

PATIO ADDITION & ACCESSORY PARKING LOT
FOR FITZGERALD'S RESTAURANT
173 WESTERN AVE N. and 401 SELBY AVENUE
ST. PAUL, MN 55102

DRAWING INDEX:

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C400: DETAILS

PROJECT DESCRIPTION:

PHASE I - UNDER SEPARATE PERMIT, REMOVAL OF EXISTING 1-STORY OFFICE BUILDING TO BE REPLACED BY
SURFACE PARKING FOR RESTAURANT AT 401 SELBY AVENUE
PHASE II - UNDER A SEPARATE PERMIT, ADDITION OF SEASONAL OUTDOOR PATIO at 173 WESTERN AVE

APPLICABLE CODES

2015 MINNESOTA STATE BUILDING CODE
2015 INTERNATIONAL BUILDING CODE
2015 MINNESOTA CONSERVATION CODE FOR EXISTING BUILDINGS

BUILDING DESIGN

BUILDING USE: **NO CHANGE TO EXISTING BUILDING OCCUPANCY OR USE**
BUILDING AREA: 12,600 sf GFA (NO CHANGE)
BUILDING HEIGHT:

OCCUPANCY, CONSTRUCTION, AND SEPARATION

OCCUPANCY CLASSIFICATION: **NO CHANGE TO EXISTING BUILDING OCCUPANCY OR USE**
PH 1-OPEN PARKING, PH 2-PATIO DINING (A-2)

OCCUPANT LOAD: **NO CHANGE TO EXISTING BUILDING OCCUPANCY OR USE (181 OCCUPANTS)**
NEW PATIO 152 SEATS

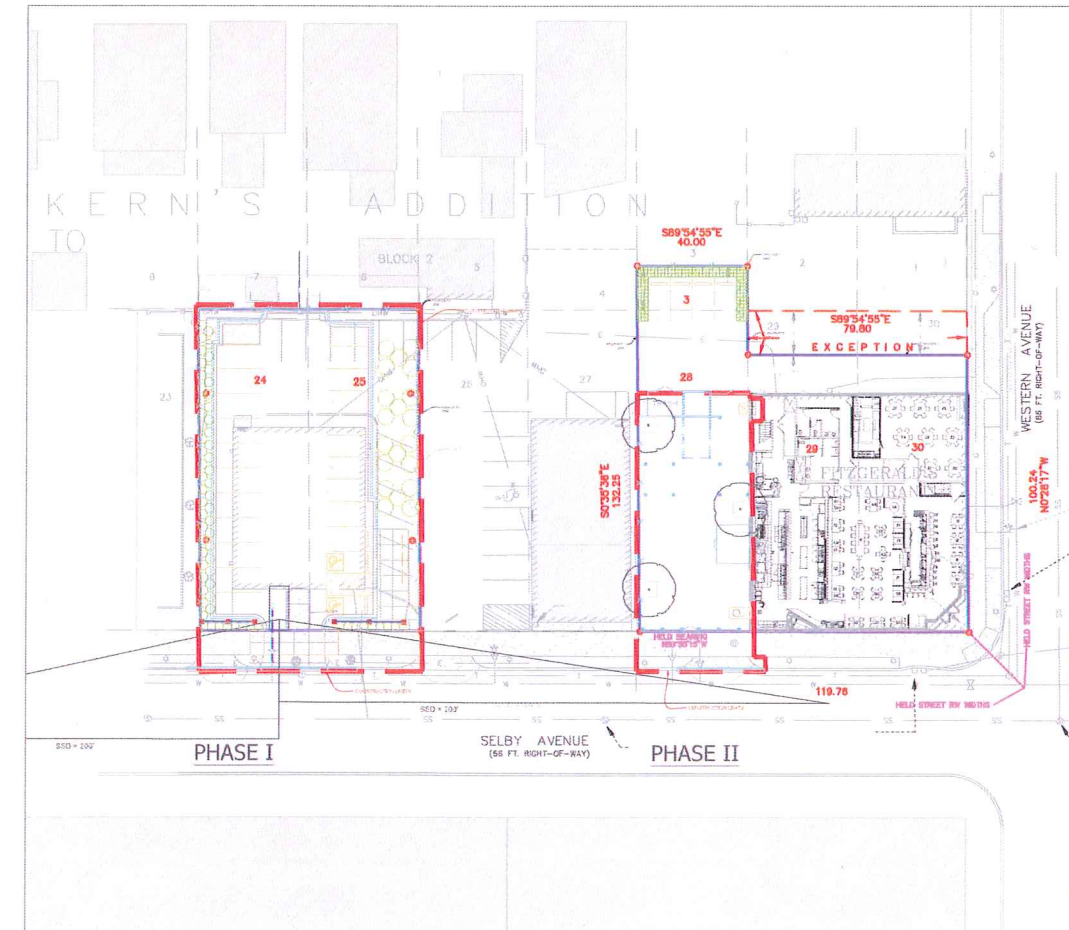
ZONING DATA

ZONED: 401 SELBY & 173 WESTERN = B2 COMMUNITY BUSINESS
OFF-STREET PARKING REQUIREMENTS - 1 vehicle space per 400 sf GFA (NO PARKING REQ FOR OUTDOOR PATIOS)
REQUIRED: 31
PROVIDED: 28 WITH 12 BICYCLE SPACES (4 SECURE BICYCLE SPACES PER 1
PARKING SPACE, MAX PARKING REDUCTION OF 3 SPACES)

REVISIONS - 5/6/2019

- 1 OPEN DOWNSPOUTS (RWP) LOCATED ON BAR AND CANOPY ROOF STRUCTURES, A1.0, A2.0
- 2 LAMP POST SPECIFICATIONS, A1.0
- 3 RELOCATED FENCE FOR SIGHT TRIANGLES, L1.0
- 4 SIGHT TRIANGLES, A1.0, C200

CONSTRUCTION LIMITS:



I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE PROJECT AND THAT I AM A duly Licensed Professional Engineer in the State of Minnesota.
DATE: 5/7/2019
REC. NO. 10005

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
ST. PAUL, MN 55108-2007
TELEPHONE: 651-342-1041

FILE:
DRAWN BY: CJO
CHECKED BY: DG
DATE DRAWN: 10/08/2018
REV: 5/06/2019

SHEET TITLE:
TITLE PAGE

OWNER:
SELBY, LLC

PROJECT:
FITZGERALD'S RESTAURANT
AND BAR PARKING
REVISION & PATIO
ADDITION

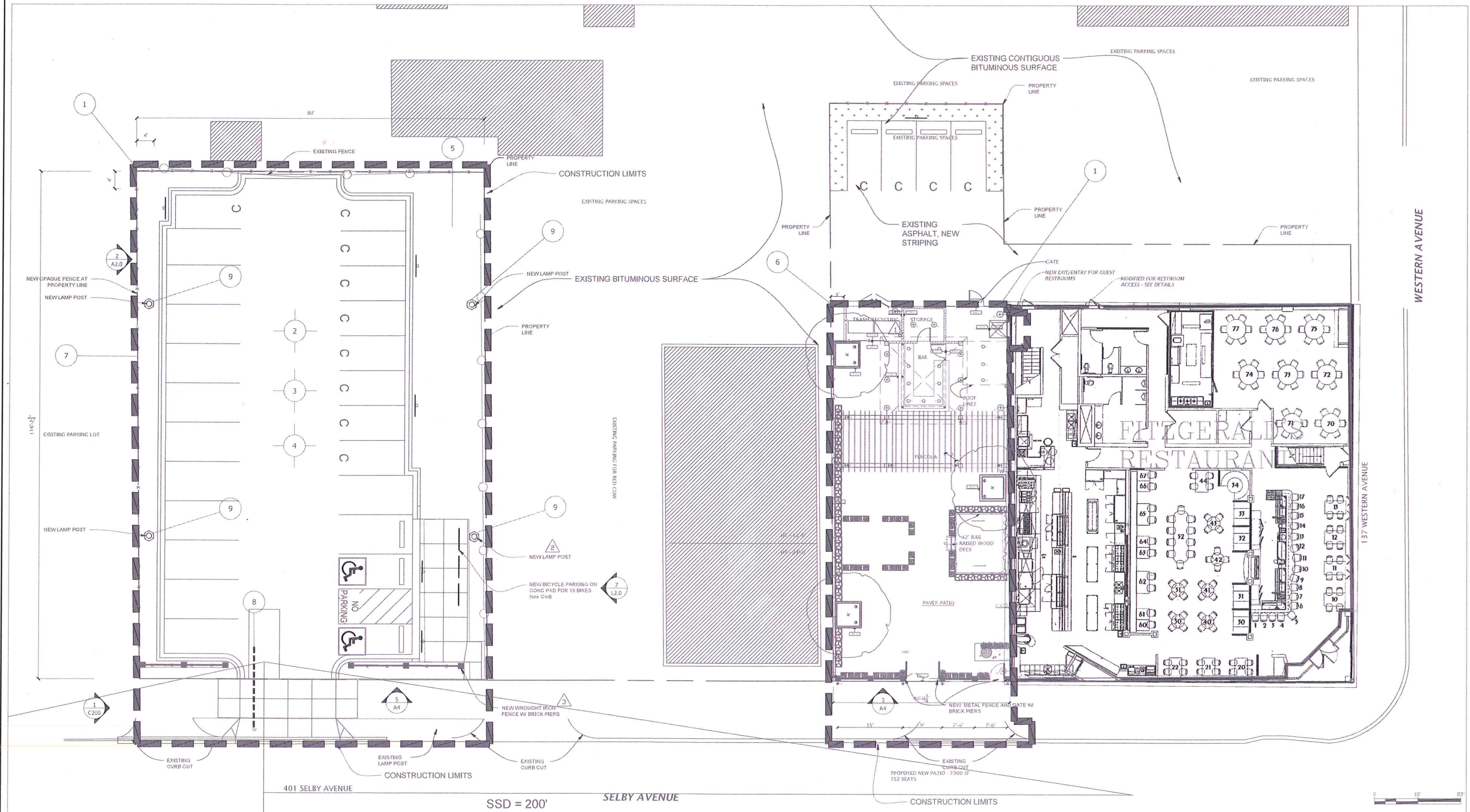
SHEET #

A0.0

SITE PLAN NOTES:

1. LIMITS OF CONSTRUCTION
2. DEMOLITION PLANS, SEE C100
3. PAVING PLAN, SEE C200
4. GRADING & EROSION CONTROL, SEE C300
5. LANDSCAPE PLAN, SEE L1.0
6. PATIO PLAN, SEE A2

7. NEW COMPOSITE OPAQUE FENCING, 5'-0" HIGH, SEE A2.0
8. APPROX LOC OF WATER SERVICES FOR IRRIGATION, REFER TO SURVEY C501
9. NEW LIGHTS, 12' h x 4" dia W/ DECORATIVE BASE, 114W LED (4)



1 SITE PLAN - PARKING AND PATIO
Scale: 1"=10'-0"

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR ANY PART THEREOF WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT OR PLANNER IN THE STATE OF CALIFORNIA.
DATE: 5/7/2019
D. W. Hylton
REG. NO. 13495

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
1725 HIGHWAY 98 E.
SANTA ROSA, CA 95407
TELEPHONE: 916-244-1041

FILE: C10
DRAWN BY: CJO
CHECKED BY: DG
DATE DRAWN: 10/08/2018
REV: 05/06/2019

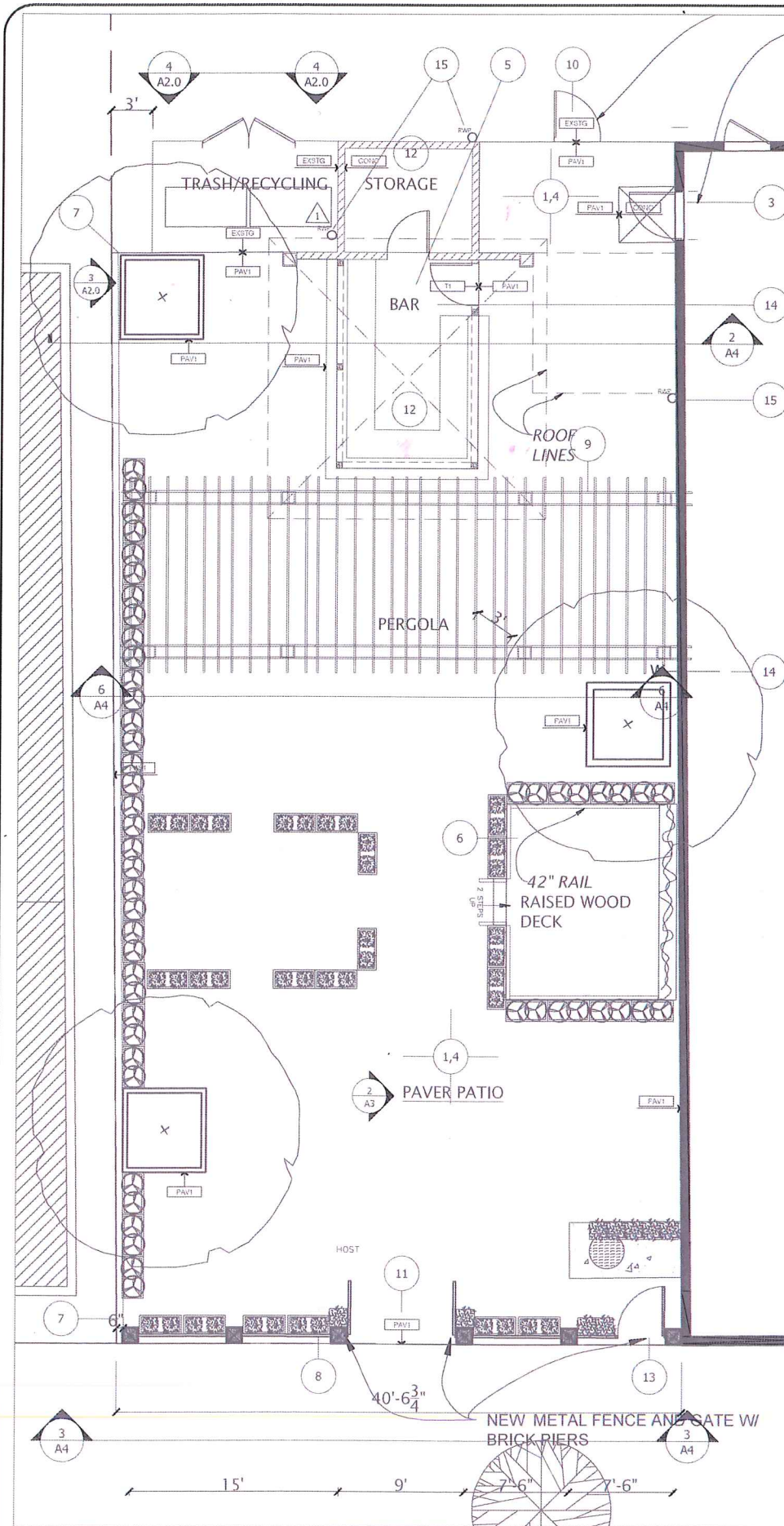
SHEET TITLE:
SITE PLAN

OWNER:
SELBY, LLC

PROJECT:
FITZGERALD'S RESTAURANT
AND BAR PARKING
REVISION & PATIO
ADDITION

SHEET #

A1.0



CONSTRUCTION NOTES:

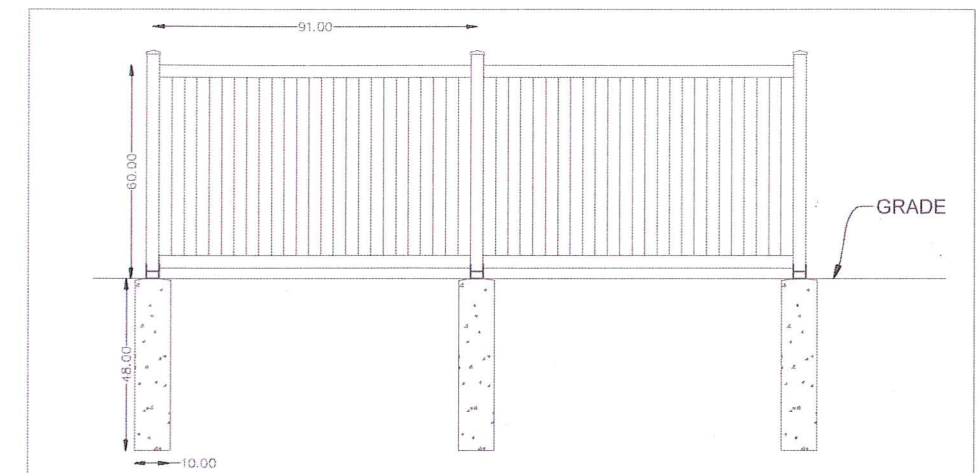
1. REMOVE EXISTING PAVEMENT TO EXTENT OF NEW SURFACE LIMITS; PREP AREA FOR UTILITIES EXPANSION AND PATIO BASE
2. NEW BUILDING ACCESS ENTRY FOR STAFF
3. NEW BUILDING ENTRY FOR GUEST RESTROOM ACCESS
4. NEW PAVER PATIO, SEE L1.0, L2.0
5. NEW SECURABLE BAR AREA ON CONC SLAB - SEE A4
6. NEW SEATING WOOD FRAMED PLATFORM AND COMPOSITE DECKING
7. 6 FT HIGH PRIVACY FENCE ALONG ENTIRE NORTH & WEST PROPERTY LINE - SEE 2/A2.0
8. ORNAMENTAL METAL FENCE AND GATE BETWEEN BRICK PIERS
9. PERGOLA, CEDAR, SEE 1/A4
10. ARBOR, CEDAR, WITH PANIC BAR ON GATE
11. GATED ENTRYWAY TO REMAIN OPEN DURING BUSINESS HOURS
12. EQUIPMENT FOR STORAGE AND BAR, SEE EQUIPMENT PLAN
13. PEDESTRIAN GATE, 4' W
14. ELECTRICAL AND PLUMBING SERVICES REQUIRED; COORDINATED BY OWNER
15. RWP-GUTTER AND OPEN DOWNSPOUTS, WITHIN 18" OF GRADE

FENCE AND ARCHITECTURAL NOTES:

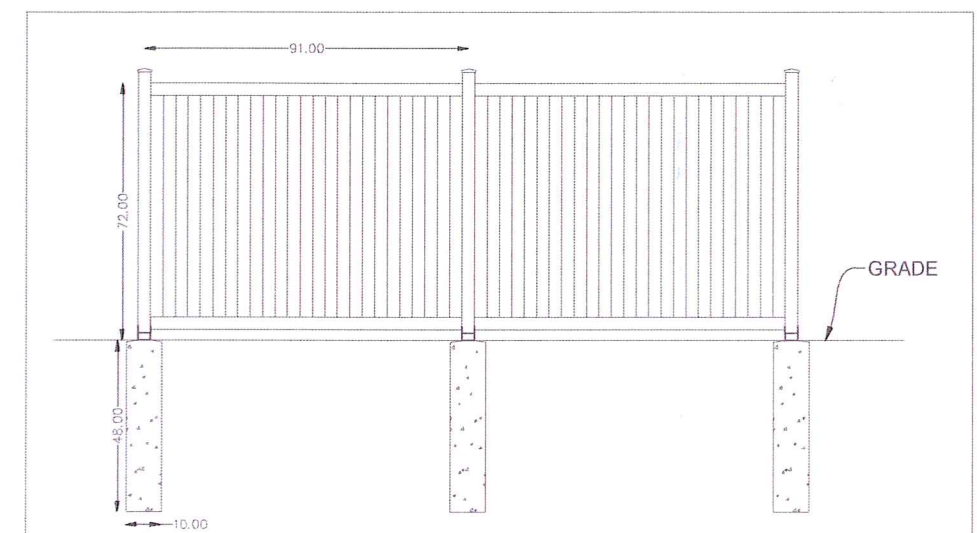
1. FENCE MANUFACTURER AND/OR SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL
2. PERGOLA AND ARBOR MANUFACTURER AND/OR SUBCONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL

PLUMBING NOTES:

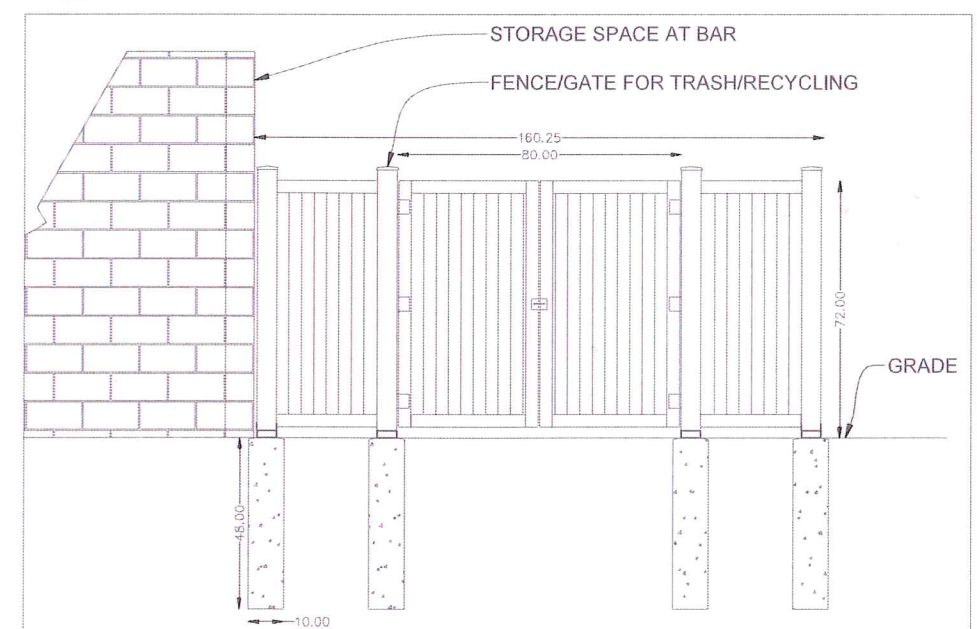
1. SEASONAL OPERATIONS - SANITARY LINE TRAPS TO BE REMOVED AND CAPPED FOR SHUT-DOWN, UNCAPPED AND REPLACED FOR START-UP BY A LICENSED PLUMBER
2. BAR, STORAGE AND CANOPY ROOF DRAINAGE PROVIDED BY GUTTER AND THREE (3) OPEN DOWNSPOUTS AS LABELED "RWP" ON PLAN.



2 FENCE, OPAQUE COMPOSITE AT 173 WESTERN AVE
Scale: 1/2"=1'-0"



3 FENCE, OPAQUE COMPOSITE AT 401 SELBY AVE
Scale: 1/2"=1'-0"



4 FENCE, OPAQUE COMPOSITE FOR TRASH/RECYCLING AT 173 WESTERN AVE
Scale: 1/2"=1'-0"

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
Date: 5/7/2019
Drew M. Mueser
REG. NO. 13893

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
1775 HIGHWAY 36 E
SANDSVILLE, MN 55126
TELEPHONE: 651-346-1041

FILE:
DRAWN BY: CJO
CHECKED BY: DG
DATE DRAWN: 10/08/2018
REV: 5/02/2019

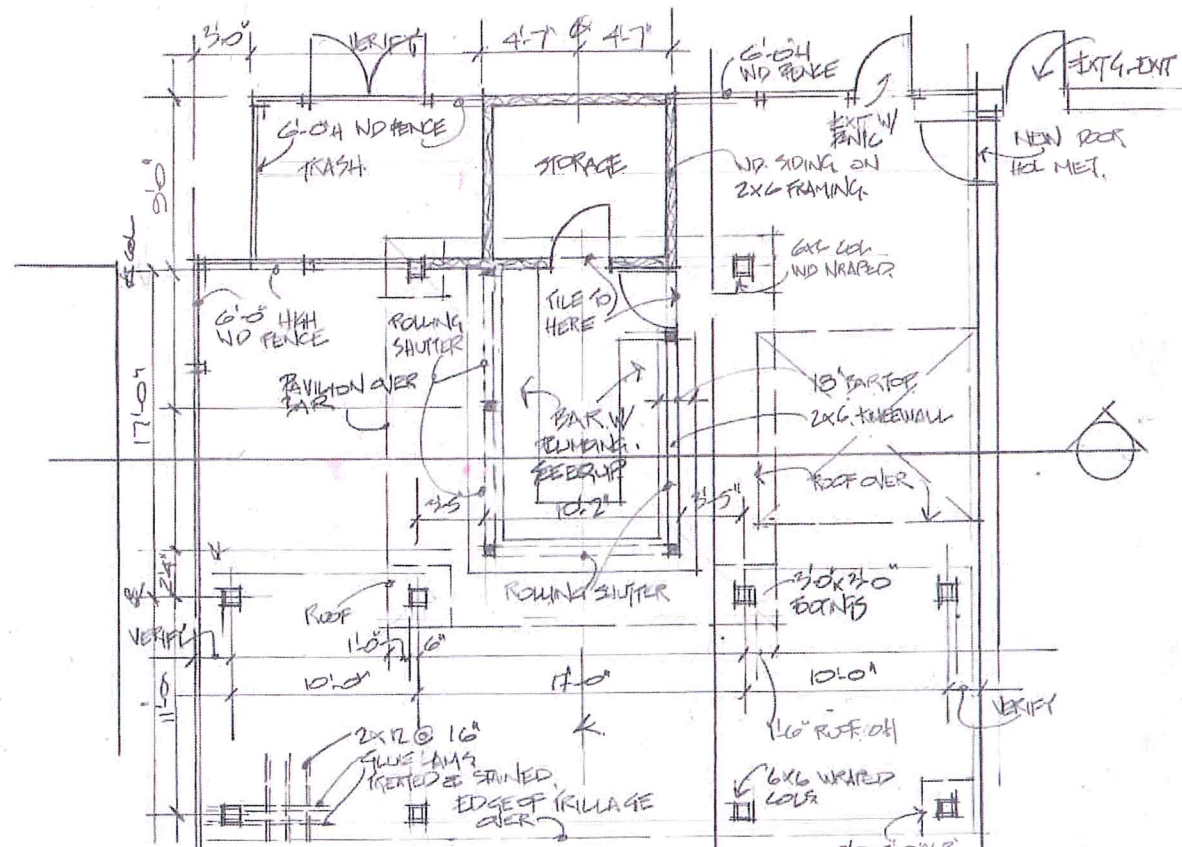
SHEET TITLE:
PATIO AND EXISTING PLAN

OWNER:
SELBY, LLC

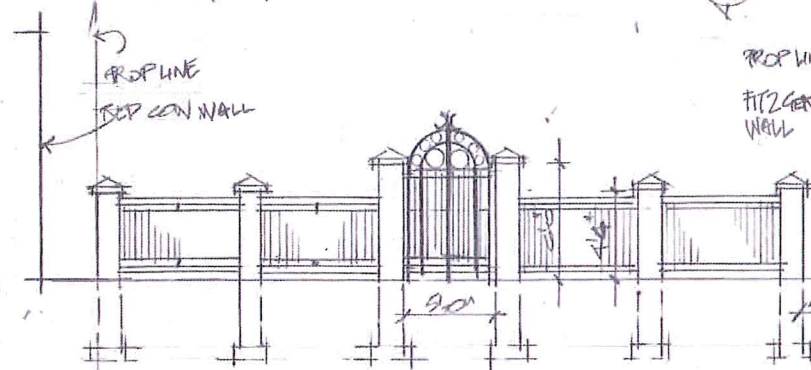
PROJECT:
FITZGERALDS RESTAURANT
AND BAR PARKING
REVISION & PATIO
ADDITION

SHEET #

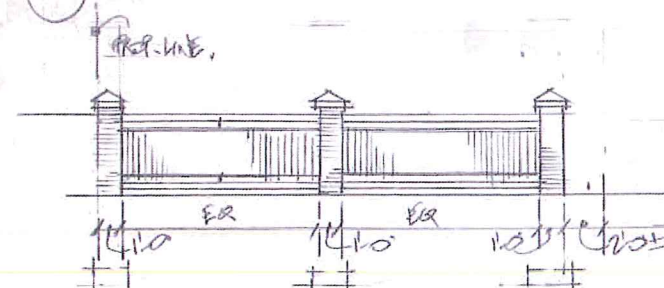
A2.0



① NORTH END OF PATIO
1/4" = 1'-0"

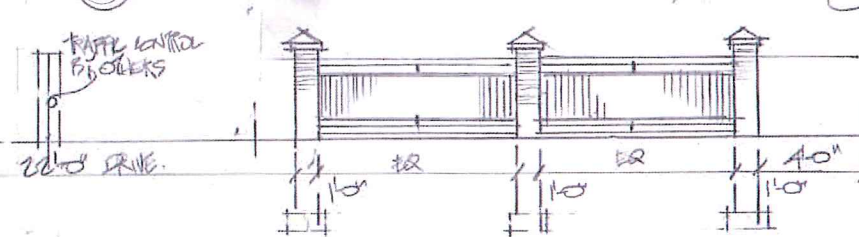


② PATIO FENCE 1/4" = 1'-0"

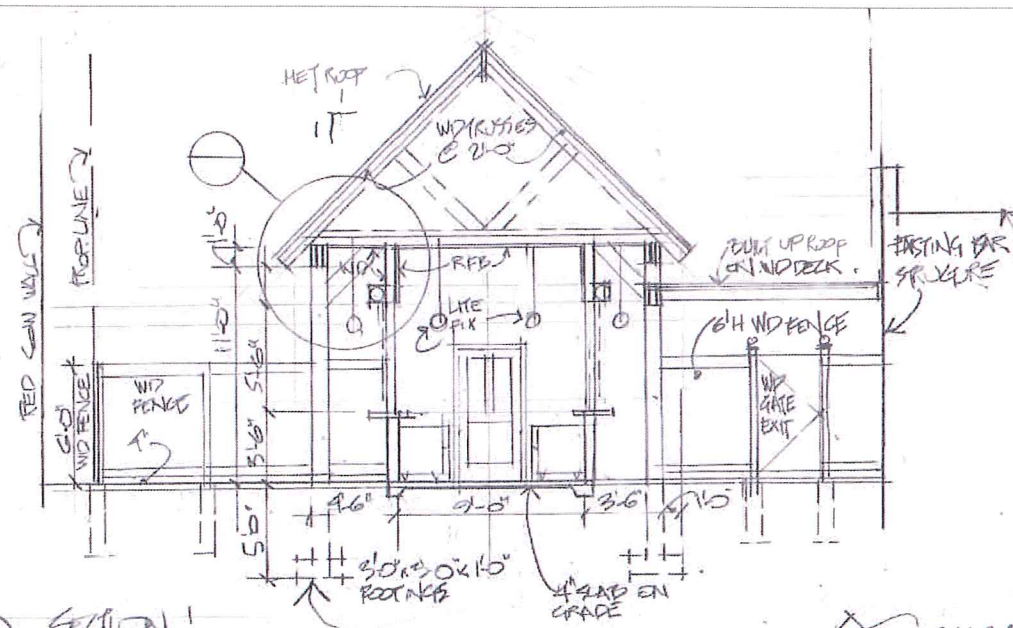


③ PARKING LOT FENCE 1/4" = 1'-0"

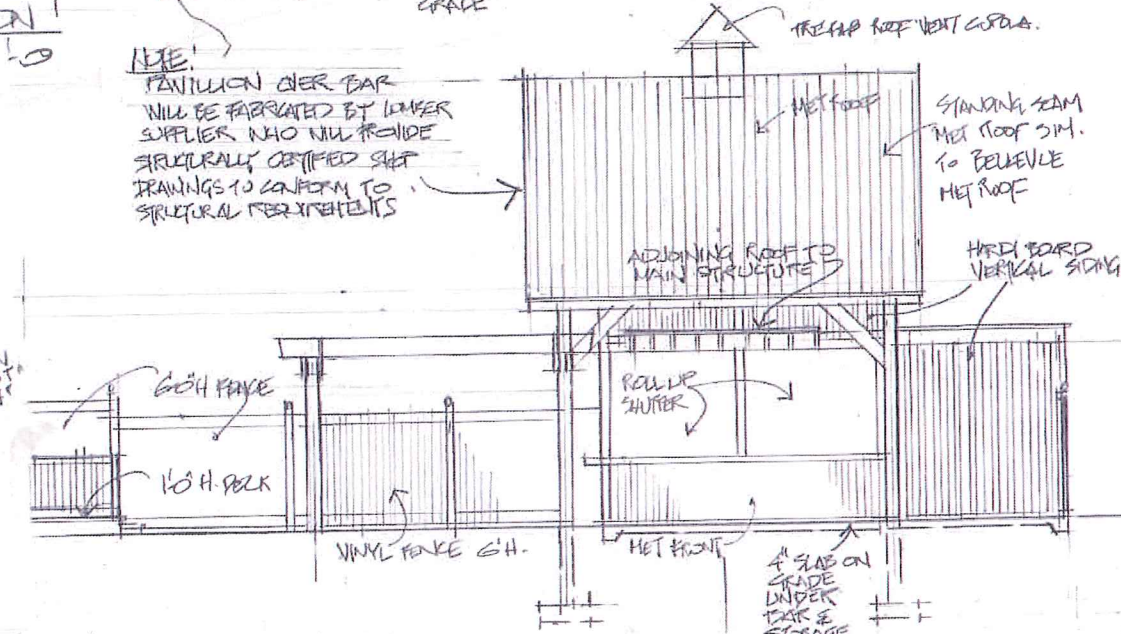
⑦ TYPICAL PIER & RAIL DETAIL 1" = 1'-0"



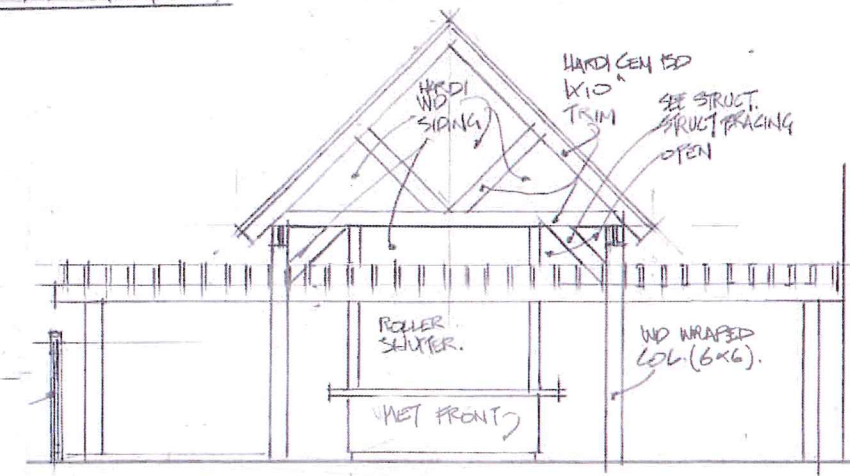
② SECTION 1
1/4" = 1'-0"



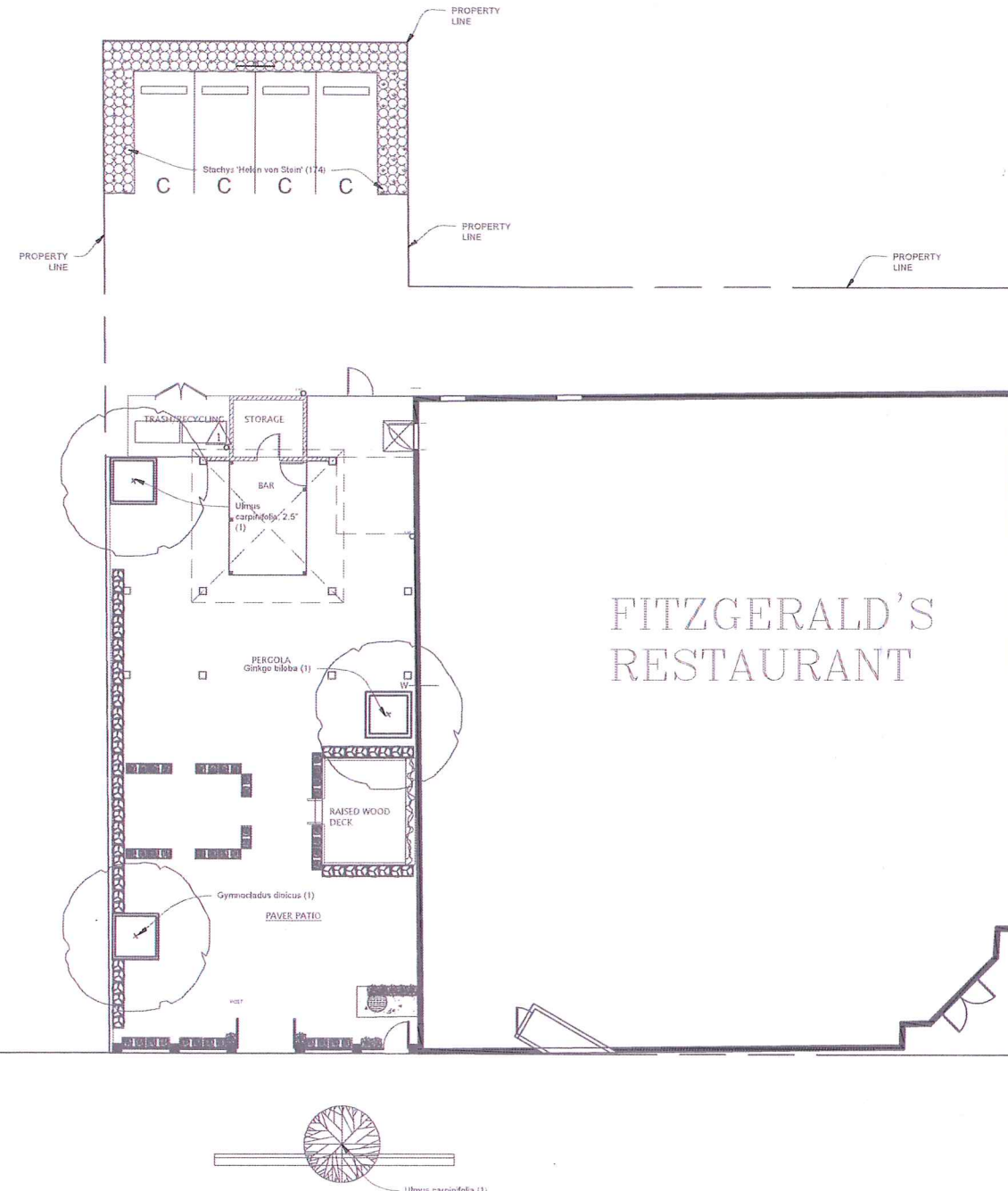
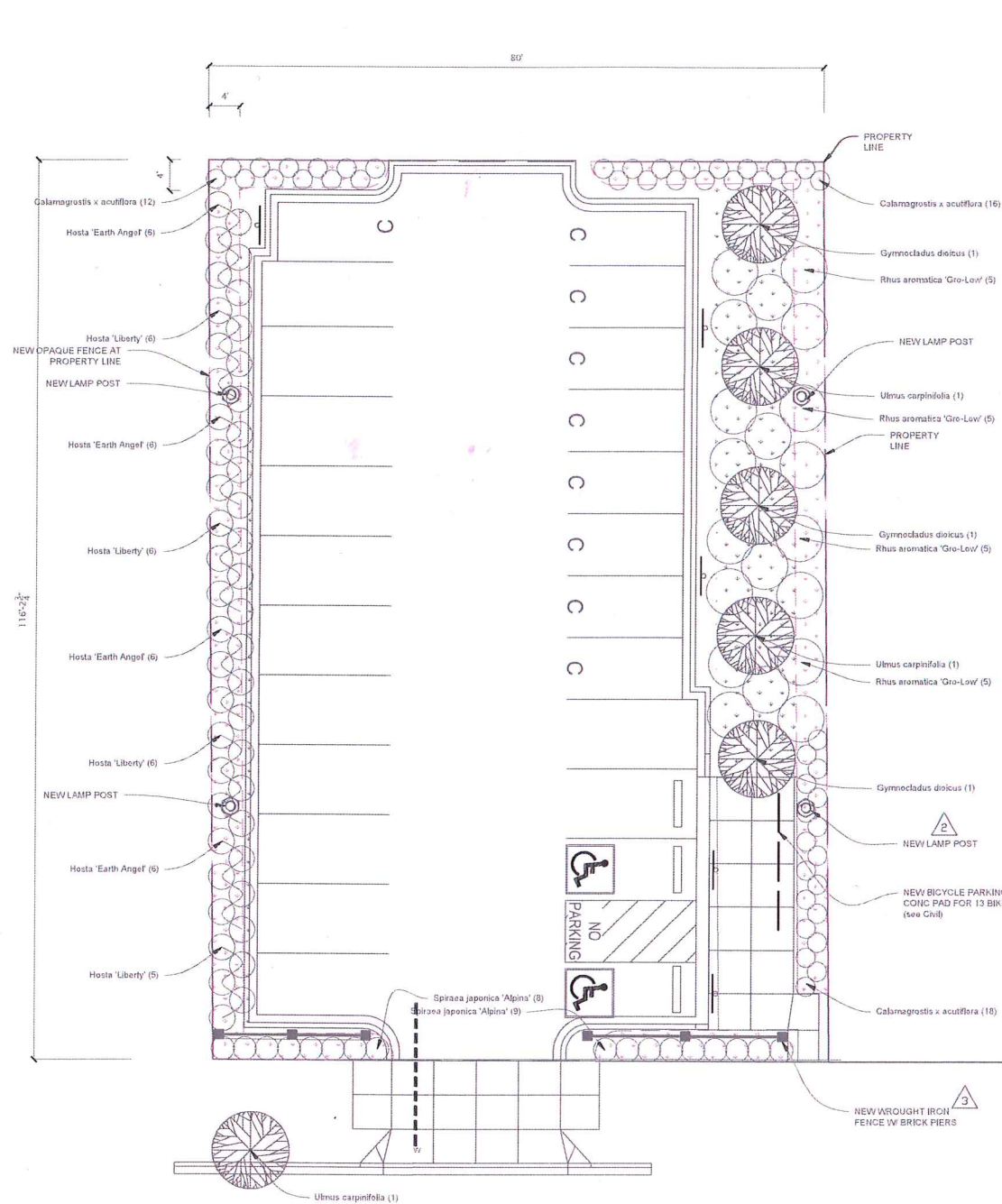
NOTE:
PAVILION OVER BAR
WILL BE FABRICATED BY LOWER
SUPPLIER WHO WILL PROVIDE
STRUCTURALLY CERTIFIED SHEET
DRAWINGS TO CONFORM TO
STRUCTURAL REQUIREMENTS



④ EAST ELEVATION 1/4" = 1'-0"



⑥ ELEVATION 1/4" = 1'-0"



1 LANDSCAPE PLAN

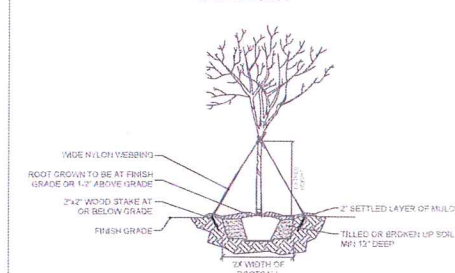
Scale: 1"=10'-0"

Sym	Scientific	Common	Qty	Size
	PLANTS SCHEDULE			
	Grasses			
	<i>Calamagrostis acutiflora</i>	Karl Forester	40	#1
	Perennials			
	<i>Hosta</i>	Earth Angel	24	#1
	<i>Hosta</i>	Liberty	23	#1
	<i>Stachys</i>	Heine von Stein	174	#1
	Shrubs			
	<i>Spiraea x japonica</i>	Alpina	17	#2
	<i>Rhus aromatica 'Gro-Low'</i>	Gro-Low Fragrant Sumac	20	#2
	Trees			
	<i>Ginkgo biloba</i>	Ginkgo 'Autumn Gold'	1	2.5" bb
	<i>Gymnocladus dioica</i>	Kentucky True North	4	2.5" bb
	<i>Ulmus carpinifolia</i>	New Horizon Elm	5	2.5" bb

PATIO PLANTER LEGEND (qty and species TBD)

	TALL CLIMBING PLANTS, >4'-0" h
	MEDIUM HT. PLANTS, 12-24" h
	LOW ANNUALS, <12" h

PLAN VIEW



CITY OF SAINT PAUL LANDSCAPE NOTES:

1. THE REMOVAL, PRUNING, AND/OR PLANTING OF TREES ON THE PUBLIC BOULEVARD REQUIRES AN APPROVED PERMIT FROM THE CITY FORESTER (651-632-2437.) ANY WORK MUST BE COMPLETED BY A LICENSED TREE CONTRACTOR.
2. CONSTRUCTION SUPPLIES, MATERIALS, SPOILS, EQUIPMENT, AND VEHICLES SHALL NOT BE STORED OR OPERATED WITHIN THE DRIP LINE OF ANY PUBLIC STREET OR ON TURF BOULEVARDS WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY FORESTER. IF THE BOULEVARD MUST BE USED FOR CONSTRUCTION ACTIVITIES, SITE ACCESS ROUTES, MATERIAL STORAGE OR OTHER RELATED ACTIVITIES, PROTECTIVE MEASURES APPROVED BY THE CITY FORESTER SHALL BE TAKEN TO REDUCE SOIL COMPACTION AND PROTECT TREE(S) FROM DAMAGE.
3. STREET TREES SHALL BE PROTECTED BY ESTABLISHING A TREE PROTECTION ZONE USING 4" TALL FENCING INSTALLED AT THE DRIP LINE OF THE TREE. TREE PROTECTION FENCING SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT. PROPOSED WORK WITHIN, OR CHANGES TO THE LOCATION OF THE TREE PROTECTION FENCING SHALL BE REVIEWED BY THE CITY FORESTER PRIOR TO ALTERATION.
4. BOULEVARD RESTORATION IS TO INCLUDE THE FOLLOWING:
 - A. WHERE DRIVEWAY, SIDEWALKS, OR OTHER SURFACE PAVING ARE REMOVED ALL CONCRETE, ASPHALT, AND BASE MATERIALS SHALL BE REMOVED.
 - B. BOULEVARD SOILS ARE TO BE PROTECTED DURING CONSTRUCTION. SOIL COMPACTION DUE TO CONSTRUCTION ACTIVITIES SHALL BE MITIGATED AND SOILS LOOSENEED PRIOR TO FINAL GRADING.
 - C. BOULEVARDS SHALL BE RESTORED WITH A MINIMUM OF 6" TOPSOIL.

NOTES: TREE PLANTING (>2" CAL)

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 2-3" (SETTLED) DEPTH OF PINE STRAW OR BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
 DATE: 5/12/2019
 REG. NO. 10085

GLEESON ARCHITECTS
 ARCHITECTS + PLANNERS
 1172 HIGHWAY 38 E
 SAINT PAUL, MN 55106-8807
 TEL: 651-244-1411

FILE: 17-0000
 DRAWN BY: CJO
 CHECKED BY: DG
 DATE DRAWN: 10/08/2018
 REV: 4/02/2019

SHEET TITLE:
 LANDSCAPE PLAN

OWNER:
 SELBY, LLC

PROJECT:
 FITZGERALD'S RESTAURANT
 AND BAR PARKING
 REVISION & PATIO
 ADDITION

SHEET #

L1.0

CERTIFICATE OF SURVEY

Survey Made For:

Mr. Ron Jansen
Fitzgerald's, LLC
C/O Madison Equities, Suite 700
375 Jackson Street
Saint Paul, MN 55101

LAKE AND LAND SURVEYING, INC.
1200 Centre Pointe Curve, Suite 275
Mendota Heights, Minnesota 55120
Phone: 651-776-6211

SITE ADDRESS: 401 Selby Avenue, St. Paul, MN 55102
AREA: 9,299 sq. ft. or 0.21 acres

Legal Description:

Lots 24 and 25, Block 2, KERN'S ADDITION TO ST. PAUL, Ramsey County, Minnesota.

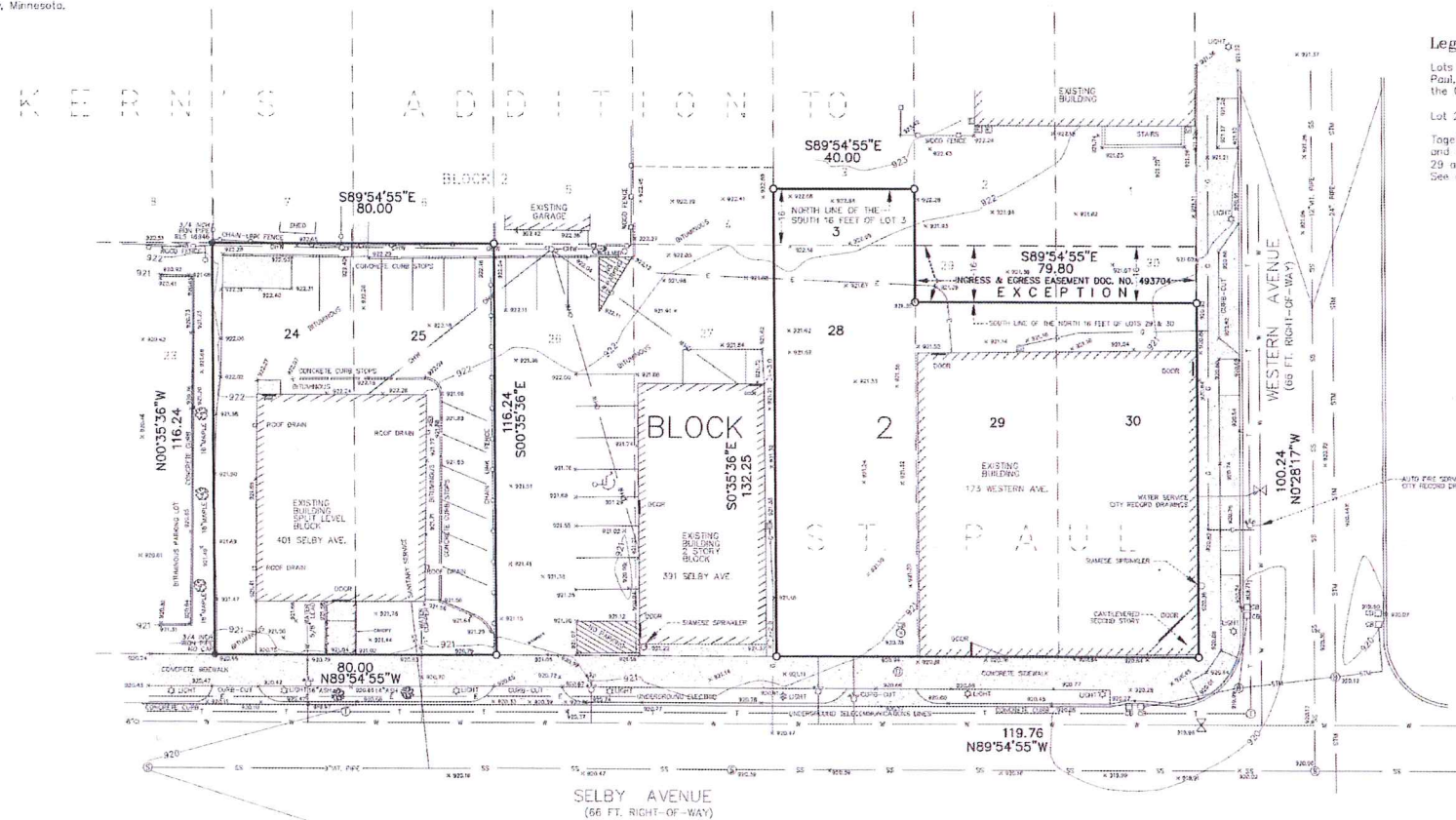
SITE ADDRESS: 173 Western Avenue, St. Paul, MN 55116
AREA: 13,286 sq. ft. or 0.31 acres

Legal Description:

Lots 29 and 30, except the North 16 feet thereof, Block 2, Kern's Addition to St. Paul, according to the recorded plat there of on file and of record in the office of the County Recorder, Ramsey County, Minnesota.

Lot 28 and the South 16 feet of Lot 3 in Block 2 of Kern's Addition to St. Paul.

Together with an easement in favor of the party of the second part, its successors and assigns, for ingress and egress over, across and upon the North 16 feet of Lots 29 and 30 in Block 2 of Kern's Addition to St. Paul.
See document No. 493704.



SCALE
1 inch = 20 ft.

NOTES:

- Denotes Iron Monument found size, type, & R.L.S. as noted.
- Denotes 12\" Common Spike Set capped RLS 16464
- Denotes Existing Spot Elevation
- Denotes Existing Contour
- Denotes Storm Sewer Line
- Denotes Sanitary Sewer Line
- Denotes Water Line
- Denotes Overhead Utility Wires
- Denotes Underground Gas Line
- Denotes Underground Utility Line
- Denotes Wood Fence
- Denotes Chain Link Fence
- Denotes Guy Anchor
- Denotes Sign
- Denotes Water Shut Off Valve
- Denotes Water Valve
- Denotes Utility Pole
- Denotes Catch Basin
- Denotes Air Conditioning Unit
- Denotes Gas Meter
- Denotes Electric Meter
- Denotes Electric Manhole
- Denotes Sewer Manhole
- Denotes Concrete Surface

BASE OF BEARINGS: Ramsey County
JOB NO. 20190226-04

The utilities shown were derived from Records Drawings obtained from the City of St. Paul Public Works in combination with those found in the field during the course of the Survey.

Sewer records drawings were obtained through the City of St. Paul Public Works Portal.

I certify that this survey, plan or report was prepared by me or under my direct supervision, and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Jonathan L. Forzi
Registered Land Surveyor & Registered Engineer
Minnesota Registration No. 16464

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 MINNESOTA.
DATE: 3/26/2019
REC. NO. 10093

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
173 WESTERN AVE
ST. PAUL, MN 55116
TELEPHONE: 651-342-1041

FILE:
DRAWN BY: CJO
CHECKED BY: DG
DATE DRAWN: 10/08/2018
REV: 3/22/2019

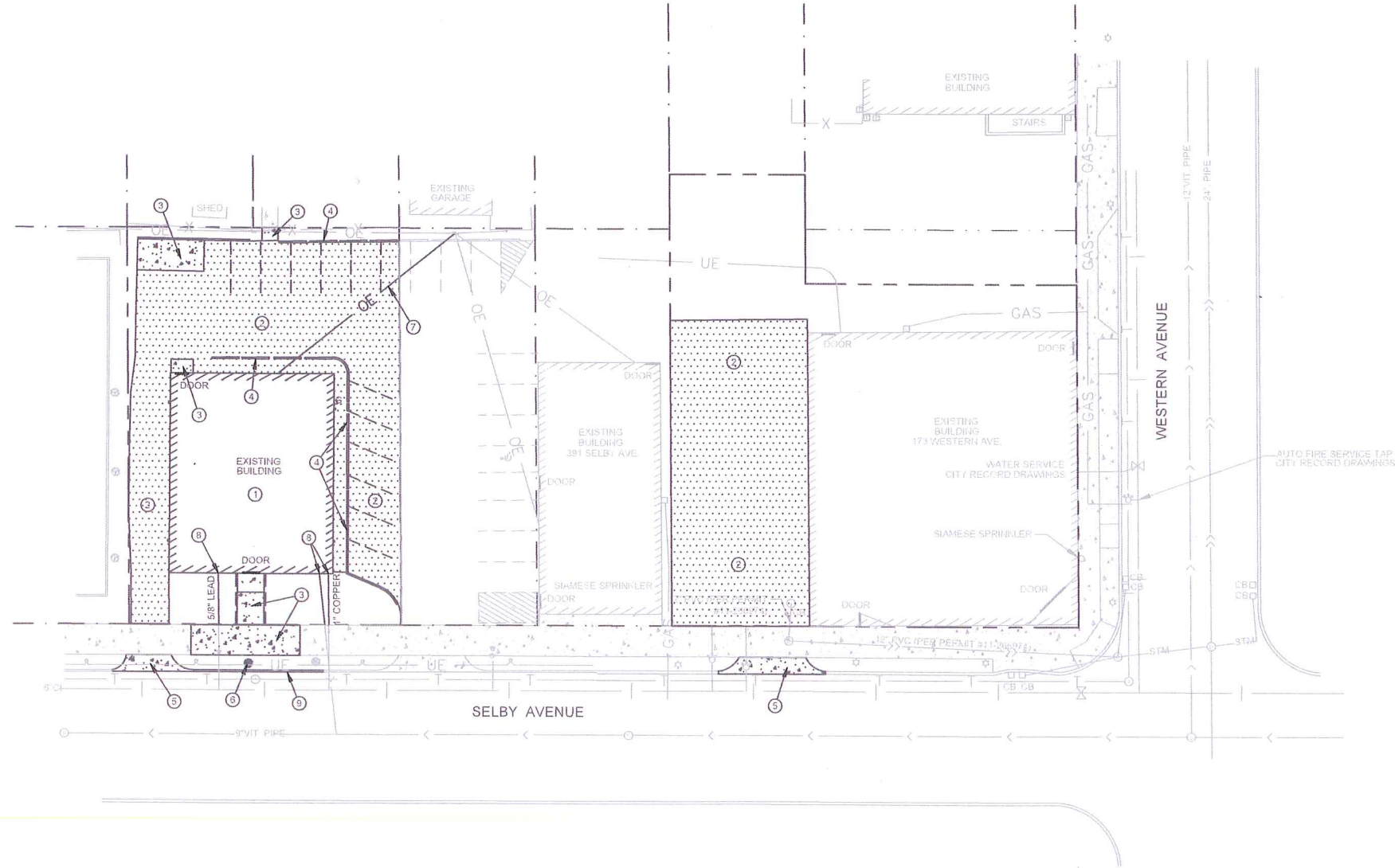
SHEET TITLE:
SURVEY-173 WESTERN AVE
& 401 SELBY AVE

OWNER:
SELBY, LLC

PROJECT:
FITZGERALD'S RESTAURANT
AND BAR PARKING
REVISION & PATIO
ADDITION

SHEET #

CS01



SYMBOL LEGEND

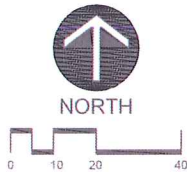
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT SECTION
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT SECTION

KEY NOTES

- REMOVE AND DISPOSE OF EXISTING BUILDING AND ALL APPURTENANCES IN ACCORDANCE WITH LOCAL CODES.
- REMOVE AND DISPOSE OF EXISTING BITUMINOUS PAVEMENT.
- REMOVE AND DISPOSE OF EXISTING CONCRETE PAVEMENT.
- REMOVE AND DISPOSE OF EXISTING CONCRETE WHEEL STOP.
- REMOVE AND DISPOSE OF EXISTING CONCRETE APRON. SAWCUT EDGE OF CONCRETE TO REMAIN.
- REMOVE AND DISPOSE OF EXISTING TREE.
- REMOVE EXISTING OVERHEAD UTILITY. COORDINATE WITH UTILITY OWNER.
- REMOVE EXISTING UTILITY AND CAP AT PROPERTY LINE.
- SAWCUT, REMOVE, AND DISPOSE OF EXISTING CONCRETE CURB AND GUTTER.

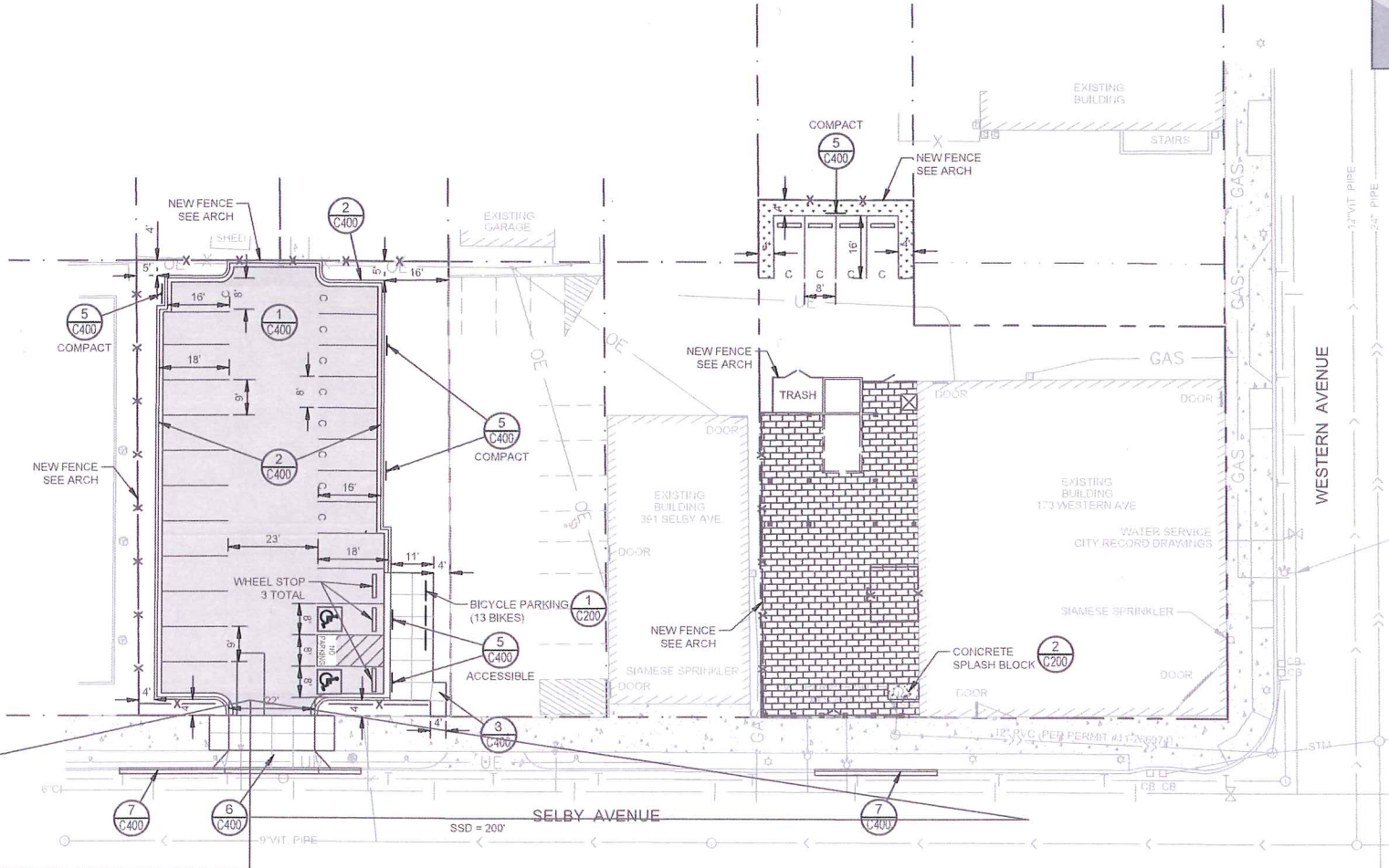
DEMOLITION NOTES

- Verify all existing utility locations.
- It is the responsibility of the Contractor to perform or coordinate all necessary utility demolitions and relocations from existing utility locations to all onsite amenities and buildings. These connections include, but are not limited to, water, sanitary sewer, cable tv, telephone, gas, electric, site lighting, etc.
- Prior to beginning work, contact Gopher State OneCall (651-454-0002) to locate utilities throughout the area under construction. The Contractor shall retain the services of a private utility locator to locate the private utilities.
- Sawcut along edges of pavements, sidewalks, and curbs to remain.
- All construction shall be performed in accordance with state and local standard specifications for construction.
- The removal, pruning, and/or planting of trees on the public boulevard requires an approved permit from the City Forester (651-632-2437). Any work must be completed by a licensed tree contractor.
- Construction supplies, materials, spoils, equipment, and vehicles shall not be stored or operated within the drip line of any public street tree or on turf boulevards without prior written approval from the City Forester. If the boulevard must be used for construction activities, site access routes, material storage or other related activities, protective measures approved by the City Forester shall be taken to reduce soil compaction and protect tree(s) from damage.
- Street trees shall be protected by establishing a tree protection zone using 4' tall fencing installed at the drip line of the tree. Tree protection fencing shall be installed prior to the start of any site work and maintained for the duration of the project. Proposed work within, or changes to the location of tree protection fencing shall be reviewed by the City Forester prior to alteration.
- Boulevard restoration is to include the following:
 - Where driveways, sidewalks or other surface paving are removed all concrete, asphalt and base materials shall be removed.
 - Boulevard soils are to be protected during construction. Soil compaction due to construction activities shall be mitigated and soils loosened prior to final grading.
 - Boulevards shall be restored with a minimum of 6" of topsoil.



CITY OF ST. PAUL NOTES

- INSPECTION CONTACT: The developer shall contact the Right of Way inspector Tom Johnston at 651.485.4396 one week prior to beginning work to discuss traffic control, pedestrian safety and coordination of all work in the public right of way. Note: If a one week notice is not provided to the City, any resulting delays shall be the sole responsibility of the Contractor. As part of the ROW permitting process, two weeks before any work begins that impacts the ROW in any way the developer shall provide to the ROW Inspector the name and contact information of the Construction Project Manager or Construction Project Superintendent. If this information is not provided there may be a delay in obtaining permits for the work in the ROW. Said delays will be the sole responsibility of the developer.
- SAFE WORK SITE REQUIREMENTS: The Contractor shall provide a continuous, accessible and safe pedestrian walkway that meets ADA and MN MUTCD standards if working in a sidewalk area, and traffic control per MN MUTCD requirements for work in the public right of way.
- ENCROACHMENTS: Per Chapter 134 of the Legislative Code, no person shall construct and maintain any projection or encroachment within the public right-of-way. Construction of the development that necessitates temporary use of the Right-of-Way (ROW) for construction purposes shall be limited to equipment, personnel, devices and appurtenances that are removable following construction. Encroachment permits will not be granted for devices such as tie backs, rock bolts, H-piles, lagging, timbers, sheet piling, etc. that the owner is seeking to abandon in the ROW. Section 3201.3 of the Minnesota Building Code defers final authority of encroachments into public rights-of-way/public property to the local authority. City Legislative Code governs management of the public rights-of-way. Provided such installations are approved by Public Works, findings may be allowed to encroach into City ROW no more than twelve (12) inches at depths below eight (8) feet as provided for in Minnesota Building Code Section 3202.1. Said encroachments would require an encroachment permit from the City per Chapter 134 of the Legislative Code. Encroachments installed in the ROW without authorization will be removed at no expense to the City/County/State.
- NO PRIVATE FACILITIES IN THE RIGHT OF WAY: The developer is strictly prohibited from installing private electrical wiring, conduit, receptacles and/or lighting in the City's Right of Way. This includes stubbing conduit or cable into the public right of way to accommodate utility feeds to the site. Coordinate with each utility prior to construction to determine feed points into the property. Utilities are responsible for securing excavation permits to run their service into a site, and (where required) submitting plans for review by the Public Works Utility Review Committee. The Contractor shall contact Don Bjorkman, General Foreman, Lighting - Signal Maintenance, (651-266-9780), if removal or relocation of existing facilities is required or in the event of damage to the lighting or signal utilities. The Contractor shall assume responsibility (and related costs) for any damage or relocations. Access to signal controller and lighting cabinets must be maintained at all times. If fencing is required for a job site, a key or other means of access must be provided to the City of St. Paul's Traffic Operations Department. Contact Don Bjorkman, General Foreman Signals and Lighting at 651.266.9780 for more information.
- ROADWAY RESTORATION: As per the City's "Standard Specification for Street Openings" policy, restoration on roadway surfaces less than 5 years old will require full width mill and overlay or additional degradation fees. Degradation fees are determined by contacting the Right of Way Service Desk at (651) 266-6151. Pavement restoration shall be completed by the St. Paul Public Works Street Maintenance Division. All related costs are the responsibility of the developer/contractor. Contact Street Maintenance at (651) 266-9700 for estimate of costs for pavement restoration.
- SIGNING: Signs regulating parking and/or traffic on private property shall be installed by the property owner or contractor outside of the public right-of-way (ROW). Removal of signs within the public ROW shall be completed by the City. New signs or the reinstallation of existing signs, as approved by Public Works Traffic Engineering, regulating parking and/or traffic in the public ROW for this development shall be installed by the City at the expense of the developer. Contact Chris Gulden of Public Works 651-266-9778 two weeks in advance of needed sign work.
- STREET SWEEPING: Street sweeping is an important temporary erosion control best management practice and shall be performed with the use of water. Dry sweeping is prohibited. Additionally, trucks hauling in and out of the site, for any activity including but not necessarily limited to paving, excavation, etc., needs to ensure clean off all mud flaps to avoid any buildup on the street pavement.
- MISCELLANEOUS: Any infrastructure damage resulting from the contractors activities, incidental or otherwise, shall be repaired/replaced to the satisfaction of the City at no cost to the City.
- CITY OF ST. PAUL PERMIT REQUIREMENTS:
 - OBSTRUCTION PERMITS: The contractor must obtain an Obstruction Permit if construction (including sill fences) will block City streets, sidewalks or alleys, or if driving over curbs.
 - OBSTRUCTION PERMITS: The contractor must obtain an Obstruction Permit if construction (including sill fences) will block City streets, sidewalks or alleys, or if driving over curbs.
 - EXCAVATION PERMITS: All digging in the public right of way requires an Excavation Permit. If the proposed building is close to the right of way, and excavating into the right of way is needed to facilitate construction, contact the utility inspector.
 - FAILURE TO SECURE PERMITS: Failure to secure Obstruction Permits or Excavation Permits will result in a double-permit fee and other fees required under City of St. Paul Legislative Codes.
- CONSTRUCTION IN RIGHT OF WAY: All work on curbs, driveways, and sidewalks within the public right of way must be done to City Standards and Specifications by a contractor licensed to work in the City right-of-way under a permit from Public Works Sidewalk Section (651-266-6108). Sidewalk grades must be carried across driveways.
- RIGHT OF WAY RESTORATION: Restoration of asphalt and concrete pavements are performed by the Public Works Street Maintenance Division. The contractor is responsible for payment to the City for the cost of these restorations. The contractor shall contact Public Works Street Maintenance to set up a work order prior to beginning any removals in the street at 651-266-9700. Procedures and unit costs are found in Street Maintenance's "General Requirements - All Restorations" and are available at the permit office.
- Contractor is responsible for damage to the mainline sidewalk, curb, drive access and boulevard landscaping cause during the construction. Contractor advised to document pre-existing condition of the right of way prior to commencement of the construction.



CITY OF ST. PAUL NOTES - UTILITIES

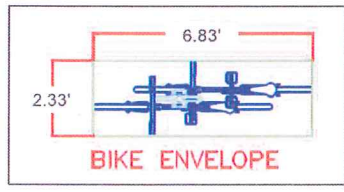
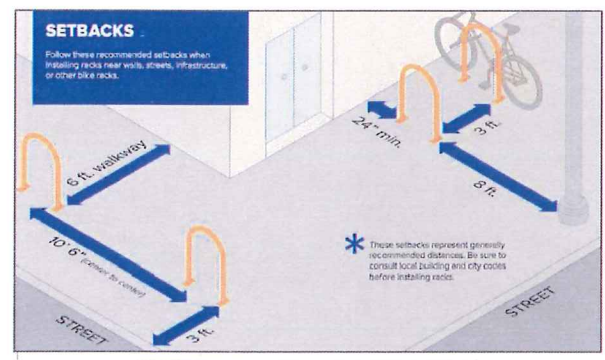
- SEWER REPAIR PERMIT: Plumbing Contractor to obtain "Repair Permits" from Public Works for proposed modification to the existing storm sewer connections. Call St Paul PW permit desk (651-266-6234) for information on obtaining this permit.
- SEWER REMOVAL/ABANDONMENT PERMIT: Plumbing Contractor to obtain "Removal Permits" from Public Works to cut off existing sewer connections services to the property. Call St Paul PW permit desk (651-266-6234) for information on obtaining this permit.

SNOW REMOVAL

SNOW SHALL BE REMOVED FROM THE SITE, AS REQUIRED, TO MAINTAIN APPROVED NUMBER OFF-STREET PARKING STALLS.

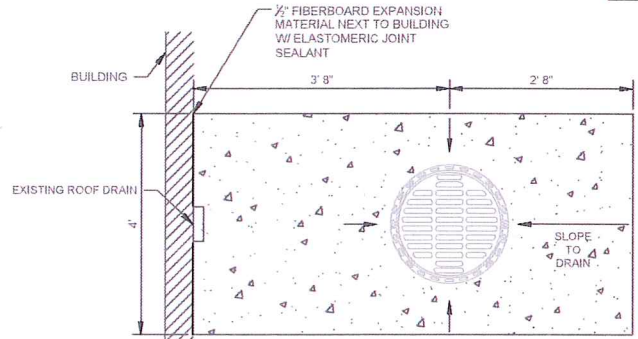
SITE LIGHTING

SEE ARCHITECTURAL FOR DETAILS ON SITE LIGHTING.



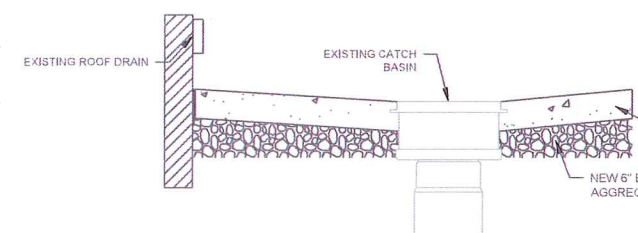
ST PAUL BIKE ENVELOPE

NOT TO SCALE



BIKE RACK DETAIL

NOT TO SCALE



CONCRETE SPLASH BLOCK DETAIL

NOT TO SCALE

SYMBOL LEGEND

- NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL
- NEW PAVERS SEE ARCH

WHERE APPLICABLE, DIMENSIONS ARE FROM BACK OF CURB TO BACK OF CURB OR BACK OF CURB TO END OF STALL LINE.

Secure Site Design, LLC logo and contact information. Includes a list of services: SITE DESIGN, SITE LAYOUT, SITE PLAN, etc. and a list of projects: 401 SELBY, 1000 W. WABASH, etc.

401 SELBY AREA LISTING	
	AREA
IMPERVIOUS	6,963 SF
PERIMETER LANDSCAPING	1,280 SF
INTERIOR LANDSCAPING	1,056 SF
TOTAL	9,299 SF



NORTH



Larson Engineering, Inc.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. DATE: 6/22/2019 T. Larson, P.E. REG. NO. 00896

GLEESON ARCHITECTS ARCHITECTS + PLANNERS 3175 BURNHAM AVE. SAINT PAUL, MN 55108-3007 TELEPHONE: 651-961-1841

FILE: DRAWN BY: TJR CHECKED BY: MJW DATE DRAWN: 3/22/2019 REV: 5/6/2019

SHEET TITLE: PAVING PLAN

OWNER: SELBY, LLC

PROJECT: FITZGERALDS RESTAURANT AND BAR PARKING REVISION & PATIO ADDITION

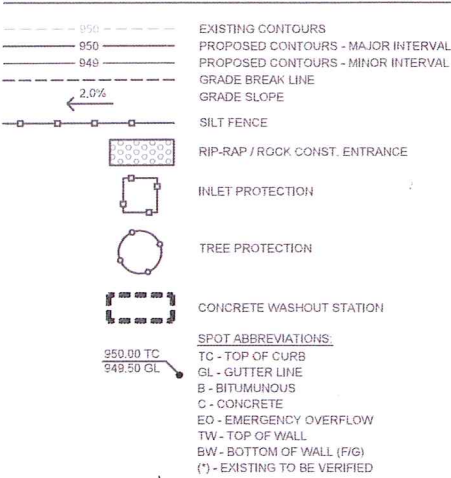
SHEET #

C200

EROSION CONTROL NOTES

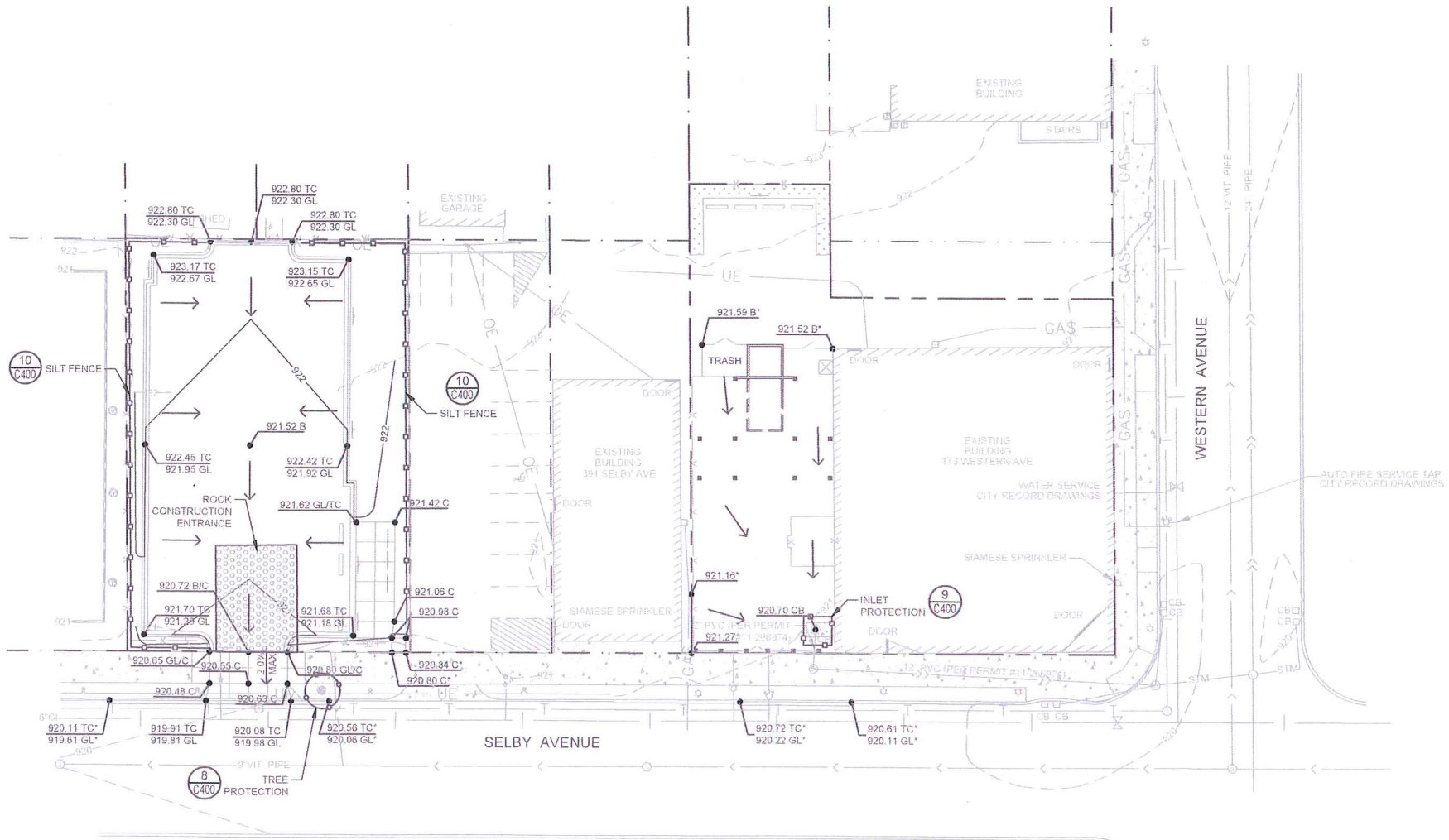
1. Owner and Contractor shall obtain MPCA-NPDES permit. Contractor shall be responsible for all fees pertaining to this permit. The SWPPP shall be kept onsite at all times.
2. Install temporary erosion control measures (inlet protection, silt fence, and rock construction entrances) prior to beginning any excavation or demolition work at the site.
3. Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins, additional siltation fencing, and/or disk the soil parallel to the contours as deemed necessary to further control erosion. All changes shall be recorded in the SWPPP.
4. All construction site entrances shall be surfaced with crushed rock across the entire width of the entrance and from the entrance to a point 50' into the construction zone.
5. The toe of the silt fence shall be trenched in a minimum of 6". The trench backfill shall be compacted with a vibratory plate compactor.
6. All grading operations shall be conducted in a manner to minimize the potential for site erosion. Sediment control practices must be established on all down gradient perimeters before any up gradient land disturbing activities begin.
7. All exposed soil areas must be stabilized as soon as possible to limit soil erosion but in no case later than 14 days after the construction activity in that portion of the site has temporarily or permanently ceased. Temporary stockpiles without significant silt, clay or organic components (e.g., clean aggregate stockpiles, demolition concrete stockpiles, sand stockpiles) and the constructed base components of roads, parking lots and similar surfaces are exempt from this requirement.
8. The normal wetted perimeter of any temporary or permanent drainage ditch or swale that drains water from any portion of the construction site, or diverts water around the site, must be stabilized within 200 lineal feet from the property edge, or from the point of discharge into any surface water. Stabilization of the last 200 lineal feet must be completed within 24 hours after connecting to a surface water. Stabilization of the remaining portions of any temporary or permanent ditches or swales must be complete within 14 days after connecting to a surface water and construction in that portion of the ditch has temporarily or permanently ceased.
9. Pipe outlets must be provided with energy dissipation within 24 hours of connection to surface water.
10. All riprap shall be installed with a filter material or soil separation fabric and comply with the Minnesota Department of Transportation Standard Specifications.
11. All storm sewers discharging into wetlands or water bodies shall outlet at or below the normal water level of the respective wetland or water body at an elevation where the downstream slope is 1 percent or flatter. The normal water level shall be the invert elevation of the outlet of the wetland or water body.
12. All storm sewer catch basins not needed for site drainage during construction shall be covered to prevent runoff from entering the storm sewer system. Catch basins necessary for site drainage during construction shall be provided with inlet protection.
13. In areas where concentrated flows occur (such as swales and areas in front of storm catch basins and intakes) the erosion control facilities shall be backed by stabilization structure to protect those facilities from the concentrated flows.
14. Inspect the construction site once every seven days during active construction and within 24 hours after a rainfall event greater than 0.5 inches in 24 hours. All inspections shall be recorded in the SWPPP.
15. All silt fences must be repaired, replaced, or supplemented when they become nonfunctional or the sediment reaches 1/3 of the height of the fence. These repairs must be made within 24 hours of discovery, or as soon as field conditions allow access. All repairs shall be recorded in the SWPPP.
16. If sediment escapes the construction site, off-site accumulations of sediment must be removed in a manner and at a frequency sufficient to minimize off-site impacts.
17. All soils tracked onto pavement shall be removed daily.
18. All infiltration areas must be inspected to ensure that no sediment from ongoing construction activity is reaching the infiltration area and these areas are protected from compaction due to construction equipment driving across the infiltration area.
19. Temporary soil stockpiles must have silt fence or other effective sediment controls, and cannot be placed in surface waters, including stormwater conveyances such as curb and gutter systems, or conduits and ditches unless there is a bypass in place for the stormwater.
20. Collected sediment, asphalt and concrete millings, floating debris, paper, plastic, fabric, construction and demolition debris and other wastes must be disposed of properly and must comply with MPCA disposal requirements.
21. Oil, gasoline, paint and any hazardous substances must be properly stored, including secondary containment, to prevent spills, leaks or other discharge. Restricted access to storage areas must be provided to prevent vandalism. Storage and disposal of hazardous waste must be in compliance with MPCA regulations.
22. External washing of trucks and other construction vehicles must be limited to a defined area of the site. Runoff must be contained and waste properly disposed of. No engine degreasing is allowed onsite.
23. All liquid and solid wastes generated by concrete washout operations must be contained in a leak-proof containment facility or impermeable liner. A compacted clay liner that does not allow washout liquids to enter ground water is considered an impermeable liner. The liquid and solid wastes must not contact the ground, and there must not be runoff from the concrete washout operations or areas. Liquid and solid wastes must be disposed of properly and in compliance with MPCA regulations. A sign must be installed adjacent to each washout facility to inform concrete equipment operators to utilize the proper facilities.
24. Upon completion of the project and stabilization of all graded areas, all temporary erosion control facilities (silt fences, hay bales, etc.) shall be removed from the site.
25. All permanent sedimentation basins must be restored to their design condition immediately following stabilization of the site.
26. Contractor shall submit Notice of Termination for MPCA-NPDES permit within 30 days after Final Stabilization.
27. STREET SWEEPING: Street sweeping is an important temporary erosion control best management practice and shall be performed with the use of water. Dry sweeping is prohibited. Additionally, trucks hauling in and out of the site, for any activity including but not necessarily limited to paving, excavation, etc., needs to ensure clean off all mud flaps to avoid any buildup on the street pavement.
28. Adjacent streets and alleys must be swept to keep them free of sediment. Contractor must monitor conditions and sweep as needed or within 24 hours of notice by the City.

LEGEND



GRADING NOTES

1. Tree protection consisting of snow fence or safety fence installed at the drip line shall be in place prior to beginning any grading or demolition work at the site.
2. All elevations with an asterisk (*) shall be field verified. If elevations vary significantly, notify the Engineer for further instructions.
3. Grades shown in paved areas represent finish elevation.
4. Restore all disturbed areas with 1" of good quality topsoil and seed.
5. All construction shall be performed in accordance with state and local standard specifications for construction.



Larson
Engineering, Inc.

I HEREBY CERTIFY THAT THIS PLAN
SPECIFICATIONS OR REPORT WAS PREPARED
BY ME OR UNDER MY CLOSE PERSONAL
SUPERVISION AND THAT I AM A duly LICENSED
PROFESSIONAL ENGINEER UNDER THE LAWS OF
THE STATE OF MINNESOTA.
DATE: 5/22/2019 T.J. Larson, Inc. REG. NO. 53861

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
1175 DENVER ST. S.
SAINT PAUL, MN 55104-3007
TELEPHONE: 651-346-1841

FILE:
DRAWN BY: TJR
CHECKED BY: MJW
DATE DRAWN: 3/22/2019
REV: 5/6/2019

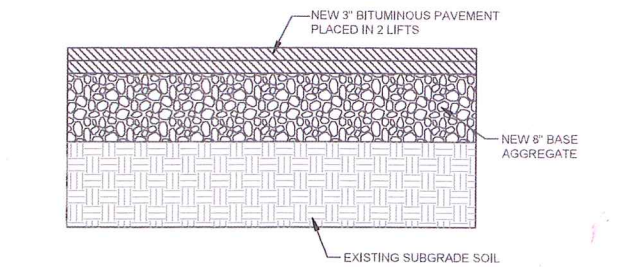
SHEET TITLE:
GRADING AND EROSION
CONTROL PLAN

OWNER:
SELBY, LLC

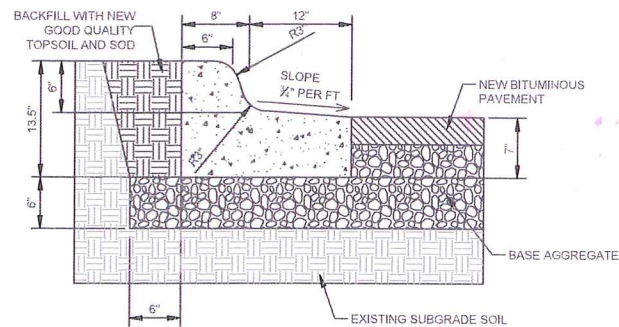
PROJECT:
FITZGERALDS RESTAURANT
AND BAR PARKING
REVISION & PATIO
ADDITION

SHEET #

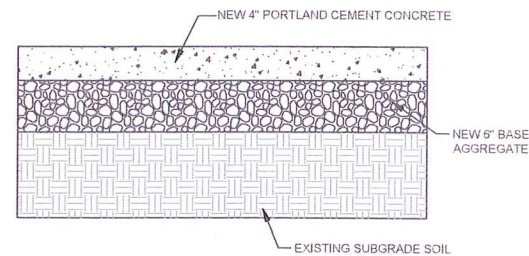
C300



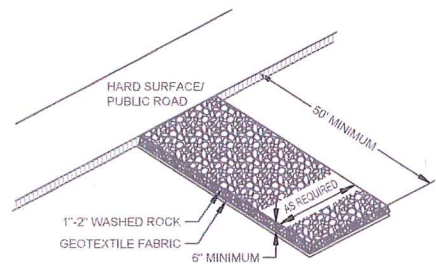
1
C400
LIGHT-DUTY BITUMINOUS PAVEMENT SECTION
NOT TO SCALE



2
C400
B612 CONCRETE CURB & GUTTER DETAIL
NOT TO SCALE



3
C400
CONCRETE CONSTRUCTION DETAIL
NOT TO SCALE



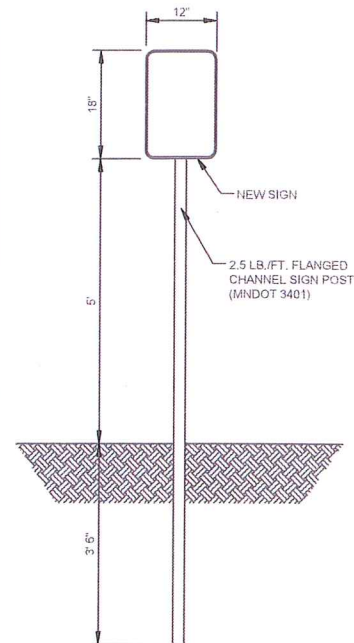
4
C400
ROCK CONSTRUCTION ENTRANCE
NOT TO SCALE



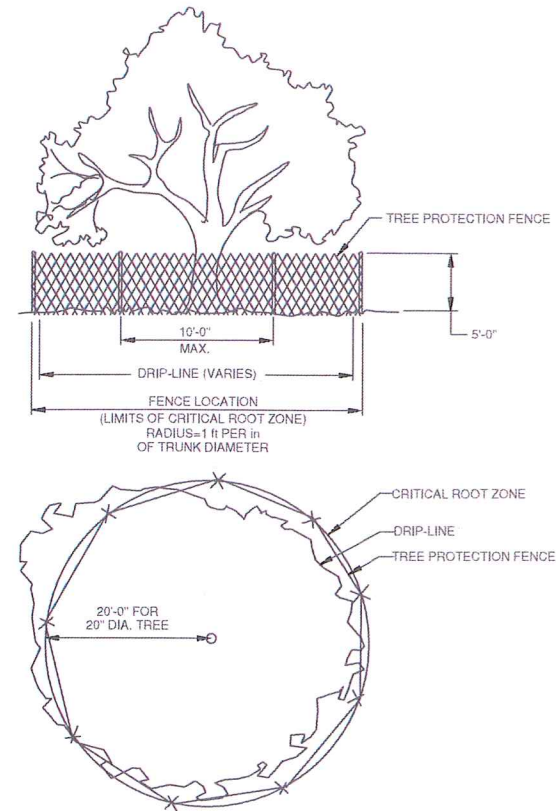
ACCESSIBLE



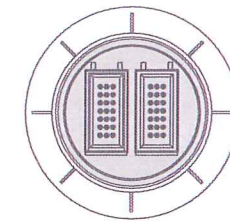
COMPACT



5
C400
PARKING SIGN DETAIL
NOT TO SCALE

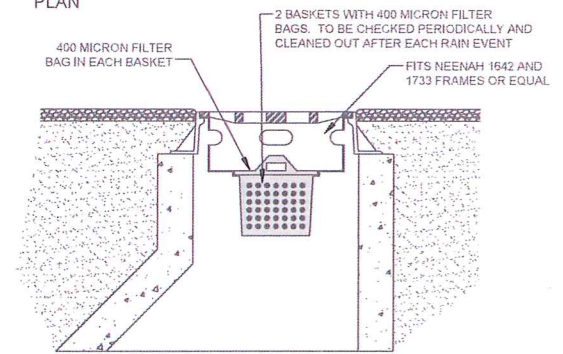


8
C400
TREE PROTECTION DETAIL
NOT TO SCALE



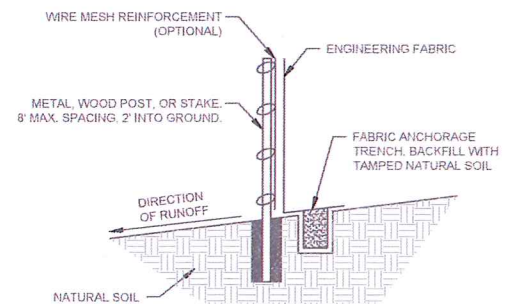
PLAN

FILTER AREA	5.65 FT ²
OVERFLOW AREA	0.42 FT ²
MAXIMUM OVERFLOW RATE (@ 7" HEAD)	1.99 CFS
MAXIMUM OVERFLOW RATE (@ 13" HEAD)	2.79 CFS
BASKET WEIGHT (EMPTY)	1 LB
BASKET WEIGHT (FULL-APPROX.)	45 LBS



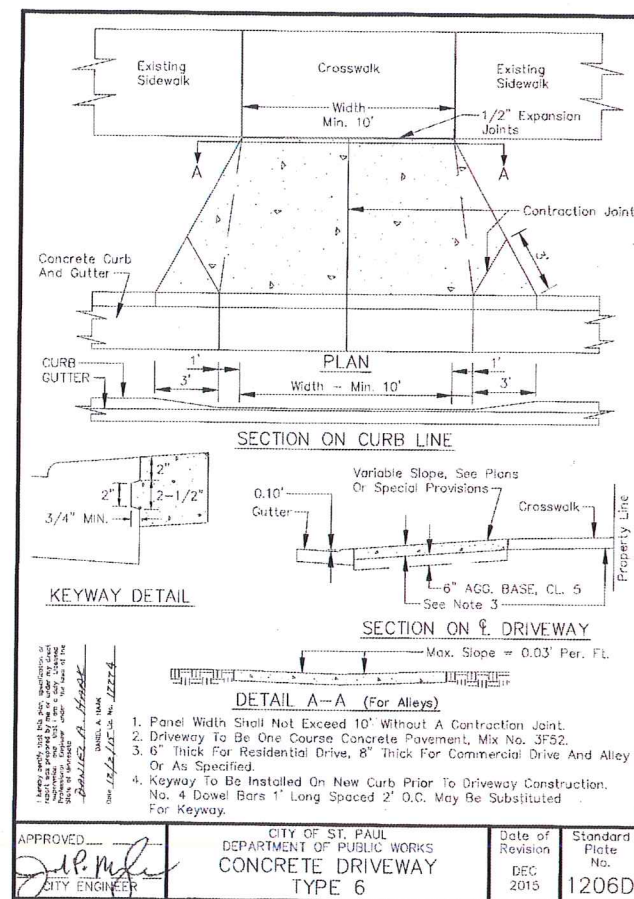
PROFILE

9
C400
INFRA SAFE INLET PROTECTION DEVICE (OR EQUAL)
NOT TO SCALE



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH WITH HOG RINGS, STEEL POSTS WITH WIRES, OR WOOD POSTS WITH STAPLES.

10
C400
SILT FENCE INSTALLATION DETAIL
NOT TO SCALE



1. Panel Width Shall Not Exceed 10' Without A Contraction Joint.
2. Driveway To Be One Course Concrete Pavement, Mix No. 3F52.
3. 8" Thick For Residential Drive, 8" Thick For Commercial Drive And Alley Or As Specified.
4. Keyway To Be Installed On New Curb Prior To Driveway Construction. No. 4 Dowel Bars 1' Long Spaced 2' O.C. May Be Substituted For Keyway.

APPROVED: *[Signature]*
CITY ENGINEER
CITY OF ST. PAUL
DEPARTMENT OF PUBLIC WORKS
CONCRETE DRIVEWAY
TYPE 6
Date of Revision: DEC 2015
Standard Plate No. 1206D

6
C400
ST. PAUL DRIVEWAY DETAIL
NOT TO SCALE

APPROVED: *[Signature]*
CITY ENGINEER

CITY OF ST. PAUL
DEPARTMENT OF PUBLIC WORKS
CONCRETE CURB AND GUTTER
DESIGN B

Date of Revision: JULY 2002
Standard Plate No. 3100C

Form 614-002a Rev. 1/77-78

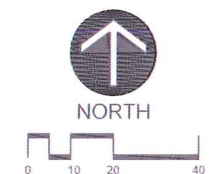
1. Always verify that this plate, specification or detail meets the requirements of the applicable Minnesota Department of Transportation (Mn/DOT) Standard Specifications for Highway Construction, and that it meets the requirements of the applicable Minnesota Department of Transportation (Mn/DOT) Standard Specifications for Highway Construction, and that it meets the requirements of the applicable Minnesota Department of Transportation (Mn/DOT) Standard Specifications for Highway Construction.

Michael A. Hildebrand

* USE 2-5/8" RADIUS
FOR CURB HEIGHT OF 4"

DIMENSIONS			W = 12"				W = 18"				W = 24"				W = 30"			
H	A	B	DESIGN NO.	CONCRETE	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.	DESIGN NO.	CONCRETE	CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
4	7-3/8"	11-1/2"	B412		0.0421	23.6	B418		0.0529	18.9	B424		0.0637	15.7	B430		0.0745	13.4
6	8"	13-1/2"	B612		0.0474	21.1	B618		0.0582	17.2	B624		0.0690	14.3	B630		0.0798	12.5
8	8-5/8"	15-1/2"	B812		0.0520	18.9	B818		0.0637	15.7	B824		0.0745	13.4	B830		0.0853	11.7
9	9"	16-3/8"	B912		0.0559	17.9	B918		0.0667	15.0	B924		0.0775	12.9	B930		0.0883	11.3
10	9-3/8"	17-5/8"	B1012		0.0589	17.0	B1018		0.0697	14.4	B1024		0.0805	12.4	B1030		0.0913	11.0

7
C400
ST. PAUL CURB AND GUTTER DETAIL
NOT TO SCALE



Larson Engineering, Inc.

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MINNESOTA.
DATE: 8/22/2019
Larson Engineering, Inc.
REG. NO. 00096

GLEESON ARCHITECTS
ARCHITECTS + PLANNERS
1175 HUBBARD ST. N.
SUITE 100, MINNAPOLIS, MN 55405
TELEPHONE: 612-466-1044

FILE: *[Blank]*
DRAWN BY: TJR
CHECKED BY: MJW
DATE DRAWN: 3/22/2019
REV: 5/6/2019

SHEET TITLE:
DETAILS

OWNER:
SELBY, LLC

PROJECT:
FITZGERALDS RESTAURANT
AND BAR PARKING
REVISION & PATIO
ADDITION

SHEET #

C400

SSD = d₁ + d₂
V = design speed, 30 mi/hr
t = perception reaction time, 2.5 s
a = deceleration rate, 11.2 ft/s²
d₁ = 1.47Vt
d₁ = 1.47(30 mi/hr)(2.5 s) = 110 feet
d₂ = 1.075 * (V²/a)
d₂ = 1.075 * ((30 mi/hr)²/11.2ft/s²) = 86 feet
SSD = 110 feet + 86 feet = 196 feet = 200 feet

