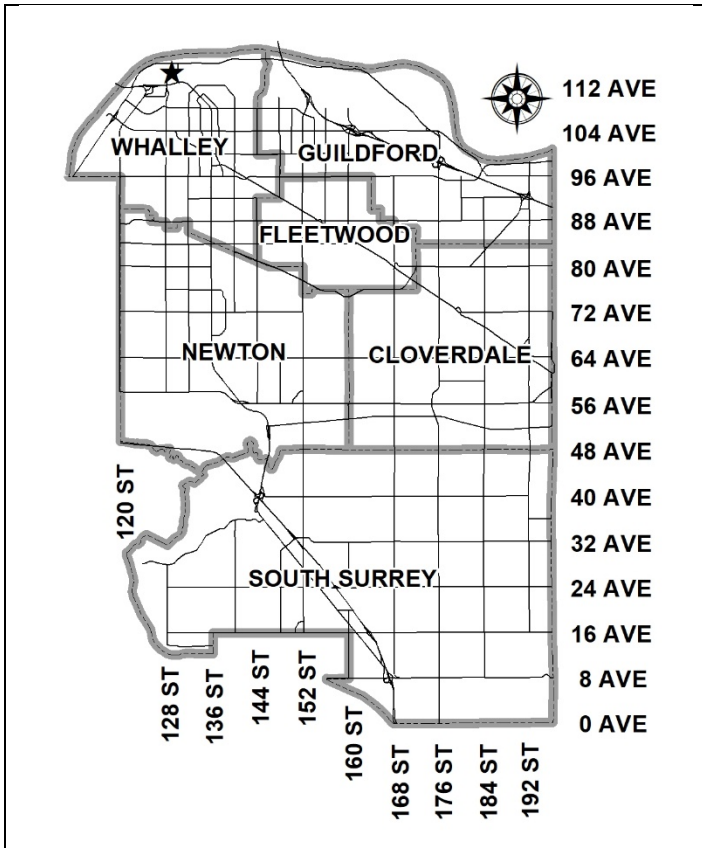


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0182-00

Planning Report Date: July 22, 2019



PROPOSAL:

- **Development Permit**

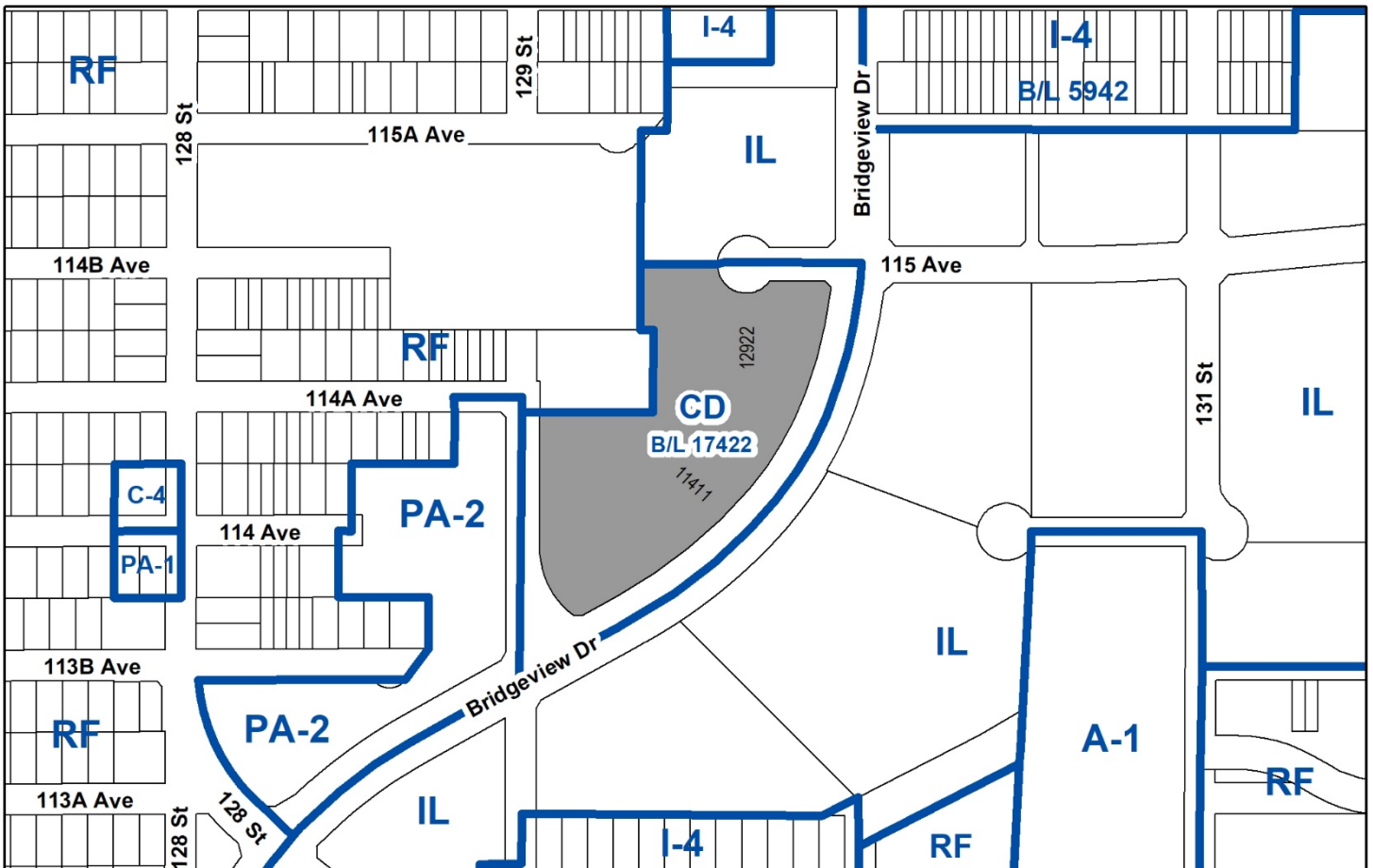
to permit a comprehensive sign design package for a two-storey brewery, distillery and private liquor store building (Central City Brewers) in Bridgeview.

LOCATION: 11411 - Bridgeview Drive

ZONING: CD (By-law No. 17422)

OCP DESIGNATION: Industrial

LAP Designation: Service Industrial



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law through a comprehensive sign design package.

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 maximum number of permitted fascia signs from four (4) to five (5) with one (1) fascia sign and one projecting sign on the north façade and three (3) fascia signs on the south façade, respectively, all on the top floor of the building;
 - increase the maximum sign area of a projecting sign from 3 square metres (32 sq. ft.) to 4.8 square metres (52 sq. ft.) on the north façade; and
 - increase the maximum allowable sign area from 46.3 square metres (498 sq.ft.) to 103.2 square metres (1,111 sq. ft.) for fascia signs located above the first storey (ground floor) of a premise.

RATIONALE OF RECOMMENDATION

- The applicant proposes one (1) additional fascia sign beyond the four (4) signs permitted under the Sign By-law for a total of five (5) fascia signs. The proposed fascia signs are over the maximum sign area permitted under the Sign By-law but are of a high-quality design and are of an appropriate size and scale in relation to the building.
- The proposed projecting sign is important for waymarking purposes, consists of high quality, durable materials, and is appropriate in both design and scale for the building.
- The proposed signage intends to showcase Central City Brewers & Distillers' focus brands "Queensborough" and "Lohin McKinnon" as part of their spirit portfolio. With more than 2000 barrels of whiskey visibly aging through the windows of the building from the street, Central City seeks to educate and display the distilling process and brands available through signage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council approve Development Permit Application No. 7919-0182-00 including 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 signage, Council may refer the Development Permit back to staff with direction regarding any of these matters.

REFERRALS

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

BC Hydro: BC Hydro has no objection to the proposed development application.

SITE CHARACTERISTICS

Existing Land Use: Central City Brewery and Distillery.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 115 Avenue):	Three industrial buildings.	Industrial	IL
North-west:	Bridgeview pump station on City-owned land.	Urban	RF
West (Across unopened 129 Street):	Recently approved rezoning to accommodate a Religious Assembly (Calvary Worship Centre).	Urban	PA-2
East and South (Across Bridgeview Drive):	A two-storey industrial building and two vacant properties.	Industrial	IL

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the northern portion of 11411 - Bridgeview Drive in Whalley. The site is currently zoned "Comprehensive Development Zone (CD) (By-law No. 17422)" and designated as "Industrial" in the Official Community Plan (OCP).
- The subject site is the second phase to the Central City Brewery development that includes a 4,799 square metre (51,660 sq. ft.) building for a warehouse and private liquor store on the land north of the existing brewery and distillery building. The building has 3,003 square metres (32,320 sq. ft.) of warehouse space for cold storage and shipping and receiving; 974 square metres (10,480 sq. ft.) of ancillary office space for brewery staff; and 822 square metres (8,850 sq. ft.) of liquor retail space.
- As part of original Development Application No. 7916-0668-00, a total of four (signs) were proposed. One fascia sign above the first storey was proposed on each of the north, east and south elevations. These fascia signs were to be comprised of back-lit channel letters, 2 of which would depict the name of the brewery and 1 which would depict the product line showcased in the building design. One canopy sign was proposed at the first storey, which would be mounted on a canopy that overhangs the entrance to the liquor retail store.
- The applicant is proposing to adjust the signage for the Phase 2 building through a Development Permit for a comprehensive sign design package to allow for a maximum of five (5) fascia signs and one projecting sign on the building, and replacing the canopy sign overhanging the entrance to the liquor store.
- 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 provisions.
- The total sign area allowed for the subject lot is 46.3 square metres (498 sq.ft.) based on the shortest side of the premises. The total combined sign area for all signs is 103.2 square metres (1,111 sq. ft.).

Comprehensive Sign Design Package

- A total of 5 fascia signs and 1 projecting sign are proposed on the north, east and south elevations, all above the first storey. The Sign By-law permits a maximum of two (2) fascia signs for each premise provided that both of the fascia signs shall not be located on the same façade of the building, except where a building has a floor area of 3,000 square metres (32,290 sq. ft.) or greater. The building is greater than 3,000 square metres (32,290 sq. ft.) in size, however, the overall total of 4,799.2 square metres (51,658 sq. ft.) can only accommodate 4 fascia signs under the Sign By-law. In addition, the Sign By-law only permits one fascia sign above the first storey of the building per lot frontage, and all of the proposed fascia signage is to be located on the upper floor. As such, variances to the Sign By-law are required to accommodate the following:

- increase the maximum total number of permitted fascia signs from four (4) to five (5) with one (1) fascia sign and one projecting sign on the north façade and three (3) fascia signs on the south façade, respectively, all on the top floor of the building.
- The total sign area proposed on the subject building is 103.2 square metres (1,111 sq. ft.). The Sign By-law permits 46.3 square metres (498 sq.ft.) based on the shortest side of the premises regardless of whether or not that side of the premises contains the main entrance. As such, variances to the Sign By-law are required to accommodate the following:
 - Increase the maximum allowable sign area from 46.3 square metres (498 sq.ft.) to 103.2 square metres (1,111 sq. ft.) for fascia signs located above the first storey (ground floor) of a premise.
- The proposed second storey projecting sign above the entrance to the liquor store replaces the first storey mounted canopy sign proposed under Development Application No. 7916-0668-00. The Sign Bylaw permits a maximum sign area of 3 square metres (52 sq. ft.) provided that the combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre (3 sq. ft. per linear foot) of premises frontage. As such, variances to the Sign By-law are required to accommodate the following:
 - Increase the maximum sign area of a projecting sign from 3 square metres (32 sq. ft.) to 4.8 square metres (52 sq. ft.) on the north façade.
- The proposed fascia signs vary in size from 13.5 square metres (146 sq. ft.) to 30.6 square metres (330 sq. ft.).
- All proposed fascia signs are face lit logos with channel lettering.
- White LED illuminated lamps are to be installed behind each sign face, with retainer colours ranging from blue, silver and white.

Signage Assessment

- The subject industrial building intends to showcase Central City Brewers & Distillers' focus brands "Queensborough" and "Lohin McKinnon" as part of their spirit portfolio. With more than 2000 barrels of whiskey visibly aging through the windows of the building from the street, Central City seeks to educate and display the distilling process and brands available through signage.
- Although the proposed signage package requires variances to the Sign By-law, this variance has merit as it provides a clear signage aesthetic for marketing and identification purposes and consists of high-quality design and materials.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Sign By-law Variances Tables
- Appendix II. Development Permit No. 7919-0182-00

original signed 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	To increase the maximum number of fascia signs for the building from four (4) to five (5) and to permit all of the signs to be located on the top floor of the building.	<p>A maximum of two fascia signs are permitted for each premises, except where a premises has a floor area of 3,000 square metres [32,290 sq. ft.] or greater, one additional fascia sign may be permitted for each additional 1,000 square metres [10,760 sq. ft.] of floor area to a maximum of six fascia signs per premises. Part 5 Section 27 (2) (a.)</p> <p>A maximum of one fascia sign per lot frontage may be located above a first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey Part 5 Section 27 (2) (a.1)</p>	Organized face lit fascia signage with channel lettering provides clear marketing and identification for future customers and deliveries.
2	To allow one (1) fascia sign and one (1) projecting sign to be installed on the (north) building facade and to allow three (3) fascia signs to be installed on the (south) building façade.	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)).	The proposed fascia signs provide clear marketing and wayfinding for the brewery.
3	Increase the maximum sign area of a projecting sign from 3 square metres (32 sq. ft.) to 4.8 square metres (52 sq. ft.) on the north façade;	The maximum sign area shall not exceed 3 square metres (32 sq. ft.) provided that the combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre (3 sq. ft. per linear foot) of premises frontage. (Part 5, Section 27(4)(a)).	The proposed projecting sign is important for waymarking purposes, consists of high quality, durable materials, and is appropriate in both design and scale for the building.
4	Increase the maximum allowable sign area from 46.3 square metres (498 sq.ft.) to 103.2 square metres (1,111 sq. ft.) for fascia signs located above the first storey (ground floor) of a premise.	The combined sign area of all signs on a lot, excluding free-standing 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 are over the maximum sign area permitted under the Sign By-law but are of a high-quality design and are of an appropriate size and scale in relation to the building.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7919-0182-00

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: 027-086-267

Lot B Section 9 Block 5 North Range 2 West New Westminster District Plan BCP29957

11411 - Bridgeview Drive

(the "Land")

3. The land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. Signage shall be installed in conformance with the drawings numbered 7919-0182-00(1) through to and including 7919-0182-00(10).
2. Minor changes to the Drawings that do not affect the general form and character of the 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 the comprehensive sign design package Drawing labelled 7919-0182-00(1) through to and including 7919-0182-00(10).

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

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.

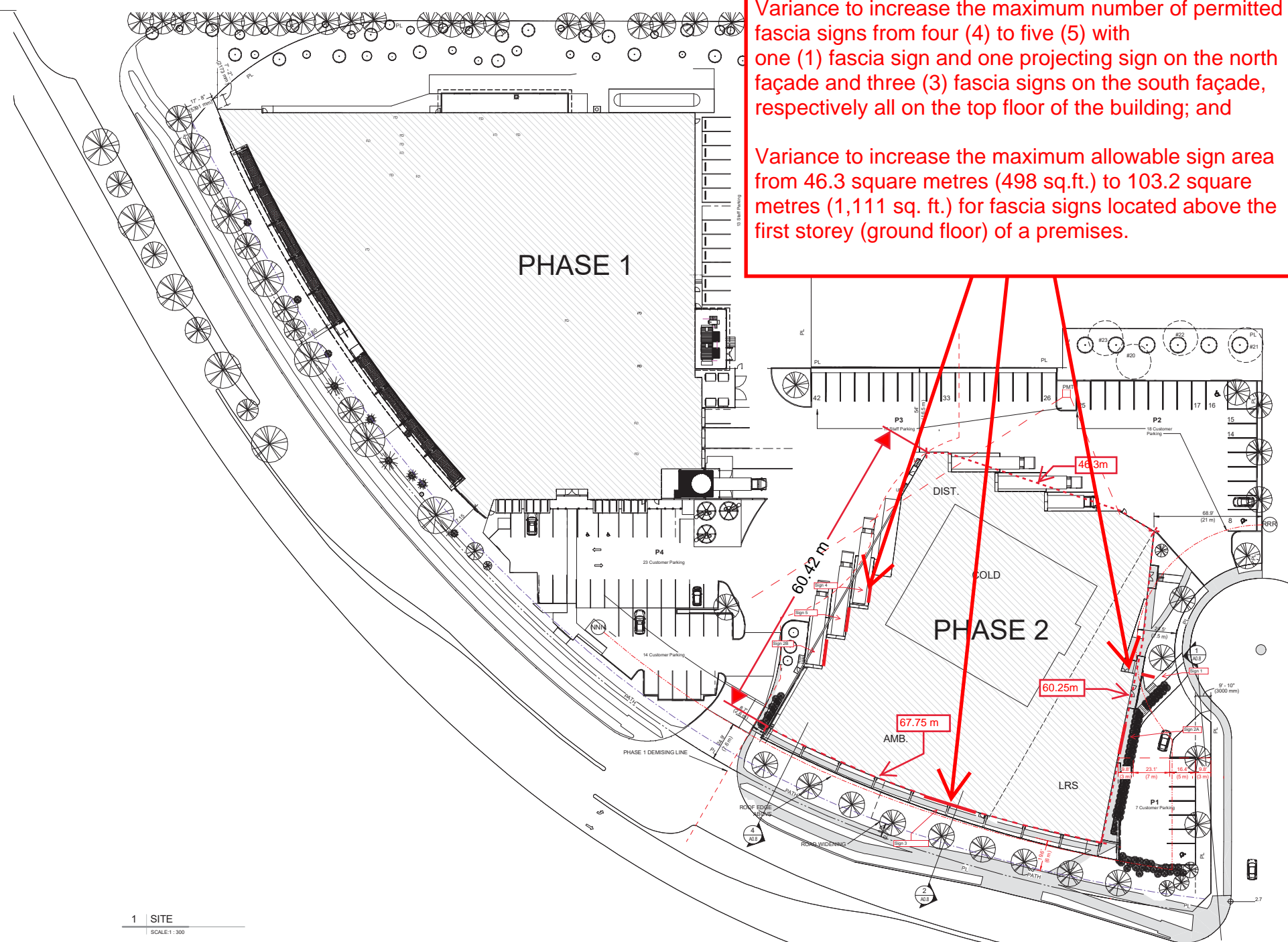
Authorized Agent: (Signature)

Name: (Please Print)

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law Requirement	Rationale
1	To increase the maximum number of fascia signs for the building from four (4) to five (5) and to permit all of the signs to be located on the top floor of the building.	<p>A maximum of two fascia signs are permitted for each premises, except where a premises has a floor area of 3,000 square metres [32,290 sq. ft.] or greater, one additional fascia sign may be permitted for each additional 1,000 square metres [10,760 sq. ft.] of floor area to a maximum of six fascia signs per premises. Part 5 Section 27 (2) (a.)</p> <p>A maximum of one fascia sign per lot frontage may be located above a first storey, provided no more than one such sign shall be permitted on any one façade of the building above the first storey Part 5 Section 27 (2) (a.1)</p>	Organized face lit fascia signage with channel lettering provides clear marketing and identification for future customers and deliveries.
2	To allow one (1) fascia sign and one (1) projecting sign to be installed on the (north) building facade and to allow three (3) fascia signs to be installed on the (south) building façade.	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)).	The proposed fascia signs provide clear marketing and wayfinding for the brewery.
3	Increase the maximum sign area of a projecting sign from 3 square metres (32 sq. ft.) to 4.8 square metres (52 sq. ft.) on the north façade;	The maximum sign area shall not exceed 3 square metres (32 sq. ft.) provided that the combined sign area of all signs on a lot, excluding free-standing signs, shall not exceed 1 square metre per linear metre (3 sq. ft. per linear foot) of premises frontage. (Part 5, Section 27(4)(a)).	The proposed projecting sign is important for waymarking purposes, consists of high quality, durable materials, and is appropriate in both design and scale for the building.
4	Increase the maximum allowable sign area from 46.3 square metres (498 sq.ft.) to 103.2 square metres (1,111 sq. ft.) for fascia signs located above the first storey (ground floor) of a premise.	The combined sign area of all signs on a lot, excluding free-standing 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 are over the maximum sign area permitted under the Sign By-law but are of a high-quality design and are of an appropriate size and scale in relation to the building.

Variance to increase the maximum number of permitted fascia signs from four (4) to five (5) with one (1) fascia sign and one projecting sign on the north façade and three (3) fascia signs on the south façade, respectively all on the top floor of the building; and
Variance to increase the maximum allowable sign area from 46.3 square metres (498 sq.ft.) to 103.2 square metres (1,111 sq. ft.) for fascia signs located above the first storey (ground floor) of a premises.



SCALE

NOTES

SUBMISSION

- 1) 2016-11-14 ISSUED FOR DVP
- 2) 2016-12-01 ROAD WIDENING EDIT
- 3) 2017-03-03 PLANNING UPDATES

REVISIONS

- A) 2017-01-16 DP UPDATES

PROJECT

CENTRAL CITY WAREHOUSE

DRAWING

SITE PLANS

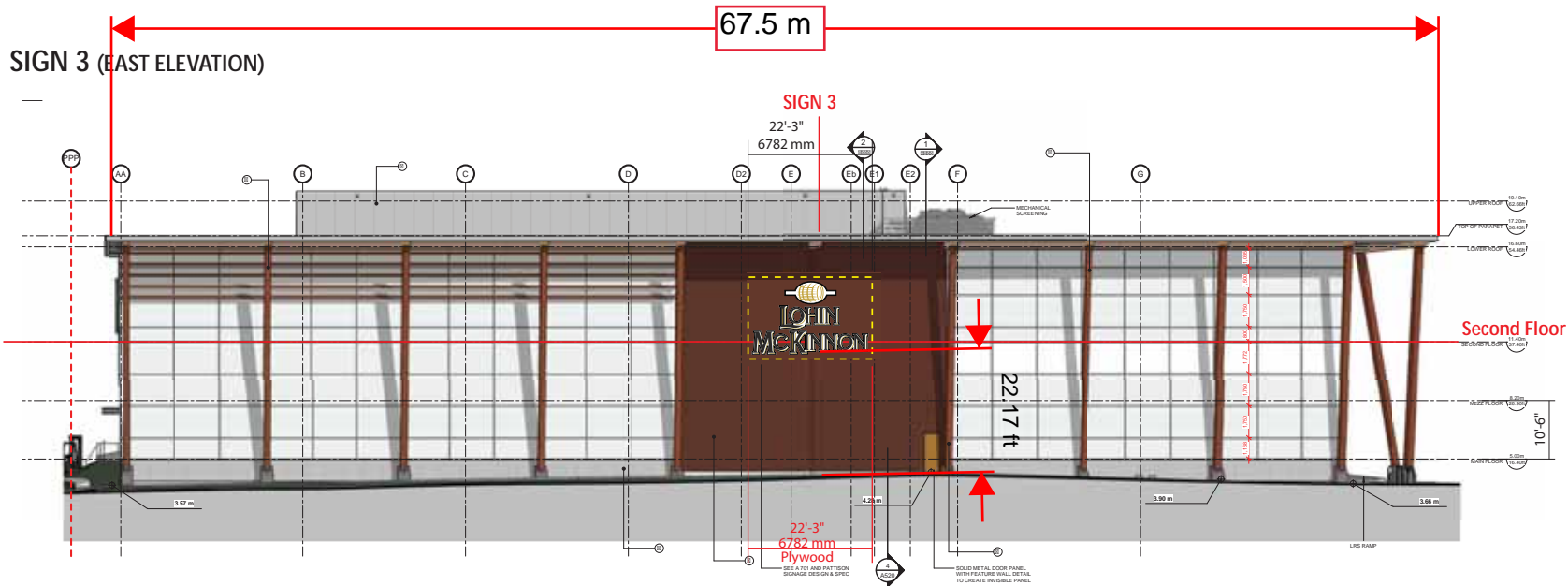
METRIC cannot be held responsible for any errors without the written consent of the client. This design and drawing is the exclusive property of the architect.

This drawing is not to be used for construction without the written consent of the architect. Any reproduction or use of this drawing without the written consent of the architect is prohibited.

SCALE
1 : 300
DRAWN
SMc/CL
PROJECT NO.
M1650

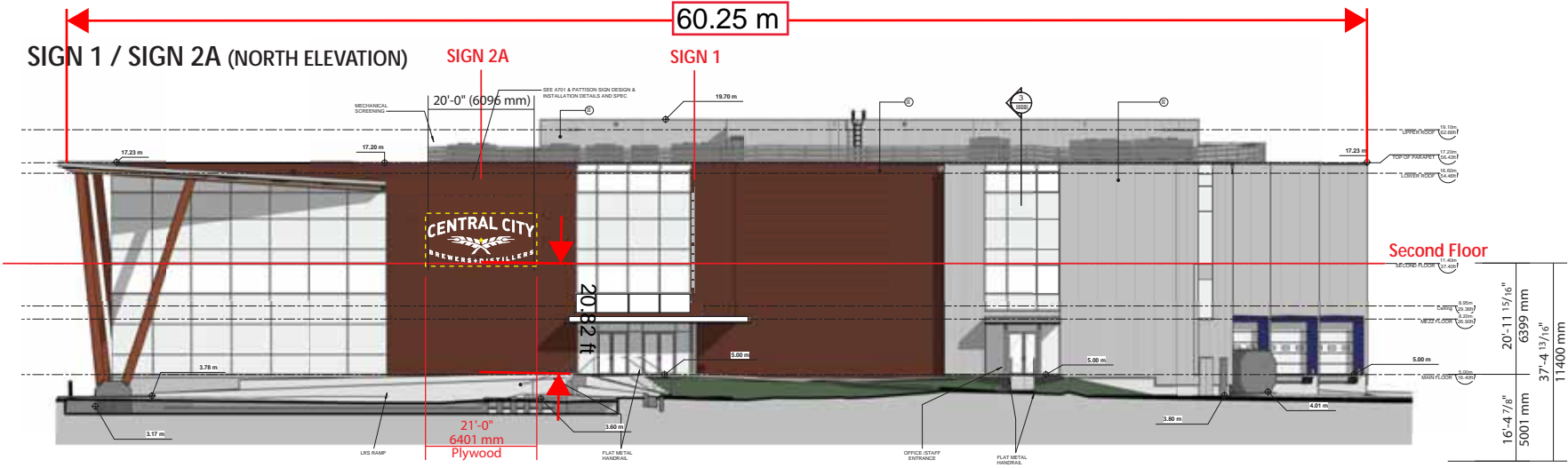
REVIEWED
SMc
M1650

A2.1



Centre "McKinnon" on Second Floor

2 | EAST ELEVATION (STREET) BP 1-100
SCALE: 1:200



Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab

1 | NORTH ELEVATION BP 1-100
SCALE: 1:200

Project ID

DF2-26075 R8-M2

Date: 06-21-2017

Scale: 1:250

Sales: David Fladgate

Designer: Cathy K/PW/DJ

Rev. #: R8 (DJ)

Date: 04-22-2019

Revision Note:

- R1: NEW PROPOSAL
- R2: NO CHANGE
- R3: 02-12-2019: Sign 2A NO CHANGE / Sign 1: Liquor Store Revised to Vertical: Push Thru / Sign 3 & 5 Deleted "EST 2007" / Changes to positioning of Spigots / Fourth Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shape.
- R4: 03-14-2019: Sign 1 Revised to Chan. Letters mounted to Red DF Cabinet.
- R5: 03-19-2019: Sign 1 Revised to Performed Background w/ Chan. Letts.
- R6: 03-27-2019: Sign 1 Revised Location - Sign 6 deleted (Option 2)
- R7: 04-05-2019: Sign 2A Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 1 Revised Location: "McKinnon" to be Centred on Second Floor.
- R8: 04-17-2019: Swealed positions with Signs 4 & 5.
- R8: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:

- M: 04-23-2019: Master artwork
- M1: 05-21-2019: added requested measurements for backing
- M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
May 29, 2019

Electrical

120V 347V

Other TBD

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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**Central City
Brewery + Distillers**
11141 Brideview Dr
Surrey BC

Sign Item

SITE1 1/9



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



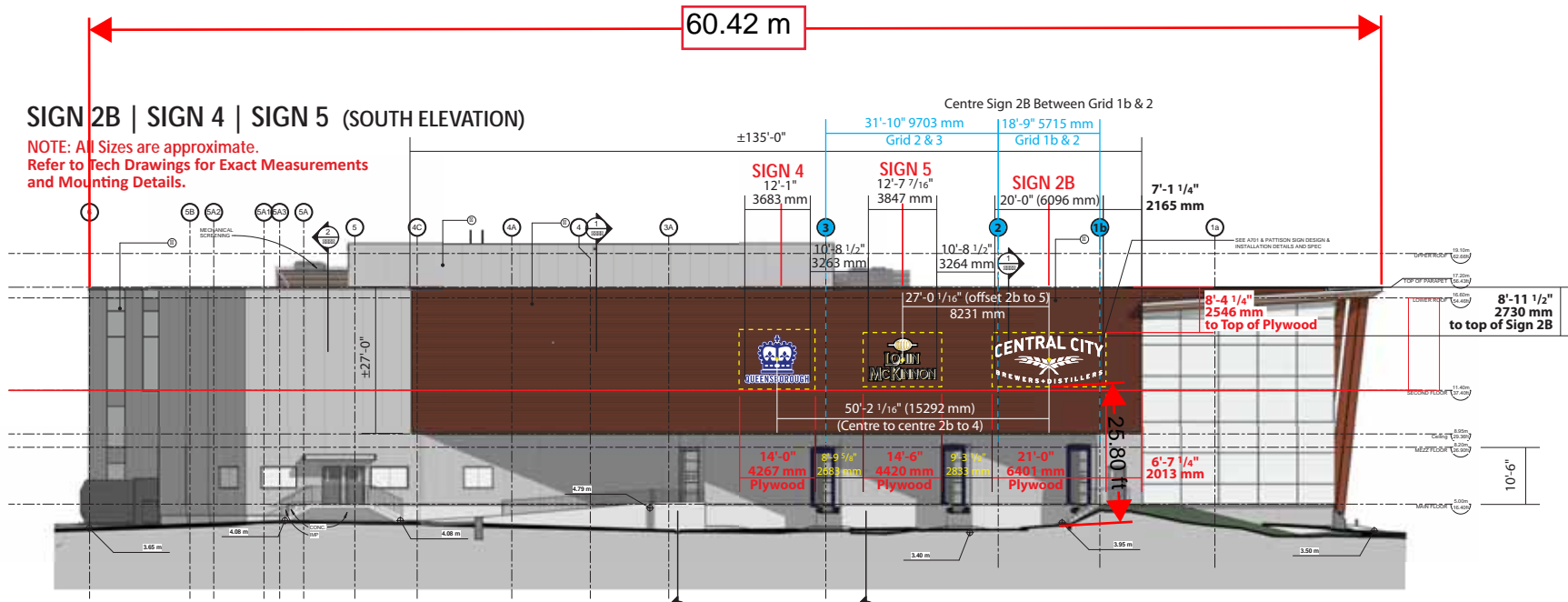
This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



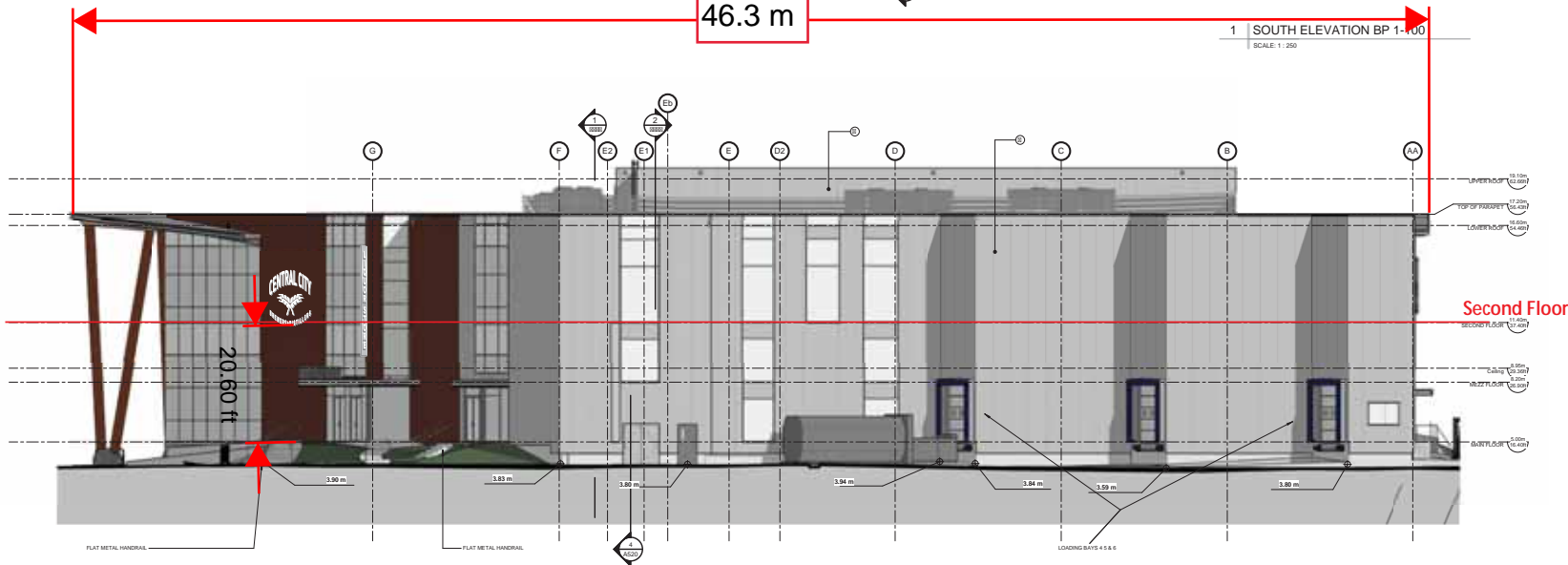
Fluorescent, Neon and HID lamps contain Mercury (HG). Dispose of the lamps according to Local, Provincial, State or Federal Laws.

SIGN 2B | SIGN 4 | SIGN 5 (SOUTH ELEVATION)

NOTE: All Sizes are approximate.
Refer to Tech Drawings for Exact Measurements and Mounting Details.



46.3 m



2 WEST ELEVATION (REAR) BP 1-100
SCALE: 1:250

Project ID
DF2-26075 R8-M2

Date: 06-21-2017
Scale: 1:250
Sales: David Fladgate
Designer: Cathy K/PW/DJ

Rev. #: R8 (DJ)
Date: 04-22-2019

Revision Note:
R1: NEW PROPOSAL
R2: NO CHANGE
R3: 02-12-2019: Sign 2A NO CHANGE / Sign 4: Liqueur Store Revised to Vertical: Push Thru / Sign 3 & 5 Deleted "EST 2009" / Changes to positioning of signage / South Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shape.
R4: 02-14-2019: Sign 1 Revised to Chain. Letters mounted to Red D' Cabinet.
R5: 02-18-2019: Sign 1 Revised to Perforated Background w/ Chain. Letters.
R6: 02-27-2019: Sign 1 Revised to Perforated Background w/ Chain. Letters.
R7: 04-05-2019: Sign 2A Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 3 Revised Location: "McDoomer" to be Centred on Second Floor.
R8: 04-17-2019: Sweared positions with Signs 4 & 5.
R9: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:
M: 04-23-2019: Master artwork
M1: 05-21-2019: added requested measurements for backing
M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
May 29, 2019

Electrical

120V 347V
 Other TBD

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.

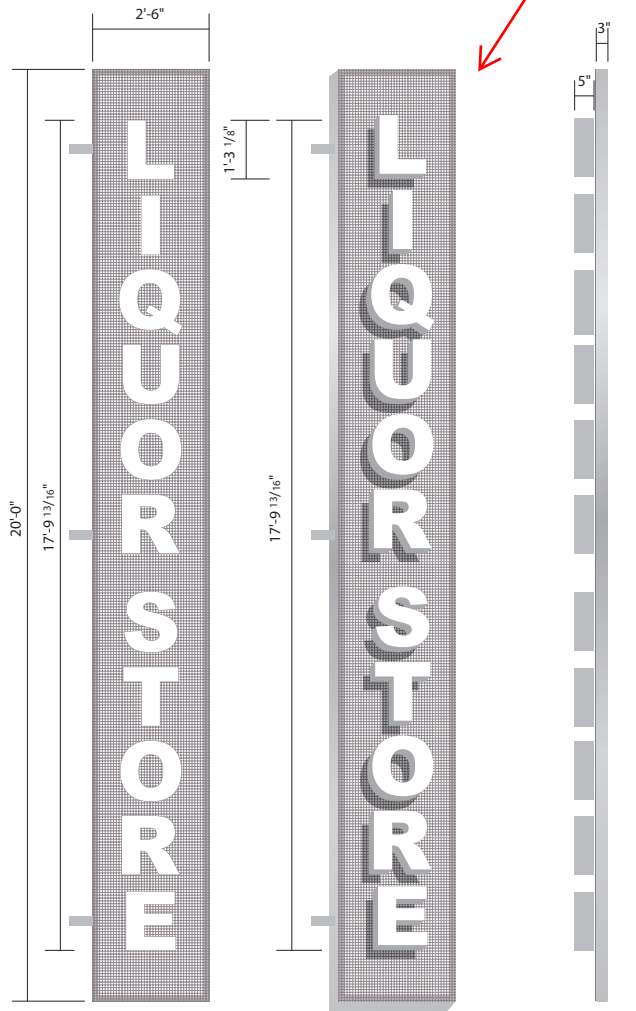
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**Central City
Brewery + Distillers**
11141 Brideview Dr
Surrey BC

Sign Item
SITE2A 2/9

Variance to increase the maximum sign area of a projecting sign from 3 square metres (32 sq. ft.) to 4.8 square metres (52 sq. ft.) on the north façade.

SIGN 1 - North Elevation



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

Side View

Specifications

Supply & install one (1) New S/F illuminated Projecting Display mounted to Window Mullions

Construction:

SF Cabinet
Substrate: Front: Perforated Aluminum Face over Frame Painted Silver
 Back: Aluminum Face over Frame Painted Silver
Frame: Aluminum Construction- Painted Silver
Illumination: Non Illuminated
Installation: Mounted to Window Mullions with Brackets Painted Silver
 *Remote Power Supplies in Sign Cabinet
 *to be Determined by PSG Tech. Department

Construction:

One Set of Face Lit Channel Letters "LIQUOR STORE"
Substrate: White Acrylic Sign Faces
Trim Cap: 1" Trim Cap Painted Silver
Returns: 5" Aluminum Returns Painted Silver
Illumination: White LED illumination
Installation: Mounted to SF Perforated Structure

Colours

- White: 7328 White Acrylic
- Silver: Mill Finish = Akzo-brushed aluminum Paint



Project ID

DF2-26075 R8-M2

Date: 06-21-2017
 Scale: 3/8"=1'-0"
 Sales: David Fladgate
 Designer: Cathy K/PW/DJ

Rev. #: R8 (DJ)
 Date: 04-22-2019

Revision Note:
 R1: NEW PROPOSAL
 R2: NO CHANGE
 R3: 02-12-2019: Sign 2A NO CHANGE / Sign 1: Liquor Store Revised to Vertical: Push Thru / Sign 3 & 5 Deleted "EST 2007" / Changes to positioning of signage / South Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shape.
 R4: 02-14-2019: Sign 1: Revised to Chan. Letters mounted to Red SF Cabinet.
 R5: 02-19-2019: Sign 1: Revised to Perforated Background (w/ Chan. Letts.
 R6: 02-27-2019: Sign 1: Revised Location / Sign 6 deleted (Option 2)
 R7: 04-05-2019: Sign 2A: Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 3: Revised Location: "McDowell" to be Centred on Second Floor.
 R8: 04-17-2019: Swealed positions with Signs 4 & 5.
 R8: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:
 M: 04-23-2019: Master artwork
 M1: 05-21-2019: added requested measurements for backing
 M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
 May 29, 2019

Electrical

- 120V 347V
- Other

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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Central City
 Brewery + Distillers
 11141 Brideview Dr
 Surrey BC

Sign Item

SG1 3/9



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

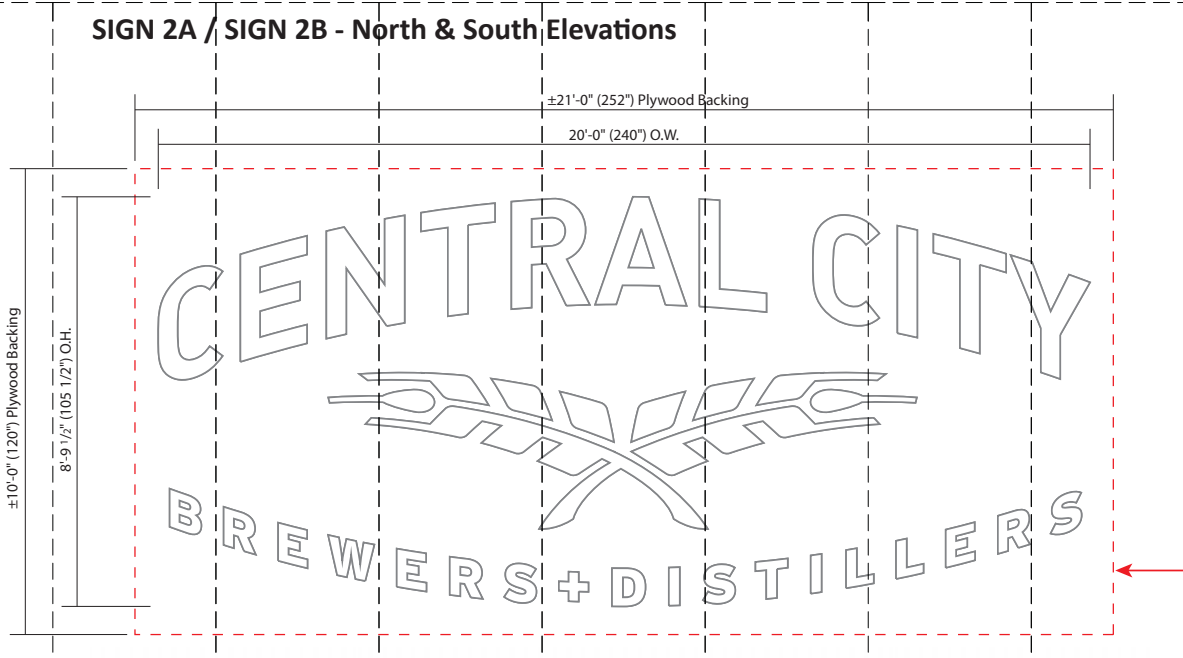


This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



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

SIGN 2A / SIGN 2B - North & South Elevations



Specifications

Supply and Install Two (2) Sets of Face lit and Halo-lit Channel letters/logo

White faces
 Silver trim cap and returns
 White LED illuminationremote power supplies
 Wireways: Included
 Method of attachment: Stood off wall for Halo

Central City: white with silver trimcap / returns
 logo: white with silver trimcap / returns to match trimcaps
 Brewers + Distillers: white with silver trimcap / returns

Colours

- white 7328 substrate
- silver trimcap / returns to match trimcaps

3/4" Plywood Support behind Insulated Metal Panels attached to the Structural Steel.



NIGHT VIEW



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

Project ID

DF2-26075 R8-M2

Date: 06-21-2017
 Scale: 3/8"=1'-0"
 Sales: David Flagdate
 Designer: Cathy K/PW/DJ

Rev. #: R8 (DJ)
 Date: 04-22-2019

Revision Note:
 R1: NEW PROPOSAL
 R2: NO CHANGE
 R3: 02-12-2019: Sign 2A NO CHANGE / Sign 1: Liquor Store Revised to Vertical: Push Thru / Sign 3 & 5 Deleted "EST 2007" / Changes to positioning of signage / South Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shape.
 R4: 02-14-2019: Sign 1: Revised to Channel. Letters mounted to Red D' Cabinet.
 R5: 02-19-2019: Sign 1: Revised to Perforated Background (w/ Chan. Letts.
 R6: 02-27-2019: Sign 1: Revised Location / Sign 6 deleted (Option 2)
 R7: 04-05-2019: Sign 2A: Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 3: Revised Location: "McDowell" to be Centered on Second Floor.
 R8: 04-17-2019: Swapped positions with Signs 4 & 5.
 R8: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:
 M: 04-23-2019: Master artwork
 M1: 05-21-2019: added requested measurements for backing
 M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
 May 29, 2019

Electrical

120V 347V
 Other TBD

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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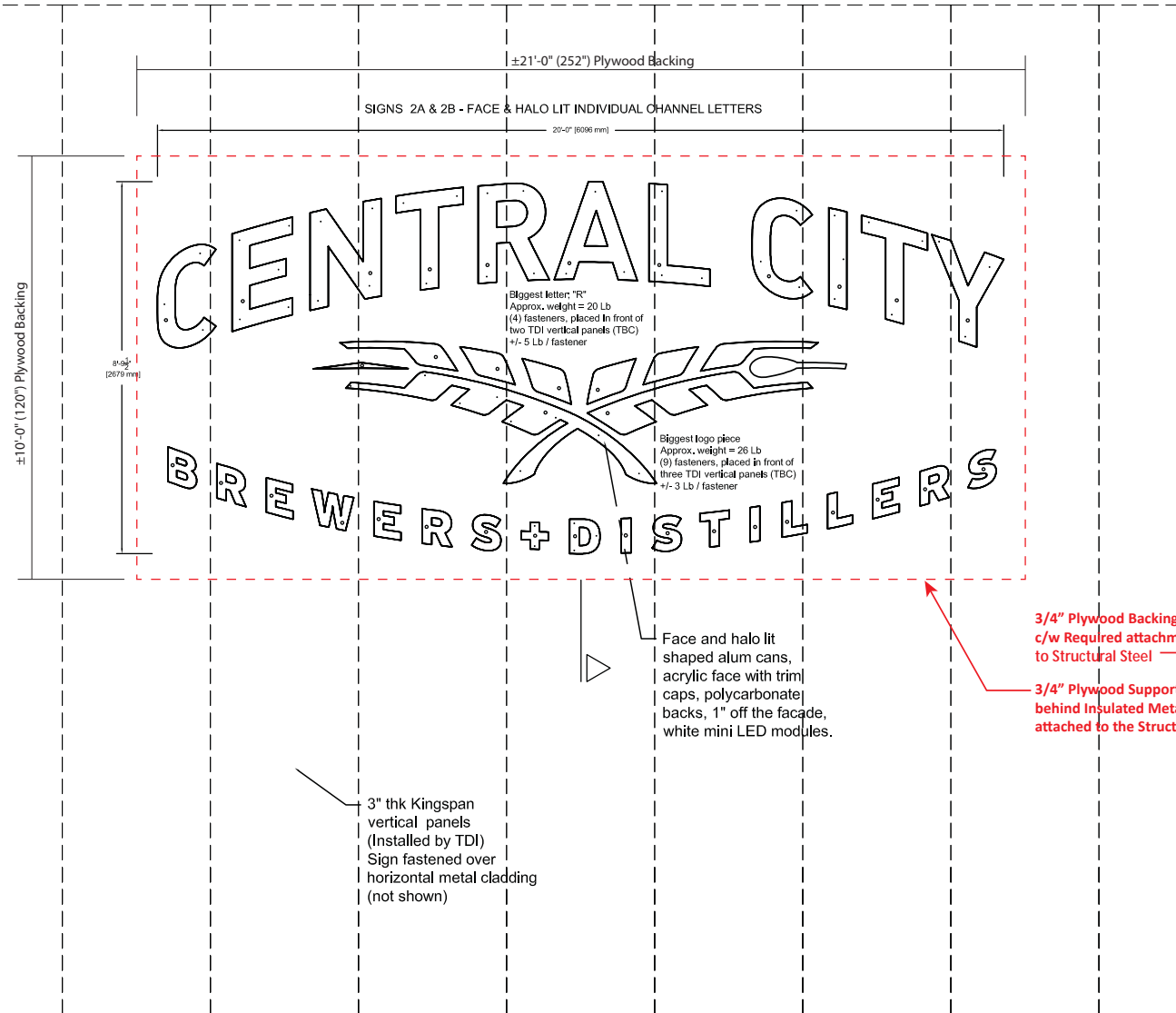
Central City
 Brewery + Distillers
 11141 Brideview Dr
 Surrey BC

Sign Item

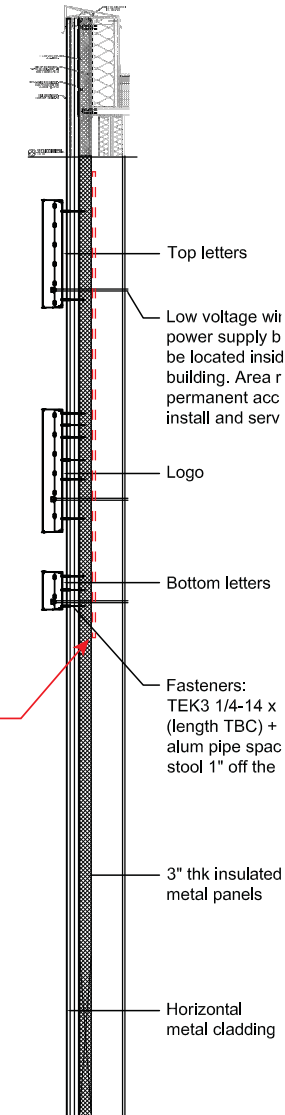
SG2A/2B 4/9

SIGN 2A / SIGN 2B - North & South Elevations

FRONT VIEW



SECTION VIEW



Project ID
DF2-26075 R8-M2

Date: 06-21-2017
Scale: 3/8"=1'-0"
Sales: David Fladgate
Designer: Cathy K/PW/DJ

Rev. #: R8 (DJ)
Date: 04-22-2019

Revision Note:
R1: NEW PROPOSAL
R2: NO CHANGE
R3: 02-12-2019: Sign 2A NO CHANGE / Sign 1: Upper Store Revised to Vertical: Push Thru / Sign 3 & 5 Deleted "EST 2003" / Changes to positioning of Sprague / South Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shapes.
R4: 02-14-2019: Sign 1: Revised to Chan. Letters mounted to Red DF Cabinet.
R5: 02-19-2019: Sign 1: Revised to Perforated Background c/w Chan. Letts.
R6: 02-27-2019: Sign 1: Revised Location - Sign 6 deleted (Option 2)
R7: 04-02-2019: Sign 2A Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 3: Revised location: "backroom" to be Centred on Second Floor.
R8: 04-17-2019: Revised positions with Signs 4 & 5.
R8: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:
M: 04-23-2019: Master artwork
M1: 05-21-2019: added requested measurements for backing
M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
May 29, 2019

Electrical

120V 347V
 Other TBD

Customer Approval

Signature _____
MM/DD/YYYY

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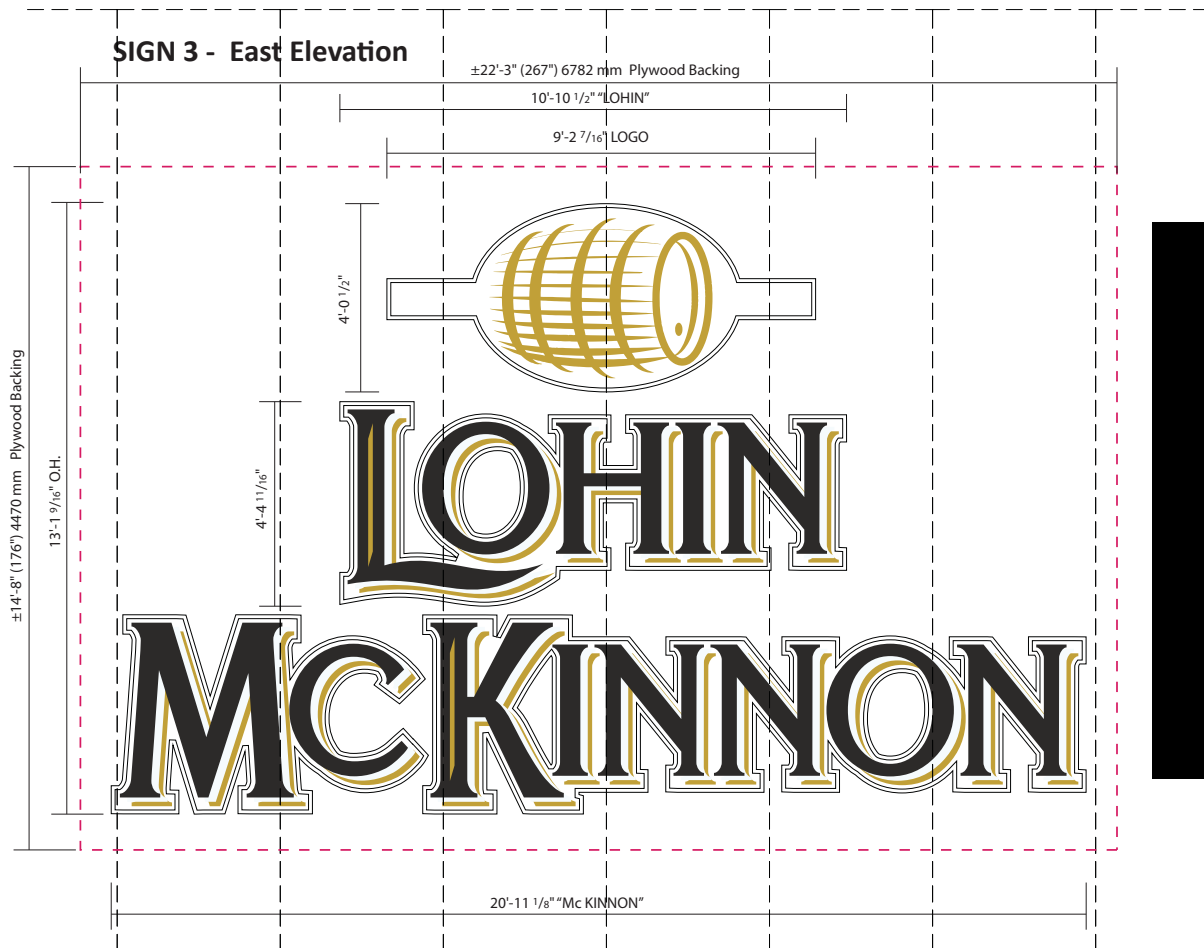
#309-14928 56 Avenue, Surrey, British Columbia, Canada V3S 2N5
(Toll Free) 1.866.635.1110 (Fax) 1.800.663.3737
www.pattisonsign.com

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.

Central City
Brewery + Distillers
11141 Brideview Dr
Surrey BC

Sign Item
SG2A/2B 5/9



Specifications

Supply and Install One (1) Set of Face lit Shape Signs
 White faces c/w Vinyl applied first surface
 White retainer and returns
 White LED illumination ...remote power supplies
 Method of attachment: Flush Mount
 Lohin McKinnon: black & gold on white
 logo: gold on white

Colours

- white 7328 substrate / White Paint
- black: 3M Black: 3630-22
- gold: 3M Gold Nugget: 3630-141

Project ID
 DF2-26075 R8-M2

Date: 06-21-2017
 Scale: 3/8"=1'-0"
 Sales: David Fladgate
 Designer: Cathy K/PW/DJ

Rev. #: R8 (DJ)
 Date: 04-22-2019

Revision Note:
 R1: NEW PROPOSAL
 R2: NO CHANGE
 R3: 02-12-2019: Sign 2A NO CHANGE / Sign 1: Liquor Store Revised to Vertical: Push Thru / Sign 3 & 5 Deleted "EST 2007" / Changes to positioning of signage / Fourth Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shape.
 R4: 02-14-2019: Sign 1: Revised to Chan. Letters mounted to Red D' Cabinet.
 R5: 02-19-2019: Sign 1: Revised to Perforated Background (w Chan. Letts.
 R6: 02-27-2019: Sign 1: Revised Location / Sign 6 deleted (Option 2)
 R7: 04-05-2019: Sign 2A Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 3 Revised Location: "McKinnon" to be Centered on Second Floor.
 R8: 04-17-2019: Swealed positions with Signs 4 & 5.
 R8: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:
 M: 04-23-2019: Master artwork
 M1: 05-21-2019: added requested measurements for backing
 M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
 May 29, 2019

Electrical

120V 347V
 Other TBD

Customer Approval

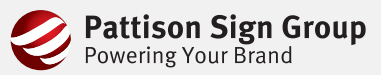
Signature _____
 MM/DD/YYYY

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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**Central City
 Brewery + Distillers**
 11141 Brideview Dr
 Surrey BC

Sign Item
 SIGN 3 6/9



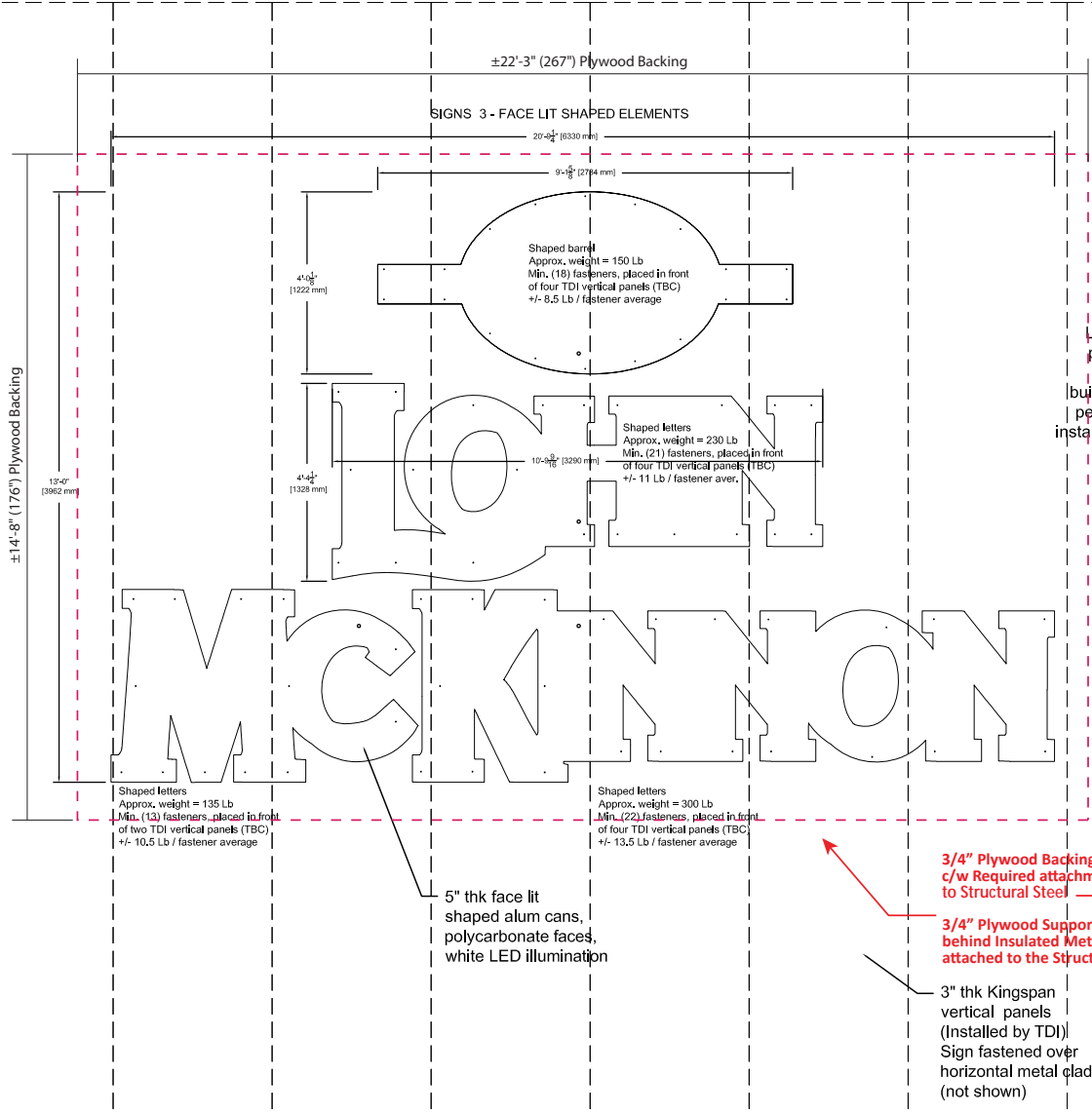
#309-14928 56 Avenue, Surrey, British Columbia, Canada V3S 2N5
 (Toll Free) 1.866.635.1110 (Fax) 1.800.663.3737
 www.pattisonsign.com

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.

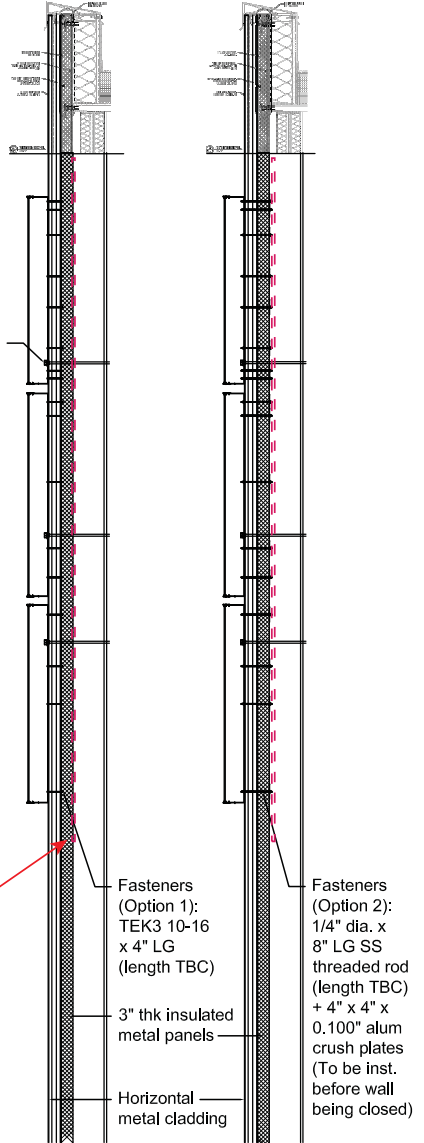
SIGN 3 - East Elevation

FRONT VIEW



Low voltage wires to power supply box to be located inside building. Area requires permanent access for installation and servicing

SECTION VIEWS
Option 1 Option 2



Project ID
DF2-26075 R8-M2

Date: 06-21-2017
Scale: 3/8"=1'-0"
Sales: David Fladgate
Designer: Cathy K/PW/DJ

Rev. #: R8 (DJ)
Date: 04-22-2019

Revision Note:
R1: NEW PROPOSAL
R2: NO CHANGE
R3: 02-12-2019: Sign 2A NO CHANGE / Sign 3 & 5 Deleted "EST 2009" / Changes to positioning of Sprague / South Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shapes.
R4: 02-14-2019: Sign 3 Revised to Perforated Background c/w Chan. Letts.
R5: 02-19-2019: Sign 3 Revised Location / Sign 6 deleted (Option 2)
R7: 04-02-2019: Sign 2A Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 3 Revised location "backroom" to be Centred on Second Floor.
R8: 04-17-2019: Revised locations with Sign 4 & 5.
R8: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:
M: 04-23-2019: Master artwork
M1: 05-21-2019: added requested measurements for backing
M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
May 29, 2019

Electrical

120V 347V
 Other TBD

Customer Approval

Signature _____
MM/DD/YYYY

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11141 Brideview Dr
Surrey BC

Sign Item
SIGN 3 7/9

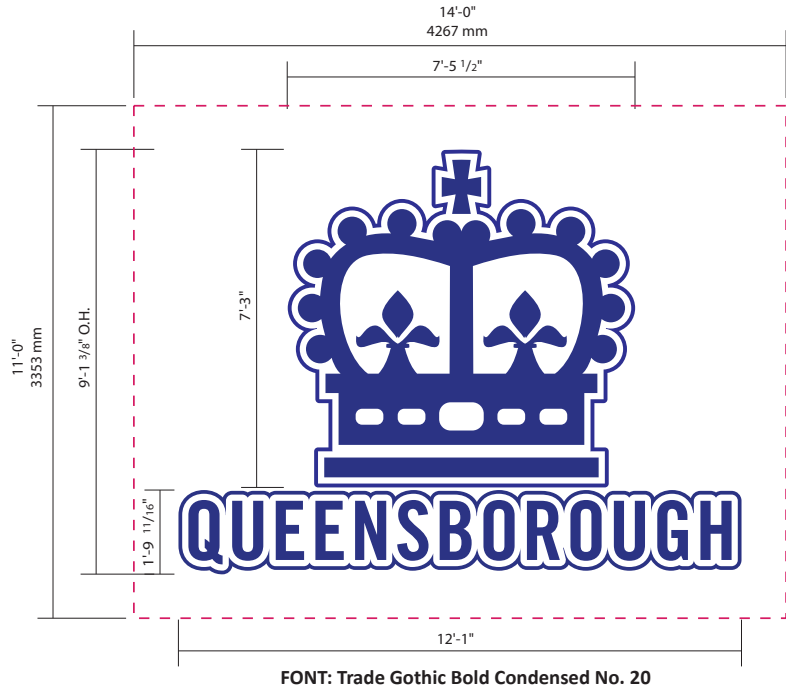


#309-14928 56 Avenue, Surrey, British Columbia, Canada V3S 2N5
(Toll Free) 1.866.635.1110 (Fax) 1.800.663.3737
www.pattisonsign.com

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SIGN 4 - South Elevation



NIGHT VIEW

Specifications

Supply and Install One (1) Set of Face lit Channel Shapes

White faces c/w Blue Vinyl applied first surface
Blue retainer and returns
White LED illuminationremote power supplies
Method of attachment: Flush mount

QUEENSBOROUGH: blue copy on White Background / Blue trimcap / Blue returns
logo: white & blue with Blue trimcap / Blue returns

Colours

- white 7328 substrate
- Blue Vinyl: 3M Royal Blue : 3630-87
- blue Paint to Match

Project ID

DF2-26075 R8-M2

Date: 06-21-2017
Scale: 3/8"=1'-0"
Sales: David Fladgate
Designer: Cathy K/PW/DJ

Rev. #: R8 (DJ)
Date: 04-22-2019

Revision Note:

R1: NEW PROPOSAL
R2: NO CHANGE
R3: 02-12-2019: Sign 2A NO CHANGE / Sign 1: Liquor Store Revised to Vertical: Push Thru / Sign 3 & 5 Deleted "EST 2009" / Changes to positioning of signage / Fourth Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shapes.
R4: 02-14-2019: Sign 1: Revised to Performanced Background c/w Chan. Letts.
R5: 02-19-2019: Sign 1: Revised Location / Sign 6 deleted (Option 2)
R7: 04-05-2019: Sign 2A Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 3 Revised Location: "McDowen" to be Centred on Second Floor.
R8: 04-17-2019: Swealed positions with Signs 4 & 5.
R8: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:
M: 04-23-2019: Master artwork
M1: 05-21-2019: added requested measurements for backing
M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
May 29, 2019

Electrical

120V 347V
 Other TBD

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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Central City
Brewery + Distillers
11141 Brideview Dr
Surrey BC

Sign Item

SIGN 4 8/9



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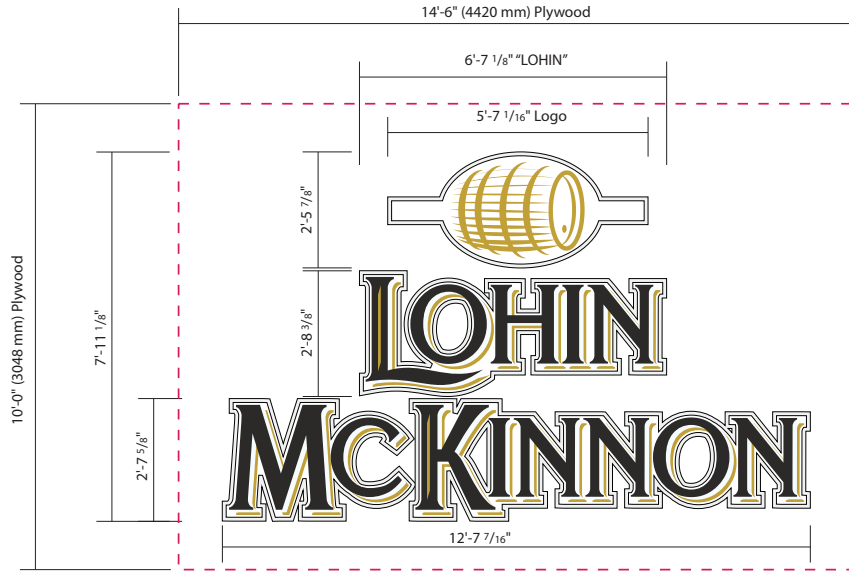


This sign to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



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

SIGN 5 - South Elevation



NIGHT VIEW

Specifications

Supply and Install One (1) Set of Face lit Shape Signs
 White faces c/w Vinyl applied first surface
 White retainer and returns
 White LED illumination...remote power supplies
 Method of attachment: Flush Mount
 Lohin McLinnon: black & gold on white
 logo: gold on white

Colours

- white 7328 substrate / White Paint
- black: 3M Black: 3630-22
- gold: 3M Gold Nugget: 3630-141

Project ID	
DF2-26075 R8-M2	
Date:	06-21-2017
Scale:	3/8"=1'-0"
Sales:	David Fladgate
Designer:	Cathy K/PW/DJ

Rev. #:	R8 (DJ)
Date:	04-22-2019

Revision Note:
 R1: NEW PROPOSAL
 R2: NO CHANGE
 R3: 02-12-2019: Sign 2A NO CHANGE / Sign 1: Liquor Store Revised to Vertical: Push Thru / Sign 3 & 5 Deleted "EST 2007" / Changes to positioning of signage / South Elev. Added Opt 1 & 2 / Sign 4 Revised to Channel Shapes.
 R4: 02-14-2019: Sign 1: Revised to Chan. Letters mounted to Red D' Cabinet.
 R5: 02-19-2019: Sign 1: Revised to Perforated Background c/w Chan. Letts.
 R6: 02-27-2019: Sign 1: Revised Location / Sign 6 deleted (Option 2)
 R7: 04-05-2019: Sign 3A Revised Location - (Plus) sign of Brewers & Distillers to be lined up with Second Floor / Sign 3 Revised Location: "McKinnon" to be Centered on Second Floor.
 R8: 04-17-2019: Revised position with signs 4 & 5.
 R8: 04-22-2019: Added Vinyl colour Spec.

Conceptual

Master Revision Note:
 M: 04-23-2019: Master artwork
 M1: 05-21-2019: added requested measurements for backing
 M2: 05-29-2019: Moved Sign 2A North Elev. (Bottom of Letter "D" of Brewers & Distillers to be lined up with the Top of the Second Floor Slab)

Master 2
 May 29, 2019

Electrical

120V 347V
 Other TBD

Customer Approval

Signature _____
 MM/DD/YYYY _____

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Central City
 Brewery + Distillers
 11141 Brideview Dr
 Surrey BC

Sign Item
 SIGN 5 9/9



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



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