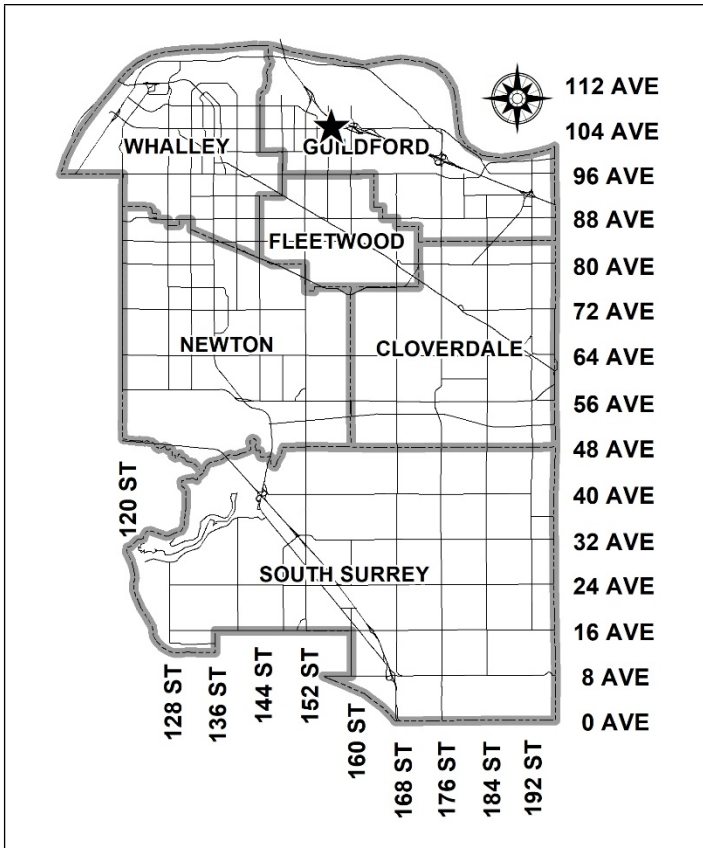


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0283-00

Planning Report Date: May 30, 2022



**PROPOSAL:**

- **Development Permit**

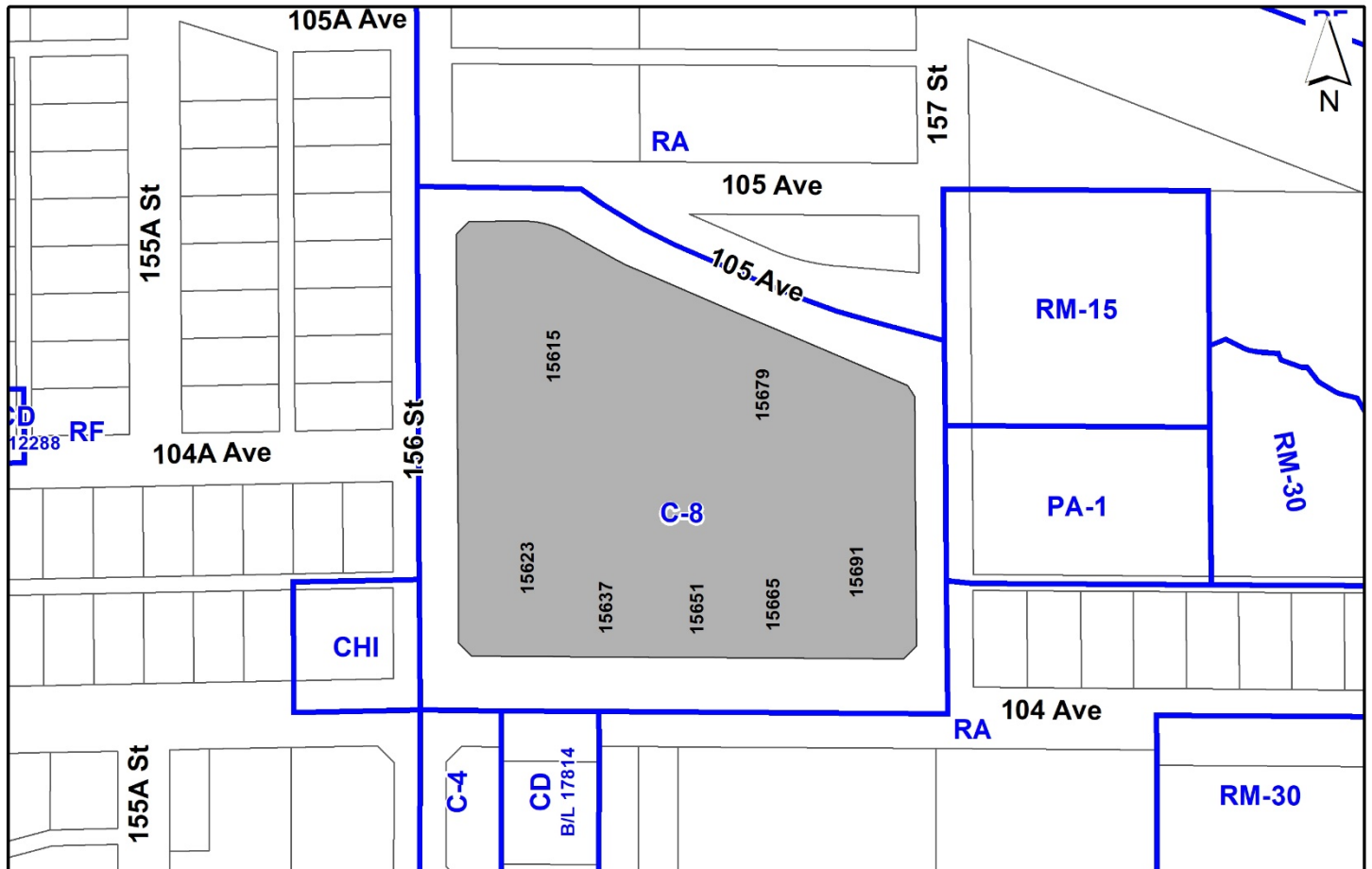
to permit a free-standing monument sign for identification purposes at a shopping centre in Guildford.

**LOCATION:** 15615, 15623, 15637, 15651, 15665, 15679 and 104 Avenue

**ZONING:** C-8

**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 allow for one (1) freestanding sign pertaining to a building(s) whose setback is less than 5 metres to adjacent highways.

**RATIONALE OF RECOMMENDATION**

- The proposed sign is of a high-quality design and is of an appropriate size and scale in relation to the buildings.
- The proposed sign has been designed with a compatible form, size, design character and durable materials, to provide the shopping centre with a consistent signage aesthetic that is compatible with the Guildford area.
- The proposed free-standing sign is designed as a monument and will be the main identifier for the Guildford Village shopping centre.
- The proposed free-standing sign is intended to display the name of the shopping centre only. A separate restrictive covenant will be registered on title specifying that no additional tenant panels are to be installed, prior to sign permit issuance.

## RECOMMENDATION

The Planning & Development Department recommends that:

Council approve the applicant's request to vary the Sign By-law as described in Appendix I.

1. Council approve Development Permit No. 7921-0283-00 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 Site	Existing Guildford Village shopping centre	Commercial	C-8
North (Across 105 Avenue):	Large residential lots and recently acquired Park land adjacent to Guilford Brook	Parks and Natural Areas, Riparian Buffer	RA
East (Across 157 Street):	Assembly Hall, Townhouses and Single detached homes	Townhouse or Rowhouse	RM-15/PA-1/RA
South (Across 104 Avenue):	Neighbourhood commercial store, apartment and Harold Bishop Elementary School	Low Rise Mixed Use, School	C-4/ CD (By-law No. 17814)/ RA
West (Across 156 Street):	Animal hospital and single detached homes	Low Rise Mixed Use, Low Rise Apartment	CHI, RF

### Context & Background

### DEVELOPMENT PROPOSAL

### Planning Considerations

- The subject site is located in Guilford at the northeast corner of 104 Avenue and 156 Street.



### Signage Assessment

- The proposed Sign By-law variance has merit as the free-standing sign will provide a clear signage aesthetic for identification purposes and will consist of high-quality design and materials. The sign is designed to act as a monument, with a modern design aesthetic appropriate for shopping centre identification purposes.
- The proposed free-standing sign will enhance the visibility of the Guildford Village shopping centre for those traveling on 104 Avenue and 156 Street.
- The proposed free-standing sign meets the maximum 4.5 metre height and minimum 2 metre setback requirement from property line prescribed in the Sign By-law.
- The applicant is responsible for discharging the existing restrictive covenant prohibiting free standing signage structures. Given that the free-standing monument structure will be for identification purposes only, a new restrictive covenant is required to be registered on title specifying no tenant panel advertising prior to sign permit issuance.
- Staff supports the requested variances to accommodate the proposed sign as part a comprehensive sign design package.

### **TREES**

- The free-standing monument structure has been installed prior to installation of landscaping. As such, the landscape architect for the project, provided a memo confirming that landscaping was adjusted to avoid conflict in this area.

### **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. 7921-0283-00

*approved by Ron Gill*

Jeff Arason  
Acting General Manager  
Planning and Development

ELM/cm

## PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variance	Sign By-law Requirement	Rationale
1	Allow for one (1) free standing sign pertaining to a building(s) whose setback is less than 5 metres to an adjacent highway.	A free-standing sign shall not be permitted within any yard that abuts a highway if the business to which the sign pertains is located in a building whose setback adjacent to that highway is 5 metres or smaller than 5 metres Part 5, Section 27 (1) (b).	The proposed free-standing sign will enhance the visibility of Guildford Village for those traveling eastbound on 104 Avenue.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7921-0283-00

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: 030-036-241

Lot 1 Section 22 Block 5 North Range 1 West New Westminster District Plan EPP61085

15615 - 104 Avenue

15623 - 104 Avenue

15637 - 104 Avenue

15651 - 104 Avenue

15665 - 104 Avenue

15691 - 104 Avenue

15679 - 104 Avenue

(the "Land")

**B. Form and Character**

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign packages on the Land shall be in accordance with the drawings numbered 7921-0283-00(1) through to and including 7921-0283-00(7) (the "Drawings").

2. Signage shall be installed in conformance with the Drawings 7921-0283-00(1) through to and including 7921-0283-00(7).
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, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

#### **C. Variances**

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

1. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings labelled 7921-0283-00(1) through to and including 7921-0283-00(7).

#### **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.

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)

**Sign By-law Variances**

#	Variance	Sign By-law Requirement
1	Allow for one (1) free standing sign pertaining to a building(s) whose setback is less than 5 metres to an adjacent highway.	A free-standing sign shall not be permitted within any yard that abuts a highway if the business to which the sign pertains is located in a building whose setback adjacent to that highway is 5 metres or smaller than 5 metres Part 5, Section 27 (1) (b).

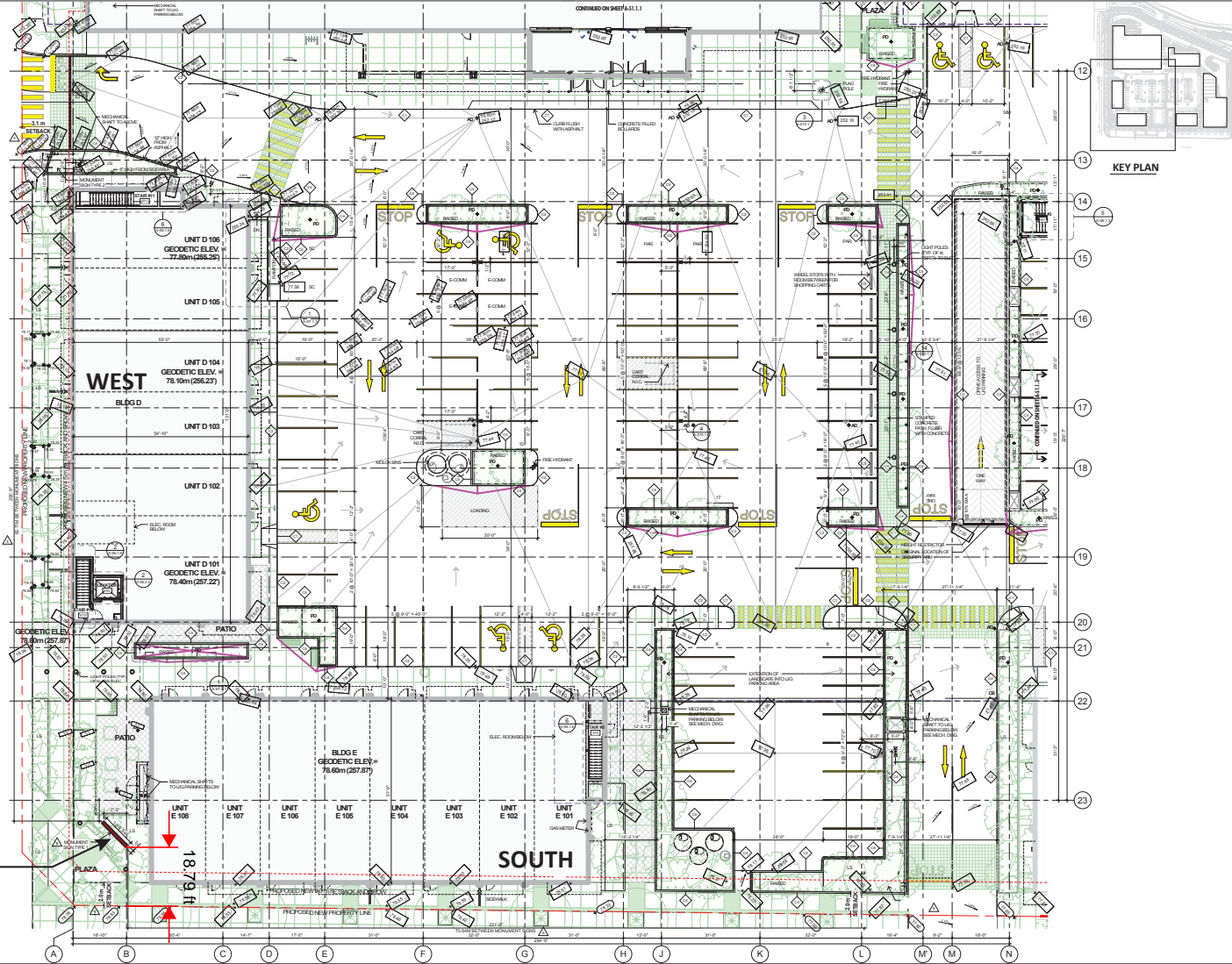


# **Guildford Village**

15615 104th Ave  
City of Surrey, BC

Complete Set of Permit Drawings

# NorthWest Site Plan



## SITE SYMBOL LEGEND

- CONCRETE LETDOWN
- CURB TYPE, SEE DETAILS
- BIKE RACK
- LAMP STANDARD, CONC. BASE REQUIRED REFER TO SITE DETAILS
- PAINTED ACCESSIBLE PARKING SIGN
- PAINTED TRAFFIC ARROWS
- PAINTED STOP LINE
- PAINTED CROSSING
- PROPERTY LINE
- PLANTERS EXTEND MAX. 710 (Z-4') ABOVE ADJACENT GRADE
- GRADES BY CIVIL (m)
- GRADES BY ARCHITECTURAL (m)
- LANDSCAPING
- AREA / PLANTER DRAIN - SEE MECH
- TRENCH DRAIN - SEE MECH
- LIGHT-POLE COLUMNS - SEE ELEC REFER TO SITE DETAILS
- DIRECTION OF SLOPE
- SIGN POST REFER TO SITE DETAILS
- FIRE HYDRANT

**1 SITE PLAN - SOUTHWEST**  
SCALE: 1:500

## Project ID

**RS4-62507-R9**

Date: 06-16-2020  
Scale: 1:500  
Sales: Tory / Ryan  
Designer: DJ1 / WZ1

Rev. #: **R9 (DJ)**  
Date: **06-21-2021**

**Revision Note:**  
R1: 06-24-2020 Revised Sign #1 Pylon Columns / Added Sign #2  
R2: 07-02-2021 Revised Locations of Pylons  
R3: 07-24-2021 Deleted Sign 1.1 & 2 / Deleted Logo / Added Cor. #RC04079  
R4: 07-01-2021 Revised SF Pylon w/ Opt. ARV/CAD/P  
R5: 07-09-2021 Revised SF Pylon to Match up client copy of the Monument sign  
R6: 07-24-2021 Revised Pylon Specifications & Colors  
R7: 04-14-2021 Deleted additional Pylon from Site Plan  
R8: 04-23-2021 Revised Yellow to match "Traffic Yellow" (PANTONE 13-0630 TN "Safety Yellow")  
R9: 06-21-2021 Added 3'-0" H x 10'-6" W Base

**Conceptual**

Information Required:

Old: RS4-57260\_R2  
New Project Number:  
RS4-62507\_R3

**Master**

**Electrical**

120V  347V  
 Other T.B.D

## Customer Approval

Signature \_\_\_\_\_  
MM/DD/YYYY

It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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**Guilford Village**  
15615 104 Avenue  
Surrey, BC  
Canada

Sign Item	Page #
Site	1

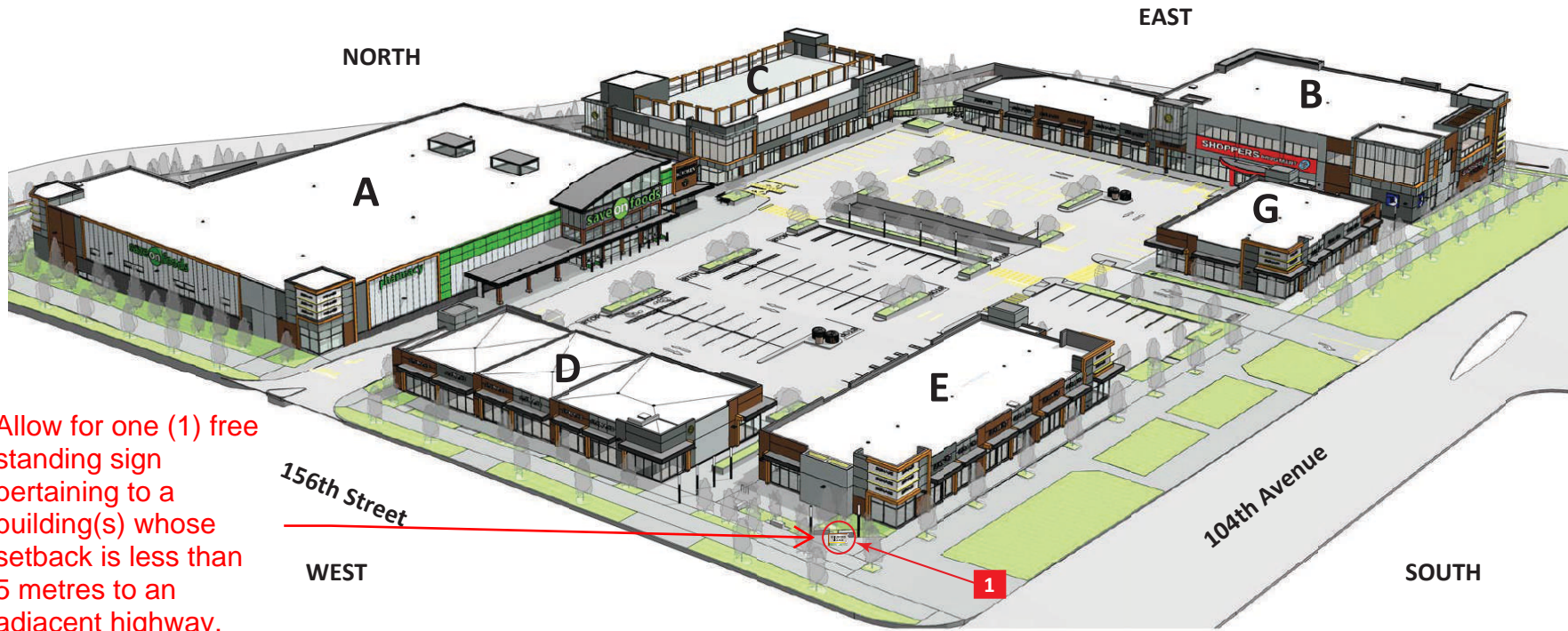


#309-14928 56 Ave, Surrey, British Columbia, Canada V3S 2N5  
(Toll Free) 1.866.635.1110 (Fax) 1.800.663.3737  
www.pattisontsign.com

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

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

# Perspective Site Plan



Allow for one (1) free standing sign pertaining to a building(s) whose setback is less than 5 metres to an adjacent highway.

## COLOURS

- Metal Band: colour to match "Traffic Yellow" (PANTONE 13-0630 TN "Safety Yellow")
- Removable aluminum sign faces – colour to match BM 2124-40 "Thundercloud Gray"
- Aluminum Composite Metal Panels Prefinished to Match 'Weathered Zinc' BM 2124-20
- EIFS Colour to Match 'Trout Gray' BM 2124-20
- EIFS Colour to match BM 2096-30 'Grandfather Brown'
- Wood Grain Finish Cladding. Colour 'Autumn'

SOUTHWEST SITE PERSPECTIVE



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 (Toll Free) 1.866.635.1110 (Fax) 1.800.663.3737  
 www.pattisonsign.com



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 Dispose of the lamps according to Local, Provincial, State or Federal Laws.

### Project ID

**RS4-62507-R9**

Date: 06-16-2020

Scale: N.T.S.

Sales: Tory / Ryan

Designer: DJ1 / WZ1

Rev. #: R9 (DJ)

Date: 06-21-2021

**Revision Note:**  
 R1: 06-24-2020 Revised Sign #1 Pylon Colors / Added Sign #2  
 R2: 07-02-2021 Revised Locations of Pylons  
 R3: 07-24-2021 Deleted Sign 1.1 & 2 / Deleted Logo / Added Cpt. #1/COLTY  
 R4: 07-01-2021 Revised SF Pylon w/ Opt. A/B/C/D/E/F  
 R5: 07-09-2021 Revised SF Pylon to Match up client copy of the Monument sign.  
 R6: 07-24-2021 Revised Pylon Specifications & Colors  
 R7: 08-14-2021 Deleted additional Pylon from Site Plan.  
 R8: 04-23-2021 Revised Yellow to match "Traffic Yellow" (PANTONE 13-0630 TN "Safety Yellow")  
 R9: 06-21-2021 Added 3'-0" H x 10'-6" W Base

Conceptual

Information Required:

Old: RS4-57260\_R2  
 New Project Number:  
 RS4-62507\_R3

Master

Electrical

120V  347V

Other T.B.D

### Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY \_\_\_\_\_

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**Guildford Village**  
 15615 104 Avenue  
 Surrey, BC  
 Canada

Sign Item Page #

Site 2

# ONE (1) S/F Illuminated Low Profile Monument Sign:



Front View Scale: 3/8" = 1'-0"

Font: Univers LT 67 Condensed Bold (Toyota Dealer Name Font)

## Specifications

### Supply & install:

One (1) S/F Illuminated Low Profile Monument Sign includes:

- LED Illuminated Channel Letters - 3" Deep
- Wood Grain Finish Cladding - Colour 'Autumn' Faux Wood Aluminum
- Metal Accent Stripe: Painted Yellow
- S/F Cabinet: Aluminum Cabinet Painted to Match 'Weathered Zinc' BM 2124-20 Aluminum Sign Face over Frame Painted to Match 'Weathered Zinc' BM 2124-20
- "Jim Pattison Developments" Non illuminated Plaque
- Base: Provided by PSG | 3'-0"H x 10'-6"W Concrete Base
- Anchor Bolts: Provided by PSG

### Construction: Channel Letters

Substrate: Black Dulite Translucent Acrylic Faces  
 Letter's Trim Caps: Trimless (No Trim Caps)  
 Returns: Painted Brushed Silver  
 Illumination: White LED's

### Non illuminated Plaque:

Digitally Printed Graphics on Clear Vinyl  
 & Satin Laminate  
 White Ink Backed Colors

SIGN Area: 6'-0" X 10'-0" = 60 SQ FT  
 COPY Area: 2.78' X 7.48' = 20.79 SQ FT  
 % Copy Area: 20.79/60 x100% = 34.65%

### Pylon Colours

- Metal Band: colour to match "Traffic Yellow". (PANTONE 13-0630 TN "Safety Yellow")
- Aluminum Metal Panels Painted to Match 'Weathered Zinc' BM 2124-20
- Wood Grain Finish Cladding - Colour 'Autumn' Faux Wood Aluminum

### Guildford Village Colours

- Black Dulite Acrylic Channel Letter Faces  
Black Day | White Night
- Brushed Silver Paint (Chan. Letters Returns)

## Project ID

RS4-62507-R9

Date: 06-16-2020

Scale: 3/8"=1'-0"

Sales: Tory / Ryan

Designer: DJ1 / WZ1

Rev. #: R9 (DJ)

Date: 06-21-2021

Revision Note:  
 R1: 06-24-2020 Revised Sign #1 Pylon Colors / Added Sign #2  
 R2: 07-02-2021 Revised Locations of Pylons  
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 R4: 07-01-2021 Revised SF Pylon w/ Opt. A/R/C/D/TP  
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 R9: 06-21-2021 Added 3'-0"H x 10'-6"W Base

✓ Conceptual

Information Required:

Old\_RS4-57260\_R2  
 New Project Number:  
 RS4-62507\_R3

Master

Electrical

120V  347V

Other T.B.D

## Customer Approval

Signature \_\_\_\_\_

MM/DD/YYYY

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Guildford Village  
 15615 104 Avenue  
 Surrey, BC  
 Canada

Sign Item Page #

SG 1 3



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 Powering Your Brand

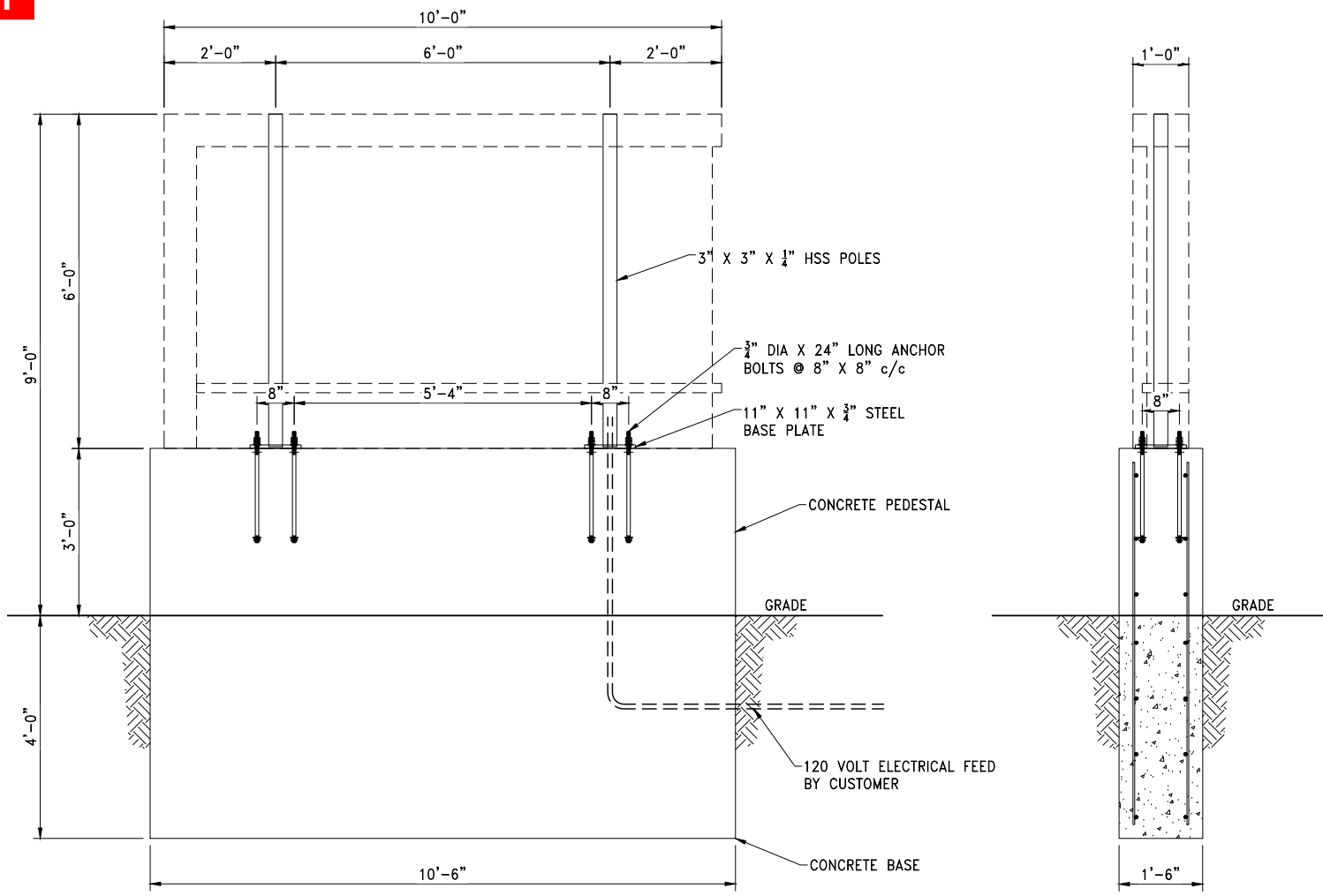
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This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes.  
 This includes proper grounding and bonding of the sign.



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



FRONT ELEVATION  
SCALE 1/2" = 1'-0"

SIDE VIEW

# PERMIT DRAWING

## ATTACHMENT DETAIL

VOLTS	120	AMPS	TBD	CIRC.:	TBD
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### DESIGN LOADS

--		
Ss = -- kPa	Sr = -- kPa	q 1/50 = -- kPa

### ITEMS TO BE SHIPPED (Hardware)

DESCRIPTION	TOTAL QTY:
--	--
--	--

### REVISIONS

DESCRIPTION	DATE	APPR.
ADD 3'-0" CONCRETE PEDESTAL	JUN 30/21	---
---	---	---

### NOTES

See Art for placement, graphic details and colour specs.

WALL CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT PATTISON SIGN GROUP FOR DIRECTION.

### Wall Sign Attachments

Sign attachment design is normally calculated based on detailed wall section drawings. Failure to provide accurate wall section and other building design details may cause additional installation cost. Pattison Sign Group will not take any responsibility for inaccurate information provided.

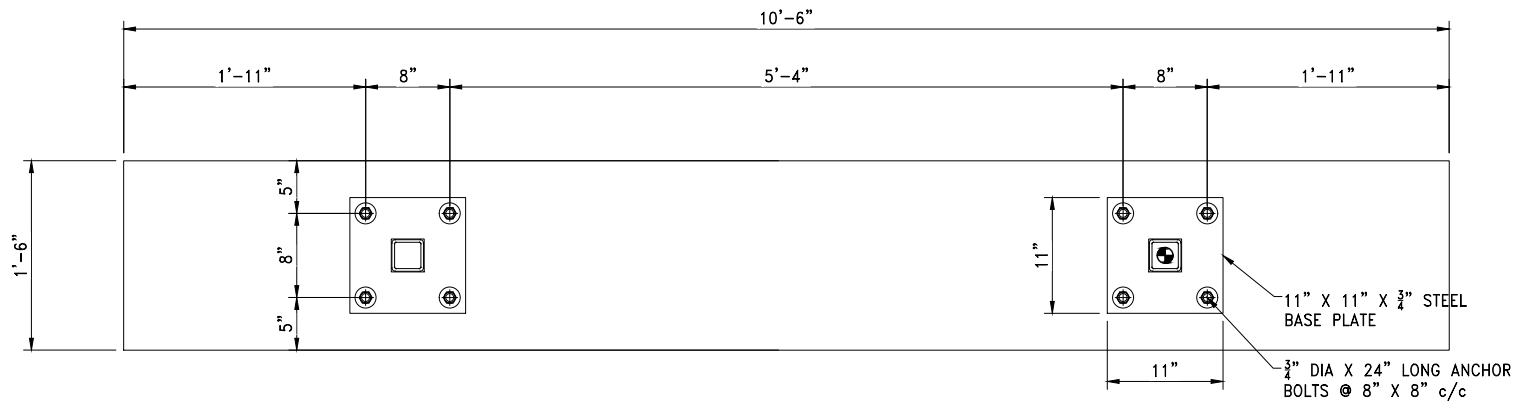
<b>CUSTOMER:</b>	GUILDFORD VILLAGE		
<b>SITE:</b>	15615 104 AVENUE SURREY, BC		
<b>DRAWN BY:</b>	B. NAKASUJI	<b>DATE:</b>	APR 30/21
<b>CHECK BY:</b>			
<b>PAGE:</b>	1/3	<b>SCALE:</b>	AS NOTED
<b>REFERENCE:</b>	315313 - RS4-62507		

<p> This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or CEC and of the Canadian Electrical Code (CEC) or CECI and/or other applicable local codes. The installer must provide proper grounding and bonding of sign.</p>	<p> Pattison Sign Group illuminated signs product uses certified Fluorescent, Neon and/or LED lamps. These lamps contain Mercury (Hg) and other hazardous materials. The installer must ensure proper disposal of these lamps in accordance with applicable laws, regulations, and any local, provincial, state, or Federal laws.</p>
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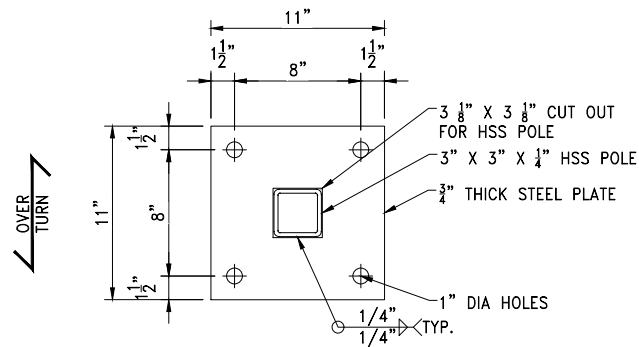
THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (FOR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVE, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATIONS.

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**CONCRETE BASE - PLAN**  
SCALE 1" = 1'-0"



**BASE PLATE DETAIL**  
SCALE 1 1/2" = 1'-0"

# PERMIT DRAWING

## ATTACHMENT DETAIL

VOLTS	120	AMPS	TBD	CIRC.	TBD
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### DESIGN LOADS

Ss = -- kPa	Sr = -- kPa	q 1/50 = -- kPa
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### ITEMS TO BE SHIPPED (Hardware)

DESCRIPTION	TOTAL QTY:
--	--
--	--

### REVISIONS

DESCRIPTION	DATE	APPR.
---	---	---
---	---	---

### NOTES

See Art for placement, graphic details and colour specs.

WALL CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT PATTISON SIGN GROUP FOR DIRECTION.

### Wall Sign Attachments

Sign attachment design is normally calculated based on detailed wall section drawings. Failure to provide accurate wall section and other building design details may cause additional installation cost. Pattison Sign Group will not take any responsibility for inaccurate information provided.

<b>CUSTOMER:</b>	<b>GUILDFORD VILLAGE</b>		
<b>SITE:</b>	15615 104 AVENUE SURREY, BC		
<b>DRAWN BY:</b>	<b>B. NAKASUJI</b>	<b>DATE:</b>	<b>APR 30/21</b>
<b>CHECK BY:</b>		<b>SCALE:</b>	<b>AS NOTED</b>
<b>PAGE:</b>	<b>2/3</b>	<b>REFERENCE:</b>	<b>315313 - RS4-62507</b>

This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CEC) or CSA C22.1 and/or other applicable local codes. This includes proper grounding and bonding of sign.

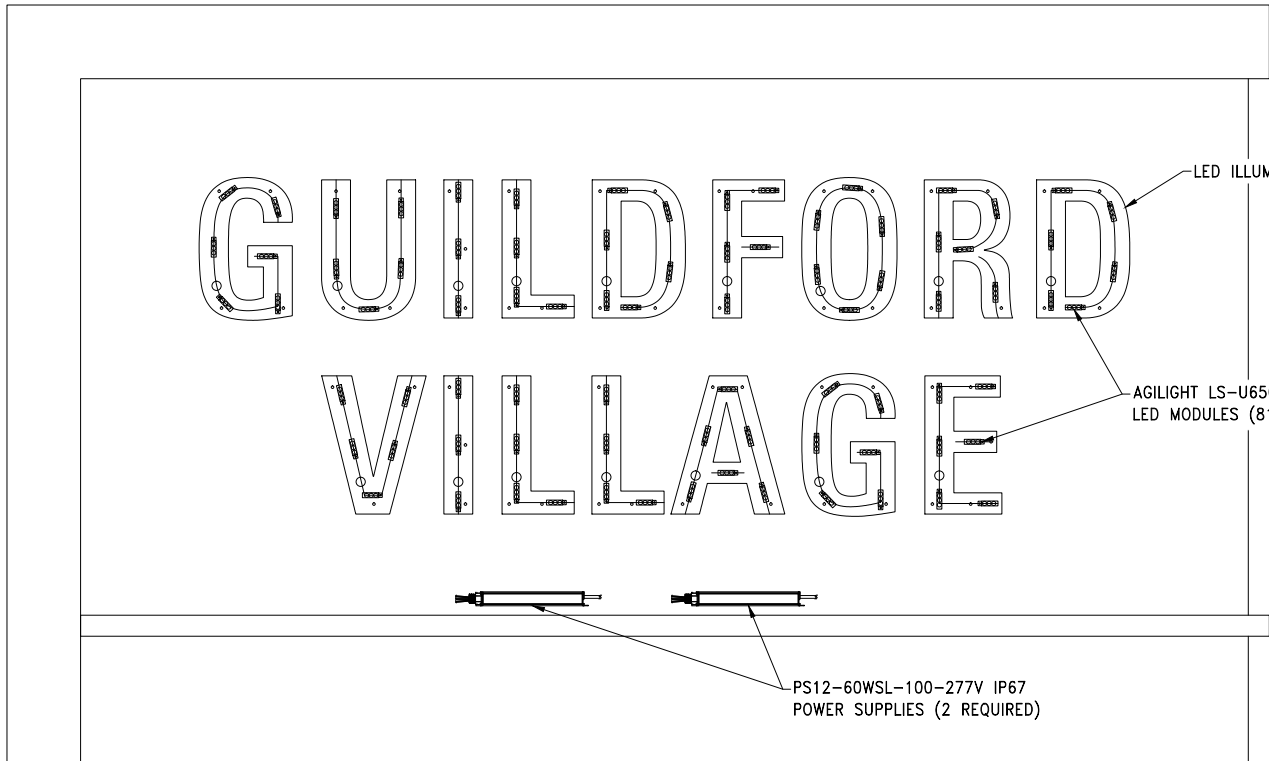
Pattison Sign Group illuminated signs produce glare. The glare from illuminated signs may be a nuisance to the public and may be a safety hazard. The glare from illuminated signs will be responsible for the glare. The glare from illuminated signs, or Patent Laws.

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN. SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (FOR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVE, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATIONS.

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LED LAYOUT  
SCALE 1" = 1'-0"

# PERMIT DRAWING

ATTACHMENT DETAIL

VOLTS	120	AMPS	TBD	CIRC.	TBD
-------	-----	------	-----	-------	-----

**DESIGN LOADS**

--		
Ss = -- kPa	Sr = -- kPa	q 1/50 = -- kPa

**ITEMS TO BE SHIPPED (Hardware)**

DESCRIPTION	TOTAL QTY:
--	--
--	--

**REVISIONS**

DESCRIPTION	DATE	APPR.
ADD 3'-0" CONCRETE PEDESTAL	JUN 30/21	---
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**NOTES**

See Art for placement, graphic details and colour specs.

WALL CONSTRUCTION DEPICTED IS AS REPORTED BY CLIENT. SHOULD FIELD CONDITIONS VARY FROM WHAT IS SHOWN, INSTALLER SHALL CONTACT PATTISON SIGN GROUP FOR DIRECTION.

**Wall Sign Attachments**

Sign attachment design is normally calculated based on detailed wall section drawings. Failure to provide accurate wall section and other building design details may cause additional installation cost. Pattison Sign Group will not take any responsibility for inaccurate information provided.

<b>CUSTOMER:</b>	<b>GUILDFORD VILLAGE</b>		
<b>SITE:</b>	15615 104 AVENUE SURREY, BC		
<b>DRAWN BY:</b>	<b>B. NAKASUJI</b>	<b>DATE:</b>	<b>APR 30/21</b>
<b>CHECK BY:</b>			
<b>PAGE:</b>	<b>3/3</b>	<b>SCALE:</b>	<b>AS NOTED</b>
<b>REFERENCE:</b>	<b>315313 - RS4-62507</b>		

<p><small>This sign is intended to be installed in accordance with the requirements of National Electrical Code (NEC) or NFPA 70 and of the Canadian Electrical Code (CEC) or CSA C22.1 and/or other applicable local codes. This includes proper grounding and bonding of sign.</small></p>	<p><small>Pattison Sign Group illuminated signs product may contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg) and other hazardous materials. The responsibility of these lamps will be transferred, if applicable, according to Local, Provincial, State, or Federal Laws.</small></p>
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IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGN ORDERED HEREIN, SUCH BASE(S) SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IF A BASE(S) IS TO BE BUILT OR PROVIDED BY THE CUSTOMER (FOR AGENT), AND NOT BY PATTISON SIGN GROUP, THE CUSTOMER SHALL ENSURE THAT THE BASE(S) ARE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP AND ITS EMPLOYEES, REPRESENTATIVE, AGENTS AND OFFICERS, HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, LIABILITIES, ACTIONS, PENALTIES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) OBLIGATIONS.

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