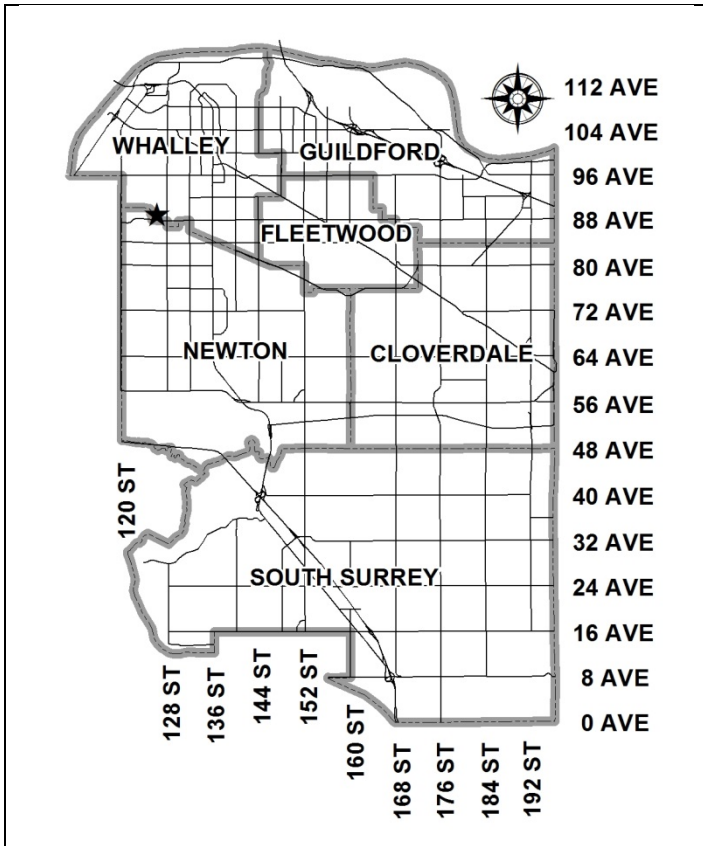


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0367-00

Planning Report Date: February 1, 2016



**PROPOSAL:**

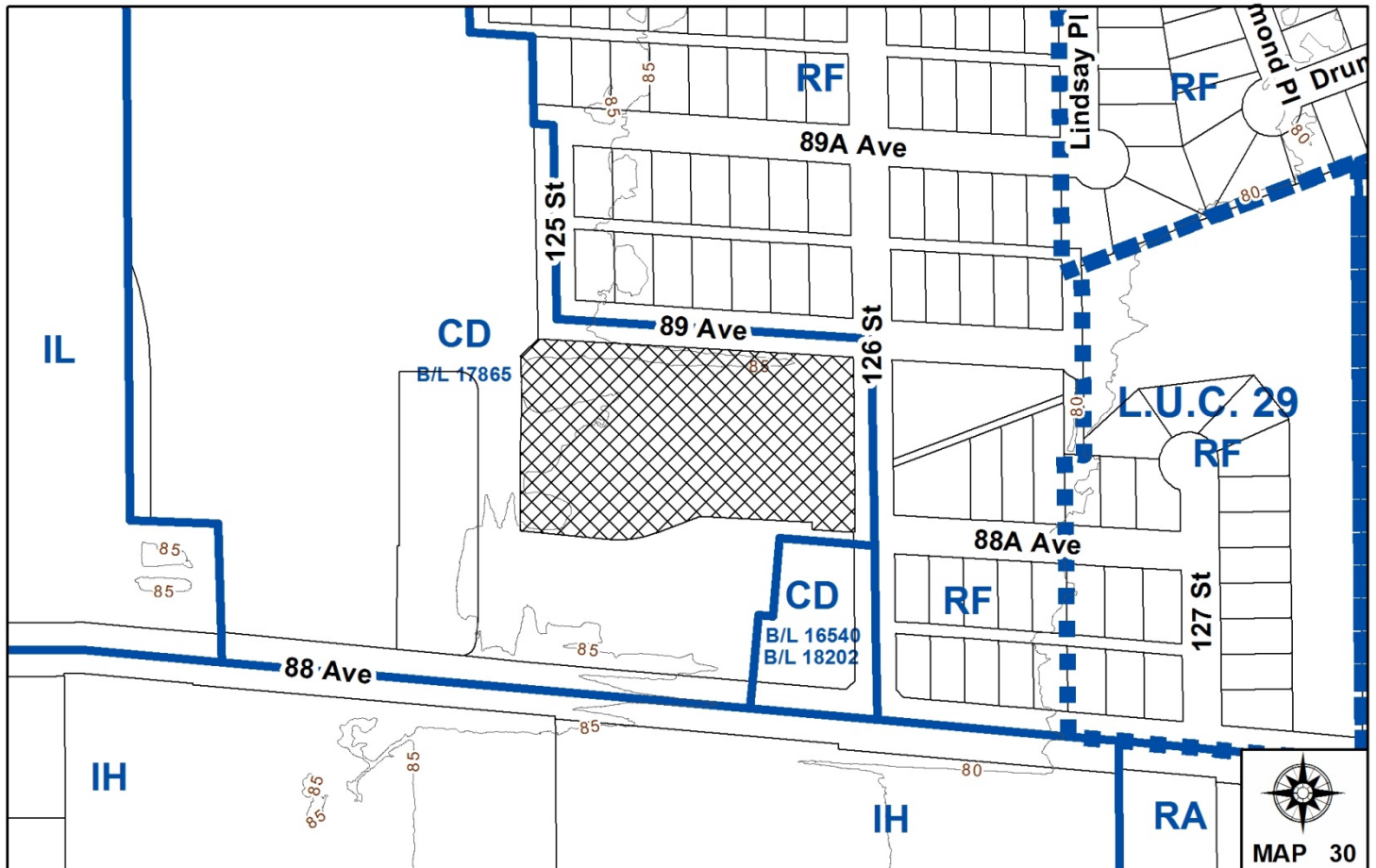
- **Development Permit**  
 to allow a comprehensive sign design package for the Triton Centre.

**LOCATION:** 12565 - 88 Avenue

**OWNER:** Karamjit S Walia et al

**ZONING:** CD (By-law No. 17865)

**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant has applied for a Development Permit for a comprehensive sign package for the Triton Centre. The proposed signs do not comply with the Sign By-law as follows:
  - The proposed under canopy signs exceed the maximum permitted width of 1.5 metres (5 ft.);
  - The under canopy signs are proposed to be located parallel to the wall to which the canopy is attached; and
  - Additional second storey fascia signs are proposed.

### RATIONALE OF RECOMMENDATION

- The proposed signs are compatible with the architecture of the building and will provide a controlled and consistent approach to signage on the building.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II; and
2. Council authorize staff to draft Development Permit No. 7915-0367-00 for a comprehensive sign design package for the Triton Centre generally in accordance with the attached plans (Appendix III).

REFERRALS

Engineering: The Engineering Department has no objection to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial building.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 89 Avenue):	Single family residential	Urban	RF
East (Across 126 Street):	Single family residential, greenbelt, B.C. Hydro/Fortis B.C. statutory right-of-way	Urban	RF
South (adjacent to the subject site, west of 126 Street and north of 88 Avenue)	Gas station & commercial retail units.	Commercial	CD Zone (By-law No. 16540, as amended by CD By-law No. 18202)  CD Zone (By-law No. 17865)
West:	Multi-tenant commercial building.	Commercial	CD Zone (By-law No. 17865)

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property at 12565 – 88 Avenue is 0.6 hectares (1.48 acres) in area and located on the north side of 88 Avenue directly west of 126 Street. The property is designated "Commercial" in the Official Community Plan (OCP) and presently zoned "Comprehensive Development Zone (CD)" (By-law No. 17865).
- In 2012, the subject property was under application (No. 7912-0239-00) for an OCP amendment from "Industrial" to "Commercial", rezoning from "Business Park Zone (IB)" and "Comprehensive Development Zone (CD)" (By-law Nos. 15241 and 16539) to "Comprehensive Development Zone (CD)" (By-law No. 17865), a General Development Permit (DP) for two commercial buildings and consolidation of the City-owned parcel at 12592 – 89 Avenue. The OCP amendment and rezoning by-law received Final Adoption on October 28, 2013.
- A Detailed DP, which regulates the character of the multi-tenant building, was issued shortly thereafter on February 24, 2014 under File No. 7913-0091-00. The DP included exterior signage in accordance with Surrey Sign By-law No. 13656.
- The owners of the Triton Centre have submitted a comprehensive sign design package to Planning staff identifying the signage needs of the Commercial Retail Units (CRUs) and offices within the building.

### Current Proposal

- The current application proposes a Development Permit for a comprehensive sign design package to permit larger first floor under canopy signage and new second storey fascia signage.
- The proposed comprehensive sign program is designed to provide a visually unified set of exterior sign types.
- Since the project received final occupancy in June, 2015, the developer has had a difficult time selling units in the building. Most prospective purchasers have made wider first floor signage a condition of purchase. All proponents interested in second storey units have requested fascia signage as a condition of purchase. The developer has been unsuccessful in selling any of the second storey units due to the lack of fascia signs.
- The Triton Centre is located on the south west corner of the site, away from 88 Avenue and 126 Street. There are buildings located between the Triton Centre and both 88 Avenue and 126 Street, therefore the visual impact of expanded signage from public view will be negligible.
- The existing free-standing sign, located within the parking lot, is proposed to be removed to further reduce the amount of on-site signage.

### Proposed Comprehensive Sign Design Package

- Staff note that the proposed signs are well-designed and of high quality and will be developed as part of a comprehensive sign design package as described below.

### *First Floor Under Canopy Signs*

- According to Surrey Sign By-law, No. 13656, as amended, the maximum permitted horizontal dimension of an under canopy sign is 1.5 metres (5 ft.) and an under canopy sign must be located perpendicular to the wall to which the awning/canopy is attached.
- The applicant is requesting the following two (2) variances for the first floor signs:
  - Allow the signs to be located parallel to the wall to which the awning/canopy is attached; and
  - Increase the maximum horizontal dimension of the signs from 1.5 metres [5 ft.] to 4.5 metres (15 ft.).
- The first floor under canopy signs that were previously approved under Development Application No. 7913-0091-00 included a total of twenty (20) under-canopy signs consisting of LED face-lit individual pre-finished channel letters and logos mounted on a raceway that matches the surface colour of the canopies. The maximum vertical and horizontal dimensions of the signs were 0.3 metres [1 ft.] and 1.5 metres [5 ft.] respectively.
- The applicant is requesting an increase in the maximum permitted horizontal dimension of the under canopy signs from 1.5 metres (5 ft.) to 4.5 metres (15 ft.) and proposes to install the signs under the canopy and parallel to the building façade (facing the parking lot).
- The proposed signs will be high-quality LED face-lit individual channel letters and logos that will be mounted on a raceway that matches the surface colour of the canopies. The signs are proposed to be 0.3 metres [1 ft.] high and 4.5 metres [15 ft.] long respectively.

### *Second Floor Fascia Signs*

- The applicant is proposing to increase the maximum number of permitted second-storey fascia signs from three (3) to twenty-two (22).
- The second floor fascia signs that were previously approved under Development Application No. 7913-0091-00 included a total of three (3) fascia signs consisting of individual channel letters with background LED illumination on a mounted raceway painted to match the exterior of the building façade.
- The previously approved fascia signage was limited to one fascia sign per premise frontage and conformed to the Sign By-law.
- The applicant is requesting an increase in the maximum permitted number of second storey fascia signs.
- The proposed signs will be high-quality LED face-lit individual channel letters and logos mounted on a raceway that will match the surface colour of the canopies. The signs are proposed to be 0.3 metres [1 ft.] high and 4.5 metres [15 ft.] long respectively.

Discussion

- While the Sign By-law allows only limited second storey fascia signage and limited under canopy signage, it is hoped that by dealing with the signage in a comprehensive manner, the visual impact from the additional signage will be minimal.
- It should also be noted that the site is located at a unique location, away from public view from either 126 Street or 88 Avenue and thus the visual impact of the proposed signage should be limited.
- The applicant has also agreed to the removal of the existing freestanding sign on the property, this reducing the amount of signage on the site.
- Staff support the proposed variances to the Surrey Sign By-law.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Sign By-law Variances Tables
Appendix III.	Proposed Site Plan and Sign Drawings

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

TH/ar

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Sylvain Boulanger  
   Boldwing Continuum Architects Inc.  
   Address:            7337 - 137 Street, Unit 300  
   Surrey, BC V3W 1A4  
  
   Tel:                     604-594-4787 - Work  
   604-594-4787 - Fax
  
2.        Properties involved in the Application
  - (a)      Civic Address:            12565 - 88 Avenue
  
  - (b)      Civic Address:            12565 - 88 Avenue  
   Owner:                     Brimic Properties Inc  
   PID:                         029-548-896  
   Lot 1 Section 31 Township 2 Plan EPS2798 NWD
  
  - (c)      Civic Address:            12565 - 88 Avenue  
   Owner:                     Brimic Properties Inc  
   PID:                         029-548-900  
   Lot 2 Section 31 Township 2 Plan EPS2798 NWD
  
  - (d)      Civic Address:            12565 - 88 Avenue  
   Owner:                     Ganaya Holdings Ltd  
   PID:                         029-548-918  
   Lot 3 Section 31 Township 2 Plan EPS2798 NWD
  
  - (e)      Civic Address:            12565 - 88 Avenue  
   Owner:                     0859116 BC Ltd  
   Director Information:  
   Tirath Gosal-Sadhra  
  
   Officer Information as at August 17, 2015  
   Tirath Gosal-Sadhra (President, Secretary)  
   PID:                         029-548-926  
   Lot 4 Section 31 Township 2 Plan EPS2798 NWD
  
  - (f)      Civic Address:            12565 - 88 Avenue  
   Owner:                     Triton Ventures (Surrey West) Corp  
   PID:                         029-548-934  
   Lot 5 Section 31 Township 2 Plan EPS2798 NWD

- (g) Civic Address: 12565 - 88 Avenue  
 Owner: Triton Ventures (Surrey West) Corp  
 PID: 029-548-942  
 Lot 6 Section 31 Township 2 Plan EPS2798 NWD
- (h) Civic Address: 12565 - 88 Avenue  
 Owner: 1045239 Bc Ltd  
Director Information:  
 Mukand Hoonjan  
  
No Officer Information  
  
 PID: 029-548-951  
 Lot 7 Section 31 Township 2 Plan EPS2798 NWD
- (i) Civic Address: 12565 - 88 Avenue  
 Owner: Triton Ventures (Surrey West) Corp  
 PID: 029-548-969  
 Lot 8 Section 31 Township 2 Plan EPS2798 NWD
- (j) Civic Address: 12565 - 88 Avenue  
 Owner: Triton Ventures (Surrey West) Corp  
 PID: 029-548-977  
 Lot 9 Section 31 Township 2 Plan EPS2798 NWD
- (k) Civic Address: 12565 - 88 Avenue  
 Owner: 1004448 Bc Ltd  
Director Information:  
 Satjinder Singh Samra  
 Ravinder Kaur Samra  
  
Officer Information as at June 5, 2015  
 Satjinder Singh Samra (President)  
 Ravinder Kaur Samra (Secretary)  
 PID: 029-548-985  
 Lot 10 Section 31 Township 2 Plan EPS2798 NWD
- (l) Civic Address: 12565 - 88 Avenue  
 Owner: 1004448 Bc Ltd  
Director Information:  
 Satjinder Singh Samra  
 Ravinder Kaur Samra  
  
Officer Information as at June 5, 2015  
 Satjinder Singh Samra (President)  
 Ravinder Kaur Samra (Secretary)  
  
 PID: 029-548-993  
 Lot 11 Section 31 Township 2 Plan EPS2798 NWD



- (m) Civic Address: 12565 - 88 Avenue  
 Owner: Kam-Harj Holdings Inc  
 PID: 029-549-001  
 Lot 12 Section 31 Township 2 Plan EPS2798 NWD
- (n) Civic Address: 12565 - 88 Avenue  
 Owner: Kamaldeep Kapoor  
 PID: 029-549-019  
 Lot 13 Section 31 Township 2 Plan EPS2798 NWD
- (o) Civic Address: 12565 - 88 Avenue  
 Owner: Thearia Holdings Inc  
 PID: 029-549-027  
 Lot 14 Section 31 Township 2 Plan EPS2798 NWD
- (p) Civic Address: 12565 - 88 Avenue  
 Owner: Wei Mon Ventures Inc  
 PID: 029-549-035  
 Lot 15 Section 31 Township 2 Plan EPS2798 NWD
- (q) Civic Address: 12565 - 88 Avenue  
 Owner: Goodridge Property Management Inc  
 PID: 029-549-043  
 Lot 16 Section 31 Township 2 Plan EPS2798 NWD
- (r) Civic Address: 12565 - 88 Avenue  
 Owner: A Walia Enterprises Inc  
 PID: 029-549-051  
 Lot 17 Section 31 Township 2 Plan EPS2798 NWD
- (s) Civic Address: 12565 - 88 Avenue  
 Owner: Pervinder K Walia  
 Karamjit S Walia  
 PID: 029-549-060  
 Lot 18 Section 31 Township 2 Plan EPS2798 NWD
- (t) Civic Address: 12565 - 88 Avenue  
 Owner: Jasondeep S Cheema  
 PID: 029-549-078  
 Lot 19 Section 31 Township 2 Plan EPS2798 NWD
- (u) Civic Address: 12565 - 88 Avenue  
 Owner: 1027331 Bc Ltd  
Director Information:  
 Puneet Sandhar  
 Barinder Singh Sanghera  
 Amandeep Sanghera  
  
No Officer Information  
  
 PID: 029-549-086  
 Lot 20 Section 31 Township 2 Plan EPS2798 NWD

- (v) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-094  
Lot 21 Section 31 Township 2 Plan EPS2798 NWD
- (w) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-108  
Lot 22 Section 31 Township 2 Plan EPS2798 NWD
- (x) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-116  
Lot 23 Section 31 Township 2 Plan EPS2798 NWD
- (y) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-124  
Lot 24 Section 31 Township 2 Plan EPS2798 NWD
- (z) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-132  
Lot 25 Section 31 Township 2 Plan EPS2798 NWD
- (aa) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-141  
Lot 26 Section 31 Township 2 Plan EPS2798 NWD
- (bb) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-159  
Lot 27 Section 31 Township 2 Plan EPS2798 NWD
- (cc) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-167  
Lot 28 Section 31 Township 2 Plan EPS2798 NWD
- (dd) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-175  
Lot 29 Section 31 Township 2 Plan EPS2798 NWD
- (ee) Civic Address: 12565 - 88 Avenue  
Owner: Triton Ventures (Surrey West) Corp  
PID: 029-549-183  
Lot 30 Section 31 Township 2 Plan EPS2798 NWD

- (ff) Civic Address: 12565 - 88 Avenue  
 Owner: Triton Ventures (Surrey West) Corp  
 PID: 029-549-191  
 Lot 31 Section 31 Township 2 Plan EPS2798 NWD
- (gg) Civic Address: 12565 - 88 Avenue  
 Owner: Triton Ventures (Surrey West) Corp  
 PID: 029-549-205  
 Lot 32 Section 31 Township 2 Plan EPS2798 NWD
- (hh) Civic Address: 12565 - 88 Avenue  
 Owner: CP Lehal Holdings Ltd  
 PID: 029-549-213  
 Lot 33 Section 31 Township 2 Plan EPS2798 NWD
- (ii) Civic Address: 12565 - 88 Avenue  
 Owner: Ondot Logistics Ltd  
 PID: 029-549-221  
 Lot 34 Section 31 Township 2 Plan EPS2798 NWD
- (jj) Civic Address: 12565 - 88 Avenue  
 Owner: Triton Ventures (Surrey West) Corp  
 PID: 029-549-230  
 Lot 35 Section 31 Township 2 Plan EPS2798 NWD
- (kk) Civic Address: 12565 - 88 Avenue  
 Owner: Triton Ventures (Surrey West) Corp  
 PID: 029-549-248  
 Lot 36 Section 31 Township 2 Plan EPS2798 NWD
- (ll) Civic Address: 12565 - 88 Avenue  
 Owner: 1053668 Bc Ltd  
Director Information:  
 Sundeep Kaur Dhaliwal  
 Akash Akash Kathuria  
 Jaspreet Singh Malik
- No Officer Information
- PID: 029-549-256  
 Lot 37 Section 31 Township 2 Plan EPS2798 NWD

- (mm) Civic Address: 12565 - 88 Avenue  
Owner: 1053668 Bc Ltd  
Director Information:  
Sundeep Kaur Dhaliwal  
Akash Akash Kathuria  
Jaspreet Singh Malik  
  
No Officer Information
- PID: 029-549-264  
Lot 38 Section 31 Township 2 Plan EPS2798 NWD
- (nn) Civic Address: 12565 - 88 Avenue  
Owner: 1053406 B C Ltd  
Director Information:  
Jaswant Singh Basi  
Sukhminder Singh Pandher  
  
No Officer Information
- PID: 029-549-272  
Lot 39 Section 31 Township 2 Plan EPS2798 NWD
- (oo) Civic Address: 12565 - 88 Avenue  
Owner: 1027331 Bc Ltd  
Director Information:  
Puneet Sandhar  
Barinder Singh Sanghera  
Amandeep Sanghera  
  
No Officer Information
- PID: 029-549-281  
Lot 40 Section 31 Township 2 Plan EPS2798 NWD

3. Summary of Actions for City Clerk's Office

- (a) None.

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To allow nineteen (19) additional second storey fascia signs for a total of twenty two (22) second storey fascia signs.	<p>A maximum of one <i>fascia sign</i> per <i>lot frontage</i> may be located above a first storey to identify the name and/or address of the building to which it is attached, provided no more than one such <i>sign</i> shall be permitted on any one façade of the building above the first storey (Part 5, Section 27(2)(a.1)(i)).</p> <p>A maximum of one <i>fascia sign</i> per <i>lot frontage</i> may be located above a first storey pertaining to the tenant that occupies the largest percentage of the total floor area above the first storey, provided no more than one such <i>sign</i> shall be permitted on any one façade of the building above the first storey (Part 5, Section 27(2)(a.1)(ii)).</p>	<p>Second floor tenants have requested fascia signs to identify their businesses.</p> <p>The proposed second storey signs are compatible with the architecture of the building and will provide a controlled and consistent approach to signage on the building.</p>
2	To allow an increase in the maximum permitted width of twenty (20) under canopy signs from 1.5 metres (5 ft.) to 4.5 metres (15 ft.).	The vertical and horizontal dimensions of the <i>sign</i> shall not exceed 0.3 m (1 ft.) and 1.5 m (5 ft.) respectively (Part 5, Section 27(4)(a)(i)(d)).	The proposed under canopy signs are of an appropriate size and scale in relation to the building and each CRU.
3	To allow twenty (20) under canopy signs to be located parallel to the wall to which the awning/canopy is attached.	An under canopy <i>sign</i> shall be located perpendicular to the wall to which the <i>awning/canopy</i> is attached and shall not project beyond any edge of the <i>awning/canopy</i> (Part 5, Section 27(4)(a)(i)(c)).	<p>The proposed under canopy signs are not intended for pedestrian wayfinding, rather they will be used to identify each tenant from the parking area.</p> <p>Only under canopy signs are proposed for the first floor; no fascia signs will be permitted on the first floor.</p>

KEY NOTES	
NUMBER	DESCRIPTION
AT	USE APPROVED EXISTING DOUBLE-SIDED STANDALONE SIGN TO BE REMOVED

- MAIN LEVEL:**
- ONLY UNDER-CANOPY SIGNAGE IS ALLOWED
  - NO FASCIA SIGNAGE ALLOWED
- MAIN AND SECOND LEVELS:**
- NO BOX SIGNAGE ALLOWED
  - NO WINDOW SIGNAGE ALLOWED
- SITE:**
- PRE-APPROVED EXISTING DOUBLE-SIDED STAND ALONE SIGN TO BE REMOVED



**SITE PLAN**  
T" = 40'-0"

NOTES:  
 1. THIS PLAN IS FOR INFORMATION ONLY.  
 2. THIS PLAN IS NOT TO BE USED WITHOUT THE APPROVAL OF THE DEVELOPMENT PERMIT APPLICATION BOARD.  
 3. THIS PLAN IS NOT TO BE USED WITHOUT THE APPROVAL OF THE DEVELOPMENT PERMIT APPLICATION BOARD.  
 4. THIS PLAN IS NOT TO BE USED WITHOUT THE APPROVAL OF THE DEVELOPMENT PERMIT APPLICATION BOARD.

88TH AVENUE

126TH STREET

88A AVE

MALL ACCESS 2

AT

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

88TH AVENUE

**TRITON**  
Rise. create. build people.

**BOLDWING CONTINUUM ARCHITECTS INC.**

300 - 7537 137 Street, Surrey, BC V4W 1A4  
 T: 604 594 4787  
 E: office@boldwing-continuum.com

**TRITON VENTURES (SURREY WEST) CORP.**  
 TRITON CENTER  
 12655 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

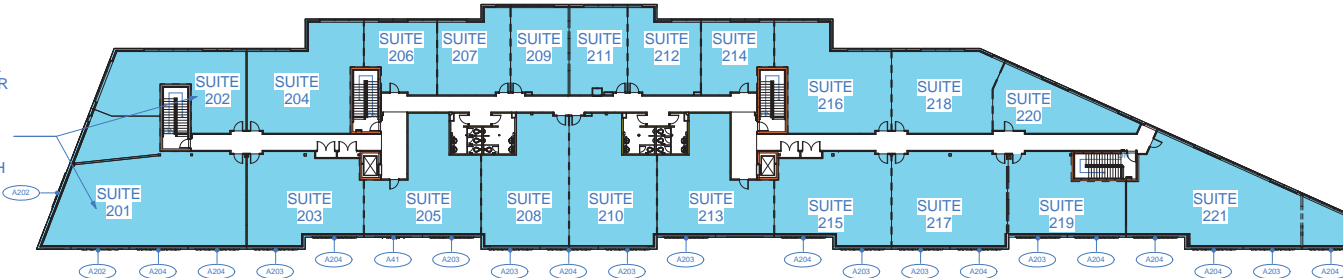
21207

**SITE PLAN - SIGNAGE COMPREHENSIVE D.P.**

CITY FILE NO. 7915-5067  
 T" = 40'-0"  
 A.B. S.B. Author  
 AC200  
 2024.03.14

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SUITES/OFFICES 201 & 202 ARE COMBINED FOR SINGLE ANCHOR OWNER. THIS OWNER IS USING PRE-APPROVED FASCIA SIGNAGE FACING BOTH STREETS: 88A AVE & MALL ACCESS 2



SECOND LEVEL PLAN - FASCIA SIGNAGE ONLY (FACING 88A AVE & MALL ACCESS 2)

1" = 20'-0"

**MAIN LEVEL:**  
- ONLY UNDER-CANOPY SIGNAGE IS ALLOWED  
- NO FASCIA SIGNAGE ALLOWED

**MAIN AND SECOND LEVELS:**  
- NO BOX SIGNAGE ALLOWED  
- NO WINDOW SIGNAGE ALLOWED

NO FACIA (THIRD PARTY) SIGNAGE AND NO UNDER-CANOPY SIGNAGE PROVIDED FOR SUITES/OFFICES 117, 118 AND 119



MAIN LEVEL PLAN - UNDER CANOPY SIGNAGE ONLY (FACING 88A AVE)

1" = 20'-0"



**COLOUR LEGEND**  
 CRU  
 SUITE / OFFICE

KEYNOTES	
NUMBER	DESCRIPTION
A40	PRE-APPROVED CRU UNDER-CANOPY SIGNAGE: 12" HIGH X 8'-0" WIDE, CENTERED WITH GLAZING BELOW, SIGNAGE BY OTHERS, PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, 2" CLEARANCE BETWEEN TOP OF SIGNAGE AND UNDERSIDE OF CANOPY, FRONT FACE OF SIGNAGE TO BE 2" FROM BUILDING FACADE, LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE 2134-20 MIDSLAMMER NIGHT, MATTE FINISH
A41	PRE-APPROVED BUILDING ADDRESS AND PROJECT SIGNAGE (BY OTHERS): PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZE AND COLOR) - LED FACE-LIT - REFER TO ELECTRICAL FOR CONNECTIVITY
A202	PRE-APPROVED SUITE/OFFICE FASCIA SIGNAGE FOR COMBINED SUITES 201 & 202 ONLY, CENTERED WITH GLAZING BELOW AND CENTERED VERTICALLY ON HORIZONTAL CONCRETE PANEL/FASCIA, SECOND LEVEL ONLY, ONE PER FRONTAGE (MALL ACCESS 2 AND 88A AVENUE), SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN WHITE COLOR, OVERALL SIGNAGE HEIGHT NOT TO EXCEED 24", LED FACE-LIT, MOUNTED ON 3"x2" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAGE HARBOR GRAY, MATTE FINISH
A203	PROPOSED ADDITIONAL SUITE/OFFICE FASCIA SIGNAGE, CENTERED WITH GLAZING BELOW AND CENTERED VERTICALLY ON HORIZONTAL CONCRETE PANEL/FASCIA, SECOND LEVEL ONLY, SIGN BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN TURQUOISE COLOR, OVERALL SIGNAGE HEIGHT NOT TO EXCEED 12", OVERALL SIGNAGE WIDTH NOT TO EXCEED 15'-0", LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAGE HARBOR GRAY, MATTE FINISH
A204	PROPOSED ADDITIONAL SUITE/OFFICE FASCIA SIGNAGE - THIRD PARTY (SUITES NOT FACING 88A AVE), CENTERED WITH GLAZING BELOW AND CENTERED VERTICALLY ON HORIZONTAL CONCRETE PANEL/FASCIA, SECOND LEVEL ONLY, SIGN BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN TURQUOISE COLOR, OVERALL SIGNAGE HEIGHT NOT TO EXCEED 12", OVERALL SIGNAGE WIDTH NOT TO EXCEED 15'-0", LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAGE HARBOR GRAY, MATTE FINISH
A205	PROPOSED REVISED WIDTH TO PRE-APPROVED CRU UNDER-CANOPY SIGNAGE: 12" HIGH X 15'-0" WIDE, CENTERED WITH GLAZING BELOW, SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, 2" CLEARANCE BETWEEN TOP OF SIGNAGE AND UNDERSIDE OF CANOPY, FRONT FACE OF SIGNAGE TO BE 2" FROM BUILDING FACADE, LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE 2134-20 MIDSLAMMER NIGHT, MATTE FINISH

DATE: 2016-01-13  
 2016-01-13 ISSUED FOR COMPREHENSIVE SIGN DEVELOPMENT PERMIT APPLICATION

REVISION:



300 - 7337 137 Street, Surrey, BC V3W 1A4  
 T: 604 594 4787  
 E: office@boldwing-continuum.com

PROJECT: TRITON VENTURES (SURREY WEST) CORP.

TRITON CENTER

12565 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

1/22/2016 4:02:38 PM

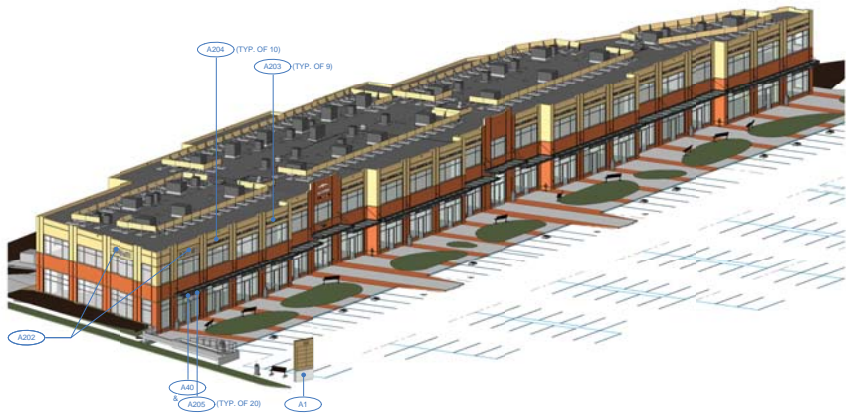
21207 PROJECT No.

PROJECT: MAIN & SECOND LEVEL PLANS - SIGNAGE COMPREHENSIVE D.P.

CITY FILE NO: 7915-0367

As indicated A.B., S.B. BCAL





3D VIEW - SOUTHWEST AERIAL



SOUTHEAST VIEW: EXISTING FRONT ELEVATION

KEYNOTES	
NUMBER	DESCRIPTION
A1	PRE-APPROVED EXISTING DOUBLE-SIDED STAND ALONE SIGN TO BE REMOVED
A40	PRE-APPROVED CRU UNDER CANOPY SIGNAGE: 12" HIGH X 5'-0" WIDE, CENTERED WITH GLAZING BELOW. SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, 2" CLEARANCE BETWEEN TOP OF SIGNAGE AND UNDERSIDE OF CANOPY. FRONT FACE OF SIGNAGE TO BE 2" FROM BUILDING FACADE. LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY. RACEWAY COLOR TO MATCH BENJAMIN MOORE 2134-20 MIDSUMMER NIGHT, MATTE FINISH
A41	PRE-APPROVED BUILDING ADDRESS AND PROJECT SIGNAGE (BY OTHERS): PREFINISHED 3" ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZE AND COLOR) - LED FACE-LIT - REFER TO ELECTRICAL FOR CONNECTIVITY
A202	PRE-APPROVED SUITE/OFFICE FASCIA SIGNAGE FOR COMBINED SUITES 201 & 202 ONLY, CENTERED WITH GLAZING BELOW AND CENTERED VERTICALLY ON HORIZONTAL CONCRETE PANEL/FASCIA. SECOND LEVEL ONLY: ONE PER FRONTAGE (MAIL ACCESS 2, AND 88A AVENUE). SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN TURQUOISE COLOR - OVERALL SIGNAGE HEIGHT NOT TO EXCEED 24". LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY. RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY, MATTE FINISH
A203	PROPOSED ADDITIONAL SUITE/OFFICE FASCIA SIGNAGE, CENTERED WITH GLAZING BELOW AND CENTERED VERTICALLY ON HORIZONTAL CONCRETE PANEL/FASCIA. SECOND LEVEL ONLY: SIGN BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN TURQUOISE COLOR - OVERALL SIGNAGE HEIGHT NOT TO EXCEED 12". OVERALL SIGNAGE WIDTH NOT TO EXCEED 15'-0". LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY. RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY, MATTE FINISH
A204	PROPOSED ADDITIONAL SUITE/OFFICE FASCIA SIGNAGE - THIRD PARTY (SUITES NOT FACING 88A AVE), CENTERED WITH GLAZING BELOW AND CENTERED VERTICALLY ON HORIZONTAL CONCRETE PANEL/FASCIA. SECOND LEVEL ONLY: SIGN BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN TURQUOISE COLOR - OVERALL SIGNAGE HEIGHT NOT TO EXCEED 12". OVERALL SIGNAGE WIDTH NOT TO EXCEED 15'-0". LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY. RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY, MATTE FINISH
A205	PROPOSED REVISED WIDTH TO PRE-APPROVED CRU UNDER-CANOPY SIGNAGE: 12" HIGH X 15'-0" WIDE, CENTERED WITH GLAZING BELOW. SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, 2" CLEARANCE BETWEEN TOP OF SIGNAGE AND UNDERSIDE OF CANOPY. FRONT FACE OF SIGNAGE TO BE 2" FROM BUILDING FACADE. LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY. RACEWAY COLOR TO MATCH BENJAMIN MOORE 2134-20 MIDSUMMER NIGHT, MATTE FINISH



PROPOSED ADDITIONAL SIGNAGE ON SECOND LEVEL FASCIA - SOUTH / FRONT ELEVATION

1/16" = 1'-0"

**MAIN LEVEL:**  
 - ONLY UNDER-CANOPY SIGNAGE IS ALLOWED  
 - NO FASCIA SIGNAGE ALLOWED

**MAIN AND SECOND LEVELS:**  
 - NO BOX SIGNAGE ALLOWED  
 - NO WINDOW SIGNAGE ALLOWED

FRONT ELEVATION (88A AVE) AREA:  
 (451'-7 7/8" WIDE X 31' HIGH) = **14,000 SQ.FT.**

TOTAL PROPOSED ADDITIONAL FASCIA SIGNAGE AREA ON SECOND LEVEL:  
 (15'-0" WIDE X 1'-0" HIGH) X 19 SIGNS = **285 SQ.FT.**

TOTAL PROPOSED ADDITIONAL UNDER-CANOPY SIGNAGE AREA ON MAIN LEVEL:  
 (10'-0" WIDE (ADDITIONAL) X 1'-0" HIGH) X 20 SIGNS = **200 SQ.FT.**

PROPOSED ADDITIONAL SIGNAGE AREA = **3.5%** OF FRONT ELEVATION (88A AVE) AREA



EXISTING (PERMITTED) SIGNAGE - SOUTH / FRONT ELEVATION

1/16" = 1'-0"

DATE: 08-09-2016  
 2015-07-29 ISSUED FOR CLIENT REVIEW  
 2015-10-14 ISSUED FOR COMPREHENSIVE SIGN DEVELOPMENT PERMIT APPLICATION  
 2015-10-29 RE-ISSUED FOR COMPREHENSIVE SIGN DEVELOPMENT PERMIT APPLICATION  
 2016-01-13 RE-ISSUED FOR COMPREHENSIVE SIGN DEVELOPMENT PERMIT APPLICATION

REVISION:



300 - 7337 137 Street, Surrey, BC V3W 1A4  
 T: 604 594 4787  
 E: office@boldwing-continuum.com

PROJECT: TRITON VENTURES (SURREY WEST) CORP.

TRITON CENTER  
 12565 - 88TH AVENUE  
 SURREY, BC, V3W 3J7

12/20/2016 4:04:15 PM

21207  
 PROJECT NO.

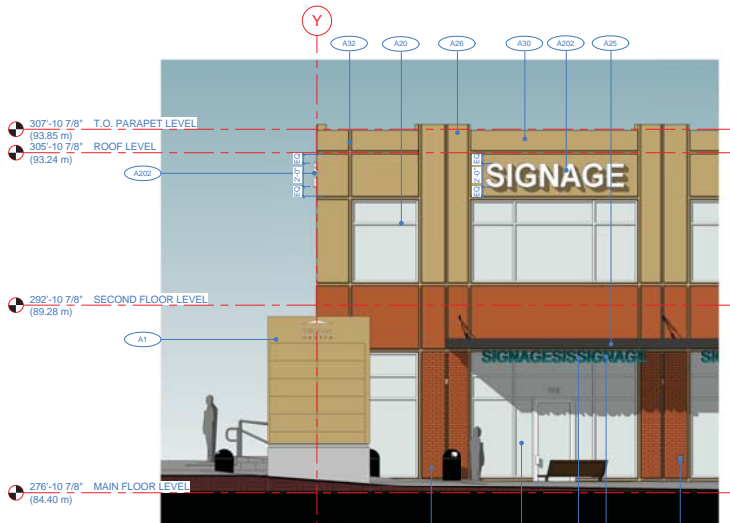
REVISION: ELEVATIONS (88A AVE) - SIGNAGE COMPREHENSIVE D.P.

CITY FILE NO: 7915-0367

As indicated A.B., S.B. Author







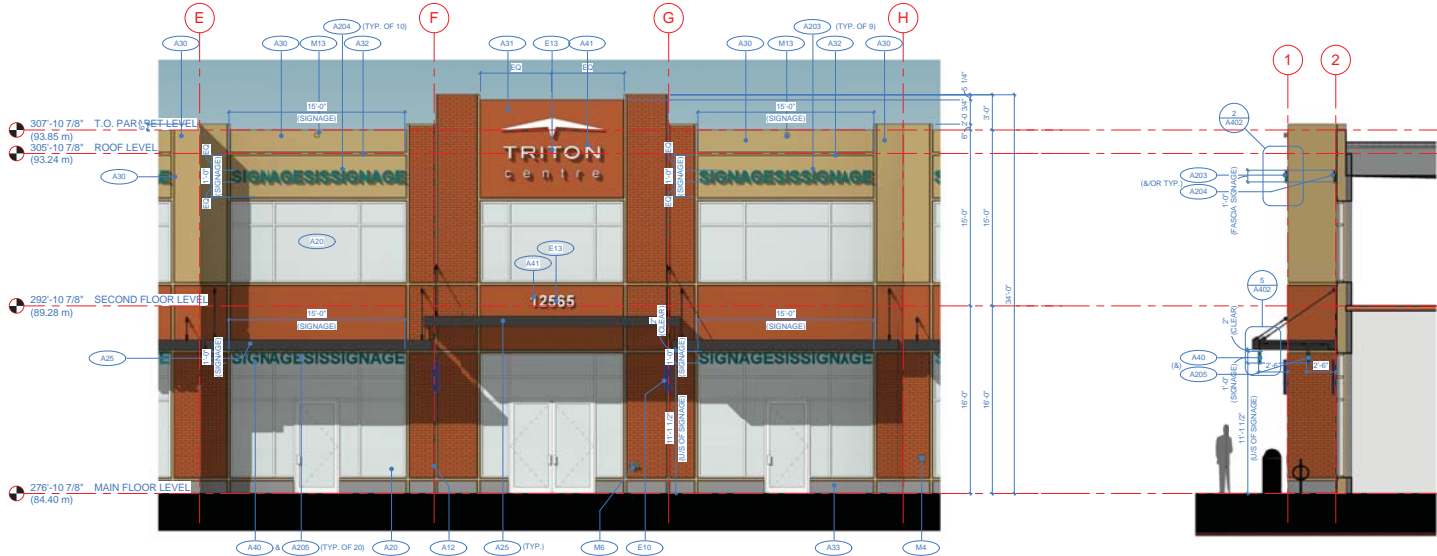
1 PARTIAL ELEVATION W/ SIGN  
1" = 5'-0"



SOUTHWEST VIEW: EXISTING FRONT ELEVATION

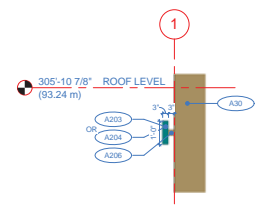
**MAIN LEVEL:**  
- ONLY UNDER-CANOPY SIGNAGE IS ALLOWED  
- NO FASCIA SIGNAGE ALLOWED

**MAIN AND SECOND LEVELS:**  
- NO BOX SIGNAGE ALLOWED  
- NO WINDOW SIGNAGE ALLOWED

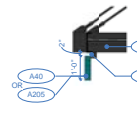


3 MAIN ENTRANCE  
A400 1" = 5'-0"

PARTIAL SECTION OF UNDER CANOPY AND FASCIA SIGNAGE  
1:60



2 FASCIA SIGNAGE DETAIL  
A402 1:30



5 UNDER CANOPY SIGNAGE DETAIL  
A402 1:30

KEYNOTES	
NUMBER	DESCRIPTION
A1	PRE-APPROVED EXISTING DOUBLE-SIDED STAND ALONE SIGN TO BE REMOVED.
A2	CONCRETE FROM GRADE TO THE TOP OF REVEAL ABOVE MAIN FLOOR STOREFRONT TO BE SEALED NATURAL CONCRETE COLOUR (SEE SHEET A404)
A20	ALUMINUM WINDOW AND DOOR FRAMES WITH CLEAR GLASS INSULATED UNITS - FRAME COLOR: CLEAR ANODIZED ALUMINUM
A25	STEEL CANOPY WITH PAINTED STEEL BRACKETS AND CLEAR GLASS - PAINT COLOR: BENJAMIN MOORE 2134-20 MIDSUMMER NIGHT
A26	GROUT #2 PLATINUM II BY LATICRETE - REFER TO SPECIFICATIONS
A30	CONCRETE TILT UP WALL, PAINTED COLOUR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY - MATTE FINISH (REFER TO REFER TO STRUCTURAL)
A31	CONCRETE TILT UP WALL, PAINTED COLOUR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY - MATTE FINISH - REFER TO STRUCTURAL
A32	1 1/4" DIA X 3/16" CHAMFERED WHERE INDICATED - SEE SHEET A403
A33	RUSTICATION REVEAL IN CONCRETE, TO MATCH ADJACENT CONCRETE COLOR - SEE A404 - REFER TO STRUCTURAL
A34	CONCRETE CURB, SEALED NATURAL CONCRETE COLOUR
A34	CONCRETE TILT UP WALL WITH THIN CLAY BRICK EXTERIOR VENEER, BRICK SIZE: CLOSURE FLAT AND CLOSURE CORNER 1 1/2" THICK X 3-5/8" HIGH X 7-5/8" WIDE (3-5/8" RETURN), COLOR: RED FLASHED, BY PACIFIC GLAY PRODUCTS. PROVIDE ANTI-GRAFFITI COATING WHERE INDICATED - REFER TO SPECIFICATIONS - REFER TO STRUCTURAL
A40	PRE-APPROVED CRU UNDER CANOPY SIGNAGE: 12" HIGH X 5'-0" WIDE, CENTERED WITH GLAZING BELOW. SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN TURQUOISE COLOR - OVERALL SIGNAGE HEIGHT NOT TO EXCEED 24". LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY - MATTE FINISH
A41	PRE-APPROVED BUILDING ADDRESS AND PROJECT SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS) - LED FACE-LIT - REFER TO ELECTRICAL FOR CONNECTIVITY
A42	PRE-APPROVED SUITE/OFFICE FASCIA SIGNAGE FOR COMBINED SUITES 201 & 202 ONLY, CENTERED WITH GLAZING BELOW AND 80A AVENUE. SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN WHITE COLOR - OVERALL SIGNAGE HEIGHT NOT TO EXCEED 24". LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY - MATTE FINISH
A43	PROPOSED ADDITIONAL SUITE/OFFICE FASCIA SIGNAGE, CENTERED WITH GLAZING BELOW AND CENTERED VERTICALLY ON HORIZONTAL CONCRETE PANEL/FASCIA, SECOND LEVEL ONLY. SIGN BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN TURQUOISE COLOR - OVERALL SIGNAGE HEIGHT NOT TO EXCEED 12". OVERALL SIGNAGE WIDTH NOT TO EXCEED 15'-0". LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY - MATTE FINISH
A44	PROPOSED ADDITIONAL SUITE/OFFICE FASCIA SIGNAGE - THIRD PARTY (SUITES NOT FACING 80A AVE), CENTERED WITH GLAZING BELOW AND CENTERED VERTICALLY ON HORIZONTAL CONCRETE PANEL/FASCIA, SECOND LEVEL ONLY. SIGN BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), ILLUSTRATED IN TURQUOISE COLOR - OVERALL SIGNAGE HEIGHT NOT TO EXCEED 12". OVERALL SIGNAGE WIDTH NOT TO EXCEED 15'-0". LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY - MATTE FINISH
A45	PROPOSED REVISED WIDTH TO PRE-APPROVED CRU UNDER-CANOPY SIGNAGE: 12" HIGH X 15'-0" WIDE, CENTERED WITH GLAZING BELOW, SIGNAGE BY OTHERS: PREFINISHED 3" DEEP ALUMINUM CHANNEL LETTERS AND LOGOS (VARYING FONTS, SIZES AND COLORS), LED FACE-LIT, 2" CLEARANCE BETWEEN TOP OF SIGNAGE AND UNDERSIDE OF CANOPY. FRONT FACE OF SIGNAGE TO BE 2'-0" FROM BUILDING FACADE. LED FACE-LIT, MOUNTED ON 3"x3" HORIZONTAL RACEWAY, RACEWAY COLOR TO MATCH BENJAMIN MOORE 2134-20 MIDSUMMER NIGHT - MATTE FINISH
A46	3"x3" HORIZONTAL RACEWAY TO HIDE ALL ELECTRICAL CONNECTIVITY) TO BE WALL MOUNTED, RACEWAY COLOR TO MATCH BENJAMIN MOORE HC-95 SAG HARBOR GRAY - MATTE FINISH BY OTHERS
A47	1 1/2" HORIZONTAL RACEWAY TO HIDE ALL ELECTRICAL CONNECTIVITY) TO BE MOUNTED TO UNDERSIDE OF CANOPY, RACEWAY COLOR TO MATCH BENJAMIN MOORE 2134-20 MIDSUMMER NIGHT - MATTE FINISH BY OTHERS
E10	WALL MOUNTED LIGHT FIXTURE: VISA LIGHTING AVATAR 40W1304. REFER TO ELECTRICAL
M4	PROVIDE 1" ELECTRICAL CONDUIT TO WATERPROOF JUNCTION BOX (ACCESSIBLE INTO THE EXTERIOR FACE OF THE CONCRETE TILT UP WALL (FOR FUTURE CRU SIGNAGE CONNECTION) - EXTERIOR FACE OF JUNCTION BOX TO BE FLUSH WITH CONCRETE FACE, AND PAINTED TO MATCH ADJACENT WALL COLOR - REFER TO ELECTRICAL
M8	RECESSED EXTERIOR NON-FREEZE HOSE BIB (W/ LOCKABLE CHROME PLATED COVER PLATE) - CENTER OF FIXTURE TO BE MOUNTED AT 3'-0" A.F.F. - REFER TO MECHANICAL
M13	SMI-SIIE CONNECTION FOR FIRE DEPARTMENT CONNECTION - REFER TO MECHANICAL
M13	4" X 4" COPPER SCUPPER PROJECTING 2" FROM THE EXTERIOR FACE OF BUILDING, PAINTED COLOUR: BENJAMIN MOORE HC-95 SAG HARBOR GRAY - MATTE FINISH

2014-06-13  
2013-12-13 ISSUED FOR BUILDING PERMIT  
2014-02-28 ISSUED FOR TENDERS  
2014-06-18 ISSUED FOR CONTRACT  
2015-10-14 ISSUED FOR COMPREHENSIVE SIGN DEVELOPMENT PERMIT APPLICATION  
2016-05-25 ISSUED FOR COMPREHENSIVE SIGN DEVELOPMENT PERMIT APPLICATION  
2016-05-19 ISSUED FOR COMPREHENSIVE SIGN DEVELOPMENT PERMIT APPLICATION

2014-06-13 CONTRACTOR REVISIONS



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TRITON VENTURES (SURREY WEST) CORP.  
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SURREY, BC, V3W 3J7

21207 PROJECT NO.

ENLARGED PARTIAL ELEVATIONS AND SECTION DETAILS - SIGNAGE COMPREHENSIVE D.P.  
CITY FILE NO: 7915-0367  
As indicated A.B., S.B. (BCA) A402 (BCA) A402 (BCA)