



**GALLERY BLOOMINGTON**

7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
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Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

**PDP/FINAL DEVELOPMENT PLANS**

REVISIONS:

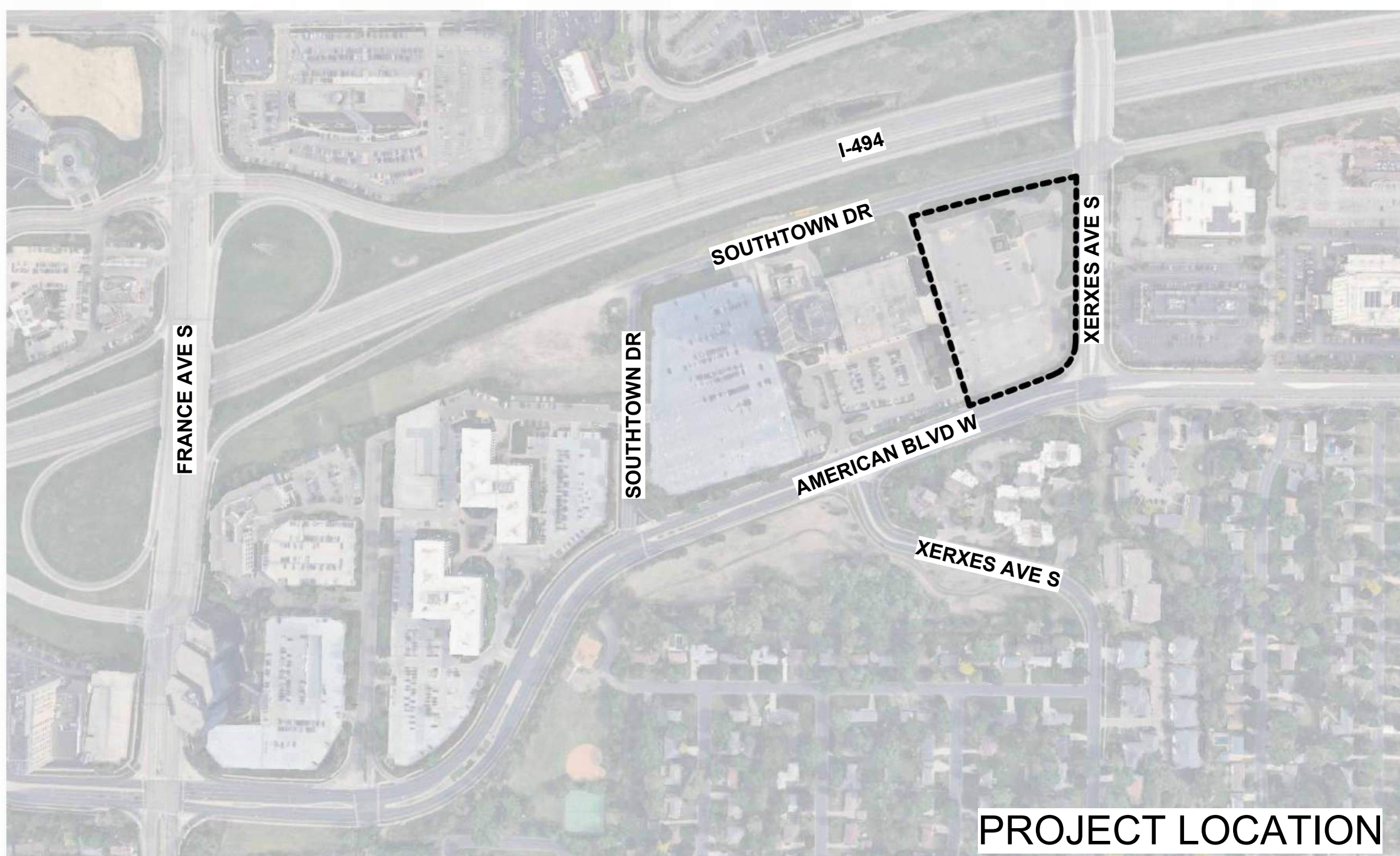
No.	Date	Description

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SHEET TITLE

**COVER PAGE**

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PROJECT LOCATION

LEVEL	Comments/UNIT TYPE	#	AREA
LEVEL G2			72,930 SF
LEVEL G1			72,930 SF
LEVEL 1			50,090 SF
LEVEL 2			60,090 SF
LEVEL 3			60,090 SF
LEVEL 4			58,130 SF
LEVEL 5			440,320 SF
GRAND TOTAL			1,214,480 SF

CONSTRUCTION TYPE:  
TYPE IIIB OVER TYPE IA

Level	Comments/UNIT TYPE	#	AREA	Level	Comments/UNIT TYPE	#	AREA
LEVEL 1	S1 STUDIO	1	516 SF	LEVEL 3	S1 STUDIO	1	516 SF
LEVEL 1	A1 1BR	5	812 SF	LEVEL 3	A1 1BR	5	812 SF
LEVEL 1	A2 1BR	1	673 SF	LEVEL 3	A2 1BR	1	673 SF
LEVEL 1	A3 1BR	1	673 SF	LEVEL 3	A3 1BR	1	673 SF
LEVEL 1	A4 1BR	7	720 SF	LEVEL 3	A4 1BR	7	720 SF
LEVEL 1	A5 1BR	1	777 SF	LEVEL 3	A5 1BR	1	777 SF
LEVEL 1	A6 1BR	7	816 SF	LEVEL 3	A6 1BR	7	816 SF
LEVEL 1	B1 2BR	1	877 SF	LEVEL 3	B1 2BR	1	877 SF
LEVEL 1	B2 2BR	2	910 SF	LEVEL 3	B2 2BR	2	910 SF
LEVEL 1	B3 2BR	1	842 SF	LEVEL 3	B3 2BR	1	842 SF
LEVEL 1	C1 2BR	4	988 SF	LEVEL 3	C1 2BR	4	988 SF
LEVEL 1	C2 2BR	2	1020 SF	LEVEL 3	C2 2BR	2	1020 SF
LEVEL 1	C3 2BR	2	1020 SF	LEVEL 3	C3 2BR	2	1020 SF
LEVEL 1	C4 2BR	2	1020 SF	LEVEL 3	C4 2BR	2	1020 SF
LEVEL 1	C5 2BR	2	1020 SF	LEVEL 3	C5 2BR	2	1020 SF
LEVEL 1	C6 2BR	2	1020 SF	LEVEL 3	C6 2BR	2	1020 SF
LEVEL 1	C7 2BR	2	1020 SF	LEVEL 3	C7 2BR	2	1020 SF
LEVEL 1	C8 2BR	2	1020 SF	LEVEL 3	C8 2BR	2	1020 SF
LEVEL 1	C9 2BR	2	1020 SF	LEVEL 3	C9 2BR	2	1020 SF
LEVEL 1	C10 2BR	2	1020 SF	LEVEL 3	C10 2BR	2	1020 SF
LEVEL 1	D1 3BR	1	1296 SF	LEVEL 3	D1 3BR	1	1296 SF
LEVEL 1	D2 3BR	1	1296 SF	LEVEL 3	D2 3BR	1	1296 SF
LEVEL 1	D3 3BR	1	1370 SF	LEVEL 3	D3 3BR	1	1370 SF
LEVEL 1	D4 3BR	1	1328 SF	LEVEL 3	D4 3BR	1	1328 SF
LEVEL 2	S1 STUDIO	1	516 SF	LEVEL 4	S1 STUDIO	1	516 SF
LEVEL 2	A1 1BR	5	812 SF	LEVEL 4	A1 1BR	5	812 SF
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LEVEL 2	C7 2BR	2	1020 SF	LEVEL 4	C7 2BR	2	1020 SF
LEVEL 2	C8 2BR	2	1020 SF	LEVEL 4	C8 2BR	2	1020 SF
LEVEL 2	C9 2BR	2	1020 SF	LEVEL 4	C9 2BR	2	1020 SF
LEVEL 2	C10 2BR	2	1020 SF	LEVEL 4	C10 2BR	2	1020 SF
LEVEL 2	D1 3BR	1	1296 SF	LEVEL 4	D1 3BR	1	1296 SF
LEVEL 2	D2 3BR	1	1296 SF	LEVEL 4	D2 3BR	1	1296 SF
LEVEL 2	D3 3BR	1	1370 SF	LEVEL 4	D3 3BR	1	1370 SF
LEVEL 2	D4 3BR	1	1328 SF	LEVEL 4	D4 3BR	1	1328 SF
LEVEL 2	S7			LEVEL 4	S7		

TYPE	AREA
LEVEL G2	
CIRCULATION	1118 SF
PARKING	7187 SF
TR/REC	72925 SF
LEVEL G1	
AMENITY	6868 SF
CIRCULATION	1046 SF
PARKING	60728 SF
RESIDENT STORAGE	3790 SF
TR/REC	493 SF
LEVEL 1	
1BR	15953 SF
2BR	21213 SF
3BR	2662 SF
AMENITY	7409 SF
CIRCULATION	7650 SF
ST/UTL	545 SF
STUDIO	516 SF
TR/REC	56063 SF
LEVEL 2	
1BR	18305 SF
2BR	28318 SF
3BR	4190 SF
CIRCULATION	7988 SF
ST/UTL	658 SF
STUDIO	516 SF
TR/REC	60091 SF
LEVEL 3	
1BR	18305 SF

TYPE	AREA
2BR	28318 SF
3BR	4190 SF
CIRCULATION	7988 SF
ST/UTL	658 SF
TR/REC	115 SF
60091 SF	
LEVEL 4	
1BR	18305 SF
2BR	28318 SF
3BR	4190 SF
CIRCULATION	7988 SF
ST/UTL	658 SF
STUDIO	516 SF
TR/REC	115 SF
60091 SF	
LEVEL 5	
1BR	18973 SF
2BR	26333 SF
3BR	4518 SF
AMENITY	1163 SF
CIRCULATION	7650 SF
ST/UTL	664 SF
STUDIO	516 SF
TR/REC	58131 SF
440318 SF	

UNIT TYPE	#	%	AREA*
1BR	120	44%	87480 SF
2BR	131	49%	132110 SF
3BR	14	5%	19710 SF
STUDIO	5	2%	2565 SF
UNITS TOTAL	270		241860 SF

PARKING	#	%
ACCESSIBLE STALL	8	2%
COMPACT STALL	4	1%
ELECTRIC CHARGING STALL	8	2%
STANDARD STALL	325	88%
TANDEM STALL	24	7%
TOTAL PARKING	369	

BIKE RACK TYPE	QTY	BIKES
WALL RACK	131	262
		262

Decks and balconies may require sprinkler protection depending on construction type, combustibility of exterior building materials and type of roof assembly.

Must meet 2020 MN State Building Code

Must meet 2020 MN Accessibility Code.

Building plans must be signed by a MN licensed architect.

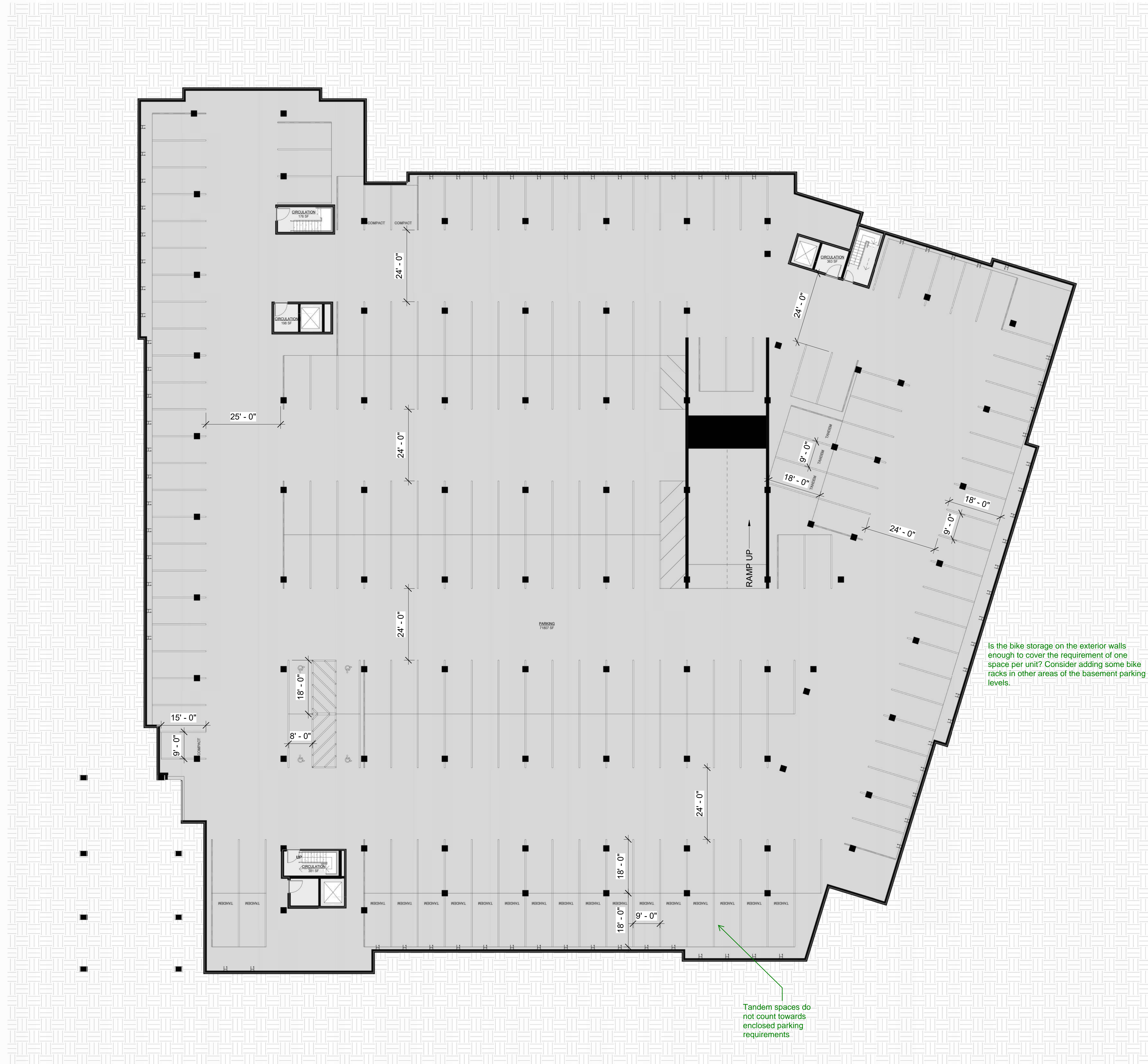
Provide a detailed code analysis with the plans.

Must meet 2024 MN Energy Code and any testing/commissioning requirements.

SAC review by MET council will be required.  
On January 2nd, 2025, the City of Bloomington implemented a City SAC change. The cost will be \$2,025 per City SAC unit. The amount of SAC charged will mirror the MET Council Determination. This applies to any permits submitted on or after 01/02/25.

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

When plans are 80% complete please contact Building & Inspections to set up a Building Code review.



1 LOWER LEVEL G2  
1.0 1/16" = 1'-0"

Hose valves shall be provided throughout the lower level of the parking garage within 130' of all areas of the garage if dry standpipe or within 200 feet if installing a wet standpipe

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

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PDP/FINAL  
DEVELOPMENT  
PLANS

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SHEET TITLE

FLOOR PLANS

**GALLERY BLOOMINGTON**

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**FLOOR PLANS**

1.1



1 LOWER LEVEL/STREET LEVEL G1  
1.1 1/16" = 1'-0"



1 LEVEL 1 FLOOR PLAN  
1.2 1/16" = 1'-0"

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FLOOR PLANS



1 LEVEL 2-4 TYPICAL FLOOR PLAN  
1.3 1/16" = 1'-0"

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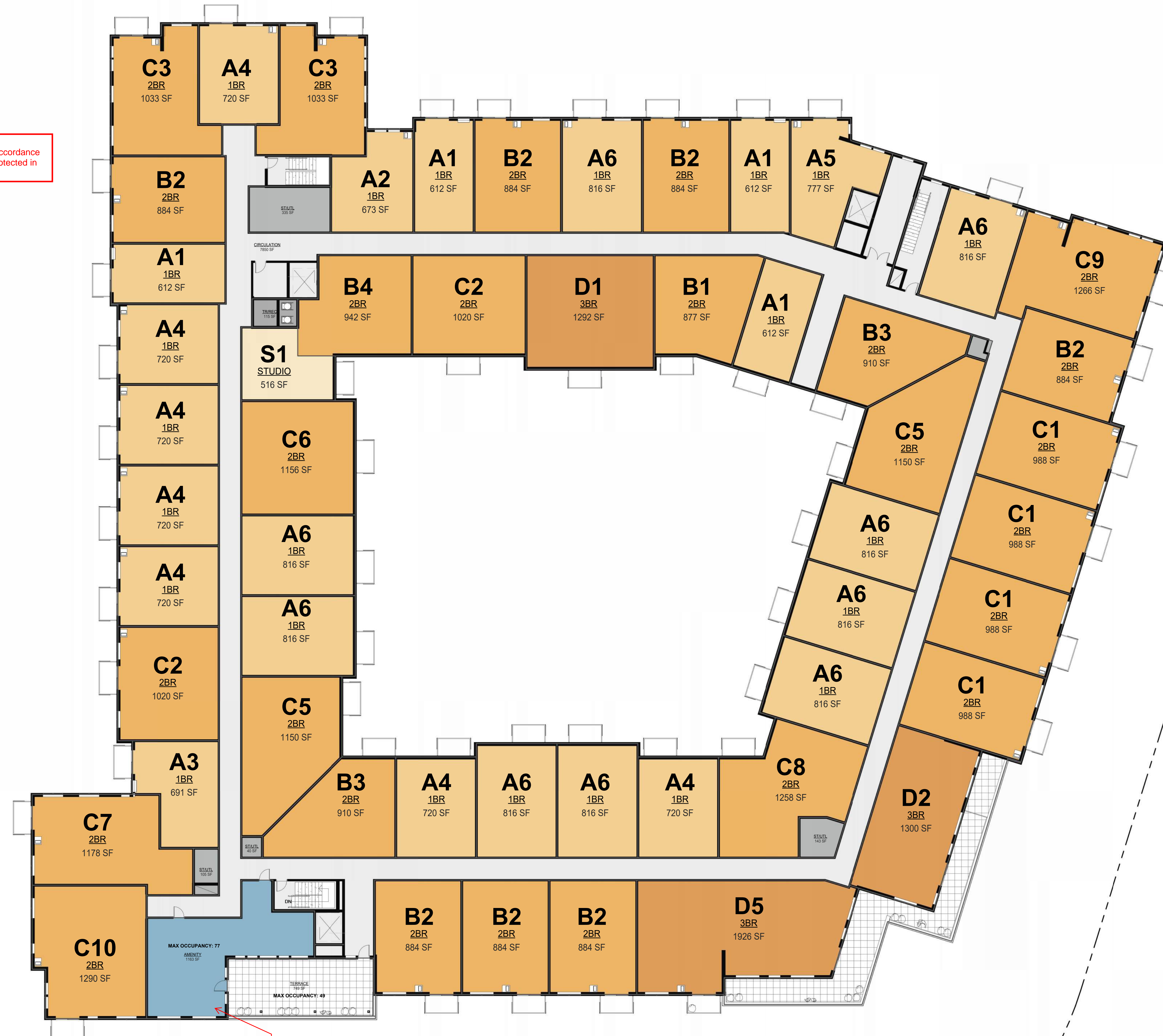
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FLOOR PLANS

1.3

3006.2.1 Rated corridors.  
Where corridors are required to be fire-resistance rated in accordance with Section 1020.1, elevator hoistway openings shall be protected in accordance with Section 3006.3.



Maximum 3 stories for an A-3 occupancy for Type III-B construction. Provide details in code analysis as to how this meets building code.

1 LEVEL 5 FLOOR PLAN  
1.4 1/16" = 1'-0"

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FLOOR PLANS

WEST ELEVATION		
	SF	%
GLAZING	5,760	30%
METAL SIDING - DARK BROWN	6,636	35%
METAL SIDING - BEIGE	3,841	20%
ACCENT METAL - DARK BROWN	1,723	9%
ARCHITECTURAL METAL PANEL - DARK BROWN	125	1%
VENEER MASONRY - BUFF	255	1%
VENEER MASONRY - WARM GRAY	643	3%
	18,983	100%

The provided exterior materials for the north and west elevations do not meet standards. With OHO incentive, 50% of the building may be secondary materials, in both cases more than 50% of the North and West elevations are secondary building materials.



5 WEST ELEVATION  
2.0 1/16" = 1'-0"

NORTH ELEVATION		
	SF	%
GLAZING	6,043	28%
METAL SIDING - DARK BROWN	6,547	31%
METAL SIDING - BEIGE	2,500	12%
ACCENT METAL - DARK BROWN	2,152	10%
ARCHITECTURAL METAL PANEL - DARK BROWN	702	3%
VENEER MASONRY - BUFF	3,423	16%
VENEER MASONRY - WARM GRAY	0	0%
	21,367	100%



4 NORTH ELEVATION - EAST  
2.0 1/16" = 1'-0"

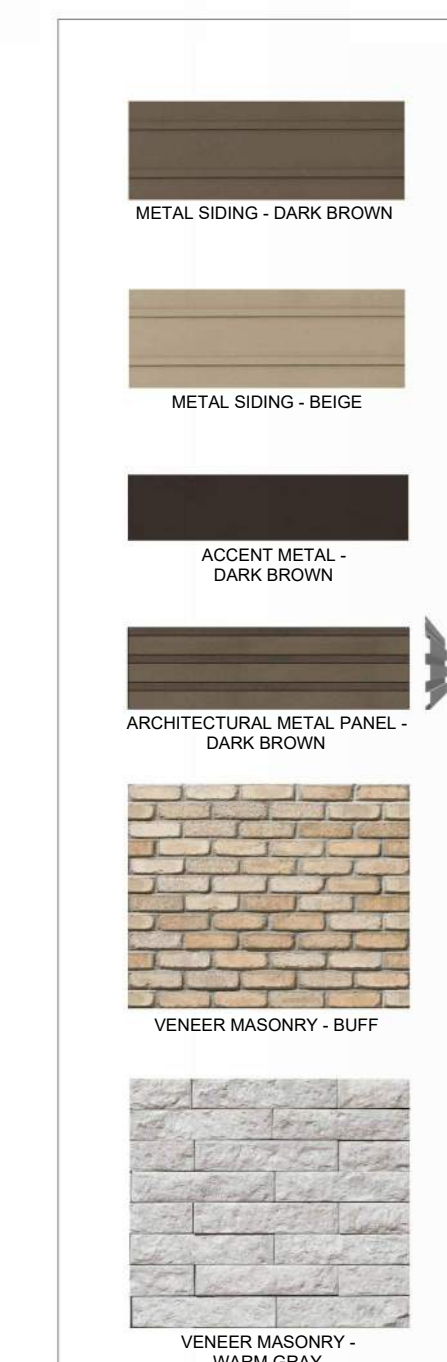


3 NORTH ELEVATION - WEST  
2.0 1/16" = 1'-0"

EAST ELEVATION		
	SF	%
GLAZING	5,290	34%
METAL SIDING - DARK BROWN	0	0%
METAL SIDING - BEIGE	0	0%
ACCENT METAL - DARK BROWN	2,039	13%
ARCHITECTURAL METAL PANEL - DARK BROWN	1,302	8%
VENEER MASONRY - BUFF	5,961	39%
VENEER MASONRY - WARM GRAY	879	6%
	15,471	100%



2 EAST ELEVATION  
2.0 1/16" = 1'-0"



Please provide warranty and gauge info for the architectural metal panels

SOUTH ELEVATION		
	SF	%
GLAZING	5,879	35%
METAL SIDING - DARK BROWN	108	1%
METAL SIDING - BEIGE	135	1%
ACCENT METAL - DARK BROWN	1,952	12%
ARCHITECTURAL METAL PANEL - DARK BROWN	3,761	23%
VENEER MASONRY - BUFF	2,434	15%
VENEER MASONRY - WARM GRAY	2,397	14%
	16,666	100%



1 SOUTH ELEVATION  
2.0 1/16" = 1'-0"

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ELEVATIONS

VIEW AT AMERICAN BLVD NEAR XERXES AVE



VIEW AT MAIN ENTRY ALONG AMERICAN BLVD



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**CONCEPTUAL 3D  
VIEWS**

ARCHITECTURAL PRECEDENTS - COLLAGE ARCHITECTS



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PROJECT DESIGN  
PRECEDENTS

COURTYARD/TERRACE DESIGN PRECEDENTS

