

PLANNING AND DEVELOPMENT SERVICES

TO: Municipal Planning Commission
DIVISION: 4
SUBJECT: Development Item: *Signs*
USE: Listed DC Use,

DATE: December 10, 2020
APPLICATION: PRDP20203422

APPLICATION: Signs, installation of 3 digital signs (menu boards)

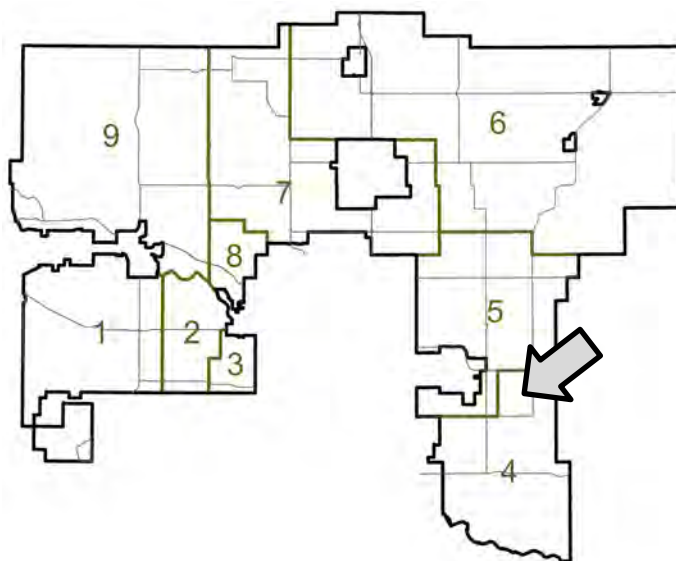
GENERAL LOCATION: Located in the hamlet of Langdon.

LAND USE DESIGNATION: Commercial, Local Urban District (C-LUD) under Land Use Bylaw C-8000-2020.

ADMINISTRATION RECOMMENDATION:
Administration recommends Approval in accordance with Option #1.

OPTIONS:

- Option #1: THAT Development Permit Application PRDP20203422 be approved with the conditions noted in the Development Permit Report, attached.
- Option #2: THAT Development Permit Application PRDP20203422 be refused as per the reasons noted.



AIR PHOTO & DEVELOPMENT CONTEXT



Administration Resources

Scott Thompson - Planning and Development Services



DEVELOPMENT PERMIT REPORT

Application Date: October 26, 2020	File: 03222109
Application: PRDP20203422	Applicant/Owner: Isabella Cerelli (Pride Signs)/ Jim Pattison Developments Ltd.
Legal Description: Lot 2 Block 1 Plan 1113376, SE-22-23-27-04;	General Location: Located in the hamlet of Langdon
Land Use Designation: Commercial, Local Urban District (C-LUD) under Land Use Bylaw C-8000- 2020.	Gross Area: ± 2.10 hectares (± 5.19 acres)
File Manager: Scott Thompson	Division: 4

PROPOSAL:

The proposal is for the installation of three freestanding signs, to include one Pre-Sale Sign and two digital menu boards. All signs will have a digital display and include an animated LED portion. The proposed display time for each slide is 8-10 seconds. The proposed light output is 300 nits, from sunrise to sunset.

The signage is associated with the Tim Horton's business (PRDP20141414) on site and would replace the existing standard menu signs that already exist on site.

FREESTANDING SIGNS**Signage Details:**

- Digital Pre-Sale Board
 - Overall height: 1.84 m (6.06 ft.)
 - Overall width: 621 mm (2.03 ft.)
 - Overall depth: 172 mm (0.56 ft.)
 - Digital LED Sign portion:
 - Height: 1.07 m (3.52 ft.)
 - Width: 621 mm (2.03 ft.)
 - Area: 0.67 sq. m (7.17 sq. ft.)
- Two Digital Menu Boards
 - Overall height: 1.84 m (6.06 ft.)
 - Overall width: 1.87 m (6.12 ft.)
 - Overall depth: 172 mm (0.56 ft.)
 - Digital LED Sign portion:
 - Three panels (0.67 sq. m / 7.17 sq. ft. each)
 - Height: 1.07 m (3.52 ft.)
 - Width: 1.87 m (6.12 ft.)
 - Area: 2.00 sq. m (7.17 sq. ft.)

Land Use Bylaw Requirements (C-8000-2020):***Section 151*** Signage General Requirements:



Section 152 Signage Site Requirements:

Section 153 Signage Development Permit Requirements:

Digital Displays

Section 212 Digital Display General Requirements

Section 212.1 Digital Display Site Requirements:

Section 212.2 Digital Display Development Permit Requirements

Property History:

Development Permits:

- PRDP20191896 Tenancy and signage for a dental office.
- PRDP20180528 Restaurant and Drinking Establishment (existing building), construction of an exterior entrance and patio within an existing parking area.
- PRDP20174906 Tenancy and signage for pizza service and a lounge.
- PRDP20174919 Liquor Sales (existing building), tenancy and signage for a liquor store.
- PRDP20172504 Restaurant and Drinking Establishment (existing building), tenancy and signage for pizza service and a lounge.
- PRDP20161408 Health Care Services and Retail Store (existing building), expansion of an existing medical clinic and pharmacy.
- PRDP20144010 Liquor Sales (existing building), tenancy and signage for a liquor store.
- PRDP20141878 Health Care Services and Retail Store (existing building), tenancy and signage for a medical clinic and pharmacy.
- PRDP20141414 Restaurant (existing building), tenancy and signage for Tim Horton's.
- 2013-DP-15474 Stripping and Grading (1 lot) in accordance with site works required for 2013-DP-15286.
- 2013-DP-15286 Grocery Store, Retail Store, Personal Service Business and Restaurant and construction of four (4) buildings including Site Grading and Signage.

Planning Applications:

- 2007-RV-245 Snyrgy Bri-Mor subdivision to create 3 new lots.

STATUTORY PLANS:

The subject lands are located within the Langdon Area Structure Plan. The ASP gives direction on this sort of application through policy 9.9, that states "Highway commercial development shall be attractively designed and address Rocky County's Commercial, Office and Industrial guidelines, and the Langdon Centre Street Corridor Design Guidelines." Additionally, The County's Commercial, Office and Industrial Guidelines provide guidance on application through policy 5.2. As such, this application was evaluated using the Land Use Bylaw (C-8000-2020).

**INSPECTOR'S COMMENTS:**

Inspection date: October 30, 2020

- No screening from road
- Replacing existing, non-illuminated signs.
- Could pose a safety issue for drivers along centre street.

CIRCULATIONS:Building Services

- No concerns with signs.

Fire Services and Emergency Management:

- No response received.

Development Compliance, Rocky View County

- No comments received

Planning and Development Services – Engineering Review

- No concerns.

Utilities

- No concerns.

OPTIONS:

Option 1: (this would allow the proposed development)

APPROVAL, subject to the following conditions:

Description:

1. That *Signs*, may be placed on the subject property in general accordance with the site plan and signage details, as prepared by Pride Signs; dated September 20, 2020, submitted with the application:
 - i. Three free standing signs freestanding signs; all digitally illuminated. The Pre-sale sign approximately 0.67 sq. m (7.17 sq. ft.) in area and the menu board approximately Area: 2.00 sq. m (7.17 sq. ft.).
 - a) LED digital signs shall not be more than 300 nits from sunrise to sunset.
 - b) Digital sign shall be multi-colour, full colour board;
 - c) Digital signs to have static cop withhold time of a minimum of six seconds or more; no moving or flashing images.
2. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.

Permanent:

3. That the signs shall be kept in a safe, clean and tidy condition at all times.
4. That the signs shall be maintained in accordance with the design drawings and site plan as submitted with the application.
5. The LED signs shall be equipped with an ambient light detector.



ROCKY VIEW COUNTY

6. The LED signs shall be multi-colour, full colour boards;
7. That the LED signs shall not display any moving, flashing or animated images and shall not otherwise give the appearance of animation or movement;
 - i. That any images or transitions between images shall not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
 - ii. That any copy displayed on the LED signs shall not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays
8. A digital display shall not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
9. The LED signs shall at no time display an image or any transition between images in such a way as to be potentially distracting to drivers, the identification of a potentially distracting image or image transition shall be at the sole discretion of the development authority.
10. The light output of the LED signs shall be set in accordance with the following maximum luminance levels when measured from the sign face at its maximum brightness:
 - iii. From sunrise to sunset: 7500 Nits.
 - iv. From activation to sunrise: 300 Nits.
 - v. From sunset to deactivation: 300 Nits.
11. The electrical power supply to the LED Signs shall be provided underground on the subject parcel.
12. That if any component on the signs fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign shall be turned off until all components are fixed and operating as approved.

Advisory:

13. That all other government compliances and approvals are the sole responsibility of the Applicant/Owner.
14. That if the development authorized by this Development Permit is not commenced with reasonable diligence within 12 months from the date of issue, and completed within 24 months of the issue, the permit is deemed to be null and void, unless an extension to this permit shall first have been granted by the Development Officer.

Option 2: (this would not allow the proposed development)

REFUSAL, for the following reasons:

1. In the opinion of the Municipal Planning Commission, the development unduly interferes with the amenities of the neighbourhood and materially interferes with and affects the use, enjoyment, and value of neighbouring parcels of land.







DEVELOPMENT PERMIT APPLICATION

APPLICATION NO.	
ROLL NO.	
RENEWAL OF	
FEES PAID	
DATE OF RECEIPT	

APPLICANT/OWNER

Applicant Name:

Business/Organization Name (if applicable):

Landowner Name(s) per title (if not the Applicant):

Business/Organization Name (if applicable):

LEGAL LAND DESCRIPTION - Subject site

All/part of:	1/4	Section:	Township:	Range:	West of:	Meridian	Division:
All parts of Lot(s)/Unit(s):		Block:	Plan:			Parcel Size (ac/ha):	
Municipal Address:					Land Use District:		

APPLICATION FOR - List use and scope of work

Variance Rationale included: ☐ YES ☐ NO ☐ N/A

DP Checklist Included: ☐ YES ☐ NO

SITE INFORMATION

- | | |
|---|--|
| a. Oil or gas wells present on or within 100 metres of the subject property(s) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| b. Parcel within 1.5 kilometres of a sour gas facility (well, pipeline or plant) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| c. Abandoned oil or gas well or pipeline present on the property
(Well Map Viewer: https://extmapviewer.aer.ca/AERAbandonedWells/Index.html) | <input type="checkbox"/> YES <input type="checkbox"/> NO |
| d. Subject site has direct access to a developed Municipal Road (accessible public roadway) | <input type="checkbox"/> YES <input type="checkbox"/> NO |

AUTHORIZATION

I, _____ (Full name in Block Capitals), **hereby certify** (initial below):

_____ That I am the registered owner **OR** _____ That I am authorized to act on the owner's behalf.

_____ That the information given on this form and related documents, is full and complete and is, to the best of my knowledge, a true statement of the facts relating to this application.

_____ That I provide consent to the public release and disclosure of all information, including supporting documentation, submitted/contained within this application as part of the review process. I acknowledge that the information is collected in accordance with s.33(c) of the *Freedom of Information and Protection of Privacy Act*.

_____ **Right of Entry:** I authorize/acknowledge that Rocky View County may enter the above parcel(s) of land for purposes of investigation and enforcement related to this application in accordance with Section 542 of the Municipal Government Act.

Applicant Signature _____

Date _____

Landowner Signature _____

Date _____



DEVELOPMENT PERMIT APPLICATION CHECKLIST - GENERAL

All plans shall be submitted as one (1) legible hard copy and in DIGITAL form (pdfs)

Select [✓] all that are included within application package. Incomplete applications may not be accepted for processing

- ☐ **APPLICATION FORM(S) AND CHECKLIST:** All parts completed and signed.
- ☐ **APPLICATION FEE:** Refer to Planning and Development Fee Schedule within the [Master Rates Bylaw](#).
- ☐ **CURRENT LAND TITLES CERTIFICATE COPY - dated within 30 days of application, and:**
 - ☐ Digital copy of non-financial instruments/caveats registered on title
- ☐ **LETTER OF AUTHORIZATION:** Signed by the registered landowner(s) authorizing person acting on behalf (if not the Applicant). If registered owner on title is a company, authorization to be provided on a company letterhead or as an affidavit (signed by a Commissioner of Oaths).
- ☐ **COVER LETTER, shall include:**
 - ☐ Proposed land use(s) and scope of work on the subject property
 - ☐ Detailed rationale for any variances requested
 - ☐ For businesses - Complete operational details including days/hours of work, number of employees, parking provisions, types of vehicles, outdoor storage areas, site access/approach, traffic management, etc.
 - ☐ Reference to any *Supporting Documents*, images, studies, plans etc. provided within application package
- ☐ **SITE PLAN, shall include:**
 - ☐ Legal description and municipal address
 - ☐ North arrow
 - ☐ Property dimensions (all sides)
 - ☐ Setbacks/dimensions from all sides of the property line(s) to existing/proposed buildings, structures (cantilevers, decks, and porches), outdoor storage areas etc.
 - ☐ Dimensions of all buildings/structures
 - ☐ Location and labels for existing/proposed approach(s)/access to property
 - ☐ Identify names of adjacent internal/municipal roads and highways
 - ☐ Identify any existing/abandoned/proposed oil wells, septic fields/tanks, or water wells on site, including their distances to existing/proposed buildings
 - ☐ Identify any existing/proposed site features such as trees, shelterbelts, canals, waterbodies, etc.
 - ☐ Identify site slopes greater than 15% and distances from structures
 - ☐ Location and labels for easements and/or rights-of-way on title
- ☐ **FLOOR PLANS/ELEVATIONS, shall include:**
 - ☐ Overall dimensions on floor plans for all buildings/structures (for new construction, additions, renovations etc.)
 - ☐ Indicate floor area and existing/proposed uses on floor plans and height(s) on elevations
 - ☐ Indicate type of building/structure on floor plans and elevations
- ☐ **COLOUR PHOTOGRAPHS (Min. 3) - one hard and digital copy:** Of existing site, building(s), structure(s), signage, site features, taken from all sides including surrounding context, and when existing floor plans/elevations are not available
- ☐ **SUPPORTING DOCUMENTS (as applicable):** Include technical studies/reports and any additional plans relating to the proposed development (lot grading, site lighting, storm water management plans etc.). Refer to the Land Use Bylaw for use or district specific requirements.

FOR OFFICE USE ONLY

Proposed Use(s):	Land Use District:
Applicable ASP/CS/IDP/MSDP:	
Included within file: <input type="checkbox"/> Information Sheet <input type="checkbox"/> Parcel Summary <input type="checkbox"/> Site Aerial <input type="checkbox"/> Land Use Map Aerial <input type="checkbox"/> Site Plan	
NOTES:	
Staff Signature: _____	



SIGNAGE - GENERAL

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

SIGN DETAILS	SIGN 1	SIGN 2	SIGN 3	SIGNAGE LIST
Located on or off-site?				Sign Type: <ul style="list-style-type: none"> • Awning/Canopy • Billboard • Digital Display • Fascia • Freestanding • Inflatable • Portable • Projecting • Roof Purpose of Sign: <ul style="list-style-type: none"> • Advertisement • Directional • Information
Indicate <i>Sign Type</i> :				
Area of sign (m ² / ft. ²)				
Length of sign (m / ft.)				
Width of sign (m / ft.)				
Height from grade to bottom of sign (m/ ft.)				
Indicate <i>Sign Purpose</i> :				
Attached to: structure, building, or vehicle?				
Method of support				
Sign material				
Sign illuminated?	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input type="checkbox"/> NO	

NOTE: For digital display signs, attach *Signage - Digital Displays Information Sheet* along with this form.

SPECIFIC SITE PLAN REQUIREMENTS

Required on the Site Plan in addition to DP Checklist - General requirements (select if provided):

- ☐ Show sign location/setbacks in relation to property boundaries and buildings
- ☐ Distance from sign to another similar/distinct sign if present on site (indicate all sign types)
- ☐ Distance from sign to overhead power and service lines, and/or road right of ways (as applicable)
- ☐ Distance from sign to highway, public roadway, and/or back of curb (as applicable)

SIGN ELEVATIONS AND DESIGN

Required in addition to DP Checklist - General requirements (select if provided):

- ☐ Minimum clearance above grade to bottom of sign (for awing/canopy, billboard, and projecting signs)
- ☐ Dimensions of sign projection from structure, building, or vehicles (as applicable)
- ☐ Design samples/digital sketches including sign content, structure, dimensions etc.
- ☐ Type of sign construction and finishing to be utilized
- ☐ Photographs of the proposed site showing adjacent properties and signs within approximately 30.0 m (98.43 ft.) of the proposed sign location
- ☐ Photographs of site and structure(s)/building(s) identifying proposed sign location
- ☐ Details of illuminated or digital signs (*For digital signage, Signage - Digital Displays Information Sheet to be completed in accordance with Section 212 of the Land Use Bylaw*)

Refer to Section 92(r) of the Land Use Bylaw C-8000-2020 for signs not requiring a development permit.

Refer to Signage regulations under Sections 151-153 and 212-224 for sign specific requirements.

Applicant Signature _____

Date _____



ROCKY VIEW COUNTY

SIGNAGE - DIGITAL DISPLAYS

INFORMATION SHEET

FOR OFFICE USE ONLY	
APPLICATION NO.	
ROLL NO.	
DISTRICT	

CONTACT DETAILS

Full name of person with technology controls of the sign:

Business name (if applicable):

GENERAL AND SITE REQUIREMENTS

I, _____, (Applicant/Owner) propose to install a Digital Display sign at _____ (address), and confirm compliance to Section 212 Digital

Display, Land Use Bylaw C-8000-2020 requirements, as follows:

GENERAL REQUIREMENTS:

- ☐ The digital display will be static and remain in place for a minimum of 6.0 seconds before switching to the next copy.
Proposed display time for each slide/copy: _____ seconds
- ☐ The maximum transition time between each digital copy will not exceed 0.25 seconds.
Proposed transition time: _____ seconds
- ☐ The digital display will not use full motion video or otherwise give the appearance of animation or movement.
- ☐ The transition between each digital copy will not be displayed using any visible effects, including but not limited to action, motion, fading in and out, dissolving, blinking, intermittent or flashing light, or the illusion of such effects.
- ☐ Copy will not be shown in a manner that requires the copy to be viewed or read over a series of sequential copy messages on a single digital display, or sequenced on multiple digital displays.
- ☐ The digital display will be equipped with an ambient light sensor.
- ☐ The digital display will not increase the light levels adjacent to the digital display by more than 3.0 LUX above the ambient light level.
- ☐ The light output of a digital display is **proposed at** _____ Nits, from sunrise to sunset, in accordance with the maximum luminance levels under Section 212(i) when measured from the sign face at its maximum brightness in this **Residential/Business/Commercial/Industrial/Other:** _____ **district.**
- ☐ If any component on the sign fails or malfunctions in any way, or fails to operate as indicated on the approved development permit plans, the sign will be turned off until all components are fixed and operating as required.
- ☐ The back of the digital display and all cut-outs will be enclosed.
- ☐ The space between the faces of a double-faced digital display will be enclosed.

SITE REQUIREMENTS:

- ☐ Where a digital display is visible from and located within 125.0 m (410.11 ft.) of a building containing a Dwelling Unit, the sign will not operate, or will only display a black screen between 10 p.m. and 7 a.m.
- ☐ The electrical power supply to a digital Message Sign will be provided underground.
- ☐ A digital display is located at least 300.0 m (984.25 ft.) from another digital display.
- ☐ Trees required under an approved development permit will not be removed or altered in any way to accommodate the placement or visibility of a digital display.
- ☐ The lighting or orientation of a digital display shall not adversely affect any neighbouring residential areas.

Specification Requirement: Has a detailed specification sheet/operating standards from the manufacturer (identifying both the NITS and dimming option for night time hours) been provided? ☐ **YES, included in application package** ☐ **NO**

VARIANCE(S) REQUESTED

List any variances requested on above requirements. Variance rationale letter must be attached:

Applicant Signature _____

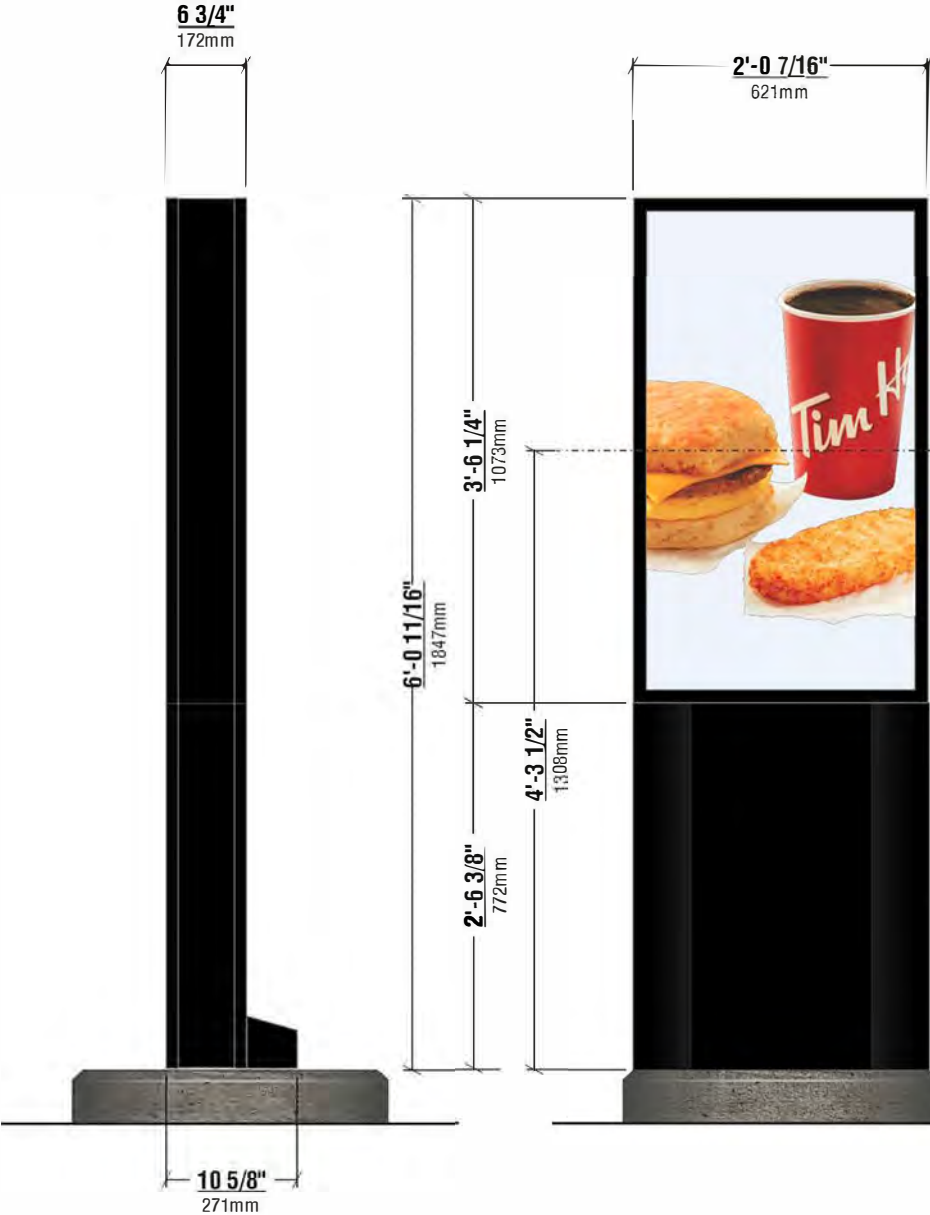
Date _____

Electrical Requirements

120v

Sign 1

Structural Reference:
TIMS_-MB105240.150A1



Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum power coated Pantone 425 (Matte Grey)
4. Digital display equipment: Samsung outdoor display model OH46F

Power & Data Requirements

1. Power supply: 120v Single Phase 60HZ 20A
2. Data feed: CAT6 cable with RJ45 Termination

TOTAL CABINET AREA = .67m2

May 21, 2020 8:21 AM
B. Guse
REVISED DIMS TO STRUCTURAL

Preliminary Artwork

Approved for Production



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Tim Hortons

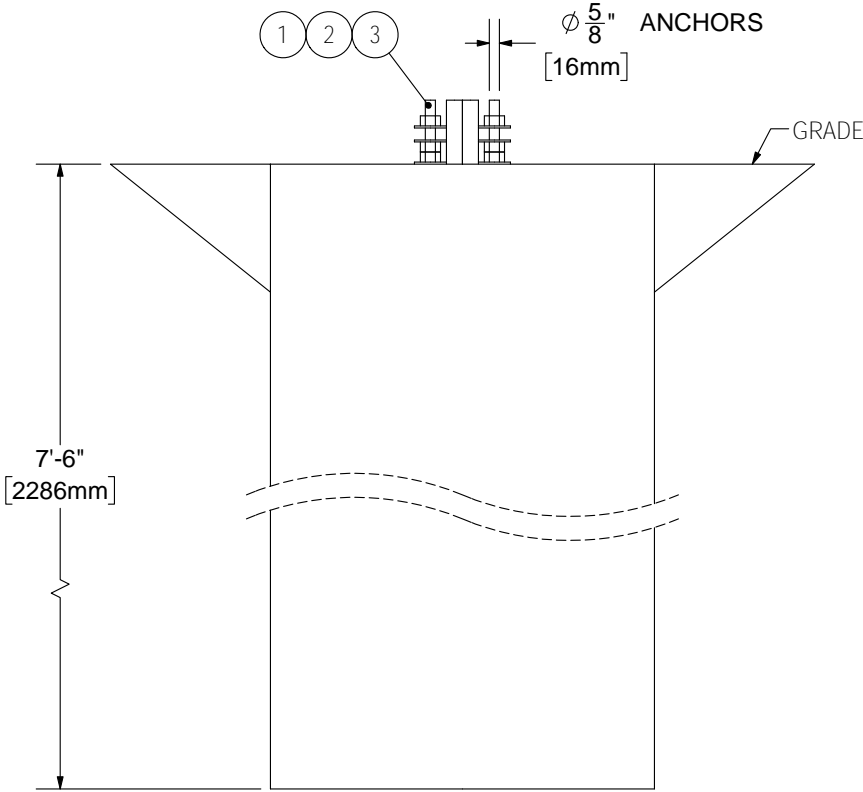
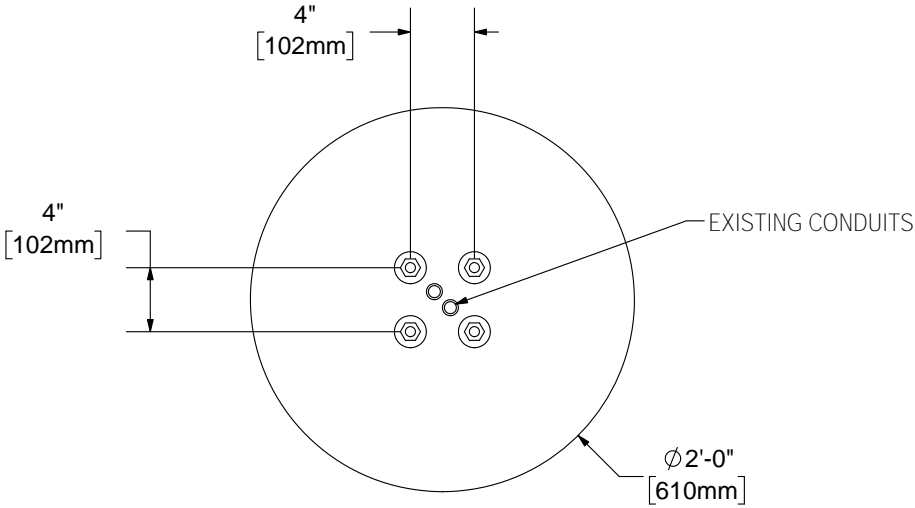
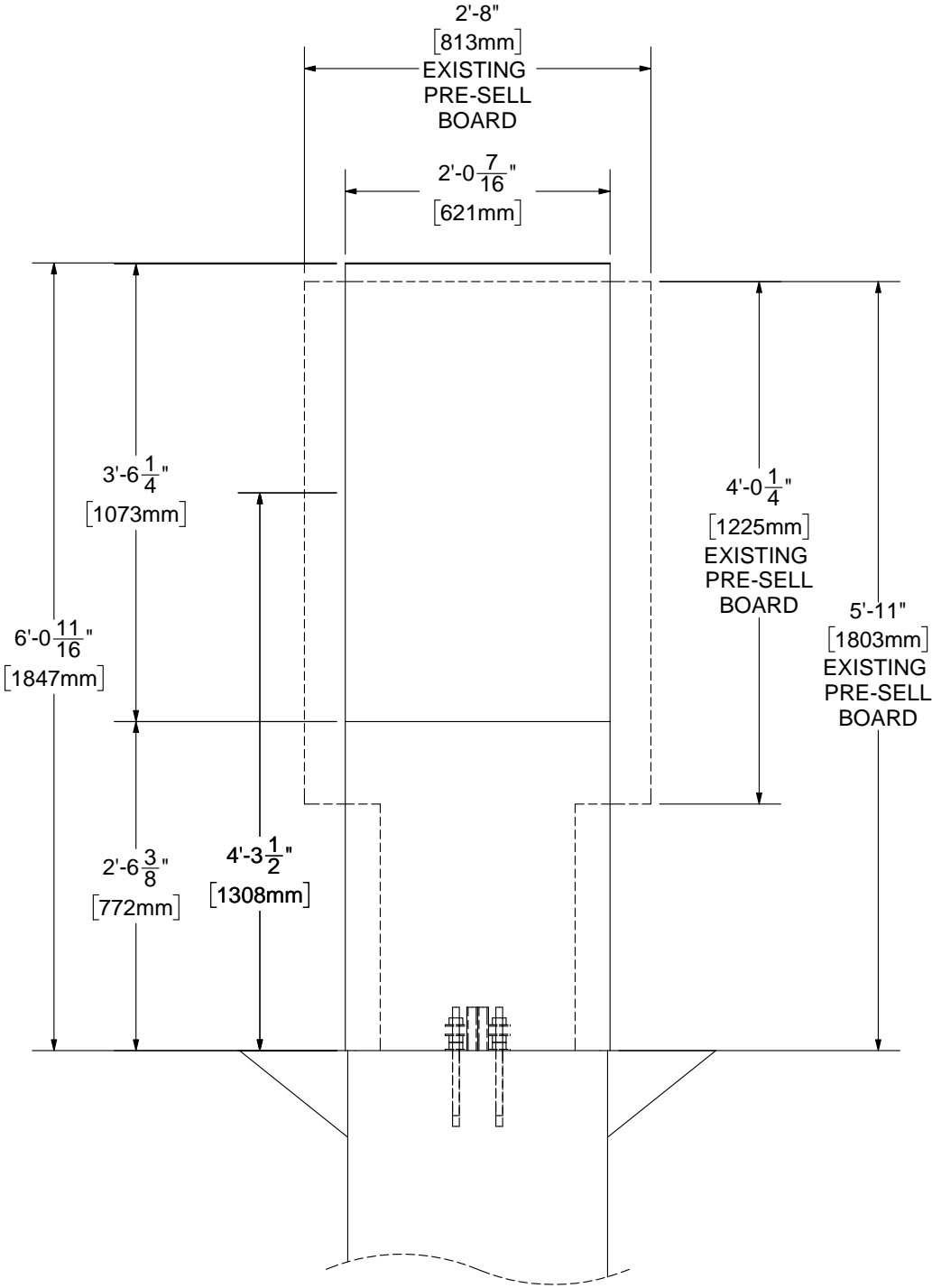
DRAWN BY: T. Dodge
DATE: October 31, 2019

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

#	PART	QTY	DESCRIPTION	LENGTH
1	BOLT147	4	5/8" x10" WEDGE BOLT	
2	NUT049	12	5/8" STEEL HEX NUT - GRADE 5	
3	WASH056	12	Ø5/8" STEEL WASHER	
4	PLY002	1	ROUTED PLYWOOD PATTERN	1'-8"

ITEM #4 NOT SHOWN

EXISTING PRE-SELL BOARD AREA = 13.61 SF
NEW PRE-SELL BOARD AREA = 12.42 SF



EXISTING CONCRETE BASE
/ NEW WEDGE BOLTS

*** EXISTING BOLT S CAN BE USED IF
MATCHED TO NEW PRE-SELL DISPLAY
3/4"x2 3/4"x9 1/2" ***

WEDGE BOLT INSTALLATION
PROCEDURE

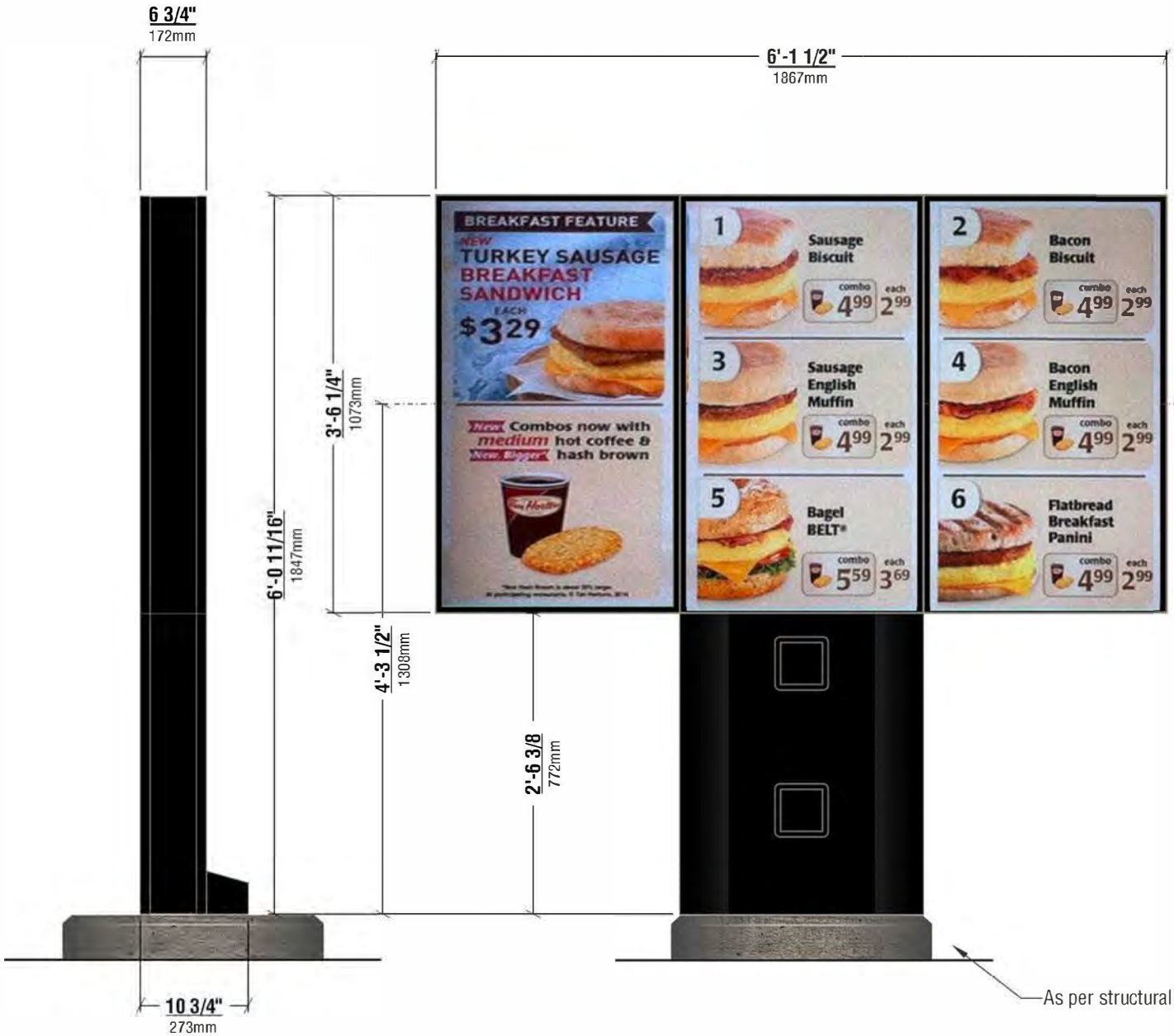
- CUT ANY EXISTING BOLTS FLUSH TO GRADE
- DRILL Ø 5/8" HOLE - 7" INTO EXISTING CONCRETE
- USING PLYWOOD PATTERN PROVIDED
- BLOW OUT HOLE / CLEAN HOLE
- PLACE WEDGE BOLTS INTO DRILLED HOLES
- PLACE WASHER AND NUT
- TIGHTEN INTO PLACE - MIN 4" ABOVE GRADE
- MINIMUM EMBEDMENT OF 5.625" BELOW TOP OF BASE

DESIGN NOTES:
LOADS AS PER ABC - 2014 FOR
LANGDON, AB AREA:

WIND q(1/50) = 0.48 kPa
SNOW Ss = 1.1 kPa
Sr = 0.1 kPa

S/s Digital Menu Board

Scale: 3/4" = 1'-0"



Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum power coated Pantone 425 (Matte Grey)
4. Digital display equipment: Samsung outdoor display model OH46F (3)

Power & Data Requirements

1. Power supply: 120v Single Phase 60HZ 20A
2. Data feed: CAT6 cable with RJ45 Termination

TOTAL CABINET AREA = 2.00m2

Electrical Requirements

120v

Sign 2 & 3

Structural Reference:
TIMS_-MB105240.150B1

May 21, 2020 8:23 AM
B. Guse
REVISED DIMS TO STRUCTURAL

☒ Preliminary Artwork
☐ Approved for Production

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Tim Hortons

DRAWN BY: T. Dodge
DATE: October 31, 2019

TIMS-MB105240.150 B1

E-4

SHEET #:

1 OF 1

Page 15 of 26

#	PART	QTY	DESCRIPTION	LENGTH
1	BOLT146	4	3/4" x10" WEDGE BOLT	
2	NUT011	12	3/4" STEEL HEX NUT - GRADE 5	
3	WASH047	12	Ø3/4" STEEL WASHER	
4	PLY002	1	ROUTED PLYWOOD PATTERN	1'-8"

ITEM #4 NOT SHOWN

EXISTING MENU BOARD AREA = 39.6 SF
NEW MENU BOARD AREA = 27 SF

*** EXISTING BOLT S CAN BE USED IF
MATCHED TO NEW MENU BOARD DISPLAY
3/4"x2 3/4"x13 1/4" ***

WEDGE BOLT INSTALLATION
PROCEDURE

- CUT ANY EXISTING BOLTS FLUSH TO GRADE
- DRILL Ø 3/4" HOLE - 7" INTO EXISTING CONCRETE
USING PLYWOOD PATTERN PROVIDED
- BLOW OUT HOLE / CLEAN HOLE
- PLACE WEDGE BOLTS INTO DRILLED HOLES
- PLACE WASHER AND NUT
- TIGHTEN INTO PLACE - MIN 4" ABOVE GRADE
- MINIMUM EMBEDMENT OF 5.625" BELOW TOP OF BASE

DESIGN NOTES:
LOADS AS PER ABC - 2014 FOR
LANGDON, AB AREA:

WIND q(1/50) = 0.48 kPa
SNOW Ss = 1.1 kPa
Sr = 0.1 kPa

EXISTING CONCRETE BASE
/ NEW WEDGE BOLTS

PROPOSED MENU BOARD HAS SIGNIFICANTLY LESS
WIND LOAD THAN EXISTING MENU BOARD

PRIDE SIGNS

INTERNATIONAL SIGN ASSOCIATION

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sac

ace

CSA

US

DRAWN BY: F. BERGER

CHECKED BY:

TOTAL AMP DRAW: -

24-SEP-20

TIM HORTONS

97 CENTRE STREET
LANGDON, AB

ODMB, 46" TRIPLE MENU DISPLAY

01 RELEASED FOR PERMIT

CUT FILE:

F. BERGER 24-SEP-20

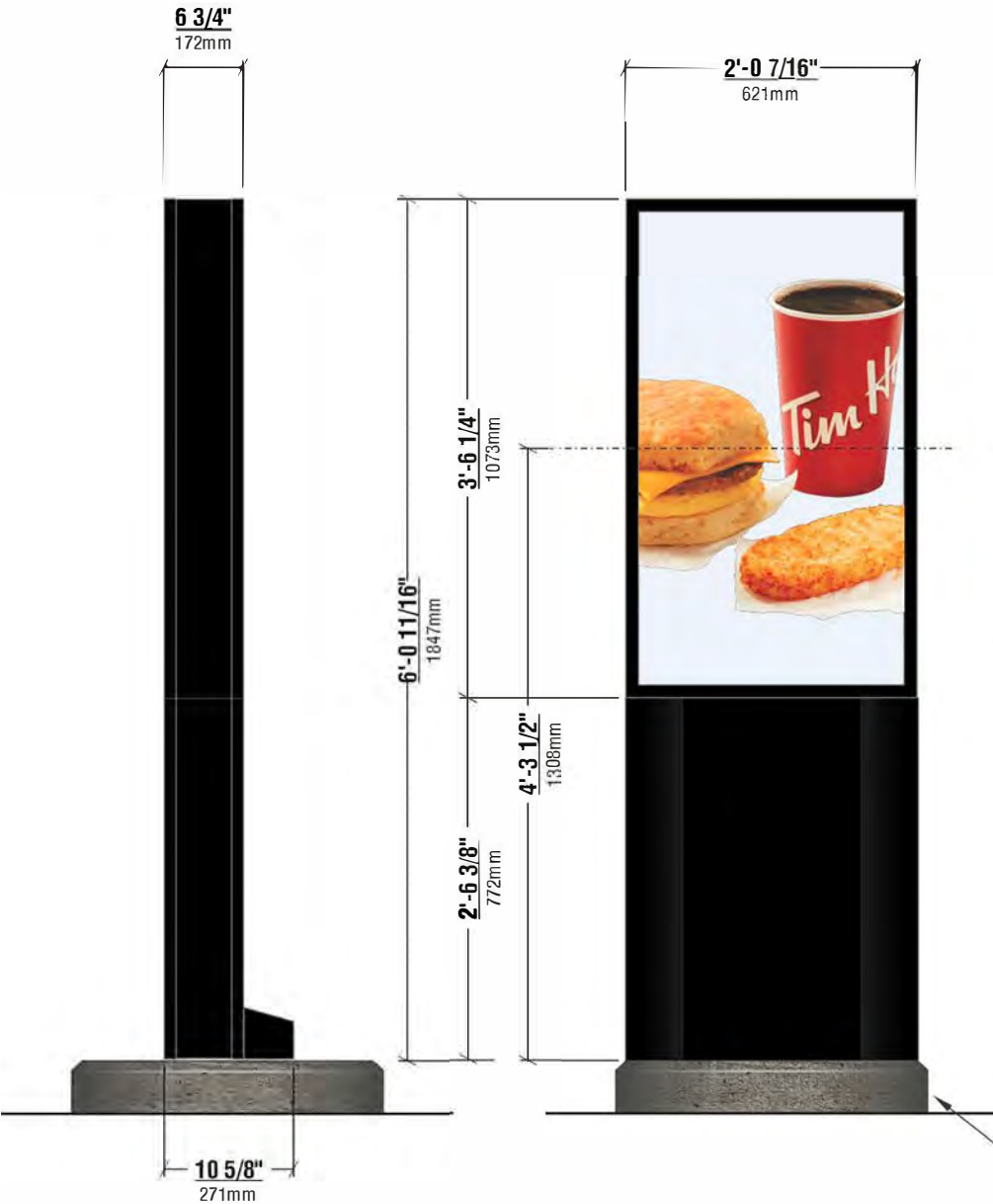
WEIGHT: 584 LBS

Electrical Requirements

120v

Sign 1

Structural Reference:
TIMS_-MB105240.150A1



Material Specifications

1. Internal frame materials: Steel, powder coated Pantone 425 (Matte Grey)
2. External covers: Aluminum power coated Pantone 2479CP (Matte Black)
3. External perimeter trim: Aluminum power coated Pantone 425 (Matte Grey)
4. Digital display equipment: Samsung outdoor display model OH46F

Power & Data Requirements

1. Power supply: 120v Single Phase 60HZ 20A
2. Data feed: CAT6 cable with RJ45 Termination

TOTAL CABINET AREA = .67m2

May 21, 2020 8:21 AM
B. Guse
REVISED DIMS TO STRUCTURAL

☒ Preliminary Artwork
☐ Approved for Production



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Tim Hortons

DRAWN BY: T. Dodge
DATE: October 31, 2019

Graphic rendition is representative of specific signage. Colour / dimensional / material details should be verified using reference drawing specifications. Pride Signs Ltd. is not responsible for inherent variations caused by display and/or print variations.

TIMS-MB105240.150 B1

E-4

SHEET #:

1 OF 1

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#	PART	QTY	DESCRIPTION	LENGTH
1	BOLT146	4	3/4" x10" WEDGE BOLT	
2	NUT011	12	3/4" STEEL HEX NUT - GRADE 5	
3	WASH047	12	Ø3/4" STEEL WASHER	
4	PLY002	1	ROUTED PLYWOOD PATTERN	1'-8"

ITEM #4 NOT SHOWN

EXISTING MENU BOARD AREA = 39.6 SF
NEW MENU BOARD AREA = 27 SF

*** EXISTING BOLT S CAN BE USED IF
MATCHED TO NEW MENU BOARD DISPLAY
3/4"x2 3/4"x13 1/4" ***

WEDGE BOLT INSTALLATION
PROCEDURE

- CUT ANY EXISTING BOLTS FLUSH TO GRADE
- DRILL Ø 3/4" HOLE - 7" INTO EXISTING CONCRETE
USING PLYWOOD PATTERN PROVIDED
- BLOW OUT HOLE / CLEAN HOLE
- PLACE WEDGE BOLTS INTO DRILLED HOLES
- PLACE WASHER AND NUT
- TIGHTEN INTO PLACE - MIN 4" ABOVE GRADE
- MINIMUM EMBEDMENT OF 5.625" BELOW TOP OF BASE

DESIGN NOTES:
LOADS AS PER ABC - 2014 FOR
LANGDON, AB AREA:

WIND q(1/50) = 0.48 kPa
SNOW Ss = 1.1 kPa
Sr = 0.1 kPa

EXISTING CONCRETE BASE
/ NEW WEDGE BOLTS

PROPOSED MENU BOARD HAS SIGNIFICANTLY LESS
WIND LOAD THAN EXISTING MENU BOARD

PRIDE SIGNS

INTERNATIONAL SIGN ASSOCIATION

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sac

ace

CSA

US

DRAWN BY: F. BERGER

CHECKED BY:

TOTAL AMP DRAW: -

24-SEP-20

TIM HORTONS

97 CENTRE STREET

LANGDON, AB

ODMB, 46" TRIPLE MENU DISPLAY

01 RELEASED FOR PERMIT

CUT FILE:

F. BERGER 24-SEP-20

WEIGHT: 584 LBS

















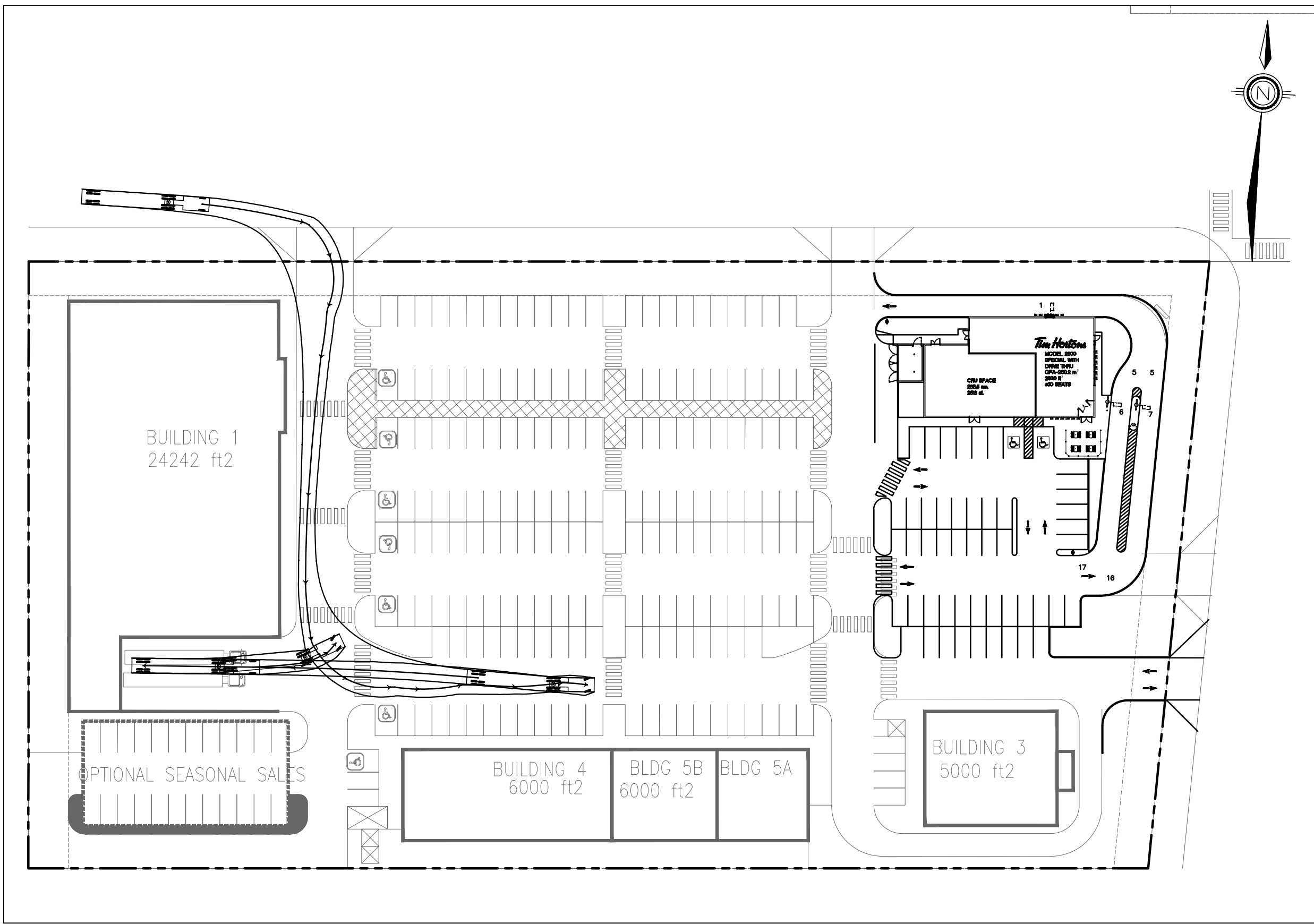
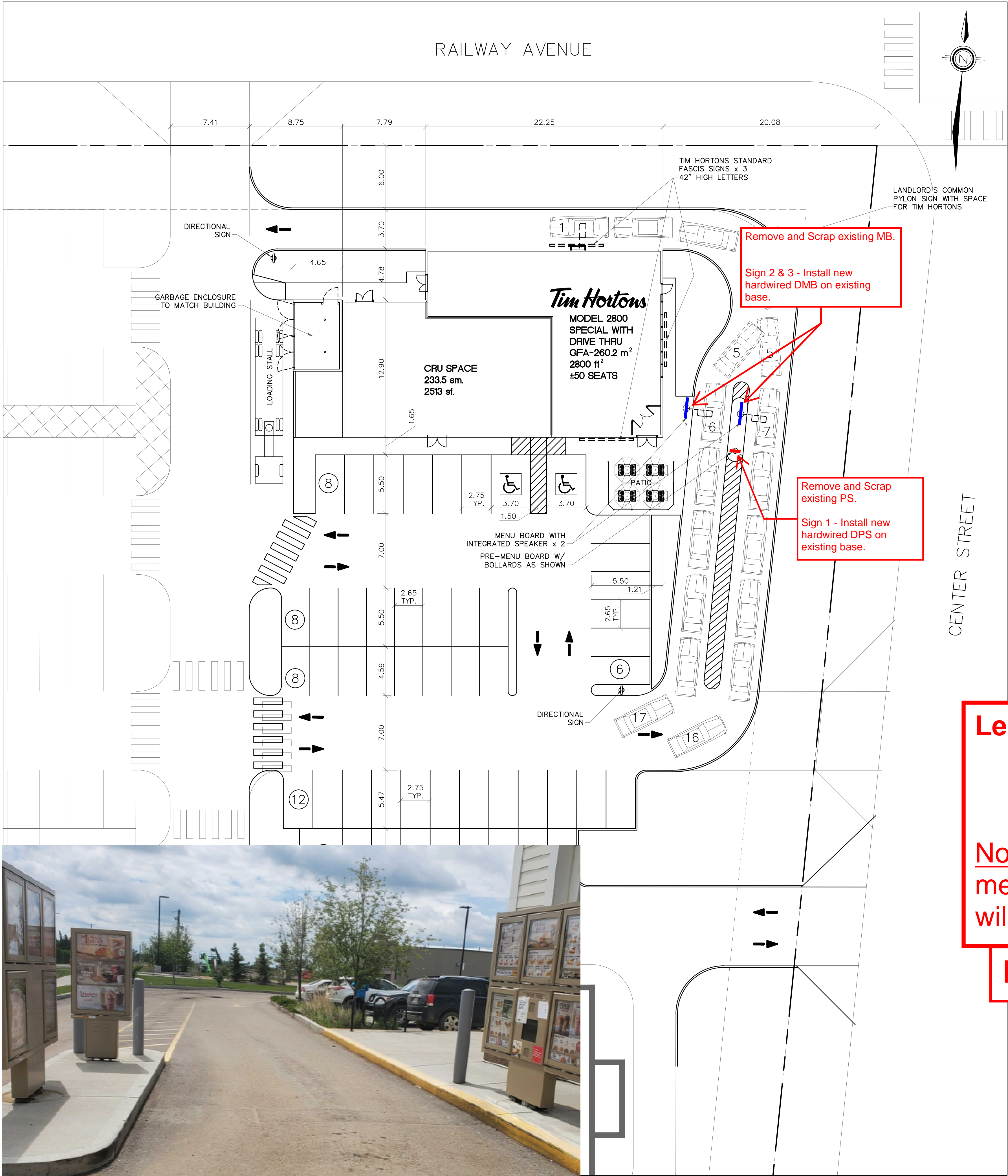


OPERATED BY THE TDL GROUP CORP.
7460 - 51 STREET S.E.
CALGARY, ALBERTA T2C 4B4
TEL (403) 203-7400 FAX (403) 203-7460

THESE DRAWINGS SHOULD BE CHECKED FOR
COMPLIANCE WITH LOCAL, PROVINCIAL, AND
NATIONAL BUILDING CODES.

THESE DRAWINGS SHOULD NOT BE SCALED.

THIS DRAWING SHOULD NOT BE USED FOR
CONSTRUCTION PURPOSES UNTIL ISSUED FOR
CONSTRUCTION BY AN ENGINEER.



2 OVERALL SITE PLAN
SK-1 SCALE = NTS

Legend:

- new DMB (digital menu board)
- new DPS (digital presell)

Note: All existing non digital menu boards and speaker post will be removed.

Proposed Scenario: 1A

DETAILS OF DEVELOPMENT

DATA	REQUIRED	PROVIDED
ZONING	NOT KNOWN	
BACKS	FY	7.50m
	RY	n/a
	INT.SY	n/a
	EXT.SY	n/a
NET LOT AREA (m²/ ft² / Ac.)	--	
BUILDING COVERAGE	0.0%	--
BUILDING HEIGHT	--	5.25± m
GROSS FLOOR AREA	260.2 sm. (TIM'S ONLY)	
No. of UNITS	1	
DT STACKING	n/a	17
LOADING SPACES	n/a	1
PARKING:	Total Spaces	SEE PLAN
	Handicap Spaces	2 SHARED
	Stall Length	5.50m MIN.
	Stall Width	2.60m MIN.
	Aisle Width	7.00m MIN.
OTHER:		

9		
8		
7		
6		
5		
4		
3		
2		
1		
No.	REVISIONS	DATE

PROJECT
Tim Hortons.
LANGDON, AB
RAILWAY AVENUE
& CENTER STREET

DRAWING
TITLE:
SITE SKETCH

DRAWN BY: LCS DATE: JULY 25/12
SCALE: 1:200

DRAWING NO.

SK-1