIENT BASE	NO. 179 STEEL, WITH TOE	
RCS1	RECYCLED CERAMIC SOLID SURFACE	GRENITE "BIRCH PRADA"	
RF1	RESINOUS FLOOR	GRAY	
RF2	RESINOUS FLOOR	RED	
RRF3	RECYCLED RUBBER FLOORING	GRAY	
SCB5	SANITARY COVE BASE	GRAY	8" H ANTIMICROBIAL PLASTIC
SS	STAINLESS STEEL		
SST1	SOLID SURFACE		
TC	TEXTURED CONCRETE		
TS1	ALUMINUM TRANSITION STRIP		
VCT9	VINYL COMPOSITION TILE	WHITE	12"x12"x1/8"
VCT11	VINYL COMPOSITION TILE	BEIGE	12"x12"x1/8"
VCT20	VINYL COMPOSITION TILE	GRAY	12"x12"x1/8"
WB	2x8 WOOD BASE		
WB10	2x10 WOOD BASE		
WG	PLASTIC WALL GUARD	BLACK OR GRAY	



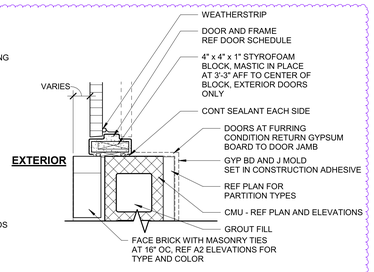
16 JAMB
1 1/2" = 1'-0"



15 HEAD
1 1/2" = 1'-0"

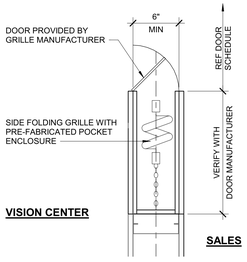


14 THRESHOLD
3" = 1'-0"

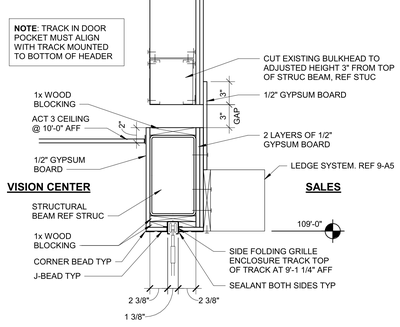


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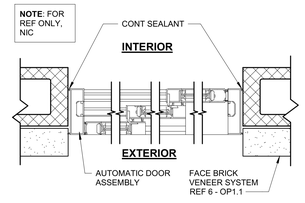
12 HEAD
1 1/2" = 1'-0"



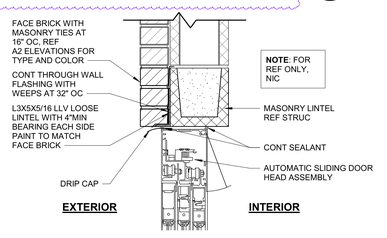
11 JAMB
1 1/2" = 1'-0"



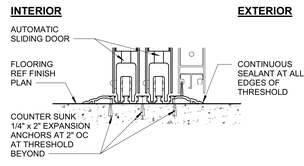
10 HEAD @ FOLDING GRILL
1 1/2" = 1'-0"



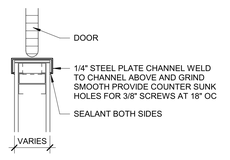
9 TELESCOPING DOOR JAMB
1 1/2" = 1'-0"



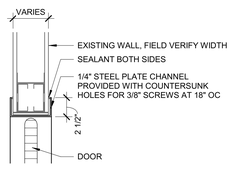
8 TELESCOPING DOOR HEAD
1 1/2" = 1'-0"



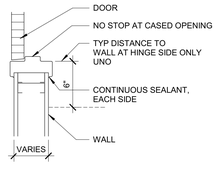
7 TELESCOPING DOOR THRESHOLD
3" = 1'-0"



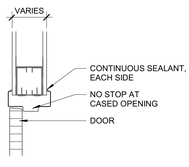
6 JAMB
1 1/2" = 1'-0"



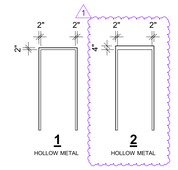
5 HEAD
1 1/2" = 1'-0"



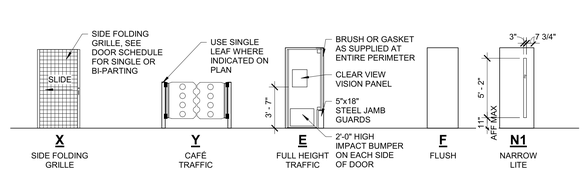
4 JAMB
1 1/2" = 1'-0"



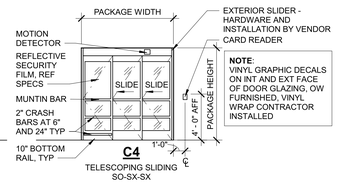
3 HEAD
1 1/2" = 1'-0"



2 FRAME TYPES
3/16" = 1'-0"



1 DOOR TYPES
3/16" = 1'-0"



brr

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CONSULTANTS

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FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220
PROTO: 150 SC
9654694
JOB NUMBER:

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY: ZSM SP
DRAWN BY: NRS
PROTO CYCLE: 08/02/23
DOCUMENT DATE: 10/20/23

STATE OF MISSOURI
TREVOR TYSEN HOLCOMB
NUMBER A-2022000409
APPLIED FOR

01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO. A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 000160

DOOR AND ROOM FINISH SCHEDULE

SHEET: A8

11/8/2024 10:00:48 AM

DEMOLITION NOTES

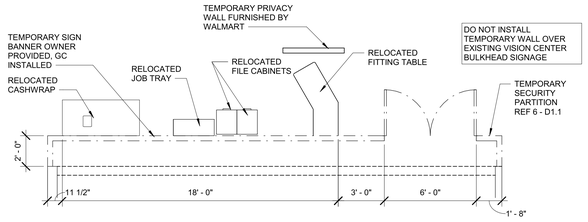
1. ALL WALL COVERING TO BE REMOVED FROM EXISTING WALLS. PATCH AND REPAIR ALL GYPSUM BOARD SURFACES TO MATCH ADJACENT AND READY TO RECEIVE FINISHES.
2. REMOVE ALL ELECTRICAL OUTLETS ABOVE EXISTING SLAT WALL. REMOVE OUTLET BOX, CONDUIT, AND ELECTRICAL WIRE BACK TO NEAREST J-BOX. CAP WIRE AT J-BOX. PATCH AND REPAIR WALL TO MATCH ADJACENT.

SHEET NOTES

1. ALL ELECTRICAL WORK INCLUDING DATA AND POWER DISCONNECTION BY GC.
2. REMOVAL OF POWER POLES AND REINSTALLATION OF NEW POLES BY GC. DATA LINES BY OTHERS.
3. GENERAL CONTRACTOR RESPONSIBLE FOR ALL ELECTRICAL AND PLUMBING WORK.
4. GC RESPONSIBLE FOR ANCHORING ALL MILLWORK TO PREVENT OVERTURNING. REFERENCE MILLWORK MANUFACTURERS INSTRUCTIONS FOR CLEAT HEIGHTS.
5. CAULK ALL COUNTERS AND BACKSPLASHES TO THE WALL.
6. PATCH AND REPAIR WALLS AT ANY REMOVED ELECTRICAL BOXES.
7. ALL NEW COUNTERS, CASEWORK, SHELVES, MILLWORK , DISPENSERS, ARE TO BE FURNISHED BY WALMART AND INSTALLED BY GC.
8. COMPUTER SYSTEMS AND EQUIPMENT FURNISHED AND INSTALLED BY OWNER UNO.
9. INTERIOR PLAN DIMENSIONS ARE TO FACE OF FINISH AT EXISTING WALLS.
10. IF SOUND ATTENUATION INSULATION DOES NOT EXIST IN EXISTING EXAM ROOM WALLS ADJACENT TO RESTROOM, INSTALL CONTINUOUS SOUND ATTENUATION INSULATION FLOOR TO CEILING.
11. IF SOUND ATTENUATION INSULATION DOES NOT EXIST IN EXISTING EXAM ROOM CEILING, INSTALL NEW SOUND ATTENUATION INSULATION ABOVE THE CEILING.
12. UNLESS FLOOR BOXES ARE STILL IN SERVICE EXISTING FLOOR BOXES IN VISION CENTER TO BE ABANDONED, REF ELECTRICAL FOR DEMOLITION OF EXISTING CIRCUITRY. REMOVE AND INFILL ABANDONED FLOOR RECESSED ELECTRICAL AND DATA OUTLETS. PATCH AND REPAIR SUBSTRATE FOR NEW FLOOR FINISHES.
13. ALL NEW WALLS IN OPTICAL SALES SHALL HAVE 1/2" PLYWOOD TO UNDER 1/2" GYPSUM BOARD.
14. PATCH AND REPAIR ALL WALL AREAS TO MATCH ADJACENT SURFACES AND FINISHES. NEW WALL SURFACES IN OFFICES TO RECEIVE MATCHING ORANGE PEEL TEXTURE IF EXISTING.
15. INSTALL BASE AFTER INSTALLATIONS OF OWNER FURNISHED CABINETS.
16. RELOCATE EXISTING PAPER TOWEL AND SOAP DISPENSERS.
17. PAINT ALL HOLLOW METAL DOORS AND FRAMES P209 INCLUDING DOCTORS AREA.
18. ALL WOOD MATERIAL SHOWN IN DETAILS ON THIS SHEET SHALL BE FIRE RETARDANT TREATED WOOD (FRTW) IN ACCORDANCE WITH INTERNATIONAL BUILDING CODE SECTION 603.1. THIS INCLUDES ALL REFERENCES TO "BLOCKING", "NAILERS", "PLYWOOD", "SHEATHING", AND IF APPLICABLE "WOOD STUDS".
19. DO NOT DISTURB / MOVE DOCTORS EQUIPMENT IN EXAM / PRETEST. CAREFULLY PAINT AROUND AND DO NOT REPLACE FLOOR TILE THAT WOULD DISTURB DOCTORS EQUIPMENT.
20. PROVIDE ADEQUATE PROTECTION FOR EQUIPMENT.

KEYNOTES

6.27 48" HIGH WAINSCOT WITH OUTSIDE CORNER TRIM



4 TEMPORARY VISION CENTER PLAN
1/4" = 1'-0"

ITEMS TO BE RELOCATED FROM THE EXISTING VISION CENTER: STORE PLANNING TO RELOCATE EQUIPMENT. GC TO RELOCATE MILLWORK AND CONNECT TEMPORARY POWER. WM TO INSTALL TEMPORARY DATA. COORDINATE WITH VC MANAGER.

CURRENT POS CASH WRAP:
- REGISTER
- PIN PAD
- SCANNER
- PRINTER / FAX
- CISCO PHONE
- BLACK BK BOX FOR HIPAA STORAGE OR SHREDDER
- IPADS

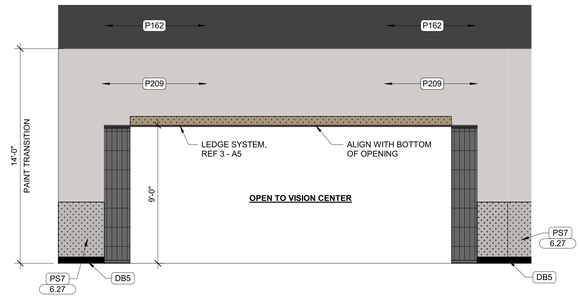
FITTING TABLE:
- ONE BOSS TERMINAL WITH PRIVACY SCREEN
- 2-3 CHAIRS
- PATIENT MIRRORS

FILING CABINETS:
- 2 DRAWER FILING CABINET FOR CURRENT PATIENT RECORDS AWAITING ORDER PICK UP / CAN ALSO BE USED FOR STORAGE OF CONTACT LENSES

CABINET:
- ONE TRAY PROCESSING LOCKING CABINET TO STORE DISPENSING TRAYS FOR PATIENT ORDERS / CAN ALSO BE USED FOR STORAGE OF CONTACT LENSES

OPTICAL EQUIPMENT:
- LENSOMETER
- FRAME WARMER
- CURRENT TOOLS FOR ADJUSTMENTS (TOOLS, SCREWS, PARTS, ETC)
- ULTRASONIC CLEANER
- TRACER
- PUPILOMETER
- TC70 OR MC40

SPACE ON CASH WRAP AREA TO DISPLAY:
- LICENSES (VC AND OPTICIAN LICENSES AS REQUIRED BY LAW)
- HOURS OF OPERATIONS SIGN
- HIPAA, LEP, ADA AND OTHER COMPLIANCE SIGNS



3 VISION CENTER ELEVATION
1/4" = 1'-0"

701 ADJUSTMENTS

WALLS
- PAINT ALL WALLS P207, UNO.
- INSTALL BASE RB5.

FLOOR
- REMOVE ALL PVC FLOORING AND REPLACE w/LVT2P.
- TRANSITION STRIPS FURNISHED AND INSTALLED BY CONTRACTOR. REFERENCE 8-VC2.

CEILING
- INSTALL ACT3 TILES AND INTERMEDIATE TEES, FOR LIGHT FIXTURES. PAINT EXISTING GRID (P8).
- CLEAN AIR GRILLES AND DIFFUSERS, SECURITY GLOBES, AND SPRINKLER HEADS. REPLACE ANY DAMAGED ITEMS.
- INSTALL LED LIGHT FIXTURES IF EXISTING ARE NON-LED. CLEAN ALL EXISTING LED LIGHT FIXTURES.

MILLWORK
- ALL OWNER FURNISHED, GC INSTALLED CASEWORK.

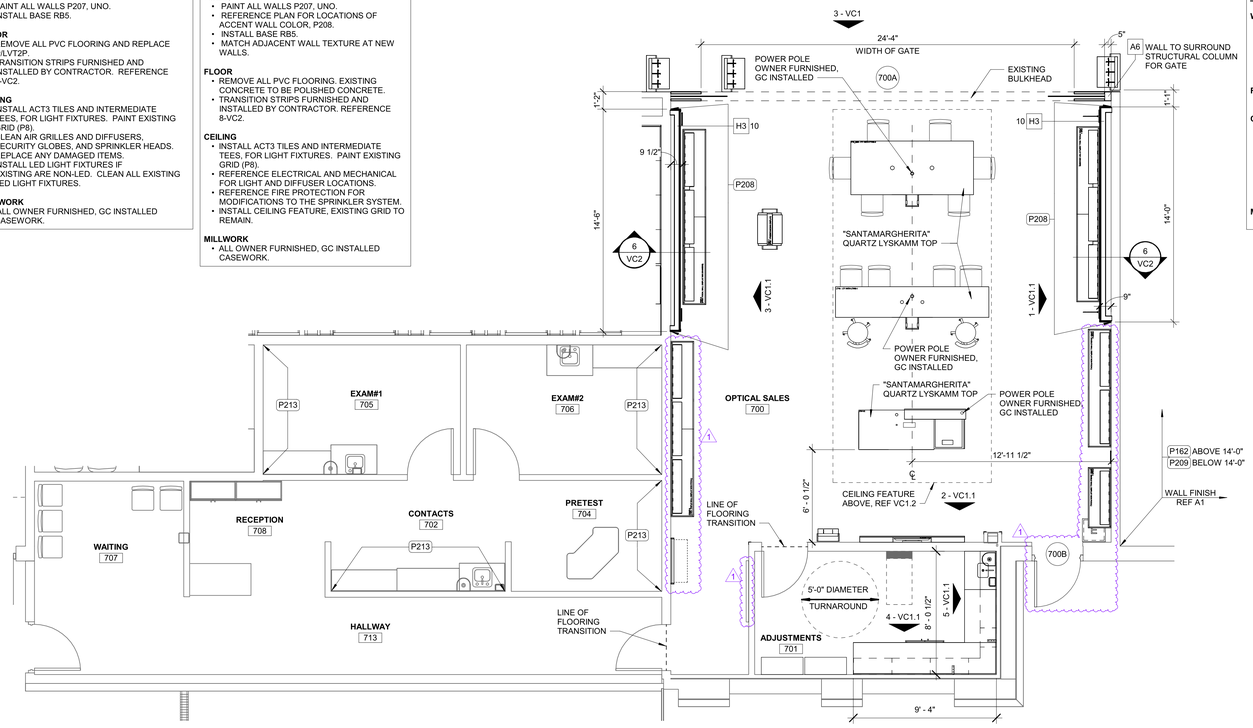
700 OPTICAL SALES

WALLS
- PAINT ALL WALLS P207, UNO.
- REFERENCE PLAN FOR LOCATIONS OF ACCENT WALL COLOR, P208.
- INSTALL BASE RB5.
- MATCH ADJACENT WALL TEXTURE AT NEW WALLS.

FLOOR
- REMOVE ALL PVC FLOORING. EXISTING CONCRETE TO BE POLISHED CONCRETE.
- TRANSITION STRIPS FURNISHED AND INSTALLED BY CONTRACTOR. REFERENCE 8-VC2.

CEILING
- INSTALL ACT3 TILES AND INTERMEDIATE TEES, FOR LIGHT FIXTURES. PAINT EXISTING GRID (P8).
- REFERENCE ELECTRICAL AND MECHANICAL FOR LIGHT AND DIFFUSER LOCATIONS.
- REFERENCE FIRE PROTECTION FOR MODIFICATIONS TO THE SPRINKLER SYSTEM.
- INSTALL CEILING FEATURE, EXISTING GRID TO REMAIN.

MILLWORK
- ALL OWNER FURNISHED, GC INSTALLED CASEWORK.



2 VISION CENTER PLAN
1/4" = 1'-0"

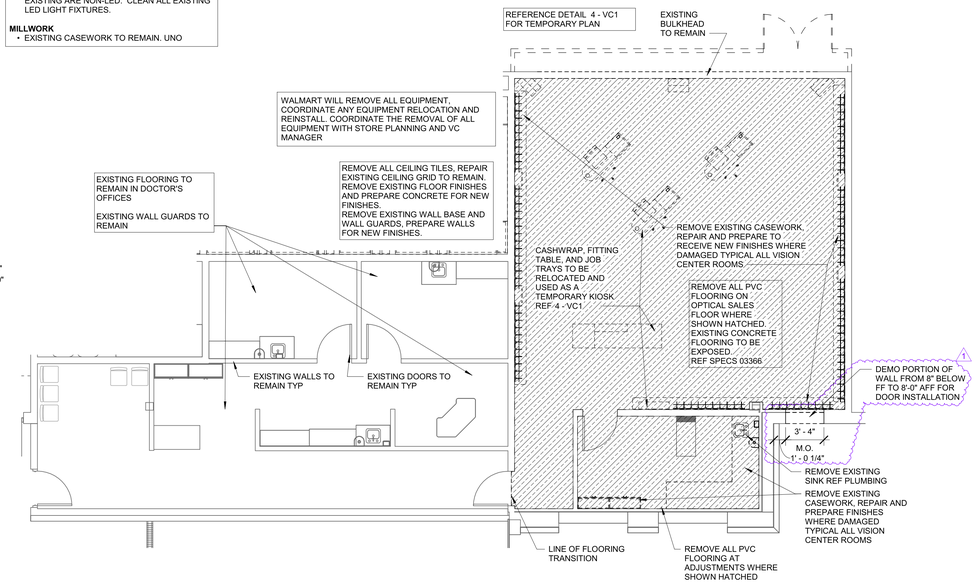
702 CONTACTS, 704 PRETEST, 705 EXAM #1, 706 EXAM #2, 707 WAITING, 708 RECEPTION, 713 HALLWAY

WALLS
- PAINT ALL WALLS P207.
- PLASTIC BASE IS EXISTING TO REMAIN, REPLACE DAMAGED PORTIONS.
- REPAIR DAMAGED WALLS.
- REFERENCE PLAN FOR LOCATIONS OF ACCENT WALL COLORS P213.

FLOOR
- EXISTING LAMINATE TO REMAIN.

CEILING
- INSTALL ACT3 TILES AND INTERMEDIATE TEES. PAINT EXISTING GRID (P8). CLEAN EXISTING AIR GRILLES AND DIFFUSERS, SECURITY GLOBES, SPRINKLER HEADS AND LIGHT LENSES. REPLACE ANY DAMAGED ITEMS.
- INSTALL LED LIGHT FIXTURES IF EXISTING ARE NON-LED. CLEAN ALL EXISTING LED LIGHT FIXTURES.

MILLWORK
- EXISTING CASEWORK TO REMAIN. UNO



1 VISION CENTER DEMO PLAN
3/16" = 1'-0"

brr

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CONSULTANTS

Walmart

FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: 05927 - 220

JOB NUMBER: 9654694 PROTO: 150 SC

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY: ZSM SP
DRAWN BY: NRS
PROTO CYCLE: 08/02/23
DOCUMENT DATE: 10/20/23

STATE OF MISSOURI
TREVOR TYSON HOLCOMB
NUMBER A-2022000409
APPROVED

01/22/2024

TREVOR TYSON HOLCOMB
ARCHITECT
LICENSE NO. A-2022000409

BRR ARCHITECTURE, INC.
ARCHITECTURAL CORPORATION
MISSOURI LICENSE NO. ARC 000160

VISION CENTER PLANS AND ELEVATION

SHEET: VC1

11/8/2024 10:01:20 AM

WALK-IN COMPONENTS AND DOOR LEGEND

WDS NUMBER	QTY.	DESCRIPTION	NOTES
R0620.001	3	SWING DOOR WITH STRIP CURTAIN (42X90)	---
R0700.000	2	PUSH THROUGH VESTIBULE (42X90)	
R5003.000	1	WALK-IN PANELS	----

KEYNOTES

3.13	6" WIDE X 6" HIGH CONTINUOUS CONCRETE CURB WITH SMOOTH HAND TROWEL FINISH AT BASE OF WALK-IN BOX
5.20	STEEL PROTECTOR ANGLE.
5.54	32" GALVANIZED STEEL BOLLARD, 4" OD FURNISHED BY OWNER, INSTALLED BY GC
16.05	INSTALL INSECT CONTROL UNIT TYPE NOTED BESIDE UNIT. REFER TO N1 FOR LEGEND AND NOTES.

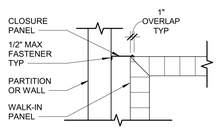
DEMO NOTES

1. SALES FLOOR TO BE ACCESSIBLE TO CUSTOMERS DURING NON-CONSTRUCTION HOURS
   A. REMOVE CONSTRUCTION FENCING AND DUST WALLS INTERFERING WITH CUSTOMER CIRCULATION OR ACCESS
2. DEMOLITION INCLUDES BUT IS NOT LIMITED TO ITEMS SHOWN DASHED
3. REMOVE ALL DOORS SHOWN DASHED
   A. REF DOOR SCHEDULE FOR DOOR AND FRAME REPLACEMENT
4. COORDINATE REMOVAL AND DISPOSAL OF EXISTING FIXTURES WITH MECHANICAL SERVICES CONSTRUCTION MANAGER
5. REMOVAL OF GONDOLAS AND/OR RACKING AS INDICATED ON FXS SHEETS WILL BE PERFORMED BY OTHERS

SHEET NOTES

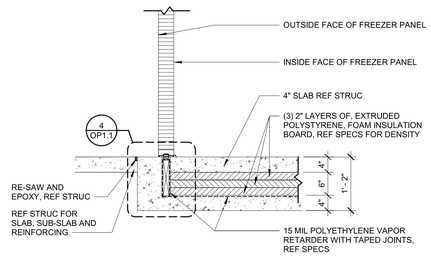
1. ALL STEEL RACKS TO BE FURNISHED BY WALMART AND ANCHORED BY CONTRACTOR
   A. REF RACK ANCHORAGE PLAN FOR STEEL RACK AND/OR GONDOLA SHELVING FIXTURE ANCHORING REQUIREMENTS
2. REPAIR BOLT HOLES AND SPALLS RESULTING FROM MERCHANDISE FIXTURE AND OR STORAGE RACK RELOCATION OR REMOVAL, REF SPECS
   A. FILL ALL BOLT HOLES AND SPALLS RESULTING FROM FIXTURE AND OR STORAGE RACK RELOCATION OR REMOVAL IN NON CUSTOMER ACCESSIBLE AREAS WITH NON SHRINK GROUT
3. STUD WALL DIMENSIONS ARE TO FACE OF STUDS
4. WALLS AND INFILL OF EXISTING OPENINGS ARE TO MATCH CONSTRUCTION AND FINISHES OF ADJACENT EXISTING WALLS
5. ROUTE ALL UTILITY SERVICE LINES, PIPES AND CONDUIT, WITHIN EXISTING ADJACENT STUD WALLS WHEREVER POSSIBLE
   A. ON COOLER/FREEZER PANELS IN FOOD PREP AREAS WHERE UTILITIES MUST BE EXPOSED, CONTRACTOR TO HAVE OPTION OF FOLLOWING:
      a. SURFACE MOUNT UTILITIES WITH NON-CORROSIVE ANCHORS; SEAL BOTH SIDES OF PIPE/CONDUIT TO PANEL CONTINUOUSLY WITH SEALANT
      b. INSTALL UTILITIES 1/2" OFF FACE OF PANEL TO ALLOW FOR CLEANING; USE ONLY NON-CORROSIVE ANCHORS; APPLY CONTINUOUS SEALANT ALONG EDGES AND JOINTS
      c. COVER UTILITIES WITH 20 GA SS BENT PLATES MOUNTED TO WALL WITH NON-CORROSIVE ANCHORS; APPLY CONTINUOUS SEALANT ALONG EDGES AND JOINTS
6. RELOCATION AND SETUP OF GONDOLAS AND/OR RACKING AS INDICATED ON FXS SHEETS WILL BE PERFORMED BY OWNER
   A. ANCHORING OF UPRIGHTS TO BE PERFORMED BY GC
   B. ON SPECIAL PROJECTS, RELOCATION AND SETUP OF GONDOLAS AND/OR RACKING AS INDICATED ON THIS SHEET WILL BE PERFORMED BY GC
7. REMOVAL OF GONDOLAS AND/OR RACKING AS INDICATED ON FXS SHEETS WILL BE PERFORMED BY OWNER
   A. ON SPECIAL PROJECTS, REMOVAL OF GONDOLAS AND/OR RACKING AS INDICATED ON THIS SHEET WILL BE PERFORMED BY GC
8. LOCATE ALL 44" DEEP RACKS 6" MIN FROM WALLS AND COLUMNS UNO
9. LOCATE ALL RACKS LESS THAN 44" DEEP 3" MIN FROM ALL WALLS AND COLUMNS UNO

NOTES:
1. REFRIGERATION CONTRACTOR TO PROVIDE GALVANIZED CLOSURE PANELS AT ALL VERTICAL GAPS AND AT ALL HORIZONTAL GAPS 52" OR LOWER AFF BETWEEN REFRIGERATED CASE, WALLS, AND/OR EQUIPMENT
2. PROVIDE SS CLOSURE PANELS LOCATED IN PREP AREAS
3. REF FLOOR PLANS FOR ALL PARTITION TYPES AND LOCATIONS
4. EASE EXPOSED EDGES TO SMALL UNIFORM RADIUS
5. SET CLOSURE PANEL IN A BED OF SEALANT EACH SIDE
6. FASTEN CLOSURE PANELS WITH #6 PAN HEAD SCREWS AT 9" OC
7. CLOSURE PANELS TO BE FASTENED ONLY TO BACK OF REFRIGERATED CASE OR END PANEL SKINS AS INDICATED IN DRAWINGS

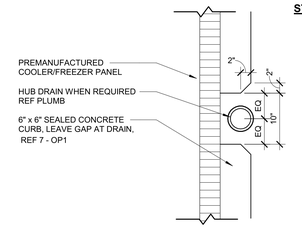


PLAN AT WALK-IN

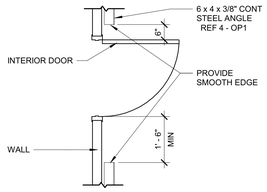
10 CLOSURE PANEL DETAIL
3/4" = 1'-0"



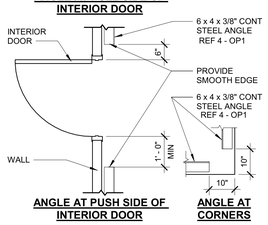
9 INSULATED FREEZER SLAB
3/4" = 1'-0"



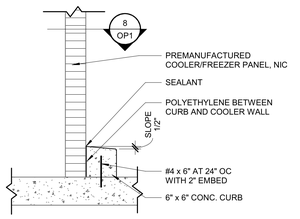
8 CONCRETE CURB/FUNNEL DRAIN
1" = 1'-0"



ANGLE AT PULL SIDE OF INTERIOR DOOR

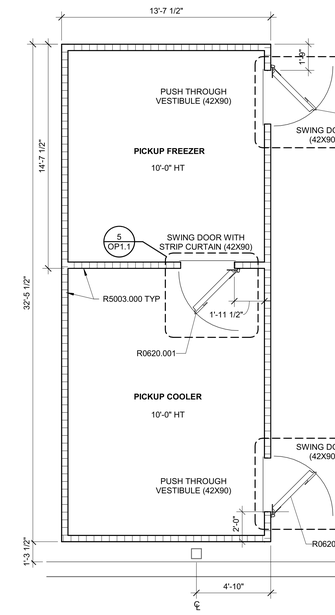


ANGLE AT PUSH SIDE OF INTERIOR DOOR **ANGLE AT CORNERS**

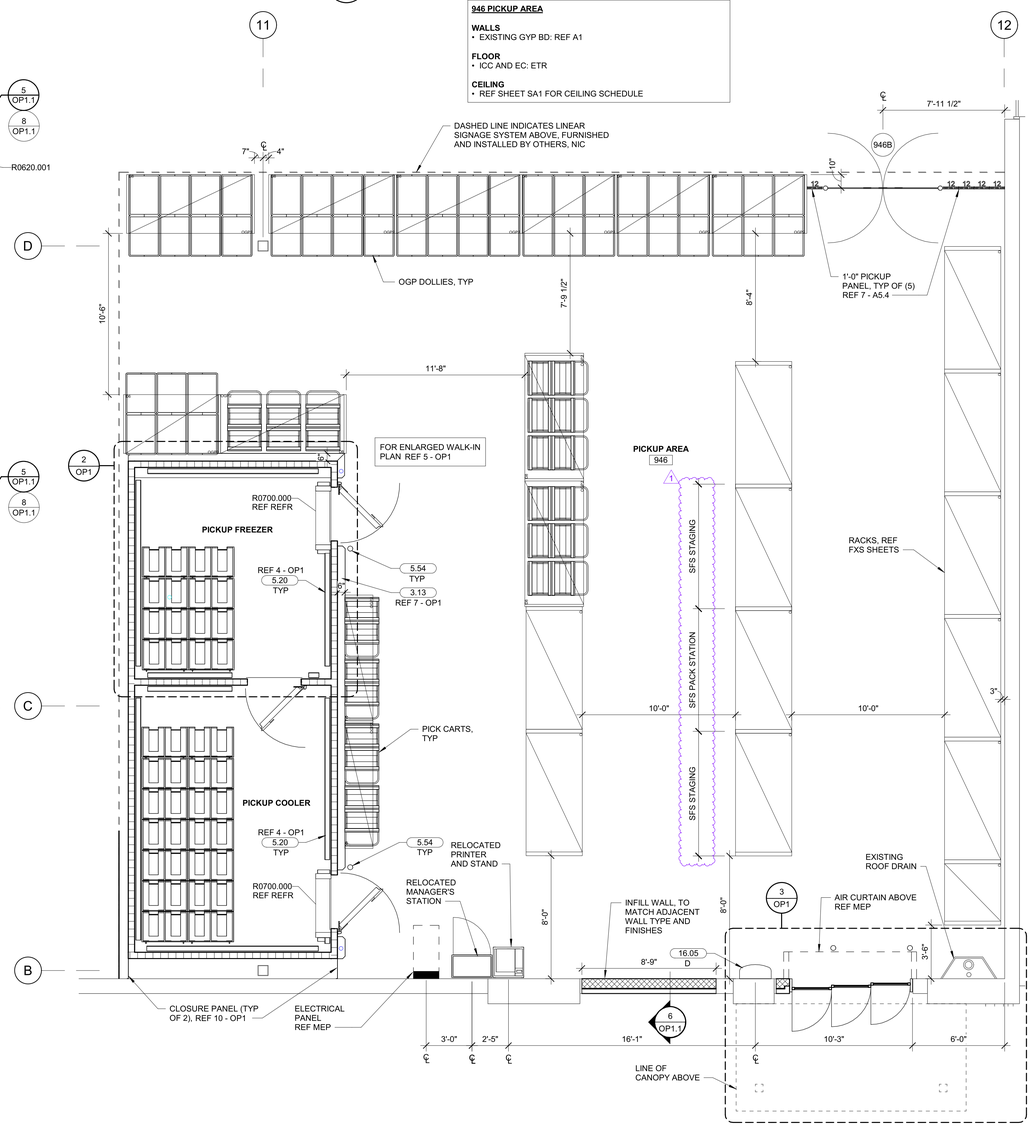


7 CONCRETE CURB DETAIL
1" = 1'-0"

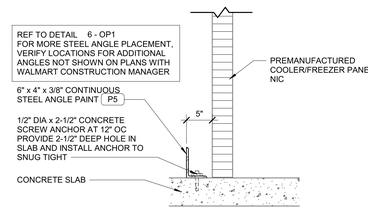
6 PROTECTOR ANGLE
1/2" = 1'-0"



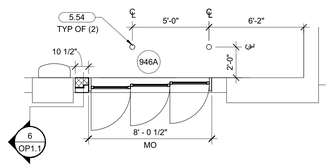
5 WALK-IN ENLARGED PLAN
1/4" = 1'-0"



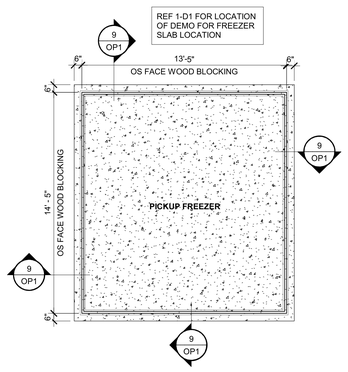
1 ONLINE PICKUP FLOOR PLAN
1/4" = 1'-0"



4 PROTECTOR ANGLE
1" = 1'-0"



3 ENLARGED PLAN
1/4" = 1'-0"



2 FREEZER UNDERSLAB PLAN
1/4" = 1'-0"

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JOB NUMBER: 9654594 PROTO: 150 SC

ISSUE BLOCK

1	PR#1	01/19/24

CHECKED BY: ZSM SP
DRAWN BY: NRS
PROTO CYCLE: 08/02/23
DOCUMENT DATE: 10/20/23

STATE OF MISSOURI
TREVOR TYSON HOLCOMB
NUMBER A-2022000409
ARCHITECT

01/22/2024

TREVOR TYSON HOLCOMB
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GENERAL NOTES

1. ROUTE CONDUITS, UTILITIES, AND SUPPORTS 6" MIN AWAY FROM WALK-IN PANEL EDGES TO ALLOW FOR NET INSTALLATION
2. ATTACH BOTTOM WEB OF NET AT 24" OC THROUGH INTEGRAL GROMMETS WITH #10 x 3" WOOD SCREWS AND #10 WASHERS 3/4" FROM EDGE OF WALK-IN PANEL
3. CONTINUE STRAP FROM WALK-IN PANEL TO JOIST PANEL POINT OR GIRDER AT CORNERS, ADDITIONAL STRAP REQ'D
4. REF SPECS FOR VERTICAL BARRIER NETTING SYSTEM AND COMPONENTS

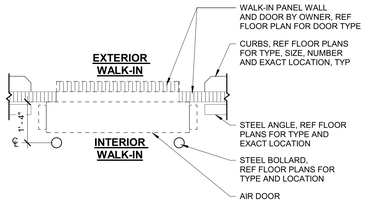
SHEET NOTES

1. INSTALLATION SHALL NOT COMMENCE UNTIL WALK-INS AND ALL WORK ABOVE IS INSTALLED
   A. GC SHALL COORDINATE INSTALLATION WITH OWNER CONSTRUCTION MANAGER AND ALL TRADES AND WORK BY OTHERS
2. MEASURE, CUT, AND INSTALL ALL NETTING AND ACCESSORIES PER MFR'S INSTRUCTION MANUAL
   A. NETTING MAY LEAN INWARD TOWARDS CENTER OF WALK-IN BOX BUT SHALL NOT LEAN OUTWARD BEYOND PARALLEL TO FACE OF BOX
3. WHERE DUCTS OR PIPING REQUIRE PENETRATION OF NETTING, CUT NETTING AROUND DUCTS OR PIPES AND LASH NETTING ACCORDINGLY
4. EXISTING SAFETY NETTING MAY BE MODIFIED FOR ITEMS LOCATED ABOVE EXISTING BOX, INCLUDING DUCTWORK, CONDUITS, REFRIGERATION LINES, ETC
   A. EXISTING SAFETY NET SYSTEM MAY NOT BE USED OR MODIFIED FOR BOXES REPLACING EXISTING BOXES

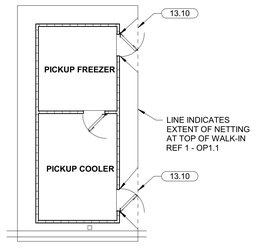
KEYNOTES

13.10 3'-0" NET OPENING, COORDINATE WITH CEILING GRID ACCESS WHEN APPLICABLE

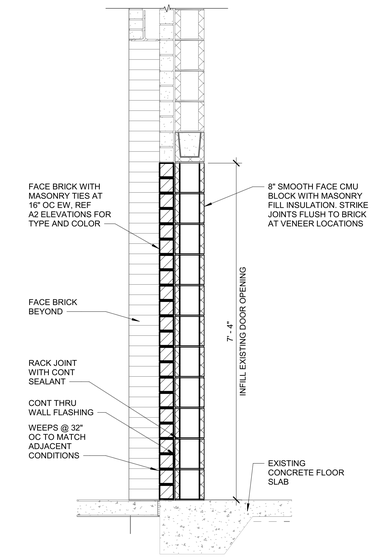
NOTE:
1. SEALED CONCRETE CURBS ARE TO BE FORMED AFTER WALLS, WALK-INS, ETC ARE IN PLACE, USING FACE OF WALK OR WALK-IN PANEL AS SIDE FORM
2. TYP DETAIL, REF PLAN FOR DOOR ORIENTATION
3. FOR WATERPROOFING, REF 7 - OP1



8 COOLER/FREEZER HCR DOOR
1/2" = 1'-0"

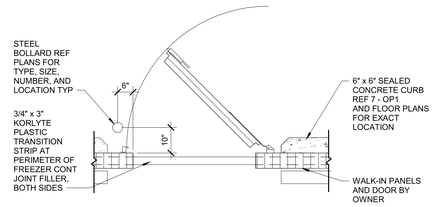


7 OPD GM SIDE WALL SAFETY NET PLAN
1" = 10'-0"

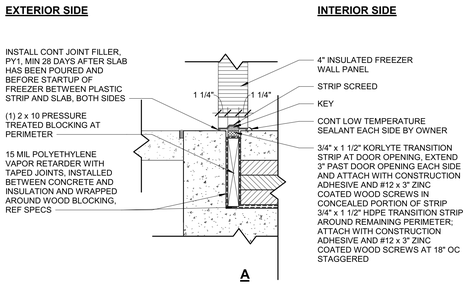


6 WALL INFILL SECTION
3/4" = 1'-0"

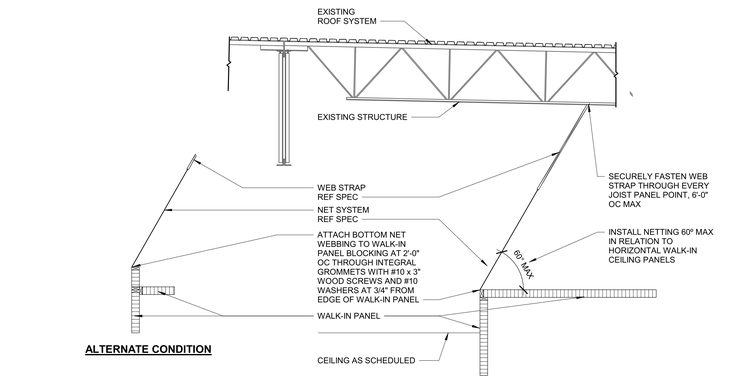
NOTE:
1. SEALED CONCRETE CURBS ARE TO BE FORMED AFTER WALLS, WALK-INS, ETC ARE IN PLACE, USING FACE OF WALL OR WALK-IN PANEL AS SIDE FORM
2. TYP DETAIL, REF PLAN FOR DOOR ORIENTATION
3. FOR WATERPROOFING REF 7 - OP1



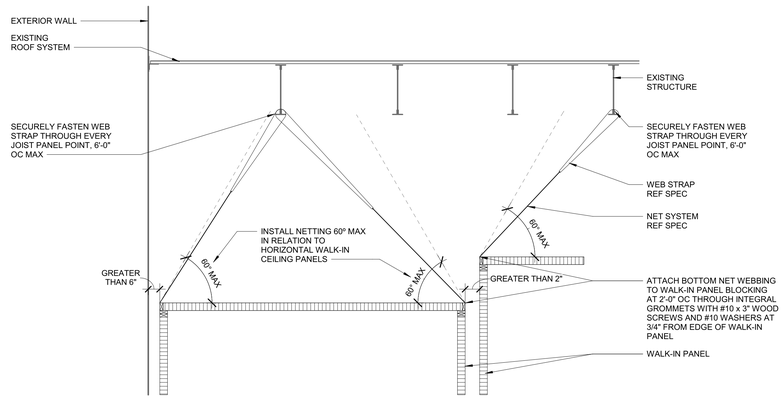
5 SINGLE ACTING DOOR AT WALK-IN
1/2" = 1'-0"



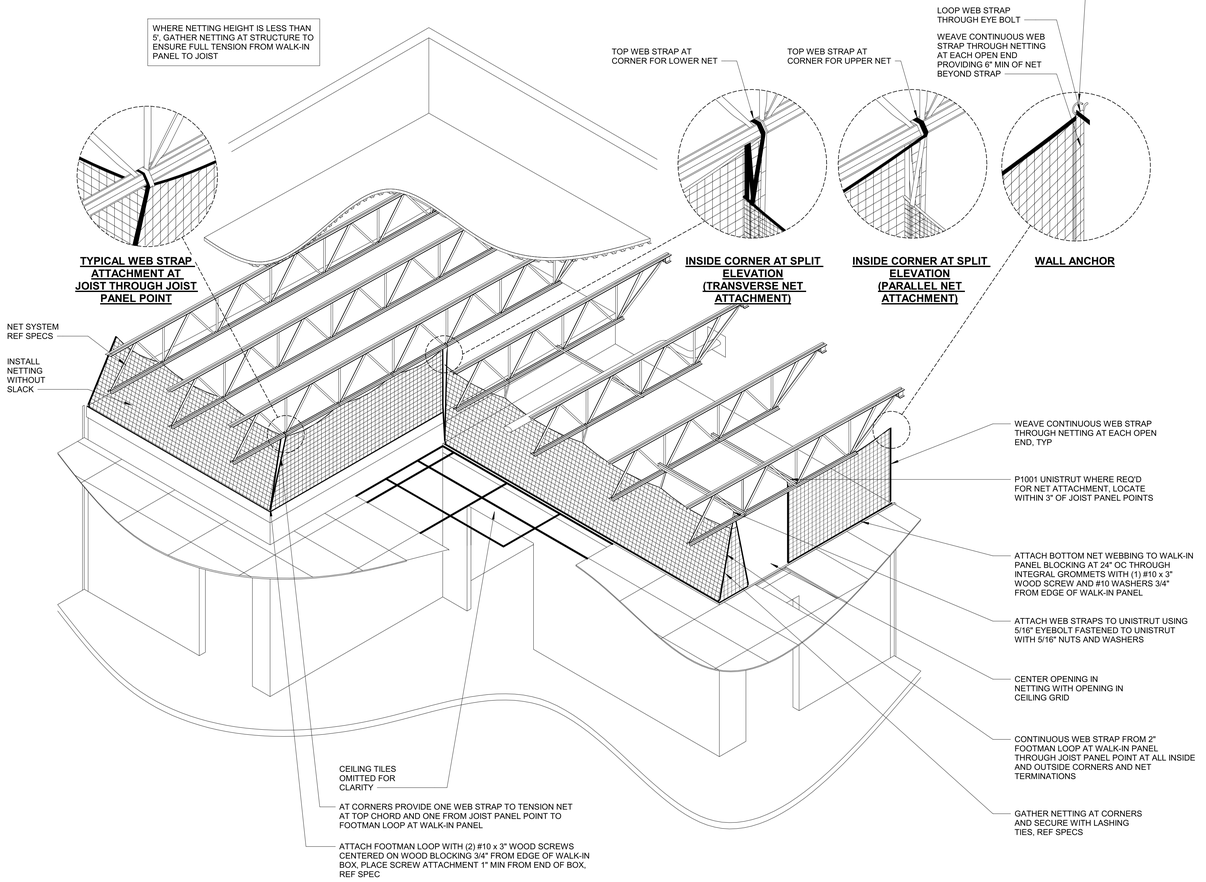
4 ENLARGED DETAIL AT PLASTIC TRANSITION STRIP
1 1/2" = 1'-0"



3 NET SYSTEM ATTACHMENT PERPENDICULAR TO STRUCTURE
3/8" = 1'-0"



2 NET SYSTEM ATTACHMENT PARALLEL TO STRUCTURE
3/8" = 1'-0"



1 NET SYSTEM ON WALK-IN BOX
1/4" = 1'-0"

brr

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ABBREVIATIONS

AB	ANCHOR BOLT
ACI	AMERICAN CONCRETE INSTITUTE
AFF	ABOVE FINISHED FLOOR
AISC	AMERICAN INSTITUTE OF STEEL CONSTRUCTION
AISI	AMERICAN IRON AND STEEL INSTITUTE
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AWS	AMERICAN WELDING SOCIETY
BFF	BELOW FINISHED FLOOR
BL	BLOCK LINTEL
BM	BEAM
BO	BOTTOM OF
BOM	BOTTOM OF MASONRY
BOS	BOTTOM OF STEEL
BRG	BEARING
CJ	CONTRACTION JOINT
CL	CENTER LINE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
COND	CONDENSER UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS
DIA	DIAMETER
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
ETR	EXISTING TO REMAIN
EW	EACH WAY
FDN	FOUNDATION
FF	FINISHED FLOOR
FS	FAR SIDE
FTG	FOOTING
FV	FIELD VERIFY
GA	GAUGE
GC	GENERAL CONTRACTOR
H	HEIGHT
HORIZ	HORIZONTAL
HSA	HEADED STUD ANCHOR
HSS	HOLLOW STRUCTURAL SHAPE
INFO	INFORMATION
ISO	ISOLATION
JBE	JOIST BEARING ELEVATION
JST	JOIST
JT	JOINT
KSI	KIPS PER SQUARE INCH
L	LENGTH
LB	POUNDS
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LONG	LONGITUDINAL
MAX	MAXIMUM
MECH	MECHANICAL
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANOUS
MO	MASONRY OPENING
MTL	METAL
NIC	NOT IN CONTRACT
NO	NUMBER
NS	NEAR SIDE
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
PAF	POWER ACTUATED FASTENER
PCF	POUNDS PER CUBIC FOOT
PL	PLATE
PLF	POUNDS PER LINEAR FOOT
PLUMB	PLUMBING
PMEJ	PREMOLDED EXPANSION JOINT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
QTY	QUANITY
RACK	REFRIGERATION RACK
REF	REFER TO
REINF	REINFORCING
REQD	REQUIRED
REV	REVERSE
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
SCHED	SCHEDULE
SDI	STEEL DECK INSTITUTE
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SPCS	SPACES
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
T&B	TOP AND BOTTOM
THK	THICKNESS
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOW	TOP OF WALL
TRANS	TRANSVERSE
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
W	WIDTH
WP	WORK POINT

GENERAL NOTES

GENERAL

1. FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE THE WORK SHOWN OR IMPLIED BY THESE DRAWINGS. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO COMMENCING WORK.
2. EXISTING CONDITIONS SHOWN MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. BIDDERS SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BID. WITHIN ONE WEEK FROM THE START OF CONSTRUCTION DATE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING MATERIAL, MEASUREMENTS, AND ELEVATIONS AND SHALL NOTIFY THE ARCHITECT, STRUCTURAL ENGINEER OF RECORD AND THE OWNER'S CONSTRUCTION MANAGER OF ANY DISCREPANCIES OR FORESEEN PROBLEMS. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL FIELD MEASUREMENTS, EXISTING CONDITIONS, AND KNOWN COMPLICATIONS WITH THE MATERIAL SUPPLIERS.
3. GENERAL CONTRACTOR SHALL CAREFULLY COORDINATE DEMOLITION AND NEW CONSTRUCTION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.
4. GENERAL CONTRACTOR SHALL PROTECT EXISTING STRUCTURES, UTILITIES, PROPERTY, ETC DURING CONSTRUCTION. RESTORE ALL ITEMS DAMAGED, AS REQUIRED BY OWNER'S REPRESENTATIVE, TO THE OWNER'S SATISFACTION AT NO COST TO OWNER OR WITHOUT EXTENSION OF CONTRACT TIME.
5. BUILDING COMPONENTS ABANDONED BY THE SCOPE OF WORK SHALL BE SECURED TO PREVENT FALLING, LOOSENING OR CREATING DAMAGE OF ANY KIND IN THE FUTURE.
6. GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT AND MAINTAINING STABLITY OF EXISTING STRUCTURE DURING ALL PHASES OF CONSTRUCTION.
7. BEFORE OR CONCURRENT WITH ANY EXCAVATIONS ADJACENT TO THE EXISTING BUILDING FOUNDATION OR SLAB, GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORT FOR THE BASE AND SUBGRADE OF THE EXISTING SLAB AND FOUNDATIONS TO PREVENT UNDERMINING.
8. GENERAL CONTRACTOR SHALL PROVIDE FIRE PROTECTION FOR THE EXISTING STRUCTURE AND BUILDING CONTENTS DURING WELDING OR ANY OTHER CONSTRUCTION ACTIVITY THAT GENERATES SPARKS OR INTENSE HEAT.
9. GENERAL CONTRACTOR SHALL COORDINATE THE SIZE AND LOCATION OF PENETRATIONS THROUGH THE STRUCTURE FOR MECHANICAL, ELECTRICAL AND PLUMBING WORK.
10. THE STRUCTURAL ENGINEER OF RECORD, ITS EMPLOYEES, AND REPRESENTATIVES SHALL NOT BE RESPONSIBLE FOR, AND WILL NOT HAVE CONTROL OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION WORK; NOR WILL THEY BE RESPONSIBLE FOR ANY FAILURE BY THE CONTRACTOR TO PERFORM OR COMPLETE CONSTRUCTION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

FOUNDATIONS

1. FOOTING DESIGNS ARE BASED ON A NET ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. IF SUITABLE BEARING MATERIAL IS NOT ENCOUNTERED AT THE ELEVATION INDICATED ON THE DRAWINGS AS INDICATED BY A LICENSED GEOTECHNICAL ENGINEER, THE CONTRACTOR SHALL OVEREXCAVATE UNTIL SUITABLE BEARING MATERIAL IS ENCOUNTERED.
2. EXTERIOR FOOTINGS SHALL BEAR AT OR BELOW MINIMUM BEARING DEPTH. MINIMUM BEARING DEPTH IS 30 INCHES BELOW ADJACENT FINISHED GRADE THICKENED SLAB EDGES FOR STOOPS, CANOPIES, ETC. SHALL BE 16 INCHES (UNO).
3. STANDARD PROCEDURES OF FROST PROTECTION FOR FOUNDATIONS AND EXCAVATIONS SHALL BE EMPLOYED FOR WINTER CONSTRUCTION. BACKFILLING OF EXCAVATIONS SHALL BE DONE AS SOON AS POSSIBLE TO PROTECT FOUNDATIONS FROM FROST.

CONCRETE AND REINFORCING STEEL

1. MINIMUM COMPRESSIVE STRENGTH (f'c) AT THE END OF 28 DAYS SHALL BE AS FOLLOWS:
   - A. INTERIOR CAST-IN-PLACE CONCRETE SLABS — 4000 PSI — SPECIFICATION SECTION 03314
   - B. EXTERIOR CAST-IN-PLACE CONCRETE SLABS — REF SPECS — SPECIFICATION SECTION 03310
   - C. STRUCTURAL CAST-IN-PLACE CONCRETE FOOTINGS — 3000 PSI — SPECIFICATION SECTION 03310

   FOR ALL OTHER CONCRETE PROPERTIES REFER TO SPECIFICATIONS.
2. CONCRETE FREEZING AND THAWING EXPOSURE CLASS SHALL BE F3 AND SULFATE EXPOSURE CLASS SHALL BE S0.
3. REINFORCING STEEL SHALL MEET ASTM SPECIFICATION A 615, DEFORMED BAR, GRADE 60 OR ASTM SPECIFICATION A 706, DEFORMED BAR, GRADE 60.

STRUCTURAL STEEL

1. STRUCTURAL STEEL SHALL MEET THE FOLLOWING MINIMUM YIELD STRENGTH AND SPECIFICATIONS. FABRICATION AND ERECTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "AISC CODE OF STANDARD PRACTICE".

STRUCTURAL STEEL	YIELD	ASTM SPECIFICATION
A. PLATES, CHANNELS, ANGLES, & ANCHOR BOLTS:	36 KSI	A 36, UNO
B. WIDE FLANGE STEEL SHAPES:	50 KSI	A 992

2. ALL STRUCTURAL STEEL SHALL HAVE ONE SHOP COAT OF RUST INHIBITOR PRIMER PAINT CONFORMING TO THE SPECIFICATIONS. FIELD TOUCH UP ALL UNPAINTED, NICKED AND WELDED AREAS. PAINT ALL STEEL EXPOSED TO VIEW TO MATCH EXISTING.
3. WELDING SHALL MEET ANSI/AWS D1.1 STRUCTURAL WELDING CODE. ELECTRODES SHALL BE 70 KSI LOW HYDROGEN.

STRUCTURAL ROOF CURBS

1. COLD FORM STRUCTURAL CURB BY SUPPLIER SHALL BE CAPABLE OF SPANNING BETWEEN BAR JOISTS AND CANTILEVERING TO PICK UP EDGE OF RTU AND ROOF DECK. ASSUME ROOF LOADS OF 15 PSF DEAD LOAD AND 20 PSF SNOW LOAD.

STEEL JOISTS AND JOIST GIRDERS

1. EXISTING STEEL JOISTS AND JOIST GIRDERS ARE ASSUMED TO BE IN GOOD CONDITION AND IN COMPLIANCE WITH THE STEEL JOIST INSTITUTE SPECIFICATIONS. ANY DAMAGE TO EXISTING JOISTS OR GIRDERS SHALL BE REPORTED PRIOR TO ADDING LOAD TO FRAMING.
2. ALL WELDING SHALL CONFORM TO THE CURRENT AMERICAN WELDING SOCIETY SPECIFICATIONS AND BE PERFORMED BY CERTIFIED WELDERS. DO NOT OVER WELD OR BURN THRU JOIST MATERIAL. ANY DAMAGE TO EXISTING JOIST SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.

MASONRY

1. CONCRETE MASONRY UNITS SHALL MEET ASTM SPECIFICATION C 90. THE SPECIFIED DESIGN COMPRESSIVE STRENGTH OF CONCRETE MASONRY (f'm) SHALL BE 2000 PSI. THE NET AREA COMPRESSIVE STRENGTH OF THE CONCRETE MASONRY UNITS SHALL BE 2000 PSI.
2. MORTAR SHALL BE A PREBLENDED DRY MIX CONFORMING TO ASTM C 1714 AND MEETING THE PROPERY SPECIFICATIONS OF ASTM C 270 TYPE "S" MORTAR. REF SPECIFICATION 04200 FOR ADDITIONAL REQUIREMENTS.
3. GROUT SHALL MEET ASTM SPECIFICATION C 476 AND HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 2000 PSI. REF SPECIFICATION SECTION 04200 FOR ADDITIONAL REQUIREMENTS.
4. GROUT SHALL BE MECHANICALLY CONSOLIDATED USING A VIBRATOR WITH A MAXIMUM 3/4" DIAMETER HEAD. REF SPECIFICATION SECTION 04200.
5. WHERE NEW GROUT IS REQUIRED FOR CAST-IN-PLACE OR POST INSTALLED ANCHORS, PROVIDE 12" GROUT COVER ON ALL SIDES OF THE ANCHORS. CREATE A HOLE IN CMU ON INTERIOR SIDE OF WALL FOR GROUT INSERTION. PROVIDE PLUG AT BOTTOM. REPAIR HOLE AS REQUIRED.
6. HORIZONTAL JOINT REINFORCEMENT SHALL BE LADDER TYPE SPACED AT 16" OC VERTICALLY FOR THE ENTIRE HEIGHT OF THE WALL.
7. CONCRETE MASONRY SHALL BE LAID IN RUNNING (COMMON) BOND.
8. CONCRETE MASONRY SHALL BE LIGHT WEIGHT OR NORMAL WEIGHT AND SHALL BE GROUTED ONLY AT REINFORCED CELLS AND BOND BEAMS, UNO.

POST-INSTALLED ANCHORS

1. POST-INSTALLED ANCHORS SHALL ONLY BE USED WHERE SPECIFIED ON THE DRAWINGS. REFER TO SPECIFICATION 05090 FOR ADDITIONAL INFORMATION.
2. WHERE THE DRAWINGS INDICATE GROUT TO BE ADDED TO MASONRY WALLS, 7 DAY CURED GROUT MUST BE PRESENT WHEN INSTALLING POST-INSTALLED ANCHORS.

SUBGRADE AND BASE

1. PRIOR TO PLACEMENT OF SLABS IN SLAB REMOVAL AREAS, EXPOSED SUBGRADE SHALL BE COMPACTED TO AT LEAST 95% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D698). WHERE SOILS ARE DISTURBED TO A DEPTH GREATER THAN 1'-0", COMPACTION SHALL BE PERFORMED IN A MAXIMUM 8 INCH LOOSE LIFTS.
2. IN SLAB REMOVAL AREAS WHERE SUBGRADE IS NEEDED TO RAISE PAD TO PROPER ELEVATION, PROVIDE BASE AND/OR CHOKER MATERIAL AS INDICATED IN SPECS.

DESIGN LOADS

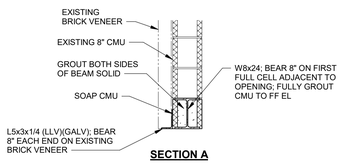
1. BUILDING CODE
   - A. BUILDING CODE — 2021 IBC
2. GRAVITY LOADS
   - A. ROOF DEAD LOAD — 15 PSF (PER EXISTING DRAWINGS)
   - B. ROOF LIVE LOADS
     1. ROOF — 20 PSF (MIN OR SNOW LOAD)
   - C. ROOF SNOW LOADS
     1. GROUND SNOW LOAD (Pg) — 20 PSF
     2. IMPORTANCE FACTOR (I) — 1.0
     3. SNOW EXPOSURE FACTOR (Ce) — 1.0
     4. ROOF THERMAL FACTOR (Ct) — 1.0
     5. FLAT ROOF SNOW LOAD (Pf) (PER CODE) — 20 PSF (INCLUDES RAIN-ON-SNOW SURCHARGE)
     6. FLAT ROOF SNOW LOAD (Pf) (PER EXISTING DRAWINGS) — 25 PSF
3. LATERAL LOADS
   - A. WIND LOADS
     1. BASIC WIND SPEED (3-SECOND GUST)
     - ULTIMATE DESIGN WIND SPEED — 115 MPH
     - BASIC DESIGN WIND SPEED (SERVICE) — 90 MPH
     2. WIND EXPOSURE CATEGORY — B
     3. RISK CATEGORY — II
   - B. SEISMIC LOADS (SERVICE)
     1. 5% DAMPED MAPPED ACCELERATION PARAMETER (Ss) — 0.378
     2. 1-SEC PERIOD MAPPED ACCELERATION PARAMETER (S1) — 0.145
     3. 5% DAMPED SPECTRAL RESPONSE COEFF. (Sds) — 0.377
     4. 1-SEC PERIOD SPECTRAL RESPONSE COEFF. (Sd1) — 0.223
     5. SITE CLASS — D (DEFAULT)
     6. RISK CATEGORY — II
     7. IMPORTANCE FACTOR (Ie) — 1.0
     8. SEISMIC DESIGN CATEGORY — D

STATEMENT OF SPECIAL INSPECTIONS

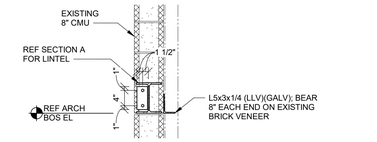
SPECIAL INSPECTIONS ARE REQUIRED. REFER TO APPENDIX B OF THE PROJECT SPECIFICATIONS FOR THE FOLLOWING INFORMATION REGARDING THE REQUIREMENTS OF SPECIAL INSPECTIONS:

1. THE MATERIALS, SYSTEMS, COMPONENTS AND WORK REQUIRED TO HAVE SPECIAL INSPECTIONS.
2. THE TYPE AND EXTENT OF EACH SPECIAL INSPECTION.
3. THE TYPE AND EXTENT OF EACH TEST.
4. ADDITIONAL SPECIAL INSPECTION REQUIREMENTS FOR WIND OR SEISMIC RESISTANCE (WHEN APPLICABLE).
5. THE FREQUENCY OF SPECIAL INSPECTIONS AND TESTING.

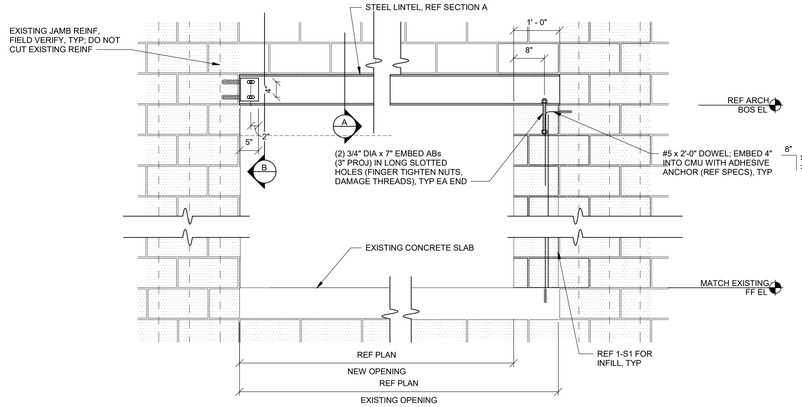
THE SPECIAL INSPECTION REQUIREMENTS ARE BASED ON CHAPTER 17 OF THE IBC.



SECTION A



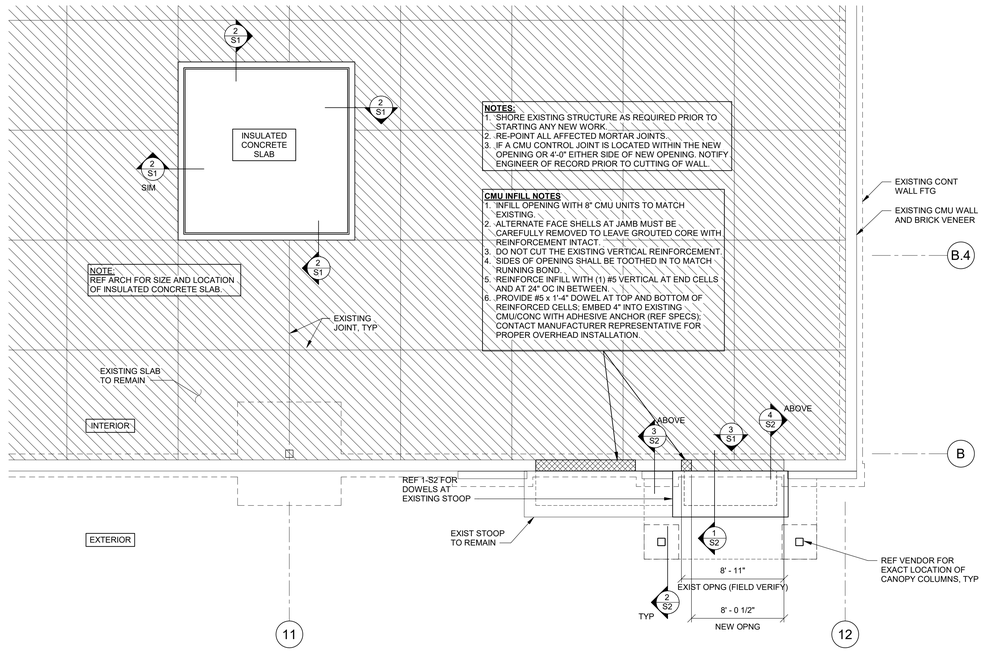
SECTION B - 8" CMU



3 STEEL LINTEL AT CMU OPENING IN EXISTING WALL

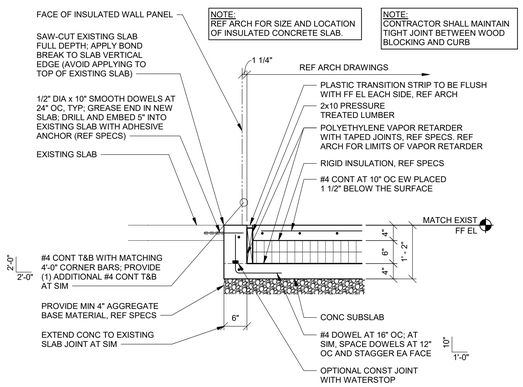
3/4" = 1'-0"

4.0-8



1 INSULATED CONCRETE SLAB AND OPENING PLAN

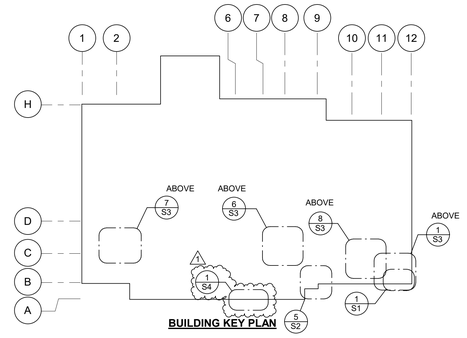
3/16" = 1'-0"



2 INSULATED CONCRETE SLAB

3/4" = 1'-0"

2.0-2



BUILDING KEY PLAN

ARCHITECT OF RECORD:
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STORE NO: 05927 - 220
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150 SC
PROTO:
JOB NUMBER:

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1	PR #1	01/19/24

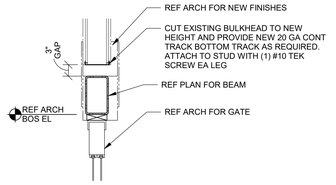
CHECKED BY:	JSH
DRAWN BY:	ALS
PROTO CYCLE:	08/02/23
DOCUMENT DATE:	10/20/23
JBA PROJECT NO:	2301805927

BRIAN W. MAKOVEC NUMBER E-2009010585 PROFESSIONAL ENGINEER
01/18/24

INSULATED SLAB AND OPENING PLAN AND DETAILS

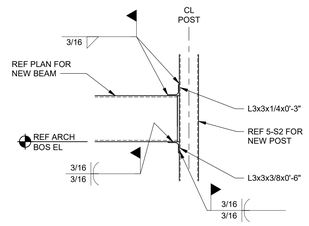
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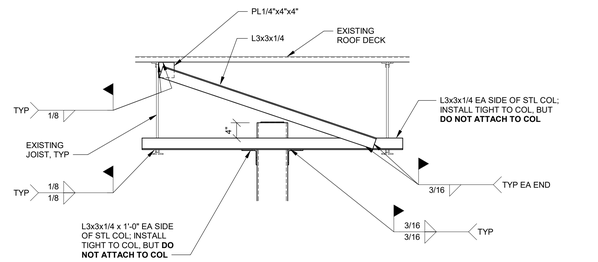
9 GATE SUPPORT BEAM

3/4" = 1'-0" 51.0-005



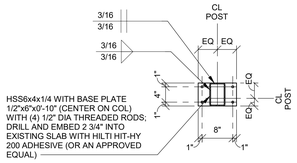
8 BEAM CONNECTION AT POST

3/4" = 1'-0" 51.0-004



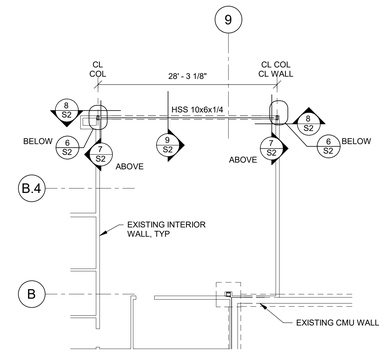
7 POST AT EXISTING ROOF

3/4" = 1'-0" 51.0-003



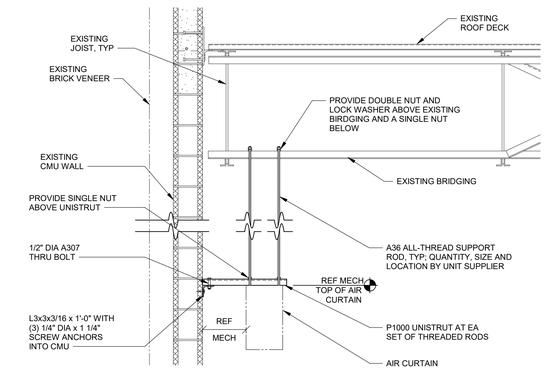
6 BASE PLATE AT EXISTING SLAB

3/4" = 1'-0"



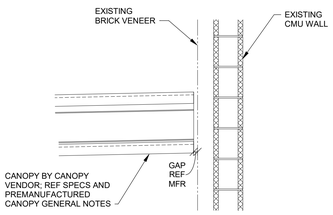
5 VISION CENTER GATE PLAN

1" = 10'-0"



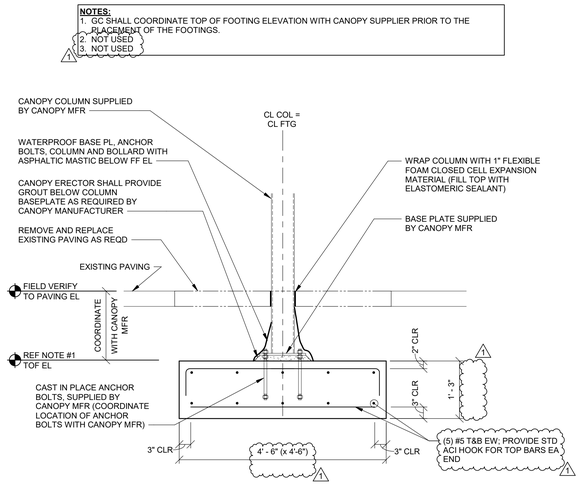
4 AIR CURTAIN SUPPORT

3/4" = 1'-0"



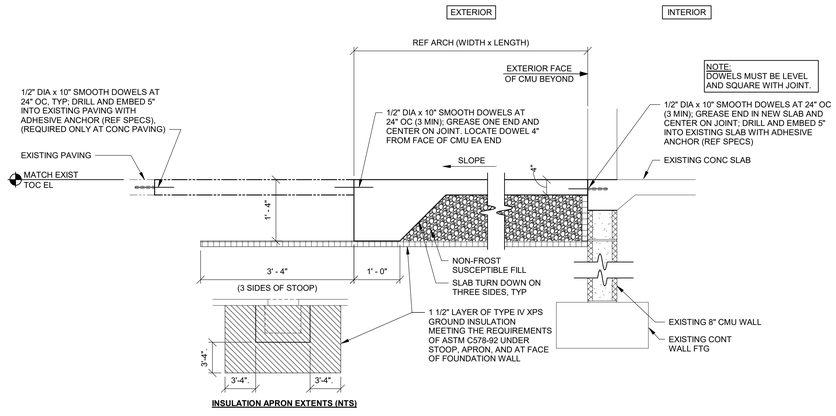
3 CANOPY AT EXISTING CMU WALL

3/4" = 1'-0" 8.3-3



2 ASSOCIATE CANOPY COLUMN FOOTING

3/4" = 1'-0" 8.3-2



1 SLAB AT OPENING WITH STOOP

3/4" = 1'-0" 4.0-7

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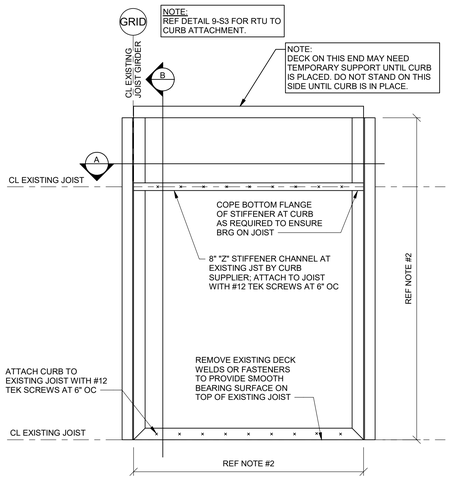
BRIAN W. MAGNUSON NUMBER E-2003001059 PROFESSIONAL ENGINEER

01/18/24

OPENING AND VISION CENTER PLAN AND DETAILS

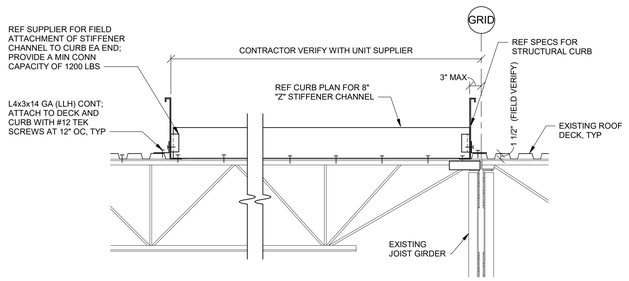
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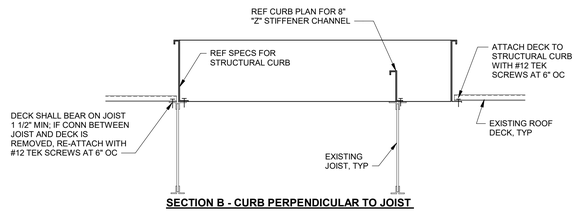


CURB PLAN

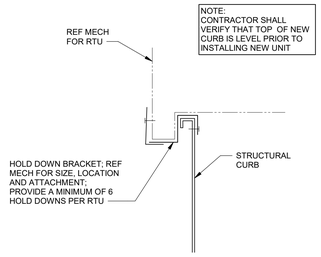
NOTES:
1. CONTRACTOR SHALL COORDINATE RTU DIMENSIONS AND FRAMING LOCATION WITH CURB FABRICATOR AND ERECTOR.
2. CUT DECK OPENING TO MATCH CURB DIMENSION AT BASE +1/4" TOLERANCE ALL AROUND. DO NOT OVERCUT DECK. CARE SHALL BE TAKEN NOT TO DAMAGE UNCUT EXISTING DECK IN AREA OF WORK.
3. PROVIDE RTU CURB TO MATCH SLOPE OF ROOF STRUCTURE (FIELD VERIFY ROOF SLOPE). TOP SURFACE OF CURB SHALL BE LEVEL FOR MOUNTING OF EQUIPMENT TO ENSURE PROPER DRAINAGE OF EQUIPMENT.

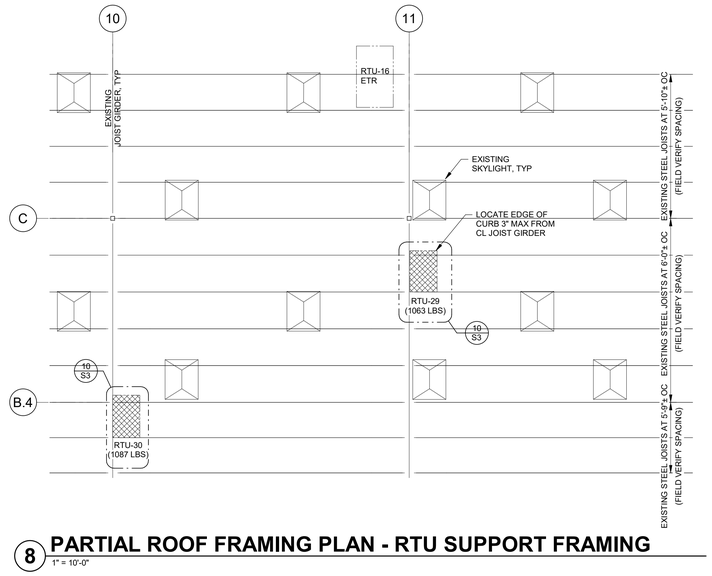


SECTION A - CURB AT END OF JOIST



SECTION B - CURB PERPENDICULAR TO JOIST

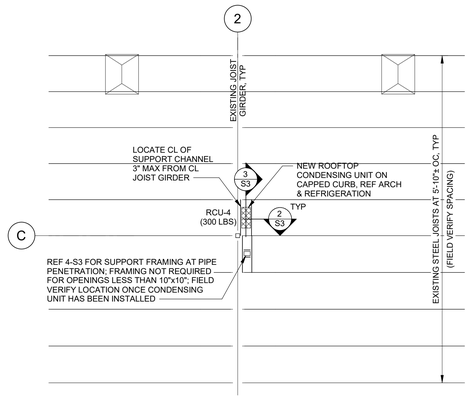




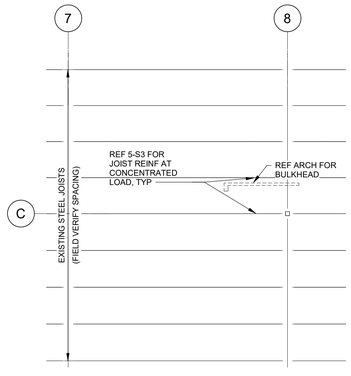
10 RTU SUPPORT FRAMING - CURB OVER JOISTS
3/4" = 1'-0" 6.0-5

9 RTU TO CURB ATTACHMENT
NTS 6.0-3

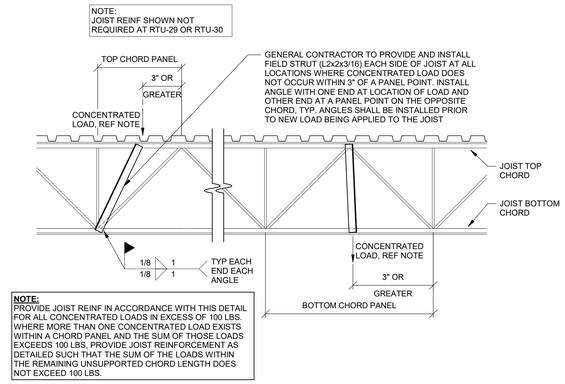
8 PARTIAL ROOF FRAMING PLAN - RTU SUPPORT FRAMING
1" = 10'-0"



7 PARTIAL ROOF FRAMING PLAN - RCU SUPPORT FRAMING
1" = 10'-0"

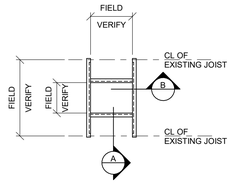


6 PARTIAL ROOF FRAMING PLAN - SUSPENDED BULKHEAD
1" = 10'-0"

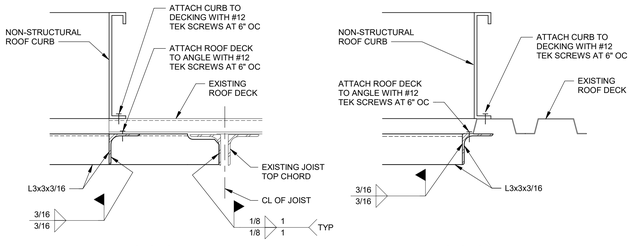


5 JOIST REINFORCING AT CONCENTRATED LOAD
3/4" = 1'-0" 5.0-2

NOTE:
REF ARCH/REFRIGERATION FOR EXACT LOCATIONS OF ROOF PENETRATIONS.



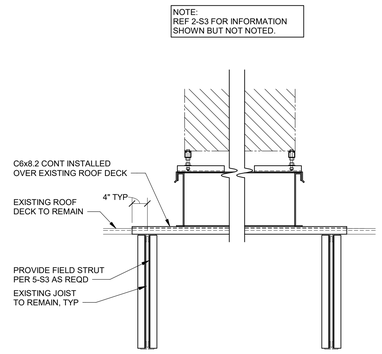
PLAN VIEW



SECTION A **SECTION B**

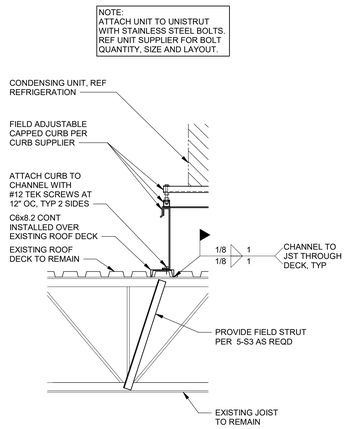
4 SUPPORT FRAMING AT PIPE PENETRATION
1 : 6 6.0-2

NOTE:
REF 2-S3 FOR INFORMATION SHOWN BUT NOT NOTED.

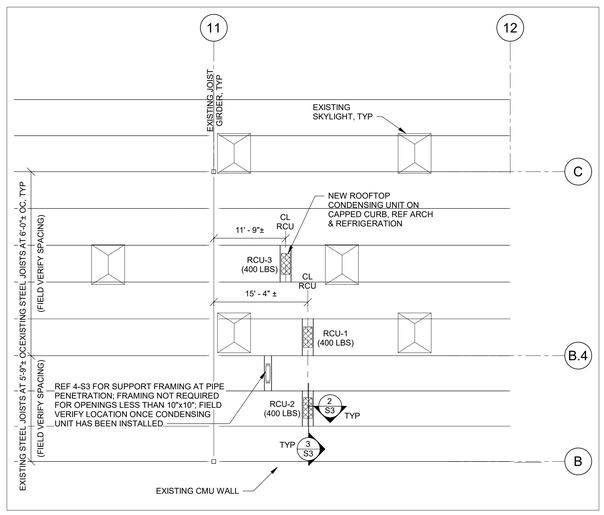


3 REMOTE CONDENSER ROOF CURB SUPPORT
3/4" = 1'-0" 6.3-10

NOTE:
ATTACH UNIT TO UNISTRUT WITH STAINLESS STEEL BOLTS. REF UNIT SUPPLIER FOR BOLT QUANTITY, SIZE AND LAYOUT.



2 REMOTE CONDENSER ROOF CURB SUPPORT
3/4" = 1'-0" 6.3-9



1 PARTIAL ROOF FRAMING PLAN - RCU SUPPORT FRAMING
1" = 10'-0" 7

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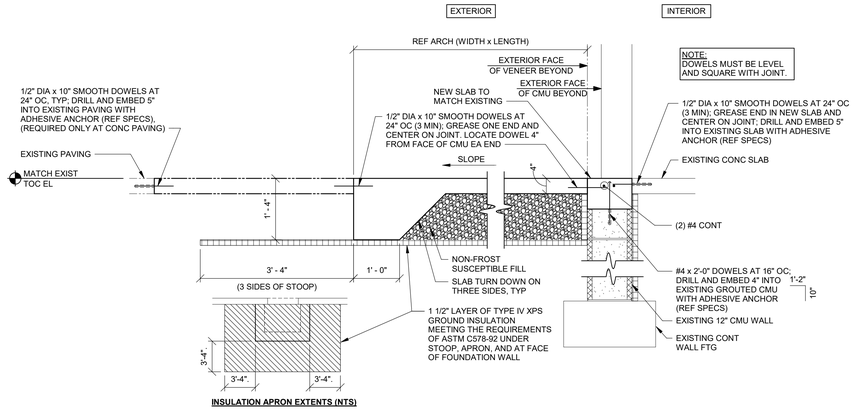


10/27/2023

ROOFTOP EQUIPMENT PLANS AND DETAILS

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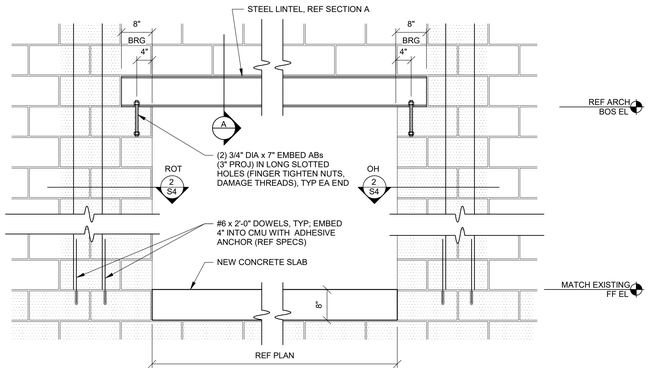
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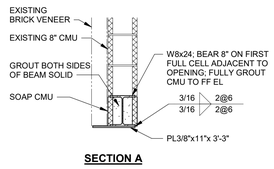


INSULATION APRON EXTENTS (NTS)

4 SLAB AT OPENING WITH STOOP

3/4" = 1'-0" 4.0-7





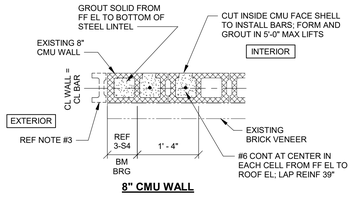
SECTION A

3 STEEL LINTEL AT CMU OPENING IN EXISTING WALL

3/4" = 1'-0" 4.0-5

NOTES:
1. COMPLETE INTERIOR FACE ONLY SHALL BE REMOVED.
2. ALL WORK SHOWN IN THIS DETAIL SHALL BE DONE ON INSIDE FACE OF WALL, UNLESS APPROVED BY ARCHITECT OF RECORD.
3. PARTIAL CMU CELL MAY BE PRESENT AT EDGE OF NEW OPENING DUE TO NEW OPENING SIZE. IF PARTIAL CMU CELL IS PRESENT, FORM EDGE AND GROUT SOLID TO BOTTOM OF STEEL LINTEL.

NOTE:
IF EXISTING CELL(S) IS REINFORCED AND GROUTED SOLID, REINFORCING SHOWN FOR THAT CELL IS NOT REQUIRED.

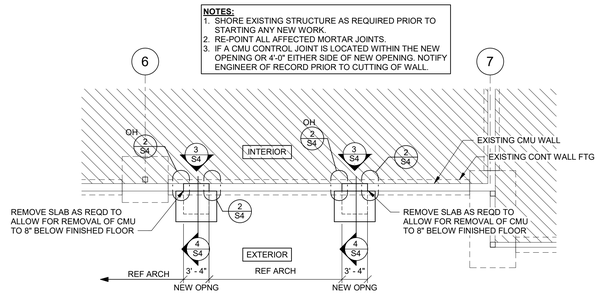


8" CMU WALL

JAMB REINFORCING AT NEW OPENING

3/4" = 1'-0" 4.0-4

NOTES:
1. SHORE EXISTING STRUCTURE AS REQUIRED PRIOR TO STARTING ANY NEW WORK.
2. RE-POINT ALL AFFECTED MORTAR JOINTS.
3. IF A CMU CONTROL JOINT IS LOCATED WITHIN THE NEW OPENING OR 4'-0" EITHER SIDE OF NEW OPENING, NOTIFY ENGINEER OF RECORD PRIOR TO CUTTING OF WALL.



1 NEW OPENING PLAN

1/8" = 1'-0"

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JOB NUMBER: 9654694 PROTO: 150 SC

ISSUE BLOCK

1	PR #1	01/19/24

CHECKED BY:	JSH
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PROTO CYCLE:	08/02/23
DOCUMENT DATE:	10/20/23
JBA PROJECT NO:	2301805927

STATE OF MISSOURI
BRIAN S. BURKHOLDER
NUMBER E-2003001585
PROFESSIONAL ENGINEER
01/18/24

1 NEW OPENING PLAN AND DETAILS

SHEET: S4

1/18/2024 4:09:08 AM

OCCUPANCY SENSOR NOTES

12.17.21

1. OCCUPANCY SENSORS IN RESTROOMS SHALL BE PROGRAMMED FOR AUTOMATIC ON AND MAXIMUM AVAILABLE TIME DELAY SETTINGS.
2. OCCUPANCY SENSORS IN DELI, PRODUCE, AND BAKERY PREP AREAS SHALL BE PROGRAMMED WITH MAXIMUM AVAILABLE TIME DELAY SETTINGS.
3. OCCUPANCY SENSORS IN WALK-IN COOLERS/FREEZERS SHALL BE LOW TEMPERATURE RATED AND CEILING MOUNTED WITH INCLUDED BRACKET. ADJUST AIMING FOR MAXIMUM COVERAGE, 10 MINUTE TIME DELAY.
4. ALL OTHER OCCUPANCY SENSORS SHALL BE PROGRAMMED WITH THE MINIMUM AVAILABLE TIME DELAY SETTING UNLESS NOTED OTHERWISE.
5. ALL SINGLE-POLE OCCUPANCY SENSORS SHALL BE PROGRAMMED FOR MANUAL ON LIGHTING CONTROL UNLESS NOTED OTHERWISE.
6. ALL BI-LEVEL OCCUPANCY SENSORS SHALL BE PROGRAMMED FOR AUTOMATIC ON LIGHTING CONTROL FOR 50% OF FIXTURES AND WITH MANUAL ON MODE FOR REMAINING FIXTURES.
7. WHERE TWO OCCUPANCY SENSORS ARE SHOWN IN THE SAME LOCATION WIRE FOR PARALLEL OPERATION.

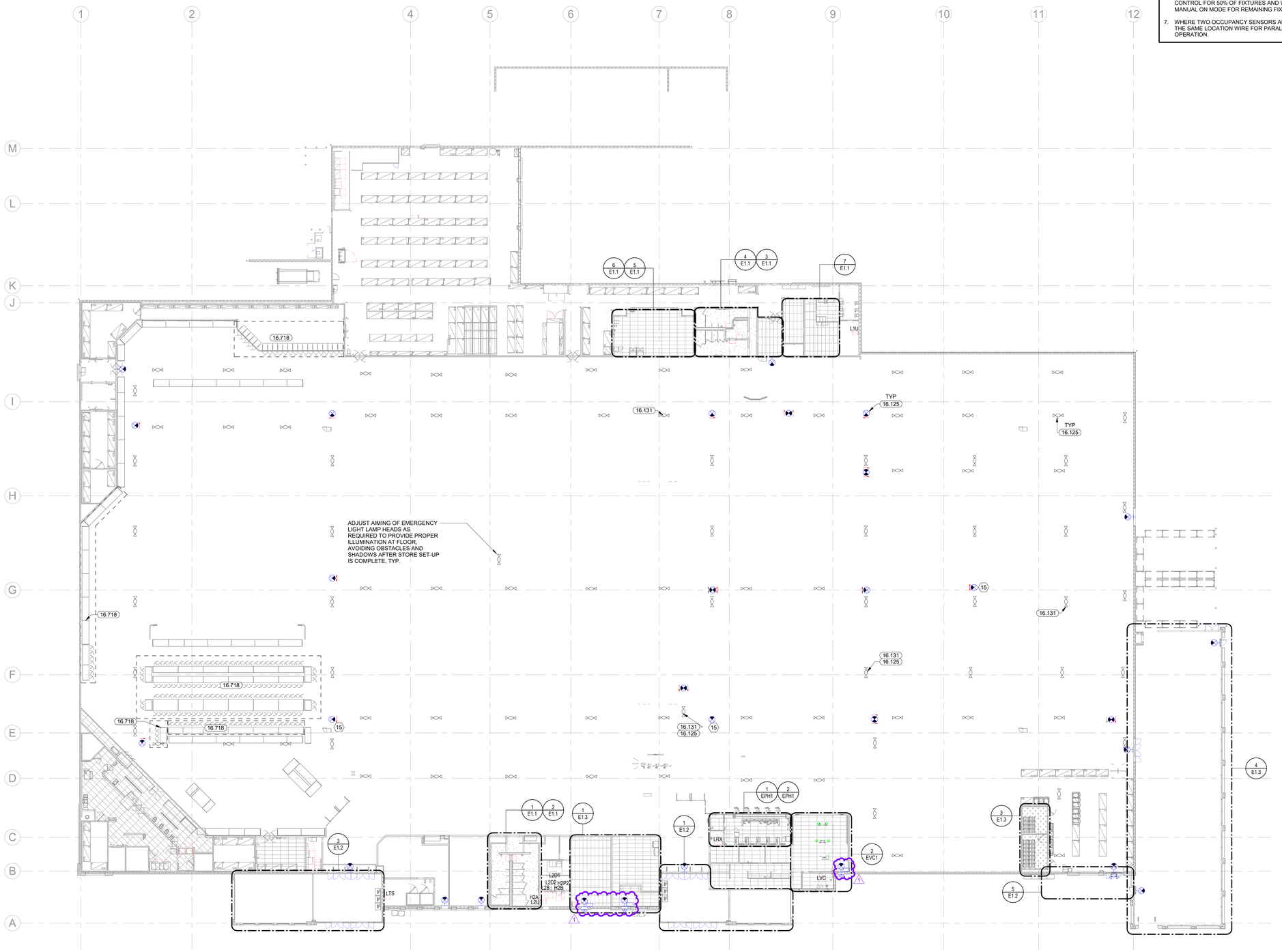
GENERAL LIGHTING NOTES

12.17.21

1. EXIT SIGN MOUNTING
   - A. WALL FIXTURE: CENTER 12" ABOVE DOOR OPENING.
   - B. CEILING FIXTURE: ON CEILING OR AT HEIGHT SPECIFIED ON DRAWINGS.
   - C. PENDANT FIXTURE: MATCH HEIGHT OF EXISTING PENDANT MOUNTED EXIT SIGNS. IF STORE DOES NOT HAVE PENDANT MOUNTED EXIT SIGNS, THEN PENDANT MOUNT SIGN 24" BELOW BOTTOM OF BAR JOIST.
   - D. VERIFY MOUNTING HEIGHT WITH AHJ.
   - E. COORDINATE LOCATIONS OF EXIT SIGNS TO ENSURE STORE SIGNAGE DOES NOT OBSTRUCT THEIR VIEW.
   - F. THE USE OF TRITIUM BASED RADIOACTIVE EXIT SIGNAGE IS PROHIBITED.
2. EMERGENCY LIGHT FIXTURE INSTALLATION
   - A. EXIT SIGNS, EMERGENCY LIGHTS AND NIGHT LIGHTS SHALL NOT BE SWITCHED.
   - B. MOUNTING
     - a. WALL FIXTURE: 12" BELOW FINISHED CEILING OR +10'-0" IN AREAS OF EXPOSED STRUCTURE, UNLESS NOTED OTHERWISE.
     - b. PENDANT FIXTURE: BOTTOM CHORD OF BAR JOIST OR AT HEIGHT SPECIFIED ON DRAWINGS.
     - c. REMOTE HEAD FIXTURE: HEADS CENTERED ABOVE DOOR OPENING +9'-0", UNLESS NOTED OTHERWISE AND BATTERY PACK MOUNTED ON INTERIOR SIDE OF WALL 12" BELOW FINISHED CEILING OR AT BAR JOIST IN AREAS OF EXPOSED STRUCTURE.
   - C. REFER TO MANUFACTURER'S WRITTEN INSTRUCTIONS. ALLOW BATTERY TO CHARGE CONTINUOUSLY FOR A MINIMUM OF 24 HOURS BEFORE INITIAL TESTING.
   - D. AFTER EMERGENCY LIGHT HAS BEEN POWERED DO NOT TURN OFF FOR EXTENDED PERIODS OF TIME.
3. IN AREAS OF OPEN STRUCTURE, MOUNT STRIP FIXTURE TO BOTTOM CHORD OF BAR JOIST, UNLESS NOTED OTHERWISE.
4. FIXTURES DENOTED WITH "ABJ" ARE TO BE FASTENED ON UNISTRUT CHANNELS MOUNTED TO THE BOTTOM SIDE OF THE TOP CHORD OF BAR JOISTS. LOCATE THE FIXTURES RUNNING PERPENDICULAR TO BAR JOISTS WITHIN BAR JOISTS WEBBING SPACES. DO NOT FASTEN FIXTURE OR UNISTRUT CHANNELS TO ROOF DECK.
5. CONTRACTOR SHALL PROVIDE ALL UNISTRUT AND HARDWARE NECESSARY TO SPAN BAR JOIST AS REQUIRED FOR A COMPLETE INSTALLATION OF THE LIGHTING SYSTEM.
6. PROVIDE SEPARATE BOXES FOR GANGED SWITCHES ON SEPARATE BRANCH CIRCUITS.
7. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE LIGHTING SYSTEM AS INDICATED ON PLANS AND/OR AS MODIFIED TO ACCOMMODATE EXISTING OBSTRUCTIONS. IDENTIFY CONFLICTS PRIOR TO ROUGH-IN. WHERE CONFLICTS WITH EXISTING UTILITIES OCCUR, ADJUST FIXTURE LOCATION AS REQUIRED. FIXTURES SHALL BE INSTALLED AS NEAR AS POSSIBLE TO LOCATIONS INDICATED ON PLANS

KEYNOTES

16.125	EXISTING LIGHT FIXTURES TO REMAIN UNLESS NOTED OTHERWISE.
16.131	CONNECT TO EXISTING CIRCUIT.
16.718	REMOVE EXISTING FLUORESCENT LAMPS, CONNECTORS AND BALLASTS FROM REFRIGERATED CASE AND SHELVES AND REPLACE WITH OWNER FURNISHED LED LIGHTING RETROFIT KIT. INSTALL LED POWER SUPPLY AND LIGHT BARS PER MANUFACTURER'S INSTRUCTIONS.



1 OVERALL LIGHTING PLAN
3/64" = 1'-0"

EXISTING LIGHTING FIXTURES NOT SHOWN ARE EXISTING TO REMAIN AND ARE NOT AFFECTED BY THE SCOPE OF WORK ON THIS PROJECT. THIS INCLUDES ALL GENERAL LIGHTING, EGRESS LIGHTING AND EXIT LIGHTING.

EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

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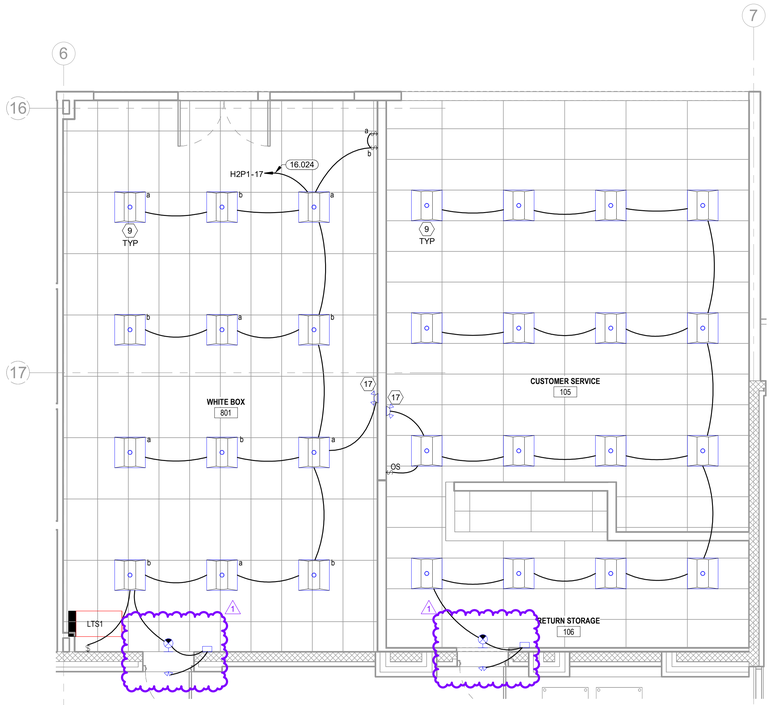
STATE OF MISSOURI
DANIEL RIZZO
NUMBER PE-2023036472
PROFESSIONAL ENGINEER
01/19/24

LIGHTING PLAN

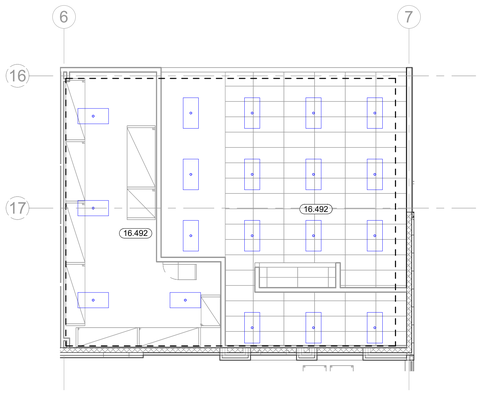
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KEYNOTES

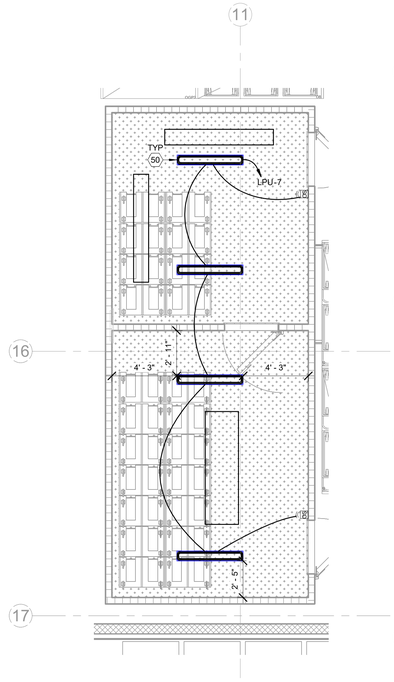
16.024	CONNECT CIRCUIT TO DUAL TAP CIRCUIT BREAKER INDICATED. CONNECT CIRCUIT CONTAINING NIGHT/EMERGENCY LIGHTING TO UNSWITCHED TENANT DUAL TAP CIRCUIT BREAKER.
16.492	E.C. SHALL COORDINATE WITH GENERAL CONTRACTOR AND ARCHITECTURAL DEMOLITION PLANS THE EXTENT OF ELECTRICAL DEMOLITION. REMOVE UNUSED DEVICES, BOXES, CONDUITS, AND WIRING BACK TO ORIGINATING JUNCTION BOXES OR PANELBOARDS. REFERENCE POWER PLANS FOR CIRCUITRY TO BE REUSED. DEMOLITION SHALL NOT AFFECT ACTIVE CIRCUITS. IF CIRCUIT IS DEMOLISHED ALL THE WAY TO PANELBOARD, REMOVE CIRCUIT BREAKER AND REPLACE WITH FILLER PLATE. UPDATE TYPEWRITTEN CIRCUIT DIRECTORY IDENTIFYING CIRCUIT AS "SPACE". COORDINATE EXACT REQUIREMENTS WITH EXISTING CONDITIONS PRIOR TO BID.
16.775	E.C. SHALL DISCONNECT, EXTEND, AND RECONNECT ALL ELECTRICAL CIRCUITRY FOR NEW OR RELOCATED EQUIPMENT. REFERENCE POWER PLANS AS APPLICABLE. VERIFY CONDITION OF BRANCH CIRCUIT, CONDUIT, AND WIRE PRIOR TO USE TO ENSURE THAT THEY MEET ALL U.L. RATINGS AND REPLACE AS REQUIRED. COORDINATE THIS PROCESS WITH CONSTRUCTION MANAGER TO MINIMIZE DOWNTIME. LABEL ALL ASSOCIATED PANELBOARD SCHEDULES TO REFLECT LOAD DESCRIPTIONS.



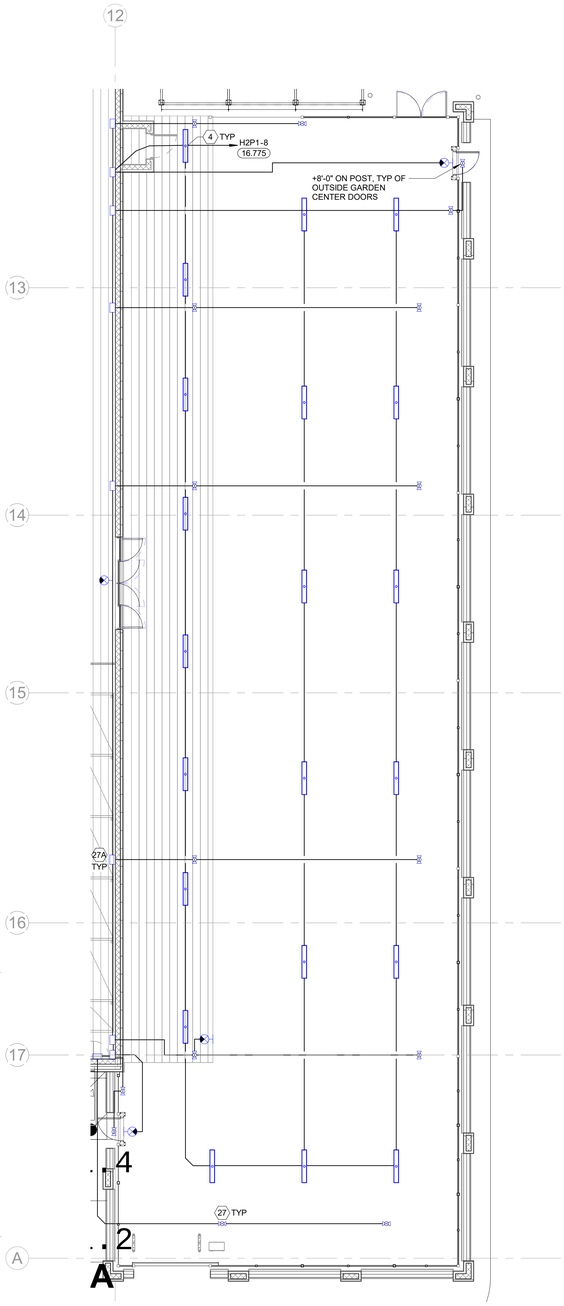
1 ENLARGED TENANT/RETURN LIGHTING PLAN
1/4" = 1'-0"



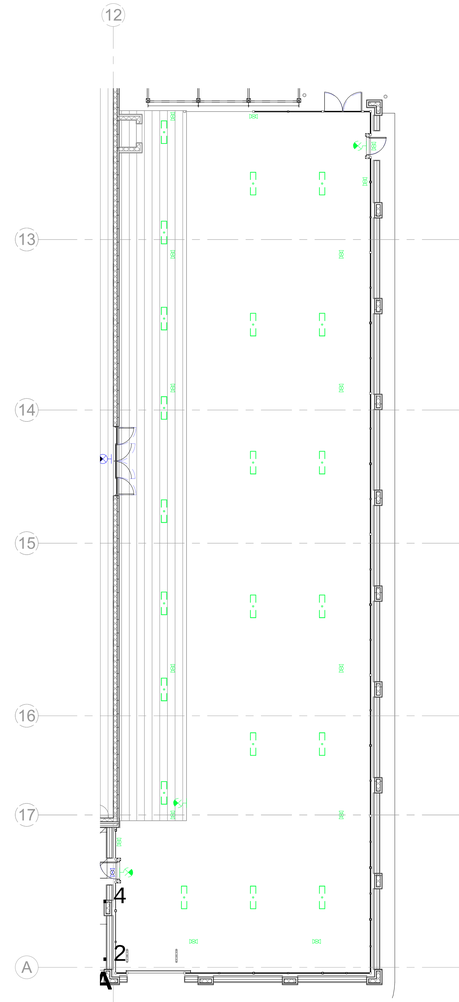
2 TENANT INFILL DEMOLITION LIGHTING PLAN
1/8" = 1'-0"



3 REFRIGERATION LIGHTIN PLAN
1/4" = 1'-0"



4 ENLARGED GARDEN CENTER LIGHTING PLAN
1/8" = 1'-0"



5 GARDEN CENTER DEMOLITION LIGHTING PLAN
3/32" = 1'-0"

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STATE OF MISSOURI
DANIEL RIZIN
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PROFESSIONAL ENGINEER
01/19/24

ENLARGED LIGHTING PLANS

SHEET:
E1.3

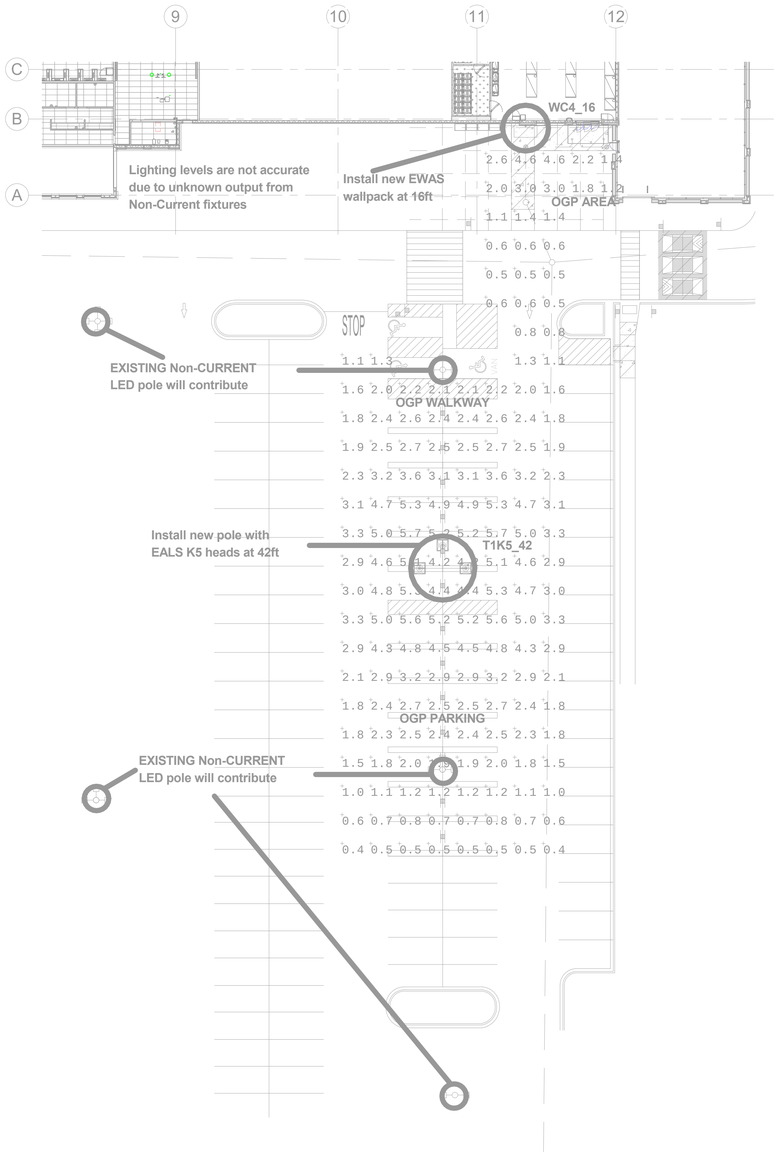
LIGHT FIXTURE SCHEDULE SITE

"OW" FIXTURES AND LAMPS ARE FURNISHED BY THE OWNER FOR INSTALLATION BY THE CONTRACTOR. "GC" FIXTURES AND LAMPS ARE FURNISHED AND INSTALLED BY THE CONTRACTOR.

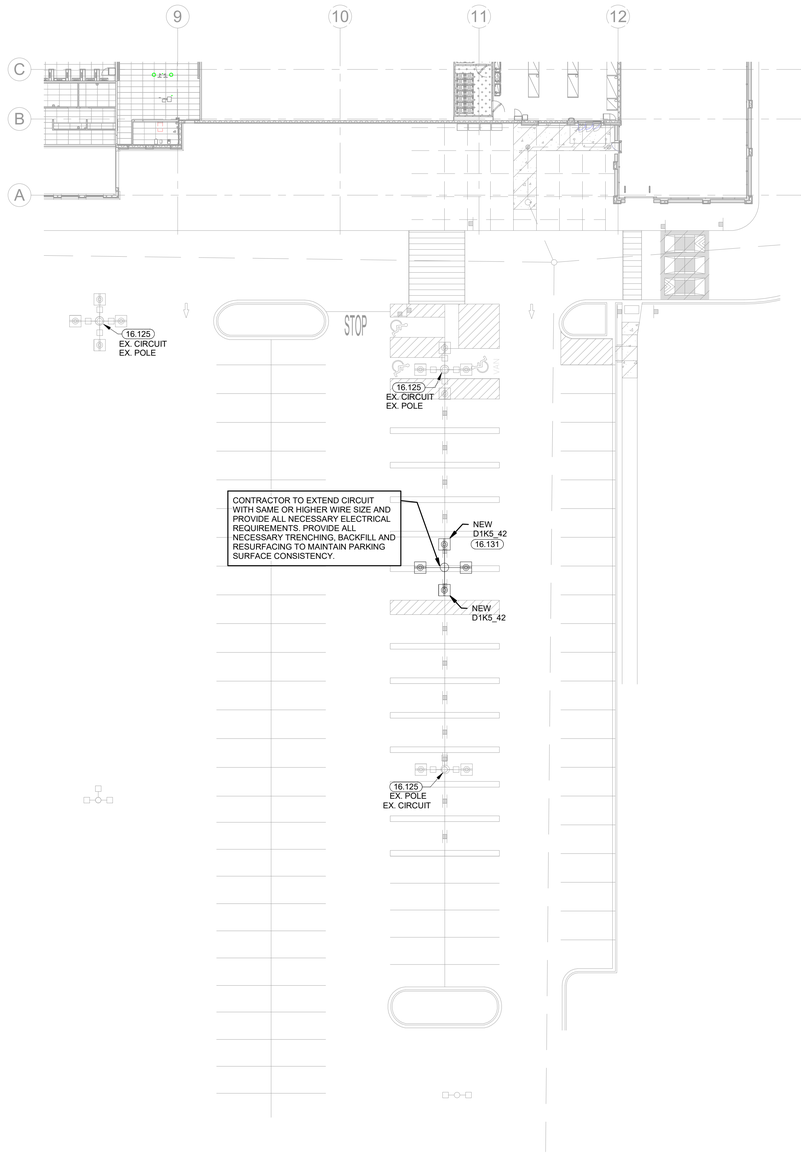
TYPE	SUPPLIED BY	DESCRIPTION	VENDOR / MANUFACTURER	MODEL	VOLTAGE	INPUT VA	COLOR TEMP	LIGHT SOURCE	LAMP QTY	MOUNTING	COUNT
D1K5_42	OW	39' POLE, 3' BASE WITH MOTION SENSOR	CURRENT LIGHTING	2-EALS035K5SM750NDD1BLCKF	277V	478 VA	5000K	INTEGRAL LED	1	POLE MOUNT	

KEYNOTES

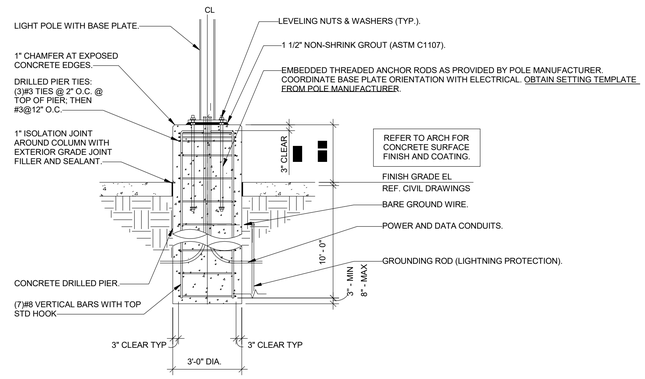
16.125	EXISTING LIGHT FIXTURES TO REMAIN UNLESS NOTED OTHERWISE.
16.131	CONNECT TO EXISTING CIRCUIT.



2 OVERALL LIGHTING PLAN
NTS



1 OVERALL LIGHTING PLAN
NTS



3 LIGHT POLE CONCRETE PIER
NTS 07/26/19

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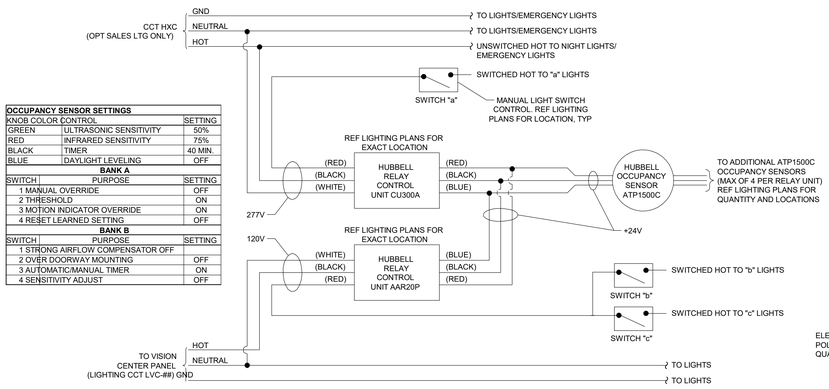
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DANIEL RIZZE
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01/30/24

SITE LIGHTING PLAN

SHEET: E1.5



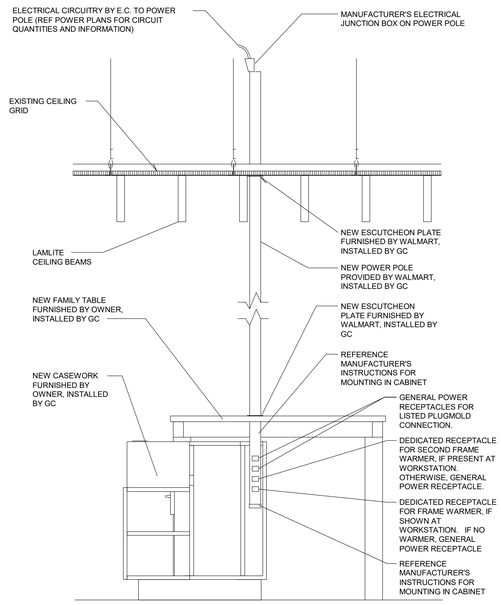
OCCUPANCY SENSOR SETTINGS		
KNOB COLOR CONTROL		SETTING
GREEN	ULTRASONIC SENSITIVITY	50%
RED	INFRARED SENSITIVITY	75%
BLACK	TIMER	40 MIN
BLUE	DAYLIGHT LEVELING	OFF

BANK A		
SWITCH	PURPOSE	SETTING
1	MANUAL OVERRIDE	OFF
2	THRESHOLD	ON
3	MOTION INDICATOR OVERRIDE	ON
4	RESET LEARNED SETTING	OFF

BANK B		
SWITCH	PURPOSE	SETTING
1	STRONG AIRFLOW COMPENSATOR	OFF
2	OVER DOORWAY MOUNTING	OFF
3	AUTOMATIC/MANUAL TIMER	ON
4	SENSITIVITY ADJUST	OFF

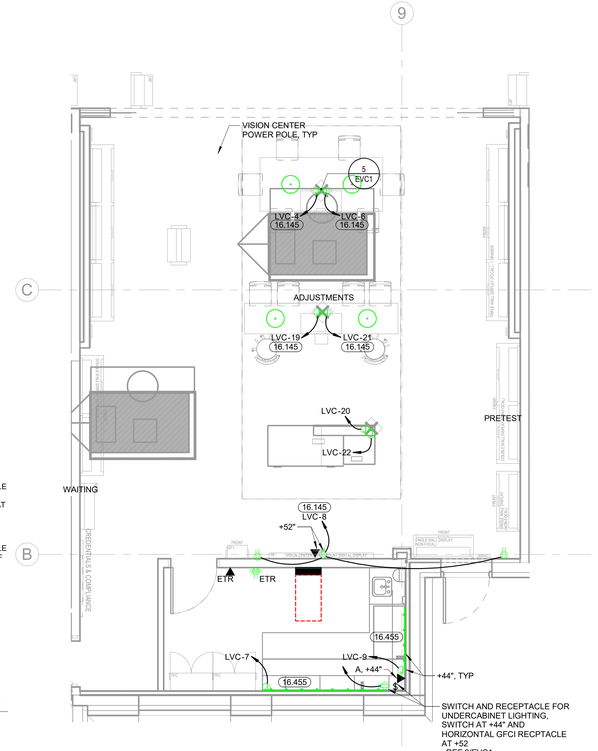
6 OCCUPANCY SENSOR/RELAY WIRING DIAGRAM AND SETTINGS

NTS 07/27/18



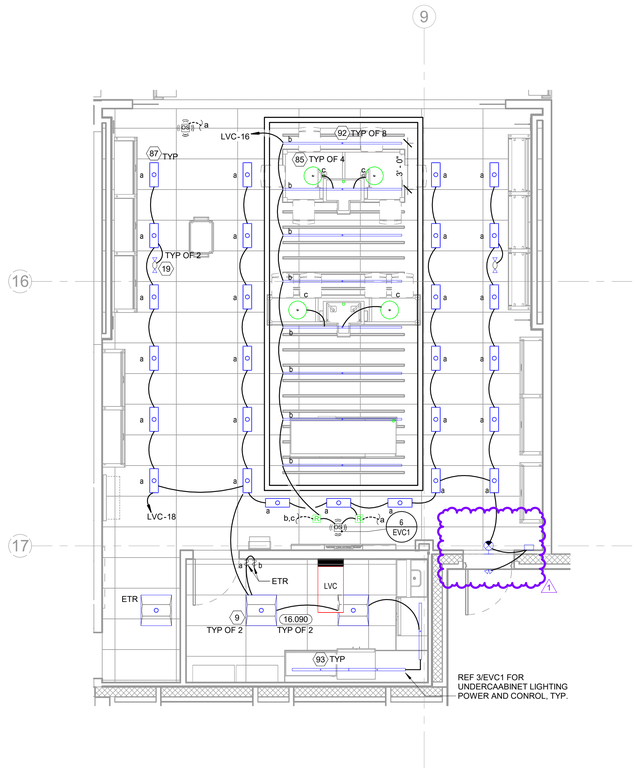
5 VISION CENTER POWER POLE CONNECTIONS

12" = 1'-0"



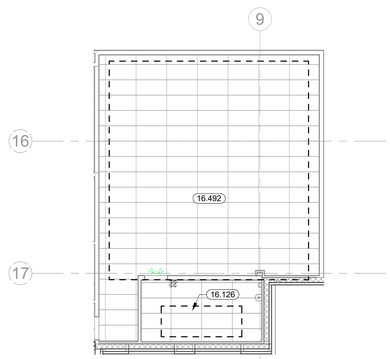
3 VISION CENTER POWER PLAN

1/4" = 1'-0"



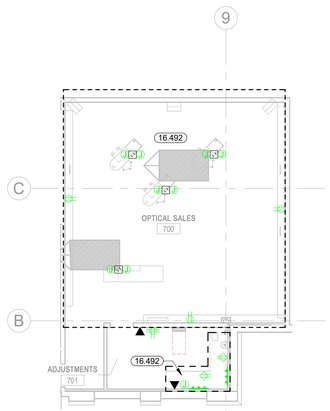
2 VISION CENTER LIGHTING PLAN

1/4" = 1'-0"



1 VISION CENTER LIGHTING DEMO PLAN

1/8" = 1'-0"



4 VISION CENTER POWER DEMO PLAN

1/8" = 1'-0"

KEYNOTES

16.090 REPLACE EXISTING LIGHT FIXTURES IN THIS AREA WITH TYPE AND QUANTITY INDICATED. INSTALL NEW LIGHT FIXTURE IN SAME LOCATION AS EXISTING LIGHT FIXTURE BEING REPLACED. RECONNECT TO EXISTING CIRCUITRY AND CONTROLS.

16.405 EXISTING LIGHT FIXTURE TO BE DEMOLISHED.

16.145 CONNECT CIRCUIT(S) TO EXISTING BRANCH CIRCUITRY. MINIMUM WIRE SIZE AND PANELBOARD CIRCUIT ARE NOTED. VERIFY SIZE, RATING AND CONDITION OF EXISTING BRANCH CIRCUIT CONDUIT AND WIRE PRIOR TO USE TO ENSURE THAT THEY MEET REQUIRED SIZE, AND ALL U.L. RATINGS AND REPLACE AS REQUIRED.

16.455 INSTALL FURNISHED WIREMOLD V24GB SERIES PLUGMOLD FED FROM SURFACE DEVICE BOX.

16.492 E.C. SHALL COORDINATE WITH GENERAL CONTRACTOR AND ARCHITECTURAL DEMOLITION PLANS THE EXTENT OF ELECTRICAL DEMOLITION. REMOVE UNUSED DEVICES, BOXES, CONDUITS, AND WIRING BACK TO ORIGINATING JUNCTION BOXES OR PANELBOARDS. REFERENCE POWER PLANS FOR CIRCUITRY TO BE REUSED. DEMOLITION SHALL NOT AFFECT ACTIVE CIRCUITS. IF CIRCUIT IS DEMOLISHED ALL THE WAY TO PANELBOARD, REMOVE CIRCUIT BREAKER AND REPLACE WITH FILLER PLATE. UPDATE TYPEWRITTEN CIRCUIT DIRECTORY IDENTIFYING CIRCUIT AS "SPACE". COORDINATE EXACT REQUIREMENTS WITH EXISTING CONDITIONS PRIOR TO BID.

VISION CENTER LIGHTING NOTES

12.17.21

1. REFRENCE ARCHITECTURAL PLANS FOR FIXTURE TYPE 91 AND 92 MOUNTING HEIGHT
2. CEILING MOUNTED OCCUPANCY SENSORS SHALL MEET THE FOLLOWING REQUIREMENTS:
   A. PLACE FRONT SENSORS 2'-0" FROM ENTRANCE BUIK HEAD
   B. PLACE AT LEAST 1'-4" FROM NEW CEILING STRUCTURE.
   C. BE AT LEAST 4'-0" FROM HVAC VENTS
3. ADJUST AIMING OF TYPE OF LIGHT FIXTURE HEADS AS REQUIRED TO PROVIDE PROPER ILLUMINATION AT FLOOR. TYPE OF FIXTURE HEADS ALONG PERIMETER TO BE AIMED AT PRODUCT BY G.C.
4. EXISTING CEILING GRID IN OPTICAL SALES AND DOCTOR'S ARE ASSUMED TO BE 2'X4'. IF CEILING GRID IN OPTICALK SALES IS 2'X2', KEEP AS EXISTING TO REMAIN. SUBMIT RFI TO CONFIRM.
5. ALL LIGHT SWITCHING AND COVERPLATES IN OPTICAL SALES AND ADJUSTMENTS TO BE GRAY IN COLOR INCLUDING BLANK COVERPLATES
6. REPLACE ALL DAMAGED AND NON-WHITE RECEPTACES (EXCEPT ORANGE RECEPTACLES) WITH WHITE RECEPTACLES AND ALL NON-STAINLESS STEEL, INCLUDING BLANKS. TYP OF ALL ROOMS EXCEPT OPTICAL SALES AND ADJUSTMENTS.
7. ADD T-BAR AND CEILING TILE TO PATCH CEILING WHERE 2X4 LIGHT FIXTURES ARE REPLACED BY 2X2 LIGHT FIXTURES SHALL MAINTAIN CONSISTENT SPACING (E.G. ALL 2X2 INSTALLED IN PLAN NORTH END WHERE 2X4'S ARE BEING REPLACED)
8. EXISTING LIGHT SWITCHES, OCCUPANCY SENSORS, AND DIMMERS IN CONTACTS, EXAM #1, EXAM #2, PRETEST, ADJUSTMENTS, AND WAITING ARE EXISTING TO REMAIN. IF THESE IT EMSARE NOT EXISTING, SUBMIT RFI FOR FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF THE LIGHTING SYSTEM AS INDICATED ON PLANS AND/OR AS MODDIFIED TO ACCOMMODATE EXISTING CONSTRUCTIONS. IDENTIFY CONFLICTS PRIOR TO ROUGH-IN. WHERE CONFLICTS WITH EXISTING UTILITIES OCCUR, ADJUST FIXTURE LOCATION AS REQUIRED. FIXTURES SHALL BE INSTALLED AS NEAR AS POSSIBLE TO LOCATIONS INDICATED ON PLASN WITH EVEN SPACING MAINTAINED.

VISION CENTER POWER NOTES

12.17.21

1. ELECTRICAL CONTRACTOR TO REFRENCE ARACHITECTURAL SHEETS FOR POWER POLE LOCATIONS. COORDINATE WITH MILLWORK OPENING FOR POWER POLE INSTALLATION.
2. ELECTRICAL CONTRACTOR SHALL PERMANENTLY INSTALL OWNER FURNISHED POWER STRIP TO MILLWORK AND CONNECT TO POWER POLE. FRAME WARMER'S ARE NOT ATTACHED TO POWER STRIP. WHERE EXISTING ELECTRICALDEVICES CONFLICT WITH NEW MILLWORK SUBMIT RFI.
3. EXISTING AND NEW RECEPTACLES AND COVERPLATES IN OPTICAL SALES AND ADJUSTEMENTSTO BE GRAY IN COLOR INCLUDING BLANK COVERPLATES.
4. REPLACE ALL DAMAGED AND NON-WHITE RECEPTACES (EXCEPT ORANGE RECEPTACLES) WITH WHITE RECEPTACLES AND ALL NON-STAINLESS STEEL, INCLUDING BLANKS. TYP OF ALL ROOMS EXCEPT OPTICAL SALES AND ADJUSTMENTS.
5. G.C. TO COORDINATE WITH WALMART CONSTRUCTIONMANAGER ON THE REMOVAL OF SECURITY DEVICES. WALMART SECURITY SERVICES WILL REINSTALL SECURITY DEVICES.
6. WALMART TO FURNISH LEGRAND PLUGMOLD MODEL NO. G20GA OR 2 (6') AND FLUSH PLATE ADAPTER FITTING NO. G2051H GRAY. IF 6' WILL NOT FIT. ALTERNATIVE SIZES ARE:
   - 5' - G20GA512
   - 2' - G20GA200
7. IF EXISTING JUNCTION BOXES INTERFERE WITH MOUNTING PLUGMOLD. ADJUST PLUGMOLD HEIGHT AS REQUIRED.

EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. CONTRACTOR SHALL CAREFULLY COORDINATE NEW WORK AND DEMOLITION WITH ALL OTHER DISCIPLINES AND EXISTING CONDITIONS.

EACH SUBCONTRACTOR IS RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF ALL DRAWINGS AND SPECIFICATIONS IN THEIR RELATED FIELD. THE FAILURE TO ACQUAINT THEMSELF WITH THIS KNOWLEDGE DOES NOT RELIEVE THE RESPONSIBILITY OF PERFORMING THE WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED BECAUSE OF CONDITIONS THAT OCCUR DUE TO FAILURE TO FAMILIARIZE WORKERS WITH THIS KNOWLEDGE.

brr
ARCHITECT OF RECORD:
BRR ARCHITECTURE, INC
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SUITE 300
OVERLAND PARK, KS 66204
www.brrarch.com
TEL: 913-262-9099
FAX: 913-262-9044

STIPULATION FOR REUSE
THE DRAWINGS HAS PREPARED FOR USE ON THIS PROJECT ONLY AND SHALL NOT BE USED CONTEMPORANEOUSLY WITH ITS ISSUE FOR ANY OTHER PROJECT. IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT. ALL COPYRIGHTS AND USE OF THIS DRAWING FOR REFERENCE OR REPRODUCTION OF THIS DRAWING OR PARTS THEREOF, THE SERVICES OF PROPERTY OF BRR ARCHITECTURE, INC. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT OR ADDITIONS TO THE PROJECT AS NOTED AND MAY BE CONTRARY TO THE LAW.

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HP ENGINEERING
CERTIFICATE OF AUTHORIZATION 2010000637
RENEWAL DATE: 12/31/2023
HP ENGINEERING INC.
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OVERLAND PARK, KS 66212
913-340-3888
hpengineering.com

Walmart
FLORISSANT, MO
3390 N HIGHWAY 67
STORE NO: STORE NO: 05927 - 220
JOB NUMBER: 9654694
150 SC

ISSUE BLOCK

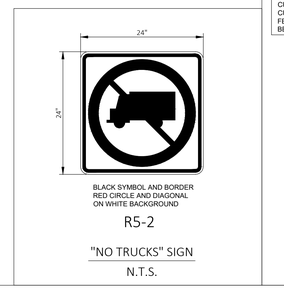
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CHECKED BY:	DR
DRAWN BY:	SD/CV
PROTO CYCLE:	07/28/23
DOCUMENT DATE:	10/20/23



VISION CENTER ELECTRICAL PLANS

SHEET·
EVC1

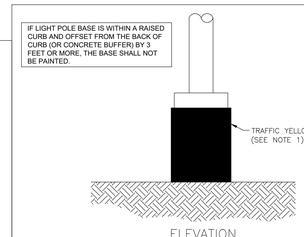


BLACK SYMBOL AND BORDER
RED CIRCLE AND DIAGONAL
ON WHITE BACKGROUND

R5-2

"NO TRUCKS" SIGN

N.T.S.

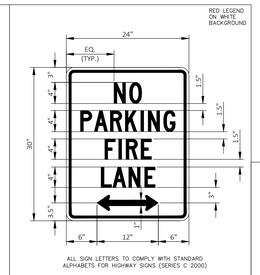


ELEVATION

NOTE:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.

WALMART LIGHT BASE DETAIL

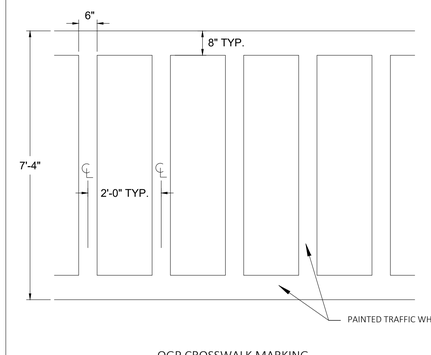
NO SCALE



ALL SIGN LETTERS TO COMPLY WITH STANDARD ALPHABETS FOR HIGHWAY SIGNS (SERIES C 2000)

"NO PARKING – FIRE LANE" SIGN

N.T.S.



OGP CROSSWALK MARKING

N.T.S.



WHITE LEGEND RED BACKGROUND

R1-3P

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"ALL WAY" PLAQUE

N.T.S.



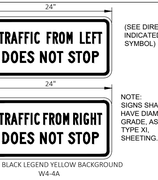
BLACK LEGEND YELLOW BACKGROUND

W4-4B

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"ONCOMING TRAFFIC" PLAQUE

N.T.S.



(SEE DIRECTION INDICATED AT SYMBOL)

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

BLACK LEGEND YELLOW BACKGROUND

W4-4A

"LEFT/RIGHT TRAFFIC" PLAQUE

N.T.S.



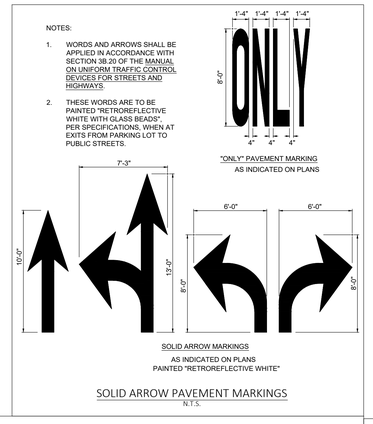
BLACK LEGEND YELLOW BACKGROUND

W4-4P

NOTE:
SIGNS SHALL HAVE DIAMOND GRADE, ASTM TYPE XI, SHEETING.

"CROSS TRAFFIC" PLAQUE

N.T.S.

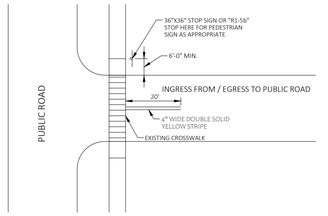


"ONLY" PAVEMENT MARKING
AS INDICATED ON PLANS

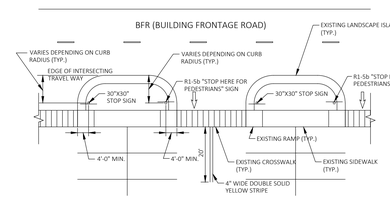
SOLID ARROW MARKINGS
AS INDICATED ON PLANS
PAINTED "RETROREFLECTIVE WHITE"

SOLID ARROW PAVEMENT MARKINGS

N.T.S.



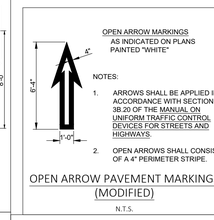
SIGN LOCATION WHEN STOP CONDITION AT END OF BUILDING ALONG BFR WITH CROSSWALK



SIGN LOCATION WHEN STOP CONDITION AT BFR WITH CROSSWALK ON PARKING LOT SIDE

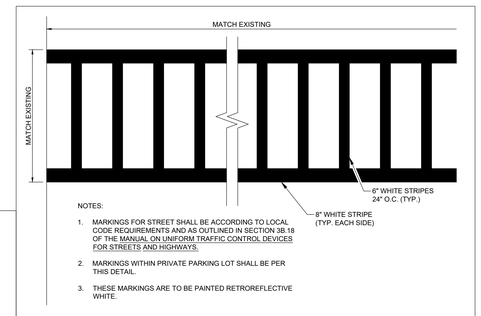
STOP SIGN LOCATION WHERE STOP BAR AND TEXT CONFILTS WITH CROSSWALK MARKINGS

N.T.S.



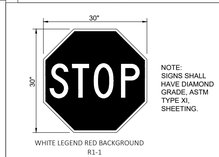
OPEN ARROW PAVEMENT MARKINGS
(MODIFIED)

N.T.S.



CROSSWALK MARKING
W/ LONGITUDINAL STRIPES
(MODIFIED)

N.T.S.

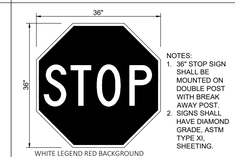


WHITE LEGEND RED BACKGROUND

R1-1

30"X30" STOP SIGN
WITHIN PARKING LOT

N.T.S.

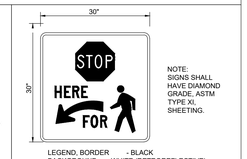


WHITE LEGEND RED BACKGROUND

R1-1

36"X36" STOP SIGN
AT HIGHWAY/STREET INTERSECTIONS

N.T.S.

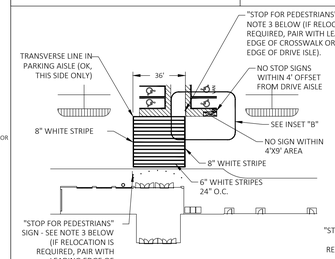


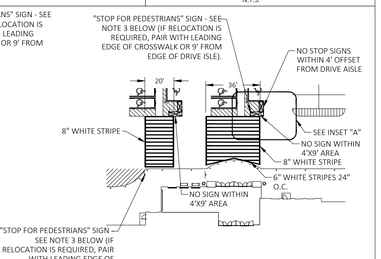
LEGEND, BORDER - BLACK
BACKGROUND - WHITE (RETROREFLECTIVE)
STOP SYMBOL - RED (RETROREFLECTIVE)

R1-5b

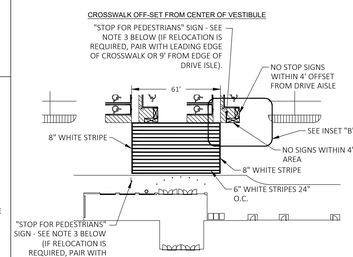
STOP FOR PEDESTRIANS

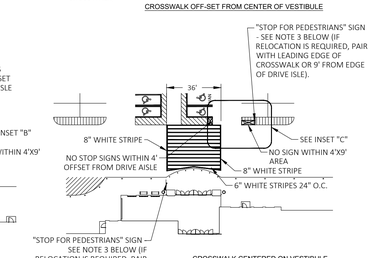
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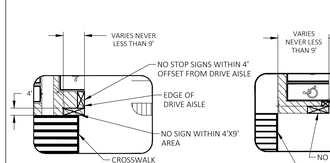




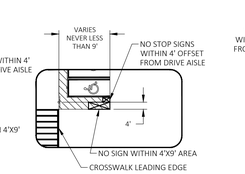
CROSSWALK OFF-SET FROM CENTER OF VESTIBULE



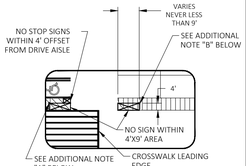




INSET "A"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK LANDS BETWEEN DRIVE AISLE AND ACCESSIBLE PATH.



INSET "B"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK IS ALIGNED WITH EDGE OF ACCESSIBLE PATH.

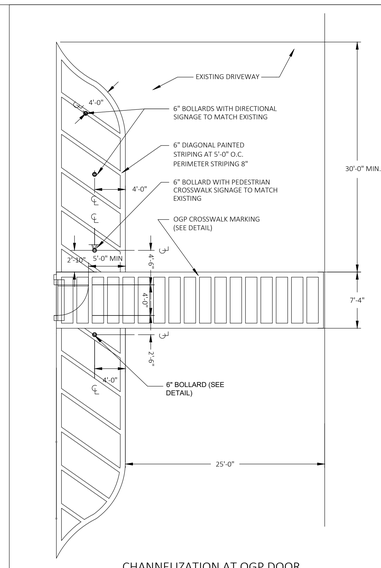


INSET "C"
"STOP HERE FOR PEDESTRIAN" SIGN LOCATION WHEN LEADING EDGE OF CROSSWALK LANDS BEFORE OR WITHIN DRIVE AISLE.

NOTES:
1. REFERENCE EACH VESTIBULE ON THE SITE PLAN FOR FINAL LAYOUT, DIMENSIONS AND SIGN LOCATION.
2. SEE INSETS "A", "B" AND "C" FOR SIGN LOCATION FOR EACH OF THE THREE OPTIONS.
3. ONLY RELOCATE SIGN POST IF OFFSET MORE THAN 9' FROM LEADING EDGE OF CROSSWALK (EITHER SIDE IN EITHER DIRECTION) ALONG FRONT DRIVE.

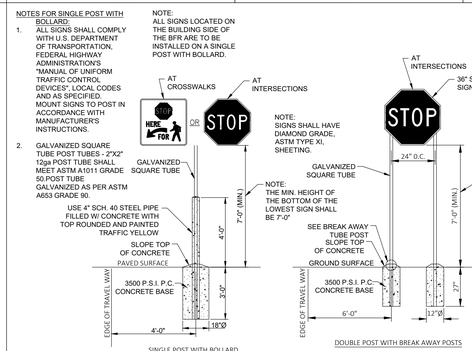
ADDITIONAL NOTES FOR INSET "C":
A. IF CROSSWALK LEADING EDGE IS LESS THAN HALF WAY ACROSS THE DRIVE AISLE, THE CROSSWALK SIGN WILL LAG THE LEADING EDGE.
B. IF CROSSWALK LEADING EDGE IS BEYOND HALF WAY ACROSS THE DRIVE AISLE, THE CROSSWALK SIGN WILL LEAD THE LEADING EDGE.

SIGN LOCATION AND VESTIBULE CROSSWALK STRIPING
(APPLICABLE TO STRIPED OR RAISED ISLANDS BASED ON SITE CONDITIONS)
(MODIFIED)



CHANNELIZATION AT OGP DOOR

N.T.S.



SIGN MOUNTING AND BASE

N.T.S.

REVISIONS

1 By: App:
2 By: App:
3 By: App:
4 By: App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
WASHINGTON, MISSOURI 63090
103 ELM STREET
bfaeng.com

Rick G. Rohlfing, P.E. #29409 10/20/2023
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI

Walmart: #05927-220
3390 N. Highway 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

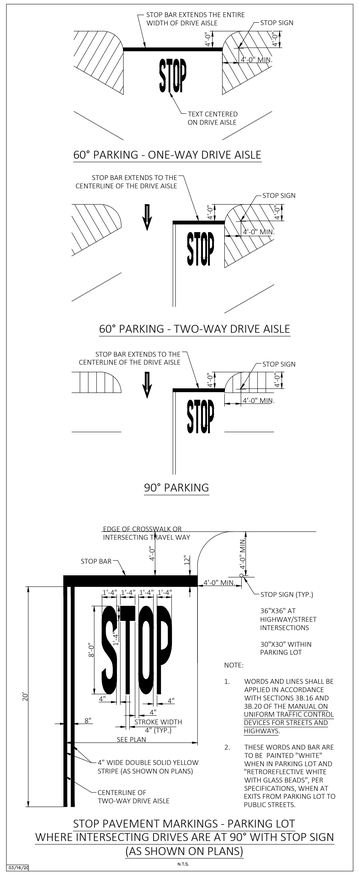
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CHECKED: R.G.R
DATE: 10/20/23
SCALE: NO SCALE
JOB No.: 7716
SHEET NAME: SECP/ SSM DETAILS 1

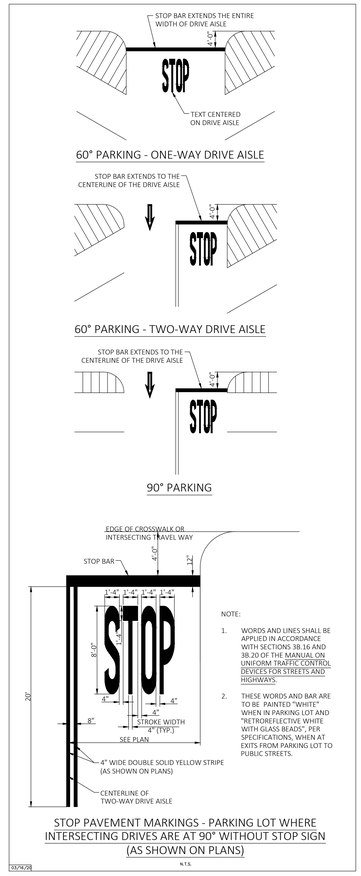
Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

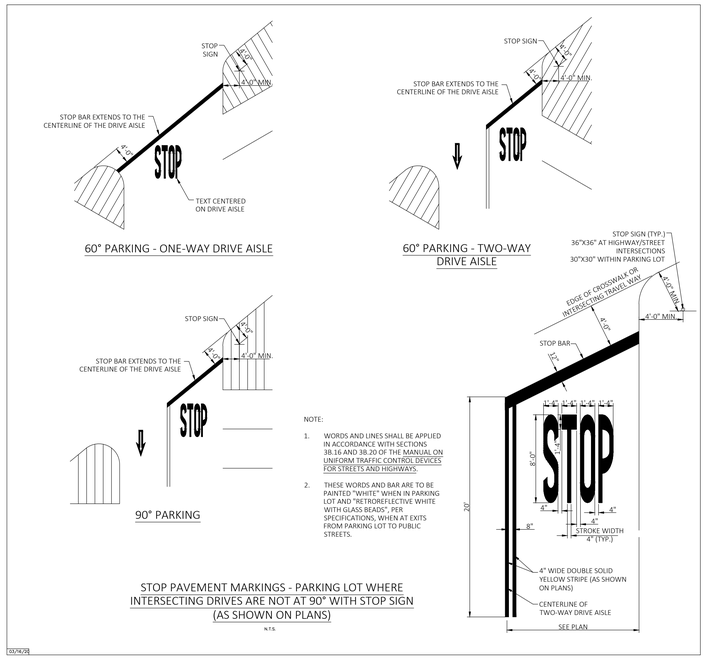
The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

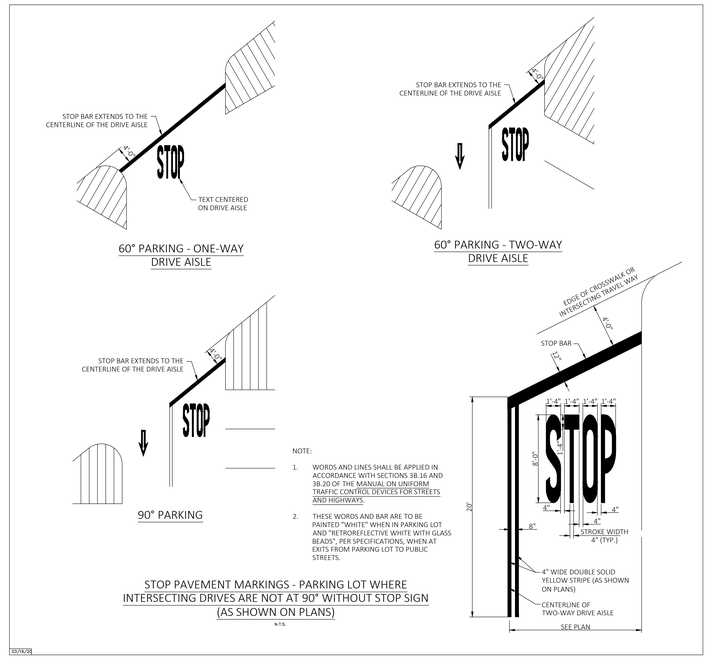
SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET

P:\Vault\7716 Florissant MO WM Remodel 05927\7716 Plan Sheets\7716 Demo Site Plan.dwg
10/20/2023 10:13 AM









BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

REVISIONS

	By:	App:
1		
2		
3		
4		

Rick G. Rohlfing, P.E. #29409
State of Missouri
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472
10/20/2023

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER STATE OF MISSOURI U.S.A.

Walmart #05927-220
3390 N. Highway 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	S.A.M.
CHECKED	R.G.R
DATE	10/20/23
SCALE	NO SCALE
JOB No.	7716
SHEET NAME	SECP/ SSM DETAILS 2

Three working days prior to the start of any excavation on this site the Contractor shall contact 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

SECP AND STOP SIGNS AND MARKINGS DETAIL SHEET

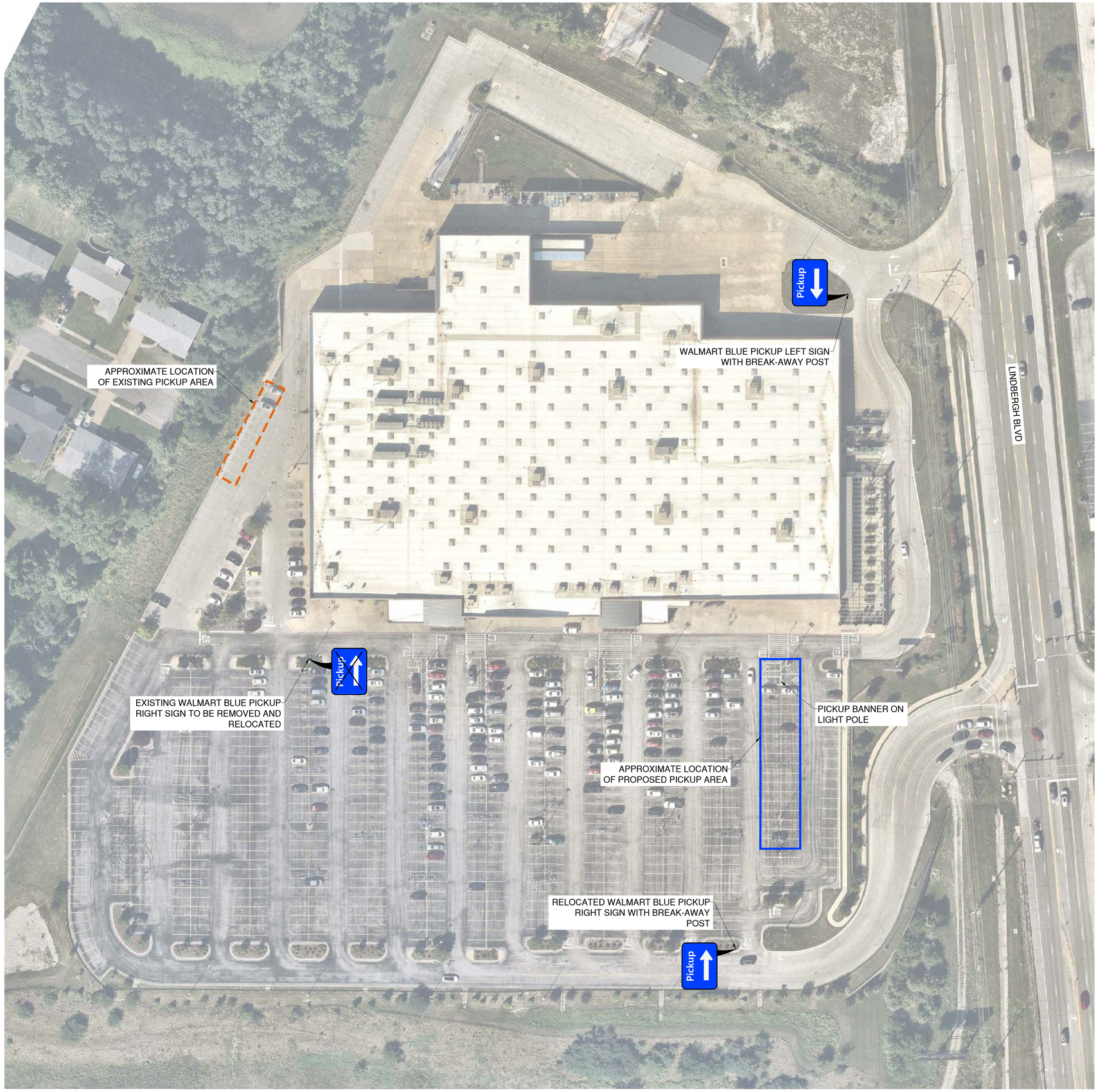
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OVERALL SITE PLAN

(IMAGE BASED ON GOOGLE MAPS AERIAL)

0 40' 80'

SCALE: 1" = 40'



NOTES:
BFA ENGINEERING'S SCOPE OF WORK FOR REVISED SITE PLAN INCLUDES DESIGN AND IMPROVEMENTS WHICH ARE LIMITED ONLY TO HIGHLIGHTED AREAS. ORIGINAL PROVIDED SITE PLAN WAS DESIGNED BY OTHERS AND/OR AERIAL PHOTO TAKEN FROM GOOGLE.

PLAN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO SCALE.

ACTUAL SITE FEATURES MAY BE DIFFERENT THAN THOSE SHOWN ON THIS AERIAL PHOTO, INCLUDING BUT NOT LIMITED TO PARKING, UTILITIES, LANDSCAPING, LIGHTING, SIDEWALKS, ETC.

PICKUP DIRECTIONAL SIGNAGE HAS ALREADY BEEN INSTALLED ON THIS SITE. NEW WALMART BLUE SIGNS, POSTS, AND BASES ARE REQUIRED.

CONSTRUCTION COORDINATION

CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

DEWATERING NOTE: WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE, AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFIC SPECIFICATIONS.

PICKUP EXTERIOR SIGN SCHEDULE		
DESCRIPTION	DIMENSIONS	QUANTITY
WAITING SPACES LEFT	18 X 24	
WAITING SPACES RIGHT	18 X 24	
WAITING SPACES AHEAD	18 X 24	
RESERVED WAITING	18 X 24	
PICKUP LEFT PHARMACY RIGHT	18 X 24	
PICKUP RIGHT PHARMACY LEFT	18 X 24	
STOP THANKS FOR ORDERING	18 X 36	
PICKUP HOURS	18 X 36	
RESERVED	18 X 18	
PHONE NUMBER	8 X 18	
VERTICAL PICKUP	18 X 36	
PICKUP LEFT	18 X 24	1
PICKUP AHEAD	18 X 24	
PICKUP RIGHT	18 X 24	
PICKUP BANNER AND MOUNTING HARDWARE	24 X 60	1
TEMPORARY PARKING SIGN WITH PYRAMID BASE	24 X 60	

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

CAUTION - NOTICE TO CONTRACTOR REGARDING EXISTING UTILITIES

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE PERFORMING ANY CONSTRUCTION ACTIVITIES TO REQUEST FIELD LOCATIONS OF THEIR UTILITIES. THE CONTRACTOR MUST BE AWARE THAT SOME EXISTING UTILITIES, SUCH AS UNDERGROUND ELECTRIC LINES SERVING PARKING LOT LIGHTING, STORM SEWER LINES, CABLES FOR SECURITY CAMERAS, ETC. MAY NOT BE LOCATED BY LOCAL OR STATE UTILITY COMPANIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAKE NECESSARY ACCOMMODATIONS TO ACCURATELY LOCATE ALL EXISTING UTILITIES.

ALL EXISTING UTILITIES SERVING WALMART, WALMART'S PROPERTY, OR ADJACENT DEVELOPMENTS SHALL REMAIN IN PLACE AND OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE EXISTING UTILITIES WHEN NECESSARY TO FACILITATE THE REQUIRED IMPROVEMENTS SHOWN BY THESE PLANS. THE CONTRACTOR MUST COORDINATE ANY RELOCATIONS OR MODIFICATIONS TO THE EXISTING UTILITIES WITH THE APPROPRIATE UTILITY COMPANY, THE WALMART MANAGER AND WALMART CONSTRUCTION MANAGER.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS

1		
2	By:	App:
3	By:	App:
4	By:	App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
103 ELM STREET WASHINGTON, MISSOURI 63090
bfaeng.com

Rick G. Rohlfing, P.E. #29409 10/20/23
Missouri Professional Engineer
Registered Professional Engineer for BFA, Inc. Professional Engineering Corporation #000472

MISSOURI WASHINGTON RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

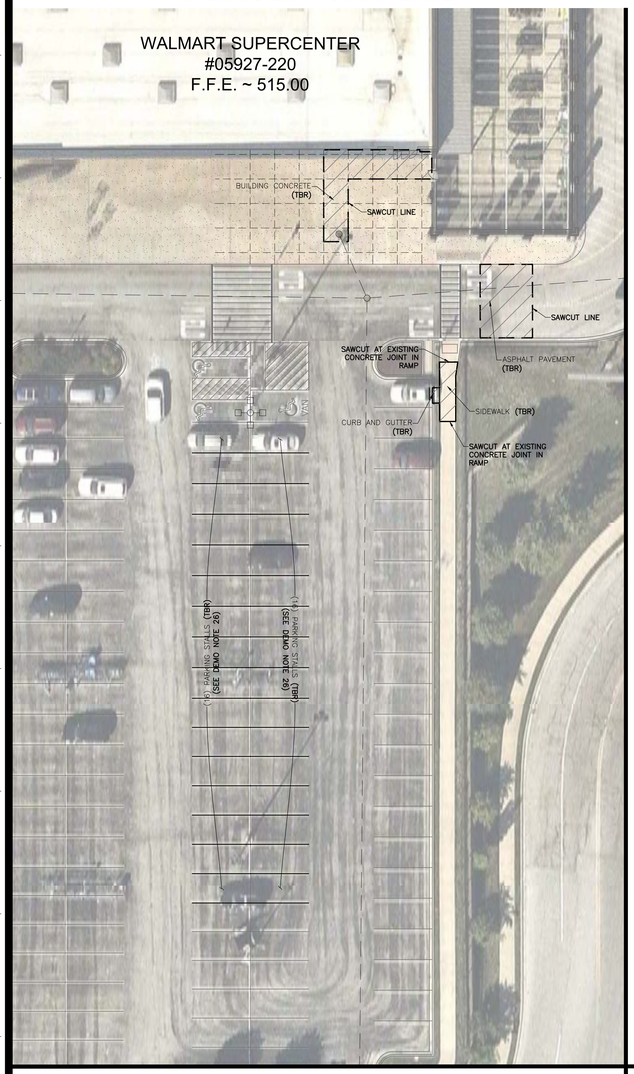
Walmart #05927-220
3390 N HWY 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	C.M.W.
CHECKED	R.G.R.
DATE	10/20/2023
SCALE	1" = 40'
JOB No.	7716A
SHEET NAME	OVERALL SITE PLAN

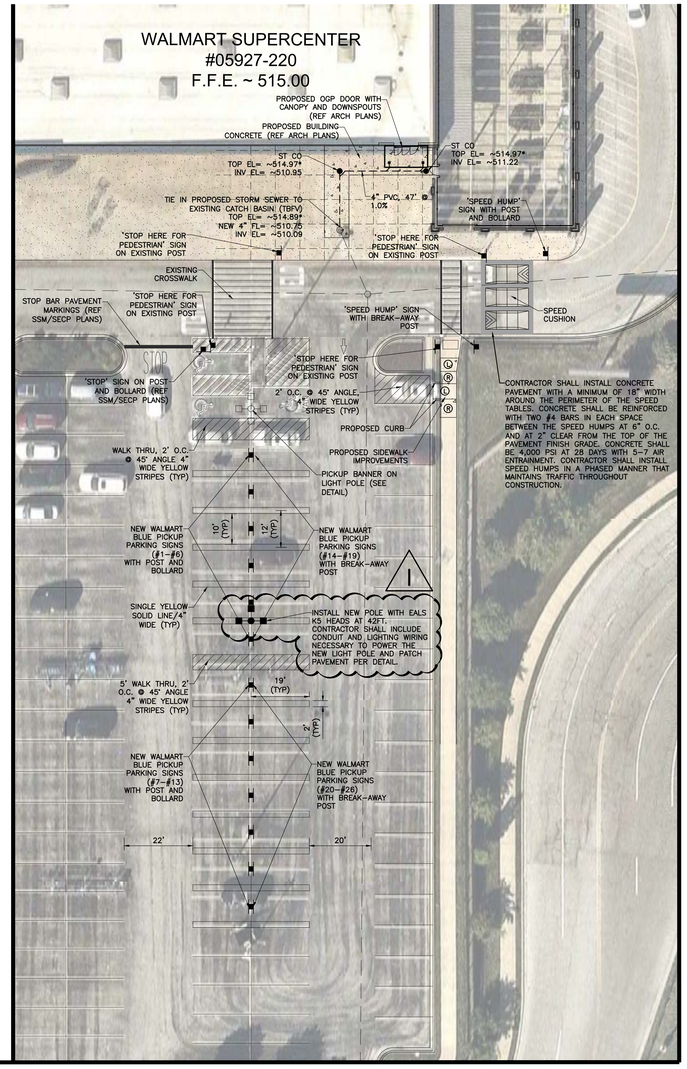
OSP-1

P:_4367 OSP\7716A Florissant, MO 05927-220\7716A DWG\OSP Improvement Plan - Florissant, MO 05927-220.dwg
10/19/2023 12:38 PM

EXISTING CONDITIONS / DEMOLITION PLAN



STRIPING / SITE PLAN



OGP IMPROVEMENT PLAN

SCALE: 1" = 20'

EXISTING CONDITIONS NOTES:

1. BFA performed a site visit on **09/20/2023** for this project as part of the FY24 Remodel Program. BFA did not measure pavement elevations, grades ,or conditions, and we did not review or determine if there were any existing utilities that may be within this projects scope of work. during this site visit.

2. Contractor shall determine exact location of underground utilities prior to drilling, boring, excavating, or driving for columns, footings, signs, proposed utilities, etc. Contractor shall notify BFA and WalMart construction manager immediately of any conflicts with proposed improvements as indicated on these plans.

UNDERGROUND FACILITIES, STRUCTURES, UTILITIES, SURFACE ELEVATIONS, EASEMENTS, ETC. THAT MAY BE ON THESE DRAWINGS HAVE BEEN SCALED FROM AVAILABLE AERIAL PHOTOS. A TOPOGRAPHIC SURVEY WAS NOT PERFORMED FOR THE PREPARATION OF THESE PLANS, THEREFORE, SITE FEATURE LOCATIONS AS SHOWN HEREON MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHERS, THE EXISTENCE OF WHICH IS PRESENTLY NOT KNOWN. EXACT LOCATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO ANY WORK PERFORMED BY THE CONTRACTOR THAT WILL BE PERFORMING THE WORK. CONTRACTOR SHALL NOTIFY BFA AND WALMART OF ANY DISCREPANCIES OF ACTUAL UTILITY LOCATIONS AND SITE FEATURES FROM THOSE AS SHOWN HEREON AS WELL OF ANY CONFLICTS BETWEEN EXISTING UTILITIES AND PROPOSED IMPROVEMENTS, PRIOR TO COMMENCEMENT OF CONSTRUCTION.

DEMOLITION PLAN NOTES:

1. The Contractor shall conform to all applicable State and local codes for demolition of structures, safety of adjacent structures, dust control, and sediment and erosion control during construction.

2. The Contractor shall verify that all required permits and licenses from appropriate authorities have been obtained prior to construction.

3. The Contractor shall notify and coordinate scheduling with affected utility companies before starting work and comply with their requirements.

4. The Contractor shall not close or obstruct public or private roadways, sidewalks, or fire hydrants without appropriate permits or written authorization.

5. The Contractor shall accurately record actual locations of capped utilities and subsurface obstructions that will remain after demolition.

6. The Contractor shall provide, erect, and maintain sediment and erosion control devices, temporary barriers, and security devices during construction.

7. The Contractor shall protect existing landscaping materials, appurtenances, and structures, which are not to be demolished. Any damage caused by demolition operations shall be repaired by the Contractor at no cost to Owner.

8. The Contractor shall protect and maintain in a safe and operable condition utilities that are to remain. The Contractor shall prevent interruption of existing utility service to occupied or used facilities, except when authorized in writing by authorities having jurisdiction. The Contractor shall provide temporary services during interruptions to existing utilities as acceptable to governing authorities and Owner.

9. The Contractor shall notify adjacent owners of work that may affect their property, potential noise, utility outages or disruptions.

10. Completely fill below grade areas and voids resulting from demolition or removal of structures, and/or utilities. using approved select fill materials consisting of stone, gravel, and sand. Fill materials shall be free from debris, trash, frozen materials, roots, and other organic matter.

11. All items that are to remain shall be raised or lowered to match the new grade indicated to be flush with the surrounding pavement. (i.e. manhole rims, valve covers, grates, etc.) Contractor shall protect all items that are to remain throughout construction and shall replace and/or repair any item damaged during construction at no additional cost to the owner.

12. Unless noted otherwise, utilities designated to be removed shall be removed in their entirety. Trenches shall then be backfilled and compacted as per the sitework specifications.

13. Should hazardous materials be found during demolition operations, the Contractor shall notify the owner and all governing agencies, if necessary, and conform to all applicable regulatory procedures.

14. The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.

15. The Contractor shall keep the premises clean and free of debris during construction.

16. The Contractor shall maintain pedestrian safe access between the building and the parking lot at all times during construction. The Contractor shall coordinate all work which may affect customer access to the store with the Walmart Store Manager and the Walmart Construction Manager.

17. The fire protection for the site shall remain in service at all times during construction.

18. All survey monuments disturbed during construction shall be replaced by a licensed land surveyor, licensed in the state where this project is located.

19. The edges of all pavement and curb sections to be removed shall be sawcut. Remaining pavement and curb sections shall have smooth, clean edges. Depending on Contractors Means and Methods, this may mean more than one sawcut will be necessary. All debris from removal operations must be removed from the site at the time of excavation. Stockpiling of debris will not be permitted.

20. The sitework for this project shall meet or exceed "The Site Specific Specifications".

21. The Contractor shall maintain the site in a well-drained manner in order to assure the shortest possible drying time after each rainfall. This will mean that pumping of standing water in the low areas on the site may be required during construction.

22. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

23. The demolition plan is intended to provide general information, only, regardless items to be demolished and/or removed. The contractor must also review the other site plan drawings and include in demolition activities all incidental work necessary for the construction of the new site improvements.

24. Contractor shall determine exact location of underground utilities prior to drilling, boring, excavating, or driving for columns, footings, signs, proposed utilities, etc. Contractor shall notify BFA and Walmart Construction Manager immediately of any conflicts with proposed improvements as indicated on these plans.

25. Contractor shall compact subgrade and pavement/sidewalk base material prior to placing new pavement and/or sidewalk. Pavement and sidewalk section shall match existing thicknesses unless otherwise shown on these plans. Concrete shall be 4000 PSI mix.

26. Striping that is to be removed shall be removed in its entirety and then have a seal coat placed over that area. Limits of seal coat: Apply coat over all striping (including where striping was removed and where new striping and pavement markings will be applied). Apply new striping and pavement markings over seal coat.

SITE NOTES:

1. The Contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The Contractor must call the appropriate utility company to request exact field location of utilities. It shall be the responsibility of the Contractor to relocate all existing utilities which conflict with the proposed improvements shown on plans.

2. BFA performed a site visit on **09/20/2023** for this project as part of the PY24 Remodel Program. BFA did not measure pavement elevations, grades ,or conditions, and we did not review or determine if there were any existing utilities that may be within this projects scope of work. during this site visit.

3. Contractor to contact telephone, electric, gas, and water companies to have underground utilities located on this site and adjacent to this site prior to doing any excavating.

4. The sitework for this project shall meet or exceed "The Site Specific Specifications."

5. The Contractor shall verify and/or perform all necessary inspections and/or certifications required by codes and/or utility companies prior to the announced building possession date and the final connections of utility services. All fees shall be paid by the Contractor.

6. All dimensions are to the face of curb and radii are to the back of curb, unless otherwise shown.

7. Contractor shall be responsible for all removals of and/or relocations, including but not limited to, utilities, storm drainage, signs, traffic signals and poles, etc as required. All work shall be done in accordance with governing authorities specifications and shall be approved by such. All costs shall be included in base bid.

8. All signing and pavement striping must conform to manual on uniform traffic control devices or locally approved supplement.

9. Location of existing site lighting conduit/underground wiring is not known. Contractor shall have private locate performed and reroute lighting conduit and wiring as required. Lighting shall remain operational throughout construction. Any temporary utilities shall be provided by the Contractor as needed to maintain operation of light poles.

10. Contractor shall determine exact location of underground utilities prior to drilling, boring, excavating, or driving for columns, footings, signs, proposed utilities, etc. Contractor shall notify BFA and Walmart Construction Manager immediately of any conflicts with proposed improvements as indicated on these plans.

11. The Contractor shall provide, install, and maintain traffic control at all times during construction. This includes signs, barriers, construction fencing, striping, etc. necessary to safely control site traffic.

12. Striping that is to be removed shall be removed in its entirety and then have a seal coat placed over that area. Limits of seal coat: Apply coat over all striping (including where striping was removed and where new striping and pavement markings will be applied). Apply new striping and pavement markings over seal coat.

13. The proposed OGP parking improvements as shown hereon result in a reduction of **8** parking spaces on the site.

ADA INSTRUCTIONS TO CONTRACTOR:
Contractors shall exercise appropriate care and precision in construction of ADA (handicap) accessible components and access routes for the site. These components, as constructed, must comply with the current ADA Standards and regulations' barrier free access and any modifications, revisions or updates to same. Finished surfaces along the accessible route of travel from parking space, public transportation, pedestrian access, inter-building access, to points of accessible building entrance/exit, must comply with these ADA code requirements. These included, but are not limited to the following:

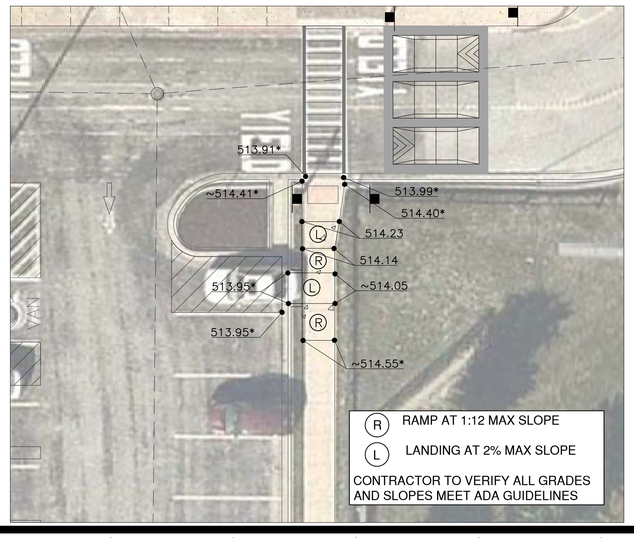
- Parking spaces and parking aisles – slope shall not exceed 1:50 (1/4" per foot or nominally 2.0%) in any direction.
- Curb ramps – slope shall not exceed 1:12 (8.3%). And have a rise of no more than six inches without a handrail.
- Landings – shall be provided at each end of ramps, must provide positive drainage, and must not exceed 1:50 (1/4" per foot or nominally 2.0%) in any direction.
- Path of travel along accessible route – must provide a 36~inch or greater unobstructed width of travel (car overhangs and/or handrails cannot reduce this minimum width). The slope must be no greater than 1:20 (5.0%), ADA ramp requirements must be adhered to. A maximum slope of 1:12 (8.3%), for a maximum rise of 2.5 feet, shall be provided. The ramp must have ADA hand rails and 60" L Landings on each end that are cross sloped no more than 1:50 in any direction (1/4" per foot or nominally 2.0%) for positive drainage.
- Doorways – must have a "level" landing are on the exterior side of the door that is sloped away from the door no more than 1:50 (1/4" per foot or nominally 2.0%) for positive drainage. This landing are must be no less than 60 inches (5 feet) long, except where otherwise permitted by ADA Standards for alternative doorway opening conditions. (See ICC/ANSI A117.1~2009 and other referenced incorporated by COD).
- When the proposed construction involves reconstruction, modification, revision or extension of or to ADA components from existing doorways or surfaces, contractor must verify existing elevations shown on the plan. Note that Table 405.2 of the Department of Justice's ADA Standards For Accessible design allows for steeper ramp slopes, in rare circumstances. The Contractor must immediately notify the design engineer of any discrepancies and/or field conditions that differ in any way or any respect from what is shown on the plans, in writing, before commencement of work. Constructed improvements must fall within the maximum and minimum limitations imposed by the barrier free regulations and the ADA requirements.
- The Contractor must verify the slopes of Contractor's forms prior to pouring concrete. If any non~conformance is observed or exists, Contractor must immediately notify the engineer prior to pouring concrete. Contractor is responsible for all costs to remove, repair and replace non~conforming concrete.

EXISTING CONDITIONS / DEMOLITION PLAN



SIDEWALK GRADING PLAN

SCALE: 1" = 10'



(R) RAMP AT 1:12 MAX SLOPE

(L) LANDING AT 2% MAX SLOPE

CONTRACTOR TO VERIFY ALL GRADES AND SLOPES MEET ADA GUIDELINES

PAVEMENT LEGEND

- EXISTING STANDARD DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- EXISTING BUILDING & SIDEWALK CONCRETE (SEE ARCH. PLANS AND SPECS.)
- EXISTING BUILDING & SIDEWALK CONCRETE (SEE ARCH. PLANS AND SPECS.)

PARKING DATA TABLE

EXISTING PARKING COUNT = 801
EXISTING BUILDING AREA = 169,426 SF
EXISTING PARKING RATIO = 4.73

AHJ REQUIRED PARKING RATIO = 4.0 SP/1,000 SF
AHJ REQUIRED PARKING COUNT = 678
ORDINANCE #8252 REQUIRED PARKING COUNT = 811

POST OGP IMPROVEMENTS PARKING COUNT = 793
POST OGP IMPROVEMENTS BUILDING AREA = 169,426 SF
POST OGP IMPROVEMENTS PARKING RATIO = 4.69

PARKING COUNTS AND BUILDING AREAS SHALL BE CONSIDERED APPROXIMATE

LEGEND		
DESCRIPTION	PROPOSED	EXISTING
AERIAL ELECTRIC	AE	AE
UNDERGROUND ELECTRIC	UE	UE
UNDERGROUND TELEPHONE	UT	UT
GAS LINE	G	G
WATERLINE	W	W
SANITARY SEWER	SS	SS
STORM SEWER		
PROPERTY LINE		
CHAINLINK FENCE		
BARBWIRE FENCE	X X X	X X X
CONTOURS	(100)	100
UTILITY POLE		
GUARD POST	GP	GP

SPOT GRADE LEGEND

TOP OF CURB/CONCRETE	000.00TC
TOP OF PAVEMENT	000.00TP
INTERIOR PAVEMENT/ GROUND ELEVATIONS	000.00
GUTTER ELEVATION @ FACE OF CURB	000.00G
TOP OF PAVEMENT ELEVATION/MATCH EXISTING PAVEMENT ELEVATION	000.00TP*

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CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE STORE MANAGER AND WALMART CONSTRUCTION MANAGER THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PREPARE, INSTALL, MAINTAIN, AND REMOVE TEMPORARY CONSTRUCTION FENCES, BARRIERS, TRAFFIC CONTROL SIGNAGE, ETC. CONTRACTOR SHALL MAINTAIN SAFE DELIVERY TRUCK ROUTES, CUSTOMER PARKING AND DRIVES, AS WELL AS PEDESTRIAN WALKWAYS.

DEWATERING NOTE: WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE, AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO SITE SPECIFIC SPECIFICATIONS.

CONTRACTOR SHALL REFER TO SECP-1 AND SECP-2 PLAN SHEETS FOR ADDITIONAL INFORMATION AND IMPROVEMENTS

CONTRACTOR SHALL REMOVE PAVEMENT, BASE MATERIALS, AND SPOIL MATERIALS IMMEDIATELY FROM THE SITE IN A MANNER MEETING SITE SPECIFIC SPECIFICATIONS AS WELL AS APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. STOCKPILING OF THESE MATERIALS ON THE SITE IS PROHIBITED.

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Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state~plan regulations established for the type of construction required by these plans.

REVISIONS

1	PR #1		
By: C.M.W.	01/19/24	App: R.G.R.	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
TELEPHONE: (636) 239~4751
WASHINGTON, MISSOURI 63090
bfaeng.com
103 ELM STREET

Rick C. Rohling, P.E. #29409
Date of Signature: 01/19/24
Registered Professional Engineer for BFA, Inc. Professional Engineering Corporation #000472

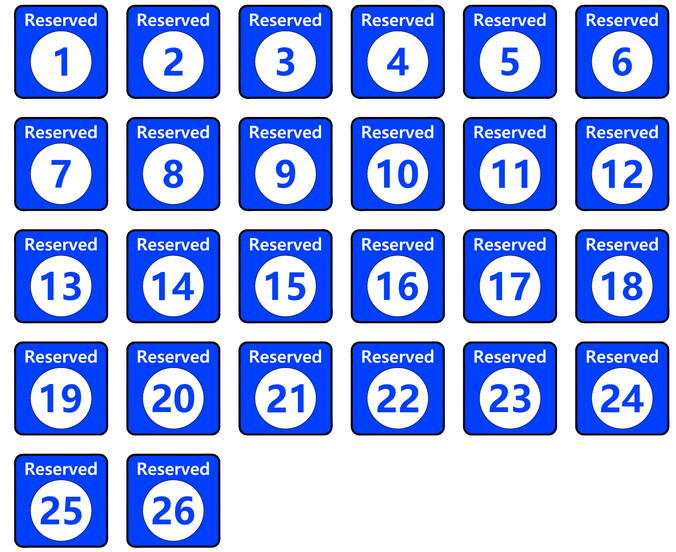
RICK G. ROHLING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

Walmart #05927-220
3390 N HWY 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN	C.M.W.
CHECKED	R.G.R.
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JOB No.	7716A
SHEET NAME	OGP IMPROVEMENT PLAN

OIP~1

P:\4367 OGP\7716A Florissant, MO 05927~220\7716A DWG\OGP Improvement Plan ~ Florissant, MO 05927~220.dwg
1/16/2024 2:40 PM



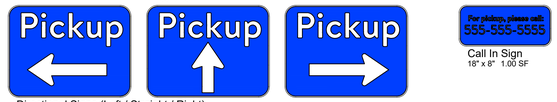
Stall Designation Signs
18" x 18" 2.25 SF



Logo Signs (Small)
18" x 6" 1.00 SF

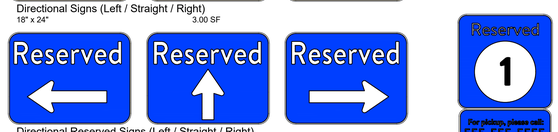
Logo Signs (Large)
Also Pickup Hours sign size
36" x 18" 4.50 SF

✳NTD: Use if AHJ does not allow Spark



Directional Signs (Left / Straight / Right)
18" x 24" 3.00 SF

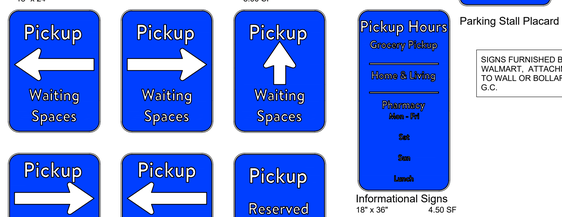
Call In Sign
18" x 8" 1.00 SF



Directional Reserved Signs (Left / Straight / Right)
18" x 24" 3.00 SF



Parking Stall Placard



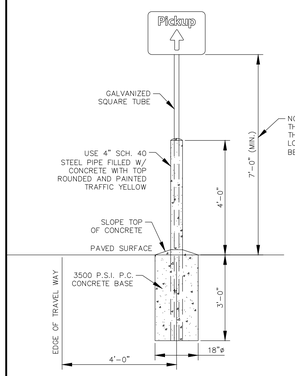
Informational Signs
18" x 36" 4.50 SF

SIGNS FURNISHED BY WALMART, ATTACHMENT TO WALL OR BOLLARD BY G.C.



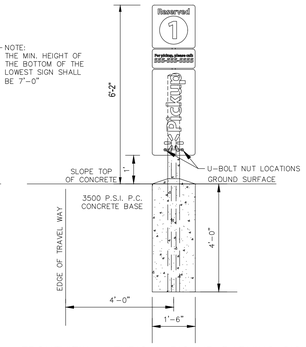
Informational Signs
18" x 24" 3.00 SF

"PICKUP" SIGNAGE
N.T.S.

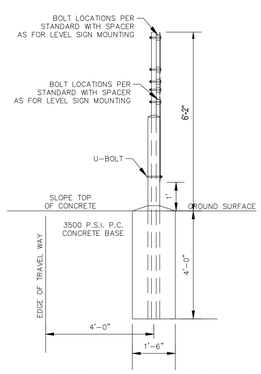


SINGLE POST WITH BOLLARD
N.T.S.

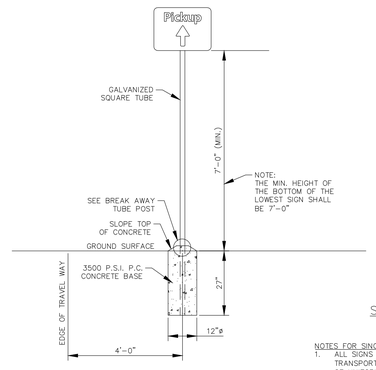
NOTES FOR SINGLE POST WITH BOLLARD:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE
   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.



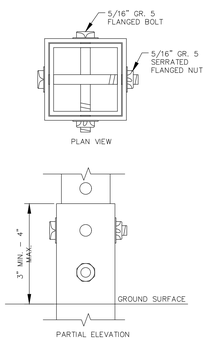
FRONTVIEW – TYPICAL PICKUP PARKING SIGNAGE
N.T.S.



SIDEVIEW – TYPICAL PICKUP PARKING SIGNAGE
N.T.S.

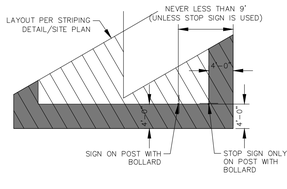


SINGLE POST WITH BREAK AWAY POST
N.T.S.

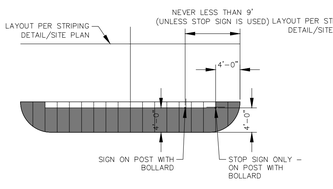


SQUARE TUBE BREAK AWAY POST
N.T.S.

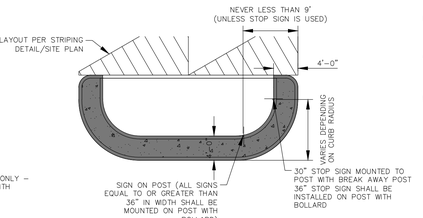
NOTES FOR SINGLE POST WITH BREAK AWAY POST:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE
   POST TUBES – 2"x2" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.
   ANCHOR TUBE – 2-1/4"x2-1/4 12ga
   HEAVY DUTY ANCHOR TUBE SHALL MEET ASTM A500 GRADE B. STRUCTURAL TUBE AND STEEL SHALL BE HOT DIP GALVANIZED PER ASTM A123.
   THE UPPER SIGN POST SHALL TELESCOPE INSIDE THE ANCHOR TUBE A MINIMUM OF 12". THE ANCHOR TUBE SHALL BE A MINIMUM 27" DEEP WITH 3" MIN. 4" MAX. EXPOSED ABOVE FINISH GRADE.



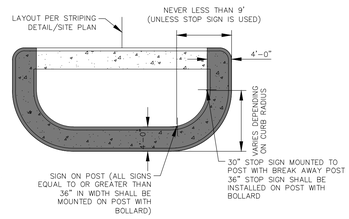
PAINTED ENDCAP – 60°
SIGN LOCATIONS – 60° PARKING



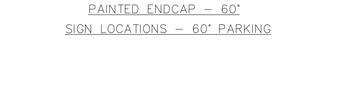
PAINTED ENDCAP – 90°
SIGN LOCATIONS – 90° PARKING



CURBED ISLAND – 60°
SIGN LOCATIONS – 60° PARKING

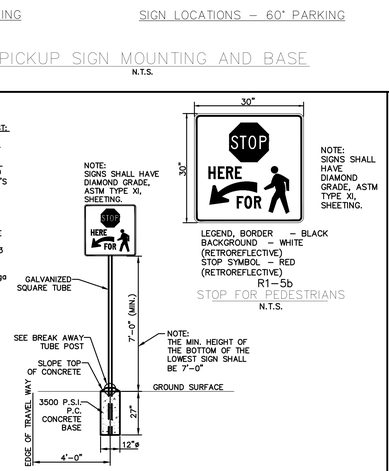


CURBED ISLAND – 90°
SIGN LOCATIONS – 90° PARKING



SINGLE POST WITH BOLLARD
N.T.S.

NOTES FOR SINGLE POST WITH BOLLARD:
1. ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. GALVANIZED SQUARE TUBE
   POST TUBES – 2"x2"x3/16" 12ga
   POST TUBE SHALL MEET ASTM A1011 GRADE 50.
   POST TUBE GALVANIZED AS PER ASTM A653 GRADE 90.

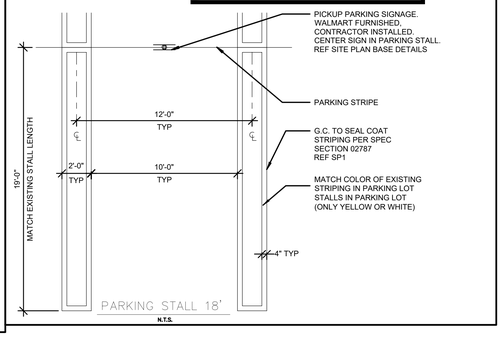


SINGLE POST WITH BOLLARD SIGN MOUNTING AND BASE SINGLE POST WITH BREAK AWAY POST
NO SCALE

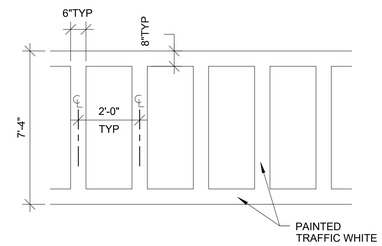
PICKUP SIGN MOUNTING AND BASE
N.T.S.

06/13/19

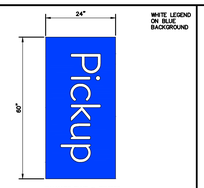
NOTE TO CONTRACTOR:
INSTALL SEAL COAT ON EXISTING ASPHALT PAVING AT ANY STRIPED AREA THAT IS PART OF THE PICKUP SCOPE OF WORK. FOR EXISTING CONCRETE SURFACES, G.C. TO PREPARE SURFACE FOR PAINT ONLY.



PARKING STALL 18'
N.T.S.



CROSSWALK PATH DETAIL
NO SCALE



"PICKUP" BANNER
N.T.S.

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state-plan regulations established for the type of construction required by these plans.

REVISIONS
1 By: App:
2 By: App:
3 By: App:
4 By: App:

BFA Engineering•Surveying
TELEPHONE: (636) 239-4751
bfaeng.com
103 ELM STREET WASHINGTON, MISSOURI 63090

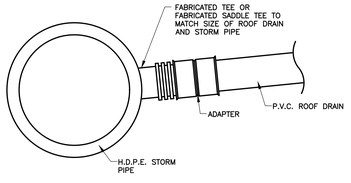
Rick G. Rohlfing, P.E. #29409 10/20/23
Missouri Professional Engineer for
Professional Engineering Corporation #000472
Registered Professional Engineering
BFA, Inc. Professional Engineering

Walmart #05927-220
3390 N HWY 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

DRAWN C.M.W.
CHECKED R.G.R.
DATE 10/20/2023
SCALE AS NOTED
JOB No. 7716A
SHEET NAME DETAIL SHEET 1

DTL-1

P:\...4367 OGP\7716A Florissant, MO 05927-220\7716A DWG\OGP Improvement Plan – Florissant, MO 05927-220.dwg
10/18/2023 12:38 PM

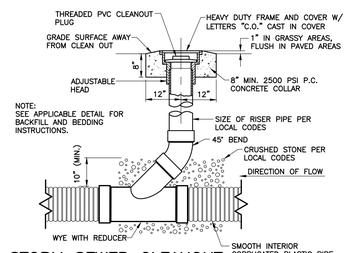


NOTES:

1. CONTRACTOR SHALL SAW CUT OR DRILL OPENINGS AS PER MANUFACTURES GUIDELINES.
2. ON ADS STORM PIPES CONTRACTOR MAY USE THE INSERTA TEE FITTINGS SDR 35 TO N-12.
3. CONTRACTOR SHALL FOLLOW MANUFACTURES GUIDELINES ON ALL TYPES OF CONNECTIONS.

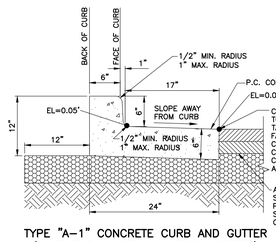
ROOF DRAIN/STORM PIPE CONNECTION DETAIL

NO SCALE



STORM SEWER CLEANOUT DETAIL (TYPE II)

NO SCALE



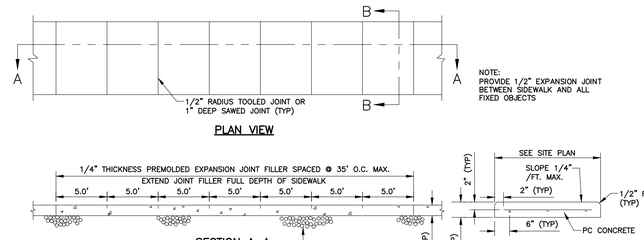
TYPE "A-1" CONCRETE CURB AND GUTTER (PAVEMENT SLOPE AWAY FROM GUTTER)

CURB DETAILS (CC-2)

NO SCALE

NOTES:

1. CONCRETE CURBING, SIDEWALKS, ETC. SHALL BE COMPLETELY CURED PRIOR TO BACKFILLING.
2. CONTRACTOR SHALL REFER TO SITE AND GRADING PLANS FOR GRADES AND PROPER CURB AND GUTTER TYPES.
3. EXPANSION JOINT FILLER SHALL BE INSTALLED IN THE CURB AND GUTTER AT EACH JUNCTION OF A RADIUS, ALL STRUCTURES SUCH AS CURB INLETS, SIDEWALKS, BUILDINGS ETC.
4. CONSTRUCTION JOINTS MIN. 90° O.C., CONTROL JOINTS MAX. 12' WITH NO LINEAR SECTION OF CURB AND GUTTER HAVING LESS THAN 5' BETWEEN JOINTS. SAWCUT JOINTS SHALL BE AT LEAST 1/4 OF THE CONCRETE THICKNESS.
5. SHOULD ALL PAVEMENT PLACED BE CONCRETE, THEN ALL TYPE "A" CURB AND GUTTER AS SHOWN ON THE SITE PLAN SHALL BE TYPE "B" CURB AND GUTTER. IN THESE INSTANCES, THE LOCATION OF THE CURB AND GUTTER SAWCUT LINES SHALL MATCH THE CONCRETE JOINT LINES.



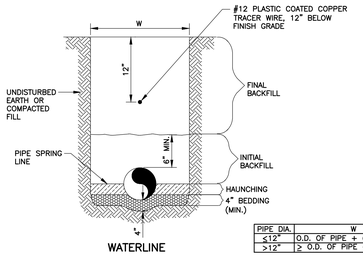
PLAN VIEW

SECTION A–A

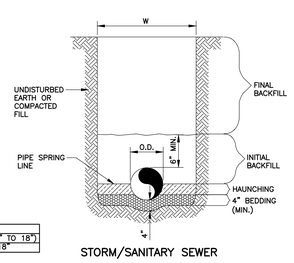
SECTION B–B

CONCRETE SIDEWALK DETAIL

NO SCALE



WATERLINE



STORM/SANITARY SEWER

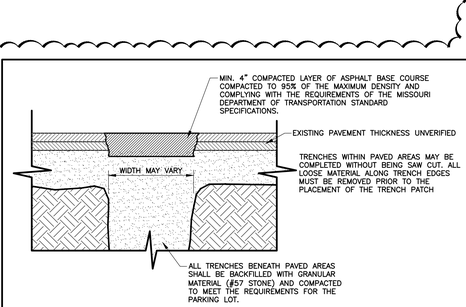
PIPE DIA.	W
≤12"	O.D. OF PIPE + (12" TO 18")
>12"	≥ O.D. OF PIPE + 18"

GENERAL NOTES

1. BEDDING SHALL BE CLASS I–A WORKED BY HAND. IF GROUNDWATER IS ANTICIPATED, THEN BEDDING SHALL BE CLASS I–B COMPACTED TO 85% STANDARD PROCTOR. (SEE SPECIFICATIONS FOR GRADATION)
2. HAUNCHING SHALL BE WORKED AROUND THE PIPE BY HAND TO ELIMINATE VOIDS AND SHALL BE CLASS I–A OR CLASS I–B OR CLASS II COMPACTED TO 85% PROCTOR.
3. INITIAL BACKFILL SHALL BE CLASS I–A WORKED BY HAND, OR CLASS I–B OR CLASS II COMPACTED TO 85% STANDARD PROCTOR.
4. INITIAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS III COMPACTED TO 90% STANDARD PROCTOR.
5. FINAL BACKFILL SHALL BE CLASS I, II, OR III COMPACTED AS NOTED IN NOTES 3. AND 4.
6. FINAL BACKFILL NOT UNDER PAVED AREAS CAN BE CLASS IV–A COMPACTED TO 95% STANDARD PROCTOR.
7. ALL MATERIALS ARE CLASSIFIED IN ACCORDANCE WITH ASTM D 2321–89.
8. ALL MATERIALS SHALL BE INSTALLED IN MAXIMUM 8" LOOSE LIFTS IN ACCORDANCE WITH ASTM D 698. CLASS III AND IV–A MATERIALS SHALL BE COMPACTED NEAR OPTIMUM MOISTURE CONTENT.
9. FILL SALVAGED FROM EXCAVATION SHALL BE FREE OF DEBRIS, ORGANICS AND ROCKS LARGER THAN 3".
10. ALL TRENCH EXCAVATIONS SHALL BE SLOPED, SHORED, SHEETED, BRACED, OR OTHERWISE SUPPORTED IN COMPLIANCE WITH OSHA REGULATIONS AND LOCAL ORDINANCES. (SEE SPECIFICATIONS)

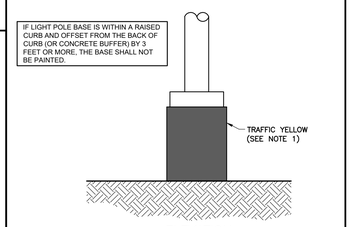
UTILITY TRENCH AND BEDDING DETAILS

NO SCALE



TRENCH PATCHING DETAIL

NO SCALE

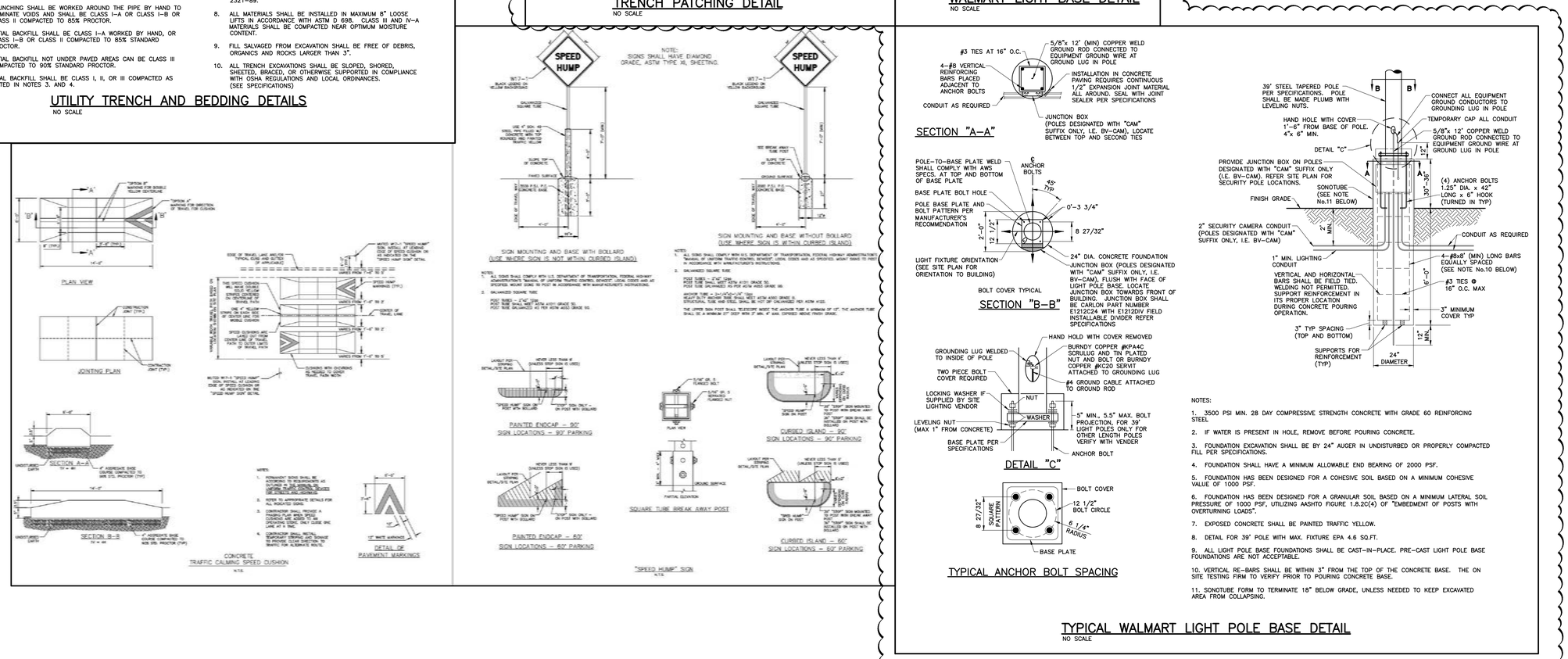


ELEVATION

NOTES:
1. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.

WALMART LIGHT BASE DETAIL

NO SCALE



NOTES:

1. 3500 PSI MIN. 28 DAY COMPRESSIVE STRENGTH CONCRETE WITH GRADE 60 REINFORCING STEEL
2. IF WATER IS PRESENT IN HOLE, REMOVE BEFORE POURING CONCRETE.
3. FOUNDATION EXCAVATION SHALL BE BY 24" AUGER IN UNDISTURBED OR PROPERLY COMPACTED FILL PER SPECIFICATIONS.
4. FOUNDATION SHALL HAVE A MINIMUM ALLOWABLE END BEARING OF 2000 PSF.
5. FOUNDATION HAS BEEN DESIGNED FOR A COHESIVE SOIL BASED ON A MINIMUM COHESIVE VALUE OF 1000 PSF.
6. FOUNDATION HAS BEEN DESIGNED FOR A GRANULAR SOIL BASED ON A MINIMUM LATERAL SOIL PRESSURE OF 1000 PSF, UTILIZING AASHTO FIGURE 1.8.2C(4) OF "EMBEDMENT OF POSTS WITH OVERTURNING LOADS".
7. EXPOSED CONCRETE SHALL BE PAINTED TRAFFIC YELLOW.
8. DETAIL FOR 39' POLE WITH MAX. FIXTURE EPA 4.6 SQ.FT.
9. ALL LIGHT POLE BASE FOUNDATIONS SHALL BE CAST–IN–PLACE. PRE–CAST LIGHT POLE BASE FOUNDATIONS ARE NOT ACCEPTABLE.
10. VERTICAL RE–BARS SHALL BE WITHIN 3" FROM THE TOP OF THE CONCRETE BASE. THE ON SITE TESTING FIRM TO VERIFY PRIOR TO POURING CONCRETE BASE.
11. SONOTUBE FORM TO TERMINATE 18" BELOW GRADE, UNLESS NEEDED TO KEEP EXCAVATED AREA FROM COLLAPSING.

TYPICAL WALMART LIGHT POLE BASE DETAIL

NO SCALE

REVISIONS

1	PR #1		
By: C.M.W.	01/19/24	App: R.G.R.	
2			
By:		App:	
3			
By:		App:	
4			
By:		App:	

BFA Engineering•Surveying
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Rick G. Rohlfing, P.E. #29409 01/19/24
Missouri Certificate of Authority
Registered Professional Engineer for
BFA, Inc. Professional Engineering Corporation #000472

RICK G. ROHLFING NUMBER E-29409 REGISTERED PROFESSIONAL ENGINEER

Walmart #05927-220
3390 N HWY 67
Florissant, St. Louis County, Missouri
Walmart, Inc. 2608 SE J Street
Bentonville, AR 72716

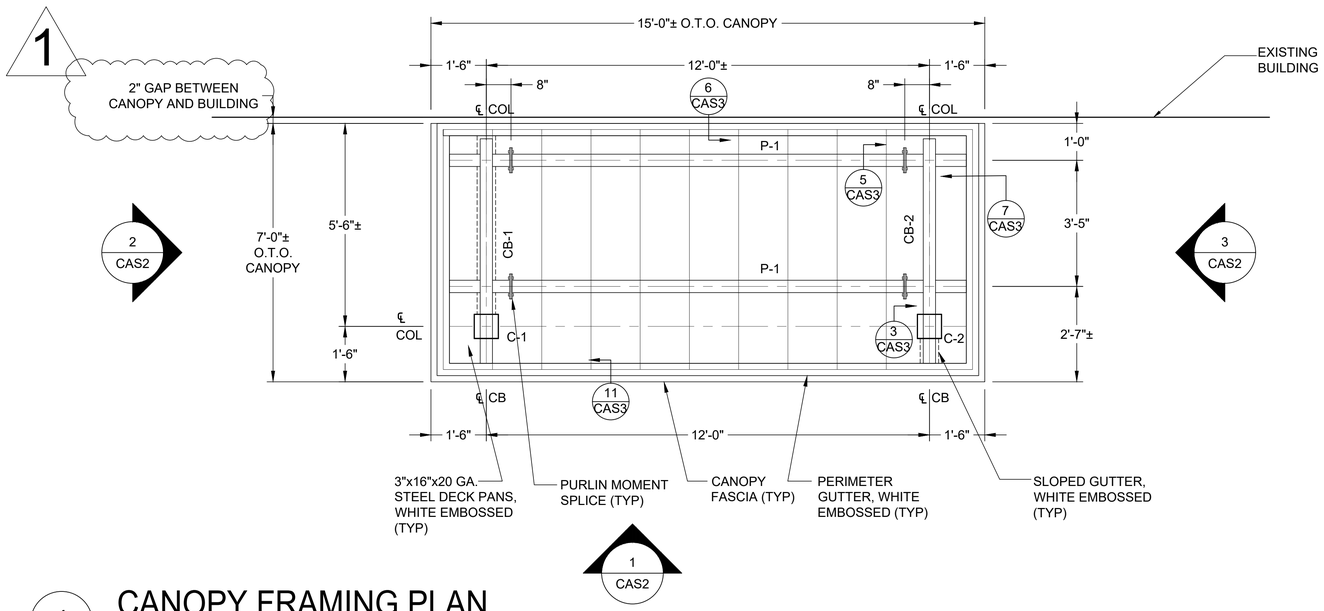
DRAWN	C.M.W.
CHECKED	R.G.R.
DATE	10/20/2023
SCALE	AS NOTED
JOB No.	7716A
SHEET NAME	DETAIL SHEET 2

DTL–2

Three working days prior to the start of any excavation on this site the Contractor shall call 811 for utility location information.

The contractor shall verify and implement all the required Federal Occupational Safety and Health Administration (OSHA) and/or OSHA approved state–plan regulations established for the type of construction required by these plans.

P:_4367 (GP\7716A Florissant, MO 05927-220\7716A DWG\GP Improvement Plan – Florissant, MO 05927-220.dwg
1/16/2024 2:50 PM



1 CANOPY FRAMING PLAN

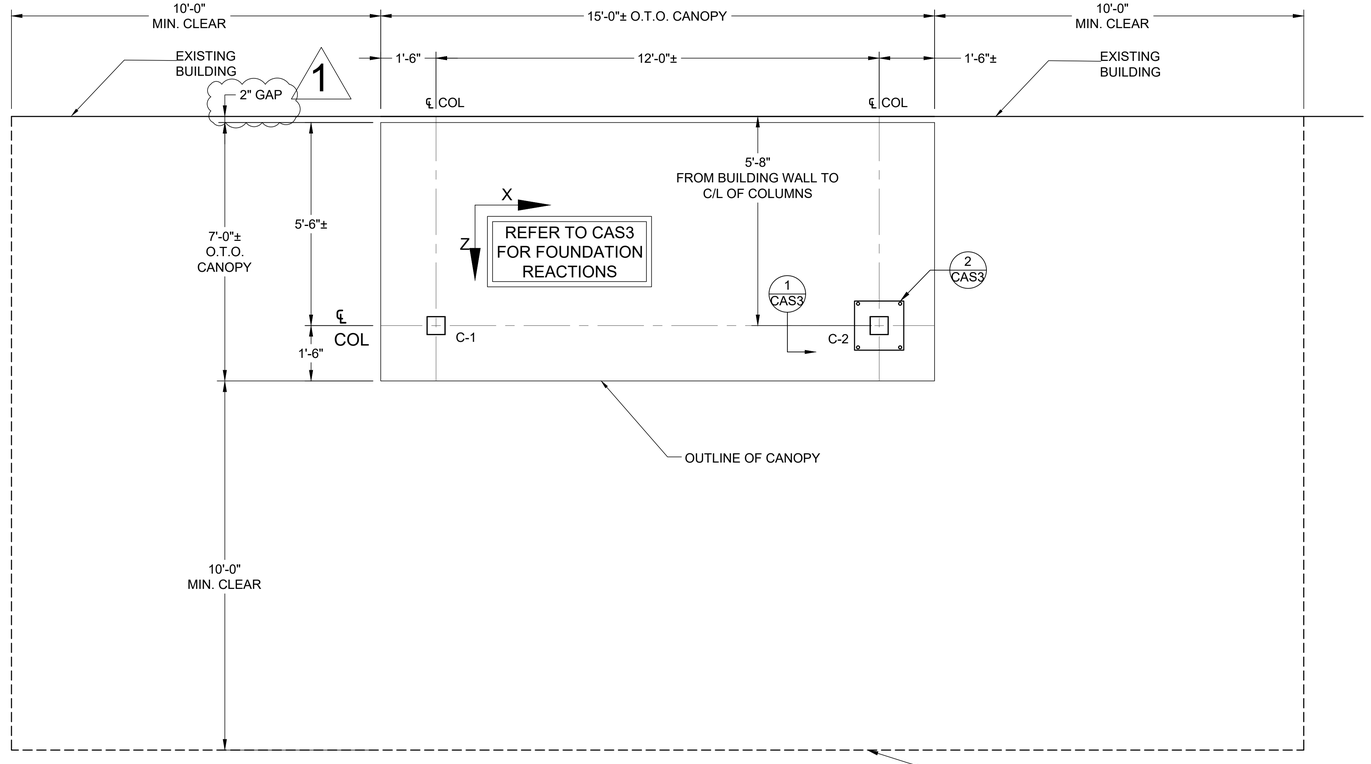
SCALE: 1/2" = 1'-0"

LEGEND		
PART #	SIZE	QUANTITY
C-1	6" x 6" x 1/2"	1
C-2	6" x 6" x 1/2"	1
CB-1	W6X12#	1
CB-2	W6X12#	1
P-1	W6X12#	2

DRAIN DIRECTION
(VERIFY)

PLAN NORTH
(VERIFY)

BUILDING DIRECTION
(VERIFY)



2 CANOPY FOUNDATION PLAN

SCALE: 1/2" = 1'-0"

BY	DATE	DESCRIPTION	REV	DATE
TW	12/6/23	ADDED 2" GAP	1	11/17/23

SCALE AS NOTED
DRAWN BY T WESOLEK
CHECKED BY JDS

ARNING # 20817

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STATE OF MISSOURI
Austin M Heath
Number PE-2021006846
12/21/2023

ARNING COMPANIES
P. O. BOX F, CASSVILLE, MO 65625
417-847-3181 ● FAX 417-847-3281

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CUSTOMER
WALMART - VENDOR #662541
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR, 72716

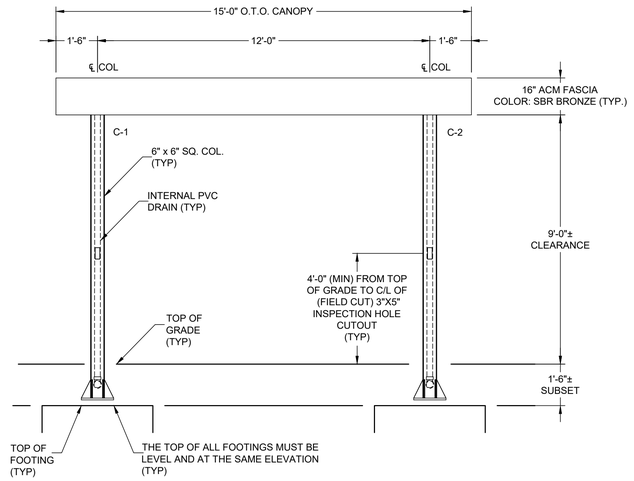
7'-0" X 15'-0" (2) COLUMN CANOPY
CANOPY LOCATION
Walmart
STORE #5927
(ASSOCIATES CANOPY)
3390 N HWY 67
FLORISSANT, MO 63033

FRAMING & FOUNDATION PLAN

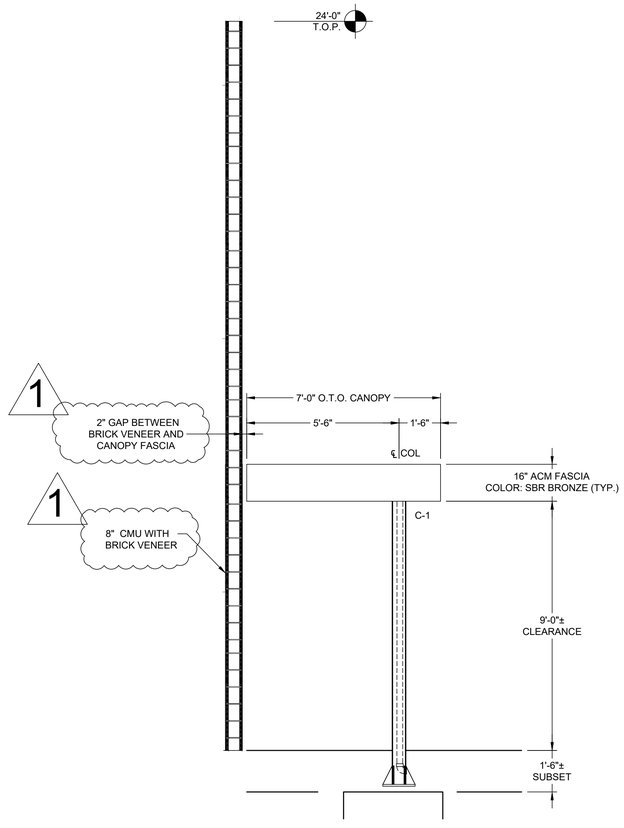
20817 CAS1

SHEET NOTES

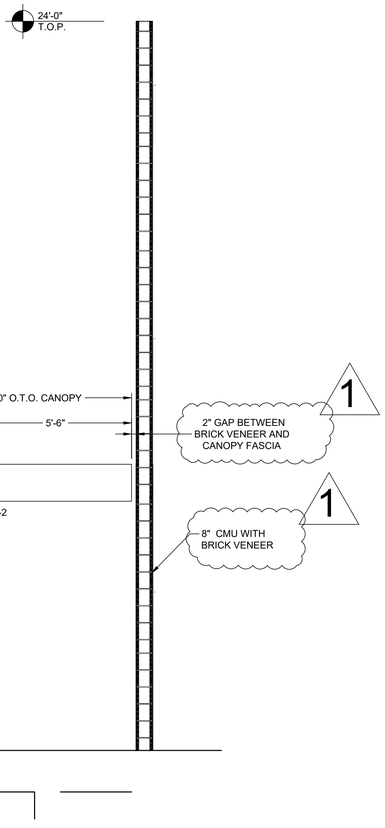
ALL CONDUITS INSIDE COLUMNS WILL REQUIRE A 3"X5" INSPECTION HOLE TO BE FIELD CUT AND LOCATED WITH ITS CENTERLINE AT THE TOP OF THE SEAL OFF. ALL COLUMNS, WITH OR WITHOUT CONDUITS, WILL HAVE A STANDARD ARNING COVERPLATE INSTALLED AT THE SAME ELEVATION. TOUCH-UP PRIMER AT THE INSPECTION HOLE OPENING AFTER FIELD CUTS HAVE BEEN COMPLETED.



1 NORTHEAST ELEVATION
SCALE: 3/8" = 1'-0"



2 SOUTHEAST ELEVATION
SCALE: 3/8" = 1'-0"



3 NORTHWEST ELEVATION
SCALE: 3/8" = 1'-0"

REV	DESCRIPTION	DATE	BY
1	ADDED 2" GAP	12/6/23	TW

SCALE AS NOTED
DATE 11/17/23
DRAWN BY T WESOLEK
CHECKED BY JDS
ARNING # 20817

This is the seal of the engineer of Arning Companies and of the engineer of record. This drawing was prepared under the guidance of RTM and has been reviewed for compliance with the applicable codes only. The scope of RTM Engineering Solutions, Inc.'s work does not exceed the attached accompanying calculations.

STATE OF MISSOURI
Austin M. Heath
Number PE-2021006546
12/21/2023

AFFILIATE COMPANY

ARNING COMPANIES
P. O. BOX F, CASSVILLE, MO 65625
417-847-3151 ● FAX 417-847-3281

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CUSTOMER
WALMART - VENDOR #662541
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR, 72716

7'-0" X 15'-0" (2) COLUMN CANOPY
CANOPY LOCATION
Walmart
STORE #5927
(ASSOCIATES CANOPY)
3390 N HWY 67
FLORISSANT, MO 63033

CANOPY ELEVATIONS

20817 CAS2

GENERAL STRUCTURAL NOTES

DESIGN COMPLIES WITH 2021 INTERNATIONAL BUILDING CODE

LOADS COMPLY WITH SEI/ASCE 7-16 REQUIREMENTS:

DEAD LOAD	
-TYPICAL ROOF DEAD LOAD	15 P.S.F.
LIVE LOAD	
-TYPICAL ROOF LIVE LOAD	20 P.S.F.
SNOW LOAD	
-FLAT ROOF SNOW LOAD w/ RAIN-ON-SNOW (pr)	21.8 P.S.F.
-GROUND SNOW LOAD, pg	20 P.S.F.
-EXPOSURE FACTOR, Ce	1.0
-THERMAL FACTOR, Ct	1.2
-IMPORTANCE FACTOR, Is	1.0
-DRIFT	PER CODE
WIND LOAD	
-ULTIMATE WIND SPEED (3-SECOND GUST), Vult	115 M.P.H.
-EXPOSURE CATEGORY	C
-DIRECTIONALITY FACTOR (Kd)	0.85
-TOPOGRAPHIC FACTOR (Kzt)	1.0
SEISMIC	
- SHORT PERIOD ACCELERATION S_s	0.3821
- LONG PERIOD ACCELERATION S_1	0.1455
- SITE CLASS:	D
- SHORT PERIOD RESPONSE: S_{DS}	0.381
- LONG PERIOD RESPONSE: S_{D1}	0.224
- SEISMIC DESIGN CATEGORY:	D
- SEISMIC IMPORTANCE FACTOR: Ie	1.0
- SEISMIC RESPONSE COEFFICIENT C_S:	0.15231

STEEL BEAMS: A572 WITH MINIMUM YIELD OF 50,000 P.S.I.

STEEL ROOF PANELS: 16" W x 3" D x 20 GA. Steel Panels

STEEL TUBE: ASTM A-500 GRADE-B WITH Fy= 46 ksi MIN.

STEEL PLATE: A36 QUALITY WITH MINIMUM YIELD OF 36,000 P.S.I.

STEEL ANCHOR BOLTS: F 1554 WITH MINIMUM YIELD OF 55,000 P.S.I.

WELDING: LOW HYDROGEN TYPE, E70 SERIES, PER AWS D1.1. WELDING PROCEDURE AND MATERIAL COMPLY WITH AWS STANDARDS. WELDING PERFORMED BY CERTIFIED WELDERS IN-HOUSE AT ARNING COMPANIES FACILITIES. ARNING C.S.I. IS CERTIFIED BY THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC. (AISC).

BOLTS: HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM A325. IN BEARING TYPE CONNECTIONS WITH THREADS ARE NOT REQUIRED BY DESIGN TO BE EXCLUDED FROM SHEAR PLAN OR WORKING IN TENSION. INSPECTION PRIOR TO OR DURING INSTALLATION IS NOT REQUIRED. "PRE-INSTALLATION" AS OUTLINED IN SECTION 7 OF THE 'SPECIFICATION JOINTS USING HIGH-STRENGTH BOLTS' IS NOT REQUIRED AS LONG AS CONTRACTOR CAN PROVIDE TESTING REPORTS SUPPLIED BY BOLT MANUFACTURER, AND THE BOLTS USED ARE BEING INSTALLED IN EITHER A SNUG TIGHT MANOR OR TURN-OF-THE-NUT METHOD OF TIGHTENING . SEE APPROVED TIGHTENING PROCEDURES BELOW AND REFER TO CONNECTION DETAILS.

SNUG-TIGHT METHOD: ALL BOLTS SHALL BE BROUGHT TO THE SNUG-TIGHT CONDITION. SNUG-TIGHT IS DEFINED AS THE TIGHTNESS THAT EXISTS WHEN THE PLIES OF THE JOINT ARE IN FIRM CONTACT. THIS MAY BE ATTAINED BY A FEW IMPACTS OF AN IMPACT WRENCH OR THE FULL EFFORT OF A MAN USING AN ORDINARY SPUD WRENCH.

TURN-OF-THE-NUT METHOD: COLUMN TO BEAM OR MOMENT SPLICE BOLTS SHALL BE TIGHTENED BY THE PREFERRED TURN-OF-THE-NUT METHOD. THIS IS ACCOMPLISHED BY FIRST ATTAINING A SNUG-TIGHT CONDITION ON THE BOLT, MARKING THE BOLT AND NUT TO ENSURE VISUAL VERIFICATION, AND THEN TIGHTENING AN ADDITIONAL 1/3 TURN. A BREAKER BAR MAY BE USED TO ADVANCE THE NUT THE ADDITIONAL TURN THUS ATTAINING THE 1/3 TURN CONDITION.

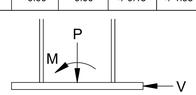
SCREWS: SELF DRILLING SCREWS MANUFACTURED BY ITW BUILDEX SHALL COMPLY WITH MANUFACTURER SPECIFICATIONS AND ICBO 3056 STANDARDS.

FOUNDATIONS: FOR FOUNDATION DESIGNS, SEE BASE REACTIONS BELOW. PROVIDE 3000 PSI CONCRETE. PROVIDE ADEQUATE ANCHOR REINFORCEMENT PER ACI 318.

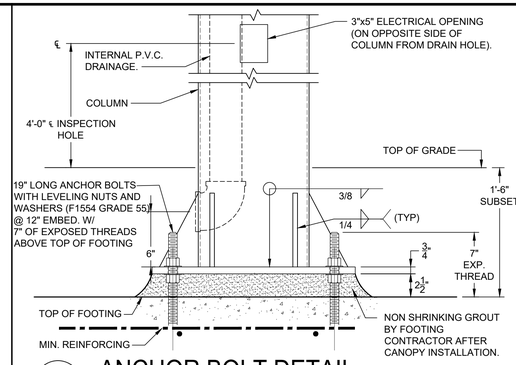
* THE ABOVE NOTES AND SPECIFICATIONS SHALL MEET OR EXCEED ALL STATE AND LOCAL CODE REQUIREMENTS BEFORE ERECTION.

SERVICE LEVEL REACTIONS FOR FOUNDATION DESIGN (UNFACTORED)

LOAD CASE	SHEAR VX (KIPS)	VERTICAL P (KIPS)	SHEAR VZ (KIPS)	MOMENT MX (KIPS-FT)	MOMENT MZ (KIP-FT)
D	+/-0.002	0.789	0.00	+/-1.875	+/-0.01
RL	+/-0.003	1.052	0.00	+/-2.516	+/-0.012
SL	+/-0.011	4.232	0.00	+/-10.655	+/-0.046
WLx	+/-0.303	1.323	0.00	+/-3.157	+/-3.924
WLz	+/-0.003	1.315	+/-0.5	+/-3.392	+/-0.14
ELx	+/-0.15	.004	0.00	0.00	+/-1.926
ELz	0.00	0.00	+/-0.15	+/-1.95	0.00



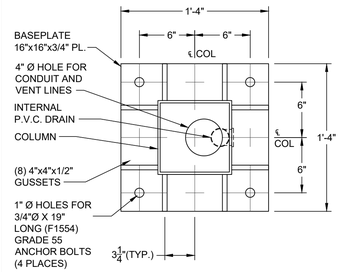
NOTES:
1. SIGN CONVENTION SHOWN ON FOUNDATION PLAN DENOTES POSITIVE FORCES.
2. ALL REACTIONS PROVIDED REPRESENT NOMINAL REACTIONS. FACTOR AS REQUIRED FOR ASD OR LRFD PER LOCAL BUILDING CODE.



1 ANCHOR BOLT DETAIL

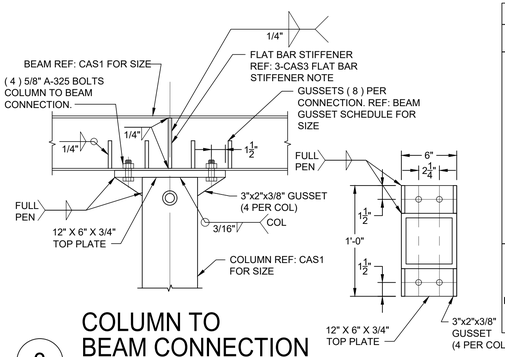
N.T.S.

NOTE: REFER TO GENERAL STRUCTURAL NOTES FOR SNUG TIGHT NUT TIGHTENING METHOD



2 BASE PLATE DETAIL

N.T.S.



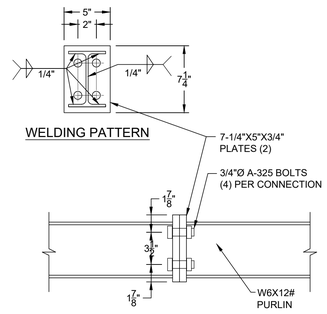
CROSSBEAM GUSSET SCHEDULE
FOR 3" TO 4" WIDE C.B. USE 3" X 1-3/4" X 1/4" GUSSET
W6x9#
W6X12#
W6X16#
W8x10#
W8X13#
W8X15#
W10x12#
W12x14#
W12x16#
W12x19#
W12x22#

FLAT BAR STIFFENER NOTE FOR COLUMN TO CB:
1/4" FLAT BAR ON EACH SIDE OF WEB @ COL. TO C.B. CONNECTION FOR WEIGHTS UP TO 31#. ALL SIZES HEAVIER THAN 31# USE 3/8" FLAT BAR.

3 COLUMN TO BEAM CONNECTION

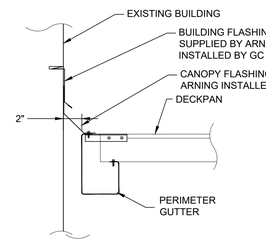
N.T.S.

NOTE: REFER TO GENERAL STRUCTURAL NOTES FOR TURN-OF-THE-NUT TIGHTENING METHOD



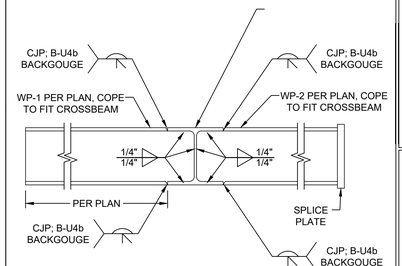
5 PURLIN MOMENT SPLICE

SCALE: 1 1/2" = 1'-0"



6 BUILDING FLASHING DETAIL

N.T.S.

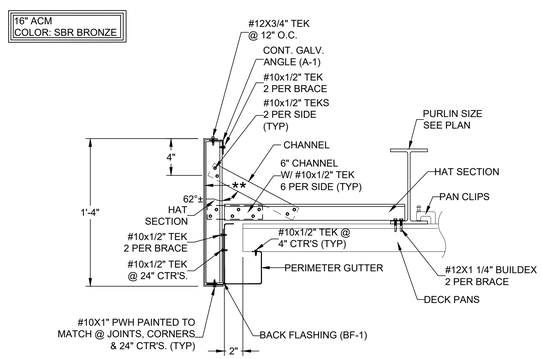


7 FULL PEN WELD DETAIL

N.T.S.

(2) DECKPAN CLIPS AT EVERY PURLIN TO DECK CONNECTION AT EACH PURLIN

** INSTALLER NOTE:
APPLY XTRA BOND CAULK ON ONE SIDE OF VERT. HAT SECTION @ BACK OF FASCIA PANEL. PANEL MUST BE LAYING FLAT AGAINST BRACING TO INSURE A POSITIVE SEAL BETWEEN THE TWO.



11 FASCIA SECTION

SCALE: 1-1/2" = 1'-0"

SCALE	AS NOTED	REV	DESCRIPTION
DATE	11/17/23	1	ADDED 2" GAP
DRAWN BY	T WESOLEK		
CHECKED BY	JDS		

ARNING # 20817

DATE	12/6/23	TW

This is the seal of the engineer of record. This document was prepared by the engineer of record, under the guidance of ASTM E1554 and has been reviewed for compliance with the applicable codes only. The scope of ASTM E1554 does not include calculations. This work does not exceed the limits of corresponding calculations.

Austin M. Heath
Number PE-2021006846
12/21/2023

ARNING COMPANIES
P. O. BOX F, CASSVILLE, MO 65625
417-847-2135 ● FAX 417-847-3581

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CUSTOMER

WALMART - VENDOR #662541
2101 SE SIMPLE SAVINGS DRIVE
BENTONVILLE, AR, 72716

7'-0" X 15'-0" (2) COLUMN CANOPY

CANOPY LOCATION

Walmart
STORE #5927
(ASSOCIATES CANOPY)
3390 N HWY 67
FLORISSANT, MO 63033

TYPICAL CONSTRUCTION DETAILS & NOTES

20817 CAS3

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/26/2024

Open [X] **Closed [ ]**

Report No. 13/2024

Date Submitted:

To: City Council

Title: Ordinance repealing ordinance no. 8818 establishing a Grade and step schedule for uniformed employee positions within the City of Florissant and enacting in lieu thereof a new ordinance containing an effective date clause.

Prepared by: Administrator

Department: Police Department

Justification:

Please see attachment

Attachments:

1. Memo

INTRODUCED BY COUNCILMAN EAGAN
FEBRUARY 26, 2024

BILL NO. ORDINANCE NO.

ORDINANCE REPEALING ORDINANCE NO. 8818 ESTABLISHING A GRADE AND STEP SCHEDULE FOR UNIFORMED EMPLOYEE POSITIONS WITHIN THE CITY OF FLORISSANT AND ENACTING IN LIEU THEREOF A NEW ORDINANCE CONTAINING AN EFFECTIVE DATE CLAUSE.

WHEREAS staff has recommended adding a civilian position to the police department to handle communications and accreditation; and

WHEREAS the City Council feels it is in the best interest of the city to add a civilian communications position in the police department.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: Ordinance no. 8818 is hereby repealed and replaced with a new ordinance with the following pay schedule:

POLICE STAFF Personnel Pay Schedule - Proposed Effective 03/01/2024											
Step	1	2	3	4	5	6	7	8	9	10	11
Position											
	18.6000	19.1500	19.7300	20.3200	20.9300	21.5600	22.2000	22.8700	23.5600	24.2600	
	1,488.00	1,532.00	1,578.40	1,625.60	1,674.40	1,724.80	1,776.00	1,829.60	1,884.80	1,940.80	
Corrections Officer	38,688.00	39,832.00	41,038.40	42,265.60	43,534.40	44,844.80	46,176.00	47,569.60	49,004.80	50,460.80	
	22.4940	23.1725	23.8740	24.5870	25.3230	26.0820	26.8640	27.6690	28.4970	29.3595	
Dispatcher	1,799.52	1,853.80	1,909.92	1,966.96	2,025.84	2,086.56	2,149.12	2,213.52	2,279.76	2,348.76	
revised 12.01.21	46,787.52	48,198.80	49,657.92	51,140.96	52,671.84	54,250.56	55,877.12	57,551.52	59,273.76	61,067.76	
	26.9300	27.7400	28.5800	29.4400							
Probationary	2,154.40	2,219.20	2,286.40	2,355.20							
Police Officer	56,014.40	57,699.20	59,446.40	61,235.20							
	30.3300	31.2400	32.1800	33.1500	34.1500	35.1800	36.2400	37.3272	38.4471	39.6005	40.7885
	2,426.40	2,499.20	2,574.40	2,652.00	2,732.00	2,814.40	2,899.20	2,986.18	3,075.76	3,168.03	3,263.08
Police Officer	63,086.40	64,979.20	66,934.40	68,952.00	71,032.00	73,174.40	75,379.20	77,640.58	79,969.80	82,368.90	84,840.00
	41.6300	42.8787	44.1651	45.4901	46.8548						
Police Accreditation/	3,330.40	3,430.30	3,533.21	3,639.20	3,748.38						
Communications Mgr	86,590.40	89,187.70	91,863.34	94,619.24	97,457.80						
	41.6300	42.8787	44.1651	45.4901	46.8548						
	3,330.40	3,430.30	3,533.21	3,639.20	3,748.38						
Sergeant	86,590.40	89,187.70	91,863.34	94,619.24	97,457.80						
	48.6881	50.1488	51.6532								
	3,895.05	4,011.90	4,132.25								
Lieutenant	101,271.20	104,309.40	107,438.60								
	52.6949	54.2757	55.9040								
	4,215.58	4,342.05	4,472.32								
Captain	109,605.20	112,893.40	116,280.20								
	57.0414	58.7527	60.5153								
	4,563.31	4,700.21	4,841.22								
Major	118,646.10	122,205.50	125,871.66								
	63.5510	65.4576	67.4213								
	5,084.08	5,236.60	5,393.70								
Chief	132,186.08	136,151.66	140,236.20								

Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

Adopted this ____day of _____, 2024 .

_____
Joseph Eagan
President of the Council

Approved this _____ day of _____, 2024 .

_____
Timothy J. Lowery

Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT POLICE DEPARTMENT

MEMORANDUM

Date: 02/22/2024

To: Mayor Timothy Lowery

From: Chief Timothy Fagan

Subject: Request for new position

I am requesting that the city add a position to the police department titled Police Accreditation/Communications Manager. This position would oversee the police departments professional accreditation activities as well as supervision of the police departments dispatch center.

Respectfully Submitted,

Chief Timothy Fagan, DSN 395
Florissant Police Department

Agenda Request Form

For Administration Use Only:

Meeting Date: 2/26/2024

Open [X] **Closed [ ]**

Report No. 9/2024

Date Submitted:

To: City Council

Title: Ordinance to authorize the Mayor of the City of Florissant to enter into an agreement with St. Louis County Board of Police Commissioners to allow Officer Andrew Hale to serve as an instructor at the St. Louis County Police Academy.

Prepared by: Administrator

Department: Police Department

Justification:

Contract is attached to the ordinance.

.

INTRODUCED BY COUNCIL AS A WHOLE
FEBRUARY 26, 2024

BILL NO. 9961 ORDINANCE NO.

AN ORDINANCE TO AUTHORIZE THE MAYOR OF THE CITY OF FLORISSANT TO ENTER INTO AN AGREEMENT WITH ST LOUIS COUNTY BOARD OF POLICE COMMISSIONERS TO ALLOW OFFICER ANDREW HALE TO SERVE AS AN INSTRUCTOR AT THE ST. LOUIS COUNTY POLICE ACADEMY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The Mayor of the City of Florissant is hereby authorized to enter into an agreement with the St. Louis County Board of Police Commissioners to allow for Florissant Police Officer Andrew Hale to serve as an instructor at the St. Louis County Police Academy in accordance with the contract attached hereto and made a part hereof as if fully set out herein.

Section 2: This ordinance shall become in force and effect upon its passage and approval.

Adopted this _____ day of _____, 2024.

_____
Joseph Eagan
President of the Council
City of Florissant

Approved this _____ day of _____, 2024.

_____
Timothy J. Lowery
Mayor, City of Florissant

ATTEST:

_____
Karen Goodwin, MPPA/MMCA/MRCC
City Clerk

CONTRACT FOR SERVICES

This contract entered by and between ST. LOUIS COUNTY, MISSOURI, for an don behalf of St. Louis County & Municipal Police Academy Board of Managers (hereafter referred to as "COUNTY" respectively) and CITY OF FLORISSANT, MISSOURI, an incorporated municipality of the State of Missouri (hereafter "CITY").

WHEREAS, COUNTY has established the St. Louis County and Municipal Police Academy (hereafter "ACADEMY") for the purpose of providing basic training and continuing law enforcement education to police officers throughout St. Louis County; and

WHEREAS, COUNTY and the incorporated municipalities located therein, including CITY, desire to provide for the participation of said incorporated municipalities in the training and education of police officers throughout St. Louis County; and

WHEREAS, Section 201.180 of the Revised St. Louis County Ordinances (1974), as amended, permits St. Louis County Board of Police Commissioners to approve contracts for professional services within the budget of the Police Department.

WHEREAS the CITY is authorized to enter into this contract by Ordinance Number_____;

NOW, THEREFORE, for and in consideration of the mutual promises, covenants and obligations hereinafter stated, and CITY and COUNTY mutually agree as follows, to-wit:

1. **Term of Contract**. The term of this contract shall be for a period commencing on March 1, 2024, through December 31, 2024.
2. **Description of Services**. CITY shall provide for COUNTY'S use throughout the contract term of the services of a City of Florissant Police Officer (hereafter "EMPLOYEE"), for the weekly provision of 40 hours basic and/or special instruction and/or attendant instruction and services, as defined, directed and scheduled by COUNTY for Academy attendees. COUNTY shall provide EMPLOYEE office space and materials as needed for providing the services required in this contract.

3. **Compensation**. COUNTY shall reimburse CITY in the amount of EMPLOYEE'S salary throughout the contract term at an hourly rate not to exceed forty-five dollars and forty nine cents ($45.49) including payment for direct fringe benefits and overhead, said reimbursement not to exceed One hundred and twenty three thousand, seven hundred and ninety three dollars and 23 cents ($123,793.23). Upon completion of performance by CITY and the submission of such documentation deemed reasonably necessary, including evaluations by COUNTY and CITY of EMPLOYEES'S performance, COUNTY to evaluate EMPLOYEE'S performance on evaluation forms provided by the CITY.
4. **Overtime**. Employee shall be entitled to overtime payment at 1 ½ times of said Employee's hourly rate not to exceed $68.25. The COUNTY is responsible for monitoring the number of overtime hours worked. On a quarterly basis the CITY will provide to the Director of the ACADEMY (or their designee) supporting documents showing the number of overtime hours worked to-date for the COUNTY within the contract period. The COUNTY agrees to reimburse CITY in an amount not to exceed $20,000 to cover EMPLOYEE'S overtime compensation and related fringe benefits and overhead.
5. **Compensatory Time.** 1f EMPLOYEE works more than 80 hours in a pay period, the EMPLOYEE can elect to earn compensatory time equal to I ½ times the number of hours worked in excess of 80, in lieu of being paid overtime. The total accrued compensatory time balance is limited to the CITY'S maximum accrued balance (currently 80 hours), with any additional excess hours paid as overtime. Compensatory time earned as a result of work for the COUNTY will be tracked separately from compensatory time earned as a result of work for the CITY. At the request of the COUNTY, the CITY will provide the current balance of accrued compensatory time to the COUNTY. Payout of such accrued compensatory balance to the EMPLOYEE can occur at any time at the request of the EMPLOYEE and with approval by the CITY'S Chief of Police and/or upon separation of employment with the CITY in accordance with CITY'S personnel policies and procedures. The COUNTY will reimburse the CITY for such amount paid to the EMPLOYEE. In the event the EMPLOYEE separates from their role as Instructor with the COUNTY while remaining employed with the CITY, the COUNTY will reimburse the CITY for the calculated value of the balance of accrued compensatory time earned but unused as of the date of separation, such calculation to include CITY-paid taxes and workers'

compensation premium related to the value of the balance. Payout of other leave balances accrued by the EMPLOYEE as a condition of employment with the CITY, such as CITY-accrued compensatory time, vacation, and sick leave, will not be reimbursed by the COUNTY.

6. **Termination for Cause**. This contract may be terminated by COUNTY for cause upon ten days written notice to CITY if in the sole discretion of Chief, EMPLOYEE fails to provide satisfactory instruction to Academy attendees as required in Section 2 herein, or if EMPLOYEE violates any State, County or Academy laws, regulations, ordinances, directives or policies. In the event of such termination, COUNTY shall reimburse CITY on a pro rata basis for those services rendered by EMPLOYEE prior to notice of termination of this contract.

7. **Insurance.** The CITY is insured by Saint Louis Area Insurance Trust (SLAIT) for claims involving Workers' Compensation and tort liability, and the CITY extends the protection of said insurance coverage to CITY employees and officers subject to the terms and conditions of the CITY's workers' compensation and liability insurance policies. The COUNTY shall not have any responsibility for such employee benefits provided by the CITY.

8. **Termination for Cause.** This Contract may be terminated by COUNTY for cause upon ten days written notice to CITY if, in the sole discretion of COUNTY, EMPLOYEE fails to provide satisfactory instruction to Academy attendees as required in Section 2 herein, or if EMPLOYEE violates any State, County or Academy laws, regulations, ordinances, directives of policies. In the event of such termination, COUNTY shall reimburse CITY on a pro rata basis for those services rendered by EMPLOYEE through the effective date of termination of this Contract.

9. **Termination by COUNTY or CITY.** Either party may terminate this Contract by giving the other party not less than 30 days written notice of its intention to do so. In the event of such termination, COUNTY shall reimburse CITY on a pro rata basis for those services rendered by EMPLOYEE prior to notice of termination of this Contract. The CITY currently has only one police officer, Erika Harding, selected through a vetting process conducted by the COUNTY to provide the intended services. In the event such police officer becomes unable to provide the intended services, the CITY has the right to terminate this contract immediately.

9. **Independent Contractors.** City, acting through EMPLOYEE, is at all times throughout the Contract term performing and acting as an independent contractor with, and not an agent for COUNTY, and no act or omission of any party or party agent hereto shall be construed to make any other party its principal, agent or joint venturer.
10. **Duties Not Assignable.** The duties imposed on CITY by this Contract are not assignable without COUNTY'S prior written consent.
11. **Non-Waiver.** The waiver by either party of a breach or violation of any Contract provision shall not operate or be construed as a waiver of any subsequent breach hereof.
12. **Entire Agreement.** This Contact sets forth the entire agreement between COUNTY and CITY with respect to the services and work to be performed hereunder, and supersedes all prior and contemporaneous contracts, agreements, understandings, negotiations, or other agreements between the parties. No supplement, modification, waiver, or termination of this Contract shall be binding, unless executed in writing by the person to be bound or required to give notice.
13. **CITY and COUNTY.** As used in this Contract, the terms "CITY" and "COUNTY" shall include the officers, employee, legal representatives, and successors thereof.

IN WITNESS WHEREOF, the parties have executed this Contract in duplicate the day and year first above written.

CITY OF FLORISSANT

Attest:

By_____
Mayor

_____
City Clerk

ST. LOUIS COUNTY BOARD OF
POLICE COMMISSIONERS

Approved:

By_____
Chairman

_____
Chief of Police
St. Louis County Police Department

Approved as to Legal Form:

_____

County Counselor

I hereby certify that unencumbered balances sufficient to pay the Lease sum for the year 2024 remain in the appropriate accounts against which this obligation is to be charged.

_____

Accounting Officer