



**GALLERY BLOOMINGTON**

7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

**PDP/FINAL DEVELOPMENT PLANS**

REVISIONS:

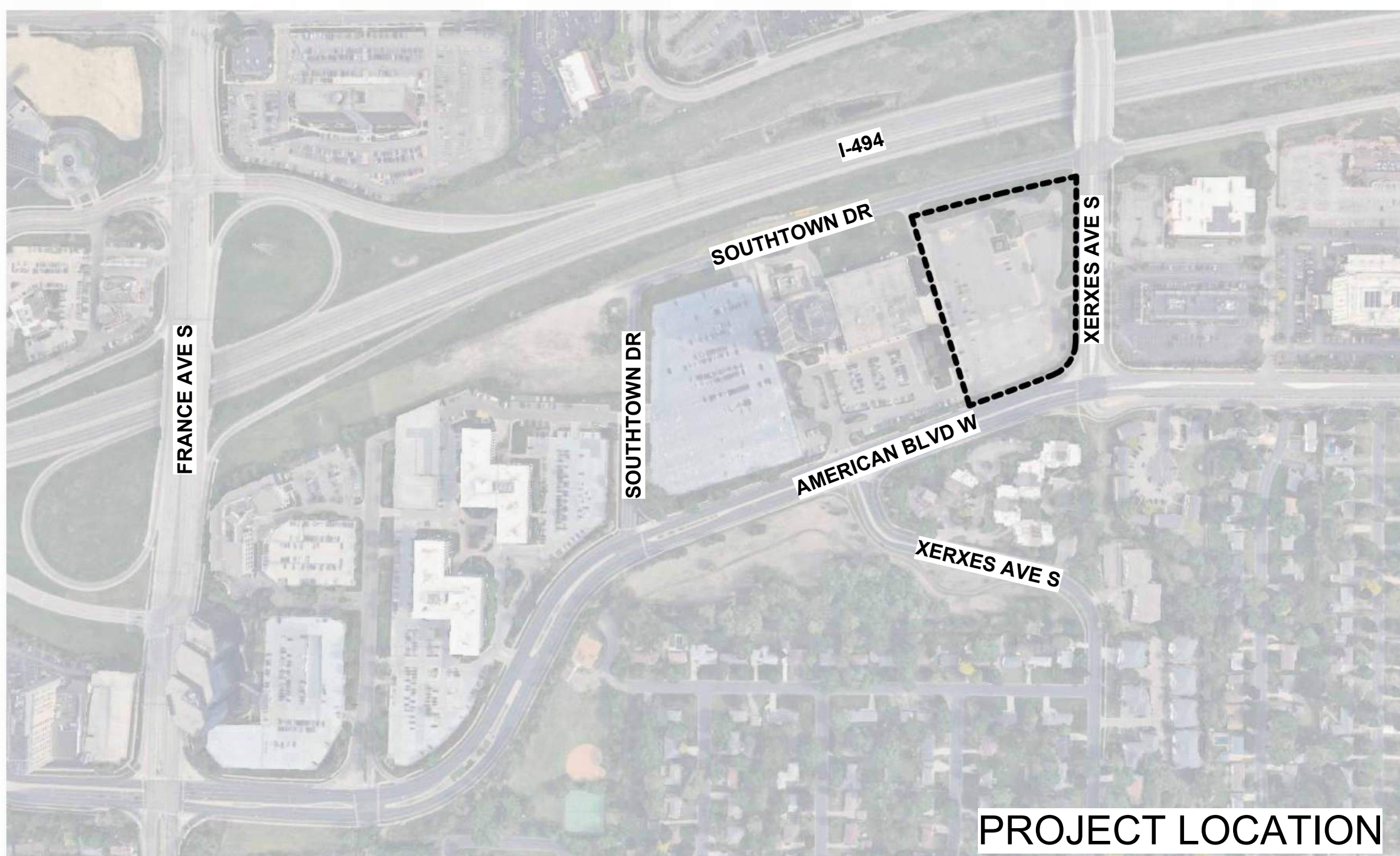
No.	Date	Description

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

**COVER PAGE**

0.0



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			60,090 SF
LEVEL 5			58,130 SF
GRAND TOTAL			440,320 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			
LEVEL 1	A1 1BR	5	612 SF	LEVEL 3	S11 STUDIO	1	516 SF
LEVEL 1	A2 1BR	1	673 SF	LEVEL 3	A1 1BR	4	612 SF
LEVEL 1	A3 1BR	1	673 SF	LEVEL 3	A2 1BR	1	673 SF
LEVEL 1	A4 1BR	7	720 SF	LEVEL 3	A3 1BR	1	673 SF
LEVEL 1	A5 1BR	1	777 SF	LEVEL 3	A4 1BR	8	720 SF
LEVEL 1	A6 1BR	7	816 SF	LEVEL 3	A5 1BR	1	777 SF
LEVEL 1	B1 2BR	1	877 SF	LEVEL 3	A6 1BR	9	816 SF
LEVEL 1	B2 2BR	4	884 SF	LEVEL 3	B1 2BR	1	877 SF
LEVEL 1	B3 2BR	2	910 SF	LEVEL 3	B2 2BR	7	884 SF
LEVEL 1	B4 2BR	1	942 SF	LEVEL 3	B3 2BR	2	910 SF
LEVEL 1	C1 2BR	4	988 SF	LEVEL 3	B4 2BR	1	942 SF
LEVEL 1	C2 2BR	2	1020 SF	LEVEL 3	C1 2BR	4	988 SF
LEVEL 1	C3 2BR	2	1020 SF	LEVEL 3	C2 2BR	2	1020 SF
LEVEL 1	C4 2BR	2	1020 SF	LEVEL 3	C3 2BR	2	1020 SF
LEVEL 1	C5 2BR	2	1020 SF	LEVEL 3	C4 2BR	2	1020 SF
LEVEL 1	C6 2BR	2	1020 SF	LEVEL 3	C5 2BR	2	1020 SF
LEVEL 1	C7 2BR	2	1020 SF	LEVEL 3	C6 2BR	2	1020 SF
LEVEL 1	C8 2BR	2	1020 SF	LEVEL 3	C7 2BR	1	1178 SF
LEVEL 1	C9 2BR	1	1266 SF	LEVEL 3	C8 2BR	1	1266 SF
LEVEL 1	D1 3BR	1	1292 SF	LEVEL 3	C9 2BR	1	1266 SF
LEVEL 1	D2 3BR	1	1292 SF	LEVEL 3	C10 2BR	1	1290 SF
LEVEL 1	D3 3BR	1	1370 SF	LEVEL 3	D1 3BR	1	1292 SF
LEVEL 1	D4 3BR	1	1328 SF	LEVEL 3	D2 3BR	1	1292 SF
LEVEL 2	S1 STUDIO	1	516 SF	LEVEL 3	D3 3BR	1	1370 SF
LEVEL 2	A1 1BR	5	612 SF	LEVEL 3	D4 3BR	1	1328 SF
LEVEL 2	A2 1BR	1	673 SF	LEVEL 3	97		
LEVEL 2	A3 1BR	1	673 SF	LEVEL 4			
LEVEL 2	A4 1BR	7	720 SF	LEVEL 4	S1 STUDIO	1	516 SF
LEVEL 2	A5 1BR	1	777 SF	LEVEL 4	A1 1BR	4	612 SF
LEVEL 2	A6 1BR	7	816 SF	LEVEL 4	A2 1BR	1	673 SF
LEVEL 2	B1 2BR	1	877 SF	LEVEL 4	A3 1BR	1	673 SF
LEVEL 2	B2 2BR	4	884 SF	LEVEL 4	A4 1BR	8	720 SF
LEVEL 2	B3 2BR	2	910 SF	LEVEL 4	A5 1BR	1	777 SF
LEVEL 2	B4 2BR	1	942 SF	LEVEL 4	A6 1BR	9	816 SF
LEVEL 2	C1 2BR	4	988 SF	LEVEL 4	B1 2BR	1	877 SF
LEVEL 2	C2 2BR	2	1020 SF	LEVEL 4	B2 2BR	7	884 SF
LEVEL 2	C3 2BR	2	1020 SF	LEVEL 4	B3 2BR	2	910 SF
LEVEL 2	C4 2BR	2	1020 SF	LEVEL 4	B4 2BR	1	942 SF
LEVEL 2	C5 2BR	2	1020 SF	LEVEL 4	C1 2BR	4	988 SF
LEVEL 2	C6 2BR	2	1020 SF	LEVEL 4	C2 2BR	2	1020 SF
LEVEL 2	C7 2BR	2	1020 SF	LEVEL 4	C3 2BR	2	1020 SF
LEVEL 2	C8 2BR	2	1020 SF	LEVEL 4	C4 2BR	2	1020 SF
LEVEL 2	C9 2BR	1	1266 SF	LEVEL 4	C5 2BR	2	1020 SF
LEVEL 2	C10 2BR	1	1290 SF	LEVEL 4	C6 2BR	2	1020 SF
LEVEL 2	D1 3BR	1	1292 SF	LEVEL 4	C7 2BR	1	1178 SF
LEVEL 2	D2 3BR	1	1292 SF	LEVEL 4	C8 2BR	1	1266 SF
LEVEL 2	D3 3BR	1	1370 SF	LEVEL 4	C9 2BR	1	1266 SF
LEVEL 2	D4 3BR	1	1328 SF	LEVEL 4	C10 2BR	1	1290 SF
LEVEL 2	97			LEVEL 4	D1 3BR	1	1292 SF
				LEVEL 4	D2 3BR	1	1292 SF
				LEVEL 4	D3 3BR	1	1370 SF
				LEVEL 4	D4 3BR	1	1328 SF
				LEVEL 4	97		

TYPE	AREA
LEVEL G2	
CIRCULATION	1118 SF
PARKING	71807 SF
	72925 SF
LEVEL G1	
AMENITY	6868 SF
CIRCULATION	1046 SF
PARKING	60728 SF
RESIDENT STORAGE	3790 SF
TR/REC	493 SF
	72925 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	115 SF
	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	115 SF
	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	7850 SF
ST/UTL	664 SF
STUDIO	516 SF
TR/REC	115 SF
	68131 SF
	440318 SF

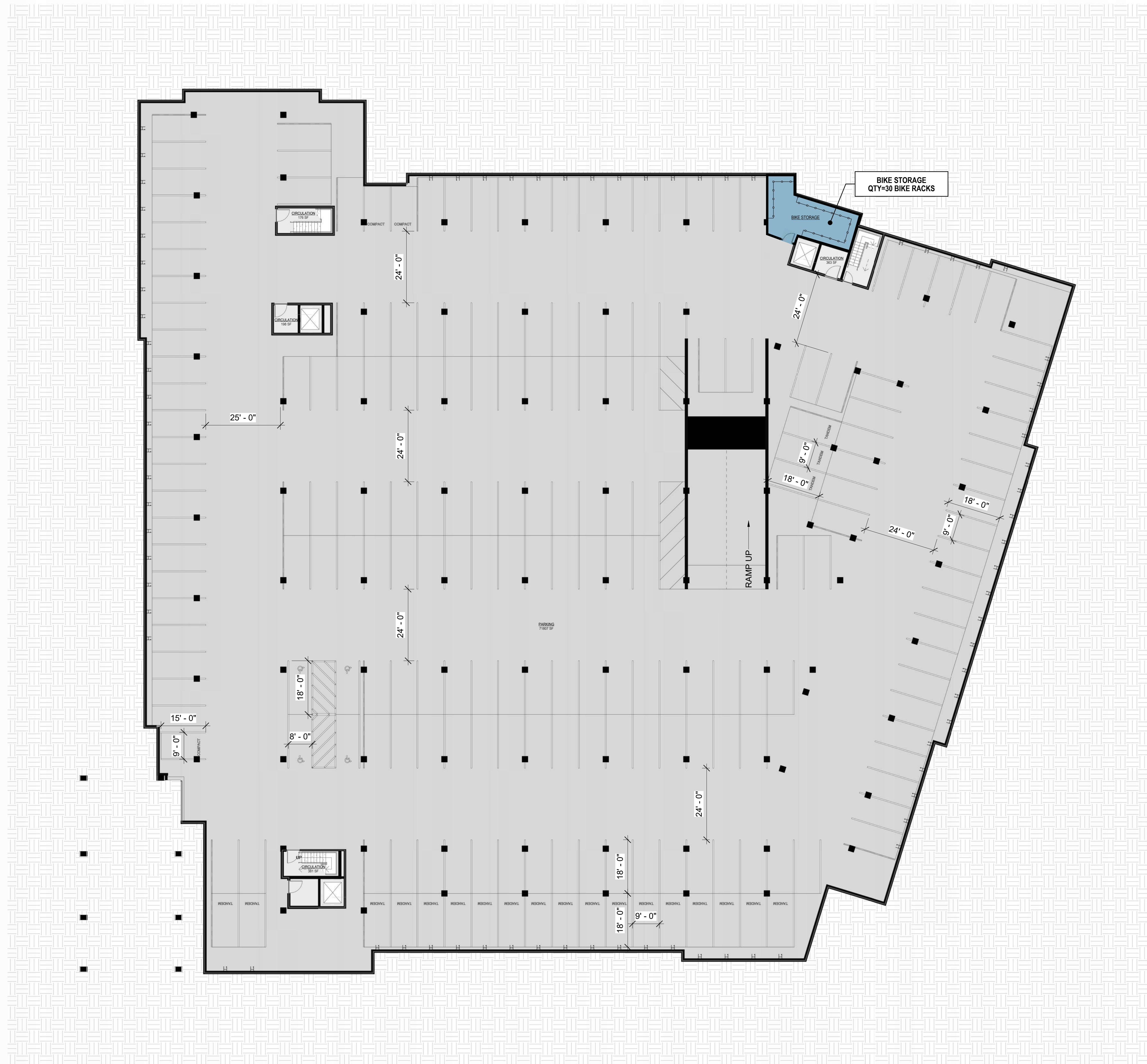
UNIT TYPE	#
1BR	120
2BR	131
3BR	14
STUDIO	5
TOTAL UNITS	270

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 LEVEL	#
LEVEL G2	210
LEVEL G1	159
TOTAL PARKING	369

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
G2 BIKE STORAGE ROOM	30	30
SITE PARKING (SEE CIVIL)	8	8
TOTAL BIKE RACKS PROVIDED:		300



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

GALLERY BLOOMINGTON

7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

PDP/FINAL  
DEVELOPMENT  
PLANS

REVISIONS:  
No. Date Description

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

FLOOR PLANS

1.0

**GALLERY BLOOMINGTON**

7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage | architects  
Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Structural Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

REVISIONS:  
No. Date Description

DATE: 2026-04-01

**PDP/FINAL DEVELOPMENT PLANS**

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

**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"

**GALLERY BLOOMINGTON**  
7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

**PDP/FINAL DEVELOPMENT PLANS**

REVISIONS:  
No. Date Description

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

**FLOOR PLANS**



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

GALLERY BLOOMINGTON  
7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

PDP/FINAL  
DEVELOPMENT  
PLANS

REVISIONS:  
No. Date Description

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

FLOOR PLANS

1.3



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

GALLERY BLOOMINGTON  
7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

PDP/FINAL  
DEVELOPMENT  
PLANS

REVISIONS:  
No. Date Description

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

FLOOR PLANS

1.4

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%



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"

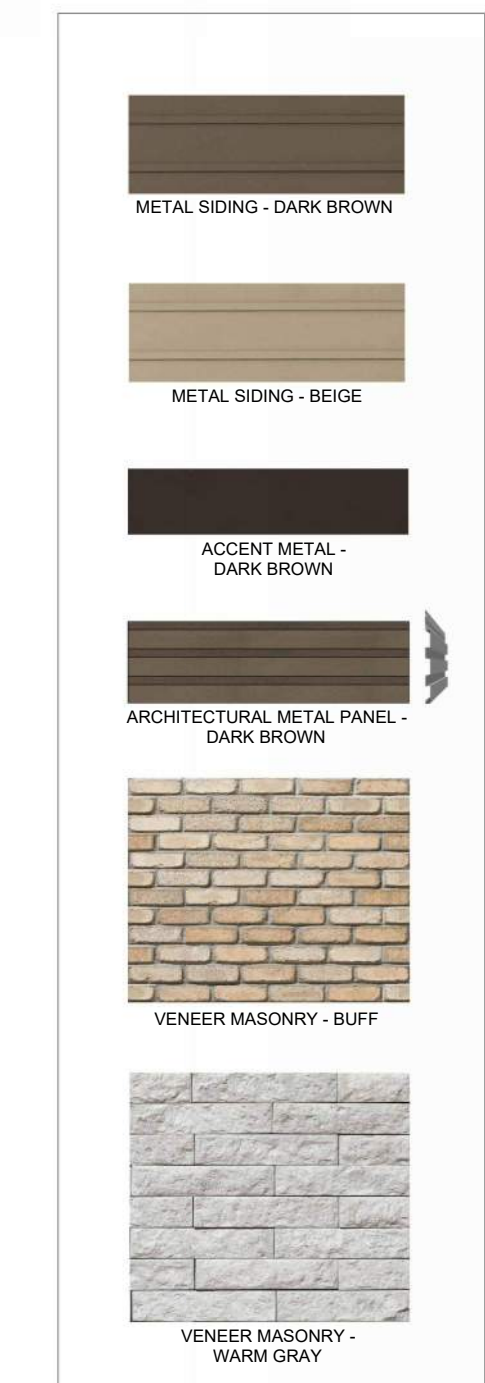


3 NORTH ELEVATION - WEST  
2.0 1/16" = 1'-0"

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"



MATERIAL PALETTE

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"

GALLERY BLOOMINGTON

7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

PDP/FINAL  
DEVELOPMENT  
PLANS

REVISIONS:  
No. Date Description

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

ELEVATIONS

2.0

VIEW AT AMERICAN BLVD NEAR XERXES AVE



**GALLERY BLOOMINGTON**

7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

**PDP/FINAL  
DEVELOPMENT  
PLANS**

REVISIONS:  
No. Date Description

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

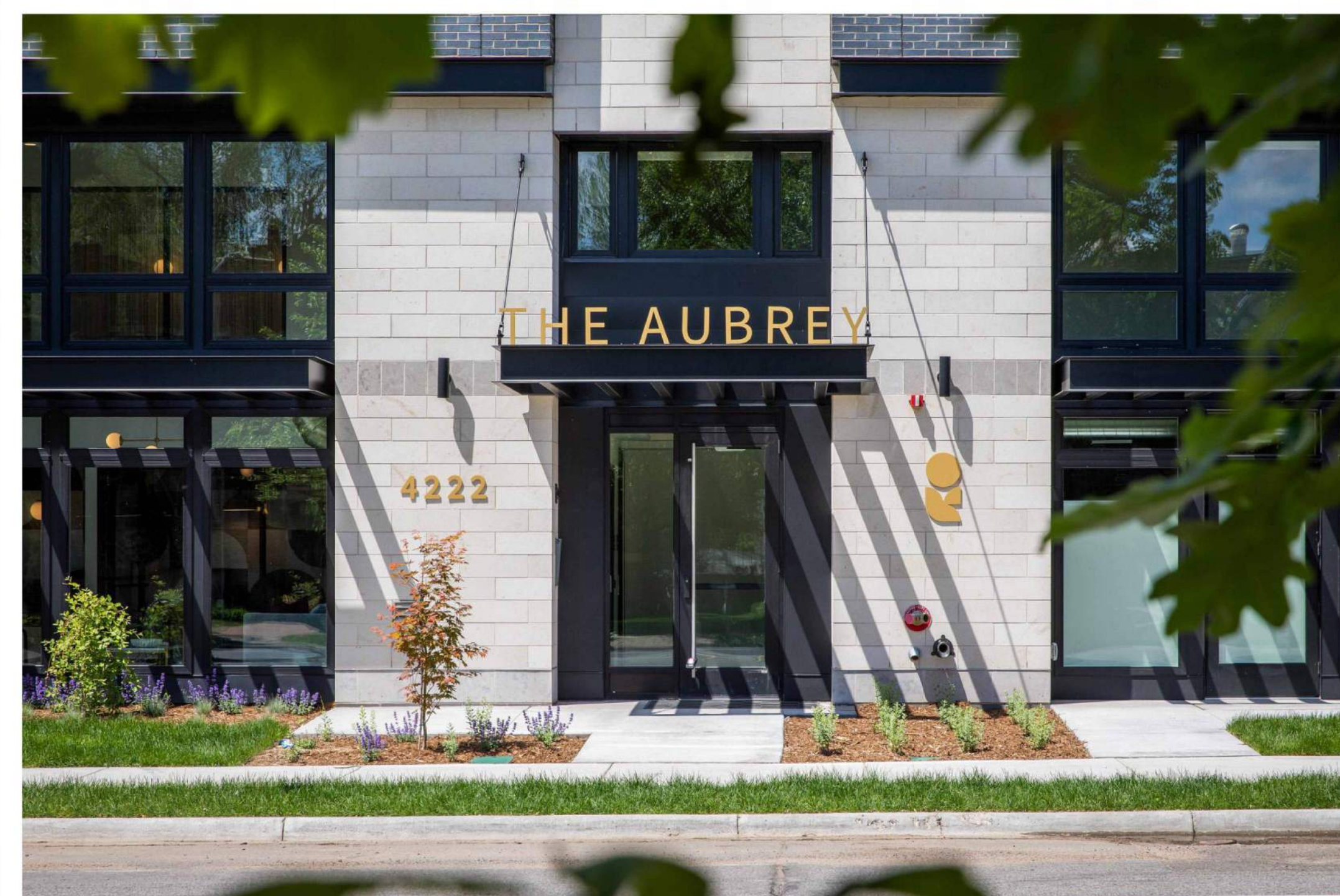
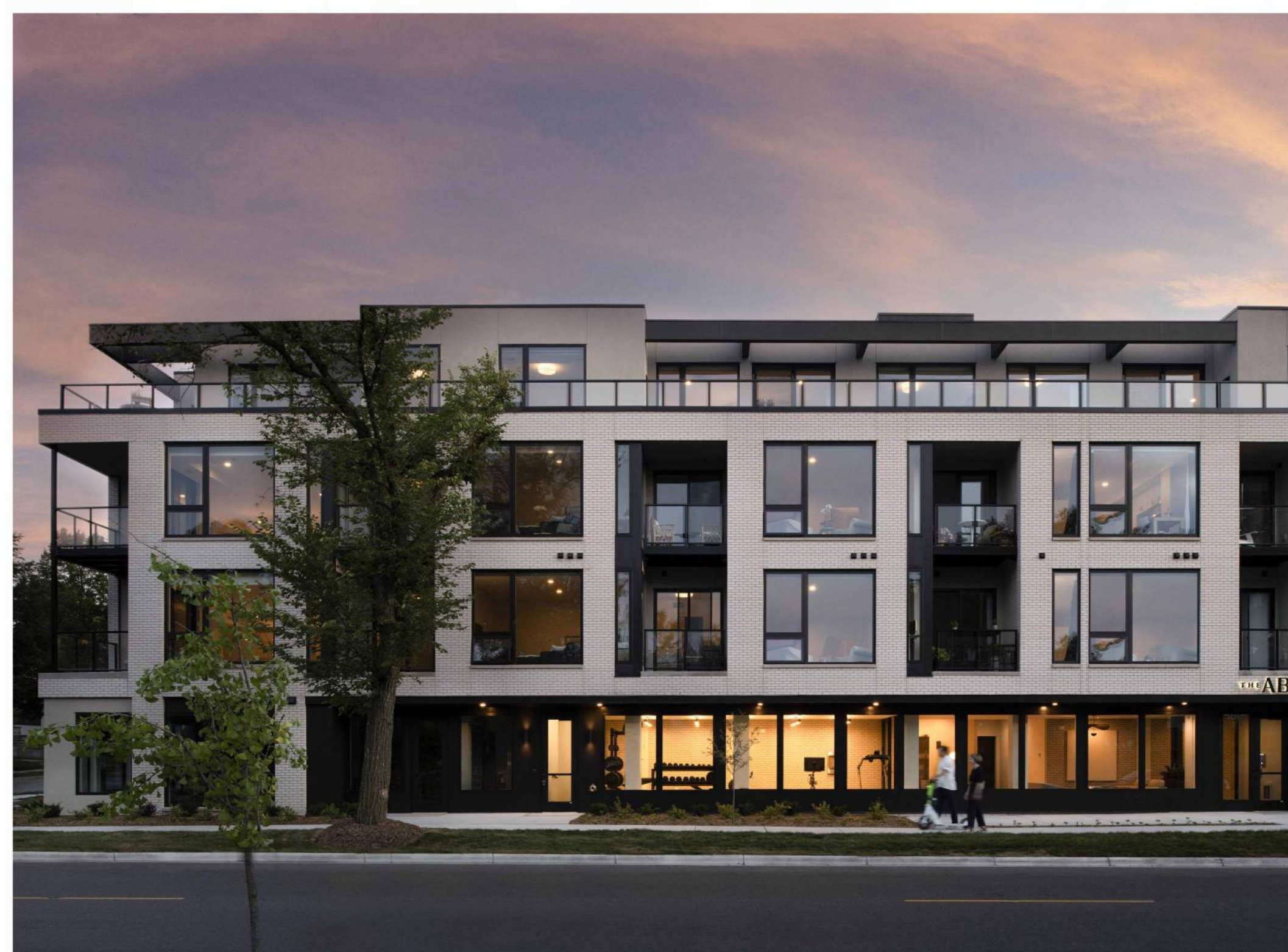
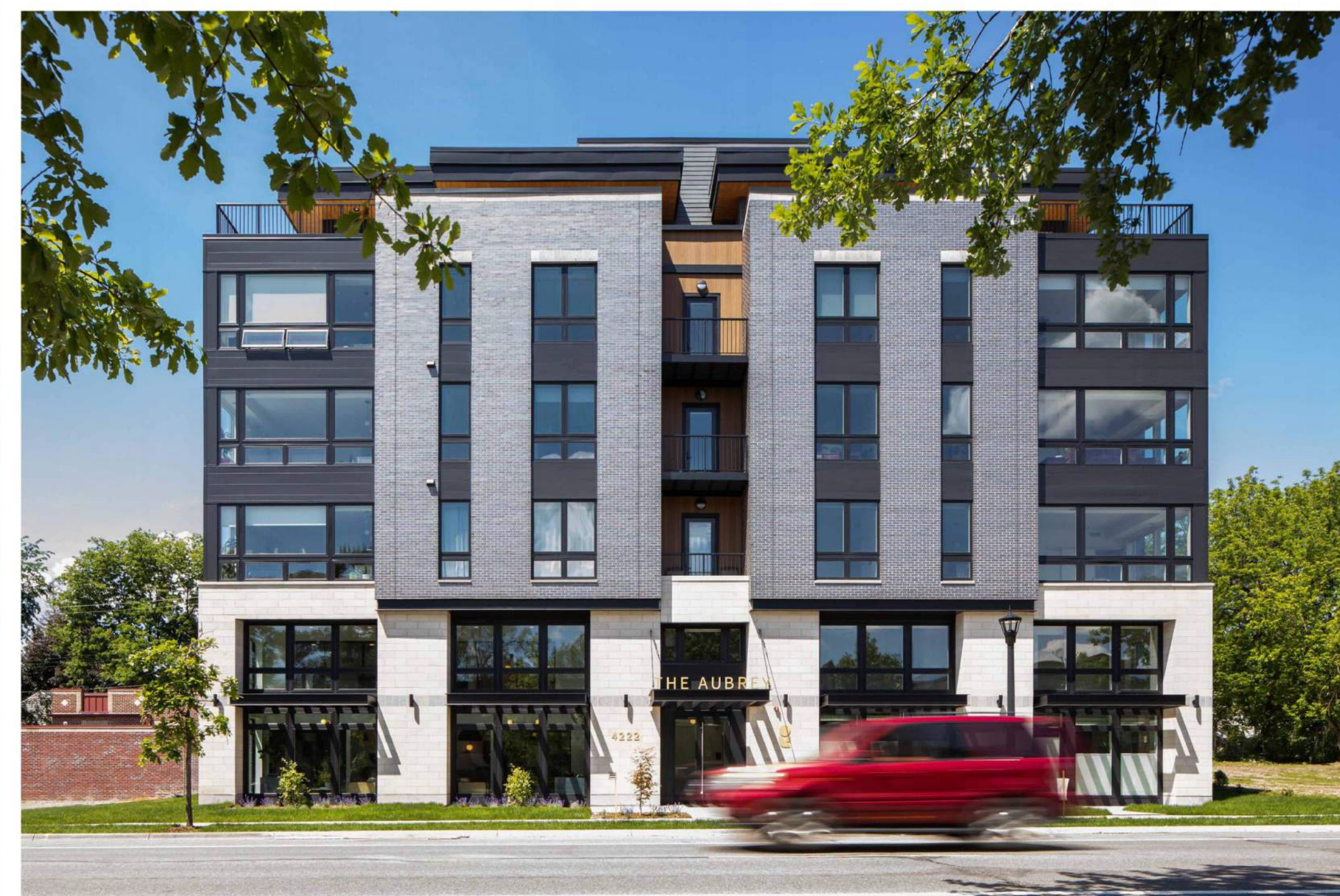
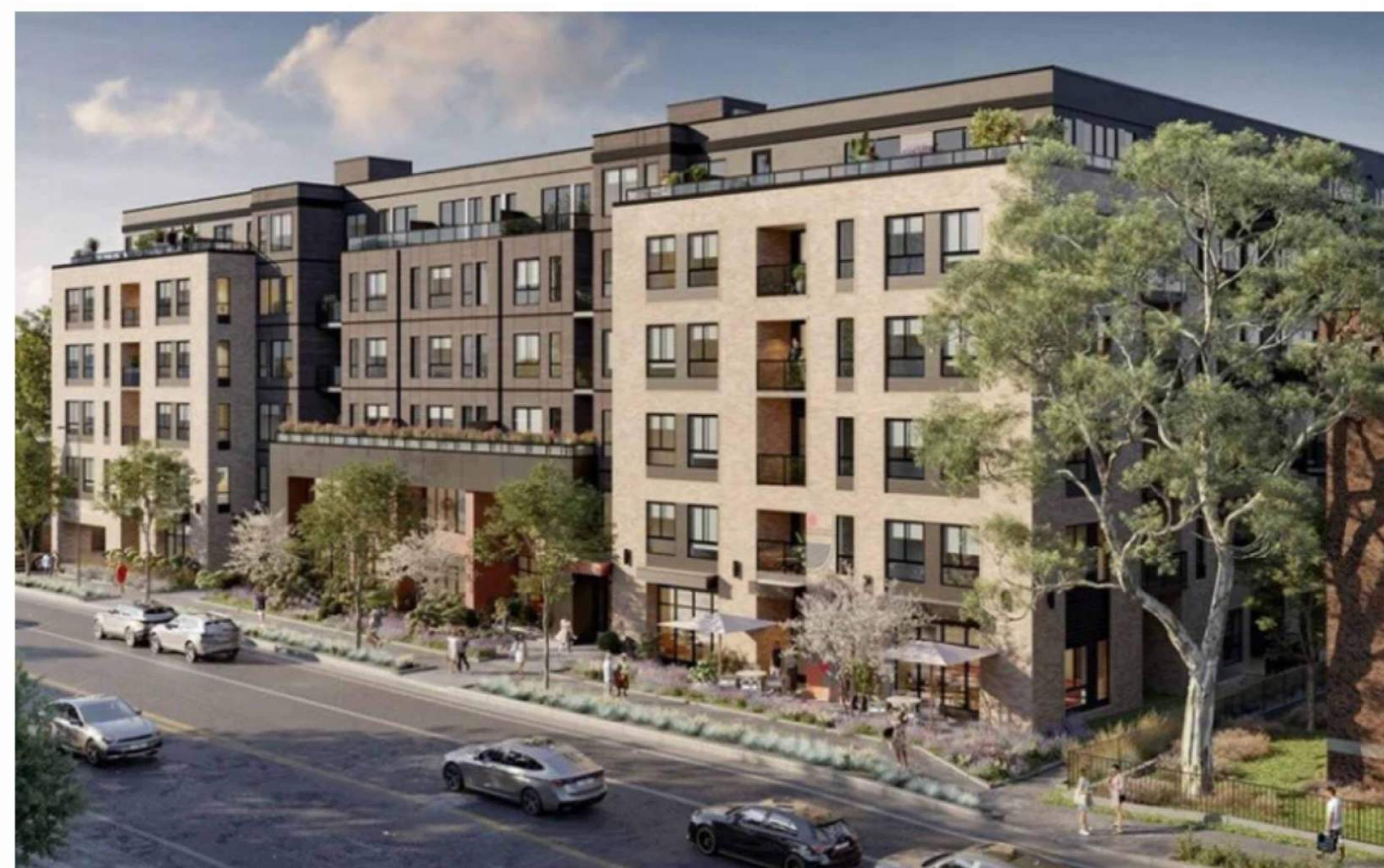
SHEET TITLE

**CONCEPTUAL 3D  
VIEWS**

VIEW AT MAIN ENTRY ALONG AMERICAN BLVD



ARCHITECTURAL PRECEDENTS - COLLAGE ARCHITECTS



GALLERY BLOOMINGTON

7900 Xerxes Ave S  
Bloomington, MN 55431

DATE: 2026-04-01  
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY  
REGISTRATION NO: 23570

Collage Architects  
Pete Keely  
651.472.0050  
708 15th Avenue NE  
Minneapolis, MN 55413

Civil Engineer  
Firm  
EOR  
Phone  
Street  
City, State, Zip

DATE: 2026-04-01

PDP/FINAL  
DEVELOPMENT  
PLANS

REVISIONS:  
No. Date Description

PROJECT NO: Project Number  
DRAWN BY: Author  
CHKD BY: Checker

SHEET TITLE

PROJECT DESIGN  
PRECEDENTS

COURTYARD/TERRACE DESIGN PRECEDENTS

