



2022 Development Review Application

City staff contact: Dan Olson
 763-531-1142
 dan.olson@crystalmn.gov
 4141 Douglas Dr N Crystal MN 55422
 www.crystalmn.gov

1. Property Address for this application:

5000 West Broadway Ave Crystal, MN 55429

2. Property Identification Number (PID):

09-118-21-24-0057

3. Applicant:

Name:	Shirley Toby		
Street:	3516 Noble Ave	City:	north Crystal
		State:	MN
		Zip:	55422
Telephone:	763-656-7244		
Email:	stoby@Pncdaycare.com		

4. Property Owner:

- Same as the Applicant (if so, you don't need to complete this section)
- Different from the Applicant (complete this section)

Name:	Cornerstone Church Crystal Jamarus Walker		
Street:	5000 West Broadway Ave	City:	Crystal
		State:	MN
		Zip:	55429
Telephone:	763-535-8765 x100		
Email:	Jamarus.Walker@cornerstonecrystal.org		

5. Project name and description:

PnC Learning Center
 The PnC Learning Center is a Monday-Friday child development program.
 Offering child care and development to families from Birth to Preschool.

6. Project contact (the applicant shall designate one contact person for the application):

Name:	Jamarus Walker	Role in Project:	Coordinator
Company:	Cornerstone Church		
Street:	5000 West Broadway Ave	City:	Crystal
		State:	MN
		Zip:	55429
Business Telephone:	763-535-8765 x100		
Email:	Jamarus.Walker@cornerstonecrystal.org		

7. Additional design/engineering professional (if applicable):

Name:	Role in Project:		
Company:			
Street:	City:	State:	Zip:
Business Telephone:			
Email:			

8. Application type: A complete development review application includes the following:

- Completed and signed development review application form
- Completed and signed escrow form (if applicable - see list of application types below)
- Completed application checklist for each respective type of application (see list below)
- Payment of application fee for each respective type of application (see list below)

Type of application (check all that apply):	Application fee (nonrefundable): [1]
<input type="checkbox"/> Adjacent Parcel Land Conveyance	\$220 + \$220 escrow
<input type="checkbox"/> Administrative Appeal	\$220
<input type="checkbox"/> Comprehensive Plan Amendment	\$660 + \$660 escrow
<input checked="" type="checkbox"/> Conditional Use Permit	\$660 + \$660 escrow [2]
<input type="checkbox"/> Lot consolidation	\$440 + \$440 escrow
<input type="checkbox"/> Rezoning to Planned Development	\$1,320 + \$1,320 escrow
<input type="checkbox"/> Site Plan	\$660 + \$330 escrow
<input type="checkbox"/> Subdivision	\$660 + \$66 per lot over 2, + \$660 escrow
<input type="checkbox"/> Vacation of a public street or easement	\$550 + \$550 escrow
<input type="checkbox"/> Variance	\$550 + \$275 escrow
<input type="checkbox"/> Zoning Certificate	\$110 [2]
<input type="checkbox"/> Zoning Map or Text Amendment	\$660 + \$660 escrow
Total fee: \$ 1320	

[1]: The escrow fee will first be applied to cover County recording fees and legal fees related to the review of documents associated with the application. For telecommunication towers, the escrow fee will also be applied to engineering review expenses. The remaining escrow fee will be returned to the applicant.

[2]: The fee for a telecommunication tower is \$2,000, plus a \$10,000 escrow

Notice: Review of a development application and the decision to approve, approve with modifications, or deny the application will be based on the standards and criteria found in the Crystal Comprehensive Plan, Unified Development Code and any other applicable governmental codes, guidelines, standards or policies necessary to safeguard public health, safety, aesthetics, and general welfare. Approval of this application does not absolve the applicant from obtaining all other applicable permits, such as stormwater or building permits.

I (We) certify that I (we) have submitted all the required information to apply for consideration of a development review application and the information is factually correct and accurate.

[Signature] Date: 4-7-2022
 Signature of Applicant

[Signature] Date: 4-7-2022
 Signature of Property Owner (if different from Applicant)

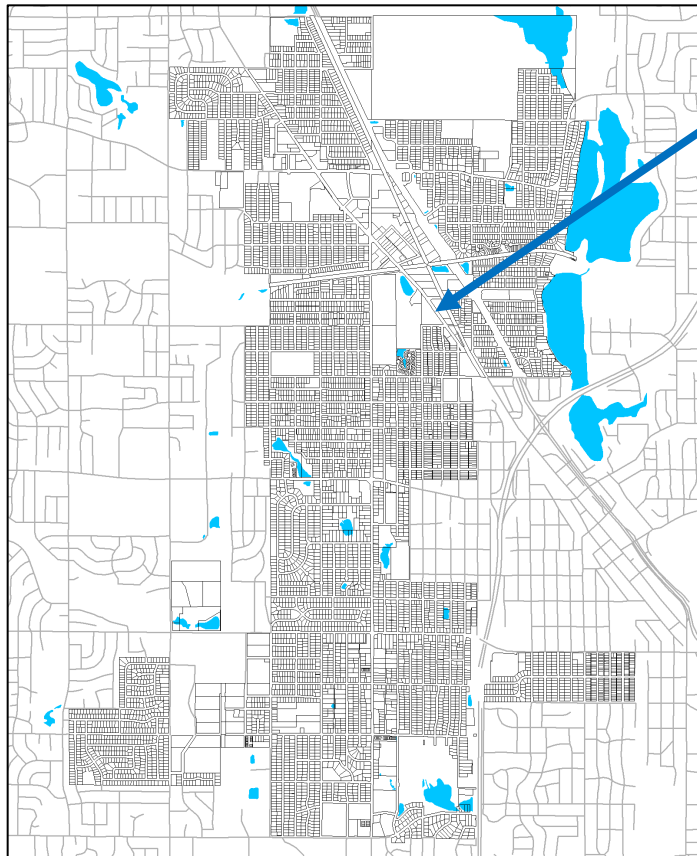
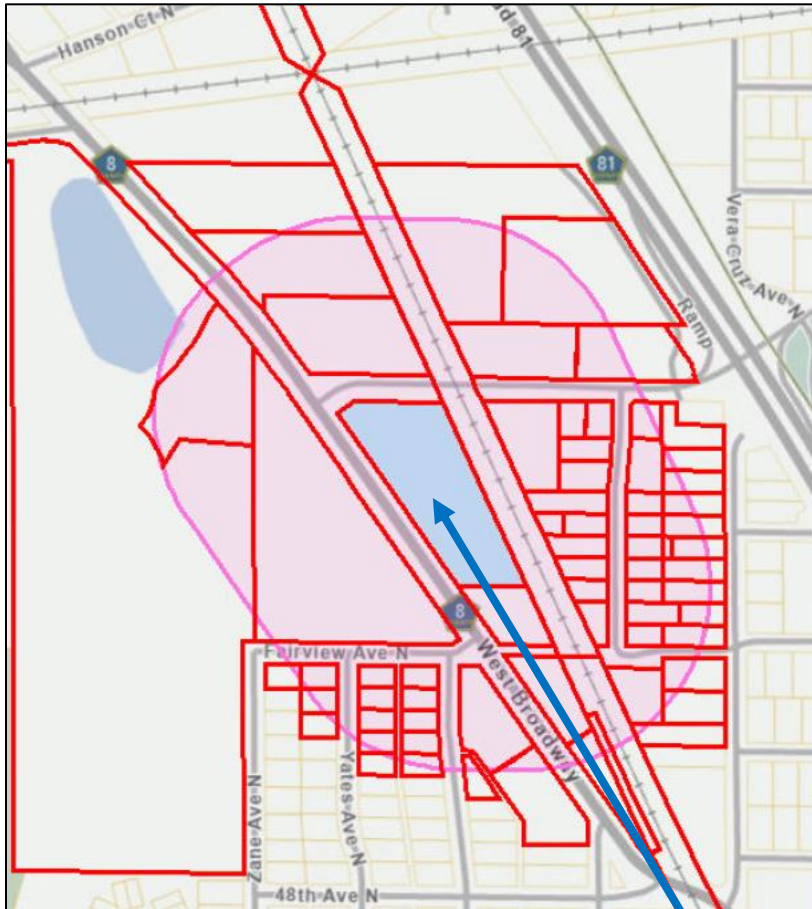
FOR OFFICE USE ONLY: Application # 2022-03 Accounting # 0100.4418 Receipt # 167492 Date Received 4-11-2022

Acknowledgement letter sent / / If application incomplete, was 60-day rule language included?

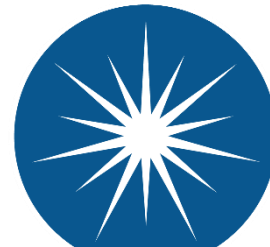
Plan Comm hearing / / City Council action / / Approved? Yes No Other

NOTES:

Site Location and Public Hearing Notice Mailing Map



5000 West Broadway



CITY of CRYSTAL

4141 Douglas Dr. N.
Crystal MN 55422

CITY OF CRYSTAL

**CONDITIONAL USE PERMIT APPLICATION
CHILD DAY CARE FACILITY
5000 WEST BROADWAY AVENUE**

**PUBLIC HEARING NOTICE
7:00 P.M. ON MONDAY, MAY 9, 2022
CRYSTAL CITY HALL (4141 DOUGLAS DR N) AND ZOOM VIDEO CONFERENCE**

The Crystal Planning Commission will consider a conditional use permit (CUP) application from P & C family day care to operate a new child day care at 5000 West Broadway (Cornerstone Church)

Key elements of the proposal:

- Cornerstone church, 5000 West Broadway, is proposing to lease space to P & C family day care for a child day care to serve up to 118 children from birth to 5 years old.
- The day care will operate from Monday to Friday from 6:30 AM. to 6 PM.
- The church property has approximately 209 parking spaces. Since the day care will operate when there is little church-related activity occurring, parking is sufficient for the day care use.

The Planning Commission will hold a public hearing on the conditional use permit application at 7:00 p.m. on May 9, 2022 in the Council Chambers at Crystal City Hall, 4141 Douglas Drive North.

To view the application including a floor plan:

- Visit City Hall during normal business hours, or
- Visit the 2022 Land Use Applications page on the city website, www.crystalmn.gov (the staff report to the Planning Commission will be available by May 6 on the same page of the website).

To speak directly to the Planning Commission on the proposal, you may:

- Attend the meeting via Zoom: <https://tinyurl.com/ybddms7n> (meeting ID is 858 6396 8194 and password is 414141) or call-in toll free at 888-475-4499, or
- Attend the public hearing in-person on Monday, May 9, 2022 at 7 p.m. at City Hall.

LEGAL NOTICE: Notice is hereby given that the Planning Commission of the City of Crystal will meet on May 9, 2022 at 7:00 p.m. at Crystal City Hall, 4141 Douglas Drive North, in said City, to consider a conditional use permit application from P & C family day care for a new child day care at 5000 West Broadway Avenue (Cornerstone Church). After holding the public hearing, the Commission is expected to make a recommendation to the City Council for their meeting on Tuesday, May 17, 2022 at Crystal City Hall. Persons desiring to be heard are invited and encouraged to attend the public hearing. Persons unable to attend may submit written comments prior to the date of the hearing to: Dan Olson, City of Crystal, 4141 Douglas Dr N, Crystal MN 55422. Auxiliary aids are available upon request to individuals with disabilities by calling the city clerk at 763-531-1145 at least 96 hours in advance. TTY users may call Minnesota Relay at 711 or 1-800-627-3529.

Cornerstone Church Crystal
Conditional Use Permit - Narrative Statement

Brief Project Description:

This Conditional Use Permit request seeks to add on a Birth - Preschool Learning Center/Daycare business to provide a safe and intentional learning environment in a faith-based organization. The location is 5000 West Broadway Ave in Crystal, MN. The daycare would be open to 118 students from birth to 5 years old. The daycare would operate Monday - Friday from 6:30 am - 6:00 pm. The daycare would use the Family Ministry Entrance located near Corvallis for pick up and drop off. The P&C Learning Center will have office space within the church (noted on the floor plan as Administrative). Our staffing structure is divided into 12 full-time employees and four part-time employees.

Conditional Use Permit Project Narrative Criteria:

- A. The property is in a commercial zoning district.
- B. The current existing usage of the property is church/house of worship
- C. The church will remain; adding the proposed use would be a daycare operation.
- D. Yes, the proposed use is allowed in the applicable zoning district.
- E. A Daycare facility is one of the uses allowed by the city zoning ordinance.
- F. The proposed use will not change the existing character of the property as we will not be adding an outdoor playground.
- G. There would be no additional hours added to the current hours of operations, and limited outdoor activity not negatively impact the neighborhood.
- H. There are 209 parking spaces available on the property, and the daycare will operate during hours when there is limited church activity.
- I. Yes, we have addressed the use-specific standards for the proposed use.
- J. No, the property is not located within a floodplain.

CORNERSTONE CHURCH

COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Cornerstone Church
 B. PROJECT LOCATION: 5000 Broadway Avenue, Crystal, Minnesota
 C. ZONING AND LAND USE: C-2 General Commercial
 D. LOT SIZE: 2.83 Acres

MEANS OF EGRESS

A. DESIGN COEFFICIENT (MNF 706, Table 1004.1.2)
 1. VEHICLES: 2
 2. Member Required (IBC 1007.1.2.1) = 4
 3. Member Accessible Required (IBC 1007) = 4
 4. Egress (IBC 1007.2)
 - Not Less Than 1/2 Overall Diagonal (Sprinklered Building)
 5. Travel Distance Maximum:
 - Exit Access (IBC 1008.1) = 250'
 - Common Path of Egress (IBC 1014.5) = 75'
 - Dead End (IBC 1008.4) = 20'
 6. Stairs (The Greater of Two Conflicting Widths Shall Be Used)
 - Design Egress Stairs (IBC 1005.5)
 - Stairways (IBC 1005.4)
 - 230' Req'd
 - egress Components (IBC 1005.4.1) = 182'-6"
 - Minimum Egress Width (IBC 1008.1.1) = 44"
 - Stairways (IBC 1005.4.1) = 44"
 - Exit Passageway (IBC 1002.2) = 44"
 - Exit Doors (IBC 1008.1.1) = 32" Min. Clear
 - Exit Doors (IBC 1008.1.1) = 48" Max. Horn

APPLICABLE CODES:

A. CRISTAL ZONING ORDINANCE Current Edition
 B. MINNESOTA STATE BUILDING CODE (MSBC) 2010 Edition
 - BUILDING -
 C. IBC BUILDING CODE (W/ AMENDMENTS) 2012 Edition
 D. IBC FIRE CODE (W/ AMENDMENTS) 2012 Edition
 E. IBC MECHANICAL CODE (W/ AMENDMENTS) 2012 Edition
 F. MINNESOTA PLUMBING CODE 2010 Edition
 G. NATIONAL ELECTRICAL CODE (NEC) 2014 Edition
 H. MINNESOTA STATE ENERGY CODE 2010 Edition
 I. MINNESOTA STATE ACCESSIBILITY CODE 2010 Edition
 J. MINNESOTA CONSERVATION CODE / IFC BLDGS 2010 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS / TYPE OF CONST (BC Dept 3 & BC Dept 6)
 1. Church - Group A-3
 - Type of Construction - 1-8
 - Area - 28,967 s.f.
 - Existing Height - 21'-0", 1 Story
 2. Mixed Occupancy (IBC 506)
 - N/A
 3. Inhabited Areas (IBC 506)
 - N/A

PRE-EXISTING-BASED CONSTRUCTION

1. Building Elements (BC Tables 601 & 602)

Element	Rating
Structural Frame	0 hours
Exterior Walls	0 hours
Interior Partitions	0 hours
Interior Non-Struct. Walls	0 hours
Exterior Non-Struct. Walls	0 hours
Floor Construction	0 hours
Roof Construction	0 hours

2. Exterior Wall Openings (BC Table 703.1)
 Separation Distance (30 Feet or Greater)
 Classification Area of Opening
 Unprotected No Limit
 Protected Non-Struct. Walls Not Required

3. Fire Walls (BC 706)
 - Not Required
 4. Fire Barriers (BC 707)
 - Not Required
 5. Fire Partitions (BC 708)
 - Not Required
 6. Smoke Barriers (BC 709)
 - Not Required

MANDATORY PROVISIONS

A. Components Of The Building Envelope Shall Comply With Section 5.4
 1. Insulation (5.4.1) Shall Comply With Section 5.4.1.1 - 5.4.1.9
 2. Fenestration/Door Performance (5.4.2) Shall Comply With Section 5.4.2
 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
 - Joints Between Walls And Floor Walls At Building Corners, Walls And Roofs of Galleries
 - Penetrations Of Utility Services At Walls, Floors, and Roofs
 - Building Joints/Assembly Used As Ducts Or Plenums
 - Joints Between Panels Of Changes In Air Barrier Materials
 Fenestration and Doors According to 5.4.3.2
 Verticals - Required at Building Entrances According to 5.4.3.4

PRESCRIPTIVE REQUIREMENTS

Table 5.5-6	Building Component	Maximum Assembly	Minimum Insulation	Proposed
ROOF, Ins. (see Vertical Ins.)	U-0.027	R-38	R-48	
WALLS, Steel Frame (see Vertical Ins.)	U-0.064	R-13.04	U-0.050	
SLAB, CONG. Unheated (see Vertical Ins.)	F-0.240	R-15.0	R-53	
OPAKE DOORS, Sliding	U-0.700	U-0.20		
DRINK ROOMS, Non-Serving	U-0.500	U-0.147		
DRINK ROOMS, 6-25 CUPS	U-0.400	U-0.340		

SUBMITTALS

A. Contractor To Provide Product Submittals If Requested By
 The Building Official
 B. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product in Accordance With Section 5.3

ACCESSIBLE MEANS OF EGRESS

A. STAIRS
 1. Stair D Is An Accessible Means Of Egress
 - 30" x 48" Area of Ramps Required (See Floor Plans For Locations)
 - 48" Clear Between Handrails Not Required (BC 1007.3.1.2)

B. AREA OF REFUGE
 1. 30" x 48" Clear Floor Space Required Clear of Min. Exit Width
 (BC 1008.1.1)
 2. Must Be Separated From Remainder Of Floor By A Horizontal Exit Or Smoke Barrier (BC 1008.1.2)
 3. Two-Way Communication Shall Be Provided (BC 1007.6.3)
 4. Instructions Shall Be Included With The Two-Way Communications System as Labeled In BC 1007.6.3
 5. The Door Providing Access To The Area Of Refuge Shall Be Sprinklered (BC 1007.10)
 6. Area Of Refuge (BC 1008.1.1) 48" x Door Width Apart
 - Must Be Operated From Both Sides Permitted With Sprinkler System
 - Policy/Plan Exit Area (BC 1008.1.10)
 - Building At Exit/Exit Access Egress

PLUMBING FIXTURES

A. NUMBER OF FIXTURES REQUIRED (BC 2902.1)
 1. Based On 1.50 Occupancy = Assembly Occupancy
 - 825 Male Occupants, 625 Female Occupants

Fixture	Required	Provided
Water Closets	417-15-33-8	8
Urinals	-	1
Washers	515-1-1-1-1	8
Drinking Fountains	1-25-2	1
Service Sinks	-	1

Note: MSBC 2902.1, Footnote A - Up to 2/3 of Required Water Closets May Be Sanitized as Urinals

B. LOCATION OF FIXTURES (BC 2902.3.2)
 - Not More Than 1 Story Above Or Below Regular Working Area
 - Travel Distance Not Over 500 ft

C. STORAGE (BC 2902.4)
 - 1 Lighter Step For Each Side Shall Be Provided Near The Entrance to the Toilet Facility

ROOF AND WINDLOAD FROM REQUIREMENTS

1. Minimum Roof and Ceiling Table Requirement (BC Table 603.9)
 Building Component Table Class
 Vertical Exit/Exit Passageway Class B
 Exit Access Corridors/Other Exit ways Class B
 Rooms and Enclosed Spaces Class C

2. Minimum Roof Covering Coefficient (BC Table 1505.1) = Class C
 - Existing Roof Meets Minimum Requirements

AUTOMATIC SPRINKLER REQUIREMENTS

A. AN MFPA IS AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (BC 903.3.1.1)
 1. Required Location(s) (BC 903.3.2)
 - Throughout the Building When the Fire Area Containing Group A-3 Exceeds 12,000 s.f.; Or the Fire Area Is An Occupant Load Of 300 or More; Or the Fire Area is Located On A Floor Other Than The Level of Call Discharge

ALLOWABLE HEIGHT, ALLOWABLE AREA

A. ALLOWABLE HEIGHT (BC Table 503)
 1. Group A-3, Type B-8
 - 25'-0" - 2 Stories + Sprinkler Increase (BC 504.2) = 75'-0", 3 Stories
 2. Height Check
 1 Story < 3 Stories = 210'-10" < 75'-0"
 B. ALLOWABLE AREA (See Table 503)
 1. Group A-3, Type B-8
 - Tabular Area = 8,500 s.f.
 - Frontage Increase (BC 508.2) = 3,125 s.f.
 - Sprinkler Increase (BC 508.3) = 7,125 s.f.
 2. Area Check
 - Multi-Story Increase (BC 508.4) = 38,125 s.f.
 - Whole Building = 38,125 s.f.

OTHER

A. ACCESSIBILITY (MN State Accessibility Code)
 1. Building is Accessible
 B. GUARDS (BC 1003)
 1. 42" High Minimum Guards Shall Be Installed Where A Change in Levels Drops 30" or More
 C. ROOF ACCESS (BC 306.5)
 1. Existing Stair Landings to Be Retained, Roof Access By Portable Ladder Permitted At Roof Access Points Only
 - Egressing 15 Feet Above Ground
 2. Allowable Area (IBC 417-2-1) < 10'-0"

D. CONCRETE SPACES
 1. Slabs (BC 718.3)
 - Driftblasts Not Required in Sprinklered Building
 E. UNIFORM FLOORING (BC 1203.3)
 1. Uniform Flooring
 2. Safety Guards (BC 2406)
 1. Safety Guarding Shall Be Installed in Hazardous Locations as Specified in BC 2406
 F. FIRE ALARM AND DETECTION SYSTEMS
 1. Fire Alarm and Detection System Required (BC 907.2, NFPA 72)
 2. Fire Alarm and Detection System Required (BC 907.2, NFPA 72)
 3. Fire Alarm and Detection System Required (BC 907.2, NFPA 72)

PARKING AND MANEUVERING (Cristal Zoning Ordinance)

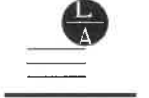
1. Parking Sign Calculation

Category	Requirement	Count
CRASH	454 Sanctuary Occupants @ 4 + 1/3 Occ.	180 Signs
LOAD	150 Signs Required	150 Signs
TOTAL	180 Signs Required	180 Signs
ACCESSIBLE	Requirement Per 194 Signs	6 Signs

2. Sign Size
 - 9'-0" x 18'-0"
 3. Sign Spacing
 - 24'-0"
 4. Signage
 - 4 White Strips

PROJECT TEAM

OWNER	CONTRACTOR	ARCHITECT	ENGINEER
CORNERSTONE CHURCH 3420 Nevada Avenue N Crystal, MN 55427 Phone: 763-535-8765 Contact: Steve Chambers	BPS CONSTRUCTION 8120 4TH AVENUE Lino Lakes, MN 55014 Phone: 763-755-1211 Contact: Larry Schatz	LAMPERT ARCHITECTS 420 Summit Avenue St. Paul, MN 55102 Phone: 763-555-1211 Contact: Laurel Schmidt	STRON ENGINEERING P.O. Box 792140 Palo, HI 96779 Phone: 808-633-4744 Contact: Bernie Stroh



LAMPERT ARCHITECTS
 420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763-555-1211
 Email: lampert@lampert-arch.com

ARCHITECT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATIONS AND 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.

LAMPERT ARCHITECTS
 LICENSED ARCHITECT
 LICENSE NO. 13669
 EXPIRES 6/21/17

DATE: 6/21/17

CORNERSTONE CHURCH
 5000 W Broadway Avenue - Crystal, Minnesota

Copyright 2017
 Licensed Architect, P.A.
 Project Designer: L. SCHMIDT
 Drawn By: LLS
 Checked By: LL

4/11/17 ISSUE
 5/28/17 REVISION
 6/8/17 REVISION
 6/21/17 CITY COMMENTS

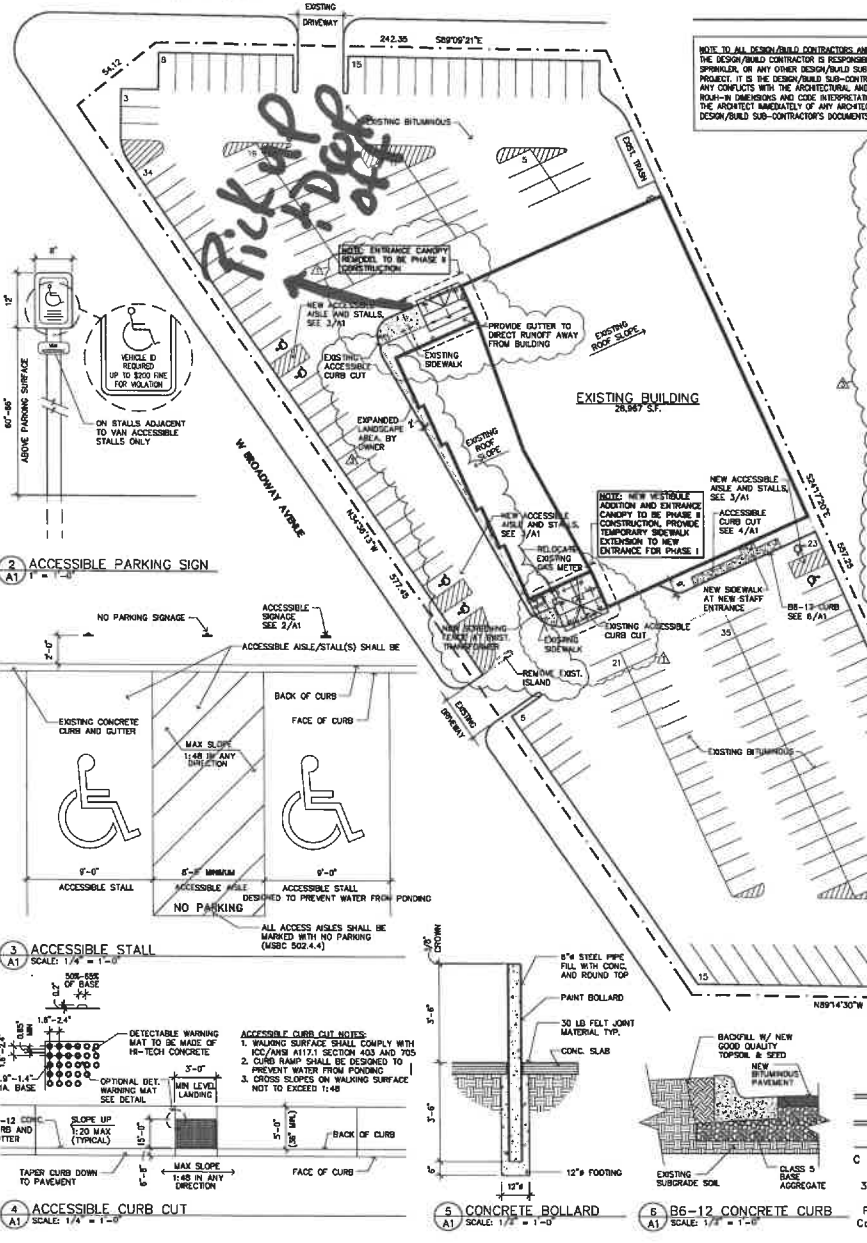
SITE PLAN CODE REVIEW AND DETAILS

Sheet Number

A1

Project No. 170131-2

CORVALLIS AVENUE N



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 SIZE, LOCATION, QUANTITIES, ROOM-IN DIMENSIONS AND CODE INTERFERENCES. 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.

ANSI/ASHRAE STANDARD 90.1-2010

Note: Compliance In Full Building Envelope Only. The Design-Build HVAC and Electrical Designer Must Submit Documentation Proving Compliance Based On The Equipment Being Installed.

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

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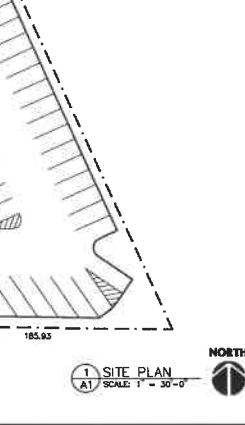
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 The Building Official
 B. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product in Accordance With Section 5.3

PROJECT INFORMATION AND INSTALL. REQ.

A. Building Components Must Identify R-Values Or U-Values Clearly Labeled On The Product in Accordance With Section 5.3



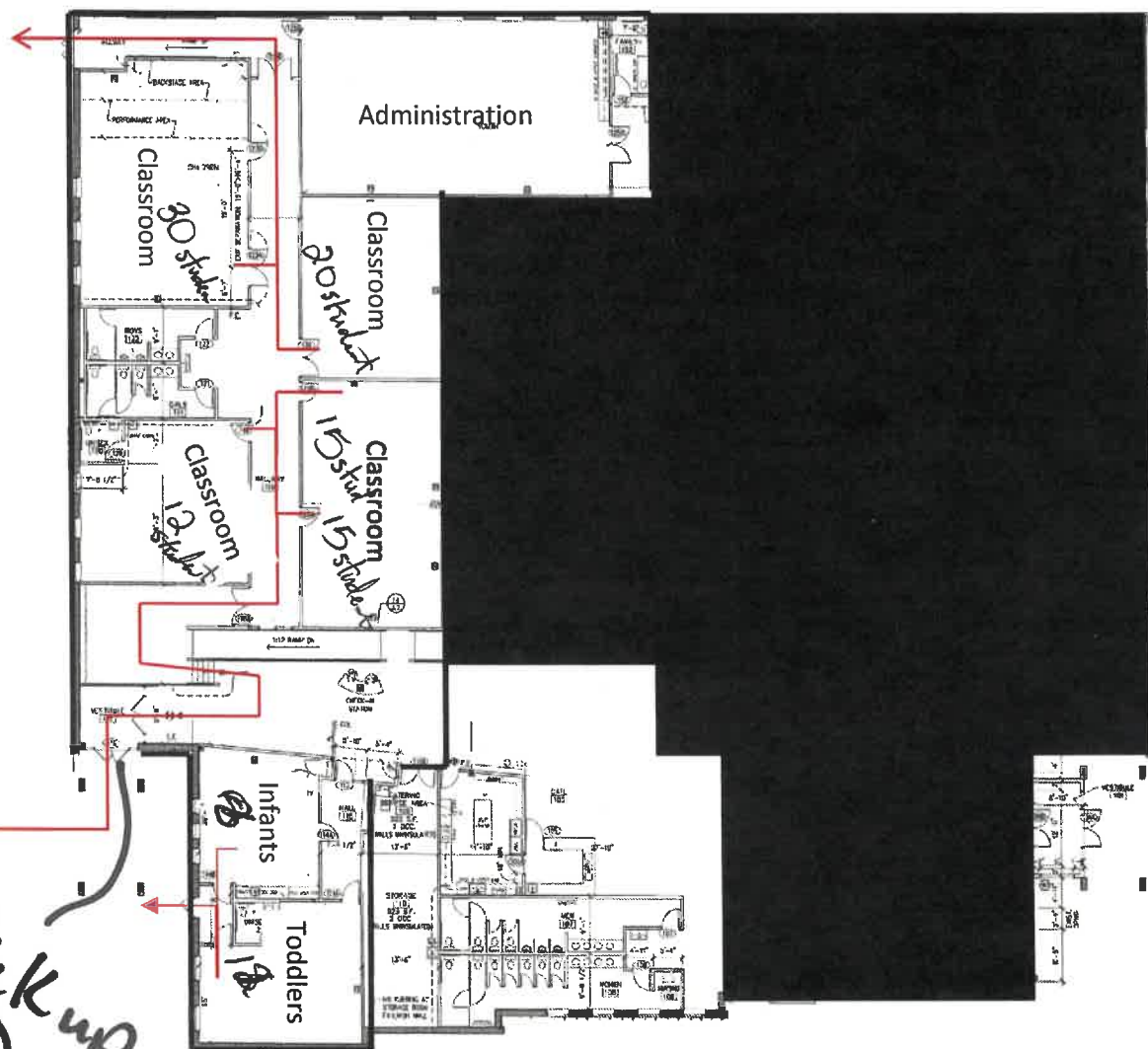
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Filename: Cornerstone Church-Corvallis Church - A1.dwg

Footer: Cornerstone Church/MapInfo/Docu - 12/18

Pick up & Drop off



FLOOR PLAN
 SCALE 1/4" = 1'-0"
 PLAN NORTH
 TRUE NORTH

CORNERSTONE CHURCH
 5000 W Broadway Avenue - Crystal, Minnesota

Emergency Evacuation Plan
 For fire use the pathway indicated above
 During Lockdown stay in room, lock door and turn off lights
 For tornado, move the closest inside room with no windows