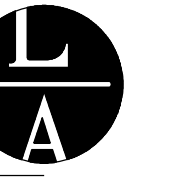


Filename: O'REILLY-SUNWOOD DRIVE\O'REILLY-SUNWOOD DRIVE-A1



LAMPERT ARCHITECTS

420 Summit Avenue
St. Paul, MN 55102
Phone: 763.755.1211 Fax: 763.757.2849
lampert@lampert-arch.com

ARCHITECT 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 LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY
NOT FOR CONSTRUCTION

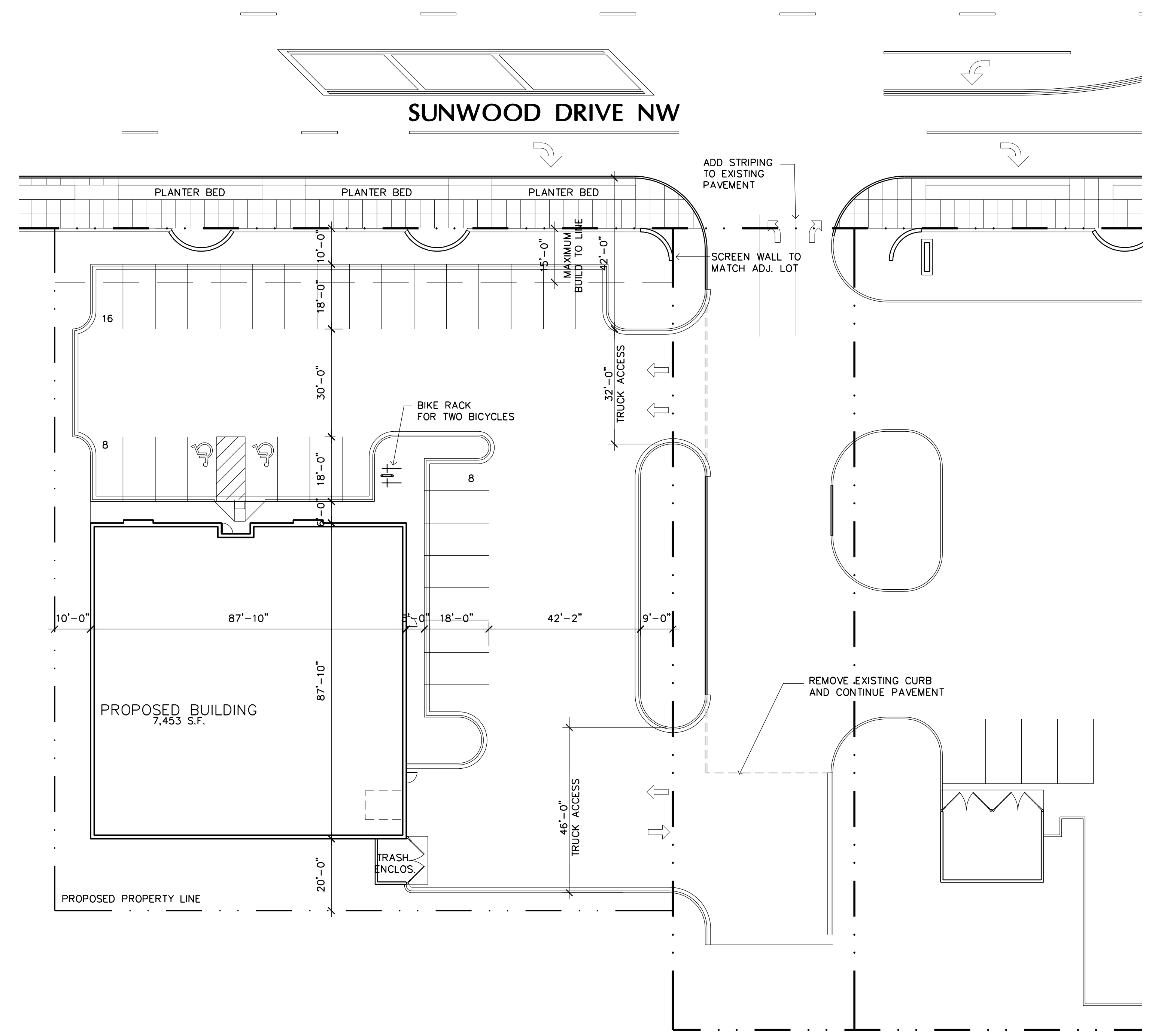
LEONARD LAMPERT
13669
LICENSED ARCHITECT

JAVA PROPERTIES
879 Scheffer Avenue
St. Paul, MN 55102
Phone: 952-403-9595

O'REILLY AUTO
Sunwood Drive NW, Ramsey Minnesota

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Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: ALE
Checked By: LL
Revisions

DATE	DESCRIPTION
10/28/20	PRELIMINARY
3/5/21	CITY SUBMITTAL



1 SITE PLAN
A1 SCALE: 1" = 20'-0"
NORTH

SITE DATA
LOT SIZE: 32,651 S.F. 0.75 ACRES
FLOOR AREA RATIO: 7,704/32,651 = 23.6% < 25% MIN. *VARIANCE REQ'D
ZONING: COR-3 WORKPLACE DISTRICT
BUILDING: AUTO PARTS STORE (CONDITIONAL USE) 7,704 S.F.

PARKING DATA
RETAIL (2/1,000 S.F. MIN-4/1,000 S.F. MAX) - 14 MIN/29 MAX
STALLS PROVIDED - 32 STALLS *VARIANCE REQ'D

SITE PLAN

Sheet Number

A1

Project No. 200805-2