To: Planning Commission
Through: Ben Boike, Community Development Director
From: Melissa Houtsma, City Planner
Date: March 15, 2022

Site Plan Review for the Expansion of an Existing Building at 60 Emerson Avenue West (Ice Arena) – West St. Paul Youth Hockey

REQUEST:
West St. Paul Youth Hockey, in partnership with the City of West St. Paul, has applied for a site plan review for a 8,735 square foot expansion to the north side of the existing ice arena building at 60 Emerson Avenue West. In total, the new square footage of the building will be 41,009 square feet.

PROPOSAL:
Early efforts and planning began in 2019 for an expansion. However, due to a few different factors, the project was delayed. With construction likely to begin later this year, West St. Paul Youth Hockey has submitted a site plan for the building expansion as well as proof of parking for the reconstruction and expansion of the parking lot and platting of the property, which are expected to happen in 2025.

Attachments:
Application and Public Notice
Staff Presentation
Submitted plans
CURRENT USES AND ZONING:

<table>
<thead>
<tr>
<th>Use</th>
<th>Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Property</td>
<td></td>
</tr>
<tr>
<td>Industrial (Ice Arena)</td>
<td>I1 – Light Industrial</td>
</tr>
<tr>
<td>Properties to North</td>
<td></td>
</tr>
<tr>
<td>Residential (Single Family Homes)</td>
<td>R1 – Single Family Residential</td>
</tr>
<tr>
<td>Properties to East</td>
<td></td>
</tr>
<tr>
<td>Multi-Family (Westwood Asst. Living)</td>
<td>R4 – Multiple Family Residential</td>
</tr>
<tr>
<td>Properties to South</td>
<td></td>
</tr>
<tr>
<td>Multi-Family (Westwood Asst. Living)</td>
<td>R4 – Multiple Family Residential</td>
</tr>
<tr>
<td>Properties to West</td>
<td></td>
</tr>
<tr>
<td>Multi-Family (Oaks of Heatherwood Apts.)</td>
<td>R4 – Multiple Family Residential</td>
</tr>
</tbody>
</table>

SITE PLAN ANALYSIS:

Building Setbacks
The building setbacks for the I1 – Light Industrial District are as follows:

<table>
<thead>
<tr>
<th></th>
<th>Code Setbacks</th>
<th>Existing Setbacks</th>
<th>Proposed Setbacks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (Emerson Ave.)</td>
<td>20 – 90 ft.</td>
<td>95 ft.</td>
<td>63 ft.</td>
</tr>
<tr>
<td>Rear (South)</td>
<td>20 ft. min.</td>
<td>188 ft.</td>
<td>188 ft.</td>
</tr>
<tr>
<td>Side adj. to “R” (East)</td>
<td>20 ft. min.</td>
<td>312 ft.</td>
<td>248 ft.</td>
</tr>
<tr>
<td>Side adj. to “R” (West)</td>
<td>20 ft. min.</td>
<td>93 ft.</td>
<td>93 ft.</td>
</tr>
</tbody>
</table>

All proposed building setbacks comply with the code requirements.

Parking Setbacks
The parking setbacks for the I1 – Light Industrial District are as follows:

<table>
<thead>
<tr>
<th></th>
<th>Code Setbacks</th>
<th>Existing Setbacks</th>
<th>Proposed Setbacks</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>

The east-to-west row of parking fronting Emerson Ave. is setback 10 ft. from the property line. However, the northwest-to-southeast row of parking is currently approximately 2 feet from the property line. This portion of the parking lot is the area for the future expansion. Therefore when reconstructing, the future parking lot will be setback a minimum of 10 feet from the property line.

Parking Counts and Dimensions
Presently the site has 109 parking stalls, all stalls and drive aisles are compliant with the code required minimums of 9 feet wide and 20 feet deep and 22 feet wide respectively. However, as a part of the
expansion the count will be reduced by 15 stalls, bringing the total down to 94. Since this use requires 145 stalls per code section 153.348(W), the site plan requires 51 stalls as proof of parking. City Staff is recommending as a condition of approval that a combination of new parking stalls and proof of parking totaling 51 stalls be added during the 2025 parking lot reconstruction as is the plan in the Capital Improvement Plan (CIP).

Site Access
Currently the site has three full-access curb cuts onto Emerson Avenue. To improve circulation of the site as well as parking along the north property line (Emerson Avenue), City Staff is recommending as a condition of approval that the middle curb cut be removed as a part of the parking lot reconstruction.

Sidewalk Connection
A 5 foot-wide sidewalk was proposed to be added during a partial reconstruction of Emerson Avenue back in 2008. However, due to a lack of support, the sidewalk was never constructed. It was later called out as an area for future sidewalk in the 2011 Bicycle and Pedestrian Plan. As a condition of approval, City Staff is recommending that a sidewalk either be added during the parking lot reconstruction or an escrow be set aside in order for a sidewalk to be constructed at the time of the next Emerson Avenue road improvement project.

Curbing
The current parking lot has no curbing within the site, only striping for the parking stalls. Therefore, City staff is recommending as a condition of approval that during the parking lot reconstruction, the parking lot will include B612 curbing as required by code.

Lighting
The submitted plans do not include much detail on lighting, with the exception of the removal of one light pole. It is undetermined at this time if the pole will be relocated or if it will be replaced by wall lighting on the building itself. With this one, minor adjustment, City Staff is not worried about the lighting levels exceeding allowable levels. This is especially so, as the lighting levels could very likely be decreased with the installation of newer lighting systems that are better able to focus lighting and ensure it is cast downward farther than flooding outward.
Landscaping
The submitted plans call for the removal of 3 trees totaling to 28 caliper inches. The zoning ordinance requires that whenever the removal of quality trees occurs, a minimum of 30 percent are to be replaced. For the proposed removal, the required caliper inches for replacement is 8.4”. Therefore, City Staff is recommending as a condition of approval that the 3 trees being removed are either relocated somewhere else on the site, or are replaced with 3-4 trees totaling to no less than 2.5 caliper inches each, and no less than 8.4 caliper inches in total. Additional landscaping is expected to be added during the parking lot reconstruction, as the code requires one quality tree to be placed in the curbed islands required to break up any rows of parking that exceed 20 or more stalls.

Screening (Adjacent to “R”)
The code requires additional screening when either commercial or industrial development is adjacent to a residential use. According to code section 153.032 (E)4, screening can be accomplished through one or a combination of the following items: a decorative fence, masonry wall, or landscaping. While no significant landscaping is planned to be added to the site, the site is currently heavily wooded with mature trees on all sides.
**Construction Materials/Design**

The current building is comprised of smooth and textured concrete masonry units (CMU), glass, and aluminum. To break up some of the textured CMU, which was likely originally intended to have a brick look, the building addition will be comprised largely of brick.

Per code, buildings in the industrial zoning districts must be comprised of a minimum of 60% primary materials (brick, stone, stucco, glass, and/or CMU) and no more than 40% secondary materials (synthetic stucco, wood, metal, and/or textured, decorative, or colored block). Since the current building is mostly comprised of CMU and the addition will mostly be brick, the proposed materials meet and exceed the code minimums.

**Mechanical Protrusions**

While no details on rooftop mechanicals were submitted with the proposed plans, Section 153.032(F)(5) requires that all rooftop mechanicals be properly screened. Therefore, Staff is recommending a condition of approval that the applicant adhere to the screening requirement.

**Trash Enclosure**

Currently, the trash containers on site are located to the southeast of the building. After the building expansion these containers will be relocated to the interior of the building, therefore no exterior trash enclosure will be necessary.

**Signage**

The submitted plans do not include any detail on signage. As such, city staff is recommending as a condition of approval that all signage components shall comply with sections 153.403 through 153.438 of the zoning code.

**Engineering/Stormwater Review**

The proposed site plan has not yet been reviewed by the City’s engineering consultant at WSB. The review of storm water run-off, rate control, etcetera will take place in conjunction with the parking lot reconstruction, as this is where the bulk of the impervious surface will be added. City Staff is recommending as a condition of approval, that the site comply with all items outlined in the forthcoming WSB Engineering memo regarding stormwater.

**STAFF RECOMMENDATION:**
Staff recommends APPROVAL of the SITE PLAN for a building addition at 60 Emerson Avenue West, subject to the submitted plans and the following conditions:

1. The 51 parking stalls designated as proof of parking shall be added as a combination of new stalls and proof of parking during the reconstruction of the parking lot in 2025,

2. The middle curb cut to Emerson Avenue West 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 Engineering memo regarding stormwater in conjunction with the reconstruction of the parking lot.
City Council –
March 28th, 2022

Site Plan for the Construction of a Building Expansion at 60 Emerson Avenue West (Ice Arena)
Proposal

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

Building Expansion Layout

- High School Boys & Girls Locker Rooms
- Offices for Coaches
- Storage
- Training Space
- Temporary Locker Trailers to be removed from site
Site Plan Analysis

Construction Materials and Design

Building design must be:
- $\geq 60\%$ - Brick, stone, stucco, glass, or CMU and
- $\leq 40\%$ - 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
Parking Counts and Dimensions

Current Site
• 112 stalls, 15 will be removed due to the building expansion,
  • Down to 94 stalls (145 stalls required)
• 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 2025 parking lot reconstruction
Planning Commission
Review
The Planning Commission reviewed the site plan at their March 15th, 2022 meeting, and discussed the following items,

- Community interest and support for an additional skating area/ice sheet,
- Traffic patterns for both vehicles and pedestrians,
- Timing for the sidewalk addition to this site compared to the rest of Emerson Avenue,
- Concerns about pedestrian safety in and around the building and parking lot.

Ultimately, the Planning Commission voted 8 - 0 to recommend approval of the site plan,

- With the amendment to condition number one to read that the parking lot be reconstructed in 2025 rather than 2024.
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 2025,
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 measuring no less than 2.5 caliper inches each, and totaling to no less than 8.4 caliper inches,
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.
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.

Casey Weimer
Project Engineer
Mendota Heights, MN 55120

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

LANDSCAPE ARCHITECTS
LAND SURVEYORS
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CIVIL ENGINEERS

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

01-31-2022

EXISTING CONDITIONS

Peter J. Hawkinson
Reg. No.

XXX

42299

01-31-2022

XXXX MAP SOUTH,
EXISTING CONDITIONS
WEST ST. PAUL, MN.

1)2-2-2022

WEST ST. PAUL, MINNESOTA
**SECTION 4: STRUCTURAL CONCRETE**

**4.1. Structural Concrete Design**

- **4.1.1. General Requirements**
  - All structural concrete shall be designed and proportioned in accordance with the provisions of ACI 318-19, "Building Code Requirements for Structural Concrete" and Commentary.
  - The structural concrete shall be proportioned to provide a minimum compressive strength of 4000 psi.
  - The concrete mix design shall include the use of a suitable admixture to control shrinkage and temperature.

- **4.1.2. Reinforcement**
  - Steel reinforcing bars shall be of the following sizes:
    - #5 for columns and footings
    - #8 for beams and slabs
  - All reinforcement shall be properly placed and protected during the construction process.

**4.2. Concrete Construction**

- **4.2.1. Mix Proportions**
  - The concrete mix proportion shall be based on a standard deviation of the concrete producer.
  - The average strength of the concrete shall be determined according to the provisions of ACI 301-14, "Concrete Cylinder Test Methods for Determination of Strength of Hardened Concrete for Use in Construction and Qualification of Concrete Producers".

- **4.2.2. Placement**
  - Concrete shall be placed and compacted in accordance with ACI 302-14, "Concrete Placement Methods and Acceptance".
  - The concrete shall be placed and compacted within the time limits specified by the concrete producer.

**4.3. Quality Control**

- **4.3.1. Sampling and Testing**
  - Concrete samples shall be taken from each batch of concrete to determine the compressive strength.
  - The samples shall be taken at the time of placement and tested in accordance with the provisions of ACI 301-14.

- **4.3.2. Inspections and Testing**
  - The concrete producer shall perform the necessary inspections and tests to ensure compliance with the specified requirements.
  - The structural engineer shall verify the results of the tests and inspections.

**4.4. Protection**

- **4.4.1. Placement and Curing**
  - The concrete shall be protected from weather conditions and other hazards during the placement and curing processes.
  - The curing shall be maintained in accordance with ACI 302-14.

**4.5. Special Considerations**

- **4.5.1. Hot Weather Concreting**
  - The concrete shall be placed and compacted in accordance with ACI 306R-19, "Concrete Placing in Hot Weather Conditions - A Field Evaluation Program".

- **4.5.2. Cold Weather Concreting**
  - The concrete shall be placed and compacted in accordance with ACI 306R-19.

**Appendix**

- **4.6. Appendix**
  - This section includes additional information and recommendations for the structural concrete design and construction.
  - The appendix shall be reviewed and approved by the structural engineer before proceeding with the construction.

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**Note:** The above information is a sample representation of the content from the provided image. The actual content may vary and should be reviewed and verified by a qualified professional.
UNIT MASONRY (CONT. FROM S000)

10. PREPARE AND REPAIR GALVANIZED COATINGS ON FABRICATED AND INSTALLED COLD
LEE B

11. ALL DOWELS PLACED IN EXISTING MASONRY ARE TO BE SET IN HILTI HIT
FOR JOIST INSTALLATION, INSTALL PERIMETER JOIST TRACK SIZED TO MATCH JOISTS. INSTALL
10" CMU

12. UNLESS NOTED OTHERWISE, SHOP PAINT ALL STRUCTURAL STEEL USING THE FABRICATOR'S
LEE B

13. 50FT²

14. ALL EXPANSION BOLTS PLACED IN EXISTING MASONRY ARE TO BE HILTI KWIK BOLT III AND ARE

15. HOLES IN STEEL SHALL BE DRILLED OR PUNCHED. ALL SLOTTED HOLES SHALL BE PROVIDED

16. 10FT²

17. WIND A

18. FOR PRODUCT MATERIAL SPECIFICATIONS, REFERENCE THE STRUCTURAL NOTES, MATERIAL &
CONNECTION DESIGN SHALL BE IN ACCORDANCE WITH THE AISC SPECIFICATION FOR

19. 16

20. ALL CELLS CONTAINING REINFORCING BARS SHALL BE FULLY GROUTED.

21. SUBMIT SHOP DRAWINGS IN ACCORDANCE WITH THE AISC SPECIFICATION FOR STRUCTURAL
COMPONENT DESIGN CRITERIA AND THE PROJECT SPECIFICATION.

22. BRIDGING, SPLICES, ACCESSORIES, CONNECTION DETAILS AND ATTACHMENTS TO OTHER UNITS OF
FORMED METAL FRAMING AND ACCESSORIES PLUMB, SQUARE, TRUE TO LINE,
AND WITH CONNECTIONS SECURELY FASTENED, ACCORDING TO MANUFACTURER'S

23. INSTALLED MECHANICAL ANCHORS SHALL BE INSTALLED IN ACCORDANCE WITH THE

24. THE SPECIAL INSPECTOR. INDIVIDUAL PRODUCTS SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER
FOR APPROVAL PRIOR TO INSTALLATION.

25. MASONRY STRUCTURES, FOR COLD WEATHER CONSTRUCTION.

26. FLANGES OF STUDS TO TRACKS. ALIGN JOISTS OVER STUDS OR CONTINUOUSLY REINFORCE TRACK TO

27. COMPLETE WITH CLIP

28. ANCHOR TO JAMB STUDS WITH CLIP ANGLES OR BY WELDING. INSTALL SUPPLEMENTARY FRAMING,
RESISTANT WIRE AND SHALL BE OF AN ADJUSTABLE TYPE SUCH AS DUR
INSTALL HORIZONTAL BRIDGING IN STUD SYSTEM IN ACCORDANCE WITH THE MANUFACTURER'S

29. 4662 CITY WEST PARKWAY
SUITE 300

30. WHERE REQUIRED TO PREVENT TRANSFER OF VERTICAL LOADS WHILE PROVIDING LATERAL SUPPORT.
THIS MAY BE ACCOMPLISHED USING DEFLECTION TRACKS ANCHORED TO BUILDING STRUCTURE OR

31. 100FT²

32. ROOF AND CEILING STRUCTURE. THE TRUSS PROFILES AND INTERIOR WEB LAYOUTS SHALL BE DEFINED
FORMED TRUSS SYSTEM INCLUDING ALL CONNECTIONS, SECONDARY FRAMING AND BRACING.

33. CERTIFIED CALCULATIONS, SHOP DRAWINGS, ERECTION DRAWINGS AND ERECTION INSTRUCTIONS
AND IDENTIFY THE TYPE OF HIGH STRENGTH BOLTED CONNECTION.

34. STRUCTURAL STEEL BUILDINGS. UNLESS NOTED OTHERWISE, 3/4
-N/P

35. BOLTS
SHALL BE USED. WELDS SHALL BE DEFINED USING AWS STANDARD WELD SYMBOLS. FOR BEAM TO
PARAPET WIND PRESSURE (PSF)

36. AREA

37. 34.2

38. 58.8

39. 36.1

40. 40.2

41. 45.5

42. 39.1

43. 34.2

44. 33.1

45. SEE IBC 2015/ASCE 7

46. 17.4

47. 20FT²

48. 200FT²

49. 10FT²

50. 58.8

51. 28.5

52. 45.5

53. 33.1

54. 45.5

55. 20FT²

56. 200FT²

57. 58.8

58. 33.1

59. 45.5

60. 20FT²

61. 33.1

62. 45.5
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)

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 JOINT 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 WITH FINAL GRADES.

11. FOUNDATION WALLS TO BE 16" CMU w/ #5 @ 24" OC., T.O. OF FOUNDATION WALLS TO (-1'-4") BELOW T.O. SLAB, TYPICAL. SEE 12. ALL CMU WALLS ARE 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, JAMB AND END OF WALLS.

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

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.

15. CONTRACTOR TO VERIFY FOUNDATION ELEVATIONS AND STEP LOCATION WITH FINAL GRADES.
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). T.O.S. varies based on plank bearing elevations.
6. All CMU walls to be reinforced with #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.

LIMITED SCHEDULE

<table>
<thead>
<tr>
<th>MEMBER</th>
<th>DIMENSIONS</th>
<th>COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>L1</td>
<td>8&quot; W x 8&quot; D</td>
<td>BOND BEAM</td>
</tr>
<tr>
<td>L2</td>
<td>8&quot; W x 24&quot; D</td>
<td>BOND BEAM</td>
</tr>
</tbody>
</table>

EXIST "WING BUTTRESS" WALL TO BE VERIFIED BY GC & REMOVED FOR NEW MASONRY WALL.
SECTION 508 MIXED USE AND OCCUPANCY

PER SECTION 508.3.1 ACCESSORY OCCUPANCIES:

- ACCESSORY OCCUPANCY: S-2 STORAGE
- ACCESSORY OCCUPANCY: B BUSINESS

PER SECTION 508.4 ACCESSORY OCCUPANCIES:

- TOTAL BUILDING AREA:

PER SECTION 508.3.1 ACCESSORY OCCUPANCIES:

- NON-BEARING WALLS
- EXTERIOR WALLS
- INTERIOR WALLS

PER SECTION 708.3 FIRE RESISTANCE RATING, FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 2 HOURS.
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

DESTRUCTION PLAN
60 EMERSON AVE W
WEST ST. PAUL, MN 55118
SCALE: 1/8" = 1'-0"
WASHERS AND DRYERS, PROVIDE REQUIRED PLUMBING AND
WD-2
6"
ROOF DRAIN DOWN SPOUTS, COORDINATE WITH MEP AND
URINAL
SHOOTING LANE, WALL AND FLOOR PROTECTION PROVIDED BY
WALL MOUNTED GRAB BAR
17' - 10 1/4"
6' - 4"
5' - 2 3/4"
2
WALL MOUNTED STEEL HANDRAILS, PAINT PT
SHOWER CURTAIN
111B
GOALIE LOCKER 36" WIDE WITH BENCH STORAGE, 3 HOOKS, AND
COACH'S WALL WITH WHITE BOARD AND TV SCREEN, VERIFY
1' - 5"
3
SF-2
ADA SHOWER COMPARTMENT WITH WALL FOLDING WALL
4
CMU INFILL, SEE STRUCTURAL
TD 5
SHOWER COMPARTMENT
INFILL CONCRETE AS NEEDED DUE TO CONSTRUCTION
STORAGE RACKING OWNER TO SUPPLY AND INSTALL
CONCRETE STAIRS, SEE STRUCTURAL
67x2086
FLOOR PLAN GEN. NOTES
[0x0]CONTACT ARCHITECT FOR CLARIFICATION
A300
A400
4
UNLESS NOTED OTHERWISE
TO THE FACE OF ADJACENT PERPENDICULAR WALL IS 3" UNLESS NOTED OTHERWISE
102' - 8" 11' - 0"
996
32' - 8"
32' - 8"
3' - 0"
DN
OFFICE
1
83'-6"
2
106
LOCKERROOM
101
102
RESTROOM
100'
100'
104
15
111
RESTROOM
103
106
LOCKER
109
108

FLOOR PLAN KEYNOTES
COPYRIGHT 2022 SPERIDES REINERS ARCHITECTS, INC
6442 CITY WEST PARKWAY
PH: 952 324-0084
FAX: 952 324-0888
60 BRONSON AVE W
WEST ST PAUL, MN 55118
DATE
- 2
14
98' - 6"
8'
C
D
E
F
G
H
18' - 0"
8'
I HERBY CERTIFY THAT THIS PLAN, SPECIFICATION,
DIRECT SUPERVISION AND THAT I AM A DULY
REGISTERED ARCHITECT UNDER THE LAWS OF
REGISTRATION NO.

- 2
14
1
WEST ST PAUL ICE ARENA ADDITION
FLOOR PLAN
- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
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- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
1
- 2
14
1
A. DO NOT SCALE DRAWINGS
B. NO SUBSTITUTIONS WITHOUT ARCHITECT APPROVAL
C. ALL CARPET TO BE DIRECT GLUE OR LOK DOT METHOD

100 HALLWAY
RF-1 RB-1 PT-1 PT-1 PT-1 PT-1
SAMPLES FOR ALL FINISHES.

101 HALLWAY
SC-1 RB-1 PT-1 PT-1 PT-1 PT-1 PT-1

102 OFFICE
CPT-1 RB-1 PT-1 PT-1 PT-1 PT-1

103 GIRL'S LOCKERROOM
CPT-1 RB-1 PT-1 PT-1 PT-1 PT-1

104 BOY'S SHOWER
TF-1 TW-1 TW-1/PT-1 TW-1/PT-1 TW-1/PT-1 TW-1/PT-1

105 BOY'S RF-1/CPT-1 RB-1 PT-1 PT-1 PT-1 PT-1
RF-1 RUBBER FLOOR NORA NORAMENT 992 0702 BLACK 12.2MM, 4' ROLL NORA HEAT WELDED ROD COLOR 0597

106 GIRL'S TF-1 RB-1 PT-1/TW-1 PT-1/TW-1 PT-1 PT-1/TW-1
TF-1 FLOOR TILE VIRGINIA TILE CAESAR CERAMICS USA CANYON MOSAIC MATTE 2'X2" MOSAIC MATTE

107 GIRL'S SHOWER
TF-1 RB-1 PT-1/TW-1 PT-1/TW-1 PT-1 PT-1/TW-1

110 TRAINING
SC-1 RB-1 PT-1 PT-1 PT-1 PT-1 PT-1 TURF SURFACE AND SYNTHETIC ICE SURFACE PROVIDED AND INSTALLED BY OWNER.

111 VESTIBULE
CPT-2 RB-1 PT-1 PT-1 PT-1 PT-1

112 STORAGE
SC-1 RB-1 PT-1 PT-1 PT-1 PT-1

113 STORAGE
SC-1 RB-1 PT-1 PT-1 PT-1 PT-1 PT-1

J. MATERIALS SUPPLIED FROM MORE THAN ONE DYE LOT MUST NOT MINIMUM FIRE RATING
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.
INT. ELEV. GENERAL NOTES

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.

1 BASE, SEE FINISH SCHEDULE

2 TILE DIRECT APPLIED TO CMU, PATTERN "A", SEE A600

3 MIRROR 24" X 36"

4 SOAP DISPENSER (SD)

5 GRAB BARS

6 WALL HUNG SINK

7 TOILET

8 SHOWER AND CONTROLS

9 SHOWER CURTAIN AND ROD

10 TOILET PARTITION PHENOLIC PANELS, COLOR TBD

11 FLOOR TO CEILING SHOWER COMPARTMENT PHENOLIC PANELS, COLOR TBD

12 ADA SHOWER SEAT

13 ADA SHOW SEAT

14 7' - 4"