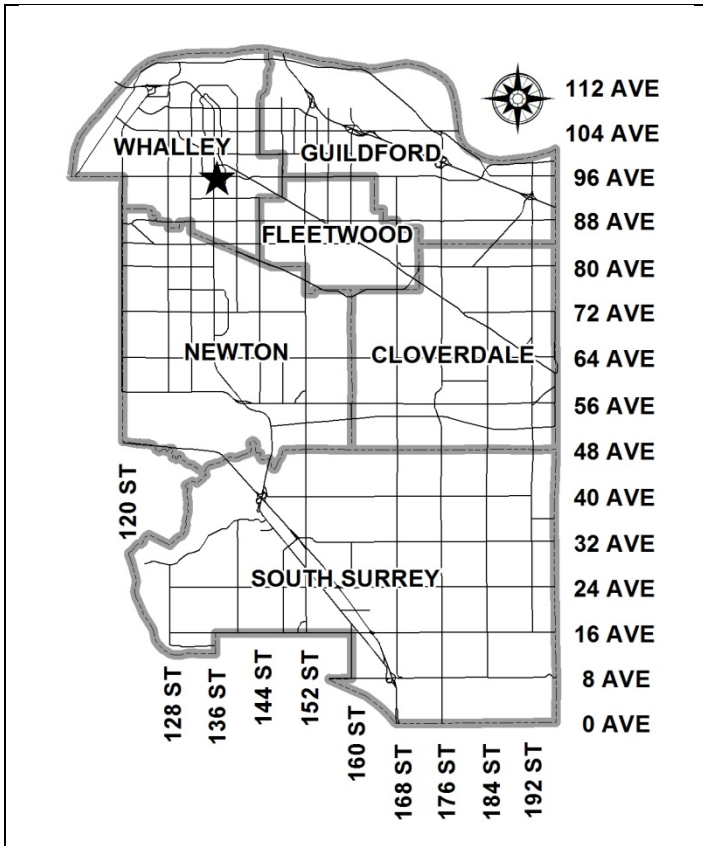


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0050-00

Planning Report Date: April 8, 2013

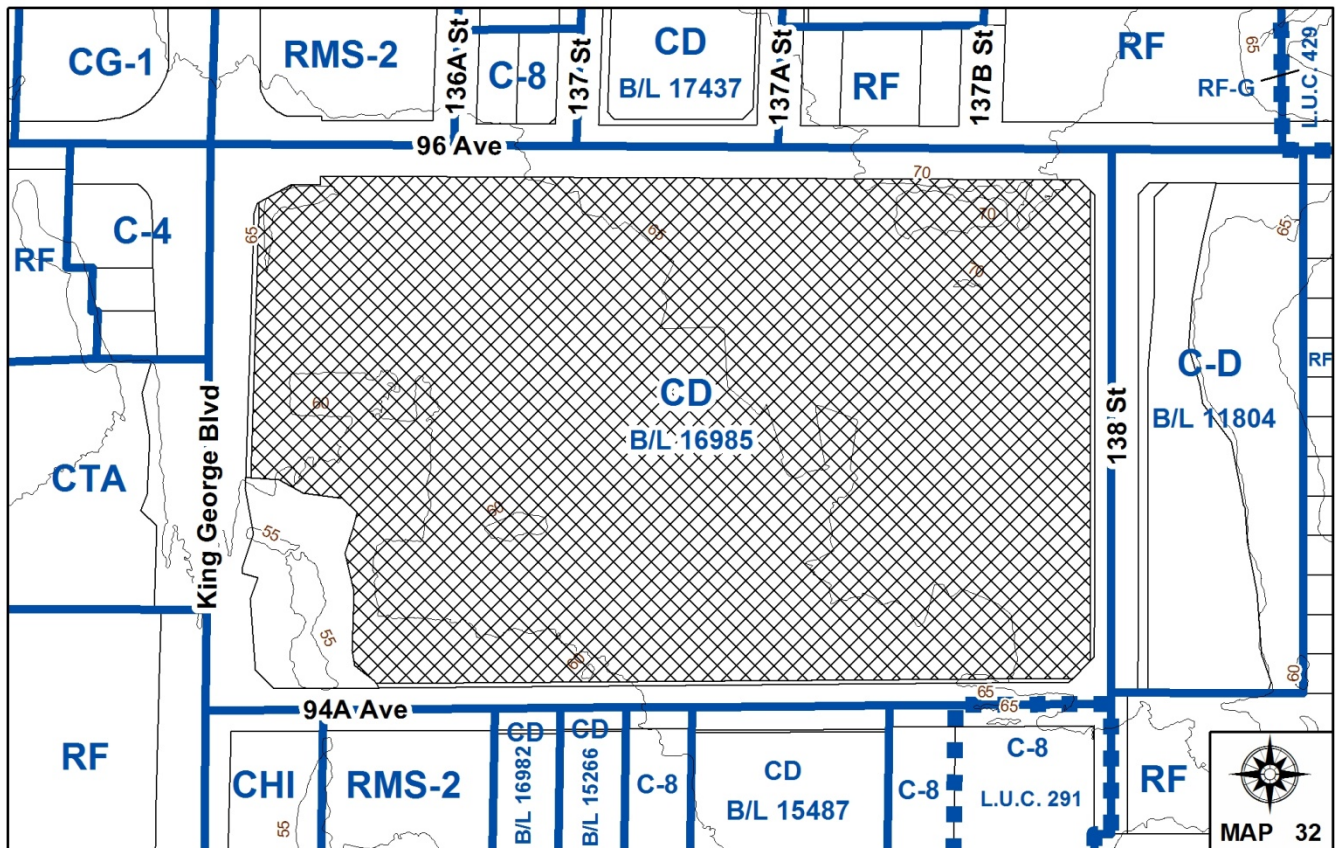


PROPOSAL:

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

in order to permit a variety of signage for the Surrey Memorial Hospital campus.

LOCATION: 13750 – 96 Avenue
OWNER: Fraser Health Authority
ZONING: CD (By-law No. 16985)
OCP DESIGNATION: City Centre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking variances to the Sign By-law to permit free-standing, canopy, fascia and directional signage for the Surrey Memorial Hospital campus.

RATIONALE OF RECOMMENDATION

- The proposed signage is of high quality and of appropriate scale for the Surrey Memorial Hospital.
- The proposed directional free-standing signs are consistent with directional signage at other Fraser Health Authority facilities.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7913-0050-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0050-00 (Appendix II) varying the Sign By-law to proceed to Public Notification, as follows:
 - (a) to increase the maximum area permitted for free-standing signs from 4.5 square metres (50 sq.ft.) to 18.5 square metres (200 sq.ft);
 - (b) to permit two canopy signs;
 - (c) to permit an under-canopy sign;
 - (d) to increase the permitted number of fascia signs from 4 to 6;
 - (e) to increase the maximum area permitted for fascia signs from 3 square metres (32 sq.ft.) to 7.0 square metres (75 sq.ft.); and
 - (f) to increase the maximum area permitted for on-site directional signs from 0.4 square metres (4 sq.ft). to 4.4 square metres (47 sq.ft.).

REFERRALS

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

SITE CHARACTERISTICS

Existing Land Use: Surrey Memorial Hospital

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Medical facility, medical clinic, 12-storey office building under construction, temporary parking lot, one single family dwelling.	Commercial	RMS-2, C-8, CD (By-law No. 17437) and RF

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 138 Street):	Temporary surface parking lot (under Development Application No. 7912-0024-00, currently pre-Council, to permit a permanent surface parking facility)	Commercial	CD (By-law No. 11804)
South (Across 94A Avenue):	Variety of medically-related office buildings and medical support related facilities. Creekside (sobering centre) facility. Drug and alcohol treatment, rehabilitation and supportive housing.	Commercial	RMS-2, CD (By-law 16982), CD (By-law No. 15266), C-8, CD (By-law No. 15487) and LUC No. 291
West (Across King George Boulevard):	Tim Hortons, mobile home park and Queen Elizabeth Secondary School.	Urban	C-4, CTA and RF

DEVELOPMENT CONSIDERATIONS

- The subject site is occupied by the Surrey Memorial Hospital (SMH) campus, which is bound by King George Boulevard to the west, 96 Avenue to the north, 138 Street to the east, and 94A Avenue to the south.
- In early 2009, the Provincial Government announced a long-term, phased redevelopment of SMH campus in Surrey City Centre.
- Council approved Development Application No. 7909-0098-00 on December 14, 2009 for the Official Community Plan amendment, rezoning, and master plan for the Surrey Memorial Hospital site. Council subsequently approved Development Application No. 7910-0261-00 on December 13, 2010 for the Development Permit for Phase 1 of the Surrey Memorial Hospital expansion, which is currently under construction. The new emergency room is expected to open in spring 2013, and the 8-storey critical care tower is expected to open in 2014.
- In anticipation of the opening of the new facilities, the applicant has submitted a land development application to permit 1 new free-standing sign, 3 new fascia signs, two canopy signs, an under-canopy sign, and 6 new directional signs, as well as a new fascia sign for the BC Cancer Agency located at the north-east corner of the SMH campus.
- A Development Permit will be required for all of the proposed signs.
- A Development Variance Permit (DVP) is also required (see By-law Variance Section) to vary the Sign By-law.

DESIGN PROPOSAL AND REVIEW

Free-standing Sign

- The applicant proposes to install one free-standing monument sign, located at the northwest corner of the property, facing 96 Avenue and King George Boulevard, marking the gateway to the Surrey Memorial Hospital campus.
- The free-standing sign is proposed to be made of high-quality materials that reflect the design, massing and character of the new Emergency Room and Critical Care Tower (Development Permit No. 7910-0261-00). The sign will incorporate stained exterior wood to match the exterior of the building, an anodized aluminum sign panel, and a stepped concrete base. The copy will be in corporate colours (blue), and the sign will be illuminated with in-ground angled spotlighting.
- The proposed free-standing sign will be located 2.3m (7.5 ft.) from any property line in compliance with the Sign By-law.
- This free-standing sign is proposed to be 2.5 metres (8 ft.) in height and 7.4 metres (24 ft.) in width, and will be 18.5 square metres (200 sq.ft.) in area.
- However, the Sign By-law restricts each free-standing sign to be a maximum of 4.5 square metres (50 sq.ft.) in area. As the proposed free-standing sign is 18.5 square metres (220 sq.ft.) in area, it exceeds the maximum area permitted and a Development Variance Permit is required (See By-law Variances Section).

Canopy and Under-Canopy Signs

- The Sign By-law does not explicitly permit canopy or under-canopy signs in institutional zones.
- The applicant proposes to install one (1) canopy sign for the Emergency Room, and one (1) canopy sign and one (1) under-canopy sign for the Critical Care Tower, as follows:
 - The Emergency Room canopy sign will include a 0.9 metre (3 ft.) high channel lettering sign illuminated in red with the word "Emergency";
 - The Critical Care Tower canopy sign will include a 0.9 metre (3 ft.) high channel lettering sign, illuminated in warm white with the words "Surrey Memorial Hospital"; and
 - The Critical Care Tower under-canopy sign will include a 0.7 metre (2 ft.) high channel lettering sign illuminated in warm white with the words "Critical Care Tower".

Fascia Signs

- The Sign By-law permits one fascia sign for each highway frontage in institutional zones. The applicant is proposing four fascia signs, which complies with the By-law. Two (2) of the proposed fascia signs are for the new Emergency Room facing King George Boulevard and one (1) fascia sign is for the BC Cancer Agency facing 138 Street, as follows:

- The Emergency Room canopy sign (as described in the "Canopy and Under-Canopy Signs" section above) will be supplemented by two illuminated LED slimline cabinet signs with painted aluminum that identify the Emergency Services entrance and the Paediatric Emergency entrance.
- The Emergency Services entrance fascia sign will be 9.8 metres (32 ft.) wide, 0.7 metre (2.3 ft.) high, and 7.0 square metres (75 sq.ft.) in area. This sign will be located above the glass slider entrance door.
- The Paediatric Emergency fascia sign will be 2.2 metres (7 ft.) wide, 2.1 metres (7 ft.) high, and 4.6 square metres (50 sq.ft.) in area. This sign will be located to the left of the glass slider entrance door.
- The applicant also proposes to install one (1) fascia sign for the BC Cancer Agency. This sign will face 138 Street and is proposed to be 4.2 metres (13.8 ft.) wide, 1.0 metre (3 ft.) high, and 4.2 square metres (41.3 sq.ft.) in area. The sign will be an illuminated cabinet sign with a white sign face and blue copy.
- The fascia signs are proposed to be made of high-quality materials that reflect the design of the Surrey Memorial Hospital.
- However, the Sign By-law restricts each fascia sign to be a maximum of 3 square metres (32 sq.ft.) in area. As each of the three (3) proposed fascia signs exceed the maximum area permitted, a Development Variance Permit is required.

On-site Directional Signs

- The applicant proposes to install six on-site directional signs, made of white lexan (i.e. extremely durable plastic) mounted on a concrete base. The signs will be painted with a blue background, white copy, and a red Emergency panel. A description of the six sign locations and areas are as follows:
 - Two of the six signs are proposed to be primary on-site directional signs. One sign will be located at the entrance to the Surrey Memorial Hospital campus from King George Boulevard. The other sign will be located at the western entrance from 94A Avenue. These two primary directional signs will be double-faced, 3.7 metres (12 ft.) in height and 1.2 metres (4 ft.) in width, with a total sign area of 4.4 square metres (48 sq.ft.) per side.
 - Two of the six signs are proposed to be secondary on-site directional signs. One sign will be located at the entrance to the Surrey Memorial Hospital campus from 96 Avenue. The other sign will be located at the eastern entrance from 94A Avenue. These two secondary directional signs will be double-faced, 3.1 metres (10 ft.) in height and 1.2 metres (4 ft.) in width, with a total sign area of 3.7 square metres (40 sq.ft.) per side.
 - Two of the six signs are proposed to be on-site directional signs located in the interior of the site. These two tertiary directional signs will be double-faced, 2.0 metres (7 ft.) in height and 1.2 metres (4 ft.) in width, with a total sign area of 2.4 square metres (26 sq.ft.) per side.

- The Sign By-law permits on-site directional signs in institutional zones, provided the sign does not exceed 0.4 square metres (4 sq.ft.) in area. As the proposed on-site directional signs exceed the maximum area permitted, a Development Variance Permit is required.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary Surrey Sign By-law, 1999, No. 13656, as amended, as follows:
 - Section 35(1)(d) of Part 7 Signs in Institutional Zones, is varied to increase the maximum sign area for free-standing signs from 3 square metres (32 sq.ft.) to 18.5 square metres (200 sq.ft.);
 - Section 35 of Part 7 of Signs in Institutional Zones is varied to permit two canopy signs;
 - Section 35 of Part 7 Signs in Institutional Zones is varied to permit one under-canopy sign;
 - Section 35(2)(b) of Part 7 Signs in Institutional Zones, is varied to increase the maximum number of fascia signs from 4 to 6;
 - Section 35(2)(b) of Part 7 Signs in Institutional Zones, is varied to increase the maximum sign area for fascia signs from 4.5 square metres (50 sq.ft.) to 7.0 square metres (75 sq.ft.); and
 - Section 7(16) Exemption of Part 1 Introductory Provisions, is varied to increase the maximum sign area for on-site directional signs from 0.4 square metre (4 sq.ft.) to 4.4 square metres (47 sq.ft.).

Applicant's Reasons:

- The proposed free-standing sign marks the gateway into the Surrey Memorial Hospital campus. The proposed sign design and materials are of high-quality and reflect the design and character of the Phase 1 SMH expansion.
- The maximum sign areas permitted for institutional zones are more restrictive than in commercial or industrial zones, and so the applicant is requesting variances to the number of signs, types of signs and maximum sign areas permitted.
- The on-site directional signage and the BC Cancer Agency fascia signage reflect the corporate design standard of each organization.

Staff Comments:

- The proposed monument and fascia signs are high quality and of appropriate scale for the Surrey Memorial Hospital campus.

- The proposed directional free-standing signs are consistent with directional signage at other Fraser Health Authority facilities.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I. Lot Owners and Action Summary
Appendix II. Development Variance Permit No. 7913-0050-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

\\file-server1\net-data\csdc\generate\areaproduct\save\9826556014.doc
DRV 4/4/13 3:34 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Michael McNaught
 Address: CEI Architecture Planning Interiors
 Suite 500, 1500 - W Georgia Street
 Vancouver, BC V6G 2Z6

 Tel: 604-687-1898 - Work
 604-687-1898 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 13750 - 96 Avenue

 - (b) Civic Address: 13750 - 96 Avenue
 Owner: Fraser Health Authority
 PID: 007-207-972
 Parcel A Section 33 Township 2 New Westminster District Plan 74177 Except Bylaw Plan 82111 and Plans LMP49509 and EPP4049

3. Summary of Actions for City Clerk's Office
 - (a) Proceed with Public Notification for Development Variance Permit No. 7913-0050-00 and bring the Development Variance Permit forward for issuance and execution by the Mayor and City Clerk.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0050-00

Issued To: FRASER HEALTH AUTHORITY

("the Owner")

Address of Owner: 10233 - 153 Street, #300
Surrey, BC
V3R 0Z7

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-207-972

Parcel A Section 33 Township 2 New Westminster District Plan 74177 Except Bylaw Plan 82111 and Plans LMP49509 and EPP4049

13750 - 96 Avenue

(the "Land")

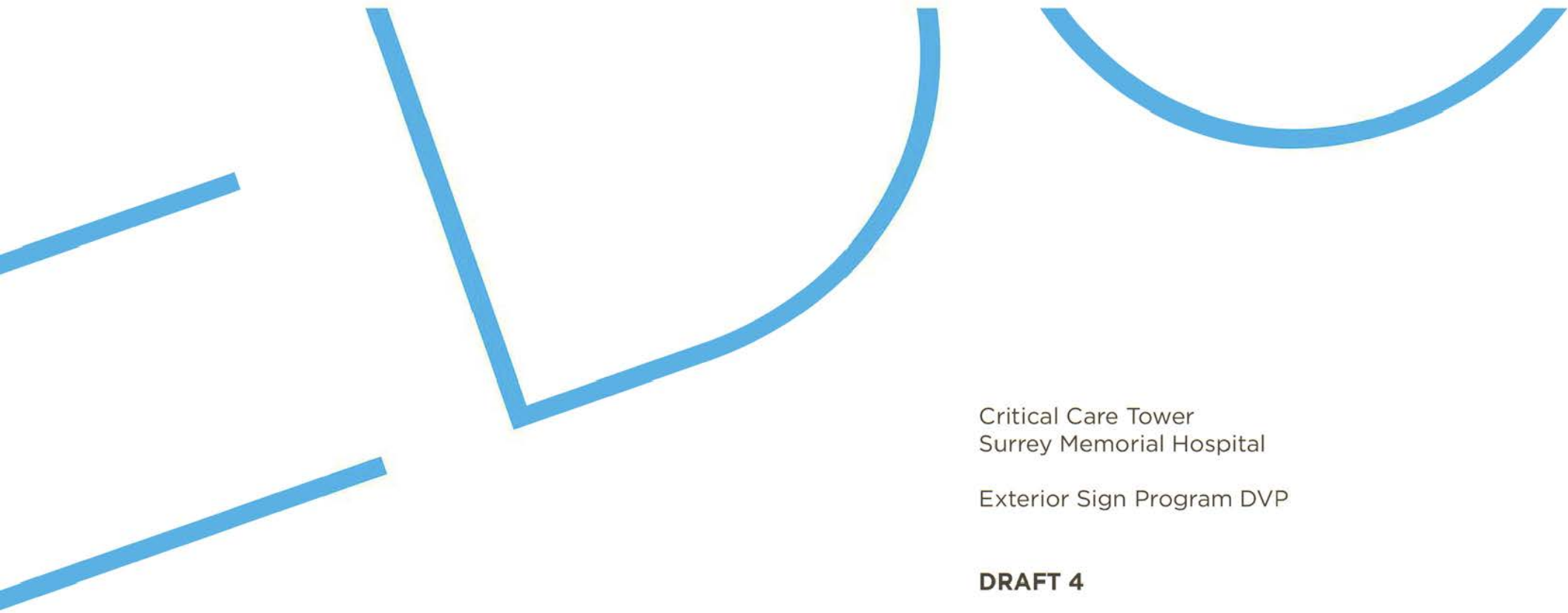
3. Surrey Sign By-law, 1999, No. 13656, as amended is varied as follows:
 - (a) In Part 7 Signs in Institutional Zones, Section 35(1)(d) is varied to increase the maximum sign area for freestanding signs from 4.5 square metres (50 sq.ft.) to 18.5 square metres (200 sq.ft.);
 - (b) In Part 7 Signs in Institutional Zones, Section 35 is varied to permit two canopy signs;
 - (c) In Part 7 Signs in Institutional Zones, Section 35 is varied to permit one under-canopy sign;
 - (d) In Part 7 Signs in Institutional Zones, Section 35(2)(b) is varied to increase the maximum number of fascia signs from 4 to 6;

- (e) In Part 7 Signs in Institutional Zones, Section 35(2)(b) is varied to increase the maximum sign area for fascia signs from 3 square metres (32 sq.ft.) to 7.0 square metres (75 sq.ft.); and
 - (f) In Part 1 Introductory Provisions, Section 7(16) Exemption is varied to increase the maximum sign area for on-site directional signs from 0.4 square metres (4 sq.ft.) to 4.4 square metres (47 sq.ft.).
4. The siting of the free-standing, fascia, and on-site directional signage shall be in accordance with the drawings numbered 7913-0050-00 (A) through to and including 7913-0050-00 (K) (the "Drawings") which are attached hereto and form part of this development variance permit.
 5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
 6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
 7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
 8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
 9. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



Critical Care Tower
Surrey Memorial Hospital

Exterior Sign Program DVP

DRAFT 4

March 12TH, 2013

EDG EXPERIENCE DESIGN GROUP INC.



INDEX

TYPE	COLOUR	DESCRIPTION
EXT.1	Blue	PRIMARY PYLON SIGN
EXT.2	Green	SECONDARY PYLON SIGN
EXT.3	Purple	TERTIARY PYLON SIGN
MON.1	Red	MONUMENT SIGN
CHL.1	Orange	ILLUMINATED CHANNEL LETTERS

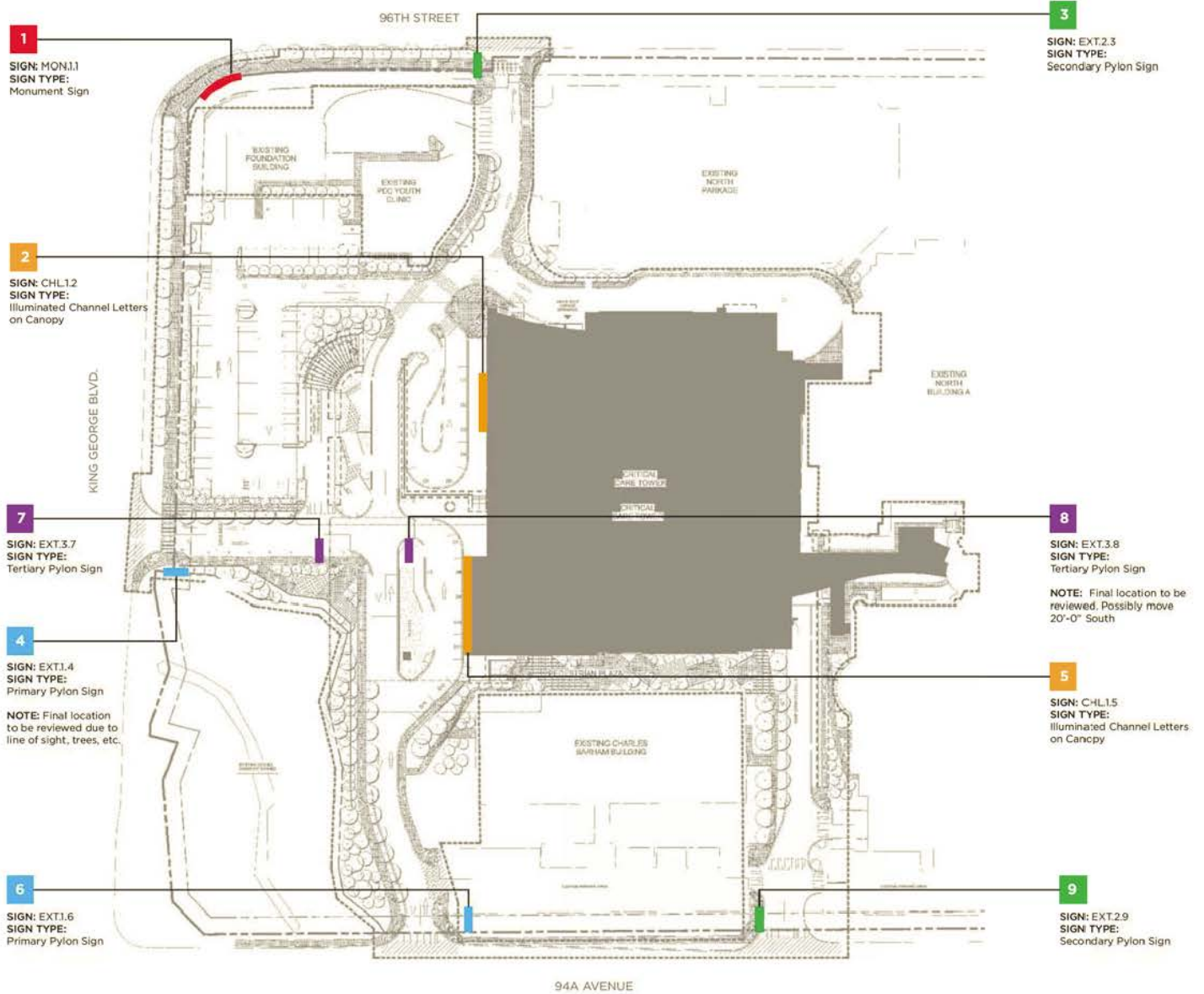
SIGN KEY:
 EXT.2.7—LOCATION NUMBERS
 SIGN TYPE

NOTE:
 SIGN PLAN REVISED FROM EXTERIOR SITE PLAN FROM JUNE 15, 2012 BY EEC INDUSTRIES.

0.3 EXTERIOR SIGN PLAN
 SCALE: NTS



Fraser Health: Surrey Memorial Hospital
 EXTERIOR SIGN PROGRAM DVP - DRAFT 4



1
 SIGN: MON.1.1
 SIGN TYPE:
 Monument Sign

2
 SIGN: CHL.12
 SIGN TYPE:
 Illuminated Channel Letters
 on Canopy

7
 SIGN: EXT.3.7
 SIGN TYPE:
 Tertiary Pylon Sign

4
 SIGN: EXT.1.4
 SIGN TYPE:
 Primary Pylon Sign
 NOTE: Final location
 to be reviewed due to
 line of sight, trees, etc.

6
 SIGN: EXT.1.6
 SIGN TYPE:
 Primary Pylon Sign

3
 SIGN: EXT.2.3
 SIGN TYPE:
 Secondary Pylon Sign

8
 SIGN: EXT.3.8
 SIGN TYPE:
 Tertiary Pylon Sign
 NOTE: Final location to be
 reviewed. Possibly move
 20'-0" South

5
 SIGN: CHL.15
 SIGN TYPE:
 Illuminated Channel Letters
 on Canopy

9
 SIGN: EXT.2.9
 SIGN TYPE:
 Secondary Pylon Sign

CLIENT NAME: Surrey Memorial Hospital
 FILE NAME: 13002 D.5.5MH Exterior Dev Sign Plan.dwg

DATE: 2013-03-12
 PROJECT: 12017

DRAWN BY: CW
 REVIEW BY: BM

All concepts, designs, arrangements and plans indicated or represented by this drawing are owned by and are the explicit property of EEC Industries Ltd., and were created, evolved and developed for use on and in connection with the specified project. None of such concepts, designs, arrangements or plans shall be used or disclosed to any person, manufacturer or corporation for any reason whatsoever without the written permission of EEC Industries Ltd. Furthermore the client is responsible for final approval of all dimensions, specifications, codes, materials and colours.

Project / Client

Surrey Memorial Hospital

Sign Type

Monument Sign

Dates

Mar 22, 2013
Mar 26, 2013 -Rev.1
-Rev.2
-Rev.3
-Rev.4

Scale

1 : 50

Drawn By

GM / CC

Font(s)

Page

2 of 2



Plan View



Option - 2 (curved)

- 1 Stained exterior wood to match exterior of the building.
- 2 Anodized aluminum sign panel.
- 3 Individual letters & logo are fabricated from 19mm thick aluminum finished in corporate colours.
- 4 Concrete stepped base structure.
- 5 Angled spotlighting illuminating sign face.
- 6 Concrete base at or below ground.

Approved by: _____ Date: |^M| |^D| |^Y|

2
1.1

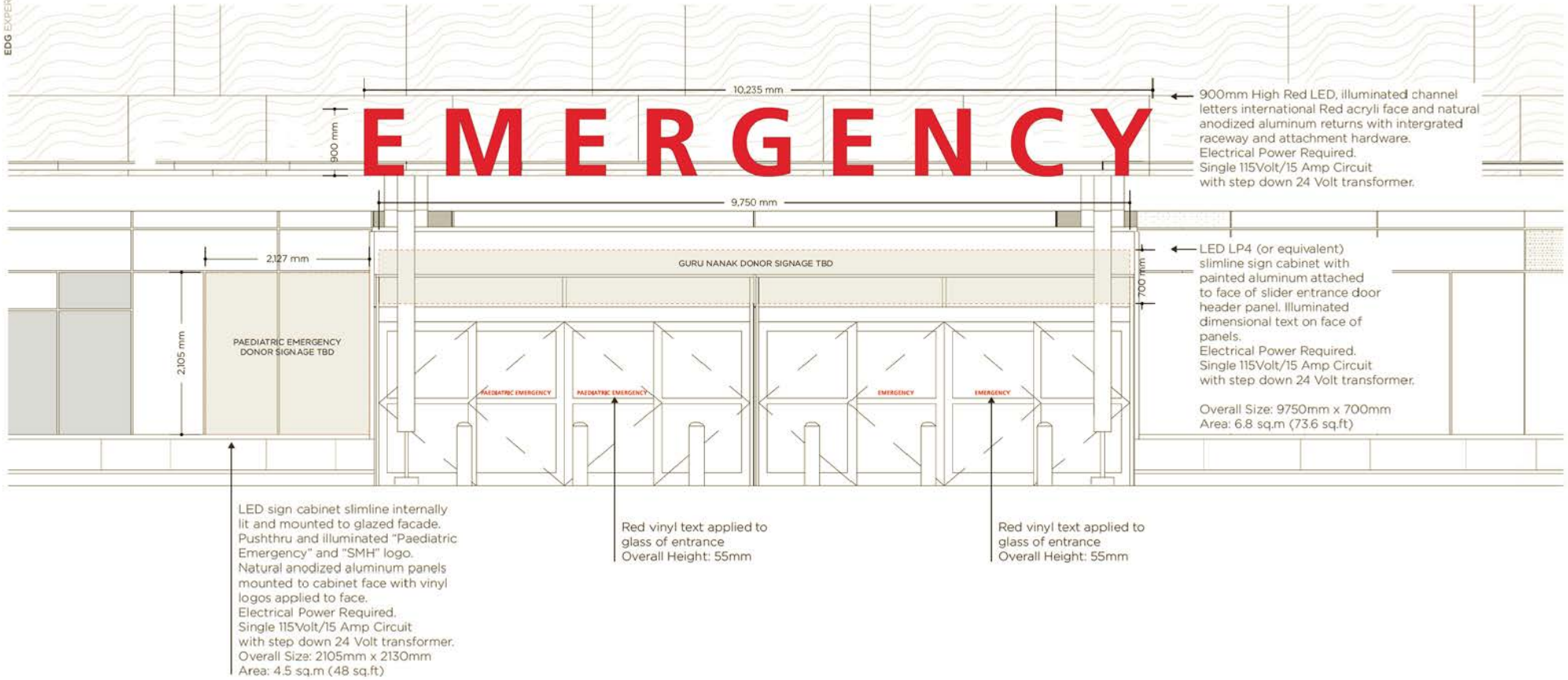
SIGN CHL.1.5 - EXTERIOR MAIN ENTRANCE SIGNAGE
SCALE: NTS



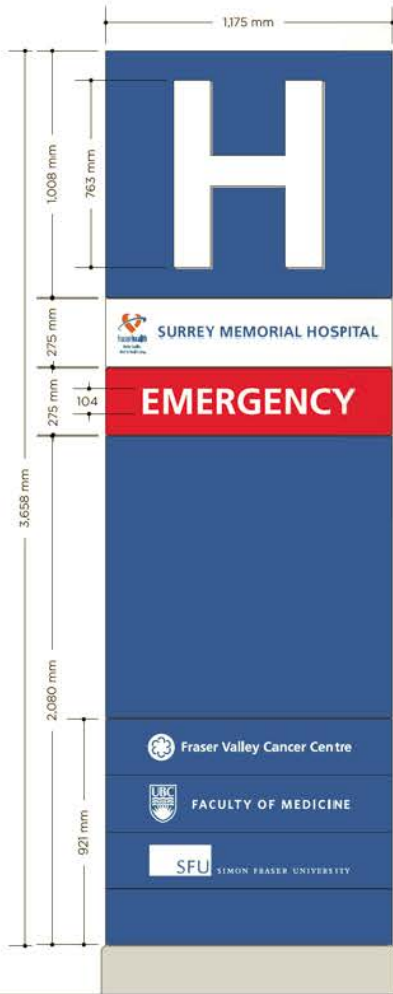
1
1.1

SIGN CHL.1.5 - EXTERIOR MAIN ENTRANCE SIGNAGE
SCALE: 1:100

Individual natural anodized letters
applied to glass transom.
Letter Height: 250mm High
Typeface: Frutiger 65 Bold



1 EXTERIOR EMERGENCY ENTRANCE SIGNAGE AND DONOR SIGNAGE
1.0 SCALE: 1 : 50



EXT.1.4
NORTH FACE

PRIMARY PYLON SIGN (EXT.1)
SCALE: 1: 20



EXT.1.4
SOUTH FACE

SIGN TYPE: EXT.1

Primary freestanding pylon sign mounted to concrete base.

Fabrication Notes:

SignPro double sided extrusion frame with 4.5mm Thick Sign White Lexan face.

Sign cabinet is painted a two component polyurethane White.

Graphics illuminate white translucent, PMS 653 blue and PMS 186 Red (Match to A9340-T)

Sign White Lexan Push thru facelit "H"

Sign is illuminated with low energy, high output, white fluorescent tubing & HORS Ballast (347V Power Supply by others)
Ambient dimmer and step down transformer are included in sign cabinet

Illuminated 25mm Thick white Acrylic Pushthru "H" facelit and edgelit.

Hospital Identity T.B.C (Logo shown as a placeholder only for reference)
Illuminated Graphics/Text
Hospital Name & Emergency

White vinyl directional text and graphics applied to front and back panels (Non-Illuminated)



EXT.1.6
WEST FACE

Recommended Type:
Due to large amount of text



EXT.1.6
EAST FACE



SIDE VIEW

SIGN TYPE: EXT.2

Secondary freestanding pylon sign mounted to concrete base.

Fabrication Notes:

SignPro double sided extrusion frame with 4.5mm Thick Sign White Lexan face.
 Sign cabinet is painted a two component polyurethane White.
 Graphics illuminate white translucent, PMS 653 blue and PMS 186 Red (Match to A9340-T)
 Sign White Lexan Push thru facelit "H"
 Sign is illuminated with low energy, high output, white fluorescent tubing & HORS Ballast (347V Power Supply by others)
 Ambient dimmer and step down transformer are included in sign cabinet.



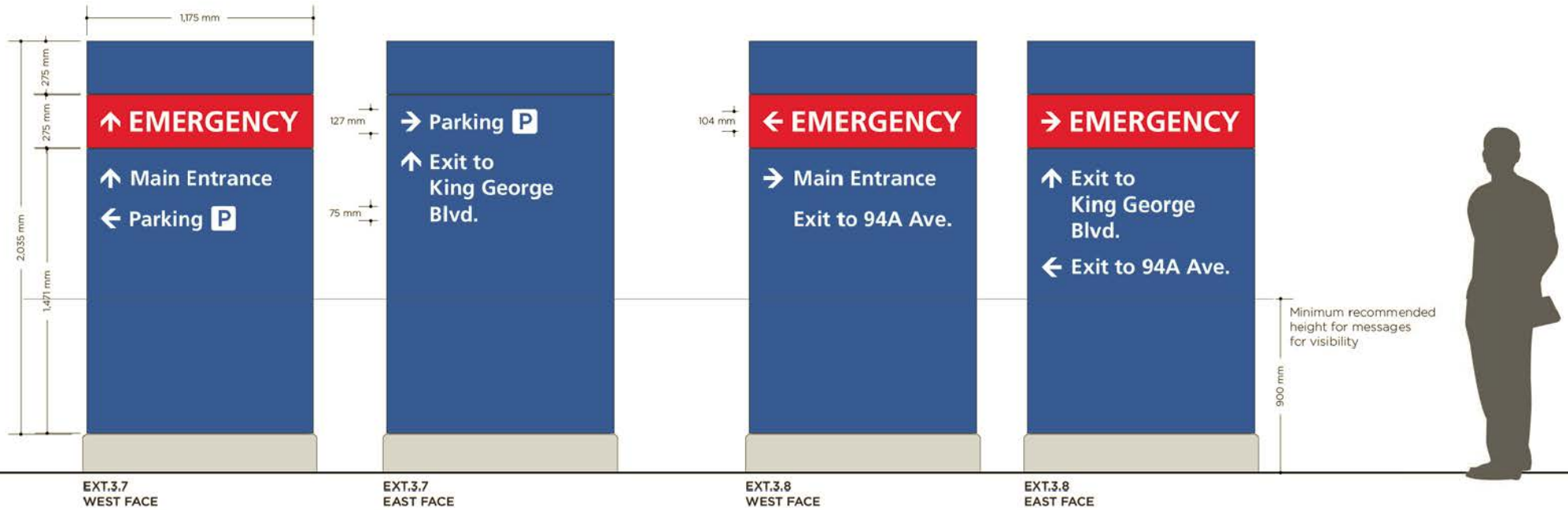
1.4 SECONDARY PYLON SIGN (EXT.2)
 SCALE: 1: 20

SIGN TYPE: EXT.3

Tertiary freestanding pylon sign mounted to concrete base.

Fabrication Notes:

SignPro double sided extrusion frame with 4.5mm Thick Sign White Lexan face.
 Sign cabinet is painted a two component polyurethane White.
 Graphics illuminate white translucent, PMS 653 blue and PMS 186 Red (Match to A9340-T)
 Sign is illuminated with low energy, high output, white fluorescent tubing & HORS Ballast (347V Power Supply by others)
 Ambient dimmer and step down transformer are included in sign cabinet.



1.5 TERTIARY PYLON SIGN (EXT.3)
 SCALE: 1: 20





BC Cancer Agency

CARE + RESEARCH

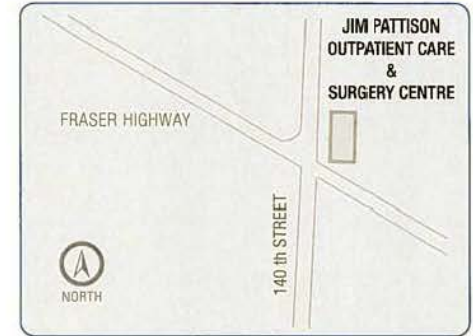
An agency of the Provincial Health Services Authority

Fraser Valley Centre

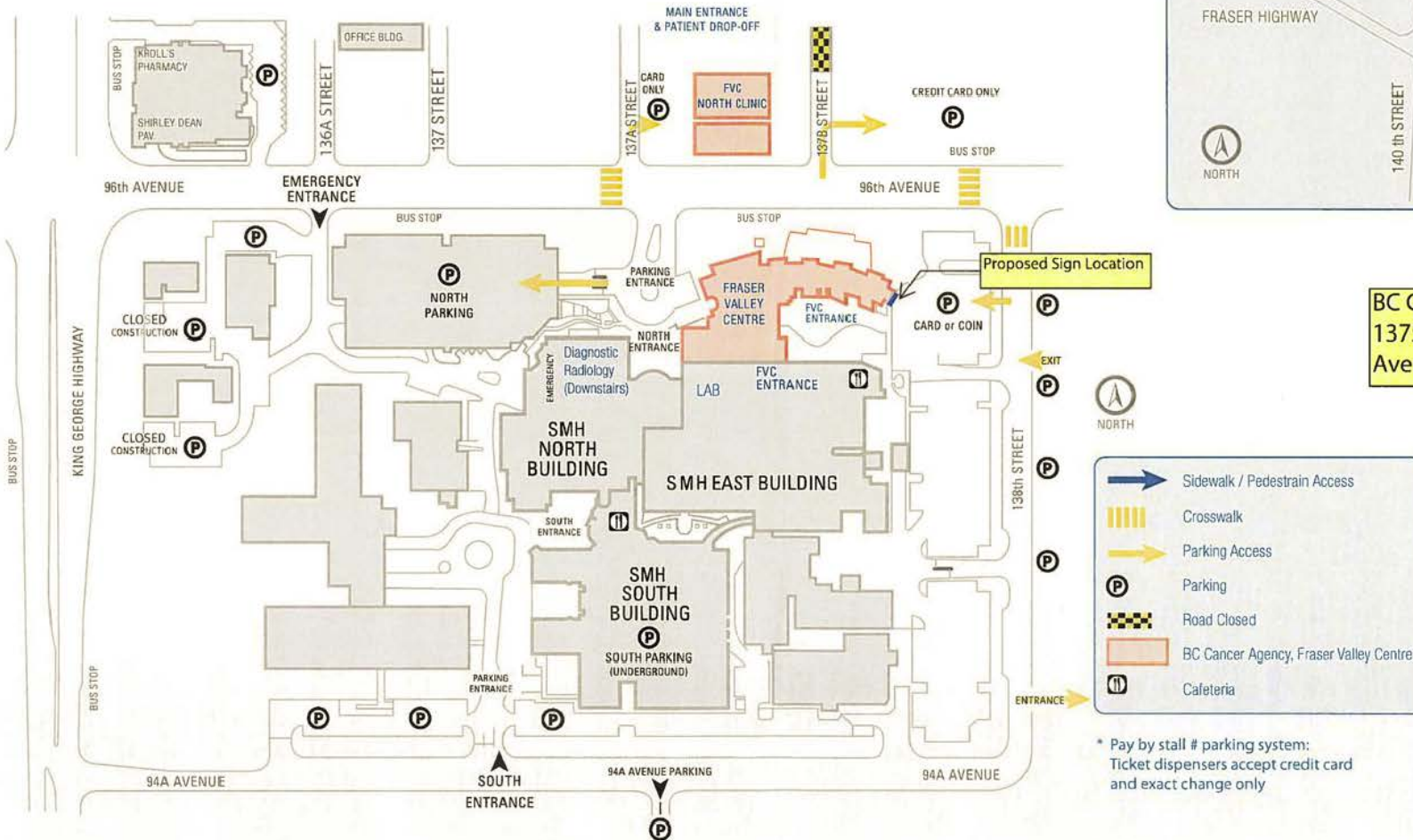
13750 96th Avenue
Surrey, BC V3V 1Z2
604.930.2098
1.800.523.2885 (in BC)

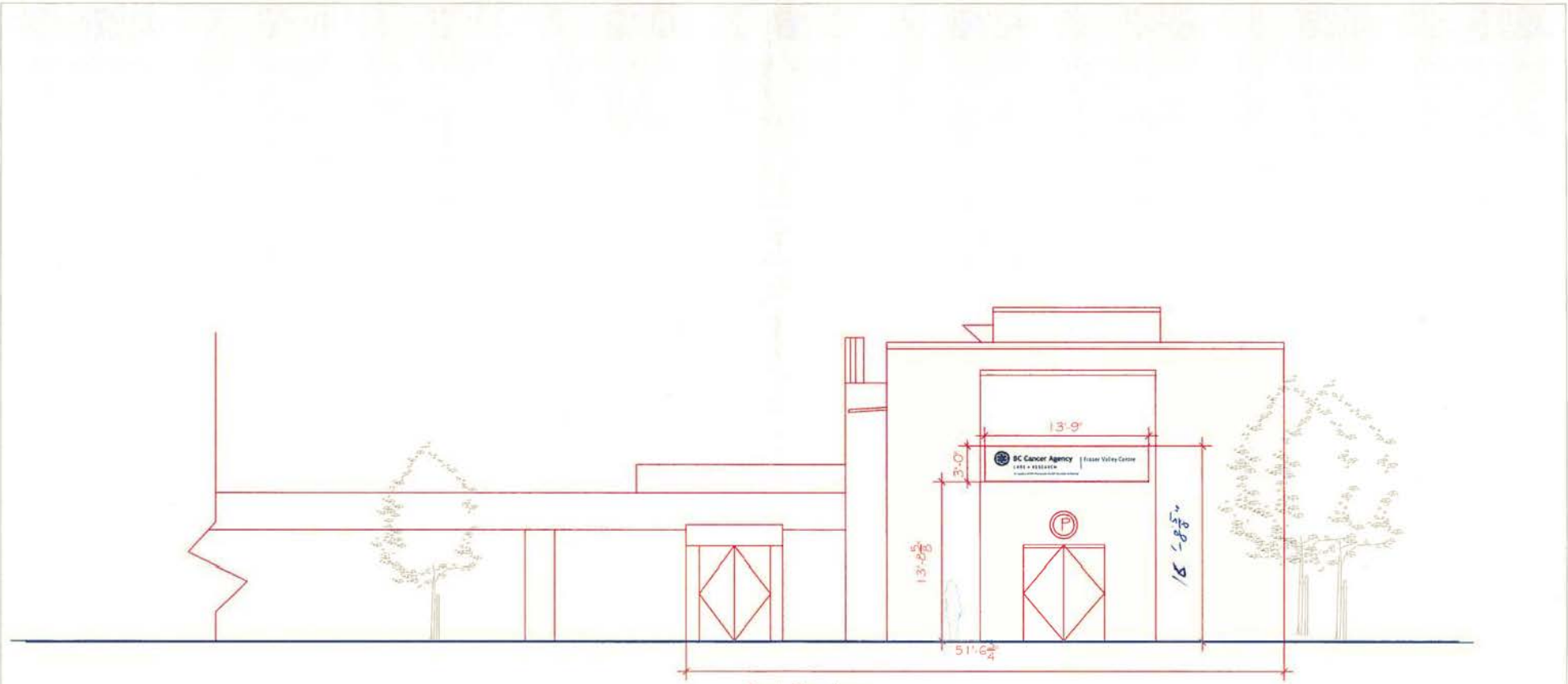
Jim Pattison Outpatient Care & Surgery Centre

9750 140th Street
Surrey, BC V3V 1Z2
604.582.4550



BC Cancer Agency
13750 96th
Avenue, Surrey, BC





East Elevation

www.prioritypermits.com
PRIORITY PERMITS
 Your Sign Permit Solution

#104 - 713 Columbia St.
 New Westminster BC
 T: 778-397-1394
 F: 1-888-738-3846
 E: prioritypermits2@shaw.ca

Client: Knight Signs
Address: 13750 96th Ave.
 Surrey, BC

Project: BC Cancer Agency
Date: 2013/02/19

Drawing By: KF
Scale: 1:100

Note: location to be confirmed by signage contractor



7913-0050-00(J)



SIGN #1 SCALE: 3/4"=1'-0"

- SIGN 1.**
- ITEM 1.**
MODEL: SF ILLUMINATED FASCIA DISPLAYS W/ VINYL GRAPHICS
- TYPE:**
EX-2
- LIGHTING:**
T12
- FACE:**
3/16" White Lexan Sign Face with Vinyl Graphics
- CABINET:**
7-1/2" Deep Cabinet Painted
- FRAME:**
EX-7 Frame Painted



SIGN #1



EXISTING

**EAST ENTRANCE
BC CANCER AGENCY**

BC Cancer Agency
13750 96th
Avenue, Surrey, BC

Vinyl Colours:	Paint Colours:
*Avery Translucent Patriot Blue A9467-T	*Frame / Cabinet Painted to match PMS 422 Grey
<input checked="" type="checkbox"/> 1 st Surface	<input type="checkbox"/> 2 nd Surface
Colours shown are strictly representational	

Quantity 1

<p>KNIGHT SIGNS A Division of Pacific Sign Group 7483 Progress Way Delta, BC, V4E 1E1 Local 604-460-2311 Toll free 888-333-6875</p> <p><small>This original drawing is the property of Knight Signs Inc. It is Division of Pacific Sign Group and it not to be reproduced or manufactured in whole or in part without written permission of Knight Signs Inc. Copyright © 2012</small></p>	<p>Project Name: BC Cancer Agency - Fraser Valley Centre Surrey Memorial Hospital, Surrey, BC</p> <p>Account Manager: Dale Wlasichuk</p> <p>Date: Feb 11, 2013 Scale: 3/4"=1'-0"</p>	<p>Art Department Revisions</p>	<p>Production Department Revisions</p> <p style="text-align: center;">CONCEPTUAL ONLY not finalized until confirmed by survey, permits and shop drawings</p>	<p>Quote Number: 3824-02-13-BC_CANCER-DJ</p> <p>Drawing Number: DWG - 1</p>	S.1
	<p>Client's Approval _____ Date _____</p>	<p>Account Manager Approval _____ Date _____</p>			