

RLH OA 20-4



APPLICATION FOR APPEAL

Saint Paul City Council – Legislative Hearings

RECEIVED

JAN 14 2020

CITY CLERK

RECEIVED

JAN 06 2020

CITY CLERK

310 City Hall, 15 W. Kellogg Blvd.

Saint Paul, Minnesota 55102

Telephone: (651) 266-8585

We need the following to process your appeal:

- \$25 filing fee (non-refundable) (payable to the City of Saint Paul) (if cash: receipt number # 6848)
 - Copy of the City-issued orders/letter being appealed
 - Attachments you may wish to include
 - This appeal form completed
 - Walk-In OR Mail-In
- for abatement orders only: Email OR Fax

HEARING DATE & TIME
(provided by Legislative Hearing Office)

Tuesday, JAN. 21, 2020

Time 3:00 P.M.

Location of Hearing:

Room 330 City Hall/Courthouse

Address Being Appealed:

Number & Street: 237 4th St. E. City: St. Paul State: MN Zip: 55101

Appellant/Applicant: Flannery Construction Email: greg@flanneryconstruction.com

Phone Numbers: Business 651-259-4295 Residence _____ Cell 651-239-8893

Signature: [Signature] Date: 12/27/2019

Name of Owner (if other than Appellant): Bigos Management, Inc.

Mailing Address if Not Appellant's: 8325 Wayzata Blvd., Minneapolis, MN 55426

Phone Numbers: Business 763-367-7400 Residence _____ Cell _____

What Is Being Appealed and Why? *Attachments Are Acceptable*

- Vacate Order/Condemnation/Revocation of Fire C of O
- Summary/Vehicle Abatement
- Fire C of O Deficiency List/Correction
- Code Enforcement Correction Notice
- Vacant Building Registration
- Other (Fence Variance, Code Compliance, etc.)
Fence Variance

Comments:

The new security fence to be installed on the exterior face of the existing parking ramp exceeds the allowable 8'-0" height according to the Saint Paul Legislative Code.

Peterson, Janis (CI-StPaul)

From: Ubl, Stephen (CI-StPaul)
Sent: Tuesday, January 7, 2020 5:15 PM
To: Greg Houle
Subject: FW: 237 4th St E. Parking Ramp
Attachments: 19044-Bigos-St.Paul-Parking Garage Entry_ADD1_11.22.19.pdf; Appeal.pdf

Greg,

Attached please find the appeal for a fence at 237 4th St E. You may appeal the decision the Legislative Hearing Officer.

Thank you,



Stephen Ubl
City of St. Paul Building Official
Department of Safety & Inspections
375 Jackson St
Saint Paul, MN 55101
P: 651-266-9021
F: 651-266-9099
stephen.ubl@ci.stpaul.mn.us

The Most Livable City in America    
Making Saint Paul the Most Livable City in America

From: Greg Houle [mailto:greg@flanneryconstruction.com]
Sent: Tuesday, January 07, 2020 3:34 PM
To: Williamette, James (CI-StPaul) <james.williamette@ci.stpaul.mn.us>
Cc: Skarda, Ashley (CI-StPaul) <ashley.skarda@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>
Subject: RE: 237 4th St E. Parking Ramp

Think Before You Click: This email originated outside our organization.

Hi Jim,

Attached is the completed Request for Fence Variance. I included credit card information at the bottom of the form for the \$76 fee. Also attached, are the Addendum #1 plans which indicate the locations of the fencing that are to be installed on the parking ramp.

I'm hoping that you are able to accept the Request for Fence Variance and plans via e-mail to expedite the plan review and appeal processes. Please let me know if I need to submit these documents by mail.

Thank you,

Greg Houle, CDT, CCA
PROJECT MANAGER



C 651.239.8893 | D 651.259.4295 | O 651.225.1105 | F 651.225.1100
E greg@flanneryconstruction.com
Flannery Construction | 1375 St. Anthony Avenue | St. Paul, MN 55104
flanneryconstruction.com

From: Williamette, James (CI-StPaul) [<mailto:james.williamette@ci.stpaul.mn.us>]
Sent: Tuesday, January 07, 2020 12:21 PM
To: Greg Houle
Cc: Skarda, Ashley (CI-StPaul); Ubl, Stephen (CI-StPaul)
Subject: RE: 237 4th St E. Parking Ramp

Good Afternoon Greg

Here is the email from Steve to Jim that requested it a while back

Hi Jim,

It appears that the permit application for work at 237 4th St E. has a scope of work that shows a fence exceeding the allowable 8' height according to the Saint Paul Legislative Code. The client could go through the appeals process to get approval. The process would include the following:

- File for an appeal – I think the fee is \$75
- Submit the appeal to me with a set of plans
- I would need to deny the appeal based on the SPLC
- The client would then set up an appointment to meet with the Legislative Hearing Officer

Thank you,



Stephen Ubl
City of St. Paul Building Official
Department of Safety & Inspections
375 Jackson St
Saint Paul, MN 55101
P: 651-266-9021
F: 651-266-9099
stephen.ubl@ci.stpaul.mn.us

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Sincerely

James Williamette CBO,
Plan Review Supervisor
DSI/ Plan Review
375 Jackson St, Suite 220
Saint Paul, MN 55102
P: 651-266-9077



C: 612-281-6277
F: 651-266-9124
James.williamette@ci.stpaul.mn.us



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VISION

To be the leader in creating the safest, healthiest, most livable, and vibrant City in America.

MISSION

To preserve and improve the quality of life in Saint Paul by protecting and promoting public health and safety for all.

From: Greg Houle <greg@flanneryconstruction.com>
Sent: Tuesday, January 7, 2020 8:18 AM
To: Williamette, James (CI-StPaul) <james.williamette@ci.stpaul.mn.us>
Cc: Skarda, Ashley (CI-StPaul) <ashley.skarda@ci.stpaul.mn.us>; Ubl, Stephen (CI-StPaul) <stephen.ubl@ci.stpaul.mn.us>
Subject: RE: 237 4th St E. Parking Ramp
Importance: High

Think Before You Click: This email originated outside our organization.

Hi Jim,

A couple of weeks ago, I sent the Application for Appeal, plans and a \$25 filing fee to Steve Ubl, as he requested.

I received a phone call yesterday from the Legislative Hearing Office regarding the Application for Appeal for the fence to be installed on the parking ramp at 237 4th St. E. I was told that I need to submit a Request for Fence Variance to the Dept. of Safety & Inspections with a \$75 filing fee prior to filing the appeal.

Steve Ubl did not explain that I needed to submit a Request for Variance for the fence in his 12/19/19 e-mail below, so I want to verify that this document needs to be submitted prior to submitting the appeal. If you would, please get back with verification that this is the process required to file an appeal.

Thanks,



Greg Houle, CDT, CCCA
PROJECT MANAGER
C 651.239.8893 | D 651.259.4295 | O 651.225.1105 | F 651.225.1100
E greg@flanneryconstruction.com
Flannery Construction | 1375 St. Anthony Avenue | St. Paul, MN 55104
flanneryconstruction.com

From: Williamette, James (CI-StPaul) [<mailto:james.williamette@ci.stpaul.mn.us>]
Sent: Thursday, December 19, 2019 11:50 AM

To: Greg Houle
Cc: Skarda, Ashley (CI-StPaul)
Subject: FW: 237 4th St E. Parking Ramp

Good morning Greg

As I was working through your application for the fence I seen that it needed to be approved by the Building Official.

Steve looked at it and directed me to ask you to apply for an appeal.

Please follow the appeals process noted in his email.

I am told HPC has approved this already.

Sincerely



James Williamette CBO,
Plan Review Supervisor

DSI/ Plan Review
375 Jackson St, Suite 220
Saint Paul, MN 55102
P: 651-266-9077
C: 612-281-6277
F: 651-266-9124

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From: Ubl, Stephen (CI-StPaul)
Sent: Thursday, December 19, 2019 11:40 AM
To: Williamette, James (CI-StPaul) <james.williamette@ci.stpaul.mn.us>
Subject: 237 4th St E. Parking Ramp

Hi Jim,

It appears that the permit application for work at 237 4th St E. has a scope of work that shows a fence exceeding the allowable 8' height according to the Saint Paul Legislative Code. The client could go through the appeals process to get approval. The process would include the following:

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Thank you,



Stephen Ubl
City of St. Paul Building Official
Department of Safety & Inspections
375 Jackson St
Saint Paul, MN 55101
P: 651-266-9021
F: 651-266-9099
stephen.ubl@ci.stpaul.mn.us



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CITY OF ST. PAUL
 DEPARTMENT OF SAFETY AND INSPECTIONS
 375 JACKSON STREET, SUITE 220
 ST. PAUL, MINNESOTA 55101-1806

REQUEST FOR FENCE VARIANCE
\$76.00

Visit our Web Site at www.stpaul.gov/dsi

ADDRESS OF VARIANCE: 237 4th St. E., St. Paul, MN 55101
 OWNER ADDRESS: 8325 Wayzata Blvd, Minneapolis, MN 55426
 CONTRACTOR ADDRESS: 1375 St. Anthony Ave., St. Paul, MN 55104
 CITY: _____ STATE: _____ ZIP: _____
 PHONE: 651-225-1105 FAX: 651-225-1100 EMAIL: greg@flanneryconstruction.com

FENCE DETAILS REQUIRED (A site plan indicating the location of the fence must be provided with this application)

Proposed length of fence (total lineal feet) Length of Fence: <u>2801ft (1st floor)</u> <u>2801ft (2nd floor)</u>	Proposed height of fence Highest Feet: <u>12'</u> Inches: <u>0"</u> Lowest Feet: <u>8'</u> Inches: <u>0"</u>	Will the fence be erected on a corner lot? Yes _____ No <u>X</u>
Type of Fence: <u>X</u> Non-Obscuring Fence _____ Privacy Fence _____ Barbed Wire Fence	Fence Location: <u>X</u> <u>Exterior of Parking Ramp</u> <u>Perimeter of Entire Yard</u> _____ Front Yard Only _____ Rear or Side Yard Only	

Sec. 33.07. Fences--Requirements.
 Variances. A variance of the fence height regulations may be granted if, after investigation by the building official, it is found that site or terrain, or nuisance animal conditions warrant a waiver of the height restrictions.

The property on which the fence is proposed satisfies the variance criteria (underlined in preceding box) for the following reason(s):

Check at least one item below and state the reason(s) you believe the property qualifies for variance consideration

X SITE CONDITIONS _____ TERRAIN CONDITIONS _____ NUISANCE ANIMAL CONDITIONS

REASON FOR VARIANCE REQUEST: Fence being installed on parking ramp for security purposes.

Office Use Only Below This Line

INSPECTOR'S OBSERVATIONS: CONDITIONS DO NOT REFLECT AN APPROVAL. Appeal to LHO

INSPECTORS NAME: _____ Phone: 651- _____

APPROVED Date: 01-07-20 Building Official: [Signature] Phone: 651- 266 9021

X DENIED (This decision may be appealed to the legislative hearing officer by calling 651-266-8560.)

RETURN SIGNED RECOMMENDATION TO: _____ AT THE FRONT COUNTER.

Signature of Cardholder (required for all charges): [Signature]

AMEX Discover MasterCard Visa

Security Code ▶

Expiration Date: Month / Year ▶

Enter Account Number ▶

Greg Houle

From: Williamette, James (CI-StPaul) <james.williamette@ci.stpaul.mn.us>
Sent: Thursday, December 19, 2019 11:50 AM
To: Greg Houle
Cc: Skarda, Ashley (CI-StPaul)
Subject: FW: 237 4th St E. Parking Ramp

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Sincerely



James Williamette CBO,
Plan Review Supervisor

DSI/ Plan Review
375 Jackson St, Suite 220
Saint Paul, MN 55102
P: 651-266-9077
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From: Ubl, Stephen (CI-StPaul)
Sent: Thursday, December 19, 2019 11:40 AM
To: Williamette, James (CI-StPaul) <james.williamette@ci.stpaul.mn.us>
Subject: 237 4th St E. Parking Ramp

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Thank you,



Stephen Ubl

City of St. Paul Building Official

Department of Safety & Inspections

375 Jackson St

Saint Paul, MN 55101

P: 651-266-9021

F: 651-266-9099

stephen.ubl@ci.stpaul.mn.us

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ADDENDUM



From: Kaas Wilson Architects
1301 American Blvd E Suite 100
Bloomington, MN 55425
To: OWNER

Addendum No: 001

RE: 19044 LOWERTOWN LOFTS PARKING

Issued: 11/22/2019

This Addendum forms a part of the Contract Documents and modifies the original Permit Set dated 10.02.19.

Reference made below to Contract Divisions, Specifications and Drawings shall be used as a guide only. Contractor(s) shall determine for himself the work affected by Addendum items.

This Addendum consists of the following as itemized below:

Changes to Project Manual:

1. NONE

Changes to Drawings:

Sheet A100 – CUT SHEETS (Reissued)

1. Added diagram of through-bolted connections at PT slab.

Sheet A200 – DEMO PLANS

2. Added diagram of demolition items.

Sheet A300 – Floor Plans – L-1 (Reissued)

3. Added notes to demolish CMU wall at NW corner and replace with 4' fencing panels by Action Fence.
4. Added post and bollards at vehicle door.
5. Replaced framed walls at vehicle door with fence.

Sheet A301 – Floor Plans – L1 (Reissued)

6. Moved location of gate operator per conversation with Action Fence.
7. Added steel bollards at new gate operator location: GC to coordinate location with KWA.

Sheet A500 – Exterior Elevations (Reissued)

8. Added note to demolish CMU wall at NW corner and replace with 4' fencing panels by Action Fence.

Sheet A600 – Sections (Reissued)

9. Added note to demolish CMU wall at NW corner and replace with 4' fencing panels by Action Fence.
10. Added note to install posts and bollards at vehicle door.

-End of Addendum-

Lowertown Lofts Parking Ramp

237 4th St E
St Paul, MN 55101



1301 American Blvd. E.
Suite 100
Bloomington, MN 55405
tel: (612) 879-8900
fax: (612) 879-6655
www.kasawilson.com

Owner:
Bigos Management, INC.
2325 Wycza Street
Minneapolis, MN 55428

Arch: NOT USED

Struct: NOT USED

MEP: NOT USED

Lowertown Lofts
Parking Ramp

237 4th St E
St Paul, MN 55101

Bigos Management

Project Number: 98044

Date: 11.22.19

Drawn By: DAN ACHAK

Checked By: [Signature]

I HEREBY CERTIFY THAT THIS PLAN
IS A TRUE AND CORRECT COPY OF THE
ORIGINAL AS SUBMITTED TO THE
CITY OF ST. PAUL, MINNESOTA.

PETEC MICHELS REG. NO. 5527

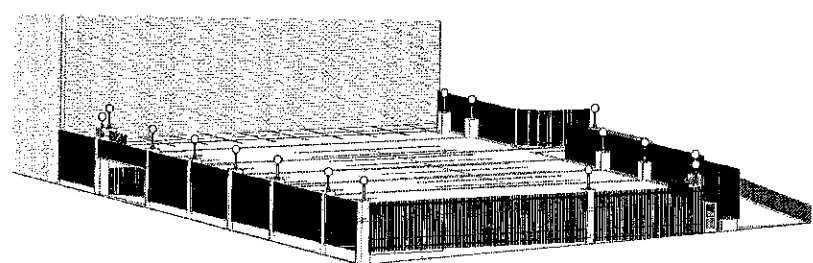
Date: 11/22/19

Cover Sheet

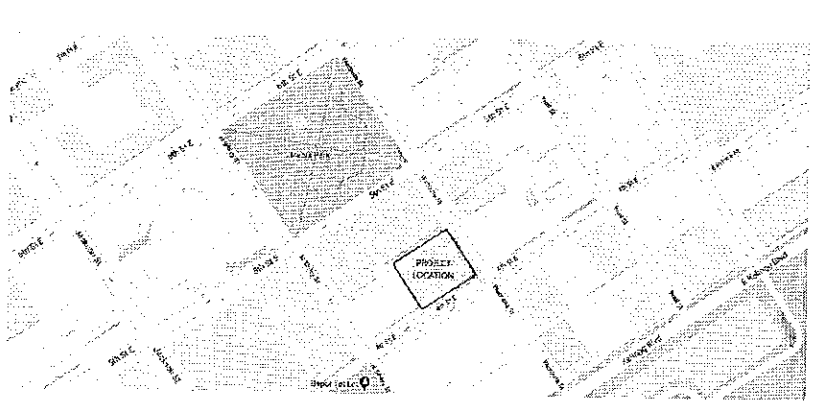
1" = 1'-0"

A000

ABBREVIATIONS		HATCH KEY	
AC	AIR CONDITIONER	FF	FLOOR FINISH
ACOM	ACCOMMODATION	FR	FLOOR FINISH
AD	ADJUSTABLE	FS	FLOOR FINISH
ADP	AIR CONDITIONING PACKAGED	FT	FLOOR FINISH
ADH	ADHESIVE	FT	FLOOR FINISH
AF	ASBESTOS FLOOR	FT	FLOOR FINISH
AG	ACCESS GRATE	FT	FLOOR FINISH
AL	ALUMINUM	FT	FLOOR FINISH
AP	ACCESS PANEL	FT	FLOOR FINISH
APC	ARCHITECTURAL	FT	FLOOR FINISH
ASPH	ASPHALT	FT	FLOOR FINISH
AW	AWNING	FT	FLOOR FINISH
B	BUILDING	FT	FLOOR FINISH
B1	BUILDING	FT	FLOOR FINISH
B2	BUILDING	FT	FLOOR FINISH
B3	BUILDING	FT	FLOOR FINISH
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PERSPECTIVE



SITE

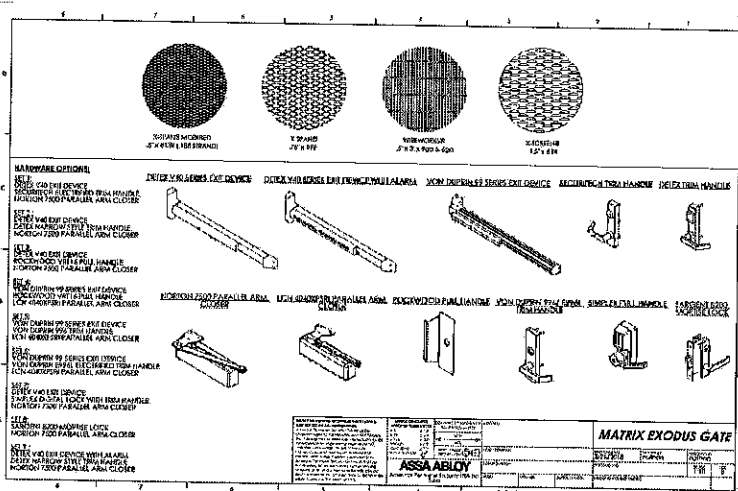
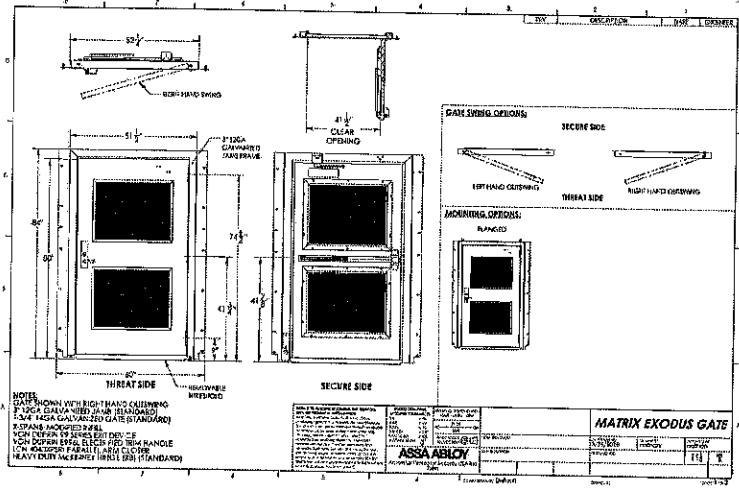
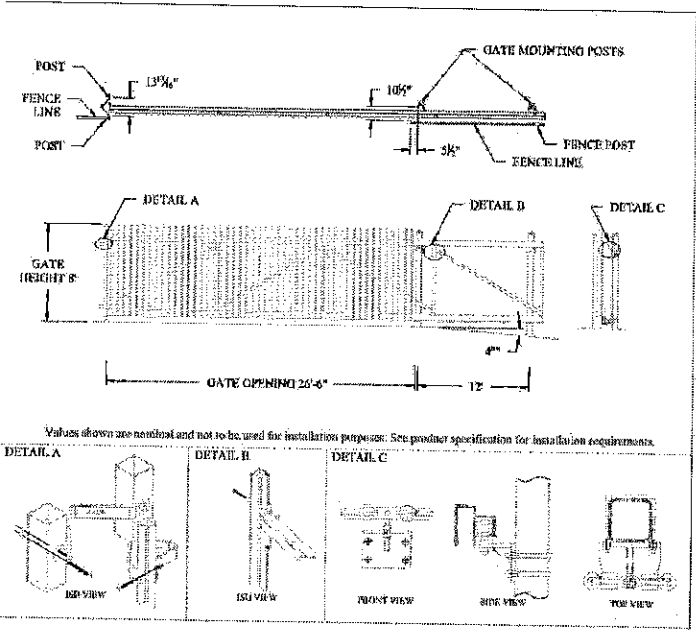
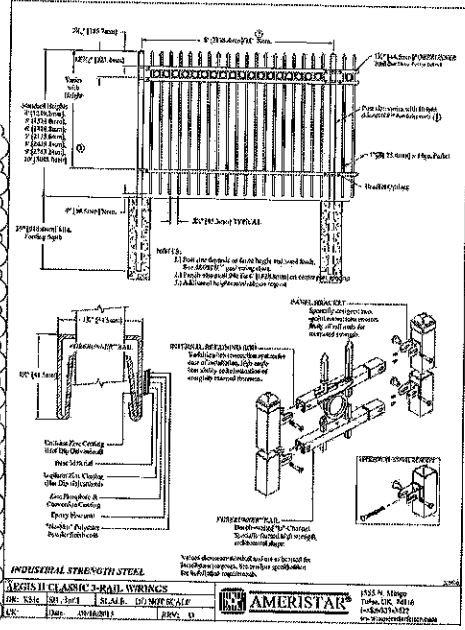
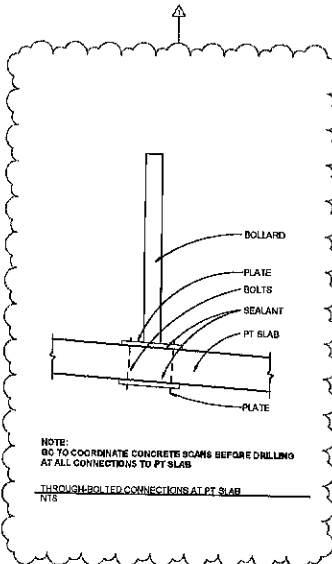
- NOTES:**
1. ALL QUESTIONS ARE TO BE SUBMITTED TO GENERAL CONTRACTOR.
 2. NO DRAWINGS TO BE DISTRIBUTED BY ARCHITECT. CONTACT GENERAL CONTRACTOR.
 3. BIDDERS (GENERAL CONTRACTORS) TO SUBMIT ALL QUESTIONS TO ARCHITECT VIA EMAIL. (dan@kasawilson.com)

Sheet Number	Sheet Name	Sheet Issue Date
A100	Site Plan	11.22.19
A200	Site Plan	11.22.19
A300	Site Plan	11.22.19
A400	Site Plan	11.22.19
A500	Site Plan	11.22.19
A600	Site Plan	11.22.19
A700	Site Plan	11.22.19
A800	Site Plan	11.22.19
A900	Site Plan	11.22.19
A1000	Site Plan	11.22.19

ARCHITECT:
KAW WILSON ARCHITECTS
Danika Nowak
1301 American Blvd. E.
Bloomington, MN 55405
612.879.8900 - X134
danika@kasawilson.com

OWNER:
BIGOS MANAGEMENT
John Fealing
8325 Wycza Blvd
Golden Valley, MN 55428
763.567.2400
jfealing@bigos.com

CONTRACTOR:
FLANNERY CONSTRUCTION
Doug Houlihan
1318 St. Anthony Ave
St. Paul, MN 55104
951.245.1100
doug@flanneryconstruction.com



1001 American Blvd. E.
Suite 100
Bloomington, MN 55425
Tel: (612) 878-0300
Fax: (612) 878-0306
www.lowertownlofts.com

Client:
Bligos Management, Inc.
8325 Wayzata Blvd
Minneapolis, MN 55426

Out: NOT USED

Revised: NOT USED

Rev: NOT USED

Lowertown Lofts
Parking Ramp
517 4th St E
St Paul, MN 55106

Bligos Management

Project Number: 18044
Date: 11-22-18
Drawn By: Author
Checked By: Checker

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

[Signature]
PETROVIC/EGRETS REG. NO. 61472

Sheet 11 of 12

Revision 1

Rev. No.

Cut Sheets

A100



1307 American Blvd. E.
 Suite 100
 Bloomington, MN 55425
 ME (612) 879-8300
 Fax (612) 879-8355
 www.kandw.com

Owner:
 Bigos Management, LLC
 8325 Wycata Blvd
 Minneapolis, MN 55426

CM: NOT USED

Structural: NOT USED

MEP: NOT USED

Lowertown Lofts
 Parking Ramp
 227 10th St E
 SEPAUL, MN 55101

Bigos Management

Project Number 13044

Date 11.22.16

Drawn By Author

Checked By Checker

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND IN MY AREA OF PROFESSIONAL ARCHITECTURAL PRACTICE AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES INTO BEING IN ACCORDANCE WITH THE LAWS OF THE STATE OF MINNESOTA.

PETRO MARGETS REG. NO. 54787

Date

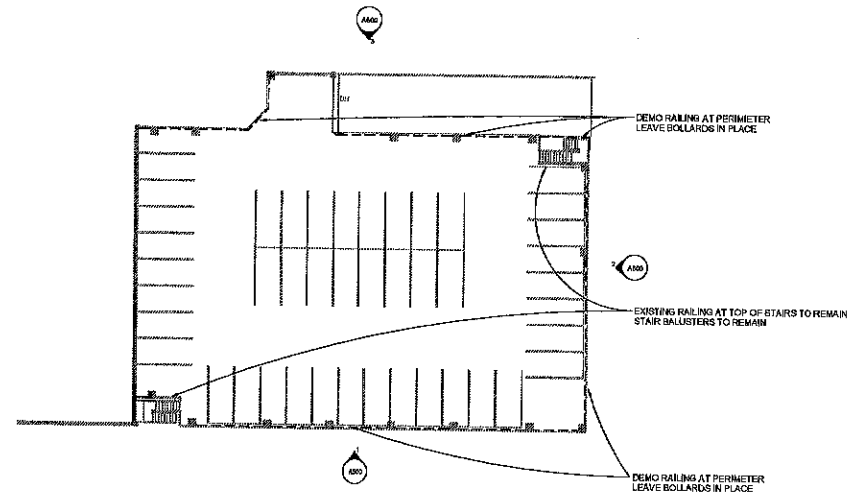
Revision

Rev. No.

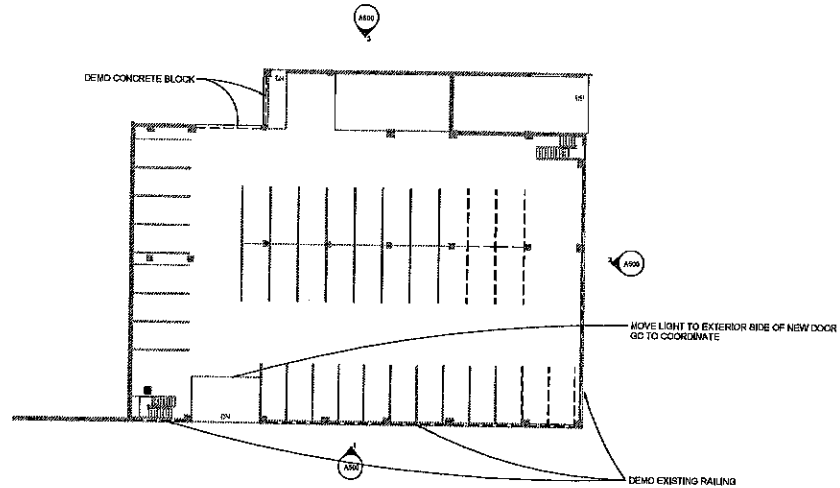
Demo Plans

1/16" = 1'-0"

A200



① Level -1(1)
 1/16" = 1'-0"



② Level -1(1)
 1/16" = 1'-0"

C:\DWG\2016\13044\13044.dwg

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 11/22/2016 6:08:03 PM



1301 American Blvd. E.
 Suite 610
 Bloomington, MN 55425
 Tel: (612) 379-9900
 Fax: (612) 379-9955
 www.petroarch.com

Client:
 Siggo Management, INC.
 8328 Wycza Blvd
 Minneapolis, MN 55426

Grid: NOT USED

Structural: NOT USED

MEP: NOT USED

**Lowertown Lofts
 Parking Ramp**
 227 4th St E
 St Paul, MN 55101
 Siggo Management

Project Number: 10044
 Date: 11.22.19
 Checked By: AUB
 Checked By: Checker

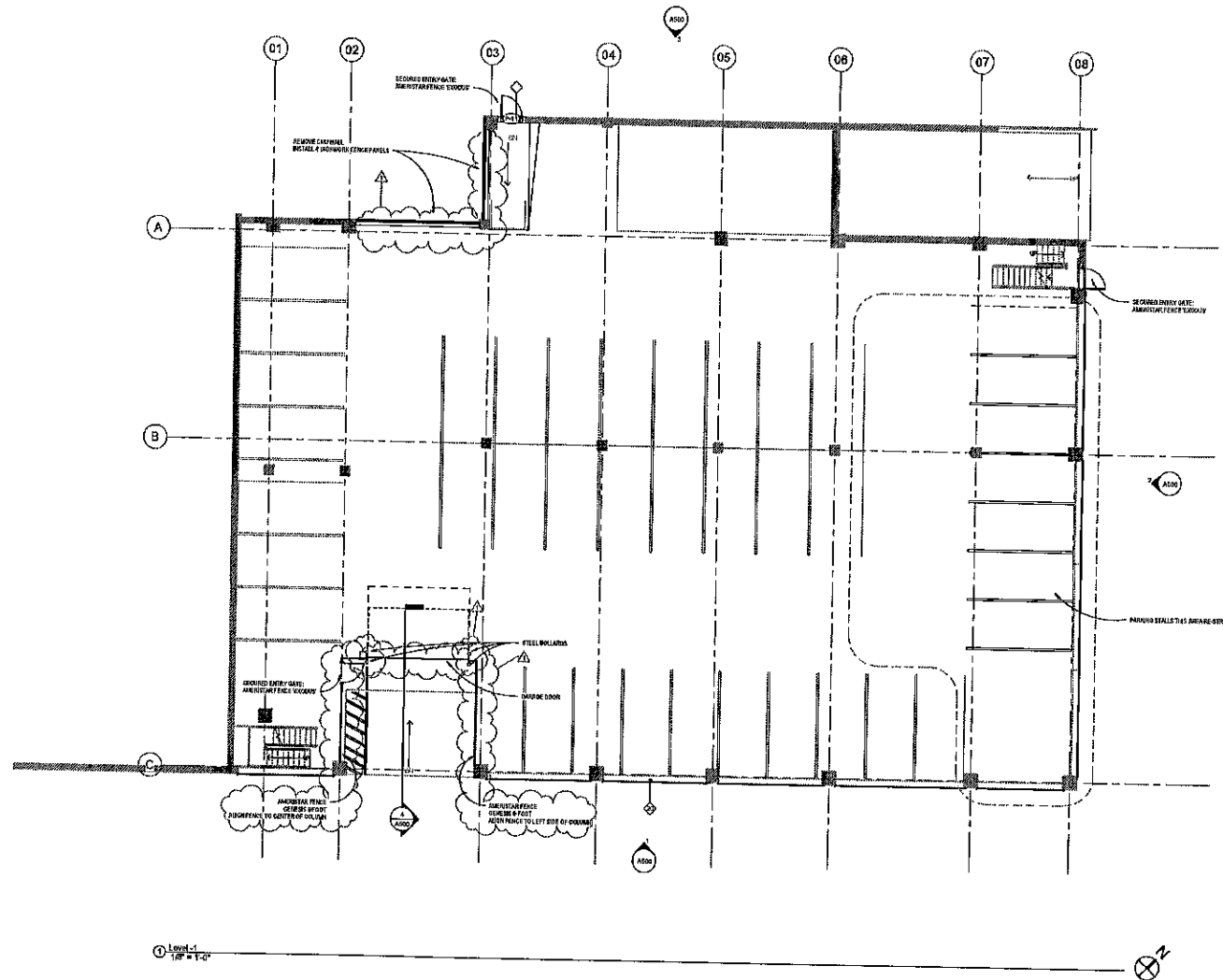
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS OR SUPPLY LIST PREPARED UNDER MY CLOSEST SUPERVISION AND TESTED, MEASURED AND CHECKED UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
 PETRO ARCHITECTS REG. NO. 61242

Scale:
 1/8" = 1'-0"

Revision:
 1
 Date:
 11/22/19

Floor Plans -
 Level -1
 1/8" = 1'-0"
A300



Checked: Lowertown Lofts Parking Ramp, Version 3, 11/22/19

Checked: Lowertown Lofts Parking Ramp, Version 3, 11/22/19

Level -1
 1/8" = 1'-0"



1321 American Blvd. E.
Suite 100
Bloomington, MN 55425
Tel: (612) 878-0000
Fax: (612) 878-6560
www.bacewilson.com

Owner:
Eligos Management, Inc.
237 4th St E
St Paul, MN 55101

CIVIL: NOT USED

Structural: NOT USED

MEP: NOT USED

**Lowertown Lofts
Parking Ramp**
237 4th St E
St Paul, MN 55101
Eligos Management

Project Number: 18044
Date: 11.22.19
Drawn By: Author
Checked By: Checker

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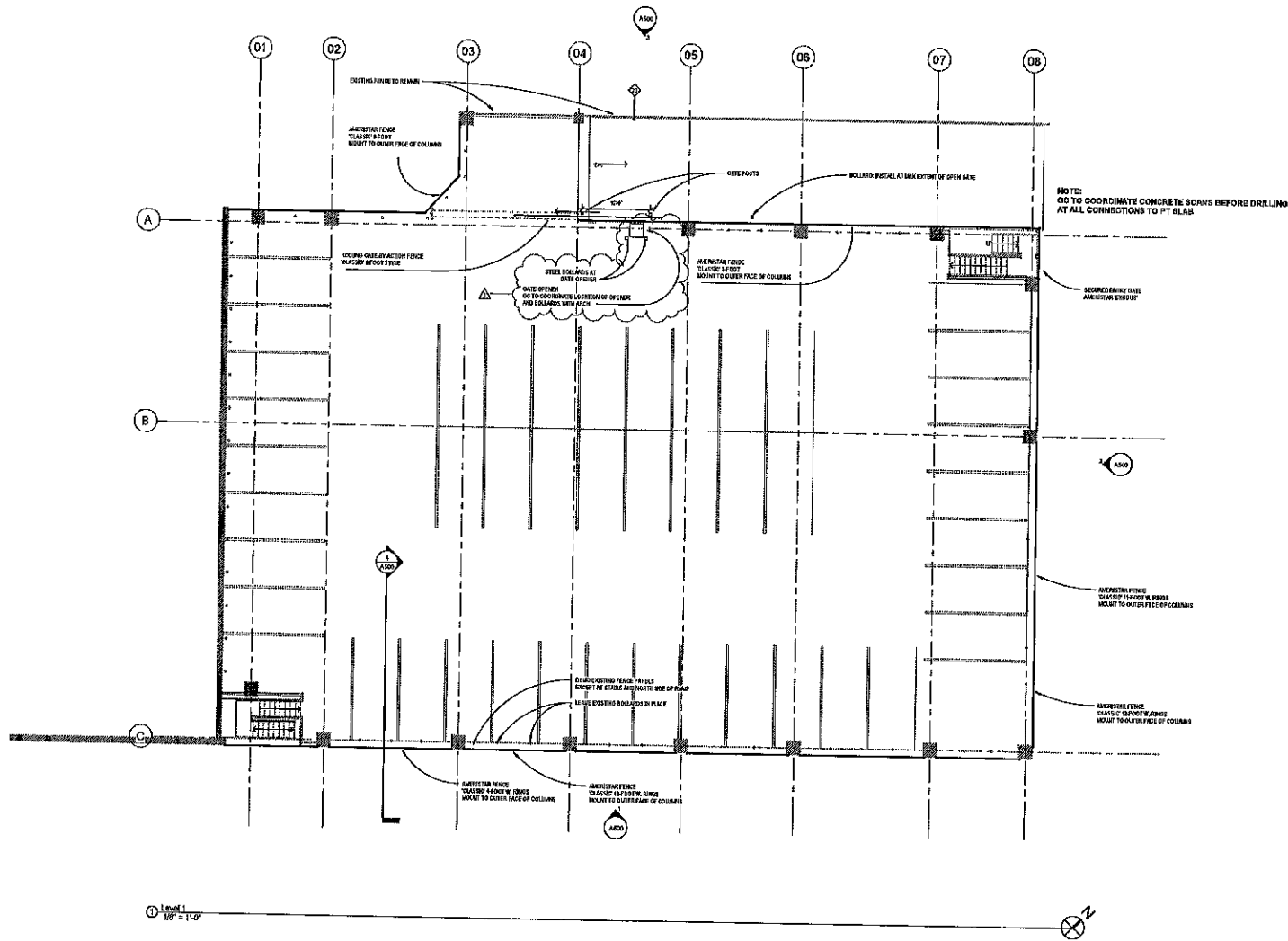
PETRICA MCINNES REG. NO. 6787

Date: 11.22.19

Revision: ADDITIONAL 1

Scale: -

Floor Plans -
Level 1
1/8" = 1'-0"
A301



11/22/2019 2:46:52 PM
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1801 American Blvd. E.
Suite 160
Bloomington, MN 55425
Tel: (612) 478-4000
Fax: (612) 874-8888
www.bonville.com

Owner:
Bigos Management, Inc.
2325 Wyzala Blvd
Minneapolis, MN 55428

City: NOT USED

Standard: NOT USED

MEP: NOT USED

**Lowertown Lofts
Parking Ramp**

237 4th St E
St Paul, MN 55104

Bigos Management

Project Number: 18844

Date: 11.22.18

Drawn By: Author

Checked By: Checker

I HEREBY CERTIFY THAT THE PLAN, SPECIFICATIONS OR NOTES THEREON PREPARED UNDER MY ORDER OR SUPERVISION AND THAT I AM A REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

[Signature]
PETRIC ARCHITECTS REG. NO. 54962

Date:

11/22/18

Revision:

4/20/2019

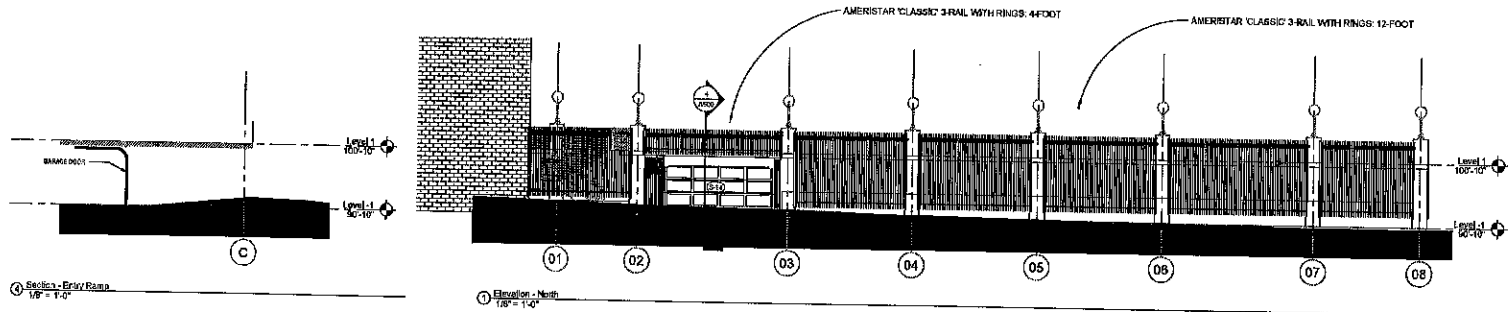
Rev. No.:

1

**Exterior
Elevations**

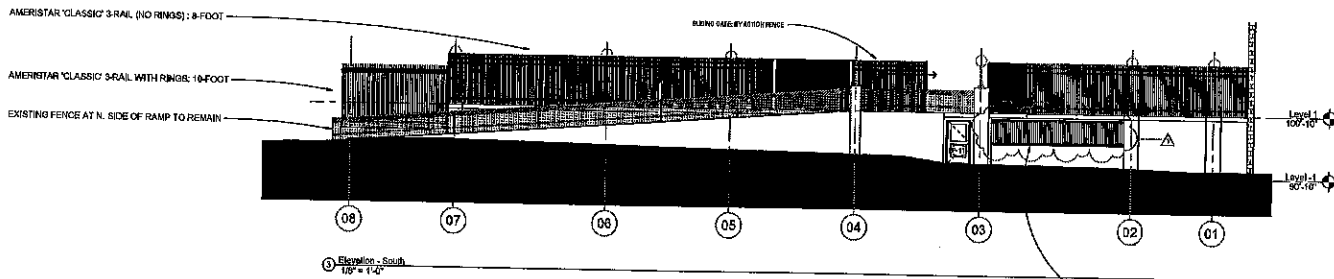
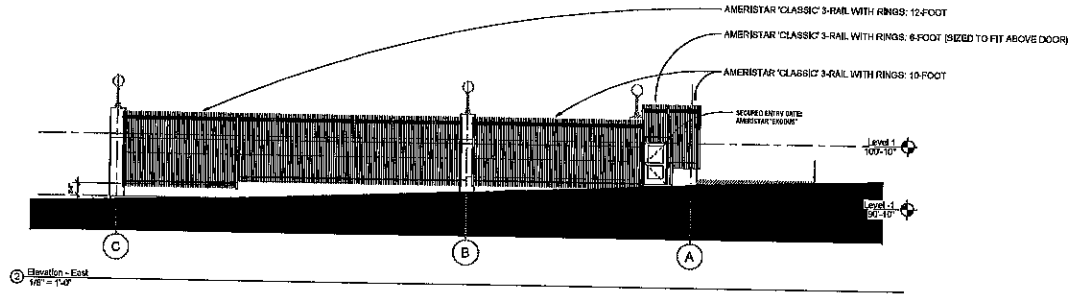
1/8" = 1'-0"

A500



④ Section - Entry Ramp
1/8" = 1'-0"

① Elevation - North
1/8" = 1'-0"



C:\PWA\Lowertown Lofts\Project 3_Schematic

11/22/2018 4:40:37 PM

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Architects



1341 American Blvd. E.
Suite 100
Minneapolis, MN 55426
Tel: (612) 878-8600
Fax: (612) 878-8888
www.hazzerbor.com

Owner:
Biggs Management, Inc.
8328 Hennepin Blvd.
Minneapolis, MN 55426

Civil: NOT USED

Structural: NOT USED

MEP: NOT USED

**Lowertown Lofts
Parking Ramp**
287 4th St E
St Paul, MN 55104
Biggs Management

Project Number: 10044
Date: 11.22.10
Drawn By: Author
Checked By: Checker

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[Signature]
PERMITS: REG. NO. 88747

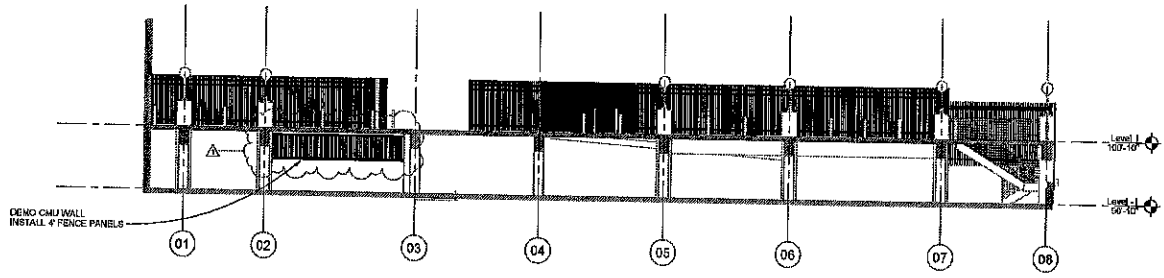
Date: 11.22.10

Revision:
Additions:

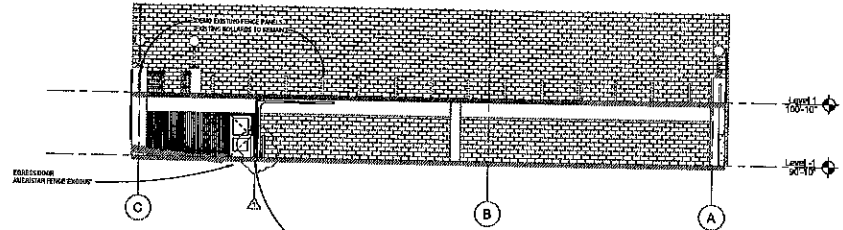
Rev. No. 1

Sections

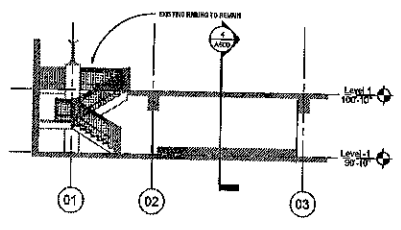
1/8" = 1'-0"
A600



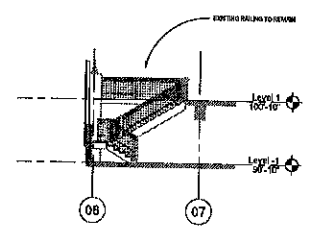
1 Building Section A
1/8" = 1'-0"



2 Building Section B
1/8" = 1'-0"



3 Section - Cabot Entry
1/8" = 1'-0"



4 Section - North East Stair
1/8" = 1'-0"

C:\Users\Lowertown\Documents\Projects\A600\A600.dwg

11/22/2010 5:40:12 PM

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FIRST CLASS



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Flannery Construction, Inc.
1375 Saint Anthony Avenue
Saint Paul, MN 55104

St. Paul City Council -
Legislative Hearings
310 City Hall, 15 W. Kellogg Blvd
St. Paul, MN 55102

