

LAND USE APPLICATION SUMMARY

Property Location: 800, 900, and 1100 Marshall Street Northeast; 4 Broadway Street Northeast; 907, 1016 and 1101 Sibley Street Northeast; and 60 and 88 11th Avenue Northeast

Project Name: Graco Inc. Master Sign Plan

Prepared By: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156

Applicant: Graco Inc.

Project Contact: Jane Mertz, ASI Signage Innovations

Request: To allow signage for an office building.

Required Applications:

| | |
|-----------------|--|
| Variance | To increase the maximum number of freestanding signs located on a zoning lot from two to four. |
|-----------------|--|

SITE DATA

| | |
|-----------------------------------|---|
| Existing Zoning | I2 Medium Industrial District SH Shoreland Overlay District MR Mississippi River Critical Area Overlay District FP Floodplain Overlay District |
| Lot Area | 32+ acres |
| Ward(s) | 3 |
| Neighborhood(s) | STAWNNO (adjacent to Sheridan) |
| Designated Future Land Use | Transitional Industrial |
| Land Use Features | Community corridor (Marshall Street Northeast) Community corridor (Broadway Street Northeast) |
| Small Area Plan(s) | Not applicable |

| | | | |
|---|-----------------|---------------------------------------|----------------|
| Date Application Deemed Complete | June 17, 2016 | Date Extension Letter Sent | Not applicable |
| End of 60-Day Decision Period | August 18, 2016 | End of 120-Day Decision Period | Not applicable |

BACKGROUND

SITE DESCRIPTION AND PRESENT USE. The Graco Inc headquarters are located at the subject properties, located south of Broadway Street Northeast and between Marshall Street Northeast and the Mississippi River. The campus includes four buildings and has frontage on 8 public streets. The public streets and an inactive railroad corridor go through the campus. There are 6 existing freestanding signs and 3 existing wall signs.

SURROUNDING PROPERTIES AND NEIGHBORHOOD. The site is located in an area that has historically been industrial on the west side of Marshall Street. Many of the industrial properties have been transitioning to other uses, such as offices and parkland. Primarily low-density residential uses are located on the east side of Marshall Street and the south side of 8th Avenue Northeast.

PROJECT DESCRIPTION. Graco Inc. is proposing a master sign plan for their campus. The purpose of the master sign plan is to establish exterior wayfinding, directional, and building signage. The master sign plan includes a total of 10 wall signs and 7 freestanding signs. All three existing wall signs will remain and 7 new wall signs will be installed. Five of the six existing freestanding signs would be replaced. The remaining existing sign is located at the corner of 11th Avenue and Marshall Street. For reference, the applicant has provided a sign location plan for all of the new signs proposed that is attached to this report.

In the industrial districts, one freestanding sign per 600 feet of primary frontage or fraction thereof, but not more than two, is allowed on a primary frontage. Additionally, one freestanding sign per secondary frontage of 600 feet or more is allowed. A primary frontage is the street frontage toward which the use faces or is oriented. Only one such primary frontage is allowed on a zoning lot. A secondary frontage is a street frontage that is not a primary frontage. Ramsey Street was determined to be the primary frontage for the zoning lot comprised of the properties of 88 11th Avenue Northeast and 800 and 900 Marshall Street Northeast. The primary frontage is approximately 1,100 feet in length. For this zoning lot, 11th Avenue is a secondary frontage approximately 330 feet in length. Between Marshall Street and Ramsey Street, the 9th Avenue public right-of-way was vacated. Although the vacated area still looks like a public street, the driveway is neither type of frontage. A total of 4 freestanding signs are proposed on this zoning lot (one oriented to 11th Avenue (#1), two oriented to Ramsey Street (#6 and #7), and one oriented to 9th Avenue but adjacent to Ramsey Street (#10)). Therefore, a variance is required to increase the maximum number of freestanding signs on a zoning lot from two to four because sign #1 would be located on a secondary frontage less than 600 feet in length and more than two freestanding signs are proposed on the primary frontage. The other three freestanding signs are proposed on the zoning lot comprised of the properties of 1100 Marshall Street Northeast and 1101 Sibley Street Northeast. Proposed signs #2 and #3 are oriented to 11th Avenue, which was determined to be the primary frontage for this zoning lot. The primary frontage is approximately 730 feet in length. The third sign is the existing freestanding sign that is oriented to Marshall Street, a secondary frontage. Although the secondary frontage is less than 600 feet in length, a variance is not needed for this sign because it exists.

Some of the existing freestanding signs are located in the public right-of-way. Encroachment permits were not obtained for these signs and the public right-of-way is not an allowed location for business signs. The new signs will be located on private property.

PUBLIC COMMENTS. No comments have been received from the neighborhood group. Any correspondence received prior to the public meeting will be forwarded on to the Board of Adjustment for consideration.

ANALYSIS

VARIANCE

The Department of Community Planning and Economic Development has analyzed the application for a variance to increase the maximum number of freestanding signs on a zoning lot from two to four 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 property. The Graco Inc. campus occupies multiple City blocks. The campus includes four buildings and has frontage on eight public streets. A large campus intersected by City streets results in unique identification and wayfinding needs. The zoning lot where the additional freestanding signs are proposed to be located covers the equivalent of three City blocks. The proposed placement and number of signs is intended to clearly identify destination arrival and provide direction to those not familiar with the area at key arrival locations without creating sign clutter.

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.*

Regulations governing on-premise signs are established to allow effective signage appropriate to the planned character of each zoning district, to promote an attractive environment by minimizing visual clutter and confusion, to minimize adverse effects on nearby property, and to protect the public health, safety and welfare. The industrial districts are established to provide locations for industrial land uses engaged in production, processing, assembly, manufacturing, packaging, wholesaling, warehousing or distribution of goods and materials. Regulations for the industrial districts are established to promote industrial development and to maintain and improve compatibility with surrounding areas. In addition to industrial uses, limited commercial uses, parking facilities, institutional and public uses and public services and utilities are allowed.

Two additional freestanding signs are requested for a zoning lot. Each sign would be a monument sign, 18-21 square feet in area and less than 8 feet in height with decorative bases, which complies with the maximum area and height allowances for freestanding signs. A large campus intersected by City streets results in unique identification and wayfinding needs. The freestanding signs would be located at parking lot entrances and street intersections to provide sufficient wayfinding and directional signage. The design of all of the signs is similar and compatible to each other to ensure a unified master sign plan. Although additional freestanding signs are requested, the total amount of signage that would be on building elevations would be below what is allowed to avoid sign clutter. The request is reasonable and in keeping with the spirit and intent of the ordinance and comprehensive plan.

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 the variance would have little effect on the surrounding area and would not be detrimental to the health, safety, or welfare of the general public or of those utilizing the property or nearby properties. The freestanding signs would be located at parking lot entrances and street intersections to provide sufficient wayfinding and directional signage. The signs would not be near

any residential uses. Although additional freestanding signs are requested, the total amount of signage that would be on building elevations would be below what is allowed to avoid sign clutter.

Additional Standards for Sign Adjustments

In addition, the Planning Commission shall consider, but not be limited to, the following factors when considering an adjustment to the number, type, height, area, or location of allowed signs on property located in an OR2 or OR3 District or a commercial, downtown, or industrial district:

1. *The sign adjustment will not significantly increase or lead to sign clutter in the area or result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.*

The I2 Medium Industrial District is established to provide locations for medium industrial uses and other specific uses which have the potential to produce greater amounts of noise, odor, vibration, glare or other objectionable influences than uses allowed in the I1 District and which may have an adverse effect on surrounding properties.

The request is to increase the maximum number of freestanding signs. The signs would comply with all other applicable requirements. Signs have been placed to provide appropriate identification and wayfinding for a business campus that occupies multiple City blocks. Although additional freestanding signs are requested, the total amount of signage that would be on building elevations would be below what is allowed to avoid sign clutter. Therefore, granting the variance would not lead to sign clutter in the area or result in a sign that is inconsistent with the I2 district.

2. *The sign adjustment will allow a sign that relates in size, shape, materials, color, illumination and character to the function and architectural character of the building or property on which the sign will be located.*

The signs would relate in size, shape, material, color, illumination and character of the buildings and the surrounding campus. Each sign cabinet would be made of aluminum with a decorative faux limestone base and would be internally illuminated. The primary exterior material of the buildings is concrete.

RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Zoning Board of Adjustment adopt staff findings for the application by Graco, Inc. for the property located at 800, 900, and 1100 Marshall Street Northeast; 4 Broadway Street Northeast; 907, 1016 and 1101 Sibley Street Northeast; and 60 and 88 11th Avenue Northeast:

A. Variance to increase the maximum number of freestanding signs.

Recommended motion: **Approve** the variance to increase the maximum number of freestanding signs located on a zoning lot from two to four, subject to the following conditions:

1. Approval of the sign permit by the Department of Community Planning and Economic Development.

ATTACHMENTS

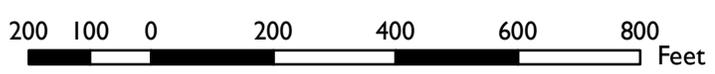
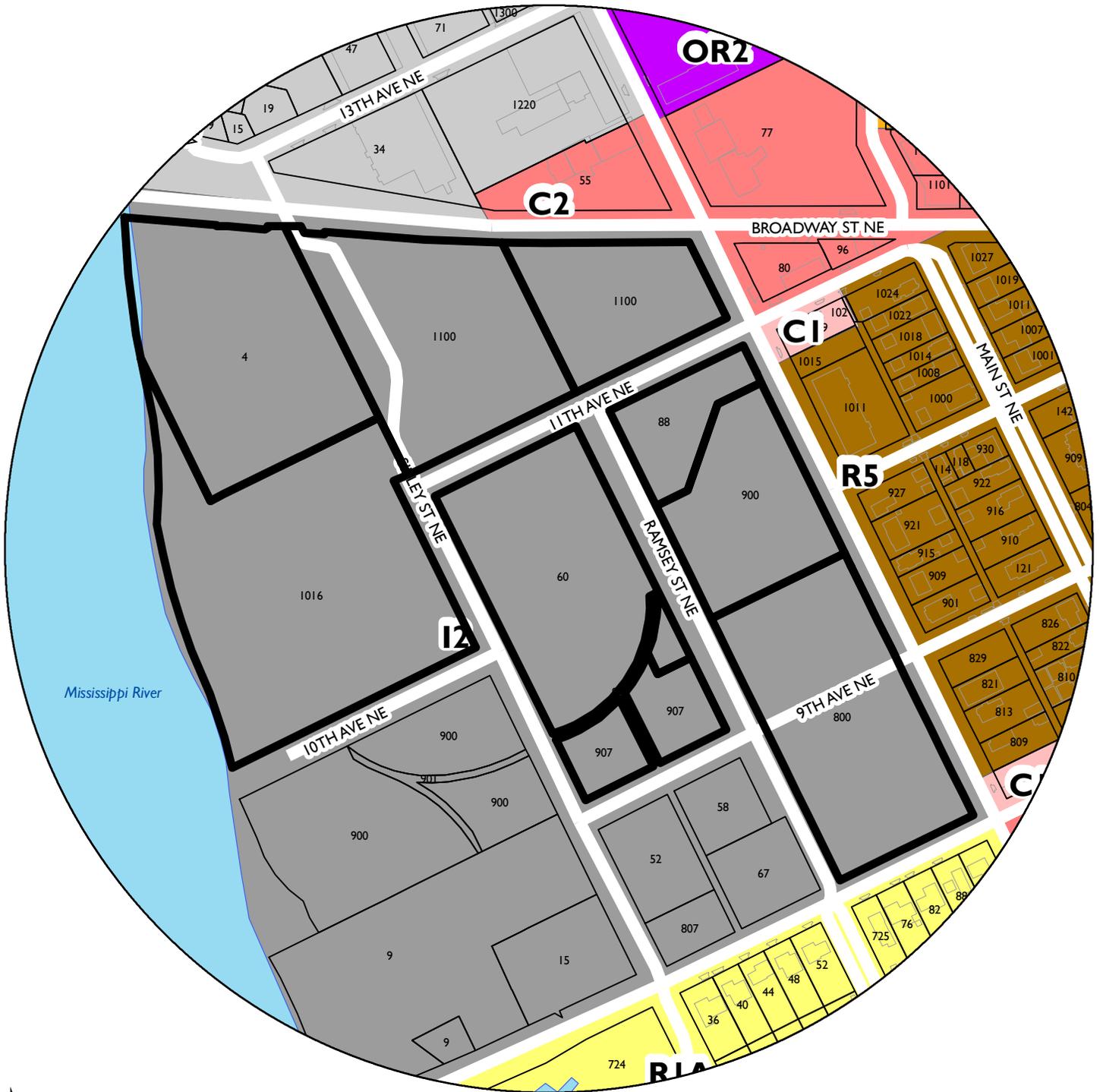
1. Zoning map
2. Written description and findings submitted by applicant
3. Site/sign location plan
4. Sign plans and renderings

Graco, Inc.

3rd

NAME OF APPLICANT

WARD



PROPERTY ADDRESS
900 Marshall St NE et al

FILE NUMBER
BZZ-7687



June 18, 2016

Proposed Use and Description of Project

Address of property for which Variance approval is sought:

1150 Sibley Street N.E./1112 Sibley Street N.E./88 11th Avenue N.E./

58 9th Avenue N.E./65 11th Avenue N.E.

Minneapolis, MN 55413

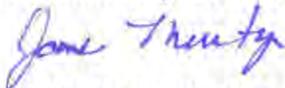
*Applicant: Graco, Inc.
P.O. Box 1441
Minneapolis, MN 55440-1441
612.623-6692
Attn: Michael Hatling, Facilities Director*

Proposed Variance:

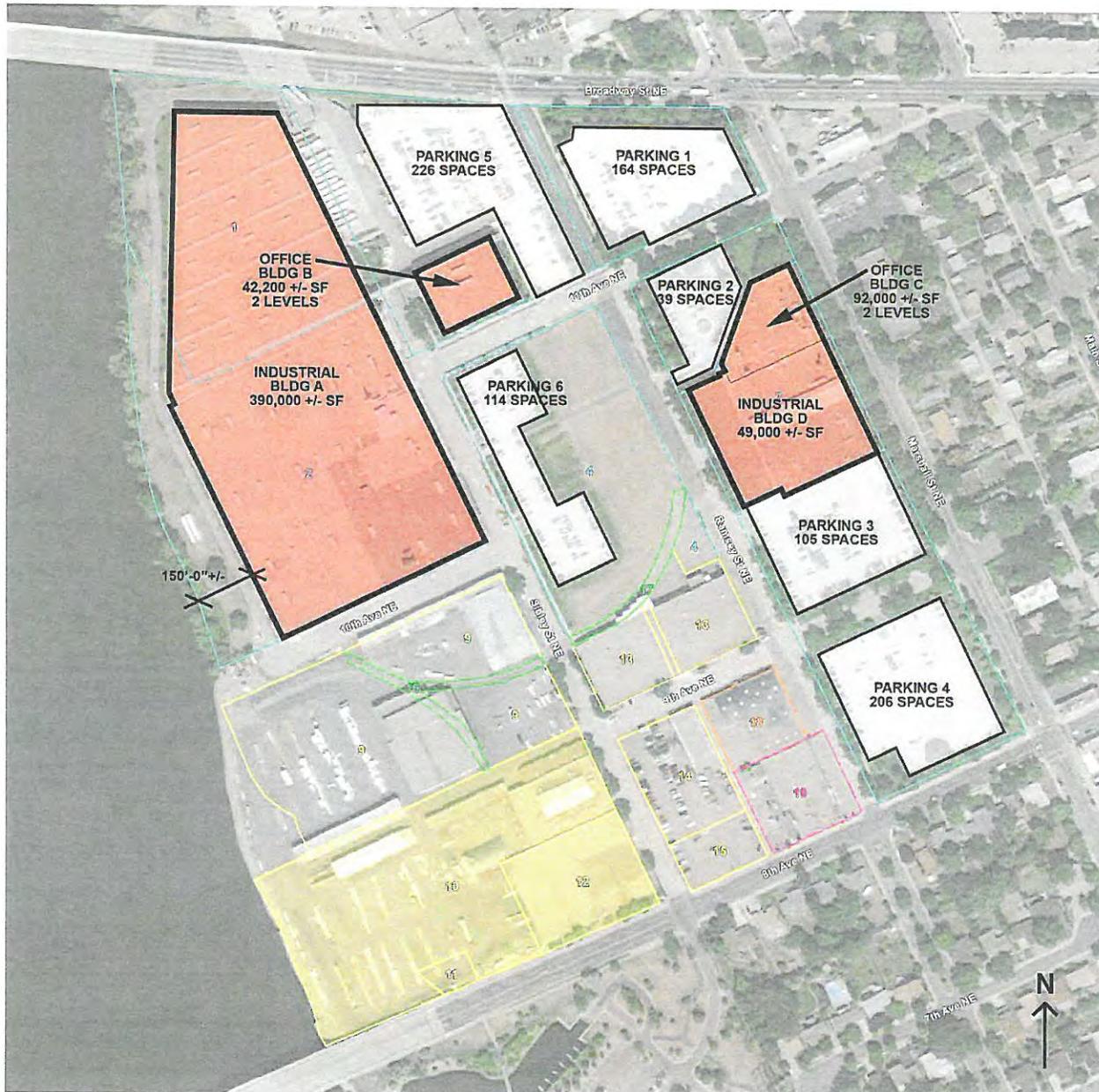
We are seeking a variance to address the continuous wayfinding challenges of vehicular traffic on our campus and effectively directing trucks' traffic and all visitors to the appropriate buildings and entrances. The post and panel signs Graco currently has on our corporate campus are old, ineffective and are in severe need of replacement. Since we are being told pole signs will not be approved, we are seeking a variance for several non-illuminated monument signs with decorative bases. We are told the amount of signs needed exceeds the total number of signs allowed per street frontage. However, in order to effectively direct vehicular traffic within our campus, we are asking that signs be placed at primary decision points. We own the property and several streets within our corporate campus and the proposed signage is not located on any main city thoroughfares so it will not affect general city traffic, only visitors on our campus. In addition to assisting us with our

wayfinding challenges, the benefits of allowing the variance will help promote a revitalization and appearance to the neighborhood. The surrounding properties will not be affected, no views will be obstructed, no shadows cast, and signs will fit within the character of surrounding uses. Proposed monument signs meet existing city code requirements for size and are located within minimum set backs. The construction will enhance the overall look of our campus, improve branding and identity, and will add aesthetic value to the neighborhood.

*Jane Mertz-ASI Signage Innovations
on behalf of
Michael Hatling-Graco, Inc.*



*ASI Signage Solutions
612-332-1223 x 100
jane.mertz@asisignage.com*



EXISTING SQUARE FOOTAGE AND PARKING SPACES REQUIRED

| | | | |
|--------------|-----------------------|----------|----------------|
| BLDG A | 390,000 +/- SF | - | 205 SPACES |
| BLDG B | 42,200 +/- SF | - | 85 SPACES |
| BLDG C | 92,000 +/- SF | - | 184 SPACES |
| BLDG D | 49,000 +/- SF | - | 35 SPACES |
| TOTAL | 573,200 +/- SF | - | 509 +/- |

EXISTING PARKING PROVIDED

| | |
|--------------|---|
| PARKING 1 | 164 |
| PARKING 2 | 39 |
| PARKING 3 | 105 |
| PARKING 4 | 206 |
| PARKING 5 | 226 |
| PARKING 6 | 114 |
| TOTAL | 854 +/- 345 BEYOND REQ'D MIN. SPACES |

ASSUMPTIONS:

PARKING REQUIREMENTS- MINNEAPOLIS CODE OF ORDINANCES

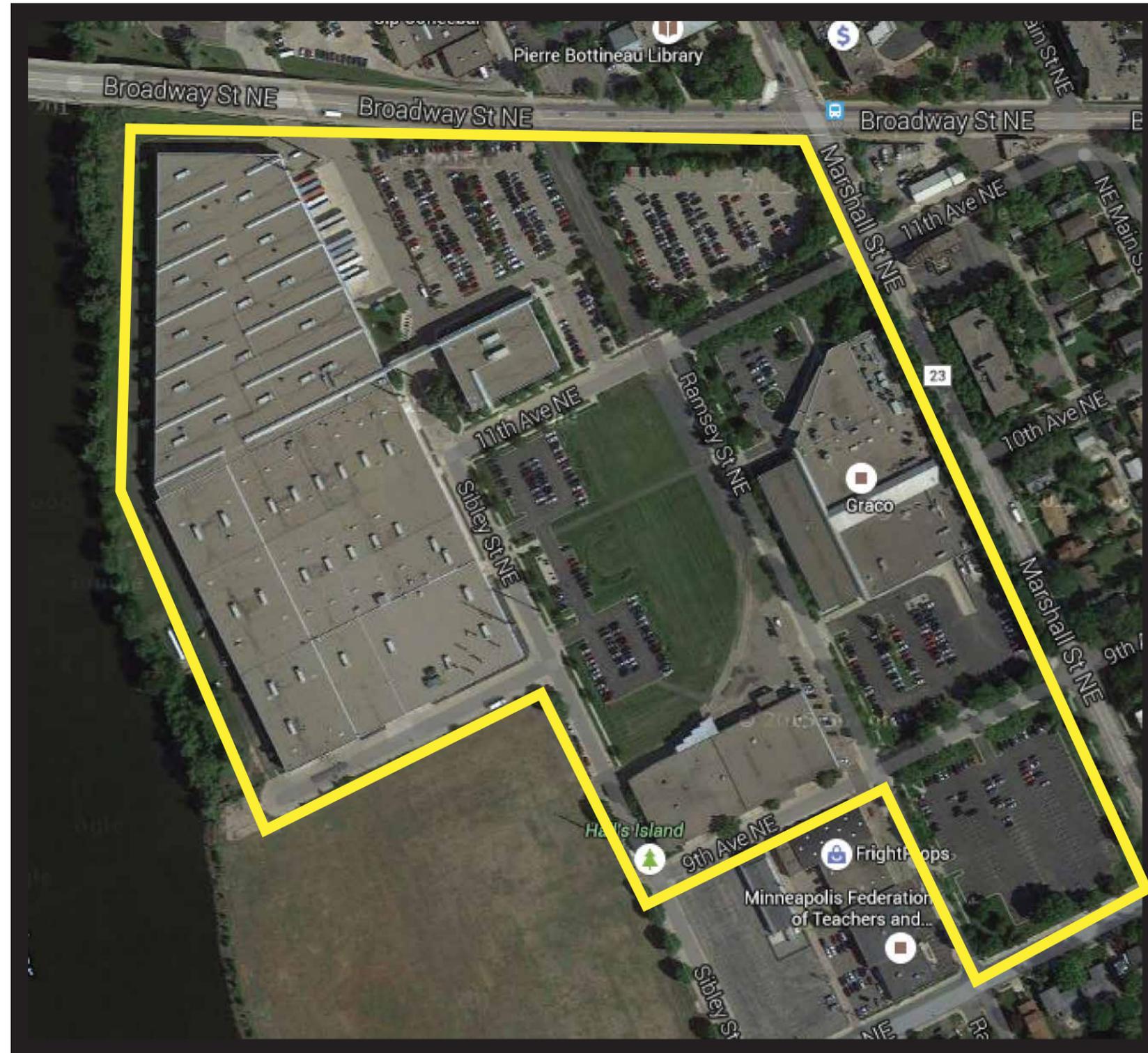
MEDIUM INDUSTRIES - 1 SPACE PER 1,000 SQ. FT. OF GFA UP TO 20,000 SQ. FT. + 1 SPACE PER 2,000 SQ. FT. OF GFA IN EXCESS OF 20,000 SQ. FT.

OFFICE - 1 SPACE PER 500 SQ. FT. OF GFA IN EXCESS OF 4,000 SQ. FT.

SETBACKS:
150'-0" +/- FROM RIVER

EXISTING SITE CAPACITY STUDY
05-05-10

rsp RSP Architects, Ltd.
1220 Marshall Street NE
Minneapolis
MN 55413-1038
612.677.7100 main
612.677.7499 fax
www.rsparch.com



DRAWING REVISIONS

| | |
|----------------------|---------------|
| Revision 1: 09.10.15 | Revision 4: * |
| Revision 2: 09.11.15 | Revision 5: * |
| Revision 3: * | Revision 6: * |

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Sign Data for Graco Inc.
6/18/16

| <u>Location Number</u> | <u>Existing Square Footage</u> | <u>Proposed Square Footage</u> | <u>Type of Sign</u> | <u>Illuminated or Non-illuminated</u> |
|------------------------|--------------------------------|--------------------------------|-------------------------|---------------------------------------|
| 1 | 12 sq. ft. | 34.5 sq. ft. | Freestanding | Non-illuminated |
| 2 | 10 sq. ft. | 31 sq. ft. | Freestanding | Non-illuminated |
| 3 | N/A | 31 sq. ft. | Freestanding | Non-illuminated |
| 4 | 9.5 sq. ft. | 10 sq. ft. | Wall Mounted | Non-illuminated |
| 4.1 | 10 sq. ft. | 10 sq. ft. | Wall Mounted | Non-illuminated |
| 5 | N/A | 10 sq. ft. | Wall Mounted | Non-illuminated |
| 5.1 | N/A | 10 sq. ft. | Wall Mounted | Non-illuminated |
| 6 | 10 sq. ft. | 31 sq. ft. | Freestanding | Non-illuminated |
| 7 | 4.5 sq. ft. | 31 sq. ft. | Freestanding | Non-illuminated |
| 9 | N/A | N/A | Vinyl Graphics on Glass | Non-illuminated |
| 10 | N/A | 31 sq. ft. | Freestanding | Non-illuminated |
| 12 | N/A | 10 sq. ft. | Wall Mounted | Non-illuminated |
| 13 | N/A | 10 sq. ft. | Wall Mounted | Non-illuminated |

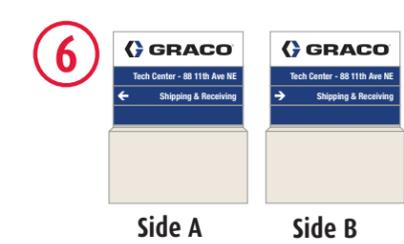
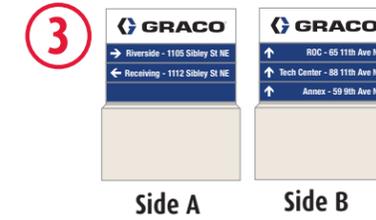
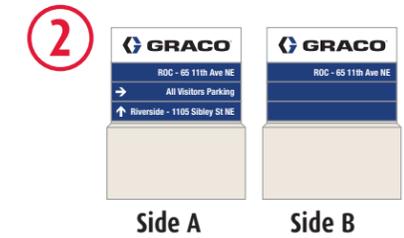
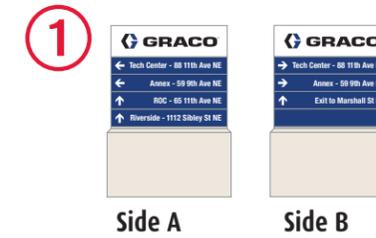
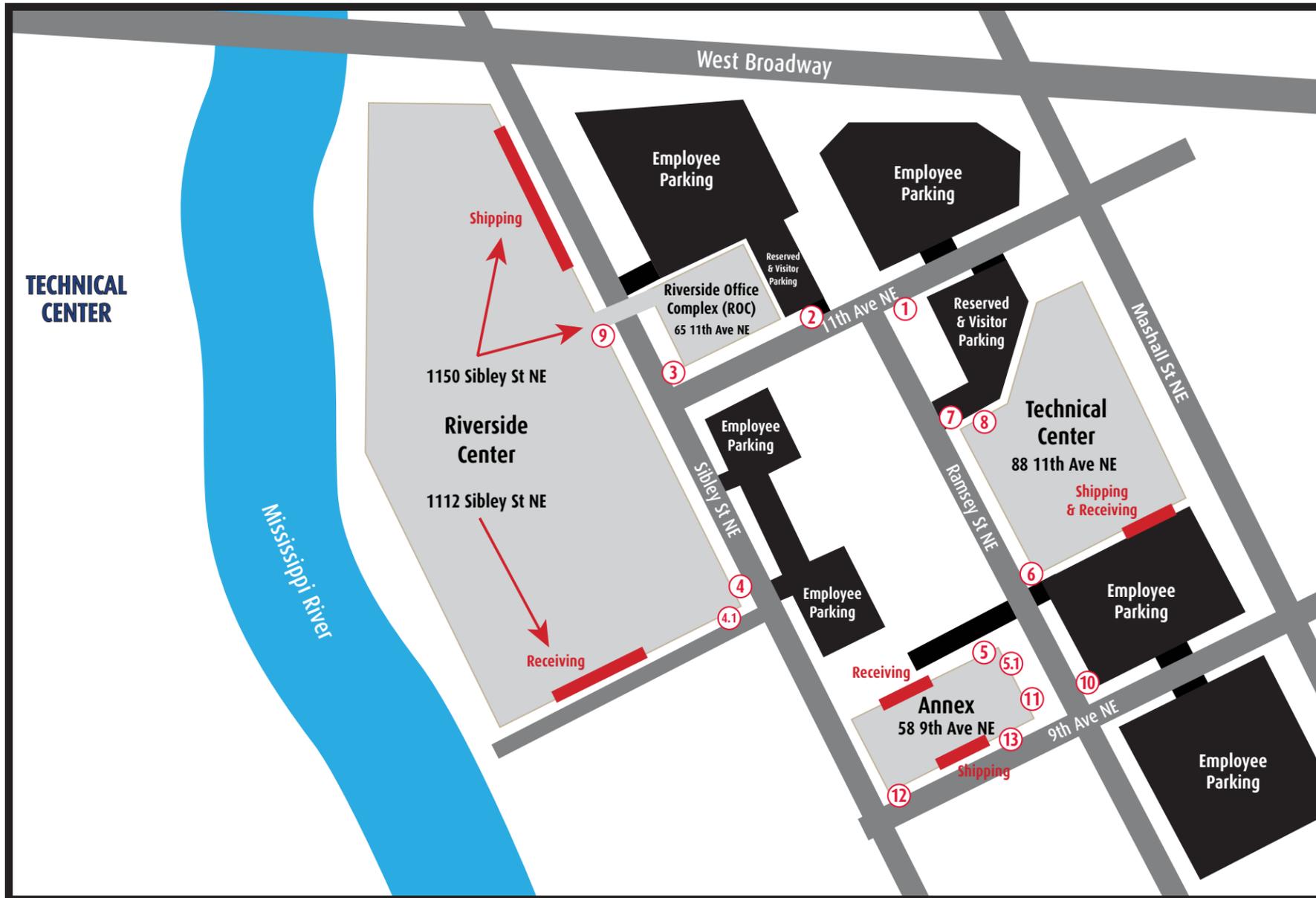
New Signs Currently in Production (permit approved/issued on 6/13/16)

| | | | | |
|----|-----|------------|--------------|-------------|
| 8 | N/A | 80 sq. ft. | Wall Mounted | Illuminated |
| 11 | N/A | 39 sq. ft. | Wall Mounted | Illuminated |

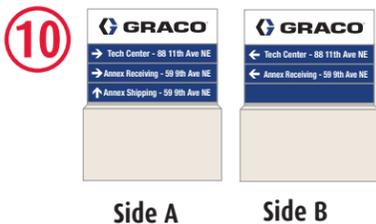
Existing Signage to Remain:

| | | | | |
|--------------------------------------|-------------|-----------|--------------|-----------------|
| 11th & Marshall | 120 sq. ft. | No Change | Freestanding | Illuminated |
| NW Corner near Broadway | 130 sq. ft. | No Change | Wall Mounted | Non-illuminated |
| NE Corner near Broadway | 130 sq. ft. | No Change | Wall Mounted | Non-illuminated |
| George Aristides Riverside Center | 192 sq. ft. | No Change | Wall Mounted | Non-illuminated |

Exterior Sign Location Plan



9 George Aristides Riverside Center



DRAWING REVISIONS

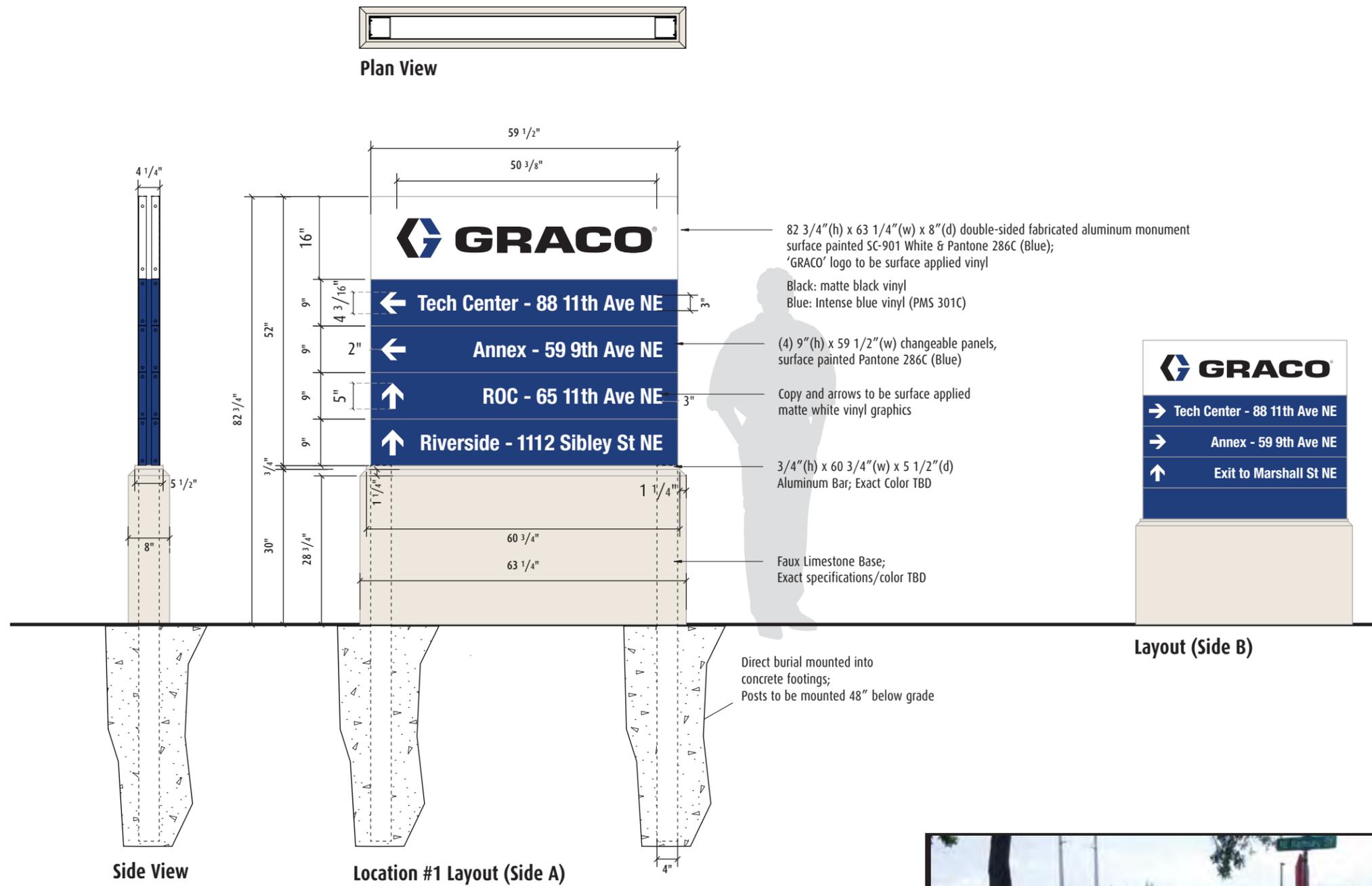
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|----------------------|----------------------|
| Revision 1: 09.10.15 | Revision 4: 06.10.16 |
| Revision 2: 09.11.15 | Revision 5: 06.14.16 |
| Revision 3: 06.09.16 | Revision 6: * |

Sign Type V.1

Monument ID (Large)

Specifications

ASI Series: Custom
Size: 82 3/4"(h) x 63 1/4"(w) x 8"(d)
Typestyle: Helvetica Neue Condensed Bold
Background Color(s): SC-901 White, PMS 287C, Faux Limestone Base
Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
Graphics Process: surface paint, surface applied vinyl
Mounting: Direct burial mount
Note(s): Posts to be mounted 48" below grade



Existing



Site View (Rendering) (located across street from existing directional)

Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Monument, Freestanding

Scale: 1/2" = 1'
Date: 07.07.15
Drawn By: DMH
Sales / PM: TC/TN
File Name: Graco_Ext_V.1_07.15_#1

| DRAWING REVISIONS | | |
|-------------------|---------------|---------------|
| Rv1: 07.07.15 | Rv2: 08.03.15 | Rv3: 08.27.15 |
| Rv4: 09.10.15 | Rv5: 09.23.15 | Rv6: 06.10.16 |

DESIGN STATUS: APPROVED
 Approved As Noted
 Revise & Resubmit

DATE: _____
 SIGN: _____

Tel 612.332.1223 Fax 612.332.1224

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 Milwaukee, Wisconsin
 Seattle, Washington
 Portland, Oregon
 asisignage.com

SHEET 1

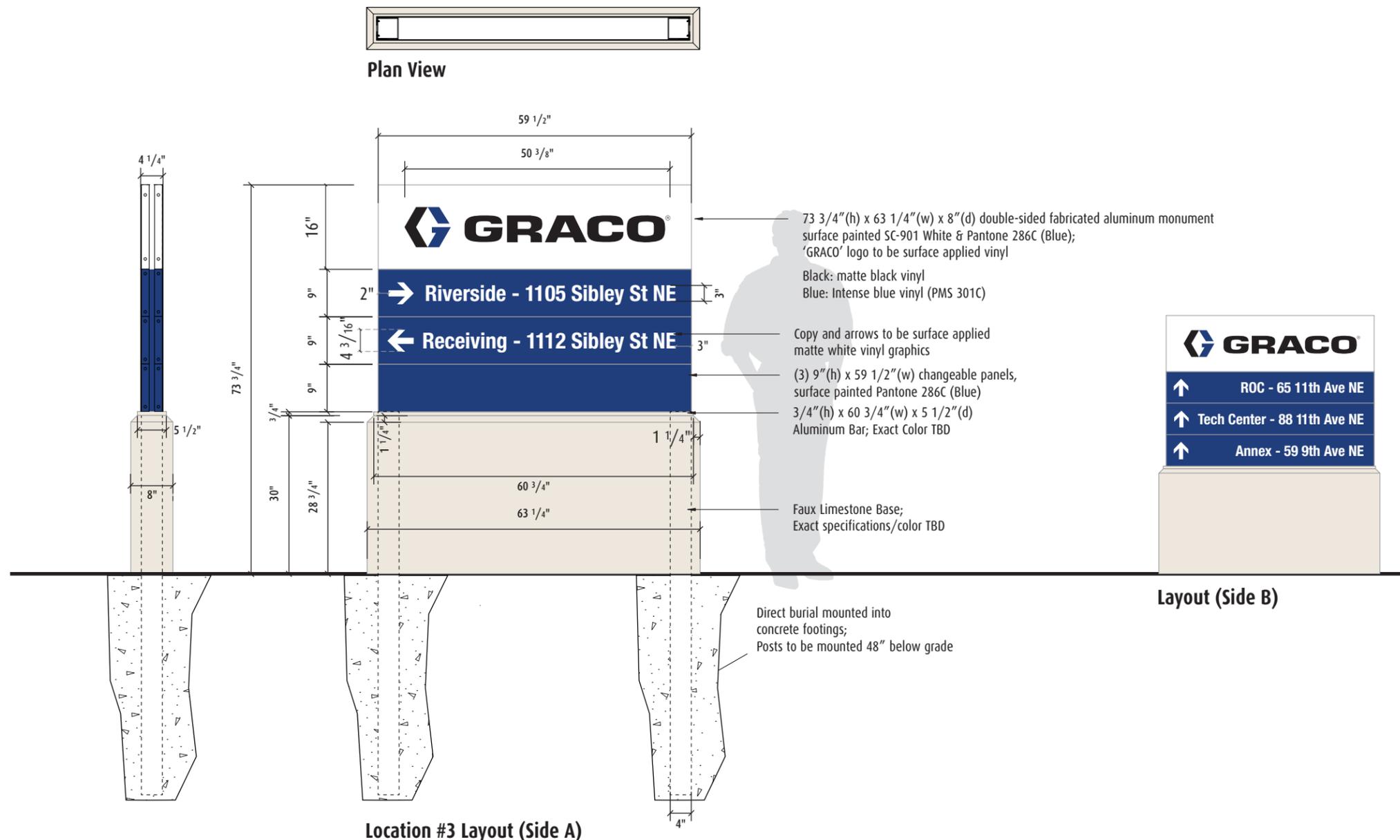
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Sign Type V.1

Monument ID (Small)

Specifications

ASI Series: Custom
 Size: 73 3/4"(h) x 63 1/4"(w) x 8"(d)
 Typestyle: Helvetica Neue Condensed Bold
 Background Color(s): SC-901 White, PMS 287C, Faux Limestone Base
 Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
 Graphics Process: surface paint, surface applied vinyl
 Mounting: Direct burial mount
 Note(s): Posts to be mounted 48" below grade



Client: Graco
 Project: Exterior Signage
 Location: Minneapolis, MN
 Keyword(s): Freestanding, Monument

Scale: 1/2" = 1'
 Date: 07.07.15
 Drawn By: DMH
 Sales / PM: TC/TN
 File Name: Graco_Ext_V.1_07.15_#1.1

DRAWING REVISIONS

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|---------------|---------------|---------------|
| Rv1: 07.07.15 | Rv2: 08.03.15 | Rv3: 08.28.15 |
| Rv4: 09.10.15 | Rv5: 09.11.15 | Rv6: 06.10.16 |

DESIGN STATUS: APPROVED
 Approved As Noted
 Revise & Resubmit

DATE: _____
 SIGN: _____

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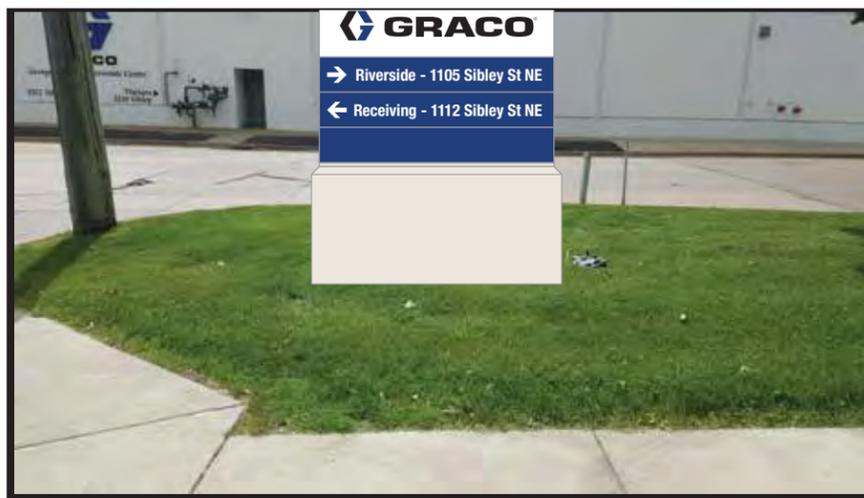
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SHEET 1.1

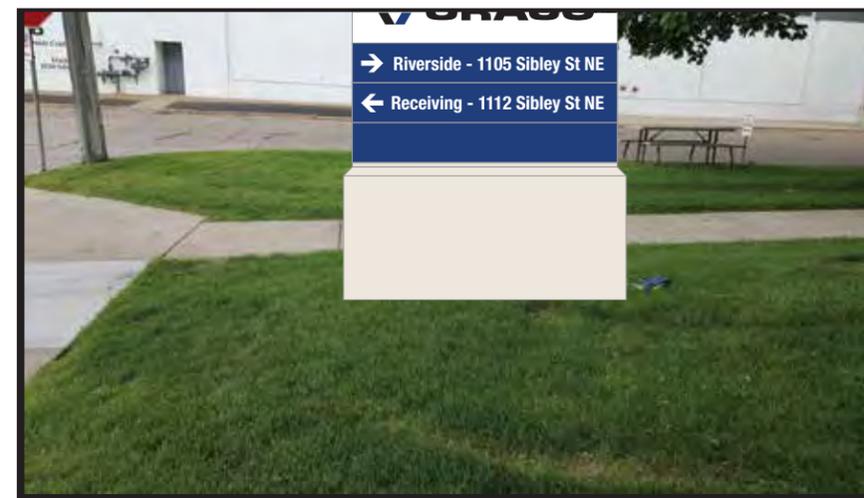
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Existing



Site View - Proposed (Rendering)



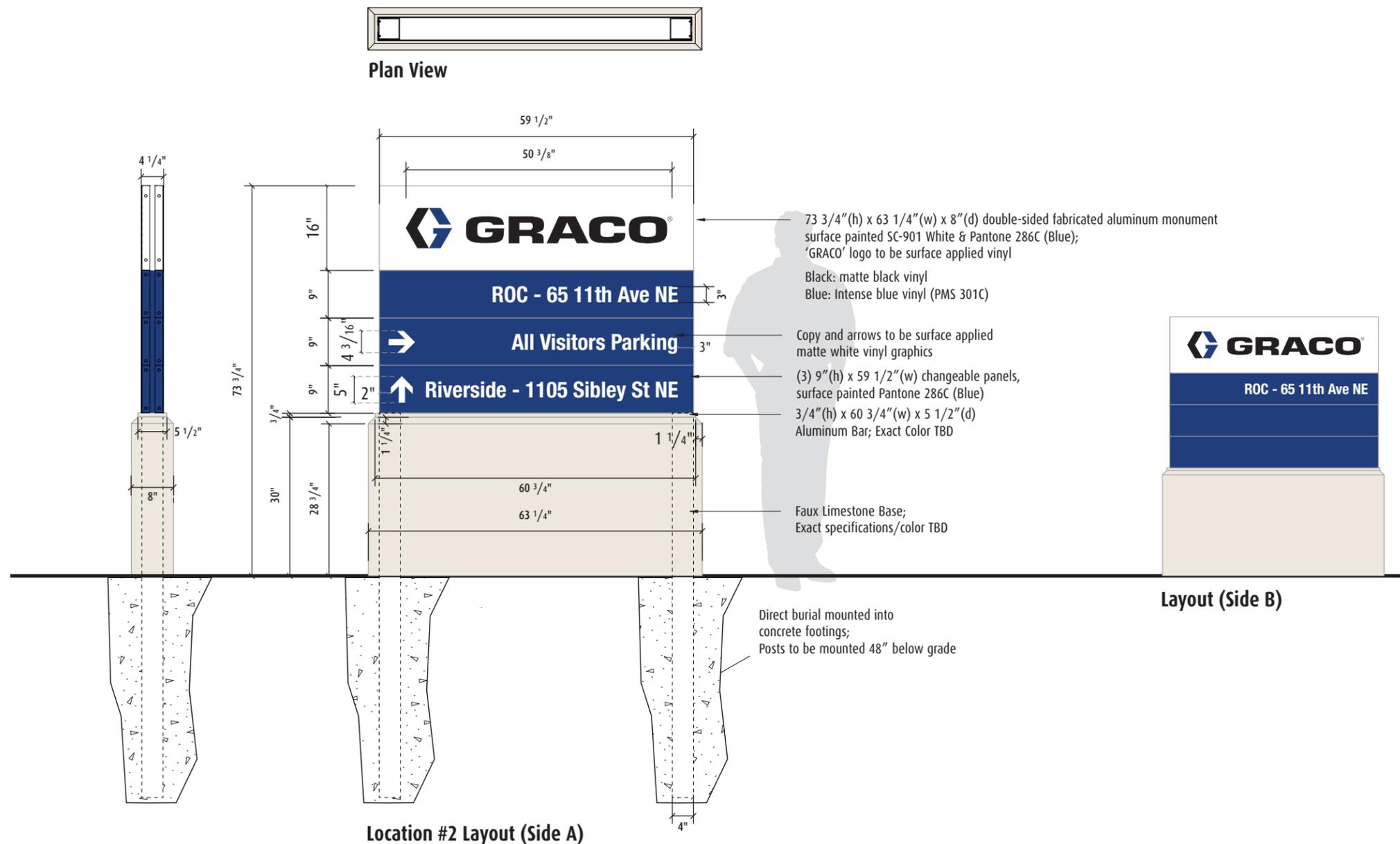
Site View - Proposed Alt' Location (Rendering)

Sign Type V.1

Monument ID (Small)

Specifications

ASI Series: Custom
 Size: 73 3/4"(h) x 63 1/4"(w) x 8"(d)
 Typestyle: Helvetica Neue Condensed Bold
 Background Color(s): SC-901 White, PMS 287C, Faux Limestone Base
 Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
 Graphics Process: surface paint, surface applied vinyl
 Mounting: Direct burial mount
 Note(s): Posts to be mounted 48" below grade



Client: Graco
 Project: Exterior Signage
 Location: Minneapolis, MN
 Keyword(s): Monument, Freestanding

Scale: 1/2" = 1'
 Date: 07.07.15
 Drawn By: DMH
 Sales / PM: TC/TN
 File Name: Graco_Ext_V.1_07.15_#2

DRAWING REVISIONS

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|---------------|---------------|---------------|
| Rv1: 08.03.15 | Rv2: 08.10.15 | Rv3: 08.28.15 |
| Rv4: 09.10.15 | Rv5: 06.09.16 | Rv6: 06.10.16 |

DESIGN STATUS:

APPROVED
 Approved As Noted
 Revise & Resubmit

DATE: _____
 SIGN: _____

Tel 612.332.1223 Fax 612.332.1224

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Existing

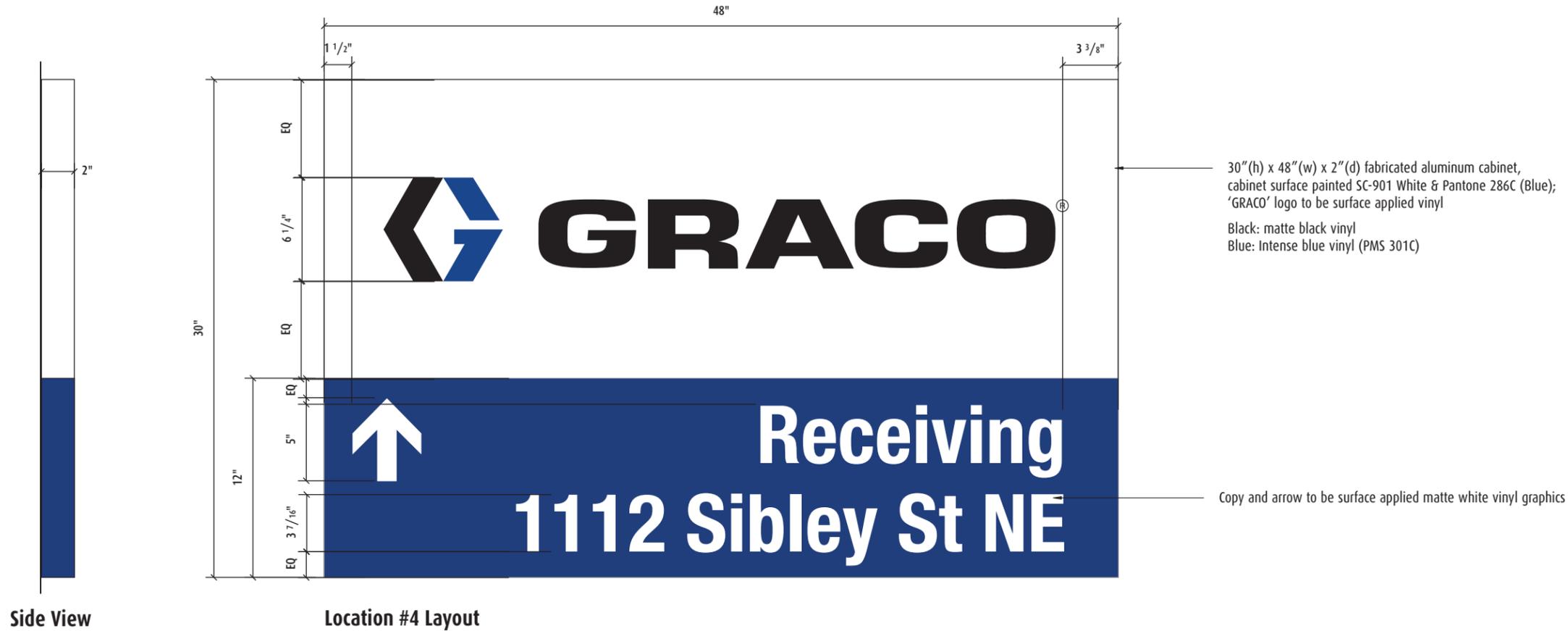


Site View (Rendering)

Sign Type V.1

Fabricated Aluminum Cabinet (Wall Mount, Non-Illuminated)

Specifications
ASI Series: Custom
Size: 30"(h) x 48"(w) x 2"(d)
Typestyle: Helvetica Neue Condensed Bold
Background Color(s):
 SC-901 White, PMS 287C
Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
Graphics Process:
 surface paint, surface applied vinyl
Mounting:
 Mechanical mount flush onto exterior building facade; Drill/Tap with Silicone
Note(s):
 Mounting template to be provided



Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Wall Mount, Building ID
Scale: 1/8" = 1"
Date: 07.07.15
Drawn By: BMV
Sales / PM: TC/TN
File Name: Graco_Ext_V.1_07.15_#2.1

DRAWING REVISIONS
 Rv1: 08.03.15 Rv2: 08.28.15 Rv3: 09.10.15
 Rv4: 09.23.15 Rv5: 06.09.16 Rv6: 06.21.16

DESIGN STATUS: APPROVED
 Approved As Noted
 Revise & Resubmit

DATE: _____
 SIGN: _____

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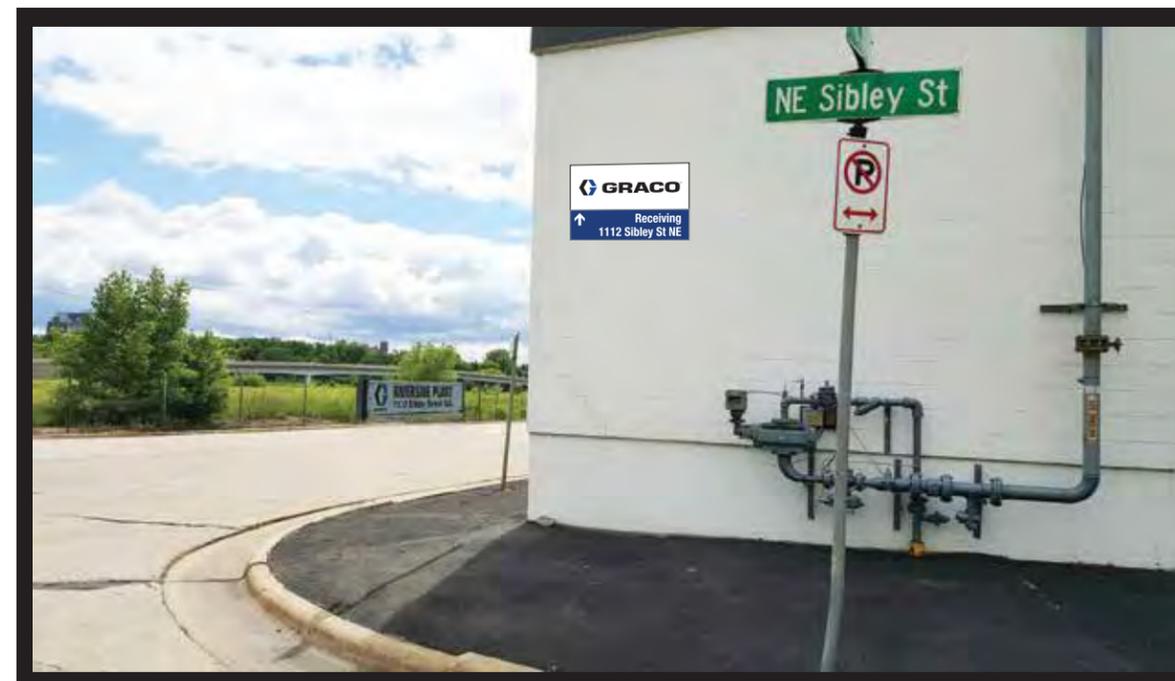
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SHEET 2.1

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Existing



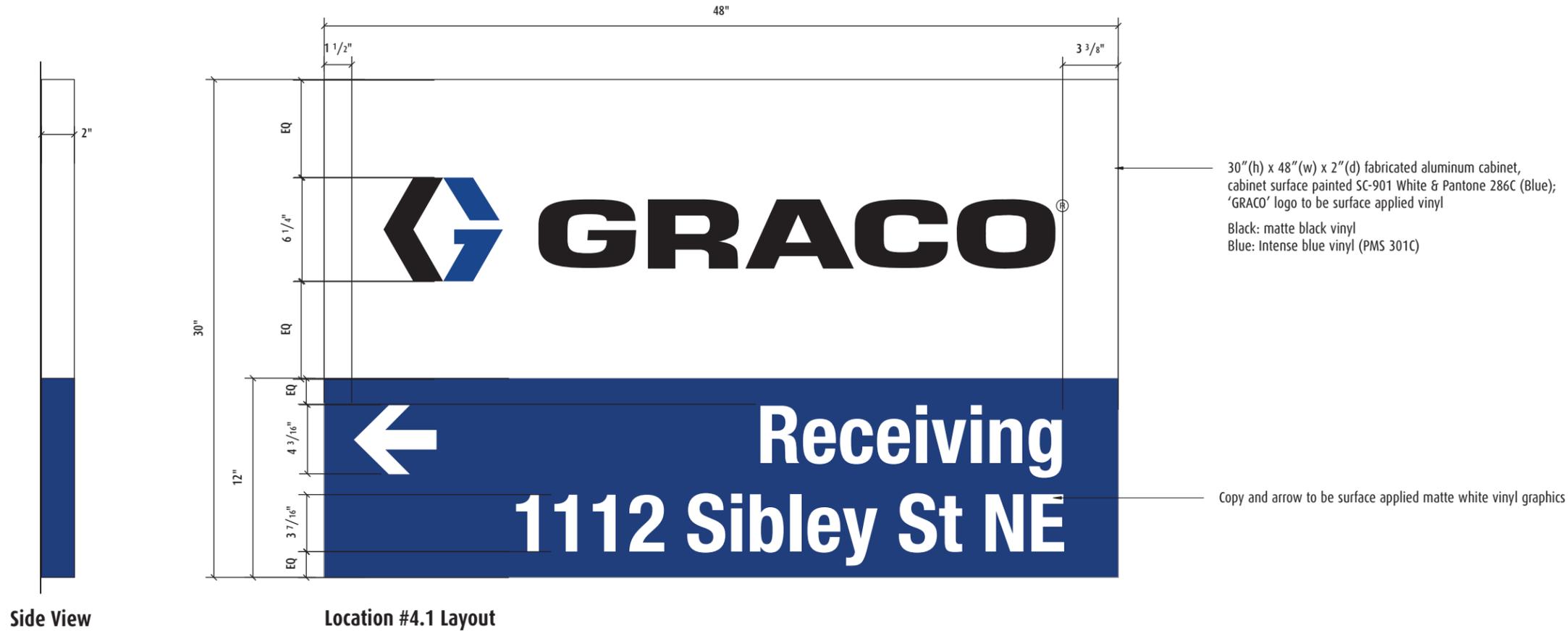
Site View (Rendering)

Sign Type V.1

Fabricated Aluminum Cabinet (Wall Mount, Non-Illuminated)

Specifications

ASI Series: Custom
Size: 30"(h) x 48"(w) x 2"(d)
Typestyle: Helvetica Neue Condensed Bold
Background Color(s): SC-901 White, PMS 287C
Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
Graphics Process: surface paint, surface applied vinyl
Mounting: Mechanical mount flush onto exterior building facade; Drill/Tap with Silicone
Note(s): Mounting template to be provided



Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Wall Mount, Building ID
Scale: 1/8" = 1"
Date: 06.09.16
Drawn By: BMV
Sales / PM: TC/TN
File Name: Graco_Ext_V.1_07.15_#2.2

DRAWING REVISIONS

| | | |
|---------------|--------|--------|
| Rv1: 06.21.16 | Rv2: * | Rv3: * |
| Rv4: * | Rv5: * | Rv6: * |

DESIGN STATUS:

APPROVED
 Approved As Noted
 Revise & Resubmit

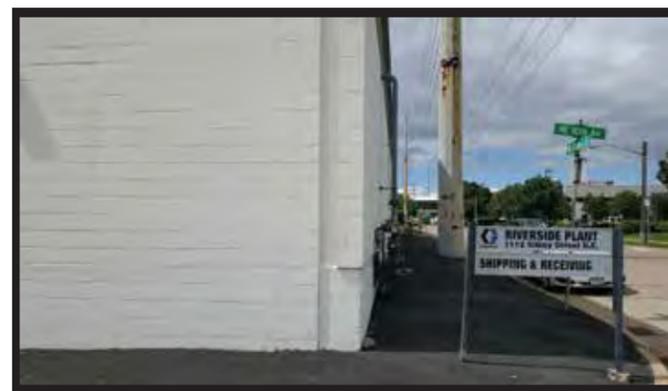
DATE: _____
 SIGN: _____

Tel 612.332.1223 Fax 612.332.1224

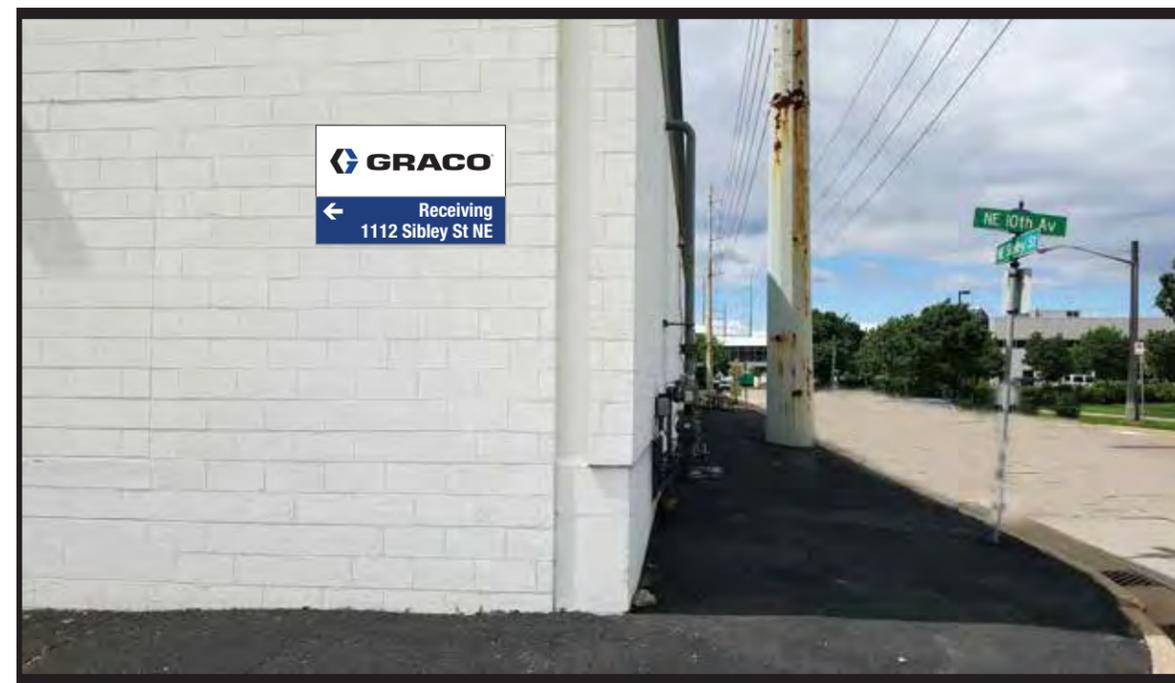
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SHEET 2.2

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Existing



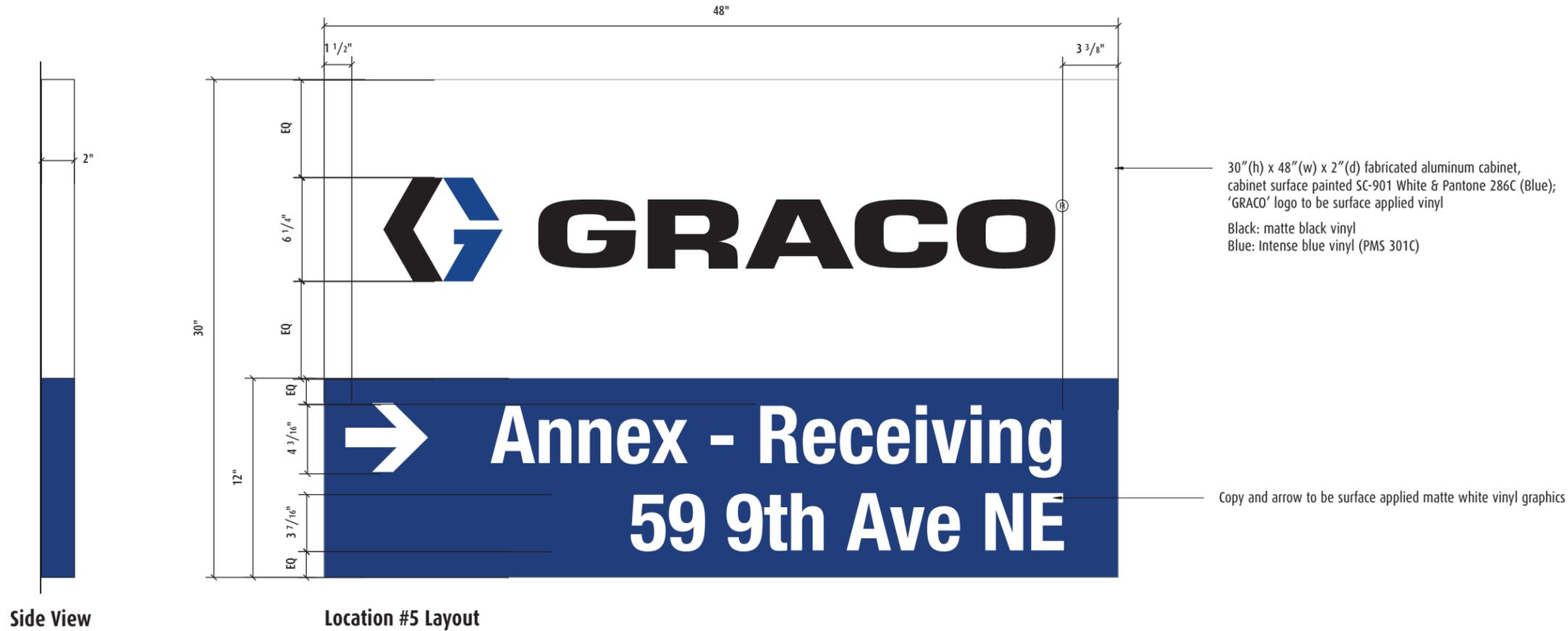
Site View (Rendering)

Sign Type V.1

Fabricated Aluminum Cabinet (Wall Mount, Non-Illuminated)

Specifications

ASI Series: Custom
Size: 30"(h) x 48"(w) x 2"(d)
Typestyle: Helvetica Neue Condensed Bold
Background Color(s): SC-901 White, PMS 287C
Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
Graphics Process: surface paint, surface applied vinyl
Mounting: Mechanical mount flush onto exterior building facade; Drill/Tap with Silicone
Note(s): Mounting template to be provided



Side View

Location #5 Layout

Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Wall Mount, Building ID
Scale: 1/8" = 1"
Date: 06.09.16
Drawn By: BMV
Sales / PM: TC/TN
File Name: Graco_Ext_V.1_07.15_#2.3

DRAWING REVISIONS

| | | |
|---------------|--------|--------|
| Rv1: 06.21.16 | Rv2: * | Rv3: * |
| Rv4: * | Rv5: * | Rv6: * |

DESIGN STATUS: APPROVED
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Existing



Site View (Rendering)

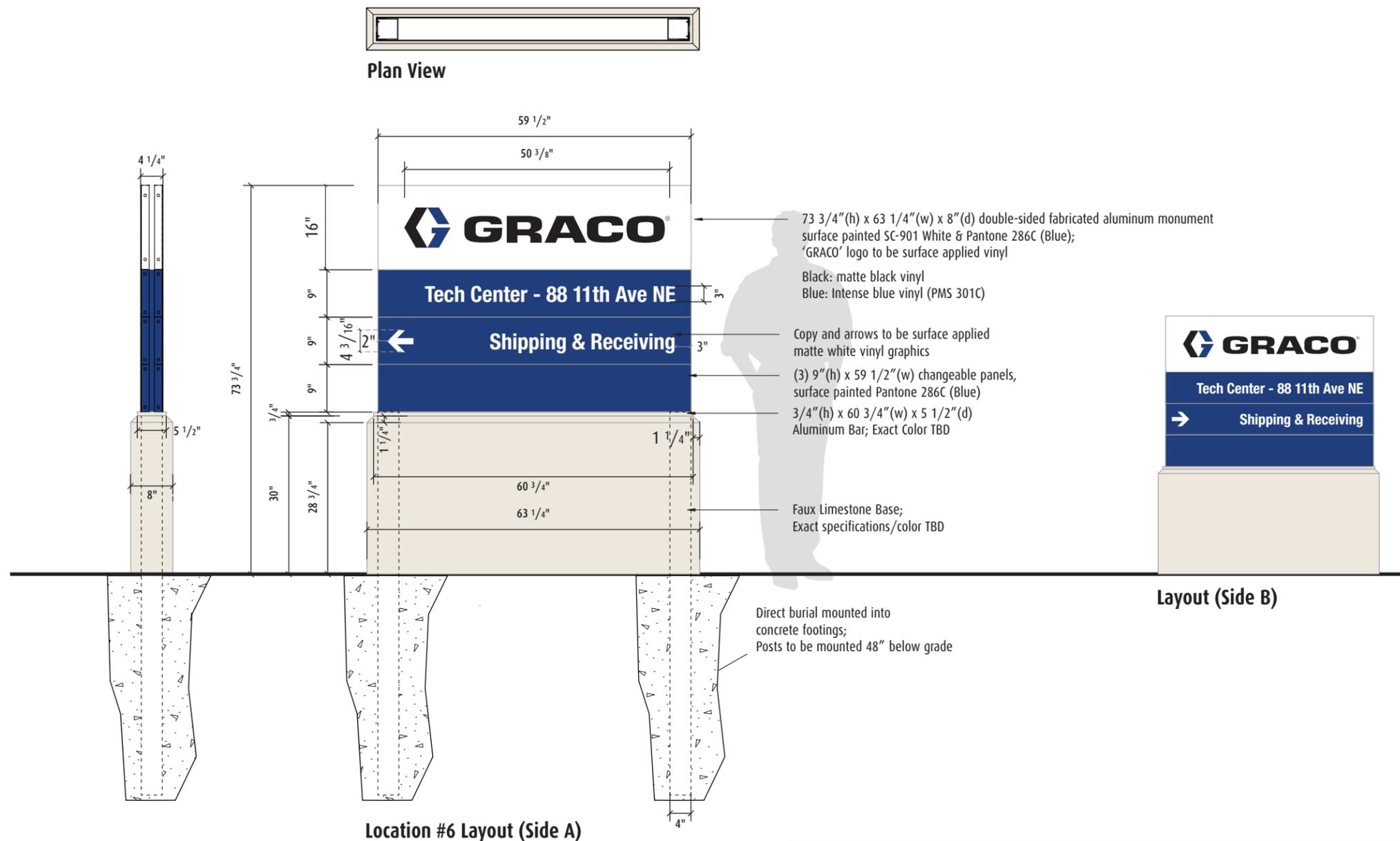
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Sign Type V.1

Monument ID (Small)

Specifications

ASI Series: Custom
 Size: 73 3/4"(h) x 63 1/4"(w) x 8"(d)
 Typestyle: Helvetica Neue Condensed Bold
 Background Color(s): SC-901 White, PMS 287C, Faux Limestone Base
 Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
 Graphics Process: surface paint, surface applied vinyl
 Mounting: Direct burial mount
 Note(s): Posts to be mounted 48" below grade



Client: Graco
 Project: Exterior Signage
 Location: Minneapolis, MN
 Keyword(s): Freestanding, Monument

Scale: 1/2" = 1'
 Date: 07.07.15
 Drawn By: DMH
 Sales / PM: TC/TN
 File Name: Graco_Ext_V.1_07.15_#2.4

DRAWING REVISIONS

| | | |
|---------------|---------------|---------------|
| Rv1: 08.03.15 | Rv2: 08.28.15 | Rv3: 09.10.15 |
| Rv4: 09.23.15 | Rv5: 06.09.16 | Rv6: 06.10.16 |

DESIGN STATUS: APPROVED
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DATE: _____
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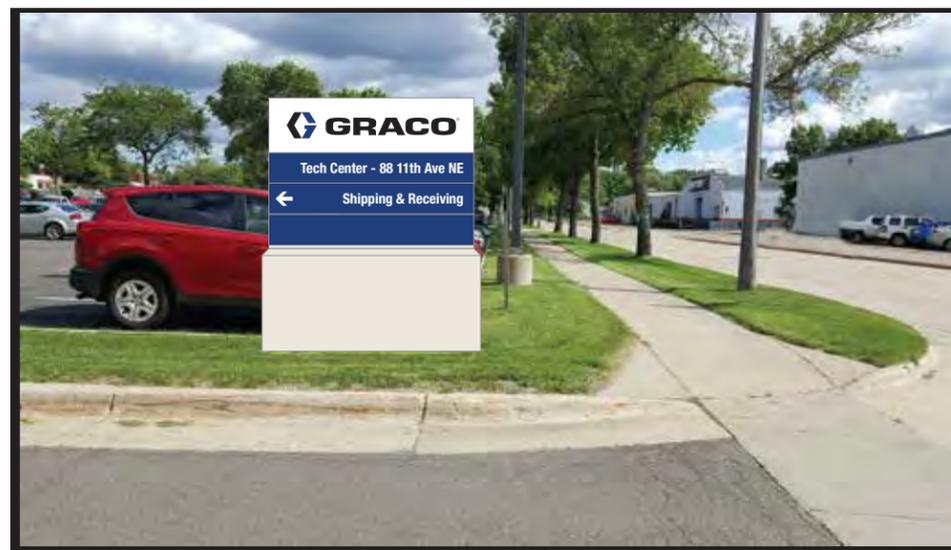
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Existing



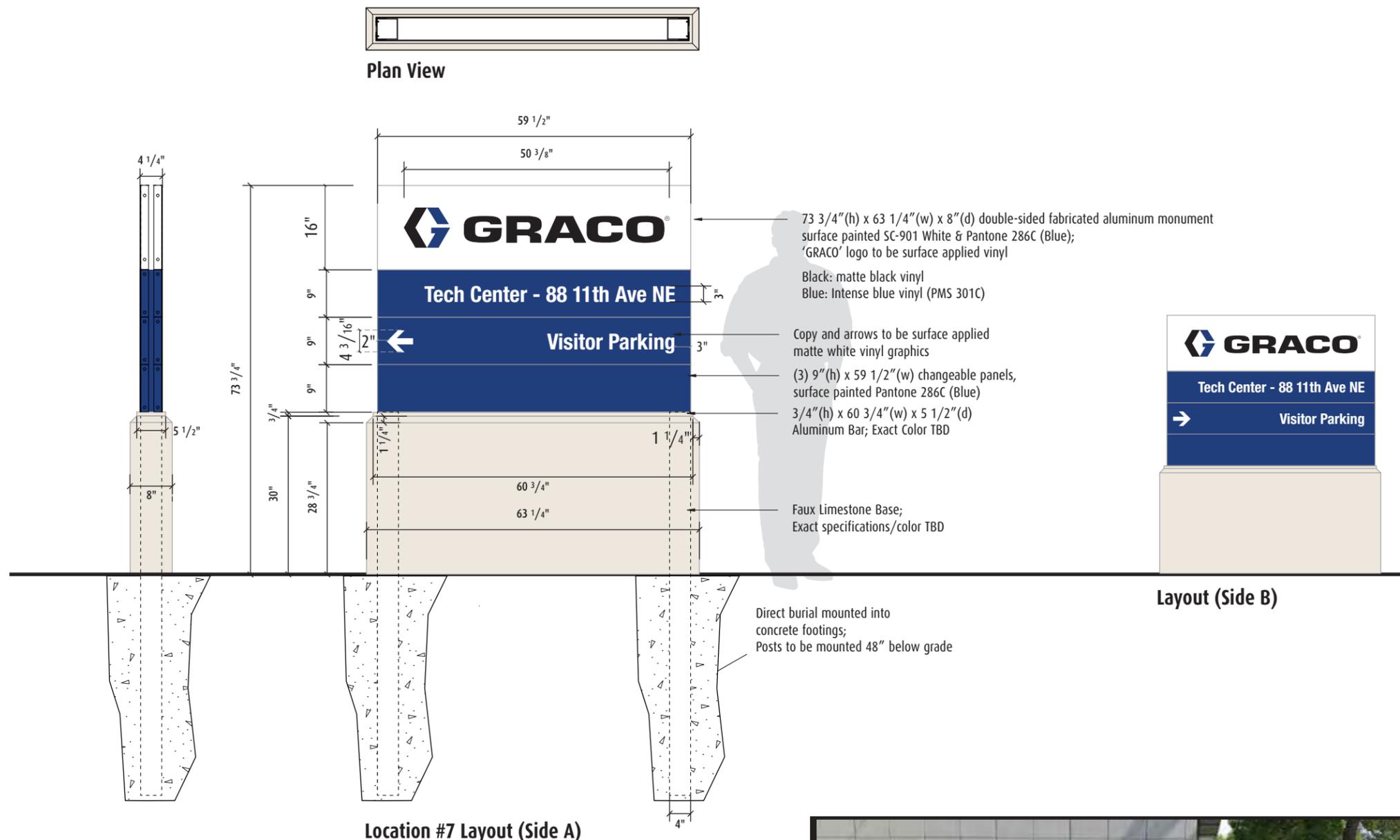
Site View (Rendering)

Sign Type V.1

Monument ID (Small)

Specifications

ASI Series: Custom
Size: 73 3/4"(h) x 63 1/4"(w) x 8"(d)
Typestyle: Helvetica Neue Condensed Bold
Background Color(s): SC-901 White, PMS 287C, Faux Limestone Base
Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
Graphics Process: surface paint, surface applied vinyl
Mounting: Direct burial mount
Note(s): Posts to be mounted 48" below grade



Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Freestanding, Monument

Scale: 1/2" = 1'
Date: 07.07.15
Drawn By: DMH
Sales / PM: TC/TN
File Name: Graco_Ext_V.1_07.15_#2.5

DRAWING REVISIONS

| | | |
|---------------|---------------|---------------|
| Rv1: 08.03.15 | Rv2: 08.28.15 | Rv3: 09.10.15 |
| Rv4: 09.23.15 | Rv5: 06.09.16 | Rv6: 06.10.16 |

DESIGN STATUS: APPROVED
 Approved As Noted
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DATE: _____
SIGN: _____

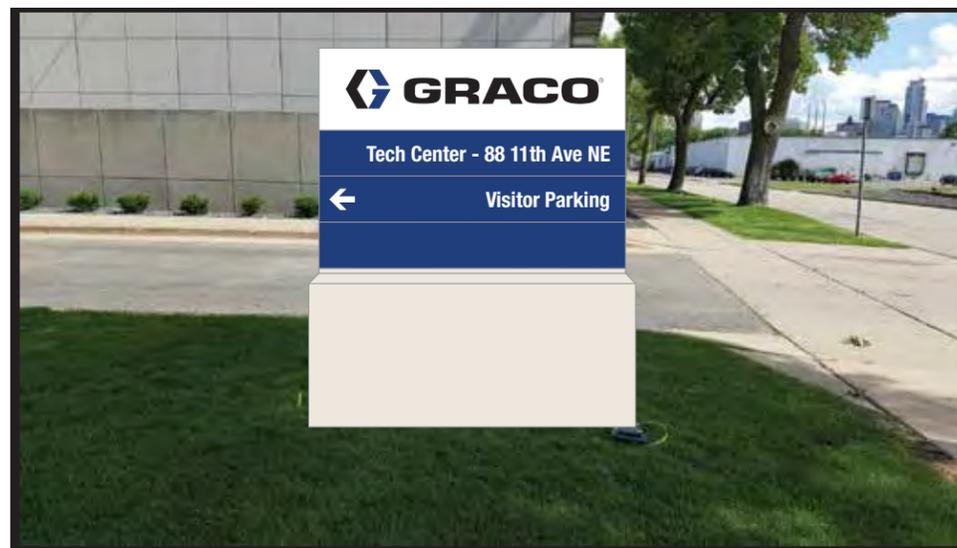
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SHEET 2.5



Existing



Site View (Rendering)

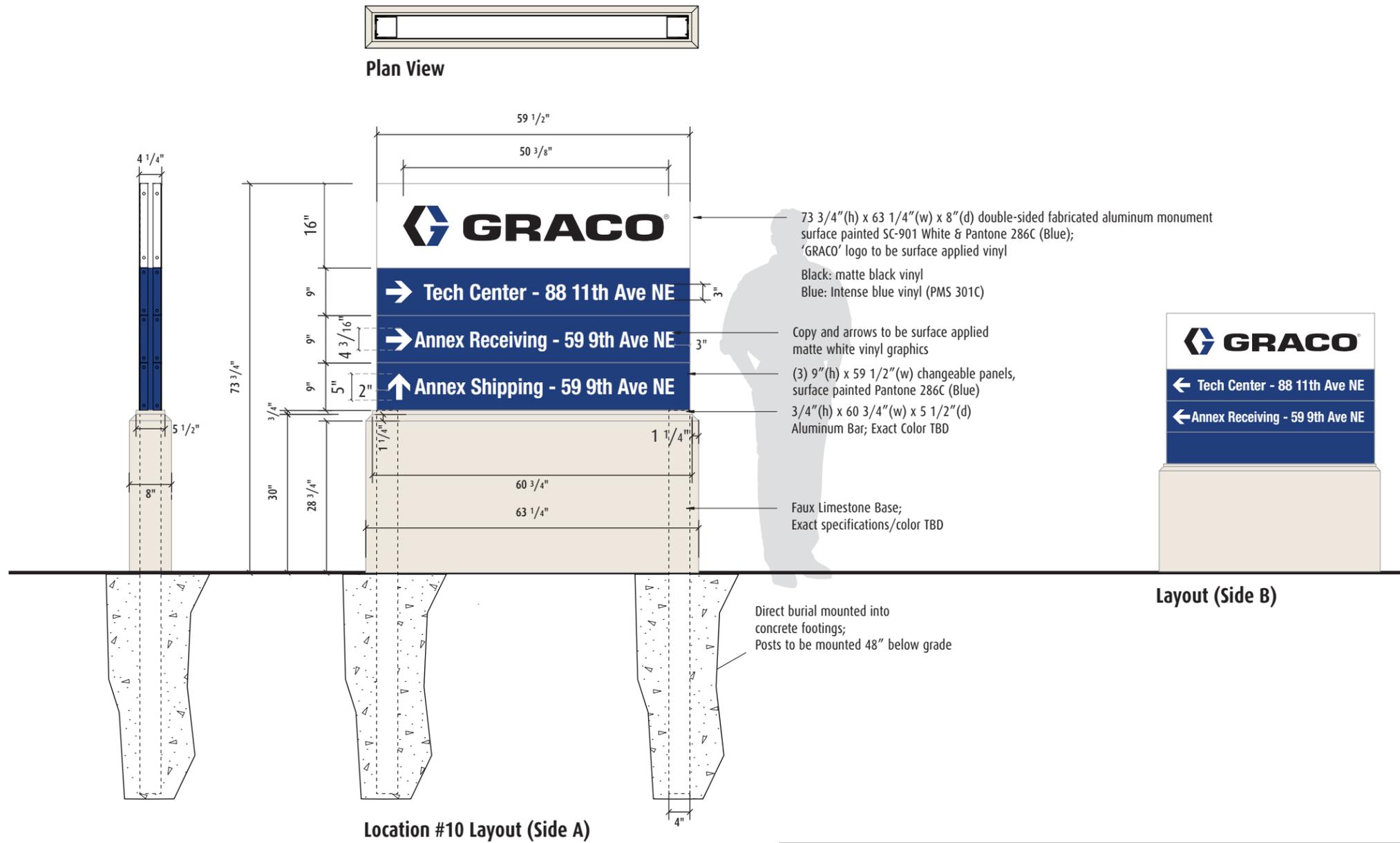
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Sign Type V.1

Monument ID (Small)

Specifications

ASI Series: Custom
 Size: 73 3/4"(h) x 63 1/4"(w) x 8"(d)
 Typestyle: Helvetica Neue Condensed Bold
 Background Color(s): SC-901 White, PMS 287C, Faux Limestone Base
 Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
 Graphics Process: surface paint, surface applied vinyl
 Mounting: Direct burial mount
 Note(s): Posts to be mounted 48" below grade



Client: Graco
 Project: Exterior Signage
 Location: Minneapolis, MN
 Keyword(s): Freestanding, Monument

Scale: 1/2" = 1'
 Date: 07.07.15
 Drawn By: DMH
 Sales / PM: TC/TN
 File Name: Graco_Ext_V.1_07.15_#2.6

| DRAWING REVISIONS | | |
|-------------------|---------------|---------------|
| Rv1: 08.03.15 | Rv2: 08.28.15 | Rv3: 09.10.15 |
| Rv4: 09.23.15 | Rv5: 06.09.16 | Rv6: 06.10.16 |

DESIGN STATUS: APPROVED
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DATE: _____
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SHEET 2.6



Existing



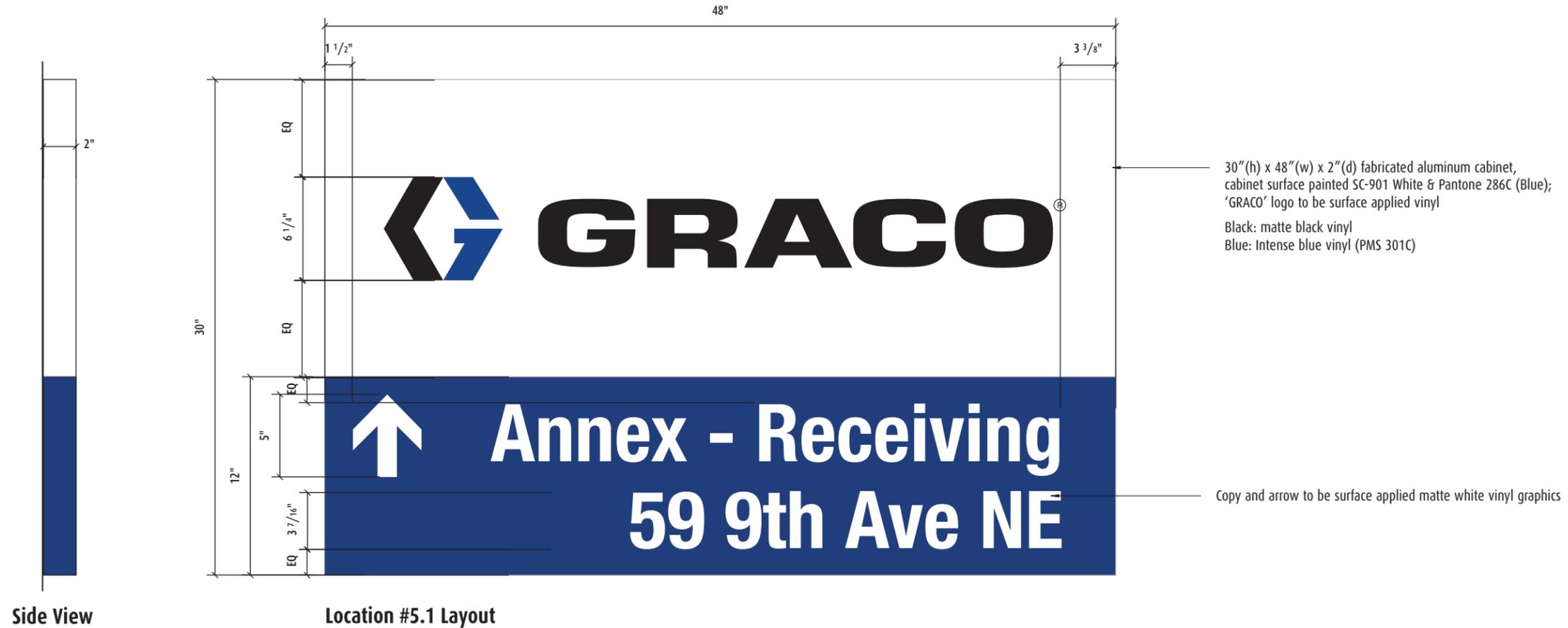
Site View (Rendering)

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Sign Type V.1

Fabricated Aluminum Cabinet (Wall Mount, Non-Illuminated)

Specifications
ASI Series: Custom
Size: 30"(h) x 48"(w) x 2"(d)
Typestyle: Helvetica Neue Condensed Bold
Background Color(s):
 SC-901 White, PMS 287C
Graphics Color(s): Matte white vinyl,
 matte black vinyl, Intense blue vinyl
Graphics Process:
 surface paint, surface applied vinyl
Mounting:
 Mechanical mount flush onto exterior
 building facade; Drill/Tap with Silicone
Note(s):
 Mounting template to be provided



Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Wall Mount, Building ID
Scale: 1/8" = 1"
Date: 06.14.16
Drawn By: BMV
Sales / PM: TC/TN
File Name: Graco_Ext_V.1_07.15_#2.7

DRAWING REVISIONS

| | | |
|---------------|--------|--------|
| Rv1: 06.21.16 | Rv2: * | Rv3: * |
| Rv4: * | Rv5: * | Rv6: * |

DESIGN STATUS: APPROVED
 Approved As Noted
 Revise & Resubmit

DATE: _____
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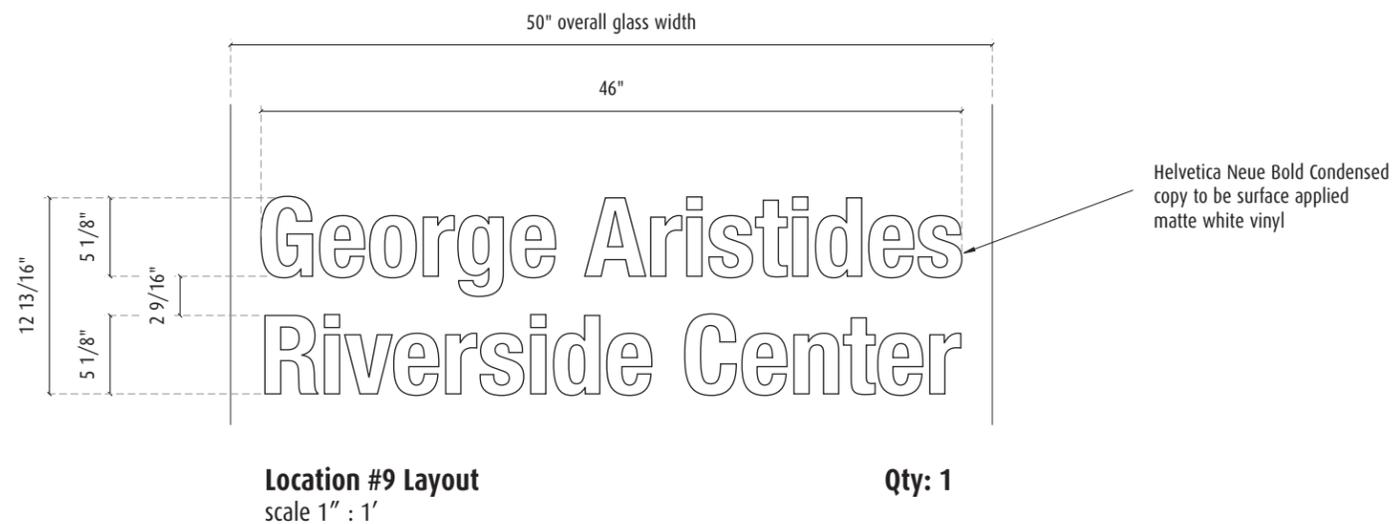
Sign Type L.0

Vinyl Copy

Specifications

ASI Series: Vinyl
Size: 12-13/16"(h) x 46"(w)
Typestyle: Helvetica Neue Condensed Bold
Graphics Color(s): Matte white vinyl
Graphics Process: cut, weeded, & masked vinyl
Mounting: Surface application

Note(s): *



Rendering

Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): *

Scale: noted
Date: 07.07.15
Drawn By: DMH
Sales / PM: TC/TN
File Name: Graco_Ext_L.0_07.15_#3

DRAWING REVISIONS

| | | |
|--------|--------|--------|
| Rv1: * | Rv2: * | Rv3: * |
| Rv4: * | Rv5: * | Rv6: * |

DESIGN STATUS: APPROVED
 Approved As Noted
DATE: _____ Revise & Resubmit

SIGN: _____

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SHEET 3

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Sign Type Y.1

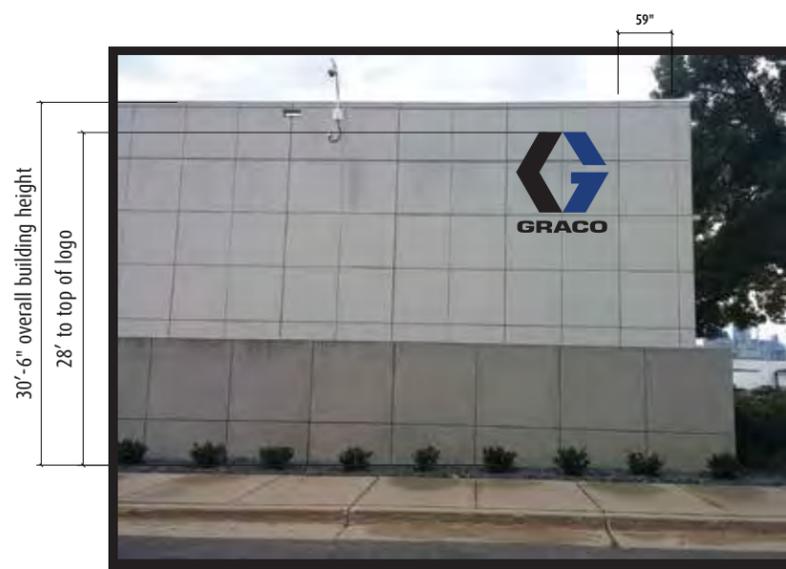
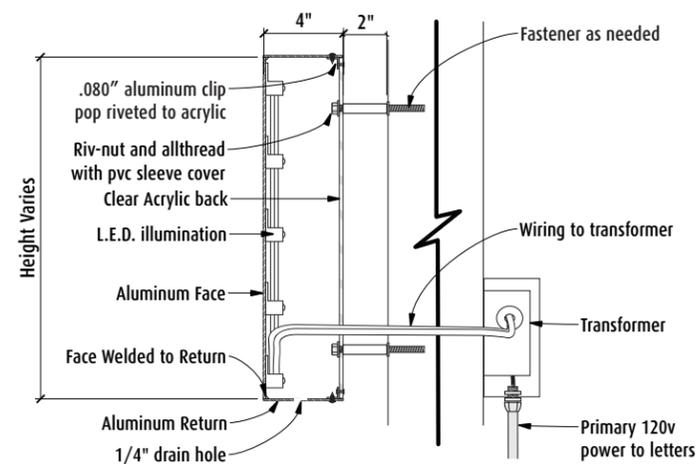
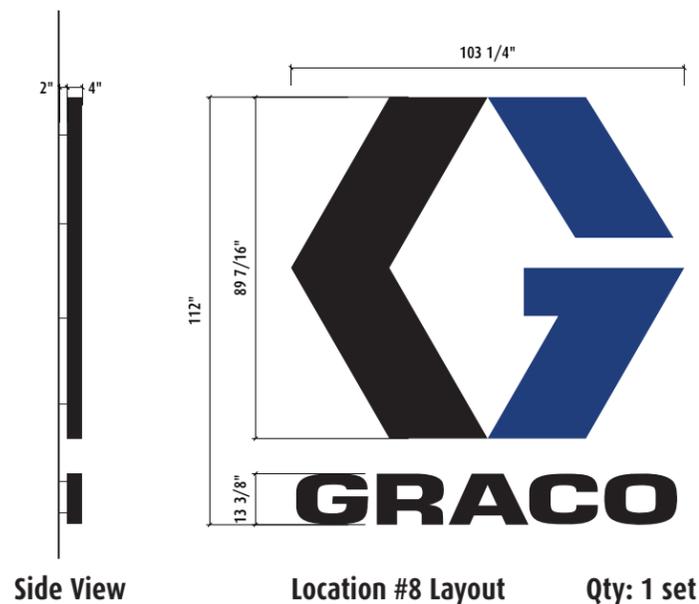
Halo-Lit Channel Letters/Logo (Location #8)

Specifications

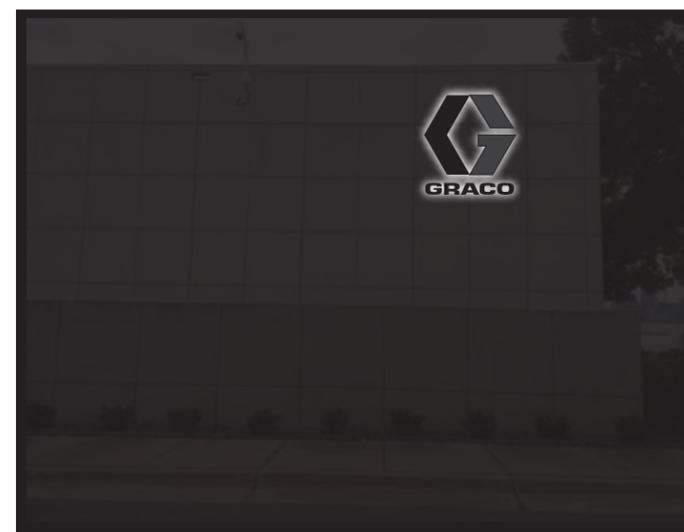
ASI Series: Custom
 Size: 112"(h) x 103 1/4"(w) x 4"(d)
 Typestyle: Helvetica Neue Condensed Bold
 Graphics Color(s): SC-905 Black, PMS 287 C
 Graphics Process: surface paint
 Mounting: Channel letters mechanical mount onto exterior facade of building with studs & spaced off using 2" spacers, drill/tap with Silicone

Note(s):

- Mounting template to be provided
- White LED Halo Illumination
- Returns to match faces



Rendering (Day)



Rendering (Evening)

Client: Graco
 Project: Exterior Signage
 Location: Minneapolis, MN
 Keyword(s): Illuminated, Fabricated, Depth

Scale: 1/4" = 1'
 Date: 07.07.15
 Drawn By: DMH
 Sales / PM: TC/TN
 File Name: Graco_Ext_K.O_07.15_#4

DRAWING REVISIONS

| | | |
|---------------|---------------|---------------|
| Rv1: 08.03.15 | Rv2: 08.27.15 | Rv3: 09.10.15 |
| Rv4: 06.09.16 | Rv5: * | Rv6: * |

DESIGN STATUS: APPROVED
 Approved As Noted
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DATE: _____
 SIGN: _____

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Sign Type Y.1

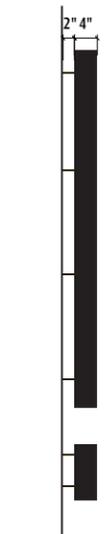
Halo-Lit Channel Letters/Logo (Location #11)

Specifications

ASI Series: Custom
Size: 78 1/8"(h) x 72"(w) x 4"(d)
Typestyle: Helvetica Neue Condensed Bold
Graphics Color(s): SC-905 Black, PMS 287 C
Graphics Process: surface paint
Mounting: channel letters mechanical mount onto exterior facade of building with studs & spaced off using 2" spacers, drill/tap with Silicone

Note(s):

- Mounting template to be provided
- White LED Halo Illumination
- Returns to match faces

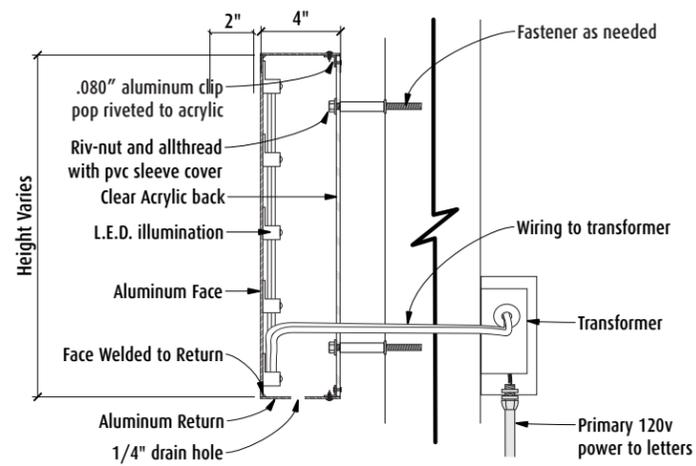


Side View

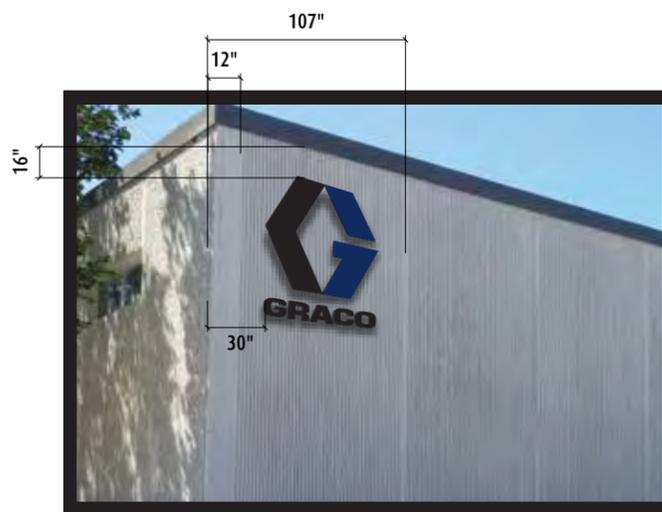


Location #11 Layout

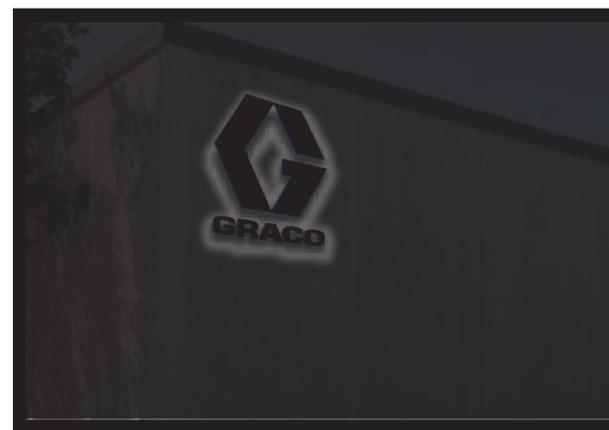
Qty: 1 set



Typical Halo-Lit Channel Letter Configuration



Rendering (Day)



Rendering (Evening)



Overall Building Rendering

Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Illuminated, Fabricated, Depth

Scale: 1/32" = 1"
Date: 09.10.15
Drawn By: BMB
Sales / PM: TC/TN
File Name: Graco_Ext_K.0_07.15_#5

DRAWING REVISIONS

| | | |
|---------------|---------------|--------|
| Rv1: 09.11.15 | Rv2: 06.09.16 | Rv3: * |
| Rv4: * | Rv5: * | Rv6: * |

DESIGN STATUS: APPROVED
 Approved As Noted
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Sign Type V.1

Fabricated Aluminum Cabinet (Wall Mount, Non-Illuminated)

Specifications

ASI Series: Custom
Size: 30"(h) x 48"(w) x 2"(d)
Typestyle: Helvetica Neue Condensed Bold
Background Color(s): SC-901 White, PMS 287C
Graphics Color(s): Matte white vinyl, matte black vinyl, Intense blue vinyl
Graphics Process: surface paint, surface applied vinyl
Mounting: Mechanical mount flush onto exterior building facade; Drill/Tap with Silicone
Note(s): Mounting template to be provided



Side View

Location #12 Layout

Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Wall Mount, Building ID
Scale: 1/8" = 1"
Date: 06.09.16
Drawn By: BMV
Sales / PM: TC/TN
File Name: Graco_Ext_V.1_07.15_#6

DRAWING REVISIONS

| | | |
|---------------|--------|--------|
| Rv1: 06.21.16 | Rv2: * | Rv3: * |
| Rv4: * | Rv5: * | Rv6: * |

DESIGN STATUS: APPROVED
 Approved As Noted
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DATE: _____
SIGN: _____

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Existing



Site View (Rendering)

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Sign Type V.1

Fabricated Aluminum Cabinet (Wall Mount, Non-Illuminated)

Specifications
ASI Series: Custom
Size: 30"(h) x 48"(w) x 2"(d)
Typestyle: Helvetica Neue Condensed Bold
Background Color(s):
 SC-901 White, PMS 287C
Graphics Color(s): Matte white vinyl,
 matte black vinyl, Intense blue vinyl
Graphics Process:
 surface paint, surface applied vinyl
Mounting:
 Mechanical mount flush onto exterior
 building facade; Drill/Tap with Silicone
Note(s):
 Mounting template to be provided



Client: Graco
Project: Exterior Signage
Location: Minneapolis, MN
Keyword(s): Wall Mount, Building ID
Scale: 1/8" = 1"
Date: 06.09.16
Drawn By: BMV
Sales / PM: TC/TN
File Name: Graco_Ext_V.1_07.15_#7

DRAWING REVISIONS

| | | |
|---------------|--------|--------|
| Rv1: 06.21.16 | Rv2: * | Rv3: * |
| Rv4: * | Rv5: * | Rv6: * |

DESIGN STATUS: APPROVED
 Approved As Noted
 Revise & Resubmit
DATE: _____
SIGN: _____
Tel 612.332.1223 **Fax** 612.332.1224



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**Existing "G" Logo and "GRACO"
letters to remain. All other letters
to be removed from wall**



12' 6"

Location 9

GRACO

George Aristides Riverside Center

1112 Sibley

Visitors ➤
1150 Sibley

15' 5"

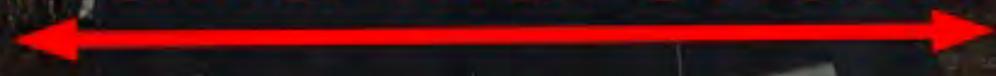
****Existing Sign to Remain. No Change****



12'

10'

Main @ 11th and Marshall



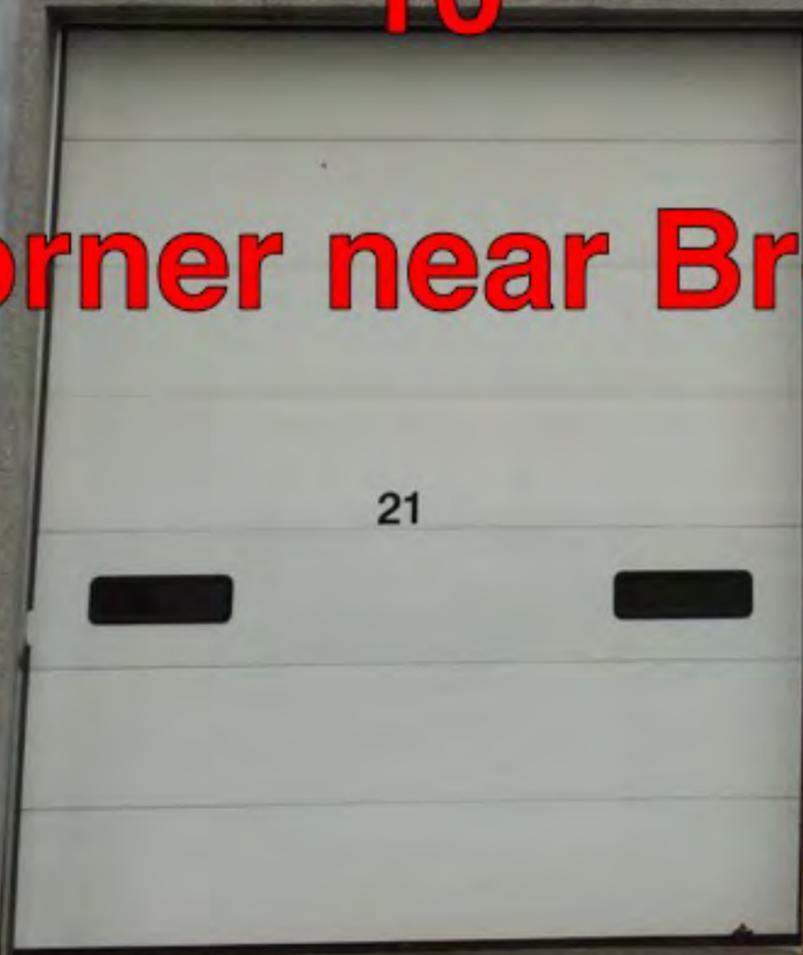
****Existing Sign to Remain. No Change****



13'

10'

N/E corner near Broadway



****Existing Sign to Remain. No Change****



13'

10'

N/W corner near Broadway