

Pacific Coast Architecture Inc.

P. W. Kwasnicky, Architect,
AIBC, AAA, SAA, MAA, OAA, NSAA, NLAA, MRAIC, CP.
Principal

April 19th, 2024

City of Kelowna
City Hall
1435 Water Street
Kelowna BC
V1Y 1J4

**Re: Development Permit Application – *Proposed Sutton Place Hotel Development*
5533-6305 Airport Way | Kelowna, BC**

Dear Sir/ Madam,

The owner, Northland Properties Corporation, is proposing to develop a hotel building at 5533-6305 Airport Way, Kelowna, BC. The leased area in the subdivided lot site for hotel is approximately 2.93 acres in size.

The proposed hotel development will be a 5 star, 6 storey, 245 suites Sutton Place Hotel, with a Restaurant of 485m² gross floor area. The proposed hotel will have a European-styled exterior façade with a total gross floor area of approximately 13,888 m² (149,492 ft²).

The Sutton Place Hotel will be delivered with a total of 195 surface parking stalls (122 stalls in Phase 1) for restaurant, hotel patrons and guests. The rest of the required parking stalls will be provided in the adjacent parkade building (*Parkade building is not included in this DP submission*).

The proposed parkade building adjacent to the south of hotel will be a stand-alone 7-storey, with over 1,000 car parking stalls and 14 long-term bike parking stalls, serving both the hotel and the existing & future expansion of the airport terminal. However, the parkade will not be included in this DP application. Relevant car and bike parking stalls figures are provided as supporting data to the hotel development permit application.

List of documents, drawings & reports submitted and Design Rationale Statement are outlined in Appendix 1 & 2 respectively. A reference document for Airport Zone Development Height Restriction as per OLS is also enclosed in Appendix 3.

Our proposed Variances includes the following:

- Zoning by law Section 15.2.5 (c) - Proposed variance to Maximum height (2-storey to 6-storey)
- Zoning by law Section 8.4 - Proposed variance to no. of off-street loading space from 5 required to 2 proposed.
- Sign by law 11530 Section 4.2.2 (e) - Proposed variance to the maximum sign area of Canopy Sign



Northland Properties is committed to creating a well-designed hotel development that meets the needs of the nearby airport terminal and its users, is aesthetically attractive, integrates with the surrounding area and businesses, and recognizes the site's prominent location.

Should you have any questions or concerns, please do not hesitate to contact the undersigned,

Pacific Coast Architecture Inc.



Per
P.W. Kwasnicky,
Architect, AIBC, AAA, SAA, MAA, OAA, NSAA, NLAA, MRAIC, CP.
Principal

Cc: Mr. Scott Harwood, NPL; Mr. Scott Thomson, NPL



Appendix 2- Design Rationale Statement

The Northland Properties is applying for a Development Permit from the City of Kelowna to erect a 6-storey, 245-suite 5-star Sutton Place Hotel with a dining restaurant, a bar/lounge, conference center, guest amenities including gym and swimming pool, on-grade parking. This development is proposed to take place at 5533-6305 Airport Way, a prominent location right next to the YLW Terminal building, accessible and convenient for any travelers arriving or departing the Okanagan Valley through YLW.

Northland Properties has a long-term lease agreement with the YLW within the existing airport parking lot, including a leased area of 2.93 acres for the hotel.

Conformity to policies

The development conforms with the City of Kelowna's Zoning by-law #12375, including permitted site coverage, setbacks, land use and parking requirements etc. The OCP policies such as Land Use Designations, universal accessibility design are also complied with.

Due to its location within the Airport Zone, we also referred to the Bulletin: Development within airport for relevant guidelines. The development is located inside the Approach and Transitional Surfaces with varying height restrictions depending on their locations, we referred to the attached OLS Height Restriction Study (Appendix – 3) for the maximum height allowed.

Listed below are low impact design features being considered by the applicant, to be analyzed during the development of the design to be incorporated into the design of the building and site.

Pedestrian Walkways and Relationship to Adjacent Properties

The project is proposing the enhancement of pedestrian friendly experience, with a wide paved walkway to the entrance of the hotel, and continuous sidewalk and landscape treatments are provided to connect the current and future expansion of the YLW terminal, as well as the rear neighbourhood with restaurants and long term & rental parking lots. All walkways are continuous, accessible and barrier-free.

Built Form, Character and Materials

The Sutton Place Hotel has a U-shaped footprint, providing a welcoming gesture to the airport terminal guests. The façade design incorporates European style, with the texture of cream-coloured stone and dark grey / black metal as the key materials, and a touch of bronze metal at the soffits and canopies, creating a high-end and luxury outlook. Interior will also be sophisticatedly designed to match with the luxury brand experience.

Permeable Pavement & New Trees

We aim to create a beautiful, functional, accessible development to all, as well as bringing in more greenery to the built environment. Portions of the entrance and parking area will be paved with permeable pavers. New boundary trees are proposed along the side yard to provide shading, privacy and increase the aesthetic value of the site. With 15 trees lost within our site (Phase 2), 39 trees are proposed to be planted around the Hotel.



Bicycle Parking

Outdoor short-term bicycle parking spaces are provided at grade near the hotel main entrance, and long-term bicycle parking spaces are provided at the ground level of Parkade building.

Site and Building Lighting

Exterior lighting to be shielded to prevent glare and light trespass.

Canopy

Porte Cochere are provided at the main entrance and canopies are provided to rear entrance and other amenities entrance or exits, to cover waiting areas for pedestrian comfort and protection from inclement weather.

Parkade (*Not for this DP Submission*)

Due to the construction of a new Sutton Place hotel in the current parking area of YLW, some of the existing parking spaces serving the terminal will be removed. As a solution to compensate for the loss of these parking spaces and to better serve the guests staying at the new Sutton Place Hotel as well as the travellers using the YLW terminal and its extension, we are proposing the construction of a new parkade building. This new building is a stand-alone 7-Storey parkade with over 1,000 stalls, intended to accommodate the anticipated increase of travellers visiting the new YLW facilities.

The new Parkade not only provide for part of the required parking stalls of the hotel and replaces the parking spaces lost due to the new buildings but also provides additional parking spaces for the entire YLW complex. It will be an efficient parking solution for YLW as it does not significantly increase the travel time from parking to the terminal, unlike building more ground parking spaces at a more remote location.

We believe that this commercial development at YLW will meet the needs of the airport expansions, and promotes tourism for the entire community. The travellers, the Kelowna city, and local businesses will be beneficiaries of this new development.

We are happy to provide more design details where necessary, and look forward to working with the City of Kelowna and YLW authority on the development project to ensure we build a high-quality experience that continues to serve our community for many years to come.



[illegible]

KELOWNA SUTTON HOTEL @ YLW AIRPORT
MATERIALS PALLET

KELOWNA SUTTON EXTERIOR FINISHES	
01	STONE VENEER PANEL COLOR: CREAMY WHITE
02	ALUMINIUM FOLDED SIDING PANEL COLOR: BROWNISH GREY
03	METAL TRIM PANEL COLOR: BLACK
04	POWDER COATED ALUMINIUM PANEL COLOR: BRONZE
05	ALUMINIUM SPANDREL PANEL COLOR: BLACK (COLOR BY WINDOW FRAME)
06	STONE PANEL COLOR: BLACK
07	BROWN TINTED GLASS
08	GLAZED DOOR IN BLACK ALUMINIUM FRAME
09	ALUMINUM WINDOW
10	GLAZED WINDOW IN BLACK ALUMINIUM FRAME
11	SAND BLASTED CONCRETE
12	STONE TILE COLOR: CREAMY WHITE
13	GLAZED SLIDING DOOR IN BLACK ALUMINIUM FRAME



EAST PERSPECTIVE



WEST PERSPECTIVE



01
CREAMY WHITE
STONE VENEER



02
BROWNISH GREY
ALUMINIUM FOLDED
SIDING PANEL



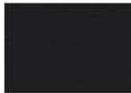
03
BLACK
METAL TRIM PANEL
(ALUMINIUM)



04
BRONZE
POWDER-COATED
ALUMINIUM PANELS



05
BLACK
SPANDREL PANEL
(ALUMINIUM)



06
BLACK
STONE PANEL



07
BROWN
TINTED GLASS



08
SAND BLASTED
CONCRETE



09
CREAMY WHITE
STONE TILE



NORTHLAND
PROPERTIES
We Proudly Build

Project location map showing the site location relative to the airport and surrounding areas.

KEY PLAN
NORTH
PROJECT NORTH

1. PROPOSED EXTERIOR FINISHES
2. EXISTING EXTERIOR FINISHES

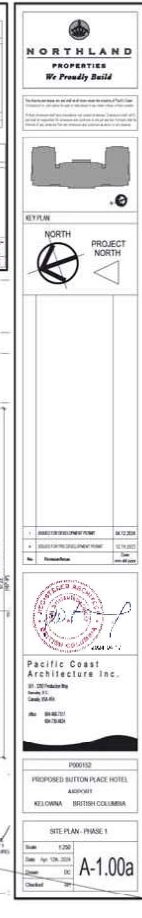
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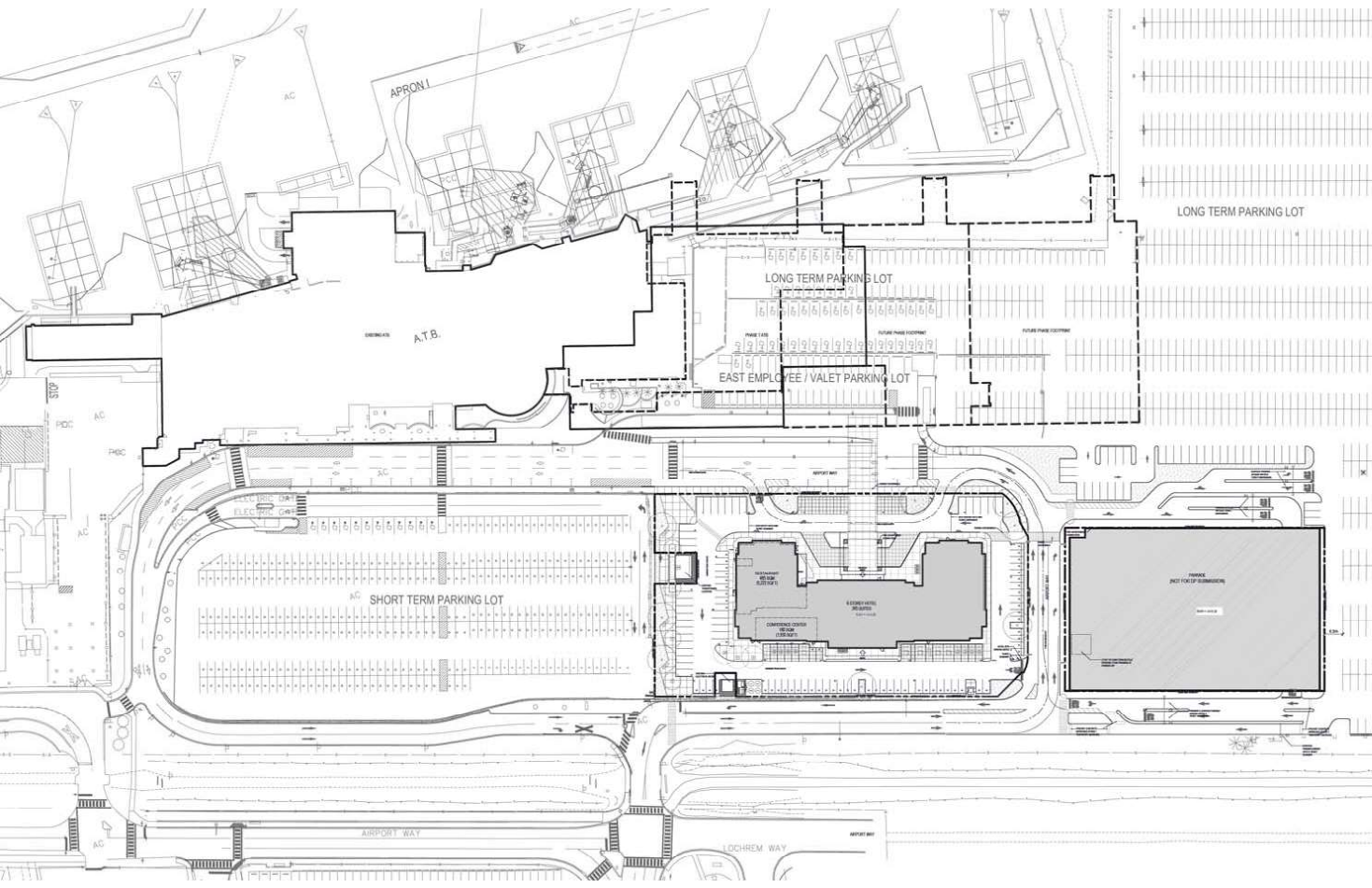
Pacific Coast Architecture Inc.
100-1000
PROPOSED SUTTON PLACE HOTEL
AIRPORT
KELOWNA - BRITISH COLUMBIA

MATERIALS BOARD

Scale: 1/8" = 1'-0"
Date: 08/08/2021
Drawn: J. B. B.
Checked: J. B. B.

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NORTHLAND
PROPERTIES
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KEY PLAN

NORTH
PROJECT NORTH

PROJECT NO. 1000112
DATE: 10/10/2013
BY: [Signature]
CHECKED: [Signature]

Pacific Coast
Architecture Inc.
10/10/2013
10/10/2013
10/10/2013

PROPOSED SUTTON PLACE HOTEL
AIRPORT
KELLOWNA, BRITISH COLUMBIA

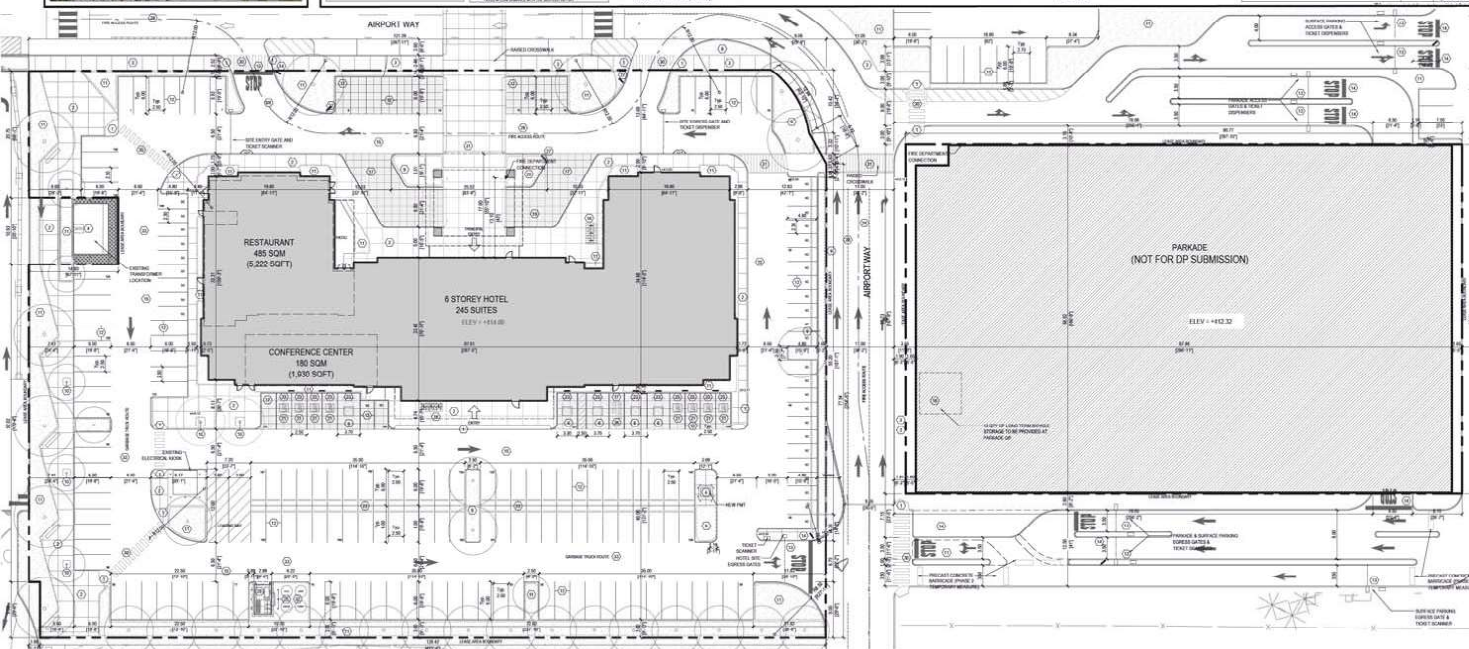
OVERALL SITE PLAN - PHASE 1

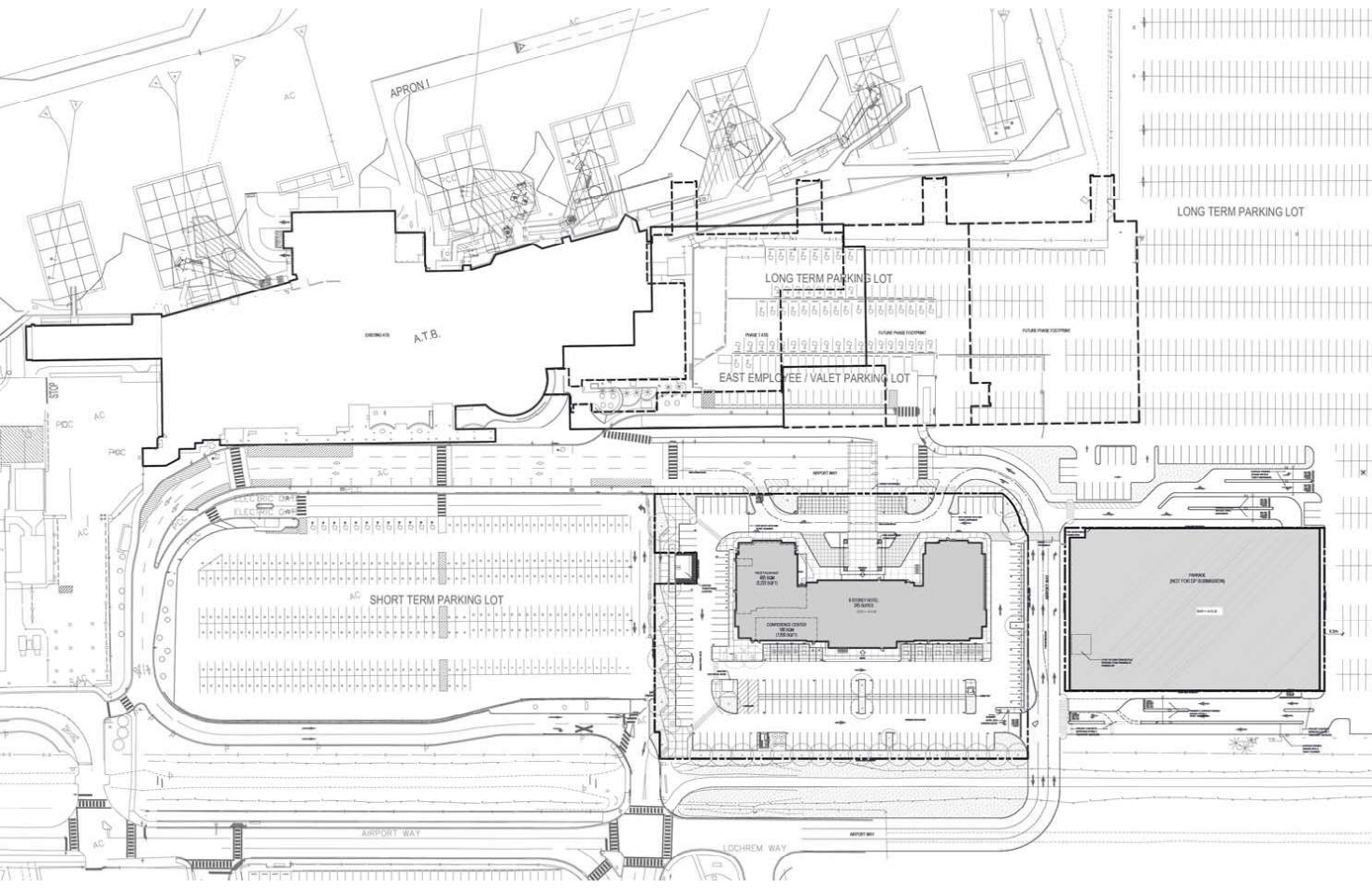
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BIKEWAY PARKING CALCULATION: (AS PER THE CITY OF KELLOWNA ZONING BY-LAW, SECTION 6, TABLE B.8)			
AREA	APPLICABLE ZONE	REQUIRED	PROVIDED
RECREATION	2000 sq. ft. - 4 spaces 4000 sq. ft. - 8 spaces 6000 sq. ft. - 12 spaces 8000 sq. ft. - 16 spaces 10000 sq. ft. - 20 spaces 12000 sq. ft. - 24 spaces 14000 sq. ft. - 28 spaces 16000 sq. ft. - 32 spaces 18000 sq. ft. - 36 spaces 20000 sq. ft. - 40 spaces 22000 sq. ft. - 44 spaces 24000 sq. ft. - 48 spaces 26000 sq. ft. - 52 spaces 28000 sq. ft. - 56 spaces 30000 sq. ft. - 60 spaces 32000 sq. ft. - 64 spaces 34000 sq. ft. - 68 spaces 36000 sq. ft. - 72 spaces 38000 sq. ft. - 76 spaces 40000 sq. ft. - 80 spaces 42000 sq. ft. - 84 spaces 44000 sq. ft. - 88 spaces 46000 sq. ft. - 92 spaces 48000 sq. ft. - 96 spaces 50000 sq. ft. - 100 spaces 52000 sq. ft. - 104 spaces 54000 sq. ft. - 108 spaces 56000 sq. ft. - 112 spaces 58000 sq. ft. - 116 spaces 60000 sq. ft. - 120 spaces 62000 sq. ft. - 124 spaces 64000 sq. ft. - 128 spaces 66000 sq. ft. - 132 spaces 68000 sq. ft. - 136 spaces 70000 sq. ft. - 140 spaces 72000 sq. ft. - 144 spaces 74000 sq. ft. - 148 spaces 76000 sq. ft. - 152 spaces 78000 sq. ft. - 156 spaces 80000 sq. ft. - 160 spaces 82000 sq. ft. - 164 spaces 84000 sq. ft. - 168 spaces 86000 sq. ft. - 172 spaces 88000 sq. ft. - 176 spaces 90000 sq. ft. - 180 spaces 92000 sq. ft. - 184 spaces 94000 sq. ft. - 188 spaces 96000 sq. ft. - 192 spaces 98000 sq. ft. - 196 spaces 100000 sq. ft. - 200 spaces 102000 sq. ft. - 204 spaces 104000 sq. ft. - 208 spaces 106000 sq. ft. - 212 spaces 108000 sq. ft. - 216 spaces 110000 sq. ft. - 220 spaces 112000 sq. ft. - 224 spaces 114000 sq. ft. - 228 spaces 116000 sq. ft. - 232 spaces 118000 sq. ft. - 236 spaces 120000 sq. ft. - 240 spaces 122000 sq. ft. - 244 spaces 124000 sq. ft. - 248 spaces 126000 sq. ft. - 252 spaces 128000 sq. ft. - 256 spaces 130000 sq. ft. - 260 spaces 132000 sq. ft. - 264 spaces 134000 sq. ft. - 268 spaces 136000 sq. ft. - 272 spaces 138000 sq. ft. - 276 spaces 140000 sq. ft. - 280 spaces 142000 sq. ft. - 284 spaces 144000 sq. ft. - 288 spaces 146000 sq. ft. - 292 spaces 148000 sq. ft. - 296 spaces 150000 sq. ft. - 300 spaces 152000 sq. ft. - 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1864 spaces 934000 sq. ft. - 1868 spaces 936000 sq. ft. - 1872 spaces 938000 sq. ft. - 1876 spaces 940000 sq. ft. - 1880 spaces 942000 sq. ft. - 1884 spaces 944000 sq. ft. - 1888 spaces 946000 sq. ft. - 1892 spaces 948000 sq. ft. - 1896 spaces 950000 sq. ft. - 1900 spaces 952000 sq. ft. - 1904 spaces 954000 sq. ft. - 1908 spaces 956000 sq. ft. - 1912 spaces 958000 sq. ft. - 1916 spaces 960000 sq. ft. - 1920 spaces 962000 sq. ft. - 1924 spaces 964000 sq. ft. - 1928 spaces 966000 sq. ft. - 1932 spaces 968000 sq. ft. - 1936 spaces 970000 sq. ft. - 1940 spaces 972000 sq. ft. - 1944 spaces 974000 sq. ft. - 1948 spaces 976000 sq. ft. - 1952 spaces 978000 sq. ft. - 1956 spaces 980000 sq. ft. - 1960 spaces 982000 sq. ft. - 1964 spaces 984000 sq. ft. - 1968 spaces 986000 sq. ft. - 1972 spaces 988000 sq. ft. - 1976 spaces 990000 sq. ft. - 1980 spaces 992000 sq. ft. - 1984 spaces 994000 sq. ft. - 1988 spaces 996000 sq. ft. - 1992 spaces 998000 sq. ft. - 1996 spaces 1000000 sq. ft. - 2000 spaces	0	0
RECREATION	2000 sq. ft. - 4 spaces 4000 sq. ft. - 8 spaces 6000 sq. ft. - 12 spaces 8000 sq. ft. - 16 spaces 10000 sq. ft. - 20 spaces 12000 sq. ft. - 24 spaces 14000 sq. ft. - 28 spaces 16000 sq. ft. - 32 spaces 18000 sq. ft. - 36 spaces 20000 sq. ft. - 40 spaces 22000 sq. ft. - 44 spaces 24000 sq. ft. - 48 spaces 26000 sq. ft. - 52 spaces 28000 sq. ft. - 56 spaces 30000 sq. ft. - 60 spaces 32000 sq. ft. - 64 spaces 34000 sq. ft. - 68 spaces 36000 sq. ft. - 72 spaces 38000 sq. ft. - 76 spaces 40000 sq. ft. - 80 spaces 42000 sq. ft. - 84 spaces 44000 sq. ft. - 88 spaces 46000 sq. ft. - 92 spaces 48000 sq. ft. - 96 spaces 50000 sq. ft. - 100 spaces 52000 sq. ft. - 104 spaces 54000 sq. ft. - 108 spaces 56000 sq. ft. - 112 spaces 58000 sq. ft. - 116 spaces 60000 sq. ft. - 120 spaces 62000 sq. ft. - 124 spaces 64000 sq. ft. - 128 spaces 66000 sq. ft. - 132 spaces 68000 sq. ft. - 136 spaces 70000 sq. ft. - 140 spaces 72000 sq. ft. - 144 spaces 74000 sq. ft. - 148 spaces 76000 sq. ft. - 152 spaces 78000 sq. ft. - 156 spaces 80000 sq. ft. - 160 spaces 82000 sq. ft. - 164 spaces 84000 sq. ft. - 168 spaces 86000 sq. ft. - 172 spaces 88000 sq. ft. - 176 spaces 90000 sq. ft. - 180 spaces 92000 sq. ft. - 184 spaces 94000 sq. ft. - 188 spaces 96000 sq. ft. - 192 spaces 98000 sq. ft. - 196 spaces 100000 sq. ft. - 200 spaces 102000 sq. ft. - 204 spaces 104000 sq. ft. - 208 spaces 106000 sq. ft. - 212 spaces 108000 sq. ft. - 216 spaces 110000 sq. ft. - 220 spaces 112000 sq. ft. - 224 spaces 114000 sq. ft. - 228 spaces 116000 sq. ft. - 232 spaces 118000 sq. ft. - 236 spaces 120000 sq. ft. - 240 spaces 122000 sq. ft. - 244 spaces 124000 sq. ft. - 248 spaces 126000 sq. ft. - 252 spaces 128000 sq. ft. - 256 spaces 130000 sq. ft. - 260 spaces 132000 sq. ft. - 264 spaces 134000 sq. ft. - 268 spaces 136000 sq. ft. - 272 spaces 138000 sq. ft. - 276 spaces 140000 sq. ft. - 280 spaces 142000 sq. ft. - 284 spaces 144000 sq. ft. - 288 spaces 146000 sq. ft. - 292 spaces 148000 sq. ft. - 296 spaces 150000 sq. ft. - 300 spaces 152000 sq. ft. - 304 spaces 154000 sq. ft. - 308 spaces 156000 sq. ft. - 3		

[illegible]



NORTHLAND
PROPERTIES
We Proudly Build

KEY PLAN

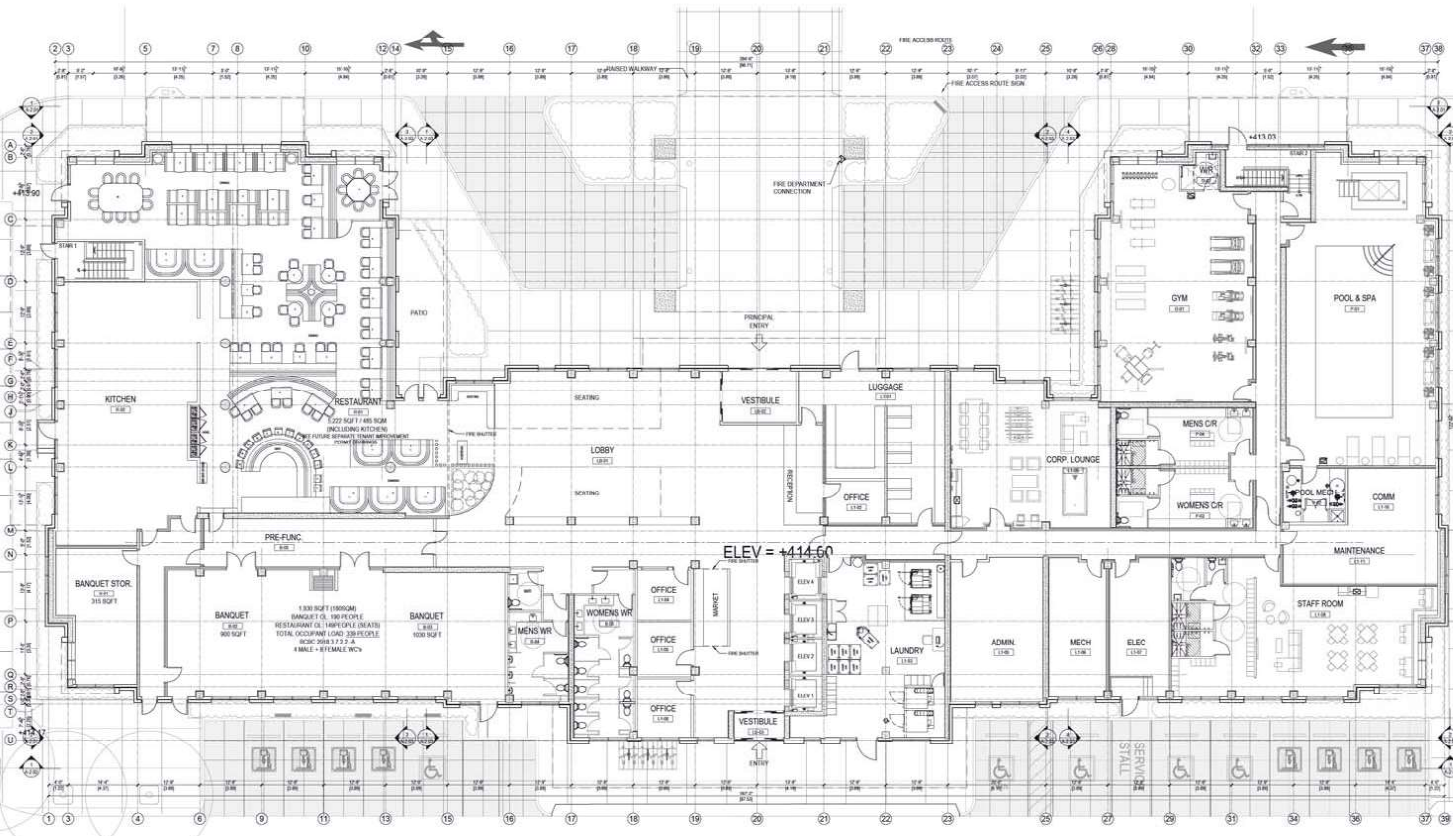
NORTH PROJECT NORTH

PROPOSED SUTTON PLACE HOTEL
AIRPORT
KELLOWNA, BRITISH COLUMBIA

OVERALL SITE PLAN, PHASE 2

Scale:	1:500
Date:	Apr 10th 2013
Drawn:	SS
Checked:	SS

A-1.00d



1 HOTEL GROUND FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 AREA: 26,441 SQ FT (2,384 M²)

NORTHLAND
PROPERTIES
We Proudly Build

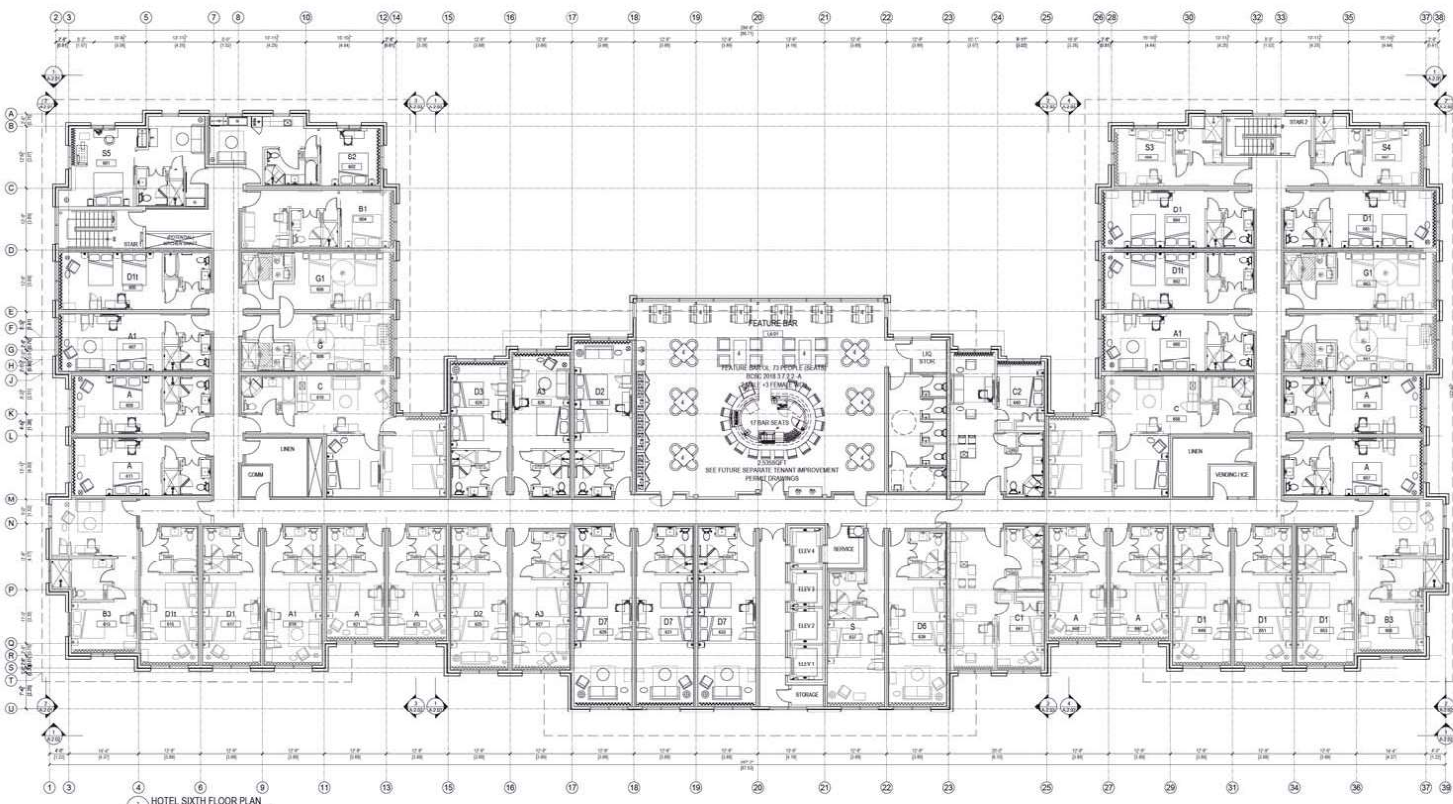
PROJECT NORTH

KEY PLAN

PROPOSED BUTON PLACE HOTEL
REPORT
VICTORIA, BRITISH COLUMBIA

DATE: 10/18/2013
DRAWN: [Signature]
CHECKED: [Signature]

A-1.01



HOTEL SIXTH FLOOR PLAN
 1/8" = 1'-0"
 AREA: 25,000 SQ. FT. (2,200 SQ. M)

NORTHLAND
 PROPERTIES
We Proudly Build

KEY PLAN

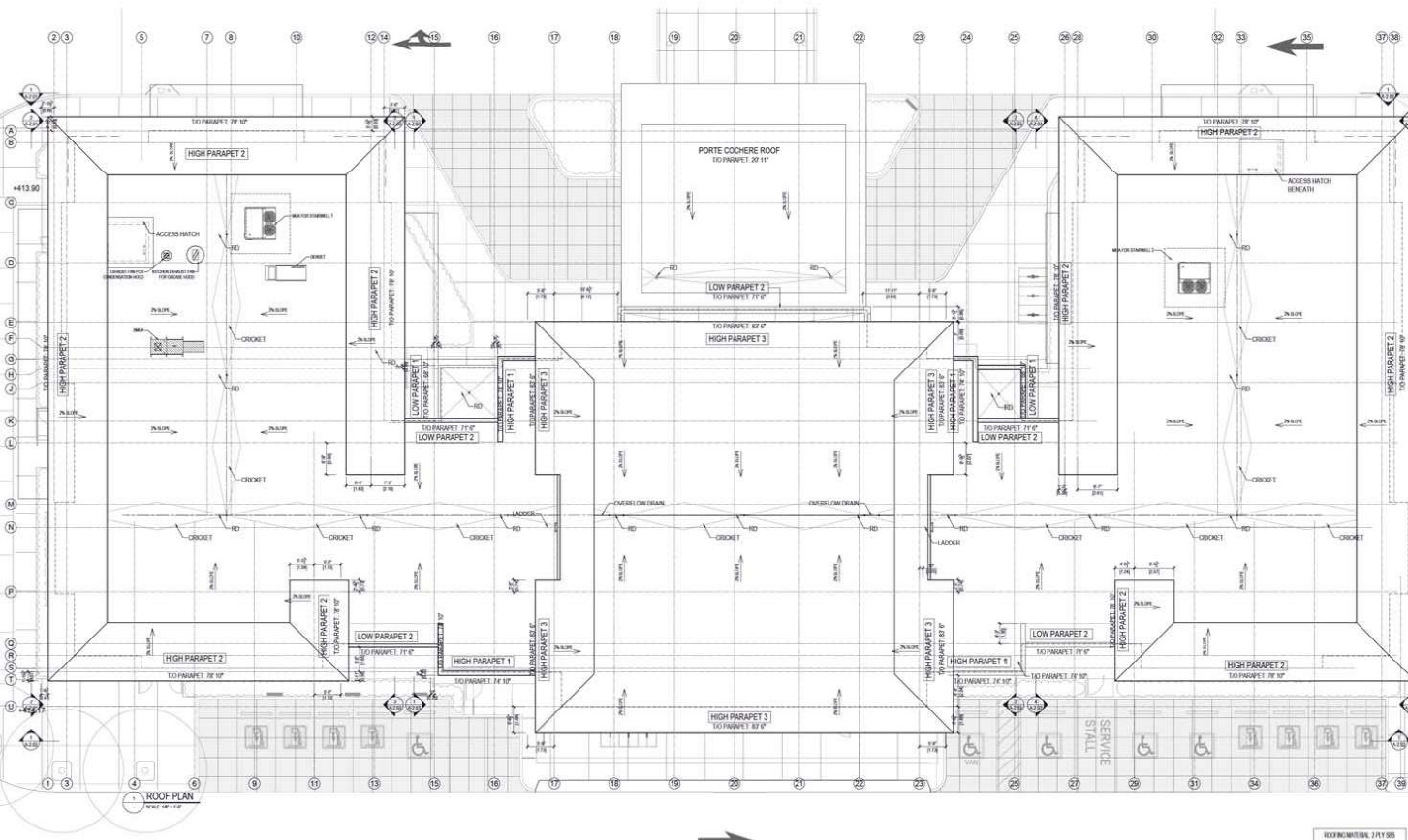
NORTH
 PROJECT NORTH

Pacific Coast
 Architecture Inc.
 10-25746-001
 10-25746-001
 10-25746-001

PROPOSED BUTTON PLACE HOTEL
 AIRPORT
 KELLICORNA
 BRITISH COLUMBIA

Scale: 1/8" = 1'-0"
 Date: Apr 10th, 2013
 Drawn: [Signature]
 Checked: [Signature]

A-1.06



NORTHLAND
PROPERTIES
We Proudly Build

PROJECT NORTH

PROPOSED BUTTON PLACE HOTEL

APPROXIMATE 101100 MEMORIAL ROAD

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08.10.2018
2	ISSUED FOR CONSTRUCTION	12.10.2018
3	ISSUED FOR CONSTRUCTION	12.10.2018

PROJECT NORTH

PROPOSED BUTTON PLACE HOTEL

APPROXIMATE 101100 MEMORIAL ROAD

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08.10.2018
2	ISSUED FOR CONSTRUCTION	12.10.2018
3	ISSUED FOR CONSTRUCTION	12.10.2018

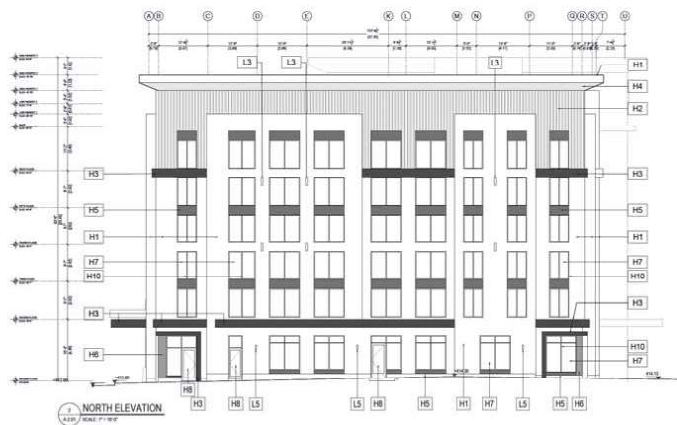
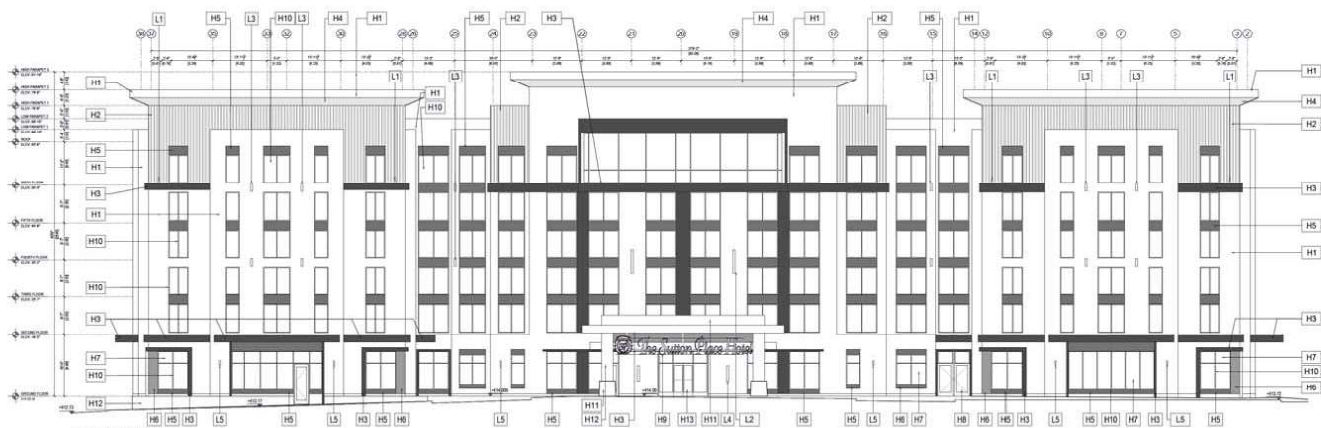
PROJECT NORTH

PROPOSED BUTTON PLACE HOTEL

APPROXIMATE 101100 MEMORIAL ROAD

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	08.10.2018
2	ISSUED FOR CONSTRUCTION	12.10.2018
3	ISSUED FOR CONSTRUCTION	12.10.2018



KELOWNA SUTTON EXTERIOR FINISHES

- H1 STONE VENEER PANELS
COLOR: CREAMY WHITE
- H2 ALUMINUM FOLDED SIDING PANELS
COLOR: BRONZE/GRAY
- H3 METAL TISSUE PANELS
COLOR: BLACK
- H4 POWDER COATED ALUMINUM PANELS
COLOR: BRONZE
- H5 ALUMINUM SPANDREL PANELS
COLOR: BLACK (TO MATCH VINYL WINDOW FRAMES)
- H6 GLASS PANELS
COLOR: BLACK
- H7 BROWN TINTED GLASS
- H8 GLAZED DOORS IN BLACK ALUMINUM FRAMES
- H9 ALUMINUM TUBING
- H10 GLAZED WINDOW IN BLACK ALUMINUM FRAMES
- H11 SAND BLASTED CONCRETE
- H12 STONE FLAKE
COLOR: CREAMY WHITE
- H13 GLAZED SLIDING DOOR IN BLACK ALUMINUM FRAMES

KELOWNA SUTTON LIGHTING FIXTURES

- L1 DOWNLIGHT - LUMINANCE AERIA 8 SEAL WALL
- L2 3" CYLINDER GOLD PAINTED
- L3 DOWNLIGHT - 1" X 24" CYLINDER
- L4 LED HURRICANE EXTERIOR SCONCE
- L5 EXTERIOR SCONCE - 4" MODEL 517

NORTHLAND PROPERTIES
We Proudly Build

KEY PLAN

NORTH PROJECT NORTH

1. PROPOSED SUTTON PLACE HOTEL 08.12.2014
2. EXISTING SUTTON PLACE HOTEL 12.12.2013
By: [Signature] Date: 08.12.2014

Pacific Coast Architecture Inc.
1000-1000
Suite 100
Kelowna, BC V1Y 9C1
Tel: 250-860-7000
Fax: 250-860-7001

PROPOSED SUTTON PLACE HOTEL
AIRPORT
KELOWNA, BRITISH COLUMBIA

EAST & NORTH ELEVATIONS

Scale: 1/8" = 1'-0"
Date: Apr 10th 2013
Drawn: [Signature]
Checked: [Signature]

A-2.01







1 WEST SITE ELEVATION
A-2.04 / SCALE 1/8"

AIRPORT TERMINAL

FUTURE TERMINAL
EXPANSION

THE SUTTON
PLACE HOTEL

PARKADE



2 WEST SITE RENDERED ELEVATION
A-2.04 / SCALE 1/8"



NORTHLAND
PROPERTIES
We Proudly Build

PROPOSED SUTTON PLACE HOTEL
AIRPORT
VICTORIA, BRITISH COLUMBIA



KEY PLAN



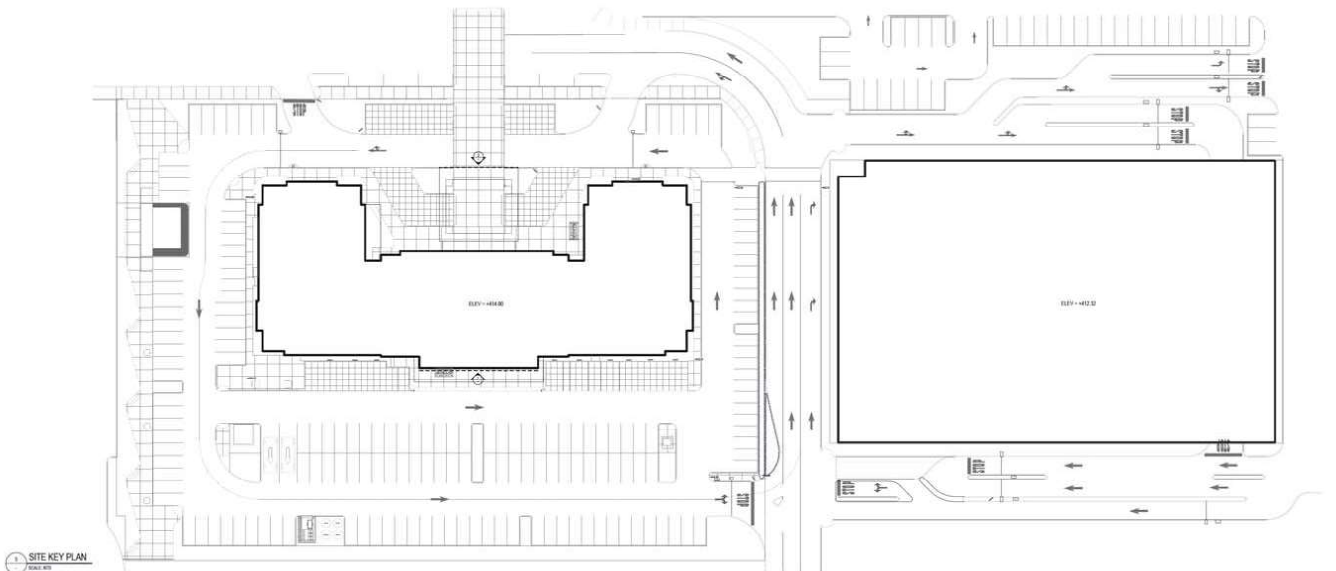
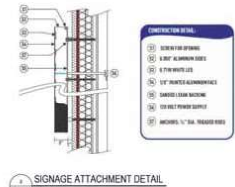
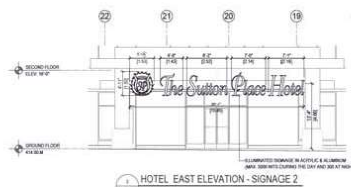
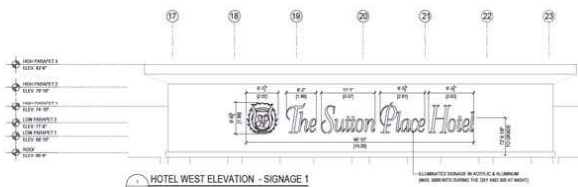
Pacific Coast
Architecture Inc.
BC Reg. No. 12345
Arch. No. 12345
Date: 10/10/2023
Scale: 1/8"

PROPOSED SUTTON PLACE HOTEL
AIRPORT
VICTORIA, BRITISH COLUMBIA

WEST ELEVATION

Scale: 1/8" = 1'-0"
Date: Apr 10th, 2023
Drawn: [Signature]
Checked: [Signature]

A-2.04



NORTHLAND PROPERTIES
We Proudly Build

KEY PLAN

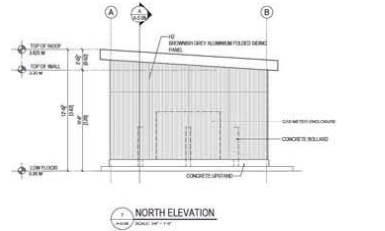
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100. PROPOSED SIGNAGE ATTACHMENT

Pacific Coast Architecture Inc.
2077 Main Street
Vancouver, BC V6V 2K1
Tel: 604-681-1111
Fax: 604-681-1112

PROPOSED SIGNAGE ATTACHMENT
AIRPORT
VICTORIA, BRITISH COLUMBIA

SIGNAGE PLAN
Scale: 1/8" = 1'-0"
Date: Apr 10th, 2013
Drawn: [Signature]
Checked: [Signature]

A-2.05

[illegible]

PROPOSED SUTTON HOTEL AIRPORT - PHASE 1
MUNICIPAL ADDRESS: 5533 AIRPORT WAY, KILCOWNA, BC
LANDSCAPE DRAWINGS

L-0: CONTEXT PLAN
L-1: PRE-DEVELOPMENT TREE EXISTENCY PLAN
L-2: HOTEL PLAN
L-3: HARDSCAPE PLAN

GENERAL DEVELOPMENT PERMIT NOTES:

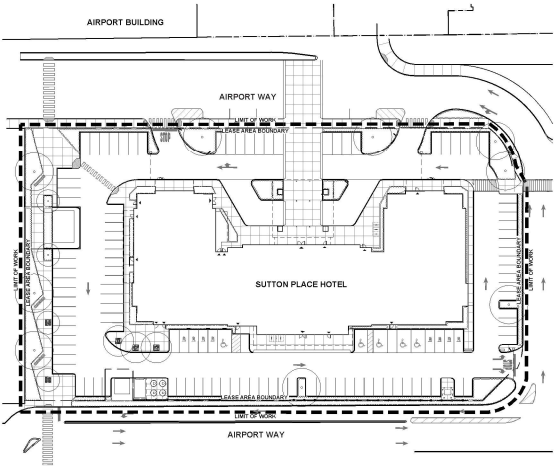
- A. THE LANDSCAPE DESIGN DISSEMINATED HEREIN IS CONCEPTUAL AND FOR DEVELOPMENT PERMIT APPROVAL ONLY.
B. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE DESIGN B.O.B. (CONSTRUCTION) AND IN THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) ARE THE CANADIAN HARBOR LANDSCAPE DESIGN FOR STAIRS, AS WELL AS THE CITY OF VICTORIA'S 2010 B.O.B. (CONSTRUCTION) AND BUREAU OF PLANNING (B.O.P.) STANDARDS.
C. COMPLETE WORKS MUST BE COMPLETED BY THE DEVELOPER/DESIGNER/CONTRACTOR AND NOT BE DELEGATED TO ANY OTHER PARTY.
D. LANDSCAPE CONSTRUCTION DRAWINGS ARE A PART OF THE B.O.B. AND SHALL BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT APPLICATION.
E. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY AT THE TIME OF CONSTRUCTION.
F. TREES SHALL BE INSTALLED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE DESIGN B.O.B. (CONSTRUCTION) AND IN THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) ARE THE CANADIAN HARBOR LANDSCAPE DESIGN FOR STAIRS, AS WELL AS THE CITY OF VICTORIA'S 2010 B.O.B. (CONSTRUCTION) AND BUREAU OF PLANNING (B.O.P.) STANDARDS.
G. CONCEPTUAL HARDSCAPE AND FURNITURE CLUSTERS ARE TO BE PLACED WITHIN DESIGNATED PLANTING AREAS. ALL PLANTING AREAS SHALL HAVE A MIN. OF 100mm OF UNPAVED OPENING AREAS AND 75mm OF COMPLETED HARDSCAPE SURFACE.
H. LANDSCAPE HARDSCAPE SHALL HAVE A MIN. OF 75mm OF UNPAVED OPENING AREAS AND 75mm OF COMPLETED HARDSCAPE SURFACE.
I. TREE AREAS SHALL BE CONSIDERED AS 10% OF THE TOTAL SITE AREA WITHIN THE 100mm OF UNPAVED OPENING AREAS.
J. A NIGHT EMERGENCY IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL LANDSCAPE AREAS AND SHALL CONFORM TO THE CITY OF VICTORIA'S IRRIGATION STANDARDS (B.O.B. 2010).

PLANT LIST:

Botanical Name	Common Name	Size/Spacing	Root
Acer rubrum 'Red Rocket'	Red Rocket maple	5m x 5m	DB
Camelia sibirica 'Tenderheart'	Spring Fire camellia	5m x 5m	DB
Griseb. 'The President'	President Gold geranium	5m x 5m	DB
Hydrangea 'Alice's Blush'	Expensive hydrangea	5m x 5m	DB
TREES			
Botanical Name	Common Name	Size/Spacing	Root
Betula 'Silver Star'	Open Star birch	400 x 400 D.C.	Patented
Conium maculatum 'Mistralis Foli'	Mistralis Foli conium	400 x 400 D.C.	Patented
Conium maculatum 'Mistralis Foli'	Mistralis Foli conium	400 x 400 D.C.	Patented
Hamamelis x intermedia 'Dorothy Porter'	Hamamelis x intermedia	400 x 400 D.C.	Patented
Hamamelis x intermedia 'Dorothy Porter'	Hamamelis x intermedia	400 x 400 D.C.	Patented
Pinus mugo 'Mugo'	Dwarf mugo pine	400 x 400 D.C.	Patented
Pinus mugo 'Mugo'	Dwarf mugo pine	400 x 400 D.C.	Patented
Saxifraga 'Saxifraga'	Dwarf saxifrage	400 x 400 D.C.	Patented
PERENNIALS			
Botanical Name	Common Name	Size/Spacing	Root
Allium caeruleum	Hardy onion	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented
Delphinium consolida 'Fritillaria'	Delphinium consolida	400 x 400 D.C.	Patented

LANDSCAPE HOTEL ZONING ANALYSIS:

Landscape Bylaw 12375 (Table 7.2)	CD12 Zone Required	Proposed
Min. Tree amount	1 tree per 10 linear metres of landscape area	No landscape area within lease area boundary. 18 trees total provided.
Min. deciduous tree caliper	Large: 5cm Medium: 4cm Small: 3cm	All deciduous trees > 5cm
Min. ratio between tree size	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	(L) 9 trees > 50% (M) 3 trees > 10% (S) 4 trees > 25%
Min. growing medium area	75% soil-based landscaping groundcover in landscape areas	No landscape area within lease area boundary
Min. growing medium volumes per tree	(L) Tree Soil Vol.: Single: 300um Pair: 200um Shared: 150um (M) Tree Soil Vol.: Single: 200um Pair: 150um Shared: 100um (S) Tree Soil Vol.: Single: 150um Pair: 100um Shared: 50um	(L) Tree Soil Vol.: Single: 300um Pair: 200um Shared: 150um (M) Tree Soil Vol.: Single: NA Pair: NA Shared: 180um (S) Tree Soil Vol.: Single: NA Pair: NA Shared: 150um
Minimum setback from buildings, raised paths, and balconies to on-site trees	Medium (M): 2.00m Small (S): 1.00m	Medium (M): 2.00m Small (S): 1.00m
Landscape graded areas (7.2.7)	Max. 1:2 slope (ratio) for shrub or ground cover area	Max. 30%
On-site bicycle parking (B.3)	Cross slope: min. 2%	Min. 2%
Max. fence height	2.4m	2.0m
Urban management area	N	N
Underground pedestrian structure	N	N
Retention of existing trees	N	N
Surface parking lot (7.2.5)	N	N
Refuse & recycle bins screened	N	N
Comments:	Surface Parking 7.2(5) A 1.5-metre landscape area is not provided where the parking lot abuts a street. (Screened Refuse & Recycle Bins 7.3) Large, underground refuse bins in the northwest corner of the parking lot are not screened for operational access.	



REVISIONS
1. 01/01/2024
2. 01/01/2024
3. 01/01/2024
4. 01/01/2024
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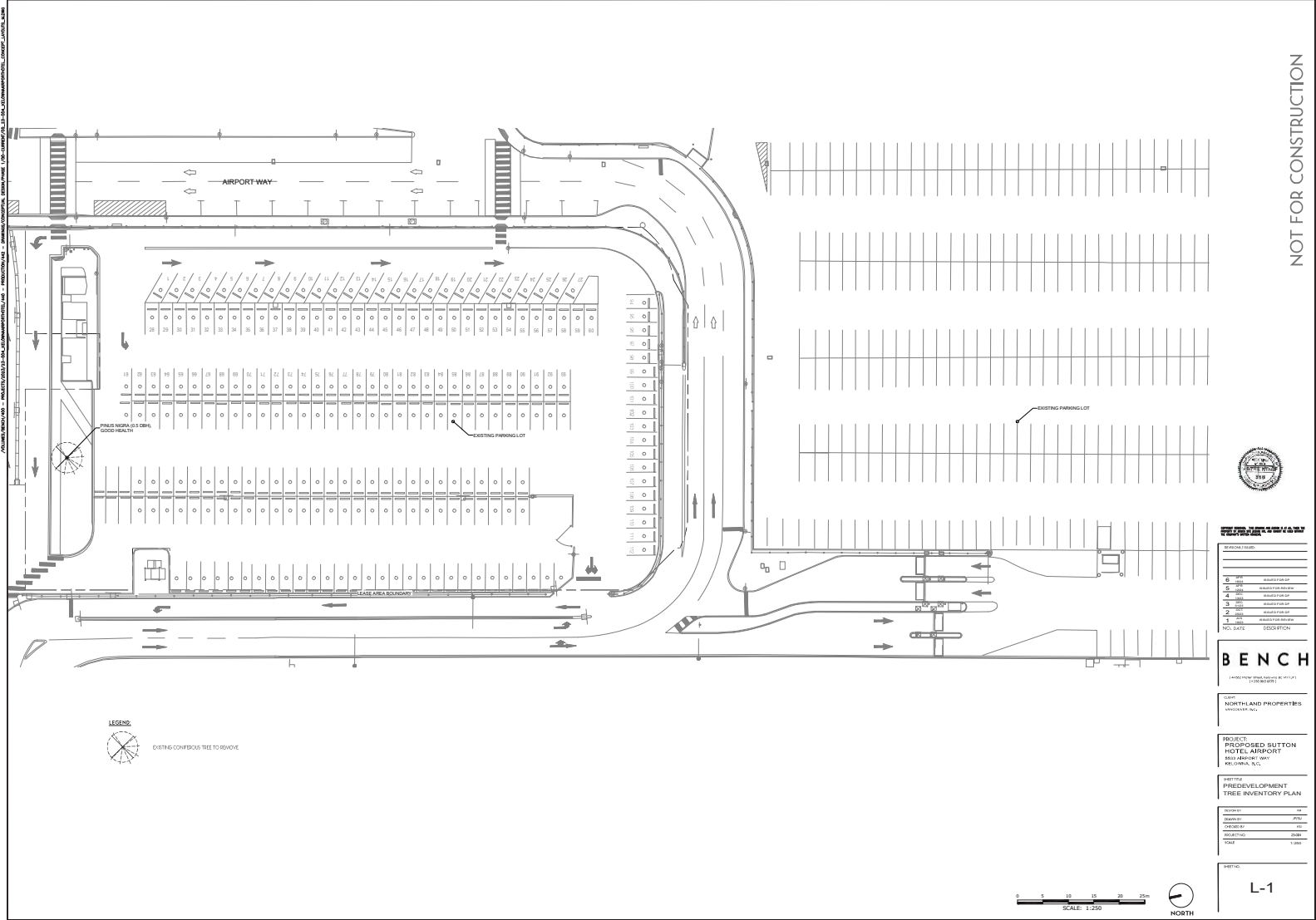
BENCH
LANDSCAPE DESIGN
NORTHLAND PROPERTIES
KILCOWNA, BC

PROJECT: PROPOSED SUTTON HOTEL AIRPORT
MUNICIPAL ADDRESS: 5533 AIRPORT WAY, KILCOWNA, BC

DATE: 01/01/2024
DRAWN BY: [Name]
CHECKED BY: [Name]
APPROVED BY: [Name]

L-0

NOT FOR CONSTRUCTION



NOT FOR CONSTRUCTION



NO.	DATE	DESCRIPTION
1	08/15/2018	PRELIMINARY
2	09/15/2018	REVISION
3	10/15/2018	REVISION
4	11/15/2018	REVISION
5	12/15/2018	REVISION
6	01/15/2019	REVISION

BENCH

LANDSCAPE ARCHITECTURE

11000 BENCH BLVD.

DADE COUNTY, FLORIDA

PROJECT: PROPOSED BUTTON HOTEL AIRPORT

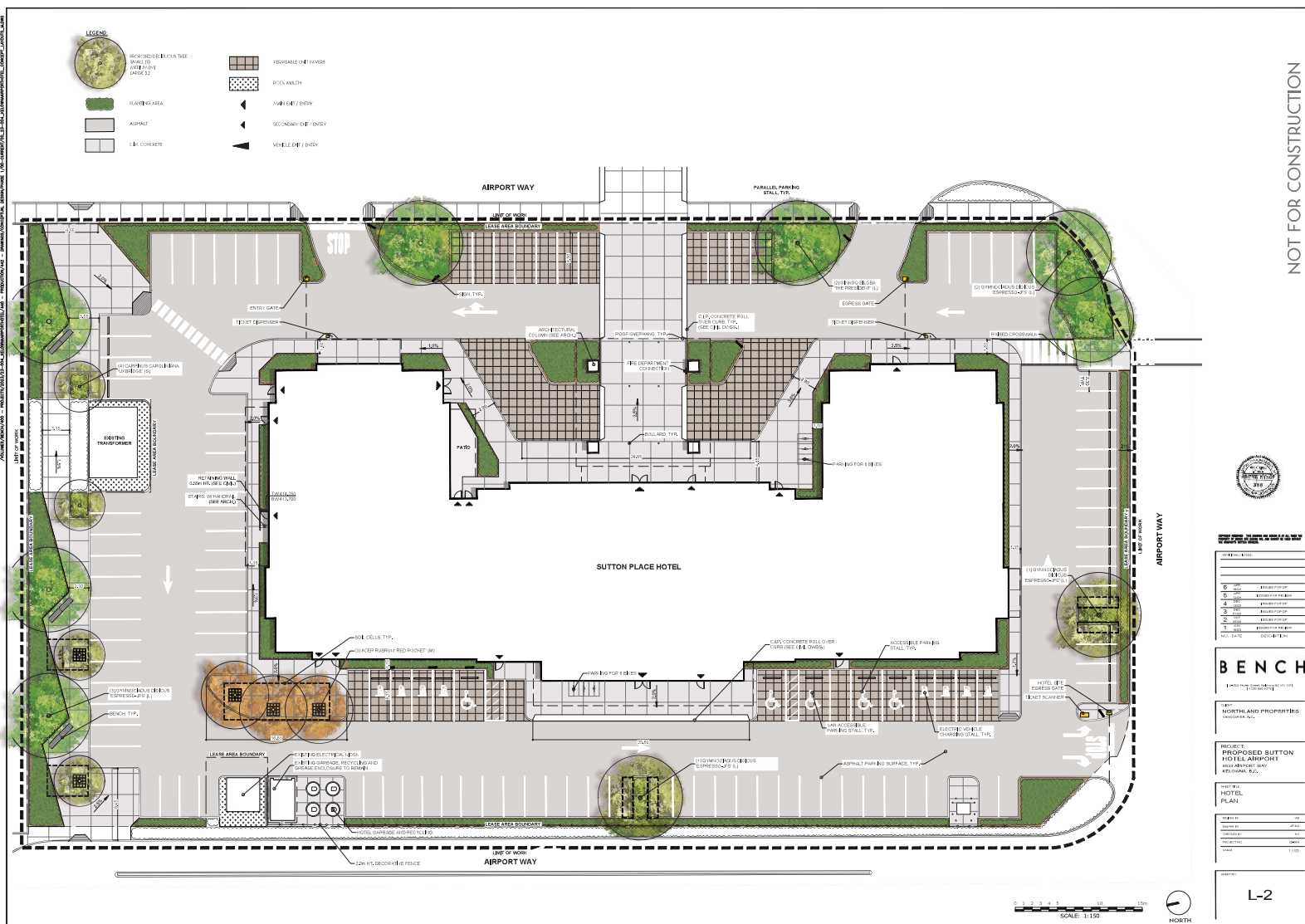
3800 AIRPORT HWY

MIAMI, FL 33136

NO.	DATE	DESCRIPTION
1	08/15/2018	PRELIMINARY
2	09/15/2018	REVISION
3	10/15/2018	REVISION
4	11/15/2018	REVISION
5	12/15/2018	REVISION
6	01/15/2019	REVISION

DATE: 01/15/2019

BY: [Signature]



BENCH

CLIENT
NORTHLAND PROPERTIES
MANCHESTER, N.H.

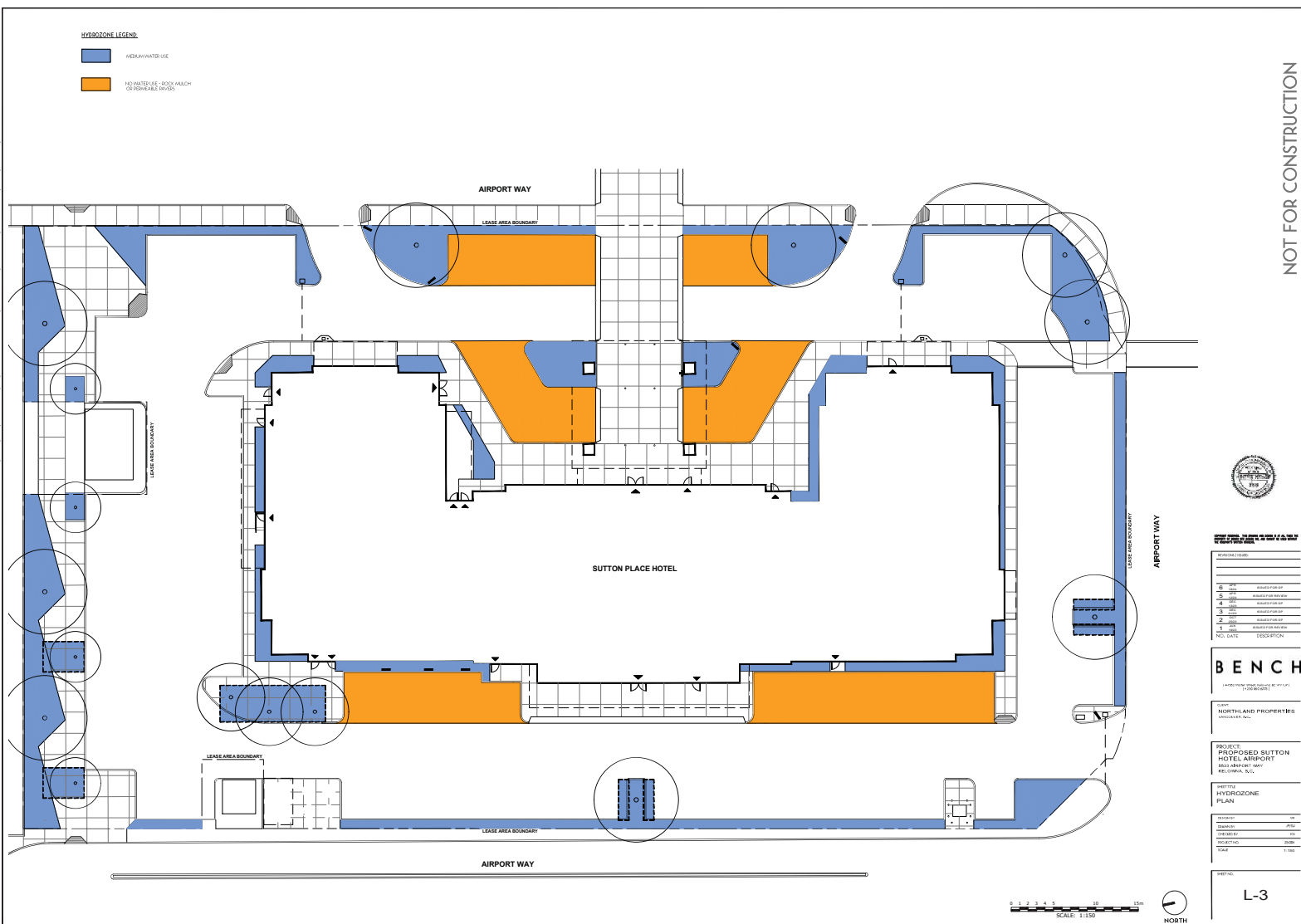
PROJECT:
PROPOSED SUTTON
HOTEL AIRPORT
5503 AIRPORT WAY
KPI OREGON, N.C.

HYDROZONE
PLAN

DESIGNED BY	MS
DRAWN BY	JTS
CHECKED BY	KJ
PROJECT NO.	25-084
SCALE	1:100

SHEET NO.

L-3



PROPOSED SUTTON HOTEL AIRPORT - PHASE 2
MUNICIPAL ADDRESS: 5533 AIRPORT WAY, KELLOWNA, BC
LANDSCAPE DRAWINGS

L-0: CONTEXT PLAN
L-1: PRE-DEVELOPMENT TREE EXISTENCY PLAN
L-2: HOTEL PLAN
L-3: HARDSCAPE PLAN

GENERAL DEVELOPMENT PERMIT NOTES:

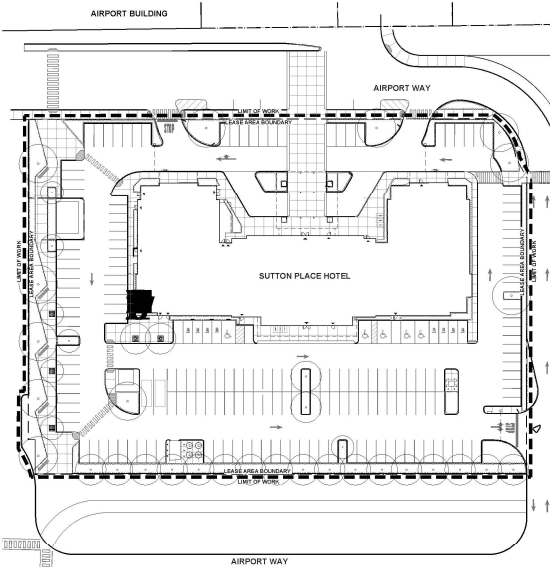
1. THE LANDSCAPE DESIGN (DESIGNATED HEREIN AS CONCEPTUAL) AND FOR DEVELOPMENT PERMIT APPROVAL ONLY.
2. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD (CLS) AS CURRENTLY IN EFFECT BY THE CANADIAN SOCIETY OF LANDSCAPE ARCHITECTS (CSLA) AND THE CANADIAN HORTICULTURE ASSOCIATION (CHA) AS WELL AS THE CITY OF KELLOWNA ZONING BYLAW AND SUBSEQUENT AMENDING BYLAW PROPOSALS.
3. COMPLETE PLANS MUST SHOW ALL REQUIRED DEVELOPMENT PERMIT DRAWINGS AND DEVELOPMENT PERMIT APPLICATION MUST BE MADE FOR ANY ALTERATION TO WORKS BEING COMPLETED.
4. LANDSCAPE CONSTRUCTION DRAWINGS AND A REVISION SCHEDULE, WHERE REQUIRED, AT THE TIME OF THE BUILDING PERMIT AND L-3 PLAN.
5. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING BED AREAS, ASSOCIATE SOIL VOLUMES SHALL BE PROVIDED BASED ON THE PROPOSED TREE SPECIES AND LOCATION AS PER THE CITY OF KELLOWNA DESIGN BYLAW (2018).
6. CONCEPTUAL SHADE GRASS AND PERENNIAL CLUSTERS ARE TO BE PLACED WITHIN DESIGNATED PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE A MIN. OF 400mm DEPTH OF HARDENED SOILING MEDIA AND 75mm DEPTH OF COMPOSTED MULCH OR ARROUND SOIL.
7. DESIGNATED PLANTING BEDS SHALL BE INSTALLED TO ALL DESIGNATED PLANTING BEDS.
8. TREE AREAS SHALL BE CONSIDERED TO BE 10% OF THE TOTAL PLANTING BED AREA.
9. A TREE PROTECTION FENCE SHALL BE INSTALLED FOR ALL PLANTING BEDS.
10. A TREE PROTECTION FENCE SHALL BE INSTALLED FOR ALL PLANTING BEDS.
11. TREE AREAS SHALL BE CONSIDERED TO BE 10% OF THE TOTAL PLANTING BED AREA.
12. A TREE PROTECTION FENCE SHALL BE INSTALLED FOR ALL PLANTING BEDS.

PLANT LIST:

Species	Common Name	Size/Spacing	Root
TREES			
<i>Acer rubrum 'Red Rocket'</i>	Red Rocket maple	5m Car	500
<i>Campanula medium 'Doronic'</i>	Blue Bell Campanula	5m Car	500
<i>Grass (various)</i>	Grass	5m Car	500
<i>Hydrangea (various)</i>	Hydrangea	5m Car	500
<i>Juniperus (various)</i>	Juniper	5m Car	500
PERENNIALS			
<i>Asplenium (various)</i>	Asplenium	5m Car	500
<i>Chrysanthemum (various)</i>	Chrysanthemum	5m Car	500
<i>Delphinium (various)</i>	Delphinium	5m Car	500
<i>Geranium (various)</i>	Geranium	5m Car	500
<i>Hosta (various)</i>	Hosta	5m Car	500
<i>Impatiens (various)</i>	Impatiens	5m Car	500
<i>Lychnis (various)</i>	Lychnis	5m Car	500
<i>Monarda (various)</i>	Monarda	5m Car	500
<i>Nigella (various)</i>	Nigella	5m Car	500
<i>Ornithogalum (various)</i>	Ornithogalum	5m Car	500
<i>Primula (various)</i>	Primula	5m Car	500
<i>Ranunculus (various)</i>	Ranunculus	5m Car	500
<i>Scilla (various)</i>	Scilla	5m Car	500
<i>Stachys (various)</i>	Stachys	5m Car	500
<i>Thalictrum (various)</i>	Thalictrum	5m Car	500
<i>Viola (various)</i>	Viola	5m Car	500
<i>Yucca (various)</i>	Yucca	5m Car	500
GRASSES			
<i>Andropogon (various)</i>	Andropogon	5m Car	500
<i>Bouteloua (various)</i>	Bouteloua	5m Car	500
<i>Brachiaria (various)</i>	Brachiaria	5m Car	500
<i>Cynodon (various)</i>	Cynodon	5m Car	500
<i>Dactyloctenium (various)</i>	Dactyloctenium	5m Car	500
<i>Echinochloa (various)</i>	Echinochloa	5m Car	500
<i>Eleusine (various)</i>	Eleusine	5m Car	500
<i>Lolium (various)</i>	Lolium	5m Car	500
<i>Pennisetum (various)</i>	Pennisetum	5m Car	500
<i>Setaria (various)</i>	Setaria	5m Car	500
<i>Sorghum (various)</i>	Sorghum	5m Car	500
<i>Triticum (various)</i>	Triticum	5m Car	500
<i>Zizania (various)</i>	Zizania	5m Car	500

LANDSCAPE HOTEL ZONING ANALYSIS:

Landscaping Bylaw 1835 (Table 7.2)	2012 Zone Required	Proposed
Min. Tree amount	1 tree per 10 linear metres of landscape area	No landscape area within lease area boundary. 38 trees total provided.
Min. deciduous tree caliper	Large: 50mm Medium: 40mm Small: 30mm	All deciduous trees > 50mm
Min. ratio between tree size	Large (L) min. 50% Medium (M) min. 30% or max. Small (S) max. 20%	(L) 11 trees = 28% (M) 12 trees = 31% (S) 7 trees = 18%
Min. growing medium area	75% soil-based landscape groundcover in landscape area	No landscape area within lease area boundary
Min. growing medium volumes per tree	(L) Tree Soil Vol.: Single: 300mm Pair: 200mm Shaded: 100mm (M) Tree Soil Vol.: Single: 200mm Pair: 100mm Shaded: 100mm (S) Tree Soil Vol.: Single: 100mm Pair: 100mm Shaded: 100mm	(L) Tree Soil Vol.: Single: 300mm Pair: 200mm Shaded: 100mm (M) Tree Soil Vol.: Single: 100mm Pair: 200mm Shaded: 100mm (S) Tree Soil Vol.: Single: 100mm Pair: 100mm Shaded: 100mm
Minimum setback from buildings, paved patios, and balconies to on-site trees	Medium (M) 2.00m Small (S) 1.00m	Medium (M) 2.00m Small (S) 1.00m
Landscape graded areas (7.2.2)	Max. 1:2 slope (50%) for shrub or ground cover area	Max. 50%
Short-term bicycle parking (B.5)	Cross slope min. 2%	Min. 2%
Max. vehicle height	2.0m	2.0m
Storage independent area	N	N
Waterproof ground-water equalizer	N	N
Retention of existing trees	N	N
Surface parking lot (7.2.3)	N	N
Surface & bicycle bike reserved	N	N
Comments	Covered Refuse & Recycle Bins 7.2.3 Large underground refuse bins on the northwest corner of the parking lot are not screened for operational access. (Table 7.2) One landscape island in the parking lot does not contain a tree due to the close proximity to a proposed transformer. Table 7.2 Minimum ratio between tree size has not been achieved. The design aims to balance canopy bylaw requirements, buffering from adjacent streets, and airport requirements to minimize trees and wildlife habitat.	



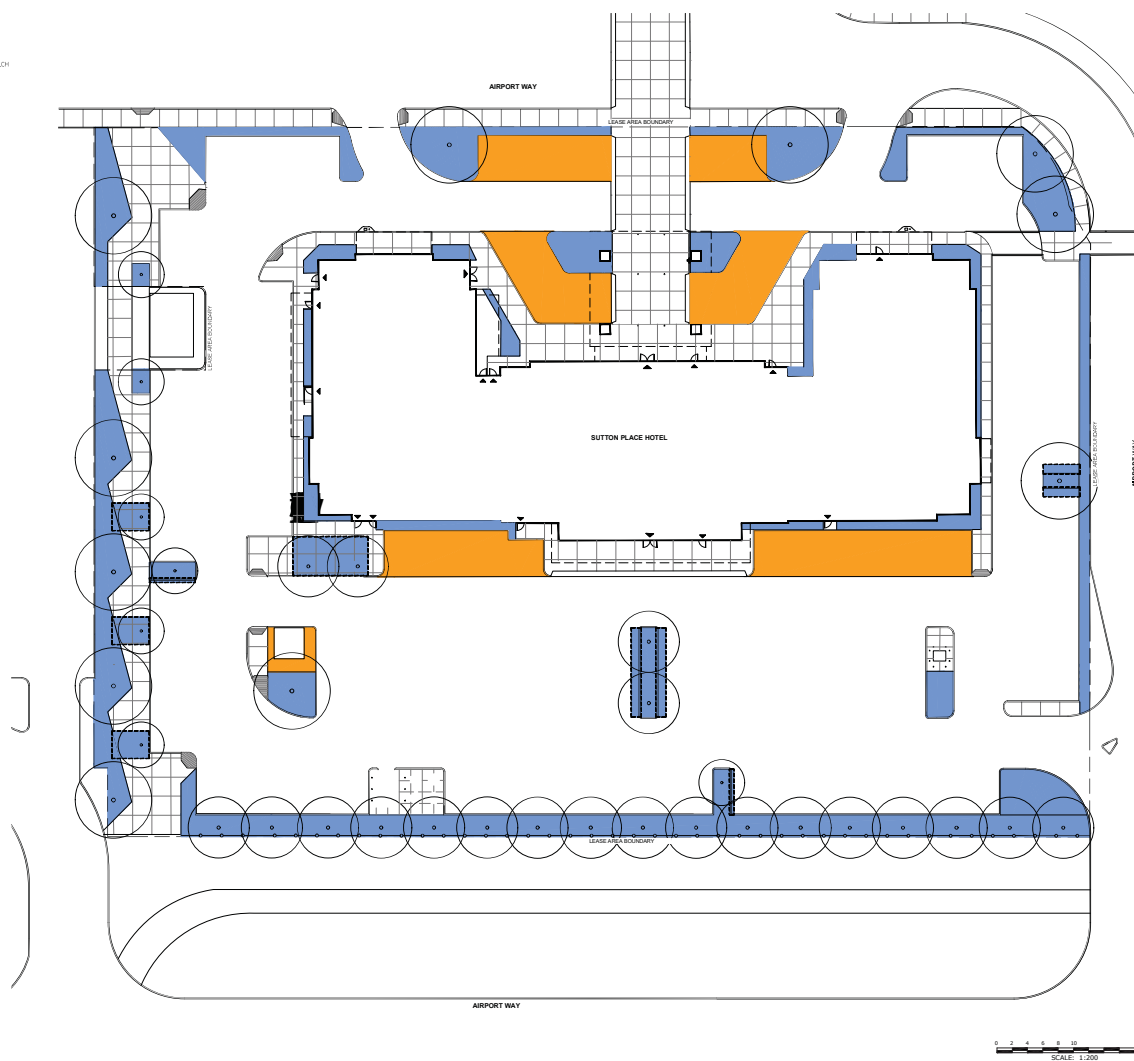
REVISIONS	DATE	DESCRIPTION
1	2024	Initial Design
2	2024	Revised Design
3	2024	Final Design
4	2024	Construction Documents
5	2024	As-Built Documents

BENCH
LANDSCAPE ARCHITECTS
1000 WEST 10TH AVENUE
VANCOUVER, BC V6H 1A1
TEL: 604-681-1234
WWW.BENCH-CA.COM

PROJECT: PROPOSED SUTTON HOTEL AIRPORT
5533 AIRPORT WAY, KELLOWNA, BC
DATE: 2024-10-27
DRAWN BY: J. SMITH
CHECKED BY: M. JONES
SCALE: 1:400

REVISIONS	DATE	DESCRIPTION
1	2024	Initial Design
2	2024	Revised Design
3	2024	Final Design
4	2024	Construction Documents
5	2024	As-Built Documents

L-0

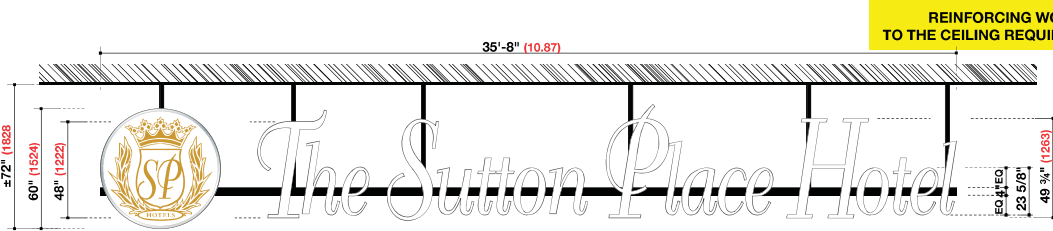




The Sutton Place Hotel

SIGN PROJECT

FOLDER #:	69204
CLIENT:	THE SUTTON PLACE HOTEL
ADDRESS:	Sutton Place Hotel Airport 1111 Unknown Kelowna BC V1P 1A6
DATE:	05/05/2024
REVISION:	2• 12-04-2024 Item 2, ajouter note 3• 15-04-2024 Item 2, fini brossé
SALES MANAGER:	GENE MORDAUNT
GRAPHIC DESIGNER:	NICOLE TREMBLAY
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DRAWING #:	DS69204-3
PAGE:	A00

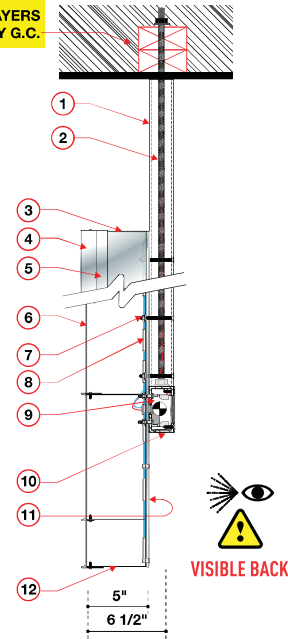


Sign Elevation
Scale: 1/4" = 1'-0"

ITEM 1 DROP-DOWN SIGN EXTERIOR SIGN 1X ENLARGE SIGNATURE

- 1 1/8" X 2" X 2" ALUMINIUM TUBING SCREWED BEHIND LOGO AND LETTERS PAINTED BLACK
- 2 1/2" Ø THREADED RODS INSIDE TUBES WITH BOLTS AND NUTS, PAINTED BLACK
- 3 STAINLESS STEEL LETTERS - CHROME MIRROR FINISH SIDE & VISIBLE BACK SAME FINISH
- 4 1" TRIM & 2" TRIM FOR LETTERS - CHROME MIRROR FINISH
- 5 LOGO WITH 1 1/4" X 1 1/4" RETAINER - CHROME MIRROR FINISH
- 6 3/16" WHITE ACRYLIC FACE - LOGO WITH VINYL
- 7 COUNTERSCREW BOLTS, PAINTED BLACK
- 8 WHITE LED

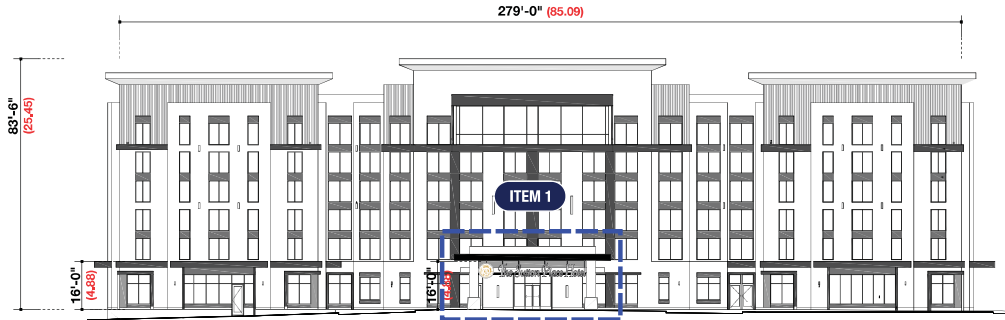
- 9 120VOLTS POWER SUPPLIES INSIDE RACEWAY
- 10 3/16" X 2" X 4" "U" CHANNEL RACEWAY WITH WIRE AND POWER SUPPLIES
- 11 3/16" THK. ALUMINUM CUT LETTER SHAPE AS ONE (1) UNIT (The Sutton Place Hotel) PAINTED BLACK
- 12 WATER HOLE REQUIRED



Cross Section
Scale: 1 1/2" = 1'-0"

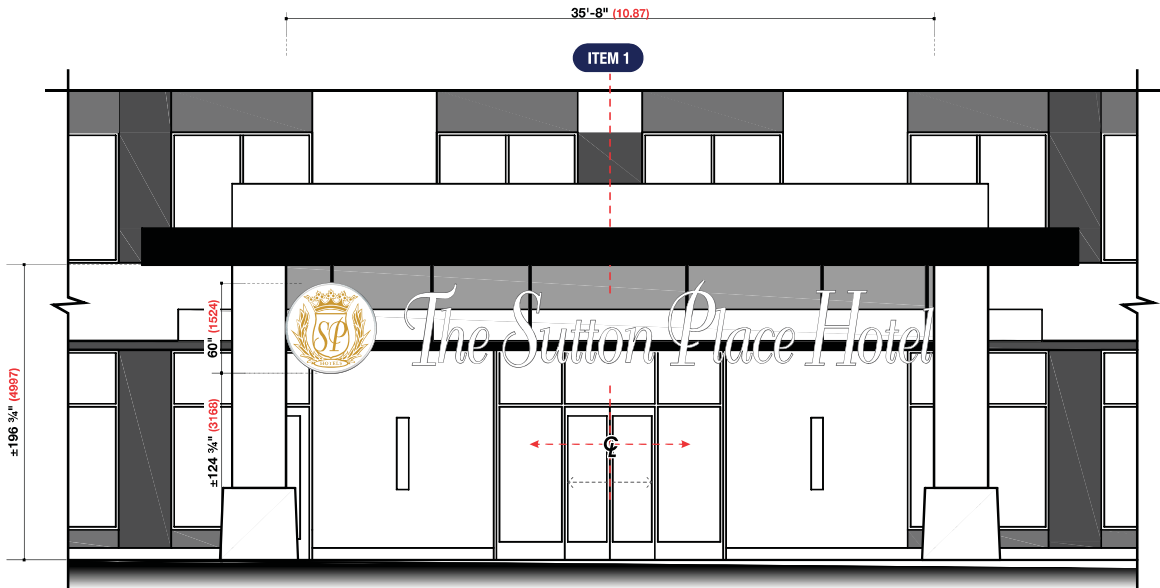
PRIMARY POWER
BY OTHERS
ACCESS REQUIRED

SITE SURVEY
REQUIRED



EAST Elevation
Scale: 1/32" = 1'-0"

FOLDER #:	
69204	
CLIENT:	
THE SUTTON PLACE HOTEL	
ADDRESS:	
Sutton Place Hotel Airport 1111 Unknown Kelowna BC VIP 1A6	
DATE:	
05/05/2024	
REVISION:	
2• 12-04-2024 Item 2, ajouter note	
3• 15-04-2024 Item 2, fini brossé	
SALES MANAGER: GENE MORDAUNT	
GRAPHIC DESIGNER: NICOLE TREMBLAY	
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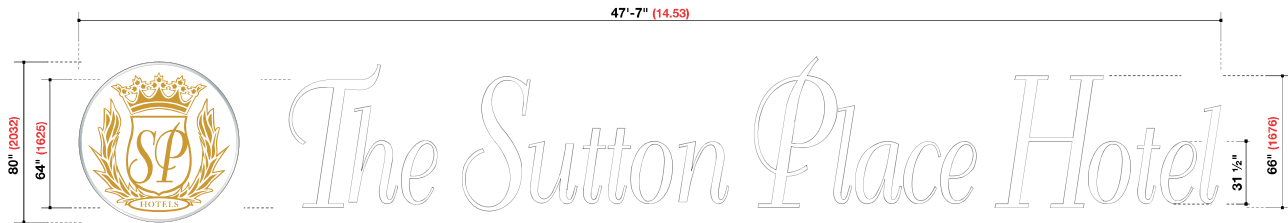


EAST Elevation / ENTRANCE
Scale: 3/16" = 1'-0"

SIGN AREA	
S.F.	S.M.
178.33	16,56

SITE SURVEY
REQUIRED

FOLDER #:	69204
CLIENT:	THE SUTTON PLACE HOTEL
ADDRESS:	Sutton Place Hotel Airport 1111 Unknown Kelowna BC V1P 1A6
DATE:	05/05/2024
REVISION:	2• 12-04-2024 Item 2, ajouter note 3• 15-04-2024 Item 2, fini brossé
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GRAPHIC DESIGNER:	NICOLE TREMBLAY
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	Dominion SIGNAGE 9225 du Parcours, Montreal, (Quebec) H1J 3A5 514 354-6366 / 1 800 963 2868 dominionsigns.ca
	Deco- Signification UNISD DEKOR
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PAGE:	3/5



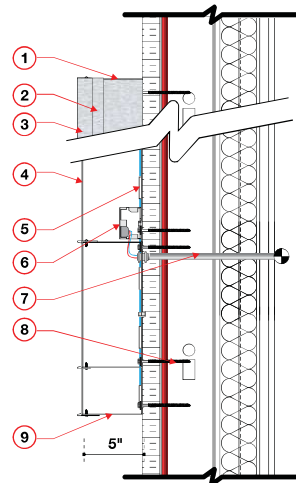
Sign Elevation
Scale: 1/4" = 1'-0"

ITEM 2 ILLUMINATED CHANNEL LOGO + LETTERS ON WALL **EXTERIOR SIGN 1X** ORIGINAL SIGNATURE

- 1 STAINLESS STEEL LETTERS AND LOGO - HORIZONTALLY BRUSHED FINISHED
- 2 1" TRIM & 2" TRIM FOR LETTERS - HORIZONTALLY BRUSHED FINISHED
- 3 LOGO WITH 1 1/4" X 1 1/4" 1" RETAINER - HORIZONTALLY BRUSHED FINISHED
- 4 3/16" WHITE ACRYLIC FACE - LOGO WITH VINYL
- 5 WHITE LED
- 6 120VOLTS POWER SUPPLIES INTO CHANNELS
- 7 SELTHIGHT BX CONDUIT
- 8 1/4" WOOD SCREWS OR AS PER SITE CONDITION
PLYWOOD REQUIRED BEHIND SIGN AREA
- 9 WATER HOLE REQUIRED

SS HORIZONTALLY BRUSHED FINISHED

GOLD 3M 3630-131

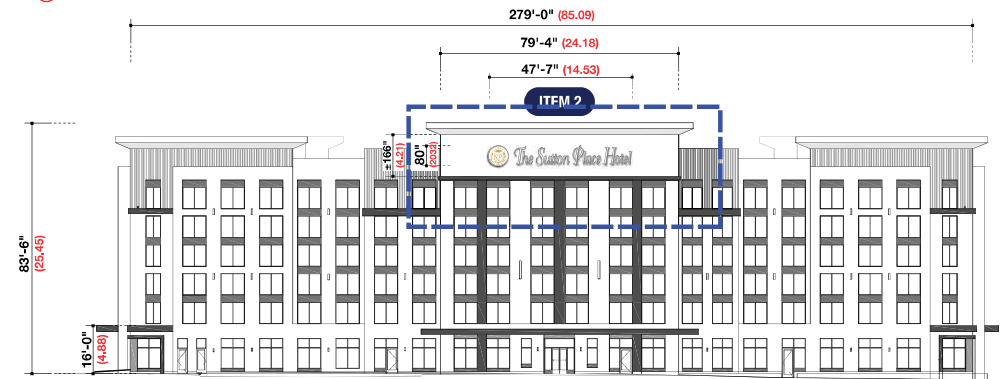


Cross Section
Scale: 1 1/2" = 1'-0"

PRIMARY POWER BY OTHERS

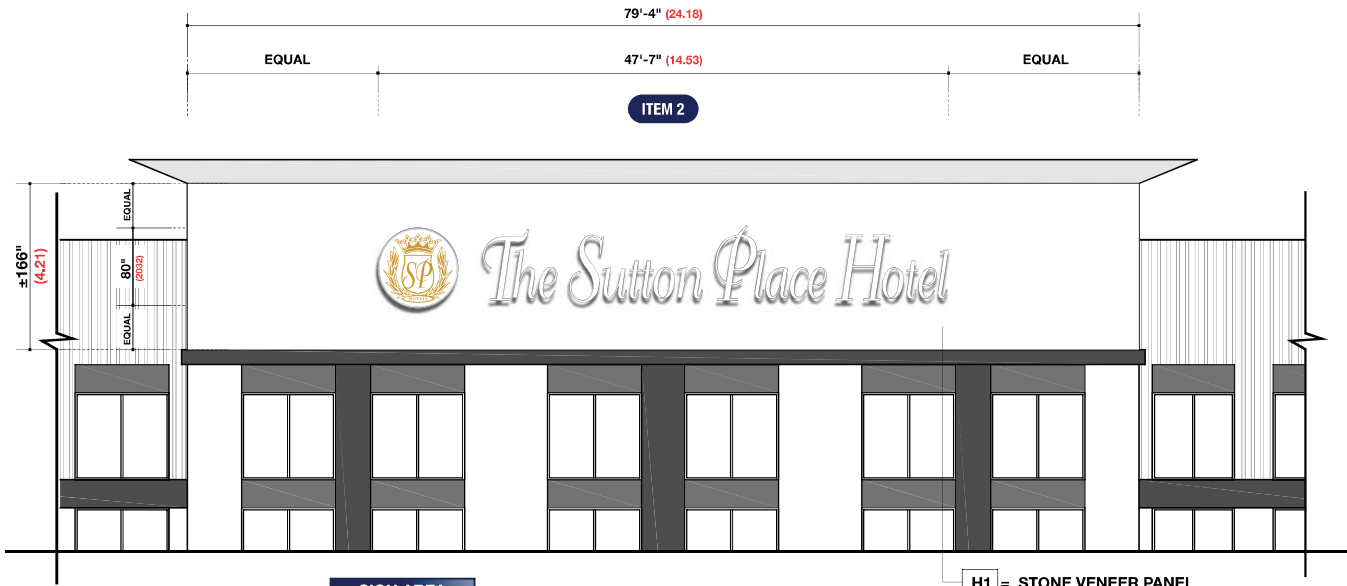
ACCESS REQUIRED

SITE SURVEY REQUIRED



WEST Elevation
Scale: 1/32" = 1'-0"

FOLDER #:	69204
CLIENT:	THE SUTTON PLACE HOTEL
ADDRESS:	Sutton Place Hotel Airport 1111 Unknown Kelowna BC V1P 1A6
DATE:	05/05/2024
REVISION:	2• 12-04-2024 Item 2, ajouter note 3• 15-04-2024 Item 2, fini brossé
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Logo	Deco Signs UNIS DEKOR
DRAWING #:	DS69204-3
PAGE:	4/5



EAST Elevation / ENTRANCE
Scale: 1/8" = 1'-0"

SIGN AREA	
S.F.	S.M.
317.22	29.47

H1 = STONE VENEER PANEL
COLOR: CREAMY WHITE
REF TO ARCHITECTURAL PLAN
KELOWNA SUTTON EXTERIOR FINISHES



CUSTOMER TO REVIEW CONTRAST BETWEEN
THE WHITE FACE OF THE LETTERS AND
THE BUILDING BACKGROUND TO ENSURE
ADEQUATE CONTRAST FOR DAYTIME VIEWING

FOLDER #:	69204
CLIENT:	THE SUTTON PLACE HOTEL
ADDRESS:	Sutton Place Hotel Airport 1111 Unknown Kelowna BC V1P 1A6
DATE:	05/05/2024
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	Deco- signification UNISD DEKOR
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