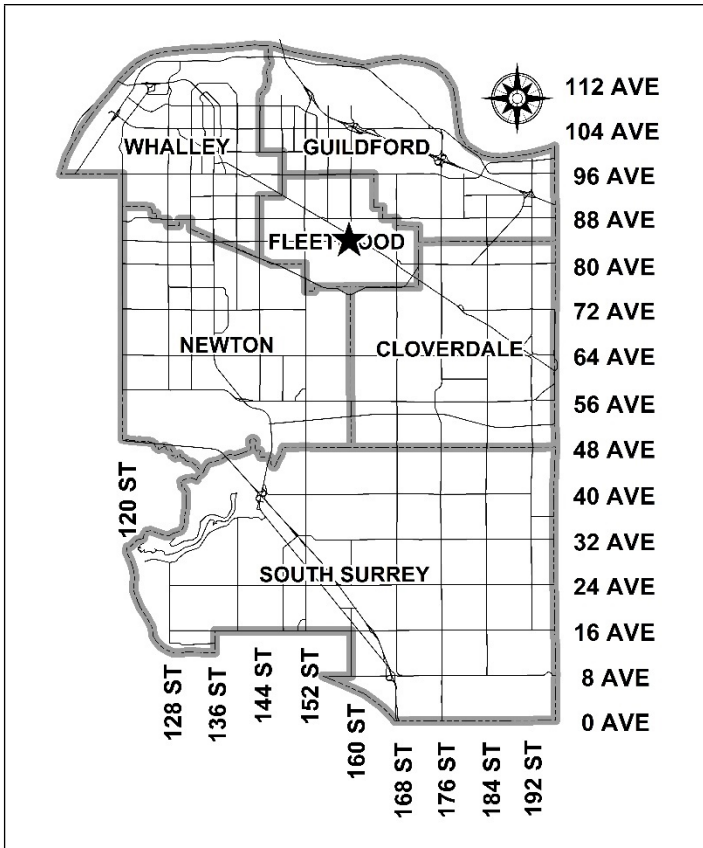


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0200-00

Planning Report Date: March 8, 2021



PROPOSAL:

- **Development Permit**

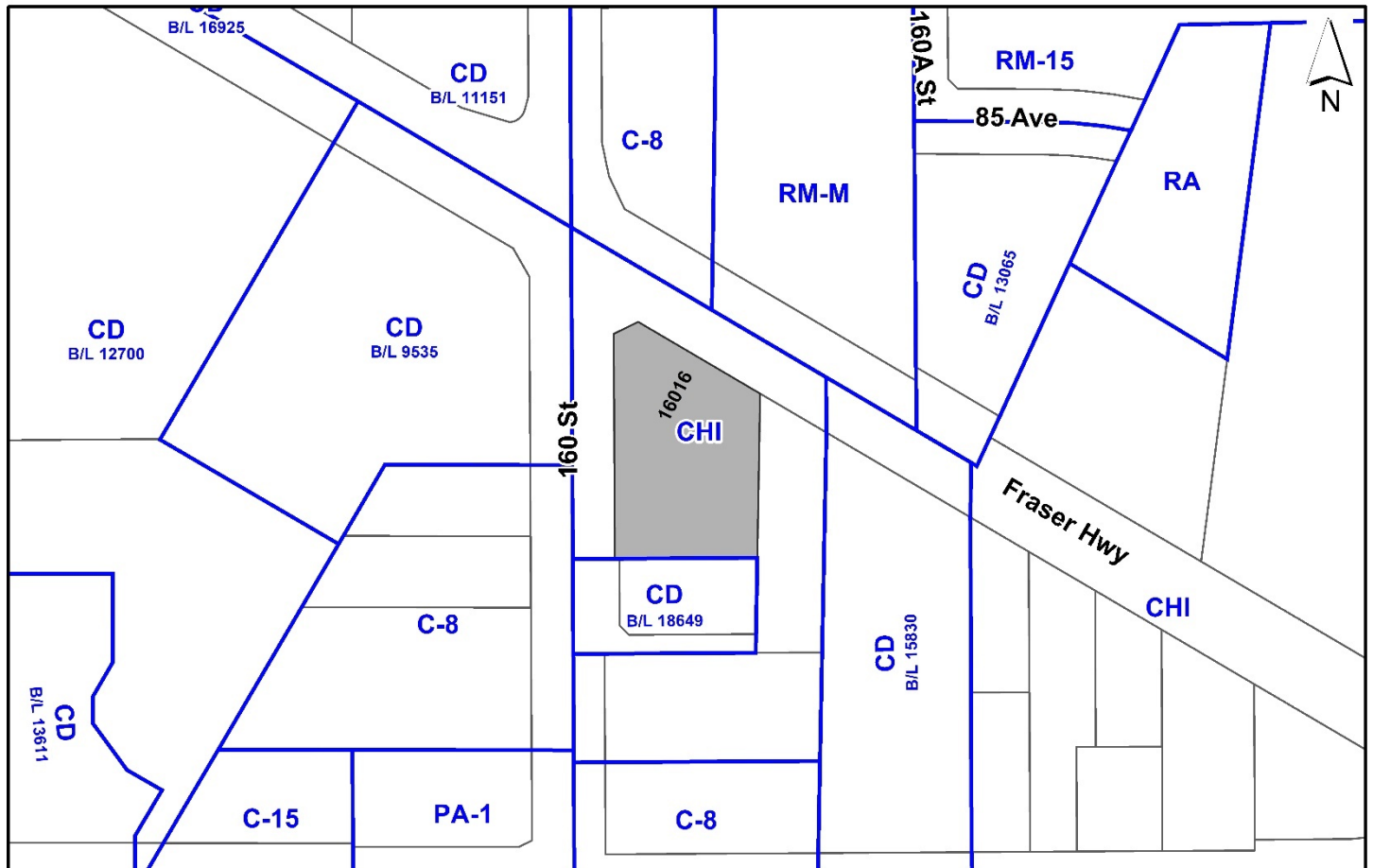
to permit additional fascia signage through a comprehensive sign design package for an existing bank in a multi-tenant commercial building.

LOCATION: 16016 - Fraser Highway

ZONING: CHI

OCP DESIGNATION: Town Centre

TCP DESIGNATION: Mixed Use 2.5 FAR 6 Storey Maximum



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

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to:
 - Further increase the total number of allowable fascia signs from six (6) to nine (9);
 - allow for two (2) fascia signs to be located on same elevation for all elevations of the building; and
 - increase the maximum allowable total sign area from 16.1 square metres to 50.5 square metres for the bank.

RATIONALE OF RECOMMENDATION

- The proposed fascia signs have a high-quality design and are of an appropriate size and scale in relation to the size and scale of the existing building.
- The signs are important for wayfinding purposes and will help direct customers both onsite and from 160 Street and Fraser Highway.
- A variance was previously approved for the subject commercial building under Application No. 7911-0159-00 in order to increase the total number of allowable fascia signs from two (2) to six (6). However, seven (7) fascia signs were subsequently erroneously approved through the sign permit process without further variances to the Sign By-law.
- The proposed signage is restricted to two (2) fascia signs per building elevation, along with one fascia sign on the north elevation of the drive through canopy structure. Two (2) blank red sign face replacements on both the east and south elevations of the drive through canopy structure are also proposed but not considered signage. Signage is evenly spread out amongst the single tenant commercial building and does not detract from the architectural integrity of 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 I.
2. Council approve Development Permit No. 7920-0200-00 (Appendix II) 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 landscaping and siting, form, exterior design, and finish of the building and other structures, including signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Building and Site	CIBC bank, within commercial shopping centre	Mixed Use 2.5 FAR 6 Storey Maximum	CHI
North (Across Fraser Highway):	Convenience shopping centre and manufactured home park	Mixed Use 2.5 FAR 6 Storey Maximum	C-8, RM-M
East:	Commercial business	Mixed Use 2.5 FAR 6 Storey Maximum	CHI
South:	Mixed-Use multi-family development	Mixed Use 2.5 FAR 6 Storey Maximum	CD (Bylaw No. 18649)
West (Across 160 Street):	Shopping centre, two-storey office building	Mixed Use 2.5 FAR 6 Storey Maximum	CD (Bylaw No. 9535), C-8

Context & Background

- The subject bank (CIBC) is located at 16016 – Fraser Highway within an existing multi-tenant commercial building.
- The subject site is designated Town Centre in the Official Community Plan (OCP) and Mixed Use 2.5 FAR 6 Storey Maximum in the Fleetwood Town Centre Plan and is zoned "Highway Commercial Industrial Zone (CHI)".

- The subject building underwent interior and exterior renovations to convert the building into a multi-tenanted building under Application No. 7911-0159-00. This application also facilitated additional fascia signage for the major tenant, a drive-through bank (CIBC). As part of that application, the total allowable fascia signage for the drive-through bank was increased from two (2) to six (6).
- Under a subsequent Application No. 7913-0020-00, a further variance was requested, for the subject building to incorporate an additional fascia sign (from six (6) to seven (7)), three (3) temporary signs, six (6) window cling signs, additional copy on the existing sign band around the site and a second free standing structure located south of the entrance from 160 Street. The free-standing structure was eventually captured under a separate sign permit and issued. The variance application never proceeded and was closed.
- Shortly thereafter, a sign permit application was submitted to the City. Seven (7) total fascia signs were applied for and erroneously approved. This sign permit did not receive a final inspection and subsequently expired. No further variances to signage were requested or approved.
- Under a subsequent Application No. 7914-0212-00, a variance was requested for a separate tenant in the subject building to permit two (2) fascia signs on the same façade to increase exposure to 160 Street. This Development Variance Permit was supported and issued by Council on September 29, 2016.
- Under Part 1 Introductory Provisions, Section 9(2) 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.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposed comprehensive sign design package will supplement the signage previously approved for the subject bank under Development Application No. 7911-0159-00.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Comprehensive Sign Design Package

- A total of nine (9) LED illuminated fascia signs (channel lettering with red aluminum backer panels) are proposed, in the following locations:

- two (2) on each elevation of the building (8 total signs); and
- one along the north elevation of the drive-through canopy structure.
- Two (2) additional blank red aluminum sign cabinet replacements are proposed on the east and south elevations of the drive-through canopy structure, but these are not considered signage.
- Two (2) additional tenant panels on existing free standing sign structures facing Fraser Highway and 160 Street are also proposed and permitted under the Sign By-law.
- The Sign By-law permits a maximum of two fascia signs per premise and requires that the two fascia signs not be located on the same building elevation.
- As per Application No. 7911-0159-00, the total number of fascia signs was increased from two (2) to six (6). As such, additional variances to the Sign By-law are required to accommodate the following:
 - Further increase the total number of allowable fascia signs from six (6) to nine (9);
 - allow for two (2) fascia signs to be located on each elevation of the building; and
 - increase the maximum allowable total sign area from 16.1 square metres to 50.5 square metres for the building.
- The proposed signs vary in size from 2.6 square metres to 11.1 square metres on the north, west, east, and south building elevations and within the freestanding sign tenant panels.
- All proposed fascia signs are LED illuminated channel letters on red aluminum backer panels.

Signage Assessment

- The nine (9) proposed LED illuminated fascia signs (channel lettering) are in appropriate locations and do not detract from the form and character of the building. The signage is consistent with signage approved for other financial institutions in the City.
- The proposed Sign By-law variance has merit as it provides a clear signage aesthetic for marketing and identification purposes and consists of high-quality design and materials.
- The proposed signage is restricted to two (2) fascia signs per building elevation, along with one fascia sign on the north elevation of the drive through canopy structure. Two (2) blank red sign face replacements are proposed on both the east and south elevations of the drive through canopy structure, but these are not considered signage. Signage is evenly spread out around the single tenant commercial building and does not detract from the architectural integrity of the building.
- Seven (7) fascia signs were previously approved through the sign permit process without necessary variances to the Sign By-law. The signage proposal is largely a replacement of this existing signage, which has received no complaints from nearby residents or business owners.

- Staff supports the requested variances to accommodate the proposed signage as part of a comprehensive sign design package.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Proposed Sign By-law Variances Table
Appendix II. Development Permit No. 7920-0200-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	Further increase the maximum number of fascia signs for the premise from six (6) to nine (9).	<p>A maximum of two (2) fascia signs are permitted for each premises provided that both of the fascia signs are not located on the same façade (Part 5, Section 27(2)(a)).</p> <p>Under Application No. 7911-0159-00 the maximum number of permitted fascia signs was increased from two (2) to six (6).</p>	<p>Organized LED illuminated fascia signage (channel lettering) provides clear marketing and identification for future customers.</p> <p>Seven (7) fascia signs were previously approved through the sign permit process without necessary variances to the Sign By-law. The proposed signage is largely replacement of this existing signage.</p>
2	Allow for two (2) fascia signs to be located on the same elevation of the premise for all elevations of the building.	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a)).	<p>The proposed fascia signs provide clear marketing and wayfinding for the bank.</p> <p>The signage is of an appropriate scale in relation to the overall scale of the single tenant commercial building.</p>
3	Increase the maximum allowable total sign area from 16.1 square metres to 50.5 square metres for the premise.	The combined sign area of all signs on a lot, excluding freestanding signs, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of premises frontage; premises frontage means the linear horizontal dimension of the shortest side of the premises. (Part 5, Section 27(2)(b)).	The proposed fascia signs enhance visibility of the bank for those traveling along 160 Street and Fraser Highway.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7920-0200-00

Issued To:

("the Owner")

Address of Owner:

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: 026-110-342
Parcel 1 Section 25 Township 2 New Westminster District Plan BCP14466
16016 - Fraser Highway

(the "Land")

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7920-0200-00(1) through to and including 7920-0200-00(15).
2. Signage shall be installed in conformance with the Drawings 7920-0200-00(1) through to and including 7920-0200-00(15).
3. 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, 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 labelled 7920-0200-00(1) through to and including 7920-0200-00(15).

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. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

Mayor

City Clerk

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.

Authorized Agent: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	Further increase the maximum number of fascia signs for the premise from six (6) to nine (9).	<p>A maximum of two (2) fascia signs are permitted for each premises provided that both of the fascia signs are not located on the same façade (Part 5, Section 27(2)(a)).</p> <p>Under Application No. 7911-0159-00 the maximum number of permitted fascia signs was increased from two (2) to six (6).</p>
2	Allow for two (2) fascia signs to be located on the same elevation of the premise for all elevations of the building.	A maximum of two (2) fascia signs are permitted provided that both of the fascia signs are not located on the same façade of the premises (Part 5, Section 27(2)(a)).
3	Increase the maximum allowable total sign area from 16.1 square metres to 50.5 square metres for the premise.	The combined sign area of all signs on a lot, excluding freestanding signs, shall not exceed 1 sq. m. per linear metre [3 sq. ft. per linear foot] of premises frontage; premises frontage means the linear horizontal dimension of the shortest side of the premises. (Part 5, Section 27(2)(b)).

160 STREET



1 SITE PLAN
SCALE: 1:350

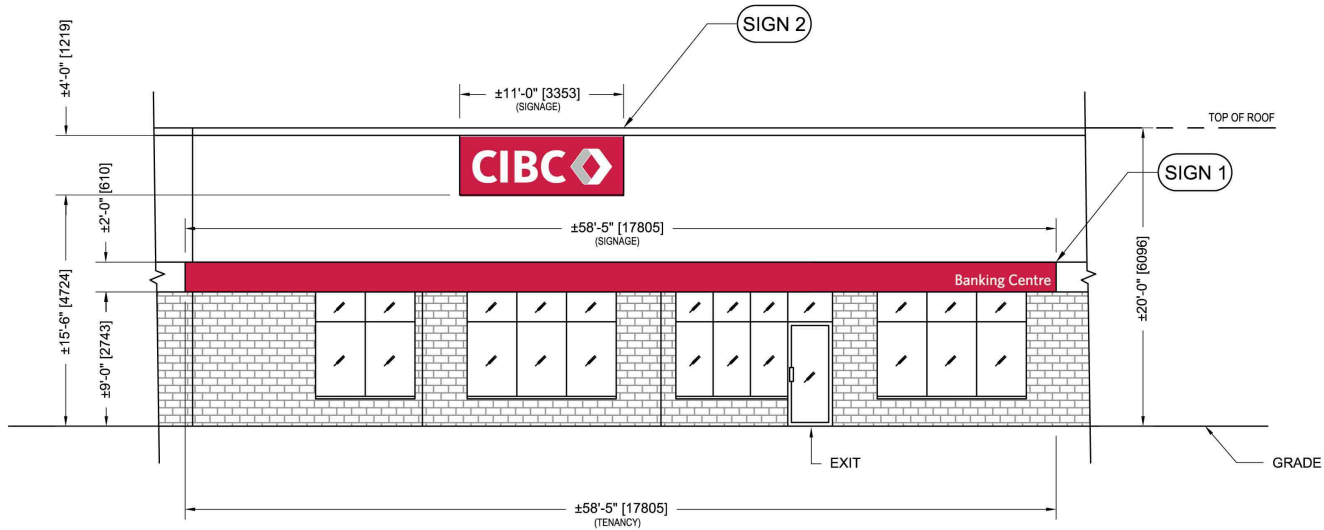
ADJACENT BUILDING
Development Permit No. 7920-0200-00 (1) "The Drawings"



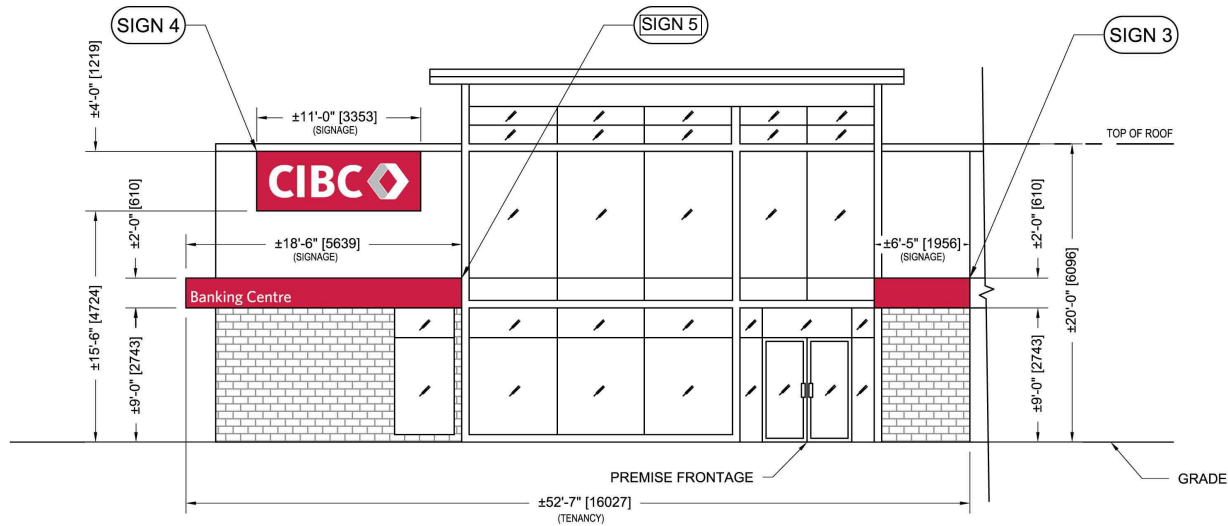
331 Parkdale Ave. N.
Hamilton, ON L8H 5Y1
Tel: (289)389-8951
info@prioritypermits.com
www.prioritypermits.com

REV	DESCRIPTION
A	-
	CIBC
	#101 - 16016 FRASER HWY. SURREY, BC
	-
	-
DATE:	DECEMBER 28 2019
SCALE:	-
JOB No.:	-
DRAWN BY:	AT
CHECKED BY:	-
	REV
L1	A

NOTE: 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 WEST ELEVATION
SCALE: 1:100

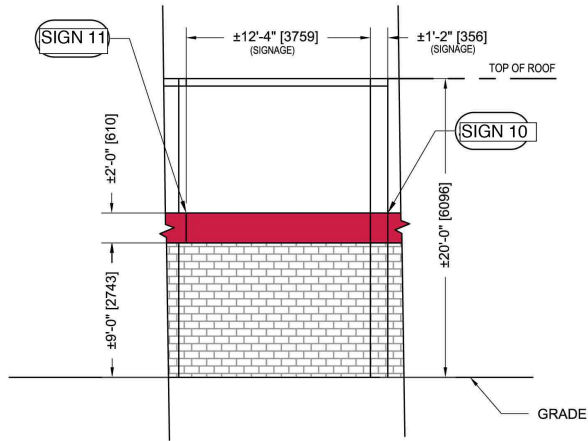


② NORTH WEST ELEVATION
SCALE: 1:100

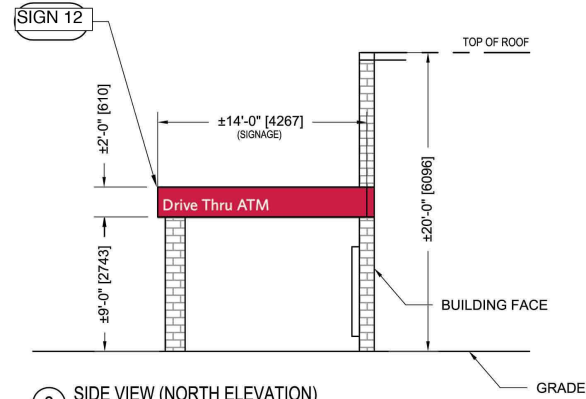
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	CIBC
	#101 - 16016 FRASER HWY. SURREY, BC
	-
	-
DATE:	DECEMBER 28 2019
SCALE:	-
JOB No.:	-
DRAWN BY:	AT
CHECKED BY:	-

L1 A

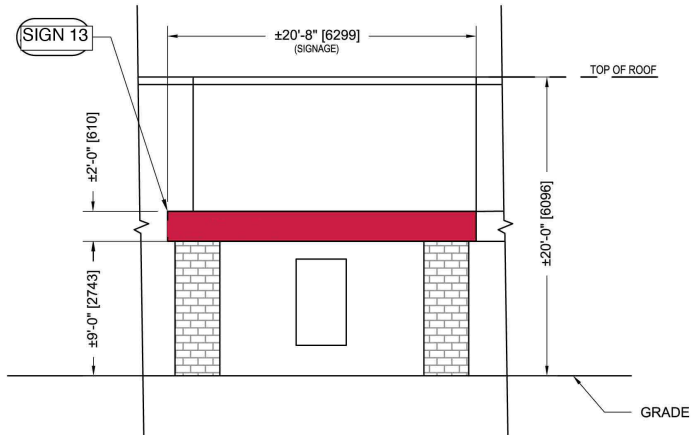
NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.



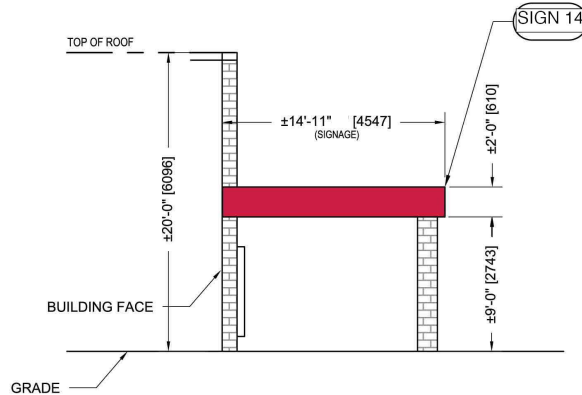
2 WEST ELEVATION
SCALE: 1:100



2 SIDE VIEW (NORTH ELEVATION)
SCALE: 1:100



2 EAST ELEVATION
SCALE: 1:100

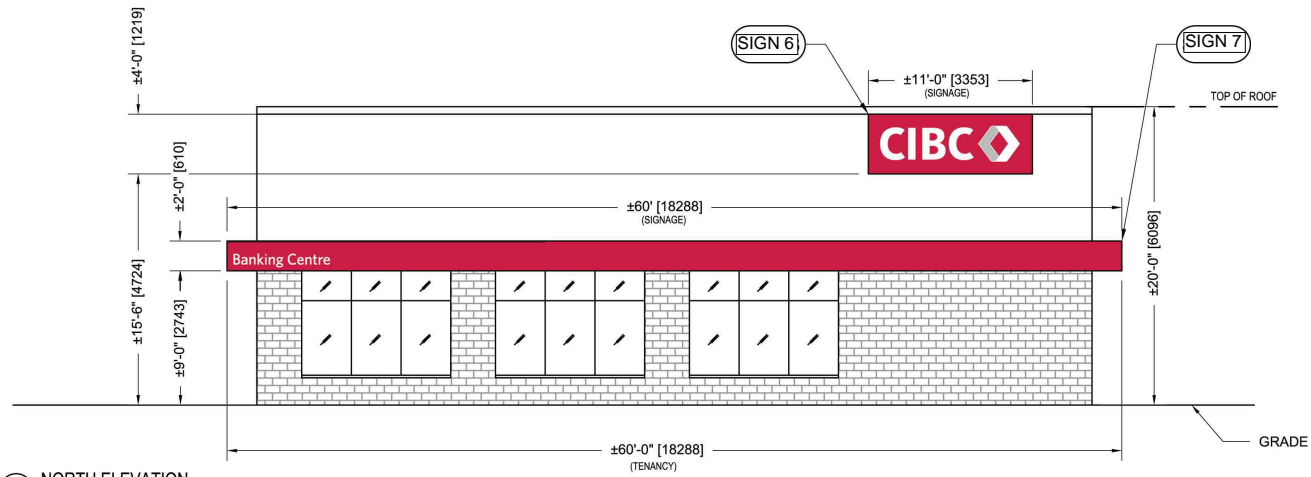


2 SIDE VIEW (SOUTH ELEVATION)
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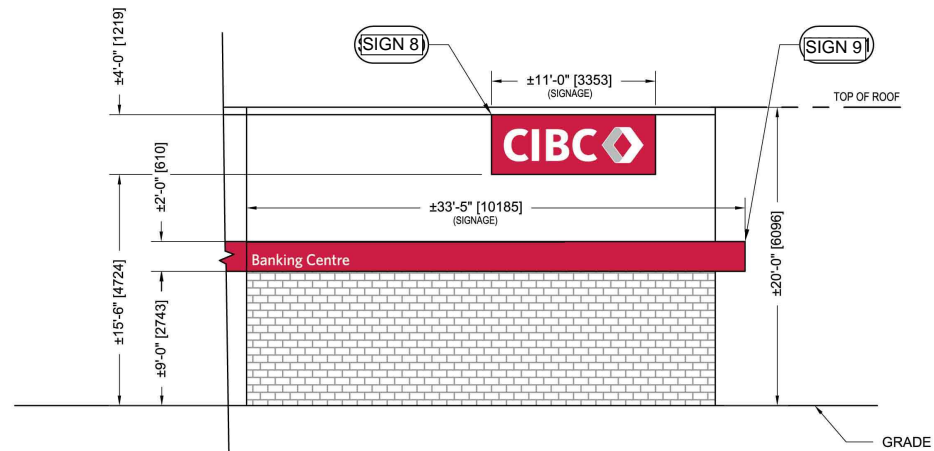
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CIBC	
#101 - 16016 FRASER HWY. SURREY, BC	
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-	
DATE:	DECEMBER 28 2019
SCALE:	-
JOB No.:	-
DRAWN BY:	AT
CHECKED BY:	-

L1	A
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② NORTH ELEVATION
SCALE: 1:100



② EAST ELEVATION
SCALE: 1:100



331 Parkdale Ave. N.
Hamilton, ON L8H 5Y1
Tel: (289)389-8951
info@prioritypermits.com
www.prioritypermits.com

A	-
REV	DESCRIPTION
	CIBC
	#101 - 16016 FRASER HWY. SURREY, BC
	-
	-
DATE:	DECEMBER 28 2019
SCALE:	-
JOB No.:	-
DRAWN BY:	AT
CHECKED BY:	-

L1

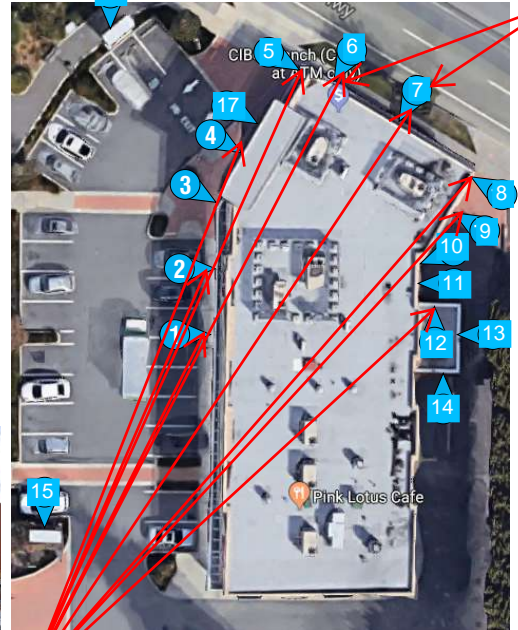
REV
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NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.



Req. 2

Req. 2



Allow for two (2) fascia signs to be located on the same elevation of the premise for all elevations



S:\Customers\C\CIBC\Tetris\Retail\BC\05320\Design

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
Phone	604 592 2260

Transit	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019
Rev. 3	December 15, 2020 JM
Rev. 2	Nov 28, 2019 DH

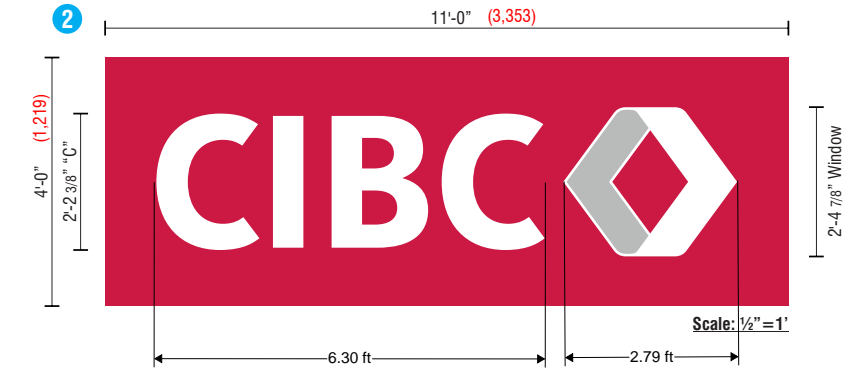
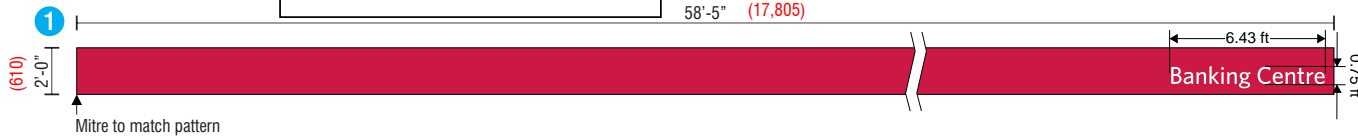
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Scale: NTS	Page: 1 of 9

ZIP SIGNS
This drawing is the property of Zip Signs Ltd.

Increase the maximum number of fascia signs for the premise from six (6) to nine (9).

Increase the maximum allowable total sign area from 16.1 square metres to 50.5 square metres for the premise.

SIGN AREA = 58.42 x 2.00 = 116.84 SQ.FT.
 COPY AREA = 6.43 x 0.75 = 4.82 SQ.FT.
 % COPY = 4.82 / 116.84 x 100 = 3.78%



SIGN AREA = 11.00 x 4.00 = 44.00 SQ.FT.
 COPY AREA = (6.30x2.20) + (2.79x2.41) = 20.58 SQ.FT.
 % COPY = 20.58 / 44.00 x 100 = 46.77%

Sign Area

- 1 10.85m²
- 2 4.09m²

Sign Weight

- 2 59.87kg

Sign 1

Supply & install one (1) new flex face and frame replacement for existing s/f sign

Graphics / Substrate

CIBC Red 3730-2179 Vinyl
 White Panagraphics 3 Flex Face

Construction

New SignPro 1019 Aluminum Frame
 New SignPro 1011 Anodized Aluminum Cover

Note

Mired corners as per template

Sign 2

Supply and install one (1) new s/f illuminated flex face display

Note

For full construction details refer to "4x11_FlexBox_On_AluminumPanel" appendix found here:
 S:\Customers\C\CIBC\Tetris\Artwork\Appendix

Proposed



Existing



S:\Customers\C\CIBC\Tetris\Retail\BC\05320\Design

- CIBC Grey 3730-0387 Vinyl
- CIBC Red 3730-2179 Vinyl
- White Panagraphics 3 Flex Face

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
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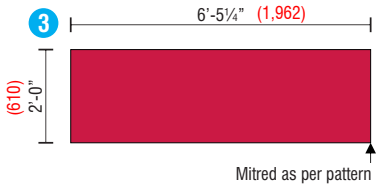
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Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019
Rev. 3	Nov 28, 2019 DH
Rev. 2	October 25, 2019 JM

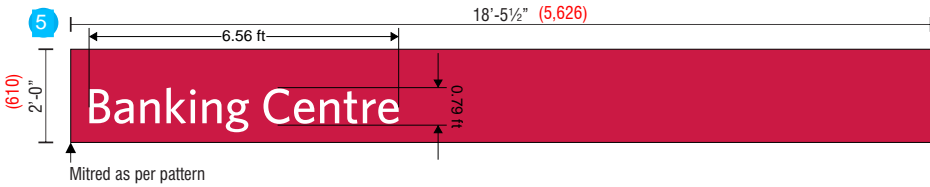
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This drawing is the property of Zip Signs Ltd.



17 Remove and dispose of existing sign



SIGN AREA = 18.46 x 2.00 = 36.92 SQ.FT.
COPY AREA = 6.56 x 0.79 = 5.18 SQ.FT.
% COPY = 5.18 / 36.92 x 100 = 14.04%

Sign Area

- 3** 1.2m²
- 5** 3.43m²

Sign 3 & 5

Supply & install Two (2) new flex face and frame replacements for existing s/f signs

Graphics / Substrate

- CIBC Red 3730-2179 Vinyl
- CIBC Grey 3730-0387 Vinyl
- White Panagraphics 3 Flex Face

Construction

- New SignPro 1019 Aluminum Frame
- New SignPro 1011 Anodized Aluminum Cover

Note

Mitred corners as per pattern provided

Sign 17

Remove and dispose of existing sign

Proposed



- CIBC Red 3730-2179 Vinyl
- CIBC Grey 3730-0387 Vinyl
- White Panagraphics 3 Flex Face

S:\Customers\C\CIBC\Tetris\Retail\BC\05320\Design

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
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Transit	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019
Rev. 3	Nov 28, 2019 DH
Rev. 2	October 30, 2019 JM

<input type="checkbox"/> CONCEPTUAL <small>NET PER CONSTRUCTION</small>	<input checked="" type="checkbox"/> SHOP READY <small>CONSTRUCTION CAPABLE</small>
Scale: 3/8" = 1'	Page: 3 of 11



This drawing is the property of Zip Signs Ltd.



SIGN AREA = 11.00 x 4.00 = 44.00 SQ.FT.
COPY AREA = (6.30x2.20) + (2.79x2.41) = 20.58 SQ.FT.
% COPY = 20.58 / 44.00 x 100 = 46.77%

Sign Area
4 4.09m²

Sign Weight
4 109.7kg

Sign 4

Supply & install One (1) new backer panel with illuminated channel letters

Note

For full constructions details refer to "4x11_Hero_On_AluminumPanel" appendix found here:
<S:\Customers\C\CIBC\Tetris\Artwork\Appendix>

Proposed

Existing



S:\Customers\C\CIBC\Tetris\Retail\BC\05320\Design

- CIBC Red PMS 7636C Paint
- CIBC Grey 3730-0387 Vinyl
- White 7328 SG5 Acrylic

www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
Phone	604 592 2260

Transit	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019
Rev. 3	Nov 28, 2019 DH
Rev. 2	October 30, 2019 JM

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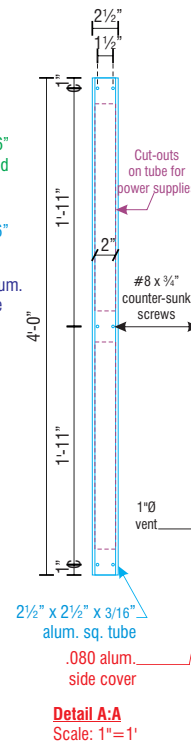
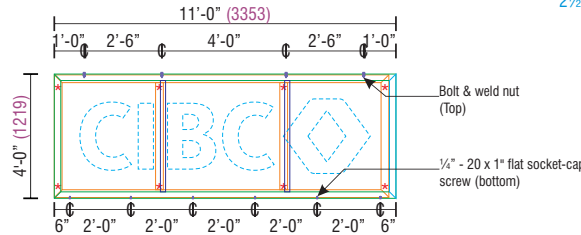
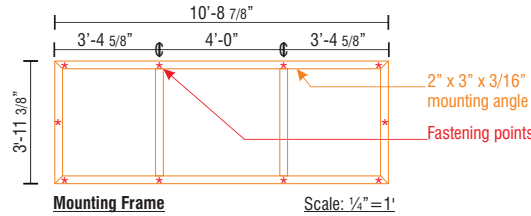
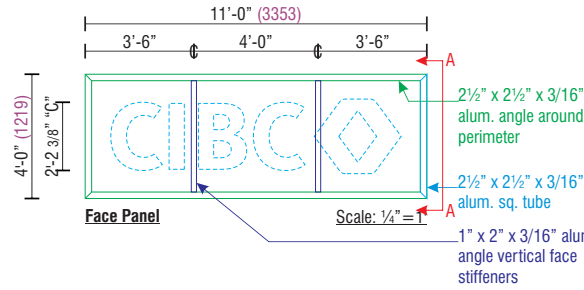
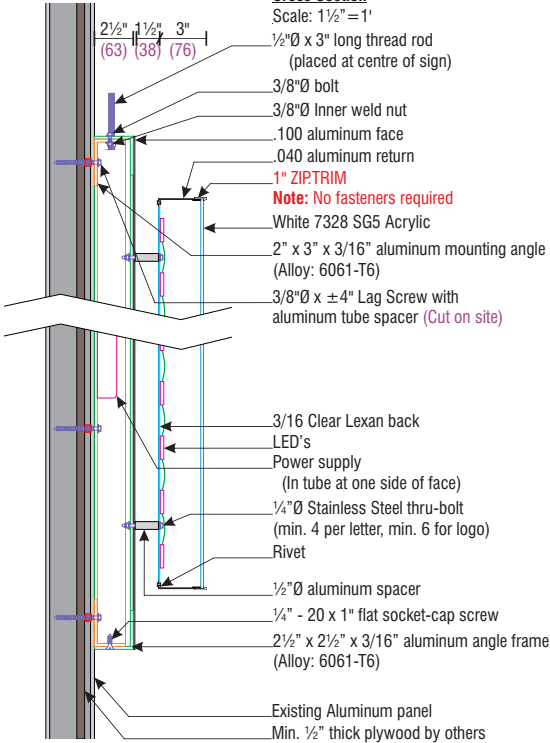


This drawing is the property of Zip Signs Ltd.

4

Cross Section

Scale: 1 1/2" = 1'



Sign 4

Supply and install one (1) new backer panel with illuminated channel letters

Graphics / Substrate

Channel Letters and Logo:
CIBC Grey 3730-0387 Vinyl
White 7328 SG5 Acrylic
Backer Panel:
.100 Aluminum face

Illumination

White 6500K LEDs
Power supply placed inside 2 1/2" x 2 1/2" x 3/16" aluminum sq. tube at one side of backer panel (14Ga BX must be used)

Construction

Channel Letters and Logo:
1" ZIPTRIM retainers with ZIPCLIP
3" .040 aluminum returns w/ flange for backs
3/16 Clear Lexan backs, rivetted to returns
1/2" x 1 1/2" long aluminum spacers

Backer Panel (Face):

.100 Aluminum face
2 1/2" x 2 1/2" x 3/16" aluminum angle frame
1" x 2" x 3/16" vertical alum. angle face stiffeners

2 1/2" x 2 1/2" x 3/16" aluminum sq. tube (One side only, for power supplies)

Backer Panel (Mounting Structure):

2" x 3" x 3/16" aluminum mounting angle
2" x 3" x 3/16" aluminum angle back brace

Paint

Channel Letters and Logo:
Returns, trimcap and 1/2" thick "keyline" on Clear Lexan backs to be painted CIBC Red PMS 7636C

Backer Panel:

All exposed metal to be painted CIBC Red PMS 7636C

- CIBC Red PMS 7636C Paint
- CIBC Grey 3730-0387 Vinyl
- White 7328 SG5 Acrylic

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www.zipsigns.com
5040 North Service Rd. Burlington, ON
Ph. 905-332-8332 Fax 905-332-9994

Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
Phone	604 592 2260

Transit	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019	
Rev. 3	Nov 28, 2019 DH	
Rev. 2	October 30, 2019 JM	

<input type="checkbox"/> CONCEPTUAL NET FOR CONSTRUCTION	<input checked="" type="checkbox"/> SHOP READY CONSTRUCTION CAPABLE
Scale: 1/2" = 1'	Page: 5 of 11

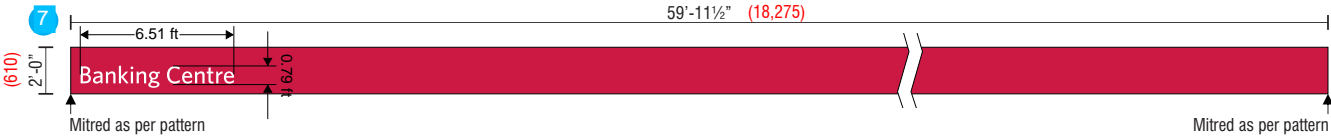


This drawing is the property of Zip Signs Ltd.



	Sign Area	Sign Weight
6	4.09m ²	59.87kg
7	11.14m ²	

SIGN AREA = 11.00 x 4.00 = 44.00 SQ.FT.
COPY AREA = (6.30x2.20) + (2.79x2.41) = 20.58 SQ.FT.
% COPY = 20.58 / 44.00 x 100 = 46.77%



SIGN AREA = 59.96 x 2.00 = 119.92 SQ.FT.
COPY AREA = 6.51 x 0.79 = 5.14 SQ.FT.
% COPY = 5.14 / 119.92 x 100 = 4.29%



Sign 6
 Supply and install one (1) new s/f illuminated flex face display
Note
 For full construction details refer to "4x11_FlexBox_On_AluminumPanel" appendix found here:
 S:\Customers\C\CIBC\Tetris\Artwork\Appendix

Sign 7
 Supply & install One (1) new flex face and frame replacement for existing s/f sign

Graphics / Substrate
 CIBC Red 3730-2179 Vinyl
 CIBC Grey 3730-0387 Vinyl
 White Panagraphics 3 Flex Face
Construction
 New SignPro 1019 Aluminum Frame
 New SignPro 1011 Anodized Aluminum Cover

Note
 Mired corners as per template

- CIBC Grey 3730-0387 Vinyl
- CIBC Red 3730-2179 Vinyl
- White Panagraphics 3 Flex Face

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5040 North Service Rd. Burlington, ON	Address	16016 Fraser Highway 101
Ph. 905-332-8332 Fax 905-332-9994	Phone	604 592 2260

Transit	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019
Rev. 3	Nov 28, 2019 DH
Rev. 2	October 30, 2019 JM

<input type="checkbox"/> CONCEPTUAL <small>NET FOR CONSTRUCTION</small>	<input checked="" type="checkbox"/> SHOP READY <small>CONSTRUCTION CAPABLE</small>
Scale: 3/16" = 1'	Page: 6 of 11





Sign Area

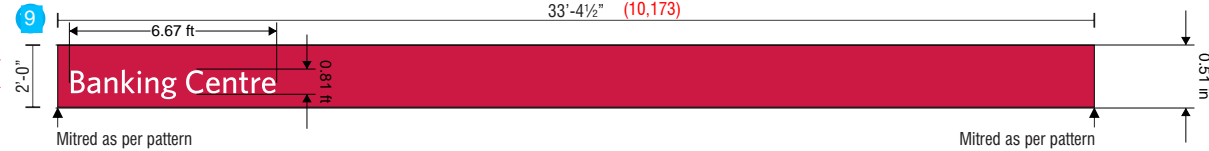
- 8 4.09m²
- 9 6.2m²

Sign Weight

- 8 59.87kg

SIGN AREA = 11.00 x 4.00 = 44.00 SQ.FT.
COPY AREA = (6.30x2.20) + (2.79x2.41) = 20.58 SQ.FT.
% COPY = 20.58 / 44.00 x 100 = 46.77%

Scale: 1/2" = 1'



SIGN AREA = 33.38 x 2.00 = 66.76 SQ.FT.
COPY AREA = 6.67 x 0.81 = 5.40 SQ.FT.
% COPY = 5.40 / 66.76 x 100 = 8.09%

Proposed



Existing



Sign 8

Supply and install one (1) new s/f illuminated flex face display

Note

For full construction details refer to "4x11_FlexBox_On_AluminumPanel" appendix found here:
 S:\Customers\C\CIBC\Tetris\Artwork\Appendix

Sign 9

Supply & install one (1) new flex face and frame replacement for existing s/f sign

Graphics / Substrate

CIBC Red 3730-2179 Vinyl
 CIBC Grey 3730-0387 Vinyl
 White Panagraphics 3 Flex Face

Construction

New SignPro 1019 Aluminum Frame
 New SignPro 1011 Anodized Aluminum Cover

Note

Mired corners as per template

- CIBC Grey 3730-0387 Vinyl
- CIBC Red 3730-2179 Vinyl
- White Panagraphics 3 Flex Face

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www.zipsigns.com	Client	CIBC - Surrey BC
5040 North Service Rd. Burlington, ON	Address	16016 Fraser Highway 101
Ph. 905-332-8332 Fax 905-332-9994	Phone	604 592 2260

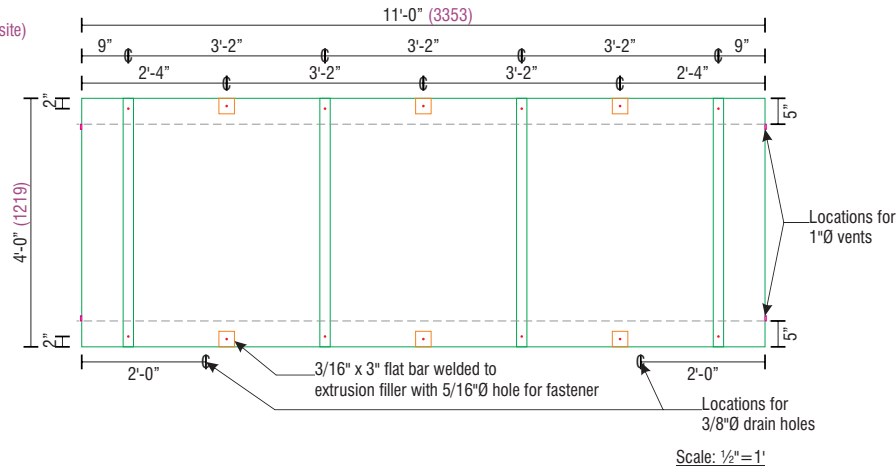
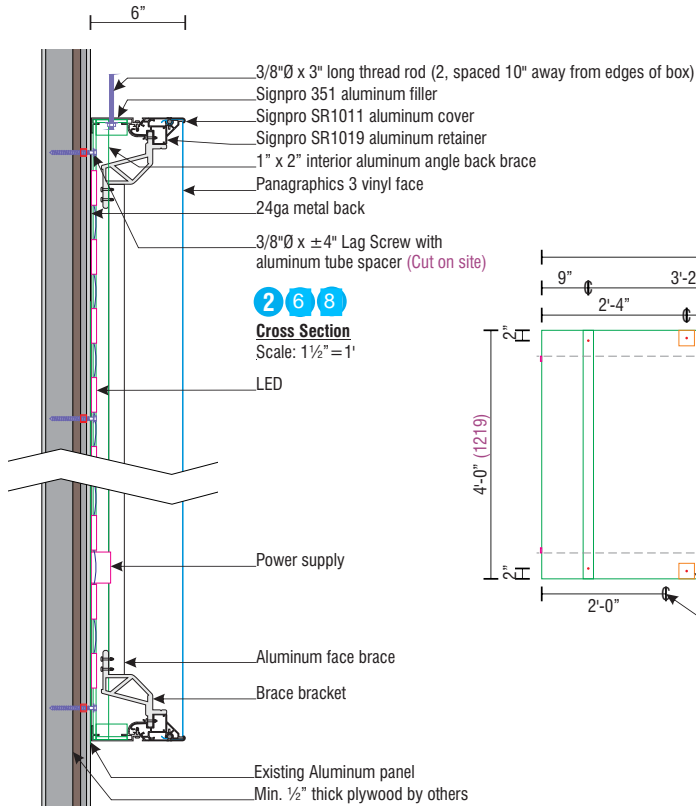
Transit.	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019
Rev. 3	Nov 28, 2019 DH
Rev. 2	October 30, 2019 JM

<input type="checkbox"/> CONCEPTUAL NET FOR CONSTRUCTION	<input checked="" type="checkbox"/> SHOP READY CONSTRUCTION CAPABLE
Scale: 1/4" = 1'	Page: 7 of 11

ZIP SIGNS

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***Note:**
 Ensure fasteners maintain a min. 6" edge distance from brick edge/corner

Sign 2, 6-8

Supply and install three (3) new s/f illuminated flex face display

Graphics / Substrate

CIBC Red 3730-2179 Vinyl
 CIBC Grey 3730-0387 Vinyl
 White Panagraphics 3 Flex Face

Illumination

White 6500k LEDs
 Power supply placed inside box

Construction

New SignPro 1011 Anodized Aluminum cover
 New SignPro 1019 aluminum retainer
 Signpro brace bracket
 Aluminum tube face brace
 SignPro 351 Anodized Aluminum filler
 24ga metal back

Notes

Provide vents as required

- CIBC Red 3730-2179 Vinyl
- CIBC Grey 3730-0387 Vinyl
- Panagraphics 3 Flex Face

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Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
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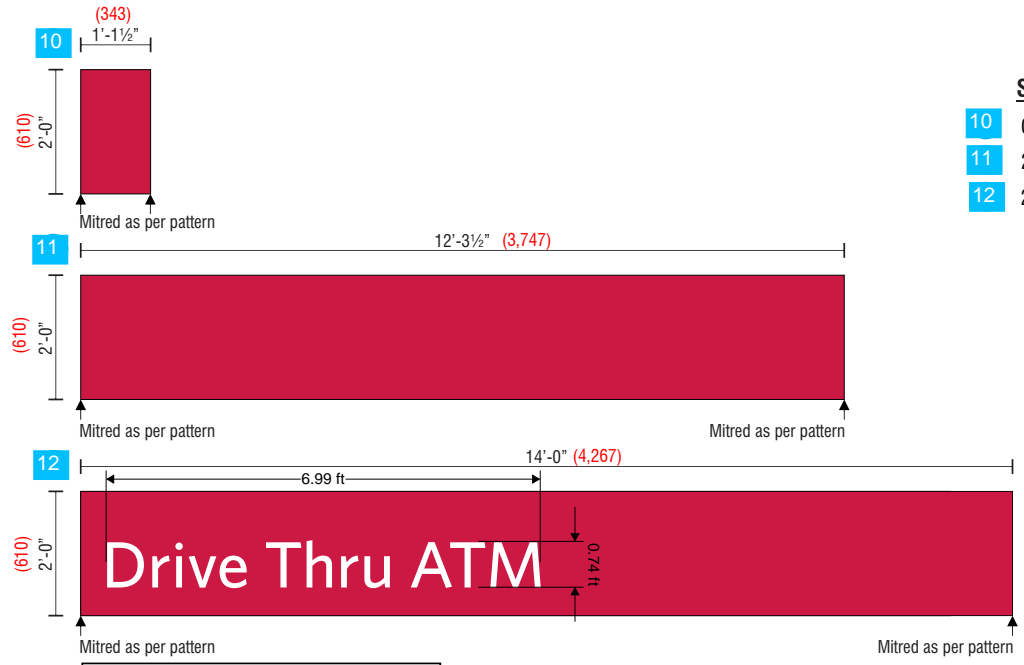
Transit	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019
Rev. 3	Nov 28, 2019 DH
Rev. 2	October 30, 2019 JM

<input type="checkbox"/> CONCEPTUAL NET FOR CONSTRUCTION	<input checked="" type="checkbox"/> SHOP READY CONSTRUCTION CAPABLE
Scale: 1/4" = 1'	Page: 8 of 11

ZIP SIGNS

This drawing is the property of Zip Signs Ltd.



Sign Area

- 10 0.21m²
- 11 2.28m²
- 12 2.6m²

Signs 10-12

Supply & install Three (3) new flex face and frame replacements for existing s/f signs

Graphics / Substrate

CIBC Red 3730-2179 Vinyl
White Panagraphics 3 Flex Face

Construction

New SignPro 1019 Aluminum Frame
New SignPro 1011 Anodized Aluminum Cover

Note

Mired corners as per template

SIGN AREA = 14.00 x 2.00 = 28.00 SQ.FT.
COPY AREA = 6.99 x 0.74 = 5.17 SQ.FT.
% COPY = 5.17 / 28.00 x 100 = 18.46%



- CIBC Red 3730-2179 Vinyl
- White Panagraphics 3 Flex Face

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Ph. 905-332-8332 Fax 905-332-9994

Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
Phone	604 592 2260

Transit	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019
Rev. 1	October 30, 2019 JM
Rev. 2	Nov 28, 2019 DH

<input type="checkbox"/> CONCEPTUAL <small>NET PER CONSTRUCTION</small>	<input checked="" type="checkbox"/> SHOP READY <small>CONSTRUCTION CAPABLE</small>
Scale: 1/2" = 1'	Page: 9 of 11



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Signs 13-14

Supply & install Two (2) new flex face and frame replacements for existing s/f signs

Graphics / Substrate

CIBC Red 3730-2179 Vinyl
White Panagraphics 3 Flex Face

Construction

New SignPro 1019 Aluminum Frame
New SignPro 1011 Anodized Aluminum Cover

Note

Mitred corners as per template



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- CIBC Red 3730-2179 Vinyl
- White Panagraphics 3 Flex Face

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Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
Phone	604 592 2260

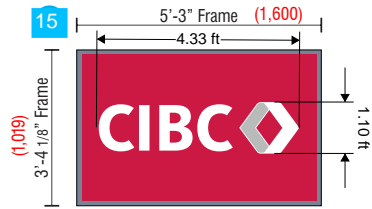
Transit	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019	
Rev. 3	December 15, 2020	JM
Rev. 2	Nov 28, 2019	DH

<input type="checkbox"/> CONCEPTUAL <small>NOT FOR CONSTRUCTION</small>	<input checked="" type="checkbox"/> SHOP READY <small>CONSTRUCTION CAPABLE</small>
Scale: 3/8" = 1'	Page: 8 of 9



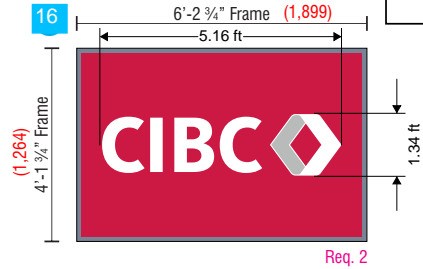
This drawing is the property of Zip Signs Ltd.



Sign Area

- 15 1.63m²
- 16 2.4m²

SIGN AREA = 5.25 x 3.34 = 17.54 SQ.FT.
COPY AREA = 4.33 x 1.10 = 4.76 SQ.FT.
% COPY = 4.76 / 17.54 x 100 = 27.14%



SIGN AREA = 6.23 x 4.15 = 25.84 SQ.FT.
COPY AREA = 5.16 x 1.34 = 6.91 SQ.FT.
% COPY = 6.91 / 25.84 x 100 = 26.74%



Sign 15-16

Supply & install four (4) new face replacements for existing d/s pylons

Graphics / Substrate

CIBC Red 3730-2179 Vinyl
 CIBC Grey 3730-0387 Vinyl
 White 7328 SG5 Acrylic

Note

Existing SignPro 1250 retainer

- CIBC Red 3730-2179 Vinyl
- CIBC Grey 3730-0387 Vinyl
- White 7328 SG5 Acrylic

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Client	CIBC - Surrey BC
Address	16016 Fraser Highway 101
Phone	604 592 2260

Transit.	05320	2
Designer	MG	
Sales	Craig Hall	

Date	March 25, 2019	
Rev. 3	Nov 28, 2019 DH	
Rev. 2	October 30, 2019	JM

<input type="checkbox"/> CONCEPTUAL <small>NET PER CONSTRUCTION</small>	<input checked="" type="checkbox"/> SHOP READY <small>CONSTRUCTION CAPABLE</small>
Scale: 3/8" = 1'	Page: 11 of 11

