



COMMUNITY DEVELOPMENT

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

MASTER SIGN PLAN APPLICATION

CITY CODE SECTION 1009.03
www.ci.roseville.mn.us/council/city_code.htm

Table with 2 columns: LAND USE TYPE and APPLICATION FEE. Rows include Residential (\$250) and Commercial/Industrial (\$350).

(All fees should be made payable to City of Roseville upon submittal of application.)

Please complete the application by typing or printing in ink. If the spaces provided are insufficient, use additional sheets, keying information to the related item numbers.

1. Property Owner Information:

Company name: Gateway Washington, Inc.
Last name: Swenson First name: James
Address: 2100 N. Snelling Ave City/State/Zip: Roseville, MN 55113
Phone number: 651.631.0348 Email address: jas@eamc.com

2. Applicant Information: (if different from above)

Company name:
Last name: First name:
Address: City/State/Zip:
Phone number: Email address:

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

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 proposed sign, as well as elevations showing wall signs and/or freestanding signs as appropriate.

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

Property Owner: James Swenson Date: 4.27.09
Applicant: Date:

City of Roseville
651-792-7000

05/20/2009 3:43 PM
Receipt No. 0168098

signplan
Master Sign Plan 350.00

Receipt Total 350.00

Cash 0.00
Check 350.00 Check #1641
Charge 0.00

GATEWAY WASHINGTON

Cashier: JillH
Station: RVFIN8



Community Development Department
651-792-7074 ♦ fax: 651-792-7070

July 24, 2009

Mr. Jeff Agnes
100 Portland Avenue South
Minneapolis, MN 55401

Mr. Scott Michaelis
Emmes Realty Services LLC
2100 Snelling Avenue
Lower Lever
Roseville, MN 55113

RE: Har Mar Mall, 2100 Snelling Avenue - Master Sign Plan.

Gentlemen:

On May 28, 2009 the Roseville Planning Division held the required hearing regarding the Master Sign Plan (MSP) request for 2109 – 2115 Snelling Avenue. No citizens were present to address the committee and the City Planner did not receive any calls, email, or letters concerning the proposal. However, the Planning Division did require additional information prior to a ruling on an approved MSP.

On July 8, the Planning Division received the revised plans for the Har Mar Mall MSP and on July 9, members of the Master Sign Plan Committee reviewed my recommendation and supported its approval, as follows:

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 internally illuminated channel letters, either on raceways or individual letters, but in limited situations (anchor tenants) internally illuminated cabinet styled signs shall be allowed.
- Letter returns and raceways may be painted, prefinished, or utilize exposed metal; and exposed metal shall be stainless steel, titanium, bronze, aluminum, or other non-corrosive material.
- The scale and proportion of graphics shall be compatible with the building's architectural character and mass.
- Consistency for all signage related to height, size, and materials shall be encouraged/enforced.

Community Development Department

651-792-7074 ♦ fax: 651-792-7070

- Landlord sign-off of any sign proposal shall accompany any sign permit and shall meet the requirements of the MSP.
- Maximum sign area allowed shall be 1.5 sq. ft. per the lineal foot of the building frontage for each building (Main Building, Outlot A and Outlot B) per the attached drawing dated June 23, 2009.
- The total allowable square footage for each building will be updated as tenants leave or join the mall, per the attached spreadsheet dated June 23, 2009, and shall be provided to the City with each sign permit application.
- Sign area shall be computed per section 1010.04 of the City Code.
- All signs shall be made of durable materials and finishes, and be of highest quality fabrication.

FREESTANDING SIGN REQUIREMENTS

- The mall shall be allowed three large freestanding signs consistent with plan attachment A-1. The first marquee freestanding sign shall be located near the northwest corner of the property, not exceed 45 feet in height, include up to nine tenants signs and Har Mar label. The second and third freestanding signs shall be located adjacent to Snelling Avenue near (north) of the signalized intersection and adjacent to county Road B west of access, not exceed 24 feet in height, include up to four tenant signs and the Har Mar label.
- The mall shall be allowed four small free standing signs consistent with attachment A-2 and be located at the access points of County Road B and at Snelling Avenue. These freestanding signs shall not exceed eight feet in height and include two tenant signs each, along with the Har Mar label and address numbers.
- All new freestanding signs shall be installed or updated on or before July 9, 2014.
- In addition to the above freestanding sign requirements, all leasing information (contact and number) shall be incorporated into the three large freestanding signs. All existing freestanding leasing signs on the premises shall be removed.
- Final design and content and any future internal directional signage to be reviewed and approved by the Roseville Planning Division, prior to the issuance of a sign permit.

Should you have any questions or comments, please call me at 651-792-7074.

Respectfully,

CITY of ROSEVILLE



Thomas Paschke
City Planner

Aarchitects LLC

100 Portland Ave. South
Suite 100
Minneapolis, MN 55401

612 371-6440 T
612 332-0710 F

jagnes@aarchitectsllc.com

June 23, 2009

Mr. Thomas Paschke

City Planner
Community Development Department
2660 Civic Center Drive
Roseville, MN 55113
thomas.paschke@ci.roseville.mn.us

Re: **MASTER SIGN PLAN**
Harmar Mall
Roseville, MN

Mr. Paschke:

Please find the following supplement to the Master Sign Plan for Har Mar Mall:

Wall Signage Conditions:

- 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 1009 of the Roseville City Code.
- Wall signs shall be internally illuminated channel letters, either on raceways or individual letters, but in limited situations (e.g., anchor tenants) internally illuminated cabinet style signs shall be allowed.
- Letter returns and raceways may be painted, prefinished, or utilize exposed metal; any exposed metal shall be, stainless steel, titanium, bronze, aluminum or other similar non-corrosive material.
- Consistency for all signage related to size, materials, and heights shall be enforced/encouraged.
- All signs shall be made of durable materials and finishes, and be of high quality fabrication.
- The scale and proportion of graphics shall be compatible with the building's architectural character and mass.
- Sign permits are required for all signs.
- Landlord sign-off of any sign proposal shall accompany any sign permit application.

June 23, 2009

- Maximum sign area allowed shall be 1.5 square foot per linear foot of building frontage for each building (Main Building, Outlot A, Outlot B) per the attached drawing dated 06/23/09.
- The total allowable square footage for each building will be updated as tenants leave or join the mall, per the attached spreadsheet dated 06/23/09, and provided to the city upon request,
- Signage area shall be computed per Section 1009.04 of the Roseville City Code.

Freestanding Signage Conditions:

- Freestanding signage to be per attached plans A-1 and A-2 dated 08/22/08.
- Any additional freestanding signage shall be reviewed by the Roseville City Planner prior to approval and issuance of a sign permit.

Architects LLC,

Jeffrey P. Agnes AIA
JPA/jpa

Cc: Dennis Morris - Emmes dm@eamc.com
Tracey A. Bruick - Emmes tb@eamc.com
Lee Krueger - Emmes ljk@eamc.com

MASTER SIGN PLAN
 Har Mar Mall
 Emmes Realty Services LLC
 6/23/2009

ALLOWABLE SIGNAGE AREA

| Main Building | | Sign SqFt. | West Elevations | Sign SqFt. | East Elevations | Sign SqFt. | South Elevations | Sign SqFt. |
|--|--------------|--|-----------------|--|-----------------|--|---------------------------------------|------------|
| North Elevations | | | | | | | | |
| Marshall's | 114 | Old TCT (Vacant) | 0 | | | | Staples- south | 80 |
| HM Mall Signage- N Entrance | 26 | Carpet King | 90 | | | | Old Back Theatre-West Front (Vacant) | 0 |
| David's Bridal | 67 | Old Chicago West | 72 | | | | Old Back Theatre-South Front (Vacant) | 0 |
| Buffalo WW | 68 | Old Chicago South | 60 | | | | Old Back Theatre-South Back (Vacant) | 0 |
| Old Domino's Pizza (Vacant) | 0 | Famous Footwear | 228 | | | | | |
| Dress Barn | 177 | Dot's | 62 | T.J. Maxx | 70 | | | |
| Plato's Closet | 49 | HM Mall Signage- W. Entrance I | 26 | Old NW Book | 0 | | | |
| Dot's | 62 | Dress Barn | 71 | HM Mall Signage- NE Entrance | 33 | | | |
| Barber Shop | 19 | Land's End | 60 | Cub Foods- NE Entrance | 165 | | | |
| Eddington's | 27 | Old Mobile Phone | 0 | | | | | |
| Baja Grill | 33 | Pet Shop | 6 | | | | | |
| Leeann Chin | 40 | Michaels | 195 | HM Mall Signage- New E. Entrance | 30 | | | |
| Subway | 27 | HomeGoods | 85 | HomeGoods | 85 | | | |
| Old TCF (Vacant) | 0 | HM Mall Signage- W. Entrance II | 26 | H&R Block | 36 | | | |
| | | Barnes N Noble | 311 | Old Seasonal Concepts (Vacant) | 0 | | | |
| | | Staples-west | 160 | Marshall's East Ent. | 165 | | | |
| Actual Signage S.F. on Building | 709 | Actual Signage S.F. on Building | 1,472 | Actual Signage S.F. on Building | 584 | Actual Signage S.F. on Building | 1,362 | |
| North Elevation Actual L.F. | 721 | West Elevation Actual L.F. | 1,113 | East Elevation Actual L.F. | 954 | South Elevation Actual L.F. | 996 | |
| Signage Allowed (1.5 SF/L.F.) | 1,082 | Signage Allowed (1.5 SF/L.F.) | 1,670 | Signage Allowed (1.5 SF/L.F.) | 1,431 | Signage Allowed (1.5 SF/L.F.) | 1,494 | |
| Signage S.F. Remaining | 373 | Signage S.F. Remaining | 198 | Signage S.F. Remaining | 847 | Signage S.F. Remaining | 132 | |
| TOTAL Signage Allowed | 5,676 | TOTAL Signage S.F. on Building | 4,127 | TOTAL Signage S.F. on Building | 1,549 | | | |

| Outlot Buildings | | Sign SqFt. | Outlot B | Sign SqFt. |
|--|------------|--|------------|------------|
| Outlot A | | | | |
| D'Amico & Sons | 112 | | | |
| USA Credit Union (Vacant) | 94 | Chianti Grill | 86 | |
| Actual Signage S.F. on Building | 206 | Actual Signage S.F. on Building | 86 | |
| Actual L.F. | 311 | Actual L.F. | 269 | |
| Signage Allowed (1.5 SF/L.F.) | 467 | Signage Allowed (1.5 SF/L.F.) | 404 | |
| Signage S.F. Remaining | 261 | Signage S.F. Remaining | 318 | |

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 Minneapolis, MN 55401

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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 law of the state of Minnesota.

Signature: _____ Name: Jeffrey P. Agnes MA
 Date: _____ Reg. No.: 19492

OWNER



PROJECT
HARMAR MALL
 2100 N. SNELLING AVENUE
 ROSEVILLE, MINNESOTA

SHEET TITLE
ACTUAL
 WALL LINEAR FOOTAGE

PROJECT NO.
 76.00

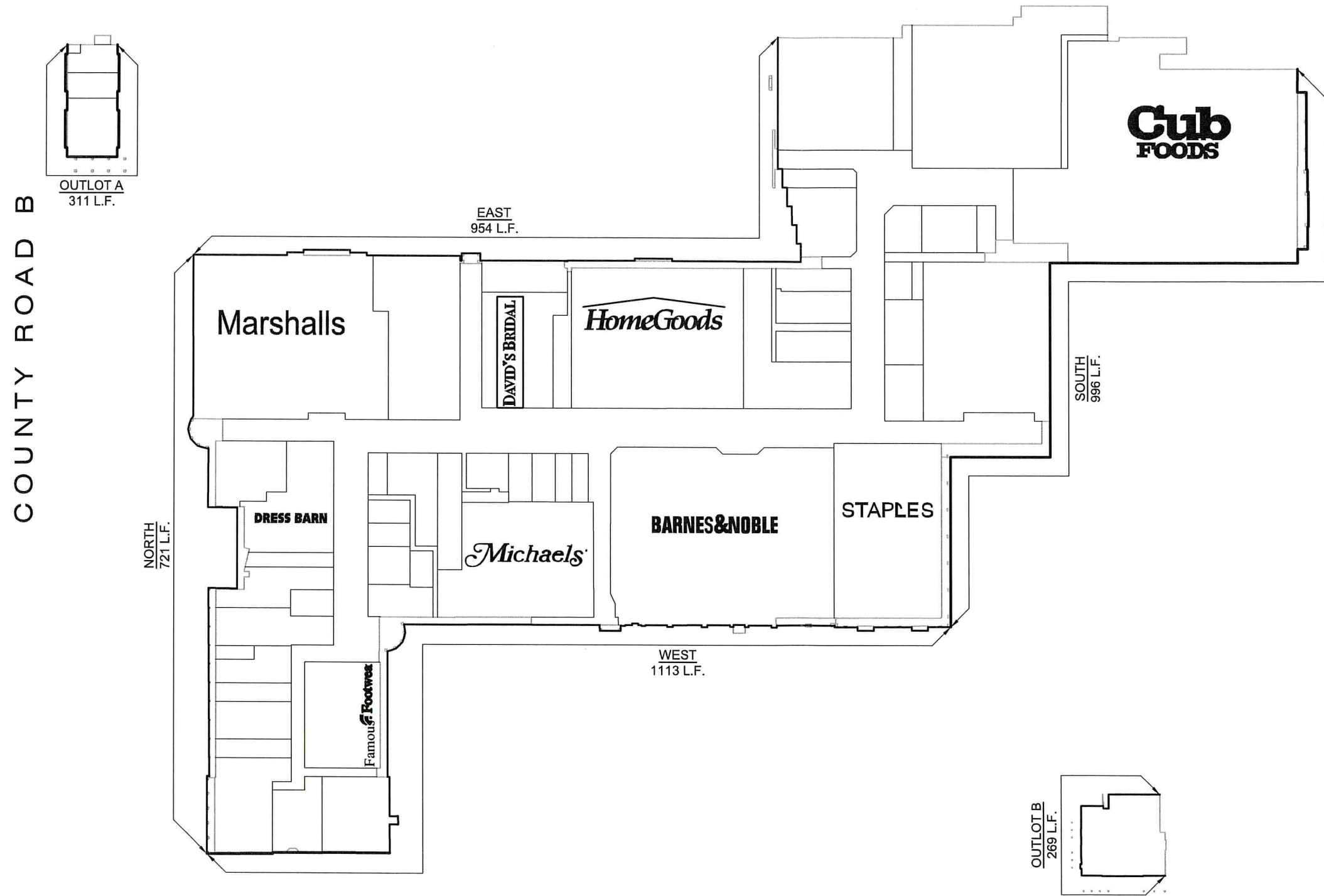
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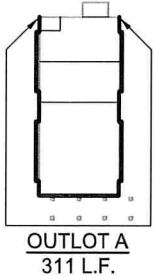
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SHEET NO.

LF



COUNTY ROAD B



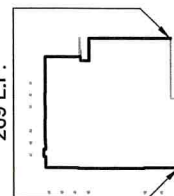
NORTH
 721 L.F.

EAST
 954 L.F.

SOUTH
 996 L.F.

WEST
 1113 L.F.

OUTLOT B
 269 L.F.



HAR MAR MALL

ROSEVILLE, MINNESOTA

SNELLING AVENUE

JUNE 2009



EXTERIOR ELEVATION KEY NOTES

| NO. | NOTE |
|-----|---|
| 1 | PREFIN. MTL. COPING TO MATCH EIFS COLOR OVER BLDG. FELTS OVER 3/4" EXT. PLYWD. CAULK AND SEAL WEATHERTIGHT. SLOPE AT 1/4" PER FT. MIN. HIP ROOF W/ MITERED CORNERS - TYP. |
| 2 | REVERSE CHANNEL METAL LETTERS W/ NEON HALO, EA. SIDE OF EA. SIGN. "HARMAR LOGO" SIGNAGE TO MATCH NEW ENTRY ARCH ON EAST SIDE. PYLON 1 TO BE 6'-0" WD.; PYLON 2 TO BE 2'-6" WD. |
| 3 | EIFS BACKGROUND W/ INDIVIDUALLY ILLUM. LETTERS OR LETTERS ON RACEWAY (RACEWAY COLOR TO MATCH EIFS). ALT #1: DOUBLE-SIDED INTERNALLY ILLUM. PREFIN. ALUM. CABINETS W/ ROUTED OUT GRAPHIC AND LEXAN BACKER PANELS. |
| 4 | REINF. CONG. FOUNDATION AND POST FOOTINGS - SEE STRUCT. |
| 5 | 2" HT. X 1/2" DP. EIFS HORIZ. RECESS WHERE SHOWN. |
| 6 | PROVIDE 1/2" WD. X 1/2" DP. V-GROOVE REVEAL WHERE SHOWN. |

| NO. | NOTE |
|-----|--|
| 7 | PIN-MOUNTED METAL LETTERS EA. SIDE OF EA. SIGN. "HARMAR LOGO" SIGNAGE TO MATCH NEW ENTRY ARCH ON EAST SIDE. MONUMENT "2" AND "4" TO BE 2'-0" WD. ADDRESS "2100" IN SAME TEXT STYLE AS LOGO. (4 THUS) |
| 8 | RECESSED SIGN WASH FIXTURES; SEE FIXT 'A'; (6 EACH) |
| 9 | EXIST. PRECAST CONG. CAP/PANELS TO REMAIN. REPAIR DAMAGED EXPOSED SURFACES AS REQD. TO MATCH THROUGHOUT. |
| 10 | REMOVE EXIST. KALWALL BOX - TYP. WHERE SHOWN DASHED. |
| 11 | 1 1/2" EIFS. SYSTEM OVER 1/2" DEBN GLASS GOLD OVER MTL. STUD FRAMING. INSTALL PER MANUF. RECS. INCLUDING STND. DETAILS, JOINTS, FLASHING. |
| 12 | 1" EIFS. SYSTEM OVER 1/2" DEBN GLASS GOLD OVER MTL. STUD FRAMING. INSTALL PER MANUF. RECS. INCLUDING STND. DETAILS, JOINTS, FLASHING. |

FINISH PRODUCT SPECIFICATIONS

| ITEM | NOTE |
|-------|---|
| CS-1 | CULTURED STONE VENEER MANUF: PROSTONE TYPE: LEDGESTONE COLOR: VINTAGE WINE (PRO-48227 W/ PRO-48226 CORNERS) MORTAR: FRISB PIGMENTS' GUN METAL; FULL MORTAR JOINTS |
| EFB-1 | EXTERIOR INSULATION FINISH SYSTEM "ENERGY" SAHARA TEXTURE COLOR: T.S.D. (DARK) |
| EFB-2 | EXTERIOR INSULATION FINISH SYSTEM "ENERGY" SAHARA TEXTURE COLOR: T.S.D. (TAN) |
| EFB-3 | EXTERIOR INSULATION FINISH SYSTEM "ENERGY" FINE TEXTURE COLOR: T.S.D. (WHITE) |
| PC-1 | PRECAST CONCRETE PANEL 4" THICK CAST STONE W/ MITERED CORNERS; 6.6 CLIPS; 2" SLOPE MATCH SMOOTH FINISH ON NEW ENTRY ARCH ON EAST SIDE. |

NOTE: INSTALL ALL FINISHES AND FINISH SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND MANUFACTURER'S STANDARD DETAILS FOR SIMILAR CONDITIONS.

| ITEM | NOTE |
|------|--|
| PC-2 | PRECAST CONCRETE CAP SLOPE EXPOSED TOP MIN. 1/4" PER FT. MATCH SMOOTH FINISH ON NEW ENTRY ARCH ON EAST SIDE. |

| LIGHT FIXTURE SPECIFICATION | |
|-----------------------------|--|
| A | TYPE: RECESSED SIGN WASH LAMP: GE LIGHTING CMH2MR 18/30W/PL NO: LUCIFER LIGHTING DHZF-MH-ES18-20-120E-DL212-288; BRUSHED S.S. TRM |
| B | TYPE: GROUND-MOUNTED FLOOD LAMP: COMBOST/CS30 NO: BK LIGHTING YC-FL-0-BLACK-10-08 CUT OFF SHOOT-HP2-155M-3000 - VERIFY IF CONG. COLLAR POUR IS REQD. PRIOR TO ORDERING |

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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 law of the state of Minnesota.

Signature: _____ Name: Jeffrey P. Agnos AIA
Date: _____ Reg. No.: 19492

OWNER

EMMES REALTY SERVICES LLC

PROJECT
HARMAR
SITE SIGNAGE

HARMAR MALL
2100 N. SNELLING AVE.
ROSEVILLE, MN 55113

SHEET TITLE
PROPOSED
PYLON SIGN
PROPOSED
MONUMENT SIGN

PROJECT NO.
76.06

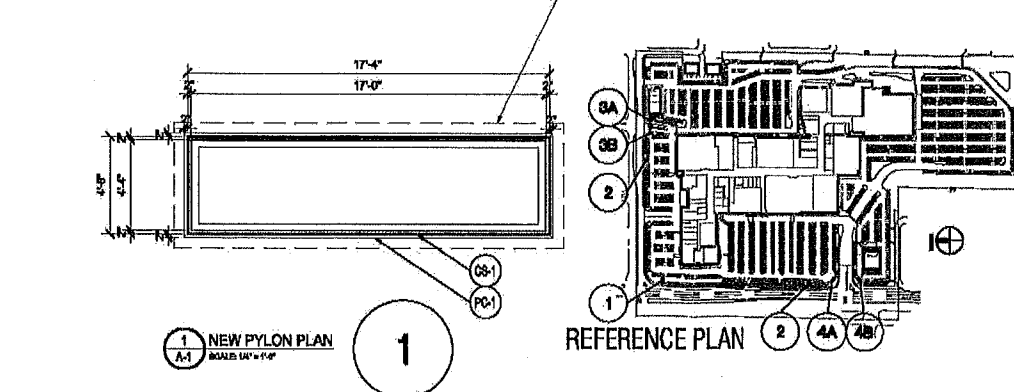
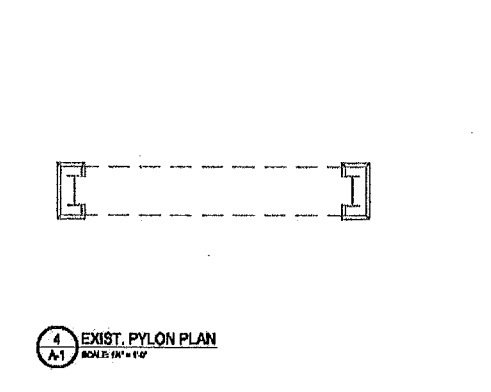
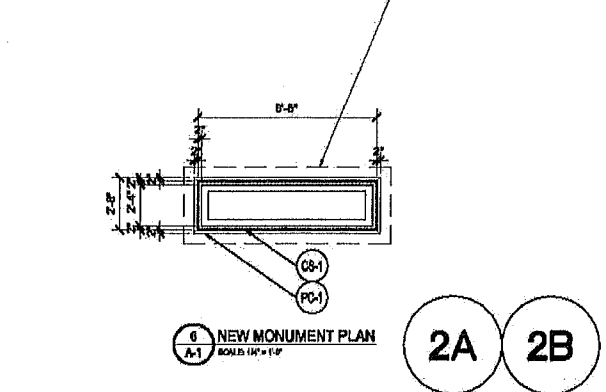
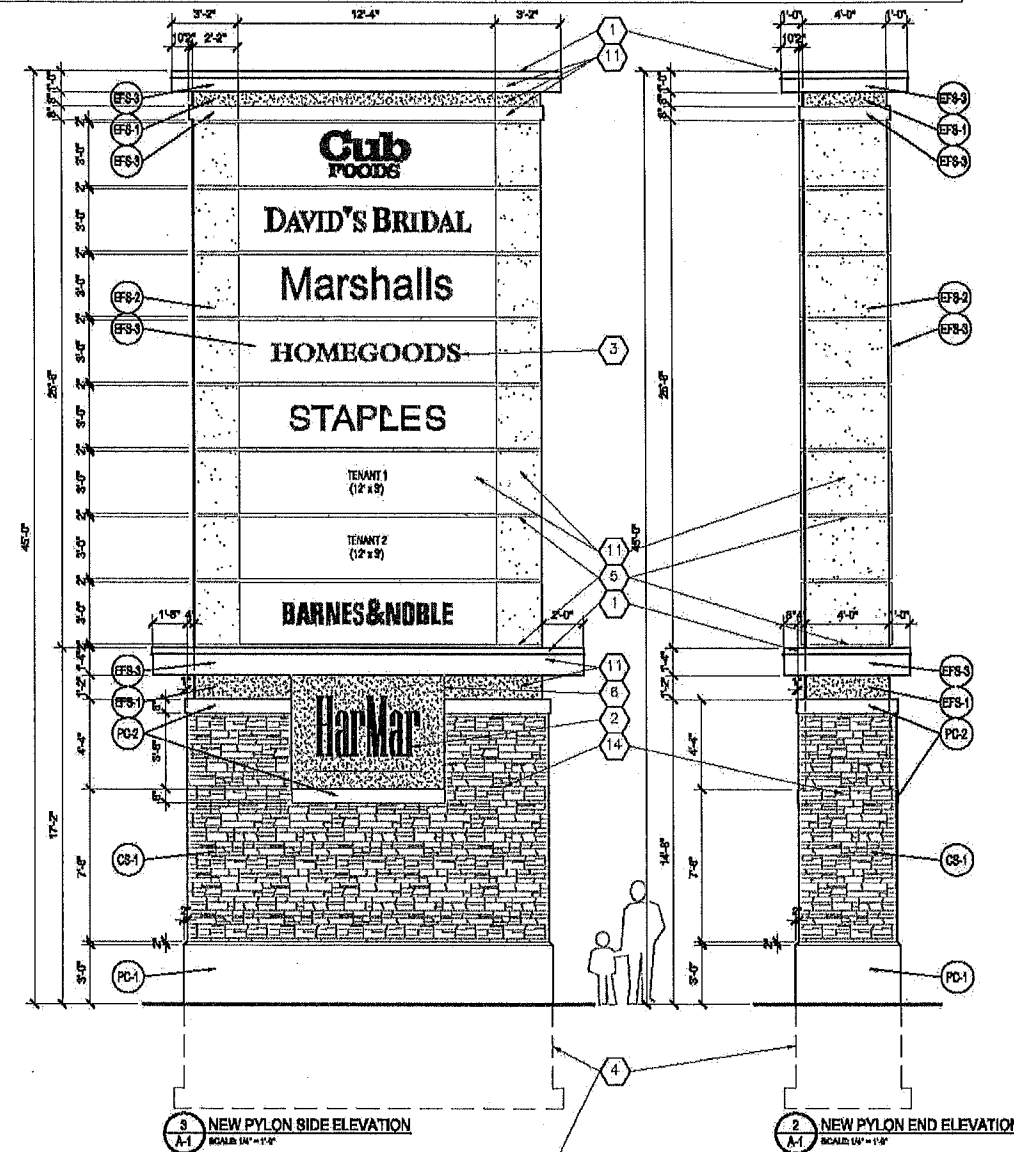
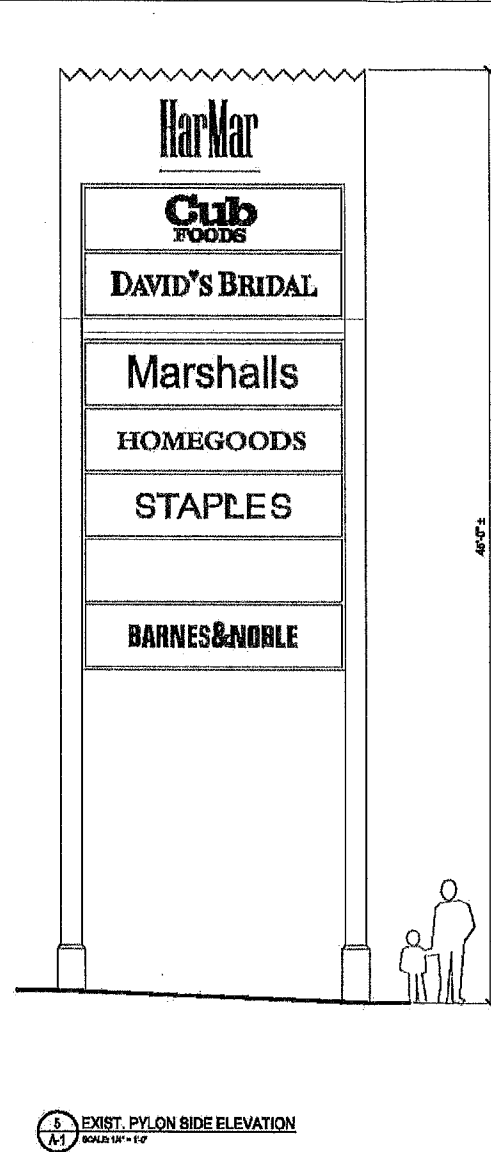
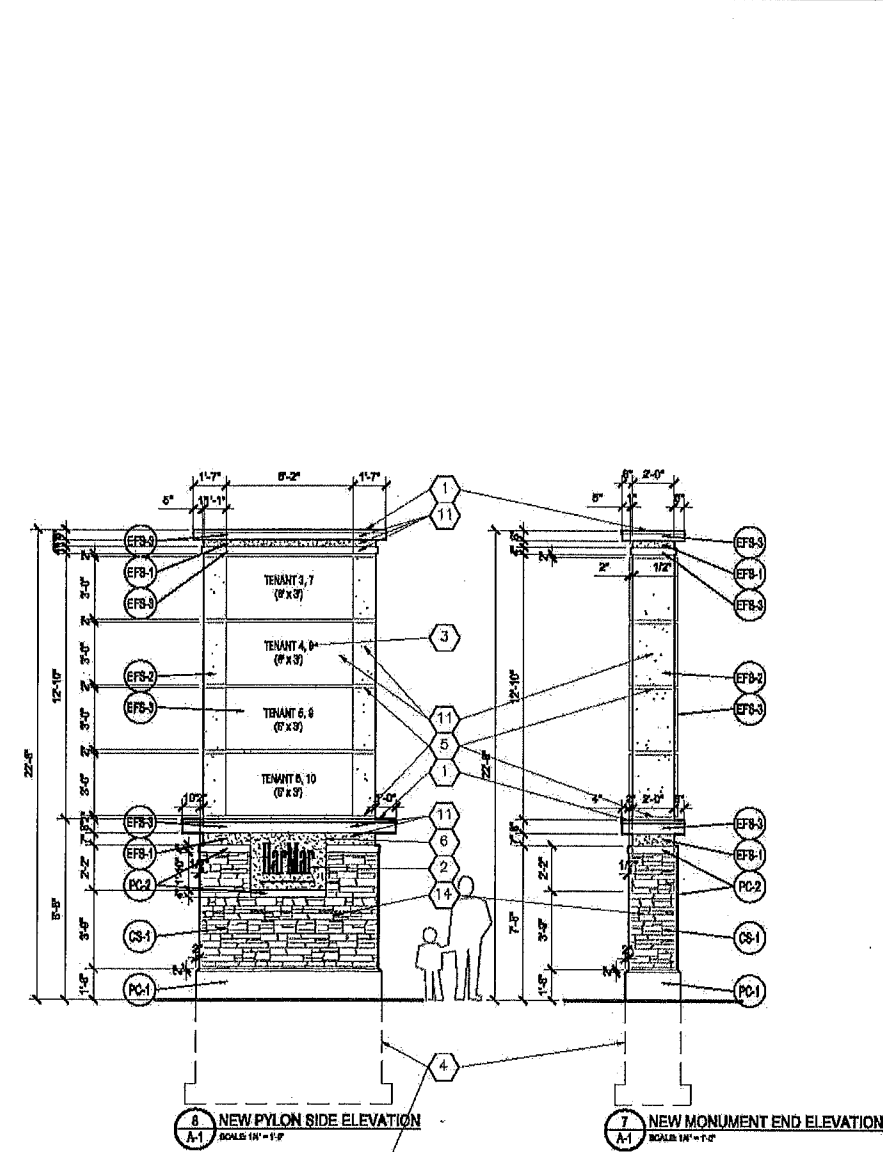
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DATE
08/22/08

REVISION DATE
-

PRELIMINARY
NOT FOR CONSTRUCTION

A-1 OF 2



EXTERIOR ELEVATION KEY NOTES

| NO. | NOTE | NO. | NOTE |
|-----|--|-----|--|
| 1 | PREFIN. MTL. COPING TO MATCH EIFS COLOR OVER BLDG. FELTS OVER 3/4" EXT. PLYWD. CAULK AND SEAL WEATHERTIGHT. SLOPE AT 1/4" PER FT. MIN. HIP ROOF W/ MITERED CORNERS - TYP. | 7 | PIN-MOUNTED METAL LETTERS EA. SIDE OF EA. SIGN, "HARMAR LOGO" SIGNAGE TO MATCH NEW ENTRY ARCH ON EAST SIDE. MONUMENT "3" AND "4" TO BE 2'-8" WD. ADDRESS "2100" IN SAME TEXT STYLE AS LOGO. (4 THUS) |
| 2 | REVERSE CHANNEL METAL LETTERS W/ NEON HALO, EA. SIDE OF EA. SIGN, "HARMAR LOGO" SIGNAGE TO MATCH NEW ENTRY ARCH ON EAST SIDE. PYLON "1" TO BE 5'-0" WD.; PYLON "2" TO BE 2'-6" WD. | 8 | RECESSED SIGN WASH FIXTURES; SEE FIXT 'A'; 18" O.C.; (8 SUCH) |
| 3 | EIFS BACKGROUND W/ INDIVIDUALLY ILLUM. LETTERS OR LETTERS ON RACEWAY (RACEWAY COLOR TO MATCH EIFS). ALT.#1: DOUBLE-SIDED INTERNALLY ILLUM. PREFIN. ALUM. CABINETS W/ROUTED OUT GRAPHIC AND LEXAN BACKER PANELS. | 9 | EXIST. PRECAST CONC. CAP/PANEL TO REMAIN. REPAIR DAMAGED EXPOSED SURFACES AS REQ'D. TO MATCH THROUGHOUT. |
| 4 | REINF. CONC. FOUNDATION AND FROST FOOTINGS - SEE STRUCT'L. | 10 | REMOVE EXIST. KALWALL BOX - TYP. WHERE SHOWN DASHED. |
| 5 | 2" HT. X 1/2" DP. EIFS HORIZ. RECESS WHERE SHOWN. | 11 | 1 1/2" E.I.F.S. SYSTEM OVER 1/2" DENS GLASS GOLD OVER MTL. STUD FRAMING. INSTALL PER MANUF. REC'S, INCLUDING STND. DETAILS, JOINTS, FLASHING. |
| 6 | PROVIDE 1/2" WD. X 1/2" DP. V-GROOVE REVEAL WHERE SHOWN. | 12 | 1" E.I.F.S. SYSTEM OVER 1/2" DENS GLASS GOLD OVER MTL. STUD FRAMING. INSTALL PER MANUF. REC'S, INCLUDING STND. DETAILS, JOINTS, FLASHING. |

FINISH PRODUCT SPECIFICATIONS

NOTE: INSTALL ALL FINISHES AND FINISH SYSTEMS PER MANUFACTURER'S RECOMMENDATIONS AND MANUFACTURER'S STANDARD DETAILS FOR SIMILAR CONDITIONS.

| ITEM | NOTE | ITEM | NOTE |
|--------|--|------------------------------------|--|
| CS-1 | CULTURED STONE VENEER MANUF: 'PROSTONE' TYPE: LEDGESTONE COLOR: VINTAGE WINE (PRO-450257 W/ PRO-450256 CORNERS) MORTAR: 'PRISM PIGMENTS' GUN METAL; FULL MORTAR JOINTS | PC-2 | PRECAST CONCRETE CAP SLOPE EXPOSED TOP MIN. 1/4" PER FT. MATCH SMOOTH FINISH ON NEW ENTRY ARCH ON EAST SIDE. |
| EFIS-1 | EXTERIOR INSULATION FINISH SYSTEM "SENERGY" SAHARA TEXTURE COLOR: T.B.D. (DARK) | LIGHT FIXTURE SPECIFICATION | |
| EFIS-2 | EXTERIOR INSULATION FINISH SYSTEM "SENERGY" SAHARA TEXTURE COLOR: T.B.D. (TAN) | A | TYPE: RECESSED SIGN WASH LAMP: GE LIGHTING CMH20MR 16/830WFL NO: LUCIFER LIGHTING DH2F-MH-ES10-20-120E-DL21Z-28S; BRUSHED S.S. TRIM |
| EFIS-3 | EXTERIOR INSULATION FINISH SYSTEM "SENERGY" FINE TEXTURE COLOR: T.B.D. (WHITE) | B | TYPE: GROUND-MOUNTED FLOOD LAMP: CDM35/TC830 NO: BK LIGHTING YG-FLO-BLACK-10-GS CUT OFF SNOOT-HP2-H35M-XXX - VERIFY IF CONC. COLLAR POUR IS REQ'D. PRIOR TO ORDERING |
| PC-1 | PRECAST CONCRETE PANEL 4" THICK CAST STONE W/ MITERED CORNERS; S.S. CLIPS; 2" SLOPE MATCH SMOOTH FINISH ON NEW ENTRY ARCH ON EAST SIDE. | | |

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Minneapolis, MN 55401

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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 law of the state of Minnesota.

Signature: _____ Name: Jeffrey P. Agnes AIA
Date: _____ Reg. No.: 19452

OWNER

EMMES REALTY SERVICES LLC

PROJECT
**HARMAR
SITE SIGNAGE**

HARMAR MALL
2100 N. SNELLING AVE.
ROSEVILLE, MN 55113

SHEET TITLE
**PROPOSED
MONUMENT SIGNS**

PROJECT NO.
76.06

SCALE
AS SHOWN

DATE
08/22/08

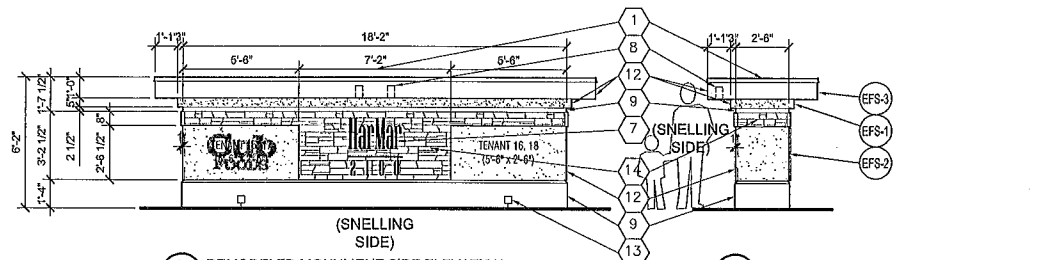
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**PRELIMINARY
NOT FOR CONSTRUCTION**

SHEET NO.

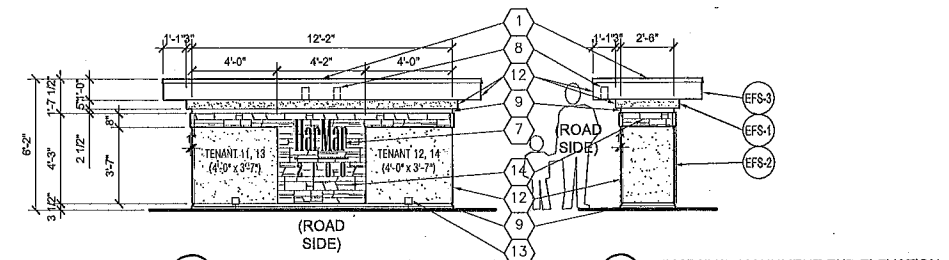
A-2

OF 2



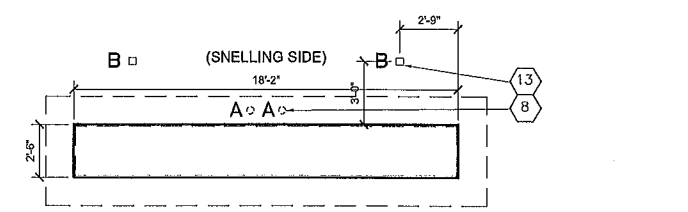
12 REMODELED MONUMENT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

11 REMODELED MONUMENT END ELEVATION
SCALE: 1/4" = 1'-0"



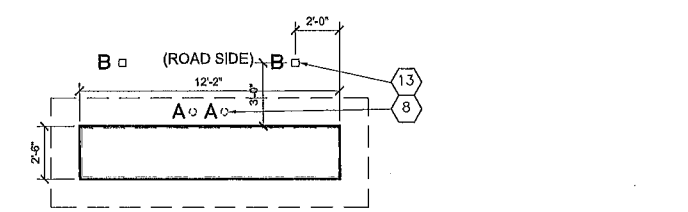
8 REMODELED MONUMENT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

5 REMODELED MONUMENT END ELEVATION
SCALE: 1/4" = 1'-0"



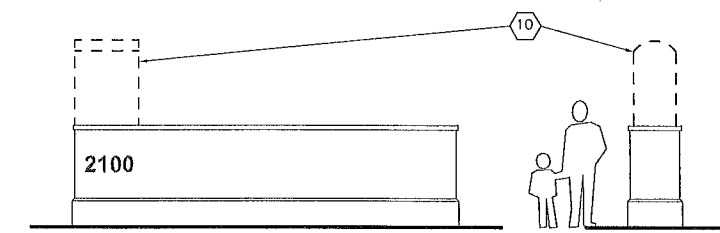
10 REMODELED MONUMENT PLAN
SCALE: 1/4" = 1'-0"

4A 4B



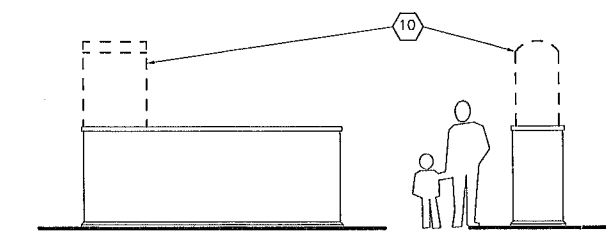
4 REMODELED MONUMENT PLAN
SCALE: 1/4" = 1'-0"

3A 3B



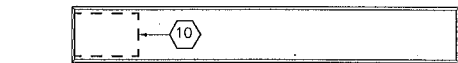
9 EXIST. MONUMENT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

8 EXIST. MONUMENT END ELEVATION
SCALE: 1/4" = 1'-0"

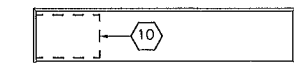


3 EXIST. MONUMENT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

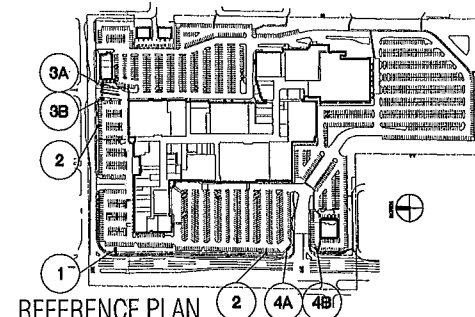
2 EXIST. MONUMENT END ELEVATION
SCALE: 1/4" = 1'-0"



7 EXIST. MONUMENT PLAN
SCALE: 1/4" = 1'-0"



1 EXIST. MONUMENT PLAN
SCALE: 1/4" = 1'-0"



REFERENCE PLAN