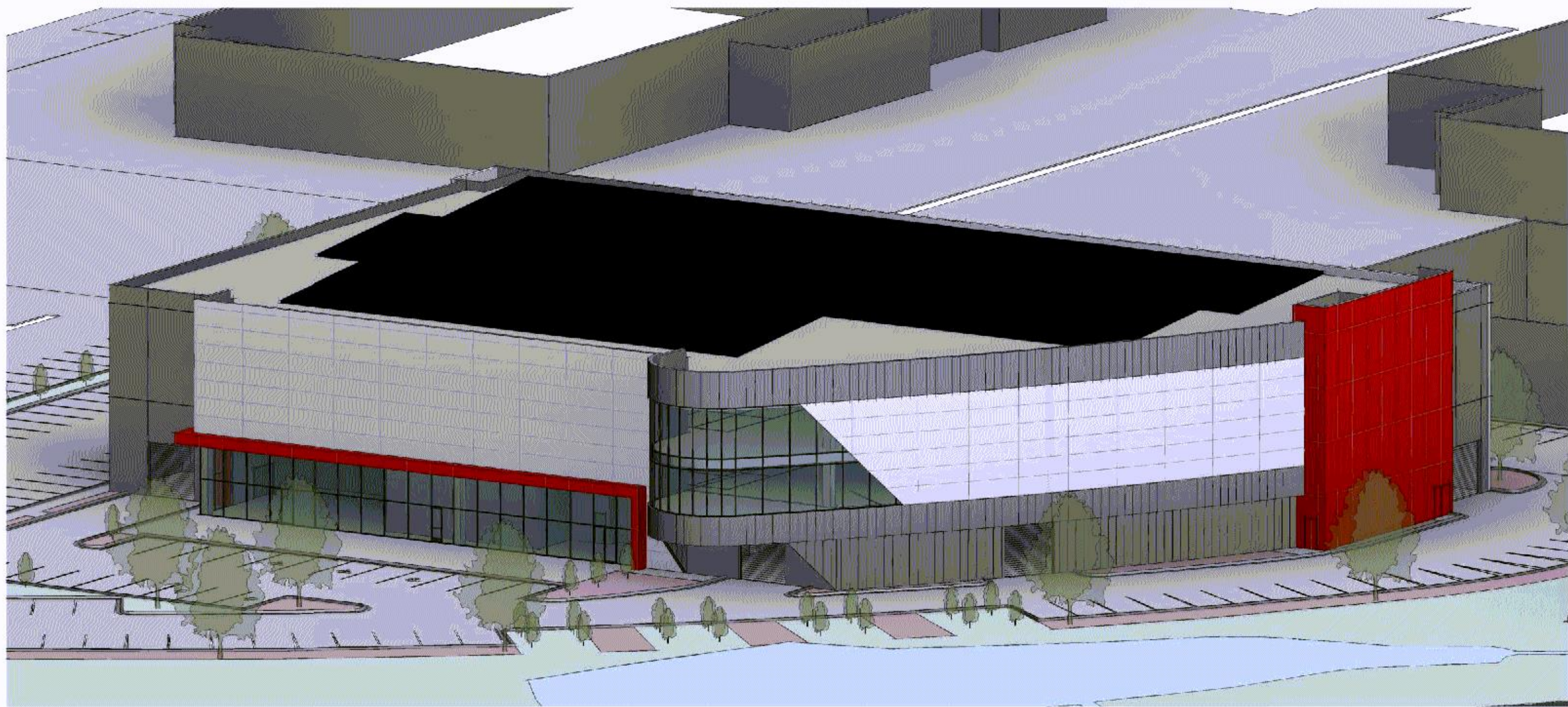
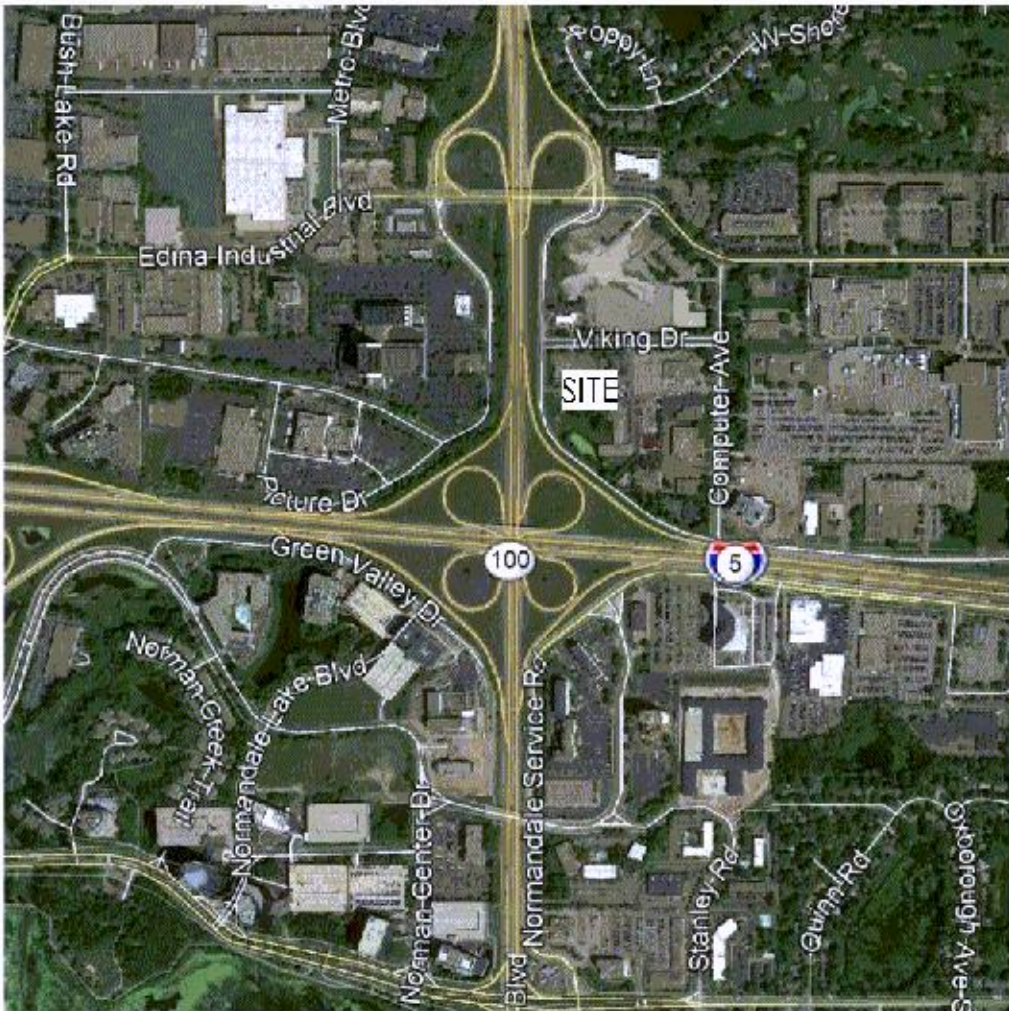




BLOOMINGTON WEST REDEVELOPMENT

7851 NORMANDE BLVD.
BLOOMINGTON, MN 55435

SITE INFORMATION



SITE SUMMARY

SITE INFO: PID: 06027242200
175,142 SF
4.021 ACRES
PROPOSED ZONING: C-3

PROJECT DESCRIPTION

THE DEVELOPER IS PROPOSING A NEW THREE-STORY AUTOMOBILE DEALERSHIP ON THE CURRENT DAYS INN HOTEL SITE IN BLOOMINGTON. THE BUILDING WOULD BE NEIGHORED BY A MIX OF COMMERCIAL USE BUILDINGS AND THE INTERSECTION OF 494 AND HIGHWAY 100.

THE PROPOSED BUILDING WOULD INCLUDE ON-SITE PARKING ALONG WITH 2 LEVELS OF ENCLOSED PARKING TO HOUSE DEALERSHIP INVENTORY. THIS WOULD AMOUNT TO A TOTAL OF 331 SPACES. THE GROUND LEVEL WOULD INCORPORATE THE SERVICE AND SHOWROOM AREAS FOR THE DEALERSHIP. THE PROPOSED EXTERIOR MATERIALS ARE ANTICIPATED TO BE ARCHITECTURAL PRECAST PANELS, METAL PANEL AND STOREFRONT GLAZING. THE BUILDING AND SITE WOULD BE ORNATELY LIT TO PROVIDE VISUAL INTEREST AND EXCITEMENT ALONG THE 494 AND HIGHWAY 100 CORRIDORS.

PROJECT TEAM

DEVELOPER

UNITED PROPERTIES
651 NICOLLET MALL, SUITE #450
MINNEAPOLIS, MN 55402
952.835.5300

TOM STROHM
TOM.STROHM@UPROPERTIES.COM

ARCHITECT

TUSHIE MONTGOMERY ARCHITECTS
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EVAN JACOBSEN
EVANJ@TMIARCHITECTS.COM

CIVIL ENGINEER

KIMLEY-HORN & ASSOCIATES, INC.
767 EUSTIS STREET, SUITE #100
ST. PAUL, MN 55114
651.645.4197

THOMAS LINCOLN
TOM.LINCOLN@KIMLEY-HORN.COM

BUILDING INFORMATION

BUILDING AREA

1ST FLOOR	40,222 SF
2ND FLOOR	39,587 SF
3RD FLOOR	39,587 SF
TOTAL	119,396 SF

EXTERIOR FINISHES

METAL PANEL	17,900 SF - 42%
PRECAST PANEL	21,450 SF - 50%
GLAZING	3,688 SF - 8%

PARKING

SITE	111 STALLS
2ND FLOOR	109 STALLS
3RD FLOOR	111 STALLS
TOTAL	331 STALLS

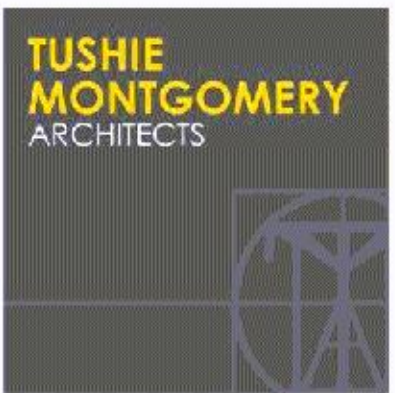
DRAWING INDEX

CIVIL

C000	COVER SHEET
V100	PRELIMINARY PLAT
V101	PRELIMINARY PLAT
V102	FINAL PLAT
C100	GENERAL NOTES
C200	EXIST. CONDITIONS & REMOVALS PLAN
C400	SITE PLAN
C500	GRADING PLAN
C600	UTILITY PLAN
C601	FIRE ACCESS PLAN
L100	LANDSCAPE PLAN

ARCHITECTURAL

A0	COVER SHEET
A1	CONTEXT SITE PLAN
A2	EXISTING SITE
A3	EXISTING SITE CONTEXT
A4	SITE PLAN
A5	1ST & 2ND FLOOR PLAN
A6	3RD FLOOR & ROOF PLAN
A7	ELEVATIONS
A8	ELEVATIONS
A9	BUILDING SECTIONS
A10	PERSPECTIVES



Kimley»Horn

PROJECT
Bloomington West Redevelopment

ADDRESS
7851 Normandale Blvd.,
Bloomington, MN

PHASE
Pre-Application
DRC Submittal

PREPARED BY
TUSHIE MONTGOMERY ARCHITECTS
7645 Lyndale Ave. S, Suite 100
Minneapolis, MN 55423

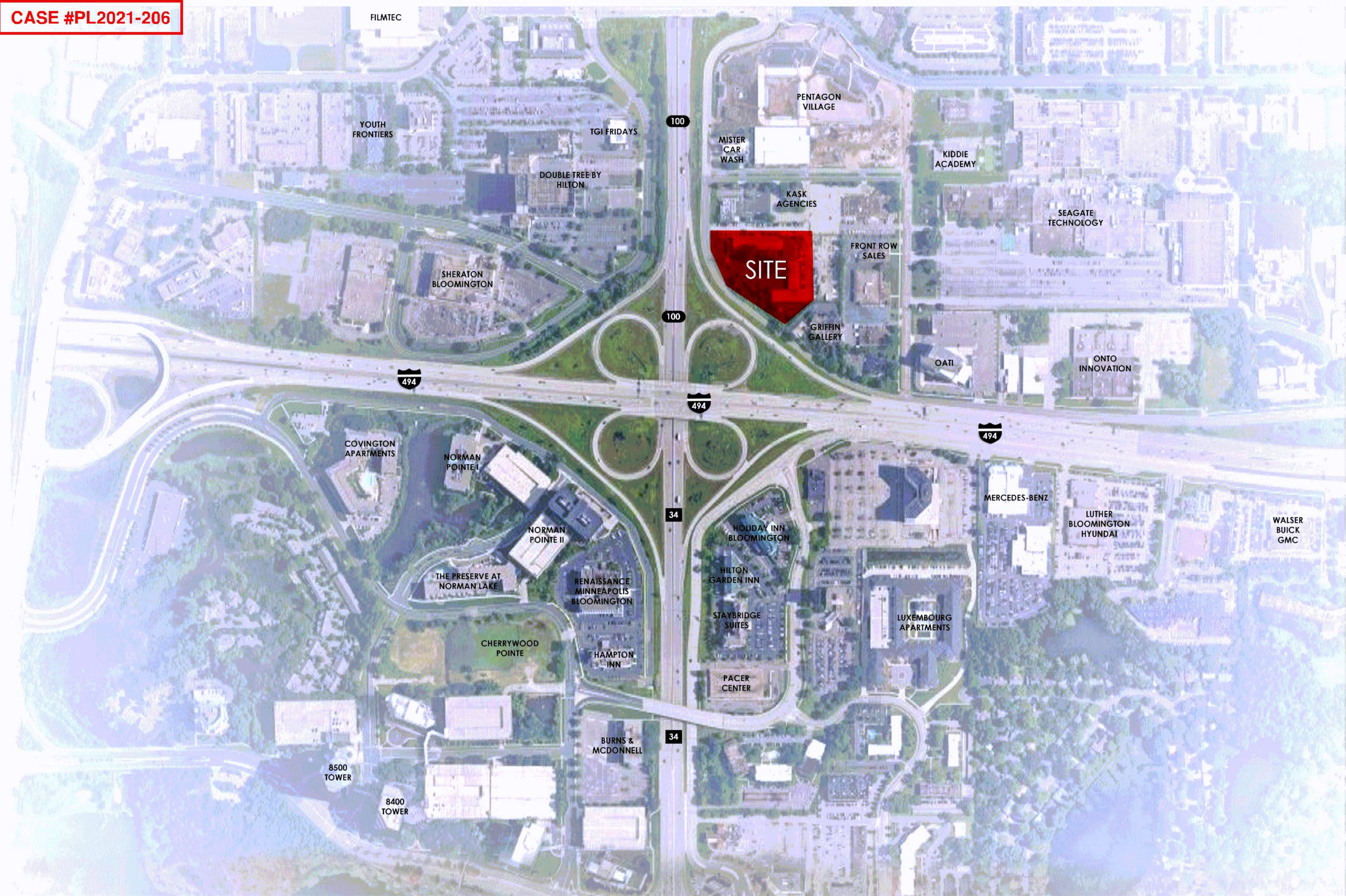
PREPARED FOR
UNITED PROPERTIES
651 Nicollet Mall, Suite 450
Minneapolis, MN 55402

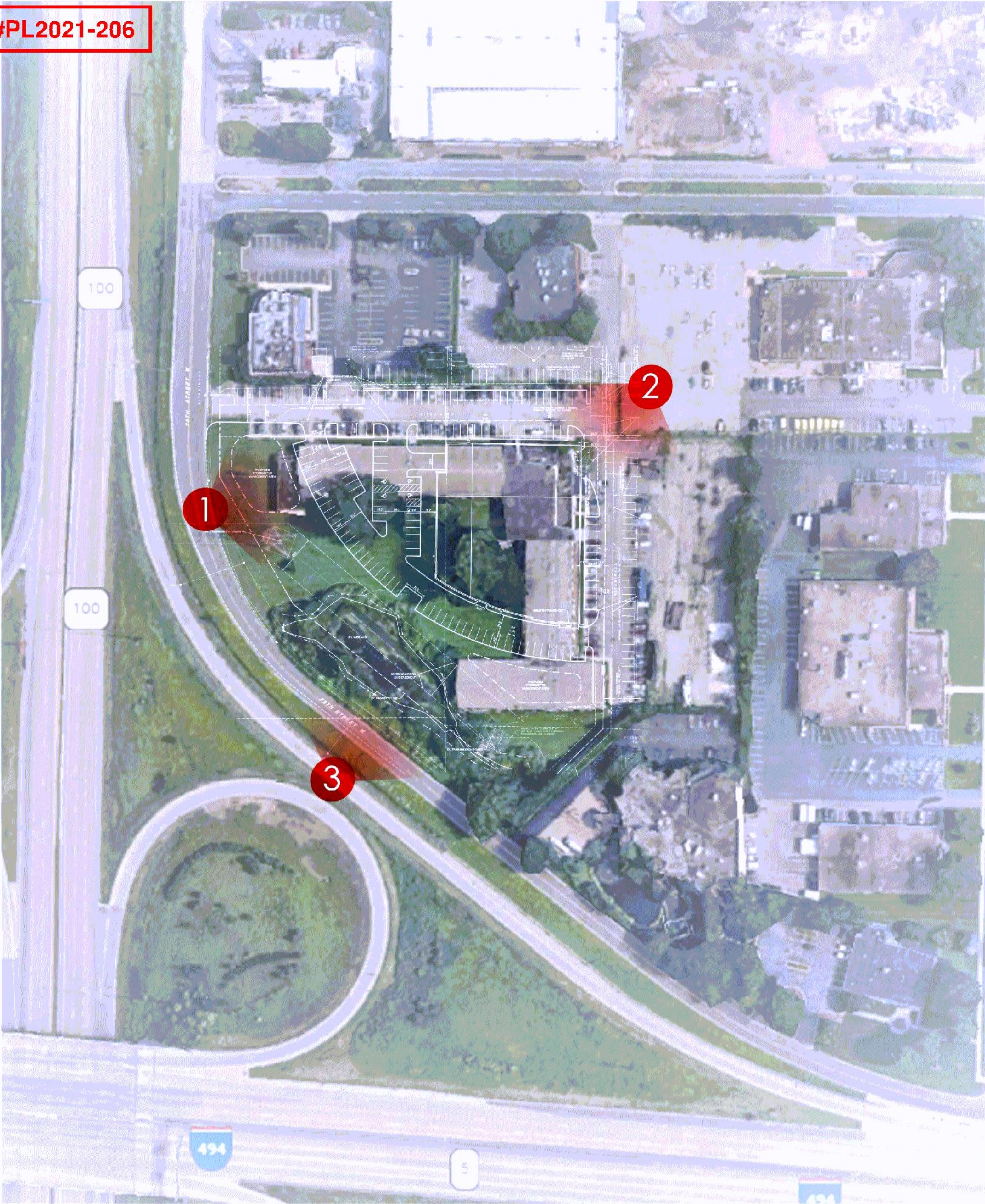
NOT FOR CONSTRUCTION

ISSUED DRAWING SETS
Preliminary DRC Submittal 11/13/2021

218034A
COVER SHEET

A0
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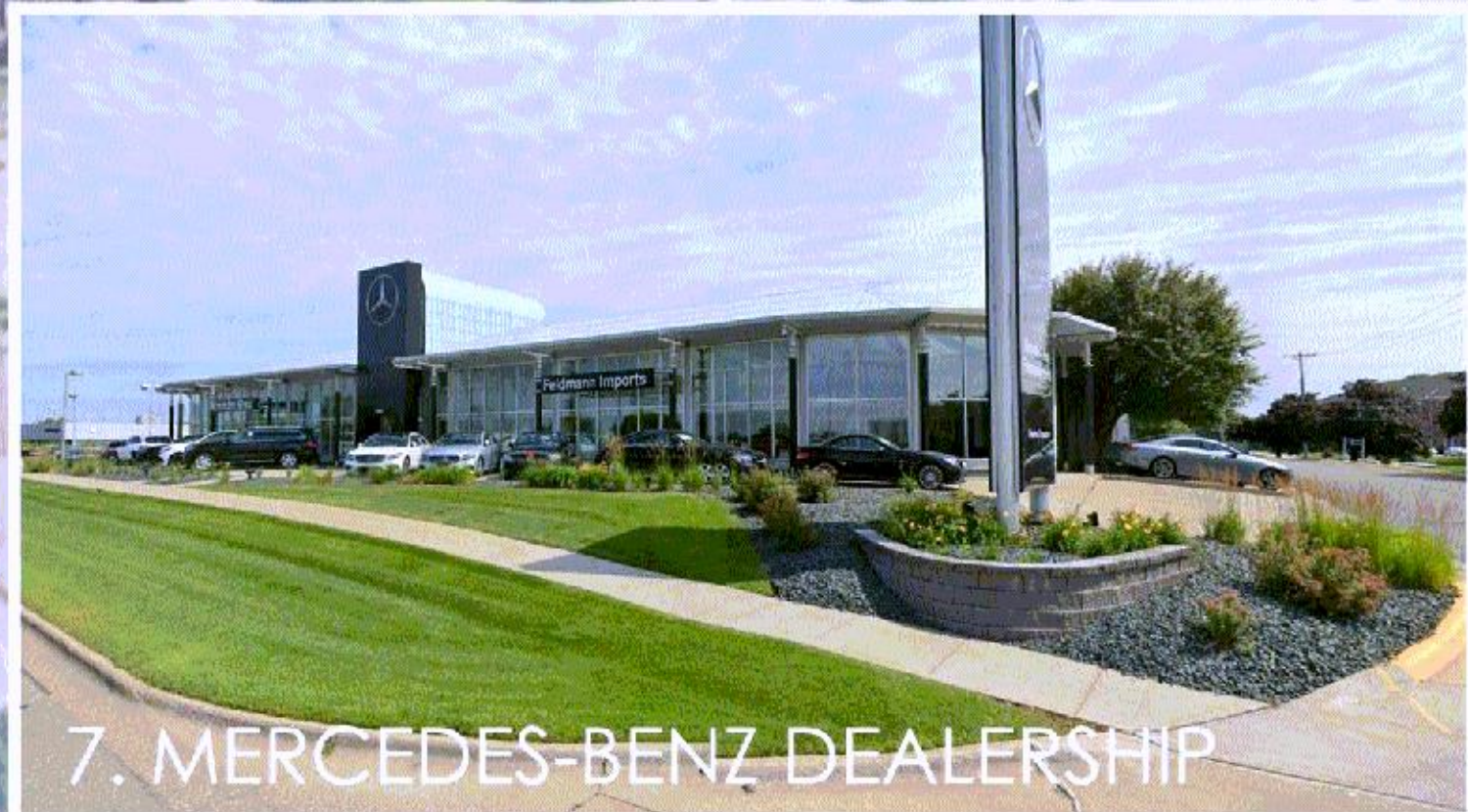
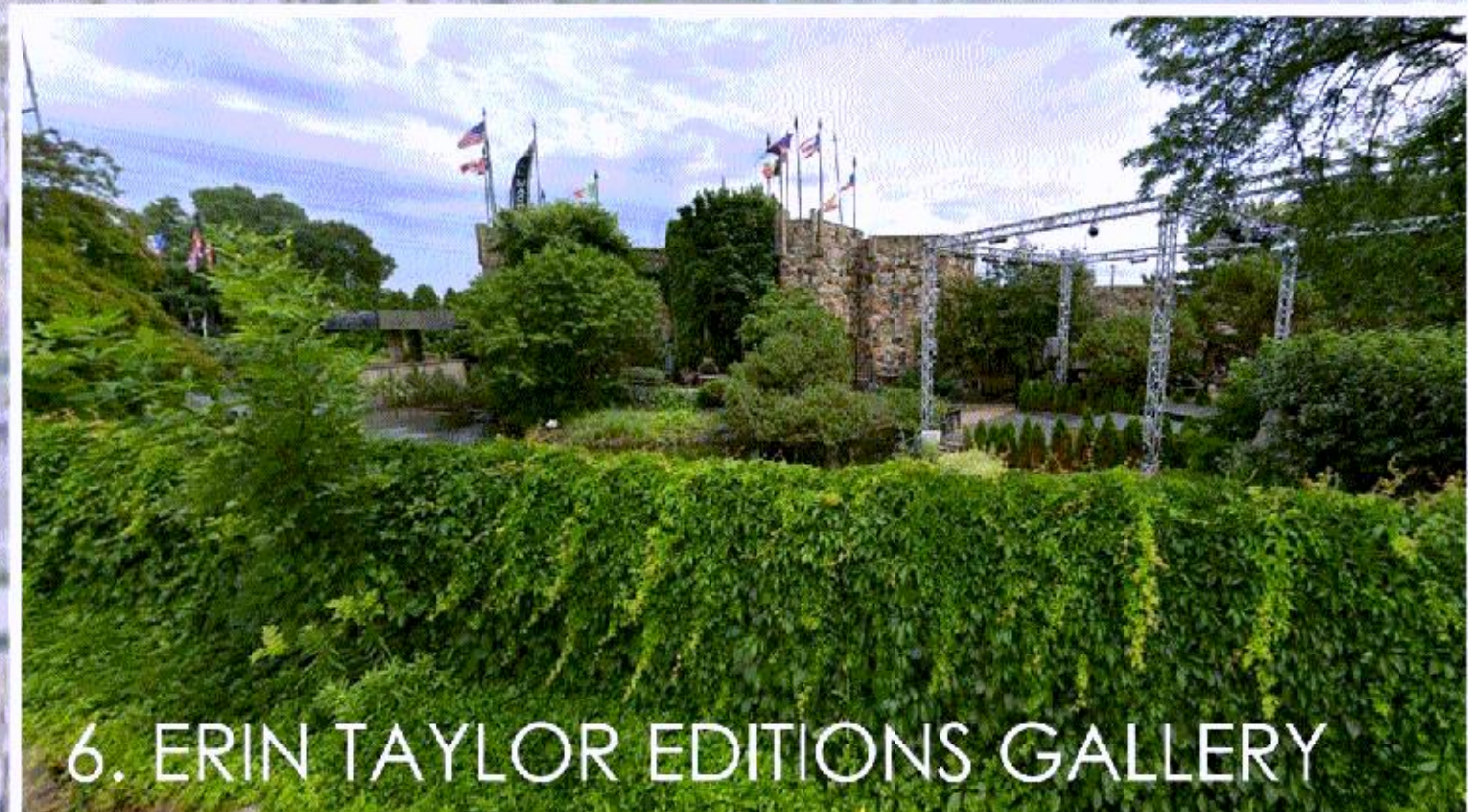
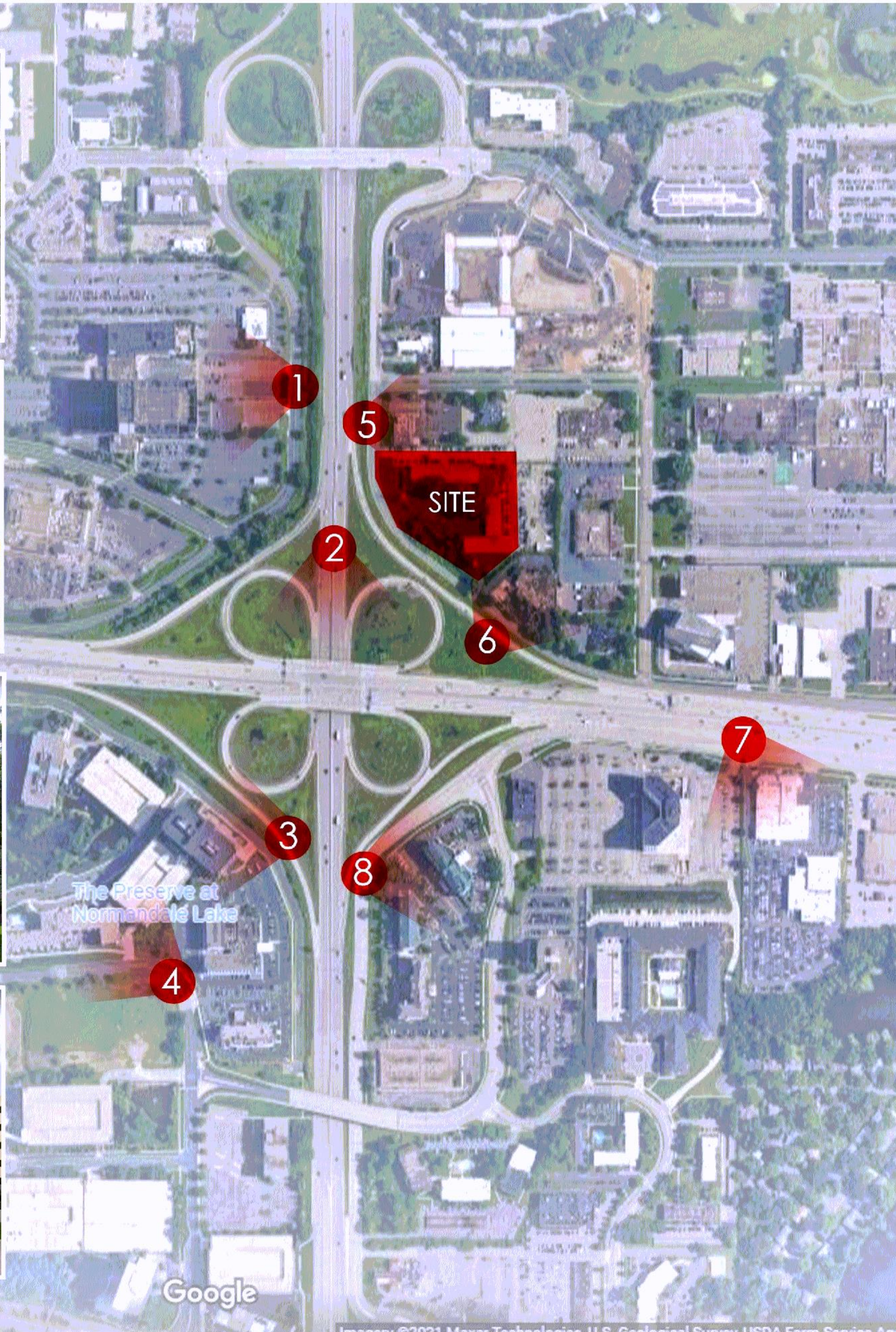
1. FROM NORMANDALE BLVD

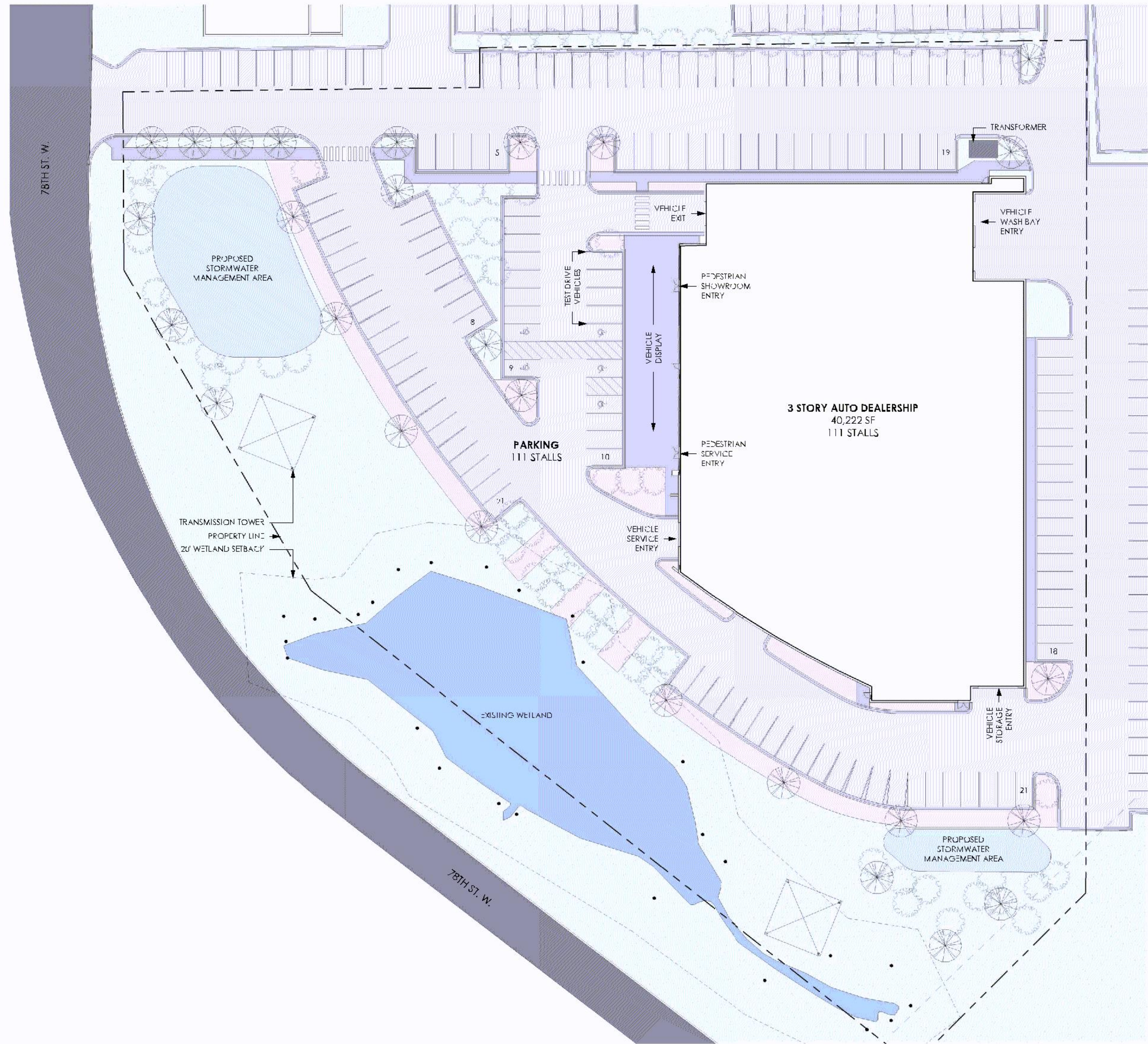


2. FROM ADJACENT PARKING LOT

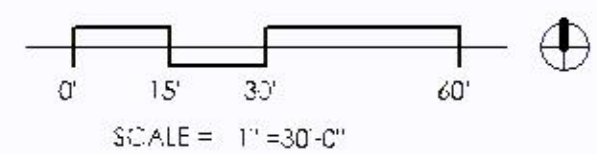


3. FROM 494 RAMP





1 ARCHITECTURAL SITE PLAN
SCALE 1" = 30'-0"



Provide adequate turning
radius for all emergency
vehicle access lanes.

Hydrant coverage shall be provided
within 50' of the FDC and within
150' of all portions of the structure.

Fire alarm and annunciator panels and
Knox box locations to be determined
by the Fire Prevention Division.

Emergency responder radio coverage meeting
the requirements of appendix L in the 2015
MSFC shall be provided throughout the
property and within the structures.

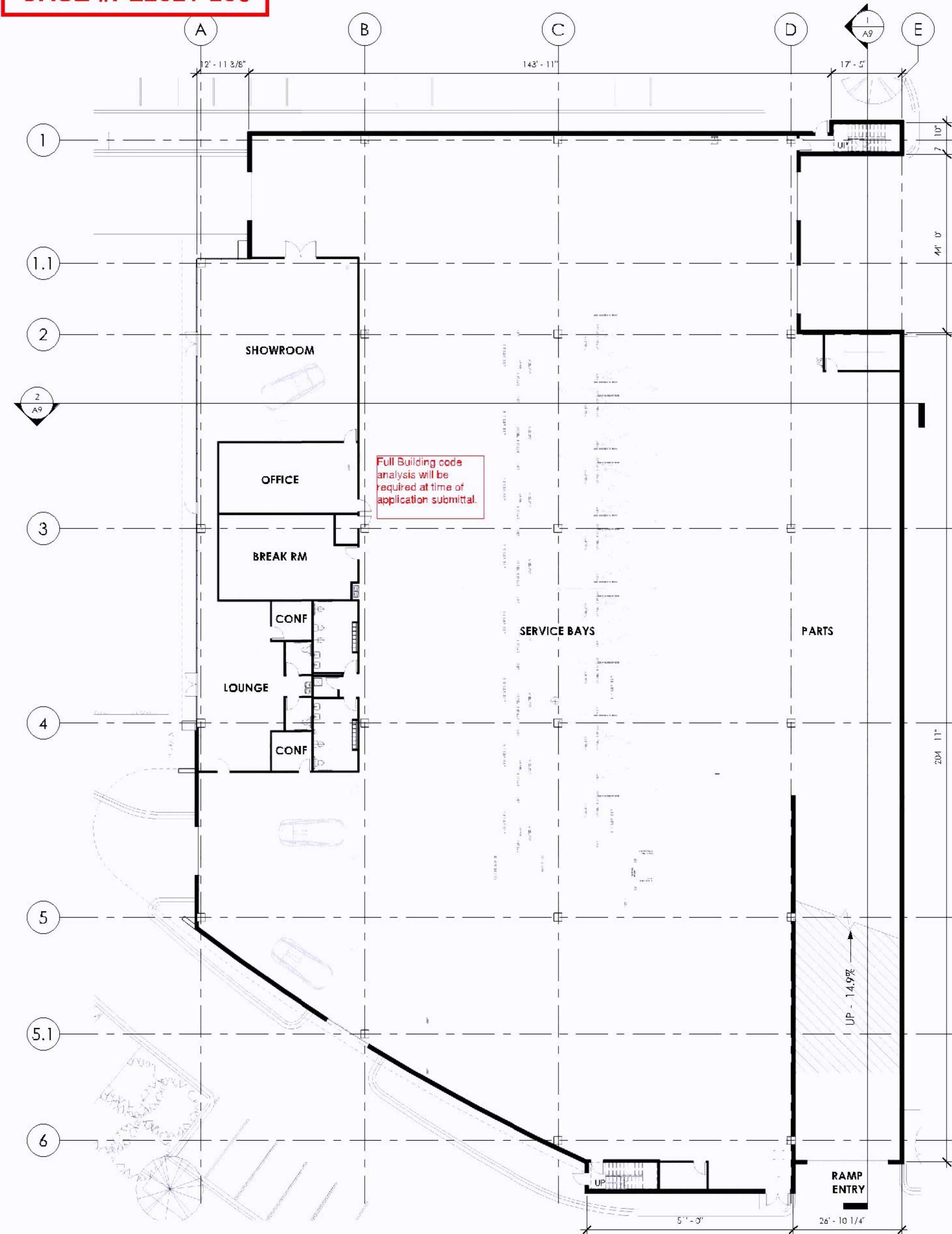
Building/property shall be adequately
signed for emergency response.

Hose valves/standpipes within
130'± of all areas of the parking
garage if dry standpipe or within 200 feet
if installing a wet standpipe. Building will
have hose valves/wet standpipes with
200 feet of all areas.

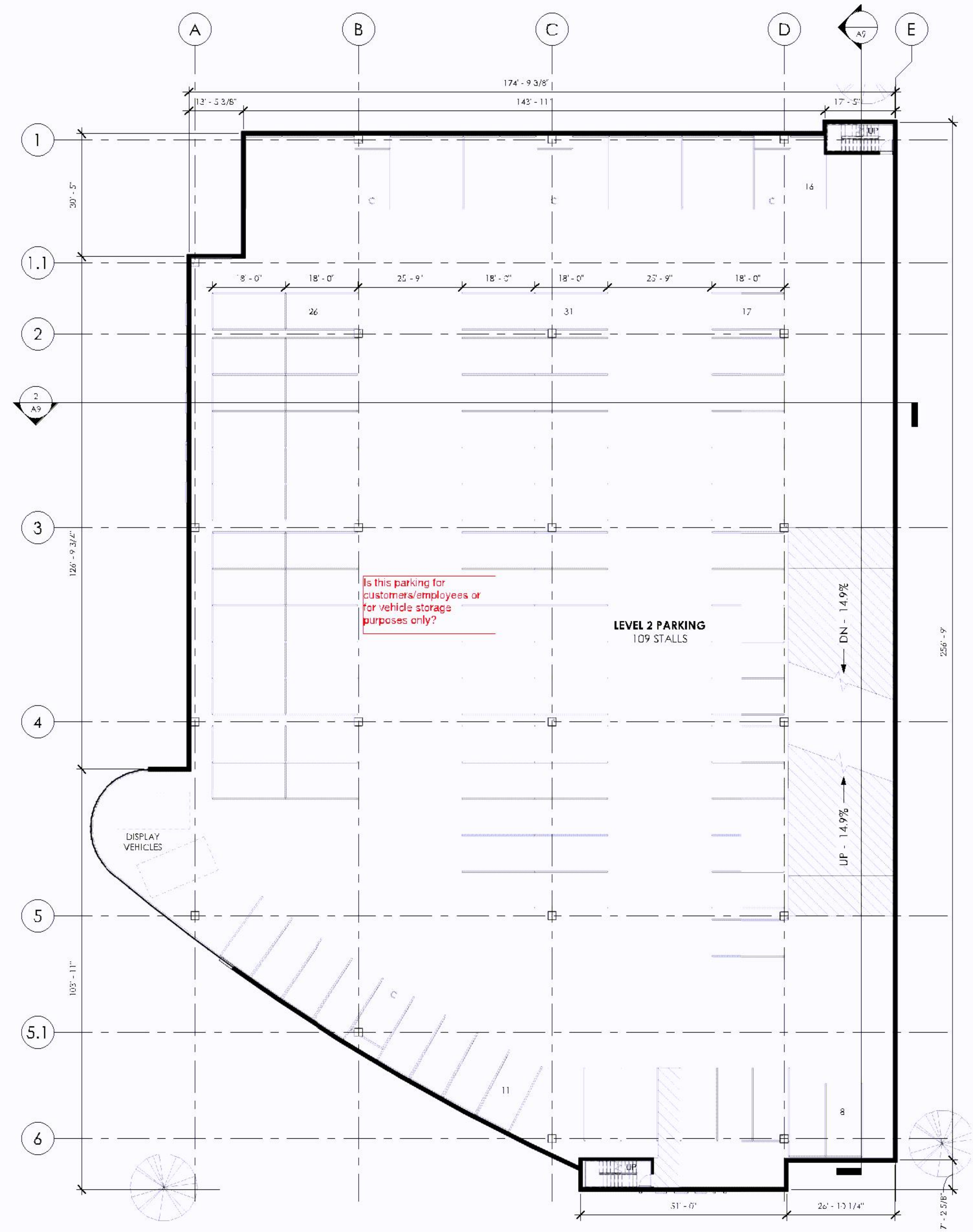
Standpipes requirement in all
stairwells and hose valves shall be
located at the floor landing

Separate permit and review by Mn
State Elevator inspector for elevators,
escalators and moving walkways.

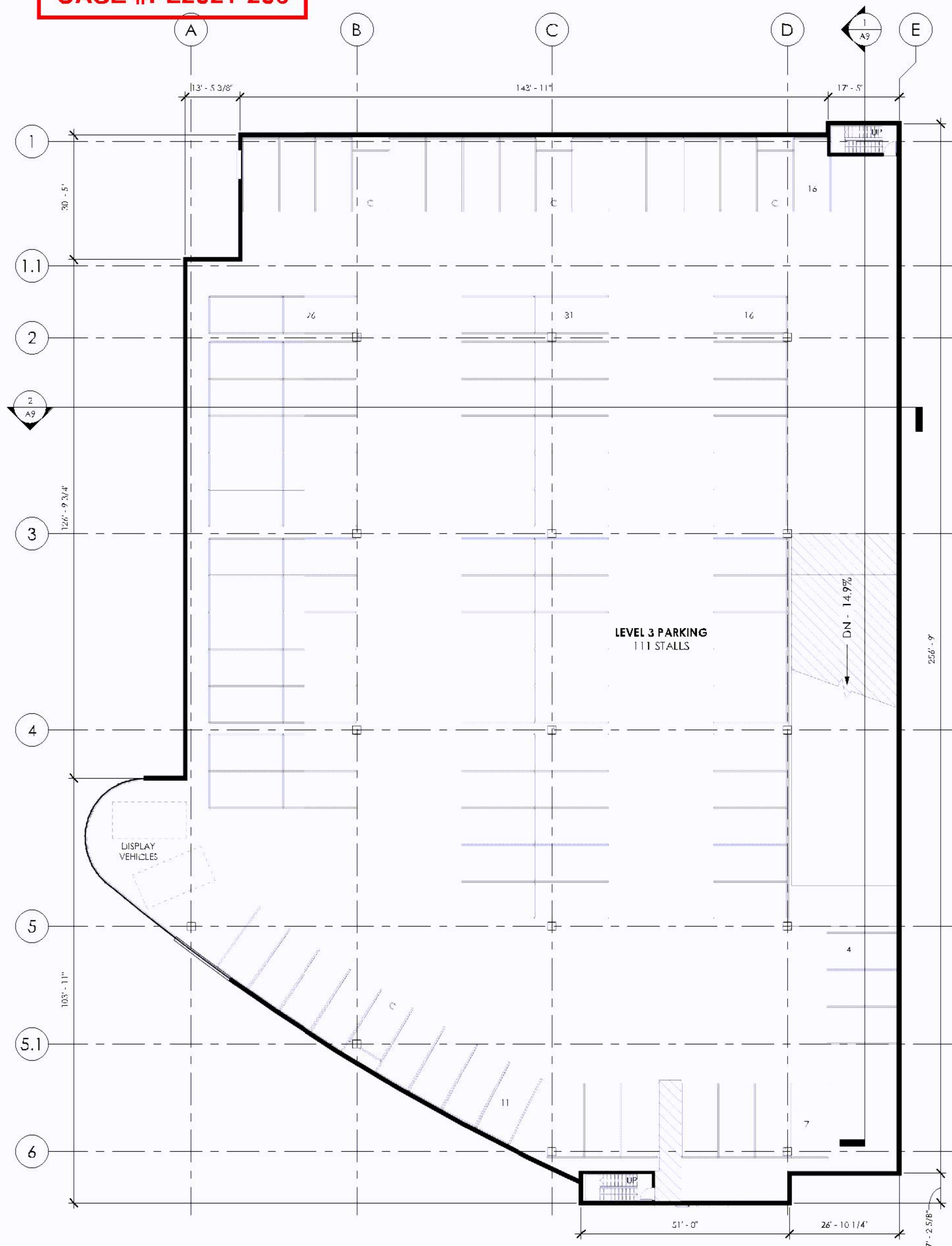
Must meet all current MN State
adopted codes



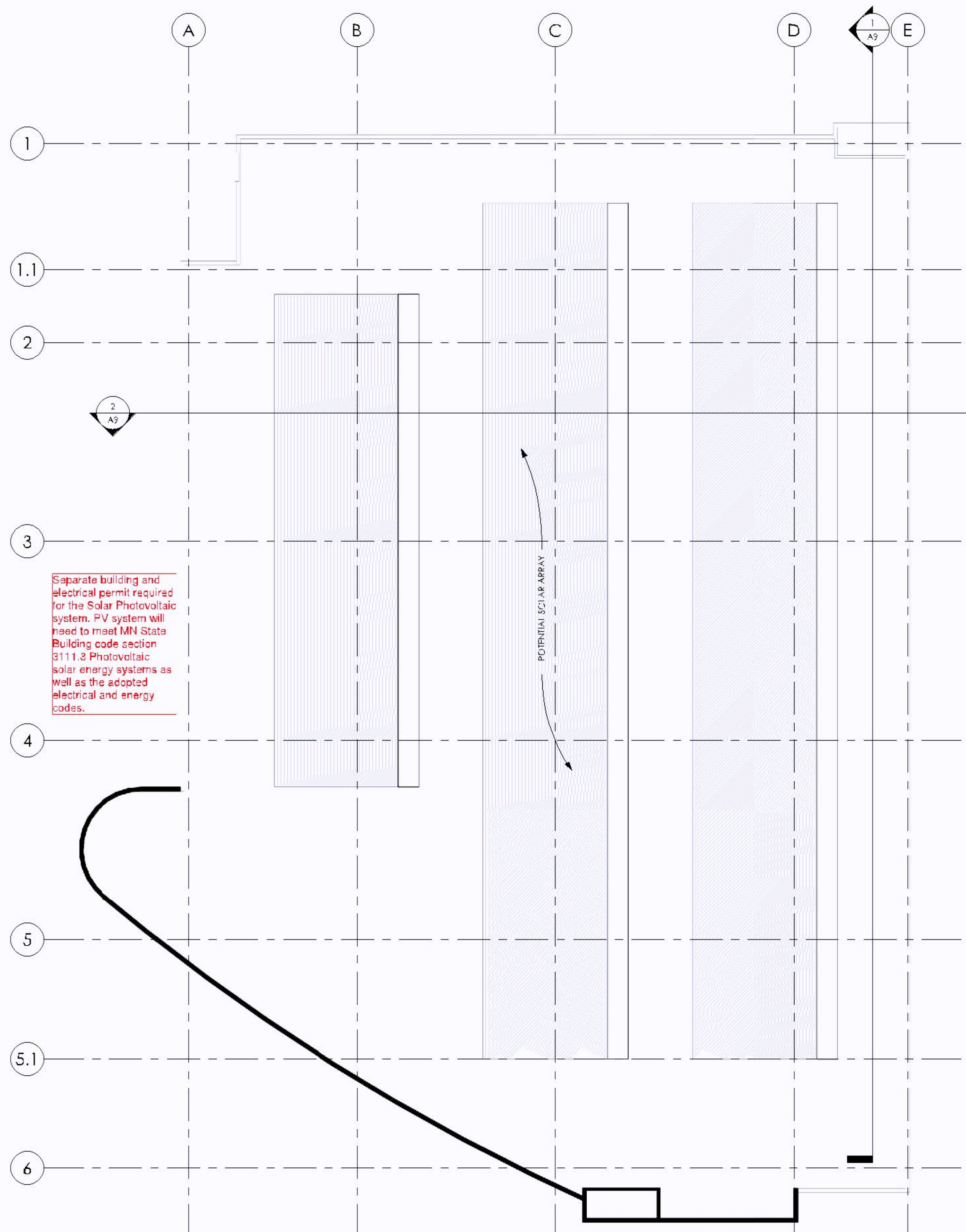
1 LEVEL 1
SCALE 1/16" = 1'-0"



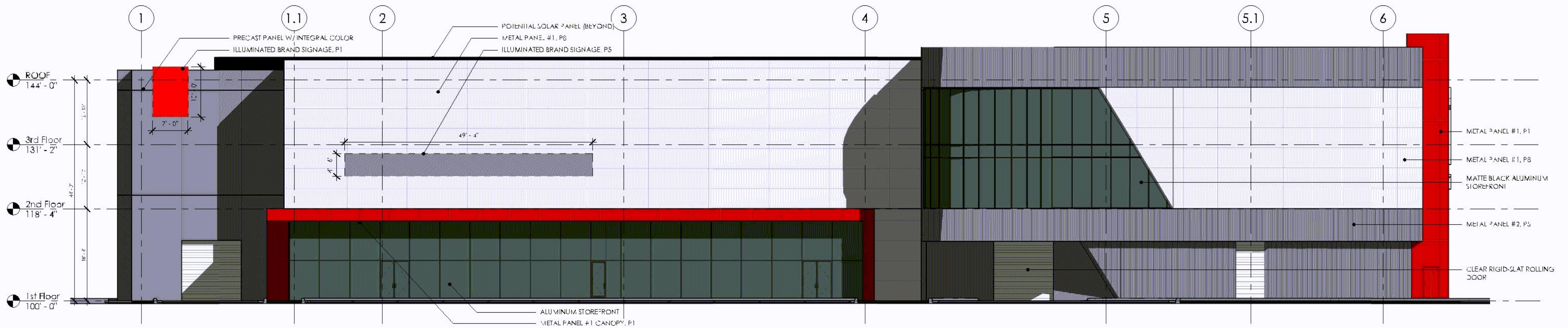
2 LEVEL 2
SCALE 1/16" = 1'-0"



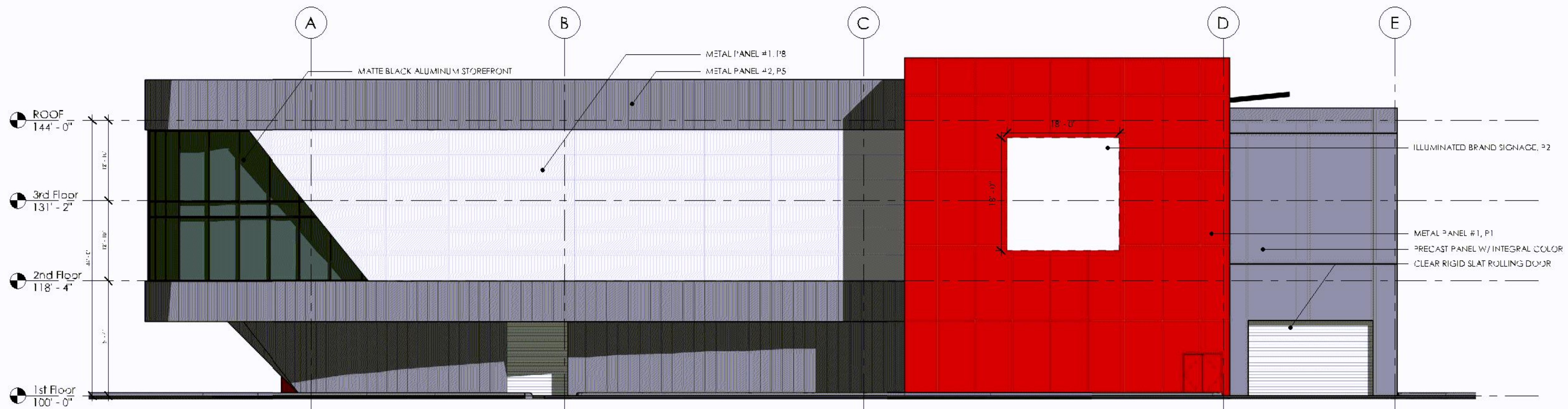
1 LEVEL 3
SCALE 1/16" = 1'-0"



2 ROOF
SCALE 1/16" = 1'-0"



1 WEST ELEVATION
SCALE 1" = 10'-0"



2 SOUTH ELEVATION
SCALE 1" = 10'-0"

EXTERIOR MATERIAL KEY

	METAL PANEL #1 PRODUCT: MANUFACTURER: FINISH:
	METAL PANEL #2 PRODUCT: MANUFACTURER: FINISH:
	PRECAST PANEL PRODUCT: MANUFACTURER: FINISH:

EXTERIOR FINISH KEY

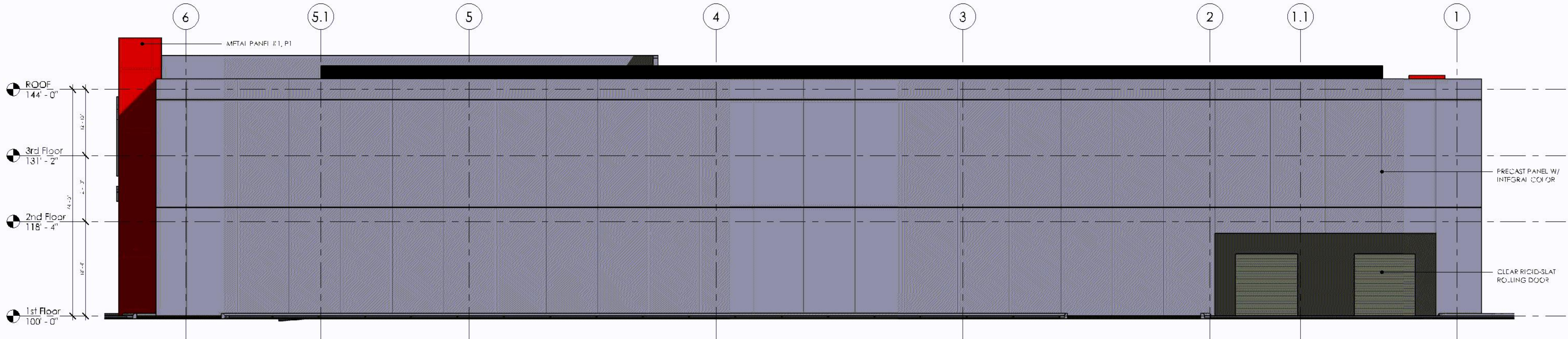
	PT1 NEON RED BM - 2087 - 10
	PT2 CHANTILLY LACE BM - 65
	PT5 TROUT GREY BM - 2124 - 20
	PT8 BUNNY GREY BM - 2124 - 50

WEST ELEVATION

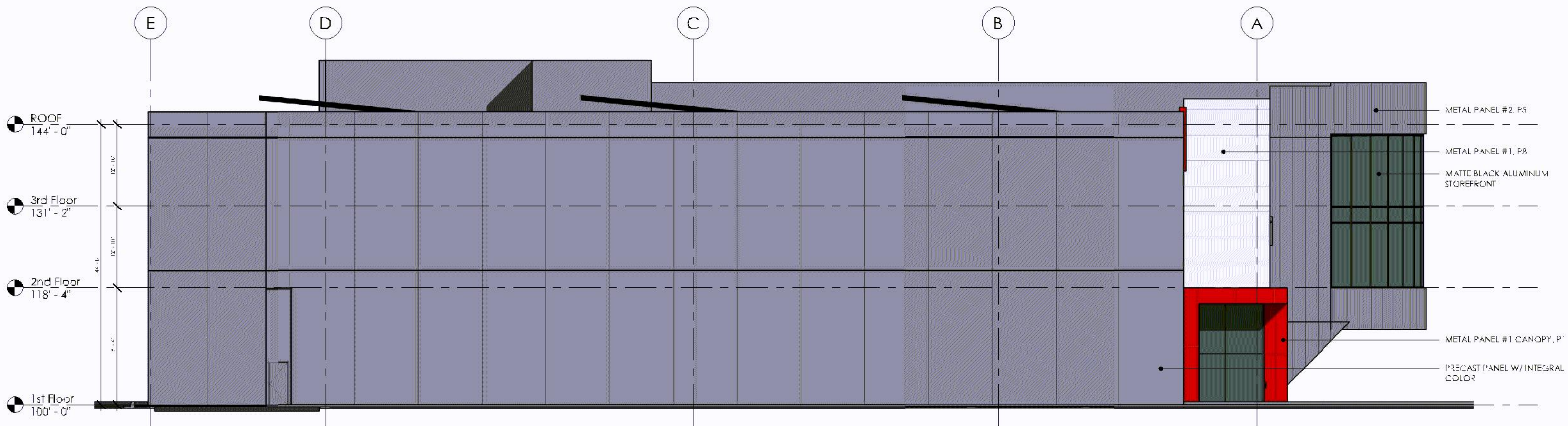
1/METAL PANEL	8,180 SF	67%
PRECAST PANEL	1,390 SF	11%
GLAZING	2,696 SF	22%
TOTAL	12,266 SF	100%

SOUTH ELEVATION

1/METAL PANEL	8,109 SF	84%
PRECAST PANEL	994 SF	10%
GLAZING	523 SF	6%
TOTAL	9,626 SF	100%



1 EAST ELEVATION
SCALE 1" = 10'-0"



2 NORTH ELEVATION
SCALE 1" = 10'-0"

EXTERIOR MATERIAL KEY

	METAL PANEL #1 PRODUCT: MANUFACTURER: FINISH:
	METAL PANEL #2 PRODUCT: MANUFACTURER: FINISH:
	PRECAST PANEL PRODUCT: MANUFACTURER: FINISH:

EXTERIOR FINISH KEY

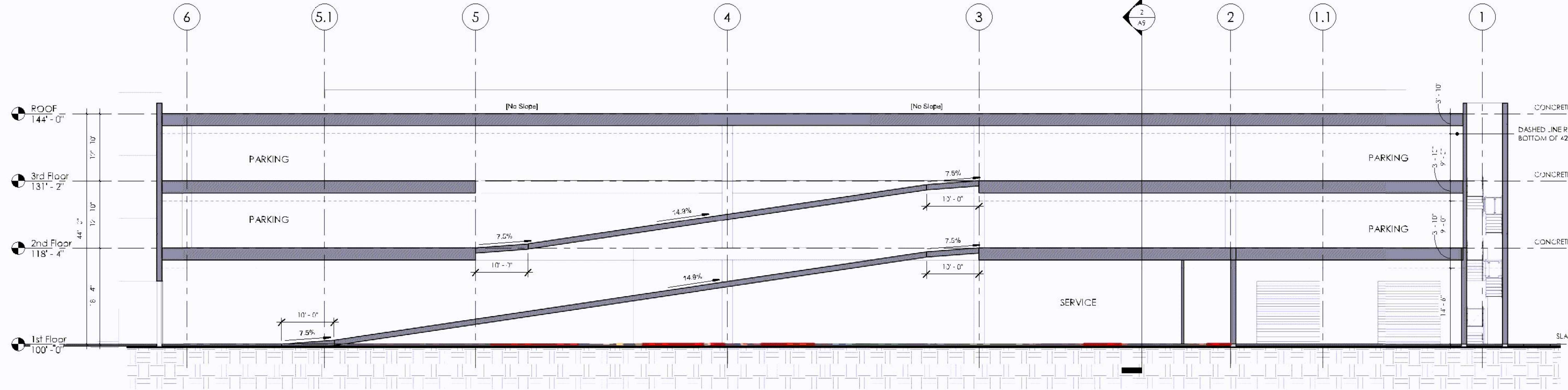
	P1 NEON RED BM - 2087 - 10
	P2 CHANTILLY LACE BM - 65
	P5 TROUT GREY BM - 2124 - 20
	P8 BUNNY GREY BM - 2124 - 50

EAST ELEVATION

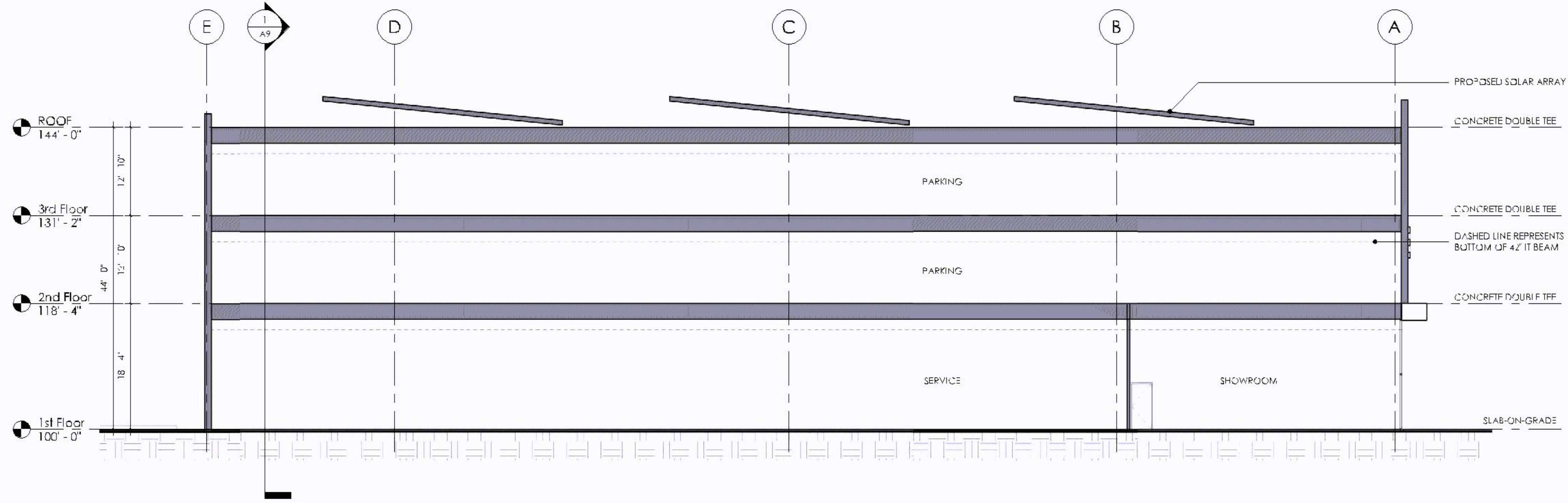
METAL PANEL	449 SF	4%
PRECAST PANEL	11,567 SF	96%
TOTAL	12,016 SF	100%

NORTH ELEVATION

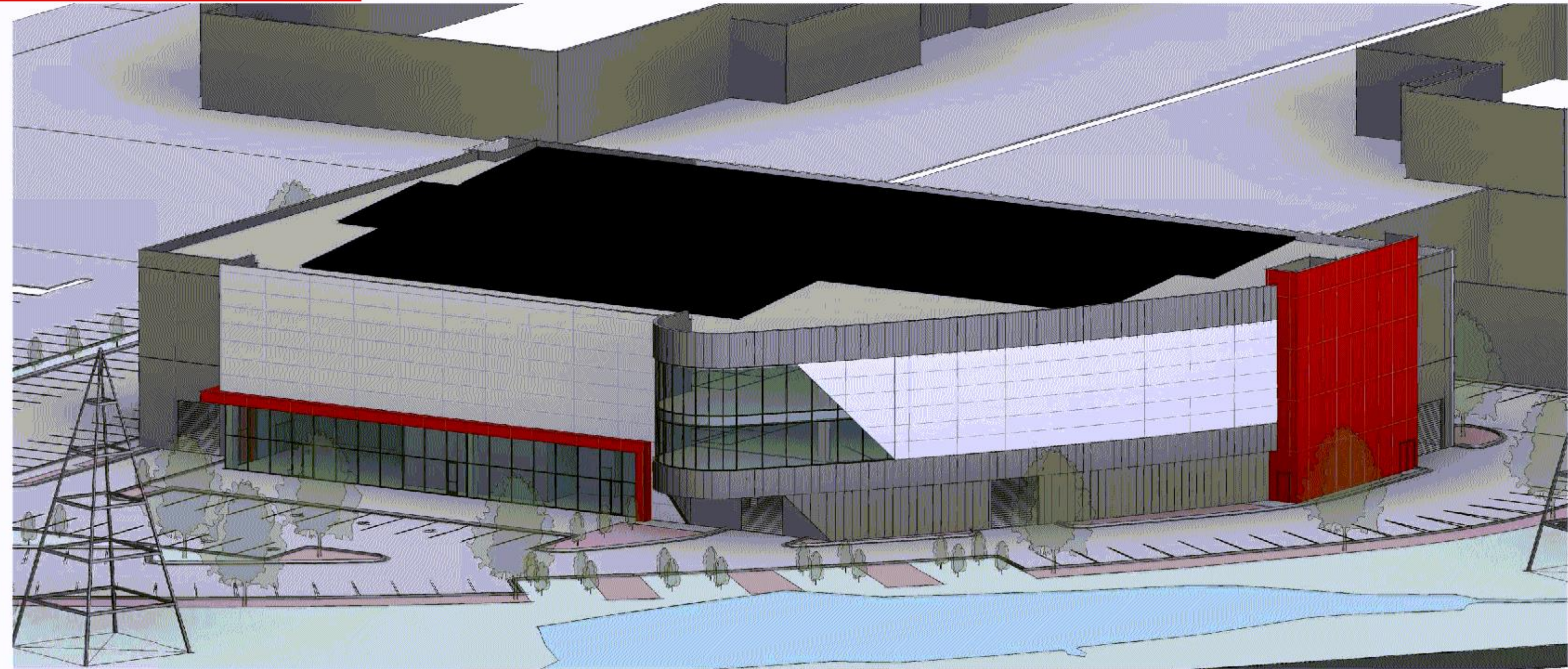
METAL PANEL	1,162 SF	13%
PRECAST PANEL	7,499 SF	82%
GLAZING	409 SF	5%
TOTAL	9,130 SF	100%



1 SECTION 1
SCALE 1" = 10'-0"



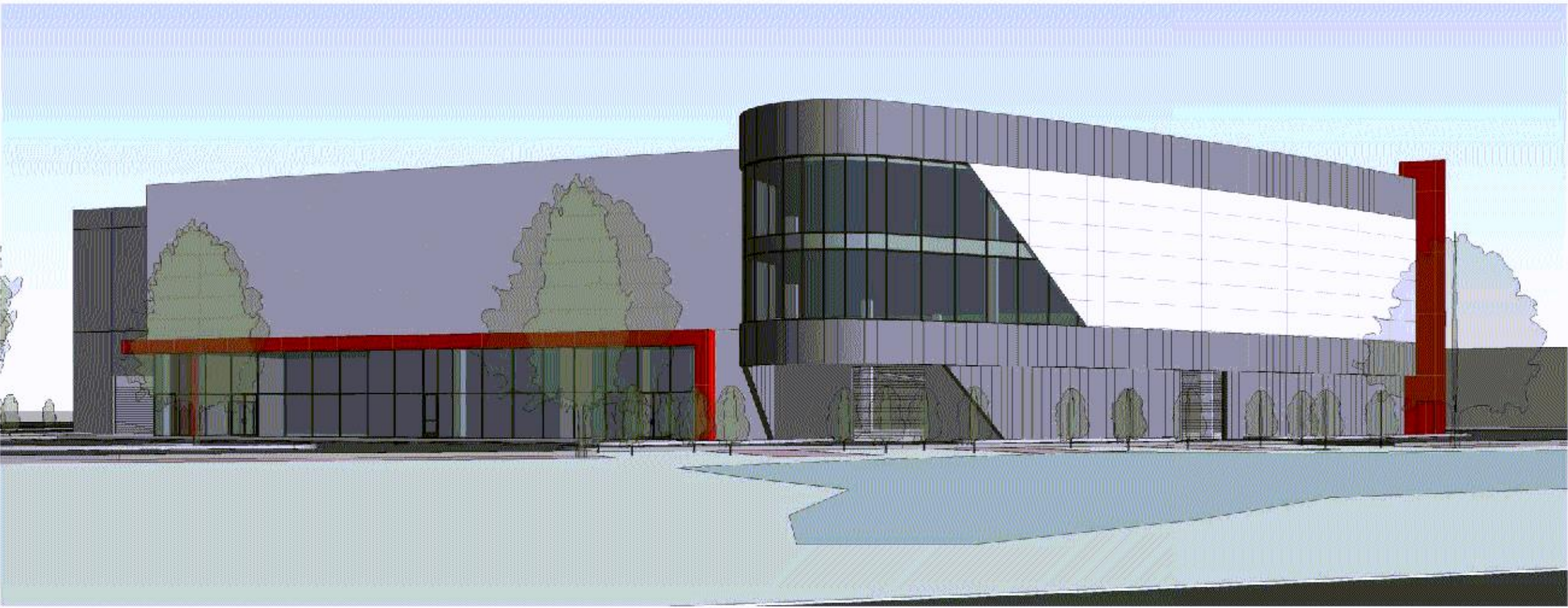
2 SECTION 2
SCALE 1" = 10'-0"



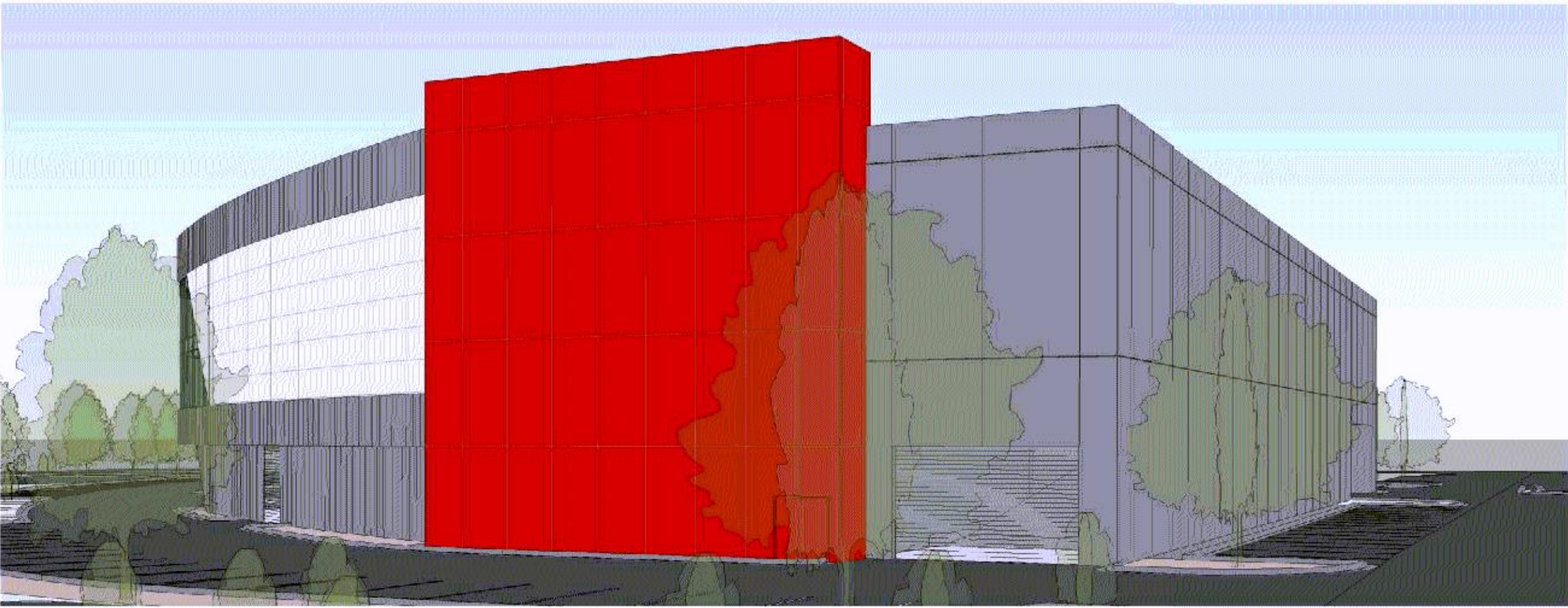
1 AERIAL 1
SCALE



2 NW PERSPECTIVE
SCALE



3 SW PERSPECTIVE
SCALE



4 SE PERSPECTIVE
SCALE