

# Design Rational Statement

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To Whom It May Concern,

Re: Variance Request for Additional Illuminated Signage

The purpose of this request is to improve the visibility and identification of the bank for customers approaching the site from multiple directions, and to stay consistent with national branding. Due to the building's location and orientation, a single illuminated sign does not provide adequate visibility for all approaching traffic and pedestrians. The additional illuminated signs will enhance wayfinding and assist customers in locating the branch more easily, particularly during evening hours and periods of reduced visibility.

We appreciate your consideration of this request and respectfully ask for approval of the variance to permit the additional illuminated signs.

Sincerely,

Jayden Fradsham

Executive Assistant

Day Nite Neon Signs Limited

(902) 469 - 7095

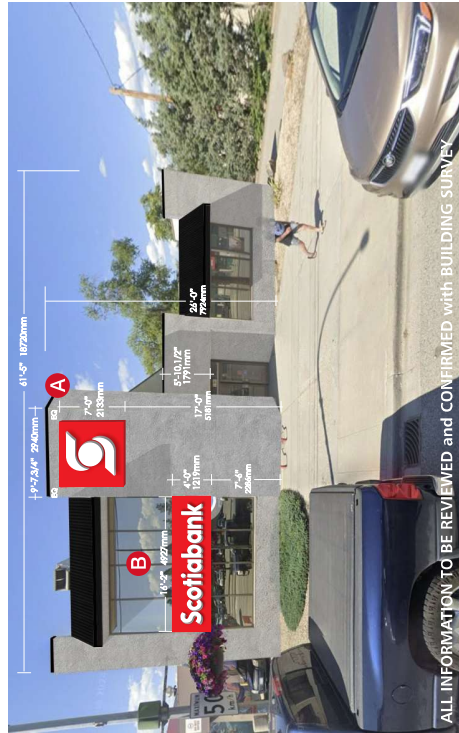


Transit # **30650**  
**SCOTIABANK - KELOWNA B.C.**  
 190 Hwy, 33 West, Rutland Branch  
 Scotiabank Project Manager - Debbie Schifer  
 Day Nite Neon Signs Ltd. Account Executive - Chris Boone

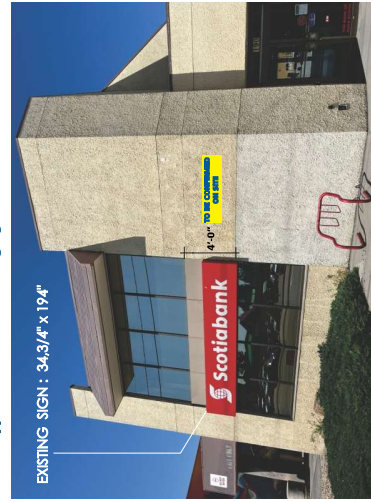
Original Drawing - JULY 31 2025  
 Revised Drawing - AUG. 27 2025

INSTALL NEW ILLUMINATED LED LOGO ON BACKER STRUCTURE - as per SCOTIABANK SPECIFICATIONS NOT TO SCALE :  
 ALL SIGN INFORMATION and MEASUREMENTS TO BE REVIEWED WITH SITE SURVEY SURVEY AUG. 11th 2025  
 BACKER PANEL IS NON-ILLUMINATED ACM PANEL on ALUMINUM FRAME, ALL PAINTED RED

REMOVE EXISTING SIGNS and REPLACE with NEW / FRONT ENTRANCE Approximated View of New Signs Not to Scale

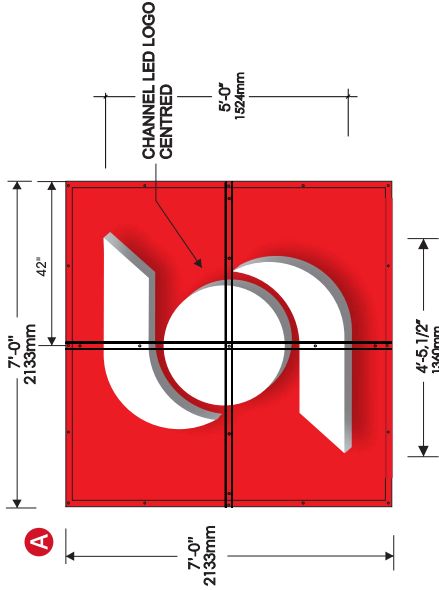


SEE ARCHITECTURAL RENDERING PG.3  
 Approximated View of Existing Signs Not to Scale



ALL INFORMATION TO BE REVIEWED and CONFIRMED with BUILDING SURVEY

**NEW LED ILLUMINATED LETTERS - on NON-ILLUMINATED Fabricated BACKER** Not to SCALE :  
 NOTE: POWER SUPPLY to be located in 'globe'



**EXACT SIZING and INSTALLATION to be confirmed**  
 as per SURVEY of Building PENDING

2 of 1.1/2"x 1.1/2"x 3/16" ALUMINUM ANGLE  
 INTERNAL STIFFENERS @ 48" OC

APPROX. 20 TOTAL SCREWS REQUIRED FOR SIGN BACKER FRAME

SIGN WEIGHT :  
 230 lbs.

Backer Box 49 Sq.Ft. 4.5 Sq.M.

LOGO

22.3 Sq.Ft.

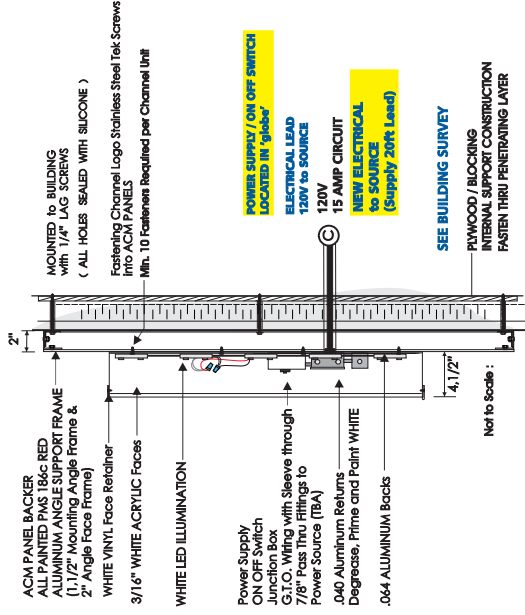
LOGO WEIGHT :  
 105 lbs.

MIN. 30 SCREWS REQUIRED TO MOUNT LOGO TO BACKER

- LED STRIP, 2' Modules/ft. (6 LEADS)
- APPROX. Total 160 WHITE LED MODULES
- APPROX. Total 80 Linear Feet
- 1 - 701494QUAD POWER SUPPLY = 3.6 AMPS
- TOTAL 120V 15 AMP CIRCUIT

NOTE: INSULATION METHOD AS PER SURVEY  
 REQUIRED TO BE USED THROUGHOUT ALL SUPPORT BRACES  
 AND MOUNTED TO BUILDING - HOISTING CLIPS REQUIRED

SIDE VIEW DETAIL ILLUMINATED CHANNEL LED LOGO ON BACKER



**LED ILLUMINATED LOGO on NON-ILLUMINATED ACM BACKER**

Manufacture and Install Channel Logo  
 3/16" White Acrylic; Vinyl trim cap retains Scotiabank White  
 .040 Aluminum Returns White; .064 Aluminum Backs  
 All degreased, primed and painted White  
 Lighting: LED WHITE Illumination  
 120V POWER SUPPLY; On/off switches as per C.S.A. Standards

ALUMINUM SUPPORT FRAME with ACM FACE PANELS  
 ALL OF SIGN STRUCTURE PAINTED (PMS 184C RED)

IT IS IMPERATIVE THAT SILICONE BE APPLIED AROUND THE ELECTRICAL FITTINGS IN ORDER TO CREATE A TIGHT SEAL.

CUSTOMER SIGNATURE APPROVAL :

ALL SERVICES ARE PROVIDED AS PER THE SPECIFICATIONS AND CONDITIONS OF THE CONTRACT. ALL MATERIALS, LABOR AND EQUIPMENT IS TO BE PROVIDED BY THE CLIENT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AUTHORITIES. THE DRAWING IS THE PROPERTY OF DAY NITE NEON SIGNS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. DAY NITE NEON SIGNS LTD. WILL RESERVE THE RIGHT TO MAKE CHANGES TO THE DESIGN WITHOUT NOTICE AND WITHOUT OBLIGATION TO RECOVER APPROX. AND DESIGN COSTS.

<b>CUSTOMER :</b> Scotiabank (Rutland) Kelowna BC	<b>DRAWN BY :</b> B.H.	<b>DATE :</b> 07 31 2025	<b>NOTES :</b>
<b>LOCATION :</b> 190 Hwy 33 West, (Rutland) Kelowna BC	<b>SCALE :</b> As Noted	<b>SIZE :</b> B 11"x17"	
<b>FILE DESCRIPTION :</b> New Led illuminated Letters on Backer	<b>REVISED BY :</b> B.H.	<b>REV. DATE :</b> 08 27 25	<b>DWG. #</b> 2558KVS018C3
			25-D224

**daynite**  
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 DAY NITE NEON SIGNS LTD. 57 Wright Ave. Dartmouth, N.S. B3B 1H2  
 PH. (902) 469-7095 FAX (902) 469-2124

Transit # **30650**  
**SCOTIABANK - KELOWNA B.C.**  
 190 Hwy, 33 West, Rutland Branch  
 Scotiabank Project Manager - Debbie Schifer  
 Day Nite Neon Signs Ltd. Account Executive - Chris Boone

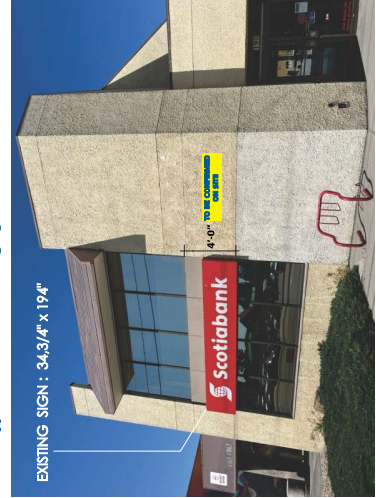
Original Drawing - JULY 31 2025  
 Revised Drawing - AUG. 27 2025

INSTALL NEW ILLUMINATED LED LETTERS ON BACKER STRUCTURE - as per SCOTIABANK SPECIFICATIONS NOT TO SCALE:  
 ALL SIGN INFORMATION and MEASUREMENTS TO BE REVIEWED WITH SITE SURVEY SURVEY AUG. 11th 2025  
 BACKER PANEL IS NON-ILLUMINATED ACM PANEL ON ALUMINUM FRAME, ALL PAINTED RED



REMOVE EXISTING SIGNS and REPLACE with NEW / FRONT ENTRANCE Approximated View of New Signs Not to Scale

ALL INFORMATION TO BE REVIEWED and CONFIRMED with BUILDING SURVEY



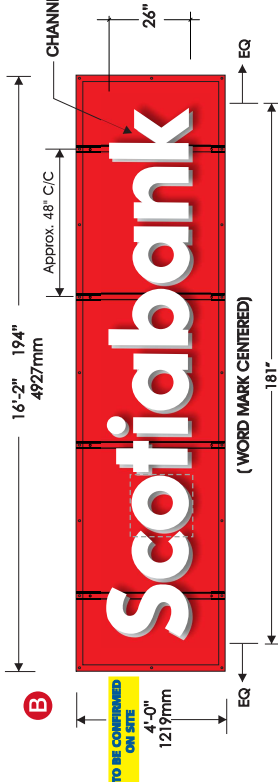
SEE ARCHITECTURAL RENDERING PG.3 Approximated View of Existing Signs Not to Scale

CHANNEL LETTERS : 32.6 Sq.Ft. 3. Sq.M.

- LED STRIP, 2 Modules (6 LEDs)
- APPROX. 100 WHITE LED MODULES
- APPROX. Total 100 Linear Feet
- 2 - 701507MOD POWER SUPPLIES = 2 AMPS
- TOTAL 120V 15 AMP CIRCUIT

NOTE: INSTALLATION METHOD AS PER SURVEY SIGNS ARE TO BE BOLTED THROUGH INTERNAL SUPPORT BRACES AND MOUNTED TO BUILDING - HOUSING CLIPS REQUIRED

NEW LED ILLUMINATED LETTERS - on NON-ILLUMINATED Fabricated BACKER Not to SCALE:  
 NOTE: POWER SUPPLIES to be located behind 'o'



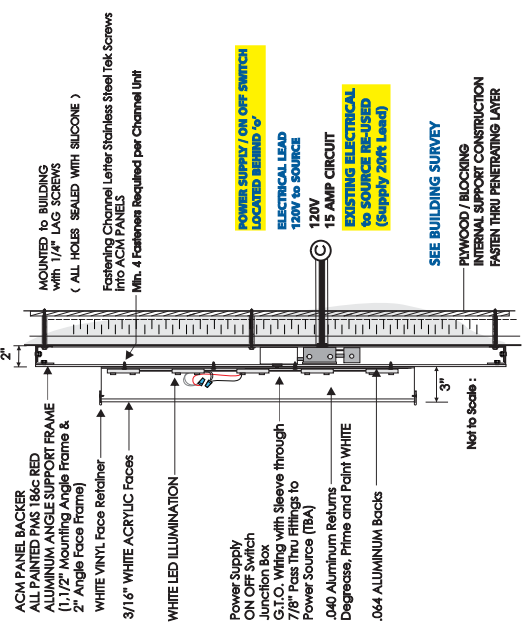
SIGN WEIGHT : 320 lbs.

Backer Box 64 Sq.Ft. 5.9 Sq.M.

EXACT SIZING and INSTALLATION to be confirmed as per SURVEY of Building PENDING

4 of 1.1/2" x 1.1/2" x 3/16" ALUMINUM ANGLE INTERNAL STIFFENERS @ 48" C/C  
 APPROX. 20 TOTAL SCREENS REQUIRED FOR SIGN BACKER FRAME

SIDE VIEW DETAIL ILLUMINATED CHANNEL LED LETTERS ON BACKER



LED ILLUMINATED LETTERS on NON-ILLUMINATED ACM BACKER

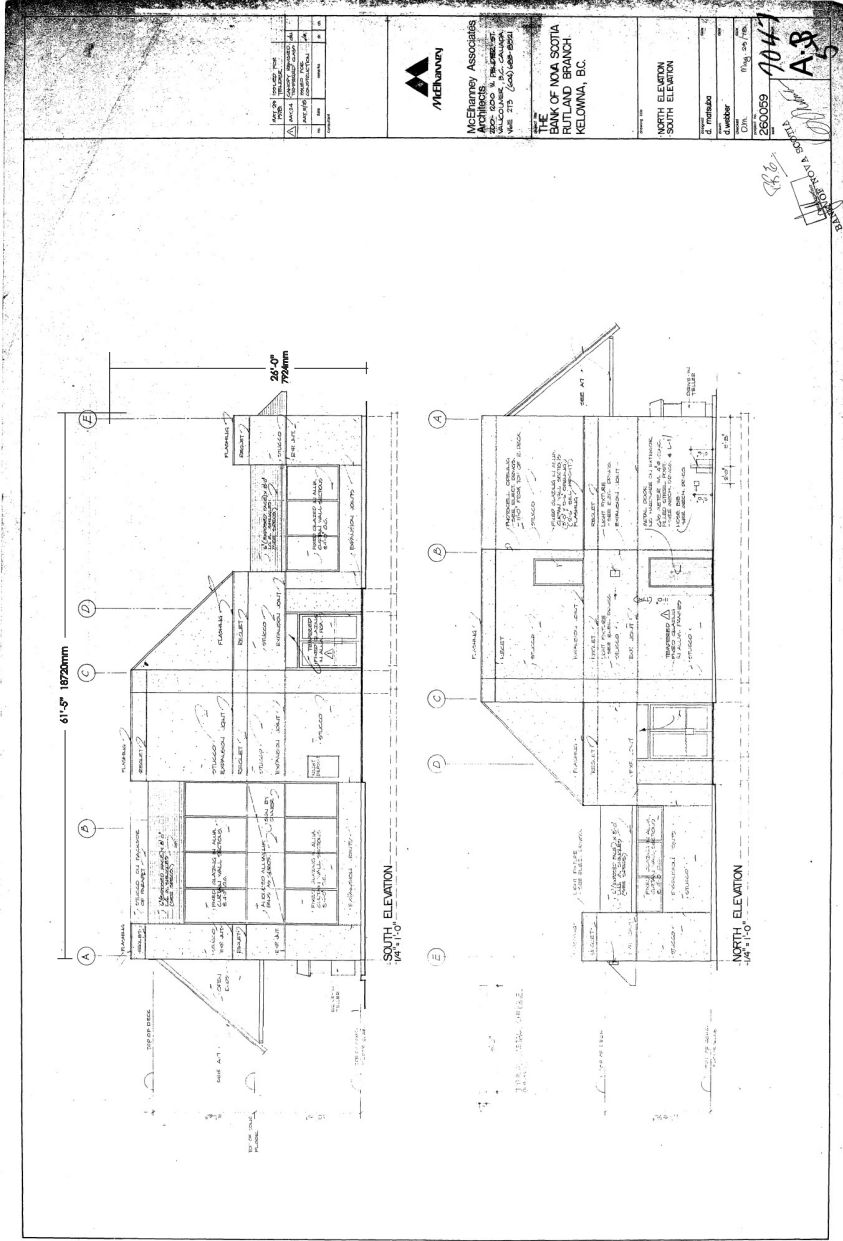
Manufacture and Install Channel Letters  
 3/16" White Acrylic; Vinyl trim cap retains Scotiabank White  
 .040 Aluminum Returns White; .064 Aluminum Backs  
 All degreased, primed and painted White  
 Lighting: LED WHITE Illumination  
 120V POWER SUPPLY; On/off switches as per C.S.A. Standards  
 ALUMINUM SUPPORT FRAME with ACM FACE PANELS  
 ALL OF SIGN STRUCTURE PAINTED (PMS 184C RED)  
 IT IS IMPERATIVE THAT SILICONE BE APPLIED AROUND THE ELECTRICAL FITTINGS IN ORDER TO CREATE A TIGHT SEAL.

CUSTOMER SIGNATURE APPROVAL :

**daynite**  
 www.daynitesigns.com  
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 PH. (902) 469-7095 FAX (902) 469-2124 \*VAT IN CANADA PLEASE SEE 65727\*

CUSTOMER : Scotiabank	DRAWN BY : B.H.	DATE : 07 31 2025	NOTES :
LOCATION : 190 Hwy 33 West, (Rutland) Kelowna BC	SCALE : As Noted	SIZE : B 11"x17"	
FILE DESCRIPTION : New Led illuminated Letters on Backer	REVISED BY : B.H.	REV. DATE : 08 27 25	DWG. # 255BKVS018C3

Transit #  
**30650**  
 SCOTIABANK - KELOWNA B.C.  
 190 Hwy. 33 West, Rutland Branch  
 Scotiabank Project Manager - Debbie Scriver  
 Day Nite Neon Signs Ltd. Account Executive - Chris Boone



CUSTOMER SIGNATURE APPROVAL :

CLIENTS RESPONSIBILITY FOR PROVIDING ALL DIMENSIONS, MATERIALS, ISOMETRICS, BEST COLORS, ALL WRITTEN SPECIFICATIONS AND REVISIONS AND TO PROVIDE SIGNED APPROVAL OF THIS DRAWING. ALL DIMENSIONS CAN BE FOUND ON OUR WEBSITE - [www.daynitesigns.com](http://www.daynitesigns.com). THIS DRAWING IS THE PROPERTY OF DAY NITE NEON SIGNS LTD. AND WILL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF DAY NITE NEON SIGNS LTD. WILL RESULT IN CHARGES TO THE CUSTOMER TO RECOVER ATTORNEY AND DESIGN COSTS.

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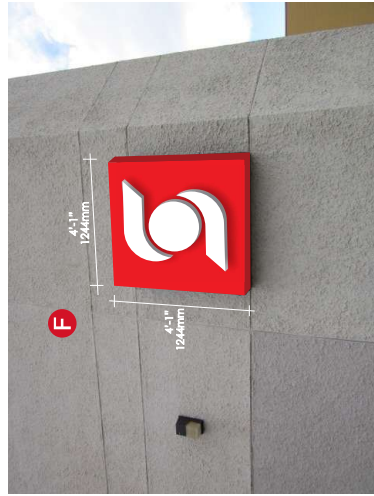
<b>CUSTOMER :</b> Scotiabank	<b>DRAWN BY :</b> B.H.	<b>DATE :</b> 07 31 2025	<b>NOTES :</b>
<b>LOCATION :</b> 190 Hwy. 33 West, (Rutland) Kelowna BC	<b>SCALE :</b> As Noted	<b>SIZE :</b> B 11"x17"	
<b>FILE DESCRIPTION :</b> Architectural Rendering / North & South Elevs.	<b>REVISED BY :</b> B.H.	<b>REV. DATE :</b> 08 27 25	<b>DWG. #</b> 255BKVS018C3
			25-D224

Transit #  
**30650**  
SCOTIABANK - KELOWNA B.C.  
190 Hwy. 33 West, Rutland Branch  
Scotiabank Project Manager - Debbie Seifer  
Day Nite Neon Signs Ltd. Account Executive - Chris Boone

Original Drawing - JULY 31 2025  
Revised Drawing - AUG. 27 2025

INSTALL NEW ILLUMINATED LED LOGO ON BACKER STRUCTURE - as per SCOTIABANK SPECIFICATIONS  
ALL SIGN INFORMATION and MEASUREMENTS TO BE REVIEWED WITH SITE SURVEY  
SURVEY AUG. 11th 2025  
BACKER PANEL IS NON-ILLUMINATED ACM PANEL ON ALUMINUM FRAME, ALL PAINTED RED

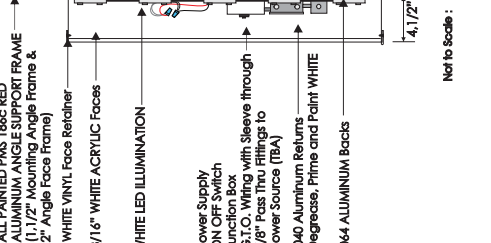
REMOVE EXISTING SIGN and REPLACE with NEW / Approximated View of New Sign



Approximated View of Existing Sign

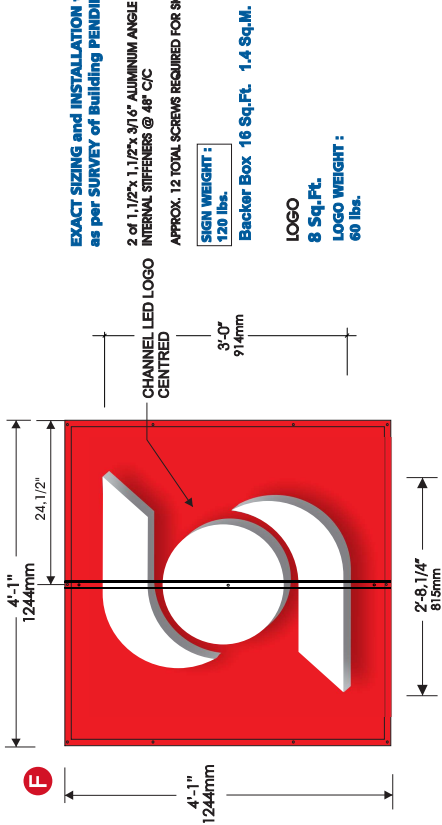


SIDE VIEW DETAIL ILLUMINATED CHANNEL LED LOGO ON BACKER



**NEW LED ILLUMINATED LETTERS - on NON-ILLUMINATED Fabricated BACKER** Not to SCALE:

NOTE: POWER SUPPLY to be located in 'globe'



**LED ILLUMINATED LOGO on NON-ILLUMINATED ACM BACKER**

Manufacture and Install Channel Logo  
3/16" White Acrylic; Vinyl trim cap retains Scotiabank White  
.040 Aluminum Returns White; .064 Aluminum Backs  
All degreased, primed and painted White  
Lighting: LED White Illumination  
120V POWER SUPPLY; On/off switches as per C.S.A. Standards  
ALUMINUM SUPPORT FRAME with ACM FACE PANELS  
ALL OF SIGN STRUCTURE PAINTED (PMS 186C RED)

IT IS IMPERATIVE THAT SILICONE BE APPLIED AROUND THE ELECTRICAL FITTINGS IN ORDER TO CREATE A TIGHT SEAL.

CUSTOMER SIGNATURE APPROVAL :

- MIN. 12 SCREWS REQUIRED TO MOUNT LOGO TO BACKER
- LED STRIP, 2 Modules/ft (6 LEDs)
  - APPROX. Total 60 WHITE LED MODULES
  - APPROX. Total 30 Lineal Feet
  - 1 - 701507MOD POWER SUPPLY = 1 AMP
  - TOTAL 120V 15 AMP CIRCUIT

NOTE: INSULATION METHOD AS PER SURVEY  
APPLIED TO ALL INTERNAL SUPPORT BRACES  
AND MOUNTED TO BUILDING - HOISTING CLIPS REQUIRED

**EXACT SIZING and INSTALLATION to be confirmed as per SURVEY of building**

2 of 1.1/2" x 1.1/2" x 3/16" ALUMINUM ANGLE  
INTERNAL STIFFENERS @ 48" C/C

APPROX. 12 TOTAL SCREWS REQUIRED FOR SIGN BACKER FRAME

SIGN WEIGHT:  
120 lbs.

Backer Box 16 Sq.Ft. 1.4 Sq.M.

LOGO  
8 Sq.Ft.

LOGO WEIGHT:  
60 lbs.

EXISTING 'ABM' SIGN 12'-26" UNCHANGED

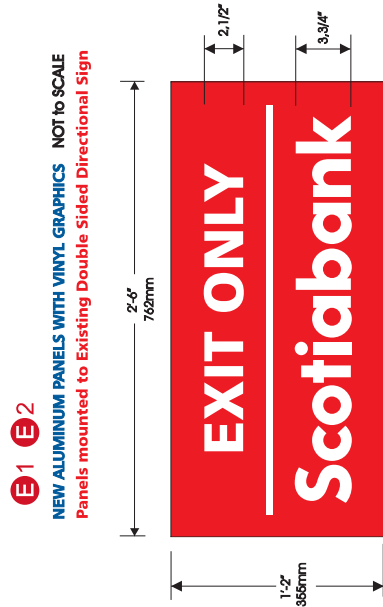


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DAY NITE NEON SIGNS LTD. 57 Wright Ave. Dartmouth, N.S. B3B 1H2  
PH. (902) 469-7095 FAX (902) 469-2124

CUSTOMER:	Scotiabank	DRAWN BY:	B.H.	DATE:	07 31 2025	NOTES:	
LOCATION:	190 Hwy. 33 West, (Rutland) Kelowna BC	SCALE:	As Noted	REVISED BY:	B.H.	REV. DATE:	08 27 25
FILE DESCRIPTION:	New Led illuminated Letters on Backer	DWG. #	2558KVS018C3				

Transit # **30650**  
**SCOTIABANK - KELOWNA B.C.**  
 190 Hwy. 33 West, Rutland Branch  
 Scotiabank Project Manager - Debbie Seiver  
 Day Nite Neon Signs Ltd. Account Executive - Chris Boone

**NEW PANELS FOR EXISTING SIGN as per SCOTIABANK SPECIFICATIONS NOT TO SCALE:**  
**ALL SIGN INFORMATION and MEASUREMENTS TO BE REVIEWED WITH SITE SURVEY SURVEY AUG. 11th 2025**



**NEW NON ILLUMINATED PANEL SIGNS**  
**2 REQUIRED**  
 SPECIFICATIONS : Mounted with Adhesive  
 Aluminum Panels Painted to match PMS 186c RED  
 with 3M Reflective White Vinyl Lettering  
 Applied 1st Surface

Approximated View of Existing Sign (One Side) Not to Scale



CUSTOMER SIGNATURE APPROVAL :

CLIENTS RESPONSIBLE FOR PROVIDING ALL DRAWING INFORMATION (DIMENSIONS, TEXT COLORS, ALL WRITTEN SPECIFICATIONS AND REVISIONS) AND TO PROVIDE SIGNED APPROVAL OF THIS DRAWING. ALL DISCLAIMER INFORMATION CAN BE FOUND ON OUR WEBSITE - WWW.DAYNITESIGNS.COM. THIS DRAWING IS THE PROPERTY OF DAY NITE NEON SIGNS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY PORTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF DAY NITE NEON SIGNS LTD. WILL RESULT IN CHARGES TO THE CUSTOMER TO RECOVER NETWORK AND DESIGN COSTS.

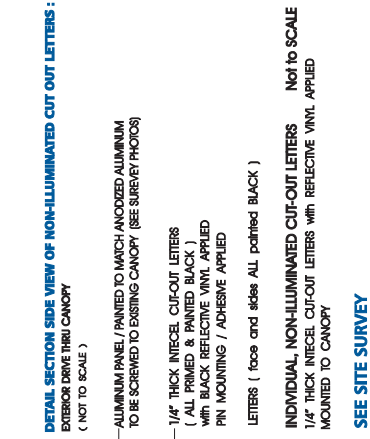
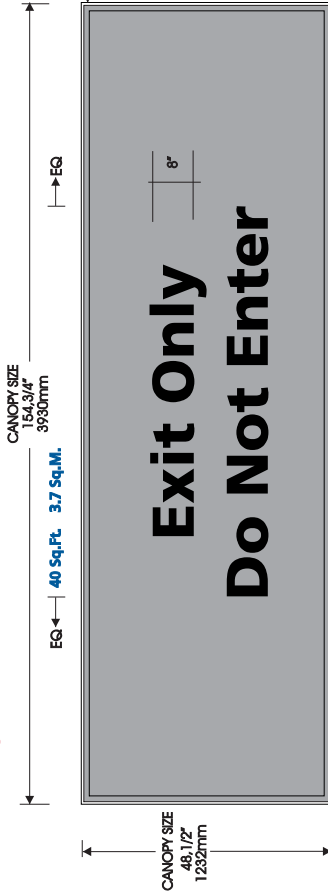
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<b>CUSTOMER :</b> Scotiabank	<b>DRAWN BY :</b> B.H.	<b>DATE :</b> 07 31 2025	<b>NOTES :</b>
<b>LOCATION :</b> 190 Hwy. 33 West, (Rutland) Kelowna BC	<b>SCALE :</b> As Noted	<b>SIZE :</b> B 11"x17"	
<b>FILE DESCRIPTION :</b> New Vinyl Letters on Panels	<b>REVISED BY :</b> B.H.	<b>REV. DATE :</b> 08 27 25	<b>DWG. #</b> 25-D224
			<b>255BKVS018C3</b>

Transit # **30650**  
**SCOTIABANK - KELOWNA B.C.**  
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NEW SINGLE SIDED PANEL SIGN as per SCOTIABANK SPECIFICATIONS NOT TO SCALE :  
**ALL SIGN INFORMATION and MEASUREMENTS TO BE REVIEWED WITH SITE SURVEY SURVEY AUG. 11th 2025**

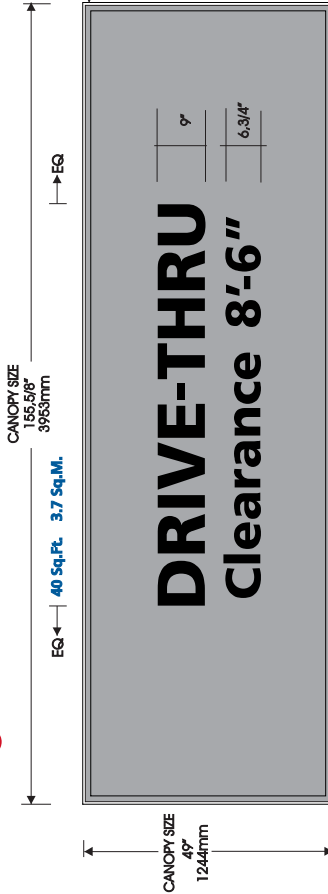
**G1 DRIVE THRU CANOPY - SIGN / CUT OUT LETTERS ON ALUMINUM PANEL NOT TO SCALE**



EXISTING 1,5/8" FRAME  
 ALLOW 1/2" ALL AROUND FOR PANEL SIZING :  
 47 1/2" x 153 3/4"

**EXACT SIZING and INSTALLATION to be reviewed as per SURVEY of Canopy SEE ALL SITE PHOTOS**

**G2 DRIVE THRU CANOPY - SIGN / CUT OUT LETTERS ON ALUMINUM PANEL NOT TO SCALE**



EXISTING 1,5/8" FRAME  
 ALLOW 1/2" ALL AROUND FOR PANEL SIZING :  
 48" x 154 5/8"

**EXACT SIZING and INSTALLATION to be reviewed as per SURVEY of Canopy SEE ALL SITE PHOTOS**



CUSTOMER SIGNATURE APPROVAL :

CLIENTS RESPONSIBILITY FOR PROVIDING ALL DRAWING INFORMATION (SIZES, SET COLORS, ALL WRITTEN SPECIFICATIONS AND REVISIONS) AND TO PROVIDE SIGNED APPROVAL OF THIS DRAWING. ALL DIMENSIONS CAN BE FOUND ON OUR WEBSITE - [www.daynitesigns.com](http://www.daynitesigns.com). THIS DRAWING IS THE PROPERTY OF DAY NITE NEON SIGNS LTD. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY PORTION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF DAY NITE NEON SIGNS LTD. WILL RESULT IN CHARGES TO THE CUSTOMER TO RECOVER APPROX. AND DESIGN COSTS.

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 PH. (902) 469-7095 FAX (902) 469-2124 ©2025 DAY NITE

<b>CUSTOMER :</b> Scotiabank	<b>DRAWN BY :</b> B.H.	<b>DATE :</b> 07 31 2025	<b>NOTES :</b>
<b>LOCATION :</b> 190 Hwy. 33 West, (Rutland) Kelowna BC	<b>SCALE :</b> As Noted	<b>SIZE :</b> B 11"x17"	
<b>FILE DESCRIPTION :</b> New Cut Out Letters on Panel	<b>REVISED BY :</b> B.H.	<b>REV. DATE :</b> 08 27 25	<b>DWG. #</b> 25-0224
			<b>255BKVS018C3</b>

Transit # **30650**  
**SCOTIABANK - KELOWNA B.C.**  
 190 Hwy. 33 West, Rutland Branch  
 Scotiabank Project Manager - Debbie Scriver  
 Day Nite Neon Signs Ltd. Account Executive - Chris Boone

NEW FACES and FRAMES FOR EXISTING PYLON SIGN as per SCOTIABANK SPECIFICATIONS NOT TO SCALE:  
**ALL SIGN INFORMATION and MEASUREMENTS TO BE REVIEWED WITH SITE SURVEY SURVEY AUG. 11th 2025**

**REMOVE EXISTING DOUBLE SIDED PYLON SIGN FACES and REPLACE with NEW**  
 EXISTING :

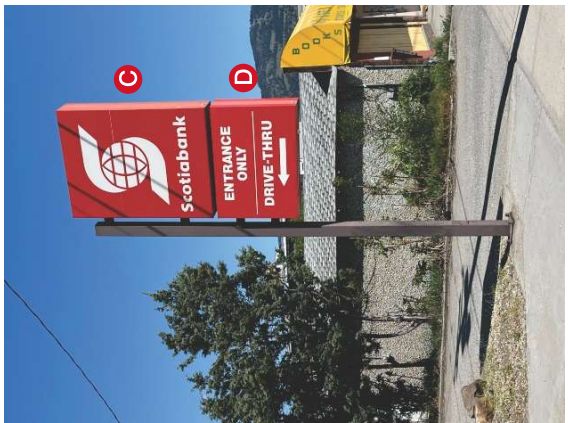
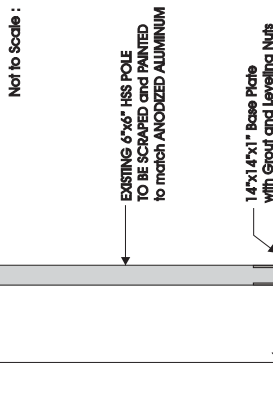


- RE-USE EXISTING PYLON SIGN BOXES / RE-PAINT EXISTING MOUNTING POLE & PLATE
- CONFIRM with SURVEY INFORMATION
- EXISTING FLUORESCENT TUBE ILLUMINATION
- RETRO-FIT EXISTING SIGNS TO LED SPEED LAMP ILLUMINATION
- C: 7 of F72 LED SPEED LAMPS, (VERTICAL)
- D: 6 of F36 LED SPEED LAMPS
- 2 - 70149QUAD POWER SUPPLY = 7.2 AMPS
- TOTAL 120V 15 AMP CIRCUIT

28 Sq.Ft.

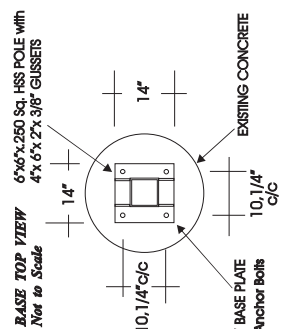
- MANUFACTURE NEW FACES FOR DOUBLE-SIDED ILLUMINATED SIGNS
- NEW ALUMINUM FLEX FACE FRAMES
- (DEGREASE, PRIME and PAINT PMS 1866 RED) AZCO NOBLE PAINT
- NEW 3M PANAGRAPHICS III FACES with 3M TRANSLUCENT VINYLs 1st SURFACE
- COLOURS: BACKGROUND - 3630-33 RED ; LOGO & COPY - VISIBLE WHITE FLEX FACE
- RETRO-FIT TO WHITE LED Illumination.
- Electronic Power Supplies, on-off switch as per CSA

15 Sq.Ft.



Approximated View of Existing Sign (One Side) Not to Scale

**EXACT SIGN SIZES, INFORMATION, INSTALLATION and ELECTRICAL HOOK UP to be confirmed as per SURVEY PENDING**



**EXISTING CONCRETE BASE as per SURVEY**  
 3/4" Diameter Anchor Bolts EXISTING  
 10.1/4" Centers  
 Not to Scale

CUSTOMER SIGNATURE APPROVAL :  
 DAY NITE NEON SIGNS LTD. 57 Wright Ave. Dartmouth, N.S. B3B 1H2  
 PH. (902) 469-7095 FAX (902) 469-2124 www.daynitesigns.com



<b>CUSTOMER :</b> Scotiabank	<b>DRAWN BY :</b> B.H.	<b>DATE :</b> 07 31 2025	<b>NOTES :</b>
<b>LOCATION :</b> 190 Hwy. 33 West, (Rutland) Kelowna BC	<b>SCALE :</b> As Noted	<b>SIZE :</b> B 11"x17"	
<b>FILE DESCRIPTION :</b> New Pylon Faces and Frames / Retro-Fit to Leads	<b>REVISED BY :</b> B.H.	<b>REV. DATE :</b> 08 15 25	<b>DWG. #</b> 25-SBK018C2