



**DISTYLE
DESIGN**

3410 WINNETKA AVE NORTH, STE. 103
MINNEAPOLIS, MINNESOTA 55427
T [763] 591.0996 | [763] 591.0964 F

BLN HOTEL

2001 KILLEBREW DRIVE

MINNEAPOLIS, MN 55425

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

Maintain emergency vehicle access and circulation throughout the property to accommodate Ladder 3.

Fire alarm system, smoke detection and CO detection to meet the requirements of a R-1 occupancy.

Fire alarm and annunciator panels and Knox box locations to be determined by the Fire Prevention Division. This project may require multiple panels and Knox boxes.

Access shall be provided to/from all stairwells on all floors and parking levels.

Show onsite catch basins and provide erosion control plan with design submittal.

If a tax parcel combination is being used it should include all 3 lots (2001, 2051, and 2101) within the planned Development.



Possible sidewalk connection if private walk is reconstructed around the pool building addition.

State permit from State of MN for pool

PROPOSED 1-3 STORY POOL BUILDING ADDITION

This area is striped as a clear zone according to streetview. See image red line west of the parkings area.

PROPOSED HOTEL 4-STORY ADAPTIVE REUSE OF EXISTING OFFICE BUILDING APPROXIMATELY 67,000 SF

Parking that serves the hotel (130 spaces required by Code) must meet City Code for minimum light levels.

All modified parking islands must have raised concrete curbs, a minimum of 8 feet wide and at least one tree.

Sidewalk connection from the street to the main entrance is required. All sidewalks must be a minimum of five feet wide, unless abutting parking, which requires seven foot wide sidewalk.

Must meet current MN State Building Code

Must meet MN Accessibility Code

SAC review by MET council will be required.

When 80% of plans are completed, a preliminary plan review meeting can be set up with Building & Inspections manager.

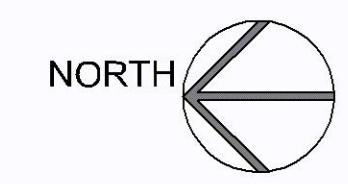
20% of budget must be applied to accessibility updates as per MN State Statute/MN State Accessibility Code.

Plans must include a current building code analysis.

Provide bar for scale

4 A001 WALL SYSTEMS SCALE: 1" = 30'

SITE PLAN NOTES:
1. UNDERGROUND UTILITY LOCATIONS REFERENCED FROM RECORD DRAWINGS.
2.



No.	Description	Date
	CITY OF BLOOMINGTON INITIAL INTAKE MEETING	12/9/2019

DRAWING TITLE

ARCHITECTURAL SITE PLAN

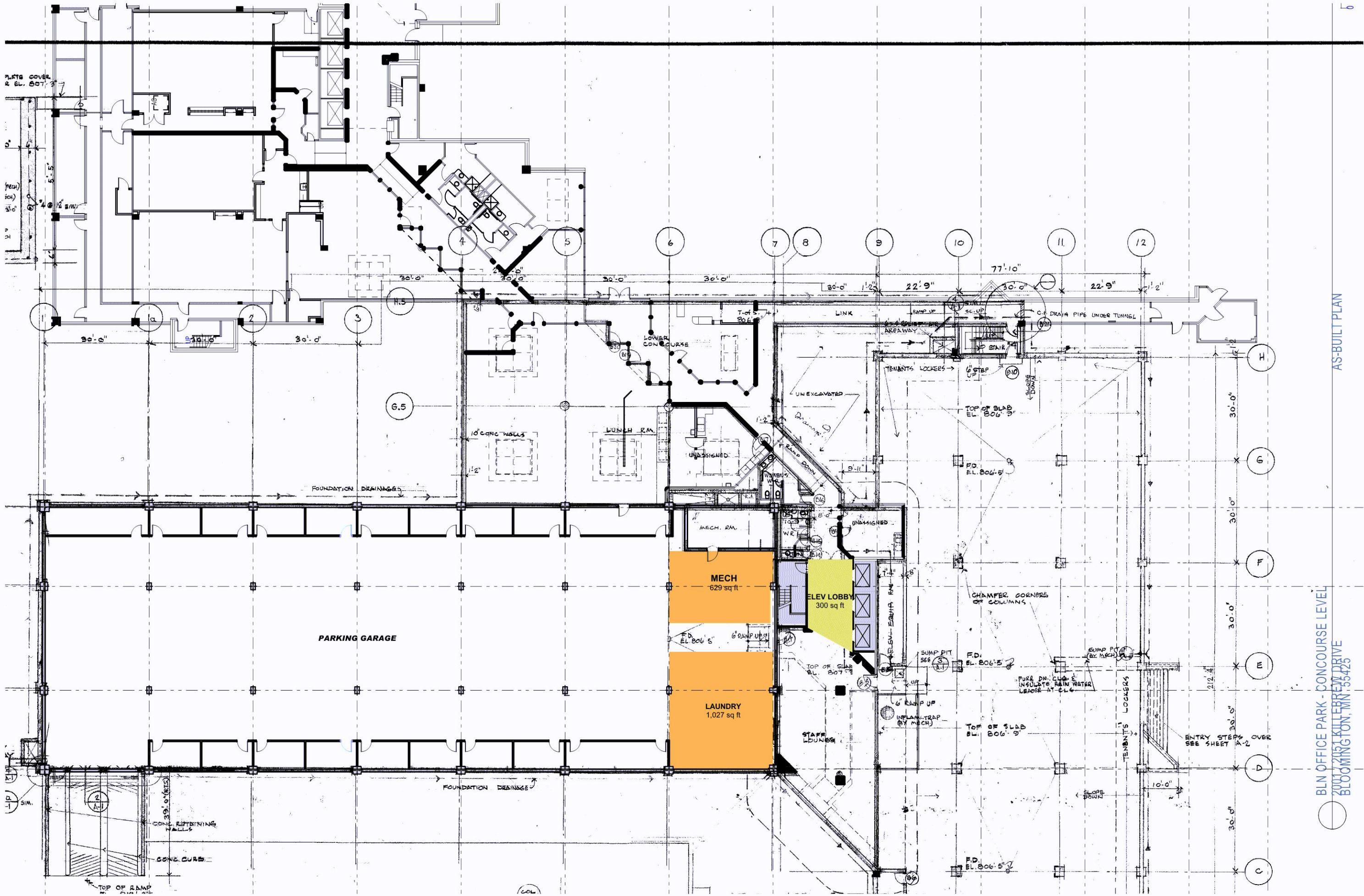
DRAWING INFORMATION

PROJECT NO: 19.80.01

DRAWN BY: DLK

CHECKED BY:

A001



AS-BUILT PLAN

BLN OFFICE PARK - CONCOURSE LEVEL
 2001 21ST KILLEBREW DRIVE
 BLOOMINGTON, MN 55425

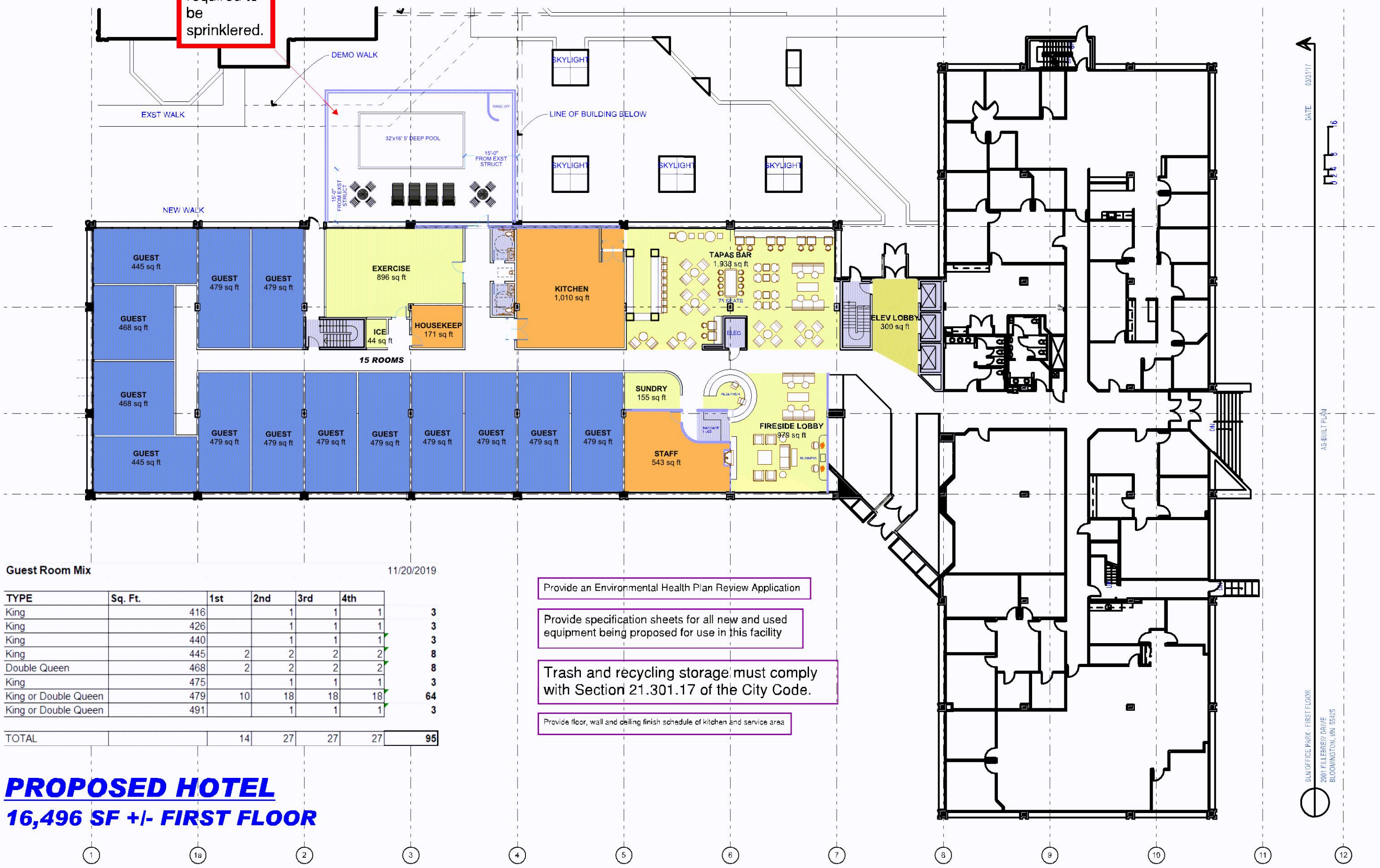
TBD HOTEL
 GARAGE LEVEL

11/26/2019

3410 WINNETKA AVE NORTH, STE. 103
 MINNEAPOLIS, MINNESOTA 55427
 T [763] 591.0996 | [763] 591.0964 F



Space is required to be sprinklered.



Guest Room Mix 11/20/2019

TYPE	Sq. Ft.	1st	2nd	3rd	4th	
King	416			1	1	3
King	426			1	1	3
King	440			1	1	3
King	445	2	2	2	2	8
Double Queen	468	2	2	2	2	8
King	475			1	1	3
King or Double Queen	479	10	18	18	18	64
King or Double Queen	491			1	1	3
TOTAL		14	27	27	27	95

Provide an Environmental Health Plan Review Application

Provide specification sheets for all new and used equipment being proposed for use in this facility

Trash and recycling storage must comply with Section 21.301.17 of the City Code.

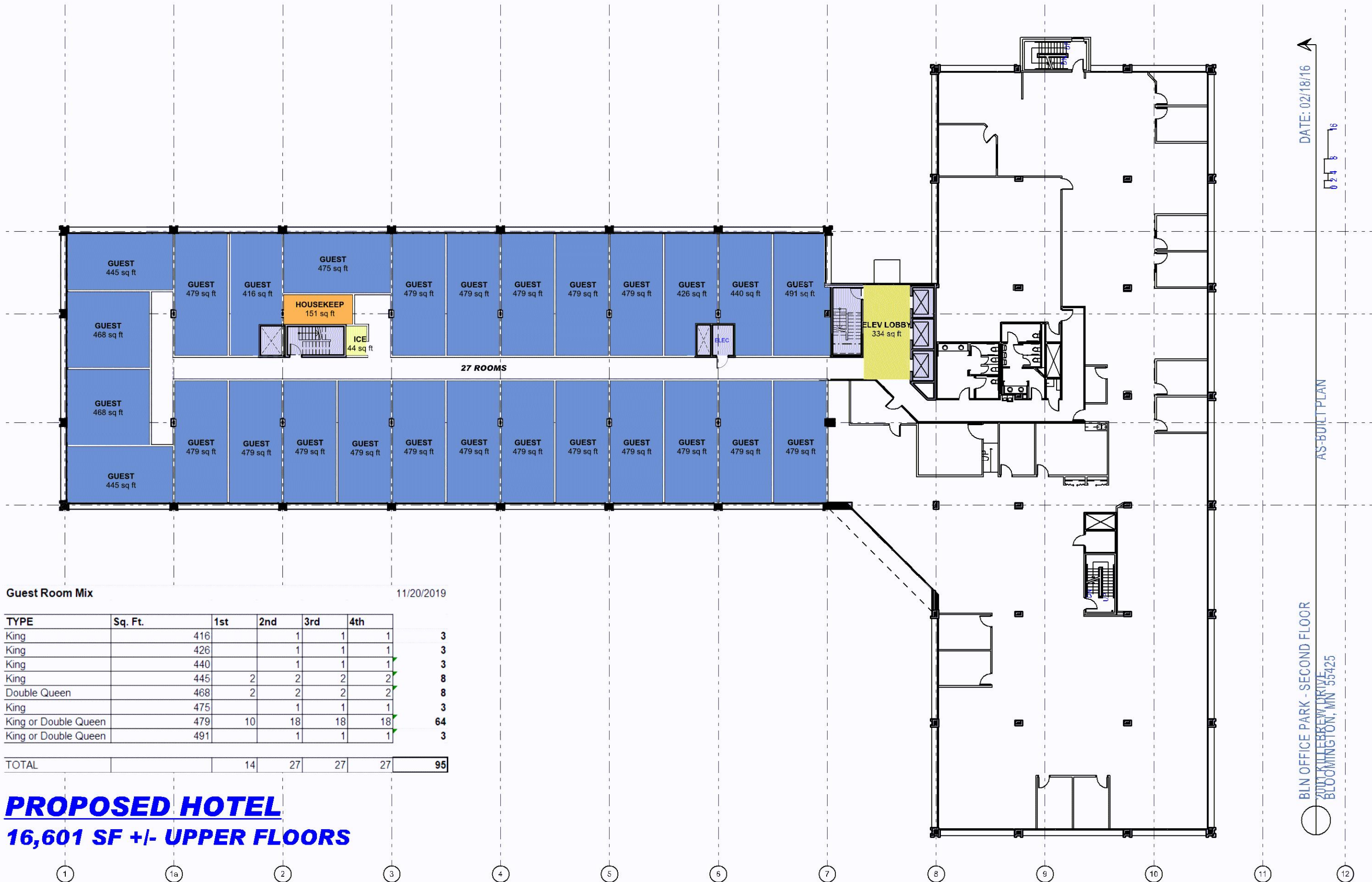
Provide floor, wall and ceiling finish schedule of kitchen and service area

PROPOSED HOTEL
16,496 SF +/- FIRST FLOOR

DATE: 08/31/17

AS-BUILT PLAN

BLM OFFICE PARK - FIRST FLOOR
2001 KILLERBY DRIVE
BLOOMINGTON, MN 55425



Guest Room Mix 11/20/2019

TYPE	Sq. Ft.	1st	2nd	3rd	4th	
King	416			1	1	1
King	426			1	1	1
King	440			1	1	1
King	445	2	2	2	2	8
Double Queen	468	2	2	2	2	8
King	475			1	1	1
King or Double Queen	479	10	18	18	18	64
King or Double Queen	491			1	1	1
TOTAL		14	27	27	27	95

PROPOSED HOTEL
16,601 SF +/- UPPER FLOORS

DATE: 02/18/16

AS-BUILT PLAN

BLN OFFICE PARK - SECOND FLOOR
 200 W. HILBERG DRIVE
 BLOOMINGTON, MN 55425

TBD HOTEL
SECOND FLOOR LAYOUT
 11/26/2019

3410 WINNETKA AVE NORTH, STE. 103
 MINNEAPOLIS, MINNESOTA 55427
 T [763] 591.0996 | [763] 591.0964 F





Signage for the hotel and office uses must comply with Sections 19.121 and 19.113 of the City Code. Hotels re limited to one sign per building elevation. Projecting signs (extending more than two feet from the wall) are not permitted in this case.



3410 WINNETKA AVE NORTH, STE. 103
MINNEAPOLIS, MINNESOTA 55427
T [763] 591.0996 | [763] 591.0964 F

TBD HOTEL
Rendering
11/26/2019



3410 WINNETKA AVE NORTH, STE. 103
MINNEAPOLIS, MINNESOTA 55427
T [763] 591.0996 | [763] 591.0964 F

TBD HOTEL
Rendering
11/26/2019