



**COMMUNITY DEVELOPMENT**  
 2660 Civic Center Drive ♦ Roseville, MN 55113  
 Phone: (651) 792-7005 ♦ Fax: (651) 792-7070

**MASTER SIGN PLAN APPLICATION**

CITY CODE SECTION 1010.03  
 www.ci.roseville.mn.us

- RESIDENTIAL APPLICATION FEE: \$250
- COMMERCIAL APPLICATION FEE: \$350

*Fee should be made payable to City of Roseville upon submittal of application.*

Please complete the application by typing or printing in ink. Use additional paper if necessary.

**1. Property Owner Information:**

Last name: AX Roseville, L.P. First name: \_\_\_\_\_  
 Address: 360 Main Street, #300 Winnipeg City/State/Zip: MB Canada R3C 3Z3  
 Phone number: 204-947-1250 Email address: amy.melchior@cbre.com local contact

**2. Applicant Information: (if different from above)**

Company name: Sign Source  
 Last name: Abrahamson First name: Jim  
 Address: 7660 Quattro Drive City/State/Zip: Chanhassen, MN 55317  
 Phone number: 952-908-9106 Email address: jima@sign-source.com

**3. Address of Property Involved: (if different from above)**

2305 Walnut St, Roseville MN 55113

**4. Additional Required Information:**

- a. Site plan illustrating on-site improvements and location of proposed signage
- b. Sign details including sign dimensions, area calculations, and construction specifications for each sign being contemplated, as well as elevations showing wall signs and/or freestanding signs as appropriate

**5. Signature(s):** By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Amy Melchior  
 or Behalf of Owner

Date: 5/30/14

Applicant: James R. Abrahamson

Date: 6-4-14

## **Master Sign Plan for 2305 Walnut Street Roseville, Mn 55113**

**Monument:** Proposed multi tenant double faced sign. Location to be at the southeast corner of property per supplied drawing. The layout shows a single tenant at this point with an option for two or more if needed. The overall size of the monument is 65" x 65" x 10". The tenant panels will be 6" x 60" with vinyl graphics applied to each. The construction of the sign is all aluminum with solid plastic letters and premium vinyl graphics. The sign will be non illuminated. The sign will be subject to city permit and meet setbacks.

**Building Signs:** Proposed building sign would be all fabricated aluminum with a one color paint finish and either halo lit channel letters and logo or routed graphics with push thru graphics internally illuminated. The wall sign will be subject to city permit for overall size, color and details.

**Post & Panel Signs:** Proposed double faced post and panel signs will be fabricated aluminum with a paint finish and premium vinyl graphics. The overall size will be subject to city permit and meet setbacks.

**Address Numbers:** Proposed 24" tall by 1" deep address numbers reading 2305 will be fabricated aluminum with a one color paint finish and will be mounted to the building with blind studs on the northeast and the southeast corners.





Drawing Date: 04.04.14

Customer:  
St Jude Medical

Sales / Project Manager:  
- Jim Abrahamson  
- 952.908.9106 - JimA@Sign-Source.com

Customer Service Representative:  
- Justina Sleeper  
- 952.908.9125 - JustinaS@Sign-Source.com

Designer:  
Korey McDermott  
952.908.9127 - KoreyM@Sign-Source.com

Order / Est. #:  
632641

File Name:  
632641 St Jude Medical.ai

File Location:  
A-Z ● Korey's Mac

Fonts:  
-

Rev: 1.0 | Revision Notes

- Rev. 2 -
- Rev. 3 -
- Rev. 4 -
- Rev. 5 -
- Rev. 6 -
- Rev. 7 -
- Rev. 8 -
- Rev. 9 -
- Rev. 10 -



7660 Quattro Drive  
Chanhassen, MN 55317  
www.sign-source.com  
Fax: 952.908.9153

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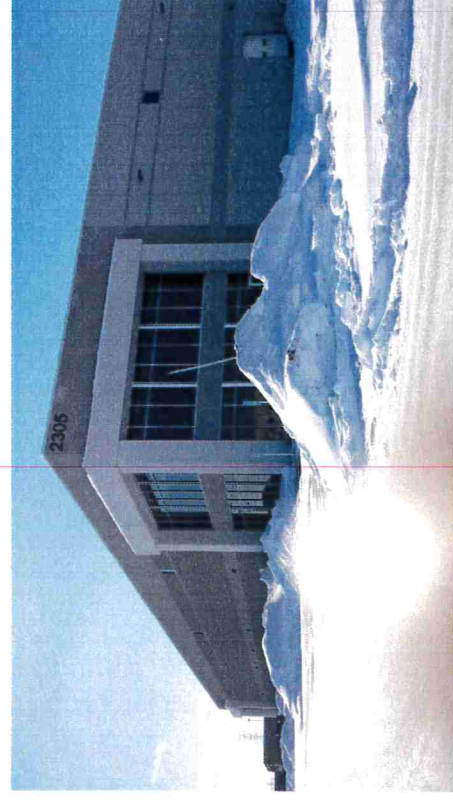
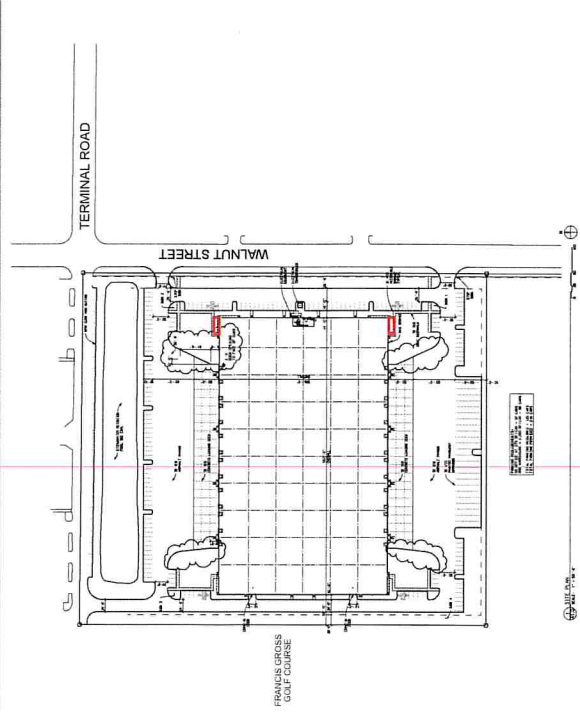
TO BE APPROVED BY BUILDING OWNER

Qty 2 Sets:

● Interior ● Exterior

- 1" Deep Reverse Non Lit Channel Letters
- Faces & Returns Painted Black
- Stud Mid Flush to Building

# 2305



I Have Verified the Accuracy of Colors, Layout, Quantities, Sizes, Spelling, & Wording. I Hereby Authorize Release to Production According to This Approved Submittal.

Approved  
As Is: \_\_\_\_\_

Production Will Not Begin Until  
Signed Approval Is Faxed Back.

Revise &  
Resubmit: \_\_\_\_\_

COLOR DISCLAIMER: Due to variances among color monitors and printers, the colors that appear on your screen or as printed may not be exact.

3/4" = 1'  
1:16 SCALE

STATE DRAWING (DO NOT REPRODUCE)  
1.00 in. - - - - -  
Formed for 11" x 17" Paper



Drawing Date: 04.11.14

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St Jude Medical

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- 952.908.9106 - JimA@Sign-Source.com

Customer Service Representative:  
- Justina Sleeper  
- 952.908.9125 - JustinaS@Sign-Source.com

Designer:  
Korey McDermott  
952.908.9171 - KoreyM@Sign-Source.co.

Order / Est. #:  
e32641

File Name:  
e32641 St Jude Medical.ai

File Location:  
A-Z ● Korey's Mac

Fonts:  
-

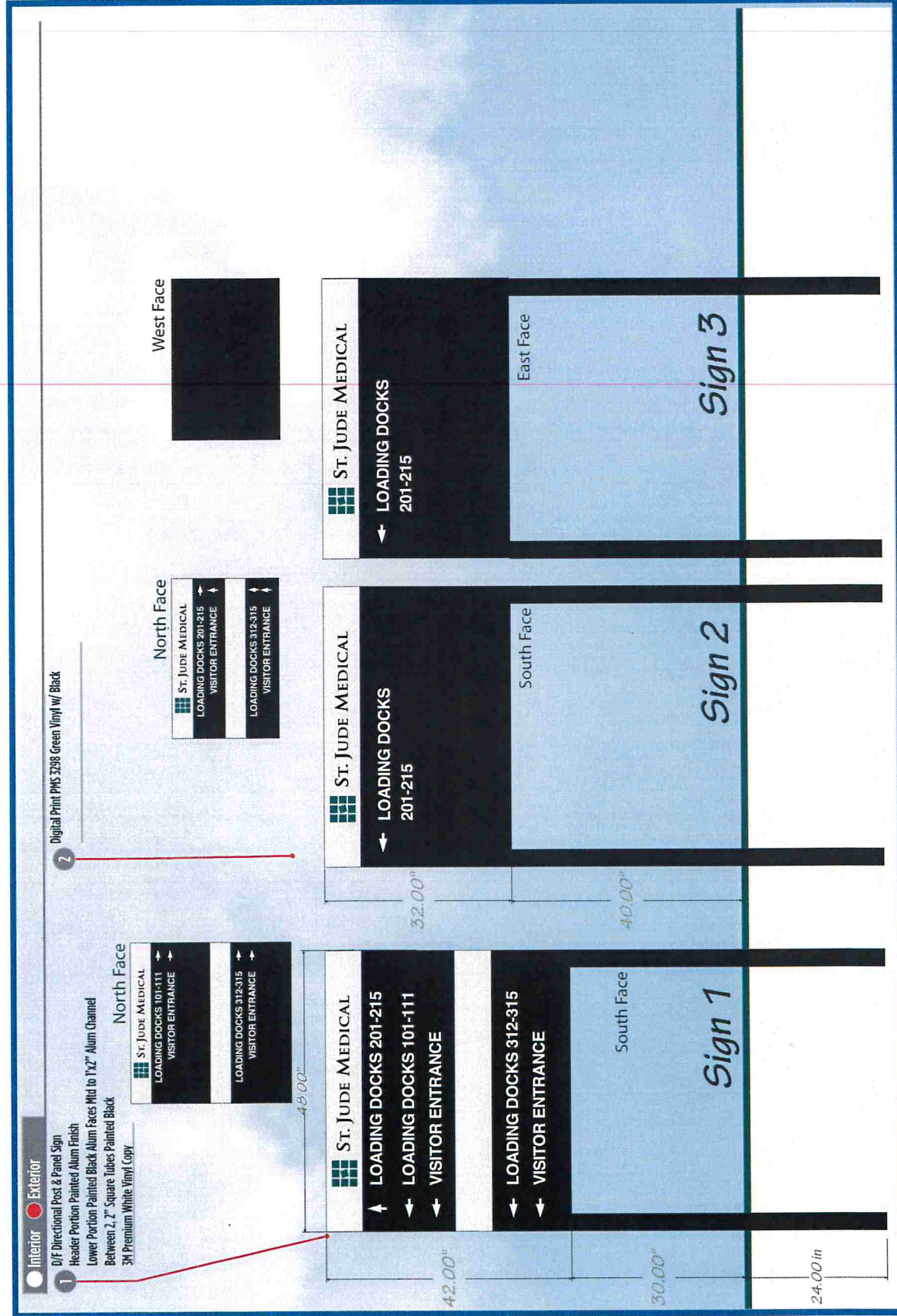
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3/4" = 1' SCALE  
1:16 SCALE  
SCALE BASED ON SIGN DIMENSIONS  
1.00 in. ----->>>>  
Formed for 11" x 17" Paper

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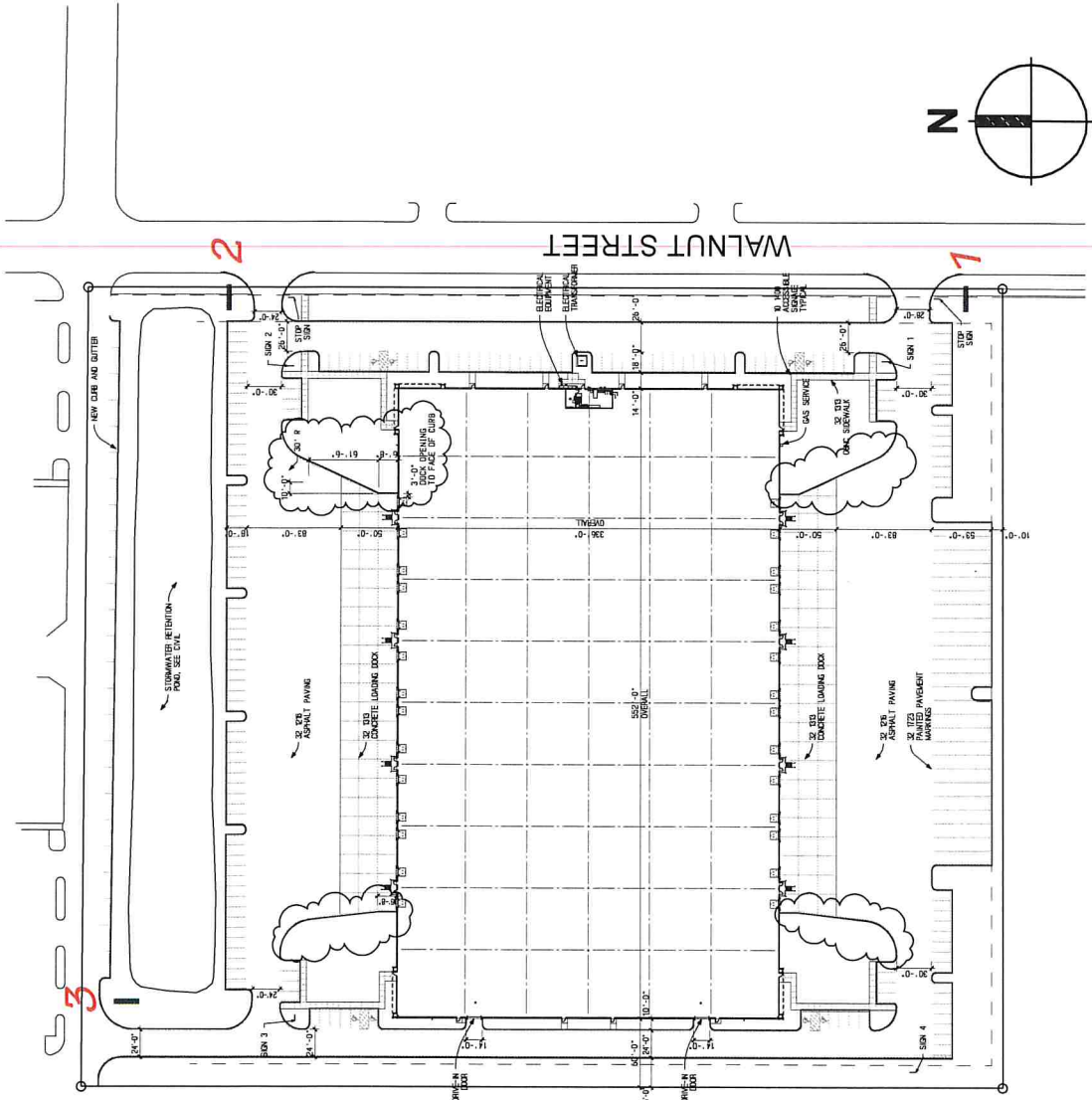
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# Directional Locations



**Drawing Date: 03-04-14**

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Sales / Project Manager:  
**- Jim Abrahamson**  
 - 952.908.9106 - JimA@Sign-Source.com

Customer Service Representative:  
**- Justina Sleeper**  
 - 952.908.9125 - JustinaS@Sign-Source.com

Designer:  
**Korey McDermott**  
 952.908.9127 - KoreyM@Sign-Source.com

Order / Est. #:  
**e32641**

File Name:  
**e32641 St Jude Medical.lai**

File Location:  
**A-Z** ● **Korey's Mac**

Fonts:  
 -

## Rev: 1.0 | Revision Notes

- Rev. 2: -
- Rev. 3: -
- Rev. 4: -
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- Rev. 6: -
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**Drawing Not To Scale!**

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COMMUNITY DEVELOPMENT DEPARTMENT

August 1, 2014

AX Roseville, L.P.  
360 Main Street #300 Winnipeg  
MB Canada R3C 3Z3

Sign Source  
Jim Abrahamson  
7660 Quattro Drive  
Chanhassen, MN 55317

**Re: 2305 Walnut Street - Master Sign Plan Approval**

On July 10, 2014, the Roseville Master Sign Plan Committee held the administrative hearing to review and consider the Master Sign Plan at 2305 Walnut. No adjacent property owners or citizens were present to address the committee and the City Planner did not receive any calls, email, or letters concerning the proposal.

The MSP Committee has reviewed the proposal and approves the following as the MSP for 2305 Walnut Street – St. Jude Medical:

**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 334 feet along the front of the building facing Walnut Street and a signage multiplier of 1.0 sq. ft., for a total wall signage allowance of 334 sq. ft.
- Wall signs meeting the total square footage allowed can be installed on all sides of the building.
- Wall signs (including identity logos and/or symbols) shall be custom cabinet or channel letters, that may be illuminated (preferably LED), and shall not exceed 30 inches in height, while logos shall not exceed 46 inches in 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 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 site shall be allowed one multi-tenant freestanding monument sign a maximum of 8 feet in height, setback a minimum of 5 feet from the property line adjacent to Walnut Street, and containing a maximum of 50 sq. ft. of signage. The sign construction will be comprised of aluminum, plastic letters, and vinyl graphics.

### **OTHER REQUIREMENTS**

- Three directional signs will also be allowed on the premises. Two post and panel signs shall be allowed along Walnut Street, one at each of the two access drives, and one post and panel sign shall be allowed along the access drive along the northern private road at the rear of the site. Post and panel signs shall be comprised of aluminum that is painted and includes vinyl graphics. All three post and panel signs shall be set back a minimum of 5 feet from the front (Walnut) or side (private road) property line, limited to 6 feet in height, and no larger than 14 sq. ft.
- Any leasing information shall be incorporated into the freestanding sign (such as contact name and number), which shall not count against the sign total. The leasing sign can be attached to the freestanding sign or mounted on the exterior of the building; neither sign shall exceed 18 sq. ft. and the proposed 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](mailto:thomas.paschke@ci.roseville.mn.us).

*Respectfully,*

**CITY of ROSEVILLE**

A handwritten signature in blue ink, appearing to read 'Thomas Paschke', written over a horizontal line.

*Thomas Paschke*  
*City Planner*



Drawing Date: 04.09.14

Customer:  
St Jude Medical  
Sales / Project Manager:  
- Jim Abrahamson  
- 952.908.9106 - JimA@Sign-Source.com

Customer Service Representative:  
- Justina Sleeper  
- 952.908.9125 - JustinaS@Sign-Source.com

Designer:  
Korey McDermott  
952.908.9127 - KoreyM@Sign-Source.com

Order / Est. #:  
e32641

File Name:  
e32641 St Jude Medical.ai

File Location:  
A-Z ● Korey's Mac

Fonts:  
-

Rev. 1.0 | Revision Notes

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Rev. 10-



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D/F Monument Sign:

Interior ● Exterior

1 S/F Alum Cabinet Painted Silver Metallic Base Painted R01676 Grey Black Painted Bar

2 3M Premium White Vinyl

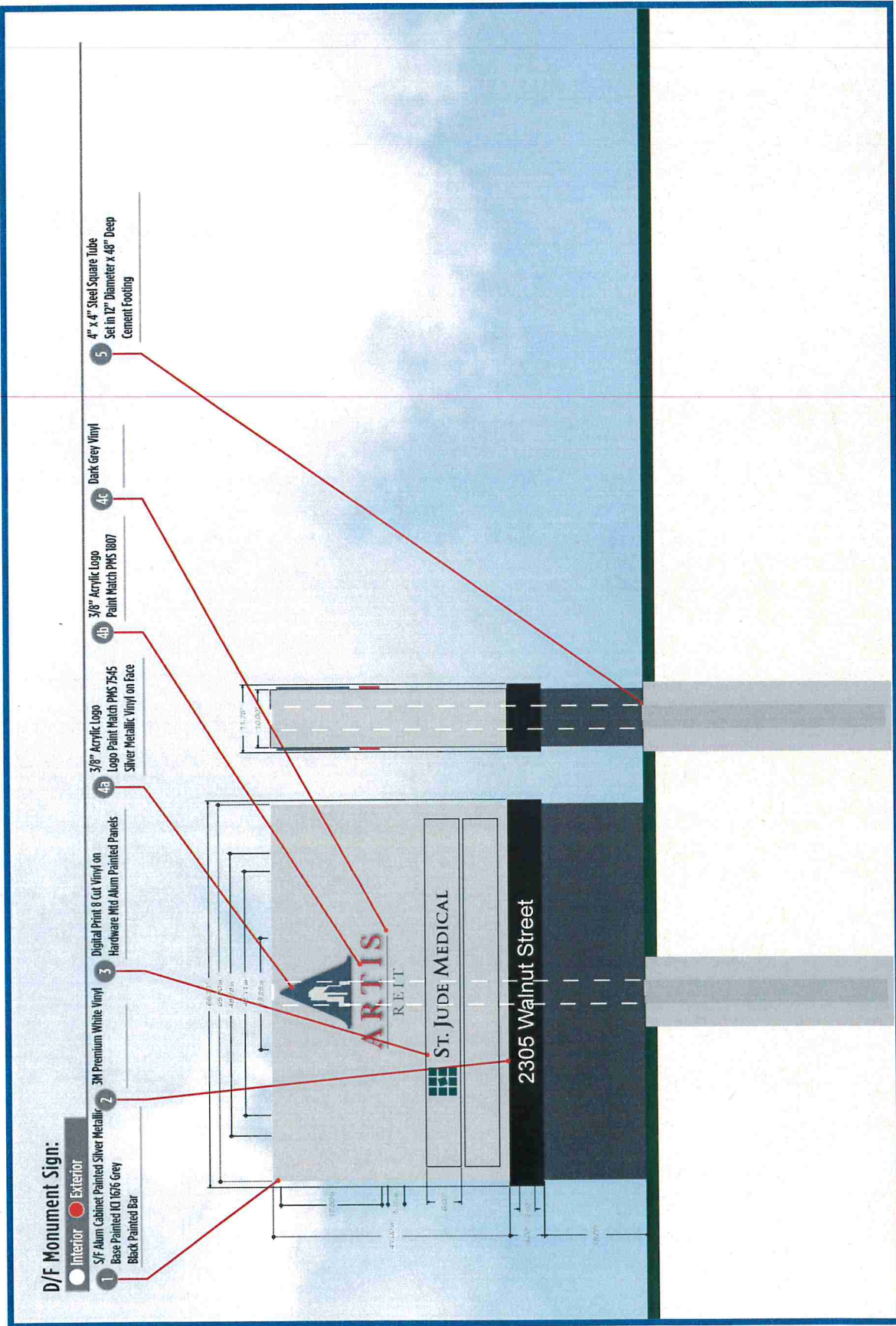
3 Digital Print & Cut Vinyl on Hardware Mid Alum Painted Panels

4a 3/8" Acrylic Logo Logo Paint Match PMS 7545 Silver Metallic Vinyl on Face

4b 3/8" Acrylic Logo Paint Match PMS 8007

4c Dark Grey Vinyl

5 4" x 4" Steel Square Tube Set in 12" Diameter x 48" Deep Cement Footing



3/4" = 1' SCALE  
1:16 SCALE  
Formatted for 11" x 17" Paper

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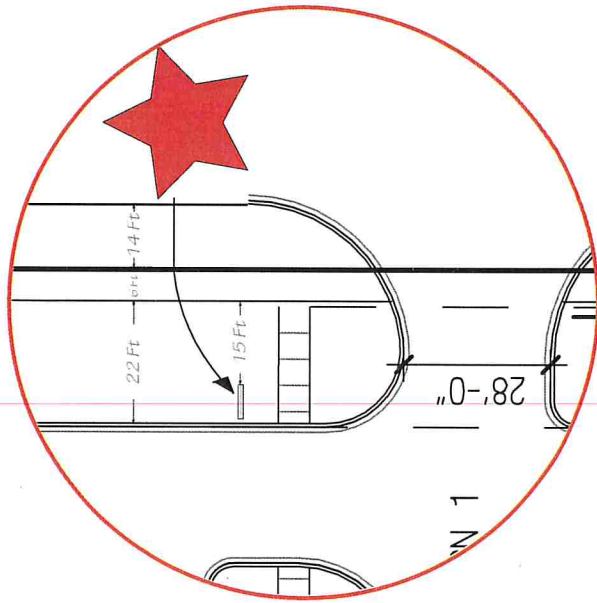
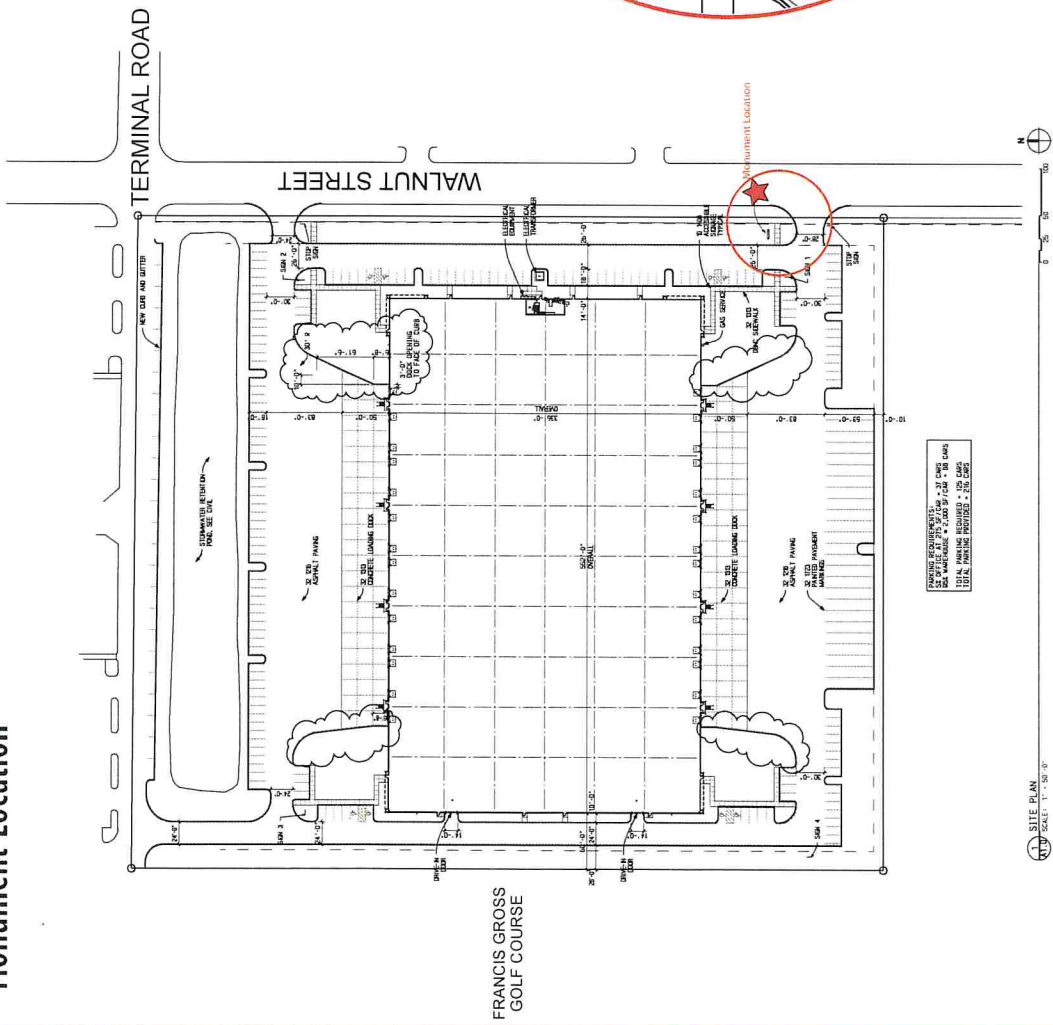
Revise & Resubmit:

Production Will Not Begin Until Signed Approval Is Faxed Back.

Approved As Is:

I Have Verified The Accuracy Of Colors, Layout, Quantities, Sizes, Spelling, & Wording. I Herby Authorize Release To Production According To This Approved Submittal.

# Monument Location



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**Sales / Project Manager:**  
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-952.908.9106 - Jim.A@Sign-Source.com

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952.908.9127 - Korey.M@Sign-Source.com

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e37641

**File Name:**  
e37641 St Jude Medical.ai

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A-Z ● Korey's Mac

**Fonts:**  
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**SignSource™**  
CREATING SOLUTIONS

7660 Quattro Drive  
Chanhassen, MN 55317  
www.sign-source.com  
Fax: 952.908.9153

I have verified the accuracy of colors, layout, quantities, sizes, spelling, & wording, & hereby authorize release to production according to this approved submittal.

Approved As Is: \_\_\_\_\_

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Revise & Resubmit: \_\_\_\_\_

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2660 Civic Center Drive ♦ Roseville, MN 55113
Phone: (651) 792-7005 ♦ Fax: (651) 792-7070

MASTER SIGN PLAN APPLICATION

CITY CODE SECTION 1010.03
www.ci.roseville.mn.us

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COMMERCIAL APPLICATION FEE: \$350

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b. Sign details including sign dimensions, area calculations, and construction specifications for each sign being contemplated, as well as elevations showing wall signs and/or freestanding signs as appropriate

5. Signature(s): By signing below, you attest that the information above and attached is true and correct to the best of your knowledge.

Property Owner: Amy Melchior Date: 5/30/14
or Behalf of owner
Applicant: James R. Abrahamson Date: 6-4-14

## **Master Sign Plan for 2305 Walnut Street Roseville, Mn 55113**

**Monument:** Proposed multi tenant double faced sign. Location to be at the southeast corner of property per supplied drawing. The layout shows a single tenant at this point with an option for two or more if needed. The overall size of the monument is 65" x 65" x 10". The tenant panels will be 6" x 60" with vinyl graphics applied to each. The construction of the sign is all aluminum with solid plastic letters and premium vinyl graphics. The sign will be non illuminated. The sign will be subject to city permit and meet setbacks.

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**Address Numbers:** Proposed 24" tall by 1" deep address numbers reading 2305 will be fabricated aluminum with a one color paint finish and will be mounted to the building with blind studs on the northeast and the southeast corners.





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Sales / Project Manager:

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- 952.908.9106 - Jim.A@Sign-Source.com

Customer Service Representative:

- Justina Sleeper  
- 952.908.9125 - Justina.S@Sign-Source.com

Designer:

Korey McDermott  
952.908.9127 - Korey.M@Sign-Source.com

Order / Est. #:

e32641

File Name:

e32641 St Jude Medical.ai

File Location:

A-Z ● Corey's Mac

Fonts:

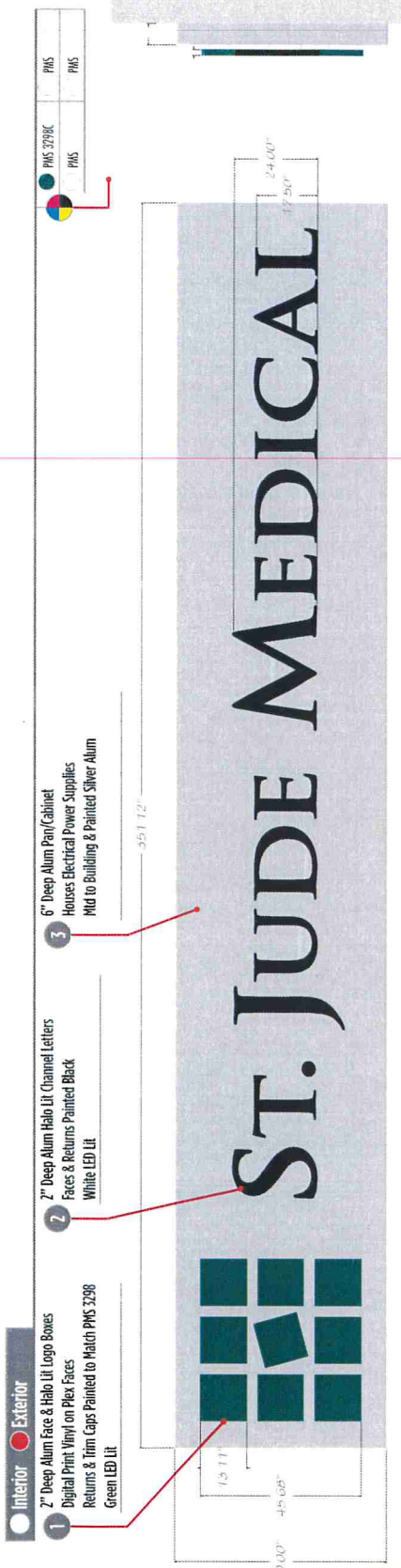
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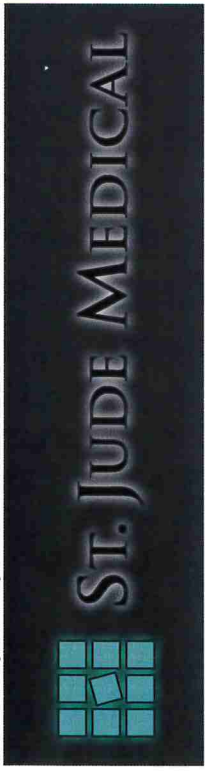


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Look of Sign At Night



I Have Verified The Accuracy Of Colors, Layout, Quantities, Sizes, Spelling, & Wording. I Hereby Authorize Release To Production According To This Approved Submittal.

Approved  
As Is:

Production Will Not Begin Until  
Signed Approval Is Faxed Back.

Revise &  
Resubmit:

COLOR DISCLAIMER: Due to variances among color monitors and printers, the colors that appear on your screen or as printed may not be exact.

3/8" = 1'  
1:32 SCALE  
3/4" = 1.00 ft. (approx)  
1" = 1.00 ft. (approx)  
1 1/2" = 1.75 ft. (approx)







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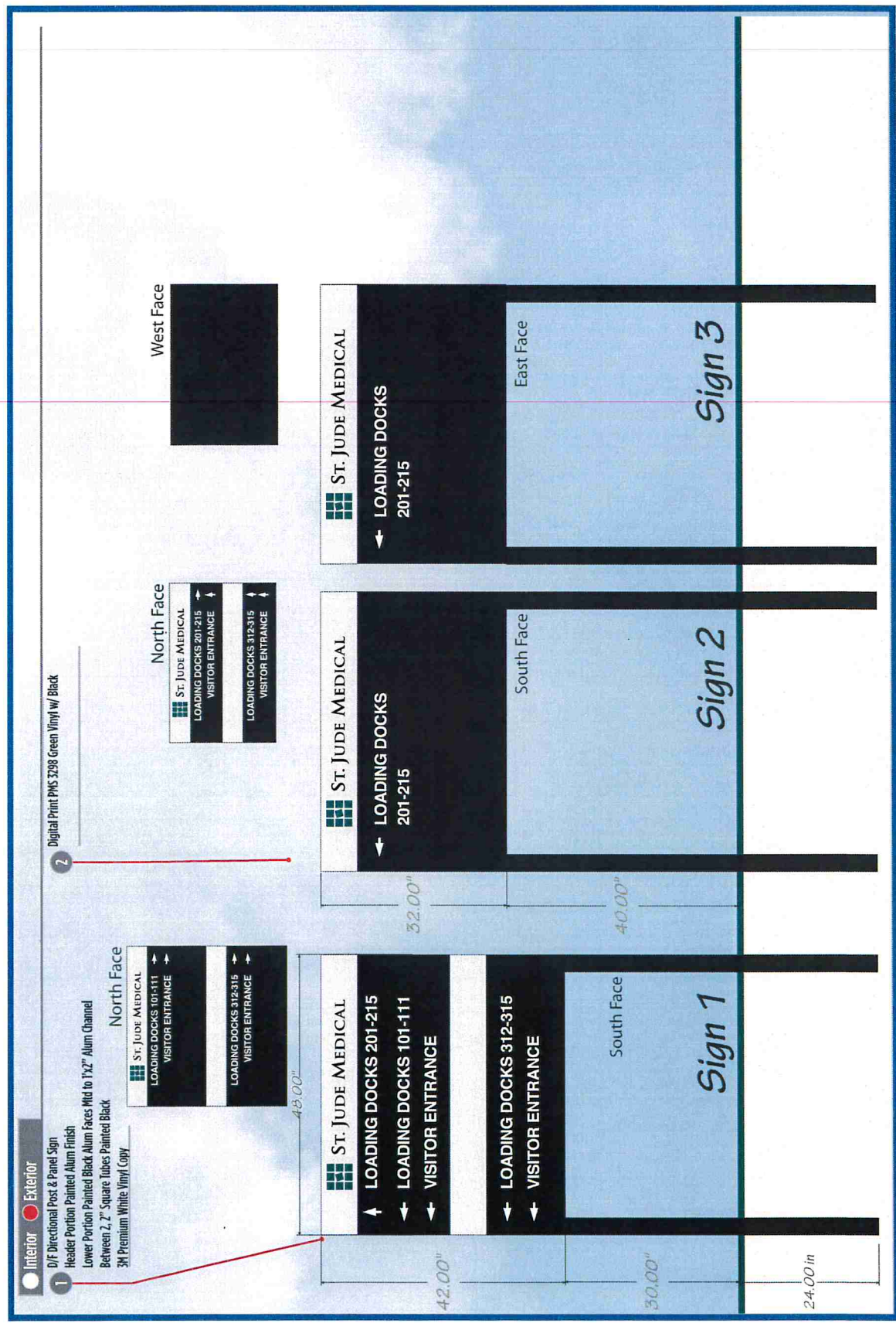
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Chamassan, MN 55317  
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**3/4" = 1'**  
1:16 SCALE

Start Here to get the most from your screen  
1.00" (in. -----) ←-----→  
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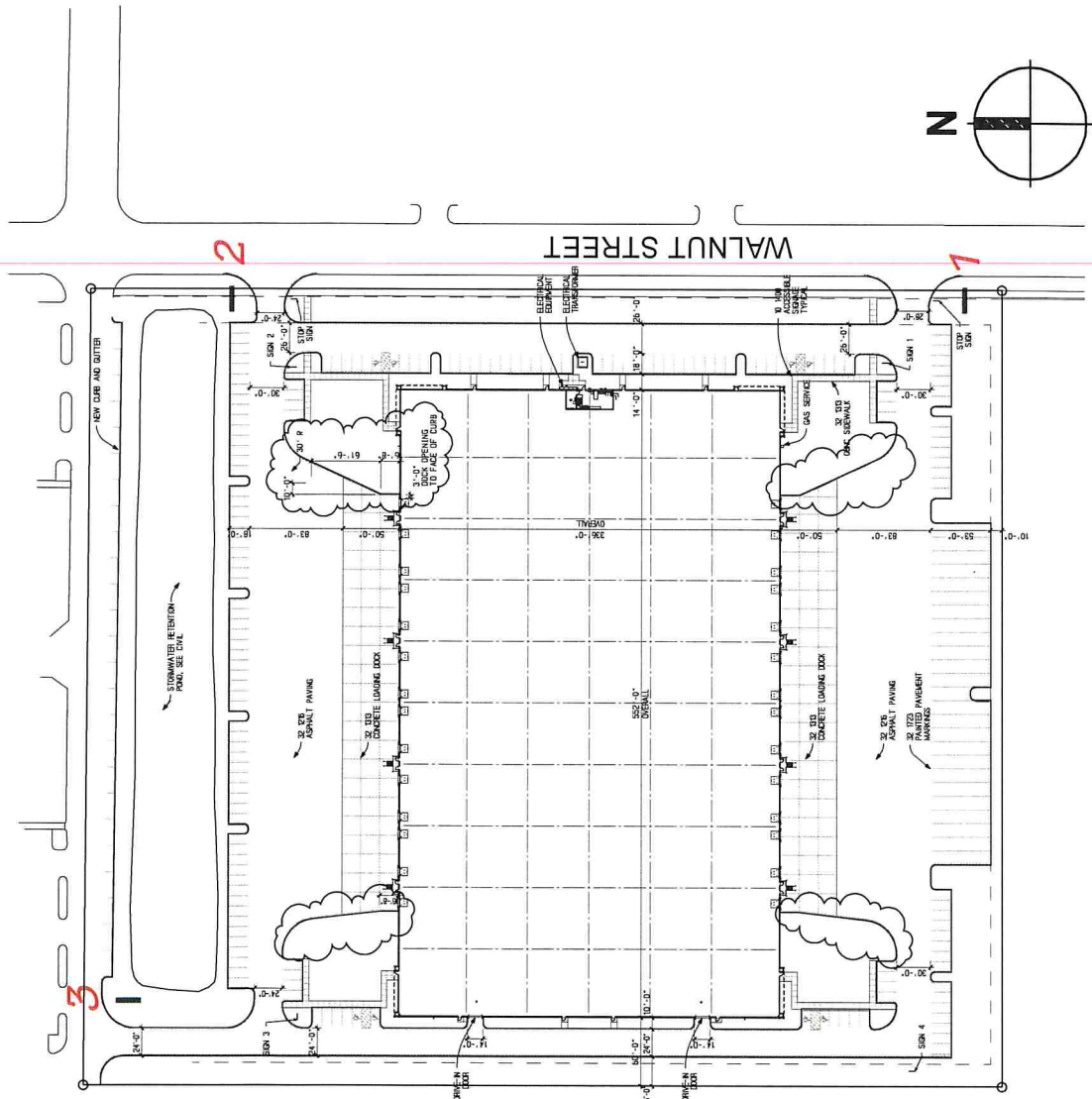
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# Directional Locations



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GRAPHIC SOLUTIONS

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Fax: 952.908.9153

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COMMUNITY DEVELOPMENT DEPARTMENT

August 1, 2014

AX Roseville, L.P.  
360 Main Street #300 Winnipeg  
MB Canada R3C 3Z3

Sign Source  
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7660 Quattro Drive  
Chanhassen, MN 55317

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- The site shall be allowed one multi-tenant freestanding monument sign a maximum of 8 feet in height, setback a minimum of 5 feet from the property line adjacent to Walnut Street, and containing a maximum of 50 sq. ft. of signage. The sign construction will be comprised of aluminum, plastic letters, and vinyl graphics.

### **OTHER REQUIREMENTS**

- Three directional signs will also be allowed on the premises. Two post and panel signs shall be allowed along Walnut Street, one at each of the two access drives, and one post and panel sign shall be allowed along the access drive along the northern private road at the rear of the site. Post and panel signs shall be comprised of aluminum that is painted and includes vinyl graphics. All three post and panel signs shall be set back a minimum of 5 feet from the front (Walnut) or side (private road) property line, limited to 6 feet in height, and no larger than 14 sq. ft.
- Any leasing information shall be incorporated into the freestanding sign (such as contact name and number), which shall not count against the sign total. The leasing sign can be attached to the freestanding sign or mounted on the exterior of the building; neither sign shall exceed 18 sq. ft. and the proposed 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](mailto:thomas.paschke@ci.roseville.mn.us).

*Respectfully,*

**CITY of ROSEVILLE**



*Thomas Paschke  
City Planner*

Drawing Date: 04.09.14

Customer:  
St Jude Medical  
Sales / Project Manager:  
- Jim Abrahamson  
- 952.908.9106 - jimA@sign-source.com

Customer Service Representative:  
- Justina Sleeper  
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Designer:  
Korey McDermott  
952.908.9177 - koreyM@sign-source.com

Order / Est. #:  
e32641

File Name:  
e32641 St Jude Medical.ai

File Location:  
A-Z ● Korey's Mac

Fonts:

Rev: 1.0 Revision Notes

- Rev. 2:-
- Rev. 3:-
- Rev. 4:-
- Rev. 5:-
- Rev. 6:-
- Rev. 7:-
- Rev. 8:-
- Rev. 9:-
- Rev. 10:-



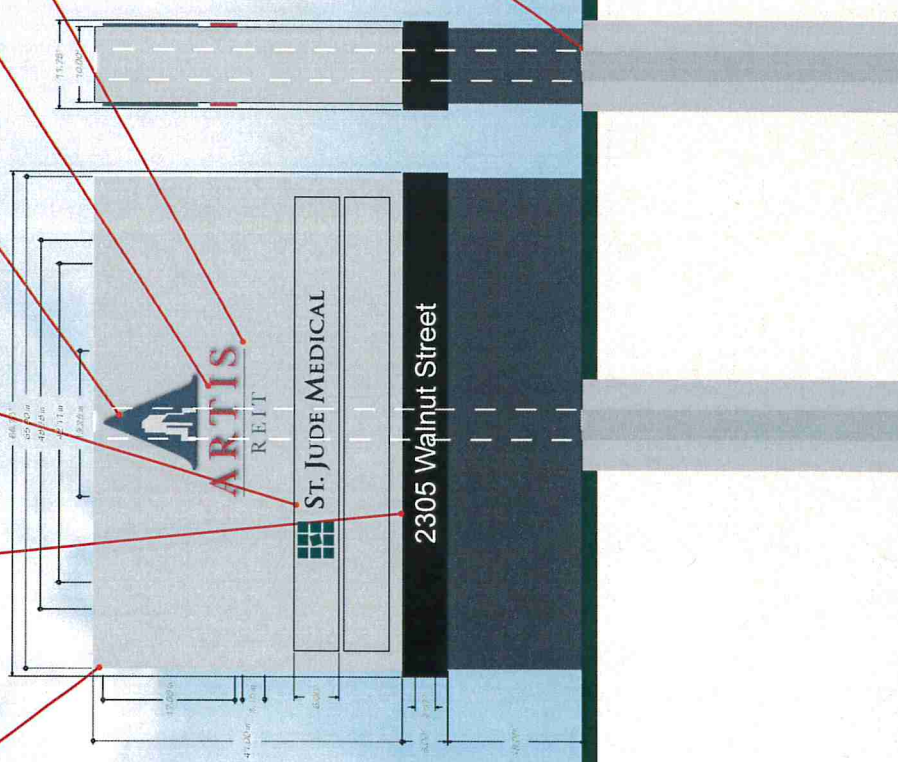
7660 Quattro Drive  
Chanhassen, MN 55317  
www.sign-source.com  
Fax: 952.908.9153

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D/F Monument Sign:

Interior ● Exterior

- 1 SF Alum Cabinet Painted Silver Metallic Base Painted KI 1616 Grey Black Painted Bar
- 2 3M Premium White Vinyl
- 3 Digital Print & Cut Vinyl on Hardware M10 Alum Painted Panels
- 4a 3/8" Acrylic Logo Logo Paint Match PMS 7545 Silver Metallic Vinyl on Face
- 4b 3/8" Acrylic Logo Logo Paint Match PMS 1807
- 4c Dark Grey Vinyl
- 5 4" x 4" Steel Square Tube Set in 12" Diameter x 48" Deep Cement Footing



3/4" = 1' SCALE  
1:16 SCALE  
FOOTPRINT FOR 11" x 17" PAPER

COLOR DISCLAIMER: Due to variances among color monitors and printers, the colors that appear on your screen or as printed may not be exact.

Revise & Resubmit:

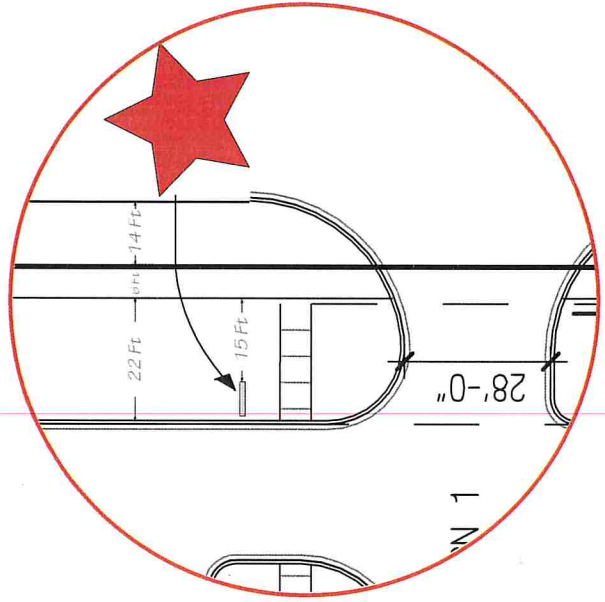
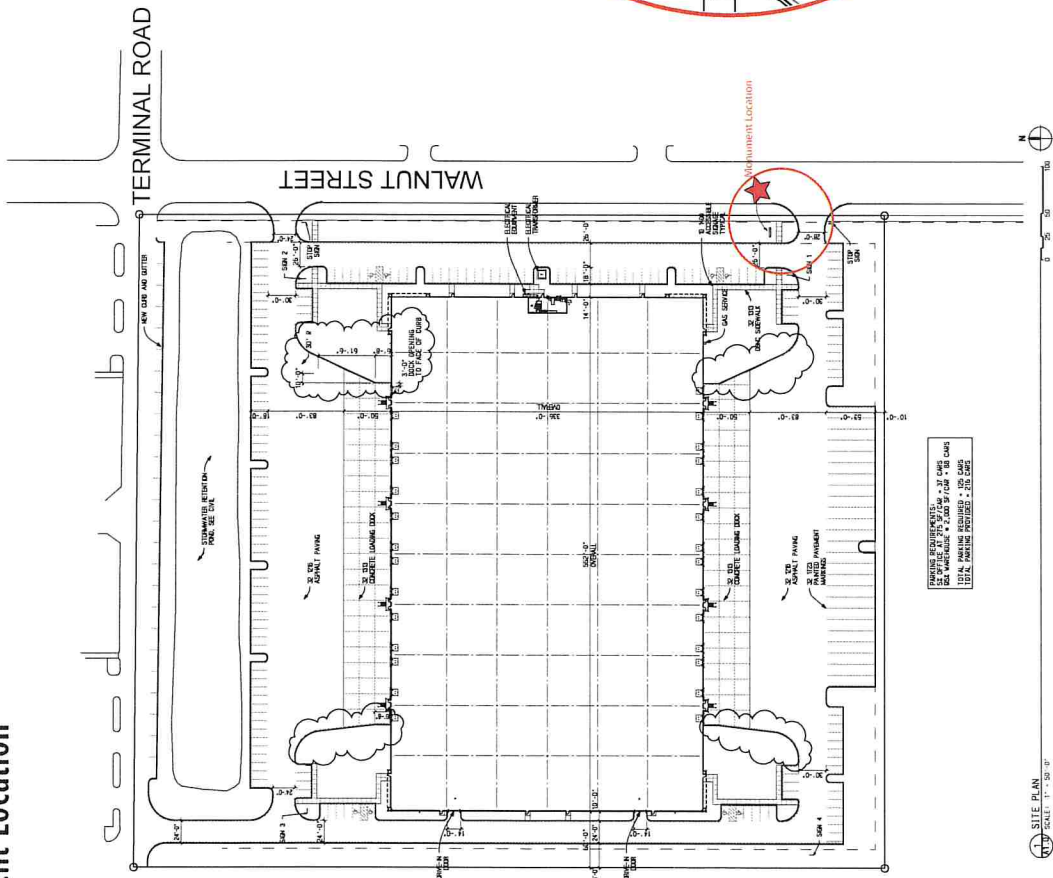
Production Will Not Begin Until Signed Approval Is Faxed Back.

Approved As Is:

I Have Verified The Accuracy Of Colors, Layout, Quantities, Sizes, Spelling & Wording. I Hereby Authorize Release To Production According To This Approved Submittal.



# Monument Location



**Drawing Date: 04-09-14**

Customer:  
**St Jude Medical**

Sales / Project Manager:  
**- Jim Abrahamson**  
 - 952.908.9106 - jim.a@sign-source.com

Customer Service Representative:  
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 952.908.9127 - korey.m@sign-source.co.

Order / Est. #:  
**e32641**

File Name:  
**e32641 St Jude Medical.Lai**

File Location:  
**A-Z** ● **Korey's Mac**

Fonts:  
 -

**Rev: 1.0 | Revision Notes**

- Rev. 2: -
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- Rev. 7: -
- Rev. 8: -
- Rev. 9: -
- Rev. 10: -

**SIGNSOURCE™**  
 DESIGN SOLUTIONS

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**Drawing Not To Scale!**

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