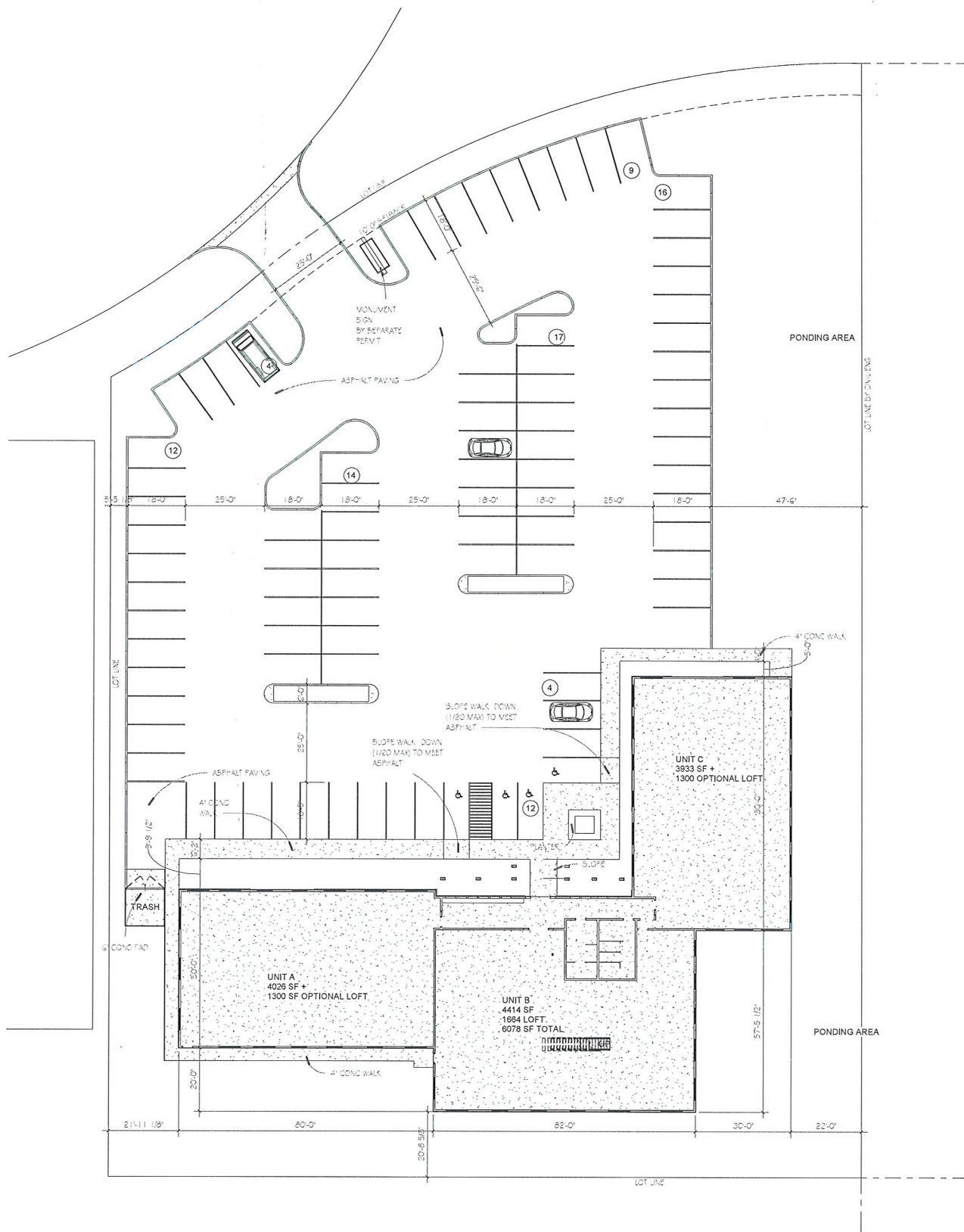


Case File No. 18-0020
The Imagine Center

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





BUILDING SIZE		PARKING SPACES	
UNIT A		SPACES REQUIRED	88
MAIN FLOOR	4026 SF	STANDARD SPACES	85
OPTIONAL LOFT	1300 SF	ACCESSABLE SPACES	3
TOTAL	5326 SF	TOTAL SPACES	88
UNIT B - IMAGINE			
MAIN FLOOR	4414 SF		
LOFT SPACE	1664 SF		
TOTAL	6078 SF		
UNIT C			
MAIN FLOOR	3933 SF		
OPTIONAL LOFT	1300 SF		
TOTAL	5233 SF		
COMMON SPACE	940 SF		
TOTAL BLDG	17,677 SF		

INDEX TO DRAWINGS	
A.1 - ARCHITECTURAL SITE PLAN	
A.2 - IMAGES	
A.3 - FIRST FLOOR PLAN	
A.4 - SECOND FLOOR PLAN	
A.5 - ELEVATIONS	
A.6 - ELEVATIONS	
C.1 - TITLE SHEET NOTES LEGEND	
C.2 - GRADING DRAINAGE PLAN	
C.3 - CIVIL DETAILS	
C.3.1 - CIVIL DETAILS	
L - LANDSCAPE PLAN	

OWNER INFO

GREENSPACES LLC
 DR DOUG GREEN DDS
 10705 TOWN SQUARE DR NE
 SUITE 200
 BLAINE MN
 PHONE 763-289-8650

PROGRESSIVE
 Architecture

4929 OTTIER LAKE ROAD WHITE BEAR LAKE MN 55110
 651.282.1051
 WWW.PROGRESSIVEARCH.COM

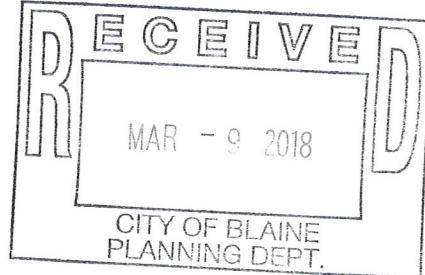
REVISIONS:		
No.	Description	Date

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3.9.18 19828
 SCOTT C. MOWER DATE LICENSE #
 Project Number GREB4
 Date 3.9.18
 Drawn By smt, ll

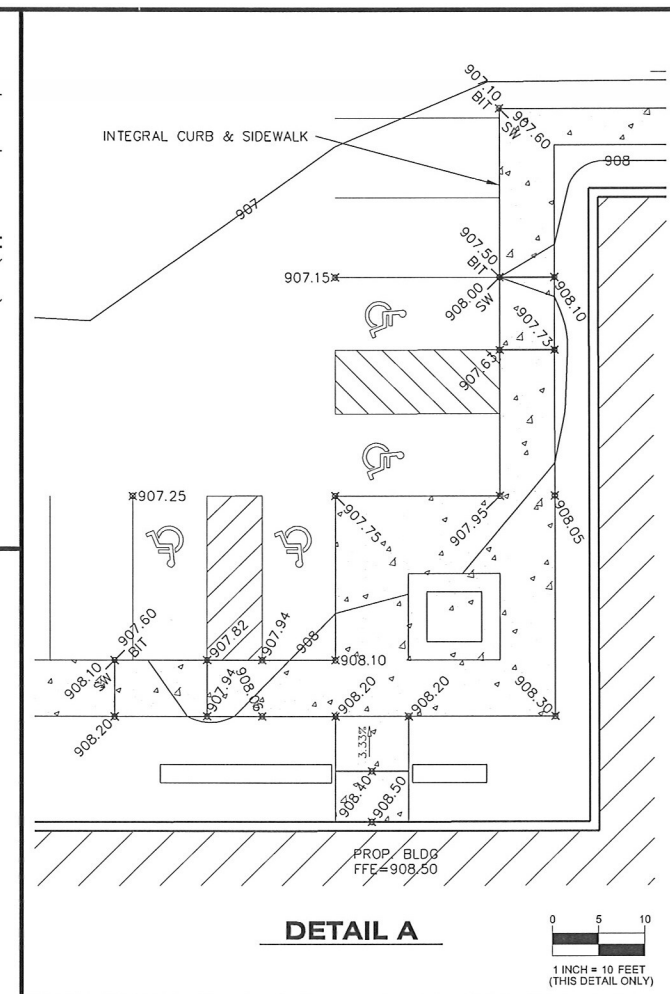
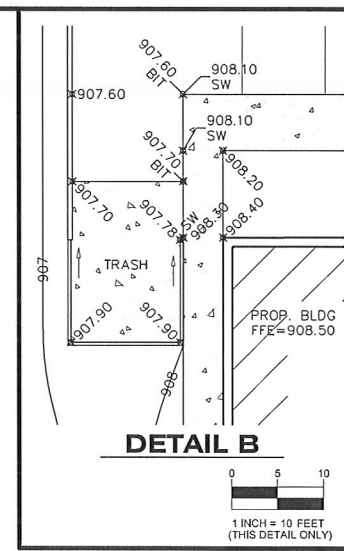
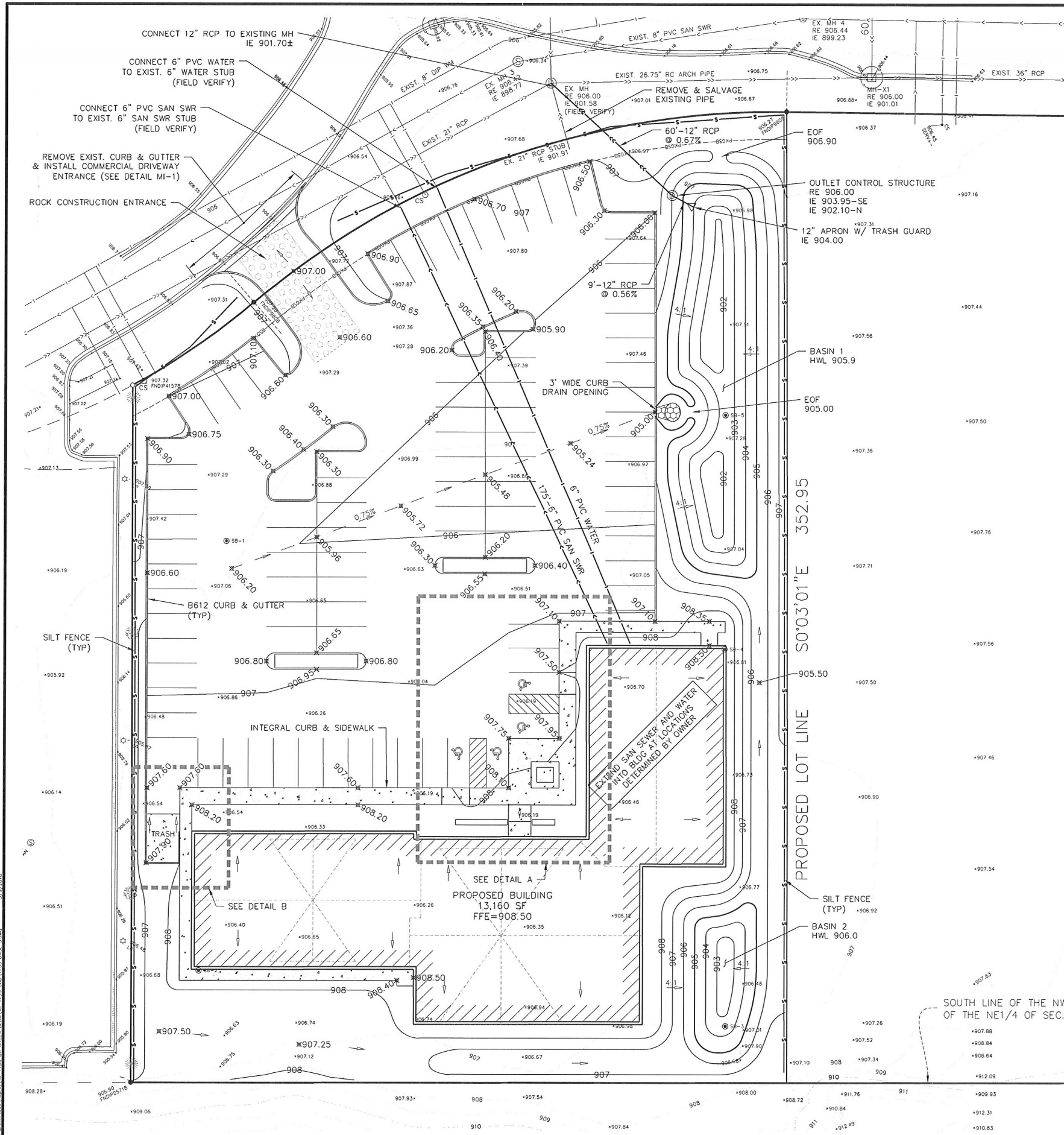
Imagine Center

10729 Town Center Dr NE
 Blaine, MN



A.1
 SITE
 PLANNING COUNCIL

1 Site.
 1" = 20'-0"



WATER MAIN NOTES

EXISTING WATER MAIN LOCATION AND SIZE SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROVIDE PIPE INSULATION WHERE SEWER (SANITARY OR STORM) CROSSES WITHIN 18" OF WATER MAIN.

ALL WATER MAIN AND FITTINGS SHALL BE MADE IN THE UNITED STATES OR CANADA.

PROPOSED WATER MAIN SHALL BE 8" PVC, C-900.

PROPOSED WATER SERVICES SHALL BE 1" COPPER, TYPE "K".

MECHANICAL JOINTS SHALL BE USED FOR WATER MAIN PIPES 4" IN DIAMETER AND LARGER. RUBBER GASKETS SHALL CONFORM TO AWWA C111 (ANSI A21.11).

MAINTAIN MINIMUM 8'-FT COVER TO TOP OF ALL WATER MAIN PIPE.

ALL COMPONENTS OF THE WATER SYSTEM, UP TO THE WATER METER OR FIRE SERVICE EQUIPMENT, SHALL UTILIZE PROTECTIVE INTERNAL COATINGS MEETING CURRENT ANSI/AWWA STANDARDS FOR CEMENT MORTAR LINING OR SPECIAL COATINGS.

CONTACT CITY OF BLAINE ENGINEERING DEPARTMENT AT (763) 785-6172 FOR INSPECTION OF ALL UTILITY WORK.

CURB & BITUMINOUS NOTES

REMOVAL AND DISPOSAL OF EXISTING STREET MATERIALS AS REQUIRED FOR CONSTRUCTION IS CONSIDERED INCIDENTAL.

SAW-CUT EXISTING BITUMINOUS AND CONCRETE CURB TO PROVIDE BUTT-JOINT.

RESTORE DISTURBED STREET TO EXISTING OR BETTER SECTION.

BACKFILLING OF CURB IS INCIDENTAL TO CURB INSTALLATION.

FOUR INCHES OF CLASS 5 UNDER CURB IS INCIDENTAL TO CURB INSTALLATION.

CURB ENDS SHALL TERMINATE IN A THREE-FOOT BEAVER TAIL.

STORM SEWER NOTES

FIELD VERIFY SIZE, ELEVATION, AND LOCATION OF EXISTING STORM SEWER AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

WHEN CALLED OUT AS PIPE, STORM SEWER SHALL BE REINFORCED CONCRETE PIPE (RCP) ANSI C76 WITH R-4 GASKETS OR, IF ALLOWED BY CITY, HDPE PIPE MAY BE USED. (SEE PLAN FOR LOCATIONS WHERE RCP IS REQUIRED.) HDPE PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M294, TYPE 'S' WITH WATERTIGHT CONNECTIONS. USE SAND/GRAVULAR MATERIAL FOR BACKFILLING AND COMPACTION OF HDPE/PVC PIPE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM 2321.

STORM SEWER LENGTHS INCLUDE THE LAYING LENGTH OF THE FLARED-END SECTION. LAYING LENGTH OF APRON TO BE DEDUCTED FROM PAYMENT LENGTH OF PIPE.

ALL PORTIONS OF THE STORM SEWER SYSTEM LOCATED WITHIN 10 FEET OF THE BUILDING OR WATER SERVICE LINE MUST BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4715.2820.

STORM SEWER PIPES TO BE JOINED TO THE CATCH BASIN MANHOLES W/ APPROVED RESILIENT RUBBER JOINTS TO MAKE THEM GASTIGHT OR WATERTIGHT. CEMENT MORTAR JOINTS ARE PERMITTED ONLY FOR REPAIRS AND CONNECTIONS OF EXISTING LINES CONSTRUCTED WITH SUCH JOINTS.

SANITARY SEWER NOTES

EXISTING SANITARY SEWER LOCATION, SIZE, AND ELEVATION SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY INSTALLATIONS.

PROPOSED SANITARY SEWER SHALL BE PVC SCHEDULE 40.

NOTE:
ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.

DRAWN BY: C.M.
DESIGN BY: C.W.P.
CHKD BY: C.W.P.
PROJ. NO. 18-1755
ORIGINAL DATE: MARCH 9, 2018

DATE	REVISION DESCRIPTION

I hereby certify that this plan was prepared by me or a duly licensed professional engineer under the supervision and seal of the State of Minnesota.

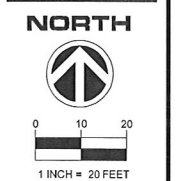
Charles W. Plowe
CHARLES W. PLOWE, ESC
LIC. NO. 16227
DATE: 03.09.2018

IMAGINE BUILDING
BLAINE, MINNESOTA
GRADING, DRAINAGE, ESC & UTILITY PLAN

PREPARED FOR:
PROGRESSIVE ARCHITECTURE



PLOWE ENGINEERING, INC.
6776 LAKE DRIVE
SUITE 110
LINO LAKES, MN 55014
PHONE: (651) 351-8210
FAX: (651) 351-8701



GRADING, DRAINAGE, ESC & UTILITY PLAN
IMAGINE BUILDING



C2

Project:
 Imagine - New Construction

Prepared for:
 Dr. Douglas Green
 Imagine Smiles

City of Blaine
 10801 Town Square Dr. NE
 Blaine, MN 55449

REVISIONS:		
#	DESCRIPTION	DATE

Prepared by:
 Mitchell Mahr
 Boulder Brothers Inc.
 1041 157th Avenue NE
 Ham Lake, MN

Prepared on:
 March 8, 2018

Scale - 1 inch = 50 feet

Site specifications:

- 75360 total square feet
- 17577 building square feet
- 24571 square feet of turf or planted areas
- * not including beds along front façade of building

Estimated materials:

- 300yd topsoil
- 2,667yd sod
- 18yd 2.5" river rock

Plantings:

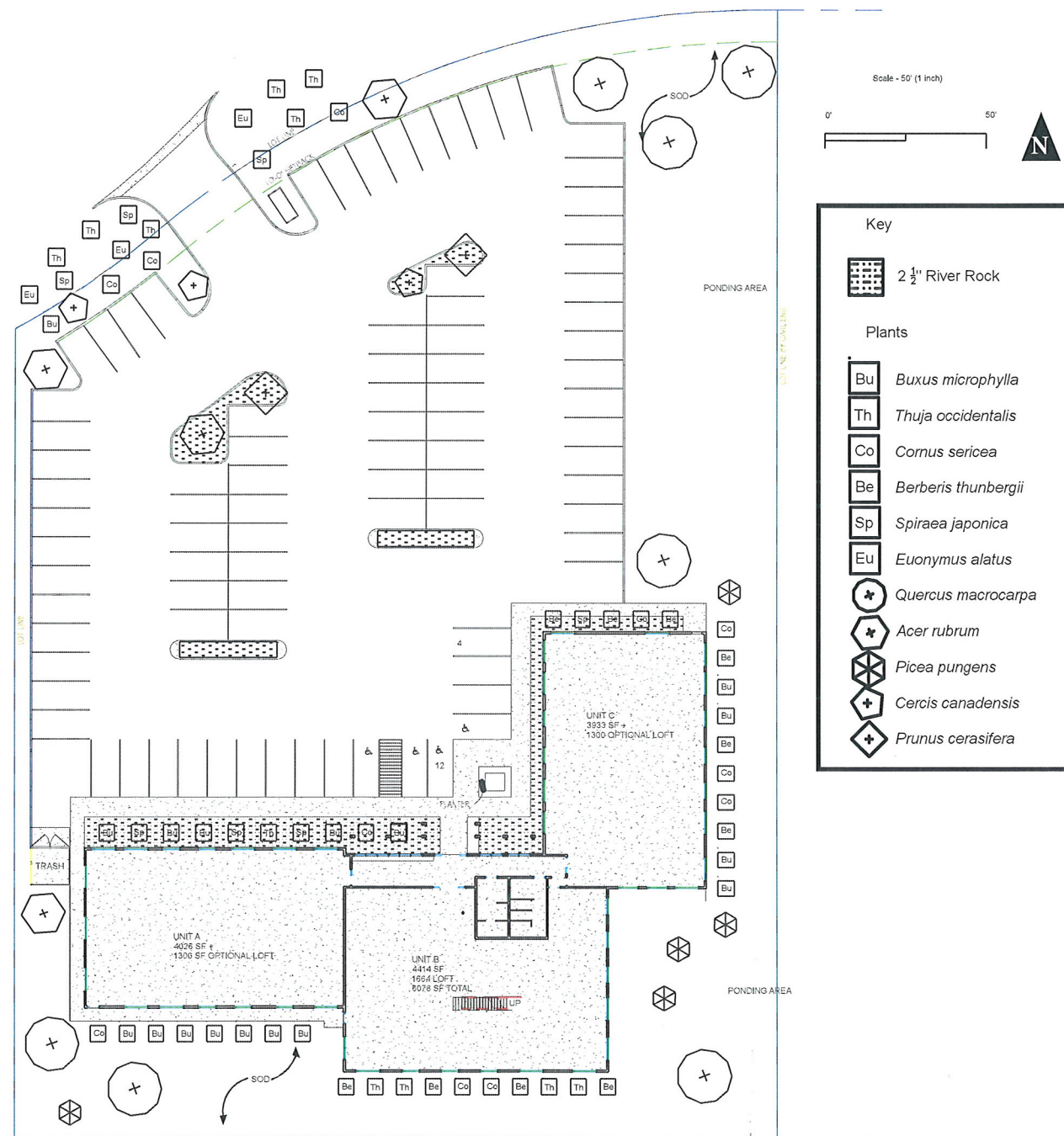
- 11 deciduous trees, 2.5" B&B
 - 7x *Quercus macrocarpa*, Bur Oak
 - 4x *Acer rubrum*, Red Maple
- 5 coniferous trees, 6' tall B&B
 - 5x *Picea pungens*, Colorado Blue Spruce
- 5 ornamental trees, 2" B&B
 - 3x *Cercis canadensis*, Redbud
 - 2x *Prunus cerasifera* 'Newport', Newport Plum
- 59 shrubs, 24" potted
 - 17x *Buxus microphylla*, Littleleaf Boxwood
 - 11x *Thuja occidentalis* 'Golden Globe', Golden Globe Arborvitae
 - 11x *Cornus sericea*, Redosier Dogwood
 - 10x *Berberis thunbergii*, Japanese Barberry
 - 7x *Spiraea japonica* 'Goldmound', Goldmound Spirea
 - 3x *Euonymus alatus*, Winged Euonymus

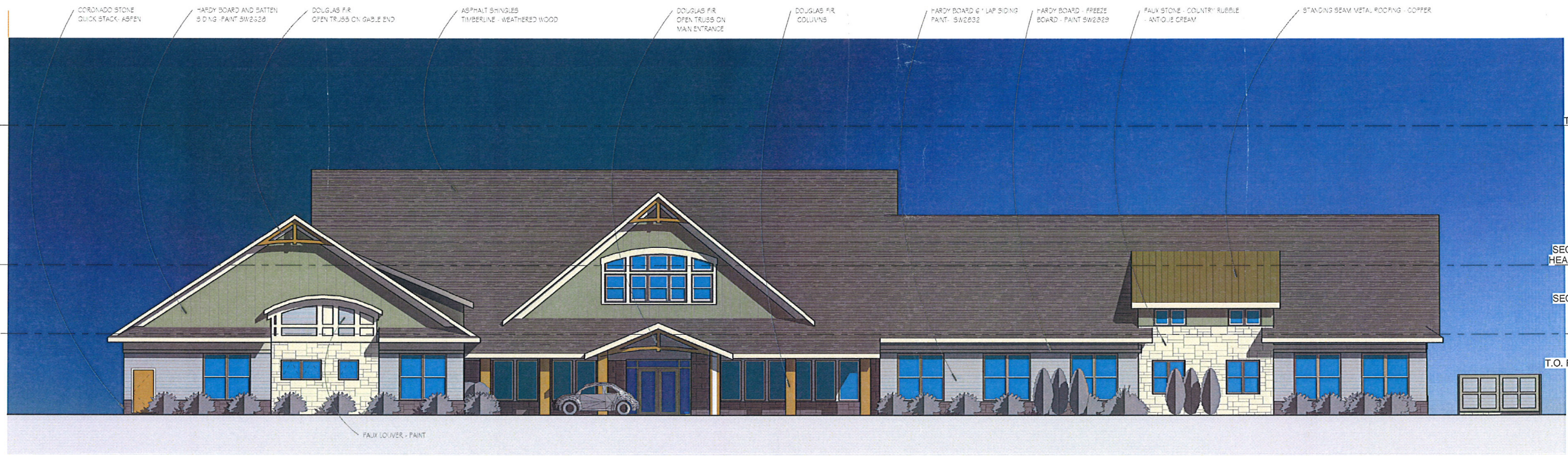
* Various herbaceous plants, to be determined

* Seasonal plantings located in/around planter outside main entrance

* Trees to be ball and burlap plantings, staked and guyed as per National Nurserymen's standard. Shrubs to be potted.

* Total rest of softscape area (approx. 24,000 square feet) to be sodded over 4" of topsoil.





T.O. ROOF 143'-0"
SECOND FLR HEAD HEIGHT 122'-3"
SECOND FLR 112'-0"
T.O. FIRST FLR 112'-0"

① North
1/8" = 1'-0"

REVISIONS:

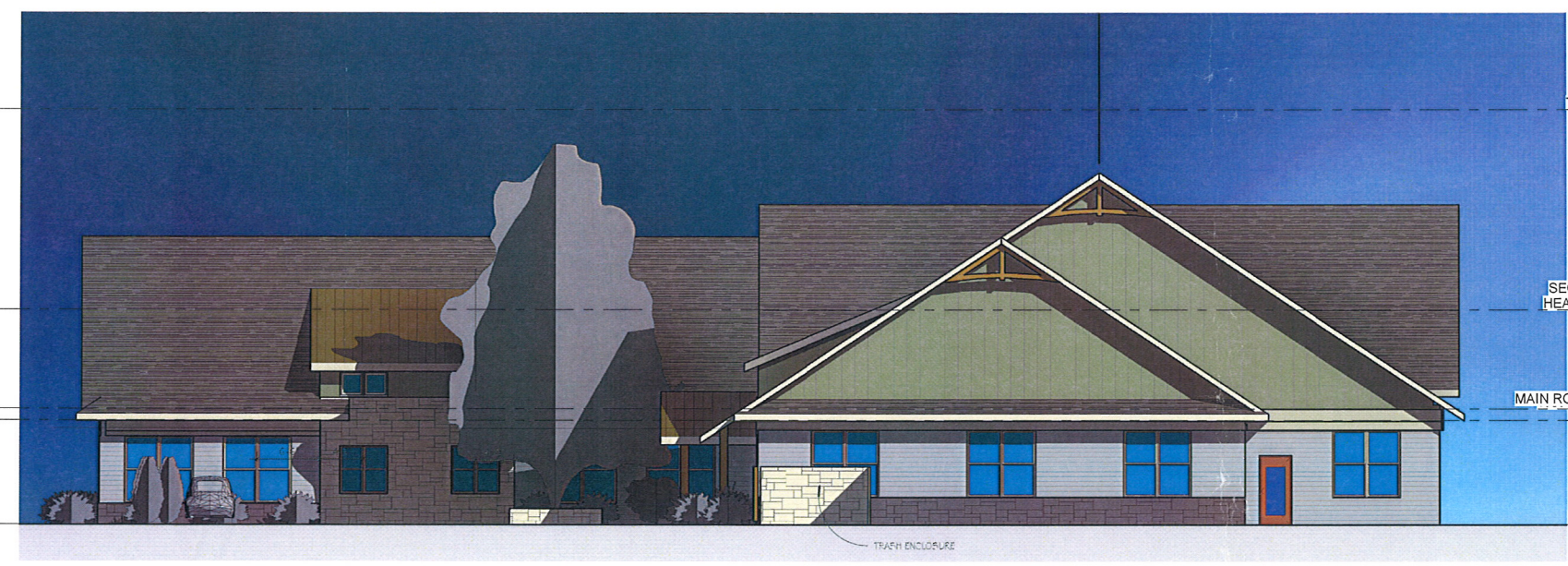
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3-9-18 19828
SCOTT C. MOWER DATE LICENSE#
Project Number GREBA
Date 3-9-18
Drawn By PA

Imagine Center
10729 Town Center Dr NE
Blaine, MN

A.5
EXT ELE
PLANNING COUNCIL

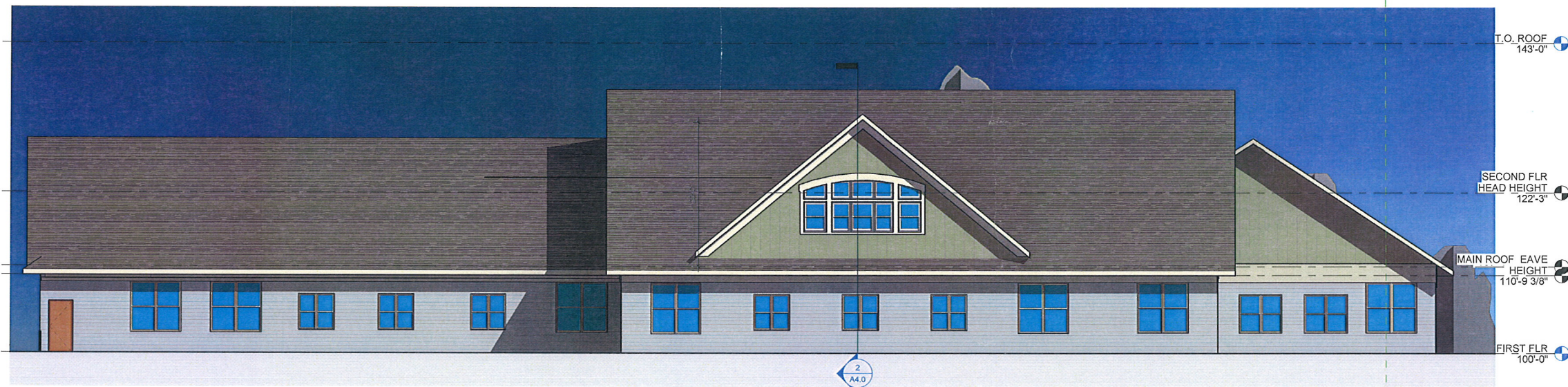


T.O. ROOF 143'-0"
SECOND FLR HEAD HEIGHT 122'-3"
MAIN ROOF EAVE HEIGHT 110'-9 3/8"
FIRST FLR 100'-0"

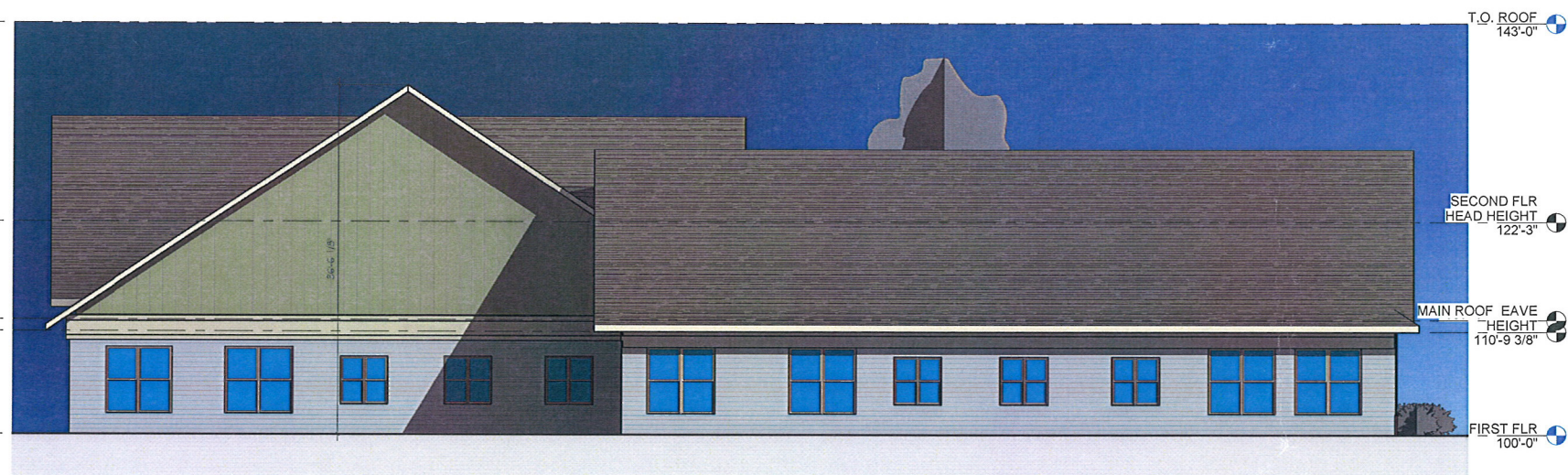
② West
1/8" = 1'-0"

ELEVATION KEYNOTES

NUMBER	DESCRIPTION
--------	-------------



① South
1/8" = 1'-0"



② East
1/8" = 1'-0"

PROGRESSIVE
Architecture

4920 OTTER LAKE ROAD WHITE BEAR LAKE, MN 55110
WWW.PROGRESSIVEARCH.COM 651.292.1081

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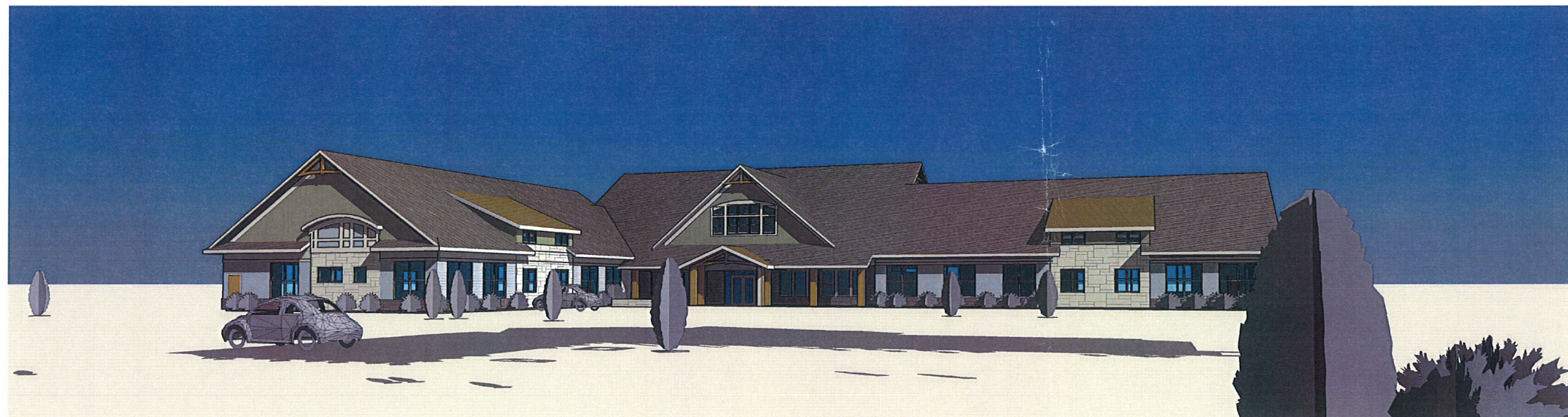
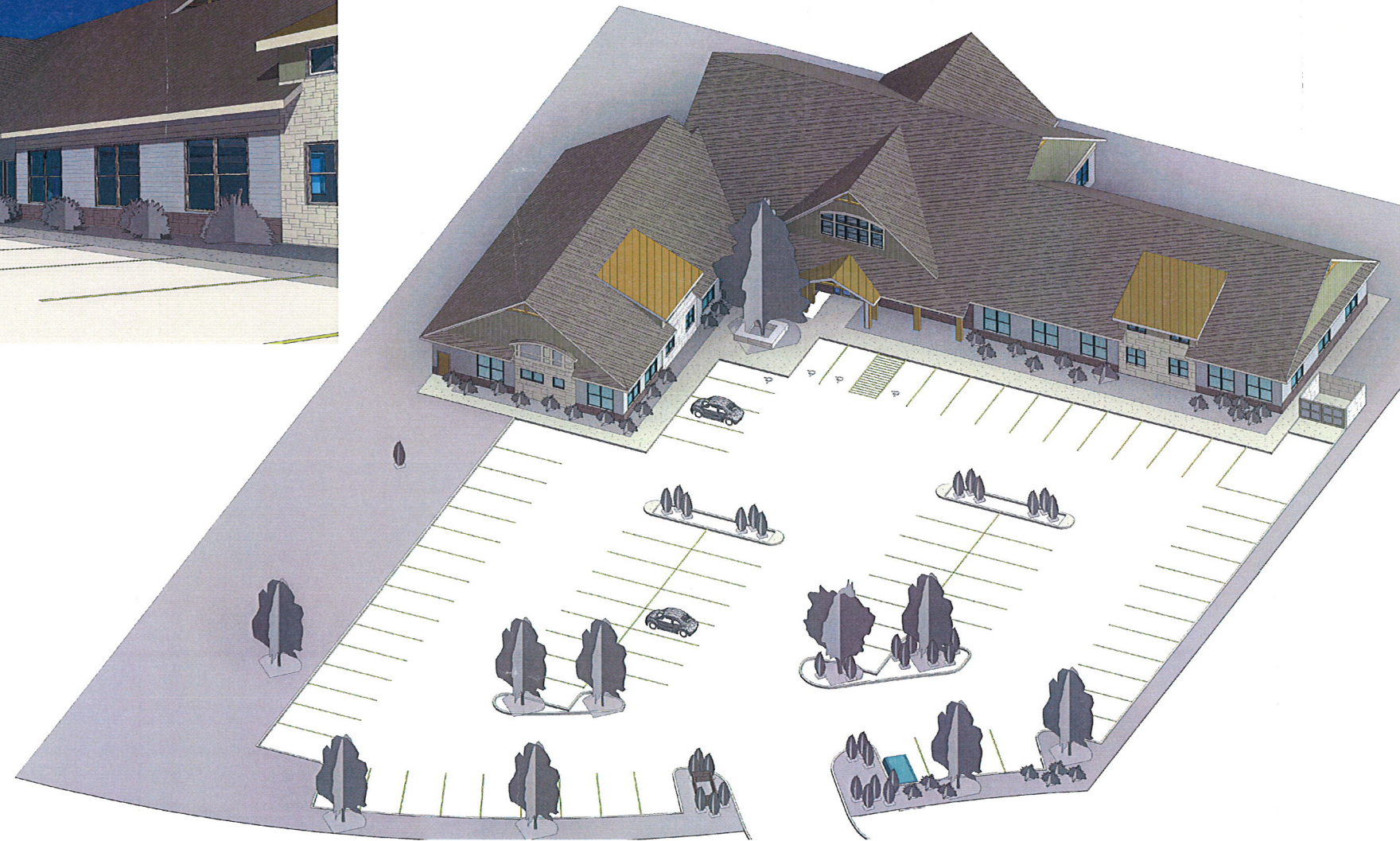
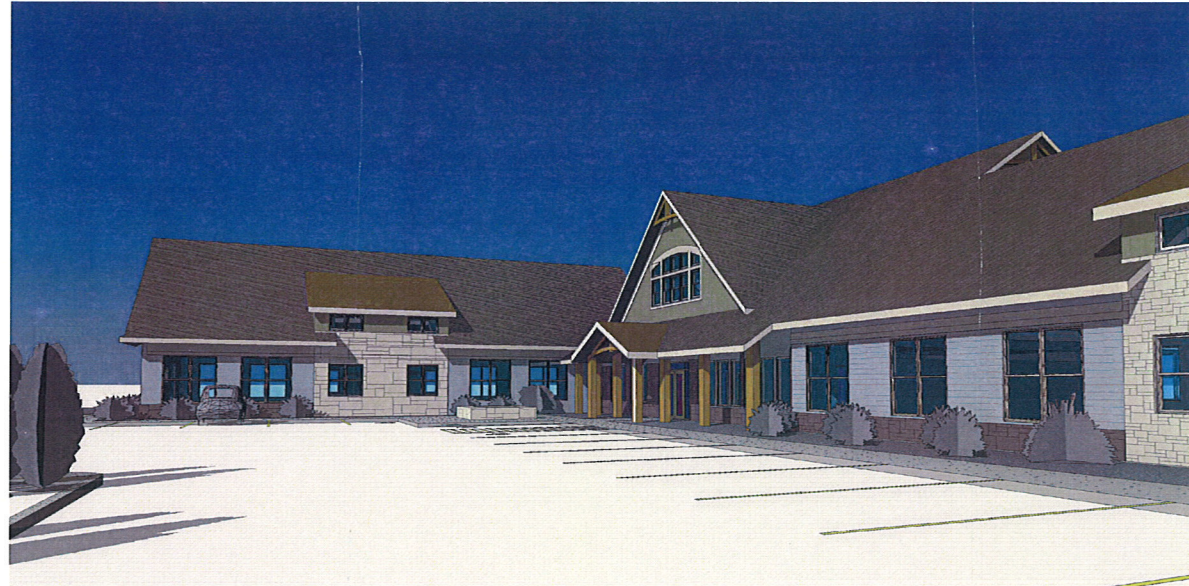
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3.9.18 13928
SCOTT C. MOWER DATE LICENSE #
Project Number 6RE64
Date 3.9.18
Drawn By PA

Imagine Center

10729 Town Center Dr NE
Blaine, MN

A.6
EXT ELE
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PROGRESSIVE
Architecture

4820 OTTER LAKE ROAD WHITE BEAR LAKE, MN 55110
WWW.PROGRESSIVEARCH.COM 651.292.1061

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DATE	3.9.18	18826
SCOTT C. MOWER - DATE		LICENSE #
Project Number		GREB4
Date	3.9.18	
Drawn By		Author

Imagine Center

10729 Town Center Dr NE
Blaine, MN

A.2
IMAGES
PLANNING COUNCIL

REVISIONS:

No.	Description	Date

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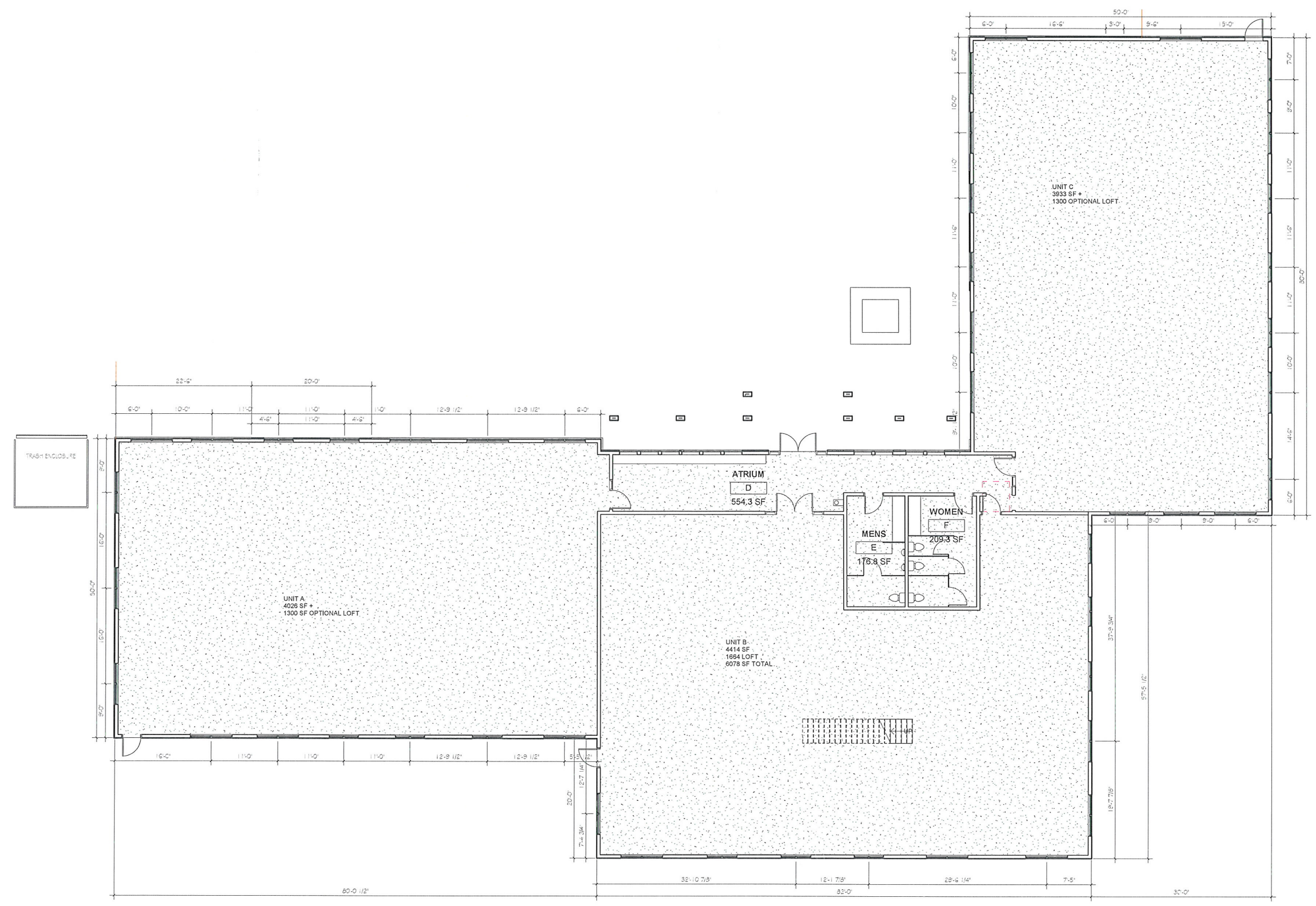
3.9.18 13828
SCOTT C. MOWER DATE LICENSE #
Project Number GREE4
Date 3.9.18
Drawn By Author

Imagine Center

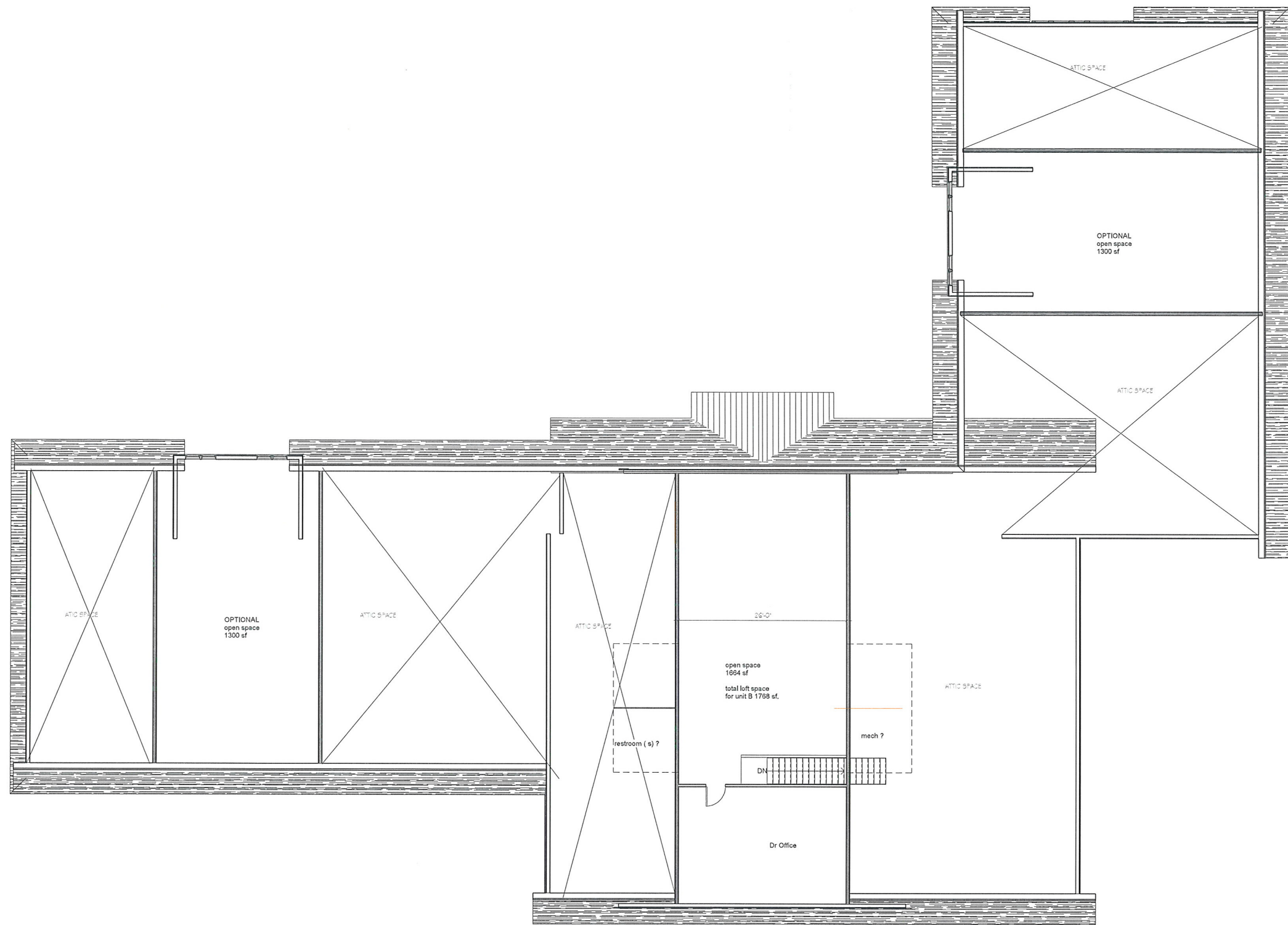
10729 Town Center Dr NE
Blaine, MN

A.3

FIRST FLOOR PLANNING COUNCIL



1 FIRST FLR PLAN-
1/8" = 1'-0"



① SECOND FLR PLAN-
1/8" = 1'-0"

3/9/2018 10:42:11 AM

4920 OTTER LAKE ROAD, WHITE BEAR LAKE, MN 55110
WWW.PROGRESSIVEARCH.COM 651.292.1061

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3.9.18 19826
SCOTT C. MOWER, DATE LICENSE #
Project Number GREE4
Date 3.9.18
Drawn By Author

Imagine Center

10729 Town Center Dr NE
Blaine, MN

A.4

SECOND FLOOR PLANNING COUNCIL

