



CITY OF SOUTH ST. PAUL MEETING AGENDA

PLANNING COMMISSION

Council Chambers 125 3rd
Ave N South St. Paul, MN
55075

Wednesday, September 2, 2026
7:00 PM

1. ROLL CALL

2. APPROVAL OF AGENDA

3. MINUTES

A. 08.05.2026 Planning Commission Meeting Minutes

4. PUBLIC HEARINGS

A. Fence Height Variance Request for 1902 Wentworth Avenue

5. NEW BUSINESS

A. Site Plan Review for a Canopy Addition at Waterous Company

6. OTHER BUSINESS

7. STAFF UPDATES

8. ADJOURNMENT

MINUTES OF MEETING
SOUTH ST. PAUL PLANNING COMMISSION
August 5, 2026

CHAIR FELTON CALLED THE MEETING TO ORDER AT 7:00 PM ON WEDNESDAY, AUGUST 5, 2026.

1) ROLL CALL

Present:

- Tim Felton
- Tyler Fehrman
- Geoff Fournier
- Tracy Haye
- Andrew Hoffman
- Brianne Miller
- Alex Wegehaupt

Absent:

- None

Staff Present:

- Michael Healy, Planning Manager

2) APPROVAL OF AGENDA – Motion to approve the agenda as presented- Hoffman/Miller (7-0).

3) APPROVAL OF MINUTES – July 1, 2026 –Motion to approve the minutes as presented– Fehrman/Fournier (7-0).

4) PUBLIC HEARINGS

A. Conditional Use Permit and Variance for Storage Shed at 1023 Highland Avenue

Mr. Healy presented the staff report. The Applicant is Michael Adkins. He has requested a conditional use permit and a variance to build a 240-square-foot storage shed on his lot in an area that is considered the “front yard” of the property. Staff recommends approval of the variance and conditional use permit with conditions.

Commissioner Hoffman asked Staff to clarify if a permit is required if a shed is less than 200 square feet. Mr. Healy stated that a zoning permit is required for any shed that is 200 square feet in area or less. Any shed that is larger than 200 square feet requires a building permit.

Commissioner Miller asked if property corner markers are relocated when a lot is split. Mr. Healy explained that part of the process for a lot split is for a certificate of survey to be prepared for the lot and for the surveyor to place new property corner markers once the lot split is approved.

Michael Adkins was present to speak to the application.

Chair Felton asked the Applicant if he was familiar with the conditions of approval and if he had any concerns about the conditions.

Chair Felton opened the public hearing.

Mr. Healy shared an email from Pam and Terry Davenport at 717 10th Avenue North in favor of the request.

No one was present to comment on the application.

Chair Felton closed the public hearing.

Motion to recommend approval of a conditional use permit and a variance for a 240 square foot shed at 1023 Highland Avenue- Hoffman/Fehrman (7-0).

B. Conditional Use Permit Request for Fury Motors Off-Site Employee Parking Lot

Mr. Healy presented the staff report. The Applicant is Leonard Investments LLC which is the owner of Fury Motors. The City's Economic Development Authority is selling the property to the Applicant who currently utilizes the site as an off-site employee parking lot. The parking lot was constructed in 2014 for temporary use. The Applicant is requesting a conditional use permit to make the use of the parking lot permanent. Staff recommends approval of the conditional use permit with conditions.

Commissioner Miller asked if the parking lot had any on-site lighting. Mr. Leonard shared there were public streetlights adjacent to the lot. Commissioner Miller asked if the City Code requires lighting in private parking lots. Mr. Healy stated there were no minimum lighting requirements in the GB, general business zoning district.

Commissioner Haye asked if the code required a lighted crosswalk to an off-site parking lot. Mr. Healy shared that there was a lighted crosswalk across Concord Street to the parking lot and that the City has shared feedback with the County that they would like to see additional study and future improvements to the intersection for pedestrian safety.

Tom Leonard of Leonard Investments LLC was present to speak to the Application.

Chair Felton asked the Applicant if he was familiar with the conditions of approval and had any concerns. Mr. Leonard shared that he appreciated the questions from Commissioners Miller and Haye about safety. Mr. Leonard shared that an employee was hit in the crosswalk shortly after the parking lot went in. The County has since made some pedestrian safety improvements, but Mr. Leonard would like to see additional safety improvements such as rapid flashing beacons in the crosswalk. Mr. Leonard stated that he had concerns about Staff's recommended condition of approval requiring the lot to be striped. He feels the landscaping improvements are sufficient to achieve good curb appeal and he requested that the striping condition be removed.

Commissioner Haye asked if there is power at the parking lot to operate parking lot lighting and on-site cameras. Mr. Leonard stated there was no power source available in the parking lot.

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Commissioner Miller asked if the Planning Commission could require the Applicant to light their parking lot as a condition of approval for the project. Mr. Healy stated that he could check with the City Attorney. The City Code does not have a standard for minimum parking lot lighting in the GB district.

Commissioner Haye asked how the City could motivate the County to improve the crosswalk across Concord Street to the Fury Motors site. Mr. Healy stated that it is ultimately up to Dakota County to decide if they want to make any changes to the crosswalk. The City can make requests to the County to study the intersection and consider changes. Mr. Healy shared that the City Engineer has started these conversations with the County.

Chair Felton opened the public hearing.

No one was present to comment on the application, and no comments were received prior to the meeting.

Chair Felton closed the public hearing.

Chair Felton shared that he was in favor of the conditional use permit and was in favor of removing the requirement that the parking lot be striped. Commissioner Hoffman shared he was also in favor of removing the striping condition.

Commissioner Haye reiterated her concerns about pedestrian safety in the area. Commissioner Miller echoed those concerns.

Motion to recommend approval of the conditional use permit without the condition of approval requiring the lot to be striped by the Applicant- Hoffman/Fehrman (7-0).

6) OTHER BUSINESS

None.

7) STAFF UPDATES

Mr. Healy shared general development updates. The City has a fully executed purchase agreement with Long Cheng Meats, which owns one of the final parcels needed to begin construction of a new public park within the Hardman Triangle. Mr. Healy also shared the building permit had been issued for the cannabis cultivation facility at 205 Hardman Avenue South. Finally, the Camber Hill Townhome renovation project had its zoning approvals granted by the City Council and construction is expected to begin in the first quarter of 2027.

8) ADJOURNMENT

Motion to adjourn- Hoffman/Miller (7-0).



PLANNING COMMISSION AGENDA REPORT

DATE:

September 2, 2026

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Monika Miller

AGENDA ITEM NUMBER:

4.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Fence Height Variance Request for 1902 Wentworth Avenue

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Recommend approval or denial of a fence height variance at 1902 Wentworth Avenue

OVERVIEW

Application

The Applicants, Anthony and Kristin LaForte, are proposing to fence their yards that abut Wentworth Avenue and 19th Avenue North with a 5-foot-tall chain link fence. The subject property is a corner lot and the areas the Applicants would like to fence are not eligible for a 5-foot-tall fence. The Applicants are seeking a variance to install their desired fence.

Review Timeline

- Application Submittal: July 27, 2026
- Planning Commission: September 2, 2026
- Tentative City Council Meeting: September 21, 2026
- 60-Day Review Deadline: September 25, 2026

Background

The subject property is a corner lot located at the intersection of Wentworth Avenue and 19th Avenue North. The property is zoned R-1, single family residence district. The lot is approximately 9,425 square feet (65 feet wide x 145 feet long) in size and hosts a single-family home that was constructed in 1950. The single-family home is not centered on the lot and was constructed in the northwest corner. The lot slopes downward toward 19th Avenue North, with the flattest portion of the lot located where the house sits. The orientation of the house on the lot creates large yard spaces along Wentworth Avenue and 19th Avenue North and shallower yards that abut the neighboring residential properties. The legal “front” yard of the subject property is the yard facing 19th Avenue North while the front door of the home faces Wentworth Avenue, giving the property functionally two “front” yards.

The previous owners of the property installed a galvanized chain link fence in the “front” yards that abut Wentworth Avenue and 19th Avenue North in 1999. Earlier this summer, the Applicants engaged Midwest Fence to replace the existing fence with a new, taller galvanized chain link fence in the same location. The Applicants have two large dogs and would like a taller fence to keep the dogs in their yard. Today, the Applicants have 2 feet of chicken wire on top of their existing fence to help keep the dogs contained. The chicken wire was installed unlawfully as chicken wire is not an approved fencing material. The homeowners are pursuing a variance to allow the replacement of their existing 4-foot-tall fence with a new 5-foot-tall chain link fence in the same location.

Fencing Regulations for Residential Properties

Section 118-8 defines the front lot line for a corner lot as “the shortest lot line along a public street.” The shortest property line that abuts a public street is the property line along 19th Avenue North, making this the front property line and the yard along 19th Avenue North the “front yard.” The yard on the Wentworth Avenue side of the house is the legal “side yard” even though the primary entrance to the home faces Wentworth Avenue. There is no entrance to the house on 19th Avenue North.

The City’s fence regulations, which are found in Section 118-199, were written to require consistent fencing on each block to protect the look and feel of each street. Fences in a “front yard” are never allowed to be taller than 4 feet, regardless of which way the front door faces. This same 4-foot height limit is in place for the street “side” yard on a corner lot where the front door of the house faces the side street.

Fences can be up to 6 feet in height when they are behind the front building line of the house or not in a “front” yard. This is the case even if the material used to construct the fence is see-through, such as chain link or wrought iron fencing. 6-foot-tall chain link fences are commonly used in front yards of industrial properties as a utilitarian option to prevent trespassing or deter theft. Tall chain link fences in residential front yards can give off the same impression and do not always align with the residential character of the neighborhood. Tall wrought iron or decorative aluminum fencing is often better received for front yard fencing in a residential setting due to its elegant look. 6-foot-tall privacy fences are never allowed in residential front yards due to public safety concerns.

Home Orientation Impacts Usable Yard Space

The location of the home on the lot, combined with the lot’s topography, impacts the size and functionality of the rear yard. Today, residential properties in South St. Paul are required to have a rear yard that is at least 25 feet deep. The subject property has a lawful nonconforming backyard that is only 15 feet deep. The significant setback of the home from Wentworth Avenue combined with the shallow rear yard creates very little “backyard” space. A grade change in the rear yard and the related retaining wall further limits this yard from functioning like a true backyard. The property does have a smaller side yard on the north side of the home which is

fenced with a 6-foot-tall vinyl privacy fence. The largest yards on the property face 19th Avenue North and Wentworth Avenue. Both of these yards must follow the front yard fence height rules.

Variance Criteria

The State provides cities with criteria for when it is appropriate to grant a variance. These criteria are laid out in Section 118-39 of the City Code. Staff has drafted an analysis that the Planning Commission can use if they wish to recommend approval of the variance:

- a. That the variance is in harmony with the general purpose and intent of the ordinance

The fence variance is in reasonable harmony with the general purpose of the fence ordinance which is to promote consistent and welcoming neighborhood aesthetics.

- b. That the terms of the variance are consistent with the Comprehensive Plan.

The terms of the variance are consistent with the comprehensive plan.

- c. That economic considerations are not the reasoning for the variance.

Economic considerations are not the reason for the variance. The Applicants are pursuing a variance to replace their existing fence in the usable yard space adjacent to Wentworth Avenue and 19th Ave North with a 5-foot-tall chain link fence to keep their pets in the yard.

- d. That the Property Owner proposes to utilize the property in a reasonable manner

The property owners are proposing to use their property in a reasonable manner. Residential development standards include setbacks which ensure that residential properties have ample yard space, including areas where fences can be taller than 4 feet. The orientation of the home and the slope of the lot substantially reduces the amount of yard space that is eligible for a fence that is taller than 4 feet. The Applicants' desire to fence their usable yard space along Wentworth Avenue and 19th Ave North with a 5-foot-tall chain link fence to keep their pets in the yard is reasonable.

- e. That the plight of the property is due to a unique circumstance not created by the property owner.

The need for this variance is created by the non-conforming orientation of the home on the lot and the lack of rear yard space the non-conforming setback creates. A standard South St. Paul lot with a 25-foot rear yard setback and a house that is centered on the lot would have sufficient yard space that could be fenced with a 5-foot-tall fence, even as a corner lot property. The combination of the property being a corner lot and having very limited rear yard space creates a unique situation where the homeowners cannot utilize their lot in the same manner as other residential properties. The current property owners had no

control over the location of the home.

- f. That the variance will not alter the essential character of the neighborhood.

The proposed fence would not alter the character of the neighborhood. The subject property has an existing 4-foot-tall chain fence in the yards along 19th Avenue North and Wentworth Avenue North. The visual impact of a 5-foot-tall fence compared to a 4-foot-tall fence would be minimal, and the fence would not negatively impact the viewshed for the neighboring property. Additionally, the fence's location is over 30 feet away from the 19th Avenue North and Wentworth Avenue Street pavement and there are no public sidewalks on either side of the Applicants' home. As a result, the additional height of the fence would have minimal visual impact and would be less noticeable to motorists or pedestrians passing by the site.

Public Comments Received Prior to Planning Commission Meeting

The City received three emails from neighboring property owners, generally in support of the variance request. The received comments can be found as Attachment 6.

Discussion

When the Planning Commission reviews a variance request, the commission is asked to determine whether the application meets the criteria for when to grant a variance. In particular, the Planning Commission is tasked with ensuring the application presents a unique practical difficulty that is not created by the homeowner. The desire for a 5-foot-tall front yard fence for the sake of having a 5-foot-tall front yard fence does not constitute a practical difficulty. The desire for a 5-foot-tall front yard fence when the lot has an undersized rear yard and two large "front yards" that substantially limit the amount of yard space that can lawfully have a 5-foot-tall fence could be considered a practical difficulty.

Two similar front yard fence height variances have been granted in the last 10 years. One of the variances was for a 5-foot-tall wrought iron fence at 607 9th Avenue North. The other was for a 5-foot-tall chain link fence in the legal "front" yard (but function "side" yard) of 2009 Southview Boulevard. These approvals do not set a formal precedent for approving front yard fence height variances as every variance application is reviewed independently to determine whether it meets the practical difficulty criteria.

As part of the variance review process, the Planning Commission can attach reasonable conditions to the approval. The Applicants are seeking to use galvanized chain link fencing which has a very utilitarian appearance. Because the proposed fence will be in a front yard, the Planning Commission could consider attaching a condition of approval that requires the homeowner to construct the fence using a nicer fence material such as wrought iron, ornamental aluminum, or an upgraded chain link product such as black vinyl-coated chain link.

Staff Recommendation

Staff recommend approval of the fence height variance to install a 5-foot-tall fence in the “front” yards of the property at 1902 Wentworth Avenue, subject to the following conditions.

1. **Compliance with Plans/Submittals.** The site shall be utilized in substantial conformance with the following plans on file with the Community Development Department.

- a. Application (Anthony and Kristin LaForte) - dated 07/27/2026
- b. Narrative (Anthony and Kristin LaForte) - Undated
- c. Site Plan (Anthony LaForte) - Undated

2. **Fence Permit Required.** The Applicants must obtain a fence permit prior to constructing their fence.

3. **Property Lines Must Be Located.** The Applicants must locate their property lines prior to fence construction to ensure all fencing is placed within the boundaries of their property. The property lines can be found by either locating the property corner markers or having the lot surveyed.

4. **Compliance With All Other Provisions in Section 118-199.** The Applicants' fence must comply with all other provisions found in Section 118-199.- Fences. This includes all fence location and material requirements.

5. **Location of New Fence.** The new 5-foot-tall fence shall not be placed closer to either street frontage than the existing 4-foot-tall fence that is at the property today.

6. **Fence Transparency Required.** The 5-foot-tall fence must be at least 50% open to the passage of air and light.

7. **Variance Termination.** The variance shall automatically terminate if a permit has not been secured and improvements have not substantially begun within one year of the approval of the variance. The violation of any condition of approval may result in the termination of the variance, following a hearing by the City Council.

Optional: At their discretion, the Planning Commission can also recommend attaching a condition of approval that requires the fence to be constructed of an ornamental metal material or an upgraded chain link material, rather than galvanized chain link.

Required Action

The Planning Commission has the following actions available on the proposed application:

A. Approval. If the Planning Commission wishes to recommend approval of the proposed variance, the following action should be taken:

- Motion to recommend approval of the fence height variance at 1902 Wentworth Avenue

B. Denial. If the Planning Commission wishes to recommend denial of the proposed variance, the following action should be taken:

- Motion to recommend denial of the fence height variance at 1902 Wentworth Avenue

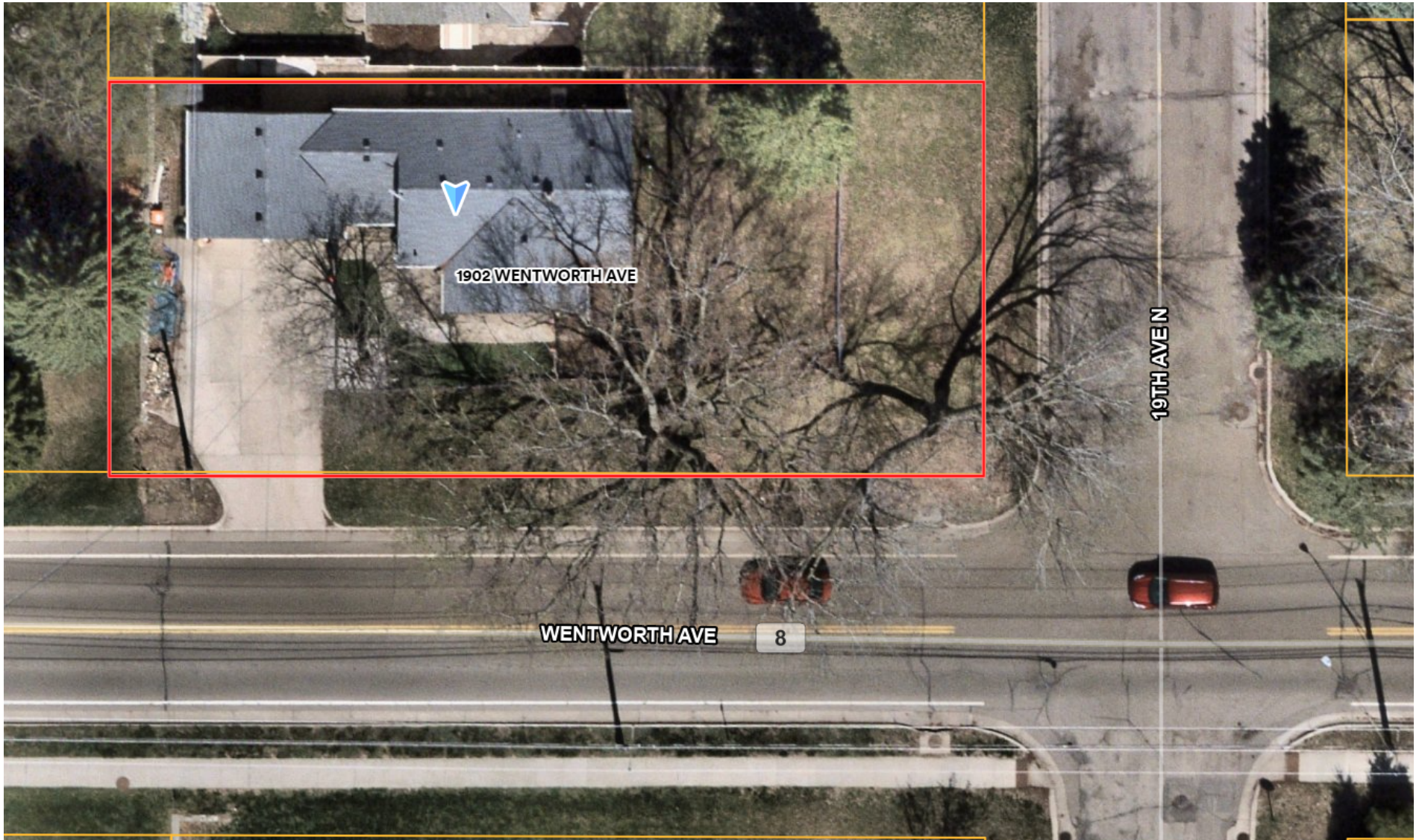
If the Planning Commission wishes to recommend denial, they should adopt a finding that the project fails to meet the variance criteria.

SOURCE OF FUNDS

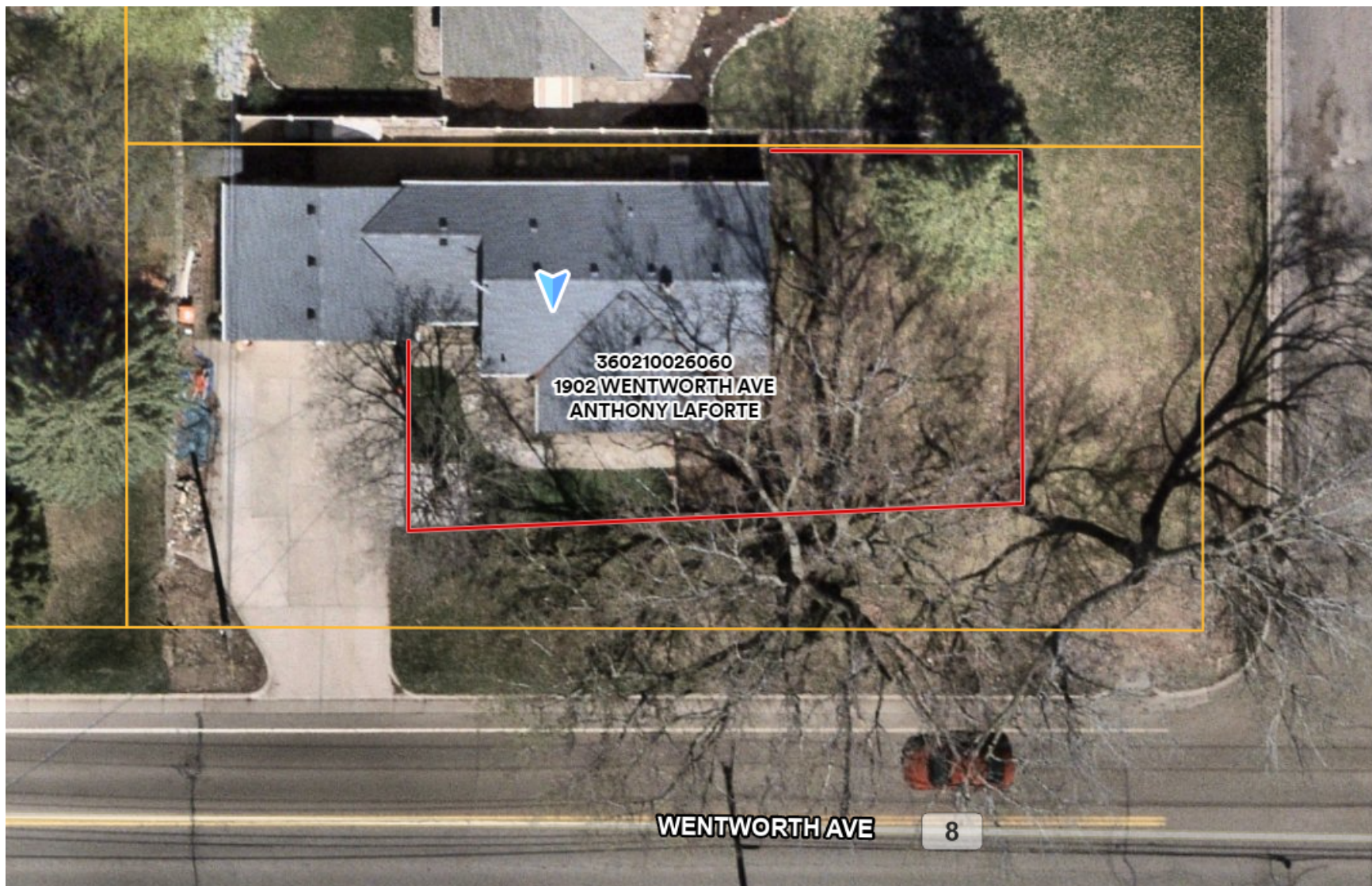
ATTACHMENTS

1. Site Location Map
2. Location of Existing Fence
3. Photos of Fence of Existing Fence
4. Special Corner Lot Fence Rules Graphic
5. Applicants Narrative
6. Public Comments Received

**ATTACHMENT 1
SITE LOCATION MAP**



ATTACHMENT 2
LOCATION OF EXISTING FENCE



ATTACHMENT 3
PHOTOS OF EXISTING FENCE



Photo of Existing Fence from Wentworth Avenue Yard

ATTACHMENT 3
PHOTOS OF EXISTING FENCE

X



Photo of Existing Fence from Yard at the Corner of Wentworth Avenue and 19th

ATTACHMENT 3
PHOTOS OF EXISTING FENCE



Photo of Existing Fence from 19th Avenue North Yard

ATTACHMENT 3
PHOTOS OF EXISTING FENCE

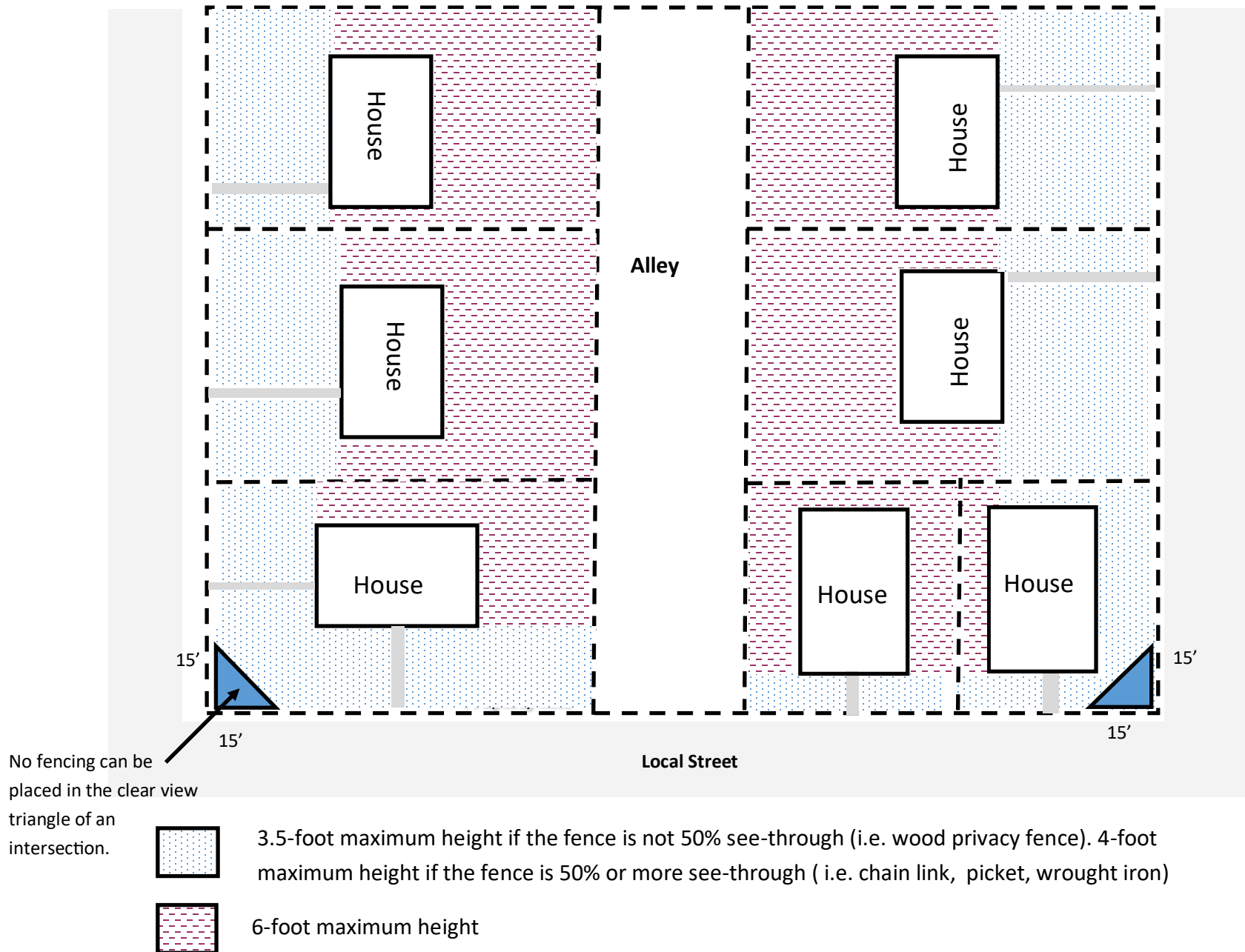


Close Up Photo of Existing Fence on Wentworth Avenue Side of House

ATTACHMENT 4

Special Corner Lots

(Main door of house does not face shortest property line or rear yard abuts a neighbor's side/front yard)



ATTACHMENT 5
APPLICANTS' NARRATIVE

To whom it may concern,

Hello and good day to you all. My name is Anthony LaForte, I live at 1902 Wentworth Ave, South St Paul with my wife Kristin and our two dogs. Kojin is a Siberian Husky and Eros is a Golden Retriever. I am a full-time firefighter/paramedic and she is a Registered Nurse.

We are contacting you in order to share our reasons to request a variance in replacing our current 4-foot chain link fence with a new 5-foot, chain link fence. I appreciate your time as we go through this.

First and most importantly, we would like a taller fence for the safety of our dogs. While it rarely happens, there have been two occasions where they have jumped the fence because they wanted to play tag with squirrels and rabbits. Since those occurrences, I had to place 2 feet of chicken wire to heighten the fence, since I did that, we have had NO issues. That was never meant to be a long term solution and we now find ourselves in a place where we can financially support getting a new fence.

You can see from an aerial view that our "backyard" is very narrow; less than 15 feet house to fence, and our fenced area makes a unique horseshoe shape. From my understanding, this makes it a practical difficulty as it does not meet the modern code requirement of the 25 foot deep backyard.

We also understand the ordinance states the fence cannot block our front door. I would like to point out our unique property aspects. While I can appreciate seeing the front door, as you stand on Wentworth and look at our front door, it is already "blocked" by the existing 4-foot fence. Therefore, installing a 5-foot fence would not change said view. In addition, a chain link would still allow for a view of the door even with a taller fence. I have attached pictures of the front door from a street and a driveway view. Due to the slope of the property down to both 19th Ave and Wentworth Ave, the fence is a part of the view regardless of fence height.

We would like to point out that we are trying to improve the exterior function and look of our property as we stay here as well. Over the last couple years, we have invested time, effort

and money into improving the property. We had the driveway poly-jacked, leveled and cracks filled in, we have been improving the garden beds and other areas with new paver edges, white rock and flowers. We invest in weed control and fertilizer to improve the appearance of the grassy areas. We replaced the aging and falling fence in the backyard with almost 80 feet of vinyl privacy fence.

We believe replacing the current fence will primarily help us with peace of mind knowing our dogs are safe, while also improving the condition of the fence all while not detracting from the neighborhood character.

Attached, you will find some pictures of the property from a street view both from Wentworth and from 19th Ave for your benefit.

Thank you for your time and attention to this matter. If you have further questions or concerns, please reach out to me at [REDACTED] or [REDACTED].

Anthony and Kristin LaForte

1902 Wentworth Ave, South St Paul, MN 55075

ATTACHMENT 6
PUBLIC COMMENTS RECEIVED

From: [REDACTED]
To: [Monika Miller](#)
Subject: Fence Variance
Date: Thursday, August 27, 2026 9:20:50 AM

You don't often get email from [REDACTED] [Learn why this is important](#)

Hi-

I am writing in response to 1902 Wentworth Ave wanting to increase their fence height. I am in favor of allowing this variance. I hope the city approves this fence change.

Thanks

Jon Isakson

543 19Th Ave No

Caution: External Email - This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Monika Miller](#)
Subject: LaForte 5 foot fence request on 19th Ave
Date: Saturday, August 22, 2026 3:03:21 PM

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello, my name is Dave VerBout at 2000 Wentworth Ave. I received a letter that the LaForte's want to build 5 foot fence. That is a good idea, please let them proceed.

Dave [REDACTED]

Caution: External Email - This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Monika Miller](#)
Subject: Variance Request - 1902 Wentworth Ave.
Date: Saturday, August 22, 2026 1:06:37 PM

You don't often get email from [REDACTED] [Learn why this is important](#)

In response to the variance request at 1902 Wentworth to replace the existing 4-ft. chain link fence with a 5-ft. chain link fence, this is to advise that I have no objection to the 5-ft. high chain link fence.

As a sidenote, myself and several adjacent neighbors on the 19th Ave. side, wanted to mention that their dogs bark quite a bit and loudly at people walking by during the day. There are many walkers, both on Wentworth and on 19th Ave. -- some walking their own dogs very early in the morning (6a not unusual), or walking during the day for exercise, and the owner's dogs bark quite loudly at them, usually for several minutes and regular intervals. It gets tough for me and adjacent neighbors, when we are trying to sleep, work or read.

We have expressed frustration among ourselves that we see no efforts by the owners to curb the barking. Thus, we were wondering if the owners have mentioned, or would mind considering, a way to block the dogs' view or to quiet them down a bit? We neighbors have all had dogs from time to time, and we love them -- so we understand that it's mostly normal behavior, but partially blocking their dogs' view with fence slats or similar, may help with the barking. Don't get us wrong -- this is a neighborly comment, not a formal complaint.

One more minor comment - the spelling of "**Kristin** LaForte" name on the Notice of Hearing is either a typo or misspelled. The Dakota County records shows the spelling of her name as

Kristen Elizabeth LaForte.

You may want to check to be sure the variance has her correct spelling.

If you have any questions, or need any additional information, I am around most days! Email or text works best.

Best to you -

Joyce Bartl
1848 Wentworth Avenue
South St. Paul, MN 55075
[REDACTED]

Caution: External Email - This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



PLANNING COMMISSION AGENDA REPORT

DATE: September 2, 2026
DEPARTMENT: Planning & Zoning
PREPARED BY: Michael Healy
AGENDA ITEM NUMBER: 5.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Site Plan Review for a Canopy Addition at Waterous Company

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to recommend approval or denial of the site plan for a canopy addition at Waterous Company.

OVERVIEW

Application

The Applicant, Waterous Company, is seeking site plan approval to construct a new 2,450 square foot canopy addition onto their existing facility at 125 Hardman Avenue South. The canopy will be on the rear of their building and will cover two new exterior loading docks. The proposed addition would allow the Applicant to better organize their shipping and receiving operation and would allow forklifts to load materials into trucks while sheltered from the elements.

Review Timeline

Complete Application Submittal Date: August 6, 2026

Planning Commission: September 2, 2026

Tentative City Council Meeting: September 21, 2026

60-Day Review Deadline: October 5, 2026

Background

Waterous Company, the Applicant, is a manufacturer of firefighting equipment. Since 1974, they have operated out of a facility at 125 Hardman Avenue South which sits on 16.42 acres of land. The building is one of the largest in South St. Paul and has about 201,558 square feet of floor area according to the Dakota County Tax Assessor. There is an enormous exterior storage yard located behind the building where various finished products are stored while awaiting sale. The storage yard is fully paved and stored items are arranged in neat rows with much of the storage taking place on metal shelving. The exterior storage yard was last expanded in 2023 and is

governed by a conditional use permit.

Zoning and Comprehensive Plan Guidance

The property is zoned I-1 Light Industrial and is guided “Light Industrial” in the 2040 Comprehensive Plan. The following uses are all part of the Applicant’s existing business operations and are considered “permitted” in the I-1 district:

- Manufacturing “in an enclosed building with permanent walls and roof” is allowed as a principal use.
- Warehousing and distribution “in an enclosed building with permanent walls and roof” is allowed as a principal use.
- Offices are allowed as a principal use.
- Off-street parking and loading is allowed as an accessory use. The proposed canopy addition would be considered an accessory loading/unloading area.

Exterior storage is allowed only by conditional use permit as an accessory use. Per Section 118-208(h), freestanding tents and canopies are not allowed for motor vehicle parking or storage in any zoning district. Canopies that are structurally attached to the principal building are allowed, but a conditional use permit is required if there is going to be any exterior storage underneath the canopy.

Adjacent Properties

This is the status of adjacent properties:

Direction	Existing Use	Existing Zoning	Comp Plan Guidance
<i>West</i>	Food processing	I-1 Light Industrial	Light Industrial
<i>North</i>	Railroad and bike trail	I-1 Light Industrial	Open Space
<i>East</i>	Railroad & bike trail	I-1 Light Industrial	Railroad & Open Space
<i>South</i>	Office/Warehouse	I-1 Light Industrial	Light Industrial

Relevant City Code

The following code sections are relevant to this review:

- Section 118-9 establishes architectural requirements for industrial buildings.
- Section 118-47 establishes requirements for site plan reviews.
- Section 118-134 governs the I-1, Light Industrial Zoning District.
- Sections 118-165 through 118-177 regulate the Mississippi River Corridor zoning overlay district.
- Section 118-208 governs accessory buildings.
- Section 118-245 regulates lighting and glare.
- Sections 118-351 through 118-355 regulate off-street parking and loading.

Site Characteristics

The subject property is a 16.67 acre parcel which is bounded by Hardman Avenue South to the west and by the Union Pacific railroad and Mississippi River Trail to the east. The property is largely flat and sits about 10 feet lower than the top of the levee where the river trail is located to the east.

SITE PLAN REVIEW

Requirement Type	Required by Code	Proposed
Overall Site		
Lot Size	1 acre	16.67 acres
Landscaped Lot Area	15%	<i>N/A. The canopy addition is going on an area that is already pavement.</i>
Building Dimensions		

Minimum Floor Area Ratio (FAR) Requirement	.2 FAR	~.28 FAR
Building Height	• Less than 50 feet (I-1 requirement) • Less than 65 feet (MRCCA requirement)	Proposed canopy is roughly 20 feet above grade.
Building Setbacks		
Front Yard (defined as any street frontage)	30 feet from any street frontage	Proposed canopy is over 350 feet away from the Hardman Avenue right-of-way
Side or Rear Yard	20 feet	Proposed canopy is over 100 feet from all property lines
Is the Subject Property Located in Any of the Following Special Overlay District?		
Floodplain	No	
MRCCA	Yes	

Building Architecture

The proposed canopy addition consists of a standing seam metal roof which is supported by painted steel columns over a concrete floor. Section 118-9 of the City Code states “Exposed roof materials must be similar to, or an architectural equivalent of a 300-pound or better asphalt or fiberglass shingle, wooden shingle, standing seam metal roof or better.” The proposed standing seam metal roof is code-compliant.

Code Section 118-9 also contains exterior building material requirements for building walls:

- The City Code sorts building materials and lists them as either being Class I, Class II, Class III, Class IV, or Class V. The City Code’s list of allowed building materials is included as an attachment.
- Industrial buildings must be comprised of at least two different Class I or Class II materials which make up 60% of the building. The building’s exterior walls cannot include more than 40 percent Class III or Class IV Materials. The building’s exterior walls cannot include more than 10% Class V materials.
- Any façade facing a public street or public view from an adjacent property must be at least 75% Class I or Class II materials.

The canopy addition will not have walls and will be supported by painted steel columns. The existing rear walls of the Waterous building will still be visible. Paint seems like an appropriate architectural treatment for the columns, which will have no visibility from Hardman Avenue.

Setbacks

Buildings in the I-1 district require at least a 30-foot setback from the front property line and at least a 20 foot setback from side and rear property lines. The proposed canopy addition will be over 100 feet from all property lines.

Lighting

Any new exterior lighting must comply with the City’s glare ordinance which is contained in Section 118-245. Light sources need to be hooded and controlled so as not to light adjacent property (such as the river trail and the river). The Applicant will need to submit a lighting and photometric plan along with their building permit application if there is going to be new exterior lighting.

MRCCA

The subject property is in the Mississippi River Corridor Critical Area (MRCCA) but it does not contain any bluffs or other primary conservation areas (PCA’s) that are protected by the overlay district aside from a small wetland that is not impacted by the project. Building heights are restricted in this part of MRCCA to 65 feet and the proposed canopy will meet this requirement. Industrial properties that are within 300 feet of the Mississippi River cannot exceed 75%

coverage by impervious surfaces without a conditional use permit. The subject property is lawful nonconforming and currently has slightly more impervious surface coverage than that. The Applicant is placing the canopy addition in an area that is already an impervious surface (an asphalt loading area) so there is no expansion of the impervious surface coverage nonconformity.

Parking

The proposed addition will not have any impact on the property's off-street parking needs or supply and is simply an efficiency improvement for the loading area.

Feedback from Other Departments

City Engineer

The subject property is currently governed by an industrial stormwater permit that was issued by the MPCA during an earlier era of stormwater management regulations. Any major changes to stormwater management at the subject property will require a stormwater maintenance agreement and full compliance with current MS4 requirements for stormwater management. The Applicant is making only minor changes to their existing stormwater management system by adjusting the location of a private storm sewer line to avoid the new addition. These minor changes do not trigger the need for a stormwater maintenance agreement.

Fire Marshal

The existing drive aisle which goes around the building and through the exterior storage yard needs to be maintained. The Applicant has confirmed that the building addition will not disrupt this drive aisle.

Discussion

The proposed project appears to be code compliant and does not require any variances or conditional use permits. In the case of a site plan review, it is the role of the Planning Commission to review City Staff's analysis and confirm the application meets the applicable requirements laid out in the City Code. If the Planning Commission wants to recommend denial of the site plan, the Commission would need to adopt formal findings of fact and identify one or more specific Code provisions that the project fails to meet.

Staff Recommendation

City Staff recommends approval of the site plan review, subject to the following conditions:

1. **Compliance with Plans/Submittals.** The site shall be utilized in substantial conformance with the following plans on file with the Planning Department:
 - a. **Application (Waterous Company)** **August 6, 2026**
 - b. **Narrative (Dave Floysand)** **August 6, 2026**
 - c. **Structural Plans (TKDA)** **August 7, 2026**

- d. **Civil Plans (TKDA)**
- e. **Architectural Plans (TKDA)**

August 5, 2026
August 7, 2026

2. **Building Permit Required for Proposed Addition.** The Applicant shall obtain a building permit prior to starting the project. The review and approval of the site improvement pursuant to the requirements of the City's adopted Building and Fire Code shall be in addition to the site plan review process. The site plan approval process does not imply compliance with the requirements of these codes.
3. **SAC Determination Letter.** Unless the Building Official determines that it is not needed, the Applicant shall secure a SAC determination letter from the Metropolitan Council and will pay any applicable SAC fees.
4. **Lighting.** If the project is going to include new exterior lighting, a lighting and photometric plan must be submitted at time of building permit that demonstrates compliance with lighting and glare requirements.
5. **Fire Access Drive Aisle.** The existing drive aisle around the building which leads into the exterior storage yard needs to be maintained. Any changes to the drive aisle shall require review and approval by the Fire Marshal.
6. **No Exterior Storage Underneath Canopy.** The area underneath the canopy shall be utilized for loading and unloading. Materials being prepared for loading and unloading may be temporarily kept underneath the canopy, but this area shall not be used for long-term exterior storage without an amendment to the subject property's conditional use permit for exterior storage.
7. **Approval From Other Agencies.** The Applicant shall be responsible for obtaining any required approvals from other agencies.
8. **Lapse of the Site Plan Approval.** Unless an extension is granted by the City Council, the site plan approval for the proposed building will lapse and terminate if improvements have not substantially begun within one year from the date of approval.

Required Action

The Planning Commission has the following actions available regarding the application:

Approval

If the Planning Commission wishes to recommend approval of the site plan review, the following action should be taken:

- Motion to recommend approval of a site plan review for a canopy addition at 125 Hardman Avenue South.

Denial

If the Planning Commission wishes to recommend denial of the site plan review on the grounds that the development does not meet the minimum requirements, the following action should be taken:

- Motion to recommend denial of a site plan review for a canopy addition at 125 Hardman Avenue South.

If the Planning Commission wishes to recommend denial of the site plan review, specific findings would need to be adopted that the site plan does not meet the minimum development requirements.

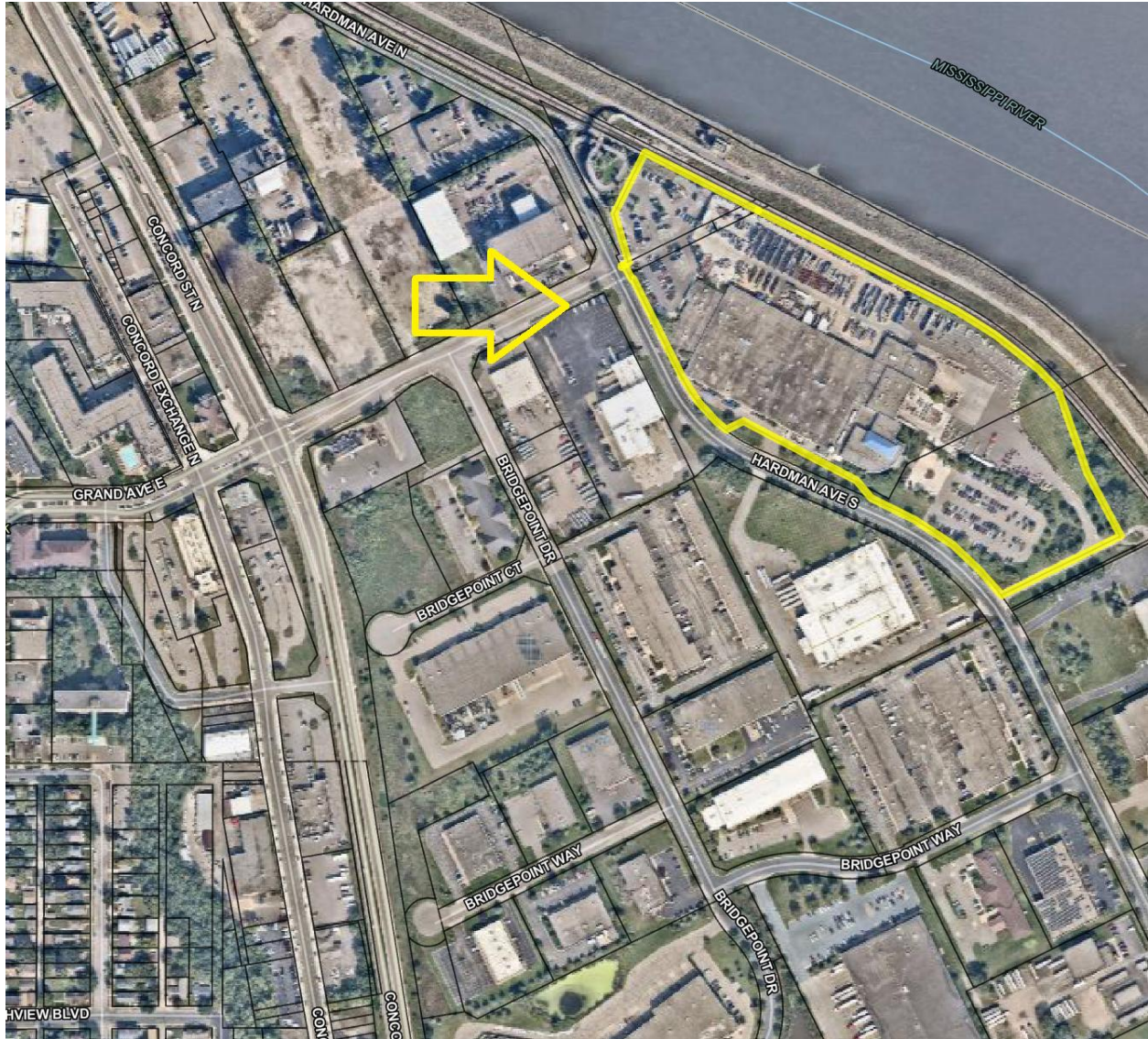
SOURCE OF FUNDS

NA

ATTACHMENTS

1. Site Location Map
2. Aerial Photograph with Approximate Location of Proposed Addition
3. Civil Plans
4. Architectural Plans
5. Applicant's Narrative

**ATTACHMENT 1
SITE LOCATION MAP**



ATTACHMENT 2
AERIAL PHOTOGRAPH WITH APPROXIMATE LOCATION OF PROPOSED ADDITION



ATTACHMENT 3
CIVIL PLANS

90% DESIGN REVIEW
TRUCK BAY INFILL

TITLE SHEET & DRAWING INDEX

SOUTH ST. PAUL

MINNESOTA



SITE LOCATION MAP



PROJECT LOCATION

125 HARDMAN AVE. S
SOUTH SAINT PAUL, MN 55075



GENERAL PROJECT NOTES

1. OWNER SHALL COMPLETE STORM WATER MAINTENANCE AGREEMENT ADMINISTERED BY THE PLANNING & ZONING DEPARTMENT, CITY OF SOUTH ST. PAUL
2. OWNER AND CONTRACTOR SHALL CONFORM TO ALL CITY OF SOUTH ST. PAUL PERMITTING REQUIREMENT, INCLUDING BUT NOT LIMITED TO: SITE PLAN REVIEW.
3. CONTRACTOR SHALL COORDINATE WITH OWNER FOR ALL STAGING AND STOCKPILE LOCATIONS PRIOR TO CONSTRUCTION.
4. OWNER AND CONTRACTOR SHALL COORDINATE ALL TEMPORARY SHIPPING AND RECEIVING FACILITIES REQUIRED PRIOR TO CONSTRUCTION TO MINIMIZE DISTURBANCES TO WATEROUS FACILITY DAY-TO-DAY OPERATIONS.

CONTACT INFORMATION

OWNER REPRESENTATIVE

DAVE FLOYSAND PROJECT MANAGER WATEROUS	125 HARDMAN AVE. S SOUTH ST. PAUL, MN 55075 PHONE: (651) 769-7865 E-MAIL: DTFLOYSAND@WATEROUSCO.COM
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TKDA REPRESENTATIVES

LOGAN QUIGGLE SENIOR ENGINEER TKDA - CIVIL	3311 E OLD SHAKOPEE ROAD, SUITE 300 BLOOMINGTON, MN 55425 PHONE: (651) 292-4617 E-MAIL: LOGAN.QUIGGLE@TKDA.COM
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JEFFREY SWIONTKOWSKI REGISTERED ARCHITECT TKDA - ARCHITECTURE	3311 E OLD SHAKOPEE ROAD, SUITE 300 BLOOMINGTON, MN 55425 PHONE: (651) 292-4527 E-MAIL: JEFFREY.SWIONTKOWSKI@TKDA.COM
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HEATHER ERICKSON SENIOR ENGINEER TKDA - STRUCTURAL	3311 E OLD SHAKOPEE ROAD, SUITE 300 BLOOMINGTON, MN 55425 PHONE: (651) 292-4621 E-MAIL: HEATHER.ERICKSON@TKDA.COM
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DRAWING SHEET LIST

G000	TITLE SHEET
CIVIL	
C100	EXISTING CONDITIONS & REMOVALS
C200	SITE PLAN
C300	UTILITY PLAN
C400	GRADING & DRAINAGE
C700	SITE DETAILS
ARCHITECTURAL	
G100	CODE SUMMARY AND LIFE SAFETY PLANS
A000	ARCHITECTURAL SYMBOLS AND ABBREVIATIONS
A050	ARCHITECTURAL ASSEMBLIES
AD101	LEVEL 1 - DEMOLITION PLAN
A101	LEVEL 1 - OVERALL FLOOR PLAN
A111A	LEVEL 1 - FLOOR PLAN - AREA A
A120	ROOF PLAN
A131	LEVEL 1 - ENLARGED REFLECTED CEILING PLAN
A200	EXTERIOR BUILDING ELEVATIONS
A300	OVERALL BUILDING SECTIONS
A350	WALL SECTIONS
A351	WALL SECTIONS
A352	INTERIOR WALL SECTIONS
A450	VERTICAL CIRCULATION
A500	EXTERIOR DETAILS
A700	ROOM FINISH SCHEDULE
A900	3D PERSPECTIVES
STRUCTURAL	
S001	STRUCTURAL NOTES AND ABBREVIATIONS
S110	FOUNDATION PLAN
S140	ROOF FRAMING PLAN
S500	SECTIONS AND DETAILS
S510	SECTIONS AND DETAILS
S520	SECTIONS AND DETAILS



WATEROUS COMPANY

125 HARDMAN AVE S
SOUTH SAINT PAUL, MN 55075



TRUCK BAY INFILL

ALL CONTRACTORS AND SUBCONTRACTORS SHALL
VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE
BUILDING AND/OR SITE

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BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE
INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

90% DESIGN

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NO.	DATE	ISSUE RECORD

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
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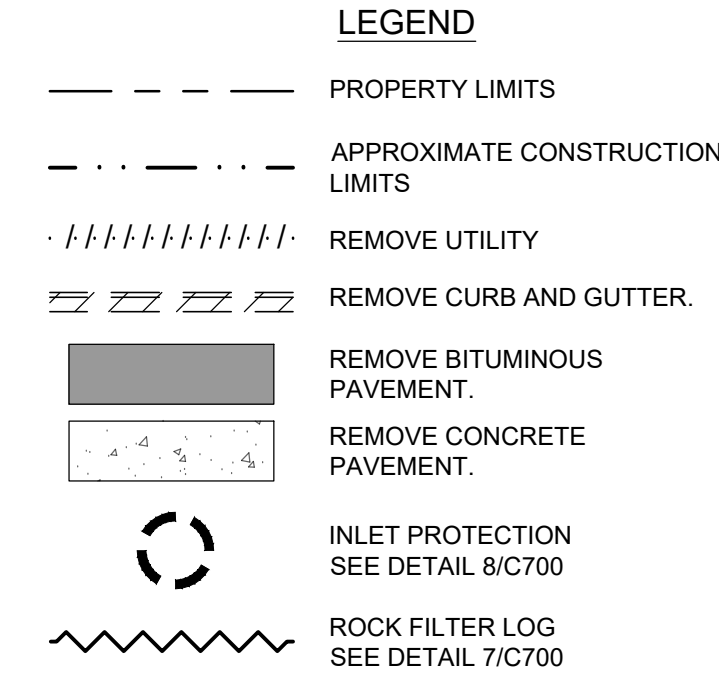
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TITLE SHEET

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- DEMOLITION NOTES:**
1. EXISTING CONDITIONS ARE BASED UPON EXISTING MAPPING PROVIDED BY OWNER.
 2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION.
 3. VERIFY LOCATION OF ALL UTILITIES IN PROJECT AREA PRIOR TO DEMOLITION AND CONSTRUCTION. PROTECT THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGED UTILITIES AT THEIR EXPENSE.
 4. CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 PRIOR TO DEMOLITION AND EXCAVATION ACTIVITIES. CONTRACTOR SHALL LOCATE ALL PRIVATE SITE UTILITIES.
 5. COORDINATE EXACT LIMITS OF REMOVAL WITH PROPOSED CONSTRUCTION.
 6. CONTRACTOR SHALL REPAIR OR REPLACE ANY FEATURES DAMAGED DUE TO CONSTRUCTION ACTIVITIES AT NO ADDITIONAL COST TO OWNER.
 7. FURNISH AND INSTALL BARRICADES AND CHANNELIZING DEVICES IN COORDINATION WITH THE OWNER'S DESIGNATED REPRESENTATIVE. MAINTAIN ACCESS TO DOCKS, PARKING AND OTHER FEATURES NECESSARY TO THE ON-GOING DAILY OPERATION OF THE FACILITY.
 8. EXISTING BUILDING EXITS SHALL REMAIN UNOBTSTRUCTED AND USABLE AT ALL TIMES. IF THERE ARE UNAVOIDABLE EXCEPTIONS THEN THE CONTRACTOR SHALL PROVIDE TEMPORARY EXIT PLANS TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
 9. A CLEAN, FULL DEPTH, STRAIGHT EDGE SHALL BE SAWCUT BETWEEN ALL CONCRETE AND ASPHALT SURFACES SCHEDULED FOR DEMOLITION AND CONCRETE AND ASPHALT SURFACES TO REMAIN IN-PLACE.
 10. ALL SIGNS REMOVED WITHIN THE PROJECT AREA SHALL BE SALVAGED AND PROVIDED TO THE OWNER OR RE-INSTALLED. SALVAGE ALL EXISTING TRAFFIC SIGNS THAT CONFLICT WITH REMOVALS AND PROPOSED CONSTRUCTION ACTIVITIES.
 11. NO IMPACTS WILL BE ALLOWED OUTSIDE THE LIMITS OF CONSTRUCTION
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SECURITY FENCING OF THE SITE AND REMOVAL OF THE SAME.
 13. ALL CONSTRUCTION AND POST-CONSTRUCTION STORAGE OF EQUIPMENT AND MATERIALS MUST BE ON-SITE. USE OF STREETS FOR PRIVATE CONSTRUCTION PARKING, LOADING/UNLOADING, AND STORAGE WILL NOT BE ALLOWED.
 14. CONSTRUCTION STAGING SHALL BE WITHIN CONSTRUCTION LIMITS SHOWN. ANY PARKING OR STORAGE OUTSIDE LIMITS IS AT CONTRACTOR'S EXPENSE.
 15. CONTRACTOR SHALL PROVIDE CONTINUOUS, ACCESSIBLE AND SAFE WALKWAYS THAT MEET ADA AND MINIMUM CD STANDARDS IF WORK IS IN A SIDEWALK AREA, AND TRAFFIC CONTROL PER MN DOT REQUIREMENTS FOR WORK IN A ROADWAY AREA.
 16. PROTECT EXISTING SURVEY MONUMENTS, PROPERTY IRONS AND OTHER MONUMENTS THROUGHOUT CONSTRUCTION. THE RE-ESTABLISHMENT OF DISTURBED FEATURES SHALL BE DIRECTED BY THE OWNER OF THE FEATURE AND THE COST SHALL BE BORNE BY THE CONTRACTOR.
 17. DRAWINGS DO NOT INDICATE AREAS OF TEMPORARY SUPPORT SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR ALL MEANS AND METHODS AND WILL HAVE TOTAL CONTROL OVER THE TYPES AND DESIGN OF ALL SHORING, SHEETING, BRACING, ANCHORAGES, EXCAVATION SUPPORT WALLS, DIRECTIONS BORING, AUGER JACKING, SOIL STABILIZATION AND OTHER METHODS OF PROTECTING EXISTING IMPROVEMENTS AND FEATURES.
 18. STORAGE AND PROTECTION OF EXISTING SITE FEATURES WHICH NEED TO BE REMOVED AND REPLACED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL CONTRACTORS AND SUBCONTRACTORS SHALL
VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE
BUILDING AND/OR SITE



BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY

90% DESIGN

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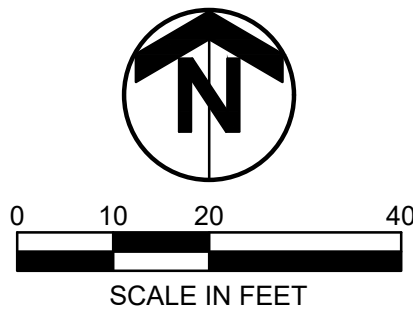
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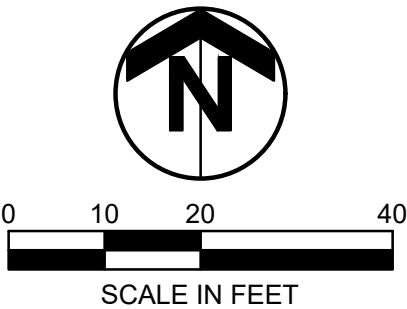
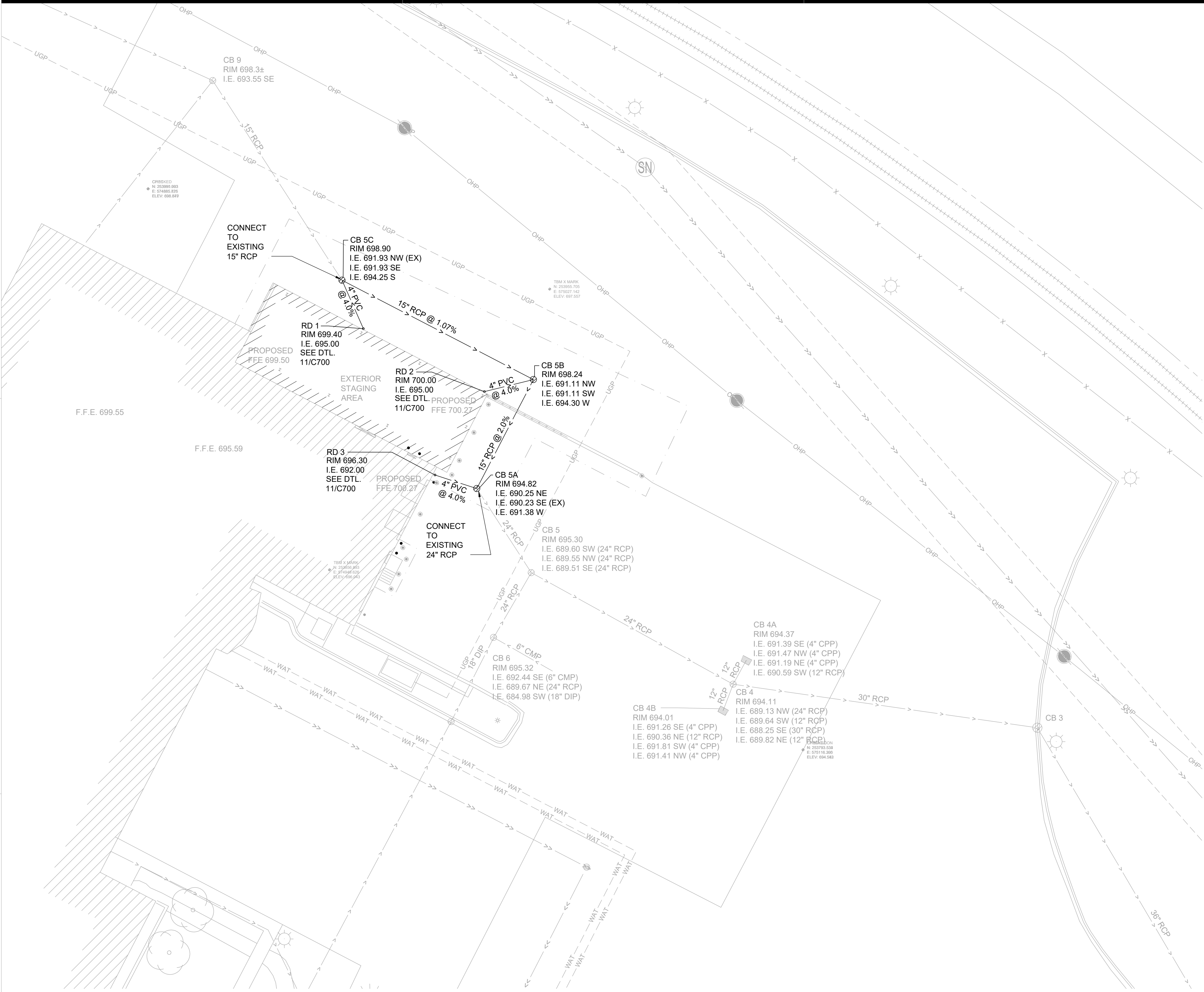
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EXISTING CONDITIONS & REMOVALS

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LEGEND		
PROPERTY LIMITS		
APPROXIMATE CONSTRUCTION LIMITS		
EXISTING		PROPOSED
— UCA —	COMPRESSED AIR	— UCA —
— UGFO —	CABLE	— CTV —
— CWR —	CHILLED WATER	— CWS —
— COMM —	COMMUNICATION	— COMM —
— CON —	CONDENSATE	— CON —
— UGP —	UNDERGROUND ELEC	— UGP —
— OHP —	OVERHEAD ELEC	— OHP —
— UGFO —	FIBER OPTIC	— UGFO —
— FP —	FIREMAIN	— FP —
— FUEL —	FUEL	— FUEL —
— GLYCOL —	GLYCOL	— GLYCOL —
— HWR —	HEAT	— HWS —
— UG —	NATURAL GAS	— UG —
— >> —	SANITARY SEWER	— >> —
— UGFM —	SAN SEWER FORCEMAIN	— UGFM —
— STEAM —	STEAM	— STEAM —
— > —	STORM SEWER	— > —
— UGT —	TELEPHONE	— UGT —
— IW —	INDUSTRIAL WASTE	— IW —
— WAT —	CITY WATER	— WAT —
◁ FES ▷	FES	◁ FES ▷
○ CO	CLEANOUT	○ CO
☼	HYDRANT	☼
☼	LIGHTPOLE	☼
⌚	METER	⌚
⊙	MONITORING WELL	⊙
⊠	PEDESTAL	⊠
⊠	VALVE	⊠
⊙	WELL	⊙
⊙	MANHOLE	⊙
⊙	SEE DETAIL 10/C700	⊙
⊙	POWER POLE	⊙
⊙	CATCH BASIN	⊙
⊙	SEE DETAIL 10/C700	⊙
⊙	CURB INLET	⊙
⊙	HANDHOLE	⊙
⊙	SEE ELECTRICAL	⊙

SEE DETL. 11/C700 FOR PIPE TRENCHING DETAIL

- UTILITY NOTES:
1. THERE IS NO GUARANTEE THAT ALL UNDERGROUND UTILITIES IN SERVICE OR ABANDONED ARE SHOWN.
 2. THE CONTRACTOR SHALL VERIFY THE LOCATION OF PUBLIC UNDERGROUND UTILITIES THROUGH GOPHER STATE ONE CALL PRIOR TO COMMENCING DEMOLITION OR CONSTRUCTION ACTIVITIES
 3. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PRIVATE UTILITY LOCATES. CONTRACTOR SHALL HIRE A PRIVATE LOCATOR TO ASSIST WITH LOCATES. COST FOR LOCATES & REPAIR OF ANY DAMAGED UTILITIES SHALL BE INCURRED BY THE CONTRACTOR.
 4. THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY OR ENTITY HAVING OWNERSHIP OF EACH RESPECTIVE UTILITY. COSTS FOR DISCONNECTION, REMOVAL, AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO ALLOW FOR EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
 5. ALL EXISTING UTILITIES SHALL REMAIN IN SERVICE THROUGHOUT CONSTRUCTION, INCLUDING IRRIGATION, AND BE PROTECTED FROM CONSTRUCTION ACTIVITY. AVOID CRUSHING ALL UNDERGROUND UTILITIES, INCLUDING TELECOM DUCT BANK AND FIBER OPTIC, BY ANY MEANS NECESSARY. CONTRACTOR MUST ADEQUATELY SUPPORT THE UTILITIES DURING EXCAVATION. THE CONTRACTOR SHALL SUBMIT DOCUMENTATION SPECIFYING THE MEANS AND METHODS OF SUPPORTING THE UTILITIES TO THE OWNER'S DESIGNATED REPRESENTATIVE AND OWNER FOR THEIR REVIEW.
 6. IF UTILITY SERVICES MUST BE INTERRUPTED, THE CONTRACTOR SHALL COORDINATE THAT SHUTDOWN TO MINIMIZE IMPACT TO THE BUILDING AND EXISTING FACILITIES. COORDINATE SHUTDOWN AT LEAST ONE WEEK IN ADVANCE WITH THE OWNER.
 7. ALL EXISTING AND PROPOSED SURFACE UTILITY FEATURES INCLUDING, BUT NOT LIMITED TO MANHOLE CASTINGS, HYDRANTS, PIVS, LIGHTPOLES, HANDHOLES, CLEANOUTS AND VALVE BOXES SHALL BE PROTECTED AND ADJUSTED TO PROPOSED FINISH GRADE.
 8. DURING THE COURSE OF THE UTILITY INSTALLATION THE CONTRACTOR SHALL COORDINATE THE AS-BUILT SURVEY OF ALL PROPOSED UTILITIES AND ALL EXISTING UTILITIES EXPOSED DURING EXCAVATION. THE AS-BUILT SURVEY WILL BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL COMMUNICATION AND COORDINATION WITH THE OWNER'S DESIGNATED REPRESENTATIVE TO ENSURE THAT THE AS-BUILT SURVEY IS COMPLETED. THE CONTRACTOR SHALL INCLUDE THE AS-BUILT SURVEY TASK AS A REGULAR AGENDA ITEM DURING THE WEEKLY CONSTRUCTION MEETINGS. ITEMS TO BE RECORDED IN THE AS-BUILT SURVEY INCLUDE, BUT ARE NOT LIMITED TO, HORIZONTAL OR VERTICAL CHANGES IN PIPE ALIGNMENT, FLANGED CONNECTIONS, REDUCERS, DISSIMILAR MATERIAL CONNECTIONS, VALVES, PIVS, STORMWATER CHAMBER SYSTEMS, AND ALL EXISTING UTILITIES EXPOSED DURING EXCAVATION.



WATEROUS COMPANY

125 HARDMAN AVE S
SOUTH SAINT PAUL, MN 55075



TRUCK BAY INFILL

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BUILDING AND/OR SITE

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INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

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SIGNATURE: _____
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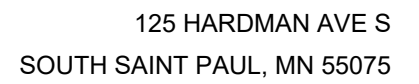
UTILITY PLAN

C300

22974.000



- GRADING NOTES:
1. IT SHALL BE CONTRACTOR'S RESPONSIBILITY AND DUTY TO BE FAMILIAR WITH FEDERAL, STATE AND LOCAL AND RULES AND REGULATIONS RELATING TO THIS TYPE OF WORK AND THEY SHALL ASSUME THE RESPONSIBILITY FOR COMPLIANCE THEREWITH.
 2. ALL PERMITS REQUIRED FOR WORK UNDER THIS SECTION SHALL BE OBTAINED AND PAID FOR BY CONTRACTOR.
 3. REFER TO GEOTECHNICAL REPORT NO. XXXXXXXX PREPARED BY XXXXXXXX, DATED XXXXXXXX. ALL GRADING WORK SHALL CONFORM TO THE RECOMMENDATIONS AND REQUIREMENTS OF THE GEOTECHNICAL REPORT.
 4. ALL SPOT ELEVATIONS SHOWN ARE FINISHED GRADE ELEVATIONS.
 5. COORDINATE SITE/GRADING CONSTRUCTION WITH ALL OTHER CONSTRUCTION AND CONTRACTORS WORKING IN THE PROJECT AREA.
 6. THE CONTRACTOR SHALL VERIFY EXISTING ELEVATIONS.
 7. THE CONTRACTOR SHALL CONTACT ALL UTILITIES THAT MAY HAVE FACILITIES IN THE PROJECT AREA PRIOR TO BEGINNING CONSTRUCTION. CONTACT MUST BE MADE THROUGH GOPHER STATE ONE CALL.
 8. ALL EXISTING UTILITIES, INCLUDING DRAIN TILE, MAY NOT BE SHOWN ON THIS PLAN AND THOSE THAT ARE SHOWN MAY NOT BE IN THE EXACT LOCATIONS. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OF ANY CONFLICTS. THE CONTRACTOR SHALL EXERCISE CARE WHILE WORKING TO AVOID DAMAGE TO EXISTING UTILITIES AND FEATURES.
 9. CONTRACTOR SHALL DOCUMENT EXISTING CONDITIONS OF THE SITE TO FACILITATE RECONSTRUCTION OF EXISTING SITE GRADING.
 10. CONTRACTOR SHALL NOT BLOCK DRAINAGE FROM OR DIRECT EXCESS DRAINAGE ONTO ADJACENT PROPERTY.
 11. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE FROM SITE THROUGHOUT CONSTRUCTION.
 12. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WEATHER-RELATED DEWATERING, NO ADDITIONAL COMPENSATION SHALL BE MADE.
 13. GRADE ALONG BUILDING SHALL HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
 14. CONTRACTOR SHALL IDENTIFY THE LOCATION OF ALL STOCKPILES.
 15. FROZEN FILL MATERIAL SHALL NOT BE UTILIZED IN GRADING OPERATIONS.
 16. NO FILLS SHALL BE PLACED ON FROZEN GROUND.
 17. NO FILL OR SOIL ON EXISTING GROUND UNTIL THE GROUND HAS BEEN CLEARED OF WEEDS, DEBRIS, TOPSOIL AND OTHER DELETERIOUS MATERIAL AND SCARIFIED OR OTHERWISE PREPARED TO THE SATISFACTION OF THE SOILS TECHNICIAN.
 18. MAXIMUM CROSS-SLOPES FOR ACCESSIBLE AREAS AND ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 2%.
 19. MAXIMUM SLOPE IN DIRECTION OF TRAVEL IN ACCESSIBLE AREAS AND ALONG ACCESSIBLE ROUTES SHALL NOT EXCEED 5%.
 20. MAXIMUM CUT AND FILL SLOPES SHALL BE 4:1 (H:V).
 21. THE CONTRACTOR SHALL TEST ROLL ALL SUB GRADES RECEIVING PAVEMENTS AND COORDINATE WITH THE OWNER OR ENGINEER TO OBSERVE PRIOR TO PLACEMENT OF AGGREGATE BASE COURSE.

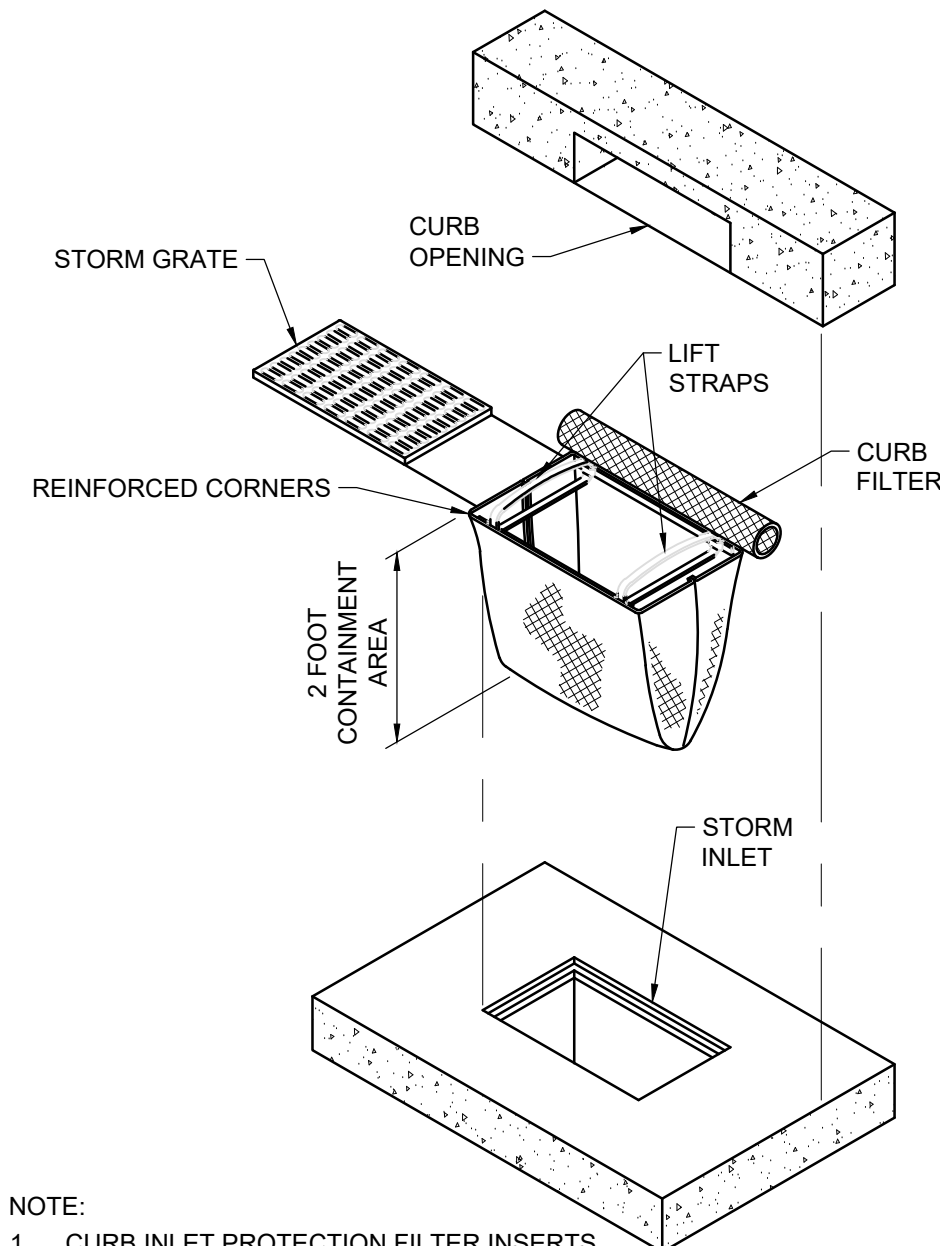
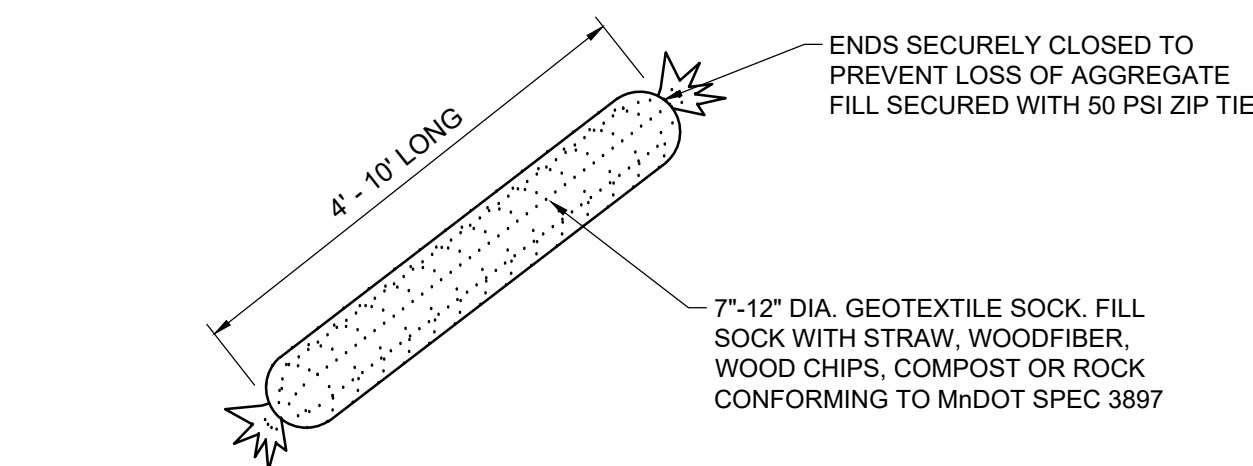
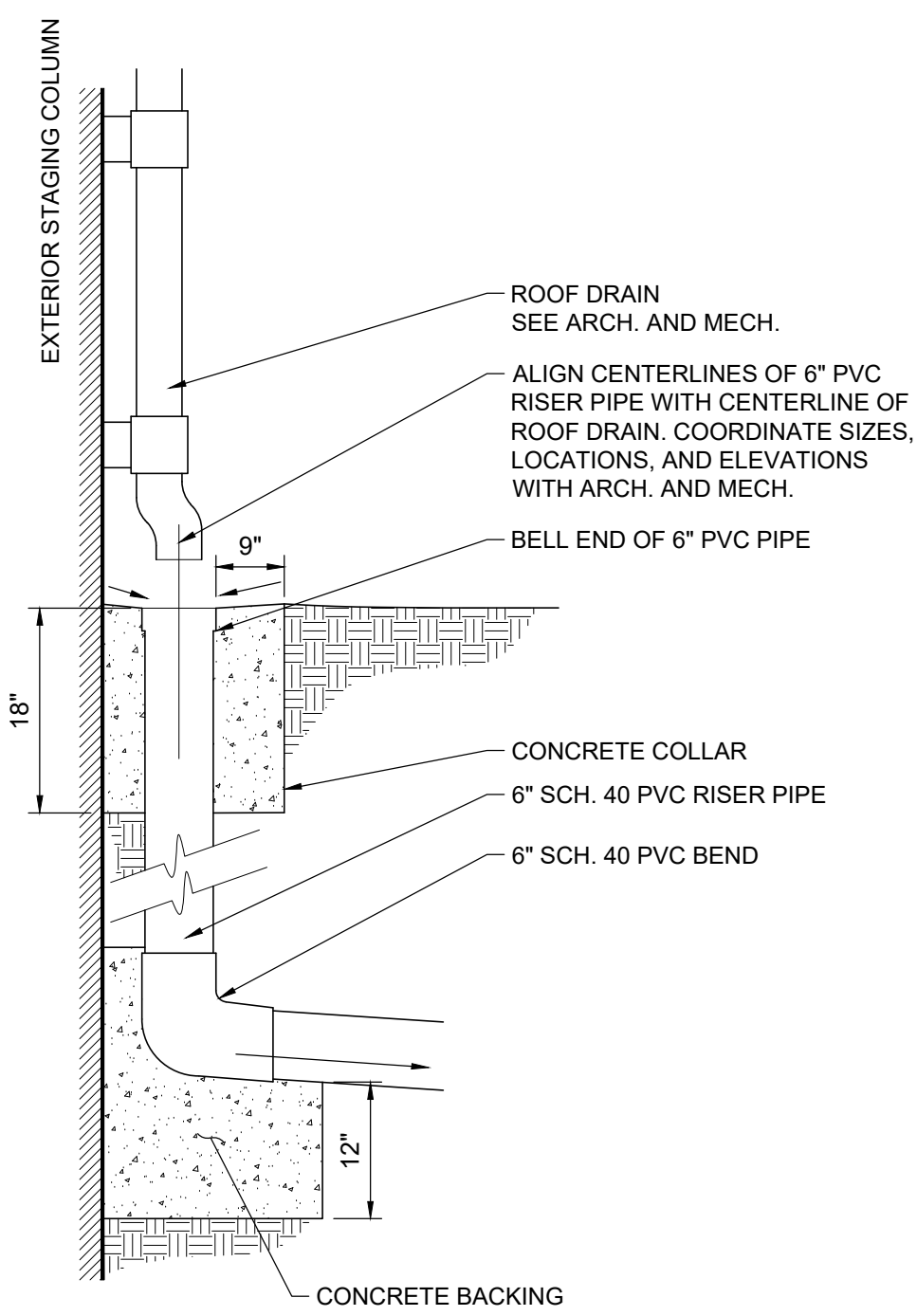


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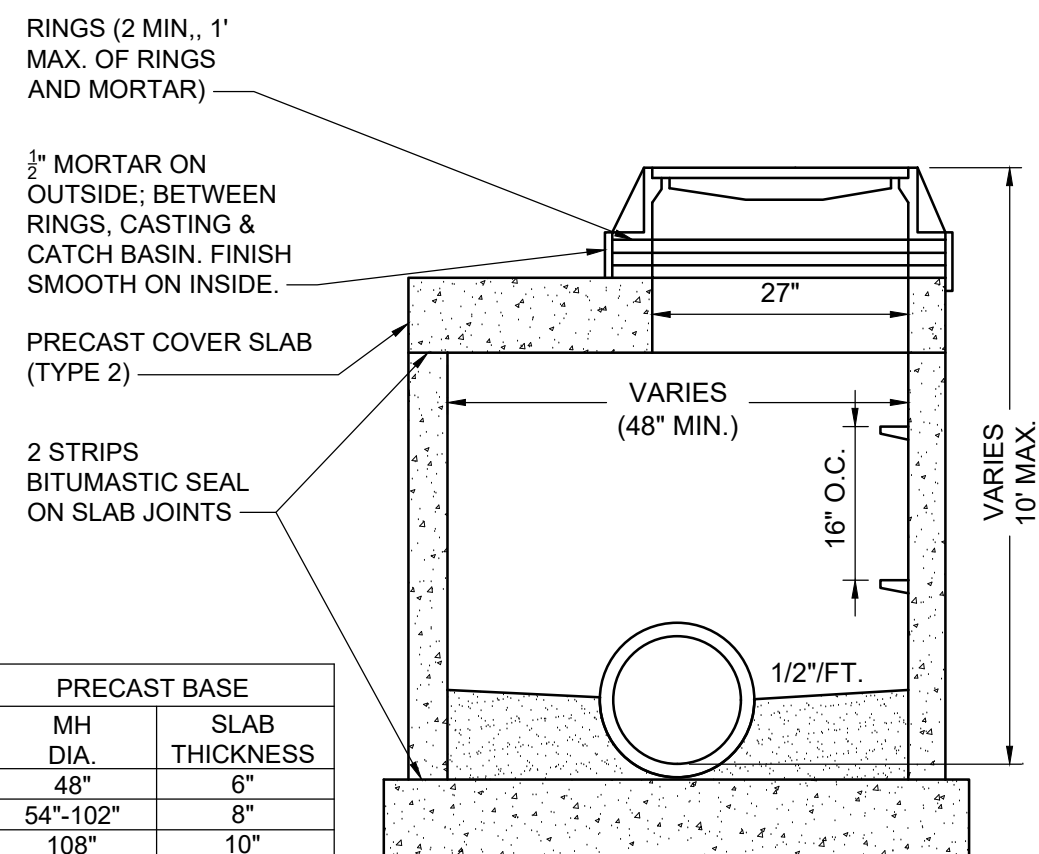
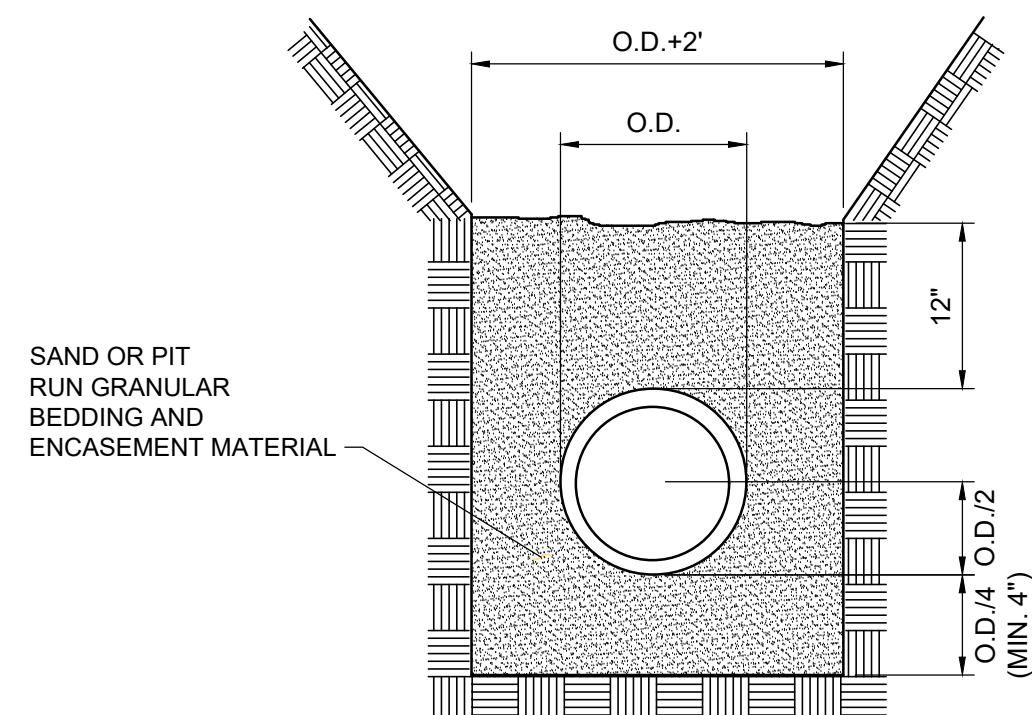
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A north arrow pointing upwards, enclosed in a circle with the letter 'N' inside. Below it is a scale bar marked from 0 to 40 feet, with major ticks at 0, 10, 20, and 40.



NOTE:

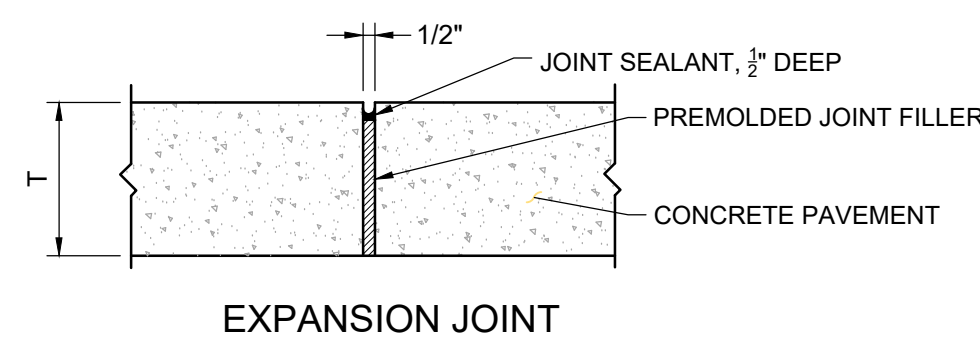
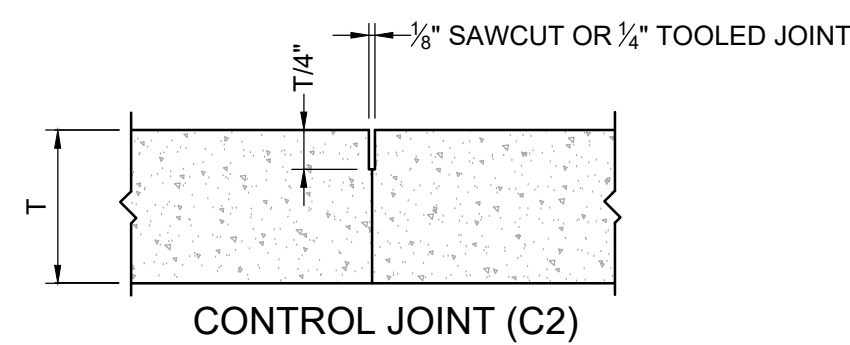
1. CURB INLET PROTECTION FILTER INSERTS SHALL BE DANDY CURB SACK, DANDY PRODUCTS INC. OR APPROVED EQUAL.



PRECAST BASE	
MH DIA.	SLAB THICKNESS
48"	6"
54"-102"	8"
108"	10"
120"	12"

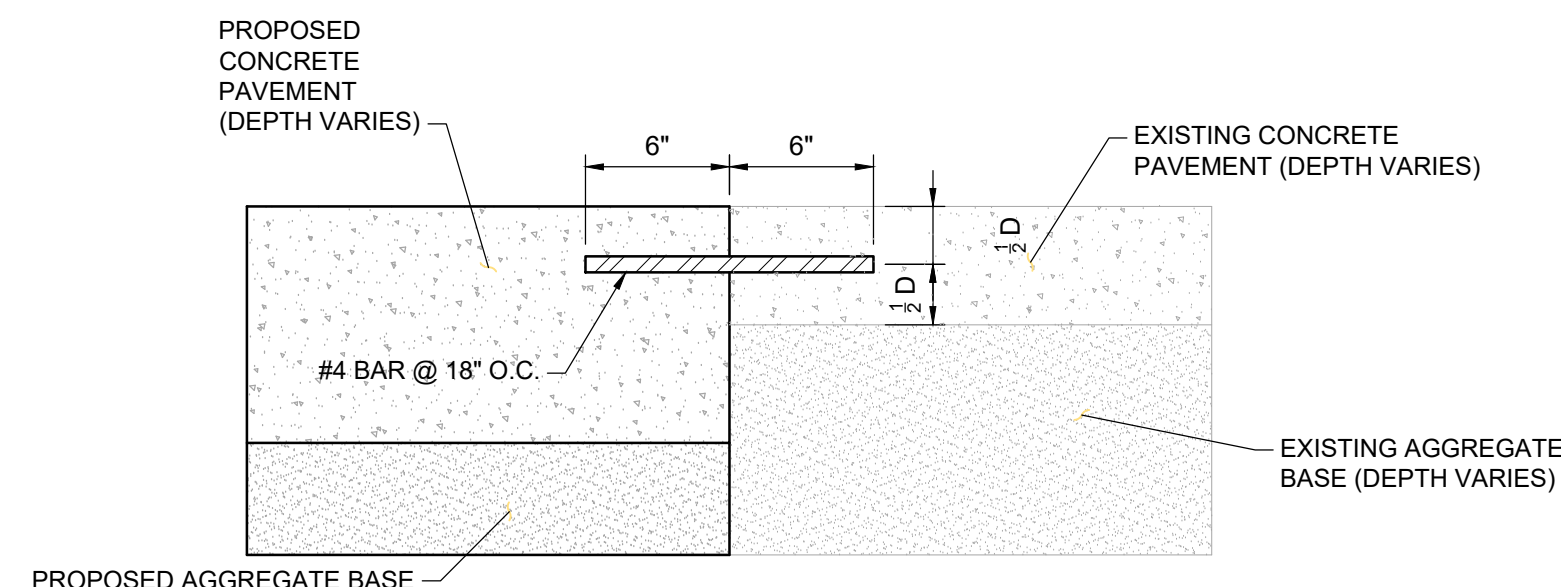
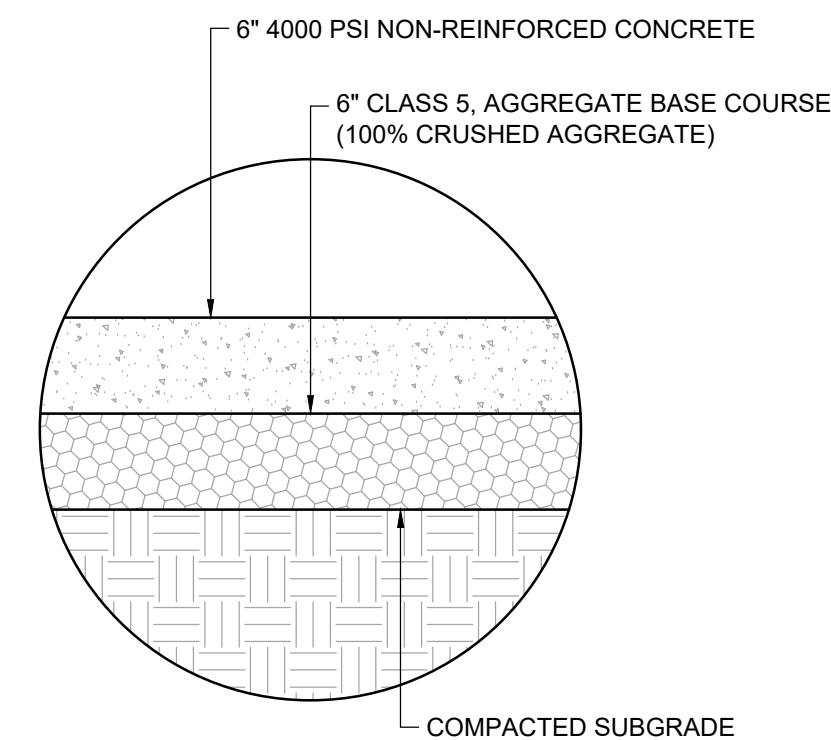
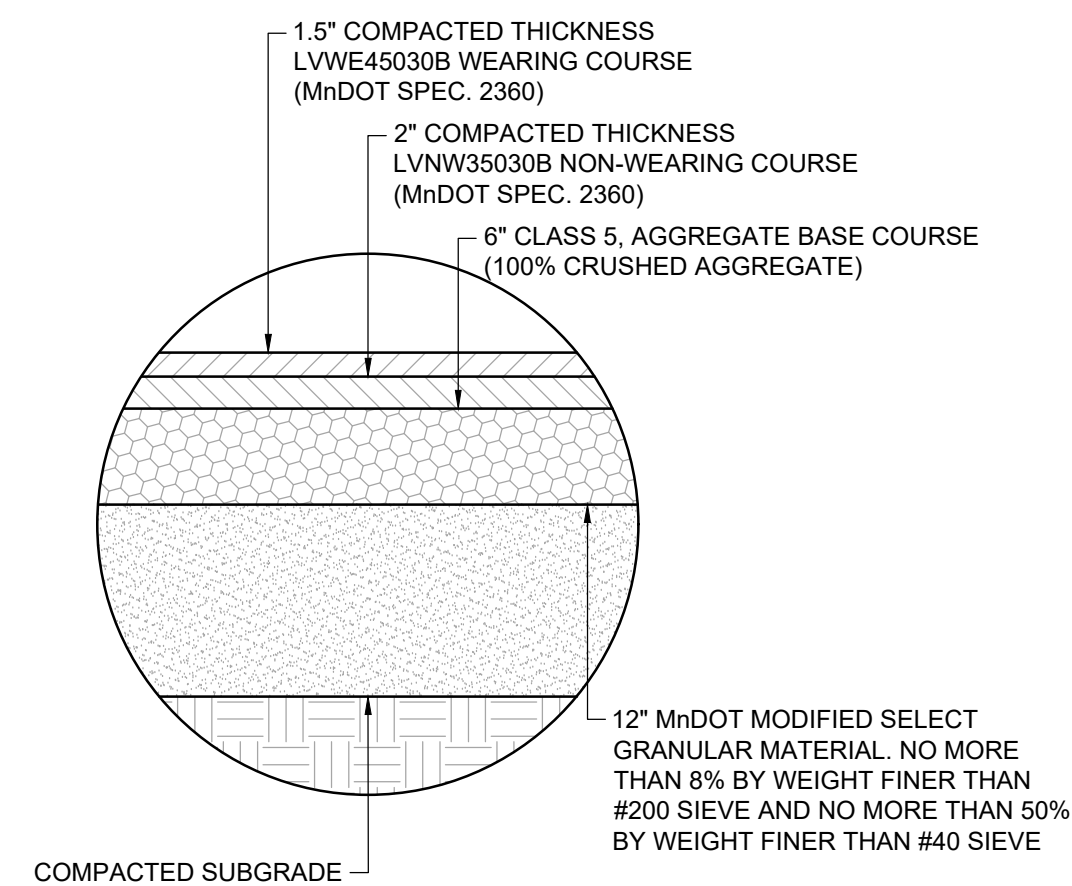
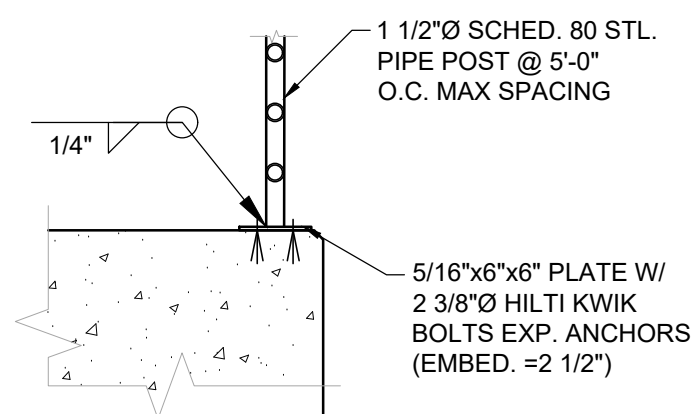
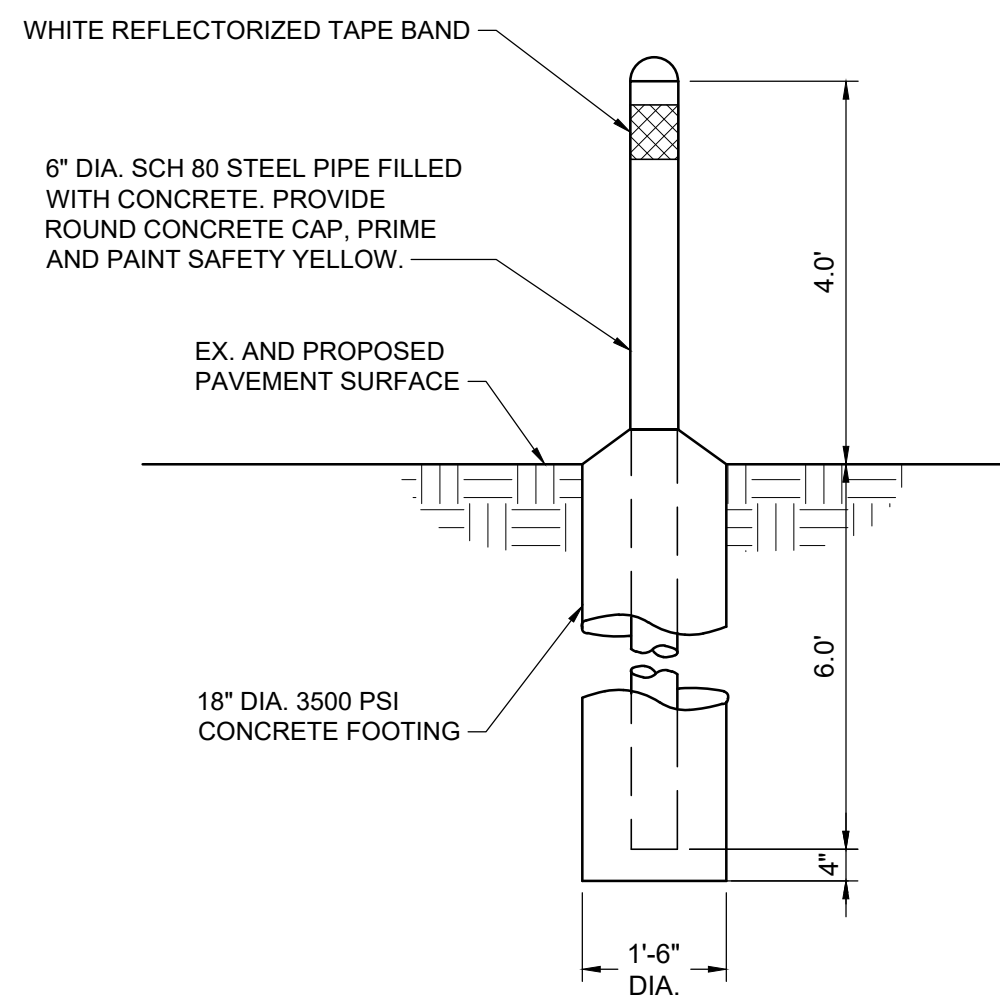
NOTE:

1. NO WOOD SHALL BE USED FOR ADJUSTING CASTING, CEMENT MORTAR ONLY.
2. CAST IRON CATCH BASIN FRAME & COVER CASTINGS PER SPECIFICATIONS OR TABLE.
3. PRECAST REINFORCED CONCRETE BASE SLAB & COVER SLAB PER ASTM C478.
4. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS PER ASTM C478, FURNISHED WITH O-RING GASKETS & LUBRICANT, MEETING ASTM C443, A 12" OR 16" BARREL SECTION SHALL BE INSTALLED UNDER THE CONE WHENEVER POSSIBLE.
5. NOTE TO ENGINEER: PICK BETWEEN THE NOTES BELOW BASED ON CODE REQUIREMENTS: FILL OPENING BETWEEN PIPE AND MANHOLE WALL WITH CEMENT MORTAR. INSIDE SURFACE SHALL BE FINISHED SMOOTH. OR INSTALL FLEXIBLE CONNECTION BETWEEN THE PIPE AND STRUCTURE PER ASTM C923-18
6. MANHOLE STEPS SHALL BE CAST IRON, ALUMINUM, OR STEEL REINFORCED PLASTIC PER ASTM C478. LOCATION SHALL BE AS NOTED IN THE SPECIFICATIONS.



NOTES

1. TYP. EXPANSION JOINT SHALL BE 30' O.C. MAXIMUM AND AS LOCATED ON PLANS AND WHERE WALK ABUTS ANY FIXED OBJECT (EG WALKS, CURBS, MANHOLES ECT.)
2. EXPANSION JOINTS SHALL BE SEALED WITH A POURABLE GRAY SEALANT INCIDENTAL TO CONCRETE CONSTRUCTION



WATEROUS COMPANY

125 HARDMAN AVE S
SOUTH SAINT PAUL, MN 55075



TRUCK BAY INFILL

ALL CONTRACTORS AND SUBCONTRACTORS SHALL
VERIFY ALL DIMENSIONS BY MEASUREMENT AT THE
BUILDING AND/OR SITE



BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE
INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY

90% DESIGN

<i>NO.</i>	<i>DATE</i>		<i>ISSUE RECORD</i>

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION,
OR REPORT WAS PREPARED BY ME OR UNDER MY
DIRECT SUPERVISION AND THAT I AM A DULY
LICENSED --- UNDER THE LAWS OF THE STATE OF ---.

SIGNATURE: _____
 PRINTED NAME: --- _____
 LIC. NO.: --- _____ DATE: --- _____

DESIGNED	DRAWN	CHECKED
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SITE DETAILS

C700

22974.000

ATTACHMENT 4
ARCHITECTURAL PLANS



0022974.000

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ARCHITECTURAL ABBREVIATIONS																									NOTE: NOT ALL ABBREVIATIONS MAY BE USED IN THIS DRAWING SET.	
ADA ACCESSIBLE (HEIGHT) AND	C.L.	CENTER LINE	ELEV.	ELEVATION, ELEVATOR	HDWD	HARDWOOD	M.O.	MASONRY OPENING	R.H.M.S.	ROUND HEAD MACHINE SCREW	T.P.D.	TOILET PAPER														
	CLG	CEILING	EXH.	EXHAUST	HDWE	HARDWARE	MTL	METAL	R.H.W.S.	ROUND HEAD WOOD SCREW	TR.	TROWELED, TREAD,														
ANCHOR BOLT	C.M.U.	CONCRETE MASONRY UNIT	EXP.JT	EXPANSION JOINT	H.H.M.S.	HEX HEAD MACHINE SCREW	MTD	MOUNTED	R.O.	ROUGH OPENING	TRD	TRASH RECEPTACLE														
ACoustical	C.O.	CERAMIC MOSAIC TILE	EXTR	EXTERIOR	H.M.	HOLLOW METAL	N.I.C.	NOT IN CONTRACT	R.W.L.	RAIN WATER LEADER	TRTD	TREATED														
ADJACENT	COL.	COLUMN	F.D.	FLOOR DRAIN	H.P.	HIGH POINT	NOM.	NOMINAL	SCHED.	SCHEDULE	T.S.	TUBULAR STEEL														
ADJUSTABLE	COMP.	COMPRESSION, COMPACTED	F.R.	FIRE EXTINGUISHER	HNDRL	HANDRAIL	O.A.	OVER ALL	S.D.	SOAP DISPENSER	TYP.	TYPICAL														
ABOVE FINISH FLOOR	CONC.	CONCRETE	FDN	FOUNDATION	HT	HEIGHT	O.C.	ON CENTER	SECT.	SECTION	UGRD.	UNDERGROUND														
AIR HANDLING UNIT	CONTR.	CONTRACTOR	F.H.M.S.	FLAT HEAD MACHINE SCREW	HR	HOUR	O.D.	OUTSIDE DIAMETER	S.F.T.	STRUCTURAL FACING TILE	U.H.	UNIT HEATER														
ALUMINUM	CONTR	CONTRACTOR	FIN.	FINISH	H.V.A.C.	HEATING, VENTILATION, & AIR CONDITIONING	O.F.	OUTSIDE FACE	SHR	SHOWER	U.N.O.	UNLESS NOTED OTHERWISE														
BOARD	COORD.	COORDINATE	CONV.	CONVECTOR	INSTR.	INSTALLATION	OPNG	OPENING	SHT	SHEET	UR.	URINAL														
BOTTOM FOOTING ELEVATION	DBL	DOUBLE	FLG	FLANGE	I.D.	INSIDE DIAMETER	PAIR	PAIR	SIM.	SIMILAR	VERT.	VERTICAL														
BLOCK	DET.	DETAIL	FRFP.	FIREPROOF, FIREPROOFING	I.F.	INSIDE FACE	PNL	PANEL	S.M.S.	SHEET METAL SCREW	VEND.	VENDING MACHINE														
BLOCKING	FR.	FRAME, FIRE RATING	FR.	FRAME, FIRE RATING	INFO.	INFORMATION	PART.	PARTITION	S.N.D.	SAN, NAPKIN DISPENSER	V.I.F.	VERIFY IN FIELD														
BLOCKING	A.H.U.	AIR HANDLING UNIT	DEM.	DEMOLITION	FRIDGE	REFRIGERATOR	INSUL.	INSULATION	P.C.	PRECAST	V.C.T.	VINYL COMP. TILE														
BOTTOM	ALUMINUM	ALUMINUM	FT.	FEET	INSTL.	INSTALLATION	PLAS.	PLASTER	S.N.R.	SAN, NAPKIN	V.W.C.	VINYL WALL COVERING														
BEAM	DIA.	DIAMETER	FTG	FOOTING	INTNR	INTERIOR	PL	PLATE	SP	SPACE	V.B.	VINYL BASE														
BOTTOM	B.F.E.	BOTTOM FOOTING ELEVATION	FTG	FOOTING	INTNR	INTERIOR	PL	PLATE	SP	SPACE	V.B.	VINYL BASE														
BLOCK	BIT.	BITUMINOUS	DISP.	DISPENSER	F.R.C.	FIBER REINFORCED CONCRETE	JAN.	JANITOR	P.LAM.	PLASTIC LAMINATE	SPEC.	SPECIFICATION														
BLOCKING	DN	DOWN	DISP.	DISPENSER	F.R.C.	FIBER REINFORCED CONCRETE	JAN.	JANITOR	P.LAM.	PLASTIC LAMINATE	SPEC.	SPECIFICATION														
BLOCKING	DO.	DITTO	DN	DOWN	F.R.P.	FIBER REINFORCED PLASTIC (PANELS)	JT	JOINT	PREFIN.	PREFINISHED	S.S.	STAINLESS STEEL														
BLOCKING	DR.	DRAIN, DOOR	DO.	DITTO	F.R.P.	FIBER REINFORCED PLASTIC (PANELS)	JT	JOINT	PREFIN.	PREFINISHED	S.S.	STAINLESS STEEL														
BEAM	DWG.	DRAWING	DR.	DRAIN, DOOR	G.	GLASS	LAV.	LAVATORY	P.R.V.	POWER ROOF VENT	STAND.	STANDARD														
BOTTOM	D.S.	DOWNSPOUT	DWG.	DRAWING	G.	GAGE	LL.H.	LONG LEG HORIZONTAL	P.S.F.	PBS. PER SQUARE FOOT	STL	STEEL														
BEARING	DWL	DOWEL	D.S.	DOWNSPOUT	G.A.	GRAB BAR	LL.V.	LONG LEG VERTICAL	P.T.D.	PAPER TOWEL	STRUCT.	STRUCTURAL														
BUILT-UP ROOFING	EA	EACH	DWL	DOWEL	GALV.	GALVANIZED	L.P.	LOW POINT	Q.T.	QUARRY TILE	SUSP.	SUSPENDED														
CARPET	E	ELECTRIC	EA	EACH	G.I.	GALVANIZED IRON	LT	LIGHT	R.	RADIUS, RISER	SQ.	SQUARE														
COURSE	E.P.D.M.	ETHYLENE PROPYLENE	E	ELECTRIC	G.C.	GENERAL CONTRACTOR	L.T.	LIGHT	R.	RADIUS, RISER	T.	TOP, TILE, TREAD,														
CATCH BASIN	EIPS	EXTERIOR INSULATION AND FINISH SYSTEMS	E.P.D.M.	ETHYLENE PROPYLENE	GL.	GLAZING	MAX.	MAXIMUM	R.C.	REINFORCED CONCRETE	T.B.	TACK BOARD														
CEMENTITIOUS	EIPS	EXTERIOR INSULATION AND FINISH SYSTEMS	EIPS	EXTERIOR INSULATION AND FINISH SYSTEMS	GND	GROUND	M.B.	MARKER BOARD	R.C.P.	REFLECTED CEILING	TEMP.	TEMPORARY														
BACKER BOARD	E.F.	EACH FACE	CEMENTITIOUS	CEMENTITIOUS	GR.	GRADE	MECH.	MECHANICAL	R.C.P.	REFLECTED CEILING	TERR.	TERRAZZO														
CERAMIC TILE	EL	ELEVATION	BACKER BOARD	BACKER BOARD	GRL	GRILLE	MFR	MANUFACTURER	PLAN	PLAN	T & G	TONGUE & GROOVE														
CHALKBOARD	ELEV	ELEVATION	E.F.	EACH FACE	GRL	GRILLE	MFR	MANUFACTURER	PLAN	PLAN	T & G	TONGUE & GROOVE														
CEMENT	ELEC.	ELECTRIC	EL	ELEVATION	G.R.V.	GRAVITY ROOF VENT.	M.H.	MANHOLE	R.D.	ROOF DRAIN	TH.	THRESHOLD, THICK														
CHANNEL	EQUIP.	EQUIPMENT	CEMENT	CEMENT	G.W.B.	GYPNUM WALLBOARD	MIN.	MINUTE	RECPT.	RECEPTACLE	T.O.D.	TOP OF DECK														
CONSTRUCTION JOINT	E.W.	EACH WAY	CHANNEL	CHANNEL	G.W.T.	GLAZED WALL TILE	MIR.	MIRROR	REINF.	REINFORCED	T.O.J.	TOP OF JOIST														
	E.W.C.	ELECTRIC WATER COOLER	CONSTRUCTION JOINT	CONSTRUCTION JOINT	GYP.	GYPNUM	MISC.	MISCELLANEOUS	REF.	REFER TO, REFERENCE	T.O.S.	TOP OF STEEL														
					HORIZ.	HORIZONTAL			RET.	RETAINING																

NOTE: ADA ACCESSIBLE (HEIGHT) DIM. TO MEET CURRENT ADA, IBC, ANSI, AND MINNESOTA STATE CODES.

NOTE: ADA ACCESSIBLE (HEIGHT) DIM. TO MEET CURRENT ADA, IBC, ANSI, AND MINNESOTA STATE CODES.

SYMBOLS LEGEND		
BUILDING SECTION 1 DRAWING NUMBER A101 SHEET NUMBER	REVISION CLOUD 1 NUMBER + REVISION ON THIS SHEET	NORTH ARROW N INDICATES PROJECT NORTH UNLESS OTHERWISE NOTED
WALL SECTION 1 DRAWING NUMBER A101 SHEET NUMBER	MATCH LINE INDICATES PLAN BREAK LOCATIONS	SPOT ELEVATION 100'-0" INDICATES LEVEL HEIGHT IN PLAN VIEW
EXTERIOR OR BUILDING ELEVATION 1 DRAWING NUMBER A101 SHEET NUMBER	DETAIL SECTION 1 DRAWING NUMBER A101 SHEET NUMBER	ELEVATION INDICATOR LEVEL NAME EL. XXX'-X" TOP LINE = LEVEL IDENTIFICATION BOTTOM LINE = ELEVATION HEIGHT
INTERIOR ELEVATION 1 DRAWING NUMBER A101 SHEET NUMBER	DETAIL CALLOUT 1 DRAWING NUMBER A101 SHEET NUMBER	COLUMN GRID CALL OUT 1 HORIZONTAL LINES + LETTERS
ROOM IDENTIFICATION Room Name 101 150 SF TOP LINE = ROOM NAME INSIDE BOX = ROOM NUMBER BOTTOM LINE = ROOM AREA	WINDOW OR GLAZING TAG A THE NUMBER IDENTIFIES THE WINDOW OR GLASS TYPE	DOOR TAG 101 THE NUMBER IS RELATIVE TO THE ROOM THAT THE DOOR PROVIDES ACCESS TO
WALL OR PARTITION TAG 01 NUMBER + PARTITION TYPE	FINISH OR FIXTURE TAG XX THE NUMBER IDENTIFIES THE SPECIFIC ITEM	KEYNOTE XX INDICATES KEYNOTE PER SHEET
OCCUPANCY LOAD XX OCC INDICATES OCCUPANCY LOAD PER AREA	BREAK LINE INDICATES BREAK IN MATERIAL	CEILING TAG XXXX-X XX'-X" TOP LINE = CEILING SYSTEM TAG BOTTOM LINE = HEIGHT A.F.F.

NOTE: ALL SYMBOLS MAY NOT BE USED IN A DRAWING SET

MATERIALS LEGEND			
	EARTH		BRICK (PLAN)
	EARTH (COMPACTED)		STONE (PLAN)
	EARTH (LANDSCAPE)		FIBER REINFORCED CONCRETE BOARD
	SAND		GYPNUM BOARD
	GRANULAR FILL		WOOD BLOCKING
	BITUMINOUS		FINISHED WOOD
	CAST-IN-PLACE CONCRETE		PLYWOOD
	PRECAST CONCRETE		STEEL STUD (PLAN)
	CMU (PLAN)		MISC. METAL (LARGE SCALE)
	CMU (DETAIL)		

ASSEMBLY LEGEND		WALL TYPE GENERAL NOTES	
	HEAD: - / - SILL: - / - RATING: N/A NOTES:		HEAD: - / - SILL: - / - RATING: N/A NOTES:
	HEAD: - / - SILL: - / - RATING: N/A NOTES:		HEAD: - / - SILL: - / - RATING: N/A NOTES:
WALL TYPE KEY NOTES		WALL TYPE KEY NOTES	
	HEAD: N/A SILL: N/A RATING: N/A NOTES: NON-COMBUSTIBLE ASSEMBLY		HEAD: N/A SILL: N/A RATING: N/A NOTES: SEE STRUCT FOR ADDITIONAL INFO

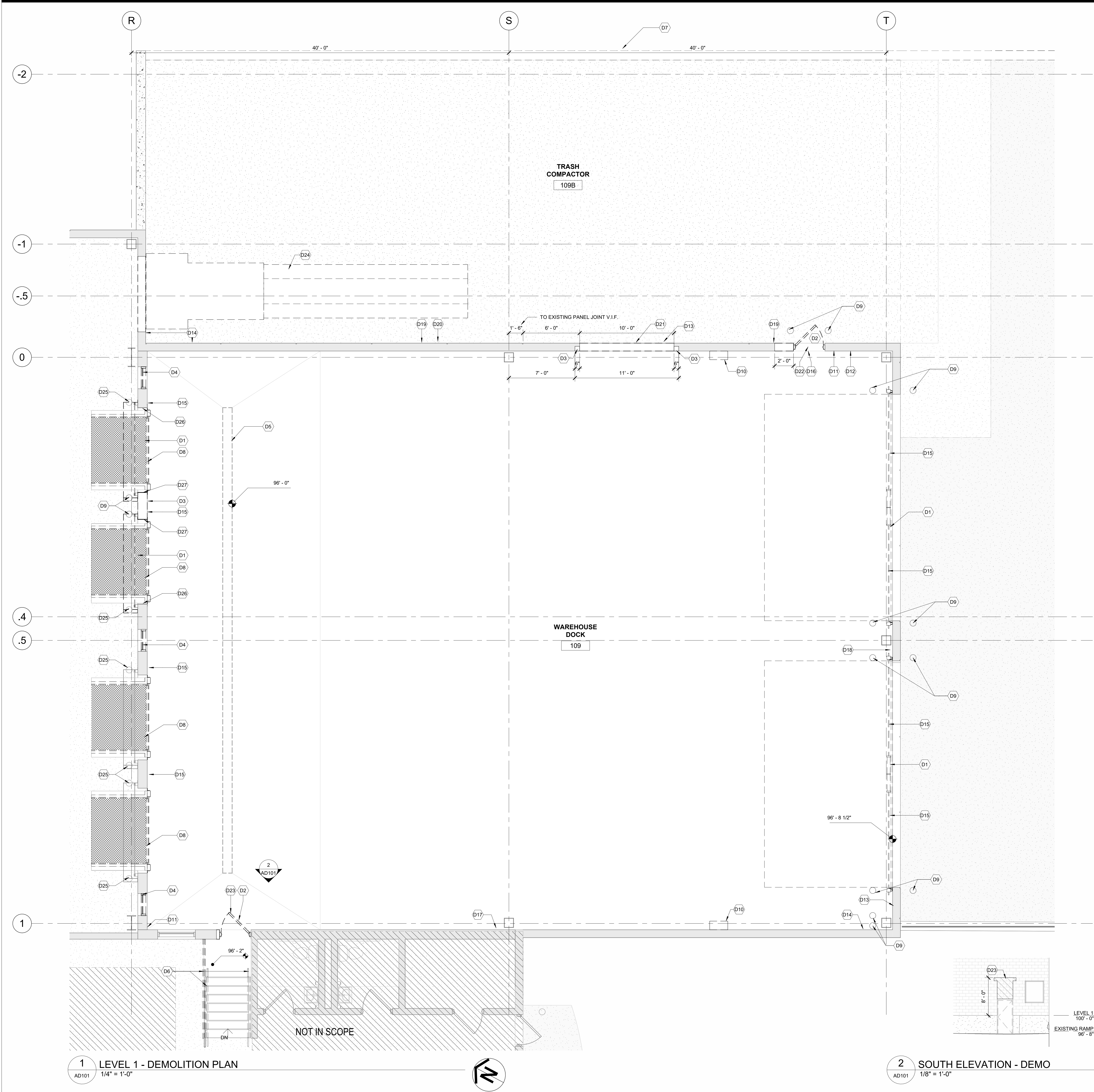
STANDARD FIXTURE MOUNTING HEIGHTS	
	NOTE: FIXTURES ARE SHOWN AS A GRAPHIC REPRESENTATION ONLY. SEE MECH. SERIES SHEETS AND SPEC. FOR SELECTED MFR. FIXTURE DESIGN. NOTE: ADA ACCESSIBLE (HEIGHT) DIM. TO MEET CURRENT ADA AND STATE CODES.
1/4" = 1'-0"	

ADA CLEARANCES AT DOORS	
	NOTE: ADA ACCESSIBLE (HEIGHT) DIM. TO MEET CURRENT ADA AND STATE CODES.
1/4" = 1'-0"	

GENERAL NOTES	
1.	ALL WORK SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL CODES, RULES AND REGULATIONS.
2.	THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, LICENSES AND CERTIFICATES AND PAY ALL FEES CONNECTED THEREWITH.
3.	ALL DIMENSIONS MUST BE FIELD VERIFIED. EXISTING BUILDINGS ARE SHOWN FOR REFERENCE ONLY, AND ARE SUBJECT TO FIELD VERIFICATION. NOTIFY ARCHITECT REGARDING DISCREPANCIES BEFORE PROCEEDING WITH THE WORK AFFECTED.
4.	THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS WHICH ARE NECESSARY TO INSURE A GOOD WORKMANSHIP INSTALLATION EVEN THOUGH SUCH ITEMS ARE NOT SPECIFICALLY MENTIONED ON THE DRAWINGS. QUALITY AND FINISH REQUIREMENTS SHALL BE A MINIMUM ACCEPTABLE LEVEL OF QUALITY AS RECOGNIZED BY THE INDUSTRY.
5.	THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM WASTE MATERIAL OR RUBBISH CAUSED BY THE WORK.
6.	CONTRACTOR SHALL REMOVE ALL DEBRIS AND MATERIALS GENERATED FROM DEMOLITION / CONSTRUCTION AND DISPOSE OF IN A LAWFUL MANNER.
7.	ON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL CLEAN ALL SURFACES AND LEAVE THE WORK IN A CLEAN CONDITION.
8.	THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGE CAUSED TO THE EXISTING BUILDINGS AND PROPERTY DURING CONSTRUCTION WHETHER INSIDE OR OUTSIDE OF THE PROJECT LIMITS.
9.	THE WORD "PROVIDE" AS USED IN THE DRAWINGS SHALL BE UNDERSTOOD TO MEAN "PROVIDE COMPLETE IN PLACE". THAT IS "FURNISHED AND INSTALLED". PROVIDE ALL ACCESSORIES AND TRIM AS REQUIRED FOR A COMPLETE INSTALLATION.
10.	ALL SUB-CONTRACTORS TO SUBMIT MATERIAL SAFETY DATA SHEETS (MSDS) IN APPLICABLE TO THEIR TRADE TO THE GENERAL CONTRACTOR FOR RECORD KEEPING AND SUBMITTAL TO OWNER.
11.	VERIFY WITH OWNERS REPRESENTATIVE USE OF SITE, OR ADJACENT AREAS, FOR STAGING AND/OR STOCKPILING OF MATERIALS.
12.	CONTRACTOR SHALL COORDINATE ALL WORK WITH OWNER TO AVOID INTERRUPTION OF BUILDING ACTIVITIES AND ACCESS. MAINTAIN EGRESS PATHS AT ALL TIMES - SEQUENCE WORK ACCORDINGLY.
13.	ALL CONCEALED WOOD SHALL BE FIRE RETARDANT TREATED.
14.	PAIN ALL NEW AND EXISTING WALLS WITHIN PROJECT AREA. PAINT ALL EXPOSED PIPES AND/OR CONDUIT TO MATCH WALL OR CEILING BEHIND UNLESS OTHERWISE NOTED PER MECHANICAL OR ELECTRICAL.
15.	CONTRACTORS SHALL MAKE ALL NECESSARY ARRANGEMENTS WITH BUILDING OWNER AND USERS FOR ACCESS TO AREA, INCLUDING, BUT NOT LIMITED TO DELIVERIES. CONTRACTOR SHALL ACKNOWLEDGE AND ABIDE BY ALL BUILDING REGULATIONS. CONTRACTOR SHALL SCHEDULE USE OF DOCK FOR DELIVERIES WITH OWNER.
16.	ALL MATERIALS SHALL BE STORED PER MANUFACTURERS RECOMMENDATIONS AND BE COVERED FROM WEATHER AND RAISED OFF OF THE GROUND TO PREVENT DAMAGE.
17.	THE CONTRACTOR SHALL PATCH AND REPAIR EXISTING CONSTRUCTION TO LIKE NEW CONDITION AS A RESULT OF REMOVAL OR REPLACEMENT OF EXISTING CONSTRUCTION. ALL NEW AND EXISTING HOLES OR PENETRATIONS THROUGH RATED ASSEMBLIES SHALL BE PATCHED AND REPAIRED TO MAINTAIN THE INTEGRITY OF THE ASSEMBLY.
18.	DURING CONSTRUCTION FIRE EXTINGUISHERS SHALL BE TEMPORARILY PLACED IN A MANNER THAT IS WITHIN THE CONVENIENT ACCESS OF WORKERS AND REQUIRES A TRAVEL DISTANCE OF NO MORE THAN 75 FEET TO THE NEAREST DEVICE. FINAL QUANTITY AND LOCATIONS SHOWN ON DRAWINGS SHALL BE VERIFIED WITH THE FIRE MARSHAL AND BUILDING SAFETY PERSONNEL PRIOR TO INSTALLATION.
19.	CONTRACTOR SHALL COORDINATE WITH OWNER ALL EQUIPMENT TO BE SALVAGED AND/OR RELOCATED. COVER AND PROTECT EXISTING EQUIPMENT DURING DEMOLITION AND CONSTRUCTION.
20.	UNLESS NOTED ON DRAWINGS FURNITURE N.I.C. AND IS SHOWN FOR REFERENCE ONLY.
21.	ALL CONTRACTORS ARE RESPONSIBLE TO REVIEW ALL DRAWINGS AND SPECIFICATIONS AND TO COORDINATE WORK TO PROVIDE A COMPLETE INSTALLATION. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL FOR NOTES AS INFORMATION MAY PERTAIN TO MULTIPLE TRADES.

MATERIAL ID MASTER LIST		
ID	SPEC SECTION	DESCRIPTION
SC-1	03 39 50	SEALED CONCRETE FINISH
CMU-1	04 22 00	THERMALLY BROKEN 10"CMU
CMU-2	04 22 00	8"CMU
BLD-1	05 50 00	CAST-IN-PLACE STEEL PIPE BOLLARD W/ PLASTIC SLEEVE
BLD-2	05 50 00	BOLT-DOWN STEEL PIPE BOLLARD W/ PLASTIC SLEEVE
MP-1	05 50 00	GALVANIZED STEEL STAIRS W/ BAR GRATE TREADS
WD-1	06 10 53	2X WOOD BLOCKING
INS-1	07 21 10	EXPANDED POLYSTYRENE GEOFOAM
INS-2	07 21 10	LOW-EXPANSION CLOSED-CELL SPRAY-FOAM INSULATION
VB-1	07 26 00	BELOW-SLAB VAPOR BARRIER - 15 MIL POLYOLEFIN SHEET, CLASS A
SSMP-1	07 41 14	MECHANICALLY SEALED STANDING SEAM METAL ROOF SYSTEM
MP-1	07 42 16	PREFINISHED GALV. STEEL RIBBED METAL WALL PANEL
MT-1	07 62 00	PREFINISHED GALV. STEEL SHEET METAL FLASHING AND TRIM - COLOR MATCH TO SSMP-1 AND PT-6 "BLUE"
MT-2	07 62 00	PREFINISHED GALV. STEEL SHEET METAL FLASHING AND TRIM - COLOR MATCH TO PT-5 "TAN"
CR-1	08 71 00	WALL-MOUNTED CARD READER GC PROVIDE POWER AND DATA ROUGH-IN. SEE ELECTRICAL. OWNER FURNISHED OWNER INSTALLED.
GL-1	08 80 00	EXTERIOR INSULATED SAFETY GLAZING UNIT
GL-2	08 80 00	INTERIOR SINGLE PANE SAFETY GLAZING
CFMF-2	09 22 16	STRUCTURAL COLD FORMED METAL FRAMING
GWB-1	09 29 00	ABUSE RESISTANT GYPNUM BOARD - 5/8" TYPE X
ACT-1	09 51 23	24x24 ACOUSTICAL CEILING TILE
RB-1	09 65 13	RESILIENT BASE - 6" COVE
PT-1	09 91 23	INTERIOR PAINT - OFF-WHITE FIELD COLOR
PT-2	09 91 23	INTERIOR PAINT - GREY AT INTERIOR HM DOOR FRAMES
PT-3	09 91 23	INTERIOR PAINT - COLOR TO MATCH EXISTING "TAN"
PT-4	09 91 23	EXTERIOR PAINT - COLOR MATCH EXISTING "WHITE" AT STEEL OH DOOR FRAME
PT-5	09 91 23	EXTERIOR PAINT - COLOR MATCH EXISTING "TAN" AT PRECAST
PT-6	09 91 23	EXTERIOR PAINT - COLOR MATCH EXISTING "BLUE" TRIM AT PRECAST PARAPETS
S-1	10 14 24	6" x 6" PLASTIC PLACARD ROOM IDENTIFICATION SIGNAGE - OWNER FURNISHED/CONTRACTOR INSTALLED
CG-1	10 26 00	4" TALL 16GA SURFACE-MOUNTED STAINLESS STEEL CORNER GUARD
FE-1	10 44 16	MULTIPURPOSE DRY CHEMICAL TYPE FIRE EXTINGUISHER MOUNTED ON STEEL BRACKET
MTC-1	10 56 00	12" x 72" STAINLESS STEEL WALL-MOUNTED TRANSACTION SHELF/COUNTER
MC-1	10 73 16	FIXED METAL SUNSHADE CANOPY W/ INTEGRAL DRAINAGE PANS THAT CHANNEL WATER TOWARD DOWNSPOUT LOCATIONS NOTED ON DRAWINGS
BSN-1	10 81 13	BIRD SAFE NETTING - 3/4" HDPE KNOTTED NETTING W/ CABLE PERIMETER MOUNTING SYSTEM
DS-1	11 13 16	LOADING DOCK SEAL AND SHELTER
DFF-1	11 13 19	DOCK FALL PROTECTION
DL-1	11 13 19	DOCK LEVELER
DTR-1	11 13 19	TRAILER RESTRAINT

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GENERAL NOTES

- COORDINATE ALL WORK SHOWN ON DEMOLITION PLANS WITH WORK SHOWN ON CORRESPONDING FLOOR PLANS.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL DEMOLITION ITEMS AND INFORMATION.
- MECHANICAL, ELECTRICAL AND FIRE PROTECTION SCOPES OF WORK TO BE EXECUTED BY OTHERS UNDER SEPARATE CONTRACT(S). DEMOLITION ITEMS PERTAINING TO THESE DISCIPLINES ARE SHOWN FOR REFERENCE ONLY. SELECTION OF ITEMS FOR REMOVAL AND DOCUMENTATION OF SAID ITEMS SHALL BE THE RESPONSIBILITY OF THOSE SELECTED CONTRACT HOLDERS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
- CONTRACTOR SHALL PROTECT ALL EXISTING FLOOR, WALL, AND CEILING FINISHES TO REMAIN. REPAIR OR REPLACE ANY DAMAGE CAUSED TO THE PROPERTY DURING CONSTRUCTION WHETHER INSIDE OR OUTSIDE OF THE PROJECT LIMITS.
- REMOVE ALL MISC. ATTACHMENTS TO WALLS, FLOORS AND CEILINGS AT REMOVALS. CONSULT WITH OWNER FOR ITEMS OF VALUE TO BE SALVAGED AND/OR RELOCATED.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AS REQUIRED.
- CONTRACTOR SHALL PROVIDE MEANS TO PREVENT THE SPREAD OF DUST AND DEBRIS BEYOND THE IMMEDIATE WORK AREAS.
- CUTTING AND PATCHING SHALL BE DONE AS REQUIRED FOR THE PROPER EXECUTION OF THE WORK. REMOVALS SHALL BE DONE NEATLY TO MINIMIZE OVERCUTTING. WHERE OLD WORK IS REMOVED OR ALTERED, ALL WORK AFFECTED SHALL BE PROPERLY FINISHED OUT TO MATCH EXISTING OR NEW WORK AS APPLICABLE.
- CONTRACTOR SHALL VERIFY ALL MATERIALS, EQUIPMENT, ETC. TO BE SALVAGED PRIOR TO THE START OF DEMOLITION. REMOVE AND STORE WITH CARE TO PREVENT DAMAGE OR TURN OVER TO OWNER AS DIRECTED BY THE OWNER.
- ALL REMOVED WORK NOT OTHERWISE DIRECTED BY THE OWNER SHALL BECOME THE CONTRACTORS PROPERTY AND SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LAWFUL MANNER.
- THE BUILDING MUST BE SECURED AND WEATHER TIGHT AT ALL TIMES. COORDINATE LOCATION AND TYPE OF TEMPORARY SECURITY WALLS AND PARTITIONS W/ OWNER.
- WHERE OPENING OR PORTIONS OF MASONRY WALLS ARE BEING REMOVED, REMOVE FULL MASONRY UNITS AND TOOTH IN NEW UNITS AS REQUIRED FOR A FINISHED, JAMB, ENDWALL OR CORNER CONDITION. UNLESS NOTED OTHERWISE.
- PATCH ALL PENETRATIONS IN EXTERIOR PRECAST WALL WHERE CONDUIT IS TO BE REMOVED AND GAPPED. PATCH W/ LIKE MATERIALS TO RENDER SIMILAR APPEARANCE TO ADJACENT.

KEYNOTES

- REMOVE AND DISCARD OF EXISTING SECTIONAL OVERHEAD DOOR, TRACK AND OPERATOR. PATCH CMU WALL AT REMOVALS.
- REMOVE H.M. DOOR AND FRAME PREPARE OPENING FOR NEW FRAME.
- REMOVE STRUCTURAL WYTHE OF PRECAST WALL TO PREP FOR NEW STEEL FRAME. SEE STRUCTURAL.
- REMOVE AND DISCARD OF EXISTING WINDOW AND FRAME SILL, AND ANY/ALL ASSOCIATED SEALANT. PATCH WALL TO MATCH EXISTING. TOOTH-IN NOT REQUIRED AT THESE OPENINGS.
- REMOVE FLOOR DRAIN GRATING AND HAND OVER TO OWNER. CAP FLOOR DRAIN AND ABANDON IN PLACE. MECHANICAL SCOPE UNDER SEPARATE CONTRACT. DESIGN AND APPROACH TO ABANDONING FLOOR DRAIN AND ASSOCIATED COMPONENTS SHALL BE THE RESPONSIBILITY OF MECHANICAL CONTRACT HOLDER.
- CONCRETE STAIR TO REMAIN. REMOVE STEEL PIPE RAILINGS, PATCH CONCRETE FLOOR AND CMU WALLS AS NEEDED. PREP FOR CONCRETE FLOORING INFILL.
- REMOVE CMU SITE WALL INCLUDING FOOTING AND SAFETY RAILING.
- REMOVE DOCK RELATED EQUIPMENT INCLUDING DOCK LEVELER, BUMPERS, TRAILER RESTRAINTS, DRIVER WARNING SIGNAGE, DRIVER COMMUNICATION SIGNAL LIGHTS, DOCK LIGHT, FORKLIFT SAFETY WARNING LIGHTS, AND INTEGRATED CONTROL PANEL. COORDINATE WITH ELECTRICAL. SALVAGE EQUIPMENT AT (2) DOCKS FOR REUSE.
- REMOVE EXISTING CAST-IN-PLACE BOLLARD AND FOOTING.
- EXISTING DUCTWORK AND REGISTER TO BE RAISED - BY OTHERS.
- EXISTING FIRE EXTINGUISHER, REMOVE AND RELOCATE TO APPROPRIATE HEIGHT PER A000.
- EXISTING TELEPHONE AND ASSOCIATED CONDUIT/CONNECTIONS TO BE REMOVED AND RELOCATED TO APPROPRIATE HEIGHT - BY OTHERS.
- EXISTING WATER LINE AND WALL HYDRANT TO BE REMOVED AND RELOCATED TO APPROPRIATE HEIGHT - BY OTHERS.
- EXISTING ELECTRICAL OUTLET AND ASSOCIATED CONDUIT/CONNECTIONS TO BE REMOVED AND RELOCATED TO APPROPRIATE HEIGHT - BY OTHERS.
- REMOVE EXISTING DOCK SIGNAL, RETURN TO OWNER.
- EXISTING EXIT SIGN TO BE REMOVED AND RELOCATED TO APPROPRIATE HEIGHT PER A000 - BY OTHERS.
- EXISTING THERMOSTAT AND CONTROLS, REMOVE AND RELOCATE TO APPROPRIATE HEIGHT - BY OTHERS.
- EXISTING AIR HOSE REEL. REMOVE AND REINSTALL AT APPROPRIATE HEIGHT - BY OTHERS.
- SALVAGE EXISTING LIGHT FIXTURE, REMOVE CONDUIT AND SEAL WALL PENETRATION. PROVIDE NEW J-BOX ON INTERIOR SIDE OF PRECAST. COORDINATE J-BOX LOCATION W/ OWNER - BY OTHERS.
- SALVAGE EXISTING LOUD SPEAKER, REMOVE CONDUIT AND SEAL WALL PENETRATION. PROVIDE NEW J-BOX ON INTERIOR SIDE OF PRECAST. COORDINATE J-BOX LOCATION W/ OWNER - BY OTHERS.
- NEW OPENING. REMOVE PRECAST WALL FROM ELEVATION 99'-0" UP TO 110'-0" IN AREA SHOWN. SEE STRUCTURAL FOR MODIFICATIONS TO SUPPORT PANELS. PREP OPENING FOR NEW OH DOOR FRAME.
- MODIFY EXISTING OPENING, REMOVE PRECAST ABOVE UP TO ELEVATION 107'-2" TO ACCOMMODATE NEW HM DOOR FRAME. SEE DOOR SCHEDULE TO CONFIRM OPENING SIZE.
- MODIFY EXISTING OPENING, REMOVE CMU ABOVE UP TO ELEVATION 106'-8" TO ACCOMMODATE NEW HM DOOR FRAME AND LINTEL ABOVE. SEE DOOR SCHEDULE TO CONFIRM OPENING SIZE. SEE 2/ AD101 AND STRUCTURAL.
- TRASH COMPACTOR TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION.
- EXISTING BOLLARD TO REMAIN.
- EXISTING STEEL FRAME JAMB TO REMAIN.
- EXISTING STEEL FRAME JAMB AND HEAD TO BE DEMOLISHED.

DRAWING SYMBOL LEGEND

DEMOLITION PLANS			
	EXISTING DOOR TO REMAIN		EXIST WALL TO REMAIN
	DEMO EXISTING DOOR		DEMO WALL

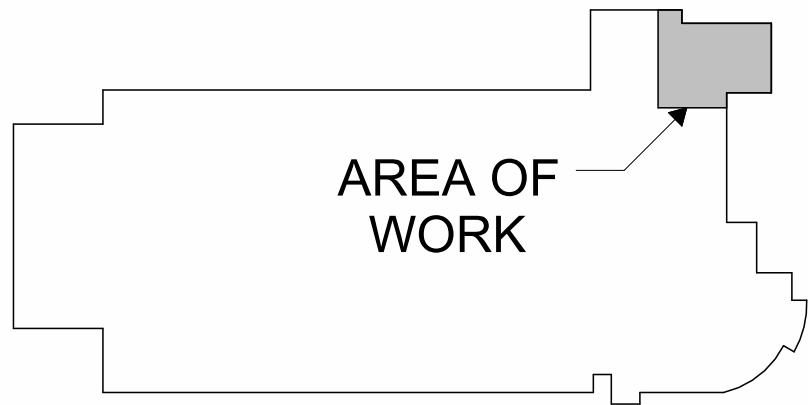
NOTE: MECH, ELEC & FIRE PROTECTION FIXTURES SHOWN FOR REFERENCE ONLY. THESE SCOPES TO BE COMPLETED BY OTHERS UNDER SEPARATE CONTRACT.



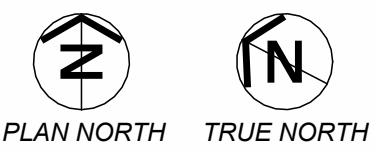
WATEROUS COMPANY
125 HARDMAN AVE S
SOUTH SAINT PAUL, MN 55075



TRUCK BAY INFILL



KEY PLAN



0 1

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

90% DESIGN

NO.	DATE	ISSUE RECORD

**PRELIMINARY
NOT FOR CONSTRUCTION
08-07-26**

DESIGNED: Designer DRAWN: Author CHECKED: Checker

LEVEL 1 - DEMOLITION PLAN

AD101

0022974.000



1. MECHANICAL AND ELECTRICAL SCOPES OF WORK TO BE DESIGN/BUILD BY OTHERS. ELEMENTS FOR THESE DISCIPLINES ARE SHOWN FOR REFERENCE ONLY.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
3. ELEVATION 100' IS EQUIVALENT TO 699.7 +/- IN CIVIL DOCUMENTS.



A diagram showing a building footprint. A specific section on the right side of the building is shaded in grey. An arrow points from the text 'AREA OF WORK' to this shaded section.

0 1

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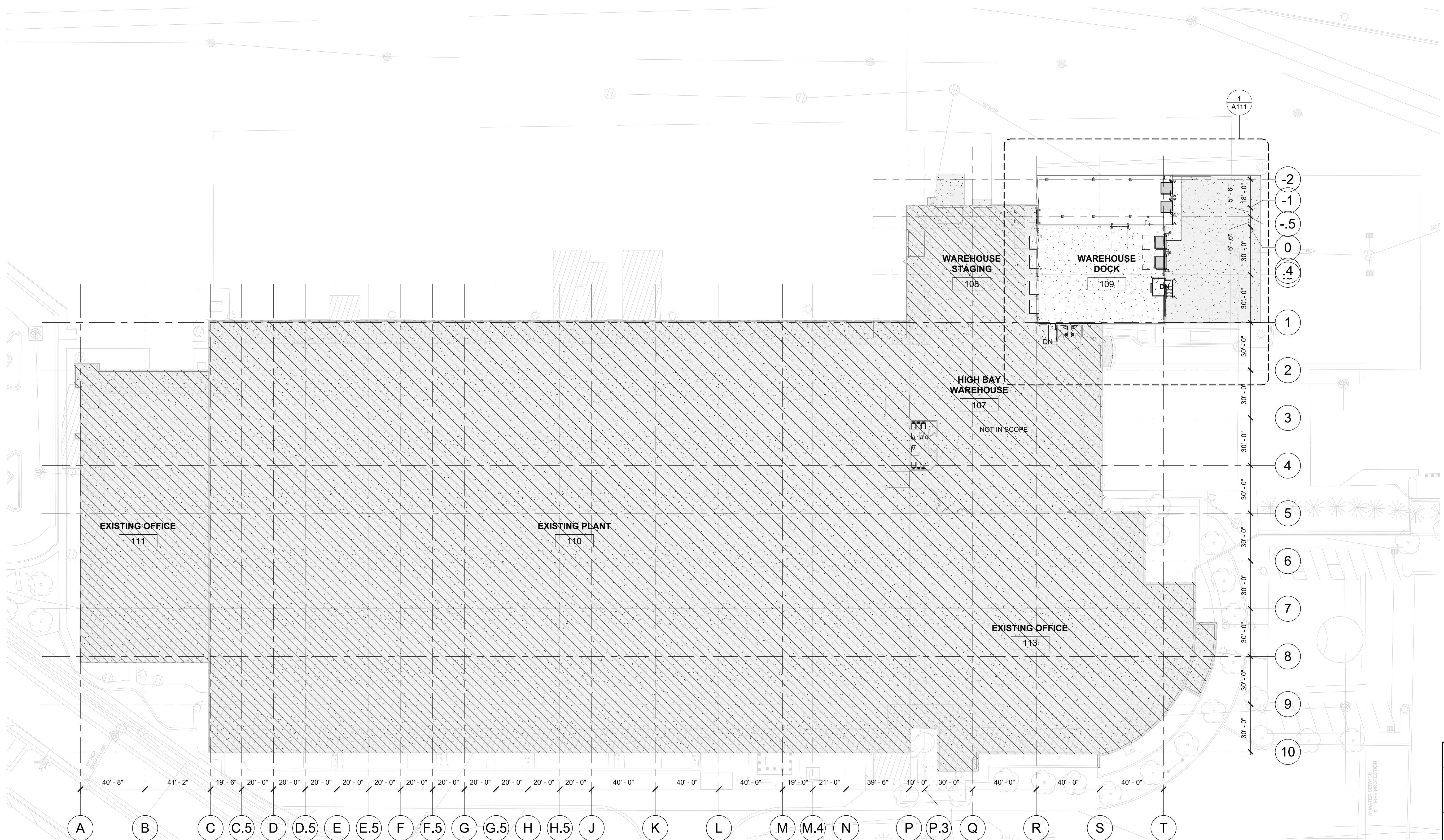
PRELIMINARY
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08-07-26

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

LEVEL 1 - OVERALL FLOOR PLAN

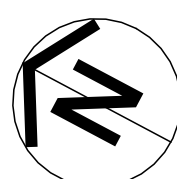
A101

0022974.000

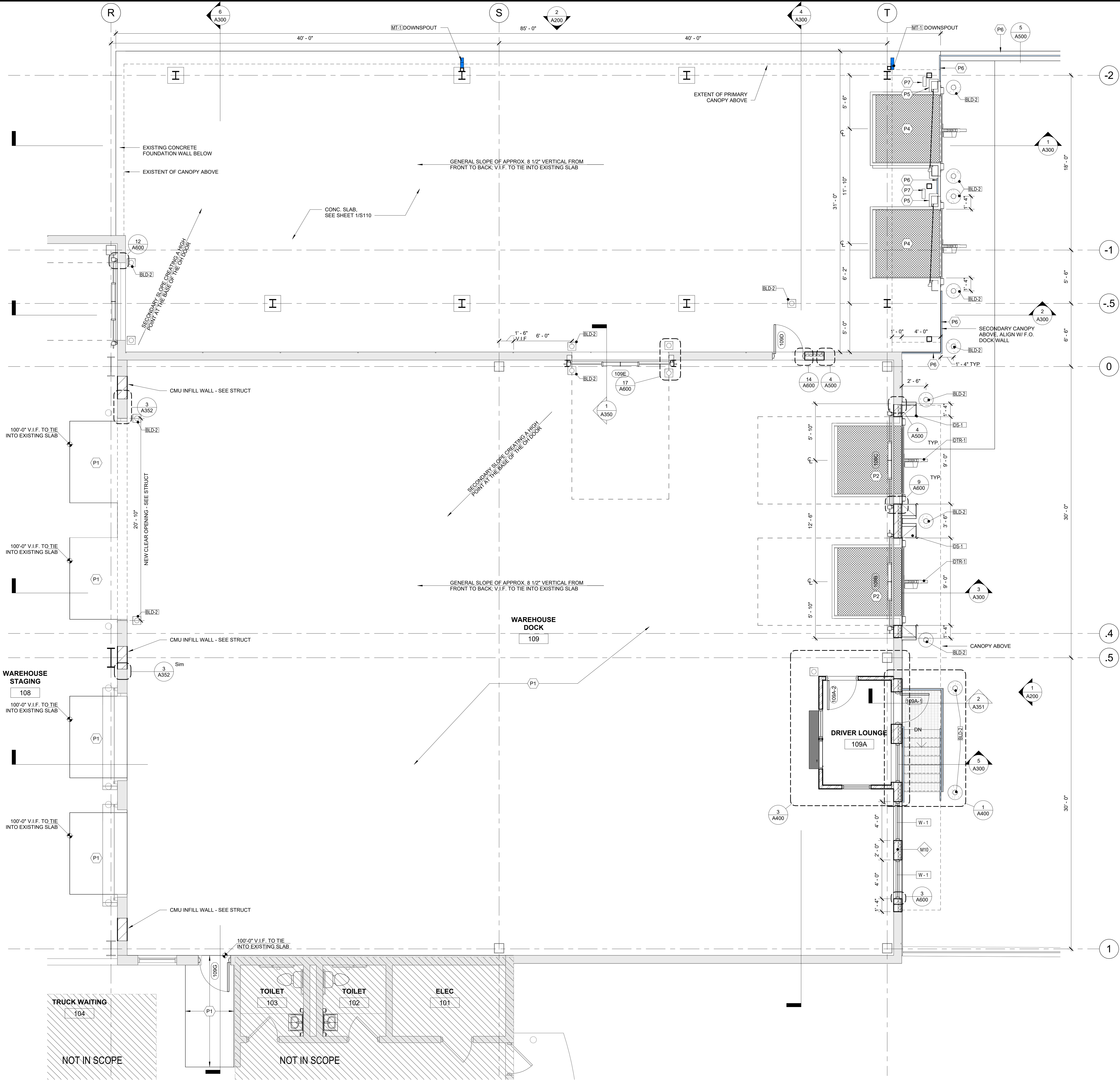


DRAWING SYMBOL LEGEND			
FLOOR PLAN SYMBOLS			
	EXISTING DOOR TO REMAIN		EXIST WALL TO REMAIN
	DOOR *REFER TO DOOR SCHED.		METAL STUD WALL *REF WALL TYPES
	INTERIOR OR EXTERIOR WINDOW *REF WINDOW TYPE		C.M.U. WALL *REF WALL TYPES
	LOUVER *REFER TO MECHANICAL		P/C WALL (INSULATED) *REF WALL TYPES
	RECESSED CABINET (FEC)		CHAINLINK FENCE *REF WALL TYPES
	BRACKET MTD (FE)		ACCORDIAN PARTITION
	FE		
	FEC		

1 LEVEL 1 - OVERALL FLOOR PLAN
A101 1/32" = 1'-0"



PLOTTED: 8/7/2026 11:37:46 AM
 FILE PATH: C:\Users\johnsonb\Documents\A206_Waterous_Truck Bay Infill_Ben Johnson.rvt



MATERIAL ID		
ID	SPEC SECTION	DESCRIPTION
BLD-2	06 50 00	BOLT-DOWN STEEL PIPE BOLLARD W/ PLASTIC SLEEVE
DS-1	11 13 16	LOADING DOCK SEAL AND SHELTER
DTR-1	11 13 19	TRAILER RESTRAINT
MT-1	07 62 00	PREFINISHED GALV. STEEL SHEET METAL FLASHING AND TRIM - COLOR MATCH TO SSMP-1 AND PT-6 "BLUE"

GENERAL NOTES

- MECHANICAL AND ELECTRICAL SCOPES OF WORK TO BE DESIGN/BUILD BY OTHERS. ELEMENTS FOR THESE DISCIPLINES ARE SHOWN FOR REFERENCE ONLY.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
- ELEVATION 100' IS EQUIVALENT TO 699.7 +/- IN CIVIL DOCUMENTS.

KEYNOTES

- P1 CONCRETE FLOOR INFILL. SEE SHEET S110
- P2 REINSTALL SALVAGED DOCK RELATED EQUIPMENT INCLUDING DOCK, LEVELER, BUMPERS, TRAILER RESTRAINTS, DRIVER WARNING SIGNAGE, DRIVER COMMUNICATION SIGNAL LIGHTS, DOCK LIGHT, FORKLIFT SAFETY WARNING LIGHTS, AND INTEGRATED CONTROL PANEL. COORDINATE WITH ELECTRICAL.
- P4 PROVIDE DOCK RELATED EQUIPMENT INCLUDING LEVELER, TRAILER RESTRAINTS, DRIVER WARNING SIGNAGE, COMMUNICATION SIGNAL LIGHTS, DOCK SAFETY BARRIER, AND INTEGRATED CONTROL PANEL. COORDINATE WITH ELECTRICAL.
- P5 PROVIDE DOCK SAFETY BARRIER AT DOCK LEVELER.
- P6 GUARDRAIL AT DOCK EDGE, SEE SHEET 3/A450
- P7 DOCK CONTROL PANEL STANCHION.

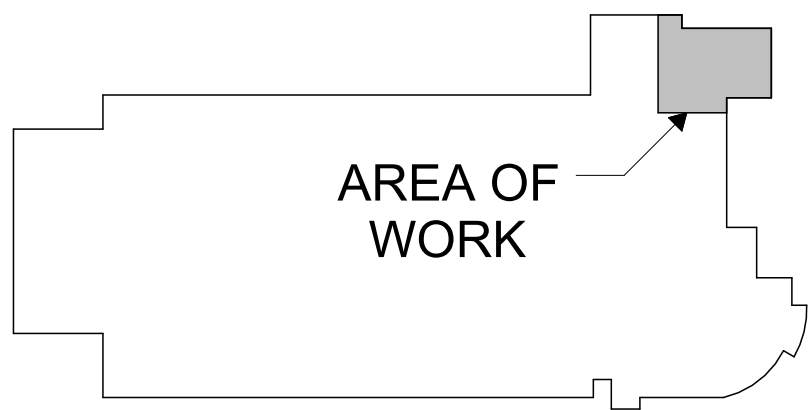
DRAWING SYMBOL LEGEND			
FLOOR PLAN SYMBOLS			
	EXISTING DOOR TO REMAIN		EXIST WALL TO REMAIN
	DOOR *REFER TO DOOR SCHED.		METAL STUD WALL *REF WALL TYPES
	INTERIOR OR EXTERIOR WINDOW *REF WINDOW TYPE		C.M.U. WALL *REF WALL TYPES
	LOUVER *REFER TO MECHANICAL		P/C WALL (INSULATED) *REF WALL TYPES
	RECESSED CABINET (FEC)		CONC. WALL *REF WALL TYPES
	BRACKET MTD. (FE)		CHAINLINK FENCE *REF WALL TYPES
			ACCORDIAN PARTITION



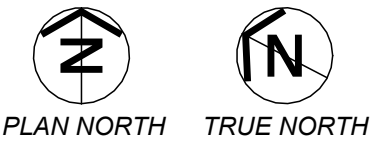
WATEROUS
 COMPANY
 125 HARDMAN AVE S
 SOUTH SAINT PAUL, MN 55075



TRUCK BAY INFILL



KEY PLAN



0 1

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

90% DESIGN

NO.	DATE	ISSUE RECORD

PRELIMINARY
 NOT FOR CONSTRUCTION
 08-07-26

DESIGNED: Designer DRAWN: Author CHECKED: Checker
 LEVEL 1 - FLOOR PLAN

A111

0022974.000



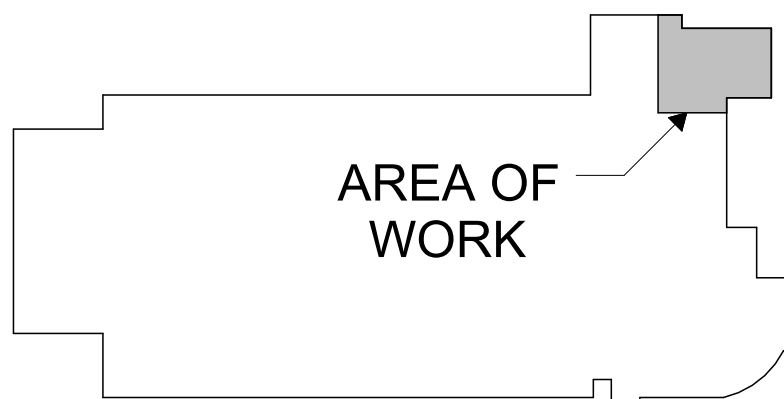
C1 LIGHTING, POWER AND FIRE PROTECTION DESIGN BENEATH CANOPY BY OTHERS
COORDINATE AS NEEDED W/ OWNER.

NOTE: MECH & ELEC FIXTURES FOR REFERENCE ONLY, SEE MECH & ELEC SERIES SHEETS.

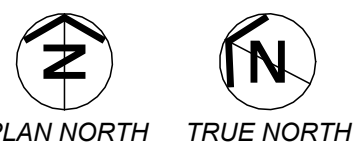




TRUCK BAY
INFILL



KEY PLAN



0 1

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90% DESIGN

No.	DATE	ISSUE RECORD

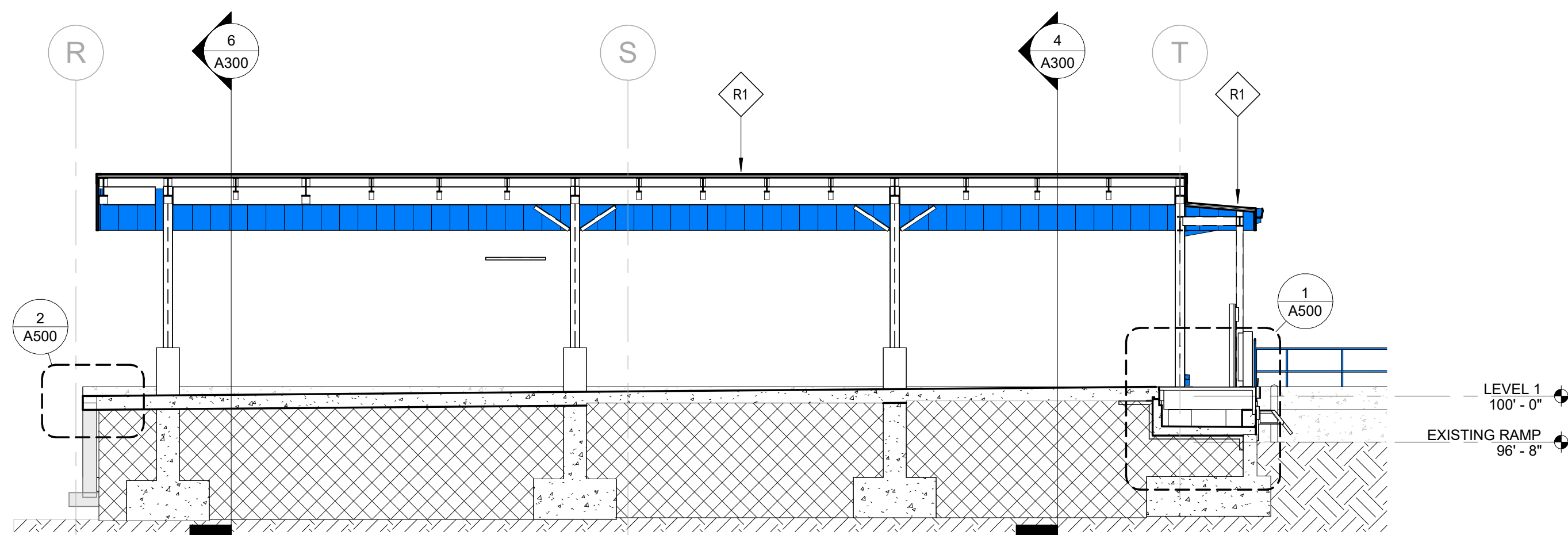
PRELIMINARY
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08-07-26

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

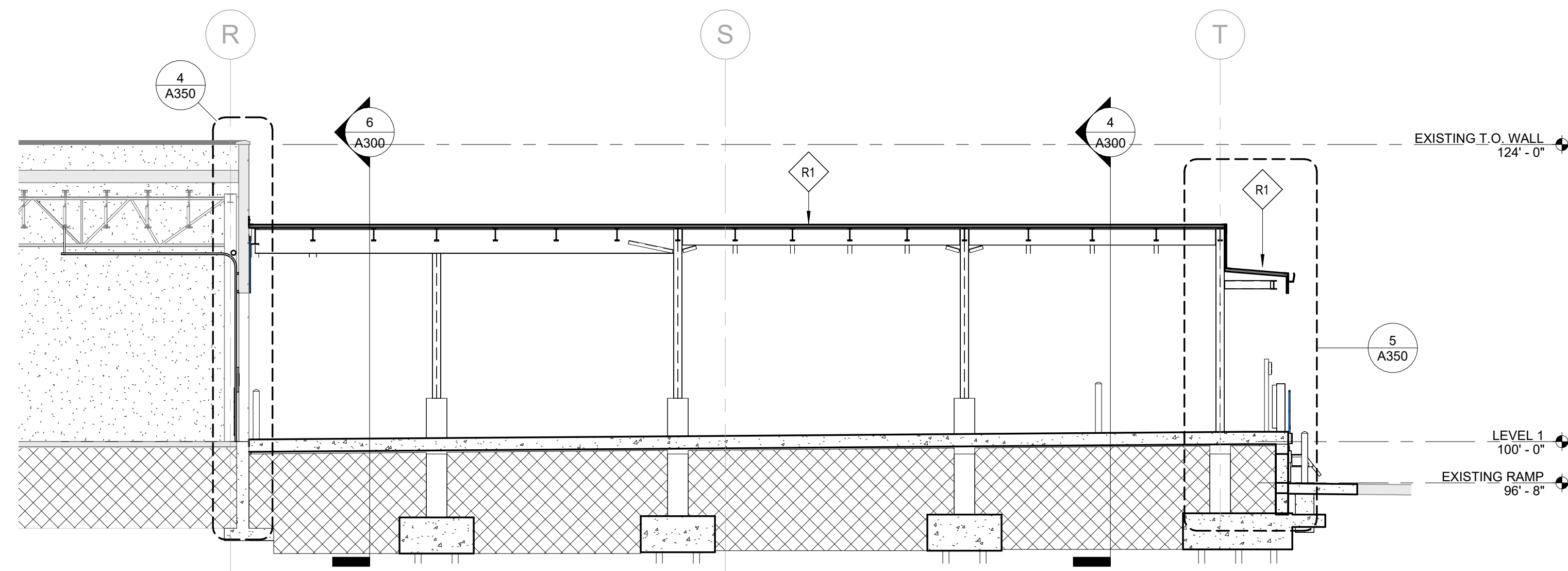
OVERALL BUILDING
SECTIONS

A300

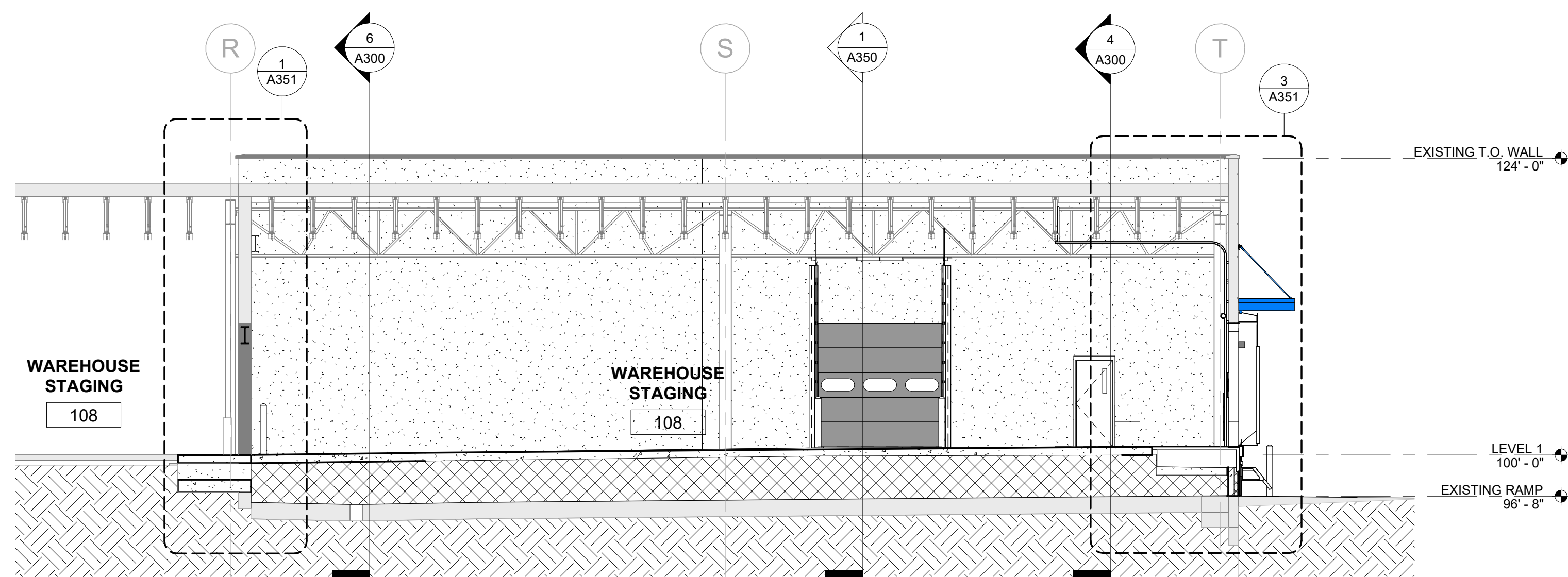
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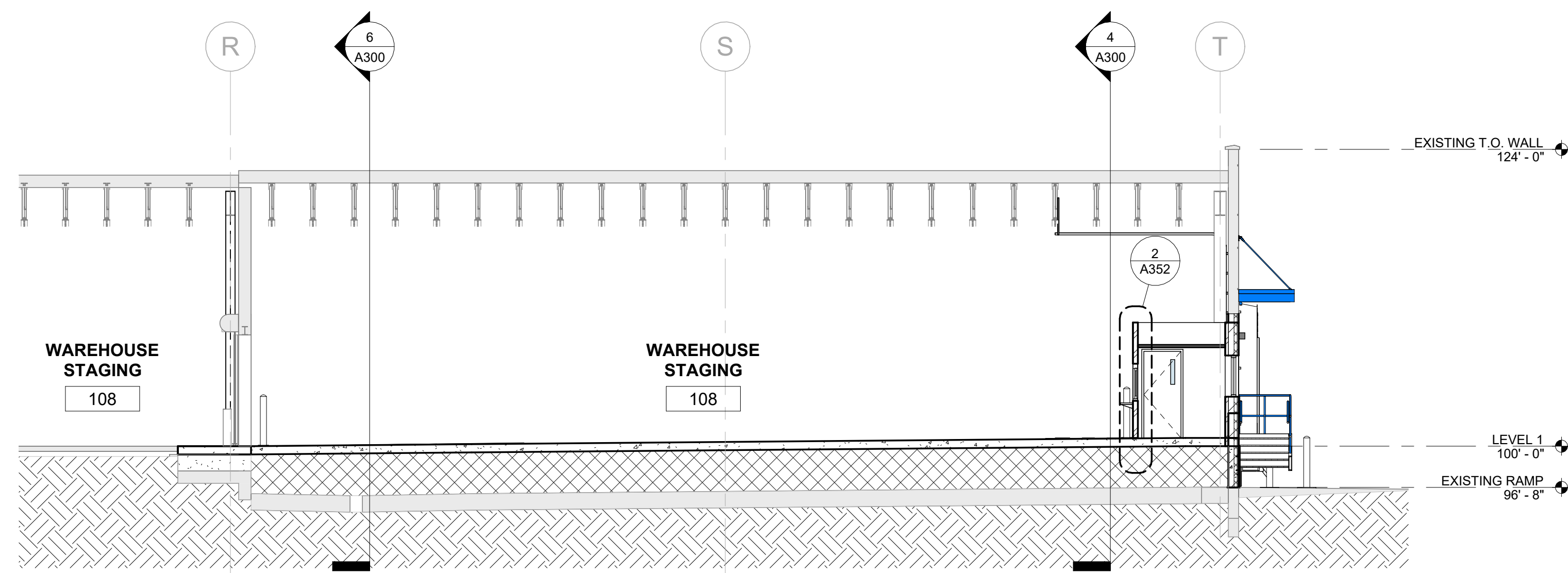
1 NORTH-SOUTH SECTION 4
A300 1/8" = 1'-0"



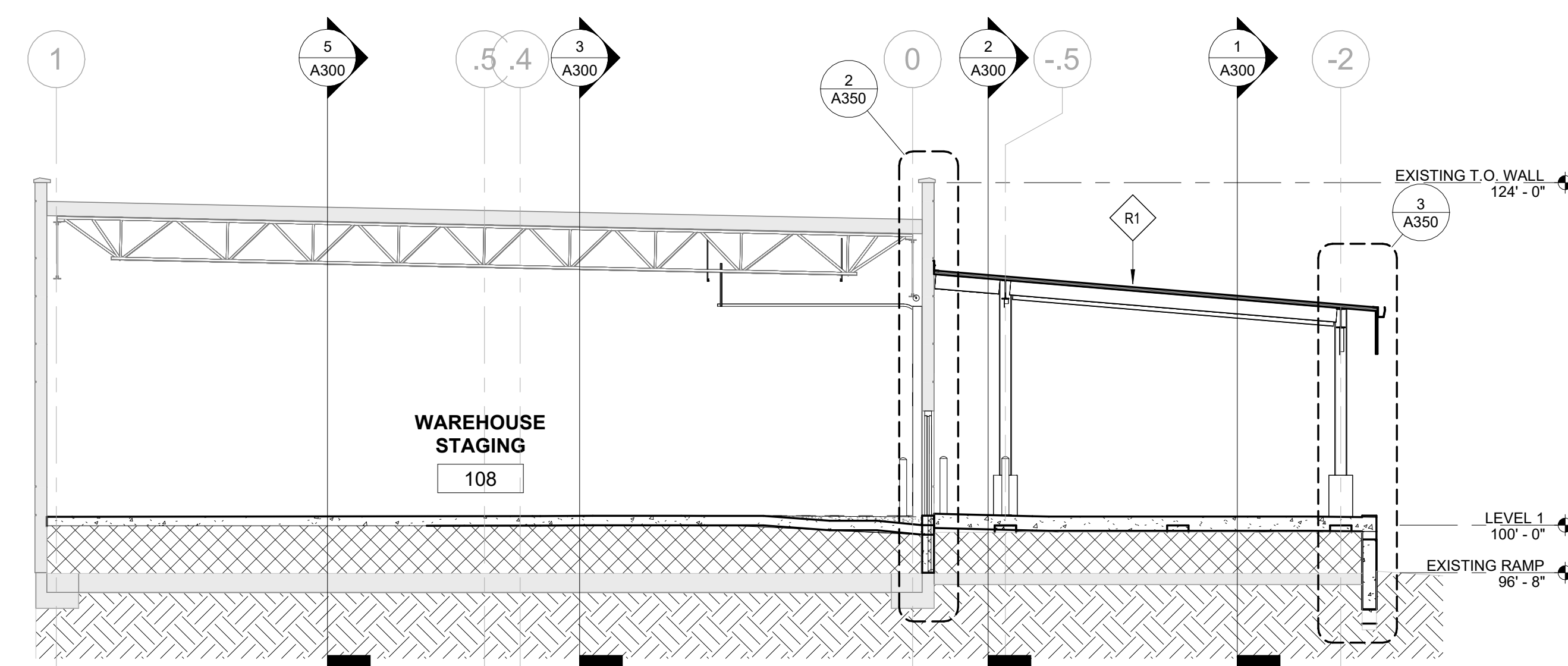
2 NORTH-SOUTH SECTION 3
A300 1/8" = 1'-0"



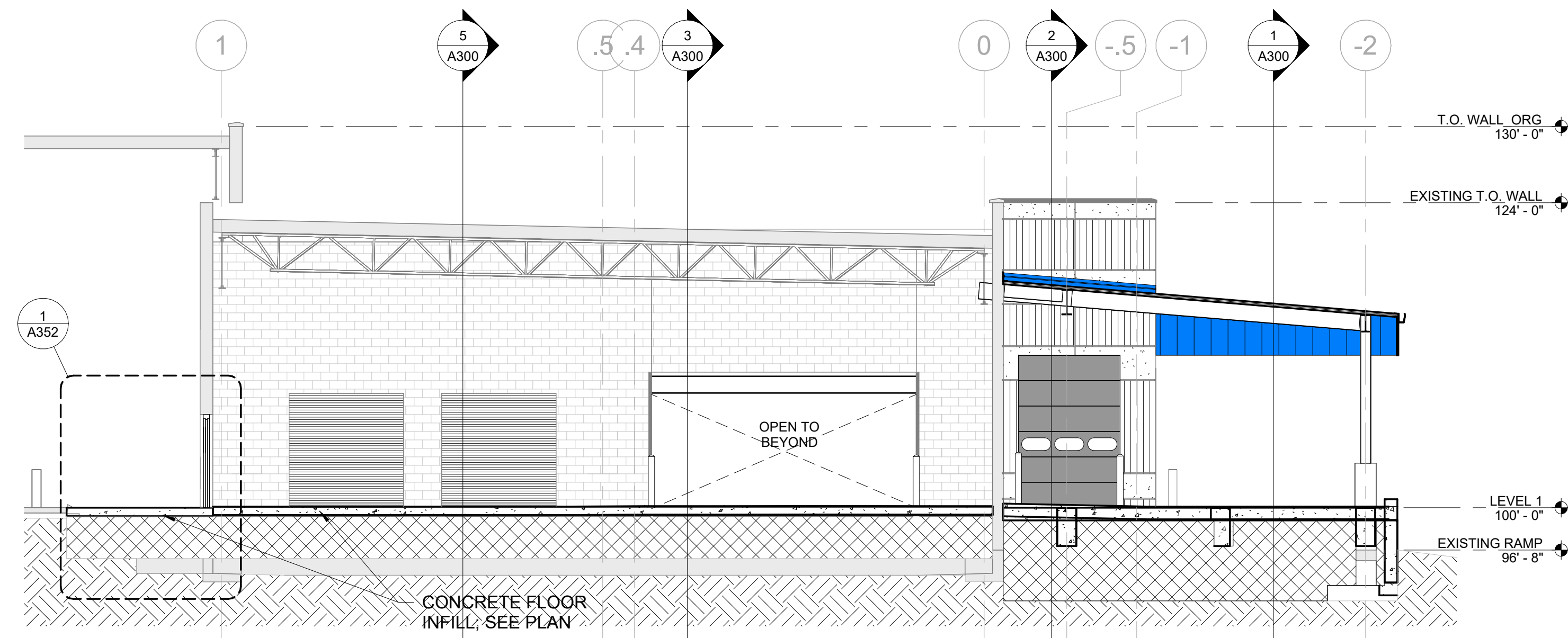
3 NORTH-SOUTH SECTION 2
A300 1/8" = 1'-0"



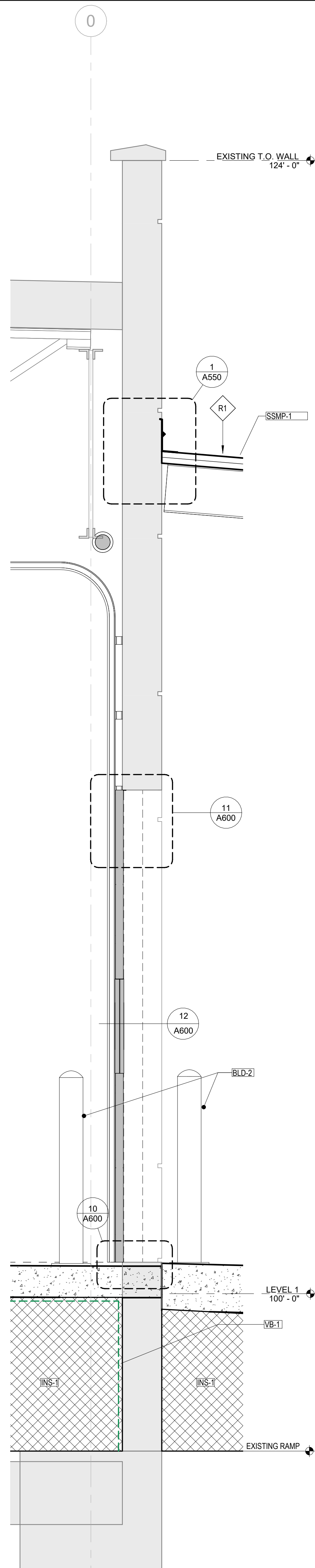
5 NORTH-SOUTH SECTION 1
A300 1/8" = 1'-0"



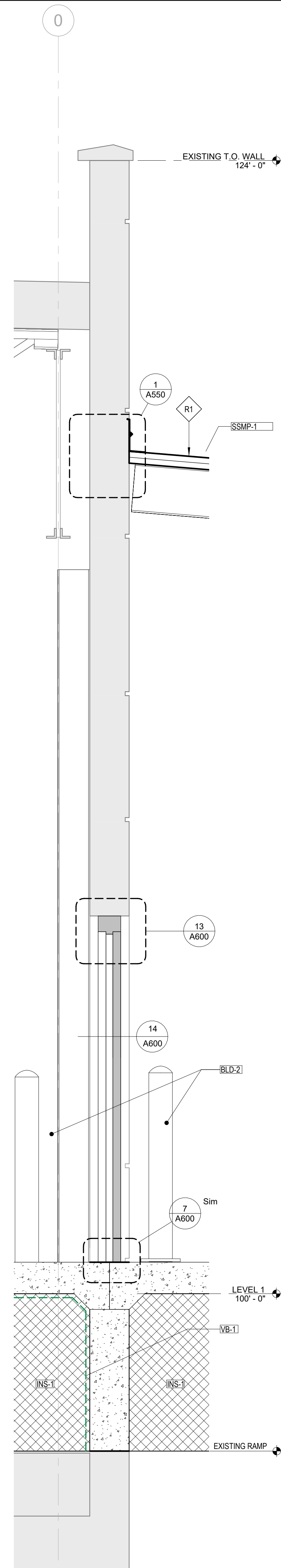
4 EAST-WEST SECTION 2
A300 1/8" = 1'-0"



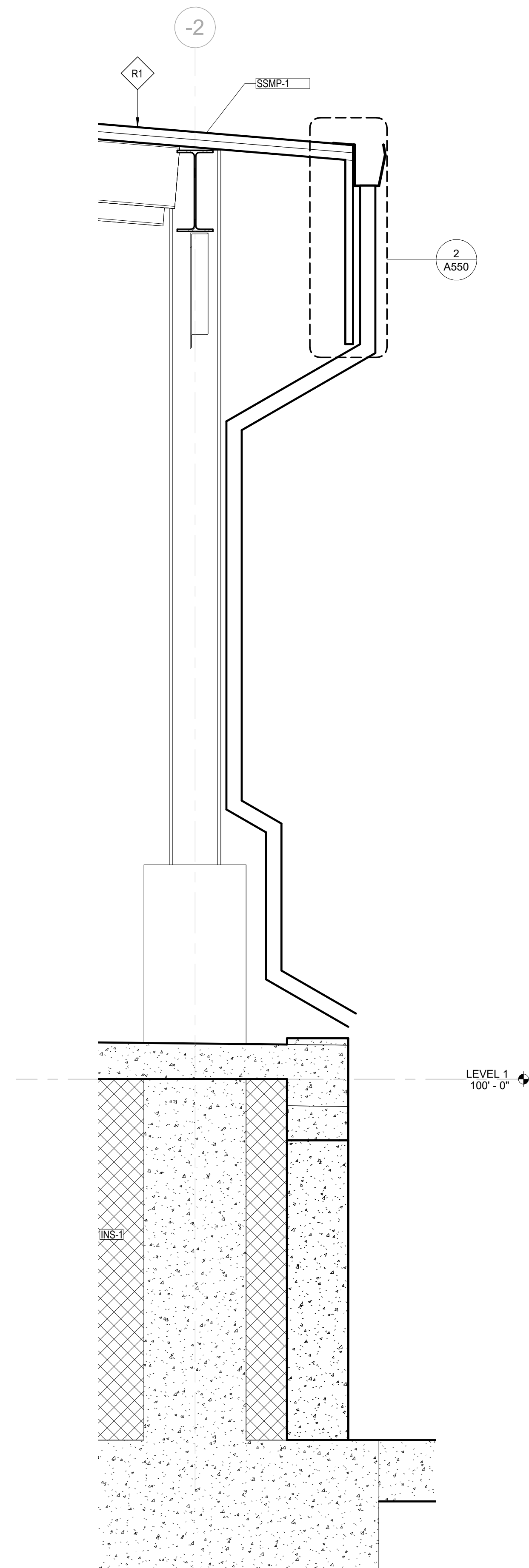
6 EAST-WEST SECTION 1
A300 1/8" = 1'-0"



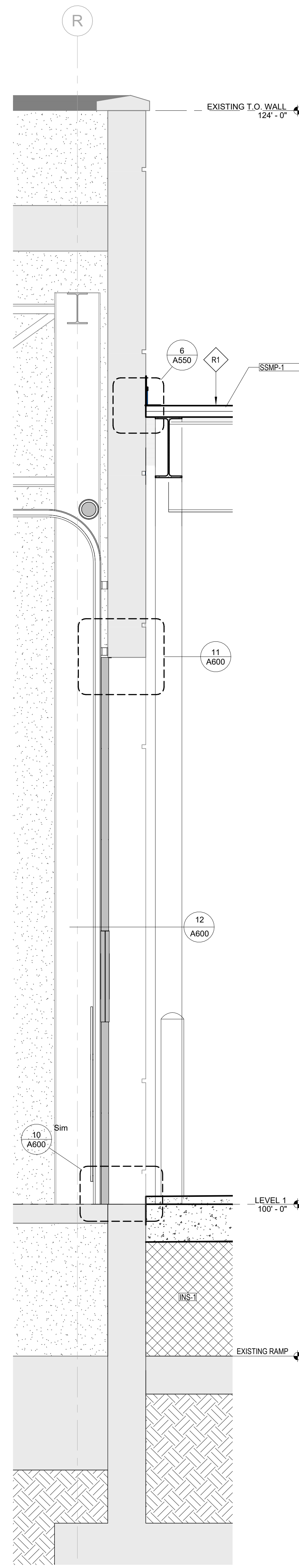
1 WALL SECTION AT EAST OH DOOR
A350 $\frac{3}{4}" = 1'-0"$



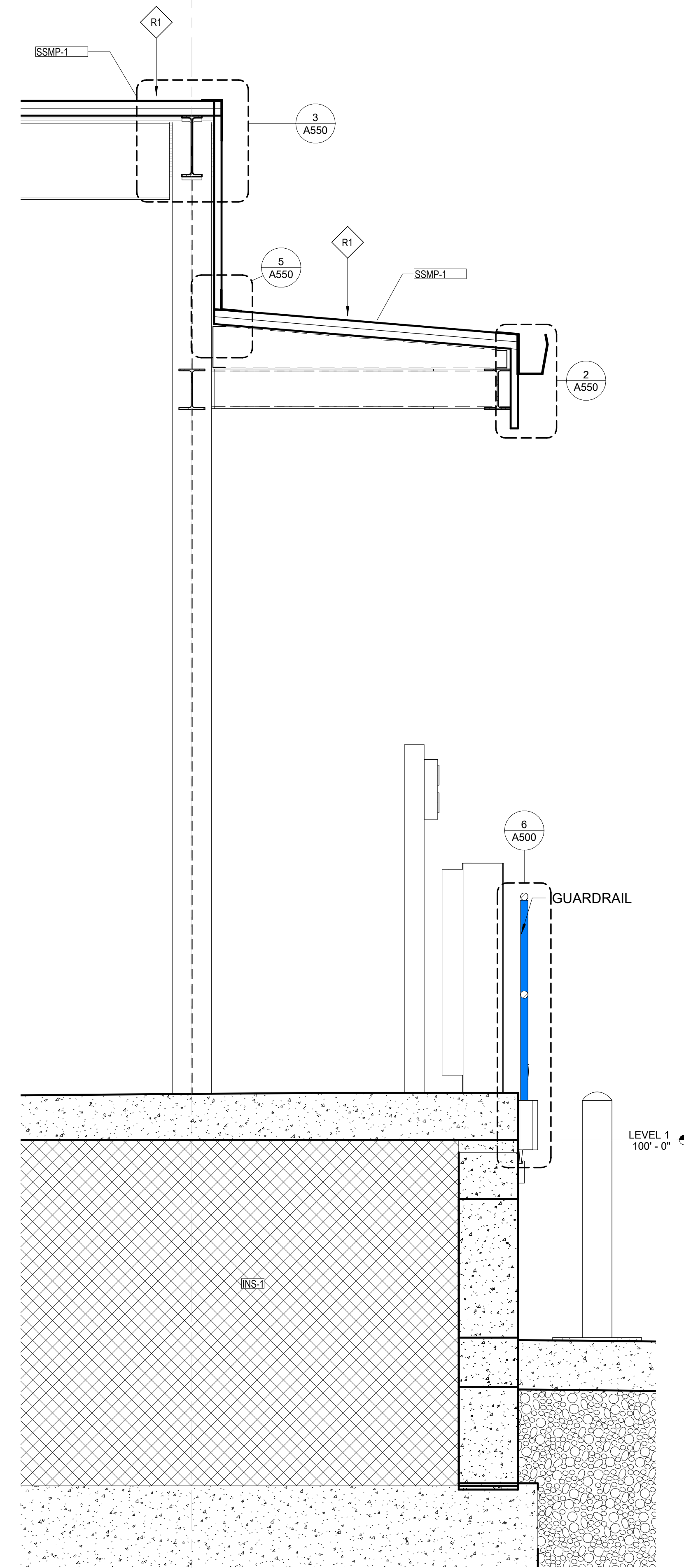
2 WALL SECTION - GRID 0 AT PERSON DOOR
A350 $\frac{3}{4}" = 1'-0"$



3 WALL SECTION - GRID -2 CANOPY EDGE
A350 3/4" = 1'-0"



4 WALL SECTION - GRID R NORTH DOOR
A350 3/4" = 1'-0"



5 WALL SECTION - GRID T EXTERIOR DOCK EDGE
A350 3/4" = 1'-0"

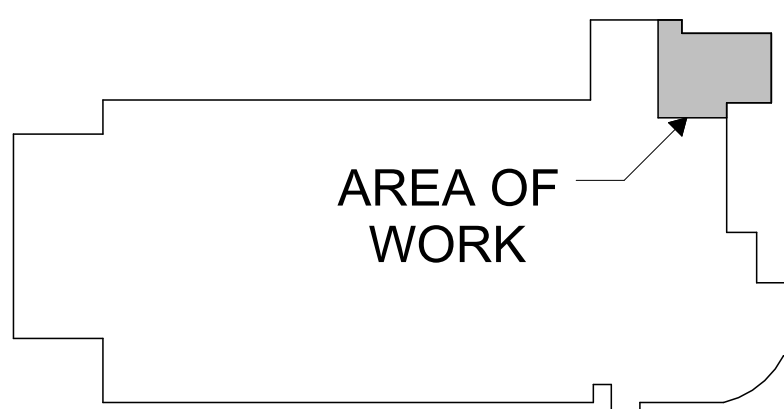
MATERIAL ID		
ID	SPEC SECTION	DESCRIPTION
BLD-2	05 50 00	BOLT-DOWN STEEL PIPE BOLLARD W/ PLASTIC SLEEVE
INS-1	07 21 10	EXPANDED POLYSTYRENE GEOFOAM
SSMP-1	07 41 14	MECHANICALLY SEAMED STANDING SEAM METAL ROOF SYSTEM
VB-1	07 26 00	BELOW-SLAB VAPOR BARRIER - 15 MIL POLYOLEFIN SHEET, CLASS A



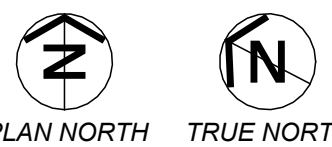
**WATEROUS
COMPANY**
125 HARDMAN AVE S
SOUTH SAINT PAUL, MN 55075



TRUCK BAY INFILL



KEY PLAN



0 1

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY

90% DESIGN

[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION
08-07-26

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

WALL SECTIONS

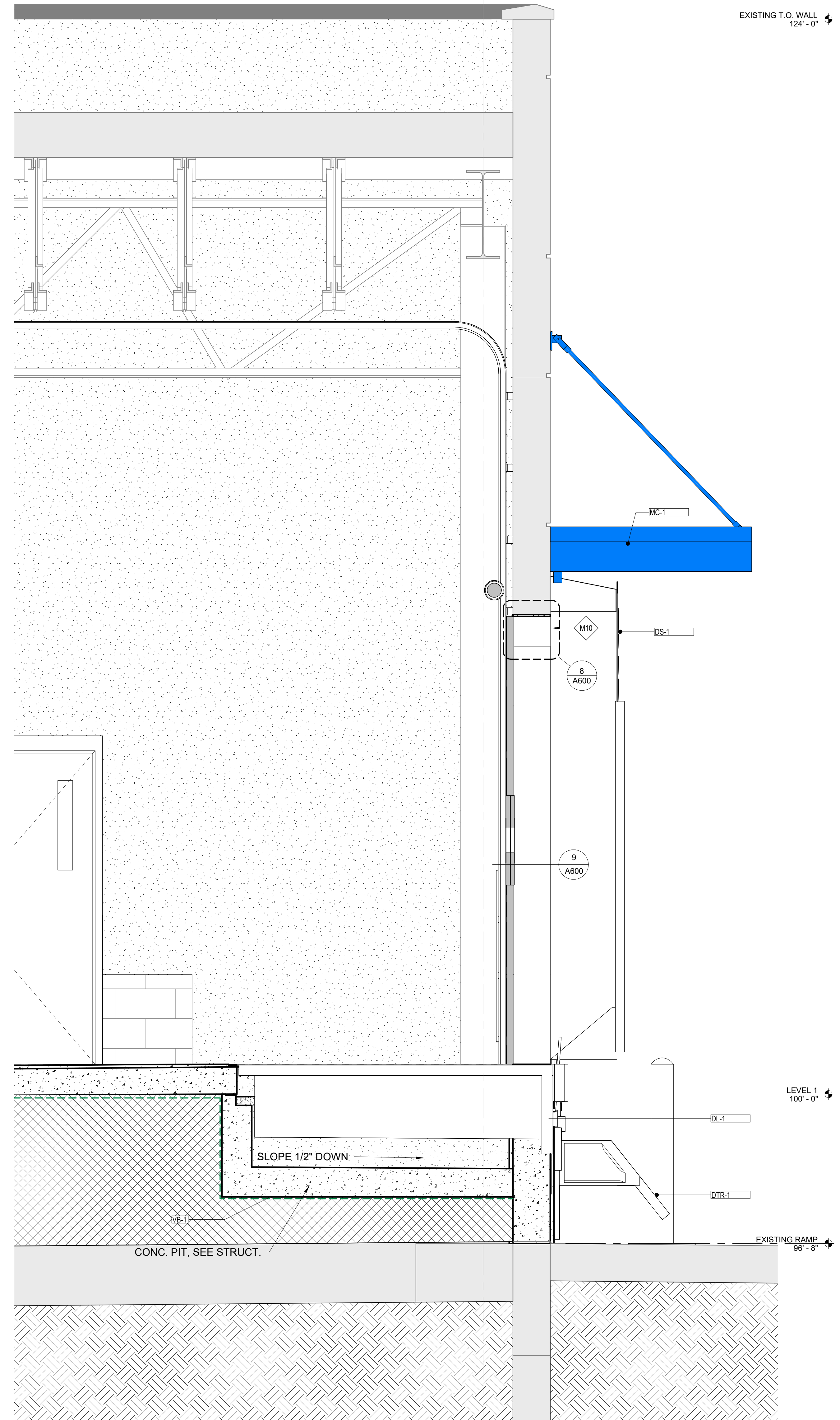
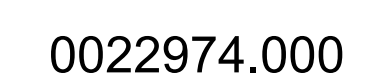
A350

0022974.000



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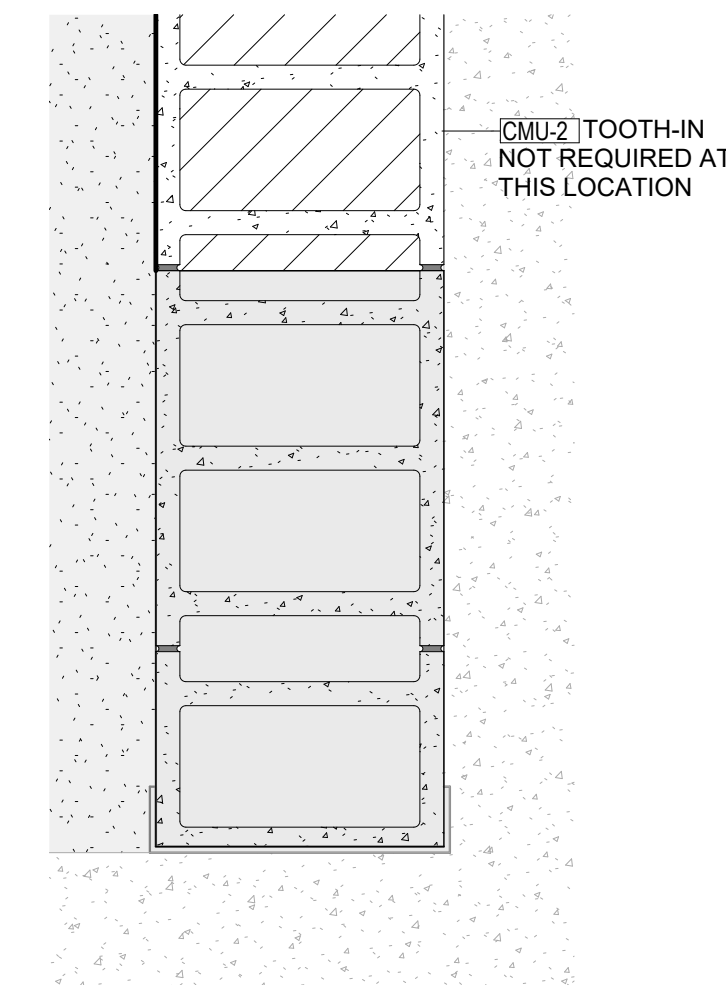
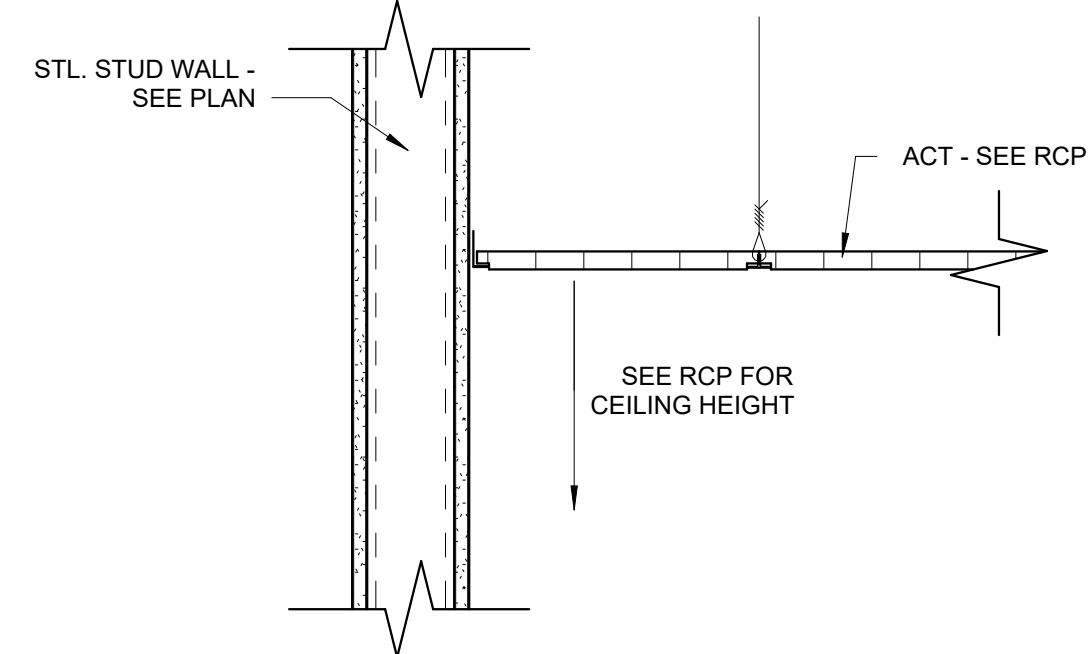


3 WALL SECTION - GRID T OH DOOR
A351 3/4" = 1'-0"

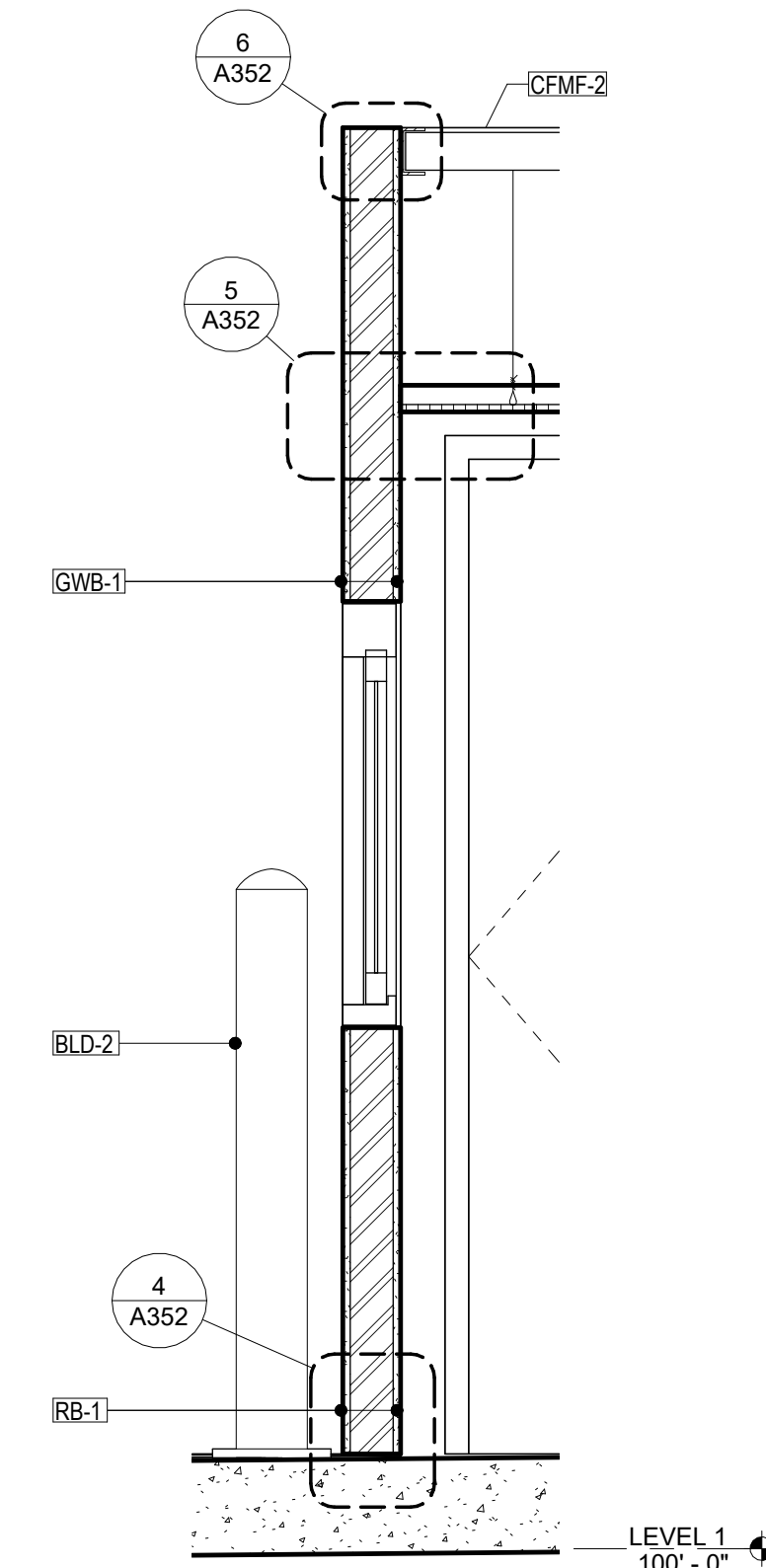


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SOUTH SAINT PAUL, MN 55075



3 INTERIOR CMU INFILL TIE-IN
A352 1 1/2" = 1'-0"



1 WALL SECTION - GRID 1 AT STAIR INFILL
A352 3/4" = 1'-0"



0 1

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08-07-26

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

INTERIOR WALL SECTIONS

A352

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COMPANY

125 HARDMAN AVE S
SOUTH SAINT PAUL, MN 55075



90% DESIGN

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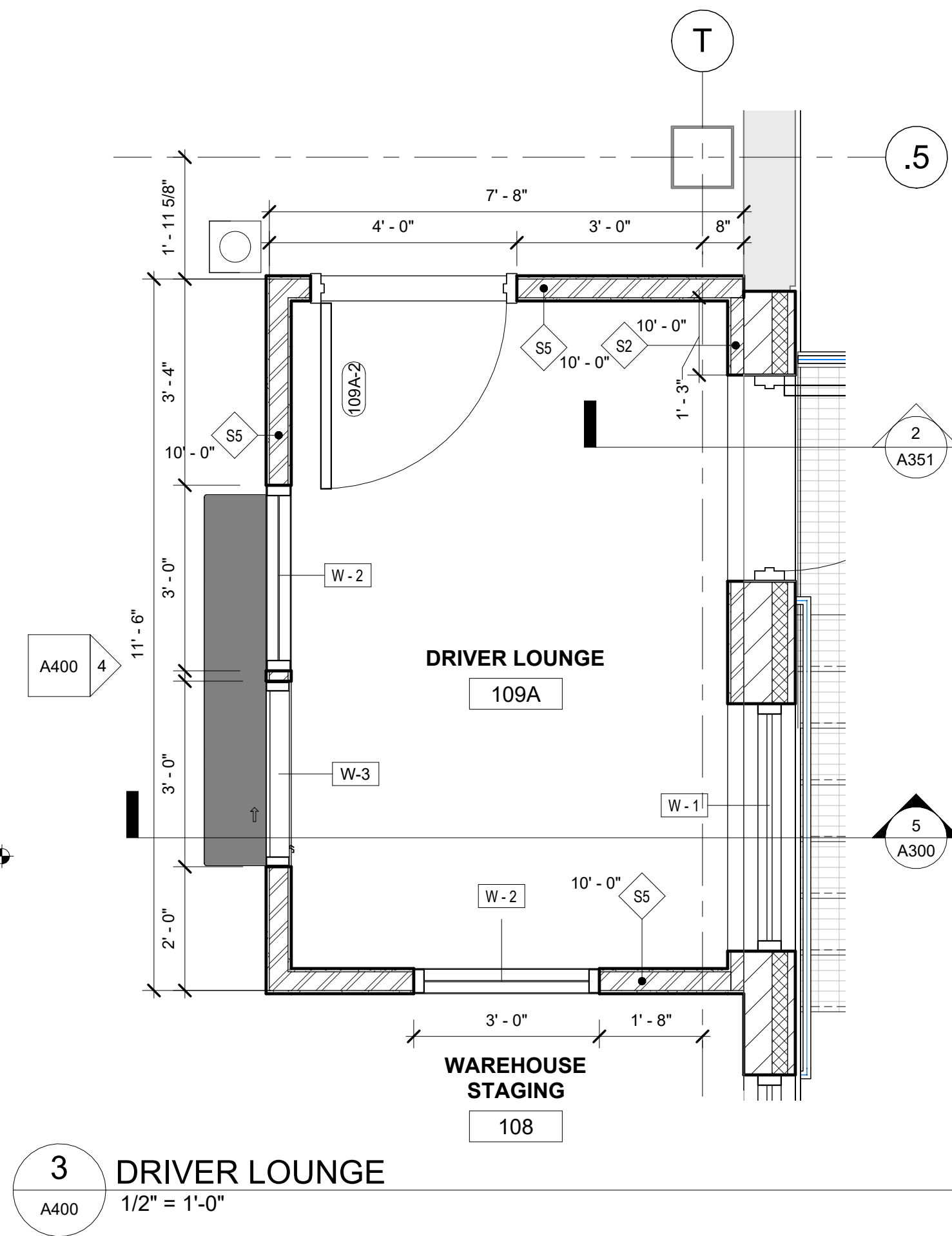
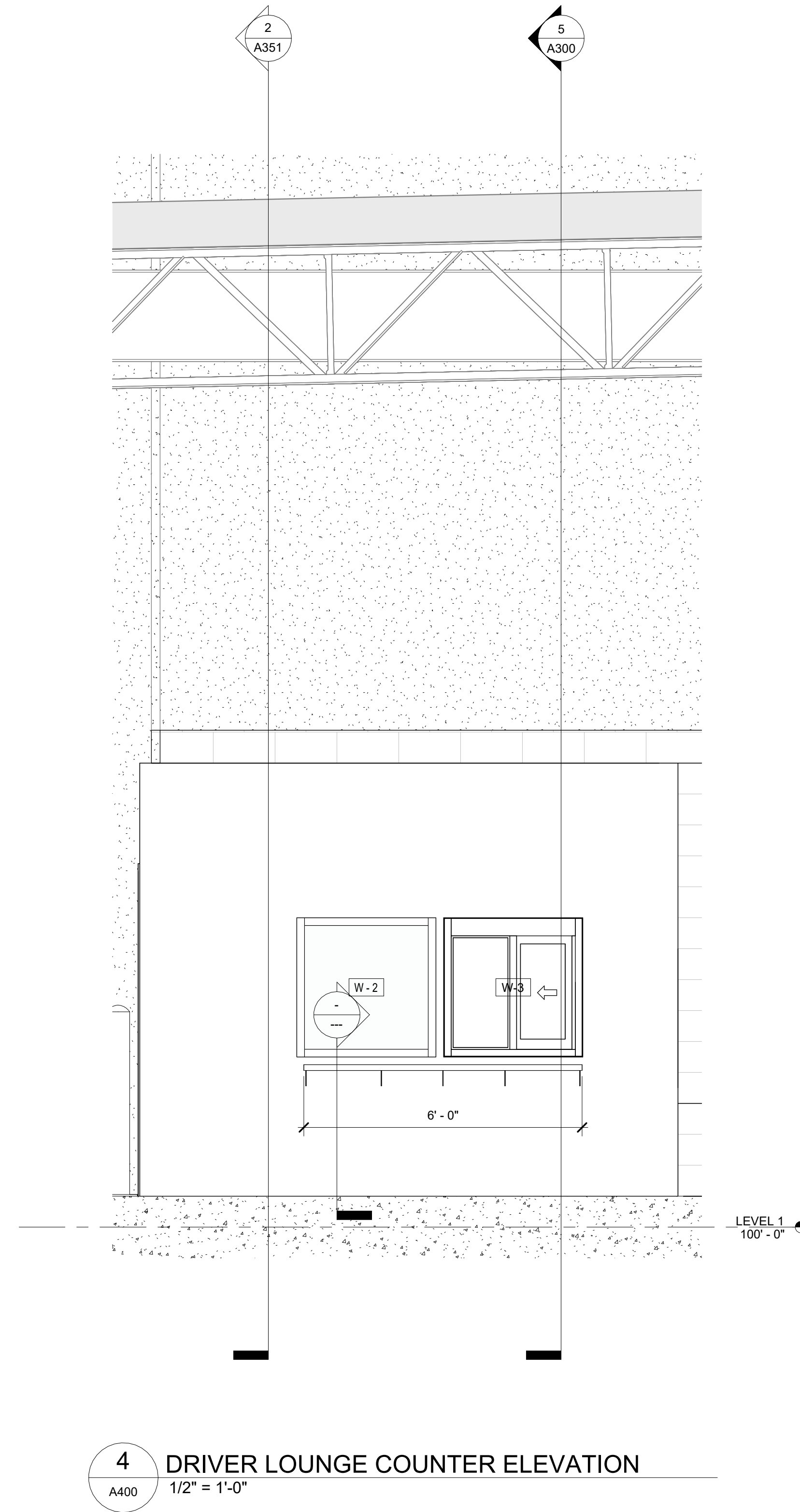
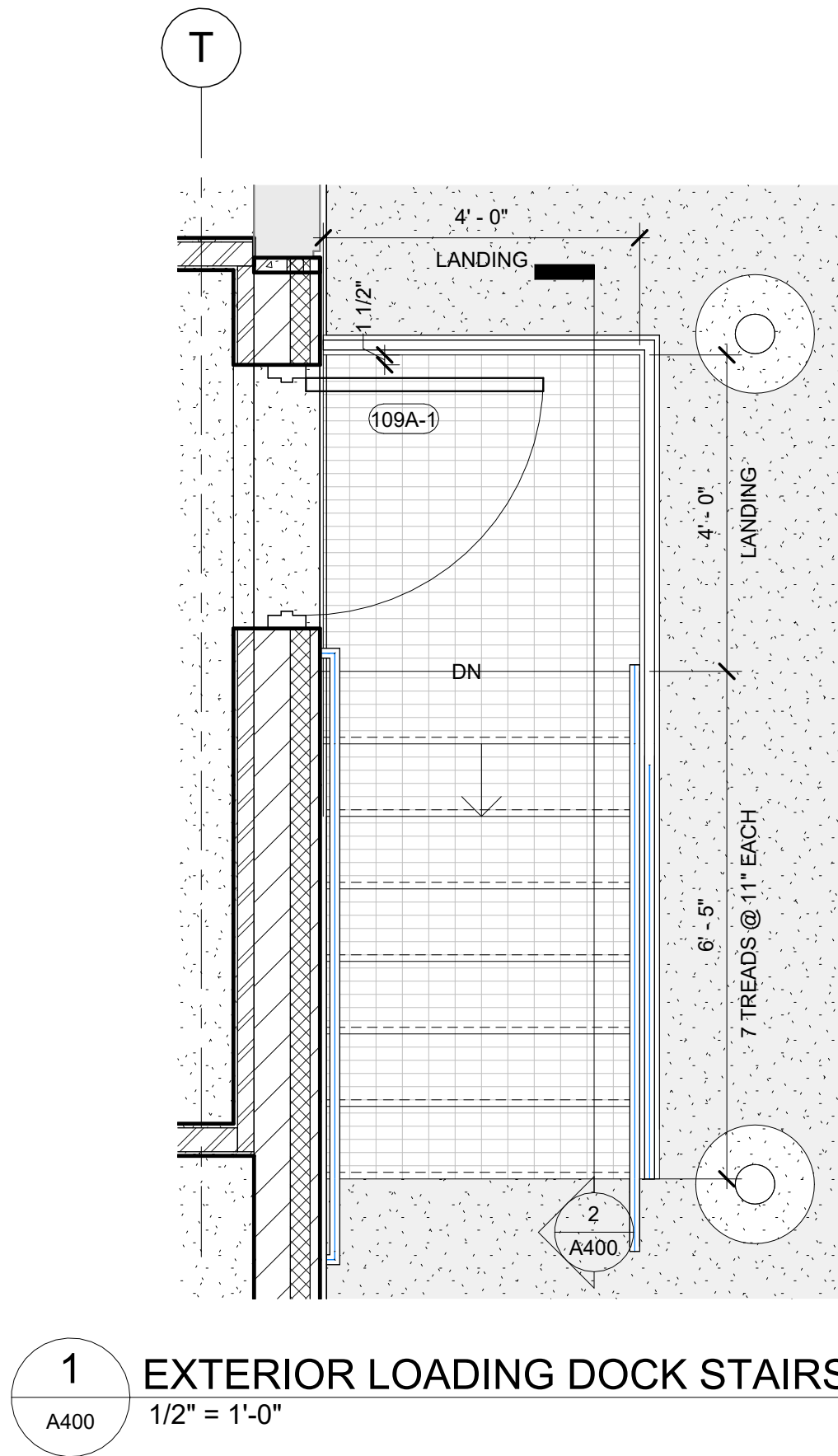
PRELIMINARY
NOT FOR CONSTRUCTION
08-07-26

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

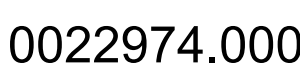
ENLARGED PLANS & VERTICAL CIRCULATION

A400

0022974.000



**WATEROUS
COMPANY**
125 HARDMAN AVE S
SOUTH SAINT PAUL, MN 55075





TKDA®

1 1/2"

SAWCUT CONT. REGLET INTO PRECAST

CONT. SEALANT

FACTORY FINISHED FLASHING AND COUNTERFLASHING

4 A550 TYP.

T.O. DECK

STANDING SEAM METAL ROOF OVER ICE AND WATER SHIELD AND UNDERLAYMENT, OVER 3/4" APA-RATED WOOD SHEATHING, OVER ROOF PURLINS

CONTINUOUS PREFINISHED METAL EAVE FLASHING WITH DRIP EDGE BY METAL ROOF SUPPLIER

SEALANT

ROOF PURLINS, REFER TO ROOF PLAN

4"

This diagram illustrates the cross-section of a roof edge assembly. From the structural support (wall or deck) on the left, the assembly consists of: a continuous prefinished metal eave flashing with a drip edge, sealed with sealant; a 4-inch gap; a layer of 3/4-inch APA-rated wood sheathing; a layer of ice and water shield/underlayment; and a standing seam metal roof. Roof purlins are shown supporting the roof deck. A dimension line indicates a 4-inch gap between the flashing and the wood sheathing.

CUT PANEL AND BEND UP 1" AND CAULK

MITER ENDS OF SEAM. RUN SEAM UP AND CAULK

T.O. DECK

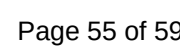
90% DESIGN

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08-07-26

OF DETAILS

A550

0022974.000



[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION
08-07-26

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

OPENING DETAILS

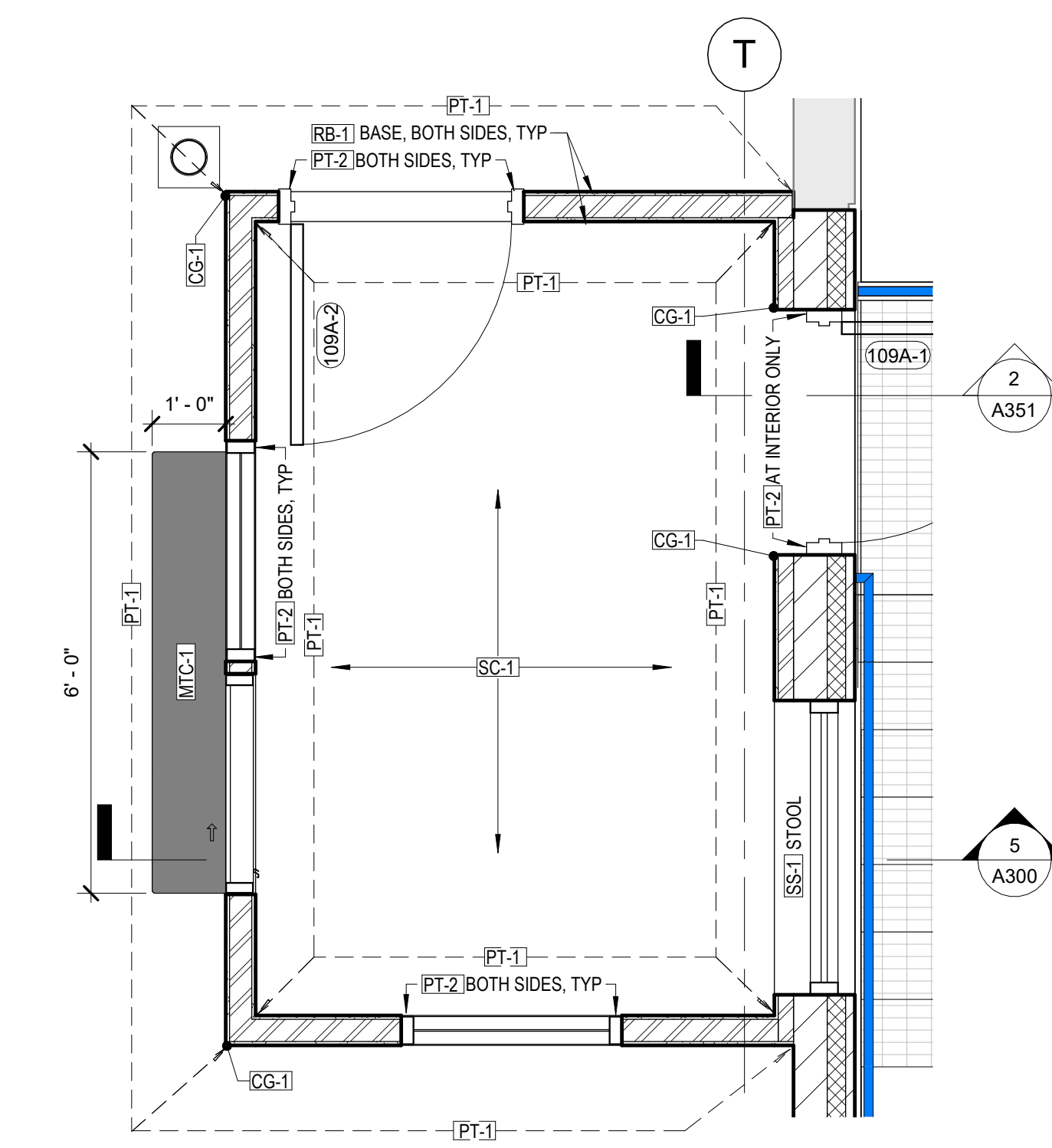
A601

0022974.000



ROOM FINISH SCHEDULE

INTERIOR MATERIAL SCHEDULE

MATERIAL ID

S2 - ROOM NAME ONLY

S1 - ROOM NUMBER W/ NAME SLOT

1 **INTERIOR SIGNAGE**

A700 3" = 1'-0"

SIGNAGE SCHEDULE

AREA OF
WORK

PLAN NORTH TRUE NORTH

0 1

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[illegible]

PRELIMINARY
NOT FOR CONSTRUCTION
08-07-26

Designer	ROOM FINISH	Checker
	CONCRETE	

ROOM FINISH PLAN AND SCHEDULE

0022974.000



0 1

BAR IS ONE INCH ON ORIGINAL DRAWING. IF NOT ONE INCH ON THIS DRAWING ADJUST SCALES ACCORDINGLY.

90% DESIGN

[illegible]

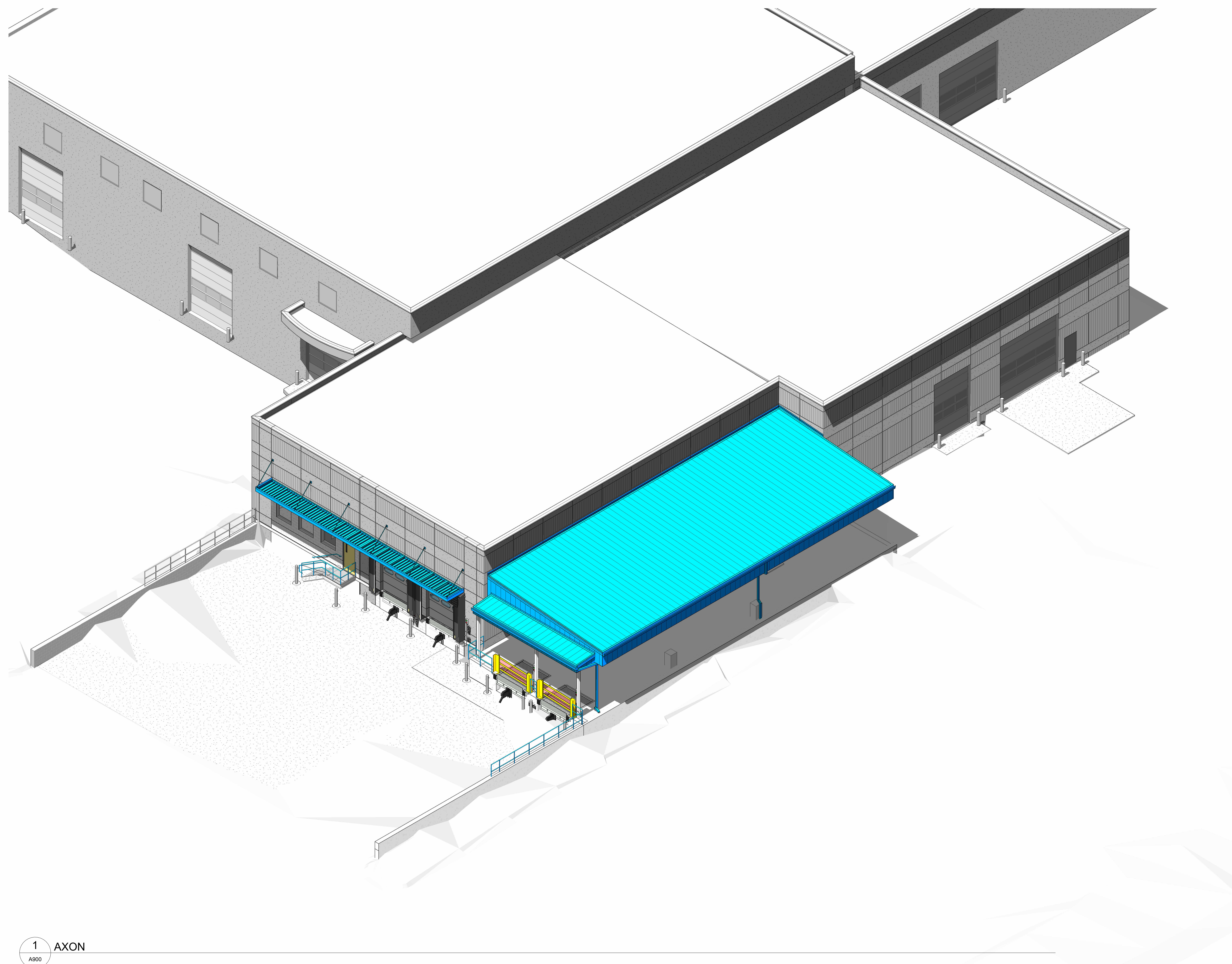
PRELIMINARY
NOT FOR CONSTRUCTION
08-07-26

DESIGNED	DRAWN	CHECKED
Designer	Author	Checker

3D PERSPECTIVES

A900

0022974.000



1 AXON

ATTACHMENT 5 APPLICANT'S NARRATIVE

Waterous Company

Memo

To: Michael Healy
Planning Manager, SSP

From: David Floysand
Facility Manager, Waterous Co

cc: Logan Quiggle
Assistant Group Manager, TKDA

Date: 8/06/2026

Re: Planning and Zoning Application Project Summary

Waterous Truck Bay Infill Project consists of modifications to the existing Waterous facility to infill an existing truck bay area and create two exterior shipping/receiving docks. The project will infill the existing interior dock bays No. 14 and No. 15 to match the finished factory floor elevation, infill an existing exterior staging area covered by a fixed canopy that will cover the 2 exterior loading docks. The exterior staging area will be used for transporting materials via forklift for shipping and receiving operations.

Waterous currently runs 24 hours Monday through Friday, with Saturday as overtime. There are approximately 280 employees on site, many of whom live in the South Saint Paul community.

This facility improvement will position Waterous to better organize its shipping and receiving operations.