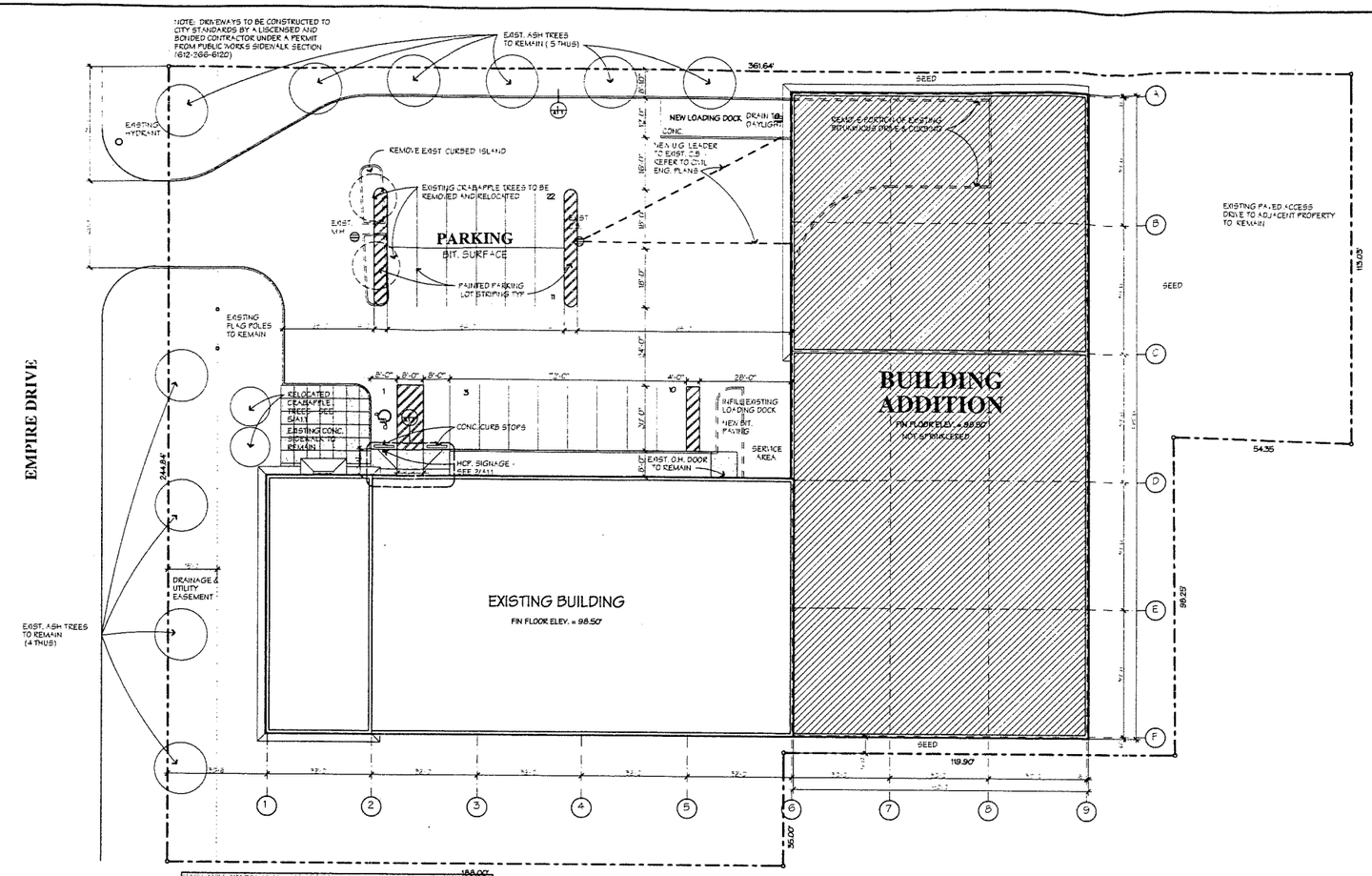


NOTES-SITE PLAN

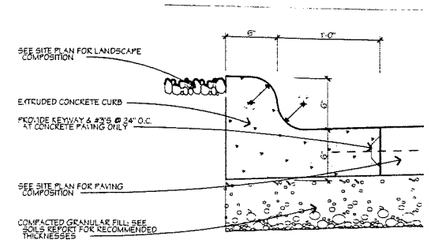
General Notes:

1. THE G.C. SHALL PLOT AND STAKE OUT BUILDING ADDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS AND ANY IN-FIELD DIMENSIONS FOR RESOLUTION. VERIFY PROPERTY LOCATION IN RELATION TO BUILDING.
2. CONTRACTORS SHALL COMPLETELY FAMILIARIZE THEMSELVES WITH THE SITE CONDITIONS PRIOR TO SUBMITTING BIDS.
3. VERIFY THE LOCATION OF ALL UTILITY LINES PRIOR TO CONSTRUCTION. RELOCATE AND/OR PROVIDE FOR ANY LINES THAT ARE IN CONFLICT WITH THE NEW BUILDING. CONTACT GOPHER STATE ONE CALL @ 1-800-252-1166
4. ALL DISTURBED AREAS TO RECEIVE LANDSCAPING. (IE. SOD, GRASS SEED, ETC.)
5. PROVIDE SITE GRADING TO OBTAIN POSITIVE SLOPE AWAY FROM BUILDING AND ENTRANCES; SEE GRADING PLAN FOR SPOT ELEVATIONS.
6. CONTRACTOR SHALL MAINTAIN TEMPORARY SITE ACCESS AND EMPLOY SOIL CONSERVATION TECHNIQUES AS REQUIRED BY THE CITY. ALL CARE SHOULD BE TAKEN TO MINIMIZE DISTURBANCE TO ADJACENT STRUCTURES AND PROPERTIES. (SEE CIVIL DRAWINGS.)
7. ALL TREES NOT SPECIFICALLY CALLED OUT TO BE REMOVED SHALL REMAIN. CONTRACTOR SHOULD USE CARE WHEN WORKING AROUND TREES AND PERFORMING FINAL GRADING TO LEAVE TREE ROOT STRUCTURE INTACT.
8. ALL NEW SIDEWALKS TO BE CONSTRUCTED W/ 2% MAX. CROSS SLOPE U.N.O.
9. SOILS INVESTIGATION TO BE PROVIDED BY ON SITE REGISTERED SOILS ENGINEER. RECOMENDATIONS MADE BY THE ENGINEER ARE TO BE STRICTLY ADHERED TO. THESE INCLUDE BUT ARE NOT LIMITED TO EXCAVATION, BACKFILL, COMPACTION, DEWATERING.
10. REFER TO CIVIL ENGINEERING DRAWINGS SHEET A1.3 FOR GRADING AND DRAINAGE INFORMATION.

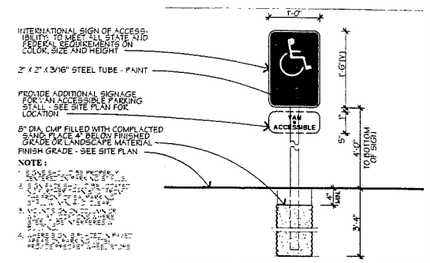
NORTH

SITE PLAN

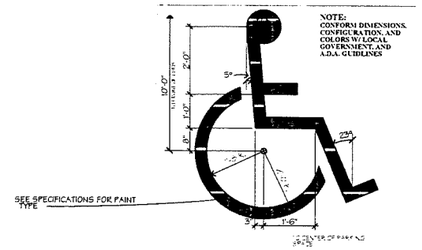
1" = 30'-0"



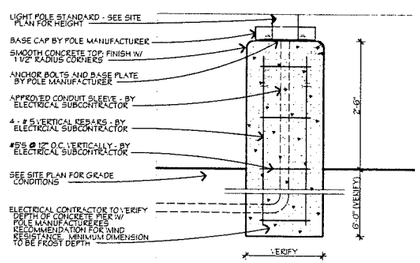
1 A1.1 DETAIL @ CURB 1/2" = 1'-0"



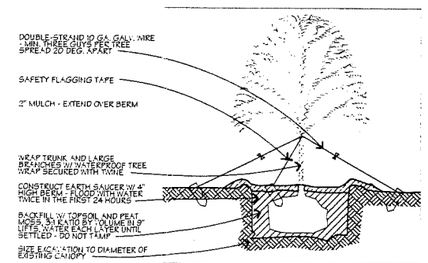
2 A1.1 ACCESSIBLE PARKING SIGN 3/4" = 1'-0"



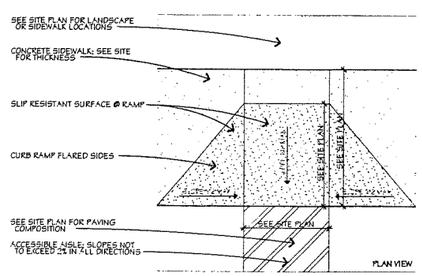
3 A1.1 ACCESSIBLE STALL SYMBOL 1/2" = 1'-0"



6 A1.1 DETAIL @ POLE BASE 3/4" = 1'-0"



5 A1.1 TRANSPLANTING & STAKING DETAIL N.T.S.



4 A1.1 DETAIL @ CURB RAMP 1/4" = 1'-0"

PROJECT INFORMATION

BUILDING CODES: 1994 U.B.C. / MN. STATE BUILDING CODE, / CABO/ANSI 117.1

OCCUPANCY	B, F-2
OCCUPANCY SEPARATIONS :	1 HR.
AREA SEPARATIONS :	2 HR.
TYPE OF CONSTRUCTION	TYPE IIN
FIRE SPRINKLER :	NO

FLOOR AREA:		OCCUPANCY TYPE:	BASIC ALLOWABLE AREA OPEN 0 SIDES
EXISTING OFFICE	5,120 SF	B	18,000 SF
EXIST. WAREHOUSE	10,240 SF	F-2	18,000 SF
NEW WAREHOUSE	17,820 SF	F-2	18,000 SF
GRAND TOTAL =	33,180 SF		

BUILD HT./NO. OF STORIES : 2 STORIES

ZONING : SITE ZONED : I-2 INDUSTRIAL DISTRICT

SETBACKS: FRONT YARD: 15 FT. SIDE YARD: 0 FT. SIDE YARD: 0 FT. REAR YARD: 0 FT.

PARKING : BASED UPON USABLE FLOOR AREA

OFFICE	1 SPACE/ 350 SF	4,680 - 350	=	14
EXISTING WAREHOUSE	1 SPACE / 5,000 SF	9,828 - 5,000	=	2
NEW WAREHOUSE	1 SPACE / 5,000 SF	17,348 - 5,000	=	4

TOTAL STALLS REQUIRED = 20 TOTAL STALLS PROVIDED = 22

DESIGN LOADS :

FROST DEPTH :	3'-6" (VERIFY)
SNOW LOAD :	30 # SNOW LOAD (ZONE 2)
BASIC WIND EFFECT	20 PSF

LANDSCAPING/PARKING RATIO

PAVED AREA: (PARKING/DRIVES)	18,974 S.F.
LANDSCAPED AREA:	25,661 S.F.
REQUIRED RATIO:	1:10 1,897 S.F. REQD

SYMBOL LEGEND

WALL SECTION	REFERENCE NUMBER
	DETAIL TITLE
A1	DRAWING SCALE
	SHEET INDEX NUMBER
LOBBY	ROOM NAME
100	ROOM NUMBER
X X X X	ROOM FINISH SCHEDULE
A	COLUMN NOTATION
1 A1	DETAIL NUMBER / SHEET NUMBER
1 A1	SECTION NUMBER / SHEET NUMBER
1 A1	ELEVATION NUMBER / SHEET NUMBER
100	DOOR NUMBER
A	WALL TYPE REFERENCE
	WINDOW FRAME WIDTH
6'-0" 2'-0"	WINDOW FRAME HEIGHT
A	WINDOW REFERENCE
100'-0"	NEW SPOT ELEVATION/ FLOOR ELEVATION TARGET
× 100'-0"	EXISTING SPOT ELEVATION

ABBREVIATIONS

CONSULTANTS

CIVIL ENGINEER
LARSON ENGINEERING OF MINNESOTA
3524 LABORE RD.
WHITE BEAR LAKE, MN. 55110
(612) 481-9120
(612) 481-9201 FAX

ATTN: RON DOKKEN

SHEET TITLE: SITE PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of ..... Date: ..... Reg. No. .....

REVISIONS:

DRAWN BY: RLR/SB
DATE: 8/18/97
PROJECT NO.: 9725

PROJECT NAME: SITMA USA ST. PAUL, MINNESOTA

MATERIAL SCHEDULE

EARTH/ COMPACT FILL, EARTH, GRAVEL FILL, L.T. WT. CONCRETE, STRUCTURAL CONCRETE, BURNISHED BLOCK, CONCRETE BLOCK, FACE BRICK, CUT STONE, CERAMIC TILE, ALUMINUM, STEEL, MD. BLOCKING, PLYWOOD, FINISHED WOOD, BATT INSULATION, RIGID INSULATION, GYPSUM BOARD

SITMA USA

WAREHOUSE EXPANSION

ST. PAUL, MINNESOTA

SHEET INDEX

ARCHITECTURAL

A1.1 SITE PLAN
A1.2 SITE SURVEY
A1.3 GRADING & DRAINAGE PLAN
A2.1 BUILDING ELEVATIONS

Miller
ARCHITECTS & BUILDERS, INC.

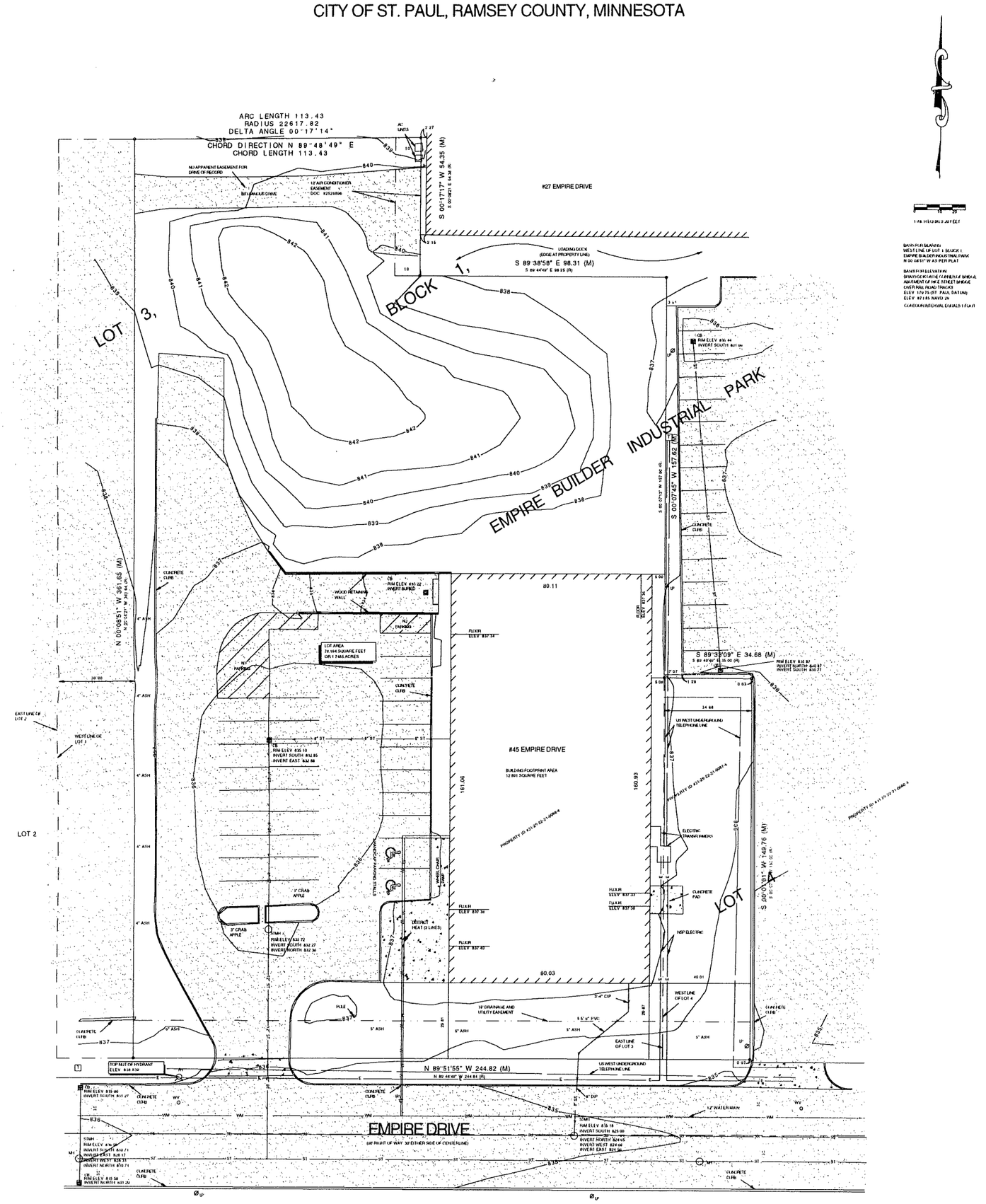
3335 WEST ST. GERMAIN
P.O. BOX 1228
ST. CLOUD, MINNESOTA 56302
OFFICE: (320) 251-4109
FAX: (320) 251-4693

SHEET NO. A1.1

BOUNDARY & TOPOGRAPHY SURVEY OF

LOT 3, EXCEPT THE WEST 30 FEET THEREOF AND THE WEST 35 FEET OF THE SOUTH 150 FEET OF LOT 4, BLOCK 1, EMPIRE BUILDER INDUSTRIAL PARK,

CITY OF ST. PAUL, RAMSEY COUNTY, MINNESOTA



ZONING & SETBACKS

ZONING DISTRICT I 2 (INDUSTRIAL)
MAXIMUM LOT SIZE NONE
MAXIMUM HEIGHT OF STRUCTURES
IN STORIES NONE
IN FEET 75 (A)
FRONT SETBACK 0 (B C D)
SIDE SETBACK 0 (B D)
REAR SETBACK 0 (B D)
BULK RESTRICTIONS NONE

(A) THE HEIGHT REGULATION SHALL NOT APPLY TO THOSE PORTIONS OF ANY BUILDING OR STRUCTURE WHICH ARE SET BACK FROM ANY EXTERIOR PROPERTY LINE OF THE PARCEL ON HIGH USE HEIGHT BUILDING OR STRUCTURE IS CONSTRUCTED A DISTANCE EQUAL TO THE HEIGHT WHICH SAID STRUCTURE EXCEEDS THE MAXIMUM HEIGHT OF BUILDINGS ALLOWED IN SAID DISTRICT
(B) ON THOSE LOTS OR PARCELS, OR PORTIONS OF LOTS OR PARCELS WHICH ARE LOCATED DIRECTLY ACROSS A STREET OR ABUT A SIDE OR REAR LOT LINE IN ANY USE DISTRICT (OTHER THAN ANY I-2 I-3 OR P-1 DISTRICT THE REQUIRED SETBACKS FROM SAID ABUTTING DISTRICTS SHALL BE EQUAL TO A MINIMUM OF ONE AND ONE HALF (1 1/2) TIMES THE HEIGHT OF THE BUILDINGS EXCEPT AS NOTED IN SECTION 63 193
(C) WHERE THE FRONTAGE OF ANY BLOCK IS DIVIDED INTO TWO (2) OR MORE ZONING DISTRICTS THE FRONT YARD REQUIREMENTS OF THE DISTRICT WITH THE LARGEST FRONT YARD DEPTH SHALL BE APPLIED TO THE ENTIRE BLOCK FRONTAGE
(D) NONREQUIRED FRONT YARDS AND ALL REQUIRED AND NONREQUIRED SIDE AND REAR YARDS SHALL BE PERMITTED TO BE USED FOR OFF-STREET PARKING LOADING AND UNLOADING SHALL NOT BE PERMITTED IN ANY NONREQUIRED FRONT SIDE OR REAR YARDS

AS PER KAREN CITY OF ST PAUL
(612) 266-9908

IN FE AND FEET AND DIMENSIONS TO VERIFY ZONING AND SETBACKS

LEGEND

UGHT POLE	EXISTING CONTOUR
TELEPHONE POLE	EXISTING SPOT ELEVATION
STORM SEWER MANHOLE	DENOTES CONCRETE SURFACE
SANITARY SEWER MANHOLE	DENOTES BITUMINOUS SURFACE
FIRE HYDRANT	DENOTES FOUND 1/2" IRON PIPE (REGISTERED LAND SURVEYOR #13456)
	DENOTES UNDERGROUND NORTHERN STATES POWER
	DENOTES UNDERGROUND TELEPHONE LINE
	DENOTES UNDERGROUND WATER MAIN
CATCH BASIN	DENOTES UNDERGROUND SANITARY SEWER
	DENOTES UNDERGROUND STORM SEWER
WATER VALVE	(R) DENOTES RECORD MEASUREMENTS (AS PER PLAT OF EMPIRE BUILDER INDUSTRIAL PARK)
	(M) DENOTES MEASURED MEASUREMENTS

CERTIFICATE OF SURVEY

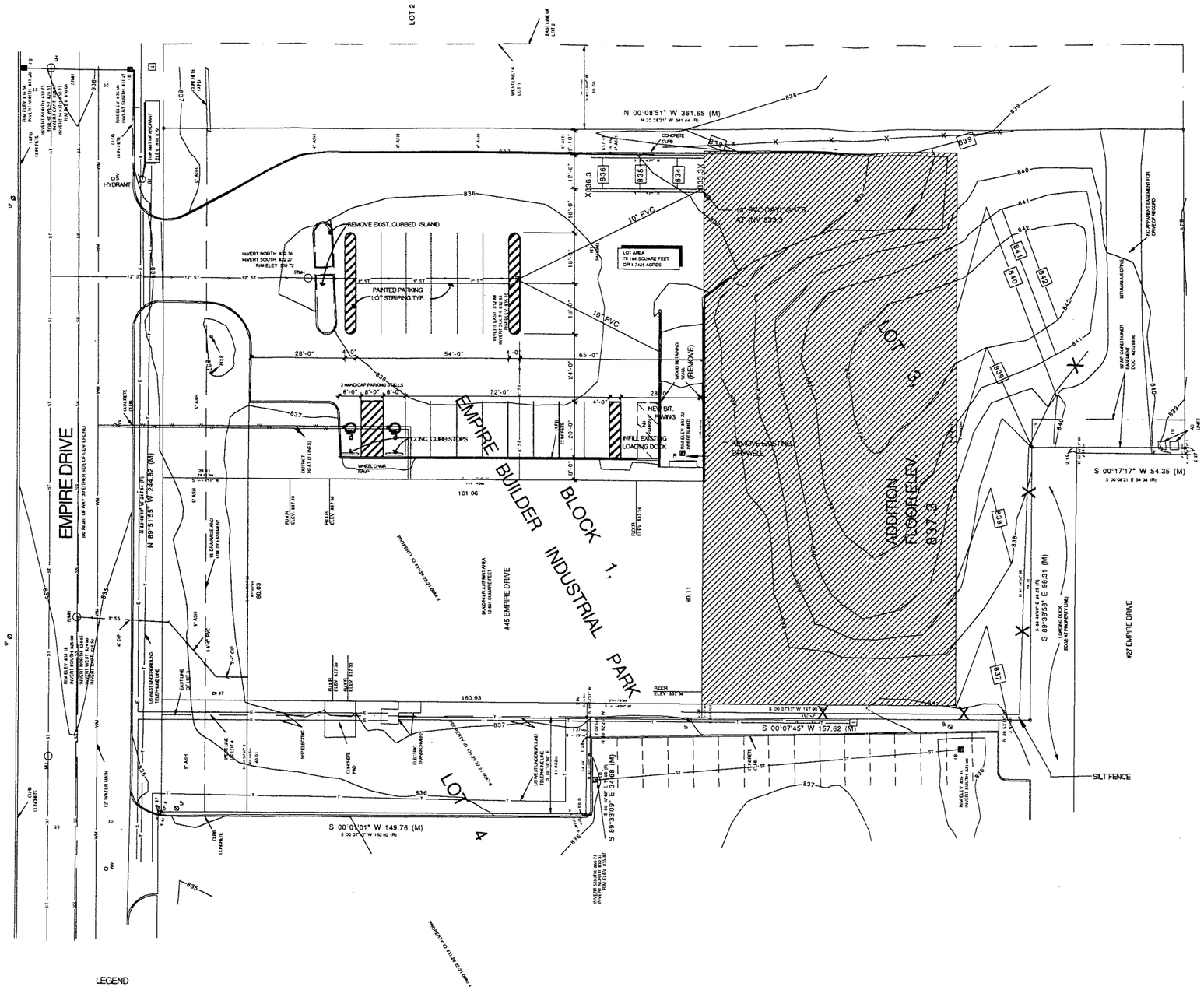
CERTIFICATION

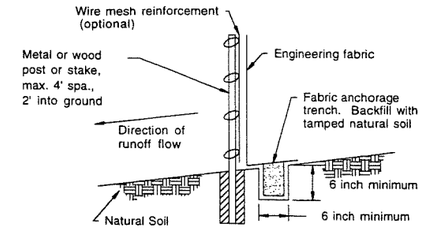
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

MARK D. KEMPER R.L.S. 16402
DATED THIS DAY OF 1997

KEMPER & ASSOCIATES INC.
LAND SURVEYING ENGINEERING

INNSBRUCK OFFICE PARK
2722 HWY. 694, STE. 130
ST. PAUL, MINNESOTA 55112
612-631-0351
FAX 612-631-8805





NOTE: Depending upon configuration, attach fabric to wire mesh with hog rings, steel posts with tie wires, or wood posts with staples.

TYPICAL SILT FENCE INSTALLATION

LEGEND

- LIGHT POLE
- TELEPHONE RISER
- STM SEWER MANHOLE
- SS SANITARY SEWER MANHOLE
- FIRE HYDRANT
- CB CATCH BASIN
- WV WATER VALVE
- 839 EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- DENOTES CONCRETE SURFACE
- DENOTES BITUMINOUS SURFACE
- DENOTES FOUND 1/2" IRON PIPE (REGISTERED LAND SURVEYOR #14492)
- E DENOTES UNDERGROUND NORTHERN STATES POWER
- T DENOTES UNDERGROUND TELEPHONE LINE
- WM DENOTES UNDERGROUND WATER MAIN
- SS DENOTES UNDERGROUND SANITARY SEWER
- ST DENOTES UNDERGROUND STORM SEWER
- (R) DENOTES RECORD MEASUREMENTS (AS PER PLAT OF EMPIRE BUILDER INDUSTRIAL PARK)
- (M) DENOTES MEASURED MEASUREMENTS

BASIS FOR BEARING
N 89°51'55" W ALONG LOT 1, BLOCK 1 EMPIRE BUILDER INDUSTRIAL PARK
N 89°51'55" W ALONG LOT 4

BASIS FOR ELEVATION
BENCHMARK ON THE CORNER OF BRIDGE AND EMPIRE DRIVE, ELEVATION 850.00 (MN/DOT DATUM)
ELEV. 873.93 (NAVD 29)
CONTOUR INTERVAL EQUALS 1 FOOT

1 INCH EQUALS 20 FEET

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

Ronald L. Dahlke

DATE 7/28/97 REG. NO. 13931

Larson
ENGINEERING OF MINNESOTA
3524 LABORE ROAD
WHITE BEAR LAKE, MN. 55110
612-481-9120

SITE GRADING AND UTILITY PLAN

NO.	REVISION	DATE	NO.	REVISION	DATE

SITMA OFFICE/SHOWROOM ADD.
ST. PAUL, MINNESOTA

MILLER ARCHITECTS AND BUILDERS, INC.

DRAWN:
CHECKED:
DATE:

C1