

Chris Royal

From: Chris Royal
Sent: Friday, February 8, 2019 10:27 AM
To: 'rstrand@mnbiz.net'
Subject: RE: 888 Maryland
Attachments: C__PROJECTS 18_1825 - 888 Maryland Avenue E_09nov18_1825_binder_09nov18_color.pdf

Mr. Strand –

Attached is the site plan submitted to the City. My client has not provided me with a signed lease, so I am not certain that one exists or was ever provided to the City.

My client is proposing \$2,500 lease for the restaurant and \$1,500 lease for the smoke shop, this way SMH will have extra cash flow to pay back whatever it takes to bring the place to the city requirements.

Chris Royal | Law Office of C. Edward Royal

4130 Fernbrook Lane N | Plymouth, MN 55446
Direct: 651-270-5999 | croyal@royal-counsel.com

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From: Chris Royal
Sent: Thursday, February 7, 2019 8:18 PM
To: 'rstrand@mnbiz.net' <rstrand@mnbiz.net>
Subject: 888 Maryland

Mr. Strand –

Due to weather and road conditions, my client would prefer that we exchange documents related to the competing plans for the property via email. Will that work for you?

Also, based on architectural plans for his smoke shop, my client suggests that the building could house both the smoke shop and the restaurant. He also suggests that the City would allow this from a zoning/permitting perspective. Please inquire whether your client has an interest in sharing the building, and we can bring the proposal to Mr. Krogh if your client wants to pursue the option.

Best Regards,

Chris Royal | Law Office of C. Edward Royal
4130 Fernbrook Lane N | Plymouth, MN 55446
Direct: 651-270-5999 | croyal@royal-counsel.com

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Tobacco Shop

888 Maryland Avenue E.
St. Paul, MN

Project Description

PROJECT DESCRIPTION:
Project refers to the partial interior tenant space remodeling of a 1450 sq.ft. commercial building, previously used as a fast food restaurant w/ drive-through, into a tobacco shop. Exterior and site work is limited to: removing a portion of the existing bituminous paving in parking area; installation of landscaping (plant materials), in that area(s), and repairing the existing bituminous paving in the parking area; recoating and restriping existing bituminous parking surface; installation of new signage to replace existing signage - same size(s) and location(s).

**Tenant: A&M Marketing LLC
(Owner: SMH Co.)**

**Architect: ARCHITRON Ltd
2210 Doswell Avenue
St. Paul, MN 55108**

Contact: Philip Broussard
pbroussard@architron.com
612.419.5634

SITE DATA

P.I.D. #	282 922 220 007	
Zoning Classification	T2	
Lot Area (0.31 acres)	13420 sf	(100%)
Building Area	1450 sf	(10.8%)
Paved Area	10,794 sf	(80.5%)
Landscape Area	1176 sf	(8.7%)

BUILDING DATA

	existing	proposed
Building Height	16' - 0" (one story)	16' - 0" (one story)
Building Use	A-2 - Restaurant	M - Mercantile
Construction Type	V-B	V-B
Floor Area - Gross	1450 gsf	1450 gsf
Floor Area - Tobacco Shop	0 gsf	1450 gsf
Parking Required	1450 gsf / 400 gsf	3.625 parking spaces (use 4.0 spaces incl. 1 hc access. space)

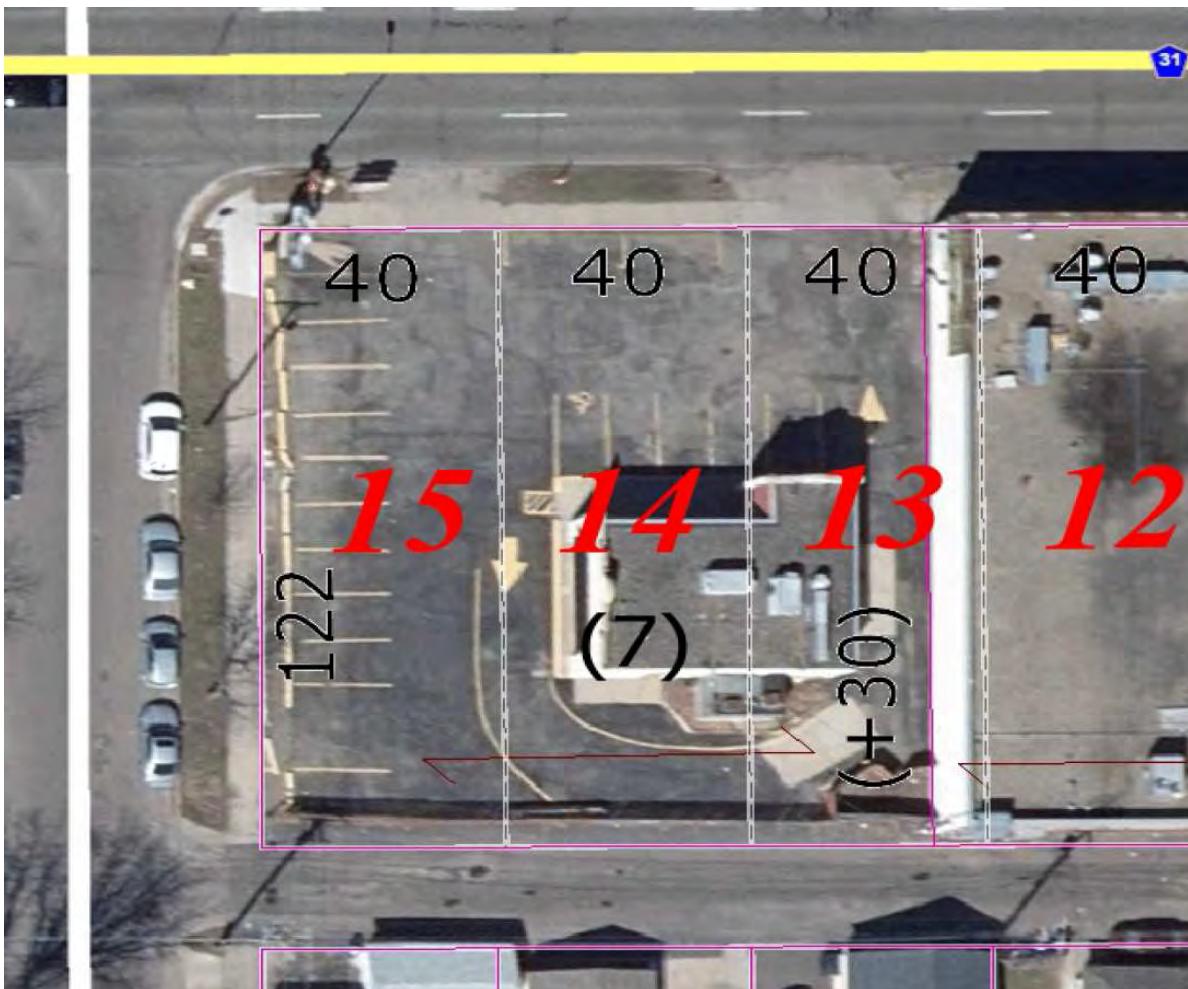
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Print Name: PHILIP BROUARD
Signature: philip brouard
Date: 09nov18 License #: 13520

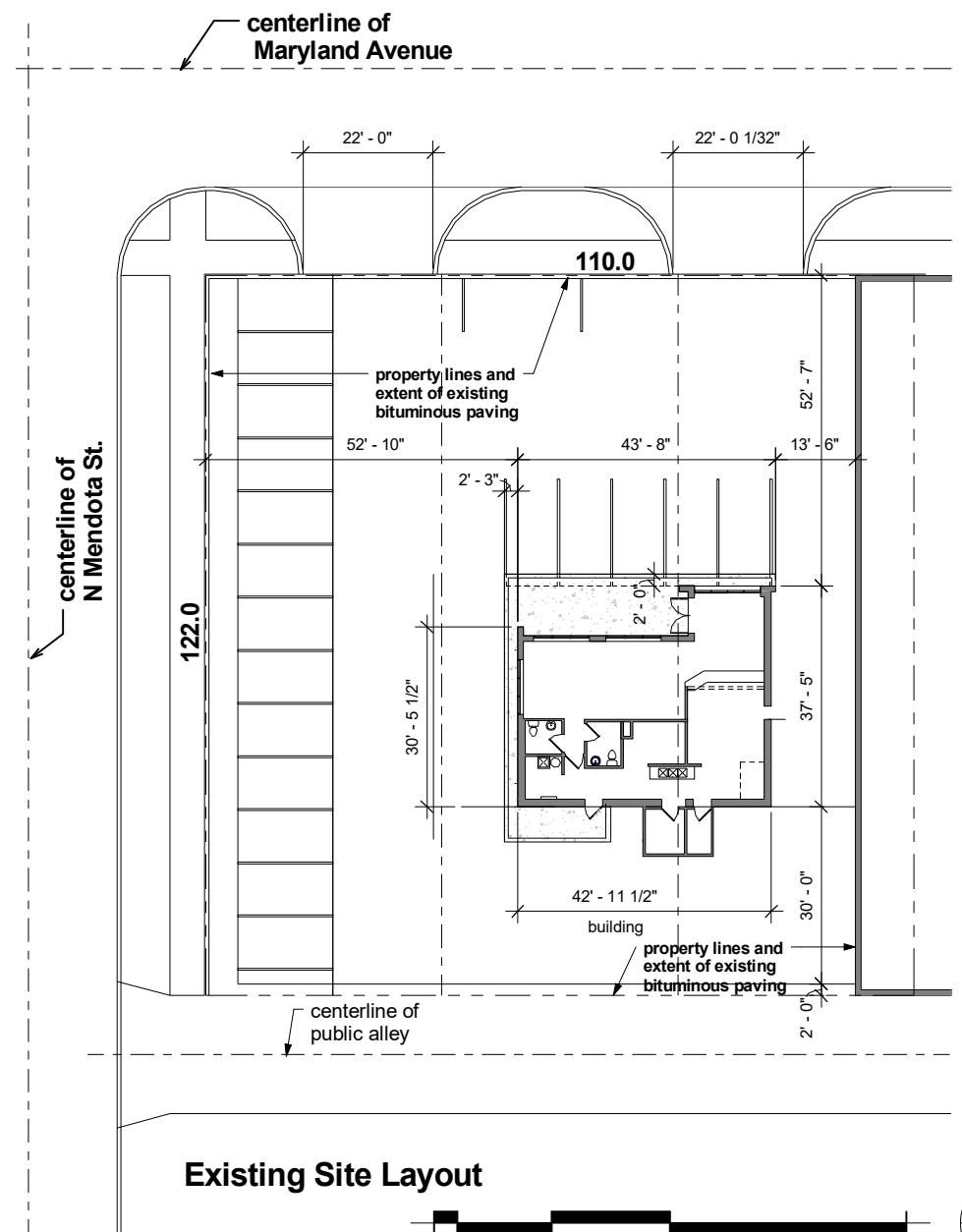
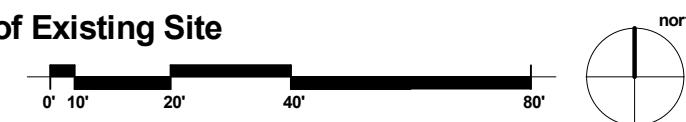
2255 DOSWELL AVENUE
SAINT PAUL, MINNESOTA 55108
:(612) 331-0567 www.architron.com

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 Architect under the laws of the State of Minnesota.

Print Name: PHILIP BROUARD
Signature: philip brouard
Date: 09nov18 License #: 13520



Aerial Photo of Existing Site



Existing Site Layout



Tobacco Shop
88 Maryland Ave. E.
St. Paul, MN

ARCHITRON JOB NUMBER 1825

Existing Site Plan

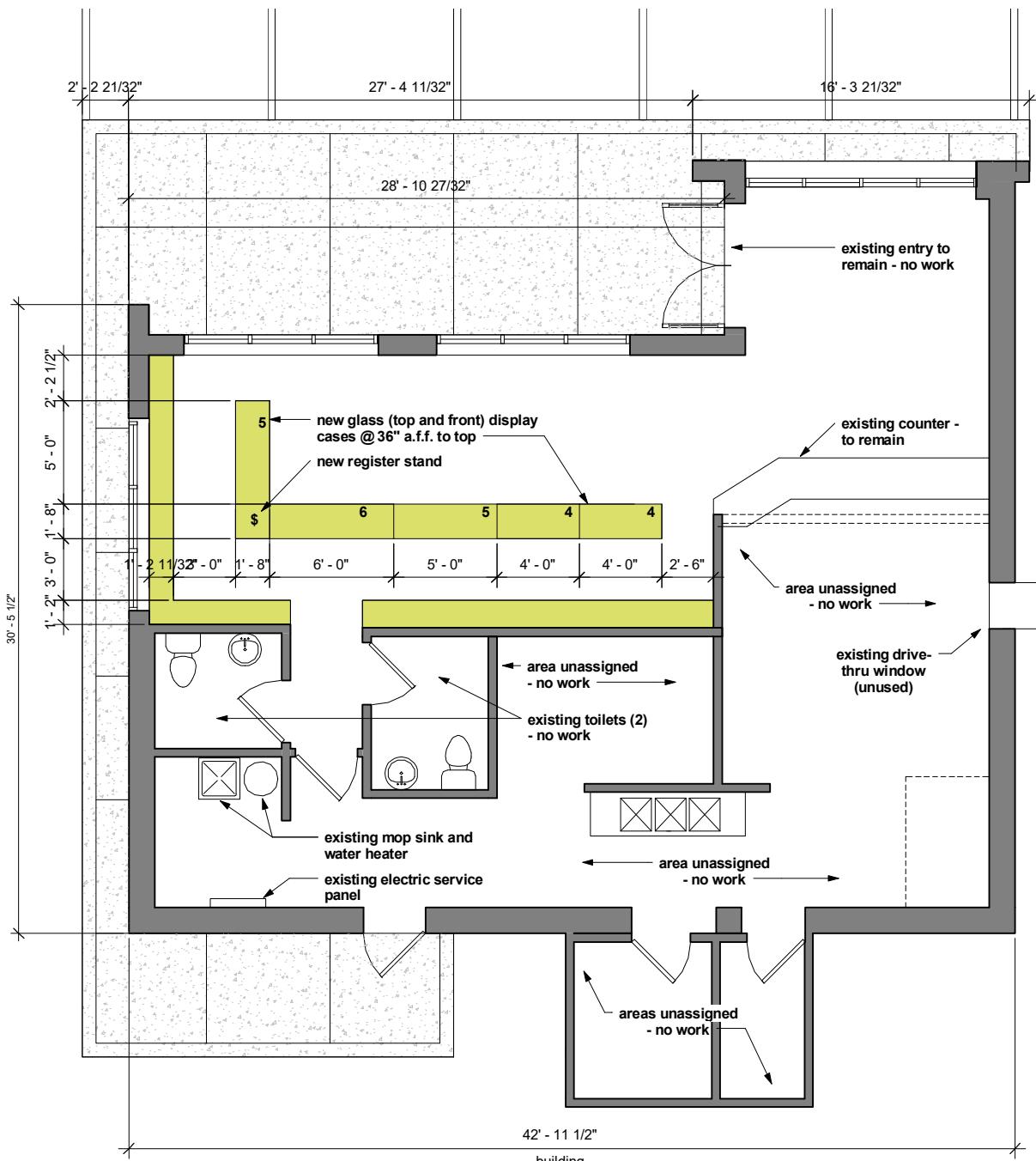
Designed By	-	Checked By	-
Drawn By	-	Approved By	-
Date	09nov18		

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Proposed Floor Plan

A1.0