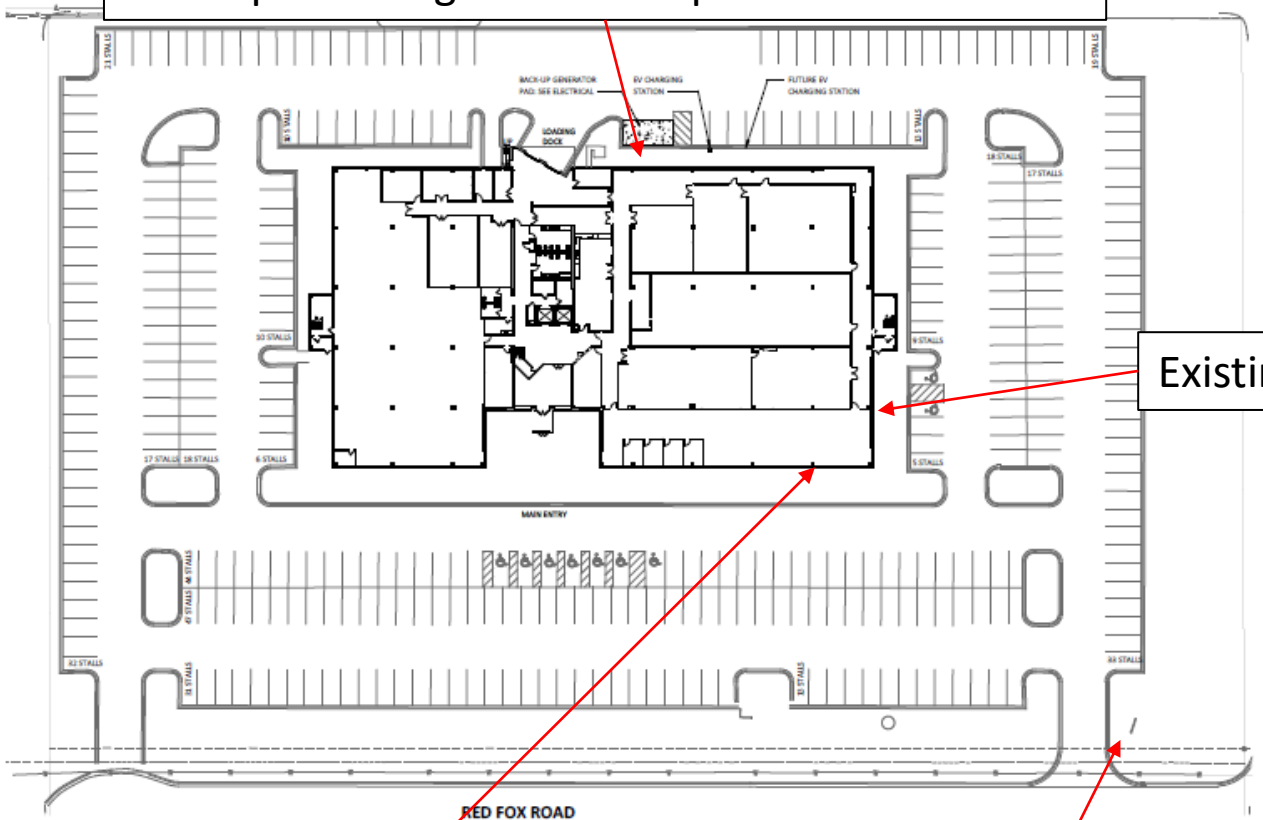
≤ 90 sq ft wall sign allowable per variance 04-09



1 SITE PLAN A030

Existing "1275" sign

Requesting sign standard adjustment for ≤ 90 sq ft wall sign to match scale and proportion of existing "1275" sign

Existing monument sign

- Plan to reuse the location for new monument sign
- Requesting sign standard adjustment for internal illumination

SITE SUMMARY

BUILDING AREA:

FIRST FLOOR:	40,086 SQ FT
SECOND FLOOR:	34,667 SQ FT
TOTAL:	74,708 SQ FT

PARKING REQUIREMENTS:

BUSINESS & PROFESSIONAL OFFICE REQUIREMENTS:
1 CAR PER 250 SQFT

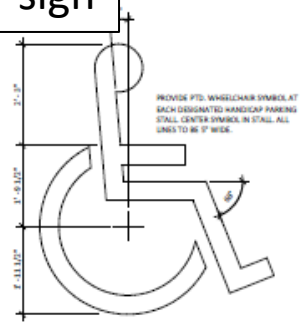
BUILDING STALLS REQUIRED (PER ARDEN HILLS CODE, TABLE 1325.06):
299 STALLS

PARKING PROVIDED:

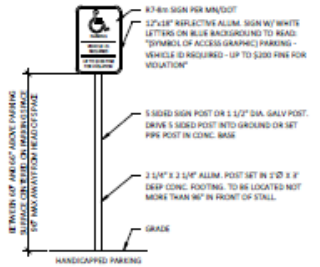
HANDICAP STALLS PROVIDED:	9 STALLS
(8 HANDICAP STALLS REQUIRED PER MN ACCESSIBILITY CODE, TABLE 1106.1)	
REGULAR STALLS PROVIDED:	354 STALLS
TOTAL PARKING SPACES PROVIDED:	363 STALLS

GENERAL DEMOLITION NOTES

1. ALL EXISTING PARKING STALLS TO BE RESTRIPED BY CONTRACTOR.



2 ADA ACCESSIBLE PARKING SYMBOL A030



3 ACCESSIBLE STALL SIGN A030

CATH X MEDICAL
A ZIMVIE Company

CATH X MEDICAL
INTERIOR REMODEL

1275 RED FOX RD
ARDEN HILLS, MN 55112

HAMMEL HANSEN
1000 Twelve Oaks Center Dr
Suite 200
Wayzata MN 55391
Tel 952.426.7400
Fax 952.426.7440

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.

MARK L. HANSEN, AIA, NCARB, LEED AP

REGISTRATION NUMBER: 22838

THE ARCHITECT SHALL BE DEEMED THE AUTHOR AND OWNER OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS OF THE ATTACHED DOCUMENTS.

NO.	DESCRIPTION	DATE
1	ADDENDUM #1	7/12/2022

PROJECT NUMBER: 21021
DRAWN BY: J. LARSON
CHECKED BY: B. HUNKO M. HANSEN
DATE: JUNE 30, 2022

SITE PLAN

CONSTRUCTION DOCUMENTS

A030

Attachment D