

**HOPKINS PLANNING & ZONING COMMISSION**  
**AGENDA**  
Wednesday, January 25, 2017  
6:30 pm

THIS AGENDA IS SUBJECT TO CHANGE UNTIL THE START OF  
PLANNING & ZONING COMMISSION MEETING

**I. CALL TO ORDER**

**II. ADOPT AGENDA**

**III. OPEN AGENDA – PUBLIC COMMENTS/CONCERNS**

**IV. CONSENT AGENDA**

1. Minutes of the December 20, 2016, Planning & Zoning Commission meeting

**V. PUBLIC HEARING**

1. Planning Application 2017-01-CUP: The Blake School Campus Improvements
2. Planning Application 2017-02-VAR: Tonka Medical Supplies (Tabled to February)

**VI. OLD BUSINESS**

**VII. NEW BUSINESS**

**VIII. ANNOUNCEMENTS**

1. Cultivate Hopkins – 2040 Comprehensive Plan Update

**IX. ADJOURN**

**PLANNING & ZONING COMMISSION MINUTES**

**December 20, 2016**

A regular meeting of the Hopkins Planning & Zoning Commission was held on Tuesday, December 20, 2016, at 6:30 p.m. in the Raspberry Room of Hopkins City Hall.

Present were Commission Members Laura L. Daly, Kristin Hanneman, Brian Hunke, Matthew McNeil, Gary Newhouse, and James Warden. Commissioner Emily Wallace-Jackson was absent. Also present was City Planner Jason Lindahl.

**CALL TO ORDER**

Chair Hunke called the meeting to order at 6:30 p.m.

**ADOPT AGENDA**

Commissioner Newhouse moved, Commissioner McNeil seconded, to adopt the agenda. The motion was approved unanimously.

**OPEN AGENDA – PUBLIC COMMENTS/CONCERNS** – none.

**CONSENT AGENDA**

Commissioner McNeil moved, Commissioner Newhouse seconded, to approve the minutes of the November 29, 2016, regular meeting. The motion was approved unanimously.

**PUBLIC HEARINGS**

1. Southwest Light Rail Transit Operation and Maintenance Facility (Planning Application 16-22-SP)

Planner Jason Lindahl summarized the application for the Planning & Zoning Commission. The Southwest Light Rail Transit Office of Metropolitan Transit requests site plan approval and a fence setback variance. This request will also require administrative subdivision, street vacation and right-of-way dedication approvals prior to receiving a building permit. Those applications are on hold until the applicant can fully acquire the properties and provide a final legal description for the consolidated parcel. These approvals will allow the applicant to redevelop the four existing properties located at 1600 - 5th Street South, 544 - 16th Avenue South, 610 - 16th Avenue South and 1515 - 6th Street South into one lot that will contain the operations and maintenance facility for the Southwest LRT line between Eden Prairie and Downtown Minneapolis. Staff recommends approval of the site plan and fence setback variance applications and will continue to work with the applicant on the remaining applications.

The Commission asked questions about exterior lighting, the amount and design of off-street parking and the proposed fence. Planner Lindahl stated the applicant's exterior lighting plan does not meet the City's lighting standards but was designed under the Federal Transit Authority's design requirements. Staff will work with the applicant to resolve these conflicts to the extent possible. Planner Lindahl also explained the site meets the City's minimum off-street parking standards, but the Commission could request the applicant consider a proof of parking design instead of constructing all the parking. Planner Lindahl stated that City staff and the

## **UNOFFICIAL**

applicant had spent a considerable amount of time negotiating the fence design and believed it was the best possible combination of mitigation characteristics. Commissioner McNeil asked if the applicant could install boulevard trees to help minimize the visual impact from the street. The applicant replied they would consider it if there is adequate room in the boulevard.

Tats Tanaka, Operation and Maintenance Facility Design Lead, presented an overview of the facility to the Commission and thanked staff for their work on the project.

Chairman Hunke opened the public hearing at 7:45 p.m. Lisa Moe with Stuart Companies came forward with concerns about external impact from the Operation and Maintenance Facility on the Greenfield, Deer Ridge and Raspberry Woods apartment properties. Assistant Director for Design and Land Use for the LRT project Ryan Kronzer stated that his office is aware of these issues and is working with Stuart Companies through the Environmental Impact Statement process to address these concerns. Commissioner Warden moved, Commissioner Hanneman seconded, to close the public hearing. The motion was approved unanimously. The public hearing closed at 7:57 p.m.

Commissioner McNeil moved, Commissioner Hanneman seconded, to adopt Planning & Zoning Resolution 2016-15, recommending the City Council approve the site plan for the Southwest Light Rail Transit Operation and Maintenance Facility, subject to the conditions. The motion was approved 4-2 with Warden and Newhouse voting against.

Commissioner McNeil moved, Commissioner Daly seconded, to adopt Planning & Zoning Resolution 2016-16, recommending the City Council approve a fence setback variance for the Southwest Light Rail Transit Operation and Maintenance Facility, subject to the conditions. The motion was approved 5-1 with Newhouse voting against.

## **ANNOUNCEMENTS**

During the announcements, Mr. Lindahl informed the Commission that the City Council was considering a moratorium on pawn shops, currency exchange businesses and coin dealers at their meeting later this same night. Staff will update the Commission on this item during the January meeting. Planner Lindahl also asked the Commission about rescheduling the January meeting so the Commission could attend a workshop hosted by the Nine Mile Watershed District. The consensus of the Commission was to reschedule the meeting.

## **ADJOURN**

Commissioner Newhouse moved, Commissioner McNeil seconded, to adjourn the meeting. The motion was approved unanimously. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Jason Lindahl, City Planner



### **Primary Issues to Consider**

**Neighborhood Meeting.** City policy requires conditional use permit (CUP) applicants to hold a meeting to provide information and answer questions from the surrounding neighborhood. This meeting took place on January 9<sup>th</sup> from 6:30 to 7:30 p.m. at The Blake School and was attended by 18 people from both Hopkins and Edina. Questions from the attendees related to traffic access and circulation, bus and automobile parking, the trail along the south side of the campus and changes to Blake Road. The Blake School staff took minutes during this meeting and they are attached for your reference.

**Background.** Blake campus improvement plans will occur in three phases over the next three years. Phase 1 will be a 4,900 square feet addition to the existing ice arena and include a new entry vestibule, expanded locker rooms and larger public restrooms. Phase 1 is scheduled to begin in March of 2017 and conclude by the end of the year. Phase 2 will be a 16,000 square feet addition to the dining commons and admissions offices. The second phase is scheduled to begin in August of 2017 and be completed by August of 2018. Phase 3 calls for a new 20,000 square feet entry hall that will provide a singular entry point into the Hopkins facility, as well as a new parking lot and drop-off/pick-up system. Phase 3 is scheduled to begin in the summer of 2018 and be completed by August of 2019. In total, these improvements will provide modernized and expanded facilities, improved ADA access and increase life safety and security for all students, faculty and visitors.

**Conditional Use Permit.** Conditional use permit applications are considered quasi-judicial actions. In such cases, the City is acting as a judge to determine if the regulations within the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance are being followed. Generally, if the application meets these requirements they are approved. In evaluating a conditional use permit application, the Planning & Zoning Commission and City Council shall consider and require compliance with the standards, conditions and requirements detailed in Section 525.13, Subdivision 15, of the City Code. In many cases these requirements overlap with, and are covered in more detail in, the site plan review section of this report.

Given the timeline for this project, it should be noted that a conditional use permit expires one year after it has been granted unless the use for which the approval had been granted is in effect. Extensions may be granted provided the applicant submit a letter to the Planning department requesting an extension 30 days before the expiration of said approval. The Planning Department may grant the extension if it is determined that construction will be commenced within the one-year extension period. Only one such extension may be granted. A second request for a time extension shall be presented to the City Council for consideration.

- a) The consistency with the elements and objectives of the City's development plan, including the comprehensive plan and any other relevant plans at the time of the request.

Finding: The land use and zoning designations are consistent with the proposed improvements to The Blake School campus. The subject property is both guided and zoned Institutional. According to the Comprehensive Plan, the Institutional land use category is intended to capture public and semi-public uses such as schools, churches, government buildings and other civic use. By comparison, the Institutional zoning district identifies schools and all structures, facilities and physical improvements as a conditional use.

- b) Consistency with this ordinance;

Finding: The subject property and proposed development are consistent with the city ordinances. More specifically, these ordinances relate to the City's development standards contained in the zoning regulations. Staff's review of this project and the City's zoning regulations are detailed in the site plan section of this report.

- c) Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;

Finding: Staff finds the proposed campus improvements will not significantly alter the existing relationship of buildings and open space with natural site features or their visual relationship to the development.

- d) Creation of a functional and harmonious design for structures and site features, with special attention to the following:

- 1.) An internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors and the general community;
- 2.) Finding: The proposed campus improvements will improve the internal sense of order for the buildings and uses on the site and provide a desirable environment for occupants, visitors and the general community. In total, these improvements will provide modernized and expanded facilities, improved ADA access and increase life safety and security for all students, faculty and visitors.

- 3.) The amount and location of open space and landscaping;

Finding: The proposed campus improvements will improve the amount and location of open space and landscaping. These improvements are detailed in the landscaping section of the Site Plan Review.

- 4.) Materials, textures, colors and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses.

Finding: The proposed campus improvements include additions to the ice arena, dining commons and entry hall. In each case, these additions were designed to use materials, textures, colors and details that are consistent with the City's zoning standards and compatible with both the surrounding neighborhood and the school's existing buildings. The proposed additions and their exterior materials are detailed in the exterior building materials section of the Site Plan Review.

- 5.) Vehicular and pedestrian circulation, including walkways, interior drives and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic and arrangements and amount of parking.

Finding: The proposed campus improvements will improve vehicle and pedestrian circulation throughout the site. These improvements are detailed in the Access and Parking and Pedestrian Circulation section of the Site Plan Review.

- e.) Promotion of energy conservation through design, location, orientation and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading;

Finding: The applicant's plans do not provide information on how this project will promote energy conservation.

- f.) Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses, and;

Finding: The applicant has taken several steps to protect adjacent and neighboring properties. These steps are detailed in the Landscaping and Engineering section of the Site Plan Review.

- g.) The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor tend to or actually diminish and impair property values within the neighborhood.

Finding: The proposed campus improvements will not be injurious to the use and enjoyment of other property in the immediate vicinity or diminish and impair property values within the neighborhood.

- h.) In Institutional zoning districts, the Conditional Use Permit application shall comply with the standards, conditions and requirements stated in Section 542.03 of this Ordinance.

Finding: Section 542.03 provides for standards related to a conditional use that includes demolition or removal of dwelling units and does not apply to this application.

- i.) Traffic impacts such as increases in vehicular traffic, changes in traffic movements, traffic congestion, interference with other transportation systems or pedestrian traffic, and traffic hazards shall be considered by the Planning & Zoning Commission and City Council in evaluating an application for a Conditional Use Permit.

Finding: The proposed campus improvement will both reduce the impact of traffic from The Blake School on the adjacent residential neighborhoods and improve internal traffic circulation. However, the Institutional district development regulations require additional screening and buffering of the expanded parking lots and access drives that abut residential uses. Details about the proposed changes can be found in the Access and Parking and Landscaping sections of the Site Plan Review.

**Site Plan Review.** Standards for reviewing a site plan application are detailed in Section 526 of the City Code. This section establishes site plan review procedures and provides regulations

pertaining to the enforcement of site design standards consistent with the requirements of this section. These procedures are established to promote high quality development to ensure the long-term stability of residential neighborhoods and enhance the built and natural environment within the City as new development and redevelopment activities occur.

**Land Use and Zoning Standards.** The land use and zoning designations are consistent with the proposed improvements to The Blake School campus. The subject property is both guided and zoned Institutional. According to the Comprehensive Plan, the Institutional land use category is intended to capture public and semi-public uses such as schools, churches, government buildings and other civic use. By comparison, the Institutional zoning district identifies schools and all structures, facilities and physical improvements as a conditional use.

**Lot and Building Standards.** The subject property is zoned Institutional and the lot and building standards for this district are detailed in the table below. Given the size of The Blake School property (more than 49 acres) and the internal orientation of the existing buildings and proposed additions, the site remains in compliance with the setback standards listed below.

<b>Lot &amp; Building Standards for the Institutional District</b>	
<b>Standard</b>	<b>Required</b>
Front Setback	35 feet
Side Setback (east)	35 feet
Side Setback (west)	35 feet
Rear Setback	35 feet
Maximum Height	35 feet

**Exterior Building Materials.** While the Institutional district does not provide specific exterior building materials criteria, the conditional use permit standards do require building materials, textures, colors and details are compatible with the adjacent and neighboring structures and uses. The proposed additions were designed to use materials, textures, colors and details that are consistent with the City’s zoning standards and compatible with both the surrounding neighborhood and the schools existing buildings. Specifics for each building are detailed below.

According to the applicant, the ice arena addition will make use of cement board panels for cladding the new exterior walls, and include storefront glazing at the vestibule entry for light and visibility. A plaza area will be created in front of the new entry vestibule, using retaining wall construction and concrete paving to provide ample space for people entering and exiting the arena for events.

The new additions for the Dining Commons and Entry Hall will be constructed of brick, cast stone, and limestone in order to relate harmoniously with the school’s existing buildings, including the original 1912 building. Both additions also make ample use of glazing via large storefront and curtain wall window systems in order to lend the new spaces plenty of light, open views, and an updated feel. Metal panels clad interstitial volumes and other minor elements. New entries at the additions will be marked by phenolic resin soffit and siding panels which resemble wood and create a connection between outdoor and indoor materials.

**Access and Parking.** The current access and parking configuration will remain in place until construction of the Phase 3 (Entry Hall addition) in the summer of 2018. During Phase 3, bus storage will be moved to the southwest corner of the property and existing parking lot and drop off and pickup area will be reconfigured.

Currently, buses park in a lot along Excelsior Boulevard and queue for drop off and pickup in the main parking lot, reducing available parking for vehicles during busy hours. The new design will reconstruct the existing drive lane on the west side of the ice arena and dedicate it as one-way, southbound bus traffic only. In addition, the access from Harrison will be dedicated as emergency access only. Together, these changes will reduce vehicle traffic adjacent to the neighborhood west of the campus and create additional vehicle parking next to the ballfields south of Excelsior Boulevard where buses park. The existing parking lot at the south end of the campus will also be reconstructed with a net increase of 24 stalls (from 119 to 143) and significant landscaping improvements.

**Pedestrian Circulation.** The proposed campus improvements will improve pedestrian circulation in two areas. First, as part of Phase 1 the existing drive lane on the east side of the ice arena will be closed to vehicle traffic and become a pedestrian-only path. This will both reduce traffic adjacent to the neighborhood west of the campus and create a continuous north/south pedestrian path along the west side of the campus linking the trail along Excelsior Boulevard with the trail running east/west south of the school. Second, reconfiguration of the southern parking lot will include sidewalk that will improve pedestrian access from the parking lot to the school's main entrance.

**Landscaping.** The applicant's landscape plans call for significant improvements adjacent to the proposed building expansions and parking lot reconfiguration but rely on existing plantings to screen and buffer the redesigned bus traffic and storage areas. Section 542.05 requires new or expanded parking lots or access drives that abut or are across the street from an existing dwelling or dwellings shall be screened by a landscape buffer at least 15 feet in width. Buffer areas shall be planted with a mixture of not less than 50 percent coniferous plantings to facilitate year-round screening. Berming may also be required for screening purposes.

Given this standard, staff recommends a condition of approval require the applicant to revise their plans to meet the buffering requirement along both the south and west sides of the campus. Staff also recommends a condition of approval require the applicant provide a landscape security in the form of a letter of credit equal to 1.5 times the value of the proposed plantings. The letter of credit shall be provided prior to the issuance of any building permit and shall be valid for a period of time equal to two growing seasons after the date of installation of the landscaping.

**Signage.** The applicant's plans include new wall signs. It should be noted that any new signage must conform to the City's sign regulations and be approved through a separate administrative sign permit.

**Exterior Lighting.** The applicant's plans do not include an exterior lighting plan or light fixture details. Staff recommends that a condition of approval require the applicant to receive approval of their exterior lighting plans and light fixture details prior to issuance of a building permit.

**Trash Enclosure.** The applicant's plans do not include information about how trash will be contained and stored. Staff recommends a condition of approval require the applicant revise their plan to provide this information.

**Engineering Standards.** The City Engineer has reviewed the applicant's plans and offers the following comments:

- There is additional impervious surface being created around the ice arena; additional runoff created by the new surface must be captured and treated on-site.
- Additional information must be provided regarding existing drainage patterns around the ice arena and changes to discharge locations/concentrations. Staff has concerns with the creation of new point discharges.
- Additional information must be provided regarding how drainage is conveyed to the underground treatment systems.

Staff recommends a condition of approval require the applicant to comply with all conditions of the City Engineer and receive all necessary approvals from the Minnehaha Watershed District.

#### **Alternatives**

1. Recommend approval of the conditional use permit application. By recommending approval of these applications, the City Council will consider a recommendation of approval.
2. Recommend denial of the conditional use permit application. By recommending denial of these applications, the City Council will consider a recommendation of denial. If the Planning Commission considers this option, findings will have to be identified that support this alternative.
3. Continue for further information. If the Planning Commission indicates that further information is needed, the items should be continued.

**CITY OF HOPKINS**  
**Hennepin County, Minnesota**

**PLANNING & ZONING COMMISSION RESOLUTION 2017-01**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A CONDITIONAL  
USE PERMIT FOR THE BLAKE SCHOOL CAMPUS IMPROVEMENTS**

**WHEREAS**, The Blake School initiated a conditional use permit (CUP) application for the properties currently located at 110 Blake Road;

**WHEREAS**, these properties are legally described as Lot 1, Block 1, The Blake School Addition, except that part embraced within the east 1/2 of the southwest 1/4 of Section 19 Township 117 Range 21 Hennepin County, Minnesota;

**WHEREAS**, the procedural history of the application is as follows:

1. That a site plan application was initiated by the applicant on December 23, 2016;
2. That the Hopkins Planning and Zoning Commission, pursuant to published and mailed notice, held a public hearing on the application and reviewed such application on January 25, 2017: all persons present were given an opportunity to be heard; and,
3. That the written comments and analysis of City staff were considered;

**AND, WHEREAS**, staff recommended approval of the site plan based on the findings outlined in the staff report dated January 25, 2017.

**NOW, THEREFORE, BE IT RESOLVED** that the Planning & Zoning Commission of the City of Hopkins hereby recommends the City Council approve a conditional use permit for The Blake School, subject to the conditions listed below.

1. Issuance of a building permit.
2. Approval of revised plans in conformance with the screening and buffering requirements of Section 542.05 related to parking lots and access drives.
3. Submission of a landscape security in a form acceptable to the City Attorney equal to 1.5 times the value of the proposed plantings. The letter of credit shall be provided prior to the issuance of any building permit and shall be valid for a period equal to two growing seasons after the date of installation of the landscaping.
4. All exterior signage shall be approved through a separate sign permit.
5. Approval of an exterior lighting plan prior to issuance of a building permit.
6. Approval of revised plans demonstrating how and where trash will be contained and stored.
7. Conformance with all conditions of the City Engineer listed in the January 25, 2017, staff report.
8. Approval of all necessary permits from the Minnehaha Creek Watershed District prior to issuance of a building permit.

Adopted this 25<sup>th</sup> day of January 2017.

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Brian Hunke, Chair

## **Blake Campus Renewal Projects**

### **Detailed Narrative – Conditional Use Permit Application 12/22/16**

The Blake School's Hopkins campus serves the entire Blake community, functioning as an academic center for Pre-K through Grade 8, provides athletic facilities and performing arts for all students, and houses the school's admissions and business offices. The original building on this campus was established in 1912, and has been added on to many times over the past decades.

Blake has undertaken an initiative to provide much needed major facility improvements to the Hopkins campus. There will be a series of projects over the next four years that will require a Conditional Use Permit. These projects are summarized below:

#### *Ice Arena*

The first addition will be a small 4,900 SF addition and renovation to the Ice Arena. The Ice Arena addition will begin in March 2017 and complete by November 2017. It will provide:

- New vestibule and entry
- Expanded community locker rooms and shower facilities
- Larger public restroom capacity

The Ice Arena addition will make use of cement board panels for cladding the new exterior walls, and include storefront glazing at the vestibule entry to bring light into the arena and give the entry higher visibility. A plaza area will be created in front of the new entry vestibule, using retaining wall construction and concrete paving to provide ample space for people entering and exiting the arena for events.

As a result of the expansion to the Ice Arena, the current drive lane on the east side of the building will be closed to vehicle traffic, and become a pedestrian only path. This will help to reduce the amount of vehicle traffic on the West side of the campus, where it is closest to adjacent residential homes.

#### *Dining Commons & Entry Hall*

The second addition will be a new 16,000 SF Dining Commons and relocated Admissions Offices. Dining is planned for construction start in August 2017 to be complete in August 2018. Key elements of this addition are:

- Larger dining room
- New kitchen
- Dual serving area for variety of ages
- Enclose the existing Loggia to house new Admissions Offices

The third addition to the Blake Campus will be a 20,000 SF Entry Hall that will provide singular point of entry and a clear connection to the Lower and Middle School. The Entry Hall and

adjoining site work is currently anticipated to start in Summer of 2018 and complete in August 2019. This addition will include:

- Large lobby and gathering space
- New corridors to provide connectivity throughout the school
- Improvements to the performing arts center - new restrooms and back of house spaces
- Re-work parking lot and drop-off/pick-up system for both buses and cars
- Relocate play areas displaced by the new parking areas and drive lanes
- Storm water retention per Watershed requirements

The new Additions for the Dining Commons and Entry Hall will both make use of masonry materials like brick, cast stone, and limestone in order to relate harmoniously with the school's existing buildings, including the original 1912 building. At the same time, both make ample use of glazing via large storefront and curtainwall window systems in order to lend the new spaces plenty of light, open views, and an updated feel. Metal panels clad interstitial volumes and other minor elements. New entries at the additions will be marked by phenolic resin soffit and siding panels which resemble wood and create a connection between outdoor and indoor materials.

### Site Work

In conjunction with the Entry Hall addition, the site on the south end of the campus will undergo significant revisions. Currently, buses park in a lot along Excelsior, and queue for drop off and pickup in the main parking lot – reducing the available parking for vehicles during busy hours. By re-working the drive around the Ice Arena and allowing the buses to queue instead along the west of the parking area in dedicated parking spots, the need to park buses in the highly visible Excelsior lot is eliminated and frees up parking in the main lot. Additionally, the lane around the west of the Ice Arena will be dedicated to one-way bus traffic only, significantly reducing the volume of vehicle traffic at the closest points to the homes west of the school.

A complete campus survey of tree species and size was completed in 2014 when campus master planning began, and is included with the submittal documents. Blake appreciates the value that the mature trees bring to the property, therefore this information was taken into serious consideration when planning building additions and site work, to balance the needs of the school with the placement of established trees.

In addition to the individual gains listed above for each project, the campus renewal effort as a whole will increase the ADA accessibility across the entire campus and provide increased life safety & security for all students, faculty and visitors.

A neighborhood meeting has been scheduled for the evening of January 9<sup>th</sup>, to be held at The Blake School. The team looks forward to further discussing the details of these projects with the greater community.

**Client**

**BLAKE SCHOOL**

**Project**

**HOPKINS  
CAMPUS**

**Location**

**HOPKINS, MN**

110 BLAKE ROAD S

**Certification**

**Summary**

Designed: Drawn: DL  
Approved: MFH Book / Page: 1102/48  
Phase: Initial Issued: 08/24/2014

**Revision History**

No. Date By Submittal / Revision

**Sheet Title**  
**BOUNDARY &  
TOPOGRAPHY  
SURVEY**

**Sheet No. Revision**

**1/6**

**Project No. BLA20118**

**DESCRIPTION**

Lot 1, Block 1 and Outlot A, THE BLAKE SCHOOL, according to the recorded plat thereof, Hennepin County, Minnesota.  
Lot 1 and Lot 2, Block 1 and Outlot A, EAST HOPKINS ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.  
Lots 25, 26, 27, 28, 29 and 30, Block 19, WEST MINNEAPOLIS CENTER, according to the recorded plat thereof, Hennepin County, Minnesota.

**PROPERTY SUMMARY**

Subject property's addresses and property identification numbers are as follows.

For THE BLAKE SCHOOL:

Lot 1 except the that part within the E 1/2, SW 1/4, Sec.19:

110 Blake Road S 19-11721-43-0006.

That part of Lot 1 within the E 1/2, SW 1/4, Se. 19:

Address not assigned 19-117-21-34-0151

Outlot A:

Address not assigned 30-117-21-12-0101

For EAST HOPKINS ADDITION:

Lot 2:

13 Harrison Avenue S 19-117-21-34-0153

Lot 1:

15 Harrison Avenue S 19-117-21-34-0152

For WEST MINNEAPOLIS CENTER

Lot 30:

17 Harrison Avenue S 19-117-21-34-0014

Lot 29:

21 Harrison Avenue S 19-117-21-34-0013

Lot 28:

25 Harrison Avenue S 19-117-21-34-0012

Lot 27:

29 Harrison Avenue S 19-117-21-34-0011

Lot 26:

33 Harrison Avenue S 19-117-21-34-0010

Lot 25:

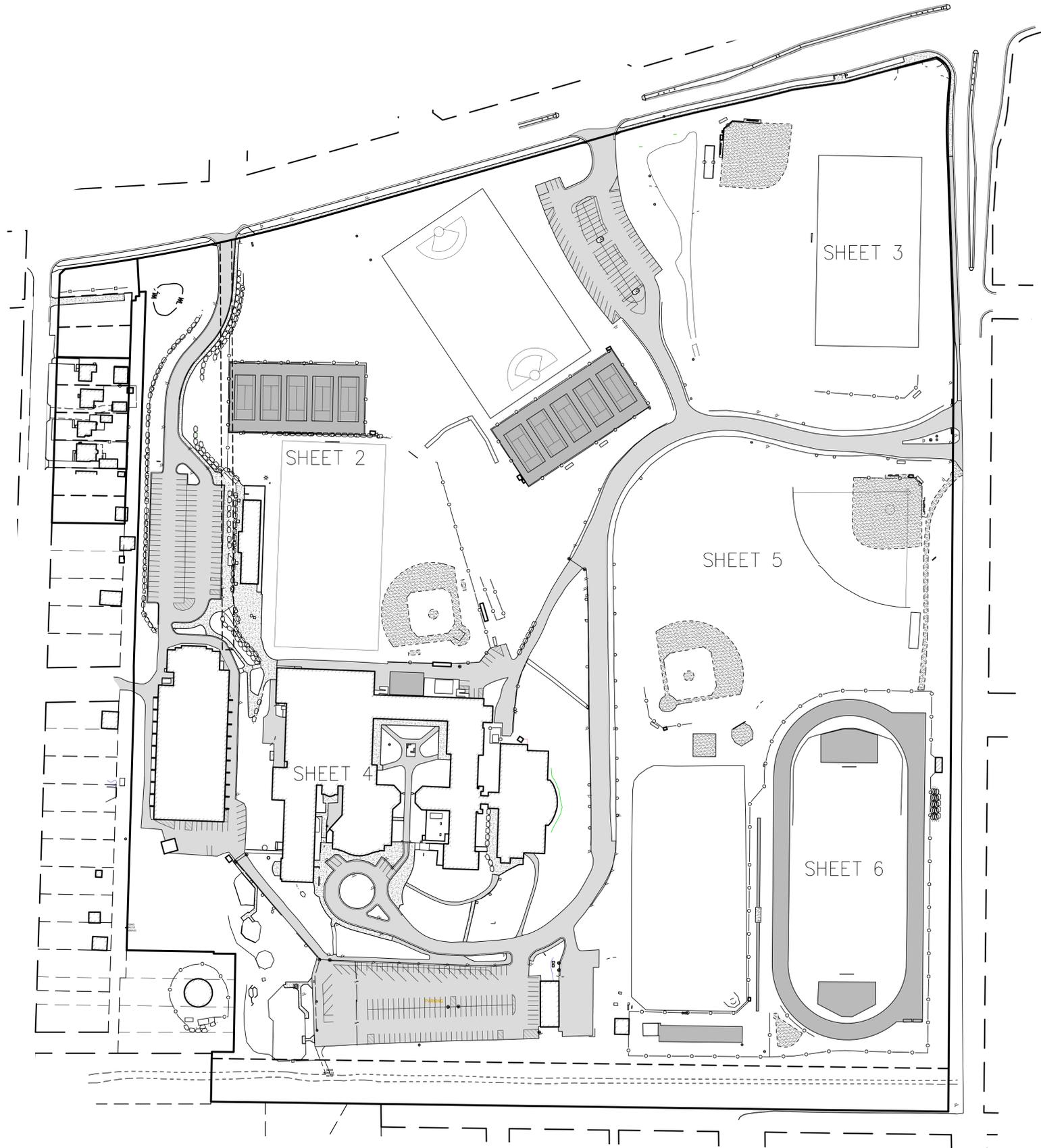
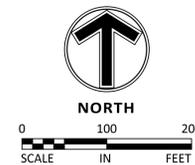
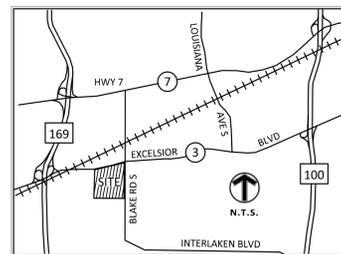
37 Harrison Avenue S 19-117-21-34-0009

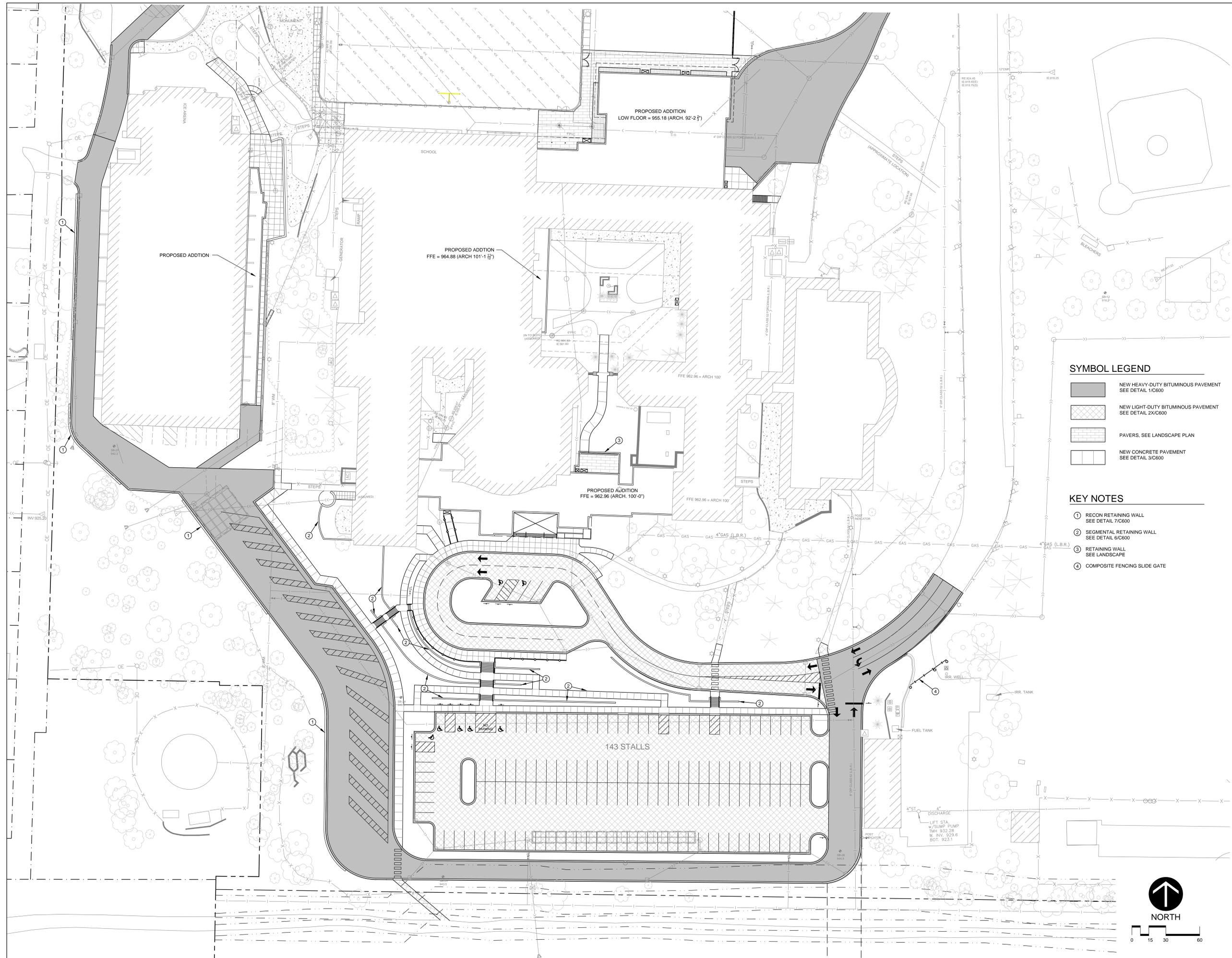
1. The gross area of the subject property is 2,364,217 Acres or 54,275 Square Feet.
2. The subject property is zoned Institutional, per per City of Hopkins zoning map (undated, obtained 08/28/2014).
3. The building(s) and exterior dimensions of the outside wall at ground level are shown on the survey. It may not be the foundation wall.

**SURVEY NOTES**

1. The bearing system is based on the plat of THE BLAKE SCHOOL.
2. Field work was completed on 08/25/2014.

**VICINITY MAP**

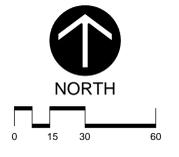




**SYMBOL LEGEND**

	NEW HEAVY-DUTY BITUMINOUS PAVEMENT SEE DETAIL 1/C600
	NEW LIGHT-DUTY BITUMINOUS PAVEMENT SEE DETAIL 2X/C600
	PAVERS. SEE LANDSCAPE PLAN
	NEW CONCRETE PAVEMENT SEE DETAIL 3/C600

- KEY NOTES**
- RECON RETAINING WALL  
SEE DETAIL 7/C800
  - SEGMENTAL RETAINING WALL  
SEE DETAIL 6/C800
  - RETAINING WALL  
SEE LANDSCAPE
  - COMPOSITE FENCING SLIDE GATE



**U+B architecture & design, inc.**  
 2609 Aldrich Avenue South  
 Suite 100  
 Minneapolis, Minnesota 55408  
 T | 612-870-2538  
 www.uplusb.com

**Project Contacts**

**Larson Engineering, Inc.**  
 3524 Labore Road  
 White Bear Lake, MN 55110  
 651.481.9120 (f) 651.481.9201  
 www.larsonengr.com

**BLAKE HOPKINS CAMPUS RENEWAL**  
**Site Plan Review**  
**12.22.16**  
**Not For Construction**

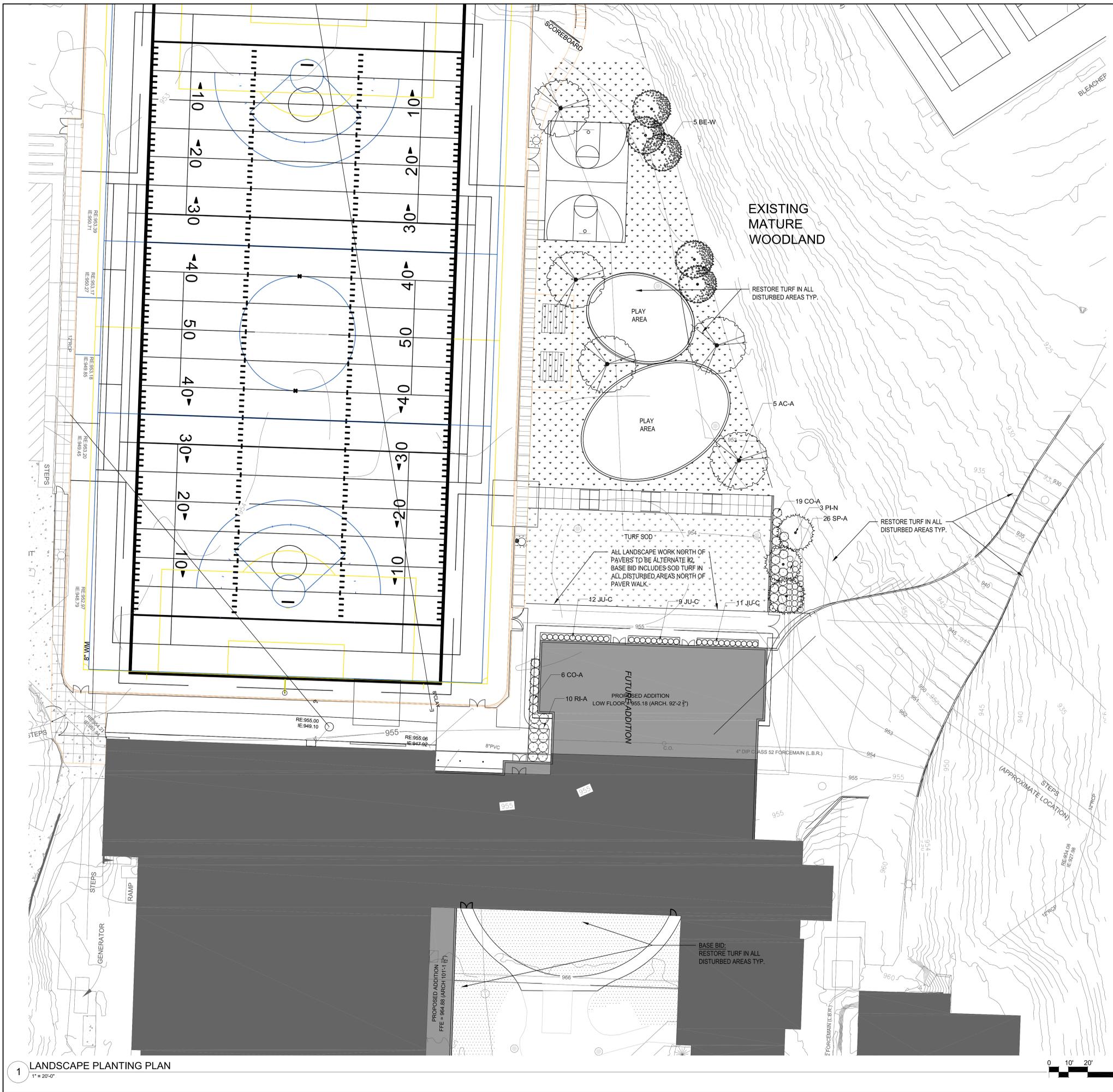
**Blake**  
 110 Blake Road South  
 Hopkins, MN 55343  
 Project: 2014020BLKE-2

Drawings Issued	Date
Site Plan Review	December 22, 2016

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

Signature  
 Printed Name  
 Registration Number

**PAVING PLAN SOUTH**  
**C201**



### PLANTING NOTES

1. PLANT MATERIAL SHALL COMPLY WITH THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1. UNLESS NOTED OTHERWISE, DECIDUOUS SHRUBS SHALL HAVE AT LEAST 5 CANES AT THE SPECIFIED HEIGHT. ORNAMENTAL TREES SHALL HAVE NO "V" CROTCHES AND SHALL BEGIN BRANCHING NO LOWER THAN 3 FEET ABOVE THE ROOT BALL. STREET AND BOULEVARD TREES SHALL BEGIN BRANCHING NO LOWER THAN 6' ABOVE PAVED SURFACE.
2. INSTALL PLANT MATERIALS PER PLANTING DETAILS. ALL PLANTING BEDS ABUTTING TURF TO BE EDGED WITH POWDER COATED STEEL LANDSCAPE EDGER.
3. SUBSTITUTION REQUESTS FOR PLANT MATERIAL TYPE & SIZE SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR CONSIDERATION PRIOR TO BIDDING. ALL SUBSTITUTIONS AFTER BIDDING MUST BE APPROVED BY LANDSCAPE ARCHITECT AND ARE SUBJECT TO CONTRACT ADJUSTMENTS.
4. FERTILIZE PLANT MATERIAL UPON INSTALLATION WITH DRIED BONE MEAL, OTHER APPROVED FERTILIZER MIXED IN WITH THE PLANTING SOIL PER THE MANUFACTURER'S INSTRUCTIONS OR MAY BE TREATED FOR SUMMER AND FALL INSTALLATION WITH AN APPLICATION OF GRANULAR 10-0-5 OF 12 OZ. PER 2.5" CALIPER TREE AND 6 OZ. PER SHRUB WITH AN ADDITIONAL APPLICATION OF 10-0-10 THE FOLLOWING SPRING IN THE TREE SAUCER.
5. INSTALL 18" DEPTH OF PLANTING SOIL IN AREAS RECEIVING GROUND COVER, PERENNIALS, & ANNUALS. PLANTING SOIL SHALL CONSIST OF MnDOT 3877-C MODIFIED TO CONTAIN A MAXIMUM OF 30% SAND, A PH OF 7.1 MAX. OR AS OTHERWISE SPECIFIED IN THE PROJECT MANUAL.
6. 3/16" THICK POWDERCOATED STEEL EDGER TO BE USED TO CONTAIN SHRUBS, PERENNIALS AND MAINTENANCE STRIP WHERE MULCH BED MEETS SOD UNLESS OTHERWISE NOTED.
7. INSTALL 3" DEEP SHREDDED HARDWOOD MULCH RINGS AT CONIFEROUS & DECIDUOUS TREES WITH NO MULCH IN DIRECT CONTACT WITH TREE TRUNK.
8. INSTALL 2" DEEP SHREDDED HARDWOOD MULCH RINGS AT SHRUB PLANTING AREAS WITH NO MULCH IN DIRECT CONTACT WITH SHRUB STEMS.
9. INSTALL 2" DEEP FINELY SHREDDED MULCH OR 1" DEEP SHREDDED HARDWOOD MULCH IN PERENNIAL PLANTING BEDS. REMOVE ALL MULCH FROM STEMS OF PERENNIALS - PLANT STEMS SHOULD NOT BE IN DIRECT CONTACT WITH MULCH.
10. WARRANTY NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. NO PARTIAL ACCEPTANCE WILL BE CONSIDERED.

### DESIGN/BUILD IRRIGATION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION LAYOUT PLAN AND SPECIFICATION AS PART OF THE SCOPE OF WORK. ALL PLANTED AREAS AND RENOVATED TURF AREAS WHICH ARE PART OF THIS PROJECT ARE TO BE IRRIGATED. VERIFY THAT EXISTING CONTROLLER IS LARGE ENOUGH FOR PROPOSED PROJECT. ALL IRRIGATION PARTS TO BE TORO COMMERCIAL EQUIPMENT. SUBMIT LAYOUT PLAN AND SPECIFICATIONS FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO ORDER AND/OR CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT SODDED/SEEDED AND PLANTED AREAS ARE IRRIGATED PROPERLY.
2. SHOP DRAWING AND FINAL PLANS TO BE DRAFTED ELECTRONICALLY USING AUTOCAD.
3. CONTRACTOR SHALL VERIFY (EXISTING) IRRIGATION SYSTEM LAYOUT AND CONFIRM COMPLETE LIMITS OF IRRIGATION PRIOR TO SUPPLYING SHOP DRAWINGS.
4. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT FOR INSPECTION AND APPROVAL OF ALL AREAS RECEIVING DRIP IRRIGATION PRIOR TO INSTALLATION OF ANY MULCH.
5. CONTRACTOR SHALL PROVIDE THE OWNER WITH AN IRRIGATION SCHEDULE APPROPRIATE TO THE PROJECT SITE CONDITIONS AND TO PLANTED MATERIAL GROWTH REQUIREMENTS.
6. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN PLANTING AREAS.

### TURF NOTES

1. SOD AREAS DISTURBED DUE TO GRADING UNLESS NOTED OTHERWISE.
2. WHERE SOD ABUTS PAVED SURFACES, FINISHED GRADE OF SOD/SEED SHALL BE HELD 1" BELOW SURFACE ELEVATION OF TRAIL, SLAB, CURB, ETC.
3. SOD SHALL BE LAID PARALLEL TO THE CONTOURS AND SHALL HAVE STAGGERED JOINTS. ON SLOPES STEEPER THAN 3:1 OR IN DRAINAGE SWALES, SOD SHALL BE STAKED SECURELY.
4. UNLESS NOTED OTHERWISE, THE APPROPRIATE DATES FOR SPRING SEED & SOD PLACEMENT IS FROM THE TIME GROUND HAS THAWED TO JUNE 15.
5. FALL SODDING IS ACCEPTABLE FROM AUGUST 15 TO NOVEMBER 1. FALL SEEDING IS ACCEPTABLE FROM AUGUST 15 TO SEPTEMBER 15. ADJUSTMENTS TO SOD/SEED PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.

TREES	CODE
	AC-A
	BE-W
	PI-N
SHRUBS	CODE
	CO-A
	RI-A
	SP-A
EVERGREEN SHRUBS	CODE
	JU-C
GROUND COVERS	CODE
	SEED

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 Minneapolis, MN 55401  
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**BLAKE HOPKINS CAMPUS RENEWAL**  
**DINING HALL ADDITION**  
 12.22.16  
 Not For Construction

**Blake**  
 110 Blake Road South  
 Hopkins, MN 55343  
 Project: 2014020BLKE-2

Drawings Issued	Date
Design Development	March 4, 2016
City Submittal	December 22, 2016

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.

Signature   
 Printed Name Tom Whitlock  
 Registration Number 26292

LANDSCAPE PLANTING PLAN

L2.0

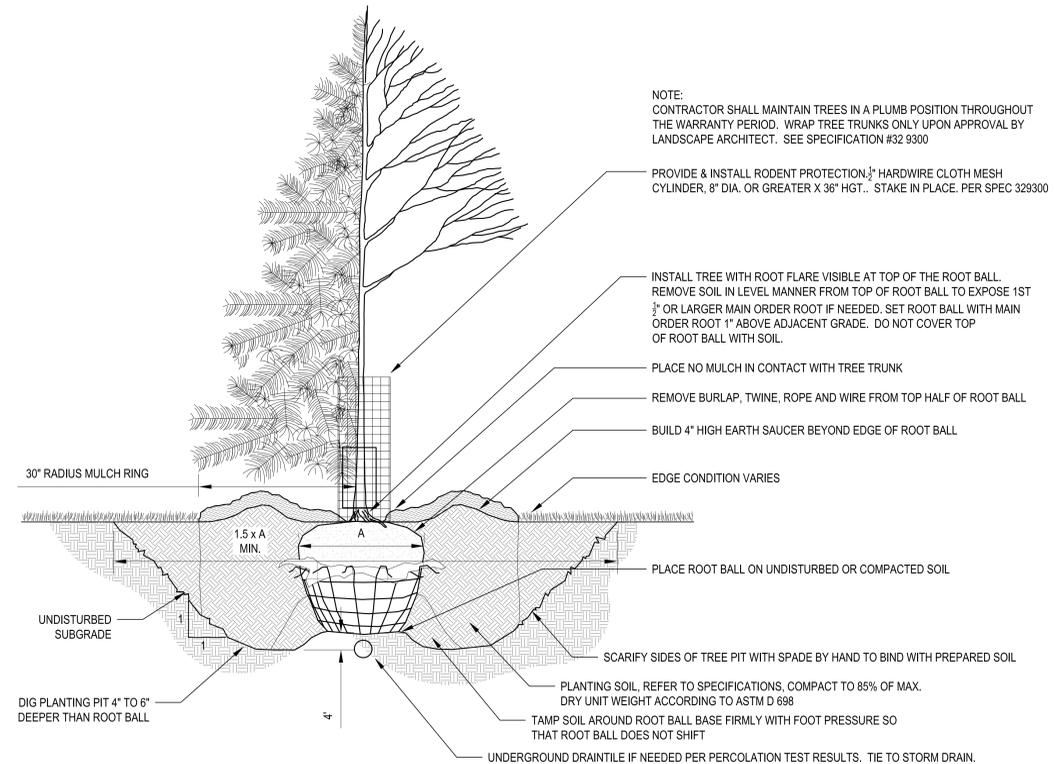
**Project Contacts**

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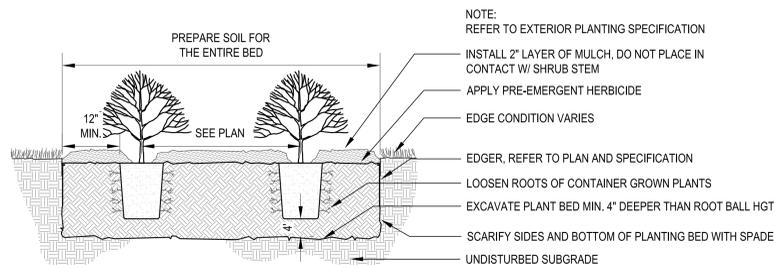
Jim Lindborg, AIA  
 C | 612-310-8403  
 jim.lindborg@uplusb.com

**PLANT SCHEDULE**

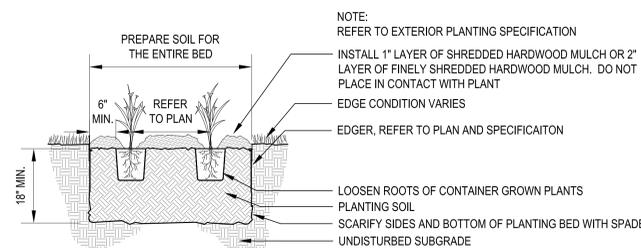
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SPECIFICATIONS
	AC-A	6	ACER RUBRUM 'AUTUMN RADIANCE' / MAPLE, AUTUMN RADIANCE	B & B	2.5" CAL	
	BE-W	6	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE BIRCH	B & B	2" CAL	
	PI-N	4	PINUS NIGRA / AUSTRIAN BLACK PINE	B & B	10' HGT	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT CONT.	SPECIFICATIONS
	CO-A	25	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	#5	POT	PLANT AS SHOWN ON PLAN
	RI-A	10	RIBES ALPINUM / ALPINE CURRANT	#5	POT	PLANT AS SHOWN ON PLAN
	SP-A	26	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	#5	POT	PLANT AS SHOWN ON PLAN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT CONT.	SPECIFICATIONS
	JU-C	32	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	#5	POT	PLANT AS SHOWN ON PLAN
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	SEED	23,506 SF	LAWN	SEED		



**1 TREE PLANTING DETAIL**  
 L2.1 SCALE 3/4" = 1'-0"



**2 SHRUB PLANTING DETAIL**  
 L2.1 SCALE 3/4" = 1'-0"



**3 PERENNIAL PLANTING DETAIL**  
 L2.1 SCALE 3/4" = 1'-0"

**BLAKE HOPKINS CAMPUS RENEWAL**  
**DINING HALL ADDITION**  
 12.22.16  
 Not For Construction

**Blake**  
 110 Blake Road South  
 Hopkins, MN 55343  
 Project: 2014020BLKE-2

**Drawings Issued** **Date**

Design Development March 4, 2016

City Submittal December 22, 2016

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Signature 

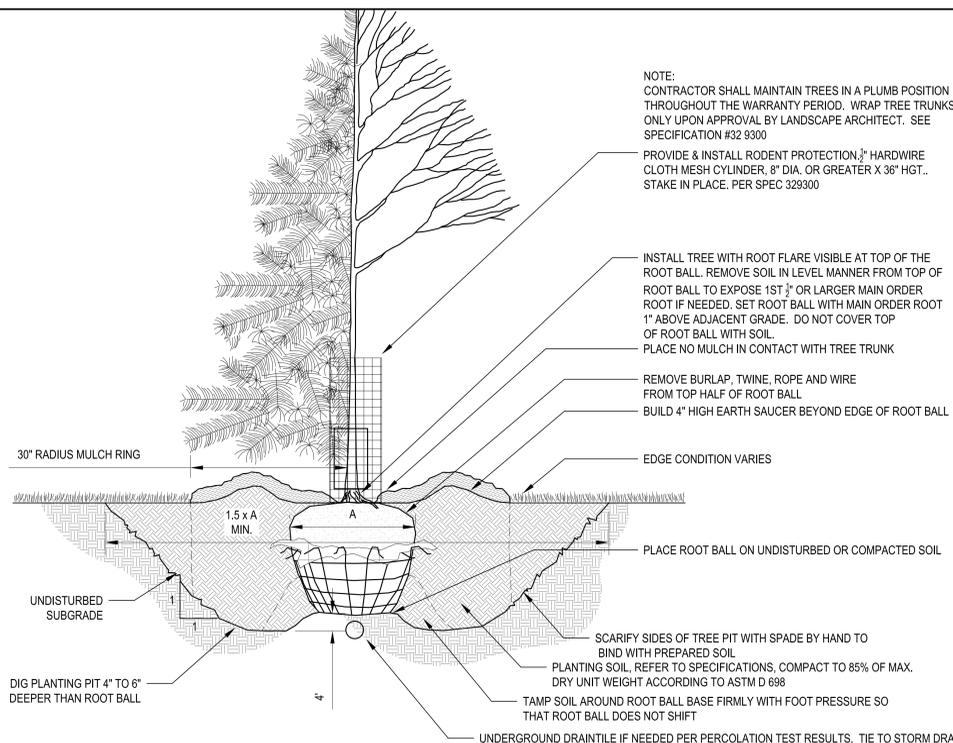
Printed Name Tom Whitlock

Registration Number 26292

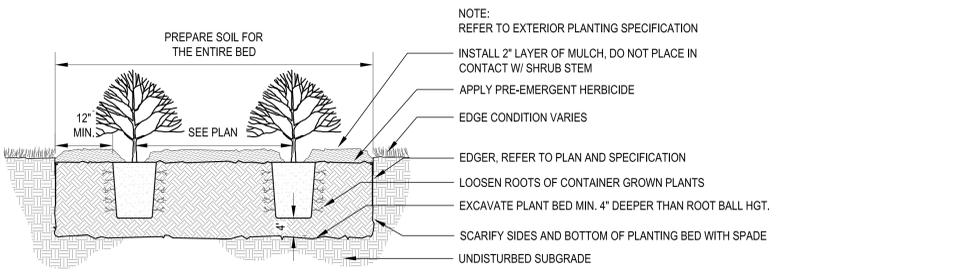
LANDSCAPE PLANTING DETAILS AND SCHEDULE

**L2.1**

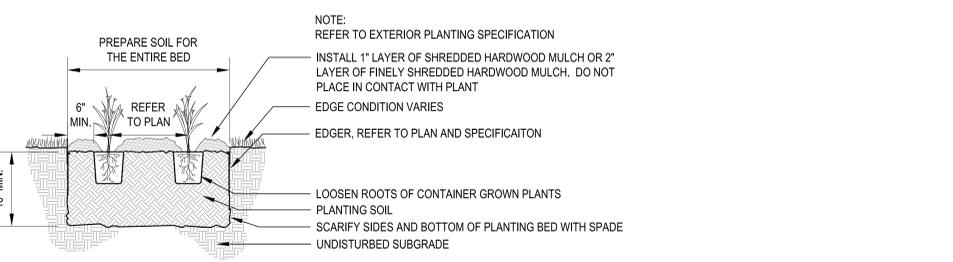




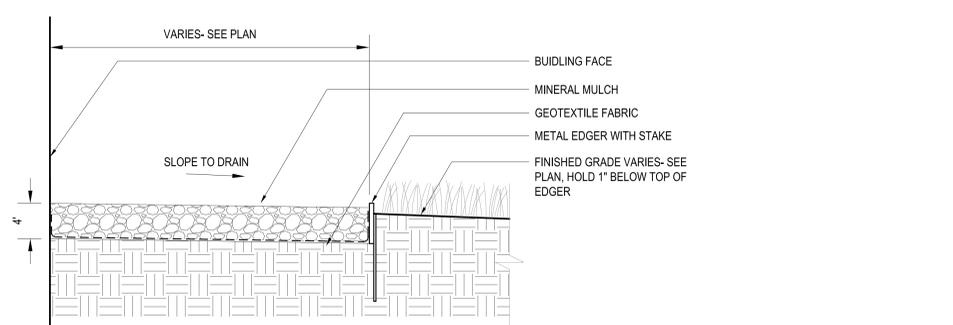
**1 TREE PLANTING DETAIL**  
L2.2 SCALE 3/4" = 1'-0"



**2 SHRUB PLANTING DETAIL**  
L2.2 SCALE 3/4" = 1'-0"



**3 PERENNIAL PLANTING DETAIL**  
L2.2 SCALE 3/4" = 1'-0"



**4 MINERAL MULCH MAINTENANCE STRIP**  
L2.2 SCALE 1 1/2" = 1'-0"

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SPECIFICATIONS
	AC-F	19	ACER FREEMANII 'JEFFERSRED' TM / AUTUMN BLAZE MAPLE	B & B	2.5"CAL	TRUNK FREE OF BRANCHES 6'-7' FROM
	AM-A	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / 'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2"CAL	MUTLI-TRUNK
	BE-W	6	BETULA POPULIFOLIA 'WHITESPIRE' / WHITESPIRE BIRCH	B & B	3.5"CAL	TRUNK FREE OF BRANCHES 6'-7' FROM
	GL-T	4	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' TM / SKYLINE THORNLESS HONEY LOCUST	B & B	2.5"CAL	TRUNK FREE OF BRANCHES 6'-7' FROM
	QU-B	8	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	2.5"CAL	TRUNK FREE OF BRANCHES 6'-7' FROM
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT CONT.	SPECIFICATIONS
	CO-A	7	CORNUS SERICEA 'ARTIC FIRE' / ARTIC FIRE DOGWOOD	#7	CONT.	PLANT AS SHOWN ON PLAN
	PH-D	43	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / DIABLO NINEBARK	#7	CONT.	PLANT AS SHOWN ON PLAN
	RH-A	111	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	#7	CONT.	PLANT AS SHOWN ON PLAN
	RI-A	39	RIBES ALPINUM / ALPINE CURRANT	#7	CONT.	PLANT AS SHOWN ON PLAN
	SP-A	35	SPIRAEA X BUMALDA 'ANTHONY WATERER' / ANTHONY WATERER SPIRAEA	#7	CONT.	PLANT AS SHOWN ON PLAN
ANNUALS/PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT CONT.	SPECIFICATIONS
	AS-P	53	ASTER NOVAE-ANGLIAE 'PURPLE DOME' / PURPLE DOME NEW ENGLAND ASTER	#1	POT	PLANT AS SHOWN ON PLAN
	NE-F	83	NEPETA FAASSENII / CATMINT	#1	POT	PLANT AS SHOWN ON PLAN
	SE-A	27	SEDUM X 'AUTUMN FIRE' / AUTUMN FIRE SEDUM	#1	POT	PLANT AS SHOWN ON PLAN
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT CONT.	SPECIFICATIONS
	JU-C	21	JUNIPERUS CHINENSIS 'MINT JULEP' / MINT JULEP JUNIPER	#7	POT	PLANT AS SHOWN ON PLAN
	JU-S	4	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	#7	POT	PLANT AS SHOWN ON PLAN
GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE	ROOT CONT.	SPECIFICATIONS
	CO-P	9	CORTADERIA PUMILA / PAMPAS GRASS	#3	CONT.	PLANT AS SHOWN ON PLAN
	MI-S	104	MISCANTHUS SINENSIS / JAPANESE SILVER GRASS	#3	CONT.	PLANT AS SHOWN ON PLAN
	PE-A	170	PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN DWARF FOUNTAIN GRASS	#3	CONT.	PLANT AS SHOWN ON PLAN
	SP-H	67	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	#3	CONT.	PLANT AS SHOWN ON PLAN
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	SOD	20,209 SF	SOD	SOD/SEED		

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**BLAKE HOPKINS CAMPUS RENEWAL**  
**LOBBY ADDITION**  
**12.22.16**  
**Not For Construction**

**Blake**  
110 Blake Road South  
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Project: 2014020BLKE-2

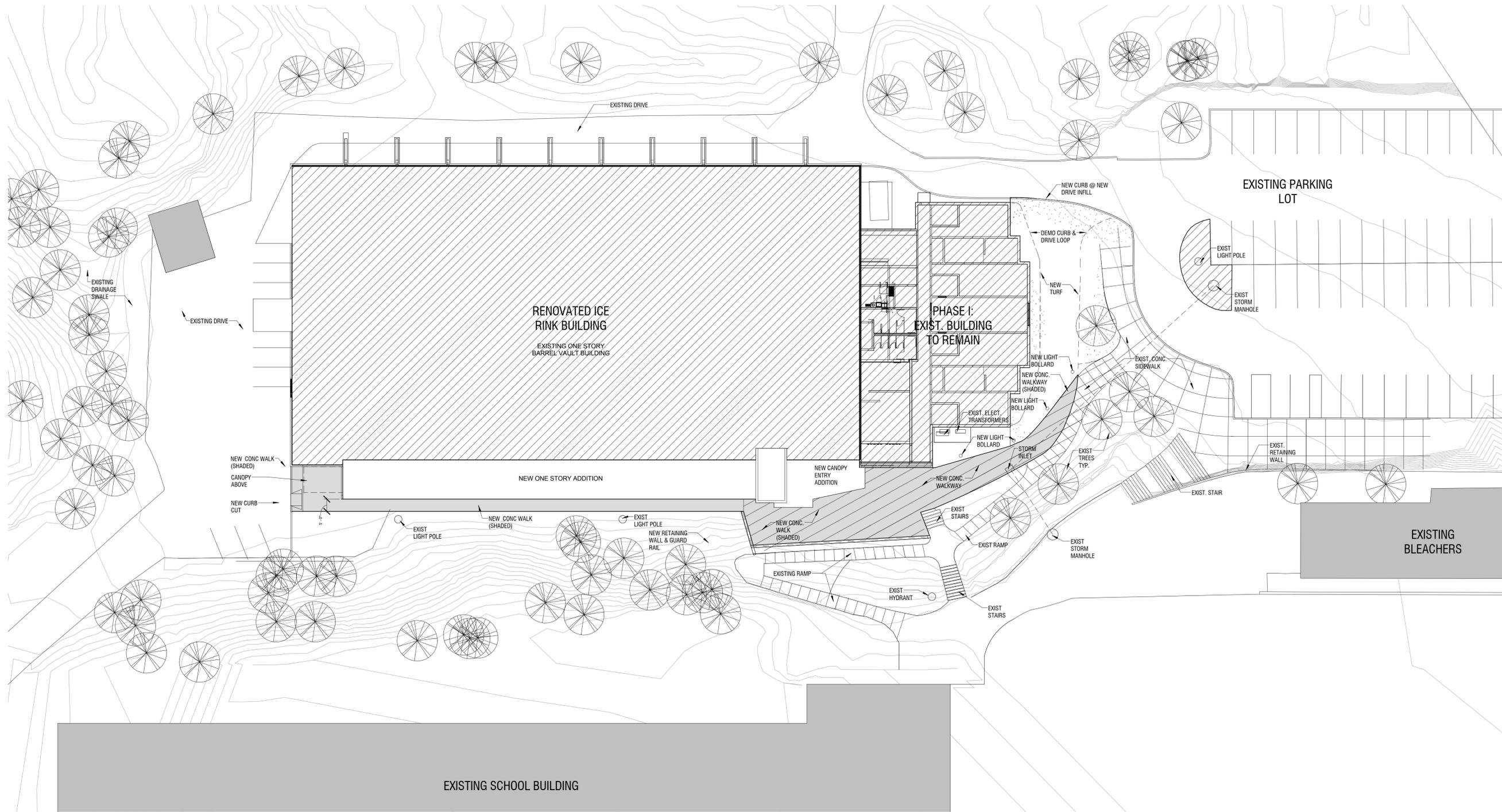
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City Submittal	December 22, 2016

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Signature   
Printed Name Tom Whitlock  
Registration Number 26292

LANDSCAPE PLANTING  
DETAILS AND SCHEDULE

**L2.2**



james dayton design

JAMES DAYTON DESIGN  
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Architect Seal  
  
*James S. Dayton*

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NOT FOR CONSTRUCTION

**Blake Ice**  
THE BLAKE SCHOOL  
110 Blake Road  
Hopkins, Minnesota 55343  
Issue: Progress Set 2016-11-17

Issue / Revision		
No.	Description	Date

Project Number Blake Ice  
Date 12.21.2016  
Drawn By ES  
Checked By PR

Site Plan

A1.0

james dayton design

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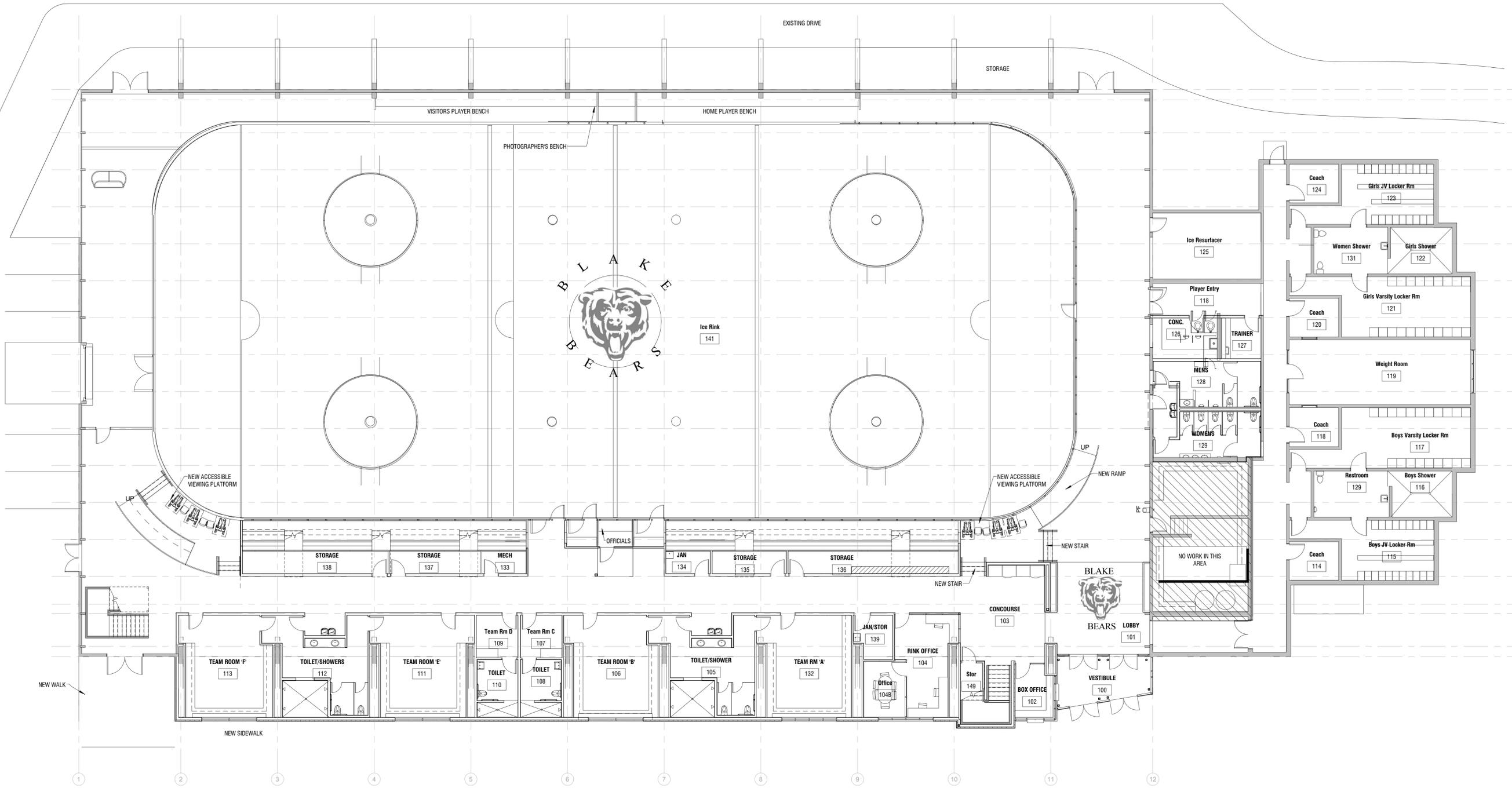
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Issue / Revision		
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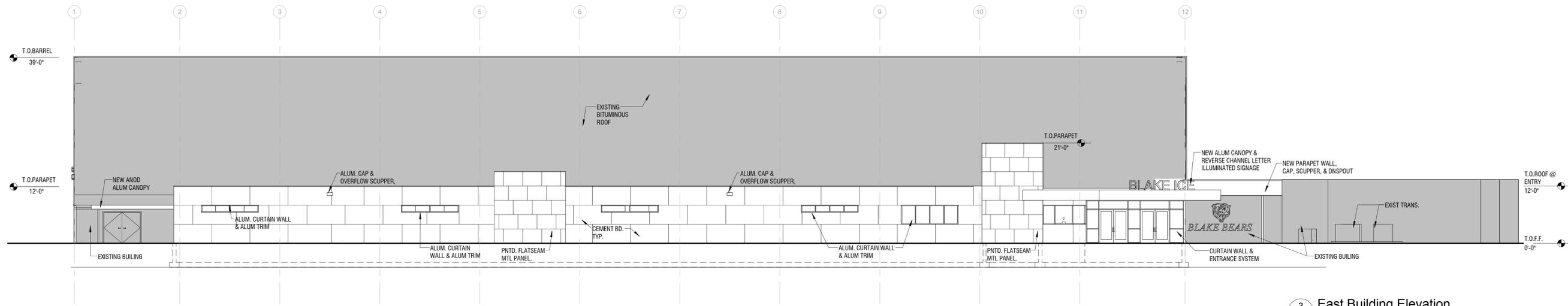
Project Number Blake Ice  
Date 12.21.2016  
Drawn By Author  
Checked By Checker

Floor Plan

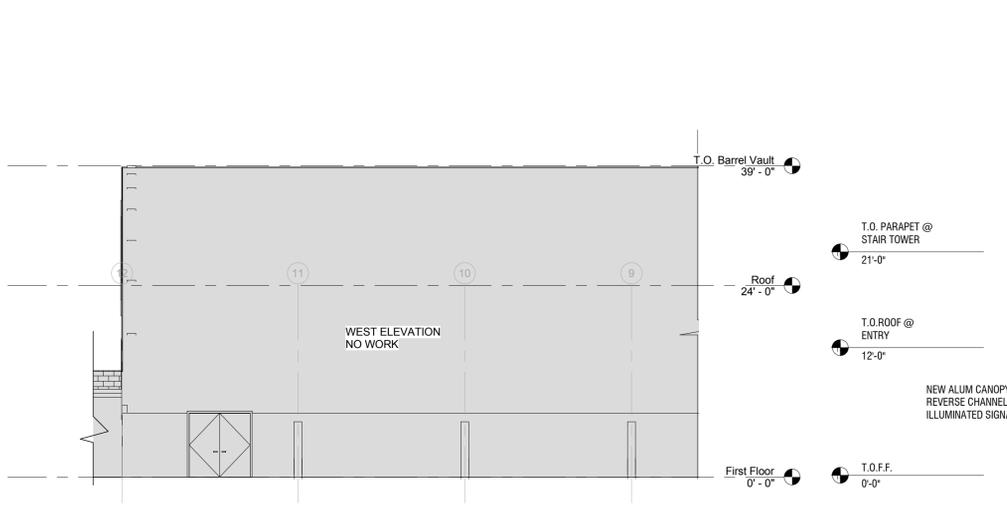
A1.01



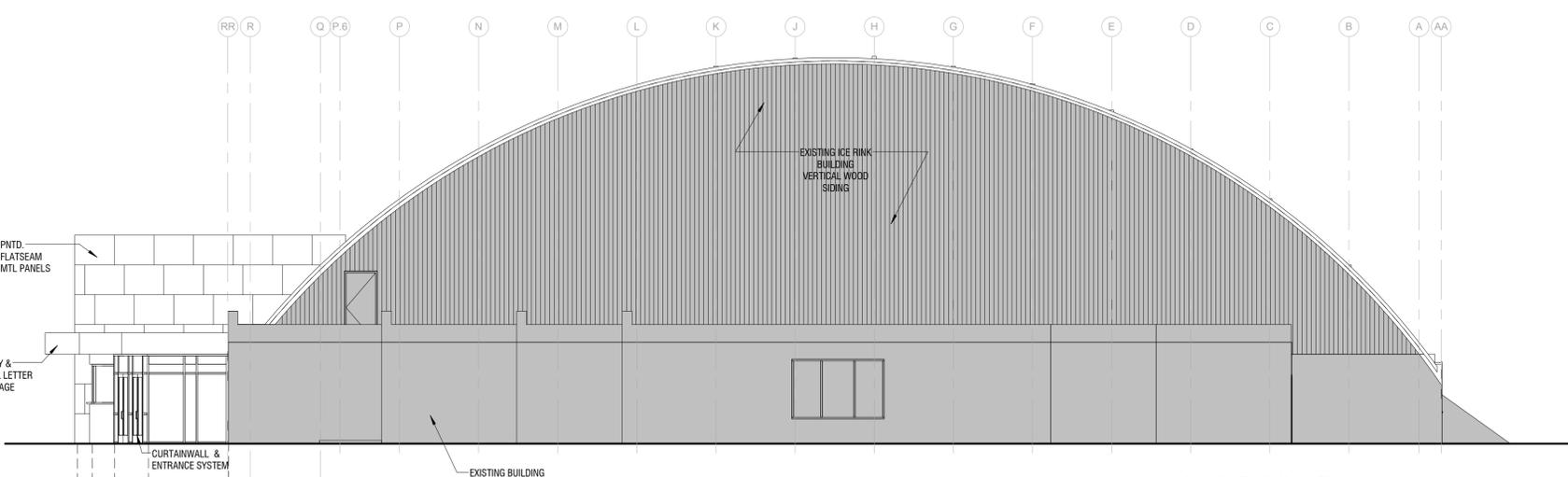
1 Main Level Plan  
A1.01 SCALE: 3/32" = 1'-0"



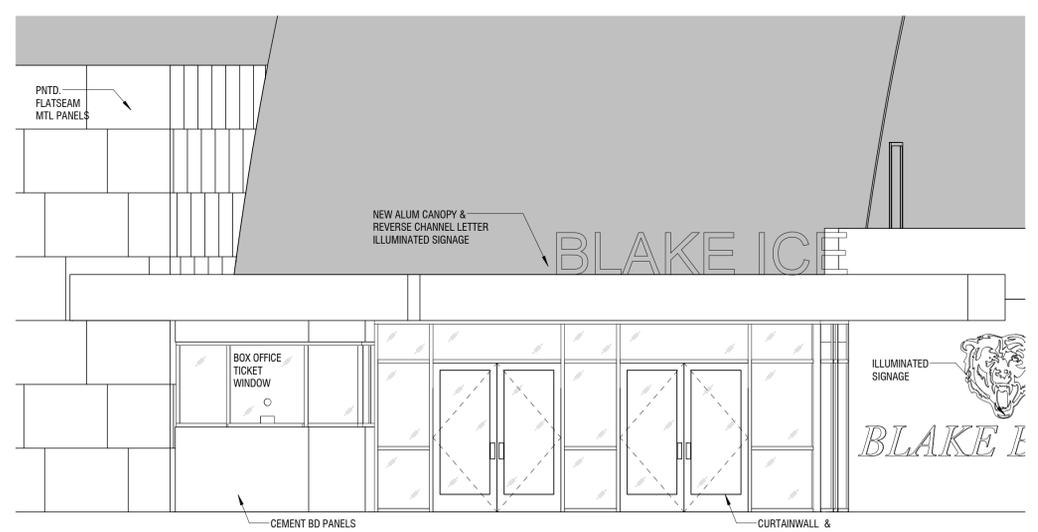
**3 East Building Elevation**  
 A2.0 SCALE: 3/32" = 1'-0"



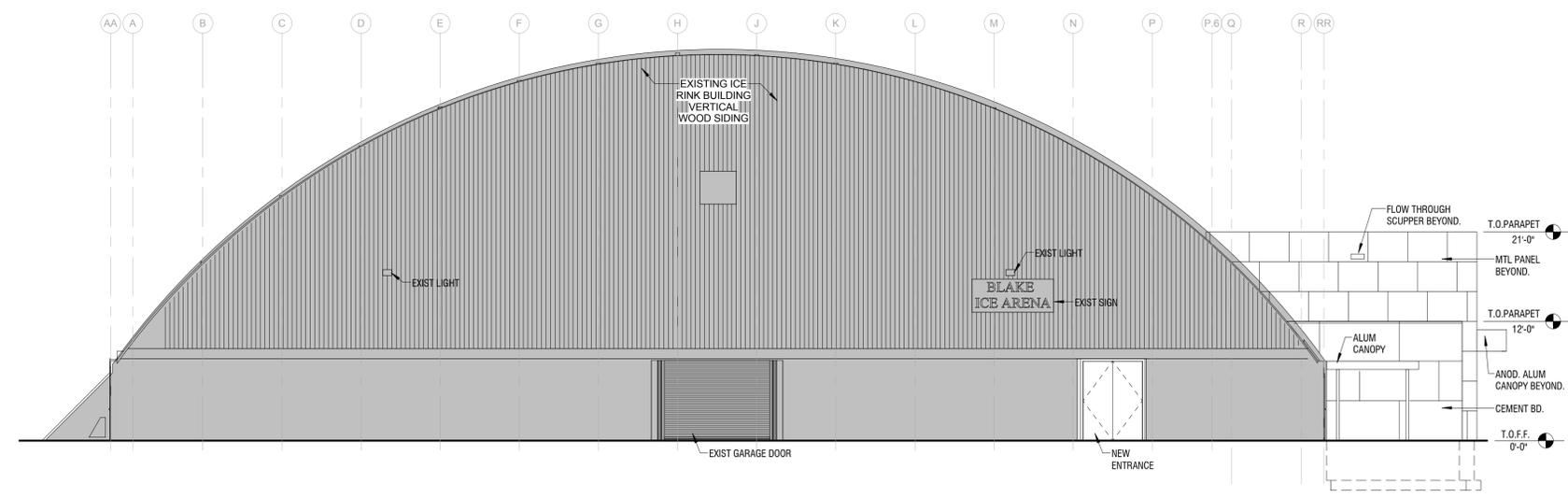
**5 West Building Elevation**  
 A2.0 SCALE: 3/32" = 1'-0"



**2 North Building Elevation**  
 A2.0 SCALE: 1/8" = 1'-0"



**4 Northeast Building Elevation**  
 A2.0 SCALE: 1/4" = 1'-0"



**1 South Building Elevation**  
 A2.0 SCALE: 1/8" = 1'-0"

james dayton design

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Issue / Revision

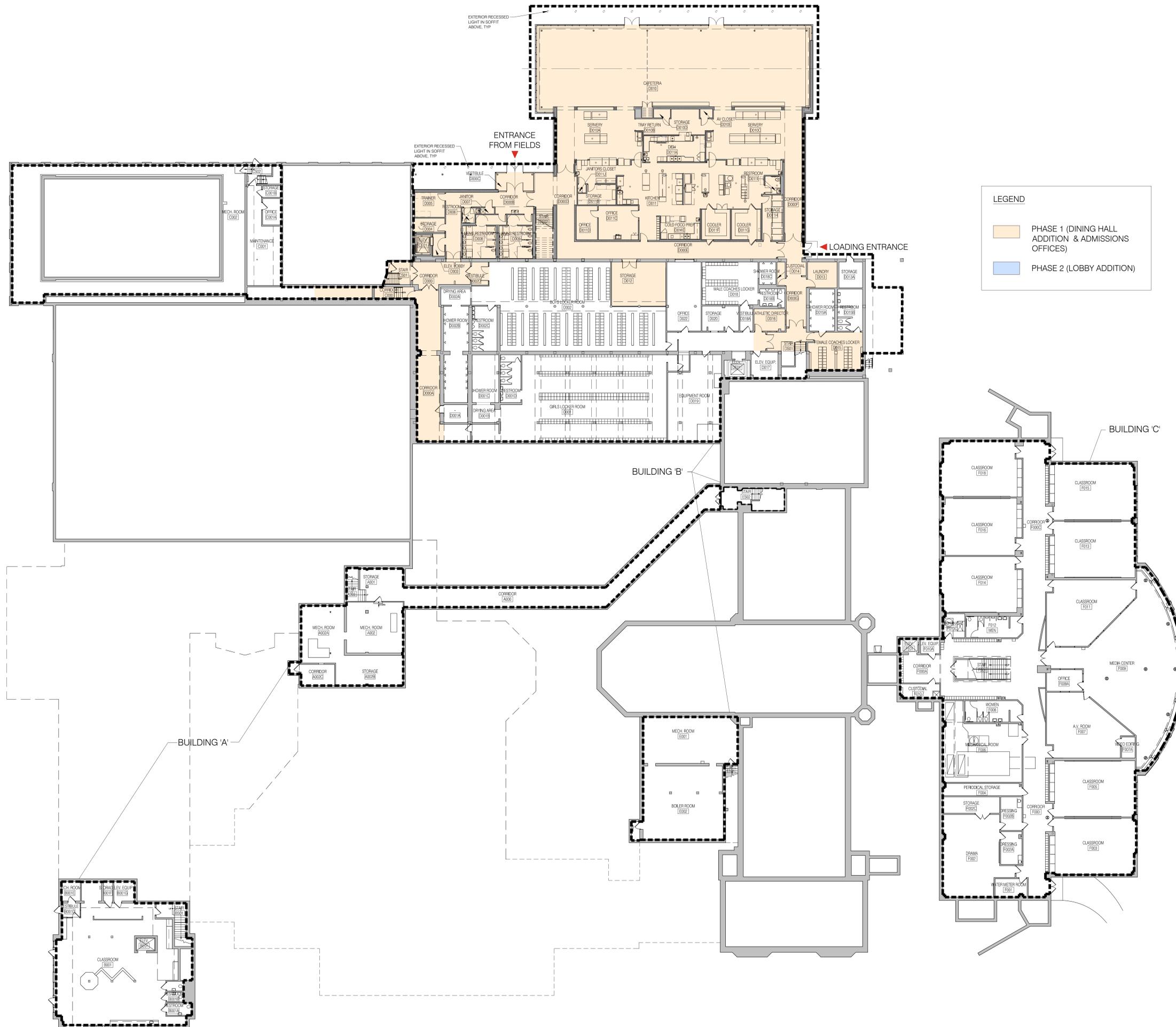
No.	Description	Date

Project Number Blake Ice  
 Date 12.21.2016  
 Drawn By ES  
 Checked By PR

Exterior Building Elevations

**A2.0**

NOT FOR CONSTRUCTION



**BLAKE  
HOPKINS CAMPUS  
RENEWAL**  
Phasing Diagrams  
12.22.16  
Not For Construction

**Blake**  
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Project: 2014020BLKE-2

Drawings Issued Date

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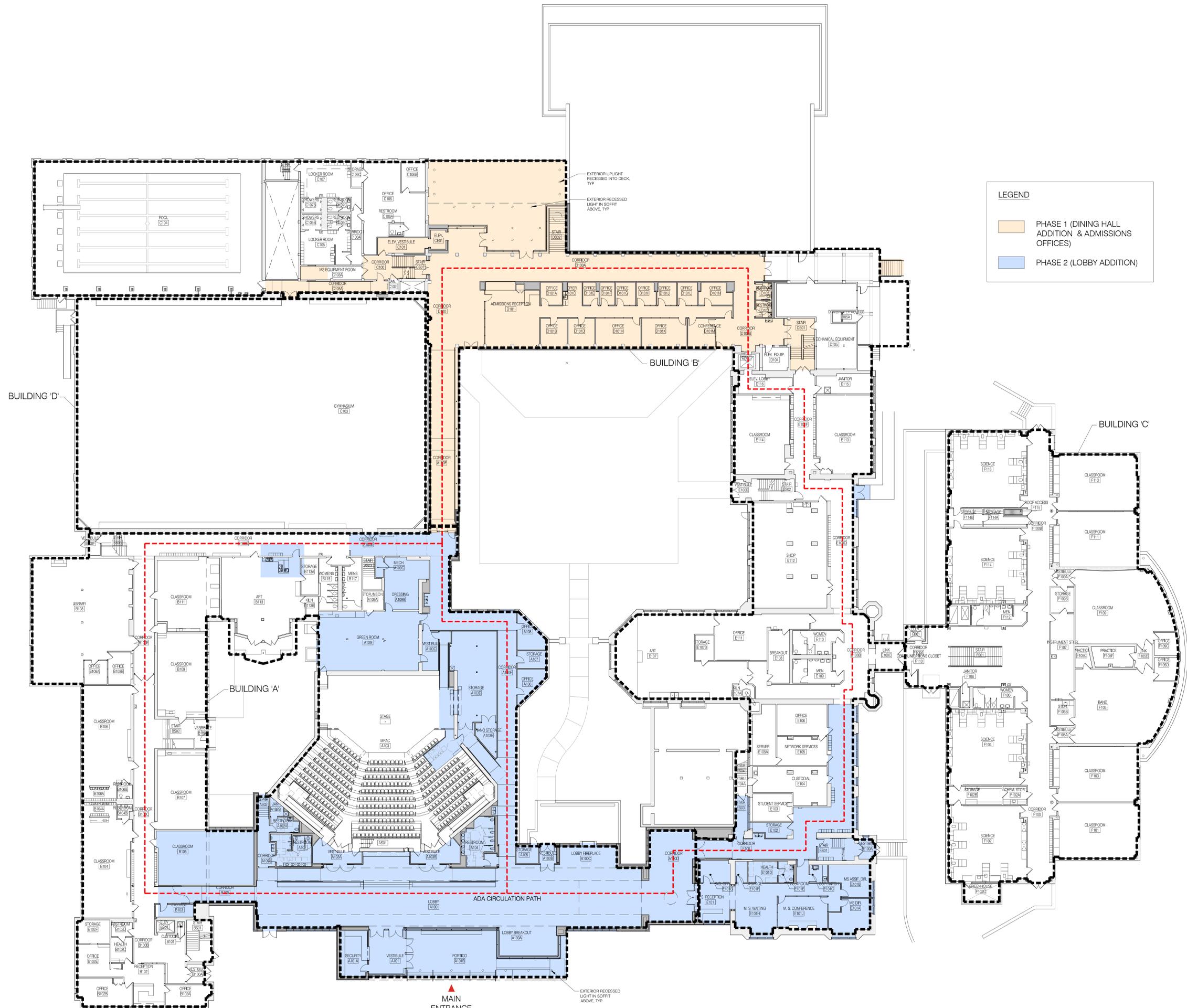
Signature

Printed Name

Registration Number

LEVEL 00 PHASING

**A000**



**LEGEND**

- PHASE 1 (DINING HALL ADDITION & ADMISSIONS OFFICES)
- PHASE 2 (LOBBY ADDITION)

01 LEVEL 01 PHASING PLAN  
 A001 1/16" = 1'  
 NORTH

**BLAKE HOPKINS CAMPUS RENEWAL**  
**Phasing Diagrams**  
 12.22.16  
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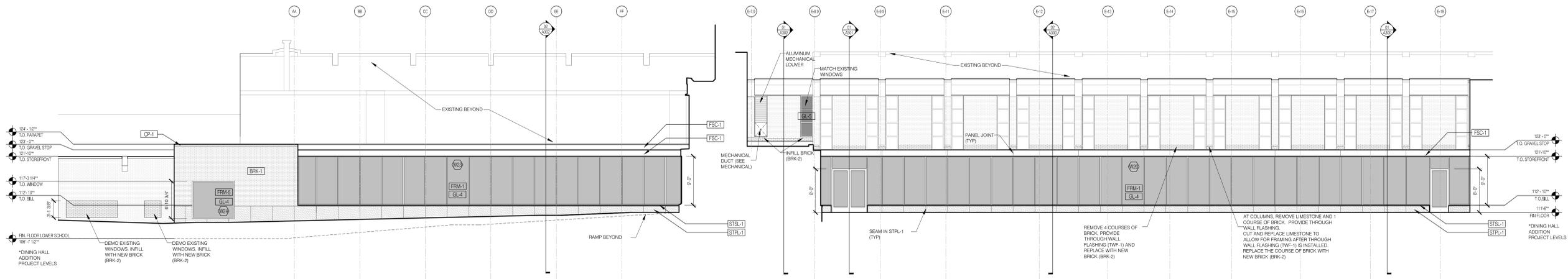
**LEVEL 01 PHASING**

**A001**

**Project Contacts**

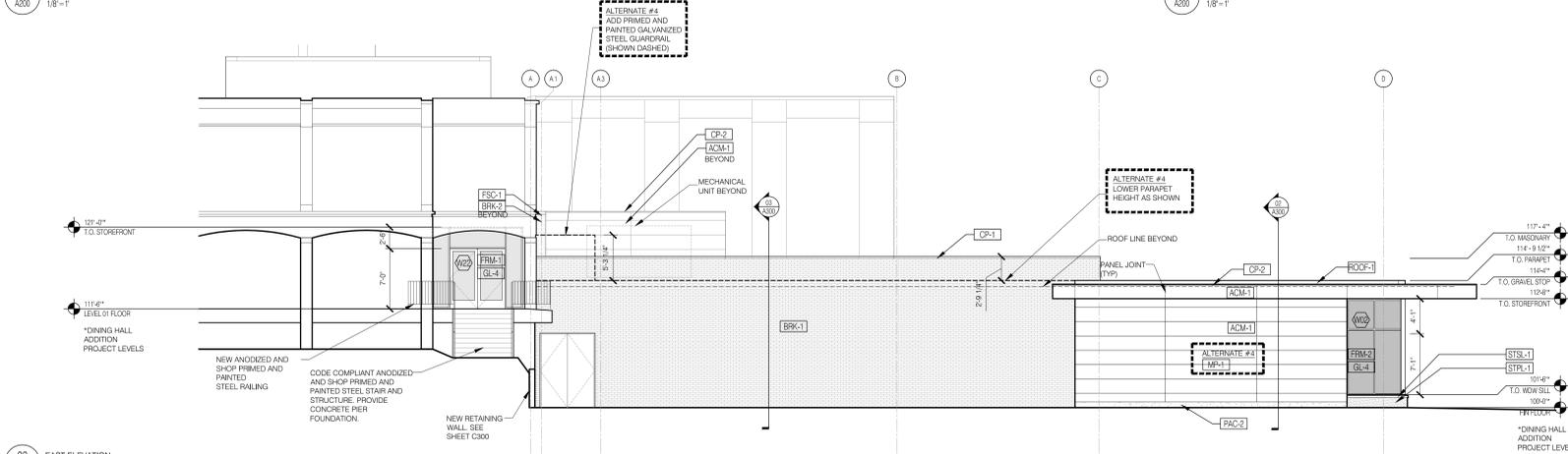
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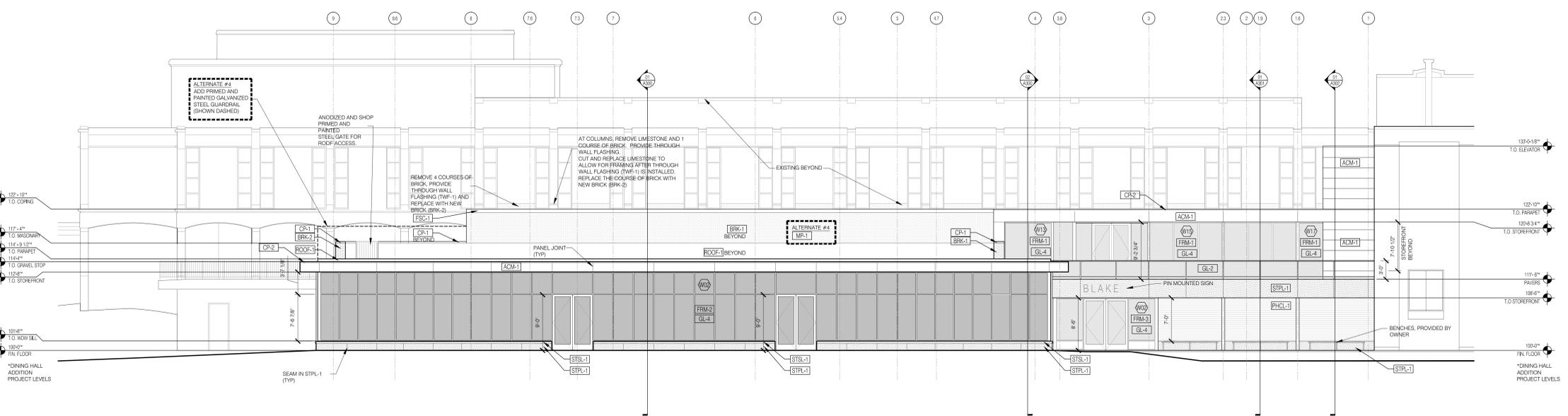


01 NORTH SOUTH CORRIDOR - EAST ELEVATION  
A200 1/8"=1'

02 LOGGIA SOUTH ELEVATION  
A200 1/8"=1'



03 EAST ELEVATION  
A200 1/8"=1'



04 NORTH ELEVATION  
A200 1/8"=1'

**BLAKE  
HOPKINS CAMPUS  
RENEWAL  
DINING HALL  
ADDITION**

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Hopkins, MN 55343  
Project: 2014020BLKE-2

Drawings Issued	Date

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

Signature  
Printed Name  
Registration Number

**EXTERIOR ELEVATIONS**