

## Chris Royal

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**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](mailto: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?

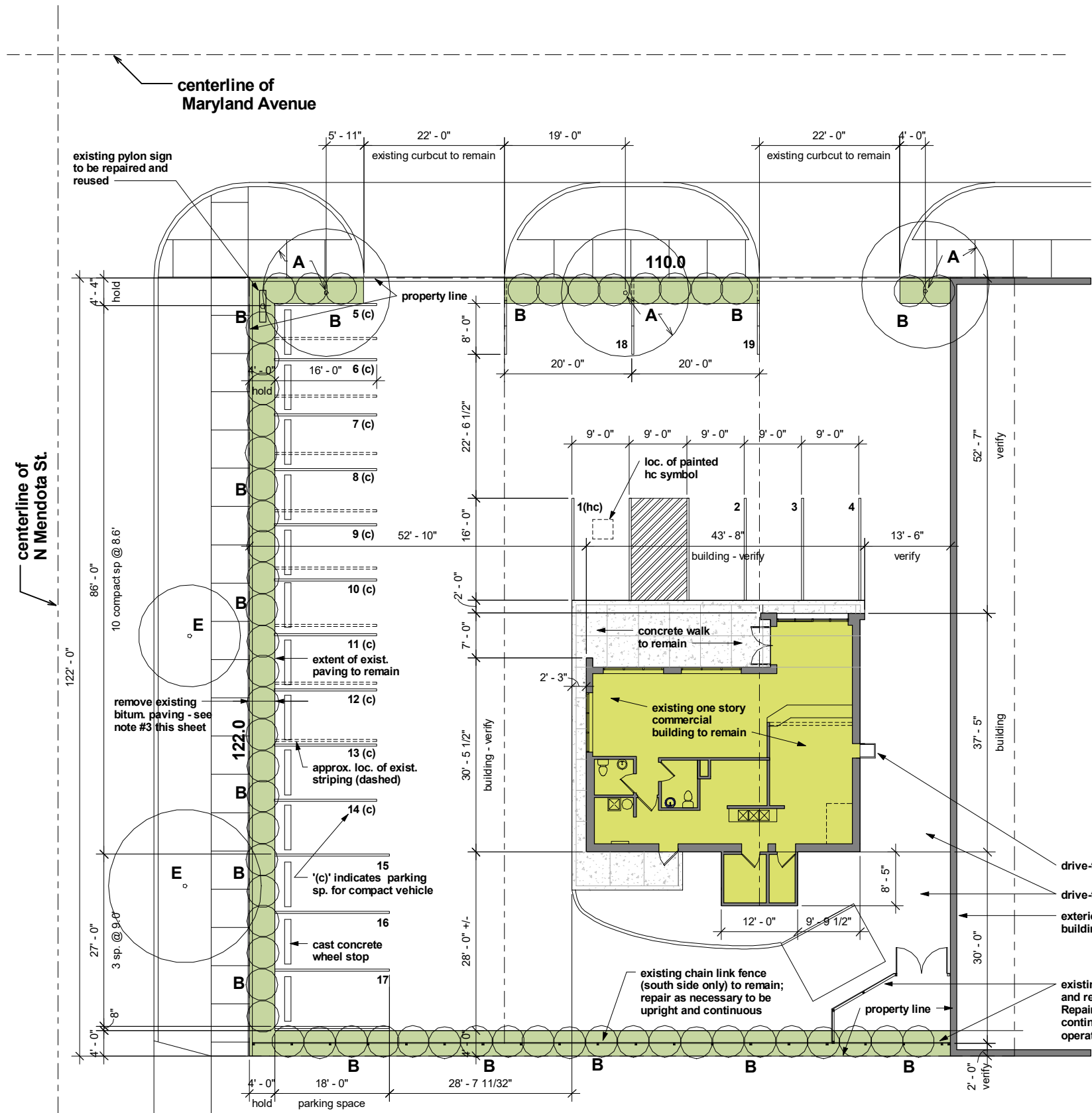
Also, based on architectural plans for his smoke shop, my client suggests that the building could house both the smoke shop and the restaurant. He also suggests that the City would allow this from a zoning/permitting perspective. Please inquire whether your client has an interest in sharing the building,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

Best Regards,

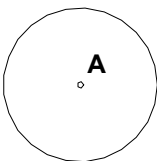
Chris Royal | Law Office of C. Edward Royal  
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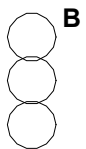
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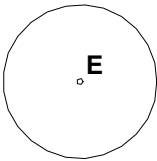
Key to Plant Materials



**Imperial Honeylocust**  
*Gleditsia triacanthos inermis*  
'Impcole' ; 6-8' overall height at planting



**'Little Giant' Arbor Vitae**  
*Thuja Occidentalis* 'Little Giant'; #5 container at planting; 5'-0" o.c.+/-; planting to be sufficiently dense to provide an unbroken visual barrier within two (2) growing seasons after time of planting.



**Existing mature deciduous tree** to remain; protect during improvements

General Site Notes

- 1) Existing bituminous paving to remain except in shaded (green) area at perimeter of site.
- 2) Existing paving to receive new coating and striping
- 3) Soil below existing paving to be removed shall be prepared for planting. See planting diagram this sheet. Ground below planting materials to be covered with hardwood mulch.

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/ dive-through, into a tobacco shop. Exterior and site work is limited to: removing a portion of 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%)

**Parking Setbacks**  
Front - 4'  
Side - 4' west; 0' east  
Rear - 4'

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 BROUSSARD  
Signature: *Philip Broussard*  
Date: 09nov18 License #: 13520

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

ARCHITRON JOB NUMBER 1825

Cover Sheet

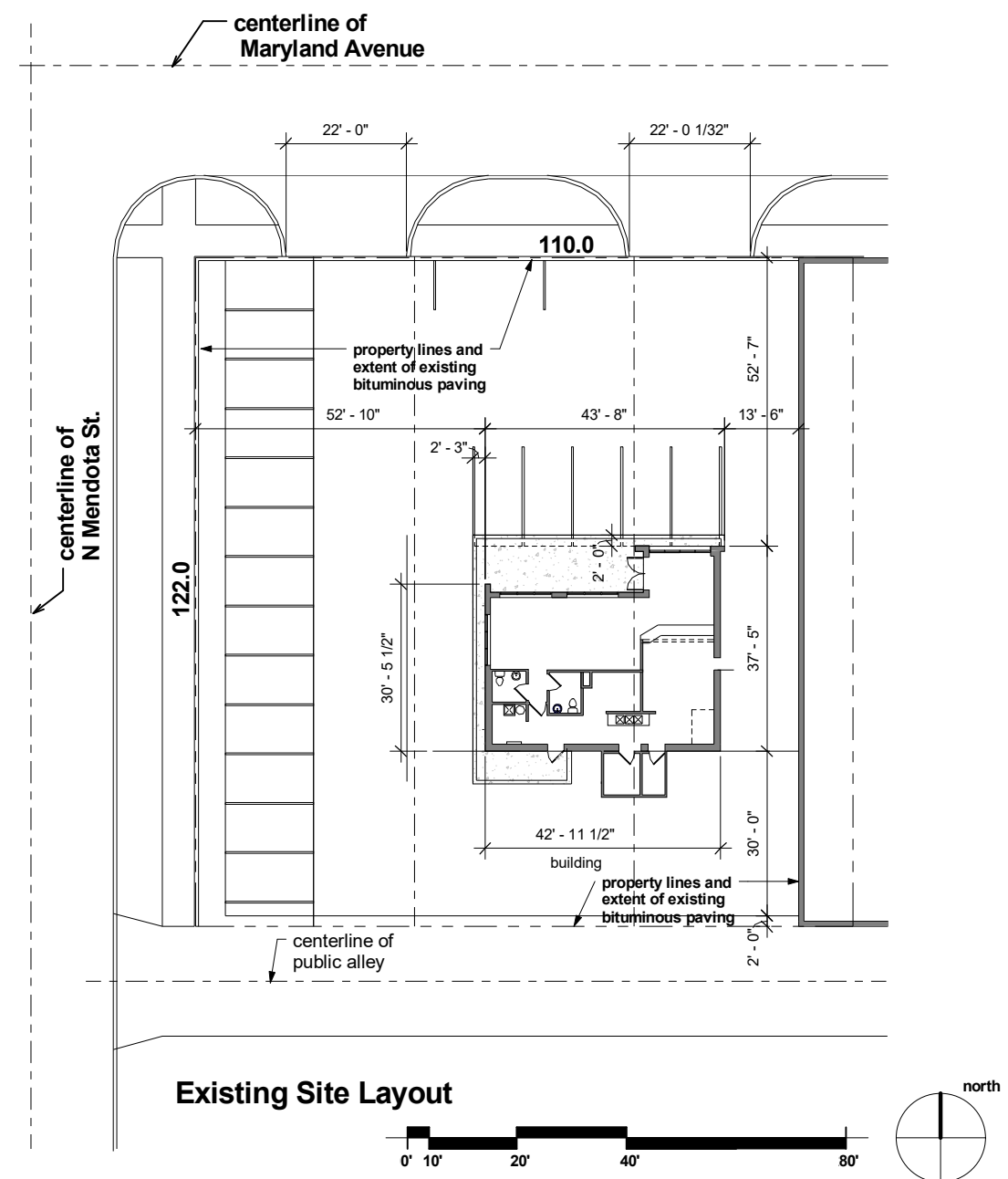
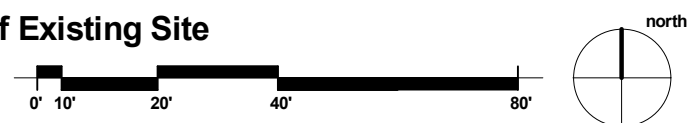
Designed By - Checked By -  
Drawn By - Approved By Approver  
Date 09nov18

Revisions			
No.	Date	By	Description

A0.0



### Aerial Photo of Existing Site



## Existing Site Layout



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 BROUSSARD

Signature: philip m. mason

Date: 09 Nov 18 License #: 13520

Tobacco Shop

888 Maryland Ave. E.  
St. Paul, MN

ARCHITRON JOB NUMBER 1825

## Existing Site Plan

Designed By - Checked By -

Drawn By \_\_\_\_\_ Approved By \_\_\_\_\_

Drawn by: \_\_\_\_\_ Date: 09nov18

Revisions

[illegible]

## A0.1



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 BROUSSARD  
Signature: Philip Broussard  
Date: 09nov18 License #: 13520

**Tobacco Shop**  
888 Maryland Ave. E.  
St. Paul, MN

ARCHITRON JOB NUMBER 1825

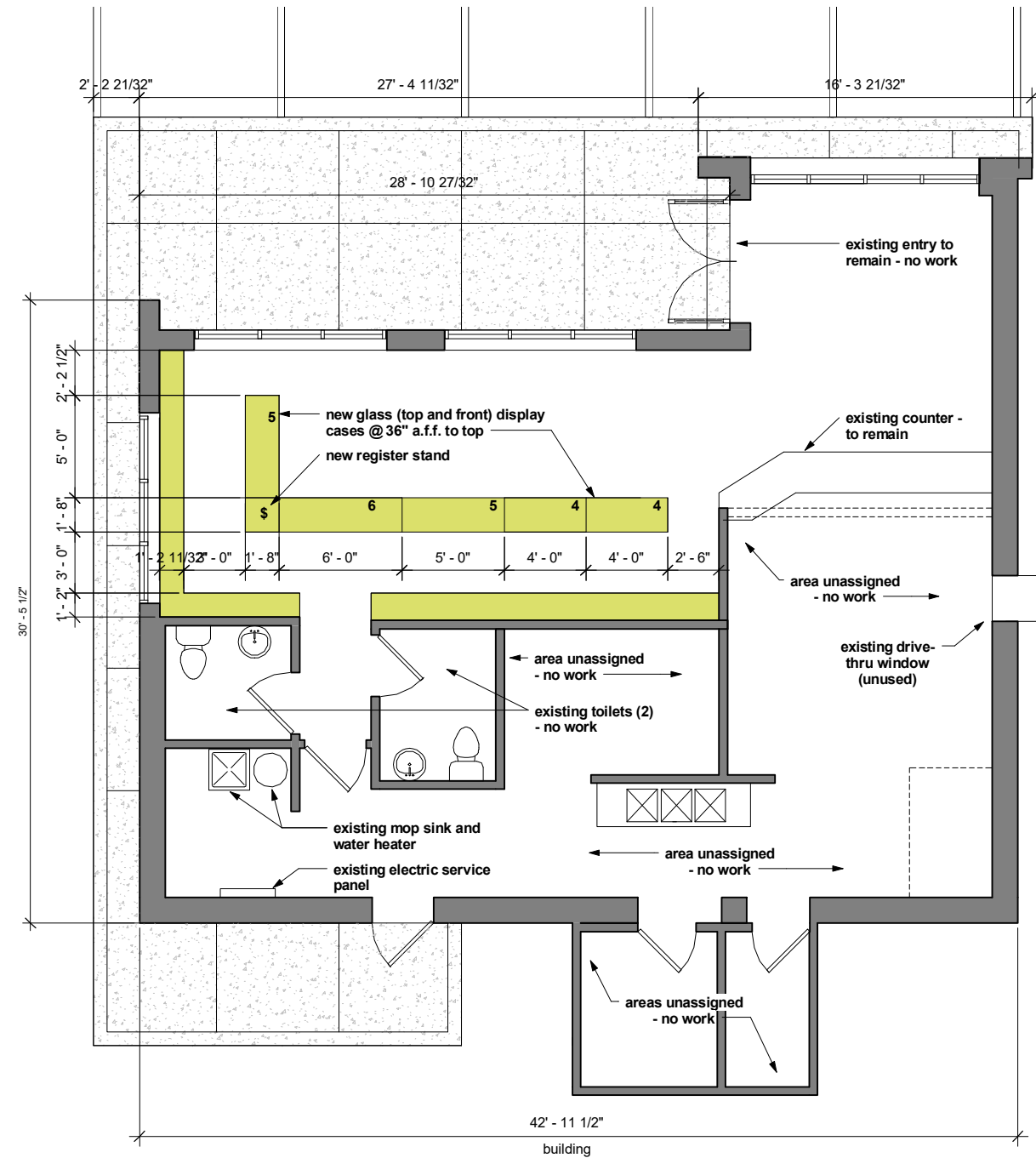
Proposed Floor Plan  
Floor Plan

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

### Revisions

[illegible]

# A1.0



## Proposed Floor Plan

