

Case File No. 17-0023
US Nail Salon/Taste of Saigon

Blaine Planning Department / 10801 Town Square Dr NE / Blaine, MN 55449 / (763) 785-6180





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

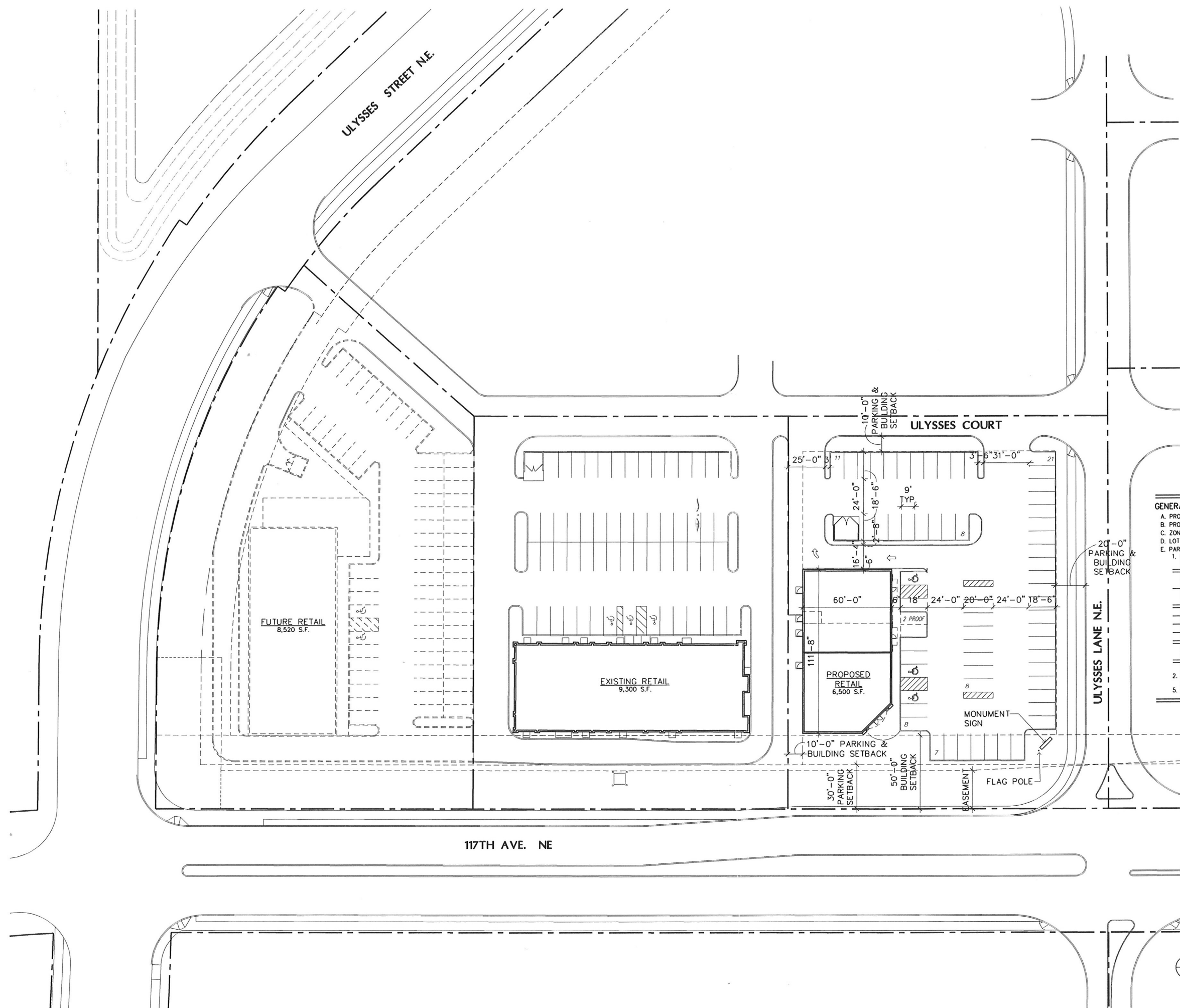
ARCHITECT CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRELIMINARY NOT FOR CONSTRUCTION

LEONARD LAMPERT
 13669
 LICENSED ARCHITECT
 STATE OF MINNESOTA

STONE CONSTRUCTION, INC.
 2181 - 107th LANE N.E.
 BLAINE, MINNESOTA 55434

US NAIL SALON
 Blaine, Minnesota



GENERAL INFORMATION

A. PROJECT NAME: Multi-Tenant Retail
 B. PROJECT LOCATION: Blaine, Minnesota
 C. ZONING AND LAND USE: PBD - Planned Business District
 D. LOT SIZE: 1.33 Acres 57,792 s.f.
 E. PARKING AND MANEUVERING (Blaine Zoning Ordinance)
 1. Parking Stall Calculation

NAIL SALON 20 Stations + 1 Tech per 2 Stations	30 Stalls
RESTAURANT 3,300 s.f. @ 1/100 s.f.	33 Stalls
Total Stalls Required	63 Stalls
Total Stalls Provided	63 Stalls
Proof of Parking	2 Stalls
Total Parking Capacity	65 Stalls
Accessible Requirement Per 65 Stalls (IBC Table 1106.1)	3 Stalls

2. Stall Size - 9'-0" x 20'-0"
 3. Aisle Size - 24'-0"
 4. Striping - 4" White Stripes
 5. Pavement Design

Copyright 2017
 Leonard Lampert Architects, P.A.
 Project Designer: L. SCHMIDT
 Drawn By: LLS
 Checked By: LL
 Revisions
 5/25/17 PRELIMINARY

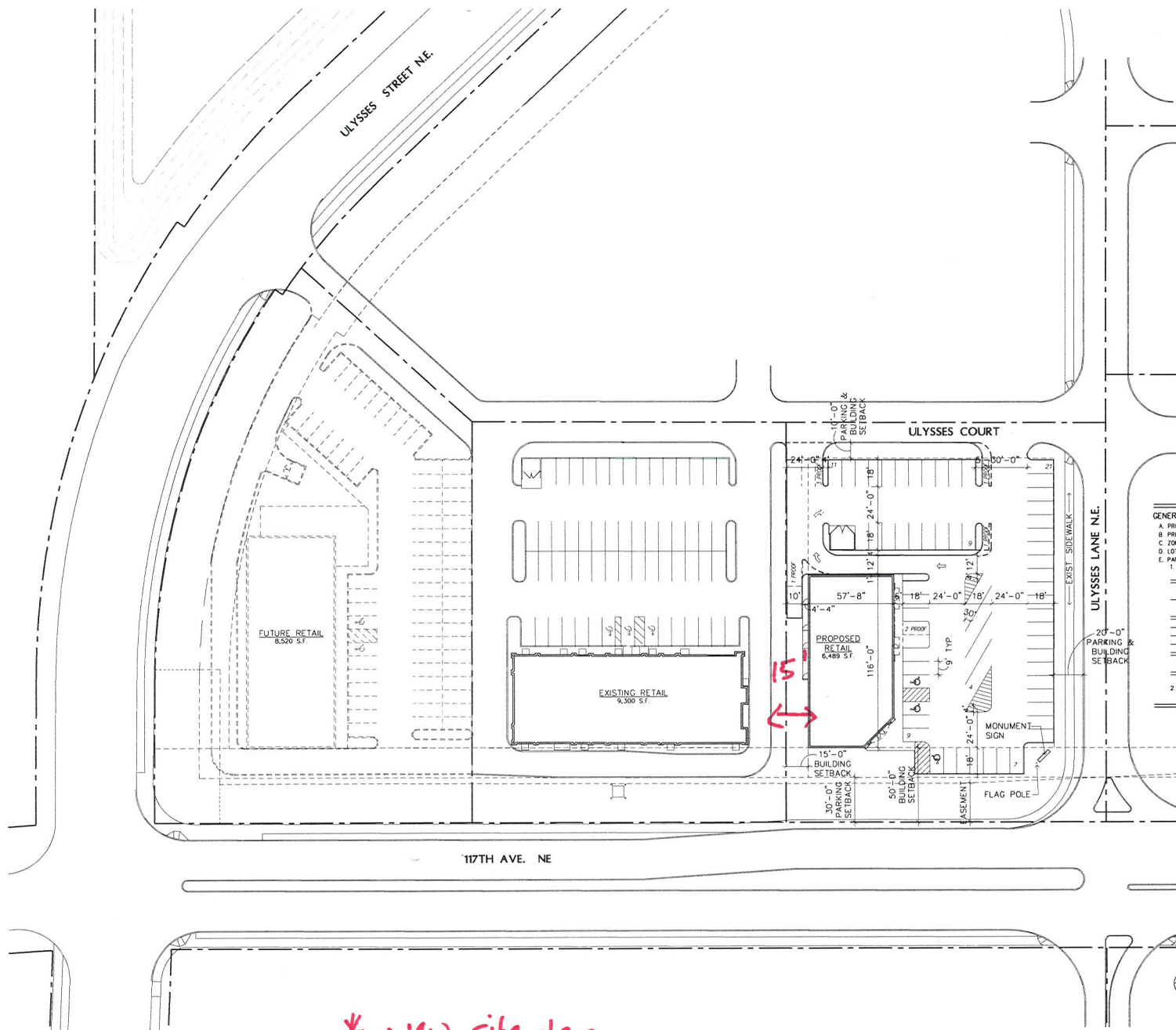
SITE PLAN
 Sheet Number

A1
 Project No. 170314-1

1 SITE PLAN
 A1 SCALE: 1" = 30'-0"



Filename:



* New site plan
 - building meets 15-foot side yard setback on west side.

GENERAL INFORMATION

A. PROJECT NAME: Multi-Tenant Retail
 B. PROJECT LOCATION: Blaine, Minnesota
 C. ZONING AND LAND USE: PBD - Planned Business District
 D. LOT SIZE: 1.33 Acres 57,792 s.f.
 E. PARKING AND MANUEVERING (Blaine Zoning Ordinance)

1. Parking Stall Calculation

NAIL SALON 20 Stations x 1 Tech per 2 Stations	30 Stalls
RESTAURANT 3,300 s.f. @ 1/100 s.f.	33 Stalls
Total Stalls Required	63 Stalls
Total Stalls Provided	61 Stalls
Pool of Parking	8 Stalls
Total Parking Capacity	69 Stalls
Accessible Requirement Per 69 Stalls (ICC Table 1106.1)	3 Stalls

2. Stall Size - 9'-0" x 20'-0" 3. Aisle Size - 24'-0"
 4. Striping - 4" White Stripes

1 SITE PLAN
 A1 SCALE: 1" = 30'-0"



LAMPERT ARCHITECTS
 420 Summit Avenue
 St. Paul, MN 55102
 Phone: 763.753.1211 Fax: 763.737.2849
 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

(763) 784-1950
 FAX 784-9707

STONE CONSTRUCTION, INC.
 2181 N 10TH LANE NE
 BLAINE, MINNESOTA 55434

US NAIL SALON
 Blaine, Minnesota

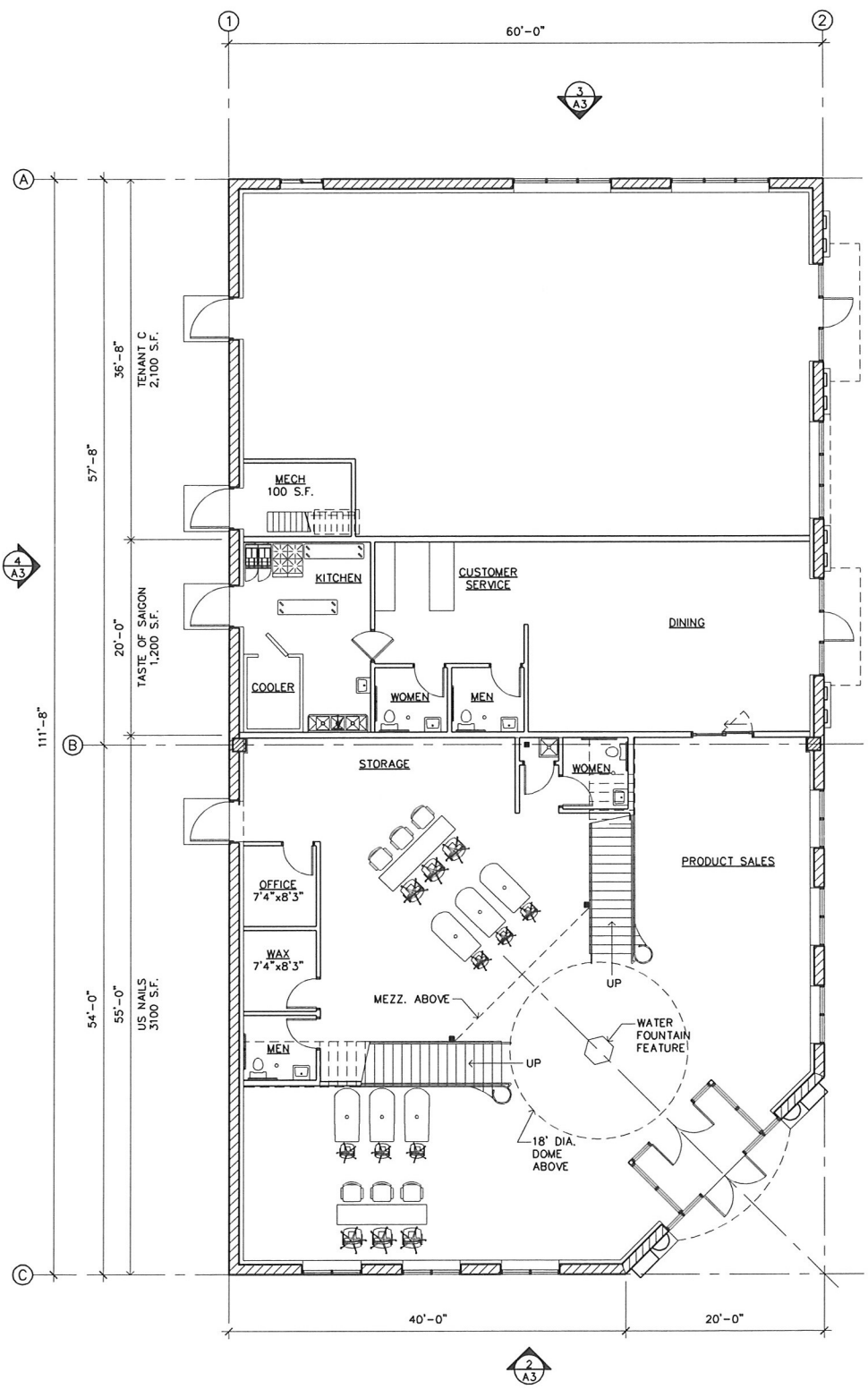
Copyright 2017
 Lampert Architects, P.A.
 Project Designer: L. SCHMIDT
 Drawn By: LLS
 Checked By: LL

Revisions

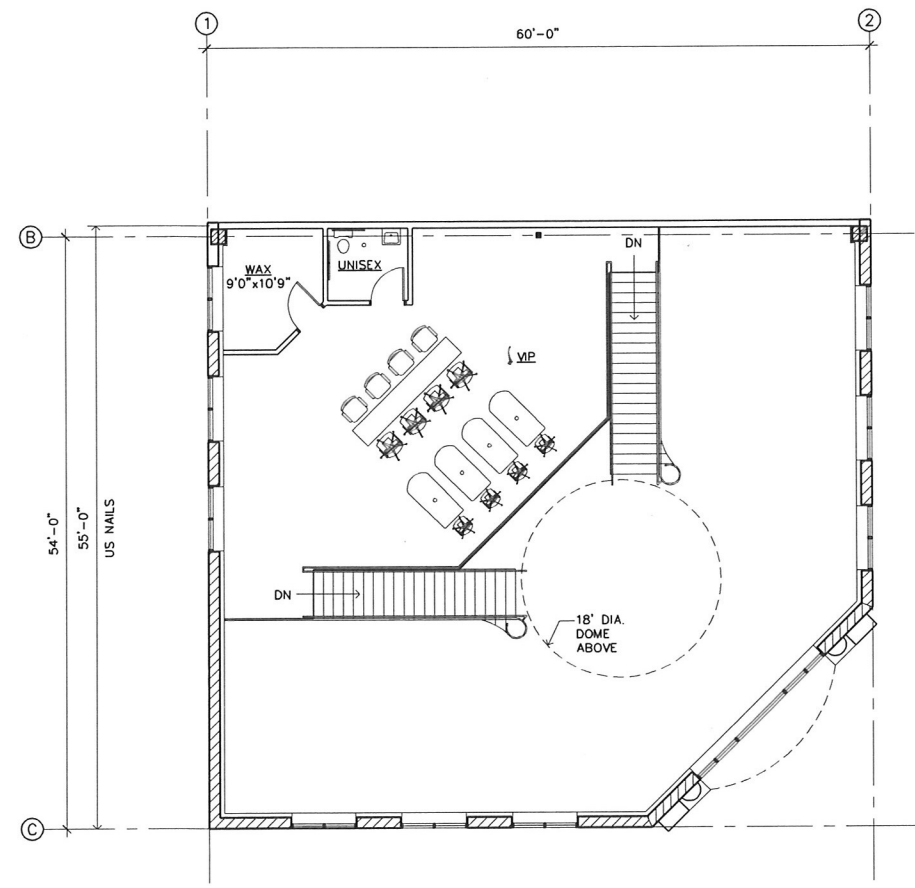
6/30/17	PRELIMINARY

SITE PLAN
 Sheet Number

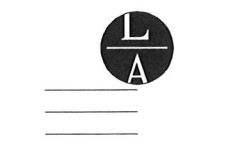
A1
 Project No. 170314-1



1 FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"



2 MEZZANINE PLAN
A2 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

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

STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

(763) 784-1950
FAX 784-9707

US NAIL SALON
Blaine, Minnesota

Copyright 2017
Leonard Lampert Architects, P.A.
Project Designer: L. SCHMIDT
Drawn By: LLS
Checked By: LL

Revisions	Date	Description
5/25/17	PRELIMINARY	

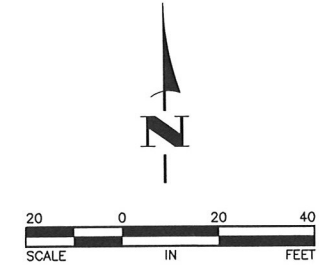
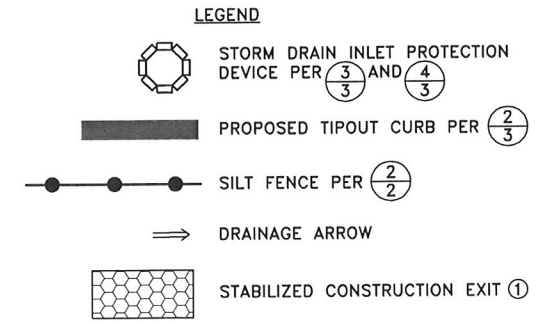
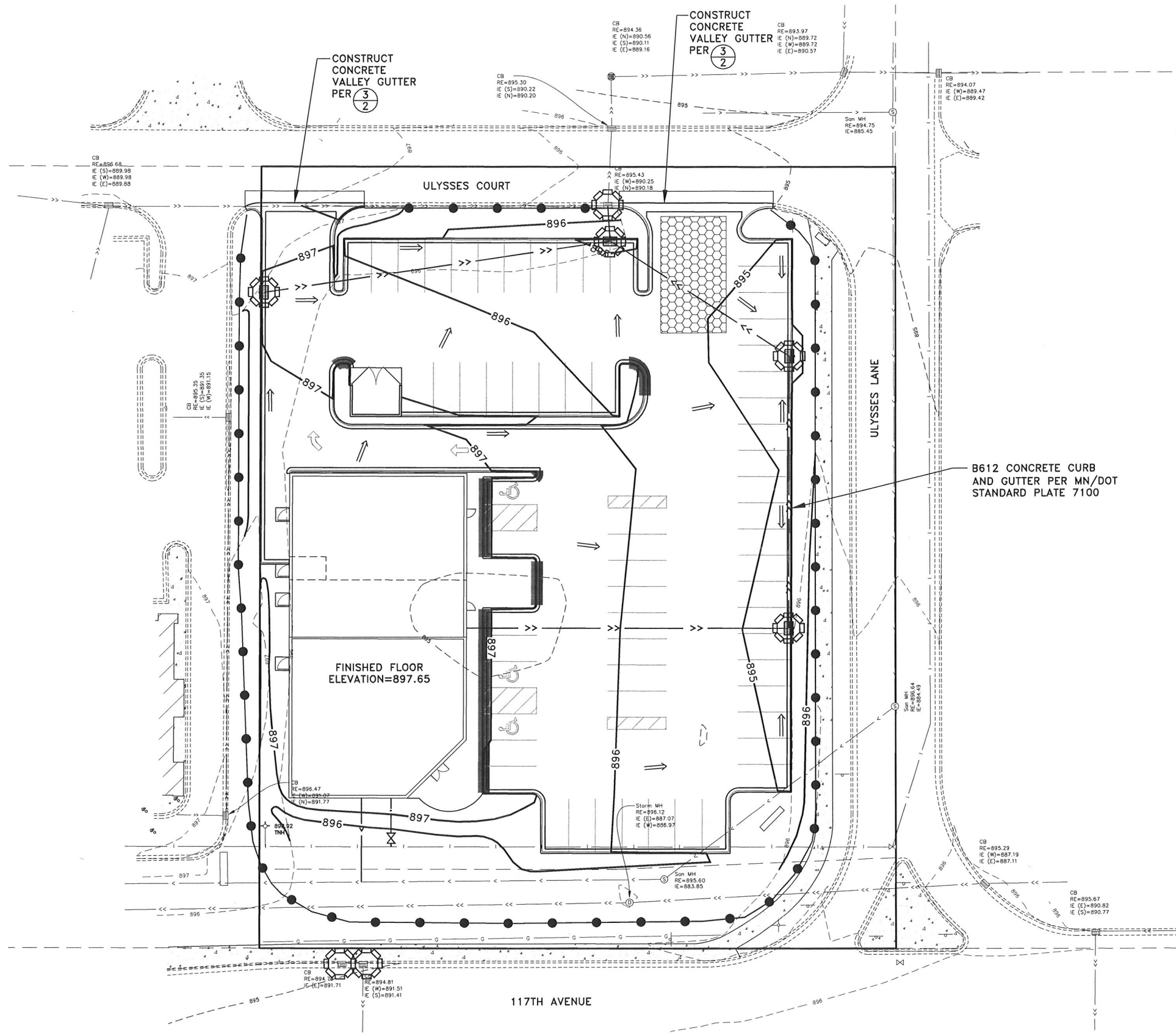
FLOOR PLAN

Sheet Number

A2

Project No. 170314-1

- GENERAL NOTES:
1. AFTER CONSTRUCTION, APPLICANT SHALL VERIFY THE INFILTRATION RATES. CCWD STAFF SHALL BE NOTIFIED PRIOR TO THE INFILTRATION TEST.
 2. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
 3. SEE THE UTILITY AND PAVING PLAN FOR STORM SEWER AND SEWER AND WATER SERVICE INFORMATION.
 4. PERVIOUS AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF ROUGH GRADING.
 5. SEDIMENT SHALL BE REMOVED FROM ALL PAVED SURFACES WITHIN 24 HOURS OF DISCOVERY.
- REFERENCE NOTES:
- ① PRIOR TO IMPORTING OR EXPORTING MATERIAL FROM THE SITE, CONTRACTOR SHALL CONSTRUCT A STABILIZED CONSTRUCTION EXIT PER ①/2.



May 28, 2017 - 9:50am K:\oad_eng\PROJECTS\PRIVATE\2285.35\dwg\2285.35GRADING.dwg

DATE	REVISION
5/30/17	PLAN REVISIONS PER CLIENT REVIEW

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.

Timothy A. Eggerichs
 TIMOTHY A. EGGERICHS, P.E.
 Date 5/10/17 Lic. No. 43362

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



Hakanson Anderson
 Civil Engineers and Land Surveyors
 3601 Thurston Ave., Anoka, Minnesota 55303
 763-427-5860 FAX 763-427-0520
 www.hakanson-anderson.com

U.S. NAIL SALON
 STONE CONSTRUCTION

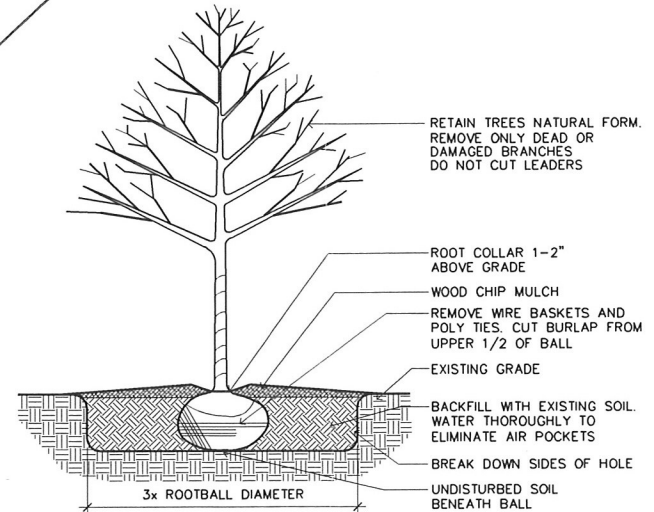
GRADING, DRAINAGE AND
 EROSION CONTROL PLAN
 CITY OF BLAINE, MINNESOTA

SHEET
 6
 OF
 7
 SHEETS

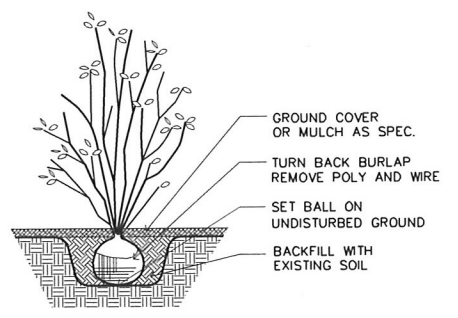
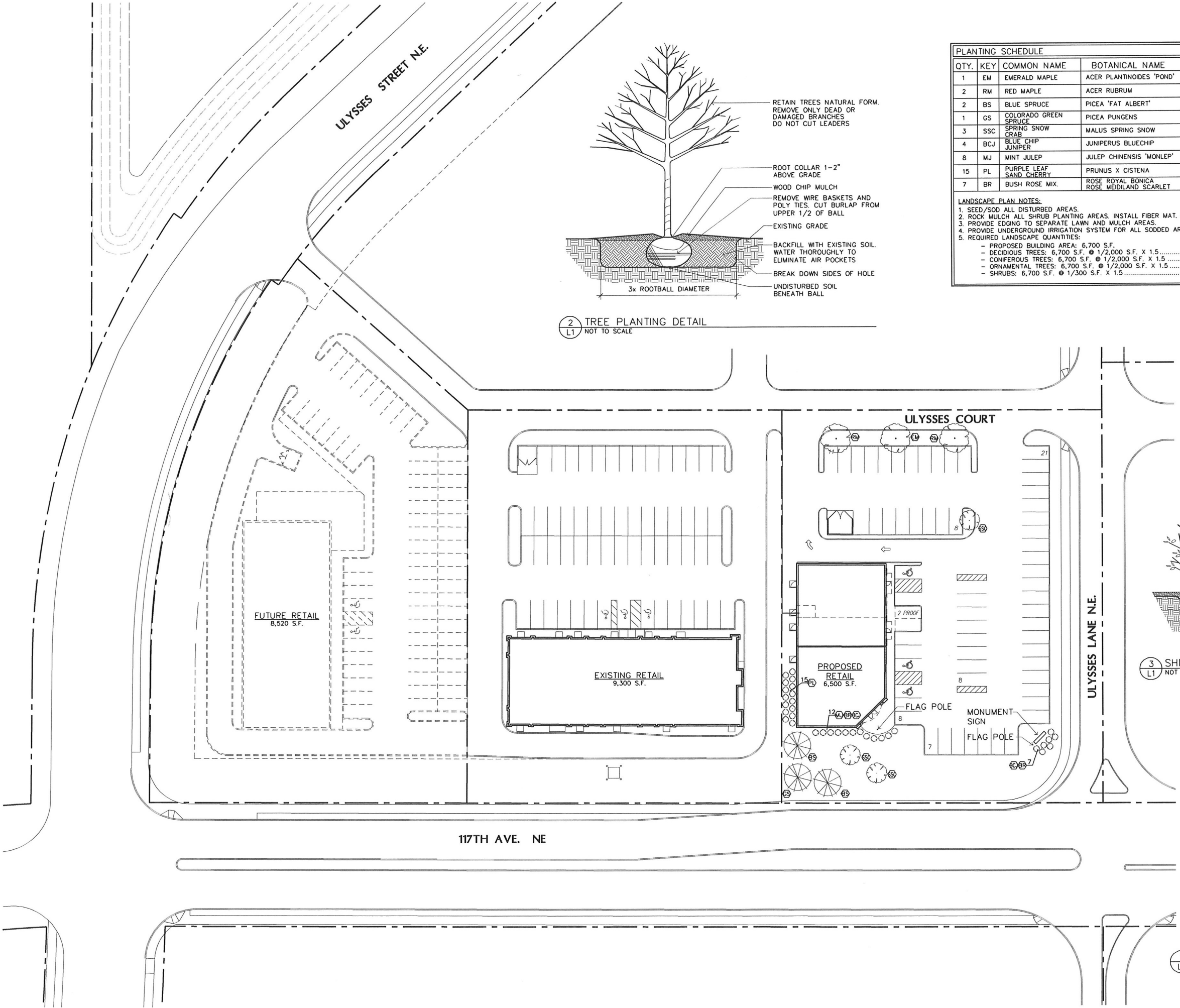
PLANTING SCHEDULE						
QTY.	KEY	COMMON NAME	BOTANICAL NAME	SIZE	MTHD	REMARKS
1	EM	EMERALD MAPLE	ACER PLANTINOIDES 'POND'	2.5"	BB	
2	RM	RED MAPLE	ACER RUBRUM	4"	BB	MEETS 25% OVERSIZE REQ'T
2	BS	BLUE SPRUCE	PICEA 'FAT ALBERT'	8'	BB	MEETS 25% OVERSIZE REQ'T
1	GS	COLORADO GREEN SPRUCE	PICEA PUNGENS	6'	BB	
3	SSC	SPRING SNOW CRAB	MALUS SPRING SNOW	3"	BB	MEETS 25% OVERSIZE REQ'T
4	BCJ	BLUE CHIP JUNIPER	JUNIPERUS BLUECHIP	24"	POT	PLANT 5' O.C.
8	MJ	MINT JULEP	JULEP CHINENSIS 'MONLEP'	24"	POT	PLANT 5' O.C.
15	PL	PURPLE LEAF SAND CHERRY	PRUNUS X CISTENA	24"	POT	PLANT 5' O.C.
7	BR	BUSH ROSE MIX.	ROSE ROYAL BONICA ROSE MEIDLAND SCARLET	24"	POT	PLANT 4' O.C.

LANDSCAPE PLAN NOTES:

- SEED/SOD ALL DISTURBED AREAS.
- ROCK MULCH ALL SHRUB PLANTING AREAS. INSTALL FIBER MAT. MULCH TO ENCOMPASS SHRUBS TO 3" DEPTH.
- PROVIDE EDGING TO SEPARATE LAWN AND MULCH AREAS.
- PROVIDE UNDERGROUND IRRIGATION SYSTEM FOR ALL SODDED AREAS AND NEW PLANTINGS.
- REQUIRED LANDSCAPE QUANTITIES:
 - PROPOSED BUILDING AREA: 6,700 S.F. 5 REQ'D 2 OVERSIZE + 1 = 5 PROVIDED
 - DECIDUOUS TREES: 6,700 S.F. @ 1/2,000 S.F. X 1.5 5 REQ'D 2 OVERSIZE + 1 = 5 PROVIDED
 - CONIFEROUS TREES: 6,700 S.F. @ 1/2,000 S.F. X 1.5 5 REQ'D 5 PROVIDED
 - ORNAMENTAL TREES: 6,700 S.F. @ 1/2,000 S.F. X 1.5 5 REQ'D 5 PROVIDED
 - SHRUBS: 6,700 S.F. @ 1/300 S.F. X 1.5 34 REQ'D 34 PROVIDED



2 TREE PLANTING DETAIL
L1 NOT TO SCALE



3 SHRUB PLANTING DETAIL
L1 NOT TO SCALE

1 LANDSCAPE PLAN
L1 SCALE: 1" = 30'-0"



PRELIMINARY
NOT FOR
CONSTRUCTION

(763) 784-1950
FAX 784-9707

STONE CONSTRUCTION, INC.
2181 - 107th LANE N.E.
BLAINE, MINNESOTA 55434

US NAIL SALON
Blaine, Minnesota

Drawn By: LLS
Checked By: LL

Revisions

5/25/17	PRELIMINARY

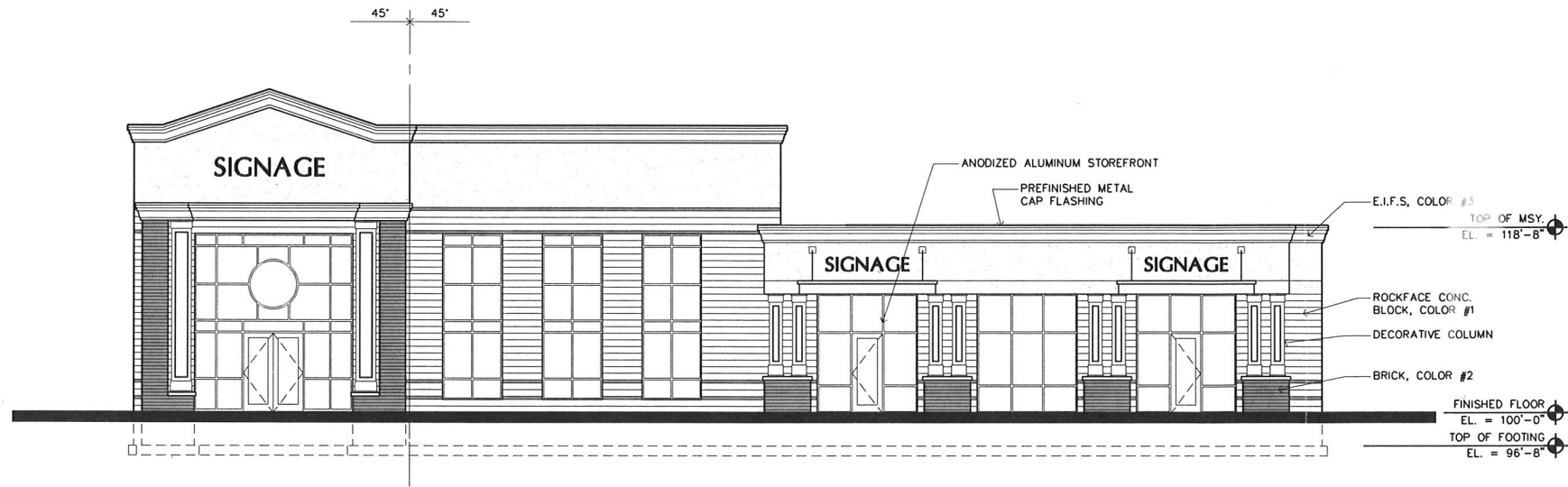
LANDSCAPE PLAN

Sheet Number

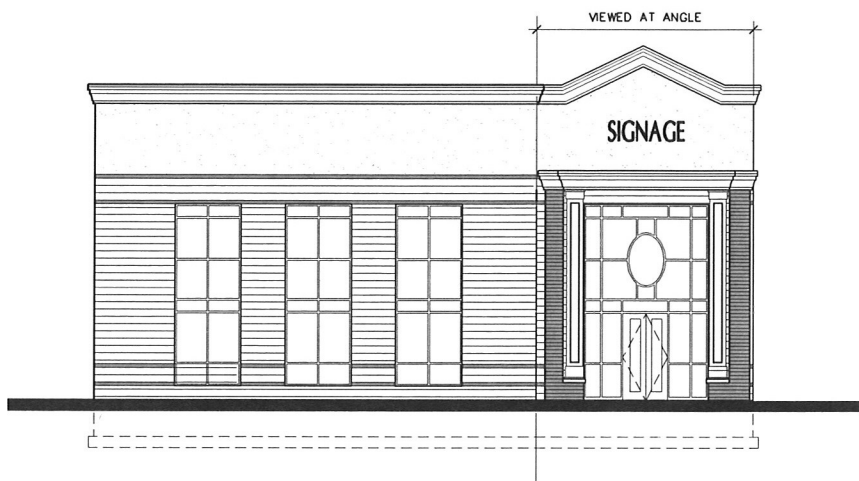
L1

Project No. 170314-1

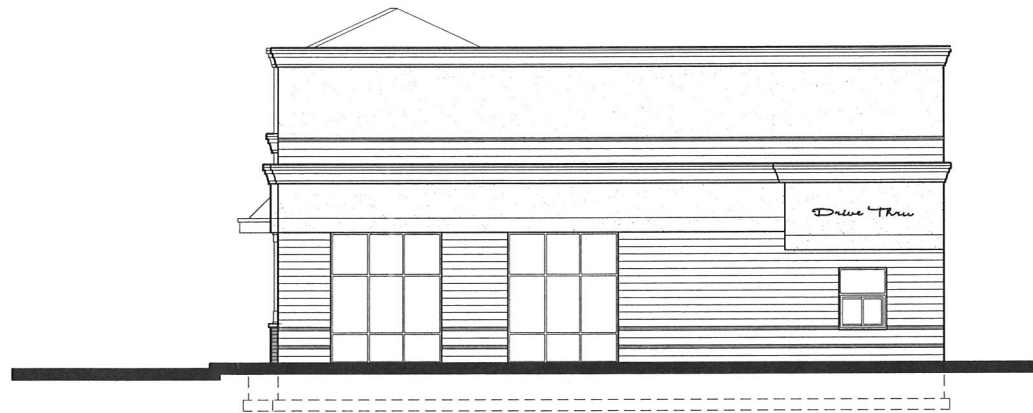
Filename:



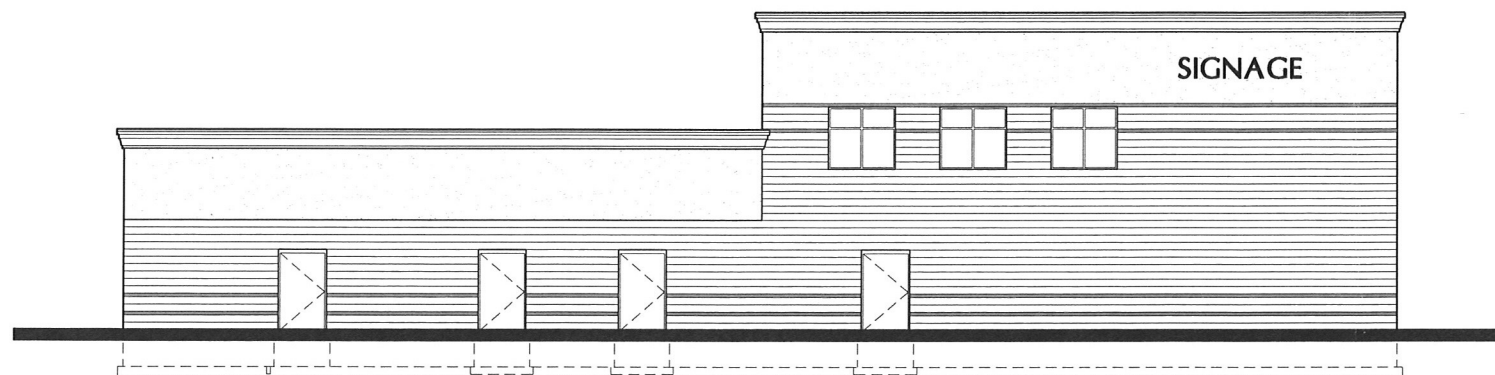
1 EAST ELEVATION
A3 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
A3 SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
A3 SCALE: 1/8" = 1'-0"



4 WEST ELEVATION
A3 SCALE: 1/8" = 1'-0"

EXTERIOR MATERIALS
 SURFACE AREA - 8,471 S.F.
 EIFS, BRICK, GLASS
 5,065 S.F. / 8,471 S.F. = 59.8% > 50%
 ROCK FACE BLOCK, METAL
 3,406 S.F. / 8,471 S.F. = 40.2% < 50%

Filename:



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

(763) 784-1950
 FAX 784-9707

STONE CONSTRUCTION, INC.
 2181 - 107th LANE N.E.
 BLAINE, MINNESOTA 55434

U S N A I L S A L O N
 Blaine, Minnesota

Copyright 2017
 Leonard Lampert Architects, P.A.

Project Designer: L. SCHMIDT

Drawn By: LLS

Checked By: LL

Revisions

5/25/17 PRELIMINARY

BUILDING ELEVATIONS

Sheet Number

A3

Project No. 170314-1