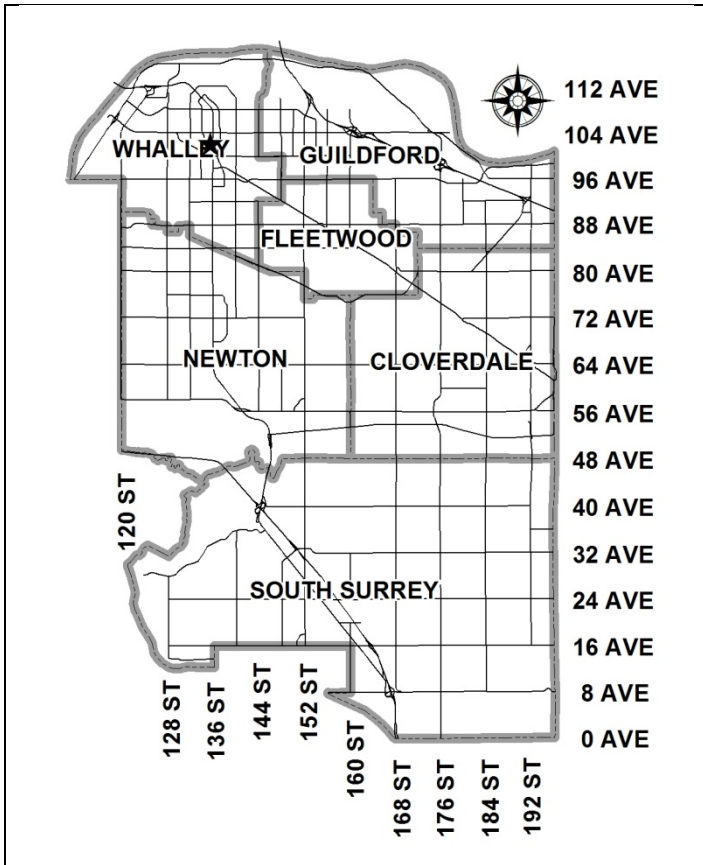


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0370-00

Planning Report Date: February 1, 2016



PROPOSAL:

- **Development Variance Permit**

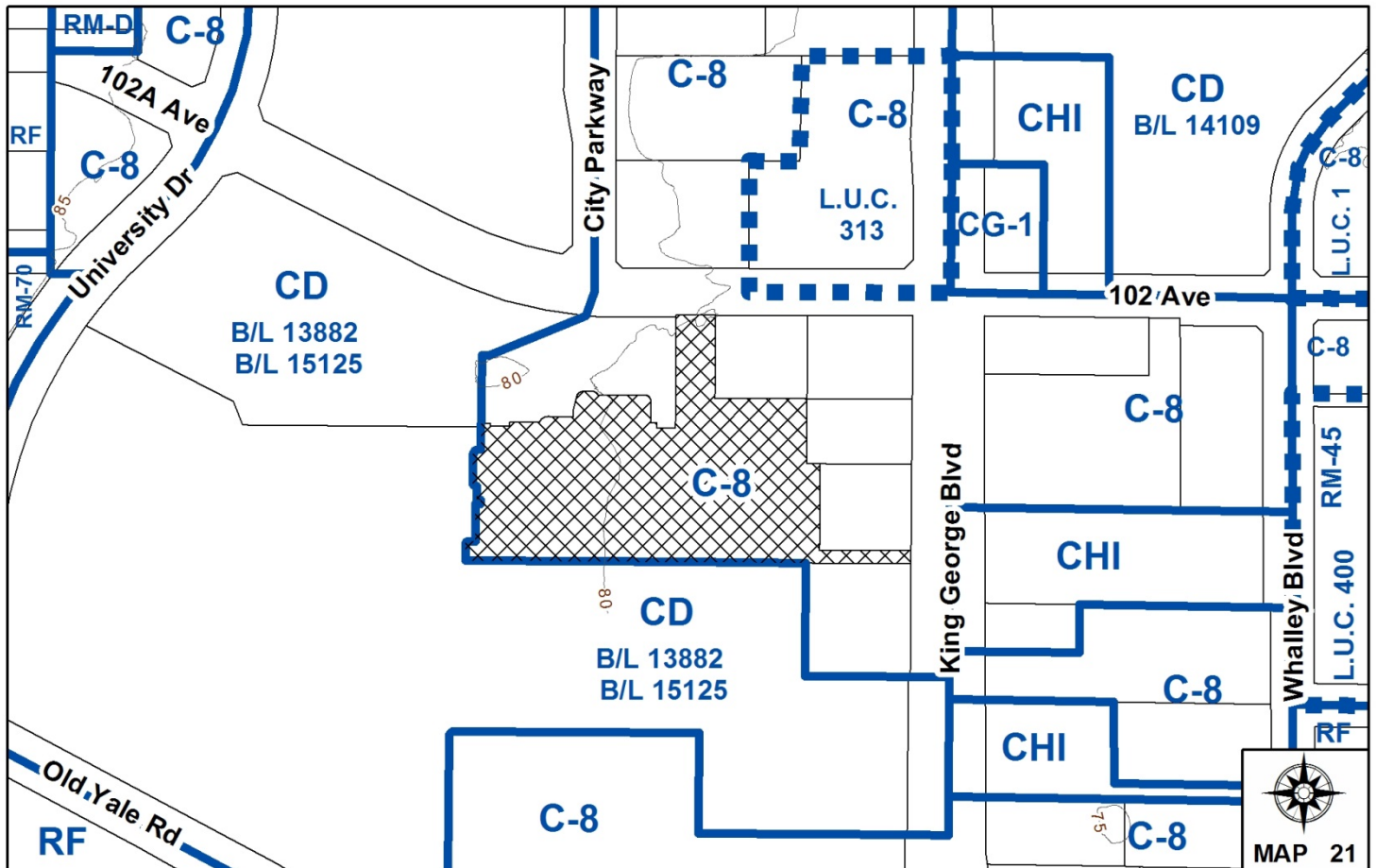
to vary the Sign By-law to allow for two additional fascia signs to be located above the first storey for a two-storey commercial retail unit (CRU) in Central City Mall.

LOCATION: 10151 - King George Boulevard

OWNER: CC Eastern Holdings Ltd.

ZONING: C-8

OCP DESIGNATION: Central Business District



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the Sign By-law to allow for two (2) additional fascia signs to be located above the first storey on the east building façade of a commercial retail unit (CRU) in Central City Mall.

RATIONALE OF RECOMMENDATION

- The proposal is to renovate the existing vacant commercial retail unit (CRU) to accommodate a new tenant, Walmart.
- The signage proposed on the east building façade has been comprehensively designed to be integrated with the design of the building and is of high quality and appropriate in scale.
- The proposed signage is located above the first storey to help with visibility given the location and height of the adjacent SkyTrain guideway.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7915-0370-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to increase the number of fascia signs above the first storey on the east building façade from 1 to 3.

REFERRALS

Engineering: The Engineering Department has no objection to the proposed Development Variance Permit.

SITE CHARACTERISTICS

Existing Land Use: Currently a vacant commercial retail unit, previously the Target store, at Central City Mall.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Part of Central City Mall.	Central Business District	C-8
Further North (Across 102 Avenue):	Parking lot for North Surrey Recreation Centre, bus loop, North Surrey Recreation Centre and existing commercial development.	Central Business District	CD By-law No. 13882, amended by By-law No. 15125, C-8 and LUC No.313
East:	Part of Central City Mall.	Central Business District	C-8
South-East:	Part of Central City Mall.	Central Business District	C-8
South and West:	Part of Central City Mall.	Central Business District	CD By-law No. 13882, amended by By-law No.15125

DEVELOPMENT CONSIDERATIONS

- The Central City Mall is an existing mixed-use development in the City Centre, which encompasses retail, office and educational uses including the Surrey SFU campus.

- Although the mall functions as one large site, a number of legal lots comprise the subject site, with different zoning. The primary focus of the development application is on the property individually addressed as 10151 King George Boulevard, which is zoned “Community Commercial Zone (C-8)”. The larger site is addressed under one consolidated address, 10045 King George Boulevard.
- The subject commercial retail unit (CRU) under application is the former Target store which has been closed since April 1, 2015.
- The commercial retail unit is comprised of two levels, with a total floor area of approximately 13,220 square metres (142,296 sq.ft.).
- The new signage is to accommodate Walmart moving into the space Target vacated.
- A total of three fascia signs are proposed above the first storey on the east building façade of the two-level CRU. Sign By-law No. 13656 permits a maximum of one fascia sign to be located above the first storey of a building for the major tenant. A Development Variance Permit (DVP) is being requested to increase the number of fascia signs being located above the first storey, from one (1) sign to three (3) signs on the east façade.
- A separate Tenant Improvement Permit (TIP) has been submitted for the interior renovation work for the CRU.

DESIGN PROPOSAL AND REVIEW

- The sign proposal includes one sign with the tenant name “Walmart Supercentre”, a sign for a pharmacy and medical clinic and a “save money, live better” sign, which is part of the branding for Walmart. All three (3) signs are proposed to be located on the east building façade and above the first storey.
- The “Walmart” sign is comprised of LED illuminated channel letters made out of white molded polycarbonate, 1.5 metres (5 ft.) high, with a gold coloured logo 2.6 metres (8.6 ft.) high. The “Supercenter” portion of the sign is comprised of non-illuminated channel letters 0.6 metre (2 ft.) in height and 4.45 metres (14.6 ft.) in width. The sign will be mounted to a blue background. The total combined sign area is 32 square metres (340 sq.ft.).
- The pharmacy and medical clinic sign is comprised of non-illuminated channel letters, with a maximum 1.5 metres (5 ft.) height and a maximum 2.1 metres (7 ft.) width. The sign will be mounted on a blue background. The total sign area will be 3.3 square metres (35 sq.ft.).
- The third fascia sign for the phrase “save money, live better” will be comprised of white and gold coloured, illuminated channel letters mounted directly to the fascia and will be 1.2 metres (4 ft.) in height and 5.4 metres (17.8 ft.) in width. The total sign area is 6.6 square metres (71 sq.ft.). The sign was reduced in height upon staff concerns that it was originally too large.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 5, Sub-section 27(2)(a.1)ii. of Sign By-law No.13656, to increase the number of fascia signs above the first storey on the east building façade, from 1 to 3.

Applicant's Reasons:

- The commercial retail unit is approximately 13,220 square metres (142,296 sq.ft.) in size. The signs are required as they will advertise Walmart and the services within the store. The height is needed for visibility, as the SkyTrain guideway exists.

Staff Comments:

- The signs have been designed to an appropriate scale for the building and consist of high quality materials in a channel letter format. The combined sign area of the three (3) signs complies with the Sign By-law.
- Staff can support the two additional signs above the first storey recognizing that the entire two-storey CRU is occupied by the same business.

INFORMATION ATTACHED TO THIS REPORT

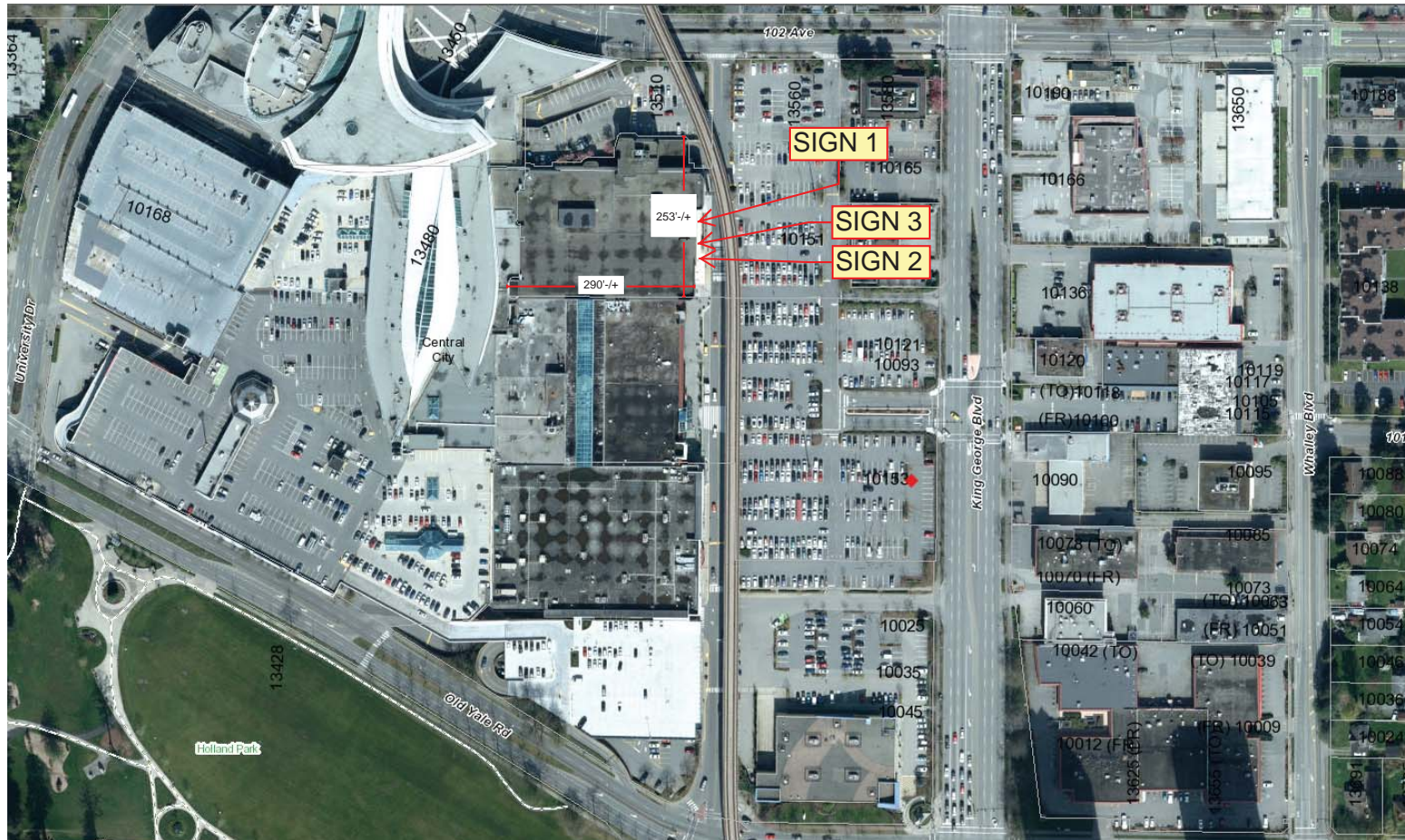
The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Signage Drawings
Appendix III.	Development Variance Permit No. 7915-0370-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/dk



25 Begbie St.
New Westminster, BC.
T: 778-397-1394
F: 1-888-738-3846
E: jordan@prioritypermits.com

Project: WAL-MART
Address: 2151 10153 KING GEORGE
BLVD, SURREY, BC

Date: 2015/09/11

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.

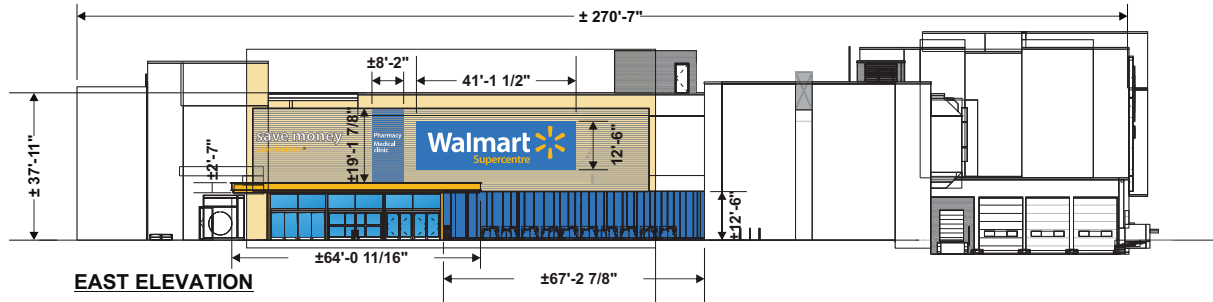


DP1-1297

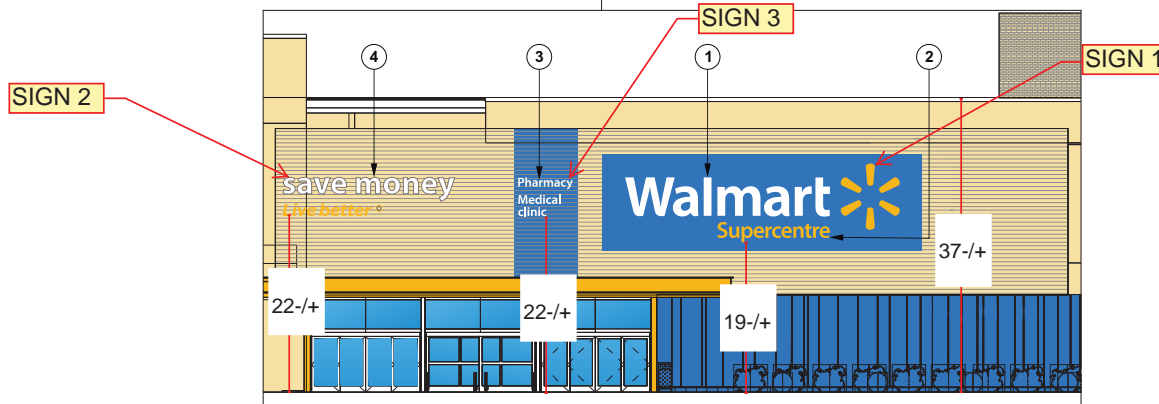
PRESENTATION DRAWING

Installation: Interior: Exterior:

#	Descriptions:
1	5' WM ILLUMINATED CHANNEL LETTERS SEE DRAWING PAGE 3 - SIGNAGE AREA 301.81 SQ. FT.
2	NON-ILLUMINATED CUT-OUT LETTERS (SC) SEE DRAWING #WAL1L7EX410 - SIGNAGE AREA 37.94 SQ. FT.
3	NON-ILLUMINATED CUT-OUT LETTERS (PHARMACY) SEE DRAWING PAGE 5 - SIGNAGE AREA 35.11 SQ. FT.
4	ILLUMINATED LETTERS (SAVE MONEY) SEE DRAWING PAGE 4 - SIGNAGE AREA 110.83 SQ. FT.



EAST ELEVATION



EAST ELEVATION
SCALE: 1/16" = 1'-0"

Notes:
- ORIGINAL PROJECT NUMBER: FJ-23966
- SURVEY OF WALL WHERE ACM IS GOING WILL NEED TO BE PROVIDED BEFORE PRODUCTION

#	Colors:
A	WALMART MEDIUM BLUE TO MATCH PANTONE 285C
B	WALMART DARK BLUE TO MATCH PANTONE 294
C	WALMART YELLOW TO MATCH PANTONE 1235C

#	Revision(s)	By:	Date:
1	REMOVED NORTH ELEVATION & CHANGED GRAPHICS AS PER NEW SPECS	TB	08.25.2015
2	CHANGED WM & SAVE MONEY TO ILLUMINATED	TB	08.25.2015
3	REMOVED STARBUCKS LOGO	TB	08.26.2015

Date: _____
Customer Approval:



THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN DESCRIBED HEREIN. SIGN GROUP SHALL BE HELD TO BE RESPONSIBLE IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND BUILT TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, PENALTIES, FEES, FINES, AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (WHETHER A SIGNIFYING OR NOT).

ISO 9001:2008 Certified Enterprise

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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	WALMART #1205
Site:	SURREY, BC
Consultant:	L. DUGUAY
Draftsman:	AMY THERIAULT
Date:	06.25.2015
Page:	1/9
Scale:	1/32" = 1'-0"

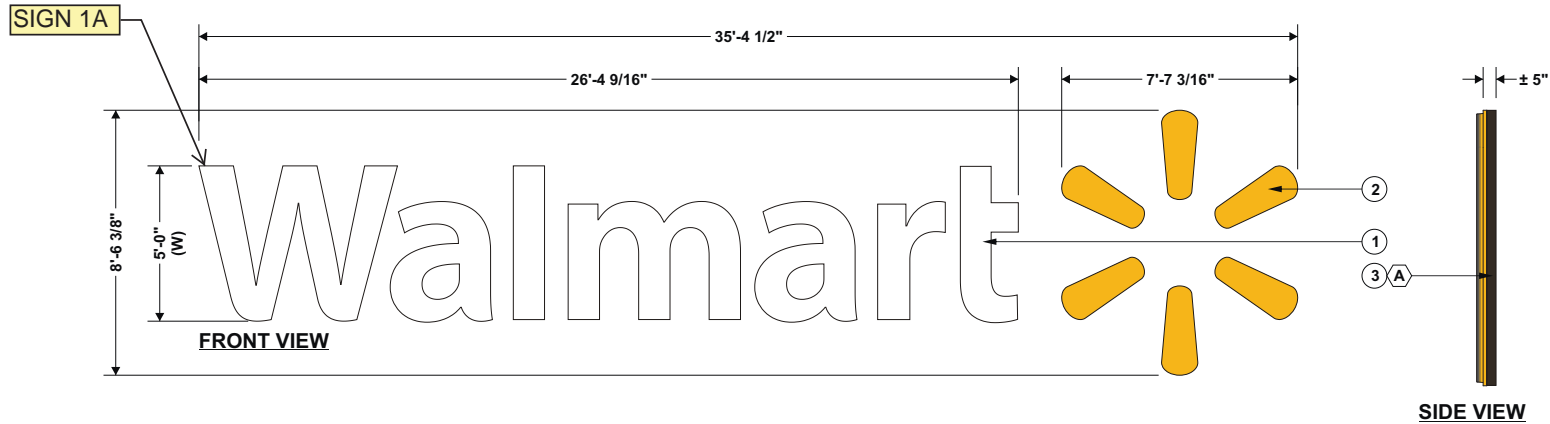
www.pattisonsign.com

DP1-1297

5' ILLUMINATED CHANNEL LETTERS

Installation: Interior: Exterior:

#	Descriptions:
1	WHITE MOLDED POLYCARBONATE
2	GOLD MOLDED SPARTECH SUNGARD
3	PRE-PAINTED DARK BRONZE SEMI-GLOSS ALUMINUM COIL
*	ILLUMINATED WITH LED'S



Notes:
- ORIGINAL PROJECT NUMBER: FJ-23966

#	Colors:
A	DURANODIC VINYL 3630-69 LAMINATED ON WHITE BLOCK-OUT 3635-20B

Date: _____
Customer Approval: _____

This sign is covered by the trademarks of the registered proprietor of the marks. Patent is reserved. No part of this sign may be reproduced without the written permission of the proprietor.

This sign is covered by the trademarks of the registered proprietor of the marks. Patent is reserved. No part of this sign may be reproduced without the written permission of the proprietor.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.

This agreement includes the manufacture and installation of a sign by PATTISON SIGN GROUP FOR THE BRAND IDENTIFIED HEREIN. SIGN BRANDS SHOULD BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE DESIGN AND BUILD IS IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, FINES, FEES, PENALTIES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) TO COMPLY.

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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	WALMART #1205		
Site:	SURREY, BC		
Consultant:	L. DUGUAY		
Draftsman:	TINA BOLDUC	Date:	08.25.2015
Page:	3/9	Scale:	1/4"=1'-0"

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WAL1L7EX410

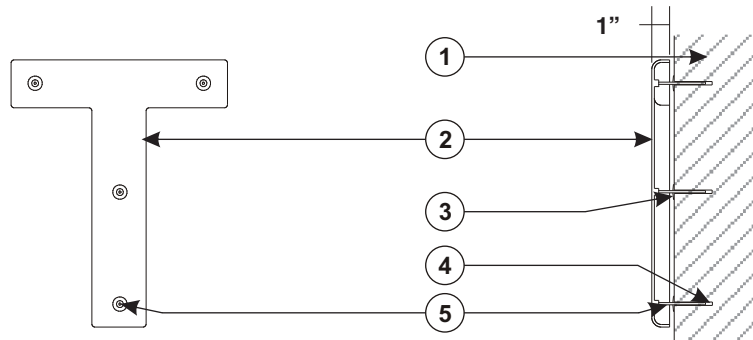
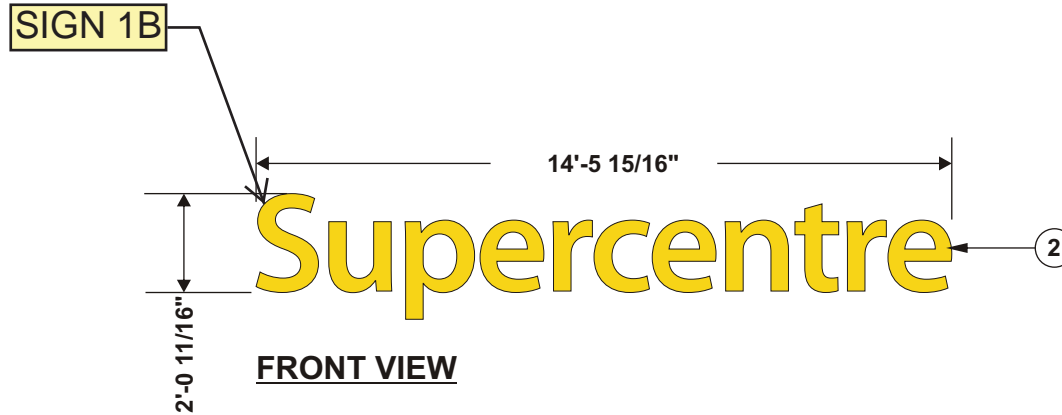
24" NON-ILLUMINATED LETTERS

Installation: Interior: Exterior:

Electrical specifications:

Volts: N/A Amp.: N/A Circ.: N/A

#	Descriptions:
1	EXISTING WALL
2	1/8" TK. GOLD MOLDED SPARTECH SUNGARD LD COLOR #50214
3	PAD
4	HOLES FILLED WITH SILICONE
5	3/16" Ø X 6" LONG STUDS



TYPICAL SECTION
SCALE: N.T.S.

#	Revision(s)	By:	Date:
1	MODIFIED PLASTIC DETAILS	TB	11.20.2008
2	MODIFIED LENGTH OF STUDS	TB	01.19.2010

Customer Approval: _____ Date: ____/____/____ By: _____ Date: ____/____/____

PRODUCTION INFORMATION : LL 10.15.2008	Descriptions:	Plate #:	XX	XX
FS\Standard\WAL1 (Wal-Mart)\New Image	MDF (MOULE TYPE3)	WAL1L7EX410-1 & WAL1L7EX410-2	XX	XX
2008\Non ill Sta-Tuf Letters 12'-0"Supercentre	MASONITE (TYPE 3)	WAL1L7EX410-3	XX	XX
	XX	XX	XX	XX



This sign intended 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

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Hg). Dispose of these lamps according to Local, Provincial, State, or Federal Laws

IT IS AGREED THAT THE CLIENT IS ENTIRELY RESPONSIBLE TO INSTALL THE CONCRETE BASE AS PER ENSEIGNES PATTISON SIGN GROUP'S TECHNICAL DRAWINGS OR THE EQUIVALENT. WHERE AN EXISTING BASE IS USED, THE CLIENT AGREES TO CHECK IF THE CONCRETE BASE CAN SUPPORT THE SIGN AS SUPPLIED BY ENSEIGNES PATTISON SIGN GROUP. ENSEIGNES PATTISON SIGN GROUP WILL NOT ACCEPT ANY LIABILITY.

Client:	WAL*MART		
Site:	VARIOUS		
Draftsman:	TINA BOLDOC	Date:	10.06.2008
Checked By:	JJ		
Page:	1/1	Scale:	1/4" = 1'-0"

ISO 9001:2000 Certified Enterprise

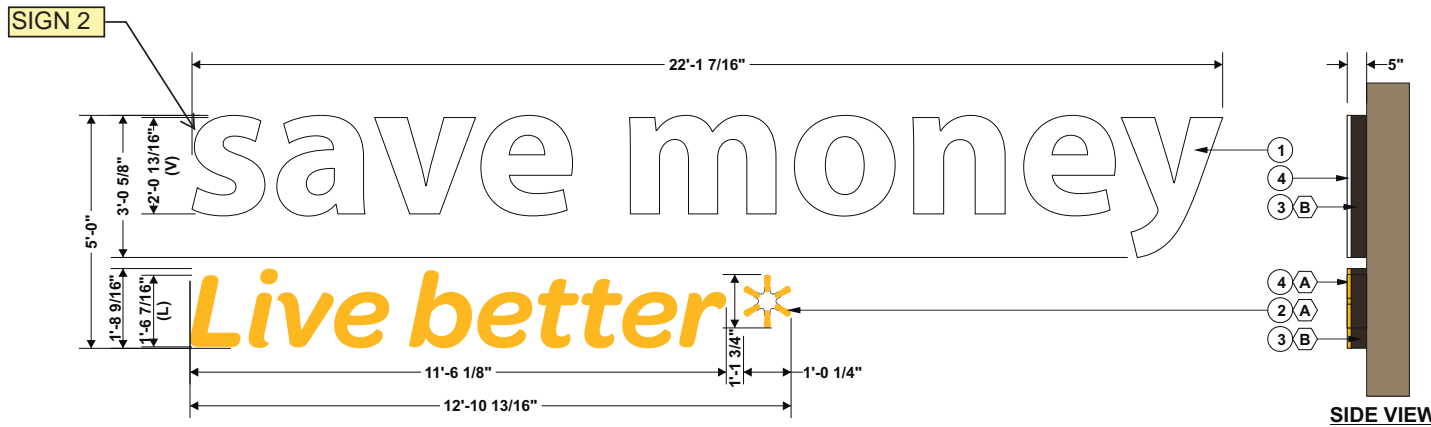
www.pattisonsign.com

DP1-1297

5' ILLUMINATED CHANNEL LETTERS

Installation: Interior: Exterior:

#	Descriptions:
1	WHITE ACRYLIC FACE
2	WHITE ACRYLIC FACE WITH VINYL APPLIED ON FIRST SURFACE
3	ALUMINUM SIDE & BACK
4	1" WHITE TRIM
*	ILLUMINATED WITH LED'S



Notes:
- ORIGINAL PROJECT NUMBER: FJ-23966

#	Colors:
A	WALMART YELLOW TO MATCH PANTONE 1235C
B	DURANODIC VINYL 3630-69 LAMINATED ON WHITE BLOCK-OUT 3635-20B

#	Revision(s)	By:	Date:
1	CHANGED TO ILLUMINATED	TB	08.26.2015

Date: _____
Customer Approval:

This sign is covered by trademarks registered with the appropriate parties. Patent is hereby acknowledged and all other appropriate laws apply.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These signs contain Mercury (Hg). Disposal of these signs according to Local, Provincial, State, or Federal Laws.

This agreement includes the manufacture and installation of a sign by Pattison Sign Group for the sign specified herein. Sign fabricator shall be held liable for installation in accordance with applicable laws and regulations. It is agreed to be built or provided by the customer for the sign and not by Pattison Sign Group. The customer shall ensure that the sign is built or provided in accordance with applicable laws and regulations and shall hold Pattison Sign Group harmless and indemnify it against any and all claims, liabilities, actions, fines, fees, and any legal fees incurred by Pattison Sign Group arising from the failure of the customer to comply with applicable laws and regulations.

ISO 9001:2008 Certified Enterprise

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ENSEIGNES PATTISON SIGN GROUP

Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	WALMART #1205		
Site:	SURREY, BC		
Consultant:	L. DUGUAY		
Draftsman:	TINA BOLDUC	Date:	08.25.2015
Page:	4/9	Scale:	3/8"=1'-0"

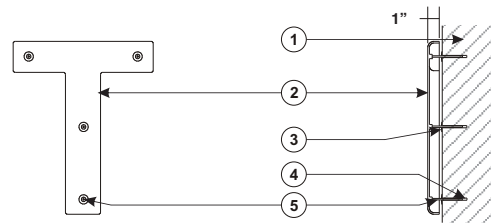
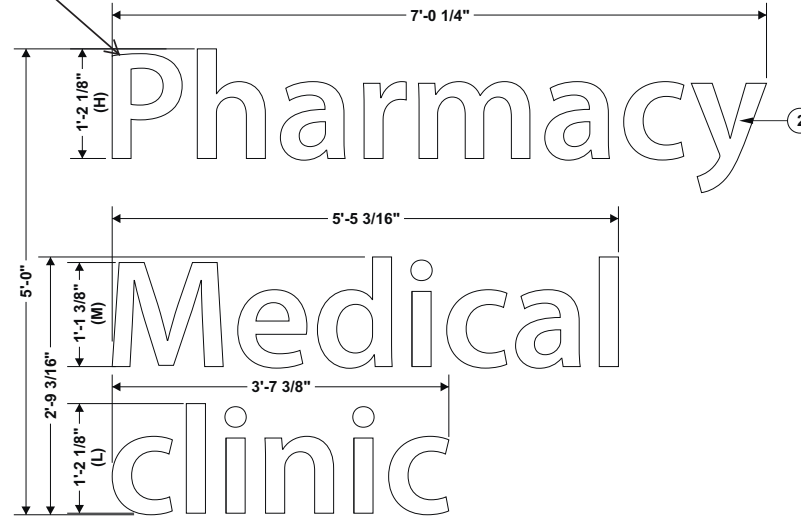
DP1-1297

5' NON-ILLUMINATED
PIN MOUNT LETTERS

Installation: Interior: Exterior:

#	Descriptions:
1	EXISTING WALL
2	1/8" WHITE STA-TUFF LETTERS
3	PAD
4	HOLES FILLED WITH SILICONE
5	3/16" Ø X 6" LONG STUDS

SIGN 3



Notes:
- ORIGINAL PROJECT NUMBER: FJ-23966

Date: / /
Customer Approval:

This sign is covered by trademarks registered with the appropriate parties. Material is subject to change without notice. Please refer to the sign specifications for details.

Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or LED Lamps. These signs contain Mercury (Hg). Disposal of these signs according to Local, Provincial, State, or Federal Laws.

This agreement includes the manufacture and installation of a sign by Pattison Sign Group for the stated purposes. Sign fabricator shall be held responsible for installation in accordance with applicable laws and regulations. It is agreed to the best of provided by the customer for the sign and not by Pattison Sign Group. The customer shall ensure that the sign is installed in accordance with applicable laws and regulations and shall hold Pattison Sign Group harmless and indemnify it against any and all claims, liabilities, actions, fines, fees, costs and any legal fees incurred by Pattison Sign Group arising from the failure of the customer to comply with applicable laws and regulations.

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Client:	WALMART #1205		
Site:	SURREY, BC		
Consultant:	L. DUGUAY		
Draftsman:	TINA BOLDUC	Date:	08.25.2015
Page:	5/9	Scale:	3/4"=1'-0"

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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0370-00

Issued To: CC EASTERN HOLDINGS LTD.

("the Owner")

Address of Owner: Unit 2153, 10153 - King George Boulevard
Surrey, BC V3T 2W1

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:

Parcel Identifier: 004-513-011

Lot 131 Except Firstly: Part in Plan LMP14570, Secondly: Part Subdivided by Plan LMP52310,
Section 27 Block 5 North Range 2 West New Westminster District Plan 41559

10151 King George Boulevard

(the "Land")

3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) To vary Part 5, Sub-section 27(2)(a.1)ii. of Sign By-law No. 13656, to increase the number of fascia signs above the first storey on the east building façade, from 1 to 3.
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 , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

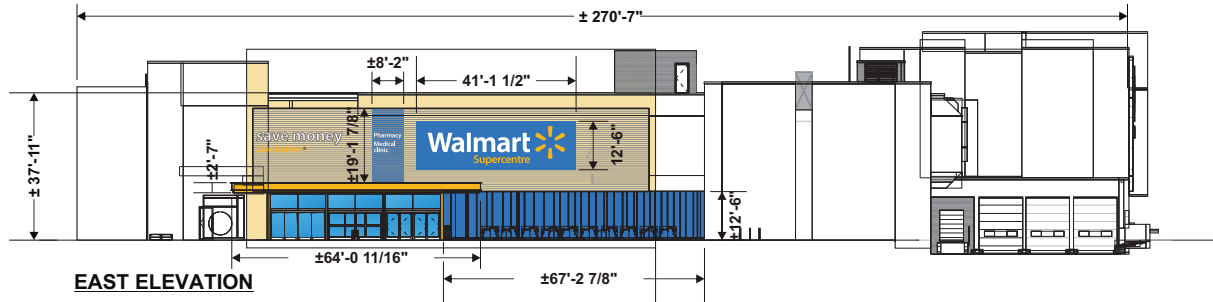
City Clerk – Jane Sullivan

DP1-1297

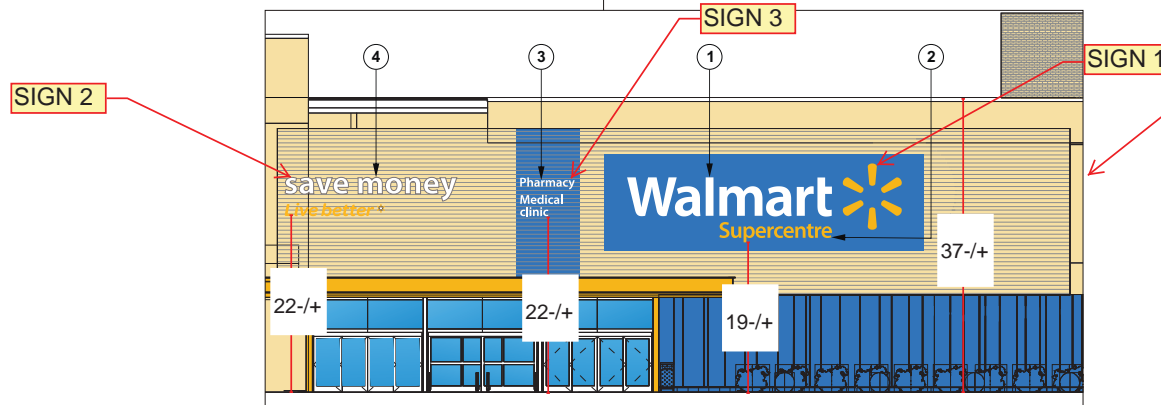
PRESENTATION DRAWING

Installation: Interior: Exterior:

#	Descriptions:
1	5' WM ILLUMINATED CHANNEL LETTERS SEE DRAWING PAGE 3 - SIGNAGE AREA 301.81 SQ. FT.
2	NON-ILLUMINATED CUT-OUT LETTERS (SC) SEE DRAWING #WAL1L7EX410 - SIGNAGE AREA 37.94 SQ. FT.
3	NON-ILLUMINATED CUT-OUT LETTERS (PHARMACY) SEE DRAWING PAGE 5 - SIGNAGE AREA 35.11 SQ. FT.
4	ILLUMINATED LETTERS (SAVE MONEY) SEE DRAWING PAGE 4 - SIGNAGE AREA 110.83 SQ. FT.



EAST ELEVATION



EAST ELEVATION
SCALE: 1/16" = 1'-0"

To increase the number of fascia signs above the first storey, from 1 to 3 signs.

SCHEDULE A

Notes:	
- ORIGINAL PROJECT NUMBER: FJ-23966	
- SURVEY OF WALL WHERE ACM IS GOING WILL NEED TO BE PROVIDED BEFORE PRODUCTION	

#	Colors:
A	WALMART MEDIUM BLUE TO MATCH PANTONE 285C
B	WALMART DARK BLUE TO MATCH PANTONE 294
C	WALMART YELLOW TO MATCH PANTONE 1235C

#	Revision(s)	By:	Date:
▲	REMOVED NORTH ELEVATION & CHANGED GRAPHICS AS PER NEW SPECS	TB	08.25.2015
▲	CHANGED WM & SAVE MONEY TO ILLUMINATED	TB	08.25.2015
▲	REMOVED STARBUCKS LOGO	TB	08.26.2015

Date: _____
Customer Approval:



THIS AGREEMENT INCLUDES THE MANUFACTURE AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN DESCRIBED ABOVE. SUCH SIGNAGE SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO BE BUILT OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS AND SHALL HOLD PATTISON SIGN GROUP HARMLESS AND INDEMNIFY IT AGAINST ANY AND ALL CLAIMS, DAMAGES, ACTIONS, FINES, FEES, PENALTIES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (AND/OR ITS AGENT) TO COMPLY.

ISO 9001:2008 Certified Enterprise



Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-9798

Client:	WALMART #1205
Site:	SURREY, BC
Consultant:	L. DUGUAY
Draftsman:	AMY THERIAULT
Date:	06.25.2015
Page:	1/9
Scale:	1/32" = 1'-0"

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