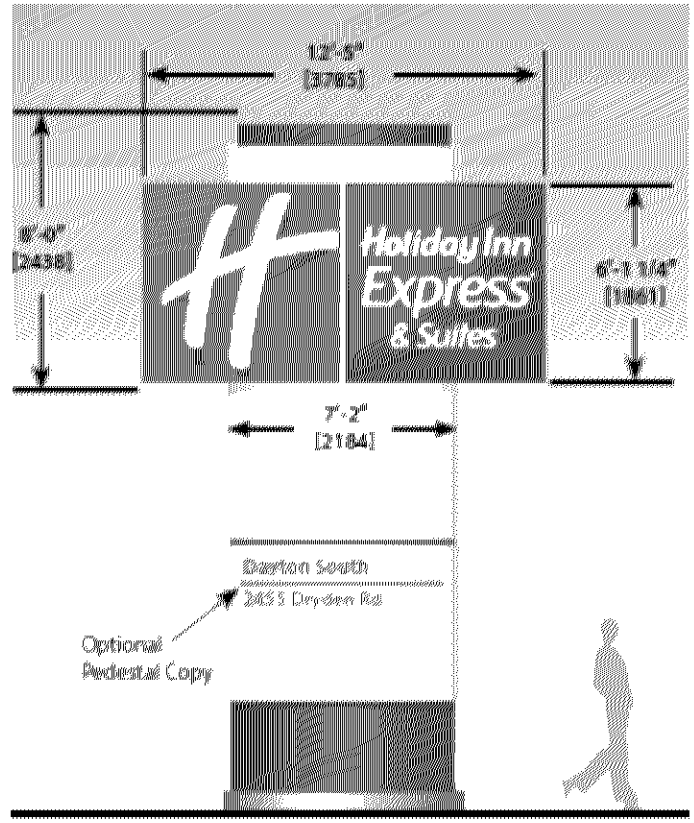
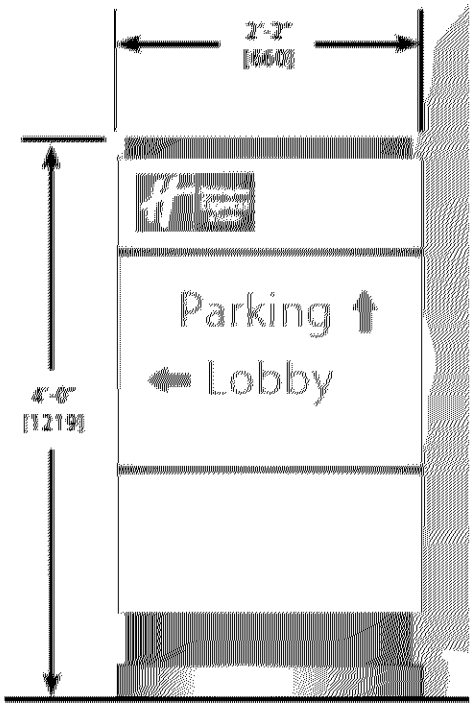


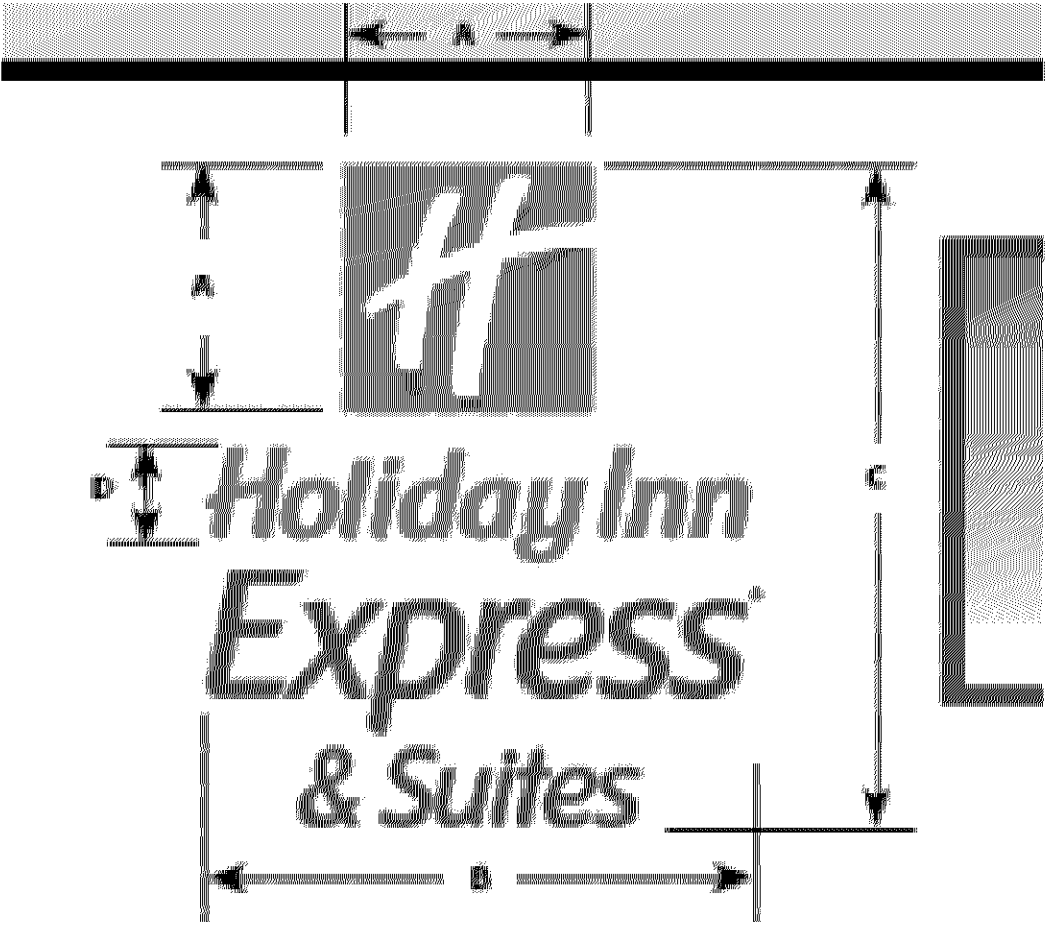
1 SITE PLAN
SCALE: 1" = 20'-0"



LARGE MONUMENT SIGN (D75-76-5004)
SIGN AREA = 76 SF (ALLOWED 100 SF MAX)
HEIGHT = 16'-0" (ALLOWED 20'-0" MAX)



SMALL MONUMENT SIGN (D085-2)
SIGN AREA = 9 SF (ALLOWED 24 SF MAX)
HEIGHT = 4'-0" (ALLOWED 4'-0" MAX)



LARGE SQUARE WALL SIGN (DLS-SM-7)
SIGN AREA = 237 SF (ALLOWED 250 SF MAX)
HEIGHT TO TOP OF SIGN = 22'-0"
SIGN DIMENSIONS:
A = 12'-0"
B = 12'-0"
C = 12'-0"
D = 12'-0"

SMALL SQUARE WALL SIGN (DLS-SM-4)
SIGN AREA = 79 SF (ALLOWED 100 SF MAX)
HEIGHT TO TOP OF SIGN = 12'-0"
SIGN DIMENSIONS:
A = 8'-0"
B = 8'-0"
C = 8'-0"
D = 8'-0"




LARGE STRAIGHT WALL SIGN (DLS-LM-6)
SIGN AREA = 126 SF (ALLOWED 250 SF MAX)
HEIGHT TO TOP OF SIGN = 12'-0"
SIGN DIMENSIONS:
A = 12'-0"
B = 12'-0"
C = 12'-0"

SMALL STRAIGHT WALL SIGN (DLS-LM-4)
SIGN AREA = 64 SF (ALLOWED 100 SF MAX)
HEIGHT TO TOP OF SIGN = 12'-0"
SIGN DIMENSIONS:
A = 8'-0"
B = 8'-0"
C = 8'-0"

Bloomington, MN

stamp

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered landscape architect in the State of Minnesota.

signature  date 31/4/2017

GARRETT A. TEWS	48408
name	reg. no

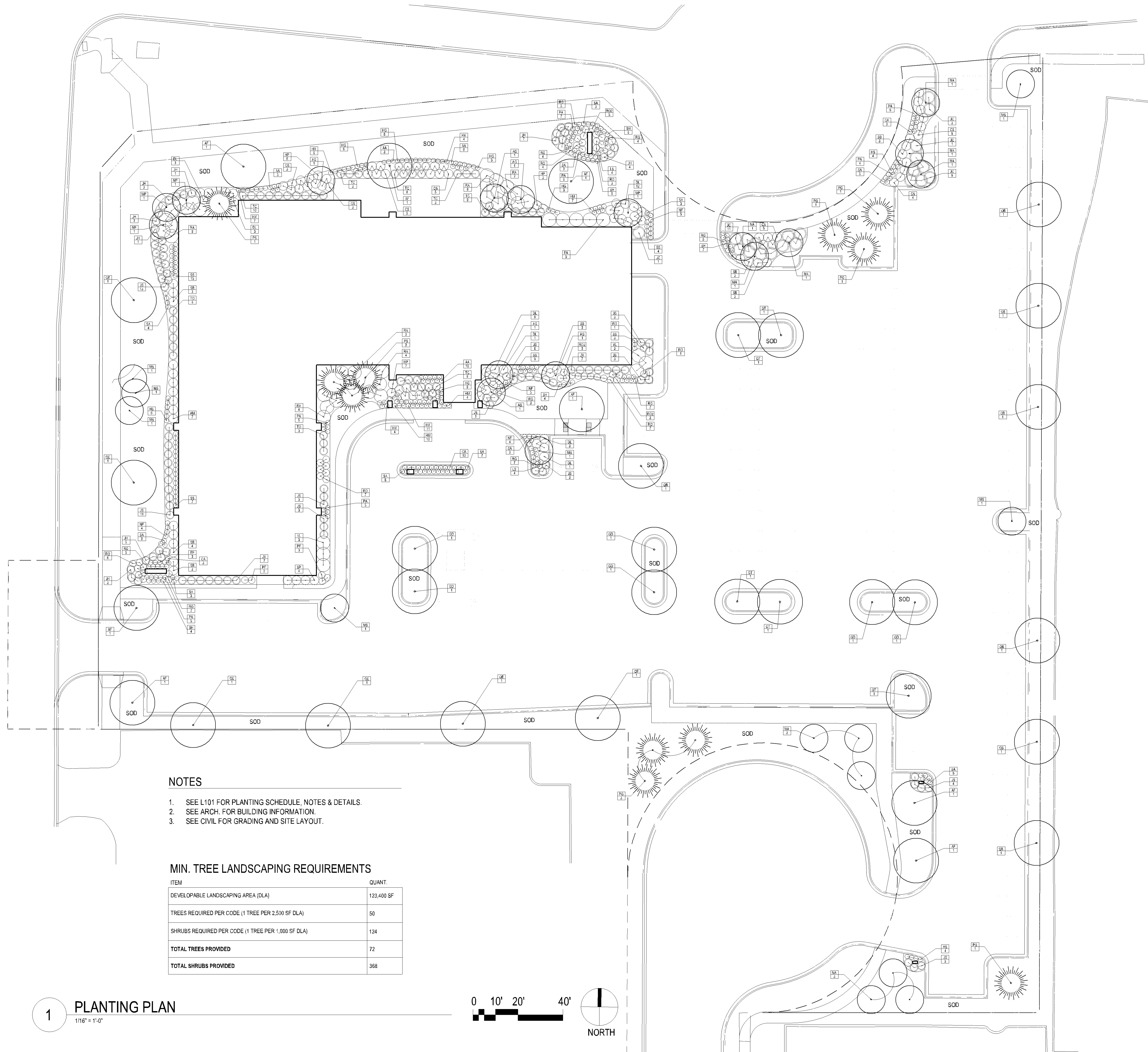
[illegible]

Title

LANDSCAPE PLAN

sheet number

L 100



NOTES

1. SEE L101 FOR PLANTING SCHEDULE, NOTES & DETAILS
2. SEE ARCH. FOR BUILDING INFORMATION.
3. SEE CIVIL FOR GRADING AND SITE LAYOUT.

MIN. TREE LANDSCAPING REQUIREMENTS

ITEM	QUANT.
DEVELOPABLE LANDSCAPING AREA (DLA)	123,400 SF
TREES REQUIRED PER CODE (1 TREE PER 2,500 SF DLA)	50
SHRUBS REQUIRED PER CODE (1 TREE PER 1,000 SF DLA)	124
TOTAL TREES PROVIDED	72
TOTAL SHRUBS PROVIDED	368

1

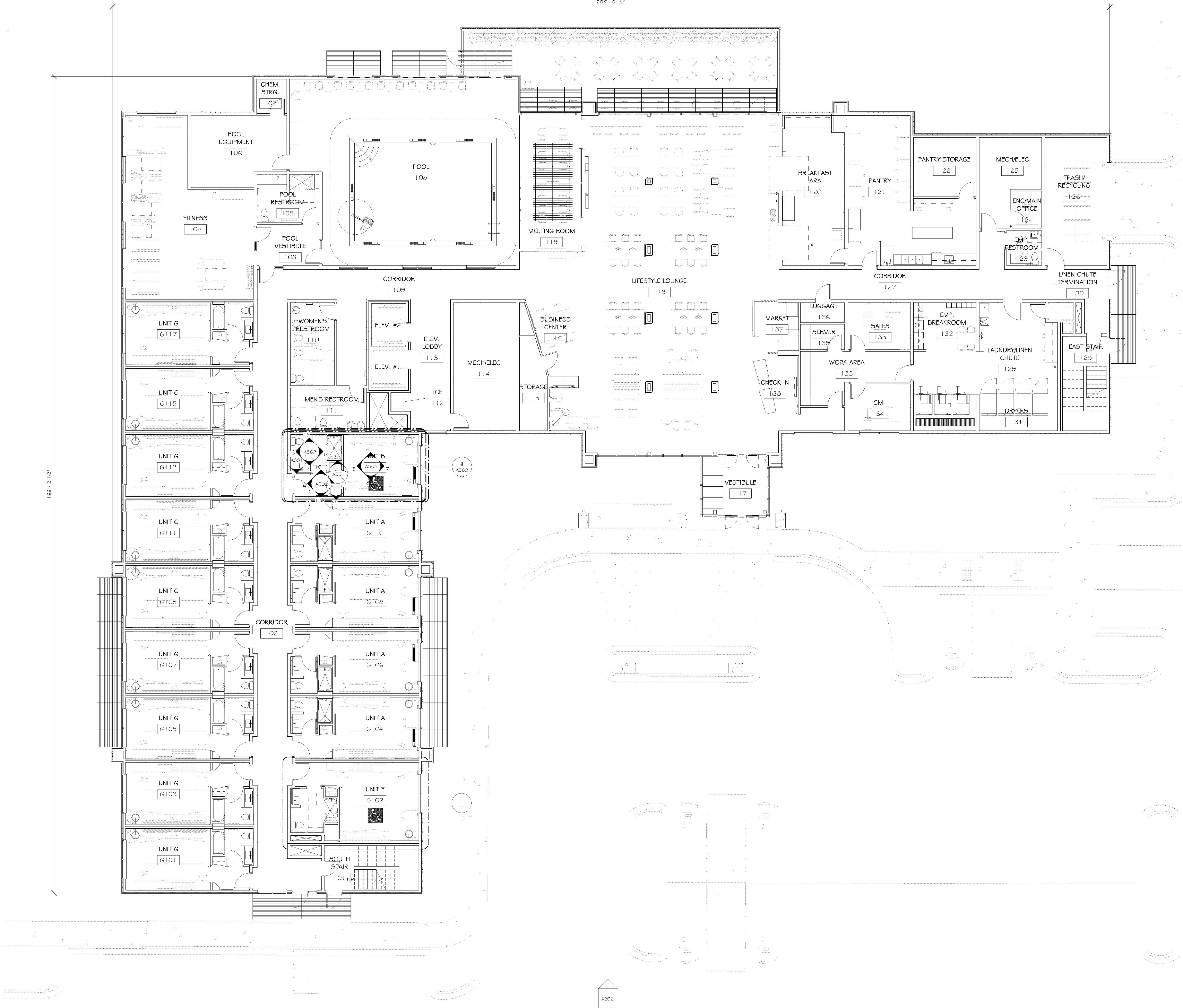
PLANTING PLAN

$$1/16'' = 1'-0''$$

0 10' 20' 40'



NORTH



1 FIRST FLOOR
SCALE: 1/8" = 1'-0"



NOTE:
ROOMS FOR HEARING IMPAIRED TO BE PROVIDED WITH VISIBLE & AUDIBLE ALARM FOR THE ELECTRICAL DESIGN DRAWINGS. DEVICES SHALL BE ACTIVATED BY BOTH THE IN-ROOM SMOKE DETECTOR AND THE BUILDING FIRE PROTECTION SYSTEM.
-SEE ROOM FINISH SCHEDULE FOR SHELVING REQUIREMENTS.

ELEVATOR SCHEDULE				
LOCATION	MFG	CAPACITY	SPEED	USAGE
ELEV #1	SCHINDLER	2500M	150	GENERAL
ELEV #2	SCHINDLER	2500M	150	GENERAL

ROOM MATRIX							
ROOM TYPE/ROOM NAME	1ST	2ND	3RD	4TH	5TH	TOTAL UNITS	PERCENTAGES
UNIT A - KING (SHOWER)	4	10	10	10	10	44	25.6%
UNIT B - ADA KING (ROLL-IN SHOWER)	1	0	0	0	0	1	0.6%
UNIT C - KING SUITE (TUB)	0	2	2	2	3	9	5.3%
UNIT D - ADA KING SUITE (TUB)	0	1	1	1	0	3	1.8%
UNIT E - KING WIDE BAY (SHOWER)	0	2	2	2	2	8	4.7%
UNIT F - ADA KING WIDE BAY (ROLL-IN SHOWER)	1	0	0	0	0	1	0.6%
UNIT G - QUEEN/QUEEN (TUB)	9	20	20	20	20	89	52%
UNIT H - ADA QUEEN/QUEEN (TUB)	0	1	1	1	0	3	1.8%
UNIT I - QUEEN/QUEEN SUITE (TUB)	0	3	3	3	4	13	7.6%
UNIT TOTALS	15	39	39	39	39	171	100%

SEE OVERALL FLOOR PLANS FOR LOCATION OF ADA TUB UNITS (6 TOTAL UNITS)
SEE OVERALL FLOOR PLANS FOR LOCATION OF ADA ROLL-IN SHOWER UNITS (2 TOTAL UNITS)
SEE OVERALL FLOOR PLANS FOR LOCATION OF HEARING IMPAIRED/VISUAL UNITS (14 TOTAL UNITS)

Certification & Seal:

Revision	Date
DATE:	2017-03-15
ISSUED	
PHASE	CITY REVIEW

PROJECT TITLE:
**HOLIDAY INN
EXPRESS & SUITES**

**5 STORIES
171 UNITS**

PROJECT OWNER:
HAWKEYE HOTELS

PROJECT LOCATION:
BLOOMINGTON, MN

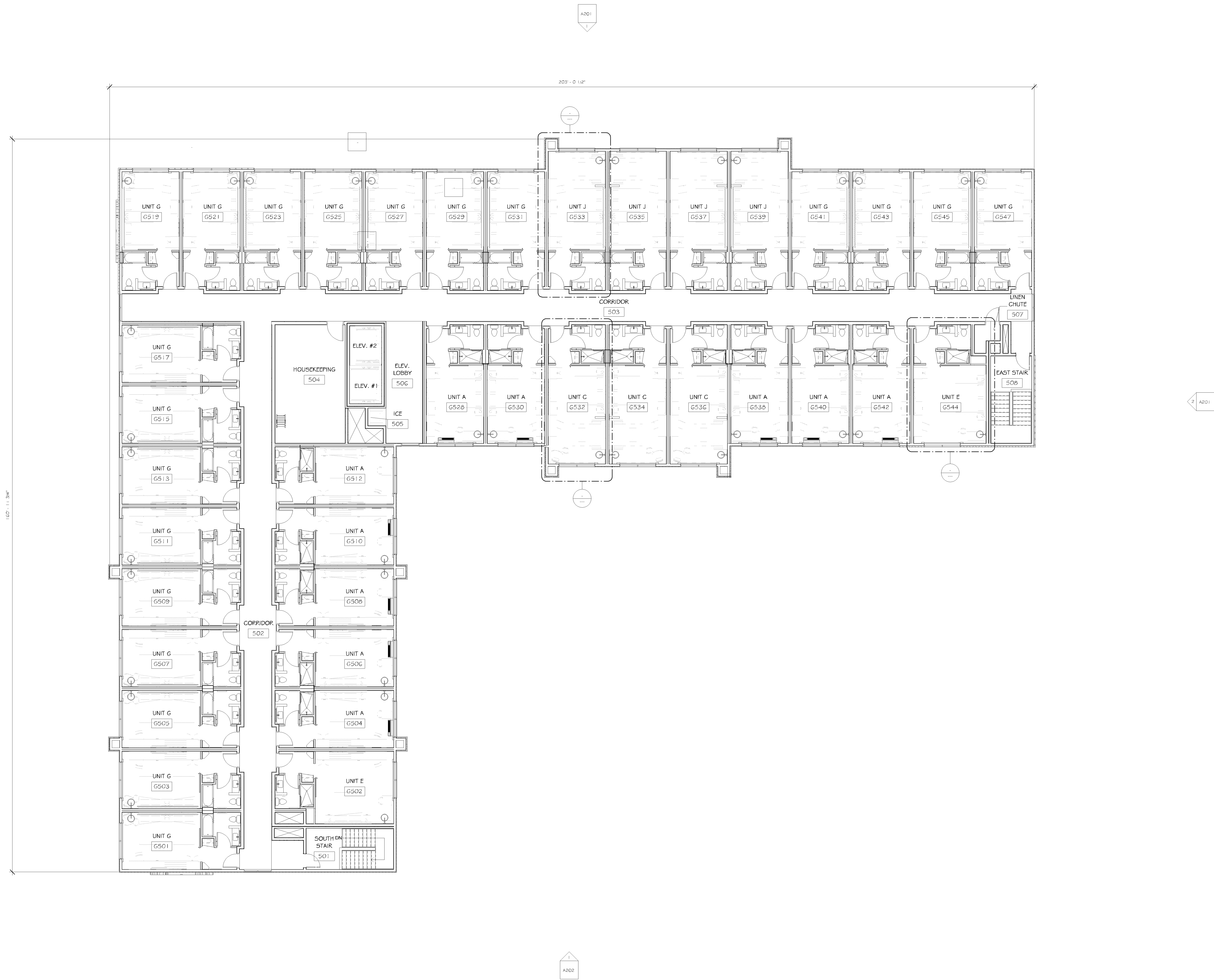
SHEET TITLE:
FIRST FLOOR PLAN

PROJECT
NUMBER
33476

SHEET
NUMBER
A101



1 FIFTH FLOOR
SCALE: 1/8" = 1'-0"



Certification & Seal:

Revision	Date
DATE:	2017-03-15
ISSUED	
PHASE	CITY REVIEW

PROJECT TITLE:
HOLIDAY INN
EXPRESS

5 STORIES
171 UNITS

PROJECT OWNER:
HAWKEYE HOTELS

PROJECT LOCATION:
BLOOMINGTON, MN

SHEET TITLE:
FIFTH FLOOR PLAN

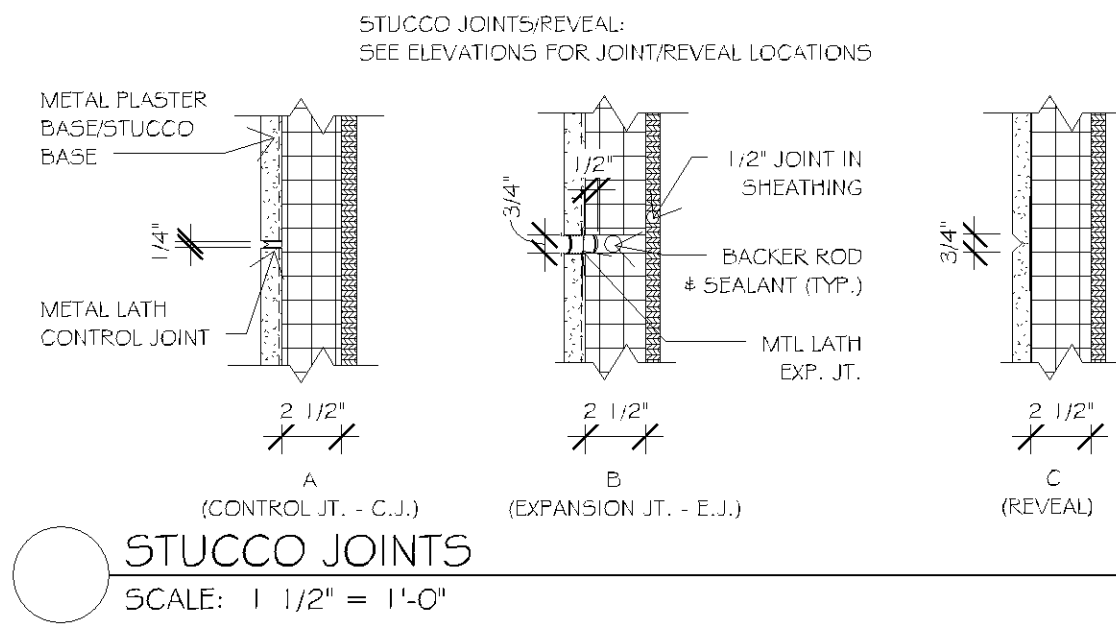
PROJECT
NUMBER 33476
SHEET
NUMBER A103



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



- EXTERIOR ELEVATION NOTES**
- ALL EXTERIOR VENTS & LOUVERS TO BE PAINTED TO MATCH ADJACENT WALL COLOR. SEE MECHANICAL FOR SIZE AND LOCATIONS.
 - FOAM PLASTIC INSULATION GREATER THAN 4" IN THICKNESS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 75 AND A SMOKE DEVELOPED INDEX OF 450 WHERE TESTED AT A MINIMUM THICKNESS OF 4".
 - PROVIDE BLOCKING AND ELECTRICAL CIRCUITING TOO ALL SIGN LOCATIONS. COORDINATE WITH SIGN CONTRACTOR.
 - STUCCO NOT TO EXCEED 144 SQ. FT. W/O CONTROL JOINT. SEE DETAILS FOR CONTROL AND EXPANSION JOINTS.

EXTERIOR MATERIALS LEGEND	
	STUCCO COLOR #1 - PARX - SAND SMOOTH (533) - COLOR: #3011 "SUN DRIED"
	STUCCO COLOR #2 - PARX - SAND FINE (534) - COLOR: #3021 "TWIG"
	STUCCO COLOR #3 - PARX - SAND SMOOTH (533) - COLOR: #3027L "WOODLAND"
	STUCCO COLOR #4 - (AT ROOF COPING) - PARX - SAND SMOOTH (533) - COLOR: #10400L "SNOWBALL"
	MANUFACTURED STONE - BOULDER CREEK, FAST STAK, COLOR: "TAFFA BEIGE"
STUCCO - DO NOT EXCEED 144 SF BETWEEN CONTROL JOINTS. THE DISTANCE BETWEEN CONTROL JOINTS SHOULD NOT EXCEED 18 FEET IN EITHER DIRECTION WITH A LENGTH TO WIDTH RATIO OF 2.5 TO 1.	



1 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION NOTES	
1.	ALL EXTERIOR VENTS & LOUVERS TO BE PAINTED TO MATCH ADJACENT WALL COLOR. SEE MECHANICAL FOR SIZE AND LOCATIONS.
2.	FOAM PLASTIC INSULATION GREATER THAN 4" IN THICKNESS SHALL HAVE A MAXIMUM FLAME SPREAD INDEX OF 75 AND A SMOKE DEVELOPED INDEX OF 450 WHEN TESTED AT A MINIMUM THICKNESS OF 4".
3.	PROVIDE BLOCKING AND ELECTRICAL GROUNDING TOO ALL SIGN LOCATIONS; COORDINATE WITH SIGN CONTRACTOR.
4.	STUCCO NOT TO EXCEED 144 SQ. FT. W/O CONTROL JOINT. SEE DETAILS FOR CONTROL AND EXPANSION JOINTS.

EXTERIOR MATERIALS LEGEND	
	STUCCO COLOR #1 - PAREX - SAND SMOOTH (533) - COLOR: #3011 "SUN DRIED"
	STUCCO COLOR #2 - PAREX - SAND FINE (534) - COLOR: #3021 "TWIG"
	STUCCO COLOR #3 - PAREX - SAND SMOOTH (533) - COLOR: #5027L "MOONDANCE"
	STUCCO COLOR #4 - (AT ROOF COPING) - PAREX - SAND SMOOTH (533) - COLOR: #10400L "SNOWBALL"
	MANUFACTURED STONE - BOULDER CREEK, FAST STAK, COLOR: "JAPPA BEIGE"
STUCCO - DO NOT EXCEED 144 SQ. FEET BETWEEN CONTROL JOINTS. THE DISTANCE BETWEEN CONTROL JOINTS SHOULD NOT EXCEED 18 FEET IN EITHER DIRECTION WITH A LENGTH TO WIDTH RATIO OF 5 TO 1.	

Certification & Seal:

Revision	Date
DATE:	2017-03-15
ISSUED	
PHASE	CITY REVIEW

PROJECT TITLE:
HOLIDAY INN
EXPRESS & SUITES

5 STORIES
171 UNITS

PROJECT OWNER:
HAWKEYE HOTELS

PROJECT LOCATION:
BLOOMINGTON, MN

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT
NUMBER
33476

SHEET
NUMBER
A202





 **Holiday Inn Express & Suites**

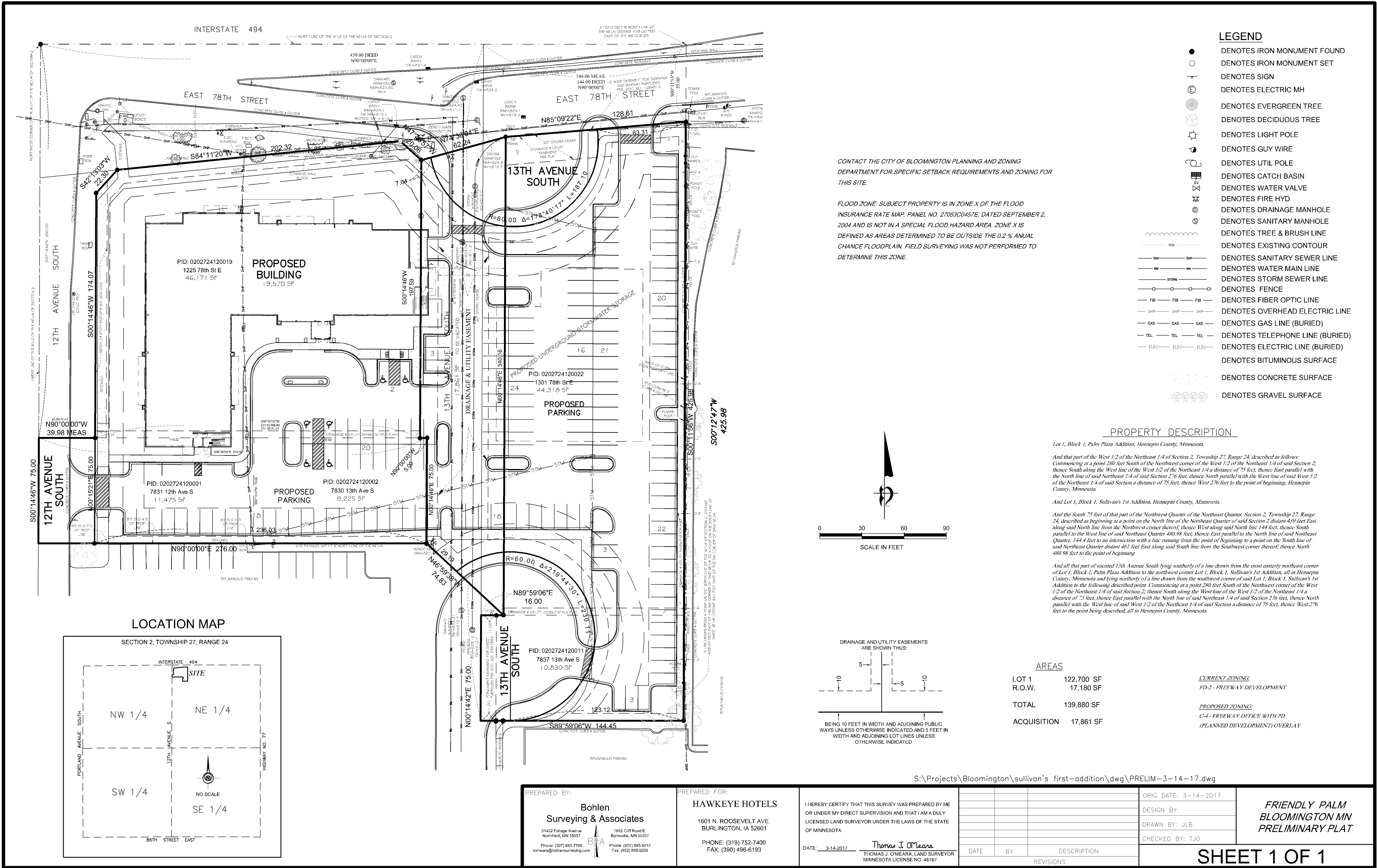
CITIES EDGE
ARCHITECTS

855 Community Drive, Sauk City, WI 53583

Phone: 608-643-4100 Fax: 608-643-7999

www.CitiesEdgeArchitects.com

CITIES EDGE, LLC IS A WHOLLY OWNED SUBSIDIARY OF RAMAKS & ASSOCIATES, INC.



LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- ⊥ DENOTES SIGN
- ⊕ DENOTES ELECTRIC MH
- DENOTES EVERGREEN TREE
- DENOTES DECIDUOUS TREE
- ☀ DENOTES LIGHT POLE
- ⌋ DENOTES GUY WIRE
- ⌋ DENOTES UTIL POLE
- ⌋ DENOTES CATCH BASIN
- ⌋ DENOTES WATER VALVE
- ⌋ DENOTES FIRE HYD
- ⊕ DENOTES DRAINAGE MANHOLE
- ⊕ DENOTES SANITARY MANHOLE
- DENOTES TREE & BRUSH LINE
- DENOTES EXISTING CONTOUR
- DENOTES SANITARY SEWER LINE
- DENOTES WATER MAIN LINE
- DENOTES STORM SEWER LINE
- DENOTES FENCE
- DENOTES FIBER OPTIC LINE
- DENOTES OVERHEAD ELECTRIC LINE
- DENOTES GAS LINE (BURIED)
- DENOTES TELEPHONE LINE (BURIED)
- DENOTES ELECTRIC LINE (BURIED)
- DENOTES BITUMINOUS SURFACE
- DENOTES CONCRETE SURFACE
- DENOTES GRAVEL SURFACE

PROPERTY DESCRIPTION

Lot 1, Block 1, Palm Plaza Addition, Hennepin County, Minnesota.

And that part of the West 1/2 of the Northeast 1/4 of Section 2, Township 27, Range 24, described as follows: Commencing at a point 280 feet South of the Northwest corner of the West 1/2 of the Northeast 1/4 of said Section 2; thence South along the West line of the West 1/2 of the Northeast 1/4 a distance of 75 feet; thence East parallel with the North line of said Northeast 1/4 of said Section 2 76 feet; thence North parallel with the West line of said West 1/2 of the Northeast 1/4 of said Section a distance of 75 feet; thence West 276 feet to the point of beginning, Hennepin County, Minnesota.

And Lot 1, Block 1, Sullivan's 1st Addition, Hennepin County, Minnesota.

And the South 75 feet of that part of the Northwest Quarter of the Northeast Quarter, Section 2, Township 27, Range 24, described as beginning at a point on the North line of the Northwest Quarter of said Section 2 distant 459 feet East along said North line from the Northwest corner thereof; thence West along said North line 144 feet; thence South parallel to the West line of said Northeast Quarter 480.98 feet; thence East parallel to the North line of said Northeast Quarter 144.4 feet to an intersection with a line running from the point of beginning to a point on the South line of said Northeast Quarter distant 461 feet East along said South line from the Southwest corner thereof; thence North 480.98 feet to the point of beginning.

And all that part of vacated 13th Avenue South lying southerly of a line drawn from the most easterly northeast corner of Lot 1, Block 1, Palm Plaza Addition to the northwest corner Lot 1, Block 1, Sullivan's 1st Addition, all in Hennepin County, Minnesota and lying northerly of a line drawn from the southwest corner of said Lot 1, Block 1, Sullivan's 1st Addition to the following described point: Commencing at a point 280 feet South of the Northwest corner of the West 1/2 of the Northeast 1/4 of said Section 2; thence South along the West line of the West 1/2 of the Northeast 1/4 a distance of 75 feet; thence East parallel with the North line of said Northeast 1/4 of said Section 2 76 feet; thence North parallel with the West line of said West 1/2 of the Northeast 1/4 of said Section a distance of 75 feet; thence West 276 feet to the point being described, all in Hennepin County, Minnesota.

AREAS

LOT 1	122,700 SF
R.O.W.	17,180 SF
TOTAL	139,880 SF
ACQUISITION	17,861 SF

CURRENT ZONING:

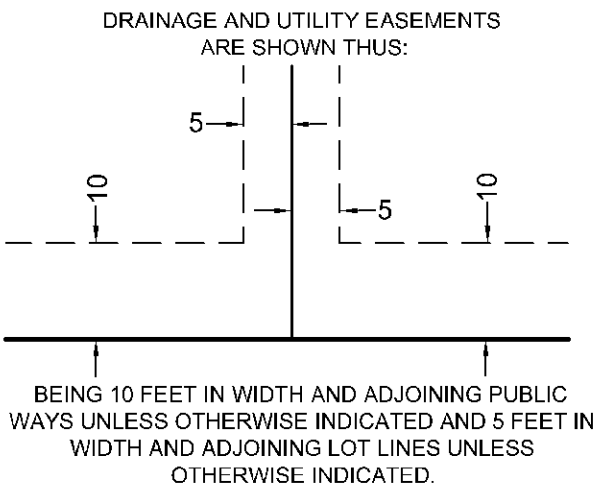
FD-2 - FREEWAY DEVELOPMENT

PROPOSED ZONING:

C-4 - FREEWAY OFFICE WITH PD (PLANNED DEVELOPMENT) OVERLAY

CONTACT THE CITY OF BLOOMINGTON PLANNING AND ZONING DEPARTMENT FOR SPECIFIC SETBACK REQUIREMENTS AND ZONING FOR THIS SITE.

FLOOD ZONE: SUBJECT PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, PANEL NO. 27053C0457E, DATED SEPTEMBER 2, 2004 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE X IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2 % ANNUAL CHANCE FLOODPLAIN. FIELD SURVEYING WAS NOT PERFORMED TO DETERMINE THIS ZONE.



S:\Projects\Bloomington\sullivan's first-addition\dwg\PRELIM-3-14-17.dwg

PREPARED BY: Bohlen Surveying & Associates 31432 Follage Avenue Northfield, MN 55057 Phone: (507) 645-7768 tom@bohlersurveying.com	PREPARED FOR: HAWKEYE HOTELS 1601 N. ROOSEVELT AVE. BURLINGTON, IA 52601 PHONE: (319) 752-7400 FAX: (390) 496-6193	I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. DATE: 3-14-2017 Thomas J. O'Meara THOMAS J. O'MEARA, LAND SURVEYOR MINNESOTA LICENSE NO. 46167	ORIG. DATE: 3-14-2017 DESIGN BY: DRAWN BY: JLB CHECKED BY: TJO	FRIENDLY PALM BLOOMINGTON MN PRELIMINARY PLAT
DATE BY DESCRIPTION			REVISIONS	

FRIENDLY PALM

C.R. DOC. NO. _____

KNOW ALL PERSONS BY THESE PRESENTS: That Hawkeye Hotels, a national corporation, owner of the following described property, situated in the County of Hennepin, State of Minnesota to wit:

Lot 1, Block 1, Palm Plaza Addition, Hennepin County, Minnesota.

And that part of the West 1/2 of the Northeast 1/4 of Section 2, Township 27, Range 24, described as follows: Commencing at a point 280 feet South of the Northwest corner of the West 1/2 of the Northeast 1/4 of said Section 2; thence South along the West line of the West 1/2 of the Northeast 1/4 a distance of 75 feet, thence East parallel with the North line of said Northeast 1/4 of said Section 276 feet, thence North parallel with the West line of said West 1/2 of the Northeast 1/4 of said Section a distance of 75 feet, thence West 276 feet to the point of beginning, Hennepin County, Minnesota.

And Lot 1, Block 1, Sullivan's 1st Addition, Hennepin County, Minnesota.

And the South 75 feet of that part of the Northwest Quarter of the Northeast Quarter, Section 2, Township 27, Range 24, described as beginning at a point on the North line of the Northeast Quarter of said Section 2 distant 459 feet East along said North line from the Northwest corner thereof; thence West along said North line 144 feet; thence South parallel to the West line of said Northeast Quarter 480.98 feet; thence East parallel to the North line of said Northeast Quarter, 144.4 feet to an intersection with a line running from the point of beginning to a point on the South line of said Northeast Quarter distant 461 feet East along said South line from the Southwest corner thereof; thence North 480.98 feet to the point of beginning

And all that part of vacated 13th Avenue South lying southerly of a line drawn from the most easterly northeast corner of Lot 1, Block 1, Palm Plaza Addition to the northwest corner Lot 1, Block 1, Sullivan's 1st Addition, all in Hennepin County, Minnesota and lying northerly of a line drawn from the southwest corner of said Lot 1, Block 1, Sullivan's 1st Addition to the following described point: Commencing at a point 280 feet South of the Northwest corner of the West 1/2 of the Northeast 1/4 of said Section 2; thence South along the West line of the West 1/2 of the Northeast 1/4 a distance of 75 feet, thence East parallel with the North line of said Northeast 1/4 of said Section 276 feet, thence North parallel with the West line of said West 1/2 of the Northeast 1/4 of said Section a distance of 75 feet, thence West 276 feet to the point being described, all in Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as FRIENDLY PALM and does hereby dedicate to the public for public use the thoroughfares and the drainage and utility easements as created by this plat.

In witness whereof said Hawkeye Hotels, a national corporation, has caused these presents to be signed by its proper officer this ____ day of _____, 20____.

Hawkeye Hotels

By: _____
Jaykar Bhakta, Managing Partner

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____ by Jaykar Bhakta, Managing Partner of Hawkeye Hotels, a national corporation, on behalf of the company.

Notary Public, _____ County _____
My commission expires _____

I Thomas J. O'Meara do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Thomas J. O'Meara, Licensed Land Surveyor
Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me on this ____ day of _____, 20____, by Thomas J. O'Meara.

Notary Public, _____ County _____
My commission expires _____

BLOOMINGTON, MINNESOTA

This plat of FRIENDLY PALM, was approved and accepted by the City Council of Bloomington, Minnesota at a regular meeting thereof held this ____ day of _____, 20____. If applicable, the written comments and recommendations of the Commissioner of Transportation and the County Highway Engineer have been recieved by the city or the prescribed 30 day period has elapsed without receipt of such comments and recommendations, as provided by Minnesota Statutes, Section 505.03 Subd. 2.

City Council of Bloomington, Minnesota

By: _____, Mayor By: _____, City Manager

RESIDENT AND REAL ESTATE SERVICES, Hennepin County, Minnesota

I hereby certify that the taxes payable for the year 20____ and prior years have been paid for the land described on this plat. Dated this ____ day of _____, 20____.

Mark V. Chapin, Hennepin County, Auditor By: _____, Deputy

SURVEY DIVISION, Hennepin County, Minnesota

Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this ____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER, Hennepin County, Minnesota

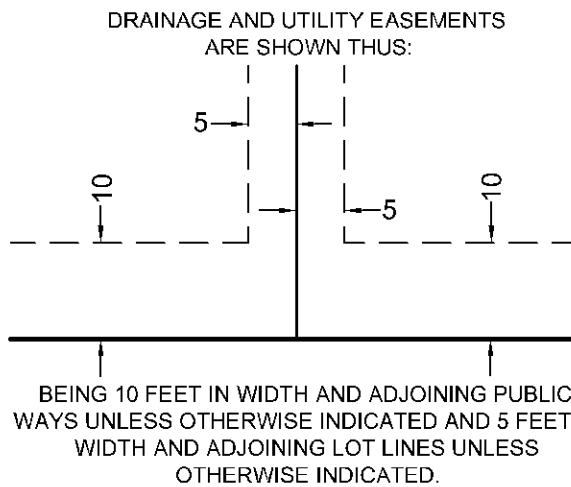
I hereby certify that this plat of FRIENDLY PALM was recorded in this office this ____ day of _____, 20____, at ____ o'clock ____M.

Martin McCormick, County Recorder By: _____, Deputy

REGISTRAR OF TITLES, Hennepin County, Minnesota

I hereby certify that this plat of FRIENDLY PALM was filed in this office this ____ day of _____, 20____, at ____ o'clock ____M.

Martin McCormick, County Registrar By: _____, Deputy



Bohlen
Surveying & Associates

