

Case File No. 12-0035



CDI BLAINE

108TH AVE & 108TH LANE NE BLAINE MINNESOTA



PROJECT TEAM

BUILDING LAND OWNER:
VICTORY CAPITAL CORPORATION
 471 WABASHA STREET NORTH
 SUITE 2000 MINNEAPOLIS, MN 55401
 CONTACT: TODD GELLER
 PHONE: (612) 222-4977
 EMAIL: TODD@VICTORYCAPITAL.COM

TENANT:
CENTER FOR DIAGNOSTIC IMAGING
 5175 WAZATA BOULEVARD
 SUITE 1000 MINNEAPOLIS, MN 55412
 CONTACT: STEVE KRSPENAUER
 PHONE: (612) 222-4977
 EMAIL: KRSPENAUER@CDI.COM

ARCHITECT:
SPRIDDERS REINERS ARCHITECTS, INC.
 1500 WEST OLD SHAGBEE ROAD
 SUITE 200
 BLOOMINGTON, MN 55437
 CONTACT: TERRY HANSEN
 PHONE: (612) 334-9867
 EMAIL: TERRY@SPRIDDERSARCHITECTS.COM

CIVIL ENGINEER:
WANDER ASSOCIATES
 1000 10TH AVENUE NE
 SUITE 300
 MAPLE GROVE, MN 55067
 CONTACT: TERRY HANSEN
 PHONE: (763) 424-8805
 EMAIL: WANDER@WANDERASSOCIATES.COM

CONTRACTOR:
TYCOO CONSTRUCTION
 14102 28TH AVENUE N
 SUITE 40
 FORT LYNN, MN 55327
 CONTACT: TERRY HANSEN
 PHONE: (763) 694-0850
 EMAIL: TERRY@TYCOO-CONS.COM

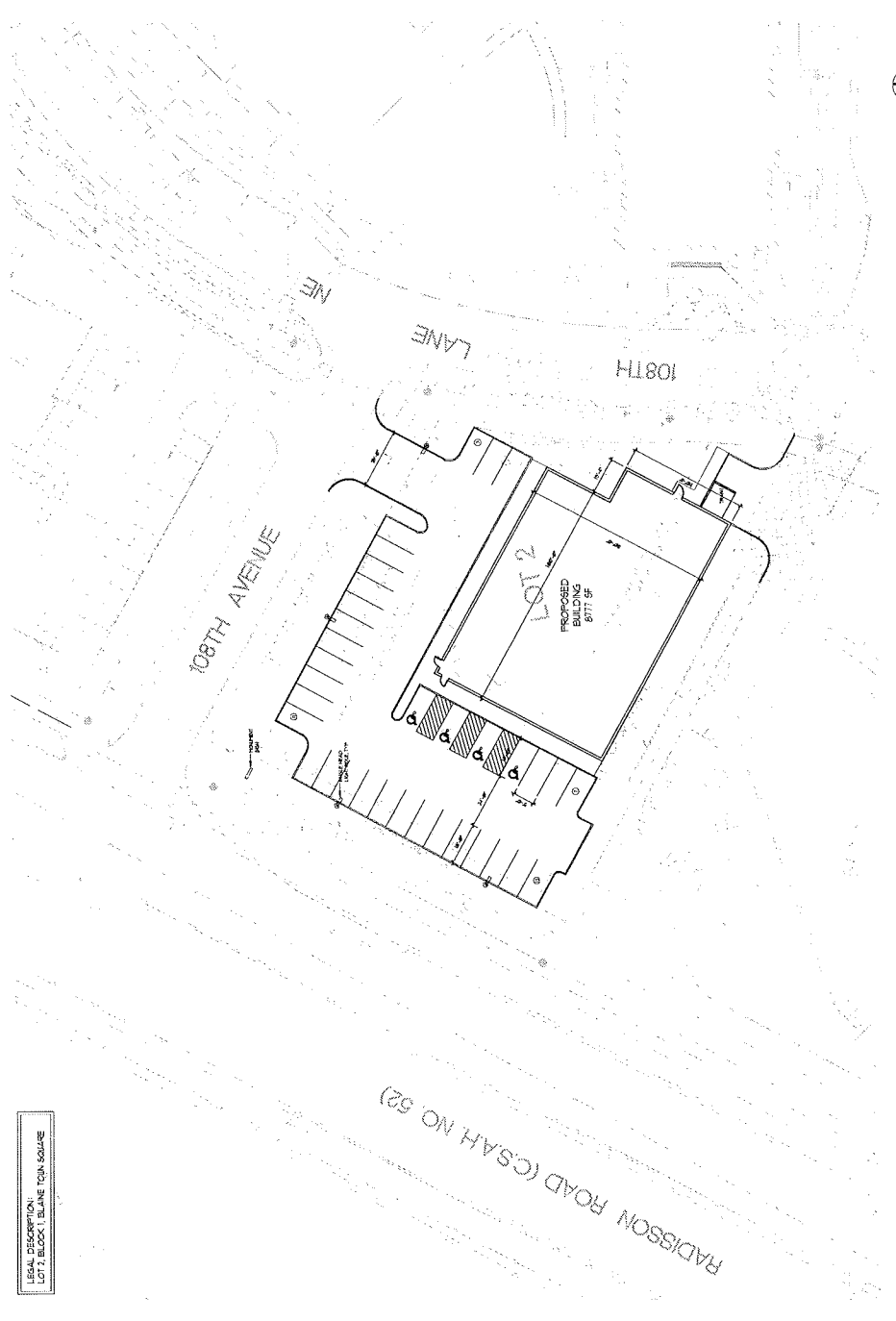
SHEET INDEX

ARCHITECTURAL:
 A1 COVER SHEET & ARCHITECTURAL SITE PLAN
 A2 FLOOR PLAN
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CIVIL:
 C11 EXISTING CONDITIONS/PRODUCTION PLAN
 C11 GRADING AND DRAINAGE PLAN
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 C11 LANDSCAPE PLAN

SURVEY:
 A174 A257 LAND TITLE SURVEY

LEGAL DESCRIPTION:
 LOT 7, BLOCK T, BLAINE TOWN SQUARE



1 ARCHITECTURAL SITE PLAN

Blaine, Minnesota
Victory Capital Corporation
421 Main Street North
Suite 200
Blaine, MN 55425

LOUCAS
ASSOCIATES

PROJECT NO. 20240000000000000000
DATE: 12/12/2024
DRAWN BY: [Name]
CHECKED BY: [Name]

Table with columns for various project details and revision history.

GRADING AND
DRAINAGE PLAN



NOTE:
EXISTING SURVEY INFORMATION PROVIDED BY
ATLAS&M AND TITLE SURVEY DATED 12-19-2016
FOR ADDITIONAL SURVEY INFORMATION.

Legend table with symbols for various features like spot heights, contours, and structures.

GRADING, DRAINAGE & EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLAINE AND THE STATE OF MINNESOTA.
- 2. THE CONTRACTOR SHALL MAINTAIN EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE NOTED.
- 3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.

Gopher State One Call logo and contact information: CALL BEFORE YOU DIG, 800-488-5848.

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BLAINE AND THE STATE OF MINNESOTA.

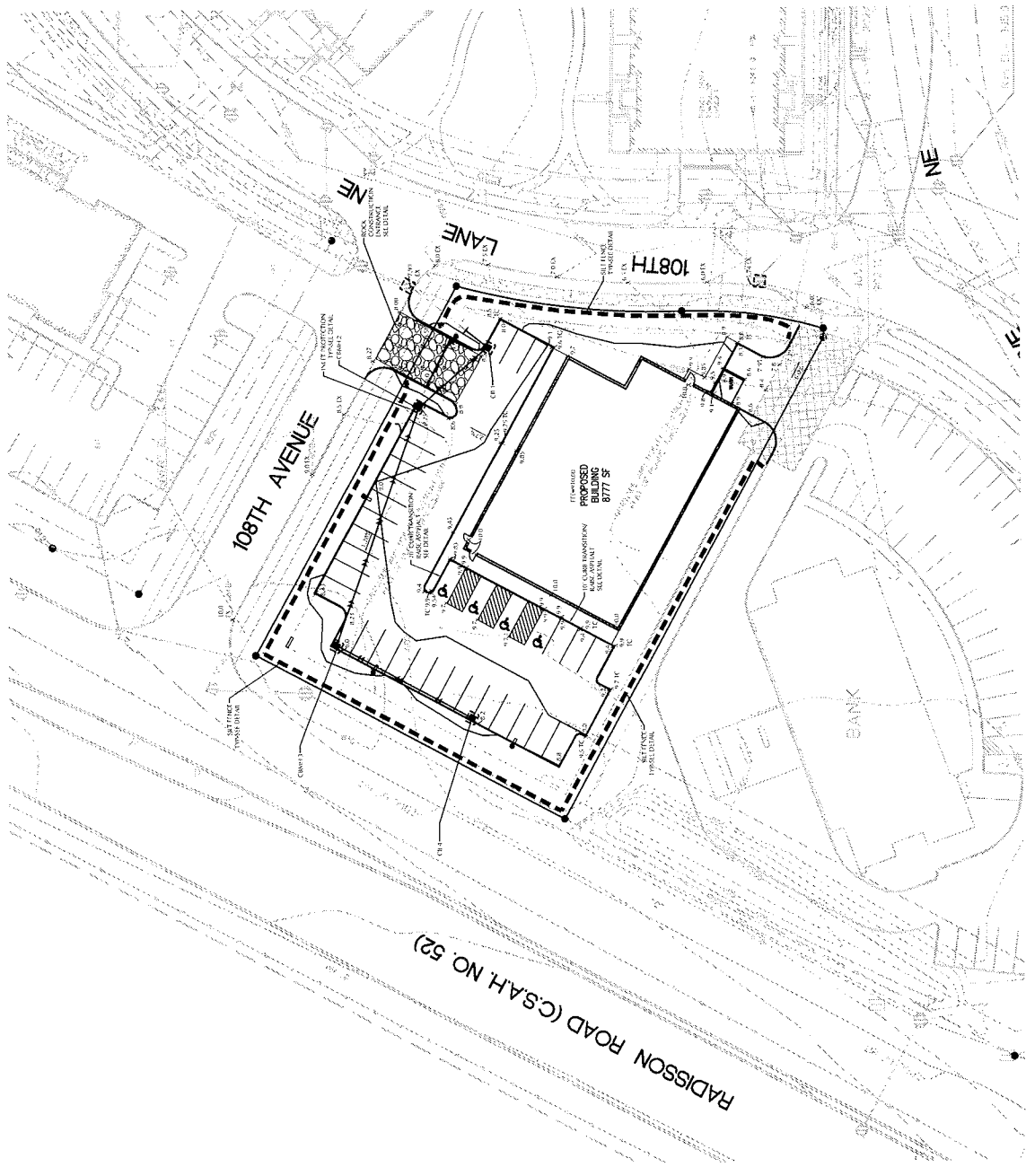


Table with 4 columns: Description, Quantity, Unit, and Price. Includes items like Planting, Soil, and Mulch.

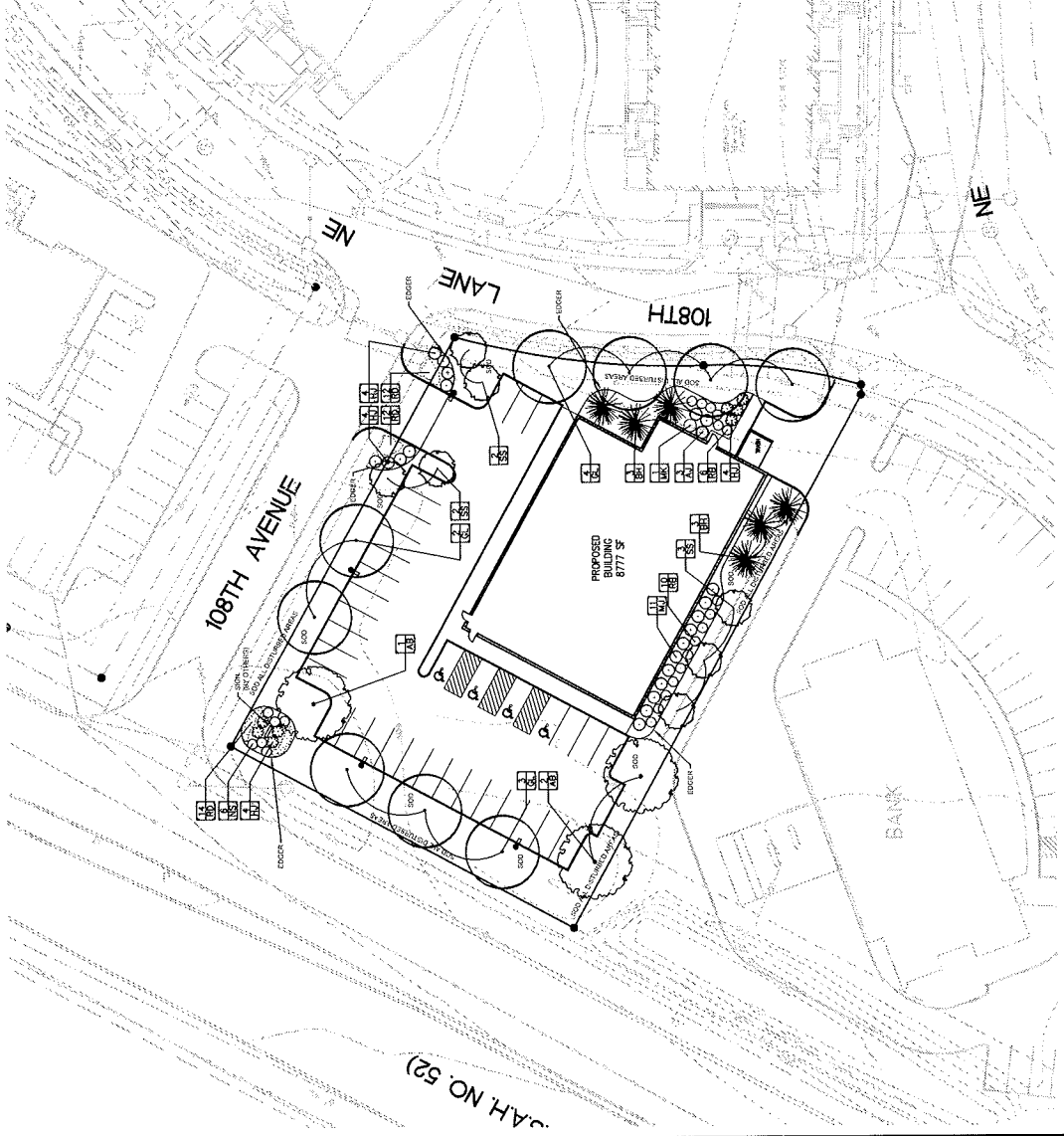
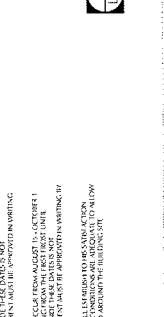
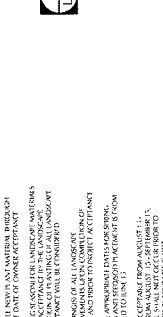
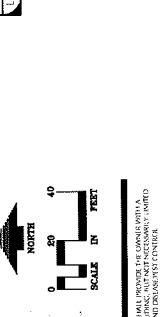
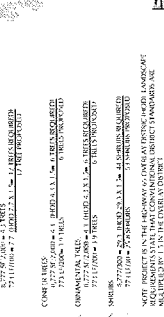
Table with 4 columns: Description, Quantity, Unit, and Price. Includes items like Planting, Soil, and Mulch.

Call before you dig
Copher State One Call

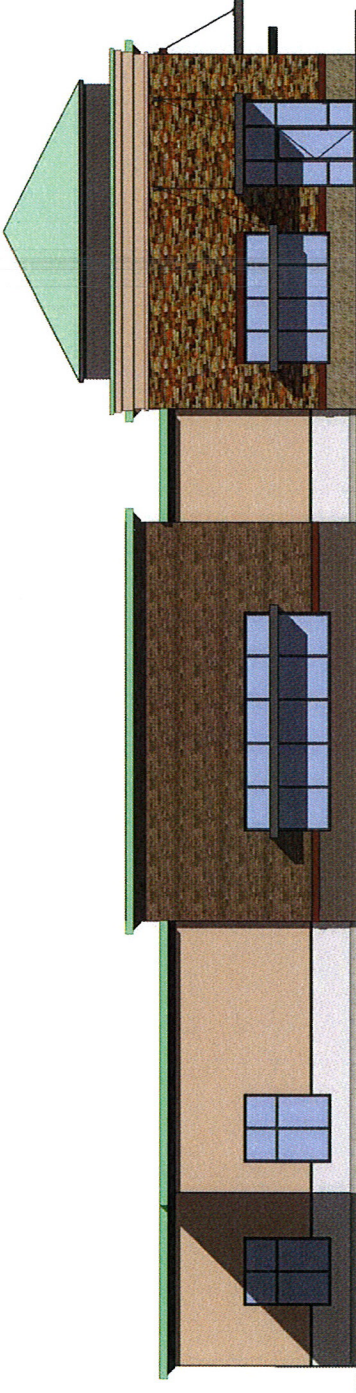


PLANT SCHEDULE table with columns for Item, Plant Name, Quantity, and Price. Lists various trees and shrubs.

LANDSCAPE REQUIREMENTS:
GRADE: 1% TO 2% SLOPE
SOIL: 4% TO 6% ORGANIC MATTER
... (rest of requirements text)



GENERAL NOTES:
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY AND STATE.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMEDIATION OF ANY DAMAGE TO ADJACENT PROPERTIES.
7. THE CONTRACTOR SHALL MAINTAIN ALL NECESSARY RECORDS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND SHRUBS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PERENNIALS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING HEDGES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FENCES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DRIVEWAYS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SIDEWALKS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CURBS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING GUTTERS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING DOWNSPUTTERS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FOUNDATIONS.
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① NORTH
3/32" = 1'-0"



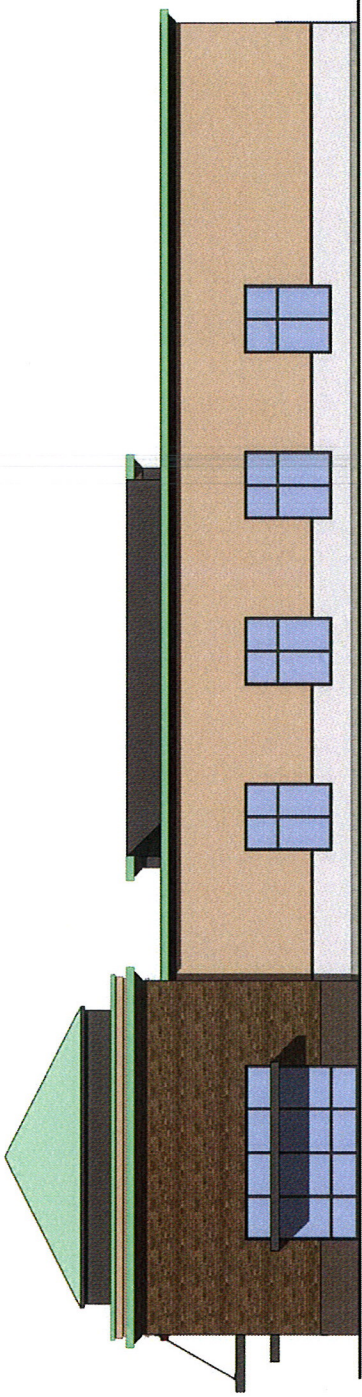
② WEST
3/32" = 1'-0"



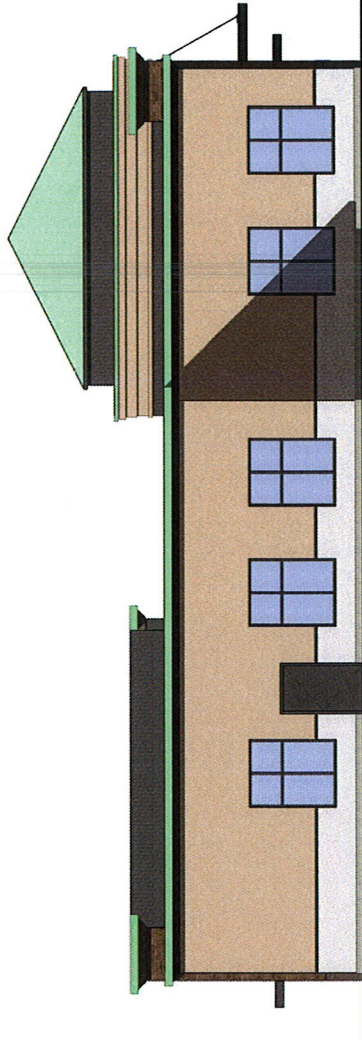
4800 WEST OLD SHAKOPEE ROAD
SUITE 920
BLOOMINGTON, MINNESOTA 55437
PH: 959.996.9662
FX: 959.996.9663
WWW.SPARCHITECTSINC.COM

NORTH & WEST ELEVATIONS
108TH & 108TH LANE NE

CDI BLAINE



① SOUTH
3/32" = 1'-0"



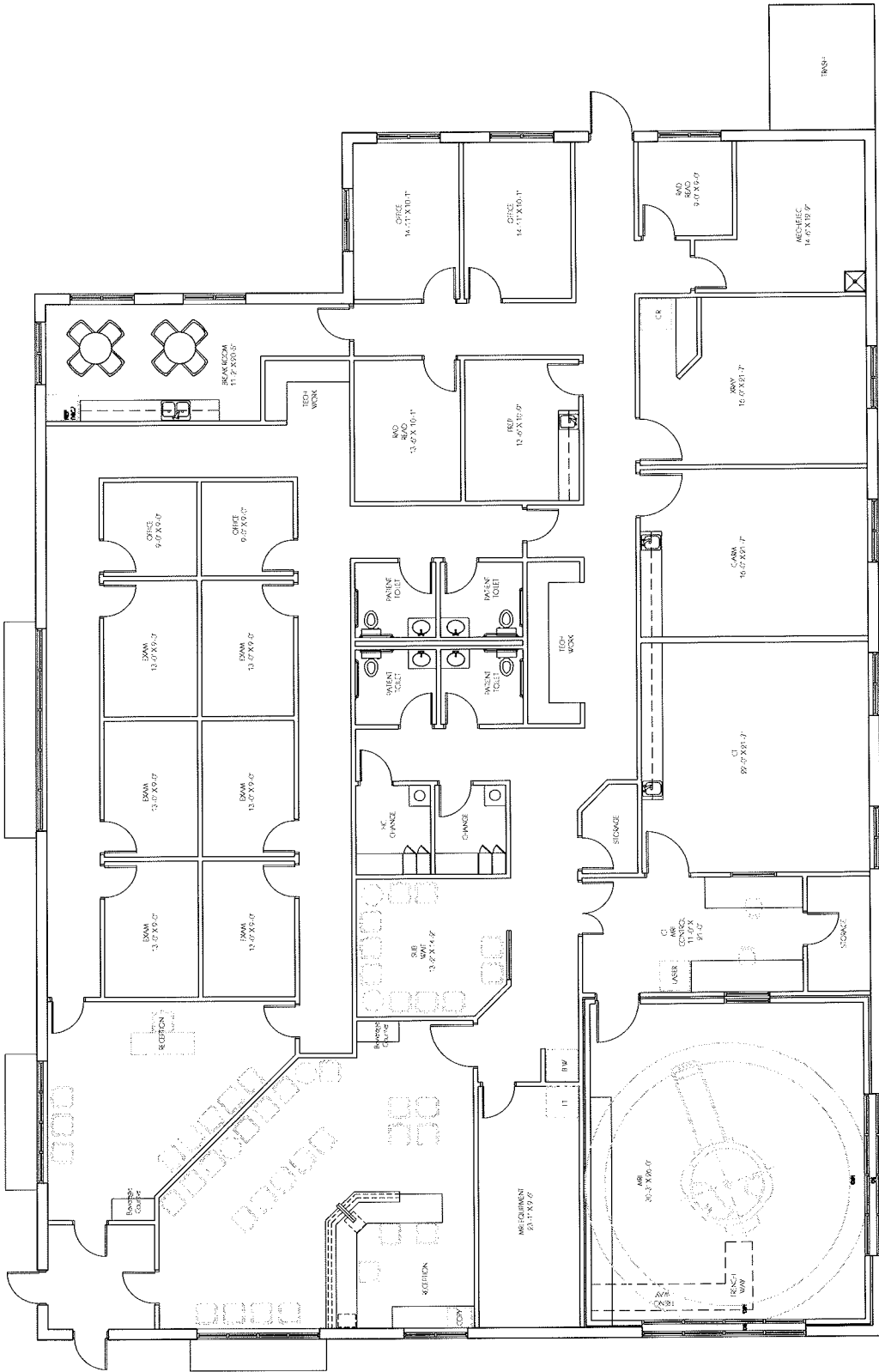
② EAST
3/32" = 1'-0"



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WWW.SPARCHITECTSINC.COM

SOUTH & EAST ELEVATIONS
108TH & 108TH LANE NE

CDI BLAINE



NOTE: ALL DIMENSIONS OF CHANGES AND/OR IMPROVEMENTS SHALL BE SHOWN AND CHECKED FOR ACCURACY AND CONSISTENCY WITH THE REQUIREMENTS OF CLIENT.

1 FLOOR PLAN

