

50 ELECTRONIC AVENUE

City of Port Moody, B.C.

MIXED USE DEVELOPMENT - RETAIL COMPREHENSIVE SIGNAGE PLAN

November 2019



CONCEPT DRAWING REVISION HISTORY		
REV.	PAGE(S)	DESCRIPTION
2	2,3,7	ADDED CRU-8, ADDED WEST ELEVATION, REMOVED WINDOW SIGNAGE

208-1075 WEST 1ST ST. NORTH VANCOUVER, BC V7P 3T4
PH: 604.984.4395 FAX: 604.984.4495
www.innovativesignage.com

CLIENT:
PANATCH GROUP

PROJECT:
50 ELECTRONIC AVE

PROJECT NUMBER:
104595

ACCT MGR: AH

PROJ MGR:

REVISION	DATE	DESIGNER
1	13 NOV 2019	JB
2	17 JUN 2020	JB

- Notes
1. Elevations are for conceptual purposes only - not to scale
 2. All sizes to be confirmed by site measurements
 3. All materials and colours to be confirmed
 4. All signage to meet local and general electrical and mechanical requirements
 5. All signage sizes and mounting locations to adhere to city bylaws
 6. Power to site and hook up by others
 7. Engineering by others if required

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ARTWORK FILE:
50 Electronic Ave -104595

PDF FILE:
50 Electronic Ave -104595

SIGN TYPE: CSP

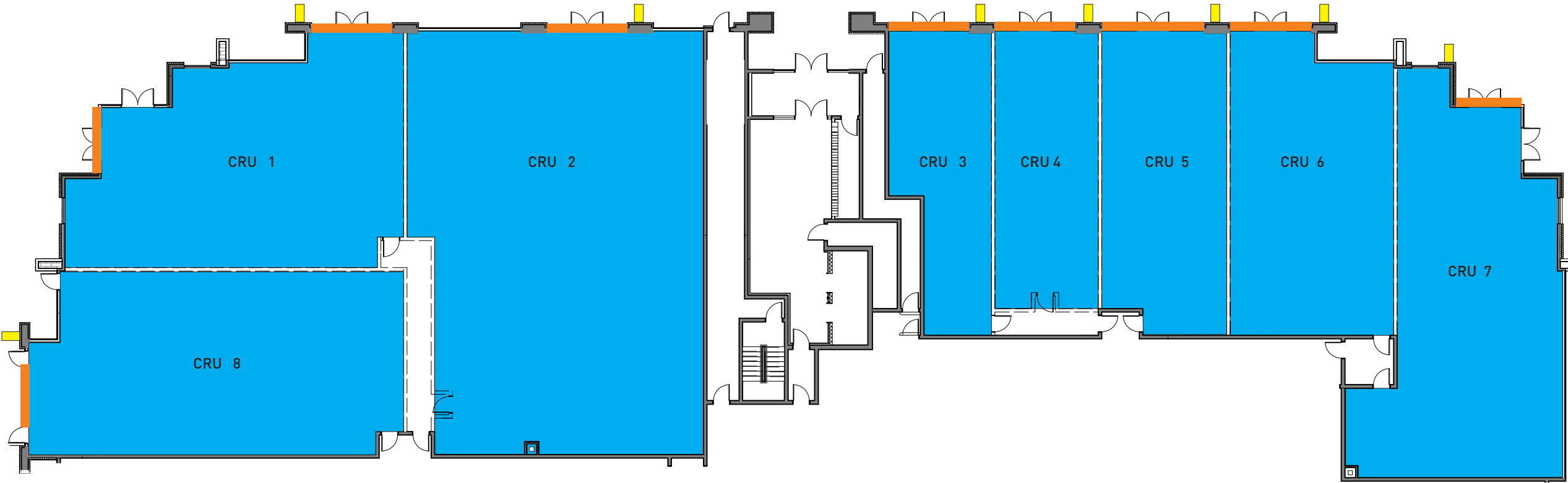
SCALE: N/A

PAGE: 2 of 7

MURRAY STREET

ELECTRONIC AVE

EXPANSION JOINT



LEGEND

- RETAIL SPACE
- FASCIA SIGNS
- PROJECTING SIGNS

Each tenant at 50 Electronic Avenue may only install ONE Fascia sign above Main Entrance, and ONE Projecting sign, following the design guidelines outlined in this CSP and the sign Bylaws for the City of Port Moody.

All signage designs and proposals must be submitted to the Landlord for review. Each tenant must receive approval in writing from the Landlord of these proposals prior to submission to the City of Port Moody for sign permits.

Please note in all cases, any damage to the storefronts and/or canopies through tenant improvements must be repaired at the tenants’ expense upon change or vacancy

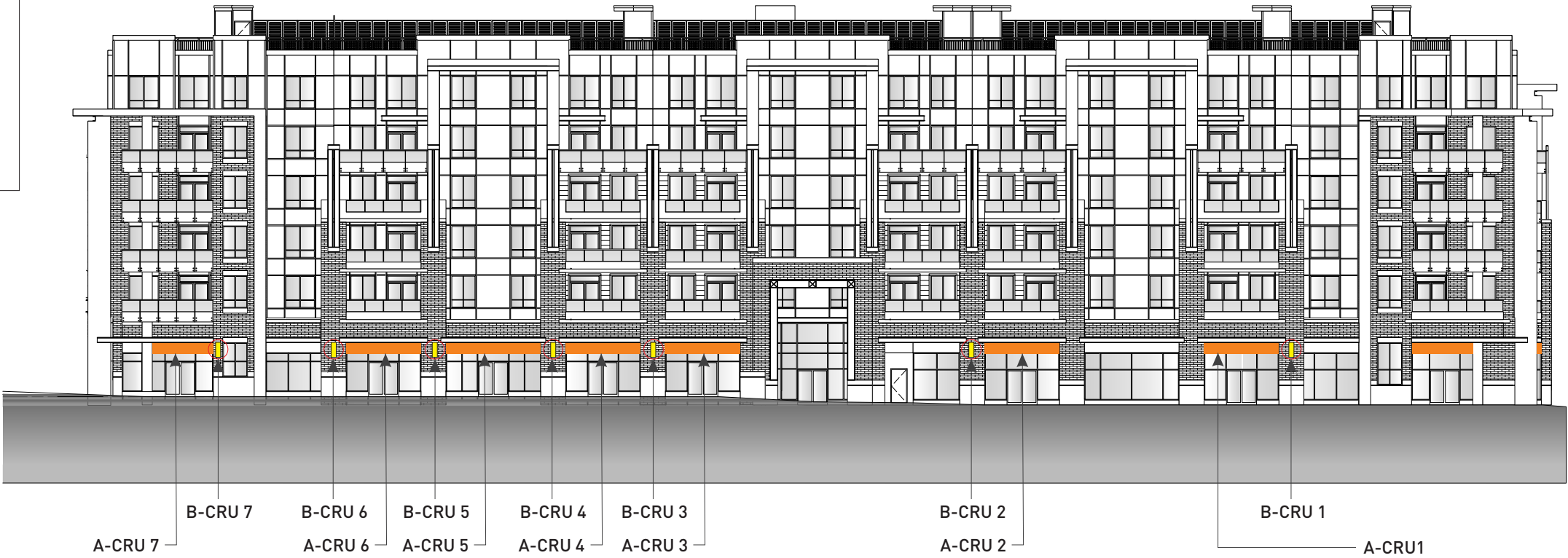


SITE BUILDING ELEVATION

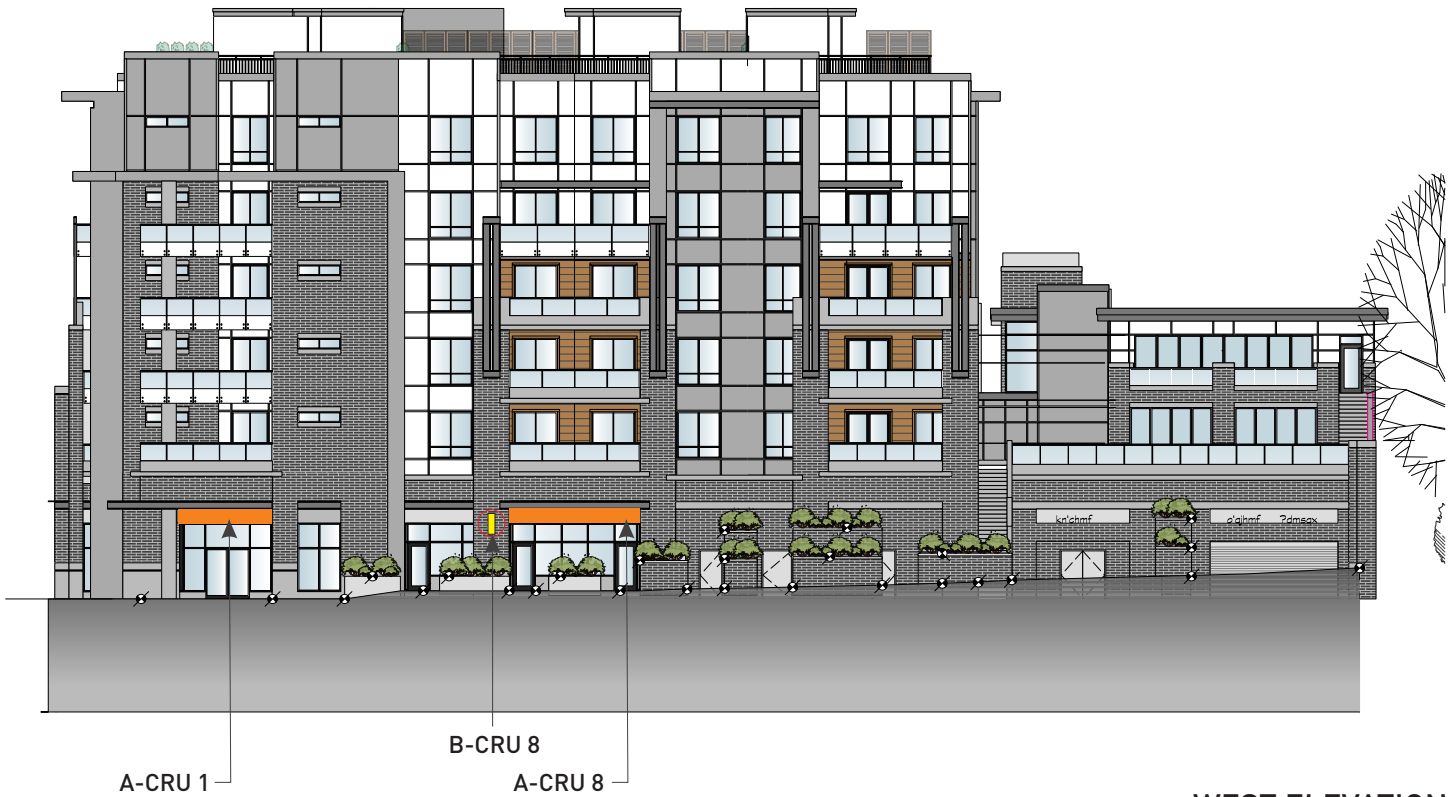
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LEGEND

- A - FASCIA SIGNS
- B - PROJECTING SIGNS



NORTH ELEVATION



WEST ELEVATION



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PROJECTING SIGN (SEE PAGE 5)

A DOUBLE SIDED INTERNALLY ILLUMINATED PAINTED ALUMINUM SIGN. CABINET WITH PUSH-THROUGH GRAPHICS WITH ACCENT TO MATCH ARCHITECTURAL FINISHES. PROJECTED VIA 2" SQUARE RIGID PAINTED ALUMINUM SUPPORT WITH CONCEALED ELECTRICAL SUPPLY FROM BUILDING. PROJECTED SPACE 4" FROM THE BUILDING FACADE.

MISC. CRU SIGNAGE (SEE PAGE 7)

FASCIA SIGN (SEE PAGE 6)

INTERNALLY ILLUMINATED PAINTED ALUMINUM SIGN CABINET WITH PUSH-THROUGH GRAPHICS AND AN ACCENT TO MATCH ARCHITECTURAL FINISH. AND CONCEALED ELECTRICAL SUPPLY. MOUNTED DIRECTLY TO BUILDING FASCIA.

TYPICAL FRONT VIEW - CRU UNIT

CSP

PROJECTING CRU SIGN

QUANTITY: 7 (D/S) 1 PER UNIT

☐ INTERIOR

☒ EXTERIOR

NOTES: REMOVABLE FRONT AND BACK PANELS. TENANT PUSH-THROUGH GRAPHICS BY OTHERS
DOUBLE SIDED INTERNALLY ILLUMINATED PAINTED ALUMINUM CABINET

PROJECTED VIA 2” SQUARE RIGID ALUMINUM SUPPORT WITH CONCEALED ELECTRICAL SUPPLY FROM BUILDING
PROJECTED SPACE 4” FROM BUILDING FACADE

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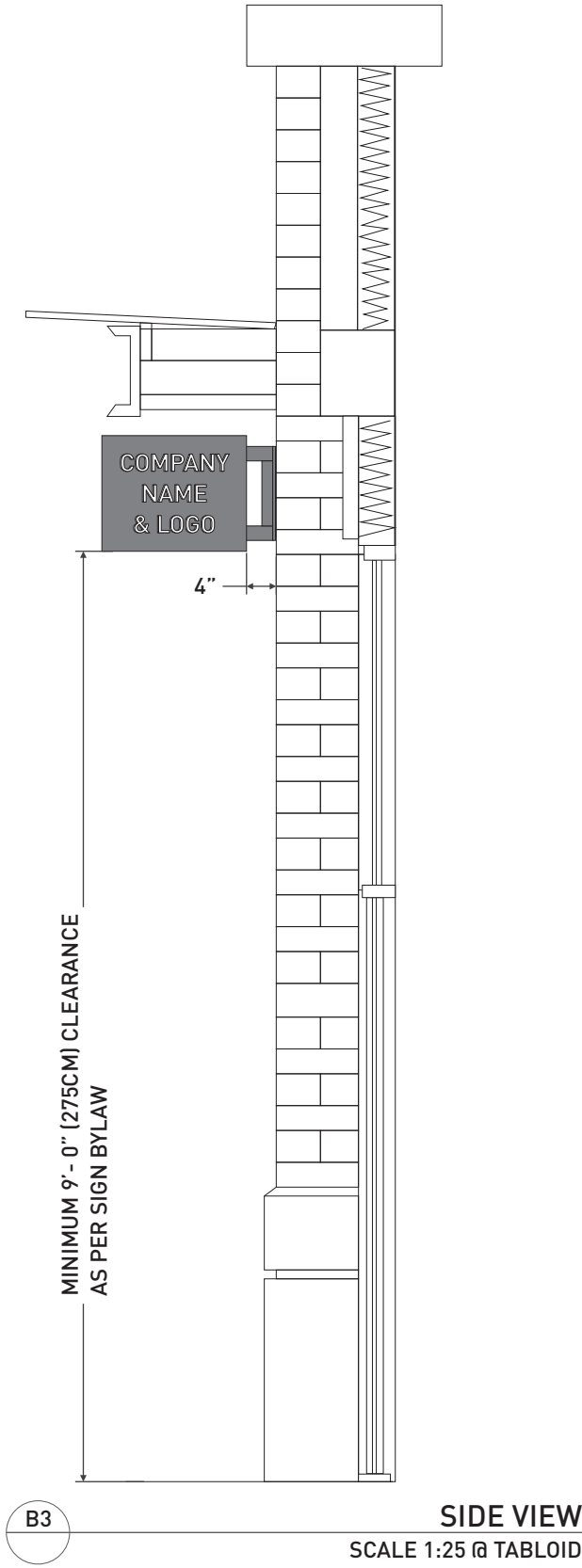
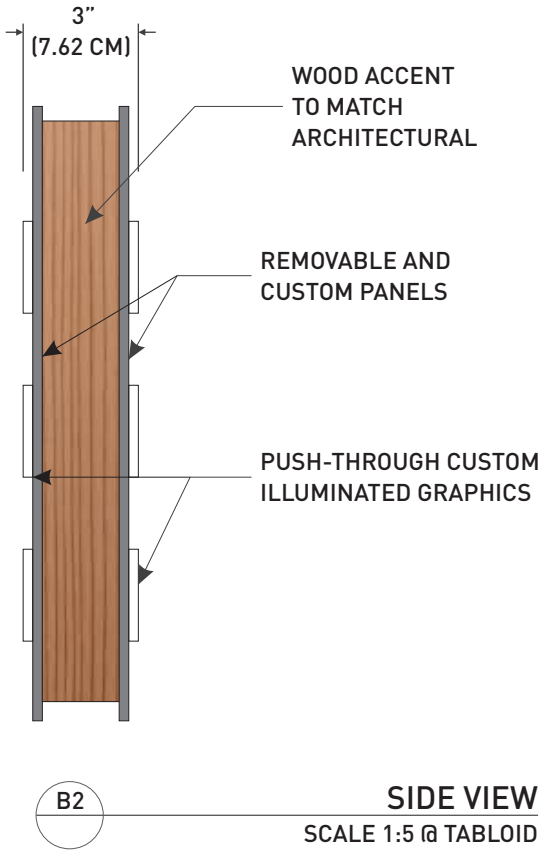
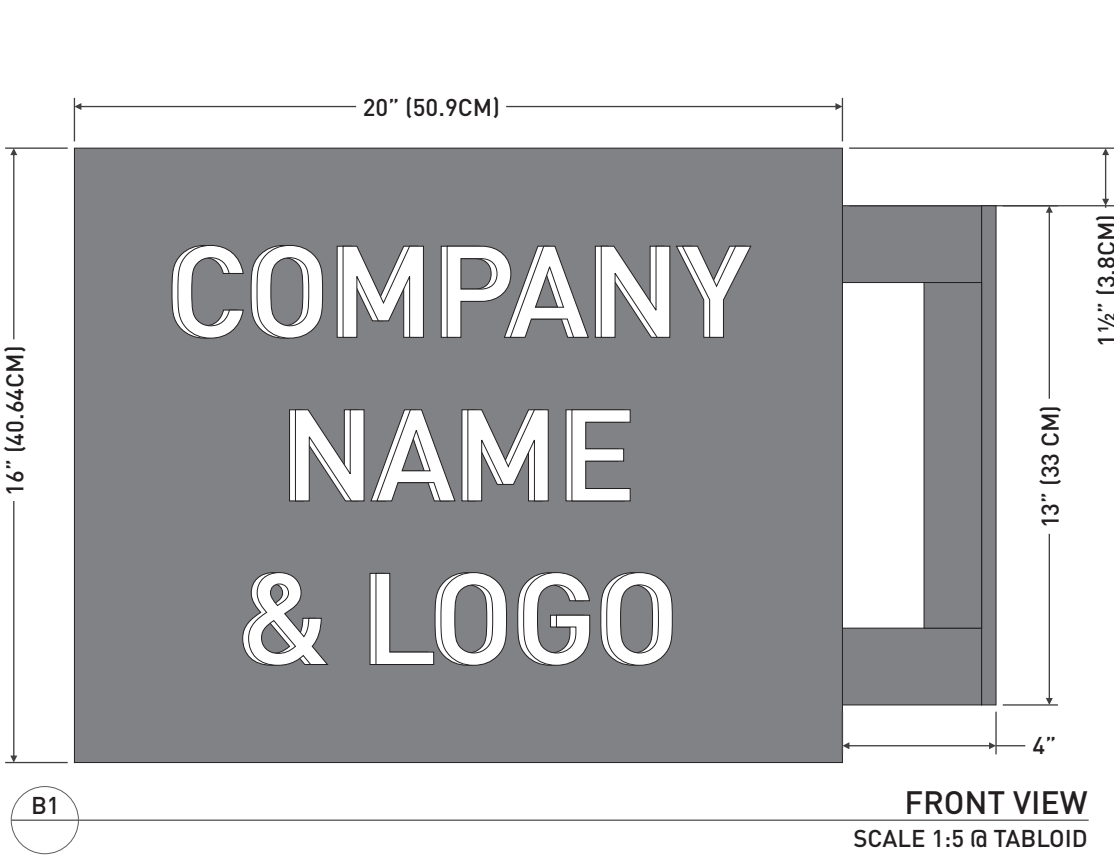
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FASCIA SIGNAGE

QUANTITY: 7 (S/S) 1 PER UNIT

□ INTERIOR ■ EXTERIOR

NOTES: INTERNALLY ILLUMINATED PAINTED ALUMINUM SIGN CABINET PRE-PULATED WITH LED MODULES
PUSH-THROUGH GRAPHICS
REMOVABLE FRONT PANEL. TENANT GRAPHICS BY OTHERS
WOOD ACCENT TO MATCH ARCHITECTURAL FINISH AND CONCEALED ELECTRICAL SUPPLY.
MOUNTED DIRECTLY TO BUILDING FASCIA.

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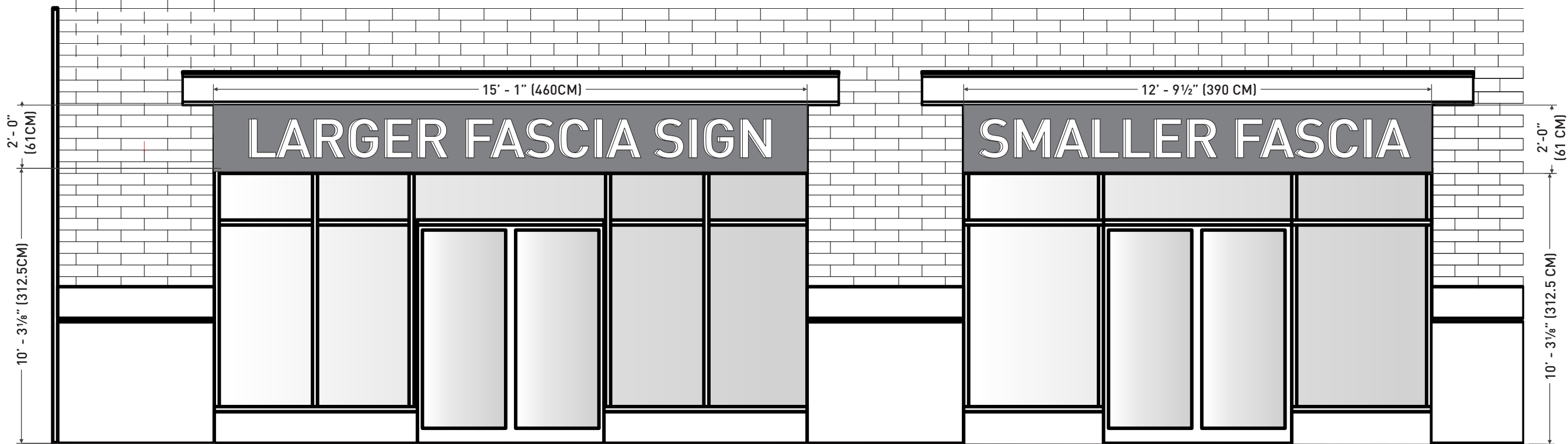
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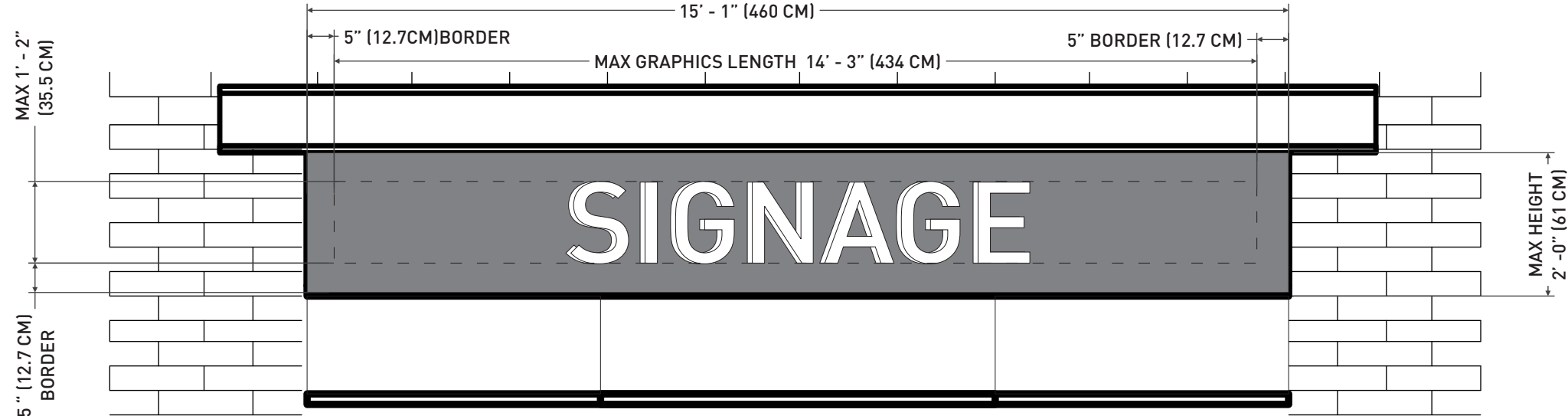
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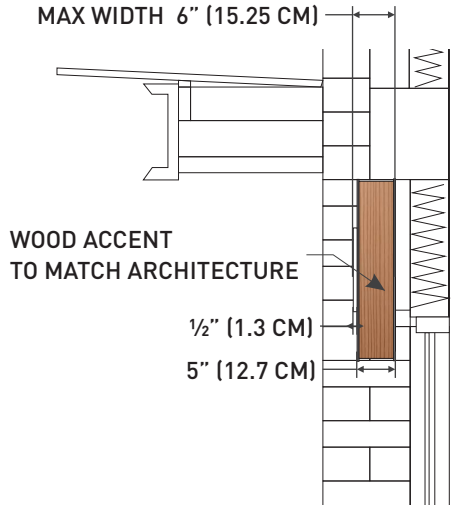
C1

ELEVATION VIEW
SCALE 1:40 @ TABLOID



C2

COMMERCIAL SIGN ELEVATION
SCALE 1:25 @ TABLOID



C3

SIDE VIEW
SCALE 1:25 @ TABLOID

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A 10CM (4") tall address white vinyl unit number may be applied to the glass above door entry. The number must be centered on the glass pane, and when applied to the door, must be applied 5CM (2") from the bottom edge of the pane.

The double door main entry door pane may include hours of operation only on one glass door. The one glass door pane may not have more than 25% total coverage. Graphics will be mounted at eye level on door and the bottom text should not be lower than the top of the door handle, for best visibility. Graphics will only be allowed on one door.

No decorative graphics, logos or sale information of any kind may be used on any windows or doors. Signs and posters located inside the unit within 1.5m / 5ft of the windows and facing outwards will be considered window signage and will NOT be allowed.

Graphic content must be approved in writing by the Landlord prior to submission to the City of Port Moody for sign permit.

MISCELLANEOUS SIGNAGE

Tenants are not permitted to use any other sign types in this complex other than those detailed in this CSP, unless otherwise determined by the Landlord on a case by case basis.

The following signs are NOT permitted in this complex:

- Banners
- Sandwich Boards or Sidewalk Signs
- Window Posters or Graphics
- Neon Signs
- Roof Signs
- Billboards
- "Open/Closed" Door or Window Signs



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