



CITY OF WEST KELOWNA
DEVELOPMENT PERMIT AMENDMENT WITH VARIANCES
DP 14-12.05

To: CERJ Shopping Centre Ltd. c/o Patrick McCusker
3430 Benvoulin Road
Kelowna, BC
V1W 4M5

1. This Permit is issued subject to compliance with all of the Bylaws of the City of West Kelowna applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the City of West Kelowna described below, and any and all buildings, structures and other developments thereon:

Lot 2 District Lot 2689, ODYD, Plan EPP76307
(Multiple Addresses – Lakeview Village on Anders Road)

3. This amendment to an existing Development Permit (DP 14-12) allows for the construction of a two storey commercial building in the **Commercial Development Permit Area (DPA 1)** subject to the following conditions and related Schedules:

A. That the siting, exterior design, and finish of buildings are to be constructed in general accordance with the following attached Architectural Drawings prepared by Patrick McCusker Architecture Inc., dated December 2, 2019 within Schedule A:

- 1) Site Plan Drawings DP 0.01, 1.01, and 1.02
- 2) Floor Plans DP 2.01-2.05
- 3) Building Elevations and Sections DP 3.01, 3.02, 3.21, and 4.01-4.06
- 4) Colour and Materials Schedule DP 3.11

Other applicable DP requirements previously approved and outside the amendments attached in Schedule A must also be adhered to as per the respective Development Permit or Development Permit amendments.

The following variances to Zoning Bylaw No. 0154 are included as part of this Development Permit:

- i. Reduce the number of parking spaces from 15 to 7 (variance of 8 spaces) to accommodate general commercial uses (S.4.4.1(a)); and
 - ii. Reduce the number of loading spaces from 2 to 0 (S.4.10.1(a)).
5. The land described herein shall be developed strictly in accordance with the terms and conditions of this Permit and any plans and specifications attached to this Permit, which shall form a part hereof. Should any changes be required to this permit, please ensure that you obtain written approval from City of West Kelowna prior to making any changes.
6. If this Development Permit has not been issued within one year from approval, Development Permit DP 14-12.05 shall be deemed to have been refused and the file will be closed.

7. **This Permit is not a Building Permit.**

8. Subject to the terms of the permit, where the holder of a permit issued under the *Local Government Act* does not substantially commence any construction with respect to which the permit was issued within one year after the date it is issued, the permit lapses.

AUTHORIZING RESOLUTION NO. _____ PASSED BY THE MUNICIPAL COUNCIL ON _____.

Signed on _____

City Clerk

I hereby confirm that I have read and agree with the conditions of Development Permit amendment DP 14-12.05 with Variances and will ensure that copies of the Permit will be provided to onsite personnel at time of construction.

Signed on _____

Property Owner or Agent

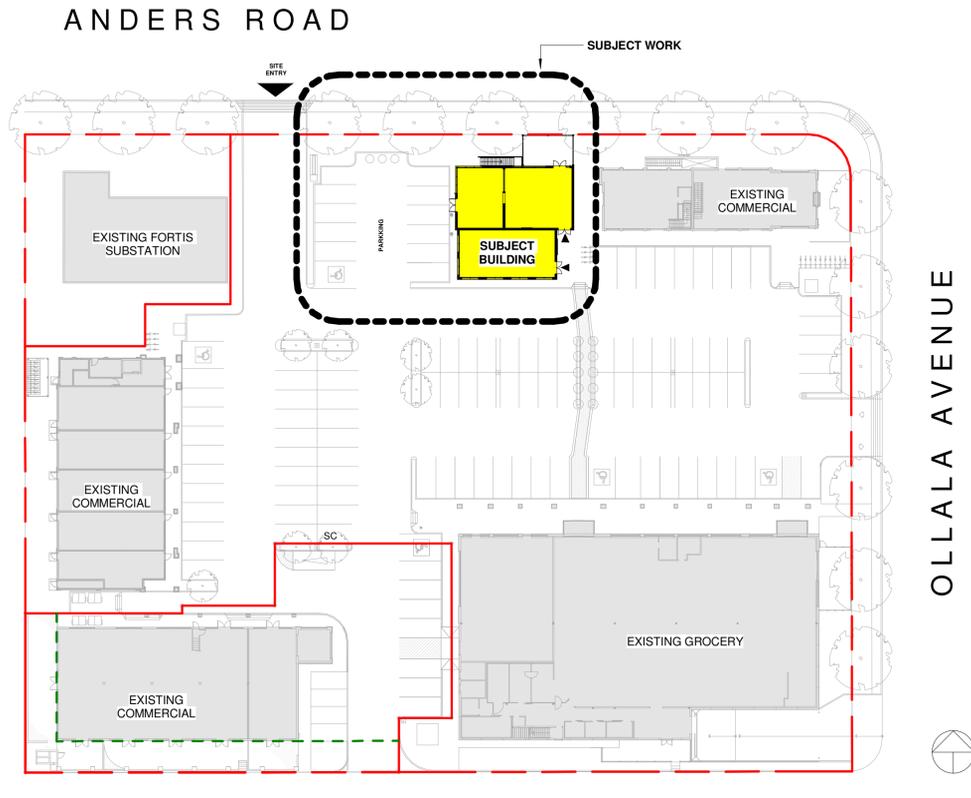
ISSUED on _____

Schedules:

- A. Architectural Submission by Patrick McCusker Architecture Inc., dated December 2, 2019:
1. Site Plan Drawings DP 0.01, 1.01, and 1.02
 2. Floor Plans DP 2.01-2.05
 3. Building Elevations and Sections DP 3.01, 3.02, 3.21, and 4.01-4.06
 4. Colour and Materials Schedule DP 3.11

H:\DEVELOPMENT SERVICES\PLANNING\3060 Development Permits\3060-20 Permits\2014\DP 14-12.05 Anders Rd\Permit_Security\DP 14-12.05.docx

CONTEXT MAP



ILLUSTRATION



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 Tabulated scales refer to Arch D size drawings sheet.
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 Seal

CONSULTANTS

ARCHITECTURAL
 PATRICK McCUSKER ARCHITECTURE INC.
 3430 BENOULIN ROAD,
 KELOWNA, B.C. V1W 4M5
 CONTACT: PATRICK McCUSKER AIBC, AAA, MRAIC
 TEL: 778.484.0223 e-mail: pat@pmccarch.com

CIVIL
 APLIN MARTIN CONSULTANTS LTD.
 454 LEON AVENUE
 KELOWNA, B.C. V1Y 6J3
 CONTACT: CORY BARKER P. Eng.
 TEL: 250.448.0157 e-mail: kelowna@aplinmartin.com

LANDSCAPE
 OUTLAND DESIGN LANDSCAPE ARCHITECTURE
 206-1889 SPALL ROAD
 KELOWNA, B.C. V1Y 4R2
 CONTACT: FIONA BARTON
 TEL: 250.868.9270 e-mail: fiona@outlanddesign.ca

SURVEY
 RUNNALLS DENBY LAND SURVEYING
 258A LAWRENCE AVENUE
 KELOWNA, B.C. V1Y 6L2
 CONTACT: NEIL DENBY
 TEL: 250.763.7322 e-mail: neil@runnallsdenby.com

PROJECT STATISTICS

Address: 845 Anders Road
Legal: Lot 2, Plan EPP76307
Zoning (Current): C1 (Urban Centre Commercial Zone)
Permitted Use: Mixed Use

Site Area:	8,421.0	sq.m.
	90,646	sq.ft.
	0.8420	Ha

ALLOWED	
Front	4.5m
Side	4.5m
Rear	0.0
PROPOSED	
Front	4.5m
Side	4.5m
Rear	0.0

GROSS AREA (footprints for site coverage calculations)	Area (sf)
PHASE 1.0: Medical Building Lower Level	5482
PHASE 2.0: Grocery & CRU	15607
PHASE 3.0: Commercial	5191
PHASE 4.0: Brewery/Tasting/CRU	2778
Total	29058

NET AREAS (for FAR calculations)	Area (sf)
PHASE 1.0: Lower Level (Commercial)	5482
PHASE 1.0: Upper Level (Office)	6152
PHASE 2.0: Nesters Grocery - Main (12818 SF) and Upper (1947 SF)	14765
PHASE 2.0: Commercial	2789
PHASE 3.0: Commercial - Main (1139 SF) and Lower (1254 SF)	2393
PHASE 3.0: Commercial - Main (1628 SF) and Lower (1100 SF)	2728
PHASE 4.0: Storage (Basement)	1690
PHASE 4.0: Brewery/Production (Main)	667
PHASE 4.0: Tasting (Main)	985
PHASE 4.0: CRU (Main)	1110
PHASE 4.0: Tasting (Second)	997
Total	39758

Site Coverage: 100%
Maximum Density: 2.35 FAR
Height: Principal buildings
 16.5 m max or 4 stories

	ALLOWED	PROPOSED
8,421	sq.m.	2,699
90,646	sq.ft.	29,058
19,789	sq.m.	3,694
213,018	sq.ft.	39,758
15.0	m	14.93
49.2	ft	49.0

Building	Requirement / Rule		Parking Spaces
PHASE 01: Lower Level (Retail) [COMPLETE]	2.0/100 sq m	>>>>	10
PHASE 01: Upper Level (Office) [COMPLETE]	2.5/100 sq m	>>>>	14
PHASE 2.0: Nesters Grocery [COMPLETE]	5.0/100 sq m	>>>>	63
PHASE 2.0: Commercial [COMPLETE]	2.0/100 sq m	>>>>	5
PHASE 3.0: Commercial [IFDP 2018.11.27]	2.0/100 sq m	>>>>	10
PHASE 4.0: Brewery/Tasting	1.0 per 4 Seats	>>>>	150 seats
CRU	2.0/100 sq m	>>>>	2
		Required	141
		Total Provided	109
		Variance Required	32

Small car spaces	Allowable	Total Stalls Allowed		
	30%	107 spaces x .30	>>>>	32
	Proposed	Total Stalls Provided	>>>>	36

Accessible Parking	Required	Provided
	4	4

Bike Parking: One space per 1000 sq.m.	Required Commercial	Provided
	4	8

Loading	Required	Provided
	2	2

DRAWING INDEX

- DP0.01 COVER
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- DP1.02 SITE PLAN - ENLARGED
- DP2.01 FOUNDATION
- DP2.02 BASEMENT
- DP2.03 MAIN
- DP2.04 SECOND
- DP2.05 ROOF
- DP3.01 ELEVATIONS
- DP3.02 ELEVATIONS
- DP3.11 ELEVATIONS - COLOURED
- DP3.12 ELEVATIONS - COLOURED
- DP3.21 CONTEXTUAL STREET ELEVATIONS
- DP3.31 ILLUSTRATIONS
- DP4.01 SECTION
- DP4.02 SECTION
- DP4.03 SECTION
- DP4.04 SECTION
- DP4.05 SECTION
- DP4.06 SECTION

No.	Date	Description
1	2019.10.07	ISSUED FOR DP
		Revisions



PATRICK McCUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA, B.C. V1W 4M5
 - Phone: 778-484-0223 -
 - pat@pmccarch.com
 www.pmccarch.com

project title
LAKEVIEW MALL
 PHASE 05
 COMMERCIAL BUILDING
 845 Anders Road
 West Kelowna, BC

project no. 3386

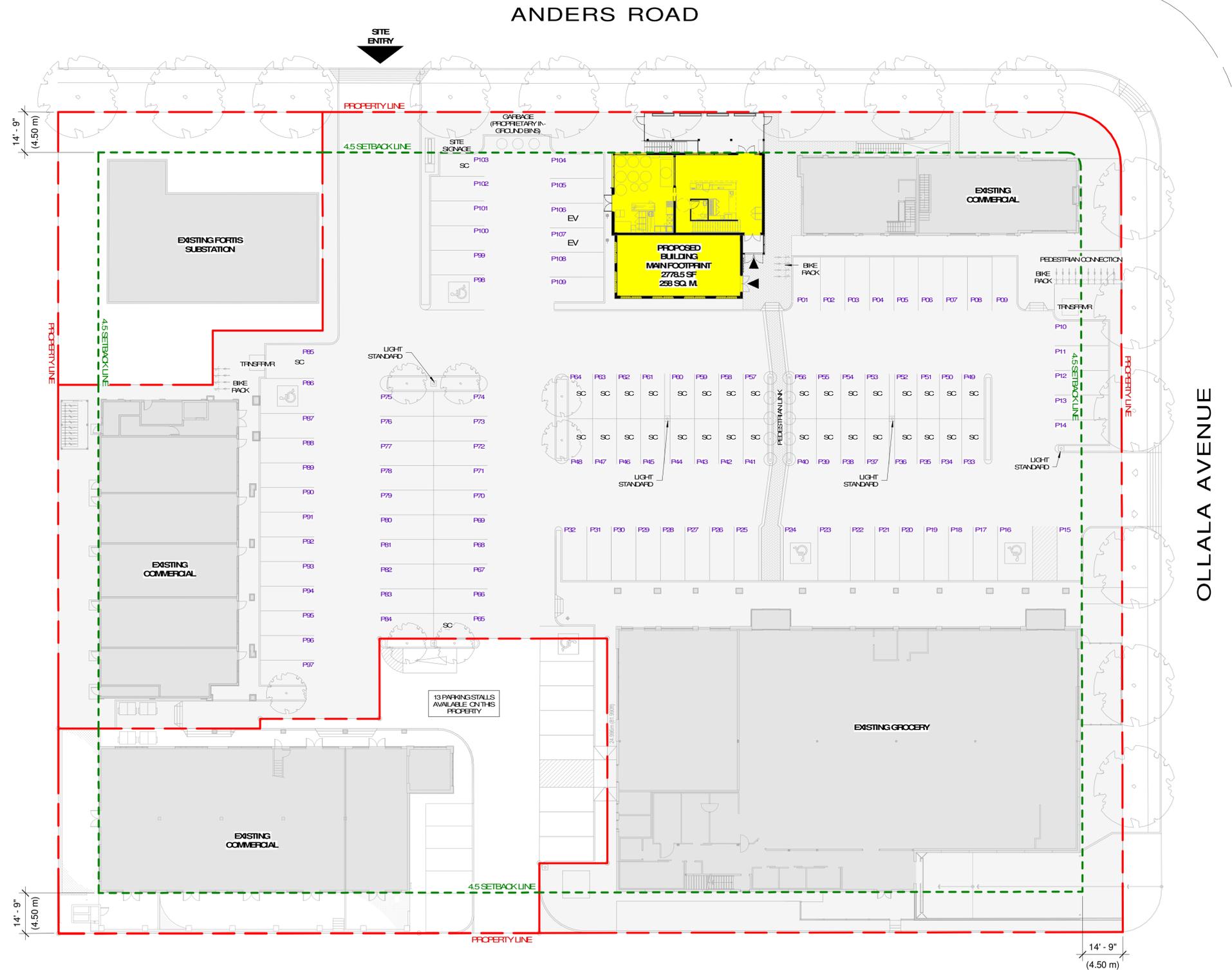
drawing title
 COVER

designed	Designer	scaled	As indicated
drawn	Author		
checked	Checker		

drawing no.

DP0.01

plotted 04/10/2019 6:20:53 PM



1 SITE PLAN - OVERALL
1" = 20'-0"

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ARCHITECTURE INC.

AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA, B.C. V1W 4M5
 Phone: 778-484-0223 ~
 pat@pmccarch.com
 www.pmccarch.com

project title
LAKEVIEWMALL
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drawing title
SITE PLAN - OVERALL

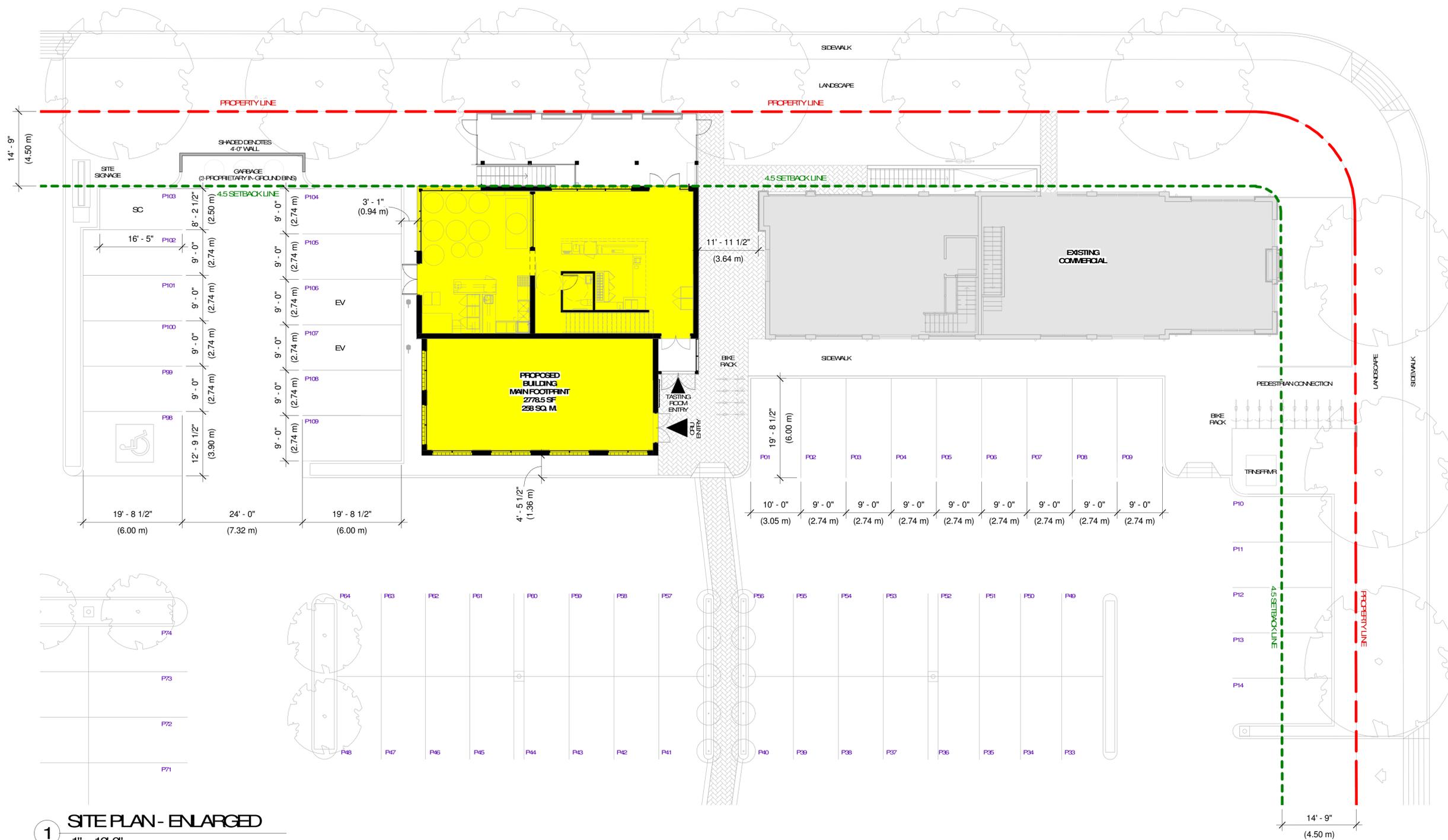
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drawn	Author		
checked	Checker		
drawing no.			

DP1.01

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ANDERS ROAD



OLLALA AVENUE

1 SITE PLAN - ENLARGED
 1" = 10'-0"

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PATRICK MCGUSKER ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmcarch.com
 www.pmcarch.com

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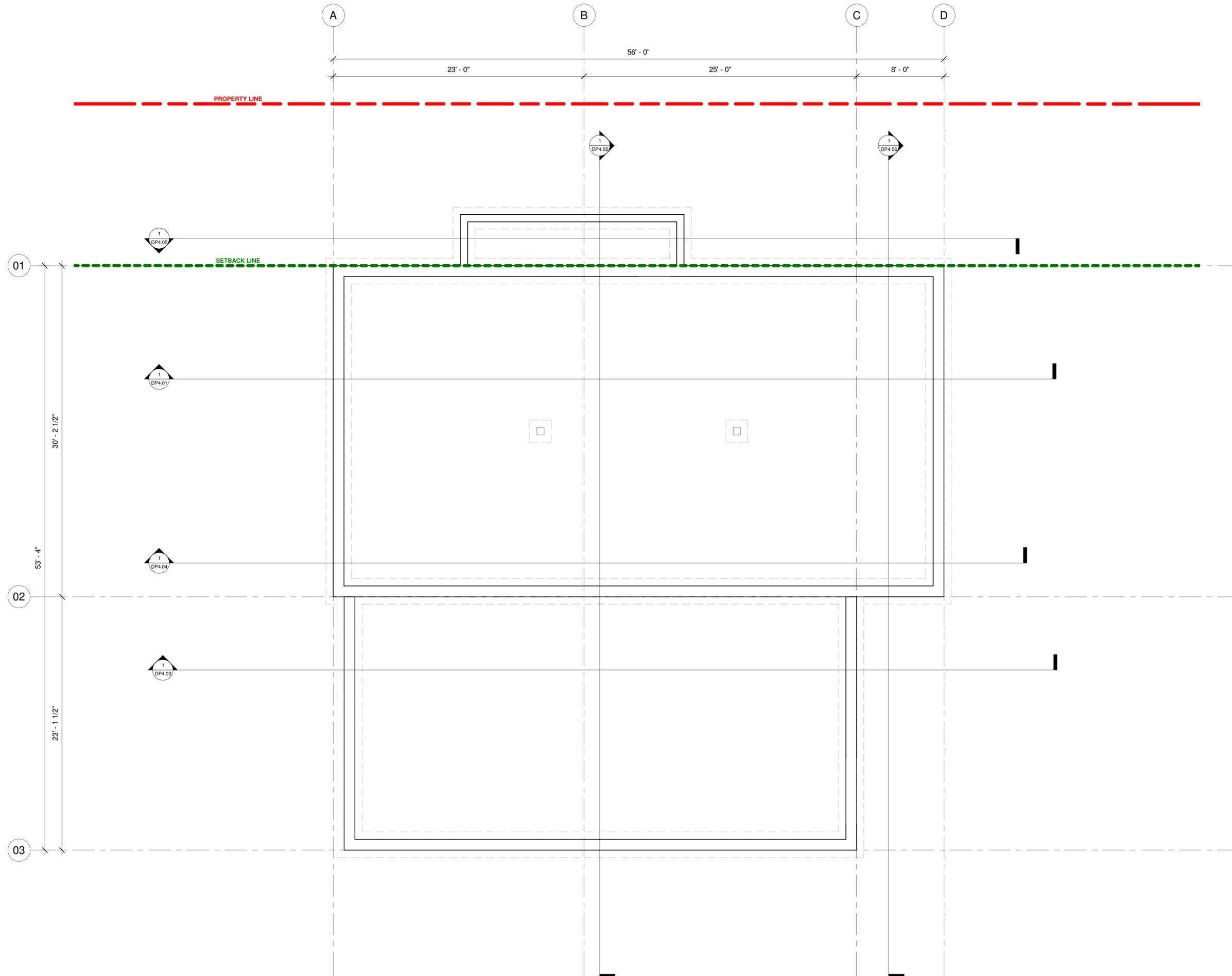
project no. 3386

drawing title
SITE PLAN - ENLARGED

designed	Designer	scale	1" = 10'-0"
drawn	Author		
checked	Checker		
drawing no.			

DP1.02

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1 FOUNDATION
1/4" = 1'-0"

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PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

project title
LAKEVIEW MALL
PHASE 05
 COMMERCIAL BUILDING
 845 Anders Road
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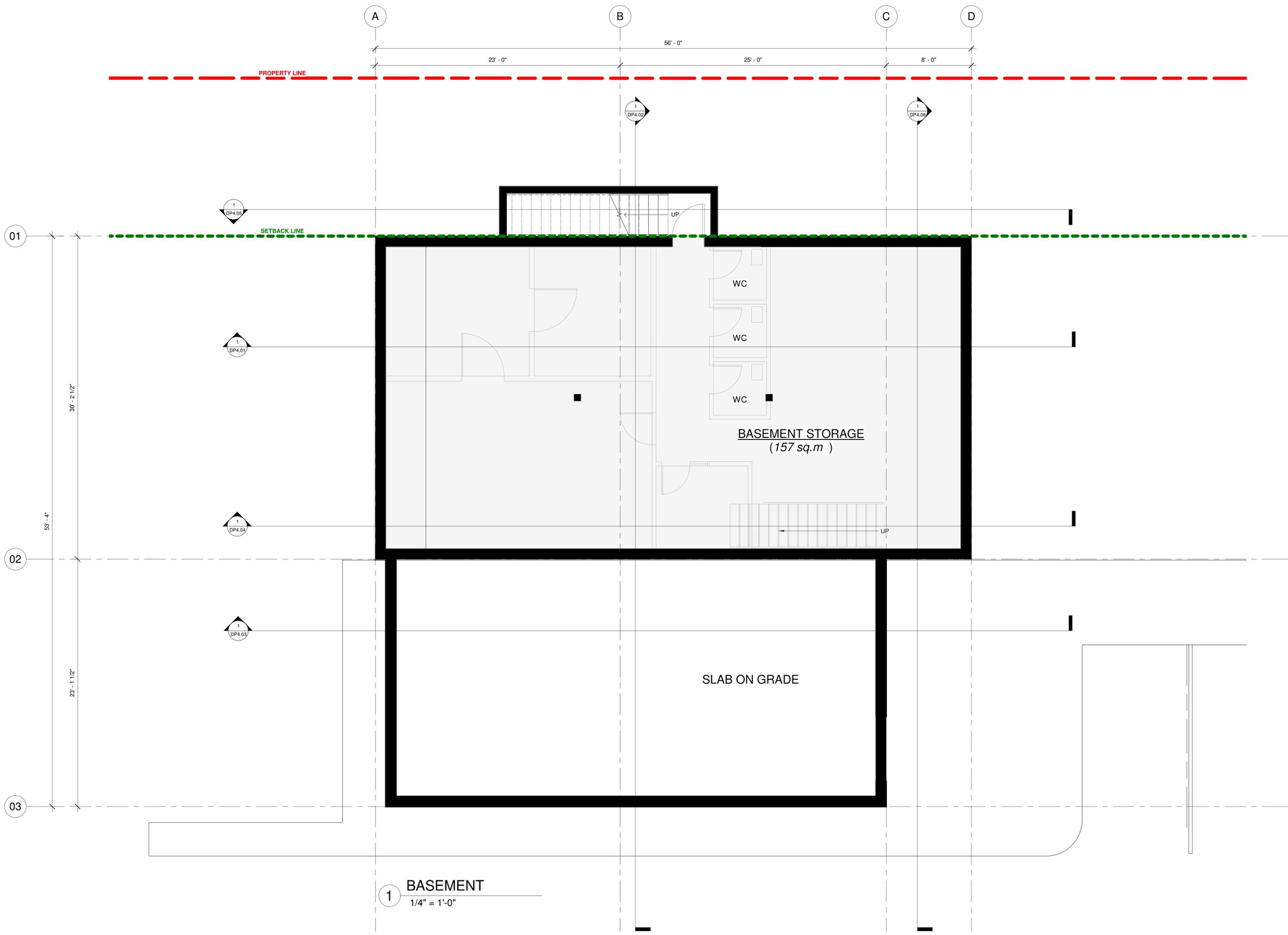
project no. 3386

drawing title
FOUNDATION

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

DP2.01
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 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA, B.C. V1W 4M6
 Phone: 778-484-0223
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 www.pmccarch.com

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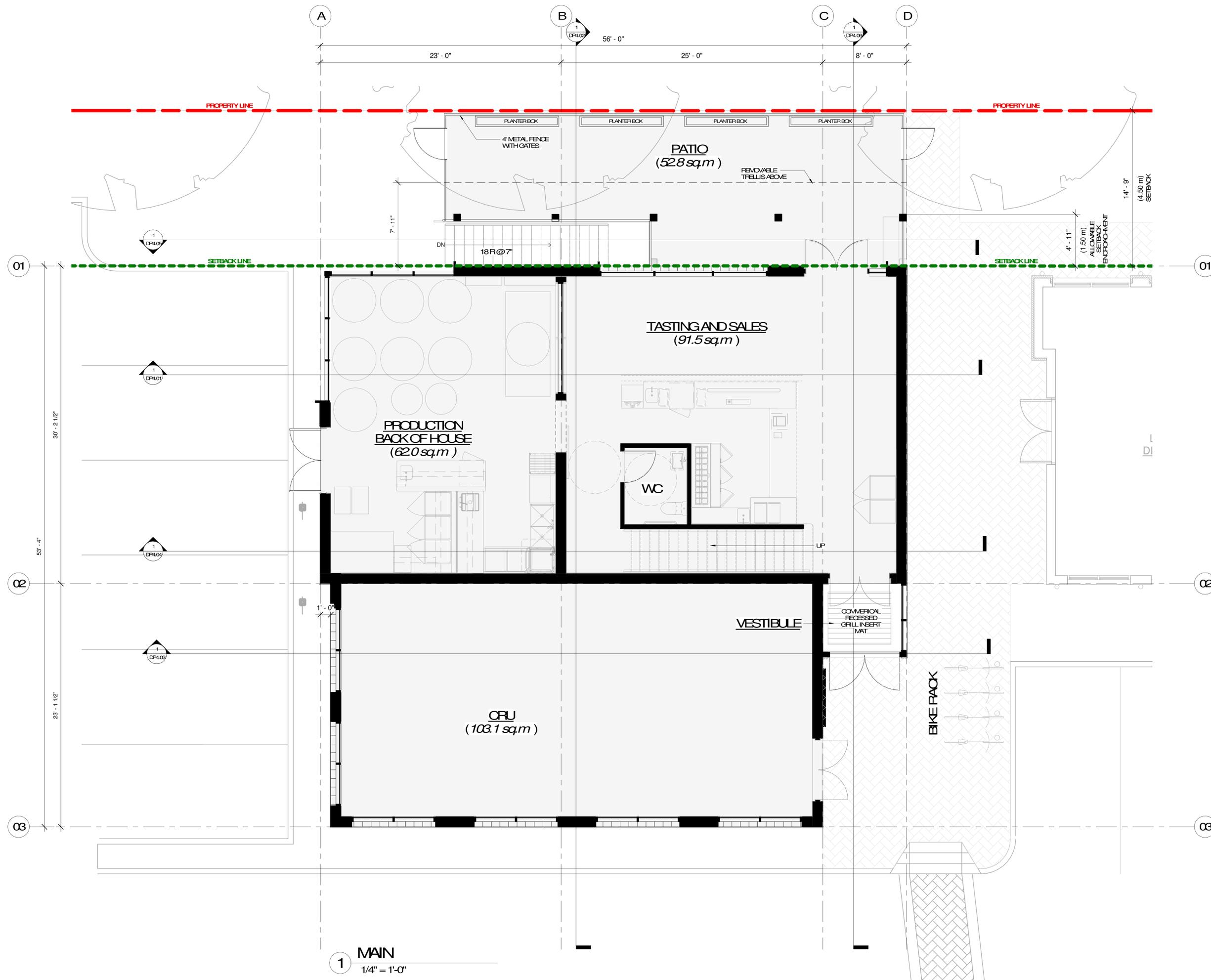
project no. 3386

drawing title
BASEMENT

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

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1 MAIN
1/4" = 1'-0"

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Revisions		



PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M6
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

project title
LAKEVIEWMALL
 PHASE 05
 COMMERCIAL BUILDING
 845 Anders Road
 West Kelowna, BC

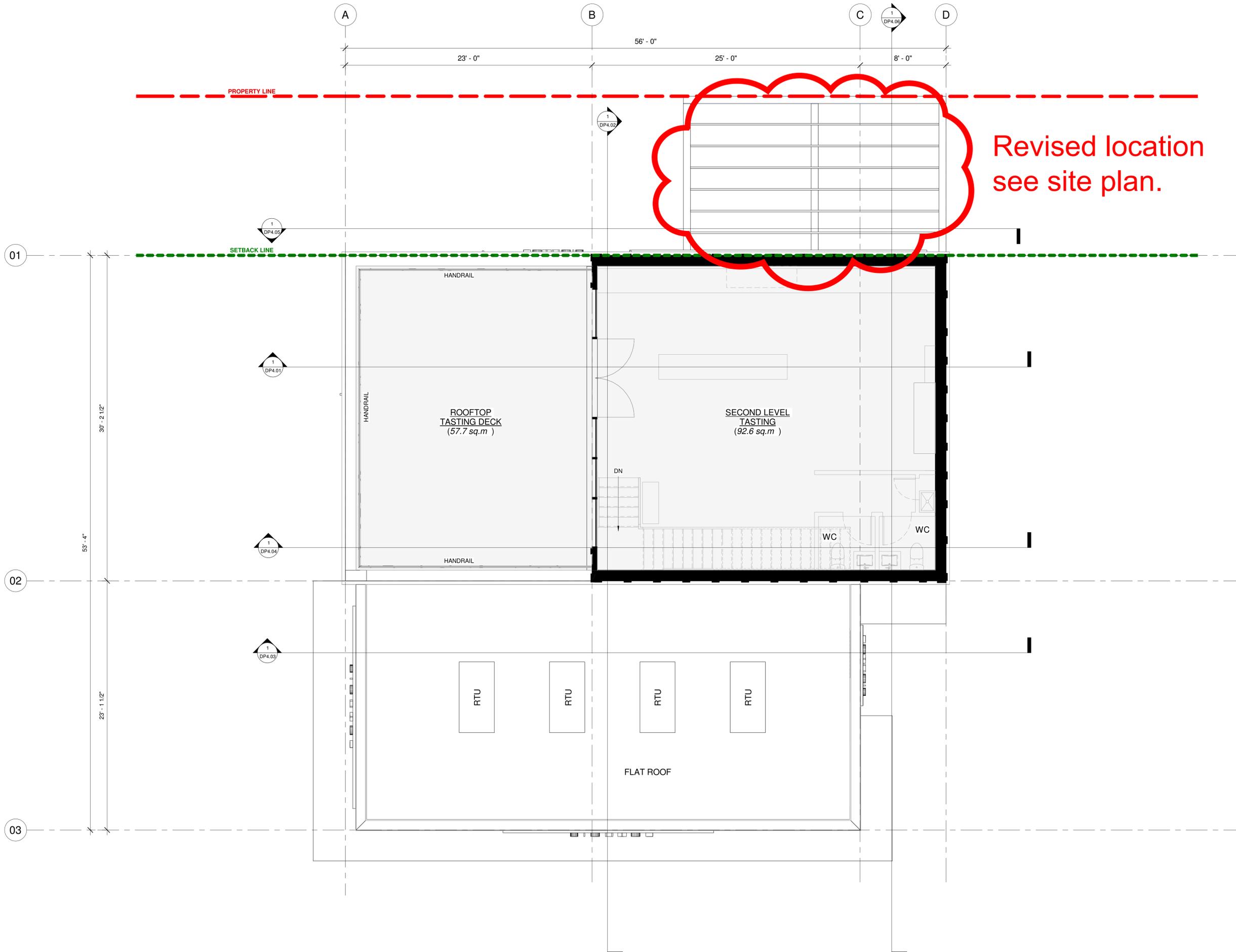
project no. 3386

drawing title
MAIN

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

DP2.03

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1 SECOND
1/4" = 1'-0"

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Revised location
see site plan.

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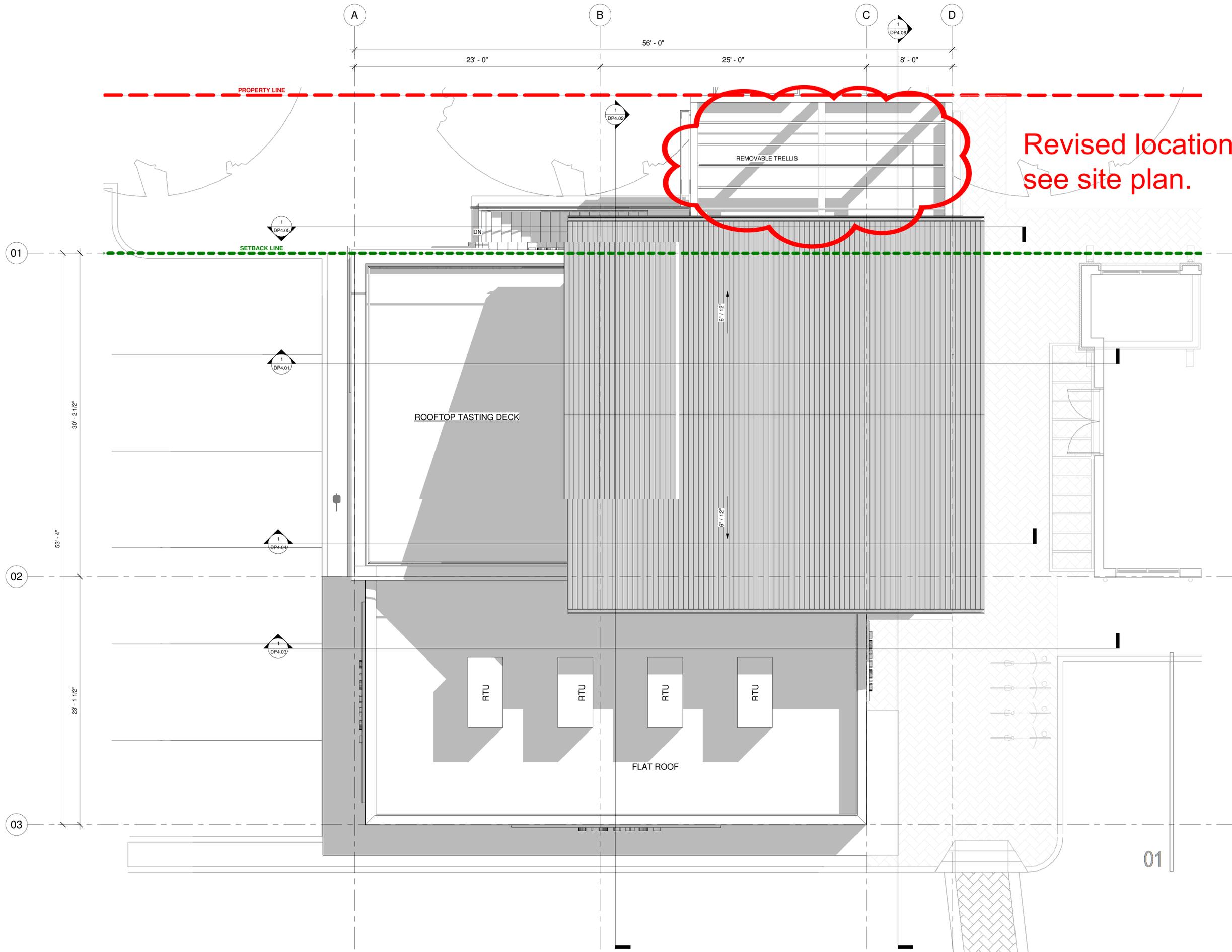
PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

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project no. 3386

drawing title
SECOND

designed Designer scale 1/4" = 1'-0"
 drawn Author
 checked Checker
 drawing no. **DP2.04**
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Revised location
see site plan.

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 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

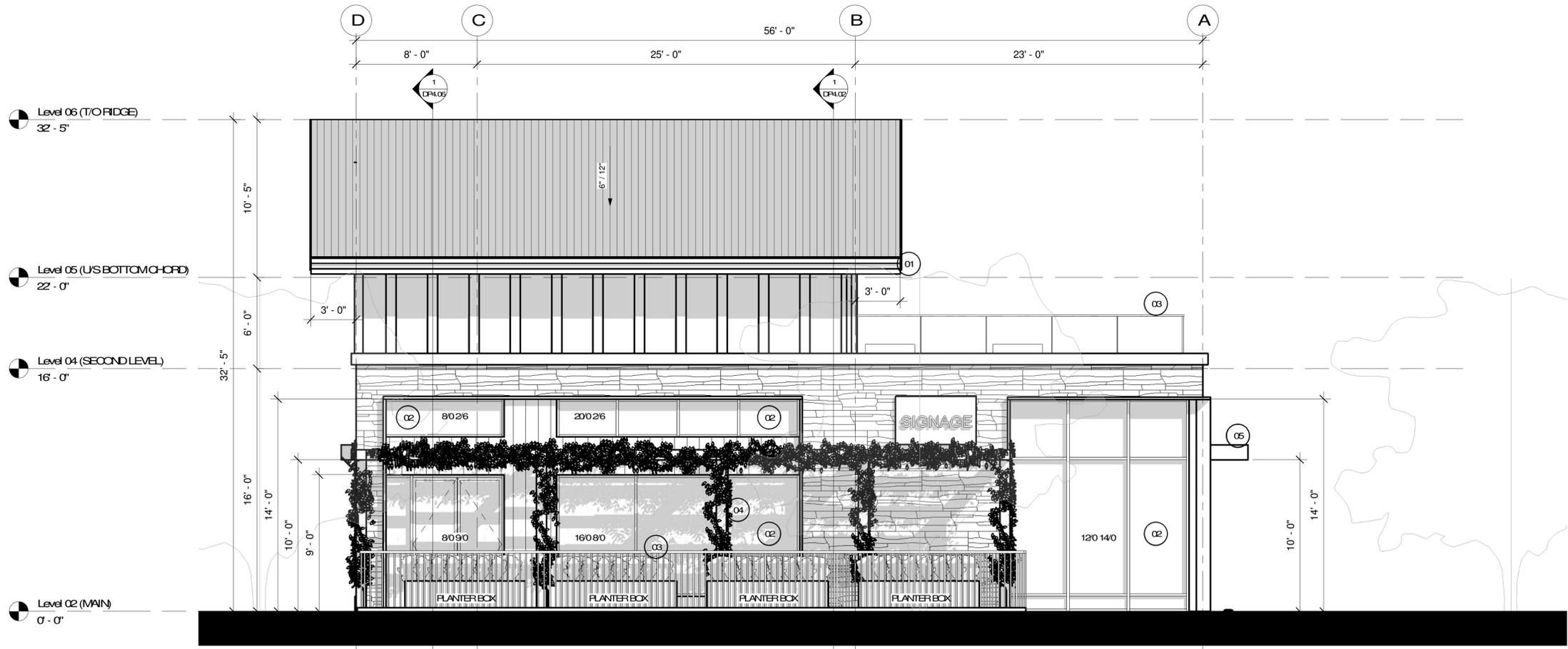
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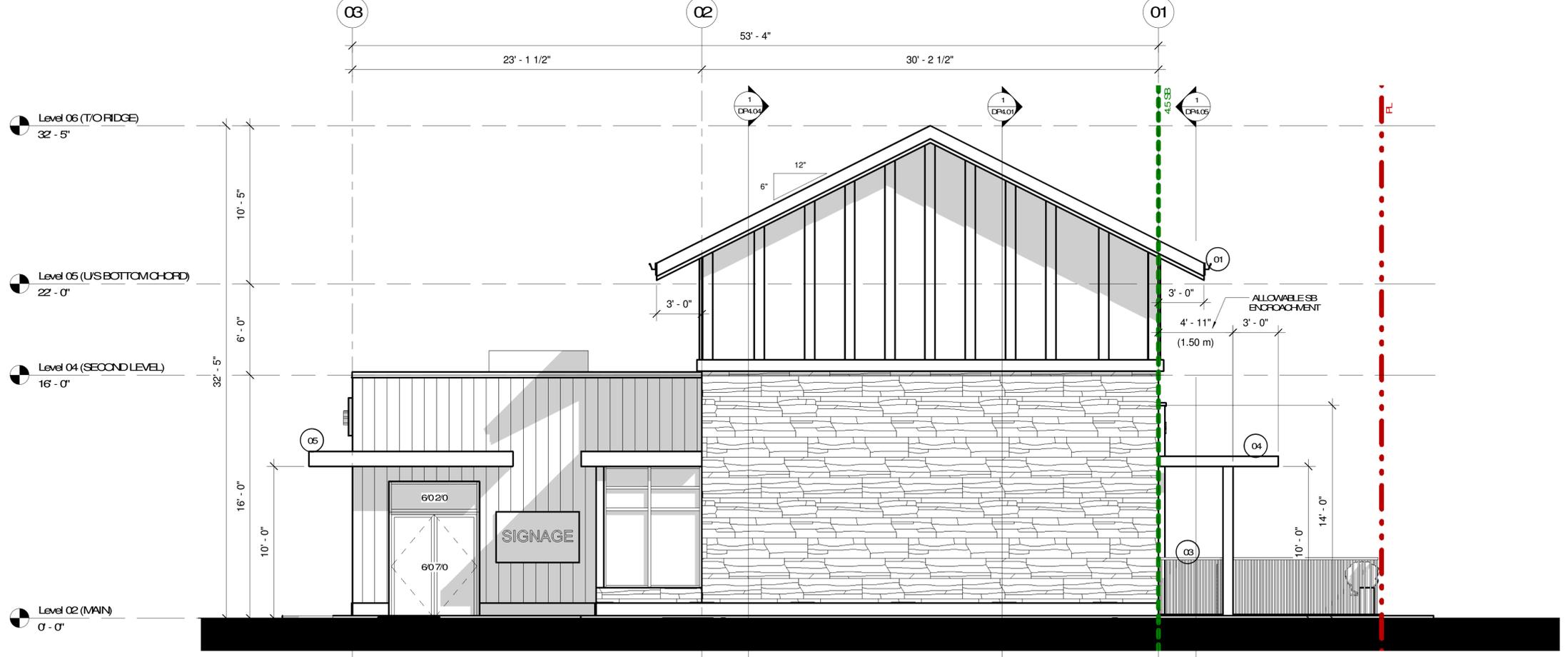
drawing title
ROOF

designed Designer scale 1/4" = 1'-0"
 drawn Author
 checked Checker
 drawing no. **DP2.05**
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1 **ROOF**
 1/4" = 1'-0"



1 North
1/4" = 1'-0"



2 East
1/4" = 1'-0"

- MATERIAL LEGEND**
- 01- ROOF FASCIA: BLACK METAL WITH BLACK METAL GLITTER
 - 02- GLAZING: CLEAR GLASS WITH BLACK FRAMES
 - 03- GUARDRAIL: GLASS PANELS WITH BLACK METAL POSTS AND TOP RAIL
 - 04- TRELLIS: BUILT UP WOOD CONSTRUCTION (REMOVABLE)
 - 05- CANOPY: BUILT UP WITH BLACK FASCIA

-  ROOF CLADDING: STANDING SEAM METAL
-  WALL CLADDING: BOARD AND BATTEN
-  WALL CLADDING: VERTICAL CORRUGATED METAL
-  WALL CLADDING: MANUFACTURED STONE (MATCH EXISTING)

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 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M6
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

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project no. 3386

drawing title
ELEVATIONS

designed	Designer	scale	As indicated
drawn	Author		
checked	Checker		
drawing no.			

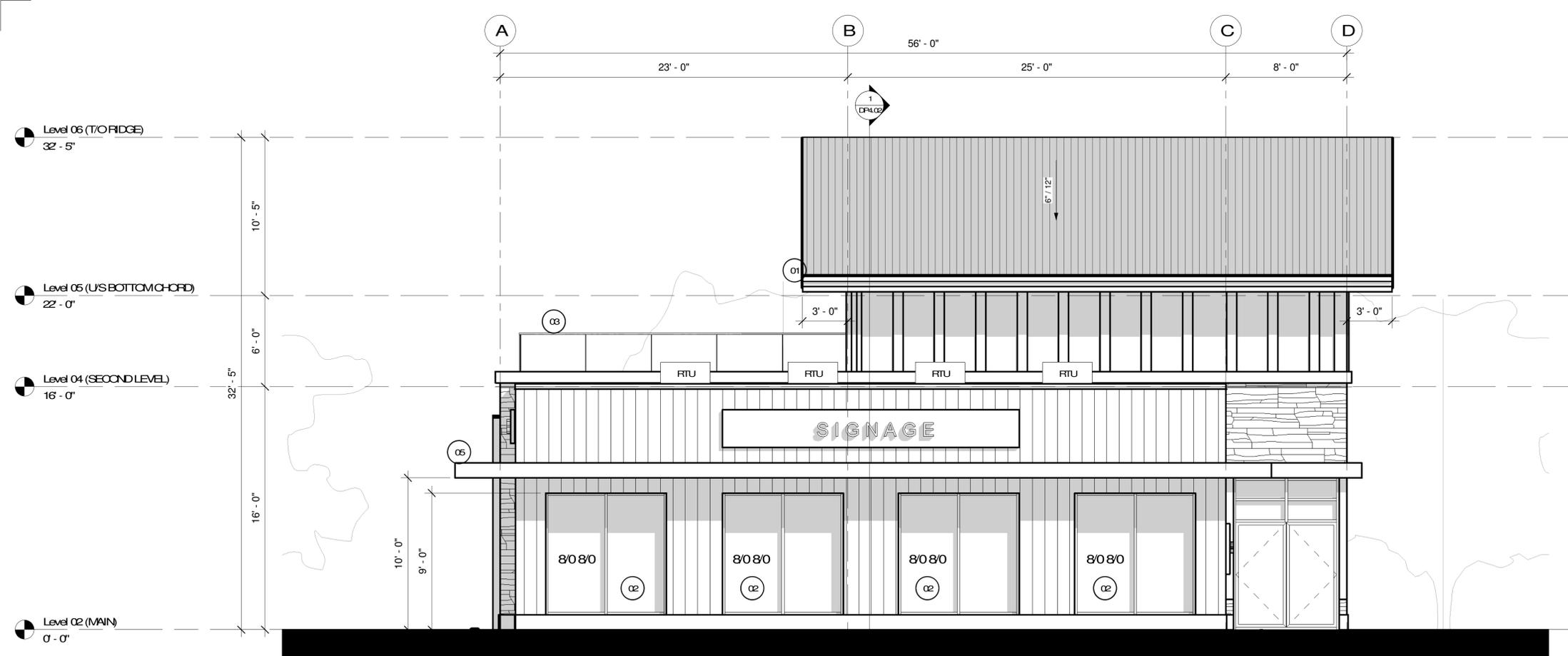
DP3.01

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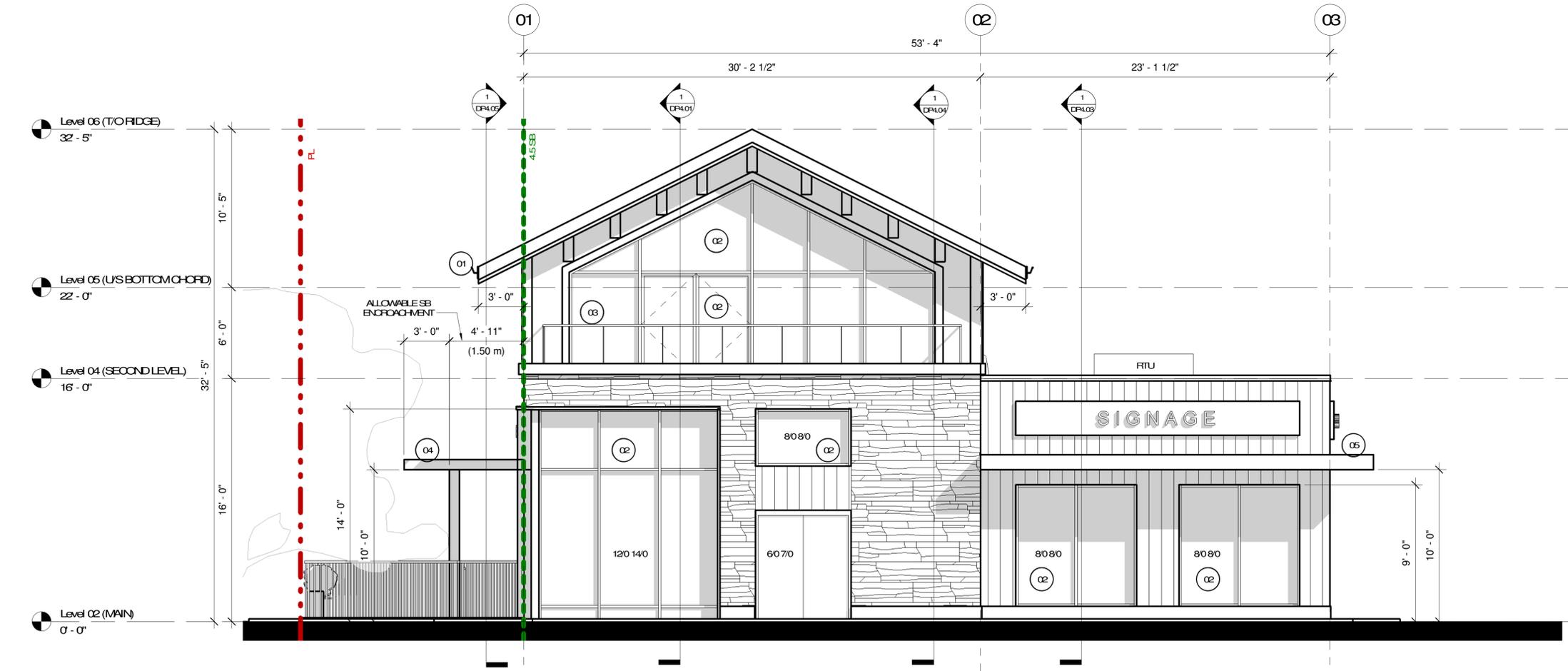
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-  ROOF CLADDING: STANDING SEAM METAL
-  WALL CLADDING: BOARD AND BATTEN
-  WALL CLADDING: VERTICAL CORRUGATED METAL
-  WALL CLADDING: MANUFACTURED STONE (MATCH EXISTING)



1 South
 1/4" = 1'-0"



2 West
 1/4" = 1'-0"

No.	Date	Description
1	2019.10.07	ISSUED FOR DP
		Revisions



PATRICK MCGUSKER ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA, BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

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drawing title
ELEVATIONS

designed	Designer	scale	As indicated
drawn	Author		
checked	Checker		
drawing no.			

DP3.02

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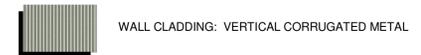
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Seal

MATERIAL LEGEND

- 01- ROOF FASCIA: BLACK METAL WITH BLACK METAL GUTTER
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- 03- GUARDRAIL: GLASS PANELS WITH BLACK METAL POSTS AND TOP RAIL
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 Phone: 778-484-0223
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project no. 3386

drawing title
ELEVATIONS - COLOURED

designed Designer scale As indicated

drawn Author

checked Checker

drawing no.

DP3.11

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MATERIAL LEGEND

- 01- ROOF FASCIA: BLACK METAL WITH BLACK METAL GUTTER
- 02- GLAZING: CLEAR GLASS WITH BLACK FRAMES
- 03- GUARDRAIL: GLASS PANELS WITH BLACK METAL POSTS AND TOP RAIL
- 04- TRELLIS: BUILT UP WOOD CONSTRUCTION (REMOVABLE)
- 05- CANOPY: BUILT UP WITH BLACK FASCIA

-  ROOF CLADDING: STANDING SEAM METAL
-  WALL CLADDING: BOARD AND BATTEN
-  WALL CLADDING: VERTICAL CORRUGATED METAL
-  WALL CLADDING: MANUFACTURED STONE (MATCH ADJACENT)



Revised location see site plan.

No.	Date	Description
1	2019.10.07	ISSUED FOR DP
Revisions		



PATRICK MCGUSKER ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

project title
LAKEVIEW MALL
 PHASE 05
 COMMERCIAL BUILDING
 845 Anders Road
 West Kelowna, BC

project no. 3386
 drawing title
ELEVATIONS - COLOURED

designed	Designer	scale	As indicated
drawn	Author		
checked	Checker		
drawing no.			

DP3.12

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STREETVIEW - FROM ANDERS



STREETVIEW - FROM PARKING LOT

No.	Date	Description
1	2019.10.07	ISSUED FOR DP
Revisions		



PATRICK MCGUSKER ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

project title
**LAKEVIEW MALL
 PHASE 05
 COMMERCIAL BUILDING**
 845 Anders Road
 West Kelowna, BC

project no. 3386

drawing title
**CONTEXTUAL STREET
 ELEVATIONS**

designed	Designer	scale	1/8" = 1'-0"
drawn	Author		
checked	Checker		

drawing no.

DP3.21

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1 3D View 1



3 3D View 3



2 3D View 2



4 3D View 4

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PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223 ~
 pat@pmccarch.com
 www.pmccarch.com

project title
LAKEVIEWMALL
PHASE 05
COMMERCIAL BUILDING
 845 Anders Road
 West Kelowna, BC

project no. 3386

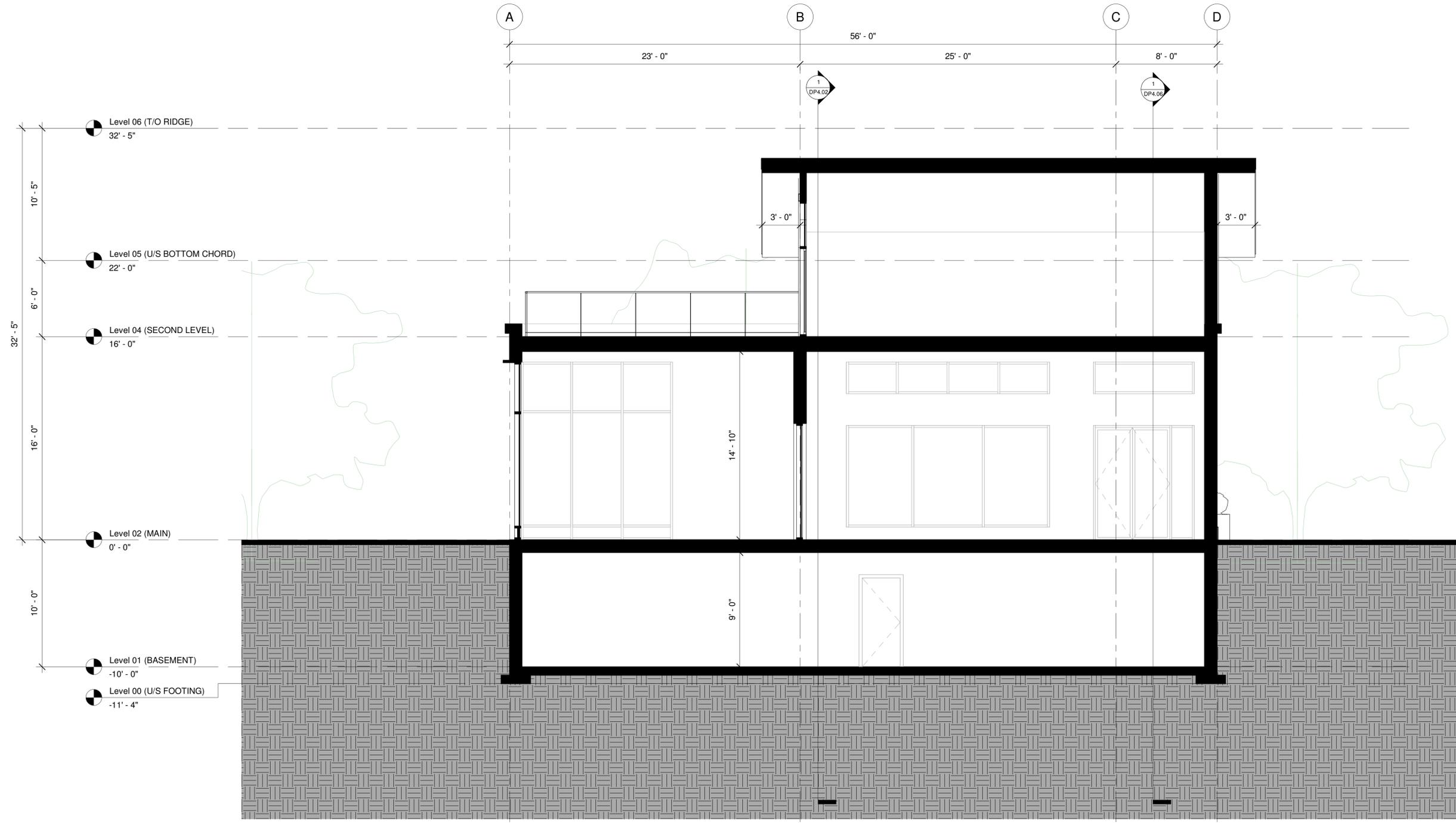
drawing title
ILLUSTRATIONS

designed	Designer	scale
drawn	Author	
checked	Checker	
drawing no.		

DP3.31

plotted 02/12/2019 12:03:40 PM

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1 SECTION
 1/4" = 1'-0"

No.	Date	Description
1	2019.10.07	ISSUED FOR DP
		Revisions



PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENVOLIN ROAD
 KELOWNA BC V1W 4M6
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

project title
LAKEVIEW MALL
PHASE 05
 COMMERCIAL BUILDING
 845 Anders Road
 West Kelowna, BC

project no. 3386

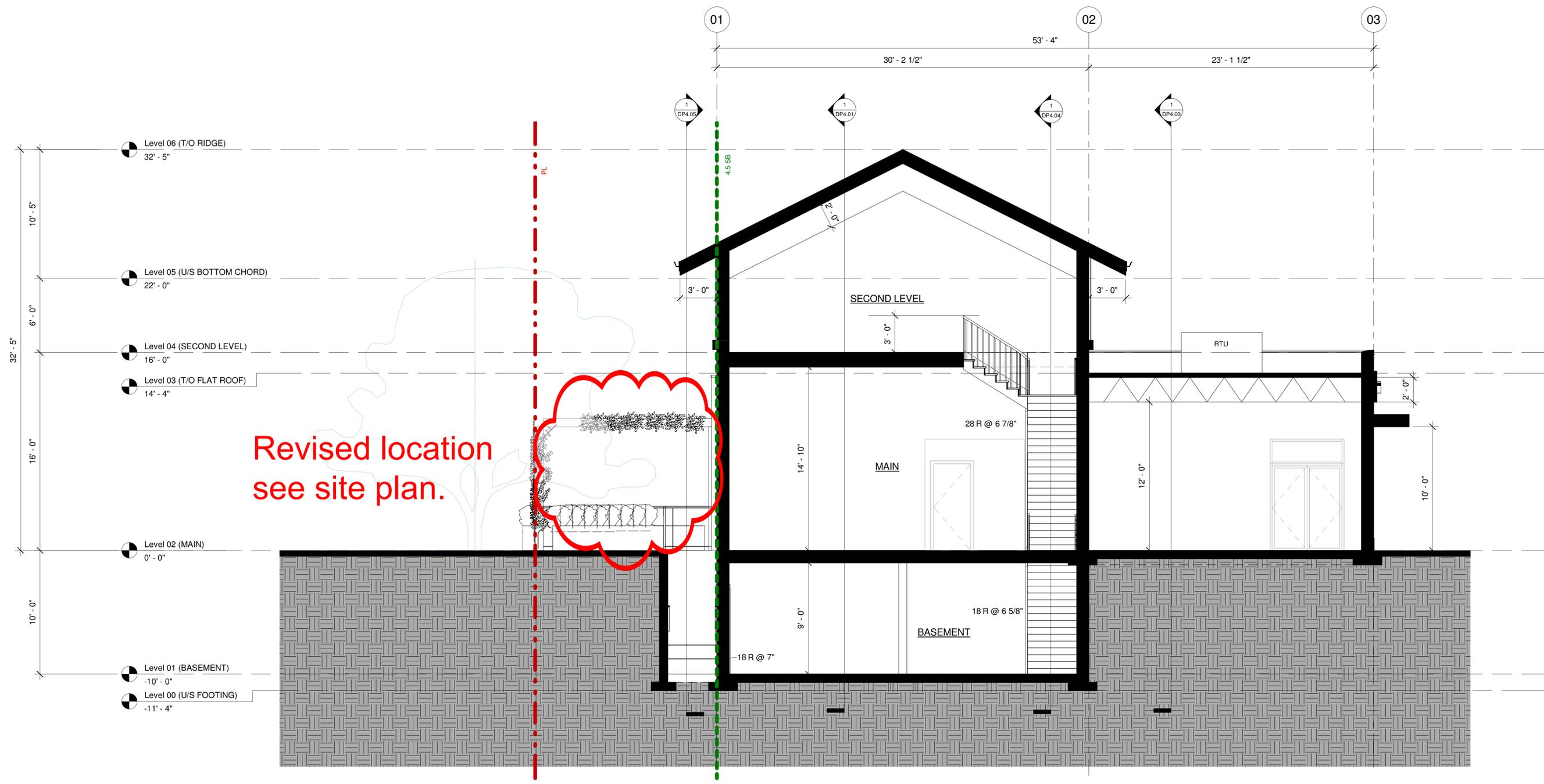
drawing title
SECTION

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

DP4.01

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Revised location
 see site plan.

1 SECTION
 1/4" = 1'-0"

No.	Date	Description
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		Revisions



PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M6
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

project title
LAKEVIEW MALL
PHASE 05
 COMMERCIAL BUILDING
 845 Anders Road
 West Kelowna, BC

project no. 3386

drawing title
 SECTION

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

DP4.02

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PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

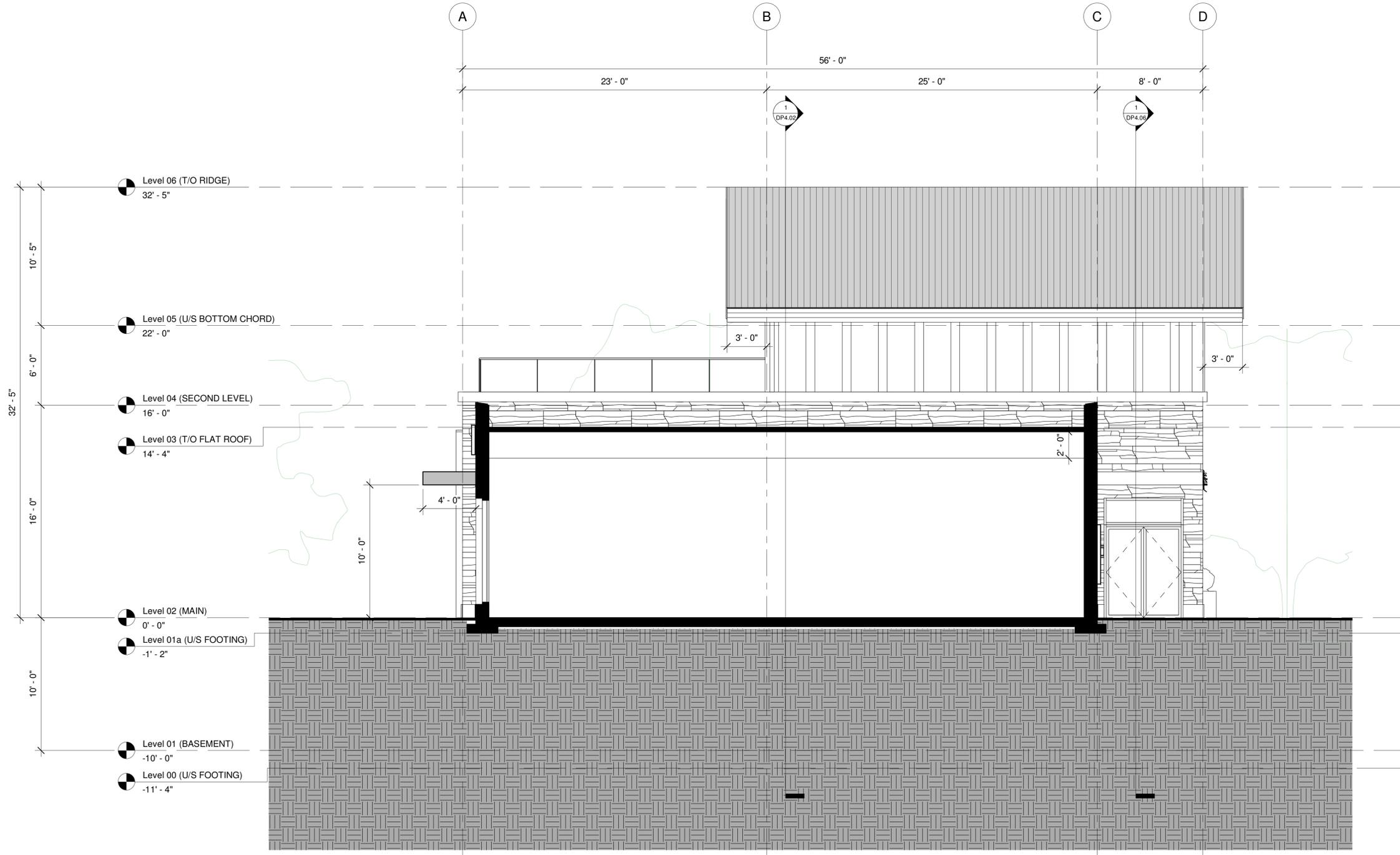
project title
LAKEVIEW MALL
 PHASE 05
 COMMERCIAL BUILDING
 845 Anders Road
 West Kelowna, BC
 project no. 3386

drawing title
SECTION

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

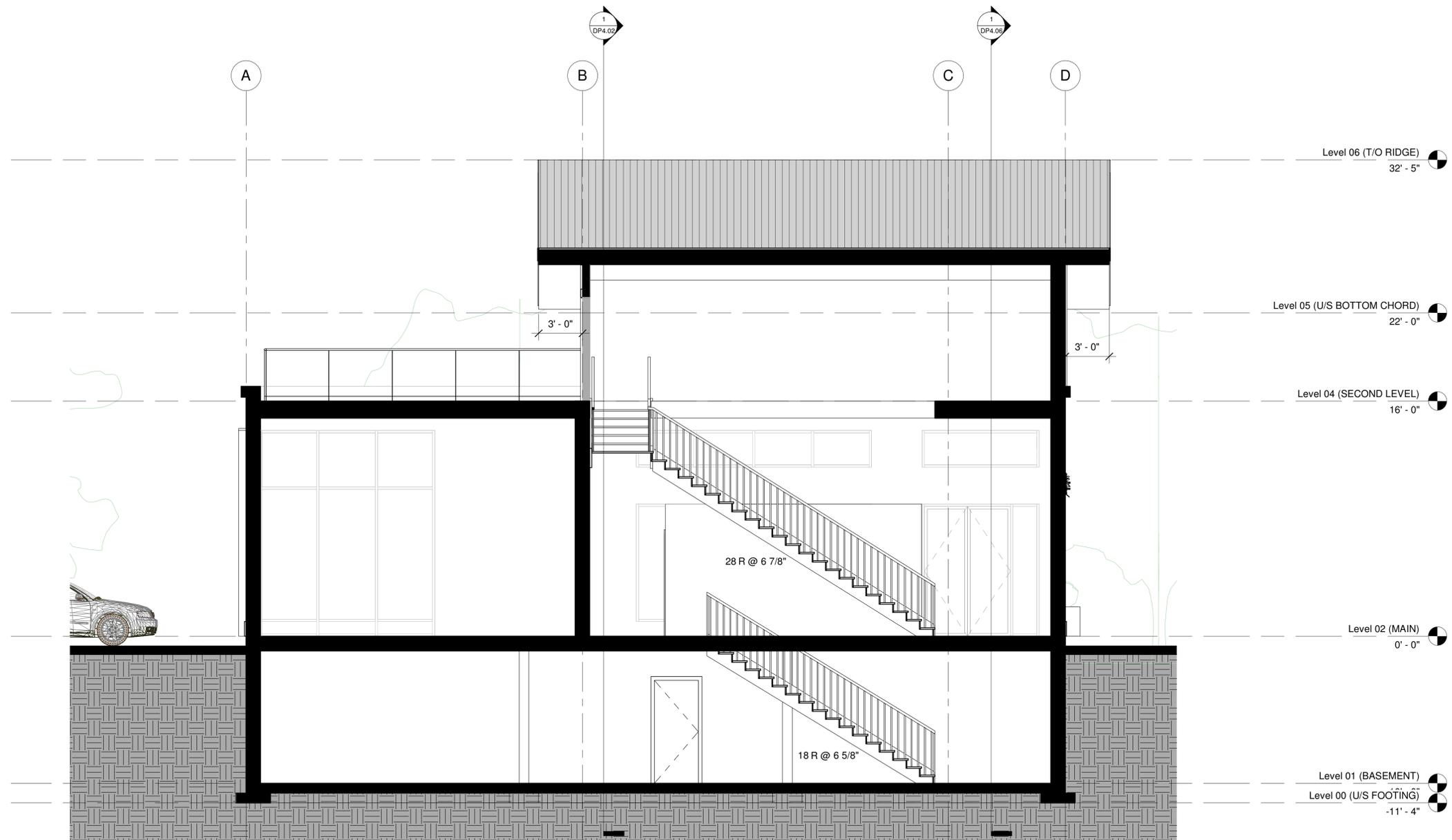
DP4.03

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1 SECTION
 1/4" = 1'-0"

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1 SECTION
 1/4" = 1'-0"

1	2019.10.07	ISSUED FOR DP
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Revisions		



PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENVOLIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

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 PHASE 05
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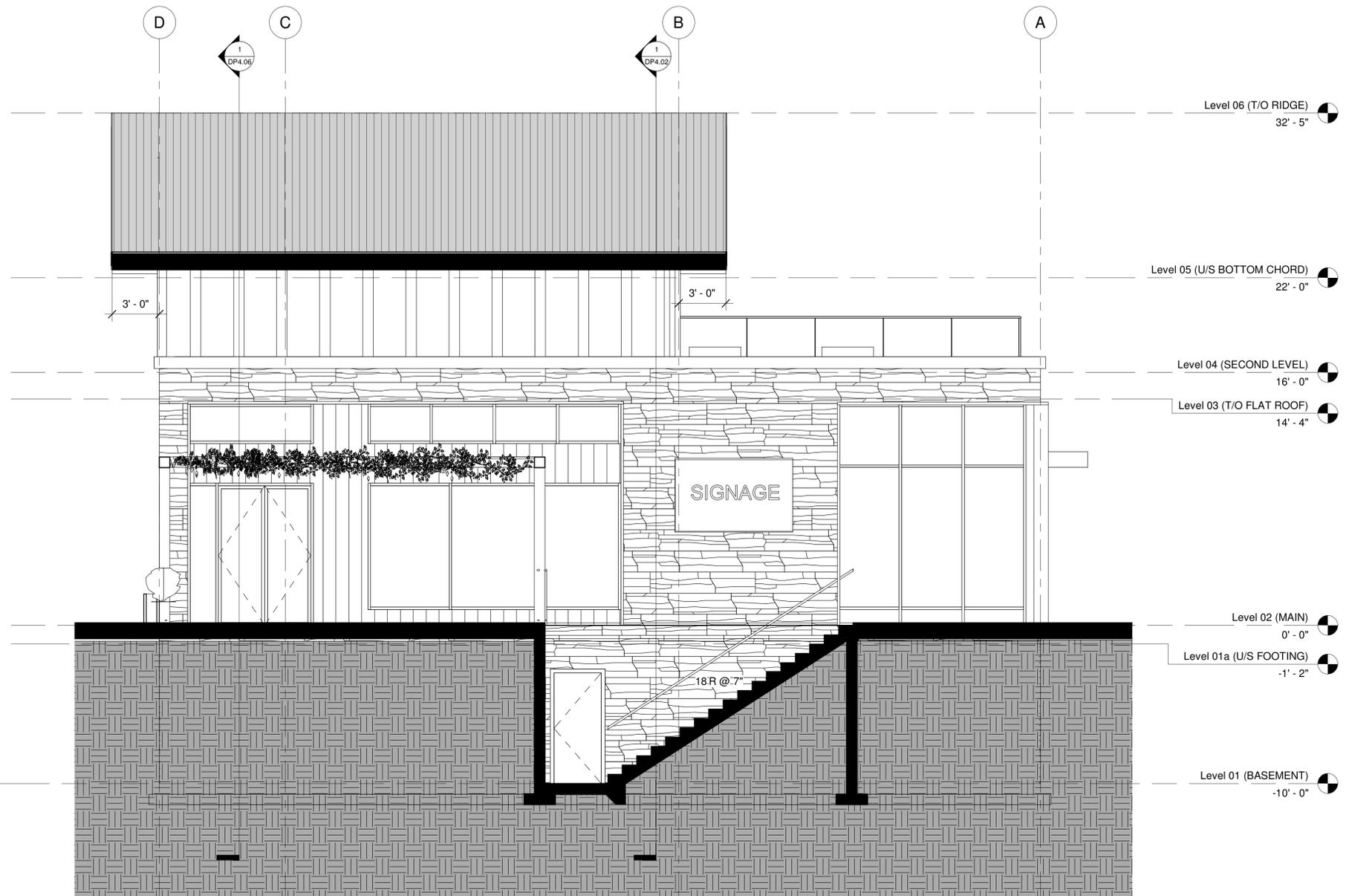
drawing title
SECTION

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		
drawing no.			

DP4.04

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1 SECTION
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PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M5
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

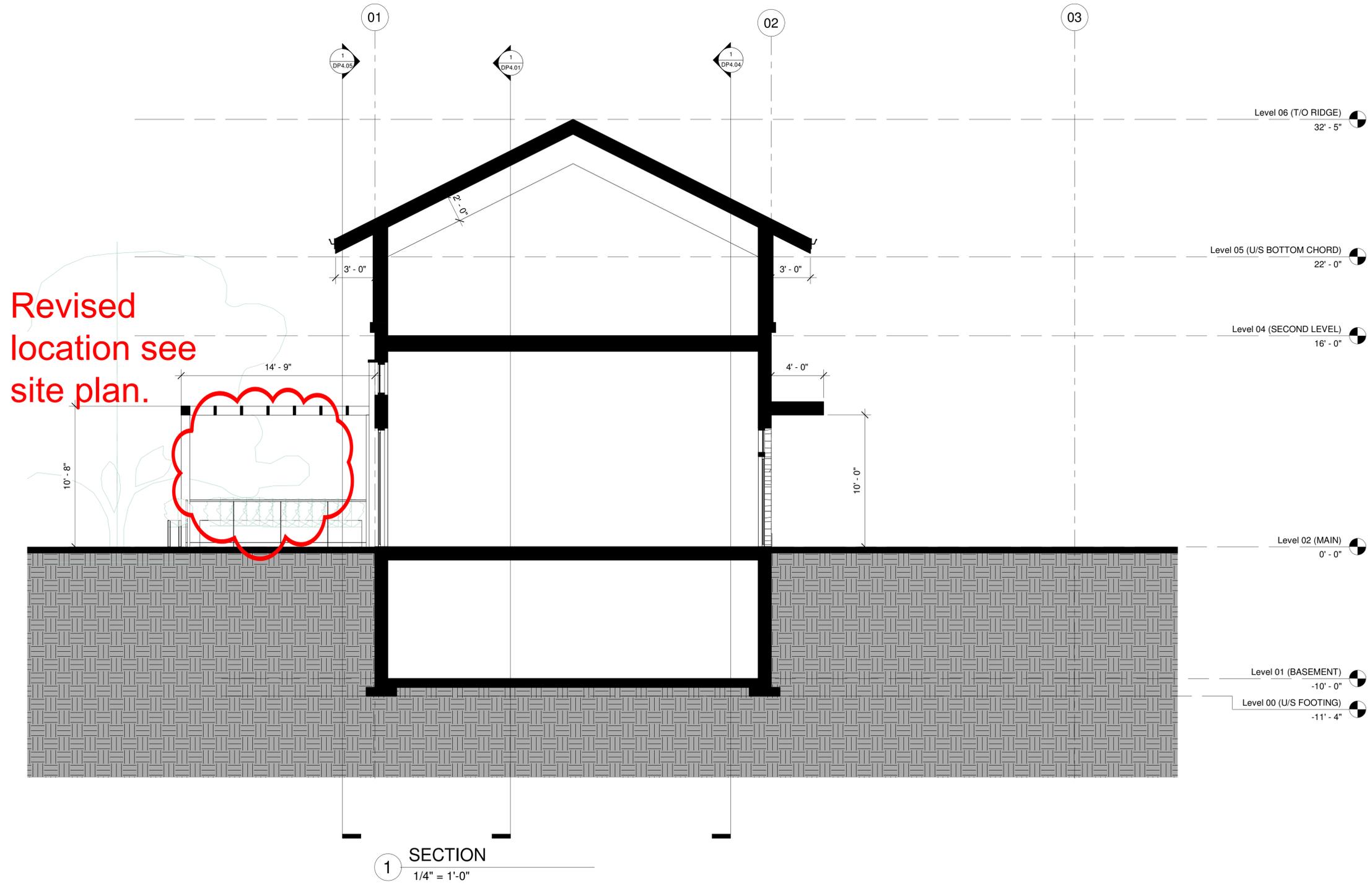
project title
LAKEVIEW MALL
PHASE 05
 COMMERCIAL BUILDING
 845 Anders Road
 West Kelowna, BC
 project no. 3386

drawing title
SECTION

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drawn	Author		
checked	Checker		
drawing no.			

DP4.05

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PATRICK MCGUSKER
 ARCHITECTURE INC.
 AAA MAIBC MRAIC
 3430 BENOULIN ROAD
 KELOWNA BC V1W 4M6
 Phone: 778-484-0223
 pat@pmccarch.com
 www.pmccarch.com

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LAKEVIEW MALL
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drawing title
SECTION

designed	Designer	scale	1/4" = 1'-0"
drawn	Author		
checked	Checker		

drawing no.

DP4.06

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