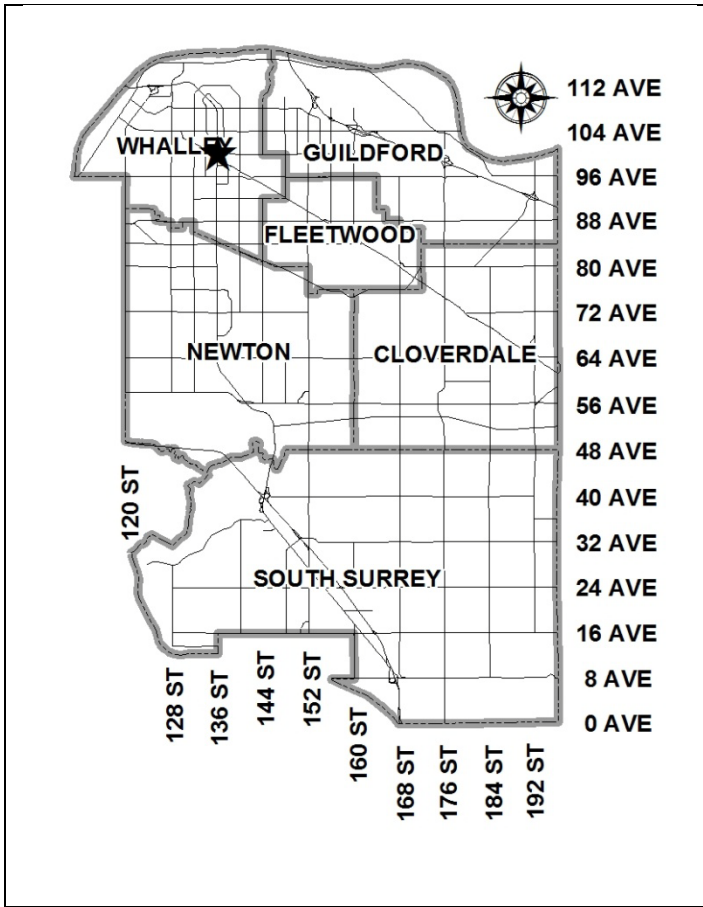


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0276-00

Planning Report Date: January 23, 2012

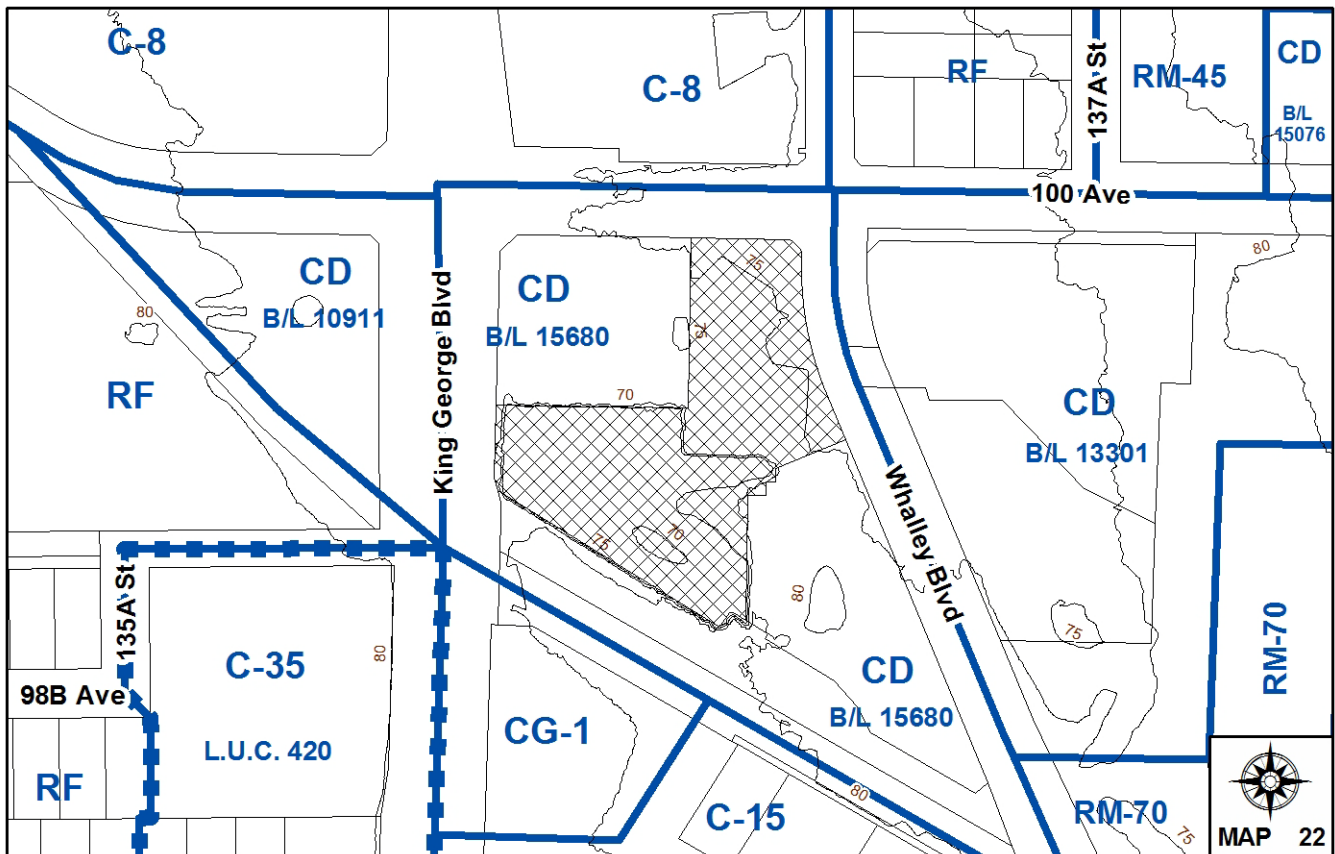


PROPOSAL:

- **Development Permit**
- **Development Variance Permit**

in order to allow additional fascia signage and to increase the permitted size of the proposed directional signs for the Park Place development in City Centre.

LOCATION: 13678 - 100 Avenue
OWNER: Park Place Towers Developments Inc.
ZONING: CD By-law No. 15680
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

- Approval to draft Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing additional fascia signs and larger directional signs than permitted by the Sign By-law.

RATIONALE OF RECOMMENDATION

- The proposed signage is high quality and will complement signage previously approved on December 13, 2010 for the two-storey commercial building under Development Permit No. 7905-0323-02.
- The proposed signs form an integral part of the advertising and way-finding for the Park Place development.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7911-0276-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0276-00 (Appendix III) varying the following Sign By-law regulations, to proceed to Public Notification:
 - (a) to allow nine (9) fascia signs on the subject commercial building; and
 - (b) to allow an increase in the permitted size of a directional sign.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) approval of Development Variance Permit No. 7911-0276-00.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed signage.

SITE CHARACTERISTICS

Existing Land Use: Two-storey commercial building, two residential towers and associated underground parking.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 100 Avenue):	One-storey commercial building	Commercial	C-8
East (Across Whalley Boulevard):	Vacant site with approval for two residential high-rise towers with ground-oriented townhouses (Development Permit No. 7910-0258-00).	City Centre	CD (By-law No. 13301)
South:	SkyTrain Guideway, King George SkyTrain Station and parking lot.	City Centre	CG-1
West (Across King George Boulevard):	Holland Park	City Centre	RF and CD (By-law No. 10911)

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the southeast corner of 100 Avenue and King George Boulevard, and is bounded by Whalley Boulevard to the east and the SkyTrain Guideway and King George SkyTrain Station to the south. The site is zoned CD (By-law No. 15680), designated City Centre in the Official Community Plan (OCP) and Mixed Use Area 2 (5.5 FAR) in the Land Use and Density Concept of the City Centre Plan Update.
- Development Application No. 7904-0434-00 was approved on the subject site on July 25, 2005, to allow a high density, mixed use residential / commercial development named Infinity. Initially, the project was to be constructed in three phases.
- Phase 1, a 36-storey residential tower, was completed and occupied in 2008. Phase 2A, consisting of two, 35-storey residential towers, was approved by Council on March 27, 2006 under Development Application No. 7905-0323-01.
- Due to the economic downturn, the original owners halted construction of Phase 2A. In 2010, the project was taken over by Concord Pacific, who resumed construction of the development and renamed the entire project Park Place.
- Phase 2B, which consists of a two-storey commercial retail building at the southwest corner of the property, was approved by Council on December 13, 2010 under Development Application No. 7905-0323-02. The construction of the commercial building is nearing completion.

Current Proposal

- The applicant is proposing to install additional fascia signs on the two-storey commercial retail building, as well as free-standing signs throughout the subject site. The applicant proposes the following:
 - Twelve (12) additional tenant fascia signs on the subject building:
 - One (1) fascia sign proposed above the premise frontage of Unit 15 along the north building elevation;
 - Two (2) fascia signs proposed above the premise frontage of Units 14 and 16 along the south building elevation;
 - Nine (9) fascia signs proposed on the building tenant directory screen / grate located on the south building elevation;
 - Two (2) free-standing, directional signs; and
 - Two (2) free-standing signs for on-site residential real-estate advertising purposes.
- The proposal requires supplementing the approved Development Permit No. 7905-0323-02 and a Development Variance Permit to allow additional fascia signs on the building tenant directory screen and to allow an increase in the size of on-site, directional signs than permitted in the Sign By-law (see By-law Variance section).

- Units 14, 15 and 16 were partitioned and created from existing, larger units within the two-storey commercial / retail building. The applicant proposes to install one (1) fascia sign for each of these units. The Sign By-law allows one (1) fascia sign per premise or lot frontage, and thus, no Development Variance Permit is required for these three (3) fascia signs.
- The applicant also proposes two (2) free-standing signs on the subject site, which will display available residential real estate units within the Park Place development. These proposed free-standing signs also comply with the Sign By-law; no Development Variance Permit is required.

PRE-NOTIFICATION

- Pre-notification letters were not required as part of the development application, however, the City Clerk will initiate the Public Notification process as a result of the Development Variance Permit, should Council allow the application to proceed.

DESIGN PROPOSAL AND REVIEW

- All of the proposed fascia and free-standing signs are of high-quality, and are coordinated to reflect the overall design and character of the Park Place development.
- The proposal was not referred to the ADP, but was reviewed by staff and found to be generally satisfactory.

Fascia Signs

- Council approved Development Permit No. 7905-0323-02 to allow a total of fourteen (14) tenant fascia signs on the two-storey commercial retail building – eight (8) on the north building elevation and six (6) on the south building elevation.
- The current application proposes three (3) additional tenant fascia signs – one (1) each for Units 14, 15 and 16 (Appendix II(C)). The proposed fascia signs are all internally lit, individual channel letter signs. The proposed fascia signs are of an appropriate size in relation to the building.
- A decorative screen / grate is installed at the southwest corner of the subject building facing King George Boulevard, and was noted under Development Permit No. 7905-0323-02. The intent of the grate is to function as a large building directory with tenant signage. Details on the size, type, and number of signs were not identified in the original Development Permit, but instead, deferred to the current application.
- Eight (8) tenant fascia signs and one (1) project sign (Park Place), are proposed on the tenant directory screen / grate (Appendix II(E)). The proposed signs are comprised of individual channel letters and will be internally illuminated.

Free-standing, Directional Signs

- The applicant proposes two (2) free-standing, directional signs on the subject site (Appendix II(D, F, G)), which will provide directional guidance to patrons of the Park Place development.
- The larger of the two (2) proposed free-standing, directional signs will be double-sided, illuminated, and approximately 1.77 metres (5.8 ft.) high and 0.91 metre (3.0 ft.) wide. This sign is proposed near the vehicle entrance / exit along King George Boulevard.
- The smaller of the two (2) proposed free-standing, directional signs will be single-sided, non-illuminated, and approximately 1.42 metres (4.6 ft.) high and 0.91 metre (3.0 ft.) wide. The smaller of the two signs is proposed near the underground parking entrance ramp near 100 Avenue.
- Both of the proposed free-standing, directional signs are high-quality and designed with 15-centimetre (6 inch) deep aluminum boxes painted silver with acrylic graphics / text. The proposed signs are each supported by an aluminum base painted black.
- The two (2) proposed free-standing, directional signs are located on the subject site and not within any rights-of-way. No trees or landscaping will be impacted by the proposed signs.

Free-standing Signs

- The applicant also proposes two (2) free-standing signs on the subject site (Appendix II(D, H)), which will display available residential real estate units within the Park Place development. Existing owners of Park Place units also have the opportunity to enroll in a Rental Management Program, which allows owners to advertise available rental units via the proposed free-standing signs.
- The proposed free-standing, real estate signs are single-sided and approximately 1.98 metres (6.5 ft.) high and 0.91 metre (3.0 ft.) wide. Both proposed signs are high-quality and designed with 15-centimetre (6 inch) deep aluminum boxes painted silver with black and blue acrylic graphics / text.
- One of the proposed free-standing signs is non-illuminated, while the second one has illuminated text and logo. The individual suite / unit listings are located inside a metal lock box with direct lighting from the top and bottom of the box.
- The proposed free-standing signs are pedestrian-friendly in size and are located internally within the subject site, away from the abutting roads.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To vary the Sign By-law to allow an additional nine (9) fascia signs on the decorative screen/grate on the subject commercial building.

Applicant's Reason:

- The fascia signs proposed on the tenant directory screen / grate facing King George Boulevard will provide adequate exposure for those units that are located along the north building elevation facing the internal plaza.

Staff Comments:

- The original intent of the decorative screen / grate is to include tenant signage. Details on the size, type, and number of signs were not identified in the original Development Permit, but instead, deferred to the current application.
- The proposed nine (9) proposed fascia signs, which includes a 'Park Place' branding sign, will all be high-quality, internally illuminated LED channel letter signs.
- None of the proposed fascia signs will rise above the roofline of the subject building.
- The Surrey City Centre Plan Update – Phase II Stage 1, presented to Council on January 19, 2009, sets forth a vision for creating a vibrant City Centre. The vision is guided by seven (7) key principles. Principle 5 highlights the enhancement of the shopping and entertainment experience in City Centre. The proposed fascia signs will provide adequate signage for the commercial development and help to improve the energy and vibrancy of this area.

(b) Requested Variance:

- To vary the Sign By-law to allow an increase in the permitted size of a directional sign.

Applicant's Reasons:

- The proposed directional signs are intended to direct people on how to access the shops and parking on the subject site.
- The placement of the proposed signs are near the entrances at King George Boulevard and 100 Avenue, and will not obstruct or impede any vehicle or pedestrian traffic. Site lines and safety are not compromised.

Staff Comments:

- The Sign By-law permits on-site directional signs to a maximum height of 3.65 metres (12 ft.) and size of 0.4 square metres (4 sq.ft.). The larger of the two (2) proposed free-standing, directional signs is 1.77 metres (5.8 ft.) high and 1.62 square metres (17.5 sq.ft.) in size, while the smaller directional sign is 1.42 metres (4.6 ft.) high and 1.3 square metres (13.9 sq.ft.) in size.
- Both proposed directional signs are well under the maximum permitted height of 3.65 metres (12 ft.) in this area of City Centre. As such, the proposed signs are pedestrian-friendly, yet still meet the objectives of the applicant regarding adequate directional signage and visibility.

- The proposed directional signs are of high-quality and maintain a design and form that is consistent throughout the Park Place development.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- | | |
|---------------|--|
| Appendix I. | Lot Owners, Action Summary |
| Appendix II. | Sign Drawings |
| Appendix III. | Development Variance Permit No. 7911-0276-00 |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

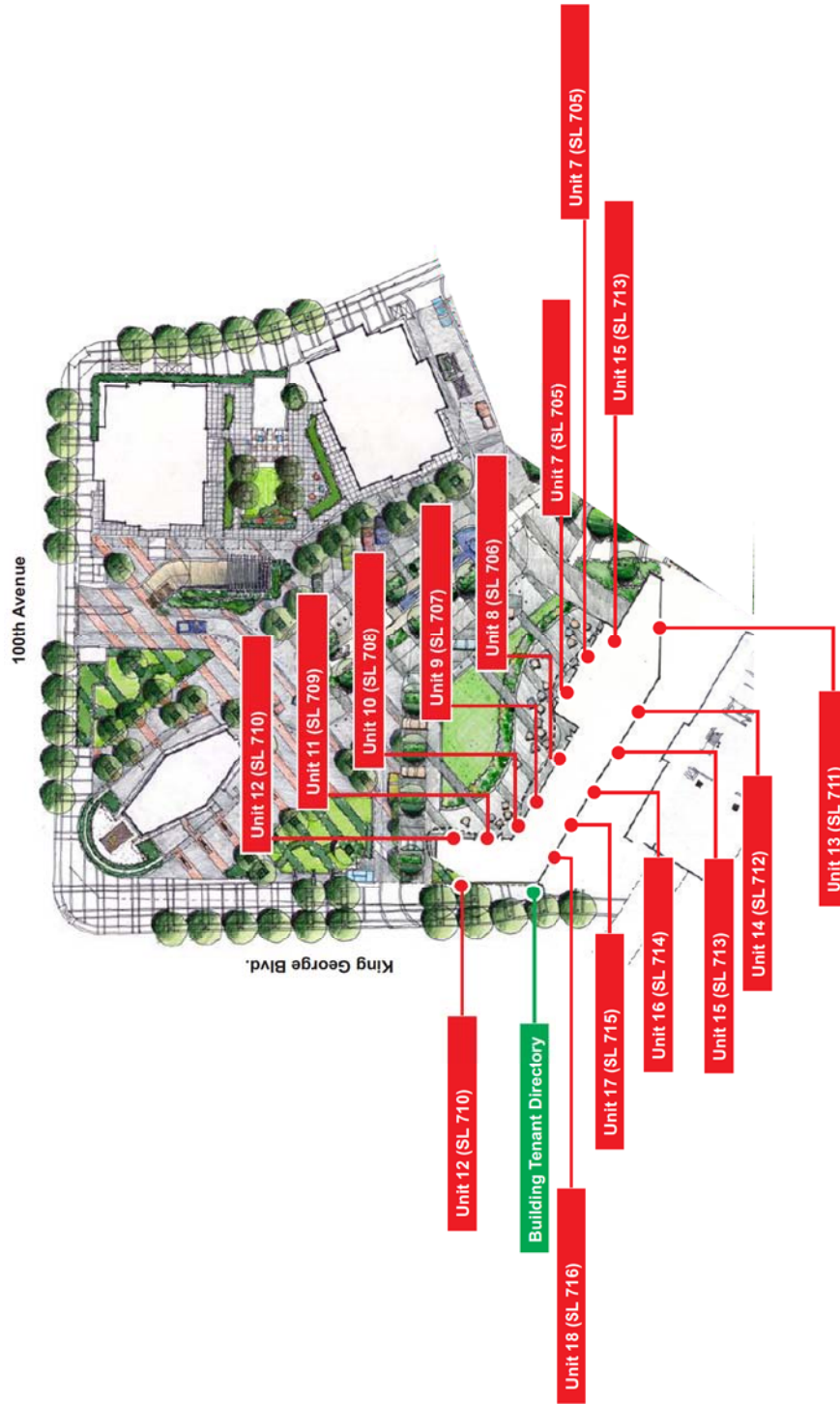
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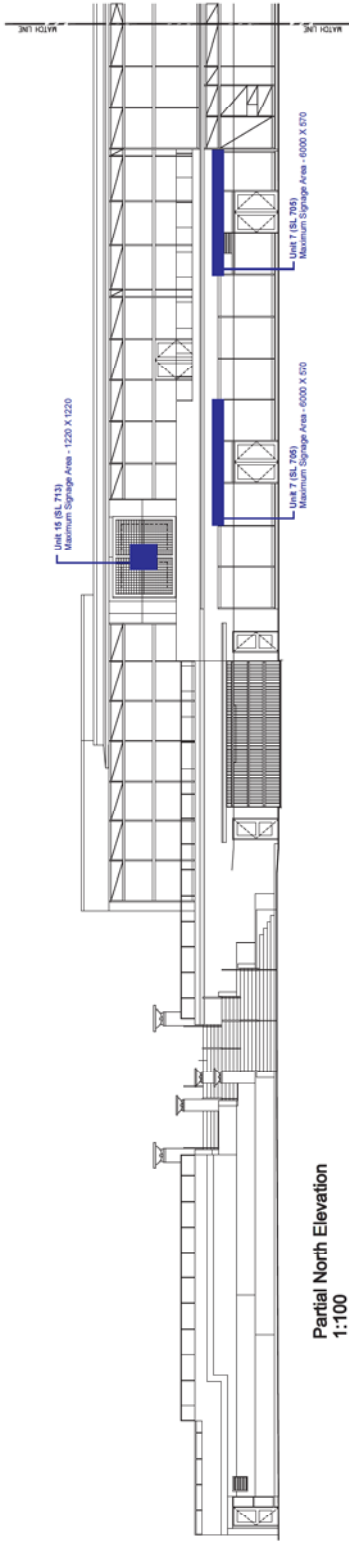
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- (g) Owner: Park Place Towers Developments Inc.
 PID: 028-704-215
 Strata Lot 710, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (h) Owner: Park Place Towers Developments Inc.
 PID: 028-704-223
 Strata Lot 711, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (i) Owner: Park Place Towers Developments Inc.
 PID: 028-704-231
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 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (j) Owner: Park Place Towers Developments Inc.
 PID: 028-704-240
 Strata Lot 713, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (k) Owner: Park Place Towers Developments Inc.
 PID: 028-704-258
 Strata Lot 714, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (l) Owner: Park Place Towers Developments Inc.
 PID: 028-704-266
 Strata Lot 715, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (m) Owner: Park Place Towers Developments Inc.
 PID: 028-704-274
 Strata Lot 716, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

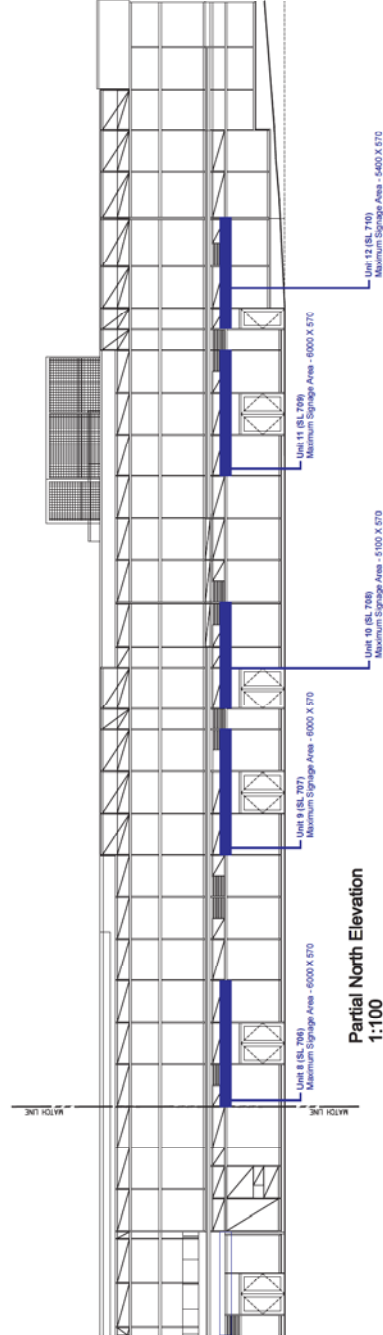
3. Summary of Actions for City Clerk's Office

- (a) Proceed with Public Notification for Development Variance Permit No. 7911-0276-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final approval of the associated Development Permit.

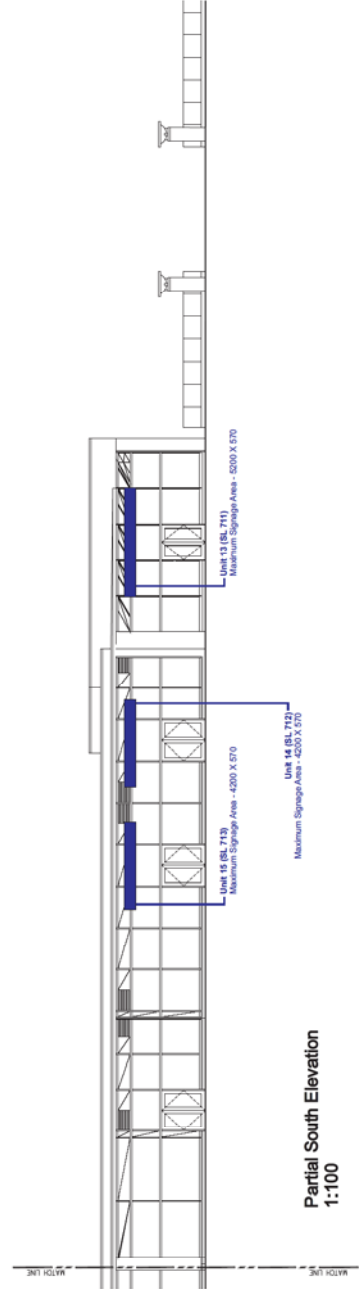
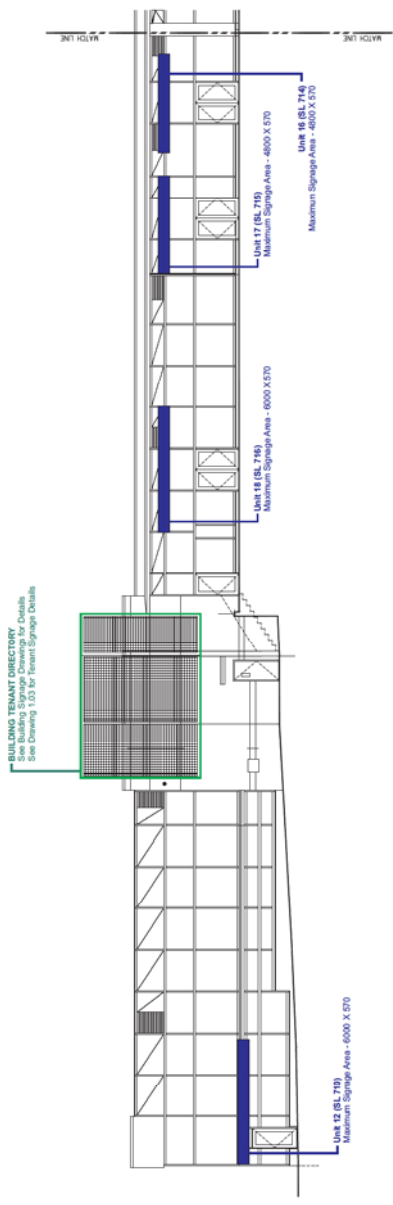




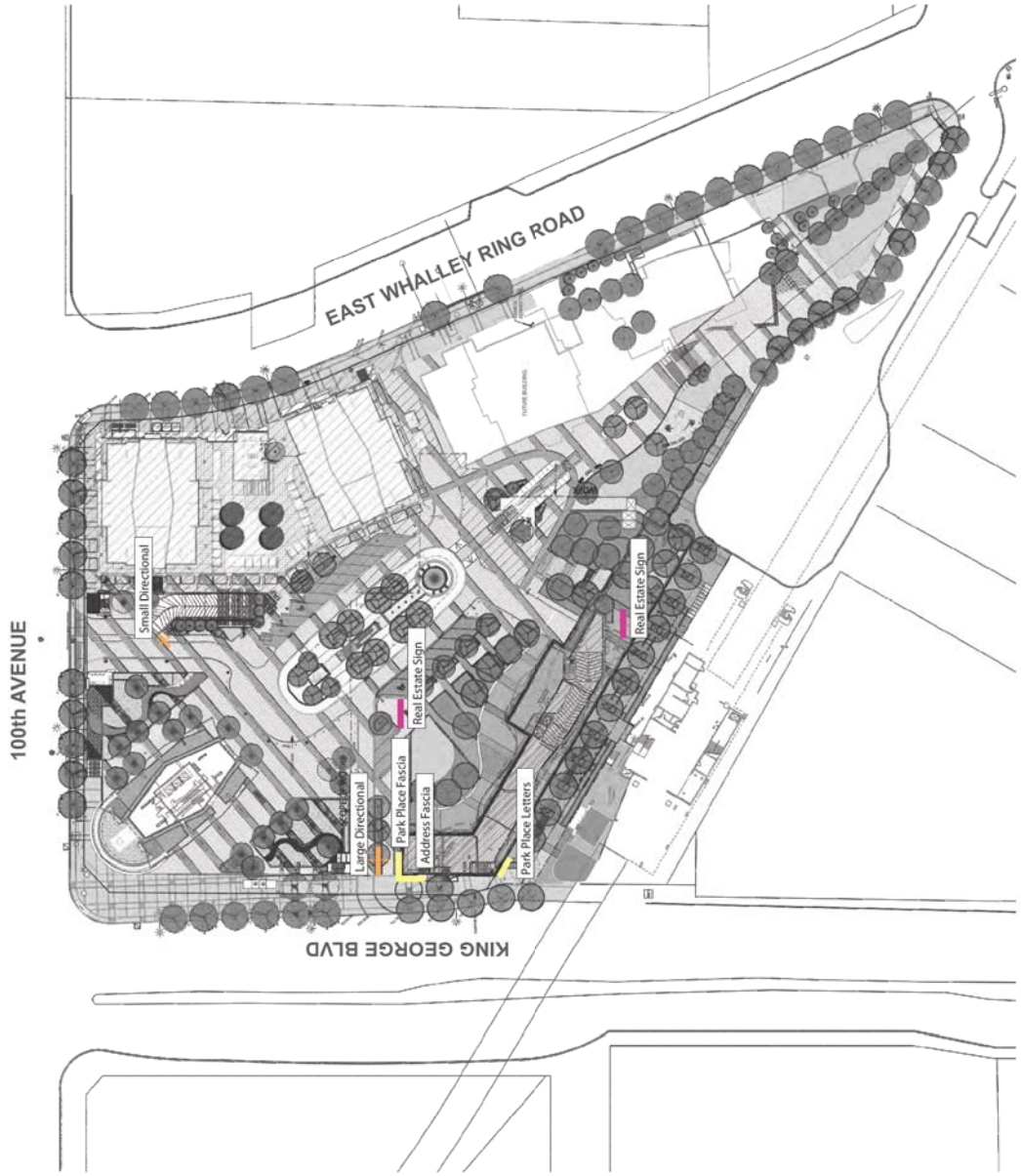
Partial North Elevation
1:100



Partial North Elevation
1:100

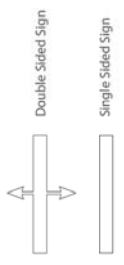


EXTERIOR SITE MAP



LEGEND

- Fascia ID**
Page 2, 8, 3
- Directional**
Page 4
- Real Estate**
Page 5



PARK PLACE
central city
EXTERIOR
IDENTITY + DIRECTIONAL
SIGN PACKAGE

Scale: NTS (Not to Scale)

Page No. **1 of 7**

100th AVENUE

KING GEORGE BLVD

EAST WHALLEY RING ROAD



Exterior Site Map
Park Place - Exterior ID + Directionals
Surrey, British Columbia

Revision 6.0
Date: Sept 02, 2011
Drawn By: AW



#208 - 1075 West 1st Street
North Vancouver, B.C., V7P 3T4
Ph: 604-984-4395 FX: 604-984-4495

Directional
Illuminated

Size: 6"D x 36"W x 70"H

Material: 6" Deep aluminum box painted Matthews silver with 1/2" thick acrylic text with translucent black faces and frosted sides
Black gravotac line at top
1/4" Thick acrylic concord symbol, translucent blue face to match PMS 286C and frosted sides.
Black gravotac letters underneath
Black powder coated aluminum base

Installation: Exterior
- Secured into planter

Quantity: 1 Double Sided

NOTE: Bottom structure of sign to be longer for directional in planter.

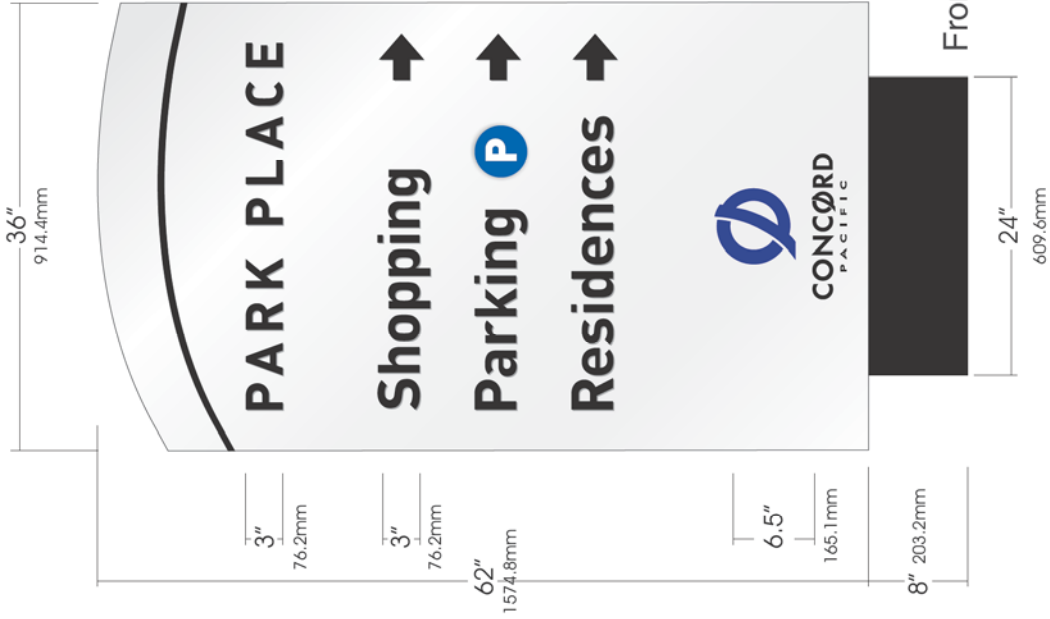
PARK PLACE
central city

EXTERIOR
IDENTITY + DIRECTIONAL
SIGN PACKAGE

Scale: NTS (Not to Scale)

Page No.

4 of 7



Illuminated Double Sided Directional
Park Place - Exterior ID + Wayfinding System
Surrey, British Columbia

Revision 6.0
Date: Sept 02, 2011
Drawn By: AW



JOHN PEACHEY
& ASSOCIATES
INNOVATIVE SIGNAGE INC.

#208 - 1075 West 1st Street
North Vancouver, B.C., V7P 3T4
Ph: 604-984-4395 FX: 604-984-4495

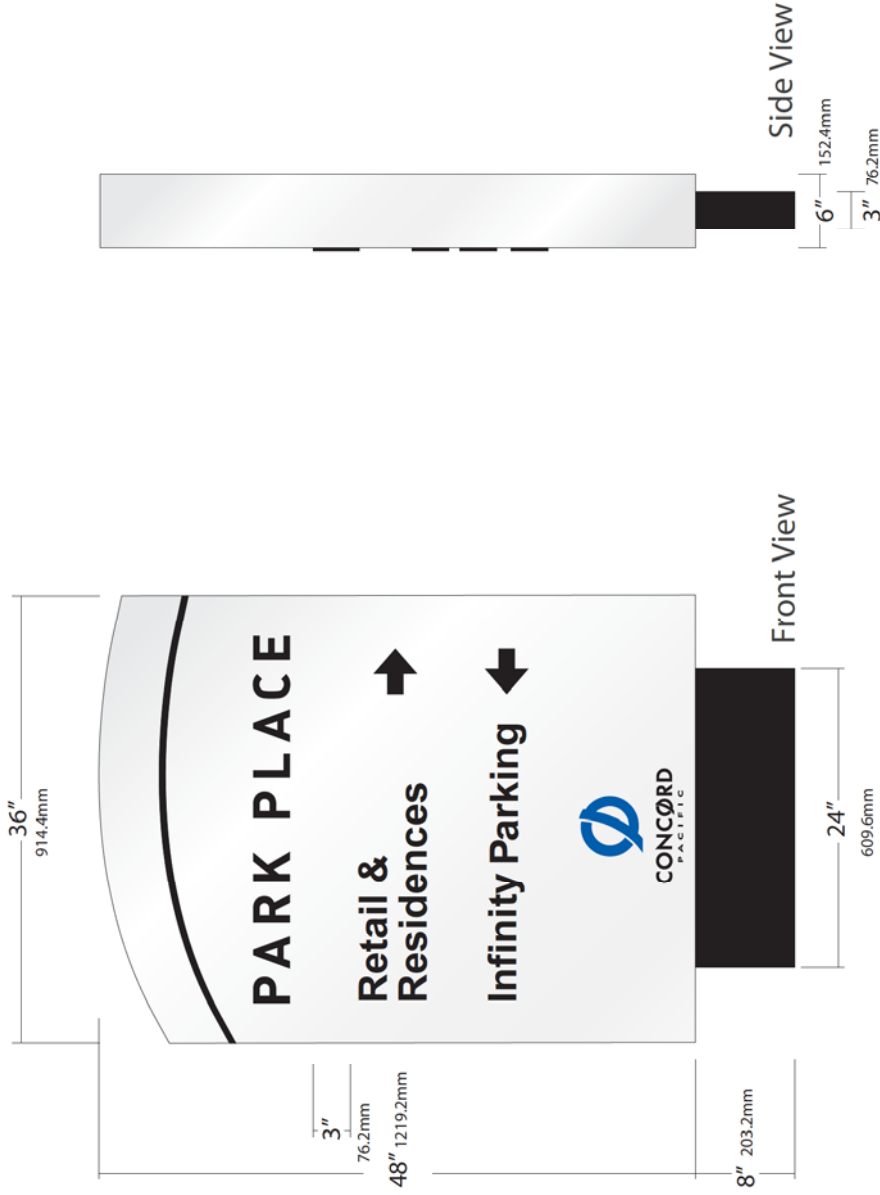
Directional
Non-Illuminated

Size: 6"D x 36"W x 70"H
 Material: 6" Deep aluminum box painted Matthews silver with 1/4" thick acrylic graphics painted black
 Black gravotac line at top
 Black powder coated aluminum base
 Installation: Exterior - Secured to ground
 Quantity: 1 Single Sided

PARK PLACE
central city
 EXTERIOR
 IDENTITY + DIRECTIONAL
 SIGN PACKAGE

Scale: NTS (Not to Scale)

Page No. **6**



JOHN PEACHEY & ASSOCIATES
 INNOVATIVE SIGNAGE INC.
 #208 - 1075 West 1st Street
 North Vancouver, B.C., V7P 3T4
 Ph: 604-984-4395 FX: 604-984-4495

Revision 5.0
 Date: June 27, 2011
 Drawn By: AW

Non-Illuminated Single Sided Directional
 Park Place - Exterior ID + Wayfinding System
 Surrey, British Columbia

Real Estate
Illuminated +
Non-Illuminated

Overall Size: 6'D x 36"W x 78"H
Lock Box Size: 24"H x 36"W

Material: 4" Deep aluminum box painted Matthews silver with black gravolac line at top and 1/2" thick acrylic letters with translucent black faces and frosted sides for illuminated - non-illuminated has opaque black letters

Black powder coated aluminum base

1/4" Thick acrylic concord symbol painted blue PMS 286C with black gravolac letters underneath

Waterproof metal lock box with stainless steel hardware, hinged at side with (x4) 8 1/2"x 11" insert windows

Black vinyl real estate contact information on face of base

Individual listings lit and directed light on top and bottom of box

Installation: Exterior - Sign base secured into ground

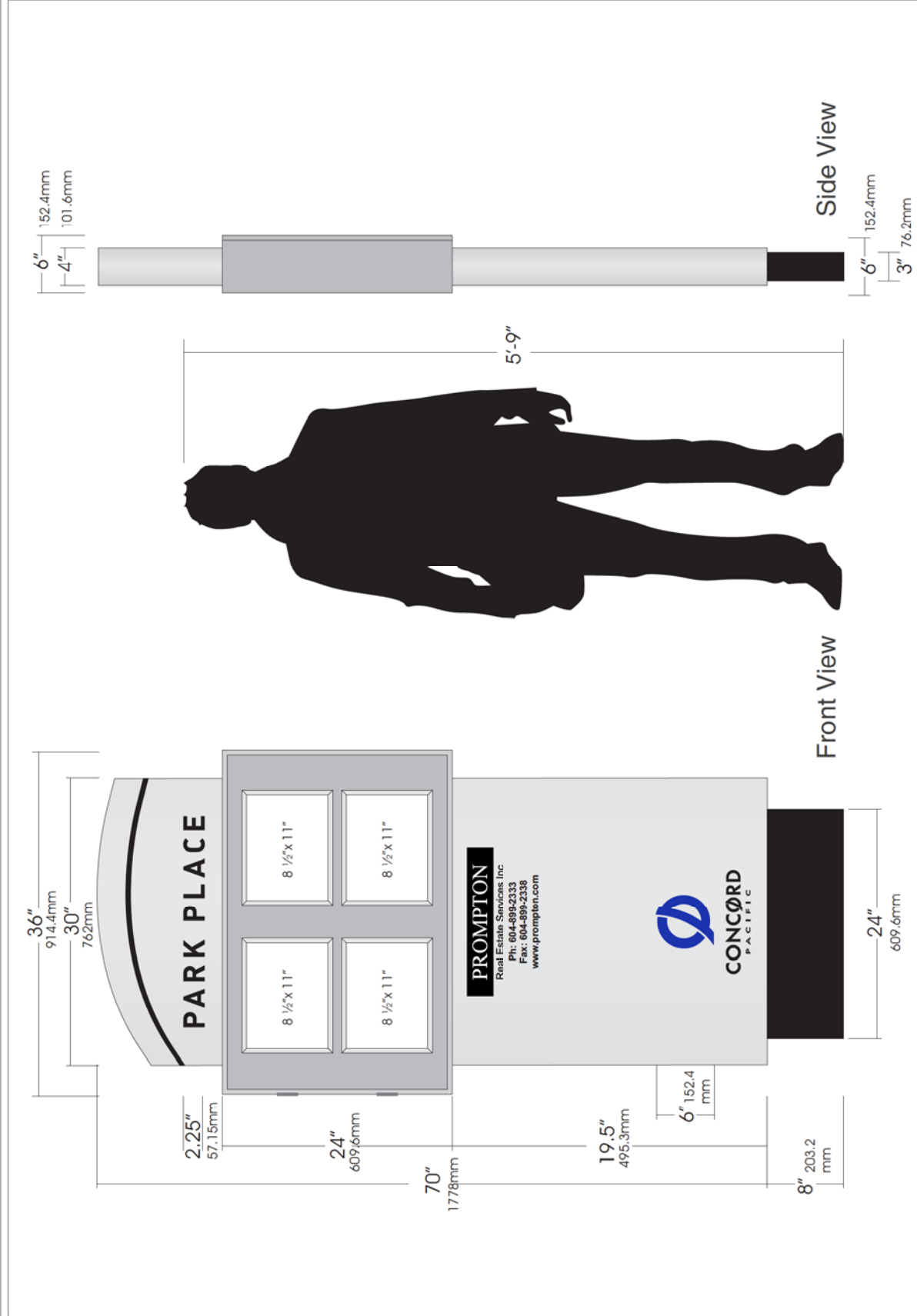
Quantity:
2 Single Sided
(x1 Illuminated +
x1 Non-Illuminated lock box)

PARK PLACE
central city

EXTERIOR
IDENTITY + DIRECTIONAL
SIGN PACKAGE

Scale: NTS (Not to Scale)

Page No. **5 of 7**



Single Sided Freestanding Real Estate Sign
Park Place - Exterior ID + Wayfinding System
Surrey, British Columbia

Revision 6.0
Date: Sept 02, 2011
Drawn By: AW

JOHN PEACHEY & ASSOCIATES
INNOVATIVE SIGNAGE INC.

#208 - 1075 West 1st Street
North Vancouver, B.C., V7P 3T4
Ph: 604-984-4395 Fax: 604-984-4495

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0276-00

Issued To: PARK PLACE TOWERS DEVELOPMENTS INC.

("the Owner")

Address of Owner: 1095 Pender Street West, Unit 9
Vancouver, B.C.
V6E 2M6

1. This development variance 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 variance permit.
2. This development variance 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:
 - (a) Civic Address: 13678 - 100 Avenue
 - (b) Owner: Park Place Towers Developments Inc.
PID: 028-704-169
Strata Lot 705, Section 35 Block 5 North Range 2 West New Westminister District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
 - (c) Owner: Park Place Towers Developments Inc.
PID: 028-704-177
Strata Lot 706, Section 35 Block 5 North Range 2 West New Westminister District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
 - (d) Owner: Park Place Towers Developments Inc.
PID: 028-704-185
Strata Lot 707, Section 35 Block 5 North Range 2 West New Westminister District Strata Plan EPS561

Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

- (e) Owner: Park Place Towers Developments Inc.
PID: 028-704-193
Strata Lot 708, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (f) Owner: Park Place Towers Developments Inc.
PID: 028-704-207
Strata Lot 709, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (g) Owner: Park Place Towers Developments Inc.
PID: 028-704-215
Strata Lot 710, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (h) Owner: Park Place Towers Developments Inc.
PID: 028-704-223
Strata Lot 711, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (i) Owner: Park Place Towers Developments Inc.
PID: 028-704-231
Strata Lot 712, Section 35 Block 5 North Range 2 West New Westminster District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (j) Owner: Park Place Towers Developments Inc.
PID: 028-704-240
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Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V
- (k) Owner: Park Place Towers Developments Inc.
PID: 028-704-258

Strata Lot 714, Section 35 Block 5 North Range 2 West New Westminster
District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The
Unit Entitlement Of The Strata Lot As Shown On Form V

- (l) Owner: Park Place Towers Developments Inc.
PID: 028-704-266
Strata Lot 715, Section 35 Block 5 North Range 2 West New Westminster
District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The
Unit Entitlement Of The Strata Lot As Shown On Form V
- (m) Owner: Park Place Towers Developments Inc.
PID: 028-704-274
Strata Lot 716, Section 35 Block 5 North Range 2 West New Westminster
District Strata Plan EPS561
Together With An Interest In The Common Property In Proportion To The
Unit Entitlement Of The Strata Lot As Shown On Form V

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
- (a) Sub-section 27(2)(a) of Part 5 Signs in Commercial / Industrial Zones is varied to allow nine (9) additional fascia signs on the two-storey commercial / retail building on the subject property;
- (b) Sub-section 7(16) General Provisions is varied to allow an increase in the permitted size of an on-site free-standing, directional sign from 0.4 square metres (4 sq.ft.) to 1.29 square metres (13.8 sq.ft.) (smaller sign) and 1.61 square metres (17.4 sq.ft.) (larger sign); and
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 2012
ISSUED THIS DAY OF , 2012.

Mayor – Dianne L. Watts

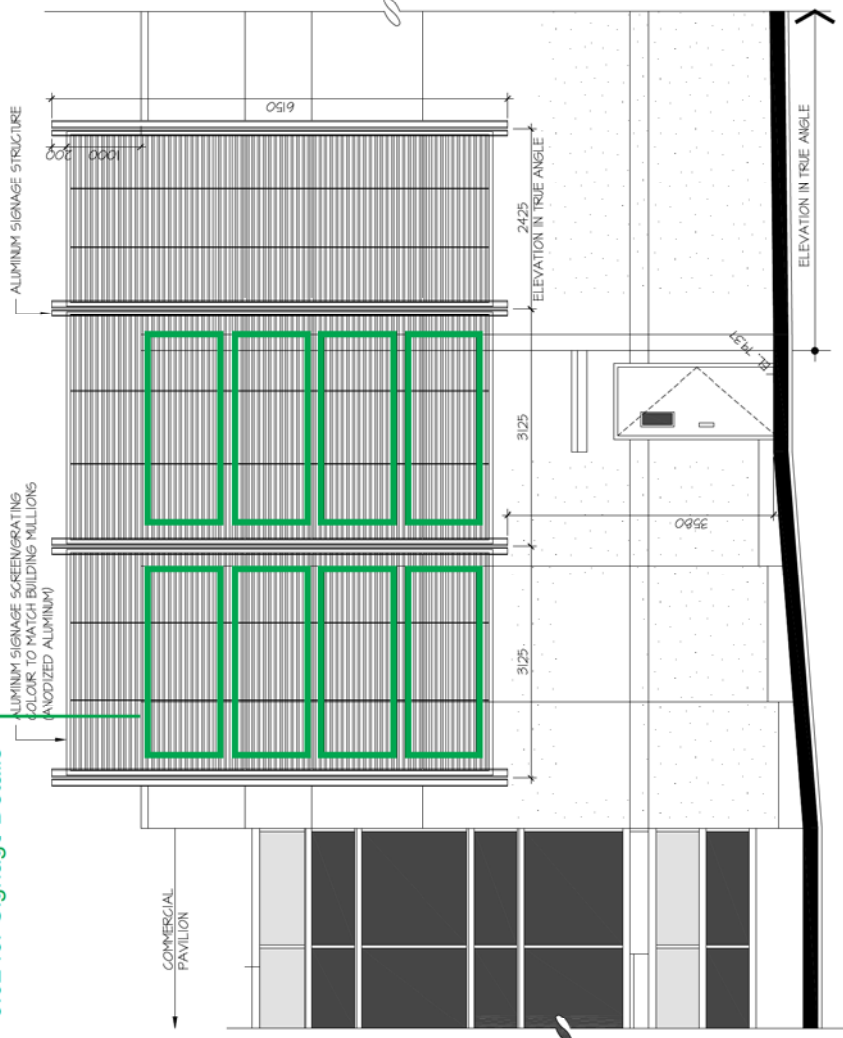
City Clerk – Jane Sullivan

DN/kms
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BUILDING TENANT DIRECTORY

8 Spaces for Tenant Use
Typical Area 2700 X 1050
Individual Tenant May Use Up to 4 Spaces

Individual Channel Letters Only
Refer to Drawing 3.01 - 3.02 for Signage Details

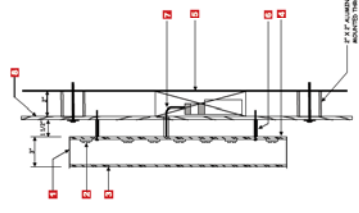
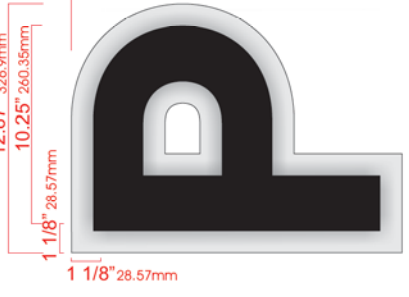


SOUTH ELEVATION

PARK PLACE

17" 431.8mm

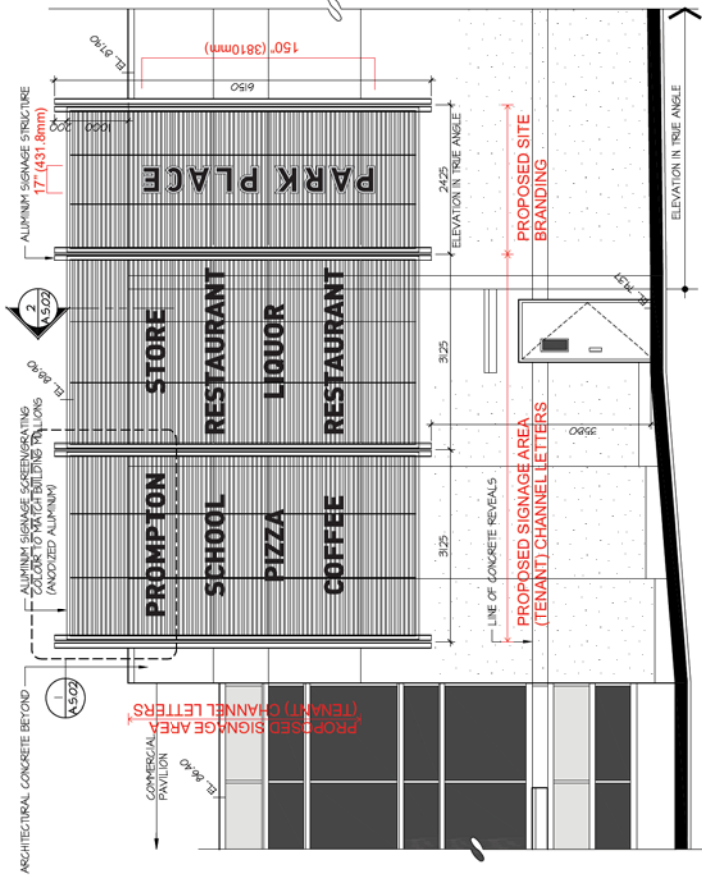
150" 3810mm



- 1 3" LET-R-EDGE RETURNS
- 2 SLOAN LED MODULES
- 3 FACE - OPAQUE BLACK ACRYLIC
- 4 CLEAR 56410 LEXAN BACKING
- 5 INTERNAL RACEWAY WITH POWER SUPPLY
- 6 CLEAR ACRYLIC SPACERS C/W SCREWS INTO DIBOND PANEL.
- 7 1/2" HOLE FOR POWER SUPPLY WIRE
- 8 3M DIBOND BACKER PANEL (SILVER)

Front View

Side View



SOUTH ELEVATION - BUILDING E

Fascia ID
Illuminated

Overall Size: 17"W x 150"H

Material: 3" deep halo lit black channel letters attached to 1/4" thick alupanel back layer with LED lighting

Installation: Exterior - Mounted to fascia grid with stand off

Quantity: 1 Set

*Power to site by others

PARK PLACE
central city

EXTERIOR
IDENTITY + DIRECTIONAL
SIGN PACKAGE

Scale: NTS (Not to Scale)

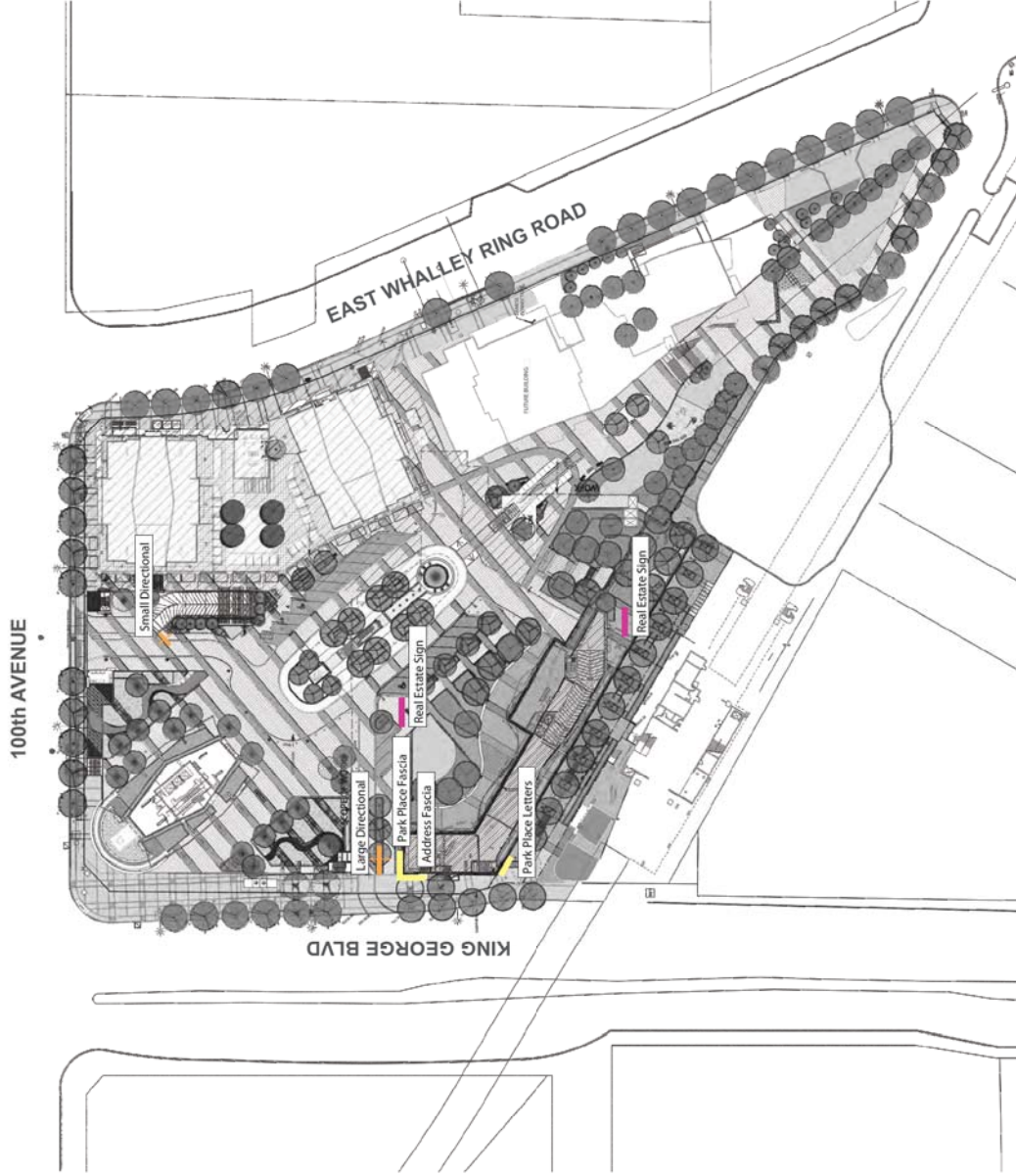
JOHN PEACHEY & ASSOCIATES
INNOVATIVE SIGNAGE INC.
#208 - 1075 West 1st Street
North Vancouver, B.C., V7P 3T4
Ph: 604-984-4395 FX: 604-984-4495



Revision 6.0
Date: Sept 02, 2011
Drawn By: AW

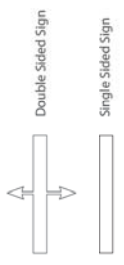
Illuminated Fascia ID Sign
Park Place - Exterior ID + Wayfinding System
Surrey, British Columbia

EXTERIOR SITE MAP



LEGEND

- Fascia ID**
Page 2, 8, 3
- Directional**
Page 4
- Real Estate**
Page 5



PARK PLACE
central city

**EXTERIOR
IDENTITY + DIRECTIONAL
SIGN PACKAGE**

Scale: NTS (Not to Scale)

Exterior Site Map
Park Place - Exterior ID + Directionals
 Surrey, British Columbia

Revision 6.0
 Date: Sept 02, 2011
 Drawn By: AW



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Page No.
1 of 7

Directional
Illuminated

Size: 6"D x 36"W x 70"H

Material: 6" Deep aluminum box painted Matthews silver with 1/2" thick acrylic text with translucent black faces and frosted sides
Black gravotac line at top
1/4" Thick acrylic concord symbol, translucent blue face to match PMS 286C and frosted sides
Black gravotac letters underneath
Black powder coated aluminum base

Installation: Exterior
- Secured into planter

Quantity: 1 Double Sided

NOTE: Bottom structure of sign to be longer for directional in planter.

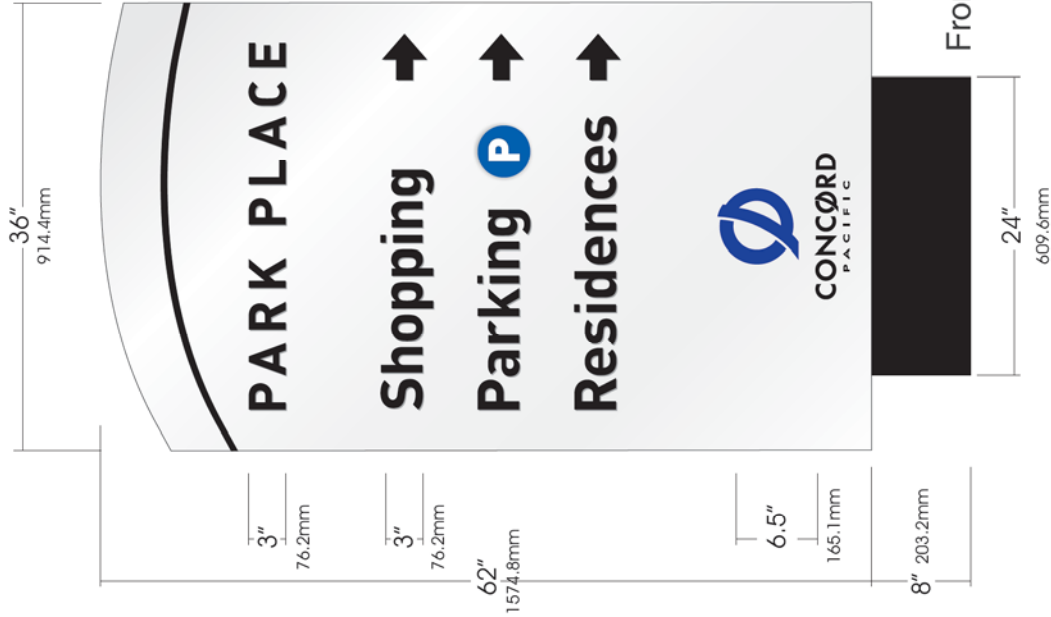
PARK PLACE
central city

EXTERIOR
IDENTITY + DIRECTIONAL
SIGN PACKAGE

Scale: NTS (Not to Scale)

Page No.

4 of 7



Illuminated Double Sided Directional
Park Place - Exterior ID + Wayfinding System
Surrey, British Columbia

Revision 6.0
Date: Sept 02, 2011
Drawn By: AW



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Directional
Non-Illuminated

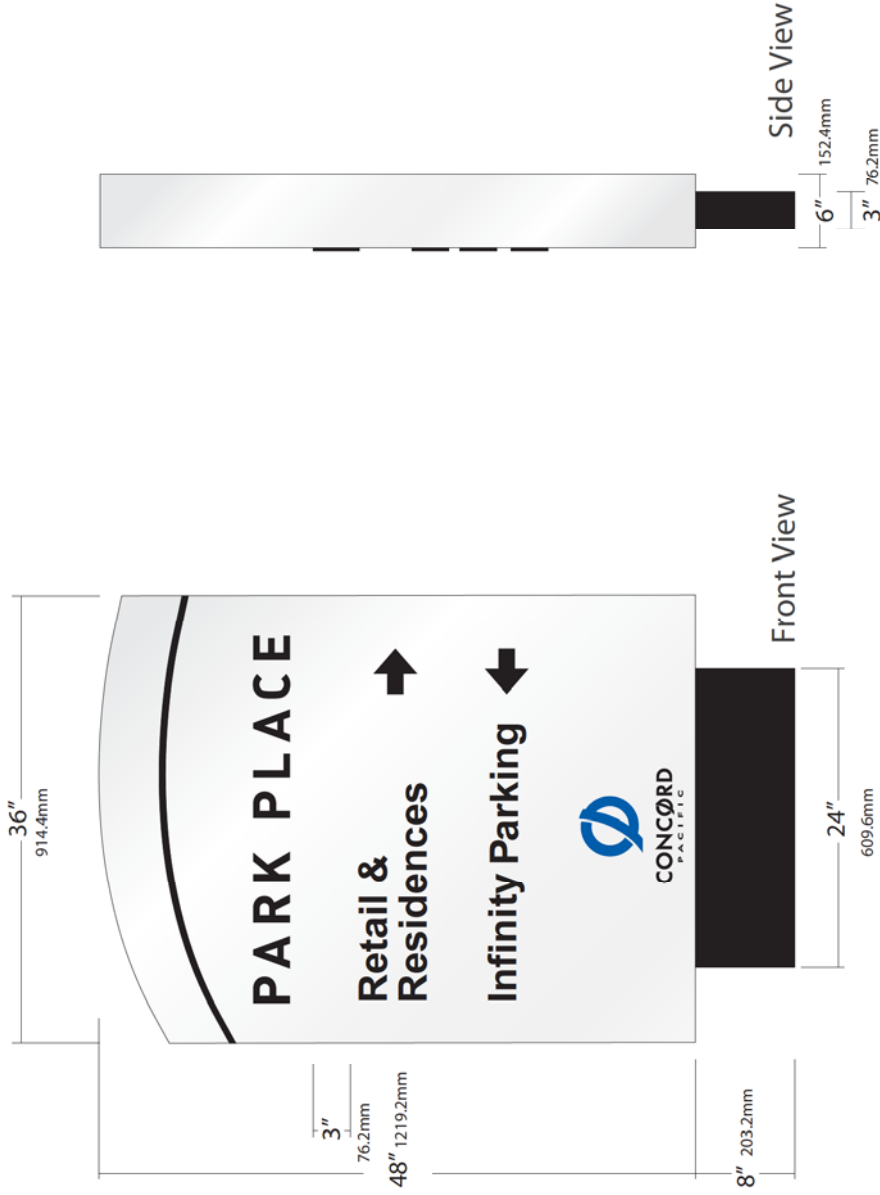
Size: 6"D x 36"W x 70"H
Material: 6" Deep aluminum box painted Matthews silver with 1/4" thick acrylic graphics painted black Black gravotac line at top Black powder coated aluminum base
Installation: Exterior - Secured to ground
Quantity: 1 Single Sided

PARK PLACE
central city
EXTERIOR
IDENTITY + DIRECTIONAL
SIGN PACKAGE

Scale: NTS (Not to Scale)

Page No.

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Revision 5.0
Date: June 27, 2011
Drawn By: AW

JOHN PEACHEY
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INNOVATIVE SIGNAGE INC.



#208 - 1075 West 1st Street
North Vancouver, B.C., V7P 3T4
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Non-Illuminated Single Sided Directional
Park Place - Exterior ID + Wayfinding System
Surrey, British Columbia