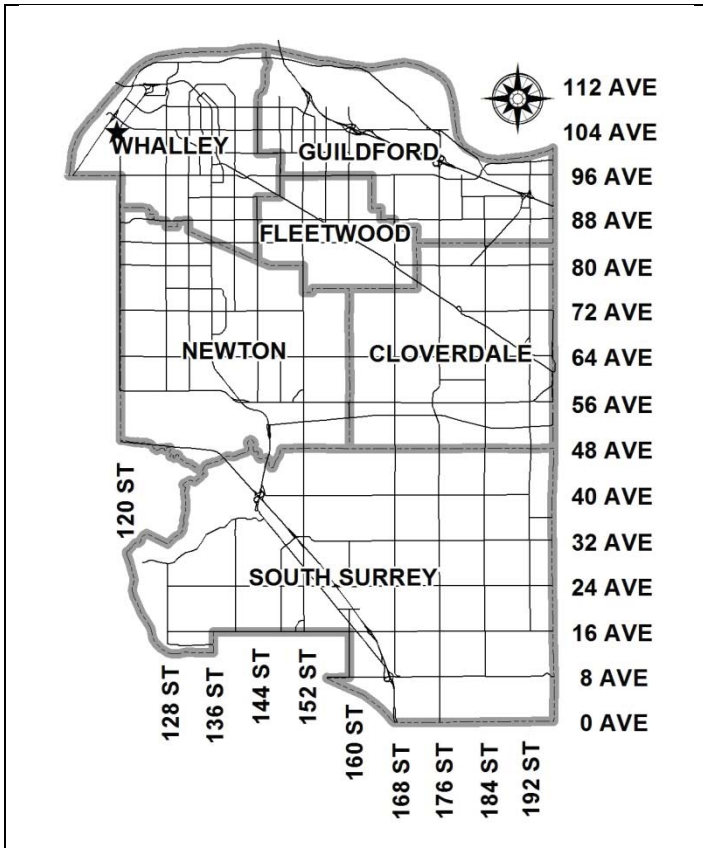


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0125-00

Planning Report Date: May 8, 2017

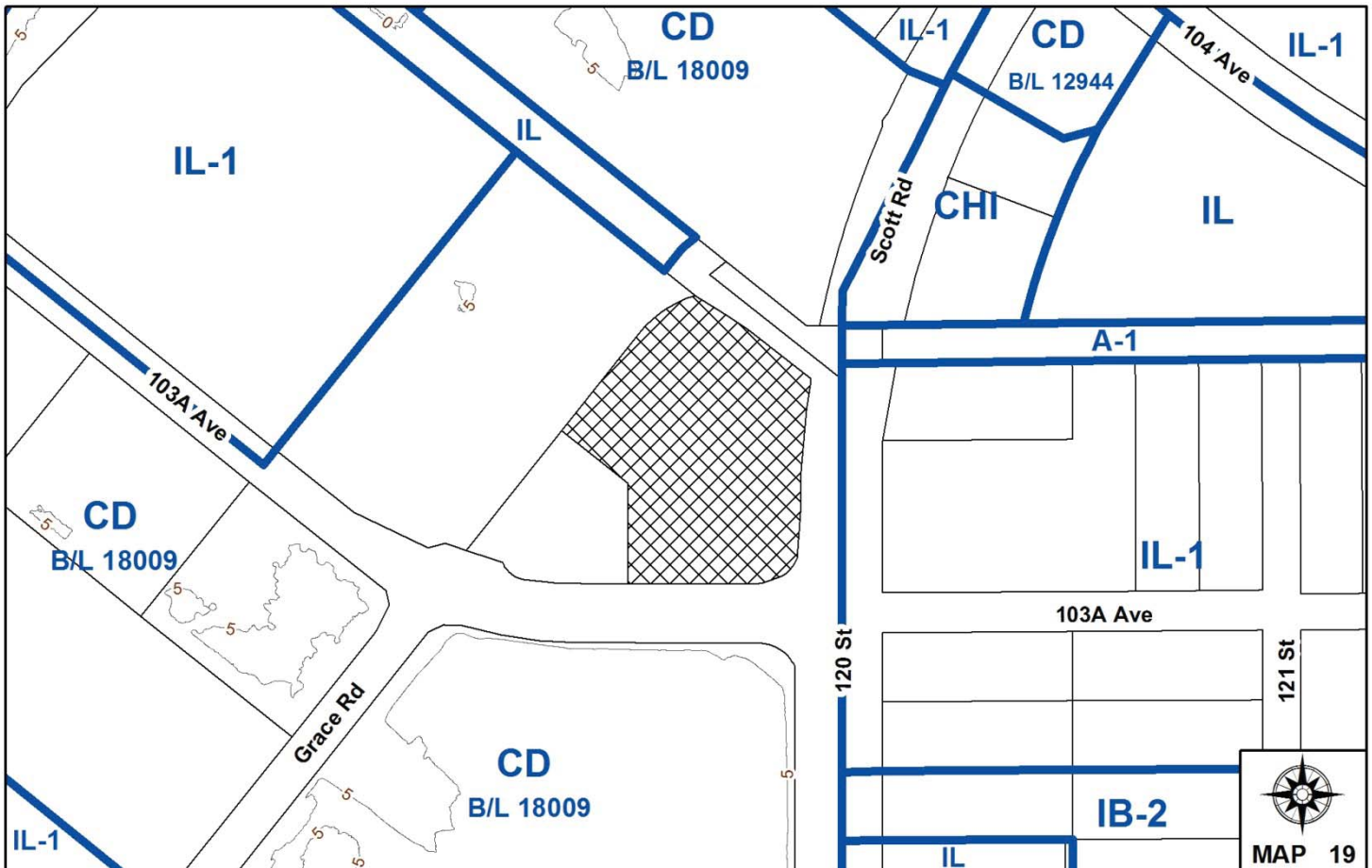


**PROPOSAL:**

- **Development Variance Permit**

to vary the Sign By-law to increase the maximum allowable sign area and height for two (2) proposed directional signs on an existing commercial building.

**LOCATION:** 10385 - 120 Street  
**OWNER:** Pacific Link Industrial Park Ltd.  
**ZONING:** CD (By-law No. 18009)  
**OCP DESIGNATION:** Mixed Employment  
**NCP DESIGNATION:** Highway Commercial



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to increase the maximum sign area from 0.4 square metre (4-sq.ft.) to 0.68 square metre (7.25-sq.ft.) and the maximum height, as measured from grade to the highest part of the sign, from 1.2 metres (4 ft.) to 4.87 metres (16 ft.) for two (2) proposed one-sided directional signs for an existing, one-storey commercial building.

### RATIONALE OF RECOMMENDATION

- In accordance with the Sign By-law an L-shaped or angularly connected sign which is visible from two different roads is considered as two signs. The total area for the two (2) proposed signs will be 1.36 square metres (14.5 sq.ft.) and they will each be mounted on three (3) black-coloured aluminum tubes at a height of 4.87 metres (16 ft.), suspended from the underside of the roof overhang.
- The proposed signage is considered reasonable in terms of size and scale to the existing building.
- The proposed signage consists of high-quality, durable materials and is appropriate in both design and scale for the area around 103A Avenue and 120 Street (Scott Road) in the South Westminster Neighbourhood Concept Plan (NCP) area.
- The sign is important for wayfinding purposes and will help direct customers from on-site and from 120 Street (Scott Road) to the drive-through aisle for the most southerly commercial retail unit (Starbucks Coffee).

RECOMMENDATION

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7917-0125-00 (Appendix III), varying the following, to proceed to Public Notification:

- (a) to vary the Sign By-law to increase the maximum sign area for two (2), one-sided directional signs from 0.4-square metre (4-sq.ft.) to 0.68-square metre (7.25-sq.ft.); and
- (b) to vary the Sign By-law to increase the maximum height of two (2) directional signs, as measured from grade to the highest part of the sign, from 1.2 metres (4 ft.) to 4.87 metres (16 ft.).

REFERRALS

Engineering: The Engineering Department has no objection.

SITE CHARACTERISTICS

Existing Land Use: Two (2), one-storey, multi-tenant commercial buildings on the eastern portion and one (1), one-storey industrial/commercial building on the western portion, with shared, central parking.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Manson Canal):	Industrial warehouse building with two-storey offices	Light Impact/ Business Park	CD (By-law No. 18009)
East (Across 120 Street):	Contractor office and yard and vacant lot under Application No. 7911-0107-00 for warehouse, office and general service uses (rezoning at 3 <sup>rd</sup> Reading).	Light Impact/ Business Park	IL-1 (IB-2 at Third Reading)
South (Across 103A Avenue):	Vacant, large distribution warehouse (formerly FedEx)	Highway Commercial	CD (By-law No. 18009)
South-west:	Vacant commercial lot	Highway Commercial	CD (By-law No. 18009)
West:	Industrial warehouse building	Light Impact Industrial	CD (By-law No. 18009)

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property is located at 10377 – 120 Street in South Westminster and is approximately 1.37 hectares (3.39 acres) in size. The site is designated Mixed Employment under the Official Community Plan (OCP) and Highway Commercial under the South Westminster Neighbourhood Concept Plan (NCP) and is currently zoned "Comprehensive Development Zone (CD)" (By-law No. 18009).
- Council previously approved Development Application No. 7910-0249-00, to permit the development of three (3) single-storey, multi-tenant commercial buildings and one (1) commercial/industrial building around the perimeter of the subject property with shared, interior surface parking.
- The subject property is currently occupied by three (3) buildings: a one-storey multi-tenant commercial building (Building 'B') containing a Burger King with drive-through at the south-east corner adjacent to the intersection of 103A Avenue and 120 Street; a one-storey, multi-tenant commercial building (Building 'C') with a drive-through at the northeast corner; and a one-storey commercial/industrial building (Building 'D') containing a Lordco along the western edge. The third one-storey, multi-tenant commercial building (Building 'A'), to be located at the southwest corner, has not yet been constructed (Site Plan, Appendix II).
- The 361-square metre (3,885-square foot) Building 'C' (10385 – 120 Street) containing the commercial retail unit (CRU) associated with the proposed signage (Starbucks Coffee) is located in the upper north-east corner of the subject site, directly adjacent to 120 Street (Scott Road) to the east and a joint access road to the north (Site Plan, Appendix II).
- The façade treatment on the subject building includes a combination of light-grey, corrugated aluminum cladding, beige-coloured stucco and both clear glazing and grey spandrel panels. A mono-sloped roof covers the entirety of the southern-most CRU, extending approximately 4.5 metres (15 ft.) beyond the south exterior wall to cover a proposed patio space associated with the CRU. The roof is supported by grey-coloured metal posts.
- Under Development Variance Permit No. 7910-0249-00 the Sign By-law was varied in order to increase the maximum number of fascia signs permitted on the subject building (Building 'C'), at the northeast corner of the subject property, from 3 to 8.
- Fourteen (14) signs were approved and installed by the commercial retail unit occupant (Starbucks Coffee) including six (6) fascia signs approved under DVP No. 7910-0249-00 along with five (5) on-site, free-standing directional signs distributed throughout the adjacent parking lot, one (1) free-standing pre-menu, one (1) free-standing menu board and one (1) free-standing canopy attached to the LED ordering unit.
- Two (2) additional fascia signs will be permitted for the northern-most CRU within the subject building.

### Current Proposal

- The applicant now proposes to install two (2) additional, illuminated directional signs, to be mounted below the southwest corner of the roof overhang adjacent to the drive-through entrance. The signs will be an angular connected sign with one face oriented towards the internal parking lot to the west and the other face oriented towards 120 Street to the south.
- In accordance with the Sign By-law an L-shaped or angularly connected sign which is visible from two different highways shall be considered as two signs.
- The proposed signs will be constructed of a black-coloured, aluminum case routed to feature the words "Drive Thru" and a directional arrow in white acrylic with white LED illumination. The total area for the two (2) proposed signs will be 1.36 square metres (14.5 sq.ft.) and they will each be mounted on three (3) black-coloured aluminum tubes at a height of 4.87 metres (16 ft.), suspended from the underside of the roof overhang.
- In accordance with the Sign By-law, on-site directional signs intended to facilitate the movement of pedestrians and vehicle traffic within the lot or premises in which the sign is located are permitted, provided that the sign area for a one-sided sign does not exceed 0.4-square metre (4-sq.ft.) and the sign height does not exceed 1.2 metres (4 ft.).
- The applicant is seeking variances of the Sign By-law (see By-law Variances section) to both the sign area and sign height in order to permit the installation of the two (2), one-sided directional signs, which are to be angularly connected on the subject commercial building.
- The proposed vertical clearance below the sign, as measured from grade to the underside of the sign, is 4.34 metres (14.25 ft.) which meets the minimum clearance of 2.4 metres (8 ft.) required under the Sign By-law.

### BY-LAW VARIANCES AND JUSTIFICATION

#### (a) Requested Variances:

- To vary Part 1 Section 7(16) of Sign By-law, 1999, No. 13656 to allow directional signs to have a maximum sign area of 0.68 square metre (7.25 sq.ft.) and a maximum height of 4.67 metres (16 ft.) for two (2) proposed one-sided directional signs for an existing commercial building.

#### Applicant's Reasons:

- The proposed signs are required to direct vehicle traffic within the parking lot to the adjacent drive-through aisle to the south of the business.

#### Staff Comments:

- The proposed signs will be constructed in high-quality, durable materials and are considered to be appropriate in size and scale to both the one-storey commercial building and the other signage in the area around the intersection of 103A Avenue and 120 Street.

- The signs will be important for wayfinding purposes. Although three (3) free-standing directional signs to be placed on existing parking islands adjacent to the drive-through entrance were approved in March 2017, these may be obscured by both vehicle traffic and parked vehicles. The height of the proposed signage will allow for unobstructed views both from on-site and from 120 Street.
- Staff support the requested variances.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

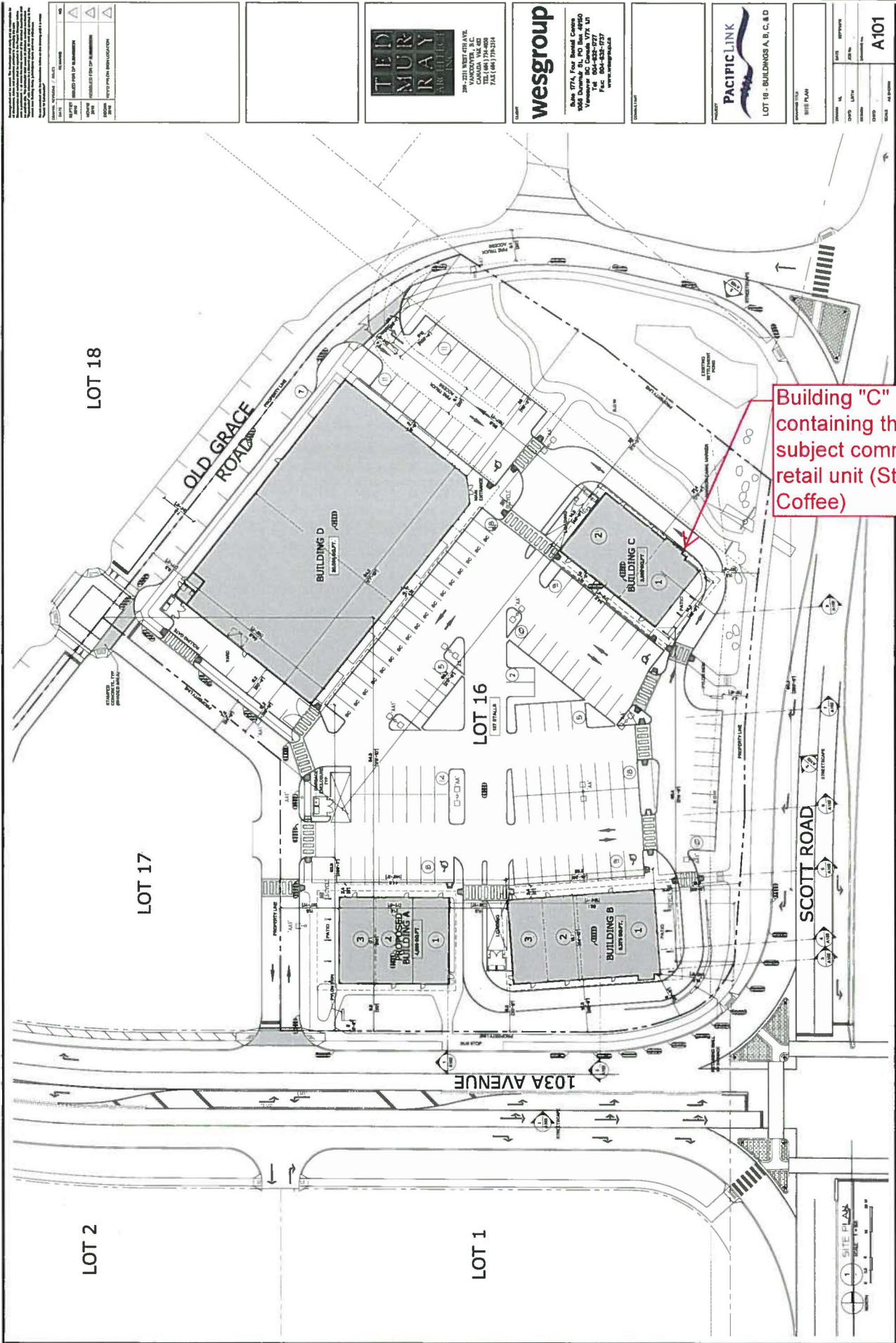
Appendix I.	Lot Owners and Action Summary
Appendix II.	Site Plan and Sign Details
Appendix III.	Development Variance Permit No. 7917-0125-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/da





NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 2. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 3. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 4. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 5. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 6. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 7. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 8. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.  
 9. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
 10. ALL DISTANCES ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	10/1/2018
2	ISSUED FOR PERMITS	10/1/2018
3	ISSUED FOR PERMITS	10/1/2018
4	ISSUED FOR PERMITS	10/1/2018
5	ISSUED FOR PERMITS	10/1/2018
6	ISSUED FOR PERMITS	10/1/2018
7	ISSUED FOR PERMITS	10/1/2018
8	ISSUED FOR PERMITS	10/1/2018
9	ISSUED FOR PERMITS	10/1/2018
10	ISSUED FOR PERMITS	10/1/2018

**TED MURRAY ARCHITECTS**  
 200-2211 WEST 47TH AVE.  
 VANCOUVER, BC V6L 2K6  
 TEL: (604) 734-6000  
 FAX: (604) 739-2514

**wesgroup**  
 Suite 1071, Four Besselt Courts  
 3008 Dunsmuir St., PO Box 49000  
 Vancouver, BC Canada V7K 1V1  
 Fax: 604-625-1737  
 www.wesgroup.ca

**PACIFIC LINK**  
 LOT 18 - BUILDINGS A, B, C & D

1 SITE PLAN

NO.	DATE	DESCRIPTION
1	10/1/2018	ISSUED FOR PERMITS
2	10/1/2018	ISSUED FOR PERMITS
3	10/1/2018	ISSUED FOR PERMITS
4	10/1/2018	ISSUED FOR PERMITS
5	10/1/2018	ISSUED FOR PERMITS
6	10/1/2018	ISSUED FOR PERMITS
7	10/1/2018	ISSUED FOR PERMITS
8	10/1/2018	ISSUED FOR PERMITS
9	10/1/2018	ISSUED FOR PERMITS
10	10/1/2018	ISSUED FOR PERMITS

A101

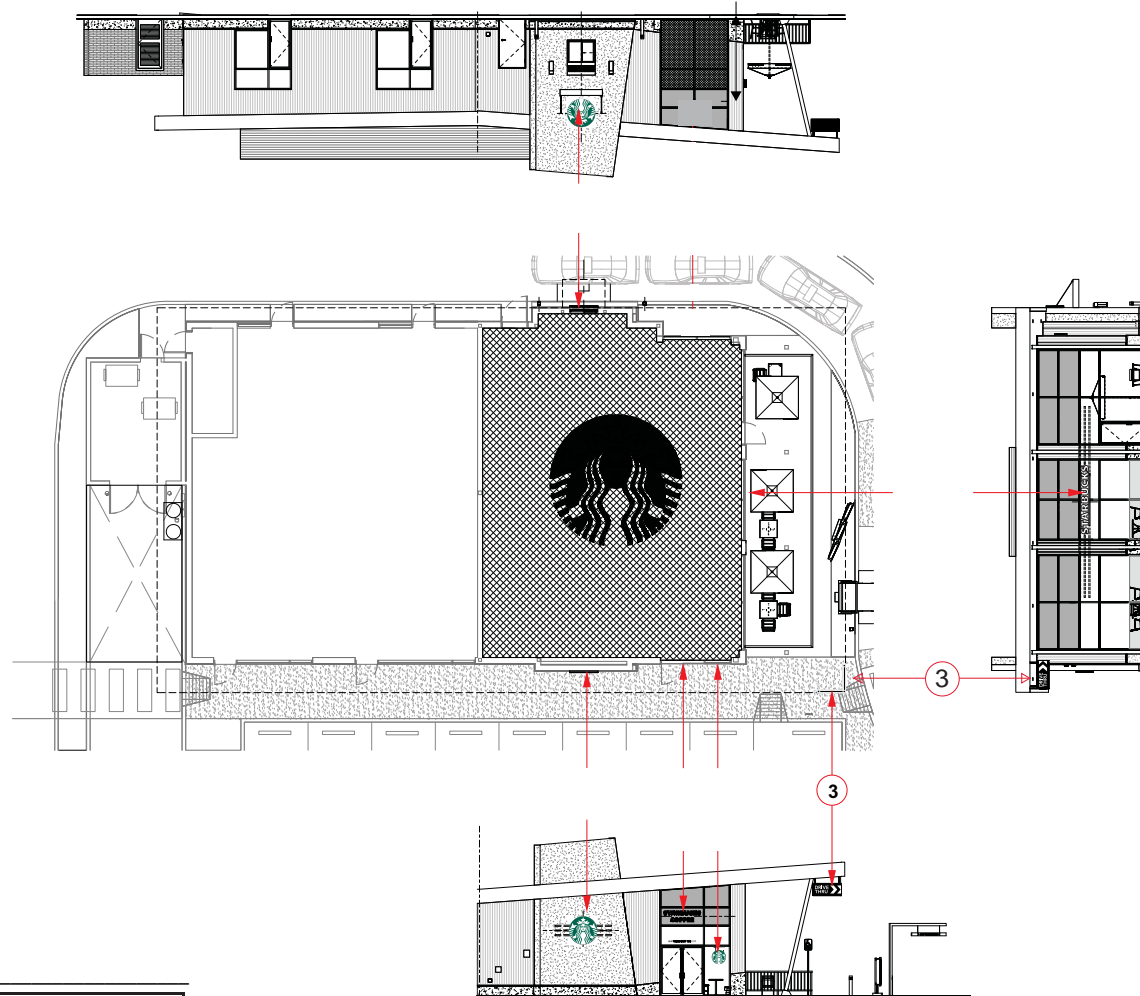


# JF3-18510A

## PLAN VIEW

Installation:  Interior:  Exterior:

#	Descriptions:
1	48" S/F ILLUMINATED LOGO DISK SEE DRAWING STA1S4D7021/PAGE 8
2	S/F ILLUMINATED DT SIGN (R) SEE DRAWING STA1S6B7001/PAGE 10
3	CUSTOM 2-SIDED ILLUMINATED SUSPENDED DT SIGN (R) SEE PAGE 11
4	12" ILLUMINATED CHANNEL LETTERS ON RACEWAY SEE PAGE 5
5	24" ILLUMINATED SUSPENDED LOGO SEE PAGE 9
6	6 1/2" NON-ILLUMINATED CUT OUT LETTERS SEE PAGE 6
7	3" CIVIC ADDRESS SEE PAGE 7



Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
 Customer Approval: \_\_\_\_\_

This sign is intended to be installed in accordance with the requirements of Article 625 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 (Pb). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS 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 (OR HIS 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 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) IN DOING SO.

www.pattisonsign.com

ISO 9001:2008 Certified Enterprise



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

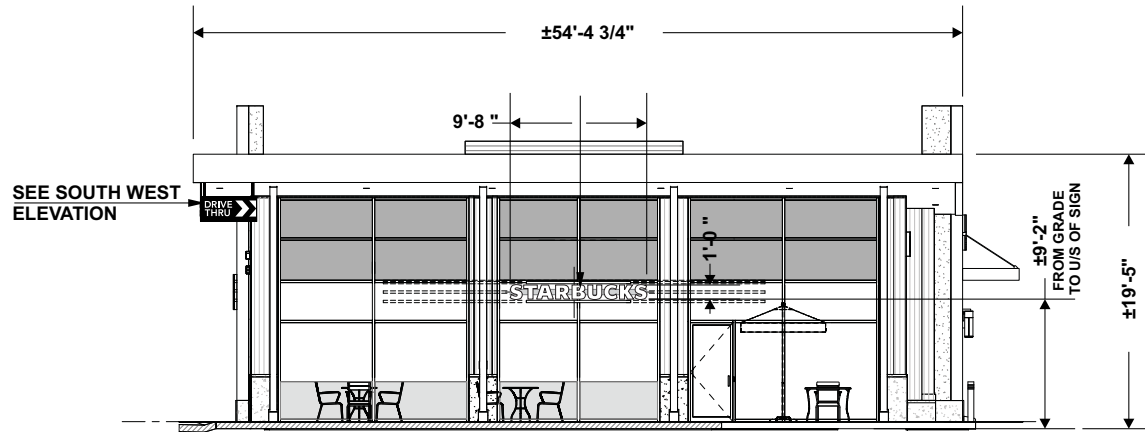
Client:	STARBUCKS COFFEE # 29383		
Site:	PACIFIC LINK SURREY, BC		
Consultant:	JOHN FERRARI		
Draftsman:	CLAUDIA VOGT	Date:	10.26.2016
Page:	2/14	Scale:	N.T.S.

# JF3-18510A

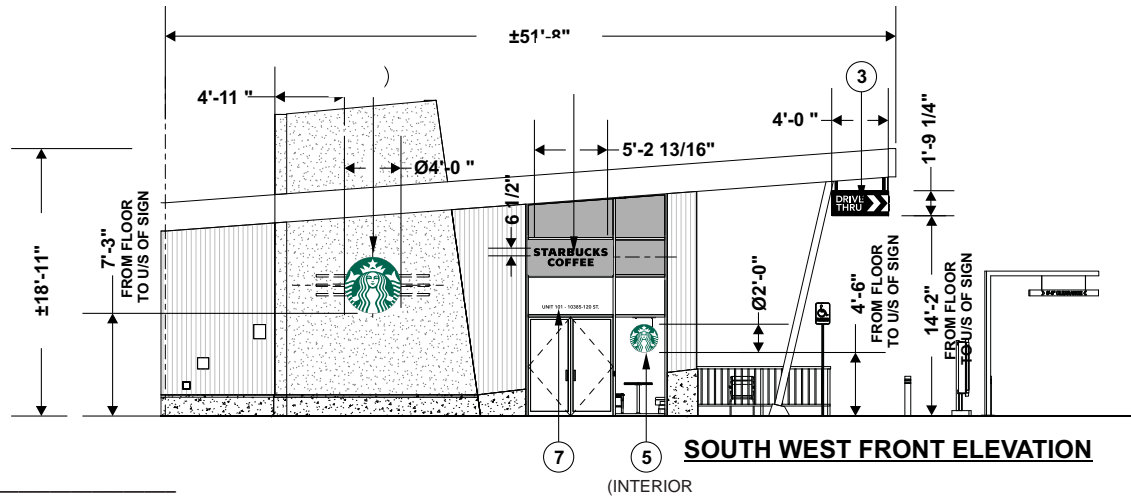
## PRESENTATION

Installation:  Interior:  Exterior:

#	Descriptions:
1	48" S/F ILLUMINATED LOGO DISK SEE DRAWING STA1S4D7021/PAGE 8
2	S/F ILLUMINATED DT SIGN (R) SEE DRAWING STA1S6B7001/PAGE 10
3	CUSTOM 2-SIDED ILLUMINATED SUSPENDED DT SIGN (R) SEE PAGE 11
4	12" ILLUMINATED CHANNEL LETTERS ON RACEWAY SEE PAGE 5
5	24" ILLUMINATED SUSPENDED LOGO SEE PAGE 9
6	6 1/2" NON-ILLUMINATED CUT OUT LETTERS SEE PAGE 6
7	3" CIVIC ADDRESS SEE PAGE 7



**SOUTH EAST SIDE ELEVATION**



**SOUTH WEST FRONT ELEVATION**

(INTERIOR)

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Customer Approval: \_\_\_\_\_



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

IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS 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 (OR HIS 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 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) IN DOING SO.

[www.pattisonsign.com](http://www.pattisonsign.com)

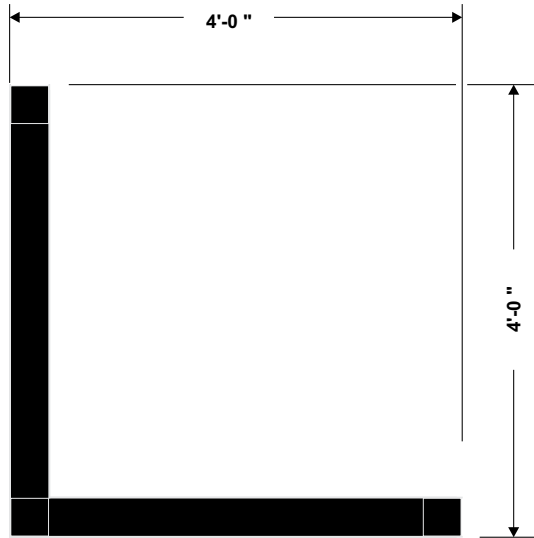


Tel: (506) 735-5506 | Fax: (877) 737-1734 | Toll Free: 1-800-561-9798

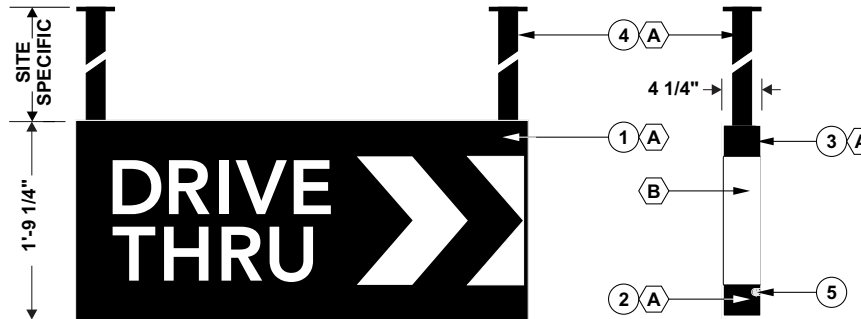
Client:	STARBUCKS COFFEE # 29383		
Site:	PACIFIC LINK SURREY, BC		
Consultant:	JOHN FERRARI		
Draftsman:	CLAUDIA VOGT	Date:	10.26.2016
Page:	3/14	Scale:	3/32"=1'-0"

ISO 9001:2008 Certified Enterprise

**SIGN 3**



**TOP VIEW**



**FRONT VIEW**

**RIGHT SIDE VIEW**



**JF3-18510A**

**ILLUMINATED 2-SIDED  
SUSPENDED SIGN**

Installation:  Interior:  Exterior:

#	Descriptions:
1	0.090" TK. ROUTED ALUMINUM FACE BACKED WITH 1/8" TK. WHITE #7328 POLYCARBONATE
2	ALUMINUM EXTRUSION CABINET IMN-25
3	0.064" TK. ALUMINUM BACKING
4	(3X) MOUNTING TUBING WITH PLATES
5	TOGGLE SWITCH
*	ILLUMINATED WITH WHITE LEDS

#	Colors:
A	PAINTED BLACK TO MATCH RAL 7021M (20% GLOSS LEVEL)
B	WHITE VINYL #180-10

#	Revision(s)	By:	Date:
1	CHANGED DESIGN	CV	11.28.2016



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

<b>Client:</b>	STARBUCKS COFFEE # 29383		
<b>Site:</b>	PACIFIC LINK SURREY, BC		
<b>Consultant:</b>	JOHN FERRARI		
<b>Draftsman:</b>	CLAUDIA VOGT	<b>Date:</b>	10.26.2016
<b>Page:</b>	11/14	<b>Scale:</b>	1" = 1'-0"

Date: / /  
Customer Approval:

 <small>This sign is intended to be installed in accordance with the requirements of Article 624 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.</small>	 <small>Pattison Sign Group illuminated signs contain Fluorescent, Neon and/or HID Lamps. These lamps contain Mercury (Pb). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.</small>
<small>IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS 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, OR HIS 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 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 HIS AGENT IN DOING SO.</small>	

[www.pattisonsign.com](http://www.pattisonsign.com)

ISO 9001:2008 Certified Enterprise

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7917-0125-00

Issued To: PACIFIC LINK INDUSTRIAL PARK LTD.  
("the Owner")

Address of Owner: c/o Wesgroup Income Properties  
P.O. BOX 49287, Bentall Center  
Vancouver, BC V7X 1L3

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: 027-885-143  
Lot 16 Section 25 Block 5 North Range 3 West New Westminster District Plan BCP40313  
10385 - 120 Street (10355, 10365 and 10377 - 120 Street)

(the "Land")

4. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
  - (a) To vary the Sign By-law to increase the maximum sign area for two (2), one-sided directional signs from 0.4-metre (4-sq.ft.) to 0.68-square metre (7.25-sq.ft.); and
  - (b) To vary the Sign By-law to increase the maximum height of two (2) directional signs, as measured from grade to the highest part of the sign, from 1.2 metres (4 ft.) to 4.87 metres (16 ft.).
5. 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.

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 .

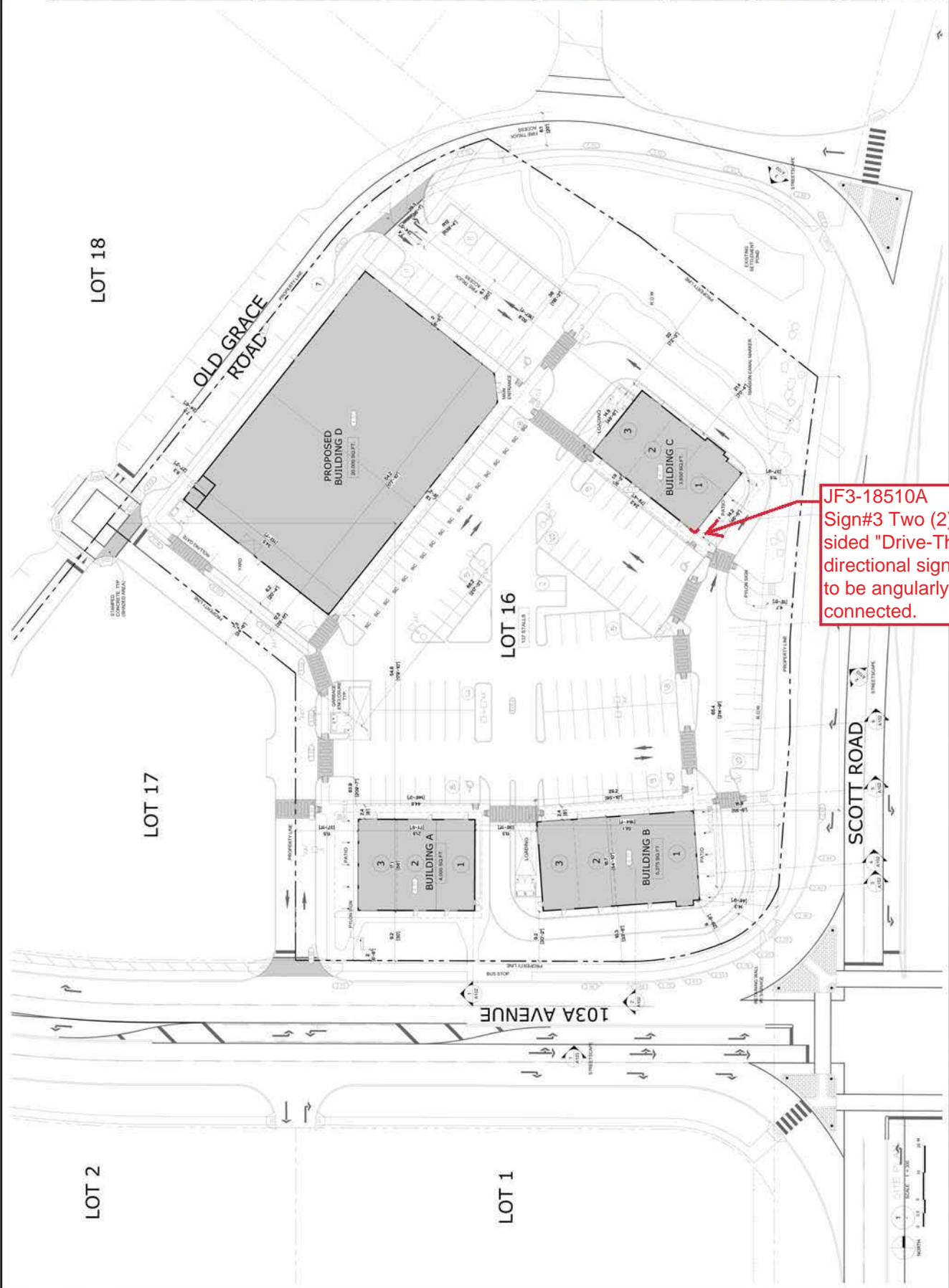
---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

<p><b>TED MURRAY ARCHITECT INC.</b>          206-211 BASSA DRIVE          VANCOUVER, B.C.          CANADA V6K 4S2          TEL: 604-271-1111          FAX: 604-271-1111</p>		<p><b>wesgroup</b>          Suite 1774, Four Bessell Centre          1605 Dunsmuir St., PO Box 49180          Vancouver BC Canada V7X 1J1          TEL: 604-681-1111          FAX: 604-682-1137          www.wesgroup.ca</p>		<p><b>PACIFIC LINK</b>          LOT 16 - BUILDINGS A, B, C &amp; D</p>	
<p>DATE: 2014          DRAWN: [Name]          CHECKED: [Name]          APPROVED: [Name]</p>		<p>PROJECT: [Name]          SITE PLAN</p>		<p>SCALE: 1:1000          SHEET NO. A101</p>	



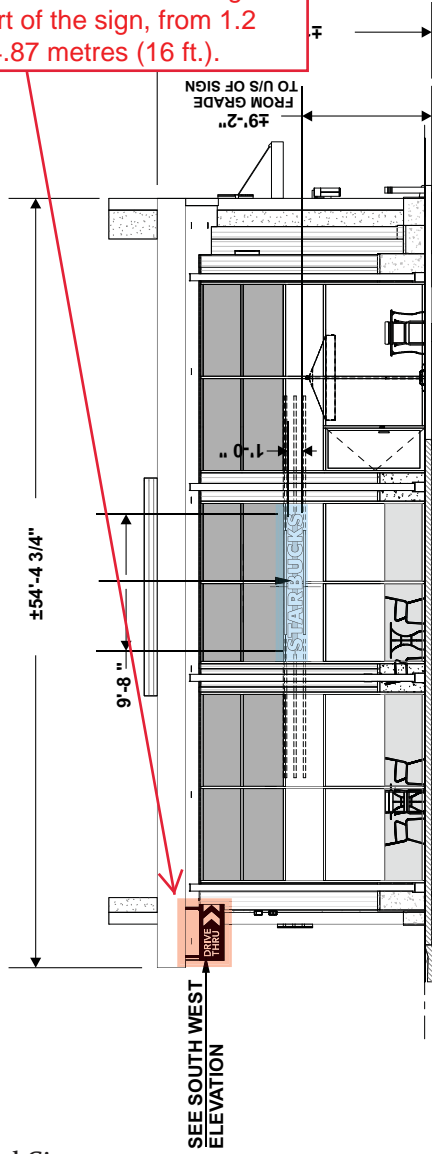
JF3-18510A  
 Sign#3 Two (2), one-sided "Drive-Thru" directional sign which are to be angularly connected.

# JF3-18510A

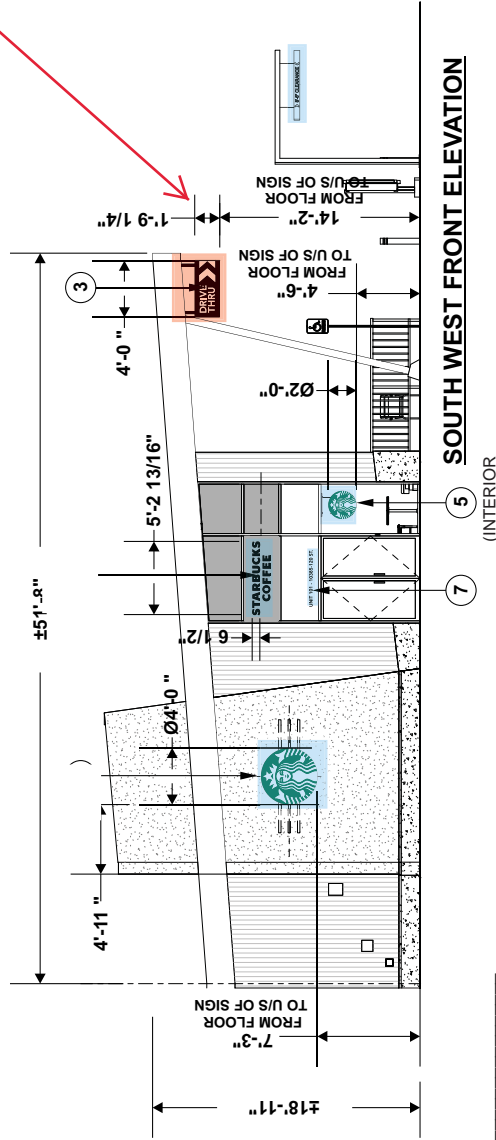
## PRESENTATION

Installation:	Interior:	Exterior:
#	Description:	
1	48" S/F ILLUMINATED LOGO DISK SEE DRAWING STA1S4D7021/PAGE 8	<input checked="" type="checkbox"/>
2	S/F ILLUMINATED DT SIGN (R) SEE DRAWING STA1S6B7001/PAGE 10	
3	CUSTOM 2-SIDED ILLUMINATED SUSPENDED DT SIGN (R) SEE PAGE 11	
4	12" ILLUMINATED CHANNEL LETTERS ON RACEWAY SEE PAGE 5	
5	24" ILLUMINATED SUSPENDED LOGO SEE PAGE 9	
6	6 1/2" NON-ILLUMINATED CUT OUT LETTERS SEE PAGE 6	
7	3" CIVIC ADDRESS SEE PAGE 7	

To vary the Sign By-law to increase the maximum sign area for two (2), one-sided directional signs from 0.4-metre (4-sq.ft.) to 0.68-square metre (7.25-sq.ft.) and to increase the maximum height of two (2) directional signs, as measured from grade to the highest part of the sign, from 1.2 metres (4 ft.) to 4.87 metres (16 ft.).



**SOUTH EAST SIDE ELEVATION**



**SOUTH WEST FRONT ELEVATION**

- Proposed Signage
- Existing Signage

Date: / /  
Customer Approval:

This drawing is the property of Pattison Sign Group. It is to be used only for the project and site specified. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Pattison Sign Group. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user of this drawing is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

[www.pattisonsign.com](http://www.pattisonsign.com)

© 2018 ENGELBROS PATTISON SIGN GROUP. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM ENGELBROS PATTISON SIGN GROUP.



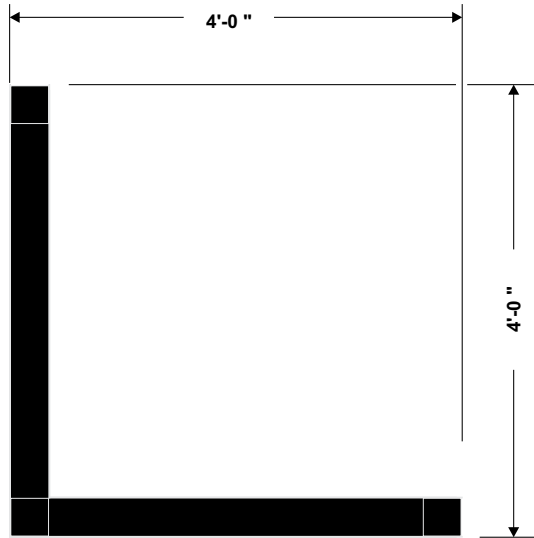
# Pattison Sign Group

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

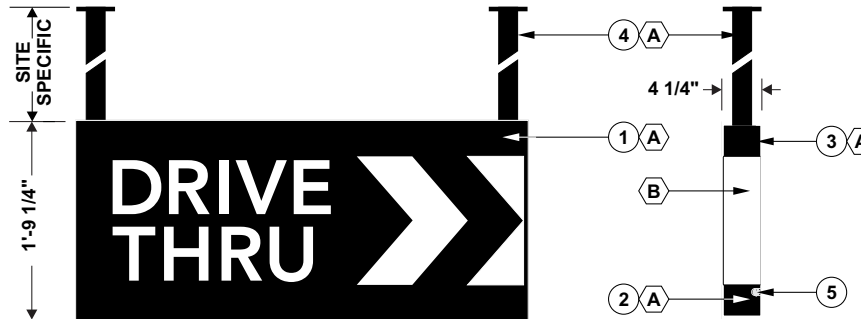
Client:	STARBUCKS COFFEE # 29383
Site:	PACIFIC LINK SURREY, BC
Consultant:	JOHN FERRARI
Draftsman:	CLAUDIA VOGT
Page:	3/14
Date:	10.26.2016
Scale:	3/32" = 1'-0"

ISO 9001:2008 Certified Enterprise

**SIGN 3**



**TOP VIEW**



**FRONT VIEW**

**RIGHT SIDE VIEW**



**JF3-18510A**

**ILLUMINATED 2-SIDED  
SUSPENDED SIGN**

Installation:  Interior:  Exterior:

#	Descriptions:
1	0.090" TK. ROUTED ALUMINUM FACE BACKED WITH 1/8" TK. WHITE #7328 POLYCARBONATE
2	ALUMINUM EXTRUSION CABINET IMN-25
3	0.064" TK. ALUMINUM BACKING
4	(3X) MOUNTING TUBING WITH PLATES
5	TOGGLE SWITCH
*	ILLUMINATED WITH WHITE LEDS

#	Colors:
A	PAINTED BLACK TO MATCH RAL 7021M (20% GLOSS LEVEL)
B	WHITE VINYL #180-10

#	Revision(s)	By:	Date:
1	CHANGED DESIGN	CV	11.28.2016



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

<b>Client:</b>	STARBUCKS COFFEE # 29383		
<b>Site:</b>	PACIFIC LINK SURREY, BC		
<b>Consultant:</b>	JOHN FERRARI		
<b>Draftsman:</b>	CLAUDIA VOGT	<b>Date:</b>	10.26.2016
<b>Page:</b>	11/14	<b>Scale:</b>	1" = 1'-0"

Date: / /  
Customer Approval:

This sign is intended to be installed in accordance with the requirements of Article 624 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 (Pb). Dispose of these lamps according to Local, Provincial, State, or Federal Laws.
IF THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A BASE(S) BY PATTISON SIGN GROUP FOR THE SIGNS 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, OR HIS 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 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 HIS AGENT IN DOING SO.	

[www.pattisonsign.com](http://www.pattisonsign.com)

ISO 9001:2008 Certified Enterprise