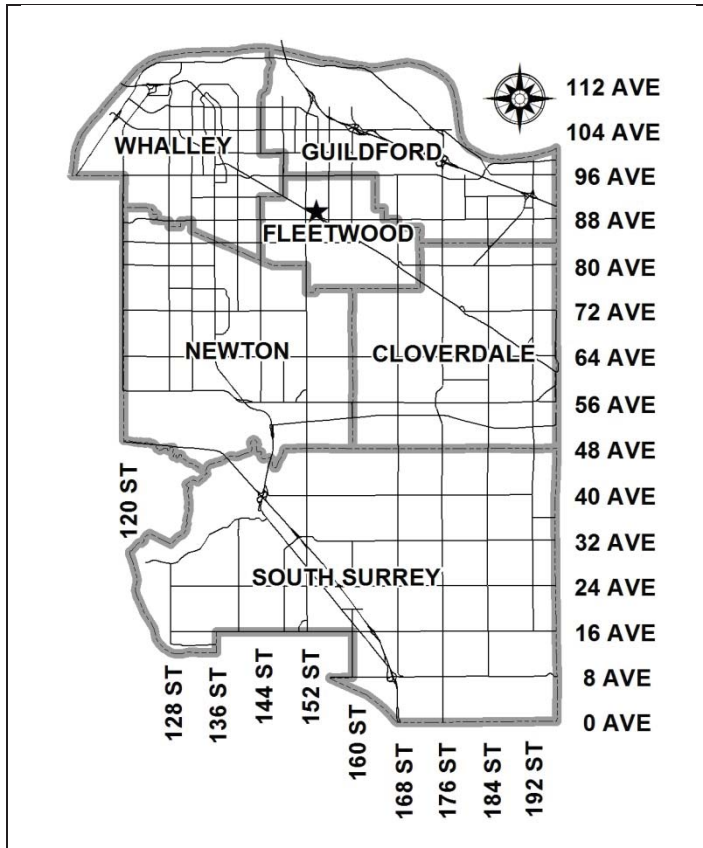


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0478-00

Planning Report Date: November 7, 2016



PROPOSAL:

- **Development Permit**

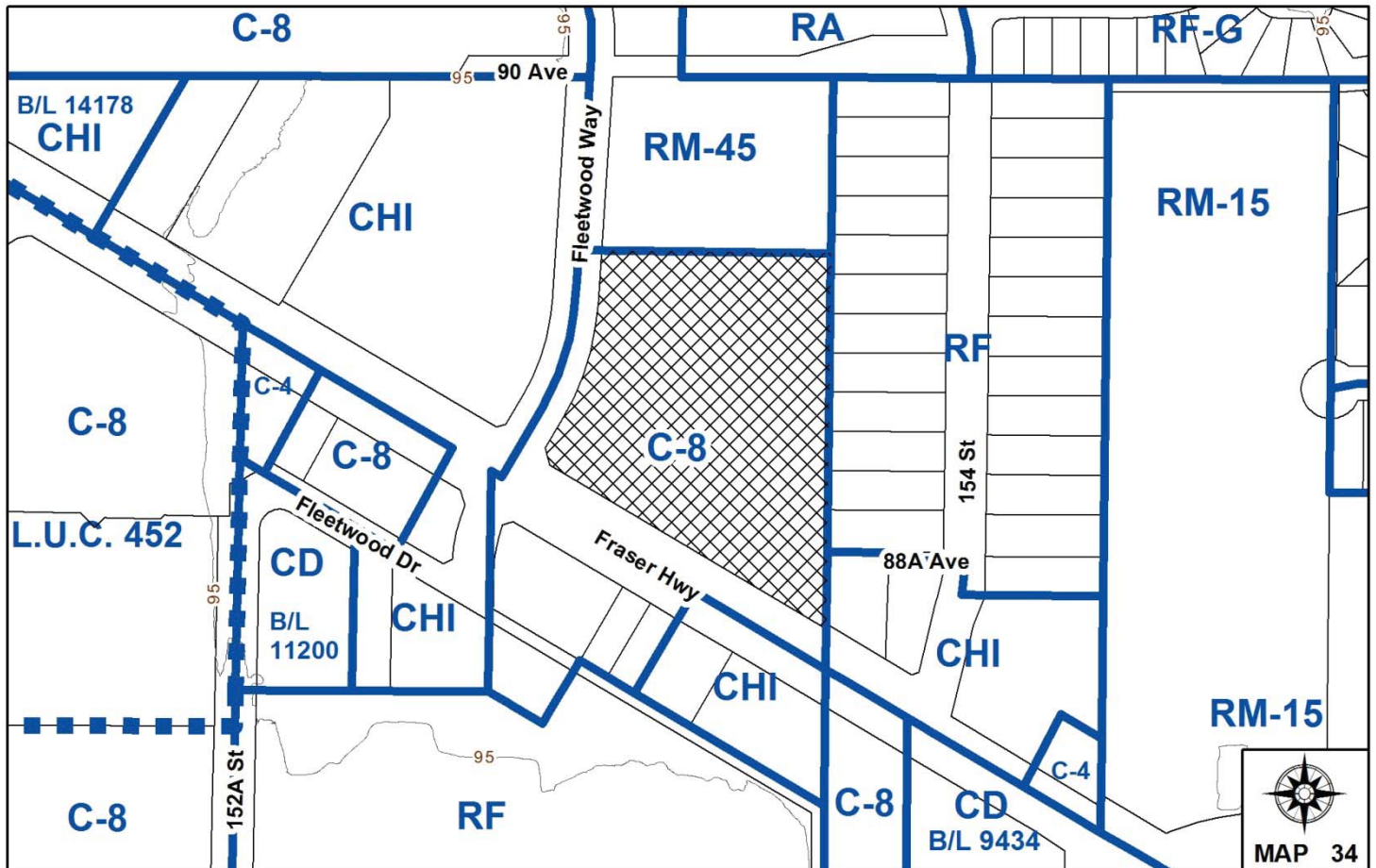
to allow on-site signage for a financial institution within a commercial shopping centre in Fleetwood, as part of a comprehensive sign design package.

LOCATION: 15355 - Fraser Highway

OWNER: Janda Group Holdings Inc.

ZONING: C-8

OCP DESIGNATION: Commercial



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the maximum permitted sign area, to increase the maximum number of fascia signs (ground floor) and to increase the maximum number of fascia signs above the first storey of an existing two-storey, multi-tenant commercial building, for a financial institution (Envision Financial).

RATIONALE OF RECOMMENDATION

- The proposed signage (fascia and free-standing) has been comprehensively designed to be integrated with the design of the tenant space. The proposed signs consist of high quality materials and are appropriate in scale.
- Six (6) of the eight (8) proposed fascia signs are re-faces of existing approved signs.
- The applicant also proposes minor exterior improvements to the tenant space, including cleaning and painting portions of the building façade.

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.
2. Council approve Development Permit No. 7916-0478-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

NOTE: If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Multi-tenant commercial shopping centre (Fleetwood Centre)

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Two-storey townhouses.	Multiple Residential	RM-45
East:	Single family dwellings.	Multiple Residential	RF
South (Across Fraser Highway):	Commercial buildings.	Commercial	C-8 and CHI
West (Across Fleetwood Way):	Automobile dealership (Surrey Honda).	Commercial	CHI

DEVELOPMENT CONSIDERATIONS

- The 1.7-hectare (4.25-acre) subject site is located at the northeast corner of Fraser Highway and Fleetwood Way, and is designated Commercial in the Official Community Plan (OCP) and zoned Community Commercial Zone (C-8).
- The subject site was rezoned under Rezoning Application No. 5687-0438-00 (approved by Council on July 11, 1988) to allow the construction of the existing commercial building. The building has remained largely unchanged over the years, except for a number of interior renovations and some minor exterior improvements.

- The existing commercial building is divided into a number of tenant spaces, with a grocery store (Terry's No Frills) as the primary tenant. A financial services company (Envision Financial), which currently leases the subject tenant space (Unit #100), located at the southwest corner of the site, has occupied the building for over 25 years.
- A total of eight (8) fascia signs are currently installed on the west, south and east building elevations of Unit #100 for Envision Financial. Sign Permits were previously issued for all of the existing Envision Financial fascia signs, except for the two (2) fascia signs (Signs B and C on the drawings in Appendix II) installed above the first storey on the column feature located at the southwest corner of the building.
- The applicant has already submitted a separate sign permit application to re-face the existing six (6) fascia signs (Signs A, and D to H) that were previously approved and installed for Envision Financial.
- In addition, the applicant is also seeking to re-face the other two (2) existing fascia signs that were installed without permits, as well as to add a new free-standing sign on the southeast corner of the subject site along Fraser Highway.
- In order to accommodate the requested re-face of the two existing fascia signs that were installed without permits, and that do not comply with the Sign By-law, as well as to add the proposed free-standing sign, the applicant has submitted the subject Development Permit (DP) application for a comprehensive sign design package.
- The applicant is seeking several variances to the Sign By-law as part of the proposed comprehensive sign design package for Envision Financial to the allowable number of fascia signs, the total combined fascia sign area, and to the number of fascia signs above the first story of a building (see Appendix II).
- Under Part 1 Introductory Provisions, Section 9 Variance of Sign By-law No. 13656, Council may grant variances to the Sign By-law through the approval of a Development Permit. This is considered when a Development Permit application, such as the current proposal, has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of the Sign By-law provisions.

DESIGN PROPOSAL AND REVIEW

Proposed Comprehensive Sign Design Package

- The signs that form part of the proposed comprehensive sign design package are described below.

Fascia Signage

- The applicant is proposing to re-face all eight (8) fascia signs currently installed on the west, south and east building elevations of Envision Financial located at the southwest corner of the site, including the two (2) fascia signs that were previously installed without a permit. The proposed fascia signs are comprehensively designed and reflect a minor change to the corporate image of Envision Financial.
- The eight (8) re-faced fascia signs for Envision Financial are described below (also see Appendix III).
 - Sign A (west building elevation): aluminum LED lit channel letter sign approximately 0.76 metre (2.5 ft.) by 6.1 metres (20.1 ft.), resulting in a sign area of 4.7 square metres (50.5 sq.ft.);
 - Sign B (located on the west elevation of the column feature, above the first storey): aluminum LED lit channel letter sign approximately 1.3 metres (4.4 ft.) by 2.8 metres (7.4 ft.), resulting in a sign area of 3.0 square metres (32 sq.ft.);
 - Sign C (located on the south elevation of the column feature, above the first storey): aluminum LED lit channel letter sign approximately 1.3 metres (4.4 ft.) by 2.5 metres (8.2 ft.), resulting in a sign area of 3.3 square metres (36 sq.ft.);
 - Sign D (located on the south building elevation, above the main entrance): aluminum LED lit channel letter sign approximately 3.3 metres (10.8 ft.) by 4.4 metres (14.5 ft.), resulting in a sign area of 14.5 square metres (156 sq.ft.);
 - Sign E (located on the south elevation of the column feature, above the first storey): aluminum LED lit channel letter sign approximately 1.3 metres (4.4 ft.) by 2.5 metres (8.2 ft.), resulting in a sign area of 3.3 square metres (36 sq.ft.). This fascia sign is identical to Sign C;
 - Sign F (located on the east elevation of the column feature, above the first storey): aluminum LED lit channel letter sign approximately 1.3 metres (4.4 ft.) by 2.8 metres (7.4 ft.), resulting in a sign area of 3.0 square metres (32 sq.ft.). This fascia sign is identical to Sign B;
 - Sign G (east building elevation): aluminum LED lit channel letter sign approximately 0.76 metre (2.5 ft.) by 7.5 metres (25 ft.), resulting in a sign area of 5.8 square metres (62.5 sq.ft.); and
 - Sign H (east building elevation): aluminum LED lit push-through letter sign approximately 0.3 metre (1 ft.) by 3.6 metres (12 ft.), resulting in a sign area of 1.1 square metres (12 sq.ft.). This fascia sign is located above the secondary entrance to Envision Financial.
- The proposed fascia signs require three (3) variances to the Sign By-law as part of the proposed comprehensive sign design package for Envision Financial, including (see Appendix II):

- An increase to the maximum permitted fascia sign area from 33.3 square metres (360 sq.ft.) to 39 square metres (417 sq.ft.);
 - an increase to the number of fascia signs permitted for a single tenant from two (2) to eight (8); and
 - to permit four (4) of the eight (8) proposed fascia signs to be located above the first storey of the building.
- Although the proposed signage package requires variances to the Sign By-law, these variances have merit when considered in the context of the overall signage plan.
 - All of the proposed signage has been designed with high quality, durable materials, and will complement the Envision Financial tenant space which will undergo minor exterior improvements including cleaning and painting portions of the building façade.
 - Six (6) of the eight (8) proposed fascia signs were already approved through a previous sign permit issued in 2002.
 - Staff support the requested variances for the proposed fascia signage.

Free-standing Sign

- A new double-sided free-standing sign is proposed at the southeast corner of the site, adjacent to the existing site entrance.
- The proposed free-standing sign consists of illuminated aluminum panels painted royal blue. A light blue plexi box is proposed on one side of the frame and is also illuminated. The proposed free-standing sign is primarily for Envision Financial, and includes a sign panel for one (1) additional tenant on the subject site.
- The proposed free-standing sign is approximately 3.6 metres (12 ft.) high and 2.0 metres (6.7 ft.) wide, with a double-sided sign area of 7.5 square metres (80.5 sq.ft.). Some low-level landscaping within the existing landscaping strip will be removed to accommodate the proposed free-standing sign. Replacement landscaping is not proposed given the narrow width of the landscaping strip, but the remaining landscaping beyond the free-standing sign location will be retained.
- The Sign By-law permits a maximum height of 6.0 metres (20 ft.) at this location, and a maximum sign area of 28 square metres (300 sq.ft.) for double-sided free-standing signs. The proposed double-sided free-standing sign complies with these size requirements.
- The applicant proposes to install the free-standing sign approximately 9.0 metres (29.5 ft.) from the current south property line. The 9.0-metre (29.5 ft.) setback will account for the future road widening of Fraser Highway, which is approximately 7.0 metres (23 ft.) of widening at this location, as well as the Sign By-law requirement of a minimum 2.0-metre (6.5-ft.) setback from the ultimate future lot line.

- An existing 7.5-metre (25-ft.) high free-standing sign is located at the southwest corner of the subject site. This free-standing sign was installed in 1984 and was replaced with a new free-standing sign in the same location in 2005. At that time, the Sign By-law allowed free-standing signs to be a maximum height of 7.5 metres (25 ft.) at this location. Subsequent amendments to the Sign By-law, which were approved by Council on July 29, 2013, reduced the maximum permitted height of a free-standing sign at this location to 6.0 metres (20 ft.).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Sign By-law Variances Table
Appendix III.	Development Permit No. 7916-0478-00

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/JD/dk

Information for City Clerk

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

1. (a) Agent: Name: Jason Noseworthy
 Priority Permits
 Address: 331 - Parkdale Avenue
 Hamilton, ON L8H 5Y1

2. Properties involved in the Application
 - (a) Civic Address: 15355 - Fraser Highway

 - (b) Civic Address: 15355 - Fraser Highway
 Owner: Janda Group Holdings Inc.
 PID: 011-704-098
 Lot 1 Section 35 Township 2 New Westminster District Plan 78117

3. Summary of Actions for City Clerk's Office
 - (a) Approval and issuance of Development Permit No. 7916-0478-00.

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	<p><u>Sign area:</u> To increase the maximum allowable sign area of all signs (except for free-standing signs) on the subject tenant space (Envision Financial) from 33.3 square metres (360 sq.ft.) to 39 square metres (417 sq.ft.).</p>	<p>The maximum permitted sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre (3 sq.ft. per linear foot) of premises frontage (Part 5, Section 27(2)(b)). For the subject tenant space, this equates to a maximum permitted sign area of approximately 33.3 square metres (360 sq.ft.).</p>	<p>The proposed fascia signs are comprehensively designed for the tenant space, and are high quality channel letter or push-through signs that are of an appropriate size and scale in relation to the building.</p> <p>The premise frontage of Envision Financial is partially blocked by a number of on-site and boulevard (City) trees located along Fraser Highway. The additional signage will provide appropriate identification for the business.</p>
2	<p><u>Fascia signs:</u> To increase the maximum number of allowable fascia signs for the subject tenant space (Envision Financial) from two (2) to eight (8).</p>	<p>A maximum of two (2) fascia signs are permitted for each premises provided that both of the fascia signs shall not be located on the same façade of the premises (Part 5, Section 27(2)(a)).</p>	
3	<p><u>Second Storey Fascia signs:</u> To permit four (4) of the proposed eight (8) fascia signs for the subject tenant space (Envision Financial) to be located above the first storey of the building.</p>	<p>A maximum of one (1) fascia sign per lot frontage may be located above the first storey of a building to identify the name and/or address of the building to which it is attached (Part 5, Section 27(2)(a.1)i).</p>	

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7916-0478-00

Issued To: JANDA GROUP HOLDINGS INC.

("the Owner")

Address of Owner: Janda Group Holding Inc.
 #200, 8338 – 120 Street
 Surrey, BC V 3W 3N4

A. General Provisions

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-704-098
 Lot 1 Section 35 Township 2 New Westminster District Plan 78117
 15355 - Fraser Hwy

(the "Land")

3. This development permit applies to only that portion of the building shown on Schedule A, which is attached to and forms part of this development permit.
4. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including comprehensive sign design packages (fascia signs and free standing signs) on the Land shall be in accordance with the drawings numbered DP #7916-0478(A) through to and including DP #7916-0478(H) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Variances

The issuance of a development permit limits activity on the Land to that of strict compliance with all City bylaws, unless specific variances have been authorized by the development permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations or within reports which are inconsistent with City bylaw provisions and which have not been identified as variances below:

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A, which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings numbered 7916-0478- 00(A) through to and including 7916-0478- 00 (H).

D. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

4. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY COUNCIL, THE _____ DAY OF _____, 20____
ISSUED THIS _____ DAY OF _____, 20____.

Mayor – Linda Hepner

City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

Jason Noseworthy
Authorized Agent: (Signature)

Jason Noseworthy
Name: (Please Print)

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement
1	<p><u>Sign area:</u> To increase the maximum allowable sign area of all signs (except for free-standing signs) on the subject tenant space (Envision Financial) from 33.3 square metres (360 sq.ft.) to 39 square metres (417 sq.ft.).</p>	<p>The maximum permitted sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre (3 sq.ft. per linear foot) of premises frontage (Part 5, Section 27(2)(b)). For the subject tenant space, this equates to a maximum permitted sign area of approximately 33.3 square metres (360 sq.ft.).</p>
2	<p><u>Fascia signs:</u> To increase the maximum number of allowable fascia signs for the subject tenant space (Envision Financial) from two (2) to eight (8).</p>	<p>A maximum of two (2) fascia signs are permitted for each premises provided that both of the fascia signs shall not be located on the same façade of the premises (Part 5, Section 27(2)(a)).</p>
3	<p><u>Second Storey Fascia signs:</u> To permit four (4) of the proposed eight (8) fascia signs for the subject tenant space (Envision Financial) to be located above the first storey of the building.</p>	<p>A maximum of one (1) fascia sign per lot frontage may be located above the first storey of a building to identify the name and/or address of the building to which it is attached (Part 5, Section 27(2)(a.1)i).</p>



① SITE PLAN
SCALE: 1/64"=1'-0"



Priority Permits
331 Parkdale Ave. N.
Hamilton, ON L8H 5Y1
Tel: (289)389-8951
Fax: 1(888) 738-3846
info@prioritypermits.com
www.prioritypermits.com

ENG

REV	DESCRIPTION
A	-
ENVISION FINANCIAL	
15355 FRASER HWY	
SURREY, BC	
-	
DATE:	13-JULY-2016
SCALE:	AS NOTED
JOB No.:	-
DRAWN BY:	AS
CHECKED BY:	-

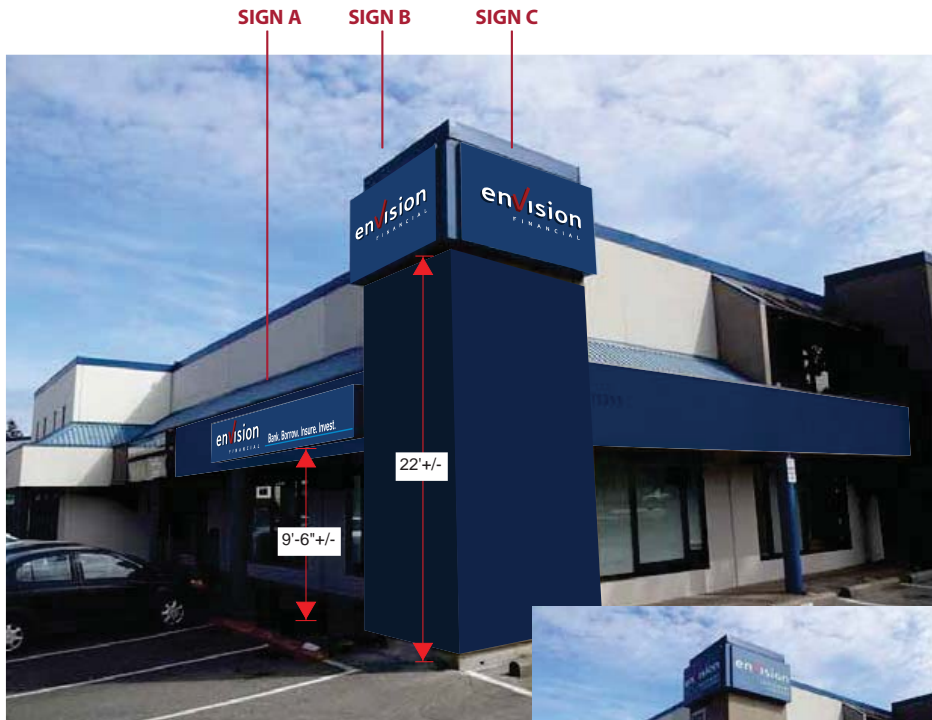
NOTES / LEGAL:
1. THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND / OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION
2. FINAL INSPECTIONS FOR PERMITTING JOBS TO BE HANDLED BY OUR CLIENTS
3. ENGINEERING PHOTOS / INSTALLER CHECKLIST TO BE PROVIDED BY OUR CLIENTS

DP #7916-0478-00 (A)

The "Drawings"

Site View 1

SIGN A / SIGN B / SIGN C : REFACE EXISTING SIGNS WITH NEW LED ILLUMINATION



AFTER



BEFORE



SIGN A - 2'-6" +/- X 20'-2" +/-
 new painted frameless aluminium face
 'enVision' - led face lit channel letters
 'Bank. Borrow. Insure. Invest.' - led illum. routed and push thru letters
 'FINACIAL' & light blue score - led illum. routed and backed
 Illumination - change to white leds



SIGN B - 4'-4 1/2" +/- X 7'-5" +/-



SIGN C - 4'-4 1/2" +/- X 8'-2" +/-

SIGN B / SIGN C
 new painted frameless aluminium face
 'enVision' - led face lit channel letters
 'FINACIAL' - led illum. routed and backed
 Illumination - change to white leds



#120-7885 North Fraser Way
 Burnaby BC, Canada V5J 5M7

Tel (604) 215-5526
 Fax (604) 215-0696
 www.pattisonsign.com

A Division of Jim Pattison Industries Ltd.

DATE: **MAY 13, 2016**
 SKETCH: **V16-10664ABC R1**
 SALES: **TORY WEBB / RYAN SCHMIDT**
 ARTIST: **PETER WONG**
 SCALE: **1/4" = 1'-0"**
 VOLTAGE: **120 v (T.B.D.)**
 PAGE: **1 OF 5**

Customer Approval

Landlord Approval

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REVISION HISTORY (PRIOR TO MASTER ART):

R1 - PAINT BUILDING

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.



100-15355 FRASER HWY
 SURREY, BC



SIGN D - 10'-9"+- X 14'-6"+-
 new painted frameless aluminium face
 'envision' - led face lit channel letters
 'Bank. Borrow. Insure. Invest.' - led illum. routed and push thru letters
 'FINANCIAL' & light blue score - led illum. routed and backed
 Illumination - change to white leds



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 Burnaby BC, Canada V5J 5M7

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 Fax (604) 215-0696
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A Division of Jim Pattison Industries Ltd.

DATE: **MAY 13, 2016**
 SKETCH: **V16-10664D R1**
 SALES: **TORY WEBB / RYAN SCHMIDT**
 ARTIST: **PETER WONG**
 SCALE: **1/4" = 1'-0"**
 VOLTAGE: **120 v (T.B.D.)**
 PAGE: **2 OF 5**

Customer Approval

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REVISION HISTORY (PRIOR TO MASTER ART):

R1 - PAINT BUILDING



Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.



100-15355 FRASER HWY
 SURREY, BC

Site View 3

SIGN E / SIGN F / SIGN G : REFACE EXISTING SIGNS WITH NEW LED ILLUMINATION



AFTER



BEFORE



SIGN E - 4'-4 1/2"± X 8'-2"±



SIGN F - 4'-4 1/2"± X 7'-5"±


SIGN E / SIGN F

- new painted frameless aluminium face
- 'en vision' - led face lit channel letters
- 'FINANCIAL' - led illum. routed and backed
- Illumination - change to white leds



SIGN G - 2'-6"± X 25'-0"±

- new painted frameless aluminium face
- 'en vision' - led face lit channel letters
- 'Bank. Borrow. Insure. Invest.' - led illum. routed and push thru letters
- 'FINANCIAL' & light blue score - led illum. routed and backed
- Illumination - change to white leds



#120-7885 North Fraser Way
Burnaby BC, Canada V5J 5M7
Tel (604) 215-5526
Fax (604) 215-0696
www.pattisonsign.com
A Division of Jim Pattison Industries Ltd.

DATE: **MAY 13, 2016**
 SKETCH: **V16-10664EFG R1**
 SALES: **TORY WEBB / RYAN SCHMIDT**
 ARTIST: **PETER WONG**
 SCALE: **1/4" = 1'-0"**
 VOLTAGE: **120 v (T.B.D.)**
 PAGE: **3 OF 5**

Customer Approval _____

Landlord Approval _____

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REVISION HISTORY (PRIOR TO MASTER ART):

R1 - PAINT BUILDING

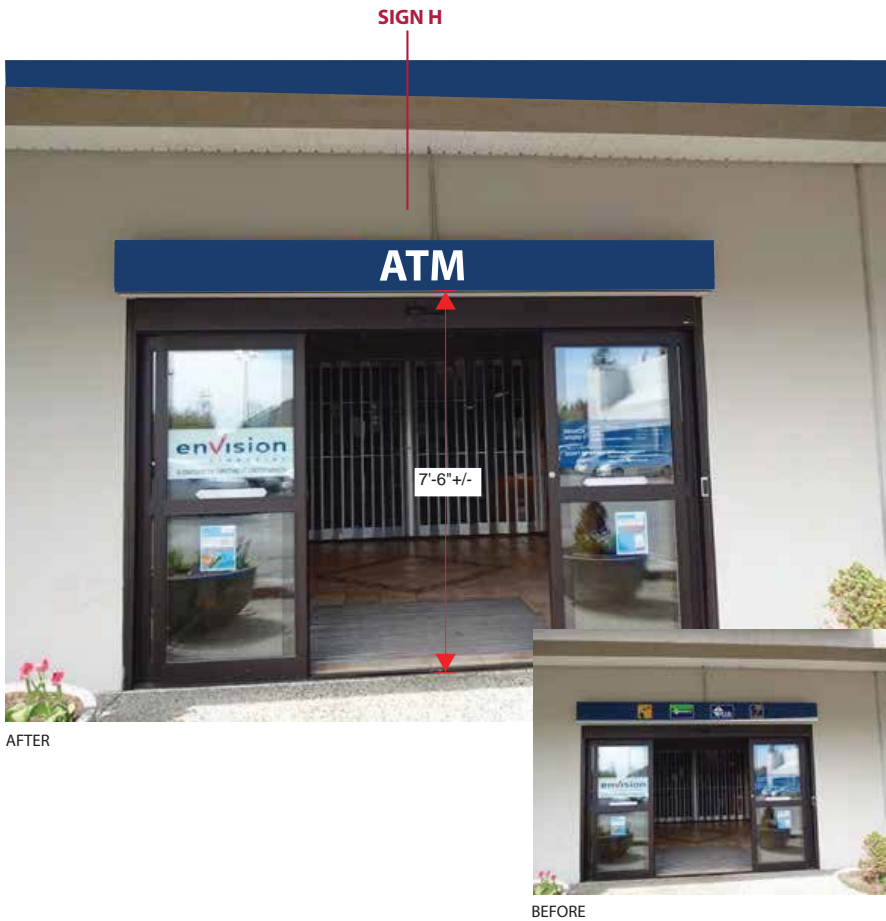
Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.



100-15355 FRASER HWY
SURREY, BC

Site View 4

SIGN H : REFACE EXISTING SIGNS WITH NEW LED ILLUMINATION



ATM

SIGN H - 1'-0" +/- X 12'-0" +/-
 new painted frameless aluminium face
 'ATM' - led illum. routed and push thru letters
 Illumination - change to white leds

PATTISON SIGN GROUP
 #120-7885 North Fraser Way
 Burnaby BC, Canada V5J 5M7
 Tel (604) 215-5526
 Fax (604) 215-0696
 www.pattisonsign.com
 A Division of Jim Pattison Industries Ltd.

DATE: **MAY 13, 2016**
 SKETCH: **V16-10664H R1**
 SALES: **TORY WEBB / RYAN SCHMIDT**
 ARTIST: **PETER WONG**
 SCALE: **1/4" = 1'-0"**
 VOLTAGE: **120 v (T.B.D.)**
 PAGE: **4 OF 5**

Customer Approval

Landlord Approval

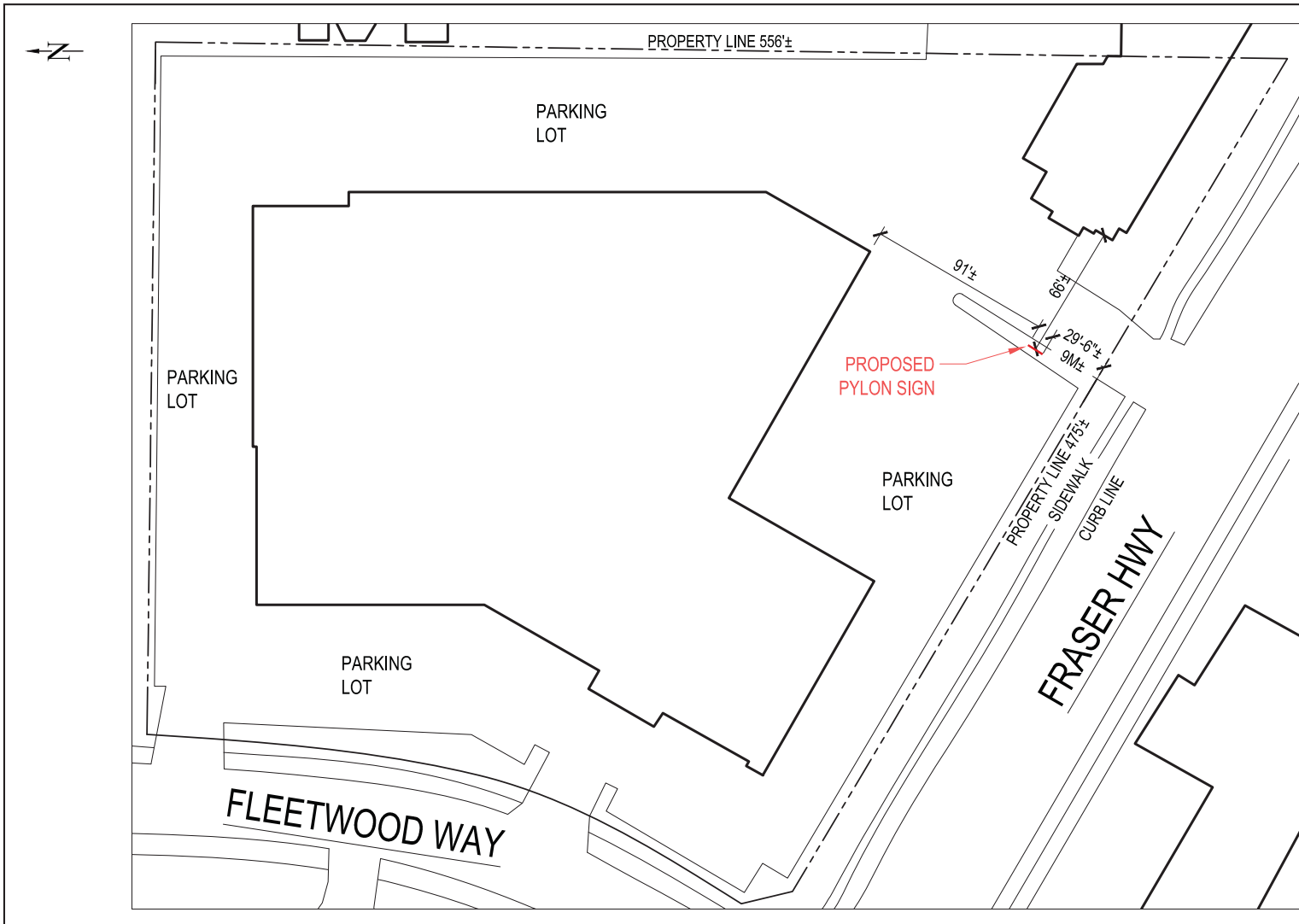
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REVISION HISTORY (PRIOR TO MASTER ART):

R1 - PAINT BUILDING

Fluorescent, Neon and HID lamps contain Mercury. Dispose of these lamps according to Local, Provincial, State or Federal Laws.

100-15355 FRASER HWY
 SURREY, BC



Project ID

RS4-13661 R4

Date: 05-27-2016
 Scale: 3/8"=1'-0"
 Sales: Tory / Ryan
 Designer: Peter Wong

Rev. #: R4
 Date: 06-27-2016

Revision Note:
 R1 - change location of sign
 R2 - Increase size of sign
 R3 - NEW PLAN VIEW PAGE
 R4 - NO CHANGE

Master Artwork

Conceptual Artwork

Information Required:

Electrical Requirements

120V 347V
 Other _____

*Voltage needs to be specified prior to customer approval

Customer Approval

Date

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5355 Fraser Hwy
 Surrey BC

Sign Item Page #

SITE 2 2/3



#120-7885 North Fraser Way
 Burnaby BC, Canada V5J 5M7
 www.pattisonsign.com

(T) 604.215.5526
 (F) 604.215.0696
 (TF) 1.800.268.6536



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.



BEFORE



AFTER



AFTER

Note: Size of signage in relation to the surrounding area is approximate.
This photo mock-up is intended for location purposes only. A site survey is required.

Project ID

RS4-13661 R4

Date: 05-27-2016

Scale: NTS

Sales: Tory / Ryan

Designer: Peter Wong

Rev. #: 04

Date: 10-25-2016

Revision Note:
R1 - change location of sign
R2 - Increase size of sign
R3 - ADD TENANT PANEL
RELOCATE SIGN
R4 - REDUCE TO 12' HIGH

Master Artwork

Conceptual Artwork

Information Required:

Electrical Requirements

120V 347V
 Other _____

*Voltage needs to be specified prior to customer approval

Customer Approval

Date

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envision
FINANCIAL

5355 Fraser Hwy
Surrey BC

Sign Item Page #

SITE 1 1/3

Pattison Sign Group
Powering Your Brand

#120-7885 North Fraser Way
Burnaby BC, Canada V5J 5M7
www.pattisonsign.com

(T) 604.215.5526
(F) 604.215.0696
(TF) 1.800.268.6536



This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.



- Aluminum panel: routed & painted Blue to match pms 654c
- "envision" : push-thru, 1/2" proud of face
- "en ision" - white ... "V"- 3M 3630-73 Dk. Red
- "FINANCIAL" : routed and backed w/plex, white copy
- "Bank. Borrow. Insure. Invest." : routed and backed w/plex, white copy
- Light Blue underline : routed and backed w/plex, 3M 3630-57 Olympic Blue
- 1 1/4" painted white aluminium stripes
- ATM Aluminum panel:
 - routed aluminum / backed with plex
 - painted Blue to match pms 654c
 - white copy & arrow
- *note arrow reversed on other side**
- 1 1/4" painted white aluminium stripes
- TENANT Aluminum panel:
 - routed aluminum / backed with plex
 - painted **COLOUR TBC**
 - **GRAPHICS TBC**
- 1 3/4" painted white aluminium stripes
- Blue PMS 654C



Manufactured Illuminated Plexi box to fit over frame.

- Lt. Blue area to be illuminated with blue LED
- Plex-closest match to PMS 2995C
- Opaque white vinyl lines.

Specifications

ONE (1) DF LED ILLUMINATED PYLON SIGN

MANUFACTURE AND INSTALL... EXTERIOR
 Overall: 12'-0"+- X 6'-8 1/2"+-
 Substrate: Routed with push thru & backed logo and copy with illuminated plexi box to fit over frame.
 Main alum. panel: painted dark blue
 Aluminium striped: 1 3/4" & 1 1/4" painted alum. stripes
 Illumination: White LED
 Illuminated plexi box to fit over frame: illuminated with blue LED

Graphics

- "envision" : "en ision" - white ... "V"- 3M 3630-73 Dk. Red
- "FINANCIAL" : white
- "Bank. Borrow. Insure. Invest." : white
- Light Blue underline : 3M 3630-57 Olympic Blue
- "ATM": white copy & arrow

Colours

- White: Translucent white substrate
- Opaque White: 3M 7725-10
- Red: 3M 3630-73 Dk. Red (closest match to PMS 207C)
- Lt. Blue: 3M 3630-57 Olympic Blue (closest match to PMS 2995C)
- Dk. Blue: PMS 654C

THIS EDGE FACES ROAD
NOTE: LIGHT BLUE PLEXI BOX TO BE ILLUMINATED WITH BLUE LED

Project ID

RS4-13661 R4

Date: 05-27-2016
 Scale: 3/8"=1'-0"
 Sales: Tory / Ryan
 Designer: Peter Wong

Rev. #: R4
 Date: 10-25-2016

Revision Note:
 R1 - change location of sign
 R2 - Increase size of sign
 R3 - ADD TENANT PANEL
 R4 - REDUCE TO 12' HIGH

Master Artwork

Conceptual Artwork

Information Required:

Electrical Requirements

120V 347V
 Other _____

*Voltage needs to be specified prior to customer approval

Customer Approval

Date

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envision
FINANCIAL

5355 Fraser Hwy
Surrey BC

Sign Item Page #

SG1 3/3