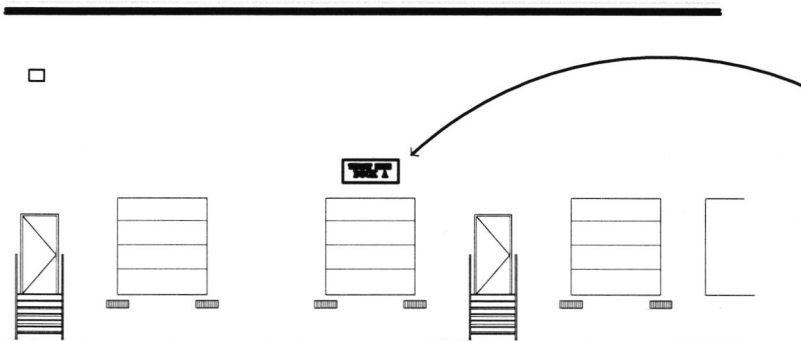


GATEWAY BUSINESS CENTER

ROSEVILLE, MINNESOTA

SIGNAGE CRITERIA



5'-0" WIDE x 2'-0" HIGH
x .125 THICK PAINTED
ALUMINUM SIGN PANEL. WITH 6"
MAXIMUM HEIGHT VINYL OR
STENCILED LETTERS.

MOUNT 16" ABOVE AND
CENTERED OVER DOOR OPENING.

PAINT COLOR:
BENJAMINE MOORE #269

PARTIAL ELEVATION

OVERHEAD DOOR IDENTIFICATION



CSM

500 Washington Avenue South, Suite 3000
Minneapolis, MN 55415
Bus: (612) 395-7000 Fax: (612) 395-7002

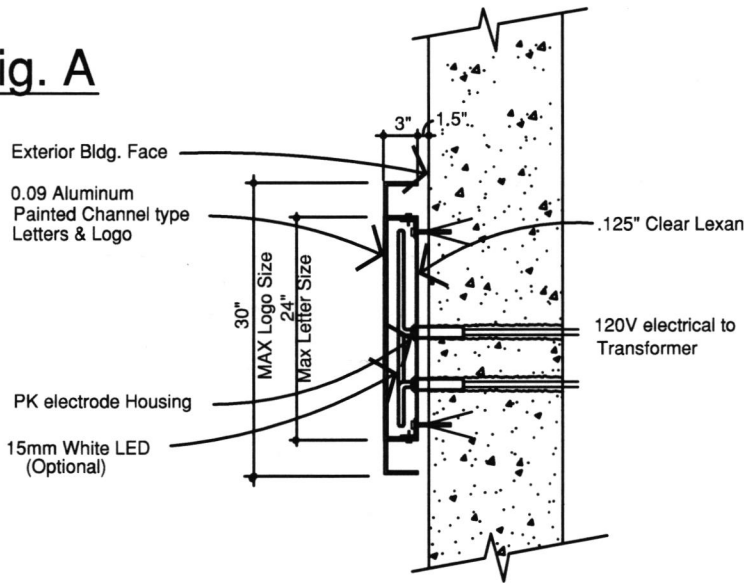
DEVELOPING REAL ESTATE FOR PEOPLE,
BUSINESS & COMMUNITIES

GATEWAY BUSINESS CENTER

ROSEVILLE, MINNESOTA

SIGNAGE CRITERIA

Fig. A



SIGNAGE NOTES

1. LOGO: MAX SIZE: 3'-0"LONG x 2'-6" HIGH
MAX. AREA: 8 SQUARE FEET
COLOR: MAY MATCH TENANT'S COLOR CRITERIA
LIGHTING: MAY BE INTERIOR ILLUMINATED
WITH FACE LIGHTED.
- 2 TENANT NAME: SINGLE LINE SHALL BE 24" MAX. HEIGHT
MULTIPLE LINES SHALL BE NO HIGHER THAN
30" HEIGHT WITH CHARACTERS NOT EXCEEDING 30".
LETTER TYPE: EVERSE CHANNEL METAL LETTERS
COLOR: CLEAR ANODIZED ALUMINUM
(HALO/BACK LIGHTING OPTIONAL)



CSM

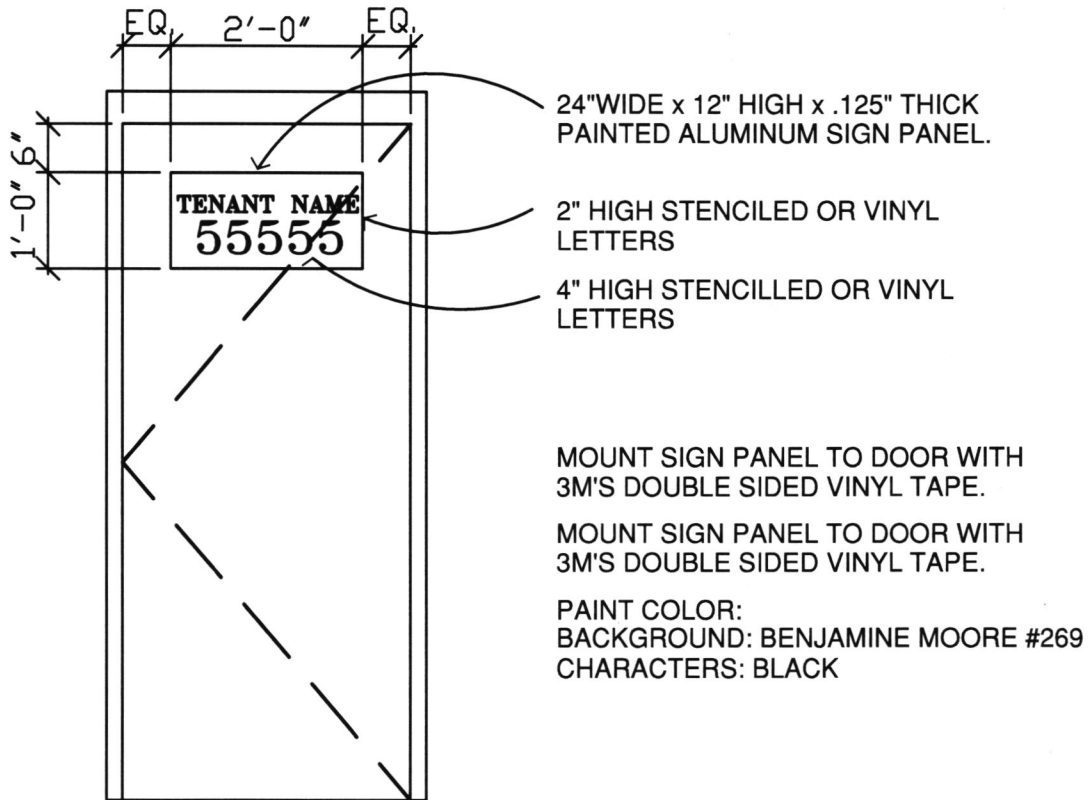
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GATEWAY BUSINESS CENTER

ROSEVILLE, MINNESOTA

SIGNAGE CRITERIA



EXTERIOR SERVICE DOOR ELEVATION

FOR SERVICE AND MAN DOORS IN TRUCK COURT AREA



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GATEWAY BUSINESS CENTER

ROSEVILLE, MINNESOTA

SIGNAGE CRITERIA

GENERAL NOTES

- 1) TENANT SHALL BE RESPONSIBLE FOR THE PURCHASE, INSTALLATION AND MAINTAINENCE OF ALL SIGNS DESCRIBED IN THIS CRITERIA PACKAGE.
- 2) TENANT SHALL OBTAIN OWNER'S APPROVAL AND CITY PERMITS PRIOR TO ANY SIGNAGE INSTALLATION.
- 3) TENANT MAY SOLICIT BIDS FROM ANY SIGN MANUFACTURER OF TENANT'S CHOICE.
- 4) OWNER RESERVES THE RIGHT TO APPROVE ANY ALTERNATE SIGNAGE WHEN DEEMED APPROPRIATE AT THE OWNER'S SOLE DISCRETION.
- 5) SIGNAGE ON THE BUILDING FRONT SHALL BE AS DESCRIBED ON PAGE 2 AND 3.
- 6) DOCK AND DRIVE-IN DOORS SHALL BE IDENTIFIED AS DESCRIBED ON PAGE 4. THIS SIGNAGE MAY BE PROVIDED AT THE TENANT'S DISCRETION-IT IS NOT REQUIRED BY THE OWNER.
- 7) SERVICE AND MAN DOORS IN THE TRUCK DOCK AREA SHALL BE IDENTIFIED AS DESCRIBED ON PAGE 5. THIS SIGNAGE MAY BE PROVIDED AT THE TENANT'S DISCRETION-IT IS NOT REQUIRED BY THE OWNER.

SUBMITTALS

- 1) TENANT SHALL SUBMIT TO THE OWNER, TWO COPIES OF ALL SIGN FACE LAYOUTS, AND THE LOCATION OF ALL SIGNS ON THE BUILDING, FOR APPROVAL.
- 2) TENANT OR THE TENANT'S SIGN CONTRACTOR SHALL SUBMIT SIGNAGE PLANS TO THE CITY, AS REQUIRED BY THE CITY, FOR PERMITS.



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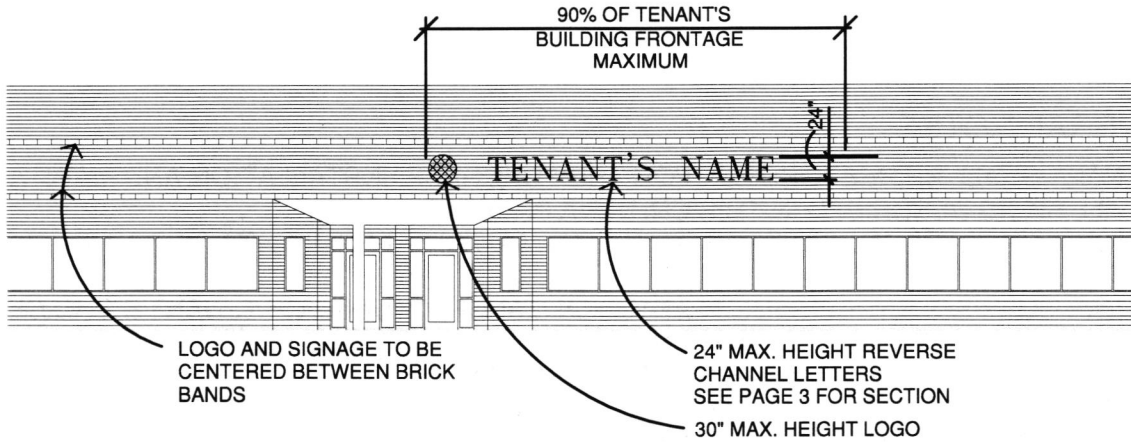
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PAGE 1 of 5
4/21/14

GATEWAY BUSINESS CENTER

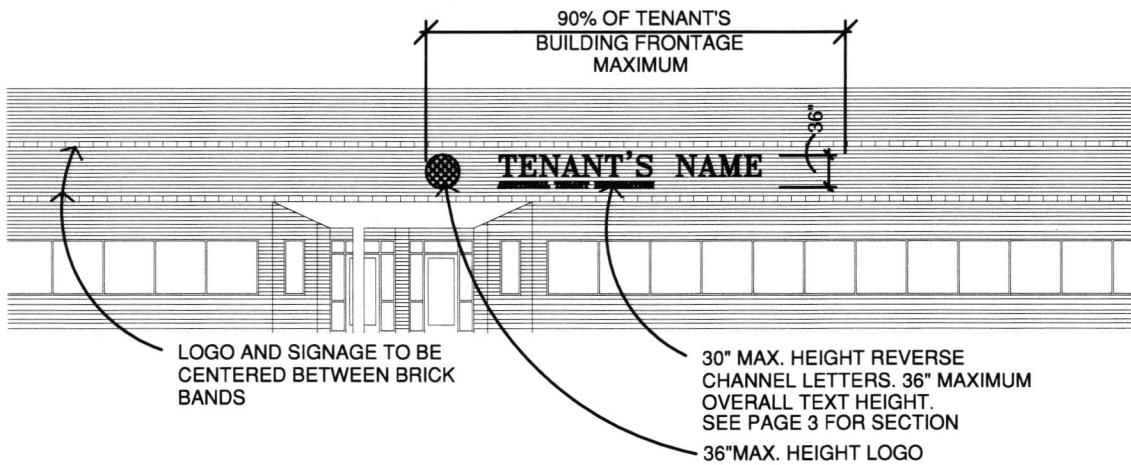
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SIGNAGE CRITERIA



PARTIAL ELEVATION

SINGLE LINE



PARTIAL ELEVATION

MULTIPLE LINES



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COMMUNITY DEVELOPMENT DEPARTMENT

June __, 2015

Ms. Sara Marlow
CSM Corporation
500 Washington Avenue South
Minneapolis, MN 55415

Re: 2100 County Road C - Master Sign Plan Draft

Below are the draft plan requirements for the above addressed property:

WALL SIGN REQUIREMENTS

- Advertising, flashing, pulsating, rotating light (or lights), rooftop, banners, mobile signs, and portable signs shall be prohibited, as well as other prohibited signs covered under Section 1010 of the Roseville City Code.
- Wall signs shall be limited a lineal footage of 525 feet (north facing wall and 1/2 of each curve end) and a signage multiplier of 1.5 (sq. ft.) for a total wall signage allowance of 788 sq. ft. Each tenant shall use a multiplier of 1.25 per lineal foot of tenant frontage.
- Wall signs meeting the total square footage allowed can be installed on all sides of the building.
- Wall signs and logos shall be centered between the brick band on the exterior elevation.
- Two types of wall signs shall be allowed:
 - **Single line signs:**
 - 24 inch maximum letter height
 - Reverse channel metal letters
 - Clear anodized aluminum color
 - Halo/black lighting optional
 - 30 inch maximum logo height
 - May be internally illuminated
 - **Multiple line signs:**
 - 30 inch maximum letter height
 - 36 inch maximum overall text height
 - Reverse channel metal letters
 - Clear anodized aluminum color
 - Halo/black lighting optional
 - 36 inch maximum logo height
- Sign material shall be limited to metal and acrylic with UV inhibitors. All materials shall be made of high quality durable materials and finishes, and be of the highest quality fabrication.
- All applications for wall signs shall be accompanied by a graphic that provides the City with the existing and proposed wall sign totals.
- No sign, or any portion thereof, shall project above the parapet or top wall portion upon which it is mounted.

FREESTANDING SIGN REQUIREMENTS

- The existing freestanding monument sign is allowed to remain and continue to identify the site development – Gateway Business Center. The sign shall be allowed, if the property owner so chooses in the future, to be replaced or modified to increase height to a maximum of 8 feet and increase the length to 10 feet, and allow up to 50 square feet of signage. The sign can also include tenants that occupy the building and increase leasing information as required below.
- A new sign to be erected in the northeast corner of the property, which sign shall be placed a minimum of 10 feet from the property line; shall have a maximum height of 22 feet; shall be limited to a sign cabinet of no greater than 100 sq. ft.; and include a pole wrap or shroud 1/3 the length of the sign cabinet.

OTHER REQUIREMENTS

- Any leasing information shall be incorporated into the development identification freestanding monument sign (such as contact name and number), which shall not count against the sign total. A “for lease” sign can be attached to the exterior of the building, which sign shall not be a banner or vinyl material, and not exceed 32 sq. ft. Said leasing information shall be reviewed and approved by the Planning Division.
- A sign permit is required for the installation of all signs on the premises.

Should you have any questions or comments, regarding temporary signs, please feel free to call or email me at 651-792-7074 or thomas.paschke@ci.roseville.mn.us.

Respectfully,

CITY of ROSEVILLE



*Thomas Paschke
City Planner*



6840 Shingle Creek Pkwy. #31
 Brooklyn Center, MN 55430
 PHONE (763) 561-1005
 FAX (763) 561-1004

JOB NUMBER

DATE
 04/21/15

SALES
 DOUG G

DESIGN
 JAMES C

CLIENT
 VENTURE BANK,
 ROSEVILLE

FILE SAVED AS
 VENTURE BANK/
 ROSEVILLE/EXTRIOR SIGNAGE

REVISION

- 1 04/29/15 LPR
- 2 05/07/15 LPR
- 3 05/08/15 LPR

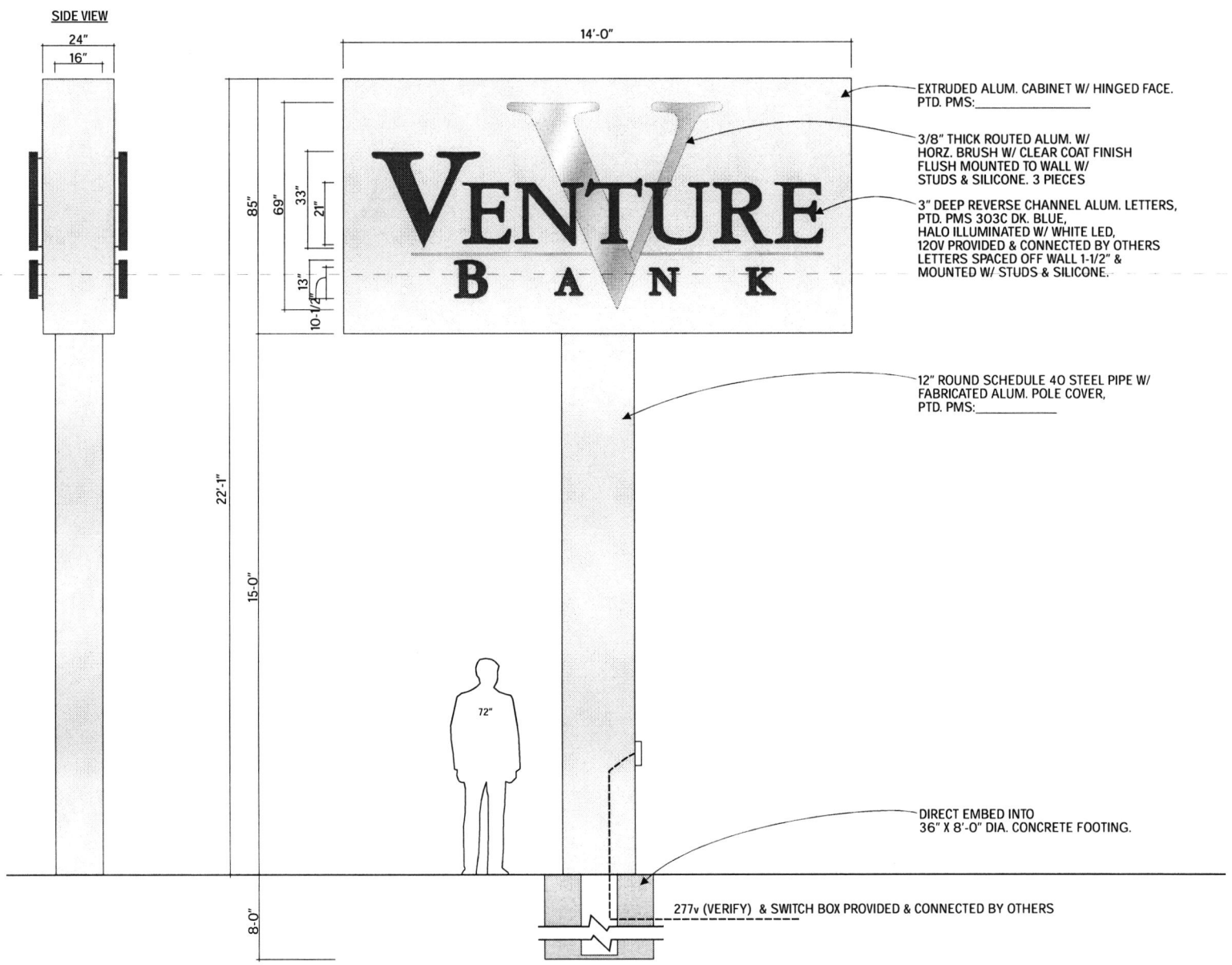
**SIGN & DATE HERE IF
 OK TO BEGIN PRODUCTION**

x _____

**SIGN & DATE HERE IF
 OK TO BEGIN PRODUCTION
 AFTER REVISIONS ARE MADE**

x _____

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 All written sizes have precedence
 over all scaled dimensions.





6840 Shingle Creek Pkwy. #31
Brooklyn Center, MN 55430
PHONE (763) 561-1005
FAX (763) 561-1004

JOB NUMBER

DATE
04/21/15

SALES
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DESIGN
JAMES C

CLIENT
VENTURE BANK,
ROSEVILLE

FILE SAVED AS
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ROSEVILLE/EXTRIOR SIGNAGE

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X

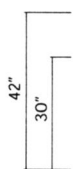
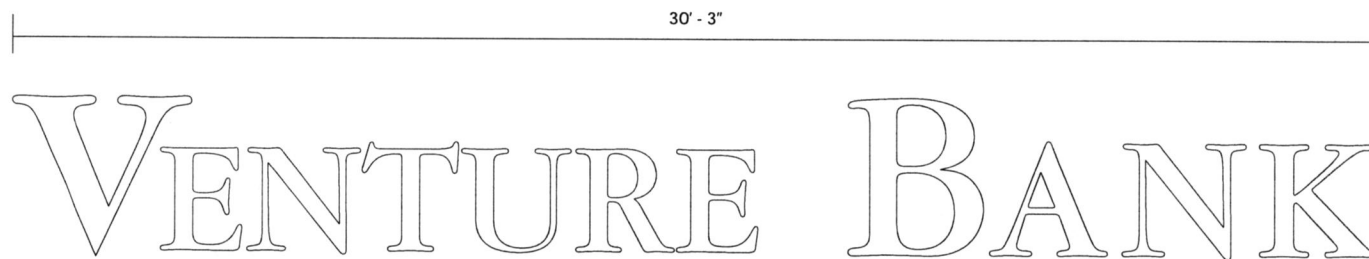
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1
1

ELEVATION: HALO ILLUMINATED REVERSE CHANNEL LETTERS

SCALE: 1/8"=1'-0"



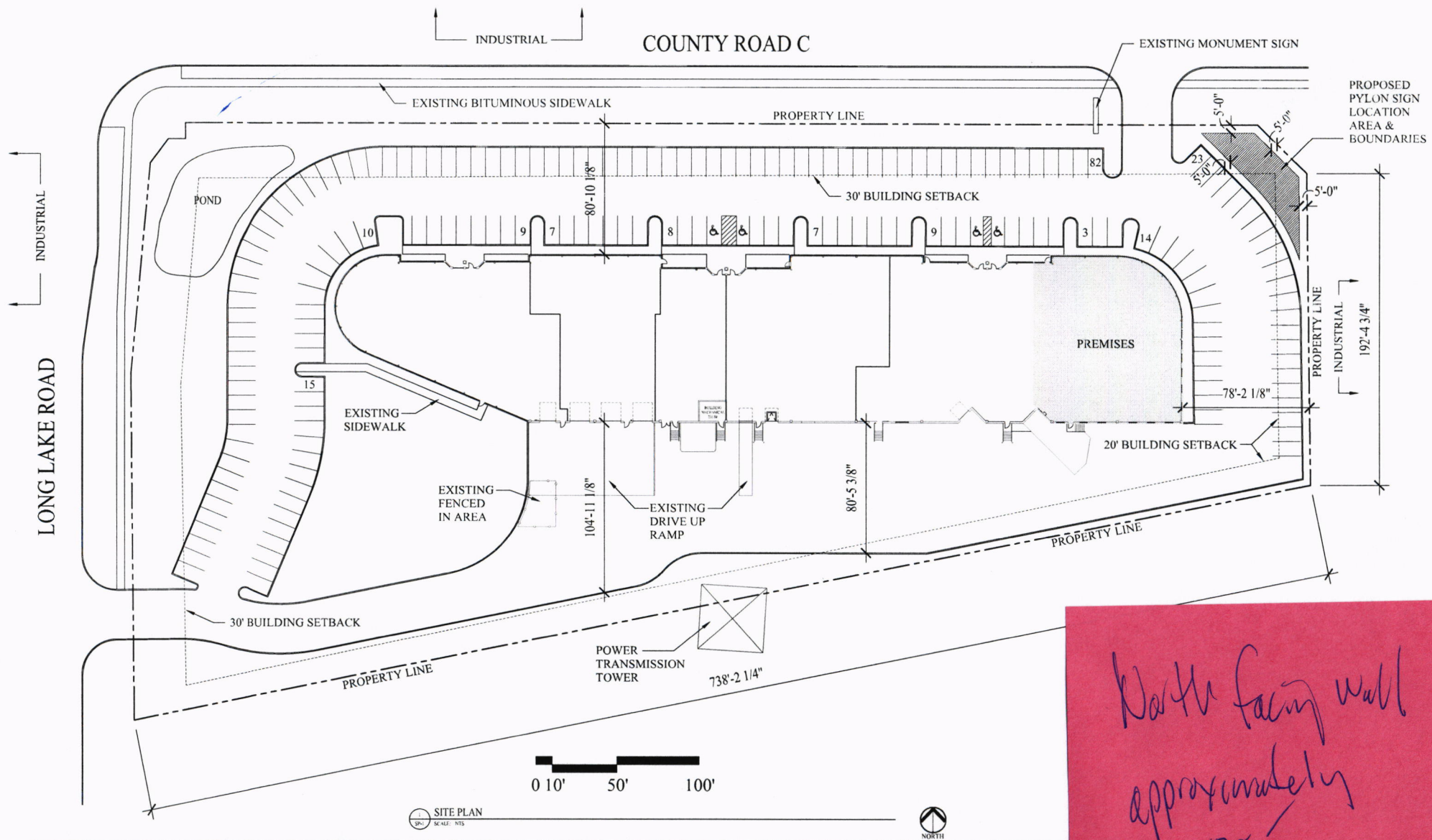
3" DEEP FABRICATED ALUM. REVERSE CHANNEL LETTERS, PAINTED WHITE
HALO ILLUMINATED W/ WHITE LED, 120v PROVIDED & CONNECTED BY OTHERS.
LETTERS SPACED OFF WALL 1-1/2" & MOUNTED W/ STUDS & SILICONE.

2
1

LAYOUT: REVERSE CHANNEL, LED ILLUMINATED LETTERS, QTY: 1
108 SQ. FT.

ARTWORK: PROVIDED
SCALE: 3/8"=1'-0"

1

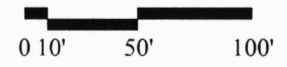


*North facing wall
approximately
525
includes 1/2 of each
curve*

GATEWAY BUSINESS CENTER

GATEWAY BUSINESS CENTER
2100 - 2190 COUNTY ROAD C
ROSEVILLE, MN

SITE PLAN
SCALE: NTS



DATE: _____
DRAWN BY: _____