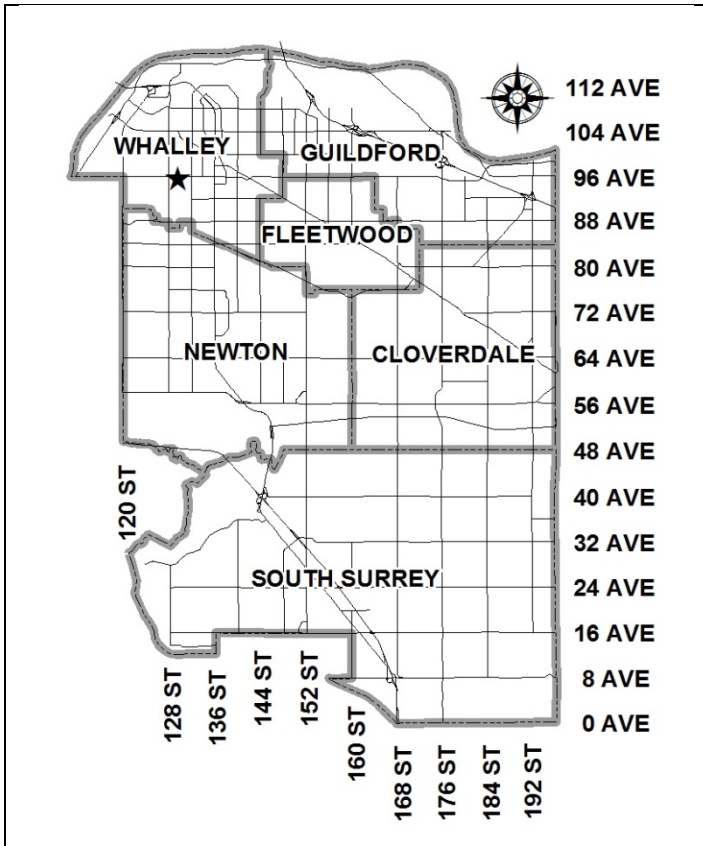


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0210-00

Planning Report Date: September 29, 2014

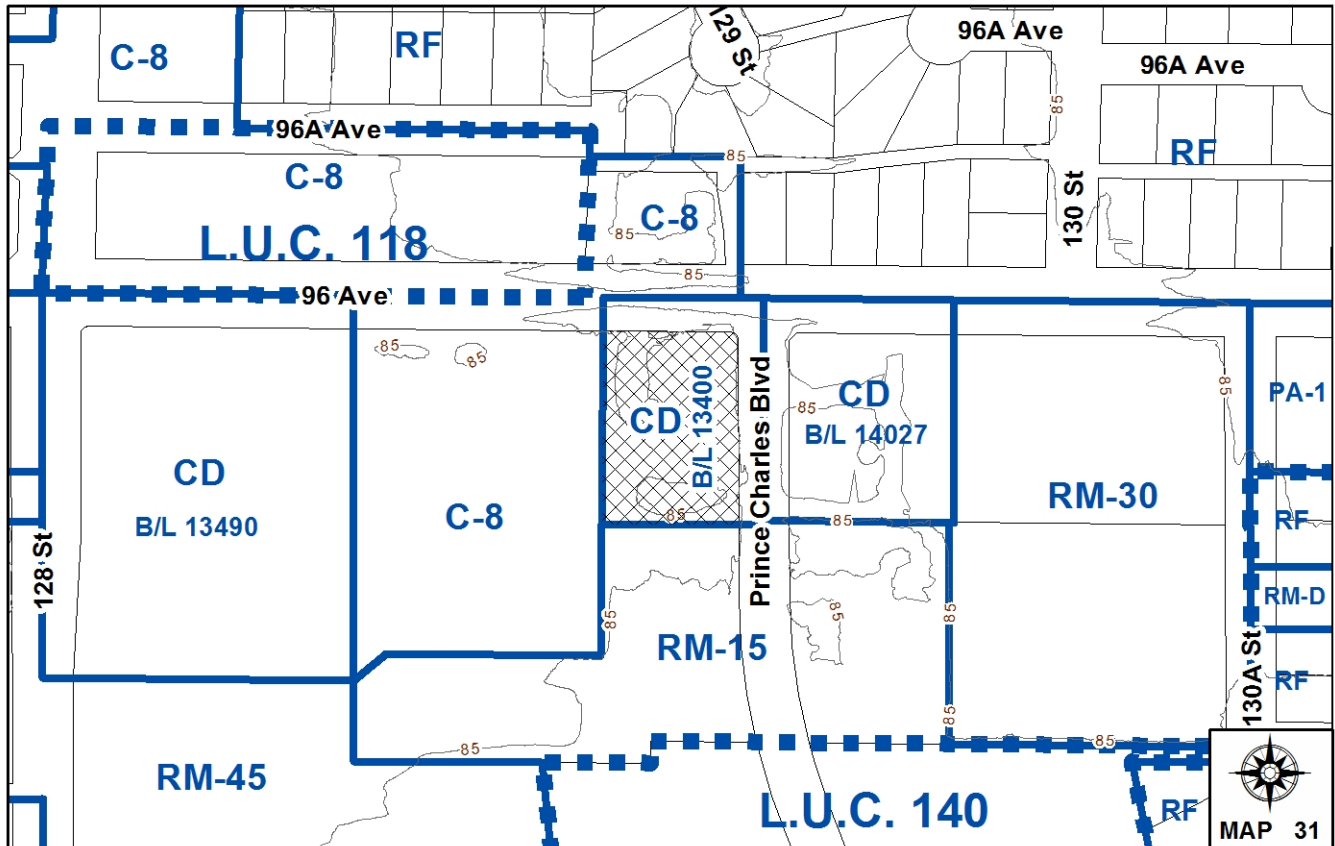


**PROPOSAL:**

- **Development Permit**
- **Development Variance Permit**

to permit one (1) additional fascia sign for an existing drive-through restaurant.

**LOCATION:** 12930 - 96 Avenue  
**OWNER:** McDonald's Restaurants Of Canada Ltd  
**ZONING:** CD (By-law No. 13400)  
**OCP DESIGNATION:** Commercial



### RECOMMENDATION SUMMARY

- Approval to vary a Sign By-law regulation through a comprehensive sign design package.
- Approval and issuance of Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking to vary the Sign By-law to allow one (1) additional fascia sign.

### RATIONALE OF RECOMMENDATION

- The proposed fascia sign reflects a corporate design change in order to include a McCafé within the restaurant.
- Similar fascia signs have been previously approved by Council for other McDonald's restaurants in the City.
- The proposed fascia sign is of an appropriate size and scale for the building. The total sign area of the existing and proposed fascia signs on the building meets the total allowable fascia sign area permitted under the Sign By-law.
- The proposed fascia sign is constructed of high quality, durable materials.

RECOMMENDATION

1. Council approve the applicant's request to vary the Sign By-law, as described in Appendix II.
2. Council approve Development Permit No. 7914-0210-00 for 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 landscaping and siting, form, exterior design and finish of the building and other structures and 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 proposal.

SITE CHARACTERISTICS

Existing Land Use: McDonald's restaurant with drive-through.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Private liquor store.	Commercial	C-8
East (Across Prince Charles Boulevard):	Townhomes.	Multiple Residential	CD (By-law No. 14027)
South:	Townhomes.	Multiple Residential	RM-15
West:	Multi-tenant commercial building.	Commercial	C-8

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the south side of 96 Avenue between Prince Charles Boulevard and 128 Street. The site is zoned "Comprehensive Development (CD) Zone" (By-law No. 13400), and designated Commercial in the Official Community Plan (OCP).
- The site is currently occupied by a McDonald's restaurant with a drive-through component.

- There are six (6) existing fascia signs on the building, with two (2) on each of the west, north and east elevations. The applicant is currently proposing one (1) additional fascia sign on the west elevation, for a total of seven (7) fascia signs.
- The Sign By-law permits a maximum of two (2) fascia signs for this building. The six (6) existing signs were approved as part of the original Development Permit and Development Variance Permit for this building (No. 7900-0230-00) approved by Council in 2000.
- Under a recent revision to 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 has been submitted to Council that includes a comprehensive sign design package containing a sign or signs that require variances of the applicable provisions of the Sign By-law.

#### DESIGN PROPOSAL AND REVIEW

- The applicant proposes one (1) new fascia sign, in addition to the six (6) existing fascia signs. The proposed new sign will be located on the west elevation.
- The proposed new fascia sign is comprised of a brown aluminum backing with push-through raised text "McCafé" in white, which will be illuminated. The proposed fascia sign will be constructed of high-quality, durable materials.
- The proposed new fascia sign is approximately 0.75 metre (2.5 ft.) in height and 1.5 metres (5 ft.) in width, with a total sign area of 1.1 square metres (12.5 sq.ft.).
- The proposed new fascia sign is of an appropriate size and scale in relation to the existing McDonald's building. The total sign area of all fascia signs (6 existing, 1 proposed), is 16.3 square metres (175 sq.ft.), which complies with the maximum permitted fascia sign area of 1 square metre (10.76 sq.ft.) per linear metre (3 ft.) of premise frontage, or 25 square metres (269 sq.ft.) for the subject building.
- Staff have worked with the applicant to look at all the signage on this site in a comprehensive manner. This has included the removal of a roof sign and flag pole signs that are not permitted under the Sign By-law and considered inappropriate as part of the overall signage aesthetic on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary
- Appendix II. Proposed Sign By-law Variance
- Appendix III. Development Permit No. 7914-0210-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/da

\\file-server1\net-data\csdc\generate\areaproduct\save\21311393032.doc  
DRV 9/25/14 11:57 AM



PROPOSED SIGN BY-LAW VARIANCE

#	Proposed Variance	Sign By-law Requirement	Rationale
1	To allow one (1) additional fascia sign, for a total of seven (7) fascia signs at the McDonald's drive-through restaurant.	<p>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))</p> <p>The six (6) existing fascia signs are permitted under Development Variance Permit No. 7900-0230-00.</p>	<p>The proposed fascia sign is of an appropriate size and scale in relation to the existing building.</p> <p>The proposed fascia sign will be constructed of high-quality, durable materials.</p>

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0210-00

Issued To: MCDONALD'S RESTAURANTS OF CANADA LTD  
("the Owner")

Address of Owner: Attn: Real Estate  
100, 2 - McDonalds Place  
North York, ON M3C 3L4

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: 003-414-531  
Lot 601 Section 32 Township 2 New Westminster District Plan 63835  
12930 - 96 Avenue

(the "Land")

3. This development permit applies to only the buildings and structures on the land as shown on Schedule A which is attached hereto and forms part of this development permit.
4. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
5. The character of the development, specifically signage, shall be in accordance with the drawings numbered DP #7914-0210-00(A) through to and including DP #7914-0210-00(I) (the "Drawings") which are attached hereto and form part of this development permit.
6. Minor changes to the Drawings that do not affect the general form and character of the landscaping and the siting, form, exterior design, finish of buildings, structures and signage on the Land, may be permitted subject to the approval of the City.



7. The comprehensive signage design package shall conform to drawings numbered DP #7914-0210-00(A) through to and including DP #7914-0210-00(I).
8. Surrey Sign By-law, 1999, No. 13656, as amended, is varied as outlined on Schedule A which is attached hereto and forms part of this development permit, and as shown on the comprehensive sign design package Drawings DP #7914-0210-00(A) through to and including DP #7914-0210-00(I).
9. This development permit supplements Development Permit No. 7900-0230-00.
10. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
11. 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.
12. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

13. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .  
ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor – Dianne L. Watts

\_\_\_\_\_  
City Clerk – Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

\_\_\_\_\_  
Authorized Agent: (Signature)

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

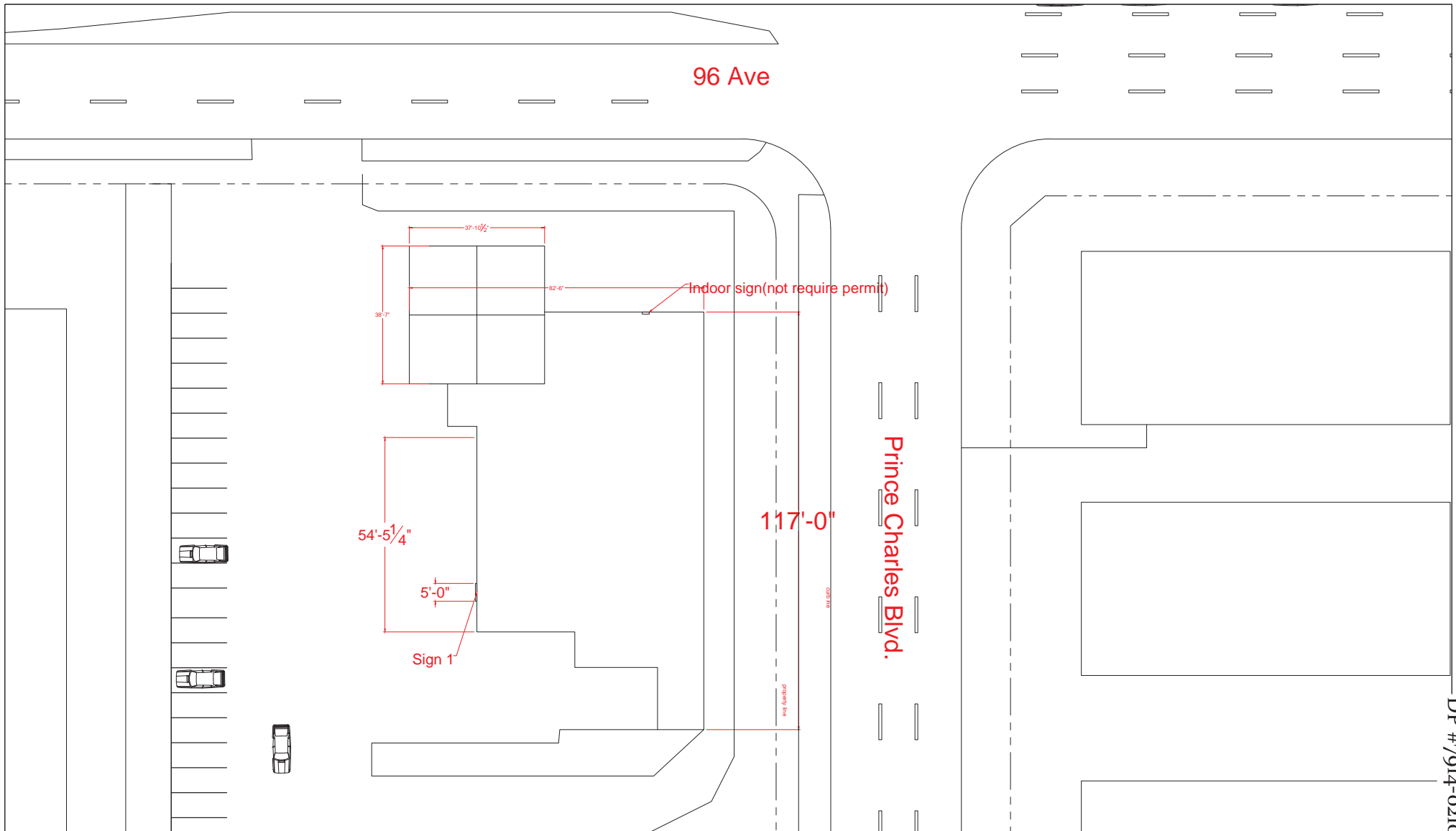
OR

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

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

## Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To allow one (1) additional fascia sign, for a total of seven (7) fascia signs at the McDonald's drive-through restaurant.	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 six (6) existing fascia signs are permitted under Development Variance Permit No. 7900-0230-00.



96 Ave

Prince Charles Blvd.

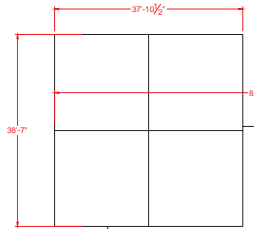
117'-0"

Indoor sign(not require permit)

Sign 1

54'-5 1/4"

5'-0"

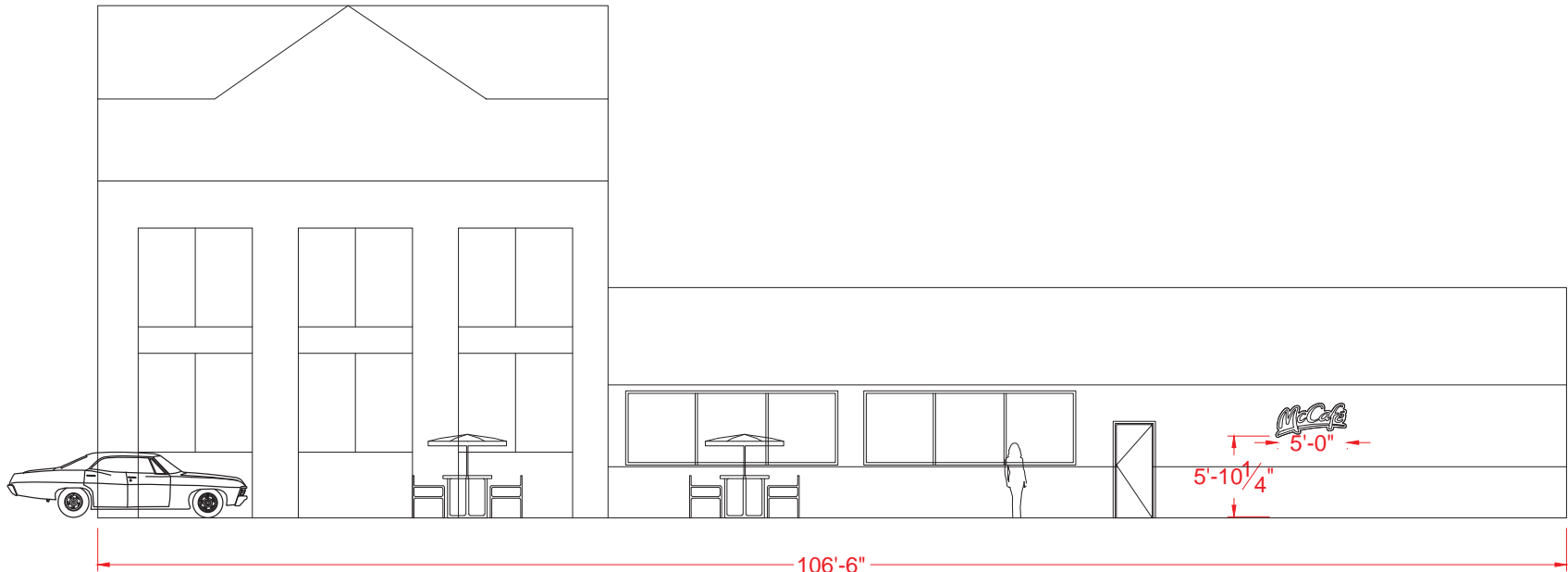


38'-7"

37'-10 1/2"

82'-6"





West Elevation





EXISTING



PROPOSED

# GS-022175A

## PRESENTATION DRAWING

Installation:  Interior:  Exterior:

# Descriptions:

1	60" ILLUMINATED MCCAFFEE SIGNATURE SIGN SEE MCD1S9C7012 SQUARE FOOTAGE: 12.03 FT <sup>2</sup>
---	---

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



This sign is intended to be installed in accordance with the requirements of Article 602 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). Disposal of these lamps according to Local, Provincial, State, or Federal Laws.

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE BRAND IDENTIFIED HEREIN. SIGN BRANDED SHOULD BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO THE BEST OF PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL INSURE 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, PENALTIES, FEES, FINES 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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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-56

Client: MCDONALD'S #6221

Site: 12930 96TH AVENUE, SURREY, BC

Consultant: GARRY SIGOUIN

Draftsman: CLAUDIA VOGT Date: 05.1

Page: 1/4 Scale: N.T.S

www.pattisonsign.com

DP #7914-0210-00 (C)

# GS-022175A

## PRESENTATION DRAWING

Installation:	<input checked="" type="checkbox"/> Interior:	<input type="checkbox"/> Exterior:	MC
#	Descriptions:	SQUARE FOOTAGE	DD1



**PROPOSED**

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

 This sign is intended to be installed in accordance with the requirements of Article 602 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). Disposal of these signs according to Local, Provincial, State, or Federal Laws.

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN SPECIFIED HEREIN. SIGN SPECIFIED SHALL BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO THE BEST OF PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL INSURE THAT THE SIGNAGE AND BUILT IS DONE 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 TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS.

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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-56

Client:	MCDONALD'S #6221		
Site:	12930 96TH AVENUE, SURREY, BC		
Consultant:	GARRY SIGOUIN		
Draftsman:	CLAUDIA VOGT	Date:	05.14
Page:	2/4	Scale:	N.T.S

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

DP #7914-0210-00 (D)



 **PriorityPermits**  
Signage Division

25 Begbie St.  
New Westminster, BC  
V3M 1B2  
778-397-1394



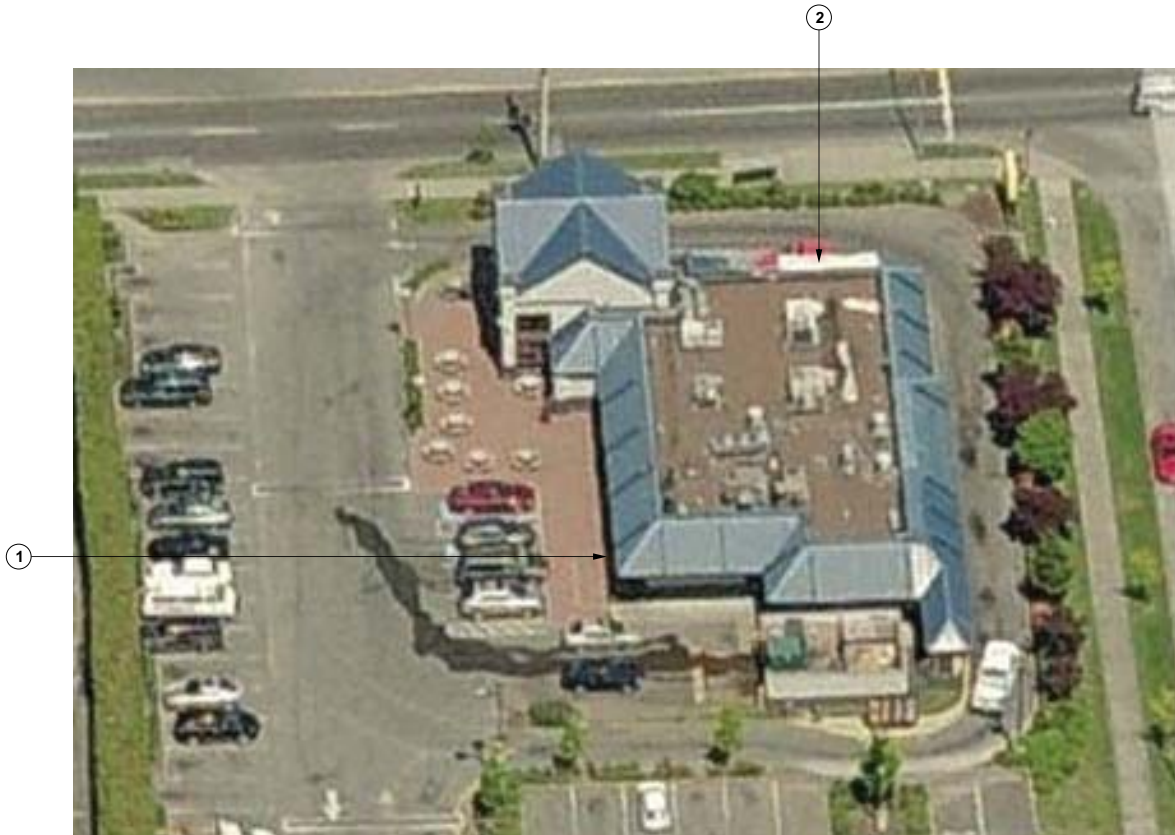
# GS-022175A

## AERIAL/SITE PLAN



Installation:  Interior:  Exterior:

#	Descriptions:
1	60" ILLUMINATED MCCAFFEE SIGNATURE SIGN SEE MCD1S9C7012 SQUARE FOOTAGE: 12.03 FT <sup>2</sup>
2	ILLUMINATED MCCAFFEE WINDOW SIGN SEE DRAWING MCD1D6D7021 SQUARE FOOTAGE: 1.75 FT <sup>2</sup>



Date:            /            /             
Customer Approval:



This sign is 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 signs contain Mercury (Hg), Chlorine of these signs according to Local, Provincial, State, or Federal Laws.

THIS AGREEMENT INCLUDES THE MANUFACTURING AND INSTALLATION OF A SIGN BY PATTISON SIGN GROUP FOR THE SIGN SPECIFIED HEREIN. SIGN SPECIFIED SHOULD BE BUILT AND INSTALLED IN ACCORDANCE WITH APPLICABLE LAWS AND REGULATIONS. IT IS AGREED TO THE BUYER OR PROVIDED BY THE CUSTOMER FOR THE AGENT, AND NOT BY PATTISON SIGN GROUP. THE CUSTOMER SHALL ENSURE THAT THE SIGNAGE AND BUILT IS 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, FEES, FINES AND ANY LEGAL FEES INCURRED BY PATTISON SIGN GROUP ARISING FROM THE FAILURE OF THE CUSTOMER (WHETHER A SIGNATORY OR NOT).

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

Client:	MCDONALD'S #6221		
Site:	12930 96TH AVENUE, SURREY, BC		
Consultant:	GARRY SIGOUIN		
Draftsman:	CLAUDIA VOGT	Date:	05.14.
Page:	4/4	Scale:	N.T.S

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

DP #7914-0210-00 (F)

# MCD1S9C7012

S/F ILLUM. SIGN

Installation:	<input type="checkbox"/> Interior:	<input checked="" type="checkbox"/> Exterior:
Electrical specifications:		
Volts:	120	Amp.: 0.65
Circ.:	1	
# Descriptions:		
1	1/8"TK. ALUM. FACE	
2	1"TK. ACRYLIC CO-EXTRUDED PUSH-THRU LETTERS	
*	CABINET FABRICATED WITH 0.090"TK. ALUM. BACKING AND 0.063"TK. ALUM. SIDE	
*	ILLUM. WITH WHITE LED	



FRONT VIEW

SIDE VIEW

**Notes:**  
- SEE TECHNICAL DRAWING FOR MORE DETAIL;

#	Colors:
A	MCCAFE BROWN PAINTED TO MATCH PMS #4695 (METAL)
B	WHITE VINYL 3635-70 DIFFUSER APPLIED TO 2nd SURFACE

#	Revision(s)	By:	Date:
1	ADD DIFFUSER	LRI	03.12.2013
2	CHANGED GEPS12-60 TO GEPS12-60U-NA	JB	01.17.2014

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

PRODUCTION INFORMATION : LL 01.10.2014	
FSMCD1 (Mc Donald)\A3-New IMAGE 2013\Push-thru\MCD1S9C7012 McCafé 5' Cloudsign new artwork	Descriptions: Plate #: <b>FAIT EN SOUS-TRAITANCE</b>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

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Tel (506) 735-5506 Fax (877) 737-1734 Toll Free 1-800-561-  
 Client: MCDONALD'S  
 Site: VARIOUS  
 Draftsman: LUC RICHARDSON Date: 02.06.2  
 Checked By: JJ  
 Page: 1/2 Scale: 1 1/2" = 1'-0"

DP #7914-0210-00(G)

# MCD1D6D7021

## INTERIOR D/F HANGING SIGN

Installation:	<input checked="" type="checkbox"/> Interior:	<input type="checkbox"/> Exterior:	
Electrical specifications:			
Volts:	120	Amp.: 0.4	Circ.: 1
# Descriptions:			
1	EXTRUSION FRAME IMN-49		
2	3/16" WHITE ACRYLIC 2447 WITH TRACK ON TOP		
3	ALUMINUM TUBING 3" X 1 1/2"		
4	EXTERNAL POWER SUPPLY (PLUG-IN) MODEL: #EPSA120100U		
5	UL/CUL STICKER		
*	ILLUMINATED BY AGILIGHT TUFFFRAYZ 6800K LED (10 MODULES)		
*	0.064 PRE-PAINTED WHITE ALUMINUM RACK		
*	FOAM TAPE 1/16" X 3/4"		
*	TRANSMASK FIRST SURFACE BLOCKOUT APPLIED ON SECOND SURFACE 3635-20B		
*	BLACK GASKET 1/16" X 1/4"		
*	TRACK 2 1/2" LONG #10034011 (TRIMMED)		

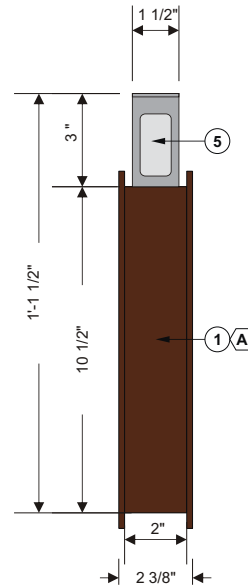
Interior Sign only (for reference)



TOP VIEW



FRONT VIEW



SIDE VIEW



OPPOSITE VIEW  
1 1/2" = 1'-0" SCALE

Colors:	
	ONE LAYER PAINTED BLACK ENTERPRISE
	TWO LAYERS PAINTED BROWN PMS-4695
	PAINTED GREY 838 SILVER SEMI-GLOSS
	BLOCK OUT 3635-20B

	CHANGED DIMENSION OF MCCAFE FOR PRODUCTION	LL	05.21.2013
--	--	----	------------

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

PRODUCTION INFORMATION : LL 05.21.2013	
FS\MCD1 (Mc Donald)\A3-New IMAGE 2013\Hanging Sign\MCD1D6D7021 1 1/2" X 1'-10"	Descriptions: Plate #:
	PLASTIC MCD1D6D7021-1 & 2
	ALUMINUM (SI BESON) MCD1D6D7005-3
	MDF (SI BESON) MCD1D6D7005-4
	PLASTIC (SI BESON) MCD1D6D7005-45
	XX XX
	XX XX
	XX XX

MULTICAM 2D

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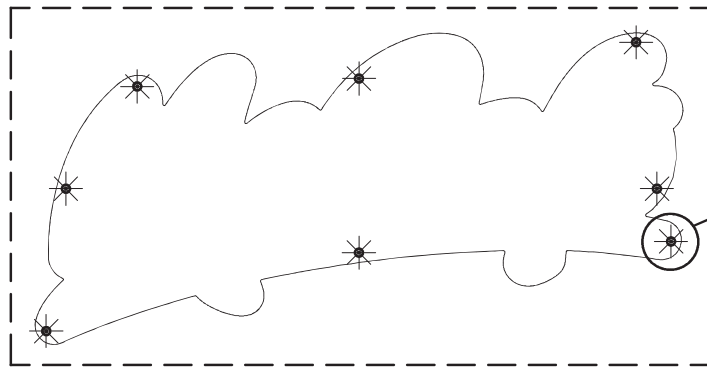
Client:	MCDONALD		
Site:	VARIOUS		
Draftsman:	BROCK PRICE	Date:	04.26.12
Checked By:	TB		
Page:	1/2	Scale:	3" = 1'-0"

DP #7914-0210-00(H)

# MCD1S9C7012

ATTACHMENT DETAIL  
METAL SIDING

VOLTS	--	AMPS	--	CIRC.:	--
-------	----	------	----	--------	----



**ATTACHMENT METHOD**

3/4" EXTERIOR PLYWOOD  
FOR SIGNAGE SUPPORTS  
WITH WOOD BLOCKING AS  
REQUIRED

SEE DETAIL 1

3/4" EXTERIOR PLYWOOD  
FOR SIGNAGE SUPPORTS  
WITH WOOD BLOCKING AS  
REQUIRED

1" O.D. ALUM. PIPE SPACER  
LENGTH TO BE DETERMINED  
ON-SITE (TYP.)

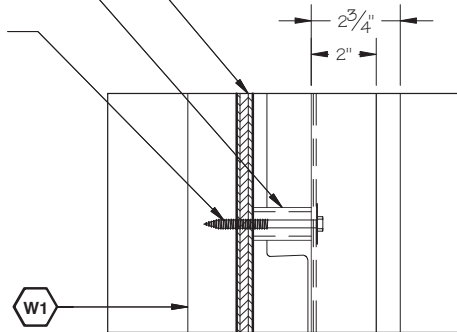
# 14 x 3 1/2" lg. WOOD SCREWS  
(QTY: 8x)

**METAL SIDING WALL  
BY BASE BUILDING ENGINEER**

W1

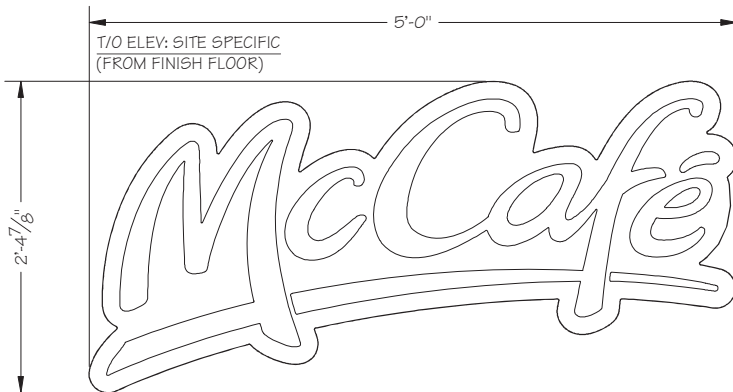
- AD150 PROFILE METAL SIDING
- BLUESKIN ICE AND WATER SHIELD
- 3/4" EXTERIOR GRADE PLYWOOD
- 3/4" HORIZONTAL STRAPPING @ 24" O/C
- 2X8" STUD FRAMING @ 16" O/C
- 3/4" EXTERIOR GRADE PLYWOOD
- BLUESKIN ICE AND WATER SHIELD
- TYPICAL ROOF STRUCTURE AND  
MEMBRANE TO OVERLAP
- METAL FLASHING TO MATCH <PT-2>

**WEIGHT: 40 lbs ±**



**DETAIL 1**

SCALE: 3" = 1' - 0"



**FRONT VIEW**

PAR/BY: \_\_\_\_\_  
DATE: \_\_\_\_/\_\_\_\_/\_\_\_\_  
CONTRAT/CONTRACT: \_\_\_\_\_

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



• Tel (506) 735-5506 • Fax (506) 737-1740 • Toll Free 1-800-56

CLIENT:	McDONALD's	
SITE:	VARIOUS	
DRAFTMAN:	M. CARON	DA
CHECK BY:	S. LULL	08/
PAGE:	1/1	SCALE/ECH: 1" = 1'
PROJECT:	GS-020187-1	

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 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.

This agreement includes the manufacturing and installation of a sign(s) by Pattison Sign Group for the signs ordered herein, such sign(s) shall be built and installed in accordance with applicable laws and regulations. If it is necessary to the order or provided by the Customer for this agent, and not by Pattison Sign Group, the Customer shall ensure that the sign(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, and costs, 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.

**ISO 9001:2008 Certified Enterprise**

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DP #7914-0210-00(1)