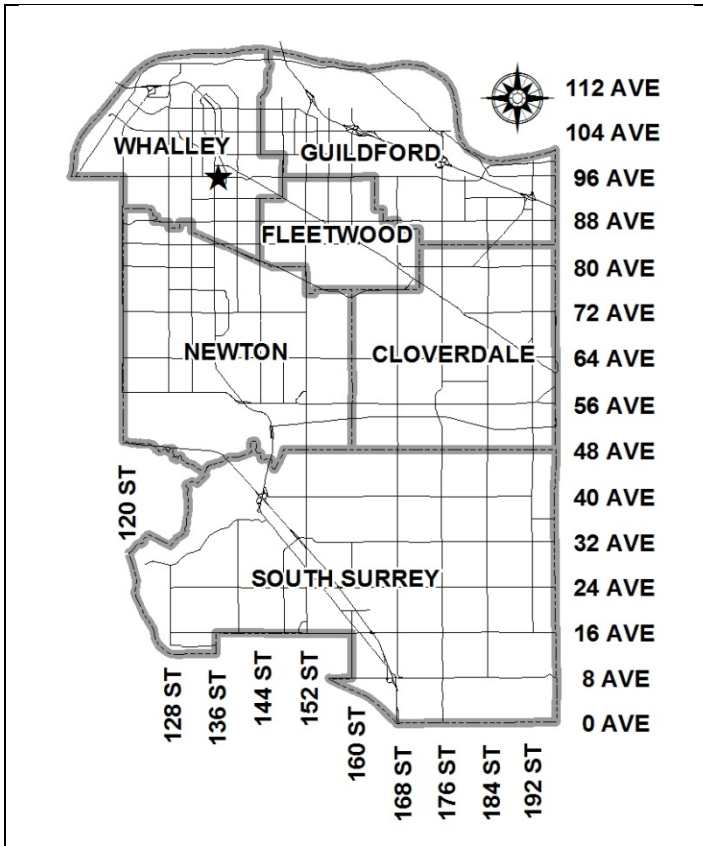


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0064-00

Planning Report Date: May 12, 2014

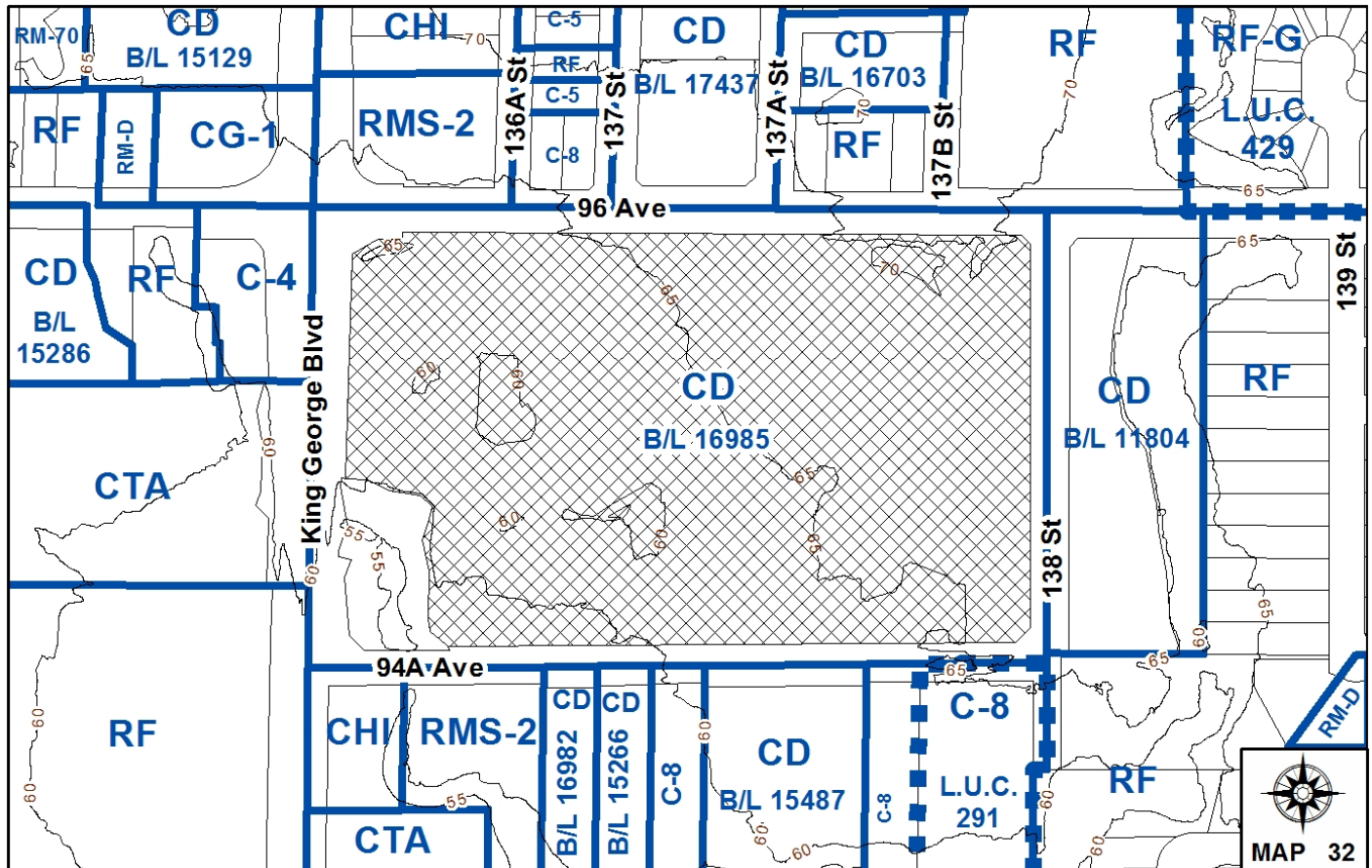


PROPOSAL:

- Development Permit
- Development Variance Permit

in order to allow for a comprehensive sign design package for Surrey Memorial Hospital.

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



RECOMMENDATION SUMMARY

- Approval to vary the Sign By-law 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 for additional free-standing, directional and fascia signs and to increase the sign height and sign area of various signs.

RATIONALE OF RECOMMENDATION

- The signage has been comprehensively designed to be integrated with the design of the buildings and provides for a comprehensive look for the hospital campus.
- The proposed signs are required to provide wayfinding for this large hospital site, to be visible from four road frontages, and which has recently been expanded with a new lobby, a new 8-storey critical care tower and multi-storey parkade currently under construction.
- The proposed signage is of high quality and of appropriate scale for the Surrey Memorial Hospital campus and supplements and complements the signage previously approved under Development Application No. 7913-0050-00.

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 No. 7914-0064-00, 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 landscaping and siting, form, exterior design and finish of the building and other structures, 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.

SITE CHARACTERISTICS

Existing Land Use: Surrey Memorial Hospital buildings including the new 8-storey critical care building and multi-storey parkade under construction and the BC Cancer Agency.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 96 Avenue):	Medical facility, medical clinic, new 12-storey office building opening in May 2014, one single family dwelling and a gravel parking lot (TUP Application No. 7905-0047-00, pre-Council).	Commercial	RMS-2, C-8, CD (By-law No. 17437) and RF

Direction	Existing Use	OCP Designation	Existing Zone
East (Across 138 Street):	Vacant lot with BC Hydro and Fortis BC rights-of-way, Development Permit No. 7904-0139-00, for a medical office building, has expired. A greenway is along the east side of 138 Street. Quibble Creek further east.	Commercial	CD By-law (No. 11804)
South (Across 94A Avenue):	Dairy Queen restaurant and a variety of medical support related facilities.	Commercial	CHI, RMS-2, CD (By-law No. 16982), CD (By-law No. 15266), C-8, CD (By-law No. 15487) and LUC 291 (underlying C-8)
West (Across King George Boulevard):	Tim Hortons, mobile home park and Queen Elizabeth Secondary School.	Urban	C-4, CTA and RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at 13750 - 96 Avenue, in the City Centre Plan area. The Surrey Memorial Hospital (SMH) campus occupies the 8.6-hectare (21-acre) site, which is bound by 96 Avenue to the north, King George Boulevard to the west, 94A Avenue to the south and 138 Street to the east.
- The site is zoned "Comprehensive Development Zone (CD)" (By-law No. 16985) and is designated City Centre in the Official Community Plan (OCP).
- SMH has recently undergone a renovation of the North Lobby (approved under Development Permit Application No. 7911-0006-00) and a major expansion of an 8-storey critical care tower (approved under Development Permit No. 7910-0261-00).
- A new multi-storey parkade is currently under construction (approved under Development Permit Application No. 7912-0312-00), to provide 755 parking spaces to replace the former above-ground parkade on the south side of 96 Avenue, which previously accommodated 430 parking spaces.

- Council has also approved Development Permit and Development Variance Permit No. 7913-0050-00 for interim signage, as various phases of SMH were under construction. The “temporary” signage was required to direct visitors to the hospital and in particular to the new emergency ward and the interim parking areas, while portions of the site were being redeveloped.

Current Proposal

- The current application includes a Development Permit and Development Variance Permit for a comprehensive sign design package to permit a number of new and replacement signs at the SMH site. The proposed comprehensive sign package includes free-standing, directional and fascia signs.
- The sign concept has been designed to be fabricated from high quality materials, individually scaled and integrated with the architectural design of the hospital campus.
- The signs are intended to help orient first time and occasional visitors and patients, as well as to clearly direct emergency vehicles to the correct entrances at SMH.

Free-standing Signs – Primary Site Entrance (Type 2) and Secondary Site Entrance (Type 3)

- Under the previously approved Development Permit No. 7913-0050-00, six (6) interim, free-standing pylon signs were approved and ultimately installed. They were made of white Lexan (i.e. extremely durable plastic) mounted on a concrete base. The signs were painted with a blue background, with white copy and a red Emergency panel. These six signs will now be replaced with the proposed sixteen (16) free-standing pylon signs.
- A total of seven (7) primary site entrance pylon signs are proposed at primary access points throughout the subject site. The proposed signs will assist in site navigation for patients and visitors, as well as emergency personnel, by identifying key vehicular driveway locations to the site.
- A total of nine (9) secondary site entrance signs are proposed at secondary vehicular access points and distributed throughout the site, adjacent to driveways to direct vehicular traffic.
- The proposed primary site entrance pylon signs will be 3.85 metres (12.6 ft.) in height. The secondary site entrance signs are shorter than the primary site entrance signs and will be 2.2 metres (7.2 ft.) in height. Both types of signs will comply with the maximum sign height of 4.5 metres (15 ft.) permitted in the Sign By-law for Institutional free-standing signs.
- In accordance with the Sign By-law, only 4 free-standing signs are permitted for the site, based on the four road frontages. Therefore, a variance is required for the 12 additional signs.
- The sign area proposed for each of the primary free-standing signs is 9.3 square metres (100 sq.ft.) encompassing both sides of the sign, which exceeds the maximum permitted sign area of 4.5 square metres (50 sq.ft.) for each sign. The sign area proposed for each of the secondary free-standing signs is 7.2 square metres (77.4 sq.ft.), encompassing both sides of the sign, which exceeds the maximum permitted sign area of 4.5 square metres (50 sq.ft.) for each sign. Variances are required to increase the sign areas for these two types of signs.

- The proposed Development Permit incorporates the variances to the Sign By-law to allow for the 12 additional signs, for a total of sixteen (16) signs, as well as for an increased sign area from 4.5 square metres (50 sq.ft.) to a maximum of 7.2 square metres (77.4 sq.ft.) for 9 signs and a maximum of 9.3 square metres (100 sq.ft.) for 7 signs, as described in Appendix II.

Directional Free-standing and Wall Mounted Signs (Type 4)

- Eleven (11) free-standing and wall mounted directional signs are proposed throughout the subject site to assist in directing emergency vehicles and general vehicular and pedestrian traffic.
- The proposed free-standing signs are to be located within the surface parking areas and adjacent internal driveways. The wall mounted signs will be located on existing buildings at strategic points.
- Both the free-standing and wall mounted directional signs are proposed to be 1.8 metres (5.9 ft.) in height and have a sign area of 0.6 square metre (6 sq.ft.). According to the Sign By-law, the maximum permitted height is 1.2 metres (4 ft.) and the maximum sign area is 0.4 square metre (4 sq.ft.) for a single faced sign.
- The Development Permit incorporates variances to the Sign By-law to allow for the increased sign height and to allow for the larger sign area, as described in Appendix II.

Building Fascia Signs (Types 5, 6 and 7)

- Three (3) types of fascia signs are proposed for SMH campus buildings.
- White channel letter fascia signs (Type 5), mounted on a bracket, are proposed to be located at various main entrances of the hospital at the four road frontages, as follows:
 - West elevation of the new critical care tower;
 - North elevation of the existing north buildings A and B;
 - East elevation of the existing building F; and
 - South elevation of the existing south building.
- Fascia signs (Type 6) are proposed to identify the locations for entry to the parkade and to the ambulance ingress and egress.
- Wall mounted fascia signs (Type 7) are proposed to identify various buildings of the hospital site, such as the "Children's Health Centre", the "Charles Barham Pavilion" and the location of the "Emergency" ward.
- A variance to the Sign By-law will be required to allow for all of these additional fascia signs, as described in Appendix II.

DESIGN REVIEW

- The proposed free-standing pylon signs at the primary and secondary site entrances (Types 2 and 3) will be constructed of a thick push through plastic, backlit with a vinyl covering in the blue, red and white colours of the Fraser Health Authority and mounted on a concrete base. Letters and pictograms will be applied to the sign face.
- The proposed free-standing and wall mounted directional signs (Type 4) will be constructed of 6mm thick aluminum and will be painted red or blue, with white text. The free-standing directional signs will be mounted to a galvanized steel post.
- The Type 5 fascia signage will consist of aluminum framed channel letters, with frosted white acrylic light diffuse covers over LED lights, mounted on an aluminum bracket.
- The Type 6 fascia signs will consist of white LED illuminated individual channel letters with a white acrylic face mounted on a painted backdrop with an integrated raceway.
- The wall mounted fascia signs (Type 7) will either consist of non-illuminated aluminum letters painted white, wall mounted on a panel or some will be of aluminum channel letters with an LED backlit acrylic face mounted to the existing façade. The "Emergency" signs will be red LED illuminated channel letters, with a red acrylic face and anodized aluminum returns, with an integrated raceway.
- All of the proposed signs are well-designed and integrated into the architectural design of the SMH buildings and will be of high quality. Staff support all of the proposed signs.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary
Appendix II.	Proposed Sign By-law Variances Table
Appendix III.	Development Permit No. 7914-0064-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

PL/da

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DRV 5/8/14 10:26 AM

Information for City Clerk

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

1. (a) Agent: Name: Barry Marshall
EDG Experience Design Group Inc.
Address: 1788 - West 5th Avenue, Suite 200
Vancouver, BC V6J 1P2
Tel: 604-688-9965
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) Approval and Issuance of Development Permit No. 7904-0064-00.

PROPOSED SIGN BY-LAW VARIANCES

#	Proposed Variances	Sign By-law No. 13656 Requirement	Rationale
1	To allow twelve (12) additional free-standing signs for a total of sixteen (16) free-standing signs for the Surrey Memorial Hospital site.	A maximum of four (4) free-standing signs are permitted for the site (one per road frontage) as per Part 7, Section 35(1)(b).	The hospital site is extremely large in scale and has extensive street frontage. Having undergone a recent renovation and expansion, the additional free-standing signs are required to guide patients, emergency vehicles and visitors to their intended destinations.
2	To allow for an increase in sign area for 7 of the free-standing signs, from 4.5 square metres (50 sq.ft.) to 9.3 square metres (100 sq.ft.) for each sign.	A maximum 4.5 square metres (50 sq.ft.) of sign area is permitted per sign as per Part 7, Section 35(1)(d).	The design of the signs reflect the corporate design and colour scheme of the Fraser Health Authority and are appropriate in scale for the site.
3	To allow for an increase in sign area for 9 of the free-standing signs from 4.5 square metres (50 sq.ft.) to 7.2 square metres (77.4 sq.ft.) for each sign.	A maximum 4.5 square metres (50 sq.ft.) of sign area is permitted per sign as per Part 7, Section 35(1)(d).	
4	To allow for an increase in height for 11 directional signs, from 1.2 metres (4 ft.) to 1.8 metres (5.9 ft.) and an increase in sign area for 11 directional signs, from 0.4 square metre (4 sq.ft.) to 0.6 square metre (6 sq.ft.).	A maximum height of 1.2 metres (4 ft.) and sign area of 0.4 square metre (4 sq.ft.) is permitted as per Part 1, Section 6(16).	The proposed directional signs are to be distributed throughout the site to offer improved wayfinding and are comprehensively designed.

#	Proposed Variances	Sign By-law No. 13656 Requirement	Rationale
5	To allow for additional fascia signs, as shown in Development Permit No. 7914-0064-00, for building identification and specific vehicular ingress and egress points.	Only 1 fascia sign is permitted per road frontage as per Part 7, Section 35(2)(a).	The proposed building entrance identification signs are comprehensively designed, of high quality, and will provide appropriate identification for the various entrances to the buildings. Other fascia signs are needed to guide vehicular traffic and emergency vehicles to the parkade and emergency ward.

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7914-0064-00

Issued To: FRASER HEALTH AUTHORITY

("the Owner")

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

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: 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. This development permit applies to only the signs shown in accordance with the drawings numbered 7914-0064-00 (A) through to and including 7914-0064-00 (EE) (the "Drawings"), which are 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 including landscaping and the siting, form, exterior design, finish of buildings, structures and signage shall be in accordance with the drawings numbered 7914-0064-00 (A) through to and including 7914-0064-00 (EE).
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. 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 numbered 7914-0064-00 (A) through to an including 7914-0064-00 (EE).
8. This development permit supplements Development Permit Nos. 7912-0312-00, 7913-0050-00.
9. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
10. 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.
11. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

12. 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)

Barry J. Marshall
Name: (Please Print)

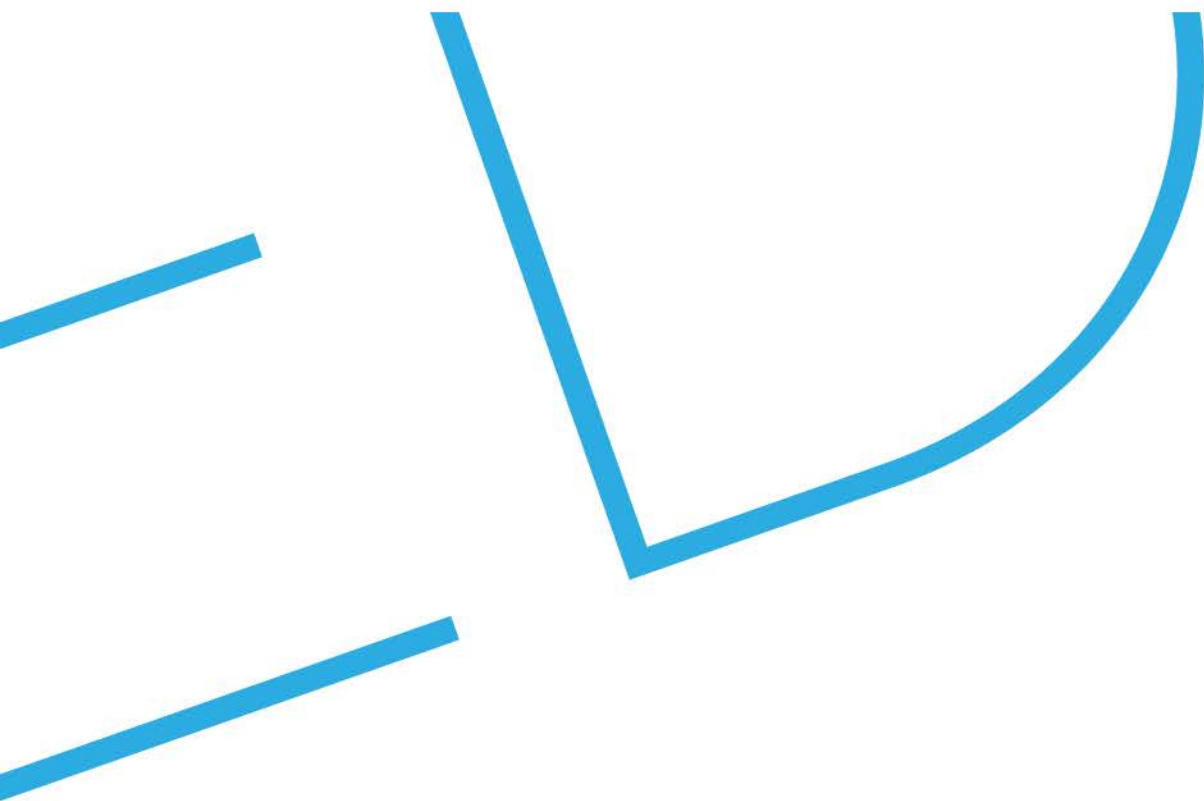
OR

Owner: (Signature)

Fraser Health Authority
Name: (Please Print)

Sign By-law Variances

#	Variance	Sign By-law Requirement
1	To allow twelve (12) additional free-standing signs for a total of sixteen (16) free-standing signs for the Surrey Memorial Hospital site.	A maximum of four (4) free-standing signs are permitted for the site (one per road frontage) as per Part 7, Section 35(1)(b).
2	To allow for an increase in sign area for 7 of the free-standing signs, from 4.5 square metres (50 sq.ft.) to 9.3 square metres (100 sq.ft.) for each sign.	A maximum 4.5 square metres (50 sq.ft.) of sign area is permitted per sign as per Part 7, Section 35(1)(d).
3	To allow for an increase in sign area for 9 of the free-standing signs from 4.5 square metres (50 sq.ft.) to 7.2 square metres (77.4 sq.ft.) for each sign.	A maximum 4.5 square metres (50 sq.ft.) of sign area is permitted per sign as per Part 7, Section 35(1)(d).
4	To allow for an increase in height for 11 directional signs, from 1.2 metres (4 ft.) to 1.8 metres (5.9 ft.) and an increase in sign area for 11 directional signs, from 0.4 square metre (4 sq.ft.) to 0.6 square metre (6 sq.ft.).	A maximum height of 1.2 metres (4 ft.) and sign area of 0.4 square metre (4 sq.ft.) is permitted as per Part 1, Section 6(16).
5	To allow for additional fascia signs, as shown in Development Permit No. 7914-0064-00, for building identification and specific vehicular ingress and egress points.	Only 1 fascia sign is permitted per road frontage as per Part 7, Section 35(2)(a).



Surrey Memorial Hospital

Exterior Sign Program, Stage 2

Comprehensive Sign Plan
Submission to City of Surrey
DRAFT 6

March 24th, 2014

EDG EXPERIENCE DESIGN GROUP INC.

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0.7	East Elevation
0.8	South Elevation
0.9	West Elevation
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2.1	Sign Type 2.0: Primary Pylon Sign Message Schedule
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7.0	Sign Type 7.0: Building ID Sign
7.1	Sign Type 7.0: Building ID Sign Message Schedule

OVERVIEW

Fraser Health has retained Experience Design Group (EDG), to review and consult on the design and development of a comprehensive and unified site-wide Sign Plan to coincide with the recent and ongoing expansion and revitalization of the Surrey Memorial Hospital Campus. This work is being developed in concert with the current planning prepared by Wensley Architects for the new North Parkade that is being developed as part of a P3 for Fraser Health by the Lark Group on 96 Avenue.

SIGN PROGRAM COMPONENTS

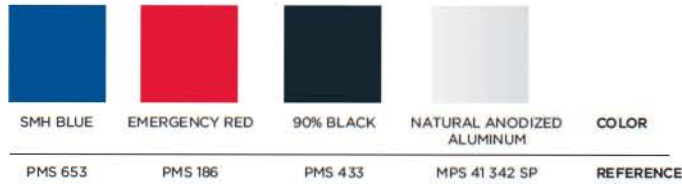
A new Comprehensive Exterior Sign Plan has been developed in concert with the City of Surrey. City Planning has reviewed earlier drafts and identified possible variances under the current Sign By-law. The intent of the new Sign Plan is to guide design control and consistency of implementation of the wayfinding & sign program along with the specific requirements for signage for both new specialized departments who will require updating throughout the anticipated phases of the revitalization and expansion of hospital campus.

Surrey Memorial Hospital Exterior Sign Program includes the following sign types:

1. Monument Sign
2. Primary Pylon Sign
3. Secondary Pylon Sign
4. Directional Blade Sign
5. Entrance ID
6. Parking Sign
7. Building ID

EXTERIOR SIGN PROGRAM & QUANTITY

SIGN TYPE 1:	Monument Sign	(already installed)
SIGN TYPE 2:	Primary Pylon Sign	X 4
SIGN TYPE 3:	Secondary Pylon Sign	X 5
SIGN TYPE 4:	Directional Blade Sign	X 9 (Note: 1 sign double-sided)
SIGN TYPE 5:	Entrance ID	X 4
SIGN TYPE 6:	Parking Sign (Type A)	X 2
	Parking Sign (Type B)	X 2
	Parking Sign (Type C)	X 2
SIGN TYPE 7:	Building ID	X 2



GENERAL SPECIFICATIONS

MATERIAL & FINISHES:

Concrete:

All concrete to be smooth cast (vibrator to formwork) architectural grade concrete, utilizing new formwork (MDO or equivalent). Smaller sign components to be precast and installed on site with non-corrosive steel inserts.

Sign Cabinets:

All sign cabinets to be painted aluminum sheet, interiors white, locked & hinged with flush access to prevent water ingress.

Sign Cabinet & Panels:

All sign cabinet & panels to be painted min. 3mm or 1/8" aluminum panels.

Channel Letters:

All dimensional channel letters to be in painted (silver) aluminum letters.

Internally Illuminated Channel Letters:

Back-lit internally illuminated channel in painted (silver) aluminum letters.

Illumination/Electrical Supply:

All illumination to be 4100K LED exterior-rated, with programmable/timed shutoff. Electrical supply to all illuminated signs to be minimum 115V/15A with appropriate step down transformer.

Steel Supports:

All steel supports & required welds to be smoothly ground & primed/ filled with suitable 2 part polyester primer.

Hardware & Fasteners:

All hardware & fasteners to be North American manufactured Stainless Steel non-corrosive steel.

Vinyl Specification/Colours:

All applied vinyl to be long-life min 2-mil thickness satin finish (3M or equivalent) unless marked on the drawings (i.e. "Reflective").

Paint Specification:

Primer:

2 part polyester primer/filler (Matthews 600/SP or equivalent) suitable for aluminum & HSS support structures.

Paint & Colour:

2 part acrylic polyurethane (Matthews Paint Systems or equivalent), colour to match approved Building Identity Architectural Finishes & Pantone colour references.

Clear Coat:

Clear semi-gloss top-coat UV screen & anti-graffiti protection (Matthews SOA570 SP or equivalent).

Acrylic Specification/Colours:

All backlit and "push-through" letters to be white acrylic.

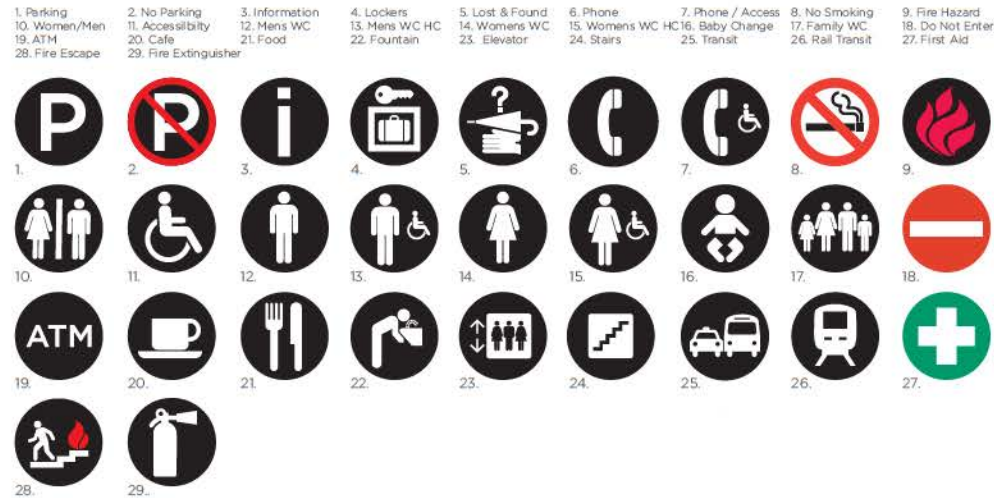
Hardware & Fasteners:

Visible hardware & fasteners to be painted to match surround in accordance to the paint schedule & specification above.

USE OF PICTOGRAMS IN WAYFINDING PROGRAM

Pictograms are also known as pictographs, glyphs and symbols. They are symbol signs that cut across linguistic barriers to aid wayfinding.

The pictograms illustrated would form part of the Surrey Memorial Hospital External Signage Program (Stage 2), and should be connected with the appropriate message. They are part of internationally recognized standards for public wayfinding. It is important that only the pictograms specified here be used as part of the program.

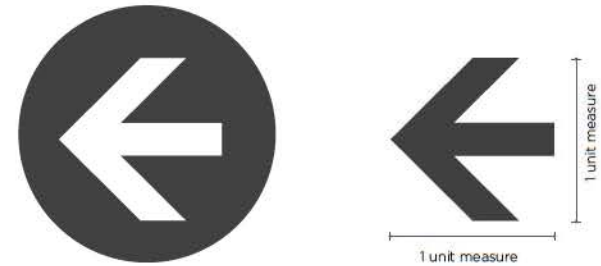


USE OF ARROWS IN WAYFINDING PROGRAM

The size of the arrow is determined by the associated lettersize. For reasons of legibility the proportions of the arrow is 1:1.35.

Messages with arrows indicating right directions must appear on the right side of a sign. Messages with arrows indicating left directions must appear on the left side of a sign (see examples).

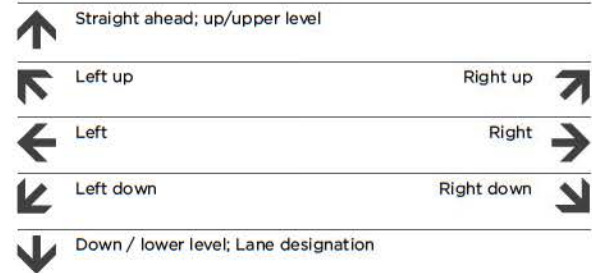
If any other arrow is required it must be approved for use by FRASER HEALTH/EDG.



Reversing the arrow out of a background makes the arrow appear to be larger. It also makes the arrow visually stand out from the adjacent messaging text.

If any other arrow is required it must be approved for use by FRASER HEALTH/EDG.

GUIDELINES FOR USE OF ARROWS



USE OF TYPOGRAPHY IN WAYFINDING PROGRAM

The typeface for site wayfinding programs needs to meet international standards for legibility and easy recognition by viewers whether pedestrians, bicyclists, or drivers.

The typeface proposed for the signage at Surrey Regional Hospital & Health Sciences Campus is Frutiger.

Heavier weights, such as Frutiger 65 Bold may be used as primary messages and Frutiger 55 Roman may be used for secondary messages.

To ensure consistency and visual impact supporting typography must be set in the recommended font.

abcdefghijklmnopqrstuvwxy
 ABCDEFGHIJKLMNOPQRSTU
 WXYZ1234567890.,'()/-

Frutiger 65 Bold

abcdefghijklmnopqrstuvwxy
 ABCDEFGHIJKLMNOPQRSTU
 WXYZ1234567890.,'()/-

Frutiger 55 Roman



Full size type example with 3:4 ratio, x-height to cap-height



INDEX

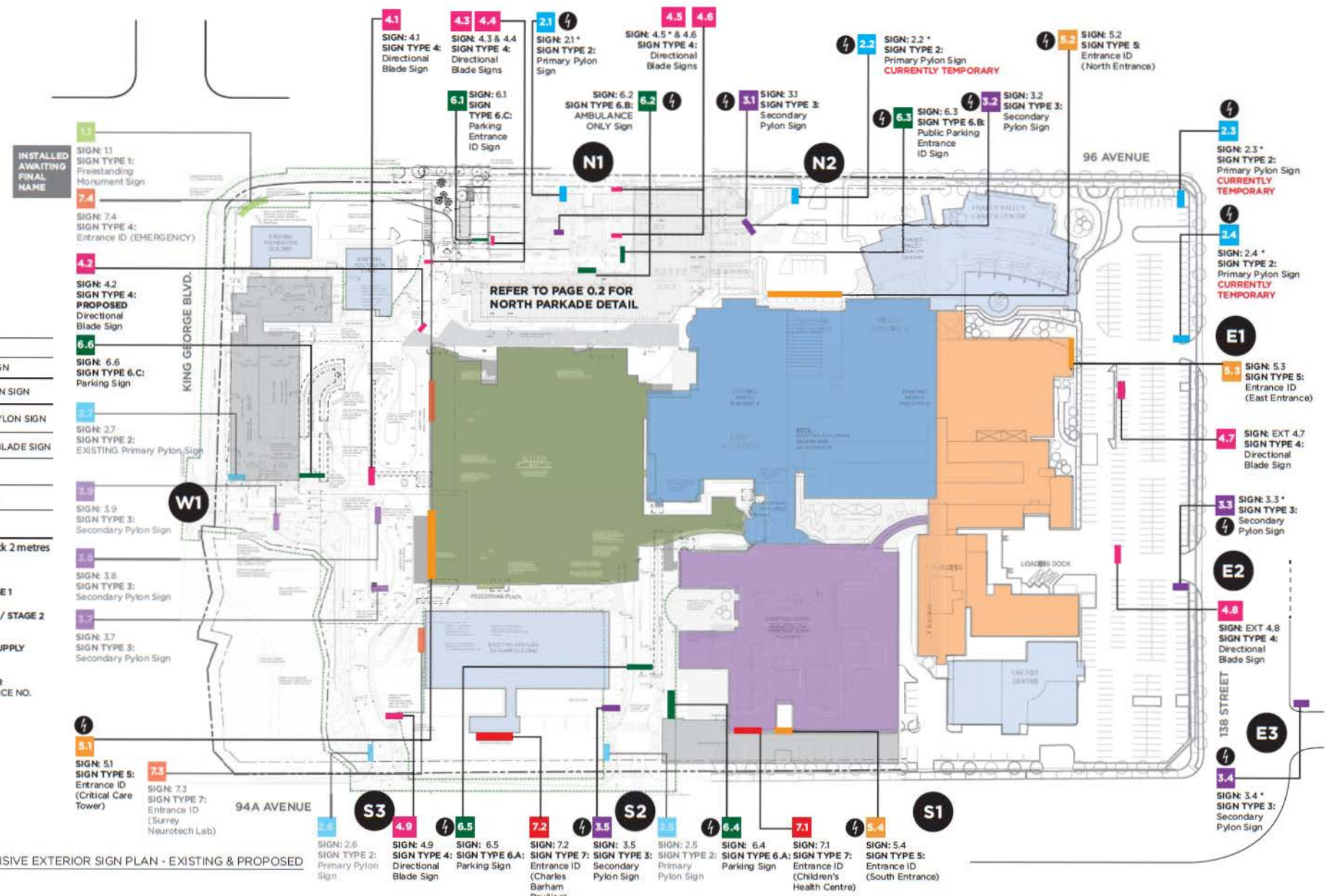
TYPE	COLOUR	DESCRIPTION
1	1	MONUMENT SIGN
2	2	PRIMARY PYLON SIGN
3	3	SECONDARY PYLON SIGN
4	4	DIRECTIONAL BLADE SIGN
5	5	ENTRANCE ID
6	6	PARKING SIGN
7	7	BUILDING ID

* These signs are to be set back 2 metres from property line.

- 1 FADED = EXISTING / STAGE 1
- 3 NOT FADED = PROPOSED / STAGE 2
- ⚡ REQUIRES ELECTRICAL SUPPLY
- S3 ENTRANCE NUMBER N/E/S/W & ENTRANCE NO.

- 2.1 NO. OF SIGNS
- ⚡ SIGN TYPE NUMBER
- 1 SIGN TYPE COLOUR

0.4 COMPREHENSIVE EXTERIOR SIGN PLAN - EXISTING & PROPOSED
SCALE: NTS



Fraser Health: Surrey Memorial Hospital
EXTERIOR SIGN PROGRAM - SMH CAMPUS - STAGE 2

EXISTING TO BE REPLACED

CLIENT NAME: Surrey Memorial Hospital
FILE NAME: 13025 SMH Exterior Stage 2 - 0.4 Site Sign Plan

DATE: 2014-03-20
PROJECT: 13025

DRAWN BY: KB
REVIEW BY: BM



INDEX

TYPE	COLOUR	DESCRIPTION
1	1	MONUMENT SIGN
2	2	PRIMARY PYLON SIGN
3	3	SECONDARY PYLON SIGN
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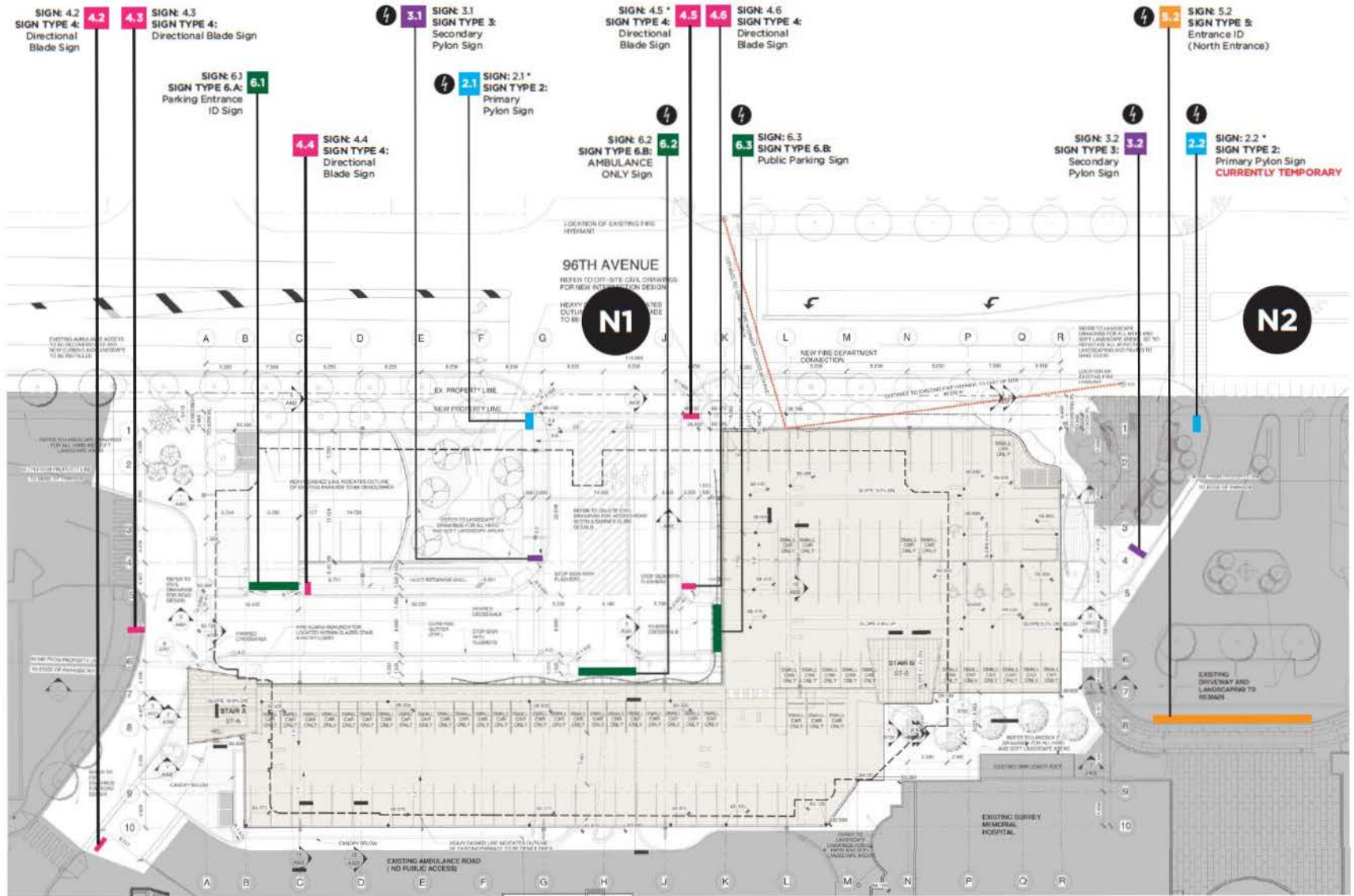
* These signs are to be set back 2 metres from property line.

4 REQUIRES ELECTRICAL SUPPLY

S3 ENTRANCE NUMBER N/E/S/W & ENTRANCE NO.

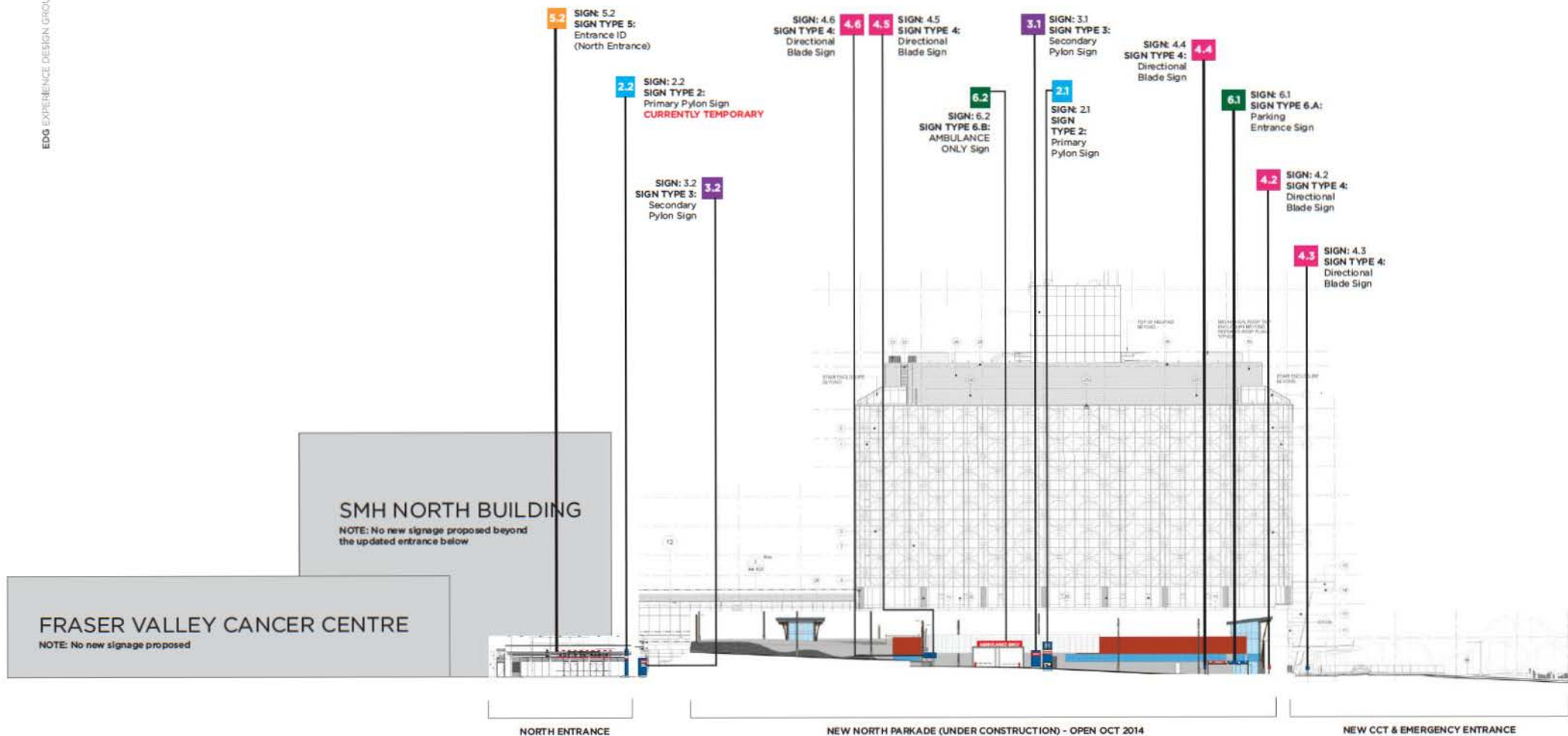
2.1 NO. OF SIGNS

SIGN TYPE NUMBER
SIGN TYPE COLOUR

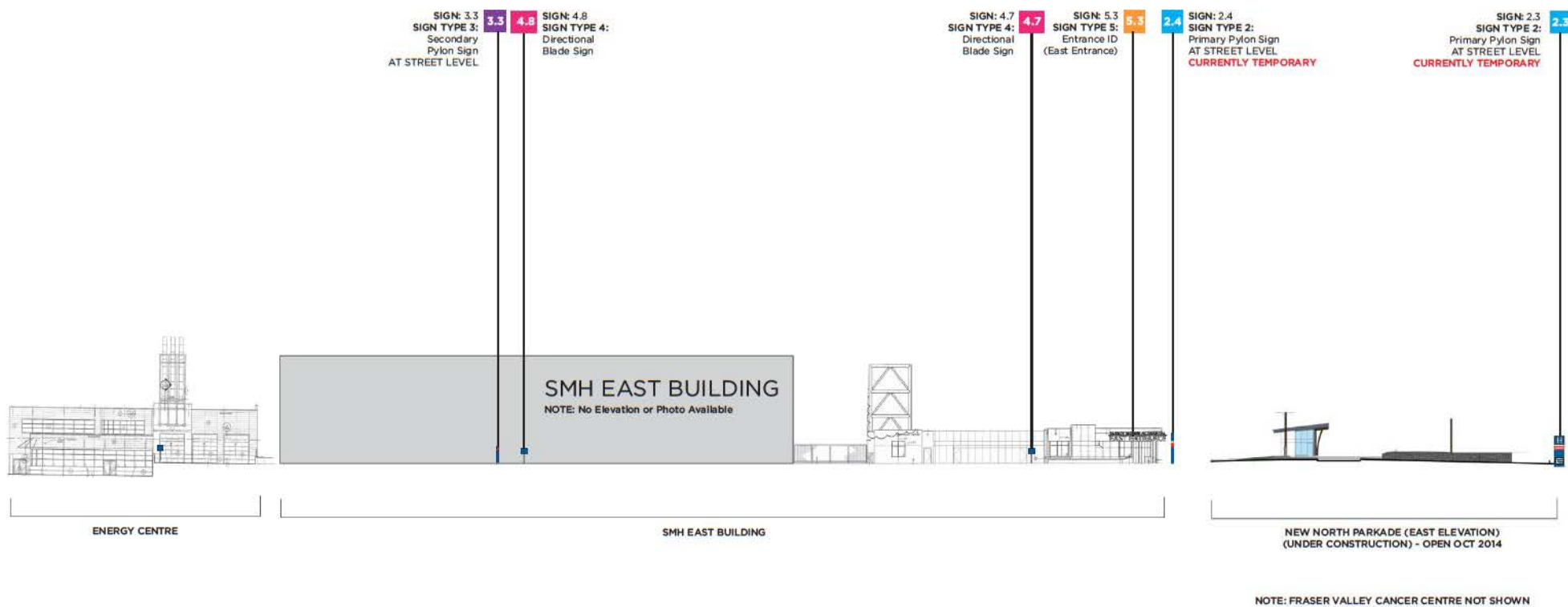


EXTERIOR NORTH PARKADE SIGN PLAN - PROPOSED
SCALE: NTS



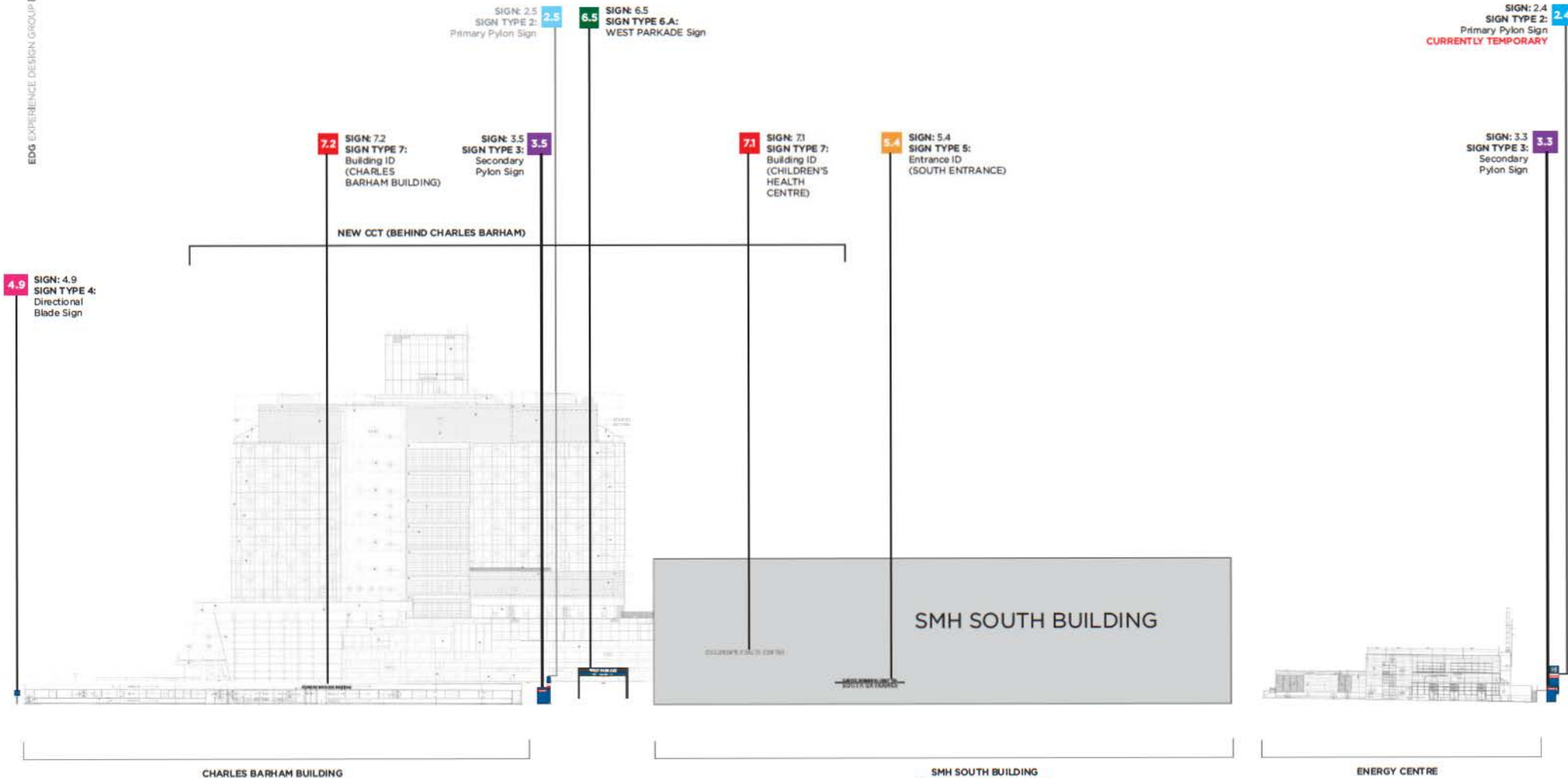


SMH EXTERIOR ELEVATIONS - NORTH
 0.6 SCALE: NTS



NOTE: FRASER VALLEY CANCER CENTRE NOT SHOWN

SMH EXTERIOR ELEVATIONS - EAST
 0.7 SCALE: NTS



CHARLES BARHAM BUILDING

SMH SOUTH BUILDING

ENERGY CENTRE

SMH SOUTH BUILDING
ELEVATION NOT AVAILABLE
PLEASE SEE SIGN TYPE PAGES FOR IMAGES OF SIGNS IN SITU

SMH EXTERIOR ELEVATIONS - SOUTH
SCALE: NTS



Fraser Health: Surrey Memorial Hospital
EXTERIOR SIGN PROGRAM - SMH CAMPUS - STAGE 2

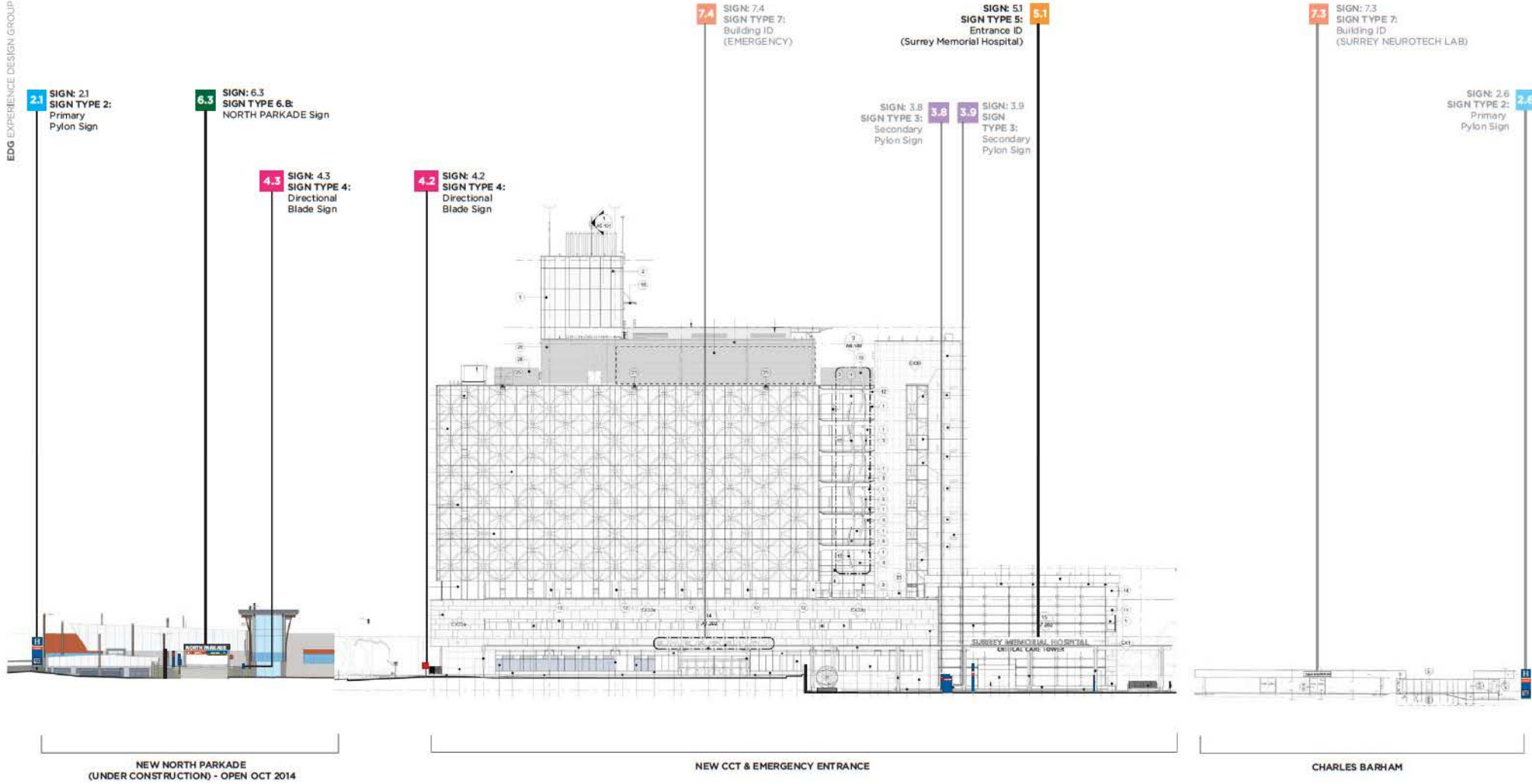
CLIENT NAME: Surrey Memorial Hospital
FILE NAME: 13025 SMH Exterior Stage 2 - 0.8 SOUTH ELEVATION.dwg

DATE: 2014-04-29
PROJECT: 13025

DRAWN BY: KB
REVIEW BY: BM

0.8

EDG EXPERIENCE DESIGN GROUP INC.



SMH EXTERIOR ELEVATIONS - WEST
SCALE: NTS

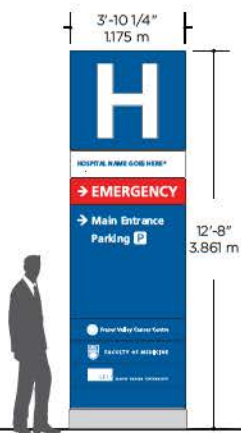
Fraser Health: Surrey Memorial Hospital
EXTERIOR SIGN PROGRAM - SMH CAMPUS - STAGE 2

CLIENT NAME: Surrey Memorial Hospital
FILE NAME: 13025 SMH Exterior Stage 2 - 0.9 WEST ELEVATION.dwg

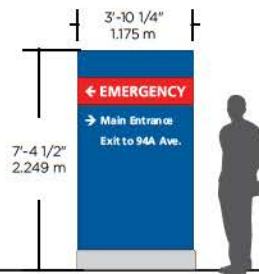
DATE: 2014-04-29
PROJECT: 13025

DRAWN BY: KB
REVIEW BY: BM

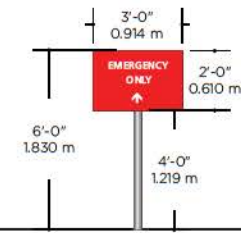
0.9



SIGN TYPE 2.0
Primary Pylon Sign

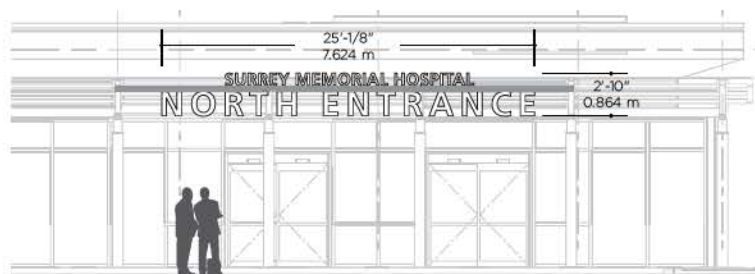


SIGN TYPE 3.0
Secondary Pylon Sign

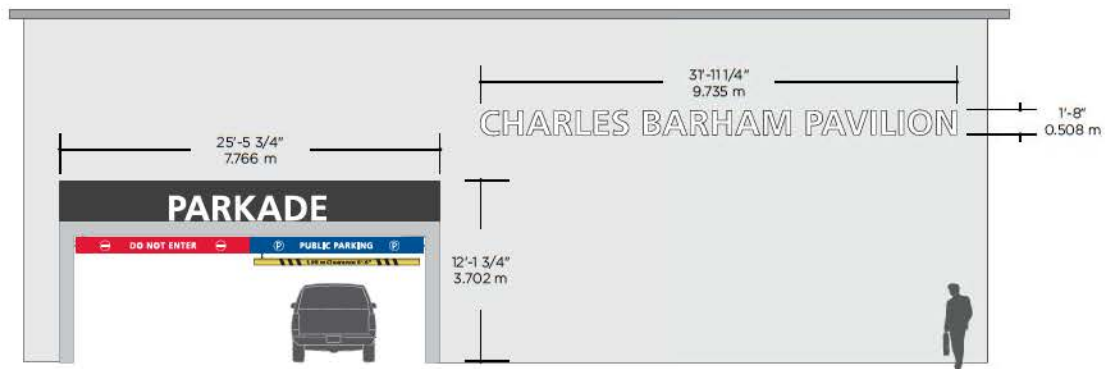


SIGN TYPE 4.0
Directional Blade Sign

1 SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE OVERVIEW
SCALE: 1:50



SIGN TYPE 5.0
Entrance ID Sign



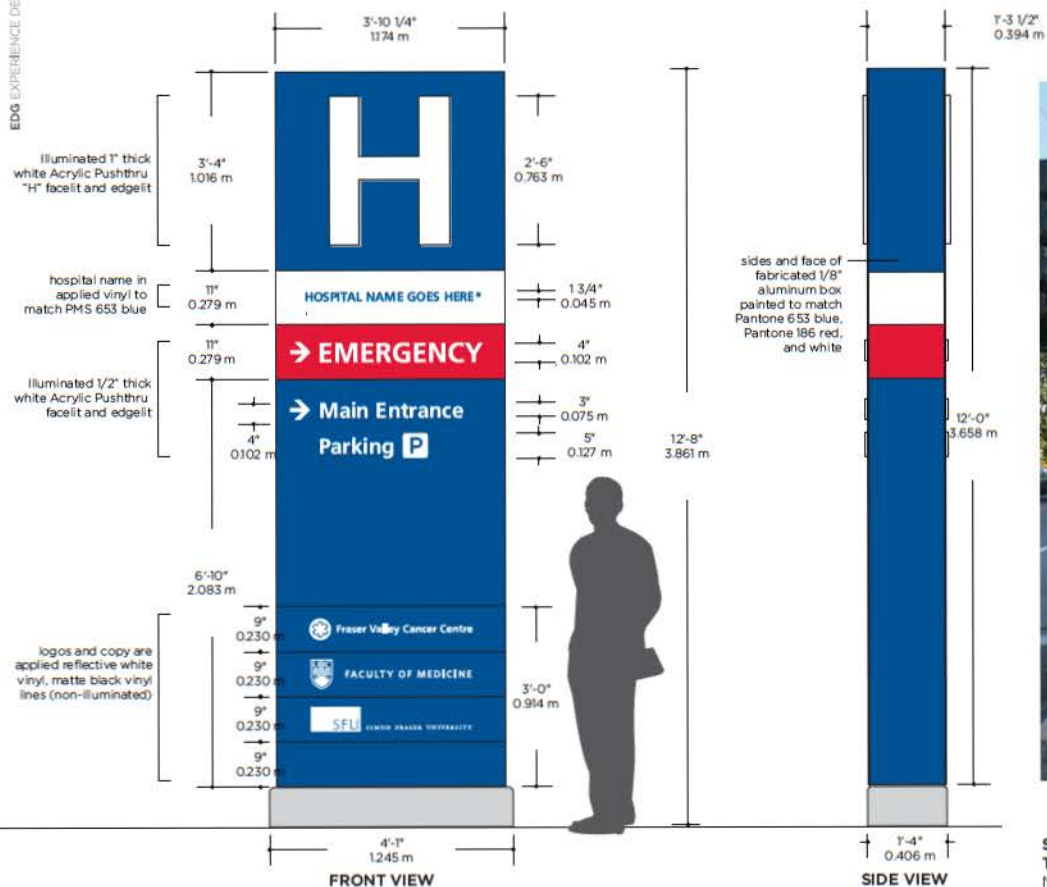
SIGN TYPE 6.0
Parking Sign

SIGN TYPE 7.0
Building ID Sign

2 SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE OVERVIEW
SCALE: 1:100



EDG EXPERIENCE DESIGN GROUP INC.



*WAITING FOR CONFIRMATION ON FINAL HOSPITAL CAMPUS NAME



**SIGN TYPE 2.0
 TEMPORARY PRIMARY PYLON**
 Non-illuminated pylon on an open base is intended for temporary installation.



**SIGN TYPE 2.0
 PRIMARY PYLON**
 Permanent pylon is internally lit with a closed base. Note: Hospital partner names are missing at the base sign.

SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE 2.0: PRIMARY PYLON SIGN
 SCALE: 1:25



Fraser Health: Surrey Memorial Hospital
 SMH EXTERIOR SIGN PROGRAM - STAGE 2

CLIENT NAME: Surrey Memorial Hospital
 FILE NAME: 13025 SMH Exterior Stage 2- 2.0 Primary Pylon Sign.rvt

DATE: 2014-05-06
 PROJECT: 13025

DRAWN BY: KB
 REVIEW BY: BM



Primary Pylon Sign 2.1
EAST FACE
@ NORTH PARKADE
96 AVENUE

Primary Pylon Sign 2.1
WEST FACE
@ NORTH PARKADE
96 AVENUE



Primary Pylon Sign 2.2
EAST FACE
@ NORTH ENTRANCE
96 AVENUE

Primary Pylon Sign 2.2
WEST FACE
@ NORTH ENTRANCE
96 AVENUE



Primary Pylon Sign 2.3
EAST FACE
@ NORTH EAST CORNER
138 STREET AT 96 AVE

Primary Pylon Sign 2.3
WEST FACE
@ NORTH EAST CORNER
138 STREET AT 96 AVE



Primary Pylon Sign 2.4
NORTH FACE
@ EAST ENTRANCE
138 STREET

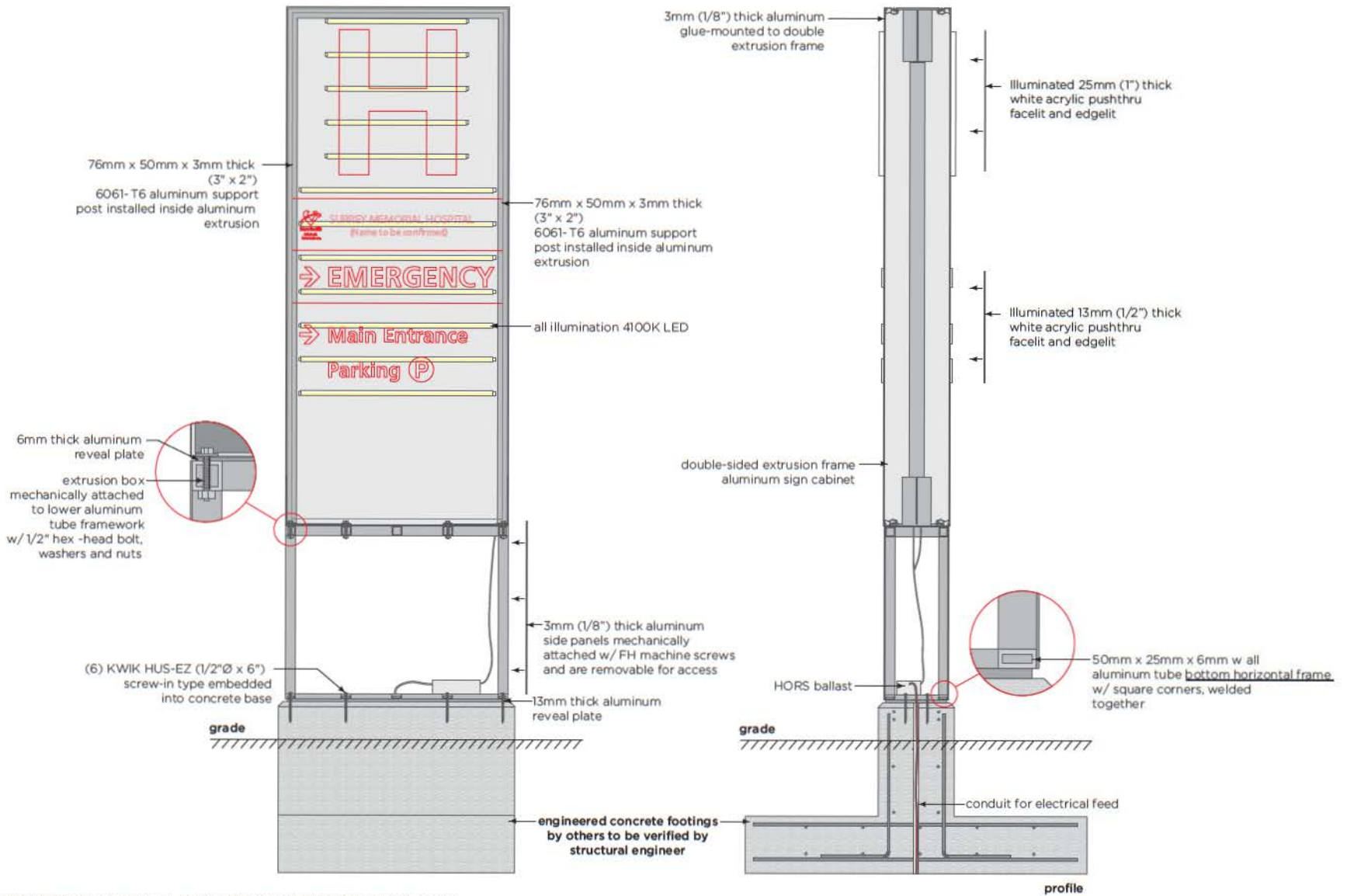
Primary Pylon Sign 2.4
SOUTH FACE
@ EAST ENTRANCE
138 STREET

NOTE: CURRENTLY TEMPORARY.
Can be installed on existing base

NOTE: CURRENTLY TEMPORARY.
Can be installed on existing base

NOTE: CURRENTLY TEMPORARY.
Can be installed on existing base

SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE 2.0: PRIMARY PYLON SIGN MESSAGE SCHEDULE
SCALE: 1:32



2.2 SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE 2.0: PRIMARY PYLON SIGN DETAIL
SCALE: 1:20

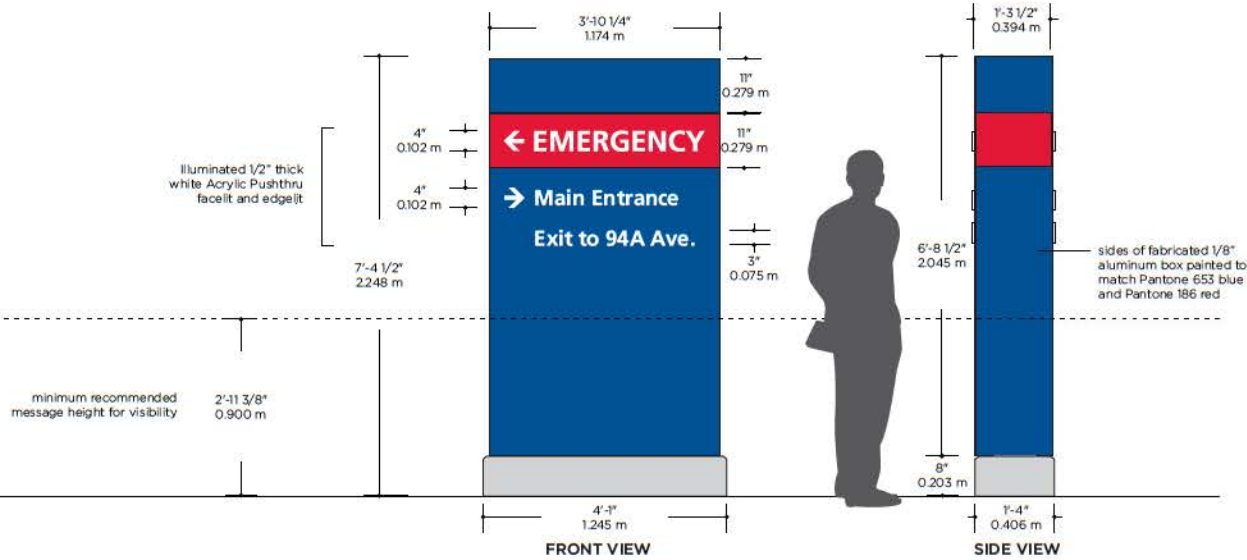


Fraser Health: Surrey Memorial Hospital
SMH EXTERIOR SIGN PROGRAM - STAGE 2

CLIENT NAME: Surrey Memorial Hospital
FILE NAME: 13025 SMH Exterior Stage 2- 2.2 Primary Pylon Detail

DATE: 2014-05-06
PROJECT: 13025

DRAWN BY: KB
REVIEW BY: BM



**SIGN TYPE 3.0
SECONDARY PYLON**
Permanent secondary pylon is internally lit with a closed base.

3.0 SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE 3.0: SECONDARY PYLON SIGN
SCALE: 1:25



Fraser Health: Surrey Memorial Hospital
SMH EXTERIOR SIGN PROGRAM - STAGE 2

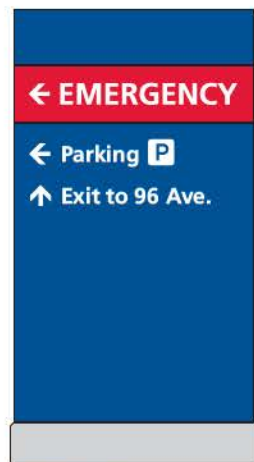
CLIENT NAME: Surrey Memorial Hospital
FILE NAME: 13025 SMH Exterior Stage 2 - 3.0 Secondary Pylon Sign.al

DATE: 2014-05-06
PROJECT: 13025

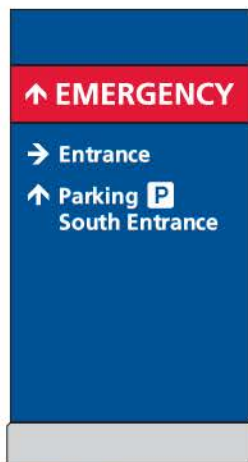
DRAWN BY: KB
REVIEW BY: BM **3.0**



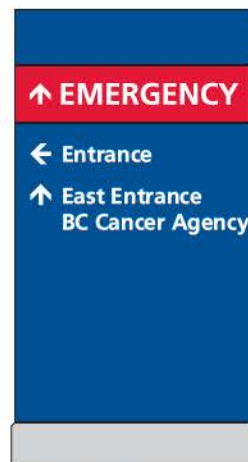
Secondary Pylon
Sign 3.1
NORTH FACE @
NORTH ENTRANCE N2



Secondary Pylon
Sign 3.1
SOUTH FACE @
NORTH ENTRANCE N2



Secondary Pylon
Sign 3.2
NORTH FACE @
EAST ENTRANCE E2



Secondary Pylon
Sign 3.2
SOUTH FACE @
EAST ENTRANCE E2



Secondary Pylon
Sign 3.3
NORTH FACE @
EAST ENTRANCE E2



Secondary Pylon
Sign 3.3
SOUTH FACE @
EAST ENTRANCE E2

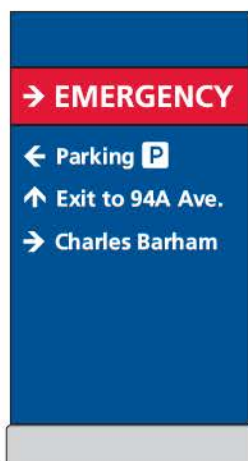
Remove existing Impark sign.



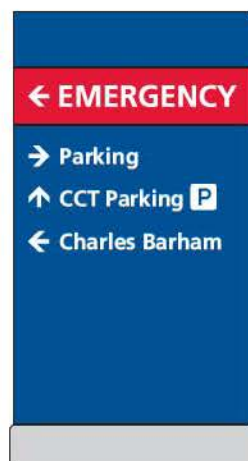
Secondary Pylon
Sign 3.4
NORTH FACE @
EAST ENTRANCE E3



Secondary Pylon
Sign 3.4
SOUTH FACE @
EAST ENTRANCE E3

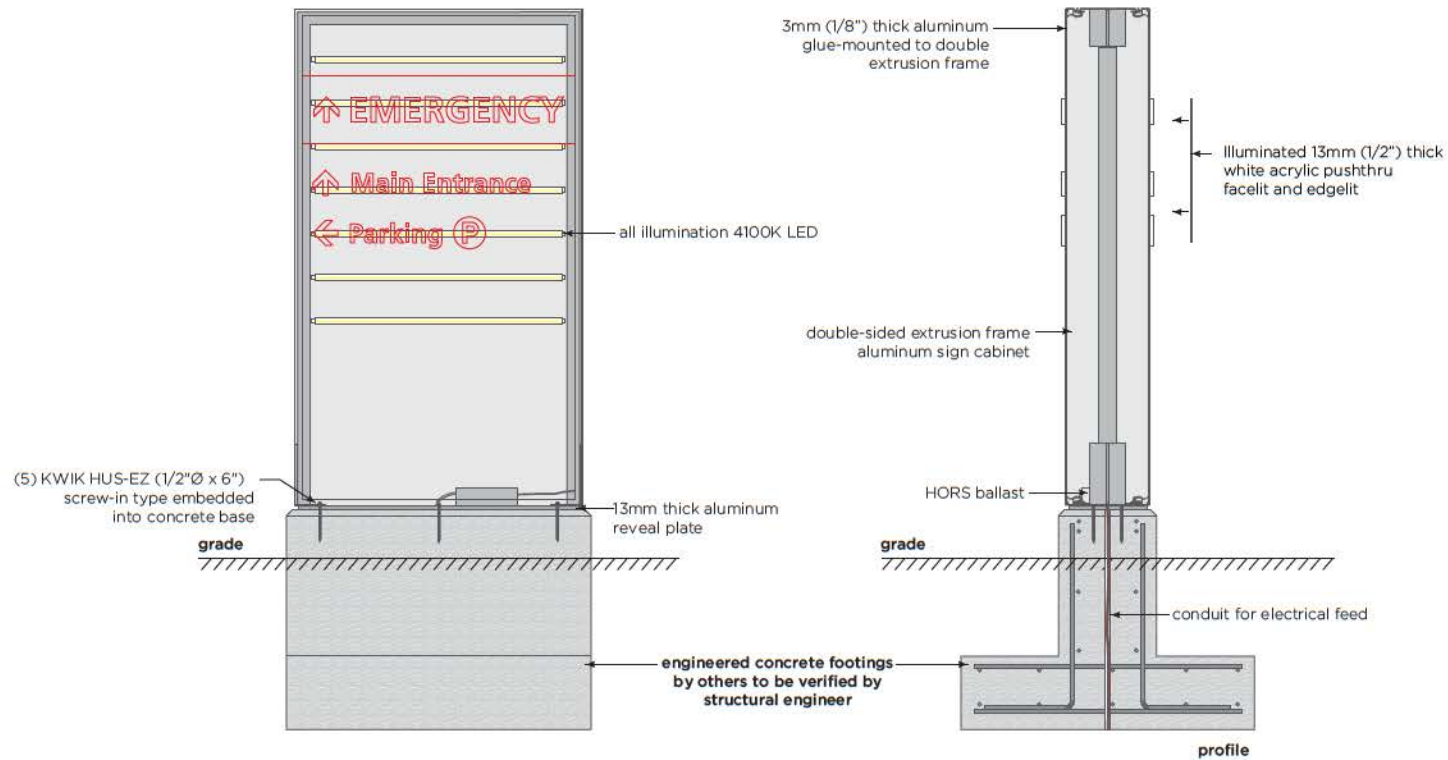


Secondary Pylon
Sign 3.5
NORTH FACE @
SOUTH ENTRANCE S2



Secondary Pylon
Sign 3.5
SOUTH FACE @
SOUTH ENTRANCE S2

3.1 SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE 3.0: SECONDARY PYLON SIGN MESSAGE SCHEDULE
SCALE: 1:24



3.2 SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE 3.0: SECONDARY PYLON SIGN DETAIL
SCALE: 1:20

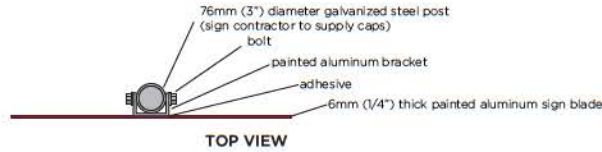


Fraser Health: Surrey Memorial Hospital
SMH EXTERIOR SIGN PROGRAM - STAGE 2

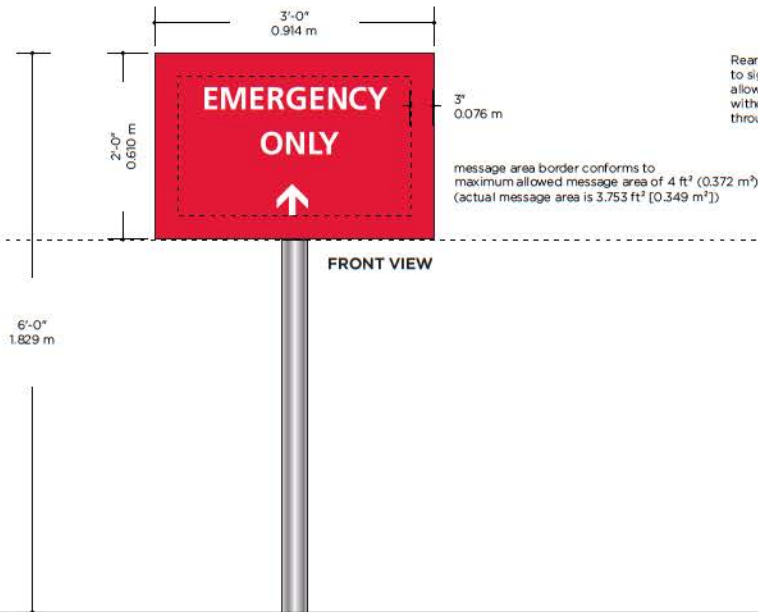
CLIENT NAME: Surrey Memorial Hospital
FILE NAME: 13025 SMH Exterior Stage 2 - 3.2 Secondary Pylon Detail.dwg

DATE: 2014-05-06
PROJECT: 13025

DRAWN BY: KB
REVIEW BY: BM

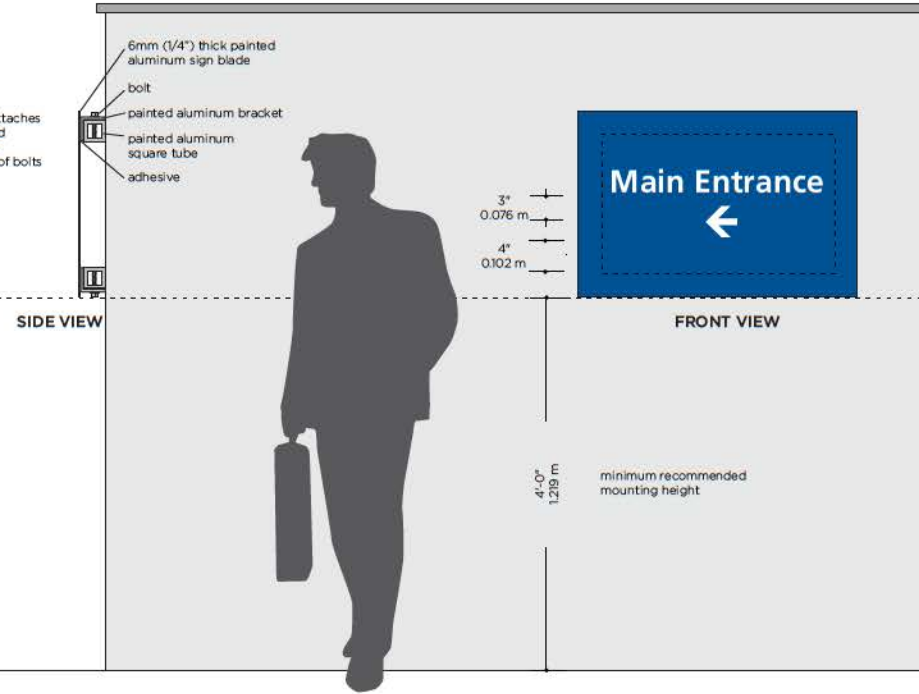


Rear-mounted bracket attaches to sign with adhesive, and allows for pole mounting without the appearance of bolts through the sign face.



SIGN TYPE 4.A
POLE MOUNTED DIRECTIONAL
SIGN BLADE OPTION

NOTE: Directional blade signs are single sided. Should a double-sided sign be necessary, a second blade can be attached. Messaging on signs is for example only.



SIGN TYPE 4.B
WALL MOUNTED DIRECTIONAL
SIGN BLADE OPTION



Directional Blade Sign 4.1 (TYPE 4.A)
WEST FACE
@ WEST ENTRANCE W1



Directional Blade Sign 4.2 (TYPE 4.A)
WEST FACE
@ NORTH PARKADE

NOTE: Mounted with existing "Do Not Enter" wayfinding sign.



Directional Blade Sign 4.3 (TYPE 4.A)
NORTH FACE
@ NORTH ENTRANCE N1

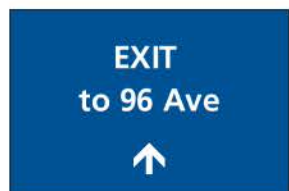


Directional Blade Sign 4.3 (TYPE 4.A)
SOUTH FACE
@ NORTH ENTRANCE N1

NOTE: Double-sided sign.



Directional Blade Sign 4.4 (TYPE 4.A)
EAST FACE
@ NORTH ENTRANCE N1



Directional Blade Sign 4.5 (TYPE 4.A)
SOUTH FACE
@ NORTH ENTRANCE N1



Directional Blade Sign 4.6 (TYPE 4.A)
SOUTH FACE
@ NORTH ENTRANCE N1



Directional Blade Sign 4.7 (TYPE 4.A)
EAST FACE
@ EAST ENTRANCE E1

NOTE: Mounted on telephone pole.



Directional Blade Sign 4.8 (TYPE 4.A)
EAST FACE
@ EAST ENTRANCE E2

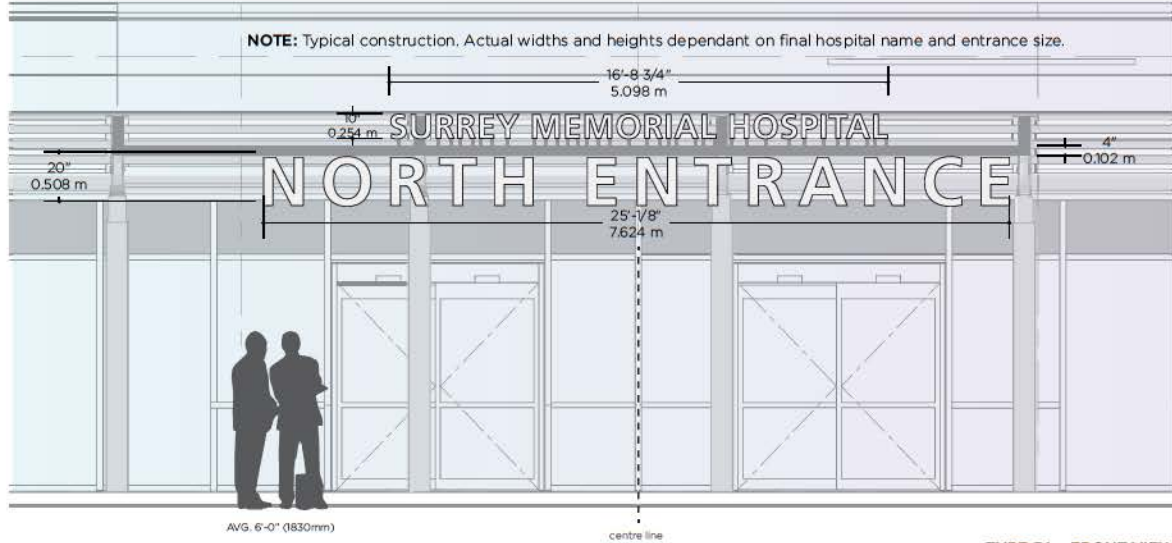
NOTE: Mounted on telephone pole.



Directional Blade Sign 4.9 (TYPE 4.A)
SOUTH FACE
@ SOUTH ENTRANCE S3

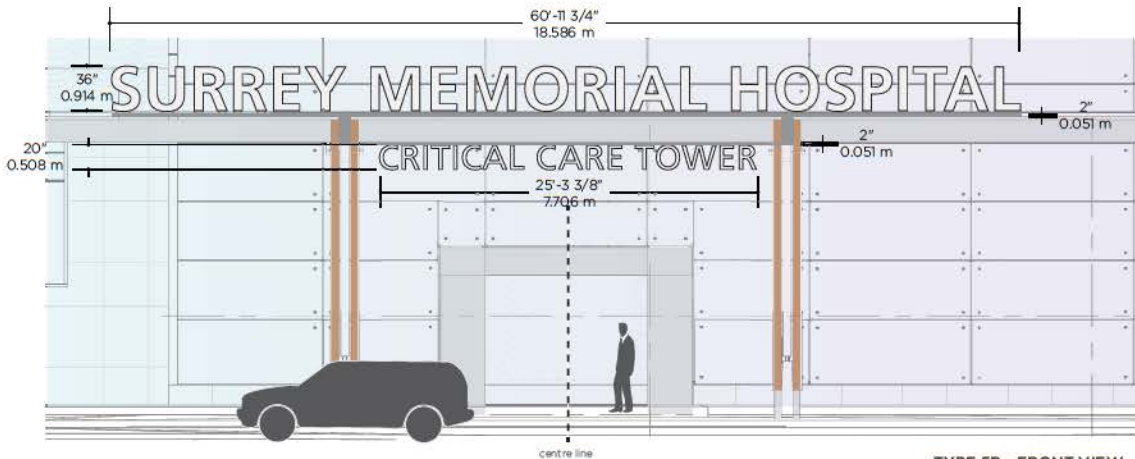
NOTE: Pole installed in grass.

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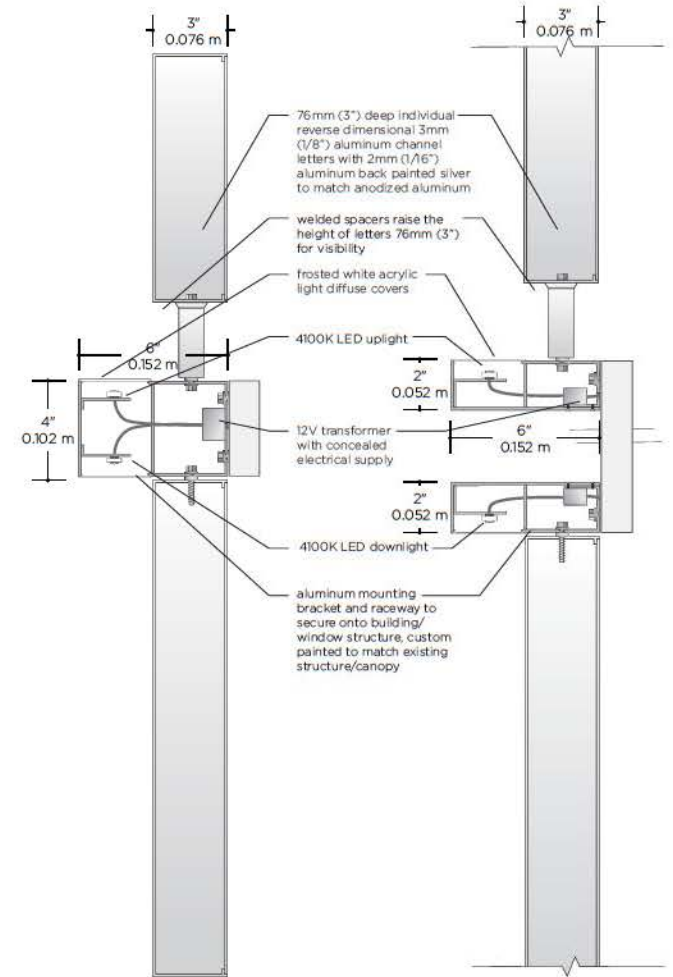
TYPE 5A - FRONT VIEW

1 SMH EXTERIOR SIGN PROGRAM - SIGN TYPE 5.0: ENTRANCE ID SIGN
5.0 SCALE: 1:50



TYPE 5B - FRONT VIEW

2 SMH EXTERIOR SIGN PROGRAM - SIGN TYPE 5.0: ENTRANCE ID SIGN
5.0 SCALE: 1:100



TYPE 5A - RIGHT VIEW SINGLE RACEWAY

TYPE 5B - RIGHT VIEW DOUBLE RACEWAY

NOTE: Shop drawings to confirm optimal placement of LEDs.

3 SMH EXTERIOR SIGN PROGRAM - SIGN TYPE 5.0 TYPICAL CONSTRUCTION
5.0 SCALE: 1:5

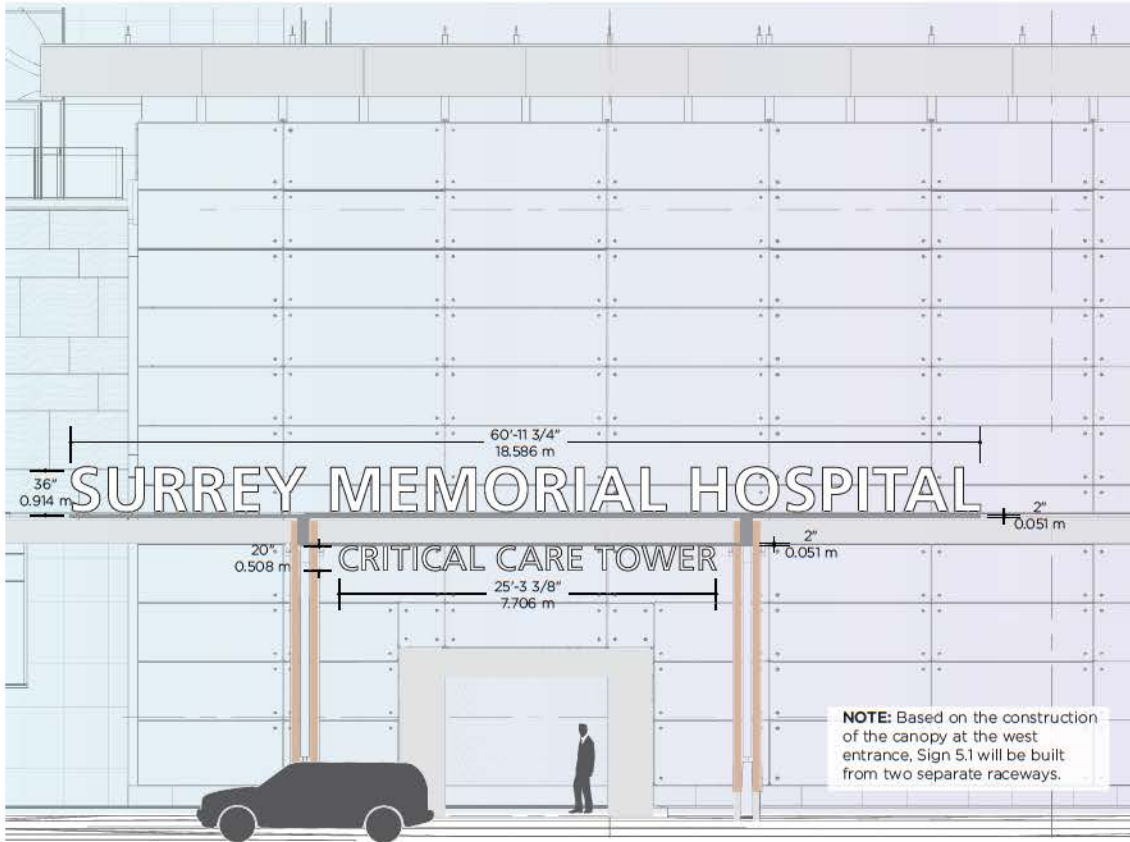


Fraser Health: Surrey Memorial Hospital
SMH EXTERIOR SIGN PROGRAM - SMH CAMPUS - STAGE 2

CLIENT NAME: Surrey Memorial Hospital
FILE NAME: 13025 SMH Exterior Stage 2 - 5.0 Entrance Sign.rvt

DATE: 2014-05-06
PROJECT: 13025

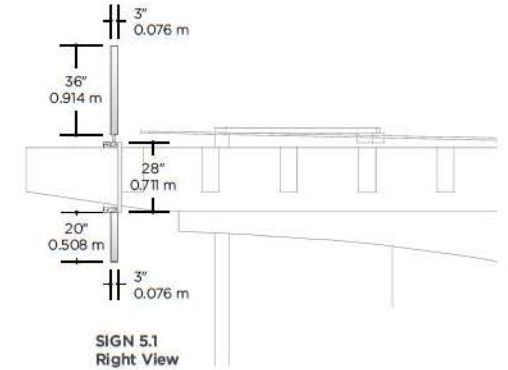
DRAWN BY: KB
REVIEW BY: BM



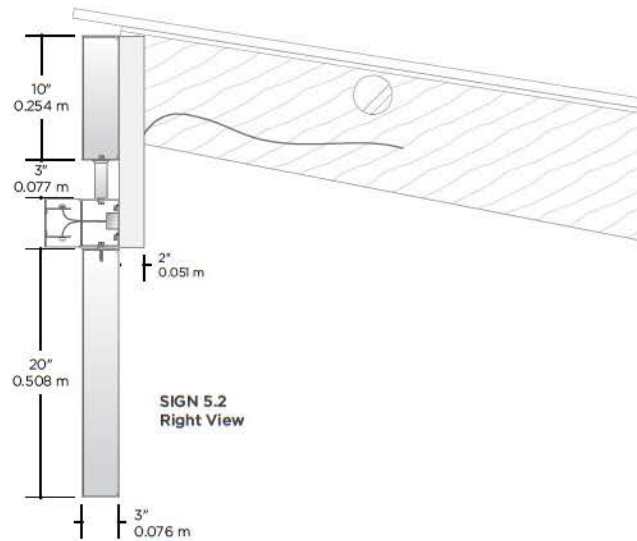
2 SMH EXTERIOR SIGN PROGRAM - SIGN 5.1 IN SITU
5.1 SCALE: NTS

1 SMH EXTERIOR SIGN PROGRAM - SIGN TYPE 5.1 MESSAGE SCHEDULE
5.1 SCALE: 1:100

Entrance ID Sign 5.1
WEST FACE @ WEST ENTRANCE W1
*Final hospital name to be determined.



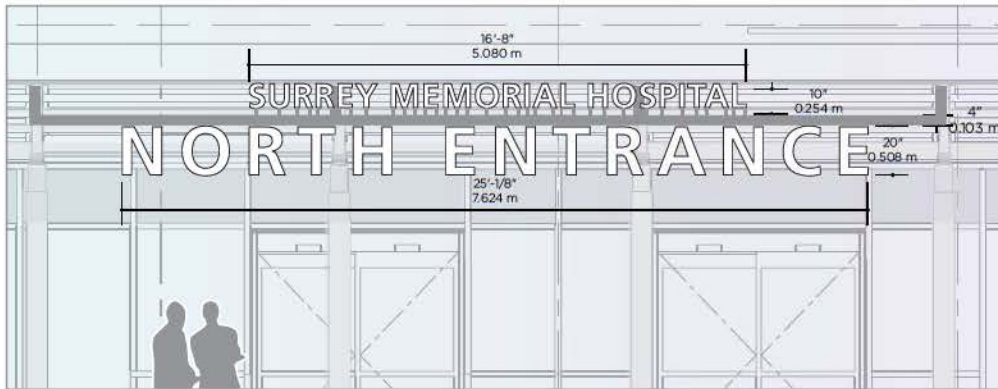
3 SMH EXTERIOR SIGN PROGRAM - SIGN 5.1 CANOPY MOUNTING
5.1 SCALE: 1:50



1 SMH EXTERIOR SIGN PROGRAM - SIGN 5.2 CANOPY MOUNTING
5.2 SCALE: 1:10



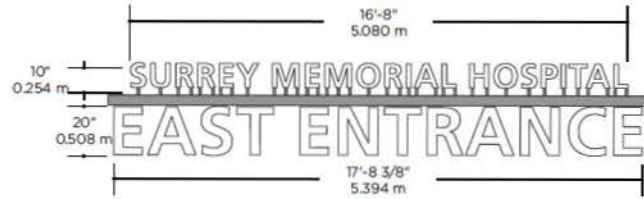
2 SMH EXTERIOR SIGN PROGRAM - SIGN 5.2 IN SITU
5.2 SCALE: NTS



3 SMH EXTERIOR SIGN PROGRAM - SIGN 5.2 MESSAGE SCHEDULE
5.2 SCALE: 1:50

Entrance ID Sign 5.2
NORTH FACE @ NORTH ENTRANCE N2

*Final hospital name to be determined.

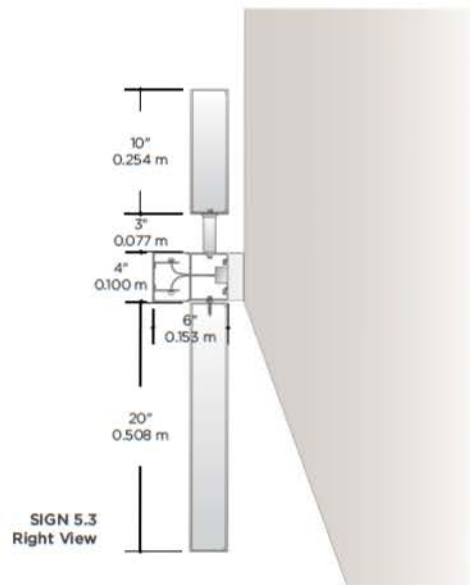


Entrance ID Sign 5.3
@ EAST ENTRANCE E1

SIGN 5.3
Front View

*Final hospital name to be determined.

1 SMH EXTERIOR SIGN PROGRAM - SIGN 5.3 MESSAGE SCHEDULE
5.3 SCALE: 1:50



2 SMH EXTERIOR SIGN PROGRAM - SIGN 5.3 WALL MOUNTING
5.3 SCALE: 1:10



3 SMH EXTERIOR SIGN PROGRAM - SIGN 5.3 IN SITU
5.3 SCALE: 1:50

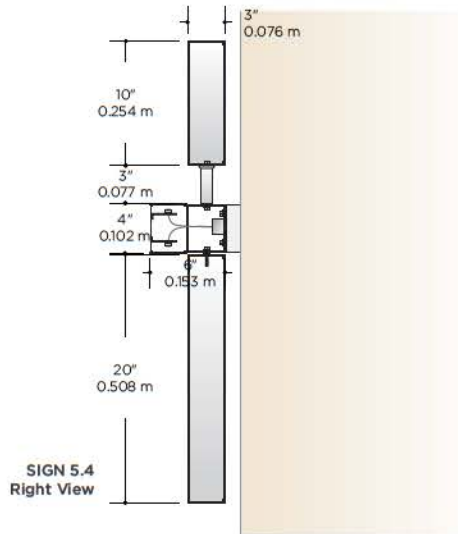


Entrance ID Sign 5.4
@ SOUTH ENTRANCE S1

SIGN 5.4
Front View

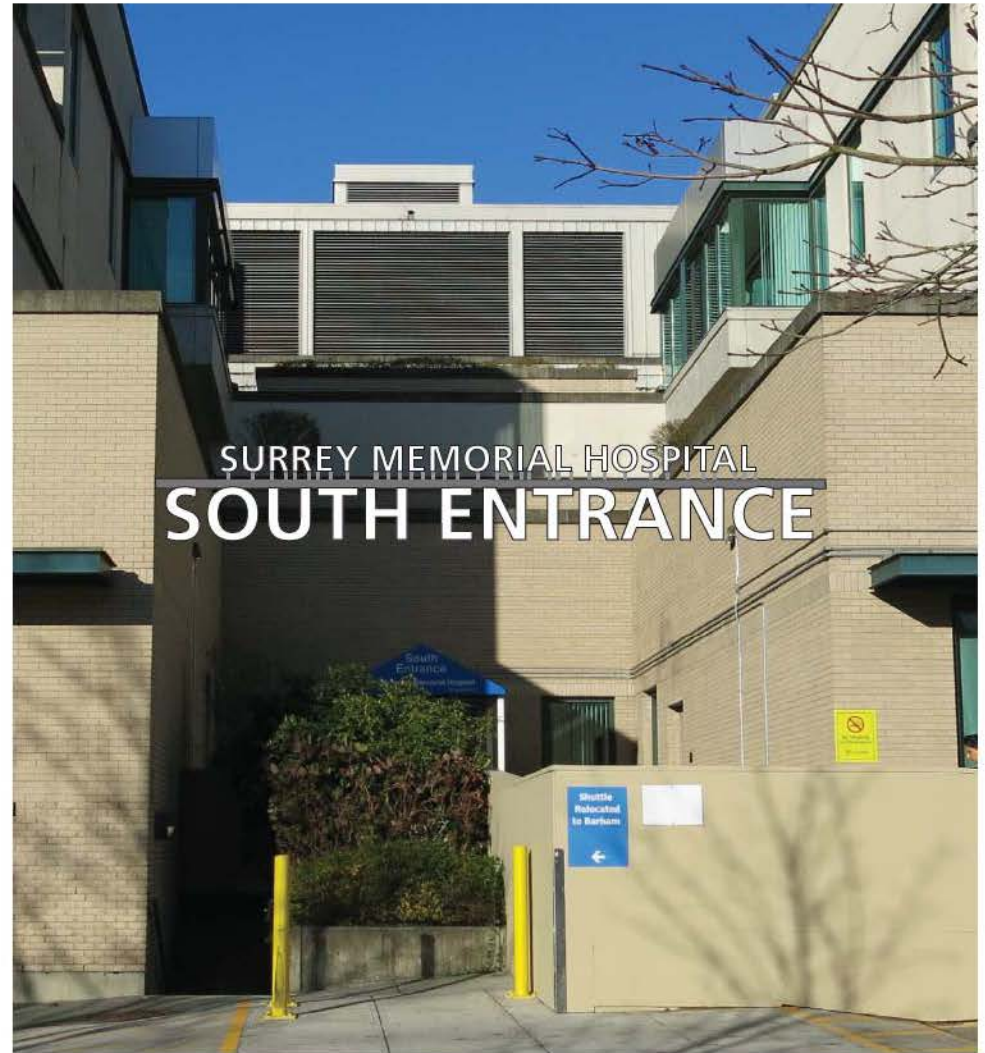
*Final hospital name to be determined.

1
5.4 SMH EXTERIOR SIGN PROGRAM - SIGN 5.4 MESSAGE SCHEDULE
SCALE: 1:50

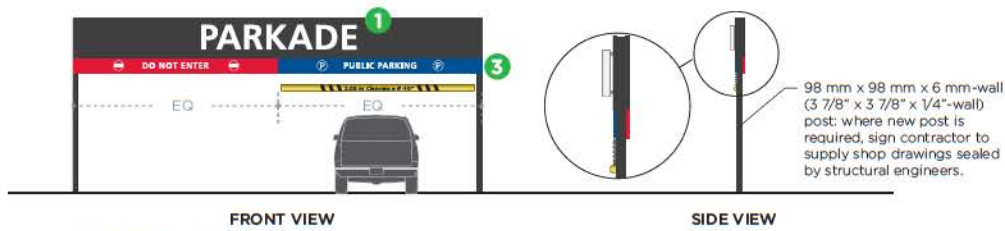


SIGN 5.4
Right View

2
5.4 SMH EXTERIOR SIGN PROGRAM - SIGN 5.4 WALL MOUNTING
SCALE: 1:10

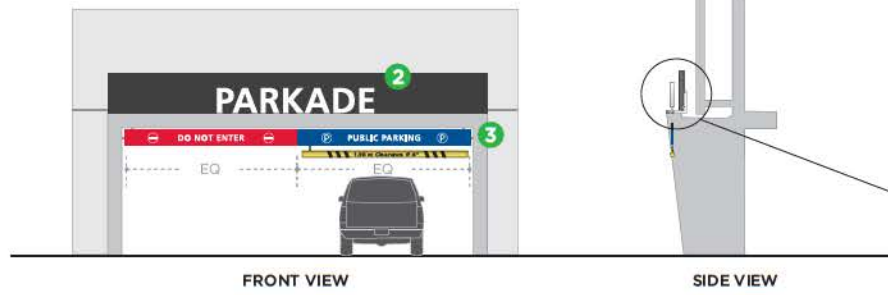


3
5.4 SMH EXTERIOR SIGN PROGRAM - SIGN 5.4 IN SITU
SCALE: NTS



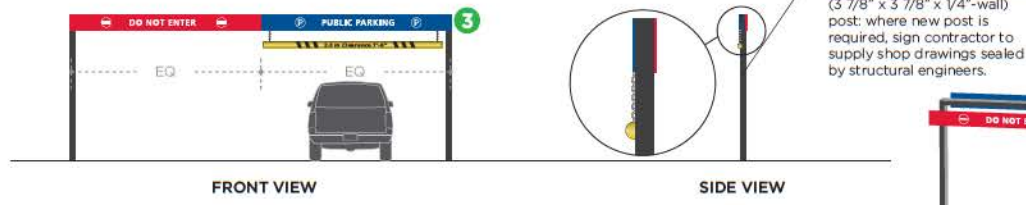
SIGN TYPE 6.A (Qty: 2)
Freestanding pole structure with Parkade ID, Parking Entrance ID Blade and Height Restriction Bar.

1 SMH EXTERIOR SIGN PROGRAM - PARKING SIGN 6.A
6.0 SCALE: 1:100



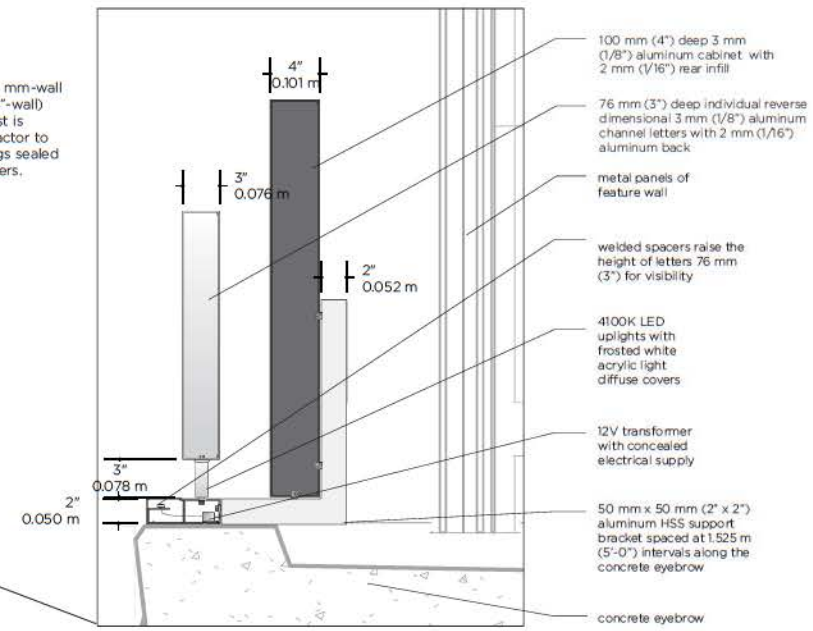
SIGN TYPE 6.B (Qty: 2)
Canopy Mounted Parkade ID with Suspended Parking Entrance ID Blade and Height Restriction Bar.

2 SMH EXTERIOR SIGN PROGRAM - PARKING SIGN 6.B
6.0 SCALE: 1:100



SIGN TYPE 6.C (Qty: 2)
Freestanding pole structure with Parking Entrance ID Blade and Height Restriction Bar.

3 SMH EXTERIOR SIGN PROGRAM - PARKING SIGN 6.C
6.0 SCALE: 1:100

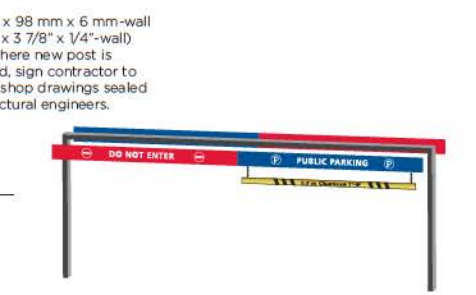


4 SMH EXTERIOR SIGN PROGRAM - PARKING SIGN 6.B WALL MOUNTING MOUNTING
6.0 SCALE: 1:10

PARKING SIGN COMPONENTS

NOTE: Size and style of Parkade ID sign, Entrance ID Blade, and height restriction bar varies depending on parkade entrance width, height and location.

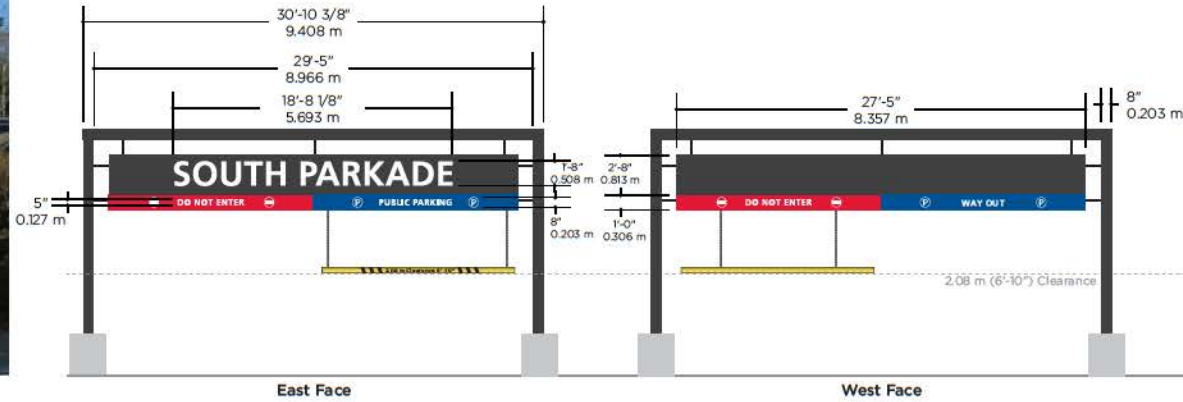
- 1 **Parkade ID (Internally Lit):** 76 mm (3 inches) deep warm white LED illuminated individual channel letters with white acrylic face, mounted on a painted 3 mm (1/8 inch) aluminum panel, installed on a 98 mm x 98 mm x 6 mm wall (3 7/8 x 3 7/8 x 1/4 inch wall) painted galvanized steel post or existing framework if required. Electrical power required: Single 115 Volt/ 15 Amp circuit with step down transformer.
- 2 **Parkade ID (Face Lit):** 76 mm (3 inches) deep reverse dimensional 3 mm (1/8 inch) aluminum channel letters with 2 mm (1/16 inch) aluminum back painted silver to match anodized aluminum, welded to 76 mm (3 inches) tall aluminum spacers, mounted on a custom painted aluminum mounting bracket and raceway containing 4100K LED uplights, mounted on a 100 mm (4 inches) deep painted 3 mm (1/8 inch) aluminum cabinet with 2 mm (1/16 inch) rear infill. Electrical power required: Single 115 Volt/ 15 Amp circuit with step down transformer.
- 3 **Entrance ID Blade:** 6 mm (1/4 inch) aluminum panel painted to match PMS 186 Red and PMS 653 Blue, with applied reflective white vinyl text and graphics, with suspended height restriction bar below. Installed on a 98 mm x 98 mm x 6 mm wall (3 7/8 x 3 7/8 x 1/4 inch wall) painted galvanized steel post.



5 SMH EXTERIOR SIGN PROGRAM - SIGN 6 POSTS
6.0 SCALE: NTS

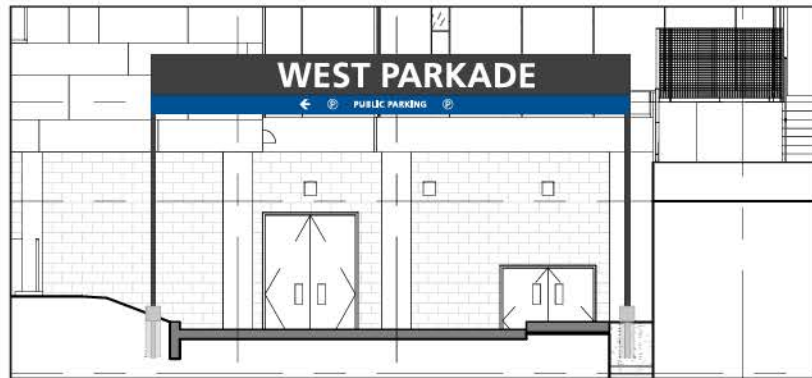


Parking Sign 6.4 (TYPE A)
EAST FACE @ SOUTH PARKADE ENTRANCE S2
 Existing 8" post and framework to be painted and updated. New electrical supply required, to be confirmed.

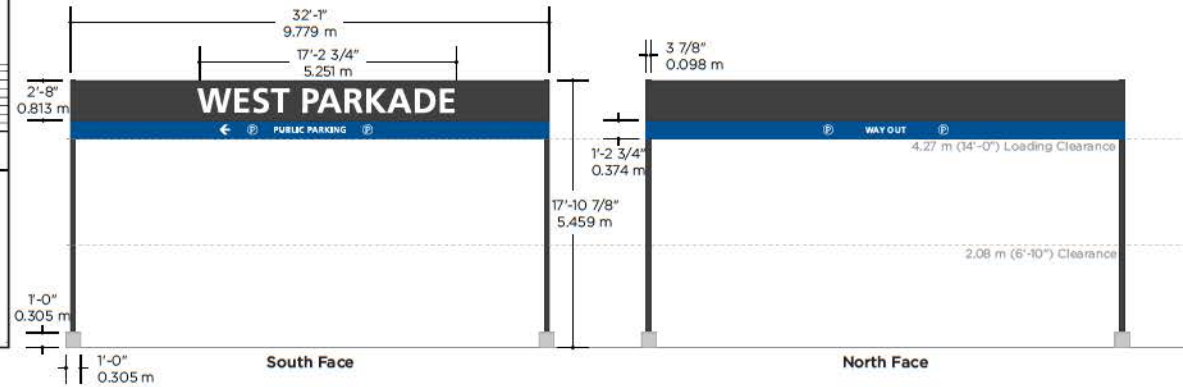


1 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.4 (TYPE A) IN SITU
6.1 SCALE: NTS

2 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.4 (TYPE A)
6.1 SCALE: 1:100

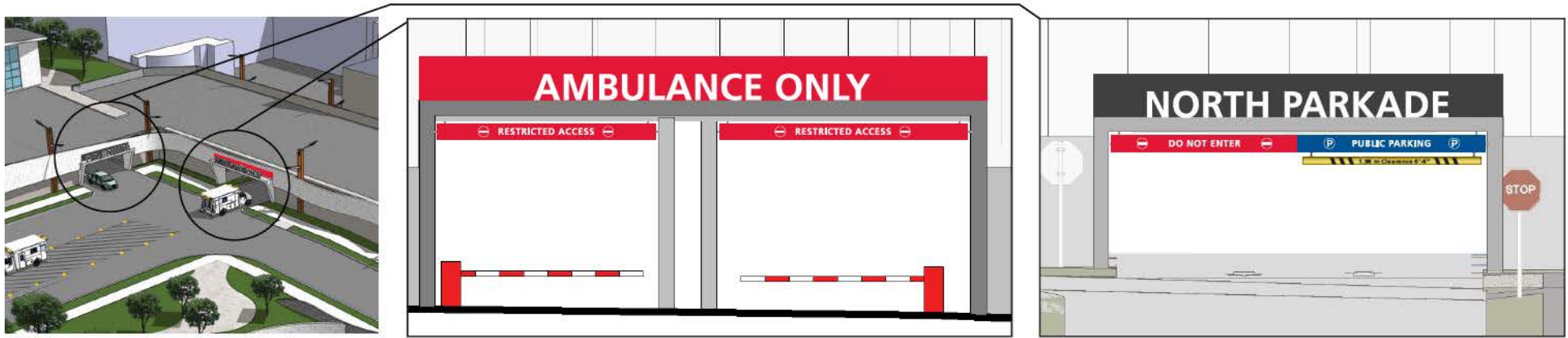


Parking Sign 6.5 (TYPE A)
SOUTH FACE @ PARKADE ENTRANCE to CCT



3 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.5 (TYPE A)
6.1 SCALE: 1:100

4 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.5 (TYPE A)
6.1 SCALE: 1:100



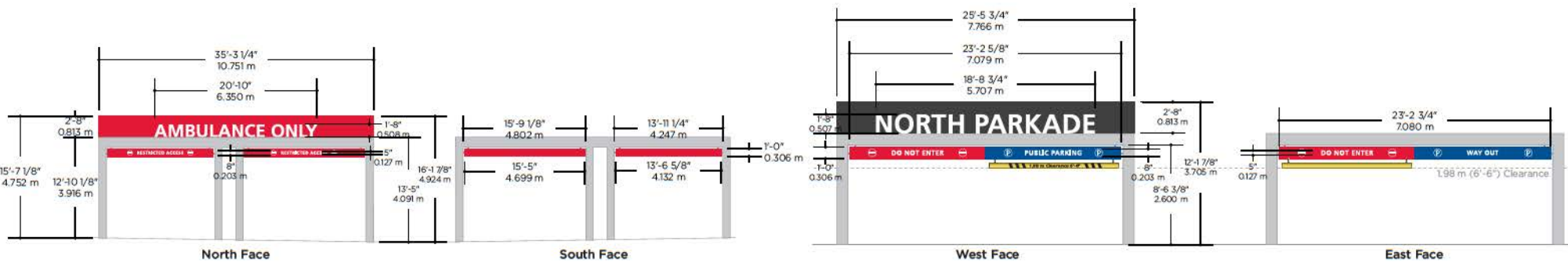
Restricted Entrance Sign 6.2 (TYPE B)
NORTH FACE @ NORTH ENTRANCE N1

Parking Sign 6.3 (TYPE B)
WEST FACE @ NORTH ENTRANCE N1

1 SMH EXTERIOR MESSAGE SCHEDULE - SIGNS 6.2 & 6.3 (TYPE B)
6.2 SCALE: NTS

2 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.2 (TYPE B)
6.2 SCALE: 1:75

3 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.3 (TYPE B)
6.2 SCALE: 1:75

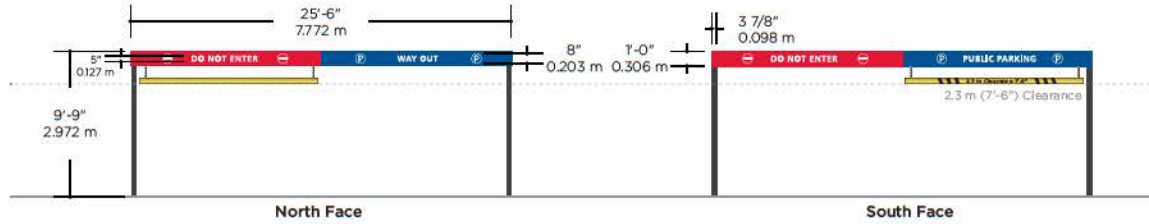


4 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.2 (TYPE B)
6.2 SCALE: 1:150

5 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.3 (TYPE B)
6.2 SCALE: 1:100

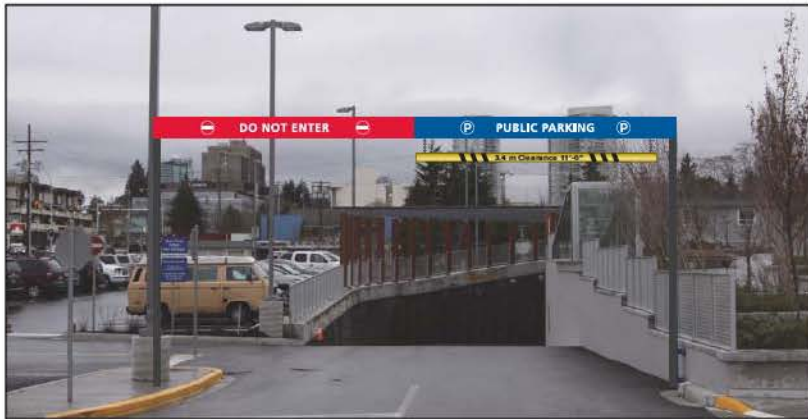


North Parkade Sign 6.1 (TYPE C)
NORTH FACE @ NORTH ENTRANCE N1

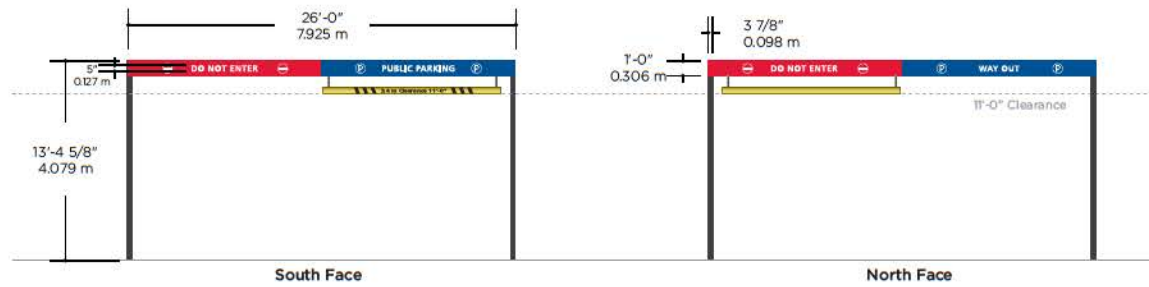


1 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.1 (TYPE C)
6.3 SCALE: 1:150

2 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.1 (TYPE C)
6.3 SCALE: 1:100



Parking Sign 6.6 (TYPE C)
SOUTH FACE @ WEST PARKADE ENTRANCE W1



3 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.6 (TYPE C) IN SITU
6.3 SCALE: NTS

4 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 6.6 (TYPE C)
6.3 SCALE: 1:100



1
7.0 SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE 7.0: BUILDING ID SIGN
SCALE: 1:100

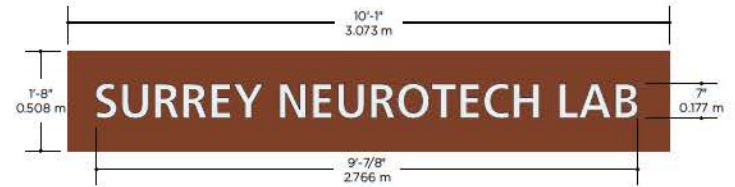
2
7.0 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 7.1 IN SITU
SCALE: NTS



3
7.0 SMH EXTERIOR MESSAGE SCHEDULE - SIGN TYPE 7.0: BUILDING ID SIGN
SCALE: 1:50

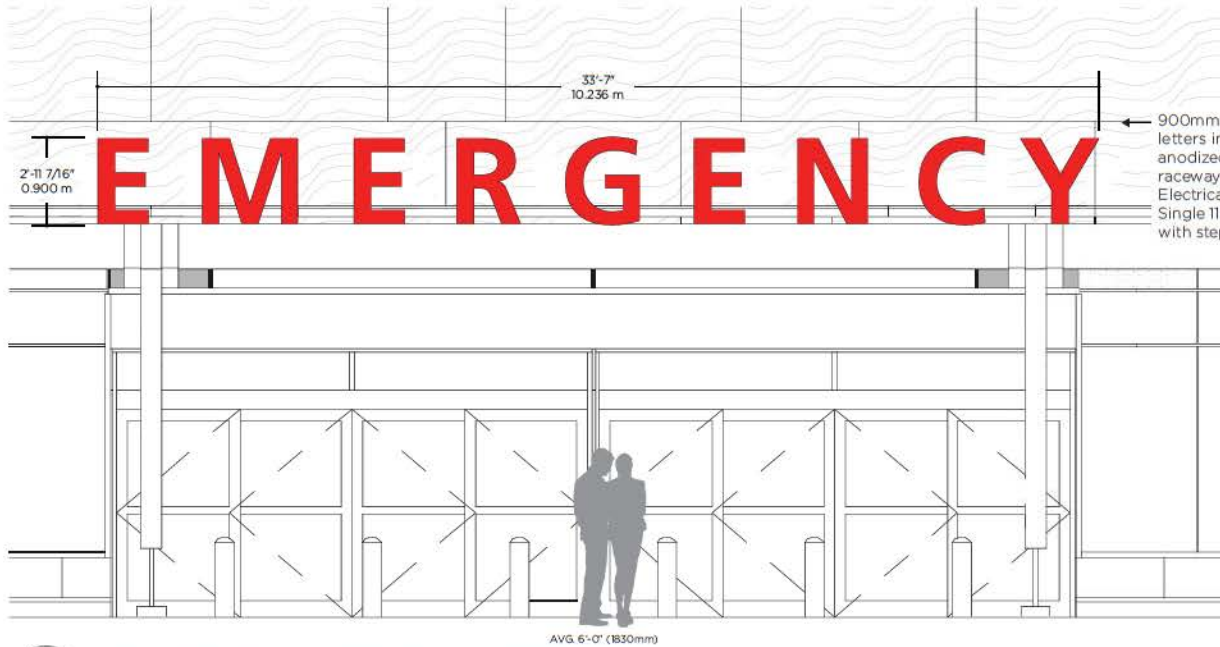
4
7.0 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 7.2 IN SITU
SCALE: NTS

EDG EXPERIENCE DESIGN GROUP INC.



1 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 7.4 - ALREADY INSTALLED
71 SCALE: 1:25

2 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 7.4 ELEVATION
71 SCALE: 1:25



900mm High Red LED, illuminated channel letters international Red acrylic face and natural anodized aluminum returns with intergrated raceway and attachment hardware. Electrical Power Required. Single 115Volt/15 Amp Circuit with step down transformer.

3 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 7.3 ELEVATION
71 SCALE: 1:50



4 SMH EXTERIOR MESSAGE SCHEDULE - SIGN 7.3 - ALREADY INSTALLED
71 SCALE: NTS



Fraser Health: Surrey Memorial Hospital
SMH EXTERIOR SIGN PROGRAM - SMH CAMPUS - STAGE 2

CLIENT NAME: Surrey Memorial Hospital
FILE NAME: 13025 SMH Exterior Stage 2 - 71 Building ID MSG Schedule.aia

DATE: 2014-05-06
PROJECT: 13025

DRAWN BY: KB
REVIEW BY: BM **71**