

Case File No. 17-0051
Blaine High School

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



Blaine High School Additions and Remodeling

Planning Narrative

November 21, 2017

Project Background:

In 2016, Anoka Hennepin School District organized the Anoka-Hennepin Fit for the Future Task Force, including engaged parents, community members and school district staff. Their charge was to study the needs of school facilities both now and in the future. The task force met for many months and developed a series of recommendations based on the information gathered through numerous sources.

One of the primary concerns of the task force was the continued safety of all students. To this end, removal of portable classrooms was identified as a high priority. Although the school district has worked hard to eliminate portable classrooms at Blaine High School, ten portable classrooms remain.

Blaine High School was constructed in 1972, and an addition was built in 1991. With the success of the Center for Engineering, Mathematics and Science program, plus growth in the community and the changing needs of students over the past 45 years, the school population has stretched the facility beyond its practical capacity.

In November, 2017 voters approved a referendum enabling the school district to upgrade facilities throughout the district. Blaine High School was selected for construction of multiple additions in the first phase of projects because of the acute needs.

Architecture:

The project will be constructed in two phases, beginning in 2018. Phase 1 will include 15 new classrooms and additional cafeteria space, allowing for removal of the portable classrooms. Both additions are on the rear (east) side of the building.

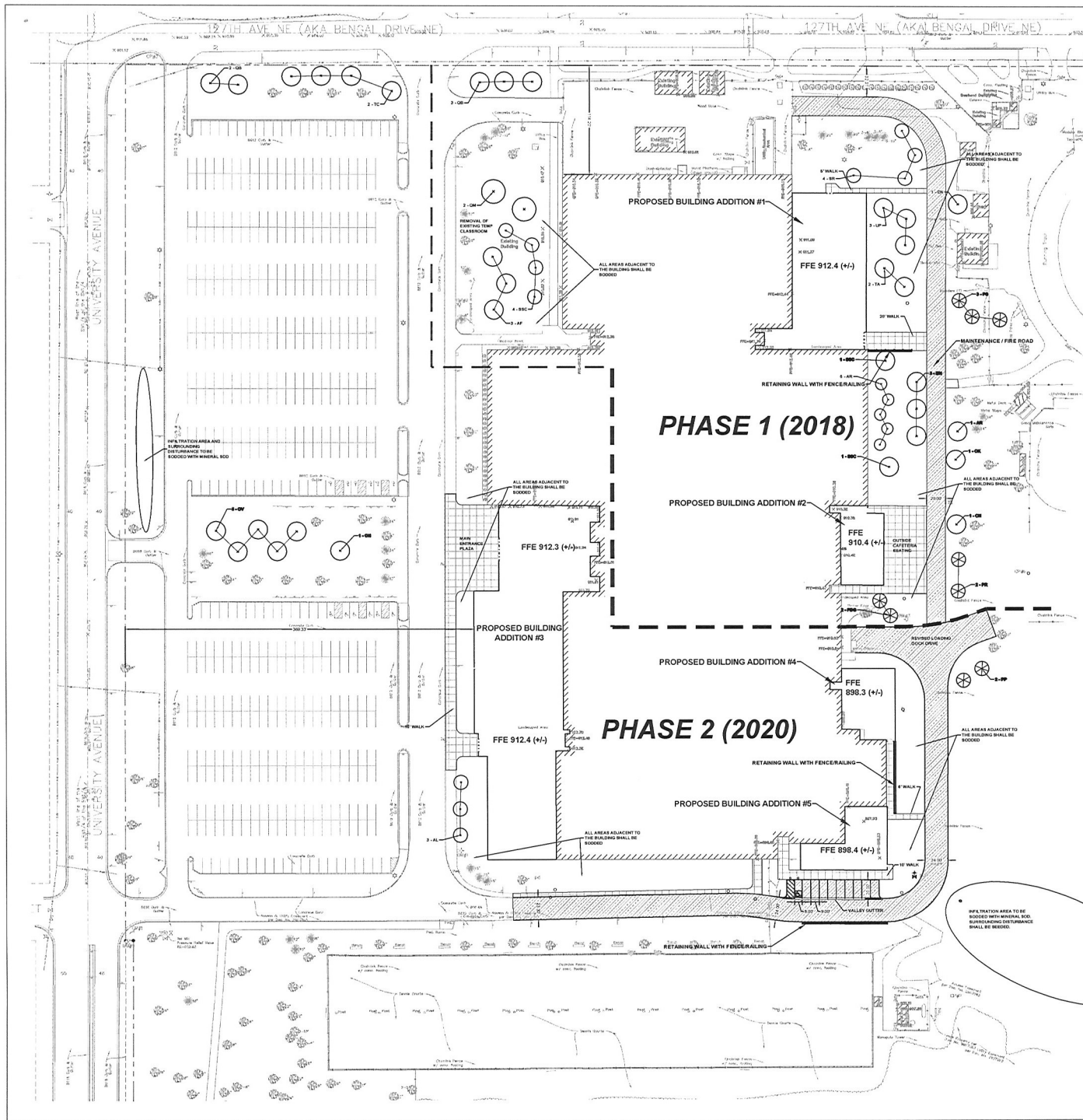
Phase 2 will be constructed after completion of the first phase, and will include new classrooms, a new gymnasium and administrative offices. This addition will be positioned at the southwest corner of the building, creating a new image for people arriving from University Avenue.

The exterior design will be compatible with the existing facility, bringing a fresh image to the older structure. The warm grey brick color has been selected to complement the original concrete exterior as it has aged over the decades. New windows reflect the original vertical proportions but are more gracious in width, allowing more natural light and a more welcoming image. By complementing the original architecture, the new construction will be an enhancement to the existing, rather than acting as a completely different building with little connection to the original structure.

Signage:

There are two major entry points for the remodeled facility. The main entrance is used by thousands of students, staff and visitors on a daily basis. The field house entrance will be the primary entry/exit point after the normal school day. Identification signage will be provided at both locations to quickly and effectively guide visitors to the correct entry based on their need.

Anoka Hennepin Schools is excited to enhance and improve this important local facility, continuing a tradition of excellence and leadership for this thriving community.



- NOTES:**
- REFER TO SHEET C1.31, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
 - ALL APPLICABLE DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, CENTERLINE OF FENCE, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
 - CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
 - SIGNAGE SHALL BE INSTALLED 1' BEHIND THE BACK OF CURB OR EDGE OF PAVEMENT.
 - ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED SHALL RECEIVE AT LEAST 4" OF TOPSOIL AND SHALL BE SODDED OR SEEDS.
 - WHERE NEW SOD MEETS EXISTING TURF, EXISTING TURF EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE, GRASSED OR UNSEED EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOD SURFACE TO BE FLUSH WITH EXISTING.
 - FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RE-SOD OR RESEED ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.

- LEGEND**
- REFERENCE KEY TO SITE DETAILS
DETAIL SHEET NUMBER (BOTTOM)
 - BASELINE FOR DIMENSIONS
 - POINT OF INTERSECTION
 - PROPOSED CONCRETE WALK
 - PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
 - PROPOSED RETAINING WALL
 - PROPOSED CHAIN LINK FENCING
 - PROPOSED CHAIN LINK FENCING WITH MAINTENANCE STRIP
 - PROPOSED TRAFFIC CONTROL SIGN
 - SIGNAGE KEY NOTE
 - PROPOSED BOLLARD
 - PAINTED ACCESSIBLE SYMBOL
 - PROPOSED MANHOLE (MH)
 - PROPOSED CATCH BASIN (CB)
 - PROPOSED HYDRANT (HYD)
 - PROPOSED GATE VALVE (GV)
 - PROPERTY LINE

PHASE 1 (2018)

PHASE 2 (2020)

PLANT SCHEDULE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	QTY.	SIZE	ROOT
DECIDUOUS SHADE TREES					
AF	HAIRY FESCUE MAPLE	Acer saccharum 'Robur'	3	3-1/2" cal	BA8
AL	ARMSTRONG MAPLE	Acer rubrum 'Armstrong'	10	2-1/2" cal	BA8
AR	ROCKY MOUNTAIN MAPLE	Acer glabrum 'Rocky Mtn'	4	2-1/2" cal	BA8
BN	RED BIRCH	Betula nigra	3	2-1/2" cal	BA8
CB	COMMON BIRCH	Betula papyrifera	2	2-1/2" cal	BA8
CK	KENTUCKY COFFEE TREE	Gymnocladia dioica	2	2-1/2" cal	BA8
CV	REDWOOD	Syzygium argentea	5	2-1/2" cal	BA8
OB	SWAMP WHITE OAK	Quercus bicolor	5	2-1/2" cal	BA8
OC	BUR OAK	Quercus macrocarpa	2	2-1/2" cal	BA8
IA	GLORY BEECH	Fagus americana 'MacGrathii'	2	2-1/2" cal	BA8
LC	GREEN PINE LINDEN	Tilia cordata 'Greenpines'	4	2-1/2" cal	BA8
UP	PAVLOV LIL	Lilium 'Pavlov'	45	3-1/2" cal	BA8
CONIFEROUS TREES					
POC	BLACK HILLS SPRUCE	Picea glauca densata	2	6"	BA8
PP	PONDEROSA PINE	Pinus ponderosa	2	6"	BA8
PR	ROCKY MOUNTAIN PINE	Pinus strobus	2	6"	BA8
PS	WHITE PINE	Pinus strobus	3	6"	BA8
			8		
ORNAMENTAL TREES					
SDC	SPRING SNOW GRAB	Malus Spring Snow	6	2" cal	BA8
SR	JAPANESE TREE LILAC CLUMP	Syringa reticulata	4	2" cal	BA8
			18		

SITE STATISTICS:

EXISTING PARKING COUNT = 933 TOTAL STALLS
 REQUIRED PARKING COUNT (922) TOTAL CAR STALLS:
 STAFF PARKING = 291 STALLS
 STUDENT PARKING PERMITS = 671 STALLS

BLAINE HIGH SCHOOL ADDITIONS & ALTERATIONS

2555 University Ave NE
Blaine, MN 55434

NOTE: THIS REPORT WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAY R. POMEROY
 LICENSE NO. 112520812
 DATE

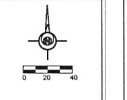
CHECKED BY: JRP

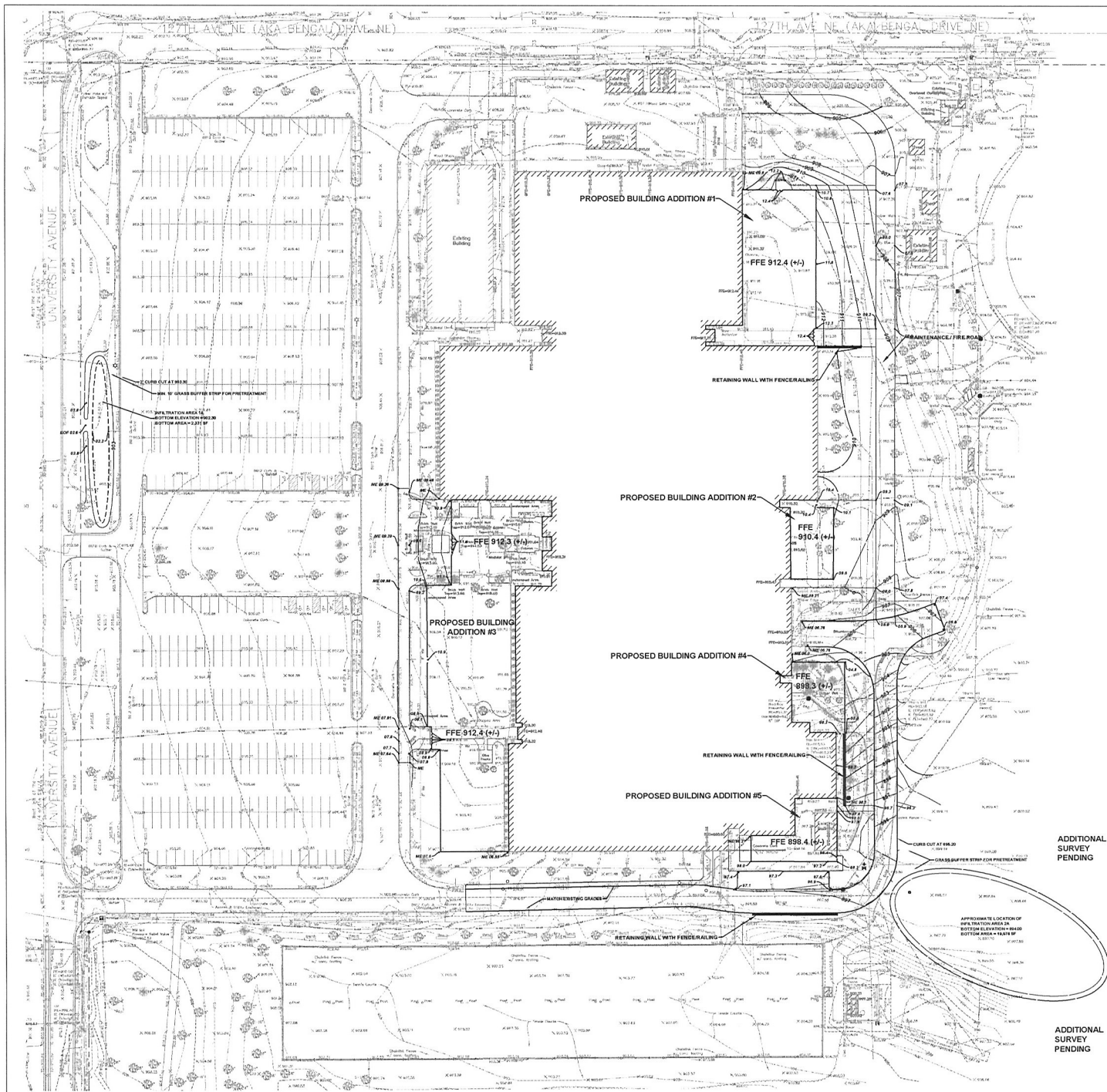
DRAWN BY: ALB

DATE: 11/25/2017

PROJECT NO: 1713

SHEET NO: C1.21





GENERAL NOTES

1. ALL CONSTRUCTION MUST COMPLY WITH APPLICABLE STATE AND LOCAL ORDINANCES.
2. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND SHALL PAY FOR ALL CONSTRUCTION STAKING/LAYOUT.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL RELATED CONSTRUCTION PERMITS, INCLUDING THE NPDES PERMIT FROM THE MPCA. SUBMIT A COPY OF ALL PERMITS TO THE CITY.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, SIGNAGE (CONSTRUCTION SIGNS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS), ALL SIGNAGE LAYOUTS MUST BE DESIGNED BY THE CONTRACTOR AND APPROVED BY LOCAL AUTHORITIES.
5. INSTALL CONTROL FENCING AND BARRICADING AS NECESSARY TO PROTECT THE PUBLIC.
6. INSPECT SITE AND REVIEW SOIL BORINGS TO DETERMINE EXTENT OF WORK AND NATURE OF MATERIALS TO BE HANDLED.
7. REFER TO SPECIFICATIONS FOR Dewatering REQUIREMENTS.
8. CHECK ALL PLAN AND DETAIL DIMENSIONS AND VERIFY SAME BEFORE FIELD LAYOUT.
9. REFER TO ARCHITECTURAL PLANS FOR BUILDING AND SToop DIMENSIONS AND LAYOUT.
10. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE, PART OF SECTION 818.13, FOR EROSION CONTROL REQUIREMENTS. SECTION 818.08 SHALL BE RESPONSIBLE FOR FULL IMPLEMENTATION OF THE SWPPP.
11. MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
12. MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
13. ALL EROSION CONTROL METHODS SHALL COMPLY WITH MPCA AND LOCAL REGULATIONS.
14. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO SITE AND PROTECT EXISTING SITE FEATURES (INCLUDING TURF AND VEGETATION) WHICH ARE TO REMAIN.
15. PROPOSED CONTOURS AND SPOT ELEVATIONS ARE SHOWN TO FINISH GRADE UNLESS OTHERWISE NOTED.
16. PROPOSED ELEVATIONS SHOWN TYPICALLY AS 10.0 OR 10.00 SHALL BE UNDERSTOOD TO MEAN 10.01 OR 10.00.
17. SPOT ELEVATIONS SHOWN IN PARKING LOTS, DRIVES AND ROADS INDICATE OUTER GRADES, UNLESS NOTED OTHERWISE. SPOT ELEVATIONS WITH LABELS OUTSIDE THE BUILDING PERIMETER INDICATE PROPOSED GRADES OUTSIDE THE BUILDING. SPOT ELEVATIONS WITH LABELS INSIDE THE BUILDING PERIMETER INDICATE PROPOSED FINISH FLOOR ELEVATIONS.
18. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING QUANTITIES OF CUT, FILL AND WASTE MATERIALS TO BE HANDLED, AND FOR AMOUNT OF GRADING TO BE DONE IN ORDER TO COMPLETELY PERFORM ALL WORK INDICATED ON THE DRAWINGS. IMPORT SUITABLE MATERIAL AND EXPORT UNSUITABLE / EXCESS / WASTE MATERIAL AS REQUIRED. ALL COSTS ASSOCIATED WITH IMPORTING AND EXPORTING MATERIALS SHALL BE INCIDENTAL TO THE CONTRACT.
19. IT IS INTENDED THAT EARTHWORK (CUT VS. FILL) BALANCE ON SITE. FOR GENERAL GRADES ADJUSTMENT AREA REFER TO SECTION 310.09. THE CONTRACTOR SHALL SUBMIT THE QUANTITY OF MATERIAL AND AMOUNT OF ANTICIPATED GRADE ADJUSTMENT FOR REVIEW BY THE ENGINEER. A NUMBER OF FOUR WEEKS PRIOR TO MAKING ADJUSTMENTS. ALL GRADE ADJUSTMENTS MUST BE APPROVED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR WORK ASSOCIATED WITH GRADE ADJUSTMENTS, INCLUDING, BUT NOT LIMITED TO, EARTHWORK OPERATIONS, STORM SEWER PIPING AND STRUCTURE ADJUSTMENTS, CONSTRUCTION SURVIVING FOR ADJUSTING FEATURE LOCATIONS ACCORDINGLY, SILT FENCE, ETC.
20. NO FINISHED SLOPES SHALL EXCEED 4° HORIZONTAL TO 1° VERTICAL (4:1), UNLESS OTHERWISE NOTED.
21. ALL DISTURBED AREAS OUTSIDE THE BUILDING PAD WHICH ARE NOT DESIGNATED TO BE PAVED OR RECEIVE AGRI. SHALL RECEIVE AT LEAST 6" OF TOPSOIL AND SHALL BE SEEDED OR SOILED. REFER TO SHEETS C-1, C-2, C-3, C-4, LANDSCAPING PLANS, FOR SOO AND SEED LOCATIONS. ALL OTHER AREAS DISTURBED BY CONSTRUCTION NOT SPECIFICALLY IDENTIFIED TO RECEIVE A CERTAIN SEED MIX SHALL BE SEEDED WITH SEED MIX-2.
22. WHERE NEW SOO MEETS EXISTING SOO, EXISTING SOO EDGE SHALL BE CUT TO ALLOW FOR A CONSISTENT, UNIFORM STRAIGHT EDGE. JAGGED OR UNEVEN EDGES WILL NOT BE ACCEPTABLE. REMOVE TOPSOIL AT JOINT BETWEEN EXISTING AND NEW AS REQUIRED TO ALLOW NEW SOO SURFACE TO BE FLUSH WITH EXISTING.
23. FAILURE OF TURF DEVELOPMENT: IN THE EVENT THE CONTRACTOR FAILS TO PROVIDE AN ACCEPTABLE TURF, THE CONTRACTOR SHALL RESEED OR RE-SOIL ALL APPLICABLE AREAS, AT NO ADDITIONAL COST TO THE OWNER, TO THE SATISFACTION OF THE ENGINEER.
24. ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINAGE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 5 FEET HORIZONTALLY FROM ANY WATERBARS PER MINNESOTA FLOODING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE OUTER EDGE OF STRUCTURES OR PIPING OR SIMILAR.
25. LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
26. CONTRACTOR SHALL MAINTAIN DRAINAGE FROM EXISTING BUILDINGS AT ALL TIMES. PROVIDE TEMPORARY STORM SEWER INCLUDING, BUT NOT LIMITED TO, CATCH BASIN, MANHOLE, PIPING, ETC AS REQUIRED. EXISTING STORM SEWER SHALL NOT BE REMOVED UNTIL TEMPORARY OR PERMANENT STORM SEWER IS INSTALLED AND FUNCTIONAL. COORDINATE ALL REMOVALS WITH APPROPRIATE TRADES (SITE UTILITY CONTRACTOR, MECHANICAL CONTRACTOR, ETC.) AS REQUIRED.

LEGEND

- ☉ REFERENCE KEY TO SITE DETAILS
DETAIL, LD NUMBER (TOP)
DETAIL, SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- ME = MATCH EXISTING
EOP = EMERGENCY OVERFLOW
TW = FINISH GRADE AT HIGH SIDE OF WALL
BW = FINISH GRADE AT LOW SIDE OF WALL
- PROPOSED GRADING LIMITS
- ☐ PROPOSED SAND SUBBASE AT FOOT-FOOTED STOOPS
- ☐ APPROXIMATE SOIL BORING LOCATION
- PROPOSED MANHOLE (MB)
- PROPOSED CATCH BASIN (CB)
- PROPOSED HYDRANT (HYD)
- PROPOSED GATE VALVE (GV)
- PROPERTY LINE

GEOTECHNICAL TABLE

BENCHMARKS FIELD VERIFY BEFORE USING

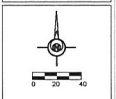
- 1.) XXXX
Elevation = XXXX
- 2.) XXXX
Elevation = XXXX

AJA
ARCHITECTURE
PLANNING
ENGINEERING
CONSULTANTS

Mike Kraft Architects
1405 LEXINGTON AVENUE, SUITE 100
BLAINE, MN 55434
TEL: 763.479.1100
WWW.MIKEKRAFTARCHITECTS.COM

**BLAINE HIGH SCHOOL
ADDITIONS & ALTERATIONS**

2555 University Ave NE
Blaine, MN 55434



GRADING AND DRAINAGE PLAN

THESE CERTIFICATIONS ARE MADE UNDER MY OATH AS A duly licensed landscape architect under the laws of the state of Minnesota.

JAY R. POMEROY
DATE: 11/25/2017
SCALE: DATE:

CHECKED BY: JFB

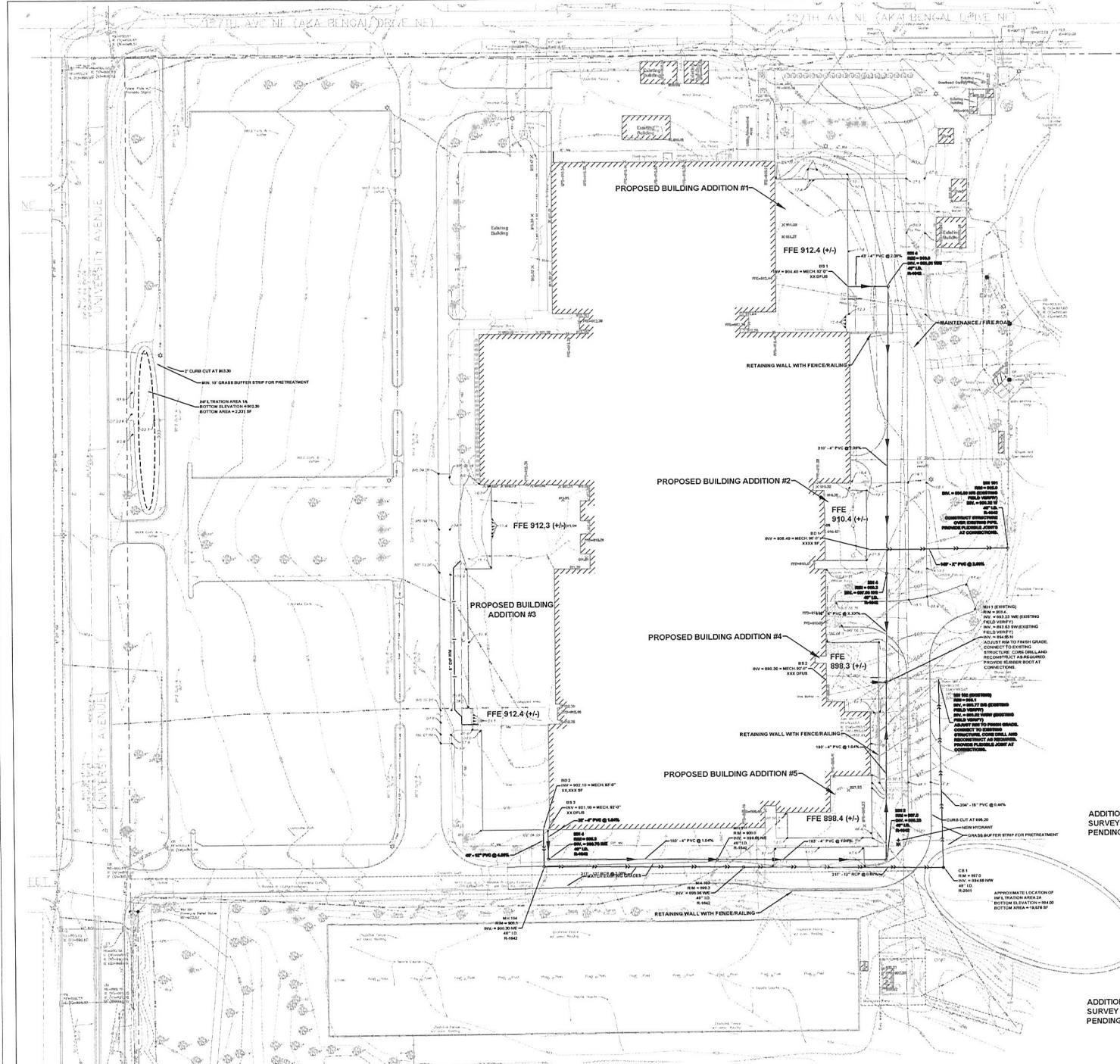
DRAWN BY: ALB

DATE: 11/25/2017

PROJECT NO: 1713

SHEET NO:

C1.31



NOTES

- REFER TO SHEET C1.3, GRADING AND DRAINAGE PLAN, FOR GENERAL NOTES.
- ALL WATERMAIN PIPE SHALL BE 8" CLASS 12. ALL WATERMAIN SHALL HAVE MINIMUM 6" BURY (TOP OF PIPE TO FINISH GRADE), 20" SHALL BE ENCASED WITH POLYETHYLENE FILM CONFORMING TO ASTM D 2838.
- ALL SANITARY SEWER PIPE SHALL BE PVC PIPE (ASTM D 3034, SDR 35), UNLESS OTHERWISE NOTED. SANITARY SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM D2021.
- ALL STORM SEWER PIPE SHALL BE RCP, CLASS II (RMI), WITH FLEXIBLE, WATERTIGHT JOINTS IN ACCORDANCE WITH ASTM D 3101 OR PVC PIPE (ASTM D3034, SDR 35) INSTALLED IN ACCORDANCE WITH ASTM D2021, UNLESS OTHERWISE NOTED.
- FLEXIBLE JOINTS AT STORM SEWER PIPE CONNECTIONS TO STRUCTURES:
 - IN ACCORDANCE WITH MINNESOTA PLUMBING CODE, PROVIDE FLEXIBLE JOINTS AT ALL PIPE CONNECTIONS TO ALL STORM SEWER STRUCTURES.
 - ACCEPTABLE MANUFACTURERS/PRODUCTS:
 - FIBRO, "CONCRETE MANHOLE ADAPTERS" OR "LARGE-DIAMETER WATER TOPS"
 - PRE-SEAL, WATERSTOP GROUTING RINGS"
 - OR APPROVED EQUAL.
- WATERMAIN SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPES OR SIMILAR).
- ANY MANHOLE, CATCH BASIN, STORM SEWER, SANITARY SEWER, DRAINILE OR OTHER POTENTIAL SOURCE FOR CONTAMINATION SHALL BE INSTALLED AT LEAST 10 FEET HORIZONTALLY FROM ANY WATERMAIN PER MINNESOTA PLUMBING CODE. THIS ISOLATION DISTANCE SHALL BE MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE (OUTER EDGE OF STRUCTURES OR PIPES OR SIMILAR).
- LOCATE ALL EXISTING UTILITIES, VERIFY LOCATION, SIZE AND INVERT ELEVATION OF ALL EXISTING UTILITIES. VERIFY LOCATIONS, SIZES AND ELEVATIONS OF SAME BEFORE BEGINNING CONSTRUCTION.
- PRIOR TO CONSTRUCTION OF PROPOSED BUILDING UTILITY SERVICES (STORM, SANITARY SEWER, WATERMAIN), VERIFY ALL PROPOSED BUILDING UTILITY SERVICE PIPE SIZES, LOCATIONS AND ELEVATIONS AS MECHANICAL, PLUMBING, COORDINATE CONSTRUCTION AND CONNECTIONS WITH MECHANICAL CONTRACTOR.
- CONTRACTOR SHALL STAKE LIMITS OF WALKS AND CURBING PRIOR TO INSTALLATION OF GATE VALVES, CATCH BASINS AND MANHOLES. GATE VALVE AND MANHOLE LOCATIONS SHALL BE ADJUSTED TO AVOID PLACEMENT OF THESE STRUCTURES IN WALKS AND CURB AND OUTER. CURB AND OUTER SHALL BE STAKED TO ALLOW CURB INLET TYPE CATCH BASINS TO BE PROPERLY LOCATED IN LINE WITH CURBING.
- REFER TO SWPPP NARRATIVE (SECTION 01 89 12) FOR CONSTRUCTION SEQUENCING AND EROSION CONTROL REQUIREMENTS.
- MAINTAIN ADJACENT PROPERTY AND PUBLIC STREETS CLEAN FROM CONSTRUCTION CAUSED DIRT AND DEBRIS ON A DAILY BASIS. PROTECT DRAINAGE SYSTEMS FROM SEDIMENTATION AS A RESULT OF CONSTRUCTION RELATED DIRT AND DEBRIS.
- MAINTAIN DUST CONTROL DURING GRADING OPERATIONS.
- ALL EROSION CONTROL METHODS SHALL COMPLY WITH NPCA AND OTHER LOCAL REGULATIONS.
- IF EROSION AND SEDIMENT CONTROL MEASURES TAKEN ARE NOT ADEQUATE AND RESULT IN DOWNSTREAM SEDIMENT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OUT DOWNSTREAM STORM SEWERS AS NECESSARY, INCLUDING ASSOCIATED RESTORATION.
- SEDIMENT CONTROL DEVICE AT STORM SEWER INLETS. AT THE INLETS TO ALL STORM SEWER STRUCTURES, PROVIDE A PRODUCT FROM THE FOLLOWING LIST. ACCEPTABLE PRODUCTS:
 - WIKED TOP SLAB - MODEL #D2
 - INFILTRATOR SEDIMENT CONTROL BARRIER, DISTRIBUTED BY ROYAL ENVIRONMENTAL SYSTEMS, INC. SIZE SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. SIZE SHALL BE EQUIPPED WITH FRAME AND PERFORATED SHIELD AND SHALL BE WRAPPED ON THE OUTSIDE, COVERING THE PERFORATED WALL ONLY, WITH A GEOTEXTILE ROCK.
 - DANDY BAGS OR DANDY BAG HD DISTRIBUTED BY ROCK WHITE COMPANY, ST. PAUL, MN (55) (40) (40); SANDY BAGS SHALL BE USED ONLY FOR CURB INLETS AFTER PAVEMENT (BINDER COURSE OR WEAR COURSE) IS INSTALLED OR AT EXISTING PAVED AREAS.
 - INFILTRATOR DEBRIS COLLECTION DEVICE BY ROYAL ENVIRONMENTAL SYSTEMS, INC. DISTRIBUTED BY ESS BROTHERS, DEER COUNTY ROAD 16, COONRAPID, MN 55003 (SIZE SHALL BE SIZED SPECIFICALLY FOR THE STRUCTURE AND CASTING SPECIFIED. PROVIDE FILTER BAGS AND TIES FOR COMPLETE INSTALLATION.
 - OR APPROVED EQUAL.

LEGEND

- ⊕ REFERENCE KEY TO SITE DETAILS
- Ⓜ DETAIL ID NUMBER (TOP)
- Ⓜ DETAIL SHEET NUMBER (BOTTOM)
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- ME = MATCH EXISTING
- EO = EMERGENCY OVERFLOW
- FW = FINISH GRADE AT HIGH SIDE OF WALL
- SW = FINISH GRADE AT LOW SIDE OF WALL
- PROPOSED GRADING LIMITS
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED MANHOLE (MH)
- PROPOSED CATCH BASIN (CB)
- ⊕ PROPOSED HYDRANT (HYD)
- ⊕ PROPOSED GATE VALVE (GV)
- Ⓜ PROVIDE MINIMUM 18" VERTICAL SEPARATION AT CROSSING - PROVIDE VERTICAL BENDS IN WATERMAIN AS REQUIRED TO ACCOMPLISH
- PROPERTY LINE

ADDITIONAL SURVEY PENDING

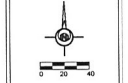
ADDITIONAL SURVEY PENDING

AJA
ARCHITECTURAL JOINT VENTURE
ARCHITECTS
1425 2ND AVE NE
BLAINE, MN 55443
TEL: 763.479.1111
WWW.AJAAIA.COM

MIKE KRAFT ARCHITECTS
1425 2ND AVE NE
BLAINE, MN 55443
TEL: 763.479.1111
WWW.MIKEKRAFTARCHITECTS.COM

**BLAINE HIGH SCHOOL
ADDITIONS & ALTERATIONS**

2555 University Ave NE
Blaine, MN 55434



UTILITY PLAN

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 LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JAY R. POMEROY
44395 REG. NO. 11020011
DATE: _____

CHECKED BY: JRP

DRAWN BY: ALB

DATE: 11/25/2017

PROJECT NO: 1713

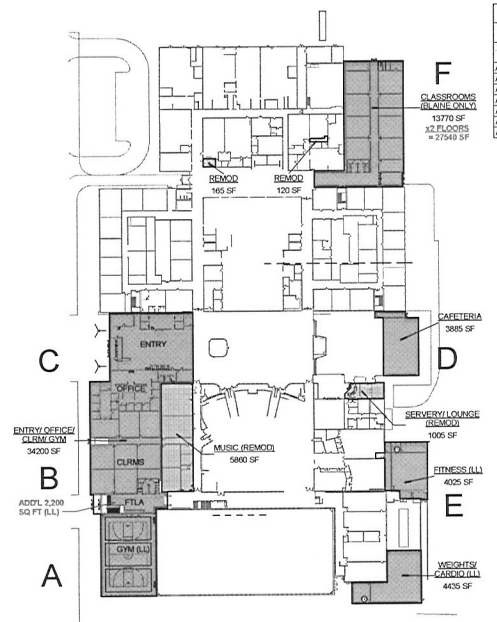
SHEET NO: C1.41

BLAINE HIGH SCHOOL ADDITIONS & ALTERATIONS BLAINE, MN

MIKE KRATT ARCHITECTS
 2555 University Ave NE
 Blaine, MN 55434



OVERALL PLAN
MAIN LEVEL - UNCD
1/2" = 1'-0"



CROSS AREA PLAN
MAIN LEVEL - UNCD
1" = 60'-0"

DRAWING INDEX	
Sheet #	Sheet Name
T1.1	TITLE SHEET, OVERALL & CODE PLAN, PROJECT INFORMATION
A2.0	FLOOR PLAN AREA A (LOWER)
A2.1	FLOOR PLAN AREA B
A2.3	FLOOR PLAN AREA D
A2.4	FLOOR PLAN AREA E (LOWER)
A2.5	FLOOR PLAN AREA 1F
A2.6	FLOOR PLAN AREA 2F
A2.0	EXTERIOR ELEVATIONS

BUILDING CODE INFORMATION:

BUILDING TYPE	SB (FULLY SPRINKLED)	ADAPT EMERGENCY LIGHTING AND EXIT LIGHT LOCATIONS IN AREAS AFFECTED BY THIS WORK AS SHOWN, NOTED AND REQUIRED BY CODE.
GROUP OCCUPANCY	S-1 (EDUCATIONAL)	
EXISTING BUILDING AREA	XXXX SF	
NEW BUILDING AREA	XXXX SF	FIRE SPRINKLER AND ALARM SYSTEM TO BE ADAPTED TO AREAS AFFECTED BY THIS WORK AS SHOWN, NOTED AND AS REQUIRED TO MEET BUILDING CODE.
TOTAL BUILDING AREA	XXXX SF	
LOWER LEVEL, EXIST	XXXX SF	
LOWER LEVEL, NEW	XXXX SF	
LOWER LEVEL, TOTAL	XXXX SF	
MAIN LEVEL, EXIST	XXXX SF	
MAIN LEVEL, NEW	XXXX SF	
MAIN LEVEL, TOTAL	XXXX SF	
UPPER LEVEL, EXIST	XXXX SF	
UPPER LEVEL, NEW	XXXX SF	
UPPER LEVEL, TOTAL	XXXX SF	

GENERAL NOTES:

1. MECHANICAL TRUNKS OR EQUIPMENT SHALL BE POSITIONED AT THE FRONT (PRIMARY SHEET) SIDE OF THE BUILDING.
2. MECHANICAL, ELECTRICAL, LOW VOLTAGE, THE ALARM AND FIRE SUPPRESSION MODIFICATIONS AND TO BE PROVIDED AS SHOWN ON MECHANICAL AND ELECTRICAL DRAWINGS.
3. DIMENSIONS ARE TO FACE OF MASONRY AND FACE OF GYPSUM WALLS UNLESS OTHERWISE NOTED.
4. FIELD VERIFY ALL EXISTING CONDITIONS, REPORT DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
5. GC AND ALL OTHER TRADE AND/OR SUB CONTRACTORS SHALL COORDINATE WORK WITH EACH OTHER, AND WITH THE CONTRACTOR PERFORMING WORK FOR ANY UNRELATED PROJECTS OCCURRING AT THE SAME TIME AND THIS PROJECT.
6. PROVIDE BALANCE CONCRETE AT ALL CMU WALLS, USE LIGHT WEIGHT CONCRETE BLOCKS TO MATCH EXISTING TYPICAL, USE "SHARDED" CONCRETE TO ALSO MATCH EXISTING. MATCH RING DETACHED ON 1/4" TYPICAL AT ALL SPECIFIED LOCATIONS.
7. MATCH REVEAL AT FORMER LOCATIONS OF CEILING/GROFFETS THAT ADJUT WALLS.
8. PROTECT ADJACENT CONSTRUCTION FROM DUST AND DEBRIS, CLEAN ALL AREAS AFFECTED BY DEMOLITION AND CONSTRUCTION. SEAL ALL REPAIRS BEFORE TO START OF WORK.
9. MAINTAIN ENTRY AND EGRESS AT ALL TIMES, COORDINATE TEMPORARY CHANGEOVERS WITH BUILDING INSPECTOR AND SCHOOL DISTRICT.
10. OWNER SHALL PROVIDE CONTRACTOR TO INSTALL THE FOLLOWING ITEMS: TOILET PAPER HOLDERS, SOAP DISPENSERS, SANITARY HAND DISPENSERS, PAPER TOWEL DISPENSERS, CLOTHES AND TOWEL HOOKS 3 EACH CLOSER ROOMS, 1 EACH TOILET COMPARTMENT.
11. SET MECHANICAL/ELECTRICAL DRAWINGS FOR ADDITIONAL NOTES.
12. AS NEW WORK DRAWS, SLUICE FLOOR TO DRAIN AS SHOWN.



KEY PLAN
1/2" = 200'-0"

OWNER:
 Blaine High School District - ISD 11
 227 FERRY STREET
 BLAINE, MN 55434
 MARK ACKERMAN
 MARK.ACKERMAN@BLAINEK12.MN.US

ARCHITECT:
 MIKE KRATT ARCHITECTS
 2555 UNIVERSITY AVE NE
 COON RAPIDS, MN 55433
 PH 612-309-4907
 MIAE.KRATT@MIKESKRATTARCHITECTS.COM

CIVIL ENGINEER:
 ANDREWSON J. JOHNSON ASSOCIATES, INC.
 2815 GOLDEN VALLEY ROAD, SUITE 204
 BURNSVILLE, MN 55337
 PH 763-564-7120
 andj@ajc.com

STRUCTURAL ENGINEER:
 INNOVATIVE STRUCTURAL SOLUTIONS, P.A.
 2711 KILBURN AVENUE NE
 ALBERTVILLE, MN 55301
 PH 763-525-2296
 ROBERT.W.JOHNSON@ISSSOLUTIONS.COM

MECHANICAL ENGINEER:
 HOLLBERG ENGINEERING
 1700 COMMERCE COURT
 WEST BEOULAKE, MN 55110
 PH 612-309-1800
 PH 612-748-1100
 cjohnson@hollbergengineering.com
 FA 651-748-8370

ELECTRICAL ENGINEER:
 HOLLBERG ENGINEERING
 1700 COMMERCE COURT
 WEST BEOULAKE, MN 55110
 PH 612-309-1800
 PH 612-748-1100
 cjohnson@hollbergengineering.com
 FA 651-748-8370

CUPSITE PLAN REVIEW SET - NOT FOR CONSTRUCTION

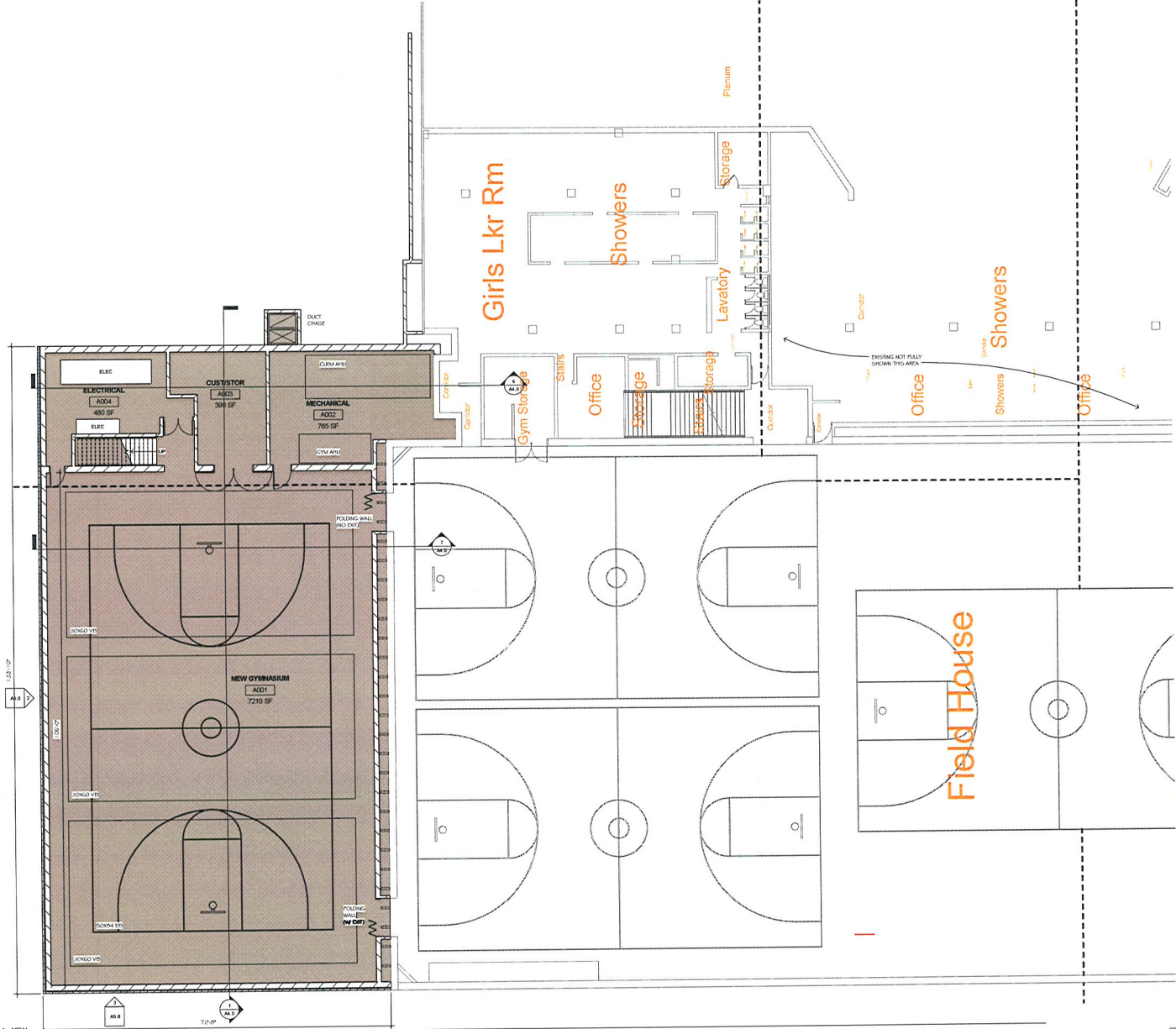
TITLE SHEET
 OVERALL & CODE
 PLAN, PROJECT
 INFORMATION

DESIGNED BY: MICHAEL F. KRATT
 DATE: 11/13/2017
 CHECKED BY: MKC
 DRAWN BY: LSF
 DATE: 11/13/2017
 PROJECT NO: 1713

SHEET NO. T1.1

11/13/2017 12:24 PM

1 FIELD AREA A - NEW
1/8" = 1'-0"



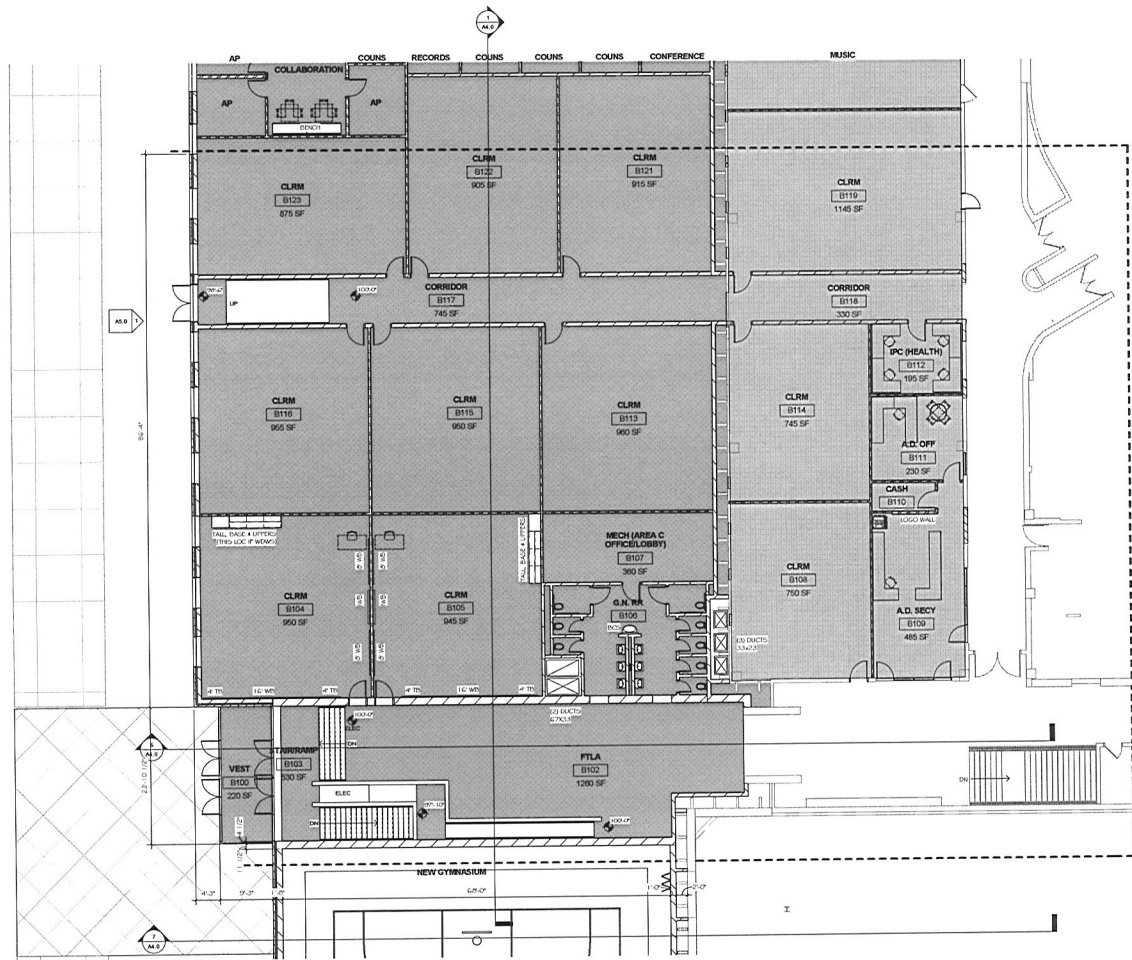
CUP/SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION
FLOOR PLAN AREA A
(LOWER)

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

MICHAEL F. KRAFT
#1316 REG. NO. 12135/111 DATE
CHECKED BY LSF
DRAWN BY LSF/JLF
DATE 11/13/2017
PROJECT NO. 1773
SHEET NO. A2.0

BLAINE HIGH SCHOOL
ADDITIONS & ALTERATIONS
2555 University Ave NE
Blaine, MN 55434





1
A2.1
SEE 1 AREA B - NEW
1/8" = 1'-0"



BLAINE HIGH SCHOOL
ADDITIONS & ALTERATIONS
2555 University Ave NE
Blaine, MN 55434

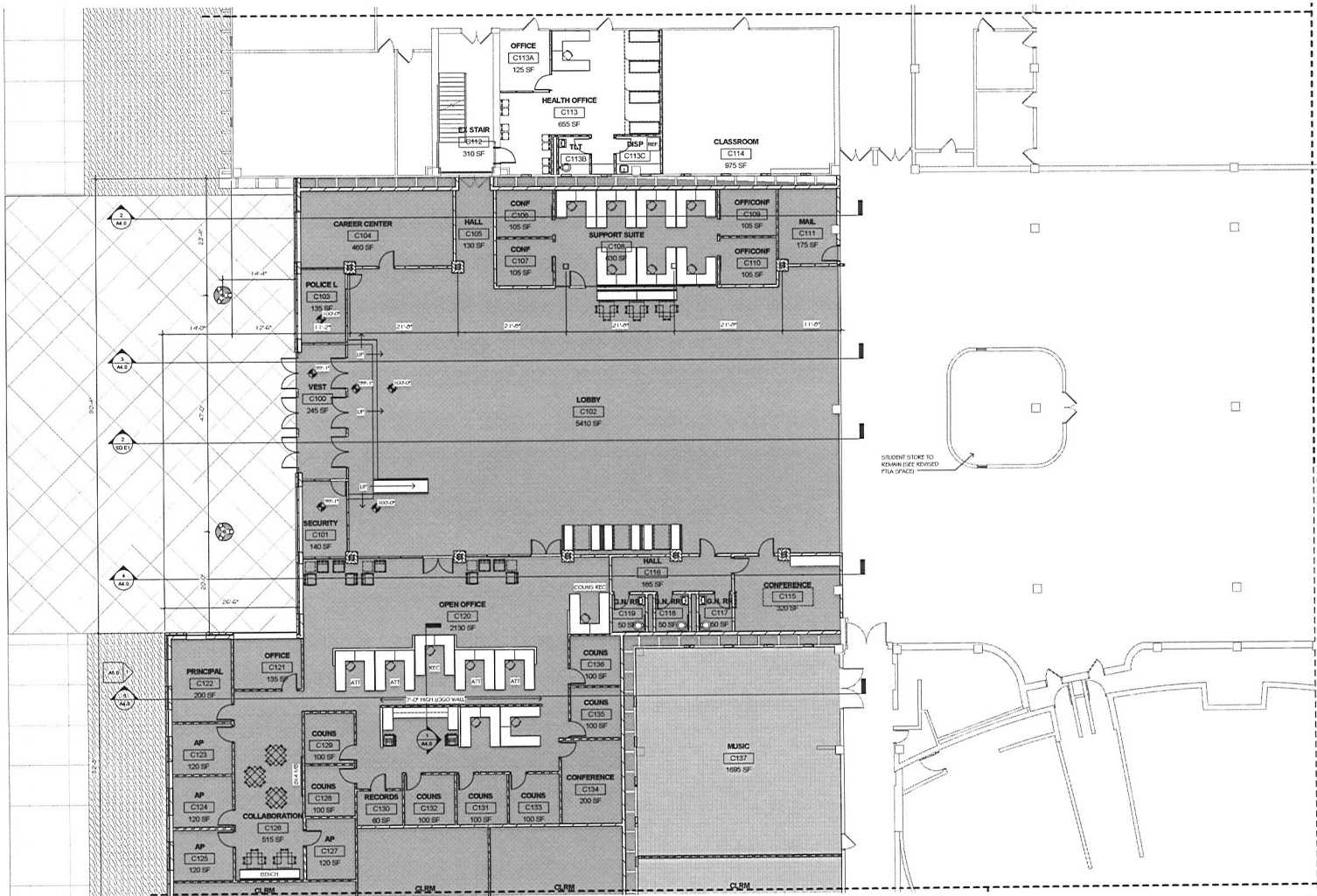
CUP/SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION
FLOOR PLAN AREA B

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

ARCHITECT	MICHAEL F. KRAFT
REG. NO.	11030017
DATE	
CHECKED BY	LSF/MLA
DRAWN BY	LSF/JLF
DATE	11/13/2017
PROJECT NO.	1713
SHEET NO.	A2.1



11/13/2017 12:52 PM

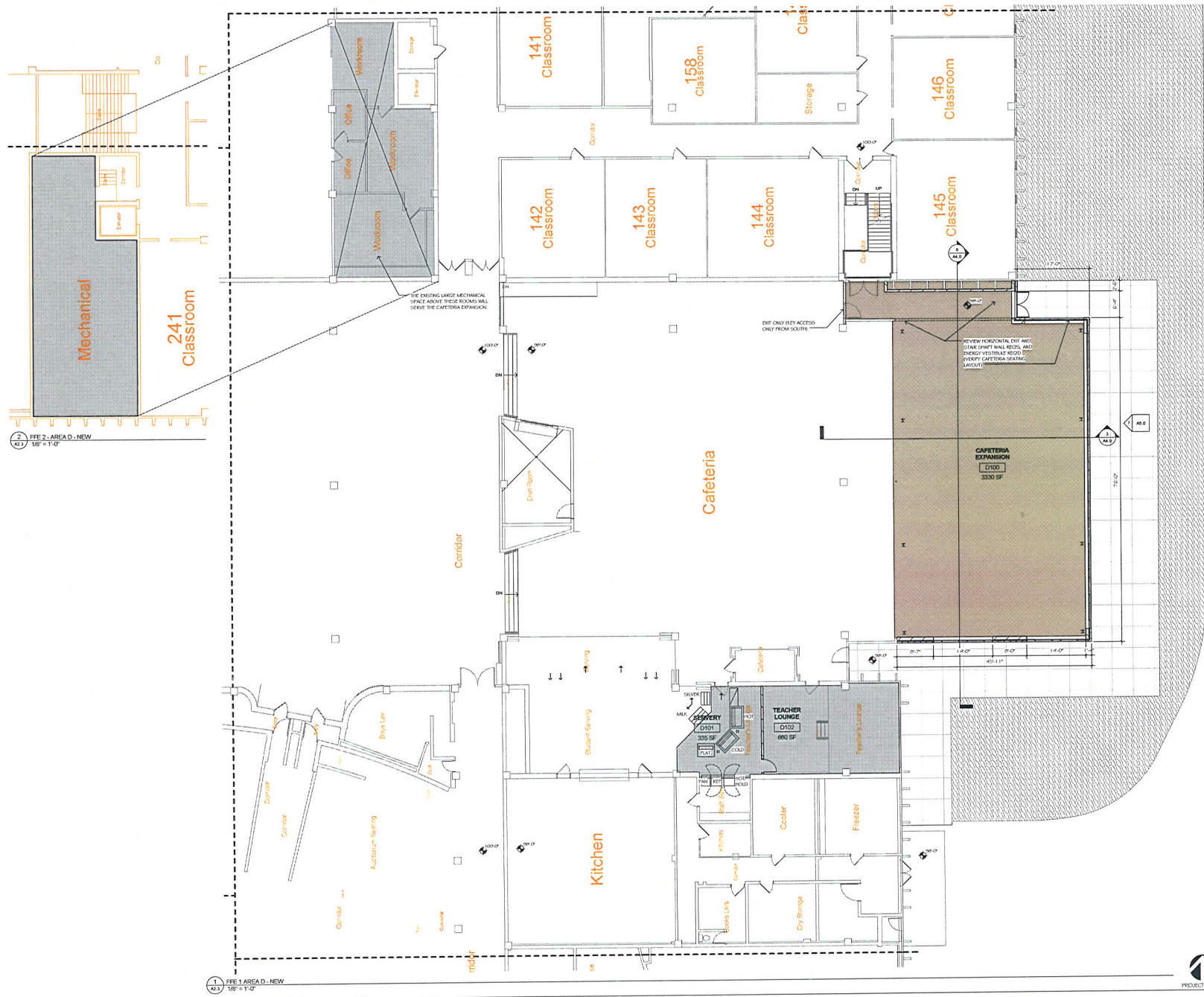


CUP/SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION

OFFICE AREAS C

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY CLOSE SUPERVISION AND THAT I AM A QUALIFIED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

ARCHITECT	MICHAEL F. KRAFT
REG. NO.	110105111
DATE	
CHECKED BY	MK
DRAWN BY	LSF
DATE	11/13/2017
PROJECT NO.	1713
SHEET NO.	A2.2



2
A2.3
FEE 2 - AREA D - NEW
1/8" = 1'-0"

1
A2.3
FEE 1 - AREA D - NEW
1/8" = 1'-0"



BLAINE HIGH SCHOOL
ADDITIONS & ALTERATIONS
2555 University Ave NE
Blaine, MN 55434

CUPSITE PLAN REVIEW SET - NOT FOR CONSTRUCTION
FLOOR PLAN AREA D

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.

MICHAEL F. KRAFT
#5348 11/13/2017
REG. NO. DATE

CHECKED BY LSF/MSA
DRAWN BY LSF/JLF

DATE 11/13/2017
PROJECT NO. 1713



SHEET NO.
A2.3

11/13/2017 10:57 AM



MIKE KRAFT ARCHITECTS
 1000 W. 10th St., Suite 100
 Blaine, MN 55434
 Phone: 763.833.3333
 Fax: 763.833.3334
 Website: www.mikekraft.com

**BLAINE HIGH SCHOOL
 ADDITIONS & ALTERATIONS**
 2555 University Ave NE
 Blaine, MN 55434

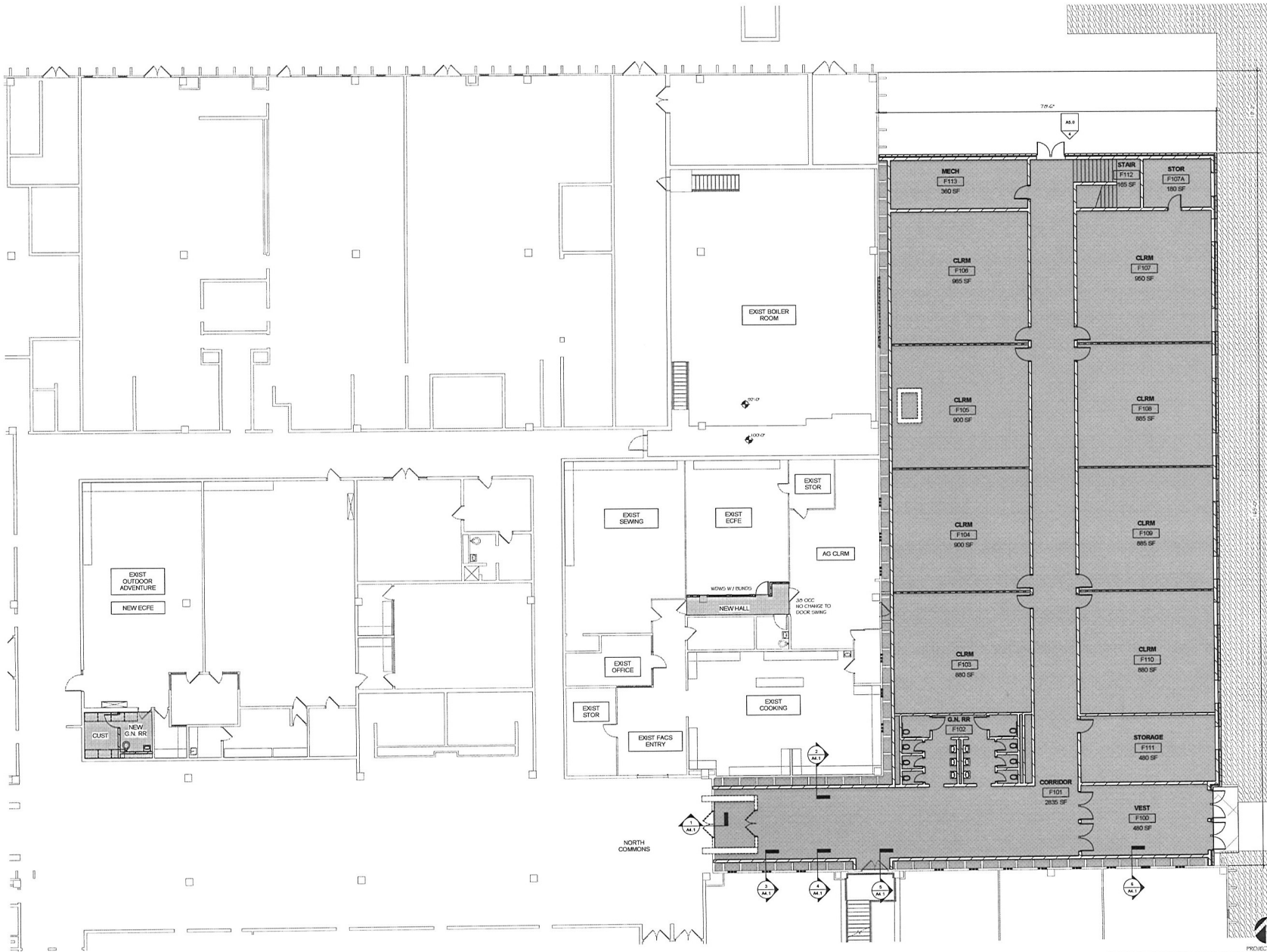
**CUP/SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION
 FLOOR PLAN AREA E
 (LOWER)**

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.

MICHAEL F. KRAFT
 #13104
 REG. NO. 11/13/2017
 DATE 11/13/2017
 CHECKED BY LSP/MLK
 DRAWN BY LSP/MLK
 PROJECT NO. 1713
 SHEET NO. 1713

A2.4

11/13/2017



1
13.1
FFE LARGA - NEW
157' x 114'

MKE KRAFT ARCHITECTS
 1000 W. 10TH ST. SUITE 200
 BLAINE, MN 55434
 PHONE: 763.833.8888
 FAX: 763.833.8889

**BLAINE HIGH SCHOOL
 ADDITIONS & ALTERATIONS**
 2555 University Ave NE
 Blaine, MN 55434

CUP/SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION
 FLOOR PLAN AREA
 11,111 SF

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

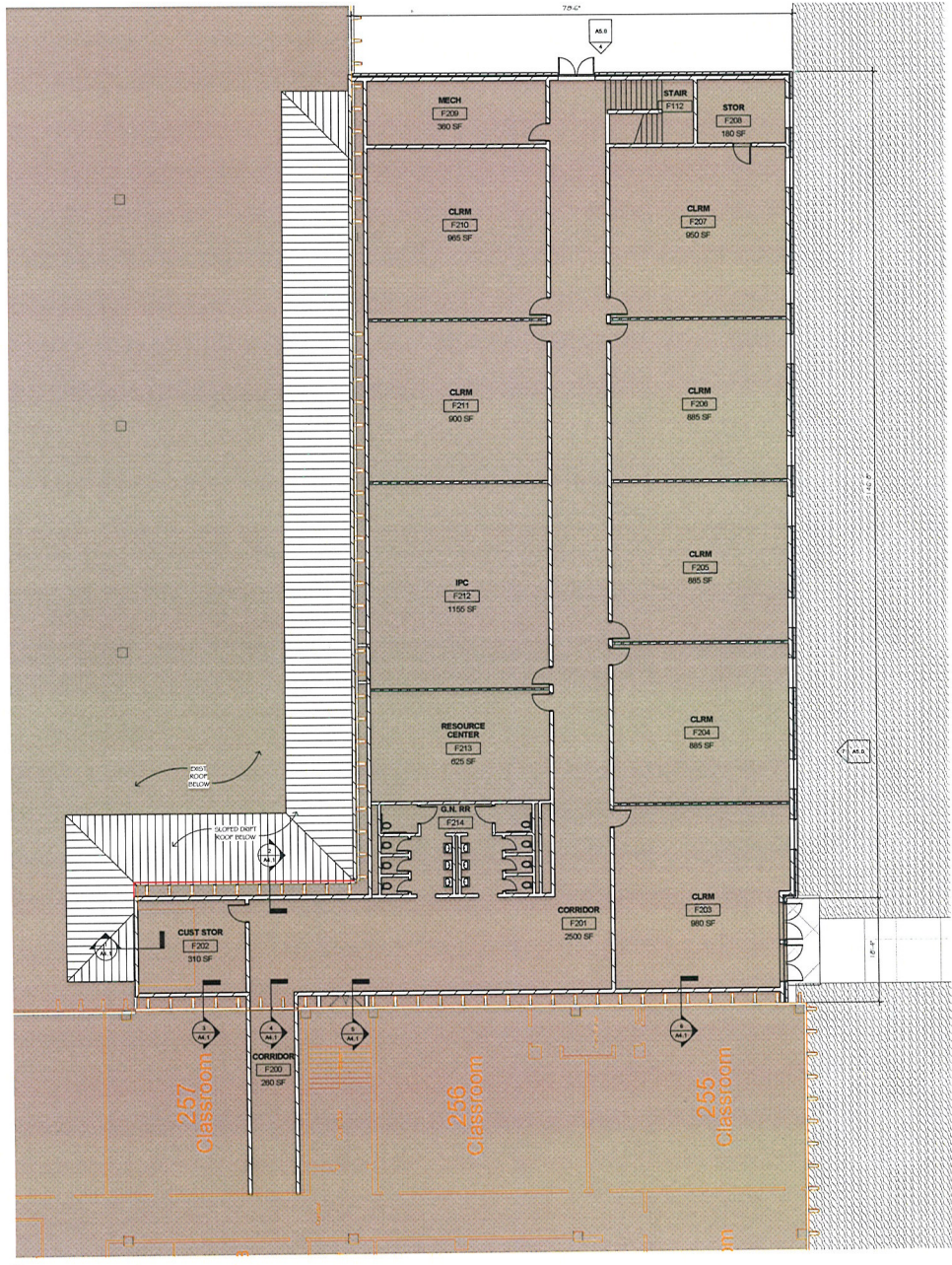
MICHAEL F. KRAFT
 #5338 11/13/2017
 REG. NO. DATE
 CHECKED BY LSF/MKA
 DRAWN BY LSF/JLF
 DATE 11/13/2017
 PROJECT NO. 1713
 SHEET NO.



PROJECT NORTH

A2.5

11/13/2017 11:13 AM



1 F2E 2 - AREA F - NEW
 1/8" = 1'-0"



MINE KRAFT ARCHITECTS
 2555 University Ave NE
 Blaine, MN 55434

CUP/SITE PLAN REVIEW SET - NOT FOR CONSTRUCTION
 FLOOR PLAN AREA
 2500 SF

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

MICHAEL F. KRAFT
 EXPIR 11/13/2011
 REG NO DATE
 CHECKED BY MK
 DRAWN BY LSF
 DATE 11/13/2017
 PROJECT NO 1713
 SHEET NO
A2.6



11/13/2017

FACTORY PAINTED SIGNAGE (SEPARATE PERMIT - TYP)
 PRE-FIN METAL PANEL CANOPY (SIDES AND BOTTOM)
 W/ SPECIAL COATING ON STEEL COLUMNS TO MATCH)

FACE BRICK - TYPE B (TYPICAL) MODULAR SIZE, **RUNNING BOND** (BELDEN 661 SMOOTH)
 PRE-FINISHED METAL TRIM (DARK BRONZE)

FACTORY PAINTED SIGNAGE (SEPARATE PERMIT - TYP)

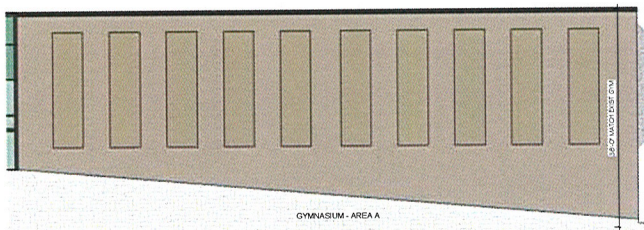
PRE-FINISHED ALUMINUM WINDOWS AND ENTRY (DARK BRONZE)
 CLEAR, LOW-E INSUL GLASS - TYP (OPAQUE SPANDREL ABOVE)

EXISTING
 CONCRETE
 DOUBLE-T WALLS
 (NO WORK)

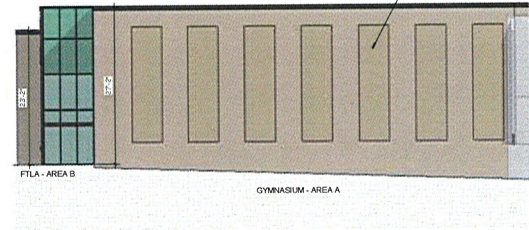


1 WEST ELEV - AREAS B & C
 1/8" = 1'-0"

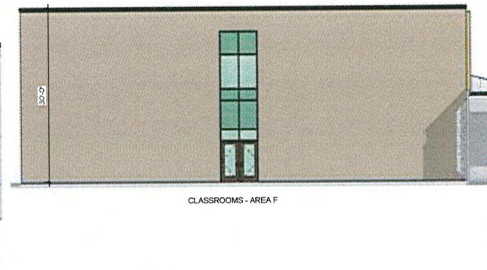
FACE BRICK - TYPE A (TYPICAL) MODULAR SIZE, **STACKED BOND** (BELDEN 661 SMOOTH)



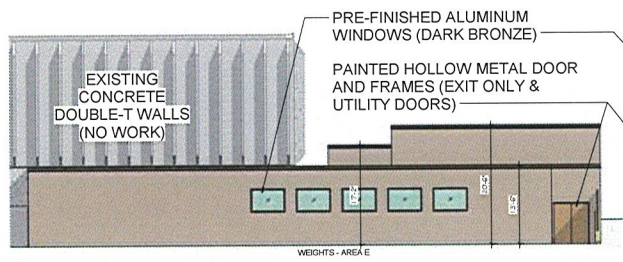
2 WEST ELEV - AREA A
 1/8" = 1'-0"



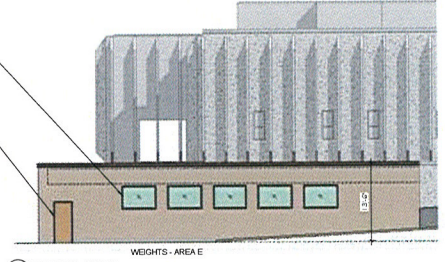
3 SOUTH ELEV - AREA A & B
 1/8" = 1'-0"



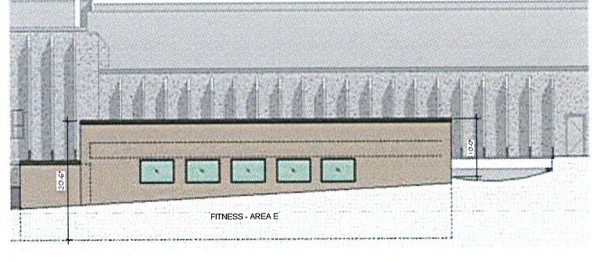
4 NORTH ELEV - AREA F
 1/8" = 1'-0"



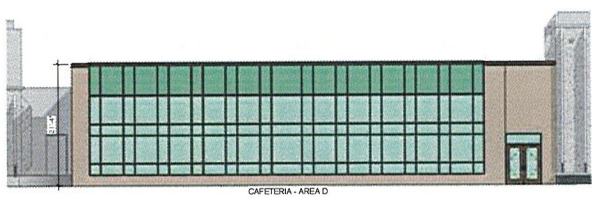
5 SOUTH ELEV - AREA E
 1/8" = 1'-0"



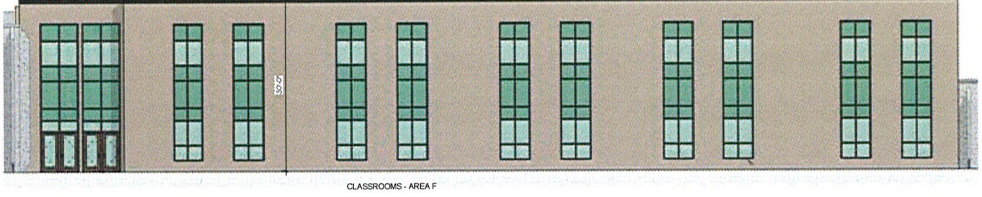
6 EAST ELEV - AREAS E
 1/8" = 1'-0"



7 EAST ELEV - AREAS E & F
 1/8" = 1'-0"



7 EAST ELEV - AREA D & F
 1/8" = 1'-0"



CLASSROOMS - AREA F



BLAINE HIGH SCHOOL
 ADDITIONS & ALTERATIONS
 2555 University Ave NE
 Blaine, MN 55404

CUPISITE PLAN REVIEW SET - NOT FOR CONSTRUCTION
 EXTERIOR
 ELEVATIONS

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A QUALY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.	
MICHAEL F. KRAFT	11/13/2017
DESIGNER	DATE
CHECKED BY: MK	
DRAWN BY: LSP	
DATE: 11/13/2017	
PROJECT NO: 1713	
SHEET NO:	

A5.0

11/13/2017 10:23:00 AM