

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0022-00

Planning Report Date: April 20, 2020

PROPOSAL:

- **Development Permit**

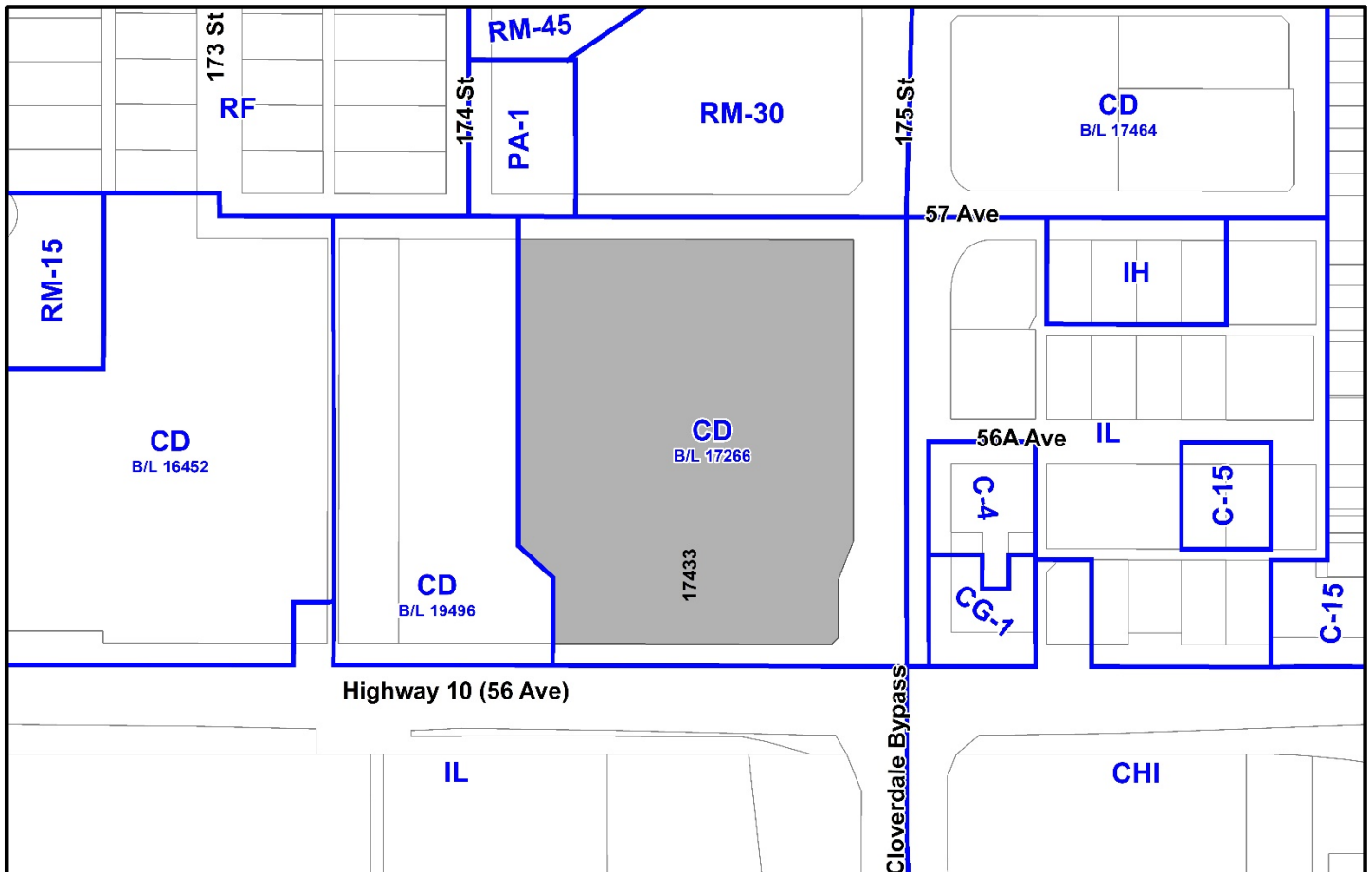
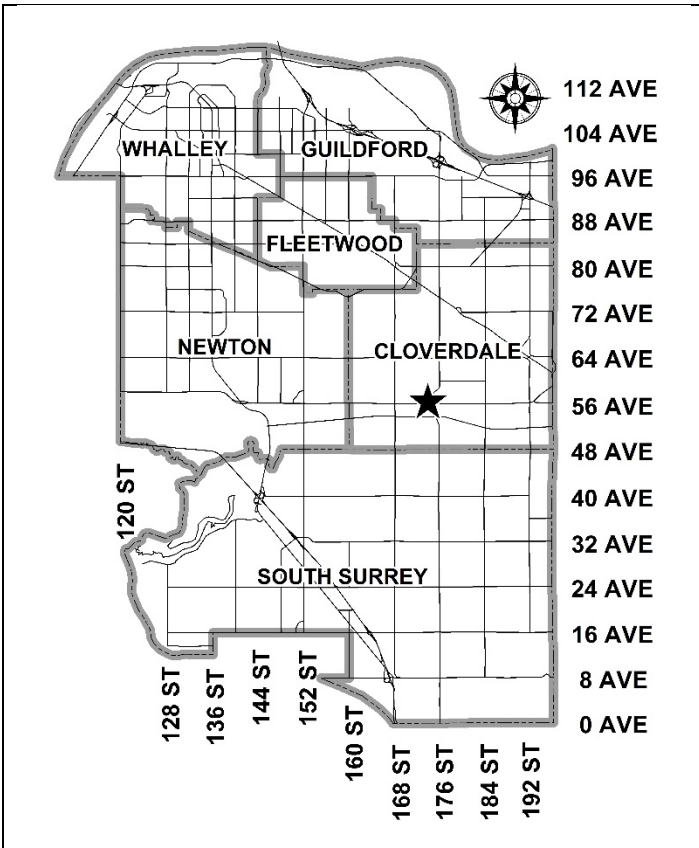
to permit additional fascia signage through a comprehensive sign design package for an existing bank in a single tenant commercial building.

LOCATION: 17433 - No. 10 (56 Ave) Highway

ZONING: CD (By-law No. 17266)

OCP DESIGNATION: Commercial

TCP 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

- The applicant is seeking to vary the Sign By-law through a comprehensive sign design package to:
 - increase the total number of allowable fascia signs from four (4) to eight (8);
 - 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 29.2 square metres (314.7 sq. ft.) to 62.6 square metres (673.5 sq.ft.) for the building.

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 Highway 10 and 175 Street (Cloverdale Bypass).
- A variance was previously approved for the subject commercial building under Application No. 7905-0004-00 in order to increase the total number of allowable fascia signs from two (2) to four (4). However, eight (8) 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 two (2) blank red sign face replacements on both the east and west elevations of the drive-through canopy structure. As such, 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. 7920-0022-00 (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	OCP/Cloverdale TCP Designation	Existing Zone
Subject Building and Site	CIBC bank, within commercial shopping centre (Brick Yard Station).	Commercial in the OCP and Commercial in the TCP	CD (By-law No. 17266)
North (Across 57 Avenue):	Multiple Residential	Urban in the OCP and Townhouses in the TCP	RM-30
East (Across 175 Street):	Gas station, empty lot and a car repair shop	Town Center in the OCP and Low Rise Mixed-Use in the TCP	CG-1, C-4 and IL
South (Across Highway 10):	Building supplies store and road construction business	Industrial in the OCP and Industrial/Business Park in the TCP	IL
West:	Retail appliance warehouse currently under construction	Mixed Employment in the OCP and Highway Commercial, Commercial and Mixed Employment in the TCP	CD (By-law No. 19496)

Context & Background

- The subject bank (CIBC) is located at 17433 - No. 10 (56 Avenue) Highway within the eastern portion of the Brick Yard Station Shopping Centre.
- The subject site is designated Commercial in the Official Community Plan (OCP) and Commercial in the Cloverdale Town Centre Plan and is zoned "Comprehensive Development Zone (CD)" (By-law No. 17266).
- The subject site was developed under Application No. 7905-0004-00 which facilitated a commercial shopping centre and business park. As part of that application, the total allowable fascia signage for Building F (the subject building) was increased from two (2) to four (4). The overall sign area, however, was not varied as part of that application.
- Under Application No. 7912-0171-00, a further variance was requested for the subject building in order to further increase the total number of signs from four (4) to six (6). The applicant proposed to incorporate additional signage on the east and west sides of the drive-through canopy structure in order to provide additional advertising exposure. Ultimately, Planning staff did not support the proposal as it would have detracted from the architectural integrity of the existing building and would set a precedent on the lot. Council agreed with staff's recommendation and the Development Variance Permit was subsequently denied.
- Shortly thereafter, a sign permit application was submitted to the City. Eight (8) total fascia signs were applied for and erroneously approved including two (2) total blank sign face replacements on the east and west elevations of the drive-through canopy structure and two (2) tenant panels on an existing free standing sign on the site. No further variances to signage were requested or approved.
- 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 applicant (CIBC) proposes to install a total of eight (8) replacement LED illuminated fascia signs (channel lettering), with two (2) fascia signs on each elevation of the building, along with two (2) additional blank red aluminum sign face replacements on the east and west elevations of the drive-through canopy structure, and two (2) tenant panels on an existing free standing structure on the site. The proposed comprehensive sign design package will supplement the signage for the building previously approved under Development Application No. 7905-0004-00 and vary aspects of the Sign By-law that were not previously varied.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Comprehensive Sign Design Package

- A total of eight (8) LED illuminated fascia signs (channel lettering with red aluminum backer panels) are proposed, two (2) on each elevation of the building, along with two (2) additional blank red aluminum sign cabinet replacements on the east and west elevations of the drive-through canopy structure. 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. 7905-0004-00, the total number of fascia signs was increased from two (2) to four (4). As such, additional variances to the Sign By-law are required to accommodate the following:
 - increase the total number of allowable fascia signs from four (4) to eight (8);
 - allow for two (2) fascia signs to be located on each elevation of the building; and
 - increase the maximum allowable total sign area from 29.2 square metres (314.7 sq. ft.) to 62.6 square metres (673.5 sq.ft.) for the building.
- The proposed signs vary in size from 1.38 square metres (14.9 sq.ft.) to 13.5 square metres (145.1 sq. ft.) on the north, west, east and south building elevations and within the free-standing sign tenant panels.
- All proposed fascia signs are LED illuminated channel letters on red aluminum backer panels.

Signage Assessment

- The eight (8) proposed LED illuminated fascia signs (channel lettering) are in appropriate locations and do not detract from the form and character of the building and shopping centre.
- 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 elevation along with two (2) blank red sign face replacements on both the east and west elevations of the drive-through canopy structure. As such, signage is well allocated amongst the single tenant commercial building and avoids a previous concern from planning staff about detracting from the architectural integrity of the building.
- Eight (8) 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 7920-0022-00

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	Increase the maximum number of fascia signs for the premise from four (4) to eight (8).	<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. 7905-0004-00 the maximum number of permitted fascia signs was increased from two (2) to four (4).</p>	<p>Organized LED illuminated fascia signage (channel lettering) provides clear marketing and identification for future customers.</p> <p>Eight (8) 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 29.2 square metres (314.7 sq. ft.) to 62.6 square metres (673.5 sq.ft.) 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 enhances visibility of the single tenant commercial building for those traveling along Highway 10 and 175 Street.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7920-0022-00

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: 028-556-798
Lot 1 Section 7 Township 8 New Westminster District Plan BCP47842
17433 - No 10 (56 Avenue) 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 7920-0022-00(1) through to and including 7920-0022-00(20).
2. Signage shall be installed in conformance with the Drawings 7920-0022-00(1) through to and including 7920-0022-00(20).
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 7920-0022-00(1) through to and including 7920-0022-00(20).

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

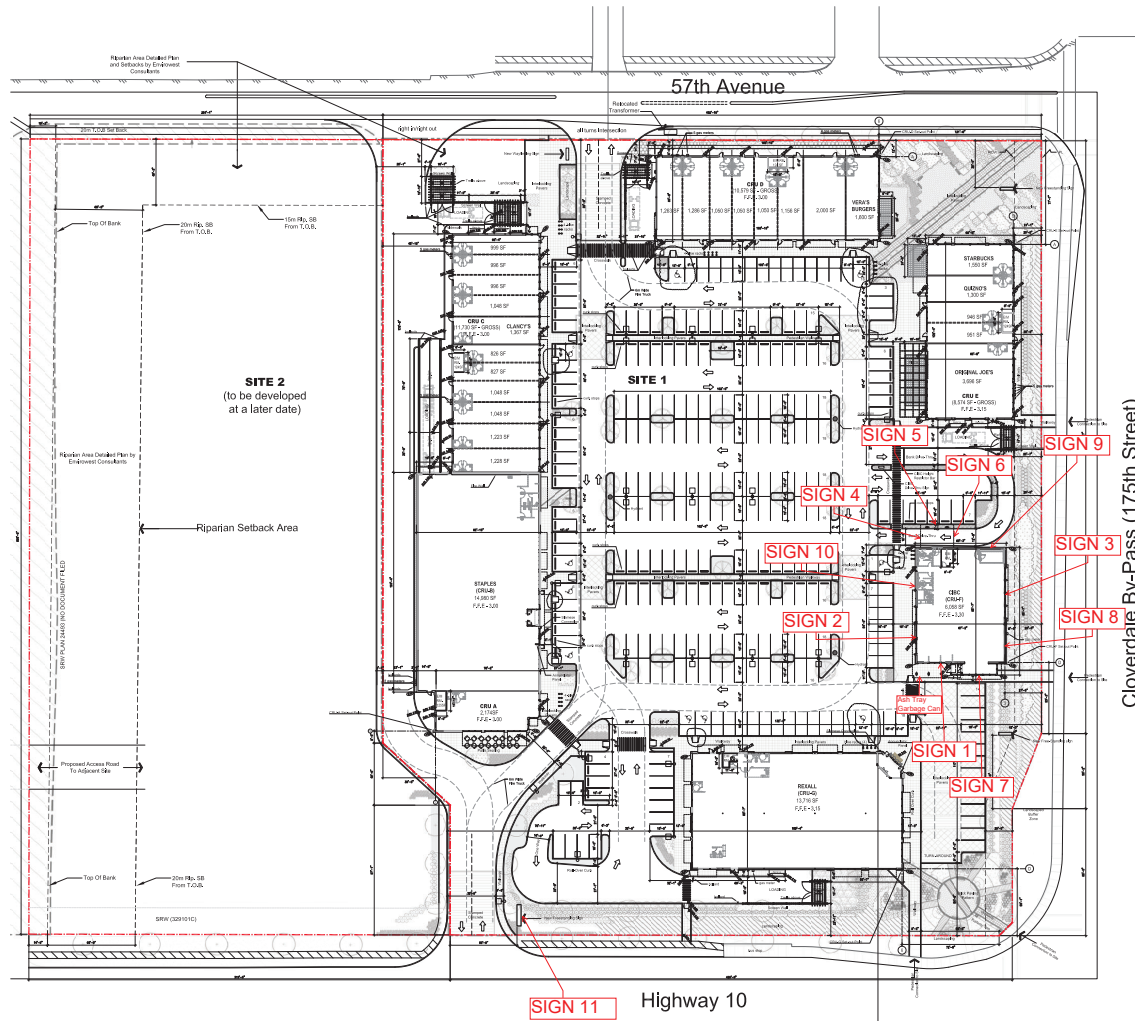
IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND
OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO
THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE
THAT WE HAVE READ AND UNDERSTOOD IT.

Authorized Agent: (Signature)

Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	Increase the maximum number of fascia signs for the premise from four (4) to eight (8).	<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. 7905-0004-00 the maximum number of permitted fascia signs was increased from two (2) to four (4).</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 29.2 square metres (314.7 sq. ft.) to 62.6 square metres (673.5 sq.ft.) 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)).



1 SITE PLAN
SCALE: 1/32" = 1'-0"



Cloverdale By-Pass (175th Street)



11-03-01	ISSUED FOR TENDER	JLW/ML
11-04-01	ISSUED FOR BUILDING PERMIT	JLW/ML
REV	11-04-01	REVISED / CHANGE DATE
CONC/DATE		

PROJECT	CLOVERDALE CENTRE THE BRICK YARD
ADDRESS	17395, 17435 - 56th Ave
CITY	SURREY, B.C., CANADA

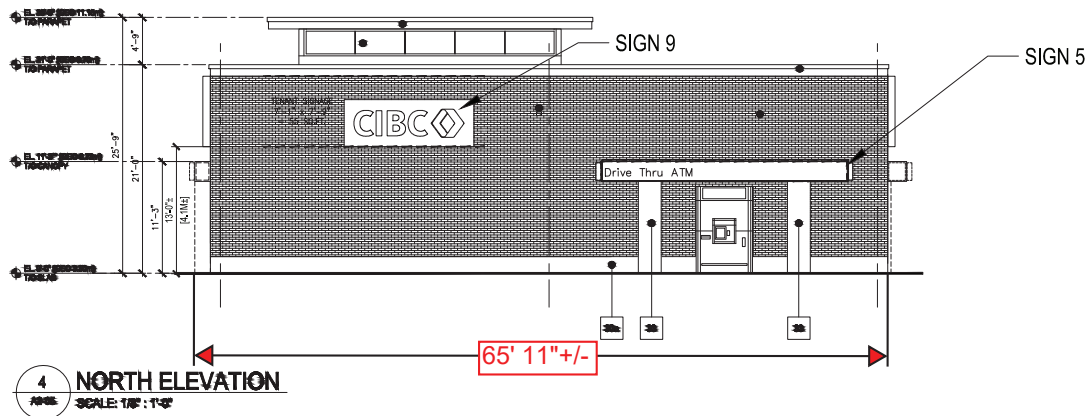
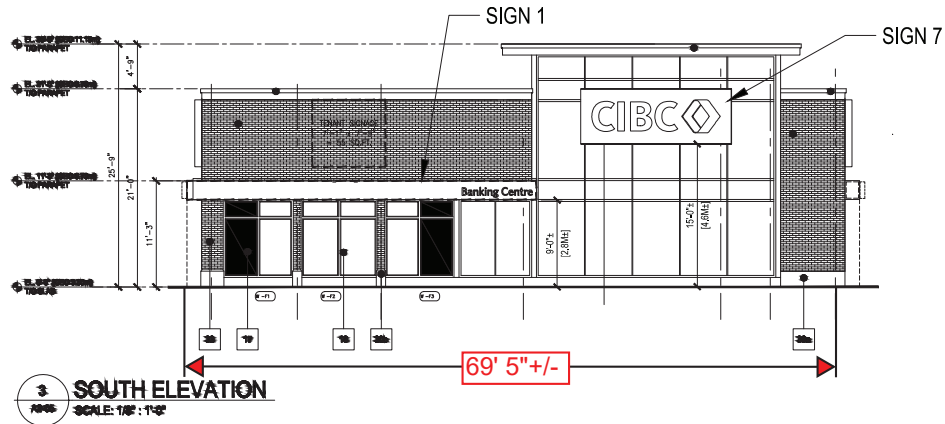
THIS DOCUMENT HAS BEEN ELECTRONICALLY COVERED WITH DIGITAL SIGNATURES AND A DIGITAL CERTIFICATE OF AUTHORITY. ANY ATTEMPT TO ALTER OR REMOVE THIS INFORMATION WILL BE DETECTED. ANY ATTEMPT TO ALTER OR REMOVE THIS INFORMATION WILL BE DETECTED. ANY ATTEMPT TO ALTER OR REMOVE THIS INFORMATION WILL BE DETECTED.

THIS DRAWING IS AN INSTRUMENT OF SERVICE IN THE PROVINCE OF BRITISH COLUMBIA. IT IS THE PROPERTY OF KASIAN ARCHITECTURE INC. AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF KASIAN ARCHITECTURE INC. ANY REPRODUCTION OR COPIING WITHOUT THE WRITTEN PERMISSION OF KASIAN ARCHITECTURE INC. IS STRICTLY PROHIBITED. ANY REPRODUCTION OR COPIING WITHOUT THE WRITTEN PERMISSION OF KASIAN ARCHITECTURE INC. IS STRICTLY PROHIBITED.

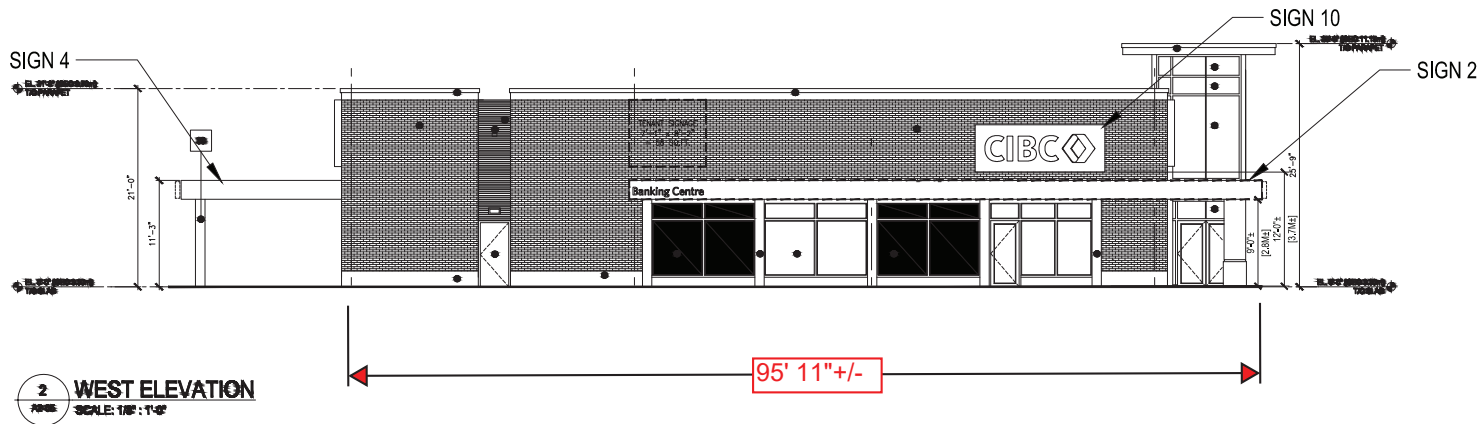
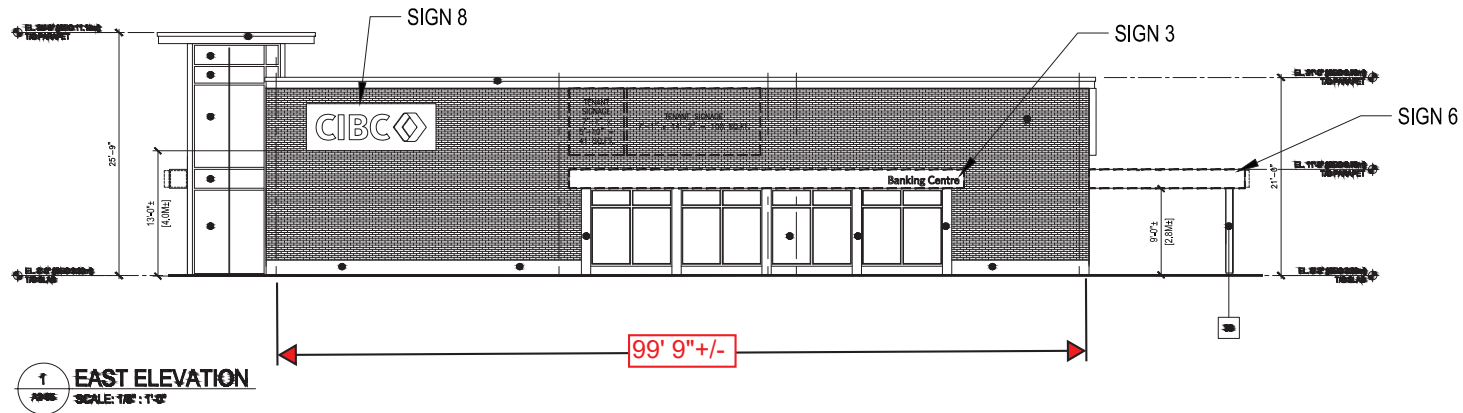
PROJECT: CLOVERDALE CENTRE THE BRICK YARD
17395, 17435 - 56th Ave
SURREY, B.C., CANADA

SITE PLAN

ISSUED FOR BUILDING PERMIT	PROJECT NO. 107270	DATE FEB. 15, 2011
	SHEET 1/32	SCALE 1/32" = 1'-0"
	DRAWING NO. A1-01	REVISION

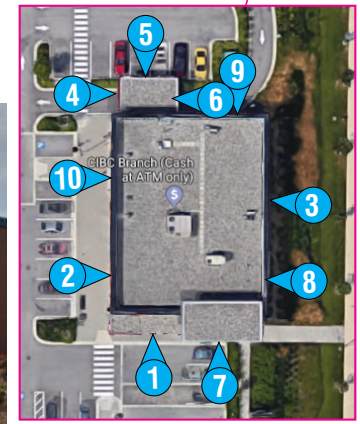
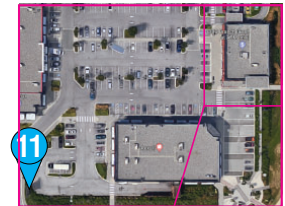
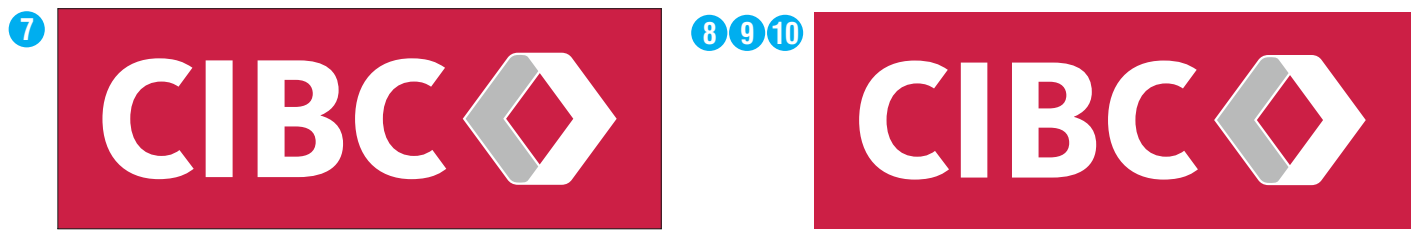


A	-
REV	DESCRIPTION
	CIBC
	17461 Hwy 10, Surrey BC
	ELEVATIONS
	-
DATE:	11/4/2019
SCALE:	1/16"=1'-0"
JOB No.:	-
DRAWN BY:	S.CAMPBELL
CHECKED BY:	-
L1	REV A
NOTE: THESE DRAWINGS ARE INTENDED FOR PERMIT PROCESSING ONLY. ALL DIMENSIONS, SIGNAGE PLACEMENT AND DESIGN TO BE VERIFIED BY SIGNAGE CLIENT AND/OR FABRICATOR PRIOR TO CONSTRUCTION OR INSTALLATION.	



A	-
REV	DESCRIPTION
	CIBC
	17461 Hwy 10, Surrey BC
	ELEVATIONS
	-
DATE:	11/4/2019
SCALE:	1/16"=1'-0"
JOB No.:	-
DRAWN BY:	S.CAMPBELL
CHECKED BY:	-
L1	REV A

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15 14 Remove and dispose of existing signs 13 Remove and dispose of existing signs 12 Remove and dispose of existing signs

S:\Customers\C\CIBC\Tetris\Retail\BC\04220\Design

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

Client	CIBC - Surrey, BC
Address	17461 Highway 10
Phone	(604) 575-3400

Transit	04220	2
Designer	DH	
Sales	Craig Hall	

Date	March 29, 2019
Rev. 1	April 11, 2019 MG
Rev. 2	Sept 6, 2019 DH

CONCEPTUAL
NOT FOR CONSTRUCTION

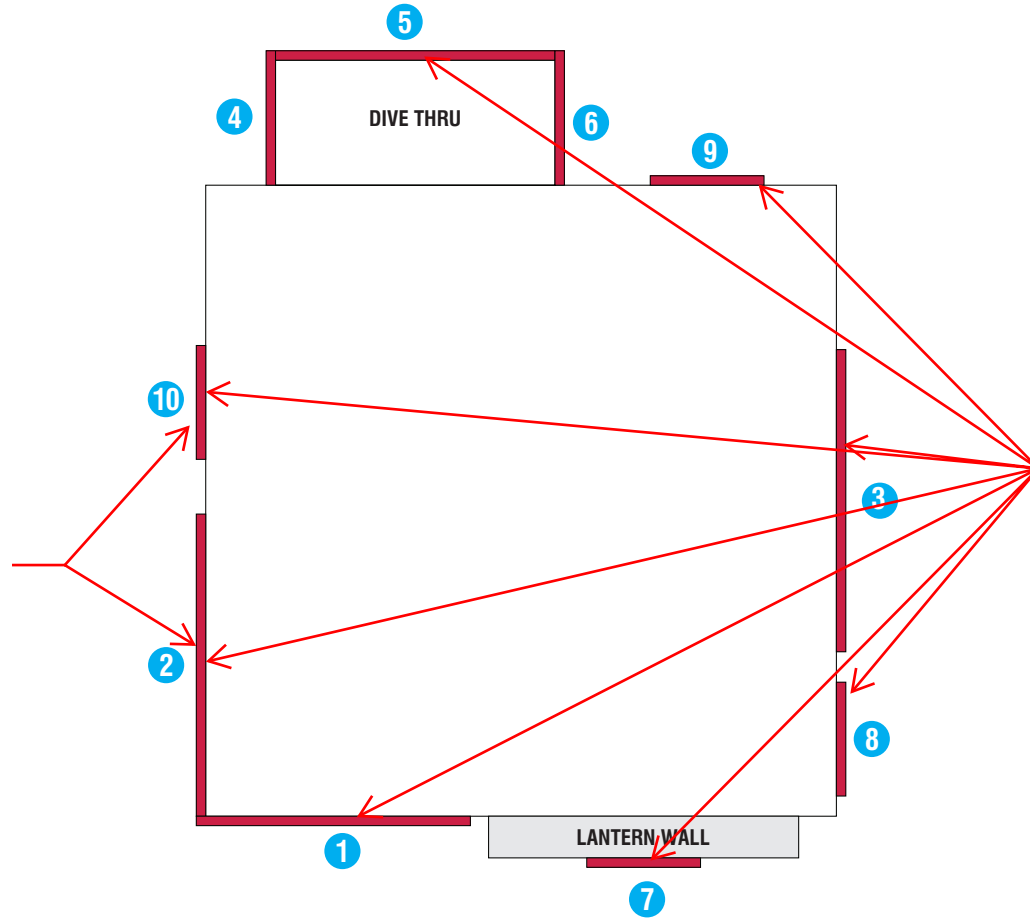
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SHOP READY
CONSTRUCTION CAPABLE

Page: 1 of 13



SITE PLAN



Allow for two (2) fascia signs to be located on each elevation.

Increase the maximum number of fascia signs for a premise from four (4) to eight (8).

Increase the maximum allowable sign area from 29.2 square metres (314.7 sq. ft.) to 62.6 square metres (591.5 sq. ft.) of a premise.

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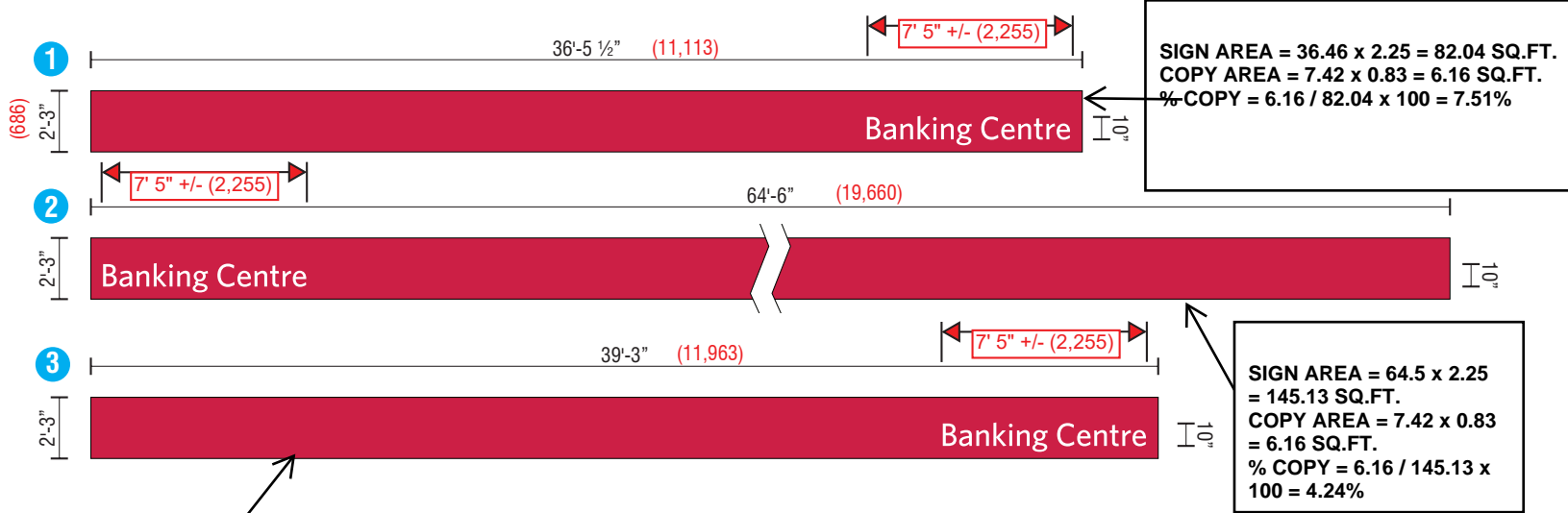
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Designer	DH	
Sales	Craig Hall	

Date	March 29, 2019
Rev. 1	
Rev. 2	

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Scale: N/A

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Page: 2 of 13

— This drawing is the property of Zip Signs Ltd. —



SIGN AREA = 36.46 x 2.25 = 82.04 SQ.FT.
COPY AREA = 7.42 x 0.83 = 6.16 SQ.FT.
% COPY = 6.16 / 82.04 x 100 = 7.51%

SIGN AREA = 64.5 x 2.25 = 145.13 SQ.FT.
COPY AREA = 7.42 x 0.83 = 6.16 SQ.FT.
% COPY = 6.16 / 145.13 x 100 = 4.24%

SIGN AREA = 39.25 x 2.25 = 88.31 SQ.FT.
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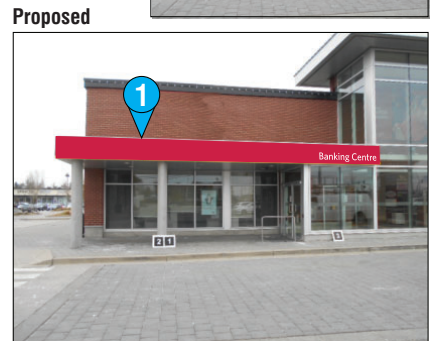
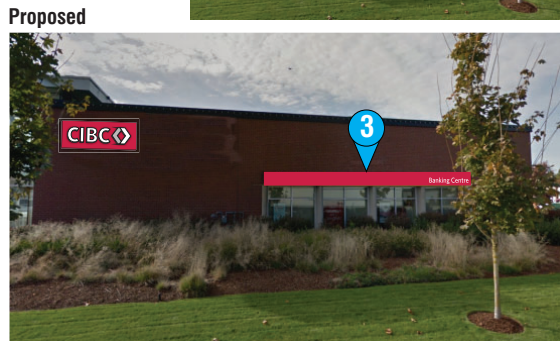
Sign 1-3 ✓
 Supply & install Three (3) new aluminum face replacements with illuminated channel letters

Graphics / Substrate
Channel Letters:
 White 7328 SG5 Acrylic
Backer Panel:
 .100 Aluminum face

Illumination
 White 6500k LEDs
 Power supply placed inside backer

Construction
Channel Letters:
 1" trimcap
 3" .050 aluminum returns
 3mm ACP backs
Backer Panel:
 .100 Aluminum face
 2" x 2" x 3/16" aluminum angle frame

Paint
Channel Letters:
 Returns and trimcap to be painted CIBC Red PMS 7636C
Backer Panel:
 All exposed metal to be painted CIBC Red PMS 7636C



White 7328 SG5 Acrylic
 CIBC Red PMS 7636 C

S:\Customers\C\CIBC\Tetris\Retail\BC\04220\Design

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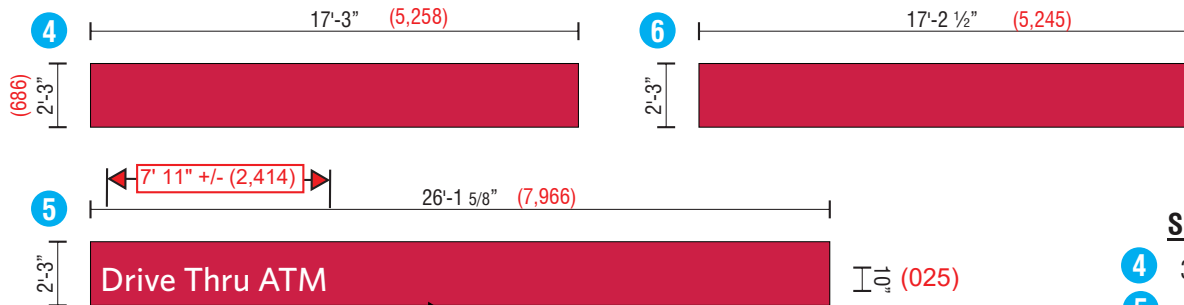
Transit	04220	2
Designer	DH	
Sales	Craig Hall	

Date	March 29, 2019
Rev. 3	Sept 6, 2019 DH
Rev. 2	July 24, 2019 JM

CONCEPTUAL NOT FOR CONSTRUCTION
 SHOP READY CONSTRUCTION CAPABLE

Scale: 3/16" = 1' Page: 3 of 13

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



SIGN AREA = 26.01 x 2.25 = 58.52 SQ.FT.
COPY AREA = 7.92 x 0.83 = 6.57 SQ.FT.
% COPY = 6.57 / 58.52 x 100 = 11.23%

Sign Area

- 4 3.61m²
 - 5 5.46m²
 - 6 3.6m²
- COPY AREA: 0.60m²

Existing



Proposed



Sign 4-6
 Supply & install Three (3) new aluminum face replacements with illuminated channel letters

Graphics / Substrate
 Channel Letters: White 7328 SG5 Acrylic
 Backer Panel: .100 Aluminum face
Illumination
 White 6500k LEDs
 Power sunnly placed inside backer

C
 1
 3
 3
B
 .1
 2" x 2" x 3/16" aluminum angle frame
Paint
 Returns and trimcap to be painted CIBC Red PMS 7636C
 Backer Panel:
 All exposed metal to be painted CIBC Red PMS 7636C

- White 7328 SG5 Acrylic
- CIBC Red PMS 7636 C

S:\Customers\C\CIBC\Tetris\Retail\BC\04220\Design

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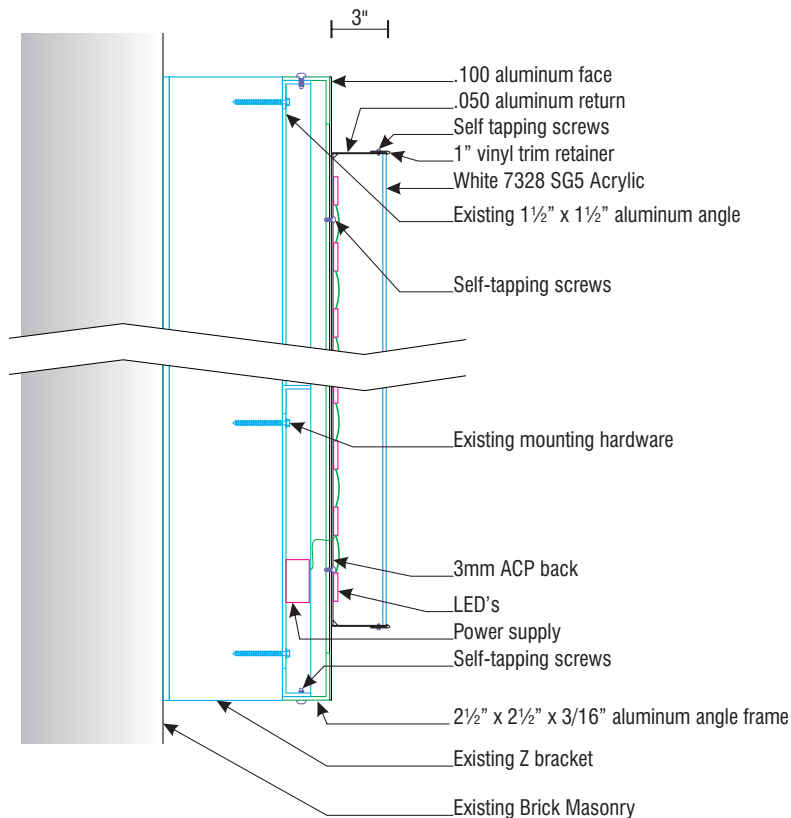
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Scale: 3/16" = 1'-0" Page: 4 of 13	



1-6

Cross Section

Scale: 1 1/2" = 1'



S:\Customers\C\CIBC\Tetris\Retail\BC\04220\Design

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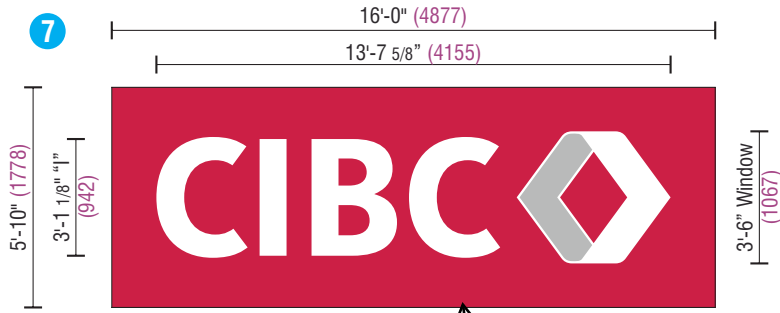
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Date	March 29, 2019
Rev. 3	Sept 6, 2019 DH
Rev. 2	July 24, 2019 JM

<input type="checkbox"/> CONCEPTUAL NOT FOR CONSTRUCTION	<input checked="" type="checkbox"/> SHOP READY CONSTRUCTION CAPABLE
Scale: As Noted	Page: 5 of 13

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



SIGN AREA = 16.00 x 5.83 = 93.28 SQ.FT.
COPY AREA = 13.64 x 3.09 = 42.15 SQ.FT.
% COPY = 42.15 / 93.28 x 100 = 45.19%

Sign Area

7 8.67m²

COPY AREA:
4.45m²

Sign Weight

7 214.97kg

Sign 7

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:
.125 Aluminum face

Illumination

White 6500k LEDs
Power supply placed inside "Window" in logo, behind Grey vinyl area

Construction

Channel Letters and Logo:
1" trimcap
3" .050 aluminum returns
3/16 Clear Lexan backs
1/2"Ø x 1 1/2" long aluminum spacers

Backer Panel (Face):

.125 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

Backer Panel (Mounting Structure):

2" x 3" x 3/16" alum. mounting angle (top & bottom)
2" x 4" x 1/4" alum. mounting angles (Sides)
2" x 4" x 1/4" vertical alum. angle (Middle only)
.080 aluminum back

Paint

Channel Letters and Logo:

Returns and trimcap to be painted CIBC Red PMS 7636C

Backer Panel:

All exposed metal to be painted CIBC Red PMS 7636C (Including back since it will be visible from the inside of lantern)

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

Proposed



Existing



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

Client	CIBC - Surrey, BC
Address	17461 Highway 10
Phone	(604) 575-3400

Transit	04220	2
Designer	DH	
Sales	Craig Hall	

Date	March 29, 2019	
Rev. 1	July 24, 2019	JM
Rev. 2	Aug 21, 2019	DH

CONCEPTUAL
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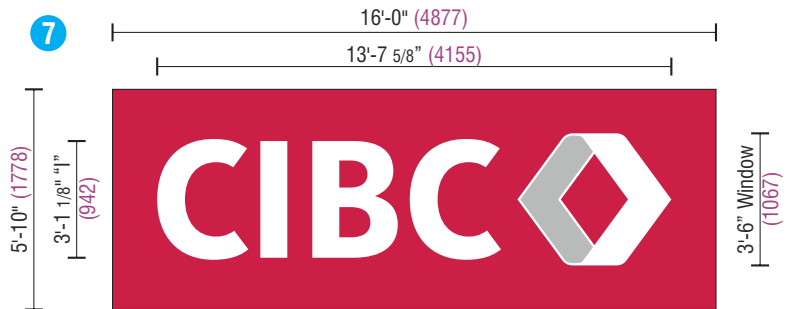
SHOP READY
CONSTRUCTION CAPABLE

Scale: 1/4" = 1'-0"

Page: 6 of 13



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13 Remove and dispose of existing signs

Structural Consultant:
Silver Tree Structural Ltd.
141-919 Centre Street NW

om
view only.

Sign 13

Remove and dispose of existing signs

Note

Wall repairs might be needed

STRUCTURAL NOTES:

- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO FABRICATION OF ALUMINUM SIGN FRAME. THE DESIGN AND INSTALLATION OF THE SIGN FRAME IS OUTSIDE OUR SCOPE OF WORK AND IS THE RESPONSIBILITY OF ZIP SIGNS. LOADING ASSUMPTIONS HAVE BEEN LISTED BELOW.
- BRING ANY DISCREPANCIES NOTED IN EXISTING FRAMING OR SITE DIMENSIONS TO THE ATTENTION OF ZIP SIGNS AND THE SILVER TREE STRUCTURAL LTD. PRIOR TO PROCEEDING WITH INSTALLATION OF THE SIGN ANCHORS AND COMPRESSION BLOCKS.
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- STRUCTURAL ALUMINUM ELEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH CAN/CSA S157-05 "STRENGTH DESIGN IN ALUMINUM."
- GRADES OF STRUCTURAL ELEMENTS HAVE BEEN NOTED ON PLAN.
- WELDING OF ALUMINUM ELEMENTS TO BE CARRIED OUT ACCORDING TO W59.2-M1991 (R2003)

LOADING NOTES:

ASSUMED SIGN WEIGHT INCLUDING FRAME = 507 POUNDS.
TOTAL ACCUMULATED SNOW OR ICE = 464 POUNDS.

Sign 7

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:

.125 Aluminum face

Illumination

White 6500k LEDs

Power supply placed inside "Window" in logo, behind Grey vinyl area

Construction

Channel Letters and Logo:

1" trimcap

3" .050 aluminum returns

3/16 Clear Lexan backs

1/2"Ø x 1 1/2" long aluminum spacers

Backer Panel (Face):

.125 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

Backer Panel (Mounting Structure):

2" x 3" x 3/16" alum. mounting angle (top & bottom)

2" x 4" x 1/4" alum. mounting angles (Sides)

2" x 4" x 1/4" vertical alum. angle (Middle only)

.080 aluminum back

Paint

Channel Letters and Logo:

Returns and trimcap to be painted CIBC Red

PMS 7636C

Backer Panel:

All exposed metal to be painted CIBC Red

PMS 7636C (Including back since it will be visible from the inside of lantern)

■ CIBC Red PMS 7636C Paint

■ CIBC Grey 3730-0387 Vinyl

□ White 7328 SG5 Acrylic



Proposed



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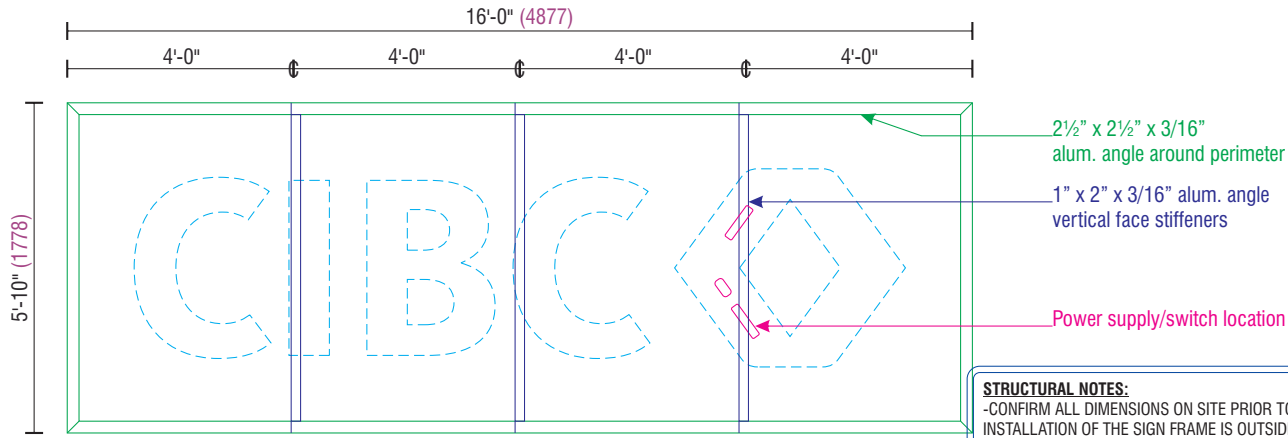
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Scale: 1/4" = 1'-0"

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Face Panel

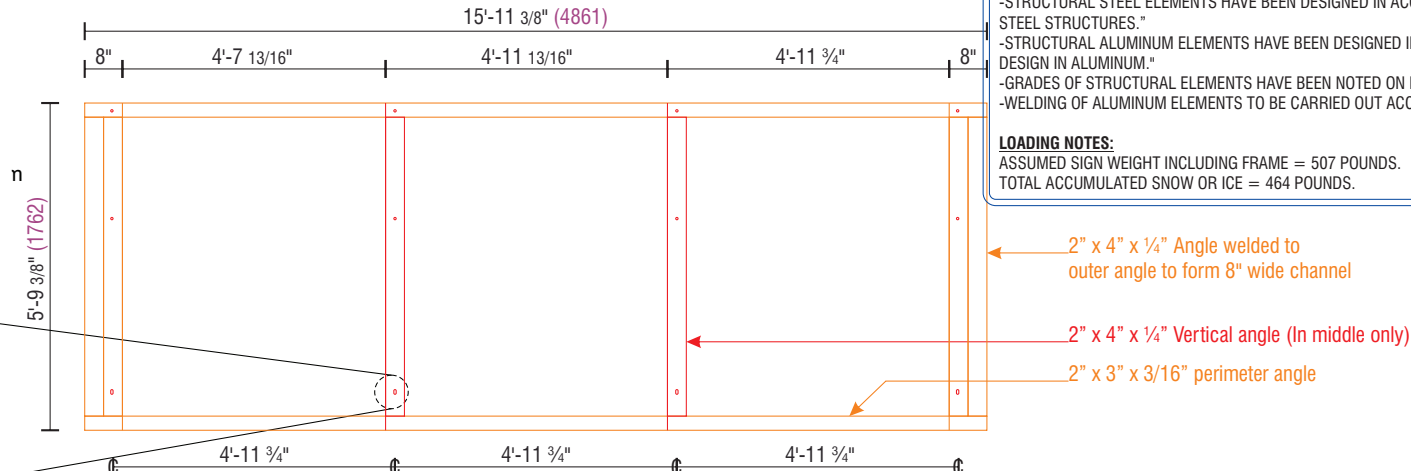
Weight (Panel): 238lbs
Weight (Letters): 75lbs

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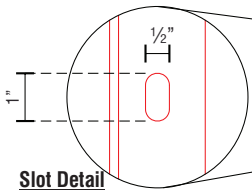


Mounting Frame

Weight (Panel): 200lbs.

*Drill mounting holes at site to match anchors in mullions

review only.



Slot Detail

Front view of mounting angle

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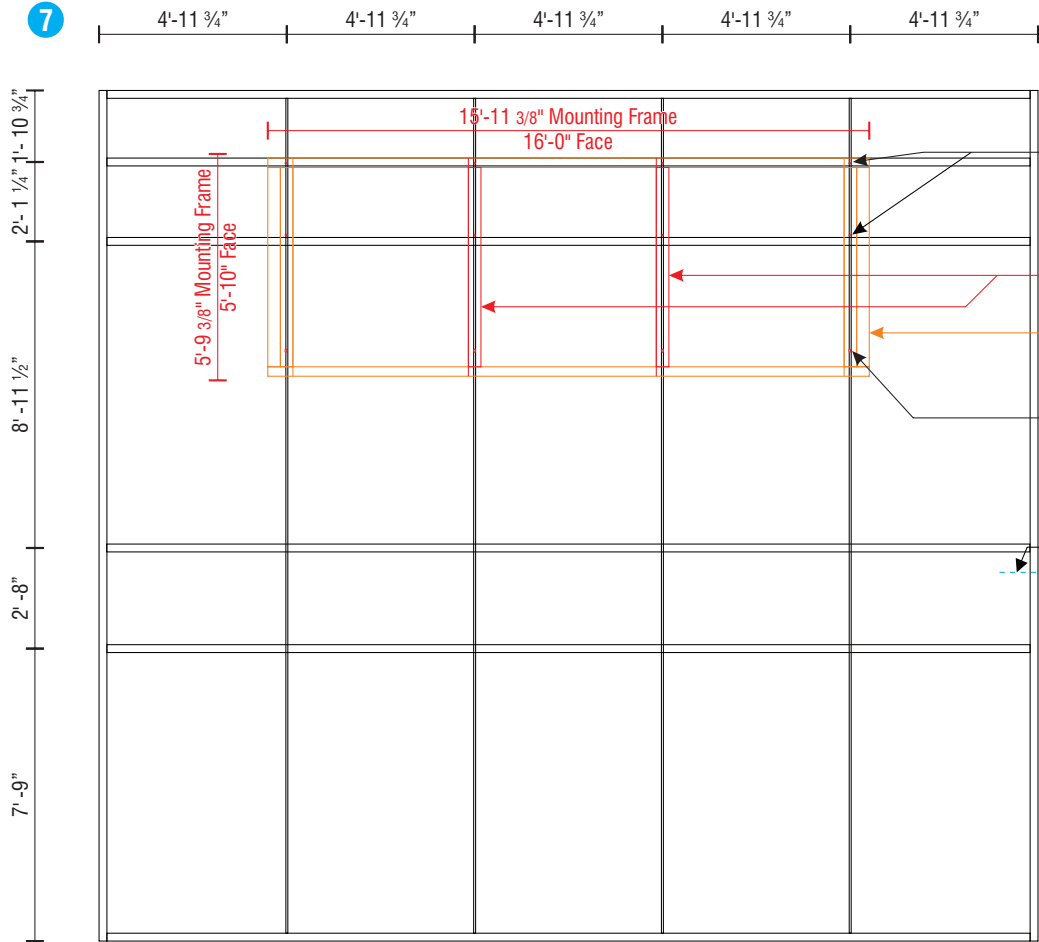
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Designer	DH	
Sales	Craig Hall	

Date	March 29, 2019	
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Rev. 2	Aug 21, 2019 DH	

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Scale: 3/8" = 1'-0"	
Page: 7 of 13	

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7



Top 2 horizontal rows to be through-bolted through vertical mullions. (Refer to connection Type 1)

2" x 4" x 1/4" Vertical aluminum angle

2" x 4" x 1/4" Angle welded to outer angle to form 8" wide channel

Bottom row bolted to exposed bolt and flat bar assembly (Refer to connection Type 3)

HSS (6" x 6") support behind horizontal mullion no access to through bolt

For structural engineering review only.

STRUCTURAL NOTES:

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LOADING NOTES:

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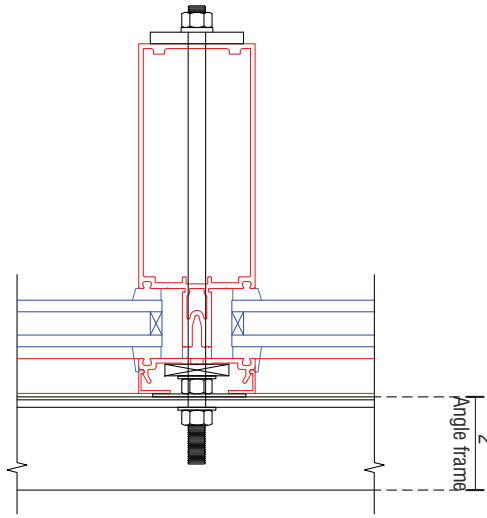
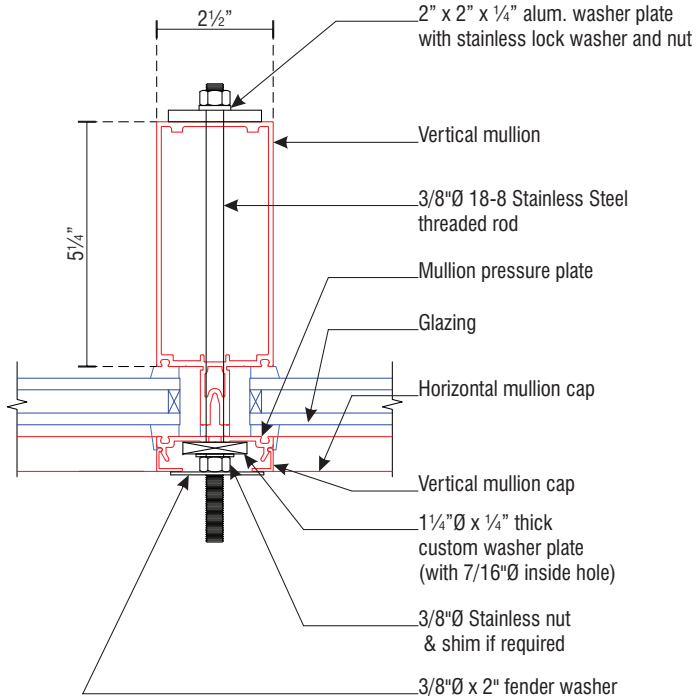
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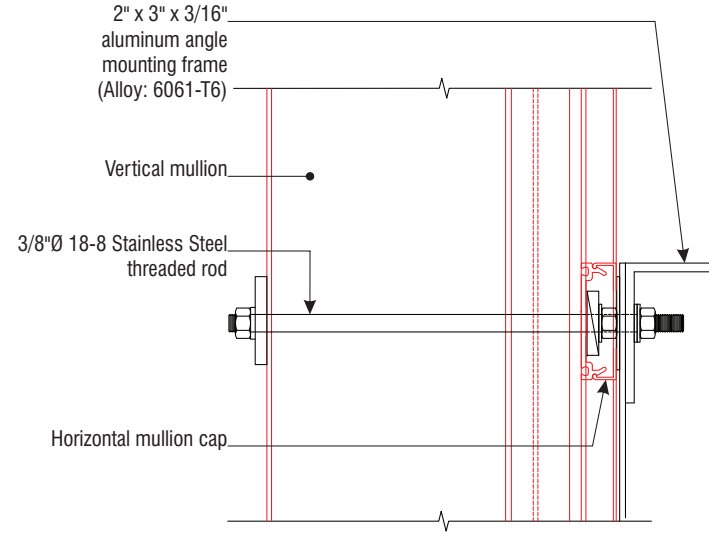


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7 Type 1 Connection: Curtain wall w/ mullion pressure plate and cap



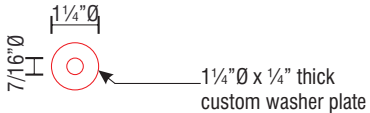
Plan View
Through bolt with mounting angle frame



Side View (Top of mounting frame)
Through bolt with mounting angle frame

Plan View

Through bolt anchor @ vertical mullion
Install prior to fastening mounting angle frame



Through Bolt Detail - Typical Install Specifications (With mullion caps)

- Drill oversized hole (1 1/2"Ø) in mullion cap to allow for washer plate and nut
- Drill 7/16"Ø hole through mullion pressure plate and entire mullion extrusion
- Insert and secure 3/8"Ø Stainless Steel threaded rod with washer plate on mullion pressure plate so that outer nut is flush to outside of mullion cap (washer shim if required)
- Tighten nut and washers snug to mullion pressure plate
- Tighten nut, lock washer and aluminum plate washer on back of mullion
- Install 3/8"Ø x 2" fender washer on outside of mullion cap and seal with silicone

-Once all rods are complete, install angle mounting frame to exposed threaded rods using flat washer, lock washer and nut

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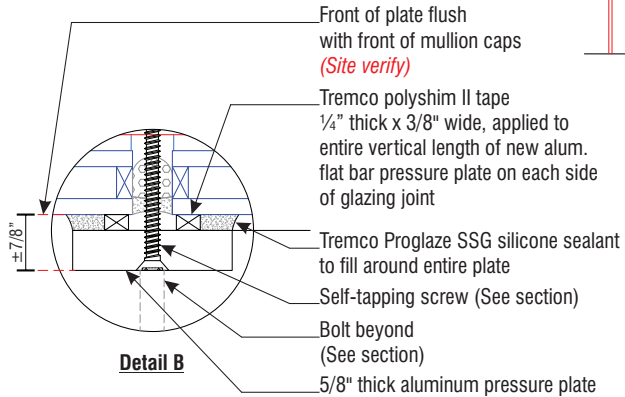
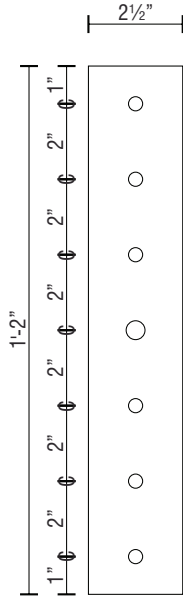
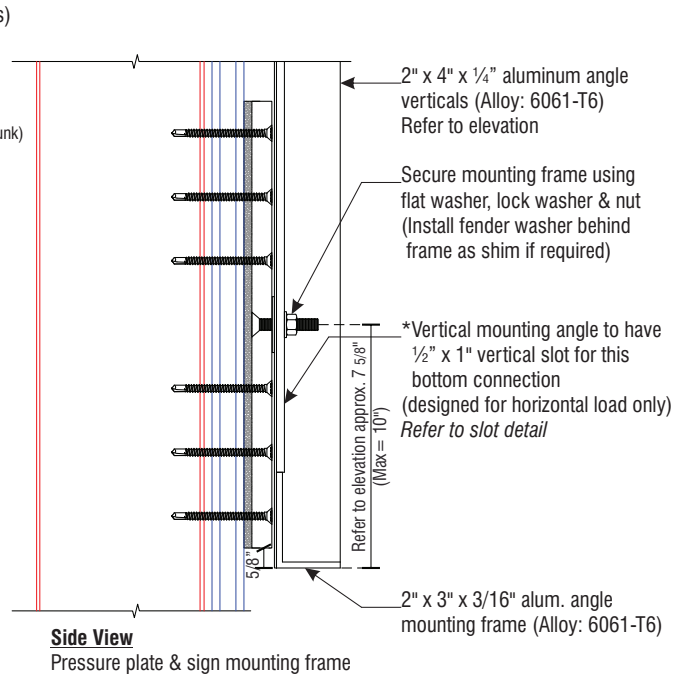
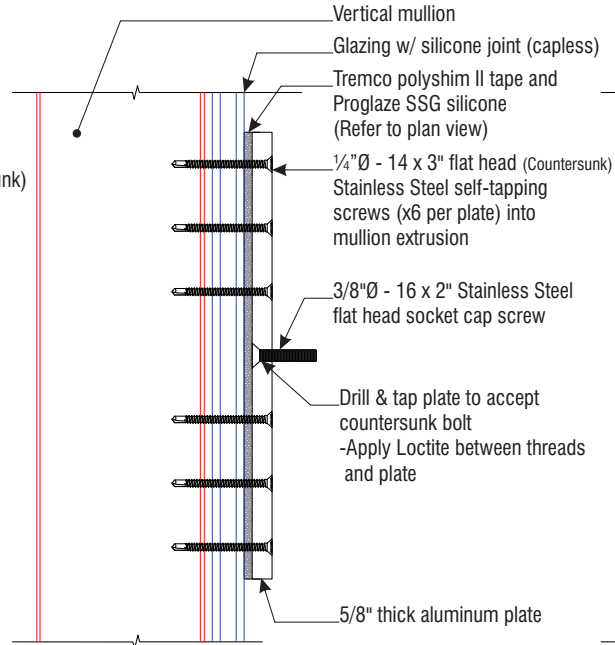
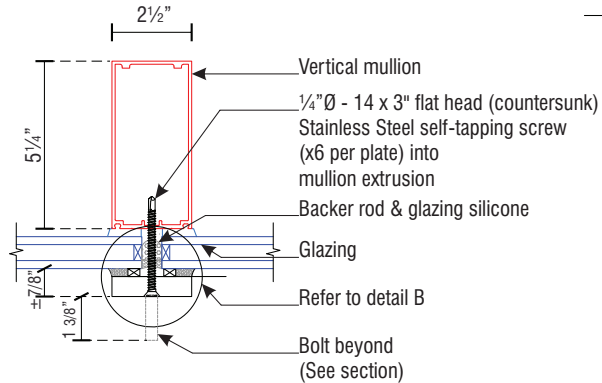
Page: 9 of 13

Review Only.

ZIP SIGNS

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7 Type 3 Connection: Curtain wall w/ silicone joint between glazing (Capless)



Bottom sign connections (Silicone glazing joint) - Typical install specifications

- Pre-drill pilot hole through silicone and backer rod at self drilling screw location
- Position and secure new flat bar pressure plate and secure with self-tapping screws (Countersunk)
- Apply Tremco Proglaize SSG silicone sealant all around new pressure plate
- Install 3/8"Ø x 2" fender washer on outside of mounting bolt (If required for shim)

-Once all rods are complete for entire sign, install angle mounting frame to exposed threaded rods using flat washers, lock washer and nut

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Transit 04220 2
Designer DH
Sales Craig Hall

Date March 29, 2019
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Scale: As Noted

Page: 10 of 13

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ZIP SIGNS

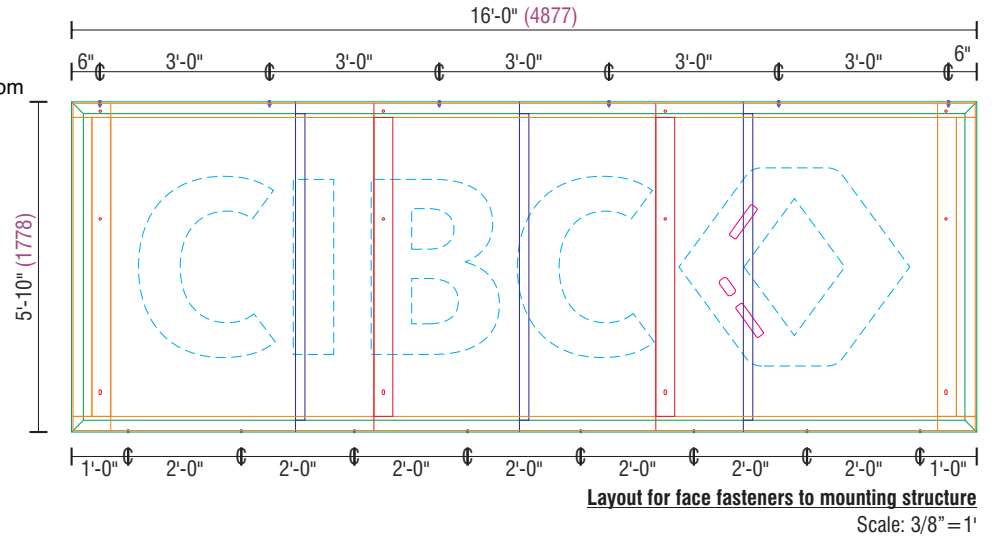
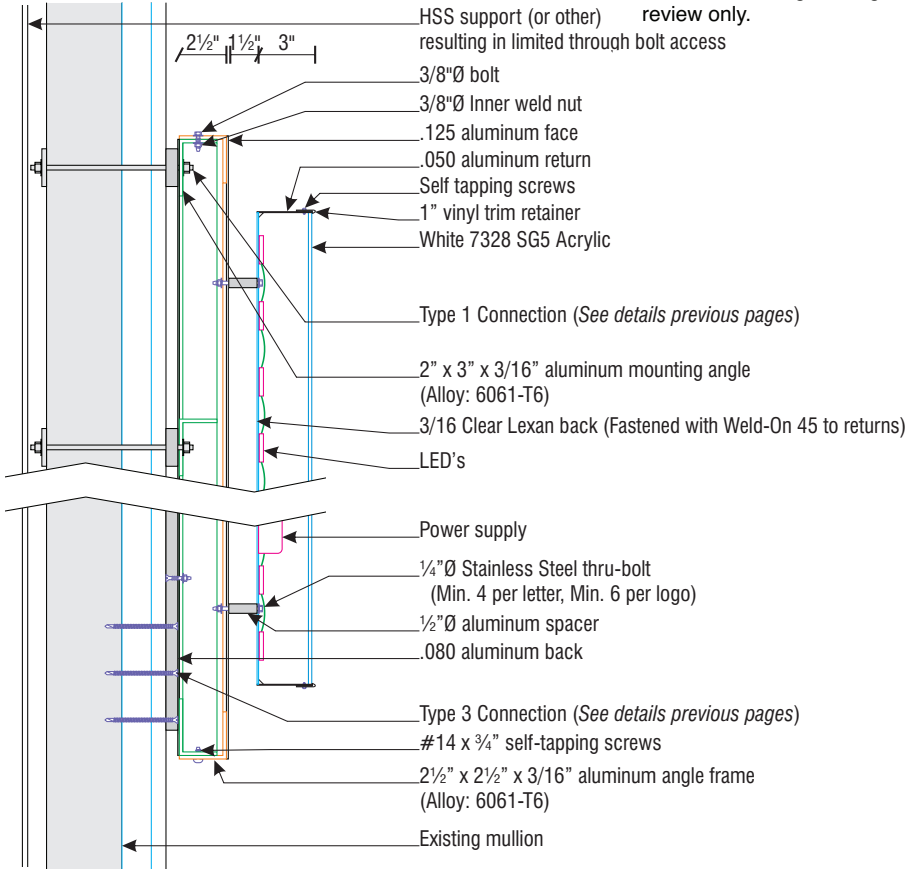
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Structural Consultant:
 Silver Tree Structural Ltd.
 141-919 Centre Street NW
 Calgary, Alberta T2E 2P6
 justin@silvertreestructural.com
 (587)227-2301
 For structural engineering
 review only.

7

Cross Section

Scale: 1 1/2" = 1'



STRUCTURAL NOTES:

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- WELDING OF ALUMINUM ELEMENTS TO BE CARRIED OUT ACCORDING TO W59.2-M1991 (R2003)

LOADING NOTES:

ASSUMED SIGN WEIGHT INCLUDING FRAME = 507 POUNDS.
 TOTAL ACCUMULATED SNOW OR ICE = 464 POUNDS.

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8 9 10

13'-9" (4,191)

5'-0" (1,524)

2'-9" "C" (084)

CIBC



3'-0" Window (091)

11.72 ft

Sign Area

8 9 10 6.39m²

Sign Weight

8 9 10 163.67kg

SIGN AREA = 13.75 x 5.00 = 68.75 SQ.FT.
COPY AREA = 11.72 x 2.75 = 32.23 SQ.FT.
% COPY = 32.23 / 68.75 x 100 = 46.88%

Signs 8 - 10

Supply and install Three (3) new backer panels with illuminated channel letters

Note

For full construction details refer to "5x13-9_Hero_On_BrickMasonry"



Existing



Existing



Existing



Proposed



Proposed



Proposed



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Scale: 1/2" = 1'-0"

Page: 12 of 13

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



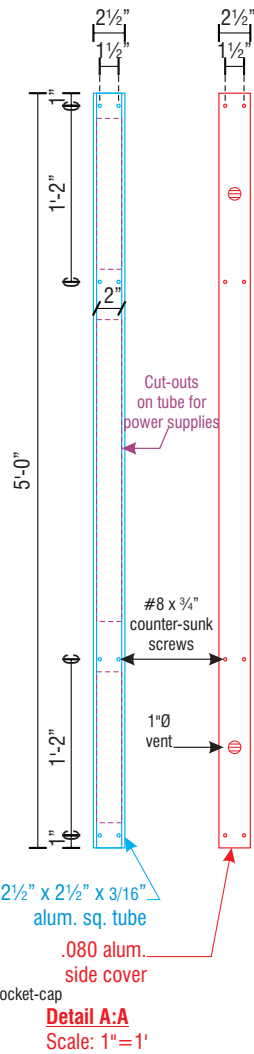
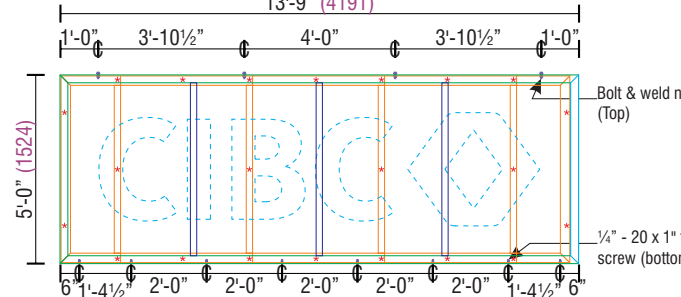
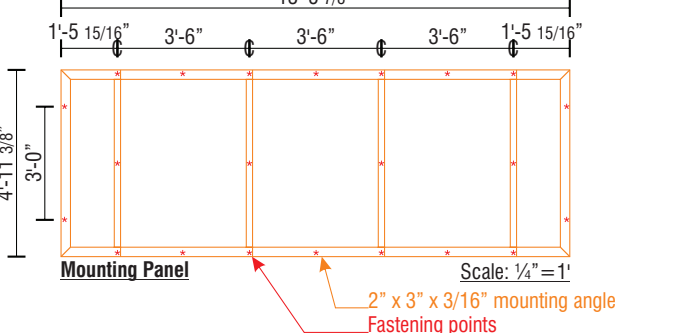
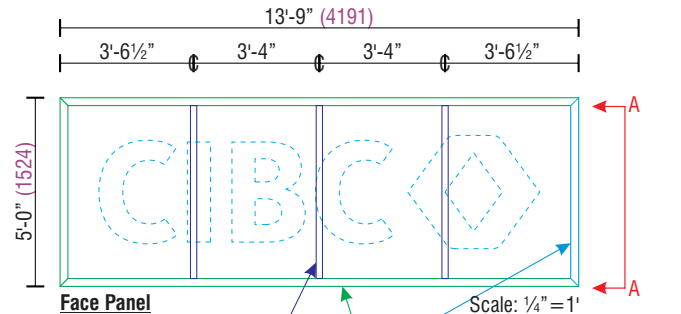
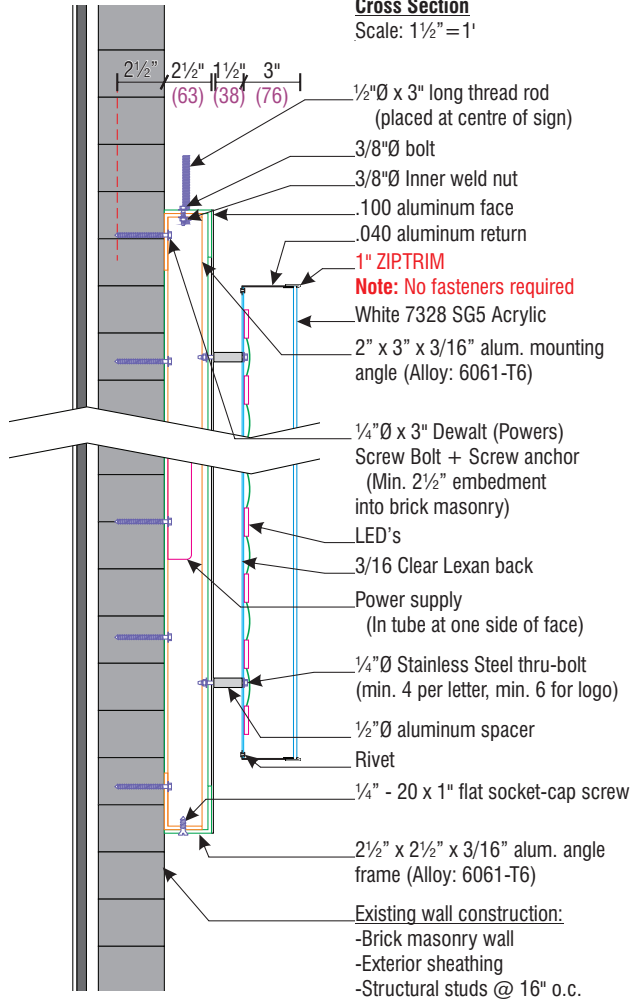
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**Standard Part:
5x13-9_Hero_On_BrickMasonry**

8 9 10

Cross Section

Scale: 1/2"=1'



Sign 8, 9, 10
Supply and install three (3) 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" ZIP-TRIM retainers with ZIP-CLIP
3" .040 aluminum returns w/ flange for backs
3/16 Clear Lexan backs, rivetted to returns
1/2" diameter 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

Legend:
■ CIBC Red PMS 7636C Paint
■ CIBC Grey 3730-0387 Vinyl
□ White 7328 SG5 Acrylic

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Layout for face fasteners to mounting structure

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Designer DH
Sales Craig Hall

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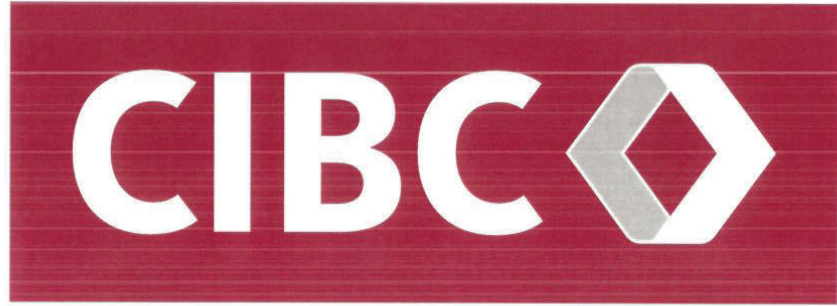
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8 9 10

5'-0"
2'-9" "C"
(1,524)

13'-9" (4,191)



3'-0" Window

Sign Area

13.39m²

In Weight

163.67kg

Signs 8 - 10

Supply and install Three (3) new backer panels with illuminated channel letters

Note

For full construction details refer to "5x13-9_Hero_On_BrickMasonry"

APC Integrity Engineering Ltd.
#104 - 1515 Barrow Street
North Vancouver, BC



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

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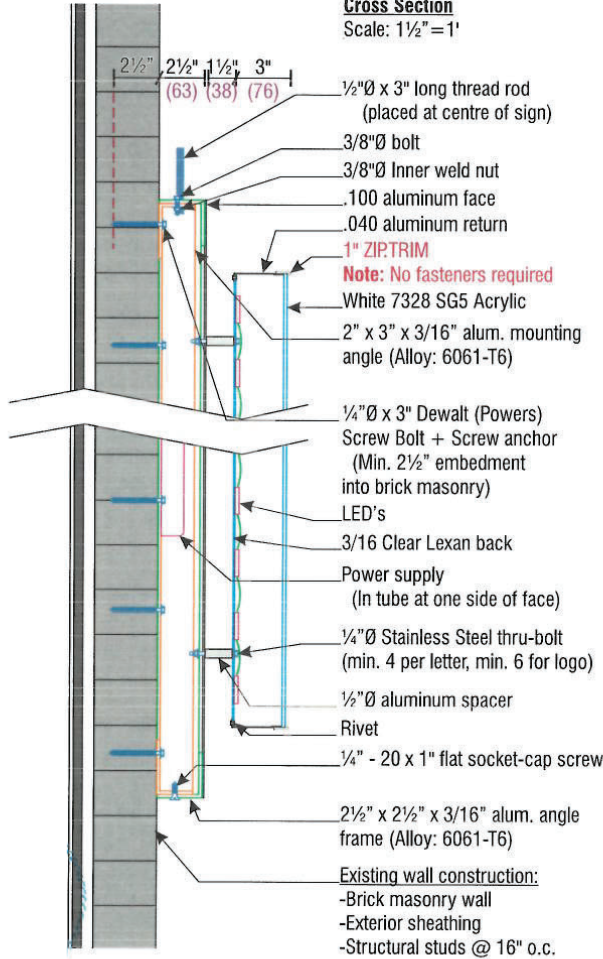
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**Standard Part:
5x13-9_Hero_On_BrickMasonry**

8 9 10

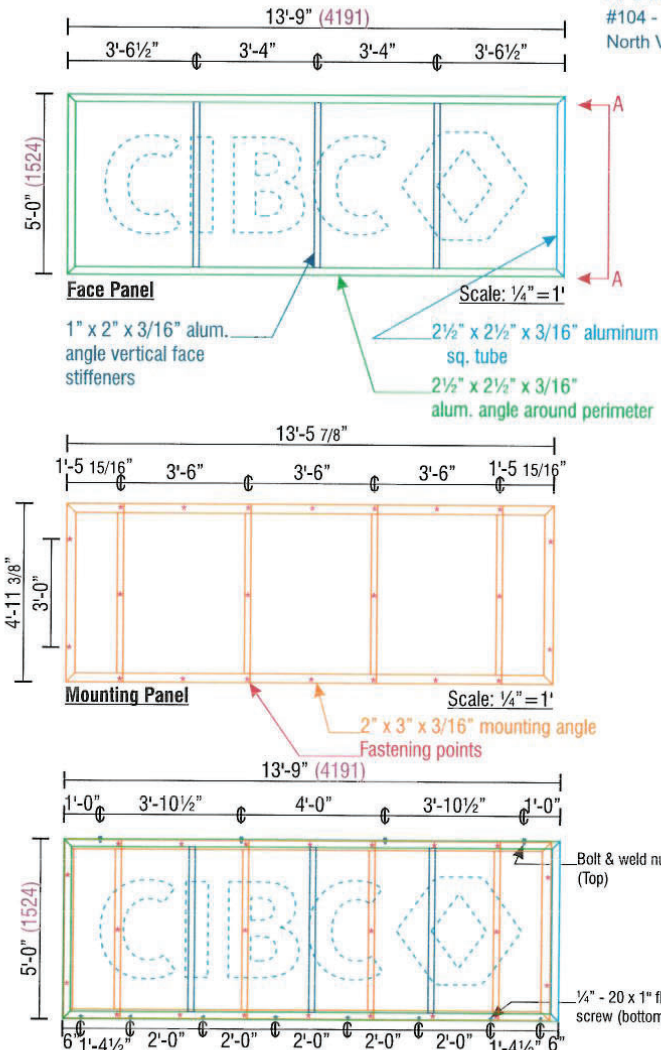
Cross Section

Scale: 1 1/2" = 1'

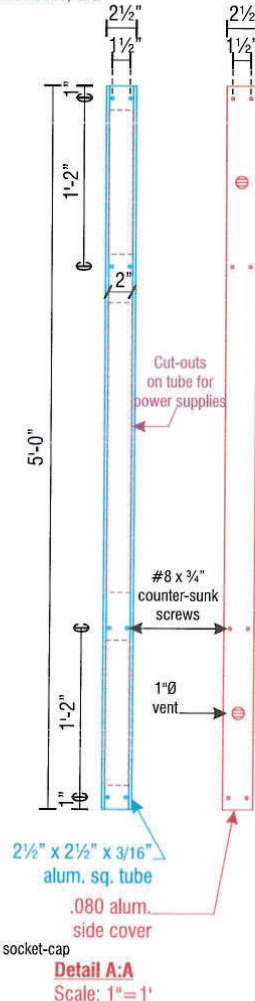


Customers\C\CIBC\Tetris\Artwork\Appendix

Layout for face fasteners to mounting structure



APC Integrity Engineering Ltd.
#104 - 1515 Barrow Street
North Vancouver, BC



- 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"Ø 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

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

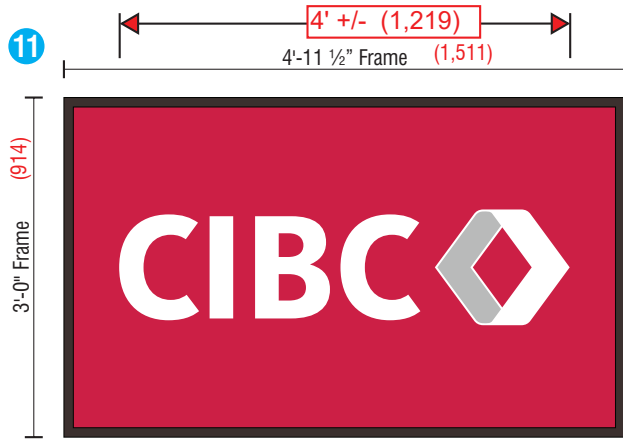
Client CIBC - Surrey, BC
Address 17461 Highway 10
Phone (604) 575-3400

Transit 04220 2
Designer DH
Sales Craig Hall

Date March 29, 2019
Rev. 1 July 24, 2019 JM
Rev. 2

CONCEPTUAL NOT FOR CONSTRUCTION
 SHOP READY CONSTRUCTION CAPABLE
Scale: 1/2" = 1'-0" Page: 13 of 13





Req. 2

Sign Area

11 1.38m²

SIGN AREA = 4.96 x 3.00 = 14.88 SQ.FT.
COPY AREA = 4.00 x 1.00 = 4.00 SQ.FT.
% COPY = 4.00 / 14.88 x 100 = 26.88%

Sign 11

Supply & install two (2) new face replacements for existing d/s pylon

Graphics / Substrate

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

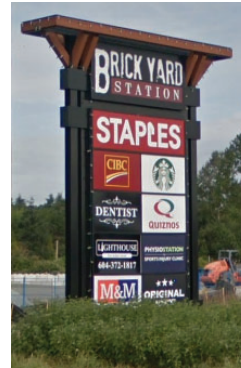
Note

Unknown frame, supply hanging strips to be applied on site if required

Proposed



Existing



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

S:\Customers\C\CIBC\Tetris\Retail\BC\04220\Design

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Client	CIBC - Surrey, BC
Address	17461 Highway 10
Phone	(604) 575-3400

Transit	04220	2
Designer	DH	
Sales	Craig Hall	

Date	March 29, 2019
Rev. 3	Aug 21, 2019 DH
Rev. 2	July 24, 2019 JM

CONCEPTUAL
NOT FOR CONSTRUCTION

SHOP READY
CONSTRUCTION CAPABLE

Scale: 3/4" = 1'-0"

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