

Cedar Business Center – 1701 American Blvd. E. Amendments

SIGN CRITERIA

A. PURPOSE:

This Sign Criteria shall regulate the approval, installation, and placement of tenant wall signs within the Cedar Business Center – Only for Building 1701 American Boulevard E. Bloomington, MN 55420 to promote the health, safety, aesthetics, economical and general welfare of the community.

-

B. PROCEDURE FOR SIGN APPROVAL:

1. All proposed signs shall be reviewed and approved by the CBRE Asset Services.

The Contact:

CBRE Asset Services
Jeff Lasota
1900 Lasalle Plaza
Minneapolis, MN 55402

A – Variance (Case 881 0B-02)

-Total wall signage on all four elevations for the building at 1701 E. American Blvd. E. may not exceed 780 square feet for cabinet style signs.

2. The tenant or sign consultant must follow sign permitting procedures of the City of Bloomington.
3. No tenant sign shall be erected, constructed, altered, rebuilt, or relocated until the City has issued a sign permit.

C. GENERAL SPECIFICATIONS

1. Each tenant is required to identify its premises by a sign on the exterior of the building they are leasing.
2. Tenant signs shall be store identity signs only. Copy shall be restricted to the tenant's proper name and major product, or service offered. A logo, shield, coat of arms or other established corporate insignia, which has been customarily displayed or associated with the store name, shall be permitted if approved. Its area will be included within the total allowable sign area.
3. Tenants are allocated an area on the exterior fascia of the buildings, as close to the store entrances as layout will allow to which the tenant may attach a sign. Any deviations from these criteria must be upon approval of the landlord and the City of Bloomington.

4. It is intended that the signing of the stores at Cedar Business Center shall be developed in an imaginative and varied manner. This Criteria provides the guidelines, which govern the exterior signage and graphics for all tenant spaces at Cedar Business Center. This includes letter fabrication, material, and size equipment.
5. Although previous and current signing practices of the tenant will be considered, they will not govern signs to be installed at Cedar Business Center.
6. The furnishing and installation of a sign and the costs incurred shall be the responsibility of each tenant. Sign construction and installation is to be completed in compliance with the instructions contained within this Sign Criteria.
7. Approval of store design drawings or working drawings and specifications for the Tenant's leased premises does not constitute approval of any sign work for either the Landlord or City. Landlord's written approval of Tenant's sign drawings and specifications are required.

D. CRITERIA STANDARDS - Reference Class IV Sign District (Sec. 19.113 City Code)

1. Allowed Tenant Signs

The tenant signs for the Cedar Business Center shall consist solely of the following"

- A. Wall Sign Cabinets: Internally illuminated L.E.D. flush mount (per Sec. 19.113(b)(2) of the City Code.)
- B. Corporate identity logos, coat of arms, shields, etc., will be permitted if the landlord approves such logos. In all cases, logos shall not exceed 20% of signage area. Illuminated with L.E.D.
- C. Tenants sign must be installed on an externally exposed raceway. The raceway must be the same color as the exterior of the building or the sign band.
- D. Entrance Door Identification: Each tenant is allowed one sign on their main entrance door glass. Sign shall be individual vinyl letter or logo (Color is not limited) Sign shall not be no more than 24" W x 36" H.
- E. Window Signs are only allowed at retail display windows – Size not to exceed twenty five percent (25%) of tenant's window area.
- F. Letter style shall not be limited
- G. Tenant's Sign will be restricted within the area designated so that the sign shall not be placed closer than 4" from the top or bottom edge of the designated area. Sign components can be stacked in the sign area.

2. Sign Placement

The sign shall be placed on the exterior wall in the area shown on the attached sign area diagrams and not exceed 80% of the lease tenant space frontage. If tenant occupies two (2) or more bays, tenant may combine signage area for those bays. The building fascia's architectural sign band is the designated signage area. Tenants may locate their specific sign area by referring to the elevation drawings.

3. Sign Color

The sign face, returns, and trim color (S) shall be limited to (White) and requires Landlord Approval to assure that all signs are harmonious with the colors of the exterior fascia and architectural building details.

4. Directional signs are allowed per Section 19.116 of City code.**5. Prohibited signs**

The following types of signs or sign components shall be prohibited:

1. Signs employing ballast boxes
2. Moving or rotating signs
3. Signs employing moving or flashing lights
4. Signs, letters symbols or identification of any nature painted directly on surfaces exterior to the premises
5. Signs employing unedged or uncapped plastic letters with no returns or exposed fastenings.
6. Rooftop signs
7. Signs employing noise making devices and components
8. Signs exhibiting the names, stamps, or decals of the sign manufacturer or installer, unless required by law.
9. Cloth, wood, paper, or cardboard signs, stickers, non-illuminated signs, decals, or painted signs around or on exterior surfaces (door and/or windows) of the premises, unless previously approved by the Landlord.
10. Signs that are prohibited by applicable governmental rules and regulations.
11. Non-illuminated signs.
12. Signs of box or cabinet type, except as allowed in D.1.B.
13. Signs advertising "sales" or "clearances" on or around the interior store front or external glass mall windows.
14. Portable signs and inflatable advertising devices.

Building 1701 East 79th Street, Bloomington

Tenant Table: Building Available square footage 780 for total Cabinet Wall Signs.

Existing Tenants:

Each has a wall cabinet of 24" H x 47" W

Total used Square Footage: 239.4

Total Available Square Footage: 462.6

- 1- Canva Health – Suite 4
- 2- Sakan Community Resources – Suite 6
- 3- Bon Appetit – Suite 8
- 4- Mayle Trans – Suite 13
- 5- Uneversal Sports – Suite 9
- 6- Elite Ink – Suite 9A
- 7- Arrow Lift – Suite 12
- 8- Suite 11 – Empty
- 9- Hired – Suite 1
- 10- Metro Sales Inc – Suite 7
- 11- Afrique – Suite 15 & 16 Empty – Total square footage (161.5) – West and South Elevations

I hereby certify this plan, specification or report was prepared for use under my direct supervision and that I am a duly Licensed Architect under the laws of the state of Minnesota

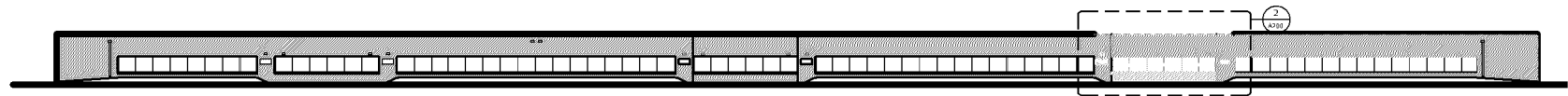
Pamela Bakken Anderson
Date: 06/15/21 Reg. No: 21241

06/15/21
REV 17
REV 14
REV 12
REV 10
REV 08
REV 06
REV 04
REV 02
REV 01
REV 00

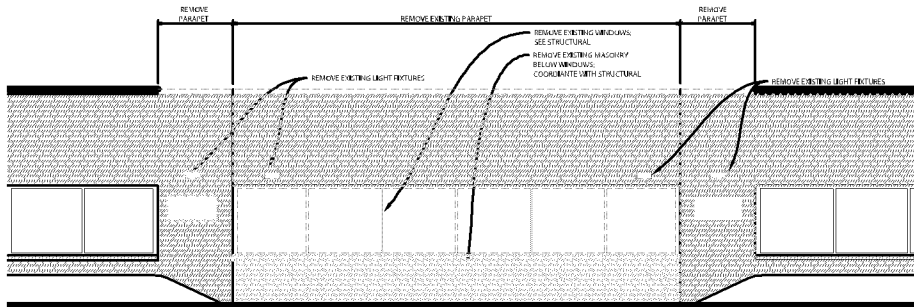
AFRIQUE DEVELOPMENT
1701 AMERICAN BLVD EAST
BLOOMINGTON MN 55420
EXTERIOR ELEVATIONS
2/10/20

A200

© 2022 Design Group, LP, LLC

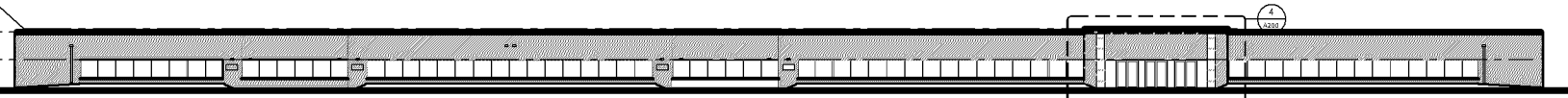


1 EAST DEMO ELEVATION
A200 1/16" = 1'-0"

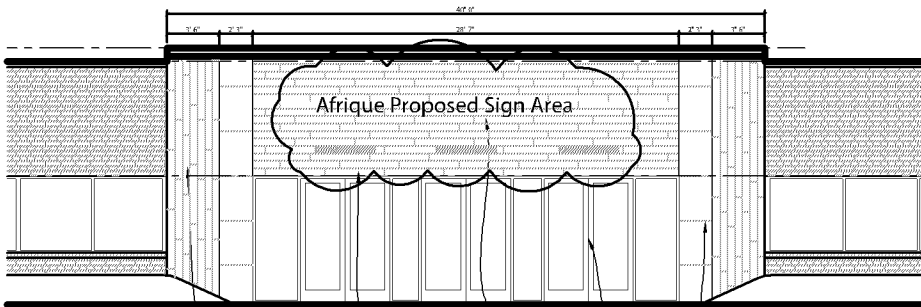


2 ENLARGED EAST DEMO ELEVATION
A200 1/4" = 1'-0"

- 1. TO NEW PARAPET
- 2. TO NEW PARAPET
- 3. TO STONEFRONT
- 4. TO STONEFRONT



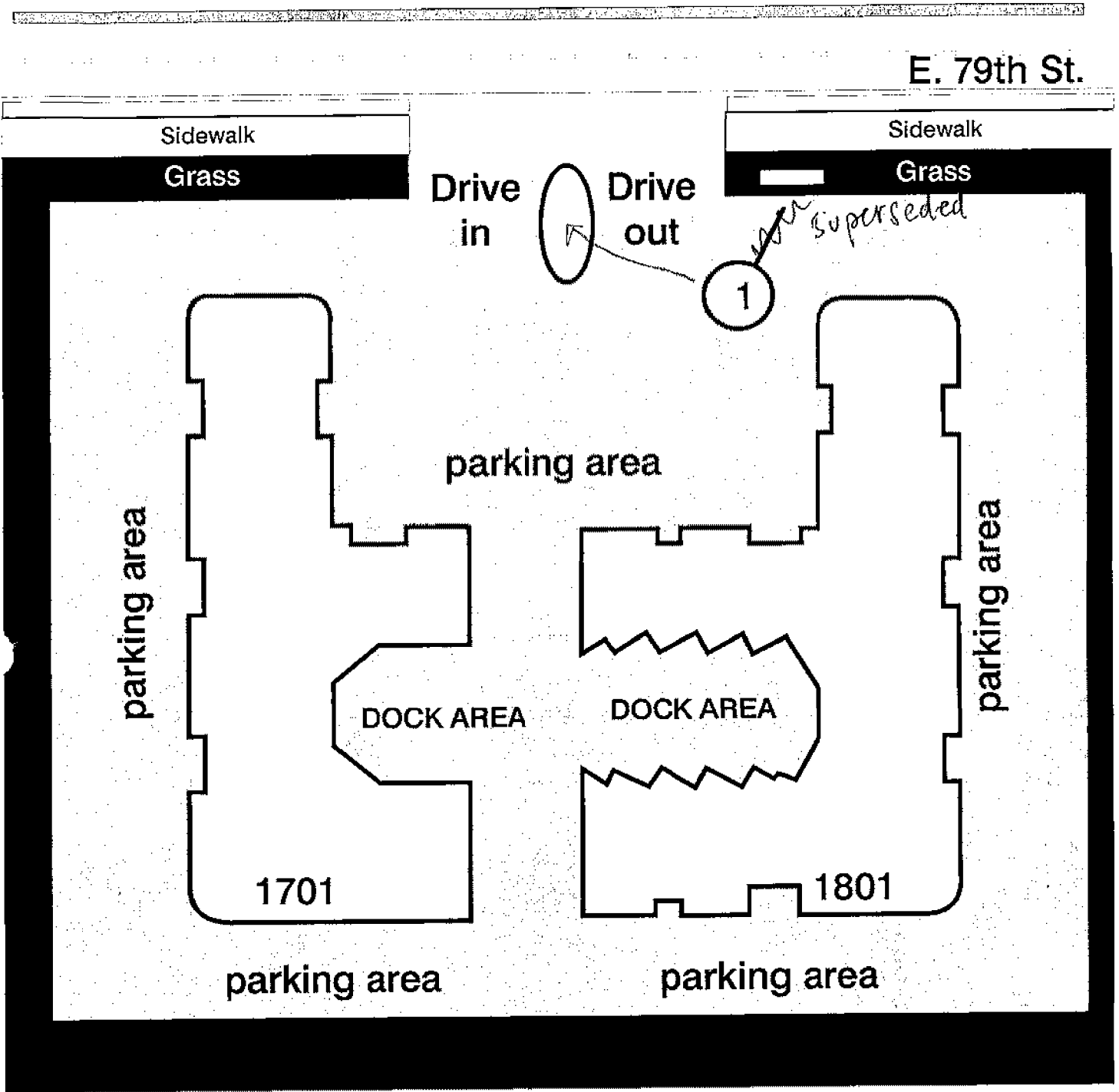
3 EAST ELEVATION
A200 1/16" = 1'-0"



4 ENLARGED EAST ELEVATION
A200 1/4" = 1'-0"

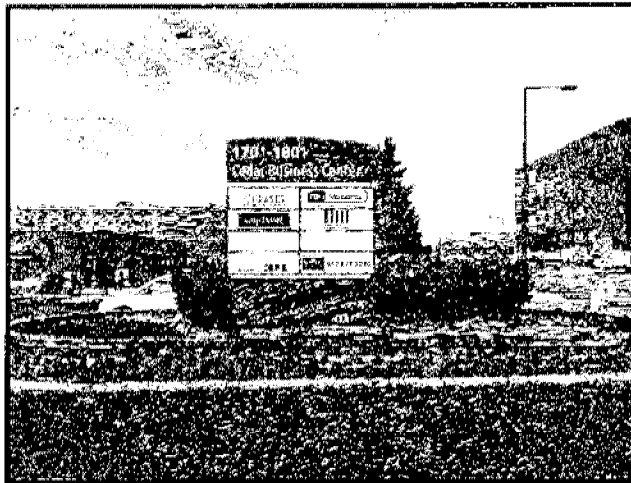
Afrique
1701 American Blvd E.
Suite 15 & 16
Bloomington, MN 55420

CEDAR BUSINESS CENTER - USD SITE PLAN



① Monument sign (freestanding)

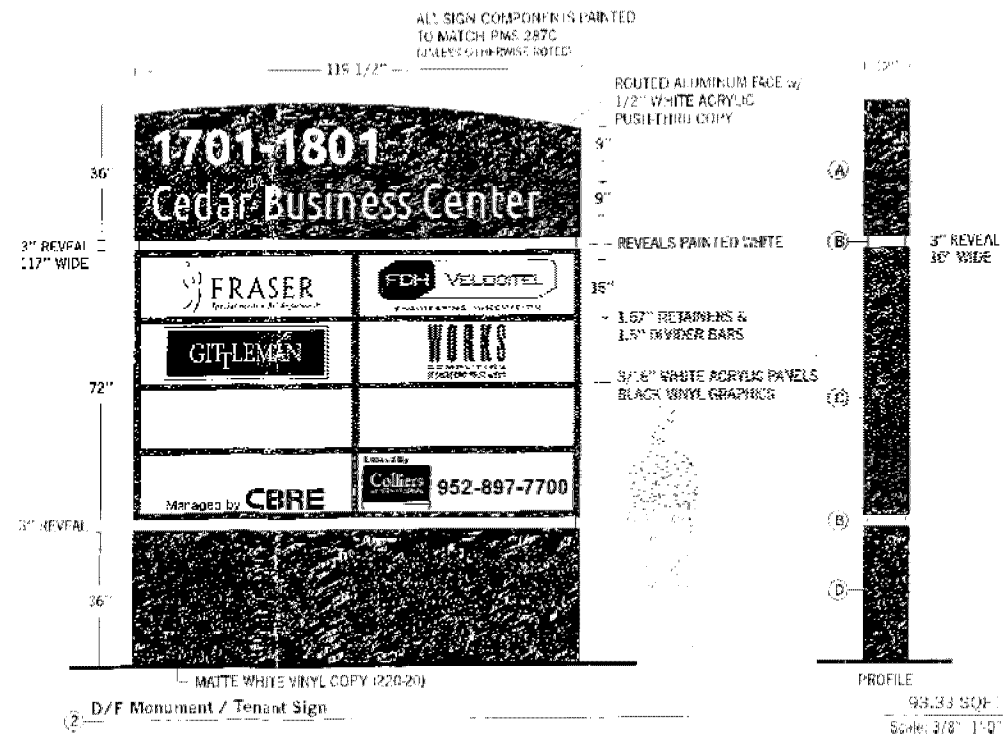


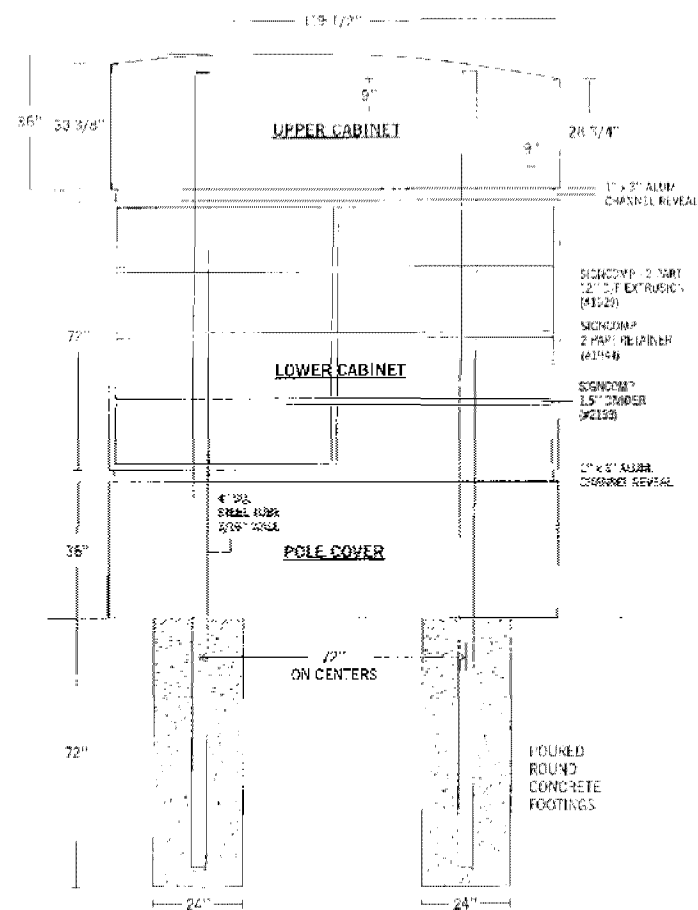


1 Proposed Monument Sign Elevation

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

APPROVED
Zoning Review Only
03/14/2022 NMJ





BLOOMINGTON, MN 55425

OVERALL SITE PLAN

1" = 40'-0"

West - Elevation Afrique
Sign Placement 78 Sqft

DRAWING INDEX									
SHEET	DRAWING TITLE	PCAD SET 09/2021	PH-100A1 07/2021	PH-100A2 08/2021	PH-100A3 09/2021	PH-100A4 09/2021	PH-100A5 09/2021	PH-100A6 09/2021	
ARCHITECTURAL PHASE ONE									
A000	COVER SHEET MTE PLAN								
A001	CODE PLAN AND SUMMARY								
G000	ARCHITECTURAL MTE PLAN								
AD101	DEMO STRUCK PLAN								
AD102	DEMO PLAN ZONE "A"								
AD103	DEMO PLAN ZONE "B"								
AD104	DEMO CEILING PLAN ZONE "A"								
AD105	DEMO CEILING PLAN ZONE "B"								
A100	ROOF PLAN								
A101	CATRAIL FLOOR PLAN								
A102	FLOOR PLAN ZONE "A"								
A103	FLOOR PLAN ZONE "B"								
A104	MEET/CTD CHIRING PLAN ZONE "A"								
A105	REFLECTED CEILING PLAN ZONE "A"								
A106	ETHEREAL CEILING PLAN ZONE "A"								
A107	FINISH ARCHITECTURAL INTERIOR ELEVATIONS								
A108	ENLARGED PLANS AND INTERIOR ELEVATIONS								
A109	INTERIOR DETAILS								
A110	INTERIOR PLANS AND SECTIONS								
A111	INTERIOR DETAILS, ROOF DETAILS								
A112	DOOR AND WINDOW SCHEDULE								
A113	FINISH SCHEDULES AND LIST								
A114	WALLWORK DETAILS								
A115	FINISH PLAN ZONE "A"								
A116	FINISH PLAN ZONE "B"								
A117	FURNITURE PLAN								
MECHANICAL PHASE ONE									
M001	MECHANICAL EQUIPMENT - FLOOR PLAN								
M002	MECHANICAL EQUIPMENT - PLUMBING								
M003	MECHANICAL EQUIPMENT - ELECTRICAL								
M004	MECHANICAL EQUIPMENT - CONDITIONS								
M005	MECHANICAL EQUIPMENT - UTILITY SCHEDULE								
STRUCTURAL PHASE ONE									
S001	TITLE SHEET								
S002	STRUCTURAL NOTING								
S100	PARTIAL FOUNDATION AND FOUNDATION PLAN								
S101	ROOF FRAMING PLAN								
S102	SECTIONS, DETAILS, AND SCHEDULES								
S103	SECTIONS, DETAILS, AND SCHEDULES								
MECHANICAL PHASE ONE									
M100	MECHANICAL COVER SHEET								
M101	OVERALL EXISTING HVAC PLAN								
M102	OVERALL NEW HVAC PLAN								
M103	EXISTING MAIN LEVEL HVAC PLAN ZONE A								
M104	NEW MAIN LEVEL HVAC PLAN ZONE A								
M105	EXISTING MAIN LEVEL HVAC PLAN ZONE B								
M106	NEW MAIN LEVEL HVAC PLAN ZONE B								
M107	EXISTING MAIN LEVEL HVAC PLAN ZONE C								
M108	NEW MAIN LEVEL HVAC PLAN ZONE C								
M109	MECHANICAL SCHEDULE								
M110	MECHANICAL SCHEDULE								
M111	MECHANICAL SCHEDULE								
M112	MECHANICAL SCHEDULE								
M113	MECHANICAL SCHEDULE								
M114	MECHANICAL SCHEDULE								
M115	MECHANICAL SCHEDULE								
M116	MECHANICAL SCHEDULE								
M117	MECHANICAL SCHEDULE								
M118	MECHANICAL SCHEDULE								
M119	MECHANICAL SCHEDULE								
M120	MECHANICAL SCHEDULE								
PLUMBING PHASE ONE									
P101	OVERALL DEMO PLUMBING PLAN								
P102	OVERALL NEW PLUMBING PLAN								
P103	EXISTING MAIN LEVEL PLUMBING PLAN ZONE A								
P104	MAIN LEVEL PLUMBING PLAN ZONE A								
P105	EXISTING MAIN LEVEL PLUMBING PLAN ZONE B								
P106	MAIN LEVEL PLUMBING PLAN ZONE B								
P107	EXISTING MAIN LEVEL PLUMBING PLAN ZONE C								
P108	MAIN LEVEL PLUMBING PLAN ZONE C								
P109	PLUMBING SCHEDULES AND DETAILS								
P110	SANITARY RISER								
P111	WATER RISER								
ELECTRICAL PHASE ONE									
E100	ELECTRICAL COVER SHEET								
E101	DEVIATION FLOOR PLAN								
E102	LIGHTING PLAN ZONE "A"								
E103	LIGHTING PLAN ZONE "B"								
E104	LIGHTING PLAN ZONE "C"								
E105	POWER PLAN ZONE "A"								
E106	POWER PLAN ZONE "B"								
E107	POWER PLAN ZONE "C"								
E108	ELECTRICAL SCHEDULES AND DETAILS								
E109	PAINT, BOARD SCHEDULES & REFLECT DIAGRAM								
E110									

APPROVED
Zoning Review Only
03/14/2022 NMJ