
CITY OF KELOWNA

MEMORANDUM

Date: March 21, 2016
File No.: DP16-0065

To: Community Planning (AC)

From: Development Engineering Manager (SM)

Subject: 247-261 Bernard Avenue Renovation

Development Engineering has the following comments and requirements associated with this application. The utility upgrading requirements outlined in this report will be a requirement of this development.

1. Domestic Water and Fire Protection

This property is currently serviced with a 100mm-diameter PVC water service. The service should be adequate for this application.

2. Sanitary Sewer

Our records indicate that this property is currently serviced with multiple 100mm diameter sanitary sewer services. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs.

3. Development Permit and Site Related Issues

Access to this site is permitted from the lane only. No driveway access to Bernard Ave will be permitted.

4. Electric Power and Telecommunication Services

It is the applicant's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for service upgrades to these services which would be at the applicant's cost.



Steve Muenz, P. Eng.
Development Engineering Manager

SS

mckinley burkart

Design Rationale

project: Paramount Land Use

date:

2016-02-16

project no: 15013

file reference:

2.7.2.2

This document is for the intended recipient only and may contain information which is legally privileged. If an addressing or transmission error has misdirected this document please notify the author by replying. If you are not the intended recipient you must not use, disclose, distribute, copy, print or rely on the information contained within.

City of Kelowna
Community Planning
1435 Water Street
Kelowna, BC V1Y 1J4
250.469.8626

Below is the design rationale for Parcel Z, Plan B5763, Block 13 D.L. 139 ODYD Plan 462, otherwise described as the 'Paramount Theatre'. The proposed project's statistics are:

- Existing building area (foot print) to remain unchanged at +/- 14,053 sqft (1305 sm)
- Existing building to be subdivided to create two leasable commercial retail units (CRUs)- fire separated as required by BC Building Code
- Main Floor (both spaces) useable area to remain the same; existing floor (which is sloped/tiered) to be infilled to a single level (approximately 22.5" above grade at the front entrance)
- No changes to be made to existing parking and loading condition
- East CRU space:
 - o New glazed doors and storefront provided
 - o Exterior surfacing material to be redone with heritage detailing
 - o Infill existing floors as required – otherwise minor Leveling of existing floors
 - o Existing marquee to be remain and be refurbished (main portion to be used on exterior of east CRU & longer piece to be reused by west CRU in the interior)
 - o Mezzanine level to be demolished
 - o Usable area to be +/- 3806 sqft (354 sm) on Main Floor only
- West CRU space:
 - o New exterior surface material with operable, vertical-lift glazing, as well as, new doors, glazing and trims
 - o New signage proposed
 - o Barrier Free access provided – new lift access from grade to Main Floor and new elevator access from Main to Second Floor Patio
 - o Second Floor Patio to be constructed
 - o Infill existing raked seating to be level with adjacent floor
 - o Existing Mezzanine to be demolished & new Mezzanine level and separate stair to be constructed
 - o Usable area to be +/- 8806 sqft (818 sm) on Main Floor
 - o Usable area to be +/- 509 sqft (47 sm) on Mezzanine Floor
 - o Usable area to be +/- 3860 sqft (359 sm) on Second Floor
 - o Two (2) new exit stairs to Second Floor to be constructed
 - o Reuse part of the existing marquee in the interior space as a signage element

mckinley burkart

The design proposes revising the building's Bernard Avenue elevation with new materials, windows and doors. The Paramount Theatre, opened on June 16, 1949, has operated within the heritage district of downtown Kelowna. Although it is within this zone, it is not included on Kelowna's Heritage Register. Regardless of this, certain elements, like the "Paramount" sign and the existing marquee, hold intrinsic value to the street scape and reference the historic nature of the surrounding community. **As such, the proposed redevelopment maintains the existing sign and part of the marquee but revives the remaining elevation. Although the east CRU will keep the structure of the existing marquee, the final layout and font of the text may change as required by the selected tenant.** While the building face will be constructed of new materials, it will, however, follow the heritage guidelines set by the City of Kelowna Zoning.

The overall goal of the proposed redevelopment is to maintain the established architectural character of the area while bringing more activity to the street. This is achieved by maintaining a similar form – it's traditional in nature with recessed and mullioned windows, simple detailing and heritage materials. The context of the street has been considered as it maintains the existing building height and character; the proposed brick material compliments the existing materials of adjacent buildings. The objective of the project is to revitalize the existing building to attract long term tenants that will have a positive impact on the community and city.

The larger tenant (west CRU), approximately 75% of the existing building area, is proposed as Craft Beer Market (licensed and operating as 'Restaurant Primary'). The mission of Craft is to connect local, small businesses and brewers with their own community. The establishment focuses on fresh, local food and beverages within a space that is unique to the neighborhood. Craft values the history of the building; as such, there is intention **to re-use the rest of the existing marquee within the space as an interior element. There will also be consideration to the interior to mimic some of the qualities of the former theatre, such as projecting movies within the space for Craft patrons and possibly having movie-theatre-inspired menu items.** The other, smaller tenant (east CRU) is proposed to be a retailer; the proposed retailer is not known at this time.

The proposed seat count within the west CRU:

Main Floor: 230
Mezzanine: 48
Second Floor Patio: 204
Total: 482

The Project conforms relevant guidelines, including:

- City of Kelowna Planning & Corporate Service Department, C7 Zone Design Guidelines, January 2006
- CPTED (Crime Prevention Through Environment Design)
- Guidelines of Accessibility in Outdoor spaces (when applicable)

As per the C7 Design Guidelines, 8.0 Downtown Heritage Area, the following notes the project's compliance.

Check List	
Guideline	Comments
8.1 Material and Colours	
<input checked="" type="checkbox"/> Building uses traditional building materials	
<input checked="" type="checkbox"/> Building uses colours found on heritage buildings within Downtown Heritage Area	
8.2 Windows	
<input checked="" type="checkbox"/> Proposed new glazing is set back from building face and included headers and sills	
<input type="checkbox"/> Window sill to be low	existing grade of the building limits the minimum sill height

mckinley burkart

<input checked="" type="checkbox"/>	Proposed new windows use traditional mullion patterns	
<input checked="" type="checkbox"/>	Windows height is at minimum 1.5 times the width	
<input type="checkbox"/>	Double-hung windows on upper floors	there are no upper floors or windows
<input checked="" type="checkbox"/>	Glazing is highly transparent	
	8.3 Cornice Lines	
<input checked="" type="checkbox"/>	The building has emphatic cornice lines using traditional detailing	
	8.4 Detailing Ornament	
<input checked="" type="checkbox"/>	Building conveys a sense of craftsmanship	
	8.5 Entrances	
<input checked="" type="checkbox"/>	Entrance to both tenants spaces are recessed	
	8.6 Canopies	
<input type="checkbox"/>	Fabric canopies are made from natural or natural looking materials	Proposed canopies are made from combination of natural wood and steel
	8.7 Signs	
<input checked="" type="checkbox"/>	Signs are in keeping with the character of the area and are front-lit	
<input checked="" type="checkbox"/>	Signs have visual interest and are not utilitarian in character	

In conclusion, the proposed project is designed to enhance the community within the guidelines set forth by the City of Kelowna.

Thank you,

McKinley Burkart Architecture

DEVELOPMENT PERMIT



APPROVED ISSUANCE OF DEVELOPMENT PERMIT

File Number	DP16-0065
Issued To:	Paramount Court Inc., Inc. No. A0086803
Site Address:	247-261 Bernard Ave
Legal Description:	Parcel Z (Plan B5763), Block 13, District Lot 139, ODYD, Plan 462
Zoning Classification:	C7 - Central Business Commercial
Development Permit Area:	Comprehensive Development Permit Area

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

1. TERMS AND CONDITIONS

THAT Development Permit No. DP16-0065 for Parcel Z (Plan B5763), Block 13, District Lot 139, ODYD, Plan 462, located at 247-261 Bernard Ave, Kelowna, BC to be approved subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Permit Holder and be paid to the Permit Holder if the security is returned. The condition of the posting of the security is that should the Permit Holder fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use the security to carry out the work by its servants, agents or contractors, and any surplus shall be paid over to the Permit Holder, or should the Permit Holder carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Permit Holder. There is filed accordingly:

- a) Cash in the amount of \$ n/a OR
- b) A Certified Cheque in the amount of \$ n/a OR
- c) An Irrevocable Letter of Credit in the amount of \$ n/a.

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

4. APPLICANT'S AGREEMENT

I hereby declare that all of the above statements and the information contained in the material submitted in support of this Permit are to the best of my belief, true and correct in all respects. Upon issuance of the Permit for me by the Municipality, then in such case, I covenant and agree to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality granting to me the said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality if the construction by me of engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

I further covenant and agree that should I be granted a Development Permit and/or Development Variance Permit, the Municipality may withhold the granting of any Occupancy Permit for the occupancy and / or use of any building or part thereof constructed upon the hereinbefore referred to land until all of the engineering works or other works called for by the Permit have been completed to the satisfaction of the Municipal Engineer and Divisional Director of Community Planning & Real Estate.

Should there be any change in ownership or legal description of the property, I undertake to notify the Community Planning Department immediately to avoid any unnecessary delay in processing the application.

I HEREBY UNDERSTAND AND AGREE TO ALL THE TERMS AND CONDITIONS SPECIFIED IN THIS PERMIT.

Signature of Owner / Authorized Agent

Date

Print Name in Bold Letters

Telephone No.

5. APPROVALS

Issued and approved by Council on the _____ day of _____, 2016.

Ryan Smith, Community Planning Department Manager
Community Planning & Real Estate

Date

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall be returned to the PERMIT HOLDER.**

paramount redevelopment

issued for review 2016-02-05

mckinleyburkart
PRIME CONSULTANT
IN

NOTES

ON THIS DRAWING, READING FROM THE BOTTOM OF THE DRAWING UP: 15
CONTRACTOR'S DRAWINGS, READING FROM THE BOTTOM OF THE DRAWING UP:
1. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
2. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
3. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
4. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
5. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
6. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
7. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
8. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
9. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
10. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
11. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
12. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
13. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
14. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.
15. CONTRACTOR'S DRAWINGS ARE TO BE USED IN CONSTRUCTION.

KEY PLAN

ISSUED **REMOVED** **DATE** **2016-02-16**

ISSUED **REMOVED** **DATE** **2016-02-16**

ISSUED **REMOVED** **DATE** **2016-02-16**

DRAFT
2016-02-16

RONNIE RONNOR

TITLE SHEET

PROJECT
PARAMOUNT LAND USE
DRAWING NUMBER: DP16-00065
DRAWING TITLE: DRAFT
DRAWING DATE: 2016-02-16
SCALE: 1:100
OWNER: RONNIE RONNOR
ARCHITECT: A. KIRK
REVISION: DRAFT

SCHEDULE A/B/C
This forms part of development
Permit # DP16-00065

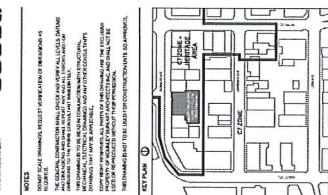
paramount redevelopment

Issued for review 2016-02-05

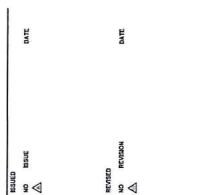
A000



PHOTO CONSTRUCTION
PROJECT NUMBER: 01A000
DATE: 02/16/2016
TIME: 10:45 AM
EXPOSURE: N
FILM: 400
CAMERA: NIKON D7100
LENS: 18-105MM
APERTURE: F5.6
SHUTTER SPEED: 1/125
ISO: 400



01A000 | WEST FRONT VIEW
N/E/S/W



DRAFT
2016-02-16

CLERK
RONNIOR

SCHEDULE *B*
This forms part of development
Permit # *DP/6 - 0065*

A000



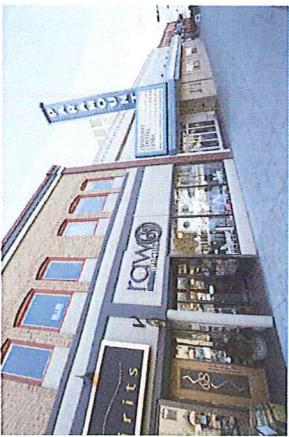
01A000 | NORTH WEST FRONT VIEW
N/E/S/W



01A000 | NORTH FRONT ELEVATION
N/E/S/W



01A000 | SOUTH EAST BACK VIEW
N/E/S/W



01A000 | EAST FRONT VIEW
N/E/S/W



01A000 | MARQUEE AND SIGN
N/E/S/W



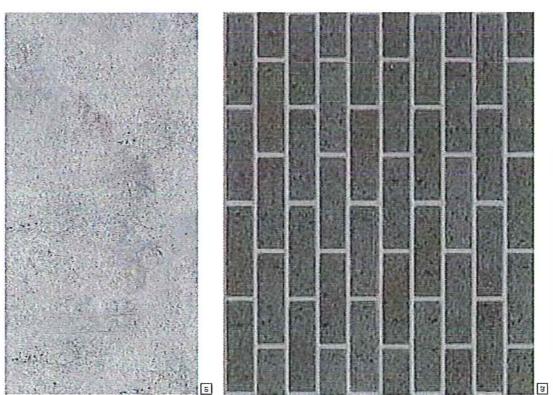
01A000 | SOUTH WEST BACK VIEW
N/E/S/W



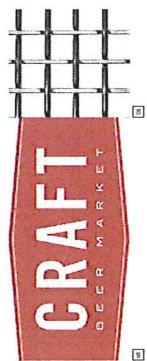
01 A000a NORTH WEST FRONT VIEW



02 A000a EAST FRONT VIEW



MATERIAL KEYNOTES	
STRUCTURAL CONCRETE BASE & PAVEMENT	(COLOUR: DARK GRAY)
STRUCTURAL CONCRETE (COMPOSITE)	(COLOUR: DARK GRAY)
PREFERRED WALKWAY (POLYURETHANE BRICK)	(COLOUR: BROWN)
PREFECTED WOOD DOOR & HINGE TRIM (POLYURETHANE)	(COLOUR: NATURAL TONE)
PREFERRED TABLE, CHAIR & DINEWARE (STAINLESS STEEL)	(COLOUR: SILVER)
PREFERRED FAUCET, CLOSET, BATHROOM FIXTURES (WHITE)	(COLOUR: WHITE)
GRAPHIC LOGO REINFORCING (COLORS: RED & WHITE)	(COLOUR: WHITE)



THE COUNCIL



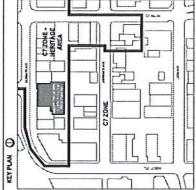
mckinley burkart

NOTES

1. DUE TO LOCAL DRAWDOWNS, NEGLECT OF WEIR SECTION OF DRAWDOWNS AS
A SOURCE.

2. THE CLARIFICATION INDEX OF A CLOUDY RIVER IS NOT A USEFUL CALIBRATING DATA.
CLARIFICATION INDEX AND THE CLARIFICATION INDEX ARE NOT RELATED.
CLARIFICATION INDEX IS RELATED TO THE PLUME CONCENTRATION AND THE
DRAWDOWN. IT IS RELATED TO THE PLUME CONCENTRATION AS A FUNCTION,
BUT IT IS NOT RELATED TO THE PLUME CONCENTRATION AS A FUNCTION OF
DRAWDOWN. IT IS RELATED TO THE PLUME CONCENTRATION AS A FUNCTION OF
DRAWDOWN, BUT IT IS NOT RELATED TO THE PLUME CONCENTRATION AS A FUNCTION
OF DRAWDOWN.

3. DUE TO THE INFLUENCE OF THE PLUME CONCENTRATION ON THE PLUME
PROPERTY OF NOXIDE, PLUME CONCENTRATION AND DRAWDOWNS
ARE RELATED TO THE PLUME CONCENTRATION AS A FUNCTION OF DRAWDOWNS.



ISSUED
NO. 1556
DATE
△

DRAFT
2016-02-16

ECONOMIC

PROJECT **PARAMOUNT LAND USE** **LEGAL ADDRESS:** **PARCEL 2, PHA (B100) BLOCK 13**
MUNICIPAL ADDRESS: **LAWRENCE, OK** **LOT 107 ETD PLAN 482**
STATE: **OKLAHOMA, OK**

**PROPOSED MATERIALS
& RENDERINGS**

PROJECT	PROJECT NO.	DATE
STARTED		COMPLETED

A000a
SHEET
REVISION

SCHEDULE B

This forms part of development
DP16-0065
Permit #





CONSTRUCTION PLAN - LEGEND

CONSTRUCTION PLAN

ARE NOT IN CONTRACT [NIC]
 DOING PARTITION TO REWAN
 1 HOUR FIRE RATING

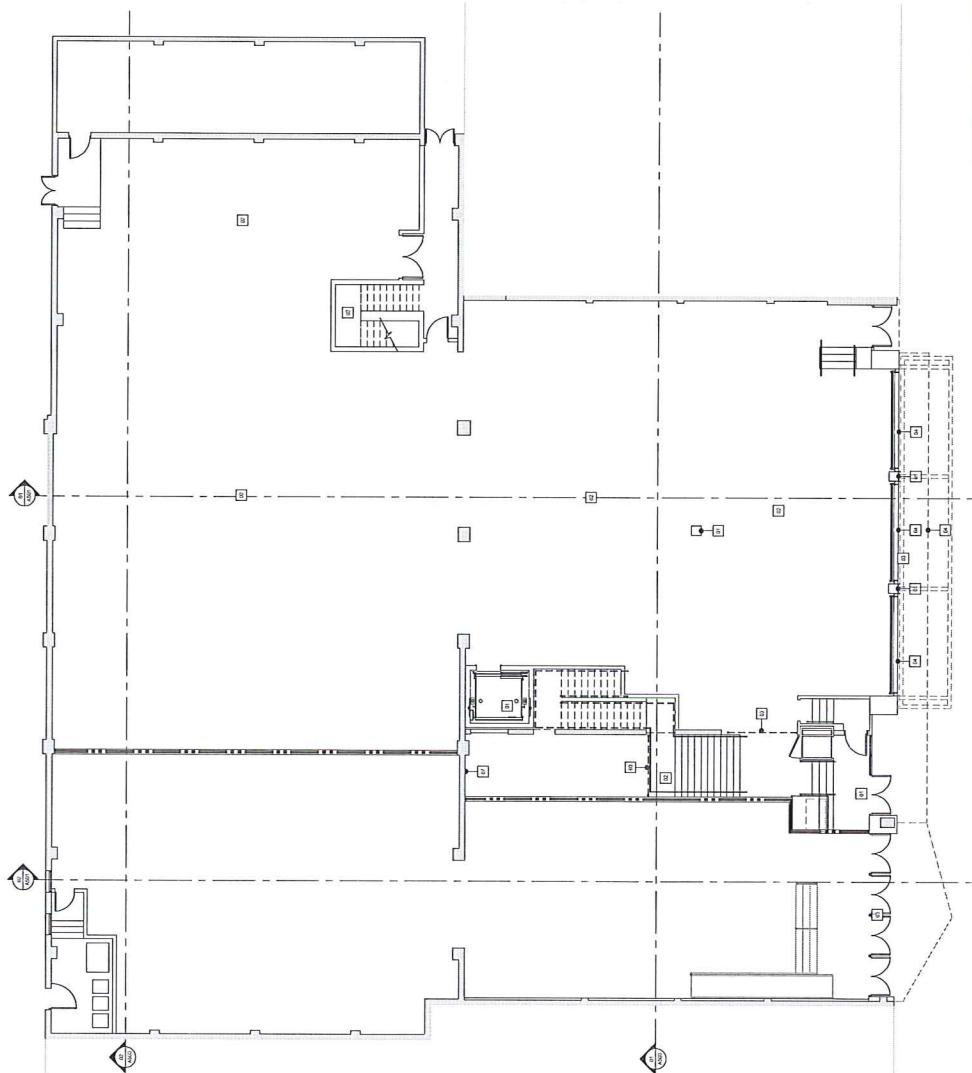
CONSTRUCTION PLANS

1. REFEREND

KEY NOTES

KEY NOTES

- NEW STRUCTURAL COLUMNS - REFER TO STRUCTURAL DRAWINGS FOR DETS.
 - LOCATION OF NEW EARTH TIE.
 - LOCATION OF FIRE SHUTTER ABOVE REFER TO REVISION DE TS.
 - NEW GARAGE DOOR.
 - NEW GARAGE DOOR.



DRAFT
2016-02-16

RONMOR

PROJECT **PROPERTY ADDRESS:** **DRAWING TITLE:**

PARAMOUNT LAND USE **LOCAL ACCESS:** **MAIN FLOOR**
MATERIALS, SERVICES, ETC. **NAME & ADDRESS:** **CONSTRUCTION PLAN**
CHARACTERISTICS: **DATE:** **BY:**

REVISION SHEET A211

SCHEDULE A
This forms part of development
Permit # DP16-0065

01 A211 MAIN FLOOR - CONSTRUCTION PLAN



PRIVILEGE CONSULTANT

DEMOLITION PLAN - LEGEND

- KEY NOTES**

 - ERECTING RANDED CONCRETE PLATFORM TO BE CLEARED FOR SCAFFOLDING, LIGHTING, STAIRS, ETC.
 - CLEARED PLATE TO BE STUDDED OR PAINTED TO BE CLEARED FOR SCAFFOLDING, LIGHTING, STAIRS, ETC.
 - ERECTING PARTITION, DOOR & MUSL, FOR DRAULIC
 - MEANING IN CONTRACTING
 - DRAULIC PARTITION, DOOR & MUSL, FOR DRAULIC

KEY NOTES

<input type="checkbox"/>	DUSTING USED CONCRETE PLATFORM TO USE DUSTBLASTER.
<input type="checkbox"/>	EXISTING STANDING, LOKTING, STAGES, CONSTRUCTED FROM DA WALLS, ETC. TO BE DUSTBLOWED BACK TO STUDIO AND FLOOR SURFACE.
<input type="checkbox"/>	DUSTING EXTERIOR GLAZING AND DOOR TO BE REFINED.
<input type="checkbox"/>	MACHINICAL AND ELECTRICAL ITEMS TO BE DUSTBLOWED. REF ID TO MECHANICAL ITEMS DRAWINGS FOR NAME INFORMATION.
<input type="checkbox"/>	EXISTING ELECTRICAL PANEL AND DOOR TO BE DUSTBLOWED. REF ID TO ELECTRICAL DRAWINGS OF DOOR AS WELL AS EXISTING ELECTRICAL PANEL. DOOR TO BE DUSTBLOWED AND DOOR TO BE REFINED. POWER CORDS TO BE DUSTED FOR CONFIRMATION.

DEMOLITION PLAN NOTES

20

20

REVISED NO REVISION DATE

DRAFT
2016-02-16

RONMOR

SCHEDULE A
This forms part of development
Permit # DP/6-0065

01 A230 | SECOND FLOOR - DEMOLITION PLAN

Project Number: 2016-2423410703A - Powershell (Windows Server Function) - 2 CARIN 2.1 (DRAFT) (French, AZ-20) - LOMI 2 DATE: 06/03/2016 (DRAFT) (French, AZ-20)



CONSTRUCTION PLAN - LEGEND

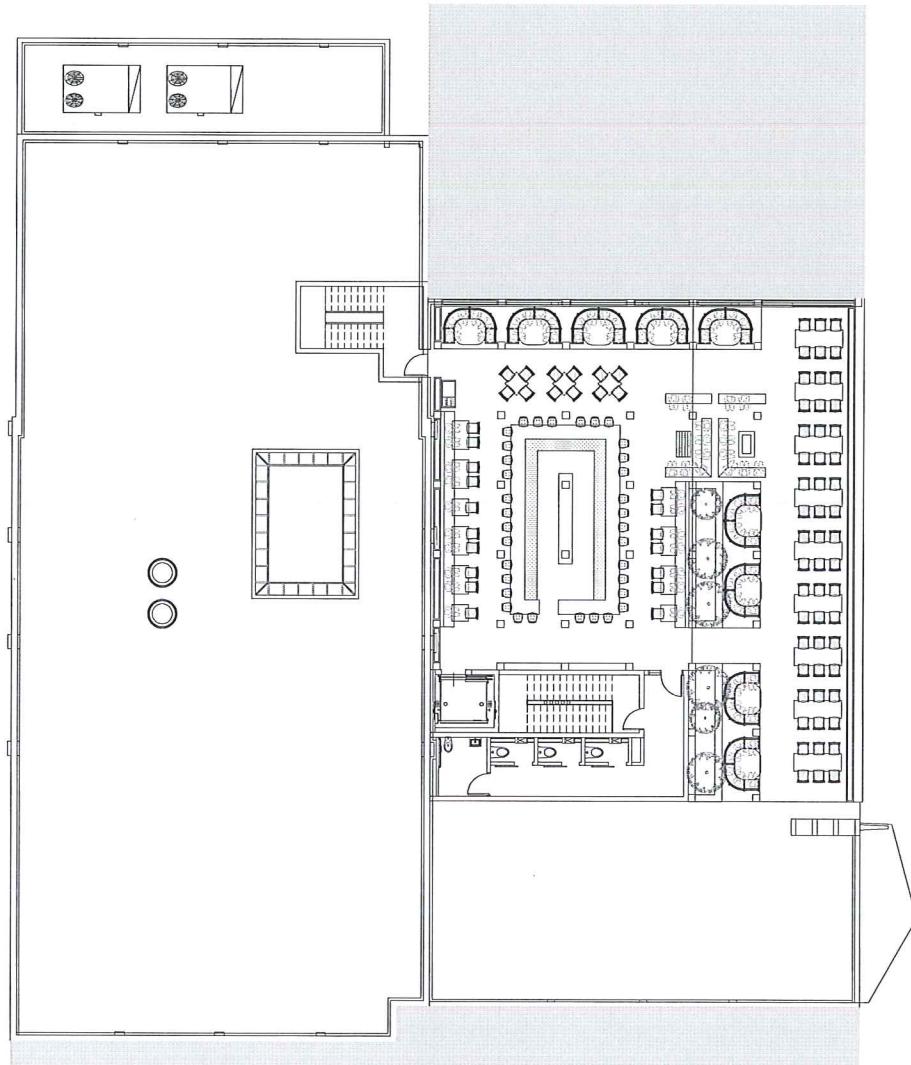
- AREA NOT IN CONTRACT (IND)
- DRAFTING PARTITION TO REAR
- HOURS PER DAY
- HOURS PER DAY

CONSTRUCTION PLAN NOTES

LHSPDPT

KEY NOTES

- INSTRUCTIONAL COLONIAL DIVIDER TO STAIRCASE
- DIVIDER FOR DETAILS.
- LOCATION OF NEW FIRE STAIR.
- LOCATION OF FIRE SHUTTER ABOVE, DOOR TO HALL
- DOOR
- INSTRUCTION TO KEEP OUTLINE EXISTING PARTITION
- MEETS OR EXCEEDS THE STANDARDS

DRAFT
2016-02-16

RONNOR

PROJECT: PARAGON LAND USE
DRAWING TITLE: SECOND FLOOR
PARTITION PLAN OP1
DRAWING NUMBER: 01A232
SCALE: 1/4" = 1'-0"

SCHEDULE A
 This forms part of development
 Permit # DPI6 - 0065

01A232 | SECOND FLOOR - PARTITION PLAN





RE CONSULTANT
nckin
25/2/2021
17/10/2021
y abcde
11
nckin@nckin.com

207

DO NOT SCALE DRAWINGS, RECREATE, OR QUOTE INFORMATION AS
SHOWN ON THIS DRAWING.

REVIEWED	NO	RESEARCH
SIGNED	NO	RESEARCH
△		
REVIEWED	NO	RESEARCH
DATE		DATE

PROJECT **PARAMOUNT LAND USE** **LEGAL ADDRESS:** 1000 N. STATE ST., SUITE 1300, CHICAGO, IL 60610
MUNICIPAL ADDRESS: 1000 N. STATE ST., CHICAGO, IL 60610
PHONE #: 312.733.1400
FAX #: 312.733.1401
EMAIL: info@paramountlanduse.com

DRAWING TITLE **SOUTH ELEVATION**

A400

This architectural floor plan illustrates the layout of a building across three levels. The main structure is a two-story building with a central entrance featuring a double door. To the left is a one-story extension with a single door. The building's footprint includes several rooms: a large rectangular room on the left side of the first floor, a smaller room above it, a long corridor along the right side, and a series of rooms at the rear. A staircase leads from the second floor down to the first floor. The exterior features include a parking area with four bays, a driveway, and a garage. A legend in the bottom right corner defines symbols for exterior walls, interior walls, windows, doors, and other structural elements.

01 A400 EXISTING ELEVATION

This architectural floor plan illustrates a multi-story building's layout. The structure features several rooms, including a large hall with a staircase, a room with a fireplace, and a room with a large window. The plan also shows various doorways and windows, some of which are highlighted with different patterns. A legend at the bottom right provides key symbols for the plan, such as a square for 'INTERIOR DOOR', a rectangle for 'EXTERIOR DOOR', a circle for 'CLOSET', and a cross for 'WALL OPENING'. The legend also includes symbols for 'HALL', 'STAIR', 'ELEVATOR', 'SWIMMING POOL', 'GARAGE', 'PARKING LOT', 'DRIVEWAY', 'FIRE ESCAPE', 'STORAGE', 'WATER TOWER', 'SWING DOOR', 'SLIDING DOOR', 'SWING-OUT DOOR', 'SWING-IN DOOR', 'SWING-OUT SWING-IN DOOR', and 'SWING-IN SWING-OUT DOOR'.

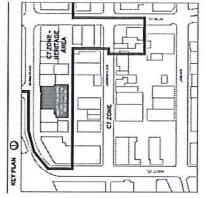
02 A400 | PROPOSED ELEVATION

SCHEDULE B
This forms part of development
Permit # DP/6 - 0065

PRINCIPAL CONSULTANT
mckinleyburkart



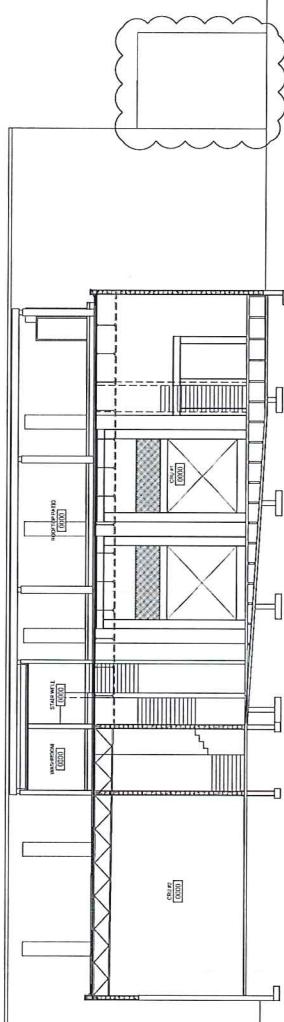
NOTES
1. DRAWING NUMBER: DP16-00065
2. DATE: 02/16/2016
3. DRAWING TITLE: DRAFT
4. DRAWING SCALE: 1/8" = 1'-0"
5. DRAWING NUMBER: 01A500 SECTION
6. DRAWING TITLE: BUILDING SECTION
7. DRAWING SCALE: 1/8" = 1'-0"
8. DRAWING NUMBER: 02A500 SECTION
9. DRAWING TITLE: PARAMOUNT LAND USE
10. DRAWING SCALE: 1/8" = 1'-0"
11. DRAWING NUMBER: 03A500 SECTION
12. DRAWING TITLE: SCHEDULE A/B
13. DRAWING SCALE: 1/8" = 1'-0"



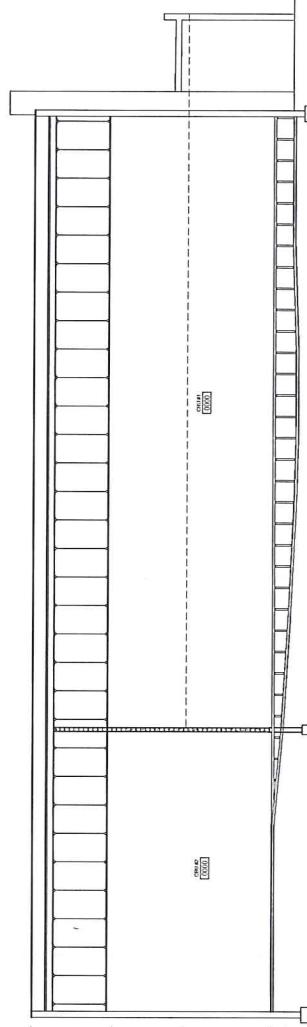
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____

DRAFT
2016-02-16

RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____



01A500 SECTION
1/8" = 1'-0"



02A500 SECTION
1/8" = 1'-0"

RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____

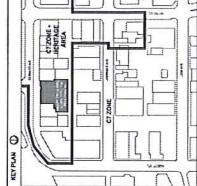
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____

RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____

RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____
RECD BY: _____
NO. REC'D: _____
DATE: _____

SCHEDULE A/B
This forms part of development
Permit # DP16-00065

DO NOT REMOVE OR DESTROY THIS INFORMATION SHEET.
THIS SHEET CONTAINS INFORMATION THAT IS THE PROPERTY OF THE
PROJECT OWNER AND IS FOR THE USE OF THE CONTRACTOR
ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW
THE CONTRACTOR'S OWN SAFETY AND PROTECTION
STANDARDS AS WELL AS THE INFORMATION PROVIDED
HEREIN. THIS SHEET IS FOR THE USE OF THE CONTRACTOR
ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW
THE CONTRACTOR'S OWN SAFETY AND PROTECTION
STANDARDS AS WELL AS THE INFORMATION PROVIDED
HEREIN.



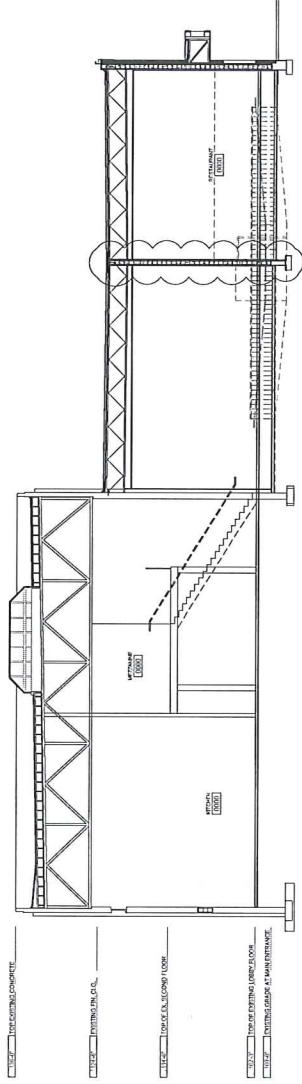
DATE
RELEASER
NO. REC'D.
DATE

NOTED

NO. REC'D.

DATE

01 A501 SECTION THROUGH CRU #1



DRAFT
2016-02-16

NOTED

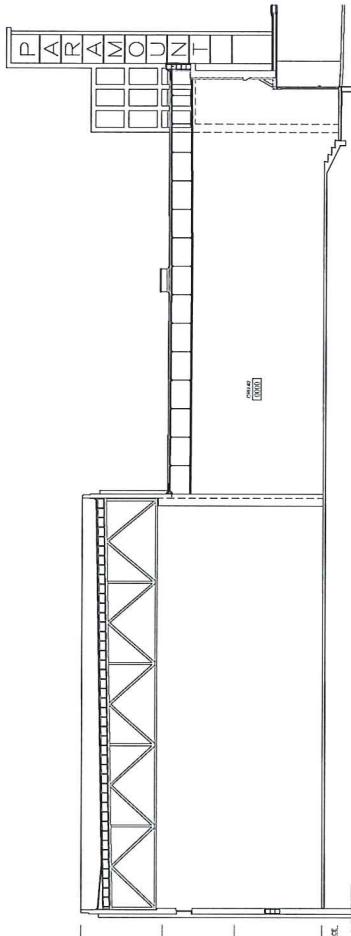
NO. REC'D.

DATE

PROJECT
PARAMOUNT LAND USE
SUBDIVISION
SUBDIVISION BLOCK 13
LOT 1 (1/4 OF SUBDIVISION)
ADDRESS: 1000 UNIVERSITY ST, SEATTLE, WA 98101
CLIENT
RONNOR

PROJECT
PARAMOUNT LAND USE
SUBDIVISION
SUBDIVISION BLOCK 13
LOT 1 (1/4 OF SUBDIVISION)
ADDRESS: 1000 UNIVERSITY ST, SEATTLE, WA 98101
CLIENT
RONNOR

02 A501 SECTION THROUGH CRU #2



SECTION
SHEET
A501

SCHEDULE A/B
This forms part of development
Permit # DP16-0065