

NO.	DATE	DESCRIPTION

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

Jeremy R. Honga
DATE: 11/23/2020 LIC. NO.: 58013

Client: Classic Construction, Inc.
Ramsey, Minnesota

Proposed Gigi Addition - Boundary Survey Site Plan

DESCRIPTION of Parcel 28-32-25-23-0018

Outlot A, COR Stone Brook Academy, Anoka County, Minnesota
Note: This property is Torrens

DESCRIPTION of Proposed Gigi's Parcel

Lot 1, Block 1, Gigi Addition, Anoka County, Minnesota.

PROPERTY SUMMARY

- Subject property's address is Unassigned.
- Subject property's property identification number is 28-32-25-23-0018
- The gross area of the subject property is 136,676 Square Feet or 3.14 acres.
- The subject property is zoned COR: The COR, per the City of Ramsey zoning map dated September, 2011.
- There are no buildings on the subject property.

SURVEY NOTES

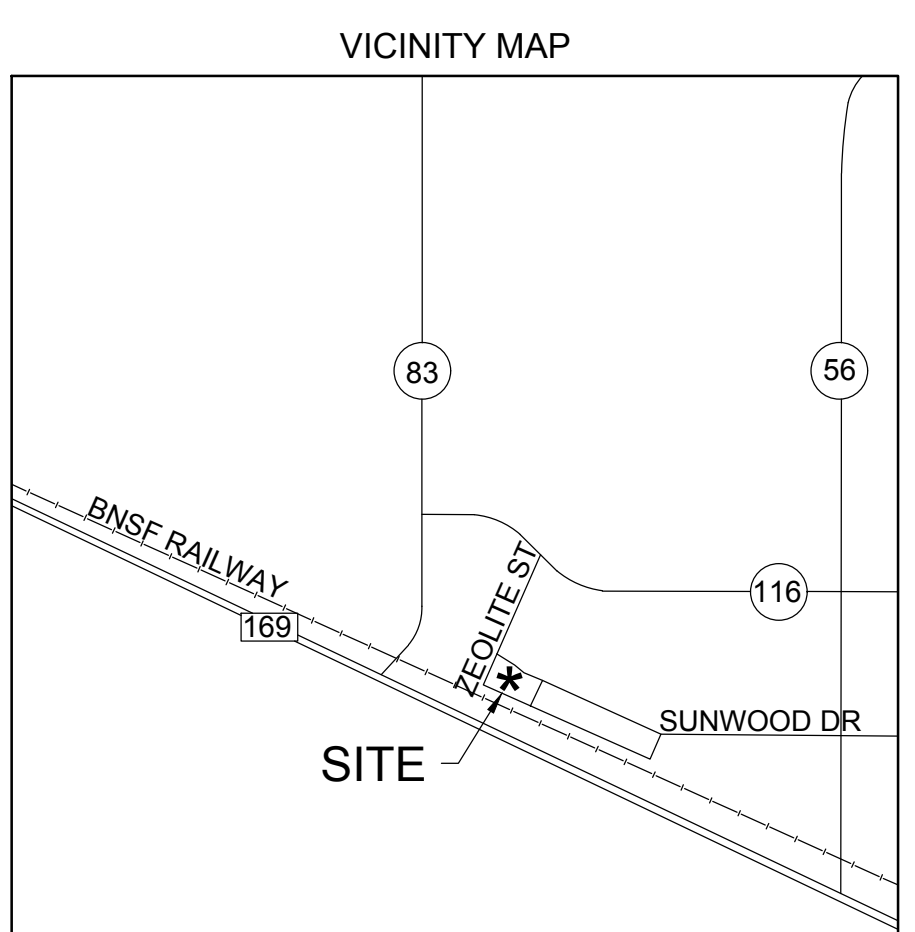
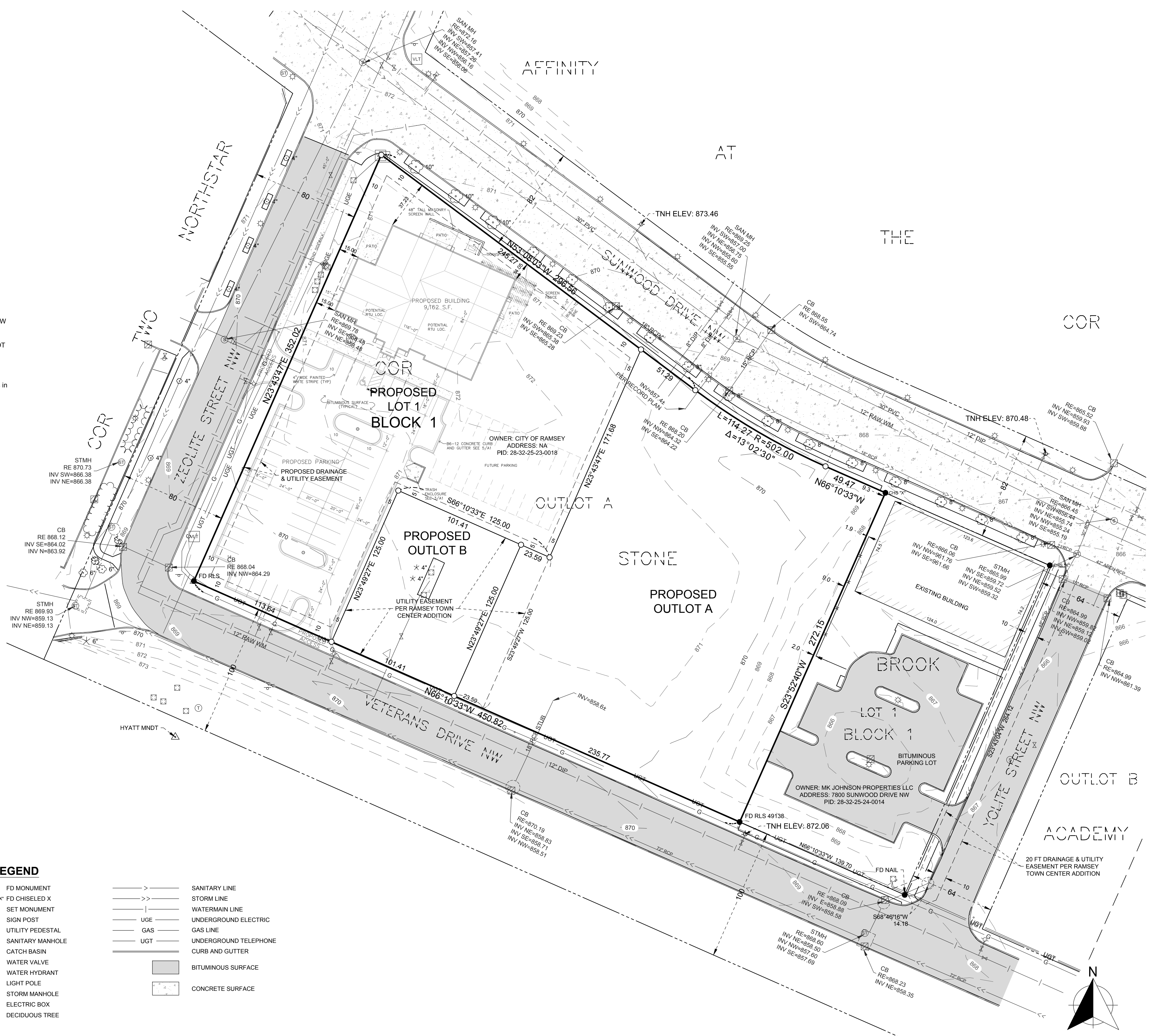
- The bearing system is based on the recorded plat of COR Stone Brook Academy, having a bearing of N66°10'33"W for the South line of Outlot A.
- The vertical datum is based on NAVD88. The originating benchmark is HYATT MNDT, referenced from the MnDOT Geodetic Database. Elev. = 878.97
- Location, sizes and types of underground utilities shown are a combination of observed evidence and plan information. However, lacking excavation, the exact location of underground features cannot be accurately, completely, and reliably depicted. WSB makes no guarantee that the utilities shown comprise all of the utilities in the area. Where additional or more detailed information is required, the client is advised that excavation and/or a private utility locate request may be necessary. Pursuant to MS 216.D contact Gopher State One Call at 651-454-0002 prior to any excavation.
- Field work was completed on 5/28/2020.

PROPOSED PLAT AREAS

Proposed plat areas are as follows:
 Lot 1, Block 1, Gigi Addition = 61,831 Square Feet or 1.42 acres
 Outlot A, Gigi Addition = 62,169 Square Feet or 1.43 acres
 Outlot B, Gigi Addition = 12,676 Square Feet or 0.29 acres
 Total = 136,676 Square Feet or 3.14 acres

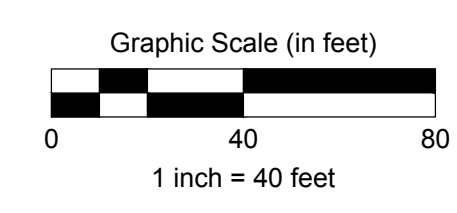
SITE INFORMATION (PER CLIENT SITE PLAN)

SITE DATA: COBBLESTONE ADDITION, OUTLOT A
 LOT SIZE - 61,831 S.F. = 1.42 ACRES
 (DOES NOT INCLUDE WELL EASEMENT)
 BUILDING - 9,162 S.F. SALON AND SPA
 ANTICIPATED EMPLOYEES - ±30
 BUILDING COVERAGE
 9,162/61,831 = 14.8%
 IMPERVIOUS SURFACE COVERAGE
 31,691/61,831 = 51.2%
 ZONING - COR2, COMMERCIAL
PARKING DATA:
 HEALTH CLUB - 9,162 S.F. 3/1,000-5/1,000 = 27-37 STALLS
 50 STALLS PROVIDED



LEGEND

●	FD MONUMENT	—	SANITARY LINE
○	FD CHISELED X	—	STORM LINE
○	SET MONUMENT	—	WATERMAIN LINE
⊕	SIGN POST	—	UNDERGROUND ELECTRIC
⊕	UTILITY PEDESTAL	—	GAS LINE
⊕	SANITARY MANHOLE	—	UNDERGROUND TELEPHONE
⊕	CATCH BASIN	—	CURB AND GUTTER
⊕	WATER VALVE	■	BITUMINOUS SURFACE
⊕	WATER HYDRANT	■	CONCRETE SURFACE
⊕	LIGHT POLE		
⊕	STORM MANHOLE		
⊕	ELECTRIC BOX		
⊕	DECIDUOUS TREE		



K:\015674-000\58013\p\Drawings\015674-000-1-DRY-SITE PLAN-CHG Addition.dwg, 11/23/2020 2:37:23 PM

GIGI ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota municipal corporation, owner of the following described property:

Outlot A, COR STONE BROOK ACADEMY, Anoka County, Minnesota.

Has caused the same to be surveyed and platted as GIGI ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as shown on this plat.

In witness whereof said City of Ramsey, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers this ____ day of _____, 20____.

SIGNED: City of Ramsey

By: _____ Mayor By: _____ Clerk

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by _____, as Mayor and _____, as Clerk of City of Ramsey, a Minnesota municipal corporation, on behalf of the corporation.

_____(Signature)
 Notary Public, _____ County, Minnesota Notary Printed Name
 My Commission Expires _____

I, Jeremy R. Honga do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

 Jeremy R. Honga, Licensed Land Surveyor,
 Minnesota License No. 58013

STATE OF MINNESOTA
 COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Jeremy R. Honga.

_____(Signature)
 Notary Public, _____ County, Minnesota Notary Printed Name
 My Commission Expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of GIGI ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____ Mayor By: _____ Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20____.

 Charles F. Gitzen, Anoka County Surveyor

COUNTY AUDITOR / TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this ____ day of _____, 20____.

 Property Tax Administrator By: _____, Deputy

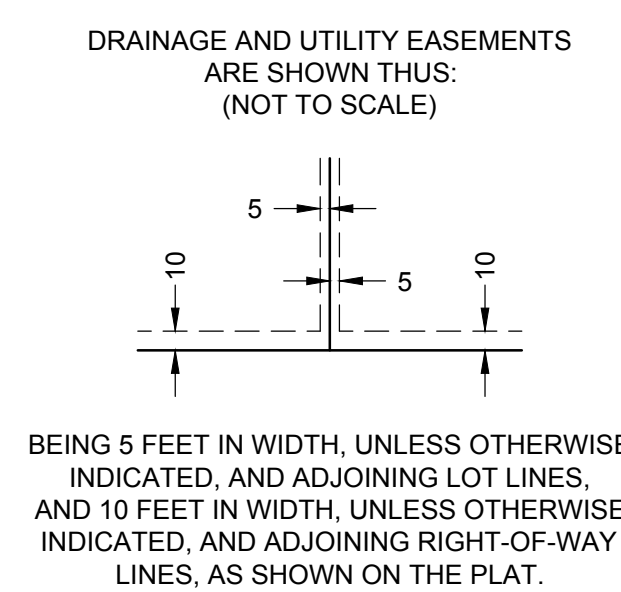
COUNTY RECORDER / REGISTRAR OF TITLES
 County of Anoka, State of Minnesota

I hereby certify that this plat of GIGI ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this ____ day of _____, 20____, at ____ o'clock ____ M. and was duly recorded as Document Number _____.

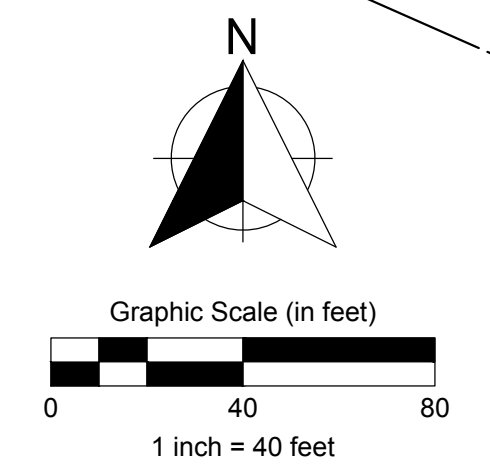
 County Recorder/Registrar of Titles By: _____, Deputy



DRAFT - FINAL PLAT - 2020-11-16



- DENOTES 1/2 INCH BY 14 INCH IRON MONUMENT SET AND MARKED BY LICENSE NO. 58013.
 - DENOTES FOUND MONUMENT, AS NOTED.
- THE SOUTH LINE OF OUTLOT A, COR STONE BROOK ACADEMY, IS ASSUMED TO HAVE A BEARING OF N66°10'33"W.



REVISIONS	
NO.	DESCRIPTION

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Jeremy R. Honga
DATE: 11/16/2020 LIC. NO.: 58013

Client: Classic Construction, Inc.
Ramsey, Minnesota

Gigi Addition
Preliminary Plat

PROPERTY DESCRIPTION

Outlot A, COR Stone Brook Academy, Anoka County, Minnesota

Note: This property is Torrens

PROPERTY SUMMARY

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SURVEY NOTES

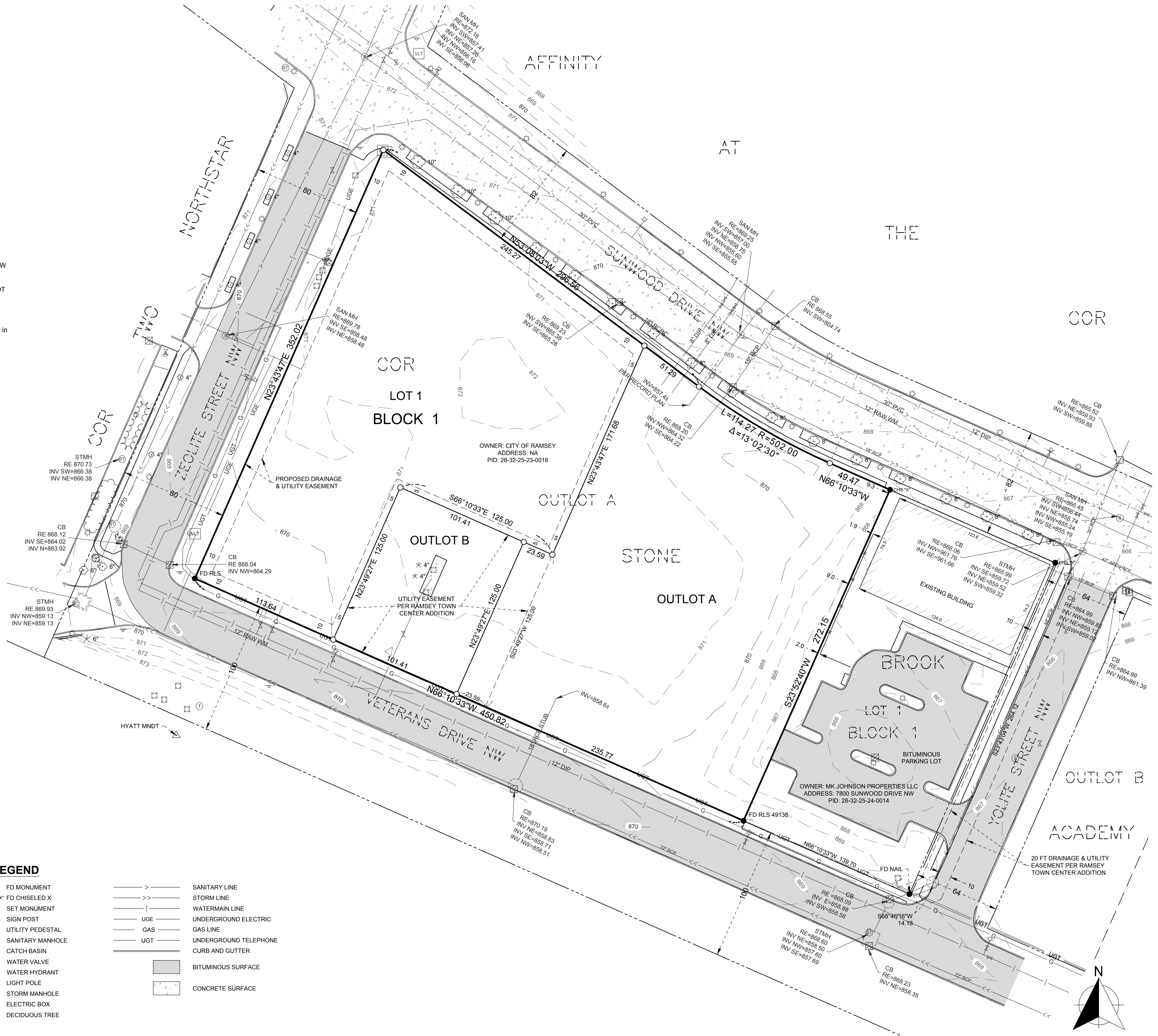
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PLAT AREAS

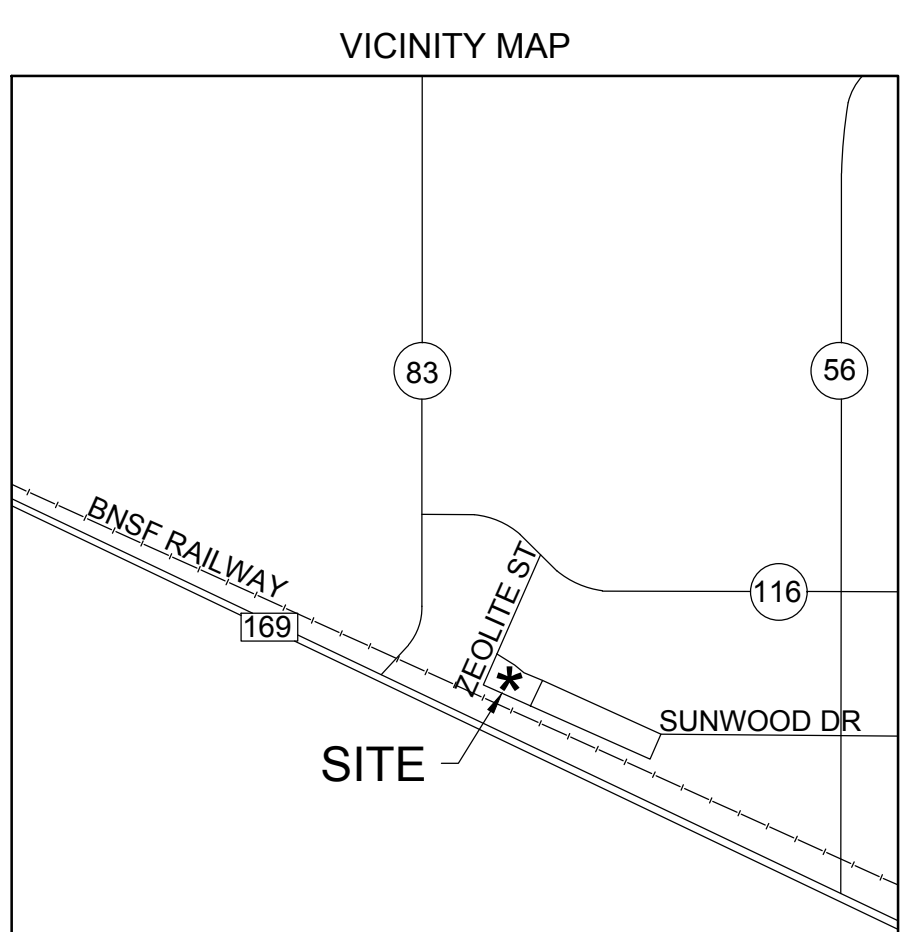
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 Total = 136,676 Square Feet or 3.14 acres

ADDRESSES

Owner: as shown on graphic
 Surveyor: WSB
 701 Xenia Avenue South, Suite 300
 Minneapolis, MN 55416

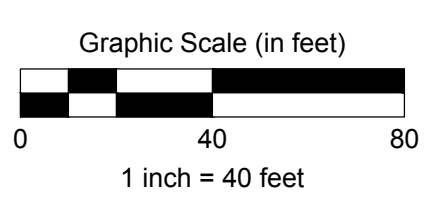


PRELIMINARY PLAT - 2020-11-16



LEGEND

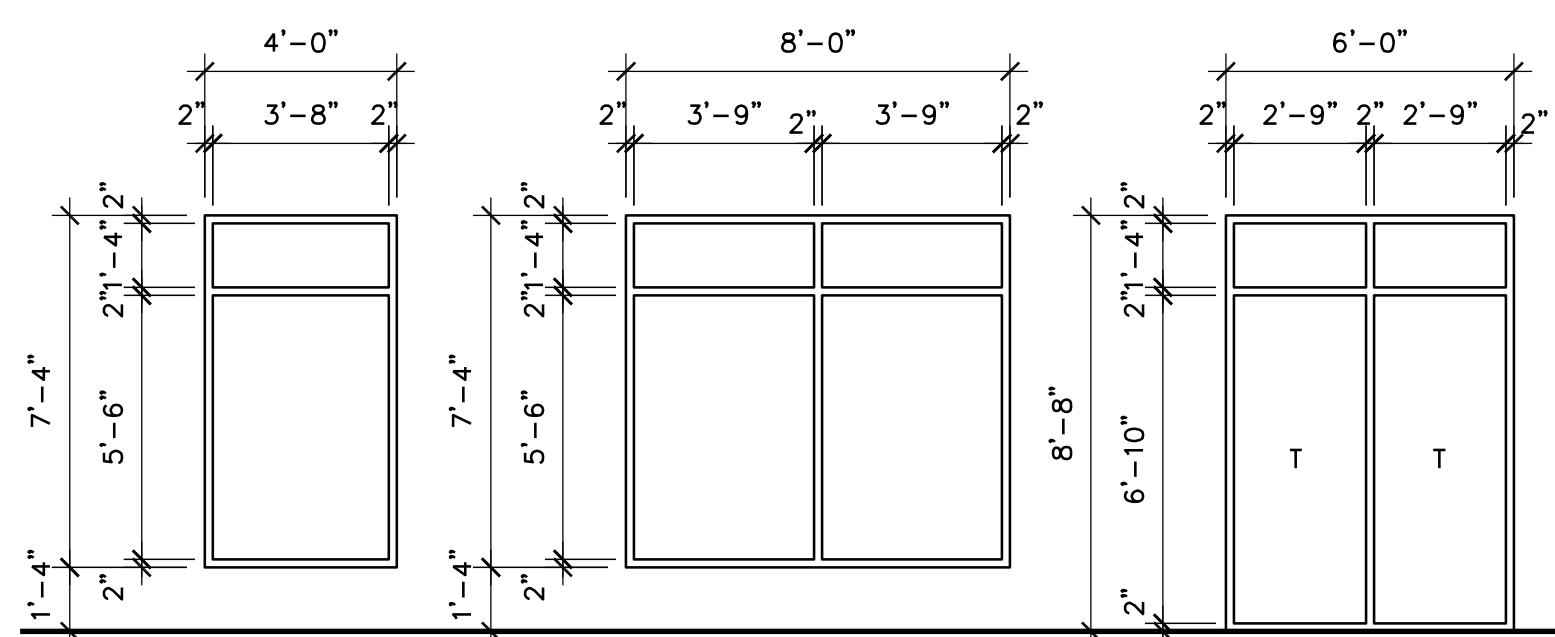
- FD MONUMENT
- CHS "x" FD CHISELED X
- SET MONUMENT
- ⊕ SIGN POST
- ⊕ UTILITY PEDESTAL
- ⊕ SANITARY MANHOLE
- ⊕ CATCH BASIN
- ⊕ WATER VALVE
- ⊕ WATER HYDRANT
- ⊕ LIGHT POLE
- ⊕ STORM MANHOLE
- ⊕ ELECTRIC BOX
- ⊕ DECIDUOUS TREE
- SANITARY LINE
- STORM LINE
- WATERMAIN LINE
- UGE UNDERGROUND ELECTRIC
- GAS LINE
- UGT UNDERGROUND TELEPHONE
- CURB AND GUTTER
- BITUMINOUS SURFACE
- CONCRETE SURFACE



ROOM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HGHT	REMARKS
101	VESTIBULE	C.T.	C.T.	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	--
102	RECEPTION	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	16'-0"	
103	PACKAGE DROP	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
104	COATS	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
105	STYLING A	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	16'-0"	
106	STYLING B	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
107	HALLWAY	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
108	RISER	C CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	
109	CONFERENCE ROOM	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
110	TRAINING ROOM	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
111	OFFICE	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
112	QUIET ROOM	CARPET	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
113	STYLING C	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
114	DISPENSARY	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
115	WOMEN	C.T.	C.T.	SEE PLAN FOR CT/WST LOCATION				ACT	9'-0"	
116	MEN	C.T.	C.T.	SEE PLAN FOR CT/WST LOCATION				ACT	9'-0"	
117	STORAGE	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
118	STAFF	C.T.	C.T.	SEE PLAN FOR CT/WST LOCATION				ACT	9'-0"	
119	BREAK ROOM	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	16'-0"	
120	LAUNDRY	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
121	WOMENS LOCKERS	C.T.	C.T.	SEE PLAN FOR CT/WST LOCATION				ACT	9'-0"	
122	MENS LOCKERS	C.T.	C.T.	SEE PLAN FOR CT/WST LOCATION				ACT	9'-0"	
123	MECHANICAL ROOM	C CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	OPEN	VARIES	
124	HALLWAY	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
125	MESSAGE	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
126	MESSAGE	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
127	MESSAGE	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
128	MESSAGE	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
129	FACIAL	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
130	FACIAL	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
131	HALLWAY	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
132	HALLWAY	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
133	MESSAGE	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
134	MANI/PEDI	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	
135	SPA WAITING	P CONC	VINYL	PT/GYP	PT/GYP	PT/GYP	PT/GYP	ACT	9'-0"	

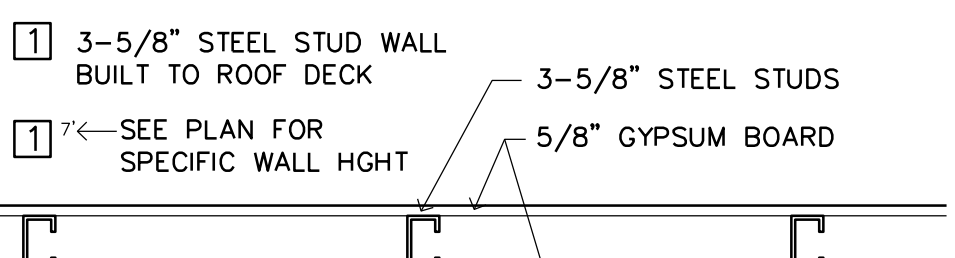
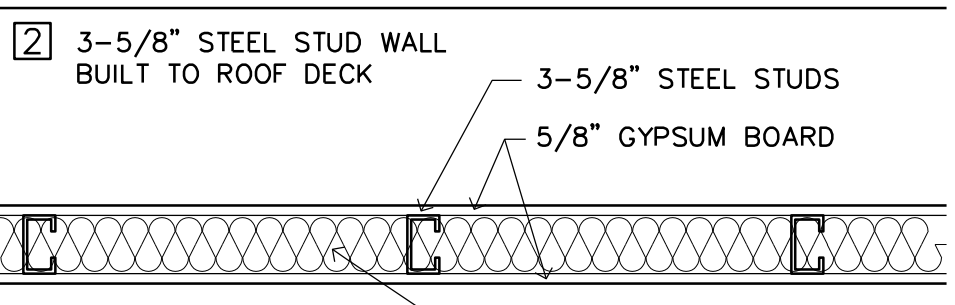
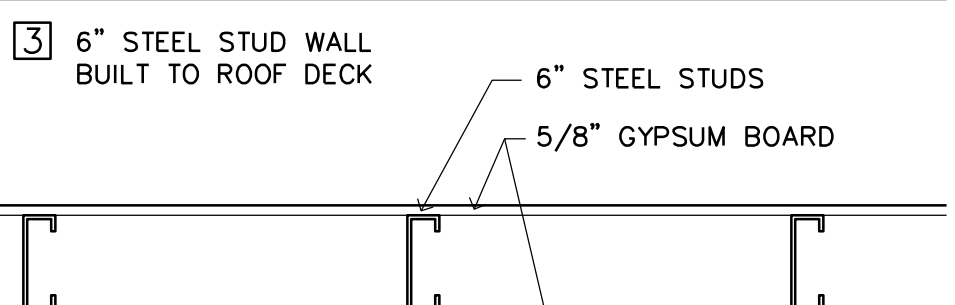
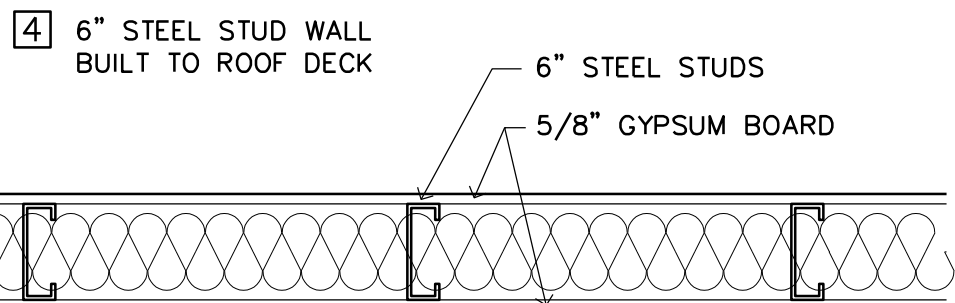
ABBREVIATIONS:
PT/GYP = PAINTED GYPSUM BOARD
C.T. = CERAMIC TILE
CT/WST = CERAMIC TILE WAINSCOT TO 5'-0" A.F.F.
P CONC = POLISHED CONCRETE
C CONC = SEALED CONCRETE
ACT = ACOUSTICAL CEILING TILE
FRP = FIBER REINFORCED PLASTIC PANELING

NOTE: ALL SUGGESTED INTERIOR FINISHES TO BE REVIEWED WITH OWNER



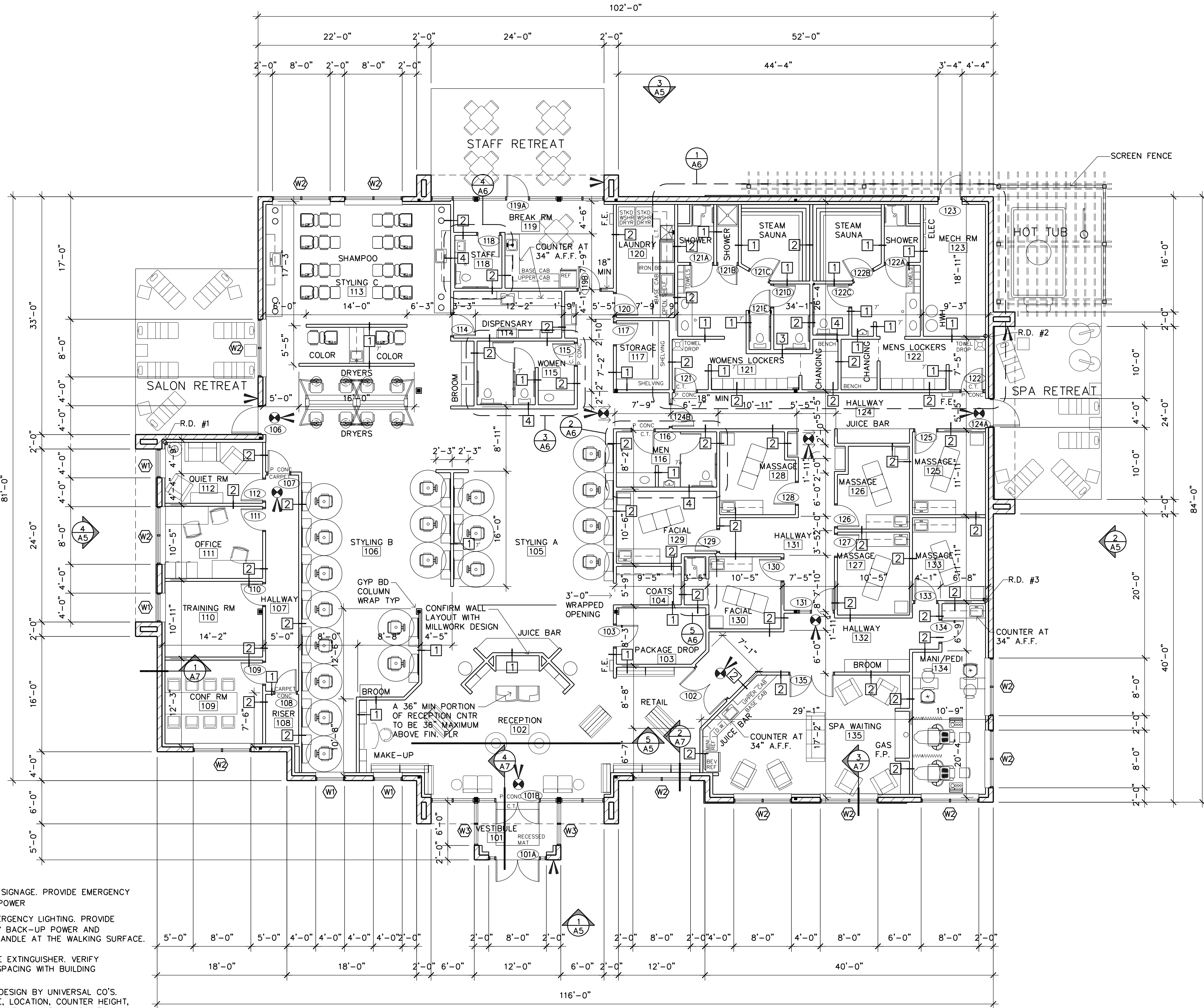
ANODIZED ALUMINUM INSULATING GLASS WITH LOW-E COATING
ANODIZED ALUMINUM INSULATING GLASS WITH LOW-E COATING
ANODIZED ALUMINUM INSULATING GLASS WITH LOW-E COATING

WINDOW TYPES
SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



WALL TYPES
SCALE: 1" = 1'-0"

- PLAN NOTES
- EXIT SIGNAGE. PROVIDE EMERGENCY BACK-UP POWER
 - EMERGENCY LIGHTING. PROVIDE EMERGENCY BACK-UP POWER AND (1) FOOT CANDLE AT THE WALKING SURFACE.
 - F.E. = FIRE EXTINGUISHER. VERIFY SIZE AND SPACING WITH BUILDING OFFICIAL.
 - MILLWORK DESIGN BY UNIVERSAL CO'S. VERIFY SIZE, LOCATION, COUNTER HEIGHT, MATERIALS AND WALL BACKING WITH MILLWORK PLAN
 - EQUIPMENT DESIGN BY UNIVERSAL CO'S. VERIFY ELECTRICAL REQUIREMENTS AND PLUMBING ROUGH-INS WITH EQUIPMENT PLAN



FLOOR PLAN
SCALE: 1/8" = 1'-0" 9,162 S.F.

NORTH

Filename: GIGS SALON AND SPA\GIGS SALON AND SPA-A2

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

CLASSIC CONSTRUCTION
CONCRETE & MASONRY WORK - RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE PHONE: (763) 434-8870
EAST BETHEL, MN 55011 FAX: (763) 434-7120

SALON AND SPA
Ramsey, Minnesota

Copyright 2020 Leonard Lampert Architects Inc.
Project Designer: JAMES B
Drawn By: JRB
Checked By: LL

Revisions

10/6/20	PRELIMINARY
10/22/20	BUDGET PRICING
1/8/21	CITY SUBMITTAL
1/27/21	FINAL REVIEW

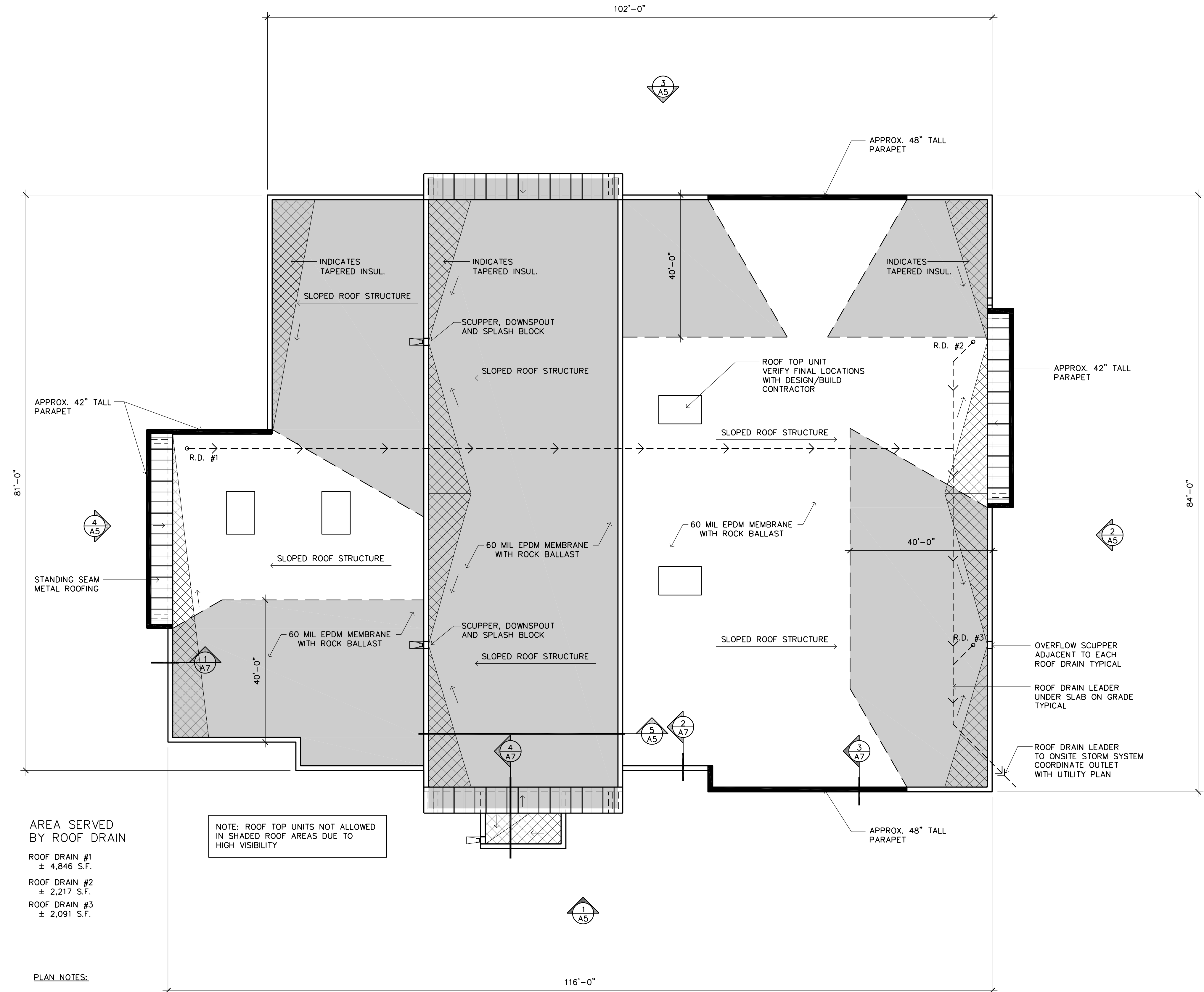
FLOOR PLAN

Sheet Number

A2

Project No. 200401-1

Filename: GIGIS SALON AND SPA\GIGIS SALON AND SPA-A3



AREA SERVED BY ROOF DRAIN

ROOF DRAIN #1
± 4,846 S.F.

ROOF DRAIN #2
± 2,217 S.F.

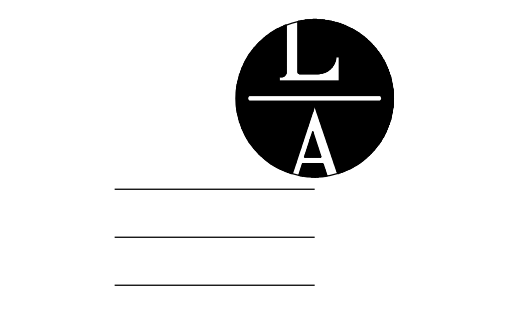
ROOF DRAIN #3
± 2,091 S.F.

NOTE: ROOF TOP UNITS NOT ALLOWED IN SHADED ROOF AREAS DUE TO HIGH VISIBILITY

PLAN NOTES:

1. ROOF SLOPES 8" OVER 51'-8" (1.3%), 8" OVER 35'-8" (1.9%), AT 4" OVER 27'-4" (1.2%)
2. ROOF TOP UNIT LOCATIONS MUST BE CONFIRMED WITH MECHANICAL DRAWINGS (DESIGN BUILD) ROOF TOP UNITS TO BE LOCATED AWAY FROM THE PARAPET EDGE SO FAR AS POSSIBLE TO MINIMIZE THEIR APPEARANCE FROM THE GROUND.
3. ROOF DRAIN AND DRAIN LEADER DESIGN IS BY PLUMBING CONTRACTOR LEADERS TO BE TIED INTO ONSITE STORM DRAIN - SEE CIVIL PLAN FOR STUB LOCATION

1 ROOF PLAN
A3 SCALE: 1/8" = 1'-0"



LAMPERT ARCHITECTS

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

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PRELIMINARY NOT FOR CONSTRUCTION

SIGNATURE
LEONARD LAMPERT
PRINT
13669
LICENSE NO.
DATE



CONCRETE & MASONRY WORK - RESIDENTIAL & COMMERCIAL
18542 ULYSSES ST. NE PHONE: (763) 434-8870
EAST BETHEL, MN 55011 FAX: (763) 434-7120

GIGIS SALON AND SPA
Ramsey, Minnesota

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

DATE	REVISION
1/27/21	FINAL REVIEW

ROOF PLAN

Sheet Number

A3

Project No. 200401-1

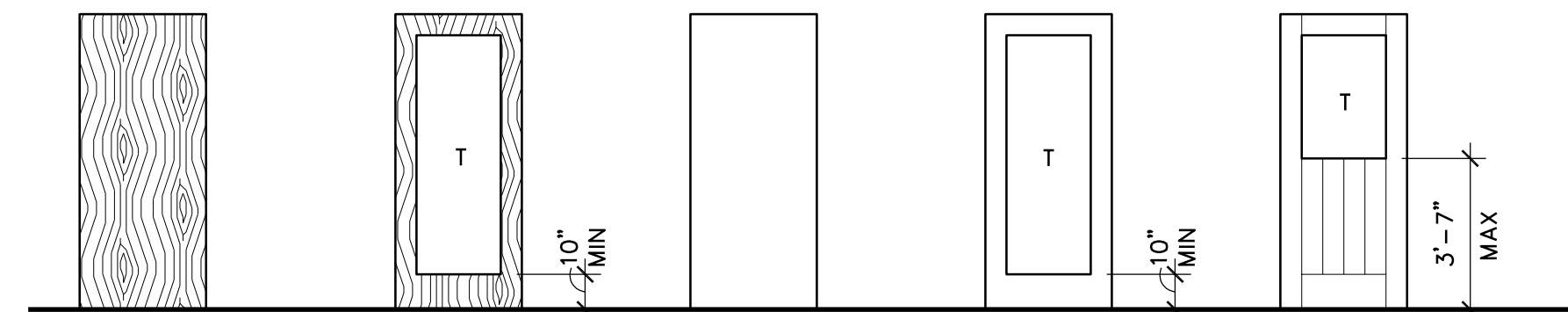
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
101A	(2) 3'-0"x7'-0"	1-3/4"	D4	F3	INSULATING GLASS
101B	(2) 3'-0"x7'-0"	1-3/4"	D4	F1	INSULATING GLASS
102	(2) 3'-0"x7'-0"	1-3/4"	D2	F6	
103	3'-0"x7'-0"	1-3/4"	D2	F2	
106	3'-8"x7'-0"	1-3/4"	D4	F4	INSULATING GLASS
107	3'-0"x7'-0"	1-3/4"	D2	F6	
108	3'-0"x7'-0"	1-3/4"	D1	F6	
109	3'-0"x7'-0"	1-3/4"	D1	F6	
110	3'-0"x7'-0"	1-3/4"	D1	F6	
111	3'-0"x7'-0"	1-3/4"	D1	F6	
112	3'-0"x7'-0"	1-3/4"	D1	F6	
114	3'-0"x7'-0"	1-3/4"	D1	F6	

NOTES:

- ALL DOOR HARDWARE TO BE SPECIFIED & PROVIDED BY CONTRACTOR
- ALL EXIT HARDWARE SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. MOUNT HARDWARE BETWEEN 34"-48" (ANSI A117.1-404.2.6)
- PROVIDE A KNOX BRAND FIRE DEPARTMENT KEY BOX AS SPECIFIED BY THE FIRE MARSHAL
- THE MAIN EXIT IS ALLOWED TO HAVE A KEYED LOCK PROVIDED THAT THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED AND A SIGN WITH 1" CONTRASTING LETTERS IS POSTED ON THE EGRESS SIDE STATING: 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED'. (IBC 1008.1.9.3)

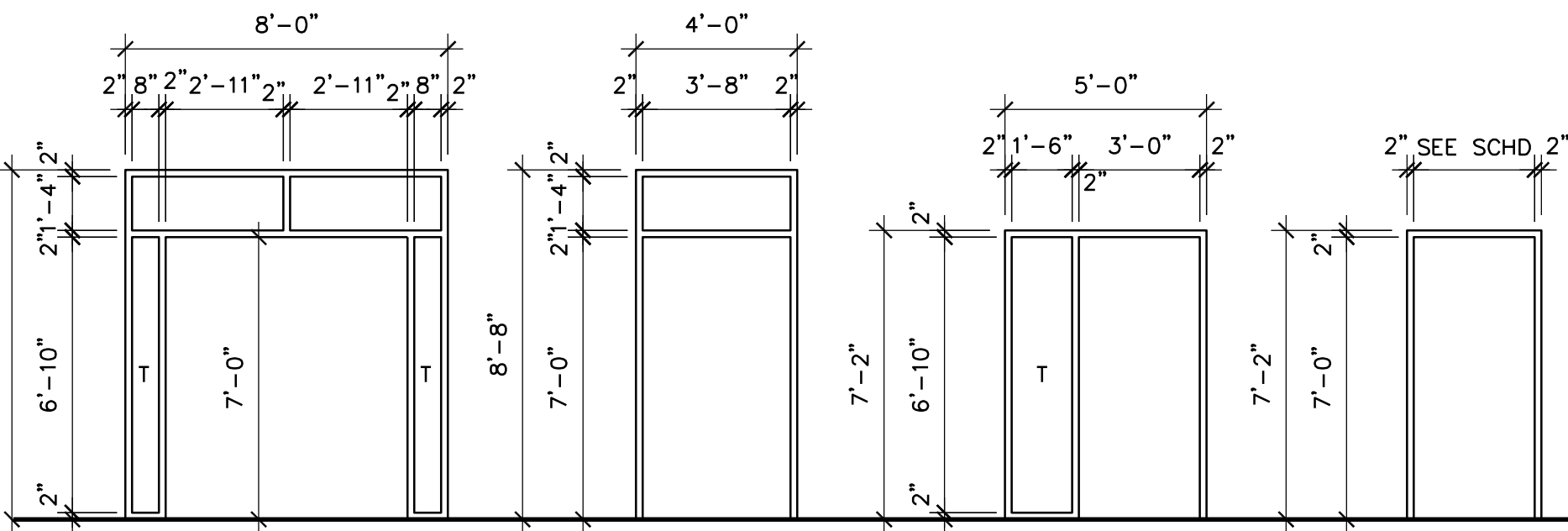
DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
115	3'-0"x7'-0"	1-3/4"	D1	F6	
116	3'-0"x7'-0"	1-3/4"	D1	F6	
117	3'-0"x7'-0"	1-3/4"	D1	F6	
118	3'-0"x7'-0"	1-3/4"	D1	F6	
119A	3'-0"x7'-0"	1-3/4"	D4	F2	INSULATING GLASS
119B	3'-0"x7'-0"	1-3/4"	D2	F6	
120	3'-0"x7'-0"	1-3/4"	D2	F6	
121	3'-0"x7'-0"	1-3/4"	D1	F6	
121A	3'-0"x7'-0"	1-3/4"	D1	F6	UNDERCUT DOOR 12"
121B	2'-8"x7'-0"	1-3/4"	D1	F6	UNDERCUT DOOR 12"
121C	3'-0"x7'-0"	1-3/4"	D5	WOOD	
121D	3'-0"x7'-0"	1-3/4"	D1	F6	UNDERCUT DOOR 12"
121E	2'-10"x7'-0"	1-3/4"	D1	F6	UNDERCUT DOOR 12"
122	3'-0"x7'-0"	1-3/4"	D1	F6	
122A	3'-0"x7'-0"	1-3/4"	D1	F6	UNDERCUT DOOR 12"
122B	3'-0"x7'-0"	1-3/4"	D5	WOOD	
122C	3'-0"x7'-0"	1-3/4"	D1	F6	UNDERCUT DOOR 12"
123	3'-0"x7'-0"	1-3/4"	D3	F7	INSULATED
124A	3'-8"x7'-0"	1-3/4"	D4	F4	INSULATING GLASS
124B	3'-0"x7'-0"	1-3/4"	D2	F6	
125	3'-0"x7'-0"	1-3/4"	D1	F6	
126	3'-0"x7'-0"	1-3/4"	D1	F6	
127	3'-0"x7'-0"	1-3/4"	D1	F6	

DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
128	3'-0"x7'-0"	1-3/4"	D1	F6	
129	3'-0"x7'-0"	1-3/4"	D1	F6	
130	3'-0"x7'-0"	1-3/4"	D1	F6	
131	3'-0"x7'-0"	1-3/4"	D2	F5	
133	3'-0"x7'-0"	1-3/4"	D1	F6	
134	3'-0"x7'-0"	1-3/4"	D2	F6	
135	(2) 3'-0"x7'-0"	1-3/4"	D2	F6	

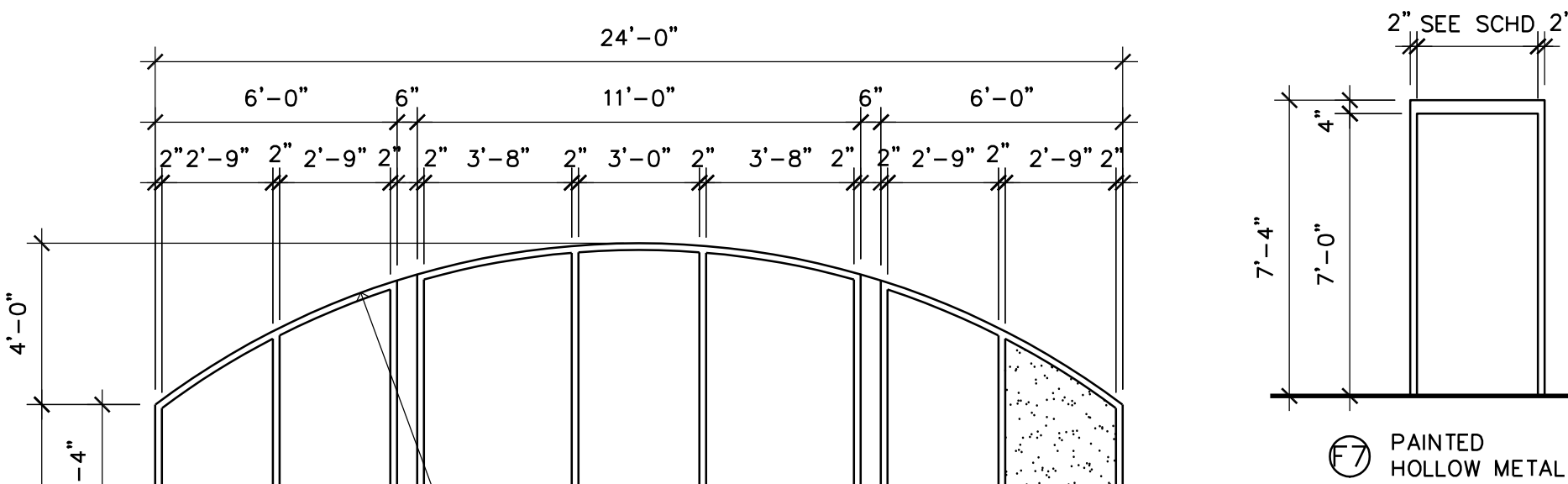


- 1 SOLID CORE WOOD STAINED & SEALED
- 2 SOLID CORE WOOD STAINED & SEALED
- 3 HOLLOW METAL PAINTED
- 4 ANODIZED ALUMINUM
- 5 CEDAR

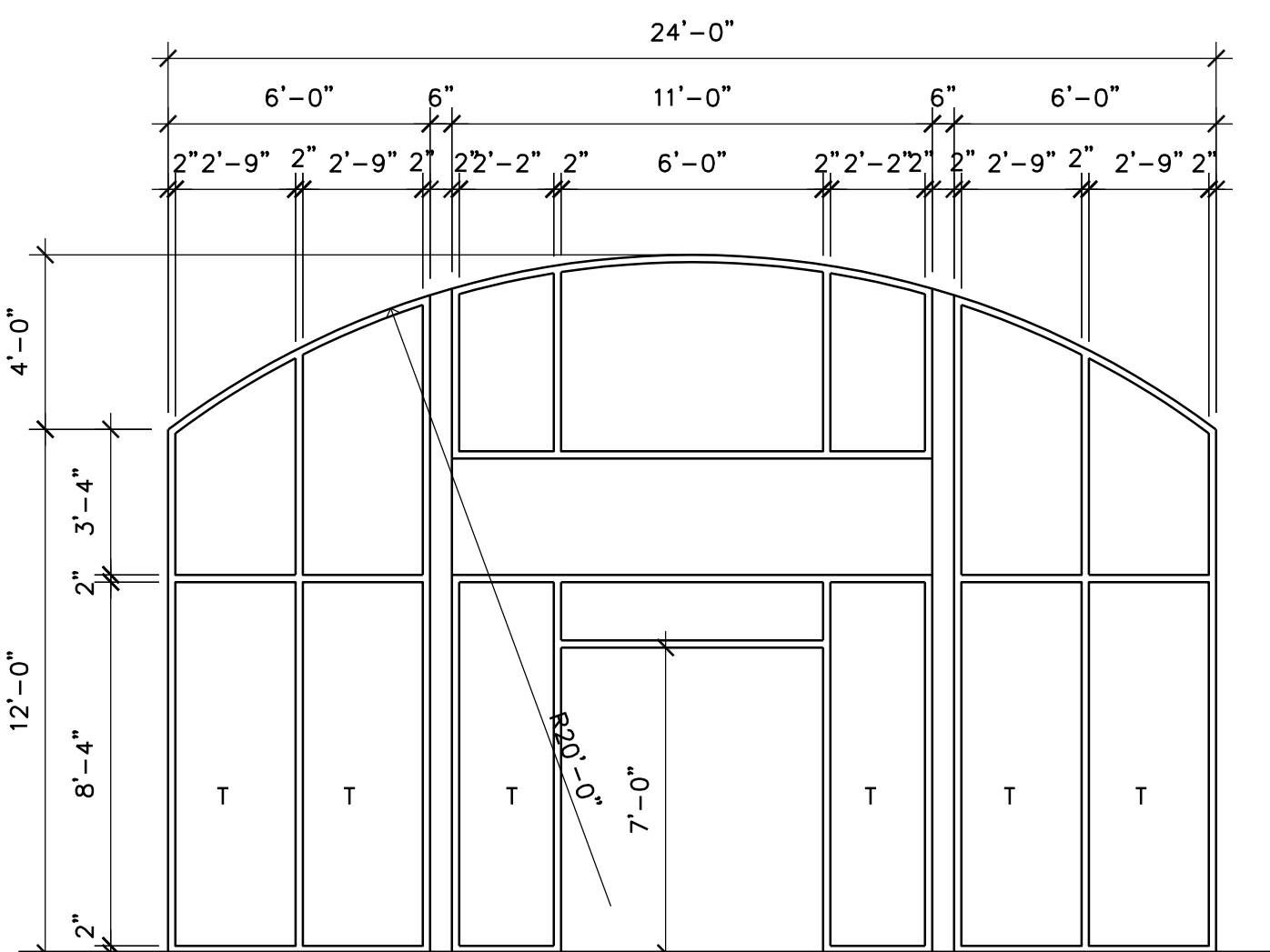
3 DOOR TYPES
A4 SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



- 1 ANODIZED ALUMINUM INSULATING GLASS WITH LOW-E COATING
- 4 ANODIZED ALUMINUM INSULATING GLASS WITH LOW-E COATING
- 5 PAINTED HOLLOW METAL
- 6 PAINTED HOLLOW METAL

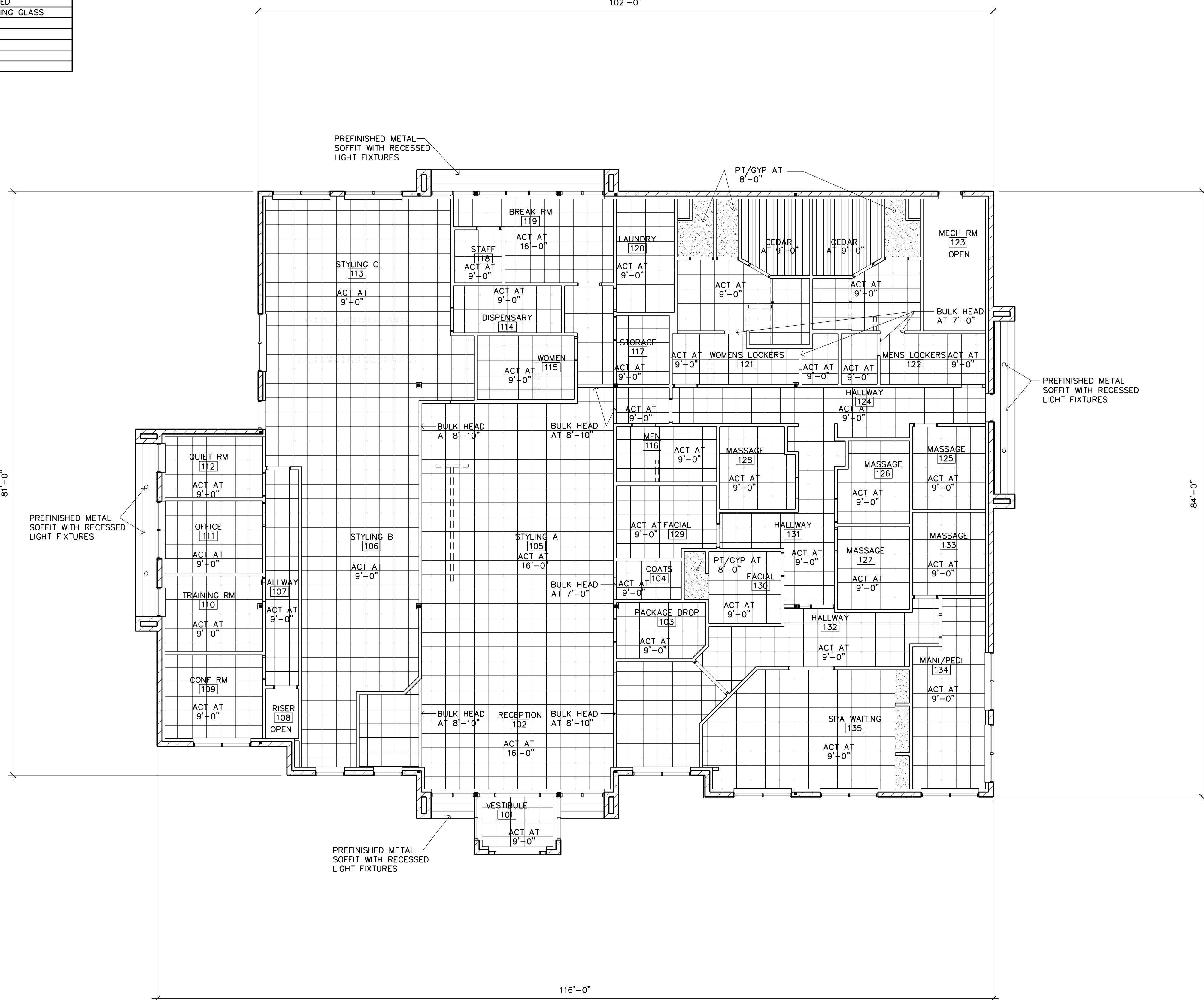


2 ANODIZED ALUMINUM INSULATING GLASS WITH LOW-E COATING



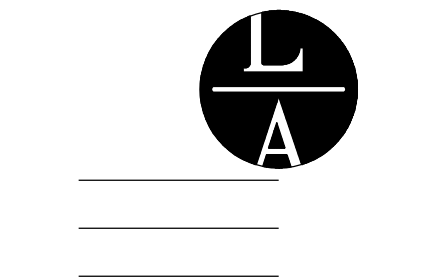
1 ANODIZED ALUMINUM INSULATING GLASS WITH LOW-E COATING

2 DOOR FRAME TYPES
A4 SCALE: 1/4" = 1'-0" T = TEMPERED GLASS



1 REFLECTED CEILING PLAN
A4 SCALE: 1/8" = 1'-0"

Filename: GIGS SALON AND SPA\GIGS SALON AND SPA-A4



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Checked By: LL
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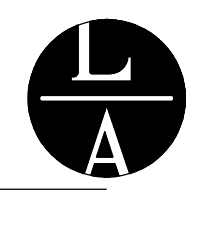
1/27/21 FINAL REVIEW

CEILING PLAN

Sheet Number

A4

Project No. 200401-1



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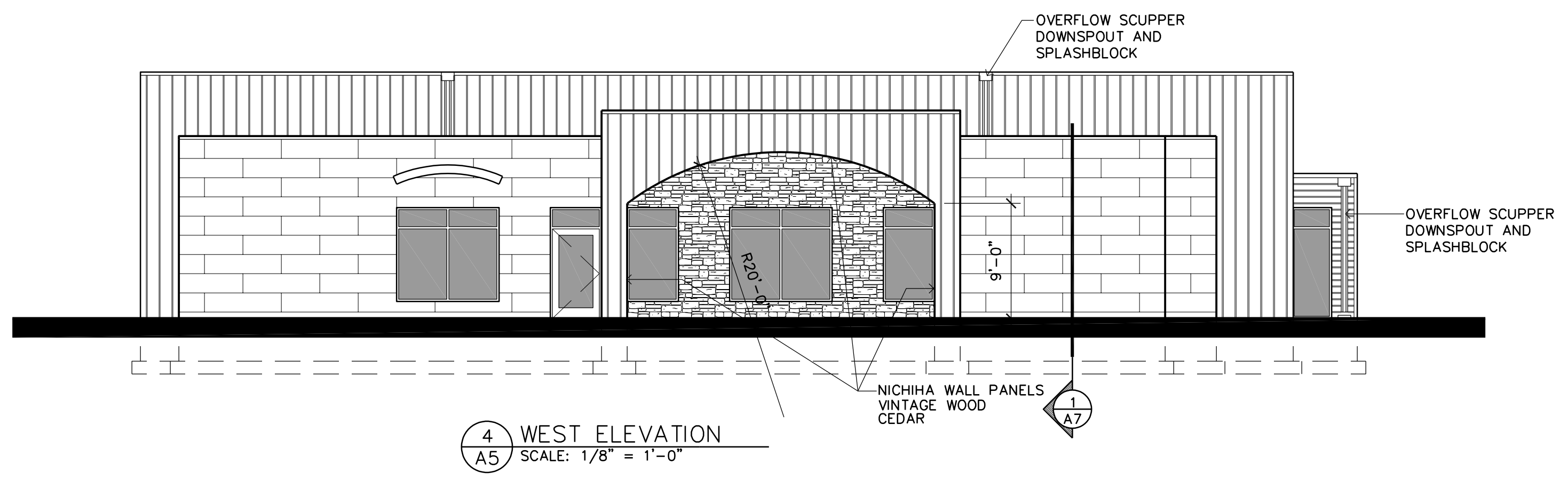
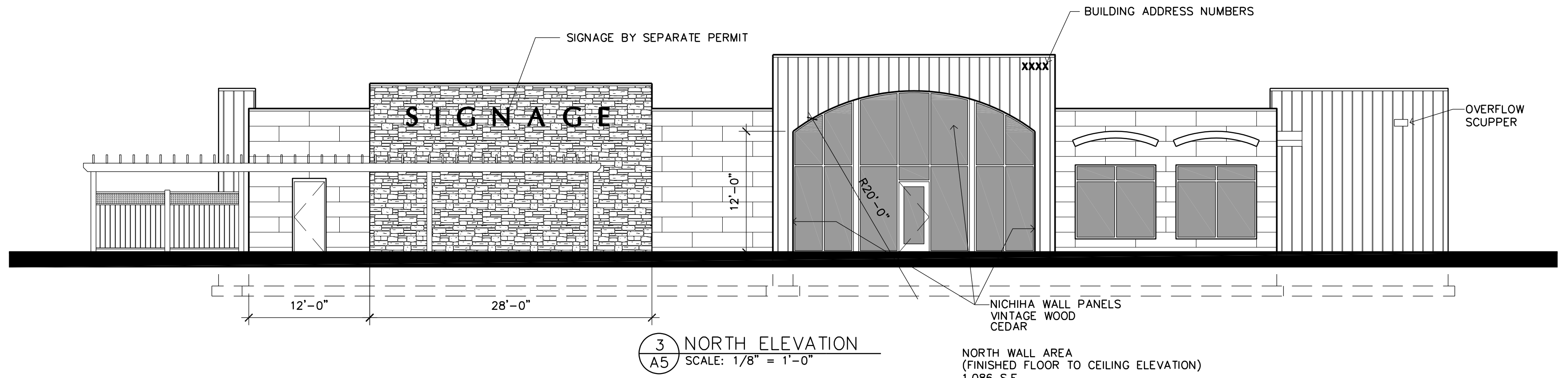
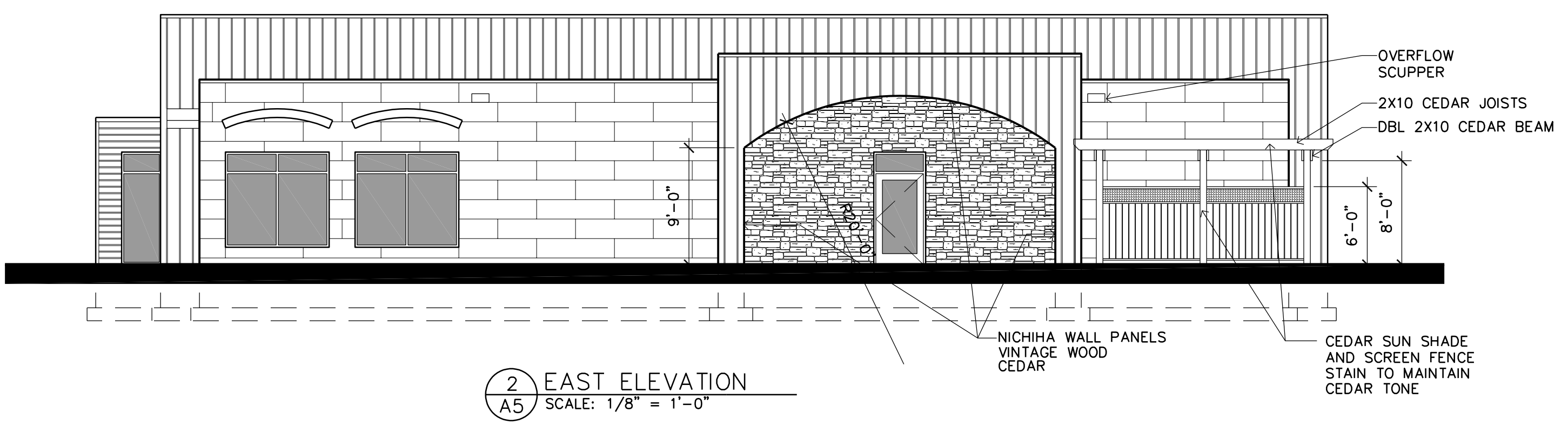
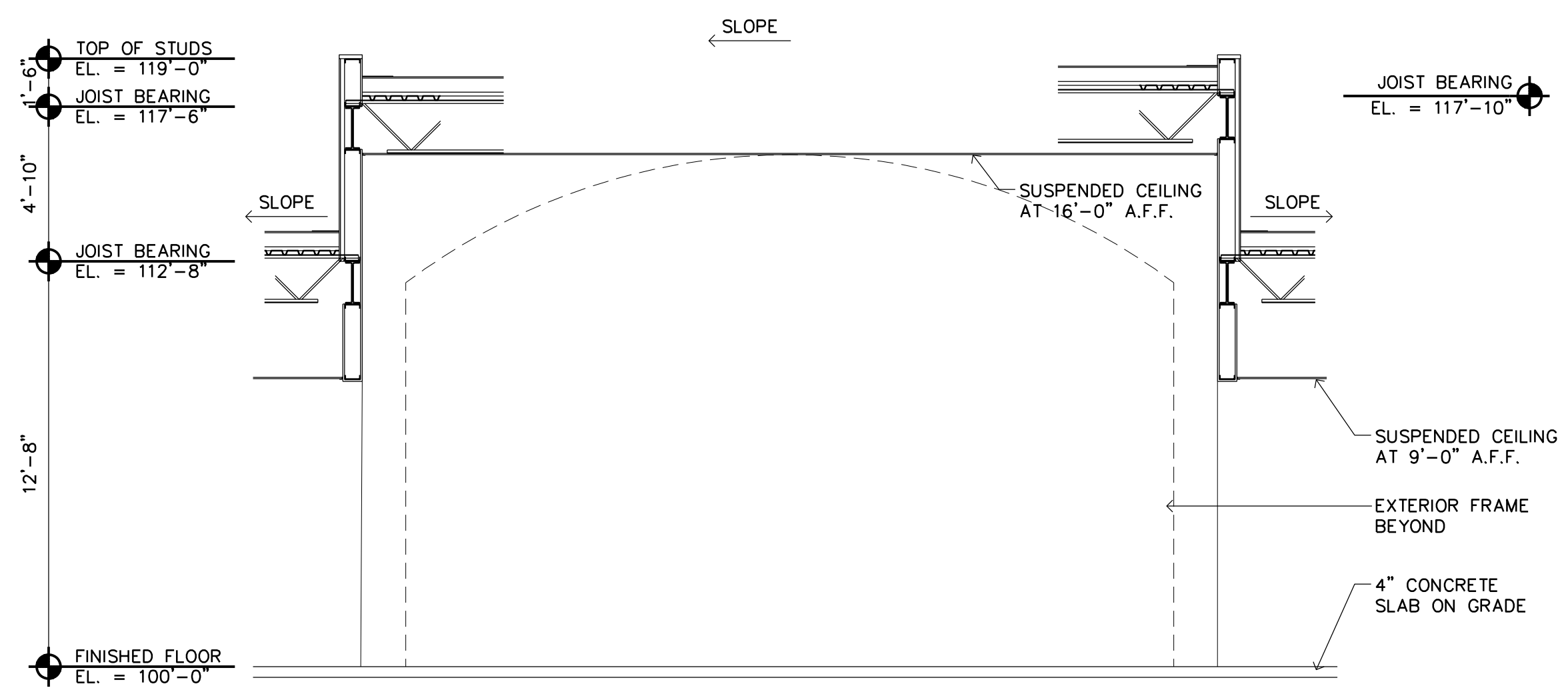
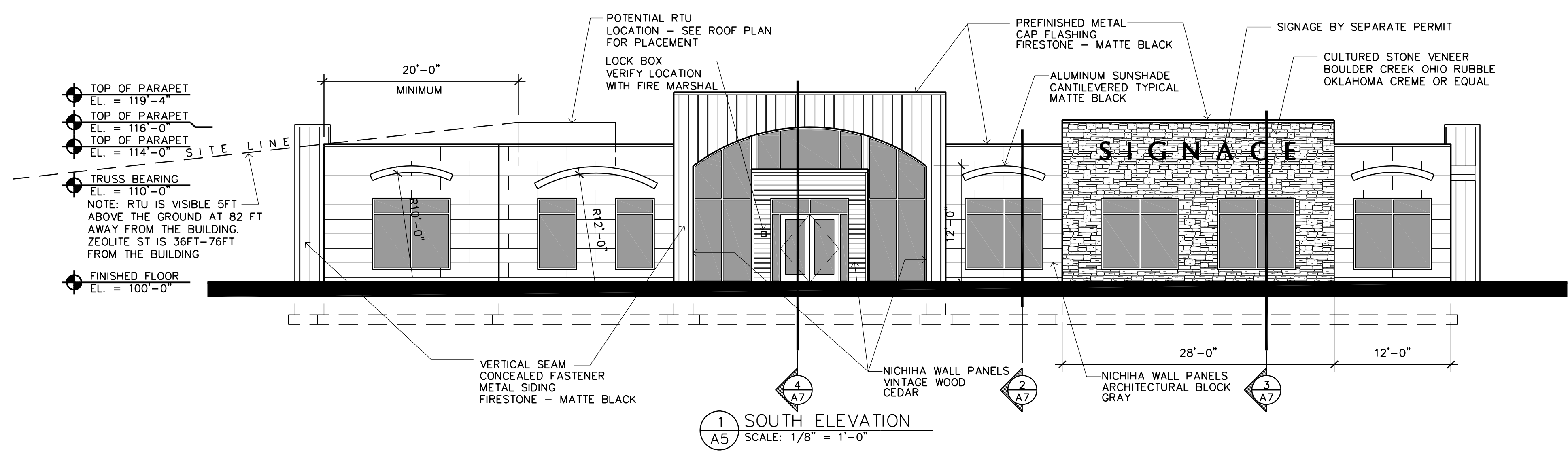
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10/22/20	BUDGET PRICING
1/8/21	CITY SUBMITTAL
1/27/21	FINAL REVIEW

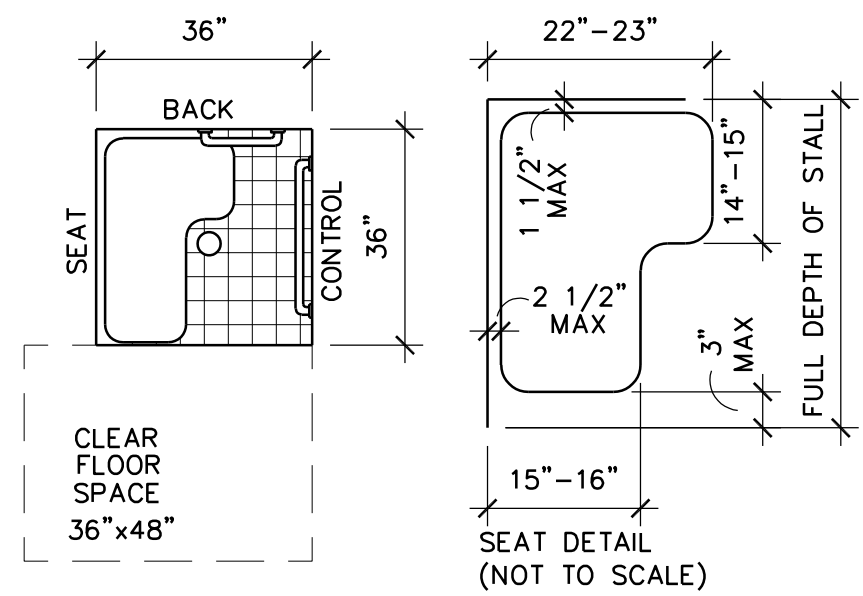
BUILDING ELEVATIONS

Sheet Number

A5

Project No. 200401-1





SHOWER NOTES

A SHOWER SPRAY UNIT WITH A HOSE AT LEAST 59" LONG THAT CAN BE USED BOTH AS A FIXED SHOWER HEAD AND AS A HAND-HELD SHOWER SHALL BE PROVIDED

THRESHOLDS SHALL BE 1/2" MAX IN HEIGHT AND MUST BE BEVELED 1 UNIT VERT IN 2 UNITS HORIZ.

IF PROVIDED, ENCLOSURES FOR SHOWERS SHALL NOT OBSTRUCT CONTROLS OR TRANSFER FROM WHEEL CHAIRS ON TO SEATS OR INTO BATHTUBS.

WATER SHALL BE DELIVERED AT 120 DEGREES F MAXIMUM

THE SEAT SHALL BE CAPABLE OF SUPPORTING 250 LBS. THE SEAT MAY OR MAY NOT BE OF THE FOLDING TYPE

ACCESSIBLE TRANSFER SHOWER

7 SHOWER PLAN, DETAILS, & NOTES
A6 SCALE: 3/8" = 1'-0"

GRAB BARS

GRAB BARS SHALL BE 1 1/4"-2" IN DIAMETER. THE SPACE BETWEEN THE GRAB BAR AND THE WALL SHALL BE 1 1/2". A 1 1/2" MINIMUM CLEARANCE SHALL BE PROVIDED BELOW AND AT END OF THE GRAB BAR. A 12" MINIMUM CLEARANCE SHALL BE PROVIDED ABOVE THE GRAB BAR EXCEPT AT SHOWER CONTROLS. GRAB BARS SHALL NOT ROTATE IN THEIR FITTING AND SHALL CONTROLS. GRAB BARS SUPPORT 250 POUNDS MINIMUM.

FLUSH CONTROLS

FLUSH CONTROLS SHALL BE HAND OPERATED OR AUTOMATIC. HAND OPERATED CONTROLS SHALL COMPLY WITH REQUIREMENTS FOR ACCESSIBLE OPERABLE PARTS. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET, EXCEPT IN AMBULATORY ACCESSIBLE COMPARTMENTS WHERE CONTROLS ARE PERMITTED ON EITHER SIDE OF THE WATER CLOSET.

ACCESSORIES

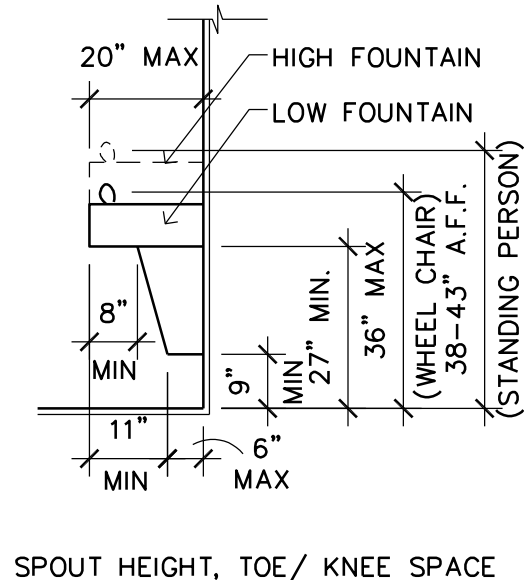
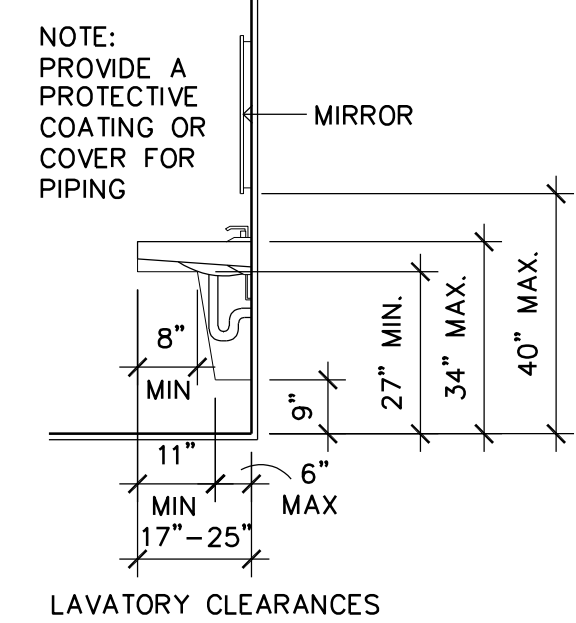
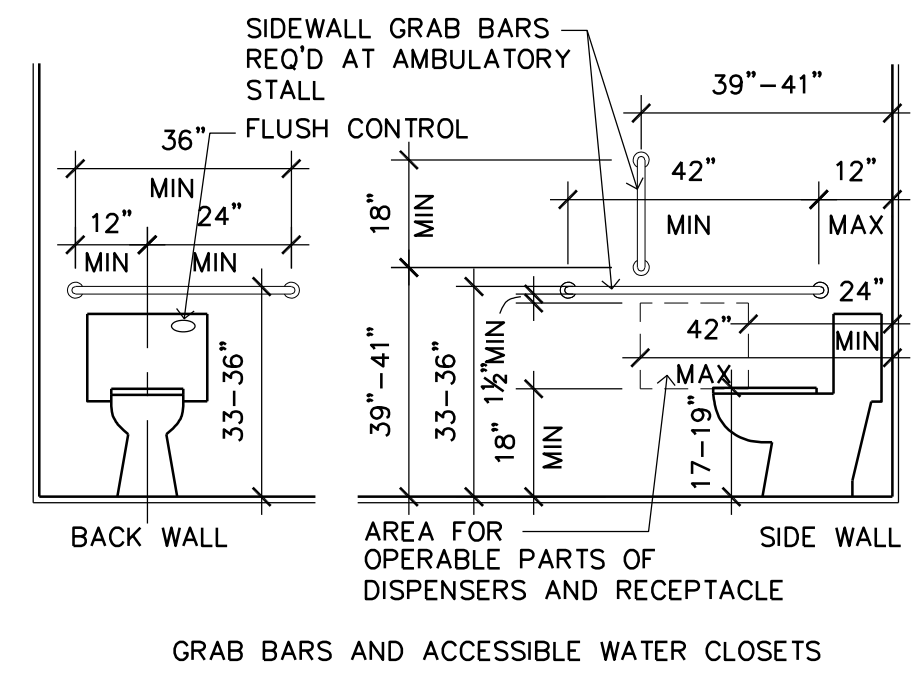
ALL WALL-MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR TOILET ACCESSORIES SHALL BE MOUNTED SO THAT THE OPERABLE PORTIONS OF SUCH ACCESSORIES COMPLY WITH AN UNOBSTRUCTED FRONT OR SIDE REACH. THE MAXIMUM UNOBSTRUCTED REACH RANGE IS BETWEEN 15" AND 48" ABOVE THE FINISHED FLOOR. OBSTRUCTIONS PROTRUDING 20-25 FROM A WALL SHALL LIMIT THE HIGH REACH TO 44" MAXIMUM ABOVE THE FINISHED FLOOR.

INTERIOR FINISHES

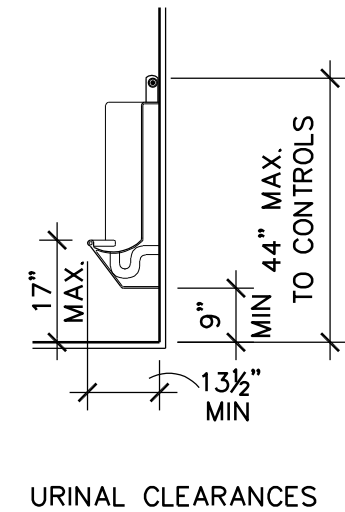
FLOORS IN TOILET, SHOWER, AND BATHING ROOMS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 4". (IBC 1210.2.1) WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE, TO 4 FEET A.F.F. (IBC 1210.2.2) SHOWER COMPARTMENT AND BATHTUB WALLS WITH SHOWER HEADS SHALL HAVE A SMOOTH, HARD NON-ABSORBENT SURFACE SUCH AS CERAMIC TILE TO 70" ABOVE THE DRAIN. (IBC 1210.2.3)

SIGNAGE

IDENTIFICATION SIGNAGE SHALL BE PROVIDED AT TOILET ROOMS, THE SIGNAGE SHALL INCLUDE TACTILE LETTERS INDICATING THE NAME OF THE SPACE, THE INTERNATIONAL SYMBOL OF ACCESSIBILITY, AND BRAILLE CHARACTERS ACCORDING TO CHAPTER 703. MOUNT THE SIGN CENTERED AT 9" FROM THE LATCH SIDE OF THE DOOR AND MOUNT THE SIGN 48"-60" ABOVE THE FINISHED FLOOR.



SPOUT HEIGHT, TOE/ KNEE SPACE



URINAL CLEARANCES

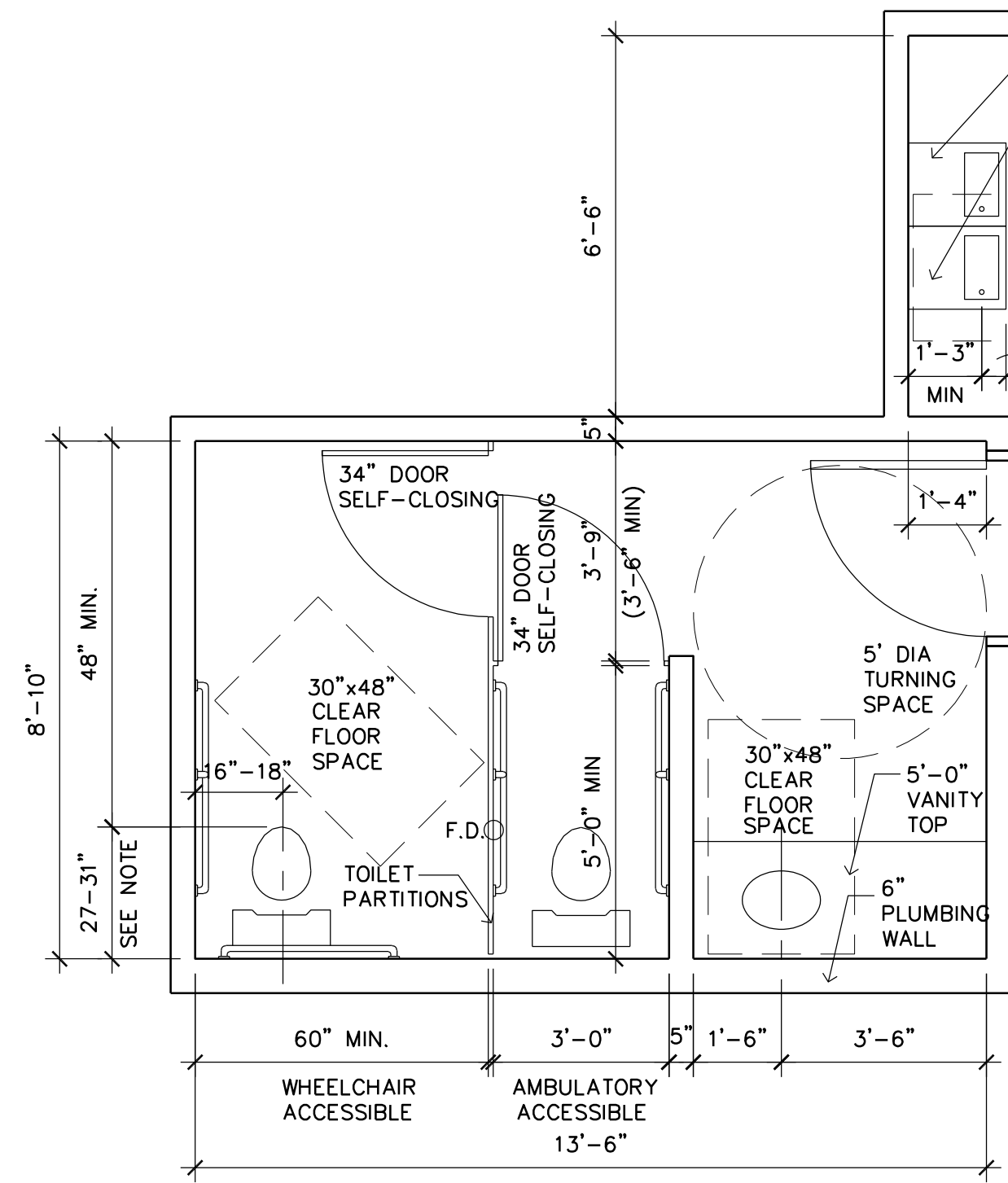
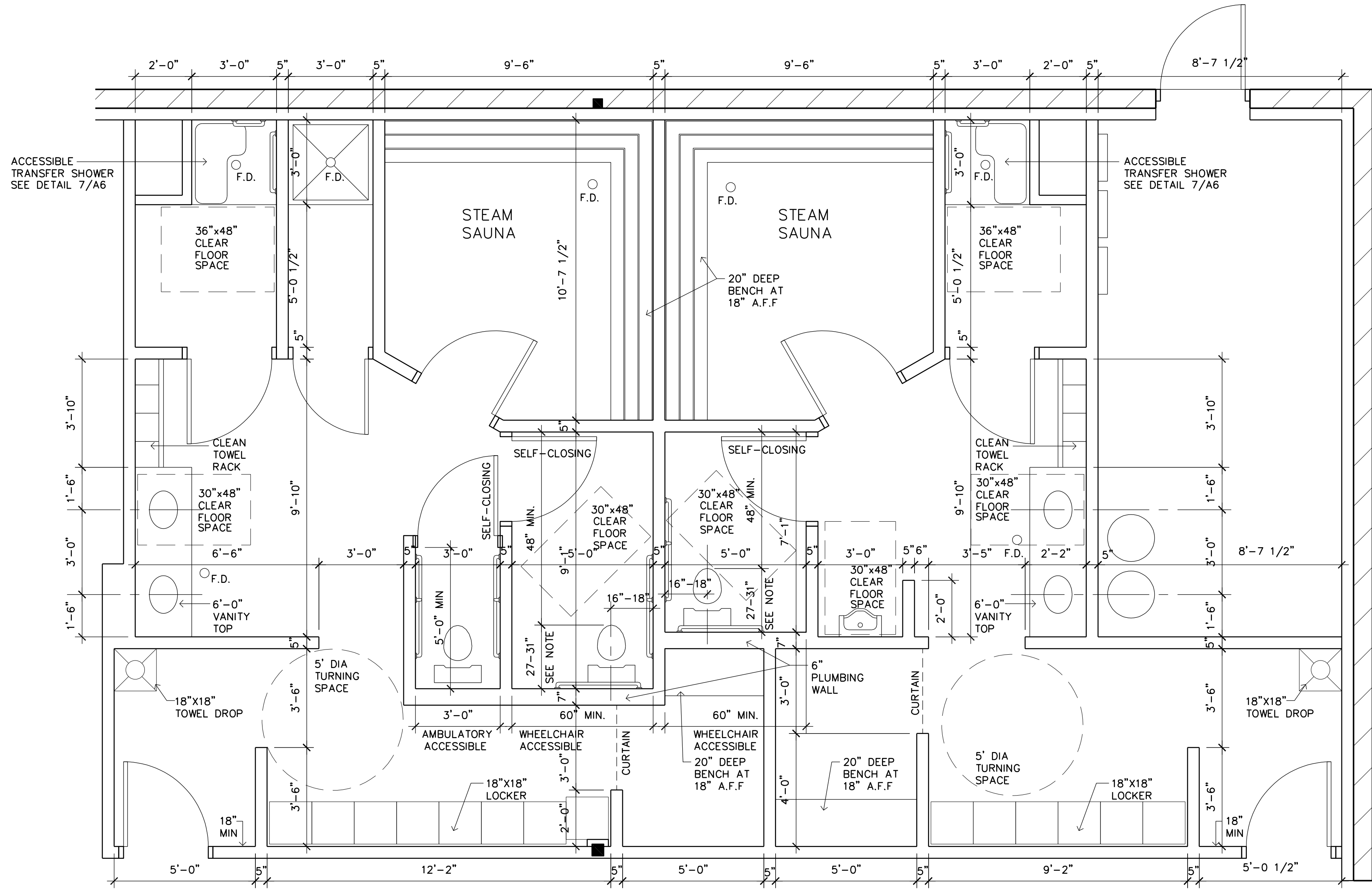
5 ENLARGED SHOWER PLAN
A6 SCALE: 3/8" = 1'-0"

4 ENLARGED RESTROOM PLAN
A6 SCALE: 3/8" = 1'-0"

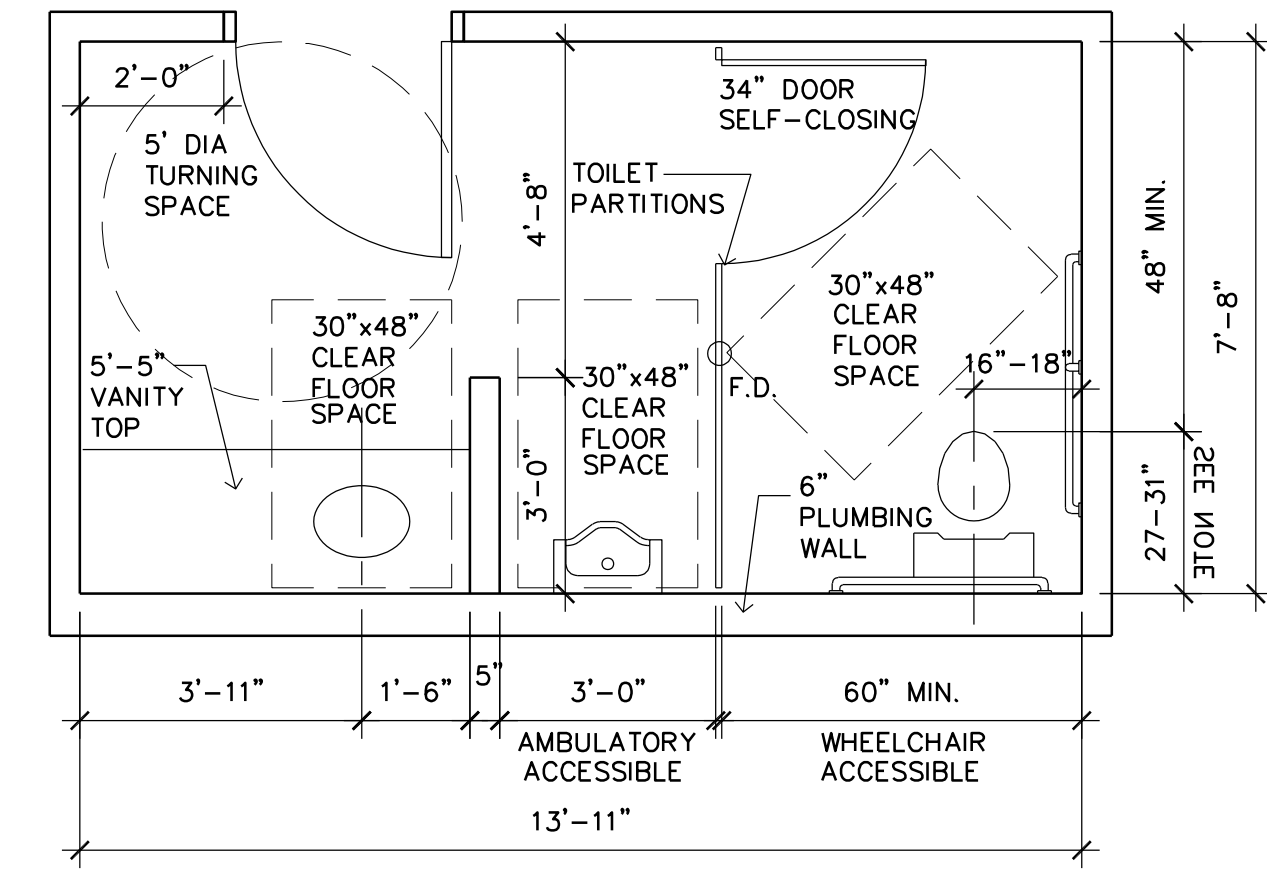
1 ENLARGED RESTROOM PLAN
A6 SCALE: 3/8" = 1'-0"



NOTE:
27" = WALL MOUNTED TOILET
31" = FLOOR MOUNTED TOILET

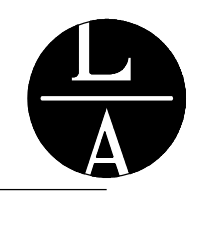


3 ENLARGED RESTROOM PLAN
A6 SCALE: 3/8" = 1'-0"



2 ENLARGED RESTROOM PLAN
A6 SCALE: 3/8" = 1'-0"

6 RESTROOM DETAILS & NOTES
A6 SCALE: 3/8" = 1'-0"



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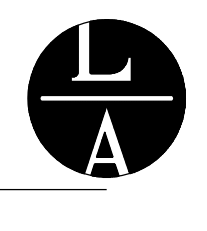
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Revisions

NO.	DATE	DESCRIPTION
1/27/21	FINAL REVIEW	

ENLARGED RESTROOM PLAN AND DETAILS

Sheet Number

A6



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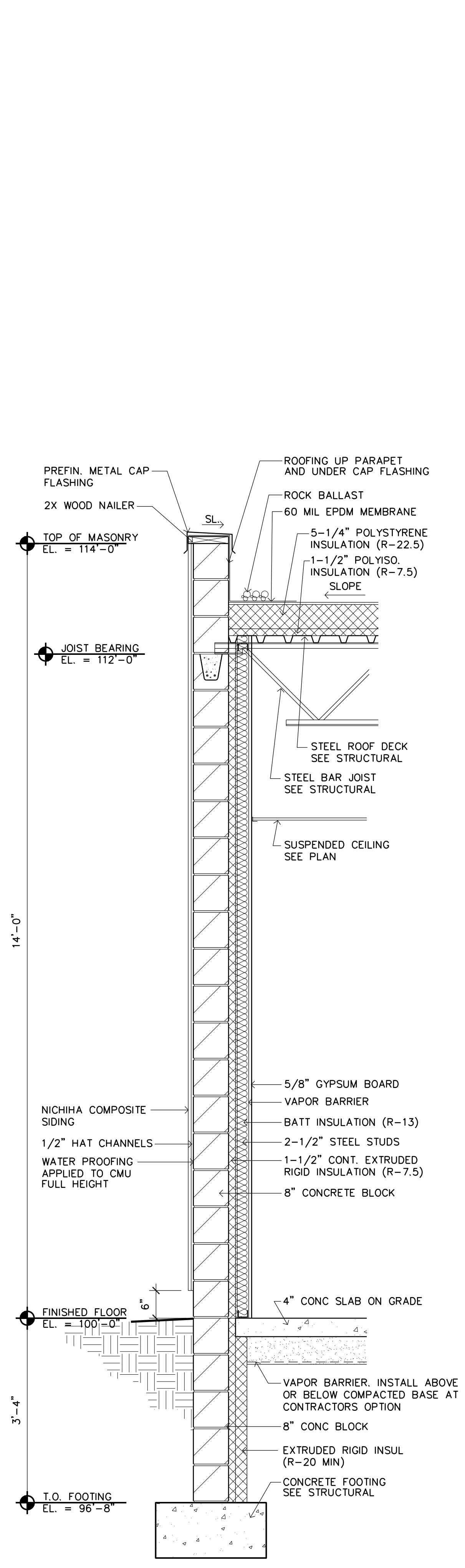
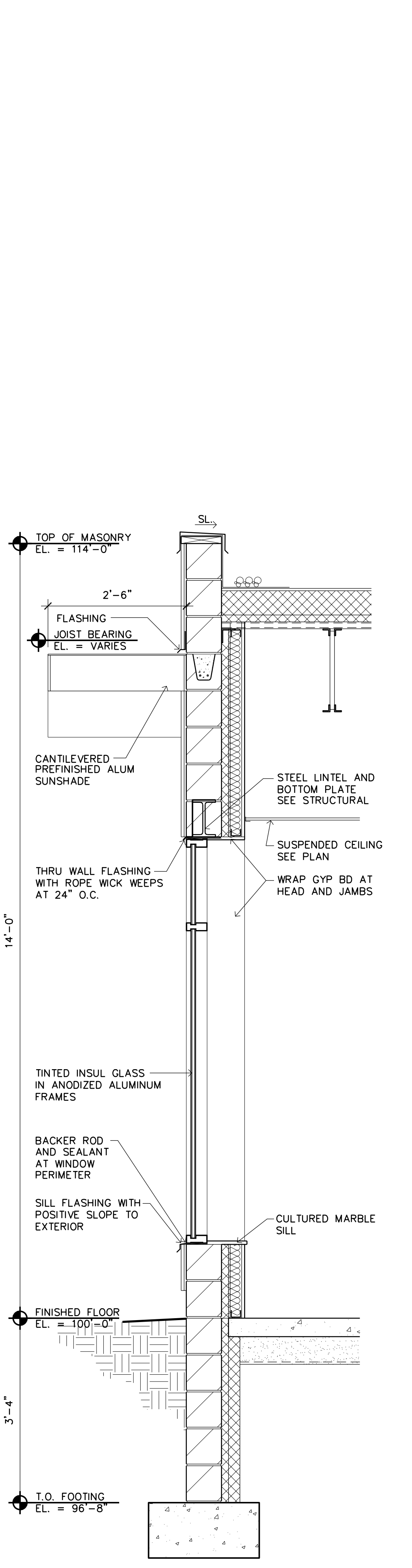
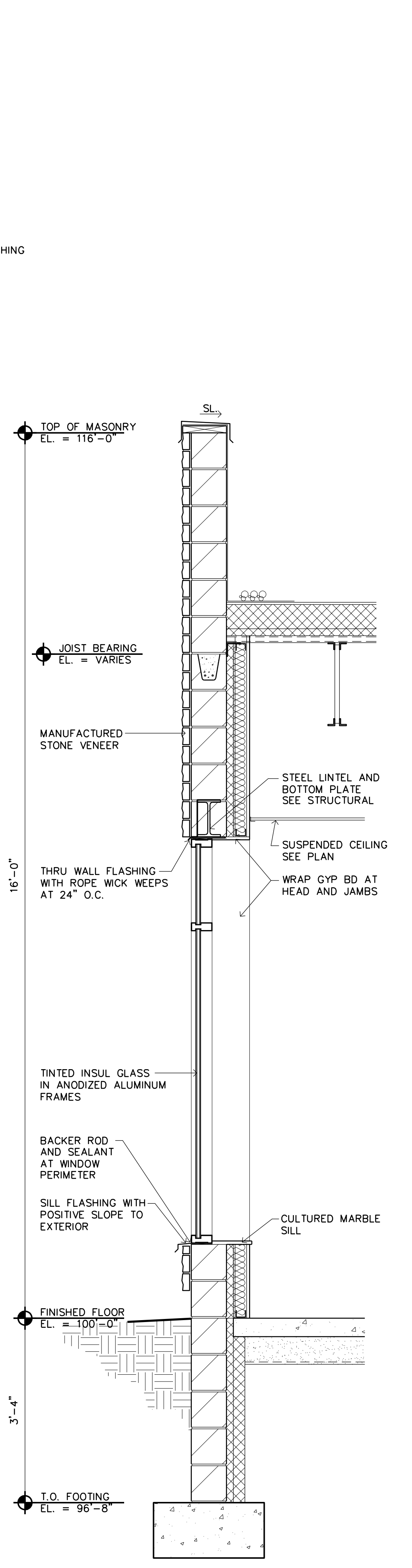
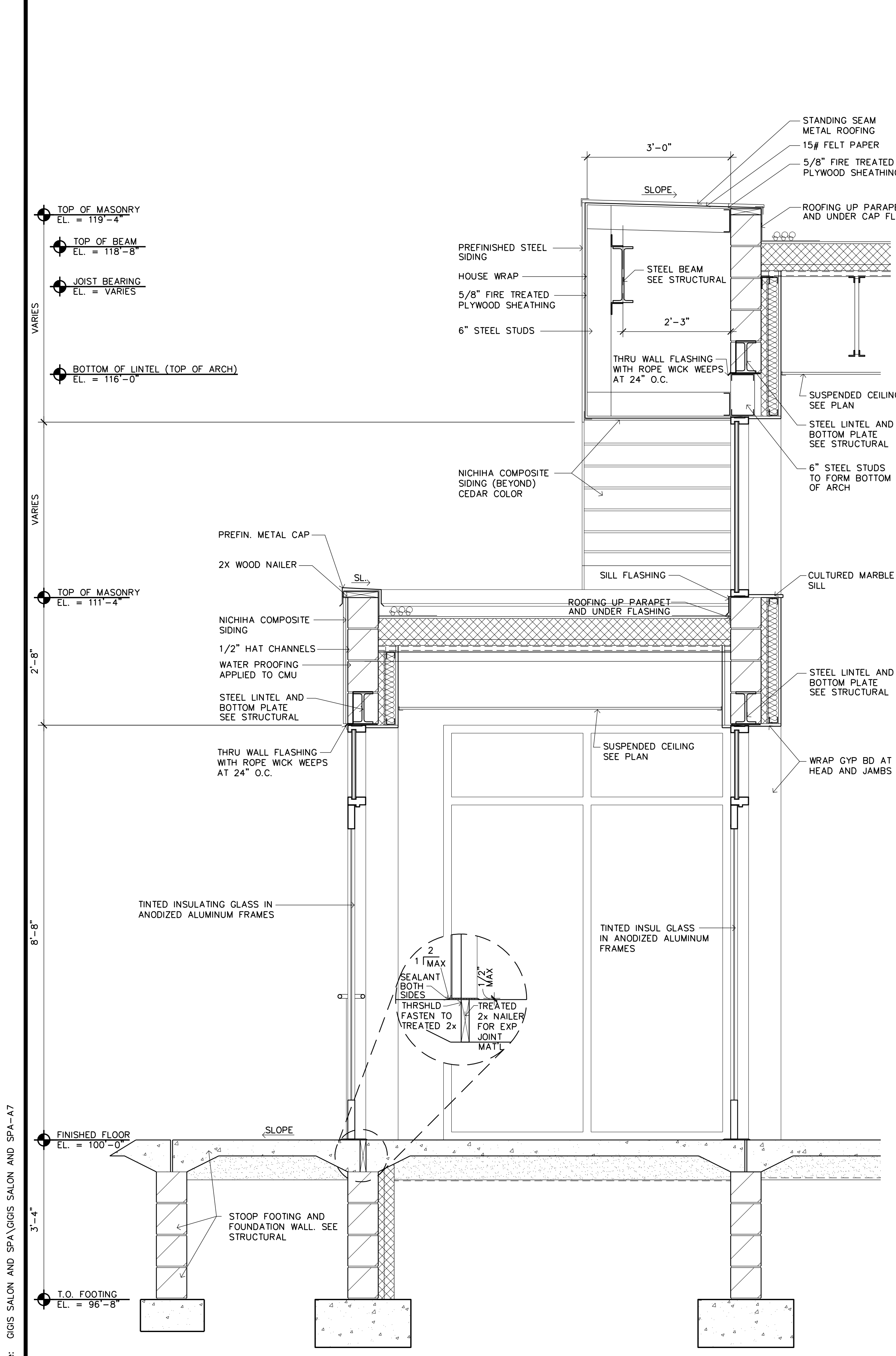
1/27/21	FINAL REVIEW

WALL SECTIONS

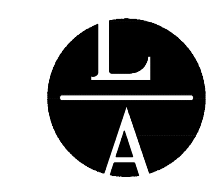
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Project No. 200401-1



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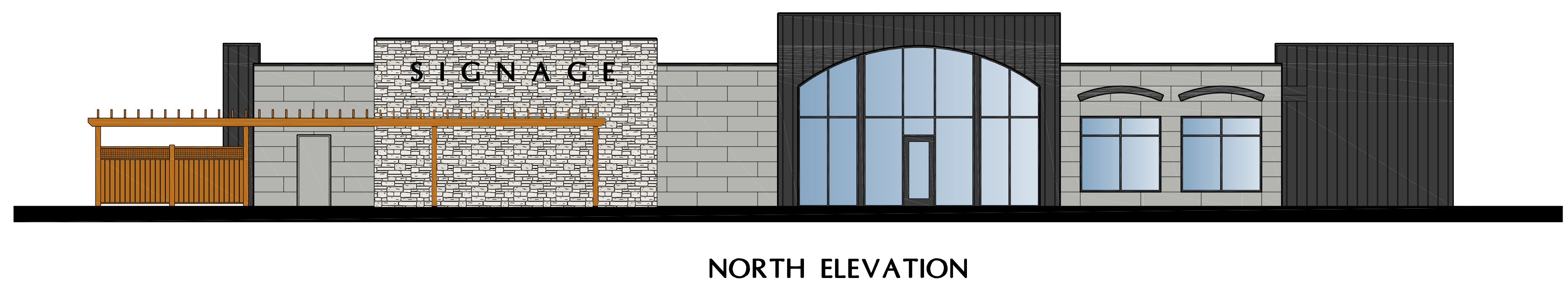
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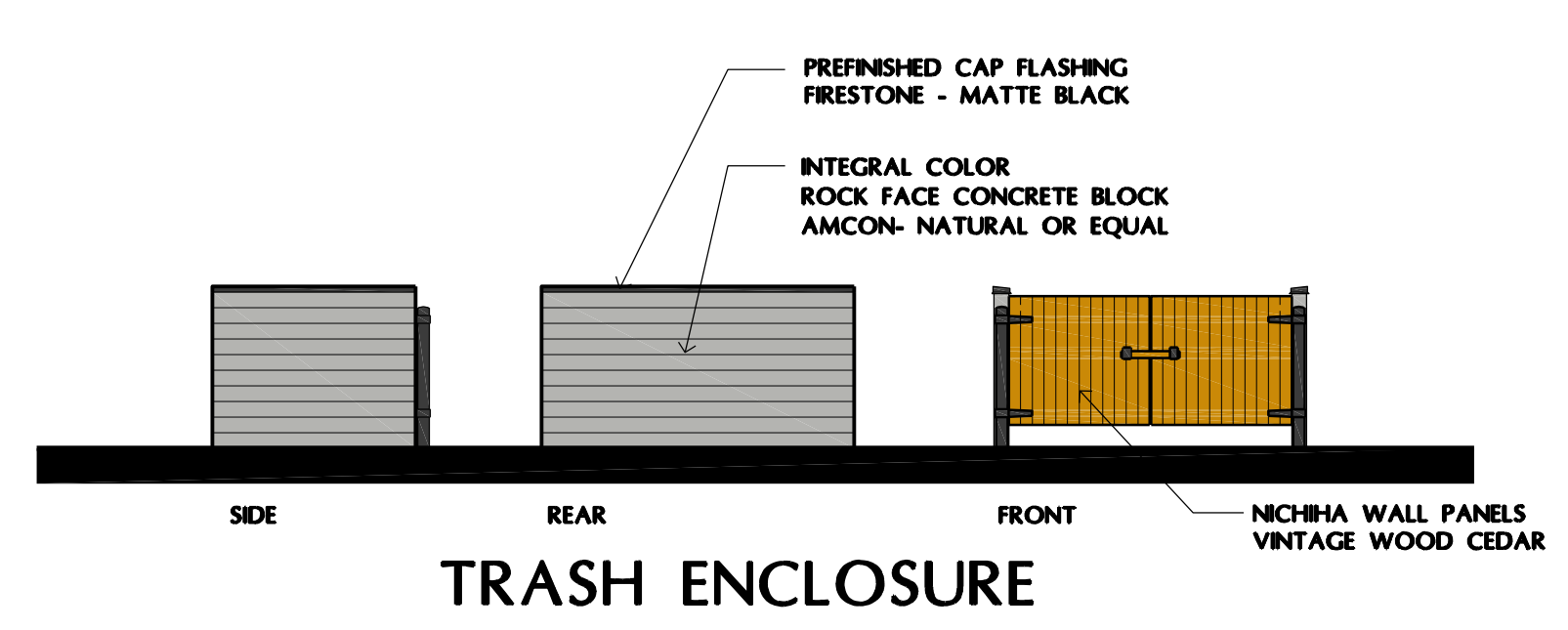
SOUTH ELEVATION



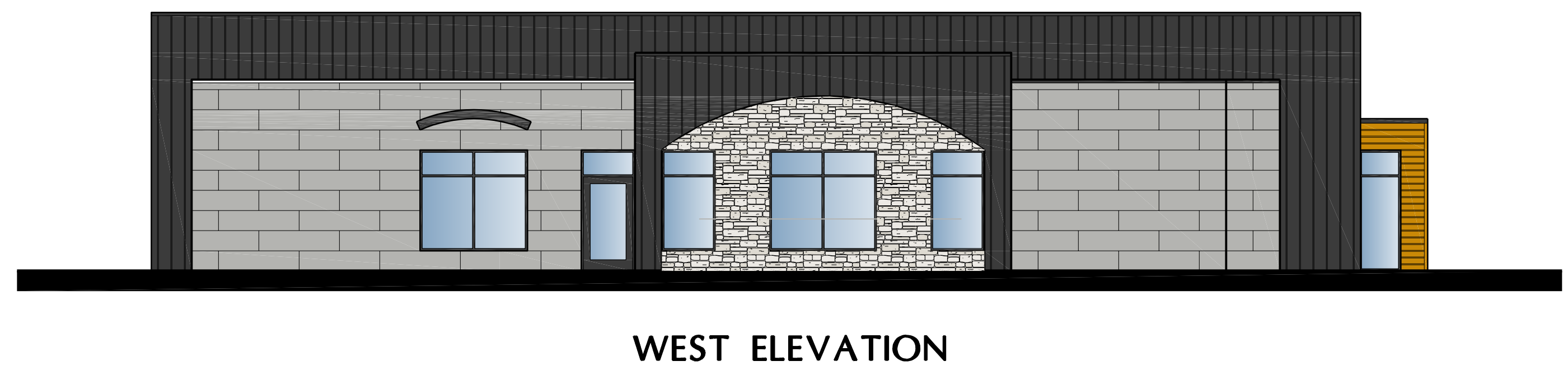
EAST ELEVATION



NORTH ELEVATION



TRASH ENCLOSURE



WEST ELEVATION

GIGI'S SALON AND SPA

Ramsey, Minnesota

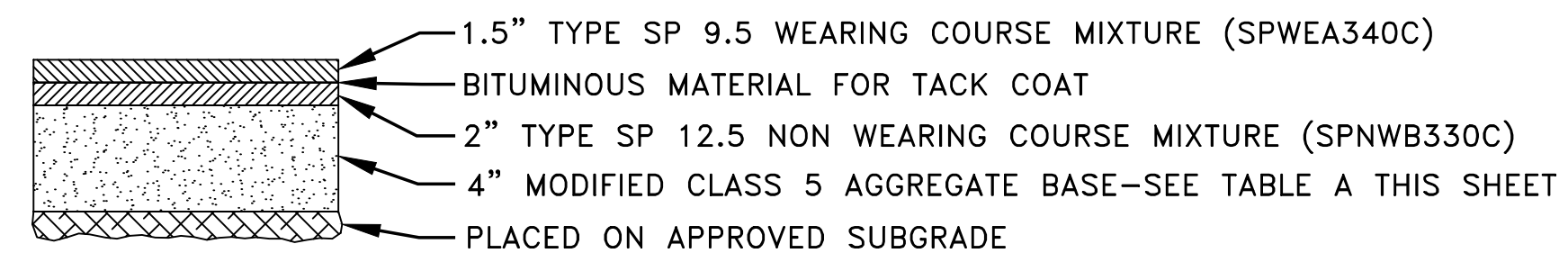
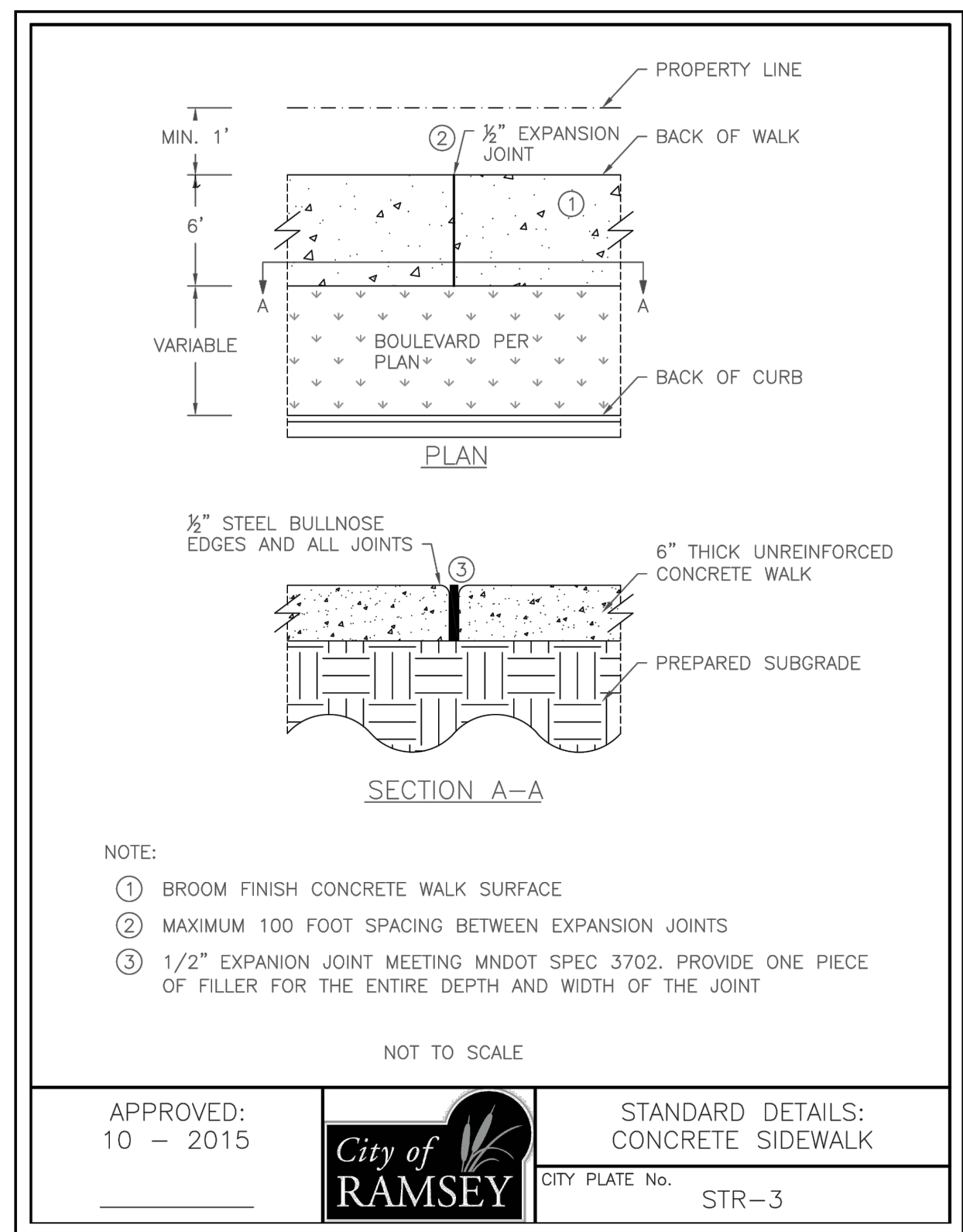
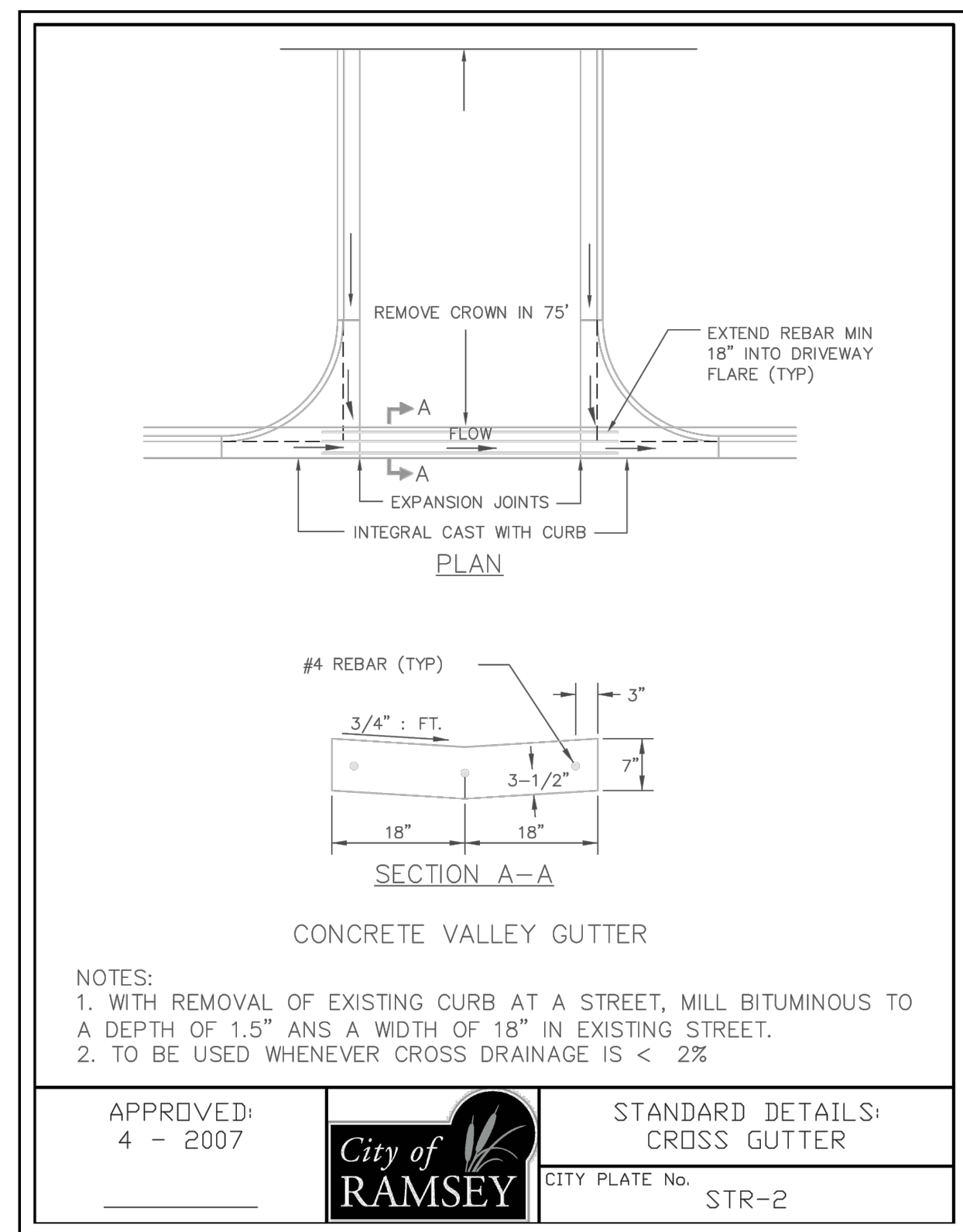
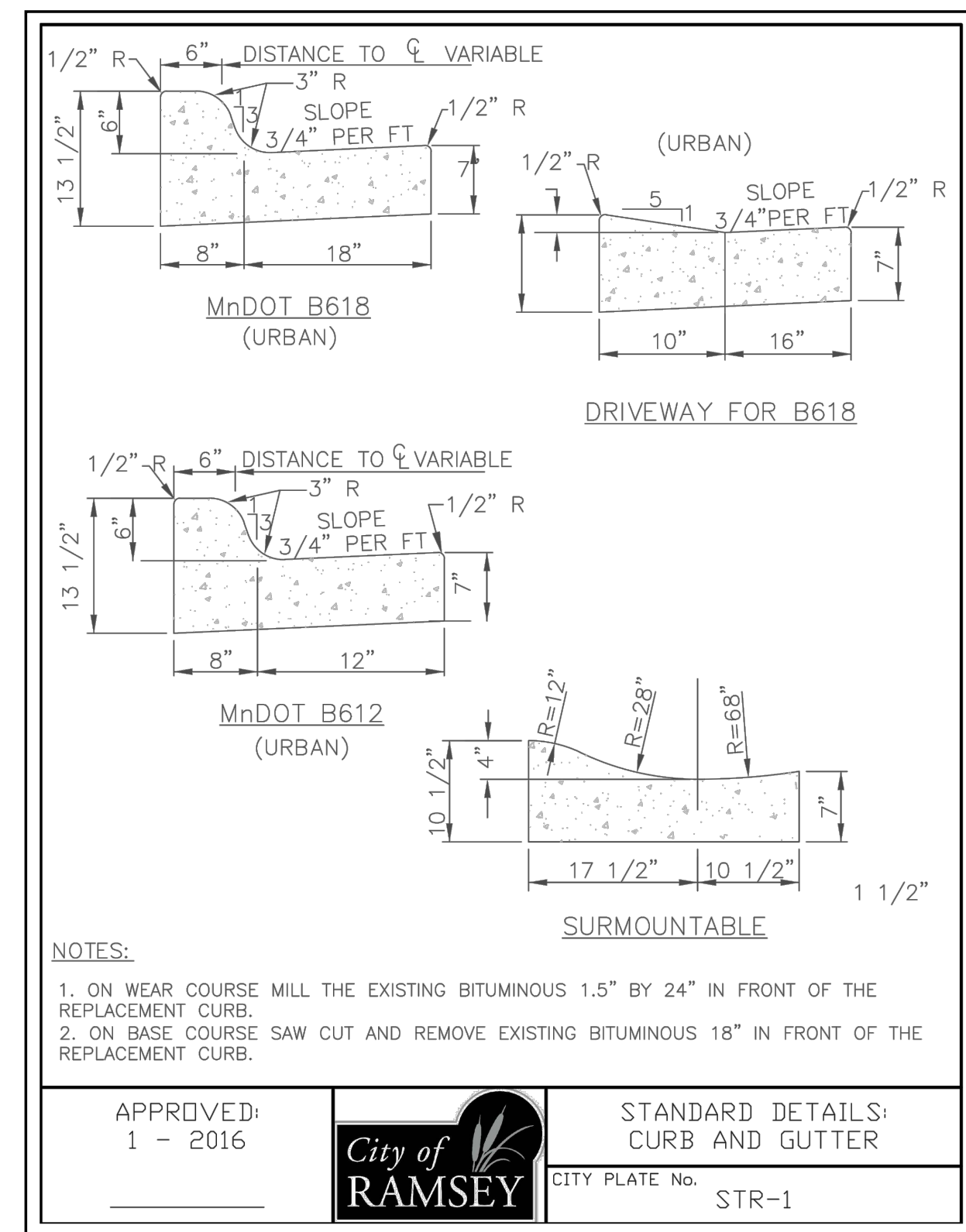
NOTE: THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL COLORS NEED TO BE FIELD VERIFIED.

GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, OR IN THE GEOTECHNICAL REPORT, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8" TO 10" LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED OR IMPORTED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. PROVIDE A FULL DEPTH SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH Mn/DOT SPEC. 2104.3.
6. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.05 GAL/SY TO 0.07 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS.
7. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES SHALL BE LISTED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTION.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEE CITY STANDARD PLATE ERO-6 ON SHEET C2 FOR TOPSOIL REQUIREMENTS.

GENERAL EROSION CONTROL NOTES:

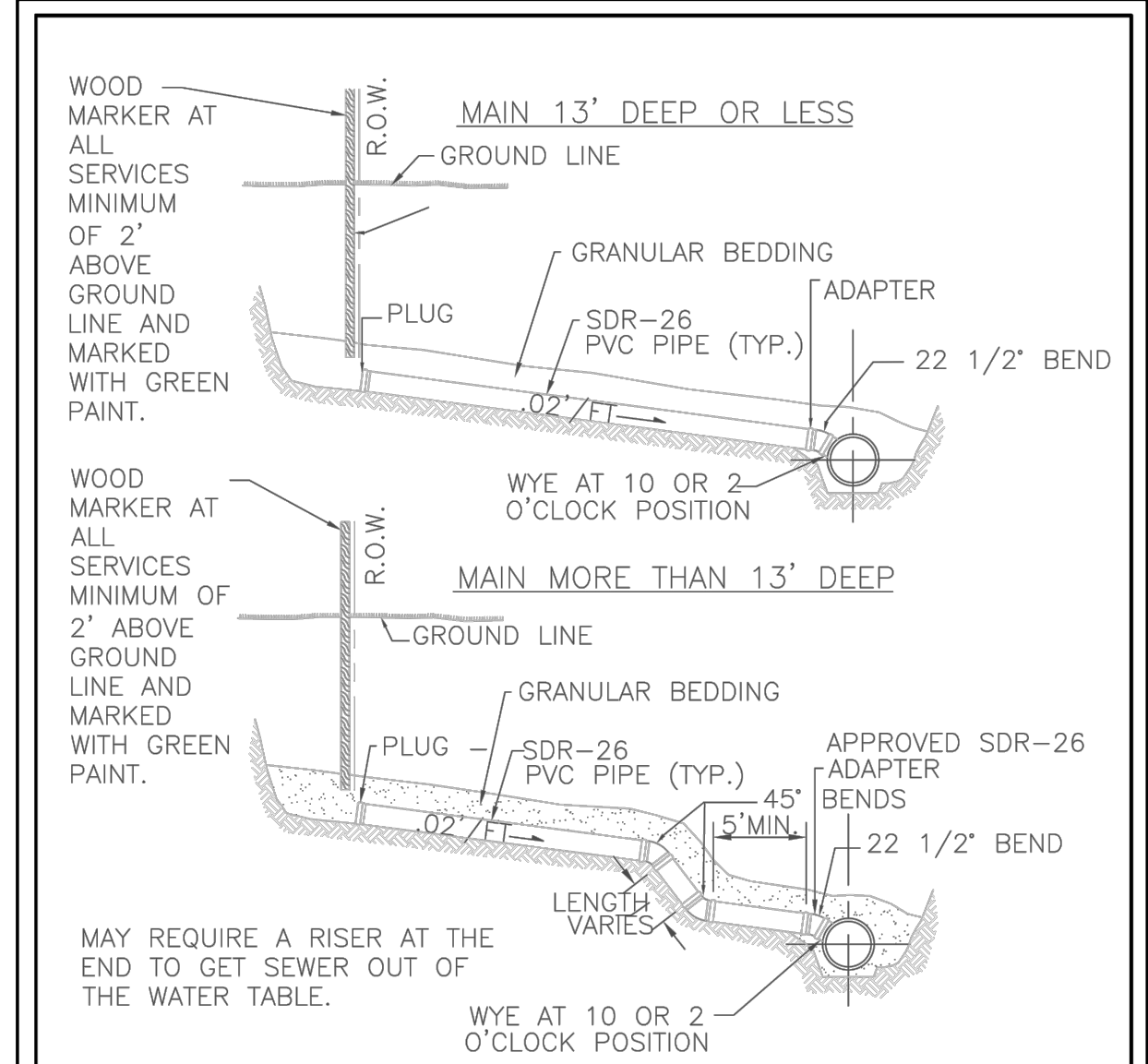
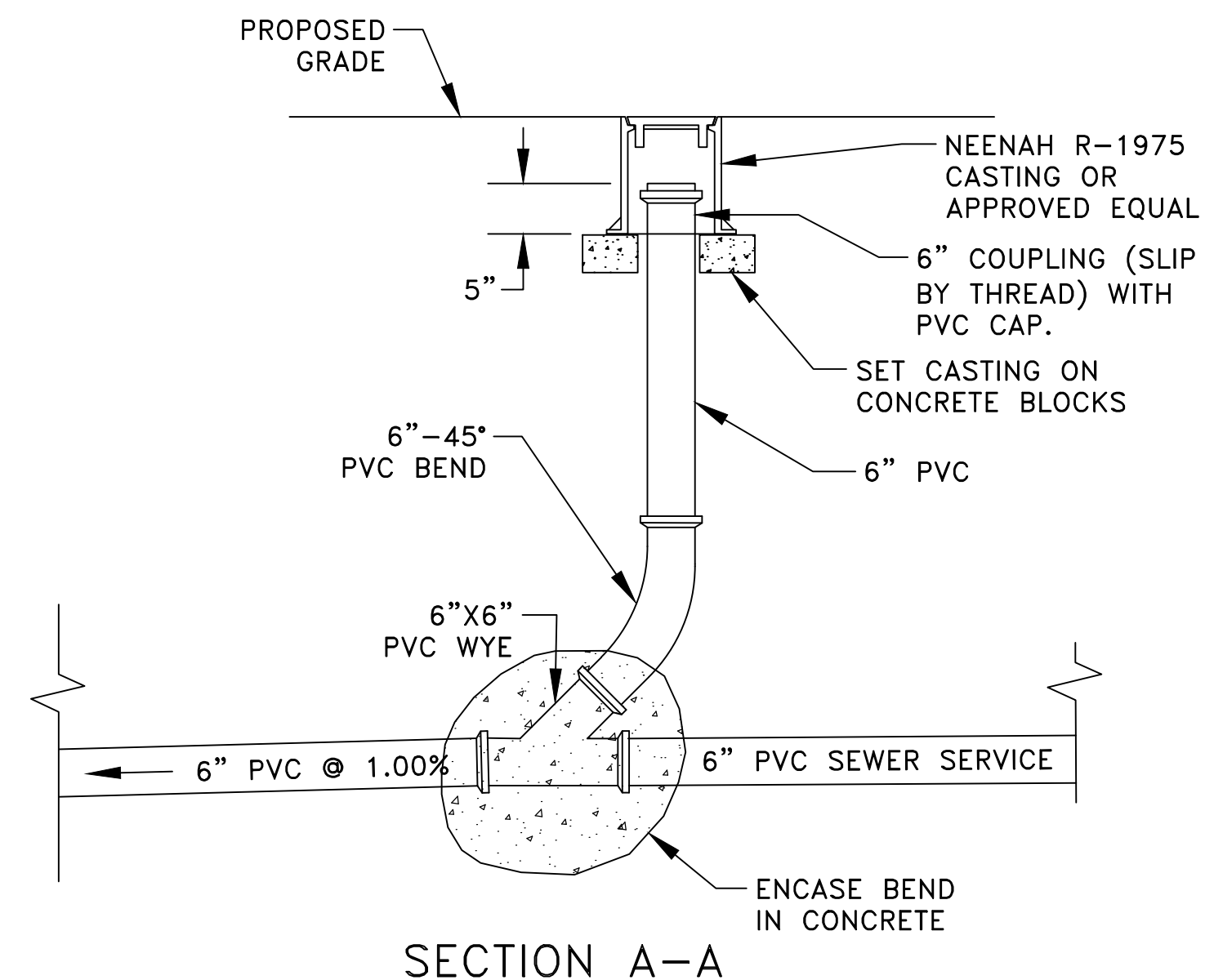
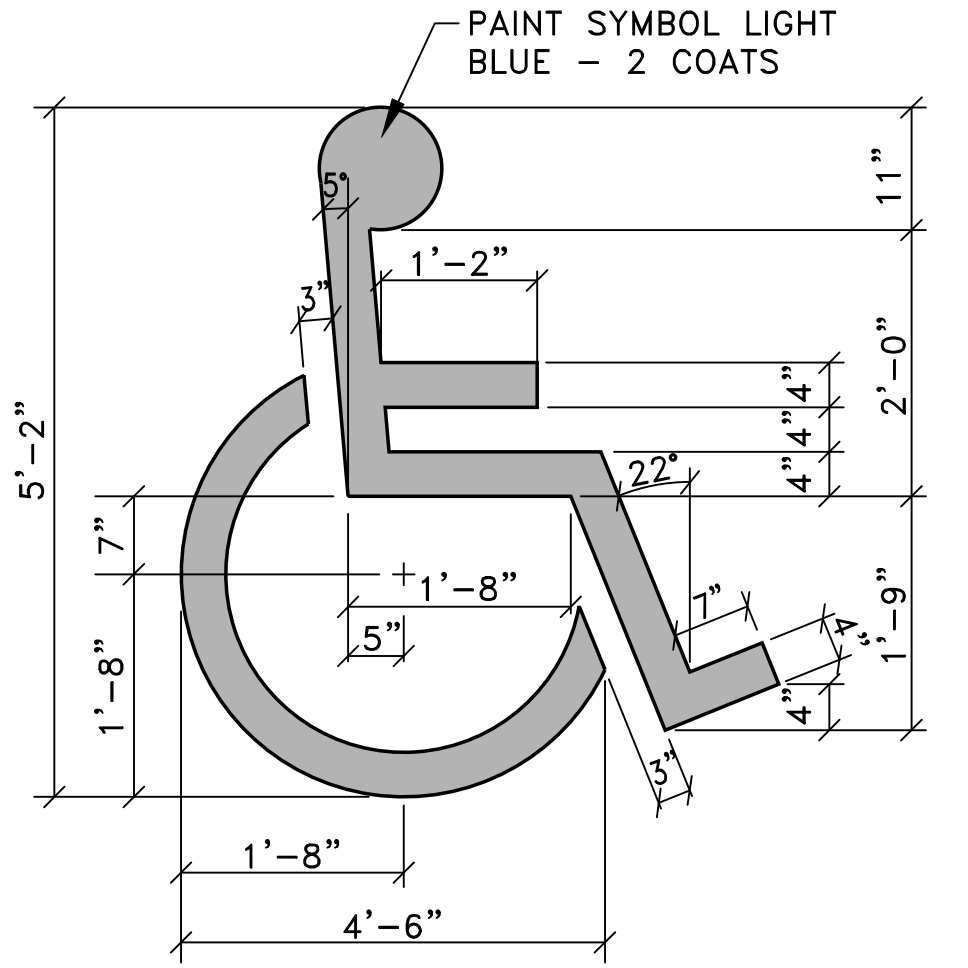
1. EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK AND THE STORMWATER POLLUTION PREVENTION PLAN PREPARED FOR THIS PROJECT.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED. THE CITY MUST APPROVE THE NOTICE OF TERMINATION PRIOR TO SUBMITTAL. ALL EROSION CONTROL INSPECTION LOGS MUST BE SUBMITTED TO THE CITY PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
8. STREETS SHALL BE CLEANED WITHIN 3 HOURS AFTER NOTIFICATION BY CITY THAT SWEEPING IS REQUIRED.
9. THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2018 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 2013 CEAM STANDARD SPECIFICATIONS AND ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES.



1 BITUMINOUS PAVEMENT SECTION
 NO SCALE

**TABLE A
 MODIFIED CLASS 5
 SPECIFICATIONS**

% PASSING	
1"	100
3/4"	90 - 100
3/8"	50 - 80
No.4	35 - 70
No.10	20 - 60
No.40	10 - 35
No.200	5 - 10



APPROVED: 4 - 2016
 City of Ramsey
 STANDARD DETAILS: SANITARY SEWER SERVICE
 CITY PLATE No. SEW-3

Jan 15, 2021 - 9:15am
 K:\PRIVATE\3950.02\ENGINEERING\3950.02_DETAILS.dwg

DATE	REVISION

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 Professional Engineer under the laws of the State of Minnesota.

Craig J. Uochum
 CRAIG J. UOCHUM, P.E.
 Date 12/8/20 Lic. No. 23461

DESIGNED BY: CJJ
 DRAWN BY: SJJ
 CHECKED BY: TAE

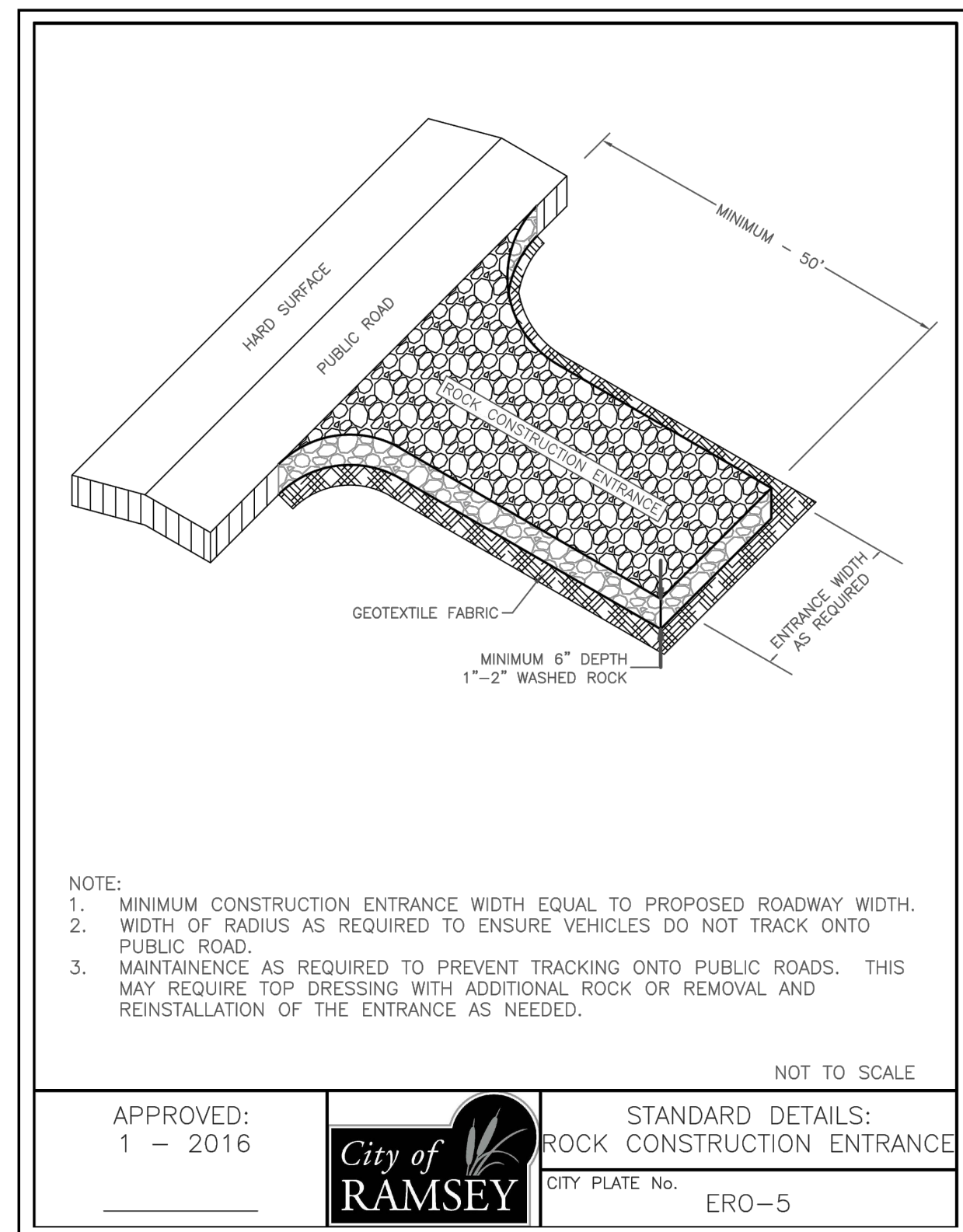
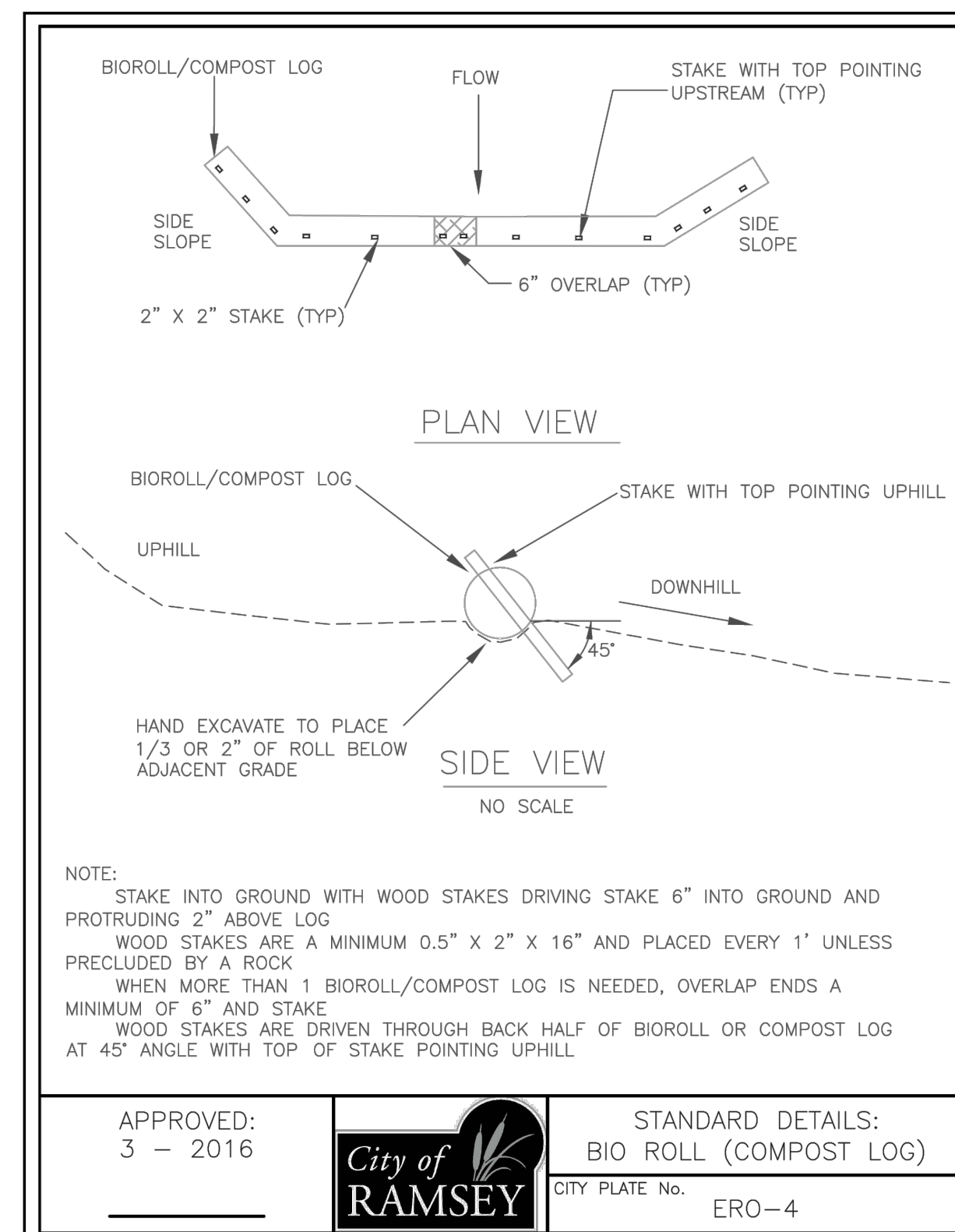
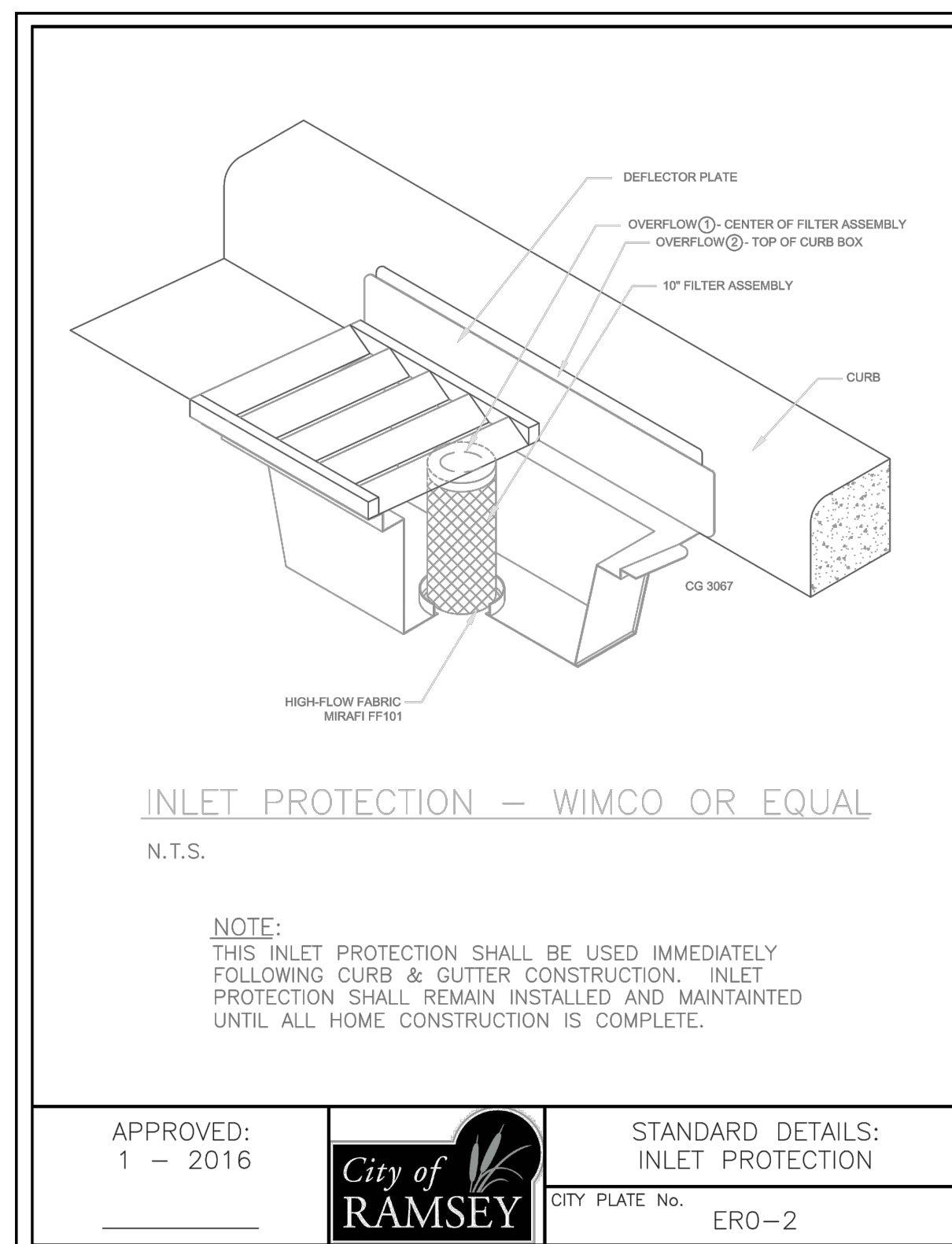
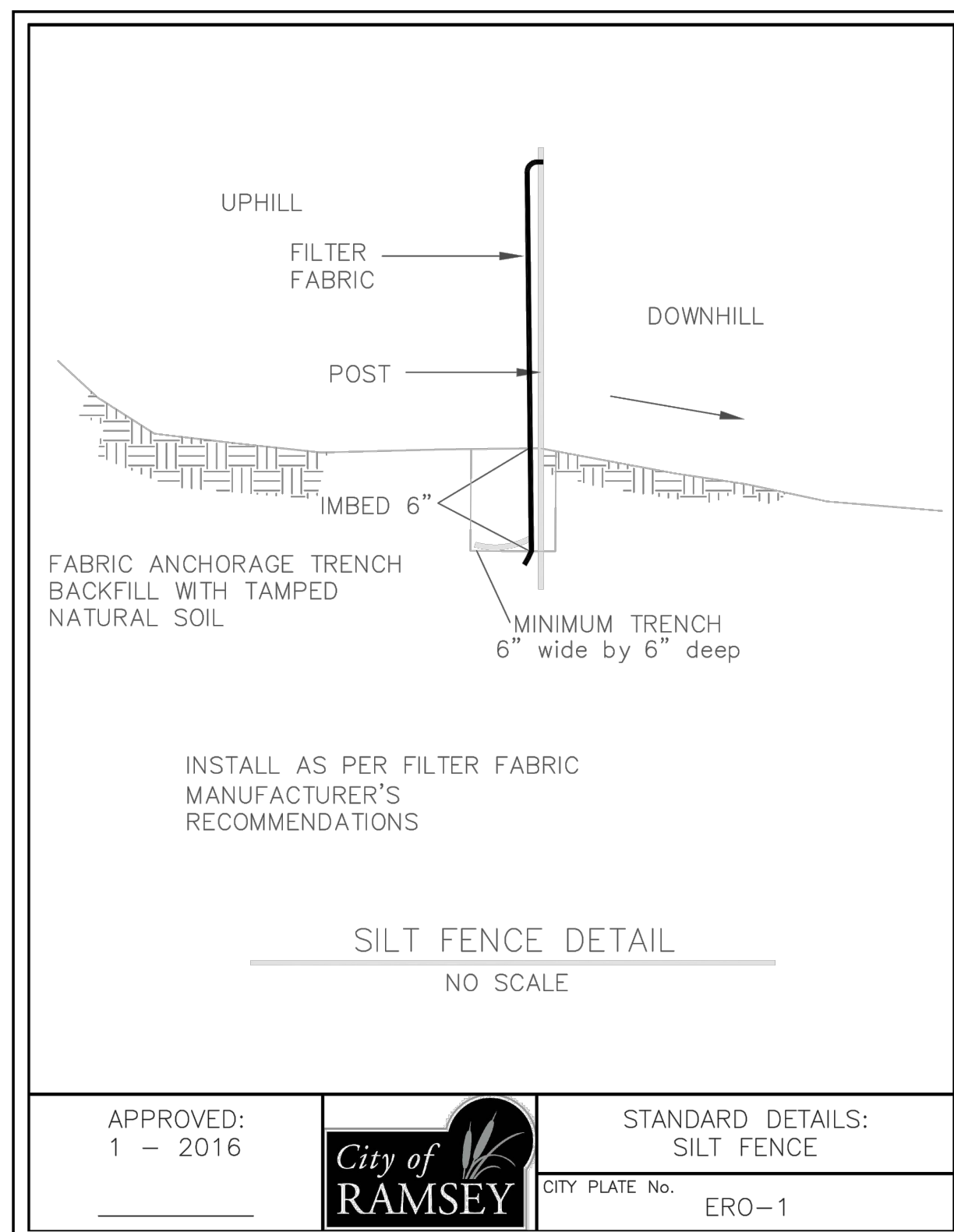
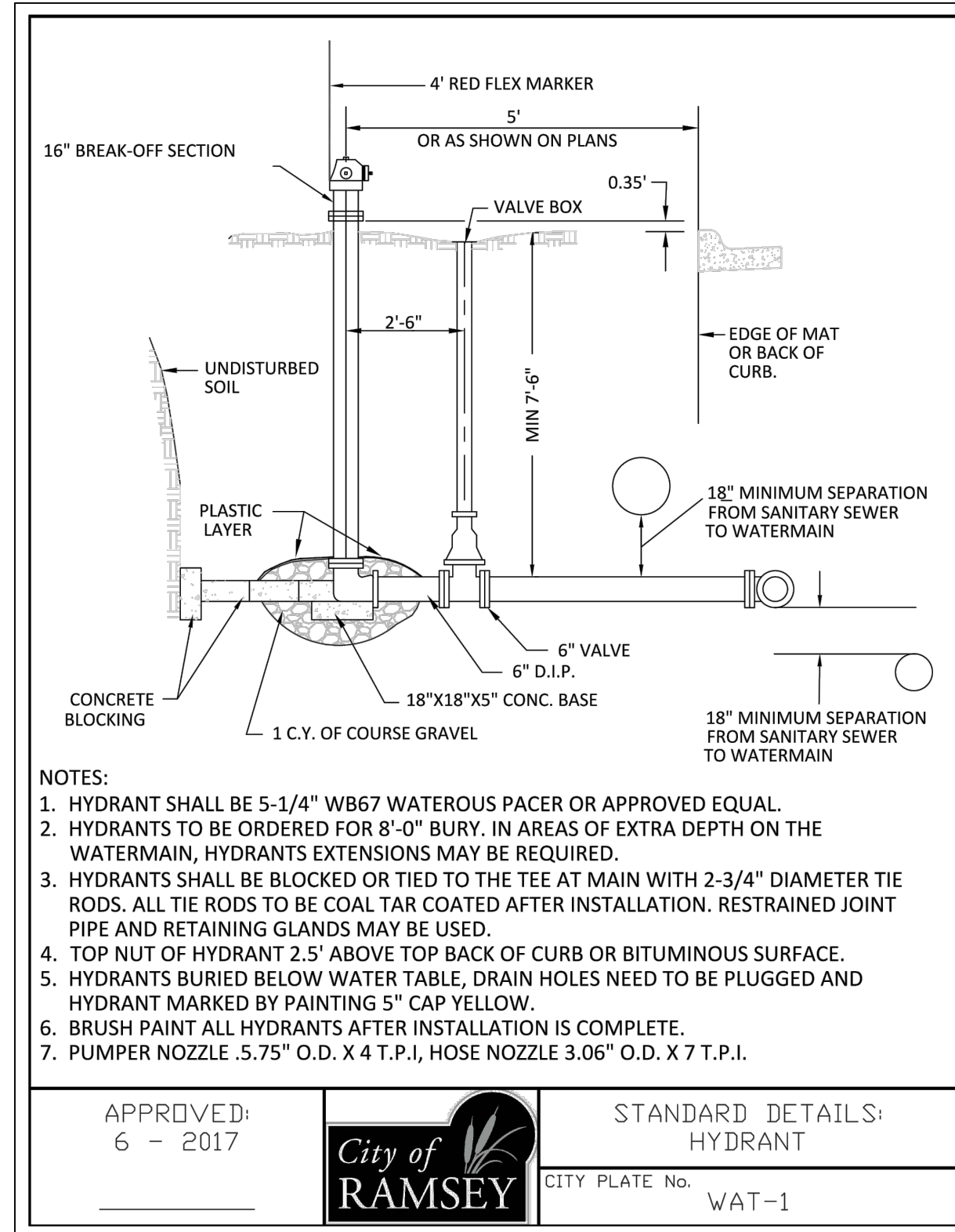


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GIGI'S SALON CONSTRUCTION PLANS
 CLASSIC CONSTRUCTION

GENERAL CONSTRUCTION NOTES AND DETAILS
 CITY OF RAMSEY, MINNESOTA

SHEET C1 OF C6 SHEETS



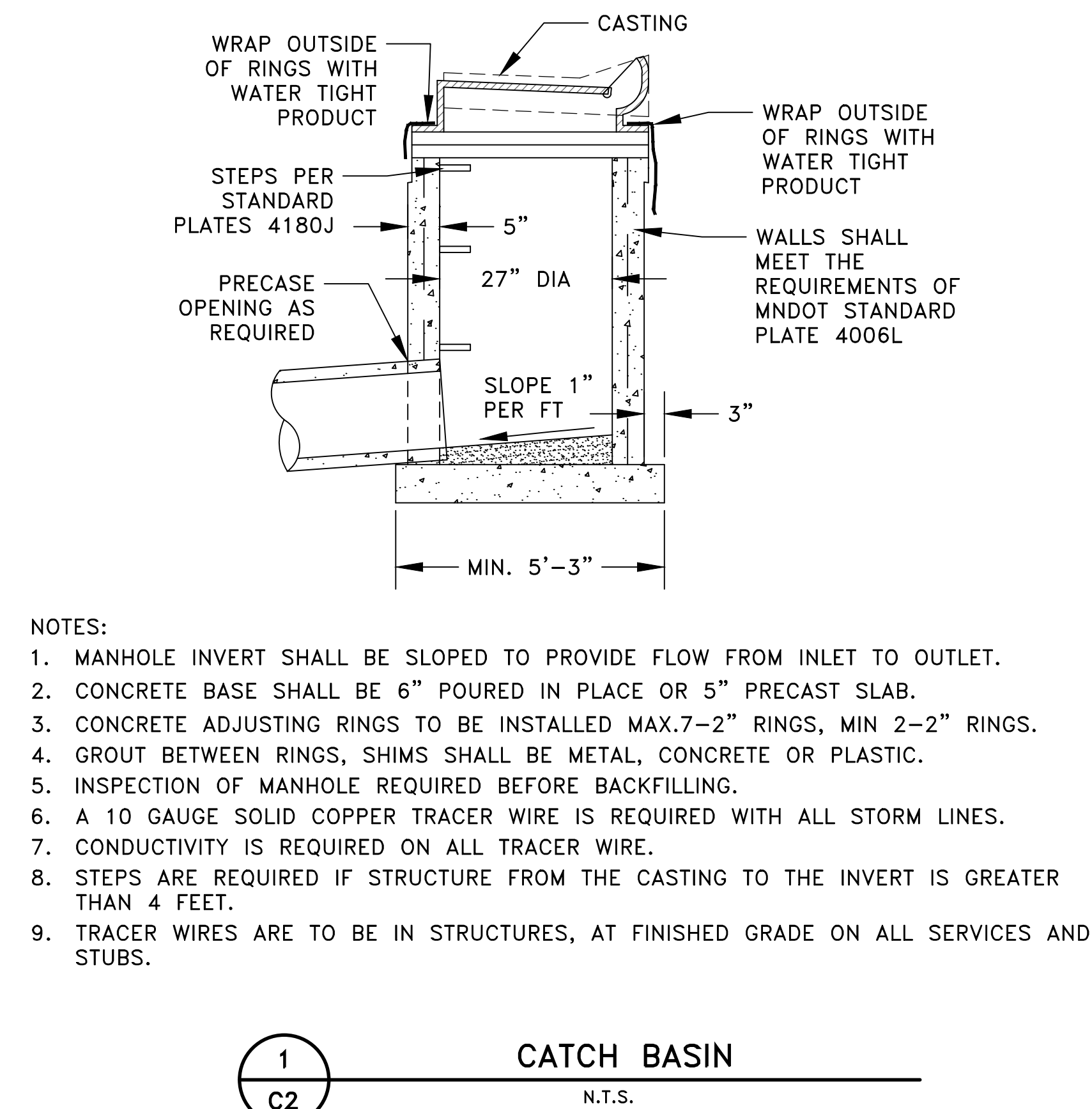
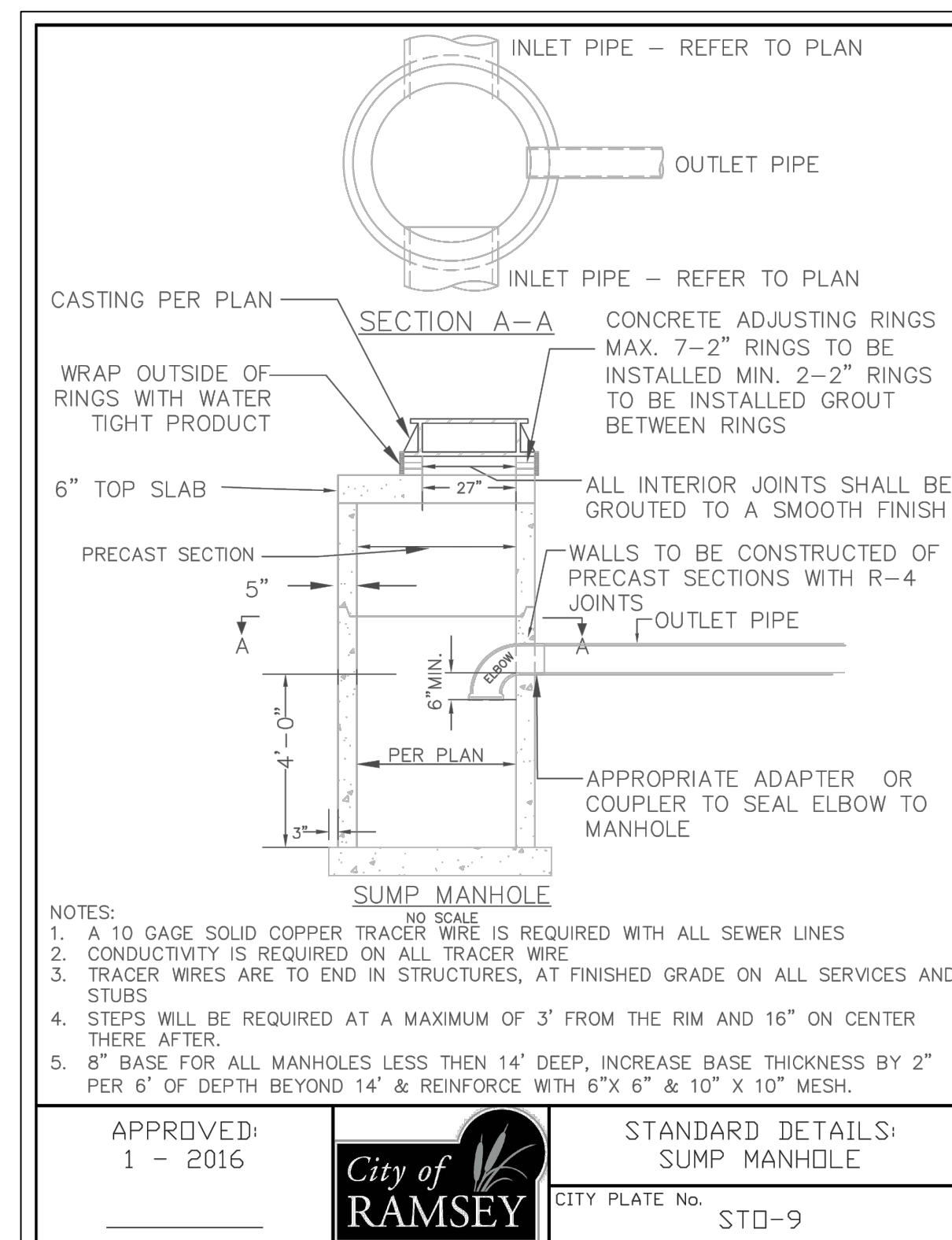
MNDOT 2016 SPEC

MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	-
CLAY	5% - 35%	ASTM D 422
SILT	5% - 70%	ASTM D 422
SAND	10% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
pH	6.1-7.8	ASTM G 51

NOTE:

- INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
- A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
- TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 - 2016
 City of RAMSEY
 CITY PLATE No. ERO-6
 STANDARD DETAILS: TOPSOIL REQUIREMENTS



Jan 15, 2021 9:15am
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DATE	REVISION

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Craig J. Jochum
 CRAIG J. JOCHUM, P.E.
 Lic. No. 23461
 Date 12/8/20

DESIGNED BY: CJJ
 DRAWN BY: SJJ
 CHECKED BY: TAE

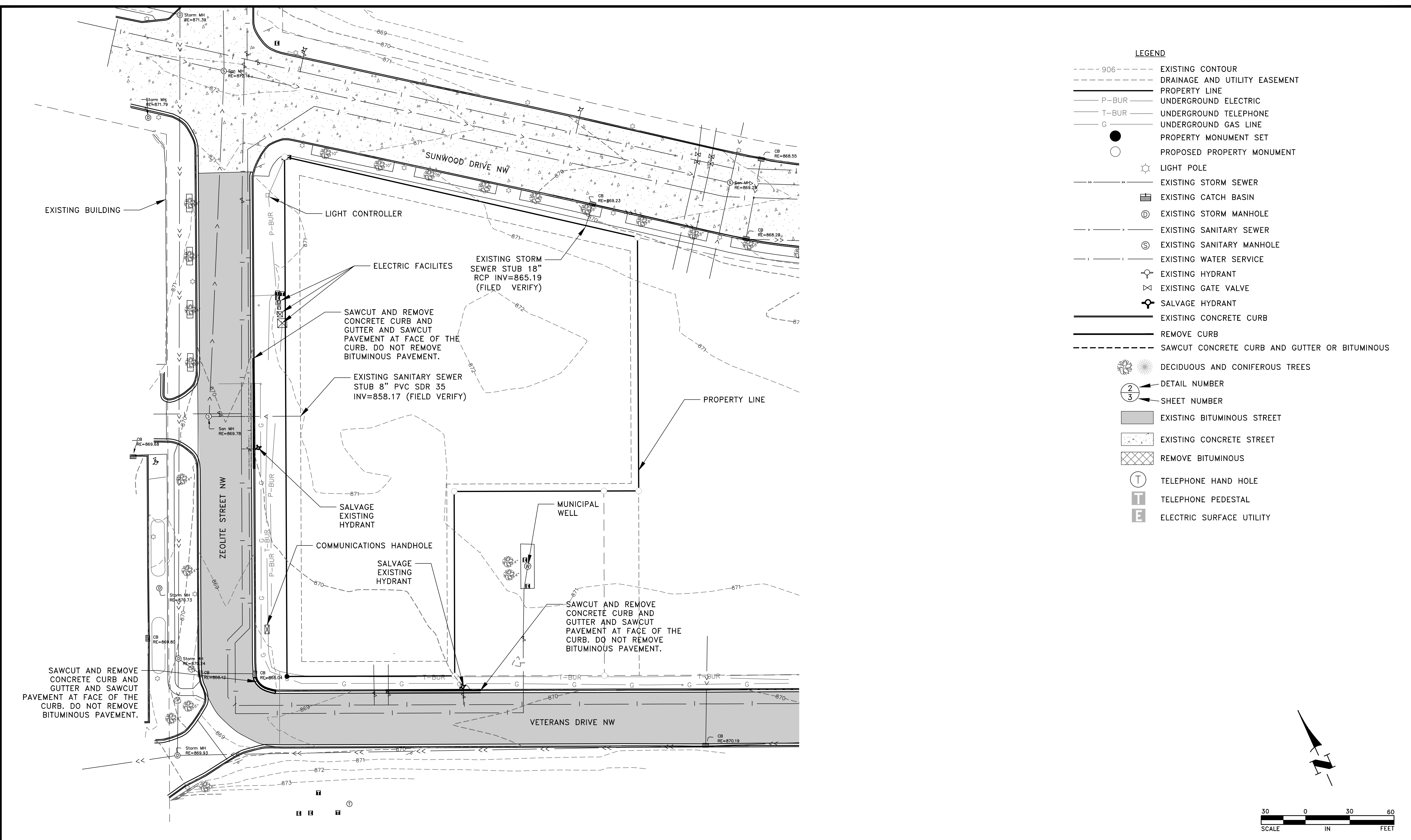
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GIGI'S SALON CONSTRUCTION PLANS
 CLASSIC CONSTRUCTION

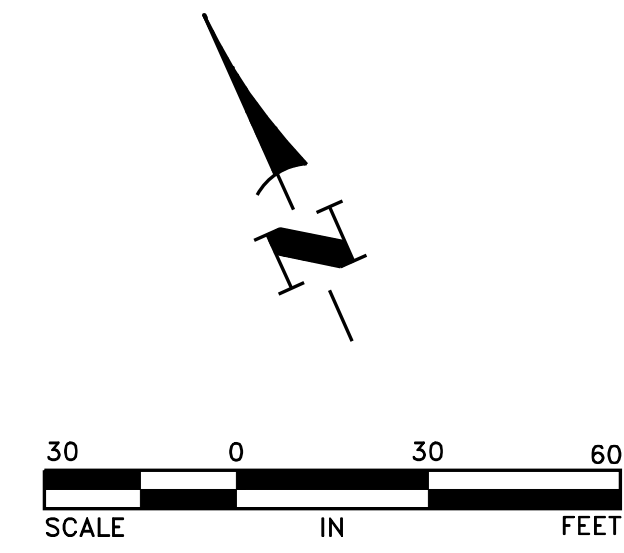
DETAILS
 CITY OF RAMSEY, MINNESOTA

SHEET C2 OF C6 SHEETS
 3950.02

Jan 15, 2021 - 9:16am K:\PRIVATE\3950.02\ENGINEERING\3950.02_EX CONDITIONS AND REMOVALS.dwg



- LEGEND**
- 906 --- EXISTING CONTOUR
 - - - - - DRAINAGE AND UTILITY EASEMENT
 - _____ PROPERTY LINE
 - P-BUR UNDERGROUND ELECTRIC
 - T-BUR UNDERGROUND TELEPHONE
 - G UNDERGROUND GAS LINE
 - PROPERTY MONUMENT SET
 - PROPOSED PROPERTY MONUMENT
 - ☼ LIGHT POLE
 - >---> EXISTING STORM SEWER
 - ▣ EXISTING CATCH BASIN
 - ⊕ EXISTING STORM MANHOLE
 - >---> EXISTING SANITARY SEWER
 - ⊕ EXISTING SANITARY MANHOLE
 - >---> EXISTING WATER SERVICE
 - ⊕ EXISTING HYDRANT
 - ⊕ EXISTING GATE VALVE
 - ⊕ SALVAGE HYDRANT
 - _____ EXISTING CONCRETE CURB
 - _____ REMOVE CURB
 - - - - - SAWCUT CONCRETE CURB AND GUTTER OR BITUMINOUS
 - ☼ DECIDUOUS AND CONIFEROUS TREES
 - 2/3 DETAIL NUMBER
 - 3/3 SHEET NUMBER
 - █ EXISTING BITUMINOUS STREET
 - █ EXISTING CONCRETE STREET
 - █ REMOVE BITUMINOUS
 - Ⓣ TELEPHONE HAND HOLE
 - Ⓣ TELEPHONE PEDESTAL
 - Ⓣ ELECTRIC SURFACE UTILITY



DATE	REVISION

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Craig J. Jochem
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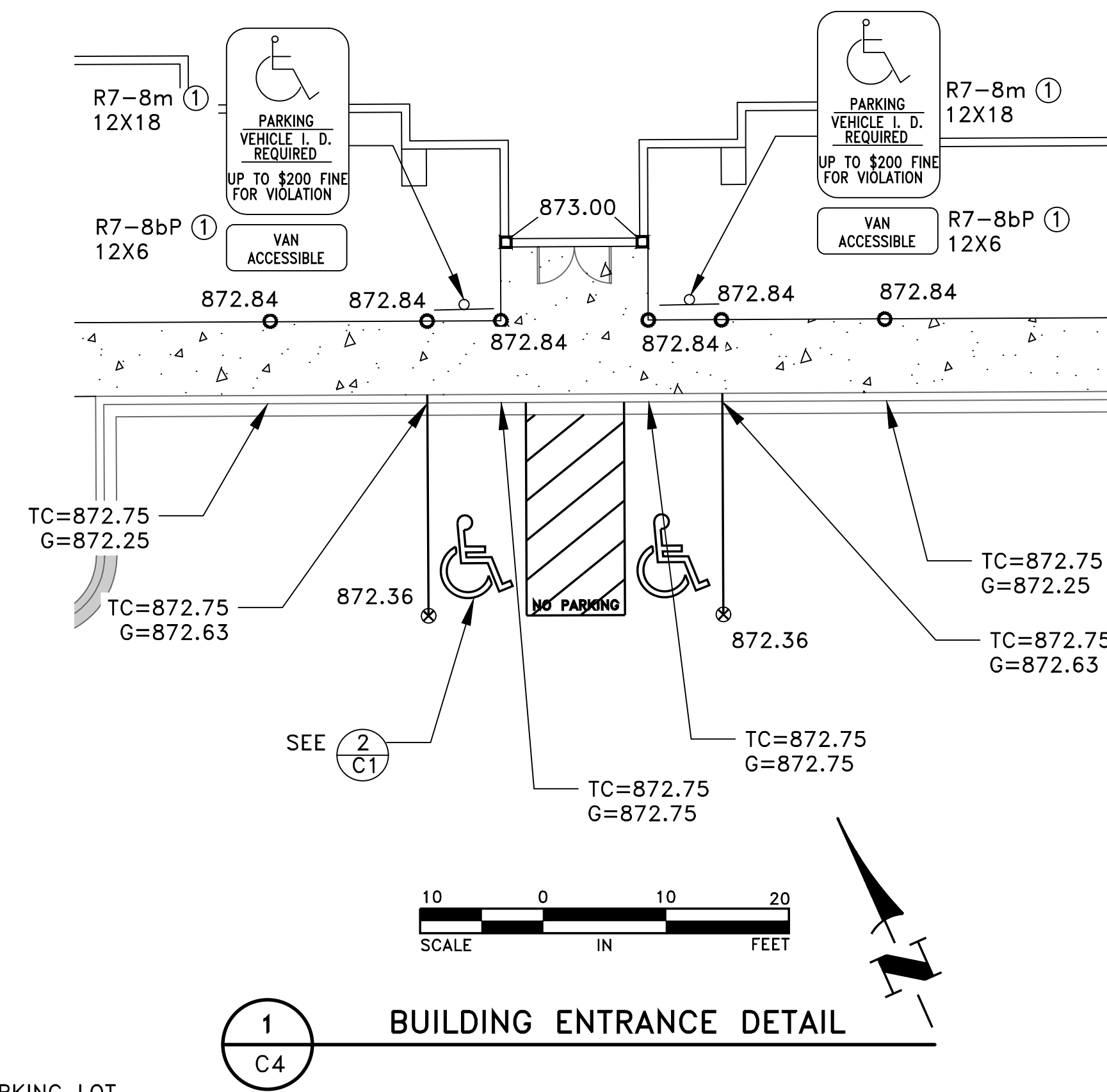
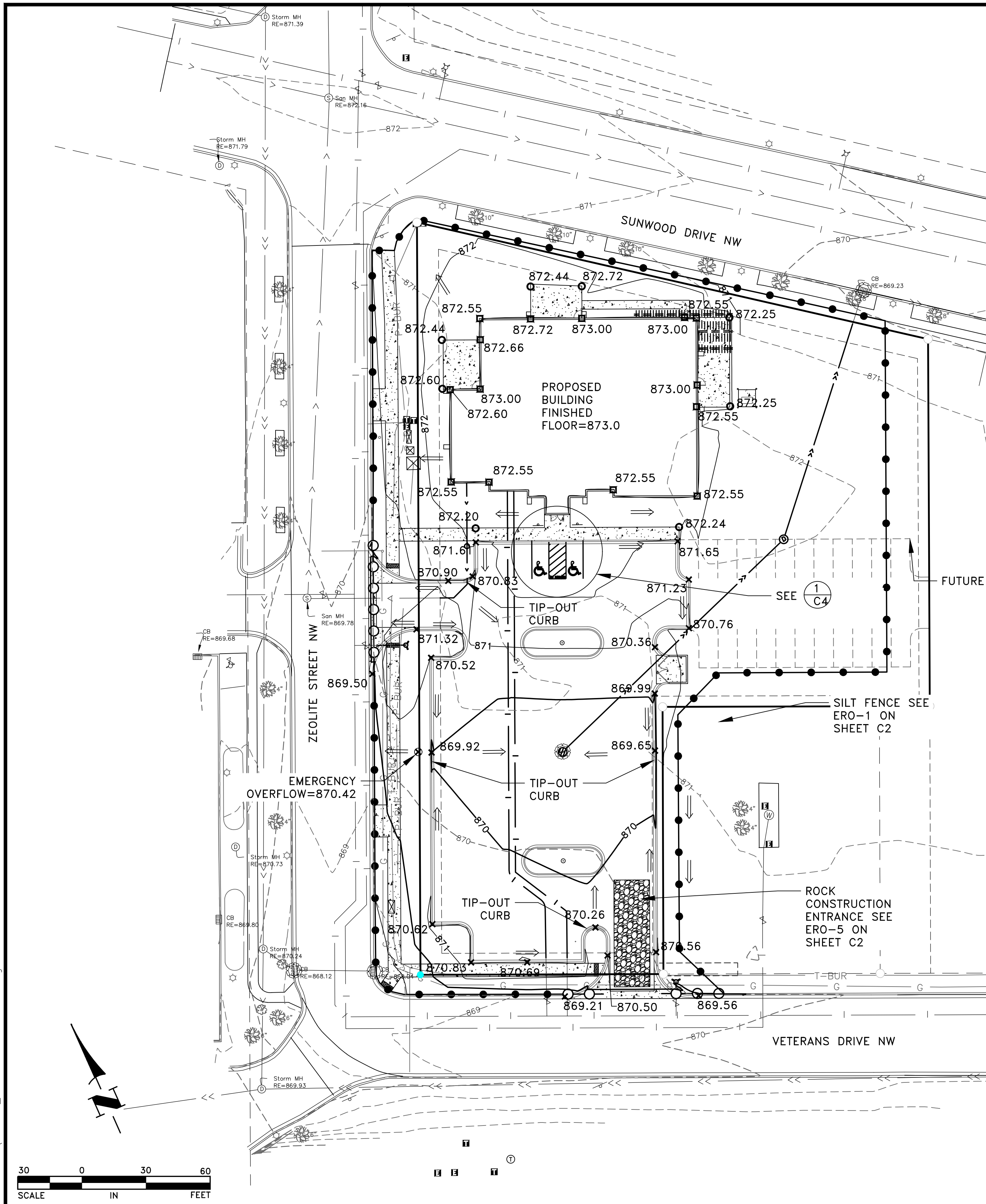
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GIGI'S SALON CONSTRUCTION PLANS
CLASSIC CONSTRUCTION

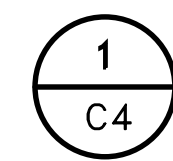
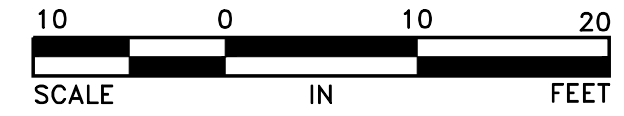
EXISTING TOPOGRAPHY AND REMOVALS PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET C3 OF C6 SHEETS

Jan 15, 2021 - 9:17am
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- LEGEND**
- 906 --- EXISTING CONTOUR
 - --- DRAINAGE AND UTILITY EASEMENT
 - --- PROPERTY LINE
 - P-BUR --- UNDERGROUND ELECTRIC
 - T-BUR --- UNDERGROUND TELEPHONE
 - G --- UNDERGROUND GAS LINE
 - ☼ LIGHT POLE
 - PROPERTY MONUMENT SET
 - PROPOSED PROPERTY MONUMENT
 - --- EXISTING STORM SEWER
 - ▣ EXISTING CATCH BASIN
 - ⊕ EXISTING STORM MANHOLE
 - --- EXISTING SANITARY SEWER
 - ⊕ EXISTING SANITARY MANHOLE
 - --- EXISTING WATERMAIN
 - ⊕ EXISTING HYDRANT
 - ⊕ EXISTING GATE VALVE
 - --- EXISTING CONCRETE CURB
 - ☀ DECIDUOUS AND CONIFEROUS TREES
 - ② --- DETAIL NUMBER
 - ③ --- SHEET NUMBER
 - --- PROPOSED CONCRETE CURB AND GUTTER
 - ▨ PROPOSED CONCRETE PAVEMENT
 - PROPOSED BITUMINOUS PAVEMENT
 - PROPOSED SILT FENCE
 - PROPOSED BIO ROLL
 - ⊕ TELEPHONE HAND HOLE
 - ⊕ TELEPHONE PEDESTAL
 - ⊕ ELECTRIC SURFACE UTILITY
 - ⊕ ROCK CONSTRUCTION ENTRANCE
 - --- PROPOSED WALL
 - --- PROPOSED WATER SERVICE
 - ⊕ PROPOSED HYDRANT LOCATION
 - --- PROPOSED SANITARY SEWER SERVICE
 - --- PROPOSED STORM SEWER
 - ⊕ PROPOSED CATCH BASIN
 - ⊕ PROPOSED STORM MANHOLE
 - ⊕ INLET PROTECTION DEVICE
 - × 871.00 PROPOSED GUTTER ELEVATION
 - 872.00 PROPOSED FINISHED GRADE AT BUILDING
 - 872.00 PROPOSED CONCRETE ELEVATION
 - ⊗ 872.36 PROPOSED BITUMINOUS ELEVATION
 - --- PROPOSED CONCRETE TIP-OUT CURB AND GUTTER
 - ⇒ DRAINAGE ARROW



BUILDING ENTRANCE DETAIL

GENERAL NOTES

1. ALL PEDESTRIAN RAMPS AND BUILDING ENTRANCES MUST MEET ALL ADA REQUIREMENTS AND MUST CONFORM WITH MNDOT STANDARD PLANS 5-297.250 SHEETS 1-6. A COPY OF THESE PLANS ARE AVAILABLE FROM THE ENGINEER UPON REQUEST. THE PEDESTRIAN RAMP ELEVATIONS SHOWN ARE FOR GENERAL USE ONLY. THE CONTRACTOR IS RESPONSIBLE TO MAKE SURE ALL REQUIREMENTS ARE MET.
2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
3. SEE SHEET C6 FOR PEDESTRIAN RAMP DETAILS.

REFERENCE NOTES:
 ① WHITE ON BLUE



DATE	REVISION

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CHAIG J. JOCHUM, P.E.
 Lic. No. 23461
 Date 12/8/20

DESIGNED BY: CJJ
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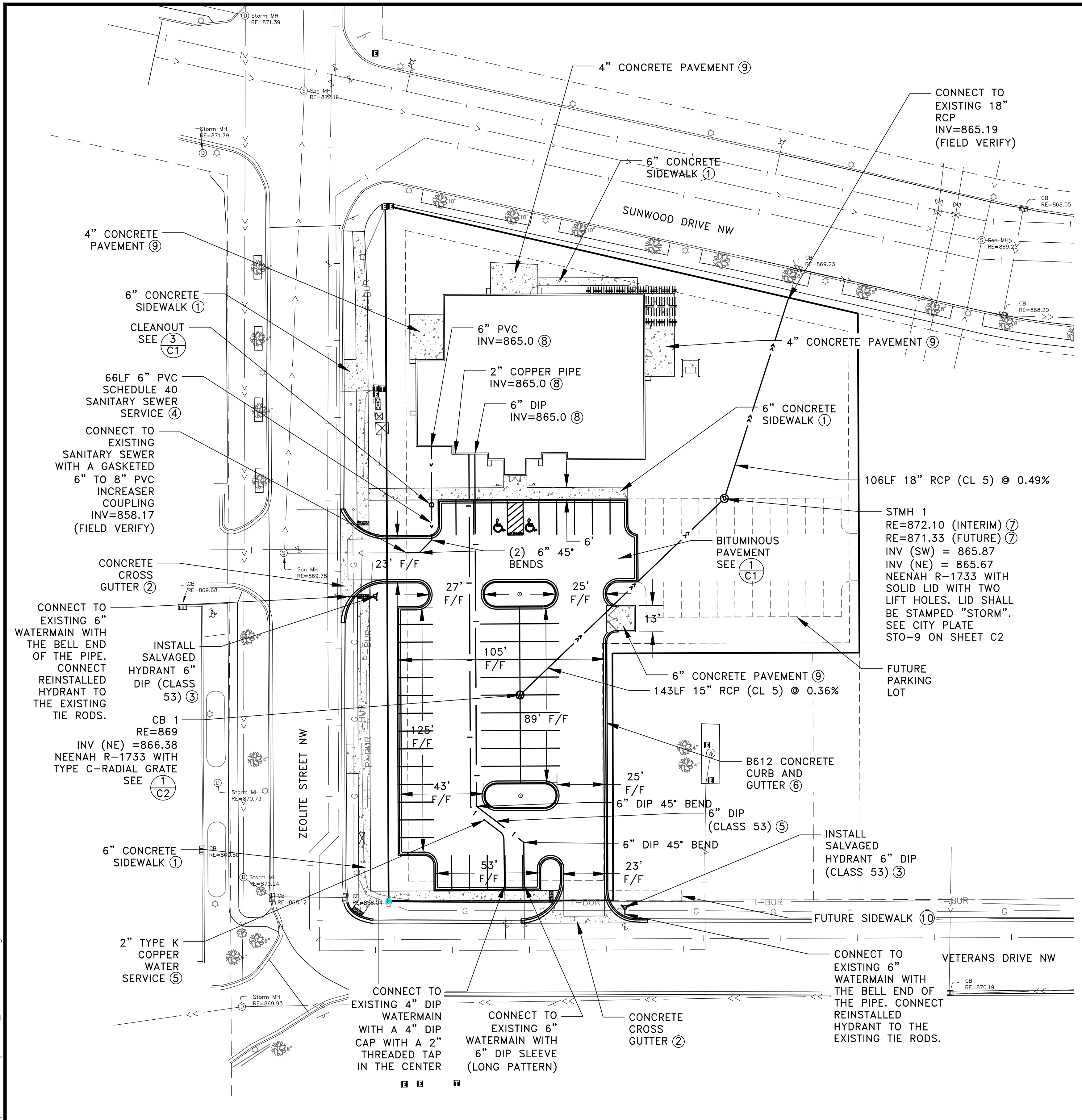


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GIGI'S SALON CONSTRUCTION PLANS
CLASSIC CONSTRUCTION

GRADING, DRAINAGE, AND EROSION CONTROL PLAN
 CITY OF RAMSEY, MINNESOTA

SHEET C4 OF C6 SHEETS



LEGEND

- DRAINAGE AND UTILITY EASEMENT
- PROPERTY LINE
- P-BUR- UNDERGROUND ELECTRIC
- T-BUR- UNDERGROUND TELEPHONE
- G- UNDERGROUND GAS LINE
- ☀ LIGHT POLE
- PROPERTY MONUMENT SET
- PROPOSED PROPERTY MONUMENT
- EXISTING STORM SEWER
- ▣ EXISTING CATCH BASIN
- ⊙ EXISTING STORM MANHOLE
- EXISTING SANITARY SEWER
- ⊙ EXISTING SANITARY MANHOLE
- EXISTING WATERMAIN
- ⊙ EXISTING HYDRANT
- ⊙ EXISTING GATE VALVE
- EXISTING CONCRETE CURB
- ☀ DECIDUOUS AND CONIFEROUS TREES
- ② DETAIL NUMBER
- ③ SHEET NUMBER
- ▬ PROPOSED CONCRETE CURB AND GUTTER
- ▬ PROPOSED CONCRETE PAVEMENT
- ▬ PROPOSED BITUMINOUS PAVEMENT
- ⊙ TELEPHONE HAND HOLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ ELECTRIC SURFACE UTILITY
- ▬ PROPOSED WALL
- PROPOSED WATER SERVICE
- ⊙ PROPOSED HYDRANT
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED STORM SEWER
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED STORM MANHOLE

1 CONCRETE PAVEMENT SECTION
NO SCALE

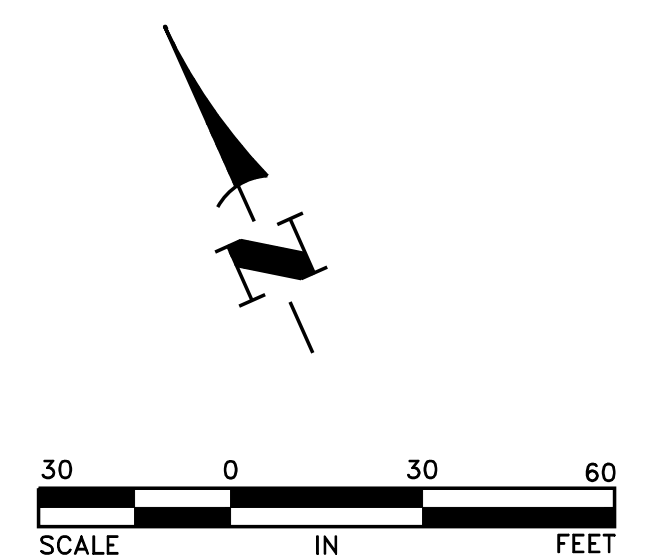
SEE PLANS FOR CONCRETE DEPTH

4" MODIFIED CLASS 5 AGGREGATE BASE-SEE TABLE A ON SHEET C1

- REFERENCE NOTES:**
- ① SEE CITY PLATE STR-3 ON SHEET C1 FOR SIDEWALK CONSTRUCTION.
 - ② SEE CITY PLATE STR-2 ON SHEET C1 FOR CROSS GUTTER CONSTRUCTION.
 - ③ SEE CITY PLATE WAT-1 ON SHEET C2 FOR HYDRANT INSTALLATION.
 - ④ SEE CITY PLATE SEW-3 ON SHEET C1 FOR SANITARY SEWER SERVICE INSTALLATION NOTES AND BEDDING. MATERIAL SHALL BE SCHEDULE 40 PVC AS INDICATED ON THIS PLAN SHEET.
 - ⑤ SEE CITY PLATE WAT-5 ON SHEET C2 FOR WATER SERVICE INSTALLATION.
 - ⑥ SEE CITY PLATE STR-1 ON SHEET C1 FOR CONCRETE CURB AND GUTTER CONSTRUCTION.
 - ⑦ USE ADDITIONAL RINGS TO ACCOMMODATE THE FUTURE RIM ELEVATION.
 - ⑧ SEE MECHANICAL PLANS FOR CONTINUATION OF PIPE UNDER BUILDING.
 - ⑨ SEE DETAIL ① ON SHEET C5
 - ⑩ CONTRACTOR SHALL LOWER BACK OF CURB FOR FUTURE PEDESTRIAN RAMP.

GENERAL NOTES:

1. SEE DETAIL 1 ON SHEET C4 FOR STRIPING AND SIGN DETAIL FOR HANDICAPPED STALLS.



Jan 15, 2021 - 9:18am K:\PRIVATE\3950.02\ENGINEERING\3950.02\UTILITY PLAN.dwg

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Craig J. Jochum
CRAIG J. JOCHUM, P.E.
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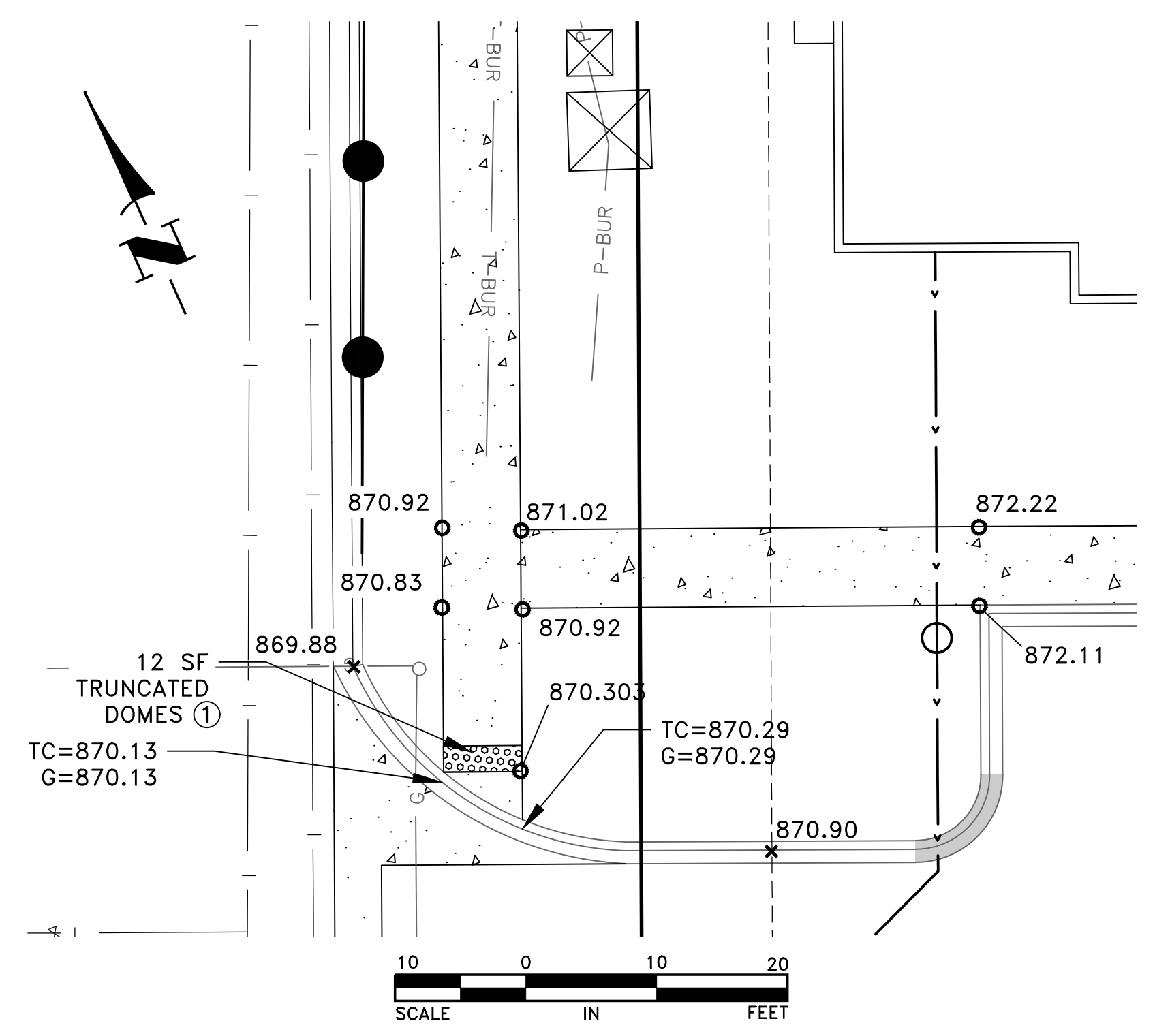


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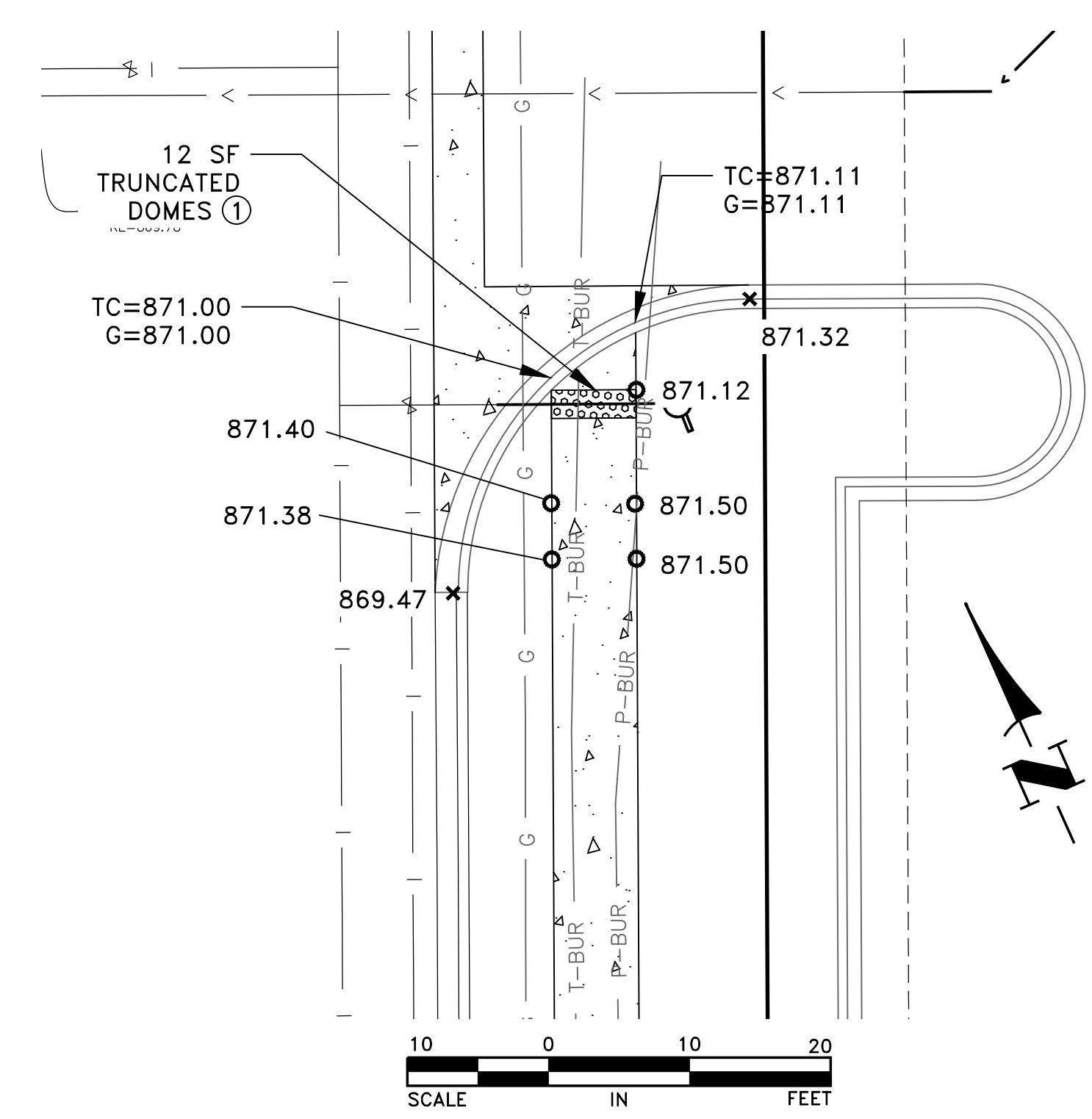
GIGI'S SALON CONSTRUCTION PLANS
CLASSIC CONSTRUCTION

UTILITY AND PAVEMENT PLAN
CITY OF RAMSEY, MINNESOTA

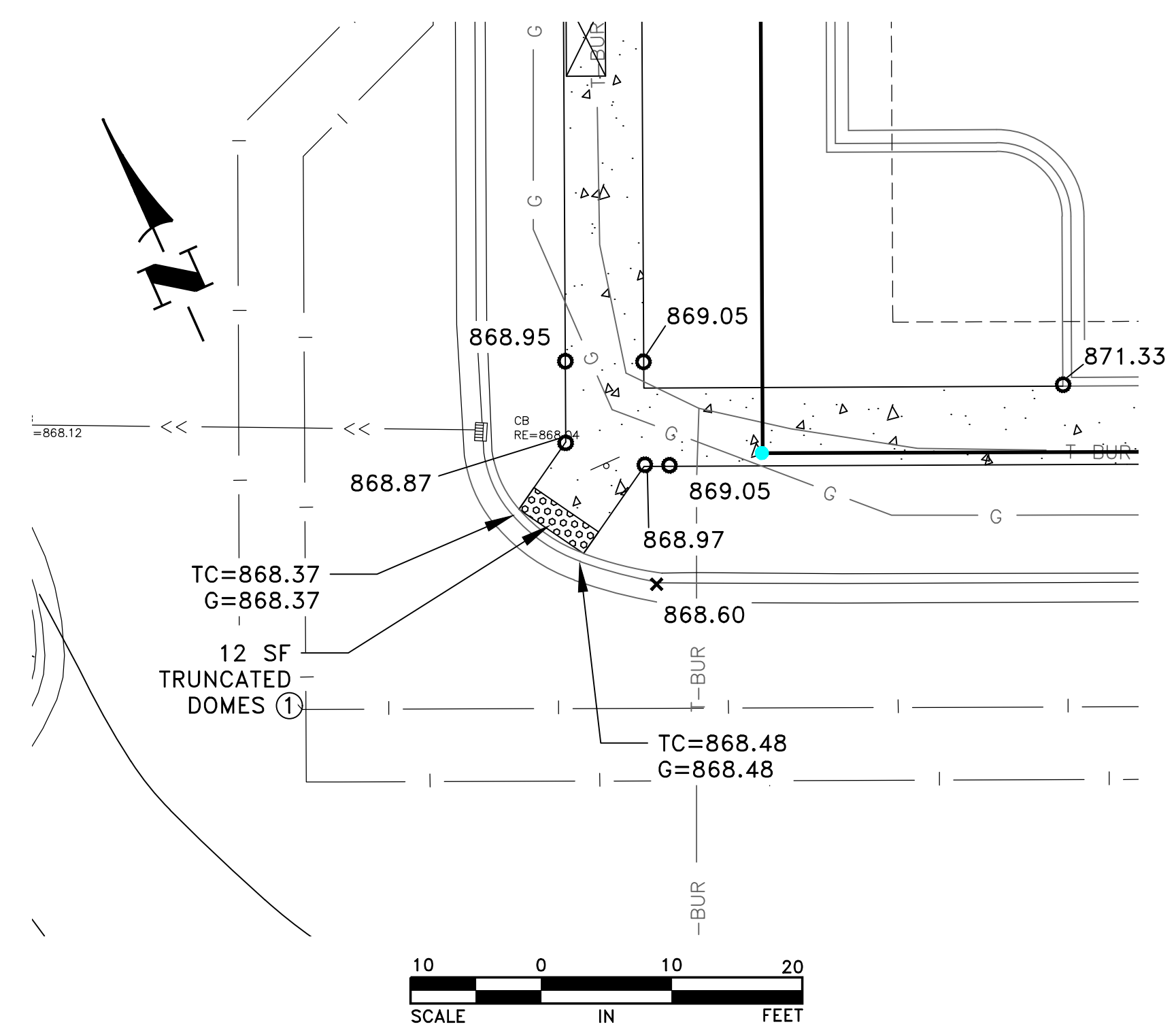
SHEET
C5
 OF
C6
 SHEETS



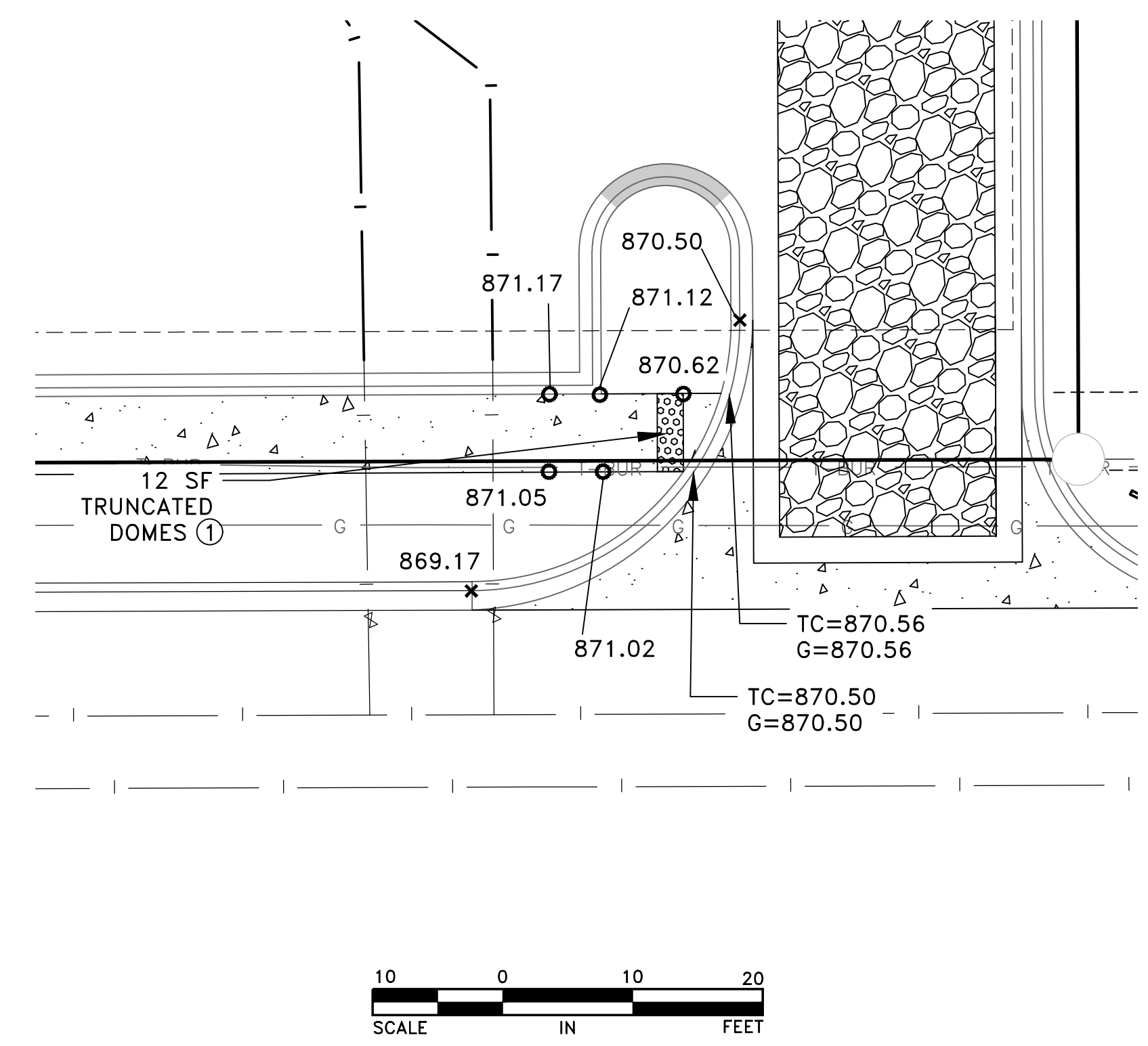
1
C6
SIDEWALK RAMP DETAIL 1



2
C6
SIDEWALK RAMP DETAIL 2



3
C6
SIDEWALK RAMP DETAIL 3



4
C6
SIDEWALK RAMP DETAIL 4

- LEGEND**
- 906 --- EXISTING CONTOUR
 - DRAINAGE AND UTILITY EASEMENT
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 - ⇒ DRAINAGE ARROW

GENERAL NOTES

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REFERENCE NOTES:

- TRUNCATED DOMES SHALL BE CAST GRAY IRON CONFORMING TO ASTM - 48 CLASS 30A MINIMUM MANUFACTURED BY NEENAH FOUNDRY. DOMES SHALL BE EPOXY COATED WITH COLOR APPROVED BY THE CITY OF RAMSEY.

Jan 15, 2021 9:19am K:\PRIVATE\3950.02\ENGINEERING\3950.02 GRADING AND EROSION.dwg

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CHAI G. JOCHUM, P.E.
Date 12/8/20 Lic. No. 23461

DESIGNED BY: CJJ
DRAWN BY: SJJ
CHECKED BY: TAE

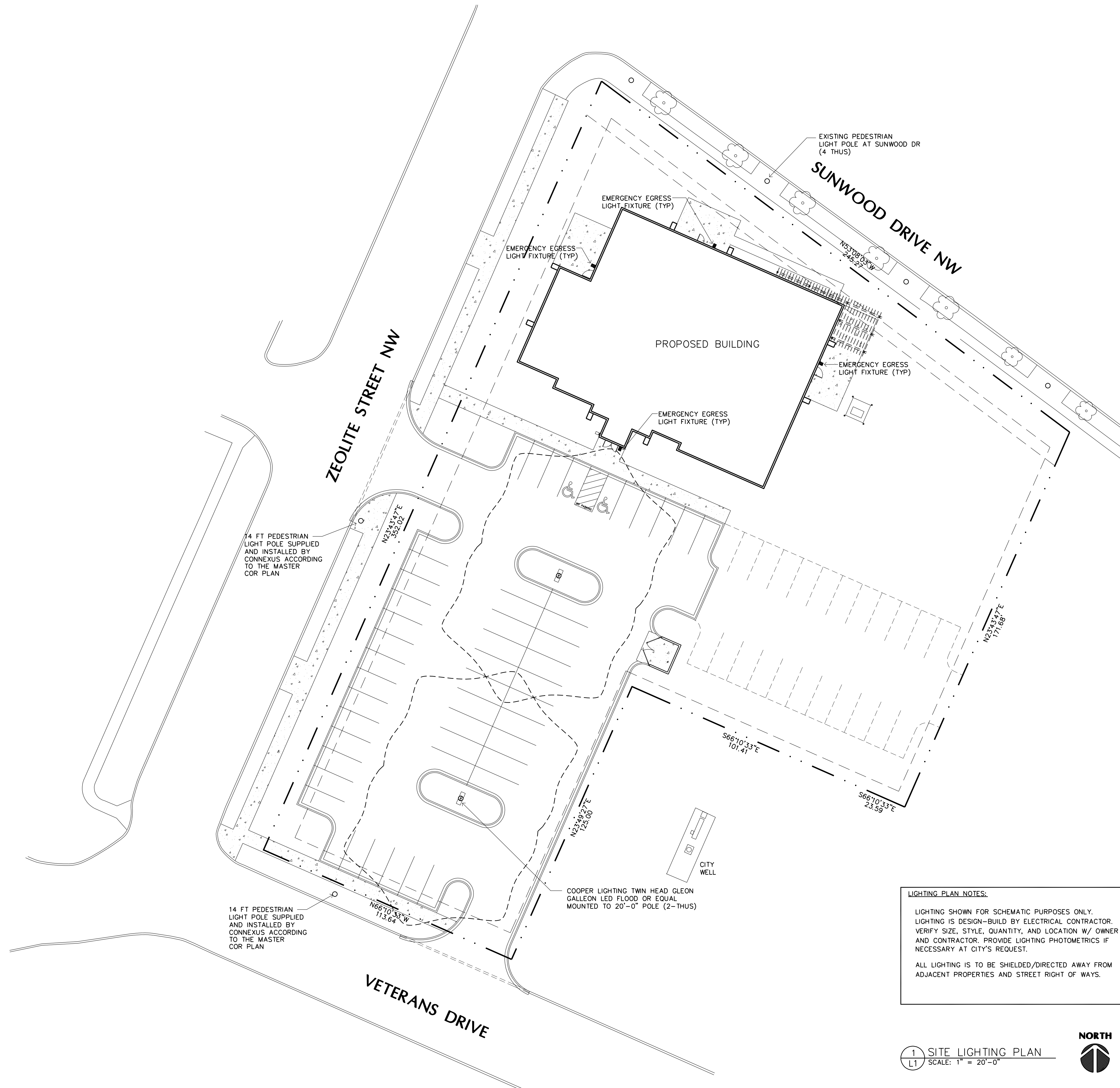


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GIGI'S SALON CONSTRUCTION PLANS
CLASSIC CONSTRUCTION

PEDESTRIAN RAMP DETAILS
CITY OF RAMSEY, MINNESOTA

SHEET
C6
OF
C6
SHEETS



LIGHTING PLAN NOTES:

LIGHTING SHOWN FOR SCHEMATIC PURPOSES ONLY. LIGHTING IS DESIGN-BUILD BY ELECTRICAL CONTRACTOR. VERIFY SIZE, STYLE, QUANTITY, AND LOCATION W/ OWNER AND CONTRACTOR. PROVIDE LIGHTING PHOTOMETRICS IF NECESSARY AT CITY'S REQUEST.

ALL LIGHTING IS TO BE SHIELDED/DIRECTED AWAY FROM ADJACENT PROPERTIES AND STREET RIGHT OF WAYS.

1 SITE LIGHTING PLAN
L1 SCALE: 1" = 20'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION



GIGIS SALON AND SPA
Ramsey, Minnesota

Drawn By:	JRB
Checked By:	LL
Revisions	
10/6/20	PRELIMINARY
10/22/20	BUDGET PRICING
1/8/21	CITY SUBMITTAL
1/27/21	FINAL REVIEW

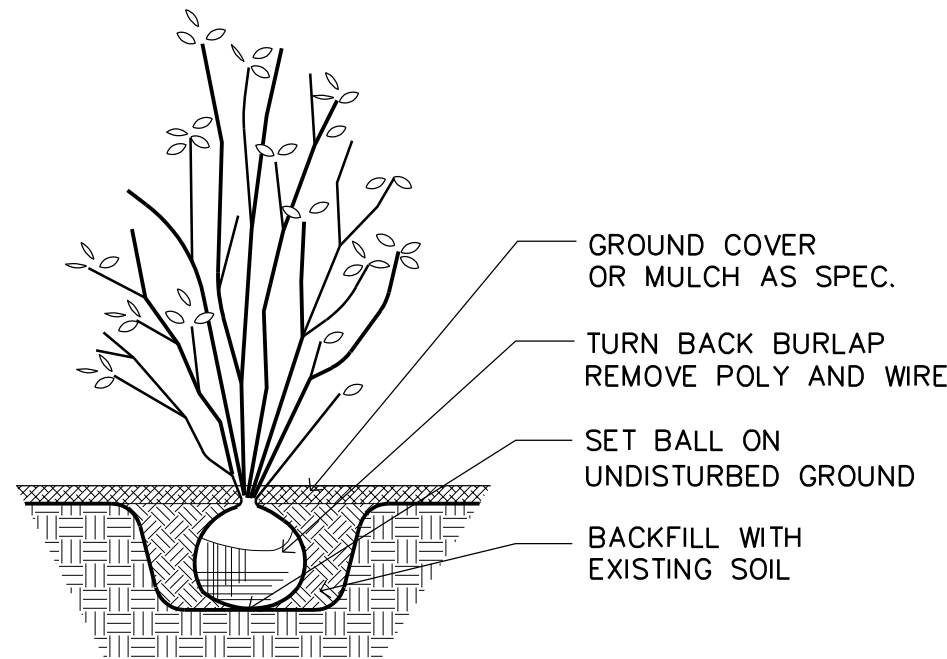
SCHEMATIC SITE LIGHTING PLAN
Sheet Number

L1

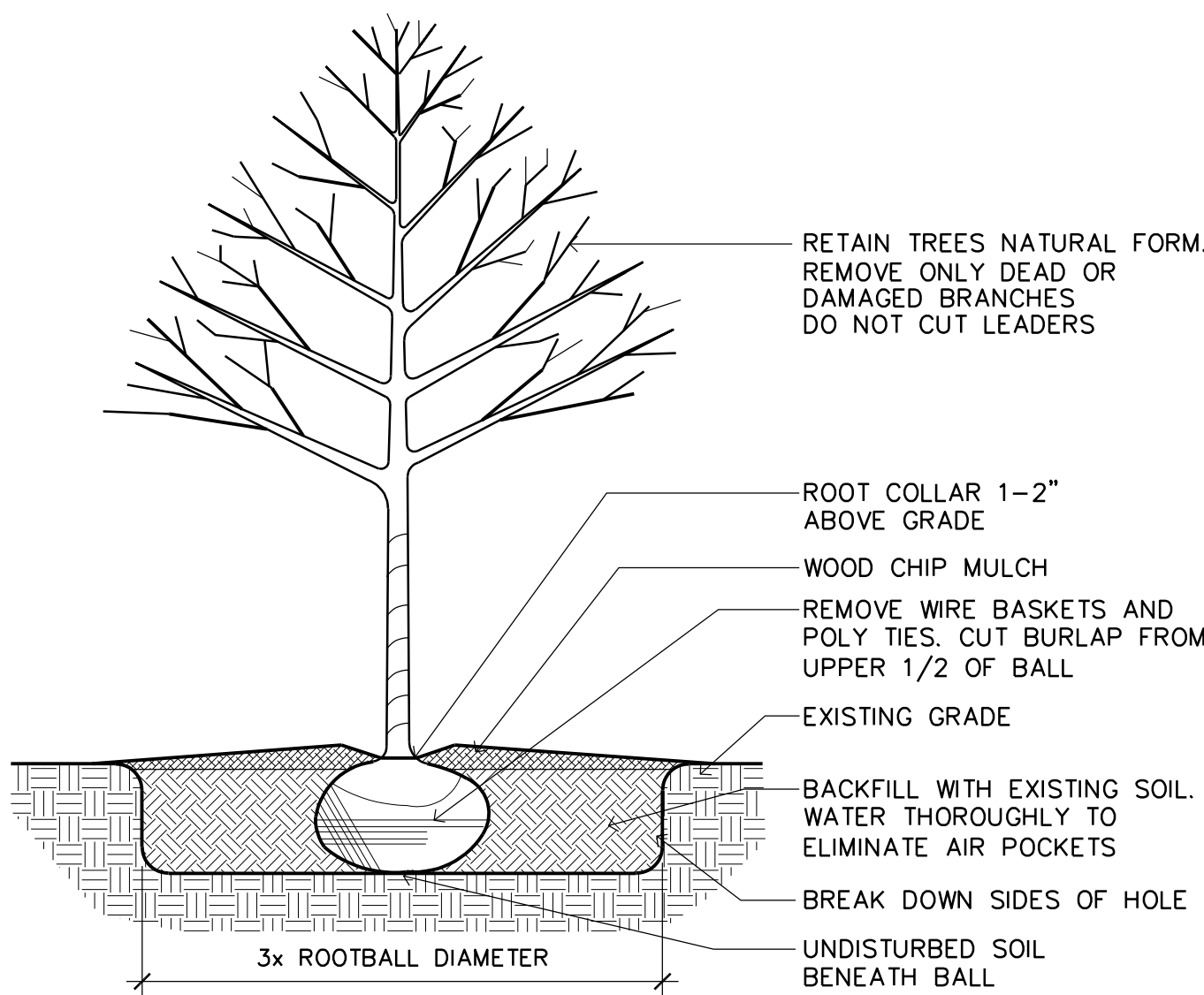
PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
8	SH	SKYLINE HONEYLOCUST	QUERCUS RUBRA	2.5" CAL.	BB	
2	NR	NORTHERN RED OAK	GLEDITSIA TRIACANTHOS VAR. INERMIS 'SKYLINE'	2.5" CAL.	BB	
6	KC	KELSEY CRABAPPLE	MALUS 'KELSEY'	1.5" CAL.	BB	
2	DA	DOWNY ARROWWOOD	VIBURNUM RAFINESQUIANUM	18-24" TALL	CONT.	
42	RS	ROUNDLEAF SERVICEBERRY	AMELANCHIER SNGUINEA	18-24" TALL	CONT.	
21	GC	GLOSSY BLACK CHOKEBERRY	ARONIA MELONOCARPA	18-24" TALL	CONT.	
8	BB	COMPACT BURNING BUSH	EUONYMUS ALATUS 'COMPACTA'	18"-24" TALL	CONT.	

LANDSCAPE NOTES:

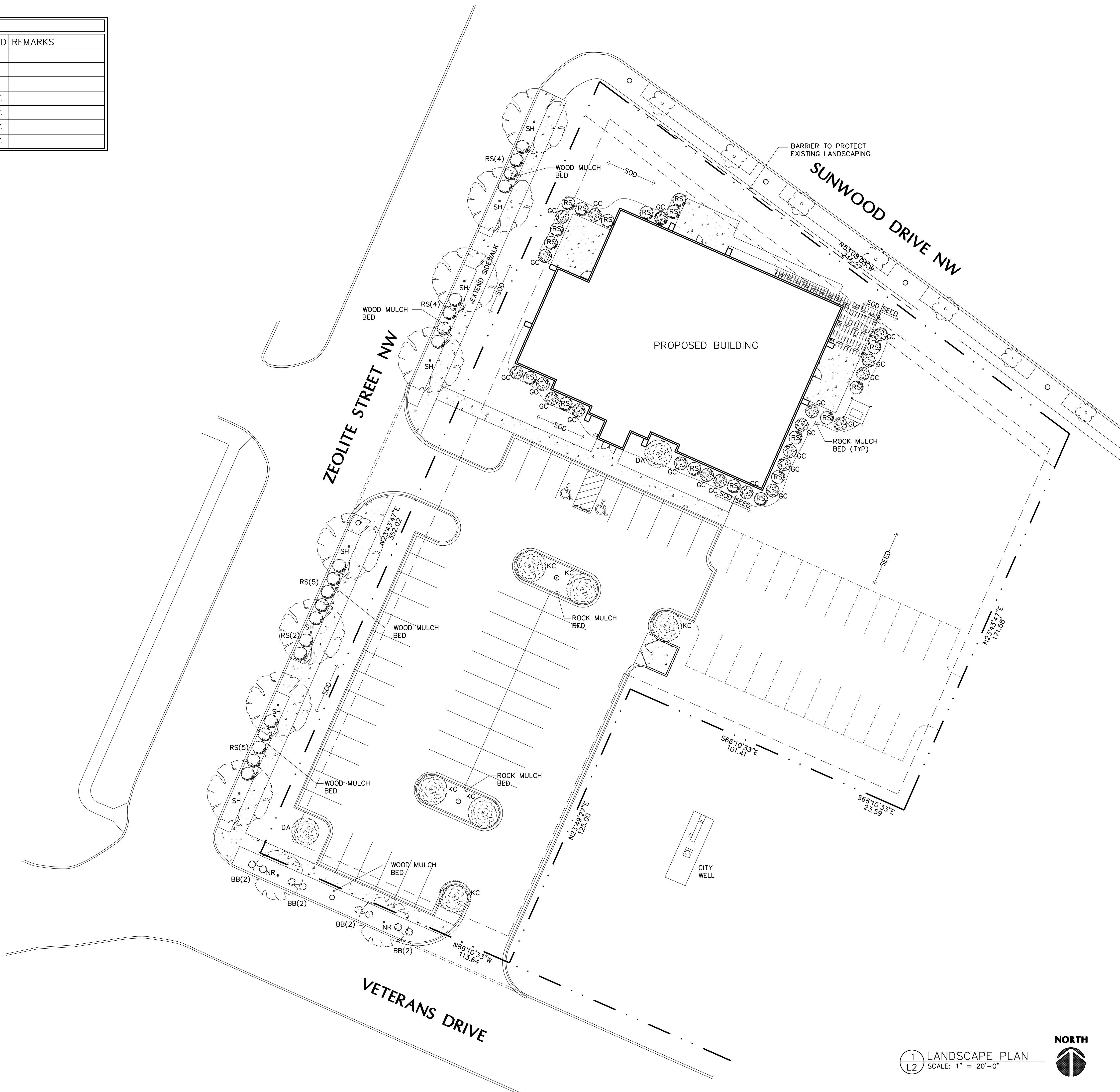
1. SEED/SOD AREAS AS SHOWN ON THE PLAN.
2. SEE PLAN FOR PLANTINGS LOCATED IN ROCK MULCH BED, ROCK MULCH BEDS SEPARATED FROM SOD BY BLACK VINYL EDGER. OTHER PLANTINGS TO HAVE WOOD MULCH RING TO PREVENT WEED GROWTH AND CONSERVE WATER.
3. UNDERGROUND IRRIGATION SYSTEM TO BE PROVIDED FOR ALL FOUNDATION PLANTINGS AND TURF AREAS. PROVIDE MOISTURE SENSOR. IRRIGATION DESIGN BY CONTRACTOR.
4. ALL LANDSCAPE AND TURF AREAS TO HAVE 4" OF TOPSOIL WITH NO MORE THAN 35% SAND MIXTURE. TOP SOIL MUST BE INSPECTED PRIOR TO PLANTING



3 SHRUB PLANTING DETAIL
L2 SCALE: NOT TO SCALE



2 TREE PLANTING DETAIL
L2 SCALE: NOT TO SCALE



PRELIMINARY
NOT FOR
CONSTRUCTION

CLASSIC CONSTRUCTION
CONCRETE & MASONRY WORK - RESIDENTIAL & COMMERCIAL
18542 ILLYSESS ST. NE PHONE: (763) 434-8870
EAST BETHEL, MN 55011 FAX: (763) 434-7120

SALON AND SPA
Ramsey, Minnesota

Drawn By: JRB
Checked By: LL

Revisions

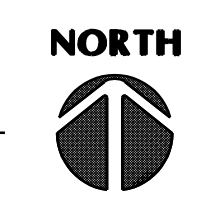
10/6/20	PRELIMINARY
10/22/20	BUDGET PRICING
1/8/21	CITY SUBMITTAL
1/27/21	FINAL REVIEW

LANDSCAPE PLAN
Sheet Number

L2
Project No. 200401-1

Filename: GIGIS SALON AND SPA\GIGIS SALON AND SPA-L2

1 LANDSCAPE PLAN
L2 SCALE: 1" = 20'-0"



GENERAL STRUCTURAL NOTES:

- BUILDING CODE:**
STRUCTURAL DESIGN CONFORMS TO THE REQUIREMENTS OF THE 2018 INTERNATIONAL BUILDING CODE (IBC) & MINNESOTA STATE BLDG. CODE (MSBC 2020)
- DESIGN LOADS:**
 - WIND LOAD**
BASIC WIND SPEED (3 SECOND GUST).....115 MPH (Vu Ultimate) (90 MPH SERVICE)
 - WIND IMPORTANCE FACTOR, I.....1.0
 - EXPOSURE.....B
 - INTERNAL PRESSURE COEFFICIENTS, GC.....±0.18 pi
 - ROOF LOAD**
LIVE LOAD (L.L.).....35 PSF **
DEAD LOAD (DESIGN D.L.).....20 PSF
 - GROUND SNOW LOAD, Pg.....50 PSF**
 - FLAT ROOF SNOW LOAD, Pf.....35 PSF**
 - SNOW EXPOSURE FACTOR, Ce.....1.0
 - SNOW LOAD IMPORTANCE FACTOR, I.....1.0
 - THERMAL FACTOR, Ct.....1.0
- ROOF SNOW LOAD:**
** PLUS SNOW ACCUMULATION AS REQUIRED BY IBC, CHAPTER 16, SECTION 1608.

COORDINATION:

- STRUCTURAL MEMBERS INCLUDING SLABS, BEAMS, JOISTS, COLUMNS AND WALLS ARE DESIGNED FOR "IN PLACE LOADS" CONTRACTOR SHALL BE RESPONSIBLE FOR BRACING, WITHOUT OVERSTRESSING, ALL STRUCTURAL ELEMENTS (AS REQUIRED AT ANY STAGE OF CONSTRUCTION) UNTIL COMPLETION OF THIS PROJECT.

FOUNDATIONS:

- FOOTINGS WERE DESIGNED FOR A MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. SOIL BEARING PRESSURE SHALL BE VERIFIED PRIOR TO THE CONSTRUCTION OF THE FOOTINGS AND REPORT ANY DISCREPANCIES TO THE ENGINEER. LOWER THE FOOTING ELEVATIONS SHOWN IF NECESSARY TO OBTAIN THE REQUIRED BEARING PRESSURE.

CONCRETE:

- ALL CONCRETE SHALL BE NORMAL WEIGHT (150 PCF.) MINIMUM 28 DAY COMPRESSIVE STRENGTH, AS SPECIFIED BELOW: FOOTINGS AND FOUNDATION WALLS.....3000 PSI
SLAB ON GRADE.....4000 PSI (MINIMUM)
- PROVIDE 3" CLEAR COVER ON BOTTOM AND SIDES FOR FOOTING REINFORCING.
- MAX. DISTANCE BETWEEN SLAB CONTROL OR CONSTRUCTION JOINTS SHALL NOT EXCEED 15'-0"
- EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE REINFORCED WITH 6X6-10/10 WELDED WIRE MESH OR FIBERMESH.
- EXCEPT WHERE OTHERWISE SHOWN, SLABS ON GRADE SHALL BE 4" THICK CONCRETE.
- CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS. ALL SLAB CONCRETE SHALL BE 4000 PSI, W/ WATER CONTENT RATIO LESS THAN .50 AND PLASTERCIZER ADDED AT JOB SITE.

REINFORCING STEEL:

- REINFORCING STEEL SHALL CONFORM TO ASTM (GRADE 60).
- WELDED WIRE FABRIC SHALL BE NEW BILLET STEEL, COLD DRAWN AND CONFORMING TO ASTM A185 AND A82.
- BAR SUPPORTS, DESIGN, DETAILING, FABRICATION AND PLACING OF REINFORCING BARS AND MESH SHALL BE IN ACCORDANCE WITH THE ACI CODE AND DETAILING MANUAL.
- UNLESS NOTED OTHERWISE, ALL REINFORCING LAP SPLICES SHALL BE 40 BAR DIAMETERS OR 12", WHICHEVER IS GREATER.

STEEL JOISTS:

- ALL JOISTS SHALL COMPLY WITH THE STEEL JOIST INSTITUTE RECOMMENDED "CODE OF STANDARD PRACTICE FOR STEEL JOISTS FOR FABRICATION AND ERECTION."
- ALL K SERIES JOISTS SHALL HAVE HORIZONTAL WELDED BRIDGING AS SHOWN ON PLANS OR PER SJI RECOMMENDATIONS.
- FOR DRAINAGE, STEEL JOISTS HAVE BEEN SIZED FOR PONDING CONSIDERATION PER IBC SEC. 1611

STEEL DECK:

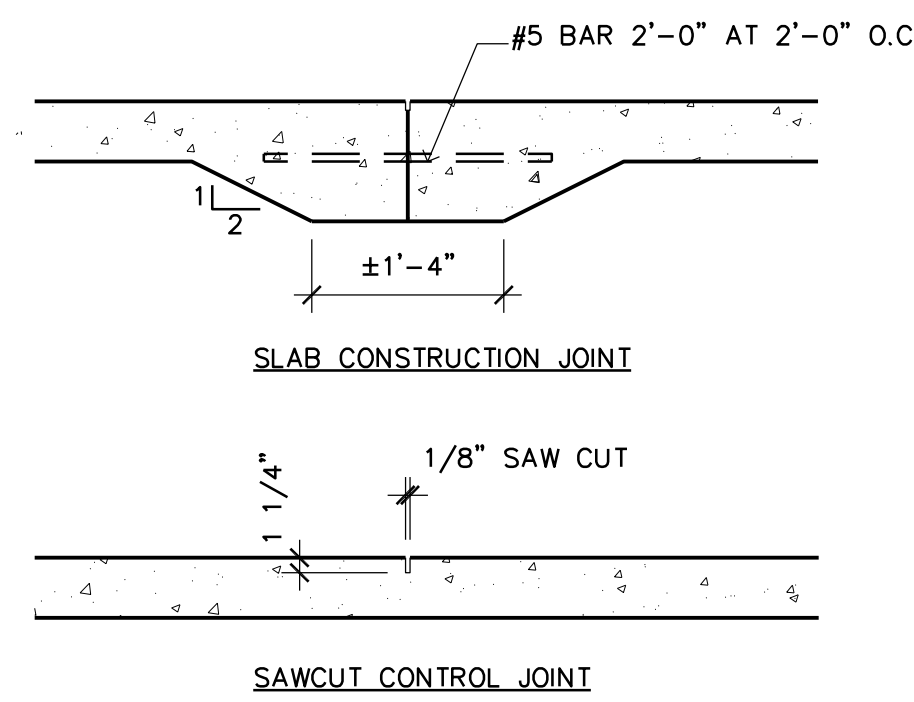
- STEEL ROOF DECK SHALL BE 1-1/2" X 22 GA. "TYPE B-WIDE RIB DECK" MANUFACTURED AND ERECTED IN ACCORDANCE WITH THE STEEL DECK INSTITUTE.
- STEEL DECK SHALL BE WELDED TO SUPPORTING MEMBERS WITH 5/8" DIA. PUDDLE WELDS AT 12" O.C. SIDELAP CONNECTIONS SHALL BE WELDED OR FASTENED WITH #12 TEKs SELF-DRILLING, SELF-TAPPING SCREWS (2 FASTENERS MINIMUM EQUALLY SPACED PER SIDELAP BETWEEN JOISTS).

MASONRY:

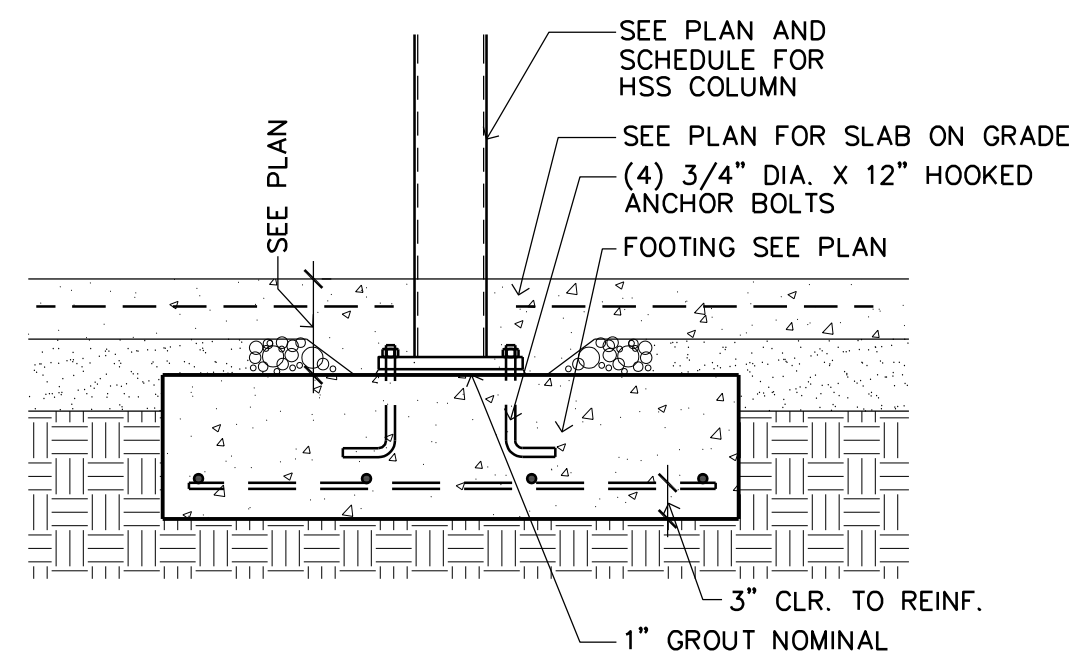
- CONCRETE MASONRY UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C90.
- MINIMUM COMPRESSIVE STRENGTH OF MSY. UNITS F'm 1500 PSI.
- GROUT FOR HOLLOW MASONRY UNITS SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI. AND SHALL BE NORMAL WEIGHT PEA GRAVEL CONCRETE.
- ALL MASONRY WALLS SHALL HAVE HORIZONTAL REINFORCING FABRICATED WITH 9 GAUGE SIDE RODS. THIS REINFORCING SHALL BE LOCATED AT EVERY OTHER COURSE.
- ALL VERTICAL REINFORCING SHALL BE CONTINUOUS WITH 40 BAR DIAMETER LAPS AT SPLICES UNLESS NOTED.

STRUCTURAL STEEL:

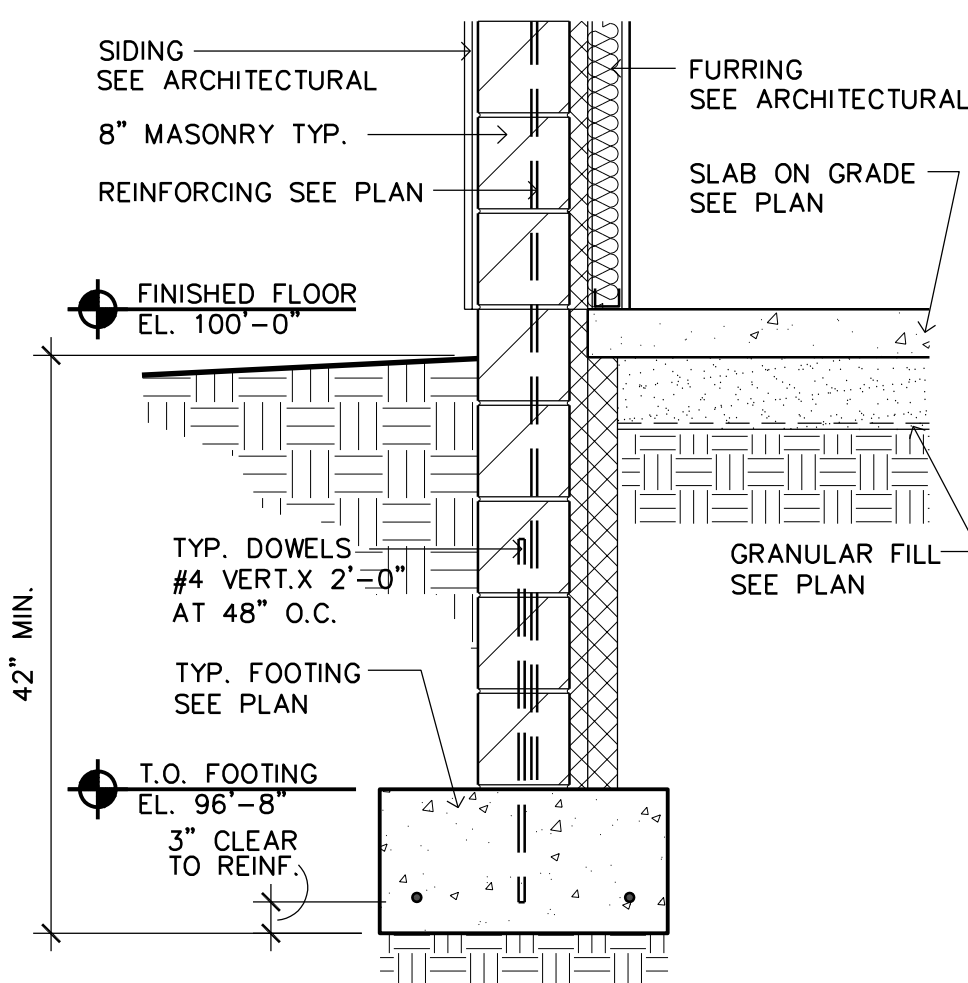
- DESIGN, DETAILING, FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH THE AISC "MANUAL OF STEEL CONSTRUCTION"
- ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A572 OR A992. STEEL PIPE SHALL CONFORM TO ASTM A501 OR ASTM A53. STEEL TUBES SHALL CONFORM TO ASTM A500 - GRADE B.
- ALL WELDING SHALL BE DONE BY CERTIFIED WELDERS USING E70XX ELECTRODES AND SHALL CONFORM TO AWS STANDARDS.
- ALL BOLTS SHALL BE 3/4" DIAMETER, ASTM A325.



3 TYP. SLAB CONSTRUCTION/CONTROL JOINT DETAILS
SCALE: 3/4" = 1'-0"



2 TYPICAL STEEL COLUMN FOOTING DETAIL
SCALE: 3/4" = 1'-0"



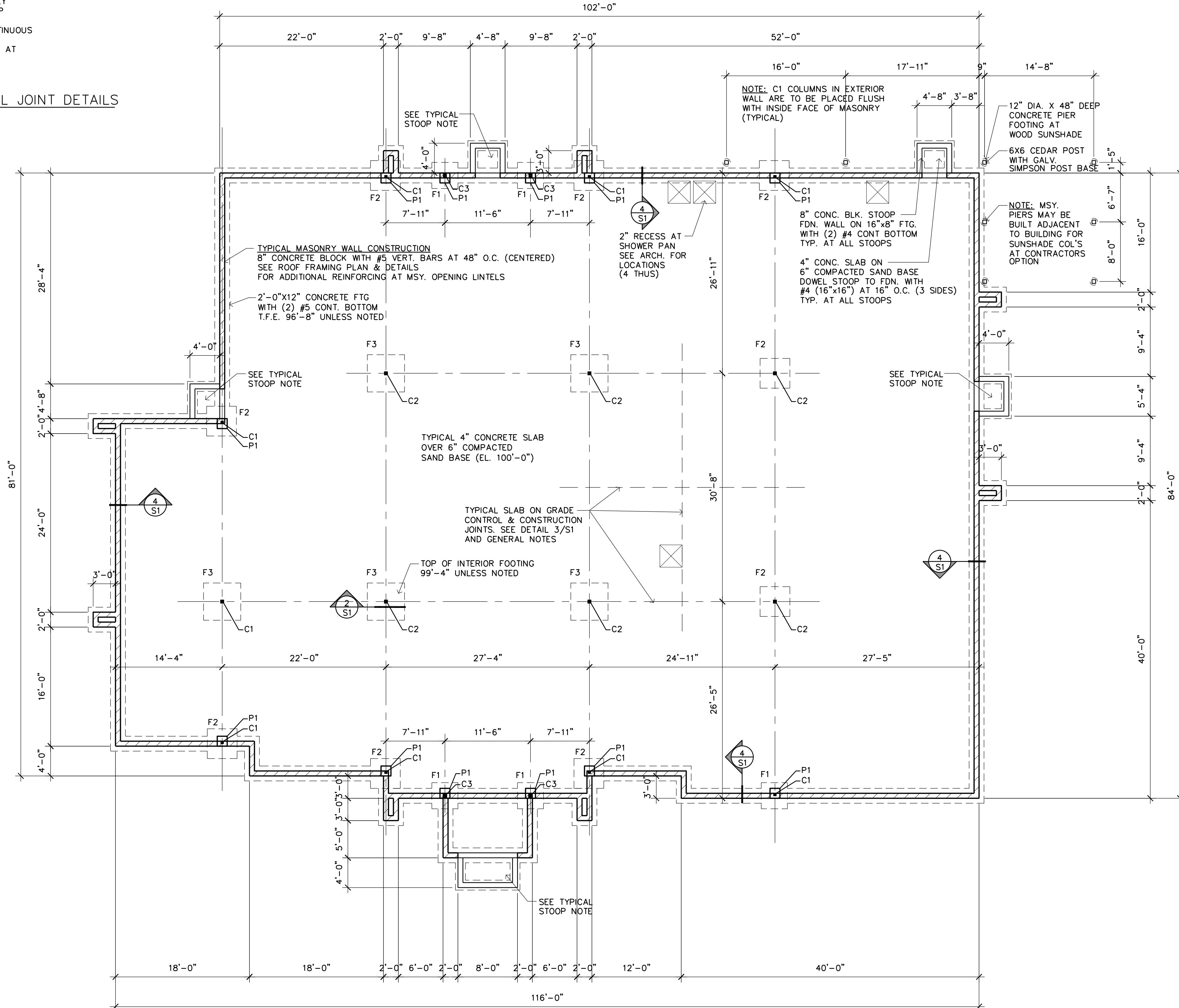
4 TYPICAL FDN. WALL DETAIL
SCALE: 3/4" = 1'-0"

SPREAD FOOTING SCHEDULE		
MARK	SIZE	REINFORCING EACH WAY
F1	3'-6"X3'-6"X12"	(4) #5 EACH WAY BOTTOM
F2	4'-0"X4'-0"X12"	(5) #5 EACH WAY BOTTOM
F3	5'-0"X5'-0"X12"	(6) #5 EACH WAY BOTTOM

FOOTINGS DESIGNED FOR MAXIMUM SOIL BEARING PRESSURE OF 2500 PSF. (TO BE FIELD VERIFIED BY GEOTECHNICAL ENGINEER)

STEEL COLUMN SCHEDULE			
MARK	SIZE	BASE PLATE	ANCHOR BOLT
C1	HSS 4X4X1/4	3/4"X12"X1'-0"	(4) 3/4" DIA BENT ANCHOR BOLTS
C2	HSS 5X5X1/4	3/4"X13"X1'-1"	(4) 3/4" DIA BENT ANCHOR BOLTS
C3	HSS 6X6X1/4	3/4"X14"X1'-2"	(4) 3/4" DIA BENT ANCHOR BOLTS

MASONRY PIER SCHEDULE	
P1	16"X16" NOM. MASONRY WITH (4) #5 VERT. BARS AND 90 DEGREE HOOKED DOWELS INTO FTG. #3 TIES AT 16" O.C. (WITH OFFSET BASE PLATE) TOP OF PIER EL. 99'-4"



1 FOOTING AND FOUNDATION PLAN
SCALE: 1/8" = 1'-0"



Filename: GIGS SALON AND SPA\GIGS SALON AND SPA-S1

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BERNIE S. STROH
PRINTED 14269
10/20/2024

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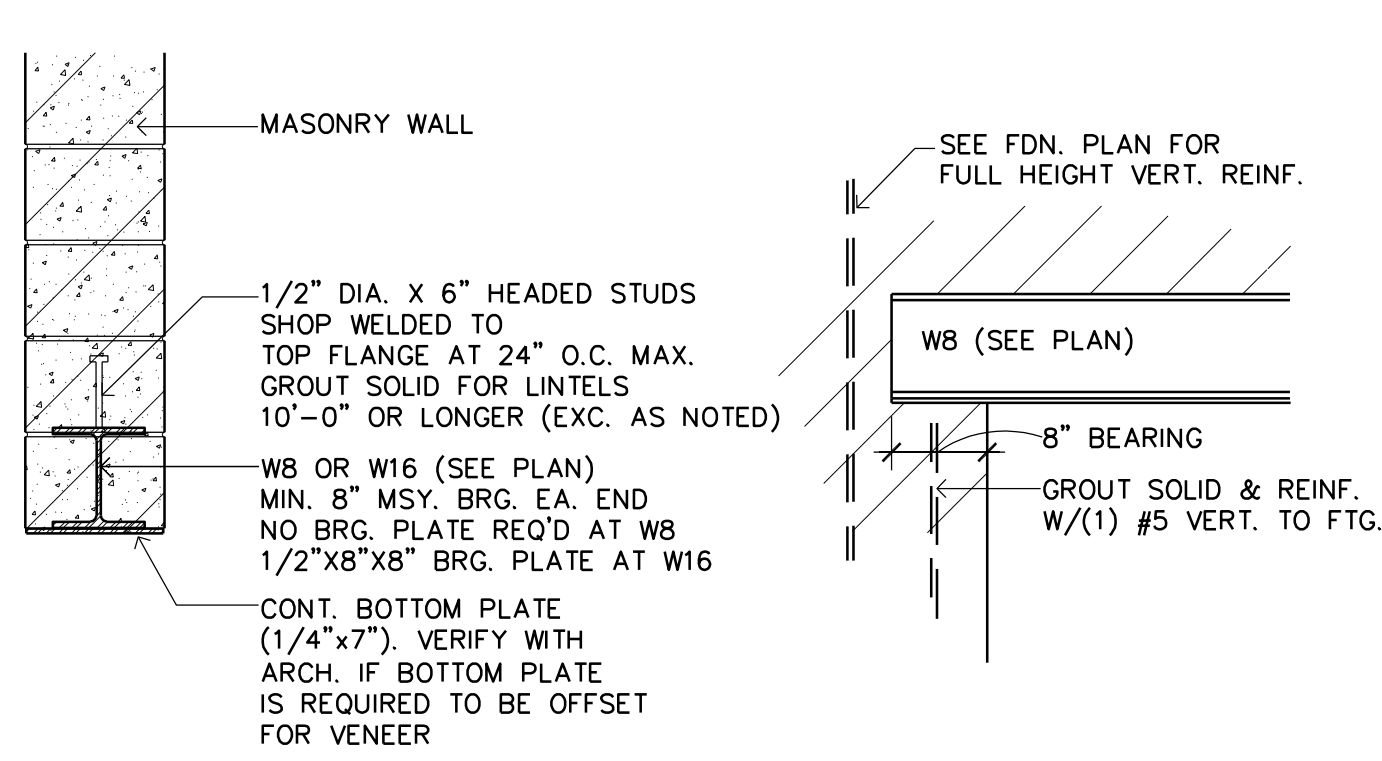
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Ramsey, Minnesota

Structural Engineer: B. STROH
Drawn By: JRB
Checked By: BS
Revisions

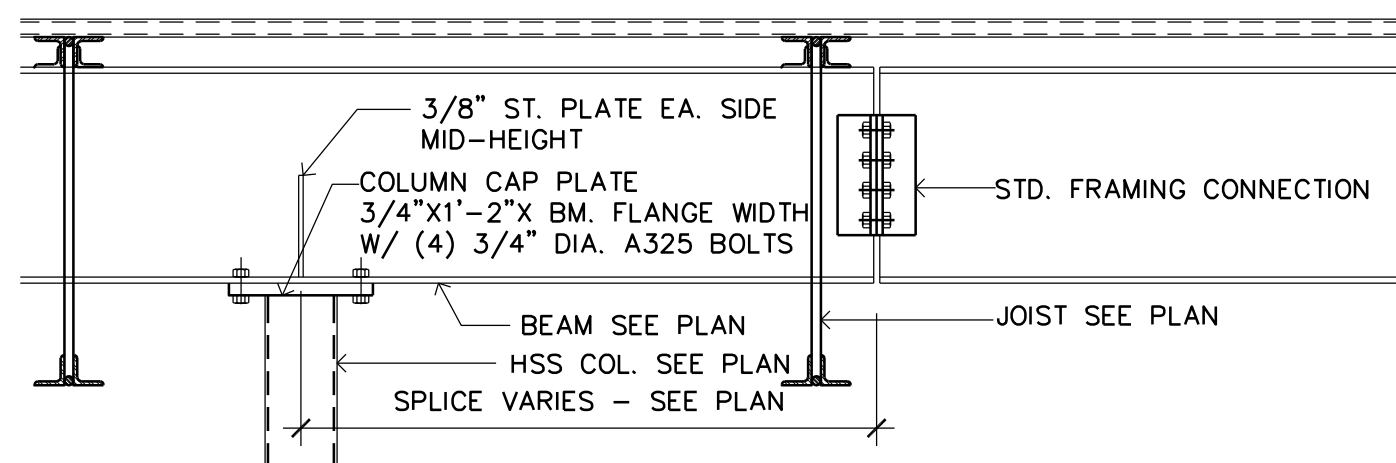
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FOOTING AND FOUNDATION PLAN DETAILS
Sheet Number

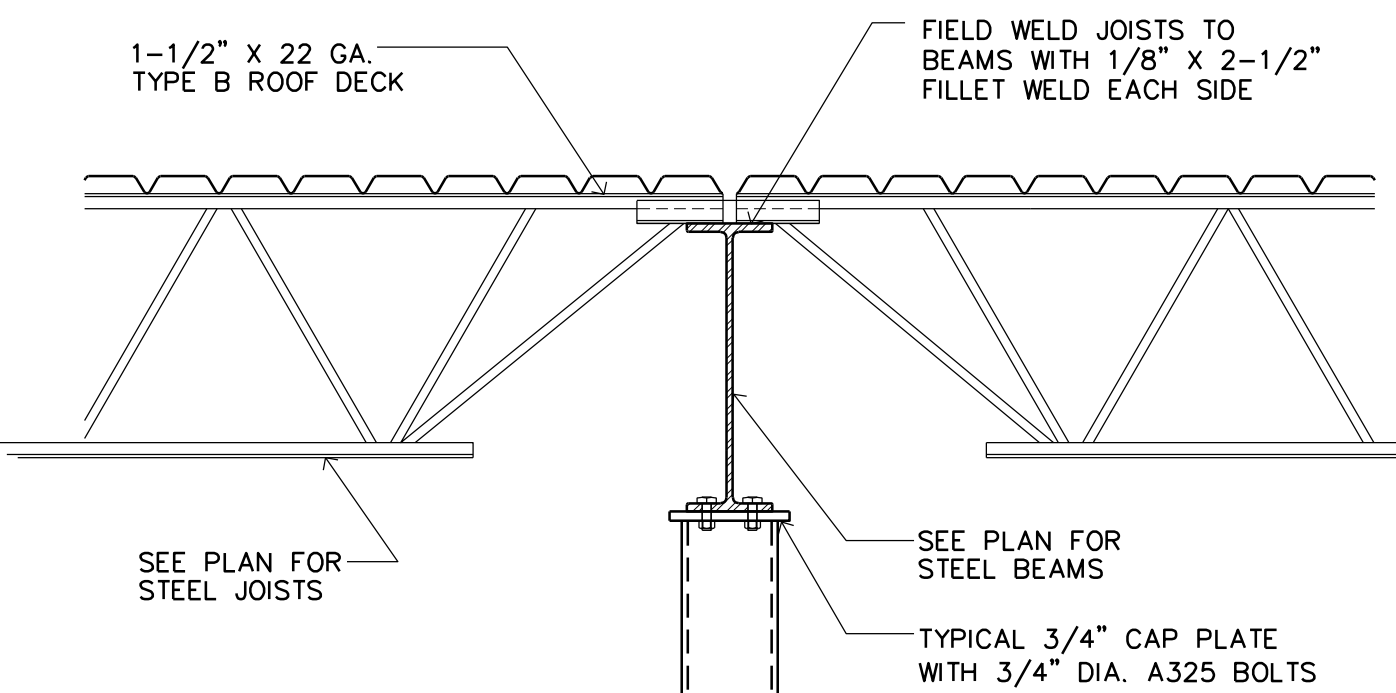
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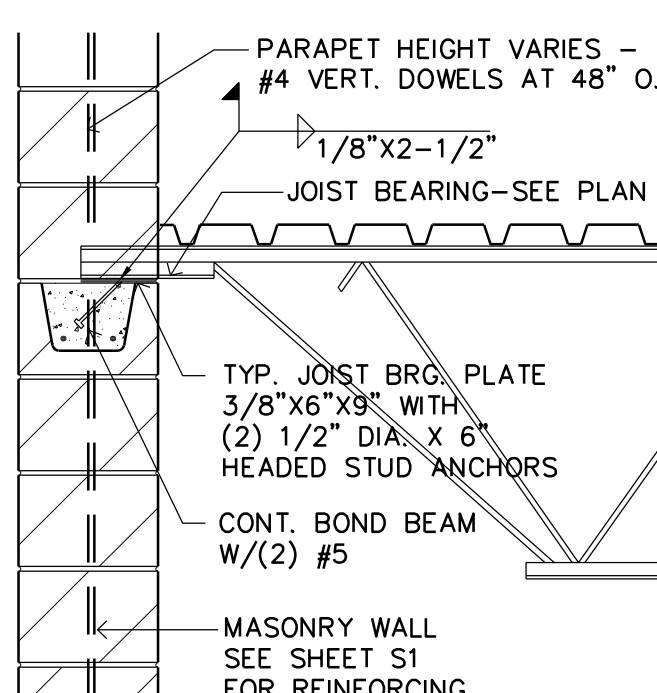
6 TYPICAL STEEL LINTEL DETAILS IN MSY. WALL
SCALE: 3/4" = 1'-0"



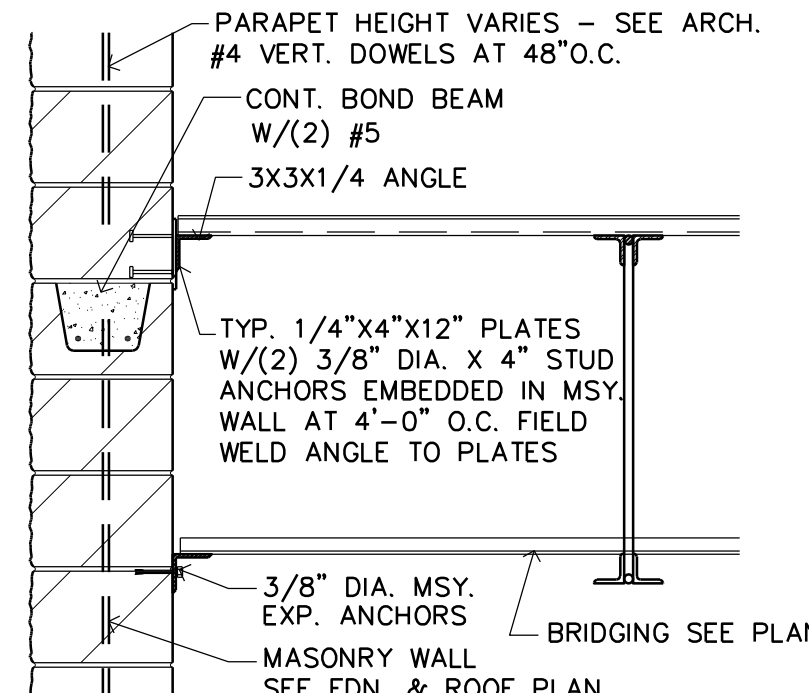
8 TYPICAL DETAIL AT BEAM SPLICE
SCALE: 3/4" = 1'-0"



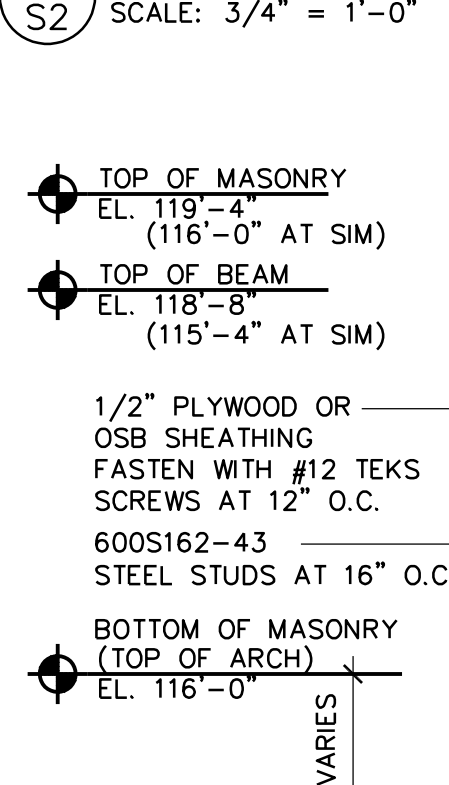
9 TYPICAL DETAIL AT ROOF JOIST BEARING
SCALE: 3/4" = 1'-0"



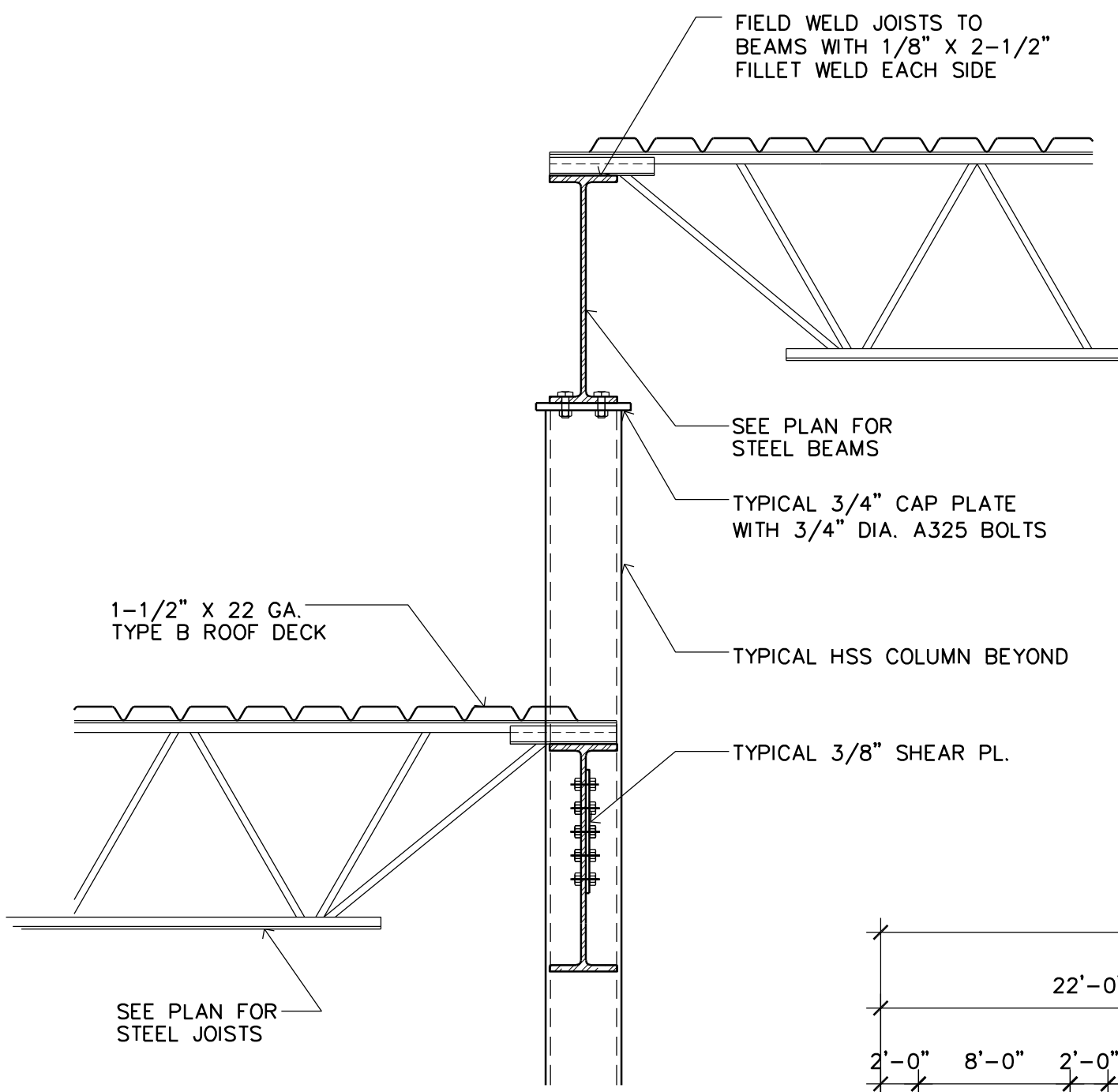
11 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



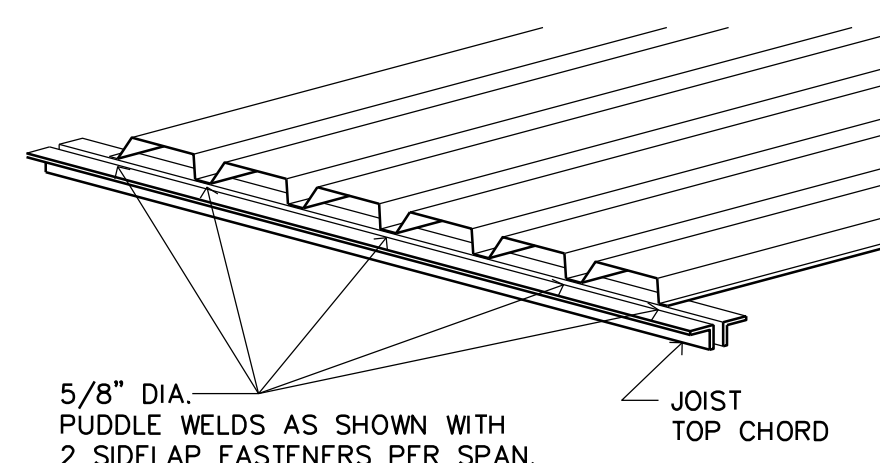
10 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



11 TYPICAL DETAIL
SCALE: 3/4" = 1'-0"



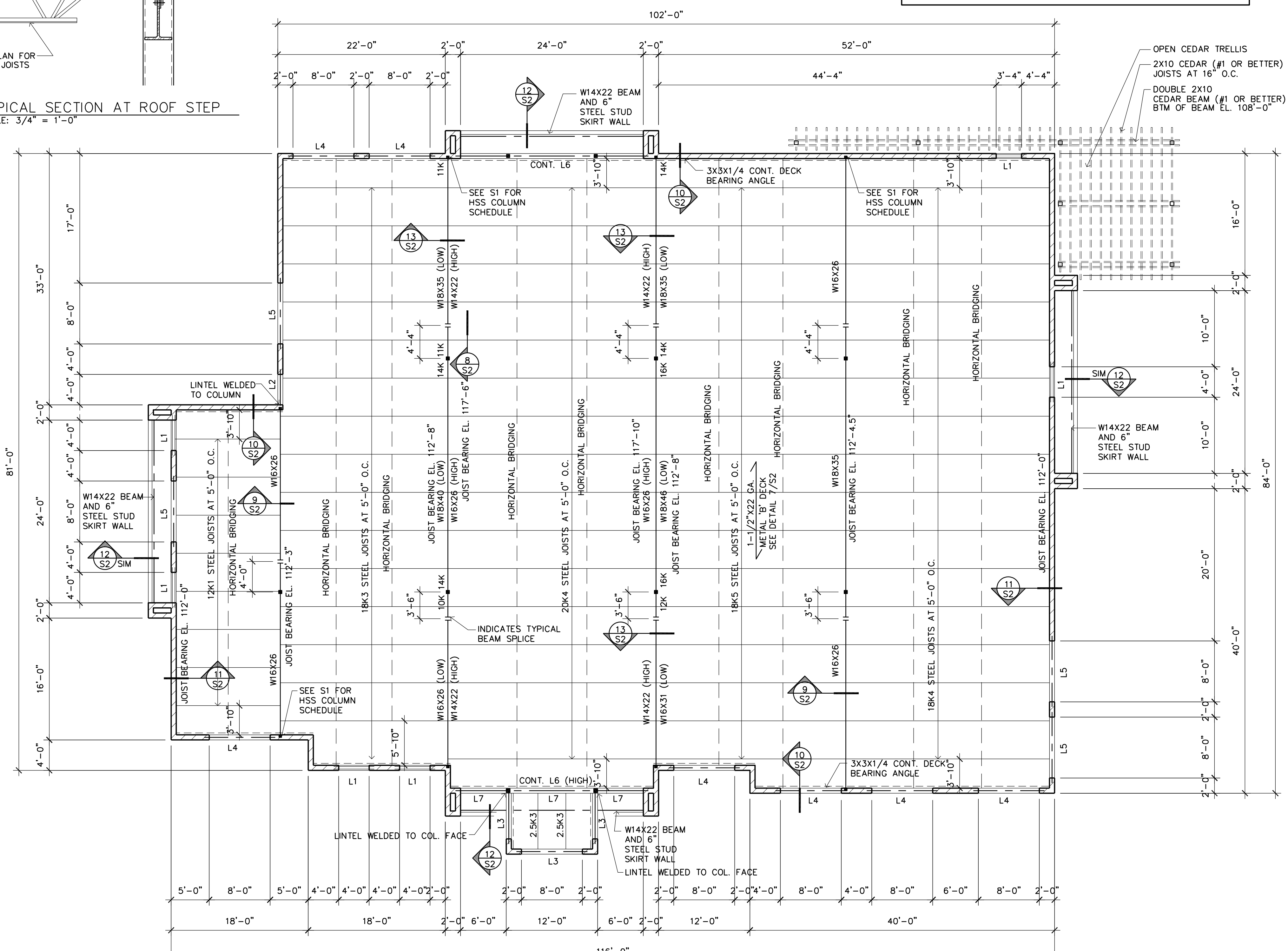
13 TYPICAL SECTION AT ROOF STEP
SCALE: 3/4" = 1'-0"



7 TYPICAL DECK FASTENING DETAIL
SCALE: NOT TO SCALE

STEEL LINTEL SCHEDULE			
MARK	MASONRY OPENING	SIZE	BEARING PLATES
L1	3'-4" & 4'-0"	BOND BEAM WITH (2) #5 BARS	NOT REQUIRED
L2	4'-0"	WBX10 1/4"x7" BTM. PL.	1/2"x 7"x7"
L3	6'-0"/ 8'-0"	WBX18 1/4"x7" BTM. PL.	1/2"x 7"x7"
L4	8'-0"	WBX15 1/4"x7" BTM. PL.	1/2"x 7"x7"
L5	8'-0"	WBX18 1/4"x7" BTM. PL.	1/2"x 7"x7"
L6	24'-0" (3 SPAN CONT. BEAM)	WBX18 1/4"x7" BTM. PL.	1/2"x 7"x7"
L7	±6'-0"/ 11'-1"	WBX18	NOT REQUIRED

NOTES:
1. AT ALL STEEL BEAM ENDS, PROVIDE (2) 1/2" DIA. X 8" HILTI HIT EPOXY ANCHORS WITH 6" EMBEDMENT IN GROUTED MASONRY. PROVIDE SLOTTED HOLES IN BEAM FLANGES AND BEARING PLATES FOR ANCHORS.
2. SEE 6/S2 FOR TYPICAL DETAILS



1 ROOF FRAMING PLAN
SCALE: 1/8" = 1'-0"

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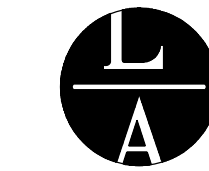
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Ramsey, Minnesota

Structural Engineer: B. STROH
Drawn By: JRB
Checked By: BS
Revisions

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ROOF FRAMING PLAN DETAILS
Sheet Number

S2
Project No. 200401-1



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SALON AND SPA
 Ramsey, Minnesota

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 Project Designer: JAMES B
 Drawn By: JRB
 Checked By: LL
 Revisions

1/27/21	FINAL REVIEW

TITLE SHEET
 Sheet Number

T1

Project No. 200401-1

COMMERCIAL CODE REVIEW

GENERAL INFORMATION

- A. PROJECT NAME: Gigi's Salon
 B. PROJECT LOCATION: Ramsey, Minnesota
 C. ZONING AND LAND USE: COR-2, Commercial
 D. LOT SIZE: 1.42 Acres 61,876 s.f.
 E. IMPERVIOUS COVERAGE: 31,691 s.f./61,876 s.f. = 51.2%
 F. BUILDING COVERAGE: 9,162 s.f./61,876 s.f. = 14.8%

APPLICABLE CODES:

- A. RAMSEY ZONING ORDINANCE Current Edition
 B. MINNESOTA STATE BUILDING CODE (MSBC) 2020 Edition
 C. CHAPTER 1305 - INT'L BUILDING CODE 2018 Edition
 D. CHAPTER 1311 - INT'L EXISTING BUILDING CODE 2018 Edition
 E. CHAPTER 1315 - NATIONAL ELECTRIC CODE 2020 Edition
 F. CHAPTER 1322/23 - INT'L ENERGY CONSERVATION CODE 2018 Edition
 G. CHAPTER 1341 - MN ACCESSIBILITY CODE 2020 Edition
 H. CHAPTER 1346 - INT'L MECHANICAL CODE 2018 Edition
 I. CHAPTER 4714 - UNIFORM PLUMBING CODE 2012 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)

1. Office - Group B
 - Type of Construction - II-B
 - Area - 9,162 s.f.
 - Proposed Height - 19'-4", 1 Story
 2. Mixed Occupancy (IBC 508)
 - Group B is Not Part Of A Mixed Use
 3. Incidental Uses (IBC 509)
 - None

B. FIRE-RESISTANCE-RATED CONSTRUCTION

1. Building Elements (IBC Tables 601 & 602)

Element	Rating
Structural Frame	0 Hours
Exterior Bearing Walls	0 Hours
Interior Bearing Walls	0 Hours
Exterior Non-Bearing Walls	0 Hours
Interior Non-Bearing Walls	0 Hours
Floor Construction	0 Hours
Roof Construction	0 Hours

2. Exterior Wall Openings (IBC Table 705.8)

Classification	Area of Opening
Unprotected	No Requirement
Protected	No Requirement

3. Fire Walls (IBC 706)

- Not Required -

4. Fire Barriers (IBC 707)

- Not Required -

5. Fire Partitions (IBC 708)

- Not Required -

C. ROOF AND INTERIOR FINISH REQUIREMENTS

1. Minimum Wall And Ceiling Finish Requirement (IBC Table 803.13)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Group B
Exit Access Corridors/ Other Exit ways	Class C
Rooms and Enclosed Spaces	Class C

2. Minimum Roof Covering Classification (IBC Table 1505.1) = Class C - (Contractor To Provide Class A Roof Assembly)

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

ALLOWABLE HEIGHT, ALLOWABLE AREA

A. ALLOWABLE HEIGHT (IBC Table 504.3/504.4)

1. Group B, Type II-B

- Sprinklered 75'-0", 4 Stories

2. Height Check

- 1 Story < 4 Stories

- 19'-4" < 75'-0"

B. ALLOWABLE AREA (IBC Table 506.2)

1. Group B, Type II-B

- Tabular Area = 92,000 s.f.

- Frontage Increase (IBC 506.3)

$$23,000 \times \left(\frac{422 \text{ Feet}}{422 \text{ Feet}} - .25 \right) \times \frac{(30')}{30} = 17,250 \text{ s.f.}$$

Per Floor = 109,250 s.f.

2. Area Check

- Whole Building Area Check

$$9,162/109,250 = 8.4% < 100%$$

MEANS OF EGRESS

A. DESIGN OCCUPANT LOAD (IBC Chpt 1004)

1. Total Occupants = 9,162 s.f. At 1/150 = 61 Occupants

B. EXIT/ EXIT ACCESS

1. Number Required (IBC Table 1006.2.1, 1006.3.2) = 2
 2. Number of Accessible Required (IBC 1009) = 2
 3. Arrangement (IBC 1007)
 - Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
 4. Travel Distance Maximums
 - Exit Access (IBC 1017) = 300'
 - Common Path of Egress (IBC 1006.2.1) = 100'
 - Dead Ends (IBC 1020.4) = 50'
 5. Sizing (The Greater of Two Conflicting Widths Shall Be Used)
 - Design Egress Sizing (IBC 1005.3)
 Stairways (Occ Load x .3) = N/A
 Other Components (Occ Load x .2) = 12.2"
 - Stairways (IBC 1011.2) = 44"
 - Corridors (IBC 1020.2) = 44"
 - Exit Passageways (IBC 1024.2) = 44"
 - Exit Doors (IBC 1010.1.1) = 32" Min Clear
 48" Max Nom

6. Doors

- Swing (IBC 1010.1.2.1)
 Side Hinged Swinging Out At Occupant Load Of 50 Or More
 - Landings (IBC 1010.1.6)
 Width Not Less Than Width of Door Or Stairway
 Length in Direction of Travel Not Less Than 44"
 - Thresholds (IBC 1010.1.7)
 Max Height = 1/2" - 1:2 Beveled Edge If 1/4"-1/2"
 - Door Arrangement (IBC 1010.1.8) 48" + Door Width Apart
 - Lock or Latch (IBC 1010.1.9)
 Operable From Egress Side Without Use of Knowledge or Keys.
 Manually Operated Flush Bolts Permitted on Inactive leaf.
 - Panic/ Fire Exit Hardware (IBC 1010.1.10)
 Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)

1. Based On 61 Occupants - Business Occupancy
 - 31 Female Occupants
 - 30 Male Occupants

Fixture	Required		Provided	
	Men	Women	Men	Women
Water Closets	1.20	1.24	2	4
Urinals	-	-	2	-
Lavatories	0.75	0.78	3	3
Bathrooms/ Showers	-	-	1	2
Drinking Fountains	0.61	-	2	-
Service Sink	1	-	1	-

Note: Footnote k. - Urinals May Be Substituted For Up to 2/3 Of Required Water Closets

B. LOCATION OF FIXTURES (IBC 2902.3.3)

- Not More Than 1 Story Above Or Below Regular Working Area
 - Travel Distance Less Than 500 ft

C. SIGNAGE (IBC 2902.4)

- A Legible Sign For Each Sex Shall Be Provided Near The Entrance To The Toilet Facility

OTHER

A. ACCESSIBILITY

1. Building is Accessible

B. GUARDS (IBC 1015)

1. 42" High Minimum Guards Shall Be Installed Where A Change In Levels Drops 30" Or More.

C. ROOF ACCESS (IMC 306.5)

1. Roof Access Not Required To Parapet Less Than 16 Feet

D. CONCEALED SPACES

1. Floors (IBC 718.3)
 - Draftstops Not Required in Sprinklered Building

2. Attics (IBC 718.4)

- Draftstops Not Required in Sprinklered Building

E. VENTILATION

1. Attics (IBC 1202.2)
 - Not Required

2. Under-Floors (IBC 1202.4)

- Not Required

F. ATTIC ACCESS (IBC 1208.2)

- Not Required

G. SAFETY GLAZING (IBC 2406)

1. Safety Glazing Shall Be Installed In Hazardous Locations As Specified in IBC 2406.4

H. RECYCLING SPACE (MSBC 1303.1500)

1. .0025 x 9,162 s.f. = 23 s.f. Required

J. FIRE ALARM AND DETECTION SYSTEMS

1. Fire Alarm And Detection System Not Required (IBC 907.2)
 2. If Required Provide Audible And Visible Alarm Notification Devices (IBC 907.5, NFPA 72)

K. PARKING AND MANEUVERING (Ramsey Zoning Ordinance)

1. Parking Stall Calculation

HEALTH CLUB 9,162 s.f. At 3/1,000 s.f. - 5/1,000	27-37 Stalls
Total Stalls Required	27-37 Stalls
Total Stalls Provided	50 Stalls
Accessible Requirement Per 50 Stalls (IBC Table 1106.1)	2 Stalls

2. Stall Size

- 9'-0" x 18'-0"

3. Aisle Size

- 24'-0"

4. Striping

- 4" White Stripes

5. Pavement Design

- All Drive Aisles And Truck Maneuvering Areas
 2" Bituminous Wear Course
 2" Bituminous Binder Course
 8" Compacted Class 5 Base

- All Parking Areas

- 1 1/2" Bituminous Wear Course
 1 1/2" Bituminous Binder Course
 6" Compacted Class 5 Base

- Verify With Existing Soil Conditions And Adjust Accordingly

ENVELOPE COMPLIANCE

ANSI/ASHRAE STANDARD 90.1-2016

Note: Compliance Is For Building Envelope Only. The Design-Build HVAC and Electrical Designers Must Submit Documentation Proving Compliance With HVAC, Lighting, And Water Heating

GENERAL

A. Space Conditioning Category (5.1.2)

1. Nonresidential Conditioned Space

B. Climate (5.1.4)

1. Zone 6 - Southern Minnesota

COMPLIANCE PATH

A. Prescriptive Building Envelope Option (5.2)

MANDATORY PROVISIONS

A. Components Of The Building Envelope Shall Comply With Section 5.4

1. Insulation (5.4.1) Shall Comply With Section 5.8.1.1 - 5.8.1.9
 2. Fenestration / Door Performance (5.4.2) Shall Comply With Section 5.8.2
 3. Air Leakage (5.4.3)

The Building Envelope Shall Contain An Air Barrier And Be Sealed At The Following Areas:

- Joints Around Fenestration And Door Frames
- Junctions Between Walls and Floors, Walls At Building Corners, Walls and Roofs or Ceilings
- Penetrations Of Utility Services At Walls, Floors, and Roofs
- Building Assemblies Used As Ducts Or Plenums
- Joints, Seams, Conn. Between Planes Or Changes In Air Barrier Materials

Fenestration and Doors - According To 5.4.3.2

Loading Dock Weatherseals - Required According To 5.4.3.3

Vestibules - Required at Building Entrances According To 5.4.3.4

PRESCRIPTIVE REQUIREMENTS

Table 5.5-6 Building Component	Maximum Assembly	Minimum Insulation	Proposed
ROOF: Entirely Above Deck	U-0.032	R-30 (ci)	R-30 (ci)
WALLS: Mass	U-0.080	R-13.3 (ci)	U-0.076
S. O. G. FLOORS: Unheated	F=0.510	R=20.0	R=20
OPAQUE DOORS: Swinging	U=0.370	U=0.20	U=0.20
OPAQUE DOORS: Non-Swinging	U=0.310	U=0.147	U=0.147
FENESTRATION: 0-40% Glazing	U=0.360 (0.40 SHGC)	U=0.340	U=0.340

U=Factor Calculation
 8" Block Partly Grouted = R-1.83
 1-1/2" Cont. Rigid Insul. = R-7.50
 2-1/2" Steel Studs (R-13 Batt) = R-3.80
 Total R-Factor = R-13.13
 Total U Factor = 0.076

SUBMITTALS

- A. Contractor To Provide Product Submittals If Requested By The Building Official

PRODUCT INFORMATION AND INSTALL. REQ.

- A. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product In Accordance With Section 5.8

DEVELOPMENT TEAM

CONTRACTOR

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GIGI'S SALON

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18260 Oak Park Drive

Abingdon, VA 24210

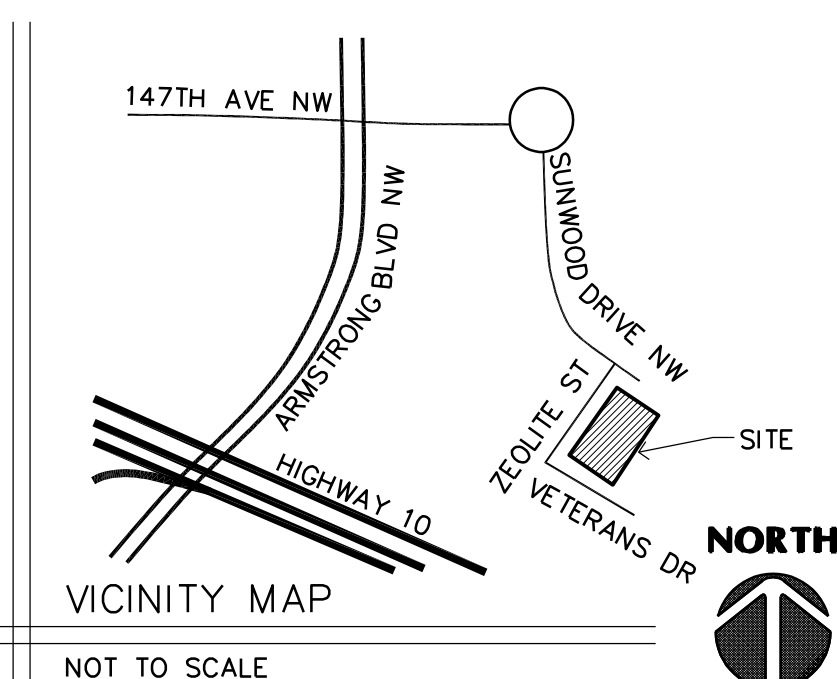
Phone: 469-656-4603

Contact: John Weaver

SHEET SCHEDULE

Sheet	Description
T1	Title Sheet
A1	Site Plan
L1	Lighting Plan
L2	Landscape Plan
A2	Floor Plan
A3	Roof Plan
A4	Reflected Ceiling Plan
A5	Building Elevations
A6	Enlarged Restroom Plans, Details
A7	Wall Sections
S1	Footing & Foundation Plan, Details
S2	Roof Framing Plan, Details

VICINITY MAP



VICINITY MAP

NOT TO SCALE

NOTE TO ALL DESIGN/BUILD CONTRACTORS AND THEIR SUB-CONTRACTORS:
 THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE SPRINKLER, OR ANY OTHER DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS AS PERTAINING TO THE WORK FOR THIS PROJECT. IT IS THE DESIGN/BUILD SUB-CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE DESIGN/BUILD CONTRACTOR OF ANY CONFLICTS WITH THE ARCHITECTURAL AND STRUCTURAL DOCUMENTS DUE TO SIZES, LOCATIONS, QUANTITIES, ROUGH-IN DIMENSIONS AND CODE INTERPRETATIONS. THE DESIGN/BUILD CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY OF ANY ARCHITECTURAL REVISIONS REQUIRED DUE TO THE COORDINATION OF EACH DESIGN/BUILD SUB-CONTRACTOR'S DOCUMENTS.