



FLORISSANT CITY COUNCIL AGENDA
City Hall
955 rue St. Francois
Monday, June 13, 2022
7:00 PM
Karen Goodwin, MMC/MRCC



I. PLEDGE OF ALLEGIANCE

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

- City Council Meeting minutes of May 23rd, 2022

IV. SPECIAL PRESENTATION

- Presentation of a resolution for City Attorney John Hessel

V. HEARING FROM CITIZENS

VI. COMMUNICATIONS

VII. PUBLIC HEARINGS

None		
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VIII. OLD BUSINESS

A. BILLS FOR SECOND READING

9782	Ordinance to approve a B-5 “Planned Commercial District” located at 540 Howdershell Lot “B” to allow for a car sales office for CarGroup Holdings, LLC.	Eagan
9783	Ordinance to amend B-5 Ordinance No. 6669 to add “Equipment Rental, Home and General” as a permitted use located at 13939 New Halls Ferry Road.	Siam
S9784	Ordinance to approve a Special Use Permit to allow for a Wine Bar in a HB “Historic Business District” located at 150 Washington.	Schildroth

9788 Memo	Ordinance to amend Title III “Traffic Code” Schedule III “Stop Intersections”, Table IIIA “One Way Stops” by adding Bobolink at Flamingo and Chickadee at Flamingo.	Harris
9789 Memo	Ordinance to amend Title III “Traffic Code” Schedule III “Stop Intersections”, Table IIIB “Two Way Stops” by adding Swan at Flamingo.	Harris

IX. NEW BUSINESS

A. BOARD APPOINTMENTS

B. REQUESTS

SPU Xfr Application (Ward 6)	Request to transfer Special Use Permit no. 5580 from Delor Distributing, Inc d/b/a Cannoli’s Sicilian Cuisine to 2.0 Restaurant for the location and operation of a restaurant located at 462 N. Highway 67. (Postponed to this day on May 23, 2022)	Princeton Dew
Liquor (Ward 8) Application	Request for a Full Liquor by the Drink license for Plush Lounge located at 12667 New Halls Ferry Road. (Postponed to this day on May 23, 2022)	Prince Koroma
SPU Xfr (Ward 9) Application	Request to transfer Special Use Permit no. 8603 from Shade Partners, LLC to Shade Restaurant & Bar, LLC for the location of a restaurant and bar located at 1752-1756 N. New Florissant Road.	Leslie West

C. BILLS FOR FIRST READING

9791 Memo	Ordinance vacating a portion of Brown Street at St. Joseph (a paper street).	Mulcahy
9792 Memo	Ordinance authorizing an appropriation of \$17,500 from the Park Improvement Fund to account no. 09-5-09-50040 “Aquatic Center Prop A” to cover educational materials.	Council as a whole

X. COUNCIL ANNOUNCEMENTS

XI. MESSAGE FROM THE MAYOR

XII. ADJOURNMENT

THIS AGENDA WAS POSTED ON THE BULLETIN BOARD IN THE LOBBY AT CITY HALL AND ON THE CITY WEBSITE AT FLORISSANTMO.COM ON JUNE 10, 2022 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, JUNE 13, 2022.

CITY OF FLORISSANT



COUNCIL MINUTES

May 23, 2022

The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on Monday, May 23, 2022 at 7:00 p.m. with Council President Schildroth presiding. The Chair asked everyone in attendance to stand and join in reciting the Pledge of Allegiance.

On Roll Call the following Councilmembers were present: Siam, Harris, Manganelli, Eagan, Caputa, Schildroth, Mulcahy, and Pagano. Councilman Parson was excused. Also present was Mayor Timothy Lowery, Human Resources Director Sonya Brooks-White, and Acting City Attorney Jackie Graves. A quorum being present the Chair stated that the Council Meeting was in session for the transaction of business.

Councilman Eagan moved to approve City Council Minutes of May 9, 2022, seconded by Schildroth. Motion carried.

The next item on the Agenda was *Hearing from Citizens*.

Ellis Fitzwalker, 7 S. Schlueter Ave, stated he works with a non-profit called H.E.A.L. Stop Heroin. He made the city aware of an awareness walk on June 11, 2022 and will be meeting at 10am at St. Ferdinand Church. He noted everyone attending should be wearing bright colored clothing. He announced the No-Lock Box which are opioid rescue kits for areas within North County. Mr. Fitzwalker invited everyone interested to attend the awareness walk on June 11th.

Mary Rechten, 2310 Mockingbird Ln, stated the pavilion rental ordinance does not make sense and the deposit system is not clear. She stated she paid the deposit at the beginning of May for an early June rental and was told she would not receive her deposit back until the end of June. She noted people on a limited income have difficulty holding deposits for extended periods of time.

The next item on the Agenda was *Public Hearings*.

The City Clerk reported that Public Hearing 22-05-012 for the Request to approve a B-5 "Planned Commercial District" located at 540 Howdershell Lot "B" to allow for a car sales office for CarGroup Holdings, LLC. The Chair declared the Public Hearing to be open.

Bonnie Zingler, petitioner, noted the business is strictly an administrative office for purchasing vehicles online and will work on title transfers, inspections, and paying sellers. She noted the business office is by appointment only. Ms. Zingler stated they will need a car sales license to transfer titles. She

32 noted the cars will not be on the lot longer than 48 hours, due to pick up fees on the weekend. The hours
33 of operations would be Monday through Friday 10am to 7pm and Saturdays from 9am to 6pm.

34 Being no further comments, Councilman Eagan moved to close the Public Hearing, seconded by
35 Pagano. Motion carried.

36 The City Clerk reported that Public Hearing 22-05-013 for the Request to amend B-5 Ordinance
37 No. 6669 to add “Equipment Rental, Home and General” as a permitted use located at 13939 New Halls
38 Ferry Road. The Chair declared the Public Hearing to be open.

39 Andrew Jenson, architect, noted the intention is to replace the former Pier 1 Imports in Cross
40 Keys Shopping Center with Aaron’s on New Halls Ferry Road. He noted the shipping trucks would only
41 be located at the store when they are planning to ship out large quantities.

42 Being no further comments, Councilman Siam moved to close the Public Hearing, seconded by
43 Pagano. Motion carried.

44 The City Clerk reported that Public Hearing 22-05-014 for the Request to approve a Special Use
45 Permit to allow for a Wine Bar in a HB “Historic Business District” located at 150 Washington. The
46 Chair declared the Public Hearing to be open.

47 Tina White, owner, stated the project is similar to a wine bar with the front and inside two areas
48 as the seating area and noted the proper parking would achieved through using the land around the
49 building. She stated the capacity is 48 people and noted the initial larger project was approved through
50 her husband. Ms. White stated she is trying to keep the building preserved as is. Councilman Schildroth
51 noted he received a few concerning emails from neighboring properties. Ms. White noted her hours would
52 be Thursday from 11am to 9pm, Friday and Saturday from 11am to 10pm, and Sunday 12pm to 7pm.
53 She said this business would serve small shareable plates and wine only for sale. Ms. White noted she is
54 working on the menu and kitchen to make sure she follows the St. Louis County Health Department
55 Guidelines. She stated that she has no intention to expand and prefers the intimacy of the business as is.
56 Councilman Schildroth noted his concern with the golf cart parking on Harrison. He asked if there could
57 be signage stating “No right turn” at the corner of Harrison to avoid any traffic as well as no parking
58 signs from the Traffic Commission to avoid patrons parking there. Ms. White stated that she would have
59 soft jazz music and a possible musician inside the house playing saxophone without a stage and may also
60 have the option of a small wedding on the property. She clarified that she may have an option where
61 people could reserve the space, but would follow the capacity guidelines. Ms. White noted she would not
62 be charging a cover charge at any point. Ms. White noted she is to begin construction on June 13th if the
63 project gets approved. She stated she would not be making wine on the premises and does not want to be
64 selling wine to go. Ms. White clarified her reason for not allowing cars to exit on Washington is to

65 preserve landscaping and trees on the property and noted she would have speed bumps along the parking
66 lot to slow drivers down. Katie Powers, 115 Harrison, noted her concerns with water run-off due to the
67 parking lot being created. Lynn Taylor, General Manager, noted they are working with an engineer
68 regarding the drainage for the parking lot run-off. David Bridgman, 180 Harrison, noted every car leaving
69 the property would come past his house and noted he personally did not see any problems with vehicles
70 driving around the back of the building to exit on Washington rather than Harrison. He noted they could
71 still allow golf cart parking and trash enclosure access off Harrison. Robert Linhares, 11 Louise Ct, asked
72 the City Council to drive past their area to see the concerns they are all bringing up regarding the small
73 courts and streets around Washington. He noted the water run-off mentioned before and the traffic
74 potential on Harrison would be difficult. Phil Lum, Building Commission, noted the engineering and
75 architecture firms would need to address the water run-off issue and the plans presented to the council
76 for the Special Use Permit are only preliminary plans. He stated the city engineer would address the plans
77 for the water run-off solution. Mr. Lum noted the water run-off issue is common for the Old Town District
78 and could be solved overall with grants and a large project. Councilman Caputa suggested finding
79 contractors who can create a way for the run-off to avoid the homes and any kind of flooding. Tamara
80 Rucker-Wood, 15 Louise Ct, stated she likes the idea of the project however, she is afraid of the traffic
81 issues on the street because of the way Harrison is designed.

82 Being no further comments, Councilman Schildroth moved to close the Public Hearing, seconded
83 by Manganelli. Motion carried.

84 The City Clerk reported that Public Hearing 22-05-015 for the Request to amend B-5 Ordinance
85 no. 6266 to add “Automotive Service Garage and Tire Service” as a permitted use located at 3180 N.
86 Highway 67 for the Pit Crew. The Chair declared the Public Hearing to be open.

87 Kevin Claspille, owner, stated the business is not expanding. He noted the business is trying to
88 relocate due to health issues at the current location. Councilwoman Pagano stated she has viewed the
89 issues at the location and knows the business owner has been around for a long time. She is aware the
90 business is desperate to move because of neglectful landlords and for the safety of the employees,
91 vendors, and customers. Mr. Claspille noted he is trying to move into the old Lowes location with the
92 exact same area, the garden area would be used as the locked storage area, two bathrooms, and an office
93 area. He noted the hours of operation, the operation, and everything else about the business would be the
94 same. Mr. Claspille showed a short video of the conditions of the property to the Council inside his
95 current location with damage to all the equipment and rain leaking from the ceiling. He stated he would
96 have an outside sign at the new location so current and new customers could be viewed from the street.
97 Mr. Claspille noted he hopes to open the new location within three months from approval.

98 Being no further comments, Councilman Siam moved to close the Public Hearing, seconded by
99 Harris. Motion carried.

100 The Chair stated that the next item on the agenda was *Second Readings*.

101 Councilman Schildroth moved Bill No. 9780 an Ordinance calling an election in the City of
102 Florissant, Missouri, on the question of issuing general obligation bonds for the purpose of constructing
103 aquatic centers be read for a second time, seconded by Caputa. Motion carried and Bill No. 9780 was
104 read for a second time.

105 Councilman Caputa moved that Bill No. 9780 be read for a third time, seconded by Pagano.
106 Motion carried and Bill No. 9780 was read for a third time and placed upon its passage. Before the final
107 vote all interested persons were given an opportunity to be heard.

108 Being no persons who wished to speak, on roll call the Council voted: Parson, absent, Siam yes,
109 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.

110 Whereupon the Chair declared Bill No. 9780 to have passed and become Ordinance No. 8789.

111 The Chair stated that the next item on the agenda was *Board Appointments*.

112 Councilman Eagan made a motion to appoint Alvin Schneider, 1670 Flordawn, to the Traffic
113 Commission as a member from Ward 4 with a term expiring on 5/23/2026. Seconded by Caputa, motion
114 carried.

115 The Chair stated that the next item on the agenda was *Requests*.

116 Councilman Siam moved to accept the application for a Request to transfer Special Use Permit
117 no. 6006 from Michael Haberberger d/b/a Cecil Whittaker's Pizzeria to Ameer Walker d/b/a Celano's
118 Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower Valley
119 Shopping Center, seconded by Pagano. Motion carried.

120 Councilman Siam moved to accept the application for a Request to transfer Special Use Permit
121 no. 8125 from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian Grill
122 for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67, seconded by
123 Manganelli. Motion carried.

124 Councilman Mulcahy moved to accept the application for a Request to transfer Special Use Permit
125 no. 5580 from Delor Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant for the location
126 and operation of a restaurant located at 462 N. Highway 67, seconded by Pagano, Councilman Mulcahy
127 made a motion to suspend the rules to speak with the petitioner, seconded by Eagan, motion carried.

128 Princeton Dew, owner of 2.0 Restaurant, noted most of the kitchen would be staying in place with
129 permission from the previous owner. He stated that he wants to have chicken and waffle options,
130 sandwiches, and burgers as well as options for kids. Mr. Dew stated that the Grandview location was the

131 original plan but the landlord was unsure of the sprinkler system installation. He noted there was not site
132 plan because they are not changing the interior of the building, just painting the walls. Mr. Dew stated
133 the previously noted VIP area on the Grandview plans is not going to be built at this location. The location
134 hours are planning to be Tuesday through Friday closing at 1:30 am and closing on Sundays at 10pm. He
135 said that his intention is to open with a full liquor by the drink option and would be serving food up until
136 the last hour during the week and Sundays until 10pm. Mr. Dew noted he would have comedy, poetry,
137 and live dance at the location, but would not be charging a cover fee. He stated two to three times a month
138 they would be having the shows and changing to adults only for special events with promotional shows
139 being posted about three weeks in advance on their website, social media, and at the location. Mr. Dew
140 noted the repairs of the back door and kitchen flooring would be repaired as soon as he receives the keys
141 for the property. Councilman Eagan noted a concerning portion of the Special Use Permit for Cannoli's
142 and he wanted more time to clarify if the Special Use is cancelled. Councilwoman Pagano noted the
143 current permit says sit-down and carry out restaurant only and nothing regarding the special
144 events/entertainment.

145 Councilman Eagan moved to postpone the Request to transfer Special Use Permit no. 5580 from
146 Delor Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant for the location and operation
147 of a restaurant located at 462 N. Highway 67 to the June 13, 2022 meeting. Seconded by Pagano, motion
148 carried.

149 Councilman Eagan moved to remove Bill No. 9790 an Ordinance authorizing a transfer of Special
150 Use Permit no. 5580 from Delor Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant and
151 bar for the location and operation of a restaurant located at 462 N. Highway 67 from the agenda because
152 the application was postponed. Seconded by Pagano, motion carried.

153 Councilman Eagan moved to approve the Request for a Full Liquor by the Drink license for Plush
154 Lounge located at 12667 New Halls Ferry Road. Seconded by Caputa,

155 Councilman Eagan moved to suspend the rules to speak with the petitioner, seconded by Mulcahy.
156 Motion carried.

157 Prince Koroma, owner of Plush Lounge, noted the plan has changed to a restaurant and bar, not a
158 lounge. He noted he does have a chef and a template of a menu for the council to review. Mr. Koroma
159 noted he wants to open with the kitchen from 3pm to 10pm and the bar to close around 12am. He stated
160 he has a DJ booth, with a sound system for the TVs, and a system to play music. The hookah lounge
161 information was still on the social media account, Mr. Koroma noted he intends to take the hookah off
162 the social media as soon as he can, but was focused on fixed his permits. He stated he does want to get
163 approval for outside seating to allow for smoking on a patio. A VIP area is shown; however, Mr. Koroma

164 states it is for a more comfortable seating rather than at a table, he has no intention of charging a cover
165 charge, having preferred seating, and selling tables or memberships, but asks for a reservation to be made
166 for “special seating” with no charge. Mr. Koroma did note these are his intentions for later on in the
167 business but he does not want to do these things at this time.

168 Councilman Eagan moved to postpone the Request for a Full Liquor by the Drink license for
169 Plush Lounge located at 12667 New Halls Ferry Road to the June 13, 2022 meeting. Seconded by Caputa,
170 motion carried.

171 The Chair stated the next item on the agenda was *Resolutions*.

172 The Council as a whole introduce Resolution 1040 “A resolution of the City Council of the City
173 of Florissant, Missouri, acknowledging the planning and zoning adoption of the 2050 Comprehensive
174 Plan and adopting Section 1 “Community Goals, Objectives, and Strategies””. Councilman Schildroth
175 made a motion for a second reading, seconded by Pagano. Motion carried, Resolution 1040 was read for
176 a second time. Councilman Mulcahy made a motion for a third reading, seconded by Harris.

177 On roll call the Council voted: Parson absent, Siam yes, Harris yes, Manganelli yes, Eagan yes,
178 Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion carried, Resolution 1040 was read for
179 a third time. Before the final vote all interested persons were given an opportunity to be heard.

180 Being no persons who wished to speak, on roll call the Council voted: Parson absent, Siam yes,
181 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes. Motion
182 carried, Resolution 1040 was passed. The Clerk read the resolution in its entirety.

183 The Chair stated that the next item on the agenda was *Bills for First Reading*.

184 The Council as a whole introduced Bill No. 9782 an Ordinance to approve a B-5 “Planned
185 Commercial District” located at 540 Howdershell Lot “B” to allow for a car sales office for CarGroup
186 Holdings, LLC. was read for the first time.

187 The Council as a whole introduced Bill No. 9783 an Ordinance to amend B-5 Ordinance No. 6669
188 to add “Equipment Rental, Home and General” as a permitted use located at 13939 New Halls Ferry
189 Road was read for the first time.

190 The Council as a whole introduced Bill No. 9784 an Ordinance to approve a Special Use Permit
191 to allow for a Wine Bar in a HB “Historic Business District” located at 150 Washington was read for the
192 first time.

193 The Council as a whole introduced Bill No. 9785 an Ordinance to amend B-5 Ordinance no. 6266
194 to add “Automotive Service Garage and Tire Service” as a permitted use located at 3180 N. Highway 67
195 for the Pit Crew was read for the first time.

196 Councilwoman Pagano moved that Bill No. 9785 be read for a second time, seconded by Siam.
197 Motion carried and Bill No. 9785 was read for a second time.

198 Councilwoman Pagano moved that Bill No. 9785 be read for a third time, seconded by Caputa.
199 On roll call the Council voted: Parson absent, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa
200 yes, Schildroth yes, Mulcahy yes, and Pagano yes. Having received a unanimous vote of all members
201 present Bill No. 9785 was read for a third and final time and placed upon its passage. Before the final
202 vote all interested persons were given an opportunity to be heard.

203 Being no persons who wished to speak, on roll call the Council voted: Parson absent, Siam yes,
204 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.

205 Whereupon the Chair declared Bill No. 9785 to have passed and become Ordinance No. 8790.

206 The Council as a whole introduced Bill No. 9786 an Ordinance authorizing a transfer of Special
207 Use Permit no. 6006 from Michael Haberberger d/b/a Cecil Whittaker's Pizzeria to Ameer Walker d/b/a
208 Celano's Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower
209 Valley Shopping Center was read for the first time.

210 Councilman Siam moved that Bill No. 9786 be read for a second time, seconded by Manganelli.
211 Motion carried and Bill No. 9786 was read for a second time.

212 Councilman Siam moved that Bill No. 9786 be read for a third time, seconded by Mulcahy. On
213 roll call the Council voted: Parson absent, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes,
214 Schildroth yes, Mulcahy yes, and Pagano yes. Having received a unanimous vote of all members present
215 Bill No. 9786 was read for a third and final time and placed upon its passage. Before the final vote all
216 interested persons were given an opportunity to be heard.

217 Being no persons who wished to speak, on roll call the Council voted: Parson absent, Siam yes,
218 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.

219 Whereupon the Chair declared Bill No. 9786 to have passed and become Ordinance No. 8791.

220 Councilman Eagan introduced Bill No. 9787 an Ordinance authorizing a transfer of Special Use
221 Permit no. 8125 from Alma Group Inc. d/b/a Hawaiian Grill to Small Chops & Grubs Inc. d/b/a Hawaiian
222 Grill for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67 was read for the
223 first time.

224 Councilman Siam moved that Bill No. 9787 be read for a second time, seconded by Caputa.
225 Motion carried and Bill No. 9787 was read for a second time.

226 Councilman Siam moved that Bill No. 9787 be read for a third time, seconded by Mulcahy. On
227 roll call the Council voted: Parson absent, Siam yes, Harris yes, Manganelli yes, Eagan yes, Caputa yes,
228 Schildroth yes, Mulcahy yes, and Pagano yes. Having received a unanimous vote of all members present

229 Bill No. 9787 was read for a third and final time and placed upon its passage. Before the final vote all
230 interested persons were given an opportunity to be heard.

231 Being no persons who wished to speak, on roll call the Council voted: Parson absent, Siam yes,
232 Harris yes, Manganelli yes, Eagan yes, Caputa yes, Schildroth yes, Mulcahy yes, and Pagano yes.

233 Whereupon the Chair declared Bill No. 9787 to have passed and become Ordinance No. 8792.

234 Councilman Eagan introduced Bill No. 9788 an Ordinance to amend Title III “Traffic Code”
235 Schedule III “Stop Intersections”, Table IIIA “One Way Stops” by adding Bobolink at Flamingo and
236 Chickadee at Flamingo was read for the first time.

237 Councilman Eagan introduced Bill No. 9789 an Ordinance to amend Title III “Traffic Code”
238 Schedule III “Stop Intersections”, Table IIIB “Two Way Stops” by adding Swan at Flamingo was read
239 for the first time.

240 The next item on the Agenda was *Council Announcements*.

241 Councilman Manganelli stated Ward 2 block party is May 26th on Estes Court.

242 Councilman Mulcahy announced that Florissant Old Town Partners is having the Florissant
243 Summer Kick-Off Pub Crawl on June 4, 2022 with tickets on sale on May 25th.

244 Councilman Caputa reminded residents to lock firearms in their house, not their vehicles, to keep
245 porch lights on, and join Neighborhood Watch Programs.

246 Councilman Eagan noted the St. Patrick’s Day Committee would have a barbeque for the 2023
247 parade from 4pm to 9pm at the VFW on June 3, 2022. He reminded residents to donate to the TEAM
248 food pantry.

249 The next item was *Mayor Announcements*.

250 Mayor Lowery stated a plaque dedication for the late Richard “Dick” Kellet would be taking place
251 on May 25th at 5:30pm at 410 St. Denis prior to the first Wednesday Night Out. On Monday, May 30 the
252 City is cohosting a Memorial Day Ceremony at the JJE Center at 9am.

253 The Council President stated the next regular City Council Meeting will be Monday, June 13,
254 2022 at 7:00 pm.

255 Councilman Caputa moved to adjourn the meeting, seconded by Mulcahy. Motion carried. The
256 meeting was adjourned at 8:55 p.m.


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Karen Goodwin, MPPA/MMC/MRCC
City Clerk

The following Bills were signed by the Mayor:

262	Bill No. 9780	Ord. No. 8789
263	Bill No. 9785	Ord. No. 8790
264	Bill No. 9786	Ord. No. 8791
265	Bill No. 9787	Ord. No. 8792
266	Res. 1040	

1 INTRODUCED BY COUNCILMAN EAGAN
2 MAY 23, 2022

3
4 BILL NO. 9782

ORDINANCE NO.

5
6 **ORDINANCE TO APPROVE A B-5 “PLANNED COMMERCIAL DISTRICT”**
7 **LOCATED AT 540 HOWDERSHELL LOT “B” TO ALLOW FOR A CAR SALES**
8 **OFFICE FOR CARGROUP HOLDINGS, LLC.**
9

10 WHEREAS, Ordinance No. 1625, as amended, establishes within the City of Florissant district
11 classifications for the purpose of regulating their construction and use of land, buildings and property
12 within the said various districts, and said Ordinance provides the nature, kind and character of buildings
13 that may be erected in each of the said districts and the use to which the land and buildings may be put;
14 and

15 WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended to
16 the City Council at their meeting of May 2nd, 2022 that Ordinance No. 1625 be amended to change the
17 classification of the property located at 540 Howdershell Lot B to B-5 “Planned Commercial District” to
18 allow for a car sales office; and

19 WHEREAS, due and lawful notice of a public hearing no. 22-05-012 on said proposed zoning
20 change was duly published, opened on May 23, 2022 at 7:00 P.M. by the Council of the City of
21 Florissant; and

22 WHEREAS, the Council, following said public hearing, and after due and careful deliberation,
23 has concluded that the amendment of Ordinance No. 1625, as amended, as hereinafter set forth, to be in
24 the best interest of the public health, safety and welfare of the City of Florissant; and

25 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
26 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
27

28 Section 1: A B-5 “Planned Commercial District is hereby approved to allow for a car sales
29 office with no vehicles for sale on the lot located at 540 Howdershell.
30

31 The following restrictions, are hereby made part of the record:
32

33 **1. PERMITTED USES**

34 The use permitted in this ‘B-5’ Planned Commercial District shall be limited to a those Uses
35 permitted in the ‘B-3’ District without a Special Use Permit and a Used Car Dealer Office with no
36 vehicles for sale on the property as depicted as “Lot B” on the site plan.

37 **2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS**

38 The building shall be limited to existing building with a square footage of approximately 1020
39 square feet. The main building shall remain as depicted on the recorded Site Development Plan
40 presented: C1 dated 7/30/99 by Stock & Associates and Building Plans A-2 and A-3 dated
41 2/15/2000 by Steve Moeller, Architect.

42 **3. PERFORMANCE STANDARDS**

43 Uses within this ‘B-5’ Planned Commercial District identified herein shall conform to the most
44 restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

45 **4. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA**

46 The above Final Site Development Plan shall include the following:

- 47 a. Location and size, including height of building, landscaping and general use of the building.
- 48 b. Gross square footage of building.
- 49 c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in
50 question.
- 51 d. Location and size of parking areas and internal drives.
- 52 e. Building and parking setbacks.
- 53 f. Curb cut locations.
- 54 g. Existing proposed contours at intervals of not more than two (2) feet.
- 55 h. Preliminary storm water and sanitary sewer facilities.
- 56 i. Identification of all applicable cross-access and cross-parking agreements.

57 **5. FINAL SITE DEVELOPMENT PLAN CRITERIA**

58 The above Final Site Development Plan shall adhere to the following specific design criteria:

- 59 a. Structure Setbacks.
 - 60 (1) No building, excluding retaining walls and light standards shall be located within
61 forty (40) feet of the right-of-way of North Highway 67.
 - 62 (2) The setbacks shall be as approved by the Planning and Zoning Commission.
- 63 b. Parking, Loading and Internal Drives Setbacks.
 - 64 (1) Parking, loading spaces, internal drives and roadways shall be located in accordance
65 with the Site Development Plan attached.
 - 66 (2) All of the setbacks depicted on the Preliminary Development Plan are approved but
67 may be modified with the approval of the Planning and Zoning Commission.

68 c. Minimum Parking/Loading Space Requirements.

69 (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code,
70 except as otherwise varied herein. There shall be a minimum of 8 parking spaces.
71 Parking spaces shall comply with the Florissant parking requirements.

72 d. Road Improvements, Access and Sidewalks.

73 (1) The Director of Public Works, the Missouri Department of Transportation (MODOT)
74 and St. Louis County Department of Highways shall approve any new work in the North
75 Highway 67 right-of-way. The property owner shall comply with all requirements for
76 roadway improvements as specified by the Director of Public Works and MODOT in
77 approving new work.

78 e. Lighting Requirements.

79 Lighting of the property shall comply with the following standards and requirements:

80 (1) All site lighting shall be directed downward and inward to reduce glare onto the
81 adjacent properties and roads.

82 f. Sign Requirements.

83 (1) All signage shall comply with the City of Florissant sign ordinance.

84 g. Landscaping and Fencing.

85 (1) Landscaping shall be in accordance with the Site Development Plan attached, except
86 as amended herein.

87 (2) Any modifications to the landscaping plan shall be reviewed and approved by the
88 Planning and Zoning Commission.

89 h. Storm Water.

90 Storm Water designs and drainage facilities shall comply with the following standards and
91 requirements:

92 (1) Written approval of any required below ground storm water detention by the
93 Metropolitan St. Louis Sewer District shall be filed with the Department of Public
94 Works.

95 (2) The Director of Public Works shall have reviewed storm water plans to assure that
96 storm water flow will have no adverse affect the neighboring properties or roads.

97 i. Miscellaneous Design Criteria.

98 (1) All applicable parking, circulation, sidewalks, and all other site design features shall
99 comply with the Florissant City Code.

100 (2) The minimum yard requirements shall be as shown on the Site Development Plan
101 attached.

102 (3) All dumpsters shall be contained within a trash enclosure constructed of material to
103 match the building with gates that are solid metal, metal reinforced vinyl or metal picket
104 type with a maximum spacing of the pickets of 2 inches.

105 (4) All storm water and drainage facilities shall be constructed, and all landscaping shall
106 be installed, prior to occupancy of the building, unless remitted by the Director of Public
107 Works due to weather related factors.

108 (5) All mechanical equipment shall be roof mounted and screened from view by the
109 building parapet walls. All electrical equipment shall be properly screened with
110 landscaping as required by section 405.245 of the Florissant Municipal Code.

111 (6) Unless and except to the extent otherwise specifically provided herein, the Final Site
112 Development Plan shall comply and be in accordance with all other ordinances of the
113 City of Florissant.

114 7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:

115 Any changes to the approved plans attached hereto must be reviewed by the Building
116 Commissioner. The Building Commissioner must make a determination as to the extent of the
117 changes per the following procedure:

118 1. The property owner or designate representative shall submit in writing a request
119 for an amendment to the approved plans. The building commissioner shall review the
120 plans for consistency with the purpose and content of the proposal as originally or
121 previously advertised for public hearing and shall make an advisory determination.

122 2. If the building commissioner determines that the requested amendment is not
123 consistent in purpose and content with the nature of the purpose as originally proposed or
124 previously advertised for the public hearing, then an amendment to the special use permit
125 shall be required and a review and recommendation by the planning and zoning
126 commission shall be required and a new public hearing shall be required before the City
127 Council.

128 3. If the building commissioner determines that the proposed revisions are consistent
129 with the purpose and content with the nature of the public hearing then a determination of
130 non-necessity of a public hearing shall be made.

131 4. Determination of minor changes: If the building commissioner determines that an
132 amendment to the special use permit is not required and that the changes to the plans are
133 minor in nature the Building Commissioner may approve said changes.

134 5. Determination of major changes: If the Building Commissioner determines that an
135 amendment to the 'B-5' is not required but the changes are major in nature, then the
136 owner shall submit an application for review and approval by the Planning and Zoning
137 commission.

138 12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

139 Submit Final Development Plan for approval prior to recording per City Code Section 405.135.

140 13. GENERAL DEVELOPMENT CONDITIONS.

141 a. Unless, and except to the extent, otherwise specifically provided herein,
142 development shall be effected only in accordance with all ordinances of the City of
143 Florissant.

144 b. The Department of Public Works shall enforce the conditions of this ordinance in
145 accordance with the Final Site Development Plan approved by the Planning & Zoning
146 Commission and all other ordinances of the City of Florissant.

147 14. PROJECT COMPLETION.

148 Any new Construction shall start within 120 days of the issuance of building permits, and the
149 development shall be completed in accordance of the final development plan within 180 days
150 from start of construction.

151 Section 2: This ordinance shall become in full force and effect immediately upon its passage and
152 approval.
153

154 Adopted this ____ day of _____, 2022.

157 Joseph Eagan
158 President of the Council
159 City of Florissant

160 Approved this ____ day of _____, 2022.
161

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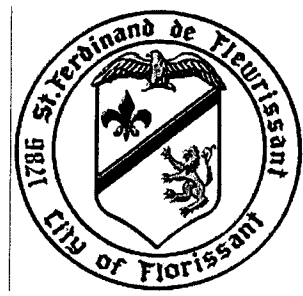
ATTEST:

Karen Goodwin, MPPA/MMC/MRCC
City Clerk

Timothy J. Lowery
Mayor, City of Florissant

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO ESTABLISH A B-5 PLANNED COMMERCIAL DISTRICT

*Pd 4.13.28
Receipt 17648*



PLANNING & ZONING ACTION:

Address of Property:

540 Howdershell Rd

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward _____ Zoning _____

SIGN Allen G. Mink DATE: 5-2-22

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zoning & date filed

PETITION FOR A B-5 RE-ZONING:

1) Comes Now Bonnie Zingler CarGroup Holdings LLC dba webuyanycar.com
(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 on page 3 of this petition.

Legal interest in the Property lease/tenant
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 seek a special use.

- 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 description is identical to "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 rezoning is petitioned .80
2. The petitioner(s) hereby further state(s) that the property herein described in this petition is presently zoned in a _____ District and is presently being used for: vacant currently
State current use of property, (or, state: vacant).

3. The petitioner(s) hereby state(s) the following purpose to justify the re-zoning to a B-5:
vacant building previously occupied by dentist would
like to amend to include office for auto sale office only
 List purpose for this request. to process title paperwork. no retail sales onsite
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 NAME Bonnie Zingler

PETITIONER(S) SIGNATURE (S) *BZ*
 Print Name

FOR Car Group Holdings LLC dba webuyanycar.com
 (company, corporation, partnership)

Print and sign application. If applicant is a corporation or partnership signature must be a CORPORATE OFFICER or LLC Managing 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.
 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 petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE _____

ADDRESS _____
 STREET CITY STATE ZIP CODE

TELEPHONE NUMBER _____
 BUSINESS

I (we) the petitioner (s) do hereby appoint _____ as
 Print name of agent.
 my (our) duly authorized agent to represent me (us) in regard to this petition.

 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 check the box for the appropriate type of operation then fill in applicabe section (a), (b) or (c). Corporations are to submit copy of Missouri corporate papers with registration papers.

1) Type of Operation: Individual: Partnership: Corporation/LLC:

(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 or LLC:

- (1) Names & addresses of all partners Bonnie Zingler 409 E High St. Clayton NJ 085
Craig Remar 870 Vally Rd Blue Bell PA
- (2) Telephone numbers 856-296-9805
- (3) Business address 1023 E. Baltimore Pk Suite 100 Media PA
19063
- (4) State of corporation & a photocopy of incorporation papers DE
- (5) Date of corporation 10/22/2010
- (6) Missouri Corporate Number FL 1437552
- (7) If operating under fictitious name, provide the name and date registered with the State of Missouri, and a copy of registration. SR 2365694 Registration copy attached
- (8) Name in which business is operated webuyanycar.com
- (9) 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.

Name Bonnie Zingler 40 Cargroup Holdings LLC dba
Address 1023 E. Baltimore PK Suite 100 Media PA 19063 *webuyanycar.com*
Property Owner David L Milberg DMD
Location of property 540 Howdershell Rd
Dimensions of property please see plans attached
Current Use of Property vacant (formerly dentist office)
Proposed Use of Property professional process office to conduct title paperwork for online vehicle purchasing service
Type of Sign Road sign (existing) Height _____
Type of Construction Brick Number Of Stories 3 1/2 story ~~2 story~~
Square Footage of Building 2700 sqft Number of Curb Cuts _____
Number of Parking Spaces 8 Sidewalk Length whole frontage
Landscaping: No. of Trees 9 Diameter _____
No. of Shrubs _____ Size _____
Fence: Type Chain link Length _____ Height _____

PLEASE SUBMIT NINE (9) FOLDED COPIES OF THE FOLLOWING:

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 showing proposed parking layout, landscaping, parking lighting, signage and trash enclosure.

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

Please see plat record attached.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

Plans attached

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY 540 Howdershell Rd CURRENT ZONING C-8
PROPERTY OWNER OF RECORD David L. Milberg DMW PHONE NO. 314-302-6342
AUTHORIZED AGENT Bonnie Ziegler PHONE NO. 856 2969805
PROPOSAL "Auto Sales office without cars for sale on the lot"

1) a. Uses - Are uses stipulated Yes / No

b. What current District would this proposal be a permitted use: _____

c. Proposed uses for out lots: _____

2) Performance Standards:

- a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No
- b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No
- c) Odor is there any foreseen problem with odor? Yes / No
- d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No
- e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No
- f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No
- g) Is there any dangerous amount of radiation produced from the operation? Yes / No
- h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No
- i) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Yes / No
- j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? _____

7) Is off street loading shown? Yes / No

8) Parking:

- a) Does parking shown meet the ordinance? Yes / No
- b) Is a variance required in accordance with the ordinance? Yes / No
- c) Ratio shown _____ to _____
- d) Total Number _____
- e) Will cross access and cross parking agreements be required? Yes / No
- f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

Are sizes, heights, details, and setbacks shown? Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No

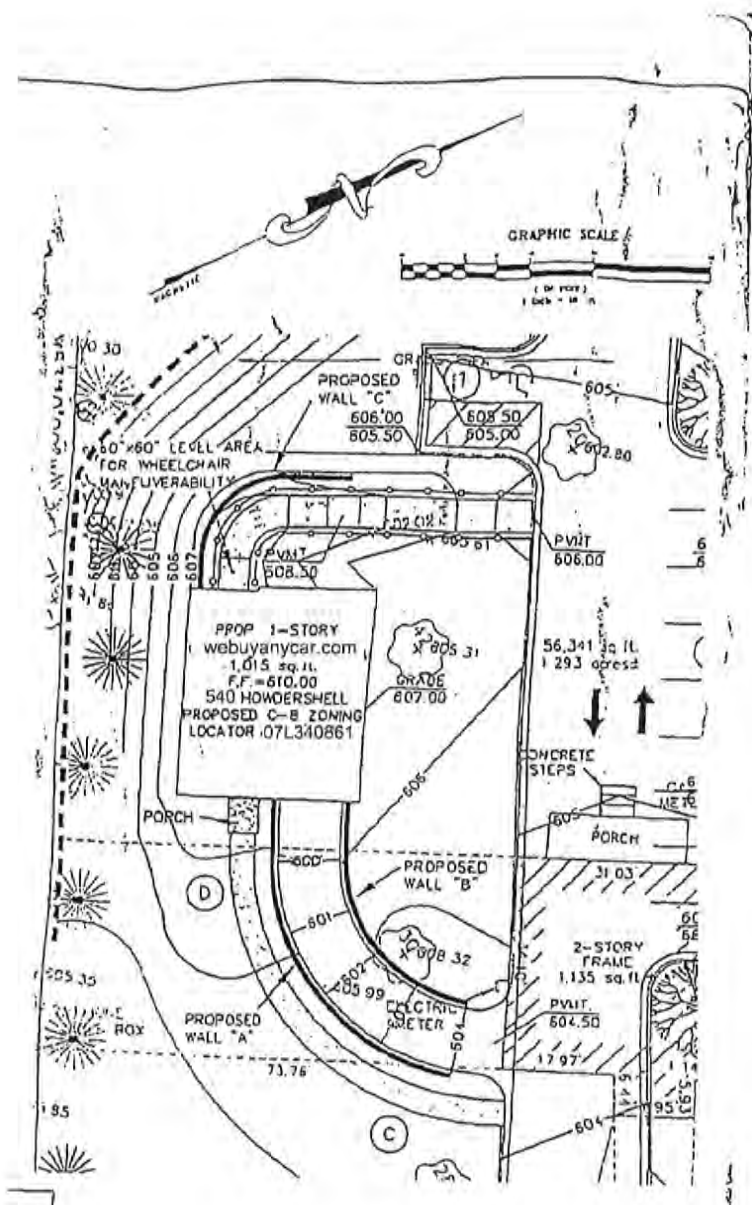
11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? Yes / No

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? Yes / No
- 14) Was a traffic study submitted? Yes / No
Does the City Staff recommend a traffic study? Yes / No
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? Yes / No
- 16) Is a legal description of the property shown? Yes / No
Does legal description appear to be proper? Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No
- 18) Suggested time limitations of construction: Start _____ Finish _____
- 19) Is parking lot lighting shown? Yes / No
- 20) Are new walkways required? Yes / No
- 21) Is there sufficient handicapped access? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No
b) Do the curb-cuts meet the City ordinances? Yes / No
- 23) Will this project require any street improvements? Yes / No
- 24) Staff recommendations for site development plans: _____

25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature



CarGroup Holdings LLC dba webuyanycar.com			
Site plan for 540 Howdershell Road			
DATE	BY	DATE	BY
8.A.M. 4/7/00	G.U.S.	4/7/00	99-1858.02
			C1 of 1

BNDY. ADJ. - LOTS A&B
BK. 348 - 697

LOTS 1A, 2A & 3A OF
CREST AIRE PLAT 6
RESUBD. BK. 307-35

LOTS 4, 5 & 143 TO 150 & A OF
CREST AIRE PLAT 6

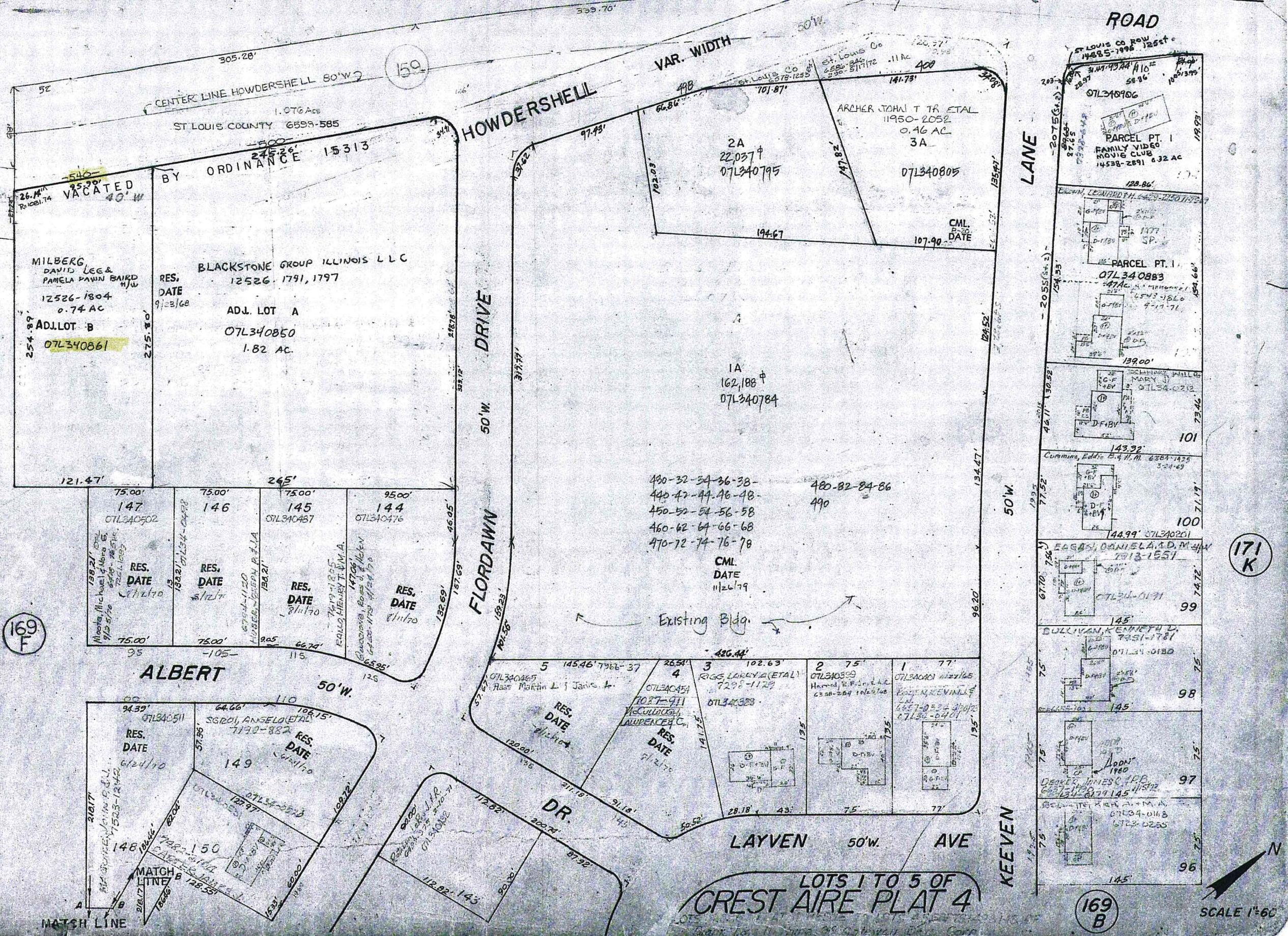
BLANK LOTS IN NAME OF McBRIDE & SON BUILDERS INC. 1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500

LOTS 96 TO 104 OF
CREST AIRE PLAT 2

BLANK LOTS IN NAME OF McBRIDE & SON BUILDERS INC.

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C

PARCELS PT. I OF
CREST AIRE PLAT 2
LOTS 102, 103, & PT. 104
BNDY. ADJ. BK. 351-128



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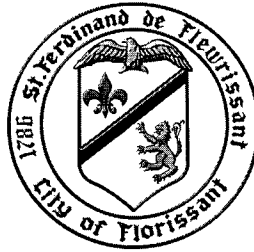
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SCALE 1"=60'

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: April 27, 2022

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

Subject: Request **recommended approval** of a 'B-5' located at 540 Howdershell, in an existing 'B-5' Planned Commercial District (formerly, a County C-8 Planned Commercial District) to include the Use as a car sales office with no vehicles for sale on the lot (**CarGroup Holdings, LLC dba webuyanycar.com**).

STAFF REPORT
CASE NUMBER PZ-050222-1

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** of a 'B-5' located at 540 Howdershell, in an existing 'B-5' Planned Commercial District (formerly, a County C-8 Planned Commercial District) to include the Use as a car sales office with no vehicles for sale on the lot (**CarGroup Holdings, LLC dba webuyanycar.com**).

A new 'B-5' Ordinance is recommended due to the fact that what is proposed is now a separate parcel from the adjacent Pharmacy that was approved under a County C-8 Planned Commercial District, with different Use. A separate B-5 will make for separate restrictions of the 2 adjacent parcels.

Attached plans include existing documents:

- County C-8 Site Development Plan
- County Parcel A & B as adjusted
- Partial Site Plan- CarGroup Holdings LLC
- Previous Dental Office Plans A-2 and A-3

41 **BUILDING:** The existing building is a 1-1/2 story house-like structure built in 1948 per
42 County records, 34x30, around 1020 s.f.. The exterior of the building is constructed of
43 brick. Proposed Use is for Office only.
44

45 **PARKING AND DRIVEWAYS:**

46 There are 8 parking spaces shown on the development plan, including one accessible
47 space and loading zone. The parking ordinance requires 3 spaces per 1000 s.f. There is a
48 cross access easement, copy of which has been provided to staff that appears to be
49 reciprocal for both properties.
50

51 **WALKWAYS:**

52 There are walk ways from the parking to the building.
53

54 **LANDSCAPING:**

55 Existing landscape plan is shown on the Site Development Plan.
56

57 **STORMWATER AND SEWER CONCEPT:**

58 Concept grading and drainage plans are shown on the Site Development Plan.
59

60 **SITE LIGHTING:**

61 There appears to be site lighting for the Walgreens parking only.
62

63 **SIGNAGE:**

64 The proposal did not include a re-submission of the sign package.
65

66 **II. EXISTING SITE CONDITIONS:**

67 The property was previously occupied by dental office. The entire parking and structure
68 are proposed to remain.
69

70 **III. SURROUNDING PROPERTIES:**

71 The property to the west is 2051 Croftdale Ct, a Preschool and the adjoining Walgreens
72 are both in a 'B-5' District. There are 4 houses in the 'R-4' District behind the subject
73 property. It appears that the fence behind Walgreens extends to cover the rear property
74 line.
75

76 **IV. STAFF ANALYSIS:**

77 Some basic explanation for this B-5 is that the petitioner has proposed an auto sales
78 office with no retail sales on site. Staff understands that to mean no vehicles for sale will
79 appear on the site.
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81 All signs must meet the City Sign Code, other than the post sign.
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SUGGESTED MOTION
540 Howdershell

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1. PERMITTED USES

The use permitted in this 'B-5' Planned Commercial District shall be limited to a those Uses permitted in the 'B-3' District without a Special Use Permit and a Used Car Sales Office with no vehicles for sale on the property.

2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS

The building shall be limited to existing building with a square footage of approximately 1020 square feet. The main building shall remain as depicted on the recorded Site Development Plan presented: **C1 dated 7/30/99 by Stock & Associates and Building Plans A-2 and A-3 dated 2/15/2000** by Steve Moeller, Architect.

3. PERFORMANCE STANDARDS

Uses within this 'B-5' Planned Commercial District identified herein shall conform to the most restrictive performance standards as set forth in Article VII of the Florissant Zoning Code.

5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA

The above Final Site Development Plan shall include the following:

- a. Location and size, including height of building, landscaping and general use of the building.
- b. Gross square footage of building.
- c. Existing and proposed roadways, drives, and sidewalks on and adjacent to the property in question.
- d. Location and size of parking areas and internal drives.
- e. Building and parking setbacks.
- f. Curb cut locations.
- g. Existing proposed contours at intervals of not more than two (2) feet.
- h. Preliminary storm water and sanitary sewer facilities.
- i. Identification of all applicable cross-access and cross-parking agreements.

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6. FINAL SITE DEVELOPMENT PLAN CRITERIA

The above Final Site Development Plan shall adhere to the following specific design criteria:

a. Structure Setbacks.

- (1) No building, excluding retaining walls and light standards shall be located within forty (40) feet of the right-of-way of North Highway 67.
- (2) The setbacks shall be as approved by the Planning and Zoning Commission.

b. Parking, Loading and Internal Drives Setbacks.

- (1) Parking, loading spaces, internal drives and roadways shall be located in accordance with the Site Development Plan attached.
- (2) All of the setbacks depicted on the Preliminary Development Plan are approved but may be modified with the approval of the Planning and Zoning Commission.

c. Minimum Parking/Loading Space Requirements.

- (1) Parking regulations shall be as required by 405.225 of the Florissant Zoning Code, except as otherwise varied herein. There shall be a minimum of 8 parking spaces. Parking spaces shall comply with the Florissant parking requirements.

d. Road Improvements, Access and Sidewalks.

- (1) The Director of Public Works, the Missouri Department of Transportation (MODOT) and St. Louis County Department of Highways shall approve any new work in the North Highway 67 right-of-way. The property owner shall comply with all requirements for roadway improvements as specified by the Director of Public Works and MODOT in approving new work.

e. Lighting Requirements.

Lighting of the property shall comply with the following standards and requirements:

- (1) All site lighting shall be directed downward and inward to reduce glare onto the adjacent properties and roads.

f. Sign Requirements.

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(1) All signage shall comply with the City of Florissant sign ordinance.

g. Landscaping and Fencing.

- (1) Landscaping shall be in accordance with the Site Development Plan attached, except as amended herein.
- (2) Any modifications to the landscaping plan shall be reviewed and approved by the Planning and Zoning Commission.

h. Storm Water.

Storm Water designs and drainage facilities shall comply with the following standards and requirements:

- (1) Written approval of any required below ground storm water detention by the Metropolitan St. Louis Sewer District shall be filed with the Department of Public Works.
- (2) The Director of Public Works shall have reviewed storm water plans to assure that storm water flow will have no adverse affect the neighboring properties or roads.

i. Miscellaneous Design Criteria.

- (1) All applicable parking, circulation, sidewalks, and all other site design features shall comply with the Florissant City Code.
- (2) The minimum yard requirements shall be as shown on the Site Development Plan attached.
- (3) All dumpsters shall be contained within a trash enclosure constructed of material to match the building with gates that are solid metal, metal reinforced vinyl or metal picket type with a maximum spacing of the pickets of 2 inches.
- (5) All storm water and drainage facilities shall be constructed, and all landscaping shall be installed, prior to occupancy of the building, unless remitted by the Director of Public Works due to weather related factors.
- (6) All mechanical equipment shall be roof mounted and screened from view by the building parapet walls. All electrical equipment shall be properly screened with landscaping as required by section 405.245 of the Florissant Municipal Code.

226 (7) Unless and except to the extent otherwise specifically provided herein,
227 the Final Site Development Plan shall comply and be in accordance
228 with all other ordinances of the City of Florissant.
229

230 **7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS:**

231 Any changes to the approved plans attached hereto must be reviewed by the
232 Building Commissioner. The Building Commissioner must make a determination
233 as to the extent of the changes per the following procedure:
234

- 235 1. The property owner or designate representative shall submit in writing a
236 request for an amendment to the approved plans. The building
237 commissioner shall review the plans for consistency with the purpose and
238 content of the proposal as originally or previously advertised for public
239 hearing and shall make an advisory determination.
- 240 2. If the building commissioner determines that the requested amendment is
241 not consistent in purpose and content with the nature of the purpose as
242 originally proposed or previously advertised for the public hearing, then
243 an amendment to the special use permit shall be required and a review
244 and recommendation by the planning and zoning commission shall be
245 required and a new public hearing shall be required before the City
246 Council.
- 247 3. If the building commissioner determines that the proposed revisions are
248 consistent with the purpose and content with the nature of the public
249 hearing then a determination of non-necessity of a public hearing shall be
250 made.
- 251 4. Determination of minor changes: If the building commissioner determines
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253 changes to the plans are minor in nature the Building Commissioner may
254 approve said changes.
- 255 5. Determination of major changes: If the Building Commissioner
256 determines that an amendment to the 'B-5' is not required but the changes
257 are major in nature, then the owner shall submit an application for review
258 and approval by the Planning and Zoning commission.
259

260 **12. VERIFICATION PRIOR TO OCCUPANCY PERMIT**

261 Submit Final Development Plan for approval prior to recording per City Code
262 Section 405.135.
263

264 **13. GENERAL DEVELOPMENT CONDITIONS.**

- 265 a. Unless, and except to the extent, otherwise specifically provided herein,
266 development shall be effected only in accordance with all ordinances of
267 the City of Florissant.
268
- 269 b. The Department of Public Works shall enforce the conditions of this
270 ordinance in accordance with the Final Site Development Plan approved

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by the Planning & Zoning Commission and all other ordinances of the City of Florissant.

7. PROJECT COMPLETION.

Any new Construction shall start within 120 days of the issuance of building permits, and the development shall be completed in accordance of the final development plan within 180 days from start of construction.

(End of report and suggested motion)

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, May 23, 2022 at 7:00 p.m. on the following proposition:

To approve a 'B-5' Planned Commercial District located at 540 Howdershell Lot 'B' to allow for a car sales office (CarGroup Holdings, LLC). 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 kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 MAY 23, 2022

3
4 BILL NO. 9783

ORDINANCE NO.

5
6 **ORDINANCE TO AMEND B-5 ORDINANCE NO. 6669 TO ADD**
7 **“EQUIPMENT RENTAL, HOME AND GENERAL” AS A PERMITTED**
8 **USE LOCATED AT 13939 NEW HALLS FERRY ROAD.**
9

10 WHEREAS, ordinance no. 6669 was passed in 2002 approving the establish of a B-5
11 Planned Commercial District at Cross Keys Shopping Center; and

12 WHEREAS, ordinance no. 6669 is amended by ordinance nos. 6797, 6844, 7019, and
13 8527; and

14 WHEREAS Aaron’s has applied for an amendment to the development plan authorized
15 by ordinance 6669 to allow for the addition of “Equipment Rental, Home and General” as a
16 permitted use; and

17 WHEREAS, the Planning and Zoning Commission of the City of Florissant has
18 recommended to the City Council at their meeting of May 2nd, 2022 that an amendment to B-5
19 ordinance no. 6669, as amended, be approved; and

20 WHEREAS, due and lawful notice of a public hearing no. 22-05-013 on said proposed
21 change was duly published, held and concluded on 23rd of May, 2022 by the Council of the City
22 of Florissant; and

23 WHEREAS, the Council, following said public hearing, and after due and careful
24 deliberation, has concluded that that an amendment to B-5 ordinance no. 6669, as amended to
25 allow for the addition of “Equipment Rental, Home and General” as a permitted use is in the
26 best interest of the public health, safety and welfare of the City of Florissant; and

27
28 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
29 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

30
31 Section 1: ‘B-5’, Ord 6669 (as amended by ords. nos.6797, 6844, 6867, 6961, 7019,
32 and 8527) is hereby amended to add to the list of permitted Uses, “Equipment Rental, Home and
33 General” at 13939 New Halls Ferry by changing Ord. No. 6669, Section 2, paragraph 1.
34 Permitted Uses, by adding the following subparagraph a.
35

36 a. "Equipment Rental, Home and General" at 13939 New Halls Ferry.

37

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

40

41

42 Adopted this _____ day of _____, 2022.

43

44

45

Joseph Eagan
President of the Council

46

47

48 Approved this _____ day of _____, 2022.

49

50

51

52

Timothy J. Lowery
Mayor, City of Florissant

53

54

55 ATTEST:

56

57

58 _____
Karen Goodwin, MPPA/MMC/MRCC
59 City Clerk

Aaron's

#C1526 INTERIOR REMODEL 13929 NEW HALLS FERRY ROAD, FLORISSANT, MO 63033 RELOCATION

ALL DRAWINGS AND WRITTEN MATERIALS REPRESENTED ON THESE SHEETS CONSTITUTE THE COPYRIGHTED WORK AND ARE THE SOLE PROPERTY OF AARON'S INC. THESE SHEETS MAY NOT BE REPRODUCED OR COPIED IN WHOLE OR IN PART, NOR MAY ANY OF THE DRAWINGS OR WRITTEN MATERIALS APPEARING WITHIN, BE INCORPORATED INTO ANOTHER WORK FOR ANY REASON WITHOUT THE WRITTEN CONSENT OF AARON INC. AARON'S DOES NOT WARRANT OR REPRESENT THAT THE MATERIAL IS UP-TO-DATE OR CONFORMS TO ANY APPLICABLE LOCAL, STATE OR FEDERAL LAWS. REMEMBER, IT IS ULTIMATELY YOUR RESPONSIBILITY, AS A LICENSED CONTRACTOR, TO CONDUCT YOUR BUSINESS IN COMPLIANCE WITH ALL LAWS AND REGULATIONS. WE ENCOURAGE YOU TO EMPLOY LOCAL COUNSEL TO DETERMINE YOUR CONFORMANCE WITH APPLICABLE LAWS AND REGULATIONS.

SHEET INDEX

DRAWING LIST

THE DRAWINGS LISTED BELOW HAVE BEEN PREPARED BY THE REGISTERED PROFESSIONAL WHOSE NAME AND LICENSE APPEARS ON THIS SHEET.

DRAWINGS WITHOUT BOTH ITEMS SHOULD NOT BE VALID

- ISSUED OR REVISED
- RE-ISSUED, NO REVISIONS

SHT.NO. TITLE

SHT.NO.	TITLE	DATE	ISSUE
A001	COVER SHEET	12/22/2022	PERMIT SET
A050	RESPONSIBILITY MATRIX - REMODEL SCOPE	12/22/2022	REVISION 1
A100A	DEMOLITION FLOOR PLAN		
A100B	DEMOLITION REFLECTED CEILING PLAN		
A101	FLOOR PLAN & ENLARGED PLANS		
A150	FLOOR FINISH PLAN		
A155	FINISH SCHEDULES		
A160	INTERIOR ELEVATIONS - SALES FLOOR		
A162	INTERIOR ELEVATIONS - OFFICE & RESTROOMS		
A200	REFLECTED CEILING PLANS		
A400	STOREFRONT ELEVATIONS		
A401	REAR ELEVATIONS		
A800	INTERIOR DETAILS		
A901	INTERIOR DETAILS		
A900	DOOR, WINDOW HARDWARE SCHEDULE & DETAILS		
F100	FIXTURE PLAN		
F101	FIXTURE DETAILS		
G101	SPECIFICATIONS		
G102	SPECIFICATIONS		
G103	SPECIFICATIONS		
M001	MECHANICAL SPECIFICATIONS		
M101	MECHANICAL FLOOR PLAN		
M102	MECHANICAL DETAILS		
P001	PLUMBING SCHEDULES AND RISERS		
P101	PLUMBING FLOOR PLANS		
P102	PLUMBING DETAILS		
E101	LIGHTING PLAN		
E201	POWER AND SYSTEMS PLAN		
E202	WIRING DIAGRAM, SCHEDULES ONE-LINE, AND DETAILS		
E203	ELECTRICAL PANEL SCHEDULES		

BUILDING DATA

PROJECT DESCRIPTION

INTERIOR REMODEL OF EXISTING AARON'S FURNITURE STORE. SCOPE TO INCLUDE NEW RESTROOMS, ADDITIONAL LIGHTING, NEW NON-LOAD BEARING INTERIOR PARTITION WALLS, CEILINGS, FINISHES AND FIXTURES.

ANY MODIFICATIONS TO THE EXISTING FIRE ALARM AND FIRE SPRINKLER SYSTEM SHALL BE DESIGNED BY MISSOURI LICENSED CONTRACTORS/ENGINEERS AND SUBMITTED FOR APPROVAL UNDER A SEPARATE APPLICATION (DEFERRED SUBMITAL).

APPLICABLE CODES

BUILDING:	2021 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS
ELECTRICAL:	2021 INTERNATIONAL EXISTING BUILDING CODE
MECHANICAL:	2020 NATIONAL ELECTRICAL CODE, NFPA 70, W/ LOCAL AMENDMENTS
PLUMBING:	2021 INTERNATIONAL MECHANICAL CODE, WITH LOCAL AMENDMENTS
ACCESSIBILITY:	2021 INTERNATIONAL PLUMBING CODE, WITH LOCAL AMENDMENTS
ENERGY:	2009 ANSI A.117 ACCESSIBILITY STANDARDS
FIRE:	2021 INTERNATIONAL ENERGY CONSERVATION CODE, W/ LOCAL AMENDMENTS
	2021 INTERNATIONAL FIRE CODE, WITH LOCAL AMENDMENTS

BUILDING DESIGN

SQUARE FOOTAGE	9146 SQ. FT.
OCCUPANCY CLASSIFICATION	GROUP M (MERCANTILE)
CONSTRUCTION	TYPE IIB (EXISTING)
ALLOWABLE (S1 SPRINKLER INCREASE)	50,000 SQ. FT.
SPRINKLERS	FULL SYSTEM - EXISTING TO REMAIN

FIRE RATINGS

STRUCTURAL FRAME	0 HRS
INTERIOR WALLS	0 HRS
BEARING WALLS (EXT. & INT.)	0 HRS
NON BEARING WALL & PARTITIONS	0 HRS
FLOOR CONSTRUCTION	0 HRS
ROOF CONSTRUCTION	0 HRS

MEANS OF EGRESS

SALES (MERCANTILE USE)	6038 SQ FT / 60 SQ FT =	101 PEOPLE
STOCK (S USE)	2087 SQ FT / 300 SQ FT =	7 PEOPLE
BACK OF HOUSE (B USE)	1021 SQ FT / 100 SQ FT =	11 PEOPLE
	TOTAL =	119 PEOPLE

SALES EXIT #1	
.2 X 60 (119/2) =	12" REQUIRED
	68" PROVIDED
SALES EXIT #2	
.2 X 60 (119/2) =	12" REQUIRED
	34" PROVIDED
SALES EXIT #3	
.2 X 18 =	3.6" REQUIRED
	34" PROVIDED

RESTROOMS

MALE: WC	1 REQUIRED PER 500	1 PROVIDED
MALE: LAV	1 REQUIRED PER 750	1 PROVIDED
FEMALE: WC	1 REQUIRED PER 500	1 PROVIDED
FEMALE: LAV	1 REQUIRED PER 750	1 PROVIDED
DRINKING FOUNTAIN:	1 REQUIRED PER 1000	1 PROVIDED (HI-LO)
SERVICE SINK:	1 REQUIRED	1 PROVIDED

DEVELOPMENT CONTACTS

PLANNING FLORISSANT PLANNING AND ZONING COMMISSION 955 RUE ST FRANCIS FLORISSANT, MO 63031 314-839-7642	BUILDING FLORISSANT BUILDING DEPT. 955 RUE ST FRANCIS FLORISSANT, MO 63031 314-839-7648	GAS SPIRE/LACLEDE GAS 700 MARKET STREET ST. LOUIS, MO 63101 800-887-4173	SEWER METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS, MO 63103 314-786-6260	ELECTRIC AMEREN 1901 CHATEAU AVE ST. LOUIS, MO 63104 877-426-3736
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PROJECT PROFESSIONALS

OWNER AARON'S HOLDINGS, LLC CONTACT: ALY CHALLY 400 GALLERIA PARKWAY SUITE 300 ATLANTA, GA 30339 P. 678-402-3433	ARCHITECT ARCHITECTURAL DESIGN GUILD ARCHITECT: MARY B. K. CALVIN 2710 SUTTON BLVD. ST. LOUIS, MO 63143 CONTACT: ANDREW JENSEN 314-644-1234	MECHANICAL/ELECTRICAL/PLUMBING ARCHITECTURAL DESIGN GUILD ENGINEER: JOHN M. BRUNS 2710 SUTTON BLVD. ST. LOUIS, MO 63143 CONTACT: ANDREW JENSEN 314-644-1234
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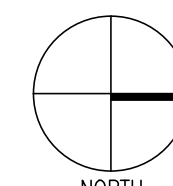
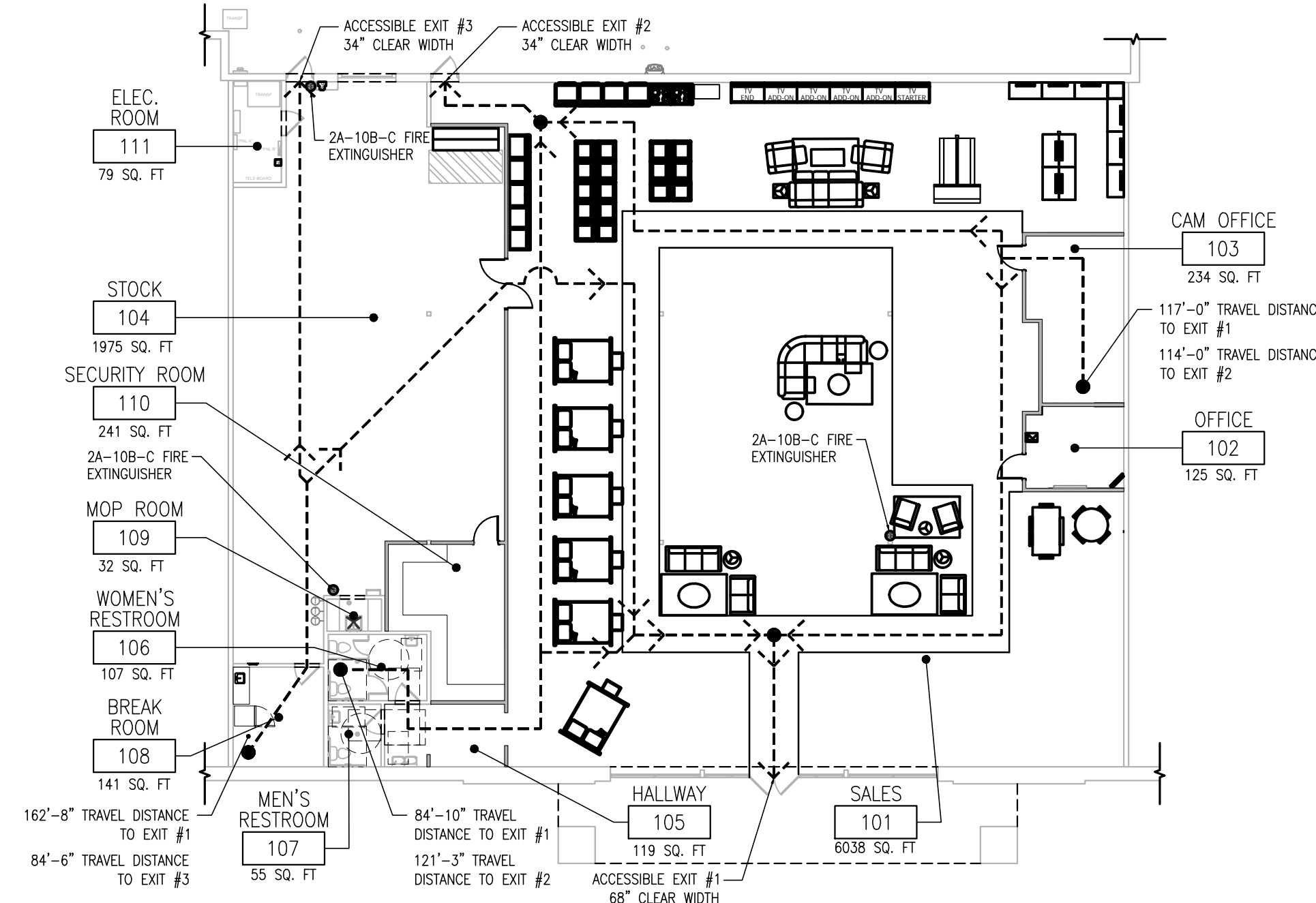
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT THE WORK IS FEASIBLE AS SHOWN AND MEETS ALL APPLICABLE CODES BEFORE PROCEEDING WITH CONSTRUCTION. IF THERE ARE ANY QUESTIONS REGARDING THESE OR OTHER COORDINATION ISSUES, THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM AARON'S BEFORE PROCEEDING.
- CONTRACTOR SHALL PREPARE ALL FLOORS AS REQUIRED TO ACCEPT NEW FLOORING MATERIALS.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE LOCAL FIRE CODE.
- ALL PAINTED SURFACES SHALL RECEIVE A PRIME COAT WITH FINISH COATS AS REQUIRED TO OBTAIN PROPER COVERAGE AND UNIFORM APPEARANCE.
- THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AT THE JOB SITE PRIOR TO SUBMITTING PROPOSALS. BY SUBMITTING A PROPOSAL, THE CONTRACTOR ACKNOWLEDGES THAT SUCH INSPECTIONS HAVE BEEN MADE.
- CONTRACTOR SHALL CLEAN, SERVICE AND ADJUST AS NECESSARY ALL EXISTING DOORS THAT WILL BE REUSED.
- CONTRACTOR TO INSTALL OWNER SUPPLIED CASEWORK SYSTEMS AT CASH WRAP, SALES AREA, AND BREAK ROOM, INCLUDING ALL REQUIRED POWER FOR DISPLAY ITEMS AS PER PLAN.

- ALL DESIGN AND WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH FEDERAL, STATE AND LOCAL BUILDING CODE REQUIREMENTS, EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSURE THE PROCUREMENT OF ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK.
- PERMANENT POWER NEEDS TO BE IN PLACE AND FULLY OPERATIONAL 3 WEEKS PRIOR TO THE TURNOVER DATE (SUBSTANTIALLY COMPLETE DATE). THE CONTRACTOR WILL BE RESPONSIBLE TO REIMBURSE AARON'S INC. FOR ANY CHARGES FROM ANY OF IT'S VENDORS IN THE EVENT THIS WORK IS NOT COMPLETED BY THE REQUIRED DEADLINE. THE CONTRACTOR SHALL NOTIFY THE AARON'S INC. CONSTRUCTION MANAGER OF ANY FIELD CONDITIONS THAT COULD IMPACT THIS WORK AND POSSIBLY CAUSE A DELAY WITHIN 1 WEEK FROM STARTING THE WORK.
- UNLESS NOTED OTHERWISE "PROVIDE", "BUILD", "FURNISH" AND/OR "INSTALL" AS INDICATED THROUGHOUT THE DRAWINGS MEANS THE CONTRACTOR IS RESPONSIBLE TO PROVIDE ALL MATERIALS, EQUIPMENT, AND LABOR NEEDED TO DELIVER A COMPLETE ASSEMBLY AND/OR OPERATING SYSTEM(S). ITS THE CONTRACTOR'S SOLE RESPONSIBILITY TO SECURE ANY SEPARATE PERMITS AND INSPECTIONS REQUIRED TO COMPLETE ALL ASPECTS OF THE WORK AND TO MEET ALL APPLICABLE CODES.
- CONTRACTOR IS RESPONSIBLE TO ACCEPT DELIVERY OF ALL "OWNER PROVIDED ITEMS" (OPIS) TO BE INSTALLED BY THE GC (INCLUDING OFF LOADING, TAKING INVENTORY, STORING AND SECURING SUCH OPIS THROUGHOUT THE DURATION OF THE WORK). GC TO REPORT ANY SHORTAGES AND/OR VISIBLE DAMAGES TO AARON'S NO LATER THAN 24 HOURS FOLLOWING DELIVERY OF THE SAID OPIS.
- FOR "OPEN STORE" REMODEL PROJECTS ALL AFTER HOUR WORK MUST BE SUPERVISED BY A QUALIFIED SUPERINTENDENT CAPABLE OF READING PLANS AND COMMUNICATING EFFECTIVELY WITH TRADES WHILE ENFORCING STRICT RULES FOR MOVEMENT OF GOODS AND PERSONNEL IN AND OUT OF THE SPACE.

- BEFORE TURNOVER / COMPLETION DATE CONTRACTOR TO THOROUGHLY CLEAN ALL WINDOWS INSIDE AND OUT AND, ALL WALL, CEILING AND FLOOR SURFACES INCLUDING LIGHT LENSES, SUPPLY AND RETURN AIR GRILLES, ALL TRADES FIXTURES AND OFFICE FURNITURE. CONTRACTOR TO PROVIDE A FINAL WHITE GLOVE INCLUSIVE OF ALL SURFACES DEFINED ABOVE AND ALL MERCHANDISES IMMEDIATELY AFTER AARON'S MERCHANDISING PROCESS WILL BE COMPLETED.
- CONTRACTOR TO PROVIDE NEW AIR FILTERS AT EACH HVAC UNIT PRIOR TO TURNOVER / COMPLETION DATE. FOR PROJECTS WITH POLISHED CONCRETE CONTRACTOR TO THOROUGHLY CLEAN ALL COILS IN ADDITION TO PROVIDING NEW AIR FILTERS.
- CONTRACTOR IS SOLELY RESPONSIBLE TO PROTECT ALL FLOOR FINISHES ONCE APPLIED / INSTALLED. FLOOR PROTECTION MUST BE USED AT ALL TIME WHEREVER A SCISSOR LIFT OR OTHER EQUIPMENT WILL BE USED ON TOP OF FLOOR FINISHES. IT'S THE CONTRACTOR'S RESPONSIBILITY TO ENFORCE THIS REQUIREMENT. ALL SCISSOR MUST HAVE WHITE TIRES AND BE PROVIDED WITH A LIFT DRIP PAN (AKA LIFT DIAPER) TO PREVENT HYDRAULIC FLUID FROM STAINING THE FLOORS.
- CONTRACTOR TO PROVIDE ALL MODIFICATIONS TO EXISTING FIRE SUPPRESSION SYSTEM(S) SERVICING THE SPACE AS REQUIRED TO MEET ALL APPLICABLE CODES (INCLUDING LABOR, MATERIALS, SHOP DRAWINGS AND, PERMIT AND INSPECTION FEES)

CONTRACTOR GENERAL NOTES

N T S G

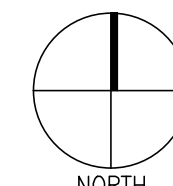


EGRESS PLAN

1/16" = 1'-0" F

SYMBOLS

ELEVATION REFERENCE		DETAIL REFERENCE	
INTERIOR ELEVATIONS			
SECTION			
CEILING HEIGHT			
CEILING FINISH			
COLUMN BUBBLE			
KEY NOTE			
DOOR NUMBER			
WINDOW NUMBER			
PARTITION TYPE			
			FIXTURE / GRAPHIC TAG
			ROOM NAME / NUMBER
			FLOOR FINISH
			WALL FINISH



BUILDING DATA

N T S T SYMBOLS N T S J VICINITY MAP

SHEET INDEX

N T S E SHEET INDEX N T S A

PROJECT TEAM

ARCHITECT:



2710 Sutton Blvd
St. Louis, MO, 63143
314-644-1234

MEP ENGINEER:



2710 Sutton Blvd
St. Louis, MO, 63143
314-644-1234

ISSUE/REVISION RECORD

DATE	DESCRIPTION
01.27.2022	PERMIT SET
3.04.2022	REVISION 1

3.04.2022 REVISION 1

PROFESSIONAL SEAL



LICENSE: #2016000388
EXP: 12/31/2022

Aaron's

400 GALLERIA PARKWAY
ATLANTA, GEORGIA 30339
PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS

**AARON'S C1526
HAZELWOOD, MO
RELOCATION**

13929 NEW HALLS FERRY ROAD
FLORISSANT, MO, 63033

PROJECT NUMBER:
2021.0567.00

SHEET TITLE

**COVER
SHEET**

SHEET NUMBER

A001

Division of Work and Responsibility	Furnished By			Installed By			Comments
	Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
Division 1 - General Requirements							
01100							
01130			X				Prepared in accordance with Aaron's Interior Design Documents and Aaron's Prototype dwgs.
01200					X		
01300			X				
01400			X				
01410			X				General Contractor to submit change order in accordance with Aaron's requirements. All change orders must be approved in writing by Aaron's prior to starting the work.
01415		X					
01420		X					
01435		X					
01440		X					
01445		X					
01450		X					
01455		X					
01460		X					In Electronic Format
01465		X					In Electronic Format
01470		X		X			
01475		X					
01480		X					
Division 2 - Sitework							
02100			X				
02110							N/A
02150			X		X		As Required by Local Authority Having Jurisdiction Requirements
02200		X			X		
02250		X			X		
02300		X			X		
02311		X			X		Only if Applicable
02325		X			X		
02375		X			X		Only if Applicable
02380		X			X		
02400		X			X		Per Geotech Report
02420		X			X		
02450		X			X		Existing site utilities to remain
02500		X			X		
02600		X			X		
02625		X			X		Only if Applicable
02700		X			X		
02725		X			X		
02845		X			X		
02850		X			X		
02875		X			X		Existing site utilities to remain
02900		X			X		Only if Applicable
02950		X			X		
Division 3 - Concrete							
03100		X			X		
03150		X			X		Per Structural Drawings
03200		X			X		
03210		X			X		
03220		X			X		
03300		X			X		
03400		X					
03500		X					
03550		X			X		
03560		X			X		
03600		X			X		

Division of Work and Responsibility	Furnished By			Installed By			Comments
	Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
Division 4 - Masonry							
04100		X			X		
Division 5 - Metals							
05100		X			X		
05200		X			X		Existing to remain
05300		X			X		Only if Applicable or Required by Code
05310		X			X		Only if Applicable or Required by Code
05400		X					
Division 6 - Wood and Plastics							
06000		X			X		Per Forest Stewardship Council's Sustainable Design Criteria
06110		X			X		
06120		X					
06200		X			X		
Division 7 - Thermal & Moisture Protection							
07100		X			X		
07200		X			X		
07210		X			X		
07300		X			X		
07350		X			X		
07400		X			X		
Division 8 - Doors & Hardware							
08100		X			X		
08200		X			X		
08300		X			X		Existing to remain
08318			X		X		For All Functioning Exterior Glass Doors
08380			X		X		
08400			X		X		For All Exterior Windows
08500		X			X		
08510		X			X		
08520		X			X		
Division 9 - Finishes							
09100		X			X		Hi-Density Fiberboard
09110		X			X		Impact Resistant Plastic Covered Fiberboard
09120		X			X		
09200		X			X		
09210		X			X		Non Sales Areas Only
09300		X			X		Provide Marble threshold at all tile transitions
09400			X		X		
09410			X		X		To be Installed per Manufacturers Recommendations
09420			X		X		To be Installed per Manufacturers Recommendations
09500			X		X		To be Installed per Manufacturers Recommendations
09510			X		X		
09511			X		X		
09520			X		X		
09600			X		X		
09700		X			X		
09970			X		X		
Division 10 - Specialties							
10200		X			X		Per Local Authority Having Jurisdiction Requirements
10300			X		X		By Aaron's Sign Vendor Including permits. GC to Provide Power and Final Connections
10310			X		X		General Contractor to provide wallpaper, all other items by Owner
10320			X		X		
10420			X		X		
Division 11 - Equipment							
11110		X			X		Only if Applicable
11120		X			X		Only if Applicable
11130		X			X		Only if Applicable
11140		X			X		Only if Applicable
11400			X		X		GC to Coordinate Installation

Division of Work and Responsibility	Furnished By			Installed By			Comments
	Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
Division 12 - Furnishings							
12100			X		X		
12110			X		X		Conduit and Devices preinstalled in millwork. Electrical to provide conductor and connection.
12200			X		X		
12300			X		X		
12400			X		X		General Contractor to provide faucet and sink
12500		X			X		If Applicable Only
12520		X			X		
12530			X		X		
12550		X			X		
12560		X			X		
12570		X			X		
12580		X			X		
12600		X			X		
12700		X			X		
12710		X			X		ID Number Required at Each Rooftop Unit
Division 13 - Special Construction							
13200		X			X		
Division 14 - Conveying Systems							
14300		X			X		Only if Applicable
Division 15 - Mechanical							
15100		X			X		Modifications to existing systems as required
15110		X			X		Modifications to existing systems as required
15120		X			X		Modifications to existing systems as required
15200		X			X		
15205		X			X		
15210		X			X		
15230		X			X		
15240		X			X		Relocate existing
15250		X			X		
15260		X			X		
15300		X			X		
15310		X			X		
15400							Existing to remain
15410		X			X		
15500		X			X		
15501		X			X		
15600		X			X		
15700		X			X		
15710		X			X		Existing to remain
15720		X			X		
15730		X			X		
15800			X		X		Excludes sensor wiring to thermostat Integral with Switchgear Package
15810			X		X		
Division 16 - Electrical							
16100		X			X		Existing to remain
16110							Existing to remain
16150		X			X		Existing to remain
16200		X			X		
16320		X			X		
16400			X		X		
16410			X		X		
16420		X			X		
16430		X			X		
16480		X			X		5 Foot Candles Minimum
16500		X			X		
16600			X		X		GC to Coordinate Installation
16700		X			X		GC to Coordinate Installation with Aaron's sign vendor

AARON'S REMODEL

PROJECT TEAM
ARCHITECT:
ARCHITECTURAL DESIGN GUILD

 2710 Sutton Blvd
 St. Louis, MO, 63143
 314-644-1234
MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

 2710 Sutton Blvd
 St. Louis, MO, 63143
 314-644-1234

ISSUE/REVISION RECORD
 DATE DESCRIPTION
 01.27.2022 PERMIT SET

PROFESSIONAL SEAL

 MARY B. K. CALVIN
 NUMBER A-2016000388
 LICENSE: #2016000388
 EXP: 12/31/2022

Aaron's
 400 GALLERIA PARKWAY
 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION
 13829 NEW HALLS FERRY ROAD
 FLORISSANT, MO, 63033
PROJECT NUMBER:
 2021.0567.00

SHEET TITLE
RESPONSIBILITY MATRIX
REMODEL SCOPE
SHEET NUMBER
A050

- A. IT IS THE INTENT IN THESE DRAWINGS THAT THE ENTIRE AARON'S SALES FLOOR SPACE IS TO BE CLEARED OF ALL PARTITIONS, FIXTURES, FINISHES, AND SIGNAGE AS NOTED. THE REMAINING SPACE SHOULD CONSIST OF EXISTING PERIMETER WALLS, EXPOSED STEEL COLUMNS AND CONCRETE FLOOR, U.O.N..
- B. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- C. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE(S). ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, AND OR INJURY.
- D. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- E. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
- F. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- G. HVAC SUBCONTRACTOR TO INSPECT EXISTING CONDITIONS PRIOR TO DEMOLITION AND DETERMINE WHETHER ANY COMPRESSOR REFRIGERANT LINES ARE PRESENT THAT MUST BE PROPERLY DRAINED (TO E.P.A. STANDARDS) PRIOR TO DEMOLITION.
- H. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
- I. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
- J. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- K. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- L. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQ'D., AT NO COST TO THE OWNER.
- M. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- N. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
- O. CONTRACTOR SHALL PREPARE ALL RESTROOM, SHOWROOM AND BREAK ROOM FLOORS AS REQUIRED TO ACCEPT NEW LVT, TILE, AND POLISHED CONCRETE.




- 1. REMOVE EXISTING NON-LOAD BEARING INTERIOR PARTITION WALLS & COLUMN SURROUND FRAMING AS SHOWN DASHED (UNLESS OTHERWISE NOTED).
- 2. REMOVE ALL EXISTING INTERIOR FLOOR AND WALL FINISHES & FIXTURES FROM INTERIOR SPACES AS INDICATED. FIELD COORDINATE WITH AARON'S CONSTRUCTION MANAGER FOR EXTENT OF FINISH DEMOLITION.
- 3. REMOVE EXISTING DOOR, FRAME AND HARDWARE.
- 4. REMOVE EXISTING CEILING TILES, GRID AND ALL RELATED CEILING ELEMENTS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES & SUPPORTS, CEILING DIFFUSERS AND DUCT WORK AND ABANDONED CONDUIT AND OTHER DISCOVERED ITEMS FOUND ABOVE CEILINGS.
- 5. EXISTING COLUMNS TO REMAIN, VERIFY LOCATIONS IN FIELD, PROTECT DURING CONSTRUCTION.
- 6. REMOVE EXISTING PLUMBING FIXTURES, FITTINGS AND ACCESSORIES - SEE PLUMBING SHEETS FOR MORE INFORMATION.
- 7. REMOVE EXISTING HVAC FIXTURES, EQUIPMENT AND DUCTWORK - SEE MECHANICAL DRAWINGS FOR MORE INFORMATION.
- 8. EXISTING ELECTRICAL PANELS TO REMAIN - SEE ELECTRICAL SHEETS FOR MORE INFORMATION.
- 9. EXISTING STOREFRONT FRAMING, FINISHES AND COLUMNS TO REMAIN. IF EXISTING, REMOVE AND DISPOSE OF EXISTING SECURITY BARS AND BRACKETS. SAVE EXISTING BRACKET FASTENERS AND REINSTALL FASTENERS AFTER REMOVAL OF THE BRACKETS.
- 10. THROUGHOUT SPACE AS INDICATED, REMOVE EXISTING CEILING TILES, EXISTING CEILING GRID TO REMAIN, CLEAN & REPAIR AS REQUIRED. REMOVE PORTIONS OF EXISTING CEILING GRID AS NEEDED FOR NEW WALL CONSTRUCTION.

- 11. REMOVE EXISTING LIGHT FIXTURES SHOWN DASHED.
- 12. EXISTING DOOR TO REMAIN, NEW HARDWARE TO BE PROVIDED.
- 13. REMOVE EXISTING MILLWORK & ELECTRICAL EQUIPMENT.
- 14. EXISTING ALUMINUM STOREFRONT DOOR AND FRAME TO BE REMOVED.
- 15. PROVIDE NEW ROUGH OPENING IN EXISTING WALL - SEE CONSTRUCTION PLAN SHEET A101 FOR LOCATIONS.
- 16. EXISTING GYPSUM BOARD CEILINGS TO REMAIN.
- 17. EXISTING LIGHT FIXTURES TO BE RELOCATED. STORE AWAY AND KEEP SAFE DURING CONSTRUCTION PHASE - SEE SHEET A200 FOR NEW LOCATIONS.
- 18. EXISTING HVAC FIXTURES TO REMAIN WHEREVER POSSIBLE - SEE MECHANICAL SHEETS. EXISTING FIXTURES TO BE CLEANED AND REPAIRED TO A LIKE NEW CONDITION - SEE CEILING PLAN SHEET A200.
- 19. EXISTING PLUMBING FIXTURES TO REMAIN AND BE CLEANED.
- 20. EXISTING STALL PARTITION TO REMAIN AND BE CLEANED.
- 21. REMOVE EXISTING GYP. BOARD CEILING AND ALL RELATED CEILING ELEMENTS INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES & SUPPORTS, CEILING DIFFUSERS AND DUCT WORK AND ABANDONED CONDUIT AND OTHER DISCOVERED ITEMS FOUND ABOVE CEILINGS.

KEYED NOTES (X)

- A. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- B. FIXTURE DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
- C. ALL FIXTURES AND SALES COUNTERS ARE SHOWN FOR REFERENCE ONLY.

LEGEND

-  EXISTING CMU BLOCK EXTERIOR WALL
-  EXISTING STUD WALLS TO REMAIN
-  EXISTING CONSTRUCTION TO BE REMOVED

DEMOLITION GENERAL NOTES

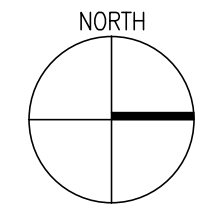
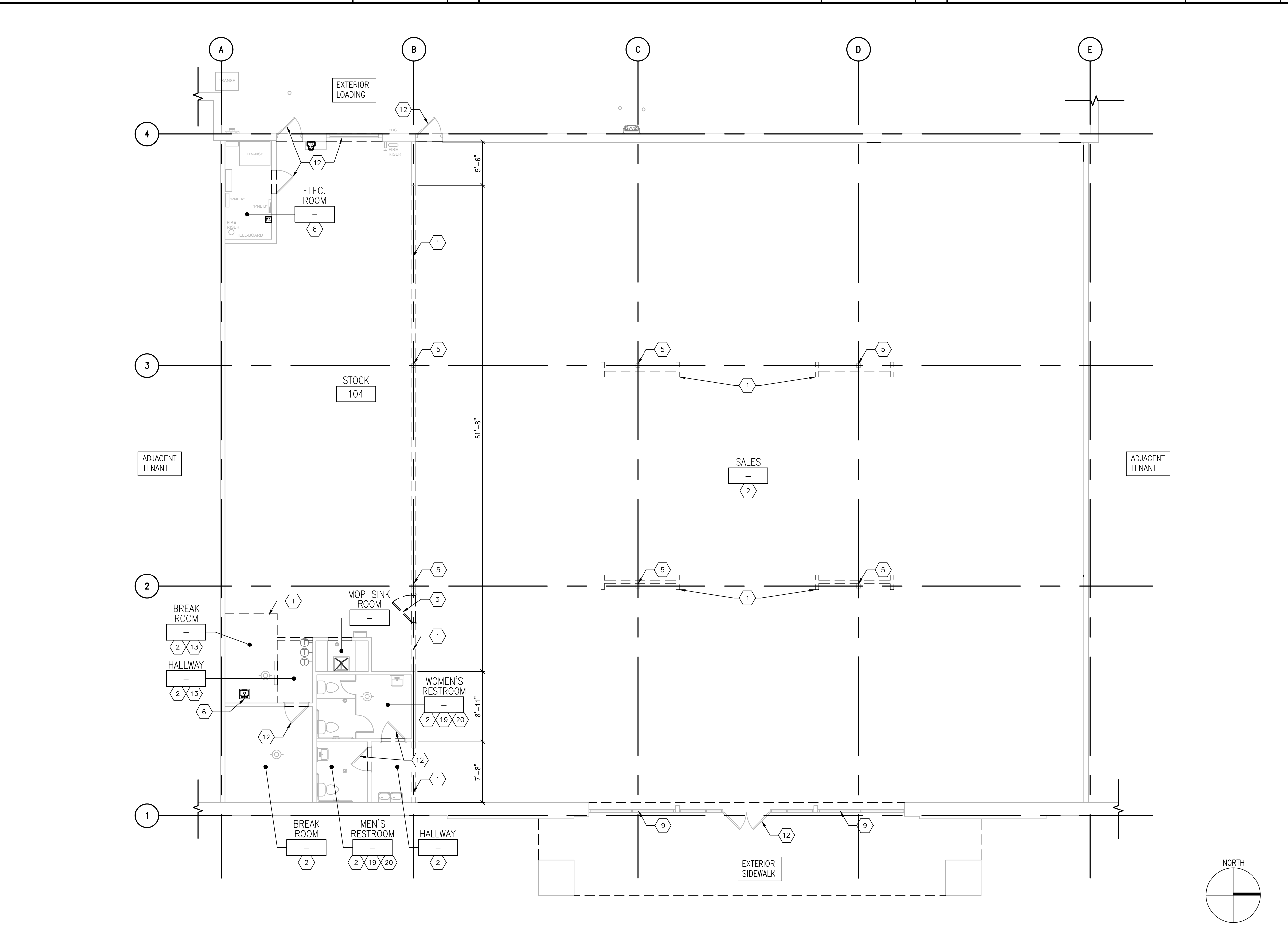
NTS

PLAN GENERAL NOTES

NTS

LEGEND

NTS



NOT USED

NTS

N

DEMOLITION FLOOR PLAN

1/8" = 1'-0"

A

PROJECT TEAM
ARCHITECT:
ARCHITECTURAL DESIGN GUILD

 2710 Sutton Blvd
 St. Louis, MO, 63143
 314-644-1234
MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

 2710 Sutton Blvd
 St. Louis, MO, 63143
 314-644-1234

ISSUE/REVISION RECORD
 DATE DESCRIPTION
 01.27.2022 PERMIT SET

PROFESSIONAL SEAL

 MARY B. K. CALVIN
 NUMBER A-3016000388
 LICENSE #2016000388
 EXP: 12/31/2022

Aaron's
 400 GALLERIA PARKWAY
 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION
 13829 NEW HALLS FERRY ROAD
 FLORISSANT, MO, 63033
PROJECT NUMBER:
 2021.0567.00

SHEET TITLE
DEMOLITION
FLOOR PLAN

SHEET NUMBER
A100A

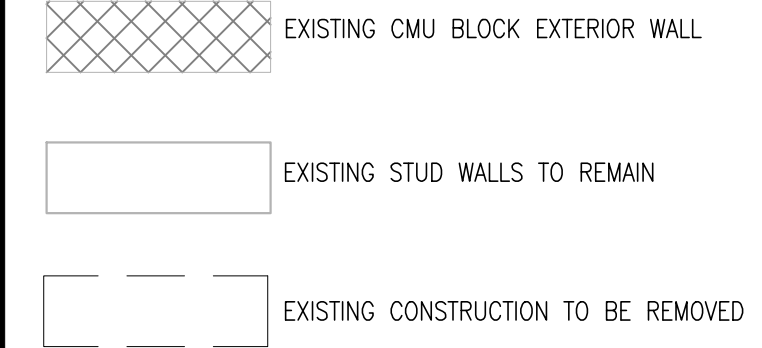
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DEMOLITION GENERAL NOTES

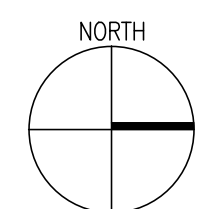
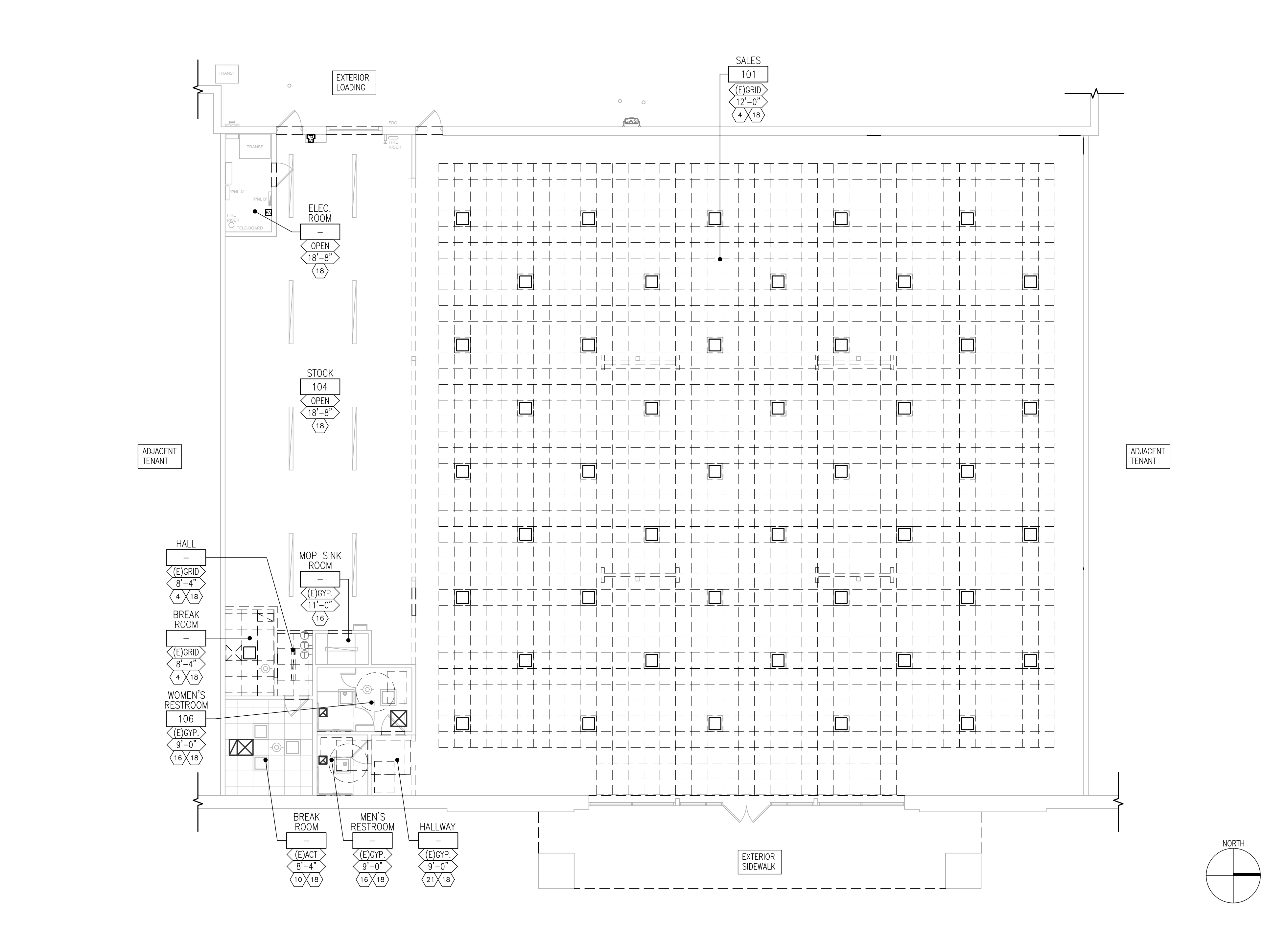
NTS L

PLAN GENERAL NOTES

NTS G

LEGEND

NTS C



NOT USED

NTS

N

DEMOLITION REFLECTED CEILING PLAN

1/8" = 1'-0"

A

PROJECT TEAM
ARCHITECT:
ARCHITECTURAL DESIGN GUILD

 2710 Sutton Blvd
 St. Louis, MO, 63143
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MEP ENGINEER:
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PROFESSIONAL SEAL

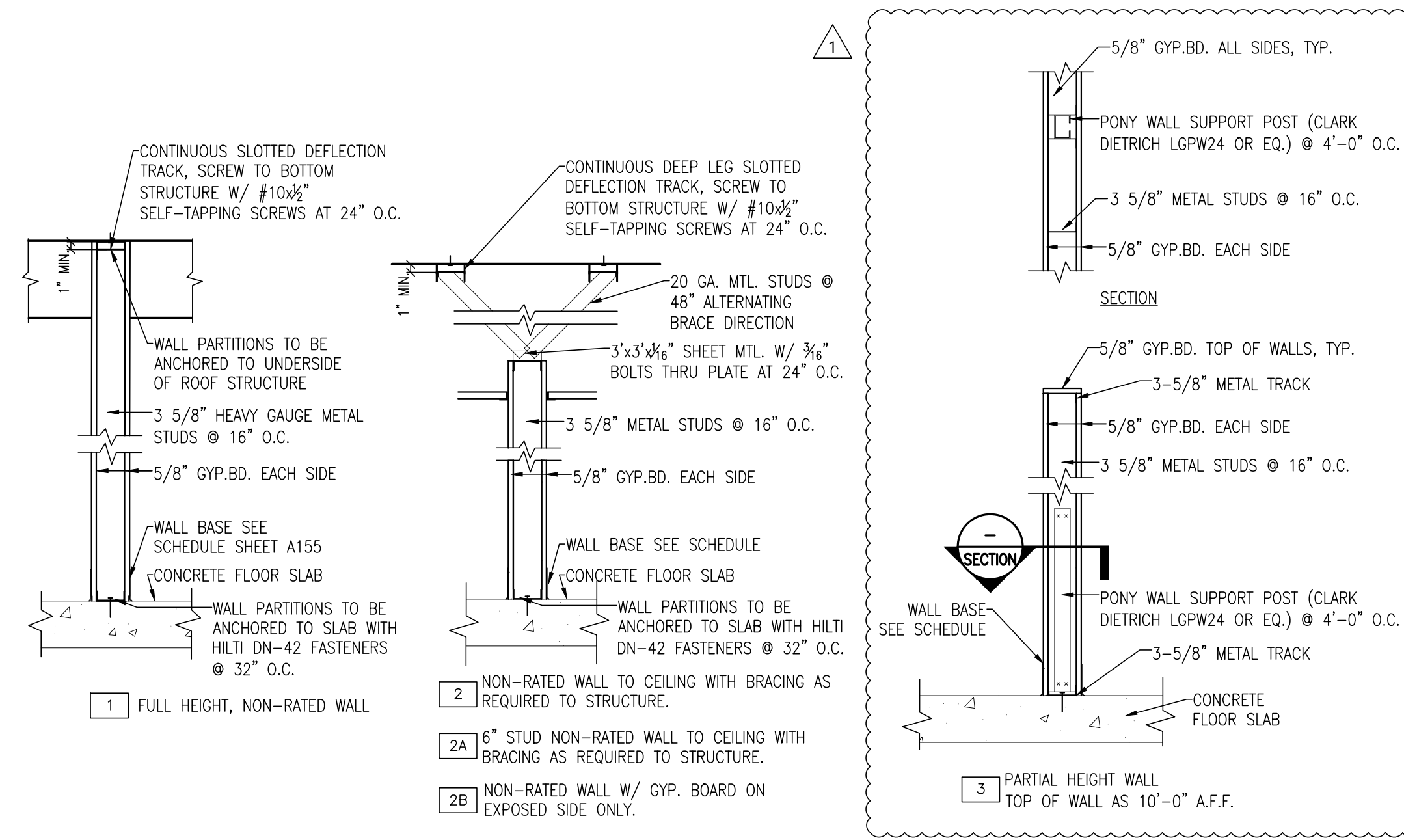
 MARY B. K. CALVIN
 ARCHITECT
 LICENSE: #201600388
 EXP: 12/31/2022

Aaron's
 400 GALLERIA PARKWAY
 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION
 13929 NEW HALLS FERRY ROAD
 FLORISSANT, MO, 63033
PROJECT NUMBER:
 2021.0567.00

SHEET TITLE
DEMOLITION
REFLECTED
CEILING PLAN

SHEET NUMBER
A100B



1. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
2. FIXTURE DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
3. ALL FIXTURES AND SALES COUNTERS ARE SHOWN FOR REFERENCE ONLY.
4. G.C. TO PROVIDE GYP. BD. CONTROL JOINTS @ LESS THAN 30" O.C. UNLESS NOTED OTHERWISE.
5. AIR CURTAIN USED IN LIEU OF VESTIBULE PER IECC 2021 C402.5.9 EXCEPTION 7. SEE MECHANICAL SHEETS.

GENERAL NOTES	NTS	D
EXISTING CMU BLOCK EXTERIOR WALL		
EXISTING STUD WALLS TO REMAIN		
NEW CONSTRUCTION		

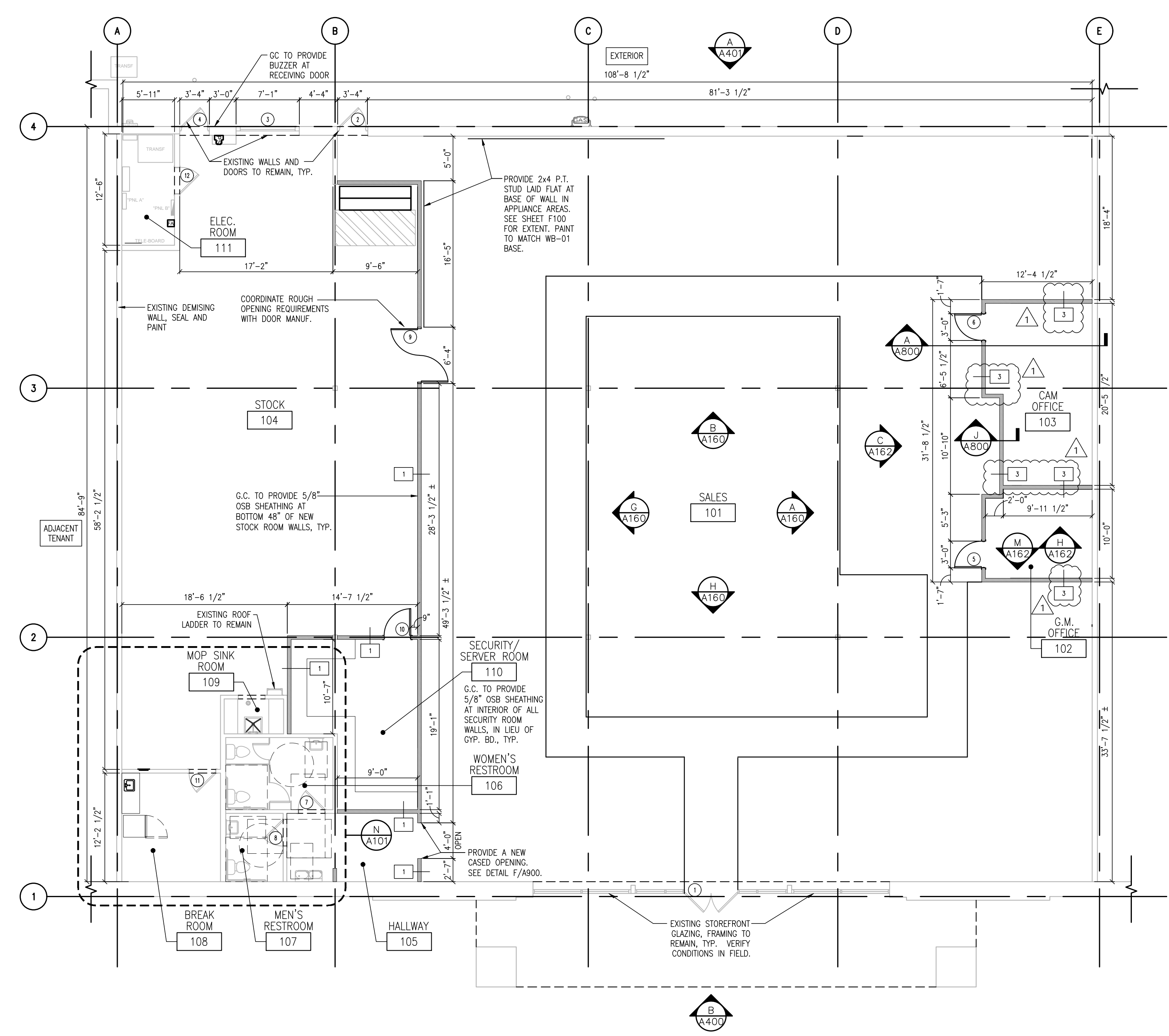
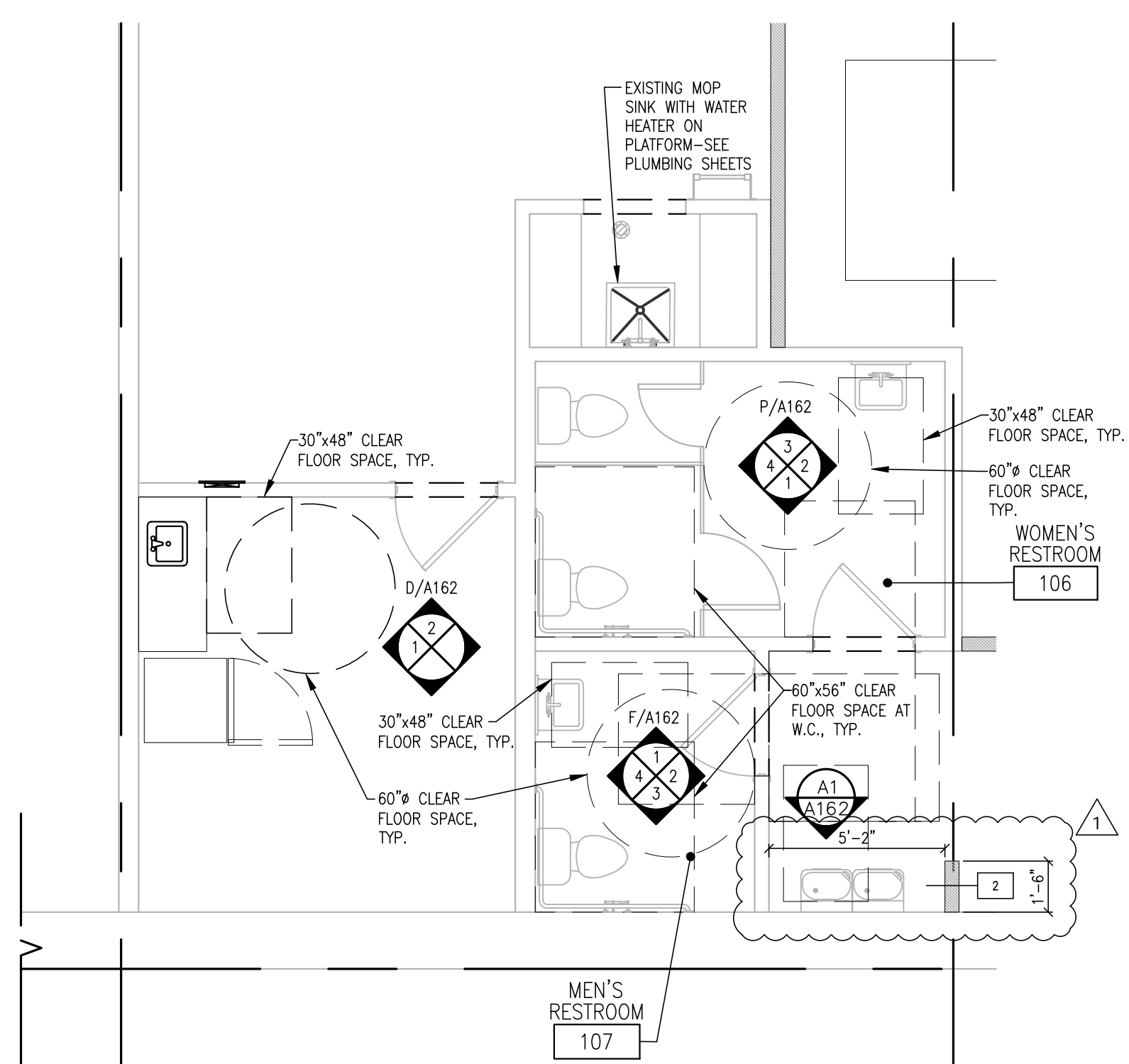
PROJECT TEAM
ARCHITECT:
ARCHITECTURAL DESIGN GUILD

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 314-644-1234
MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

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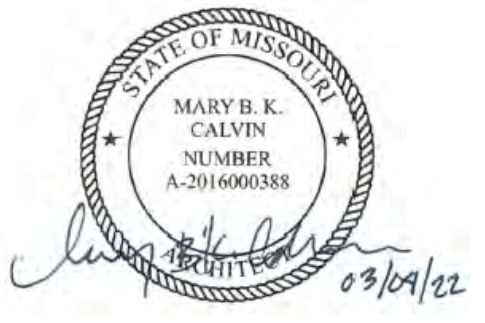
ISSUE/REVISION RECORD
 DATE DESCRIPTION
 01.27.2022 PERMIT SET
 3.04.2022 REVISION 1

NOT USED NTS S WALL PARTITION TYPES 3/4" = 1'-0" G LEGEND NTS C



ENLARGED RESTROOM AND BREAKROOM PLAN 1/4" = 1'-0" N FLOOR PLAN 1/8" = 1'-0" A

PROFESSIONAL SEAL



LICENSE: #2016000388
 EXP: 12/31/2022

Aaron's
 400 GALLERIA PARKWAY
 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION

13829 NEW HALLS FERRY ROAD
 FLORISSANT, MO, 63033
PROJECT NUMBER:
 2021.0587.00

SHEET TITLE
FLOOR PLAN & ENLARGED PLANS

SHEET NUMBER
A101

PROJECT TEAM

ARCHITECT:
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd
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314-644-1234

MEP ENGINEER:
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ISSUE/REVISION RECORD

DATE DESCRIPTION
01.27.2022 PERMIT SET

PROFESSIONAL SEAL



Aaron's
400 GALLERIA PARKWAY
ATLANTA, GEORGIA 30339
PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION

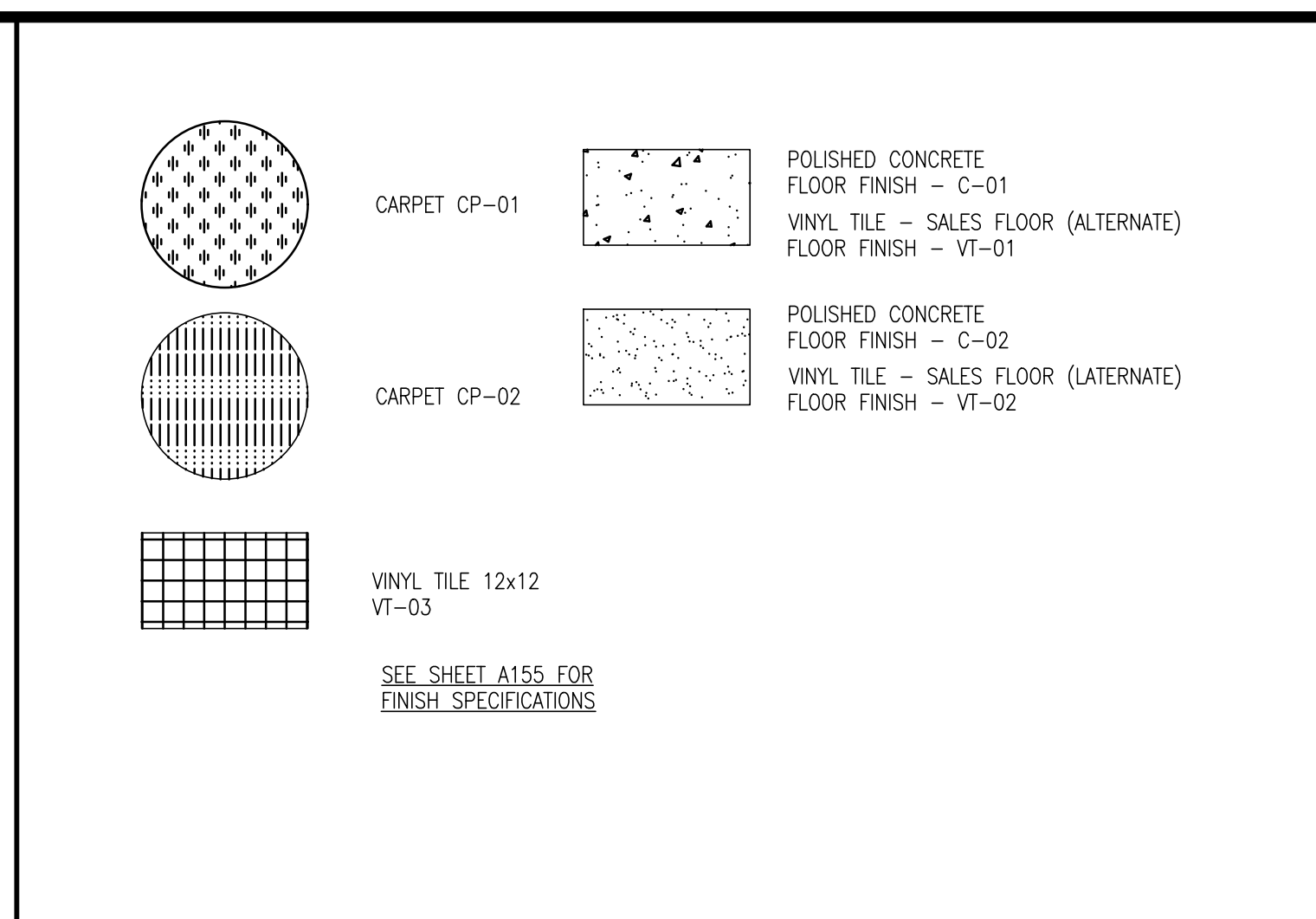
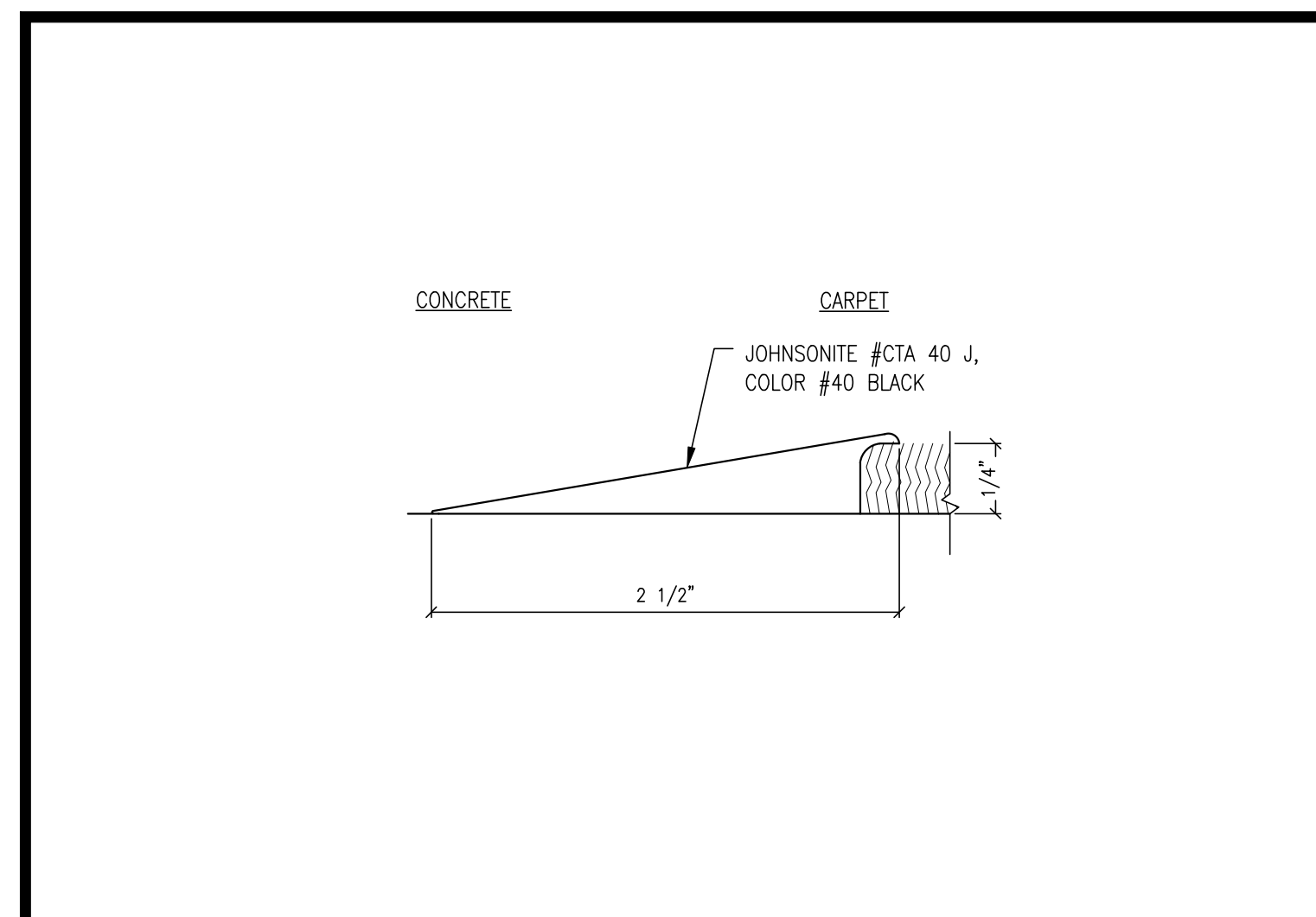
13929 NEW HALLS FERRY ROAD
FLORISSANT, MO, 63033
PROJECT NUMBER:
2021.0567.00

SHEET TITLE

FLOOR FINISH
PLAN

SHEET NUMBER

A150



1. PROVIDE YELLOW SAFETY FLOOR STRIPING CENTERED ON QA BENCH.
2. PROVIDE YELLOW SAFETY FLOOR STRIPING AT ELECTRICAL PANELS. 36" MINIMUM IN FRONT OF PANELS.
3. MULTIPLE WALL FINISHES, U.O.N. (UNLESS OTHERWISE NOTED) FOLLOWS THE MAIN COLOR OF THE ROOM, OTHER FOCAL FINISHES WILL BE CALLED OUT. SEE THE INTERIOR ELEVATIONS FOR CLARIFICATION OF FINISH LOCATIONS.
4. MULTIPLE FLOOR FINISHES IN ROOM, SEE CALLOUTS ON PLAN AND LEGEND FOR CLARIFICATION.

- A. SEE DECOR MANUAL FOR MORE SPECIFICATIONS AND INSTALLATION INSTRUCTIONS
- B. ALL DIMENSIONS SHOWN ON THE DRAWING SHALL BE CONSIDERED CRITICAL.
- C. ALL INTERIOR FINISHES SHALL BE A MINIMUM OF CLASS "C" FIRE RATED FINISH.
- D. ALL BASES TO BE "WB-1" UNLESS NOTED OTHERWISE
- E. SEAL CONCRETE FLOOR AT FINISH OF CONSTRUCTION.
- F. SEE DECOR MANUAL FOR MORE INFORMATION.
- G. INTERIOR COLUMNS TO BE PAINTED TO MATCH ADJACENT WALL PRIMARY FINISHES IN ROOM.

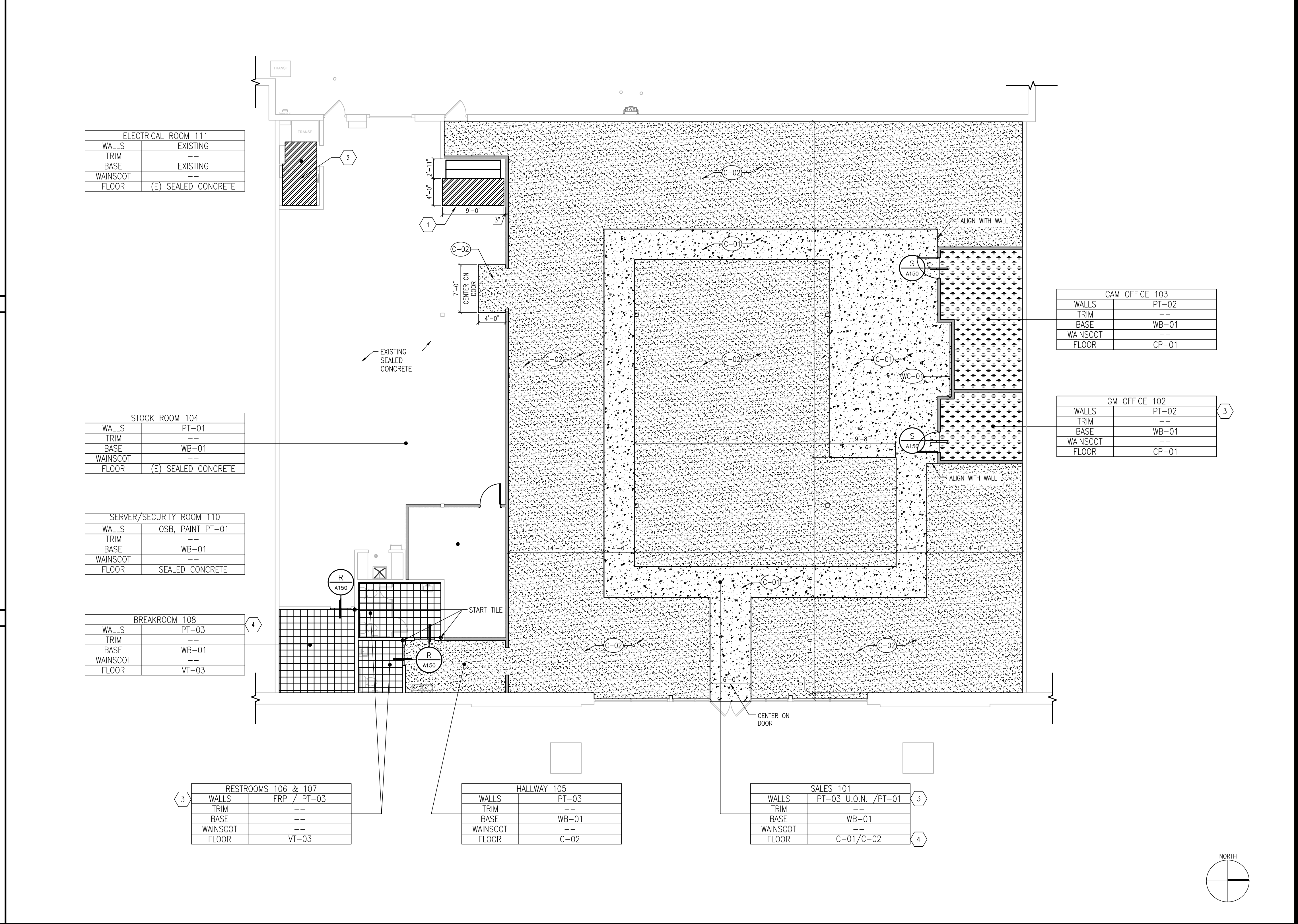
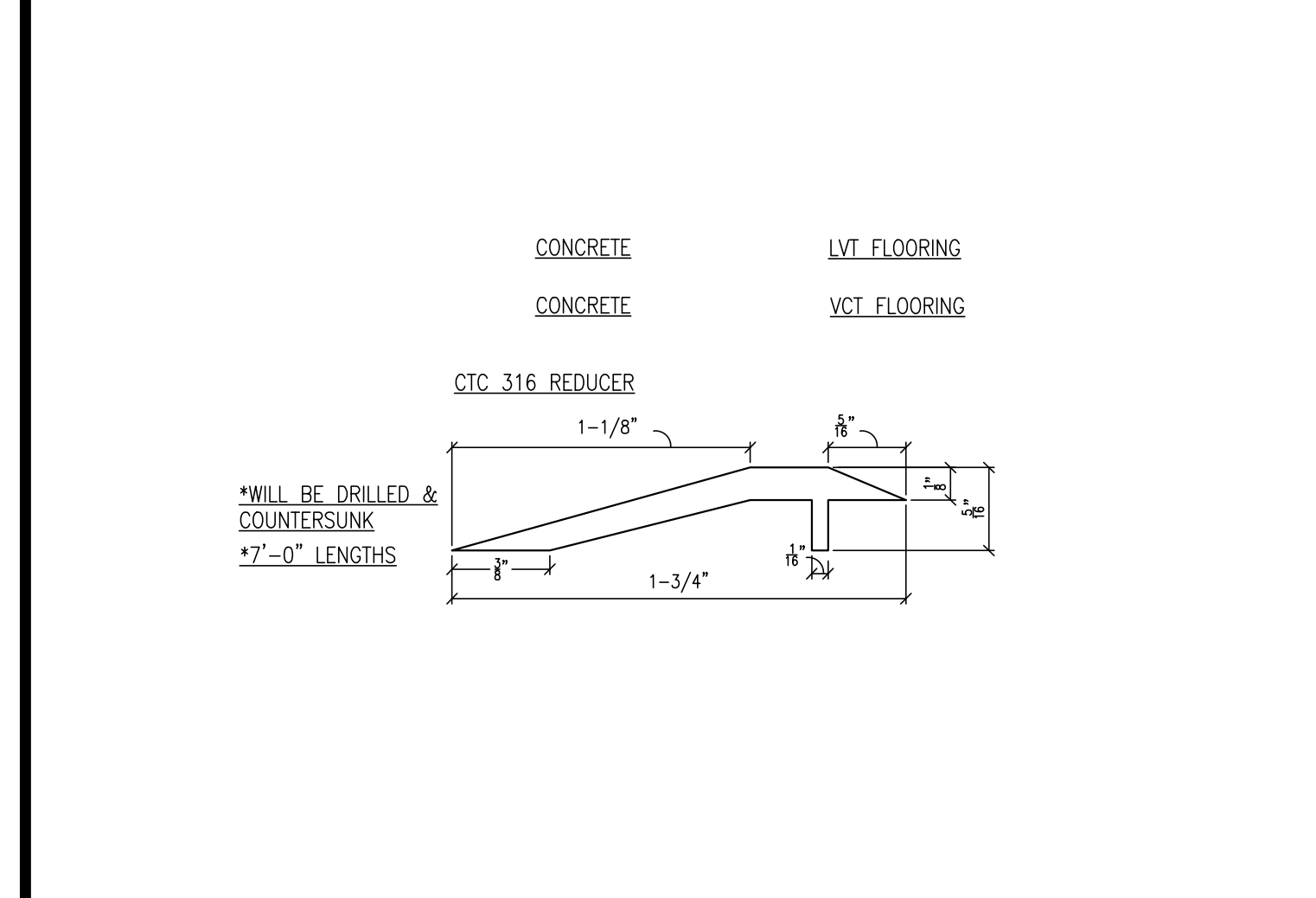
CONCRETE TO CARPET DETAIL NTS S

FLOOR FINISH LEGEND NTS M

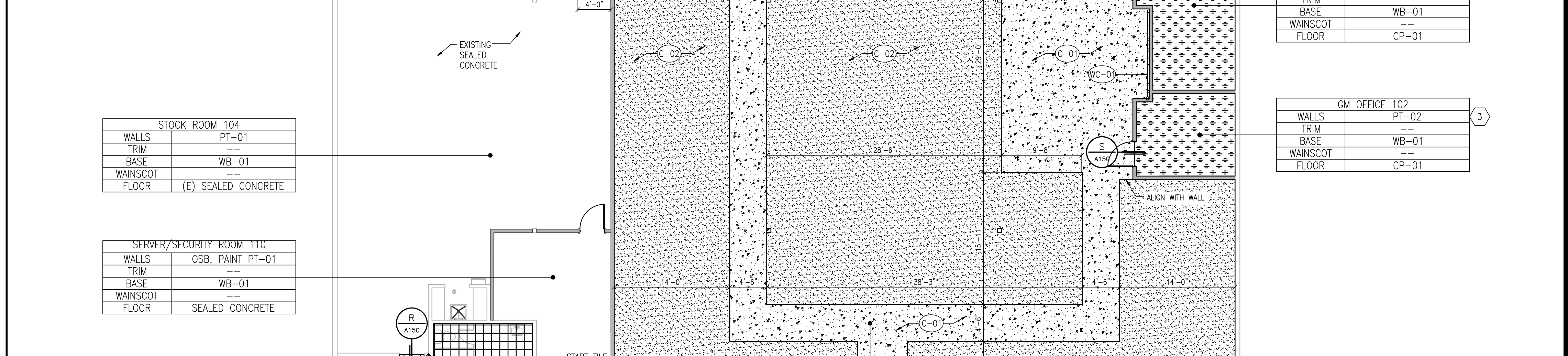
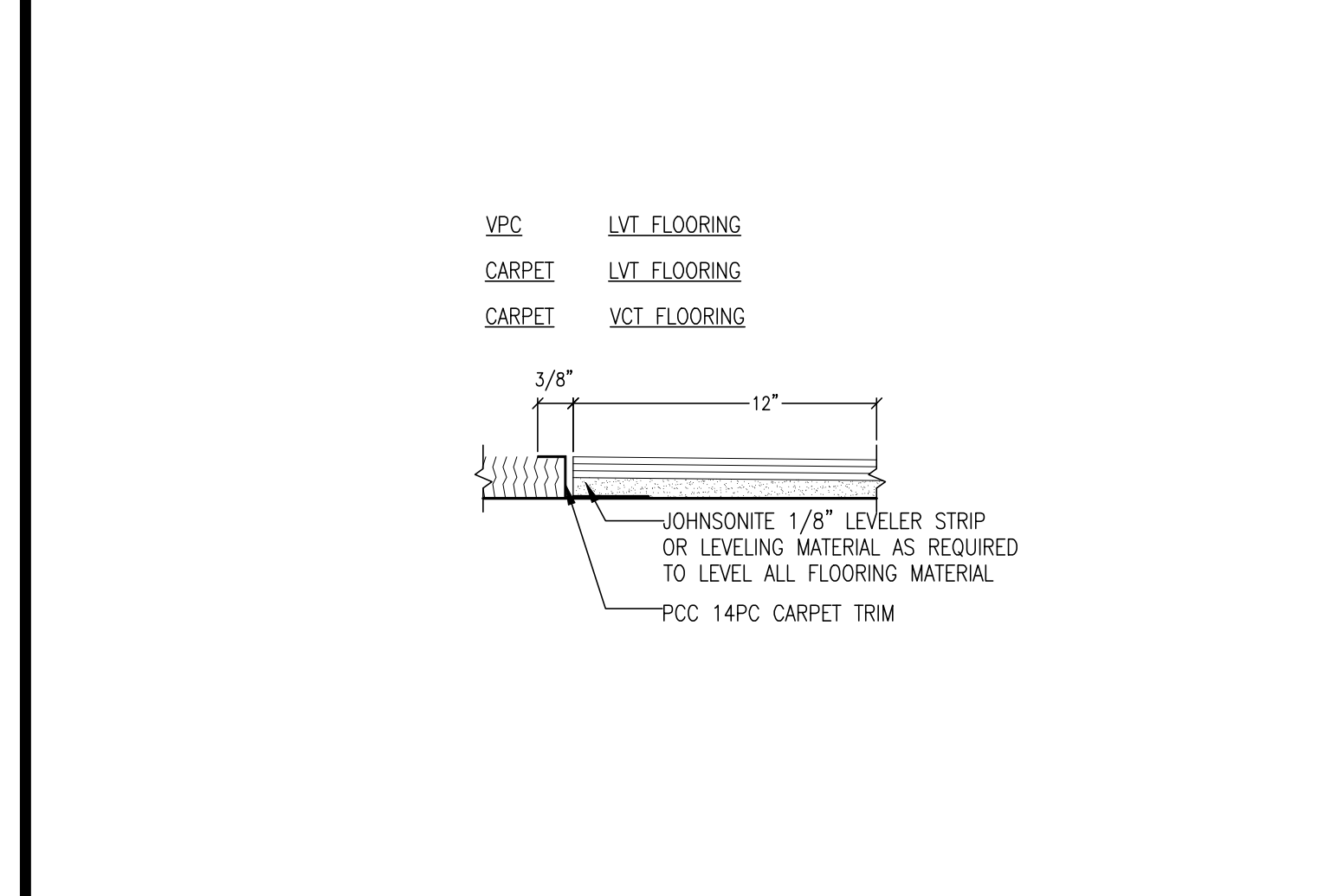
KEYED NOTES X

GENERAL NOTES NTS H

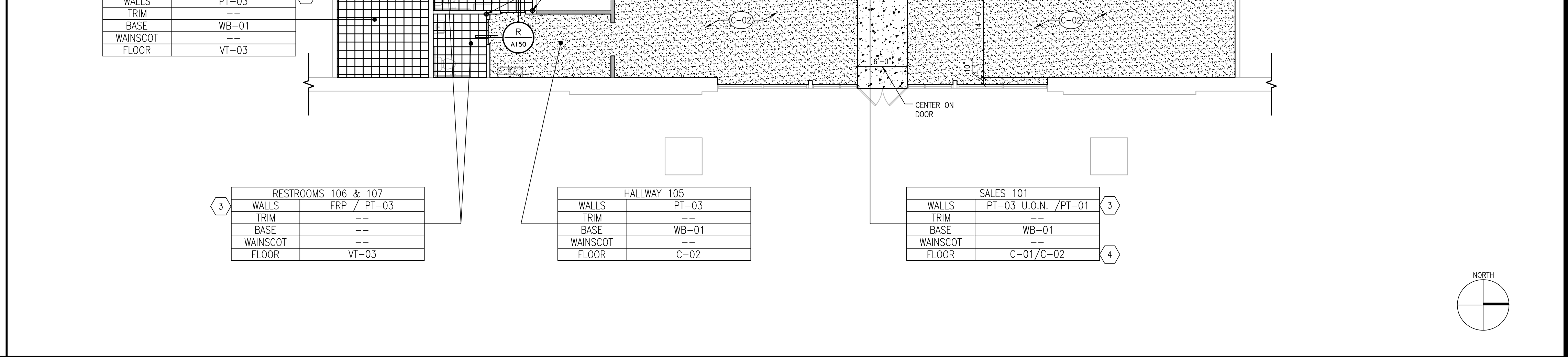
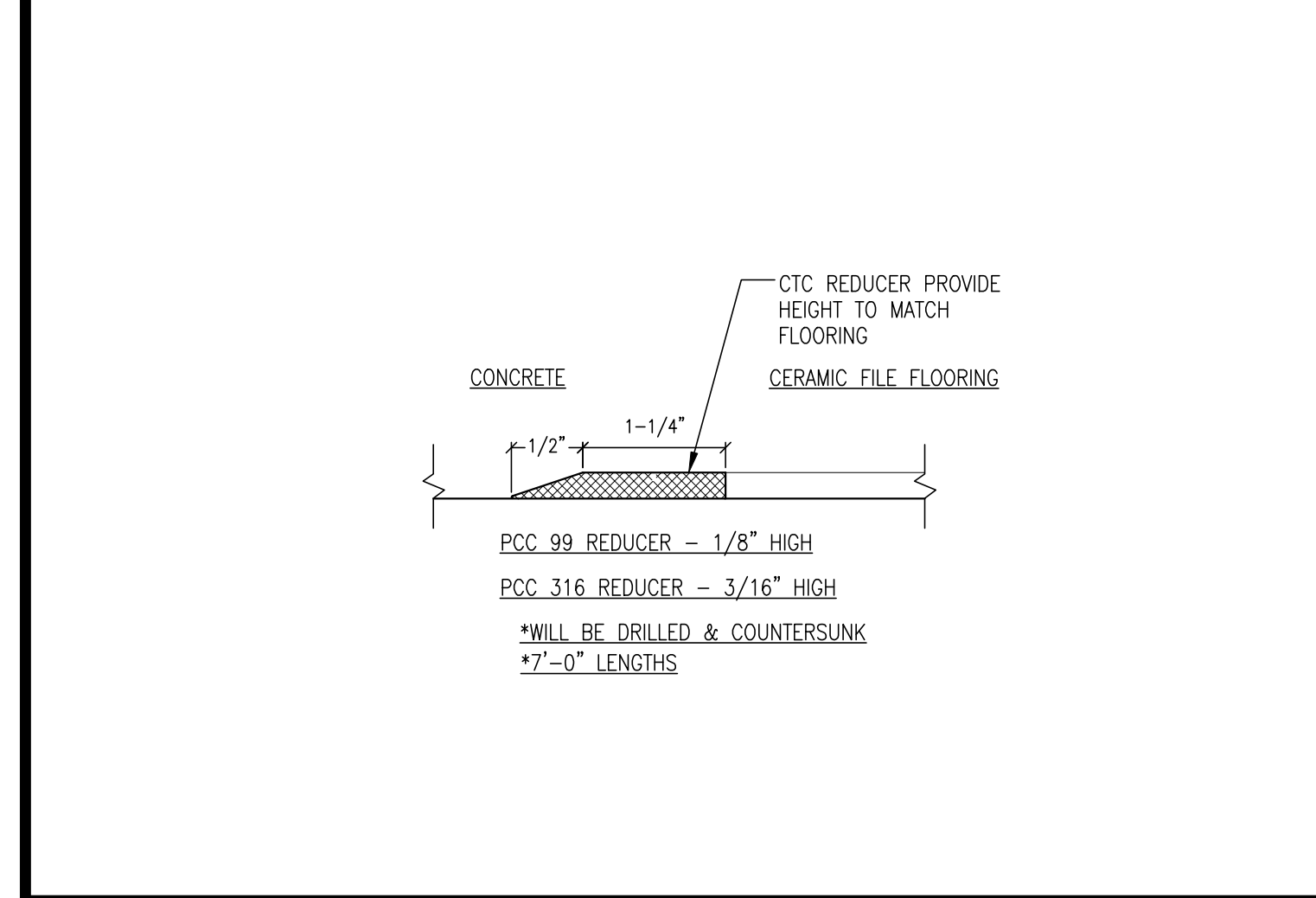
NTS D



CONCRETE TO LVT/VCT DETAIL NTS R

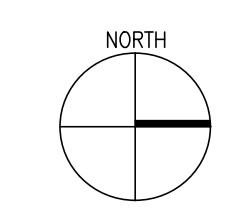


VCT TO CARPET DETAIL NTS P



CONCRETE TO CERAMIC TILE DETAIL NTS N

FLOOR FINISH PLAN NTS A



ROOM FINISH LEGEND								
CODE	DESCRIPTION	PRODUCT/MODEL #	COLOR/FINISH	SIZE/COVERAGE	MANUFACTURER	SOURCE	LOCATION	NOTES
C-01	POLISHED CONCRETE	TBD	DARK GRAY - AISLE	-	ROCKERZ, INC. 100 COMMONWEALTH DRIVE WARRENDALE, PA 15095 T: 724.553.3854 WWW.ROCKERZINC.COM	CONTACT: ROBERT SMITH ROCKERZ, INC. T: 724.553.3854 C: 724.612.6520 RSMITH@ROCKERZINC.COM	SALES FLOOR DRIVE AISLES	OWNER PROVIDED
C-02	POLISHED CONCRETE	TBD	NATURAL POLISHED - FIELD	-	ROCKERZ, INC. 100 COMMONWEALTH DRIVE WARRENDALE, PA 15095 T: 724.553.3854 WWW.ROCKERZINC.COM	CONTACT: ROBERT SMITH ROCKERZ, INC. T: 724.553.3854 C: 724.612.6520 RSMITH@ROCKERZINC.COM	GENERAL SALES AND PRE-LEASE FLOORS	OWNER PROVIDED
CP-01	CARPET - GENERAL	SPACE WORKS ST124	17505 RAVEN	24" X 24"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	GENERAL SALES FLOOR/ OFFICE	OWNER PROVIDED
CT-01	ACOUSTICAL CEILING TILE	ARMSTRONG CORTEGA #769	WHITE SQUARE EDGE - LAY-IN	24"x48"x5/8"	ARMSTRONG P.O. BOX 3001 LANCASTER, PA 17604 T: 717.397.0611 WWW.ARMSTRONG.COM	MICHAEL MCDOWELL ARMSTRONG COMMERCIAL CEILING T: 717.396.6052 F: 717.396.4154 MJMCDOWELL@ARMSTRONG.COM	SALES FLOOR	G.C. PROVIDED
FW-01	FAUX WOOD	NICHIIHA FIBER CEMENT ARCHITECTURAL WALL PANEL MODEL#: EFC762F	SERIES: VINTAGE WOOD 3636 COLOR: CEDAR	16" W x 10" L	NICHIIHA USA, INC. NATIONAL BRANDS DEPT. 6469 E. JOHNS CROSSING, SUITE 250 JOHNS CREEK, GA 30097 T: 770.805.9466 WWW.NICHIIHA.COM	CONTACT: ADAM COSSICK NATIONAL BRANDS MANAGER - RETAIL T: 770.805.9466 C: 770.870.0011 ACOSSICK@NICHIIHA.COM	EXTERIOR	G.C. PROVIDED LEAD TIME: 2 WEEKS
PT-01	PAINT - INTERIOR	SW 6246	COLOR: NORTH STAR FINISH: EGGSHELL		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	PERIMETER WALLS	G.C. PROVIDED
PT-02	PAINT - INTERIOR FINISH	PRODUCT: SW PROMAR INDUSTRIAL PRE-CATALYZED WB EPOXY K45 SERIES MODEL#: SW 7005	COLOR: PURE WHITE FINISH: WALLS - EGGSHELL PAINT FINISH FINISH: DOOR FRAMES - SEMI GLOSS	300SF	SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	OUTSIDE OF OFFICE WALLS/ DOOR FRAMES	G.C. PROVIDED 2 COATS
PT-02	PAINT - PRIMER	PRODUCT: SW PROMAR 200 ZERO VOC INTERIOR LATEX PRIMER MODEL#: B28W2600	N/A	250SF - 300SF	SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	OUTSIDE OF OFFICE WALLS/ DOOR FRAMES	G.C. PROVIDED 1 COAT
PT-03	PAINT - WALLS	SW 6249	COLOR: STORM CLOUD FINISH: WALLS - EGGSHELL FINISH: DOOR FRAMES - SEMI GLOSS		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	PERIMETER WALLS, BREAKROOM AND DOORS (REFER TO P/A900 DOOR SCHEDULE)	G.C. PROVIDED
PT-04	PAINT - INTERIOR	SW 6102	COLOR : PORTABELLO FINISH: EGGSHELL		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	INSIDE BACK WRAP ALCOVES, PAINTED GYF. WALLS AND CEILINGS	G.C. PROVIDED
PT-05	NOT USED							
PT-06	NOT USED							
PT-07	NOT USED							
PT-08	NOT USED							
PT-09	PAINT - EXTERIOR	SW 6959	COLOR: BLUE CHIP FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	EXTERIOR BUILDING	G.C. PROVIDED
PT-10	PAINT - EXTERIOR	SW 7648	COLOR: BIG CHILL FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	EXTERIOR BUILDING	G.C. PROVIDED
PT-11	PAINT - EXTERIOR	SW 7650	COLOR: ELLIE GRAY FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	EXTERIOR WALL SIDES AND REAR AND PAINTED ROOF COPPING	G.C. PROVIDED
PT-12	PAINT - EXTERIOR GRAY ACCENT	SW 7074	COLOR: SOFTWARE FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	CONTACT: DWIGHT LECLAIR SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLCLAIR@SHERWIN.COM	EXTERIOR PERIMETER ACCENT	G.C. PROVIDED
VT-01	LUXURY VINYL TILE	CREATING SPACE 4123V	23516 CRISP	24" X 24"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	SALES FLOOR - AISLE	OWNER PROVIDED
VT-02	LUXURY VINYL TILE	CREATING SPACE 4123V	23520 SLATE	24" X 24"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	SALES FLOOR - FIELD	OWNER PROVIDED
VT-03	VINYL FLOOR TILE	EON + AMALGAM 4113V	13555 ONYX	20" x 20"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	RESTROOMS/ BREAKROOM	OWNER PROVIDED
WB-01	WALL BASE	SHAW 4" RUBBER COVE BASE 148VS	00580 SLATE	4"	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	PAINTED WALLS	OWNER PROVIDED

ROOM FINISH LEGEND								
CODE	DESCRIPTION	PRODUCT/MODEL #	COLOR/FINISH	SIZE/COVERAGE	MANUFACTURER	SOURCE	LOCATION	NOTES
WB-02	WALL BASE	JOHNSONITE BASEWORKS	TB-1 PEPPER CORN - TOE LESS	4"	JOHNSONITE 30000 AURORA ROAD SOLON, OH 44139 T: 800.899.8916 F: 440.543.8920 WWW.JOHNSONITE.COM	CONTACT: STEPHANIE ELLIOTT TANDUS CENTIVA C: 404.998.2872 SBELLIOTT@TANDUS-CENTIVA.COM	WHEREVER WC-01 IS CALLED OUT	OWNER PROVIDED
WC-01	ENGINEERED WOOD	TERRAMAI - MC WALNUT	MC WALNUT ENGINEERED 5" F/P - POLY		TERRAMAI 8400 AGATE ROAD WHITE CITY, OR 957503 T: 541-973-2301 WWW.TERRAMAI.COM	CONTACT: KEVIN KOWAL TERRAMAI 717.598.3173		
ET-01	EDGE TRIM	SCHLUTER TRIM	LVT 340 EBRZ	12' lengths	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	OFFICE, BACKWRAP AND ALCOVE	OWNER PROVIDED
ET-02	EDGE TRIM	SCHLUTER TRIM	AE 30	8' lengths	SHAW INDUSTRIES, INC. 616 E. WALNUT AVE DALTON, GA 30720 T:800.441.7429 WWW.SHAWCONTRACT.COM	CONTACT: JESSA FINNEGAN, SHAW INDUSTRIES, INC. T: 404.558.1806 JESSA.FINNEGAN@SHAWINC.COM	OFFICE, BACKWRAP AND ALCOVE	OWNER PROVIDED
SF-01	EXTERIOR STOREFRONT FRAMING AND GLAZING		FINISH TO MATCH EXISTING					SEE DOOR & HARDWARE SCHEDULE, A900

PROJECT TEAM

ARCHITECT:
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd
St. Louis, MO, 63143
314-644-1234

MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

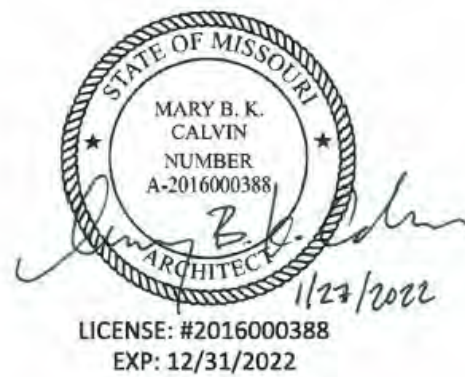


2710 Sutton Blvd
St. Louis, MO, 63143
314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION
01.27.2022 PERMIT SET

PROFESSIONAL SEAL



Aaron's
400 GALLERIA PARKWAY
ATLANTA, GEORGIA 30339
PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS

**AARON'S C1526
HAZELWOOD, MO
RELOCATION**

13929 NEW HALLS FERRY ROAD
FLORISSANT, MO, 63033

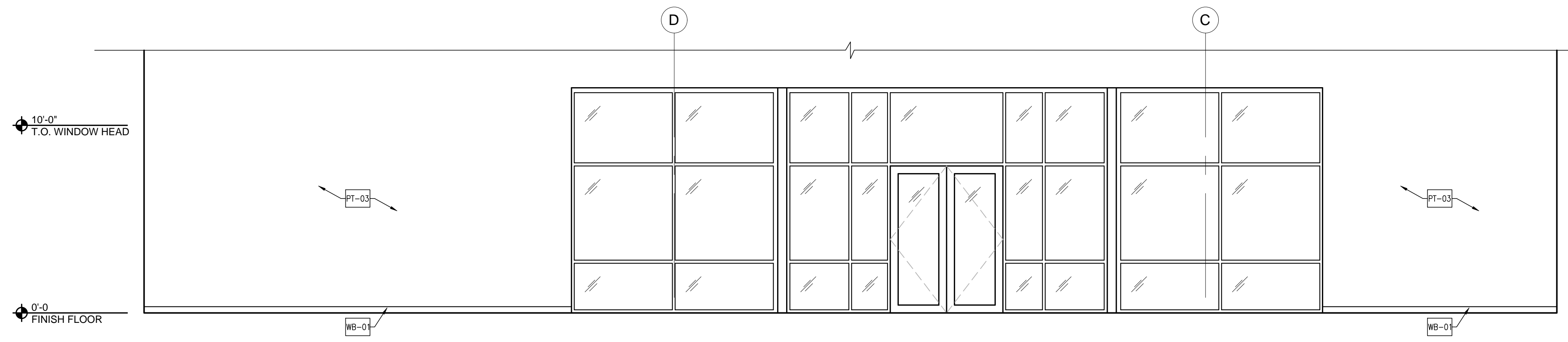
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2021.0567.00

SHEET TITLE

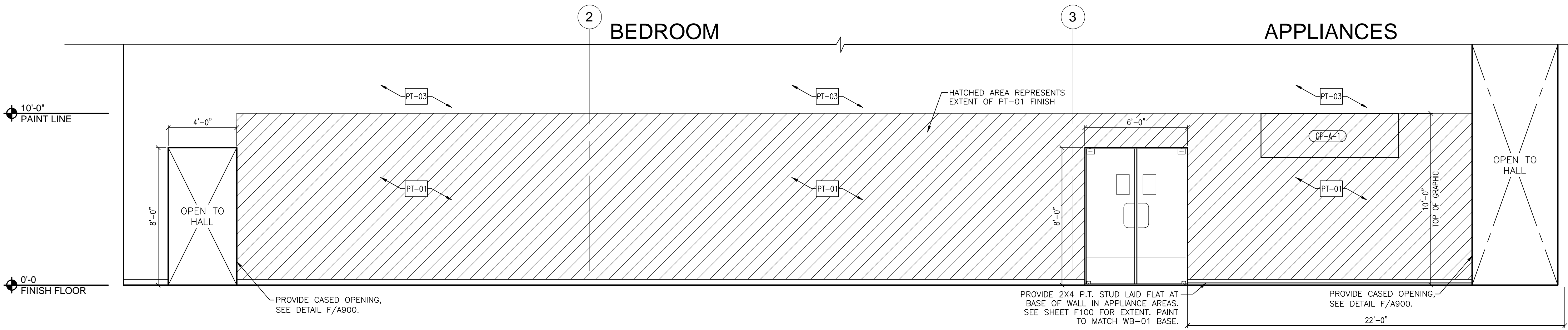
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SCHEDULES**

SHEET NUMBER

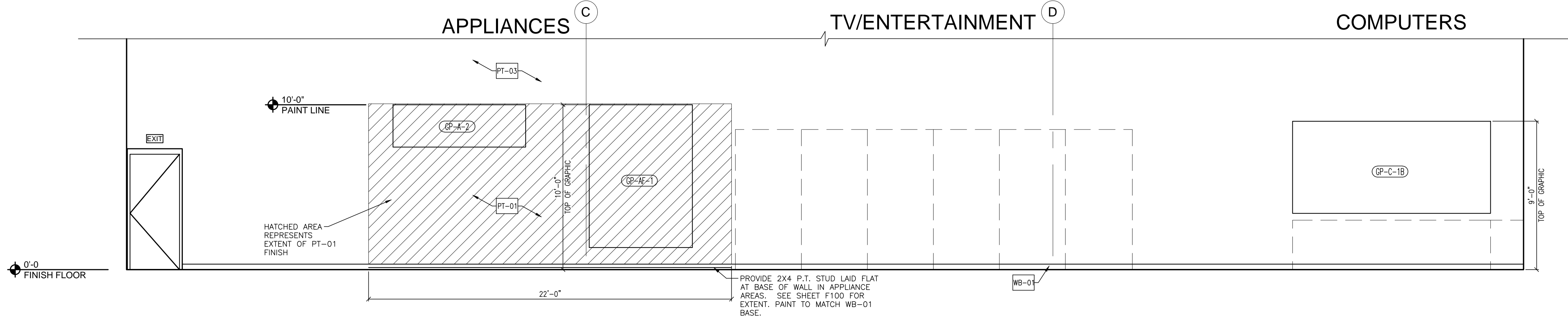
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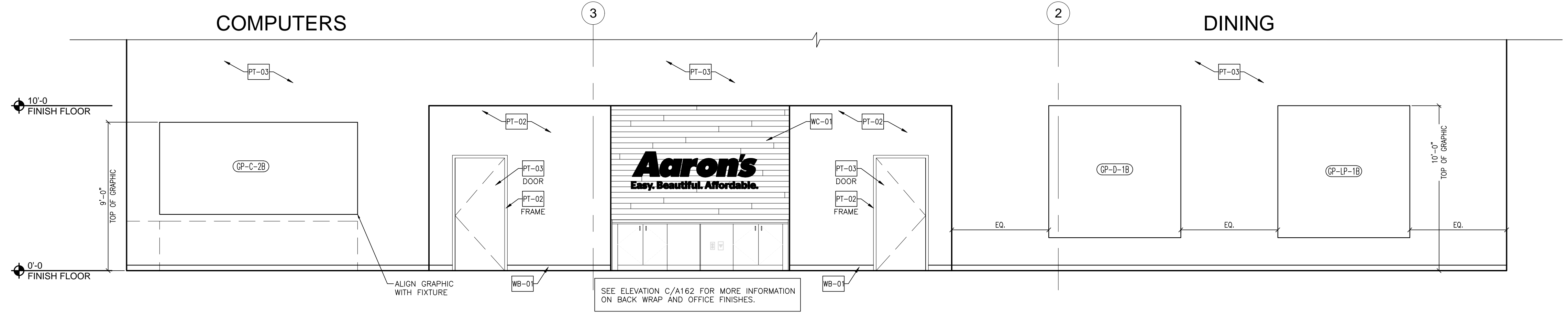
INTERIOR ELEVATION 1/4" = 1'-0" H



INTERIOR ELEVATION 1/4" = 1'-0" G



INTERIOR ELEVATION 1/4" = 1'-0" B



INTERIOR ELEVATION 1/4" = 1'-0" A

- CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- FIXTURE DIMENSIONS ARE FROM FACE OF FINISHED WALL TO FACE OF FINISHED WALL.
- ALL FIXTURES AND SALES COUNTERS ARE SHOWN FOR REFERENCE ONLY.

GENERAL ELEVATION NOTES

DEPARTMENT	TAG	NAME	DIMENSIONS
LIVING ROOM	GP-LP-1A	DAD & SONS	72"x72"
	GP-LP-1B		96"x96"
	GP-LP-2A	FASHIONABLE FURNISHINGS	72"x72"
	GP-LP-2B		96"x96"
	GP-LP-3A	RELAX RECLINE REWIND	72"x72"
	GP-LP-3B		96"x96"
	GP-LP-4A	ANTS IN YOUR PANTS	72"x72"
	GP-LP-4B		96"x96"
	GP-LP-5A	WHERE YOU PLAY	72"x72"
GP-LP-5B		96"x96"	
DINING ROOM	GP-D-1A	LOVE LUNCH LAUGH	72"x72"
	GP-D-1B		96"x96"
	GP-D-2A	MEAL MEMORIES	72"x72"
	GP-D-2B		96"x96"
BEDROOM	GP-B-1A	DRAGONS	72"x72"
	GP-B-1B		96"x96"
	GP-B-2A	SNOOZE	72"x72"
	GP-B-2B		96"x96"
	GP-B-3A	GOT YOU COVERED	72"x72"
MATTRESS	GP-M-1A	QUEEN OF COZY	72"x72"
	GP-M-1B		96"x96"
	GP-M-2A	FEET	72"x72"
COMPUTERS	GP-C-1A	SURFAYAW	67"x192"
	GP-C-1B		67"x144"
	GP-C-1C		67"x96"
	GP-C-1D		32"x96"
	GP-C-2A	EXPLORE	67"x192"
	GP-C-2B		67"x144"
APPLIANCES	GP-A-1	THE CURE	32"x96"
	GP-A-2	MAN LOOKING IN FRIDGE	32"x96"
	GP-A-3	PILES OF SMILES	32"x96"
	GP-A-4	OPEN TO POSSIBILITIES	32"x96"
	GP-AE-1	STOVE ON - RIGHT FOCAL	75"x105"
	GP-AE-2	STOVE ON - LEFT FOCAL	75"x105"
	GP-AE-3	LAUNDRY FOCAL	75"x105"

GRAPHICS SCHEDULE

PROJECT TEAM
ARCHITECT:
ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd
 St. Louis, MO, 63143
 314-644-1234

MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd
 St. Louis, MO, 63143
 314-644-1234

ISSUE/REVISION RECORD

DATE	DESCRIPTION
01.27.2022	PERMIT SET

PROFESSIONAL SEAL



Aaron's
 400 GALLERIA PARKWAY
 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION

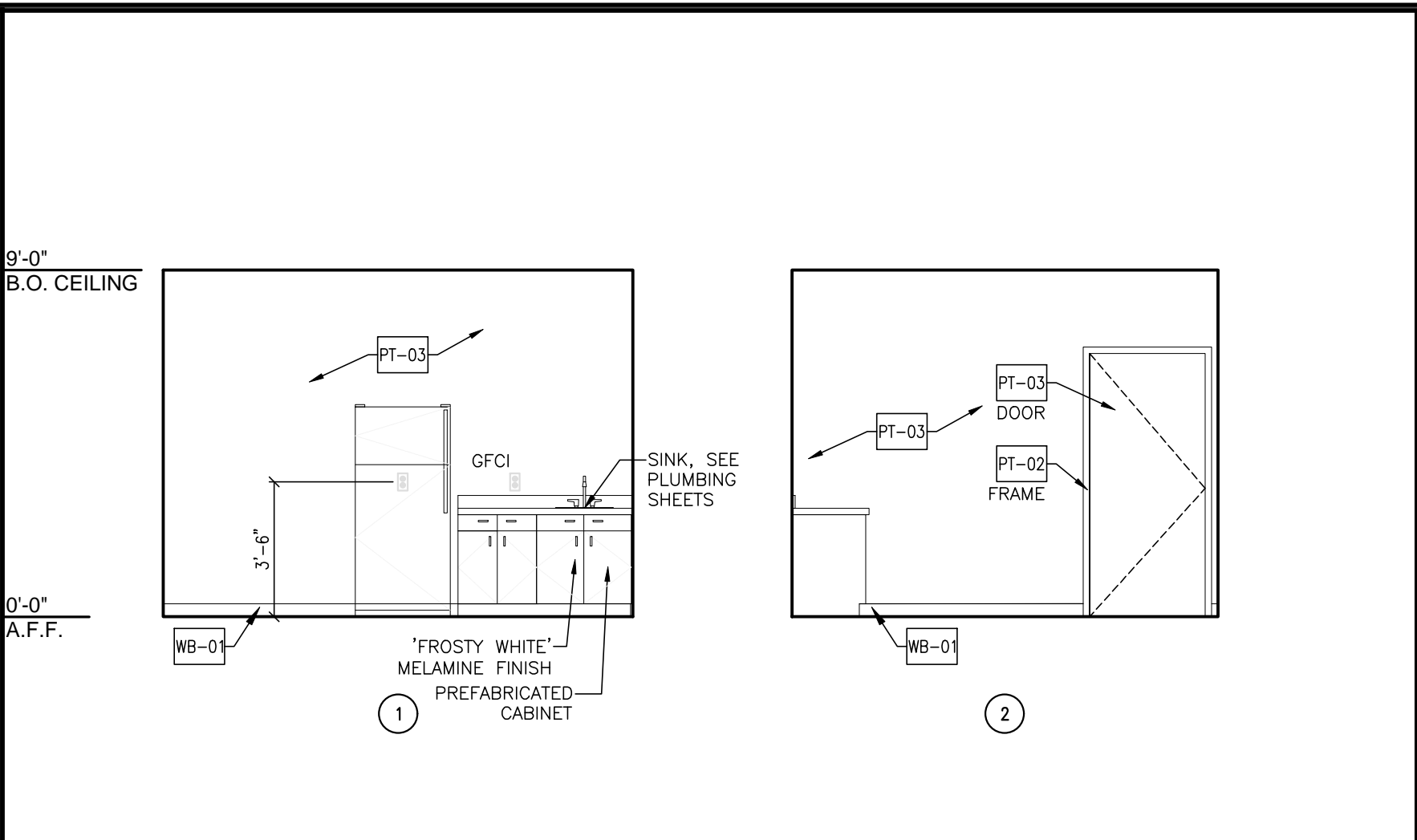
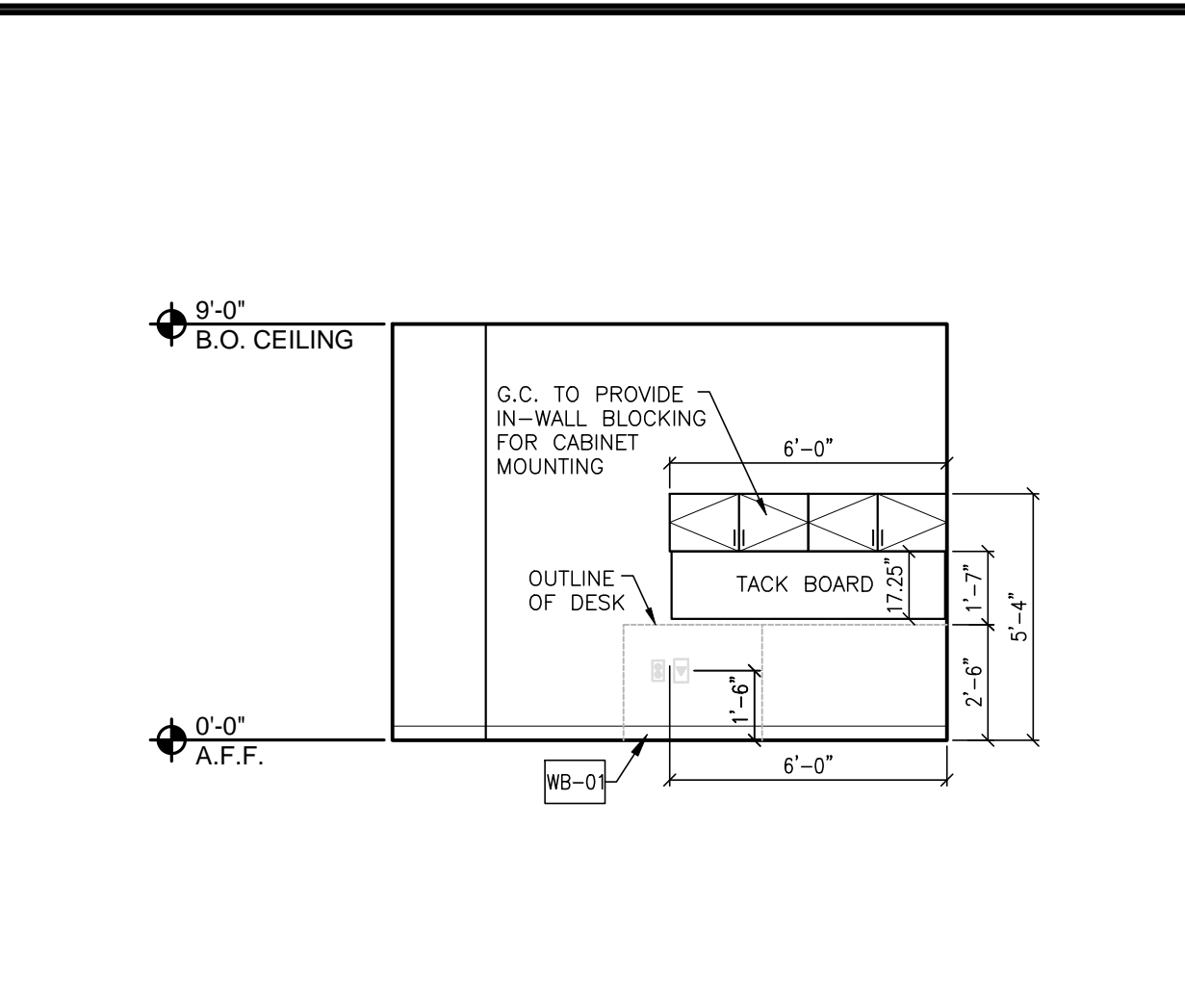
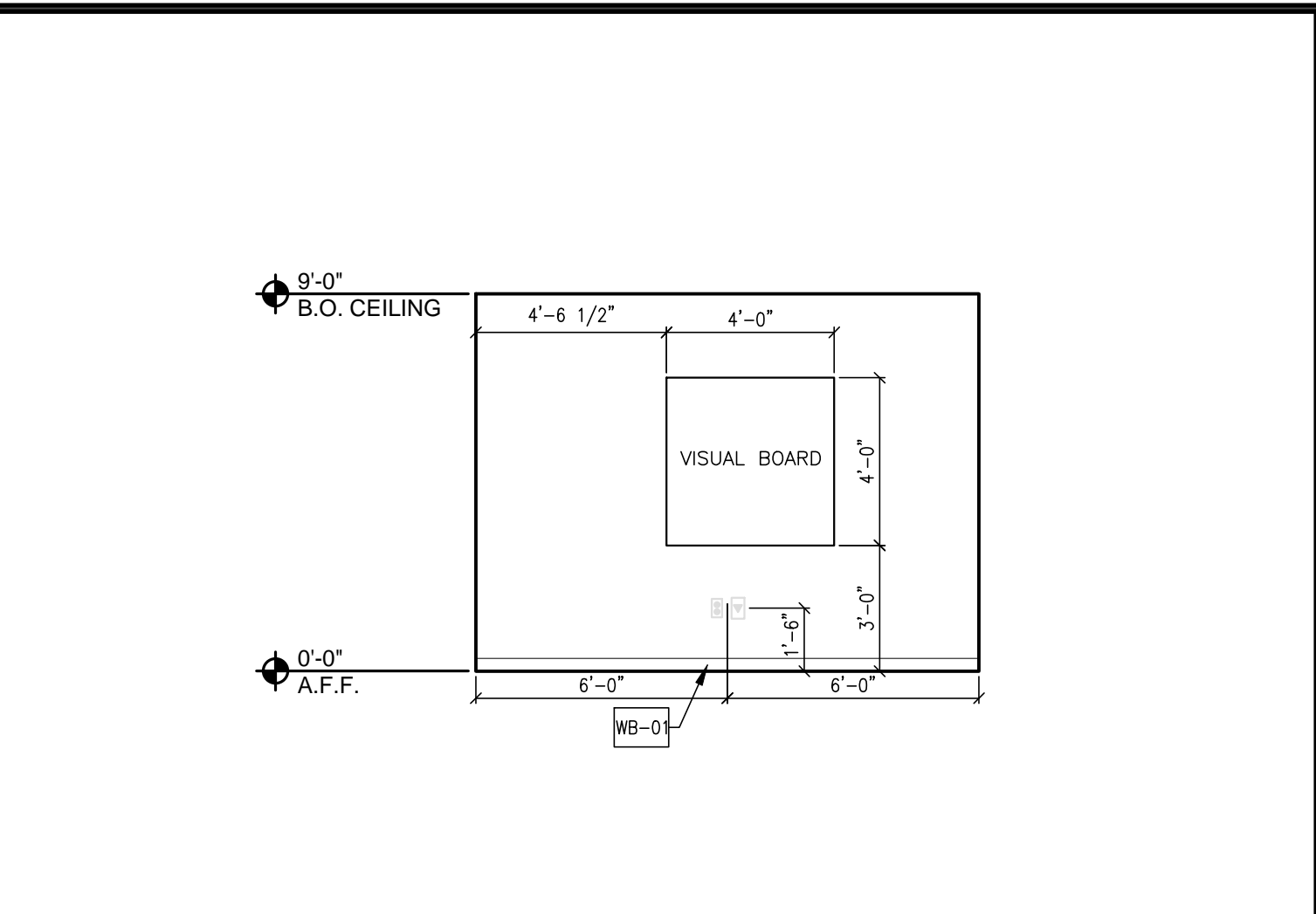
13829 NEW HALLS FERRY ROAD
 FLOIRISSANT, MO, 63033
PROJECT NUMBER:
 2021.0567.00

SHEET TITLE

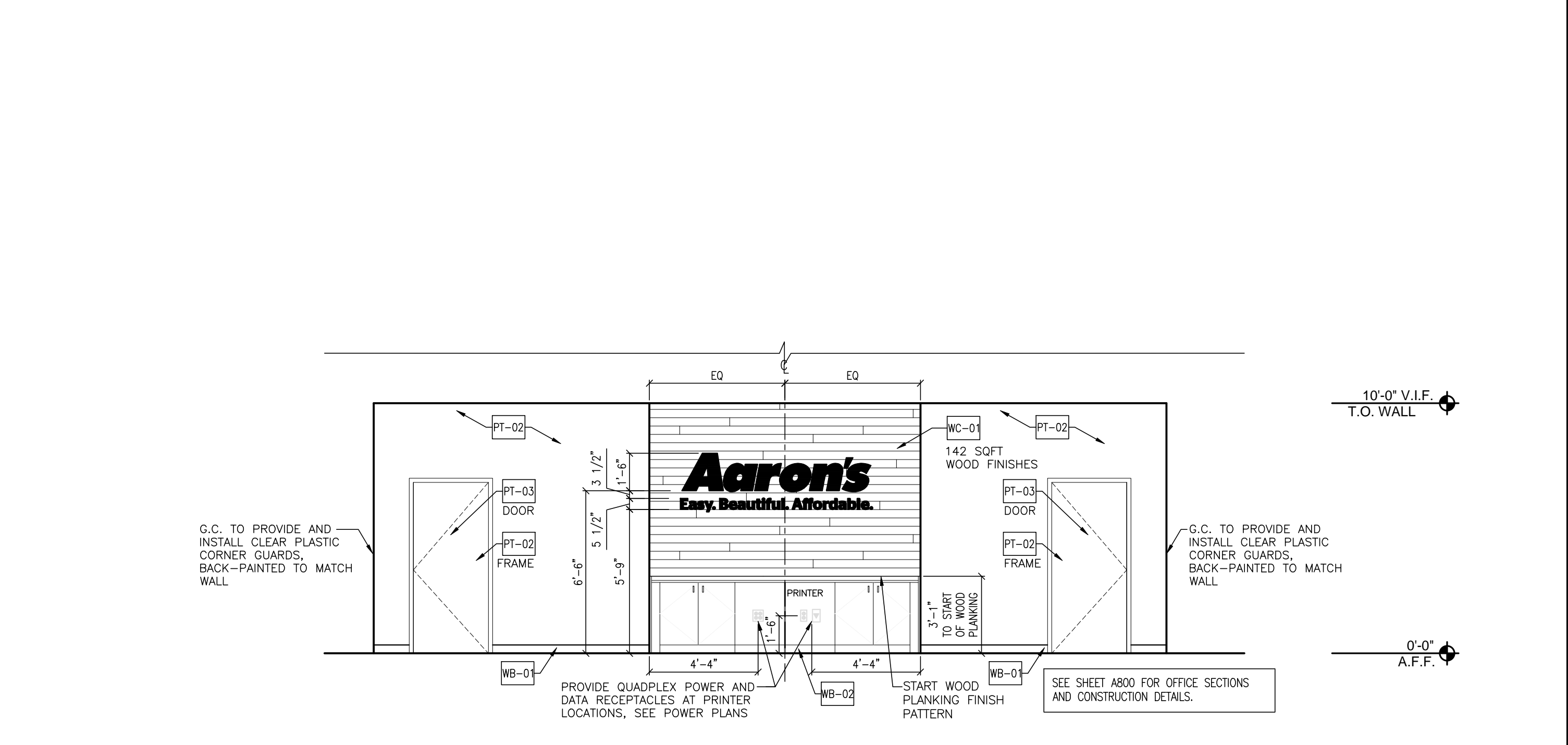
INTERIOR ELEVATIONS
SALES FLOOR

SHEET NUMBER

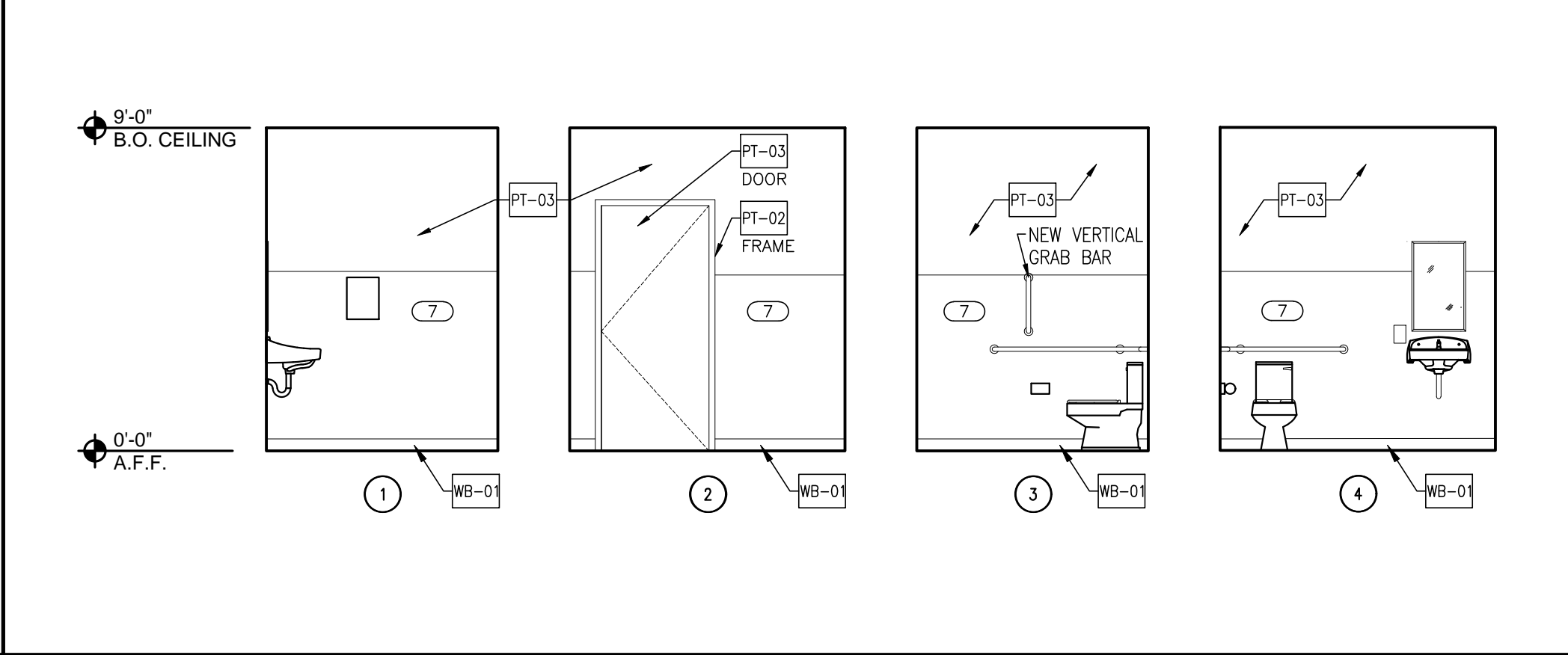
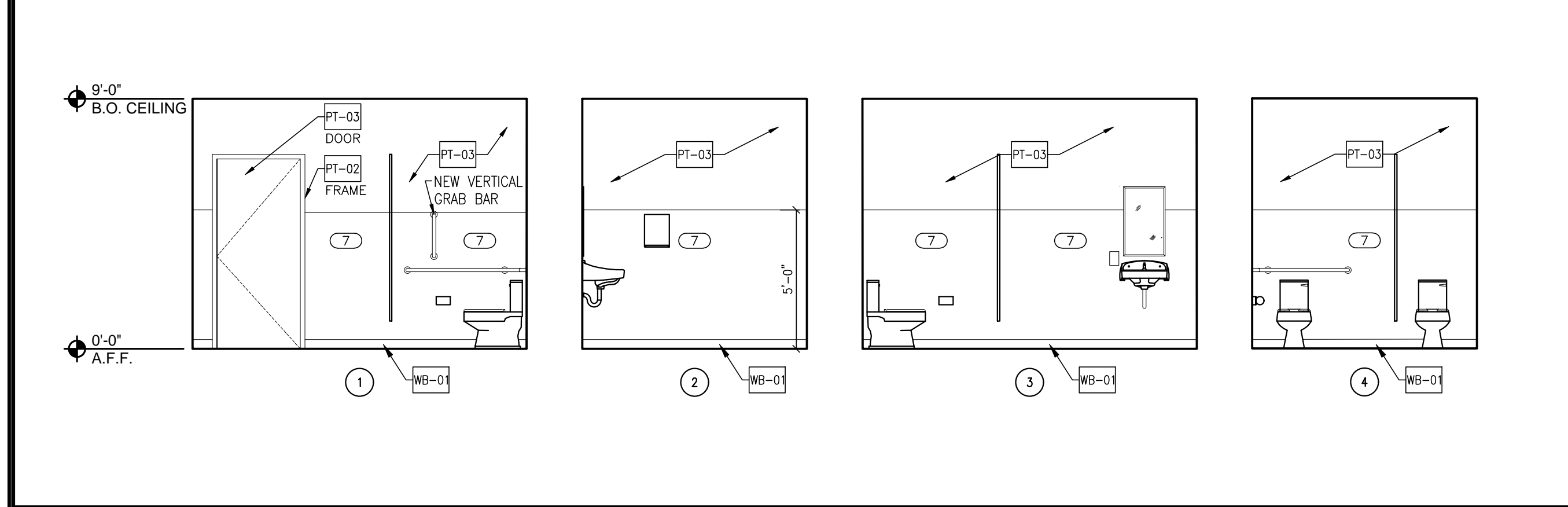
A160



NOT USED 1/4" = 1'-0" **S** **MANAGER OFFICE INTERIOR ELEVATION - FRONT WALL** 1/4" = 1'-0" **M** **MANAGER OFFICE INTERIOR ELEVATION - BACK WALL** 1/4" = 1'-0" **H** **BREAKROOM ELEVATIONS** 1/4" = 1'-0" **D**



NOT USED **NTS** **R** **NOT USED** 1/4" = 1'-0" **L** **BACKWRAP ELEVATION** 1/4" = 1'-0" **C**



ACCESSORIES SCHEDULE

ITEM	MANUFACTURER	MODEL
1 MIRROR	BOBRICK	B-165-1824
2 GRAB BARS	BOBRICK	B-6806 18", 36" AND 42"
3 PAPER TOWEL DISPENSER	BOBRICK	B-262 SURFACE MOUNTED
4 TOILET PAPER DISPENSER	BOBRICK	B-2740 SURFACE MOUNT, 2-ROLL
5 PIPE GUARDS	TRUEBRO	LAV GUARD 2
6 SOAP DISPENSER	BOBRICK	B-2111 WALL MOUNTED, OR APPROVED EQUAL
7 FRP WALL FINISHES AND TRIMS	T.B.D.	

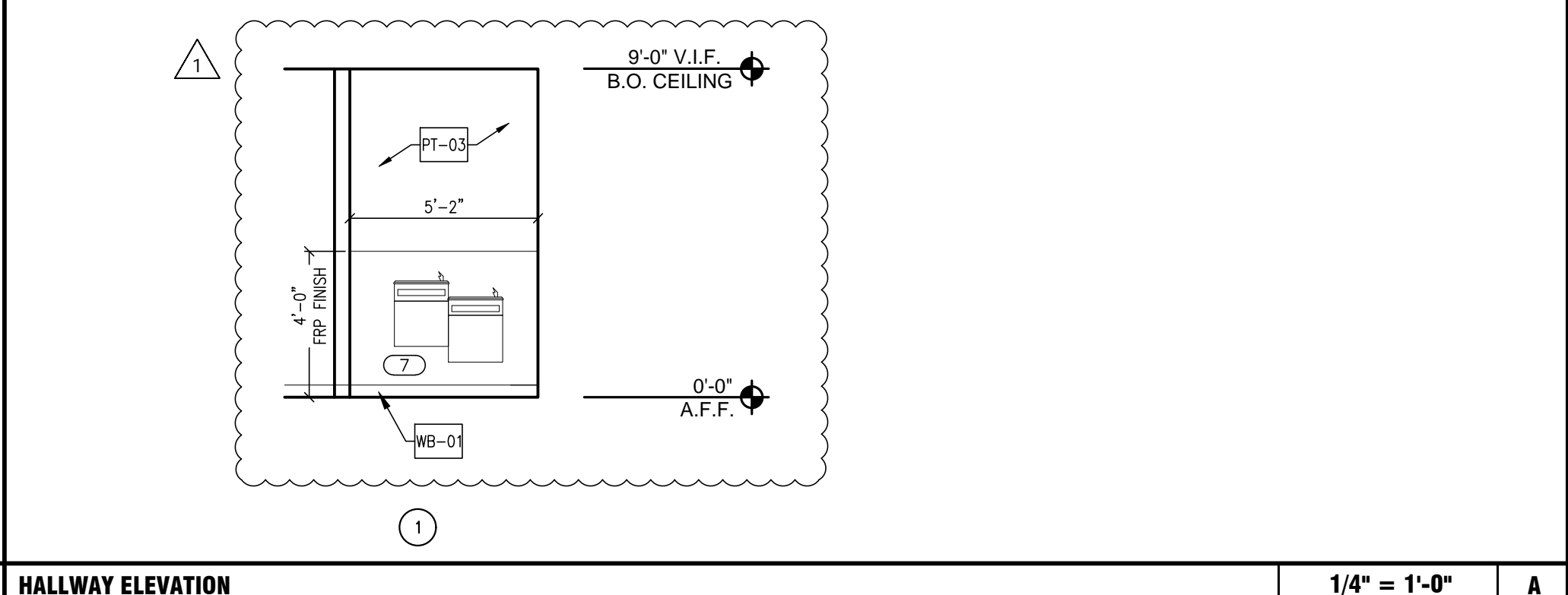
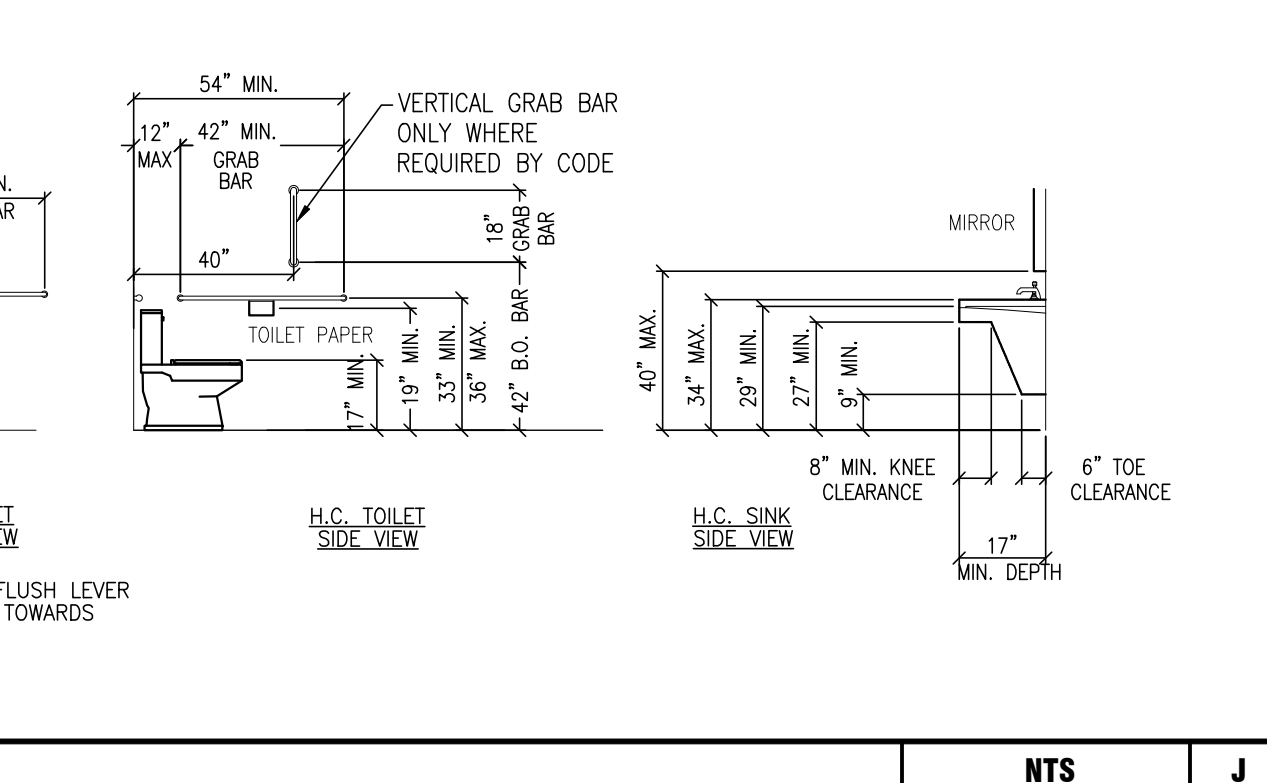
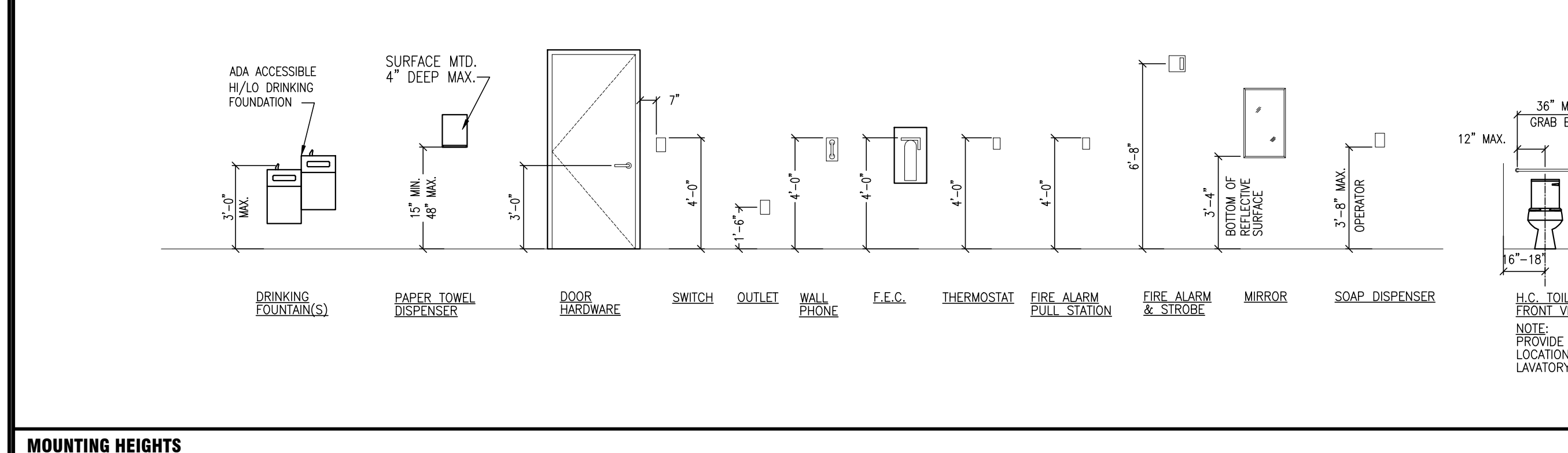
GENERAL NOTES:

- (SIGNAGE FOR RESTROOMS): SHALL BE RAISED AND BRAILLE CHARACTERS AND PICTORIAL SYMBOL SIGNS. SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE WALL ADJACENT WALL, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHTS SHALL BE 60 INCHES ABOVE THE FINISHED FLOOR TO THE CENTERLINE OF THE SIGN.
- PROVIDE 2X WOOD BLOCKING BETWEEN STUDS FOR ALL TOILET ROOM ACCESSORIES.

WOMEN'S RESTROOM ELEVATIONS 1/4" = 1'-0" **P**

MEN'S RESTROOM ELEVATIONS 1/4" = 1'-0" **F**

ACCESSORIES SCHEDULE **NTS** **B**



MOUNTING HEIGHTS **NTS** **J** **HALLWAY ELEVATION** 1/4" = 1'-0" **A**

GENERAL NOTES:

- A. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- B. G.C. TO FIELD. VERIFY EXISTING EXTERIOR WALL CONSTRUCTION AND FINISH CONDITIONS.
- C. SEE STRUCTURAL SHEETS FOR NEW FRAMING AND CONNECTION DETAILS. SITE SPECIFIC STRUCTURAL FRAMING NOTES, CALLOUTS AND DETAILS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS SHOWN HERE.
- D. REFER TO PLAN SHEETS FOR TYPICAL REQUIRED R-RATINGS FOR ALL NEW INSULATION TO BE PROVIDED.
- E. ALL OTHER EXTERIOR FINISHES SHALL BE INSTALLED PRIOR TO INSTALLATION OF ALUCOBOND PANELS BY VENDOR.
- F. ALL NEW SHEATHING SHALL BE CDX EXTERIOR RATED PLYWOOD. SEE DETAILS AND STRUCTURAL SHEETS FOR SIZES AND LOCATIONS.
- G. WEATHER BARRIER SHALL BE 'WEATHER SEAL' SPRAY AND ROLL-ON WATERPROOF MEMBRANE AND AIR BARRIER BY PAREX USA. SHALL BE USED AS VAPOR/MOISTURE BARRIER OVER ALL NEW/EXISTING CDX PLYWOOD SHEATHING, CONCRETE, CMU, BRICK AND CEMENT BOARD EXTERIOR CONSTRUCTION AS NOTED. INSTALL PER MANUFACTURER'S REQUIREMENTS. PAREXUSA, INC. 866-516-0061. www.porexusa.com.
 - ACRYLIC ELASTOMERIC WATERPROOF MEMBRANE CAN BE ROLLED, BRUSHED OR SPRAY APPLIED.
 - ASTM 2357 COMPLIANT, ASHRAE 90.1 COMPLIANT, ASHRAE 189.1 COMPLIANT, ESR #2045 COMPLIANT.

GENERAL ELEVATION NOTES

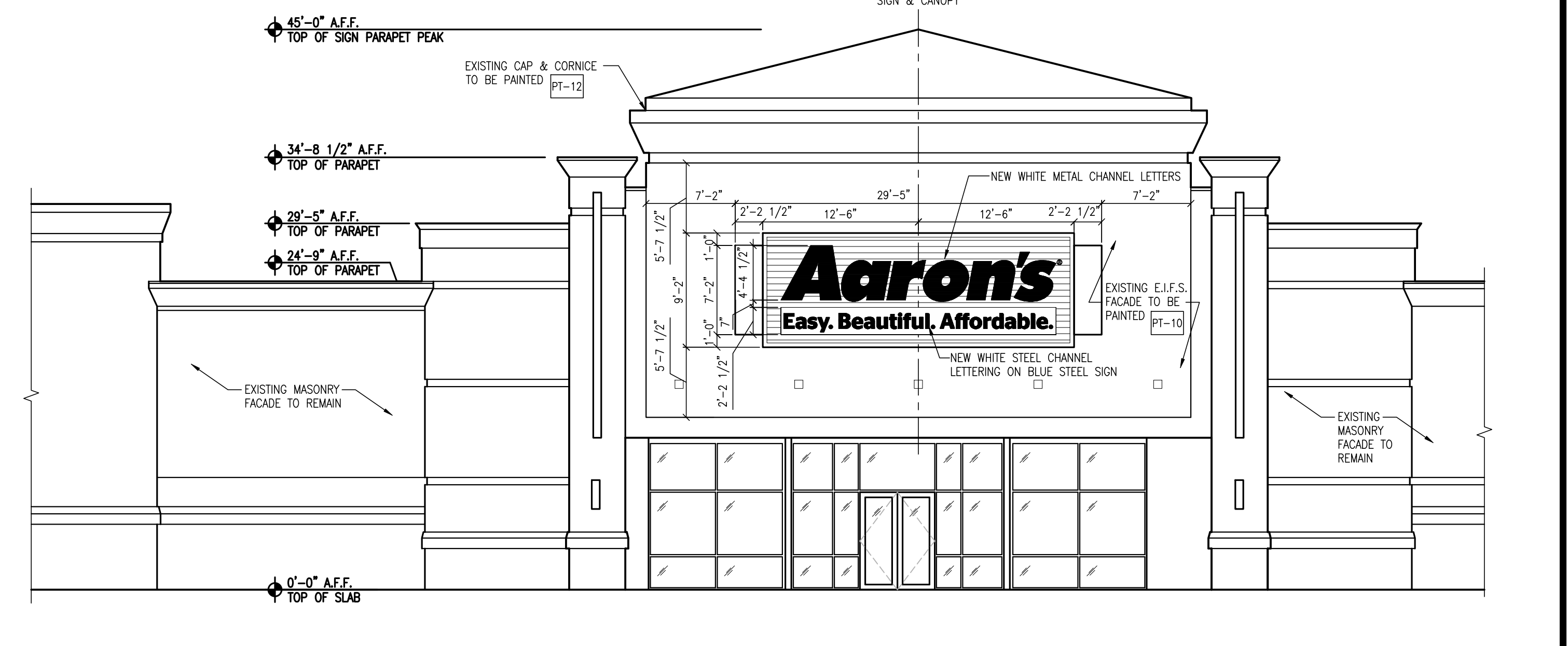
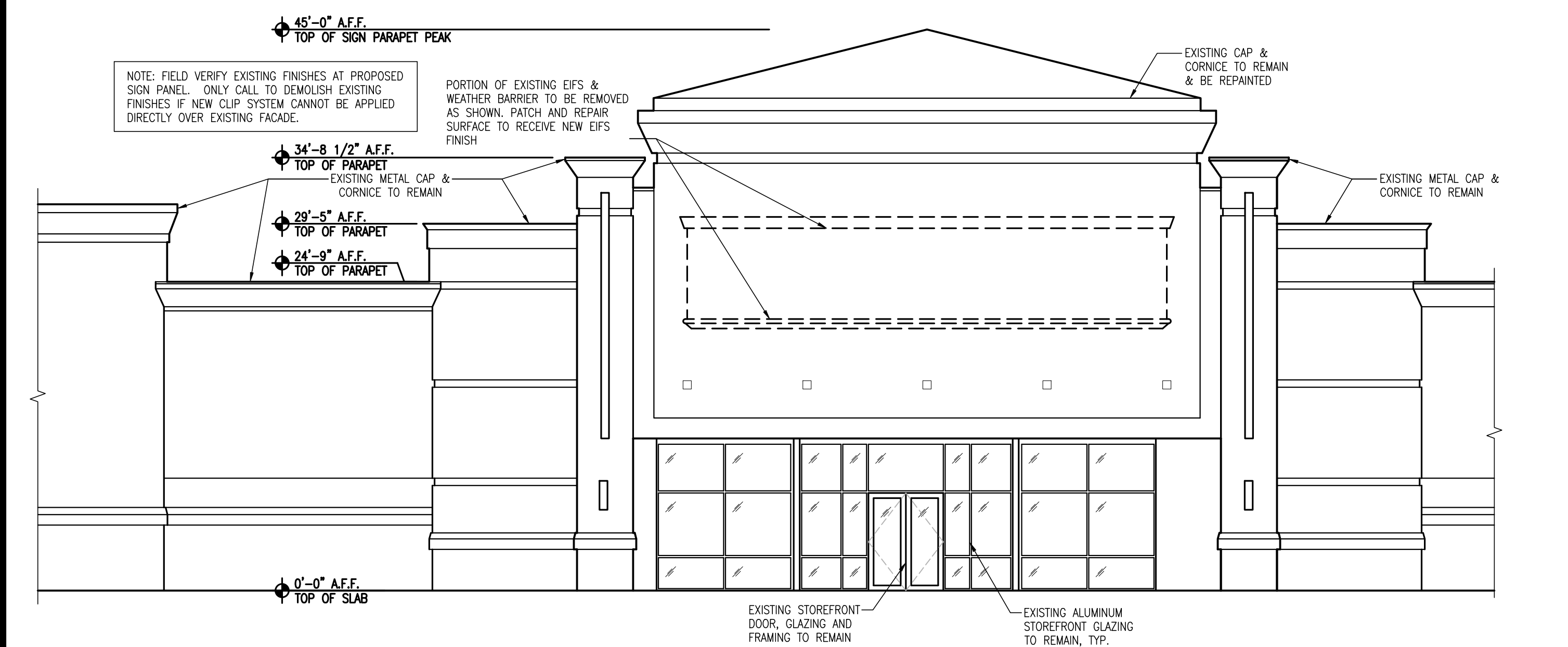
- A. CONTRACTOR SHALL VERIFY FIELD CONDITIONS AND NOTIFY ARCHITECT OF ALL DISCREPANCIES BEFORE PROCEEDING WITH WORK.
- B. PREVENT MOVEMENT OR SETTLEMENT OF STRUCTURE(S). PROVIDE BRACING OR SHORING AND BE RESPONSIBLE FOR SAFETY AND SUPPORT OF STRUCTURE(S). ASSUME LIABILITY FOR SUCH MOVEMENT, SETTLEMENT, DAMAGE, AND OR INJURY.
- C. CEASE OPERATIONS AND NOTIFY THE OWNER IMMEDIATELY IF SAFETY OF STRUCTURE APPEARS TO BE ENDANGERED. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
- D. PROVIDE AND MAINTAIN BARRICADES, LIGHTING AND GUARD RAILS AS REQ'D. BY APPLICABLE REGULATORY ADVISORY TO PROTECT OCCUPANTS OF BUILDING, WORKERS, AND PEDESTRIANS.
- E. ARRANGE AND PAY FOR DISCONNECTING, REMOVING AND CAPPING UTILITY SERVICES WITH AREAS OF DEMOLITION. DISCONNECT AND STUB OFF. NOTIFY THE AFFECTED UTILITY CO. AND BUILDING MANAGER IN ADVANCE AND OBTAIN APPROVAL BEFORE STARTING THIS WORK.
- F. PLACE MARKERS TO INDICATE LOCATION OF DISCONNECTED SERVICES. IDENTIFY SERVICE LINES AND CAPPING LOCATIONS ON PROJECT RECORD DOCUMENTS.
- G. EXCEPT WHERE NOTED OTHERWISE, MAINTAIN POSSESSION OF MATERIALS BEING DEMOLISHED. IMMEDIATELY REMOVE FROM SITE.
- H. DEMOLISH IN AN ORDERLY AND CAREFUL MANNER AS REQUIRED TO ACCOMMODATE NEW WORK, INCLUDING THAT REQUIRED FOR CONNECTION TO THE EXISTING BUILDING. PROTECT EXISTING FOUNDATIONS AND SUPPORTING STRUCTURAL MEMBERS, PHASE DEMOLITION IN ACCORDANCE WITH CONSTRUCTION SCHEDULE.
- I. PERFORM DEMOLITION IN ACCORDANCE WITH APPLICABLE AUTHORITIES HAVING JURISDICTION.
- J. REPAIR ALL DEMOLITION PERFORMED IN EXCESS OF THAT REQ'D., AT NO COST TO THE OWNER.
- K. BURNING OF MATERIALS ON SITE IS NOT PERMITTED.
- L. REMOVE DEMOLISHED MATERIALS, TOOLS AND EQUIPMENT FROM SITE UPON COMPLETION OF WORK. LEAVE SITE IN A CONDITION ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.

PW-01	PAINT WOOD PANELS - NICHIAH COLOR - CEDAR OR LIKE APPROVED BY OWNER
PT-09	PAINT COLOR = SW 6959 BLUE CHIP
PT-10	PAINT COLOR = SW 7648 BIG CHILL (WHITE)
PT-11	PAINT COLOR = SW 7650 ELLIE GREY
PT-12	PAINT COLOR = SW 7074 SOFTWARE (GRAY)
SF-01	EXTERIOR STOREFRONT FRAMING, SEE SHEET A900.

SEE SHEET A155 FOR FINISH SPECIFICATIONS.

NOT USED 3" = 1'-0" R NOT USED 1/4" = 1'-0" L

DEMOLITION GENERAL NOTES NTS G EXTERIOR FINISH LEGEND NTS C



EXISTING/DEMOLITION FRONT ELEVATION 1/8" = 1'-0" K

PROPOSED FRONT ELEVATION 1/8" = 1'-0" B

NOT USED 3" = 1'-0" J

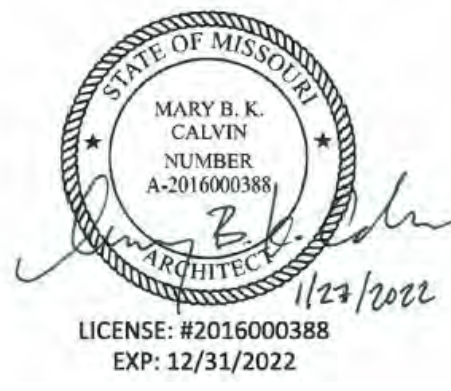
STOREFRONT PLAN 1/8" = 1'-0" A

PROJECT TEAM
ARCHITECT:
ARCHITECTURAL DESIGN GUILD
 2710 Sutton Blvd
 St. Louis, MO, 63143
 314-644-1234
MEP ENGINEER:
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 2710 Sutton Blvd
 St. Louis, MO, 63143
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ISSUE/REVISION RECORD

DATE	DESCRIPTION
01.27.2022	PERMIT SET

PROFESSIONAL SEAL



Aaron's
 400 GALLERIA PARKWAY
 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HALLS FERRY ROAD
 FLORISSANT, MO, 63033
PROJECT NUMBER:
 2021.0567.00

SHEET TITLE

STOREFRONT ELEVATIONS

SHEET NUMBER

A400

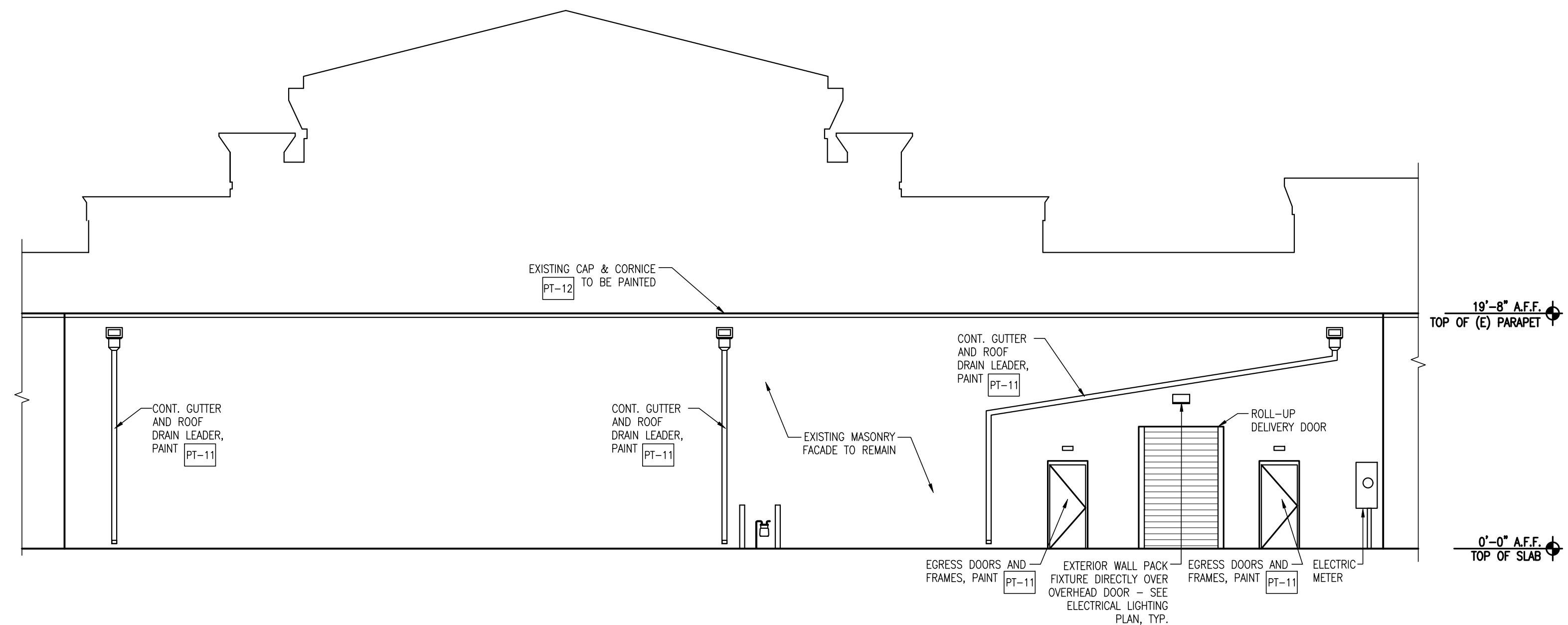
GENERAL NOTES:

- A. CONSTRUCTION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.
- B. G.C. TO FIELD VERIFY EXISTING EXTERIOR WALL CONSTRUCTION AND FINISH CONDITIONS.
- C. SEE STRUCTURAL SHEETS FOR NEW FRAMING AND CONNECTION DETAILS. SITE SPECIFIC STRUCTURAL FRAMING NOTES, CALLOUTS AND DETAILS SHALL TAKE PRECEDENCE OVER TYPICAL DETAILS SHOWN HERE.
- D. REFER TO PLAN SHEETS FOR TYPICAL REQUIRED R-RATINGS FOR ALL NEW INSULATION TO BE PROVIDED.
- E. ALL OTHER EXTERIOR FINISHES SHALL BE INSTALLED PRIOR TO INSTALLATION OF ALUCOBOND PANELS BY VENDOR.
- F. ALL NEW SHEATHING SHALL BE CDX EXTERIOR RATED PLYWOOD. SEE DETAILS AND STRUCTURAL SHEETS FOR SIZES AND LOCATIONS.
- G. WEATHER BARRIER SHALL BE "WEATHER SEAL" SPRAY AND ROLL-ON WATERPROOF MEMBRANE AND AIR BARRIER BY PAREX USA. SHALL BE USED AS VAPOR/MOISTURE BARRIER OVER ALL NEW/EXISTING CDX PLYWOOD SHEATHING, CONCRETE, CMU, BRICK AND CEMENT BOARD EXTERIOR CONSTRUCTION AS NOTED. INSTALL PER MANUFACTURER'S REQUIREMENTS. PAREXUSA, INC. 866-516-0061. www.parexusa.com.
 - ACRYLIC ELASTOMERIC WATERPROOF MEMBRANE CAN BE ROLLED, BRUSHED OR SPRAY APPLIED.
 - ASTM 2357 COMPLIANT, ASHRAE 90.1 COMPLIANT, ASHRAE 189.1 COMPLIANT, ESR #2045 COMPLIANT.

FW-01	FAUX WOOD PANELS - NICHHA COLOR = CEDAR OR LIKE APPROVED BY OWNER
PT-09	PAINT COLOR = SW 6959 BLUE CHIP
PT-10	PAINT COLOR = SW 7648 BIG CHILL (WHITE)
PT-11	PAINT COLOR = SW 7650 ELLIE GREY
PT-12	PAINT COLOR = SW 7074 SOFTWARE (GRAY)
SF-01	EXTERIOR STOREFRONT FRAMING, SEE SHEET A900.

SEE SHEET A155 FOR FINISH SPECIFICATIONS.


NOT USED	NTS	M	GENERAL ELEVATION NOTES	NTS	H	EXTERIOR FINISH LEGEND	NTS	D
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NOT USED	NTS	L	REAR ELEVATION	1/8" = 1'-0"	C
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NOT USED	1/8" = 1'-0"	B
----------	--------------	---

NOT USED	1/8" = 1'-0"	A
----------	--------------	---

PROJECT TEAM
ARCHITECT:
ARCHITECTURAL DESIGN GUILD

 2710 Sutton Blvd
 St. Louis, MO, 63143
 314-644-1234

MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
01.27.2022	PERMIT SET

PROFESSIONAL SEAL



Aaron's
 400 GALLERIA PARKWAY
 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION

13929 NEW HALLS FERRY ROAD
 FLORISSANT, MO, 63033
PROJECT NUMBER:
 2021.0567.00

SHEET TITLE

REAR
ELEVATIONS

SHEET NUMBER

A401

NOT USED

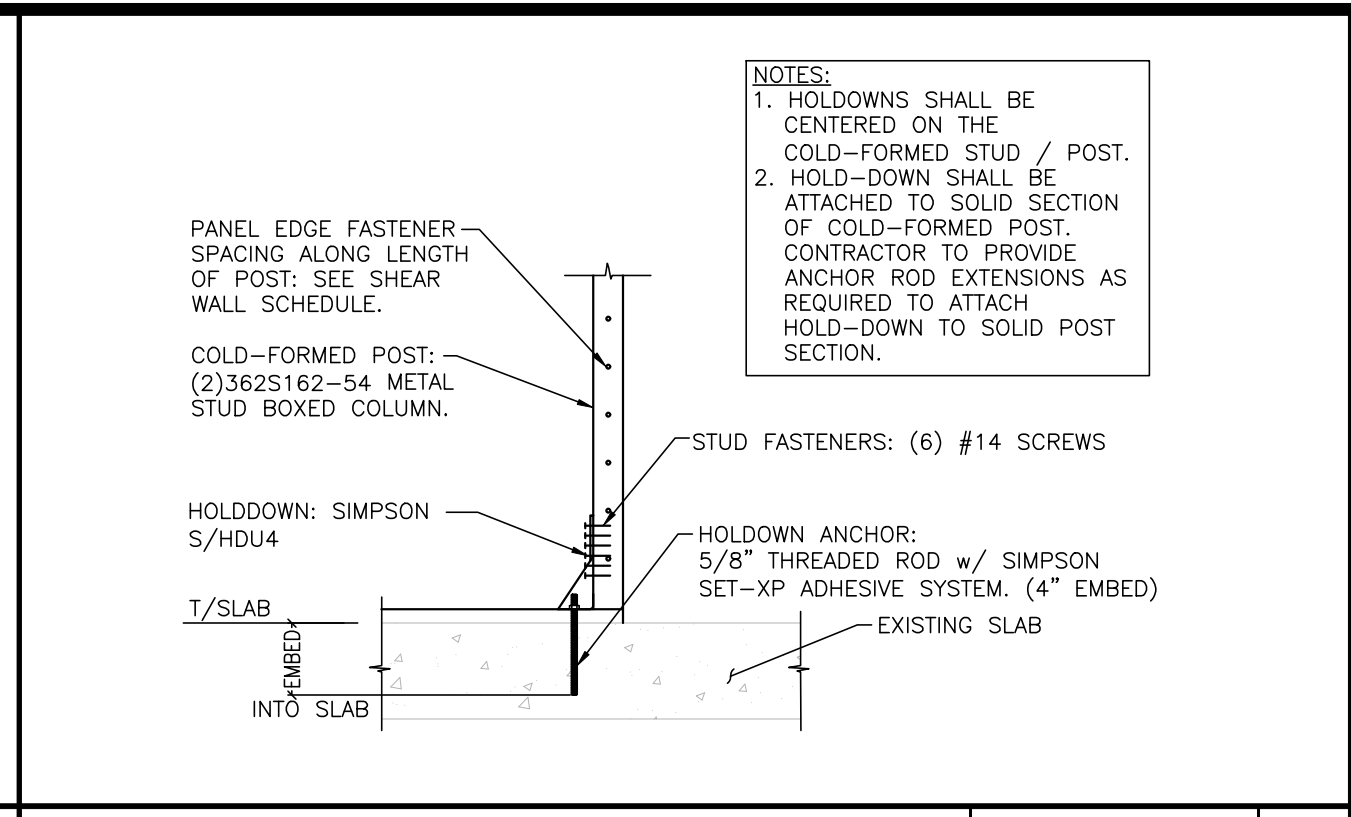
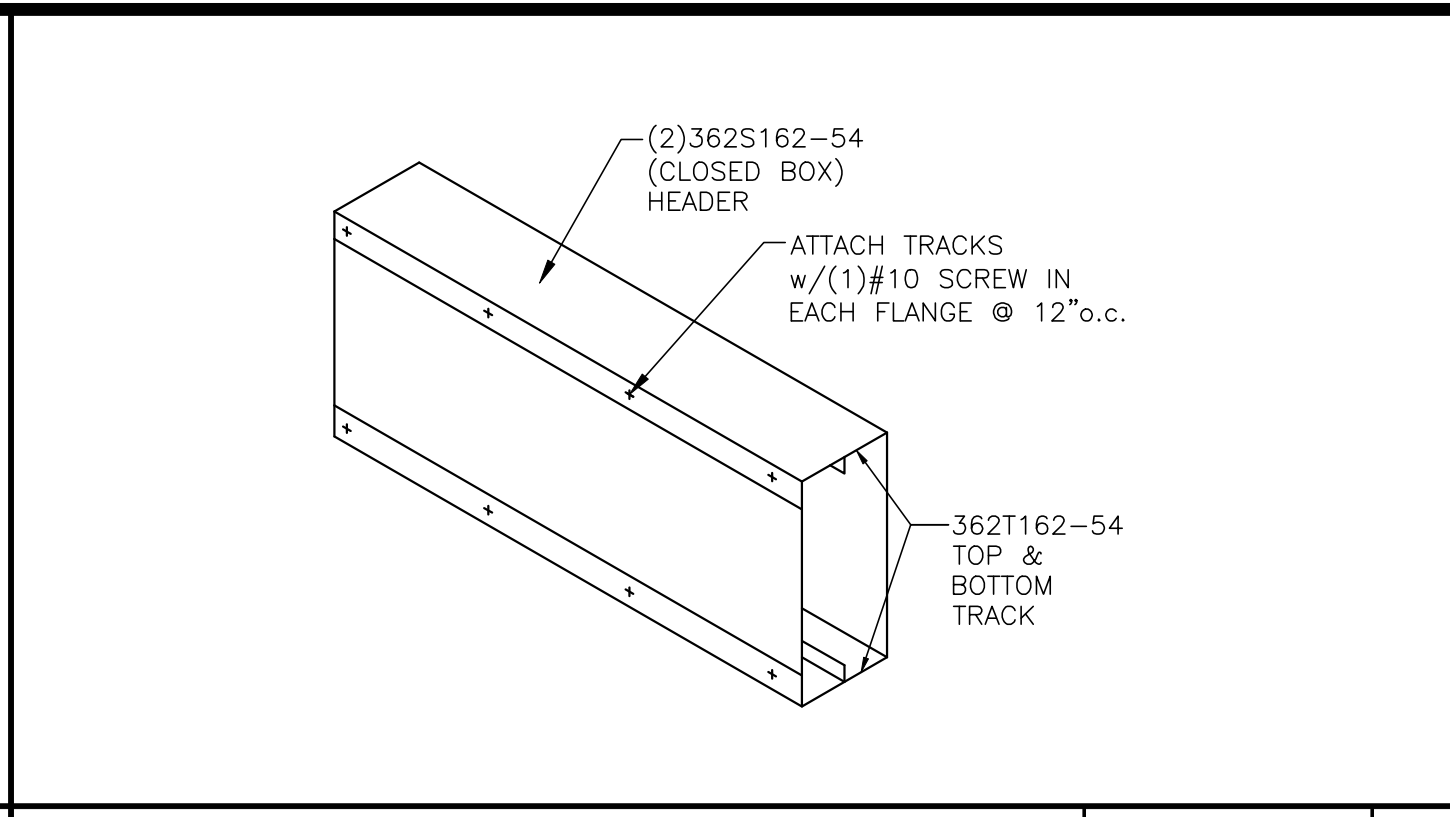
N.T.S.

S

NOT USED

N.T.S.

M



NOT USED

N.T.S.

S

NOT USED

N.T.S.

M

BOX BEAM/GIRDER ASSEMBLY DETAIL

3/4" = 1'-0"

H

SHEAR WALL HOLD-DOWN DETAIL

1/2" = 1'-0"

D

NOT USED

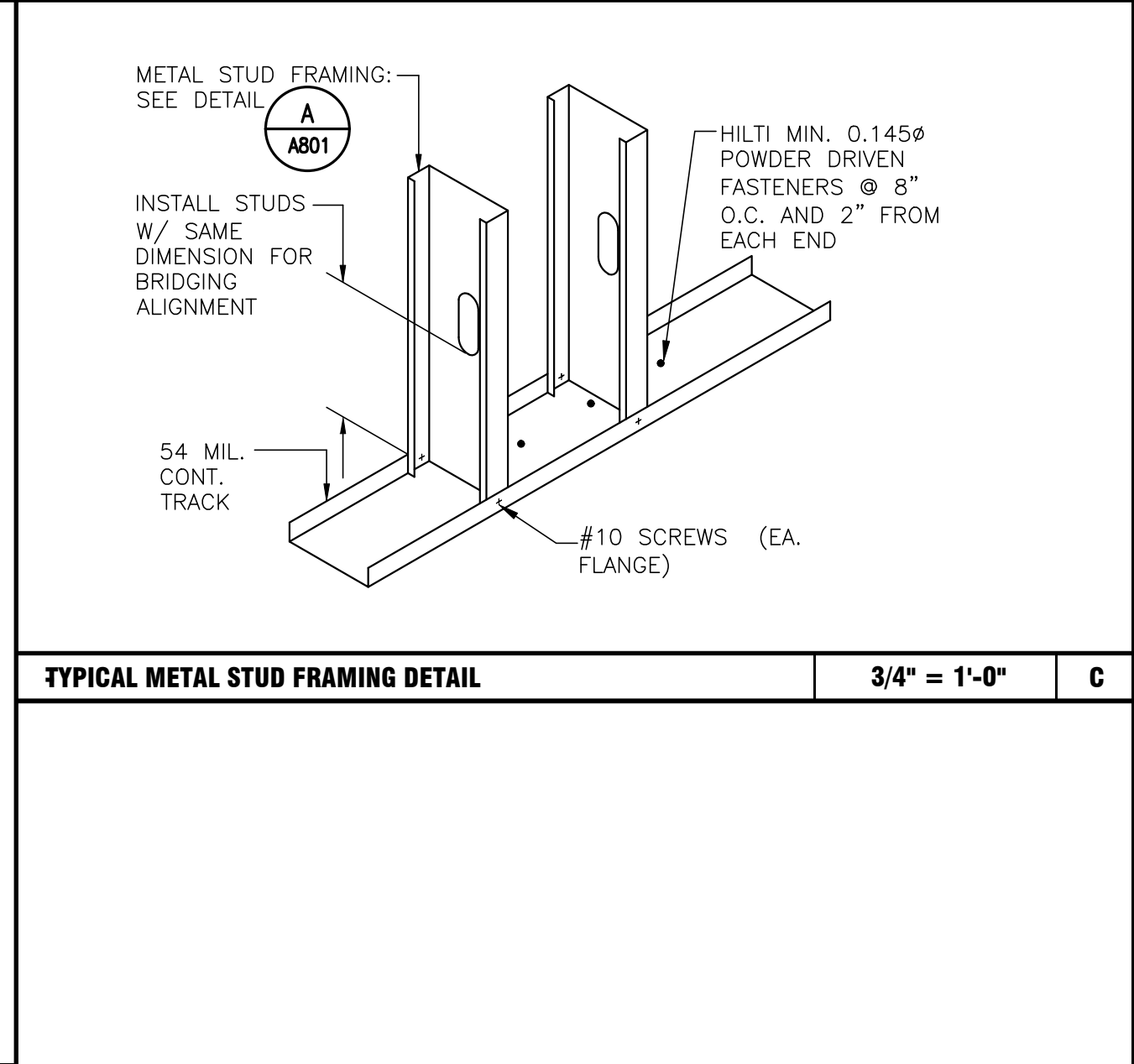
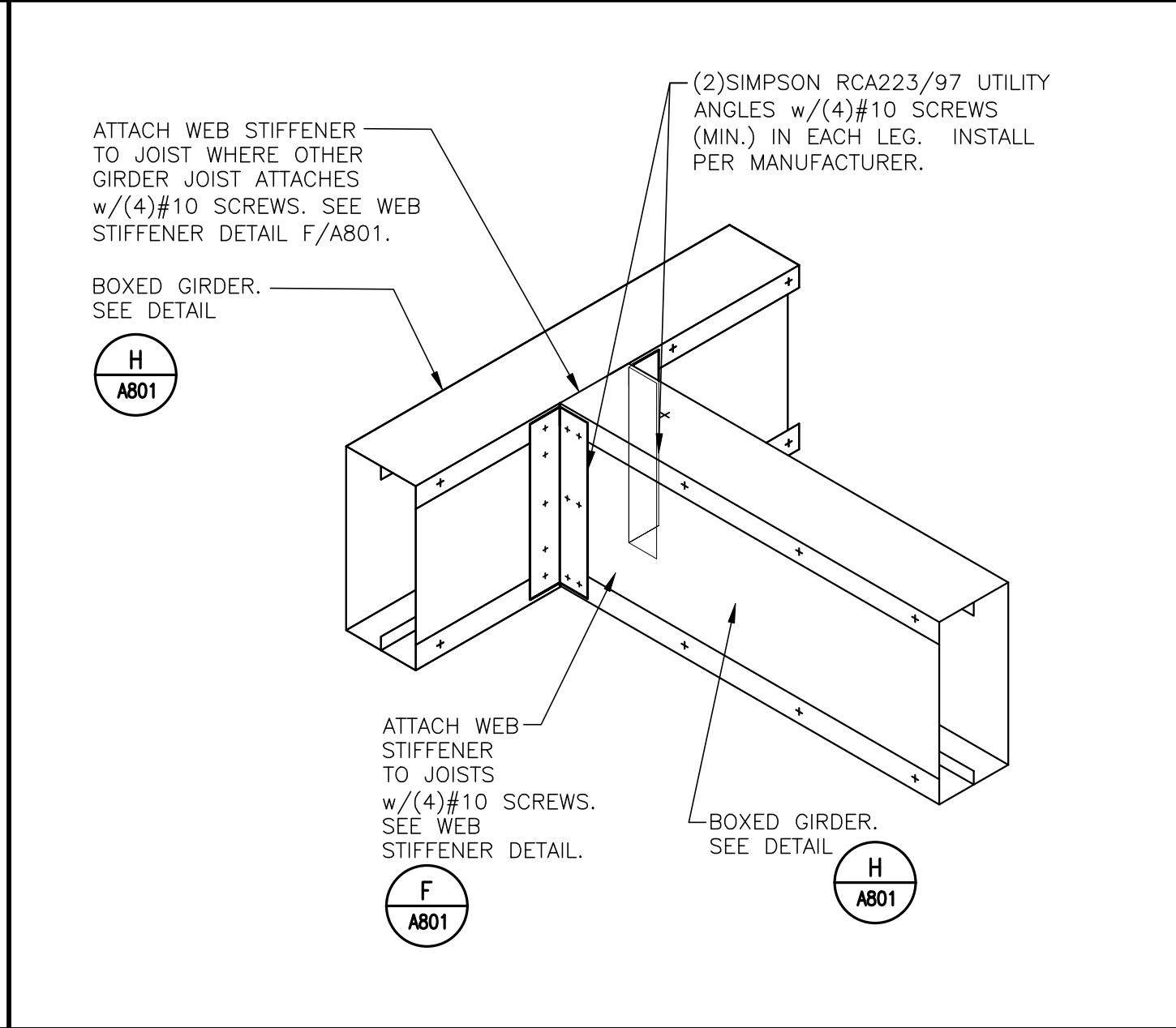
N.T.S.

R

NOT USED

N.T.S.

L



NOT USED

N.T.S.

R

NOT USED

N.T.S.

L

BOX BEAM CONNECTION DETAIL

3/4" = 1'-0"

G

TYPICAL METAL STUD FRAMING DETAIL

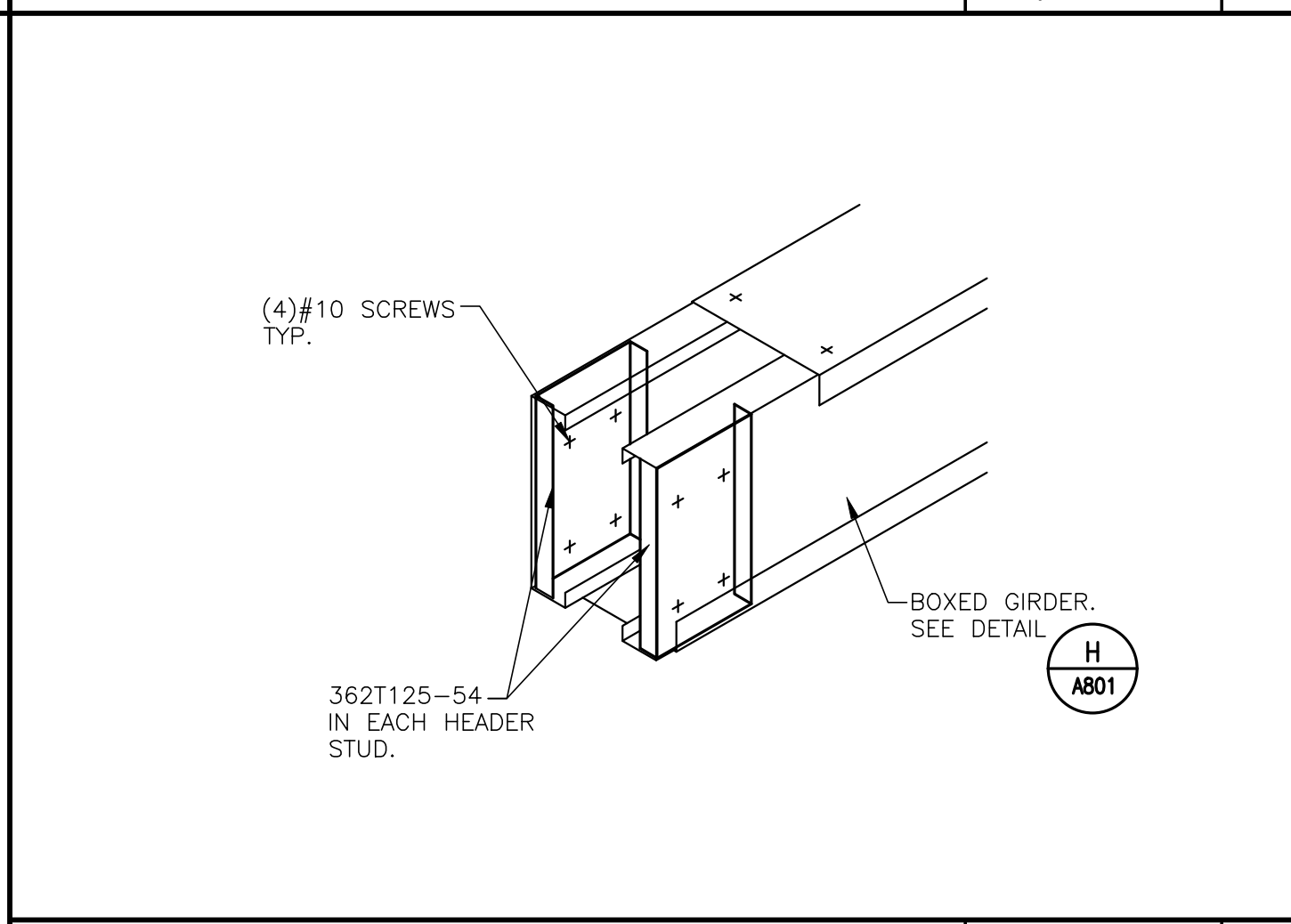
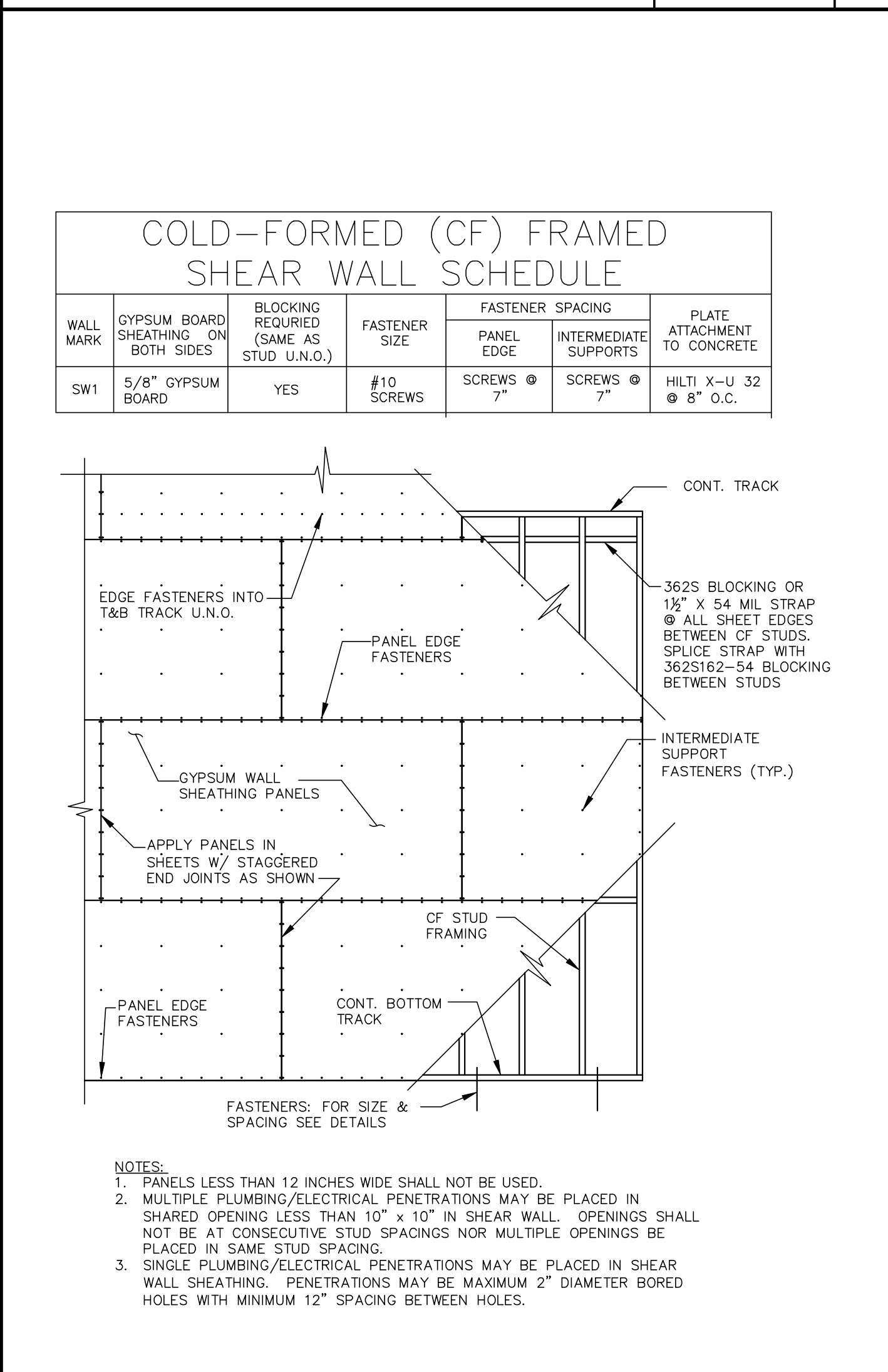
3/4" = 1'-0"

C

NOT USED

N.T.S.

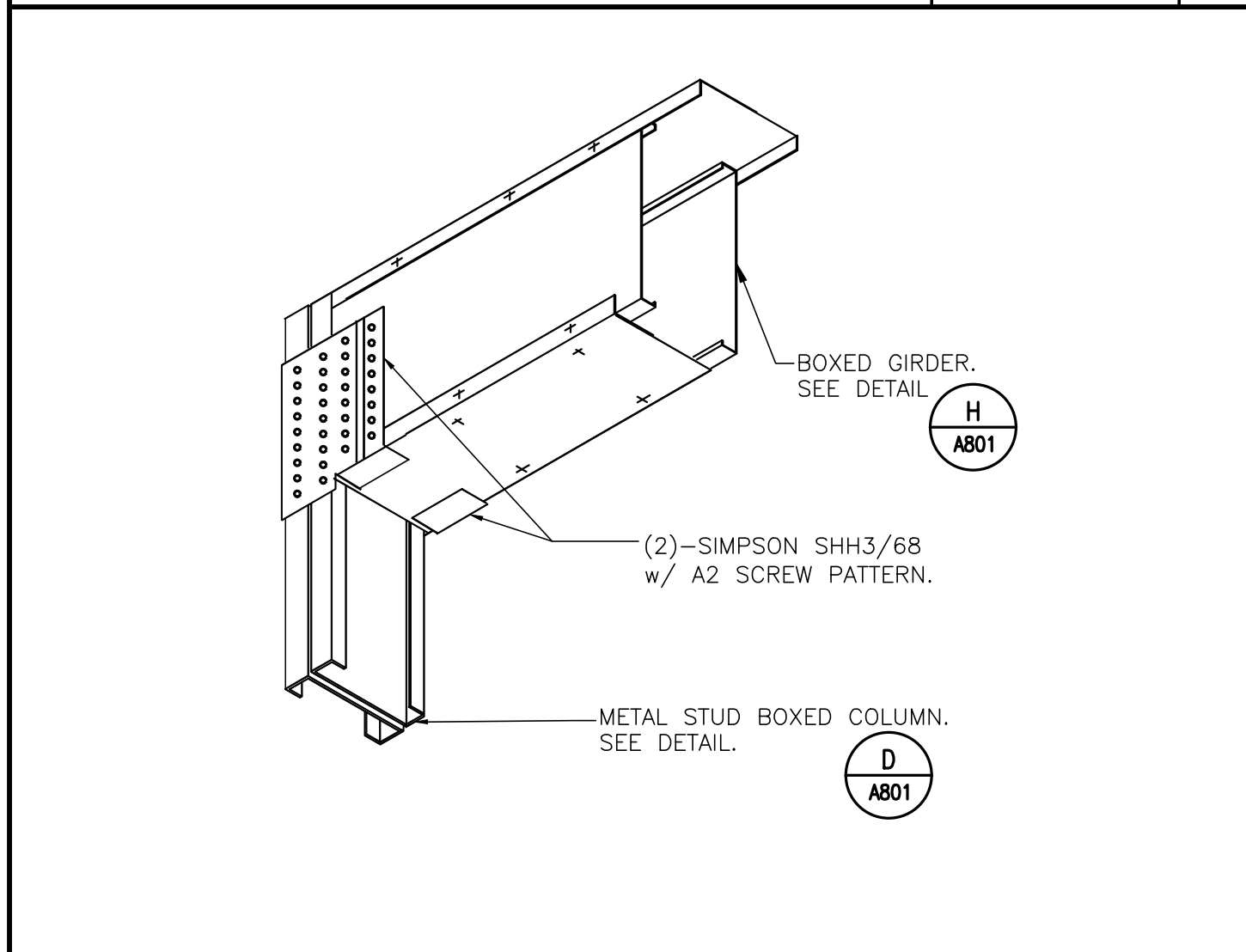
N



WEB STIFFENER DETAIL

3/4" = 1'-0"

F



BEAM TO COLUMN DETAIL

3/4" = 1'-0"

E

NOT USED

N.T.S.

A

PROJECT TEAM
ARCHITECT:
ARCHITECTURAL DESIGN GUILD
 2710 Sutton Blvd
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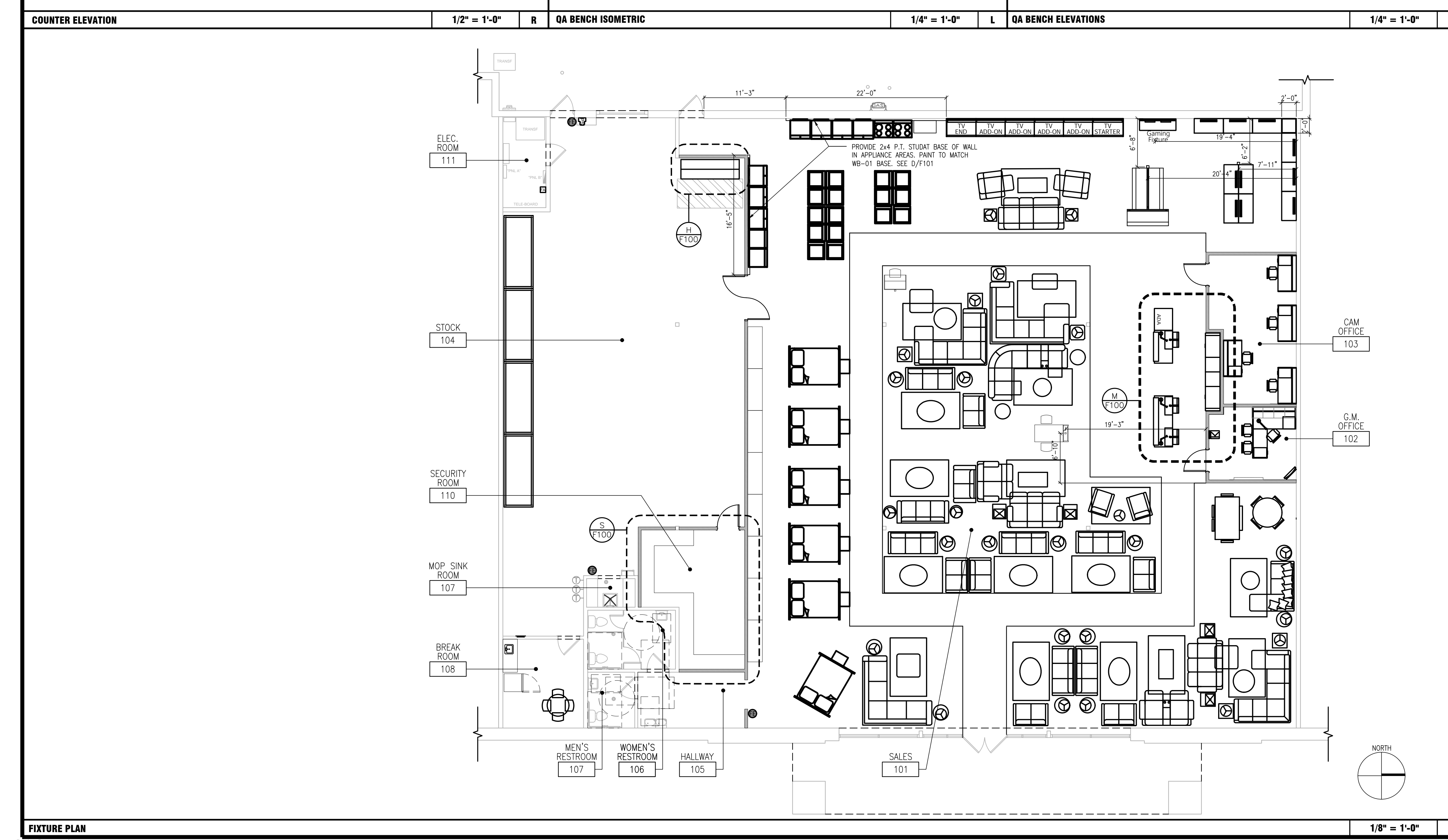
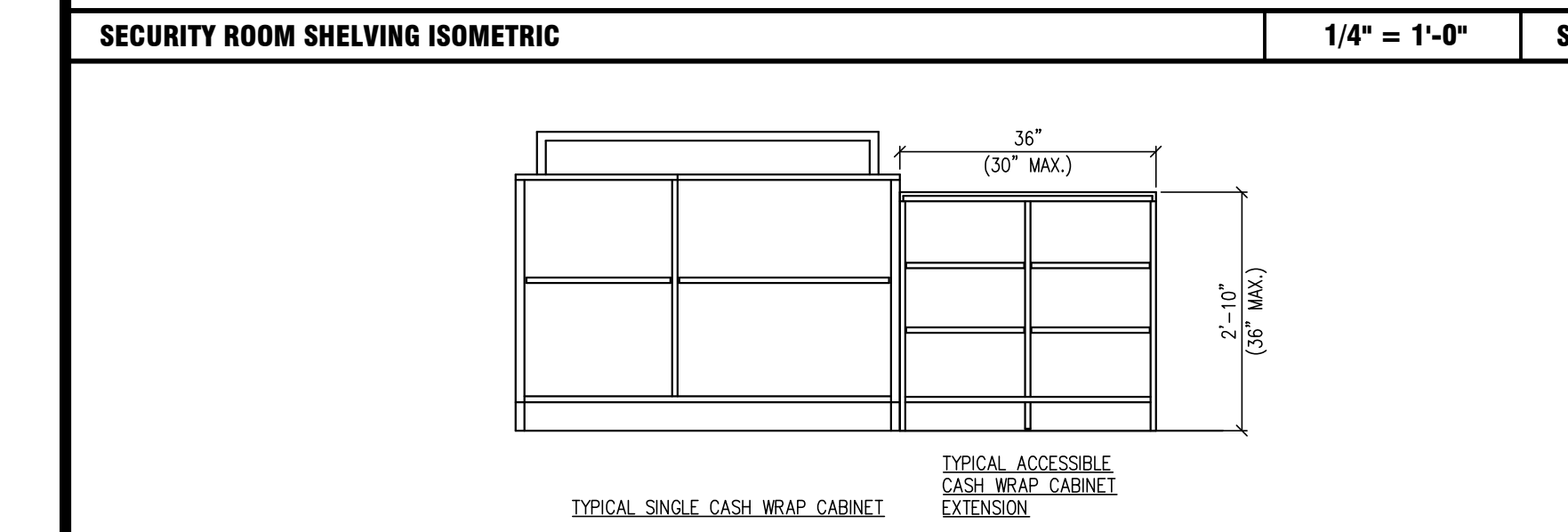
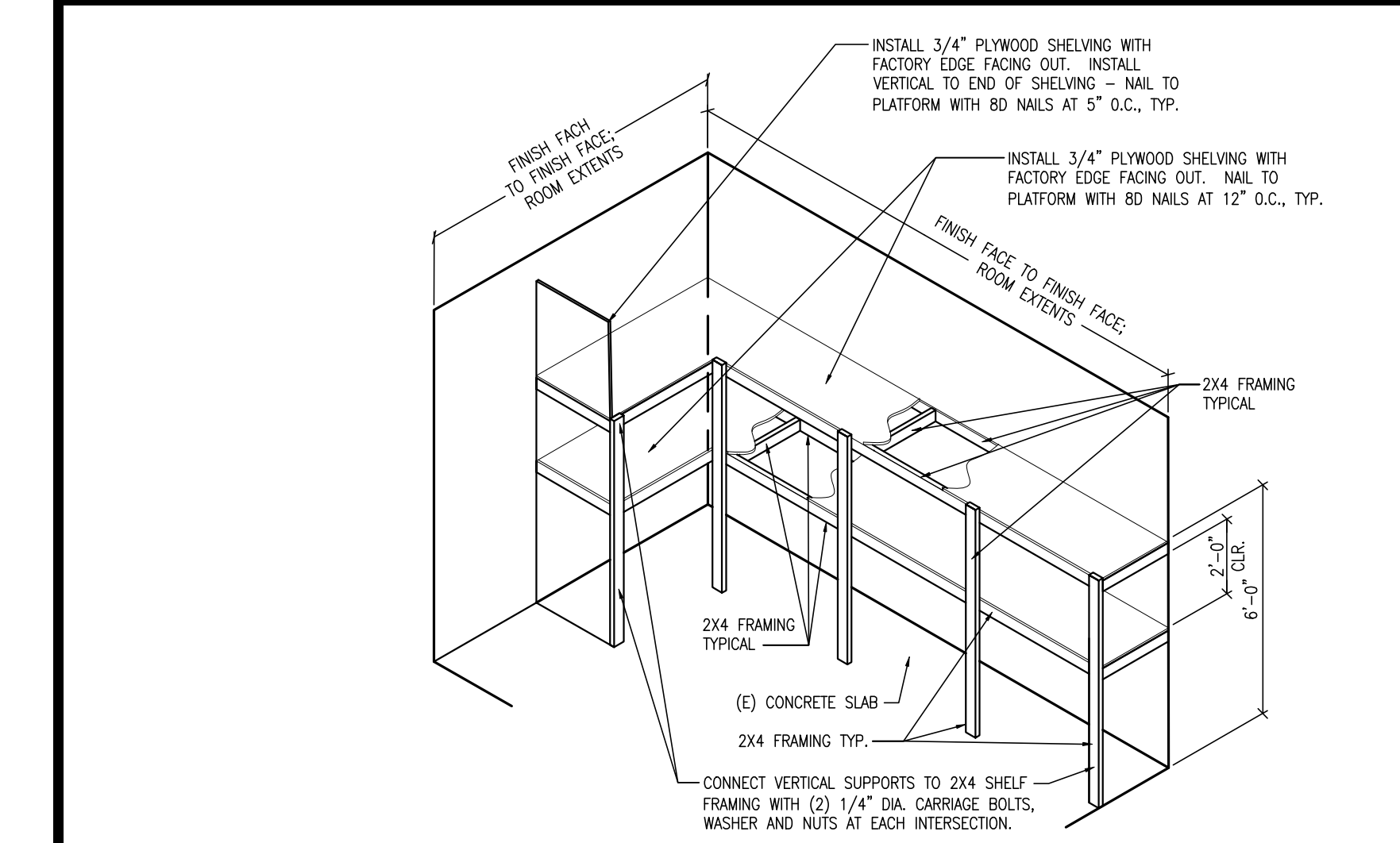
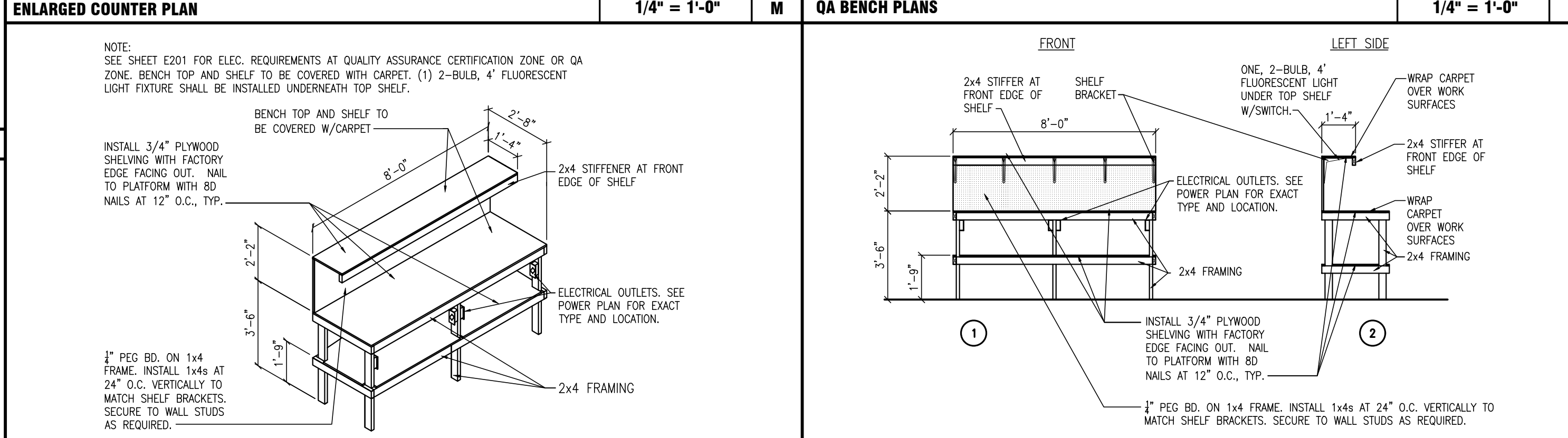
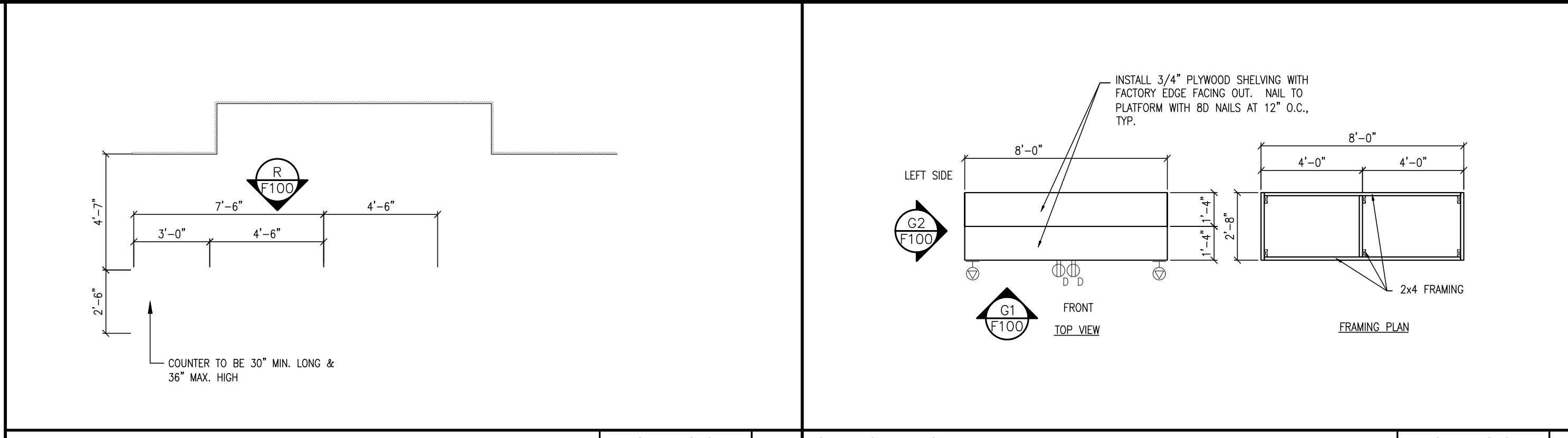
MARY B. K. CALVIN
 NUMBER A-201600388
 LICENSE #201600388
 EXP: 12/31/2022

Aaron's
 400 GALLERIA PARKWAY
 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION
 13829 NEW HALLS FERRY ROAD
 FLOISSANT, MO, 63033
PROJECT NUMBER:
 2021.0567.00

SHEET TITLE
INTERIOR
DETAILS
SHEET NUMBER
A801

MODEL NUMBER	CATEGORY	SIZE	FINISH	DESCRIPTION
CASH WRAP AREA				
ARN-CW-001	CASH WRAP - 1 STATION POD - LEFT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH ONE POS STATION, ADA COUNTER ON THE LEFT FROM EMPLOYEE SIDE.
ARN-CW-002	CASH WRAP - 1 STATION POD - RIGHT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH ONE POS STATION, ADA COUNTER ON THE RIGHT FROM EMPLOYEE SIDE.
ARN-CW-003	BEVERAGE / PRINTER STATION	SEE PLANS	SOLID SURFACE / LAMINATE	BEVERAGE / PRINTER STATION POD
ARN-CW-004	CASH WRAP - ADD-ON KIT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POS STATION ADD-ON KIT
ARN-CW-005	CASH WRAP - 2 STATION POD - LEFT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH TWO POS STATIONS, ADA COUNTER ON THE LEFT FROM EMPLOYEE SIDE.
ARN-CW-006	CASH WRAP - 2 STATION POD - RIGHT	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH TWO POS STATIONS, ADA COUNTER ON THE RIGHT FROM EMPLOYEE SIDE.
ARN-CW-007	CASH WRAP - MONOLITHIC	SEE PLANS	SOLID SURFACE / LAMINATE	CASH WRAP POD WITH TWO POS STATIONS, ADA COUNTER ON THE RIGHT FROM EMPLOYEE SIDE.
ARN-CW-008	CASH WRAP - OFFICE LOGO	SEE PLANS	PVC / SIGNTRA	WALL LOGO ON OFFICE WALL
BUY OUT	LINE VOLTAGE MONOPHASE ADAPTER	SEE PLANS	WHITE	SEE REFLECTED CEILING PLAN ON SHEET A-401
BUY OUT	TRACK FIXTURE - PAR38 GIMBAL	SEE PLANS	WHITE	SEE REFLECTED CEILING PLAN ON SHEET A-401
BUY OUT	LED PAR38 LAMP	SEE PLANS	WHITE	SEE REFLECTED CEILING PLAN ON SHEET A-401
BUY OUT	ADA UNDERCOUNTER REFRIGERATOR	32.06" H X 20.31" W X 22.25" D	STAINLESS STEEL	
BUY OUT	MONITOR ARM	SEE PLANS	STAINLESS STEEL	
BUY OUT	25" KEYBOARD PLATFORM	10.5" D X 25" W	BLACK	
BUY OUT	13" KEYBOARD TRACK	SEE PLANS	BLACK	
ELECTRONICS AREA				
ARN-EA-001	WALL SYSTEM STARTER	48" W x 54" H	BLACK	ELECTRONICS AREA FIXTURE ORDER CONSISTS OF A (5) TYP. GONDOLA WALL UNIT SET. (1) WALL STARTER, 4 WALL ADD-ONS, 1 WOOD DECK STARTER, 4 WOOD DECK ADD-ONS, 1 END PANEL SET. SEE STORE ORDER FOR ANY ADDITIONAL PARTS NEEDED FOR NON-TYP. ELECTRONICS AREA FIXTURES.
ARN-EA-002	WALL SYSTEM ADD-ON	48" W x 54" H	BLACK	
ARN-EA-003	WOOD DECK STARTER	50" W x 64" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
ARN-EA-004	WOOD DECK ADD-ON	48" W x 64" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
ARN-EA-005	END PANEL SET	6" W x 54" H	BLACK	
ARN-EA-006	ADJUSTABLE SHELF	48" W X 12" D	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
ARN-EA-007	TV PLATFORM	65" W X 24" D X 12" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
COMPUTER AREA				
ARN-CA-001	METAL WALL FRAME	92-1/2" H X 48" W	BLACK METAL POWDER COAT	COMPUTER AREA FIXTURE ORDER CONSISTS OF A (4) TYP. WALL UNIT SET. 4 METAL WALL FRAMES, 2 END PANEL SETS, 29 FULL WALL PANELS OR 17 FULL WALL PANELS AND 4 HALF WALL PANELS. SEE STORE ORDER FOR ANY ADDITIONAL PARTS NEEDED FOR NON-TYP. COMPUTER AREA FIXTURES.
ARN-CA-002	END PANEL SET	92-1/2" H X 6 1/2" W	BLACK SIGNTRA	
ARN-CA-003	SIGN PANEL	1-1/4" H X 3-11 7/8" W	WILSONART #796K-12 SKYLINE WALNUT	
ARN-CA-004	FULL WALL PANEL	1-1/4" H X 3-11 7/8" W	WILSONART #796K-12 SKYLINE WALNUT	
ARN-CA-005	HALF WALL PANEL	5" H X 3-11 7/8" W	WILSONART #796K-12 SKYLINE WALNUT	
ARN-CA-006	13" SHELF, STACKABLE, ADJ. HARDWARE	1-1/2" D X 3-11" W	NORTHERN CONTOURS, #9031 OYSTER BAY	
ARN-CA-007	13" SHELF, ADJ. HARDWARE	1-1/2" D X 3-11" W	NORTHERN CONTOURS, #9031 OYSTER BAY	
ARN-CA-008	13" SHELF, NO HARDWARE (REMODEL)	1-1/2" D X 3-11" W	NORTHERN CONTOURS, #9031 OYSTER BAY	
ARN-CA-009	13" SHELF, WITH HOLES, NO HARDWARE (REMODEL)	1-1/2" D X 3-11" W	NORTHERN CONTOURS, #9031 OYSTER BAY	
ARN-CA-010	SET OF SKYLINE WALNUT PANEL INSERTS	SEE PLANS	WILSONART #796K-12 SKYLINE WALNUT	
ARN-CA-011	COMPUTER BUNKER	SEE PLANS	SOLID SURFACE / LAMINATE	
ARN-CA-012	COMPUTER BUNKER WITH HOLES	SEE PLANS	SOLID SURFACE / LAMINATE	
ARN-CA-013	COMPUTER BUNKER WITH HOLES	SEE PLANS	SOLID SURFACE / LAMINATE	
ARN-CA-014	COMPUTER BUNKER WITH HOLES	SEE PLANS	SOLID SURFACE / LAMINATE	
BUY OUT	BLACK PLUG STRIPS			
OFFICE EQUIPMENT				
SL713AD1	CONFERENCE DESK	71" W X 36" D X 29.5" H	AMERICAN ESPRESSO	ONE TYP. PER STORE. SEE PLANS FOR LAYOUT
SL4824DS	48" DESK SHELL	48" W X 24" D X 29.5" H	AMERICAN ESPRESSO	FOUR TYP. PER STORE. SEE PLANS FOR LAYOUT
SL6030DS	60" DESK SHELL	60" W X 30" D X 29.5" H	AMERICAN ESPRESSO	FOUR TYP. PER STORE. SEE PLANS FOR LAYOUT
SL4824R	48" DESK RETURN	48" W X 24" D X 29.5" H	AMERICAN ESPRESSO	TWO TYP. PER STORE. SEE PLANS FOR LAYOUT
ARN1105-PE	PENCIL DRAWER	N/A	N/A	FOUR TYP. PER STORE. SEE PLANS FOR LAYOUT
9336P-4FH	4 DRAWER FILE	36" W X 18" D X 62.25" H	BLACK	ONE TYP. PER STORE. SEE PLANS FOR LAYOUT
19P23F	2 DRAWER DESK FILE	BLACK	BLACK	TWO TYP. PER STORE. SEE PLANS FOR LAYOUT
DIG 10901 B	MANAGERS CHAIR	N/A	N/A	FOUR TYP. PER STORE. SEE PLANS FOR LAYOUT
6621	DUET CHAIR	SEAT: BLACK FRAME CHROME	CHROME	THREE TYP. PER STORE. SEE PLANS FOR LAYOUT
BEDROOM AREA				
ARN-SR-001	FLOATING VIGNETTE WALL - STARTER UNIT	SEE PLANS	ICEE DYSIC: Metallic Powder Coatings P14 - Clearcoat #48	
ARN-SR-002	FLOATING VIGNETTE WALL - ADD-ON UNIT	SEE PLANS	ICEE DYSIC: Metallic Powder Coatings P14 - Clearcoat #48	
ARN-SR-003	ACRYLIC PANELS	4'-0" W X 4'-0" H	ICEE DYSIC: Metallic Powder Coatings P14 - Clearcoat #48	
ARN-SR-004	36" X 12" RISER	3'-0" W X 2'-0" D X 12" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
ARN-SR-005	48" X 12" RISER	4'-0" W X 2'-0" D X 12" H	HYTEX INDUSTRIES, ASTRO BLACK CARPET 48-SR0	
CEILING				
ARN-FA-003	CEILING TRELLISES	SEE PLANS	PAINT WOOD PAPER TO MATCH WA #7933-07 CASELLA LAMINATE	
BUY OUT	TRACK - 6" SINGLE CIRCUIT		WHITE	SEE ELECTRICAL SHEETS
BUY OUT	TRACK FIXTURE - PAR38 GIMBAL		WHITE	SEE ELECTRICAL SHEETS
BUY OUT	LED PAR 38 LAMP TCP		WHITE	SEE ELECTRICAL SHEETS
BUY OUT	EXTENSION WANDS	12", 18", 24", 36", 48"	WHITE	SEE STORE ORDER REQUEST FOR SIZE AND QUANTITY
BUY OUT	TRACK - FLOATING END FEED		WHITE	
BUY OUT	TRACK - 1-BAR CLIP		WHITE	
BUY OUT	CROWN / PICTURE MOLDING KIT			
BREAKROOM				
ARN-BR-001	BREAKROOM CABINET	5'-0" W X 2'-1" D	NEVAMAR - #V560021 VOUS TEMPERT	ONE TYP. PER STORE. SEE PLANS FOR LAYOUT



FIXTURE PLAN 1/8" = 1'-0" E **FIXTURE SCHEDULE** NTS A

PROJECT TEAM

ARCHITECT:
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd
St. Louis, MO, 63143
314-644-1234

MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

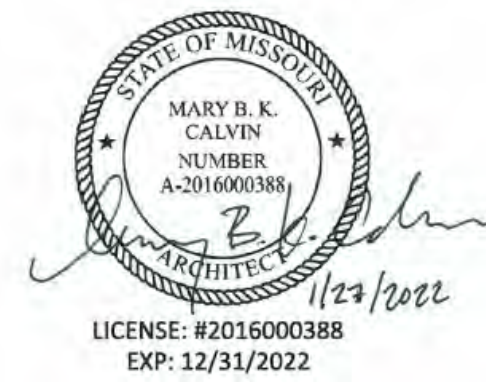


2710 Sutton Blvd
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314-644-1234

ISSUE/REVISION RECORD

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PROFESSIONAL SEAL



Aaron's
400 GALLERIA PARKWAY
ATLANTA, GEORGIA 30339
PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS

**AARON'S C1526
HAZELWOOD, MO
RELOCATION**

13929 NEW HALLS FERRY ROAD
FLORISSANT, MO, 63033

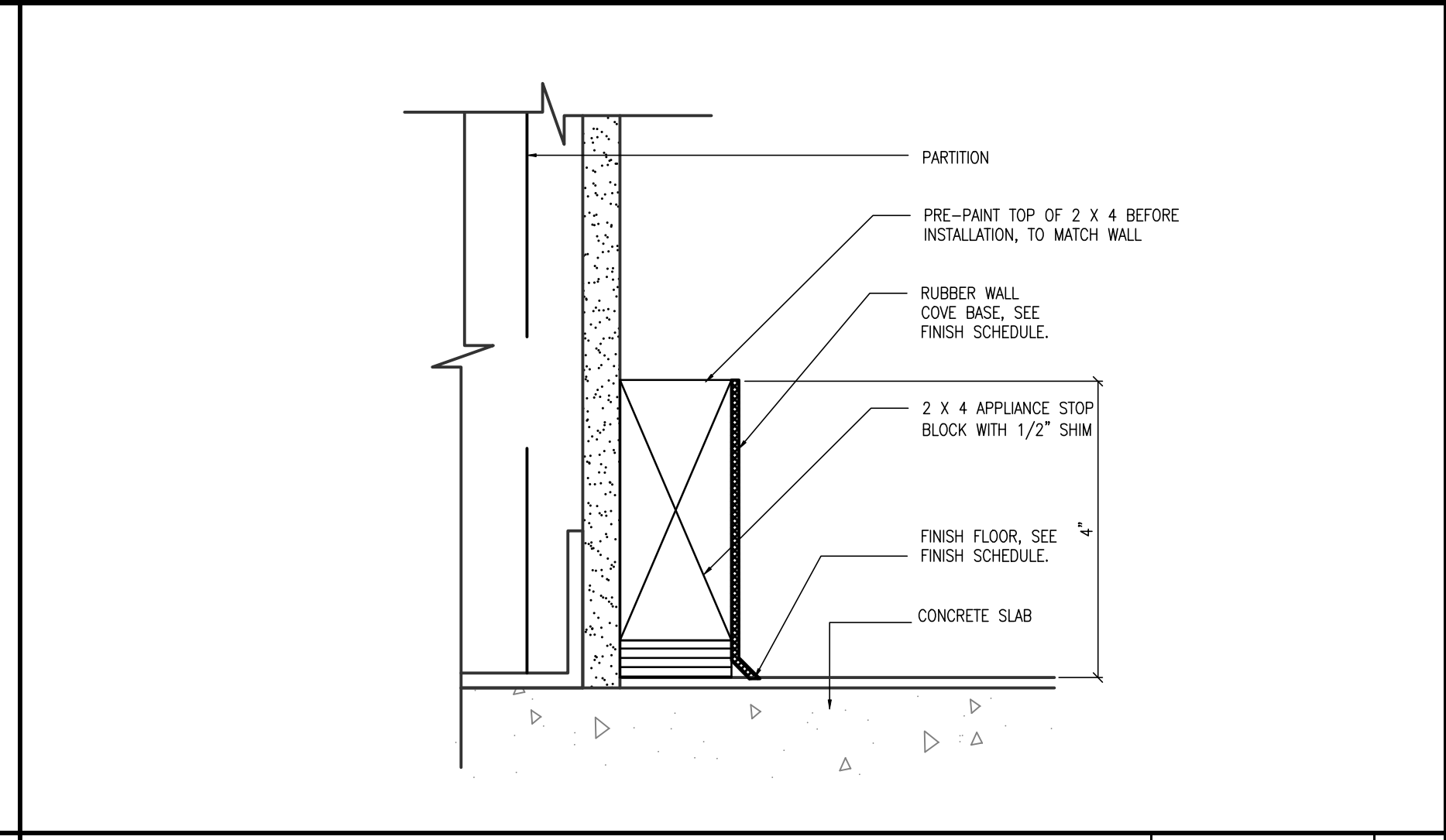
PROJECT NUMBER:
2021.0567.00

SHEET TITLE

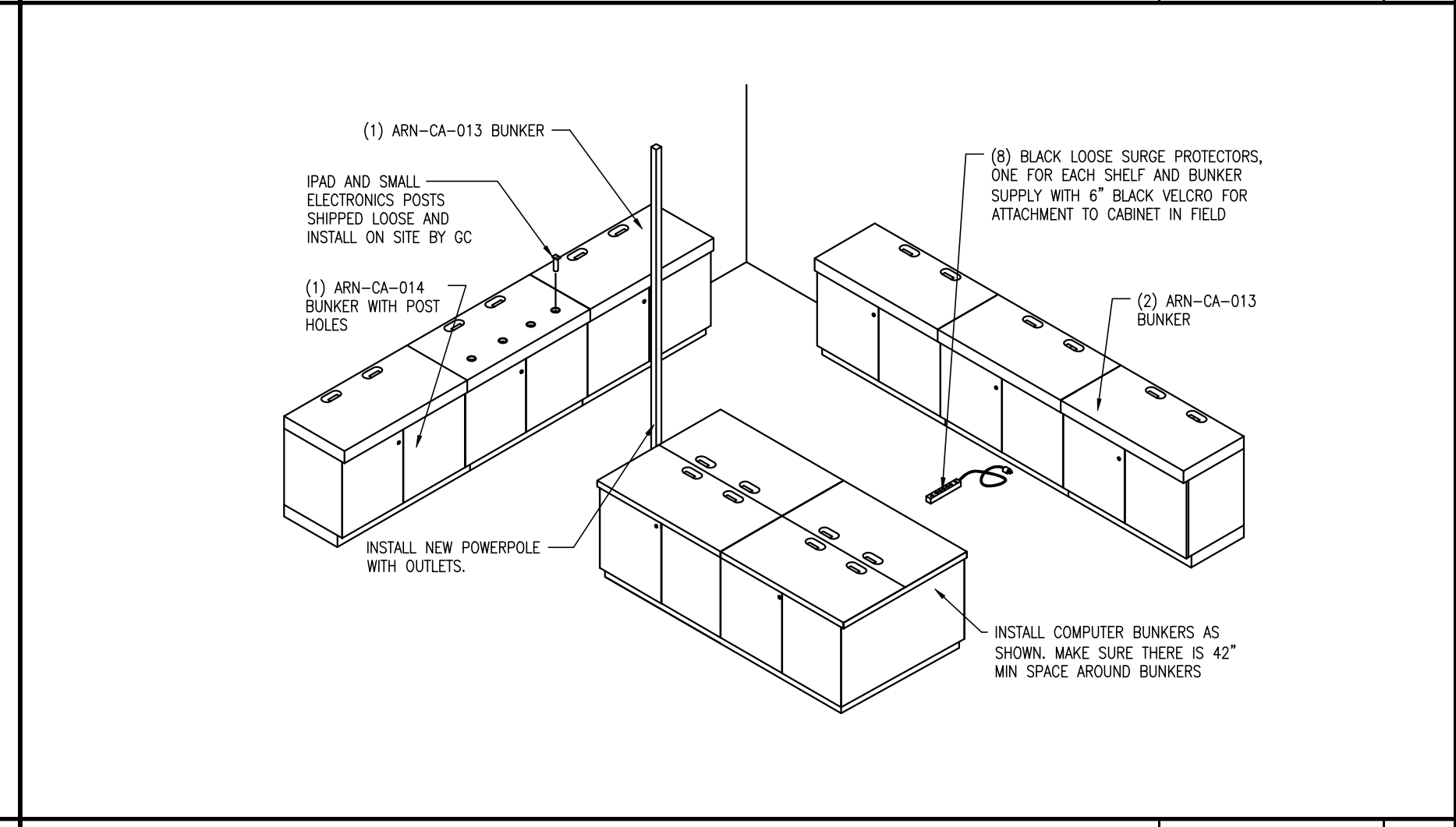
**FIXTURE
DETAILS**

SHEET NUMBER

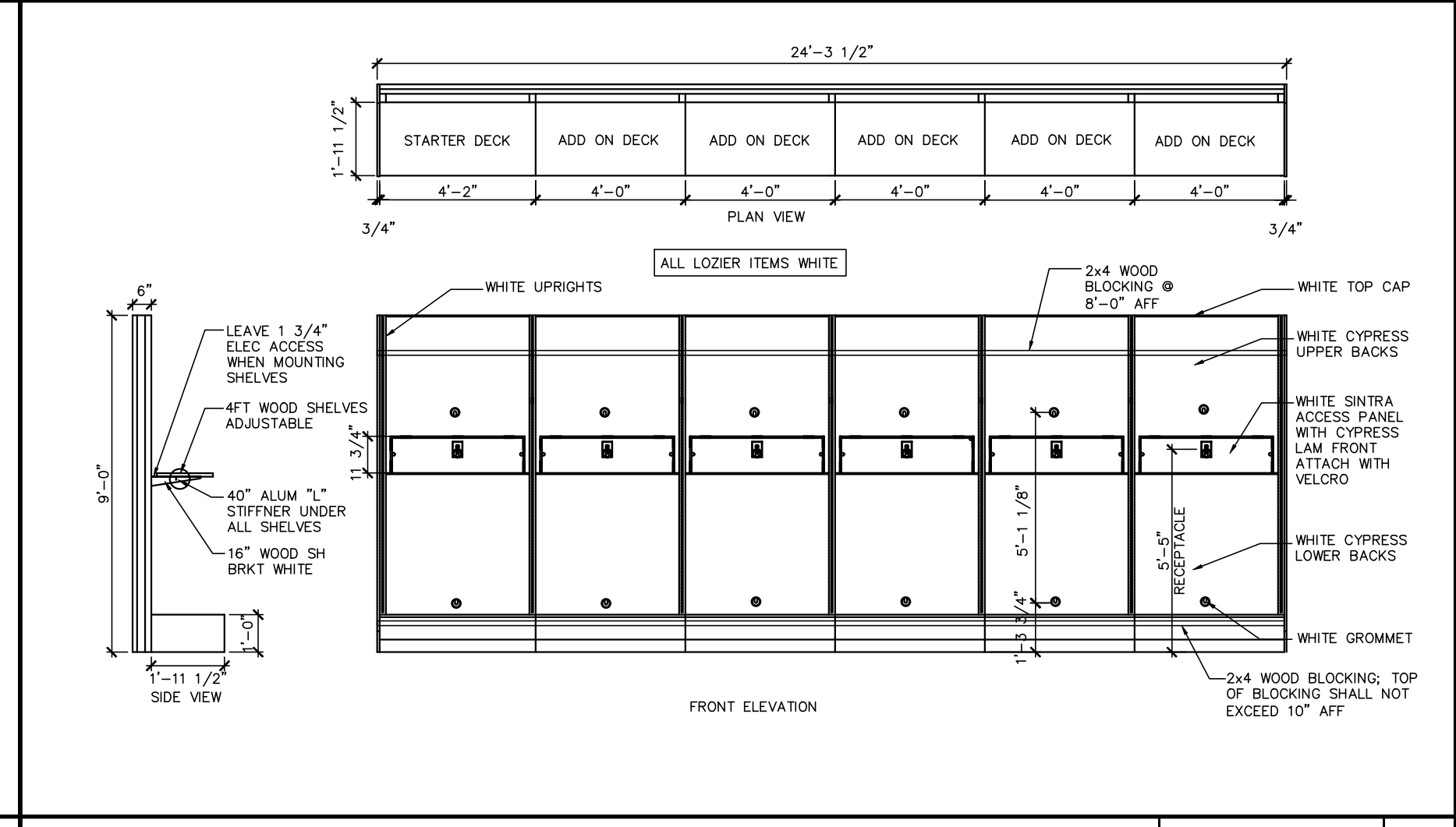
F101



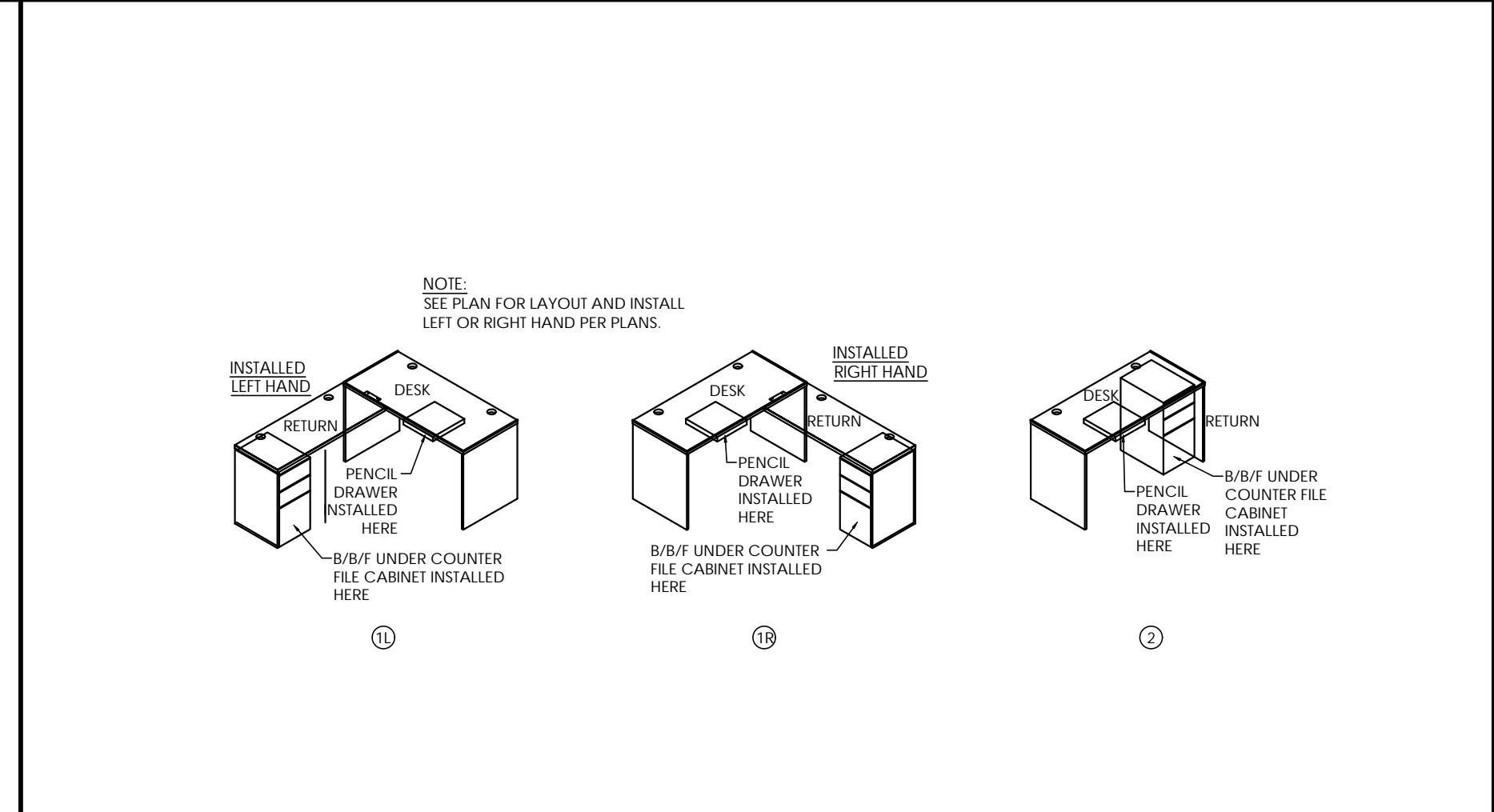
2x4 APPLIANCE BLOCKING DETAILS 6" = 1'-0" D



COMPUTER WALL 1/4" = 1'-0" C



TV WALL ELEVATION 1/4" = 1'-0" B



OFFICE FURNITURE 1/4" = 1'-0" A

Section 15500 Mechanical Specifications

1.0 GENERAL

A. DESCRIPTION

- 1. These plans are schematic in nature and are intended to establish size, general routing and location, and performance and are not intended to show all possible conditions. All work shall be fully coordinated with other trades to insure the installation of a complete, operating system that fits in the space allotted. Provide all labor, equipment, appurtenances and materials necessary, and perform all operations required for the installation of complete, functional mechanical systems as outlined on the drawings and described in the specifications.
2. This project is a "build to suit" / base building shell replacement system for a new building. The approximate conditions of the building architectural elements are reflected in these drawings, however some undocumented work may be performed (added or removed) the conditions of which are not indicated on these drawings and the owner's Representative of any field conditions which do not match design. Install new equipment where indicated, and relocate as required to match field conditions, so that final work should reflect, as closely as possible, the layout shown of these drawings.
3. Because this project is a new installation of several trades, unknown circumstances and interferences may occur. The Contractor shall visit the site prior to any bid submission to familiarize himself with the existing site conditions. The contractor shall coordinate with all other trades and make adjustments in routing and installation of his mechanical system as required to avoid interferences with other trades. Where actual field conditions differ significantly enough from design to affect pricing, the contractor shall notify the building Owner's Representative prior to bid submission for a resolution. No allowance will be made for lack of knowledge of field conditions.
4. Refer to architectural floor plans and reflected ceiling plans to coordinate mechanical equipment with layout of walls and partitions and locations of all ceiling mounted devices. For any items not shown on the reflected ceiling plans, prepare drawings of the proposed locations and present to the Owner's Representative for approval prior to installation.
5. Due to the fact that areas adjacent to this work area will continue to operate during this construction phase, great care must be taken to maintain a clean job site. Any interruption of services (electricity, fire protection water, sewer, gas, air conditioning, HVAC chilled and hot water, and steam and condensate return) to the building shall be coordinated with the Building Owner. Any work that requires activity within this area shall be coordinated with the Building Owner. Provide barriers, dust enclosures, etc. as required to protect adjacent areas and staff. Provide temporary construction filters to prevent the contamination of adjacent areas and equipment with construction dust at the following locations: over all return air openings in tenant serving walls on the return air inlet of all central station air conditioning units serving floors or portions of floors under this scope; and on the return air inlet of all remote auxiliary units serving portions of this tenant space.
6. Contractor shall coordinate all work required for utility services connections (electricity, domestic water, sewer, fire protection water, gas) to the building with the local utility companies and with the local authorities having code jurisdiction.
7. All work shall be done in conformance with these specifications and local codes. Where conflicting requirements may occur, the more stringent shall govern. There are many interferences between the work involved with this Division and the work in other Divisions, particularly with Division 15. Electrical contractor is responsible for these interferences.
8. The plans and specifications are considered cooperative and complimentary.

B. CODES AND REGULATIONS

- 1. All Mechanical systems shall be installed in accordance with the locally adopted Building Codes, Mechanical Codes, Energy Codes, Plumbing and Gas Codes, and NFPA (Latest Editions).
2. The Contractor shall obtain all permits and licenses, arrange for all inspections, perform all tests and pay all fees incidental thereto, as required for the execution of the contract and as required by the authorities having jurisdiction.

C. SHOP DRAWINGS

- 1. Contractor shall submit six (6) copies of descriptive catalogue data for all new equipment and appurtenances to be used on this project. Catalogue data shall include performance data, dimensional data, standard and optional features and appropriate testing agency labels. The shop drawings shall be legible and shall clearly indicate the equipment tag or mark, related specification section, optional features to be provided, and any deviations from the specifications or scheduled options noted in red or highlighted. Verification and equipment of dimensions, quantities, and construction means, methods, sequences or procedures shall be the sole responsibility of the Contractor.
2. All submittal data shall be 8-1/2"x11" and shall be bound together in a binder or under a report cover. The submittal sheet(s) for each piece of equipment shall include a blank area 3"x3", on the front, for review stamp and comments. If the catalog data sheet does not have an open area on this specification, provide a cover sheet for that piece of equipment with equipment tag and brief description for review and comment use.
3. legible submittals and incomplete submittals (lacking equipment designations, performance data, dimensional data, or indication of optional features) may be summarily rejected without review. Any delay in the construction schedule resulting from rejected submittals is the responsibility of the Contractor for failure to adhere to these specifications.

2.0 PRODUCTS

A. DESCRIPTION

- 1. All materials and equipment shall be new except those existing items indicated to be re-used. Any equipment or devices to be re-used shall be thoroughly cleaned and serviced to good working condition. All new equipment shall bear the label of the appropriate testing agency (UL, ETL, FM, CSA, AIA, ASTM, AMCA, PDI, CSF, etc.). Provide one (1) year parts and labor warranty on all new equipment, systems and components, including workmanship.
2. The products of particular manufacturers have been used as the basis of design. Any modifications required to the mechanical system, electrical system, building structure or fixtures due to the use of equipment other than the basis of design shall be coordinated with all trades and performed without additional cost to the contract.
3. All construction products installed within return air plenums shall be plenum rated materials with a maximum flame spread/smoke developed rating of 25/50/All material shall be new and shall bear the inspection label of Underwriter's Laboratories, Inc. (UL).

B. EQUIPMENT

- 1. Mechanical equipment shall be as indicated in the equipment schedule. Coordinate with electrical before ordering equipment requiring electrical connections. Equipment with motors shall be provided with built-in starters and disconnect switches, unless indicated otherwise on the drawings.
2. Air distribution devices shall be as indicated in the equipment schedule. Air distribution devices match existing device types where applicable. Coordinate mounting frames to match the surface in which the devices are installed. Coordinate finish and color with the architectural finish to be off-white baked enamel unless otherwise noted. All 24X18-in diffusers shall have 4-way adjustable throw, unless noted otherwise. Devices shall be manufactured by Titec or approved equivalent by Comex, J&K Register, Krueger, MetMEX, or Pitec, or an additional costs to the Owner.
3. DUCTWORK AND ACCESSORIES
1. All new supply and return air ductwork shall be G90 galvanized steel sheet, fabricated and installed in accordance with SMACNA pressure rating classification and code. Fiberglass duct board is prohibited. Ductwork shall be rectangular or round as indicated; round equipment may be substituted for rectangular only where specifically indicated or with prior approval. Sizes indicated on drawings are clear inside dimensions available for air flow (add liner thickness for sheet metal sizes). Ductwork shall be sealed to minimize leakage; maximum allowable leakage shall be 2 per cent. All joints shall be mechanically fastened and sealed, all seams shall be sealed, all outside leaks shall be resealed. Seals shall be water based only. Low pressure ductwork is that portion of the duct system downstream of the HVAC unit discharges, and shall be SMACNA Pressure Class 1" w.g.
2. Flexible duct may be used for final connections to air distribution devices. Flexible duct shall be UL1, 181 Class 1 air duct, rated for applicable duct system pressure classification service, with tear resistant, reinforced inner liner, spring steel wire helix, minimum 1-1/2" insulation and outer vapor barrier.
3. Flex duct connections to low pressure trunk duct shall be made with spin-in connections extractor scoop and adjustable, locking manual damper (provide conical spin-in connections where duct sizes allow). Provide scoop to round adapters or boots to connect to air device neck where required. Flex duct connections to terminal units, air distribution devices, duct tees, and spin-in fittings shall be secured with nylon/plastic tie straps or metal clamps, per SMACNA. Strap or clamp both the inner liner and the outer vapor barrier; seal vapor barrier original with foil faced duct tape with. Both the inner liner and the outer vapor barrier; seal vapor barrier original with foil faced duct tape with.
4. All supply air branch take-offs from low pressure trunk ducts shall be made with 45 degree corner and shall have balancing dampers with locking quadrant handle in branch duct. Air extractors or elbows with splitter dampers may be used as alternate branch take-off method.
5. All elbows shall be smooth radius with center line radius equal to 1.5 duct width or mitered with double thickness turning vanes.
6. Install fire dampers in all rated wall, floor, and sub-ceiling penetrations. Dampers shall match the rating of the assembly penetrated. Refer to architectural drawings for locations and ratings of all walls, partitions, and floors. Provide access doors in ductwork at each fire damper location, install on the most accessible side of the duct and wall. Coordinate with ceiling plans and other components in ceiling). Install smoke dampers in all duct penetrations through smoke rated walls. Where ducts penetrate walls that carry both fire and smoke ratings, the dampers installed shall be combination fire and smoke dampers. All fire dampers shall be UL, #555 labeled and installed per listing instructions, type "B" or "C" (with blades out of air stream) unless otherwise noted; and shall be "dynamic" rated for all ducted applications, "static" for all plenum (return air) applications.
7. If ceiling space allows, round steel ductwork may be substituted for unlined rectangular ductwork provided that it is sized for equivalent pressure loss to rectangular sizes indicated (if not specifically so noted, provide rectangular). Round branch duct and flex duct connections to round low pressure trunk ducts shall be made with factory or shop fabricated Tee or Yee fittings (field fabricated fittings are not acceptable) at takeoffs, and with adjustable, locking manual volume dampers in branch duct.

D. THERMAL INSULATION

- 1. All mechanical equipment and materials (ductwork, piping, valves, etc.) with cold (below 65 degrees) or warm (above 90 degrees) surfaces shall be insulated. All external insulation shall have a continuous vapor barrier. The use of staples for fastening insulation is prohibited and no fiberglass shall be exposed. All insulation products shall be plenum rated with a maximum flame spread/smoke developed rating of 25/50. All minimum thermal conductivity (k) listed below is measured at 75 degrees F mean temperature and expressed in terms of (Btu / hour, sq-ft, degree F per inch thickness of material).
2. Use all new supply and return air ducts as indicated on drawings and/or as described below. Duct liner shall be 1" thick, 3 lb./cu.ft. density fiberglass with a maximum thermal conductivity (k) of 0.24. Provide brick, fire retardant, neoprene coating on surface exposed to the air stream and treat with anti-microbial coating. In general, supply and return air ductwork shall be lined on air handling equipment (CRU) connections through the first horizontal elbow or through the first (1) 90 degree elbow, whichever is greater. Sizes indicated on drawings are clear inside dimensions available for air flow (add liner thicknesses for sheetmetal sizes).
3. All new unfired supply and return air ductwork shall be insulated. All outside air intake ductwork shall be insulated. Insulation shall be 2" thick, 1 pf fiberglass duct wrap insulation with a maximum thermal conductivity (k) of 0.27. Provide reinforced foil vapor barrier and foil faced tape seals. Repair all holes in vapor barrier with tape with no exposed fiberglass.
4. Exhaust ductwork need not be lined or insulated.
5. All portions of HVAC and Plumbing hot and cold fluid piping systems shall be insulated including valving, fittings, unions and flanges, and all piping system equipment, accessories and appurtenances. All valving and piping equipment shall be insulated with removable insulation packages, molded to the shape of the component, with all seams taped and sealed to make a continuous vapor barrier. Vapor barrier for piping insulation shall be sealed at all appurtenance penetrations with isobutyl mastic or isobutyl cementing compound.
6. All domestic cold and hot water piping shall be insulated with preformed fiberglass pipe insulation with a maximum thermal conductivity (k) of 0.26. Provide all-service jacket, built joints and adhesive tape strips, tape all joints and seams. As an alternate, preformed flexible closed cell elastomeric piping insulation systems (AP Armaflex or Armaflex 2000) with a maximum thermal conductivity (k) of 0.26 may be substituted, providing the thermal performance meets local energy codes. Alternate insulation shall have built joints with self-sealing adhesive tape strips, seal all joints with solvent adhesive and tape. Fittings shall be fabricated from mitered sections of preformed pipe insulation or Dexion preformed plastic fittings joined with butt type insulation inserts, tape and seal all joints and seams. Insulation thickness shall be 1/2" for cold water and 1" for hot water piping.
7. Insulate all piping below handicap accessible sinks per ADA requirements. Insulate P-traps, trap arm, angle stop valves, and risers with a packaged mated vinyl insulation kit, Handi-Land model 102W and 105W by Truetro, or approved equivalent. Provide factory preformed piping insulation kits as described or approved equivalent only. Other types of insulation systems: non-molded vinyl covered cloth with velcro or zip-up covers, field fabricated pipe insulation systems, and flexible strip-wrapping type insulation are not acceptable.
8. All sanitary/waste drainage piping above slabs receiving cold waste water (condensate drainage, sanitary waste, water cooler/drinking fountain waste, etc.) shall be insulated with 1-1/2" thick, 1 pf fiberglass bonded wrap insulation with reinforced foil vapor barrier and foil faced tape seals. Preformed piping insulation systems as described for domestic hot and cold water piping may be substituted. Insulate all portions of drain system piping receiving undiluted cold waste water to connection with main drain lines including: drain body, tailpiece connections, traps, and trap arms. Insulate all horizontal storm water piping similarly. Insulate and feet trap in unconditioned areas.
9. All condensate drainage piping shall be insulated with 1/2" thick preformed, foamed plastic tubing, plenum rated pipe insulation, Armaflex type FR or approved equivalent, with a maximum thermal conductivity (k) of 0.26.

E. HVAC PIPING

- 1. All condensate drainage piping shall be insulated with 1/2" thick preformed, foamed plastic tubing, plenum rated pipe insulation, Armaflex type FR or approved equivalent, with a maximum thermal conductivity (k) of 0.26.
2. F. PLUMBING PIPING
1. All domestic water (CW & HW) piping shall be type "L" seamless copper tubing with wrought fittings and sweated joints with 95/5 tin/antimony solder.
2. All waste and vent (DWV) piping above ground shall be No-Hub cast iron with CSF1 301 fittings and couplings. Underground waste piping shall be DWV PVC with solvent weld joints and fittings. Slope piping and provide cleanouts per minimum code requirements.
3. All supply angle stop valves shall be chrome plated brass body, wheel handle, and neoprene pack. Provide angle stop valves of CR or BR BR supply connections of all fixtures (instantaneous type water heaters, sinks and lavatories, etc.) with flexible risers, and of all appliances (dishwashers, ice makers, coffee makers, vending machines, etc.)
4. All shut-off valves shall be ball valves with bronze body, chrome plated brass ball, and Teflon seat and packing; or Milwaukee "Ballstar" with bronze body, stainless steel disk, and Viton disk seat. Provide shut-off valves and unions at all equipment connections (storage type water heaters, pumps, etc.)

3.0 PRODUCTS

A. DESCRIPTION

- 1. Install all equipment and materials in accordance with applicable codes, SMACNA, Manufacturer's recommendations and these documents. Should conflicts arise, the more stringent requirement shall govern.
2. Any damage to structure or finishes resulting from the installation of any equipment specified under this division shall be repaired to match surrounding areas. Coordinate all cutting and patching with other trades.
3. Clean all equipment and touch up any marks or scratches before beneficial occupancy.
4. Provide for each new piece of mechanical equipment a permanent label (metal, bakelite, plastic, or equivalent) with the equipment name/tag/mark permanently embossed into the label. Mount label on unit, permanently affixed to unit, located adjacent to nameplate or adjacent to access door if nameplate is mounted within unit. Label shall indicate equipment tag, tenant name, and floor.
5. Provide for each new and existing device controlling mechanical equipment (thermostat, sensor, switch, rheostat, timer, etc.) a permanent label (metal, bakelite, plastic, or equivalent) with the controlled equipment name/tag/mark permanently embossed into the label. Mount label permanently affixed to device cover (or on inside of hinged covers) and located so as not to block device operation or instructions.
6. TEST AND BALANCE
1. Test and balance shall be performed by a NEBB or AMEC licensed agency only. Provide a minimum of 5 original bound copies of a complete, typewritten test and balance reports for review upon project completion. Test and balance all equipment of air distribution devices to capacities indicated. Adjust drives as required. Report condition and operation of all controls and controlled devices.
2. Test all equipment controls for proper response to all applicable operation sequences: cooling, heating, economizer, and ventilation/exhaust cycles; normal, after hours, night setback, morning warm-up/cool down, and emergency modes.
3. Balance air system components to within +/-5% or +/-0.5% of design quantities indicated. Measure and record entering, leaving, and operating characteristics of all equipment for comparison with design quantities scheduled. Measurements/recordings may include, but are not limited to, the following: entering and leaving temperatures, pressures, velocities, and flow rates for all fluids (air, water, refrigerant, etc.); all electrical operating characteristics (volts, amps, watts); unit model numbers, component sizes, and operating speeds (both motor and driven equipment rpm's).
4. Where initial measurements indicate equipment to be operating at conditions significantly different from scheduled capacities (greater than +/-5% or +/-0.5%), measure at entering, leaving, and operating conditions for diagnostic purposes; note any discrepancies between design requirements and installed conditions; and report same to the architect/engineer in writing on soon as possible.
5. Recalculate controls in areas associated with this work to insure proper operation. Adjust cooling setpoints to 74 degrees F and heating setpoints to 72 degrees F.
6. Balance all new air handling equipment (fan coil units and fans) serving space under this contract. Balance to the total of the air quantities of the air distribution devices served, or where air quantities are not indicated, to the total air quantities for the unit as scheduled in these specifications. Reports shall include both design and measured/balanced air flows for each air device, as well as subtotals for each zone served and totals for each piece of air handling equipment.
7. Balance all air distribution devices (diffusers, registers and grilles) to the air quantities indicated on the drawings. Balance all new and existing ceiling diffusers and rebalance all existing perimeter slot diffusers. Balance outside air to quantities indicated.

C. EQUIPMENT AND MATERIAL INSTALLATION

- 1. Mechanical equipment shall be as indicated in the equipment schedule or approved equivalent, and installed per the manufacturer's recommendations. Coordinate with Division 16, Electrical, before ordering equipment requiring electrical connections; coordinate quantity, size, and type of connection(s) and recurrent protection; and disconnect(s), and starter(s) requirements. Do not support disconnect switches over unit nameplates. All electrical work shall be done in conformance with these specifications, Division 16 specifications, the National Electric Code, and local codes. Where conflicting requirements may occur, the more stringent shall govern.
2. Support all ductwork, piping and equipment from structure. Do not support from other ductwork, piping, conduit, etc. Support all ductwork with hangers and supports per SMACNA. Support all piping with hangers, supports, anchors and guides per ANSI Code for pressure piping, ANSI B31.1 with addenda 311.04-69. Sizing and spacing of hangers shall be per these standards, unless otherwise noted. "C" clamps shall not be used unless back welded or strapped to structural steel members.
3. Insulation shall be continuous at all wall and floor penetrations (except at fire dampers) and at hanger supports. Hanger supports for insulated piping shall be outside insulation; provide insulated inserts and sleeves at hangers. Insulation vapor barrier shall be sealed at all joints and seams, and of penetrations by appurtenances (dampers rods, valve stems, etc.). Repair insulation of existing ductwork which has been reworked. Tears and punctures of vapor barrier shall be repaired and sealed. All piping and ductwork pressure testing shall be performed before insulation is applied.
4. Provide sleeves, clamps for piping at all wall and floor penetrations, and fire proofing at all rated wall and floor penetrations. Provide escutcheon plates at all visible wall and ceiling penetrations.
5. Locate new equipment away from walls to structure and rated walls as necessary to provide required clearances for proper operation, maintenance and inspection.
6. Install all new ductwork as high as possible, tight to structure above. Transition ductwork flat on top to maintain minimum bottom of duct elevation. Install all piping above ceiling as high as possible, with sloped piping as high as possible, using any existing ductwork and piping as required to avoid conflict with new ceiling features and new light fixtures, field verify height of existing mechanical work.
7. Flexible duct runouts to diffusers shall be sized to match the device neck, unless otherwise noted. Maximum low pressure flex. duct length is 8 ft., provide round galv. steel duct runouts to maintain maximum 8 ft. flex length. Do not install flex duct through walls to structure, install only hard round steel ductwork through non-rated walls to structure (provide F/D's at rated wall penetrations). Flexible duct runouts to diffusers shall be adequately supported and installed free of kinks and snags. Flex duct connections to low pressure trunk duct shall be made with spin-in connections, new spin-in connections shall not be made within 8 ft. of any terminal air outlet or within 2.5 ft. on centers. Provide square to round adapters or boots to connect to air device neck where required.
8. Locate diffusers and return air grilles as close as possible to positions indicated on drawings and as required to avoid conflict with new light fixtures and other ceiling mounted devices. Adjust length of duct connection to diffusers to the minimum length required to provide smooth, long radius bend connections, free of kinks and snags, and without unnecessary length or bends. Reduce length of connection by removing excess flex duct and reconnecting. Extend connections by adding necessary length of insulated, hard round steel duct at trunk duct top and reconnecting existing flex duct to end.
9. Mount new thermostats/sensors of locations indicated on drawings. 1' flat mounting heights shall be per ADA requirements unless noted otherwise on drawings for different wall mounting heights or ceiling mounting. Mount T-stat's at 6' 4" for full (size) wheelchair access locations and at 4' 4" for front facing access only. Locate ceiling mounted thermostats out of throw of nearby air distribution devices. T-stat's mounted on RAG's shall be mounted on the bottom of the grille (within the room served) unless otherwise noted. Locate thermostats above light switches where shown in the immediate vicinity of switches. Do not locate thermostats in the same wall stud space as dimmers and rheostats. Verify exact location of thermostats with architect (refer to Architectural floor plans and furniture plans and Electrical Lighting plans for coordination).
10. All 24X18 in-diffusers shall have 4-way adjustable throw, unless noted otherwise. Adjust all diffusers in corridors or within 3 feet of a wall to provide 2-way or 3-way blow away from or parallel to walls.
11. Portions of ductwork visible through air distribution devices in finished areas shall be painted flat black.
12. Provide access panels in non-accessible ceilings and in walls to structure to allow adequate room for maintenance of equipment and balancing of system. Access panels shall maintain the fire rating of the wall or ceiling where required. See Architectural drawings.
13. Condensate drain lines shall be sized to match unit connection size (3/4" minimum) and as noted on plans, shall be trapped at the unit with a minimum 2" deep water seal, and shall be routed with a minimum slope of 1/8" per foot. Drain lines shall be terminated turned down above hub drains or floor drains on building interior; or roof drains, splash blocks or dry wells/french drains on building exterior; exterior drains may be routed down in walls and below counters and terminated at the tailpiece of any sink or lavatory, should such connection be available (coordinate with Plumbing). At the Contractor's option, or where minimum slope cannot be maintained from the coil to the termination point, condensate drain pumps may be provided. Discharge from pump immediately to a high point and slope down to drain termination point. The Contractor shall be responsible for coordinating all requirements for drain pump installation (electrical controls, drain termination, code compliance for ceiling plenum installations, etc.)
14. Provide ionization type smoke detector in the supply duct of all air handling equipment with air delivery capacities of 2000 CFM or above to shut down the unit upon detection of smoke.
15. Equipment mounted above ceiling shall be suspended from structure above with all-thread hanger rods, sized per equipment weight requirements. Provide combination spring/neoprene vibration isolators for equipment with moving parts (fans, compressors, etc.). Equipment supports (angles, channels, etc.) shall extend sufficiently past footprint of equipment to allow for installation of vibration isolators above supports and within equipment hangers. Locate equipment to provide adequate room from structure, walls above ceiling, and ceiling features to allow for maintenance of equipment and balancing of system. Provide auxiliary drain pan beneath entire unit for water storing equipment (water heaters) and equipment with cooling coils.
16. Flush all roof and exterior wall penetrations and seal water-tight. Provide well sleeves for all wall penetrations.
17. Route equipment and piping system auxiliary drains (aux. drain pans, T&P reliefs, etc.) to building sanitary drainage system and terminate via indirect connection with air gap. Route auxiliary drains from cooling coil aux. drain pans to an adjacent corner ceiling (not over any furniture, equipment, or occupied area) or over a sink, and terminate with and escutcheon plate at the ceiling.
18. All piping below handicap accessible sinks shall be insulated and installed as high as possible and as far back as possible to provide minimum wheelchair access, per ADA requirements.
19. Clean and sanitize all domestic (potable) water piping systems per Code requirements after completed installation and before any potable use. The following shall be performed at a minimum: Clean debris from piping before final connections are made. Pressure test the completed piping system. Flush the piping system with a cleaning and sanitizing agent. Completely flush the piping system with clean water to remove all traces of debris and cleaning agents. Flush the piping system with a sanitizing agent. Completely flush the piping system with clean water to remove all traces of sanitizing agent. Fill the piping system with clean water.
20. All waste and vent (DWV) piping 3" and above shall be sloped at 1/8" per foot minimum, piping 2-1/2" and smaller shall be sloped at 1/4" per foot minimum. Provide cleanouts at all changes in direction. Provide additional cleanouts in all DWV piping at maximum 75 ft. intervals for 4" piping and above, and at maximum 50 ft. intervals for 3" piping and smaller.
21. All equipment suspended from roof structure shall be mounted on structural steel supports frame (channels or angles) bolted to supports and to equipment at each equipment support point (min. two points each on a min. two frame members). Support frames shall be supported by bolted all-thread rods from the sized frame members welded or positively bolted to a minimum of two roof frame members above. Support framing system shall be sized to support 200 percent of the total distributed equipment weight, frame members and all-thread rods shall be sized to support 200 percent of their respective post load weights.
22. Provide pipe supports at all piping changes in direction and at maximum center distances per ANSI Code for pressure piping, with sizing and spacing of hangers per these standards, unless otherwise noted. Mount piping on hangers within 12" of roof support structure above or provide seismic bracing for longer hanger lengths. Support ground piping on trapeze type channel supports with two hanger rods, anchored to structure above, or rod type channels, supported from floor or grade below with two pipe stands and two pipes bolted to floor; clamp piping to supports. Support individual pipes from above with cable, adjustable, or adjustable rod type hangers with hanger rods anchored to structure above, or from wall with wall brackets. Provide riser stops at floor penetrations and floor piping. Vertical riser stops shall be rocket on walls, resiliently mounted to walls with "Unistrut" wall brackets and "Unistrut" clamping, or equivalent. Hanger rods shall be anchored to structure above with concrete anchors, beam clamps, or "C" clamps back welded or strapped to steel structure. Hangers shall not support insulated piping directly from pipe and shall not crush the insulation system. Hangers shall be mounted outside the insulation with Foam-Cos inserts at all support points. Provide 18 ga. sheet metal saddles of all insulated piping hangers, saddles shall have width equal to 1/2 the pipe circumference and length equal to 4 times the insulation outer diameter. Galvanized pipe support hangers or other metals subjected to galvanic corrosion are prohibited.

4.0 HVAC EQUIPMENT SCHEDULE

A. CEILING MOUNTED EXHAUST FANS

- 1. Direct drive, with ceiling grille and backdraft damper, 120 Volt / 1 phase. Discharges from toilet exhaust fans shall be ducted to the building exterior as shown on plans. Penn or approved equivalent as manufactured by ACME, Cook or Greenick.

B. PACKAGED ROOF TOP SYSTEM GAS HEATING/ELECTRIC COOLING UNITS

- 1. Package, single zone roof top units of the size and capacities show on the drawings
2. Unit shall be compliant with ASHRAE 90.1, 2004
3. Manufacturers: Carrier (No Substitutions Allowed)
4. Mount units on the full perimeter roof curb that the manufacturer furnishes with the unit. The unit shall include weatherproof housing, air cooled condensate and air refrigeration system, coil section, gas heating section, filters, and all operating and safety controls.
5. The compressor shall be internally isolated from vibration, and the fan motors shall be resiliently mounted.
6. The unit shall be factory wired, charged, and tested to be ARI certified. It shall be furnished with a non-fused disconnect switch, short circuit fuse protection of all internal electrical components, and all necessary motor starters, contractors, and overcurrent protection.
7. Units shall be equipped with economizers, parallel blade, gear driven.
8. Units shall be equipped with powered exhaust.
9. Compressors shall be warranted against failure for a period of 5 years. It shall have a timer lock-out to prevent short cycling.
10. Access doors shall have vinyl or neoprene gaskets. The exterior cabinet shall be phylagized and coated with baked-on enamel paint. The unit cabinet shall be completely insulated with neoprene coated glass fiber a minimum of 1" thick that is secured with adhesive and mechanical fasteners.
11. Evaporator and condenser coils shall be copper tube and extended surface aluminum fins.

C. GAS UNIT HEATER

- 1. Gas forced air unit heater, UL Listed, with the following features: heavy duty galvanized steel cabinet with mounting bracket and dust shield, power vented adjustable discharge louvers for horizontal and downward angled throw, fully enclosed motor and propeller type fan, totally enclosed corrosion resistant heat exchanger, integral circuit breakers, disconnected switch by Div. 15, thermal cut-out. Contractor shall provide a fixed thermostat mounted to metal bracket 4" below the unit heater. Set point set to 65 deg. F.

D. SPLIT SYSTEM (HEMER USED)

- 1. All refrigerant suction piping shall be insulated with 3/4" thick preformed, foamed plastic tubing, plenum rated pipe insulation, Armaflex type FR or approved equivalent, with a maximum thermal conductivity (k) of 0.26. All exterior refrigerant piping insulation shall be coated with a UV resistant, weather proof paint.
2. All refrigerant (R22 or R410A) piping shall be type "N" or type "ADB" hard drawn copper with enough fittings and brazed joints, "Sills" or equivalent. Provide charging valve for each system or independent circuit and shut-off valves at all unit connections for servicing of equipment without loss of refrigerant. Refrigerant piping shall be sized per the equipment manufacturer's recommendations for the specific applications and installation. Provide line traps and double risers as required per the manufacturer's recommendations.
3. Refrigerant lines shall be sized per the equipment manufacturer's recommendations to meet the capacity requirements for the actual conditions of this specific installation (upsize from standard line sizing where required to maintain minimum capacities scheduled for equipment). Provide any special piping requirements (traps, double risers, valving, controls, options and accessories, etc.) as well as required refrigerant quantities per the manufacturer's recommendations. Install piping per standard practices for refrigerant piping construction and mounting, per the equipment manufacturer's recommendations, and per local codes. Clean all debris from piping before final connections are made. Pressure test the completed piping system. Evacuate refrigerant piping system, purge system with dry nitrogen, evacuate system again, and charge system per manufacturer's recommendations with appropriate amount of refrigerant. Where existing systems are being reworked, new refrigerant shall match existing system type, unless specifically noted otherwise. No existing or new refrigerant shall be allowed to be vented to atmosphere. Refrigerant piping mechanics shall be certified and contractor shall be licensed as authorized agents for storage, handling, and disposal of refrigerants.
4. Provide equipment pad for all equipment mounted on grade. Pads for 7.5-20 split system condensing units (CU's) shall be concrete with steel rebar and wire mesh reinforcement, 4" thick and full size of equipment footprint. Pads for split system condensing units may be substituted with 4" thick light weight concrete precast/poured pads with wire mesh reinforcement and plastic coated exterior. Mount level where indicated on plans. Crown top of pads with 1/8" per slope from center to edges for water runoff.

5.0 HVAC CONTROLS

- A. CEILING MOUNTED EXHAUST FANS
1. E's shall be interlocked with the toilet room lights to run when ever the light(s) are on.
B. PACKAGED ROOF TOP SYSTEM GAS HEATING/ELECTRIC COOLING UNITS
1. HVAC Control by Viconics 7-day programmable thermostat with remote temperature sensor. Output signal wiring for monitoring purposes are tied into the Energy Management System system by the BMS controls contractor.

6.0 AIR DISTRIBUTION DEVICES

- A. CEILING DIFFUSERS (CO's)
1. Louvered face square steel ceiling diffuser, 4-way throw, removable core, opposed blade damper, round neck, 18"x18" module size with 24"x24" panel and border for mounting in 2x2 or 24" T-bar grid lay-in ceiling. Thus TDC or approved equivalent.
2. 2X2 GRILLE SIZES: Except where noted otherwise on plans, CO's shall be sized per the following: 6" diam.- up to 125 cfm; 8" diam.- 130 to 250 cfm; 10" diam.- 255 to 350 cfm; 12" diam.- 350 to 450 cfm; 14" diam.- 455 to 550 cfm; 16" diam.- 555 to 700 cfm.
B. CEILING DIFFUSERS (CO's)
1. Perforated face square steel ceiling diffuser, 4-way throw, removable core, opposed blade damper, round neck, 12"x12" module size with 12"x12" panel and border for mounting in gyp ceiling. Thus PMS or approved equivalent.
2. 1X1 GRILLE SIZES: Except where noted otherwise on plans, CO's shall be sized per the following: 6" diam.- up to 125 cfm; 8" diam.- 130 to 250 cfm; 10" diam.- 255 to 350 cfm; 12" diam.- 355 to 450 cfm; 14" diam.- 455 to 550 cfm; 16" diam.- 555 to 700 cfm.
C. RETURN AIR GRILLES (RAG's)
1. Perforated face grille with 1/2" x 1/2" x 1/2" aluminum grid core, 24" x 24" frame and border for mounting in 2x2 or 24" T-bar grid lay-in ceiling. Thus PMR or approved equivalent. Provide 12" high lined plenum on top with round neck for flex duct connection.
2. Except where noted otherwise on plans, RAG's shall be sized per the following: 6" diam.- up to 100 cfm; 8" diam.- 105 to 200 cfm; 10" diam.- 205 to 300 cfm; 12" diam.- 305 to 400 cfm; 14" diam.- 405 to 500 cfm; 16" diam.- 505 to 600 cfm.
D. RETURN AIR GRILLES (RAG's)
1. Perforated face grille with 1/2" x 1/2" x 1/2" aluminum grid core, 12" x 12" frame and border for mounting in Gyp ceiling. Thus PMR or approved equivalent. Provide 12" high lined plenum on top with round neck for flex duct connection.
2. Except where noted otherwise on plans, RAG's shall be sized per the following: 6" diam.- up to 100 cfm; 8" diam.- 105 to 200 cfm; 10" diam.- 205 to 300 cfm; 12" diam.- 305 to 400 cfm; 14" diam.- 405 to 500 cfm; 16" diam.- 505 to 600 cfm.

C. LOUVERS

- 1. New 4" deep high performance stationary louver, size as indicated, with 18 ga. roll formed galvanized steel, drainable blades and 1/2" mesh screen; maximum 0.07" WC pressure drop and zero water penetration at 750 fpm or velocity, Ruskin model 13750, or approved equivalent.
2. BACKDRAFT DAMPERS (BDD's)
1. All dampers shall be counter-balanced with adjustable counterweights.

PROJECT TEAM

ARCHITECT: ARCHITECTURAL DESIGN GUID



2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

MEP ENGINEER: ARCHITECTURAL DESIGN GUID

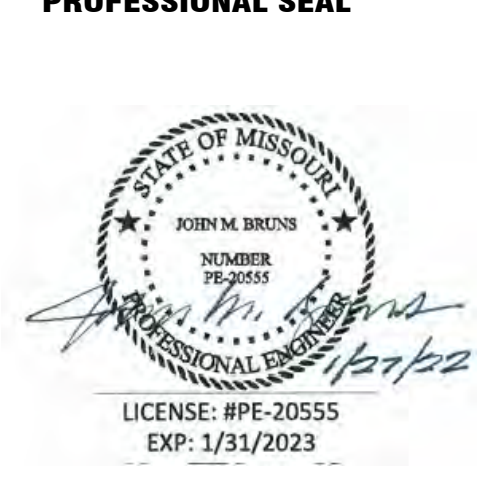


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ISSUE/REVISION RECORD

Table with columns: DATE, DESCRIPTION. Row 1: 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



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PROJECT NAME & ADDRESS

AARON'S C1526 HAZELWOOD, MO RELOCATION

13929 NEW HILLS FERRY ROAD FLORESSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

MECHANICAL SPECIFICATIONS

SHEET NUMBER

M001

GENERAL NOTES (THIS SHEET ONLY)

- UNLESS NOTED OTHERWISE ALL MECHANICAL EQUIPMENT, AIR DEVICES, DUCT WORK, AND APPURTENANCES ARE EXISTING TO REMAIN. REFER TO ARCHITECTURAL DEMO PLANS FOR ADDITIONAL INFORMATION.
- ALL EXISTING HVAC EQUIPMENT TO REMAIN SHALL BE CLEANED, INSPECTED, AND REPAIRED AS NEEDED TO ENSURE PROPER FUNCTIONALITY BY CONTRACTOR.
- ALL EXISTING MECHANICAL EQUIPMENT, AIR DEVICES, DUCT WORK, AND APPURTENANCES ARE NOT NECESSARILY SHOWN ON THESE PLANS. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO SUBMITTING BID.

TITUS AIR DISTRIBUTION DEVICES (OR APPROVED EQUAL)

NOTES: 1. CATALOG NUMBERS REFER TO TITUS AIR DEVICES. SEE PLANS FOR DUCT NECK SIZES.
 2. DIFFUSERS SHALL BE 4-WAY UNLESS OTHERWISE NOTED. 1, 2, AND 3-WAY INDICATED BY DIRECTIONAL ARROWS ON DRAWINGS.
 3. DAMPERS SHALL BE OPERABLE FROM FACE.
 A YOUNG'S REGULATOR WITH REMOTE SWITCH
 C BUTTERFLY (BDS)
 4. TRANSFER GRILLS SHALL BE TITUS 355RL SIZE PER PLANS. PAINT TO MATCH WALL.

5. FINISH
 "B" GOLDEN SAND
 "C" BAKED WHITE ENAMEL FINISH STANDARD
 "D" ANODIZED
 "A" YOUNG'S REGULATOR WITH REMOTE SWITCH
 6. BORDER STYLE
 "A" SURFACE MOUNTING
 "B" LAY-IN MOUNTING
 "C" LAY-IN PLASTER FRAME

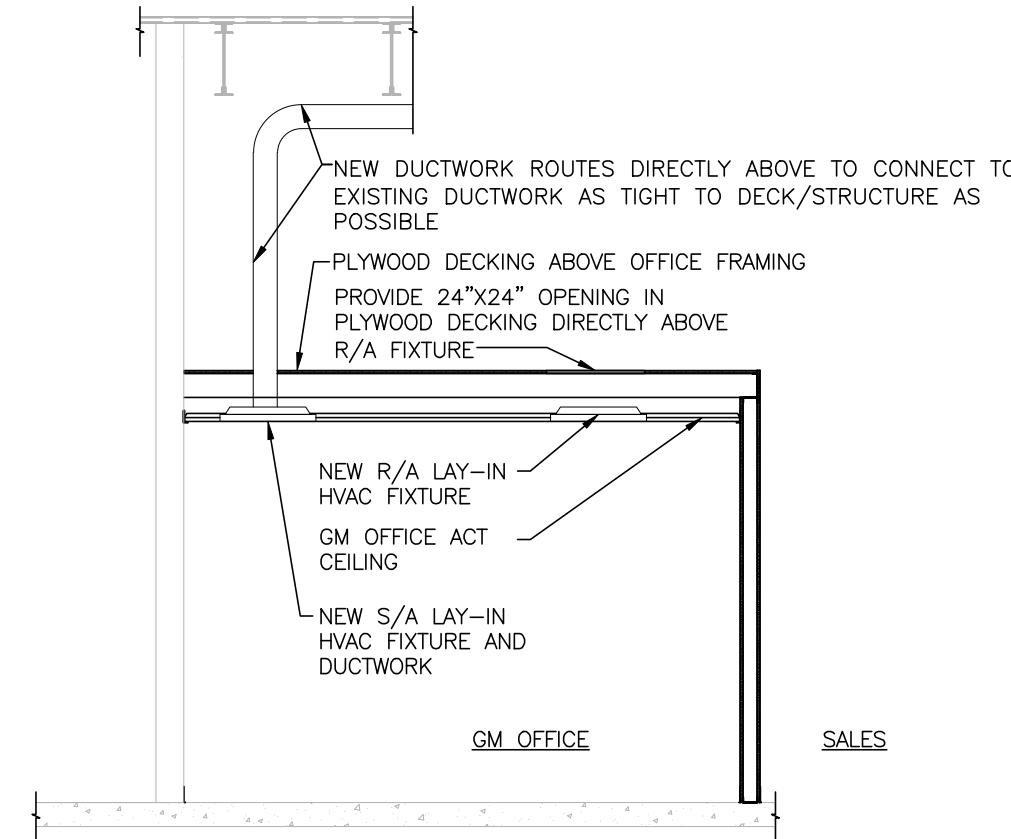
SYMBOL	CATALOG #	SIZE		MOUNTING		MATERIAL		FINISH	ACCESSORIES			BORDER STYLE	REMARKS	
		MOD.	NECK	SIDE WALL	CER. REG.	DUCT	FLOOR		STEEL	ALUM.	DPR.			EQUAL GRID
A	IDC	24"x24"	SEE PLAN					"C"	"C"				"B"	
B	PAS	12"x12"	SEE PLAN					"C"	"C"				"A"	
C	PAR	24"x24"	SEE PLAN					"C"	"C"				"B"	

AIR CURTAIN SCHEDULE

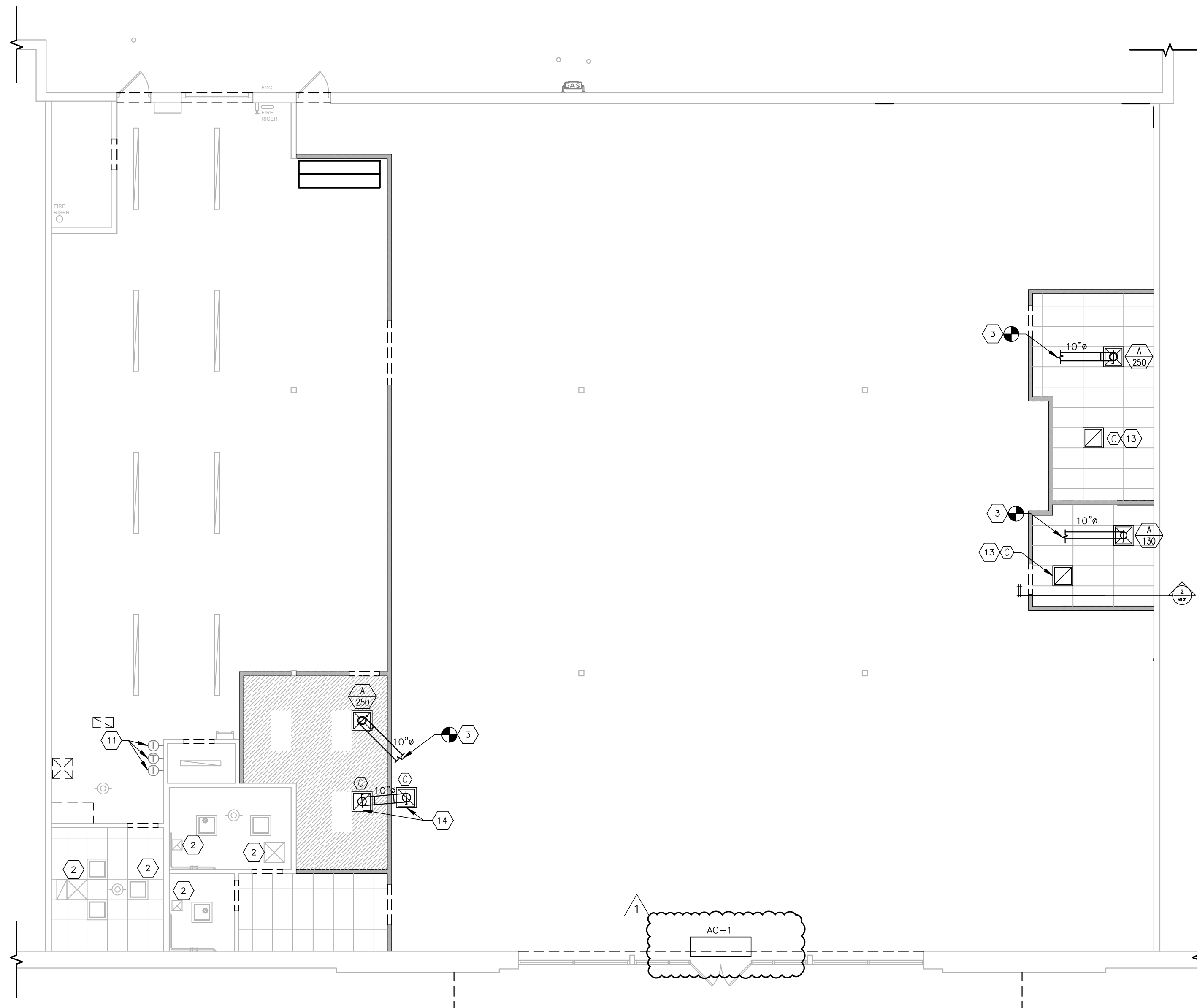
SYMBOL	LOCATION	MANUFACT. MODEL #	AIR FLOW (CFM)	MOTOR (HP)	RPM	HEAT (MBH)	VOLTS/PHASE	NOTES
AC-1	SALES	BERNER AE08-E-1072EX-112	1978	1/5	900	68.3	208V/3Ø	CONTROLLED BY AUTOMATED DOORS

KEYED NOTES (APPLIES TO THIS DRAWING ONLY)

- EXISTING RTU AND BUST-DROPS TO REMAIN. EXISTING UNIT COILS TO BE CLEANED.
- EXISTING AIR DEVICE TO REMAIN. RE-BALANCE AS INDICATED.
- CONNECT NEW SUPPLY DUCTWORK TO EXISTING
- CONNECT NEW RETURN DUCTWORK TO EXISTING
- DEMOLISH EXISTING DUCTWORK AND AIR DEVICES:
- GAP EXISTING DUCTWORK
- PROVIDE MOTORIZED DAMPER, INTERLOCK WITH THERMOSTAT
- EXISTING UNIT HEATER TO REMAIN. RE-INSTALL OR REPLACE THERMOSTAT AS REQUIRED.
- NEW CEILING MOUNTED EXHAUST FAN WITH INTEGRAL BACKDRAFT DAMPER
- CONNECT NEW EXHAUST FANS TO EXISTING EXHAUST DUCT. FIELD VERIFY EXACT LOCATION AND SIZE.
- EXISTING RTU THERMOSTAT TO REMAIN
- ROUTE GM OFFICE DUCTWORK THROUGH SOFFIT FRAMING ABOVE CEILING. SEE ARCHITECTURAL SHEETS. COORDINATE DUCT ROUTING WITH ROUGH FRAMING.
- NEW RETURN GRILLE TO BE INSTALLED AS SHOWN. GRILLE TO ALLOW AIR TO TRANSFER TO SALES JOIST SPACE.
- NEW RETURN GRILLE TO BE INSTALLED.



2 GM OFFICE SECTION
 M101 SCALE: N.T.S.



1 MECHANICAL FLOOR PLAN
 M101 SCALE: 1/8" = 1' 0"

HVAC LEGEND & ABBREVIATIONS

SYMBOL	DESCRIPTION	ABBREVIATIONS
RTU	ROOFTOP UNIT	
EDH	ELECTRIC DUCT HEATER	
EF	FAN	
MAU	MAKEUP AIR UNIT	
UH	UNIT HEATER	
☒	CEILING SUPPLY DIFFUSER	
☒	CEILING RETURN GRILLE	
☒	FLEXDUCT CONNECTION	
☒	SPIN-IN WITH VOLUME DAMPER	
☒	ADJUSTABLE AIR EXTRACTOR	
☒	SQUARE-TO-ROUND TRANSITION	
☒	ELBOW WITH TURNING VANES	
☒	SPLITTER DAMPER	
☒	EXHAUST FAN	
Ⓢ	THERMOSTAT	
Ⓢ	TEMPERATURE SENSOR	
☒	SPIN-IN W/MVD	
☒	DIFFUSER TYPE/CFM	
☒	RETURN GRILLE	
☒	CARBON DIOXIDE SENSOR	
☒	SMOKE DETECTOR	
☒	BRAKE HORSEPOWER	BHP
☒	BOTTOM OF DUCT	BOD
☒	BRITISH THERMAL UNIT	BTU
☒	DRY BULB	DB
☒	ENERGY EFFICIENCY RATING	EER
☒	BACKDRAFT DAMPER	BDD
☒	ENTERING AIR TEMPERATURE	EAT
☒	EXTERNAL STATIC PRESSURE	ESP
☒	FIRE DAMPER	FD
☒	HORSEPOWER	HP
☒	INCHES WATER COLUMN	IN WC
☒	KILOWATT	KW
☒	LEAVING AIR TEMPERATURE	LAT
☒	THOUSAND BTU/HR	MBH
☒	OUTSIDE AIR	OA
☒	RETURN AIR	RA
☒	SUPPLY AIR	SA
☒	SEASONAL EFFICIENCY RATING	SEER
☒	UNDERCUT DOOR 1"	UC
☒	WALL LOUVER	WL
☒	WET BULB	WB

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ISSUE/REVISION RECORD

DATE	DESCRIPTION
01.27.2022	PERMIT SET
3.04.2022	REVISION 1

PROFESSIONAL SEAL

LICENSE: #PE-20555
 EXP: 1/31/2023

Aaron's
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 ATLANTA, GEORGIA 30339
 PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS
AARON'S C1526
HAZELWOOD, MO
RELOCATION

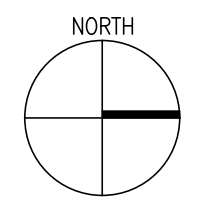
13929 NEW HALLS FERRY ROAD
 FLOIRISSANT, MO, 63033

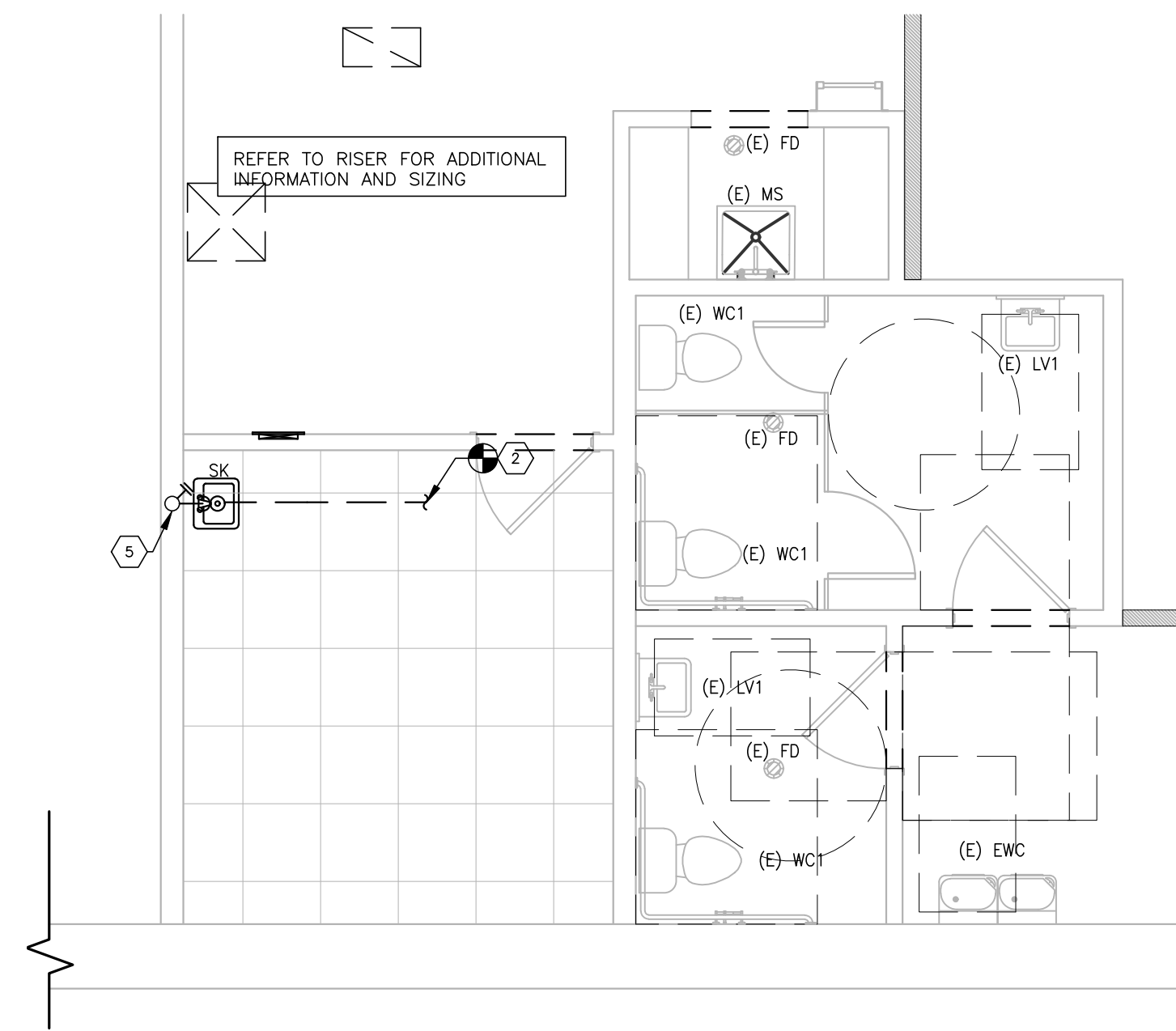
PROJECT NUMBER:
 2021.0567.00

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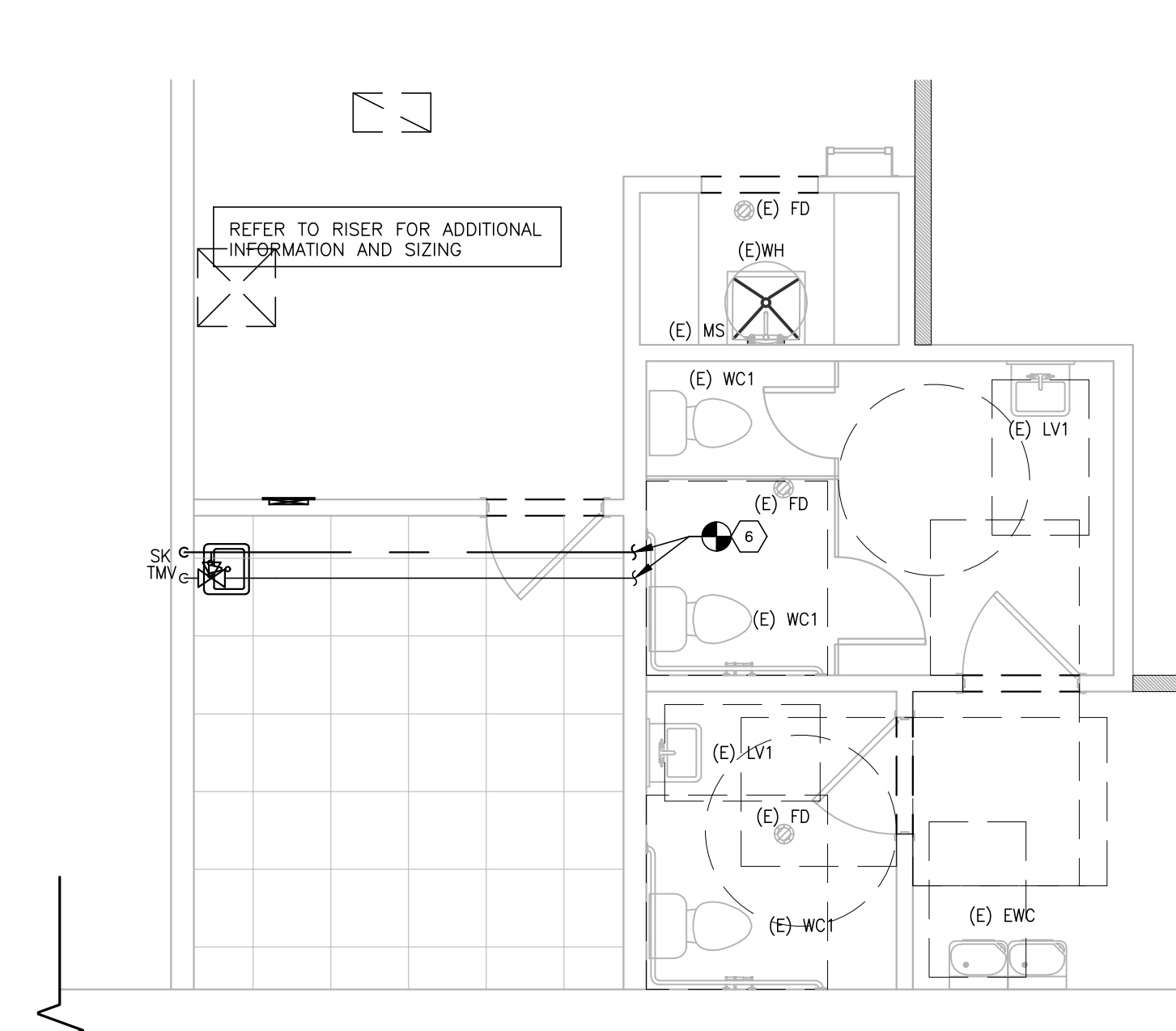
MECHANICAL FLOOR PLAN

SHEET NUMBER
M101

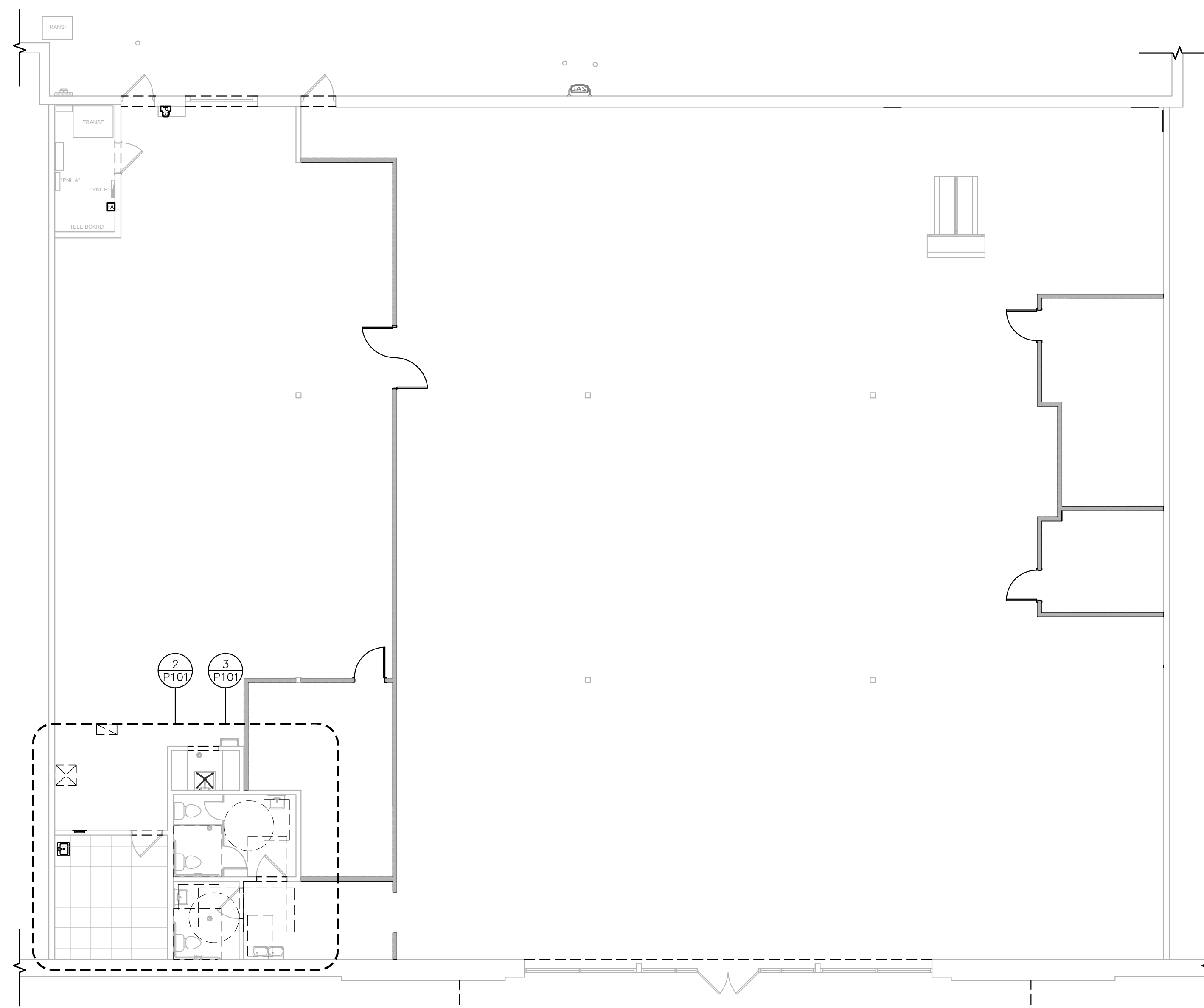




3 SANITARY AND VENT ENLARGED PLAN
 P101 SCALE: 1/4" = 1' 0"



2 WATER ENLARGED PLAN
 P101 SCALE: 1/4" = 1' 0"



1 PLUMBING FLOOR PLAN
 P101 SCALE: 1/8" = 1' 0"

GENERAL NOTES (THIS SHEET ONLY)

A. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND ADJUST AS REQUIRED PRIOR TO SUBMITTING BID.

KEYED NOTES (APPLIES TO THIS DRAWING ONLY)

1. EXTEND NEW 1-1/2" CW FROM EXISTING WATER METER; ROUTE ABOVE CEILING AS SHOWN. DO NOT ROUTE OVER ELECTRICAL PANELS, TRANSFORMERS, ETC.
2. CONNECT NEW 2" SANITARY TO EXISTING SANITARY SEWER LINE BELOW GRADE. FIELD VERIFY EXACT SIZE AND LOCATION, MINIMUM 2".
3. CONNECT NEW 3" SANITARY TO EXISTING SANITARY SEWER LINE BELOW GRADE. FIELD VERIFY EXACT SIZE AND LOCATION, MINIMUM 3".
4. CONNECT NEW 4" SANITARY TO EXISTING SANITARY SEWER LINE BELOW GRADE. FIELD VERIFY EXACT SIZE AND LOCATION, MINIMUM 4".
5. CONNECT TO EXISTING 3" VTR ABOVE EXISTING RESTROOMS. FIELD VERIFY EXACT SIZE AND LOCATION.
6. NEW WATER LINES TO RUN ABOVE CEILING AS SHOWN. CONNECT TO NEAREST EXISTING LINE. FIELD VERIFY LOCATION OF EXISTING LINES.

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DATE DESCRIPTION
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PROFESSIONAL SEAL



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 HAZELWOOD, MO
 RELOCATION**

13829 NEW HALLS FERRY ROAD
 FLORISSANT, MO, 63032

PROJECT NUMBER:
 2021.0567.00

SHEET TITLE

**PLUMBING
 FLOOR PLANS**

SHEET NUMBER

P101

GENERAL NOTES
(APPLIES TO ALL ELECTRICAL DRAWINGS)

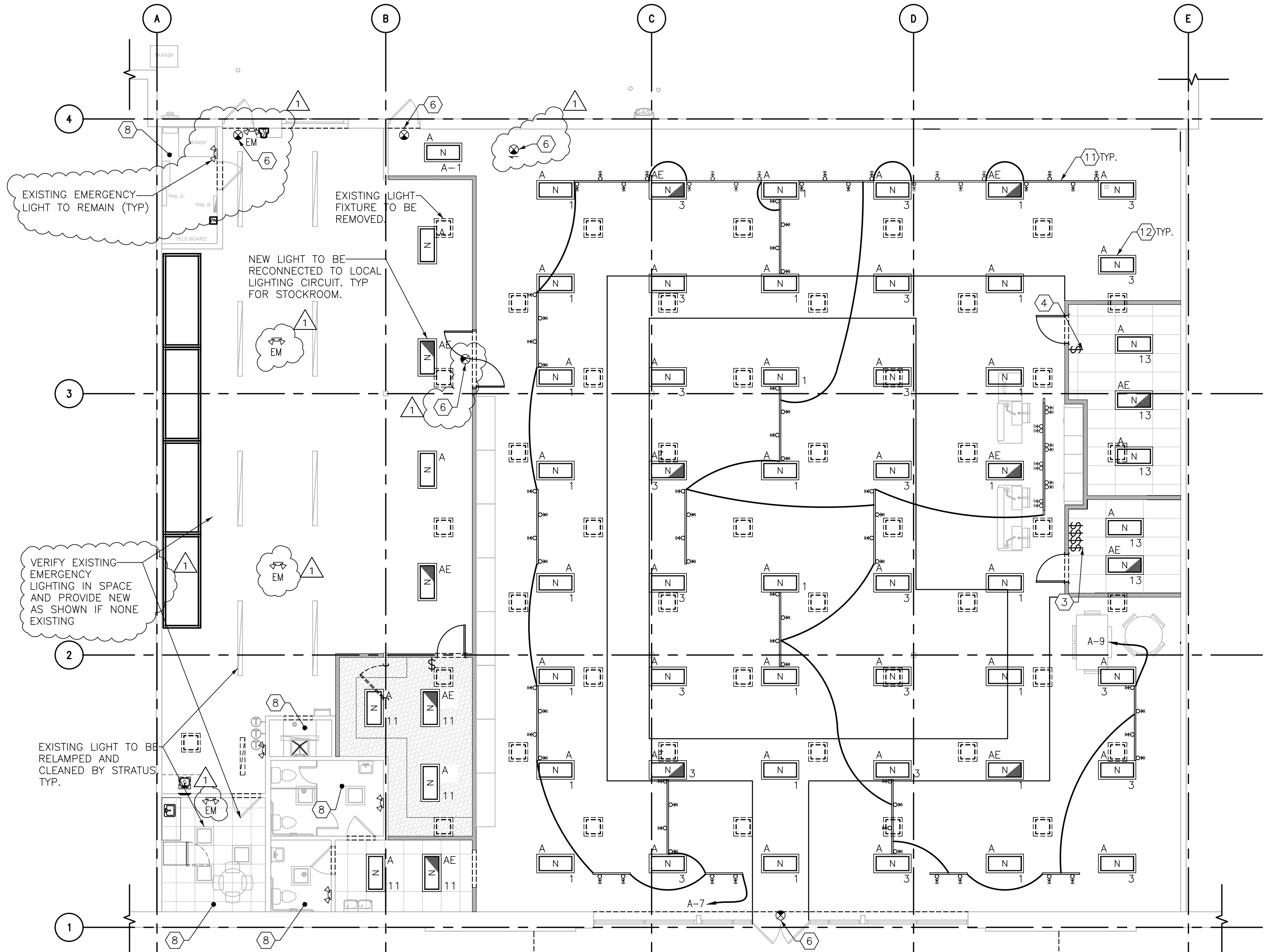
- A. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES TO AVOID INTERFERENCES AND CONFLICTS. REFER TO THE DRAWINGS OF THE RESPECTIVE SYSTEMS PRIOR TO SUBMISSION OF BIDS FOR ADDITIONAL WORK WHICH MAY BE REQUIRED AS PART OF THIS WORK. NO ALLOWANCES WILL BE MADE FOR THE LACK OF COORDINATION BETWEEN DISCIPLINES OR SYSTEMS AND EQUIPMENT.
- B. THE WORK SHALL BE COORDINATED WITH THE ARCHITECTURAL DOCUMENTS FOR THE EXACT LOCATION OF LIGHT FIXTURES, EQUIPMENT, DEVICES, ETC. TO ASSURE PROPER PLACEMENT OF SAID DEVICES AND EQUIPMENT. SWITCHES SHALL BE PLACED ON LATCH SIDE OF ALL DOOR OPENINGS. WHERE A CONFLICT EXISTS BETWEEN ANY TWO DOCUMENTS, NOTIFY THE CONSTRUCTION MANAGER PRIOR TO ANY INSTALLATION FOR RESOLUTION.
- C. THE CONTRACTOR SHALL VERIFY ALL EQUIPMENT BEING INSTALLED PRIOR TO INSTALLATION TO ASSURE THAT THE FEEDER, DISCONNECT, STARTER, OVERCURRENT PROTECTION, ETC. MATCHES THE ACTUAL NAMEPLATE DATA AS SUPPLIED BY THE MANUFACTURER. FULLY COORDINATE EQUIPMENT TO BE PROVIDED TO ASSURE NO ADDITIONAL COSTS TO THE CONTRACT.
- D. COORDINATE ALL CUSTOM RECEPTACLES AND CIRCUITS WITH EQUIPMENT FURNISHED BY AARONS. PROVIDE OUTLETS COMPATIBLE WITH EQUIPMENT REQUIREMENTS.
- E. SUPPORT ALL ELECTRICAL CONDUIT, RACEWAY, OUTLET AND JUNCTION BOXES VIA THREADED ROD OR DEDICATED INDEPENDENT #12 GA GALVANIZED TIE WIRE. DO NOT SECURE ANY ITEM EXCEPT LIGHT FIXTURES TO CEILING CONSTRUCTION OR SUPPORT WIRES EXCEPT ABOVE "T-BAR" CEILING, ONE (1) 3/4" OR SMALLER CONDUIT MAY BE SUPPORTED BY SUPPORT WIRES. SUPPORT MULTIPLE CONDUITS FROM ADDITIONAL WIRES COMPLYING WITH NEC ART. 300.11.
- F. ALL PANELS SHALL HAVE CORRECT NAMEPLATE ON THE COVER, LABELED CIRCUIT NUMBERING AND UPDATED, TYPEWRITTEN PANELBOARD DIRECTORIES. EC SHALL USE ACTUAL AS-BUILT INFORMATION AND SHALL NOT SIMPLY USE COPIES OF DESIGN PANEL SCHEDULES FROM DRAWINGS. THE EC IS RESPONSIBLE FOR DOCUMENTING ALL AS-BUILT INFORMATION IN THE FORM OF "RED-LINED" AS-BUILT DRAWINGS.
- G. ALL CONDUIT PENETRATIONS OF FIRE RATED WALLS, FLOORS, AND PARTITIONS SHALL BE FIRESTOPPED WITH A U.L. RECOGNIZED PRODUCT RESTORING THE INTEGRITY OF THE BARRIER PENETRATED. UTILIZE NELSON "FSP" FIRESTOP PUTTY, "PCS" PIPE CHOKE SYSTEM, OR "CLK" FIRESTOP CAULK TO PROVIDE A U.L. LISTED ASSEMBLY, OR APPROVED ALTERNATE.
- H. CONTRACTOR SHALL TEST EACH AND EVERY WIRING DEVICE AND LIGHT FIXTURE FOR CORRECT OPERATION AND DOCUMENT PROJECT VOLTAGE READINGS. PROVIDE COPY OF LIGHTING AND POWER FLOOR PLANS WITH DEVICES AND FIXTURES HIGHLIGHTED TO INDICATE SUCCESSFUL TESTING AND OPERATION. SUBMIT TO THE CONSTRUCTION MANAGER PRIOR TO REQUEST FOR FINAL CONSTRUCTION REVIEW.
- I. REFER TO EQUIPMENT CUT SHEETS AND MANUFACTURER'S DATA FOR ROUGH IN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS OF ALL EQUIPMENT.
- J. CONTRACTOR SHALL COORDINATE ELEVATIONS AND PIPING SYSTEM SLOPES SUCH THAT DUCTWORK, PIPING, RACEWAY, CABLE TRAY, AND ASSOCIATED EQUIPMENT IS INSTALLED AT UNIFORM ELEVATIONS WITH MINIMAL OFFSET. PROVIDE COORDINATION DRAWING TO CONSTRUCTION MANAGER FOR REVIEW PRIOR TO EQUIPMENT ORDERS AND ROUGH-IN.
- K. COORDINATE WITH SPECIALTY SYSTEMS VENDORS TO PROVIDE RACEWAY AND CABLEING, POWER AND CONTROL INTERFACES AS REQUIRED FOR COMPLETE, OPERABLE SYSTEMS.
- L. BEFORE ORDERING AND INSTALLATION OF NEW DISTRIBUTION EQUIPMENT, THE CONTRACTOR SHALL VERIFY THE FAULT CURRENT AVAILABLE AT THE SERVICE TRANSFORMER WITH THE POWER COMPANY AND CONDUCT A FULL SHORT CIRCUIT COORDINATION STUDY TO CONFIRM REQUIRED CIRCUIT BREAKER ADJUSTABLE SETTINGS AND FUSE RATINGS FOR ALL EQUIPMENT TO BE PROVIDED. PROVIDE REPORT INDICATING RECOMMENDED SETTINGS AND TRIP CURVES TO CONSTRUCTION MANAGER.
- M. ALL RECEPTACLES, JUNCTION BOXES, AND VOICE/DATA RECEPTACLES SHALL BE MOUNTED 18" A.F.F. TO CENTERLINE OF RECEPTACLE, UNLESS NOTED OTHERWISE.
- N. FLOOR RECEPTACLES SHALL BE WIRED USING UNDERSLAB CONDUIT AND WIRING AND SHALL BE INSTALLED AS INDICATED ON DRAWINGS. FIELD COORDINATE ALL UNDERGROUND ELECTRICAL CONDUIT WITH OTHER DISCIPLINES UNDERGROUND INSTALLATIONS TO AVOID CONFLICTS. IF LOCATION INDICATED IS IN CONFLICT WITH BUILDING UTILITIES OR STRUCTURE, NOTIFY THE CONSTRUCTION MANAGER OF SAID CONFLICTS AND OBTAIN ALTERNATE INSTRUCTIONS BEFORE PROCEEDING WITH WORK.
- O. ALL VOICE, DATA, AND ELECTRICAL COVER PLATES SHALL BE WORY AND SHALL BE MOUNTED STRAIGHT AND ALIGNED.
- P. NEVER PLACE OUTLETS OR DEVICES BACK TO BACK AT OPPOSITE FACES OF THE WALL.
- Q. CABLE TV COAXIAL CABLE AND HOOKUP (NIC), INSTALLED BY AARONS.
- R. COMPUTER CABLE TO BE INSTALLED SHALL BE TWISTED PAIR CATEGORY #5 - BY FIRE CODE.
- S. ALL WIRING SHALL MEET ALL APPLICABLE CODES.
- T. FOR THE MECHANICAL/PLUMBING EQUIPMENT (GAS FIRED UNIT HEATER, EXHAUST FANS, ELECTRIC WATER HEATER, CONDENSING UNITS, GAS FIRED DUCT FURNACE/FAN COIL UNITS, ETC.), THE EC SHALL REFER TO THE MECHANICAL AND PLUMBING PLANS FOR INFORMATION AND PROVIDE/INSTALL MATERIALS AS SCHEDULED THERE. SEE KEYED NOTES ON DWG. E201 AND ELECTRICAL PANEL SCHEDULES ON DWG. E203.
- U. EC SHALL PROVIDE MAXIMUM NUMBER OF CIRCUITS IN A SHARED CONDUIT AS ALLOWED BY NEC CONDUIT FILL REQUIREMENTS.
- V. ALL EXPOSED CONDUIT SHALL BE EMT. IF ALLOWED BY CODE, E.C. SHALL USE MC CABLE IN WALLS AND ABOVE SUSPENDED CEILINGS. MC CABLE MAY ALSO BE USED IN OPEN DECK ENVIRONMENTS IF INSTALLED ALONGSIDE STRUCTURAL COMPONENTS WITH NEAT 90 DEGREE TURNS AND SUPPORTED TO STRUCTURE EVERY 3'-0" MINIMUM.

LIGHTING FIXTURE SCHEDULE

SYMBOL	ID	DESCRIPTION	TOTAL WAITS
N	A	RECESSED 2'x4' LED FLAT PANEL LIGHT FIXTURE MANUFACTURER: ENVISION: LED-PNL-2X4-50W-35K-LF LAMPS: 50 WATT LED DRIVER: E21 DRIVER WITH ELDOLED DIM TO 1%	50
N	AE	SAME FIXTURE AS TYPE 'E' EXCEPT WITH EMERGENCY BATTERY BACK-UP MANUFACTURER: ENVISION: "ADD" LED-EMB-12W-LV TO SPEC LAMPS: 50 WATT LED DRIVER: E21 DRIVER WITH ELDOLED DIM TO 1%	50
9	B	LED TRACK HEAD WITH T4WH TRACK MANUFACTURER: CONTECH: 838/2-P + LA38P LAMPS: 7LED16.5PAR38/HD/DIM/927/NFL25	16.5
□	CX	RECESSED 2'x4' LED RETRO-FIT FOR EXISTING FIXTURES MANUFACTURER: ABB LIGHTING: FLP-24-D-53W-35 LAMPS: 53 WATT LED DRIVER: CLASS II, DIMMING FROM 10%-100%	53
◀	CXE	SAME FIXTURE AS TYPE 'E' EXCEPT WITH EMERGENCY BATTERY BACK-UP MANUFACTURER: ABB LIGHTING: FLP-24-D-53W-35 LAMPS: 53 WATT LED DRIVER: CLASS II, DIMMING FROM 10%-100%	53
□	DX	EXISTING RELOCATED LIGHT FIXTURE	87
○	E	6" LED DOWNLIGHT WITH CLEAR DIFFUSE MANUFACTURER: LITHONIA: LP6F 130TT 602A MVOLT LAMPS: 13W LED	16
▬	FE	4'-0" LED STRIP FIXTURE MANUFACTURER: LITHONIA: ZL1N-L48-3000LM-FST-MVOLT-40K-80CRI-E10WLCP LAMPS: 25W LED	25
⬇	EM	THERMOPLASTIC EXIT/EMERGENCY LIGHT MANUFACTURER: LIGHTALRAMS: LCAB2SOLE LAMPS: (2) 1 WATT LED	3
⊗	X	EXIT SIGNS MANUFACTURER: CONTECH: REXA-XF-R-EM-XX-P LAMPS: 3 WATT LED	2.3
∇	EMEX	AFFINITY DIE-CAST ARCHITECTURAL EXTERIOR EMERGENCY LIGHT MANUFACTURER: LITHONIA: AFN-B-EXT LAMPS: (2) 6 WATT LED	21
▬	WP	EXTERIOR WALL PACK MANUFACTURER: RAB: SLIM62W/PC2 LAMPS: 60.1 WATT LED	60.1

KEYED NOTES

- 1) SHALL FURNISH AND INSTALL TRACK MOUNTED CURRENT LIMITER WITH AMPERAGE RATING AS SHOWN. E.G. SHALL COORDINATE REQUIREMENTS WITH TRACK MANUFACTURER TO FURNISH CORRECT COMPONENTS.
- 2) EXISTING FLUORESCENT LIGHTING IN THE STOCKROOM TO BE RETRO-FITTED TO NEW LED FIXTURES. CONNECT NEW LIGHTING AS SHOWN AND PROVIDE NEW LIGHTING CONTROLS AS REQUIRED FOR A COMPLETE INSTALLATION.
- 3) PROVIDE NEW LIGHTING CONTROLS IN THE GM OFFICE FOR CONTROL OF THE NEW TRACK LIGHTING AND THE NEW LED LIGHT FIXTURES IN THE SALES AND PRE-LEASE AREAS. COORDINATE EXACT LOCATION PRIOR TO INSTALLATION.
- 4) PROVIDE NEW LIGHTING CONTROLS AS INDICATED.
- 5) E.C. SHALL CONNECT NEW TRACK LIGHTING TO EXISTING SPARE 20A-1P CIRCUIT IN EXISTING LIGHTING PANEL. FIELD VERIFY CIRCUIT PRIOR TO BID.
- 6) E.C. SHALL CONNECT NEW EXIT/EMERGENCY LIGHTING AHEAD OF LOCAL SWITCHING IN THIS ROOM. FIELD VERIFY CIRCUIT PRIOR TO BID.
- 7) EXISTING LIGHTING FIXTURE TO BE RELOCATED TO NEW LOCATION. EXISTING FLUORESCENT LIGHTING TO BE RETRO-FITTED TO NEW LED FIXTURES. CONNECT NEW LIGHTING AS SHOWN AND PROVIDE NEW LIGHTING CONTROLS AS REQUIRED FOR A COMPLETE INSTALLATION.
- 8) LIGHTING IN THIS AREA IS EXISTING TO REMAIN UNLESS NOTED OTHERWISE.
- 9) CONNECT NEW EMERGENCY AND EXIT LIGHTING IN SALES, PRE-LEASED, AND STOCKROOM AREAS TO EMERGENCY LIGHTING CIRCUIT IN PANEL "L" AS SHOWN. PROVIDE A LOCK-OUT CLIP FOR THIS CIRCUIT.
- 10) NEW LED LIGHT FIXTURE IN THE SALES, PRE-LEASED AND STOCKROOM AREAS TO BE BROKEN UP INTO TWO (2) 20A CIRCUITS AS SHOWN. E.C. SHALL CONNECT NEW LED LIGHT FIXTURES IN THE SALES AREA TO 20A-1P CIRCUIT BREAKER IN PANEL "L".
- 11) TRACK LIGHTING TO BE MOUNTED 11' AFF.
- 12) FRAMES FOR 2X4 LIGHTS NEED TO BE ORDERED IN ORDER TO SUSPEND USING AIRCRAFT CABLE.



NOTE:
PROVIDE ADDITIONAL EMERGENCY LIGHTS AND EXIT SIGNS AS DIRECTED BY AHJ

NOTE:
ALL LIGHTING CIRCUITS SHOWN ON THIS PAGE ARE FROM PANEL A

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

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3.04.2022	REVISION 1

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AARON'S C1526 HAZELWOOD, MO RELOCATION

13829 NEW HALLS FERRY ROAD
FLORISSANT, MO, 63033

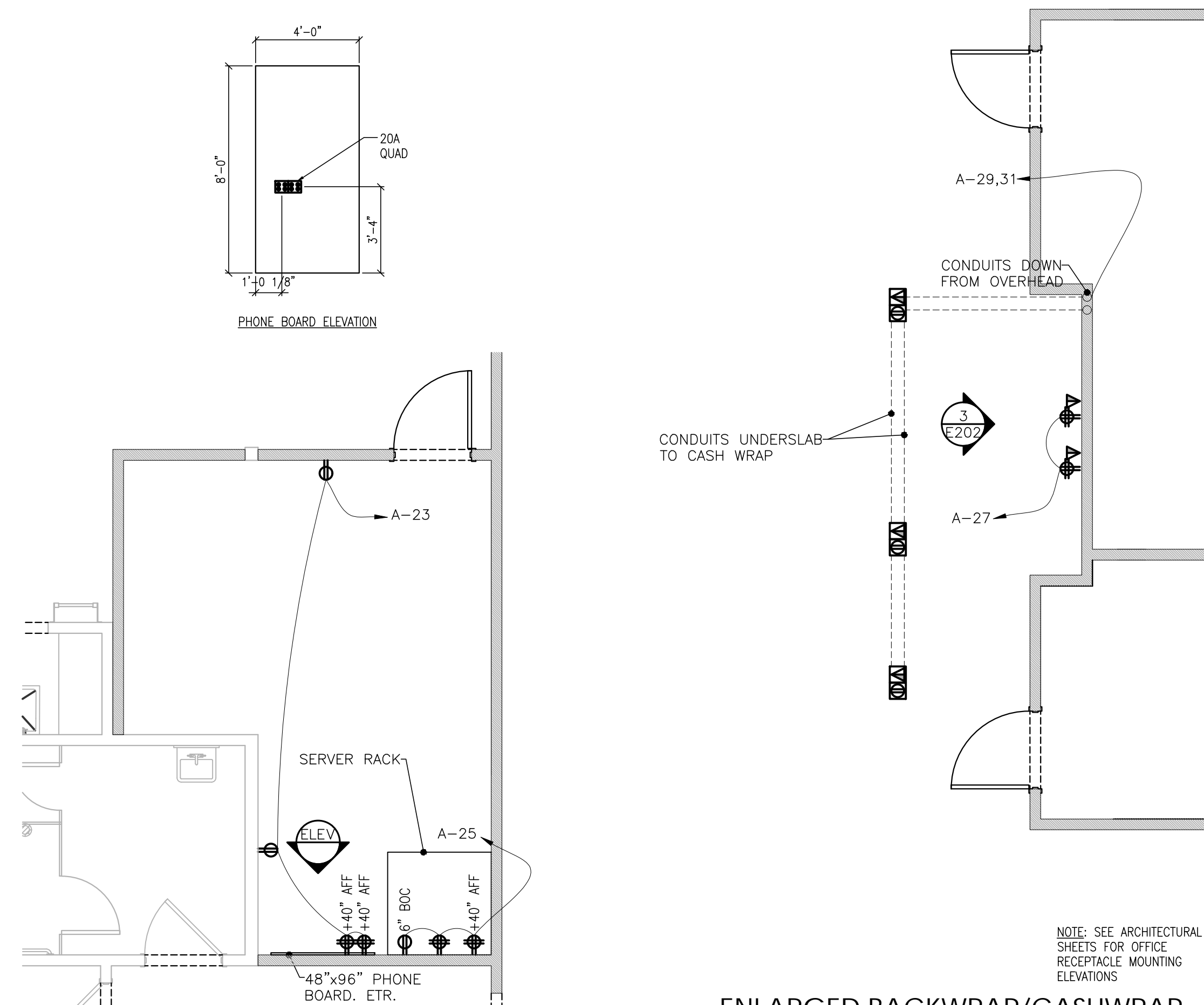
PROJECT NUMBER:
2021.0567.00

SHEET TITLE

LIGHTING PLAN

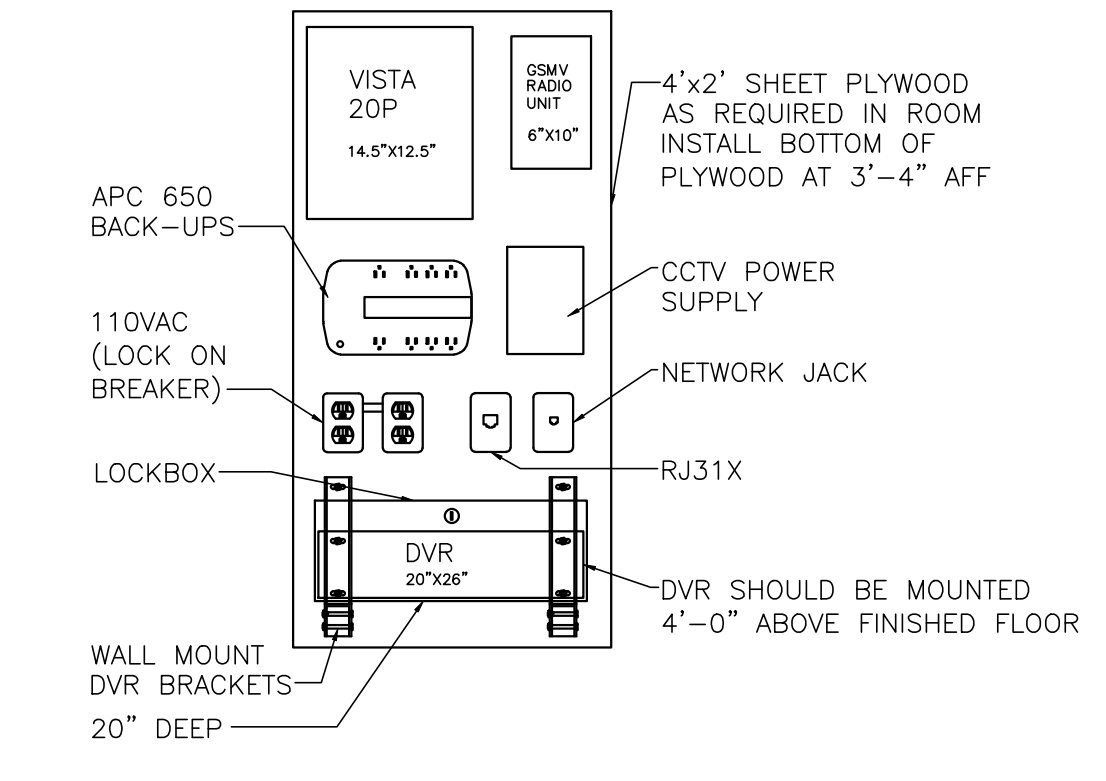
SHEET NUMBER

E101



6 ENLARGED SERVER ROOM POWER PLAN
E202 SCALE: 1/4" = 1'-0"

5 ENLARGED BACKWRAP/CASHWRAP POWER PLAN
E202 SCALE: 1/4" = 1'-0"



2 SECURITY BACKBOARD ELEVATION
E202 SCALE: NTS

VOICE AND DATA CABLING NOTES FOR LOW VOLTAGE VENDOR

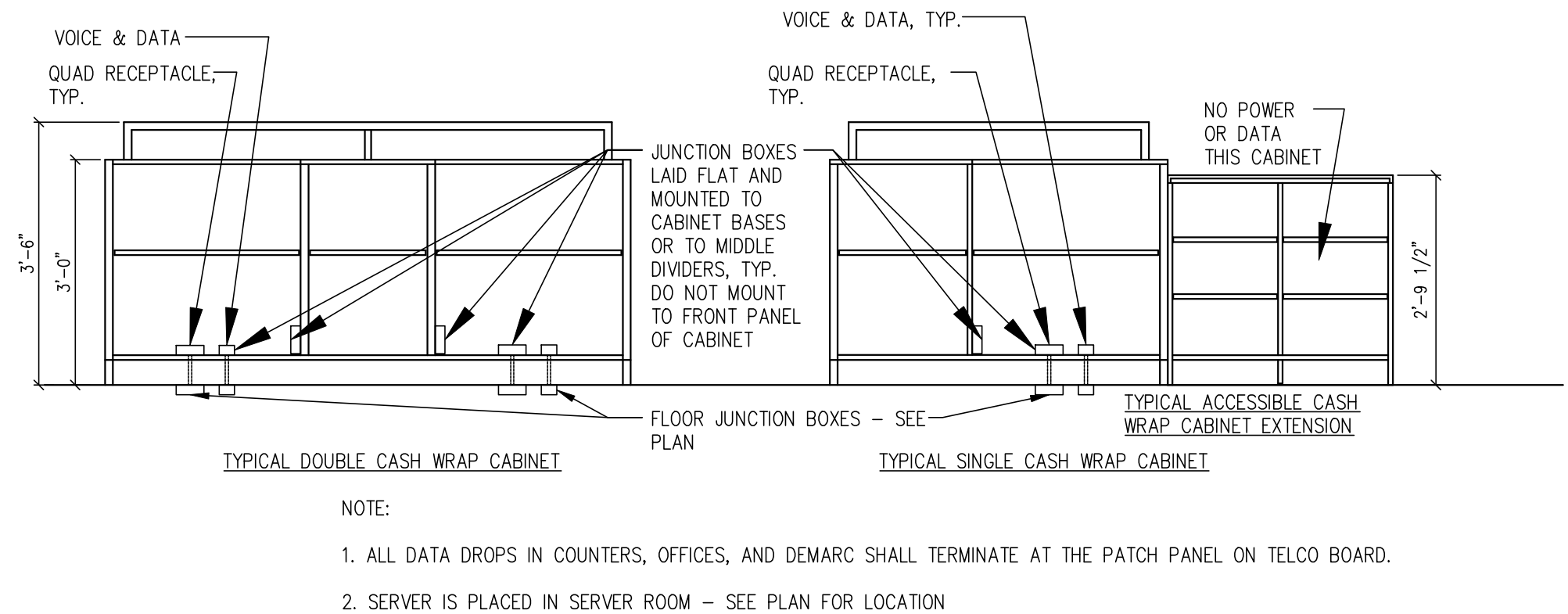
VOICE AND DATA CABLES	VOICE	DATA	FAX	MODEM	CREDIT CARD
1 CAM/GM OFFICE	6	6	---	---	---
2 CLOSING OFFICE	2	2	---	---	---
3 CASH ROOM	1	1	---	---	---
4 NOOK(BEHIND CASHWRAP)	---	1	1	---	---
5 CASHWRAP	3	5	1	1	2
6 QA BENCH	1	1	---	---	---
7 BACK DOOR	1	---	---	---	---
8 BREAK ROOM	1	1	---	---	---
9 SHOW ROOM(SEE KEYED NOTE 16)	---	1	---	---	---
10 SECURITY BOARD (COOPERATE STORES ONLY)	---	1-CAMERA 1-ALARM	---	---	---

NOTES:
 A. ALL DATA TERMINATES AT DEMARC BOARD (PHONE BOARD) ON 568B PATCH PANEL.
 B. ALL VOICE TERMINATES AT DEMARC BOARD (PHONE BOARD) ON 66 BLOCKS.
 C. ALL DATA @ EACH LOCATION TERMINATES ON 568B RJ45 JACKS. NO CRIP RJ45 PLUGS.
 D. INSTALL 8"W X 2'L SHELF INSTALLED @ BOTTOM OF DEMARC BOARD.
 E. ALL JACKS MUST HAVE MATCHING NUMBERS W/ PATCH PANEL.
 F. USE ONE COLOR JACK FOR RJ11 VOICE AND ONE COLOR FOR RJ45 DATA.
 G. CORPORATE STORES ONLY: SECURITY BOARD ALARM CABLE RJ31X TO LINE 4 AT DEMARC BOARD RETURN TO PORT 4 IN KSU.
 H. CORPORATE STORES ONLY: SECURITY BOARD CAMERA RJ45 JACK TO DEMARC BOARD RJ45 JACK.

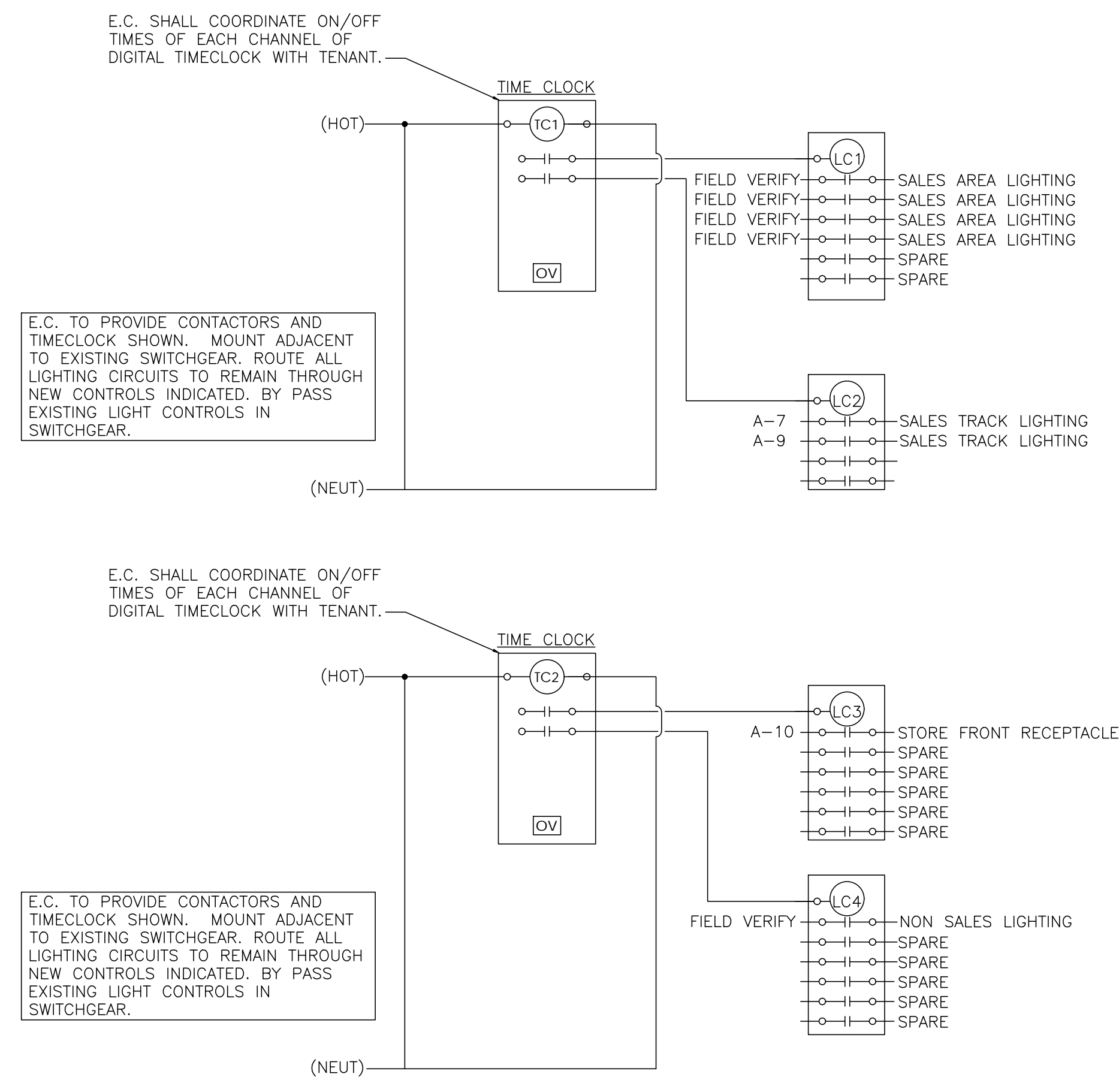
POWER REQUIREMENTS

- EXISTING OR NEW ELECTRICAL SERVICE FEEDING SPACE SHALL BE A MINIMUM OF 400A, 120/208V, 3ph, 4w OR 200A, 277/480V, 3ph, 4w.

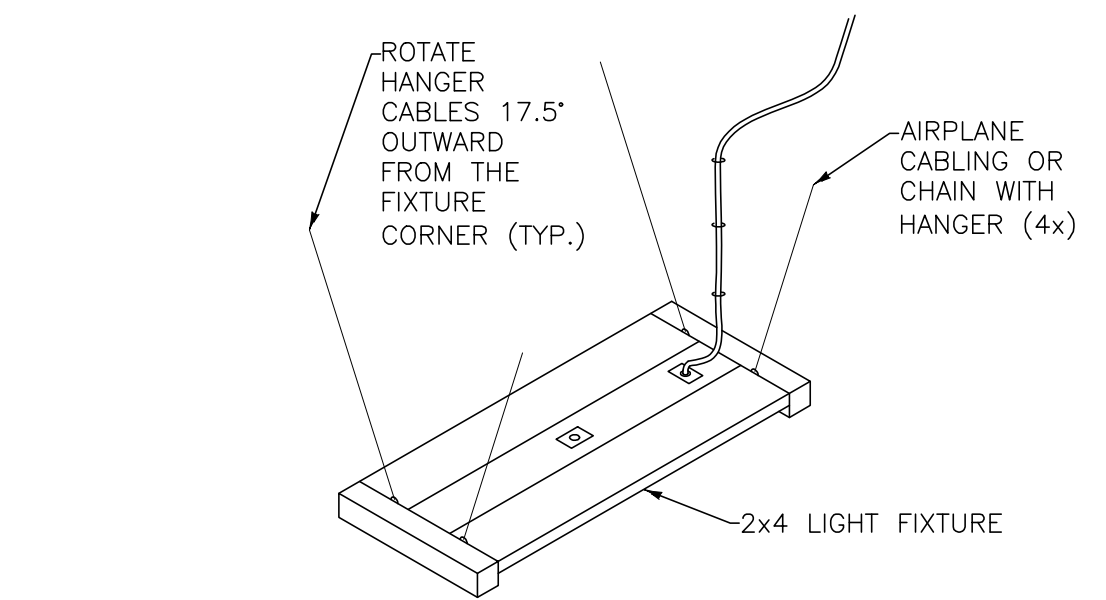
4 ONE-LINE DIAGRAM
E202 SCALE: NTS



3 CASHWRAP NETWORK AND TELECOM DIAGRAM
E202 SCALE: 1/2" = 1'-0"



1 LIGHTING CONTACTOR WIRING DIAGRAMS
E202 SCALE: NTS



7 LIGHTING FIXTURE SUPPORT
E202 SCALE: NTS

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PROJECT NUMBER:
 2021.0567.00

SHEET TITLE
WIRING DIAGRAM,
SCHEDULES,
ONE-LINE, AND
DETAILS

SHEET NUMBER
E202

MDP EXISTING TO REMAIN 208Y/120V, 3PH, 4W, 600A FEED 600A MLO, SURFACE MOUNTED

KN	CH	DESCRIPTION	B/P	A	B	C	B/P	DESCRIPTION	CH	KN	
1				16,620	16,620				2		
E 3		RTU-1	100 /6		16,620	16,620	100 /6	RTU-1	4	E	
7				9,972	16,620				8		
E 9		RTU-3	60 /3		9,972	16,620	100 /3	RTU-2	10	E	
11						9,972			12		
E 13		PANEL A	200 /3	16,320	5,339		200 /3	PANEL B	14	E	
15					12,681	7,053			16		
17						13,202	3,241		18		
19				0	0				20		
21					0	0			22		
23						0	0		24		
25				0	0				26		
27					0	0			28		
29						0	0		30		
31				0	0				32		
33					0	0			34		
35						0	0		36		
37				0	0				38		
39					0	0			40		
41						0	0		42		
				CONNECTED LOAD	81,491	79,566	76,275	DEMAND LOAD	246.8 kVA, 297.0 A		
				237.3 kVA, 285.6 A							

A EXISTING TO REMAIN 208Y/120V, 3PH, 4W, 200A FEED 200A MLO, SURFACE MOUNTED

KN	CH	DESCRIPTION	B/P	A	B	C	B/P	DESCRIPTION	CH	KN	
B 1		LTG: SALES 50%	20	1,250	1,260		20	RCPT: GAMING FIXTURES	2	B	
B 3		LTG: SALES 50%/ OFFICES	20		1,300	1,080	20	RCPT: TV WALL	4	B	
B 5		LTG: SIGN	20			1,000	900	RCPT: SALES GENERAL	6	B	
B 7		LTG: TRACK	20	528	720		20	RCPT: SALES LEFT WALL	8	B	
B 9		LTG: TRACK	20		759	900	20	RCPT: FRONT SALES	10	B	
B 11		LTG: BOH	20			250	1,080	RCPT: POWER POLES/SCENT	12	B	
D 13		LTG: OFFICE	20	250	1,080		20	RCPT: BREAK ROOM	14	B	
15					4,032	750	20	RCPT: FRIDGE	16	B	
DN 17		AIR CURTAIN: AC-1	45 /3			4,032	540	RCPT: GM OFFICE	18	B	
19				4,032	180		20	RCPT: GM SECURITY	20	B	
D 21		--	20		0	900	20	RCPT: CAM OFFICE	22	B	
B 23		RCPT: PHONE BRD/ SVR RM	20			1,080	540	RCPT: QA DESK	24	B	
B 25		RCPT: SERVER RACK	20	900	2,160		30 /2	RCPT: QA DESK	26	N	
B 27		RCPT: COPIER/PRINTER	20		800	2,160	50 /2	RCPT: QA DESK	28	N	
B 29		RCPT: CASHWRAP	20			180	3,600	RCPT: QA DESK	30	N	
B 31		RCPT: CASHWRAP	20	360	3,600		20	RCPT: QA DESK	32	N	
E 33		OPEN AREA	20		0	0	20	OPEN AREA	34	E	
E 35		OPEN AREA	20			0	0	OPEN AREA	36	E	
E 37		PER TRACK	20	0	0		20	PER TRACK	38	E	
E 39		PER TRACK	20		0	0	20	PER TRACK	40	E	
E 41		AUX CONTRACTOR	20			0	0	PRE TRACK	42	E	
				CONNECTED LOAD	16,320	12,681	13,202	DEMAND LOAD	52.6 kVA, 146.0 A		
				42.2 kVA, 117.2 A							

B EXISTING TO REMAIN 208Y/120V, 3PH, 4W, 200A FEED 200A MLO, SURFACE MOUNTED

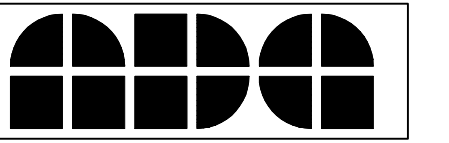
KN	CH	DESCRIPTION	B/P	A	B	C	B/P	DESCRIPTION	CH	KN	
E 1		EXIT EMRG LITES/HEATER	20	1,000	1,080		20	CONV RCPT OFFICE	2	E	
E 3		DED RCPT PHONE	20		360	1,080	20	COUNTER RCPT OFFICE	4	E	
E 5		FIRE ALARM	20			100	1,080	DED RCPT OFFICE	6	E	
E 7		CAMERAS	20	100	1,000		20	LTG: OFFICE/STOCK/BRK RM	8	E	
E 9		DED RCPT AT CASH	20		360	1,992	20	HOT WATER 16.5 AMP	10	E	
D 11		--	20			0	0	--	12	E	
E 13		LTG: Q FRONT ON STORE	20	138	1,080		20	RCPT: STORAGE AREA	14	E	
E 15		SIGN	20		1,200	1,300	20	RCPT: FOUNTAIN	16	E	
E 17		SIGN	20			1,200	0	--	18	E	
D 19		--	20	0	50		20	CONTRACTOR PANEL A	20	E	
D 21		--	20		0	50	20	CONTRACTOR PANEL A	22	E	
E 23		--	20			0	50	CONTRACTOR PANEL A	24	E	
E 25		W FIXT S SIDE	20	534	50		20	CONTRACTOR PANEL A	26	E	
E 27		W FIXT S SIDE	20		534	50	20	CONTRACTOR PANEL A	28	E	
E 29		W FIXT S SIDE	20			534	50	CONTRACTOR PANEL A	30	E	
D 31		--	20	0	0		20	--	32	E	
D 33		--	20		0	0	20	--	34	E	
D 35		--	20			0	0	--	36	E	
E 37		EMRG 2X2 NITE LITE	20	127	180		20	TRU GFI	38	E	
E 39		EMRG 2X2 NITE LITE	20		127	0	20	--	40	E	
E 41		EMRG 2X2 NITE LITE	20			127	100	CONT. CIR & TIME CLOCK	42	E	
				CONNECTED LOAD	5,339	7,053	3,241	DEMAND LOAD	15.5 kVA, 43.2 A		
				15.6 kVA, 43.4 A							

PANEL KEYNOTES

- B - NEW BRANCH CIRCUIT. REUSE EXISTING BREAKER.
- C - CONTROLLED BY EMS.
- D - EXISTING CIRCUIT TO BE REMOVED. REMOVE CONDUIT AND WIRES. BREAKER TO REMAIN.
- E - EXISTING BREAKER AND CIRCUIT TO REMAIN.
- F - PROVIDE LOCK-OFF DEVICE.
- G - PROVIDE GFCI TYPE BREAKER.
- H - HACR RATED BREAKER.
- K - PROVIDE 30mA GROUND FAULT PROTECTION BREAKER.
- L - PROVIDE LOCK-ON DEVICE.
- N - NEW BRANCH CIRCUIT. PROVIDE NEW BRANCH CIRCUIT AND BREAKER AS REQUIRED.
- R - EXISTING CIRCUIT TO BE RELOCATED TO LANDLORD HOUSE PANEL.
- T - CIRCUIT TO BE CONTROLLED BY TIME SWITCH & CONTACTOR.

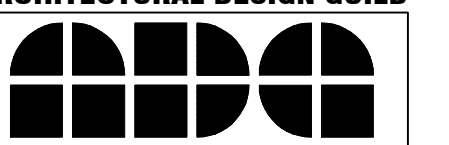
PROJECT TEAM

ARCHITECT:
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd
St. Louis, MO, 63143
314-644-1234

MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD



2710 Sutton Blvd
St. Louis, MO, 63143
314-644-1234

ISSUE/REVISION RECORD

DATE	DESCRIPTION
01.27.2022	PERMIT SET
3.04.2022	REVISION 1

PROFESSIONAL SEAL



LICENSE: #PE-20555
EXP: 1/31/2023

Aaron's
400 GALLERIA PARKWAY
ATLANTA, GEORGIA 30339
PHONE NUMBER: (678) 402-3000

PROJECT NAME & ADDRESS

**AARON'S C1526
HAZELWOOD, MO
RELOCATION**

13929 NEW HALLS FERRY ROAD
FLORISSANT, MO, 63033

PROJECT NUMBER:
2021.0567.00

SHEET TITLE

**ELECTRICAL
PANEL
SCHEDULES**

SHEET NUMBER

E203

APPLICATION TO THE CITY OF FLORISSANT PLANNING AND ZONING COMMISSION TO AMEND THE PROVISIONS OF AN EXISTING B-5 PLANNED COMMERCIAL DISTRICT ORDINANCE

paid 4.19.22
Receipt 17762



PLANNING & ZONING ACTION:

Address of Property:

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

13939 New Halls Ferry Rd, Florissant, MO 63033

Council Ward 9 Zoning B5

SIGN Allen G. Mills

DATE: 5-2-22

Initial Date Petitioner Filed 4/14/22
Building Commissioner to complete
ward, zone & date filed

PETITION TO AMEND B-5 ORDINANCE # 6999 (section 405.125, para. K, 26)

Enter ordinance number or number requesting to amend.

1) Comes Now Kelly Ley

(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 on page 3 of this petition.

Legal interest in the Property Project Manager; client lease

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 seek a special use.

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 description is identical to "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 rezoning is petitioned N/A

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 for Commercial Retail/Shopping Center (Shoppes at Cross Keys- Prior Tenant Pier 1)

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

3. The petitioner(s) hereby state(s) the following reasons to justify the amendment to the existing B-5 ordinance: amend the ordinance, no. 6999 to add to the list of Permitted Uses, Equipment rental — home and general.

Aarons conducts day to day lease purchase business. The store will be leasing and retail selling home appliances and home furnishings.

List reason for the amendment request.

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 NAME Kelly Ley

PETITIONER(S) SIGNATURE (S) *K Kelly*
Print Name

FOR State Permits

(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 petition to the Commission and Council. The agent must sign the petition in this section, and provide address and telephone number

SIGNATURE *shirl wills Kelly*

ADDRESS 400 Galleria Parkway, SE, Ste 300 Atlanta GA 30339
STREET CITY STATE ZIP CODE

TELEPHONE NUMBER 406-361-1434

I (we) the petitioner (s) do hereby appoint BUSINESS Shirl Wills as

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

shirl wills
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 check the box for 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:

(a) If an individual:

- (1) Name and Address Shirl Wills of Aarons LLC - 400 Galleria Pkwy, SW, Ste 300, Atlanta, GA 30339
- (2) Telephone Number 406-361-1434
- (3) Business Address 400 Chastain Center Blvd, Ste 450, Kennesaw, GA 30144
- (4) Date started in business Anticipated to be open by 08/25/2022
- (5) Name in which business is operated if different from (1) Aaron's
- (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 _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (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) If the property location is in a strip center, give dimensions of your space under square footage and do not give landscaping information.

84'-9" x 108'-8 1/2" = 9,146 sf of tenant space

**PROVIDE LEGAL DESCRIPTION OF PROPERTY PERTAINING TO THIS
PETITION**

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center list address and state part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with bearings and distances.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

Provide a drawing of a location map showing the nearest major intersection or include on plans.

STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY _____ CURRENT ZONING _____

PROPERTY OWNER OF RECORD _____ PHONE NO. _____

AUTHORIZED AGENT _____ PHONE NO. _____

PROPOSAL _____

1) a. Uses - Are uses stipulated _____ Yes / No

b. What current District would this proposal be a permitted use: _____

c. Proposed uses for out lots: _____

2) Performance Standards:

a) Vibration: Is there any foreseen vibration problems at the property line? Yes / No

b) Noises: Will the operation or proposed equipment exceed 70 decibels? Yes / No

c) Odor is there any foreseen problem with odor? Yes / No

d) Smoke: Will the operation emit any smoke which could exceed a density described as No. 1 on the Ringleman Chart? Yes / No

e) Toxic gases: Is there any foreseen emission of toxic gases from the operation? Yes / No

f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter? Yes / No

g) Is there any dangerous amount of radiation produced from the operation? Yes / No

h) Is there any glare or heat which would be produced outside of an enclosure? Yes / No

I) Is screening of trash dumpsters, mechanical equipment, incinerators, etc, shown? Yes / No

j) Is buildings screened from adjoining residential? Yes / No

3) Are height of structures shown? Yes / No

4) Are all setbacks shown? Yes / No

5) Are building square footages shown? Yes / No

6) What is the exterior construction of the buildings? _____

7) Is off street loading shown? Yes / No

8) Parking:

a) Does parking shown meet the ordinance? Yes / No

b) Is a variance required in accordance with the ordinance? Yes / No

c) Ratio shown _____ to _____

d) Total Number _____

e) Will cross access and cross parking agreements be required? Yes / No

f) Is the parking lot adequately landscaped? Yes / No

9) Are there any signs? Yes / No

Number of signs shown _____

Type of Signs _____

Are sizes, heights, details, and setbacks shown? Yes / No

10) Are existing and proposed contours shown at not more than five (5) feet intervals? Yes / No

11) Is the approximate location of all isolated trees having a trunk diameter of six inches or all tree masses and proposed landscaping shown? Yes / No

- 12) Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown? Yes / No
- 13) Is proposed ingress/egress onto the site and internal traffic movements shown? Yes / No
- 14) Was a traffic study submitted? Yes / No
Does the City Staff recommend a traffic study? Yes / No
- 15) Are preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown? Yes / No
- 16) Is a legal description of the property shown? Yes / No
Does legal description appear to be proper? Yes / No
- 17) Is an out-boundary plat of the property submitted? Yes / No
- 18) Suggested time limitations of construction: Start _____ Finish _____
- 19) Is parking lot lighting shown? Yes / No
- 20) Are new walkways required? Yes / No
- 21) Is there sufficient handicapped access? Yes / No
- 22) a) Are there proposed curb-cuts? Yes / No
b) Do the curb-cuts meet the City ordinances? Yes / No
- 23) Will this project require any street improvements? Yes / No
- 24) Staff recommendations for site development plans: _____

25) Staff Comments: _____

Date Application reviewed

Building Commissioner or Staff Signature

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IV. STAFF ANALYSIS:

Plans received from the applicant include the signage designs for a wall sign and a proposed coming soon banner submitted by Commercial Signs, pages 1-5 dated 11/16/21. Also included are drawings from the construction set submitted for permit, A001, A101, A400 and A401 dated 1/27/22 by Architectural Design Guild.

The tenants are allowed wall mounted signage of up to 9% of the elevations on the building. The proposed permanent wall mounted sign is is 25'x 9'-2" = 229 s.f. The existing façade of the space is noted as 416"x 522" = 1508 s.f. x 9% = 135 s.f., however, this area is only a partial of the façade, the tower. The actual front elevation is irregularly designed. By Staff calculation, the storefront area is 3356 s.f. x 9% = 302 s.f., which puts the size of the sign into compliance. See attached calibrated drawing by staff.

The other exterior sign is a banner would not be permitted, unless made permanent of 5/8" min. thickness substrate. All other signs shown are interior on the sign package submitted by Commercial Signs, pages 1-5 dated 11/16/21. See page 5.

The proposed Use is mentioned elsewhere in the Zoning Code as a Special Use and therefore, is not permitted per ord. no.6669, therefore must be added as a Permitted Use. Staff suggests that it be added also at this particular address.

Architect's Plans include interior layout of a 9146 sf tenant space. Aaron's typical rents both electronic equipment and appliances as well as furniture. A furniture store is a permitted use, but not the other 2 uses. Home rental could also include furniture in the opinion of staff, as furniture stores are a Permitted Use.

Signs require no special approval of the 'B-5' since covered by the building code and size is covered by Ord. No. 6669.

VI. STAFF RECOMMENDATIONS:

Suggested Motion:

I move for Recommended Approval to amend a 'B-5', Ord 6669 (as amended by ords. nos.6797, 6844, 6867, 6961, 7019, and 8527) to add to the list of permitted Uses, "Equipment Rental, Home and General" at 13939 New Halls Ferry by changing Ord. No. 6669, Section 2, paragraph 1. Permitted Uses, by adding the following subparagraph a.

- a. "Equipment Rental, Home and General" at 13939 New Halls Ferry.

(End of report and suggested motion)

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, May 23, 2022 at 7:00 p.m. on the following proposition:

To amend ‘B-5’ Ord. No. 6669 to add “Equipment Rental, Home and General” as a permitted use located at 13939 New Halls Ferry (Aaron’s). 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 kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 JUNE 13, 2022

3
4 SUBSTITUTE BILL NO. 9784

ORDINANCE NO.

5
6 **ORDINANCE TO APPROVE A SPECIAL USE PERMIT TO ALLOW FOR A**
7 **WINE BAR IN A HB “HISTORIC BUSINESS DISTRICT” LOCATED AT 150**
8 **WASHINGTON.**
9

10 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
11 Florissant, by Special Permit, after public hearing thereon, to permit the location and operation of a
12 tavern, nightclub or cocktail lounge in the City of Florissant; and

13 WHEREAS, an application has been filed by Tina White d/b/a House of QA to allow for the
14 operation of Wine Bar located at 150 Washington, and

15 WHEREAS, the Planning and Zoning Commission at their meeting on May 2nd, 2022
16 recommended that a Special Permit be granted; and

17 WHEREAS, due notice of public hearing no. 22-05-014 on said application to be held on the 23
18 day of May, 2022 at 7:00 P.M. by the Council of the City of Florissant was duly published, held and
19 concluded; and

20 WHEREAS, the Council, following said public hearing, and after due and careful consideration,
21 has concluded that the issuance of a Special Permit for a Wine Bar would be in the best interest of the
22 City of Florissant.
23

24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
26

27 Section 1: A Special Use Permit is hereby granted to Tina White d/b/a House of QA to allow for
28 the operation of Wine Bar located 150 Washington with the following stipulations:
29

- 30 1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small
31 parking lot of 5 spaces.
32 2. Golf Cart parking is to be accessible from Harrison Street only.
33 3. Occupant load to be 42 until SUP is amended or duly recorded shared parking is
34 approved by the City Attorney and properly recorded.
35 4. Fencing is to be installed to screen adjacent residential properties.
36

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

39 Adopted this ____ day of _____, 2022.
40
41

42 _____
43 Joseph Eagan
44 President of the Council

45 Approved this ____ day of _____, 2022.
46

47 _____
48 Timothy J. Lowery
49 Mayor, City of Florissant

50 ATTEST: _____
51 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SCHILDROTH
2 MAY 23, 2022

3
4 BILL NO. 9784

ORDINANCE NO.

5
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7 **WINE BAR IN A HB “HISTORIC BUSINESS DISTRICT” LOCATED AT 150**
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9

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13 WHEREAS, an application has been filed by Tina White d/b/a House of QA to allow for the
14 operation of Wine Bar located at 150 Washington, and

15 WHEREAS, the Planning and Zoning Commission at their meeting on May 2nd, 2022
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20 WHEREAS, the Council, following said public hearing, and after due and careful consideration,
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23

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25 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
26

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28 the operation of Wine Bar located 150 Washington with the following stipulations:
29

- 30 1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small
31 parking lot of 5 spaces.
- 32 2. Add a space nearest the first space at the Washington entrance to allow for golf cart
33 parking.
- 34 3. Occupant load to be 42 until SUP is amended or duly recorded shared parking is
35 approved by the City Attorney and properly recorded.
36

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

39 Adopted this ____ day of _____, 2022.

40
41
42 _____
43 Joseph Eagan
44 President of the Council

45 Approved this ____ day of _____, 2022.

46
47 _____
48 Timothy J. Lowery
49 Mayor, City of Florissant

50 ATTEST: _____
51 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

CITY OF FLORISSANT

Public Hearing



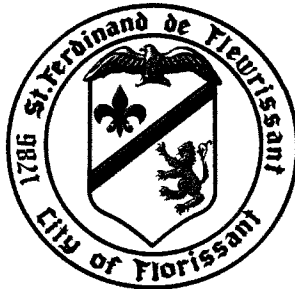
In accordance with 405.161 of the Florissant Zoning Code a Public Hearing will be held by the City Council of Florissant, MO. in the Council Chambers, 955 rue St. Francois, on Monday, May 23, 2022 at 7:00 p.m. on the following proposition:

To approve a Special Use Permit to allow for a Wine Bar in an existing 'HB' Historic Business District located at 150 Washington (House of QA). 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 kgoodwin@florissantmo.com.

CITY OF FLORISSANT, Karen Goodwin, MMC City Clerk

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

Pd 4.22.22
Receipt 17842



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
RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN

Council Ward 6 Zoning HB'

Initial Date Petitioner Filed _____
Building Commissioner to complete
ward, zone & date filed

SIGN. Allen G. Mills DATE: 5-2-22

SPECIAL PERMIT FOR Special permit for operation of cafe/wine bar in the Historic Buisness District.

Statement of what permit is being sought. (i.e., special permit for operation of a restaurant).

AMEND SPECIAL PERMIT #- _____ TO ALLOW FOR _____
ordinance # Statement of what the amendment is for.

LOCATION 150 Washington Street, Florissant, MO 63031
Address of property.

1) Comes Now Tina White
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 of Property
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 Cafe/Wine Bar 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.

- 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)

Tina White

tinaw187@gmail.com / 314-707-8326

PRINT NAME

SIGNATURE

email and phone

FOR

The House of QA

(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):

owner, Single member

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

Tina White

ADDRESS

43 Deer Creek Drive, Florissant, MO 63031

STREET

CITY

STATE

ZIP CODE

TELEPHONE / EMAIL

314-707-8326

tinaw187@gmail.com

BUSINESS

I (we) the petitioner (s) do hereby appoint **Stacey Clear - Design Alliannce** as

Print name of agent.

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

Tina White

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 _____

(a) If an individual:

- (1) Name and Address Tina White - 43 Deer Creek Drive, O'Fallon, MO 63366
- (2) Telephone Number 314-707-8326
- (3) Business Address 150 Washington Street, Florissant, MO 63031
- (4) Date started in business 04/13/2021
- (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 _____
- (2) Telephone numbers _____
- (3) Business address _____
- (4) State of Incorporation & a photocopy of incorporation papers _____
- (5) Date of Incorporation _____
- (6) Missouri Corporate Number _____
- (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 _____

Address _____

Property Owner _____

Location of property _____

Dimensions of property _____

Property is presently zoned _____ Requests Rezoning To _____

Proposed Use of Property _____

Type of Sign _____ Height _____

Type of Construction _____ Number Of Stories _____

Square Footage of Building _____ Number of Curb Cuts _____

Number of Parking Spaces _____ Sidewalk Length _____

Landscaping: No. of Trees _____ Diameter _____

No. of Shrubs _____ Size _____

Fence: Type _____ Length _____ Height _____

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

(Close legal description with acreage to the nearest tenth of an acre).

Provide a legal description of the property. If part of a shopping center, list address and show part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with metes and bounds bearings and dimensions.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION

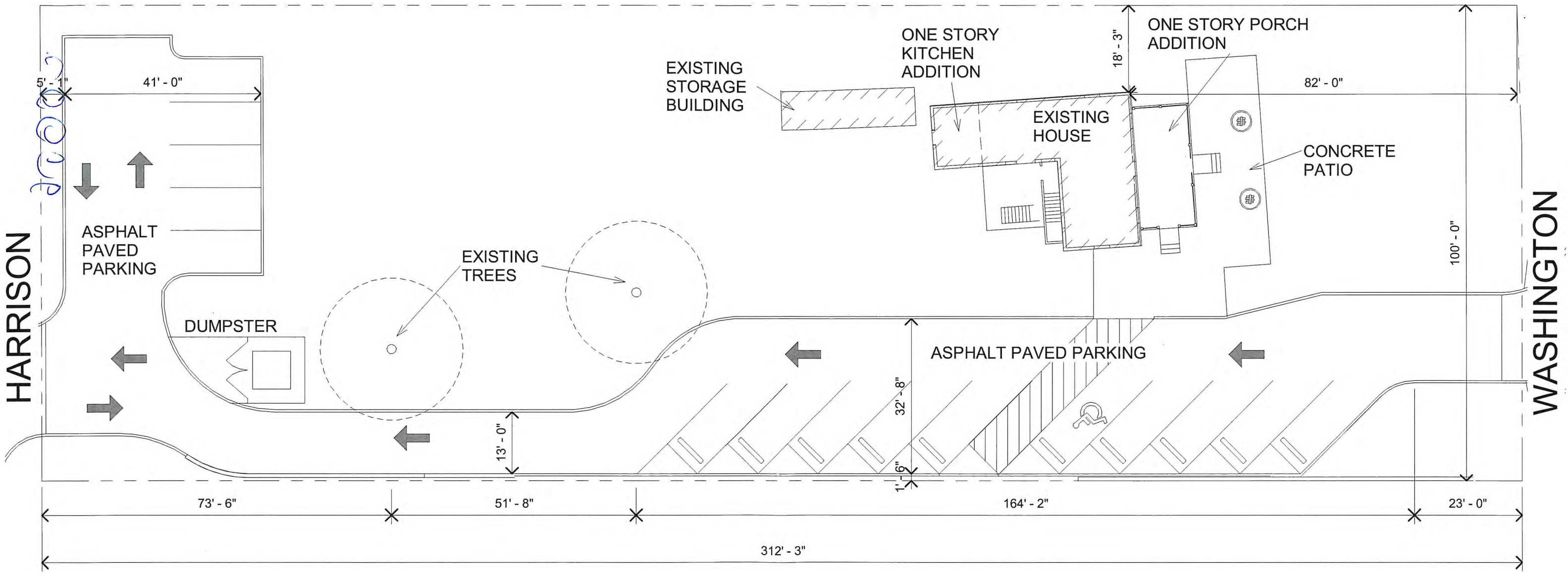
Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY

Date Application reviewed _____

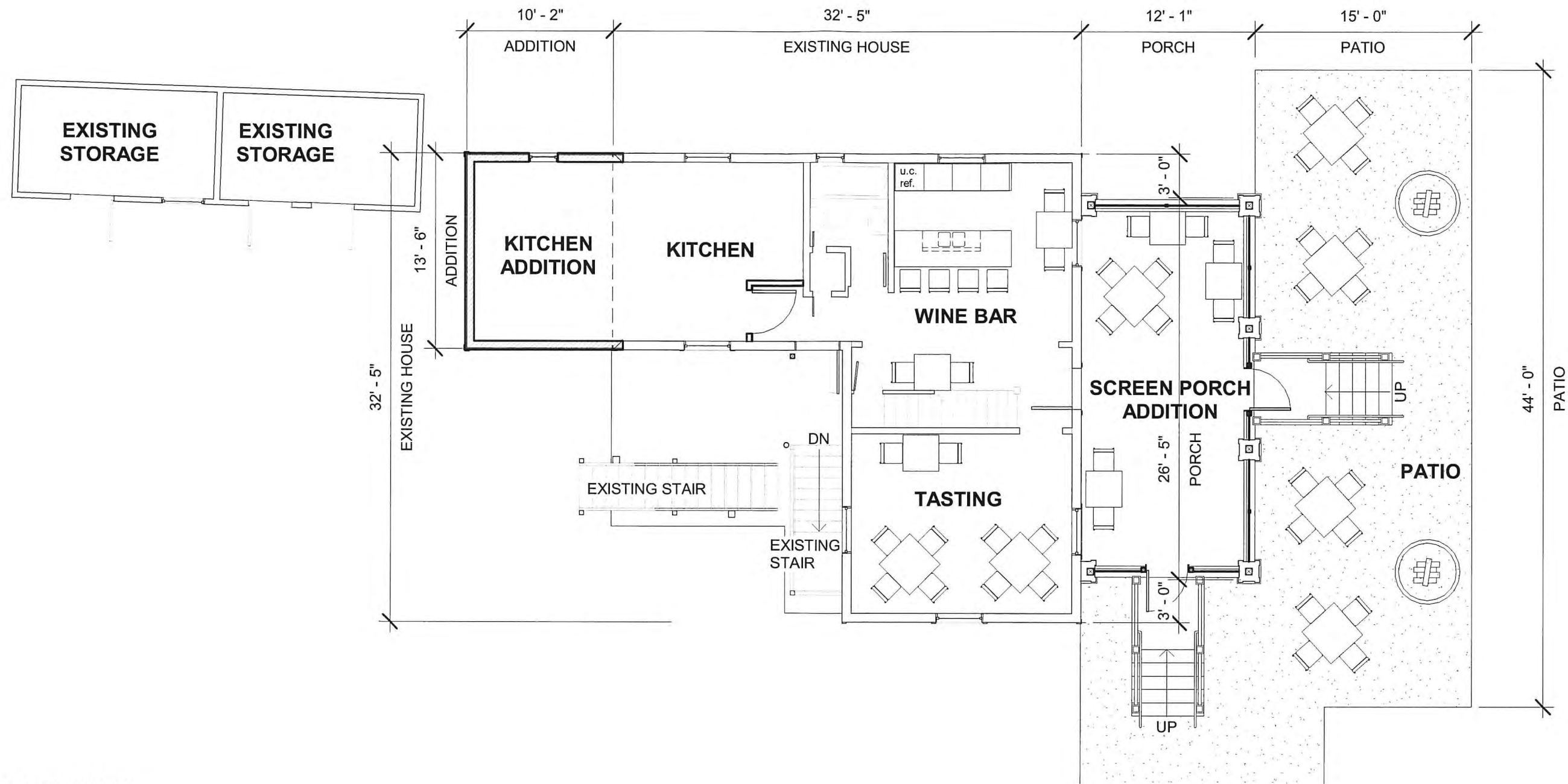
STAFF REMARKS: _____

Building Commissioner or Staff Signature



1 SITE PLAN
1" = 20'-0"

RECOMMENDED APPROVAL
PLANNING & ZONING
CHAIRMAN
SIGN. *Adam G. Minde* DATE: 5-2-22



1 FIRST FLOOR
1/8" = 1'-0"

EXISTING FIRST FLOOR: 743 SF
 EXISTING SECOND FLOOR: 876 SF
 ONE-STORY KITCHEN ADDITION: 139 SF
 ONE-STORY SCREEN PORCH ADDITION: 306 SF





② EAST ELEVATION
1/8" = 1'-0"



① WEST ELEVATION
1/8" = 1'-0"



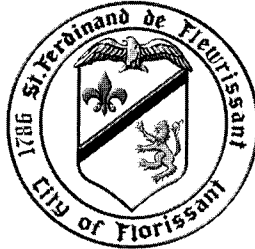
② NORTH (FRONT) ELEVATION
1/8" = 1'-0"



① SOUTH (REAR) ELEVATION
1/8" = 1'-0"

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MEMORANDUM



CITY OF FLORISSANT

To: Planning and Zoning Commissioners Date: April 27, 2022

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

Subject: Request **recommended approval** of a Special Use, located at **150 Washington (House of QA)** to allow for a Wine Bar in an existing 'HB' Historic Business District.

STAFF REPORT
CASE NUMBER PZ-050222-4

I. PROJECT DESCRIPTION:

This is a request for **recommended approval** of a Special Use, located at **150 Washington (House of QA)** to allow for a Wine Bar in an existing 'HB' Historic Business District.

II. EXISTING SITE CONDITIONS:

The existing property at **150 Washington** is a Special Use in this Zoning District, most akin to the definition of a Tavern, Nightclub or Cocktail Lounge, in 405.161,D, 6, p.

Drawings submitted: Sheet 1/4 2/4, 3/4, and 4/4 by Design Design Alliance, attached.

The site is an Historic Landmark and therefore was reviewed by LHDC with recommendations.

Number of parking: 15 shown on plan, additional golf cart parking recommended by LHDC near the Washington St entrance.

- 40 A reverse calculation of minimum number of people for the spaces shown to consider:
41 a. Parking should be based upon total number of seats in the Wine Bar plus
42 employees on the max. shift.
43 a. 2 spaces per 3 employees. Say 3, then 2 spaces used.
44 b. 1 space for every 3 seats = $13 \times 3 = 39$ max. seating based on the above.
45 c. Total Occupant Load would therefore be 42 including employees.
46

47 There is currently no additional signage or landscaping shown, however, great care was
48 taken to show the development of parking to preserve the existing trees on site.
49

50
51 **III. SURROUNDING PROPERTIES:**

52
53 The property is bordered by one other commercial property owned by the petitioner at
54 100 Washington to the West along with a residence zoned HR at 115 Harrison ST, it is
55 also bounded by an AT&T property to the East at 175 Washington, also in the 'HB'
56 Historic Business District.
57

58
59 **IV. STAFF ANALYSIS:**

60 Yard, area, height and bulk regulations of the HB District may be found in Section
61 405.161 of the City Code.
62

63 **LHDC Review Comments:**

64 There was one yard restriction reviewed by the LHDC for the site. The LHDC's
65 responsibility for the project is to make any recommendations to P&Z for the Special Use
66 and consider any proposed violations of the performance regulations in the Zoning Code.
67 The following issues were discussed at their meeting of 4/25/22 meeting:
68

- 69 A. There was a previous SUP approved for a much more ambitious project here,
70 however, the scope of the project was too expensive (\$800,000). LHDC took this
71 prior approval as a point from which to make its decisions both for historic
72 preservation and development. LHDC considered the porch addition as
73 previously approved by prior action because the design concept has not changed
74 and to some degree the kitchen addition as well.
75
76 B. There is a regulation that requires a parking lot that occurs on a front yard and
77 across the street from a residentially Use, to have a 20 foot landscaped buffer yard
78 and a 6' closed fence. This is an unusual property which has 2 frontages, one
79 each on Washington and Harrison. The proposed site plan shows a 5' landscaped
80 bufferyard on Harrison, however, there is another 15 feet of green space in the
81 right-of-way that currently exists alongside the asphalt paving of Harrison St. A
82 closed fence would be problematic at 20 feet without tree removal. The front
83 setback is 15 feet and fences are otherwise not permitted in a front yard.
84
85

86

87

88 LHDC made the following stipulations/recommendations:

- 89 1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small
90 parking lot of 5 spaces.
91 2. Add a space nearest the first space at the Washington entrance to allow for golf
92 cart parking.
93 3. Recommended approval as stipulated.
94

95 The petitioner proposes small gatherings, music and natural setting with prepared snacks
96 and small amount of food.
97

98 There are 2 small additions planned the structure:

- 99 • Small kitchen addition on the back of the structure.
100 • Porch addition onto the front of the structure.

101 The existing barn is to be removed, the existing chicken coop will be kept as it is
102 mentioned in the Historic Inventory write-up of the property.
103

104 **VI. STAFF RECOMMENDATIONS:**

105

106 A floor plan with seating arrangement could solidify the occupant load if desired,
107 otherwise, the occupant load will be set at the occupant load calculation above until a
108 greater number of spaces is presented and approved.
109

110 Otherwise, since a more ambitious project was previously approved, staff agrees that the
111 additions represent no greater hinderance to protection of the property as an Historic
112 Resource.
113

114 **Suggested Motion for 150 Washington (House of QA)**

115

116 I move to recommend approval of a Special Use, to allow a Wine Bar, located at **150**
117 **Washington (House of QA)**, in an existing 'HB' Historic Business District, with the
118 following stipulations to become part of the record:
119

- 120 1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small
121 parking lot of 5 spaces.
122 2. Add a space nearest the first space at the Washington entrance to allow for golf
123 cart parking.
124 3. Occupant load to be 42 until SUP is amended or duly recorded shared parking is
125 approved by the City Attorney and properly recorded.

126

(end of Report and Suggested Motion)

1 INTRODUCED BY COUNCILMAN HARRIS
2 MAY 23, 2022

3
4 BILL NO. 9788

ORDINANCE NO.

5
6 **ORDINANCE TO AMEND TITLE III “TRAFFIC CODE” SCHEDULE**
7 **III “STOP INTERSECTIONS”, TABLE IIIA “ONE WAY STOPS” BY**
8 **ADDING BOBOLINK AT FLAMINGO AND CHICKADEE AT**
9 **FLAMINGO.**

10
11 WHEREAS after careful consideration, the Traffic Commission has recommended the
12 addition of one-way stops Tuesday, May 10th, 2022; and

13
14 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
15 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

16
17
18 Section 1: Table III-A “One-Way Stops” is hereby amended by adding the
19 following:

20 *Bobolink at Flamingo*

21
22 *Chickadee at Flamingo*

23
24
25 Section 2: This ordinance shall become in force and effect immediately upon its passage
26 and approval.

27 Adopted this ____ day of _____, 2022.

28
29
30 _____
31 Joseph Eagan, Council President

32 Approved this ____ day of _____, 2022.

33
34
35 _____
36 Timothy J. Lowery, Mayor

37 ATTEST:

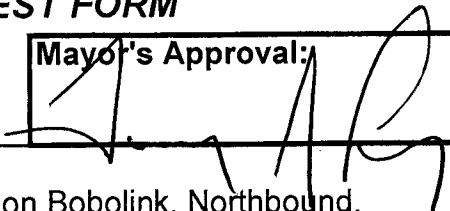
38 _____
39 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

5/12/2022

Mayor's Approval:



Agenda Date Requested: 5/23/22

Description of request: Request to place stop sign on Bobolink, Northbound,
at Flamingo

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: Yes / No

Y/N

No

3 readings? : Yes / No

Y/N

Yes

Back up materials attached:

Back up materials needed:

Minutes	X	Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

CITY OF FLORISSANT

MEMO

TO: Chief Timothy Fagan
THRU: Mayor Timothy Lowery
THRU: Todd Hughes
Director of Public Works
FROM: Jason Timme
Street Superintendent

DATE: May 12, 2022

cc: Councilman Harris



SUBJECT: Request Was Made to Place Stop Signs at the 4-way Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

**05/22 REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO
CREATE A THREE-WAY STOP INTERSECTION
WARD 2
Tabled**

Request was made to place stop sign on Florissant Park at Daniel Boone to create a three-way stop intersection. Zach Schneider referenced the e-mail from Councilman Manganelli requesting a stop sign on Florissant Park coming towards Daniel Boone. He said the purpose would be to stop vehicles as they enter this part of the neighborhood to create a safer intersection. He said it already has a two-way stop and this would create a three-way stop intersection. Zach Schneider said he was there today and it is actually a one-way stop there. He said it is on Daniel Boone coming towards Florissant Park. He said he called the Councilman to tell him about this and said the Councilman said he understood that. Zach Schneider said the Councilman asked him to relay a message to the Traffic Commission asking that this item be tabled until he can re-evaluate this and then he will resubmit an amended request.

Item 05/22 was dropped from the Agenda.

**06/22 REQUEST STOP SIGNS ON SWAN, NORTHBOUND AND
SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP
INTERSECTION
WARD 1
Approved with Amendment**

**07/22 REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT
FLAMINGO
WARD 1
Approved**

**08/22 REQUEST STOP SIGN ON BOBOLINK, NORTHBOUND, AT FLAMINGO
TO CREATE A THREE-WAY STOP INTERSECTION
WARD 1
Approved with Amendment**

Jason Timme said these three items are all tied together. Donna Smith-Pupillo referenced the Emergency Powers from the Police Department. Jason Timme said the stop signs went up because of the Emergency Powers and he put them on the Traffic Commission Agenda so the stop signs would stay after the emergency. He said he feels these signs need to be there. He said these are just for the streets that come into Flamingo, not the ones on Flamingo. He said he feels you do have to stop before you enter Flamingo. Donna Smith-Pupillo said there were yield signs on Swan and the stop signs would replace the yield signs. Jason Timme said yes, they would replace the yield signs on Swan. He said Swan, Chickadee and Bobolink are streets that are coming into Flamingo. He said they would all have to stop before they turn onto Flamingo. Donna Smith-Pupillo said Swan had yield signs but the others did not. Jason Timme said Chickadee had a sign that just said "Dangerous Intersection". Donna Smith-Pupillo said if you are over on Mullanphy, all those intersecting streets end with a stop sign. Jason Timme said that instead of waiting for the Emergency Orders to run out, we take them out, and then realize that we should have just left them, at that point we are just going back and forth. He said these signs just need to stay. Donna Smith-Pupillo agreed. Teri Reiter asked if the signs are there now. Jason Timme said they are there now under

the Emergency Powers, along with two more on Flamingo. Greg Keil said this is something that we addressed a few months ago. Donna Smith-Pupillo said she admits that she got really angry when she drove down the street and saw the signs on Flamingo. She was wondering how in the world these signs wound up here. She said she called the Street Department and that is when she heard about the Emergency Powers. She said her concern is that we make a decision here and then there is no feedback. She said she knows she is not an elected official or the police, but there is no feedback loop. There is nothing that feeds back that comes and says this is the decision that they made and this is why we issued an Emergency Order. She said there is no back and forth communication. She said that is what she is concerned about. Greg Keil said there are many avenues to get this done, and we are one of them. Don Adams said but they cut us out of the loop. Jason Timme said he could try to get that feedback for us. He said he didn't get any explanation on this either. Donna Smith-Pupillo said she would just appreciate the feedback so she didn't feel like they are just wasting our time. At least if we had the feedback, then we would at least feel like they heard our point of view. Teri Reiter asked how that Emergency thing happened. Jason Timme said the Chief and our Traffic Engineer, which would be our Public Works Director, made the decision to issue the Emergency Order. He said why the order was issued, he doesn't know. He said he doesn't know the reasoning behind it. Donna Smith-Pupillo said that was just her concern in having the feedback loop. She said what will happen is people get upset like

the one we just did on Shackelford. They really want it, so they will just go to the Police and have them put it put through as an Emergency Order, and then we'll turn around and be doing this again. Jason Timme said he will try to get a better explanation for the Committee. Just so we know why we were circumvented. Donna Smith-Pupillo said that would be helpful. Greg Keil asked if this is only temporary right now. Jason Timme said yes. It is a 90 day order, so after 90 days they would either have to do another Emergency Order or the stop signs would come down. That is why he wanted to do these other ones before that so we didn't take them down and then just realize they should stay there anyway. Teri Reiter said, in your opinion, they should stay there. Donna Smith-Pupillo said she feels they should stay there. Jason Timme said the ones entering Flamingo should stay there. The ones on Flamingo should not. Zach Schneider said he would like to make a motion to amend the request to align with the email dated April 29, 2022 from Jason Timme to MaryAnn Fitzpatrick. Donna Smith-Pupillo said the stop signs should be placed on Swan southbound at Flamingo, Swan northbound at Flamingo, Chickadee southbound at Flamingo and Bobolink northbound at Flamingo. Zach Schneider said he makes a motion to approve those only.

Motion was made by Zach Schneider to make a recommendation not to place stop signs on Flamingo, and made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, Chickadee, southbound at Flamingo, and Bobolink, northbound at Flamingo. Motion was seconded by Dave Clasby. On the roll call the commission voted:

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes,
Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22
were dropped from the Agenda.

MISCELLANEOUS:


There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 14, 2022.

ADJOURNMENT

No other items were brought before the Commission this evening. The meeting was
adjourned.

For the Chairman
Mayor's Advisory Traffic Commission


MaryAnn Fitzpatrick
Recording Clerk

MaryAnn Fitzpatrick

Item 08/22

From: Jason Timme
Sent: Friday, April 29, 2022 9:31 AM
To: MaryAnn Fitzpatrick
Subject: FW: Stop signs for Traffic Commission

MaryAnn,
Todd approved this for Traffic Commission.

From: Jason Timme <>
Sent: Monday, April 25, 2022 10:06 AM
To: Todd Hughes <THughes@florissantmo.com>
Subject: Stop signs for Traffic Commission

Todd,
In accordance with Emergency Powers memo dated 4/21/22 I am requesting to add the following stop signs to the Traffic Commission agenda to be voted on and left as permanent signs. Currently there are Yield signs at Swan entering Flamingo (there is no ordinance for these) and no signage at Chickadee or Bobolink.

Swan, Southbound at Flamingo
Swan, Northbound at Flamingo
Chickadee, Southbound at Flamingo
Bobolink, Northbound at Flamingo

*Thanks,
JT*

*Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653*

Florissant Police Department

Memorandum

Date: April 21, 2022
To: All Officers
From: Chief Tim Fagan
Subject: Emergency Powers- Stop Signs
Copies to: Mayor Timothy Lowery - Karen Goodwin, City Clerk – Traffic Commission
– BFO Commander – Communications – Switchboard
P.O. Cameron – Tod Hughes – Tom Goldkamp – Jason Timme – Sgt.
Kyle Lewis

Pursuant to section 305.100 of the Florissant City Code, which states:

"SEC. 305.100. EMERGENCY, ETC., REGULATIONS.

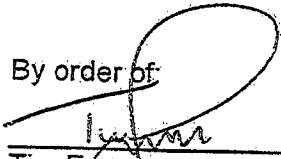
The Chief of Police by and with the approval of the city traffic engineer is hereby empowered to make regulations necessary to make effective the provisions of the traffic ordinances of the city and to make and enforce temporary or experimental regulations to cover emergencies or special conditions. No such temporary experimental regulation shall remain in effect for more than ninety (90) days. (CODE 305.100)."

Request was made to place stop signs at the 4-way intersection at Swan and Flamingo, a 3 way stop at Bobolink and Flamingo and a stop sign at the intersection of Chickadee and Flamingo.

All violations will be enforced under such powers as given to the Chief of Police under the above Section 305.100 commencing this date, April 22, 2022 at 12:01 a.m.

A copy of this notice will be placed on file in the City Clerk's Office and will be kept available for any person for public inspection.

By order of



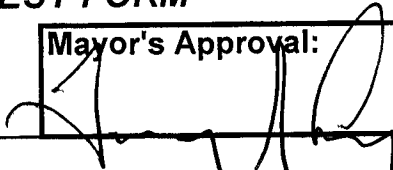
Tim Fagan
Chief of Police

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

5/12/2022

Mayor's Approval:



Agenda Date Requested: 5/23/22

Description of request: Request to place stop sign on Chickadee, Southbound,
at Flamingo

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			
	Y/N		Y/N
Public Hearing needed: Yes / No	No	3 readings? : Yes / No	Yes

Back up materials attached:

Back up materials needed:

Minutes	X	Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

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For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

CITY OF FLORISSANT

MEMO

TO: Chief Timothy Fagan

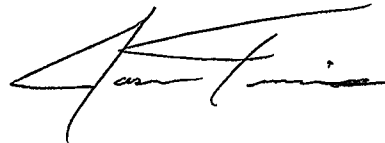
DATE: May 12, 2022

THRU: Mayor Timothy Lowery

cc: Councilman Harris

THRU: Todd Hughes
Director of Public Works

FROM: Jason Timme
Street Superintendent



SUBJECT: Request Was Made to Place Stop Signs at the 4-way Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

**05/22 REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO
CREATE A THREE-WAY STOP INTERSECTION
WARD 2
Tabled**

Request was made to place stop sign on Florissant Park at Daniel Boone to create a three-way stop intersection. Zach Schneider referenced the e-mail from Councilman Manganelli requesting a stop sign on Florissant Park coming towards Daniel Boone. He said the purpose would be to stop vehicles as they enter this part of the neighborhood to create a safer intersection. He said it already has a two-way stop and this would create a three-way stop intersection. Zach Schneider said he was there today and it is actually a one-way stop there. He said it is on Daniel Boone coming towards Florissant Park. He said he called the Councilman to tell him about this and said the Councilman said he understood that. Zach Schneider said the Councilman asked him to relay a message to the Traffic Commission asking that this item be tabled until he can re-evaluate this and then he will resubmit an amended request.

Item 05/22 was dropped from the Agenda.

**06/22 REQUEST STOP SIGNS ON SWAN, NORTHBOUND AND
SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP
INTERSECTION
WARD 1
Approved with Amendment**

**07/22 REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT
FLAMINGO
WARD 1
Approved**

**08/22 REQUEST STOP SIGN ON BOBOLINK, NORTHBOUND, AT FLAMINGO
TO CREATE A THREE-WAY STOP INTERSECTION
WARD 1
Approved with Amendment**

Jason Timme said these three items are all tied together. Donna Smith-Pupillo referenced the Emergency Powers from the Police Department. Jason Timme said the stop signs went up because of the Emergency Powers and he put them on the Traffic Commission Agenda so the stop signs would stay after the emergency. He said he feels these signs need to be there. He said these are just for the streets that come into Flamingo, not the ones on Flamingo. He said he feels you do have to stop before you enter Flamingo. Donna Smith-Pupillo said there were yield signs on Swan and the stop signs would replace the yield signs. Jason Timme said yes, they would replace the yield signs on Swan. He said Swan, Chickadee and Bobolink are streets that are coming into Flamingo. He said they would all have to stop before they turn onto Flamingo. Donna Smith-Pupillo said Swan had yield signs but the others did not. Jason Timme said Chickadee had a sign that just said "Dangerous Intersection". Donna Smith-Pupillo said if you are over on Mullanphy, all those intersecting streets end with a stop sign. Jason Timme said that instead of waiting for the Emergency Orders to run out, we take them out, and then realize that we should have just left them, at that point we are just going back and forth. He said these signs just need to stay. Donna Smith-Pupillo agreed. Teri Reiter asked if the signs are there now. Jason Timme said they are there now under

the Emergency Powers, along with two more on Flamingo. Greg Keil said this is something that we addressed a few months ago. Donna Smith-Pupillo said she admits that she got really angry when she drove down the street and saw the signs on Flamingo. She was wondering how in the world these signs wound up here. She said she called the Street Department and that is when she heard about the Emergency Powers. She said her concern is that we make a decision here and then there is no feedback. She said she knows she is not an elected official or the police, but there is no feedback loop. There is nothing that feeds back that comes and says this is the decision that they made and this is why we issued an Emergency Order. She said there is no back and forth communication. She said that is what she is concerned about. Greg Keil said there are many avenues to get this done, and we are one of them. Don Adams said but they cut us out of the loop. Jason Timme said he could try to get that feedback for us. He said he didn't get any explanation on this either. Donna Smith-Pupillo said she would just appreciate the feedback so she didn't feel like they are just wasting our time. At least if we had the feedback, then we would at least feel like they heard our point of view. Teri Reiter asked how that Emergency thing happened. Jason Timme said the Chief and our Traffic Engineer, which would be our Public Works Director, made the decision to issue the Emergency Order. He said why the order was issued, he doesn't know. He said he doesn't know the reasoning behind it. Donna Smith-Pupillo said that was just her concern in having the feedback loop. She said what will happen is people get upset like

the one we just did on Shackelford. They really want it, so they will just go to the Police and have them put it put through as an Emergency Order, and then we'll turn around and be doing this again. Jason Timme said he will try to get a better explanation for the Committee. Just so we know why we were circumvented. Donna Smith-Pupillo said that would be helpful. Greg Keil asked if this is only temporary right now. Jason Timme said yes. It is a 90 day order, so after 90 days they would either have to do another Emergency Order or the stop signs would come down. That is why he wanted to do these other ones before that so we didn't take them down and then just realize they should stay there anyway. Teri Reiter said, in your opinion, they should stay there. Donna Smith-Pupillo said she feels they should stay there. Jason Timme said the ones entering Flamingo should stay there. The ones on Flamingo should not. Zach Schneider said he would like to make a motion to amend the request to align with the email dated April 29, 2022 from Jason Timme to MaryAnn Fitzpatrick. Donna Smith-Pupillo said the stop signs should be placed on Swan southbound at Flamingo, Swan northbound at Flamingo, Chickadee southbound at Flamingo and Bobolink northbound at Flamingo. Zach Schneider said he makes a motion to approve those only.

Motion was made by Zach Schneider to make a recommendation not to place stop signs on Flamingo, and made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, Chickadee, southbound at Flamingo, and Bobolink, northbound at Flamingo. Motion was seconded by Dave Clasby. On the roll call the commission voted:

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes,
Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22
were dropped from the Agenda.

MISCELLANEOUS:

There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 14, 2022.

ADJOURNMENT

No other items were brought before the Commission this evening. The meeting was
adjourned.

For the Chairman
Mayor's Advisory Traffic Commission



MaryAnn Fitzpatrick
Recording Clerk

MaryAnn Fitzpatrick

Item 07/22

From: Jason Timme
Sent: Friday, April 29, 2022 9:31 AM
To: MaryAnn Fitzpatrick
Subject: FW: Stop signs for Traffic Commission

MaryAnn,
Todd approved this for Traffic Commission.

From: Jason Timme <>
Sent: Monday, April 25, 2022 10:06 AM
To: Todd Hughes <THughes@florissantmo.com>
Subject: Stop signs for Traffic Commission

Todd,
In accordance with Emergency Powers memo dated 4/21/22 I am requesting to add the following stop signs to the Traffic Commission agenda to be voted on and left as permanent signs. Currently there are Yield signs at Swan entering Flamingo (there is no ordinance for these) and no signage at Chickadee or Bobolink.

Swan, Southbound at Flamingo
Swan, Northbound at Flamingo
Chickadee, Southbound at Flamingo
Bobolink, Northbound at Flamingo

*Thanks,
JT*

*Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653*

Florissant Police Department

Memorandum

Date: April 21, 2022

To: All Officers

From: Chief Tim Fagan

Subject: Emergency Powers- Stop Signs

Copies to: Mayor Timothy Lowery - Karen Goodwin, City Clerk – Traffic Commission
– BFO Commander – Communications – Switchboard
P.O. Cameron – Tod Hughes – Tom Goldkamp – Jason Timme – Sgt.
Kyle Lewis

Pursuant to section 305.100 of the Florissant City Code, which states:

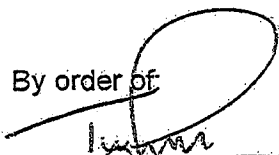
"SEC. 305.100. EMERGENCY, ETC., REGULATIONS.

The Chief of Police by and with the approval of the city traffic engineer is hereby empowered to make regulations necessary to make effective the provisions of the traffic ordinances of the city and to make and enforce temporary or experimental regulations to cover emergencies or special conditions. No such temporary experimental regulation shall remain in effect for more than ninety (90) days. (CODE 305.100)."

Request was made to place stop signs at the 4-way intersection at Swan and Flamingo, a 3 way stop at Bobolink and Flamingo and a stop sign at the intersection of Chickadee and Flamingo.

All violations will be enforced under such powers as given to the Chief of Police under the above Section 305.100 commencing this date, April 22, 2022 at 12:01 a.m.

A copy of this notice will be placed on file in the City Clerk's Office and will be kept available for any person for public inspection.

By order of 

Tim Fagan
Chief of Police

1 INTRODUCED BY COUNCILMAN HARRIS
2 MAY 23, 2022

3
4 BILL NO. 9789

ORDINANCE NO.

5
6 **ORDINANCE TO AMEND TITLE III “TRAFFIC CODE” SCHEDULE**
7 **III “STOP INTERSECTIONS”, TABLE IIIB “TWO WAY STOPS” BY**
8 **ADDING SWAN AT FLAMINGO.**

9
10 WHEREAS after careful consideration, the Traffic Commission has recommended the
11 addition of a two way stop Tuesday, May 10th, 2022; and

12
13 **NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF**
14 **FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:**

15
16
17 Section 1: Table III-B “Two-Way Stops” is hereby amended by adding the
18 following:

19 Swan, Northbound and Southbound at Flamingo

20
21
22 Section 2: This ordinance shall become in force and effect immediately upon its passage
23 and approval.

24 Adopted this ____ day of _____, 2022.

25
26
27 _____
28 Joseph Eagan, Council President

29 Approved this ____ day of _____, 2022.

30
31
32 _____
33 Timothy J. Lowery, Mayor

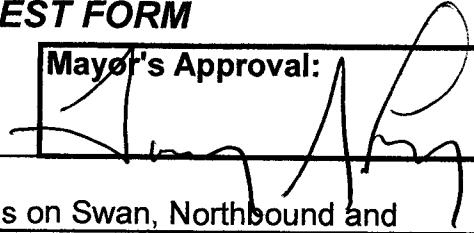
34 ATTEST:
35 _____
36 Karen Goodwin, MPPA/MMC/MRCC
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

5/12/2022

Mayor's Approval:



Agenda Date Requested: 5/23/22

Description of request: Request to place stop signs on Swan, Northbound and Southbound, at Flamingo

Department: Street

Recommending Board or Commission: Traffic Commission

Type of request:

Ordinances	X	Other	
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment			

Public Hearing needed: Yes / No	Yes / No	Y/N	3 readings? : Yes / No	Y/N
		No		Yes

Back up materials attached:		Back up materials needed:	
Minutes	X	Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:
 Introduced by: _____
 PH Speaker: _____

CITY OF FLORISSANT

MEMO

TO: Chief Timothy Fagan

DATE: May 12, 2022

THRU: Mayor Timothy Lowery

cc: Councilman Harris

THRU: Todd Hughes
Director of Public Works

FROM: Jason Timme
Street Superintendent



SUBJECT: Request Was Made to Place Stop Signs at the 4-way Intersection at Swan and Flamingo, a 3-Way Stop at Bobolink and Flamingo and a Stop Sign at the Intersection of Chickadee and Flamingo

The Traffic Commission reviewed this request at its May 10, 2022 meeting. The Traffic Commission made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, on Chickadee, southbound at Flamingo, and on Bobolink, northbound at Flamingo (see attached Minutes, Items 06/22, 07/22 and 08/22).

**05/22 REQUEST STOP SIGN ON FLORISSANT PARK AT DANIEL BOONE TO
CREATE A THREE-WAY STOP INTERSECTION
WARD 2
Tabled**

Request was made to place stop sign on Florissant Park at Daniel Boone to create a three-way stop intersection. Zach Schneider referenced the e-mail from Councilman Manganelli requesting a stop sign on Florissant Park coming towards Daniel Boone. He said the purpose would be to stop vehicles as they enter this part of the neighborhood to create a safer intersection. He said it already has a two-way stop and this would create a three-way stop intersection. Zach Schneider said he was there today and it is actually a one-way stop there. He said it is on Daniel Boone coming towards Florissant Park. He said he called the Councilman to tell him about this and said the Councilman said he understood that. Zach Schneider said the Councilman asked him to relay a message to the Traffic Commission asking that this item be tabled until he can re-evaluate this and then he will resubmit an amended request.

Item 05/22 was dropped from the Agenda.

**06/22 REQUEST STOP SIGNS ON SWAN, NORTHBOUND AND
SOUTHBOUND, AT FLAMINGO TO CREATE OF FOUR-WAY STOP
INTERSECTION
WARD 1
Approved with Amendment**

**07/22 REQUEST STOP SIGN ON CHICKADEE, SOUTHBOUND, AT
FLAMINGO
WARD 1
Approved**

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WARD 1
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Jason Timme said these three items are all tied together. Donna Smith-Pupillo referenced the Emergency Powers from the Police Department. Jason Timme said the stop signs went up because of the Emergency Powers and he put them on the Traffic Commission Agenda so the stop signs would stay after the emergency. He said he feels these signs need to be there. He said these are just for the streets that come into Flamingo, not the ones on Flamingo. He said he feels you do have to stop before you enter Flamingo. Donna Smith-Pupillo said there were yield signs on Swan and the stop signs would replace the yield signs. Jason Timme said yes, they would replace the yield signs on Swan. He said Swan, Chickadee and Bobolink are streets that are coming into Flamingo. He said they would all have to stop before they turn onto Flamingo. Donna Smith-Pupillo said Swan had yield signs but the others did not. Jason Timme said Chickadee had a sign that just said "Dangerous Intersection". Donna Smith-Pupillo said if you are over on Mullanphy, all those intersecting streets end with a stop sign. Jason Timme said that instead of waiting for the Emergency Orders to run out, we take them out, and then realize that we should have just left them, at that point we are just going back and forth. He said these signs just need to stay. Donna Smith-Pupillo agreed. Teri Reiter asked if the signs are there now. Jason Timme said they are there now under

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Motion was made by Zach Schneider to make a recommendation not to place stop signs on Flamingo, and made a recommendation to place stop signs on Swan, northbound and southbound at Flamingo, Chickadee, southbound at Flamingo, and Bobolink, northbound at Flamingo. Motion was seconded by Dave Clasby. On the roll call the commission voted:

Donna Smith-Pupillo – yes, Don Adams – yes, Greg Keil – yes, Teri Reiter – yes,
Zach Schneider – yes, and Dave Clasby – yes. Motion carried. Items 06/22, 07/22 and 08/22
were dropped from the Agenda.

MISCELLANEOUS:


There were no miscellaneous items sent to the Traffic Commission for review.

Next Traffic Commission meeting is scheduled for June 14, 2022.

ADJOURNMENT

No other items were brought before the Commission this evening. The meeting was
adjourned.

For the Chairman
Mayor's Advisory Traffic Commission


MaryAnn Fitzpatrick
Recording Clerk

MaryAnn Fitzpatrick

Item 06/22

From: Jason Timme
Sent: Friday, April 29, 2022 9:31 AM
To: MaryAnn Fitzpatrick
Subject: FW: Stop signs for Traffic Commission

MaryAnn,
Todd approved this for Traffic Commission.

From: Jason Timme <>
Sent: Monday, April 25, 2022 10:06 AM
To: Todd Hughes <THughes@florissantmo.com>
Subject: Stop signs for Traffic Commission

Todd,
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- Swan, Southbound at Flamingo
- Swan, Northbound at Flamingo
- Chickadee, Southbound at Flamingo
- Bobolink, Northbound at Flamingo

*Thanks,
JT*

*Jason Timme
Street Department Superintendent
City of Florissant
1155 St. Charles St.
Florissant MO 63031
314-839-7653*

Florissant Police Department

Memorandum

Date: April 21, 2022

To: All Officers

From: Chief Tim Fagan

Subject: Emergency Powers- Stop Signs

Copies to: Mayor Timothy Lowery - Karen Goodwin, City Clerk – Traffic Commission
– BFO Commander – Communications – Switchboard
P.O. Cameron – Tod Hughes – Tom Goldkamp – Jason Timme – Sgt.
Kyle Lewis

Pursuant to section 305.100 of the Florissant City Code, which states:

“SEC. 305.100. EMERGENCY, ETC., REGULATIONS.

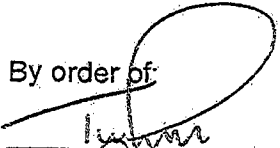
The Chief of Police by and with the approval of the city traffic engineer is hereby empowered to make regulations necessary to make effective the provisions of the traffic ordinances of the city and to make and enforce temporary or experimental regulations to cover emergencies or special conditions. No such temporary experimental regulation shall remain in effect for more than ninety (90) days. (CODE 305.100).”

Request was made to place stop signs at the 4-way intersection at Swan and Flamingo, a 3 way stop at Bobolink and Flamingo and a stop sign at the intersection of Chickadee and Flamingo.

All violations will be enforced under such powers as given to the Chief of Police under the above Section 305.100 commencing this date, April 22, 2022 at 12:01 a.m.

A copy of this notice will be placed on file in the City Clerk's Office and will be kept available for any person for public inspection.

By order of:



Tim Fagan
Chief of Police

1 INTRODUCED BY COUNCILMAN MULCAHY
2 JUNE 13, 2022

3
4 BILL NO. 9791

ORDINANCE NO.

5
6
7
8
9

**AN ORDINANCE VACATING A PORTION OF BROWN STREET
AT ST. JOSEPH (A PAPER STREET)**

10 WHEREAS , a street known as a portion of Brown Street was dedicated to the
11 city but has not been used as a public street; and

12 WHEREAS, the Mayor and City Council believe it to be in the best interest of
13 the City to vacate that portion of Brown Street that has not been used as a public
14 street.

15

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

18

19 Section 1: The City of Florissant hereby vacate portions of Brown Street running north
20 to south from St. Joseph St. (a paper street) as more particularly identified in the attached area
21 map.

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

24

25

26 Adopted this _____ day of _____, 2022.

27

28

29

Joseph Eagan
President of the City Council

30

31

32 Approved this _____ day of _____, 2022.

33

34

35

Timothy J. Lowery
Mayor

36

37

ATTEST:

38

39

40

Karen Goodwin, MMC, MRCC

41

City Clerk

FLORISSANT CITY COUNCIL AGENDA REQUEST FORM

6/9/2022	Mayor's Approval:																																				
Agenda Date Requested: 6/13/2022																																					
Description of request: Vacation of Brown Street at St. Joseph Street																																					
Transfer of Funds from (See Attached Memo)																																					
Department: Public Works																																					
Recommending Board or Commission: N/A																																					
Type of request:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">Ordinances</th> <th style="width: 5%;">X</th> <th style="width: 40%;">Other</th> <th style="width: 5%;"></th> </tr> </thead> <tbody> <tr> <td>Appropriation</td> <td></td> <td>Liquor License</td> <td></td> </tr> <tr> <td>Transfer</td> <td></td> <td>Hotel License</td> <td></td> </tr> <tr> <td>Zoning Amendment</td> <td></td> <td>Special Presentations</td> <td></td> </tr> <tr> <td>Amendment</td> <td></td> <td>Resolution</td> <td></td> </tr> <tr> <td>Special Use Transfer</td> <td></td> <td>Proclamation</td> <td></td> </tr> <tr> <td>Special Use</td> <td></td> <td>Subdivision</td> <td style="text-align: center;">x</td> </tr> <tr> <td>Budget Amendment</td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td style="text-align: center;">Y/N</td> <td></td> <td style="text-align: center;">Y/N</td> </tr> </tbody> </table>	Ordinances	X	Other		Appropriation		Liquor License		Transfer		Hotel License		Zoning Amendment		Special Presentations		Amendment		Resolution		Special Use Transfer		Proclamation		Special Use		Subdivision	x	Budget Amendment					Y/N		Y/N
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<div style="border: 1px solid black; padding: 5px; width: fit-content;"> <p>For City Clerk Use Only:</p> <p>Introduced by: _____</p> <p>PH Speaker: _____</p> </div>																																					


Mr. & Mrs. Joe Meyer
985 St. Joseph St.
Florissant MO 63031

Attn: City Council
City of Florissant
955 St Francois St.
Florissant MO 63031

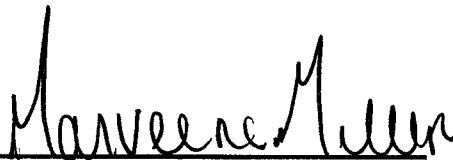
To Mayor Tim Lowery and City Council,

We are formally requesting the vacation of the easement best described as Brown Street running north to south from St. Joseph St. This paper street easement is currently grass, landscaping, and some small trees. The vacation of the property would allow us to develop our property at 985 St Joseph St. We have consulted with Tom Goldkamp and other city officials to understand the best process for this, and will continue to work with Tom, and anyone else in public works to comply with city code.

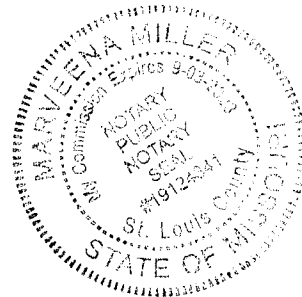
Thank you for your consideration,

X 

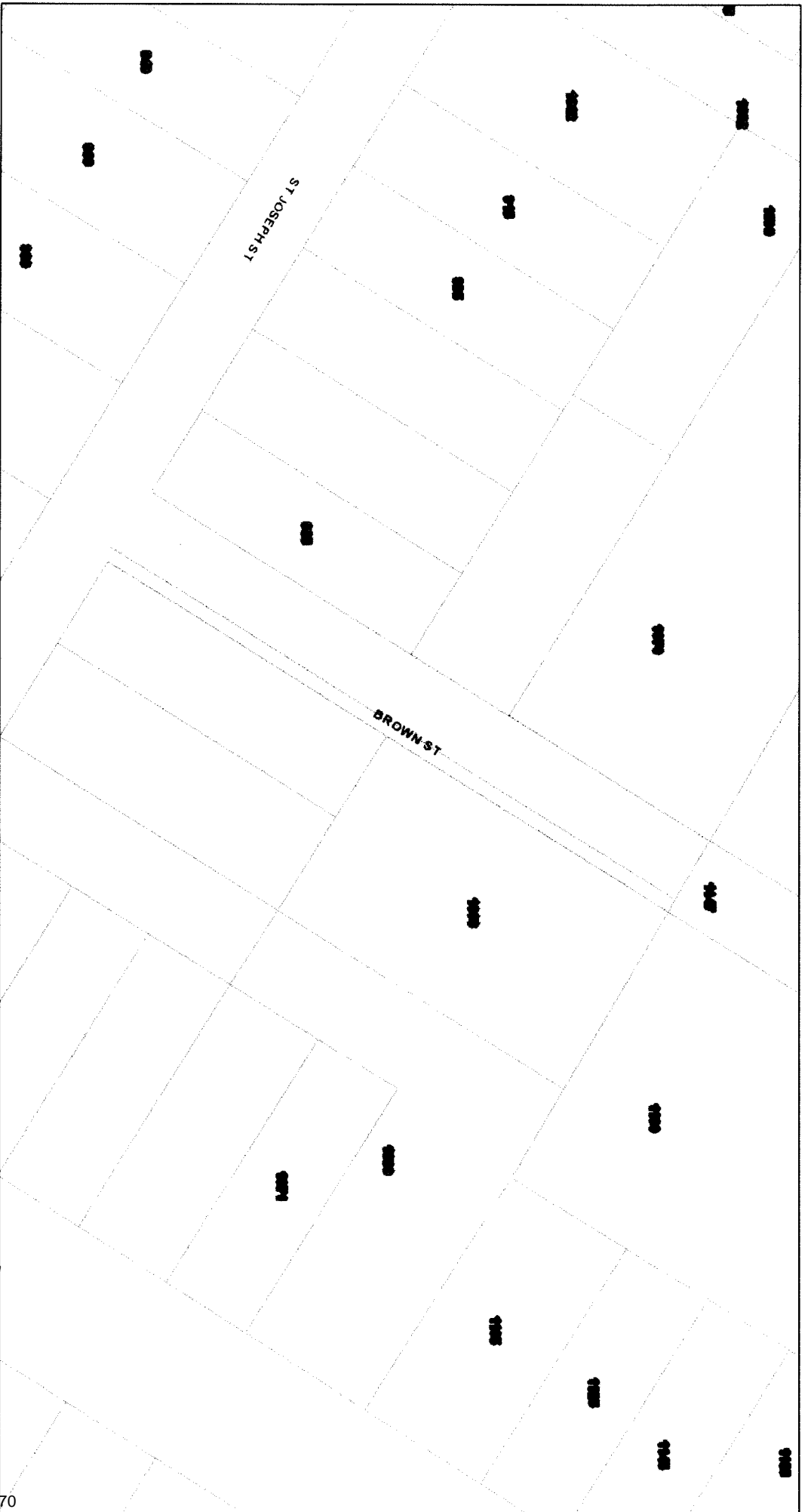
Mr. Joseph Meyer

X 

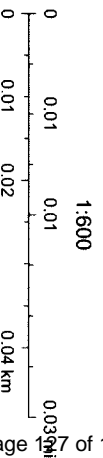
Notary



Vacation Area Map



6/8/2022, 3:24:18 PM



St. Louis County GIS Service Center

1 INTRODUCED BY COUNCIL AS A WHOLE
2 JUNE 13, 2022

3
4 BILL NO. 9792

ORDINANCE NO.

5
6

7 **ORDINANCE AUTHORIZING AN APPROPRIATION OF \$17,500**
8 **FROM THE PARK IMPROVEMENT FUND TO ACCOUNT NO. 09-5-**
9 **09-50040 “AQUATIC CENTER PROP A” TO COVER EDUCATIONAL**
10 **MATERIALS.**

11

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

14

15

16 Section 1: There is hereby authorized an appropriation of \$17,500 from the Park
17 Improvement Fund to account no. 09-5-09-50040 “Aquatic Center Prop A” to cover educational
18 materials.

19

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

22

23 Adopted this _____ day of _____, 2022.

24

25 _____
26 Joseph Eagan
27 President of the Council
28 City of Florissant

29 Approved this _____ day of _____, 202_.

30

31

32 _____
33 Timothy J. Lowery
34 Mayor, City of Florissant

34 ATTEST:

35

36

37 _____
38 Karen Goodwin, MPPA/MMC/MRCC,
City Clerk

FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM

Date: May 24, 2022

Mayor's Approval:

Agenda Date Requested: |

13-Jun-22

Appropriate monies to for expenses associated with Prop A for the August Ballot

\$17,500 to account 09-5-09-50040, Aquatic Center Prop A

Department: Parks and Recreation

Recommending Board or Commission:

Type of request:

Ordinances	X	Other	X
Appropriation		Liquor License	
Transfer		Hotel License	
Zoning Amendment		Special Presentations	
Amendment		Resolution	
Special Use Transfer		Proclamation	
Special Use		Subdivision	
Budget Amendment	X		

Public Hearing needed: Yes / No

NO

3 readings? : Yes / No

YES

Back up materials attached:

Back up materials needed:

Minutes		Minutes	
Maps		Maps	
Memo		Memo	
Draft Ord.		Draft Ord.	

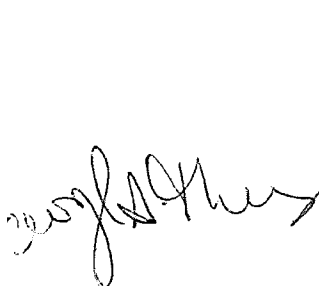
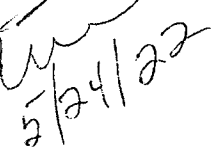
Note: Please include all attachments necessary for documents to be generated for inclusion on the Agenda. All agenda requests are to be turned in to the City Clerk by 5pm on Tuesday prior to the Council meeting.

For City Clerk Use Only:

Introduced by: _____

PH Speaker: _____

**CITY OF FLORISSANT
PARKS AND RECREATION DEPARTMENT
Memorandum**

Date: May 24, 2022
To: City Council
Thru: Mayor Tim Lowery
Cc: Kimberlee Johnson
From: Cheryl A. Thompson-Stimage 
Subject: Appropriation of Funds – to Park Improvement Funds – For Prop A
Education 

I am requesting to appropriate \$17,500 to account # 09-5-09-50040 Aquatic Center Prop A. This would cover the cost for the education of the August Prop A ballot issue.

Please advise if additional information is needed. Thank you for your consideration on this matter.

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 5580


FROM Cannolis
TO 2.0 Restaurant and Bar
FOR Restaurant
ADDRESS 462 N HWY 67

Ward 6 Zoning _____ Date Filed _____ Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Princeton Dew and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 462 N HWY 67 in the City of Florissant, Missouri. Legal interest: () Lease or () Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) 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 petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE 
Individual's Name


FOR: LLC 2.0 Partners LLC
Company, Corporation, Partnership

4. I (we) hereby certify that (indicate **one only**):

() I (we) have a legal interest in the above described property.

() I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE



ADDRESS

462 North Highway 67 Florissant

Telephone No.

(314) 356-5075

Email address

Pdew03@yahoo.com

I (we) the petitioner(s) do hereby appoint _____ as my (our) duly authorized agent to represent me (us) in regard to this petition.



PETITIONER SIGNATURE

Note: Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of owner to Transfer Special Permit Petition.



SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

INDIVIDUAL:

Name & address Princeton Dew 7917 Laurel Flats Drive

Telephone number & email address 314-356-5075 Pdew03@yahoo.com

Business name/address/phone 2.0 Restaurant and Bar

Copy of fictitious name registration, if applicable 2.0 Partners LLC

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Princeton Dew
7917 Laurel flats Drive Caseyville IL 62232

Telephone numbers & email addresses 314-356-5075 Pdew03@yahoo.com

Business name/address/phone 2.0 Restaurant and Bar 462 N HWY 67

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC _____

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

INTRODUCED BY COUNCILMAN GARRETT
December 13, 1993

BILL NO. 6420

ORDINANCE NO. 5580

**AN ORDINANCE GRANTING A SPECIAL PERMIT TO DELOR
DISTRIBUTING, INC. D/B/A CANNOLI'S SICILIAN CUISINE
FOR THE LOCATION AND OPERATION OF A RESTAURANT
ON THE PROPERTY HEREINAFTER DESCRIBED AND KNOWN
AS 462 NORTH HIGHWAY 67, FLORISSANT, MISSOURI.**

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 restaurant ; and

WHEREAS, an application has been filed by Delor Distributing, Inc. d/b/a Cannoli's Sicilian Cuisine for the location and operation of a restaurant with sit-down and carry-out services on the property hereinafter described and known as 462 North Highway 67; and

WHEREAS, the Planning and Zoning Commission of the City of Florissant has recommended that the said Special Permit be granted under certain conditions ; and

WHEREAS, due notice of a public hearing on said application to be held on the 22nd day of November, 1993 at 8:00 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 granting of the Special Permit as hereinafter provided 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 1: A Special Permit is hereby granted to Delor Distributing, Inc. d/b/a Cannoli's Sicilian Cuisine for the location and operation of a restaurant with sit-down and carry-out services on the following described property:

#462 North Highway 67 (Florissant Meadows Shopping Center)
Florissant, Missouri.


Section 2: The said Special Permit herein authorized shall remain in full force and effect only under the following terms and conditions and subject to all of the ordinances of the City of Florissant:

- (1) There shall be only sit-down and carry-out services offered on the premises.
- (2) That the property be developed in accordance with the drawings attached hereto and made a part hereof as if fully set out herein and marked as Exhibit "A".
- (3) There shall be no external loud speakers located on the premises.
- (4) That placement and enclosure of any trash dumpster for the restaurant herein authorized shall be located directly behind the restaurant or at a location as directed by the Director of Public Works.

Section 3: That when the named permittee discontinues the operation of said business, the Special 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 13th day of December, 1993.



President of the Council
City of Florissant

Approved this 14 day of December, 1993.

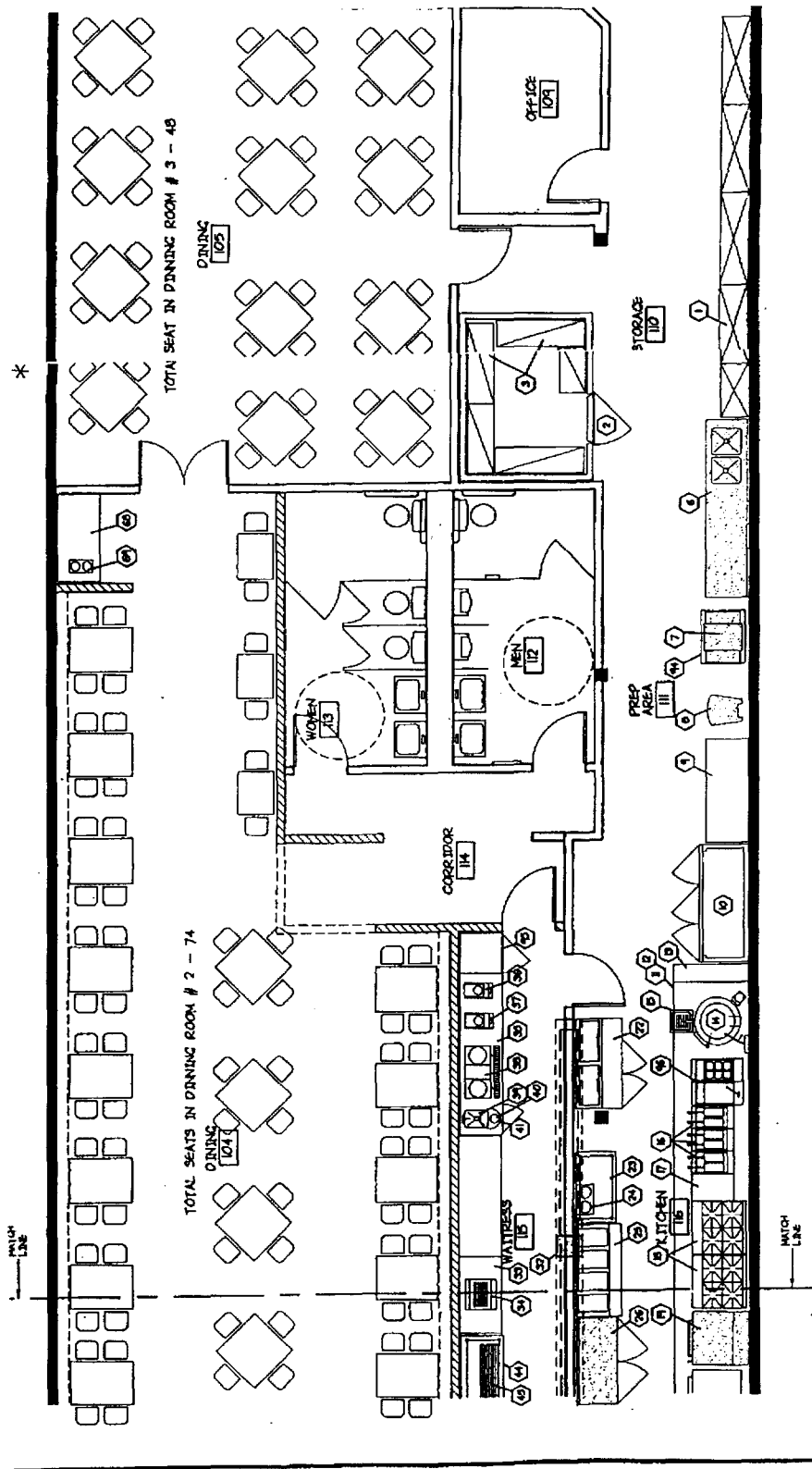


Mayor, City of Florissant

ATTEST:



City Clerk



APPLICATION FOR LIQUOR LICENSE

Full Liquor by the Drink \$450

Malt Liquor & Wine by the Drink \$75.00

Full Package Liquor \$150

Malt Liquor & Wine Package \$75

Full Liquor by Drink (Non-Profit) \$300

Tasting \$37.50

To the City Clerk, City of Florissant, St. Louis County, Missouri:

The undersigned hereby makes application for the renewal of liquor license issued under Chapter 600 of the Florissant Code of Ordinances.

Type of License Requested:

Individual

Corporation (Attach list of Officers, Addresses, & Phone Numbers)

Limited Liability

Partnership (Attach list of partners)

Name of **Business**: Plush Lounge Phone: 217-556-6068

Business Address: 12667 New Halls ferry Email: PKoroma23@gmail.com

Names of **Applicant, Corp., or LLC**: Plush hookah LLC

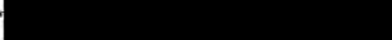
Address of Owner: 1675 Verlene Dr. Florissant, 63031 Phone: 217-556-6068
Street City State Zip

Name of **Managing Officer**: Prince Koroma

Home Address: 1675 Verlene Dr. Florissant 63031 Years at Address: 5 yrs
Street City State Zip

Managing Officer: Date of Birth: 01-01-1990 Cell Phone: 217-556-6068

Driver's License No. T059331003
(Provide photo copy)

Social Security No. * 
*for identification in running record check

Email: PKoroma23@gmail.com

Managing Officer: Personal Property Taxes 20__ Paid? Yes No (Attached recent)

Registered Voter of Missouri? Yes No **Attach Voter Registration Certificate

Have you ever been arrested? No What Charge? None

Where? _____ Disposition? _____

Citizen of U.S.A.? Yes No Naturalized? Yes Date _____ No

If Naturalized, Give Number: _____ Dist. _____
(Provide Documents)

Do you have an interest in any liquor license which is now in force? Yes No

Give details: _____

Have you prev. held a liquor license of this type? Yes No

If so, when & where? _____

Have you ever had a liquor license suspended or revoked? Yes No

Give details: _____

Have you ever been convicted of any violation of any federal or state law? Yes No

Give details: _____

Have you ever been convicted of any violation of a federal law, state statute, or local ordinance relating to intoxication? () Yes () No

Give details: _____

Has the location previously been occupied as a liquor establishment, liquor store, or tavern?
 Yes No

Provide name: Jay's ultra lounge

Is the location within 200 feet of property used for church, school, or public playground? Yes No

If Individual Applicant:

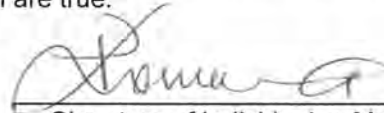
If Partnership, Corp., or LLC, complete below:
Plush Hookah LLC
Trade Name

[Signature]
Signature of Managing Officer

STATE OF MISSOURI) SS
COUNTY OF ST. LOUIS)

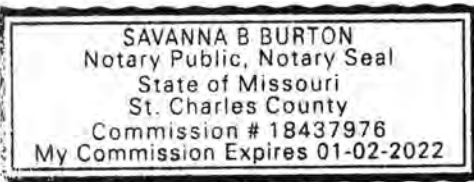
_____, of lawful age, being first duly sworn upon _____
(Individual or Managing Officer)

Deposes and states that he/she is the (applicant) (the managing officer of the corporation or partnership seeing the license hereunder), that he/she has read this application and fully understands same, that said license will be subject to all of the ordinances of the City pertaining to the operation of said business and agrees that he will abide by all lawful ordinances, regulations, and rules adopted by the City relation to the conduct of said business, that he is in all respect qualified in law to receive such license, and that the answers and statements set out in the above application are true.



Signature of Individual or Managing Officer

Subscribed and sworn to before me this 18 day of Oct Nov, 2021.





Notary Public

My Commission Expires: 01-02-2022

APPLICATION MUST BE SWORN TO BEFORE A PUBLIC NOTARY.

SUPPLEMENT TO APPLICATION FOR LIQUOR LICENSE

CORPORATION & LIMITED LIABILITY COMPANY:

Copy of Certification of Incorporation/Registration &
Articles of Organization papers must be attached

To the Florissant City Council, Florissant, St. Louis County, Missouri _____

Date _____

TO BE COMPLETED BY ALL PARTNERS, OR IF CORPORATION OR LIMITED LIABILITY CORPORATION BY ALL OFFICERS OR MEMBERS:

1. FULL NAME: Prince Koroma
SOC. SEC. NO. [REDACTED] SEX: male
DATE OF BIRTH: 01-01-1990 PLACE OF BIRTH: Sierra Leone
PHONE NUMBER: 217-556-6068
ADDRESS: 1675 Verlene Dr. Florissant, MO 63031
LAST PREV. ADDRESS: 759 W. Cambridge Rd St. Louis MO
NO. OF YEARS AT ADDRESS: _____

2. FULL NAME: _____
SOC. SEC. NO. _____ SEX: _____
DATE OF BIRTH: _____ PLACE OF BIRTH: _____
PHONE NUMBER: _____
ADDRESS: _____
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: _____

3. FULL NAME: _____
SOC. SEC. NO. _____ SEX: _____
DATE OF BIRTH: _____ PLACE OF BIRTH: _____
PHONE NUMBER: _____
ADDRESS: _____
LAST PREV. ADDRESS: _____
NO. OF YEARS AT ADDRESS: _____

PLEASE FILL OUT THIS FORM AND RETURN WITH YOUR LICENSE APPLICATION

In order for the Police Department to provide you with the best possible service, it is necessary for them to have certain information concerning your business:

EMERGENCY CONTACT INFORMATION

OWNER OF PROPERTY _____ PHONE _____

ADDRESS _____

NAME OF BUSINESS _____ PHONE _____

ADDRESS _____

BUSINESS HOURS _____

OWNER/MANAGER _____ PHONE _____

HOME ADDRESS _____

PLEASE LIST PERSONS TO BE CONTACTED AFTER BUSINESS HOURS IN CASE OF AN EMERGENCY OR IF THERE IS A DOOR OR WINDOW FOUND INSECURE.

CONTACT #1 HAS KEY YES NO
NAME Prince Koroma ADDRESS 1675 Verlene Drive
CITY & STATE Florissant, MO PHONE 217-556-6068

CONTACT #2 HAS KEY YES NO
NAME _____ ADDRESS _____
CITY & STATE _____ PHONE _____

ARE THERE LIGHTS LEFT ON AFTER HOURS? YES NO
IS ANYONE AUTHORIZED TO BE ON THE PREMISES AFTER BUSINESS HOURS? YES NO

IF YES, WHO? Cleaning staff & managing Officer
ARE ANY VEHICLES PARKED AT YOUR BUSINESS AFTER HOURS? YES NO

DESCRIBE: 2005 Infiniti Gold
(YEAR) (MAKE/MODEL) (COLOR) (LICENSE NO.)

DO YOU HAVE A SAFE OF ANY KIND? YES NO
WHERE IS IT LOCATED? Office

CAN IT BE SEEN FROM THE OUTSIDE? YES NO

IS YOUR BUSINESS PROTECTED WITH AN ALARM SYSTEM? YES NO

IF AT ANY TIME THERE IS A CHANGE IN THE ABOVE INFORMATION, PLEASE NOTIFY THE POLICE DEPARTMENT IMMEDIATELY, ESPECIALLY IN THE CASE OF THOSE PERSONS TO NOTIFY IN CASE OF AN EMERGENCY. THANK YOU.



No Match Notification

A statewide search of the identifiers below has revealed no criminal conviction or sex offender information on file. Fingerprints were not provided and thus the result of the search cannot be guaranteed.

Date of Search: 11/17/2021

Name (1): PRINCE KOROMA

Name (2):

Name (3):

Date Of Birth: 01/01/1990

SSN: xxx-xx-1354

Control Number: 5762083

If you have any questions, please do not hesitate to contact our office at 573-526-6153.

Missouri State Highway Patrol
Criminal Justice Information Services Division
PO BOX 9500
Jefferson City, MO 65102

CITY OF FLORISSANT



FLORISSANT, MISSOURI

WAIVER

Authorization to complete record check

I, Prince M. Koroma, RESIDING AT

1675 Verlene Drive IN THE

CITY OF Florissant. STATE OF

MISSOURI

I do hereby authorize the City Clerk of the City of Florissant, Missouri to make a full and complete check of my record in the Metropolitan St. Louis area, state of Missouri, all prior areas of residence, and through the National Criminal Information Center in Washington, D.C.

[Signature]
Witness

[Signature]
Signature

11-17-21
Date

01-01-1990
Date of Birth

[Redacted]
Social Security Number**

1059331003 & MO
Driver's License No. & State

**Social Security Number and Driver's License Numbers will be used for the purpose of identification in completing record check.

APPLICATION FOR SUNDAY LIQUOR LICENSE
TO THE CITY CLERK, CITY OF FLORISSANT, SAINT LOUIS COUNTY, MISSOURI

Authorizing the sale of retail liquor by the drink or package in the City of Florissant on **SUNDAY** from 9:00 am to midnight.

TYPE OF OPERATION:

Individual

Partnership

Corporation

Limited Liability Corp

NAME OF BUSINESS

Plush Lounge

LOCATION

12667 New halls ferry

PHONE

217 - 556 - 6068

EXACT TRADE NAME, LLC, OR CORP

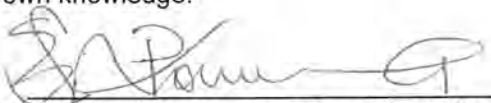
Plush Hookah LLC

The undersigned (Individual, Partnership, Corporation, LLC), hereby makes application to the City Clerk, City of Florissant, St. Louis County, Missouri for a "By the Drink/Package Liquor License" authorizing the sale of retail liquor on Sundays from 9:00 am to midnight for the period beginning on _____ and expiring on June 30, 20____, on the above described premises and agrees that if the license herein applied for is granted, and the licensee shall violate any provisions of the State Liquor Control Act or of the City of Florissant Code and particularly any provision of Chapter 600 of the Florissant City Code pertaining to alcoholic beverages or permit any other person to do so upon the licensed premises, the City Council, by a majority vote, may suspend or revoke such license.

1. I/WE presently hold Florissant License Number _____ authorizing the sale of retail liquor by the drink or package in Florissant for premises described in this application.

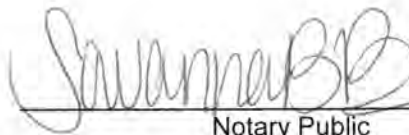
STATE OF MISSOURI)SS
COUNTY OF ST. LOUIS)

I _____ of lawful age, being first duly sworn upon my oath, depose and say that I (Print name of Managing Officer) have read this application and that I fully understand the same; that I know the contents thereof and the statements contained therein and that the same are true of my own knowledge.


Signature of Individual or Managing Officer

Subscribed and sworn to before me this 18/NOV day of 2021.

My Commission Expires: 01-02-2022


Notary Public



City of Florissant

Honorable Timothy J. Lowery, Mayor

TRANSFER OF SPECIAL USE PERMIT PROCEDURE

After receiving completed Transfer of Special Use Permit application, the City Clerk places the Transfer request on the next City Council Agenda for acceptance of the application and 1st reading of the new bill.

Applicant is encouraged to contact the Councilperson of the ward prior to the City Council Meeting.

At the following meeting the bill is read for a second and third time and voted upon. With a majority of affirmative votes the bill is assigned an Ordinance number.

The application for a Transfer of a Special Use requires the following for a complete application:

1. Completed application form
(with the signature from current owner to authorize the transfer of the ordinance in their name)
2. Complete acknowledgement form
(Acknowledging that the new owner has received a copy of the current ordinance and accepts responsibility for the Special Use Permit as it is written)
3. Copy of the LLC or Corporation papers.
4. Copy of a lease or bill of sale (to show an interest in the property)
5. Copy of the Fictitious name certificate (if applicable)

Return completed application and documentation to the City Clerk's office no later than 5 pm on Wednesday prior to a scheduled City Council meeting (2nd and 4th Mondays of each month)

Questions: Call the City Clerk at 314-839-7630 or 7631 or email kgoodwin@florissantmo.com

TRANSFER OF SPECIAL PERMIT

AUTHORIZED BY ORDINANCE NUMBER (S) 8603

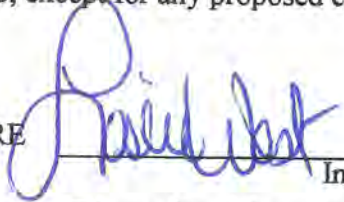
FROM Shade Parteners, LLC
TO Shade Restaurant & Bar , LLC
FOR A restaurant & bar
ADDRESS 1752-1756 N. New Florissant, Florissant, MO 63033
Ward 6 Zoning B3 Date Filed 6/8/2022 Accepted By _____

TRANSFER OF SPECIAL USE PERMIT PETITION

TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:

1. Comes now Shade Restaurant & Bar, LLC and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at 1752-1756 N. New Florissant, Florissant, MO 63034 in the City of Florissant, Missouri. Legal interest: Lease or Simple Title
(Attach signed copy of lease or deed)
2. The petitioner(s) further state that he (she) (they) 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 petition.
3. The applicant will operate the business in the same manner and under the same conditions as set out in the original ordinance granting the special permit or any amendments thereto, except for any proposed change in sign face of an authorized sign.

PETITIONER SIGNATURE



Individual's Name

FOR:

Shade Restaurant & Bar, LLC

Company, Corporation, Partnership

4. I (we) hereby certify that (indicate **one only**):

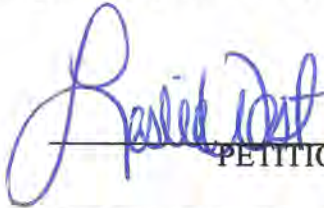
- I (we) have a legal interest in the above described property.
 I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.

SIGNATURE _____

ADDRESS 38 Jost Villa Dr. Florissant, MO 63034

Telephone No. 314-780-4890 Email address Info@Shaderesturant.com

I (we) the petitioner(s) do hereby appoint Lisa West as my (our) duly authorized agent to represent me (us) in regard to this petition.



PETITIONER SIGNATURE

Note: Petitioner or his/her authorized agent will be the only person(s) permitted to make the presentation to the City Council.

5. Acknowledgement and consent of (**current**) owner to Transfer the Special Use Permit.



SIGNATURE OF OWNER

Information sheet to be attached to all requests for Transfer of Special Permit

Type of Operation: (Select One)

Individual

Partnership

Corporation

LLC

INDIVIDUAL:

Name & address _____

Telephone number & email address _____

Business name/address/phone _____

Copy of fictitious name registration, if applicable _____

PARTNERSHIP:

Name & address of partner (s) _____

Telephone number(s) and email address (s) _____

Business name/ address /phone _____

Copy of fictitious name registration, if applicable _____

CORPORATION OR LLC:

Name & address of all corporate officers Leslie West

Telephone numbers & email addresses 314-780-4890 Info@shaderesturant.com

Business name/address/phone Shade Resturant & Bar, LLC

Photocopy of Corporation/LLC Articles and Certificate _____

Date of incorporation/LLC 6/2/2022

Copy of fictitious name registration, if applicable

Copy of latest Missouri Anti-Trust affidavit (annual registration of corporate officers)

TRANSFER OF SPECIAL USE PERMIT

The undersigned hereby acknowledges receipt of a copy of Ordinance
Number 8603 which previously authorized a Special Use Permit:

TO: Shade Restuarant & Bar, LLC

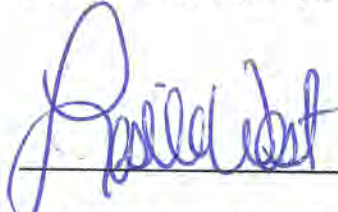
FOR: A restaurant and bar

Located at: 1752-1756N.New Florissant, Florissant MO 63033

and agree to the terms and conditions listed in said ordinance and to any
additional term and conditions that the City Council shall deem appropriate.

Leslie West

PRINT - NAME OF APPLICANT



SIGNATURE OF APPLICANT



State of Missouri
John R. Ashcroft, Secretary of State
 Corporations Division
 PO Box 778 / 600 W. Main St., Rm. 322
 Jefferson City, MO 65102

LC014383013
Date Filed: 6/2/2022
John R. Ashcroft
Missouri Secretary of State

Articles of Organization

(Submit with filing fee of \$105.00)

1. The name of the limited liability company is
Shade Restaurant & Bar LLC

(Must include "Limited Liability Company," "Limited Company," "LC," "L.C.," "LLC.," or "LLC")

2. The purpose(s) for which the limited liability company is organized:

To operate a restaurant and bar as well as provide event space.

3. The name and address of the limited liability company's registered agent in Missouri is:

Aaron Lamont Reeves

<u>Jr</u>	<u>5920 Ridge Ave</u>	<u>Saint Louis, MO 63112-3510</u>
<i>Name</i>	<i>Street Address: May not use PO Box unless street address also provided</i>	<i>City/State/Zip</i>

4. The management of the limited liability company is vested in: managers members *(check one)*

5. The events, if any, on which the limited liability company is to dissolve or the number of years the limited liability company is to continue, which may be any number or perpetual: 6/2/2097

(The answer to this question could cause possible tax consequences, you may wish to consult with your attorney or accountant)

6. The name(s) and street address(es) of each organizer *(PO box may only be used in addition to a physical street address):*

(Organizer(s) are not required to be member(s), manager(s) or owner(s))

<i>Name</i>	<i>Address</i>	<i>City/State/Zip</i>
<u>WEST, LESLIE</u>	<u>38 Jost Villa Dr</u>	<u>Florissant MO 63034-2270</u>

7. Series LLC (OPTIONAL) Pursuant to Section 347.186, the limited liability company may establish a designated series in its operating agreement. The names of the series must include the full name of the limited liability company and are the following:

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

New Series:

The limited liability company gives notice that the series has limited liability.

(Each separate series must also file an Attachment Form LLC 1A.)

Name and address to return filed document:	
Name:	<u>Aaron Lamont Reeves</u>
Address:	<u>Email: aaronr1672@sbcglobal.net</u>
City, State, and Zip Code:	_____

STATE OF MISSOURI



John R. Ashcroft
Secretary of State

CERTIFICATE OF ORGANIZATION

WHEREAS,

Shade Restaurant & Bar LLC
LC014383013

filed its Articles of Organization with this office on the 2nd day of June, 2022, and that filing was found to conform to the Missouri Limited Liability Company Act.

NOW, THEREFORE, I, John R. Ashcroft, Secretary of State of the State of Missouri, do by virtue of the authority vested in me by law, do certify and declare that on the 2nd day of June, 2022, the above entity is a Limited Liability Company, organized in this state and entitled to any rights granted to Limited Liability Companies.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri.
Done at the City of Jefferson, this 2nd day of June, 2022.


Secretary of State



ASSIGNMENT OF LEASE

This Assignment is entered on this _____ day of June, 2022 by and between Bella Marie Agency, L.L.C., a Missouri Limited Liability Company (referred to herein as "Assignor"), and Shade Restaurant & Bar, L.L.C., a Missouri Limited Liability Company (referred to herein as "Assignee") and LCRF, L.L.C., a Missouri Limited Liability Company, (hereinafter referred to as "Landlord").

WHEREAS:

Assignor is the tenant under a certain written lease agreement dated January 17, 2022, for certain premises located at 1752, 1754 & 1756 New Florissant Road, Florissant, Missouri 63033 (the "Leased Premises"), the term of which is currently ending on December 31, 2025, (the "Lease").

WHEREAS:

LCRF, L.L.C., a Missouri Limited Liability Company is the owner of the Leased premises and the Landlord of the Leased Premises under the said Lease, and

WHEREAS:

Assignor desires to sell and assign all of its right, title and interest in all of the lease described above with the written consent of the Landlord;

NOW THEREFORE:

In consideration of the premises, and of the assignments made, and of the mutual covenants and agreements set forth herein, the parties to this Assignment agree as follows:

1. Assignor assigns any and all of the right, title and interest of the Lease of the premises known as Flo-Lin I Shopping Center located at 1752, 1754 & 1756 New Florissant Road, Florissant, Missouri 63033 to Assignee effective on May 15, 2022, and Landlord expressly consents to the Assignment on the terms and conditions set forth herein.

2. In order to induce Landlord to consent to this Assignment, Assignor agrees to remain liable to said Landlord for the obligation to pay all rent through the date of this Assignment and for all other debts or obligations, including CAM, Tax and Insurance as well as 2022 year end reconciliation, through the effective date of this Assignment.

3. Except for those debts or obligations specifically noted in Paragraph 2 above, Assignor is released from all liability for the performance of all duties and obligations under the terms and conditions of the Lease described herein and/or under any oral or written modification to such Lease, which were not performed by Assignor prior to the effective date of this Assignment.

4. Assignee shall have no obligation or liability whatsoever for any debt or obligation which Assignor owes to the Landlord or to any predecessor at the time of this Assignment including, but not limited to, rent or other debts or obligations arising out of the Assignors' use and occupation of the premises prior to the effective date of this Assignment.

5. The laws of the State of Missouri shall govern this Assignment of Lease.

6. Assignor's forwarding address shall be 38 Jost Villa Drive, Florissant, MO 63033

7. Assignee's forwarding address shall be 38 Jost Villa Drive, Florissant, MO 63033

**EXHIBIT A
ASSIGNEE INFORMATION**

INDIVIDUAL

A. Name: Robert East
 Home Phone: 314-980-4890
 Home Address: 3805+ Villa Dr -

 How long at this address? 12
 Mortgage Co: First Comm Credit
 Address: 8917 N. Lindbergh Blvd (6303)
 Phone #: 636-728-3333

Date of Birth: 1-27-81
 Social Security: _____
 Driver's License: DD2985029
 Own: _____ Rent: _____
 Landlord: Jenet Davis
 Address: 1274 Woodpark Dr. Alexandria VA 22304
 Phone #: 39-921-6714

B. Previous Address: _____
 (less than 2 yrs.): _____

How long at this address? _____
 Own: _____ Rent: _____

C. Employer Name: _____
 Address: _____

Phone #: _____
 How long? _____
 Contact? _____ Yes _____ No _____

D. Bus. Name: _____
 Bus. Type: _____
 Address: _____

Phone #: _____
 How long in business? _____
 How long at this address? _____
 Own: _____ Rent: _____

CORPORATION

(Attach copy of most recent audited financial statement)

A. Corp. Name: _____
 Bus. Type: _____
 Address: _____

 Mortgage Co: _____
 Address: _____
 Phone #: _____

Phone #: _____
 How long in business? _____
 How long at this address? _____
 Own: _____ Rent: _____

Landlord: _____
 Address: _____
 Phone #: _____

B. Corporation Officers:
 Name: _____
 Address: _____

Social Security #: _____
 Title: _____
 Home Phone #: _____

Name: _____
 Address: _____

Social Security #: _____
 Title: _____
 Home Phone #: _____

Address

REFERENCES

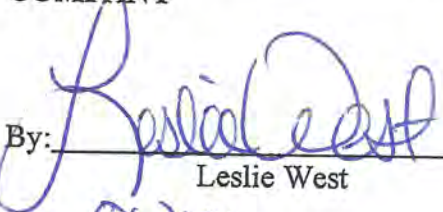
A. Credit References: _____
 Name of Reference _____

Acct. # and Type

This Assignment consisting of three (3) pages including the page on which these signatures appear, and Exhibit A attached hereto, entered into the _____ day of June, 2022.

"ASSIGNOR"

**BELLA MARIE AGENCY, LLC
A MISSOURI LIMITED LIABILITY
COMPANY**

By: 
Leslie West

Title: owner

Date: 6-1-2022

"ASSIGNEE"

**SHADE RESTAURANT & BAR, LLC
A MISSOURI LIMITED LIABILITY
COMPANY**

By: 
Leslie West

Title: owner

Date: 6-1-2022

"LANDLORD"

**LCRF, L.L.C.,
A MISSOURI LIMITED LIABILITY COMPANY**

By: LCRF Holdings, Inc., its managing members

By: _____
Robert A. Walpert, President

Date: _____

1 INTRODUCED BY COUNCILMAN HENKE
2 NOVEMBER 27, 2017

3
4

5 BILL NO. 9334

ORDINANCE NO.

8376

6
7
8
9
10
11

**ORDINANCE TO AUTHORIZE A SPECIAL USE PERMIT TO FIVE ACES
BAR-B-QUE, LLC D/B/A FIVE ACES BAR-B-QUE TO ALLOW FOR THE
OPERATION OF A RESTAURANT LOCATED AT 1752-1754 N. NEW
FLORISSANT RD.**

12 WHEREAS, the Florissant Zoning Ordinance authorizes the City Council of the City of
13 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a restaurant; and

14 WHEREAS, an application has been filed by Five Aces Bar-B-Que for the property located at
15 1752-1754 N. New Florissant Rd for the location and operation of a restaurant; and

16 WHEREAS, the Planning and Zoning Commission of the City of Florissant, at their meeting of
17 November 6th, 2017 has recommended that the said Special Use Permit be granted; and

18 WHEREAS, due notice of a public hearing no. 17-11-028 said application to be held on the 27th
19 day of November, 2017 at 7:30 P.M. by the Council of the City of Florissant was duly published, held
20 and concluded; and

21 WHEREAS, the Council, following said public hearing, and after due and careful consideration,
22 has concluded that the granting of the Special Use Permit as hereinafter provided would be in the best
23 interest of the City of Florissant.

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

26
27

Section I: A Special Use Permit is hereby granted to Five Aces Bar-B-Que, LLC d/b/a Five Aces
28 Bar-B-Que to allow for the operation of a restaurant located at 1752-1754 N. New Florissant Rd for the
29 location and operation of a restaurant with carry-out service and the following additional requirements:

30

- 31 1) Relocate smoker behind the south building.
- 32 2) Provide roof cover protection and screening of new smoker, as approved by the Building
33 Commissioner.
- 34 3) Smoker enclosure colors to be complimentary in color to the existing structure, as approved by
35 the Building Commissioner.

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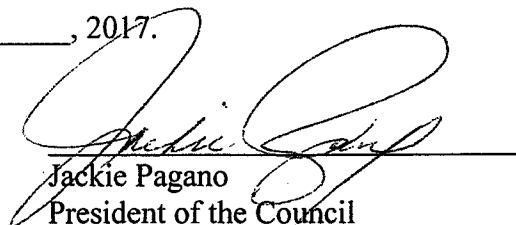
2. PROJECT COMPLETION.

Construction shall start within 30 days of the issuance of building permits and the structure shall be completed in accordance with the plans within 180 days of start of construction.


Section 2: When the named permittee discontinues the operation of said business, the Special Use Permit herein granted shall no longer be in force and effect.

Section 3: This ordinance shall become in force and effect immediately upon its passage and approval.

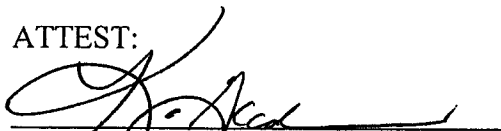
Adopted this 11 day of Dec, 2017.


Jackie Pagano
President of the Council
City of Florissant

Approved this 12 day of DEC, 2017.

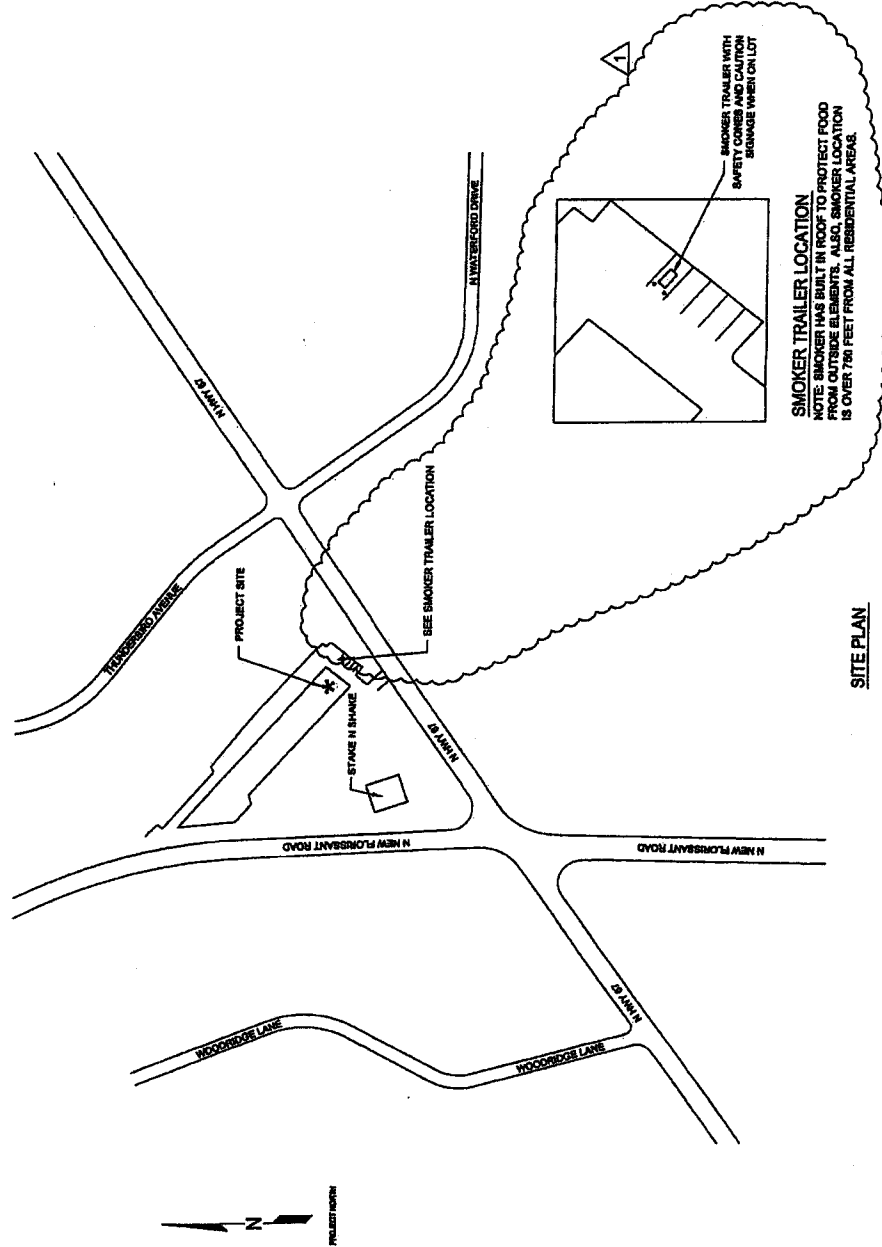

Thomas P. Schneider
Mayor, City of Florissant

ATTEST:


Karen Godwin, MMC/MRCC
City Clerk

FACILITY UPDATES FOR RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD
FLORISSANT, MISSOURI 63033



SHEET INDEX:

- A-0 SITE PLAN AND SCOPE
- A-1 EXISTING/DEMOLITION PLAN
- A-2 PROPOSED PLAN
- A-3 ENLARGED PROPOSED FLOOR PLAN
- A-4 SPECIAL DETAILS
- A-5 METAL STUD WALL DETAILS
- A-6 METAL STUD WALL DETAILS

SCOPE OF WORK:

1. PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING RESTROOM TO AN ADA RESTROOM, PROVIDE A KITCHEN (PREP AREA, HOT SINK AREA, COMMON WALL FIRE RATING INFORMATION, AND ADDITIONAL EMERGENCY RECOMMENDATIONS) AND FINISH. ALL DESIGN IS GOVERNED TO CURRENT CONSTRUCTION BUILDING CODES.
2. ALL PLUMBING AND ELECTRICAL WORK AND PERMITS, SHALL BE OBTAINED BY OWNER'S PLUMBING AND ELECTRICAL CONTRACTORS.
3. OWNER IS RESPONSIBLE FOR PROVIDING ALL SAFETY CONER SIGNS AND SAFETY PRECAUTION THAT WOULD ENSURE VISIBILITY AND SAFETY RELATES TO THEIR SMOKER TRAILER WHEN IT IS BROUGHT TO USE LOCATION FOR USE.

Allen Designs, LLC
10/9/17



ALLEN DESIGNS, LLC

P.O. BOX 728, 85 N.W. 10th Ave, Suite 100
TEL: 314-423-1827
WWW.ALLENDIGNS.COM

DOWND W. DEAL, P.E.

REG. NO. 000000000
PHONE: 314-423-1827
LICENSURE NO. 000000000

OWNER: _____
DESIGNED BY: _____
SCALE: _____
DATE: _____
PROJECT: _____

SITE PLAN AND SCOPE
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

PROJECT NO. **2017-112**
DRAWING NO. **A-0**

NO.	DATE	DESCRIPTION
1	10/09/17	ISSUED FOR PERMIT
2	10/09/17	ISSUED FOR PERMIT
3		
4		
5		

ALLEN DESIGNS, LLC

PROJECTS AT: 1752-1754 N. NEW FLORISSANT RD. FLOISSANT, MISSOURI 63033
 TEL: 314-823-9007
 WWW.ALLENDISIGNS.COM

PROJECT NO: 2017-112
 DRAWING NO: A-2

PROPOSED FLOOR PLAN
 RESTAURANT RENOVATION
 1752-1754 N. NEW FLORISSANT RD.
 FLOISSANT, MISSOURI 63033

PROJECT NO: 2017-112
 DRAWING NO: A-2

GENERAL NOTES:

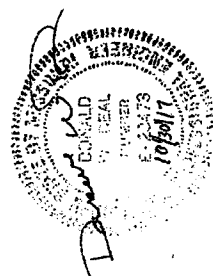
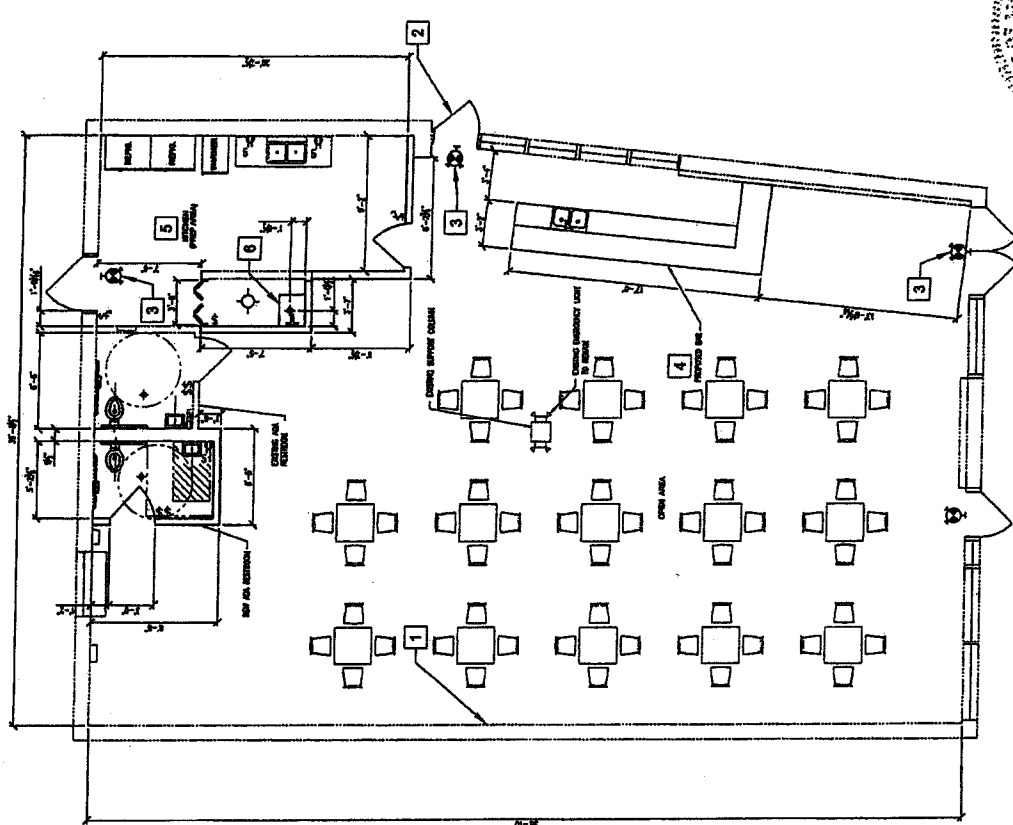
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS FOR TYPICAL METAL STUD DETAILS, SEE DRAWING A-3 UNLESS NOTED OTHERWISE.

KEYED NOTES:

- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, AND A REPAIR IS NOTED CALLING ALONG THE TOP ALONG CEILING DESIGN, SEE DRAWING A-4 JOINING THE GYPSUM BOARD, SEE DRAWING A-4 FOR SPECIAL DETAIL.
- ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM WILL SOUND".
- NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP.).
- PROPOSED BAR. BAR SUPPLIED BY OWNER.
- FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY RECEPTACLES FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
- FLOOR-SET MOP SINK. SEE DRAWING A-4 FOR DETAIL.

LEGEND (ALL SYMBOLS MAY NOT BE USED):

- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
- GROUND FAULT INDICATOR OUTLET
- RECEPTACLE OUTLET
- TRIPLE OUTLET
- PROPOSED LIGHT
- PROPOSED LIGHT/EXHAUST FAN
- NEW FLOOD LIGHT
- NEW WALL LIGHT
- NEW SWITCH
- NEW 3-WAY SWITCH
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHTS

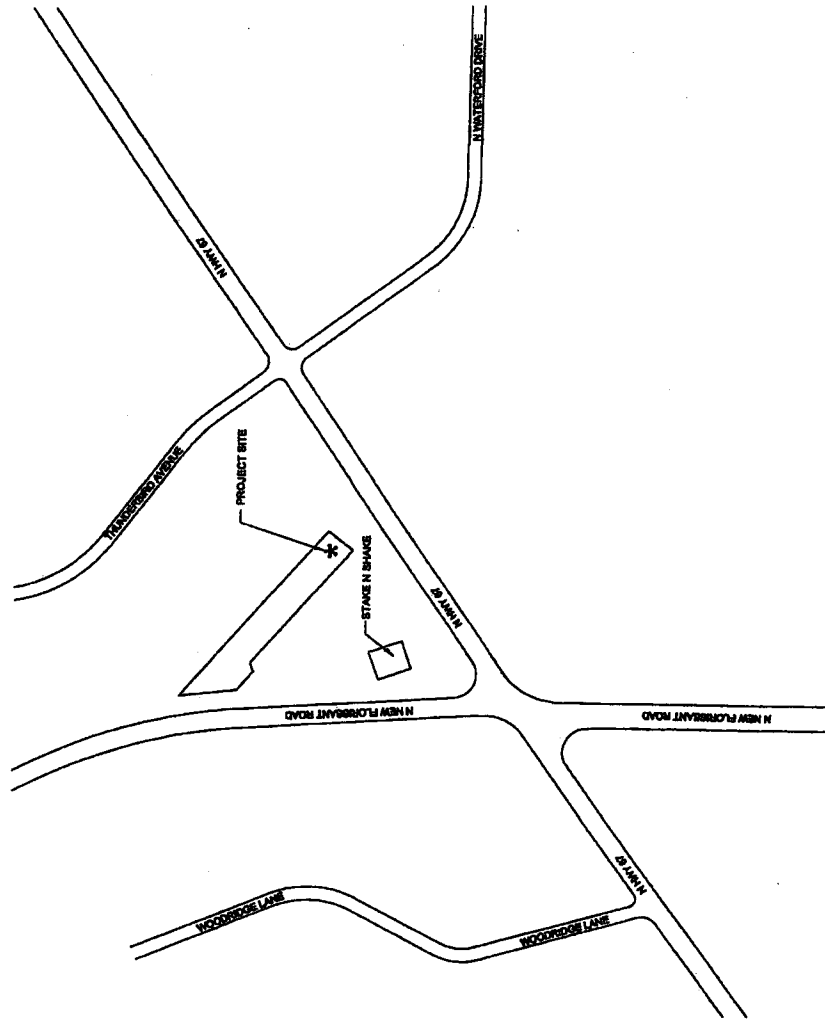


PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY	CHKD	APP'D
1	10/20/17	ISSUED FOR PERMIT-ADDED MECHANICAL			
0		ISSUED FOR PERMIT			

FACILITY UPDATES FOR RESTAURANT RENOVATION

1752-1754 NORTH NEW FLORISSANT ROAD
FLORISSANT, MISSOURI 63033



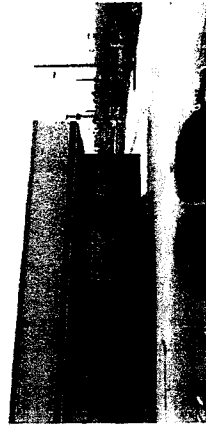
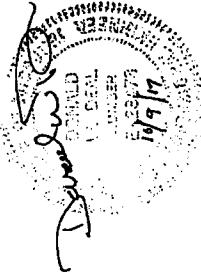
SITE PLAN

SHEET INDEX:

- A-0 SITE PLAN AND SCOPE
- A-1 EXISTING/DEMOLITION PLAN
- A-2 PROPOSED PLAN
- A-3 ENLARGED PROPOSED FLOOR PLAN
- A-4 SPECIAL DETAILS
- A-5 METAL STUD WALL DETAILS
- A-6 METAL STUD WALL DETAILS

SCOPE OF WORK:

1. PROJECT RENOVATION REQUIRE TO MODIFY AN EXISTING RESTROOM TO AN ADA RESTROOM, PROVIDE A KITCHEN (PREP AREA), AND PROVIDE A COMMON WALL FIRE RATING INFORMATION AND ALSO PROVIDE ALL NECESSARY RECOMMENDATIONS FOR SPACE. ALL DESIGN IS GOVERNED TO CURRENT CONSTRUCTION BUILDING CODES.
2. ALL PLUMBING AND ELECTRICAL WORK AND PERMITS SHALL BE OBTAINED BY OWNER'S PLUMBING AND ELECTRICAL CONTRACTORS.



NO.	REVISION	DATE	BY	CHKD.	DATE
0	ISSUED FOR PERMIT				

ALLEN DESIGNS, LLC

P.O. BOX 722, EL. NW, MO 63021
TEL. 314-622-1892
WWW.ALLENDIGNS.COM

DONALD W. DEAL, P.E.

PROFESSIONAL ENGINEER
LICENSE NO. 623673
PHONE 314-622-1892
P.O. BOX 722, EL. NW, MO 63021

CITY
STATE
COUNTRY
DPO
ROLE
JOB NUMBER
DATE
ISSUED

SITE PLAN AND SCOPE

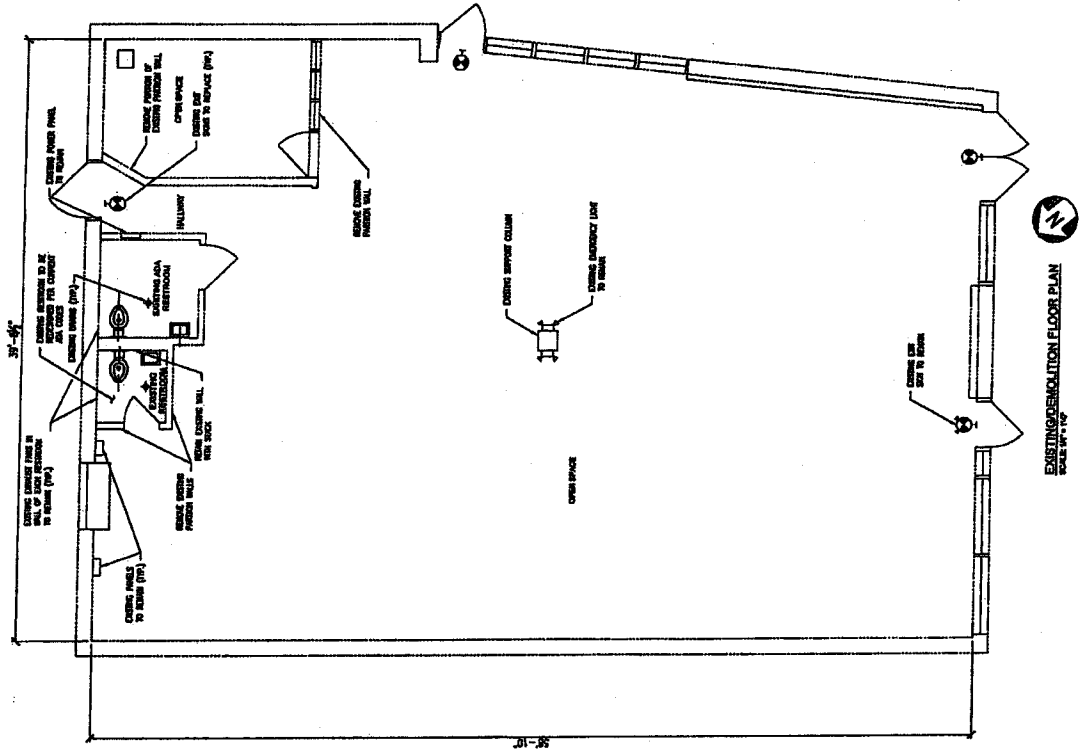
RESTAURANT RENOVATION
1752-1754 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

PROJECT NO.
2017-112

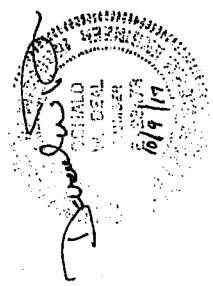
DRAWING NO.
A-0

GENERAL NOTES:

1. CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.



- LEGEND (ALL SYMBOLS MAY NOT BE USED):**
- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
 - GROUND FAULT INDICATOR OUTLET
 - RECEPTACLE OUTLET
 - TRIPLE OUTLET
 - PROPOSED LIGHT
 - PROPOSED LIGHT/EXHAUST FAN
 - NEW FLOOD LIGHT
 - NEW WALL LIGHT
 - NEW SWITCH
 - NEW 3-WAY SWITCH
 - EXIT SIGN
 - EXIT SIGN WITH EMERGENCY LIGHTS



ALLEN DESIGNS, LLC
 WWW.ALLENDIGNS.COM
 P.O. BOX 1751, ST. LOUIS, MO 63103
 TEL: 314-623-8577

DONALD W. DEAL, P.E.
 PROFESSIONAL ENGINEER
 ST. LOUIS, MO 63103
 LICENSE NO.: 0242

DATE: 10/9/19
 SCALE: AS SHOWN
 CHECKED BY: DVD
 DRAWN BY: CLA

EXISTING FLOOR PLAN- DEMO
 RESTAURANT RENOVATION
 1752-1754 N. NEW FLOISSANT RD
 FLOISSANT, MISSOURI 63033

PROJECT NO.: 2017-112
 DRAWING NO.: A-1

NO.	REV.	DESCRIPTION	DATE	BY	CHKD.
1	01	ISSUED FOR PERMIT			

ALLEN DESIGNS, LLC

P.O. BOX 722 ST. LOUIS, MO 63101
TEL: 314-423-1057
WWW.ALLENDZIGN.COM

1000 W. DEAL, P.E.
PHONE: 314-423-1000
ST. LOUIS, MO 63101
LICENSE NO.: 02479

DRAWN BY: CJA
CHECKED BY: DWD
SCALE: AS SHOWN
DATE: 02/24/17

PROPOSED FLOOR PLAN
RESTAURANT RENOVATION
1752-1764 N. NEW FLORISSANT RD
FLORISSANT, MISSOURI 63033

PROJECT NO.: 2017-112
DRAWING NO.: A-2

GENERAL NOTES:

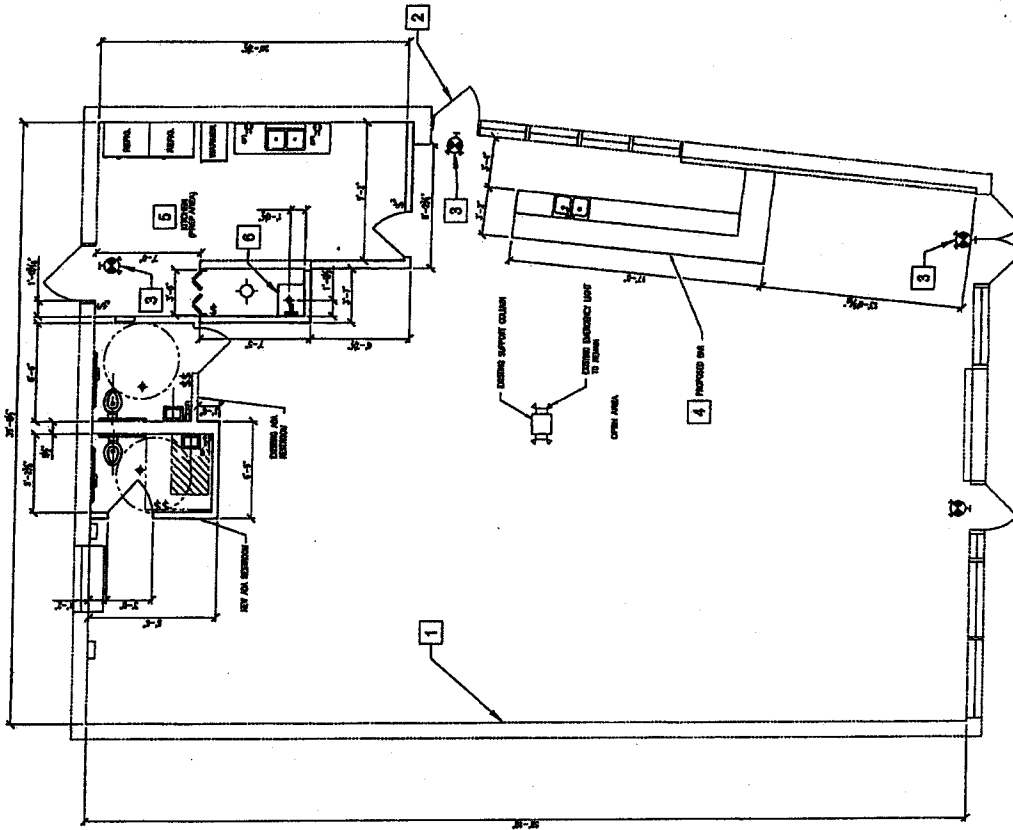
- CONSTRUCTION PER ALL GOVERNING CODES PER 2009 INTERNATIONAL BUILDING CODES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- ALL EXISTING REPAIR TO INTERIOR WALLS SHALL BE REPLACED WITH X-TYPE GYPSUM BOARD.
- ALL NEW PARTITION WALLS SHALL BE METAL STUD WALLS FOR TYPICAL METAL STUD DETAILS. SEE DRAWING A-4 UNLESS NOTED OTHERWISE.

KEYED NOTES:

- PROVIDING SEPARATION WALL IS VERIFIED TO BE DOUBLE LAYER 5/8" GYPSUM BOARD, ADD A BEAD OF FIRE RATED CAULKING ALONG THE TOP ALONG CEILING DECKING WHERE IT JOINS THE GYPSUM BOARD. SEE DRAWING A-4 FOR SPECIAL DETAILS.
- ADD PANIC BAR WITH ALARM TO SIDE DOOR. PANIC BAR ALARM SHALL READ "EMERGENCY EXIT ONLY - ALARM WILL SOUND".
- NEW EXIT SIGNS WITH EMERGENCY LIGHTS (TYP).
- PROPOSED BAR (BAR SUPPLIED BY OWNER).
- FINAL ORIENTATION OF APPLIANCES AND SINK ARE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE. NECESSARY RECEPTACLES FOR EACH APPLIANCE SHALL BE SUPPLIED BY QUALIFIED ELECTRICAL CONTRACTOR.
- FLOOR-SET HOP SINK. SEE DRAWING A-4 FOR DETAIL.

LEGEND (ALL SYMBOLS MAY NOT BE USED):

- SMOKE DETECTOR - HARD WIRED WITH BATTERY BACKUP
- GROUND FAULT INDICATOR OUTLET
- RECEPTACLE OUTLET
- TRIPLE OUTLET
- PROPOSED LIGHT
- PROPOSED LIGHT/EXHAUST FAN
- NEW FLOOD LIGHT
- NEW WALL LIGHT
- NEW SWITCH
- NEW 3-WAY SWITCH
- EXIT SIGN
- EXIT SIGN WITH EMERGENCY LIGHTS



Allen Designs
10/9/17



PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	DATE	ISSUED FOR PERMIT	DWG.	APP'D.
0	02/24/17	ISSUED FOR PERMIT	DWD	

ALLEN DESIGNS, LLC

P.O. BOX 724, ST. LOUIS, MO 63104
 TEL: 314-622-1827
 WWW.ALLENDISIGNS.COM

DONALD W. DEAL, P.E.
 PROFESSIONAL ENGINEER
 LICENSE NO. 62273
 PHONE: 314-622-1827
 27, LOUIS, MO 63104

DESIGNED BY: DONALD W. DEAL
 CHECKED BY: ASH BROWN
 DATE: 02/17/17

ENLARGED PROP. FLOOR PLAN
 RESTAURANT RENOVATION
 1752-1754 N. NEW FLOISSANT RD
 FLOISSANT, MISSOURI 63033

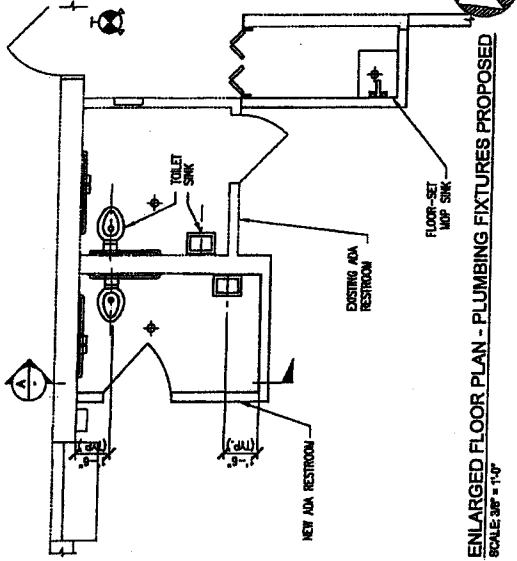
PROJECT NO. 2017-112
 DRAWING NO. A-3

GENERAL NOTES:

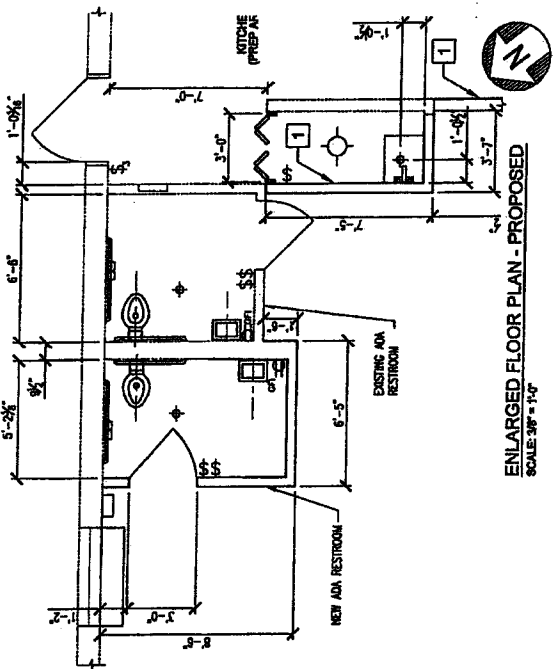
1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. RESTROOMS SHALL COMPLY WITH 2010 ADA STANDARDS FOR STATE AND LOCAL GOVERNMENT FACILITIES.
3. TOILET AND WATER CLOSET SHALL COMPLY WITH 603 AND 604.
4. CONTRACTOR SHALL INSTALL PROPER DRAINAGE AND WATER SUPPLY FOR NEW SINK BASED UPON MANUFACTURER'S SPECIFICATIONS.
5. FLOOR DRAINS WITHIN RESTROOMS ARE EXISTING. ADDITIONAL FLOOR DRAINS FOR BAR SHOULD BE FIELD LOCATED BY PLUMBING CONTRACTOR.

KEYED NOTES:

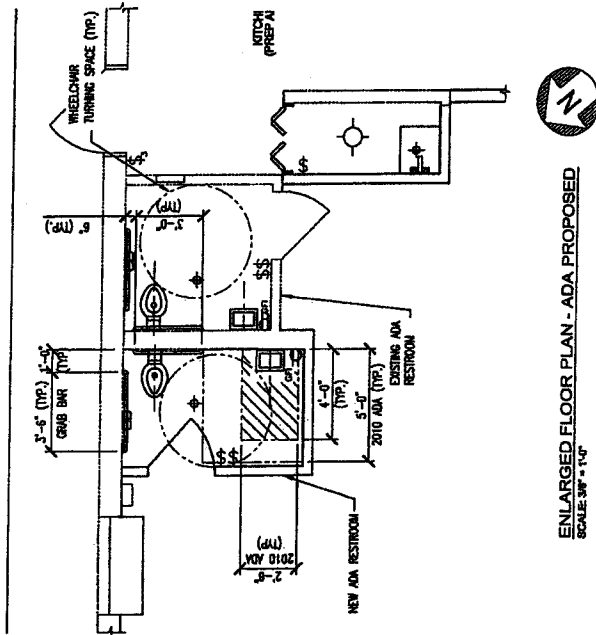
- 1 NEW WALL WIDTH TO MATCH EXISTING CONNECTED WALL.



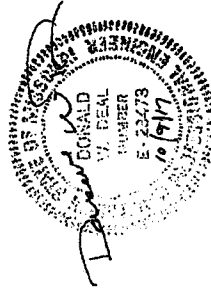
ENLARGED FLOOR PLAN - PLUMBING FIXTURES PROPOSED
 SCALE: 3/8" = 1'-0"



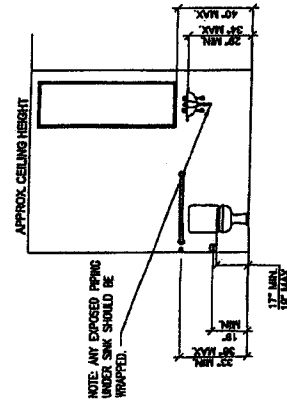
ENLARGED FLOOR PLAN - ADA PROPOSED
 SCALE: 3/8" = 1'-0"



ENLARGED FLOOR PLAN - ADA PROPOSED
 SCALE: 3/8" = 1'-0"



RESTROOM ELEVATION
 SCALE: 3/8" = 1'-0"
 NOTE: INDICATION ABOVE BROWN ONLY FOR PROPER FIXTURE ELEVATIONS.



NO.	DATE	DESCRIPTION	BY	CHECKED
0	02/20/17	ISSUED FOR PERMIT	DWD	AWB

ALLEN DESIGNS, LLC

P.O. BOX 724, ST. LOUIS, MO 63104
TEL: 314-221-1087
WWW.ALLENDISGNS.COM

8888 WARDEN
ST. LOUIS, MO 63103
LICENSE NO. 10073

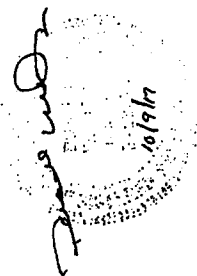
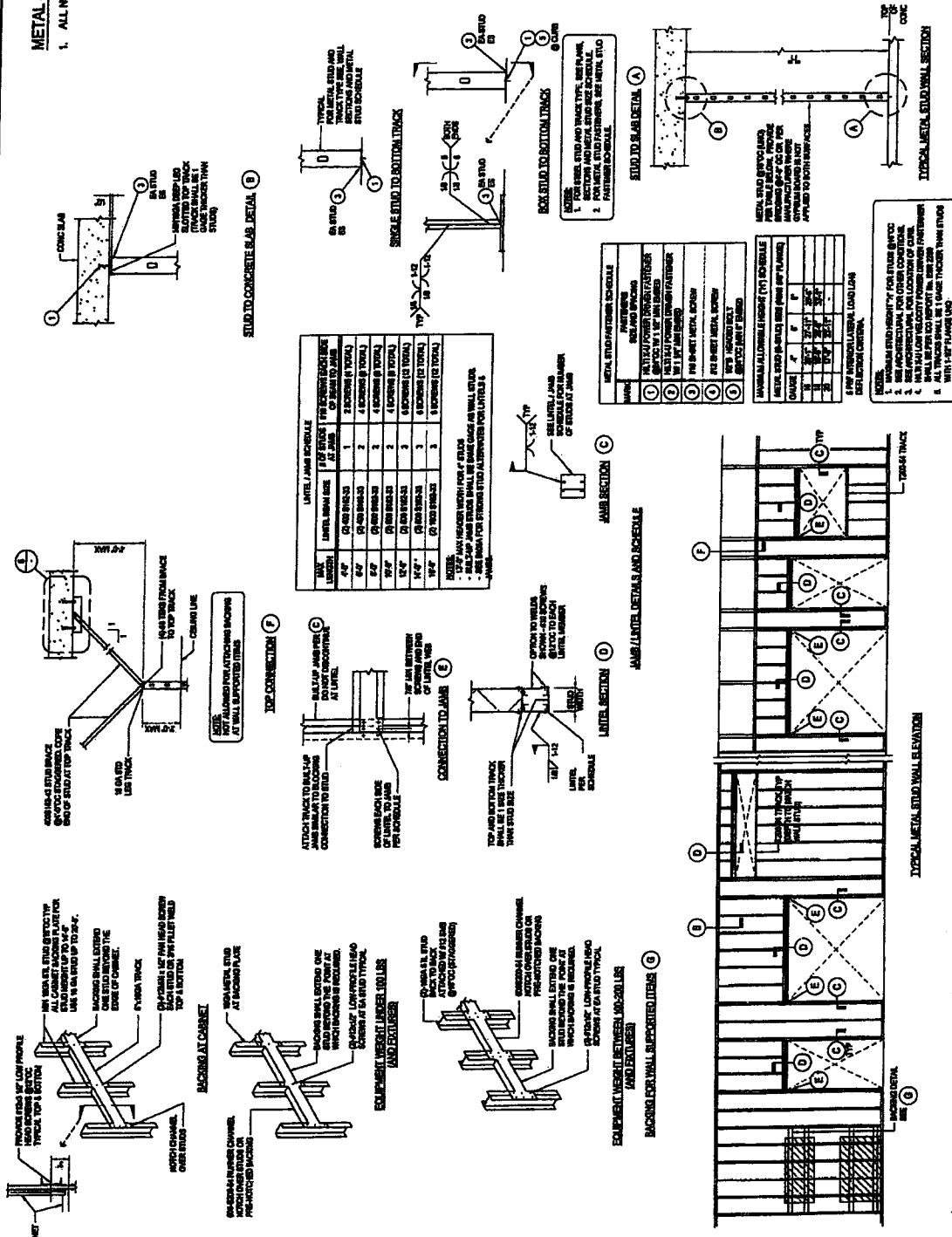
DESIGNED BY
DWG
SCALE
AS SHOWN
DATE
10/9/17

RESTAURANT RENOVATION
1752-1764 N. NEW FLOISSANT RD
FLOISSANT, MISSOURI 63033

PROJECT NO.
2017-112
SHEET NO.
A-5

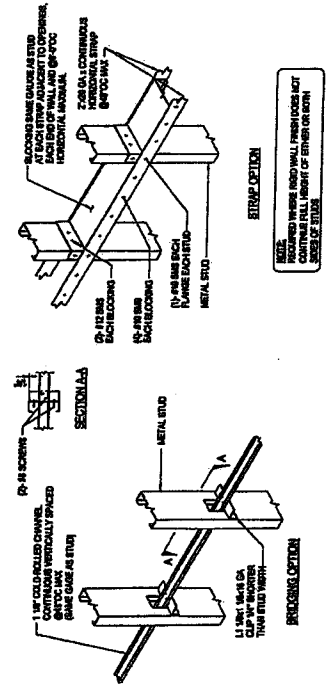
METAL STUD WALL GENERAL NOTES:

1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.

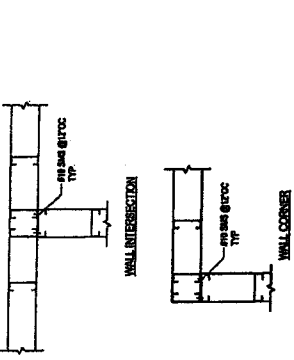


METAL STUD WALL GENERAL NOTES:

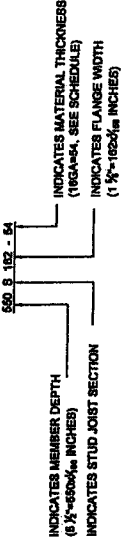
- 1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE.



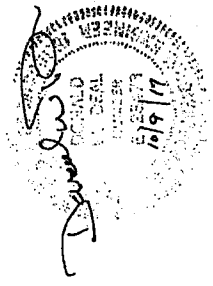
TYPICAL LATERAL BRIDGING AT METAL STUDS
 SCALE: N.T.S.



TYPICAL METAL STUD WALL DETAILS AT INTERSECTION DETAILS
 SCALE: N.T.S.



METAL STUD IDENTIFICATION
 SCALE: N.T.S.



REV	DATE	DESCRIPTION	BY	APP'D
0		ISSUED FOR PERMIT		

1 INTRODUCED BY COUNCILMAN HENKE
2 APRIL 9, 2018

3
4 BILL NO. 9380 ORDINANCE NO. 8407

5
6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8376 FROM 5 ACES BBQ TO CA44 LLC D/B/A HWY 67**
8 **BBQ FOR THE OPERATION OF A RESTAURANT LOCATED AT**
9 **1752-1754 N. NEW FLORISSANT ROAD.**

10
11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the location and
13 operation of a restaurant; and

14 WHEREAS, pursuant to Ordinance No. 8376, 5 Aces BBQ was granted a Special Use
15 Permit for the location and operation of restaurant on the property known as 1752-1754 N. New
16 Florissant Road; and

17 WHEREAS, an application has been filed by CA44 LLC d/b/a Hwy 67 BBQ to transfer
18 the Special Use Permit authorized by Ordinance No. 8376 to its name; and

19 WHEREAS, the City Council of the City of Florissant determined at its meeting on
20 April 9, 2018 that the business operated under Ordinance Nos. 8376 would be operated in a
21 substantially identical fashion as set out herein; and

22 WHEREAS, CC44 LLC has accepted the terms and conditions set out in Ordinance No.
23 8376.

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

26
27 Section 1: The Special Use Permit authorized by Ordinance No. 8376 originally issued 5
28 Aces BBQ is hereby transferred to CC44 LLC d/b/a Hwy 67 BBQ for the location and operation
29 of a restaurant on the property known as 1752-1754 N. New Florissant Road.

30 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
31 8376 shall remain in full force and effect.

32 Section 3: The Special Use Permit herein authorized shall terminate if the said business
33 ceases operation for a period of more than ninety (90) days.

34 Section 4: This ordinance shall become in force and effect immediately upon its passage
35 and approval.

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Adopted this 23 day of April, 2018.

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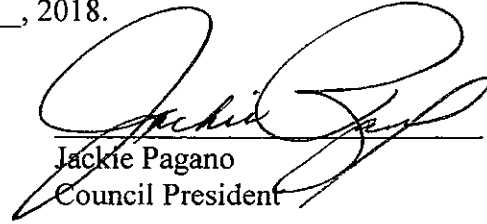
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Jackie Pagano
Council President

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Approved this 24 day of April, 2018.

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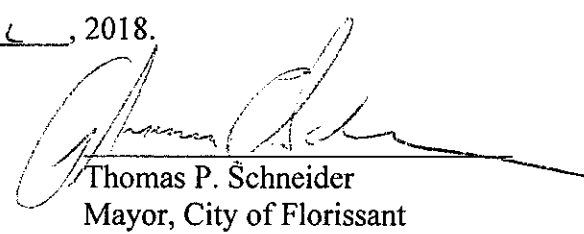
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Thomas P. Schneider
Mayor, City of Florissant

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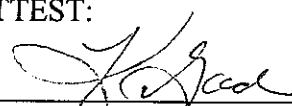
ATTEST:

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Karen Goodwin, MMC/MRCC
City Clerk

1 INTRODUCED BY COUNCILMAN SIAM
2 FEBRUARY 24, 2020

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4 BILL NO. 9587

ORDINANCE NO.

8603

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6 **ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE**
7 **PERMIT NO. 8407 FROM HWY 67 BBQ TO SHADE PARTNERS, LLC**
8 **D/B/A SHADE RESTAURANT AND BAR FOR THE PROPERTY**
9 **LOCATED AT 1752-1754 N. NEW FLORISSANT ROAD.**

10
11 WHEREAS, the Florissant Zoning Ordinance authorizes the Council of the City of
12 Florissant, by Special Use Permit, after public hearing thereon, to permit the location of a
13 restaurant; and

14 WHEREAS, 5 Aces BBQ was granted Special Use Permit no. 8376 for the location of a
15 restaurant located at 1752-54 N. New Florissant Road, and

16 WHEREAS Special Use Permit no. 8376 was transferred to CA44 d/b/a Hwy 67 BBQ by
17 Ordinance no. 8407; and

18 WHEREAS, an application has been filed by Shade Partners LLC to transfer the Special
19 Use Permit authorized by Ordinance No. 8407 to its name; and

20 WHEREAS, the City Council of the City of Florissant determined at its meeting on
21 February 10, 2020 that the business would be operated in substantially identical fashion as set
22 out herein; and

23 WHEREAS, Shade Partners, LLC has accepted the terms and conditions set out in
24 Ordinance No. 8407 as transferred from Ordinance no. 8376.

25
26 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
27 FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:

28
29
30 Section 1: The Special Use Permit authorized by Ordinance No. 8407 is hereby
31 transferred Hwy 67 BBQ to Shade Partners, LLC d/b/a Shade Restaurant and bar for the property
32 located at 1752-1754 N. New Florissant Road.

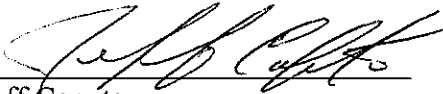
33 Section 2: The terms and conditions of said Special Permit authorized by Ordinance No.
34 8407 as transferred from Ordinance no. 8376 shall remain in full force and effect.

35 Section 3: The Special Use Permit herein authorized shall terminate if the said business
36 ceases operation for a period of more than ninety (90) days.


37 Section 4: This ordinance shall become in force and effect immediately upon its passage
38 and approval.

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Adopted this 9 day of March, 2020.


Jeff Caputa
Council President

Approved this 9 day of March, 2020.


Timothy J. Lowery
Mayor, City of Florissant

ATTEST:


Karen Goodwin, MPPA/MMC/MRCC
City Clerk