Filing Fee: $275.00
Escrow Amount: $1,300.00
Total Fees: $N/A

Street Address of Parcel: 60 West Emerson Ave

Name of Applicant: City of West St. Paul
Address of Applicant: 1616 Humboldt Ave
      West St Paul, MN 55118

Name of Owner: City of West St. Paul
Address of Owner: 1616 Humboldt Ave
      West St Paul, MN 55118

OFFICE USE ONLY
Case No: PC 22-04
Date Received: 02/22/2022
Receipt No: N/A
60 Day Date: 04/23/2022

Phone # 651-552-4100
Email: dschletty@wspmngov

Site Information
Legal/PID # of the Property Involved: 420190007010

Present Zoning: I-1 - Light Industrial

Proposed Use of Parcel: Ice Arena Addition (locker rooms and dryland training space)

What will be the effect(s) on existing and anticipated traffic conditions, including parking facilities, on adjacent streets: N/A, the proposed addition will not result in an expansion of services, and will include more parking than what currently exists. Therefore, there are no anticipated issues with traffic and/or parking.
EXHIBITS REQUIRED

An electronic copy as well as four (4) 22x34 and ten (10) 11x17 copies in sets and folded plans, showing application information as follows:

a. A survey, scaled and dimensioned, site plan showing pertinent existing conditions, such as: parking layout, access provisions, structure locations, drainage, lot area, and yard dimensions, including but not limited to the surrounding parcels within 150 feet.

b. A complete set of preliminary drawings prepared and signed by a registered civil engineer, architect, and/or landscape architect showing:
   i. A site plan indicating parking layout, access provisions, structure locations, any fences, walls, or other screening, including height and type of material, landscaping, drainage, trees and shrubbery, including types, locations, and sizes,
   ii. Building elevations, including finishes on all buildings on all sides,
   iii. All lighting provisions on site, including type, location, and lumens affecting the surrounding parcels and streets,
   iv. Curb type and location on site, and
   v. Proposed plans for sidewalk to service, parking, recreation, and service areas within the site.

c. Stormwater Management information, including:
   i. Modeling showing proposed rates are meeting the existing rates for the Atlas-14, 10- and 100-year storm events,
   ii. Existing and proposed drainage area maps,
   iii. Utility plan showing existing and proposed storm sewer (if applicable) to verify modeling,
   iv. Site grading plan,
   v. If proposing infiltration, soil borings should be submitted to confirm adequate separation,
   vi. If disturbing more than one acre, water quality modeling showing a 50% total phosphorus removal from runoff, and
   vii. If creating more than one acre of net new impervious, volume control calculations to show 1" over the net increase in impervious being infiltrated.

ACKNOWLEDGE AND SIGNATURE

The undersigned hereby represents upon all penalties of law, for the purpose of inducing the City of West St. Paul to take action herein requested, that all statements herein are true and that all work herein mentioned will be done in accordance with the Ordinances and all Codes of the City of West St. Paul and the State of Minnesota.

Signature of Owner (Required)       Phone Number

Signature of Applicant (If different)       Phone Number

NOTE: All materials relevant to this application must be filed on or before the dates listed on the Operating Procedures for Applicants page. The Planning Commission holds its regular meetings at 6:30pm on the third Tuesday of each month.

LAPSE OF SITE PLAN: An approved site plan shall lapse and become null and void one year following the date on which the application was approved, unless prior to the expiration of one year, a building permit is issued by the Building Official and construction is commenced and diligently pursued toward completion on the subject site. An approved site plan may be extended once for a period of six months by the City Council.

FEES

1. The fees to be paid by each applicant for each zoning request shall be as prescribed by the City Council. Fees shall be payable at the time applications are filed with the Zoning Administrator and are not refundable unless the application is withdrawn prior to being sent for legal publication and notice. There shall be no fee in the case of applications filed in the public interest by the City Council or by the Planning Commission. Fees shall include application fee, filing fees, consultant, legal, planning, and engineering fees.

2. Applicants shall deposit with the City, together with the application filing fees, the sums required by Council resolution toward prepayment of the Consultants and Attorney’s expenses and all costs to be billed and charged to the City. The prepayment amounts shall be a credit toward all reasonable fees and expenses charged by the Consultants to the City in the investigation report and recommendation to the City Council concerning the application. All reasonable expenses and fees, in excess of the deposit, shall be paid by the applicant to the City within 30 days of final action on the matter by the City. If not paid within 30 days, the account shall be deemed delinquent. If the fees and expenses incurred by the City from the Consultants are less than the amount of deposit, such excess shall be returned to the applicant upon final action by the City in said manner.
CITY OF WEST ST. PAUL, MN
NOTICE OF PUBLIC HEARING

The listed item below will be a public hearing at the Planning Commission meeting on Tuesday, March 15, 2022 at 6:30 pm:

PC Case 22-04 – Site Plan Review for a Building Expansion at 60 Emerson Avenue West (Ice Arena) – West St. Paul Youth Hockey

If you have any questions regarding the hearing item listed above, please contact Melissa Houtsma, City Planner at (651) 552-4134.

If you need any type of accommodation to participate in the meeting, please contact the ADA Coordinator at 651-552-4102 at least 5 (five) business days prior to the meeting.

For Informational Purposes Only – Not for Publication

Nicole Tillander
City Clerk
City of West St. Paul

Published: March 2, 2022
Twin Cities Pioneer Press

Posted: March 2, 2022
City of West St. Paul
PLANNING COMMISSION –
March 15\textsuperscript{th}, 2022

Site Plan for the construction of a Building Expansion at 60 Emerson Ave. W. (Ice Arena) – West St. Paul Youth Hockey
Proposal

Construct a 8,735 square foot expansion on the north side of the ice arena
Site Plan Analysis
Existing Uses and Zoning

Surrounding zoning and uses include:

- **North**: **R1 – Single Family Residential**
  - Single Family Homes
- **East**: **R4 – Multiple Family Residential**
  - Westwood Assisted Living
- **South**: **R4 – Multiple Family Residential**
  - Westwood Assisted Living
- **West**: **R4 – Multiple Family Residential**
  - Oaks of Heatherwood Apartments
# Site Plan Analysis

## Building Setbacks

<table>
<thead>
<tr>
<th>Building Setbacks</th>
<th>Code</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Front</strong>&lt;br&gt;(Emerson Ave.)</td>
<td>20–90 ft.</td>
<td>95 ft.</td>
<td>63 ft.</td>
</tr>
<tr>
<td><strong>Rear</strong>&lt;br&gt;(South)</td>
<td>20 ft. min</td>
<td>188 ft.</td>
<td>188 ft.</td>
</tr>
<tr>
<td><strong>Side adj. to “R”</strong>&lt;br&gt;(East)</td>
<td>20 ft. min</td>
<td>312 ft.</td>
<td>248 ft.</td>
</tr>
<tr>
<td><strong>Side adj. to “R”</strong>&lt;br&gt;(West)</td>
<td>20 ft. min</td>
<td>93 ft.</td>
<td>93 ft.</td>
</tr>
</tbody>
</table>
## Site Plan Analysis

### Parking Setbacks

<table>
<thead>
<tr>
<th>Parking Setbacks</th>
<th>Code</th>
<th>Current</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (Emerson Ave.)</td>
<td>10 ft. min</td>
<td>2-10 ft.</td>
<td>10 ft.</td>
</tr>
<tr>
<td>Rear (South)</td>
<td>10 ft. min</td>
<td>360 ft.</td>
<td>360 ft.</td>
</tr>
<tr>
<td>Side adj. to “R” (East)</td>
<td>10 ft. min</td>
<td>60 ft.</td>
<td>18 ft.</td>
</tr>
<tr>
<td>Side adj. to “R” (West)</td>
<td>10 ft. min</td>
<td>158 ft.</td>
<td>158 ft.</td>
</tr>
</tbody>
</table>
Site Plan Analysis

Parking Counts and Dimensions

Skating Rink
- 15 stalls min. + 1 per 300 sq. ft. over 2,000 sq. ft. of floor area
  - 41,009 sq. ft. = 145 stalls min.

Current Site
- 112 stalls, 15 will be removed due to the building expansion,
  - Down to 94 stalls
- Stalls and drive aisle comply with the 9’x20’ and 22’ minimums, respectively

Proof of Parking/Future Parking Lot
- Proof of parking for 51 stalls,
- To be added during the 2024 parking lot reconstruction
Site Plan Analysis

Site Access

Three access points into and out of the site
• Staff is recommending the closure of one
Site Plan Analysis

Lighting

No formal lighting plans were submitted
- Plans do show the removal of one light pole

This light may be removed entirely or replaced by a fixture on the wall of the building.
- One minor change to the lighting of the site, City Staff is not concerned about the new/replacement lighting extending beyond the property lines.
Site Plan Analysis

Landscaping and Screening

Removal:
- 3 trees (28 inches)
- 30% Replacement* = 8.4 inches
  - *Or relocate removed trees somewhere else on this site

Minimum Landscaping and Screening when adj. to “R”: 
- Code requires 1 tree / 20 lineal ft.
  - 2,496/20 = 125 trees
- 183 trees* (~457.5 inches)
  - *Per aerial photo count

Existing landscaping meets all code required minimums.
Site Plan Analysis

Construction Materials and Design

Building design must be:
- ≥ 60% - Brick, stone, stucco, glass, or CMU and
- ≤ 40% - Synthetic stucco, wood, metal, decorative block

Current building is comprised mostly of CMU,
- Expansion will be comprised mostly of brick to complement and accent the existing building.
Site Plan Analysis

Engineering/Stormwater Review

The City’s engineering consultant, WSB, has not yet reviewed the proposed plans, but will do so prior to the parking lot reconstruction in 2024.

- Staff is recommending the site comply with all items outlined in the forthcoming WSB memo pertaining to stormwater.
Staff Recommendation

Site Plan

Staff recommends approval of the site plan for the expansion at 60 Emerson Ave. W., subject to the following conditions:

1. The 51 parking stalls shall be added as new stalls or proof of parking during the reconstruction of the parking lot in 2024,

2. The middle curb cut to Emerson Ave. W. shall be removed as a part of the parking lot reconstruction,

3. In conjunction with the parking lot reconstruction, sidewalk shall either be added and constructed or escrowed to be constructed at a later date,

4. As a part of the future parking lot reconstruction, all curbing shall be B612 as required by code,

5. For the three trees being removed for the building expansion, the applicant shall either relocate the trees to somewhere else on the site, or shall replace the removed trees with three to four new trees totaling to no less than 2.5 caliper inches each, and no less than 8.4 caliper inches in total,

6. All rooftop mechanicals shall be screened and comply with section 153.032(F)(5) of the zoning code,

7. All signage components shall comply with sections 153.403 through 153.438 of the zoning code, and

8. The site shall comply with all items outlined in the forthcoming WSB memo regarding stormwater in conjunction with the reconstruction of the parking lot.
A. STUD FRAMING EXTENDED TO STRUCTURE ABOVE SHALL HAVE 3" X 3 5/8" GALVANIZED STUD TRACK AT TOP. STUD FRAMING SHALL BE 3/4" FROM TOP OF TRACK AND HAVE NO MECHANICAL FASTENING TO ALLOW FOR 3/4" DEFLECTION.

B. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE ARCHITECT’S ATTENTION PRIOR TO FABRICATION/CONSTRUCTION BEGINS.

D. HOLD 1/2" CLEARANCE BETWEEN FLOOR AND GYPSUM BOARD. FILL GAP BETWEEN BOTTOM EDGE OF GYPSUM BOARD AND FLOOR WITH SEALANT. STRIKE SEALANT SMOOTH AND FLUSH WITH FACE OF PARTITION. REMOVE EXCESS SEALANT FROM PARTITION AND FLOOR.

E. CHANGES IN FLOOR MATERIALS SHALL BE LOCATED AT THE CENTERLINE OF THE DOOR LEAF OR AS SHOWN ON THE FLOOR/FINISH PLAN.

G. SEAL PENETRATIONS IN FIRE RATED ASSEMBLIES AND SMOKE BARRIERS TO MEET REQUIRED RATINGS. UTILIZE UL APPROVED METHODS.

H. PROVIDE FIRE TREATED BLOCKING AS REQUIRED TO SUPPORT ALL CABINETS, SHELVES, BUILT-INS, STORAGE RACKING IN ROOM 113, TRAINING EQUIPMENT, ETC.

I. NOTIFY THE ARCHITECT IF ELECTRICAL/COMMUNICATION/HVAC/PLUMBING/ITEMS DEPICTED CONFLICT WITH ADA REQUIREMENTS OR INDUSTRY STANDARDS. PRIOR TO INSTALLATION:

M. PROVIDE GFI ELECTRICAL OUTLETS AT LOCATIONS REQUIRED BY CODE.
I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly Licensed Professional Surveyor under the laws of the State of Minnesota.

Name: [Redacted]
Reg. No.: [Redacted]
Date: 01-31-2022

Revisions: [Redacted]

Designed: Peter J. Hawkinson
Drawn: Casey Weimer

Casey Weimer
EXISTING CONDITIONS

WEST ST. PAUL ICE ARENA
WEST ST. PAUL, MINNESOTA

01-31-2022

[Redacted] MAP SOUTH, EXISTING CONDITIONS

WEST ST. PAUL, MN.

2022 Pioneer Engineering, P.A.
Mendota Heights, MN 55120
2422 Enterprise Drive
(651) 681-1914
Fax: 681-9488
www.pioneereng.com

LANDSCAPE ARCHITECTS
LAND SURVEYORS
LAND PLANNERS
CIVIL ENGINEERS
SELF WEIGHT

LIVE LOAD (LL): SPAN/360

SUBMIT SHOP DRAWINGS INCLUDING PLACEMENT DRAWINGS, UNIT IDENTIFICATION MARKS, OTHER BARS AGG, IN #5 VERTICAL BELOW THE STEEL BEARING PLATE AND CASE 1: COVER AT LEAST 1.0 db AND C.C. SPACING OF AT LEAST 2.0 db.

LIVE LOAD (LL): SPAN/360

PLACE CONCRETE MASONRY UNITS SUCH THAT THE VERTICAL CELLS TO BE GROUTED ARE OBSERVED VISITS TO THE JOB SITE BY THE ENGINEER DO NOT INCLUDE INSPECTION OF STRUCTURAL MASONRY SHALL BE REINFORCED AS SPECIFIED ON THE DRAWINGS. ALL CELLS ASTM C33, ASTM C330 11" SLUMP)

1.0

100 PSF EXTERIOR BAR (TYPICAL)

INSPECTIONS SHALL BE COMPLETED IN ACCORDANCE WITH THE PROVISIONS OF THE PROJECT SPECIFICATIONS, INCLUDING THE APPLICABILITY OF THE REQUIREMENTS SPECIFIED IN ACI 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE, WHETHER OR NOT THE GENERAL CONTRACTOR OR SPECIAL INSPECTOR CONSIDERED AS REPLACING THE MATERIAL INSPECTIONS REQUIRED BY THE PROJECT MANUAL OR THE SPECIAL INSPECTOR. INDIVIDUAL PRODUCTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER FOR APPROVAL OF THE ENGINEER.

GROUND SNOW LOAD, Pg

EXPOSURE FACTOR, Ce

FIBER APPLICATION RATE SHALL BE DESIGNED BY SUPPLIER AS TO MEET SPECIFIED CONCRETE CRITERIA AND ALL OTHER PERFORMANCE REQUIREMENTS OF THE PROJECT.

ADDITIONAL LOAD CRITERIA

1. PROJECT MATERIAL SPECIFICATIONS AND CONCRETE CRITERIA REQUIREMENTS ARE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.

2. CASES 1 AND 2, WHICH DEPEND ON THE TYPE OF STRUCTURAL ELEMENT, CONCRETE COVER AND SPACING

3. WIND SPEED (3 SECOND GUST)

4. ADJACENT WALL CLEAR DISTANCE BETWEEN THE REINFORCING BARS AND ANY FACE OF MASONRY UNIT OR FORMED CONCRETE.

5. SPECIAL INSPECTIONS REQUIRED BY THE BUILDING CODE.

6. WIRE MESH LAP:

7. FOOTINGS TO PREVENT DAMAGE DUE TO WATER INFILTRATION. FOOTINGS EXPOSED TO RAINWATER ALLOWABLE BEARING CAPACITY OF THE SOIL AT THE FOOTING BEARING ELEVATION MEETS OR EXCEEDS THE SPECIFIED ACTUAL SOIL BEARING CAPACITY.

8. STRENGTH REQUIRED AND THE AVERAGE STRENGTH BASED ON HISTORICAL DATA OR TRIAL MIX DATA. FOR DESIGN CRITERIA, OCCURRING DURING A COMPLETED STRUCTURE. THE GENERAL CONTRACTOR AND SPECIAL INSPECTOR, WHERE SHOWN ON THE DRAWINGS PLACE WORK, BIBIMBES, IRON OR CHROMED WIRE MESH MASONRY UNITS.

9. PLACE CONCRETE MASONRY UNITS SUCH THAT THE VERTICAL CELLS TO BE GROUTED ARE OBSERVED VISITS TO THE JOB SITE BY THE ENGINEER DO NOT INCLUDE INSPECTION OF STRUCTURAL MASONRY SHALL BE REINFORCED AS SPECIFIED ON THE DRAWINGS. ALL CELLS ASTM C33, ASTM C330 11" SLUMP)

10. FLOOR SLEEPS, TYPICAL

11. EXPOSED TO SHIN WAVE, DRY, OR ANY ENVIRONMENT WHERE THE SPECIFIC PERFORMANCE REQUIREMENTS OF THE MATERIAL OR PRODUCT ARE MET.

12. MATERIAL TESTS AND INSPECTIONS REFERENCE THE PROJECT SPECIFICATIONS.

ADDITIONAL DRAWING DETAILED AND TECHNICAL SERIALS MASONRY STRUCTURES, FOR GROUT TYPE AND GROUT SPACE DIMENSIONS.

DESIGN DEFLECTION CRITERIA (UNO)

100 PSF FLOOR LOAD (MN/100 PSF) 119.5 PSF

WIND SPEED (3 SECOND GUST)

11.0

100 PSF EXTERIOR BAR (TYPICAL)

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GROUND SNOW LOAD, Pg

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11. EXPOSED TO SHIN WAVE, DRY, OR ANY ENVIRONMENT WHERE THE SPECIFIC PERFORMANCE REQUIREMENTS OF THE MATERIAL OR PRODUCT ARE MET.

12. MATERIAL TESTS AND INSPECTIONS REFERENCE THE PROJECT SPECIFICATIONS.
UNIT MASONRY (CONT. FROM S000)

1. ALL SHOP CONNECTIONS MAY BE WELDED OR BOLTED USING ¾"
2. ALL EXPANSION BOLTS PLACED IN EXISTING MASONRY ARE TO BE HILTI KWIK BOLT III AND ARE
3. 4"
4. ALL STRUCTURAL STEEL SHALL BE DETAILED, FABRICATED AND ERECTED ACCORDING TO THE
5. ALL INSTALLED WELDS OR STRUCTURAL BOLTS SHALL BE VISUALLY INSPECTED FOR
6. FOR NONLOAD
7. GENERAL CONTRACTOR RESPONSIBLE TO ERECT AND MAINTAIN TEMPORARY BRACING TO
8. PREPARE AND REPAIR GALVANIZED COATINGS ON FABRICATED AND INSTALLED COLD
9. FOR PRODUCT MATERIAL SPECIFICATIONS, REFERENCE THE STRUCTURAL NOTES, MATERIAL &
10. 16"
11. 10" CMU
12. BRICK TIES: (FOR MASONRY BACKUP)
13. ZONE 5 & 2
14. 16"
15. 10FT²
16. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED
17. WHEN THE AMBIENT TEMPERATURE FALLS BELOW 40F OR THE TEMPERATURE OF THE
18. FOR JOIST INSTALLATION, INSTALL PERIMETER JOIST TRACK SIZED TO MATCH JOISTS. INSTALL
19. AT MASONRY CONTROL JOINTS, REINFORCE THE FIRST CELL EITHER SIDE OF THE JOINT WITH
20. UNLESS NOTED OTHERWISE, SHOP PAINT ALL STRUCTURAL STEEL USING THE FABRICATOR’S
21. LEE B
22. 10" CMU
23. ZONE 5 & 3
24. 16"
25. 10FT²
26. 1 BAR PER CORE
27. INSTALL HORIZONTAL BRIDGING IN STUD SYSTEM IN ACCORDANCE WITH THE MANUFACTURER’S
28. INSTALL HORIZONTAL BRIDGING IN STUD SYSTEM IN ACCORDANCE WITH THE MANUFACTURER’S
29. REINFORCED TOP AND BOTTOM TRACK. FASTEN CLIP
30. THIS MAY BE ACCOMPLISHED USING DEFLECTION TRACKS ANCHORED TO BUILDING STRUCTURE OR
31. VERTICAL SLIDE CLIPS ANCHORED TO CONTINUOUS ANGLES OR SUPPLEMENTARY FRAMING ANCHORED
32. WHEN CURTAINWALL STUDS ARE NOT FASTENED TO AN ADDITIONAL TOP TRACK.
33. CORRUGATED SHEET TIES ARE NOT ACCEPTABLE. ALL TIES MUST BE
34. INSTALLATION OF SHEET METAL BRIDGING, AND BRACING IN STUD FRAMING INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES,
35. CORRUGATED SHEET TIES ARE NOT ACCEPTABLE. CORRUGATED SHEET TIES ARE NOT ACCEPTABLE.
36. INSTALL BLOCKING, AND BRACING IN STUD FRAMING INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES,
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80. INSTALL BLOCKING, AND BRACING IN STUD FRAMING INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES,
81. INSTALL BLOCKING, AND BRACING IN STUD FRAMING INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES,
FOOTING & FOUNDATION PLAN NOTES: (TYPICAL UNO)

1. TOP OF CONCRETE FLOOR EL. AS SHOWN ON PLAN. DATUM EL. SEE ARC H & CIVIL.

2. CONCRETE SLAB ON GRADE TO BE 4" w/ (6x6-W2.9 x W2.9 WWF OR #4  @ 18" O.C. EW)

OVER COMPACTED GRANULAR BASE. (SEE SOILS REPORT).

3. TOP OF INTERIOR COLUMN PAD FOOTINGS ELEV. & TOP OF CONTINUOUS STRIP FOOTINGS S500 ELEV. TO BE AS SHOWN ON PLAN. SEE FOOTING SCHEDULE FOR SIZE & REINF.


5. C.J. INDICATES SLAB CONTROLジョINT PATTERN, TO BE MAX. 15'x15'

PATTERN.  SEE 4/S500 FOR TYPICAL SLAB CONSTRUCTION JOINT DETAIL.

6. SEE 4/S700 FOR TYPICAL CMU CONTROL JOINT DETAIL.7. SEE 1/S700 FOR TYPICAL CMU LOW LIFT GROUT DETAIL.8. SEE 8/S501 FOR TYPICAL THICKENED SLAB AT NON-BEARING CMU WALLS.

9. SEE 6/S501 FOR TYPICAL LOAD BEARING INTERIOR CMU WALLS

10. CONTRACTOR TO VERIFY FOUNDATION ELEVATIONS AND STEP LOCATION S WITH FINAL GRADES.

11. FOUNDATION WALLS TO BE 16" CMU w/ #5 @ 24" OC., T.O. OF FOUNDATION WALLS TO WALL UNO, GROUT REINFORCED CELLS SOLID.  REINFORCE AND GROUT SOLID ALL CORNERS, OPENINGS, JAMB AND END OF WALLS.

13. CONTRACTOR TO FIELD VERIFY ALL EXISTING STRUCTURE DIMENSIONS , ELEVATIONS, CONDITIONS, ETC., PRIOR TO COMMENCING WORK OF ADDING NEW STRUCTURE OR CONNECTING TO EXISTING STRUCTURE.  IF ANY OF THESE ARE DIFFERENT FROM SHOWN HERE OR IN DETAILS, CONTACT SPERIDES REINERS ARCHITECTS, INC ENGINEER FOR REVIEW.  COMMENTS OR REDESIGN IF NECESSARY.

ARCHITECTURE + INTERIORS

FX & MPX INDICATE FOOTINGS, COLUMN & MASONRY PILASTER DESIGNATIONS, SEE SCHEDULES AND NOTES BELOW.

14. PILASTER SHOWN WITHIN EXIST CMU WALLS ARE TO EXTEND FROM 32' - 8'' BEAM/GIRDER BEARING TO TOP OF EXIST FOOTING. SEE 2/S501 & 2/S701.
1. ALL STEEL MEMBERS TO BE A572, GRADE 50.
2. 'CX' ON PLAN INDICATES COLUMN DESIGNATION. SEE COLUMN SCHEDULE ON S100.
3. 'LX' ON PLAN INDICATES LINTEL TYPE. SEE LINTEL SCHEDULE.
4. 'MPX' ON PLAN INDICATES MASONRY PILASTER DESIGNATION.
5. 12" PLANK BEARING ELEVATION @ 110'-0" (UNO) & 8" PLANK BEARING ELEVATION @ 110' - 4 3/8" (UNO). TOS VARIES BASED ON PLANK BEARING ELEVATIONS.
6. ALL CMU WALLS TO BE REINFORCED w/ #5 @ 24" OC FROM FOOTING TO TOP OF WALL (UNO). GROUT REINFORCED CELLS SOLID. REINFORCE AND GROUT SOLID ALL CORNERS, OPENINGS, JAMBS AND END WALLS.
7. CONTRACTOR TO FIELD VERIFY ALL EXISTING STRUCTURE DIMENSIONS, ELEVATIONS, CONDITIONS, ETC., PRIOR TO COMMENCING WORK OF ADDING NEW STRUCTURE OR CONNECTING TO EXISTING STRUCTURE. IF ANY OF THESE ARE DIFFERENT FROM SHOWN HERE OR IN DETAILS. CONTACT ENGINEER FOR REVIEW, COMMENTS OR REDESIGN IF NECESSARY.

**LINTEL SCHEDULE**

<table>
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<tr>
<th>MARK</th>
<th>Size</th>
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<tr>
<td></td>
<td>8&quot; W x 24&quot; D</td>
<td>BOND BEAM</td>
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<tr>
<td></td>
<td>(1)</td>
<td>#5 HORZ BAR</td>
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<tr>
<td></td>
<td>(2)</td>
<td>#5 HORZ BAR &amp; #3 TIES @ 9&quot; OC</td>
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**ISSUE RECORD**

<table>
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<tr>
<th>ISSUE #</th>
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<td>1</td>
<td>2/18/2022</td>
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**CONTACT INFORMATION**

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EDEN PRAIRIE, MINNESOTA
55344
PH: 952-996-9662
WWW.SRA-MN.COM

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I HERBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

40876 02/18/2022
ARCHITECTURE + INTERIORS
5" CONCRETE SLAB ON GRADE | 1' - 0"

- PROVIDE THICKENED SLAB
- CONT @ RAMP

2" VERT BARS @ EA CORE,
3/4"Ø ANCHOR RODS w/

- NEW MASONRY PILASTER
- DRILL/EPOXY #3 HAIRPIN DOWELS w/ (1) – @ 16" OC, MIN. 6"

- EXIST 8" MASONRY @ 12" OC EW AND #5 BEARING, SEE 2/S701 WALL
- BENT DOWELS TO MATCH 4" MIN CONCRETE SLAB SEE PLAN
- SLOPE AWAY FROM BLDG
- STOREFRONT - FRONT BRIDGE

- EXIST 16" MASONRY
- SEE 10/S500 FOR THICKENED SLAB
- FOUNDATION WALL
- SCHEDULE

- EXIST CONC FOOTING
- SEE PLAN

- CONCRETE STRIP FTG
- SEE PLAN

- 3/4" = 1'-0" S501
- 1 1/2" = 1'-0" S501
- 3/4" = 1'-0" S501
- 3/4" = 1'-0" S501
- 3/4" = 1'-0" S501

- DIRECT SUPERVISION AND THAT I AM A STATE OF MINNESOTA ENGINEER UNDER THE LAWS OF THE SPECIFICATION, OR REPORT WAS
- REGISTRATION NO.

- 1' - 0"
- 2" TO SLAB

- 3" CLR COVER TYP

- 9662 - MNC.COM

- USE MASONRY PILASTER SEE PLAN & DETAILS FOR SIZE & REINF

- 1' - 0"
- 2" TO SLAB

- CONCRETE STRIP FTG

- PLAN & DETAILS

- 12" MIN EMBED TO MATCH MAIN REINF.

- CMU WALL SEE PLAN

- HSS COLUMN SEE PLAN & SCHEDULE

- 4" CONCRETE RAMP w/ #4 @ 12" OC EW

- CONCRETE SLAB & CONCRETE STRIP FTG

- CONCRETE SLAB & GROUT EXIST CORE

- 3" - 2" BASE PLATE

- 3/4" BENT DOWEL

- 1' - 6"

- 5/16" LAP

- 3" BP1

- E9662 - CITY WEST PARKWAY

- EDEN PRAIRIE, MINNESOTA 55344

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- 996 - SEE PLAN

- 22.026.00 2/17/2022 3:58:55 PM
DEMOLITION GEN. NOTES

A. ALL EXISTING CONDITIONS SHALL BE REMOVED AS REQUIRED TO ACCOMMODATE PROPOSED CONSTRUCTION, WHETHER OR NOT NOTED ON DEMOLITION PLAN. (COORDINATE WITH MECH. & ELEC. DRAWINGS).

B. FIELD VERIFY THAT PARTITIONS SCHEDULED FOR REMOVAL ARE NOT STRUCTURAL AND CONTAIN NO LOAD BEARING ELEMENTS. IF ANY CONFLICTS OCCUR, CONTACT THE PROJECT ARCHITECT IMMEDIATELY.

C. SURFACES ADJACENT TO REMOVAL AREAS SHALL BE PATCHED AND CLEANED. MAINTAIN ALL FIRE RATINGS AS REQUIRED.

D. PROVIDE DUST CONTROL AND/OR TEMPORARY PARTITIONS AS REQUIRED BETWEEN CONSTRUCTION AREAS AND OCCUPANCY AREAS AT ALL TIMES.

E. PROVIDE A SAFE PASSAGE THROUGH AND/OR AROUND CONSTRUCTION AREAS AS REQUIRED TO MAINTAIN REQUIRED BUILDING EXITS.

F. KEEP NOISE TO A LEVEL ACCEPTABLE TO OWNER.

G. SEE MECH. AND ELEC. DRAWINGS FOR ADDITIONAL DEMOLITION NOTES.

DEMOLITION KEYNOTES

1. REMOVE EXTERIAL LOCKERROOM STRUCTURE, DISCONNECT ELECTRICAL, HVAC, AND PLUMBING AS REQUIRED

2. REMOVE CANOPY AND STRUCTURE

3. REMOVE PORTION OF EXISTING PARAPET, SEE STRUCTURAL FOR EXTENT

4. REMOVE EXISTING CMU FACE WYFE AS REQUIRED FOR STRUCTURAL MODIFICATIONS, SEE STRUCTURAL FOR EXTENTS

5. REMOVE TREE

6. RELOCATE PARKING LOT LIGHTING COORDINATE WITH THE CITY OF WEST ST. PAUL

7. REMOVE PORTION OF CONCRETE SIDEWALK AS NEEDED TO COMPLETE WORK

8. REMOVE ASPHALT CURB AS NEEDED TO COMPLETE WORK

9. REMOVE ASPHALT PAVING AS NEEDED TO COMPLETE WORK SEE A200

10. REMOVE PARKING STALLS AS REQUIRED TO PROVIDE ACCESS AROUND CONSTRUCTION
REFLECTED CEILING PLAN

GENERAL NOTES
A. LIGHTING FIXTURES SHOWN FOR LOCATION ONLY AS THEY RELATE TO THE REFLECTED CEILING PLAN. SEE ELECTRICAL PLAN FOR SPECIFICATIONS AND QUANTITIES.
B. SWITCHING SHOWN TO DEMONSTRATE OWNER'S OPERATIONAL NEEDS ONLY. ALL CIRCUITS AND SWITCH CONNECTIONS ARE SHOWN ON THE ELECTRICAL DRAWINGS.
C. HVAC EQUIPMENT SHOWN FOR LOCATION ONLY AS THEY RELATE TO THE REFLECTED CEILING PLAN. SEE MECHANICAL FOR SPECIFICATIONS AND QUANTITIES.
D. ELECTRICAL CONTRACTOR TO PROVIDE EMERGENCY LIGHTING, SMOKE DETECTORS, & EXIT SIGNS AS REQUIRED BY CODE & A.D.A (AMERICANS WITH DISABILITIES ACT)
E. ELECTRICAL CONTRACTOR TO VERIFY TYPES AND QUANTITIES OF EXISTING LIGHT FIXTURES. SALVAGE AND REUSE AS MANY LIGHT FIXTURES AS FEASIBLE.

RCP KEYNOTES

1. EXPOSED TO EXG STRUCTURE ABOVE, PT - STEEL STRUCTURE, SEE STRUCTURAL DRAWINGS. PAINT WITH INTUMESCENT COATING, PT - ROOF DRAIN AND DOWNSPOUT

FIXTURES LEGEND
1. NEW EXIT LIGHT
2. EXIT
3. RECESSED LED CAN LIGHT FIXTURE, WET RATED, EXTERIOR CONDITION. SEE ELECTRICAL DRAWINGS. B 1'X4' LED LIGHT FIXTURE WITH PROTECTIVE CAGE. SEE ELECTRICAL DRAWINGS.

METAL SOFFIT

WEST ST. PAUL ICE ARENA ADDITION
REFLECTED CEILING PLANS

SCALE: 1/8" = 1'-0"
**Exterior Elevation Key Notes**

- **Face Brick Color**: Cloud Grey, Inset Brick Every Third
- **Inslating Glass**: 1" Thick
- **Storefront Match Existing, Color Dark Bronze, Verify Location**
- **Dowel Set**: 
  - No. 1: 1" Diameter dowel set on 12" centers
  - No. 2: 1" Diameter dowel set on 18" centers

**Door, Frame & Hardware Notes**

1. **Field Verify Existing Conditions**
2. **Furnish UL Listed Hardware**
3. **Door Openings**: Minimum of 7’-8" for 1008.1.1
4. **Door Closers and Stops**: Minimum of 7’-6" for 104.2.2
5. **Lockset with Latches**: Corbin Russwin ML 2000 Series (function as appropriate for use), Lever Style, LWA
6. **Door & Frame Schedule**
7. **Hardware Schedule**

**Hardware Set**

- Set 1
- Set 2
- Set 3
- Set 4
- Set 5
- Set 6
- Set 7

**Door & Frame Schedule**

- **Door & Frame Schedule**
- **Exterior Glazing Types**
- **Interior Glazing Types**

**Construction Specifications**

- **Aluminum Slats**, Bod Manufacturer: Knotwood Style
- **Paint Existing Canopy and Associated Structure, Pt 0"**
- **Prefinished Metal Cap Flashing**
- **Overhead Door**
- **Overflow Scupper**
- **Brick Control Joint Location**
- **通过 Wall Scupper, Down Spout and Splash Block**
- **Storefront Framing System**
- **Match SF-2 Side Lite**
- **HG Half Glass**

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OPEN TO BEYOND

A. GC/MILLWORK FABRICATOR TO FIELD VERIFY ALL AS-BUILT CONDITIONS PRIOR TO MILLWORK FABRICATION. INFORM ARCHITECT OF ANY MAJOR DISCREPANCIES PRIOR TO START OF WORK.

B. KEYING FOR ALL LOCKS (L) IN PLASTIC LAMINATE CABINETS MUST BE COORDINATED WITH THE OWNER.

C. AT OPEN AREAS BELOW COUNTERTOPS, PROVIDE UNDER-COUNTER BRACING AS REQUIRED.

D. ALL EXPOSED SURFACES TO BE FINISHED.

E. ALL HINGES TO BE CONCEALED & SELF-CLOSING.

F. ALL MELAMINE OR INTERIOR BACKER SHEET MATERIAL TO BE WHITE UNO.

G. EASE ALL EXPOSED QUARTZ COUNTERTOP AND TRANSACTION SURFACES CORNERS, PROVIDE 1-1/2" RADIUS AT PLASTIC LAMINATE AND SOLID POLYMER COUNTERS.

H. FOR GRAB BAR LOCATIONS SEE SHEET A001.

INT. ELEV. KEYNOTES

1. BASE, SEE FINISH SCHEDULE 4. TILE DIRECT APPLIED TO CMU, PATTERN "A", SEE A600 5. MIRROR 24" X 36" 6. SOAP DISPENSER (SD) 7. GRAB BARS 8. WALL HUNG SINK

2. TOILET 9. SHOWER AND CONTROLS

3. URINAL 10. ADA SHOWER CONTROL

4. ADA SHOW SEAT

5. FLOOR TO CEILING SHOWER COMPARTMENT PHENOLIC PANELS, COLOR TBD 11. TOILET PARTITION PHENOLIC PANELS, COLOR TBD

7' - 4" CG-2 CG-2