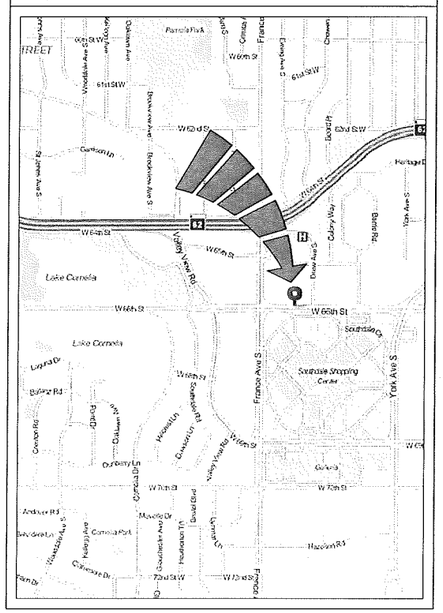
Southdale Medical Campus

3800 West 66th Street

Edina, Minnesota

Project Location



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Project and Zoning Data

Zoning Classification: Regional Medical District (RMD) Section 850.18

Floor Area Ratio: Less than 1.0

Office Bldg Setbacks: Front 35', Side 35', Rear 20' & Interior Side 20' - or building height whichever is greater. Building height: 64 ft.

Screening: Loading dock, trash and mechanical equipment shall be screened from lot lines and public road right of ways.

Loading: RMD requires 1 small berth for 20,000 - 100,000 sf and 1 small and 1 large berth for over 100,000 sf plus 1 additional large for each 100,000 sf over the original 100,000 GFA.

Two large berths and one small berth provided.

Small Berth:	Length	25'
	Width	12'
	Height	15'
Large Berth:	Length	55'
	Width	14'
	Height	15'

Driveways: Two-way drives within parking areas 24' minimum width.
All parking at an angle of less than 90 degrees shall be served by one way traffic aisles only.
One way driveways shall be 12' minimum width.

Parking Ramps: Front and side setbacks shall be 20', interior side and rear yard setbacks shall be 10'.
Theses setbacks shall increase by 1' for every 1' in height that the parking ramp exceeds 20'.
Ramp height at level 4 parapet: 34'-6"
Stair height at level 4: 39'-8"

Parking: 1/200 of GFA plus 1 space for each physician.

BUILDING/SITE DATA

Existing Building GFA:	**273,000 sf**
Proposed Building GFA:	**60,000 sf (office floors 1-4)**
Total Site Area:	**392,000 sf**
Total Proposed Building GFA:	**333,000 sf**
Proposed FAR:	**.85**
Number of Existing Parking Spaces:	**1254**
Number of Parking Spaces Required:	**1715**

Notes:

1. FAR equal GFA divided by total lot area.
2. GFA includes basements, enclosed porches, breezeways and accessory buildings not used for parking.
   1. GFA does not include accessory garages, parking ramps and parking garages not enclosed by exterior walls. It also does not include; mechanical rooms, patios, decks, restrooms, elevator shafts and stairwells.
   2. "Total Proposed Building GFA" noted above does not include bonus for mechanical rooms, restrooms, elevator shafts and stairwells. In both cases "Maximum Allowed Building GFA" would increase by this factor/difference.
   3. "Number of Parking Spaces Required" does not currently include the requirement for "plus 1 space for each physician".

Parking Summary:

Zoning Requirements:

1 car per 200 sq. ft. gross floor area, plus 1 car per doctor
333,000 sq. ft. gross / 200 sq. ft. = 1,665 cars + 50 physicians (estimated number on site at one time) = 1,715 cars total

Existing Parking to Remain:

Surface Parking (west and north lots):	310
Lower Level Parking (6525 Building):	75
"Courtyard" Parking:	6
Total Existing Parking:	391

New/Remodeled Parking Ramp:

Basement Level:	129
First Level (Grade):	256
Second Level:	278
Third Level:	281
Fourth Level:	238
Total Parking in Ramp:	1,180
South Surface Lot (new)	6
Total Parking Proposed:	1,577

Proof of Parking:

Ramp Fifth Level:	175
Total Parking	1,752

Project Team

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Southdale Medical Campus
3800 West 66th Street
Edina, Minnesota 55435

SITE PLAN APPROVAL
JULY 26, 2013

REVISION LOG

NO.	DATE	DESCRIPTION

13005.00
PROJECT NUMBER

JAGN	MEB
DRAWN BY	CHECKED BY
CAM	JOS
PROJECT MANAGER	PROJECT ARCHITECT

SHEET INDEX, CODE DATA, PROJECT TEAM AND LOCATION MAP

A000

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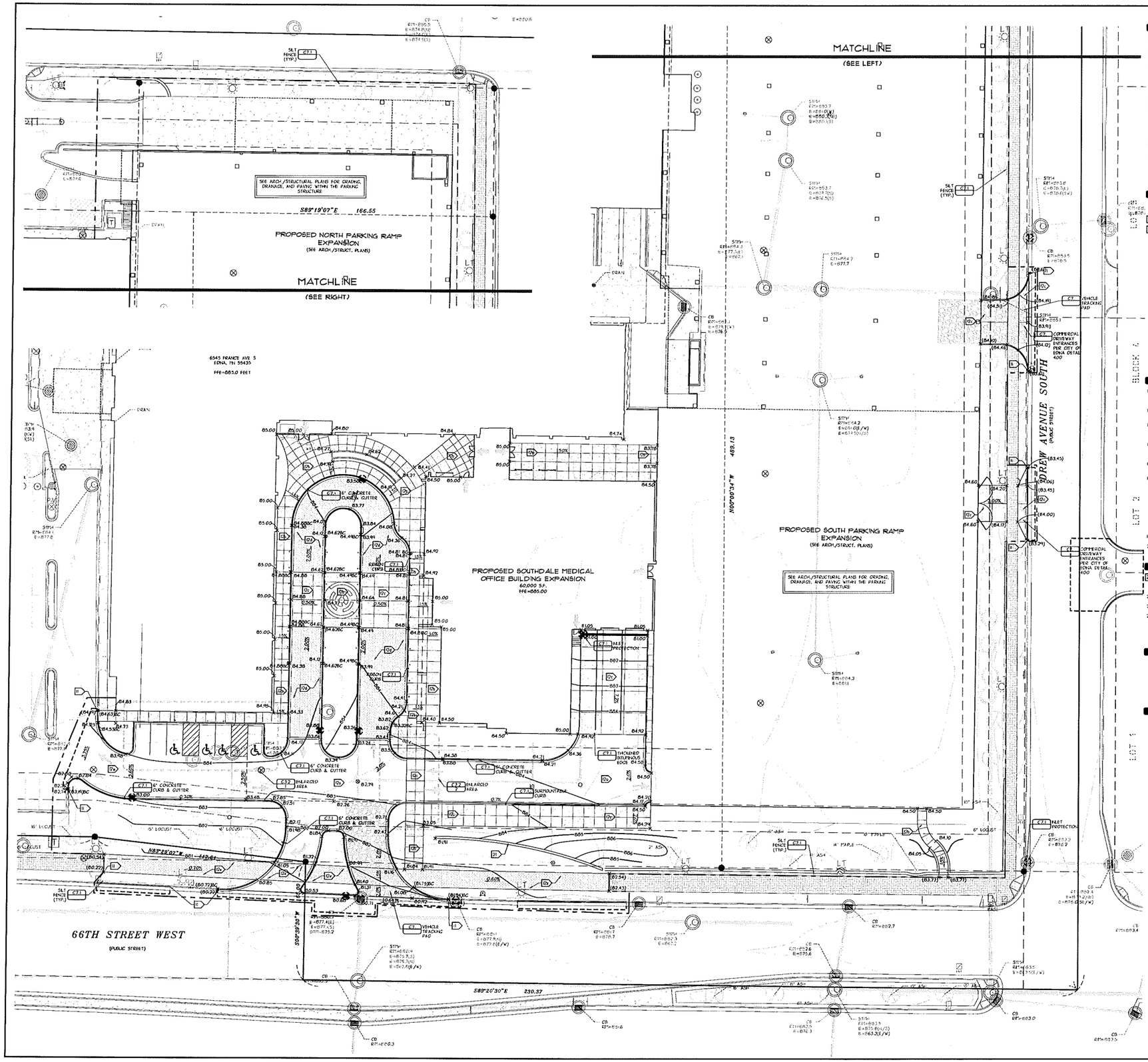

GRADING NOTES

1. CONTACT UTILITY SERVICE PROVIDERS FOR FIELD LOCATION OF SERVICES **72** HOURS PRIOR TO BEGINNING GRADING.
2. REFER TO THE GEOTECHNICAL REPORT PREPARED BY OTHERS, FOR ADDITIONAL INFORMATION ON BACKFILL MATERIAL AND GROUNDWATER CONDITIONS.
3. REMOVE TOPSOIL FROM GRADING AREAS AND STOCKPILE SUFFICIENT QUANTITY FOR REUSE. MATERIALS MAY BE TAKEN FROM LANDSCAPE AREAS FOR USE ON SITE AND REPLACED WITH EXCESS ORGANIC MATERIAL WITH PRIOR OWNER APPROVAL.
4. REMOVE SURFACE AND GROUND WATER FROM EXCAVATIONS. PROVIDE INITIAL LIFTS OF STABLE FOUNDATION MATERIAL IF EXPOSED SOILS ARE WET AND UNSTABLE.
5. ROUGH GRADE BUILDING PAD TO **X** INCHES BELOW FINISHED FLOOR ELEVATION (**FFE**).
6. REFER TO STRUCTURAL SPECIFICATIONS FOR EARTHWORK REQUIREMENTS FOR BUILDING PADS.
7. AN INDEPENDENT TESTING FIRM SHALL VERIFY THE REMOVAL OF ORGANIC AND UNSUITABLE SOILS, SOIL CORRECTION, AND COMPACTION AND PROVIDE PERIODIC REPORTS TO THE OWNER.
8. PLACE AND COMPACT FILL USING LIFT THICKNESSES MATCHED TO SOIL TYPE AND COMPACTION EQUIPMENT TO OBTAIN SPECIFIED COMPACTION THROUGHOUT THE LIFT.
9. COMPACT MATERIAL IN PAVED AREAS TO 95% OF MAXIMUM DRY DENSITY, STANDARD PROCTOR (ASTM D698) EXCEPT THE TOP 3 FEET WHICH SHALL BE COMPACTED TO 100%. COMPACT TO 98% DENSITY WHERE FILL DEPTH EXCEEDS 10 FEET.

PAVING NOTES

10. SPOT ELEVATIONS AT CURBLINES INDICATE FLOWLINE UNLESS NOTED OTHERWISE. SEE SHEET C4.1 FOR RIM ELEVATIONS OF CATCH BASINS.

11 FEET AND MATCH EXISTING CURB. PROVIDE 10 FOOT TRANSITION.

12 PAVING SECTIONS

a. BITUMINOUS PAVING (HEAVY DUTY)
2-INCH BITUMINOUS WEAR
TACK COAT
2-INCH BITUMINOUS BASE
8-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
COMPACTED SUBSOIL

b. CONCRETE WALKWAYS
4-INCH CONCRETE WALK, 4,000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP
4-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
COMPACTED SUBSOIL

c. CONCRETE DRIVES, APRONS, AND EXTERIOR SLABS
8-INCH CONCRETE, 4,000 PSI, 5%-8% AIR ENTRAINED, MAX. 4" SLUMP
#4 REBAR AT 18 INCHES OC
8-INCH AGGREGATE BASE (MNDOT 3138, CLASS 5)
COMPACTED SUBSOIL

d. PREVIOUS PAVERS
TO BE DETERMINED, PER MANUFACTURES RECOMMENDATIONS

e. BRICK PAVERS (PER CITY DETAIL 530)
2 3/8" BRICK PAVERS, (MATCH EXISTING)
1" PAVER LEVELING SAND
3" POROUS CONCRETE SUB-SLAB (MEETING CITY SPECIFICATIONS)
4" GRANULAR FILL (MEETING CITY SPECIFICATIONS)

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

13. INSTALL PERIMETER SEDIMENT CONTROLS PRIOR TO BEGINNING WORK AND MAINTAIN FOR DURATION OF CONSTRUCTION. REMOVE CONTROLS AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED AND DISPOSE OF OFF SITE.
14. LIMIT SOIL DISTURBANCE TO THE GRADING LIMITS SHOWN. SCHEDULE OPERATIONS TO MINIMIZE LENGTH OF EXPOSURE OF DISTURBED AREAS.
15. MANAGEMENT PRACTICES SHOWN ARE THE MINIMUM REQUIREMENT. INSTALL AND MAINTAIN ADDITIONAL CONTROLS AS WORK PROCEEDS TO PREVENT EROSION AND CONTROL SEDIMENT CARRIED BY WIND OR WATER.
16. EXCAVATE PONDS EARLY IN THE CONSTRUCTION SEQUENCE. REMOVE SEDIMENT FROM PONDS PERIODICALLY AND AFTER AREAS CONTRIBUTING RUN OFF ARE PERMANENTLY STABILIZED.
17. RESTORE DISTURBED OPEN AREAS WITH TEMPORARY SEED OR SOD WITHIN 72 HOURS OF COMPLETING GRADING IN EACH AREA.
18. SEED, SOD, MULCH AND FERTILIZER SHALL MEET THE FOLLOWING SPECIFICATIONS, AS NOTED:

ITEM	SPECIFICATION NUMBER
SOD	MNDOT 3878
SEED	MNDOT 3876
MN TYPE 150 @ 40 LB/AC - TEMPORARY	
MN TYPE 250 @ 100 LB/AC - PERMANENT	
MN TYPE 270 @ 120 LBS/AC - PERMANENT	
MULCH (TYPE 1 DISC ANCHORED @ 2 TON/AC)	MNDOT 3882
FERTILIZER	MNDOT 3881
GENERAL PLACEMENT	MNDOT 2575

19. SEE LANDSCAPING SHEETS FOR PERMANENT TURF ESTABLISHMENT.
20. SCRAPE ADJACENT STREETS CLEAN DAILY AND SWEEP CLEAN WEEKLY.

RETAINING WALL NOTES

21 PROVIDE STRUCTURAL DESIGN OF RETAINING WALLS, FOLLOWING LANDFORM'S RETAINING WALL SPECIFICATIONS FOR PRELIMINARY DESIGN AND PERFORMANCE. PROVIDE CONSTRUCTION OF WALLS IN ACCORDANCE WITH APPROVED DESIGN.
22. CONFIRM ARCHITECTURAL REQUIREMENTS FOR WALL UNITS WITH OWNER.
23. SUBMIT DESIGN TO CITY FOR APPROVAL PRIOR TO BUILDING PERMIT ISSUANCE.
24. PROVIDE COORDINATION AND ASSURANCE THAT RELATED WORK CONSTRUCTED WITHIN THE REINFORCED EARTH ZONE; INCLUDING FENCES, UNDERGROUND UTILITIES, GUARD RAILS, ETC.; IS IN ACCORDANCE WITH APPROVED DESIGN AND DOES NO DAMAGE TO REINFORCING ELEMENTS OF THE RETAINING WALL.

NPDES AREA SUMMARY

	EXISTING	PROPOSED	ULTIMATE
PERVIOUS	1.10 ACRES	1.23 ACRES	1.23 ACRES
IMPERVIOUS	9.54 ACRES	9.46 ACRES	9.46 ACRES
TOTAL	10.64 ACRES	10.69 ACRES	10.69 ACRES

LEGEND

	ESTIMATED QUANTITY:
INLET PROTECTION	10 EACH
SILT FENCE	1172 FEET
TIP OUT CURB	
PAVEMENT SAWCUT	
CONSTRUCTION LIMITS	
PEDESTRIAN CURB RAMP	
VEHICLE TRACKING PAD	2 EACH

TW XXX.XX TOP OF WALL
BW XXX.XX BOTTOM OF WALL

Know what's **Below.** **Call** before you dig.

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3800 West 66th Street
Edina, Minnesota 55435

SCHEMATIC DESIGN
Not for Construction

REVISION LOG

NO.	DATE	DESCRIPTION

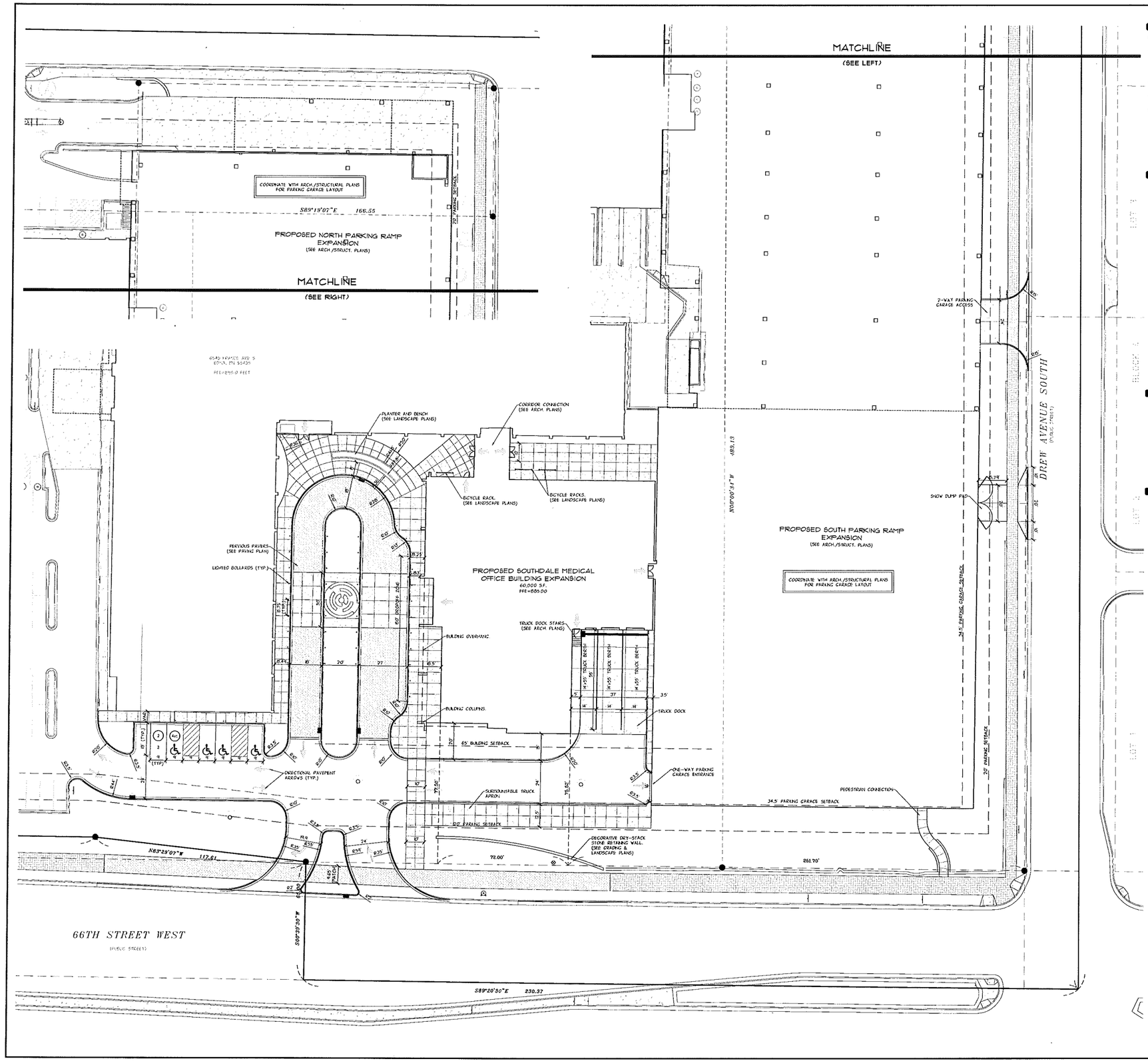
COG13003
PROJECT NUMBER

DRAWN BY: RTS, PROJECT MGR.
CHECKED BY: RGS, PROJECT ENG.

GRADING, DRAINAGE, PAVING, & EROSION CONTROL PLAN

C301

LANDFORM PROFESSIONAL SERVICES LLC 2/10



SITE PLAN NOTES

1. OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WITHIN, OR USE OF, PUBLIC RIGHT-OF-WAY.
2. THE DIGITAL FILE, WHICH CAN BE OBTAINED FROM THE ENGINEER, SHALL BE USED FOR STAKING. DISCREPANCIES BETWEEN THE DRAWINGS AND THE DIGITAL FILE SHALL BE REPORTED TO THE ENGINEER. THE BUILDING FOOTPRINT, AS SHOWN ON THESE DRAWINGS, AND THE DIGITAL FILE, SHALL BE COMPARED TO THE STRUCTURAL DRAWINGS PRIOR TO STAKING.
3. BUILDING LAYOUT ANGLES ARE PARALLEL WITH OR PERPENDICULAR TO THE PROPERTY LINE AT THE LOCATION INDICATED.
4. DIMENSIONS SHOWN ARE TO FACE OF CURB AND EXTERIOR FACE OF BUILDING UNLESS NOTED OTHERWISE.
5. DELINEATE PARKING STALLS WITH A 4-INCH WIDE WHITE PAINTED STRIPE. DELINEATE ACCESS AISLES WITH 4-INCH WIDE WHITE PAINTED STRIPES 18 INCHES ON CENTER AND AT 45 DEGREE ANGLE TO DIRECTION OF TRAVEL.

GREEN SPACE (LANDSCAPE AREA)

PARKING SUMMARY

REQUIRED PARKING:

ONE STALL PER 200 SF OF GROSS FLOOR AREA, PLUS ONE CAR PER DOCTOR
333,000 SF TOTAL
333,000 SF/200 = 1665 STALLS + 50 PHYSICIANS = 1715 STALLS

TOTAL PARKING STALLS REQUIRED		1715 EA.

EXISTING PARKING TO REMAIN:

STANDARD STALLS	(9x18)	387 EA.
ACCESSIBLE STALLS	(9x18)	4 EA.
TOTAL EXISTING PARKING STALLS TO REMAIN		391 EA.

NEW PARKING (SURFACE LOT)

STANDARD STALLS	(9x18)	2 EA.
VAN STALLS	(10x20)	2 EA.
ACCESSIBLE STALLS	(9x20)	2 EA.
TRUCK STALLS*	(14x55)	3 EA.
BICYCLE STALLS+		20 EA.
TOTAL PARKING STALLS PROVIDED		6 EA.

*NOT INCLUDED IN TOTAL STALL COUNT

NEW PARKING (PARKING GARAGE)

STANDARD STALLS	(9x18)	164 EA.
VAN STALLS	(10x20)	2 EA.
ACCESSIBLE STALLS	(9x20)	22 EA.
TOTAL PARKING STALLS PROVIDED		1185 EA.

TOTAL PROVIDED PARKING:

TOTAL PARKING STALLS PROVIDED		1733 EA.

AREA SUMMARY

EXISTING:

PERVIOUS	50,124	S.F.	10.76%
IMPERVIOUS	415,771	S.F.	89.24%
TOTAL (10.69 Ac)	465,895	S.F.	100.0%

PROPOSED:

PERVIOUS	53,790	S.F.	11.55%
IMPERVIOUS	412,105	S.F.	88.45%
TOTAL (10.69 Ac)	465,895	S.F.	100.0%

ZONING AND PARKING SUMMARY

THE PROPERTY IS ZONED REGIONAL MEDICAL DISTRICT ZONE (RMD)

BUILDING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD (66TH ST) = 65 FT. (PROP. BUILDING HEIGHT)
REAR (65TH ST) = 65 FT. (PROP. BUILDING HEIGHT)
SIDE (DREW AVE.) = 65 FT. (PROP. BUILDING HEIGHT)

PARKING GARAGE SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD (66TH ST) = 35 FT. (PROP. GARAGE HEIGHT)
REAR (65TH ST) = 35 FT. (PROP. GARAGE HEIGHT)
SIDE (DREW AVE.) = 35 FT. (PROP. GARAGE HEIGHT)

PARKING SETBACK INFORMATION IS AS FOLLOWS:
FRONT YARD (66TH STREET) = 20 FT.

Know what's **Below.** **Call** before you dig.

NORTH

0 20 40

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SCHEMATIC DESIGN
Not for Construction

REVISION LOG

NO.	DATE	DESCRIPTION

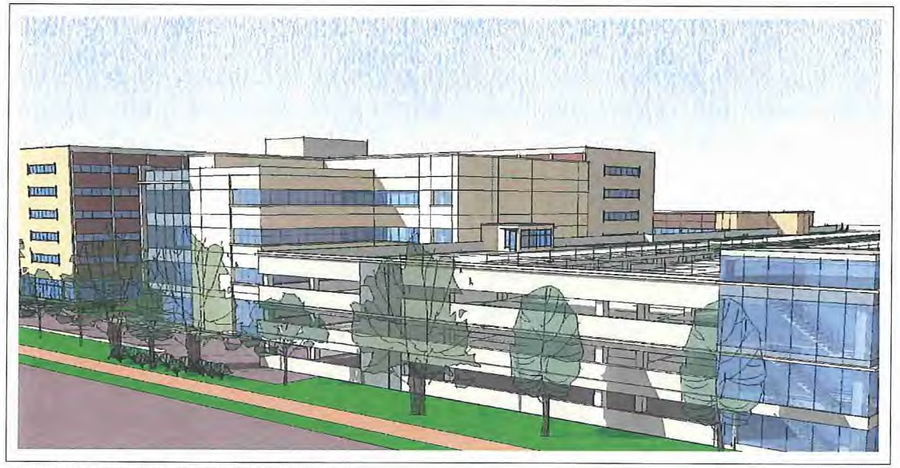
COG13005
PROJECT NUMBER

DRAWN BY	CHECKED BY
RTS	RGS
PROJECT MGR.	PROJECT ENG.

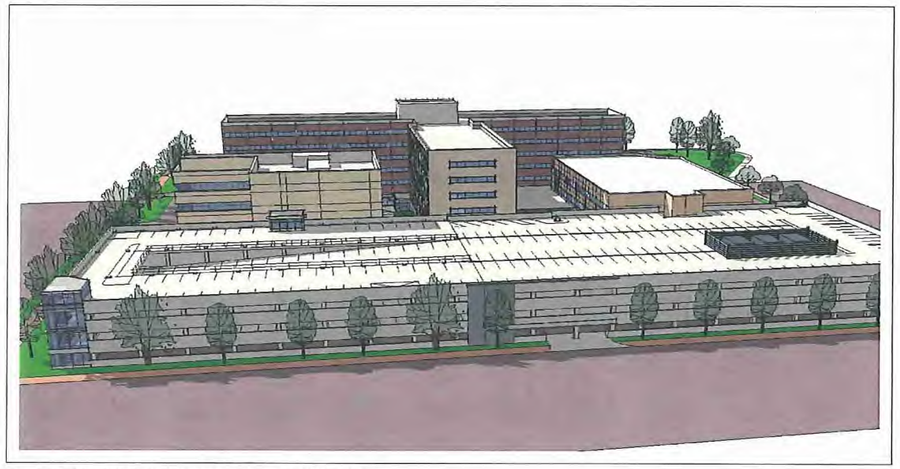
SITE PLAN

C201

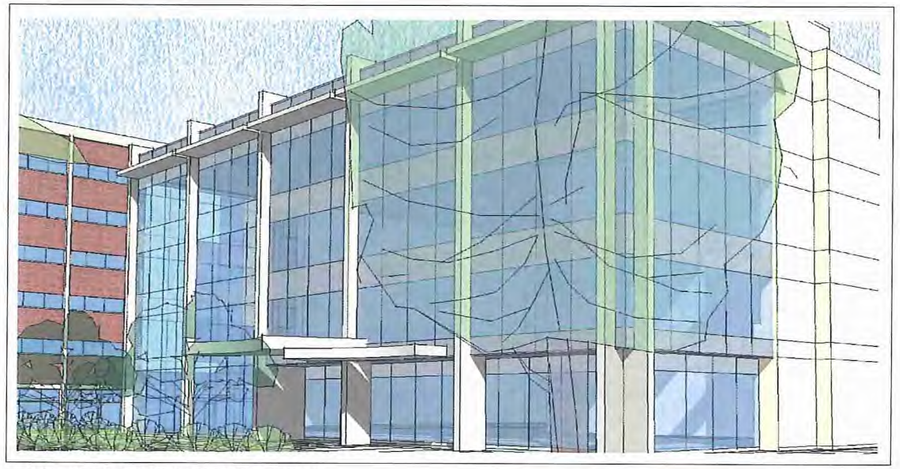
LANDFORM PROFESSIONAL SERVICES LLC 2010



MEDICAL CAMPUS VIEW FROM 66th STREET & DREW

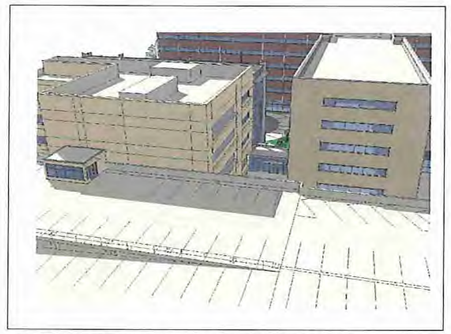


MEDICAL CAMPUS & PARKING RAMP VIEW FROM DREW

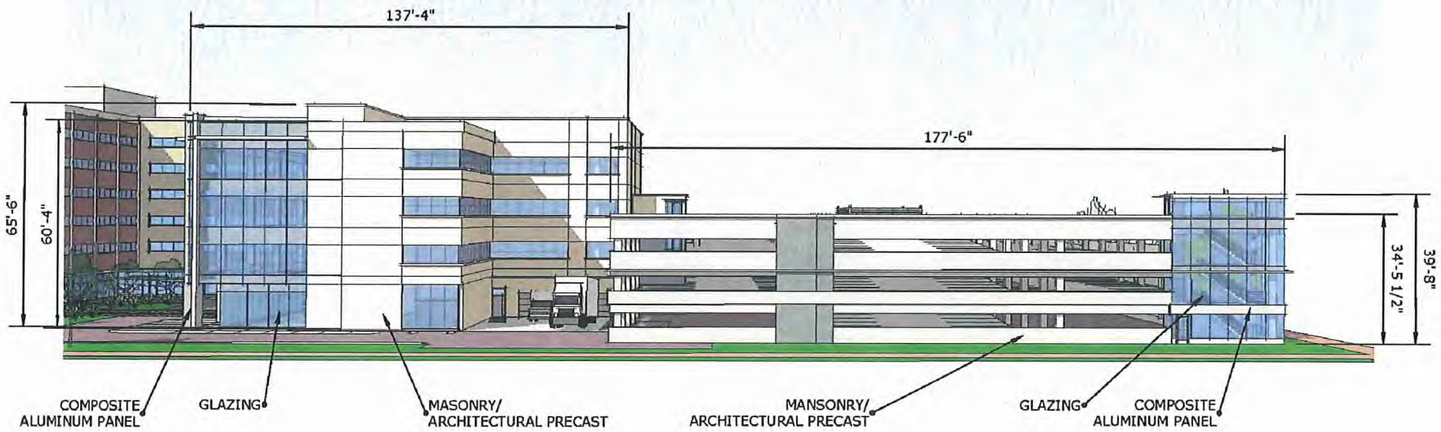


MEDICAL OFFICE BUILDING SOUTHWEST FACADE

MEDICAL CAMPUS & PARKING RAMP VIEW FROM 66th STREET



MEDICAL OFFICE BUILDING VIEW OF LINK TO EXISTING BUILDING



SOUTH ELEVATION - MATERIALS & HEIGHTS

SCALE: 1/16" = 1'-0"

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SITE PLAN APPROVAL
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REVISION LOG

NO.	DATE	DESCRIPTION

13005.00
PROJECT NUMBER

JAGN — DRAWN BY
XXX — CHECKED BY
CAM — PROJECT MANAGER
JOS — PROJECT ARCHITECT

BUILDING ELEVATION PERSPECTIVES

A400

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