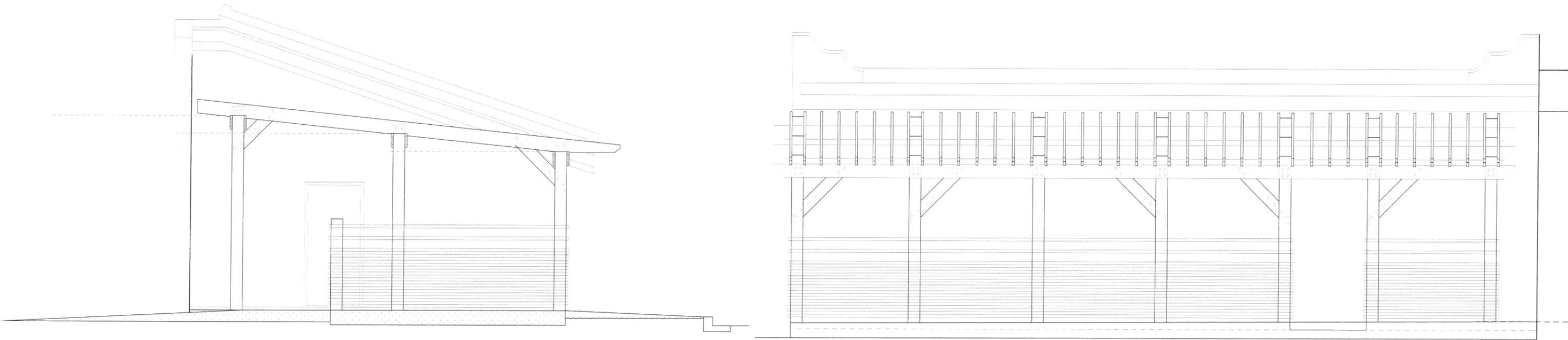


# OUTDOOR PATIO ADDITION FOR: LA CASITA

## COLUMBIA HEIGHTS, MN.



### PROJECT TEAM:

OWNER: BEHROOZ ANVARY  
19675 MURIFIELD CIRCLE  
SHOREWOOD, MN 55331  
(612) 384-3786

ARCHITECT: COLE GROUP ARCHITECTS  
216 PARK AVENUE SOUTH  
SUITE 102  
ST. CLOUD, MN 56301  
(320) 654-6570

### REVISION LOG

△ 4-8-21 - BASEMENT / SEATING PLAN	△ -
△ -	△ -
△ -	△ -
△ -	△ -
△ -	△ -
△ -	△ -

### SHEET INDEX

#### ARCHITECTURAL:

A001 TITLE & CODE INFO  
A101 FLOOR PLANS  
A501 EXTERIOR ELEVATIONS & SECTION

### CODE SUMMARY

#### 1. BUILDING DESCRIPTION:

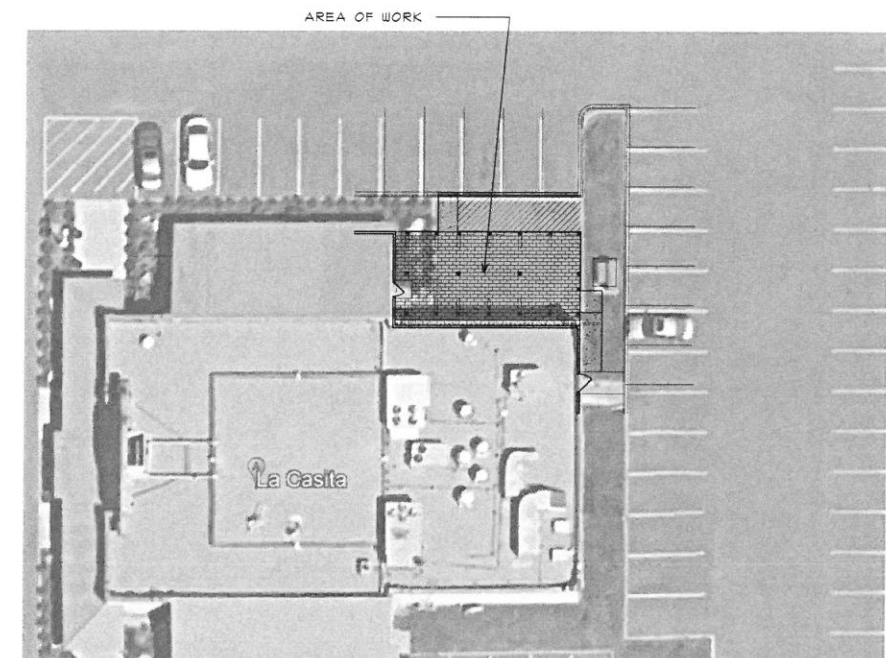
COSMETIC TRELLIS AND 903 S.F. OUTDOOR PATIO  
ADDITION TO AN EXISTING 1,600 S.F. RESTAURANT.

#### 2. CODE SUMMARY: 2020 M.S.B.C.

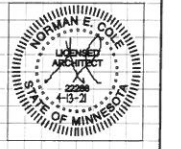
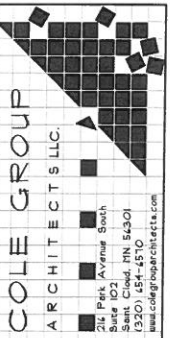
- A. OCCUPANCY: A-2 (NO CHANGE)
- B. OCCUPANCY SEPARATION REQUIRED: NONE
- C. TYPE OF CONSTRUCTION: V B
- D. NO CHANGE TO:
- EXISTING USE
  - EXISTING INTERNAL OCCUPANT LOAD
  - EXISTING INTERNAL EXITING REQUIREMENTS

E. PATIO EXITING REQUIREMENTS (CHAPTER 10):  
(TABLE 1004.1) LOAD FACTOR @ A-2 IS (15) S.F. PER OCCUPANT  
PATIO ADDITION IS 903 S.F. / 15 = 61 OCCUPANTS  
TWO EXITS REQUIRED AND TWO EXITS PROVIDED

F. PLUMBING FIXTURES:  
201 EXISTING SEATS AND 61 ADDED OCCUPANTS.  
TOTAL OCCUPANTS 262 = 131 MEN AND WOMEN  
131 OCCUPANTS / 15 = (2) TOILETS REQUIRED FOR M & W.  
131 OCCUPANTS / 200 = (1) SINK REQUIRED FOR M & W.  
EXISTING: (2) TOILETS AND (1) SINK PROVIDED FOR WOMEN  
EXISTING: (1) TOILET, (1) URINAL AND (1) SINK PROVIDED FOR MEN.  
EXISTING: (1) ADDITIONAL RESTROOM PROVIDED IN BUILDING.



KEY PLAN



These documents are not valid for building permit unless signed in ink and over sealed. Copies are not valid.  
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.  
Name: NORMAN E. COLE

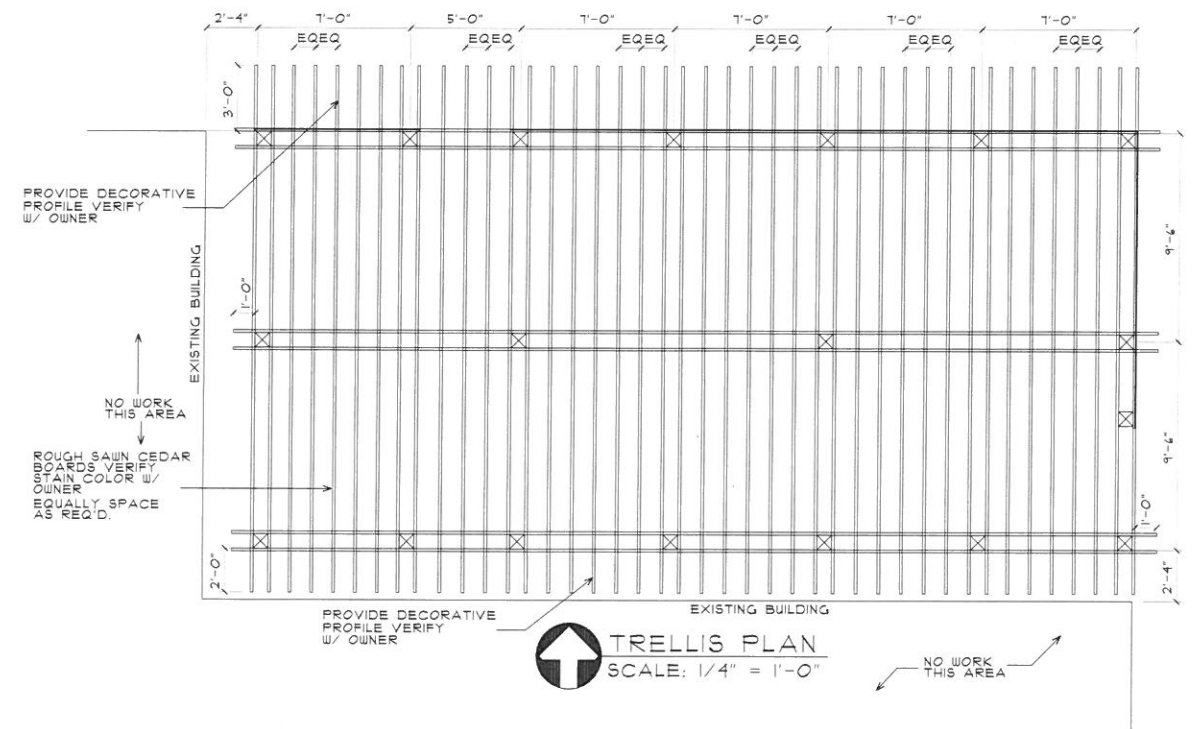
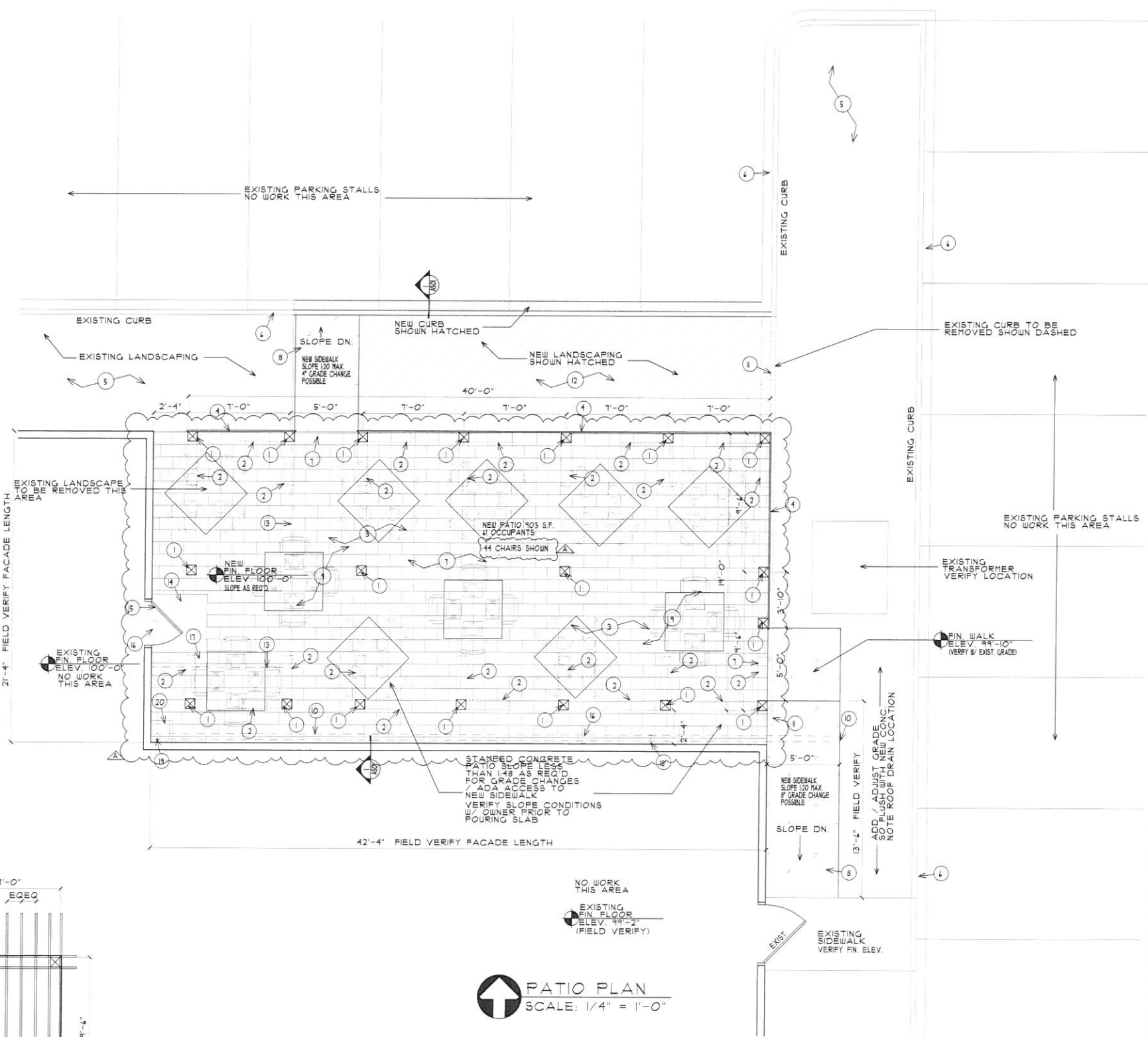
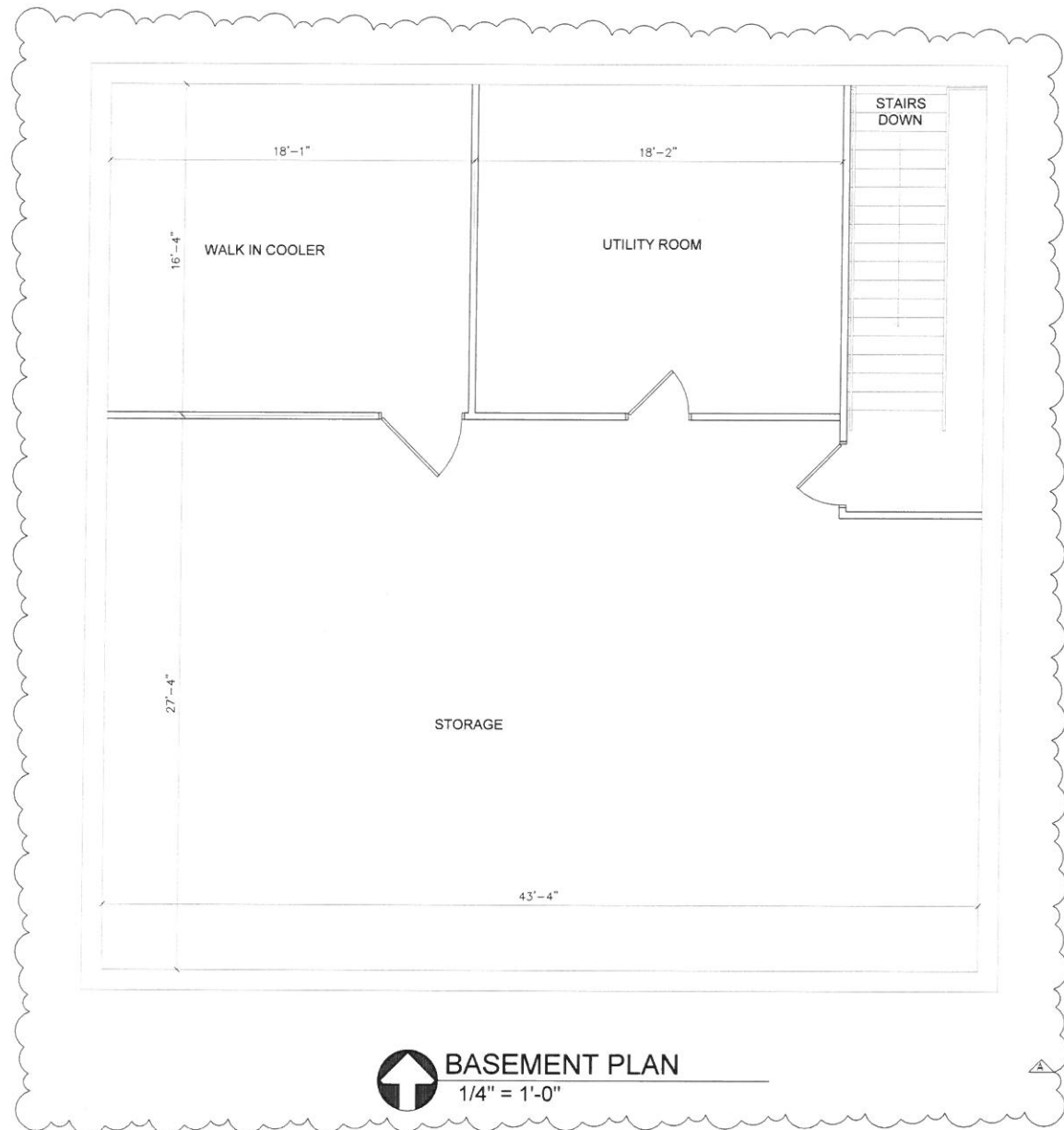
GENERAL CONTRACTOR:

PATIO TRELLIS FOR:  
**LA CASITA**  
**RESTAURANT**  
COLUMBIA HEIGHTS, MN

REVISIONS COMMENTS	
REVISIONS COMMENTS	

Project No.  
21014  
Issue Date:  
4-13-21  
Document Set:  
PERMIT SET

A001



- FLOOR PLAN NUMBER NOTES:**
- 8"x8" ROUGH SAUN CEDAR COLUMN, VERIFY STAIN W/ OWNER.
  - 8"x8" ROUGH SAUN CEDAR FRAMING ABOVE SHOWN DASHED, VERIFY STAIN COLOR W/ OWNER.
  - NEW POURED CONCRETE SLAB, VERIFY STAMP PATTERN W/ OWNER, SLOPE TO NEW SIDEWALKS WITH 1/4" MAX. SLOPE AS REQUIRED FOR EXISTING GRADE CONDITIONS.
  - CONTINUOUS CEDAR SLATS, VERIFY STAIN W/ OWNER.
  - EXISTING LANDSCAPING THIS AREA TO REMAIN, VERIFY W/ OWNER.
  - EXISTING CURB FIELD VERIFY LOCATION.
  - PROVIDE MINIMUM 6'-8" CLEAR HEADROOM FROM ANY FRAMING TO WALKING SURFACE TYP.
  - NEW POURED CONCRETE SIDEWALK SLOPED 1:20 MAX.
  - NEW ACCENT / DECORATIVE LIGHTING THIS AREA, VERIFY FIXTURE AND LOCATIONS W/ OWNER.
  - PROVIDE NEW POWER AS REQ'D.
  - NEW DRAIN TILE AS REQ'D. FOR EXIST. ROOF DRAIN, SHOWN DASHED, DAYLIGHT TO LANDSCAPE AREA AS REQ'D.
  - REMOVE EXISTING CURB AS REQ'D, SHOWN DASHED.
  - AREA TO BE LANDSCAPED, VERIFY EXTENTS I REQUIREMENTS W/ OWNER.
  - REMOVE EXISTING LANDSCAPE THIS AREA SHOWN DASHED.
  - EXISTING STOOP TO REMAIN, VERIFY W/ OWNER IF STOOP TO BE ADJUSTED AND POURED TO MATCH NEW STAMPED PATIO.
  - EXISTING EXIT DOOR TO REMAIN, MODIFY DOOR ALARM SYSTEM AS REQ'D, VERIFY W/ OWNER.
  - EXISTING LIGHT ABOVE TO REMAIN, VERIFY W/ OWNER IF FIXTURE TO BE UPGRADED / REPAIRED.
  - EXISTING CONCRETE STEP, REMOVE AS REQ'D. FOR INSTALLATION OF NEW POURED CONCRETE PATIO.
  - EXISTING HOSE BIB, FIELD VERIFY LOCATION.
  - EXISTING ROOF DRAIN TO REMAIN, CONNECT NEW DRAIN SYSTEM / TILE EXTENSION AS REQ'D.
  - NEW DRAIN CLEAN OUT COVER AS REQ'D.

**CONTRACTOR NOTE:**  
These plans are depicted to the best of the Architects knowledge and understanding of existing conditions. Any discrepancies found during demolition or construction should be brought to the attention of the Architect for further review.

**COLE GROUP ARCHITECTS LLC.**  
100 Park Avenue South  
Suite 102  
Saint Cloud, MN 56301  
(320) 451-4570  
www.colegrouparchitects.com

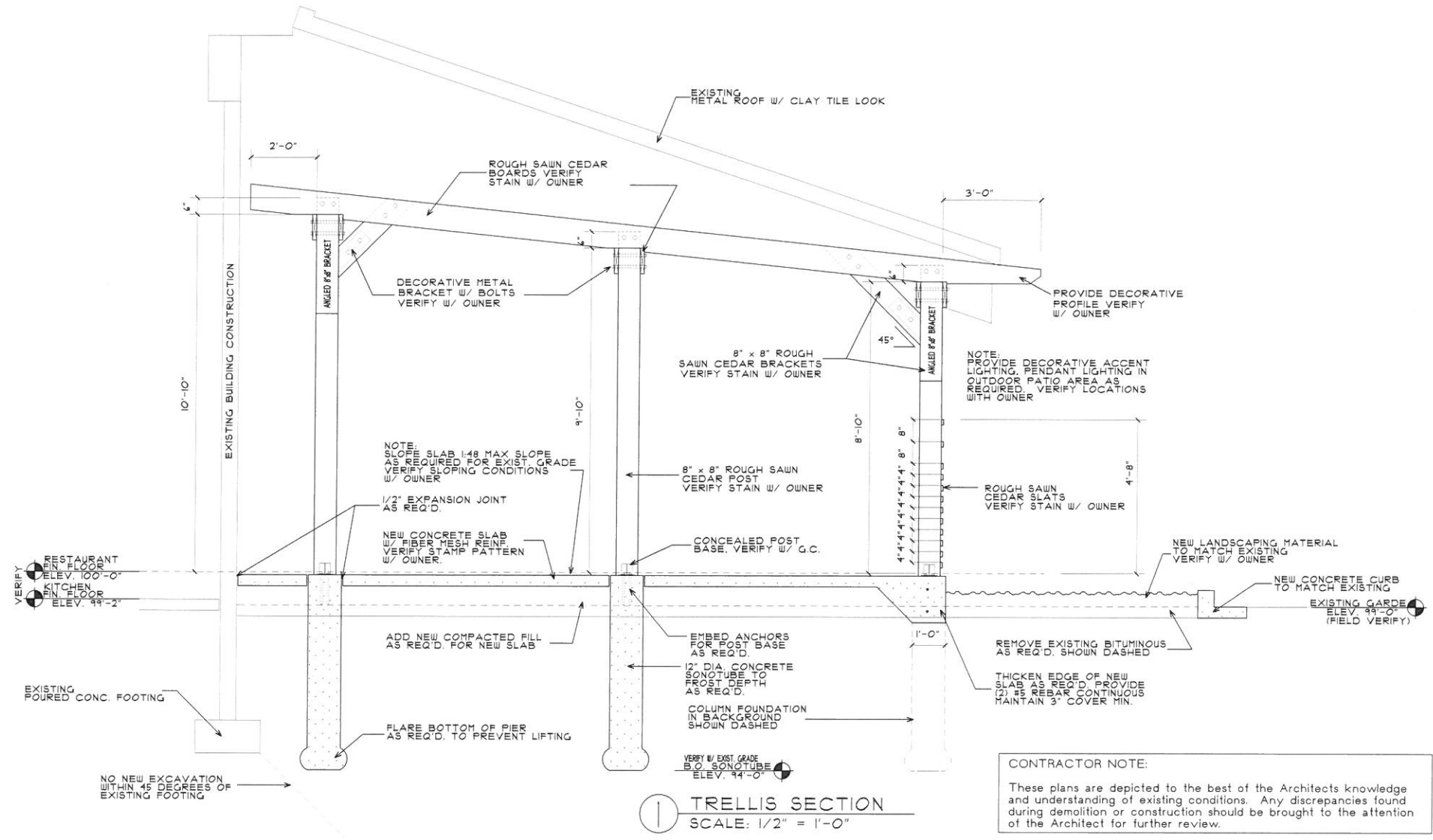
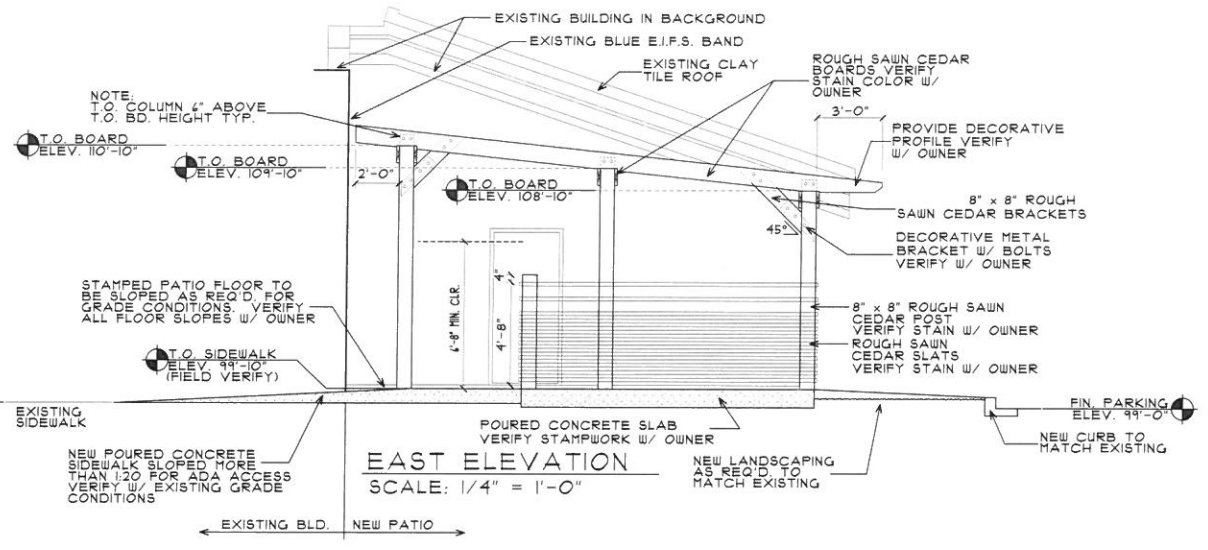
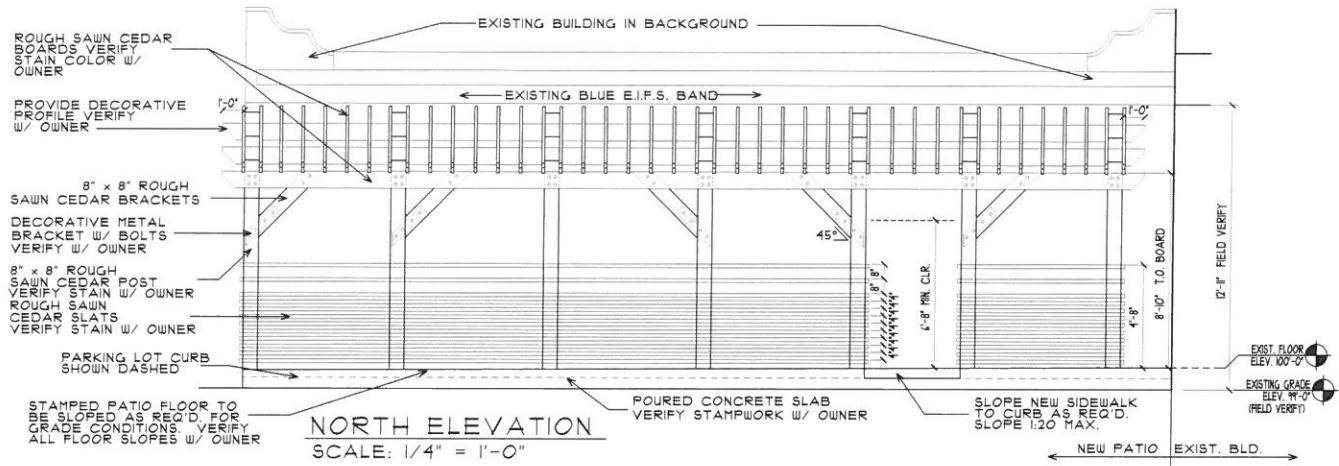
**STATE OF MINNESOTA**  
REGISTERED ARCHITECT  
13-21  
NORTIAN E. COLE

**GENERAL CONTRACTOR:**  
PATIO TRELLIS FOR:  
**LA CASITA RESTAURANT**  
COLUMBIA HEIGHTS, MN

NO.	DATE	REVISIONS COMMENTS
1	4-13-21	ISSUED FOR PERMIT SET

Project No. 21014  
Issue Date: 4-13-21  
Document Set: PERMIT SET

**A101**



**CONTRACTOR NOTE:**  
These plans are depicted to the best of the Architects knowledge and understanding of existing conditions. Any discrepancies found during demolition or construction should be brought to the attention of the Architect for further review.

**COLE GROUP ARCHITECTS LLC**  
225 Park Avenue South  
Saint Cloud, MN 56301  
(320) 451-4510  
www.colegrouparchitects.com

**MINNESOTA ARCHITECTS ASSOCIATION**  
1-15-21  
1000 W. WASHINGTON ST. ST. CLOUD, MN 56301

These documents are not valid for bidding permits, unless signed in ink and over sealed. Copies are not valid.  
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  
Name: **NORIAN E. COLE**

**PATIO TRELLIS FOR: LA CASITA RESTAURANT**  
COLUMBIA HEIGHTS, MN

**GENERAL CONTRACTOR:**

REVISIONS COMMENTS

Project No. 21014  
Issue Date: 4-13-21  
Document Set: PERMIT SET

**A501**

REQUIRED - 3-14-21 FILE 21014E CON 4

**REVISIONS**

DATE	NO.	DESCRIPTION

**La Casita**

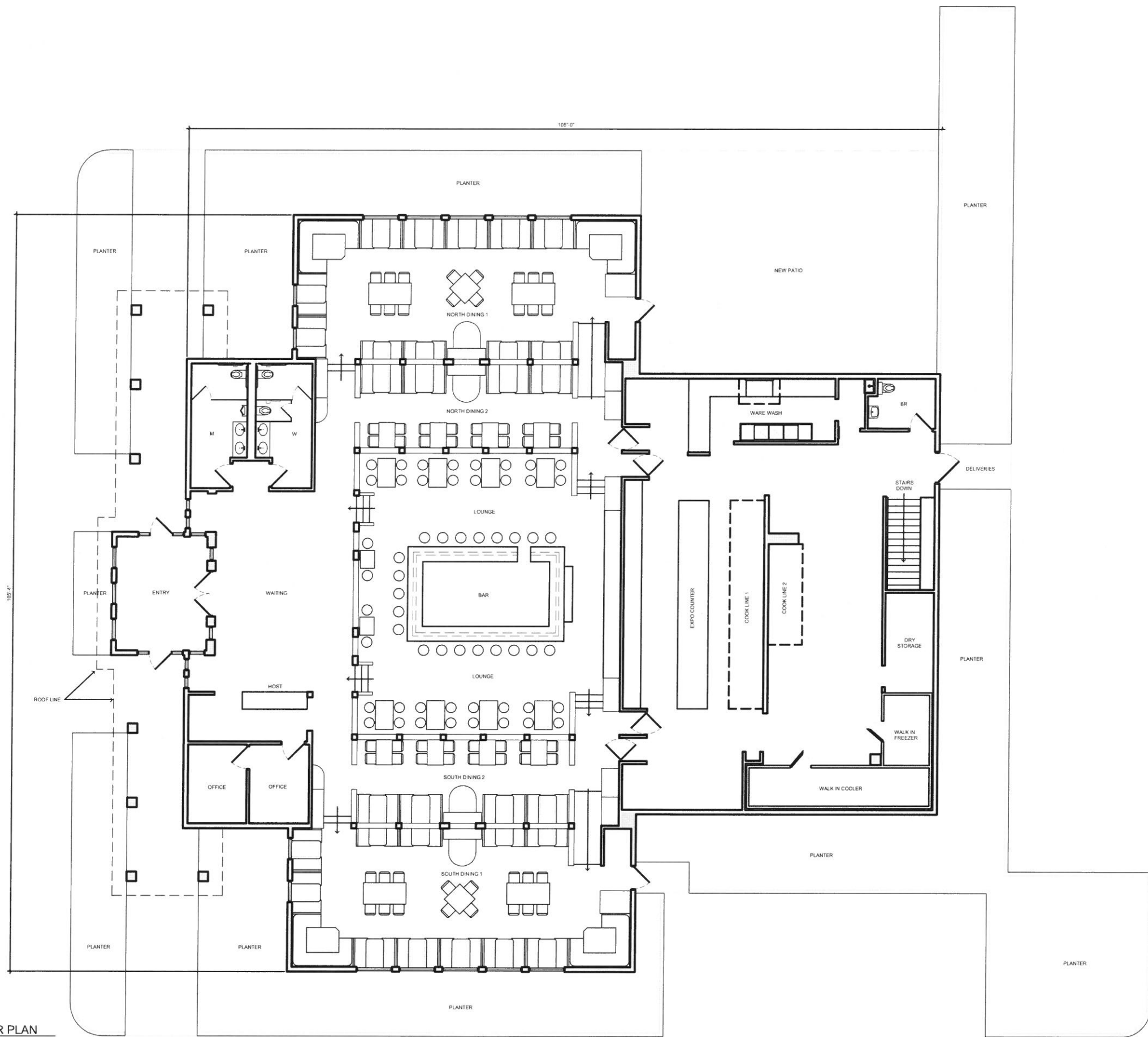
5085 Central AV NE  
Columbia Heights, MN

Field Measure Existing Building

PROJECT NUMBER	PROJ#
DATE	06/04/21
SCALE	NOTED
DRAWN BY	APPROVED BY
DMC	DMC

**EQUIPMENT PLAN**

SHEET NUMBER  
**QF100**



**RESTAURANT FLOOR PLAN**  
SCALE 3/16"=1'-0"

**CERTIFICATE OF SURVEY FOR:  
La Casita**

**LEGAL DESCRIPTION:**

That part of Lot 1, Block 1, COLUMBIA COURT, Anoka County, Minnesota, lying Westerly of a line described as follows:  
Commencing at the Northeast corner of said Lot 1, thence South 89 degrees 56 minutes 00 seconds West, assumed basis for bearings, 150.00 feet along the North line of said Lot 1, to the point of beginning of the line to be described; thence South 00 degrees 31 minutes 23 seconds East a distance of 236.51 feet; thence South 89 degrees 35 minutes 09 seconds West a distance of 35.00 feet; thence South 00 degrees 31 minutes 23 seconds East a distance of 70.00 feet to a point on the South line of said Lot 1, distance of 185.00 feet Westery from Southeast corner of said Lot 1, and said line there terminating.

**GENERAL SURVEY NOTES:**

- The orientation of this bearing system is based on the Anoka County coordinate grid (NAD 83-2011 Adj).
  - Title work was not furnished to Egan, Field & Nowak, Inc. for the preparation of this survey to verify ownership, the legal description, or the existence of any easements or encumbrances.
  - The total area of the property described hereon is 72,835 square feet or 1.67205 acres.
  - The contours depicted hereon are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- BENCHMARK: Top of Minnesota Department of Transportation Geodetic Monument "0207M" GSD Station #103133  
Elevation = 929.32 feet. (NAVD88)
- SITE BENCHMARK: Top nut of hydrant located on the south side 51st Court Northeast.  
Elevation = 923.97 feet. (NAVD88)
- As of the date of this survey the property described hereon contains a total of 135 parking spaces of which 132 are standard spaces and 3 are handicapped spaces.
  - Existing utilities, services and underground structures shown hereon were located either physically, from existing records made available to us, by resident testimony, or by locations provided by Gopher State One Call, per Ticket No. 211314372. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or excavation.

**LEGEND:**

- ⊕ BENCHMARK
  - ⊙ SANITARY MANHOLE
  - MANHOLE
  - ⊙ STORM MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ DRAIN (INLET)
  - ⊙ ROOF DRAIN (OUTLET)
  - ⊙ AUTO SPRINKLER
  - ⊙ GATE VALVE
  - ⊙ HYDRANT
  - ⊙ ELECTRIC BOX
  - ⊙ HANDHOLE
  - ⊙ LIGHT
  - ⊙ UTILITY POLE
  - ⊙ GUY WIRE
  - ⊙ COMMUNICATION BOX
  - ⊙ SIGN
  - ♿ HANDICAPPED PARKING SPACE
  - ♿ HANDICAPPED PARKING SIGN
  - ⊙ VENT
- F.F.E. (15) FINISH FLOOR ELEVATION
  - (15) PARKING COUNT
  - CHAIN LINK FENCE
  - SANITARY SEWER
  - STORM SEWER
  - WATERMAIN
  - UNDERGROUND ELECTRIC
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND GAS
  - EXISTING CONTOUR LINE
  - ⊙ OR ⊙ TREE
  - BITUMINOUS SURFACE
  - CONCRETE SURFACE
  - LANDSCAPE SURFACE

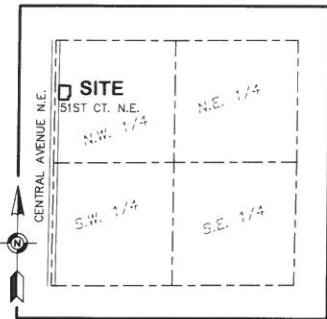
**CERTIFICATION:**

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 Land Surveyor under the laws of the State of Minnesota.

Date of survey: May 26, 2021.  
Date of signature: June 02, 2021.

*Eric A. Roeser*  
Eric A. Roeser  
Minnesota License No. 47476  
eroeser@efnsurvey.com

SECTION 25, T 30 N, R 24 W

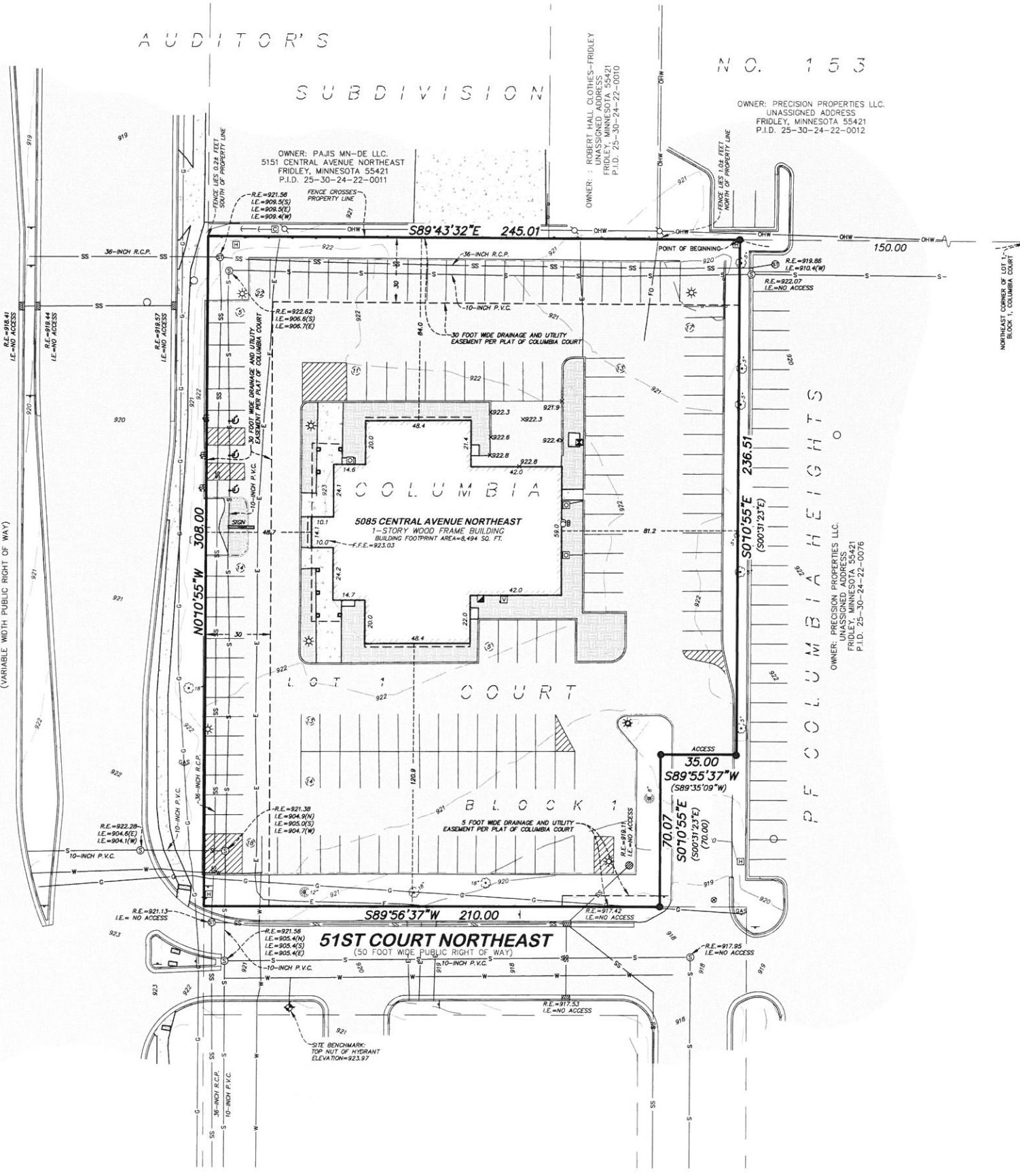


VICINITY MAP  
NO SCALE



● (123.45)  
(N01°02'03"E)  
FOUND IRON MONUMENT  
RECORD DISTANCE  
RECORD BEARING

CENTRAL AVENUE NORTHEAST  
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)



FIELD BOOK	PAGE	FIELDWORK CHIEF:	REVISIONS	
			NO.	DATE
		LH		
		DRAWN BY:		
		RRR		
		CHECKED BY:		
		ER		

**CERTIFICATE OF SURVEY**

SURVEY FOR:  
**La Casita**

PROPERTY ADDRESS:  
**5085 Central Avenue Northeast  
Columbia Heights, Minnesota 55421**

1229 Tyler Street NE, Suite 100  
Minneapolis, Minnesota 55413  
PHONE: (612) 466-3300  
FAX: (612) 466-3383  
WWW.EFNSURVEY.COM  
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land surveyors since 1872  
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