

CITY OF ST. PAUL PARK
COUNTY OF WASHINGTON
STATE OF MINNESOTA

RESOLUTION NO. 1638

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AMENDMENT, SITE PLAN,
AND VARIANCE FOR TENNIS REAL ESTATE LLC TO ALLOW FOR A METAL BUILDING
TO BE CONSTRUCTED ON THE SITE**

WHEREAS, Tennis Real Estate LLC (“the Applicant”) has made an application for a conditional use permit, site plan, and variance related to the construction of a building addition on the following legally described property (“the Property”):

Lots 9-15 and 18-19 of Block 64, Division No. 2 of Saint Paul Park, Washington County, Minnesota; and

WHEREAS, the Applicant proposes a 7,630 square foot accessory building on the Property; and

WHEREAS, the Site and Building Plan depicts construction that conforms to the I-1 Zoning District standards in regards to location, height, and size; and

WHEREAS, the Applicant has made an application for a variance to allow for a truck wash and storage building with an exterior building material of metal to match the finish of the existing buildings on the site; and

WHEREAS, the St. Paul Park Planning Commission held a duly noticed public hearing on April 12, 2021; and

WHEREAS, the Planning Commission found the variance request to be consistent with the criteria in Section 74-121 (c) due to the proposed addition being properly screened from off-site and the finish is to match the existing building on the Property; and

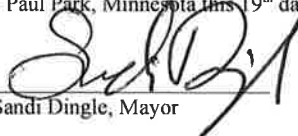
WHEREAS, the Planning Commission found the conditional use permit request to be consistent with the criteria in Section 74-91 (e); and


WHEREAS, the City Council reviewed the application at the April 19, 2021 meeting and concurred with the findings of the Planning Commission; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of St. Paul Park hereby approves the proposed conditional use permit, site plan, and variance with the following conditions:

1. All comments from the City Engineer, Building Official, and Washington County shall be addressed.
2. Landscaping shall be provided where necessary subject to the review and approval of the City Administrator prior to building permit issuance.
3. Prior to the issuance of a building permit, the Applicant must submit proof of compliance with the MPCA General Construction and the MPCA Industrial Stormwater General Permit. Once coverage has been obtained, the City of St. Paul Park will review the permit coverage and supplemental Stormwater Pollution Prevention Plan prior to final notice of building permit.
4. All work on the site shall be in conformance with all signed final approved plans, including grading, utility, restoration, and sediment and erosion control.
5. The Applicant is responsible for conformance with all laws, codes, and regulations, and acquisition of permits necessary to complete the proposed improvements.
6. The lot combination of the two subject parcels shall be recorded.

ADOPTED by the City Council of the City of St. Paul Park, Minnesota this 19th day of April 2021.


Sandi Dingle, Mayor

ATTEST:

Julie Pelton, City Clerk

Attached:

NOTICE OF HEARING
CITY OF ST. PAUL PARK, MINNESOTA

Notice is hereby given that the St. Paul Park Planning Commission will be holding a public meeting on the following land use item on Monday, April 12, 2021, starting at 7:00 p.m. in the Council Chambers at 600 Portland Avenue, St. Paul Park, MN.

Further notice is hereby given that the St. Paul Park City Council will be holding a public meeting on the same land use item on Monday, April 19, 2021, starting at 7:00 p.m. in the Council Chambers at 600 Portland Avenue, St. Paul Park, MN.

CONDITIONAL USE PERMIT & VARIANCE. The City will conduct a hearing to consider a Conditional Use Permit and Variance for Tennis Sanitation to construct a new building located at 812 5th Street. The building addition requires a variance from the City's building materials standards.

The City of St. Paul Park considers your interest and input in this matter, as well as your neighbor's input, an extremely important part of the City's review process. If you are unable to attend the public hearing, but would like to provide input, written comments are welcome. Please contact City Staff at your earliest convenience so we may address your questions and advise you on submittal due dates. The proposed request is available for review at City Hall by appointment.

- PUBLIC HEARING: Planning Commission Meeting – Monday, April 12, 2021 – 7:00 p.m.

- PUBLIC HEARING: City Council Meeting – Monday, April 19, 2021 – 7:00 p.m.

Dated this 19th day of March 2021.

Kevin Walsh
City Administrator

and supplemental Stormwater Pollution Prevention Plan prior to final notice of building permit.

Landscaping and Screening

There are several single family homes within the vicinity of the site. The homes to the east are zoned residential and are separated by the railroad right-of-way to this property. The homes to the west are zoned I-1. No landscaping plan has been submitted.

The City has previously required this site to be screened to the neighboring residential properties. There is currently a building owned by Tennis directly to the west with houses to the north and south of it. The house to the north has a group of trees on the Tennis property that will block the view of this area. If these trees are removed, some form of landscaping would need to be placed in this general area to maintain the required level of screening. This can be resolved at the time of building permit issuance.

CONDITIONAL USE PERMIT REVIEW

The facility requires a CUP to be expanded. The planning commission shall consider possible adverse affects of the proposed CUP and base its judgment upon the following review criteria:

- (1) The proposed action has been considered in relation to the specific policies and provisions of and has been found to be consistent with the official city comprehensive land use plan.
- (2) The proposed use is or will be compatible with present and future land uses of the area.
- (3) The proposed use conforms with all performance standards contained in this article.
- (4) The proposed use will not tend to or actually depreciate the area in which it is proposed.
- (5) The proposed use can be accommodated with existing public services and will not overburden the city's service capacity.

VARIANCE REVIEW

The building materials requires a variance. The planning commission should find failure to grant the variance will result in practical difficulties and the following criteria have been met:

- (1) The proposed variance is consistent with the Comprehensive Plan.
- (2) The proposed variance is in harmony with the general purpose and intent of this Ordinance.
- (3) The purpose of the variance is not based exclusively upon economic considerations.
- (4) The plight of the landowner is created by circumstances unique to the property not created by the landowner.
- (5) The granting of the variance will not alter the essential character of the neighborhood in which the parcel of land is located.
- (6) The property owner proposes to use the property in a reasonable manner not permitted by this Ordinance.
- (7) The requested variance is the minimum action required to eliminate the practical difficulty.
- (8) The variance does not involve a use that is not allowed within the respective zoning district.

GENERAL SPECIFICATIONS

SOIL ROCK
THE SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING. MAINTAIN THE GRADE LEVELS AROUND THE BUILDING FLOOR PLAN.

CONCRETE WORK
THE CONCRETE WORK SHALL COMPLY WITH ALL NECESSARY PRECAST OR FORM-IN-PLACE CONCRETE AS PER BUILDING PLANS AND SECTIONS. THE CONCRETE SHALL MEET A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS. ALL CONCRETE MIXES SHALL BE IN ACCORDANCE WITH AC STANDARDS.

FRAMING COMPONENTS
TRUSSES: WOOD TRUSSES ARE SHOP/FRAUGHT FABRICATED WITH CONNECTION PLATES PER SPECIFICATIONS AND CONFORM WITH DESIGN CRITERIA ESTABLISHED BY THE TRUSS PLATE INSTITUTE (TPI) AND THE AMERICAN FOREST AND PAPER ASSOCIATION'S NATIONAL DESIGN SPECIFICATION FOR WOOD (NDS). SEE DETAILS.
BATTLES: BATTLES SIZES AND TYPE ARE SHOWN PER BUILDING DRAWINGS.
COLUMNS: WOOD COLUMNS FOR ROOF, WALL AND FLOOR SUPPORT SHALL BE MULTI-PLY LAMINATED. EACH PLY OF UPPER AND LOWER PORTIONS (IF REQUIRED) SHALL BE FACTORY JOINED BY CLOUTED FINISH JOINTS BEFORE COLUMN PILES ARE NAIL TOGETHER. IF PLACED IN GROUND, LOWER PORTION OF COLUMN FOR 12 INCHES MINIMUM ABOVE GRADE SHALL BE PRESERVATIVE TREATED TO AVOID RETENTION OF CHLORINATED COPPER ARSENATE (CCA) TYPE C (ORIG. BASIS). SEE FLOOR PLAN AND CROSS SECTIONS FOR CORRECT SIZES.
WOOD JOISTS: ALL JOIST FRAMING SHALL BE #2 GRADE MINIMUM. PRIMARY FRAMING IS FACTORY CUT TO LENGTH REQUIRED. JOISTS MAY BE A SINGLE PLY/DOUBLE PLY 2X4, 2X6, OR 2X8 MATERIAL. LOCATE STUDS AT 18", 24" OR 48" O.C. AS SHOWN ON BUILDING DRAWINGS.

SECONDARY FRAMING
WOOD FRAMING: ALL WOOD FRAMING SHALL BE #2 GRADE MINIMUM. THE SPECIES WILL VARY PER AVAILABILITY AND PLANT LOCATION. THE SPECIES MAY BE #3 NC-19 SOUD FIR LARCH UNLESS SPECIFICALLY NOTED OTHERWISE ON BUILDING DRAWINGS.
HEADERS: HEADER SIZES AND TYPE ARE SHOWN PER BUILDING DRAWINGS.

STEEL
METAL CONNECTORS: ALL LIGHT GAUGE METAL CONNECTORS ARE GALVANNEATED STEEL TO MEET OR EXCEED REQUIRED DESIGN STANDARDS.
WOOD: ALL WOOD PRESERVATIVE TREATED WOOD SHALL BE PLACED A MINIMUM OF 8 INCHES ABOVE FINISHED GRADE UNLESS SPECIFICALLY SHOWN OTHERWISE ON BUILDING DRAWINGS.
NOTES: ALL FASTENERS SHALL BE PER BUILDING DRAWINGS.

STEEL PANELS
STEEL PANELS ARE AN INTEGRAL PART OF THE BUILDING STRUCTURE AND ANY FUTURE FIELD MODIFICATIONS OF LESTER STEEL PANELS MAY BE DETERMINED TO THE BUILDING'S STRUCTURAL PERFORMANCE. BUILDING DESIGN IS BASED ON THE NUMBER, SIZE AND LOCATION OF OPENINGS ON THE DRAWINGS.
LESTER'S ELECTRIC LESTER OR LESTER'S LESTER BUILDING SYSTEMS (LLC) ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BUILDING IF ADDITIONAL OPENINGS NOT SHOWN ON THE DRAWINGS OR CHANGES IN LOCATION OR SIZE OF OPENINGS ARE UNDERTAKEN WITHOUT WRITTEN PERMISSION FROM A LESTER ENGINEERING REPRESENTATIVE.

NOTES
SEE BUILDING DRAWINGS FOR OTHER SPECIFIC MATERIALS REQUIRED FOR SPECIFIC JOB THAT MAY NOT BE INDICATED WITHIN THIS SECTION.

NOTICE TO BUILDERS
BUILDERS WITH OPENING LETTERS MAY HAVE DIFFERENT END USES AND MAY BE OF DIFFERENT SIZES.
TO HELP INSURE THE CORRECT LENGTH AND SPECIES OF LUMBER IS USED IN ITS INTENDED APPLICATION, A COLOR CODE SYSTEM HAS BEEN DEVELOPED.
USE APPLICABLE TO FACTORY AND FIELD USE.
RED - WALL SHEATHING AND END PANELS ONLY.
BLACK - PURLINS WILL HAVE ENDS PAINTED BLACK.
PINK - BOTTOM CHORD BRACES WILL HAVE ENDS PAINTED PINK.
BLUE - END WALLS WILL HAVE ENDS PAINTED BLUE.
ORANGE - HIGHER GRADE LUMBER IS SUBSTITUTED, ENDS PAINTED ORANGE.

REVISIONS

DATE	NO.	DATE	DESCRIPTION	BY



LESTER BUILDINGS, LLC
TERRITORY MANAGER: Corey Larsen
PHONE: 320-395-5313 MOBILE: 507-450-6925
E-MAIL: clarsen@lesterbuildings.com

PROJ. MANAGER: SANDY DERAUER PH. PHONE: 800-826-4430 EXT. 5287
DIARY BY: MARY NELSON EST. PHONE: 800-826-4430 EXT. 5236

IMPORTANT SAFETY INFORMATION

ACCOMPANYING THIS BUILDING AND THESE DESIGN DRAWINGS IS THE LESTER EXTENSION SAFETY INFORMATION PACKET. DIRECTIONS ON THE PACKET ENVELOPE GUIDE THE USER TO THE SAFETY INFORMATION PACKET. THE SAFETY INFORMATION PACKET IS TO BE READ BEFORE BUILDING BEGINS. THE EXTENSION SAFETY INFORMATION PACKET (IN THE PACKET) PROVIDES DETAILED INFORMATION AND INSTRUCTIONS TO ASSIST IN SAFE BUILDING ERECTION. COPIES OF THE FOLLOWING WARNING LABELS ARE ALSO INCLUDED IN THE EXTENSION SAFETY INFORMATION PACKET AND ON ROOF PANELS AND WOOD KNUCKLES.

WARNING

FURLINS, GIRTS AND BRACING

WOOD MEMBER WARNING

WARNING

YOU MAY FALL FROM ROOF AND BE KILLED OR SERIOUSLY INJURED.

ROOF PANEL WARNING

COMBINED LUMBER GRADES

LESTER GROUPS WOOD LUMBER TYPES WITH SIMILAR STRENGTH VALUES AND COMBINED LUMBER GRADES. DO DESIGN IS BASED ON THE LOWEST DESIGN VALUE FOR ANY LUMBER IN THE GROUP. THE FOLLOWING CHART SHOWS THE SPECIFIC LOG SIZE/SPECIES/GRADE LUMBER TYPES THAT CAN BE USED FOR EACH COMBINED LUMBER GRADE.

GROUP	MEMBER	GRADE	LOG SIZE
C100	2x4	#2	4x8 DFL or SYP
	2x4	M2	4x8 M29 DFL or SYP
	2x4	M2	4x8 M29 DFL or SYP
C120	2x4	#1	4x8 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
C140	2x4	#1	4x8 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
C160	2x4	#1	4x8 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
C180	2x4	#1	4x8 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
C200	2x4	#1	4x8 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
C220	2x4	#1	4x8 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
C240	2x4	#1	4x8 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
C260	2x4	#1	4x8 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP
	2x4	M1	4x8 M18 or M29 DFL or SYP

DETAIL IDENTIFICATION

DRAWING LETTER: TITLE: SCALE: 0/10 SCALE

EACH DETAIL HAS A FIVE DOT ALPHA-NUMERIC NAME. THERE ARE TWO LETTERS AND A THREE DOT NUMBER.

F A 246

GROUP: GROUPS DESIGN NUMBER

THE FIRST LETTER DESIGNATES A BROAD SUBJECT GROUP. THE SECOND LETTER SHOWS A SUBDIVISION WITHIN THE GROUP. THE THREE DOT NUMBER DESIGNATES A SPECIFIC DETAIL WITHIN THE DIVISION.

SYMBOL DESIGNATION

THE FOLLOWING SYMBOL DESIGNATIONS INDICATES THE DETAIL TO REFER TO FOR ADDITIONAL INFORMATION.

STRUCTURAL NON-STRUCTURAL

CUSTOM DETAIL: GA-A

STANDARD DETAIL: GA310

ABBREVIATIONS AND SYMBOLS

OR OR 2" - QUARTER
SP OR 2" - SQUARE
BPC - BUILDING
BR - BEARING
BT - BOTTOM
CC - CLADDING COATED
CONC - CONCRETE
DCL - DOUBLE FR
DOB - DOWEL BAR BRACE
ED - END JOINT
EP - END PITCHER
FD - FINISH OPENING
FO - FINISH
GAV - GALVANIZED
HBR - HEAVY
INT - INTERMEDIATE
INS - INSULATION
LRS - LUMBER

COLUMN IDENTIFICATION KEY

FS = FLUSH SIDEWALL F = FACE PLY
FE = FLUSH ENDWALL J = HEADER BEARING PLY
FC = FLUSH CLUSER P = PLUS PLY
HI = INTERIOR POCKET

FLUSH ENDWALL: SIZE: 2X8, 2X8, 2X6
COLUMN LENGTH

EXAMPLES OF COLUMN DETAILS: F6S444, FS66J6, FS66J6, F6F566, FS6666, FS66J8

TRUSS BEARING PLY
COLUMN EAR FULL HT.
HEADER BEARING PLY
DOOR OPENING
SIDE OF COL.
2 PLY TRUSS

GENERAL

OWNER: Tennis Sanitation, LLC
BLD ADDRESS: Saint Paul Park, MN
BUILDING USE: CAR WASH
CONSTRUCTION: V-B
616052 AREA: 8728 SF
616052 AREA: 904 SF

DESIGN LOADS

WIND SPEED: 50 PSF
ROOF SNOW LOAD: 39.4 PSF
ROOF DEAD LOAD: 4 PSF
W.P. FACTOR: 1
CEILING DEAD LOAD: 5 PSF
FLOOR LIVE LOAD: N/A PSF
SEISMIC WIND SPEED: 90.9 MPH
WINDWALL WIND SPEED: 115; RISK CAT II
SEISMIC WIND SPEED: 90.9 MPH
EXPOSURE: C
SEA BEACHES: ISC-2018
SSE:

INDEX REFERENCE

PAGE	INDEX REFERENCE
1	BUILDING SPECIFICATIONS
2	ELEVATIONS
3	FLOOR PLAN
4	SW (UNLINED) SECTION (616052 BLDG)
5	SW (LINED) SECTION (616052 BLDG)
6	PARTITION/EW 2 SECTION (616052 BLDG)
7	ATTACHING SECTION OF BUILDINGS
8	ATTACHING FRAME ELEVATION
9	BUILDING SECTIONS (616051 BLDG)
10	EW 1 FRAME ELEVATION (616051 BLDG)
11	EW 1 SECTION (616051 BLDG)
12	TRUSS SPECS
13	DETAILS TO END
14	
15	

MATERIAL SHORTAGES AND DAMAGE

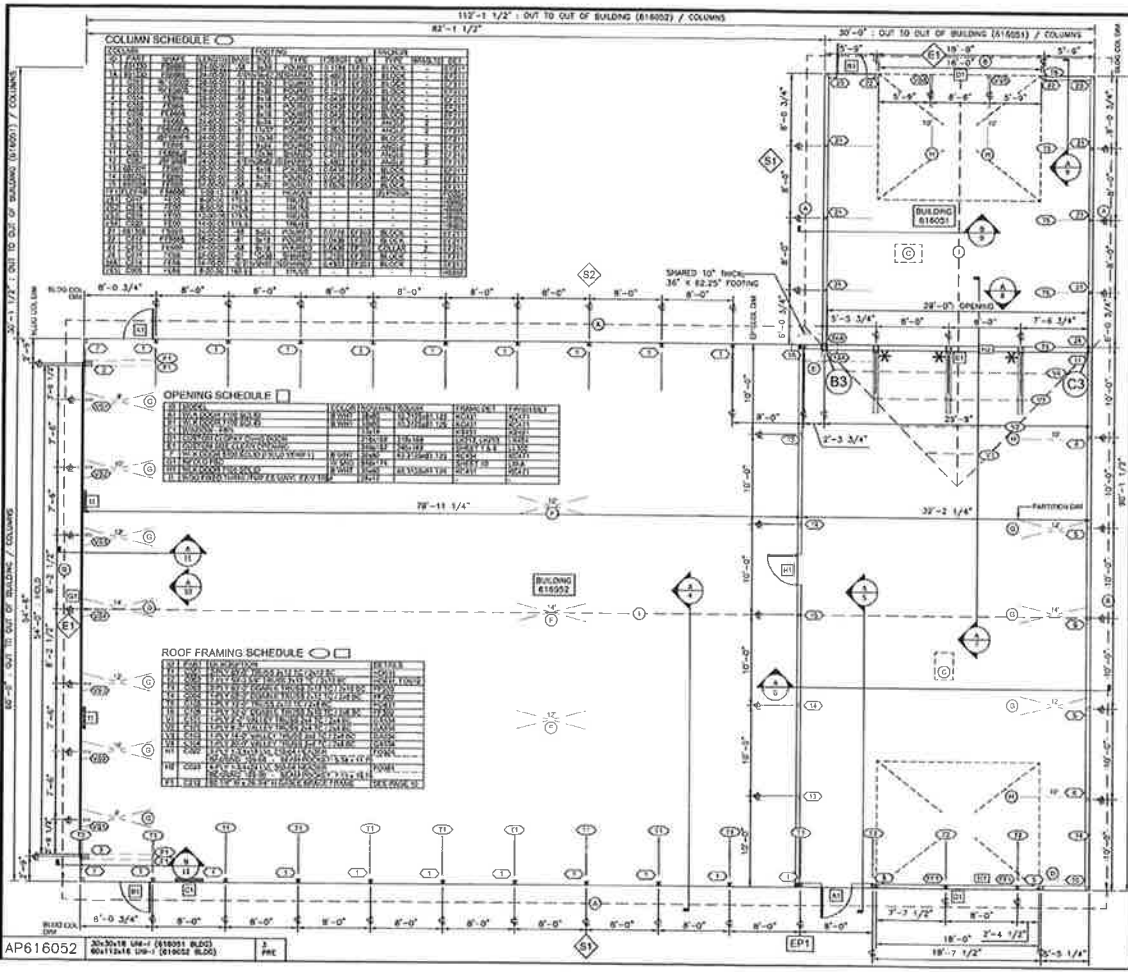
CONTACT INFORMATION:
DIRECT DIAL: (320) 395-5283
LESTER SWITCHBOARD/RECEPTIONIST: (800) 826-4429 EXT. 3263
EMAIL: orders@lesterbltdge.com

LESTER BUILDINGS, LLC
REGISTERED PROFESSIONAL ENGINEER
50104
STATE OF MINNESOTA

THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND CONNECTING PARTS MANUFACTURED BY LESTER BUILDING SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATION, PLUMBING, ELECTRICAL, PEXITION, BOARDS, FIRE RESISTIVE REQUIREMENTS, INSULATION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

STRUCTURAL DESIGN - ONLY FULL RI

DATE: 12/17/2020
DRAWING NO: 616052
JOB NO: 01
OWNER: Tennis Sanitation, LLC
PROJECT: CAR WASH
SCALE: 1/8" = 1'-0"
TERRITORY MANAGER: Corey Larsen
PROJ. MANAGER: SANDY DERAUER
DIARY BY: MARY NELSON
LESTER BUILDINGS, LLC
200-5th St NE
St. Paul, MN 55107
TOLL FREE: 800-826-4429
See DRAWING FOR CONTACT INFO



COLUMN SCHEDULE

NO.	SECTION	TYPE	SIZE	MARKING	REMARKS
1	A1	CONCRETE	12" DIA.	C1	
2	A2	CONCRETE	12" DIA.	C2	
3	A3	CONCRETE	12" DIA.	C3	
4	A4	CONCRETE	12" DIA.	C4	
5	A5	CONCRETE	12" DIA.	C5	
6	A6	CONCRETE	12" DIA.	C6	
7	A7	CONCRETE	12" DIA.	C7	
8	A8	CONCRETE	12" DIA.	C8	
9	A9	CONCRETE	12" DIA.	C9	
10	A10	CONCRETE	12" DIA.	C10	
11	B1	CONCRETE	12" DIA.	C11	
12	B2	CONCRETE	12" DIA.	C12	
13	B3	CONCRETE	12" DIA.	C13	
14	C1	CONCRETE	12" DIA.	C14	
15	C2	CONCRETE	12" DIA.	C15	
16	C3	CONCRETE	12" DIA.	C16	

OPENING SCHEDULE

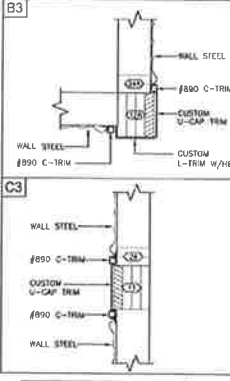
NO.	SECTION	TYPE	SIZE	MARKING	REMARKS
1	A1-A2	DOOR	7'-0" x 3'-4"	O1	
2	A3-A4	DOOR	7'-6" x 3'-4"	O2	
3	A5-A6	DOOR	7'-0" x 3'-4"	O3	
4	A7-A8	DOOR	7'-6" x 3'-4"	O4	
5	A9-A10	DOOR	7'-0" x 3'-4"	O5	
6	B1-B2	DOOR	7'-0" x 3'-4"	O6	
7	B2-B3	DOOR	7'-6" x 3'-4"	O7	
8	C1-C2	DOOR	7'-0" x 3'-4"	O8	
9	C2-C3	DOOR	7'-6" x 3'-4"	O9	

ROOF FRAMING SCHEDULE

NO.	SECTION	TYPE	SIZE	MARKING	REMARKS
1	A1	TRUSS	12" x 12"	R1	
2	A2	TRUSS	12" x 12"	R2	
3	A3	TRUSS	12" x 12"	R3	
4	A4	TRUSS	12" x 12"	R4	
5	A5	TRUSS	12" x 12"	R5	
6	A6	TRUSS	12" x 12"	R6	
7	A7	TRUSS	12" x 12"	R7	
8	A8	TRUSS	12" x 12"	R8	
9	A9	TRUSS	12" x 12"	R9	
10	A10	TRUSS	12" x 12"	R10	
11	B1	TRUSS	12" x 12"	R11	
12	B2	TRUSS	12" x 12"	R12	
13	B3	TRUSS	12" x 12"	R13	
14	C1	TRUSS	12" x 12"	R14	
15	C2	TRUSS	12" x 12"	R15	
16	C3	TRUSS	12" x 12"	R16	

FLOOR PLAN SCHEDULE

NO.	SECTION	TYPE	REMARKS
1	A1	FLOOR	CONCRETE
2	A2	FLOOR	CONCRETE
3	A3	FLOOR	CONCRETE
4	A4	FLOOR	CONCRETE
5	A5	FLOOR	CONCRETE
6	A6	FLOOR	CONCRETE
7	A7	FLOOR	CONCRETE
8	A8	FLOOR	CONCRETE
9	A9	FLOOR	CONCRETE
10	A10	FLOOR	CONCRETE
11	B1	FLOOR	CONCRETE
12	B2	FLOOR	CONCRETE
13	B3	FLOOR	CONCRETE
14	C1	FLOOR	CONCRETE
15	C2	FLOOR	CONCRETE
16	C3	FLOOR	CONCRETE



ATTENTION

BACK HUNG TRUSS (T2) IN HANGAR TO BEARER. INSTALL HANGER BRACKET TO TRUSS PRIOR TO HANGING (F0579)

A3 FLOOR PLAN 3/32" = 1'-0"

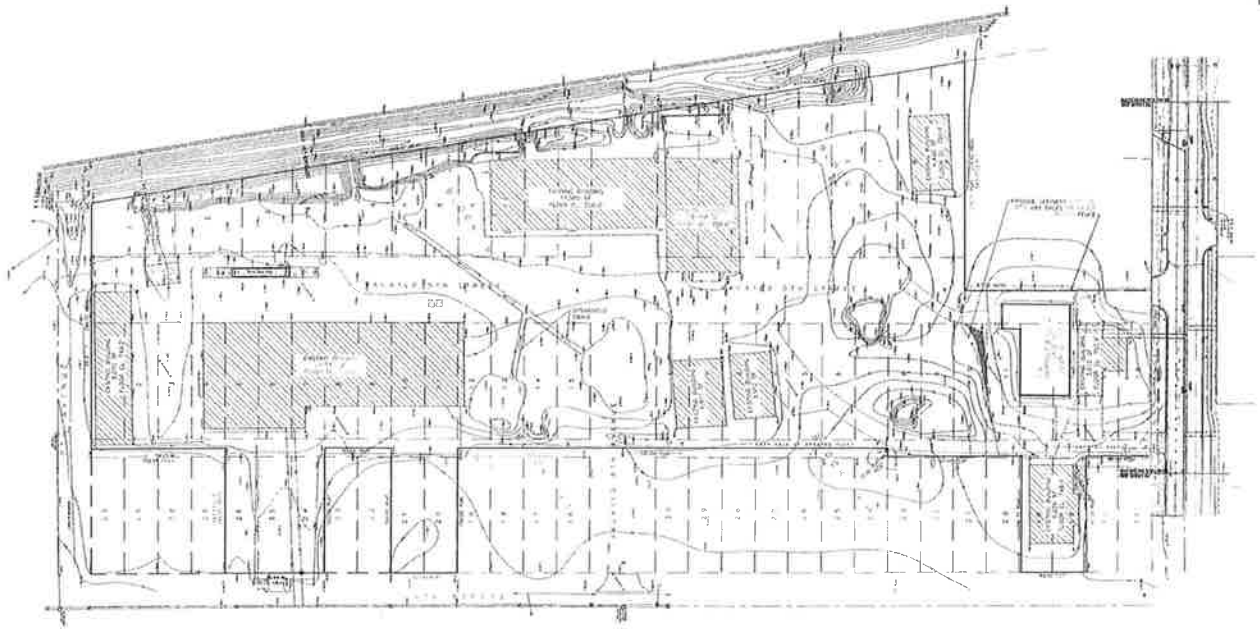


THIS CERTIFICATION IS LIMITED TO THE STRUCTURAL DESIGN OF THE FRAMING AND COVERING PANELS MANUFACTURED BY LESTER BUILDING SYSTEMS. ALL OTHER ITEMS SUCH AS EQUIPMENT, VENTILATORS, PLUMBING, ELECTRICAL, ELEVATOR, DOORS, FIRE ALARMS, REQUIREMENTS, PROTECTION, CONCRETE FLOORS, ETC. IS THE RESPONSIBILITY OF OTHERS.

DA003 STRUCTURAL DESIGN - ONLY
 ENGINEER STAMP BOX FULL RI

AP616052 30/30/18 U&L (818091 BLDG) 3 PRE
 8/11/18 U&L (818052 BLDG)

DATE: 12/17/2020
 616052
 03
 LARRY J. NELSON
 LARRY J. NELSON
 3000 16th St. S. #100
 Minneapolis, MN 55407
 612-339-1111
 LARRY J. NELSON
 3000 16th St. S. #100
 Minneapolis, MN 55407
 612-339-1111
 LARRY J. NELSON
 3000 16th St. S. #100
 Minneapolis, MN 55407
 612-339-1111



STAIRWAY, ELEVATOR, AND STORAGE CONTAINERS

1. STAIRWAY AND ELEVATOR: The stairway and elevator shafts are located in the central portion of the building. The stairway is enclosed in a fire-rated enclosure and the elevator shaft is enclosed in a fire-rated enclosure. The storage containers are located in the rear portion of the building and are enclosed in a fire-rated enclosure.

2. STAIRWAY AND ELEVATOR: The stairway and elevator shafts are located in the central portion of the building. The stairway is enclosed in a fire-rated enclosure and the elevator shaft is enclosed in a fire-rated enclosure. The storage containers are located in the rear portion of the building and are enclosed in a fire-rated enclosure.

3. STAIRWAY AND ELEVATOR: The stairway and elevator shafts are located in the central portion of the building. The stairway is enclosed in a fire-rated enclosure and the elevator shaft is enclosed in a fire-rated enclosure. The storage containers are located in the rear portion of the building and are enclosed in a fire-rated enclosure.

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5. STAIRWAY AND ELEVATOR: The stairway and elevator shafts are located in the central portion of the building. The stairway is enclosed in a fire-rated enclosure and the elevator shaft is enclosed in a fire-rated enclosure. The storage containers are located in the rear portion of the building and are enclosed in a fire-rated enclosure.

6. STAIRWAY AND ELEVATOR: The stairway and elevator shafts are located in the central portion of the building. The stairway is enclosed in a fire-rated enclosure and the elevator shaft is enclosed in a fire-rated enclosure. The storage containers are located in the rear portion of the building and are enclosed in a fire-rated enclosure.

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- 1. STAIRWAY AND ELEVATOR
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- 8. STAIRWAY AND ELEVATOR
- 9. STAIRWAY AND ELEVATOR
- 10. STAIRWAY AND ELEVATOR

PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



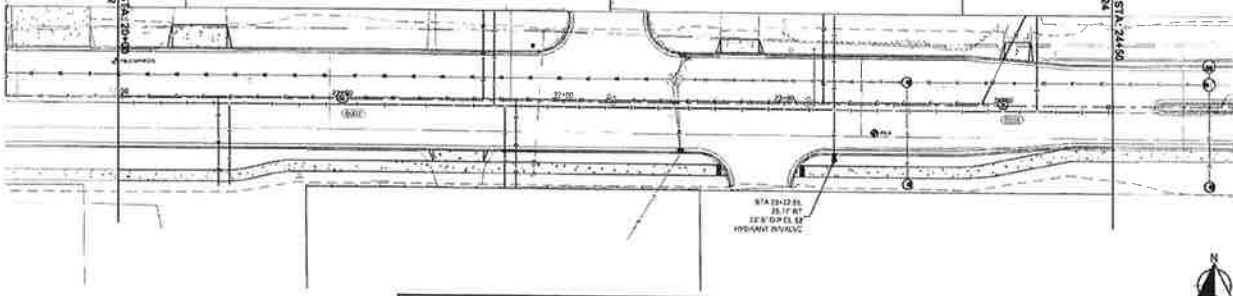
Issue for City Review

UTI UTILITY INSURANCE COMPANY OF AMERICA 1000 WEST 10TH AVENUE DENVER, CO 80202 (303) 733-1000 FAX (303) 733-1000	PROJECT NO. 1000000000 SHEET NO. 1000000000	DATE 10/10/00 DRAWN BY J. J. JONES CHECKED BY J. J. JONES APPROVED BY J. J. JONES	CITY OF DENVER DEPARTMENT OF CITY AND COUNTY PLANNING 1400 BROADWAY DENVER, CO 80202 (303) 733-1000 FAX (303) 733-1000
	PROJECT NAME PROJECT ADDRESS PROJECT CITY AND STATE ZIP PROJECT CONTACT NAME PROJECT CONTACT PHONE PROJECT CONTACT FAX	PROJECT NO. SHEET NO.	DATE DRAWN BY CHECKED BY APPROVED BY

9TH AVENUE

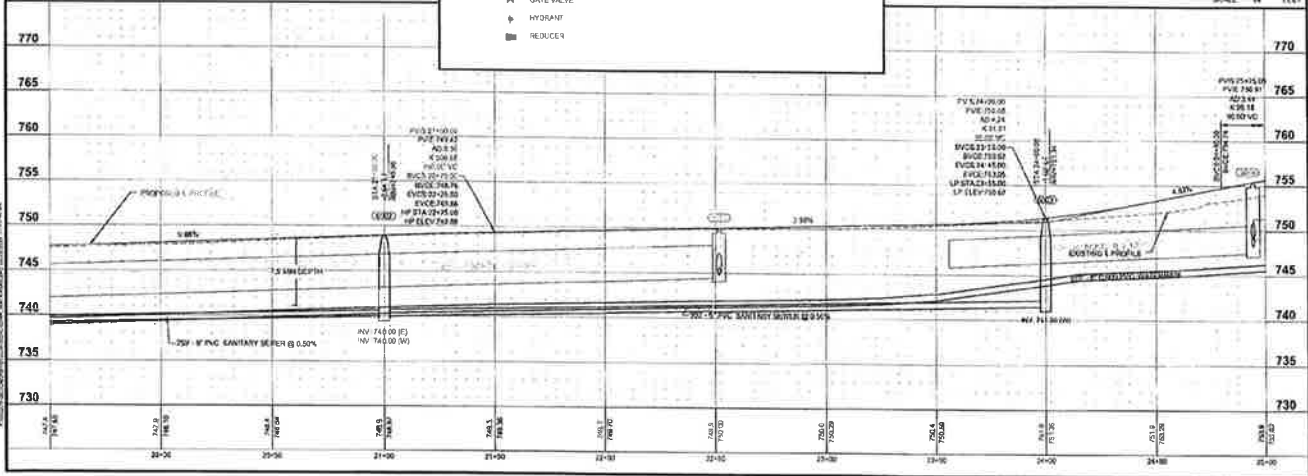
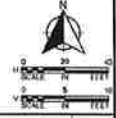
MATCHLINE STA. 20+00
SEE SHEET 22

MATCHLINE STA. 24+00
SEE SHEET 23



LEGEND

- WATERMAIN PIPE
- M GATE VALVE
- ◆ HYDRANT
- REDUCER
- ⊙ ADJUST SANITARY SEWER FORCE MAIN CASTING



wsb
WSB PROJECT NO:
012278-000

SCALE: AS SHOWN
PLAN BY: MPH
CHECK BY: JLS

REVISIONS

NO.	DATE	DESCRIPTION

APPROVED: [Signature]
DATE: 10/20/18

2019 STREET & UTILITY
IMPROVEMENT PROJECTS
CITY OF ST. PAUL PARK

9TH AVENUE
SANITARY SEWER
& WATERMAIN
PLANS

S.A.P. SHEET
184-104-007 23
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