

#### 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	

#### **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)	plication Distributing, Inc d/b/a Cannoli's Sicilian Cuisine to 2.0 Restaurant for	
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 FOR THE OCITY CLERK BY NOON ON MONDAY, JUNE 13, 2022.

### **CITY OF FLORISSANT**

2	COUNCY MANUTES
3 4	COUNCIL MINUTES May 23, 2022
5	The Florissant City Council met in regular session at Florissant City Hall, 955 rue St. Francois on
6	Monday, May 23, 2022 at 7:00 p.m. with Council President Schildroth presiding. The Chair asked
7	everyone in attendance to stand and join in reciting the Pledge of Allegiance.
8	On Roll Call the following Councilmembers were present: Siam, Harris, Manganelli, Eagan,
9	Caputa, Schildroth, Mulcahy, and Pagano. Councilman Parson was excused. Also present was Mayor
10	Timothy Lowery, Human Resources Director Sonya Brooks-White, and Acting City Attorney Jackie
11	Graves. A quorum being present the Chair stated that the Council Meeting was in session for the
12	transaction of business.
13	Councilman Eagan moved to approve City Council Minutes of May 9, 2022, seconded by
14	Schildroth. Motion carried.
15	The next item on the Agenda was Hearing from Citizens.
16	Ellis Fitzwalker, 7 S. Schlueter Ave, stated he works with a non-profit called H.E.A.L. Stop
17	Heroin. He made the city aware of an awareness walk on June 11, 2022 and will be meeting at 10am at
18	St. Ferdinand Church. He noted everyone attending should be wearing bright colored clothing. He
19	announced the No-Lock Box which are opioid rescue kits for areas within North County. Mr. Fitzwalker
20	invited everyone interested to attend the awareness walk on June 11th.
21	Mary Rechtien, 2310 Mockingbird Ln, stated the pavilion rental ordinance does not make sense
22	and the deposit system is not clear. She stated she paid the deposit at the beginning of May for an early
23	June rental and was told she would not receive her deposit back until the end of June. She noted people
24	on a limited income have difficulty holding deposits for extended periods of time.

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.

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

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 Packet Page 3 of 170

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

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

The City Clerk reported that Public Hearing 22-05-013 for the Request 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. The Chair declared the Public Hearing to be open.

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

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

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

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

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

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

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

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

Mr. Claspille noted he hopes to open the new location within three months from approval.

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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 no. 6006 from Michael Haberberger d/b/a Cecil Whittaker's Pizzeria to Ameer Walker d/b/a Celano's 117 118 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 for the operation of a sit-down, carry-out restaurant located at 2575 N. Highway 67, seconded by 122 123 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,

sandwiches, and burgers as well as options for kids. Mr. Dew stated that the Grandview location was the

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

Councilman Eagan moved to postpone the <u>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 to the June 13, 2022 meeting. Seconded by Pagano, motion carried.</u>

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

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

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

Prince Koroma, owner of Plush Lounge, noted the plan has changed to a restaurant and bar, not a lounge. He noted he does have a chef and a template of a menu for the council to review. Mr. Koroma noted he wants to open with the kitchen from 3pm to 10pm and the bar to close around 12am. He stated he has a DJ booth, with a sound system for the TVs, and a system to play music. The hookah lounge information was still on the social media account, Mr. Koroma noted he intends to take the hookah off the social media as soon as he can, but was focused on fixed his permits. He stated he does want to get approval for outside seating to allow for smoking on a patio. A VIP area is shown; however, Mr. Koroma Packet Page 7 of 170

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

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

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

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

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

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

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

The Council as a whole introduced Bill No. 9782 an 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. was read for the first time.

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

The Council as a whole introduced Bill No. 9784 an <u>Ordinance to approve a Special Use Permit to allow for a Wine Bar in a HB "Historic Business District" located at 150 Washington was read for the first time.</u>

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

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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 Celano's Pizza for the operation of a restaurant with carry-out and delivery service located at 123 Flower 208 209 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,

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 Florissan
243	Summer Kick-Off Pub Crawl on June 4, 2022 with tickets on sale on May 25 <sup>th</sup> .
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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258	Ham Vad
259 260	Karen Goodwin, MPPA/MMC/MRCC City Clerk

The following Bills were signed by the Mayor:

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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	INTRODUC	ED BY COUNCILMA	N EAGAN	
2	MAY 23, 2022			
3 4	BILL NO.	9782	ORDINANCE NO.	
5 6 7 8 9	LOC	ATED AT 540 HOW	OVE A B-5 "PLANNED COMMERCIAL DISTRICT" DERSHELL LOT "B" TO ALLOW FOR A CAR SALES IP HOLDINGS, LLC.	
10	WHE	REAS, Ordinance No.	1625, as amended, establishes within the City of Florissant district	
11	classification	s for the purpose of re	egulating their construction and use of land, buildings and property	
12	within the sa	id various districts, and	said Ordinance provides the nature, kind and character of buildings	
13	that may be	erected in each of the s	aid districts and the use to which the land and buildings may be put;	
14	and			
15	WHE	REAS, the Planning ar	nd Zoning Commission of the City of Florissant has recommended to	
16	the City Cou	ncil at their meeting of	May 2 <sup>nd</sup> , 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 ca	ar sales office; and		
19	WHE	REAS, due and lawfu	notice of a public hearing no. 22-05-012 on said proposed zoning	
20	change was	duly published, opene	ed on May 23, 2022 at 7:00 P.M. by the Council of the City of	
21	Florissant; ar	nd		
22	WHE	REAS, the Council, fo	ollowing said public hearing, and after due and careful deliberation,	
23	has conclude	ed that the amendment	of Ordinance No. 1625, as amended, as hereinafter set forth, to be in	
24	the best inter	est of the public health	safety and welfare of the City of Florissant; and	
25 26 27			CORDAINED BY THE COUNCIL OF THE CITY OF ΓΥ, MISSOURI, AS FOLLOWS:	
28 29 30			Commercial District is hereby approved to allow for a car sales are lot located at 540 Howdershell.	
31 32	The followin	g restrictions, are hereb	by made part of the record:	
33	1.	PERMITTED USES	S	
34	The use	permitted in this 'B-	5' Planned Commercial District shall be limited to a those Uses	
35	permitted	l in the 'B-3' District v	vithout a Special Use Permit and a Used Car Dealer Office with no	
36	vehicles t	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. 3. PERFORMANCE STANDARDS 42 43 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. 44

#### 4. 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.

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- 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.

#### 5. 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.

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 City of Florissant. 113 114 7. AMENDMENTS TO THE SITE AND EXTERIOR BUILDING PLANS: Any changes to the approved plans attached hereto must be reviewed by the Building 115 116 Commissioner. The Building Commissioner must make a determination as to the extent of the 117 changes per the following procedure: 118 The property owner or designate representative shall submit in writing a request 1. 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

Council.

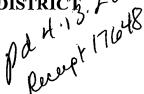
127

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	
152	Section 2: This ordinance shall become in full force and effect immediately upon its passage and
153	approval.
154	Adopted this day of, 2022.
155 156	
157	Joseph Eagan
158	President of the Council
159	City of Florissant
160 161	Approved this day of, 2022.

162			
163		Timothy J. Lowery	
164		Mayor, City of Florissant	
165	ATTEST:		
166			
167			
168	Karen Goodwin, MPPA/MMC/MRCC		
169	City Clerk		

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





ΡI	LANNING &	ZONING ACTION:		Address of Property:	
				540 HowderShell Rd	
		MMENDED APPROPLANNING & ZONING	VAL	Council WardZoning	
	SIGNAL	CHARRMAN Au L. Mwas dat	E: 5-2-22	Initial Date Petitioner Filed Building Commissioner to complete ward, zoning & date filed	
PE	TITION FOI	R A B-5 RE-ZONING:			
1)	Comes Now	Bonnie Zingler		oldings LLC dba webuyanycar.com	
			, corporation, partners orporation, state as such.	ship, etc.) If applicable include DBA (Doing Business As).	
and	d states to the erest in the tr	Planning and Zoning Com act of land located in the Ci	mission that he (she) (t ty of Florissant, State of	they) has (have) the following legal of Missouri, described on page 3 of this petition	n.
Le	gal interest in	the Property lease/tenant			
		in the property. (i.e., owner of nowner to seek a special use.	property, lease); also subn	mit copy of deed or lease or letter of	
A.	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".			h	
В.	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 th	ne property for which r	rezoning is petitioned & O	_
2.		er(s) hereby further state(s) rict and is presently being u		in described in this petition is presently zoned in Lurrently	in 
	State cur	rent use of property (or s	etata: vacant)	Δ	

Re-Zoning Application, check list & script Page 1 of 7 - Revised 6/2/13

2. The medition of a boundary sta	4-(-) 4h - 5-11	As to Att. do as a sector As a 1	, , , ,
Vacant building  List purpose for this request	previously occu	to justify the re-zoning to a l	5-5: t woold
like to amend	to include	office for a	uto sale off
List purpose for this request	onsite	title paperwor	k. no retail s
4. The petitioner(s) further state Florissant, including setback l	s(s) that they (he) (she) can	comply with all of the requi	
5. The petitioner(s) further state (she) has (have) not made any or indirectly, to any official eapplication.	arrangement to pay any con	mmission, gratuity or conside	eration, directly
PRINT PETITIONER'S NAME	Bonnie Zingler		
PETITIONER(S) SIGNATURE	Print Name (S)	grander and the same of the sa	
FOR COCOCO HOLD  (company, corporation  Print and sign application. If application  Managing PARTNER. NOTE: Corporation	on, partnership)  nt is a corporation or partnersh	nip signature must be a CORPOR	
6. I (we) hereby certify that (ind ( ) I (we) have a legal inter ( 上 ) I am (we are) the duly a	licate one of the following) est in the herein above desc ppointed agent(s) of the pe n here is true and a stateme resent petition to the Commissi	: cribed property. titioner (s), and nt of fact. on and Council. The agent must s	sign the
SIGNATURE			
	The second secon		
ADDRESSSTREET	CITY	STATE	ZIP CODE
TELEPHONE NUMBER			
I (we) the petitioner (s) do here			as
my (our) duly authorized agent	Print name of ag to represent me (us) in reg		<del></del>

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.

Signature of Petitioner(s) or Authorized Agent

Re-Zoning Application, check list & script Page 2 of 7 – Revised 6/2/13 Corporations are to submit copy of Missouri corporate papers with registration papers. 1) Type of Operation: Individual: [ Partnership: Corporation/LLC: XX (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. Corporation or LLC: Bonnie Zingter 409E High St. Clayton NJ 085

(1) Names & addresses of all partners <u>Craig Normar 870 Vaily Rd Blue Bell PA</u>

(2) Telephone numbers 856-296-9805 (c) If a Corporation or LLC: (2) Telephone numbers 856-296-9805 (3) Business address 1023 E. Baltimore PK Suite 100 Media PA (4) State of corporation & a photocopy of incorporation papers (5) Date of corporation 10127.1(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. SN2365694 VEGISTRATION COPY attracted (8) Name in which business is operated Webuyany Cav. Com (9) If the property location is in a strip center, give dimensions of your space under square footage and

Please check the box for the appropriate type of operation then fill in applicabe section (a), (b) or (c).

Re-Zoning Application, check list & script Page 3 of 7 - Revised 6/2/13

do not give landscaping information.

Please fill in applicable information requested.		
Name Bonnie Zingler 40 Carb	Suite 100 Media PA webuyanyar	
Address 1023 E. Baltimore PK	Suite 100 Media PA Webuyangan	
Property Owner David L Milberg 1		
Location of property 540 Howdershel	1 Rd	
Dimensions of property please see plan	sattached	
Current Use of Property Vacant (form	erly dentist office)	
Current Use of Property  Proposed Use of Property  Proposed Use of Property  Type of Sign 17 5 and Sign 18 5 and S	perchasing service for	
Type of bigit 1000/ 1010 ( ECT) ( ICC)	_ ricigitt	
Type of Construction Brick	Number Of Stories. \$ 3 tory Dasarant	
Square Footage of Building <u>2700 らんけん</u>	Number of Curb Cuts	
	Sidewalk Length Whole frontage	
Landscaping: No. of Trees	Diameter	
No. of Shrubs	Size	
Fence: Type Chair Lak 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.

Re-Zoning Application, check list & script Page 4 of 7 - Revised 6/2/13

### 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

Re-Zoning Application, check list & script Page 5 of 7 - Revised 6/2/13

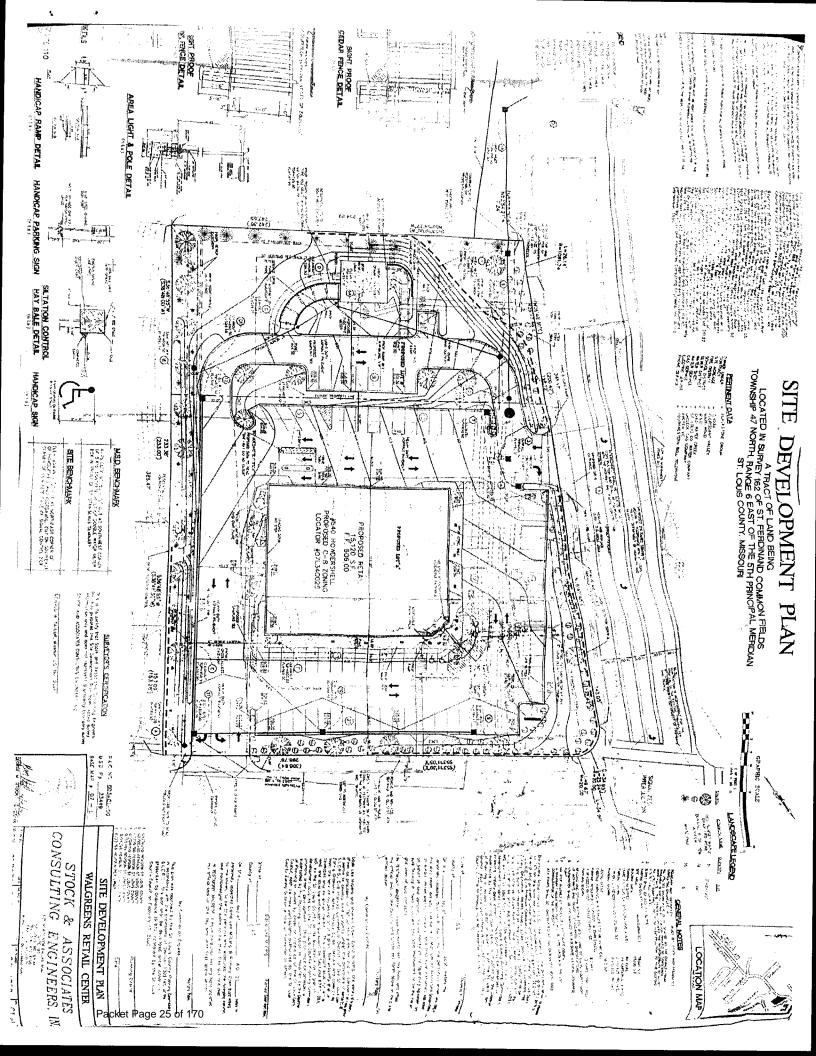
#### STAFF CHECK LIST / REVIEW SHEET

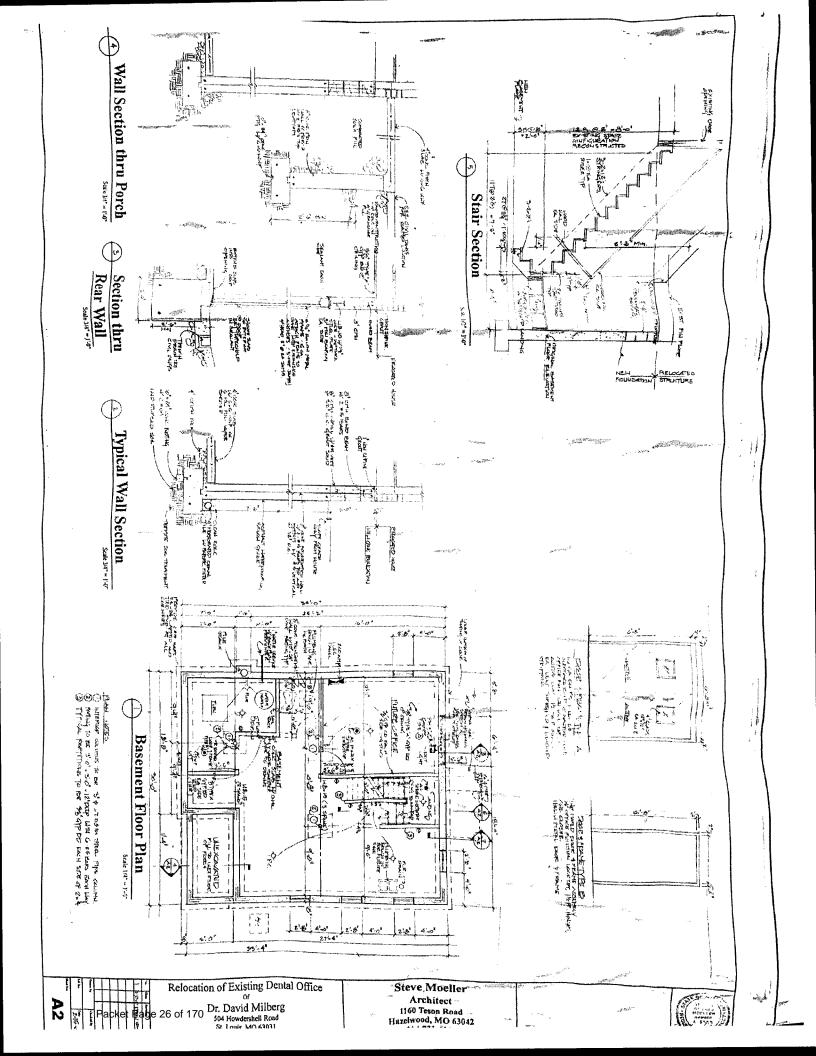
ADDRESS OF PROPERTY 540 Howdershell 12d current zoning	<u> </u>
PROPERTY OWNER OF RECORD PAUL L M. I berg PMD PHONE NO. 31	1-302-6347
PROPERTY OWNER OF RECORD PAUL L M. I berg PMD PHONE NO. 314  AUTHORIZED AGENT BOANCE Zigler PHONE NO. 856	02969805
PROPOSAL Auto Sales Office without cars for sale	on the lot
I) 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:	
<ul> <li>a) Vibration: Is there any foreseen vibration problems at the property line?</li> <li>b) Noises: Will the operation or proposed equipment exceed 70 decibels?</li> <li>c) Odor is there any foreseen problem with odor?</li> <li>d) Smoke: Will the operation emit any smoke which could exceed a density described as No. I on the Ringleman Chart?</li> <li>e) Toxic gases: Is there any foreseen emission of toxic gases from the operation?</li> <li>f) Is there foreseen emission of dirt, dust, fly ash, and other forms of particle matter?</li> <li>g) Is there any dangerous amount of radiation produced from the operation?</li> <li>h) Is there any glare or heat which would be produced outside of an enclosure?</li> <li>l) Is screening of trash dumpsters, mechanical equipment incinerators, etc, shown?</li> <li>j) Is buildings screened from adjoining residential?</li> </ul>	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? b) Is a variance required in accordance with the ordinance? c) Ratio shown to d) Total Number e) Will cross access and cross parking agreements be required?	Yes / No Yes / No Yes / No
f) Is the parking lot adequately landscaped?	Yes / No
9) Are there any signs? Number of signs shown	Yes / No
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
Re-Zoning Application, check list & script Page 6 of 7 – Revised 6/2/13	

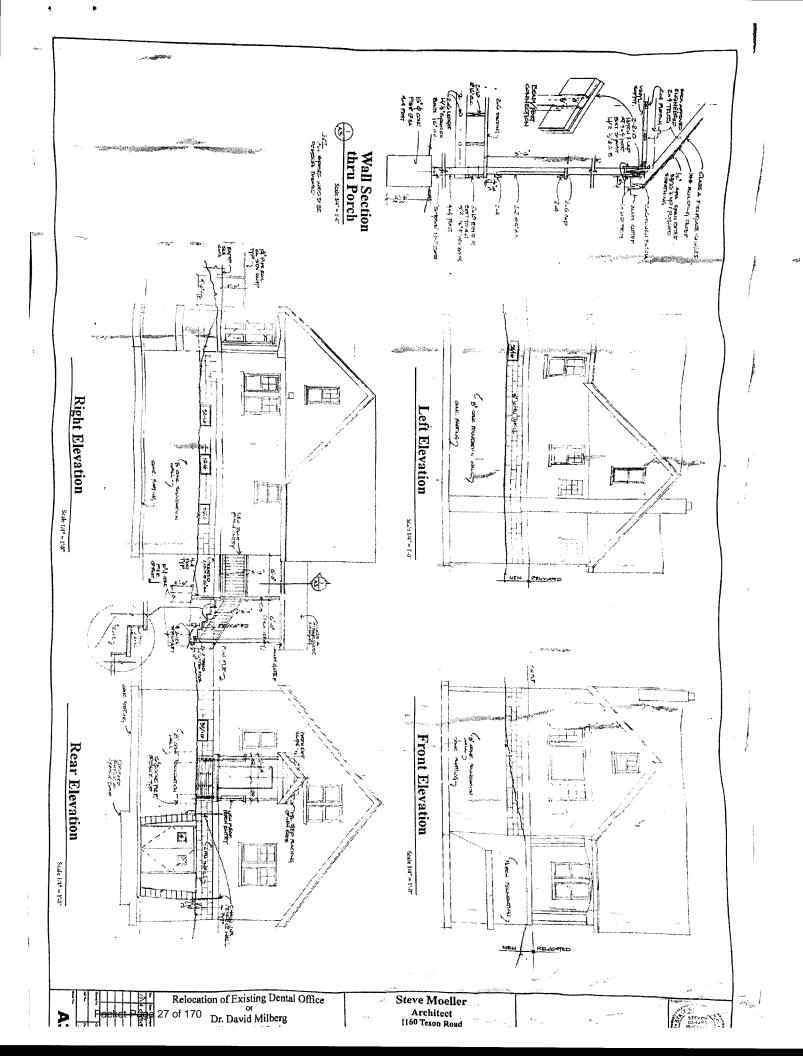
Packet Page 23 of 170

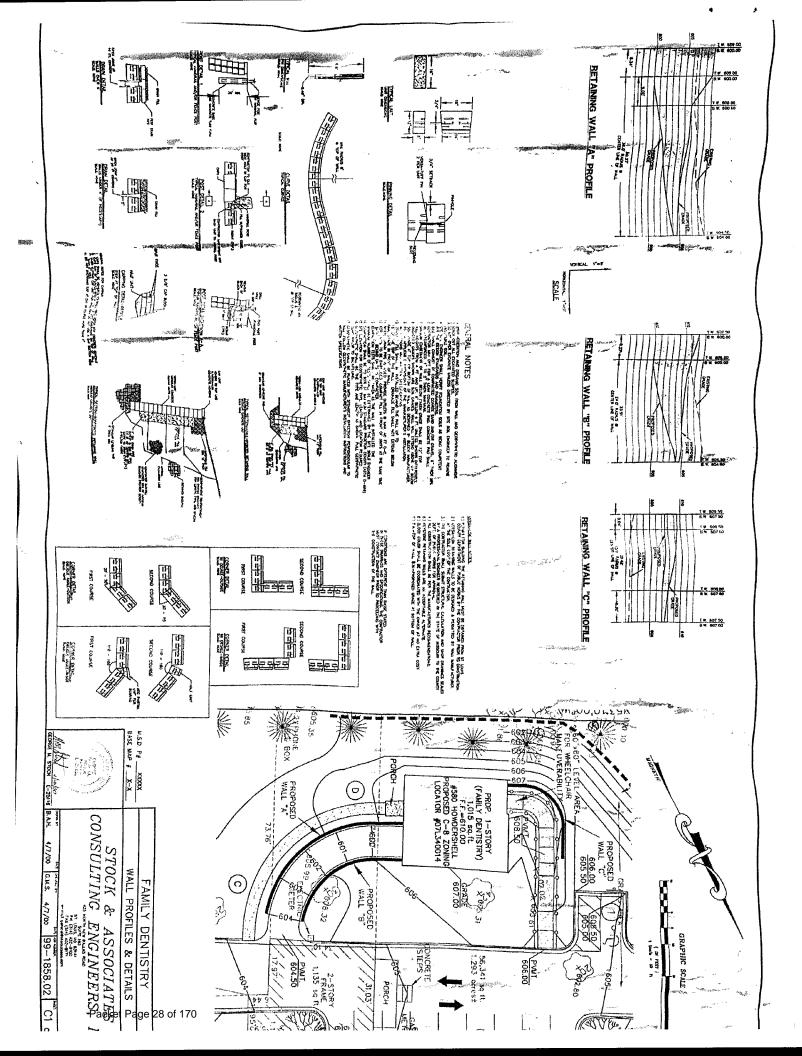
12)	Are two section profiles through the site showing preliminary building form, existing natural grade and proposed final grade shown?	Yes / No
13)		Yes/No
14)	Was a traffic study submitted?  Does the City Staff recommend a traffic study?	Yes / No
15)	·	Yes / No
	The second second second water facilities shown:	Yes / No
16)	Is a legal description of the property shown?  Does legal description appear to be proper?	Yes / No 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 review	ved
	Building Commissioner of	r Staff Signature

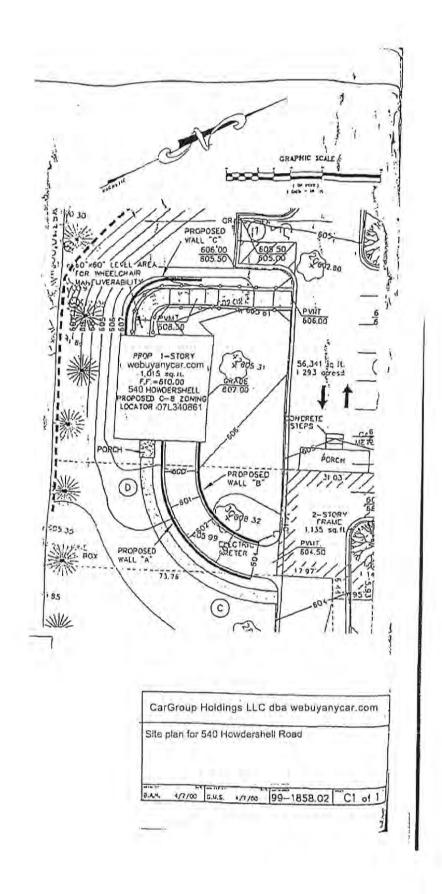
Re-Zoning Application, check list & script Page 7 of 7 - Revised 6/2/13

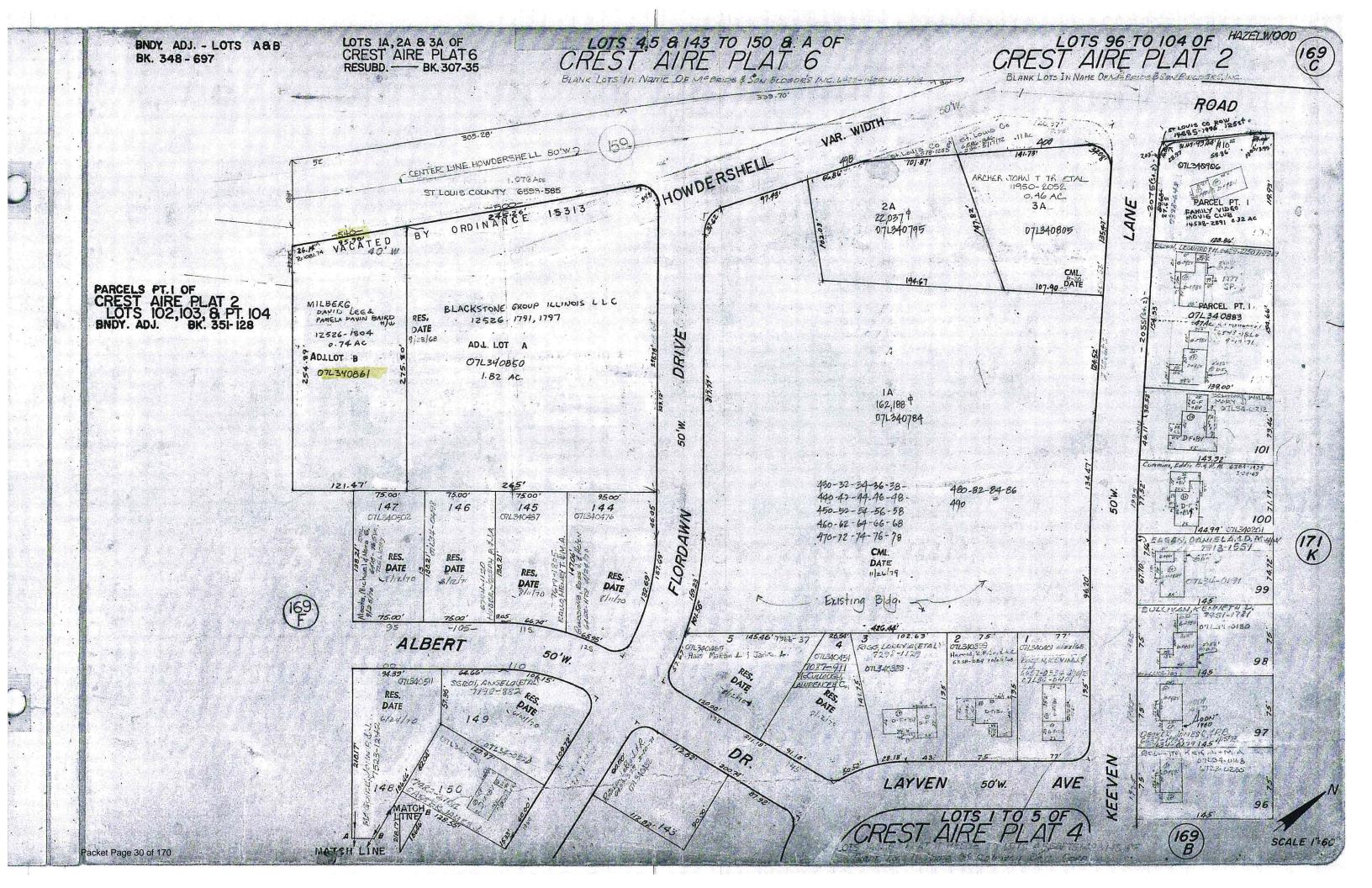












## *MEMORANDUM* 1 2

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To:

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Planning and Zoning Commissioners

From: Philip E. Lum, AIA-Building Commissioner cc:

CITY OF FLORISSANT

Date: April 27, 2022

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

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

PARKING AND DRIVEWAYS:
There are 8 parking spaces shown on the development plan, including one accessible
space and loading zone. The parking ordinance requires 3 spaces per 1000 s.f. There is a
cross access easement, copy of which has been provided to staff that appears to be

#### **WALKWAYS:**

reciprocal for both properties.

There are walk ways from the parking to the building.

#### LANDSCAPING:

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

#### STORMWATER AND SEWER CONCEPT:

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

#### **SITE LIGHTING:**

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

#### **SIGNAGE:**

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

#### **II. EXISTING SITE CONDITIONS:**

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

#### III. SURROUNDING PROPERTIES:

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

#### IV. STAFF ANALYSIS:

Some basic explanation for this B-5 is that the petitioner has proposed an auto sales office with no retail sales on site. Staff understands that to mean no vehicles for sale will appear on the site.

All signs must meet the City Sign Code, other than the post sign.

87	SUGGESTED MOTION 540 Howdershell
88	540 Howdershen
89	1. PERMITTED USES
90 91	1. TERMITTED USES
91	The use permitted in this 'B-5' Planned Commercial District shall be limited
93	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.
94 95	and a Osca Car Saics Office with no venteres for saic on the property.
96	2. FLOOR AREA, HEIGHT AND BUILDING REQUIREMENTS
97	2. PLOOK MEN, HEIGHT IN 2 2012211 C 11
98	The building shall be limited to existing building with a square footage of
99	approximately 1020 square feet. The main building shall remain as depicted
100	on the recorded Site Development Plan presented: C1 dated 7/30/99 by Stock
101	& Associates and Building Plans A-2 and A-3 dated 2/15/2000 by Steve Moeller,
102	Architect.
103	
104	3. PERFORMANCE STANDARDS
105	
106	Uses within this 'B-5' Planned Commercial District identified herein shall
107	conform to the most restrictive performance standards as set forth in Article
108	VII of the Florissant Zoning Code.
109	
110	The second by the CENEDAL CRITERIA
111	5. FINAL SITE DEVELOPMENT PLAN GENERAL CRITERIA
112	The state of the s
113	The above Final Site Development Plan shall include the following:
114	a. Location and size, including height of building, landscaping and general use
115	
116	of the building.
117	b. Gross square footage of building.
118 119	b. Gloss square lootage of building.
120	c. Existing and proposed roadways, drives, and sidewalks on and adjacent to
121	the property in question.
122	the property in quantum
123	d. Location and size of parking areas and internal drives.
124	1 0
125	e. Building and parking setbacks.
126	
127	f. Curb cut locations.
128	
129	g. Existing proposed contours at intervals of not more than two (2) feet.
130	
131	h. Preliminary storm water and sanitary sewer facilities.
132	i i i i i i i i i i i i i i i i i i i
133	i. Identification of all applicable cross-access and cross-parking agreements.

134		
135	6.	FINAL SITE DEVELOPMENT PLAN CRITERIA
136		
137		The above Final Site Development Plan shall adhere to the following specific
138		design criteria:
139		· ·
140		a. Structure Setbacks.
141		
142		(1) No building, excluding retaining walls and light standards shall be
143		located within forty (40) feet of the right-of-way of North Highway 67.
144		(2) The setbacks shall be as approved by the Planning and Zoning
145		Commission.
146		
147		b. Parking, Loading and Internal Drives Setbacks.
148		
149		(1) Parking, loading spaces, internal drives and roadways shall be located
150		in accordance with the Site Development Plan attached.
151		(2) All of the setbacks depicted on the Preliminary Development Plan are
152		approved but may be modified with the approval of the Planning and
153		Zoning Commission.
154		
155		c. Minimum Parking/Loading Space Requirements.
156		
157		(1) Parking regulations shall be as required by 405.225 of the Florissant
158		Zoning Code, except as otherwise varied herein. There shall be a
159		minimum of 8 parking spaces. Parking spaces shall comply with the
160		Florissant parking requirements.
161		
162		d. Road Improvements, Access and Sidewalks.
163		
164		(1) The Director of Public Works, the Missouri Department of
165		Transportation (MODOT) and St. Louis County Department of
166		Highways shall approve any new work in the North Highway 67 right-
167		of-way. The property owner shall comply with all requirements for
168		roadway improvements as specified by the Director of Public Works
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170		
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173		Lighting of the property shall comply with the following standards and
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177		onto the adjacent properties and roads.
178		• • •
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(7) Unless and except to the extent otherwise specifically provided herein, the Final Site Development Plan shall comply and be in accordance with all other ordinances of the City of Florissant.

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

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

- 1. The property owner or designate representative shall submit in writing a request for an amendment to the approved plans. The building commissioner shall review the plans for consistency with the purpose and content of the proposal as originally or previously advertised for public hearing and shall make an advisory determination.
- 2. If the building commissioner determines that the requested amendment is not consistent in purpose and content with the nature of the purpose as originally proposed or previously advertised for the public hearing, then an amendment to the special use permit shall be required and a review and recommendation by the planning and zoning commission shall be required and a new public hearing shall be required before the City Council.
- 3. If the building commissioner determines that the proposed revisions are consistent with the purpose and content with the nature of the public hearing then a determination of non-necessity of a public hearing shall be made.
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#### 12. VERIFICATION PRIOR TO OCCUPANCY PERMIT

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

#### 13. GENERAL DEVELOPMENT CONDITIONS.

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

271	by the Planning & Zoning Commission and all other ordinances of the
272	City of Florissant.
273	
274	
275	7. PROJECT COMPLETION.
276	
277	Any new Construction shall start within 120 days of the issuance of building
278	permits, and the development shall be completed in accordance of the final
279	development plan within 180 days from start of construction.
280	•
281	
282	(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 2	INTRODUCED BY COUNCILMAN SIAM MAY 23, 2022
3 4 5	BILL NO. 9783 ORDINANCE NO.
6 7 8 9	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.
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 29 30	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
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	

BILL NO. 9783 ORDINANCE NO.

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 43	Adopted this day of, 2022.
44 45 46 47	Joseph Eagan President of the Council
48 49 50	Approved this day of, 2022.
51 52	Timothy J. Lowery
53 54	Mayor, City of Florissant
55 56 57	ATTEST:
58 59	Karen Goodwin, MPPA/MMC/MRCC City Clerk



CONTRACTOR GENERAL NOTES

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

### **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 SUBMITTAL).

### **APPLICABLE CODES**

2021 INTERNATIONAL BUILDING CODE, WITH LOCAL AMENDMENTS 2021 INTERNATIONAL EXISTING BUILDING CODE

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

2021 INTERNATIONAL ENERGY CONSERVATION CODE, W/ LOCAL AMENDMENTS 2021 INTERNATIONAL FIRE CODE, WITH LOCAL AMENDMENTS

9146 SQ. FT.

# **BUILDING DESIGN**

SQUARE FOOTAGE

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

# **MEANS OF EGRESS**

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

12" REQUIRED .2 X 60 (119/2) = 68" PROVIDED 12" REQUIRED .2 X 60 (119/2) =

EXIT #3 .2 X 18 =

3.6" REQUIRED 34" PROVIDED

34" PROVIDED

# **RESTROOMS**

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

FLORISSANT BUILDING DEPT

955 RUE ST FRANCOIS

FLORISSANT, MO 63031

SPIRE/LACLEDE GAS

314-839-7648

# **DEVELOPMENT CONTACTS**

FLORISSANT PLANNING AND 70NING COMMISSION 955 RUE ST FRANCOIS FLORISSANT, MO 63031 314-839-7642 FLORISSANT VALLEY FIRE

700 MARKET STREET PROTECTION DISTRICT ST. LOUIS, MO 63101 661 ST. FERDINAND ST 800-887-4173 FLORISSANT, MO 63031 314-837-4894 MISSOURI AMERICAN WATER

METROPOLITAN ST. LOUIS SEWER DISTRICT 2350 MARKET STREET ST. LOUIS. MO 63103 CREVE COEUR, MO 63141 314-786-6260 866-430-0820

1901 CHOUTEAU AVE ST. LOUIS, MO 63104 877-426-3736

**BUILDING DATA** 

# **PROJECT PROFESSIONALS**

AARON'S HOLDINGS, LLC CONTACT: ALY CHALLY 400 GALLERIA PARKWAY P. 678-402-3433

ARCHITECT
ARCHITECTURAL DESIGN GUILD ARCHITECT: MARY B. K. CALVIN 2710 SUTTON BLVD T. LOUIS. MO 63143 CONTACT: ANDREW JENSEN

ARCHITECTURAL DESIGN GUILD ENGINEER: JOHN M. BRUNS 2710 SUTTON BLVD . LOUIS, MO 63143 CONTACT: ANDREW JENSEN

NTS

### THE CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING ALL FIELD CONDITIONS AND DIMENSIONS FOR 8. ALL DESIGN AND WORK SHALL BE PERFORMED IN STRICT COMPLIANCE WITH FEDERAL, STATE AND 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.

- 2. CONTRACTOR SHALL PREPARE ALL FLOORS AS REQUIRED TO ACCEPT NEW FLOORING MATERIALS.
- 3. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS AS REQUIRED BY THE
- 4. ALL PAINTED SURFACES SHALL RECEIVE A PRIME COAT WITH FINISH COATS AS REQUIRED TO OBTAIN PROPER COVERAGE AND UNIFORM APPEARANCE. 5. 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.
- 6. CONTRACTOR SHALL CLEAN, SERVICE AND ADJUST AS NECESSARY ALL EXISTING DOORS THAT WILL BE
- 7. 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.

- 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.
- 9. 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 AARONS 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 AARONS INC. CONSTRUCTION MANAGER OF ANY FIELD CONDITIONS THAT COULD IMPACT THIS WORK AND POSSIBLY CAUSE A DELAY WITHIN 1 WEEK FROM STARTING THE WORK.
- 10. 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.
- 11. 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.

ACCESSIBLE EXIT #2

34" CLEAR WIDTH .

- ACCESSIBLE EXIT #3

34" CLEAR WIDTH

EXTINGUISHER

104

SECURITY ROOM

110

241 SQ. FT

EXTINGUISHER

2A-10B-C FIRE-

1975 SQ. FT

12. 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.

2A−10B−C FIRE¬

EXTINGUISHER

13. 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

ALL DRAWINGS AND WRITTEN MATERIALS REPRESENTED ON THESE SHEETS CONSTITUTE THE

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

103

TO EXIT #1

TO EXIT #2

— 117'-0" TRAVEL DISTANCE

114'-0" TRAVEL DISTANCE

APPLICABLE LAWS AND REGULATIONS.

COPYRIGHTED WORK AND ARE THE SOLE PROPERTY OF AARON'S INC. THESE SHEETS MAY NOT

- 14. 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.
- 15. 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
- THE SPACE AS REQUIRED TO MEET ALL APPLICABLE CODES (INCLUDING LABOR, MATERIALS, SHOP DRAWINGS AND, PERMIT AND INSPECTION FEES)

- LIFT DIAPER) TO PREVENT HYDRAULIC FLUID FROM STAINING THE FLOORS.
- 16. CONTRACTOR TO PROVIDE ALL MODIFICATIONS TO EXISTING FIRE SUPPRESSION SYSTEM(S) SERVICING

# AARON'S MERCHANDISING PROCESS WILL BE COMPLETED.

NTS

**DRAWING LIST** 

ISSUED OR REVISED

ISHT.NO.

O RE-ISSUED, NO REVISIONS

TITLE

COVER SHEET

LICENSE APPEARS ON THIS SHEET.

THE DRAWINGS LISTED BELOW HAVE BEEN PREPARED BY

DRAWINGS WITHOUT BOTH ITEMS SHOULD NOT BE VALID

DEMOLITION FLOOR PLAN

FLOOR FINISH PLAN

FINISH SCHEDULES

RESPONSIBILITY MATRIX - REMODEL SCOPE

DEMOLITION REFLECTED CEILING PLAN

FLOOR PLAN & ENLARGED PLANS

THE REGISTERED PROFESSIONAL WHOSE NAME AND

### <u>INTERIOR ELEVATIONS — SALES FLOOR</u> INTERIOR ELEVATIONS — OFFICE & RESTROOMS REFLECTED CEILING PLANS STOREFRONT ELEVATIONS REAR ELEVATIONS INTERIOR DETAILS INTERIOR DETAILS DOOR, WINDOW HARDWARE SCHEDULE & DETAILS FIXTURE PLAN FIXTURE DETAILS **SPECIFICATIONS SPECIFICATIONS SPECIFICATIONS** MECHANICAL SPECIFICATIONS MECHANICAL FLOOR PLAN MECHANICAL DETAILS PLUMBING SCHEDULES AND RISERS PLUMBING FLOOR PLANS PLUMBING DETAILS POWER AND SYSTEMS PLAN WIRING DIAGRAM, SCHEDULES ONE-LINE, AND DETAILS ELECTRICAL PANEL SCHEDULES

**SHEET INDEX** 

### PROFESSIONAL SEAL

**PROJECT TEAM** 

St. Louis, MO, 63143

**MEP ENGINEER:** 

St. Louis, MO, 63143

01.27.2022 PERMIT SET

↑ 3.04.2022 REVISION 1

314-644-1234

314-644-1234

**ARCHITECTURAL DESIGN GUILD** 

**ARCHITECTURAL DESIGN GUILD** 

**ISSUE/REVISION RECORD** 

DESCRIPTION



EXP: 12/31/2022

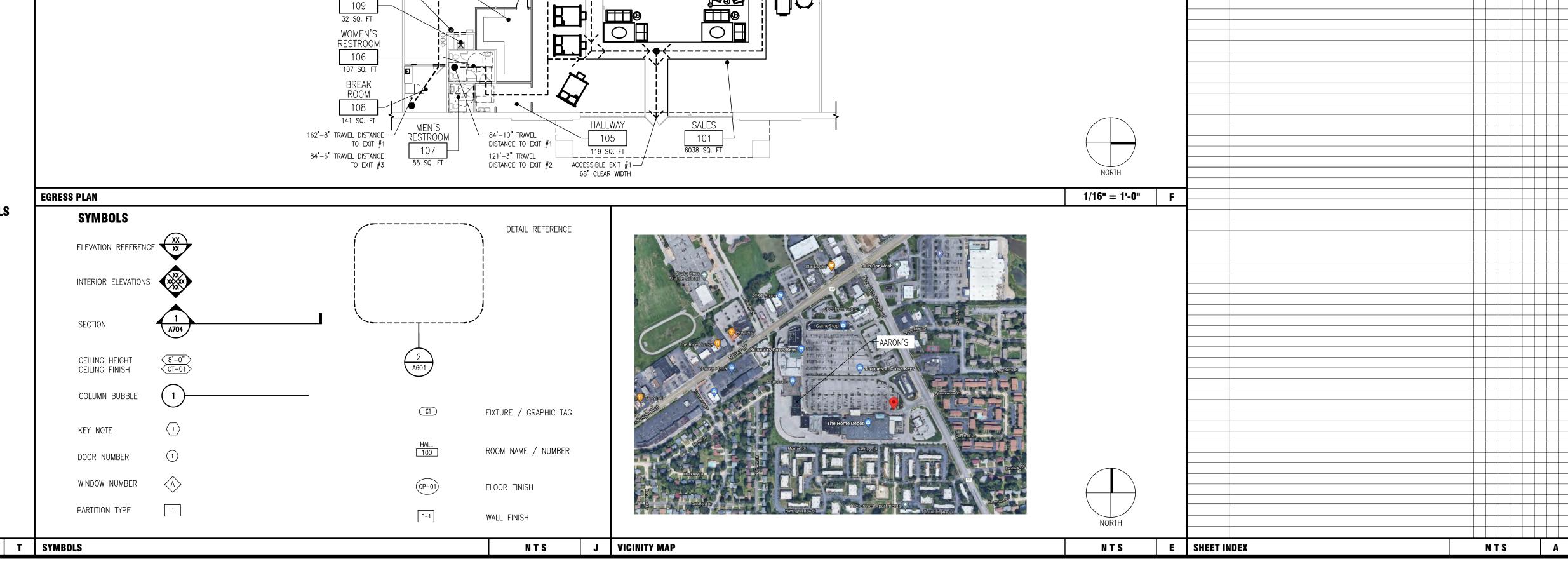
**PROJECT NAME & ADDRESS AARON'S C1526** HAZELWOOD, MO RELOCATION

> **13929 NEW HALLS FERRY ROAD** FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

COVER

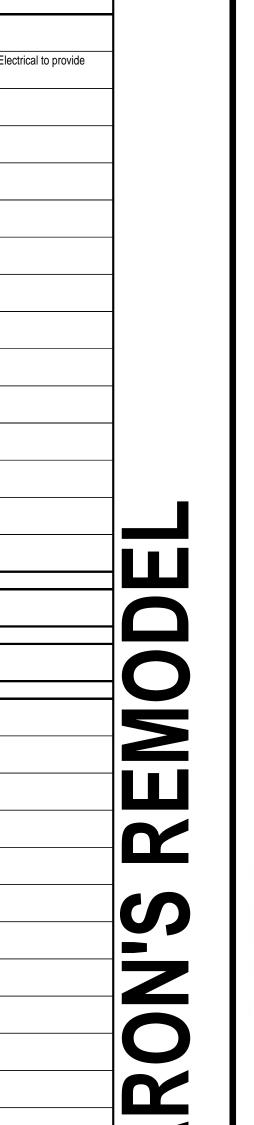
**SHEET TITLE** 



Division of	Work and Responsibility		Furnished	Ву		Installed By	y	Comments
		Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
Division 1 C	Conoral Dequirements	Lano	S	Aaro	Lano	Son	Aaro	
01100	General Requirements  Definition of Terminology							
01130	Construction Documents			Х				Prepared in accordance with Aaron's Interior Design Documents and Aaron's Prototype dwgs.
01200	Aaron's National Accounts							Adion's Frototype dwgs.
01300	Aaron's Furnished Equipment/Fixtures			Х		Х		
01400	Project Management			Х				
01410	Change Order Process			Х				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	Construction Progress Documentation		X					
01420	Photographic Documentation		Х					
01435	Request for Information		Х					
01440	Request for Substitutions		Х					
01445	Submittal Procedures		Х					
01450	Close Out Procedures		Х					
01455	Possession Day Process		Х					
01460	Close Out Documents		X					In Electronic Format
01465	Operation and Maintenance Data		Х					In Electronic Format
01470	Meters and Temporary Utilities		Х			X		
01475	Demonstration and Training		X					
01480	Certification of Occupancy		X					
Division 2 - S					<u> </u>			
02100	Site Surveys / Investigation Reports			Х				
02110	Geotechnical Report							N/A
02150	Aaron's Coming Soon sign			Х		Х		As Required by Local Authority Having Jurisdiction Requirements
02200	Temporary Fencing and Barricades		Х			Х		
02250	Demolition and Cleaning		Х			Х		
02300	Landscaping and Accessories		Х			Х		
02311	Hardscaping		Х			Х		Only If Applicable
02325	Irrigation System		Х			Х		
02375	Chain Link Fence		X			Х		Only If Applicable
02380	Erosion Control		Х			X		
02400	Excavation & Backfill		Х			Х		Per Geotech Report
02420	Grading		Х			Х		
02450	Site Utilities (Phone, Gas, Power)		Х			Х		Existing site utilities to remain
02500	Sanitary / Storm Sewer		Х			Х		
02600	Compaction Testing		Х			Х		
02625	Fire Hydrant(s)		X			Х		Only If Applicable
02700	Retaining Wall(s)		X			X		
02725	Bollards		X			X		
02845	Traffic Control		X		-	Х		
02850	Marking & Striping (Parking Lot)		X		-	X		
02875	Site Utilities		X		<u> </u>	X		Existing site utilities to remain
02900	Dumpster Enclosure		X		-	X		Only If Applicable
02950	Cleaning		X			X		
Division 3 - C					<u> </u>			
03100	10 Mil Moisture Vapor Barrier		Х			Х		
03150	Foundation & Footings		Х			Х		Per Structural Drawings
03200	Interior Concrete Slab		Х			Х		
03210	CMU Concrete Infill		Х			Х		
03220	Concrete Curing Blankets		Х			Х		
03300	Paving		Х			Х		
03400	Sidewalk and ADA Ramp	Х						
03500	Curbs and Gutters	Х						
03550	Parking Curbs		Х			Х		
03560	Light Pole Bases		X			Х		
	Testing		Х		1	Х		

וטוטוטוועוש	Work and Responsibility		Furnished	-,		Installed B	,	Comments
		Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
Division 4 - N	Masonry		<u> </u>	_	<u> </u>		<	<u> </u>
04100	Concrete Unit Masonry		Х			Х		
Division 5 - N			.,					
05100	Structural Steel Framing		Х			X		
05200	Roof Deck/ Bar joist		Х			Х		Existing to remain
05300	Stairs		Х			Х		Only if Applicable or Required by Code
05310	Decorative Railings and Handrailings		Х			Х		Only if Applicable or Required by Code
05400	Steel Access Ladder to Roof Hatch		Х					
06000	Nood and Plastics Rough Carpentry		Х			Х		Per Forest Stewardship Council's Sustainable Design Criteria
06110	Curbs for HVAC Units		Х			Х		
06120	Blocking		Х					
	·							
06200	Finish Carpentry		Х			X		
	Thermal & Moisture Protection  Concrete Slab Insulation		Х			X		
07200	Wall Insulation		Х			X		
07210	Sound Attenuation Insulation		Х			Х		
07300	Membrane Roofing		Х		1	Х		
07350	Sealants and Caulking		Х			X		
	-		X			X		
07400	Exterior Insulation and Finishing System / Stucco		۸			^		
<b>Division 8 - E</b> 08100	Doors & Hardware  Hollow Metal and Wood Doors and		X			V		
	Frames					Х		
08200	Door Hardware		Х			X		
08300	Overhead Coil Door (Exterior)		Х			Х		Existing to remain
08318	Security Rolling/Coiling Grilles (Interior)			X		Х		For All Functioning Exterior Glass Doors
08380	Warehouse Doors (Interior)			X		X		
								For All Futorion Windows
08400	Security Window Grills			X		Х		For All Exterior Windows
08500	Interior Room Windows and Window Frames		Х			Х		
08510	Glass (Interior and Office)		Х			Х		
08520	Storefront Glass Window Film		Х			Х		
Division 9 - F	inishes							
09100	Protective Wall Coverings		Х			Х		Hi-Density Fiberboard
09110	Sanitary Wall Covering Material		Х			Х		Impact Resistant Plastic Covered Fiberboard
09120	Acoustical Ceilings		Х			Х		
09200	Paint		Х			Х		
09210	Concrete Sealer		Х			Х		Non Sales Areas Only
09300	Porcelain Tile		Х			X		Provide Marble threshold at all tile transitions
09400	Transition Strips			X		X		
09410	Vinyl Tiles			Х		Х		To be Installed per Manufacturers Recommendations
09420	Rubber Flooring			Х		Х		To be Installed per Manufacturers Recommendations
09500	Carpet / Carpet Tile			X	1	Х		To be Installed per Manufacturers Recommendations
09510				X		X		
	Flooring Adhesives (Carpet & VCT)							
09511	Flooring Adhesives (Ceramic Tile)			X		Х		
09520	Cove Base			Х		Х		
09600	Awnings/Storefront Canopy			X		Х		
09700	Floor Cleaning		Х			Х		
	-			v				
09970	Polished Concrete Floor Finish			X		Х		
10200	Specialties Fire Extinguishers		Х		<del></del>	Х		Per Local Authority Having Jurisdiction Requirements
10300	Exterior Aaron's Signs			X			X	By Aaron's Sign Vendor Including permits. GC to Provide Power and
								Final Connections
10310	Interior Signs and Graphics			Х			Х	General Contractor to provide wallpaper; all other items by Owner
10320	Exterior Window Graphics			Х			Х	
10420	Corner Guards		Х			Х		
Division 11 -	Equipment							
11110	Dock Seals and Overhead Canopy		Х			Х		Only if Applicable
11120	Dock Bumpers		Х		-	Х		Only if Applicable
	Dock Door Jamb Guards		Х			X		Only if Applicable
11130			_	1				
	Two Destroyers		**			.,		Only if Analisable
11130	Truck Restraints		Х			Х		Only if Applicable

Part	Division of W	ork and Responsibility	į.	Furnished	Ву		Installed B	у	Comments
			Landlord	Contractor	Aaron's	Landlord	Contractor	Aaron's	
1						<u> </u>			
Company									Conduit and Douises preinstalled in millwork. Electrical to provide
Temporal Content									
March   Marc	12200 Of	ffice Furniture			X		X		
	12300 Lo	ockers			Х		Х		
1985   Part Form Mines	12400 Br	reak Room Cabinetry			Х		Х		General Contractor to provide faucet and sink
1985   Properties Separation   1	12500 To	oilet Compartments/Partitions		Х			Х		If Applicable Only
1200	12520 To	oilet Room Mirrors		Х			Х		
1989   Landry Decir Haceston	12530 Pa	aper Towel Dispensers			Х		Х		
1905   September	12550 La	avatory Decks with Bowls		Х			X		
1905   September	12560 La	avatory Deck Faucets		Х			X		
1.00		·							
1.00									
1777   Mark Signage									
	12600 Int	terior Door/Room Designation Signage		X			X		
	12700 AI	DA Signage		Х			Х		
Teach   Teac	12710 Ex	xterior Signage		Х			Х		ID Number Required at Each Rooftop Unit
Investment In- Concepting Systems			ı	v		I	v	<u> </u>	1
March   Marc	Ins	stallation		Х			X		
15/10   Fee Processin System Design   X				Х			Х		Only if Applicable
1510 February Supplement	ivision 15 - Me	echanical							
1920   Tele Procession System Association				Х			Х		Modifications to existing systems as required
1900	15110 Fi	re Protection Shop Drawings/Permit		Х			Х		Modifications to existing systems as required
1920	15120 Fi	re Protection System Installation		Х			Х		Modifications to existing systems as required
15200   Color Services	15200 H\	VAC Rooftop Package Equipment		Х			Х		
1922   Thermosets	15205 H\	VAC Security Grills		Х			X		
1922   Thermosets	15210 CC	O2 Sensors		X			X		
1920   Cas Unit Heaters									
Ducknown, Delitusers, Registers, Gelles, etc.  X									
Test and Salarose Reports  X  X  X  X  X  X  X  X  X  X  X  X  X	15240 Ga	as Unit Heaters		Х			X		Relocate existing
Rooflog Exhaust Units	15250 Du	uctwork, Diffusers, Registers, Grilles, etc.		X			X		
15310   Vector Exhaust Fairs	15260 Te	est and Balance Reports		Х			Х		
Ses Service and Matter    Setting Polymore   Setting to remain	15300 Ro	ooftop Exhaust Units		Х			Х		
15410   Pumbing Piping   X	15310 Int	terior Exhaust Fans		Х			Х		
15500 Water Systems	15400 Ga	as Service and Meter							Existing to remain
15501   Migation Water Service Meter   X	15410 Pl	lumbing Piping		Х			X		
15501   Migation Water Service Meter   X	15500 W	/ater Systems		Х			X		
19600 Sanitary System X X X X Existing to remain  19700 RPZD Values (Reduced Pressura X X X X Existing to remain  19710 Backflow Prevener X X X X Existing to remain  19720 Plumbing Fixtures X X X X Excludes sensor wiring to thermostat Integral with Switchgear Ps and Wiring  19800 Energy Management System Sensors AN X X Excludes sensor wiring to thermostat Integral with Switchgear Ps and Wiring  19810 Energy Management System Final X X X X Excludes sensor wiring to thermostat Integral with Switchgear Ps and Wiring  19810 Electrical Distribution Panels X X X Existing to remain  19810 Electrical Distribution Panels X X X Existing to remain  19810 Overhead Conduits and Wiring from Transformer (Local Utility Provider) to Aurors Switchgear X X X X Existing to remain  19820 Power Receptacles X X X X X Existing to remain  19820 Electric Unit Heater X X X X Existing to remain  19820 Power Receptacles X X X X X Existing to remain  19820 Electric Unit Heater X X X X Existing to remain  19820 Electric Unit Heater X X X X Existing to remain  19820 Electric Unit Heater X X X X X Existing to remain  19820 Ex				X			X		
15700 RPZD Valves (Reduced Pressure Zone Devices) 15710 Backflow Preventer  X	13301	igation water dervice infeter		A					
Zone Devices   X	15600 Sa	anitary System		Х			Х		
Zone Devices)   X				Х		-	Х		
15720   Plumbing Fixtures   X	Zd	one Devices)		Х		-	X		Existing to remain
15730   Water Heater				Х			X		
15800   Energy Management System Sensors and Wiring   X									
and Wrining Energy Management System Final Certification  Ivision 16 - Electrical  16100 Electrical Distribution Panels  X X X Existing to remain  16110 Electric Meter  Electric Meter  16150 Overhead Conduits and Wiring from Transformer (Local Utility Provider) to Aarons Switchgear  16200 Electric Unit Heater  X X X X X X Existing to remain  16320 Power Receptacles  X X X X X X X X X X X X X X X X X X				^			^		
Certification   Certificatio	an	nd Wiring							Excludes sensor wiring to thermostat Integral with Switchgear Packago
16100   Electrical Distribution Panels   X	15810 Er Ce	nergy Management System Final ertification			X			Х	
16110 Electric Meter Existing to remain  16150 Overhead Conduits and Wiring from Transformer (Local Utility Provider) to Aaron's Switchgear  16200 Electric Unit Heater X X X X X X X X X X X X X X X X X X X				Х		· 	Х		Existing to remain
16150 Overhead Conduits and Wiring from Transformer (Local Utility Provider) to Aaron's Switchgear  16200 Electric Unit Heater X X X X X X X X X X X X X X X X X X X									
Transformer (Local Utility Provider) to Aaron's Switchgear  16200 Electric Unit Heater X X X X X X X X X X X X X X X X X X X				*-					
Electric Unit Heater	Tr	ransformer (Local Utility Provider) to		X			X		Existing to remain
16320   Power Receptacles   X				Х		-	Х		
16400   Interior Lighting Fixtures and Sconce   X	16320 Pc	ower Receptacles		Х			X		
Lights		·			v				
16420 Exit Signs X X X  16430 Exterior Building Lighting Fixtures X X X  16480 Parking Log Light Poles Including Underground Conduits and Wiring X X X X X X X X X X X X X X X X X X X	Liç	ghts							
16430 Exterior Building Lighting Fixtures X X X  16480 Parking Log Light Poles Including Underground Conduits and Wiring X X X X X X X X X X X X X X X X X X X					X				
16480 Parking Log Light Poles Including Underground Conduits and Wiring  16500 Door Bells and Buzzers  X X 5 Foot Candles Minimum  X X 5 Foot Candles Minimum	16420 Ex	xit Signs	_	X			X		
Underground Conduits and Wiring  16500 Door Bells and Buzzers  X  X	16430 Ex	xterior Building Lighting Fixtures		Х			Х		
16500 Door Bells and Buzzers X X				Х			Х		5 Foot Candles Minimum
16600 Burglar Alarm System X GC to Coordinate Installation		•		Х		-	Х		
	16600 Bu	urglar Alarm System			X	<u> </u>		Х	GC to Coordinate Installation
16700 Exterior Building Sign Conduit, Wiring, X X GC to Coordinate Installation with Aaron's sign vendor				V		<u> </u>	v		



**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** 



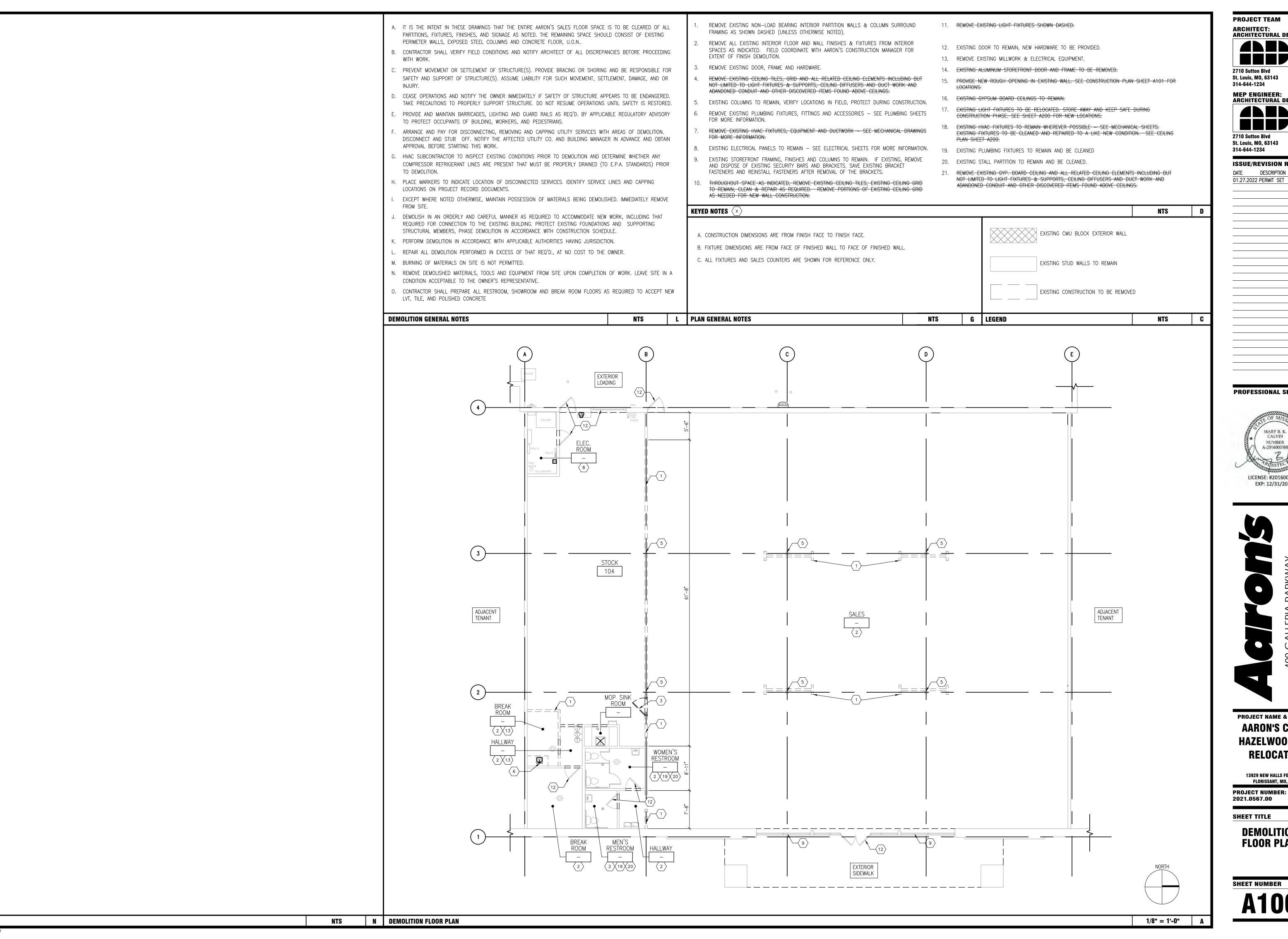
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION** 

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

RESPONSIBILITY MATRIX REMODEL SCOPE



ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

**MEP ENGINEER:** ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

01.27.2022 PERMIT SET

PROFESSIONAL SEAL

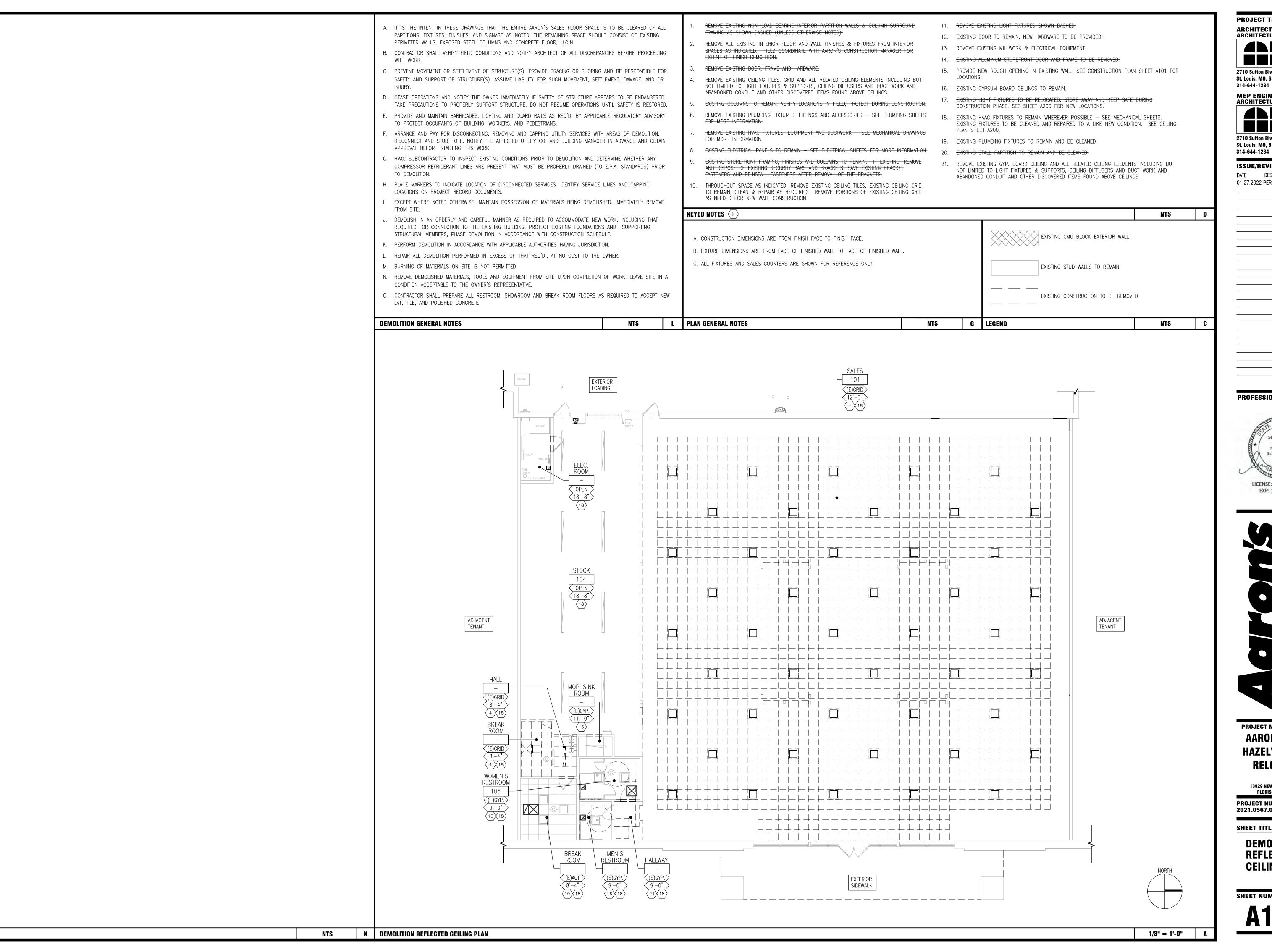
NUMBER A-2016000388 LICENSE: #2016000388 EXP: 12/31/2022

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

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

**DEMOLITION FLOOR PLAN** 



**ARCHITECT: ARCHITECTURAL DESIGN GUILD** 

St. Louis, MO, 63143

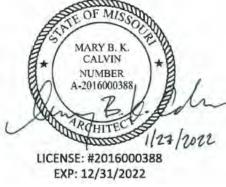
**MEP ENGINEER: ARCHITECTURAL DESIGN GUILD** 

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



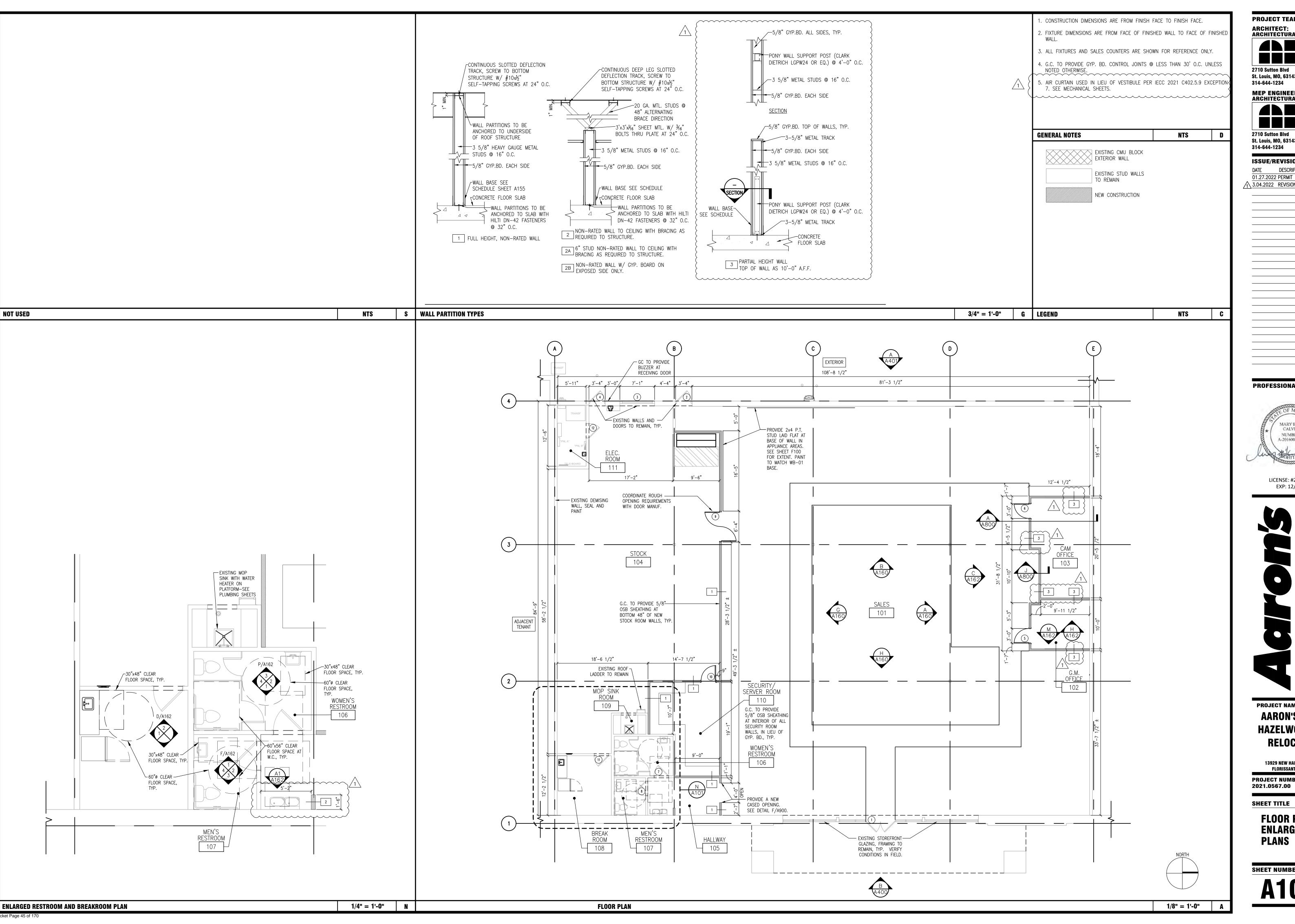
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION** 

PROJECT NUMBER:

2021.0567.00

SHEET TITLE

**DEMOLITION** REFLECTED **CEILING PLAN** 



ARCHITECTURAL DESIGN GUILD

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

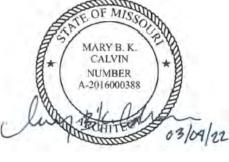
**MEP ENGINEER:** ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143

ISSUE/REVISION RECORD DATE DESCRIPTION

01.27.2022 PERMIT SET ↑ 3.04.2022 REVISION 1

PROFESSIONAL SEAL



LICENSE: #2016000388 EXP: 12/31/2022

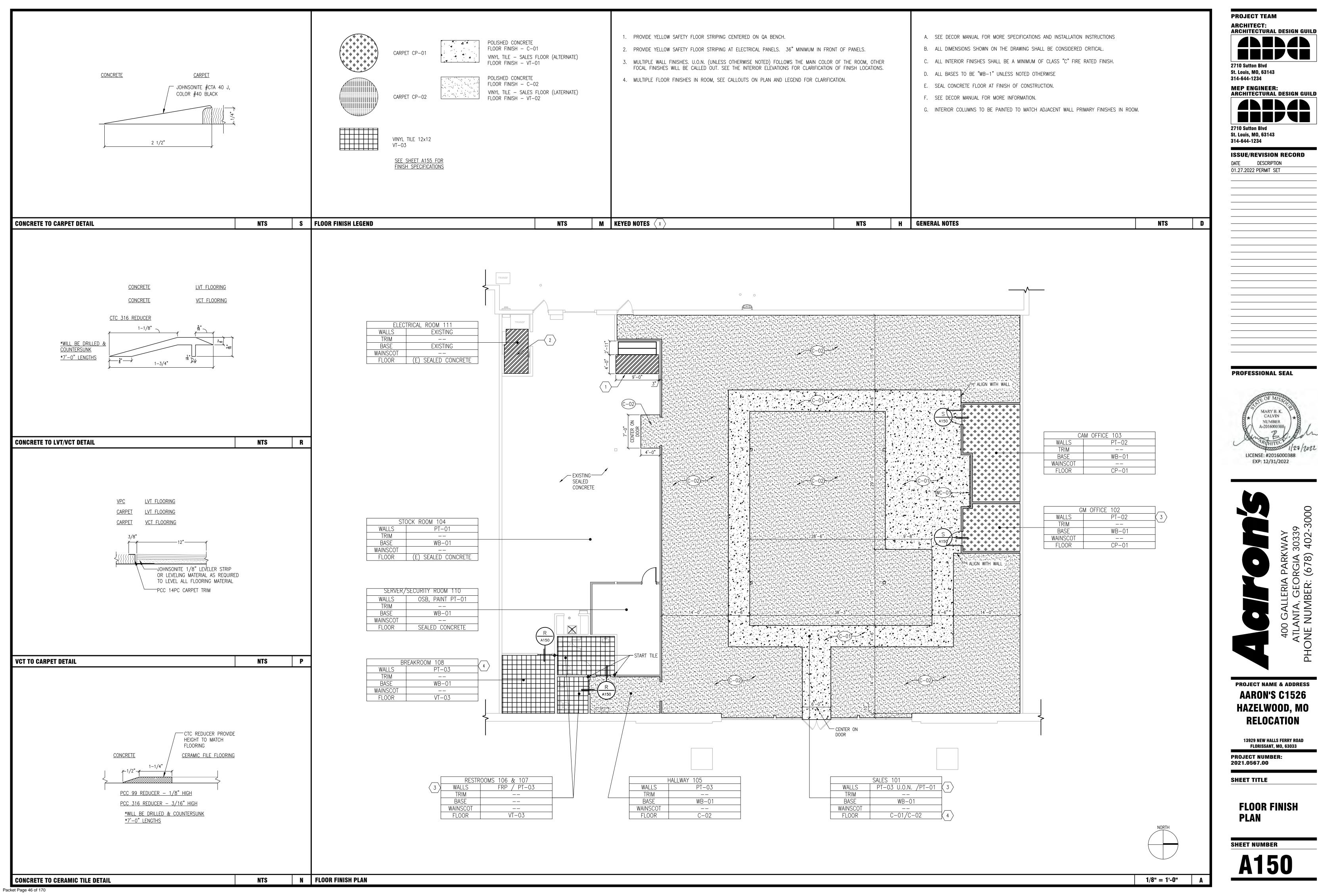
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION** 

13929 NEW HALLS FERRY ROAD

**PROJECT NUMBER:** 

SHEET TITLE

FLOOR PLAN & **ENLARGED PLANS** 



**ARCHITECT: ARCHITECTURAL DESIGN GUILD** 

> LICENSE: #2016000388 EXP: 12/31/2022

PROJECT NAME & ADDRESS

AARON'S C1526

HAZELWOOD, MO

**RELOCATION** 

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

**FLOOR FINISH** 

**PLAN** 

				R	OOM FINISH LEGEND			
CODE	DESCRIPTION	PRODUCT/MODEL #	COLOR/FINISH			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 5T124	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-61	FAMXWØOB	MCHIHA FIBER CEMENT ARCHITECTURAL WALL PANEL MODEL#: EPC762F	SERIES: VINTAGE WØOD 3030 CØLØR: CEDAR	18"W x10'L	MCHIHA USA, MC. NATIONAL BRANDS DEPT. 6465 E JOHNS CROSSING, SUITE 250 JOHNS CREEK, GA 30097 T: 770.805.9466 WWW.NJCHHA.COM	CONTACT: ADAM COSSICK MATIONAL BRANDS MANAGER - RETAIL J: 770,805.9466 C: 770,870:0011 ACOSSICK@NICHIHA.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 DCLECLAIR@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 DCLECLAIR@SHERWIN.COM	OUTSIDE OF OFFICE WALLS/ DOOR FRAMES	G.C. PROVIDED 2 COATS
	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 DCLECLAIR@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 DCLECLAIR@SHERWIN.COM CONTACT: DWIGHT LECLAIR	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	SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@SHERWIN.COM	INSIDE BACK WRAP ALCOVES, PAINTED GYP. WALLS AND CEILINGS	G.C. PROVIDED
PT-05	//xotuseb///							
PT-06 PT-07 PT-08	// NOT USED/// NOT USED//					CONTACT: DWIGHT LECLAIR		
PT-09	PAINT - EXTERIOR	SW 6959	COLOR: BLUE CHIP FINISH: EXTERIOR PAINT		SHERWIN WILLIAMS PRODUCT HOTLINE T: 1.800.331.7979 WWW.SHERWINWILLIAMS.COM	SHERWIN WILLIAMS 2800 CENTURY PARKWAY NE, SUITE #1000 ATLANTA, GA 30345 T: 678.361.6108 C: 678.942.5377 DCLECLAIR@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 DCLECLAIR@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 DCLECLAIR@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 DCLECLAIR@SHERWIN.COM	EXTERIOR PERIMETER ACCENT	G.C. PROVIDED
V7-91	LUXURY VIMYL TILE	CREATING SPACE #128V	23518 CRISP	24" X 24"	SHAW INDUSTRIES, INC. \$16 E. WALNUT AVE PALTON, GA 30720 T.800.441.7429 WWW.SHAWCONTRACT.COM SHAW INDUSTRIES, INC.	CONTACT: JESSA FIMNEGAN, SHAW IMDUSTRIES, INC T. 404,558.1806 JESSA FINNEGAN @ SHAWINC, COM	SALES FLOOR - AISLE	ØWNER PRØVIDED
V7-02	LUXURY VIMYL TILE	CREATING SPACE	23520 SLATE			CONTACT: JÉSSA FININEGAN, SHAW INDUSTRIES, INC. J: 404.858.1806 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

CODE	DESCRIPTION	PRODUCT/MODEL#	COLOR/FINISH	SIZE/COVERAGE	MANUFACTURER	SOURCE	LOCATION	NOTES
WB-02	WALL BASE	JOHNSONITE BASEWORKS	TB-1 PEPPERCORN - 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 PROVIDE
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 PROVIDE
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 PROVIDE
SF-01	EXTERIOR STOREFRONT FRAMING AND GLAZING		FINISH TO MATCH EXISTING					SEE DOOR & HARDWARE SCHEDULE, A900

2710 Sutton Blvd St. Louis, MO, 63143

ARCHITECT: Architectural design guild

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



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

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

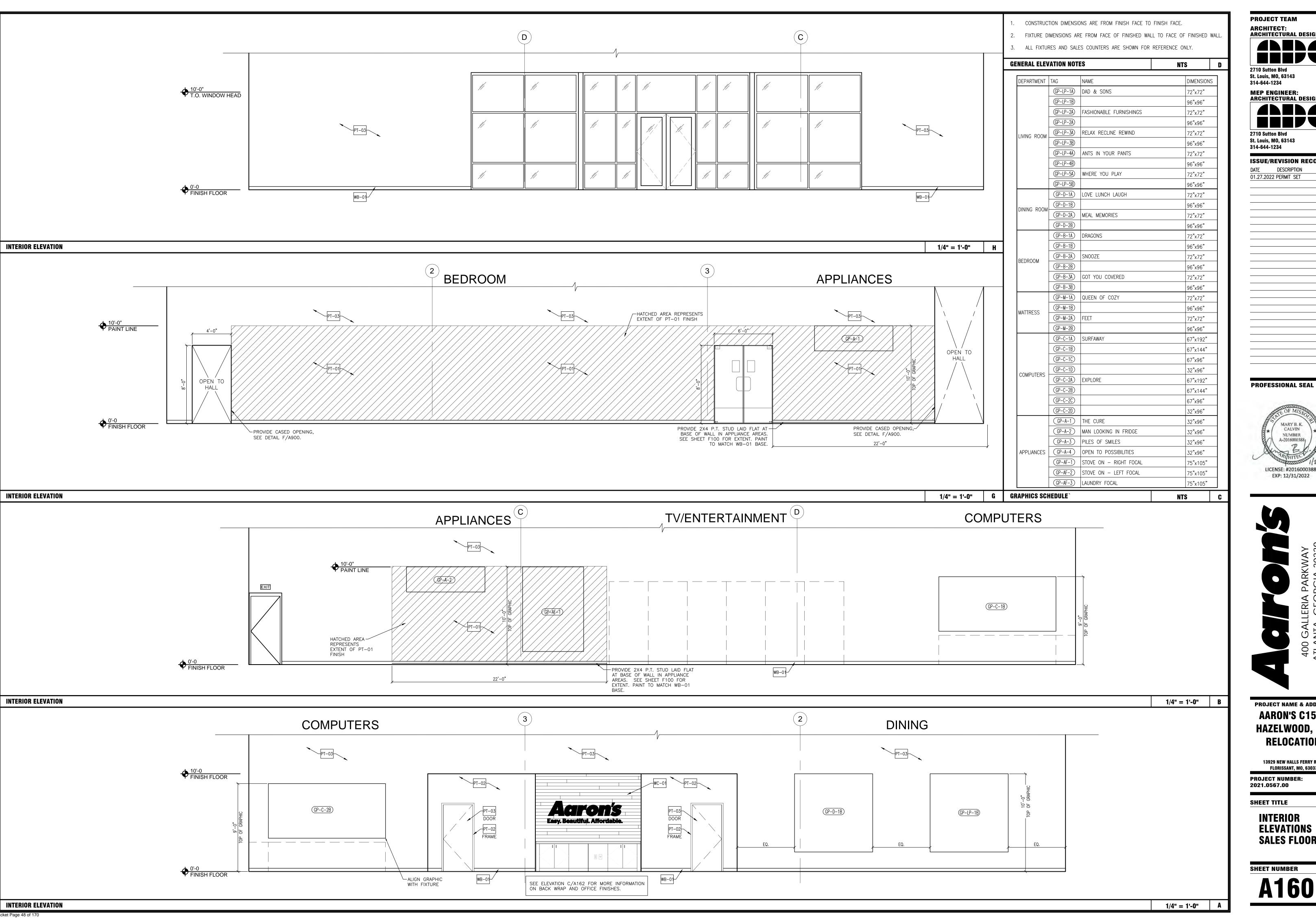
PROJECT NUMBER: 2021.0567.00

SHEET TITLE

**FINISH** SCHEDULES

SHEET NUMBER

NTS



ARCHITECTURAL DESIGN GUILD

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



A PARKWAY ORGIA 30339 (678) 402-3

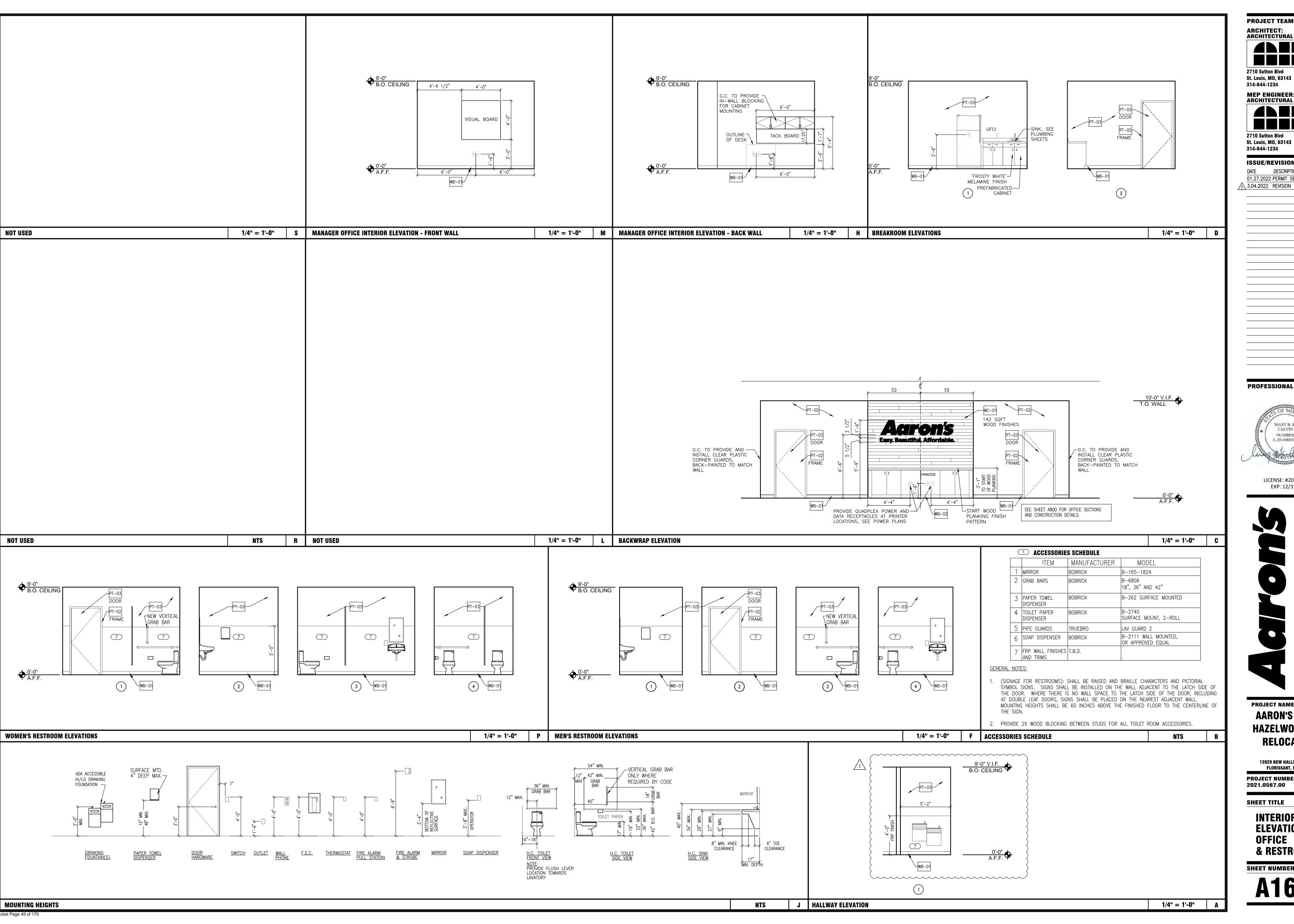
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION** 

> 13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

INTERIOR **ELEVATIONS SALES FLOOR** 



ARCHITECTURAL DESIGN GUILD

314-644-1234 **MEP ENGINEER: ARCHITECTURAL DESIGN GUILD** 

St. Louis, MO, 63143

**ISSUE/REVISION RECORD** 

DATE DESCRIPTION 01.27.2022 PERMIT SET 3.04.2022 REVISION 1

PROFESSIONAL SEAL



LICENSE: #2016000388 EXP: 12/31/2022

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

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

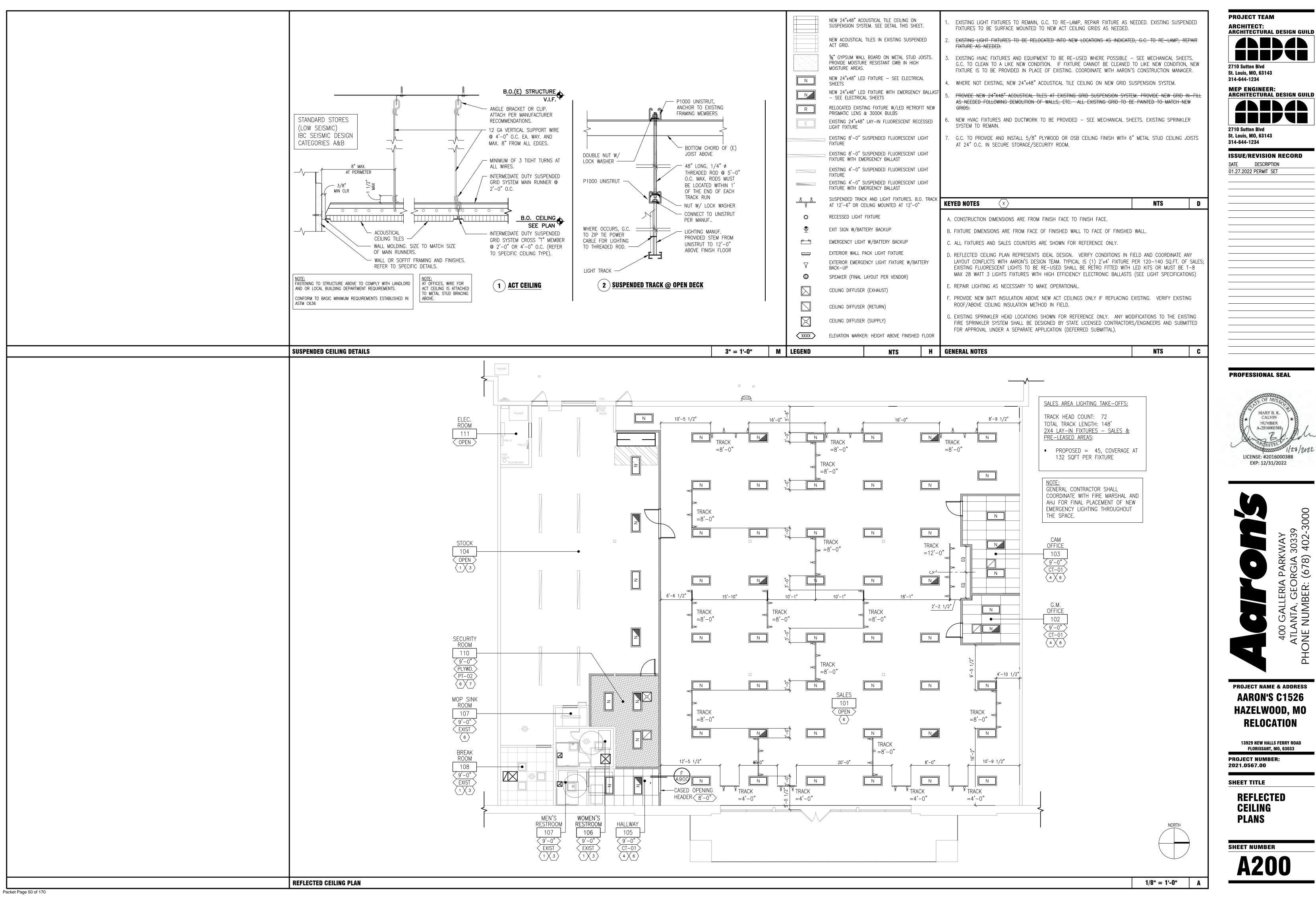
13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER:

2021.0567.00

SHEET TITLE

**INTERIOR ELEVATIONS OFFICE** & RESTROOMS



PROFESSIONAL SEAL



A PARKWAY ORGIA 30339 (678) 402-3

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

13929 NEW HALLS FERRY ROAD

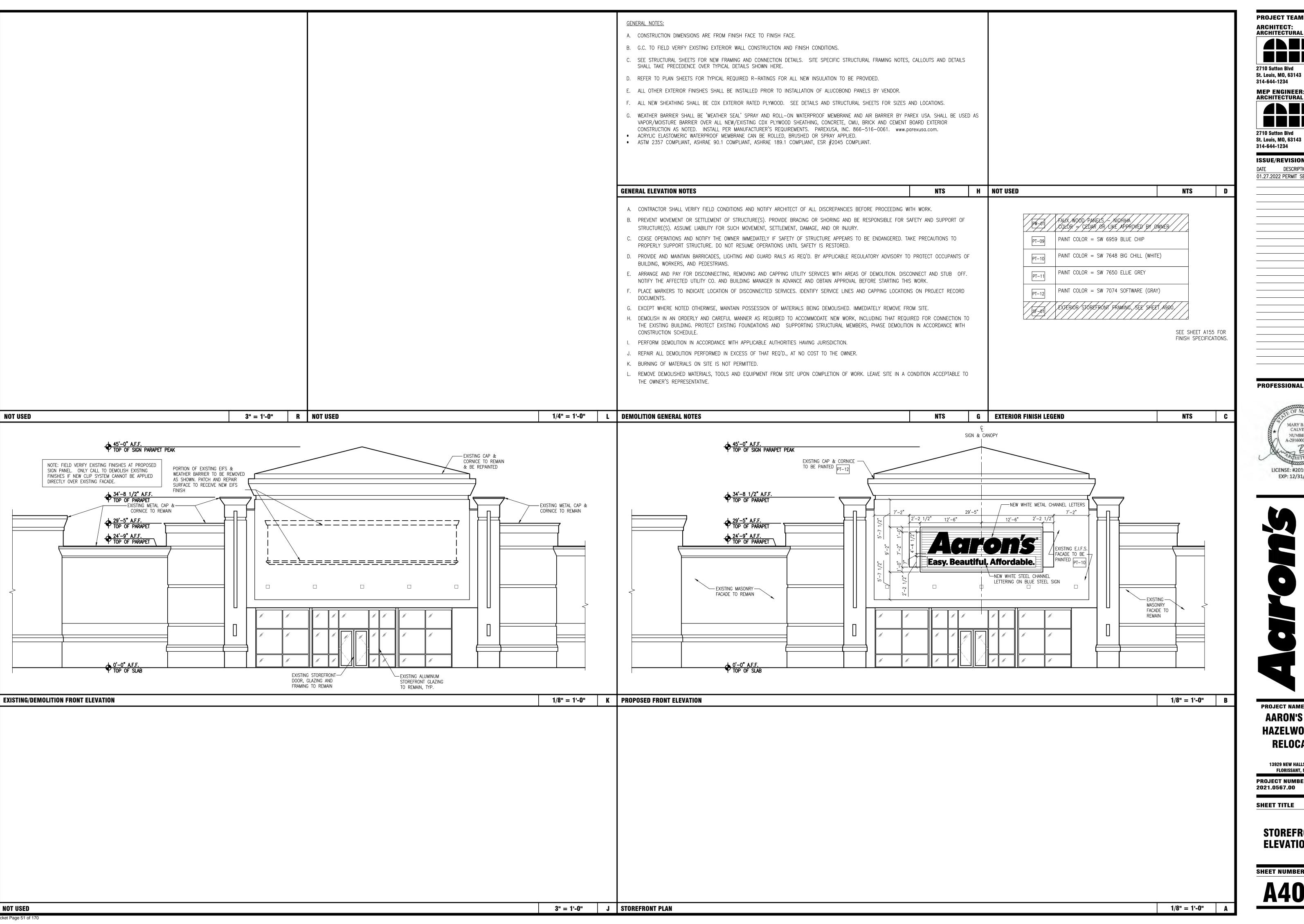
PROJECT NUMBER:

2021.0567.00

REFLECTED **CEILING** 

SHEET NUMBER

**PLANS** 



PROJECT TEAM **ARCHITECT: ARCHITECTURAL DESIGN GUILD** 

**MEP ENGINEER: ARCHITECTURAL DESIGN GUILD** 

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL

NUMBER A-2016000388 LICENSE: #2016000388 EXP: 12/31/2022

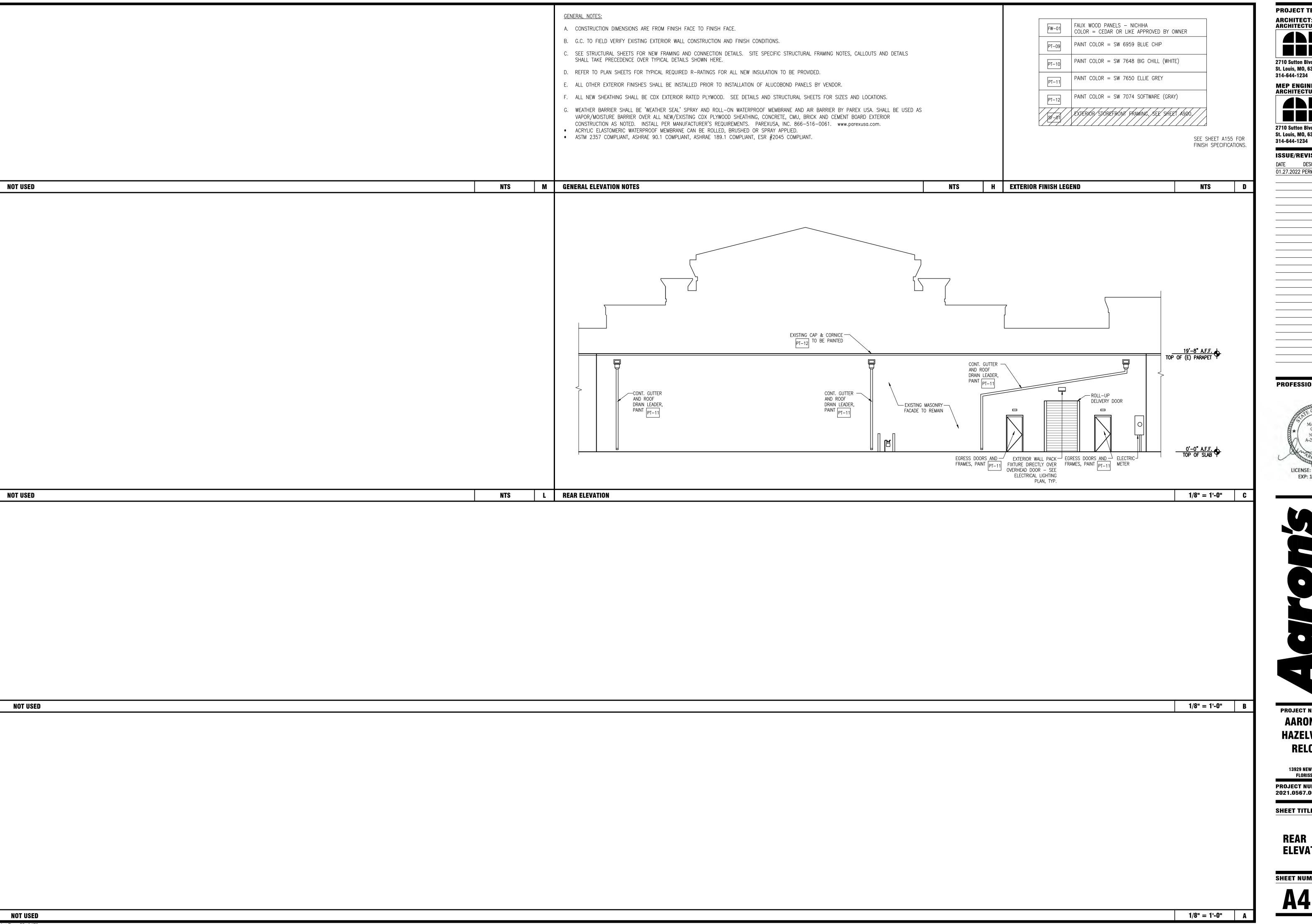
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION** 

**13929 NEW HALLS FERRY ROAD** 

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

**STOREFRONT ELEVATIONS** 



ARCHITECTURAL DESIGN GUILD

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

St. Louis, MO, 63143

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL

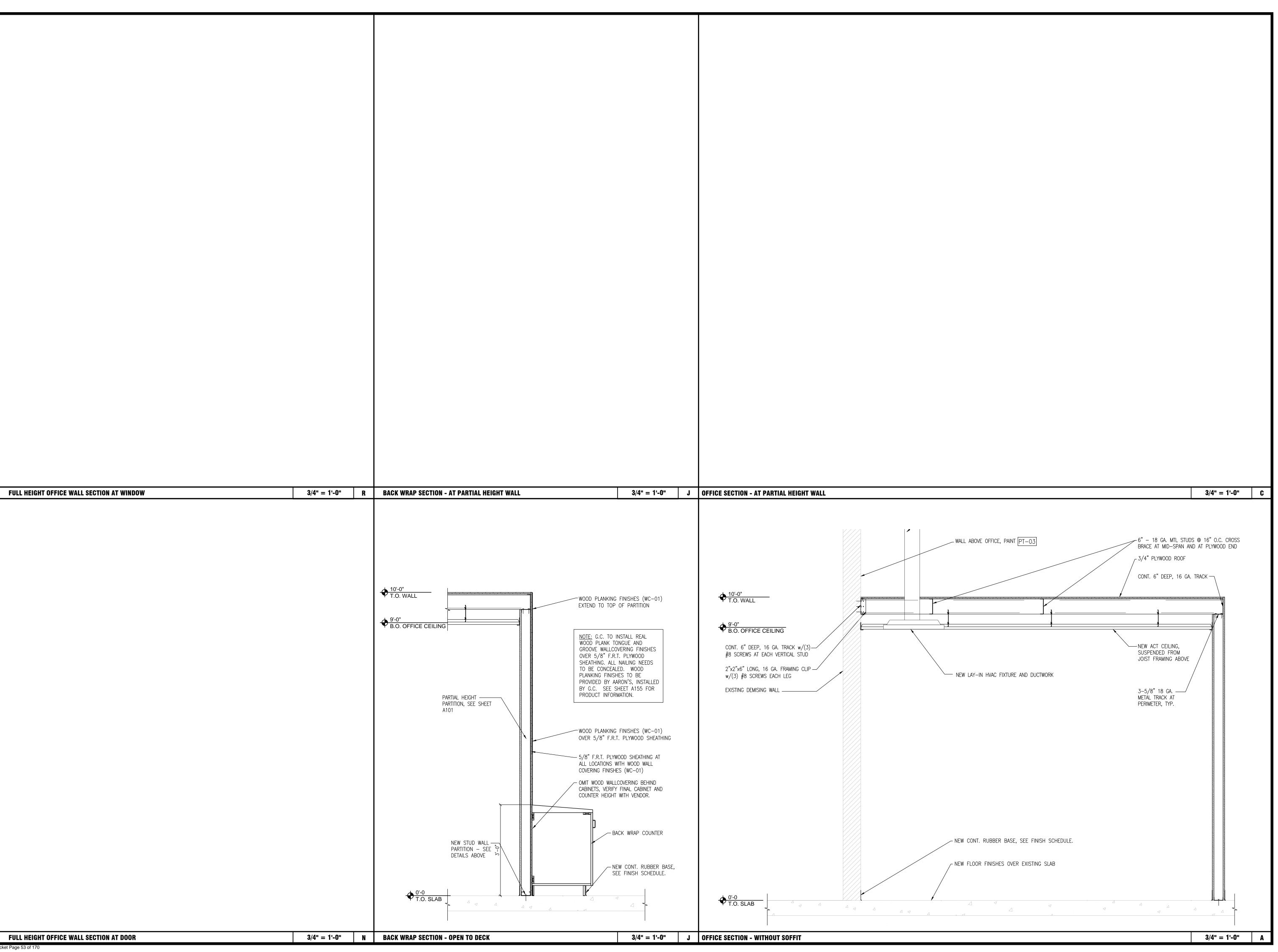
NUMBER A-20160003881 LICENSE: #2016000388 EXP: 12/31/2022

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

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

**REAR ELEVATIONS** 



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

**MEP ENGINEER:** ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



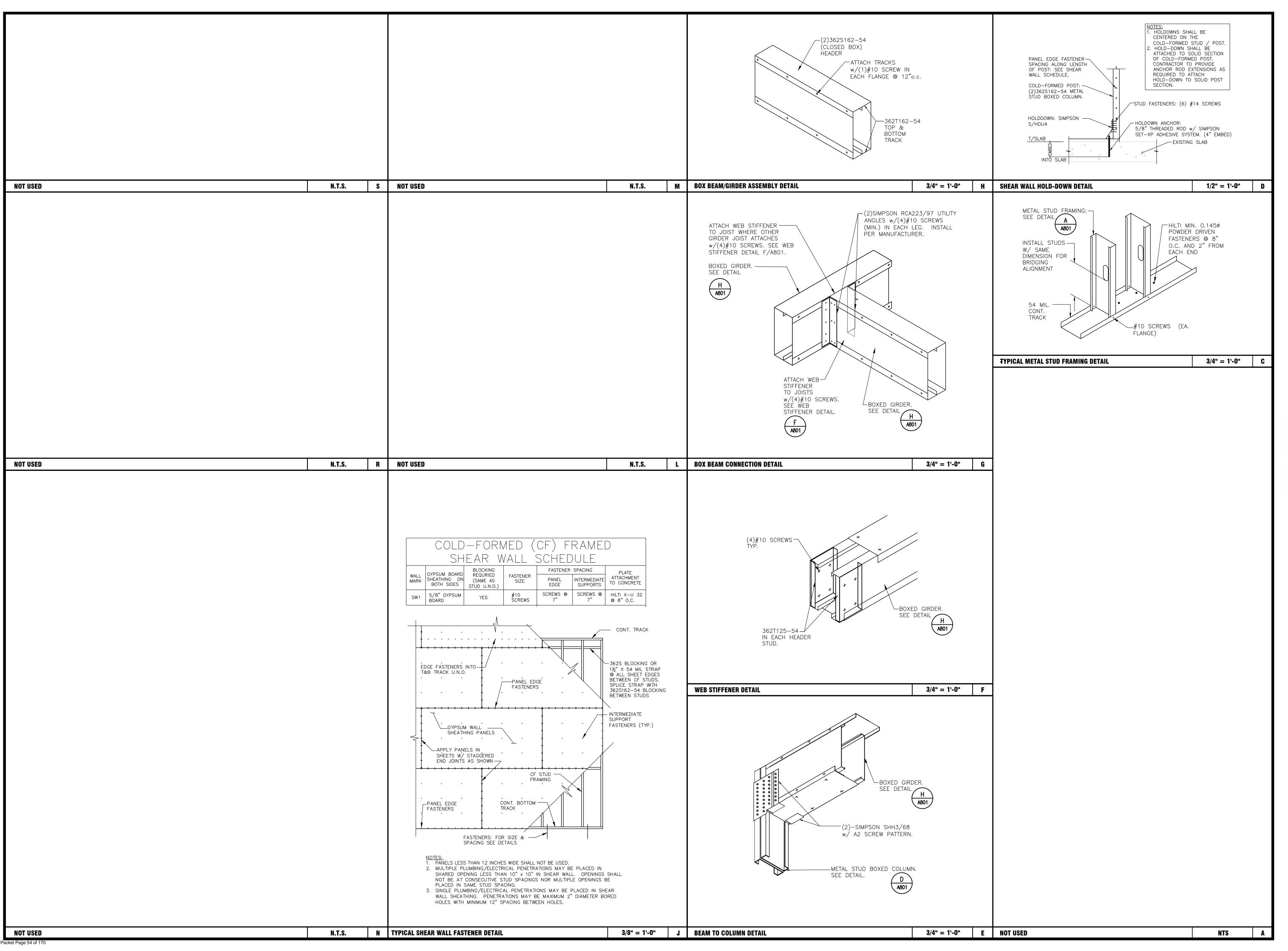
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION** 

> 13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

INTERIOR **DETAILS** 



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

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PROFESSIONAL SEAL



400 GALLERIA PARKWAY ATLANTA, GEORGIA 30339

PROJECT NAME & ADDRESS

AARON'S C1526

HAZELWOOD, MO

RELOCATION

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER:

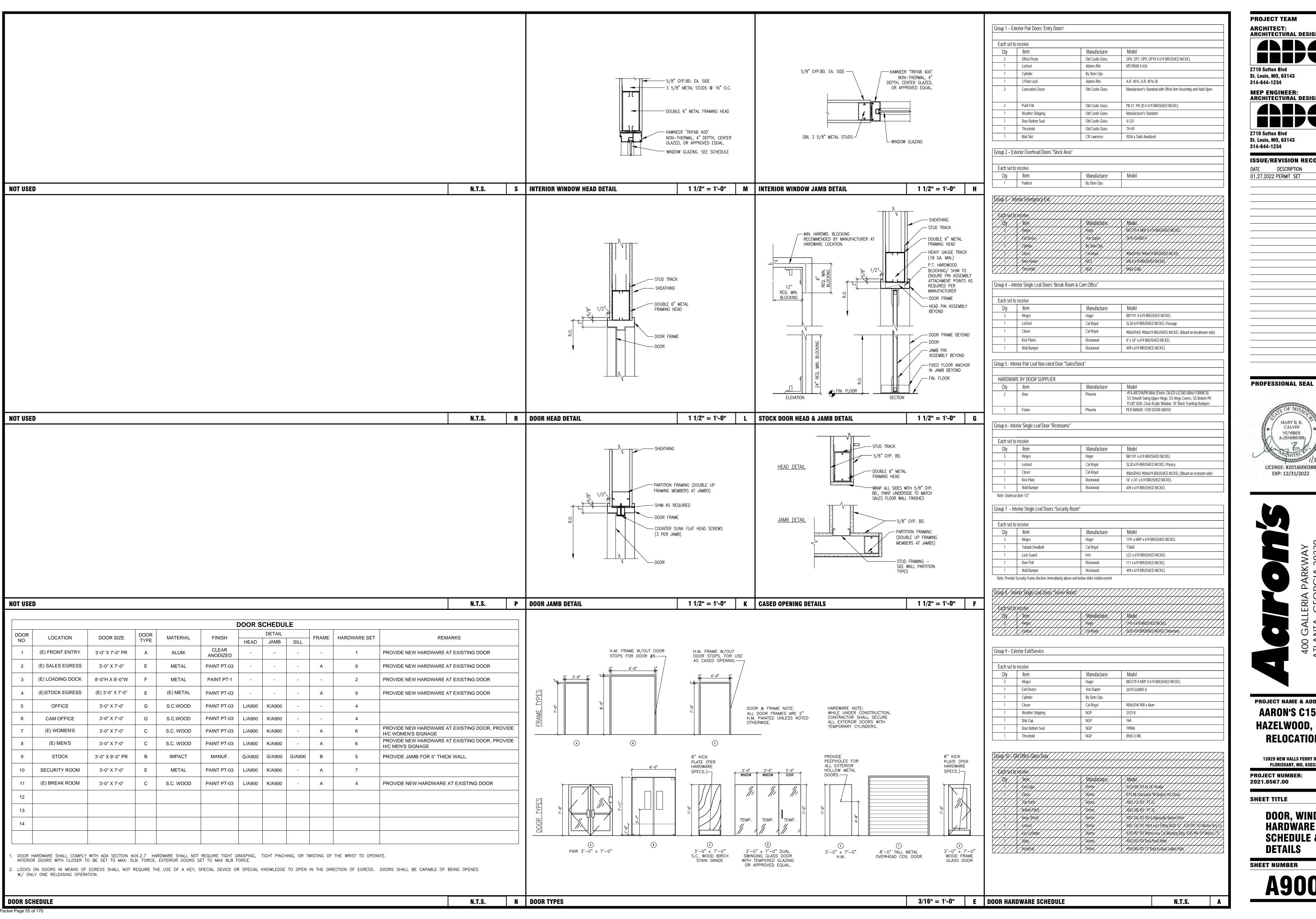
2021.0567.00

SHEET TITLE

INTERIOR DETAILS

SHEET NUMBER

A80<sup>1</sup>



**ARCHITECT: ARCHITECTURAL DESIGN GUILD** 

2710 Sutton Blvd St. Louis, MO, 63143

314-644-1234 **MEP ENGINEER:** 

**ARCHITECTURAL DESIGN GUILD** 

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET



N PARKWAY NRGIA 30339 (678) 402-3

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

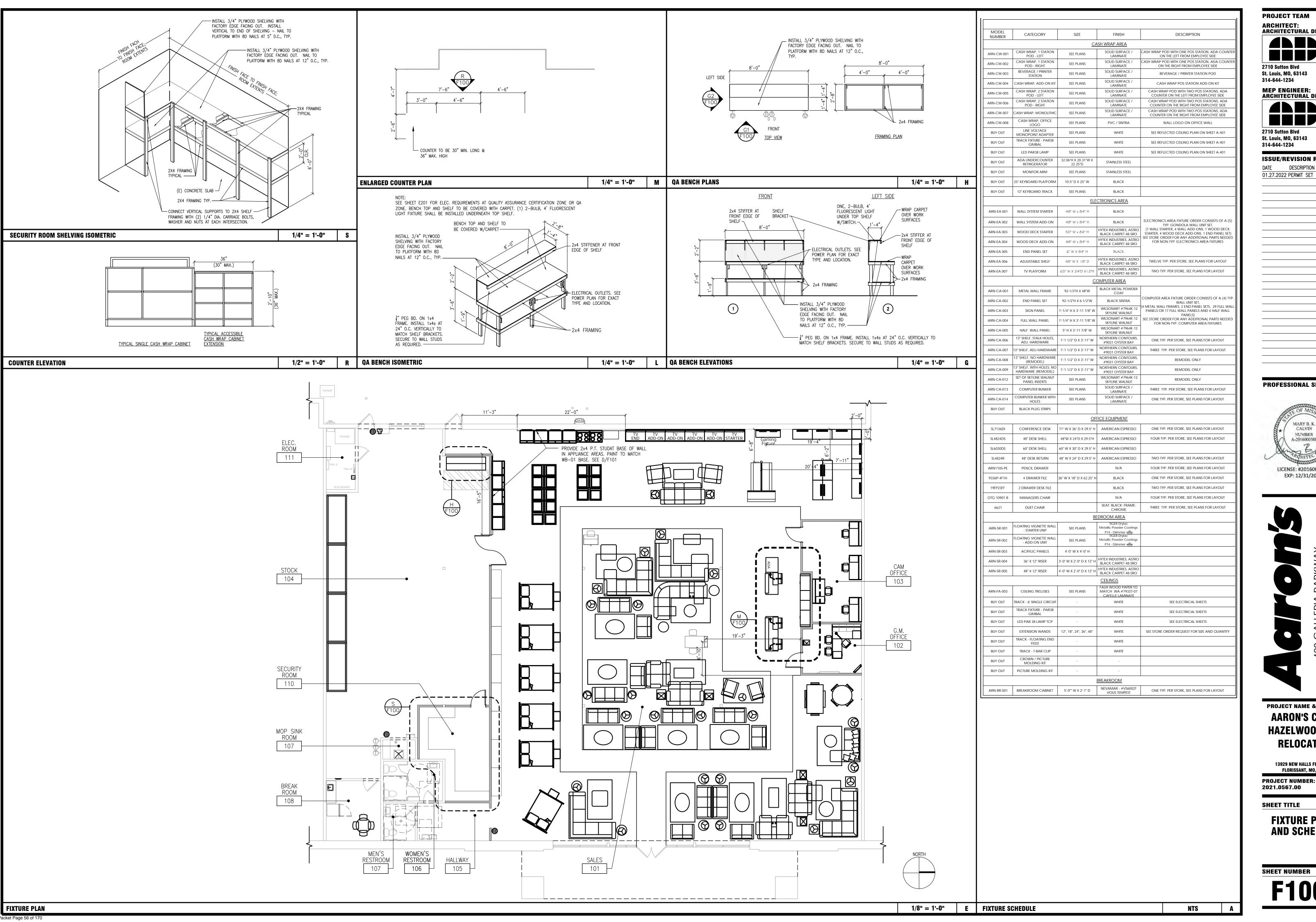
> 13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

**PROJECT NUMBER:** 

2021.0567.00

SHEET TITLE

DOOR, WINDOW & HARDWARE **SCHEDULE & DETAILS** 



**ARCHITECTURAL DESIGN GUILD** 

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

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St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD DESCRIPTION

PROFESSIONAL SEAL

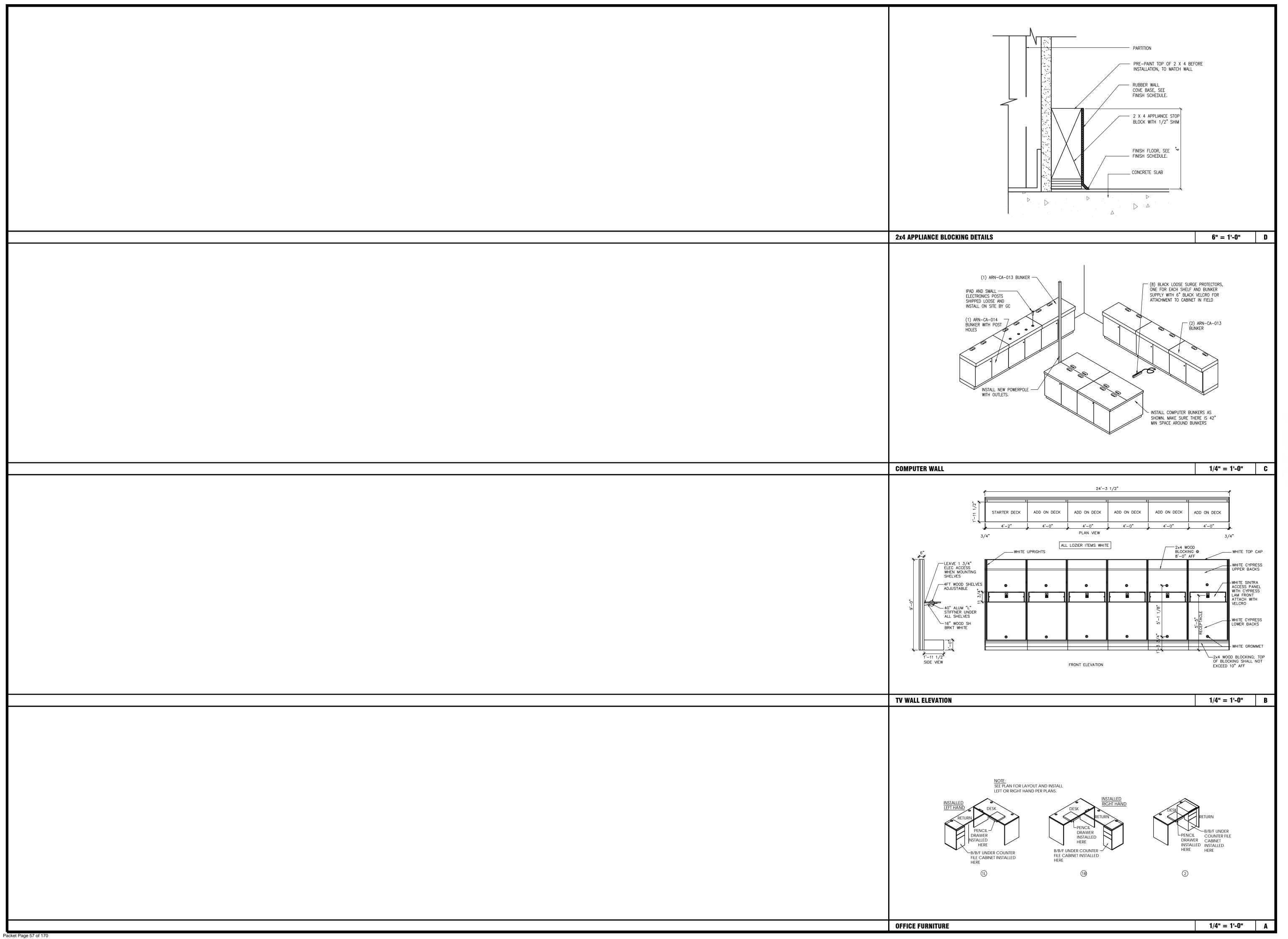


**PROJECT NAME & ADDRESS** AARON'S C1526 HAZELWOOD, MO RELOCATION

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

**FIXTURE PLAN AND SCHEDULE** 



ARCHITECTURAL DESIGN GUILD

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

ARCHITECTURAL DESIGN GUILD

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DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



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

Section 01000 Special Conditions Section 01310 Project Management And Coordination Section 01330 Submittal Procedures Section 01400 Quality Control Section 01500 Temporary Construction Facilities Section 01600 Material and Equipment Section 01770 Closeout Procedures Section 06000 Carpentry Section 06400 Laminate Counter System Section 07131 Self-Adhering Sheet Waterproofing Section 07200 Building Insulation Section 07245 Direct to Masonry Acrylic Finish System Section 07500 Membrane Roofing System Section 07600 Flashing and Sheet Metal Section 07710 Roof Accessories Section 07920 Masonry Joint Sealants Section 07925 Joint Sealants Section 08200 Doors Section 08305 Access Doors Section 08360 Overhead Doors Section 08400 Aluminum Storefront System Section 08710 Finish Hardware Section 08800 Glazing Section 09545 Concrete Slab Testing Section 09120 Lay-In Ceiling System Section 09250 Gypsum Drywall Section 09550 Wood Flooring Section 09650 Resilient Flooring Section 09660 Rubber Flooring Section 09680 Carpet Section 09900 Painting Section 10536 Awnings Section 10800 Toilet and Bath Accessories Section 12300 Trade Fixtures

### **Section 01000 Special Conditions**

- A. Aarons Inc. Contract for Construction, General Conditions to the Contract for Construction and Project Addendum Conditions apply and govern this project.
- B. Wherever the term "Contract" occurs in the documents, it shall refer to the provision in the Aaron's Inc. Contract for Construction Article 1.
- C. Wherever the term "Owner" or "Owner's Representative" it shall refer to the following:
  - Aaron's Inc.
  - 400 Galleria Parkway
- Suite 300 Atlanta, GA 30339
- D. Wherever the term "Contractor" occurs in the documents, it shall refer to the Contractor per the Contract.
- E. The Contractor shall coordinate his work and shall coordinate with any other separate contractors employed by the Owner, so as to avoid delays.
- F. Prior to a bid submission, the Contractor shall examine the premises and verify existing conditions and dimensions affecting the work under this contract. If discrepancies are discovered between dimensions or conditions shown in drawings and those actually existing, the Contractor shall report to the Owner's Representative and shall not proceed with the work until the Owner's Representative approves conditions and or changes.
- G. Prior to the start of work, the installer shall examine the work area and notify the Owner in writing of conditions which will adversely affect the execution, timely completion, and quality of his work. Do not proceed with the work until satisfactory conditions have been corrected. Start of installation will be construed as conclusive evidence that the existing conditions have been examined and are acceptable to the installed.
- H. If any of the provisions, plans, drawings or specifications are inconsistent with the Contract for Construction, The Contract for Construction shall govern and control.
- I. Before making any code-related deviations from the drawings and specifications, the Contractor shall give the Owner's Representative written notice specifying the proposed deviation, the costs involved, and the reason therefore. A change order shall be issued per the contract.
- J. Prior to signing the Contract, if required by the Owner, the Contractor shall obtain and pay for performance and payment bonds in the amount of 100 percent (100%) of the contract amount.
- K. Verify with Owner, designated locations for contractor's temporary field office, temporary sanitary facilities, refuse dumpster, and material/equipment tool storage.
- L. Verify with Owner, designated locations of Contractor's employee parking. Access route to the site, and access route to the work area within the building.
- M. Contractor shall establish and maintain all utilities accounts and meters (gas, permanent power, water & sewage) under his name until Owner shall confirm in writing that such accounts have been permanently transferred into Owner's name. Contractor to be solely responsible for all required tap fees and perform all work required to
- N. It shall be the responsibility of the Contractor to locate all existing utilities whether shown herein or not and to protect them from damage. The Contractor shall bear the expense of repair or replacement of utilities or other property damages by operations in conjunction with the execution of the work.
- O. Contractor shall employ a licensed surveyor to lay out and establish lot lines, roof outside line and principal building lines as indicated on drawings. Contractor shall maintain all grades, lines, levels and benchmarks established, and shall assume complete responsibility for the layout of the work. Contractor to provide Certified Footings and Building elevations to Owner as part of sore out package.

# Section 01310 Project Management And Coordination

A. Prior to beginning work, Contractor shall provide a construction schedule bar chart with specified completion date. Contractor shall adhere to this schedule and completion date in accordance with Contract.

# **Section 01330 Submittal Procedures**

- A. Prior to ordering equipment or fabricating fixtures, Contractor shall submit to the Owner in triplicate, shop drawings, product data or samples, if required, which reflect dimensions, utility requirements and installation requirements consistent with the drawings., Contractor shall review Shop Drawings and shall solely ensure consistency to Owner's Specifications.
- B. The use of brand or trade names in describing materials or products is intended to set a minimum standard for those items. Owner must approve any substitutions in writing. Where "Or Equal" is used, Contractor must get owners approval in writing of the "Or Equal" manufacturers. If materials or products are specified by manufacture's name, trade name, or catalog reference without using the phrase "Or Equal", they shall be the basis of the proposal, without substitution, and shall be furnished under the contract unless changes by mutual agreement in writing. Where two or more brands are named, Contractor shall make a choice.
- C. For Construction details not shown, use the manufacturer's approved shop drawings / data sheets in accordance with the Project Specifications.

# 01400 Quality Control

- A. Contractor shall be solely responsible for Quality Control of the work and shall maintain quality control over suppliers, manufacturers, products, services, site conditions and workmanship, to produce work of specified quality.
- B. The Owner shall hire testing lab for required testing required by the specifications. Additional testing and inspection required by laws, ordinances, rules, regulations, codes or orders of any public authority having jurisdiction or whether performed by Contractor for quality control shall be at Contractor's expense.
- C. Minimum testing shall include but not be limited to:
  - 1. Pavement subgrade Compaction
  - Building Pad Compaction
  - 3. Concrete Cylinder Break Test
  - Floor Flatness testing
  - 5. Slab Moisture Testing

### Roof installation testing.

### 01500 Temporary Construction Facilities

- A. Contractor's Field Office Building: Provide a substantial, weather-tight office building on site. Have the office fully operable, with power and telephone service connected, from the start of construction until project is completed and closed out.
- B. Temporary Utilities: the Contractor will furnish Water and electricity for construction. Determine where these services will be available, make temporary connections as required, and remove upon completion of the work. Costs for temporary electrical service and power charges to be paid 100% by the Contractor until date of Substantial Completion.
  - Except for telephone service, furnish electric service and utilities, and pay electric and utility costs for Owner's on-site job shack through the date of Substantial Completion.
  - 2. Owner shall pay 100% of utilities after the date of Substantial Completion.
- C. Temporary Heat: Furnish temporary heat, including fuel and power, as required to protect materials and work from dampness and cold and to dry out the building. Use methods that will not adversely effect installed materials.
- D. Drinking Water: Furnish from a proven safe source for all those connected with the work.
- E. Temporary Toilets: Provide chemical type toilets, adequate in number for all those connected with the work. Locate when work is started; keep in sanitary condition. Remove from site upon completion of work or sooner, if and when permanent toilets are made available.
- F. Temporary Enclosures: Provide wood batten doors and transparent plastic covered windows for exterior wall openings of building until it is dry. Windows may be glazed
- G. On-Site Fire Protection: From the time the project starts until its completion and acceptance by the Owner, the Contractor shall maintain adequate fire extinguishers on the premises, readily available to his workmen, for the protection of the building and its contents.
- H. Temporary Barricades and Fences: Contractor shall provide fences and all safeguards necessary for the convenience and protection of the public, as required by code and law enforcement regulations. Keep abutting streets and other thoroughfares open to traffic, using only portions of streets allowed by permit. Contractor will be responsible for damage or injury occurring to either persons or property through carelessness or neglect by himself, his employees, or subcontractors.

### Section 01600 Material and Equipment

A. Materials delivered to and stored at the job site shall be handled and stored so that no components shall be damaged in any way. The Owner reserves the right to reject any material that has been damaged because of improper delivery, storage or handling.

### **Section 01770 Closeout Procedures**

- A. At completion of work, resilient floors shall be waxed and buffed. All carpet is to be vacuum cleaned. Contractor shall assemble and transmit to the Owner all maintenance and operation manuals, warranties, and keys, and shall demonstrate to the Owner the usage of equipment.
- B. Periodic observation of construction may be made by a licensed Architect or Civil Engineer. Certificate of Completion containing the signature(s) of the responsible design professional(s) shall be presented to the inspector at time of final inspection for Occupancy if required and shall be the sole responsibility of the Contractor.
- C. At Project Closeout, the Contractor shall provide to the Owner all "as-built" plans, all guarantees, warranties and operating manuals, names of all Subcontractors, Sub-Subcontractors and material suppliers and roof warranties as further defined in the Aaron's Inc. General Conditions.

### Section 06000 Carpentry

- A. Structural lumber, blocking, and nailers shall be new, dry, sound southern pine #2 or better with a maximum, moisture content of 19 %, minimum FB=1400 PSI for
- B. Oriented Strand Board shall comply with DOC PS 2
- C. Where fire-retardant-treated materials are indicated, provide materials that comply with performance requirements in AWPA C20 (lumber) and AWPA C27 (plywood).
- D. Plywood Backing Panels: For mounting electrical or telephone equipment, provide fire-retardant-treated plywood panels with grade, C-D Plugged Exposure 1, in thickness indicated or, if not otherwise indicated, not less than 34" thick. Panels shall be mounted on 34" furring
- E. Miscellaneous lumber shall be construction grade light framing size lumber for support or attachment of their work including bucks, nailers, blocking, grounds stripping, and similar member. Individual plywood sheets shall not be less than 2'-0" in the least dimension nor less than 8 square feet in area. Use full sheets wherever possible. All structural plywood shall be DFPA grade stamped with exterior glue and specified by the American Plywood Association.
- F. Bolt heads and nuts bearing on wood shall have metal washers. Bolt holes in wood shall be drilled 1/32" to 1/16" in diameter larger the nominal bolt diameter.
- G. Carpentry work shall conform to the best standards of practice. Work shall be laid out in accordance with the drawings, and to accommodate work of other trades. Doors and hardware shall be installed so that doors will swing easily, quietly and freely, and close accurately against stops without binding. Latch bolts must engage positively with strikes when doors are closed.

# Section 06400 - Laminate Counter System

A. Contractor to install Owner provided countertop systems as indicated on the drawings and approved by the Owner. Provide accessories as required for complete

# Section 07131 Self-Adhering Sheet Waterproofing

A. Material shall be a factory manufactured combination of a polyethylene sheet and rubberized asphalt bonded together to form a membrane. The polyethylene sheet shall be .004" thick and black. Sheet shall be coated on one side with a .056" minimum thick layer of rubberized asphalt. Membrane shall be furnished in rolls interwoven with release paper. Waterproofing membrane shall be "Bituthene 3000" as manufactured by W. R. Grace Co. with stainless steel mechanical termination bar and liquid membrane coating sheet terminations.

# B. Acceptable Alternate manufacturers:

- 1. Mirafi; Miradri 860/861 2. Carlisle Corporation, CCW 701.
- 3. W. R Meadows,., Inc.; Mel-Rol.
- 4. American Hydrotech, Inc.; VM 75.
- Pecora Corporation; Duramem 700-SM. 6. Polyguard Products, Inc.; Polyguard 650.

# Section 07200 Building Insulation

- A. Faced Mineral-Fiber Blanket Insulation: ASTM C 665, Type III, Class A; Category 1, faced with foil-scrim-kraft, foil-scrim, or foil-scrim-polyethylene vapor-retarder membrane on one face. R = 13, flame spread, smoke-developed indices of 25/50. Owens Corning, Johns Manville, Certainteed
- B. Interior Sound Attenuation: Provide 3-1/2" unfaced glass fiber batts for interior sound attenuation purposes at walls, ceilings and other locations where shown or scheduled on the Drawings.
- C. Install Batt insulation in accordance with Manufacturer's Instructions
  - 1. Place Batt insulation in partitions tight within spaces around cut openings, behind and around electrical and mechanical items within or behind partitions and tight to items passing through partitions.
  - 2. Trim insulation neatly to fit spaces. Fill gaps or voids with insulation.
  - 3. Install insulation with factory applied membrane facing warm side of building space.

# Section 07245- Direct to Masonry Acrylic Finish System

A. Description: System consists of Base Coat, Reinforcing Mesh and Finish Coat without EPS.

# B. Warranty

1. Provide Manufacture's five (5) year finish materials coatings warranty for Surfacing System installations.

# C. Manufactures

- 1. Finestone Surfacing System for Unit Masonry Wall System by Finestone
- ACF: by Parex

### 3. TAFS by Dryvit Systems Inc

### D. Basis of Design: Finestone

### E. Materials:

- 1. Adhesive Base Coat: Finebuild Base Coat: 100% acrylic base coat, field-mixed with Portland cement; manufactured by Finestone.
- 2. Portland cement: conform to ASTM C150, Type I, II, or I/II, grey or white; fresh and free of lumps.
- 3. Water: Clean and potable without foreign matter.
- 4. Finestone Reinforcing Mesh: MIL-Y-1140G; Balanced, open weave glass fiber reinforcing mesh; twisted multi-end strands treated for compatibility with Finestone Surfacing System components.
- 5. Standard Mesh 4: standard weight, 4.5 oz/sq yd
- 6. Corner Mesh: Double layer of standard mesh for reinforcing at exterior/interior corners.
- Primer: Sanded Primer
- 8. Finestone Finish Coat: Pebbletex: 100% acrylic resin finish; air cured, compatible with Base Coat; with supplemental biocide and mildewcide additive. Finish color factory-mixed; color as selected on drawings; Finish texture CLS 1.5.
- 9. Insulation Board used for Foam Shapes: Expanded Polystyrene meeting the Acrylic Finish System Manufacturer's Specification for Insulation

### F. Preparation:

- Examine surfaces to receive the Surfacing System and verify that substrate and adjacent materials are dry, clean, cured, sound and free of releasing agents, paint, or other residue or coatings. Verify substrate surface is flat, free of fins or planar irregularities.
- 2. Unit Masonry Wall System shall be installed with struck joints and installed in horizontal line and plumb within ¼" per 20 feet per Unit Masonry Assembly Section. Masonry shall be cured a minimum of 7 to 10 days. Contact Owner and Architect if substrate exceeds installation tolerances.
- 3. Coordinate location of masonry control joints, through wall flashing and weeps penetrating Finish System with Architectural Drawings.

### G. Application:

- 1. General: Apply Finestone Surfacing System materials to Unit Masonry Wall System in accordance with current Finestone product bulletins.
- 2. Finestone Base Coat/Reinforcing Mesh: Base Coat / Leveling Coat shall be applied so as to achieve Reinforcing Mesh embedment with no Reinforcing Mesh color visible at a minimum thickness of 1/16" to maximum thickness of 1/4".
- a. Immediately place Reinforcing Mesh against wet Base Coat and embed the Reinforcing Mesh into the Base Coat by troweling from the center to the edges.
- b. Ensure Reinforcing Mesh is continuous at corners, void of wrinkles and embedded in Base Coat so that no mesh color is visible. c. Allow the base coat mixture to cure a minimum of 4 days between coats until completely dry. Use this procedure to minimize the appearance of the mortar joint
- pattern in the finished work d. Apply secondary coat as required to provide level 1/8" thick minimum system base coat.
  - 3. Mechanically fasten Cement Board Accent bands and bond supplemental EPS shapes as indicated on the drawings. Bond shapes to dry
- reinforced base coat using Base Coat / Adhesive. Allow 24 hours to dry.
- a. Apply primer to the Reinforced Base Coat by brush, roller or spray.
- b. Allow primer to dry thoroughly (approximately 6-8 hours) prior to application of Finish Coat.
- a. Apply and level Finish Coat during same operation to minimum obtainable thickness consistent with uniform coverage.
- b. Maintain a wet edge on Finish Coat by applying and texturing continually over the wall surface. c. Work Finish Coat to corners, joints, or natural breaks and do not allow material to set up within an uninterrupted wall area.
- d. Float Finish Coat to achieve final texture.
- e. Sealer: Install manufacturer's UV stabilized, mildewcide and algicide Matte Clear Sealer to all surfaces.

### against the base coat per Joint Sealant section. Section 07500-Membrane Roofing System

A. Roofing System Design: Provide a membrane roofing system that is identical to systems that have been successfully tested by Factory Mutual to conform with Factory Mutual Standard 1-28 to resist uplift pressure calculated shown on Structural Drawing So.0 "General Notes" for Wind Speed, Wind Exposure and Component and Cladding (Wind Pressure Schedule). If design information is not shown on Structural drawings, roof design loading shall comply with ASCE 7.

a. Extend base coat 1/2" into horizontal and vertical termination joints. Finish Coat shall be installed flush with joint surface and backer rod and sealant installed

B. Provide all roofing accessories from same manufacturer to maintain a certified, warranted roofing system.

- 1. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other Work.
- a. Base flashings and membrane terminations.
- b. Tapered insulation, including slopes.
- c. Insulation fastening patterns.
  - 2. Installer Certificates: Signed by roofing system manufacturer certifying that Installer is approved, authorized, or licensed by manufacturer to install
  - 3. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Roofing System"
  - Design" Article. 4. Submit evidence of meeting performance requirements.
  - 5. Warranties: Special warranties specified in this Section.
  - 6. Inspection Report: Copy of roofing system manufacturer's inspection report of completed roofing installation.

# D. Warranty:

- 1. Provide 20 year manufacturer's warranty. The warranty shall cover the membrane, insulation, flashing, adhesives, fasteners, sealants and any miscellaneous items required for a complete roof installation as well as labor cost to remove and replace defective materials.
- 2. The Contractor shall issue a warranty for a period of two years from the date of the Substantial Completion. Under this warranty, the Contractor shall remedy any defects resulting from faulty materials or workmanship in the roofing system. Repairs shall be made by the Contractor at this own cost and expense and shall include the roofing membrane and all metal flashings, wall flashings, curb, pipe and accessory flashings provided by or under the supervision of the contractor as may be necessary to maintain the roof in a watertight condition.
- E. Roofing shall be Firestone Ultraply TPO 45 mil, White, Fully Adhered Membrane Roofing System. Install as per manufacturer's published specifications.
  - 1. Note to Designer: Verify with Aaron's Project Manager, Roofing Material and Color.
- F. Polyisocyanurate Board Insulation: ASTM C 1289, Type II, felt or glass-fiber mat facer on both major surfaces.

# 1. Manufacturers: as approved by roofing manufacturer.

- 2. Insulation: Minimum "in-service" average of R-20 with minimum thickness of 1" R-value used to calculate total thermal resistance shall be 5.6 per inch (25 mm) of thickness to arrive at a total "in-service" value. Provide insulation by one manufacturer as required to maintain specified warranty. Insulation shall be compatible with deck. Provide slip sheets and accessories as required to make insulation compatible with conditions and
- 3. All polyisocyanurate insulation shall be produced using non-ozone-depleting hydrocarbon blowing agents.

# G. Field Quality Control

1. Testing Agency: Owner will engage a qualified independent testing and inspecting agency to perform roof tests and inspections and to prepare

2. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion and submit

- Notify Owner 48 hours in advance of date and time of inspection. 4. Repair or remove and replace components of membrane roofing system where test results or inspections indicate that they do not comply with
- 5. Additional testing and inspecting, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified

RELOCATION **13929 NEW HALLS FERRY ROAD** 

FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET NUMBER

ARCHITECT: ARCHITECTURAL DESIGN GUILD

**PROJECT TEAM** 

St. Louis. MO. 63143

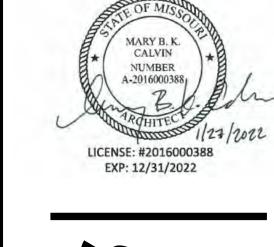
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PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO

SHEET TITLE

**SPECIFICATIONS** 

### 07600 Flashing And Sheet Metal

A. Flashing Materials

Galvanized Sheet Steel

- a. Hot dipped zinc coated sheet steel; 1 1/2 oz. per sq. ft. coating treated to hold paint.
- b. A.S.T.M. A-93.
- c. Armco "Zinc Grip", Republic "U-Lay" or approved equal.
- d. Minimum 24-gauge thickness.

07710 Roof Accessories

### A. Curb Mounted Roof Hatch:

Manufacturer: Bilco or approved equal

- a. Model S-50, primed finish.
- b. Size: Provide 36 inch x 30 inch with hasp, eye, and padlock.
- c. Install on fixed ladder below hatch cover Model 1 LadderUP safety post as manufactured by The Bilco Company, New Haven Connecticut or equal. Device shall be manufactured of high strength steel with telescoping tubular section that locks automatically when fully extended. Upward and downward movement shall be controlled by a stainless steel spring balancing mechanism. Finish shall be black enamel. Unit shall be completely assembled with fasteners for securing to the ladder rungs in accordance with the manufacturer's instructions.

### 07920 Masonry Joint Sealants

- A. Provide electrometric joint sealants that establish and maintain watertight and airtight continuous joint seals without staining or deteriorating joint substrates
- B. Electrometric Sealants: Comply with ASTM C 920 and other requirements indicated for each liquid-applied chemically curing sealant specified, including those referencing ASTM C 920 classifications for type, grade, class, and uses related to exposure and joint substrates.
- C. Stain-Test-Response Characteristics: Where electrometric sealants are specified to be nonstaining to porous substrates, provide products that have undergone testing according to ASTM C 1248 and have not stained porous joint substrates indicated for Project.

D. Single-Component Neutral-Curing Silicone Sealant (low modulus):

- 1. Uses:
- a. Masonry to steel door frames.
- b. Masonry to aluminum storefront and curtain wall.
- c. Concrete/masonry to concrete/masonry.
- d. Direct to Masonry Acrylic Coatings
  - 2. Type and Grade: S (single component) and NS (nonsag).
- 3. Products: a. Tremco; Spectrem 3.
- b. GE Silicones; SilPruf SCS2000.
- c. Pecora Corporation; 864.
- d. Pecora Corporation; 890.
- e. Polymeric Systems Inc.; PSI-641.
- f. Sonneborn, Division of ChemRex Inc.; Omniseal.

### 07925 Joint Sealants

### A. Latex Sealant:

- 1. Uses: General purpose interior and exterior caulking and as a back bedding glazing compound. Acoustical seal in the construction of interior walls, ceilings and floors to reduce Sound Transmission Class (STC) of partition walls. Interior joints that will be painted such as door and window frame perimeters and precast concrete plank joints.
- 2. Type and grade: ASTM C 834, Type P, Grade NF
- 3. Silicone-Emulsion Sealant: "Trade Mate Paintable Glazing Sealant," Dow Corning Corp.
- 4. Products: a. Tremco; Tremflex 834.
- b. Pecora Corporation; AC-20+.
- c. Sonneborn, Division of ChemRex Inc.; Sonolac.

# B. Sanitary Sealant

- Uses: Weathertight seal to glass, metal, porcelain, ceramic and most painted surfaces. White and Clear colors can contain a fungicide making the
- sealant suitable for use in bathrooms, spas and similar applications where joints need protection against fungi and bacteria.

  Type and Grade: S (single component) and NS (nonsag).
- Single-Component Mildew-Resistant (Sanitary) Acid-Curing Silicone Sealant
- 4. Products:
- a. Tremco; Tremsil 200 (White or Clear).
- b. Dow Corning Corporation; 786 Mildew Resistant.
- c. GE Silicones; Sanitary SCS1700.
- d. Pecora, 898 Silicone-Sanitary Sealant.

# Section 08200-Doors

- A. Hollow metal door and frame materials and insulation shall conform to the standards of the steel door institute (SDI). Doors shall be Amweld, Ceco, Steelcraft, or approved equal doors.
  - Exterior Doors shall be flush metal 16 gauge.
     Interior Doors shall be flush metal 20 gauge unless noted otherwise.
  - 2. Interior 50013

# B. Core Construction:

- 1. Interior Doors: Manufacturer's standard kraft-paper honeycomb that produces doors complying with ANSI A250.8.
- 2. Exterior Doors: Manufacturer's polystyrene that produces doors complying with ANSI A250.8.
- C. Frames for all doors shall be 16 gauge and shall include reinforcement, wall anchors, security reinforcing, base anchors and silencers in frames.
- D. Exterior doors shall have no pre-drilled lockset and or door level holes (Blank cover plates covering holes are not acceptable).
- E. Interior wood doors in welded metal frames shall be solid core stain grade birch machined to fit metal frames. All interior wood doors will be finished with 2 coats of clear

# 08305 Access Doors

# A. Manufacturer: Karp

# B. Configuration:

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- 1. Frames: 16 gage (.0598 inch) sheet steel with flange suitable for adjacent material.
- 2. Doors: 14 gage (.0625 inch) sheet steel.
- 3. Door Type: Flush panel.
- 4. Locking Devices: Key operated Cylinder Locking Device
- 5. Finish: Primed

### Section 08360-Overhead Doors

### A. Overhead Door Design:

- 1. Overhead door shall be designed to resist wind pressure shown on Structural Drawing S0.0 "General Notes" for Wind Speed, Wind Exposure and Component and Cladding (Wind Pressure Schedule). If design information is not shown on Structural drawings, design loading shall comply with ASCE 7
- 2. Manufacturer: Overhead Door Corporation
- 3. Model: Series 620, F-265 Flat Slat, 18 gauge. Provide standard steel angle track installation with chain hoist, locking hasp and bottom rail slide bolts on each side.
- 4. Color: Manufacturer standard Grey.

### B. Security Entrance Rolling Door:

1. Affiliated Construction Specialists, Inc. Surface Mounted to aluminum storefront framing. Rollup security door shall match door width and height including transom above. Top of hood to align with top of transom. Provide pull down strap to elevation 7'-0".

# Section 08400-Aluminum Storefront System

- A. Storefront System Design: Storefront and Glazing system shall be designed to resist wind pressure shown on Structural Drawing S0.0 "General Notes" for Wind Speed, Wind Exposure and Component and Cladding (Wind Pressure Schedule). If design information is not shown on Structural drawings, design loading shall comply with
  - 1. Note to Designer: Verify if Hurricane Requirements apply to specific project site. This may include projects within 10 miles of the coast line along the Gulf of Mexico and south Atlantic states and will require storefront and glazing systems meeting higher design requirements per the building code.
- B. Submit color sample to Architect and Owner for approval.
- C. Kawneer Tri-FAB 451 Center Set Outside Glazed Non-thermal System to be installed as per manufacturer's requirements and as specified herein (Oldcastle Glass Vista Wall FG -3000 or YKK Yes 45 Fl are acceptable equals).
  - 1. Finish to be Clear Anodized.
  - 2. Window glazing to be 1" clear insulated tempered glass. Door glazing to be 1/4" clear tempered glass.
- D. Doors to be medium-style standard doors. Finish of doors to match storefront finish. Hardware for aluminum doors and doorframes shall be by the entrance manufacturer. See Door Hardware schedule for required hardware.
- E. Doors shall include reinforcement brackets with bolts and screws, and shall be MIG welded. Doors shall have snap-in-stops with bulb glazing gasket both sides of glass. No exposed screws shall be permitted. Each door leaf shall be equipped with an adjusting mechanism, located in the top rail near the lock stile, which provides minor clearance adjustments after installation. Right door to have mail slot @ 60" a.f.f. to center.
- F. A hard-backed poly pile weather strip shall be installed in both stiles of center-hung pair of doors. Offset pivoted doors shall have weather-stripped at frame jambs and header. The active meeting site of all pair of doors shall have an adjustable astragal with double line of weather-strip. Door bottom rail shall receive a concealed weather-strip insert.
- G. Mail Slot: CRL 2-5/8" x 12-1/8" Satin Anodized Standard Mail Slot
- H. Security Grill: Affiliated Construction Specialties Inc. Architectural Security Grid Systems, Color White. General Contractor to provide field measurements to supplier.
- I. All exposed framing surfaces shall be free of scratches and other serious blemishes. Aluminum extrusions shall be prefinished mill finish.
- J. All glazing and storefront work shall be set level, square, plumb and proper elevation in alignment with other work in accordance with the manufacture's installation instructions and approved shop drawings. All joints between entrance framing and the building structure shall be sealed in order to secure a watertight installation. Upon completion of the installation of the entrances, it shall be the Contractor's responsibility to make all necessary final adjustments to obtain normal operation of each door and it's mechanical hardware.
- K. The glazing contractor shall furnish all necessary materials, labor and equipment for the complete installation of aluminum entrance doors, doorframes and hardware and glazing system as detailed on the drawings and specified herein. It is the sole responsibility of Contractor to ensure that all required storefront specifications are met.
- L. After installation, the Contractor shall adequately protect exposed portions of the aluminum entrance work from damage by grinding and polishing compounds, plaster, lime, ASID, cement or other containments. The Contractor shall be responsible for final cleaning.

### Section 08710-Finish Hardware

- A. Contractor to provide the required hardware for fire-rated openings in compliance with current code requirements of NFPA 80. Exit hardware for fire-rated openings shall bear UL markings. Contractor to warrant all architectural hardware for a period of one year after date of substantial completion. Warrant door closer for five years.
- B. Contractor to operate lock set's by construction core system until date of substantial completion. Provide the following number of keys: change keys two per lock, master keys six each, construction master keys three each.
- C. All hardware to be satin brass US4, 606, unless noted otherwise. Note: storefront hardware to be provided by storefront manufacturer as scheduled.
- D. All lock sets, latch sets, cylinders and specialty locks shall be Best removable cores with lever type hardware, or prior approved equal. Other hardware as follows;
  - Hinges Hager Hinge Company.
  - Cylindrical locks and locksets 'Best' removable cores, 2 3/8" backset, wrought trim, 6 and 7-pin tumbler.
  - Door closer LCN w/ hold open feature where noted
  - 4. Stops, Viewer Rockwood, H.B. Ives, Quality Hardware Manufacturing Company, Builders Brass Works, Baldwin Hardware Manufacturing Co.
  - 5. Push/pulls and plates Rockwood, H.B. Ives, Quality Hardware Manufacturing Company, Builders Brass Works.
  - 6. Thresholds/weather-stripping National Guard Products.
  - 7. Emergency exit devices to be Von Duprin.
  - 8. Three foot exit device
  - 9. Double door kit = Part No. A106-001
- E. Install finish hardware plumb, level and true to line in accordance with approved shop drawings for doors and manufacturer's printed instructions. Location of hardware, where applicable, shall be in accordance with "recommended locations for builders' hardware for standard steel doors and frames". Install finish hardware to template. Cut and fit substrate to exact tolerances required for hardware installation without damaging or weakening door construction. Cover cutout with hardware item.
- F. Mortise work to correct location and size, without gouging, splintering, or causing irregularities in exposed finish work. Where cutting and fitting is required on substrates to be painted, install, fit and adjust hardware prior to finishing, then remove and replace in original packaging. Reinstall hardware after finishing operation is completed. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- G. Set thresholds for exterior doors in full bed of Butyl-rubber or Polyisobutylene mastic sealant. Weather-stripping and seals to comply with manufacturer's instructions and recommendations to the extent installation requirements are not otherwise indicated. At time of hardware installation, adjust each hardware item to perform function intended. Lubricate moving parts using lubricant acceptable to hardware manufacturer.
- H. Prior to date of substantial completion, readjust and re-lubricate hardware. Replace defective materials. As recommended by manufacturer, clean hardware to remove dust and stains. Instruct Owner's designated personnel in adjustment and maintenance of hardware and finishes at time of final hardware adjustment.

# 08800 Glazing

# A. Glazing locations:

Exterior entrances and storefront.

# 2. Doors.

B. Glass Products1. Tempered Glass: All tempered glass shall comply with the standards of ASTM C1048, Kind FT;

- a. Condition A (uncoated) and Condition B (coated);
- b. Type I (transparent, flat);
- c. Class 1 (Clear), Class 2 (Thermal/Tinted) and Class 3 (Tinted),
- d. Quality q3.
- Insulating-Glass Units, General: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, and complying with ASTM E 774 for Class CBA units.

- a. Provide Kind HS (heat-strengthened) float glass in place of annealed glass where needed to resist thermal stresses induced by differential shading of individual glass lites and to comply with glass design requirements specified in Part 1 "Performance Requirements" Article.
- b. Provide Kind FT (fully tempered) glass lites where safety glass is indicated.
- c. Overall Unit thickness and Thickness of Each Lite: Dimensions indicated for insulating-glass units are nominal and the overall thickness of units are measured perpendicularly from outer surfaces of glass lites at unit's edge.
- perpendicularly from outer surfaces of glass lites at unit's edge.
- d. Sealing system: Dual seal, with primary and secondary sealants as follows:
- e. Manufacturer's standard sealants.
- f. Spacer Specifications: manufacturer's standard spacer material and construction.
- g. Uncoated Insulating Glass:

2) Interspace Content: Air.

- Overall Unit Thickness and Thickness of Each Lite: 25 and 6 mm.
- 3) Indoor Lite: Float glass, Class 1 (clear) float glass, Kind FT (fully tempered); Condition A (uncoated surfaces).4) Outdoor Lite: Float glass, Class 1 (clear), Kind FT (fully tempered); Condition A (uncoated surfaces).
- 5) Visible Light Transmittance: 80%.
- 6) Winter Nighttime U-Value: 0.48.
- 7) Summer Daytime U-Value: 0.55.
- 8) Solar Heat Gain Coefficient: 0.83..

### Section 09120 - Lay-In Ceiling System

- A. Suspension system: Armstrong 15/16" prelude suspension system Attachment devices and hangers shall meet ASTM C 635. Grid system color shall match ceiling tile.
- B. Ceiling Tile: 2 x 4 Armstrong Cortega #769 Square Lay-in. Colors: white & black.
- C. Installation of ceiling shall be the pattern indicated on the reflective ceiling plan and shall coordinate with the mechanical, electrical and sprinkler system requirements. All items to be supported shall be hung with wires of the same size and spacing to support the ceiling system and all other work supported there from. Maximum spacing of wires shall be 48" O.C.
- D. System shall be square and level with deflection not to exceed 1/8" in 10 feet. Grid and all tiles shall be thoroughly clean and free of marks, cuts, indentations, spots, foreign paint of other blemishes and imperfections or shall be replaced. Contractor shall provide five (5) full tiles of replacement material at the completion of the project.
- E. Provide ceiling system guarantee in writing against defects in labor, materials and maximum deflection of 1/180th of the span for a period of one year from date of Owner acceptance of the project.

### Section 09250 - Gypsum Drywall

- A. Interior wall framing shall be metal studs as shown. In-wall blocking shall be provided at all wall-hung items. Gypsum wallboard shall be ASTM C1396 "sheetrock" as manufactured by the U.S. Gypsum Co., or equal. Thickness and type of gypsum wallboard as noted, with tapered edges. Use type W/R board conforming to ASTM C1396 in restrooms and where noted. Use type x board where one-hour fire rating is required.
- B. Joint reinforcing tape, adhesive and metal corner reinforcement standard products recommended by the wallboard manufacturer. Fasteners shall be self-drilling, self-taping countersunk bugle head drywall screws for attachment of wallboard to metal studs. Use gypsum wallboard nails for attachment to wood studs. Structural studs shall be punched or un-punched 16-gauge steel having minimum yield point of 33,000 PSI, sizes as indicated.
- C. Non-load bearing studs shall be channel-type roll-formed from 20 gauge electro-galvanized steel, sizes as indicated. Furring channels shall be roll-formed, 25 gauge minimum electro-galvanized steel hat section with wing flanges. Installation of "sheetrock" shall be in accordance with manufacturer's recommendations for fire-rated partitions.
- D. Gypsum wallboard shall be attached to metal studs with approved metal screws. All joints shall be taped and finished smooth with spackling compound. Gypsum wallboard shall be attached to masonry with metal furring channels and screws with all joints taped and finished. Joints shall be taped and finished smooth. Office, Restroom and Breakroom walls shall be finished to meet ASTM C 840 Level 5. All other areas shall have level 4 finish.
- E. Trim Accessories: Interior Trim: ASTM C 1047 made from Galvanized or aluminum-coated steel sheet or rolled zinc.
  - 1. Shapes: Cornerbead and Expansion (control) joint.
- F. Security Mesh (Expanded Metal)
  - Install directly to stud framing behind gypsum drywall walls and/or ceilings where specified on drawings
     Flattened Expanded Metal:
- a. Metal: Carbon Steelb. Style: 3/4" #13F (flattened)
- c. Weight: 75 lbs. per 100 sq.ft.
- e. Sheet size: use largest sheet size practical for intended use

# Section 09545 - Concrete Slab Testing

- 00011011100010 001
- A. Subfloor Moisture Testing
  - 1. Test floor for excessive moisture before installing over concrete. Perform an Anhydrous Calcium Chloride Moisture Emissions test for a 72 hour period in accordance with ASTM F1869. The maximum allowable reading is 5 lbs./1000 square feet/24 hours.

3. Fasten directly to stud framing using No. 8 self-tapping screws with 1/4" minimum penetration at 12" o.c. at perimeter and field.

Submit Testing Results to Owner

# B. Subflooring PH Testing

- Test floor for excessive pH before installing floor coverings over concrete. A reading below 5.0 or above 9.0 requires corrective measures.

  Specific information on the correct method of neutralizing extremely low or high pH is available from the Shaw Field Technical Services
- Department.

  2. Submit Testing Results to Owner.

# Section 09550 - Wood Flooring

# \_

A. Preparation
 Glueless Laminate will be installed directly over existing concrete flooring

# B. Delivery, Storage and Handling

- 1. Cartons of flooring must lay flat and unopened in the room in which they are to be installed for a minimum of 48 hours before installation
- Cartons of nooring must lay flat and unopened in the room in which they are to be installed for a minimum of 48 hours before installation
   During the acclimation and installation period, temperature must be maintained between 65 deg. F and 85 deg F and relative humidity be between 35% and 65%.

3. Cartons should be stacked no more than 3 high with 4" of airflow around them, should be stored away from any heating/cooling ducts or direct

C. Preparation
1. Fill any low spots in the subfloor greater than 1/8" in 6 feet with a Portland cement leveling compound. Check this by using a 6' straight edge.

the wall studs so that 1/4" expansion gap is maintained when laminate is fitted under doorjamb case molding.

Remove any high spots by sanding or grinding.

2. If there is an existing wood flooring adhered over concrete, it must be removed before installing Shaw Laminated Flooring.

3. Remove any existing floor molding. Door frames to be undercut for wood floor installation. Saw the bottom of the doorjamb case molding back to

# 4. Sweep the subfloor clean.

D. Floor Materials:1. See Finish Schedule for Flooring Mode Numbers.

# E. Underlayments:

1. On Concrete floors Use SilentStep Ultra 3 in 1 underlayments. SilentStep Ultra 3 in 1 should be rolled out with the seams pulled together. It

PROJECT TEAM Architect:

ARCHITECT:
ARCHITECTURAL DESIGN GUILD

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

MEP ENGINEER:
ARCHITECTURAL DESIGN GUILD

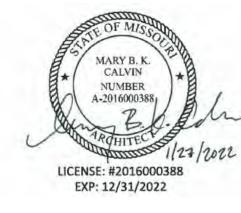
2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DESCRIPTION

01.27.2022 PERMIT SET

PROFESSIONAL SEAL



400 GALLERIA PARKWAY ATLANTA, GEORGIA 30339

PROJECT NAME & ADDRESS

AARON'S C1526

HAZELWOOD, MO

RELOCATION

13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

**PROJECT NUMBER:** 

2021.0567.00

**SHEET TITLE** 

**SPECIFICATIONS** 

SHEET NUMBER

G102

- should go up the wall at least 2" when used over concrete. Tape underlayment seams using a 2" clear packaging sealing tape.
- 2. Unroll one width of underlayment along the longest wall. Always work from left to right. Planks should run lengthwise against the longest wall, and if possible parallel to incoming sunlight.
- 3. Rooms larger than 26 x 40 feet require T-molding for expansion. Floor spans should not exceed 40' in any direction.

### F. Installation

1. Shaw laminates VersaLock AG installation guide entitled "Glueless Laminate Installation Instructions - Wood Designs" are to be strictly adhered to for the wood floor installation.

### Section 09650 - Resilient Flooring

- A. Testing Concrete Substrates: Prepare according to ASTM F 710.
  - 1. Verify that substrates are dry and free of curing compounds, sealers, and hardeners.
  - 2. Alkalinity and Adhesion Testing: Perform tests recommended by manufacturer. Proceed with installation only after substrates pass testing.
  - Test the slab for moisture and alkalinity prior to beginning the installation in accordance with Section 09545 Concrete Slab Testing. Check the concrete for moisture and surface pH at several locations. Reading outside of values listed in Section 09545 requires corrective measures. Do not begin the installation if test values exceed maximum allowable reading. Do not use other methods of moisture testing, as they are not reliable. If moisture is excessive advise the Contractor or Owner for a decision on whether to begin. Shaw is not responsible for any moisture related installation failures if these guidelines are not strictly followed.
  - 4. Vapor Reduction System: Slabs failing moisture testing shall be coated with Vexcon Chemicals Inc. MoistureBloc. Floors shall be stripped, cleaned, repaired and restored per Manufacturer's recommendations. Provide the following MoistureBloc products based on calcium chloride test
  - a. Low Level, 8 9 lbs. MoistureBloc Universal
- b. Medium Level 12 15 lbs. MoistureBloc Emulsion 3
- c. High Level Up to 27 lbs. MoistureBloc MX WB
- B. Vinyl composition tile to be installed as indicated on drawings. Tile to be Armstrong or equal. Color as specified on drawings. Rubber base to be installed as indicated on drawings. Base to be 4" rubber coved based as specified in drawings.

### Section 09680 Carpet

### D. Installation Guidelines

1. The following instructions shall be reviewed prior to installation. The Shaw installation video must be watched by all installers before any carpet is installed. The written acknowledgement of watching the video must be signed and sent to the Owner's Rep. before the carpet installation has

### E. Site Testing And Conditioning

Maintain the temperature of the installation site, carpet, adhesive and seam sealer between 65° F and 95° F for 24 hours before installation. Do not begin the installation if the room or subfloor temperature is below 65° F. The adhesive and seam sealer will not function properly when applied over an extremely cold surface. Relative humidity should not exceed 65%. These conditions must be maintained for 24 hours prior to, during and 24 hours after installation. Test the slab for moisture and alkalinity prior to beginning the installation in accordance with Section 09545 Concrete Slab Testing. Reading outside of values listed in Section 09545 requires corrective measures. Do not begin the installation if test values exceed maximum allowable reading. Do not use other methods of moisture testing, as they are not reliable. If moisture is excessive advise the Contractor or Owner for a decision on whether to begin. Shaw is not responsible for any moisture related installation failures if these guidelines are not strictly

### C. Floor Preparation

- The floor must be free of dust, dirt, oil, grease, paint, wax, moisture or any debris that could affect adhesion of the carpet backing to the floor. Shaw Industries recommends the complete coverage of latex primer to encapsulate any remaining dust prior to installing product if floor is not dust

of a 100% mechanical bond between the carpet backing and subfloor.

- 2. Do not use sweeping compounds as they leave oily deposits. 3. The floor must be level and smooth. Depressions and cracks must be filled with a liquid latex additive patching compound and all protrusions
- 4. All previous non-active adhesives must be removed to a thin bonded residue before installation of carpet tiles. All previous trowel notches must be reduced to a smooth surface. Previous adhesives can be reduced by means of razor scraping or sanding. The new carpet tile must be assured
- 5. Concrete floors must be sealed if dusting or powdering exists. The following floor sealers are suggested for concrete:
- a. Kure-N-Seal-Sonneborn #0800 Chemrex, Inc.
- b. Spartan Cote Cure Seal Hardener The Burke Group
- c. Shaw Contract Group 9050 Primer
  - 6. As always, manufacturers are subject to change their formulations. Please refer to all manufacturers' suggested use and precautions.
  - CAUTION: Cutback asphaltic adhesive or any other non-approved adhesives must never be allowed to come into contact with Shaw Contract carpet tiles or adhesives. Installation failure will result. Existing cutback adhesives must be wet scraped and reduced to a well bonded thin residue. When thoroughly dried, it should be encapsulated with Shaw 9000 sealer. If this situation arises, contact Shaw Industries Technical Services Department at 1-800-471-7429 for further instructions.

# D. Job Layout

- Modular Carpet
- a. The starting point in a modular installation must be as near to the center of the room as possible and must be positioned to utilize the largest perimeter cut module
- b. Snap a chalk line parallel to one major wall bisecting the starting point. It may be necessary to offset the center chalk line to assure perimeter modules will be at least half size.
- c. A second chalk line must be snapped from the starting point at 90° to the first line. This can be accomplished using a 3-4-5, 6-8-10, or larger triangle, depending on the room size. Meters or feet may be used to lay out the triangle in these proportions.

# E. Adhesive Requirements & Application

- Modular Carpet
- a. Aaron's Ecoworx Tiles require the use of the provided Shaw Contract 5000 Pressure Sensitive, Releasable Adhesive. Use a 1/16 V-notch trowel. Yields 20 sy per gallon. Allow the adhesive sufficient open time so that it will not transfer to the back of the tile. The adhesive must be allowed to dry completely before installing the carpet. Installing into wet adhesive will result into a permanent bond and may cause carpet to bubble!
- b. NOTE A FULL SPREAD OF ADHESIVE IS REQUIRED.

# F. Installation

- Modular Carpet
- a. Verify floor is dust and powder free per Floor Preparation section above.
- b. Begin the installation by installing according to the carton number. Each module has directional arrows on the backing. This allows for one-directional or multi-directional installation.
- c. Field Modular Carpet Tiles require quarter turning.
- d. Aisle Modular Carpet Tile requires arrows on back of tile to run knap monolithically in one direction.
- e. Installation must begin at the intersection of two chalk lines. Installation must continue until completed in one quadrant, then proceed to an adjoining quadrant until all four quadrants are completed. Larger areas may require chalk lines bisecting the original four quadrants.
- f. Install modules using the pyramid technique. This allows multiple alignment checks. If the edges do not align and the misalignment increases with progression of the installation, the source of the problem must be identified and corrected.
- g. Slide modules into position to prevent yarn from being trapped between the modules. Trapped yarn will adversely affect the appearance of the installation and will
- h. Modules must fit snugly, but not be compressed. Check for fit by measuring the length of ten full modules after installation. The measurement must not be less than, or exceed by more than 1/4 inch, the length of the modules being multiplied by ten. For example: if 18" X 18" modules are being installed, the measurement should be between 180 and 180 1/4 inches.

# G. Cutting

- Modular Carpet Cutting Techniques
- a. Modules may be cut by measuring and cutting from the back using a straight edge. Care must be taken to assure the arrows are pointing in the correct direction.
- b. Modules may also be cut by letting them cove up the wall and cutting with a cushion back wall trimmer or similar tool. DO NOT COMPRESS!

# H. Post Installation Care

- 1. Roll the entire installation in both directions with a 75 lb roller once it is completed to assure transfer of the adhesive between floor and carpet
- 2. Use plywood over the carpet when heavy objects are moved within 24 hours after installation.
- 3. A non-staining building material paper must be placed over the carpet to protect it when additional construction activity is to take place that would soil or stain it. Do not use plastic sheeting as it will trap moisture.

### Section 09900 - Painting

interior and exterior.

- A. Extent of painting work is indicated on drawings and schedules, and as herein specified. Work includes painting and finishing of interior and exterior exposed items and surfaces throughout project, except as otherwise indicated. Surface preparation, priming and coats of paint specified are in addition to shop priming and surface treatment specified under other sections of work.
- B. "Paint" as used herein, means all coating systems materials, including primers, emulsions, enamels, stains, sealers and fillers, and other applied materials whether used as prime, intermediate or finish coats.
- C. Surfaces to be painted: except where natural finish of material is specifically noted as a surface not to be painted, paint exposed surfaces whether or not colors are designated in "schedules". Where items or surfaces are not specifically mentioned, paint the same as similar adjacent materials or areas. If color or finish is not
- designated, Owner will select these from standard colors or finishes available. D. Complete coverage of all exposed surfaces is intended, unless indicated "no paint" on drawings. This includes, but is not limited to, all new surfaces to be painted both
- E. Surfaces not to be painted: following categories of work are not included as part of field-applied finish work unless noted otherwise; pre-finished items, concealed surfaces, finished metal surfaces, operating parts, shop primed items.
- F. Do not paint over any code-required labels, such as underwriters' laboratories and factory mutual, or any equipment identification, performance rating, name, or nomenclature plates.
- G. Single source responsibility: provide primers and other undercoat paint produced by same manufacturer as finish coats. Use only thinners approved by paint manufacturer, and use only within recommended limits.

### H. Submittals

- Samples: Prior to beginning work, Owner will furnish color chips for surfaces to be painted. Use representative colors when preparing samples for review. Submit samples for Owner's review of color and texture only. Provide a listing of material and application for each coat of each finish sample. Final acceptance of colors will be from samples applied on the job. Prepare and/or clean surfaces to be painted as per manufacturer's specifications. Apply paint as per manufacturer's specifications.
- I. Acceptable manufacturer is Sherwin Williams. Contractor may substitute other vendors ONLY with Owner approval prior to bid submission.
- J. Paint colors, surface treatments, and finishes, are indicated in "schedules" of the contract documents. In the event paint finishes are not indicated, coordinate with Owner prior to application. Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is of uniform finish, color and appearance. Give special attention to ensure that surfaces, including edges, corners, crevices, welds, and exposed fasteners receive a dry film thickness equivalent to that of flat surfaces.
- K. Paint surfaces behind movable equipment and furniture same as similar exposed surfaces. Paint surfaces behind permanently fixed equipment or furniture with prime coat only before final installation of equipment. Paint interior surfaces of ducts, where visible through registers or grilles, with a flat, non-specular black paint.
- L. All surfaces to be painted shall have one primer coat and two finish coats except as indicated.
- M. Warranty: Electrometric Coating Manufacturer shall provide a five (5) year warranty beginning from the date of Substantial Completion and a final inspection by a Manufacturer's Representative, if required to validate warranty
- N. Electrometric Coating: First coat shall be back rolled, insuring full embedment into substrate

### O. Exterior Paint Schedule

1. Textured Electrometric Coating over CMU (Water Based Finish)

1st Coat: S-W Loxon XP Smooth, A24W400 Series (14-18 mils wet; 6.4-8.3 mils dry)

2nd Coat: S-W Loxon XP Fine Textured Waterproofing System, A24-750 Series (14-18 mils wet)

Metal Door and Door Frames:

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series(5-10 mils wet, 2-4 mils dry)

2nd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series

3rd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series (4 mils wet, 1.5 mils dry per coat)

3. Galvanized Copings and Flashings:

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series(5-10 mils wet, 2-4 mils dry)

2nd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series

3rd Coat: S-W Metalatex Acrylic Semi-Gloss, B42 Series (4 mils wet, 1.5 mils dry per coat)

# P. Interior Paint Schedule

- Drywall-Standard Areas (Eggshell Finish)
- 1st Coat: S-W ProGreen 200 Interior Latex Primer, B28W600 (4 mils wet, 1.5 mils dry per coat)
- 2nd Coat: S-W Harmony Low Odor Interior Latex Eg-Shel, B9 Series
- 3rd Coat: S-W Harmony Low Odor Interior Latex Eg-Shel, B9 Series (4 mils wet, 1.6 mils dry per coat)
  - 2. Drywall Bathrooms over W.R. Drywall
- 1st Coat: S-W ProGreen 200 Interior Latex Primer, B28W600 (4 mils wet, 1.5 mils dry per coat)
- 2nd Coat: S-W Harmony Low Odor Interior Latex Eg-Shel, B9 Series
- 3rd Coat: S-W Harmony Low Odor Interior Latex Eg-Shel, B9 Series (4 mils wet, 1.6 mils dry per coat)

# OPTION:

Epoxy System (Water Base)

Eg-Shel/Low Luster Finish

1st Coat: S-W ProMar 200 Interior Latex Primer, B28W200 (4 mils wet, 1.1 mils dry per coat)

2nd Coat: S-W Pro Industrial Pre-Catalyzed Waterbased Epoxy, K45-151 Series

3rd Coat: S-W Pro Industrial Pre-Catalyzed Waterbased Epoxy, K45-151 Series (4 mils wet, 1.5 mils dry per coat)

3. Drywall Signage Background

1st Coat: S-W ProGreen 200 Interior Latex Primer, B28W600 (4 mils wet, 1.5 mils dry per coat)

2nd Coat: S-W Harmony Low Odor Interior Latex Semi-Gloss, B10 Series 3rd Coat: S-W Harmony Low Odor Interior Latex Semi-Gloss, B10 Series (4 mils wet, 1.8 mils dry per coat)

4. Woodwork - Trim

1st Coat: S-W PrepRite(r) ProBlock(r) Latex Primer, B51 Series (4 mils wet, 1.4 mils dry)

2nd Coat: S-W ProClassic Waterborne Acrylic Gloss, B21-51 Series

3rd Coat: S-W ProClassic Waterborne Acrylic Gloss, B21-51 Series (4 mils wet, 1.6 mils dry per coat)

Wood Doors - Trim

1st Coat: S-W WoodClassics Waterborne Polyurethane Varnish, A68 Series

2nd Coat: S-W WoodClassics Waterborne Polyurethane Varnish, A68 Series (400-500 sq ft/gal)

Metals

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series (5-10 mils wet, 2-4 mils dry)

2nd Coat: S-W ProClassic Waterborne Acrylic Semi-Gloss, B31 Series

2nd Coat: S-W Harmony Low Odor Interior Latex Semi-Gloss, B10 Series

3rd Coat: S-W ProClassic Waterborne Acrylic Semi-Gloss, B31 Series (4 mils wet, 1.4 mils dry per coat)

1st Coat: S-W Pro Industrial Pro-Cryl Universal Primer, B66-310 Series (5-10 mils wet, 2-4 mils dry)

3rd Coat: S-W Harmony Low Odor Interior Latex Semi-Gloss, B10 Series (4 mils wet, 1.6 mils dry per coat)

7. Concrete Unit Masonry

1st Coat: PrepRite Block Filler, B25W25, 8 mils dry

2nd Coat: S-W Harmony Low Odor Interior Latex Eg-Shell, B9 Series, 1.6 Mils Dry per coat

3rd Coat: S-W Harmony Low Odor Interior Latex Eg-Shell, B9 Series, 1.6 Mils Dry per coat

8. Concrete Floor Striping (Safety Yellow) on Acrylic Floor Sealer

1st Coat: S-W Tread-Plex Acrylic Floor Coating, B90 Series 2nd Coat: S-W Tread-Plex Acrylic Floor Coating, B90 Series

3rd Coat: S-W Tread-Plex Acrylic Floor Coating, B90 Series (optional) (1.5 - 2.0 mils dry, per coat)

### Section 10536 - Awnings

### A. Submittals

- Shop Drawings: Show shop and erection details, including cut, copes, connections holes and welds. Show welds, both shop and field, by the current recommended symbols of the AWS. Do not fabricate members until shop drawings have been reviewed.
- 2. Include engineering calculations showing wind load requirements of the local Building Department and include fastener and erection details, signed and sealed by the qualified professional engineer responsible for their preparation.

### B. Quality Assurance

1. Awning manufacturer and Awning Contractor, contractor must provide proof of certifications:

a. Hold a valid general contractor's license for a minimum of five (5) years.

b. Welder Qualifications: The personnel manufacturing the metal awning frames must certified welders.

c. Provide written welding procedure specifications.

substantial completion of the work.

2. Professional Engineer Qualifications: A professional engineer who is legally authorized to practice in the jurisdiction where project is located and who is experienced in providing engineering services for installing metal awnings similar to those indicated for this project and with a record of successful in service performance.

1. Warrant frame materials and workmanship against defects for a period of one (1) year from date of substantial completion of the Work.

2. Warrant metal roofing materials and workmanship against defects for a minimum period of five (5) years, on a prorated basis, from the date of

# C. Warranty

 Awning shapes: a. Standard Window Awning with Solid Valance

b. Hip Roof Entrance Canopy

2. Metal Roof: Conventional Standing seam Pac-Clad 24 Ga. Steel Color to match MBCI Signature 300 Harbor Blue.

3. Frames: Minimum 1-inch square 16GA galvanized steel ASTM A 500 tubing or 1" square and rectangular .125 ASTM B 221 aluminum tubing, welding to AWS standards with welds ground smooth. Frames designed for wind loads, snow loads and seismic requirements as required by structural engineering requirements.

4. Frames: All corners are to be mitered or completely welded to AWS standards.

Metal welding: All joints must be mitered or completely welded to AWS standards, ground smooth, primed and painted to match metal panels.

6. Anchors: Anchoring hardware shall be galvanized, zinc-coated 3/8" diameter or greater. 7. Painting: Two coats of polyester powder coat required when the awning installation is within 4 miles of the ocean or Painting: Shop primer shall conform to FS TT-P-615d (2). Type 1. Use Rustoleum brand paint 2185 zinc -rich spray when further than 4 miles from the ocean.

8. Calking: Acrylic latex or silicone sealant at head bar and wall junction.

9. Use aluminum side molding to attach material to head bars.

# E. Installation

- Buildings are to be field measured by the awning contractor prior to awning manufacture and awning installation. 2. Install awnings and frames in strict accordance with the Drawings and the reviewed shop drawings, and provide appropriate building code
- requirements and aligned and plumb. Welding procedures and operation shall comply with the referenced standard. Welding electrodes shall comply with ASTM A 233, E-70 Series. Grind smooth exposed welds; finish welds to the inside.

# Section 10800 - Toilet And Bath Accessories

A. See drawings for locations and quantities. All accessories shall be installed to meet local code requirements and the Americans with Disabilities Act regardless of drawing locations. Contractor shall notify Owner of any discrepancies prior to installation. All wall-mounted accessories shall have solid wall blocking at mounting

# Section 12300 - Trade Fixtures

A. Owner's Trade Fixtures - The Contractor, at contractor's sole cost and expense shall install Owner's trade fixture package which consists of customized knock down wood and metal fixtures. Such trade fixtures package include all components needed to assemble electronic fixture system, cash wrap system, wall mounted computer displays, breakroom millwork, and computer table along with specific assembly instructions. All trade fixtures shall be installed prior to the installation of the phone system. Owner is solely responsible for all manufacturing and shipping costs related to its Trade Fixtures, and shall coordinate and schedule their delivery.

PROFESSIONAL SEAL

**PROJECT TEAM ARCHITECT:** 

St. Louis, MO, 63143

**MEP ENGINEER:** 

St. Louis, MO, 63143

314-644-1234

314-644-1234

**ARCHITECTURAL DESIGN GUILD** 

**ARCHITECTURAL DESIGN GUILD** 

**ISSUE/REVISION RECORD** 

DESCRIPTION

01.27.2022 PERMIT SET



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

> **13929 NEW HALLS FERRY ROAD** FLORISSANT, MO, 63033

**PROJECT NUMBER:** 2021.0567.00

**SHEET TITLE** 

**SPECIFICATIONS** 

SHEET NUMBER

Packet Page 60 of 170

### 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 mechanical system installation 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. Notify 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

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 location and, if necessary, in size, in order to achieve the specified performance without incurring additions to the contract. 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

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, domestic 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 outside 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 demising 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 service 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 interfaces between the work involved with this Division and the work in other Divisions, particularly with Division 15. Electrical

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 capacities noted in red or highlighted. Verification and assignment 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"x 3", on the front, for review stamp and comments. If the catalog data sheet does not have an open area as specified, provide a cover sheet for that piece of equipment with equipment tag and brief description for review and comment use.

3. Illegible 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

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, AGA, ASTM, AMCA, PDI, CISPI, etc.). Provide one (1) year parts and labor warranty on all new equipment, systems and components, including

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 finishes due to the use of equipment other than the basis of design shall be coordinated with all trades and performed

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).

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 2X2 lay-in diffusers shall have 4-way adjustable throw, unless noted otherwise. Devices shall be as manufactured by Titus or approved equivalent by Carnes, J&J Register, Krueger, Metal\*Aire, or Price., at no additional costs to the Owner

# C. DUCTWORK AND ACCESSORIES

1. All new supply and return air ductwork shall be G90 agivanized sheet steel, 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 equivalent 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 minimized leakage; maximum allowable leakage shall be 2 per cent. All joints shall be mechanically fastened and sealed, all seams shall be sealed; all audible leaks shall be resealed. Sealants 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 U.L. 181 Class 1 air duct, rated for applicable duct system pressure classification service, with tear resistant, reinforced inner layer, spring steel wire helix, minimum 1-1/2" insulation and outer vapor

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 square to round adapters or boots to connect to air device neck where required. Flex duct connections to terminal units, air distribution devices, duct taps, and spin-in fittings shall be secured with nylon/plastic tie straps or metal clamps, per SMACNA. Strap or clamp both the inner layer and the outer vapor barrier; seal vapor barrier airtight with foil faced duct tape with. Both the inner layer and the outer vapor barrier; seal vapor barrier airtight with foil faced duct tape with.

4. All supply air branch take-offs from low pressure trunk ducts shall be made with 45 degree collar 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 mitred 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 U.L. #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 Wye 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 maximum 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. Line 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 black, fire retardant, neoprene coating on surface exposed to the air stream and treat with an anti-microbial coating. In general: supply and return air ductwork shall be lined from air handling equipment (FCU) connections through the first horizontal elbow or through the first twelve (12) feet, whichever is greater. Sizes indicated on drawings are clear inside dimensions available for air flow (add liner thicknesses for sheetmetal sizes).

3. All new unlined supply and return air ductwork shall be insulated. All outside air intake ductwork shall be insulated. Insulation shall be 2" thick, 1 pcf 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 em equipment, accessories, and appurtenances. All valving and piping accessories 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 fabric and mastic or insulating cement.

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, butt joints and adhesive lap 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 0.28 may be substituted, providing the thermal performance meets local energy codes. Alternate insulation shall have butt joints with self-sealing adhesive lap strips, seal all joints with solvent adhesive and tape. Fittings shall be fabricated from mitered sections of preformed pipe insulation or Zeston preformed plastic fittings packed with batt 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 molded vinyl insulation kit, Handi Lav-Guard model 102W and 105W by Truebro, 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 slab receiving cold waste water (condensate drainage, icemaker waste, water cooler/drinking fountain waste, etc.) shall be insulated with 1-1/2" thick, 1 pcf fiberglass blanket 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 heat trace all traps exposed 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 approval equivalent, with a maximum thermal conductivity (k) of 0.26.

F. 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 approval equivalent, with a maximum thermal conductivity (k) of 0.26.

F. PLUMBING PIPING

makers, coffee makers, vending machines, etc.)

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 No-Hub cast iron with CISPI 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 escutcheon plate. Provide angle stop valves at CW and HW supply connections at all fixtures (instantaneous type water heaters, sinks and lavatories, etc.) with flexible risers; and at all appliances (dishwashers, ice

4. All shut-off valves shall be ball valves with bronze body, chrome plated brass ball, and Teflon seat and packina: or Milwaukee "Butterhall" 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,

### 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 mars 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. B. TEST AND BALANCE

1. Test and balance shall be performed by a NEBB or AABC 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 and 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 all system components to within -5% or +10% of design quantities indicated. Measure and record entering, leaving, and operating characteristics at all equipment for comparison with design capacities 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 (voltage, 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 +10%), measure all 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 as soon as possible. 5. Recalibrate controls in areas associated with this work to insure proper operation. Adjust cooling setpoints to 74 degrees F and heating setpoints to 72

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 overcurrent protection; and disconnect(s), and starter(s) requirements. Do not mount 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, ANS B31.1 with addenda 31.1 OA-69. Sizing and spacing of hangers shall be per these standards, unless otherwise noted. "C" clamps shall not be used unless tack 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 at nenetrations by anountenances (damper rods, valve stems, etc.). Repair insulation at 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

5. Locate new equipment away from walls to structure and rated walls as necessary to provide required clearances for proper operation, maintenance and 6. Install all new ductwork as high as possible, tight to structure above. Transition ductwork flat on top to maintain maximum bottom of duct elevation. Install all piping above ceiling as high as possible, with sloped piping as high as slope will allow. Raise 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 gal, 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 FD's at rated wall penetrations). Flexible duct runouts to diffusers shall be adequately supported and installed free of kinks and sags. Flex duct connections to low pressure trunk duct shall be made with spin-in connections, new spin-in connections shall not be made within 5 ft. of any terminal unit 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 sags, 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 tap and reconnecting existing flex duct

9. Mount new thermostats/sensors at locations indicated on drawings. T'stat mounting heights shall be per ADA requirements unless noted otherwise on drawings for different wall mounting heights or ceiling mounting. Mount T'stats at 54" AFF for full (side) wheelchair access locations and at 48" AFF for front facing access only. Locate ceiling mounted thermostats out of throw of nearby air distribution devices. T'stats 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 2X2 lay-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; at roof drains, splash blocks or dry wells/French drains on building exterior; interior drains may be routed down in walls and below counters and terminated at the tailpiece of any sink or layatory, 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 connections, 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

5.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 height. 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.Flash all roof and exterior wall penetrations and seal water—tight. Provide wall 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 corridor 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 maximum

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 all debris from piping before final connections are made. Pressure test the completed piping system. Flush the piping system with a cleaning and degreasing 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 directions. 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 frames (channels or angles) bolted to supports and to equipment at each equipment support point (min. two points each on a min. of two frame members). Support frames shall be suspended by bolted all-thread rods from like 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 point 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 grouped piping on trapeze type channel supports with two hanger rods, anchored to structure above; or rack type channels, supported from floor or grade below with two pipe stands and floor plates bolted to floor; clamp piping to supports. Support individual pipes from above with clevis, adjustable "J", or adjustable band type hangers with hanger rods anchored to structure above; or from wall with wall bracket. Provide riser clamps at floor penetrations and wall support brackets at vertical piping. Vertical risers shall be racked on walls, resiliently mounted to walls with "Unistrut" wall brackets and "Unisorb" clamping, or equivalent. Hanger rods shall be anchored to structure above with concrete anchors, beam clamps, or "C" clamps tack 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-Glas inserts at all support points. Provide 18 ga. sheet metal saddles at 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 susceptible 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 Greenheck.

### 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. Manufactures: 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 condensing and dx 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 phophatized 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.

12. The unit controls shall include a law and high refrigerant pressure cut-out. A thermostat and switching sub base shall be provided and installed as shown on the plans. The thermostat shall provide stages of cooling and heating control to match

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, totally enclosed motor and propeller type fan, totally enclosed corrosion resistant heat exchanger, integral circuit breakers, disconnect 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 (WHERE 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 approval equivalent, with a maximum thermal conductivity (k) of 0.26. All exterior refrigerant piping insulation shall be coated with a UV resistant,

2. All refrigerant (RS&L or RL&HG) piping shall be type "K" or type "ACR" hard drawn copper with wrought fittings and brazed joints, "Silfos" 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 manufacturers' 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, 6" thick and full size of equipment footprint. Pads for split system condensing units may be substituted with 4" thick light weight concrete prefabricated 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. EF'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/FLECTRIC COOLING UNITS

1. HVAC Control by Viconics 7-day programmable thermostat with remote teperature sensor. Output signal wiring for monitoring purposes are tied into the Energy Management System system by the EMS controls contractor

6.0 AIR DISTRIBUTION DEVICES

# A CEILING DIFFUSERS (CD'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 2x4 T-bar grid lay-in ceiling, Titus TDC or approved equivaler

2. 2X2 GRILLE SIZES: Except where noted otherwise on plans, CD'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.

CEILING DIFFUSERS (CD's)

I. 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, Titus PAS or approved equivalent.

2. 1X1 GRILLE SIZES: Except where noted otherwise on plans, CD'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  $1/2" \times 1/2" \times 1/2"$  aluminum grid core,  $24" \times 24"$  frame and border for mounting in 2x2 or 2x4 T-bar grid lay-in ceiling, Titus model PAR 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, Titus model PAR 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" WG pressure drop and zero water penetration at 750 fpm air velocity, Ruskin model L375D, or approved equivalent. D. BACKDRAFT DAMPERS (BDD'S)

1. All dampers shall be counter-balanced with adjustable counterweights.

**PROJECT TEAM** ARCHITECT:

St. Louis. MO. 63143

ARCHITECTURAL DESIGN GUILD

314-644-1234 **MEP ENGINEER: ARCHITECTURAL DESIGN GUILD** 

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



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

**13929 NEW HALLS FERRY ROAD** 

FLORISSANT, MO, 63033 **PROJECT NUMBER:** 2021.0567.00

SHEET TITLE

MECHANICAL

SHEET NUMBER

Packet Page 61 of 170

### 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.
- 2. ALL EXISTING HVAC EQUIPMENT TO REMAIN SHALL BE CLEANED, INSPECTED, AND REPAIRED AS NEEDED TO ENSURE PROPER FUNCTIONALITY BY CONTRACTOR.
- 3. 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

NEW DUCTWORK ROUTES DIRECTLY ABOVE TO CONNECT TO EXISTING DUCTWORK AS TIGHT TO DECK/STRUCTURE AS

<u>SALES</u>

PLYWOOD DECKING ABOVE OFFICE FRAMING

PROVIDE 24"X24" OPENING IN PLYWOOD DECKING DIRECTLY ABOVE

GM OFFICE

R/A FIXTURE

NEW R/A LAY-IN -HVAC FIXTURE GM OFFICE ACT -

NEW S/A LAY-IN HVAC FIXTURE AND DUCTWORK

CEILING

M101 / SCALE: N.T.S.

FDC FDC

K7 K3

TITUS AIR DISTRIBUTION DEVICES (OR APP	PROVED EQUAL)
NOTES: 1. CATALOG NUMBERS REFER TO TITUS AIR DEVICES. SEE PLANS FOR DUCT NECK SIZES.	5. FINISH
2. DIFFUSERS SHALL BE 4-WAY UNLESS OTHERWISE NOTED. 1, 2, AND 3-WAY INDICATED BY	"B" GOLDEN SAND
DIRECTIONAL ARROWS ON DRAWINGS.	"C" Baked white enamel finish standard
3. DAMPERS SHALL BE OPERABLE FROM FACE.	"D" ANODIZED
"A" YOUNG'S REGULATOR WITH REMOTE SWITCH	6. BORDER STYLE
"C" BUTTERFLY (BD5)	"A" SURFACE MOUNTED
4. Transfer Grills shall be titus 355rl. Size per Plans. Paint to match wall	"B" LAY-IN MOUNTING

"C" LAY-IN PLASTER FRAME

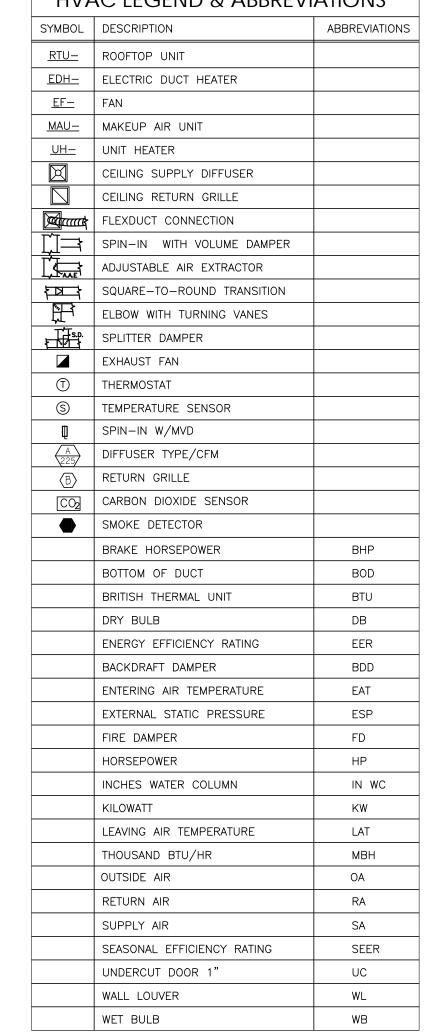
VMADOL	CATALOG #	SI	ZE		MOU	NTING		MATE	RIAL	FINISH	AC	CCESSORI	ES	BORDER	DEMARKS
YIVIBOL	CATALOG #	MOD.	NECK	SIDE- WALL	CEIL- ING	DUCT	FLOOR	STEEL	ALUM.	FIINISH	DPR.	EQUAL GRID	FIRE DPR.	STYLE	REMARKS
Α	TDC	24"x24"	SEE PLAN		0			<b>Ø</b>		"C"	"C"			"B"	
D.	PAS	12"v12"	SEE PLAN							"6"	"("			"	
ъ	FAS	12 X 12	JLL FLAIN					•		C	C				
С	PAR	24"x24"	SEE PLAN		<b>Ø</b>					"C"	"C"			"B"	

	1							
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 DO

XXKEYED NOTES (APPLIES TO THIS DRAWING ONLY)

- EXISTING RTU AND DUCT DROPS TO REMAIN. EXISTING UNIT COILS TO BE
- EXISTING AIR DEVICE TO REMAIN. RE-BALANCE AS INDICATED.
- 5. CONNECT NEW SUPPLY DUCTWORK TO EXISTING
- 4. CONNECT NEW RETURN DUCTWORK TO EXISTING. 5. DEMOLISH EXISTING DUCTWORK AND AIR DEVICES.
- 6. CAP EXISTING DUCTWORK. 7. PROVIDE MOTORIZED DAMPER, INTERLOCK WITH THERMOSTAT.
- 8. EXISTING UNIT HEATER TO REMAIN. RE-INSTALL OR REPLACE THERMOSTAT AS REQUIRED.
- 9. NEW CEILING MOUNTED EXHAUST FAN WITH INTEGRAL BACKDRAFT DAMPER.
- 10. CONNECT NEW EXHAUST FANS TO EXISTING EXHAUST DUCT. FIELD VERIFY EXACT LOCATION AND SIZE.
- 11. EXISTING RTU THERMOSTAT TO REMAIN
- 12. ROUTE GM OFFICE DUCTWORK THROUGH SOFFIT FRAMING ABOVE CEILING, SEE
- ARCHITECTURAL SHEETS, COORDINATE DUCT ROUTING WITH ROUGH FRAMING. 13. NEW RETURN GRILLE TO BE INSTALLED AS SHOWN. GRILLE TO ALLOW AIR TO TRANSFER
- TO SALES JOIST SPACE. 14. NEW RETURN GRILLE TO BE INSTALLED.

SYMBOL	DESCRIPTION	ABBREVIAT
RTU-	ROOFTOP UNIT	
EDH-	ELECTRIC DUCT HEATER	
<u>EF-</u>	FAN	
MAU-	MAKEUP AIR UNIT	
 UH-	UNIT HEATER	
	CEILING SUPPLY DIFFUSER	
	CEILING RETURN GRILLE	
	FLEXDUCT CONNECTION	
	SPIN-IN WITH VOLUME DAMPER	
₩	ADJUSTABLE AIR EXTRACTOR	
1 <u>3AA</u>	SQUARE-TO-ROUND TRANSITION	
	ELBOW WITH TURNING VANES	
	SPLITTER DAMPER	
	EXHAUST FAN	
	THERMOSTAT	
<u> </u>	TEMPERATURE SENSOR	
<u></u>	SPIN-IN W/MVD	
A 225	DIFFUSER TYPE/CFM	
\225/ \B\	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 WO
	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



PROJECT TEAM ARCHITECT: ARCHITECTURAL DESIGN GUILD

2710 Sutton Blvd St. Louis, MO, 63143 314-644-1234 **MEP ENGINEER:** ARCHITECTURAL DESIGN GUILD St. Louis, MO, 63143 314-644-1234 **ISSUE/REVISION RECORD** DATE DESCRIPTION 01.27.2022 PERMIT SET 1 3.04.2022 REVISION 1

PROFESSIONAL SEAL



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

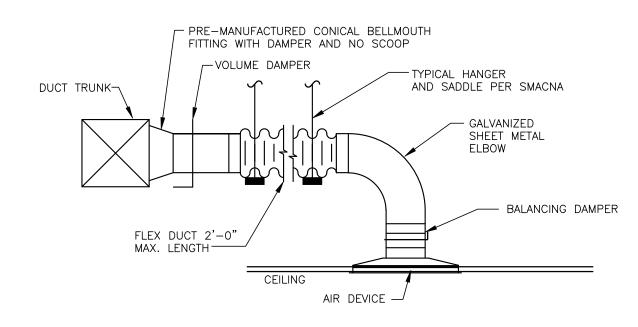
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION** 

PROJECT NUMBER: 2021.0567.00

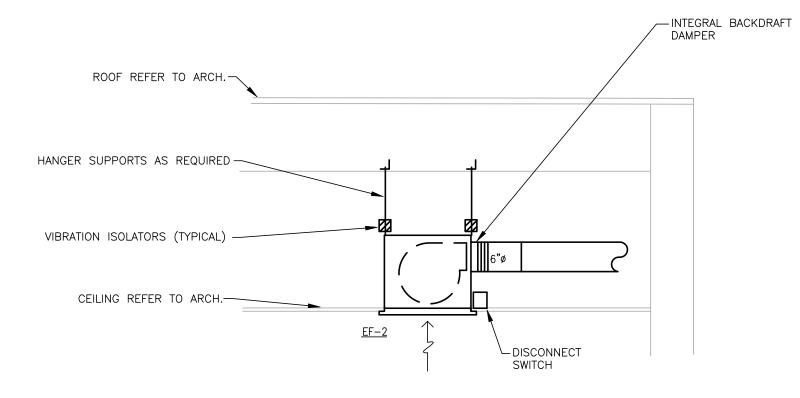
SHEET TITLE

**MECHANICAL** 

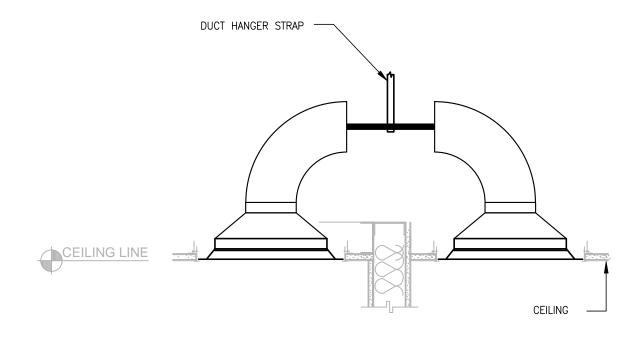
**FLOOR PLAN** 

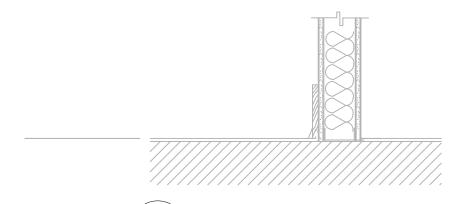


1 TYPICAL FLEXIBLE DUCT CONNECTION
M102 SCALE: NOT TO SCALE



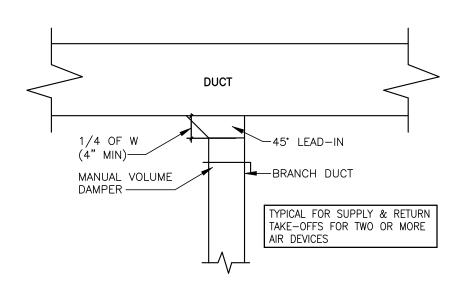
2 CEILING EXHAUST FAN DETAIL
M102 SCALE: NOT TO SCALE





TRANSFER/RETURN AIR GRILLE DETAIL

M102 SCALE: NOT TO SCALE



BRANCH TAKE-OFF

M102 SCALE: NOT TO SCALE

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





PROJECT NAME & ADDRESS

AARON'S C1526
HAZELWOOD, MO

RELOCATION

13929 NEW HALLS FERRY ROAD

FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

MECHANICAL DETAILS

SHEET NUMBER

M102



Packet Page 63 of 170

### PLUMBING GENERAL NOTES:

- 1. THESE DRAWINGS ARE SCHEMATIC IN NATURE AND ARE NOT INTENDED TO SHOW ALL POSSIBLE CONDITIONS. IT IS INTENDED THAT A COMPLETE PLUMBING SYSTEM BE PROVIDED WITH ALL NECESSARY EQUIPMENT. APPURTENANCES AND CONTROLS COMPLETELY COORDINATED WITH ALL DISCIPLINES. ALL PARAMETERS GIVEN IN THESE DOCUMENTS SHALL BE STRICTLY CONFORMED TO. ANY ITEMS AND LABOR REQUIRED FOR A COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, LOCAL AUTHORITIES AND THESE CONTRACT DOCUMENTS SHALL BE FURNISHED WITHOUT INCURRING ANY ADDITIONAL COST TO THE OWNER. THE WORD "PROVIDE" SHALL MEAN FURNISH AND INSTALL. CAREFULLY REVIEW ALL CONTRACT DOCUMENTS AND THE DESIGN OF OTHER TRADES BEFORE PREPARING SHOP DRAWINGS.
- 2. ANY CONFLICTS OF WORK SHALL BE BROUGHT TO THE CONSTRUCTION MANAGERS ATTENTION BY THE PLUMBING CONTRACTOR PRIOR TO PURCHASE OF EQUIPMENT OR COMMENCEMENT OF WORK.
- 3. COORDINATE ALL WORK WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ELECTRICAL TRADES. PIPE ROUTING SHOWN IS DIAGRAMMATIC. PROVIDE ALL OFFSETS, ETC. TO AVOID INTERFERENCE WITH -----EQUIPMENT. PIPING, DUCT WORK, LIGHTS, CONDUIT, STRUCTURAL MEMBERS, ETC. ALL INVERTS SHALL BE VERIFIED IMMEDIATELY FOLLOWING AWARD OF CONTRACT. ALL INVERTS SHALL BE COORDINATED WITH STRUCTURAL FOOTINGS. SEE NOTE 9.
- 4. COORDINATE ALL FLOOR PENETRATIONS WITH STRUCTURAL DRAWINGS. SET SLEEVES IN FLOORS AND WALLS AND ATTACHMENTS FOR HANGERS AS CONSTRUCTION PROGRESSES. COORDINATE THE EXACT SIZE AND LOCATION OF ALL SLEEVES WITH STRUCTURAL ENGINEER. ALL PENETRATIONS MUST BE SEALED AND HELD AS TIGHT TO COLUMNS OR WALLS AS POSSIBLE.
- 5. PROVIDE ACCESS PANELS FOR SHOCK ABSORBERS, TRAP PRIMERS AND ALL VALVES LOCATED ABOVE NON-ACCESSIBLE CEILINGS AND INSIDE PIPE CHASES. EXACT LOCATION MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND APPROVED BY CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 6. ALL DRAINAGE PIPING AND POTABLE WATER PIPING SHALL BE CONCEALED INSIDE WALLS AND PIPE CHASES OR ABOVE CEILINGS AS HIGH AS POSSIBLE.
- 7. ALL SANITARY WASTE PIPING SHALL SLOPE AT 1/8 INCH PER FOOT UNLESS OTHERWISE NOTED. 8. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTION TO ALL DOMESTIC WATER, SANITARY SEWERS, STORM DRAINS AND GAS SERVICES AT APPROXIMATELY 5'-0" FROM BUILDING STRUCTURE
- 9. COORDINATE ALL UNDERGROUND PIPING WITH GRADE BEAMS. WALL FOOTINGS. COLUMN FOUNDATIONS AND OTHER STRUCTURAL CONDITIONS. SEE STRUCTURAL PLANS FOR DETAILS REGARDING ANY PIPING
- PARALLEL TO, THROUGH OR UNDER FOOTINGS AND PIERS 10. REFER TO ARCHITECTURAL PLANS AND ELEVATIONS FOR LOCATION OF ALL PLUMBING FIXTURES. EXACT LOCATION OF ALL PLUMBING FIXTURES MUST BE VERIFIED IN FIELD PRIOR TO INSTALLATION.

FINAL LOCATION SHALL BE AS DIRECTED BY ARCHITECT AND/OR CONSTRUCTION MANAGER.

- 11. PLUMBING CONTRACTOR SHALL MAKE FINAL CONNECTION TO ALL EQUIPMENT INDICATED ON DRAWINGS. FINAL CONNECTION SHALL INCLUDE ANY ADAPTERS, NIPPLES, SHUTOFF VALVES, PRESSURE REGULATING VALVES, SHOCK ABSORBERS, BACKFLOW PREVENTION DEVICES, ETC.
- 12. DO NOT RUN PLUMBING PIPING THROUGH TRANSFORMER VAULTS, ELECTRICAL CLOSETS, ELECTRICAL SWITCHGEAR ROOMS, ELEVATOR EQUIPMENT ROOMS, COMPUTER ROOMS OR TELEPHONE ROOMS.
- 13. PROVIDE BASE CLEANOUT AT LOWEST FLOOR LEVEL OF ALL SANITARY STACKS, WASTE STACKS AND STORM WATER CONDUCTORS. EXACT LOCATION OF ALL CLEANOUTS MUST BE COORDINATED AND APPROVED BY CONSTRUCTION MANAGER PRIOR TO INSTALLATION.
- 14. PROVIDE A BACKFLOW PREVENTION DEVICE AT ALL CONNECTIONS TO MECHANICAL EQUIPMENT, IRRIGATION, VENDING MACHINES, ETC. AS REQUIRED BY CODE AND LOCAL AUTHORITIES. PLUMBING CONTRACTOR IS TO VERIFY WITH THE LOCAL AUTHORITY THE TYPE OF BACKFLOW PREVENTION DEVICE REQUIRED FOR ALL APPLICATIONS PRIOR TO INSTALLATION.
- 15. PROVIDE TRAP PRIMERS ON ALL FLOOR DRAINS.

UNLESS OTHERWISE NOTED.

- 16. ALL STRUCTURAL PENETRATIONS (SLEEVES, BLOCKOUTS, ETC.) ARE TO BE LOCATED AND COORDINATED IN THE FIELD BY THE PLUMBING CONTRACTOR IN RELATION TO THE REQUIREMENTS OF FINAL EQUIPMENT AND FIXTURES SELECTED.
- 17. PROVIDE AN EXPANSION JOINT OR FABRICATED EXPANSION LOOP ON ALL PIPING SYSTEMS THAT CROSS BUILDING EXPANSION JOINTS.
- 18. THE USE OF RISER CLAMPS TO SUPPORT VERTICAL PIPE ALONG WALLS. OR COLUMNS IS PROHIBITED. PROVIDE B-LINE 22 STRUT & B-2000 PIPE CLAMPS ON 8'-0" CENTERS & SUPPORT ALL PIPE RISES AT BASE OF RISER.
- 19. CARRIERS FOR THE WATER CLOSETS SHALL BE PROVIDED WITH THE NECESSARY ACCESSORIES TO ACCOMMODATE DIFFERENT WALL THICKNESSES. SEE ARCHITECTURAL DRAWINGS.
- 20. PLUMBING CONTRACTOR SHALL VERIFY VOLTAGE, PHASE AND WIRE SIZE OF PLUMBING EQUIPMENT REQUIRING ELECTRICAL CONNECTION WITH ELECTRICAL CONTRACTOR PRIOR TO PURCHASE OF EQUIPMENT
- 21. SANITARY VENTS MUST TERMINATE A MINIMUM OF 10 FT. FROM OR 2 FT. ABOVE AIR INTAKES, WINDOWS OR VENT SHAFTS.
- 22. INDIRECT WASTE RECEPTORS MUST BE LOCATED WHERE READILY ACCESSIBLE FOR INSPECTION AND
- 23. ALL DIRECT CONNECT APPLIANCES SHALL BE INDIVIDUALLY PROTECTED AGAINST BACKFLOW.
- 24. ALL INDIRECT WASTE PIPING SHALL DISCHARGE THROUGH AN AIR GAP OR AIR BREAK INTO A WASTE RECEPTOR. ALL INDIRECT WASTE PIPING THAT EXCEEDS TWO (2) FEET IN DEVELOPED LENGTH MEASURED HORIZONTALLY OR FOUR (4) FEET IN TOTAL DEVELOPED LENGTH, SHALL BE TRAPPED.
- 25. PLUMBING CONTRACTOR SHALL HANG ALL PIPING FROM THE STRUCTURAL MEMBERS (W-SHAPES, BAR JOISTS). PIPING SHALL NOT BE SUPPORTED FROM THE METAL DECK.
- 26. COORDINATE LOCATIONS OF ROOF DRAINS WITH ARCHITECTURAL DRAWINGS.
- 27. PROVIDE FIELD TESTABLE BACKFLOW PREVENTION DEVICE IN LINES SERVING HOSE BIBBS.
- 28. ALL PLUMBING LINES ARE TO BE LOCATED A MINIMUM OF 12" AWAY FROM THE LEADING EDGES OF ANY PIPE TO THE ESFR FIRE SPRINKLER (COORDINATE WITH SPRINKLER CONTRACTOR PRIOR TO

# FIRE PROTECTION GENERAL NOTES:

- A. THESE DRAWINGS ARE DIAGRAMMATIC AND INDICATE THE GENERAL EXTENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND PROPER INSTALLATION OF ALL FIRE PROTECTION
- B. THE CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS SUPPORTING STEEL ETC. FOR THE PROPER INSTALLATION OF ALL FIRE PROTECTION SYSTEMS.
- C. THE CONTRACTOR SHALL COORDINATE FLOOR, WALL AND ROOF PENETRATIONS WITH THE GENERAL TRADES
- D. PIPING SHALL NOT BE LOCATED OVER THE TOP OF ANY ELECTRICAL PANELS OR EQUIPMENT.
- E. THE CONTRACTOR SHALL COORDINATE THE LOCATION OF SPRINKLER HEADS WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. ALL SPRINKLER HEADS ARE TO BE LOCATED IN THE CENTER OF CEILING TILES UNLESS OTHERWISE INDICATED.
- F. A LICENSED FIRE PROTECTION CONTRACTOR SHALL PREPARE SUBMITTAL DRAWINGS AND HYDRAULIC CALCULATIONS FOR EACH TENANT SPACE BASED ON THAT TENANT'S REQUIREMENTS FOR DESIGN DENSITY, OWNER'S INSURANCE UNDERWRITER, BUILDING DEPARTMENT AND/OR LOCAL FIRE AUTHORITY REQUIREMENTS, WHICHEVER IS MOST STRINGENT.
- G. IT IS THE FIRE PROTECTION CONTRACTOR'S RESPONSIBILITY TO VERIFY EACH TENANT'S DESIGN DENSITY WITH AGREED UPON LEASE DOCUMENTATION AND THAT TENANT'S PROTOTYPE OR INSURANCE UNDERWRITERS
- H. SHOP DRAWING REVIEW DOES NOT RELIEVE FIRE PROTECTION CONTRACTOR FROM RESPONSIBILITY TO MEET EACH TENANT'S REQUIREMENTS FOR SPRINKLER COVERAGE.
- FIRE PROTECTION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ANY HIGH PILE STORAGE REQUIREMENTS OF FUTURE TENANTS AND PROVIDING AN INCOMING SPRINKLER SERVICE SIZE AND RISERS TO MEET THE REQUIREMENTS FOR ADEQUATE SPRINKLER COVERAGE.
- J. THIS DRAWING IS FOR REFERENCE ONLY. FIRE PROTECTION CONTRACTOR FOR THIS PROJECT SHALL PROVIDE FULLY DETAILED SPRINKLER PLANS AND CALCULATIONS.
- K. INSTALL SPRINKLER PIPING TIGHT TO UNDERSIDE OR ROOF DECK WITH COMPLETE DISTRIBUTION GRID AND TURNED UP HEADS AS REQUIRED PER CODE.
- L. PROVIDE TURNED UP SPRINKLER HEADS THROUGHOUT BUILDING IN AREAS WITHOUT CEILINGS.
- M. EXISTING SPRINKLER SYSTEM TO BE MODIFIED TO ALLOW FOR EACH FLOOR TO BE ZONED INDEPENDENTLY.

### **LEGEND AND ABBREVIATIONS:**

F	FIRE PROTECTION SERVICE COLD WATER (CW) COLD WATER (EXISTING) HOT WATER (HW) HOT WATER (EXISTING) HOT WATER RETURN (HWR) HOT WATER RETURN (EXISTING) SANITARY SEWER SANITARY SEWER (EXISTING) VENT VENT (EXISTING) STORM SEWER
ST	STORM SEWER (EXISTING)
G	NATURAL GAS
G	GAS (EXISTING)
<del>///</del> 8 <del>////</del> .	PIPING/EQUIPMENT TO BE REMOVED
——————————————————————————————————————	SHUT-OFF VALVE
<u> </u>	BALL VALVE
₹	GAS COCK
	UNION
[——	CAP OR PLUG
<b>©</b> :	FLOOR DRAIN
<b>®</b> =	CASE DRAIN/OPEN SITE DRAIN
<b>₽</b>	FLOOR SINK
M	GAS METER
•	CONNECT TO EXISTING
XXX-X	PLUMBING

FIXTURE/EQUIPMENT (SEE

**FIXTURES** 

SANITARY SER

CLOTHES WASHER (COM)

CLOTHES WASHER (RES)

DISHWASHER (RES)

DRINKING FOUNTAIN

KITCHEN SINK (RES) KITCHEN SINK FAUCET (COM)

LAUNDRY SINK

MOP/SERVICE SINK

SHOWER (WITH MIXING)

TOILET (1.6 GPF VALVE)

KIT EQ CARBONATOR

KIT EQ DIPPER WELL

KIT EQ DRINK DISPENSER

TOILET (TANK)

1-1/4" DRAIN

1-1/2" DRAIN

2-1/2" DRAIN

3" FLOOR DRAIN

4"+FLOOR DRAIN

DRAIN UP TO 7.5 gpm

DRAIN UP TO 15 gpm

DRAIN UP TO 30 gpm

DRAIN UP TO 50 gpm

PLUMBING FIXTURE

SCHEDULE)

AFF	ABOVE FINISH FLOOR	OC	ON CENTER
BLDG	BUILDING	OD	OVERFLOW ROOF DRAIN
B/G	BELOW GRADE	OSD	OPEN SITE DRAIN
BFF	BELOW FINISH FLOOR	PVC	POLYVINYL CHLORIDE
С	CONTRACTOR	PRV	PRESSURE REDUCING VALVI
CD	CASE DRAIN	PSI	POUND PER SQUARE INCH
CO	CLEAN OUT	RD	ROOF DRAIN
CONT	CONTINUATION	REQ'D	REQUIRED
CW	COLD WATER	RF	ROOF FAUCET
DFU	DRAINAGE FIXTURE UNITS	RL	RAIN LEADER
DN	DOWN	RTU	ROOF TOP UNIT
DOM	DOMESTIC	S	SANIATRY
DS	DOWN SPOUT	SCH	SCHEDULE
DWG	DRAWING	SF	SQUARE FEET
FC0	FLOOR CLEAN OUT	T&P	TEMPERATURE & PRESSURE
G	GAS	TP	TRAP PRIMER

TYP TYPICAL

W/ WITH

SANITARY/DOMESTIC CALCULATIONS

DMESTIC WATER SERVICE

KIT EQ DRINK DISPENSER

U/G UNDERGROUND

VTR VENT THRU ROOF

WC WATER COLUMN

WH WALL HYDRANT

GCO GRADE CLEAN OUT

HOSE BIBB

HUB DRAIN

IE INVERT ELEVATION

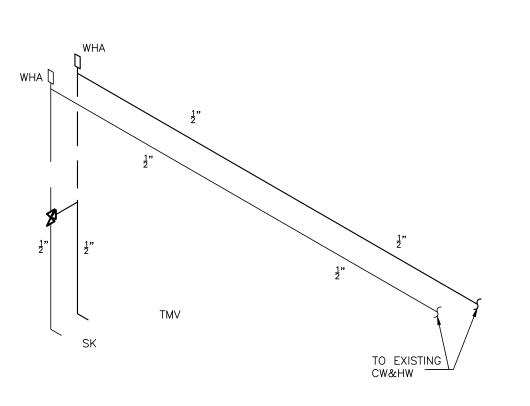
MBH 1000 BTU PER HOUR

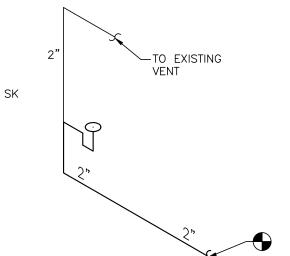
HW HOT WATER

MIN MINIMUM

GPM GALLON PER MINUTE

ATIONS			
			1 2 2 2 2
	QTY	SFU	TOTAL
C WATER SERVICE			
WALL HYDRANT	0	3	0
CLOTHES WASHER (COM)	0	4	0
CLOTHES WASHER (RES)	0	4	0
DISHWASHER (COM)	0	0	0
DISHWASHER (RES)	0	1.5	0
DISPOSER	0	0	0
DRINKING FOUNTAIN	1	0.75	0.75
ICE MAKER	0	0	0
KITCHEN SINK (RES)	1	1.5	1.5
KITCHEN SINK FAUCET (COM)	0	3	0
LAUNDRY SINK	0	1.5	0
LAVATORY	2	1	2
MOP/SERVICE SINK	1	3	3
SHOWER	0	3	0
SHOWER (WITH MIXING)	0	3	0
SINK	0	2	0
TOILET (1.6 GPFVALVE)	0	6.5	0
TOILET (TANK)	2	3	6
URINAL	0	4	0
KIT EQ CARBONATOR	0	0	0
KIT EQ DIPPER WELL	0	1	0





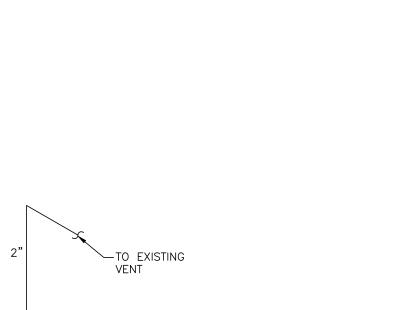




	PLUMBING FIXTURE/EQUIPMENT SCHEDULE										
FIXTURE	DESCRIPTION	MAKE	MODEL	DRAIN	VENT	C.W.	H.W.	SPECIFICATIONS			
<del>WC1</del>	WATER CLOSET (ADA) PRESSURE ASSISTED FLUSH TANK	AMERICAN STANDARD	<del>2467.016</del>	4"	2"	3/4"		ADA 16-1/2" HIGH VITREOUS CHINA 1.6 GPF PRESSURE ASSISTED SIPHON JET FLUSH TANK TOILET. FLUSHOMETEI VALVE. PROVIDE CLOSED FRONT ELONGATED SEAT W/LID, AMERICAN STD #5324.019 OR EQUAL. FLUSH VALVE TO FACE LAVATORY.			
<del>LV1</del>	LAVATORY (ADA)	AMERICAN STANDARD	0355.012	2"	2"	1/2"	1/2"	WALL—HUNG, WHITE VITREOUS CHINA LAVATORY W/SELF—DRAINING DECK WITH BACK AND SIDE SPACH SHIELDS. PROVIDE MOEN 8433 FAUCET, 0.5 GPM, GRID WASTE, SUPPLIES AN STOPS, PROVIDE TRUBRO UNDERSINK PIPE COVERS. SEE BELOW FOR TRAP.			
TMV	THERMOSTATIC MIXING VALVE	SYMMONS	7-225-CK			1/2"	1/2"	THERMOSTATIC CONTROLLER WITH INTEGRAL CHECKS, ALL BRASS BODY WITH DUAL STAINLESS STEEL STRAINER, VANDAL-RESISTANT TEMPERATURE ADJUSTMENT HANDLE. SET TO 105°. MOUNT IN ACCESSIBLE LOCATION.			
MS	MOP SINK	FIAT	MSB-2424	3"	2"	1/2"	1/2"	WHITE MOLDED STONE, 24"X24" BASIN. PROVIDE 830—AA SERVICE FAUCET, 832—AA FLEX HOSE AND BRACKET. PROVIDE MSG—2424 STAINLESS WALL GUARDS. PROVIDE 889—CC MOP HANGER.			
SK	BREAK ROOM SINK	PROVIDED BY GC INSTALLED BY GC		2"	2"	1/2"	1/2"	COUNTERTOP MOUNTED 20 GA, SINGLE BOWL, WITH ADA COMPLIANT HIGH ARC FAUCET, PROVIDED AND INSTALLED BY GC.			
WHA	WATER HAMMER ARRESTER	SIOUX CHIEF	650 SERIES					SIOUX CHIEF 650 SERIES WATER HAMMER ARRESTER OR EQUAL. *SIZE & INSTALL PER PDI #WH-201 STANDARD OR MANUFACTURER'S INSTRUCTION.			
E <del>WC</del>	ELECTRIC WATER COOLER	<del>OASIS</del>	PR8ACSL	2"	2"	1/2"		ELECTRIC WATER COOLER, DUAL MOUNT WITH ADA HEIGHT, 1/4 HP COMPRESSOR, 8.0 GPM. COORDINATE VOLTAGES WITH ELECTRICAL.			
FÐ	FLOOR DRAIN	<del>WATTS</del>	FD-100-A	3"				EPOXY COATED CAST IRON FLOOR DRAIN WITH ANCHOR FLANGE AND ADJUSTABLE NICKEL BRONZE STRAINER.			
<del>TP</del>	TRAP PRIMER	PRECISION PLUMBING PRODUCTS	LTP-1500	2"	2"			1-1/2" TAILPIECE FLOOR DRAIN TRAP PRIMING ASSEMBLY. PROVIDED WITH BRAIDED ½" STAINLESS STEEL FLEXIBLE PRIMING MAKE-UP WATER LINE.			
WMB	WASHER MACHINE BOX	OATEY	38754	2"	2"	1/2"	1/2"	WHITE PVC WASHING MACHINE CONNECTION BOX WITH COMPRESSION VALVES.			

ALL FIXTURES, EQUIPMENT, TRIM, FITTINGS, ETC. SHALL COMPLY WITH LOCAL, STATE AND/OR FEDERAL REGULATIONS AND CODES, INCLUDING BUT NOT LIMITED TO WATER AND ENERGY CONSERVATION CODES, AND THE AMERICANS WITH DISABILITIES ACT (ADA). THE SCHEDULE REFLECTS FIXTURES AND EQUIPMENT WHICH ARE MINIMUM CRITERIA AND SHALL BE THE BASIS FOR CONTRACTORS BASE BID. WHERE SPECIFIED FIXTURES AND/OR EQUIPMENT ARE NOT IN COMPLIANCE WITH GOVERNING CODES AND REGULATIONS, THE CONTRACTOR SHALL PROVIDE AN ALTERNATE BID FOR THE SUBSTITUTIONS OF COMPLYING FIXTURES, EQUIPMENT, FITTINGS, ETC. THE ABSENCE OF AN ALTERNATE BID SHALL BE CONSTRUED TO MEAN THAT THE CONTRACTORS BASE BID INCLUDES ALL COSTS NECESSARY TO MEET ALL REGULATIONS AND CODES.

PROVIDE CAULK ALL AROUND WATER CLOSETS, URINALS AND WALL MOUNTED LAVATORIES AT TILED RESTROOM WALL



PROJECT TEAM ARCHITECTURAL DESIGN GUILD St. Louis, MO, 63143 314-644-1234

**MEP ENGINEER: ARCHITECTURAL DESIGN GUILD** 

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

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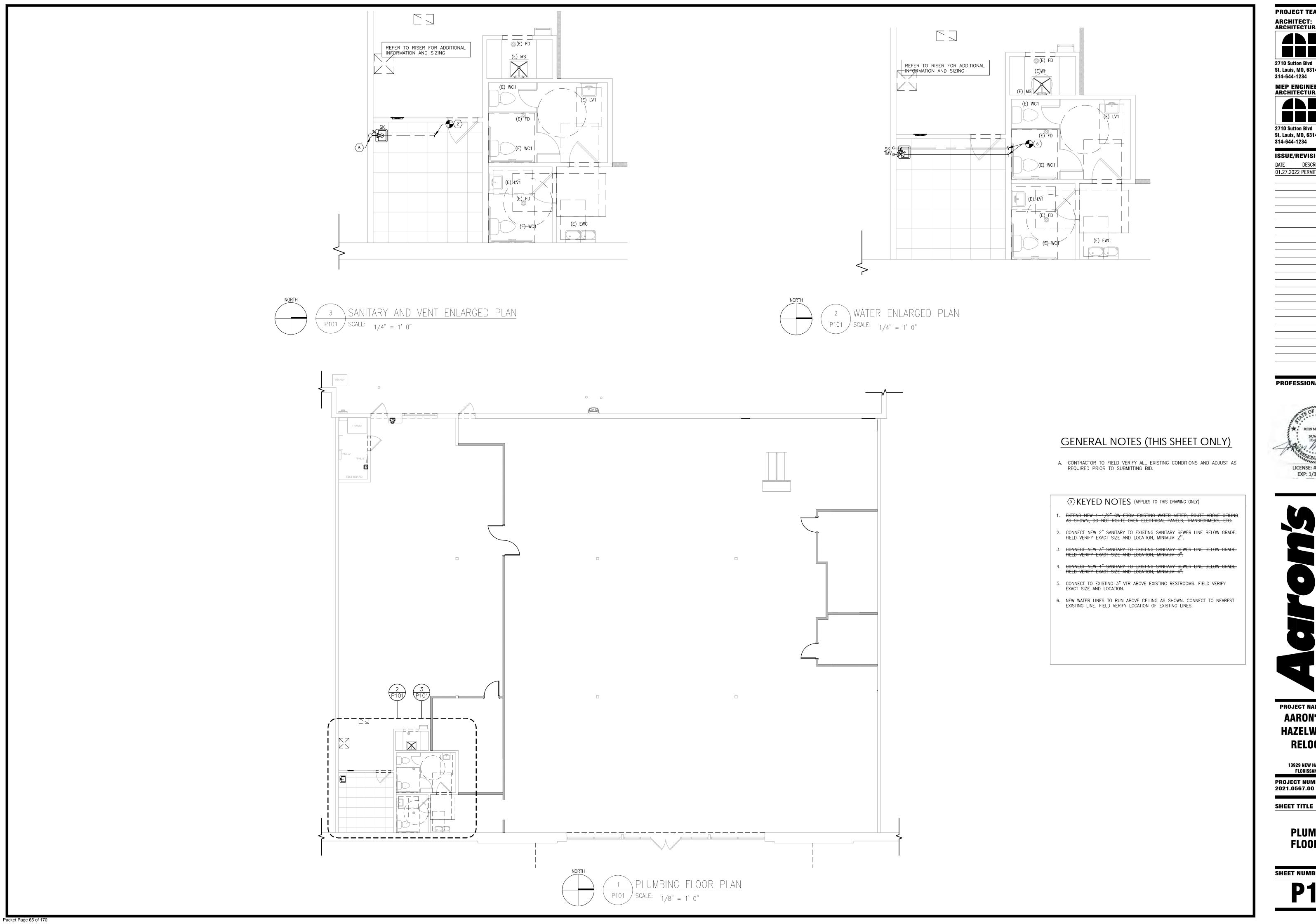


PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

**13929 NEW HALLS FERRY ROAD** FLORISSANT, MO, 63033

**PROJECT NUMBER:** 2021.0567.00

SHEET TITLE **PLUMBING SCHEDULES AND** 



**PROJECT TEAM** ARCHITECT: ARCHITECTURAL DESIGN GUILD

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

**MEP ENGINEER:** ARCHITECTURAL DESIGN GUILD

St. Louis, MO, 63143 314-644-1234

ISSUE/REVISION RECORD

DATE DESCRIPTION 01.27.2022 PERMIT SET

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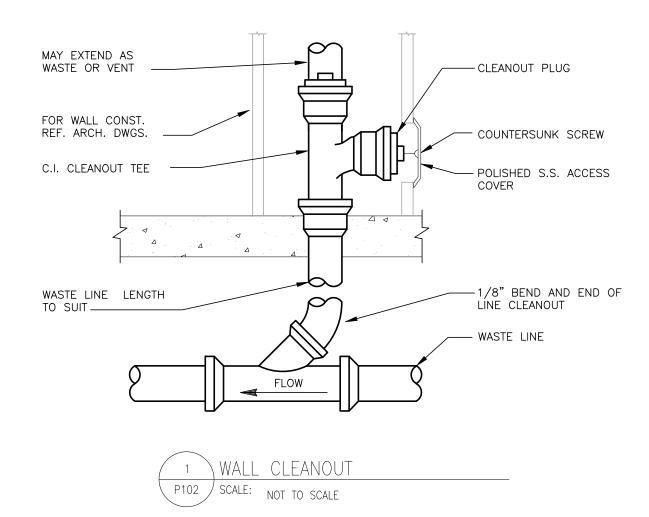
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO **RELOCATION** 

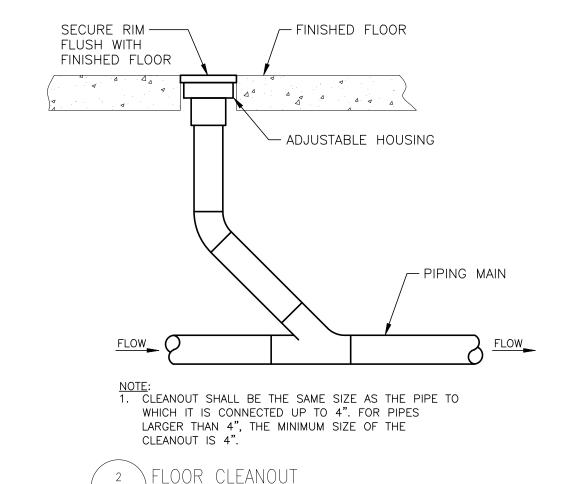
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**PROJECT NUMBER:** 

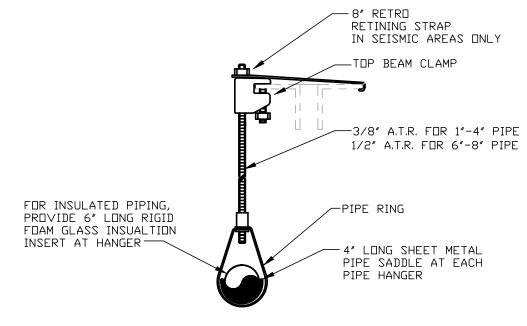
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**PLUMBING FLOOR PLANS** 



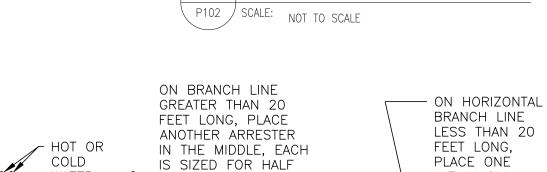


P102 | SCALE: NOT TO SCALE



4 PIPE HANGER

P102 | SCALE: NOT TO SCALE

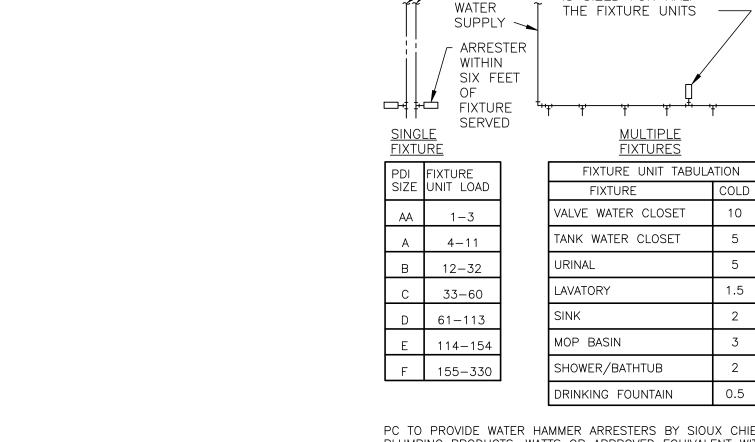


WITHIN SIX

SERVED

COLD HOT

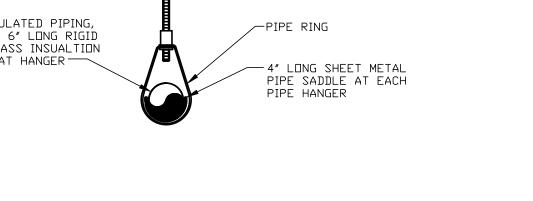
FEET OF THE LAST FIXTURE



PC TO PROVIDE WATER HAMMER ARRESTERS BY SIOUX CHIEF, PRECISION PLUMBING PRODUCTS, WATTS OR APPROVED EQUIVALENT WITH PISTON AND O-RING CONSTRUCTION, HAVING PDI #WH-201, ASSE #1010 OR ANSI #A112.26.1M CERTIFICATION. SIZE AND INSTALL PER PDI #WH-201 STANDARD OR MANUFACTURER'S INSTRUCTION. THE TABLES ABOVE ARE BASED ON THE SIOUX CHIEF PRODUCT LINE. IF PRESSURE IS IN EXCESS OF 65 PSIG THEN UPSIZE THE ARRESTER BY ONE (EXAMPLE: AN 'A' ARRESTER WOULD BECOME A 'B' ARRESTER.)







PROFESSIONAL SEAL

**PROJECT TEAM ARCHITECT:** 

2710 Sutton Blvd St. Louis, MO, 63143

314-644-1234

2710 Sutton Blvd St. Louis, MO, 63143

314-644-1234

DATE DESCRIPTION 01.27.2022 PERMIT SET

**MEP ENGINEER:** 

ARCHITECTURAL DESIGN GUILD

ARCHITECTURAL DESIGN GUILD

ISSUE/REVISION RECORD



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

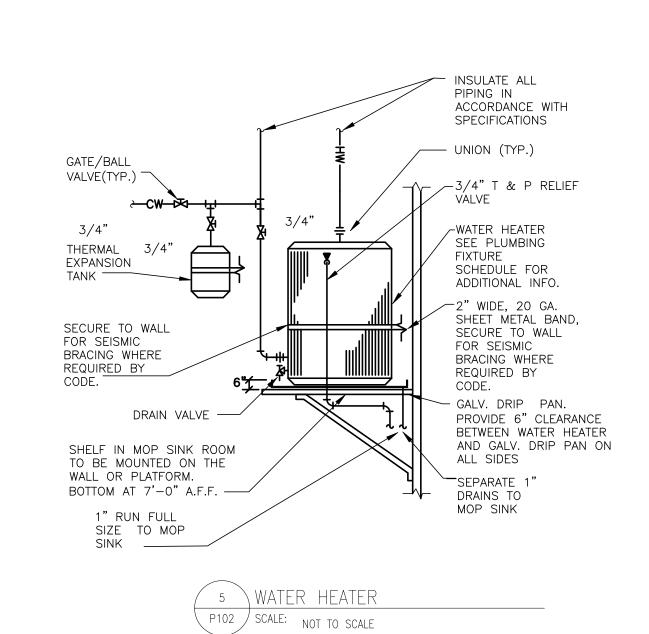
> 13929 NEW HALLS FERRY ROAD FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

SHEET TITLE

**PLUMBING DETAILS** 

SHEET NUMBER



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# **GENERAL NOTES**

# (APPLIES TO ALL ELECTRICAL DRAWINGS)

- 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.
- 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
- 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.
- COORDINATE ALL CUSTOM RECEPTACLES AND CIRCUITS WITH EQUIPMENT FURNISHED BY AARONS. PROVIDE OUTLETS COMPATIBLE WITH EQUIPMENT REQUIREMENTS.
- 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.
- 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
- 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.
- 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. REFER TO EQUIPMENT CUT SHEETS AND MANUFACTURER'S DATA FOR ROUGH IN LOCATIONS OF ELECTRICAL CONNECTIONS AND INTERCONNECTIONS OF ALL EQUIPMENT.

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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.

- COORDINATE WITH SPECIALTY SYSTEMS VENDORS TO PROVIDE RACEWAY AND CABLING, POWER AND CONTROL INTERFACES AS REQUIRED FOR COMPLETE, OPERABLE SYSTEMS.
- 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
- 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 IVORY AND SHALL BE

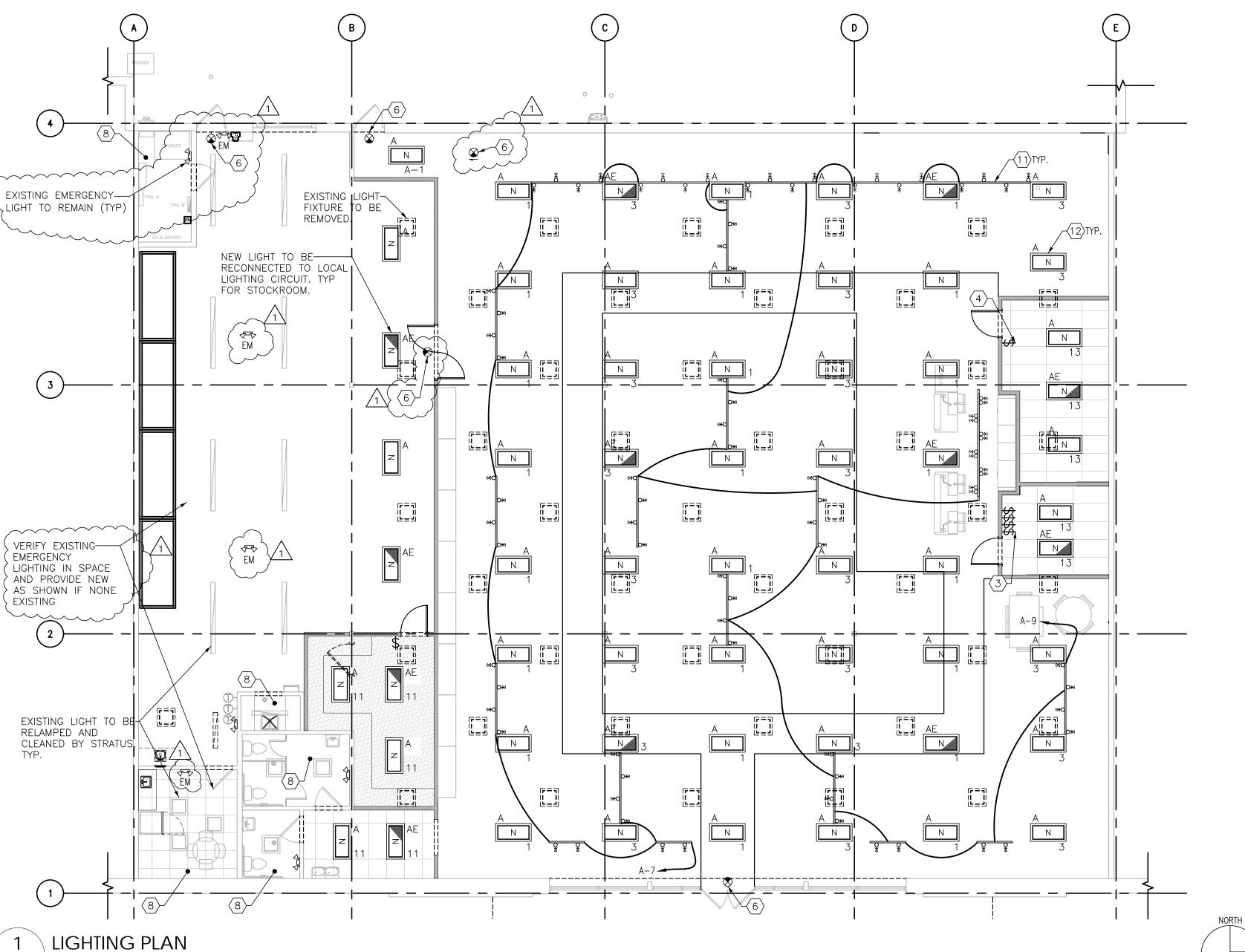
R. COMPUTER CABLE TO BE INSTALLED SHALL BE TWISTED PAIR CATEGORY #5 - BY

- 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.
- 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 WATTS
N	A	RECESSED 2'x4' LED FLAT PANEL LIGHT FIXTURE  MANUFACTURER: ENVISION: LED-PNL-2X4-50W-35K-LF  LAMPS: 50 WATT LED  DRIVER: EZ1 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: EZ1 DRIVER WITH ELDOLED DIM TO 1%	50
\$	В	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
0	Е	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: LCAB2SQLED LAMPS: (2) 1 WATT LED	3
<b>∑</b>	X	EXIT SIGNS  MANUFACTURER: CONTECH: REXA-XF-R-EM-XX-P  LAMPS: 3 WATT LED	2.3
Å	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.C. SHALL COORDINATE REQUIREMENTS WITH TRACK MANUFACTURER TO FURNISH CORRECT COMPONENTS.
- $\langle \, 2 \, 
  angle$  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
- $\langle 3 \rangle$ 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
- $\langle 5 \rangle$   $\overline{\text{e.c.}}$  shall connect new track lighting to existing spare 20A-1P CIRCUIT IN EXISTING LIGHTING PANEL. FIELD VERIFY CIRCUIT
- $\langle 6 \rangle$ 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
- (8) LIGHTING IN THIS AREA IS EXISTING TO REMAIN UNLESS NOTED
- (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
- (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
- (12) FRAMES FOR 2X4 LIGHTS NEED TO BE ORDERED IN ORDER TO SUSPEND USING AIRCRAFT CABLE.



COMPLETE INSTALLATION. PRIOR TO INSTALLATION. (4) PROVIDE NEW LIGHTING CONTROLS AS INDICATED. PRIOR TO BID. LIGHTING CONTROLS AS REQUIRED FOR A COMPLETE INSTALLATION. OTHERWISE. THIS CIRCUIT. SALES AREA TO 20A-1P CIRCUIT BREAKER IN PANEL "L".  $^{(11)}$  track lighting to be mounted 11' aff. 60.1 WATE LED

PROFESSIONAL SEAL

PROJECT TEAM

**ARCHITECTURAL DESIGN GUILD** 

**ARCHITECTURAL DESIGN GUILD** 

**ISSUE/REVISION RECORD** 

**ARCHITECT:** 

2710 Sutton Blvd

314-644-1234

St. Louis, MO, 63143

MEP ENGINEER:

St. Louis, MO, 63143

DATE DESCRIPTION

01.27.2022 PERMIT SET

1 3.04.2022 REVISION 1

314-644-1234



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



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

13929 NEW HALLS FERRY ROAD

FLORISSANT, MO, 63033

PROJECT NUMBER: 2021.0567.00

LIGHTING

**SHEET TITLE** 

**PLAN** 

SHEET NUMBER

 $\rightarrow$ PROVIDE ADDITIONAL EMERGENCY LIGHTS AND EXIT SIGNS AS DIRECTED BY AHJ ALL LIGHTING CIRCUITS SHOWN ON THIS PAGE ARE FROM PANEL A

E101 / SCALE: 1/8" = 1'-0"

	ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION	MTG. H UNO
X-1,3,5	ARROWHEAD INDICATES HOMERUN. X-1, 3, AND 5 ADJACENT TO HOMERUN ARROWHEADS INDICATES HOMERUN TO PANEL X, CIRCUIT NUMBERS 1, 3, AND 5.	0110
#	MARKS ACROSS RACEWAY SYMBOLS INDICATE THE NUMBER OF NO.12 CONDUCTORS, UNLESS OTHERWISE NOTED. NO MARKS INDICATE TWO NO.12 CONDUCTORS. EQUIPMENT GROUNDING CONDUCTORS ARE NOT INDICATED BY MARKS, BUT ARE REQUIRED.	
///	RACEWAY INSTALLED CONCEALED IN WALL OR ABOVE CEILING / CONCEALED BELOW FLOOR OR UNDERGROUND	
	HILL-PHOENIX SWITCHBOARD, AS NOTED	
Øh/Dh	FUSIBLE/NON-FUSED DISCONNECT SWITCH	
\$	SINGLE-POLE, SINGLE-THROW TOGGLE SWITCH	48"
\$ <sub>M</sub>	MOTOR RATED TOGGLE SWITCH	48"
	TELEPHONE BACKBOARD	
•	DUPLEX RECEPTACLE NEMA TYPE 5-20R, FLOOR OR WALL MOUNTED. WALL MOUNTED - CENTERLINE RECESS MOUNTED AT 18"AFF, UNLESS NOTED OTHERWISE.	
<sub>AC</sub> <b>(=</b>	COUNTERTOP HEIGHT DUPLEX RECEPTACLE, NEMA TYPE 5—20R, MOUNTED 6" ABOVE ASSOCIATED COUNTERTOP OR 42" AFF, UNLESS NOTED OTHERWISE. A "GFI" TAG INDICATES A GROUND FAULT RECEPTACLE AND A "WP" TAG INDICATES THE RECEPTACLE TO BE IN A WEATHERPROOF ENCLOSURE.	18"
<b>⊞</b> ∯	DOUBLE-DUPLEX RECEPTACLE NEMA TYPE 5-20R, FLOOR OR WALL MOUNTED. WALL MOUNTED - CENTERLINE RECESS MOUNTED AT 18"AFF, UNLESS NOTED OTHERWISE.	18"
	DIVIDED FLOOR BOX WITH DOUBLE-DUPLEX RECEPTACLE NEMA TYPE 5-20R, AND SIX PORT DATA.	
H <b>⊚</b>	SPECIAL PURPOSE RECEPTACLE. NEMA CONFIGURATION AS INDICATED ON DRAWINGS.	
<b>0 1</b>	4" SQUARE OR ROUND (AS INDICATED) JUNCTION BOX SURFACE OR RECESS MOUNTED AT HEIGHT INDICATED ON FLOOR, OR ABOVE CEILING, OR IN WALL. USED FOR POWER, TELECOMM, SECURITY, ETC. AS NOTED ON DRAWINGS. IF IN FINISHED AREA, INSTALL RECESSED WITH COVER; IF IN UNFINISHED AREA, INSTALL SURFACE MOUNTED WITH COVER. PROVIDE NEMA 3R TYPE, IF IN EXTERIOR OR WET AREA.	
6	POWER PANEL WITH VOLTAGE, AMPERE, AIC RATING, BREAKERS, AND MOUNTING AS INDICATED ON ONE LINES AND PANEL BOARD SCHEDULES.	
V	VOICE OR DATA OUTLET CENTERLINE RECESS MOUNTED AT 18" AFF WITH 3/4" CONDUIT ROUTED UP WALL, AND STUBBED OUT 6" ABOVE CEILING WITH INSULATED THROAT CONNECTORS. ALL TELEPHONE CABLING FURNISHED AND INSTALLED BY OWNER OR HIS SELECTED VENDOR.	
▽	SPEAKER DATA BOX CENTERLINE RECESS MOUNTED AS INDICATED WITH 3/4" CONDUIT ROUTED UP WALL, AND STUBBED OUT 6" ABOVE CEILING WITH INSULATED THROAT CONNECTORS. ALL SPEAKER CABLING FURNISHED AND INSTALLED BY OWNER OR OWNER'S SELECTED VENDOR.	
▼	DOOR BELL & CHIMES	

Packet Page 68 of 170

# **LEGEND NOTES:**

- 1. UNLESS NOTED OTHERWISE, MOUNTING HEIGHT DIMENSIONS ARE TO THE CENTERLINE OF THE DEVICE OR OUTLET ABOVE GRADE OR FINISHED
- 2. DEVICE DESIGNATIONS AS FOLLOWS: D - DEDICATED PROVIDE "DEDICATED" LABEL ON COVERPLATE GFI — GROUND FAULT INTERRUPTER WP- WEATHER PROOF
- IG- ISOLATED GROUND, PROVIDE ORANGE COLORED DEVICE FOR THOSE RECEPTACLES MOUNTED FLUSH IN THE FLOOR, PROVIDE HUBBELL #S1PT4X4BL QUAD DEVICE WITH CAPACITY FOR FOUR (4) CAT-5 JACKS - JACKS AND TELECOMM WIRING SHALL BE PROVIDED BY TEL/DATA VENDOR.
- 4. ALL SWITCH, RECEPTACLES COVER PLATES AND DEVICES TO BE WHITE. REPLACE ALL EXISTING TO MATCH NEW AS NEEDED.

# **DESIGN NOTES**

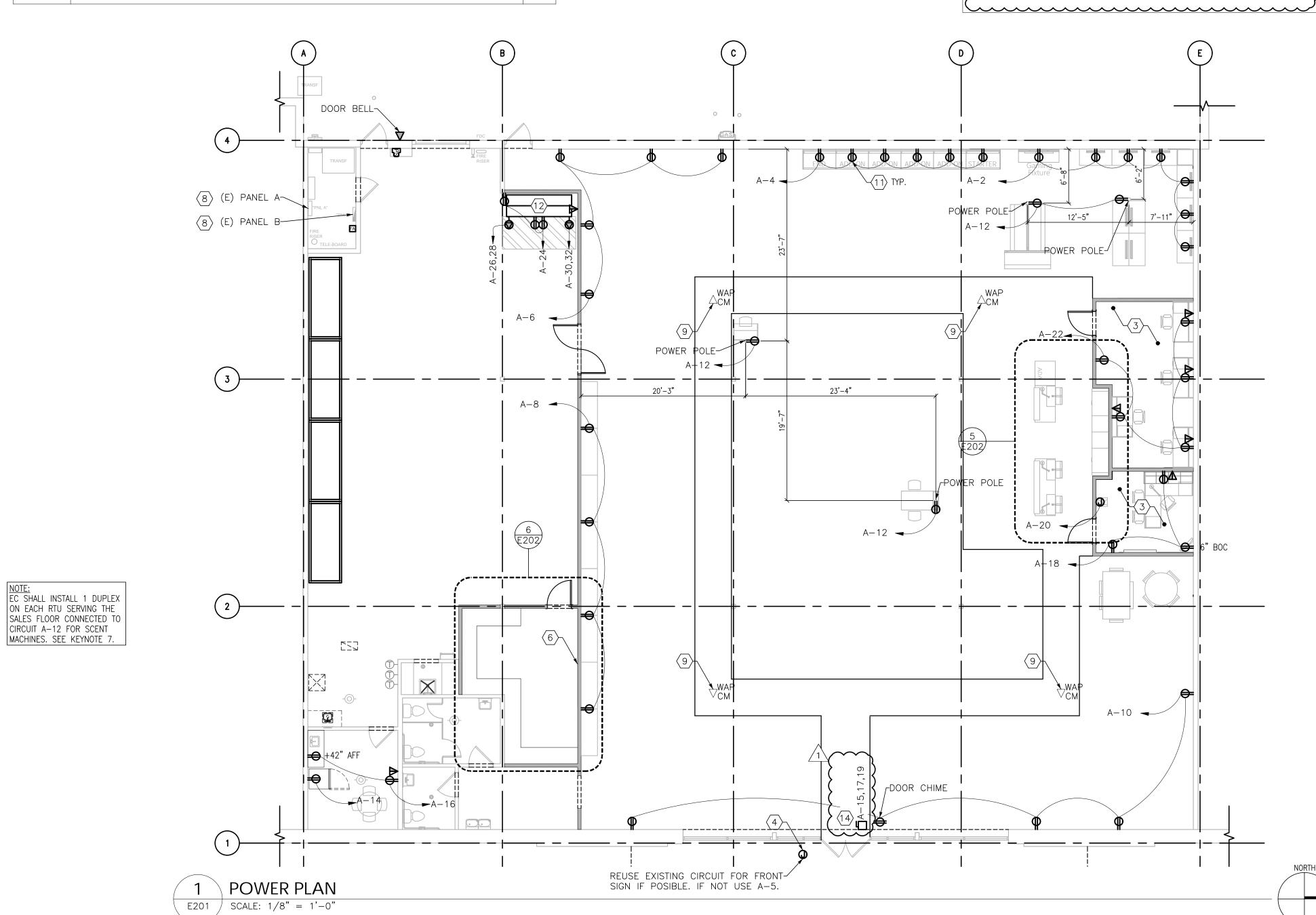
- EXISTING OR NEW ELECTRICAL SERVICE FEEDING SPACE SHALL BE A MINIMUM OF 400A, 120/208V, 3ph, 4w OR 200A, 277/480V, 3ph, 4w, INCLUDING DISTRIBUTION PANELS WITH A MINIMUM OF (30) 20A CIRCUIT BREAKERS. CONNECT TO EXISTING ELECTRICAL SERVICE IN SPACE, VERIFY WITH
- RE-USE ALL EXISTING ELECTRICAL EQUIPMENT PANELS,
- SWITCHGEAR, TRANSFORMERS, DISCONNECTS WHEREVER POSSIBLE. RE-USE EXISTING RECEPTACLES WHERE POSSIBLE THROUGHOUT
- PROVIDE RECEPTACLES IN RESTROOMS ONLY IF REQUIRED BY CODE,

# **KEYNOTES**

- (1) E.C. SHALL PROVIDE DISCONNECT FOR CONNECTION TO THE NEW WATER HEATER. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS PRIOR TO INSTALLATION. CIRCUIT AS SHOWN.
- (2) E.C. SHALL PROVIDE NEW ELECTRICAL PANELS CONNECTED TO EXISTING MDP. REFER TO SHEETS E202 AND E203 FOR ADDITIONAL INFORMATION.
- $\langle 3 \rangle$  PROVIDE 3/4" CONDUIT WITH PULL STRING AND INSULATED THROAT BUSHINGS FOR ALL DATA BOXES IN CAM OFFICE AND GM OFFICE FROM BOX TO 6" ABOVE ACCESSIBLE CEILING.
- $\langle 4 \rangle$  junction box for connection to exterior storefront sign. COORDINATE EXACT LOCATION AND CONNECTION REQUIREMENTS PRIOR TO ROUGH-IN.
- $\langle 5 \rangle$  all receptacles marked with (E) are existing to remain.
- $\langle 6 \rangle$  NEW FIRE RATED PLYWOOD BACKBOARD (8'x4'x3/4") VERTICALLY MOUNTED FOR MOUNTING OF NEW PHONE/DATA AND SECURITY EQUIPMENT.
- $\langle 7 \rangle$  provide rooftop unit receptacles for scent machines. Wire WITH (2) #12 & (1) #12 GND IN 3/4" C TO CIRCUIT AS SHOWN. COORDINATE WITH MECHANICAL CONTRACTOR AND EQUIPMENT
- SUPPLIED, FOR LOCATION AND CONDUIT ROUTING.  $\langle 8 \rangle$  existing electrical equipment to remain. See riser diagram.
- $\langle 9 \rangle$  data line (wireless access point, AP) set in center of SHOWROOM SPACE BY LOW VOLTAGE CONTRACTOR.

FOR DETAILS, NOTES AND ELEVATIONS, SEE DWG. E202.

- (10) SHALL INTERLOCK EF—1 WITH RESTROOM LIGHTS. E.C. TO COORDINATE ALL REQUIREMENTS WITH HVAC CONTRACTOR PRIOR
- TO ROUGH-IN AND BID. (11) E.C. TO PROVIDE HDMI PORT PER OWNERS DIRECTION. (1) PORT TO BE PROVIDED PER TV WALL FIXTURE RUN. COORDINATE WITH
- OWNER FOR PLACEMENT. TO BE 46" OFC AND 65" AFF. (12) SEE QA BENCH DETAILS ON SHEET F100 FOR RECEPTACLE MOUNTING ON EQUIPMENT.
- (13) PROVIDE NEW OUTLET IF NONE EXITING NEAR BY. CONNECT NEW OUTLETS TO LOCAL RECEPTACLE CIRCUIT. DO NOT OVERLOAD PAST
- ~ 12 AMP VERIFY IN FIFLD  $\langle 14 \rangle$  make final terminations to new air curtain with electric HEAT. PROVIDE DISCONNECT SWITCH MOUNTED NEAR UNIT. COORDINATE WITH MECHANICAL CONTRACTOR.



**ARCHITECTURAL DESIGN GUILD** 

**PROJECT TEAM** 

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

St. Louis, MO, 63143

ISSUE/REVISION RECORD

DESCRIPTION 01.27.2022 PERMIT SET 1 3.04.2022 REVISION 1

314-644-1234

PROFESSIONAL SEAL



EXP: 1/31/2023



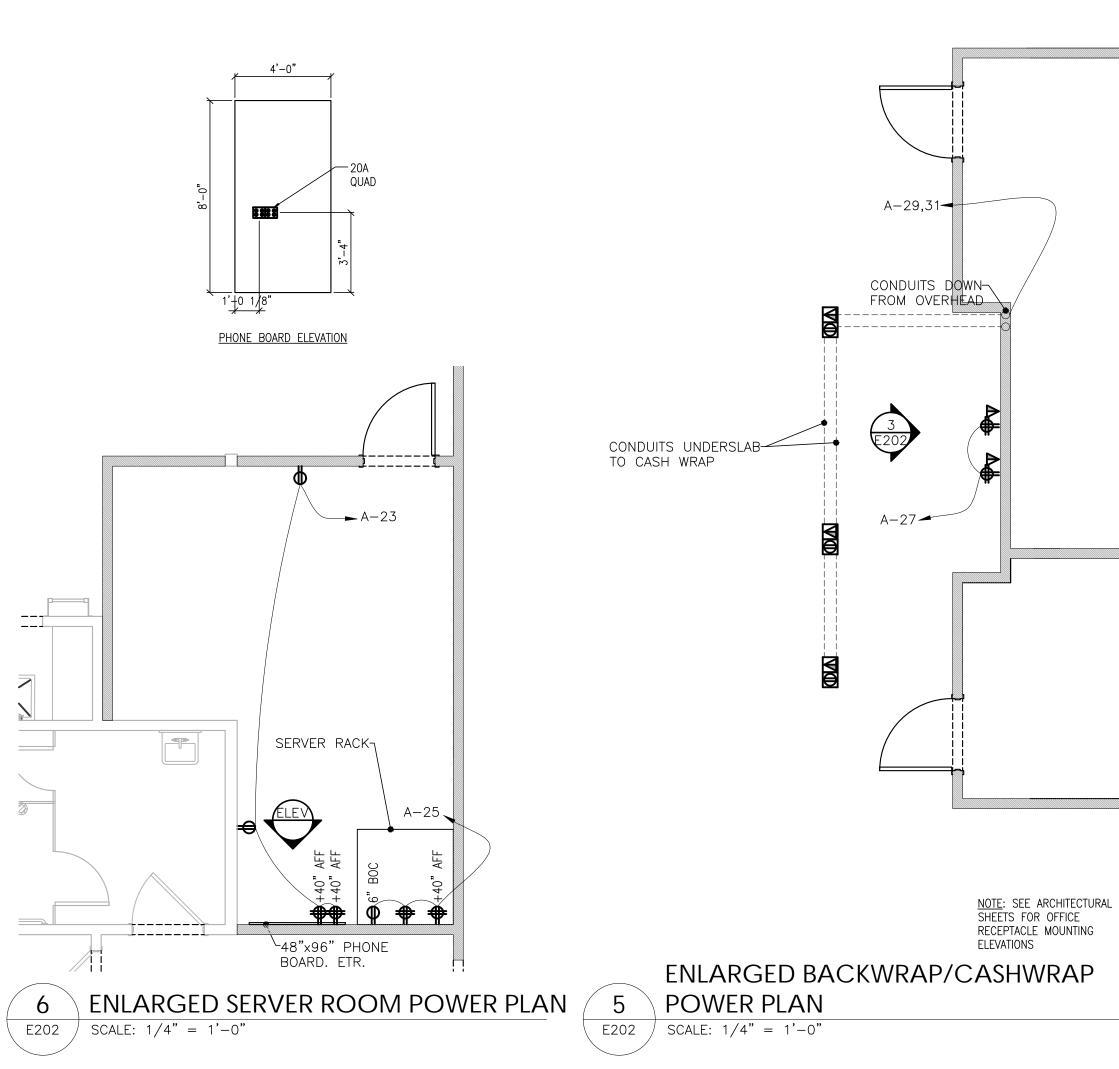
PROJECT NAME & ADDRESS AARON'S C1526 HAZELWOOD, MO RELOCATION

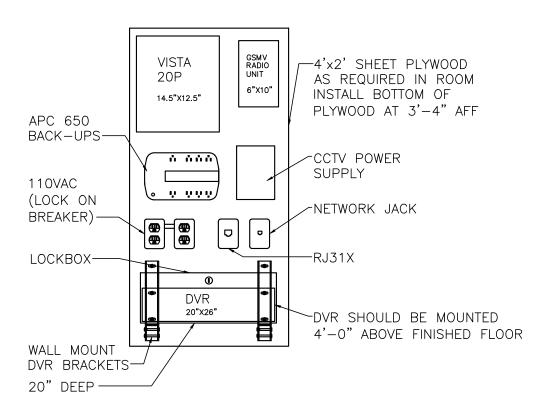
13929 NEW HALLS FERRY ROAD

**PROJECT NUMBER:** 2021.0567.00

SHEET TITLE

**POWER AND SYSTEMS PLAN** 





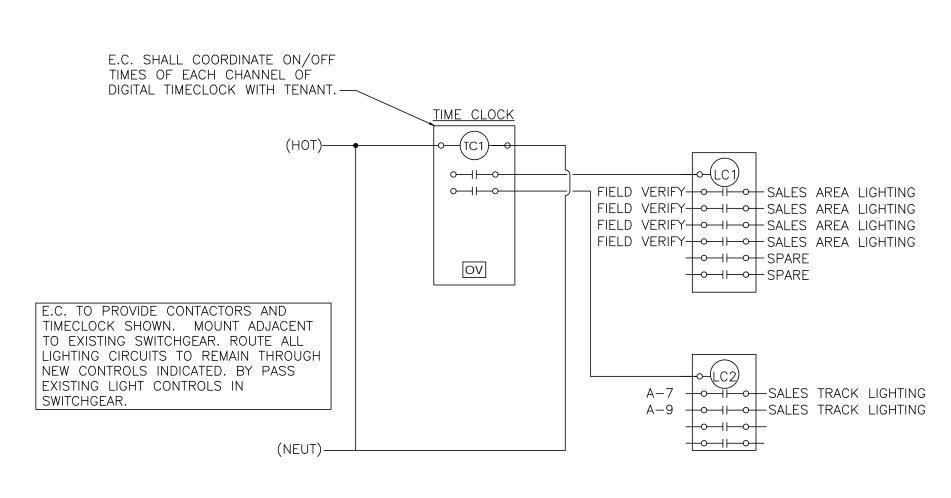
# VOICE AND DATA CABLING NOTES FOR LOW VOLTAGE VENDOR

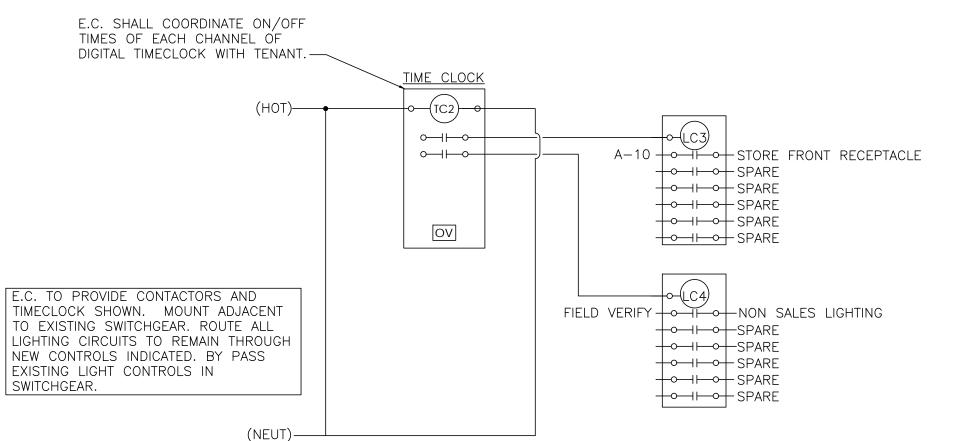
	LOVV VOLI	$\Delta$	- VLIND	ハ		
VOICE	AND DATA CABLES	VOICE	DATA	FAX	MODEM	CREDIT
1	CAM/GM OFFICE	6	6			
2	CLOSING OFFICE	2	2			
3	CASH ROOM	1	1			
4	NOOK(BEHIND CASHWRAP)		1	1		
5	CASHWRAP	3	5	1	1	2
6	QA BENCH	1	1			
7	BACK DOOR	1				
8	BREAK ROOM	1	1			
9	SHOW ROOM(SEE KEYED NOTE 16)		1			
10	SECURITY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

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
- E.ALL JACKS MUST HAVE MATCHING NUMBERS W/ PATCH PANEL.
- F.USE ONE COLOR JACK FOR RJ11 VOICEAND ONE COLOR FOR RJ45
- 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.

SECURITY BACKBOARD ELEVATION E202 / SCALE: NTS



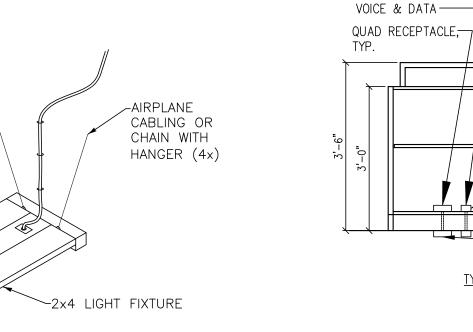


LIGHTING CONTACTOR WIRING DIAGRAMS E202 / SCALE: NTS

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

POWER REQUIREMENTS

# ONE-LINE DIAGRAM E202 / SCALE: NTS



QUAD RECEPTACLE, QUAD RECEPTACLE, JUNCTION BOXES -LAID FLAT AND MOUNTED TO CABINET BASES OR TO MIDDLE DIVIDERS, TYP. DO NOT MOUNT TO FRONT PANEL OF CABINET FLOOR JUNCTION BOXES - SEE PLAN TYPICAL DOUBLE CASH WRAP CABINET TYPICAL SINGLE CASH WRAP CABINET NOTE:

1. ALL DATA DROPS IN COUNTERS, OFFICES, AND DEMARC SHALL TERMINATE AT THE PATCH PANEL ON TELCO BOARD. 2. SERVER IS PLACED IN SERVER ROOM - SEE PLAN FOR LOCATION

VOICE & DATA, TYP.

NO POWER

THIS CABINET

OR DATA

TYPICAL ACCESSIBLE CASH

WRAP CABINET EXTENSION

LIGHTING FIXTURE SUPPORT E202 / SCALE: NTS

HANGER

OUTWARD

FIXTURE

Packet Page 69 of 170

FROM THE

CABLES 17.5°

CORNER (TYP.)

CASHWRAP NETWORK AND TELECOM DIAGRAM

E202 / SCALE: 1/2" = 1'-0"

ARCHITECT: **ARCHITECTURAL DESIGN GUILD** 

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

**PROJECT TEAM** 

**MEP ENGINEER: ARCHITECTURAL DESIGN GUILD** 

St. Louis, MO, 63143 314-644-1234

**ISSUE/REVISION RECORD** 

DATE DESCRIPTION 01.27.2022 PERMIT SET

PROFESSIONAL SEAL



NEGIA 30339 (678) 402-3

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

**13929 NEW HALLS FERRY ROAD** 

FLORISSANT, MO, 63033

**PROJECT NUMBER:** 2021.0567.00

SHEET TITLE

WIRING DIAGRAM, SCHEDULES, ONE-LINE, AND **DETAILS** 

KN	C#	DESCRIPTION	В/Р	/	A	1	В	(	2	B/P	DESCRIPTION	C#	KN
	1		100	16,620	16,620					100		2	
Е	3	RTU-1	/6			16,620	16,620			100	RTU-1	4	E
	5		70					16,620	16,620	/ /		6	
	7		60	9,972	16,620			,		100		8	
Е	9	RTU-3	/3			9,972	16,620			/3	RTU-2	10	E
	11		75			_		9,972	16,620	,,,		12	
	13		200	16,320	5,339			,		200		14	
Е	15	PANEL A	/3			12,681	7,053			/3	PANEL B	16	Е
	17		, ,					13,202	3,241			18	
	19		20	0	0			1		20		20	
	21		20			0	0			20		22	
	23		20			7		0	0	20		24	
	25		20	0	0			1		20		26	
	27		20			0	0			20		28	
	29		20			7		0	0	20		30	
	31		20	0	0			1		20		32	
	33		20			0	0			20		34	
	35		20			7		0	0	20		36	
	37		20	0	0			1		20		38	
	39		20			0	0			20		40	
	41		20					0	0	20		42	

	Α		EXISTING TO REMAIN								208	Y/120V, 3PH, 4W, 200A FEED 2 SURFACE		
	KN	C#	DESCRIPTION	В/Р	Į.	A	ı	3		2	В/Р	DESCRIPTION	C#	KN
	В	1	LTG: SALES 50%	20	1,250	1,260					20	RCPT: GAMING FIXTURES	2	В
	В	3	LTG: SALES 50%/ OFFICES	20			1,300	1,080			20	RCPT: TV WALL	4	В
	В	5	LTG: SIGN	20					1,000	900	20	RCPT: SALES GENERAL	6	В
	В	7	LTG:TRACK	20	528	720					20	RCPT: SALES LEFT WALL	8	В
	В	9	LTG:TRACK	20			759	900			20	RCPT: FRONT SALES	10	В
^	В	11	LTG: BOH	20					250	1,080	20	RCPT: POWER POLES/SCENT	12	В
1	D	13	LTG: OFFICE	20	250	1,080	~~~				20	RCPT: BREAK ROOM	14	В
		15	AIR CURTAIN: AC-1	45			4,032	750	~~~		20	RCPT: FRIDGE	16	В
}	DN	17	3#8, #10GR, 3/4"C	/3					4,032	540	20	RCPT: GM OFFICE	18	В
\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		19	5,	,,,	4,032	180			,		20	RCPT: GM SECURITY	20	В
	D	21		20			0	900			20	RCPT: CAM OFFICE	22	В
	В	23	RCPT: PHONE BRD/ SVR RM	20			,		1,080	540	20	RCPT: QA DESK	24	В
	В	25	RCPT: SERVER RACK	20	900	2,160			,		30	RCPT: QA DESK	26	N
	В	27	RCPT: COPIER/PRINTER	20			800	2,160			/2	NOT TO CAN DESK	28	14
	В	29	RCPT: CASHWRAP	20			1		180	3,600	50	RCPT: QA DESK	30	<sub>N</sub> $ $
	В	31	RCPT: CASHWRAP	20	360	3,600			1		/2	Nei 1. d. v Besik	32	
	Е	33	OPEN AREA	20			0	0			20	OPEN AREA	34	Е
	Е	35	OPEN AREA	20			1		0	0	20	OPEN AREA	36	Е
	Е	37	PER TRACK	20	0	0			1		20	PER TRACK	38	Е
	Е	39	PER TRACK	20			0	0			20	PER TRACK	40	Е
	Е	41	AUX CONTRACTOR	20					0	0	20	PRE TRACK	42	Е
			CONNECTED LOAD 42.2 kVA, 117.2 A		16,	320	12,	681	13,	202		DEMAND LOAD 52.6 kVA, 146.0 A		

KN	C#	DESCRIPTION	B/P	С	(	3	E	4	/	B/P	DESCRIPTION	C#	KN
Е	2	CONV RCPT OFFICE	20					1,080	1,000	20	EXIT EMRG LITES/HEATER	1	Е
Е	4	COUNTER RCPT OFFICE	20			1,080	360			20	DED RCPT PHONE	3	Е
Е	6	DED RCPT OFFICE	20	1,080	100					20	FIRE ALARM	5	Е
Е	8	LTG: OFFICE/STOCK/BRK RM	20	•				1,000	100	20	CAMERAS	7	Е
Е	10	HOT WATER 16.6 AMP	20			1,992	360			20	DED RCPT AT CASH	9	Е
Е	12		20	0	0			·		20		11	D
Е	14	RCPT: STORAGE AREA	20					1,080	138	20	LTG: Q FRONT ON STORE	13	Е
Е	16	RCPT: FOUNTAIN	20			1,300	1,200			20	SIGN	15	Е
Е	18		20	0	1,200					20	SIGN	17	Е
Е	20	CONTRACTOR PANEL A	20					50	0	20		19	D
Е	22	CONTRACTOR PANEL A	20			50	0			20		21	D
Е	24	CONTRACTOR PANEL A	20	50	0					20		23	Е
Е	26	CONTRACTOR PANEL A	20					50	534	20	W FIXT S SIDE	25	Е
Е	28	CONTRACTOR PANEL A	20			50	534			20	W FIXT S SIDE	27	Е
Е	30	CONTRACTOR PANEL A	20	50	534					20	W FIXT S SIDE	29	Е
Е	32		20		,			0	0	20		31	D
Е	34		20			0	0			20		33	D
Е	36		20	0	0					20		35	D
Е	38	TRU GFI	20		1			180	127	20	EMRG 2X2 NITE LITE	37	Е
Е	40		20			0	127			20	EMRG 2X2 NITE LITE	39	Е
Е	42	CONT. CIR & TIME CLOCK	20	100	127					20	EMRG 2X2 NITE LITE	41	Е

# 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.

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- 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.

3.04.2022 REVISION 1

PROFESSIONAL SEAL

**PROJECT TEAM** 

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

**MEP ENGINEER:** 

St. Louis, MO, 63143 314-644-1234

DATE DESCRIPTION 01.27.2022 PERMIT SET

ARCHITECT: ARCHITECTURAL DESIGN GUILD

ARCHITECTURAL DESIGN GUILD

ISSUE/REVISION RECORD



EXP: 1/31/2023



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** 

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



Ρľ	ANNING & ZONING ACTION:	Address of Property:						
ıL	ANNING & ZONING ACTION.							
2	ECOMMENDED APPROVAL	13939 New Halls Ferry Rd, Florissant, MO 63033						
	PLANNING & ZONING CHAIRMAN	Council Ward 9 Zoning B5						
SH	GNACLU SI MILLA DATE: 5-2-22	Initial Date Petitioner Filed 4/14/22 Building Commissioner to complete ward, zone & date filed						
PE'	TITION TO AMEND B-5 ORDINANCE # 6999 (section of the control of th	on 405.125, para. K, 26)						
		ance number or number requesting to amend.						
1)	Comes Now Kelly Ley							
	(Individual's name, corporation, partners Enter name of petitioner. If a corporation, state as such.	* ' '						
	I states to the Planning and Zoning Commission that he (she) (erest in the tract of land located in the City of Florissant, State							
Leg	gal interest in the Property Project Manager; client lea	ase						
	te legal interest in the property. (i.e., owner of property, lease); also sub- horization from owner to seek a special use.	nit copy of deed or lease or letter of						
A.	The petitioner (s) hereby states that he (she) (they) is (are) sut the Permit is petitioned by giving bearings & distances (meteridentical to "B".							
B.	3. 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 here a B-5 District and is presently being used for Commercial Retail/S	in described in this petition is presently zoned in						

Re-Zoning Application, check list & script Page 1 of 7 – Revised 5/2/13

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.

Kally Lay

PRINT PETITIONER'S NAME NEILY LEY		
Print Name		
PETITIONER(S) SIGNATURE (S)		
FOR State Permits		
(company, corporation, partnership) Print and sign application. If applicant is a corporation or partnership. PARTNER. NOTE: Corporate officer is an individual name	artnership signature must be a CORPOI d in corporate papers.	RATE OFFICER or
6. I (we) hereby certify that (indicate one of the foll ( ) I (we) have a legal interest in the herein abo	owing): ove described property.	
(x) I am (we are) the duly appointed agent(s) of that all information given here is true and a s	f the petitioner (s), and	
Petitioner may assign an agent to present petition to the C petition in this section, and provide address and telephone	ommission and Council. The agent must e number	sign the
SIGNATURE shirl wills Wody		
ADDRESS 400 Galleria Parkway, SE, Ste 300 Atlant	a GA	30339
STREET CITY	STATE	ZIP CODE
TELEPHONE NUMBER 406-361-1434		
I (we) the petitioner (s) do hereby appoint Shirl	Wills	as
my (our) duly authorized agent to represent me (us		
	shirl wills	

authorized event enpoors before the Planning and Zoning

Signature of Petitioner(s) or Authorized Agent

<u>NOTE</u>: 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.

B-5 Amendment Application Page 2 of 7 – Revised 3/26/10 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. Corporation: X Partnership: X 1) Type of Operation: Individual: X (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)  $\underline{\underline{Aaron's}}$ (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 (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.

 $84'-9'' \times 108'-8 \frac{1}{2}'' = 9,146 \text{ sf of tenant space}$ 

B-5 Amendment Application Page 3 of 7 – Revised 3/26/10

# 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.

B-5 Amendment Application Page 5 of 7 – Revised 3/26/10

## STAFF CHECK LIST / REVIEW SHEET

ADDRESS OF PROPERTY	CURRENT ZONING_	
PROPERTY OWNER OF RECORD		
AUTHORIZED AGENT		
PROPOSAL		
I) 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 b) Noises: Will the operation or proposed equipment exceed c) Odor is there any foreseen problem with odor? d) Smoke: Will the operation emit any smoke which could	d 70 decibels?	Yes / No Yes / No Yes / No Yes / No
exceed a density described as No. I on the Ringleman Char e) Toxic gases: Is there any foreseen emission of toxic gase f) Is there foreseen emission of dirt, dust, fly ash, and other g) Is there any dangerous amount of radiation produced fro h) Is there any glare or heat which would be produced outs I) Is screening of trash dumpsters, mechanical equipment.ii j) Is buildings screened from adjoining residential?	es from the operation? forms of particle matter? forms of particle matter? forms of particle matter? forms of an enclosure?	Yes / No Yes / No Yes / No Yes / No Ye / No 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? b) Is a variance required in accordance with the ordinance) Ratio shownto	ce?	Yes / No Yes / No
<ul><li>d) Total Number</li><li>e) Will cross access and cross parking agreements be rec</li><li>f) Is the parking lot adequately landscaped?</li></ul>		Yes / No Yes / No
9) Are there any signs?  Number of signs shown		Yes / No
Type of Signs		Yes / No
10) Are existing and proposed contours shown at not more	e than five (5) feet intervals?	Yes / No
11) Is the approximate location of all isolated trees having all tree masses and proposed landscaping shown?	a trunk diameter of six inches or	Yes / No

B-5 Amendment Application Page 6 of 7 – Revised 3/26/10

	Date Application reviewe	d
		41
		- t-
f Comments:		
f recommendations for site development plans:		
this project require any street improvements?		Yes / No
re there proposed curb-cuts? To the curb-cuts meet the City ordinances?		Yes / No Yes / No
ere sufficient handicapped access?		Yes / No
new walkways required?		Yes / No
arking lot lighting shown?		Yes / No
gested time limitations of construction: Start	Finish	
n out-boundary plat of the property submitted?		Yes / No
		Yes / No Yes / No
preliminary plans for sanitation and drainage (sanitary	& storm water) facilities shown?	Yes / No
		Yes / No
		Yes / No
de and proposed final grade shown?		Yes / No Yes / No
	de and proposed final grade shown? proposed ingress/egress onto the site and internal traffic s a traffic study submitted? es the City Staff recommend a traffic study? preliminary plans for sanitation and drainage (sanitary legal description of the property shown? es legal description appear to be proper?	roposed ingress/egress onto the site and internal traffic movements shown?  s a traffic study submitted? es the City Staff recommend a traffic study?  preliminary plans for sanitation and drainage (sanitary & storm water) facilities shown?  legal description of the property shown? es legal description appear to be proper?

B-5 Amendment Application Page 7 of 7 – Revised 3/26/10 1

#### **MEMORANDUM**



CITY OF FLORISSANT- Building Division

"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."

8 9

Planning and Zoning Commissioners

Date: April 27, 2022

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From: Philip E. Lum, AIA-Building Commissioner c:

Todd Hughes, P.E.,

Director Public Works

Deputy City Clerk

Applicant

File

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Subject:

To:

13939 New Halls Ferry (Aaron's) Request Recommended Approval to 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.

2021

STAFF REPORT
CASE NUMBER PZ-050222-2

222324

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#### I. PROJECT DESCRIPTION:

This is a request for **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.

272829

30

#### II. EXISTING SITE CONDITIONS:

The existing property at 13971 New Halls Ferry is a shopping center in an existing 'B-5' Planned Commercial District B-5, under ordinance #6669.

31 32 33

The subject property is approximately 38.2 Acres The existing building was built in 2004 per County record.

34 35 36

37 38

#### III. SURROUNDING PROPERTIES:

The properties surrounding all fall within the 'B-5' District for the Cross Keys Shopping Center.

39 40

#### 

#### 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,
- 46 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 2	INTRODUCED BY COUNCILMAN SCHILDRO JUNE 13, 2022	ГН
2 3 4 5	SUBSTITUTE BILL NO. 9784	ORDINANCE NO.
5 6 7 8 9		CIAL USE PERMIT TO ALLOW FOR A USINESS DISTRICT" LOCATED AT 150
10 11 12 13 14 15 16 17 18 19 20 21 22 23	Florissant, by Special Permit, after public hearing tavern, nightclub or cocktail lounge in the City of Florist WHEREAS, an application has been filed operation of Wine Bar located at 150 Washington, a WHEREAS, the Planning and Zoning recommended that a Special Permit be granted; and WHEREAS, due notice of public hearing and day of May, 2022 at 7:00 P.M. by the Council of concluded; and WHEREAS, the Council, following said p	I by Tina White d/b/a House of QA to allow for the and Commission at their meeting on May 2 <sup>nd</sup> , 2022
24 25 26 27 28	FLORISSANT, ST. LOUIS COUNTY, MISSOUR	granted to Tina White d/b/a House of QA to allow for
29 30 31 32 33 34 35 36 37	approved by the City Attorney and properly 4. Fencing is to be installed to screen adjace	n Harrison Street only. amended or duly recorded shared parking is v recorded.
38 39 40 41 42 43 44	approval.  Adopted this day of,	, , ,
45 46 47 48 49 50 51	Approved this day of  ATTEST: Karen Goodwin, MPPA/MMC/MRCC City Clerk	Timothy J. Lowery Mayor, City of Florissant

1 2	INTRODUC MAY 23, 20	ED BY COUNCILMAN 22	SCHILDROTH
3 4 5	BILL NO.	9784	ORDINANCE NO.
6 7 8	WIN		OVE A SPECIAL USE PERMIT TO ALLOW FOR A ISTORIC BUSINESS DISTRICT" LOCATED AT 150
9	****	3111 (31 31 (	
10 11 12	Florissant, b	y Special Permit, after	Zoning Ordinance authorizes the City Council of the City of public hearing thereon, to permit the location and operation of a the City of Florissant; and
13 14	WHI	<u> </u>	has been filed by Tina White d/b/a House of QA to allow for the
15 16	WHI		and Zoning Commission at their meeting on May 2nd, 2022
17 18	WHI	EREAS, due notice of pu	ablic hearing no. 22-05-014 on said application to be held on the 23 the Council of the City of Florissant was duly published, held and
19	concluded; a		
20			lowing said public hearing, and after due and careful consideration,
21			Special Permit for a Wine Bar would be in the best interest of the
22	City of Floris	ssant.	
23 24	NOV	W THEREFORE DE	IT ODDAINED BY THE COUNCIL OF THE CITY OF
25 26			IT ORDAINED BY THE COUNCIL OF THE CITY OF Y, MISSOURI, AS FOLLOWS:
27 28 29			mit is hereby granted to Tina White d/b/a House of QA to allow for 50 Washington with the following stipulations:
30 31		dd shrubs and landscapining lot of 5 spaces.	ng to the buffer yard along Harrison to screen the small
32 33	2. A park	•	erst space at the Washington entrance to allow for golf cart
34 35		ccupant load to be 42 upoved by the City Attorney	until SUP is amended or duly recorded shared parking is y and properly recorded.
36			
37		on 2: This ordinance sl	hall become in force and effect immediately upon its passage and
38	approval.		
39	Adoj	oted this day of	, 2022.
40			
41			
42			Joseph Eagan
43			President of the Council
44		1.1.	2022
45	App	oved this day of _	, 2022.
46			Time of the Later
47			Timothy J. Lowery
48	A TTECT		Mayor, City of Florissant
49 50	ATTEST:	win, MPPA/MMC/MRCO	
50 51	City Clerk	wiii, MIFFA/MIMC/MIKCC	_

## **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





# 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."

maintaining property values and improve	ing the quality of life in the City of Florissant."
PLANNING & ZONING ACTION	Council Ward 6 Zoning HB
RECOMMENDED APPROVAL	
PLANNING & ZONING	Initial Date Petitioner Filed
LANK CHALLO	<b>Building Commissioner to complete</b>
SIGN. Alley J. Minds DATE: 5-2	2-22 ward, zone & date filed
SPECIAL PERMIT FOR Special permit for operation of Statement of what permit is being special permit is being special permit for operation of the special permit is being special permit for operation of the special permit is being special permit for operation of the special permit is being special permit for operation of the special permit is being special permit for operation of the special permit is being special permit for operation of the special permit is being special permit is being special permit in the special permit is being special permit in the special permit is being special permit in the special permit in the special permit is being special permit in the spe	of cafe/wine bar in the Historic Buisness District.
Statement of what permit is bei	ng sought. (i.e., special permit for operation of a restaurant).
AMEND SPECIAL PERMIT #- TO	ALLOW FOR
AMEND SPECIAL PERMIT #TO ordinance #	Statement of what the amendment is for.
LOCATION 150 Washington Street, Flors:  Address of property.	sant, MO 63031
Address of property.	.,,,,
1) Comes Now Tlna White	
Enter name of petitioner. If a corporation, st	ate as such. If applicable include DBA (Doing Business As)
and states to the Planning and Zoning Commission that the tract of land located in the City of Florissant, State	the (she) (they) has (have) the following legal interest in of Missouri, as described on page 3 of this petition.
Legal interest in the Property) Owner of Propert	у
State legal interest in the pro-	operty. (i.e., owner of property, lease). e or letter of authorization from owner to seek a special use.
2) The petitioner(s) further state(s) that the property he	erein described is presently being used for Cafe/Wine Bar
and that the dee	d 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 existing development showing location and use of all required by the Zoning Ordinance or determined necessary.	structures, off-street parking, and all other information

Special Use Permit Application Page 1 of 5 –Revised 7/15/15

- 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

PRINT NAME SIGNATURE email and phone

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): Single Member 1) I (we) have a legal interest in the herein above described property.

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

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

PRESENTOR SIGNATURE The Line State Prints Th

ADDRESS 43 Deer Creek Drive, Florissant, MO 63031 STREET CITY STATE ZIP CODE

TELEPHONE / EMAIL 314-707-8326

314-707-8326 /tinaw187@gmail.com

RUSINESS

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

Print name of agent.

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

Signature of Petitioner authorizing an agent

<u>NOTE</u>: 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.

Special Use Permit Application Page 2 of 5- Revised 7/15/15

#### **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.

Type of Operation:     Individual ×	Partnership	Corporation
(a) If an individual:		
(1) Name and Ad	Tina White - 43 Deer Creel	k Drive, O'Fallon, MO 63366
(2) Telephone Nu	umber 314-707-8326	
(3) Business Add	<sub>lress</sub> 150 Washington S	Street, Florissant, MO 63031
(4) Date started i	04/13/2021 business	
(5) Name in which	ch business is operated if differen	nt from (1)
	nder a fictitious name, provide to the registration.	he name and date registered with the State of Missouri,
(b) If a partnership:		
(1) Names & add	resses of all partners	780-77-79-
(2) Telephone nu	ımbers	
(4) Name under	which business is operated	
	under fictitious name, provide da fthe registration.	te the name was registered with the State of Missouri,
(c) If a corporation:		
(1) Names & add	lresses of all partners	
(2) Telephone nu	ımbers	
(3) Business add	ress	
(4) State of Incom	poration & a photocopy of incomp	poration papers
(5) Date of Incor	poration	
(6) Missouri Cor	porate Number	
		e name and date registered with the State of Missouri,
(8) Name in which	ch business is operated	
		egistration of corporate officers) If the property location bace under square footage and do not give landscaping

Special Use Permit Application Page 3 of 5- Revised 7/15/15

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

Name			
Address	1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -		
Location of property			
Dimensions of property		1	
Property is presently zoned	Rec	quests 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	e	
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).

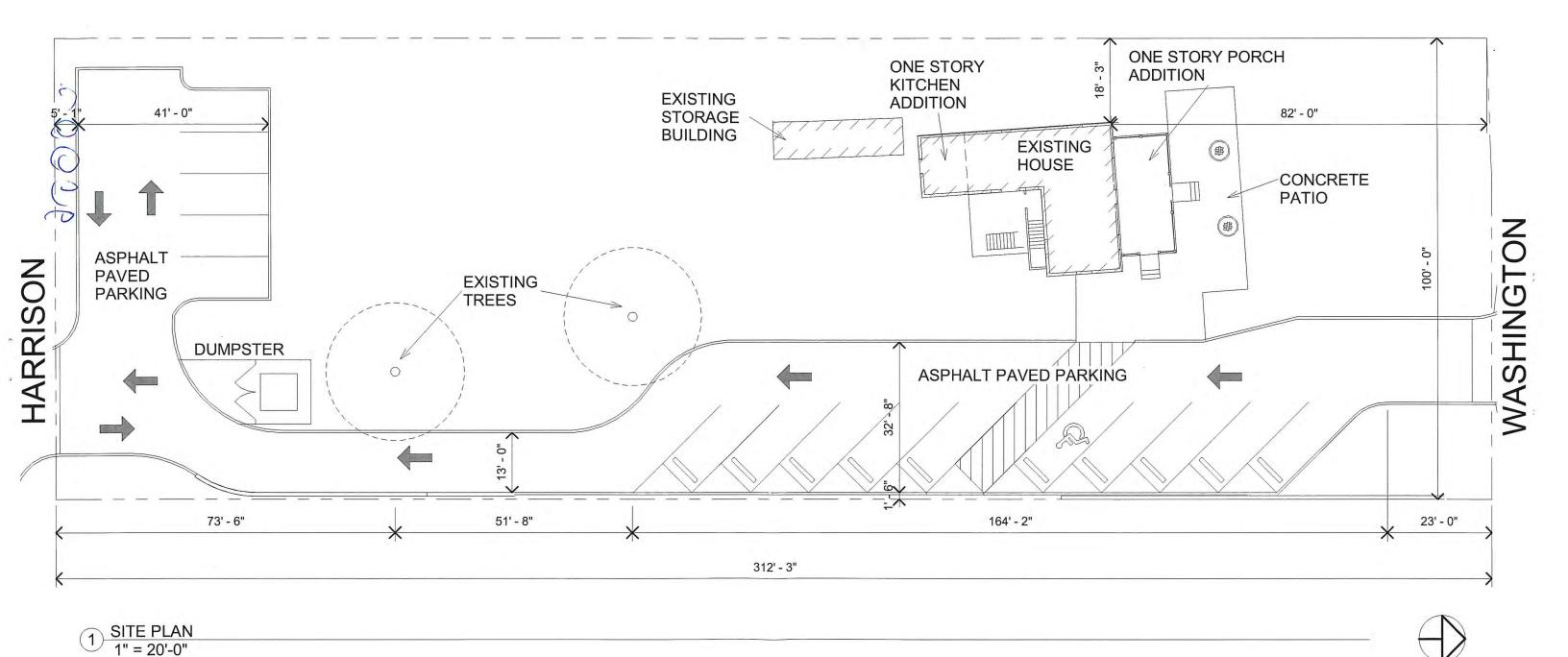
Provide a legal description of the property. If part of a shopping center, list address and show part of what shopping center (i.e.: 351 N. Highway 67 part of Florissant Meadows Shopping Center). If property is a single lot, list full written legal description with metes and bounds bearings and dimensions.

PROVIDE LOCATION MAP SHOWING AREA INVOLVING THIS PETITION Provide a drawing of a location map showing the nearest major intersection.

OFFICE USE ONLY		

**Building Commissioner or Staff Signature** 

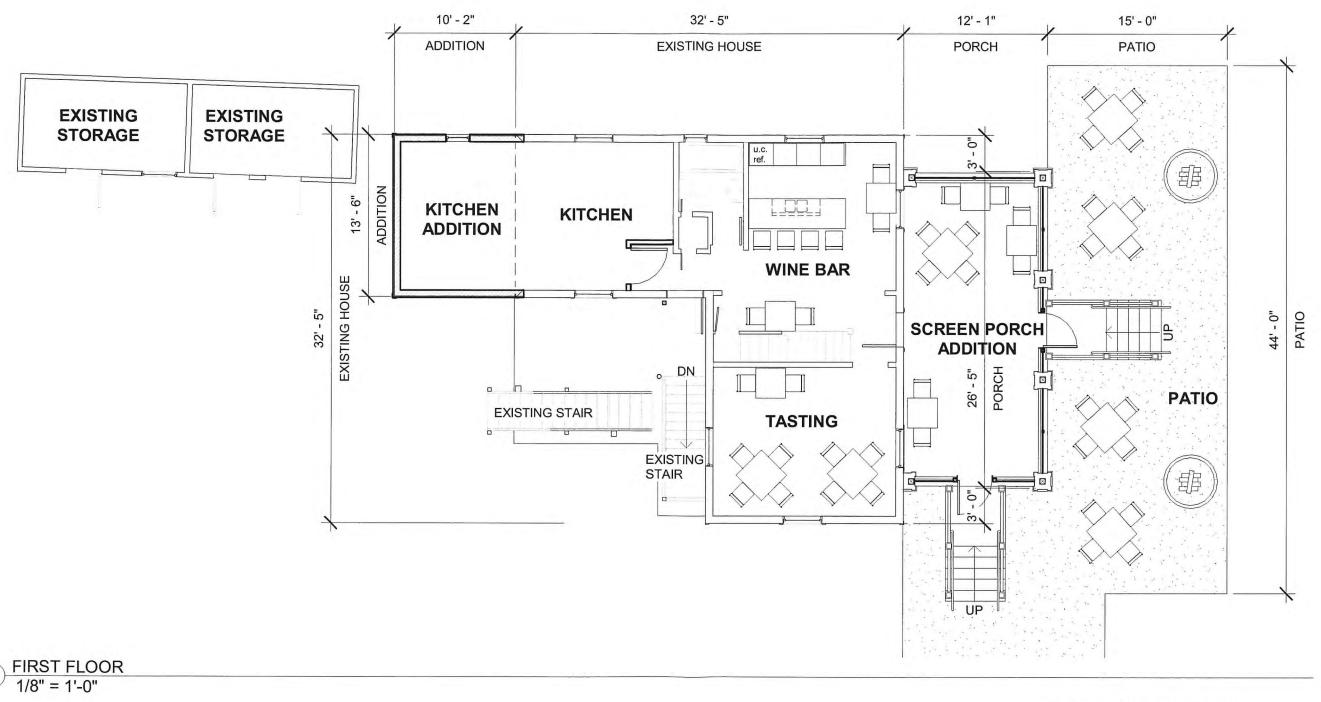
Special Use Permit Application Page 5 of 5- Revised 7/15/15





RECOMMENDED APPROVAL PLANNING & ZONING CHARMAN

SIGN. Alan 2. Minds DATE: 5-2-22



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"



1/8" = 1'-0"



1

#### *MEMORANDUM*



CITY OF FLORISSANT

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

7 8

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From: Philip E. Lum, AIA-Building Commissioner cc: Todd Hughes, P.E.

9 10 Director of Public Works

**Applicant** 

Deputy City Clerk

File

13 14 15

11

12

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.

17 18 19

16

## **STAFF REPORT** CASE NUMBER PZ-050222-4

20 21

#### I. PROJECT DESCRIPTION:

22 23 24

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.

25 26

#### **II. EXISTING SITE CONDITIONS:**

27 28 29

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.

30 31 32

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

33 34

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

35 36

37 Number of parking: 15 shown on plan, additional golf cart parking recommended by 38 LHDC near the Washington St entrance.

39

- 40 A reverse calculation of minimum number of people for the spaces shown to consider:
  - a. Parking should be based upon total number of seats in the Wine Bar plus employees on the max. shift.
    - a. 2 spaces per 3 employees. Say 3, then 2 spaces used.
    - b. 1 space for every 3 seats = 13x3= 39 max. seating based on the above.
    - c. Total Occupant Load would therefore be 42 including employees.

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

#### **III. SURROUNDING PROPERTIES:**

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

#### **IV. STAFF ANALYSIS:**

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

#### LHDC Review Comments:

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

A. There was a previous SUP approved for a much more ambitious project here, however, the scope of the project was too expensive (\$800,000). LHDC took this prior approval as a point from which to make its decisions both for historic preservation and development. LHDC considered the porch addition as previously approved by prior action because the design concept has not changed and to some degree the kitchen addition as well.

B. There is a regulation that requires a parking lot that occurs on a front yard and across the street from a residentially Use, to have a 20 foot landscaped buffer yard and a 6' closed fence. This is an unusual property which has 2 frontages, one each on Washington and Harrison. The proposed site plan shows a 5' landscaped bufferyard on Harrison, however, there is another 15 feet of green space in the right-of-way that currently exists alongside the asphalt paving of Harrison St. A closed fence would be problematic at 20 feet without tree removal. The front setback is 15 feet and fences are otherwise not permitted in a front yard.

86	
87	
88	LHDC made the following stipulations/recommendations:
89 90	1. Add shrubs and landscaping to the buffer yard along Harrison to screen the small
90 91	parking lot of 5 spaces.
92	2. Add a space nearest the first space at the Washington entrance to allow for golf cart parking.
93	3. Recommended approval as stipulated.
94	3. Recommended approval as supulated.
95	The petitioner proposes small gatherings, music and natural setting with prepared snacks
96	and small amount of food.
97	and small amount of food.
98	There are 2 small additions planned the structure:
99	Small kitchen addition on the back of the structure.
100	<ul> <li>Porch addition onto the front of the structure.</li> </ul>
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	y y are the first say.
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	C
114	Suggested Motion for 150 Washington (House of QA)
115	I many to recommend anymoust of a Superial Hay to allow a Will Day 1, and 1, 4,50
116 117	I move to recommend approval of a Special Use, to allow a Wine Bar, located at 150 Washington (House of QA), in an existing 'HB' Historic Business District, with the
117	following stipulations to become part of the record:
119	following supulations to become part of the record.
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)

INTRODUCED BY COUNCILMAN HARRIS MAY 23, 2022	3
,	
BILL NO. 9788	ORDINANCE NO.
ORDINANCE TO AMEND TITLE I	II "TRAFFIC CODE" SCHEDULE
III "STOP INTERSECTIONS", TAI	
ADDING BOBOLINK AT FLAN	
FLAMINGO.	
WHEREAS after careful consideration,	the Traffic Commission has recommended the
addition of one-way stops Tuesday, May 10th,	
NOW, THEREFORE, BE IT ORDAI	NED BY THE COUNCIL OF THE CITY OF
FLORISSANT, ST. LOUIS COUNTY, MISS	SOURI, AS FOLLOWS:
Section 1: Table III-A "One-Way Ste	ops" is hereby amended by adding the
following:	
Bobolink at Flamingo	
Chickadee at Flamingo	
Section 2: This ordinance shall become	e in force and effect immediately upon its passage
and approval.	
	2022
Adopted this day of	, 2022.
	Joseph Eagan, Council President
	Joseph Lagan, Council Freshdent
Approved this day of	, 2022.
Approved this day of	, 2022.
	Timothy I Lowery Mayor
ATTEST:	Timothy J. Lowery, Mayor

# FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM				
5/12/2022		Mayo	r's Approval:/	
Agenda Date Requested:	5/23/22	4	· 1/6	
Description of request: Re	equest to place stop sign o	n Bobo	link, Northbound,	
at Flamingo				
				-
Department: Street				
Recommending Board or	Commission: Traffic Comr	nission		
Type of request:	Ordinances	X	Other	<u> </u>
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	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
Fublic fleating fleeded.	169 / 110	110	o readings: 1007 no	1163
	Back up materials attached:		Back up materials needed:	
	Minutes	Х	Minutes	
	Maps		Maps	
	Memo		Memo	
	Draft Ord.	<u> </u>	Draft Ord.	
Note: Please include all necessary for documents to inclusion on the Agenda. All are are to be turned in to the on Tuesday prior to the Co	be generated for agenda requests City Clerk by 5pm	ced by:	Jse Only:	

#### 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).

Page 4 Mayor's Advisory Traffic Commission 05/10/22

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

Page 5 Mayor's Advisory Traffic Commission 05/10/22

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 Page 6
Mayor's Advisory Traffic Commission
05/10/22

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:

Page 8 Mayor's Advisory Traffic Commission 05/10/22

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.

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#### **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

Itom 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,

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 Fágai Chief of Police

# FLORISSANT CITY COUNCIL

AGENDA REQUEST FORM					
5/12/2022	-	Mayor	r's Approval:		
Agenda Date Requested:	5/23/22				
Description of request: Re	quest to place stop sign or	Chick	adee, Southbound,		
at Flamingo					
Department: Street					
	Commission: Traffic Comn	nission			
	Ordinances	X	Other	T	
Type of request:			Liquor License	<u> </u>	
	Appropriation Transfer		Hotel License		
			, in the second		
	Zoning Amendment		Special Presentations		
	Amendment		Resolution	<del>                                     </del>	
	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	Х	Minutes		
	Maps		Maps	<b>_</b>	
	Memo		Memo		
	Draft Ord.		Draft Ord.	<u> </u>	
Note: Please include all necessary for documents to inclusion on the Agenda. All are are to be turned in to the on Tuesday prior to the Co	be generated for agenda requests City Clerk by 5pm	ced by:	Use Only:		

#### 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

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Page 4
Mayor's Advisory Traffic Commission
05/10/22

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

Page 5
Mayor's Advisory Traffic Commission
05/10/22

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

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Page 8 Mayor's Advisory Traffic Commission 05/10/22

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.

Expatrich

## **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

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From: Jason Timme <>

Sent: Monday, April 25, 2022 10:06 AM

**To:** Todd Hughes < THughes@florissantmo.com > **Subject:** Stop signs for Traffic Commission

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

> Thanks, IT

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

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Tim Fagan

By order bi

Chief of Police

1	INTRODUCED BY COUNCILMAN HARR	RIS
2	MAY 23, 2022	
3	D.Y. J. V.O. O. T.O.	
4	BILL NO. 9789	ORDINANCE NO.
5	ODDINANCE TO AMEND TITLE	
6 7		E III "TRAFFIC CODE" SCHEDULE ABLE IIIB "TWO WAY STOPS" BY
8	ADDING SWAN AT FLAMINGO.	
9	IDDING SWALLATT FEARINGO	•
10	WHEREAS after careful consideration	on, the Traffic Commission has recommended the
11	addition of a two way stop Tuesday, May 10	
12		
13	NOW, THEREFORE, BE IT ORD	AINED BY THE COUNCIL OF THE CITY OF
14	FLORISSANT, ST. LOUIS COUNTY, MI	ISSOURI, AS FOLLOWS:
15		
16		0. " 1 1 1 11 11 11 1
17		Stops" is hereby amended by adding the
18 19	following: Swan, Northbound and South	hound at Flomings
20	Swan, Northbound and South	bound at Flamingo
21		
22	Section 2: This ordinance shall beco	me in force and effect immediately upon its passage
23	and approval.	
24	Adopted this day of	, 2022.
25		
26		
27		Joseph Eagan, Council President
28 29	Ammayod this day of	2022
30	Approved this day of	, 2022.
31		
32		Timothy J. Lowery, Mayor
33	ATTEST:	Timothy V. Zewsty, Mayer
34		
35	Karen Goodwin, MPPA/MMC/MRCC	
36	City Clerk	

# FLORISSANT CITY COUNCIL

	AGENDA	REQUE	ST F	ORM /	
5/12/2022 Agenda Date Request	ted: 5/23/22		May	st's Approval:	
Description of request	: Request to place s	stop signs	on Sw	an. Northbound and	
Southbound, at Flamir					
		· · · · · · · · · · · · · · · · · · ·			
Department: Street			77. · · · · · · · · · · · · · · · · · ·		
Recommending Board	or Commission: Tr	affic Comr	nissior	1	
Type of request:	Ordinances		X	Other	
	Appropriation			Liquor License	
	Transfer			Hotel License	
	Zoning Amendme	nt		Special Presentations	
	Amendment			Resolution	
	Special Use Trans	sfer		Proclamation	
	Special Use			Subdivision	
	Budget Amendme	nt			
Public Hearing needed	: Yes / No		Y/N	2	Y/N
rubiic rieaning needed	Tes / No		No	3 readings? : Yes / No	Yes
	Back up mater attached:	rials		Back up materials needed:	
	Minutes		Х	Minutes	
	Maps			Maps	
	Memo			Memo	
	Draft Ord.			Draft Ord.	
Note: Please include necessary for documents inclusion on the Agenda. are are to be turned in to to on Tuesday prior to the	to be generated for All agenda requests he City Clerk by 5pm	Introduc	ced by:	Jse Only:	

### 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

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Page 4
Mayor's Advisory Traffic Commission
05/10/22

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

Page 5 Mayor's Advisory Traffic Commission 05/10/22

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:

Page 8
Mayor's Advisory Traffic Commission
05/10/22

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.

Espatiech

## <u>ADJOURNMENT</u>

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,

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,

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.

Tim Fagan

By order b

Chief of Police

1 2 3	INTRODUCED BY COUNCILMAN MULCAF JUNE 13, 2022	IY
4 5	BILL NO. 9791	ORDINANCE NO.
6 7 8 9	AN ORDINANCE VACATING A PO AT ST. JOSEPH (A PAPER STREET	
10 11 12 13 14	WHEREAS, a street known as a portion city but has not been used as a public street; and WHEREAS, the Mayor and City Councithe City to vacate that portion of Brown Street street.	l believe it to be in the best interest of
15 16 17 18	BE IT ORDAINED BY THE COUNCIL COUNTY, MISSOURI, AS FOLLOWS:	OF THE CITY OF FLORISSANT, ST. LOUIS
19 20 21	· · · · · · · · · · · · · · · · · · ·	y vacate portions of Brown Street running north more particularly identified in the attached area
22 23 24		ne in full force and effect immediately upon its
25 26 27 28	Adopted thisday of	, 2022.
28 29 30 31		eph Eagan sident of the City Council
32 33	Approved thisday of	, 2022.
34 35 36	Ma	nothy J. Lowery
37 38 39	ATTEST:	
40 41	Karen Goodwin, MMC, MRCC City Clerk	

# FLORISSANT CITY COUNCIL AGENDA REQUEST FORM

6/9/20	22		Mayo	or's Approval:	
Agenda Date Requested	l: 6	/13/2022			
Description of request:	Vacation of Brow	ın Street	at St	Joseph Street	
2 de di puer di request.	vacation or brow	ni Oticet	at Ot.	oosepii olieet	
Transfer of Funds from					
(See Attached Memo)					
Department: Public Wor	·ks				
Recommending Board o	r Commission: N/A			P. A.	
Type of request:	Ordinances		X	Other	
	Appropriation			Liquor License	
	Transfer			Hotel License	
	Zoning Amendment			Special Presentations	
	Amendment			Resolution	
	Special Use Transfe	r		Proclamation	
	Special Use			Subdivision	х
	Budget Amendment				
Public Hearing needed:	Yes / No		Y/N	2 roodings2 : Vac / No	Y/N
T dollo Freaming freeded.	Tes / NO		N	3 readings?: Yes / No	
	Back up materia	als		Back up materials	<del> </del>
	attached:			needed:	
	Minutes			Minutes	
	Maps			Maps	
	Memo		Х	Memo	
	Draft Ord.			Draft Ord.	
Note: Please include necessary for documents to inclusion on the Agenda. A are are to be turned in to the on Tuesday prior to the O	b be generated for Il agenda requests c City Clerk by 5pm Council meeting.	Introduc	ed by:	Jse Only:	

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

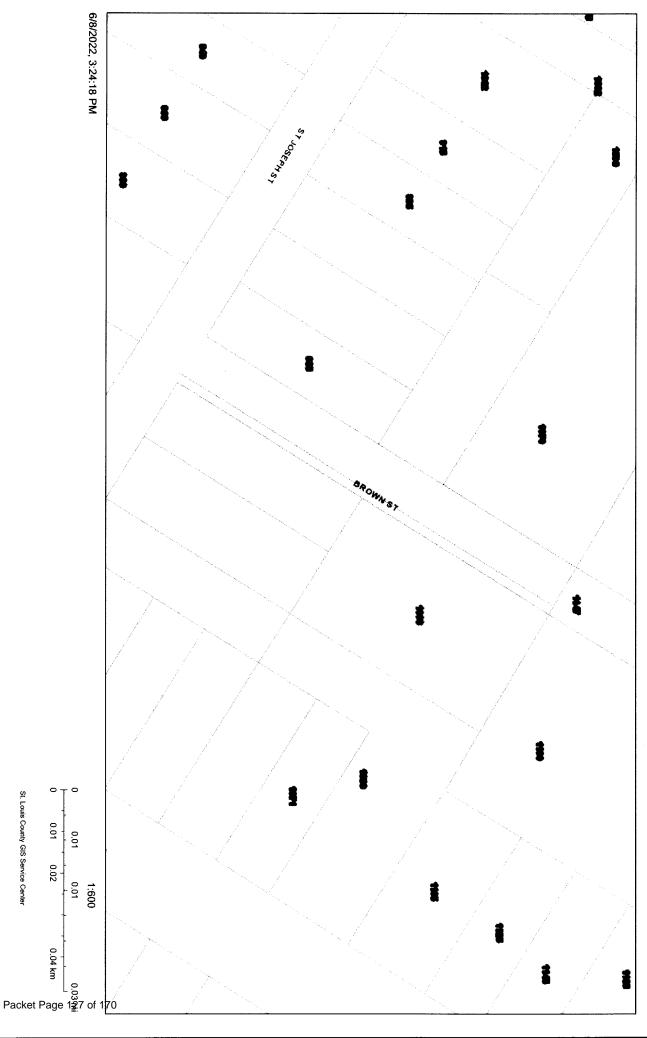
To Mayor Tim Lowery and City Council,

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,

Mr. Joseph Meyer

# Vacation Area Map



	INTRODUCED BY COUNCIL AS A W JUNE 13, 2022	THOLE
,	JOINE 13, 2022	
-	BILL NO. 9792	ORDINANCE NO.
)		
		G AN APPROPRIATION OF \$17,500
}		EMENT FUND TO ACCOUNT NO. 09-5-
) )	MATERIALS.	R PROP A" TO COVER EDUCATIONAL
	WATERIALS.	
)	BE IT ORDAINED BY THE CO	UNCIL OF THE CITY OF FLORISSANT, ST. LOUIS
	COUNTY, MISSOURI, AS FOLLOWS:	
Ļ		
;		
)	Section 1: There is hereby a	authorized an appropriation of \$17,500 from the Park
,	=	09-50040 "Aquatic Center Prop A" to cover educational
3	materials.	
)	G .: 2 TTI: 1: 1 111	
)	Section 2: This ordinance shall be	ecome in force and effect immediately upon its passage and
	approval.	
,	Adopted thisday of	2022
_	raoptea andaay or	
,		Joseph Eagan
)		President of the Council
•		City of Florissant
3		
)	Approved this day of	, 202
)		
		Timothy J. Lowery
,		Mayor, City of Florissant
	ATTEST:	May of, City of Florissant
)		
,	Karen Goodwin, MPPA/MMC/MRCC,	-
	City Clerk	

# FLORISSANT CITY COUNCIL

	AGENDA REQU	IEST FO	DRM .	
Date: May 24, 2022	<del></del>	Mayo	or's Approval:	
Agenda Date Requested:	I 13-Jun	-22		
Appropriate monies to for	expenses associated wi	th Prop A	A for the August Ballot	
\$17,500 to account 09-5-	09-50040, Aquatic Cente	er Prop A		
David de la contra dela contra de la contra dela contra de la contra dela contra de la contra del la contra de	)			
Department: Parks and F	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	х		
Public Hearing needed:	Yes / No	NO	3 readings?: Yes / No	YES
T abile Frediting freeded.	100 / 110	L	Jo roddingo roo / rro	123
	Back up materials attached:		Back up materials needed:	
	Minutes		Minutes	
	Maps		Maps	
	Memo		Memo	
	Draft Ord.		Draft Ord.	_
Note: Please include all necessary for documents to inclusion on the Agenda. All are are to be turned in to the on Tuesday prior to the Co	be generated for agenda requests Intro City Clerk by 5pm		Jse Only:	

## 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  $\Lambda$ . 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 Canolis
TO 2.0 Restayant and Kan
FOR RESTAUGHT
ADDRESS 462 N HWY 67
Ward — Zoning — Date Filed — Accepted By —
TRANSFER OF SPECIAL USE PERMIT PETITION
TO THE CITY COUNCIL OF THE CITY OF FLORISSANT:
1. Comes now Price De and states to the City Council that he (she) (they) has (have) the following legal interest in the property located at HWY 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 - O Partners LLC  Company, Corporation, Partnership

4.	I (we) hereby certify that (indicate one only):
	<ul> <li>( ) I (we) have a legal interest in the above described property.</li> <li>( ) I am (we are) the duly appointed agent (s) of the petitioner, and that all information given is true and a statement of fact.</li> </ul>
	ADDRESS 462 Morth Highway 67 Florrent
	Telephone No. (314) 356-5075 Email address Pdew 030 49hou con
	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.

Acknowledgement and consent of owner to Transfer Special Permit Petition.

5.

## 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 Gurel Hats Drive
Telephone number & email address 314-356-5075 Polew 03 Eychow. (an
Business name/address/phone 2. O Kestaurch and Bar
Copy of fictitious name registration, if applicable 2. Vartneys
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 trivation Devide Tourse   that Drive Caseyville II (2032)  Telephone numbers & email addresses 314-356-5075 Pdev 036) yake com
Business name/address/phone 2.0 Restaurant and Bar 462 10 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)

**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 I: 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.

<u>Section 3:</u> That when the named permittee discontinues the operation of said business, the Special Permit herein granted shall no longer be in force and effect.

<u>Section 4</u> 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

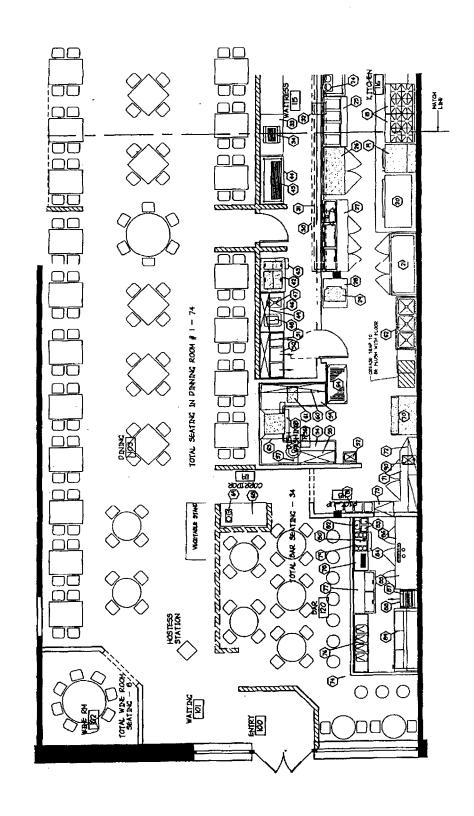
City of Florissant

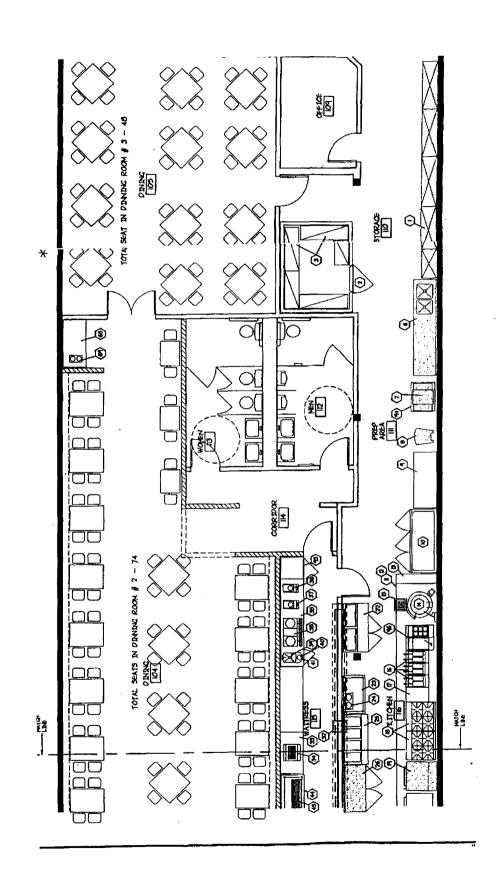
Mayor, City of

Approved this 14 day of Paceules, 1993.

ATTEST:

City Clerk





## **APPLICATION FOR LIQUOR LICENSE**

Malt Liquor & Wine by the Drink \$75.00

Full Liquor by the Drink \$450

Full Package Liquor \$150		Malt Liquor & Wine Package \$75
Full Liquor by Drink (Non-F	Profit) \$300	Tasting \$37.50
The undersigned hereb	y makes applicat	orissant, St. Louis County, Missouri: tion for the renewal of liquor license issued under lorissant Code of Ordinances.
Type of License Request	ed:	
Individual	Corporation	(Attach list of Officers, Addresses, & Phone Numbers)
Limited Liability	Partnership (	(Attach list of partners)
Name of Business: P(US	h Loung	Phone: 217-554-6068
		Is ferry Email: PKoroma23 agmail
		sh hookah LLC
Address of Owner: 1675 Street	Verlene	Dr. Florissant, 63031 Phone: 217-556-6
Address of Owner: 1675 Street Name of Managing Officer:	Verlene Prince	Dr. Florissant, 63031 Phone: 217-556-6
Address of Owner: 1675 Street Name of Managing Officer:	Verlene Prince P rlene Dr. City	Or. Florissant, 63031 Phone: 217-556-6 City State Zip Phone: 217-556-6 Coroma Florissant 63031 Years at Address: 5475 State Zip
Address of Owner: 1675 Street  Name of Managing Officer:  Home Address: 1675 Vo.  Street  Managing Officer: Date of Birth  Driver's License No. 70593 (Provide photo copy)	Verlene Prince P	Or. Florissant, 63031 Phone: 217-556-6  City State Zip  Florissant 63031 Years at Address: 5475  State Zip  Cell Phone: 217-556-6068  Social Security No.*  *for identification in running record check
Address of Owner: 1675 Street  Name of Managing Officer:  Home Address: 1675 Vo.  Street  Managing Officer: Date of Birth  Driver's License No. 10593	Verlene Prince P	Or. Florissant, 63031 Phone: 217-556-6  City State Zip  Florissant 63031 Years at Address: 5475  State Zip  Cell Phone: 217-556-6068  Social Security No.*  *for identification in running record check
Address of Owner: 1675 Street  Name of Managing Officer:  Home Address: 1675 Vo.  Street  Managing Officer: Date of Birth  Driver's License No. 70593 (Provide photo copy)	Verlene Prince P	Or. Florissant, 63031 Phone: 217-556-6  City State Zip  Florissant 63031 Years at Address: 5475  State Zip  Cell Phone: 217-556-6068  Social Security No.*  *for identification in running record check  Com
Address of Owner: 1675 Street  Name of Managing Officer:  Home Address: 1675 Verification Street  Managing Officer: Date of Birth Oriver's License No. 70593 (Provide photo copy)  Email: Proma 2:	Verlene Prince P	Or. Florissant, 63031 Phone: 217-556-6  City State Zip  Florissant 63031 Years at Address: 5475  State Zip  Cell Phone: 217-556-6068  Social Security No.*  *for identification in running record check  Com
Address of Owner: 1675 Street  Name of Managing Officer:  Home Address: 1675 Ver  Street  Managing Officer: Date of Birth  Driver's License No. 70593  (Provide photo copy)  Email:	Verlene Prince P	Or. Florissant, 63031 Phone: 217-556-6 City State Zip  Florissant 63031 Years at Address: 5475 State Zip  Cell Phone: 217-556-6068  Social Security No.*  *for identification in running record check  Com  Paid? Yes No (Attached recent)

Citizen of U.S.A.? (Yes) No Natur	ralized? Yes Date	No
If Naturalized, Give Number:(Provide Documents)	Dist	-
Do you have an interest in any liquor license whi	ich 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 o	r revoked? Yes No	
Give details:		
Have you ever been convicted of any violation of	f any federal or state law? Yes No	>
Give details:		
Have you ever been convicted of any violation of intoxication? ( ) Yes ( No	f a federal law, state statute, or local ordinanc	e relating to
Give details:		
Has the location previously been occupied as a l	liquor establishment, liquor store, or tavern?	
Provide name: Jay's Ultra	a lounge	
Is the location within 200 feet of property used for	or church, school, or public playground?	es No
If Individual Applicant:	If Partnership, Corp., or LLC, comple	te below:
	Plush Hookah	LLC
	Trade Name	
	Sonowell	)
	Signature of Managing Office	er

	ge, being first duly sworn upon
(Individual or Managing Officer)	
Deposes and states that he/she is the (applicant) (the seeing the license hereunder), that he/she has read to license will be subject to all of the ordinances of the Coagrees that he will abide by all lawful ordinances, regular conduct of said business, that he is in all respect qual answers and statements set out in the above application.	his application and fully understands same, that sai City pertaining to the operation of said business and ulations, and rules adopted by the City relation to the lified in law to receive such license, and that the
1 🗸	Signature of Individual or Managing Officer
Subscribed and sworn to before me this	day of, 20

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

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.
	DATE OF BIRTH: 01-01-1990 PLACE OF BIRTH: STETTA Leone
	PHONE NUMBER: 217-550-6668
	ADDRESS: 1675 Verlene Dr. Florissant, MD 63031
	LAST PREV. ADDRESS: 759 W. Comfebury Rd St. Louis M
	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. NOSEX:
	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

6 | Page

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				
	ONS TO BE CONTACTED OF OR IF THERE IS A DOOR			
CONTACT #1	HAS KEY YES	NO		
NAME Prince	Koroma ADDI	RESS 1675 Verle	ne Drive	
NAME Prince CITY & STATE Floris	ssant, MD PHOI	NE 217-556-	8000	
CONTACT #2	HAS KEY YES	NO		
NAME				
CITY & STATE	PHOI	NE		
ARE THERE LIGHTS LEFT IS ANYONE AUTHORIZED IF YES, WHO? Clean's ARE ANY VEHICLES PARK	g Staff & Mar KED AT YOUR BUSINESS	aging Officer AFTER HOURS? (YES	NO (	
DESCRIBE: 2005 (YEAR)	(MAKE/MODEL)	(COLOR)	(LICENSE NO.)	
DO YOU HAVE A SAFE OF WHERE IS IT LOCATED?		NO		
CAN IT BE SEEN FROM TI	HE OUTSIDE? YES	NO		
IS YOUR BUSINESS PROT	TECED WITH AN ALARM S	YSTEM? 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

1, 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 make a full and complete check of my rearea, state of Missouri, all prior areas of National Criminal Information Center in	residence, and through the Washington, D.C.
Witness	Signature
11-17-21	01-01-1990
Date	Date of Birth
Social Security Number**	1059331003 \$ M0

<sup>\*\*</sup>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 retain	I liquor by the drin	nk or package in the Cit am to midnight.	ty of Florissant on SUNDAY from 9:00
TYPE OF OPERATION: Individual	Partnership		Limited Linkillity Corn
maividuai	raithership	Corporation	Limited Liability Corp
NAME OF BUSINESS $\widehat{\mathcal{T}}$	<sup>2</sup> lush	Lounge	
LOCATION 12667	New h	alls Ferry PI	HONE 217 -556-6068
EXACT TRADE NAME, LL	C, OR CORP	Plush H	sokah LLC
The undersigned (Individual	, Partnership, Cor	rporation, LLC), hereby	makes application to the City Clerk,
City of Florissant, St. Louis sale of retail liquor on Sunda	County, Missouri f ays from 9:00 am	for a "By the Drink/Pac to midnight for the peri	kage Liquor License" authorizing the od beginning on
and expiring on June 30, 20	, on the abov	e described premises	and agrees that if the license herein
applied for is granted, and the	ne licensee shall v	violate any provisions o	f the State Liquor Control Act or of
the City of Florissant Code a	and particularly an	ny provision of Chapter	600 of the Florissant City Code
pertaining to alcoholic bever	ages or permit an	ny other person to do se	o upon the licensed premises, the
City Council, by a majority v	ote, may suspend	for revoke such license	e.
I/WE presently hold liquor by the drink o			authorizing the sale of retail cribed in this application.
STATE OF MISSOURI COUNTY OF ST. LOUIS	)SS )		
1	of lawful age	e, being first duly sworr	upon my oath, depose and say that I
(Print name of Managing C have read this application as statements contained therei	officer) nd that I fully unde	erstand the same; that	I know the contents thereof and the
		2	Aform of
Subscribed and sworn to be	fore me this $\frac{ \hat{Y} }{ }$	day of 20 7.	fure of Individual or Managing Officer
	مشالة سر		Mulanna BB
My Commission Expires:	VZ W		Notary Public
	40		

SAVANNA B BURTON
Notary Public, Notary Seal
Racket Bager its 5 county
Commission # 18437976
My Commission Expires 01-02-2022



## City of Florissant

Honomble 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:

- Completed application form
   (with the signature from current owner to authorize the transfer of the ordinance in their name)
- 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 ( $2^{nd}$  and  $4^{th}$  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

FRO	M Shade Parteners, LLC
то	Shade Restaurant & Bar , LLC
FOR	A restaurant & bar
ADD	1752-1756 N. New Florissant, Florissant, MO 63033
War	d Soning B3 Date Filed 6/8/2022 Accepted By —
	TRANSFER OF SPECIAL USE PERMIT PETITION
тот	HE 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: Legal 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.
PETIT	FIONER SIGNATURE Individual's Name
FOR:	Shade Restaurant & Bar, LLC
	Company Corneration Partnership

	SIGNATURE				
	ADDRESS	38 Jost Villa Dr. Florissant, MO 63034			
	Telephone No.	314-780-4890	Email address	Info@Shaderesturar	nt.com
	I (we) the petition	oner(s) do hereby appoir	Lisa We	7.5.1	as my
		Jalle of		NATURE	=
		s/her authorized agent the City Council.	will be the only	person(s) permitted to	make t
Note:		1.20 S.W. S.G.B. S.A.			

### 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 app	plicable
PARTNERSHIP:	
Name & address of partner (s)	
Telephone number(s) and email address (s	)
Business name/ address /phone ———	
Copy of fictitious name registration, if app	olicable
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 R	Resturant & Bar, LLC
Photocopy of Corporation/LLC Articles and Date of incorporation/LLC 6/2/2022	nd Certificate
Copy of fictitious name registration, if app	licable
Copy of latest Missouri Anti-Trust affidavi	
SUDV OF IMESE WISSOUT Anti- Frist affidavi	(I (annual redictration of comparate officers)

## TRANSFER OF SPECIAL USE PERMIT

	rsigned hereby acknowledges receipt of a copy of Ordinance
Number 8	which previously authorized a Special Use Permit:
TO:	Shade Restuarant & Bar, LLC
FOR	A restaurant and bar
Loca	ated at: 1752-1756N.New Florissant, Florissant MO 63033
and agree t	o the terms and conditions listed in said ordinance and to any
additional t	erm 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)

Shade Restaurar	(Must include "Limited Liability Company," "Limited Company," "LC," "LC,"	"L.L.C.," or "LLC")
. The purpose(s)	for which the limited liability company is organized:	
	aurant and bar as well as provide event space.	
. The name and a	address of the limited liability company's registered agent in Missouri is:	
Aaron Lamont Re	eeves	
Jr	5920 Ridge Ave	Saint Louis, MO 63112-3510
Name	Street Address: May not use PO Box unless street address also provided	City/State/Zip
The management	ent of the limited liability company is vested in:   managers	members (check one)
. The events, if an	my, on which the limited liability company is to dissolve or the number of	f years the limited liability company is to
continue, which	h may be any number or perpetual: 6/2/2097	
(The	e answer to this question could cause possible tax consequences, you may wish to consult	with your attorney or accountant)
. The name(s) and	nd street address(es) of each organizer (PO box may only be used in addition to a p	hivrical struct address.
	(Organizer(s) are not required to be member(s), manager(s)	or owner(s)
Name	Address	City/State/Zip
upon i noi	2007	Florissant MO 63034
	38 Jost Villa Dr	2270
☐ Series LLC (in operating agrees)  New Series:	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited li	may establish a designated series in its
. □ Series LLC (operating agreer  New Series: □ The limited 1	(OPTIONAL) Pursuant to Section 347.186, the limited liability company	may establish a designated series in its
. □ Series LLC (operating agreer  New Series: □ The limited 1  New Series:	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited liability company gives notice that the series has limited liability.	may establish a designated series in its
Deries LLC (operating agreer  New Series:  □ The limited I  New Series: □ The limited I	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited li	may establish a designated series in its
. □ Series LLC (operating agreer  New Series: □ The limited I  New Series: □ The limited I  New Series:	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.	may establish a designated series in its
New Series:  ☐ The limited I  New Series: ☐ The limited I  New Series: ☐ The limited I	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.	may establish a designated series in its
New Series:  ☐ The limited I  New Series: ☐ The limited I  New Series: ☐ The limited I	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.	may establish a designated series in its
□ Series LLC ( operating agree  New Series: □ The limited I  New Series: □ The limited I  New Series: □ The limited I  (Each separate series)	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.  series must also file an Attachment Form LLC 1A.)	may establish a designated series in its
Descries LLC (coperating agreer New Series:  ☐ The limited I  New Series: ☐ The limited I  New Series: ☐ The limited I  (Each separate series)	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.  series must also file an Attachment Form LLC 1A.)	may establish a designated series in its
Series LLC (toperating agreer New Series: ☐ The limited I New Series: ☐ The limited I New Series: ☐ The limited I (Each separate	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited liability company gives notice that the series has limited liability.  Iliability company gives notice that the series has limited liability.  Iliability company gives notice that the series has limited liability.  Series must also file an Attachment Form LLC 1A.)	may establish a designated series in its
New Series:  ☐ The limited I  New Series: ☐ The limited I  New Series: ☐ The limited I  New Series: ☐ The limited I  New Series: ☐ The limited I  (Each separate series)  Name and address  Name: Aaron	(OPTIONAL) Pursuant to Section 347.186, the limited liability company ment. The names of the series must include the full name of the limited liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.  liability company gives notice that the series has limited liability.  series must also file an Attachment Form LLC 1A.)  ss to return filed document:  In Lamont Reeves  il: aaronr1672@sbcglobal.net	may establish a designated series in its

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.



#### ASSIGNMENT OF LEASE

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

#### WHEREAS:

Assignor is the tenant under a certain written lease agreement dated <u>January 17, 2022</u>, for certain premises located at <u>1752</u>, <u>1754 & 1756 New Florissant Road</u>, <u>Florissant Missouri 63033</u> (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. Passignee 153 notice address shall be 38 Jost Villa Drive, Florissant, MO 63033

## **EXHIBIT A**

ASSIGNEE INFORMATION INDIVIDUAL A. Name: Date of Birth: 1-27-81 Home Phone: 314-180-4890 Social Security: Home Address: 38 DS + Villa Pr Driver's License: DONG 95 029 Own: Rent: How long at this address? Landlord: Tenet Davis Mortgage Co: First Comm Credit 1274 Locadaum Dr. Harssenton Coazu Address: Address: 8917 N. Lind Decah Blild 6303) Phone #: 379-921-6714 Phone #: 636-708-3333 B. Previous Address: How long at this address? \_\_\_\_\_\_ Rent: \_\_\_\_\_ (less than 2 yrs.): C: Employer Name: Phone #: Address: How long? \_\_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ D. Bus. Name: Phone #: Bus. Type: How long in business? How long at this address? Address: Own: Rent: CORPORATION (Attach copy of most recent audited financial statement) A. Corp. Name: Phone: #: Bus. Type: How long in business? Address: How long at this address? Own:\_\_\_\_\_Rent:\_\_\_ Mortgage Co: Landlord: Address: Address: Phone #: Phone #: B. Corporation Officers: Name: Social Security #: Address: Home Phone #: Name: Social Security #: Address: Title: Home Phone #:

> Address REFERENCES

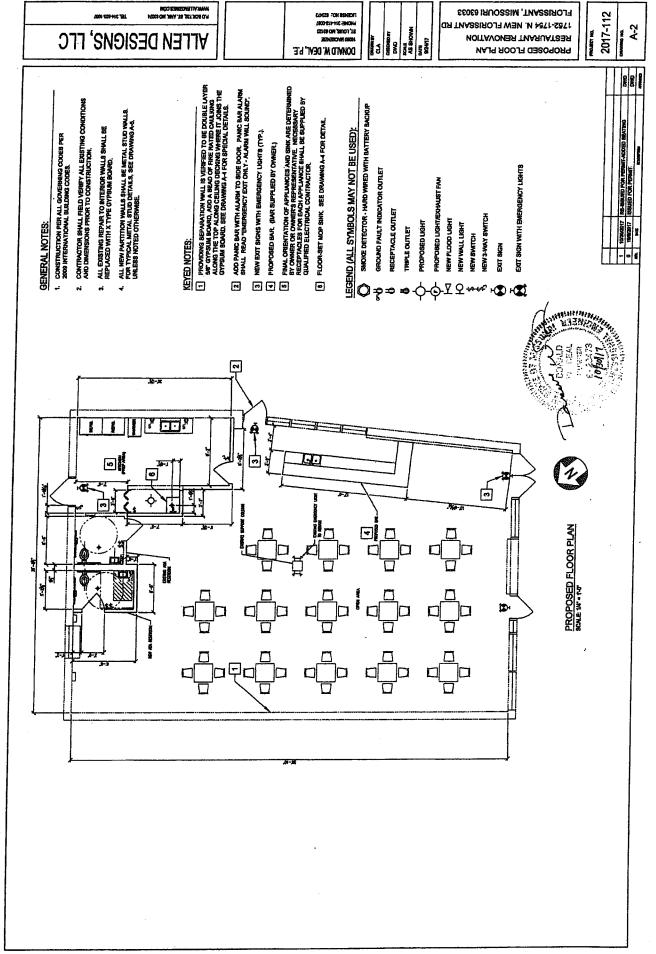
A. Credit References: Name of Reference 54 of 170

Exhibit A attached hereto, entered into the	es including the page on which these signatures appear, and day of June, 2022.
"ASSIGNOR"	"ASSIGNEE"
BELLA MARIE AGENCY, LLC A MISSOURI LIMITED LIABILITY COMPANY  By:  Leslie West  Title:	SHADE RESTAURANT & BAR, LLC A MISSOURI LIMITIED LIABILITY COMPANY  By:  Leslie West
Date: 6-1-2060	Date: 6-1-2003
"LANDLORD"	
LCRF, L.L.C., A MISSOURI LIMITED LIABILITY COMPANY	
By: LCRF Holdings, Inc., its managing members	
Ву:	
Robert A. Walpert, President	

1 2 3		NKE	
4			8376
. 5	BILL NO. 9334	ORDINANCE NO.	
6 7 8 9 10	BAR-B-QUE, LLC D/B/A FIV	E A SPECIAL USE PERMIT TO FIVE E ACES BAR-B-QUE TO ALLOW FOR URANT LOCATED AT 1752-1754 N.	R THE
11 12	WHEREAS the Florissant Zoni	ng Ordinance authorizes the City Counci	l of the City of
13		blic hearing thereon, to permit the location of	
14		en filed by Five Aces Bar-B-Que for the prop	
15	1752-1754 N. New Florissant Rd for the lo		. •
16		ning Commission of the City of Florissant, a	at their meeting of
17		at the said Special Use Permit be granted; and	
18		c hearing no. 17-11-028 said application to b	
19		the Council of the City of Florissant was du	
20	and concluded; and		
21	WHEREAS, the Council, following	g said public hearing, and after due and care	eful consideration,
22	has concluded that the granting of the Spe	ecial Use Permit as hereinafter provided wo	uld be in the best
23	interest of the City of Florissant.		
24 25 26	FLORISSANT, ST. LOUIS COUNTY, MI		
27		hereby granted to Five Aces Bar-B-Que, LLC	
28		restaurant located at 1752-1754 N. New Flor	
29	location and operation of a restaurant with	carry-out service and the following additional	l requirements:
30			
31	1) Relocate smoker behind the south b		
32	2) Provide roof cover protection and so	creening of new smoker, as approved by the E	Building
33	Commissioner.		
34	3) Smoker enclosure colors to be com	plimentary in color to the existing structure,	as approved by
35	the Building Commissioner.		

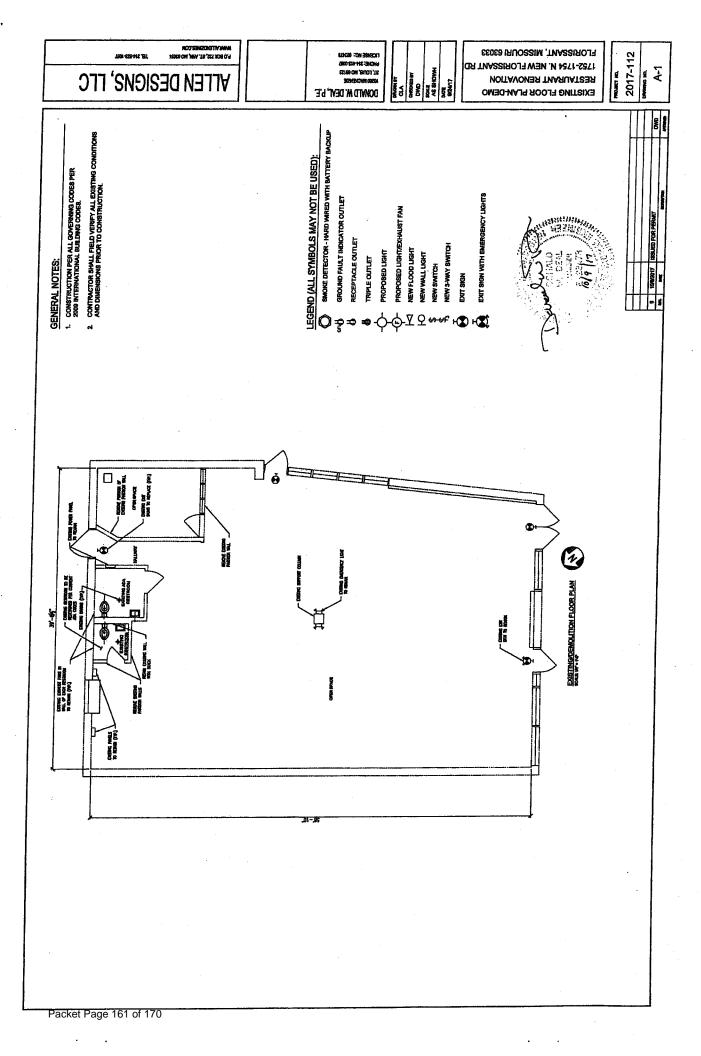
	## T T T T T T T T T T T T T T T T T T
37	2. PROJECT COMPLETION.
38 39	Construction shall start within 30 days of the issuance of building permits and the structure
40	shall be completed in accordance with the plans within 180 days of start of construction.
41	
42	Section 2: When the named permittee discontinues the operation of said business, the Special
43	Use Permit herein granted shall no longer be in force and effect.
44	Section 3: This ordinance shall become in force and effect immediately upon its passage and
45	approval.
46	
47	$\wedge$
48	Adopted this day of Welc, 2017.
49	)
50	
51 52	Mehre and
53	Jackie Pagano President of the Council
54	City of Florissant
55	Annual 41: /2 1 . C . O (7 )
56 57	Approved this $\frac{/2}{}$ day of $\frac{D \mathcal{E} \subset }{}$ , 2017.
58	
59	Jhom I
50 51	Thomas P. Schneider Mayor, City of Florissant
52 53	Mayor, City of Fiorissant
54 55	ATTEST:
55 56	Chilles
57	Karen Goodwin, MMC/MRCC
8	City Clerk

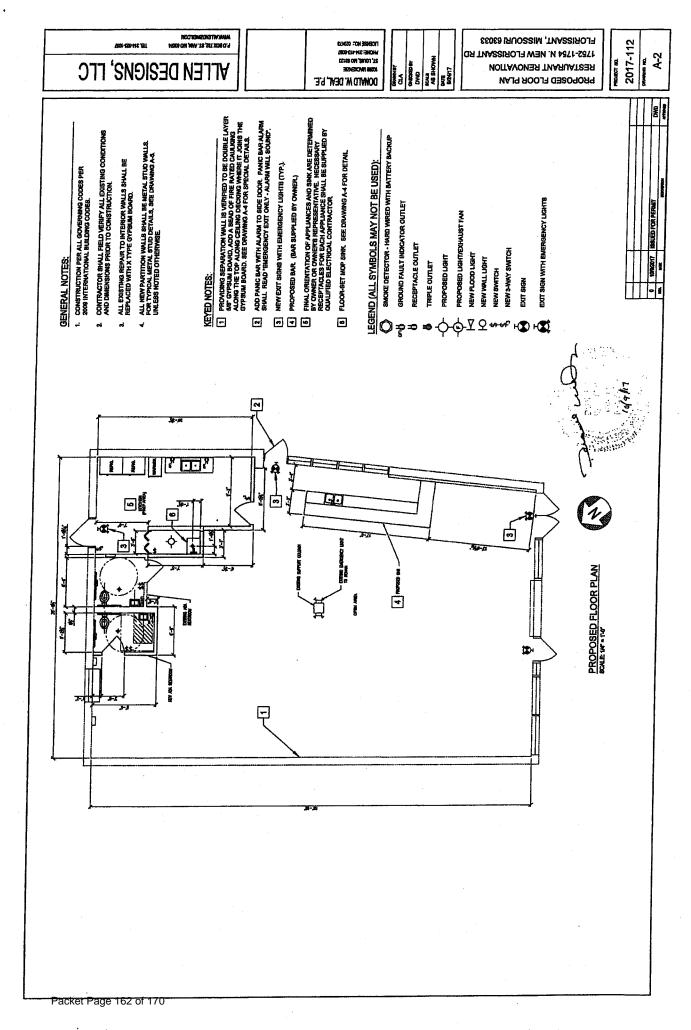
3.7.6 P.O BOX 732, 38. AVM, MO 630 FLORISSANT, MISSOURI 63033 2017-112 1762-1754 N. NEW FLORISSANT RD A-0 CUA CUA CHECABO BY DWO SCOUL AS SHOWN BARE SCOUL ALLEN DESIGNS, LLC NOITAVONER TNARUATEER DONALD W. DEAL, P.E. SITE PLAN AND SCOPE SCOPE OF WORK: A-3 ENLARGED PROPOSED FLOOR PLAN SHEET INDEX: A-1 EXISTING/DEMOLITION PLAN A-5 METAL STUD WALL DETALS A-5 METAL STUD WALL DETAILS A-0 SITE PLAN AND SCOPE A-2 PROPOSED PLAN A-4 SPECIAL DETAILS SMOKER TRAILER LOCATION
NOTE, BROKER HAS BUILT IN ROOF TO PROTECT FOOD
PROM OUTSDOE BLABBORNS, ALSO, SMOKER LOCATION
IS OVER 700 FEET FROM ALL RESIDENTIAL, AREAS, RESTAURANT RENOVATION 1752-1754 NORTH NEW FLORISSANT ROAD FLORISSANT, MISSOURI 63033 **FACILITY UPDATES** SITE PLAN

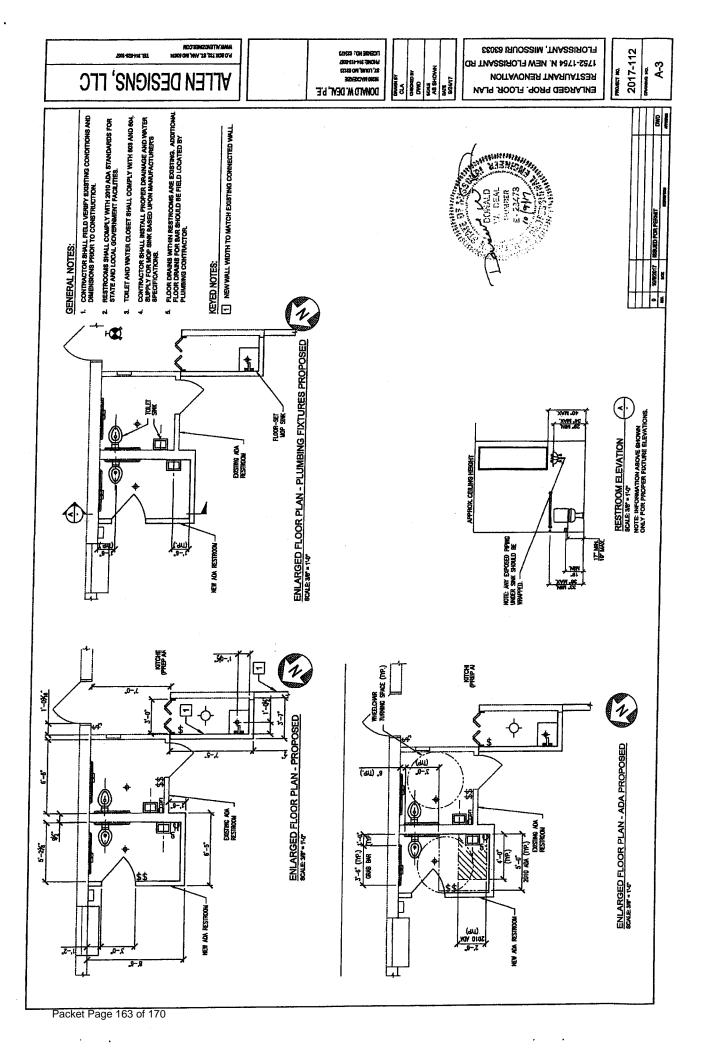


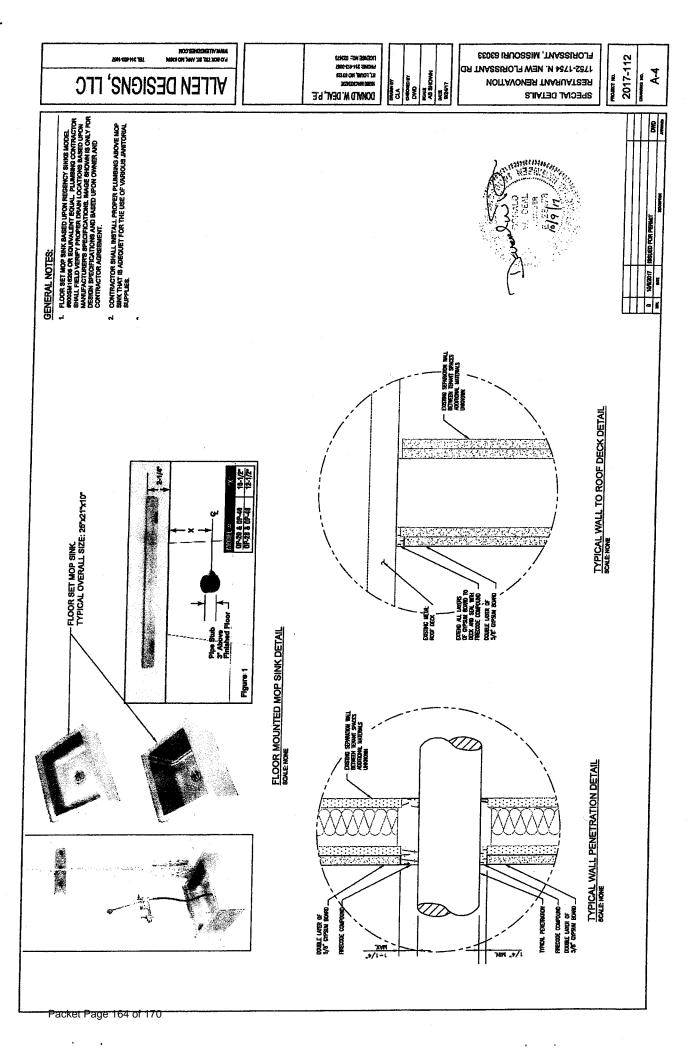
FLORISSANT, MISSOURI 63033 2017-112 1752-1754 N. NEW FLORISSANT RD Ą ALLEN DESIGNS, LLC RESTAURANT RENOVATION DONALD W. DEAL, P.E. SILE PLAN AND SCOPE SCOPE OF WORK A-3 ENLARGED PROPOSED FLOOR PLAN SHEET INDEX: A-1 EXISTING/DEMOUTION PLAN A-6 METAL STUD WALL DETAILS A-6 METAL STUD WALL DETAILS A-0 SITE PLAN AND SCOPE A-2 PROPOSED PLAN RESTAURANT RENOVATION 1752-1754 NORTH NEW FLORISSANT ROAD FLORISSANT, MISSOURI 63033 **FACILITY UPDATES** SITE PLAN

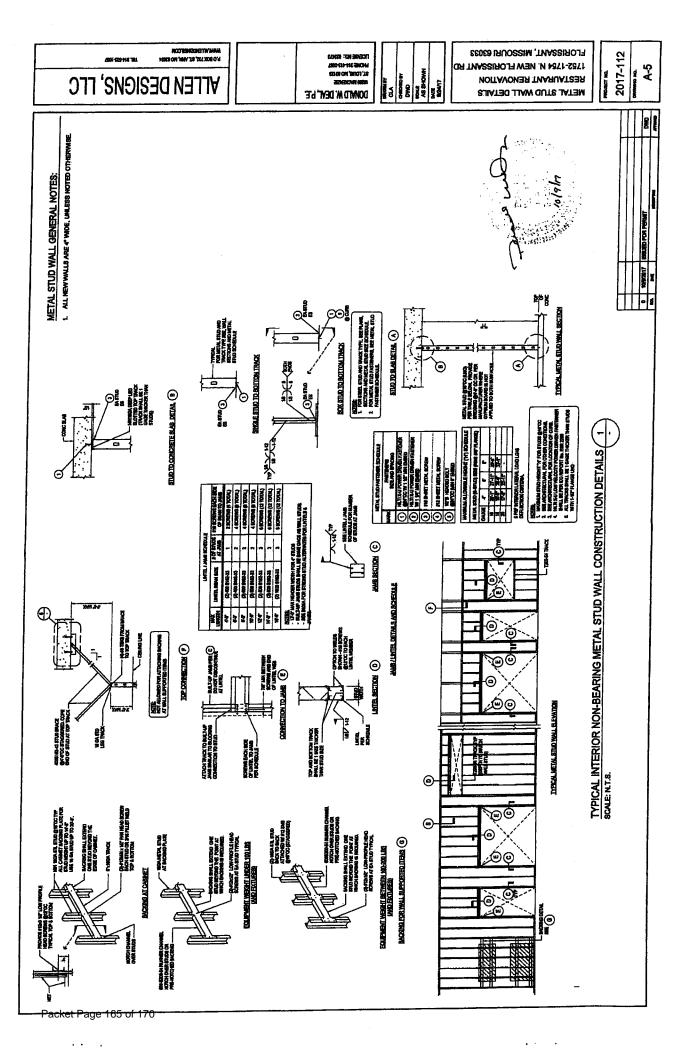
Packet Page 160 of 170











2017-112 1006; SH-0150007 3T, LOUIS, NO 15127 PHONE: SH-015-0067 1762-1754 N. NEW FLORISSANT RD A-6 WHEN NO. ALLEN DESIGNS, LLC RESTAURANT RENOVATION METAL STUD WALL DETAILS DONALD W. DEAL, P.E. 1. ALL NEW WALLS ARE 4" WIDE, UNLESS NOTED OTHERWISE. METAL STUD WALL GENERAL NOTES: 0 109/2017 ESSUED FOR PERMIT STRAP CPTICN TYPICAL LATERAL BRIDGING AT METAL STUDS SCALE. N.T.S. - INDICATES MATERIAL THICKNESS (1964=54, SEE SCHEDULE)
- INDICATES FLANGE WOTH (1 %=1926/s) MCHES) TYPICAL METAL STUD WALL DETAILS
AT INTERSECTION DETAILS
SCALE: N.1.8. METAL STUD IDENTIFICATION SCALE: N.T.S. WALL INTERSECTION NDICATES MEMBER DEPTH
(8 1/2~6504/4 NCHES)
MOICATES STUD JOIST SECTION Packet Page 166 of 170

FLORISSANT, MISSOURI 63033

_				
1 2	APRIL 9, 20	CED BY COUNCILM	MAN HENKE	
3	7 H Kilb 7, 20	010		8407
4 5	BILL NO.	9380	ORDINANCE NO.	
6			DRIZING A TRANSFER OF SPECIAL USE	
7			OM 5 ACES BBQ TO CA44 LLC D/B/A HWY 67	
8 9	~	-1754 N. NEW FLO	RATION OF A RESTAURANT LOCATED AT DRISSANT ROAD.	
10				a
11			ant Zoning Ordinance authorizes the Council of the	
12	Florissant, b	y Special Use Pern	mit, after public hearing thereon, to permit the loca	ation and
13	operation of	a restaurant; and		
14	WHE	EREAS, pursuant to	Ordinance No. 8376, 5 Aces BBQ was granted a Sp	ecial Use
15	Permit for th	e location and operat	tion of restaurant on the property known as 1752-1754	N. New
16	Florissant Ro	oad; and		
17	WHE	REAS, an applicatio	on has been filed by CA44 LLC d/b/a Hwy 67 BBQ to	transfer
18	the Special U	se Permit authorized	by Ordinance No. 8376 to its name; and	
19	WHE	REAS, the City Cou	uncil of the City of Florissant determined at its me	eting on
20	April 9, 2018	8 that the business	operated under Ordinance Nos. 8376 would be operated	ated in a
21	substantially i	identical fashion as s	et out herein; and	
22	WHE	REAS, CC44 LLC h	as accepted the terms and conditions set out in Ordina	ance No.
23	8376.			
24 25			E IT ORDAINED BY THE COUNCIL OF THE C NTY, MISSOURI, AS FOLLOWS:	ITY OF
26 27	Section	n 1: The Special Use	e Permit authorized by Ordinance No. 8376 originally	issued 5
28	Aces BBQ is l	hereby transferred to	CC44 LLC d/b/a Hwy 67 BBQ for the location and or	eration
29		_	wn as 1752-1754 N. New Florissant Road.	
30	Section	n 2: The terms and o	conditions of said Special Permit authorized by Ordina	ince No.
31		main in full force and		
32	Section	n 3: The Special Us	e Permit herein authorized shall terminate if the said	business
33	•		ore than ninety (90) days.	
34	Section	n 4: This ordinance	shall become in force and effect immediately upon its	passage
35	and approval.			

Adopted this 33 day of Horal Jackie Pagano Council President Approved this  $\frac{24}{3}$  day of  $\frac{18816}{3}$ , 2018. Thomas P. Schneider Mayor, City of Florissant ATTEST: Karen Goodwin, MMC/MRCC City Clerk

1 2	INTRODUCED BY COUNCILMAN SIAM FEBRUARY 24, 2020
3 4	BILL NO. 9587 ORDINANCE NO. 860
5 6 7 8 9	ORDINANCE AUTHORIZING A TRANSFER OF SPECIAL USE PERMIT NO. 8407 FROM HWY 67 BBQ TO SHADE PARTNERS, LLC D/B/A SHADE RESTAURANT AND BAR FOR THE PROPERTY 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 27 28 29	NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FLORISSANT, ST. LOUIS COUNTY, MISSOURI, AS FOLLOWS:
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

and approval.
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41	Adopted this 9 day of Mauch, 2020.	
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44	John Cafet	
45	Jeff Caputa	
46	Council President	
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48	<b>Ο</b> <sub>1</sub>	
49	Approved this day of	
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51		
52		
53	Timothy J. Lowery	
54	Mayor, City of Florissant	
55		
56	ATTEST: / 2	
57		
58	X Cecl	
59	Karen Goodwin, MPPA/MMC/MRCC	
60	City Clerk	