

LAND USE APPLICATION SUMMARY

Property Location: 510 and 640 South 4th Street
Project Name: DTE ATM Variances
Prepared By: Hilary Dvorak, Principal Planner, (612) 673-2639
Applicant: Ryan Companies US, Inc.
Project Contact: Tony Barranco with Ryan Companies US, Inc.
Request: To allow an automatic teller machine (ATM) on the outside of both of the Wells Fargo Towers that is not located within the principal structure served.

Required Applications:

Variance	Of the enclosed building standards to allow an ATM on the outside of both of the Wells Fargo Towers located at 510 and 640 South 4 th Street that are not located within the principal structure served.
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SITE DATA

Existing Zoning	B4S-2, Downtown Service District (west block) B4N, Downtown Neighborhood District (east block) DP Downtown Parking Overlay District (both blocks)
Lot Area	66,892 square feet (west block) and 66,771 square feet (east block)
Ward(s)	3
Neighborhood(s)	Downtown East
Designated Future Land Use	Commercial (west block) and Mixed Use (east block)
Land Use Features	Growth Center (Downtown)
Small Area Plan(s)	<u>Historic Mills District Master Plan (1998)</u> <u>Downtown East/North Loop Master Plan (2003)</u>

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The property is located in downtown Minneapolis. The site is located on the southern half of the two blocks bounded by South 3rd Street, 5th Avenue South, South 4th Street and Park Avenue. A mixed-use building is being constructed on each of the blocks.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is surrounded by office and commercial buildings, residential developments of varying densities, the US Bank Stadium and structured and surface parking lots. The site is located in the Downtown East neighborhood.

Date Application Deemed Complete	November 30, 2015	Date Extension Letter Sent	January 11, 2016
End of 60-Day Decision Period	January 29, 2016	End of 120-Day Decision Period	March 29, 2016

PROJECT DESCRIPTION. The applicant is proposing to install an ATM machine on the outside of both of the Wells Fargo buildings that are currently under construction. The ATM machines would be located near the entrance to the Wells Fargo office buildings. They would be accessible from the public plazas located between the building and South 4th Street.

The ATMs are located in the corner of the buildings where the low-rise portions meet the high-rise portions. Specifically, the ATMs are located in the interior wall of the low-rise portions of the building. The locations of the ATMs are circled on the plans that are provided in the packet. The applicant has indicated that there will be security cameras directed towards the ATMs, that they will be visible to night security and that the area where they are located will be well lit.

The zoning code allows ATMs accessory to nonresidential uses located in districts other than the residence and ORI Districts. In addition, ATMs shall be located within the principal structure served, except when part of a drive-through facility accessory to a bank. Since there are no drive-through facilities associated with the Wells Fargo buildings, and the ATMs are not located within the buildings themselves, a variance of the enclosed building requirement is required.

RELATED APPROVALS. Ryan Companies is redeveloping five blocks on the east side of Downtown. Three of the blocks are bounded by South 3rd Street, 5th Avenue South, South 4th Street, and Chicago Avenue and the two additional blocks are bounded by South 4th Street, 5th Avenue South, South 5th Street, and Park Avenue.

PHASE I. The development is being reviewed as a multi-phased Planned Unit Development (PUD). The first phase of the development is currently under construction. The first phase includes two mixed-use buildings including ground level and skyway level commercial space, residential units, enclosed loading and parking areas and office space. The two buildings will be mirror images of one another and are being built between South 3rd Street, 5th Avenue South, South 4th Street and Park Avenue. This phase also includes an above ground parking garage located on the block between South 3rd Street, Park Avenue, South 4th Street and Chicago Avenue. There will be over 1,500 parking spaces in this garage. Skyways will connect the three new buildings to the existing Jerry Haaf parking garage, which connects to the extensive downtown skyway network, and the new Minnesota Multi-Purpose Stadium. The first phase also includes a residential development on the western one-third of the block bounded by South 4th Street, 5th Avenue South, South 5th Street and Portland Avenue. This phase of the development was approved in November of 2013.

PHASE II. The second phase of the PUD includes the construction of a Radisson Red Hotel on the northern portion of the block bounded by South 3rd Street, Portland Avenue, South 4th Street and Park Avenue. This phase of the development is also currently under construction. The hotel will be five-stories tall and will have 164 rooms. There will be a bar/restaurant and fitness space on the ground floor of the building that is affiliated with the hotel. There will be additional commercial space not associated with the hotel on the ground-floor. The applicant is proposing to have 13 parking spaces provided towards the south side of the building and would connect to the adjacent underground parking garage via a tunnel for access to an additional 19 parking spaces. This phase of the development was approved in July of 2015.

PHASE III. The third phase of the PUD involves the construction of a park on the eastern two-thirds of the block bounded by South 3rd Street, Portland Avenue, South 4th Street and Park Avenue and the block bounded by South 4th Street, Portland Avenue, 5th Avenue South, and Park Avenue. This is the park commonly referred to as The Downtown East Commons. This phase of the development was approved in October of 2015 and is also currently under construction.

PHASE IV. The fourth phase of the PUD is proposed to be a four-story office building with approximately 170,000 square feet of floor area. There will be one level of underground parking containing 60 spaces. Access to the underground parking garage will be from a shared ramp on 5th Avenue South that is also utilized by the residential units that are being constructed as part of the first phase of the PUD. There will be two loading spaces located within the building. The loading spaces will be located in the middle of the proposed building and will be accessed from the loading area within the office tower that is being constructed as part of the first phase of the PUD. In addition, a tunnel will connect the proposed building to the office tower that is being constructed as part of the first phase of the PUD. This will allow the uses or the proposed office building to gain access to the city's skyway system. This phase of the development is being reviewed by the City Planning Commission on the same day as the proposed variance application is being heard.

PUBLIC COMMENTS. No comment letters have been received in regards to this application. Any correspondence received prior to the public meeting will be forwarded on to the Planning Commission for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the gross floor area of a retail sales and services use within the building from 4,000 square feet to approximately 30,118 square feet based on the following findings:

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations alone.*

Practical difficulties exist in complying with the ordinance due to circumstances unique to the properties. The principal use of the properties will be mixed-use buildings with office space, commercial space and dwelling units once they are complete. The office space in both of the buildings will be occupied by Wells Fargo. The buildings will be open during normal business hours and the buildings will be accessible during skyway hours but outside of those times there will not be public access into the buildings. In order to provide access to the financial institution's services outside of normal business hours and skyway hours the applicant is requesting to locate the ATMs on the outside of the buildings.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*

The intent of prohibiting ATMs outside of an enclosed building is to prevent the potential for theft or robbery for users of the ATM. This is also a crime prevention through environmental design (CPTED) measure supported by policies of the comprehensive plan. An additional level of security is added when an ATM is located in a building. The applicant has indicated that the ATMs will have security cameras embedded within them and that they will be illuminated per industry standards. In addition, there will be security staff on site 24 hours per day.

It should also be noted that with limited exceptions, the zoning code requires that all production, processing, storage, sales, display or other business activity be conducted within a completely enclosed building. The reason for this requirement is that it limits visual clutter, litter (in this case, ATM receipts) and nuisance activity. The applicant has indicated that there will be trash receptacles

located within the plaza areas near the ATMs and that the plazas and the surrounding area will be maintained on a regular basis.

3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Granting of this variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. In addition, granting of the variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The police department generally has concerns about locating ATMs outdoors. However, the applicant has indicated that there will be security cameras directed towards the ATMs, that they will be visible to night security and that the area where they are located will be well lit.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the City Planning Commission adopt staff findings for the applications by Ryan Companies US, Inc. for the properties located at 510 and 640 South 4th Street:

A. Variance of the enclosed building standards.

Recommended motion: **Approve** the application for a variance of the enclosed building standards to allow an ATM on the outside of both of the Wells Fargo Towers located at 510 and 640 South 4th Street that are not located within the principal structure served, subject to the following conditions:

1. The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

ATTACHMENTS

1. Project description
2. Written findings submitted by the applicant
3. Zoning map
4. Plans and renderings
5. Correspondence

Project Description

We are requesting a variance to the following ordinance in order to allow the installation of an ATM in each of the new Wells Fargo office building's plazas, built into the new residential/retail buildings along the front of the towers. See plans and variance required findings for more information.

537.110 Automatic Teller Machine. Automatic teller machines shall be allowed accessory to nonresidential uses located in districts other than the residence and OR1 Districts. Such automatic teller machines shall be located within the principal structure served, except when part of a drive-through facility accessory to a bank.



TO Hilary Dvorak, CPED
DATE 1/13/2016
FROM Tony Barranco, Ryan Companies US, Inc.
SUBJECT Variance Required Findings
CC Brent Hanson, Wells Fargo Corporate Properties Group
April Grecula, Wells Fargo Corporate Properties Group
Michael McKenzie, Wells Fargo Corporate Properties Group
Steve Poor, CPED
Dan Elenbaas, Ryan Companies US, Inc.

Variance Required Findings – DTE Plaza ATMs:

Ordinance:

537.110 Automatic Teller Machine. Automatic teller machines shall be allowed accessory to nonresidential uses located in districts other than the residence and OR1 Districts. Such automatic teller machines shall be located within the principal structure served, except when part of a drive-through facility accessory to a bank.

1. *Practical difficulties exist in complying with the ordinance because of circumstances unique to the property. The unique circumstances were not created by persons presently having an interest in the property and are not based on economic considerations.*

Downtown East is a massive planned redevelopment of a full five block area. The size of the investment and the significant undertaking of this redevelopment are in their own right a unique set of circumstances. The significant decision of Wells Fargo to create a new urban headquarters and anchor the Downtown East project was the catalyst to initiate this transformative project. Along with this major presence for Wells Fargo in Downtown East, neighbors, employees, and bank customers will expect to be able to conduct commerce with Wells Fargo services 24 hours a day, 7 days a week. Wells Fargo expects to meet that expected demand with ATM services in an inviting plaza that will anchor both the Northeast and Northwest corners of Fourth Street and Portland Avenue. This plaza area will feature significant setbacks, landscaping, and seating areas and will be the main entry point for two restaurants and the Wells Fargo towers.

2. *The property owner or authorized applicant proposes to use the property in a reasonable manner that will be in keeping with the spirit and intent of the ordinance and the comprehensive plan.*



The small area plan, specifically the Downtown East/North Loop Master Plan provides direction for how growth should occur in the underdeveloped areas of Downtown Minneapolis surrounding rail transit stations. The plan includes recommendations for land use, infrastructure, transportation, parking, urban design, and streetscape that will promote downtown living by forging *Complete Communities* that include a mixture of transit stations, commercial office, retail, housing, and parks/plazas.

The entire Downtown East development has been designed with the key principals of the Comprehensive Plan in forging Complete Communities. “Complete Communities are neighborhoods or districts that are self-sufficient because they are focused on interconnected transit and commercial environments that are surrounded by a diversity of housing types, services, and amenities.” The character of the Downtown East neighborhood is being totally reinvented and reenergized by the Wells Fargo towers and the Downtown East development. The site, previously home to significant surface parking lots, is being transformed by a mix of development uses including office, hotel, retail, residential, and public space with the Downtown East Commons. It is making important new connections including expansion of the skyway system and creation, the Downtown East Commons, and new and integrated pedestrian realm.

Another goal of Complete Communities is “expanding the number and kind of housing options available and to renewing the vigor of downtown retail – especially neighborhood-based retail meant to serve a growing downtown resident population”. One of the key goals of the project has been to create commerce and activity in a 24-hour setting. Street level retail and services along with residential and green space components lead to that vitality. Wells Fargo, the project’s critical anchor, realizes the importance of this vitality, and shares the goal of providing retail and services 24 hours a day, 7 days a week. With the Wells Fargo office towers being closed certain days and times, the introduction of ATMs to the Wells Fargo plaza area is a natural extension of their signature plaza areas. Giving pedestrians convenient 24-hour access to services will promote economic activity for the street level businesses and restaurants in the area, being an important service, especially so close to the Commons.

Finally, the Plan concludes with “how Complete Communities can be fostered through transportation, transit, and parking goals that are specifically aimed at making Downtown less autodependent.” Regarding that goal, the introduction of project retail and services, including ATMs in Downtown East, that are accessible by pedestrians and bicyclists 24 hours a day, 7 days a week will contribute to *autoindependence* as there will be one less reason to leave this connected, walkable community.



3. *The proposed variance will not alter the essential character of the locality or be injurious to the use or enjoyment of other property in the vicinity. If granted, the proposed variance will not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties.*

Per section 549.530 of the Minneapolis Code of Ordinance, the B4N Downtown Neighborhood District is established with the purposing of providing “ an environment that promotes the development of higher density neighborhoods surrounding the Downtown office core with a variety of goods and services to support Downtown living.” In that spirit, the character of the Downtown East neighborhood is being totally reinvented and reenergized by the Wells Fargo towers and the Downtown East development. The site, previously home to significant surface parking lots, is being transformed by a mix of development uses including office, hotel, retail, residential, and public space with the Downtown East Commons. One of the key goals of the project has been to create commerce and activity in a 24-hour setting. Street level retail and services along with residential and green space components lead to that vitality.

Wells Fargo, the project’s critical anchor, realizes the importance of this vitality, and shares the goal of providing retail and services 24 hours a day, 7 days a week. With the Wells Fargo office towers being closed certain days and times, the introduction of ATMs to the Wells Fargo plazas are a natural extension of their signature plaza areas. In that sense, this addition will fit perfectly with the character of the bank-headquarter development. Giving pedestrians convenient 24-hour access to services will promote economic activity for the street level businesses and restaurants in the area, being an important service, especially so close to the Commons.

The location of the ATMs was specifically selected to promote a safe condition. And Wells Fargo will be providing security in a number of layers to ensure this condition. Directly outside of the entry door to the project restaurant areas, this location will have heavy foot traffic and eyes on the street. The following security features will be incorporated into the ATM installations at Downtown East.

- **A 24x7 monitored microprocessor based alarm system with network based communication and battery backup**
- **An internally installed digital IP based camera for capturing facial images (images showing photo quality were provided during meeting with City Staff) These digital IP cameras have a wide range of view with the capability of zooming in on the area or person(s).**



- **An external installed digital IP based camera which covers the area surrounding the ATM (images showing photo quality were provided during meeting with City Staff)**
- **All captured images are digitally recorded via a new generation Network Video Recording System (NVR) with battery back-up. This system allows for the quick retrieval, download and emailing of captured images/video.**
- **The lighting will include surround light bars on the fascia and overall area lighting meeting or exceeding Industry Standards**

In addition to these physical features of the ATMs, the following security features will be incorporated into both Towers 24 hour staffed security to include:

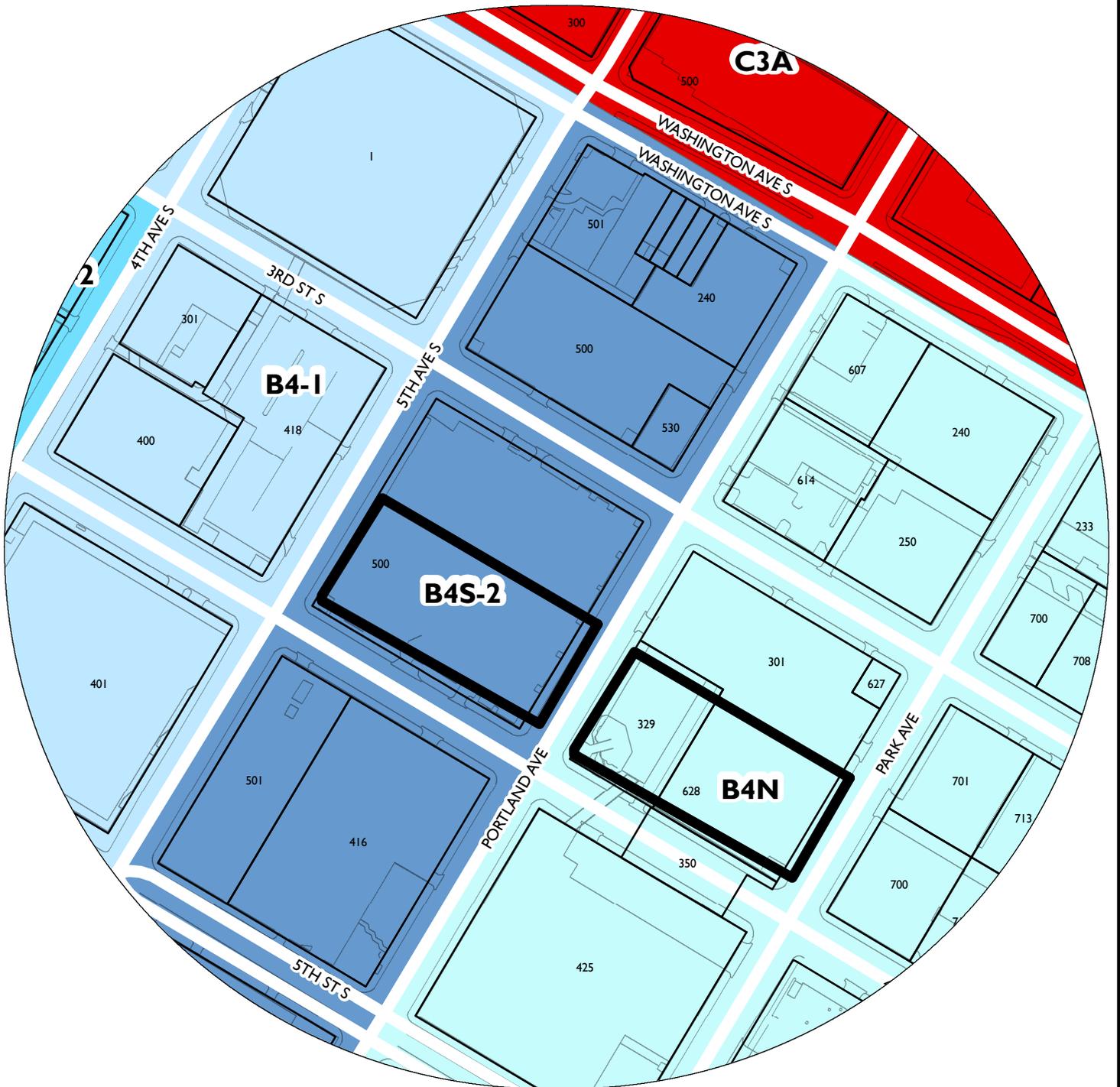
- **One guard at each security desk in each building lobby**
- **Two guards in the building command center which will house the monitors to view the building cameras to include the ATMs**
- **Two roving guards (one for each building) to include both internal and external patrols.**

In addition to the security features noted, above Wells Fargo will continue to routinely cooperate with requests from law enforcement for video surveillance images, two-fold:

- **By providing images of crimes occurring at the ATM**
- **By attempting to locate images of persons/vehicles involved in non-ATM related crimes that may have passed through the field of view of the surveillance cameras**

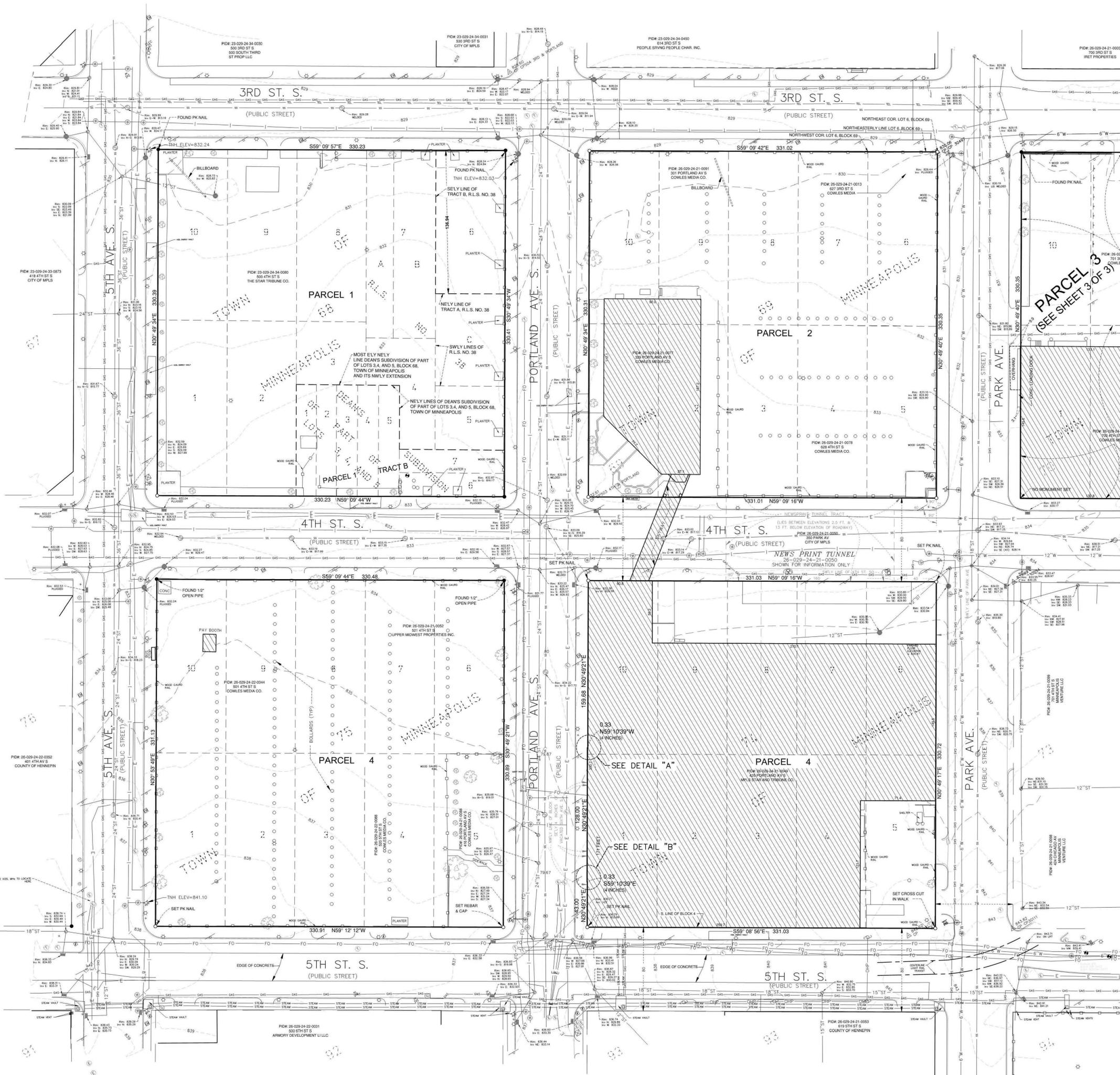
NAME OF APPLICANT

WARD



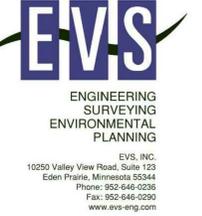
PROPERTY ADDRESS
510 and 640 South 4th Street

FILE NUMBER
BZZ-7524



LEGEND

△	STATION MARK	—S—	SANITARY SEWER
□	BENCH MARK	—SF—	SANITARY FORCEMAIN
●	FOUND IP	—SS—	SANITARY SERVICE
○	SET IP	—ST—	STORM SEWER
⊙	STORM MH	—TL—	TELEPHONE
⊙	SANITARY MH	—FO—	FIBER OPTIC
⊙	SANITARY CLEAN OUT	—CATV—	CABLE TELEVISION
⊙	CLEAN OUT	—COMM—	COMMUNICATION LINE
⊙	COMMUNICATION MH	—E—	ELECTRIC
⊙	UNKNOWN MH	—OP—	OVERHEAD POWER
⊙	STEAM MH	—UGP—	UNDERGROUND POWER
⊙	COMMUNICATION MH	—UH—	OVERHEAD UTILITY
⊙	TELEPHONE PEDESTAL	—W—	WATER
⊙	TELEVISION PEDESTAL	—GAS—	GAS
⊙	ELECTRIC MH	—6"—	6" WATER
⊙	ELECTRIC PEDESTAL	—8"—	8" WATER
⊙	ELECTRIC METER	—12"—	12" WATER
⊙	TRANSFORMER	—8"—	8" STORM
⊙	LIGHT	—12"—	12" STORM
⊙	UTILITY POLE	—15"—	15" STORM
⊙	GUY WIRE	—18"—	18" STORM
⊙	GAS MH	—24"—	24" STORM
⊙	GAS METER	—36"—	36" STORM
⊙	GAS VALVE	—SL—	STEAM LINE
⊙	WATER MH	—F—	FENCE
⊙	WELL	—XW—	FENCE
⊙	HYDRANT	—W—	FENCE
⊙	WATER VALVE	—W—	EDGE OF WATER
⊙	WATER SHUT OFF	—W—	MAJOR CONTOUR INTERVAL
⊙	WATER METER	—W—	MINOR CONTOUR INTERVAL
⊙	BOLLARD	—W—	CONCRETE CURBING
⊙	SIGN	—W—	EXISTING BUILDING
⊙	HAND HOLE		
⊙	FLAGPOLE		
⊙	SPOT ELEVATION		
⊙	DECIDUOUS TREE		

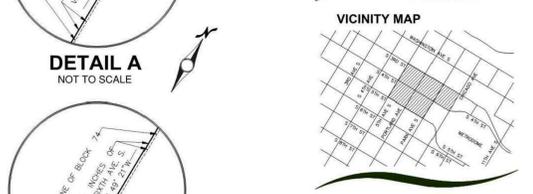
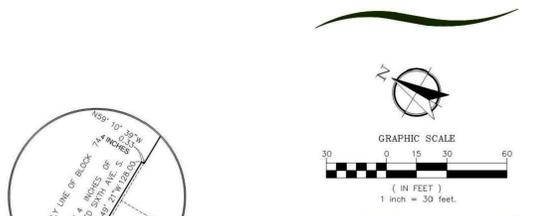


CLIENT
Ryan Co.

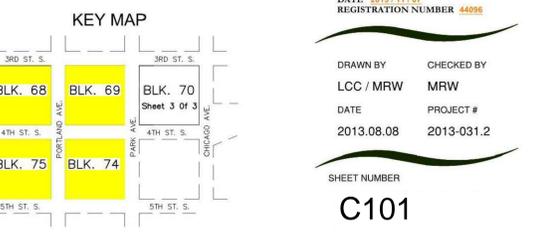
PROJECT
East Village

LOCATION
Minneapolis, MN

SHEET
EXISTING CONDITIONS PLAN



#	DATE	REVISION
1	07.16.13	Added Block 70
2	01.17.14	Revised Title Commitment & updated drawing
3	01.20.14	Revised Certification
4	01.31.14	Revision to west line of Block 74



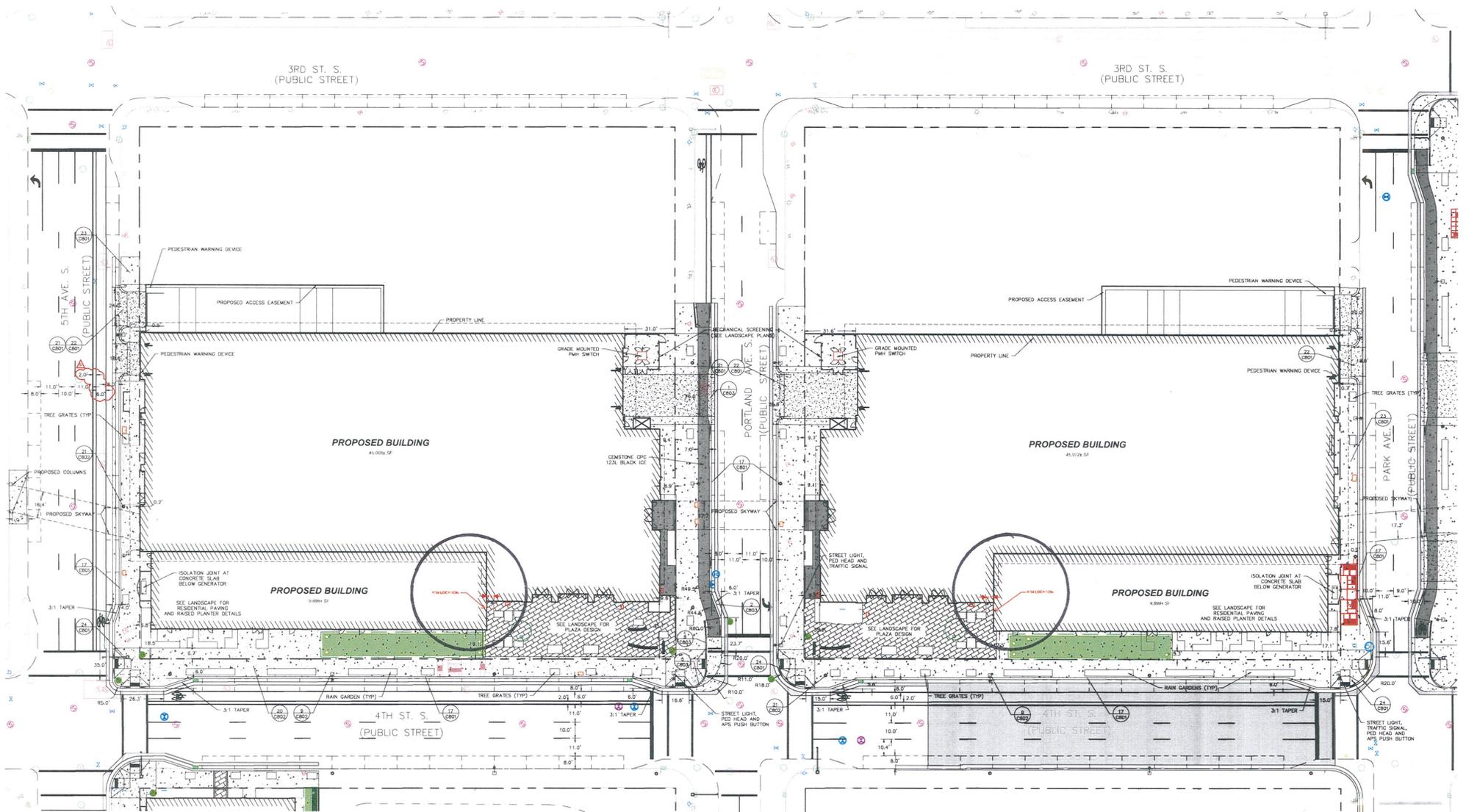
I HEREBY CERTIFY THAT THIS PLAN OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

WILLIAMS & WILLIAMS
DATE: 2013/11/14
REGISTRATION NUMBER: 44998

DRAWN BY: LCC / MRW
CHECKED BY: MRW

DATE: 2013.08.08
PROJECT #: 2013-031.2

SHEET NUMBER
C101



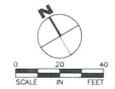
LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	PROPERTY LINE
(Symbol)	(Symbol)	CURB
(Symbol)	(Symbol)	EASEMENT
(Symbol)	(Symbol)	BITUMENOUS
(Symbol)	(Symbol)	PROPOSED IMPERVIOUS AREA
(Symbol)	(Symbol)	PROPOSED PERVIOUS AREA
(Symbol)	(Symbol)	4" CONCRETE
(Symbol)	(Symbol)	6" CONCRETE
(Symbol)	(Symbol)	8" CONCRETE
(Symbol)	(Symbol)	PLAZA PAVING (SEE LANDSCAPE)
(Symbol)	(Symbol)	COLORADO CONCRETE
(Symbol)	(Symbol)	30" TRAFFIC STREET LIGHT
(Symbol)	(Symbol)	15" PEDESTRIAN STREET LIGHT
(Symbol)	(Symbol)	TRAFFIC SIGNAL
(Symbol)	(Symbol)	APS PUSH BUTTON
(Symbol)	(Symbol)	SEWER
(Symbol)	(Symbol)	BOLLARD
(Symbol)	(Symbol)	PROPERTY CORNER
(Symbol)	(Symbol)	DECIDUOUS TREE
(Symbol)	(Symbol)	CONIFEROUS TREE

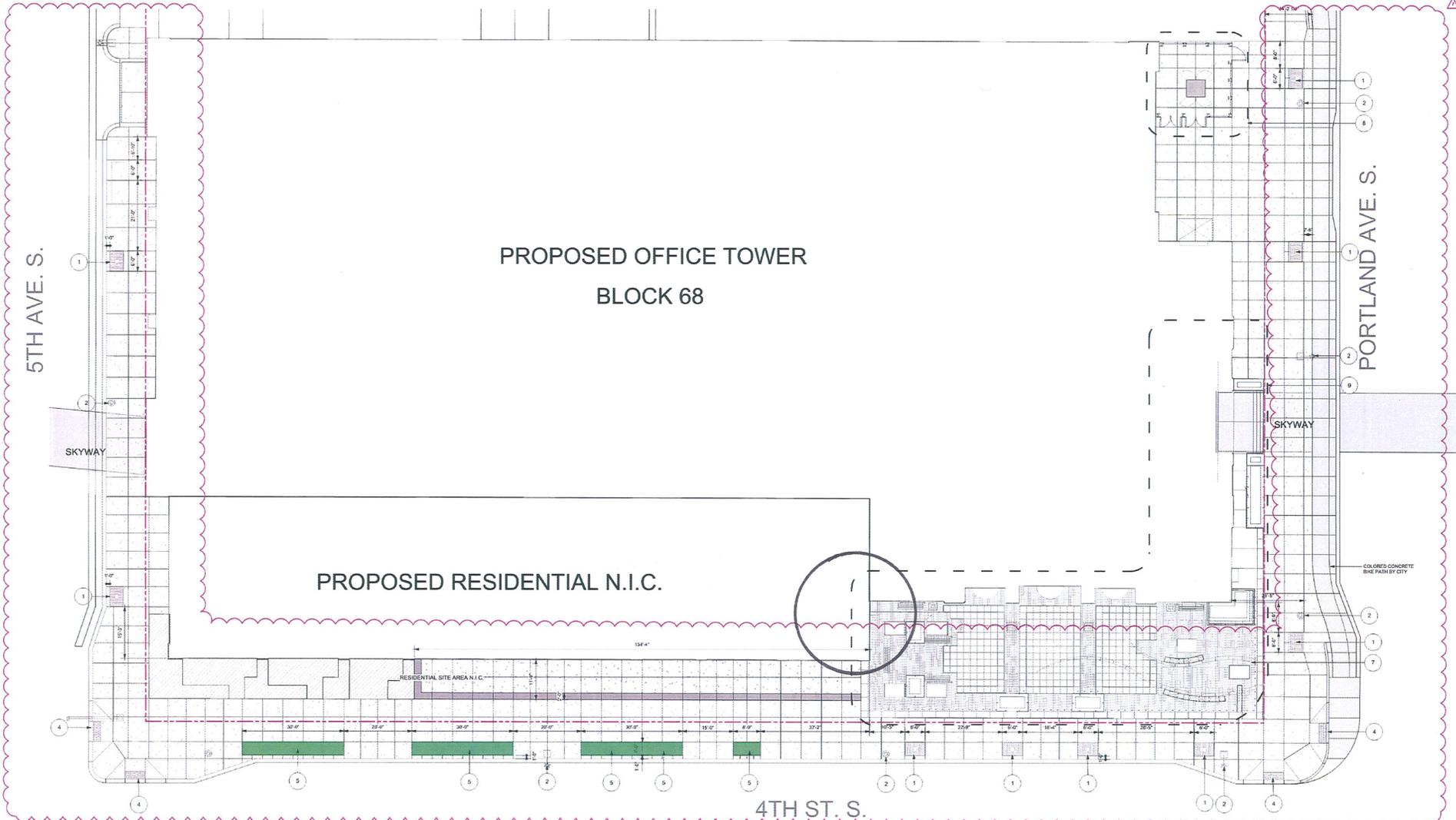
SITE AREAS

DESCRIPTION	AREA (SF)	ACRES
BLOCK 88 VELS BLOCK 88 VELS AREA	66,892 SF	1.54 ACRES
EXISTING IMPERVIOUS AREA	66,892 SF	1.54 ACRES
EXISTING PERVIOUS AREA	0 SF	0 ACRES
PROPOSED IMPERVIOUS AREA	66,289 SF	1.52 ACRES
PROPOSED PERVIOUS AREA	624 SF	0.02 ACRES
BLOCK 89 VELS BLOCK 89 VELS AREA	66,771 SF	1.53 ACRES
EXISTING IMPERVIOUS AREA	66,771 SF	1.53 ACRES
EXISTING PERVIOUS AREA	0 SF	0 ACRES
PROPOSED IMPERVIOUS AREA	66,147 SF	1.51 ACRES
PROPOSED PERVIOUS AREA	624 SF	0.02 ACRES

- SITE NOTES**
1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS SPECIFICATIONS AND BUILDING PERMIT REQUIREMENTS.
 2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO THE COMMENCEMENT OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 3. REFER TO GRADING PLAN FOR EXISTING AND PROPOSED GRADINGS.
 4. ALL DIMENSIONS ARE SHOWN TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 5. BUILDING DIMENSIONS REFER TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.



<p>Michael Conde Epkman 2200 Hennepin Avenue Minneapolis, MN 55405</p>	<p>Hunt Electric 2340 Hennepin Avenue Minneapolis, MN 55405</p>	<p>Walker Parking Consultants 2000 Hennepin Avenue Minneapolis, MN 55405</p>	<p>ERA Erickson Rod & Associates 2000 Hennepin Avenue Minneapolis, MN 55405</p>	<p>RSP ARCHITECTS 1225 Hennepin Avenue Minneapolis, MN 55405</p>	<p>RYAN A+E, INC. 38 South Fourth Street, Suite 300 Minneapolis, MN 55402-2802 612-492-4000 612-492-3000 fax</p>	<p>WELLS FARGO EDUCATION MINNEAPOLIS, MN</p>	<p>PROJECT NAME DOWNTOWN EAST</p> <p>ISSUE RECORD</p> <table border="1"> <thead> <tr> <th>ISSUE #</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>8-2-2015</td> <td>REVISED BULLETIN</td> </tr> <tr> <td>2</td> <td>8-2-2015</td> <td>REVISED BULLETIN</td> </tr> <tr> <td>3</td> <td>8-2-2015</td> <td>REVISED BULLETIN</td> </tr> <tr> <td>4</td> <td>8-2-2015</td> <td>REVISED BULLETIN</td> </tr> <tr> <td>5</td> <td>8-2-2015</td> <td>REVISED BULLETIN</td> 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PROPOSED OFFICE TOWER
BLOCK 68

PROPOSED RESIDENTIAL N.I.C.

LEGEND

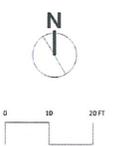
- GREY CONCRETE (MINIAGG 3/8" OF 20)
- RAIN GARDEN
- COLORED CONCRETE CURBS/VAULTS WITH 30% CLEAR COAT

KEY NOTES

- 1 METAL TREE GRATE - URBAN ACCESSORIES "AMISON" 4'X2' (NO LIGHTING, SEE SPECIFICATIONS)
- 2 STREET LIGHTS (SEE CIVIL)
- 3 XCEL ENERGY VAULT GRATING
- 4 PEDESTRIAN CURB RAMP (SEE CIVIL)
- 5 RAIN GARDEN 1
- 7 DECORATIVE PAVERS 4
- 8 SECURITY FENCING 2
- 9 PLAZA/SITE LAYOUT (SEE SHEET L201)

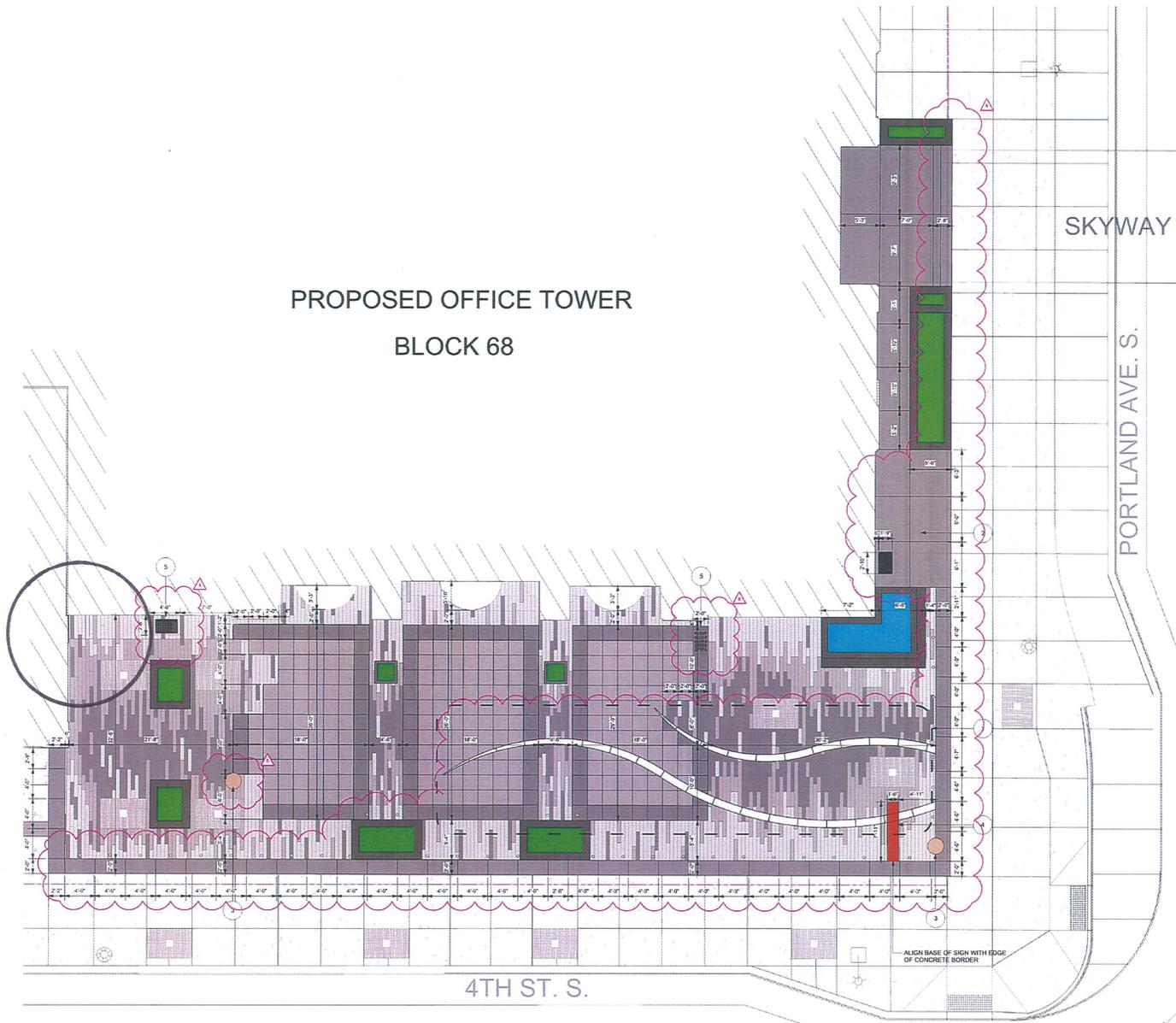
GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR CONCRETE CURB AND SIDEWALK REFORMATION



<p>WALKER PARKING CONSULTANTS</p> <p>Walker Parking Consultants 1600 North Hiway 168, Suite 424 Minneapolis, MN 55416 612.338.0410</p>	<p>Michael Coody Parkers 2100 Hennepin Avenue Minneapolis, MN 55412</p>	<p>ERA ERICKSEN ROED & ASSOCIATES</p> <p>Ericksen Roed & Associates 2200 University Avenue West Suite 210 Minneapolis, MN 55414 612.331.7790</p>	<p>RSP ARCHITECTS 2200 University Avenue West Suite 210 Minneapolis, MN 55414 612.331.7790</p>	<p>RYAN BUILDING LASTING RELATIONSHIPS</p> <p>RYAN A.H.E., INC. 50 South Third Street, Suite 300 Minneapolis, MN 55403-2012 612-472-4000 ext 612-472-3000 fax</p> <p>WWW.RYANCOMPANIES.COM</p>	<p>WELLS FARGO</p>	<p>PROJECT NAME DOWNTOWN EAST</p> <p>LOCATION MINNEAPOLIS, MN</p> <p>REGISTRATION NO. 15155 DATE: 04/02/2015</p> <p>Number: 15155 Date: 04/02/2015</p> <p>©2015 RYAN A.H.E., INC.</p>	<p>ISSUE RECORD</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV #</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>04/02</td> <td>PERMITS</td> </tr> <tr> <td>2</td> <td>04/02</td> <td>PERMITS</td> </tr> <tr> <td>3</td> <td>04/02</td> <td>PERMITS</td> </tr> <tr> <td>4</td> <td>04/02</td> <td>PERMITS</td> </tr> <tr> <td>5</td> <td>04/02</td> <td>PERMITS</td> </tr> </tbody> </table>	REV #	DATE	DESCRIPTION	1	04/02	PERMITS	2	04/02	PERMITS	3	04/02	PERMITS	4	04/02	PERMITS	5	04/02	PERMITS	<p>DRAWN BY CLR</p> <p>CHECKED BY PSP</p> <p>JOB NO. 70007</p> <p>DATE 02/23/15</p>	<p>SHEET TITLE SITE LAYOUT PLAN</p> <p>SHEET NO. B68: O: L200</p>
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PROPOSED OFFICE TOWER
BLOCK 68



SKYWAY

PORTLAND AVE. S.

4TH ST. S.

LEGEND

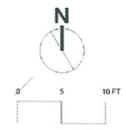
- WAUSAU TILE 2' X 2' CONCRETE PAVER (IG-16)
- WAUSAU TILE 2' X 2' CONCRETE PAVER (IG-10)
- COLORED CONCRETE (SCHOFELD SOLACHROME - "QUICKSILVER" WITH KURE AND SEAL 30)
- WAUSAU TILE CONCRETE PLANK PAVERS 6' X 24" 6' X 30" & 6' X 48" (EP-20)
- WAUSAU TILE CONCRETE PLANK PAVERS 6' X 24" 6' X 30" & 6' X 48" (EP-20)
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- WAUSAU TILE ACCENT CONCRETE PAVER (WG-10) WATER JET CUT ACCENT AND ADJACENT PAVERS FOR TIGHT FIT
- PLANTING BEDS
- WATER FEATURE

KEY NOTES

1. DECORATIVE PAVERS (1) (L300)
2. COLORED CONCRETE (SCHOFELD SOLACHROME - "QUICKSILVER" WITH KURE AND SEAL 30) W/ SNOW MELT SYSTEM
3. UTILITY (CANDOLE)
4. WELLS FARGO MONUMENT SIGN
5. REMOVABLE PAVERS OVER SNOW MELT MAINFOLDS AND UTILITY BOX

GENERAL NOTES

1. SEE SHEET L300 FOR LAYOUT OF CURVED DECORATIVE PAVER AND CURVED CONCRETE BENCHES.
2. THE CURVILINEAR PAVER SHAPE AND ANY PAVER ADJACENT SHALL BE WATER JET CUT.
3. PAVER LAYOUT TO FOLLOW PATTERN ON PLAN.



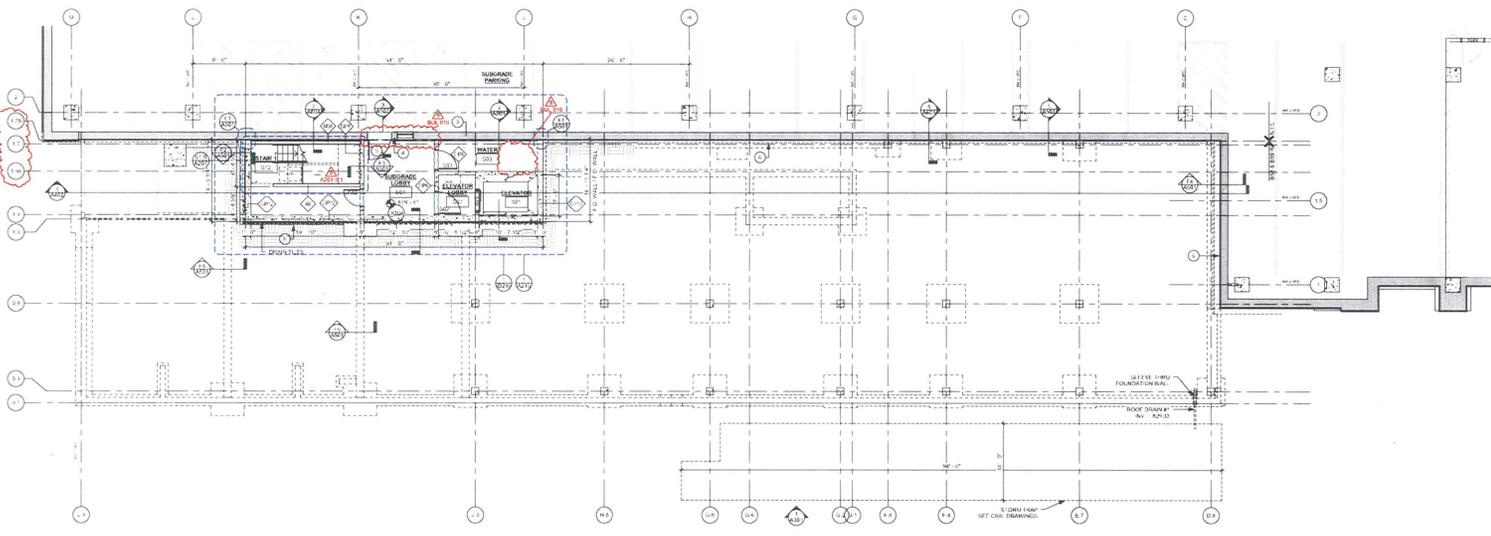
<p>WALKER PARKING CONSULTANTS</p> <p>Walker Parking Consultants 160 South Ellinger Ave, Suite 424 Minneapolis, MN 55416 612.339.4116</p>	<p>Michael Coody Erickson & Associates</p> <p>Michael Coody Erickson 1311 Hennepin Avenue 111 South Seventh Street Minneapolis, MN 55402</p>	<p>ERA ERICKSEN ROED A ASSOCIATES</p> <p>Erickson Roed & Associates 1301 University Avenue West Suite 200 St. Paul, MN 55114 612.221.7776</p>	<p>RSP ARCHITECTS</p> <p>RSP ARCHITECTS 1329 Marshall Street, S.E. Des Moines, IA 50314 515.281.7700</p>	<p>RYAN BUILDING LASTING RELATIONSHIPS</p> <p>RYAN A/E, INC. 30 South Tenth Street, Suite 200 Minneapolis, MN 55403-2012 612-472-8000 ext 612-472-3000 fax</p> <p>WWW.RYANCOMPANIES.COM</p>	<p>WELLS FARGO</p>	<p>PROJECT NAME DOWNTOWN EAST</p> <p>LOCATION MINNEAPOLIS, MN</p>	<p>REGISTRATION NO. DATE: November 15, 2005 Oct. 11, 2015</p> <p>Number 15300 Date: 11-8-2015</p> <p>© 2015 WALKER A/E, INC.</p>	<table border="1"> <thead> <tr> <th>ISSUE RECORD</th> <th>REV #</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>1</td> <td>11/8/2015</td> <td>LANDSCAPE BULLETIN #1</td> </tr> <tr> <td>2</td> <td>2</td> <td>11/8/2015</td> <td>BULLETIN #2</td> </tr> <tr> <td>3</td> <td>3</td> <td>11/8/2015</td> <td>BULLETIN #3</td> </tr> <tr> <td>4</td> <td>4</td> <td>11/8/2015</td> <td>BULLETIN #4</td> </tr> <tr> <td>5</td> <td>5</td> <td>11/8/2015</td> <td>BULLETIN #5</td> </tr> </tbody> </table>	ISSUE RECORD	REV #	DATE	DESCRIPTION	1	1	11/8/2015	LANDSCAPE BULLETIN #1	2	2	11/8/2015	BULLETIN #2	3	3	11/8/2015	BULLETIN #3	4	4	11/8/2015	BULLETIN #4	5	5	11/8/2015	BULLETIN #5	<p>DRAWN BY: CLR</p> <p>CHECKED BY: JCF</p> <p>JOB NO.: 710007</p> <p>DATE: 11-8-2015</p> <p>SHEET TITLE: PAVING PLAN</p> <p>SHEET NO.: B68: O: L301</p>
ISSUE RECORD	REV #	DATE	DESCRIPTION																														
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GENERAL NOTES

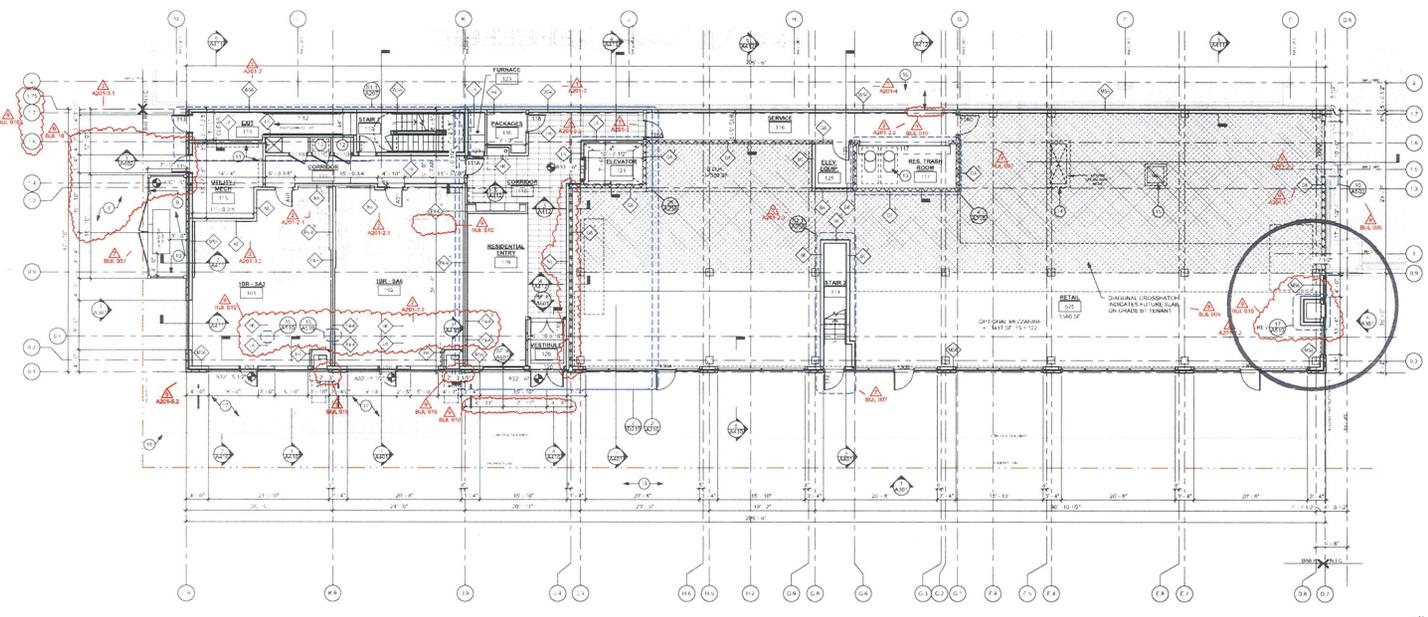
- REFER TO STRUCTURAL DRAWINGS FOR SLAB ON GRADE CONSTRUCTION DETAIL AND REINFORCING DETAILS
- COORDINATE WITH RESIDENTIAL AND JUNCTIONS WITH THE WITHIN FROM THESE PLANS TO THE RESIDENTIAL COMPONENT AS SET BY THE ARCHITECT THROUGHOUT THE PROJECT
- PROVIDE AND EXTINGUISHERS OF SIZE AND TYPE AND LOCAL CODES REQUIRED BY THE LOCAL JURISDICTION
- ENGINEER IS NOT TO BE RESPONSIBLE FOR THE FACE OF CONCRETE OR FINISH
- SEE SHEET ADD FOR WALL TYPE INFORMATION
- SEE SHEET ADD FOR PARTITION TYPE INFORMATION
- ALL WALLS TO BE CONSTRUCTED TO ACCOMMODATE DETAIL FROM ROOF STRUCTURE
- REFER TO STRUCTURAL DRAWINGS FOR DIMENSIONS OF WALLS AND LOCATIONS OF WALLS AND PARTITIONS
- ALL THRESHOLDS TO BE 1/2" HIGH MAX PER ADA
- PROVIDE WALL TYPE REFINISH ON TOILET ROOM REFINISH WALL AS NOTED BY THE ARCHITECT
- PROVIDE CONTROL JOINTS IN 0" REFINISH AS NOTED BY THE ARCHITECT
- STAIRS SHALL BE SHALL BE REFINISHED FOR BOTH SIDES AND REFINISH SHALL BE REFINISHED TO MATCH REFINISH AT WALL PARTITION TYPES
- REINFORCING SHALL BE REFINISHED TO MATCH REFINISH AT WALL PARTITION TYPES
- SUBCONTRACTOR TO VERIFY DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS AND REVISIONS AND MAKE ALL CORRECTIONS AS WILL BE REPERATED TO THE DESIGN BUILD CONTRACT
- REINFORCING SHALL BE 1/2" WIDE REINFORCING FLOOR AREA FROM FACE OF FINISHED PARTITION
- REINFORCING SHALL BE REFINISHED TO MATCH REFINISH AT WALL PARTITION TYPES
- THE TYPICAL DIMENSION FROM THE FINISH SIDE OF A DOOR OR WINDOW TO THE FACE OF AN ENTRY REFINISH SHALL BE 3/4" UNLESS NOTED OTHERWISE
- WHEREVER A PENETRATION OCCURS IN A FIRE-RATED ENCLOSURE SUCH AS A WALL OR FLOOR, THE PENETRATION SHALL BE FIRE-RATED AND SHALL BE PROTECTED WITH FIRE-RATED PENETRATION DEVICE AND SHALL BE PROTECTED WITH FIRE-RATED PENETRATION DEVICE ON BOTH SIDES OF THE RELATED ENCLOSURE IN ORDER TO ENSURE FULL FIRE-RATING PERFORMANCE WITH DEVICE
- ANY DOOR CLOSER SHALL BE MOUNTED ON THE TENANT SIDE OF ENTRY DOORS
- PROVIDE DOOR AND SWEPT AT LEAST CLOSERS
- REFER TO SPEC SECTION 05 20 FOR A REFINISH LIST

PLAN KEYNOTES

- SITE LANDSCAPING PLANS FOR FINISHES
- ADJACENT BUILDING PARKING AREA B: N/E
- ADJACENT BUILDING 3-HOUR WALL: N/E
- SECURE ENTRY SYSTEM
- ENTRY SYSTEM BY OTHERS: N/E
- DRAIN TILES AROUND PERIMETER: SEE DETAILS
- WATER HEADERS
- ELECTRICAL PANELS: SEE ELEC. PLANS
- METAL SCREENS 10' X 4' AT TYPICAL WINDOW LOGIC GENERAL DRIP PAN
- CONCRETE FLOOR: SEE STRUCTURAL FOOTNOTES
- GAS METERS
- FRASH RECYCLING CLOSURES
- FINISH CHUTE SYSTEM
- KITCHEN EXHAUST SYSTEM: SEE MECH
- MANUAL AIR SYSTEM: SEE MECH
- EDGE DETAIL BY OTHERS: N/E: SERVICE CONNECTIONS WITH ADJACENT BUILDING
- RESIDENTIAL PATIO: SEE LANDSCAPING DRAWINGS FOR PATIO AND FINISHES LIST
- SEE LANDSCAPING DRAWINGS FOR FINISHES AND TREE SPECIES LISTINGS
- SHAFT: SEE HVAC
- RESIDENTIAL CUMBERHOOD SUPPLY DUCT WITH DAMPER
- SINGLE PACKAGED VERTICAL UNIT
- ROOF ACCESS LADDER
- SUMP PUMP
- FLOOR DRAIN
- EXPANSION JOINT: JOINT CAPS BETWEEN PRECAST PLANT AND WOOD TRUSSES TO GROUND
- OVERLAP SCAFFOLD



B68 - SUBGRADE
1/8" = 1'-0"



B68 - LEVEL 1 PLAN
1/8" = 1'-0"

ERA ERICKSEN ROED & ASSOCIATES
 Erickson Reed & Associates
 2001 Hennepin Avenue, Suite 1100
 Minneapolis, MN 55403
 612-492-3000 (fax)
 612-492-3000 (cell)
 612-492-3000 (fax)

RYAN
 BUILDING LASTING RELATIONSHIPS

RYAN A+E, INC.
 56 South Tenth Street, Suite 300
 Minneapolis, MN 55403-2012
 612-492-4000 tel
 612-492-3000 fax

www.ryancompanies.com

SOUTH RESIDENTIAL BLOCK 68

PROJECT NAME
 LOCATION
 108 W 10TH STREET
 MINNEAPOLIS, MN

INTERIOR CD SET

6/19/2015

ISSUE RECORD

REV	DATE	DESCRIPTION
0	6/23/15	PERMIT SET
1	6/23/15	BULLETIN #1
2	6/23/15	BULLETIN #2
3	6/23/15	BULLETIN #3
4	6/23/15	BULLETIN #4

REGISTRATION NO. 0142015
 DATE 6/19/2015
 SHEET NO. 110-02

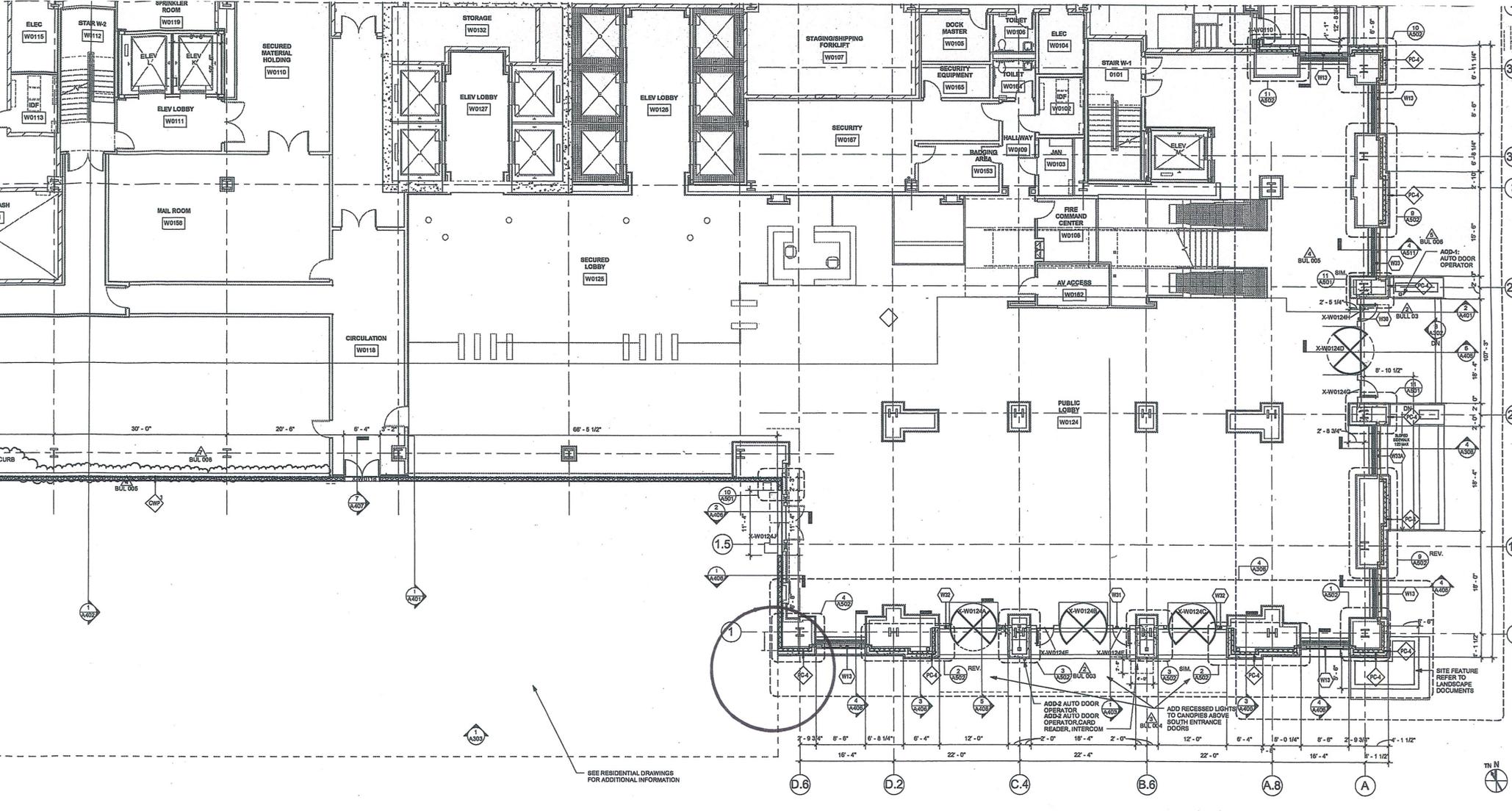
DRAWN BY: HMI
 CHECKED BY: KD
 JOB NO. 700-502
 DATE: 6/19/2015

RESIDENTIAL COMPONENT

SHEET TITLE:
SUBGRADE AND LEVEL 1 FLOOR PLANS

SHEET NO.
B68-R:

A201



RYAN
 BUILDING LASTING RELATIONSHIPS
 ARCHITECTS
 5411 Street N.E.
 100

RYAN A+E, INC.
 50 South Tenth Street, Suite 300
 Minneapolis, MN 55403-2012
 612-492-4000 tel
 612-492-3000 fax
 WWW.RYANCOMPANIES.COM

WELLS FARGO

PROJECT NAME
**WELLS FARGO BANK
 OFFICE TOWERS -
 DOWNTOWN EAST**

LOCATION
 MINNEAPOLIS, MN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota

Name: *[Signature]*

REGISTRATION NO. 48416 DATE June 17, 2014

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REV #	DATE	DESCRIPTION
1	6-6-2014	Permit Issue
2	6-17-2014	BULLETIN 002
3	7-18-2014	BULLETIN 003
4	8-8-2014	BULLETIN 004
5	12-15-2014	BULLETIN 005
6	3-12-2015	BULLETIN 006
7	4-1-2015	BULLETIN 007
8	6-12-2015	BULLETIN 008
9	8-21-2015	BULLETIN 010
10	11-12-2015	BULLETIN 012

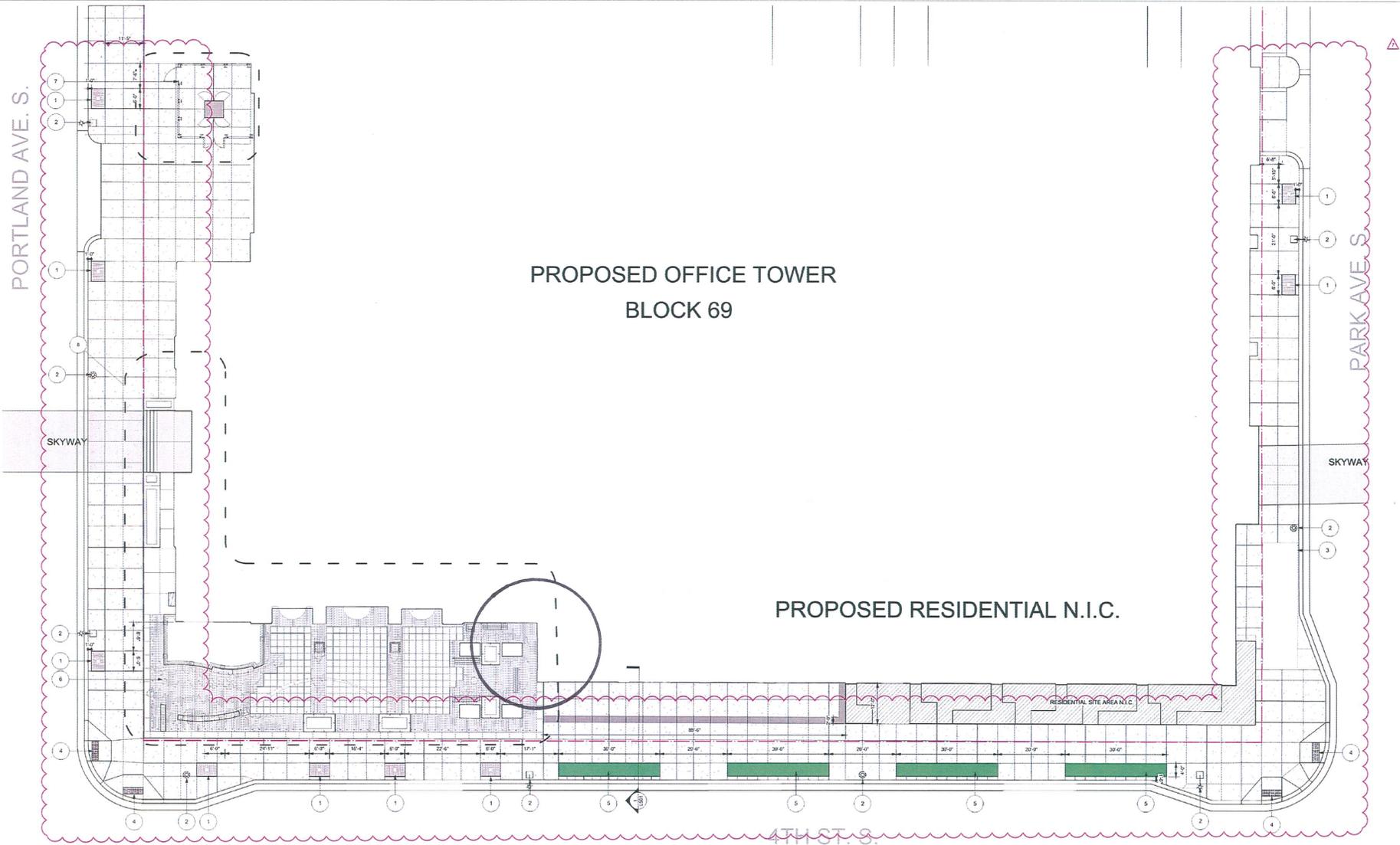
DRAWN BY
 AJG, MGS

CHECKED BY
 MSG, JWD

JOB NO.
 700-067

SHEET TITLE
**LEVEL 1 - GROUND FLOOR
 PLAN**

SHEET NO.
B68:O:A101
 12/2/2015 5:03:04 PM



PROPOSED OFFICE TOWER
BLOCK 69

PROPOSED RESIDENTIAL N.I.C.

LEGEND

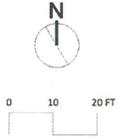
- GREY CONCRETE (MINIMUM 5% OF 2)
- RAIN GARDEN
- COLORED CONCRETE QUICKRAIL WITH 30% CLEAR COAT

KEY NOTES

- 1 METAL TREE GRATE - URBAN ACCESSORIES "SAMSON" 4"X6"
SEE SPECIFICATIONS FOR FINISH INFORMATION
- 2 STREET LIGHTS (SEE CIVIL)
- 3 XCEL ENERGY VAULT GRATING
- 4 PEDESTRIAN CLIMB RAMP (SEE CIVIL)
- 5 RAIN GARDEN
- 6 DECORATIVE PAVERS
- 7 SECURITY FENCING
- 8 PLAZA SITE LAYOUT (SEE SHEET L201)

GENERAL NOTES

- 1 SEE CIVIL DRAWINGS FOR CONCRETE CURBS AND SIDEWALK INFORMATION.



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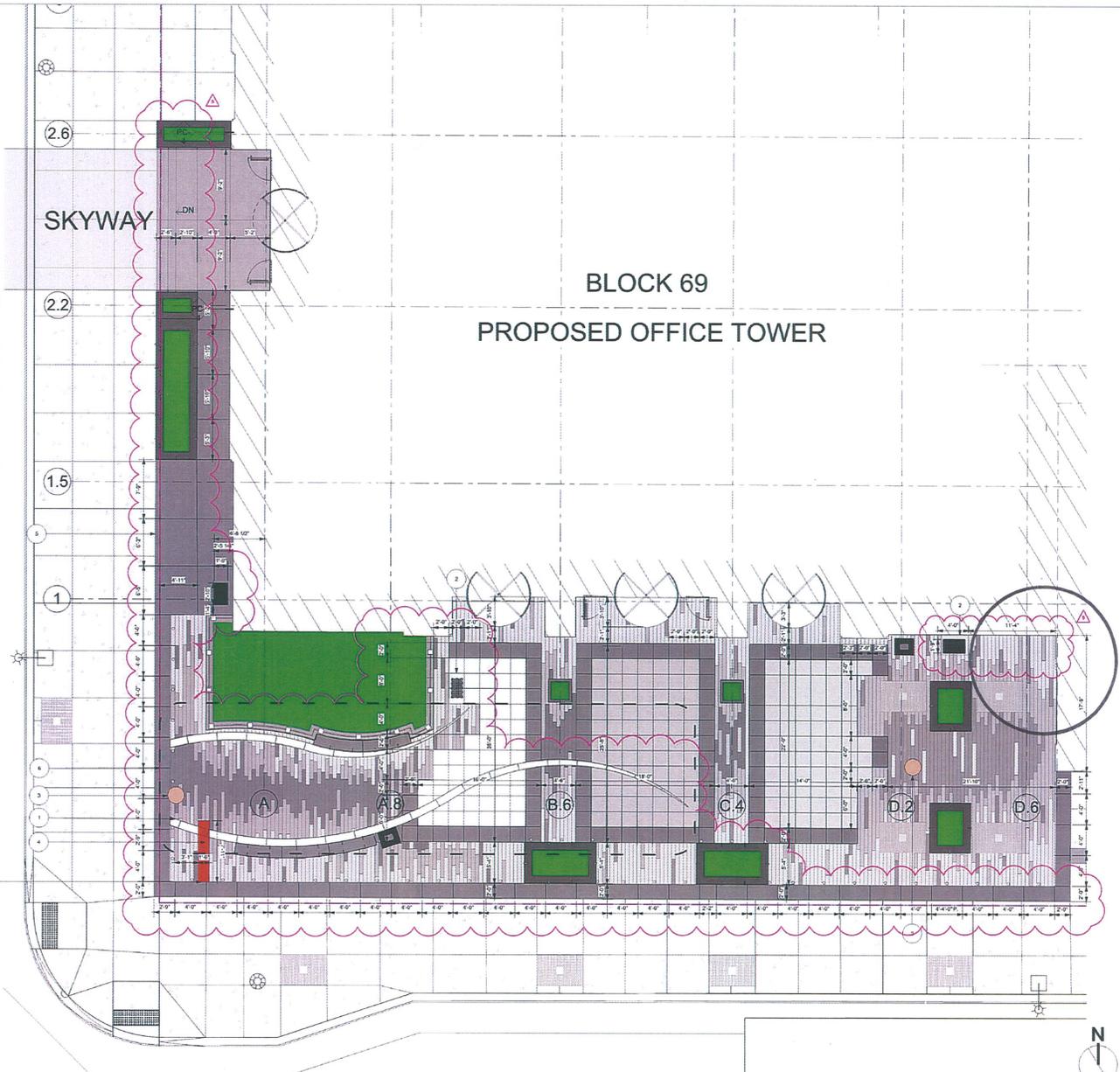
LEGEND

	WAUSAU TILE 2' X 2' CONCRETE PAVER (UG-10)
	WAUSAU TILE 2' X 2' CONCRETE PAVER (UG-19)
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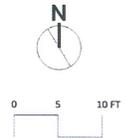
- KEY NOTES**
1. DECORATIVE PAVERS (SEE SHEET L300 FOR LAYOUT)
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 3. UTILITY MANHOLE
 4. WELLS FARGO MONUMENT SIGN
 5. COLORLED CONCRETE (SCHOFIELD SOLACHROME - "QUICKSILVER" WITH KURE AND SEAL 30)
 6. DECORATIVE PAVERS

- GENERAL NOTES**
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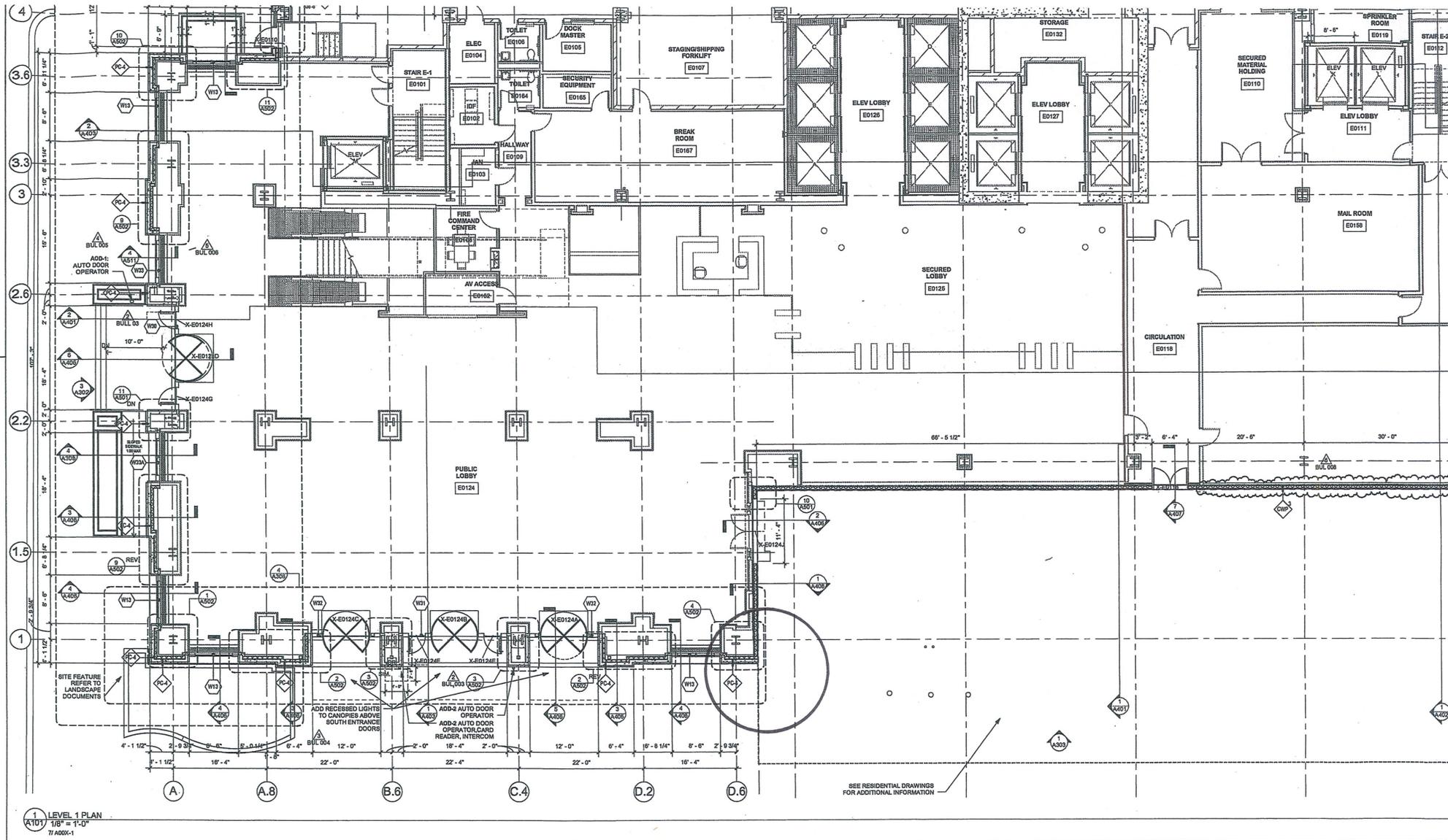
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4TH ST. S.

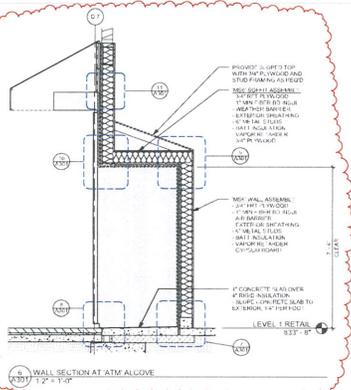


 WALKER PARKING CONSULTANTS <small>Walker Parking Consultants 1605 South Highway 101, Suite 424 Minneapolis, MN 55416 763.544.6110</small>	 Michael Cahley Park Law <small>Michael Cahley Park Law 139 North Avenue Street Minneapolis, MN 55412</small>	 ERA ERICKSEN ROED & ASSOCIATES <small>Ericksen Roed & Associates 1551 Lyndale Avenue South Suite 200 Minneapolis, MN 55418 612.338.7978</small>	 RSP ARCHITECTS <small>RSP ARCHITECTS 220 North Hennepin Street Minneapolis, MN 55413 612.337.7111</small>	 RYAN <small>RYAN A+H, INC. 50 South Tenth Street, Suite 200 Minneapolis, MN 55403-2012 612-472-8800 ext 612-472-3800 fax WWW.RYANCOMPANIES.COM</small>	 WELLS FARGO	<p>PROJECT NAME DOWNTOWN EAST</p> <p>LOCATION MINNEAPOLIS, MN</p> <p>REGISTRATION NO. DATE Number 48100 Date 11/8/2015</p> <p><small>A license certifies that the plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Landscape Architect under the laws of the State of Minnesota.</small></p> <p>Name: <u>Karen Pfeifer</u></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>REV #</th> <th>DATE</th> <th>DESCRIPTION</th> <th>CHKD BY</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>11/08/15</td> <td>PERMITS</td> <td></td> </tr> <tr> <td>2</td> <td>11/08/15</td> <td>LANDSCAPE BULLETIN #1</td> <td></td> </tr> <tr> <td>3</td> <td>11/08/15</td> <td>BULLETIN #1</td> <td></td> </tr> <tr> <td>4</td> <td>11/08/15</td> <td>BULLETIN #1</td> <td></td> </tr> <tr> <td>5</td> <td>11/08/15</td> <td>BULLETIN #1</td> <td></td> </tr> <tr> <td>6</td> <td>11/08/15</td> <td>BULLETIN #1</td> <td></td> </tr> <tr> <td>7</td> <td>11/08/15</td> <td>BULLETIN #1</td> <td></td> </tr> <tr> <td>8</td> <td>11/08/15</td> <td>BULLETIN #1</td> <td></td> </tr> </tbody> </table>	REV #	DATE	DESCRIPTION	CHKD BY	1	11/08/15	PERMITS		2	11/08/15	LANDSCAPE BULLETIN #1		3	11/08/15	BULLETIN #1		4	11/08/15	BULLETIN #1		5	11/08/15	BULLETIN #1		6	11/08/15	BULLETIN #1		7	11/08/15	BULLETIN #1		8	11/08/15	BULLETIN #1		<p>DRAWN BY GJA</p> <p>CHECKED BY JOFF</p> <p>JOB NO. 700087</p> <p>DATE 10/20/15</p> <p>SHEET TITLE PAVING PLAN</p> <p>SHEET NO. B69: O: L301</p>
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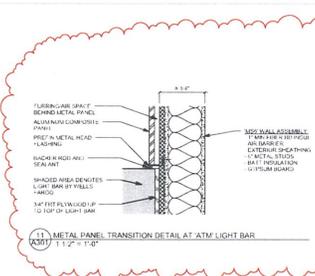


<p>Michael Cooley Erickson 1200 Metropolitan Centre 333 South Seventh Street Minneapolis, MN 55402</p>	<p>Master Mechanical 1027 Gemini Road Eden, Minnesota, 55121 651.955.1600</p>	<p>Horsing NSI 4401 Quebec Ave N New Hope, MN 55428 763.533.1900</p>	<p>Hunt Electric 2300 Territorial Road St. Paul, MN 55114 651.646.2911</p>	<p>Walker Parking Consultants 1660 South Highway 100, Suite 424 Minneapolis, MN 55416 952.505.9116</p>	<p>ERA ERICKSON ROED & ASSOCIATES Erickson Roed & Associates 2550 University Avenue West Suite 201-S Saint Paul, MN 55114 651.251.7570</p>	<p>RSP ARCHITECTS 1232 Marshall Street N.E. Minneapolis, MN 55413 612.677.7100</p>	<p>RYAN BUILDING LASTING RELATIONSHIPS</p> <p>RYAN A+E, INC. 50 South Tenth Street, Suite 300 Minneapolis, MN 55403-2012 612-492-4000 tel 612-492-3000 fax</p> <p>WWW.RYANCOMPANIES.COM</p>	<p>WELLS FARGO</p>	<p>PROJECT NAME WELLS FARGO BANK OFFICE TOWERS - DOWNTOWN EAST</p> <p>LOCATION MINNEAPOLIS, MN</p>	<p>I hereby certify that I or my agent was present at the project site and that the information contained herein is true and correct to the best of my knowledge and belief.</p>
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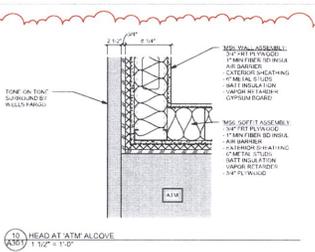
B69:0:A101
 Level 1 - Ground Floor
 Plan



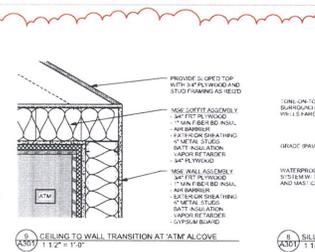
WALL SECTION AT ATM ALCOVE
1 1/2" = 1'-0"



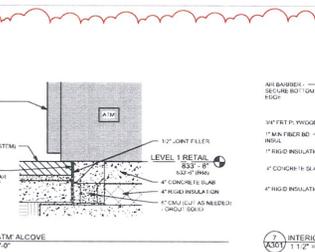
METAL PANEL TRANSITION DETAIL AT ATM LIGHT BAR
1 1/2" = 1'-0"



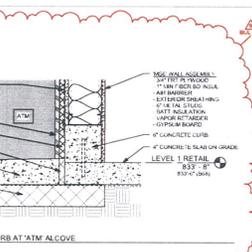
10 HEAD AT ATM ALCOVE
1 1/2" = 1'-0"



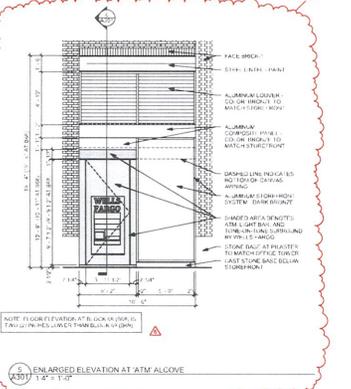
9 CEILING TO WALL TRANSITION AT ATM ALCOVE
1 1/2" = 1'-0"



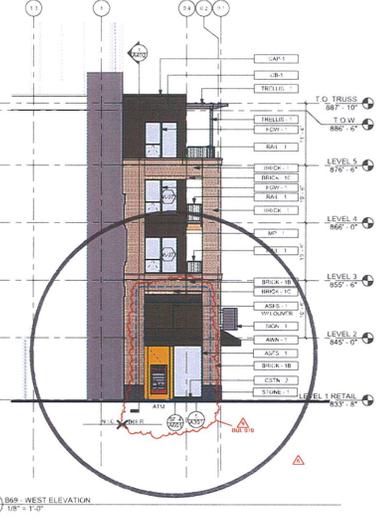
8 SILL AT ATM ALCOVE
1 1/2" = 1'-0"



INTERIOR CURB AT ATM ALCOVE
1 1/2" = 1'-0"



ENLARGED ELEVATION AT ATM ALCOVE
1 1/2" = 1'-0"



B69 - WEST ELEVATION
1 1/2" = 1'-0"



B69 - EAST ELEVATION
1 1/2" = 1'-0"



B69-A301 AXON 1



B69 - SOUTH ELEVATION
1 1/2" = 1'-0"

EXTERIOR ELEVATIONS - MATERIAL SCHEDULE		
MATERIAL ID	SECTION	DESCRIPTION
ASF5-1	06 43 13	RETAL STOREFRONT (DARK BRONZE)
ASF5-2	06 43 13	RESIDENTIAL STOREFRONT (DARK BRONZE)
AWN-1	10 73 13	CANVAS AWNING
BRICK-1	04 21 00	BRICK VENEER 1 - 1 1/2 RUNNING BOND
BRICK-1B	04 21 00	BRICK VENEER 1B - SOLDIER COURSE
BRICK-1C	04 21 00	BRICK VENEER 1C - FLEMISH BOND
CAP-1	07 02 00	METAL COPING
CB-1	08 54 13	FIBER CEMENT SIDING - 1 (PAINT TO MATCH DARK BRONZE)
CB-1	07 46 46	FIBER CEMENT SIDING - 1 (PAINT TO MATCH DARK BRONZE)
CSTN-1	04 73 13	ARCHITECTURAL CAST STONE 1 (COLOR MATCH BRICK 1)
CSTN-2	04 73 13	ARCHITECTURAL CAST STONE 2 (COLOR TO MATCH STONE 1)
FGW-1	08 54 13	FIBERGLASS WINDOW (DARK BRONZE FRAME)
LOUVER-1	REF MEFP	MAGIC PACK LOUVER (PAINT TO MATCH ADJACENT FINISH DARK BRONZE)
LOUVER-2	REF MEFP	LOUVER 2 AT STOREFRONT
MP-1	07 42 44	METAL PANEL 1 (DARK BRONZE)
RAIL-1	05 73 00	GUARDRAIL - 1 (BALUSTERS DARK BRONZE)
RAIL-2	05 73 00	GUARDRAIL - 2 (GLASS PANEL (DARK BRONZE RAILS AND POSTS))
RTU	REF MEFP	ROOFTOP UNIT
SCRN-1	05 73 00	EQUIPMENT SCREEN - 1
SCR-2	05 73 00	EQUIPMENT SCREEN - 2
SCR-3	05 73 00	PRIVACY SCREEN
SGN-1	10 14 00	BUILDING SIGNAGE N.L.C.
STONE-1	04 43 01	STONE BASE
STONE-2	05 50 00	STONE
TRELLIS-1	05 50 00	STEEL TRELLIS 1
BALC-1	06 10 00	BALCONY 1 (PRECESSED WOOD)
BALC-2	05 51 43	BALCONY 1 PROJECTING ALUMINUM
C JOINT-1		CONTROL JOINT 1

EXTERIOR ELEVATION GENERAL NOTES
 1. ORDER AND MATCH COATS AT ALL PARTS TO BE PAINTED TO MATCH ADJACENT SIDE WALL VENTS. TYP. REFER TO SECTION 01 23 OR 04 ALTERNATE 1.
 2.

ERA
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& ASSOCIATES
Residential Block & Associates
2301 Hennepin Avenue, Suite 100
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(612) 338-1111
(612) 338-1122

RYAN
BUILDING LASTING RELATIONSHIPS
RYAN A+E, INC.
56 South Third Street, Suite 500
Minneapolis, MN 55401-2012
612-332-0000 tel
612-492-3000 fax
MINNEAPOLIS, MN
www.RYANCOMPANIES.com
8/17/2015

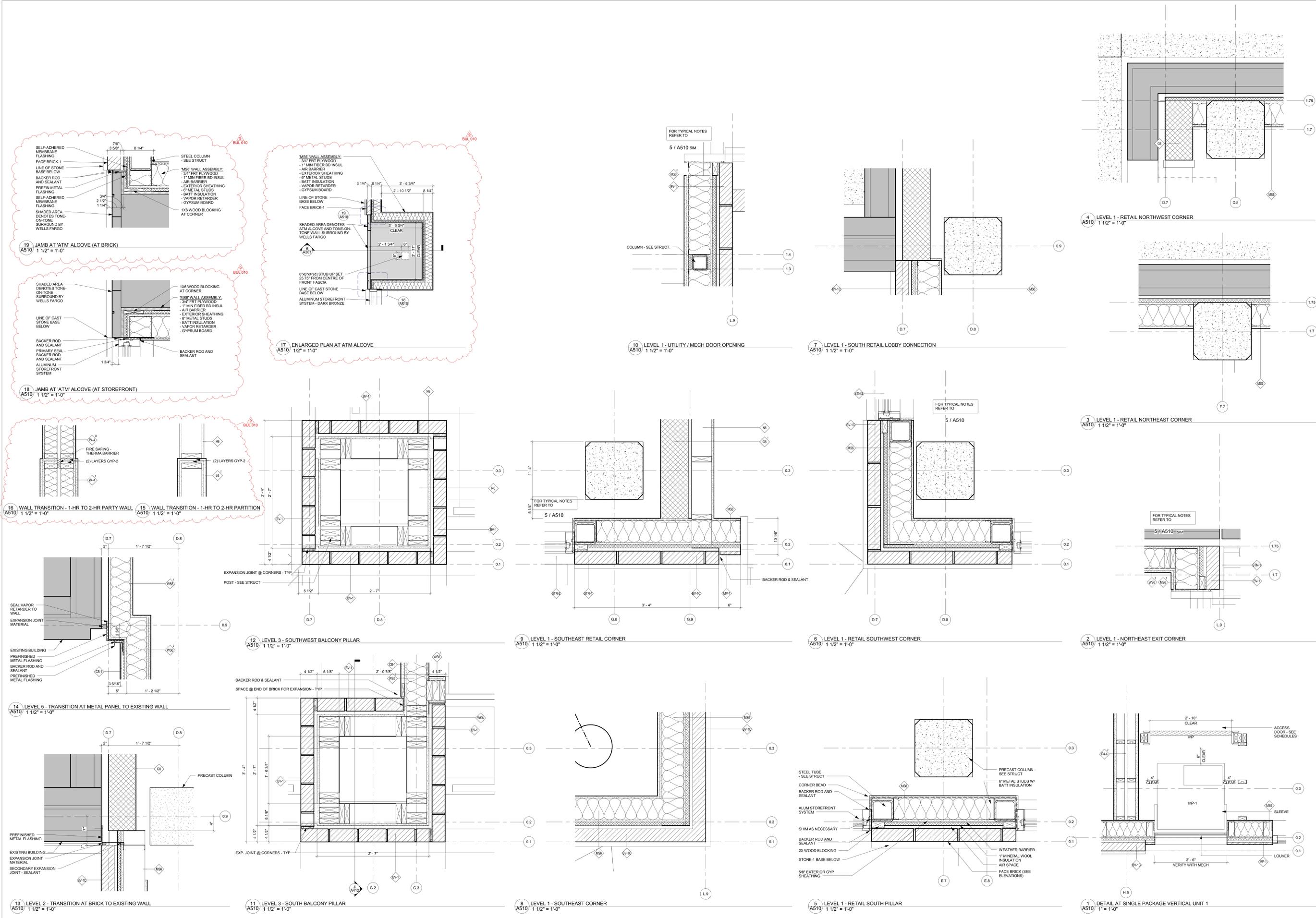
PROJECT NAME
SOUTH RESIDENTIAL BLOCK 69
LOCATION
408 AND 415 STREETS
MINNEAPOLIS, MN
INTERIOR CD SET
8/17/2015

ISSUE RECORD

REV	DATE	DESCRIPTION
0	8/17/2015	PERMIT SET
1	8/20/2015	BULLETIN #1
2	8/20/2015	BULLETIN #2
3	8/20/2015	BULLETIN #3
4	8/20/2015	BULLETIN #4
5	8/20/2015	BULLETIN #5

 Michael J. Hogg, AIA
 REGISTRATION NO. 0342015
 DATE 8/17/2015

RESIDENTIAL COMPONENT
 SHEET TITLE
EXTERIOR ELEVATIONS
 SHEET NO.
B69:R: A301
 DATE
8/16/2015



<p>ERICKSEN ROED & ASSOCIATES 2550 University Avenue West Suite 201 S Saint Paul, MN 55114 651-251-7570</p>	<p>RYAN & ASSOCIATES BUILDING LASTING RELATIONSHIPS WWW.RYANCOMPANIES.COM</p>	<p>RYAN A+E, INC. 50 South Tenth Street, Suite 300 Minneapolis, MN 55403-2012 612-492-4000 tel 612-492-3000 fax</p>	<p>PROJECT NAME SOUTH RESIDENTIAL BLOCK 68 & 69 LOCATION 510 & 530 / 620 & 640 4TH STREET S MINNEAPOLIS, MN INTERIOR CD SET 8/19/2015</p>	<p>I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of Minnesota.</p> <p>Michael G. Ryan <i>[Signature]</i> REGISTRATION NO. 48416 8/14/2015 © 2015 RYAN A+E, INC.</p>	<table border="1"> <thead> <tr> <th colspan="3">ISSUE RECORD</th> </tr> <tr> <th>REV</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>5</td> <td>8/4/2014</td> <td>PERMIT SET</td> </tr> <tr> <td>6</td> <td>5/8/2015</td> <td>BULLETIN #6</td> </tr> <tr> <td>7</td> <td>6/3/2015</td> <td>BULLETIN #7</td> </tr> <tr> <td>8</td> <td>6/19/2015</td> <td>BULLETIN #8</td> </tr> <tr> <td>9</td> <td>8/14/2015</td> <td>BULLETIN #10</td> </tr> </tbody> </table>	ISSUE RECORD			REV	DATE	DESCRIPTION	5	8/4/2014	PERMIT SET	6	5/8/2015	BULLETIN #6	7	6/3/2015	BULLETIN #7	8	6/19/2015	BULLETIN #8	9	8/14/2015	BULLETIN #10	<p>DRAWN BY HM CHECKED BY KD JOB NO. 700-502 DATE 8/14/2015</p>	<p>RESIDENTIAL COMPONENT SHEET TITLE PLAN DETAILS SHEET NO. B68&B69:R:A510 8/14/2015 3:37:29 PM</p>
		ISSUE RECORD																										
REV	DATE	DESCRIPTION																										
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8	6/19/2015	BULLETIN #8																										
9	8/14/2015	BULLETIN #10																										





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RYAN COMPANIES US, INC.
50 South Tenth Street, Suite 300
Minneapolis, MN 55403-2012



612-492-4000 *tel*
612-492-3000 *fax*

November 23, 2015

City of Minneapolis - Ward 3
Attn: Councilmember Jacob Frey
350 S. 5th St., Room 307
Minneapolis, MN 55415

Downtown Minneapolis Neighborhood Assoc.
Attn: Nicholas Cichowicz, Board Chair
40 South 7th Street STE 212 PMB 172
Minneapolis, MN 55402

Re: Notice of application for variance for ATM for Downtown East parcels located at 510 South 4th Street and 640 South 4th Street

Dear Councilmember Frey and Board Chair Cichowicz:

This month, Ryan Companies is applying for a variance in order to install a Wells Fargo ATM on an exterior façade of each of the two mixed use retail and residential buildings located adjacent from each of the two main plaza areas near 4th and Portland in the Downtown East project.

The purpose of this letter is to provide formal notice that Ryan Companies is submitting these two applications for variance. If you have any questions about the variance that is being requested, I'd be happy to provide any additional details that you'd find helpful.

We are grateful for all of your support in the development of the Downtown East project and our team is thrilled to be part of such a transformational project. Please feel free to reach out to me anytime if you have any questions.

Sincerely,

A handwritten signature in green ink that reads "Tony Barranco". The signature is written in a cursive style with a long horizontal line extending from the start of the name.

Tony Barranco
Vice President of Development
50 South 10th Street, Suite 300
Minneapolis MN 55403
Phone: (612) 492-4339
Email: tony.barranco@ryancompanies.com