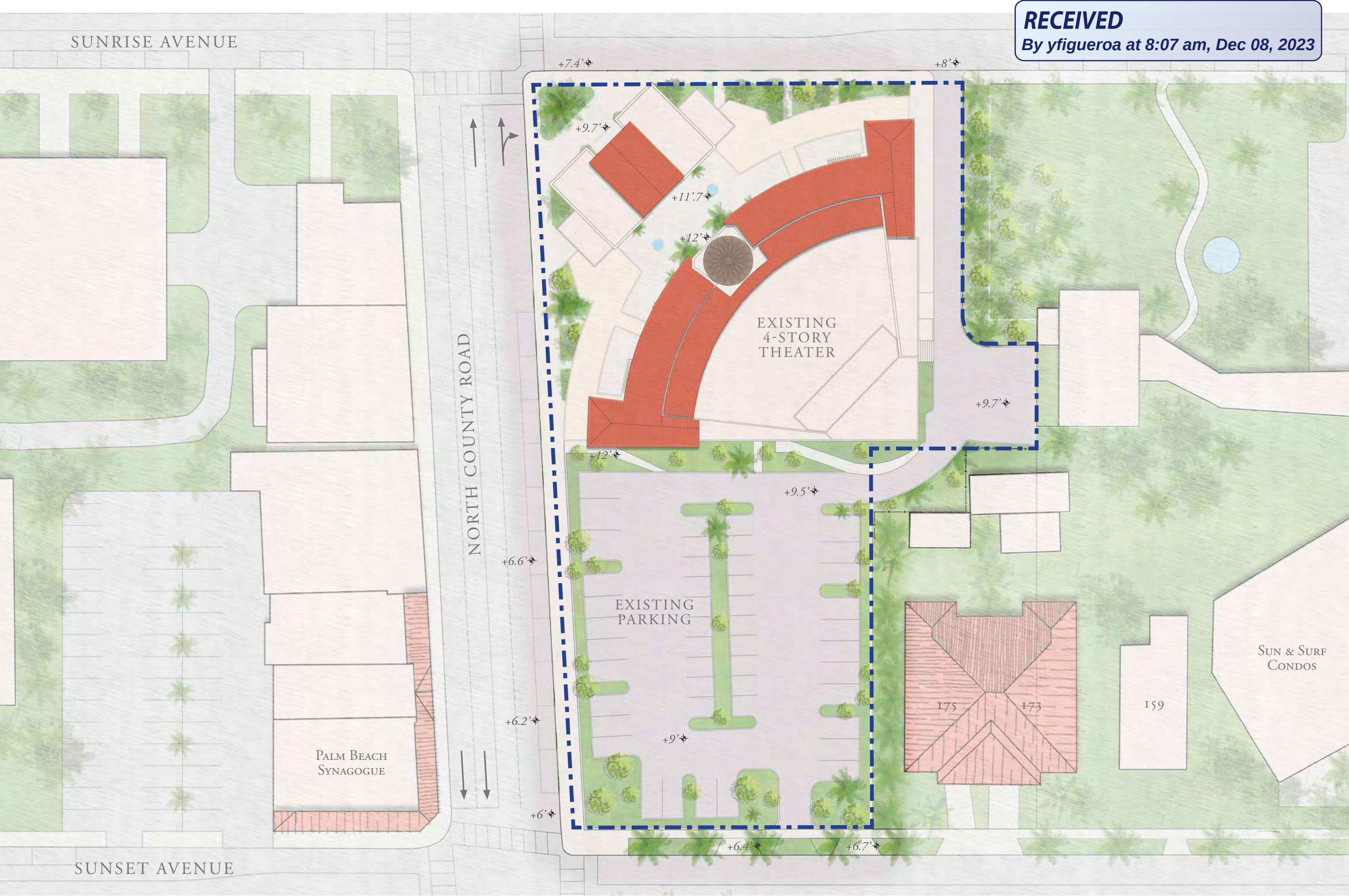




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EXISTING SITE PLAN

Paramount Theater
139 N COUNTY RD
PALM BEACH, FL 33480

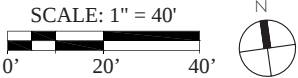
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2 South Biscayne Boulevard Miami, FL 33131
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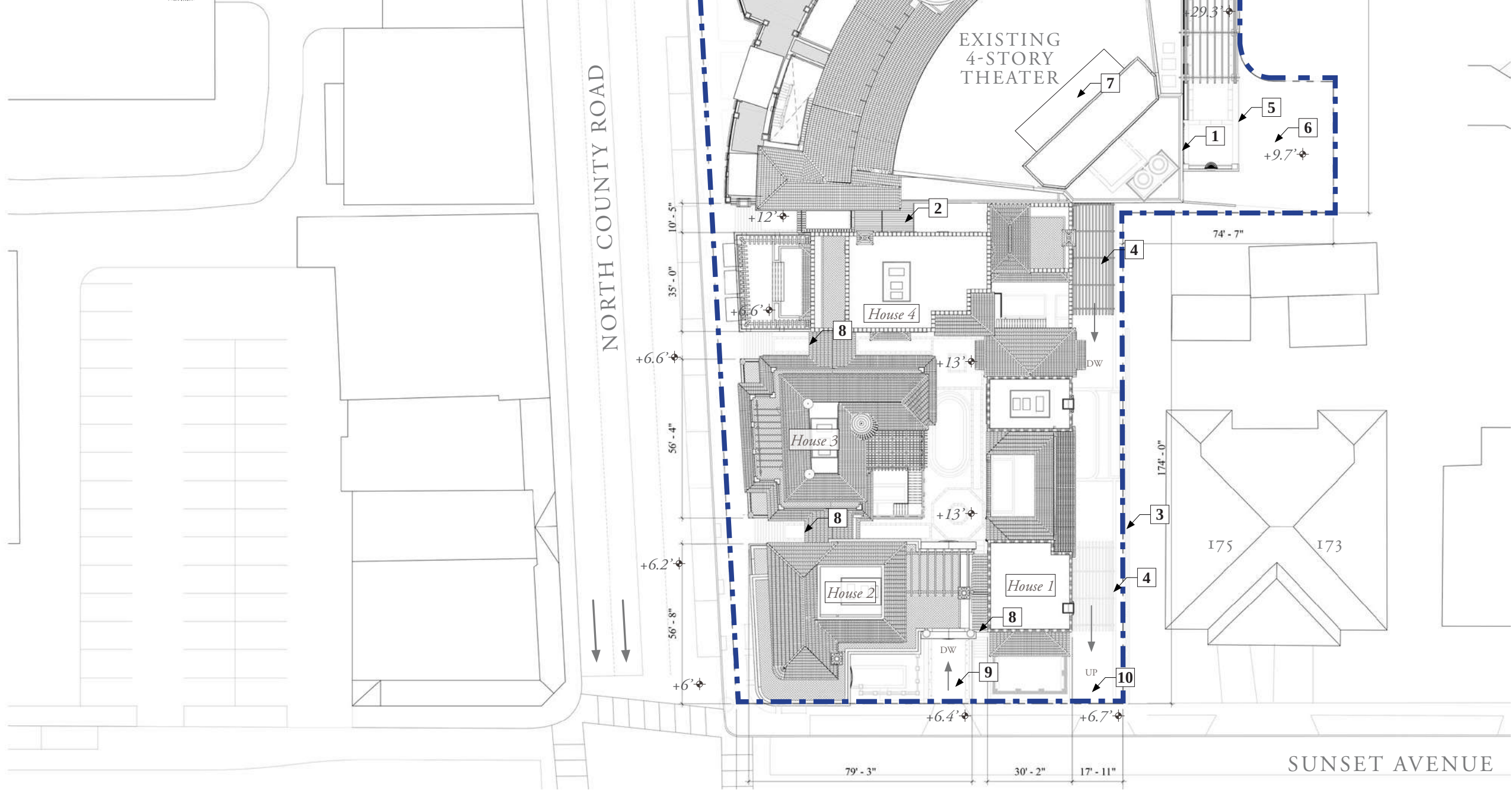
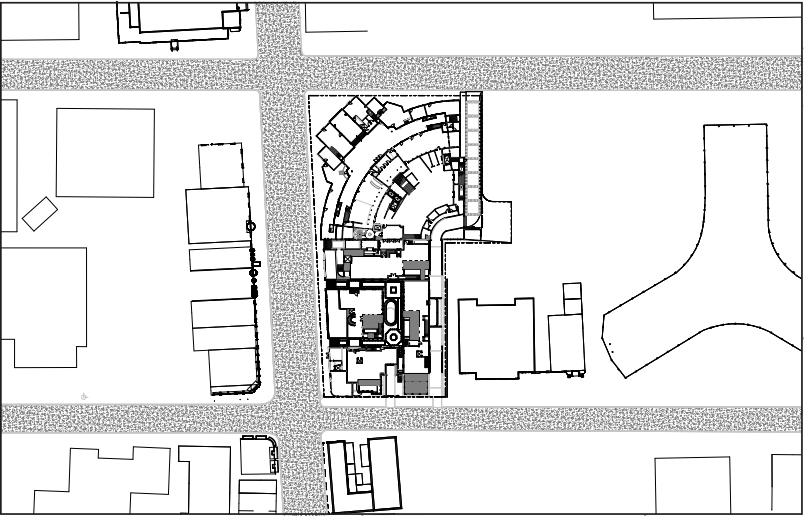
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PROPOSED ROOF PLAN



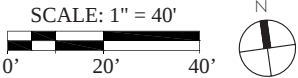
LOCATION MAP

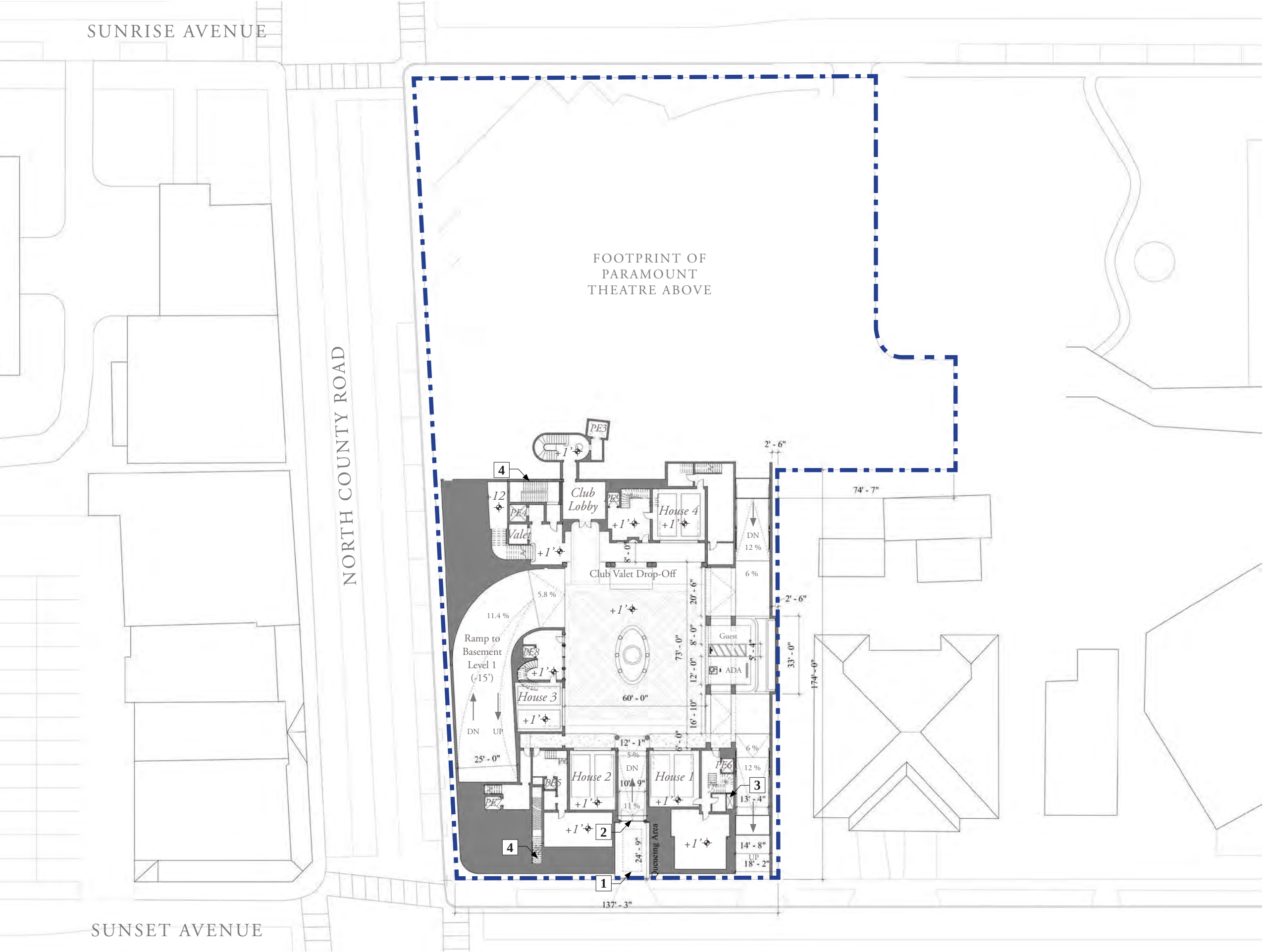


PROPOSED SITE PLAN

NOTES

- 1. Entry to parking
- 2. Club lobby connection and garden (see sheet D-14)
- 3. Existing wall
- 4. Pergola (see sheet D-15)
- 5. New service gate (see sheet C-8)
- 6. Theatre service court (see sheet A-17.3 for equipment location and details)
- 7. Theatre mechanical roof enclosure (see sheet A-17.1, A-17.2 for equipment location and details)
- 8. Access to Houses Garden level
- 9. Resident access to motor court with private gate, 24' 9" setback from property line (see sheet C-8)
- 10. Exit from parking





NOTES

RESIDENT PARKING:

Residents: 8 spaces
Guests: 1 guest, 1 ADA van

TOTAL: 10 SPACES

MOTOR COURT SF TOTALS:

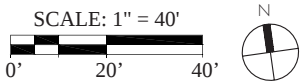
Club: 683 sf
BOH: 298 sf

House 1: 954 sf
House 2: 737 sf
House 3: 402 sf
House 4: 1,009 sf

TOTAL: 4,083 SF

DESIGN NOTES:

1. Queuing Area
2. Resident access to motor court with private gate, 24' 9" setback from property line (see sheet C-8)
3. Vertical chase of exhaust vent
4. Garage egress stair
5. Access to parking has been widened to better accommodate vehicular passage for car entry to garage below (see sheets EXH-1.1 - EXH-1.5, for maneuverability and turning radii diagrams)

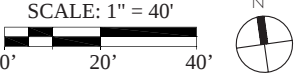




LEGEND

- RETAIL
- CIRCULATION
- CLUB
- CLUB CIRCULATION
- SERVICE/BOH
- HOUSES

PROPOSED PLAN: MOTOR COURT RENDERED (BELOW GRADE)





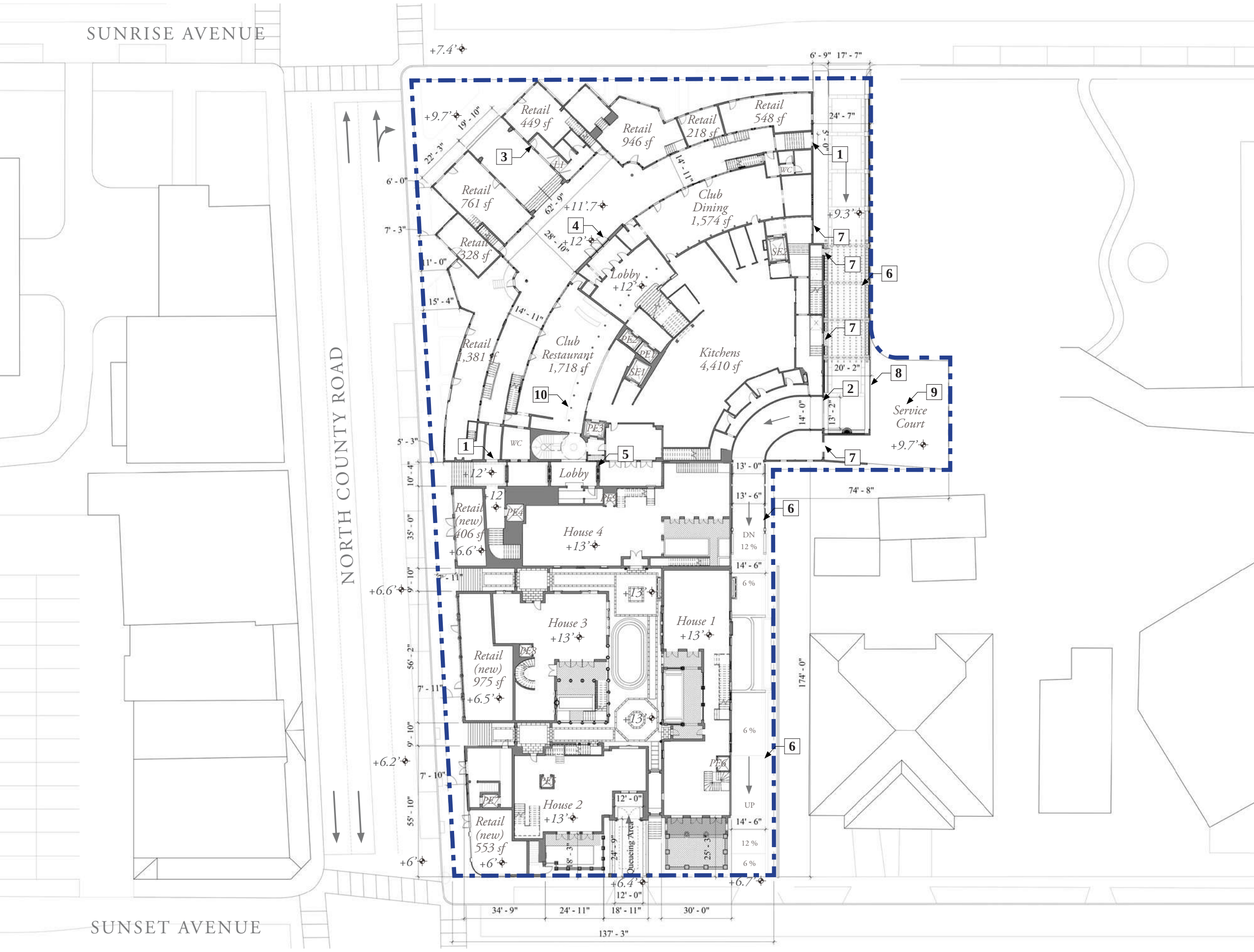
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Paramount Theater

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NOTES

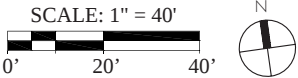
GROUND FLOOR SF TOTALS:
Existing Retail: 4,597 sf
New Retail: 1,934 sf
Club: 4,019 sf
BOH: 6,607 sf

House 1: 2,213 sf
House 2: 1,636 sf
House 3: 1,681 sf
House 4: 2,332 sf

TOTAL: 25,127 sf

DESIGN NOTES:

1. Widen portals
2. Access to parking has been widened to better accommodate vehicular passage for car entry to garage below (see sheets EXH-1.1 - EXH-1.5, for maneuverability and turning radii diagrams)
3. ADA access to patio
4. Reintroduce historic front doors (sheet D-10)
5. Club lobby connection and garden (sheet D-14)
6. Pergola above (sheet D-15)
7. New service/egress doors
8. New service gate has been widened to better accommodate vehicular access (sheet A-17.3, C-8)
9. Theatre service court (see sheet A-17.3 for equipment location and details)
10. Restore historic colonnade



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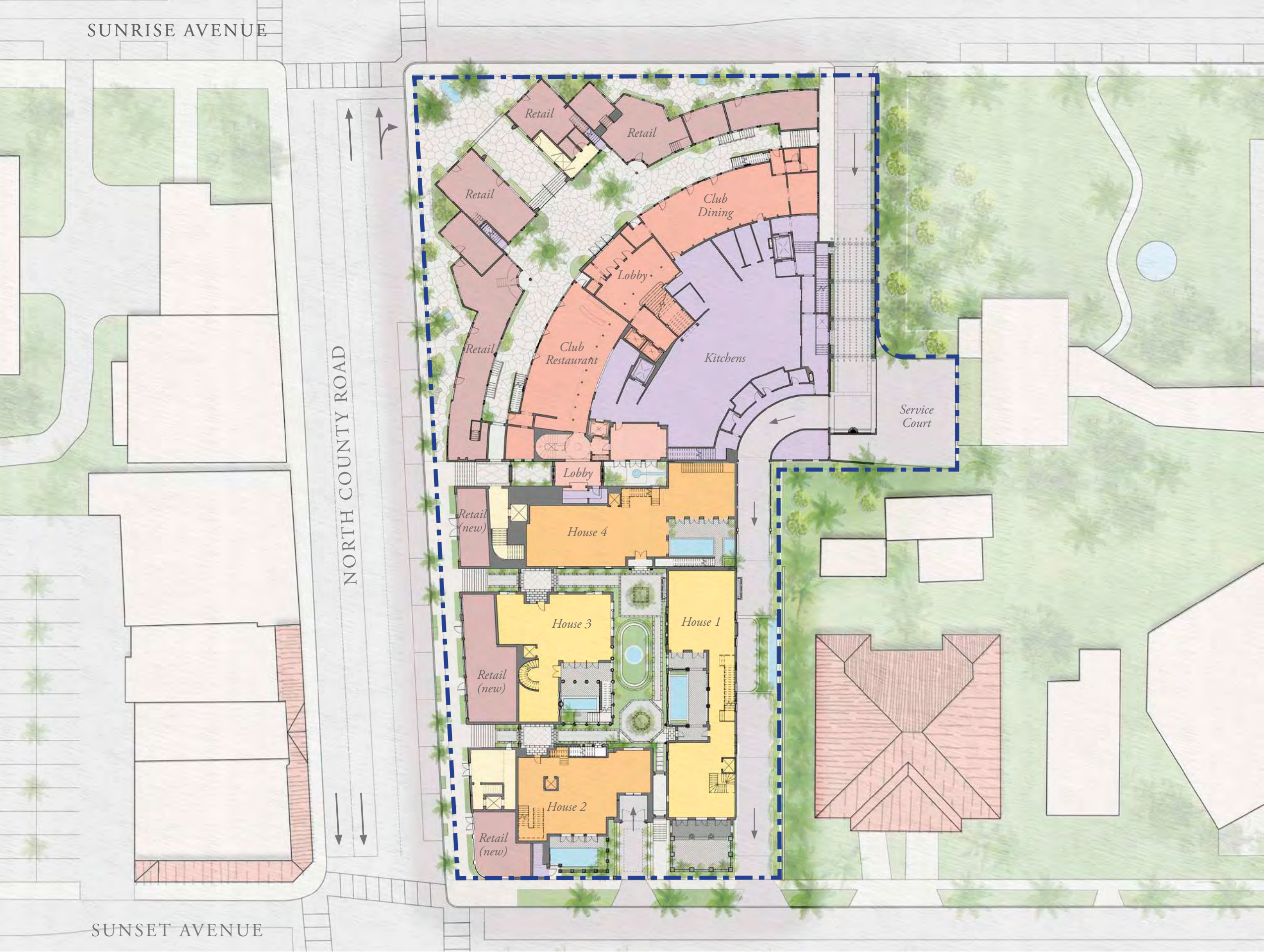
Stantec

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PROPOSED PLAN: GROUND FLOOR

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- LEGEND
- RETAIL
 - CIRCULATION
 - CLUB
 - CLUB CIRCULATION
 - SERVICE/BOH
 - HOUSES

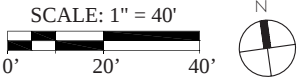
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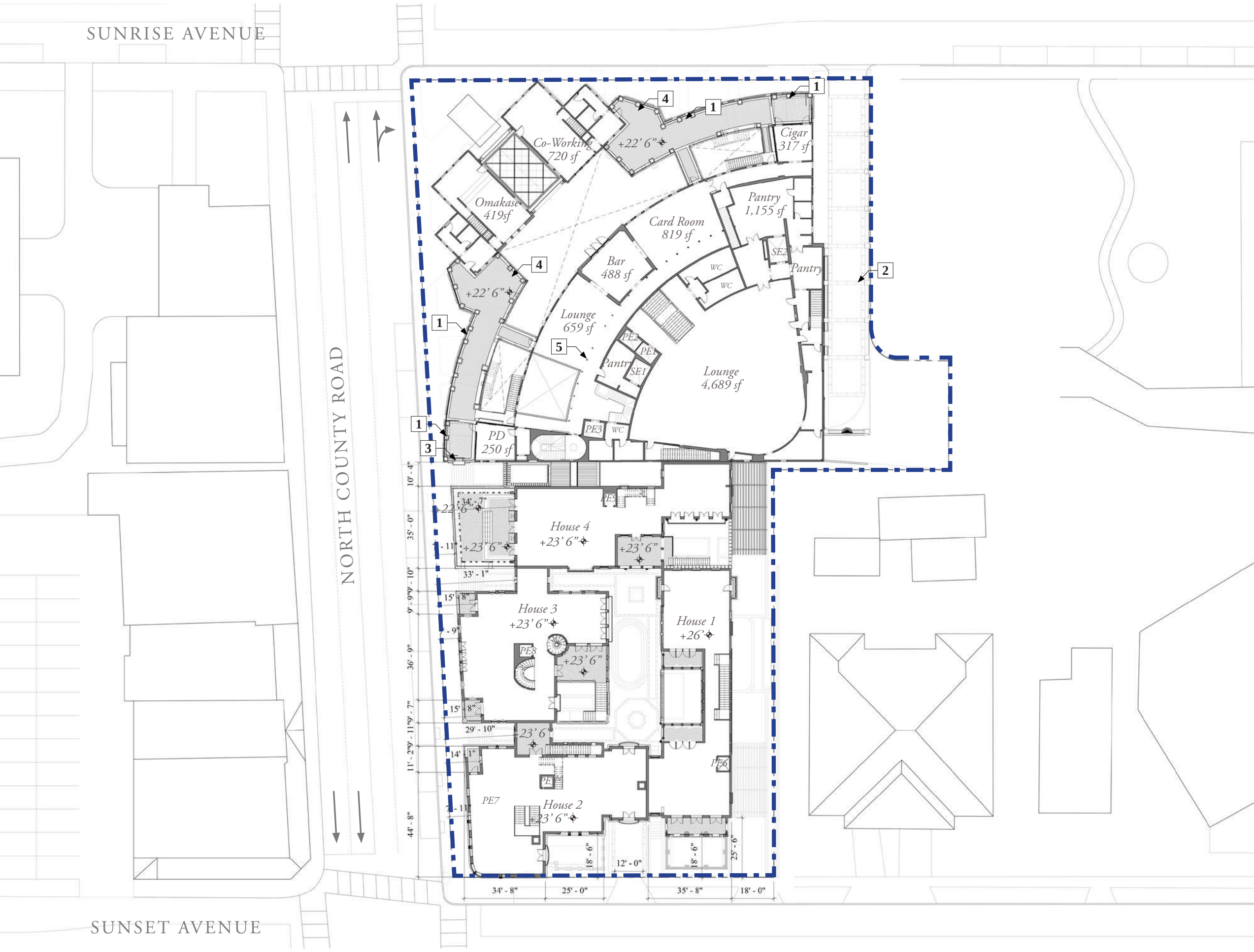
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FINAL
DROP OFF

PROPOSED PLAN: GROUND FLOOR RENDERED





PROPOSED PLAN: 2ND FLOOR

NOTES

2ND FLOOR SF TOTALS:

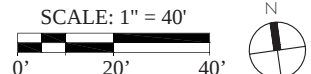
Club: 11,340 sf
BOH: 2,873 sf

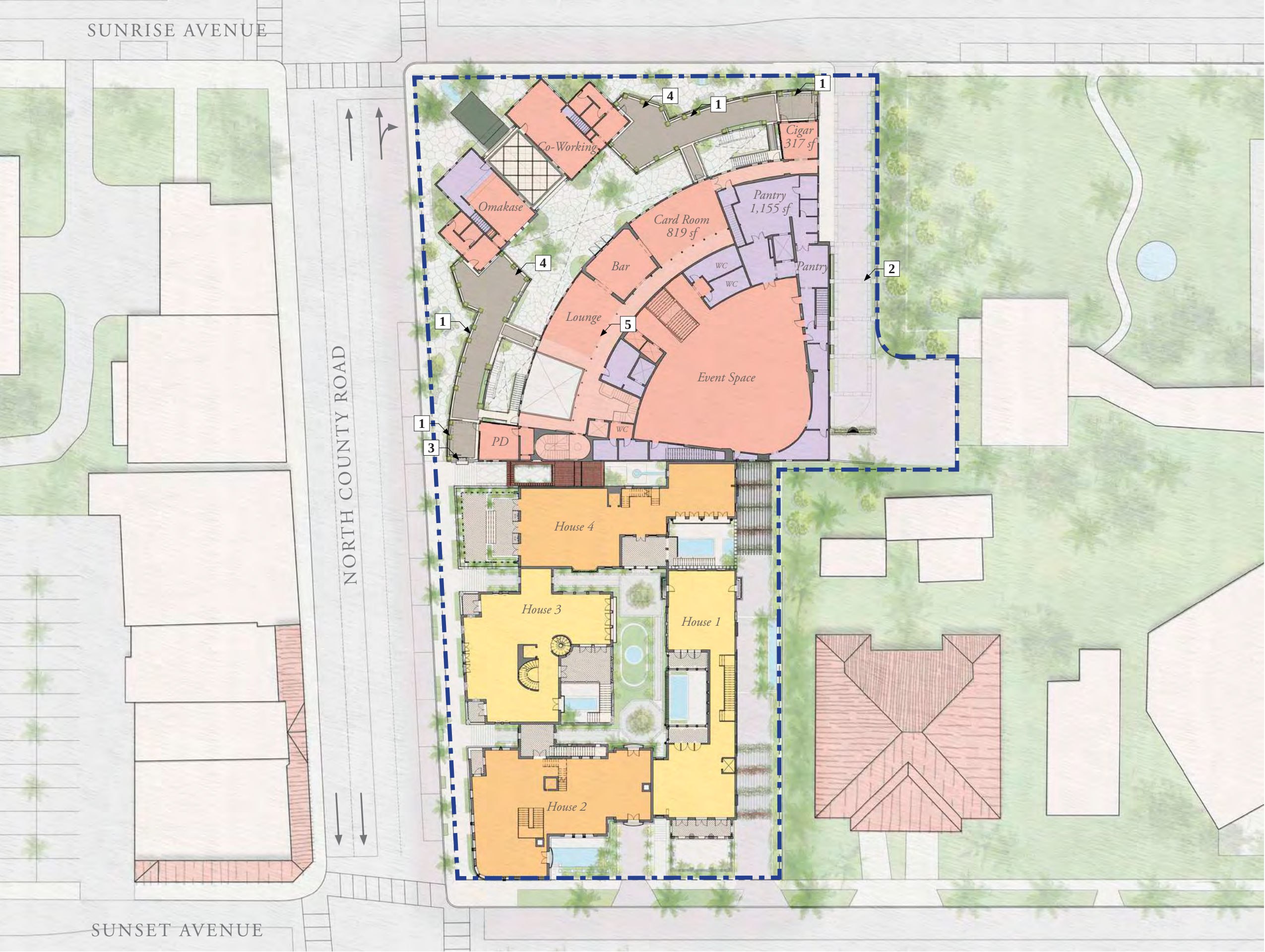
House 1: 2,490 sf
House 2: 2,900 sf
House 3: 2,613 sf
House 4: 2,428 sf

TOTAL: 24,644 sf

DESIGN NOTES:

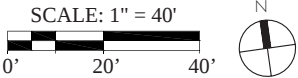
1. Reintroduce historic fabric canopies and awnings (*sheet D-11 & D-12*)
2. Pergola (*sheet D-15*)
3. Reintroduce historic exterior fireplace/chimney (*sheet A-6*)
4. Reintroduction of landscaped terraces (*sheet A-7*)
5. Restore historic colonnade (*sheet A-8*)





LEGEND

- RETAIL
- CIRCULATION
- CLUB
- CLUB CIRCULATION
- SERVICE/BOH
- HOUSES



PROPOSED PLAN: 2ND FLOOR RENDERED

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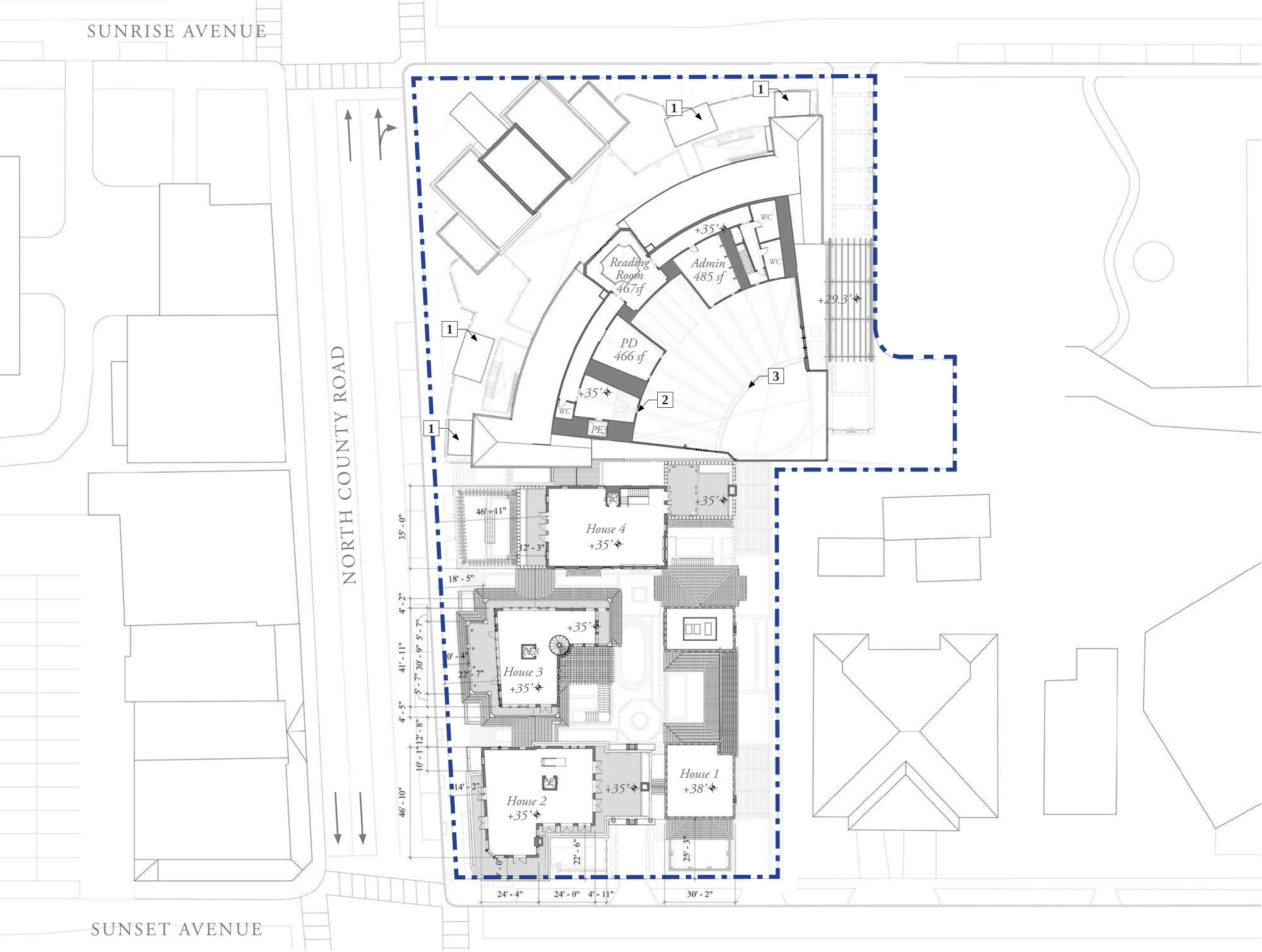
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NOTES

OVERALL SF TOTALS:

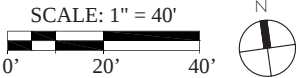
Theatre & Retail Overall:
35,550 sf
Club: 19,033 sf
Retail: 6,531 sf
BOH: 9,881 sf

Houses Overall: 25,887 sf
House 1: 5,656 sf
House 2: 6,982 sf
House 3: 5,931 sf
House 4: 7,338 sf

TOTAL: 61,437 SF

DESIGN NOTES:

1. Canopies on 2nd Floor
(sheet D-11 & D-12)
2. Reintroduce historic porthole windows (sheet A-8)
3. Reveal Historic Ceiling
(sheet A-8)



PROPOSED PLAN: 3RD FLOOR



LEGEND

- RETAIL
- CIRCULATION
- CLUB
- CLUB CIRCULATION
- SERVICE/BOH
- HOUSES

PROPOSED PLAN: 3RD FLOOR RENDERED

SCALE: 1" = 40'
0' 20' 40'

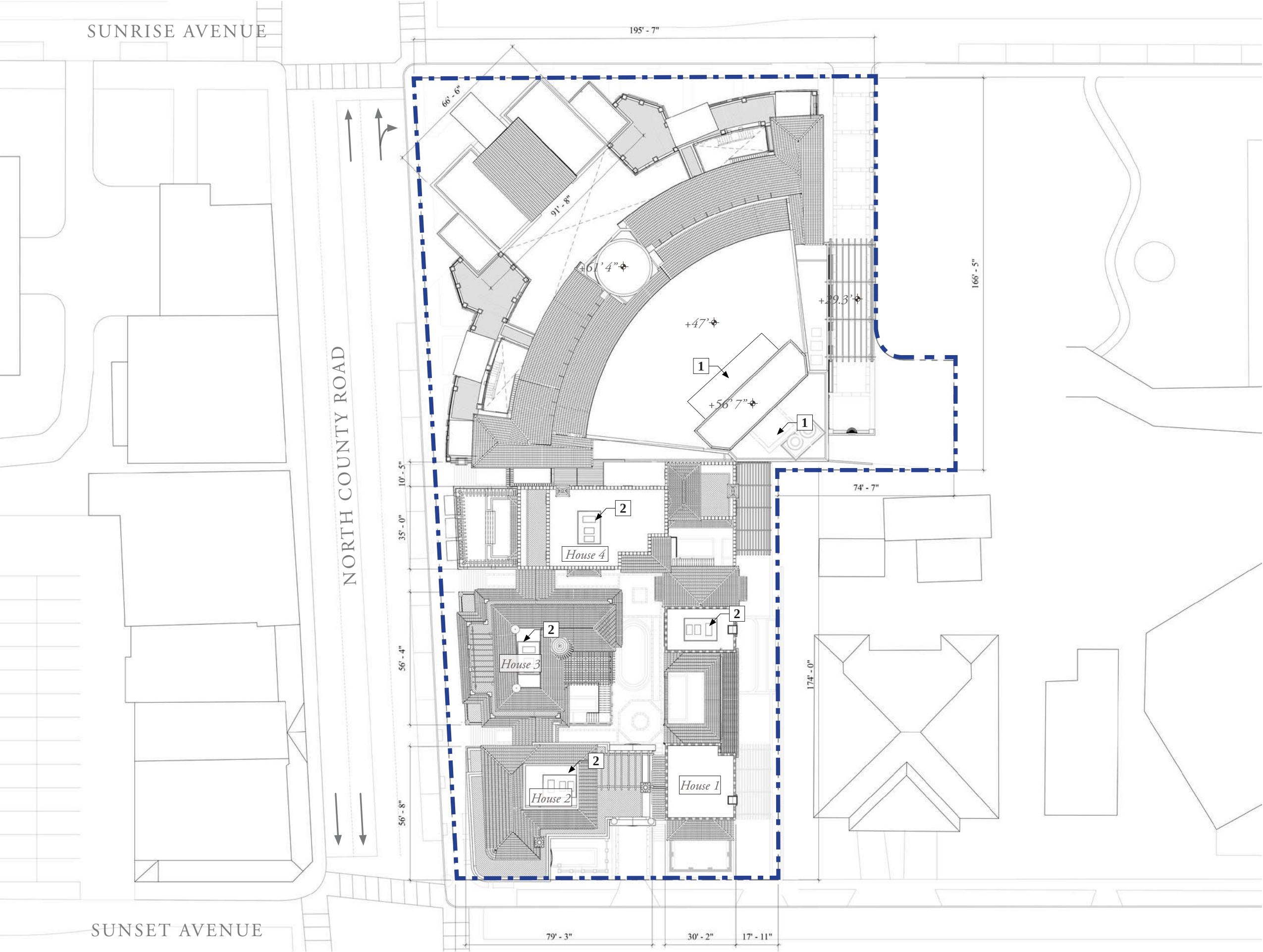


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PROPOSED ROOF PLAN

NOTES

OVERALL SF TOTALS:

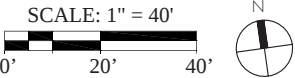
Theatre & Retail Overall:
35,500 sf
Club: 21,838 sf
Retail: 6,586 sf
BOH: 10,303 sf

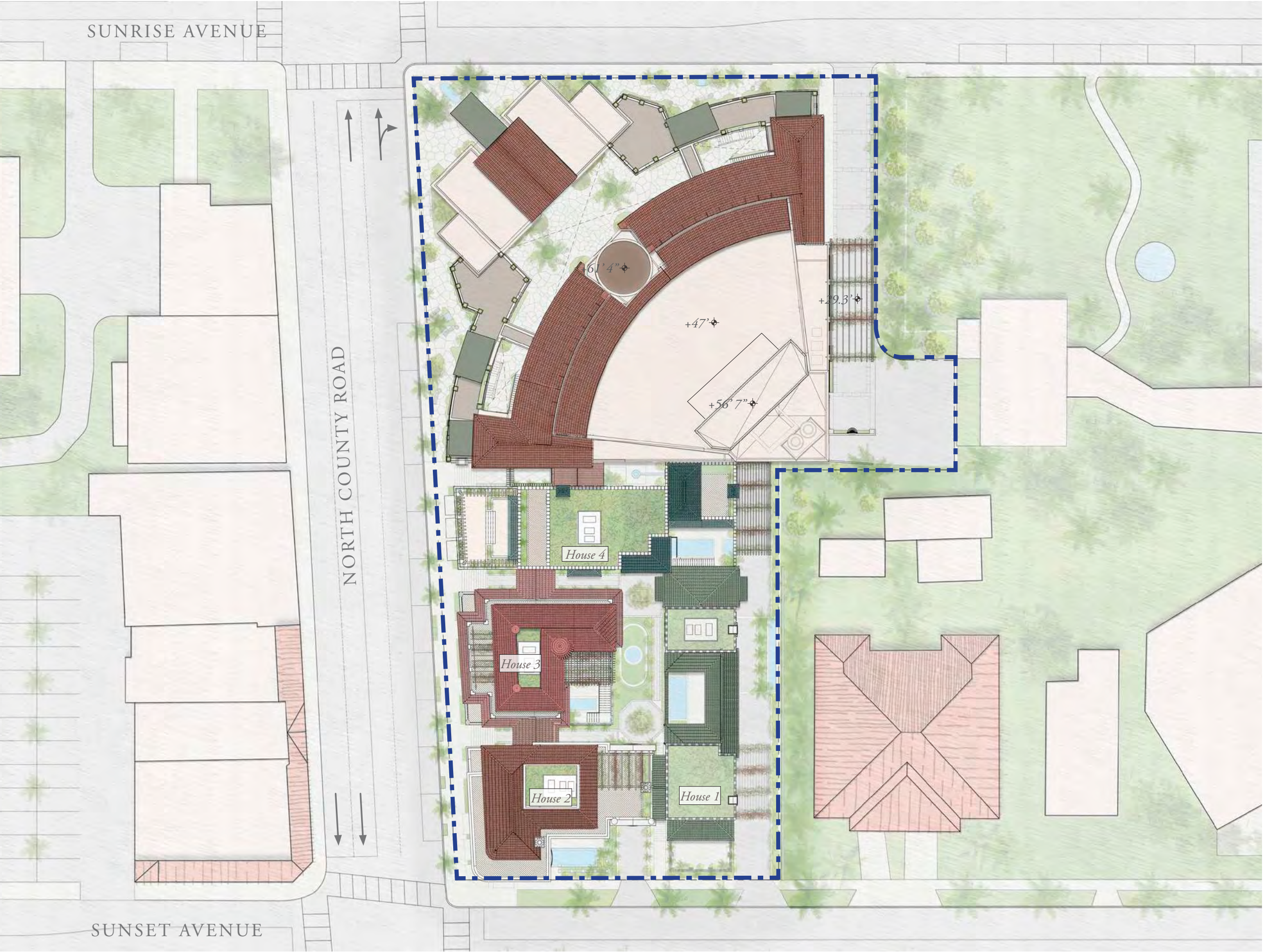
Houses Overall: 25,887 sf
House 1: 5,656 sf
House 2: 6,982 sf
House 3: 5,931 sf
House 4: 7,338 sf

SITE TOTAL: 61,437 SF

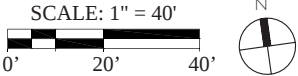
DESIGN NOTES:

1. Theatre mechanical roof enclosure (*see sheet A-17, A-17.1, A-17.2 for equipment location and details*)
2. House mechanical equipment on roof, access to roof via roof hatch (*see sheets A-17, A-17.4 for mechanical equipment details*)





PROPOSED ROOF PLAN RENDERED



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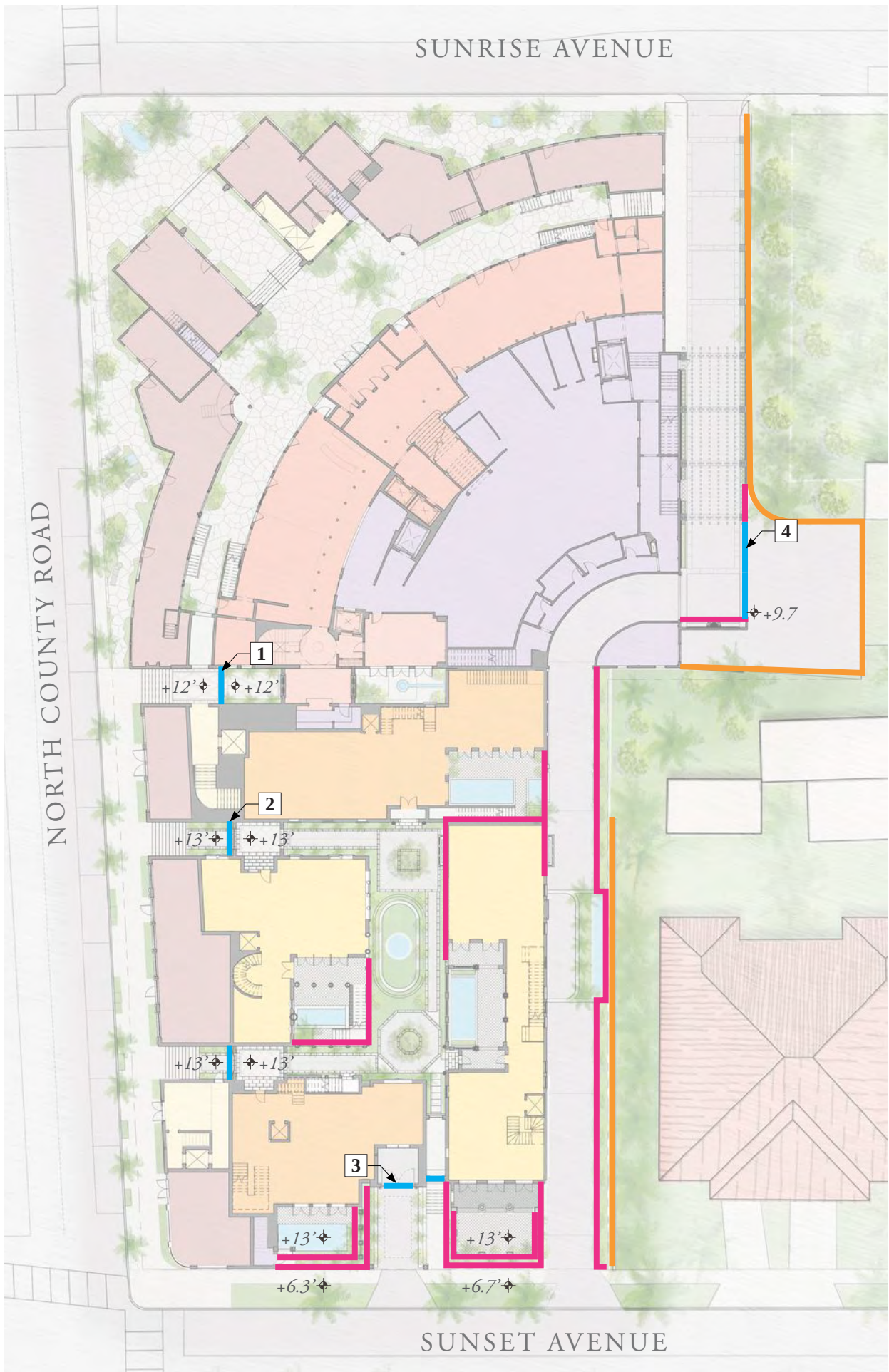
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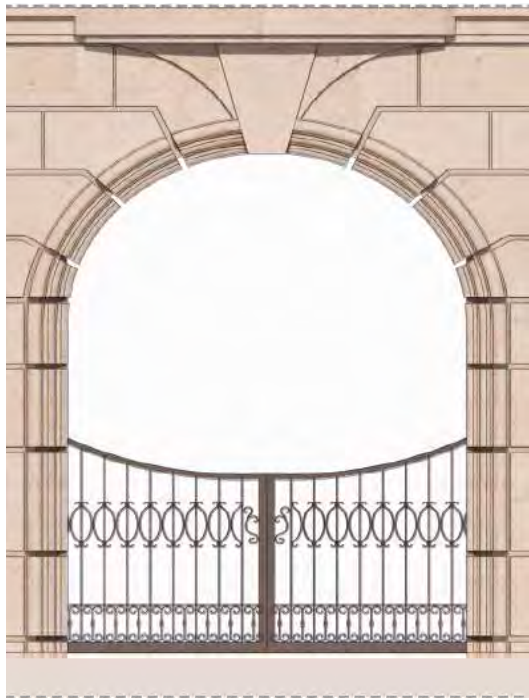
1. Club Entrance Along N. County Road (see sheet D-14)



2. Typical Entry Gate to Houses' Garden Level

SCALE: 1/8" = 1'

0' 4' 8'



3. Residential Entrance Gate Along Sunset Avenue (Setback 24' 9" from property line)



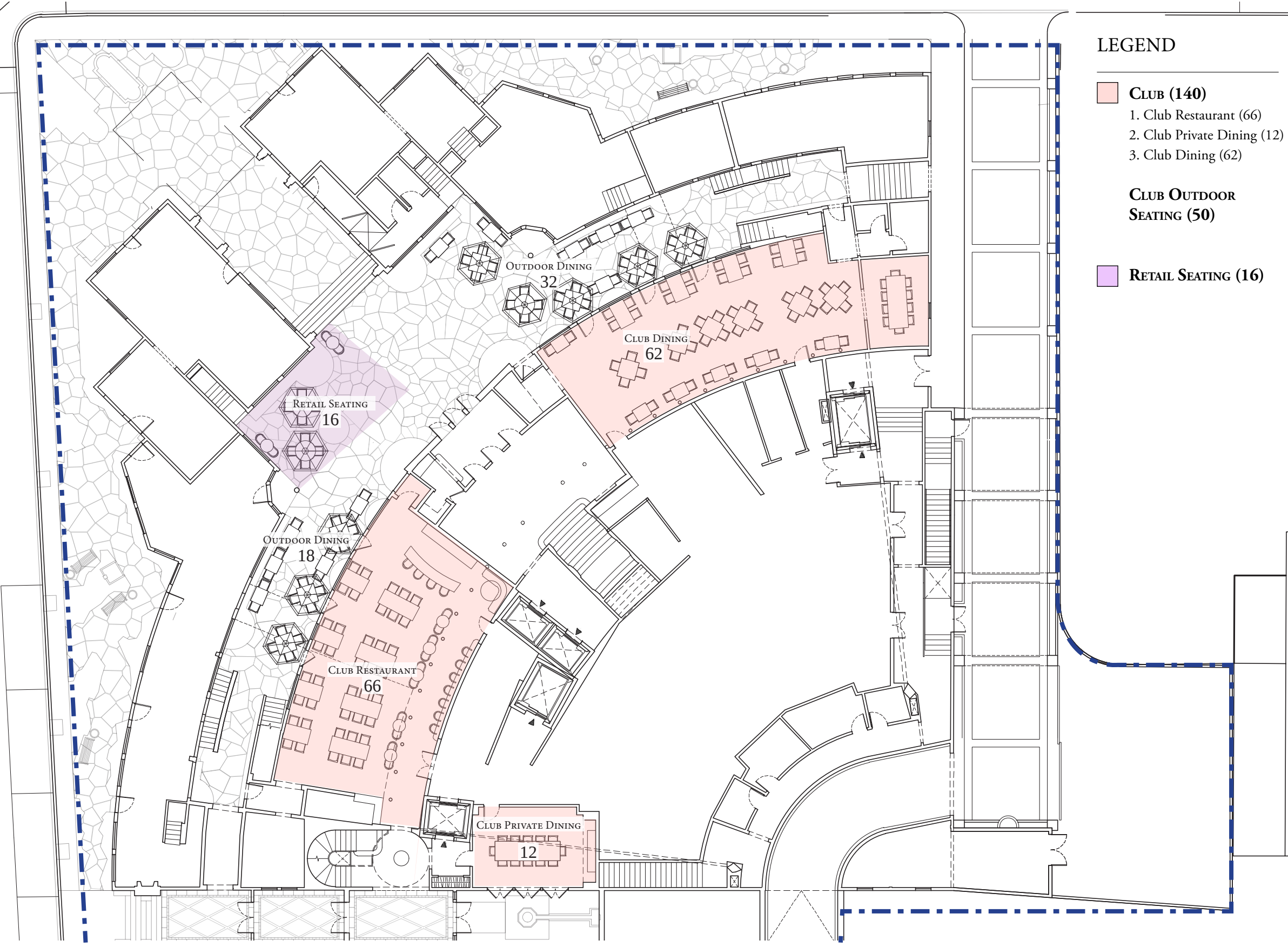
4. East Service Gate and Walls (see sheet A-17.3) (Service gates to slide back and stack for service vehicle entry)

- LEGEND
- GATES
 - GARDEN WALLS
 - EXISTING WALLS

NOTES

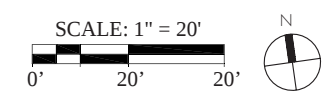
MATERIAL:
Decorative Metal Gate

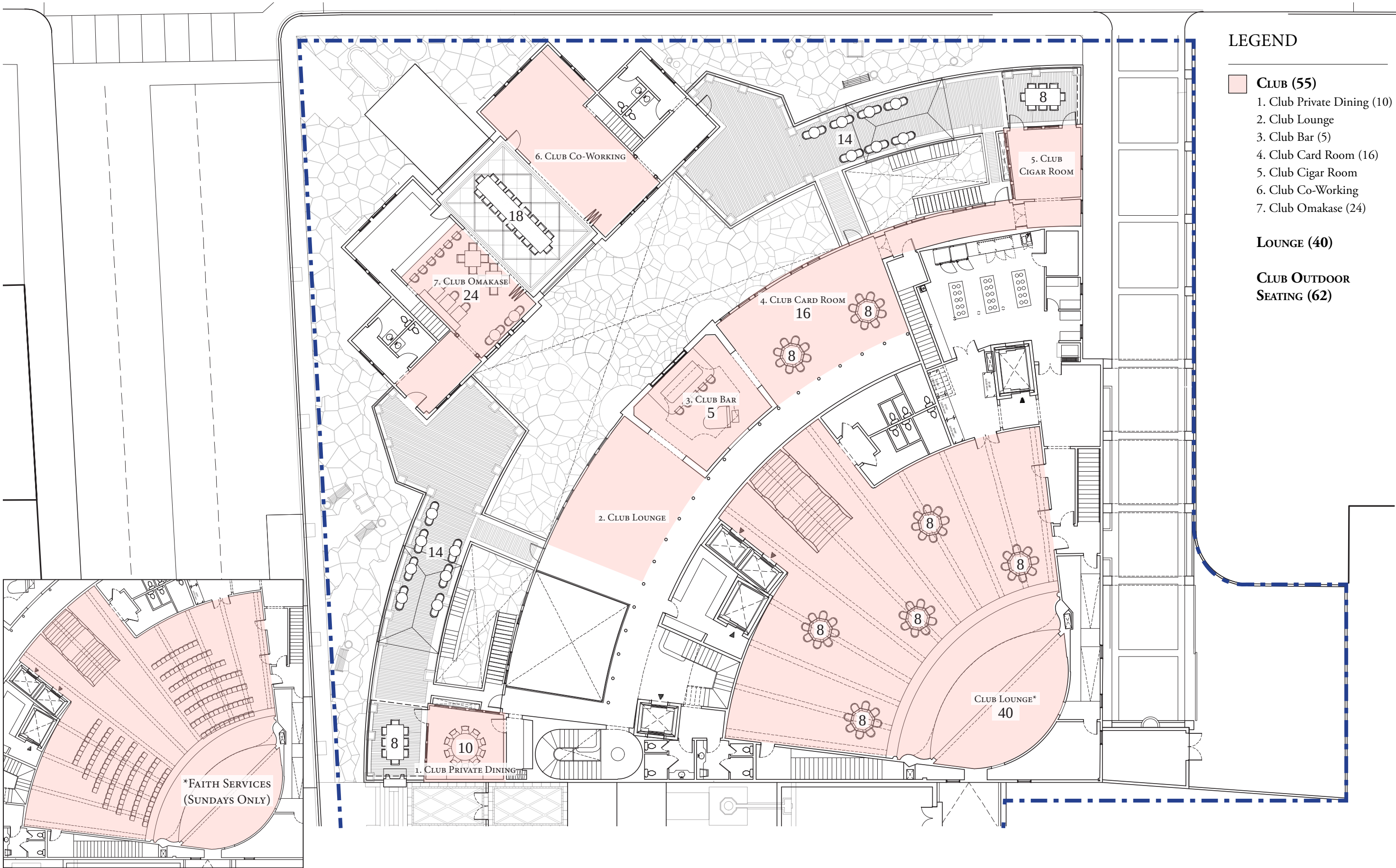
For all elevations of the gates shown in this diagram, please see sheets D-6.1 and D-6.2



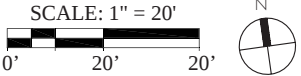
- LEGEND**
- CLUB (140)**
 - 1. Club Restaurant (66)
 - 2. Club Private Dining (12)
 - 3. Club Dining (62)
 - CLUB OUTDOOR SEATING (50)**
 - RETAIL SEATING (16)**

PROPOSED SEATING PLAN - GROUND FLOOR





PROPOSED SEATING PLAN - SECOND FLOOR (LOUNGE)



LEGEND

- CLUB (55)
 - 1. Club Private Dining (10)
 - 2. Club Lounge
 - 3. Club Bar (5)
 - 4. Club Card Room (16)
 - 5. Club Cigar Room
 - 6. Club Co-Working
 - 7. Club Omakase (24)

LOUNGE (40)

CLUB OUTDOOR SEATING (62)



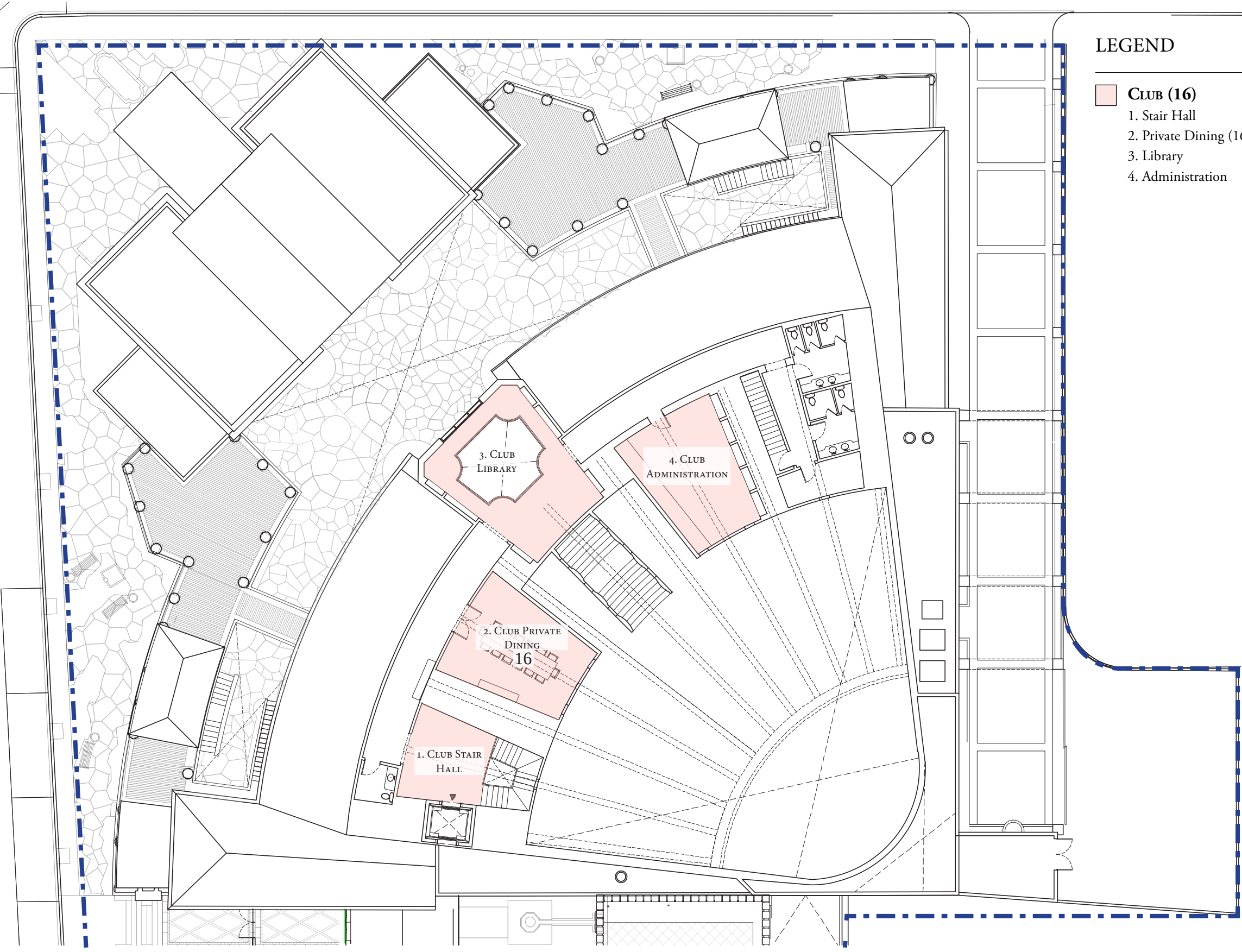
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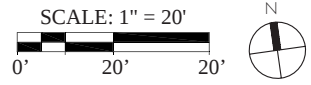
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- LEGEND
- CLUB (16)
 - 1. Stair Hall
 - 2. Private Dining (16)
 - 3. Library
 - 4. Administration

PROPOSED SEATING PLAN - THIRD FLOOR





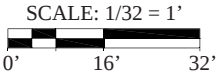
EXISTING



PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL1)

STREET ELEVATION: NW CORNER





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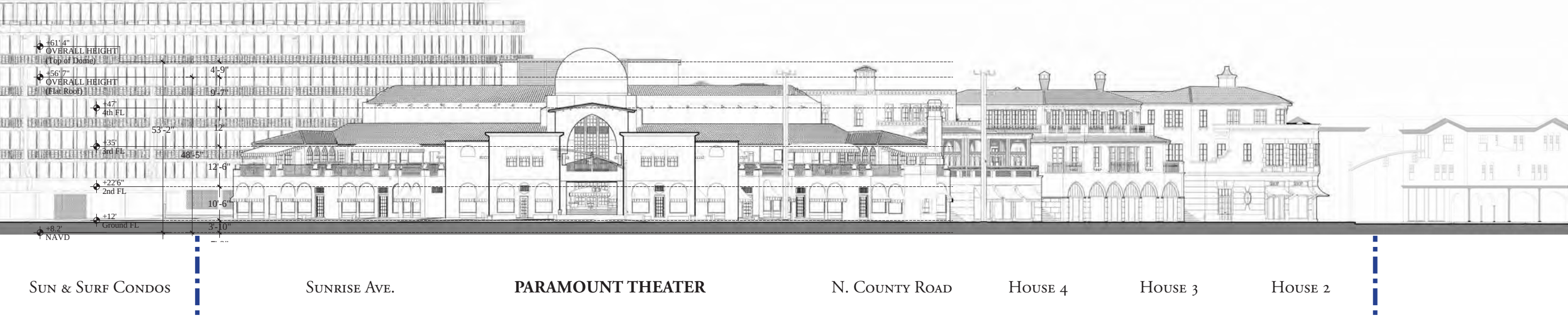
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PROPOSED WITHOUT NEW LANDSCAPING

NOTES

- 1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue
- 2. Overall NAVD height of Paramount Theatre: +61' 4"
- 3. Overall NAVD height of Paramount Theatre Dome: +56' 7"
- 4. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies.

LEGEND

--- PROPERTY LINE



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D-1.2



151 N. COUNTY RD SUNRISE AVE. **PARAMOUNT THEATER** EXISTING PARKING SUNSET AVE. 113 N. COUNTY RD

EXISTING



151 N. COUNTY RD SUNRISE AVE. **PARAMOUNT THEATER** **HOUSE 4** **HOUSE 3** **HOUSE 2** SUNSET AVE. 113 N. COUNTY RD

PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL2)

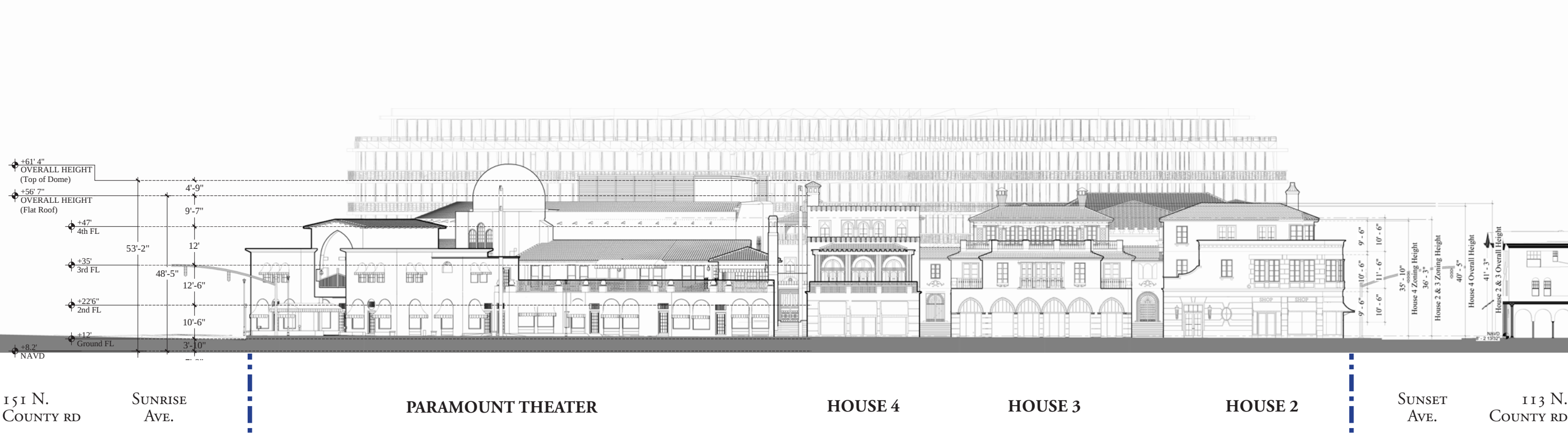
STREET ELEVATION: WEST ALONG N. COUNTY ROAD

SCALE: 1/32" = 1'
0' 16' 32'

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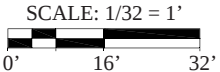
NOTES

1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue
2. Building/Zoning NAVD heights of Houses: 44' (pitched roof of House 2 & House 3), 44' 6" (flat roof of House 4), 36' (flat roof of House 1)
Measured to bottom of top cord for sloped roofs, ceiling of top floor for flat roofs
3. Overall NAVD heights of Houses: 50' (pitched roof of House 2), 49' 6" (pitched roof of House 3), 48' (flat roof of House 4) , 42' 6" (flat roof of House 1)
Measured to the tallest element in the building, does not include chimneys

LEGEND

--- PROPERTY LINE

STREET ELEVATION: WEST ALONG N. COUNTY ROAD



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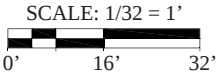
EXISTING



PROPOSED

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL3)

STREET ELEVATION: SOUTH ALONG SUNSET AVENUE



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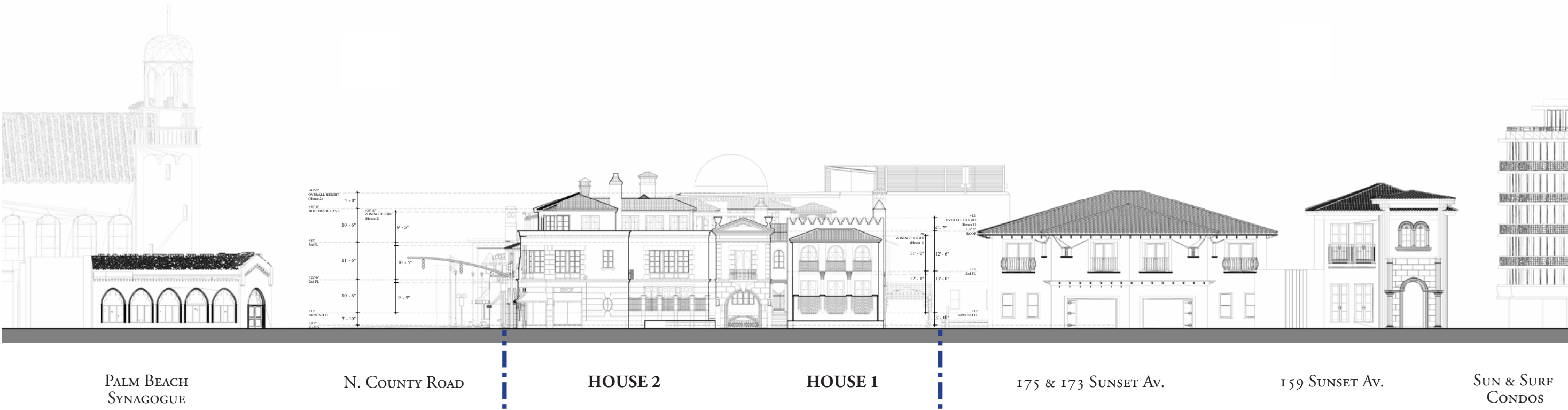
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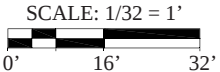
NOTES

- 1. Point of measurement: +8.20 feet NAVD
6.79' NAVD for Sunset Avenue, 8.20' NAVD for North County Road, 8.55' NAVD for Sunrise Avenue
- 2. Building/Zoning NAVD heights of Houses: 44' (pitched roof of House 2 & House 3), 44' 6" (flat roof of House 4), 36' (flat roof of House 1)
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- 3. Overall NAVD heights of Houses: 50' (pitched roof of House 2), 49' 6" (pitched roof of House 3), 48' (flat roof of House 4) , 42' 6" (flat roof of House 1)
Measured to the tallest element in the building, does not include chimneys

LEGEND

--- PROPERTY LINE

STREET ELEVATION: SOUTH ALONG SUNSET AVENUE



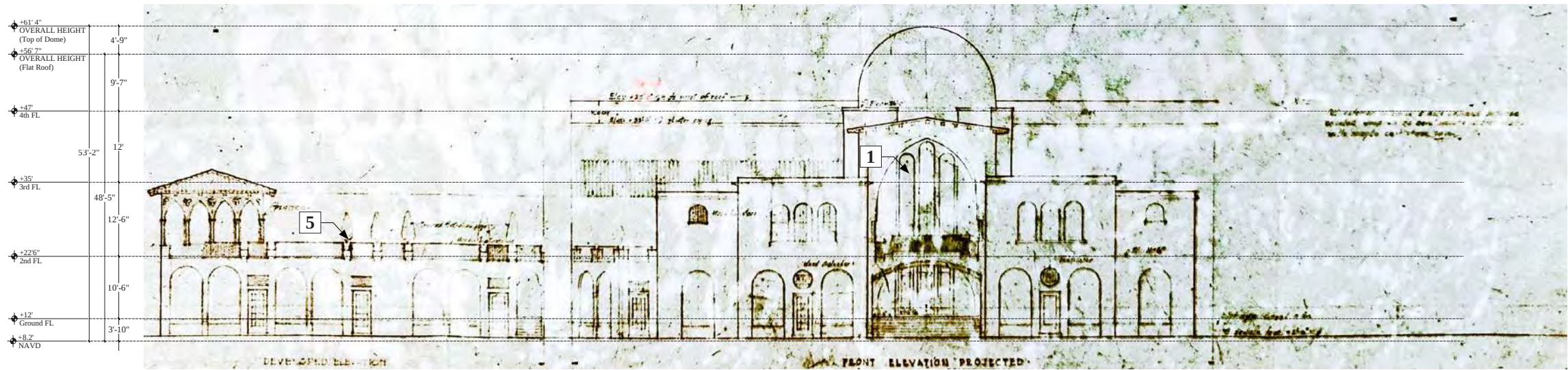
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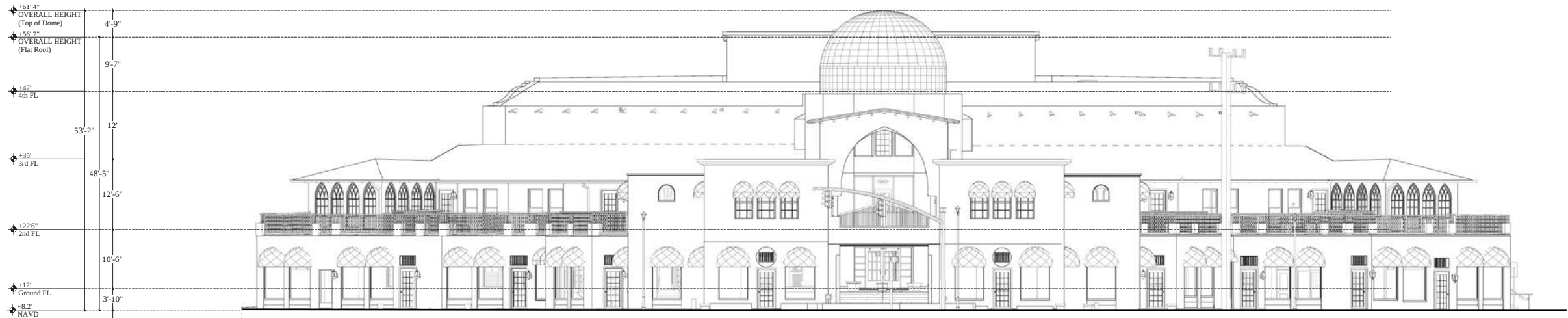
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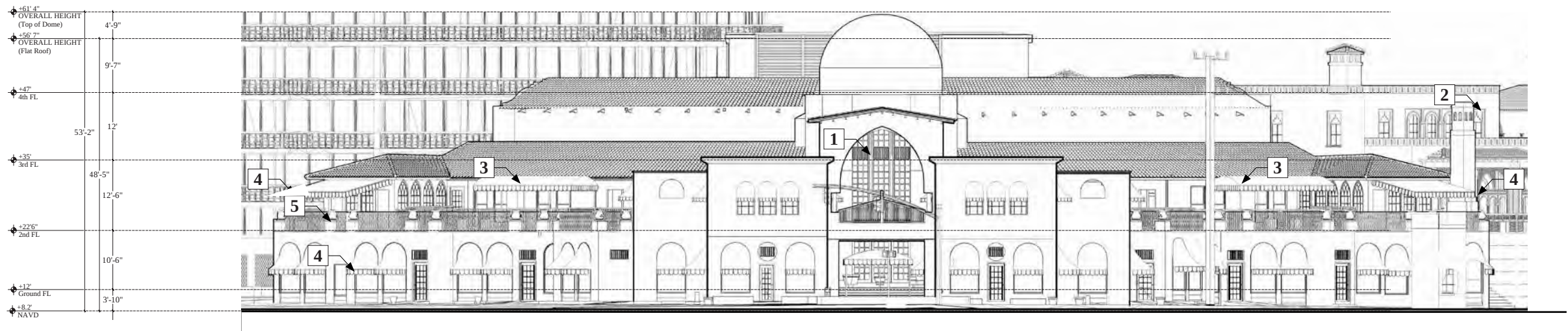
12/07/23
FINAL
DROP OFF



1926 - Original Joseph Urban Drawing



EXISTING



PROPOSED

LEGEND

- EXISTING TO BE ALTERED
- PROPOSED FACADE CHANGES
- PROPOSED NEW STRUCTURES

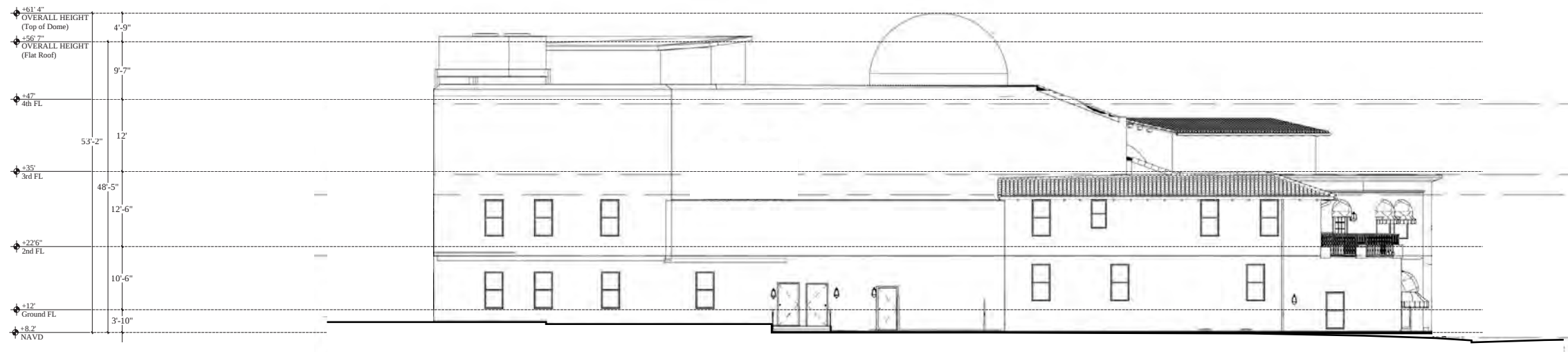
NOTES

1. Patio facade restoration
(see sheet D-10)
2. Historic chimney reintroduced
3. Historic canopies reintroduced
(see sheet D-11)
4. Historic awnings reintroduced
(see sheet D-12)
5. Historic planters reintroduced
(see sheet D-13)

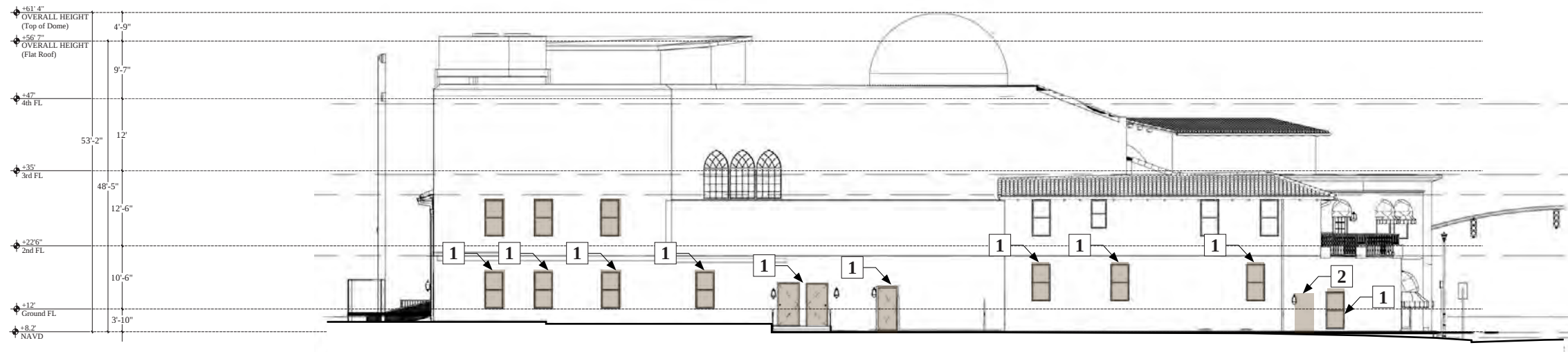
KEY PLAN



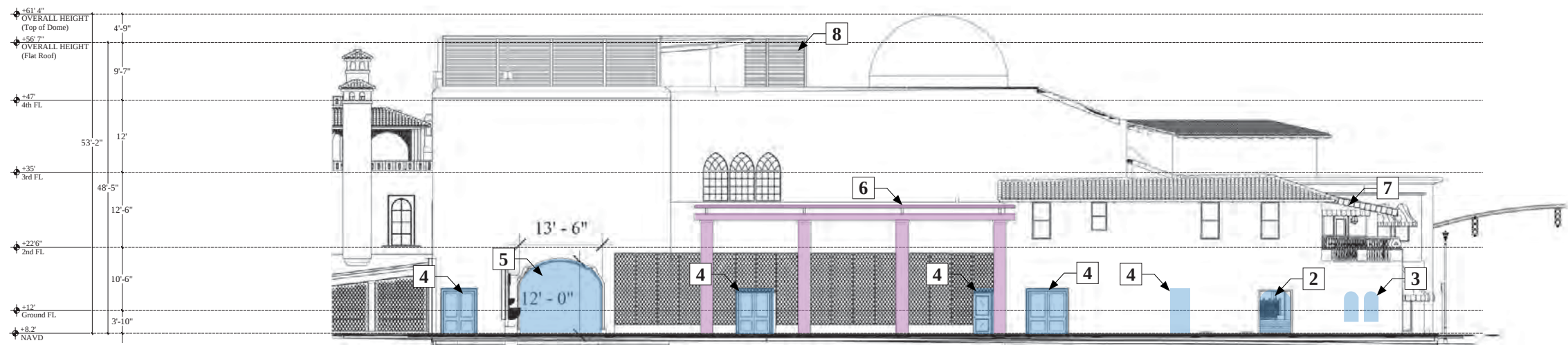
THEATRE HISTORIC COMPARISON: NW CORNER ELEVATION



1927 - Approximate Elevation, pending further archival information



EXISTING



PROPOSED

THEATRE HISTORIC COMPARISON: EAST ELEVATION

LEGEND

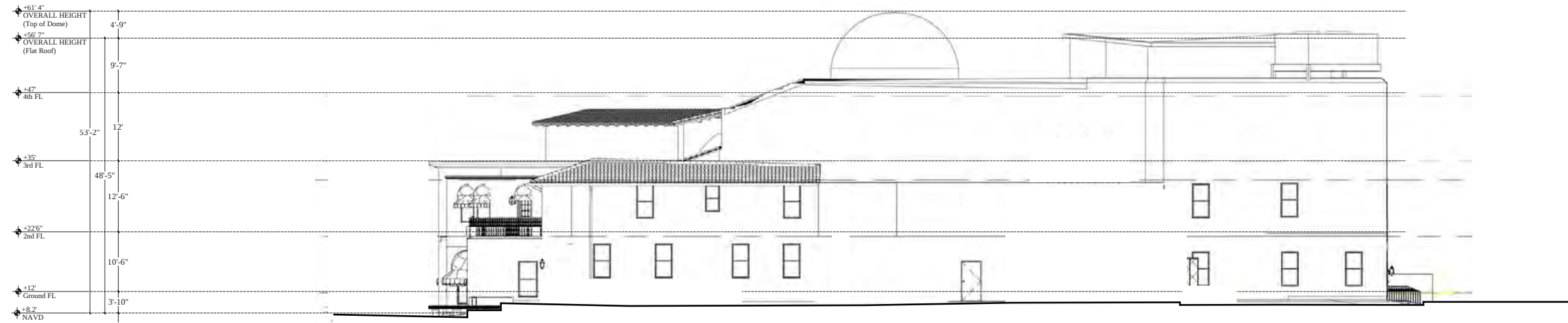
- EXISTING TO BE ALTERED
- PROPOSED FACADE CHANGES
- PROPOSED NEW STRUCTURES

NOTES

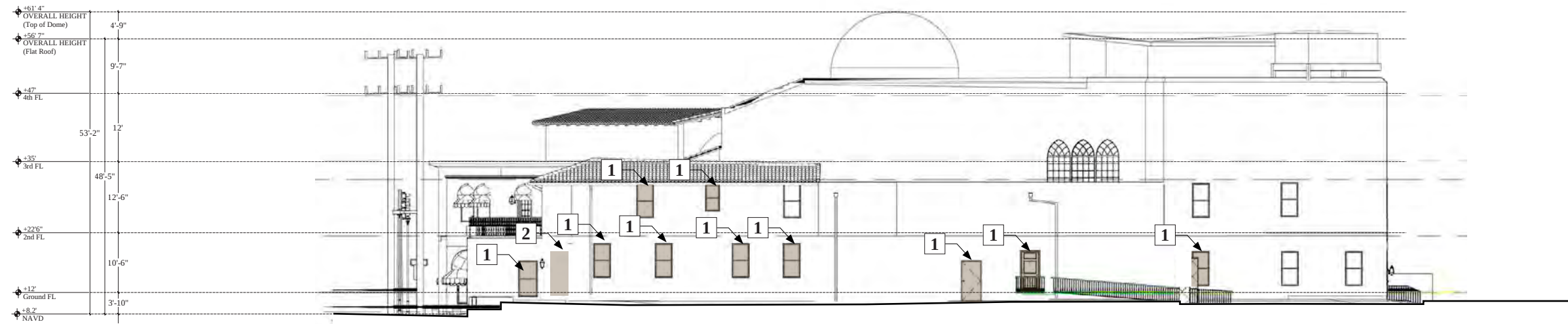
- Existing window/door to be removed
- Existing opening to be widened
- Window to be constructed
- Door to be constructed
- Opening for parking ramp to be constructed based on original sketch by Joseph Urban (1926)
- Pergola (*sheet D-15*)
- Historic canopies reintroduced v(*sheet D-12*)
- Mechanical equipment screen (*sheet A-17*)

KEY PLAN

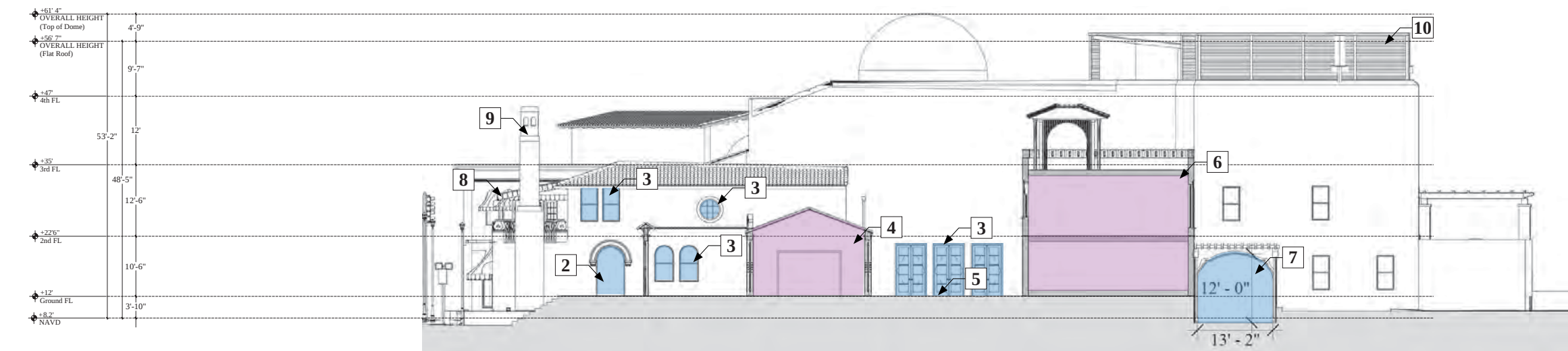




1927 - Approximate Elevation, pending further archival information



EXISTING



PROPOSED

THEATRE HISTORIC COMPARISON: SOUTH ELEVATION

LEGEND

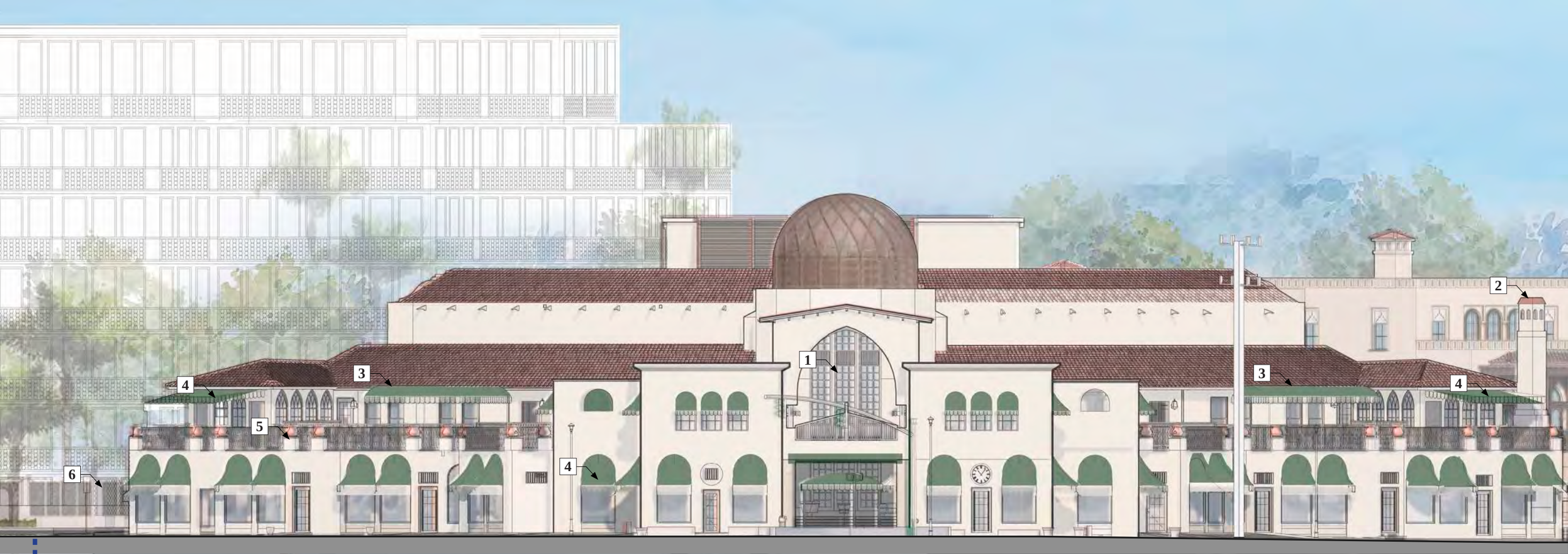
- EXISTING TO BE ALTERED
- PROPOSED FACADE CHANGES
- PROPOSED NEW STRUCTURES

NOTES

- Existing window/door to be removed
- Existing opening to be widened
- Window/door to be constructed
- Club Lobby to be constructed
- New garden courtyard
- House 4
- Opening for parking ramp to be constructed based on original sketch by Joseph Urban (1926)
- Historic awnings reintroduced (*sheet D-11*)
- Reintroduce historic chimney
- Mechanical equipment screen (*sheet A-17*)

KEY PLAN





SUNRISE AVE.

PARAMOUNT THEATER

N. COUNTY ROAD

PROPOSED ELEVATION

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL1)

NOTES

1. Patio facade restoration
(see sheet D-10)

2. Historic chimney reintroduced

3. Historic canopies reintroduced
(see sheet D-11)

4. Historic awnings reintroduced
(see sheet D-12)

5. Historic planters reintroduced
(see sheet D-13)
6. Entry from Sunrise Avenue
(see sheet D-15)

LEGEND

--- PROPERTY LINE

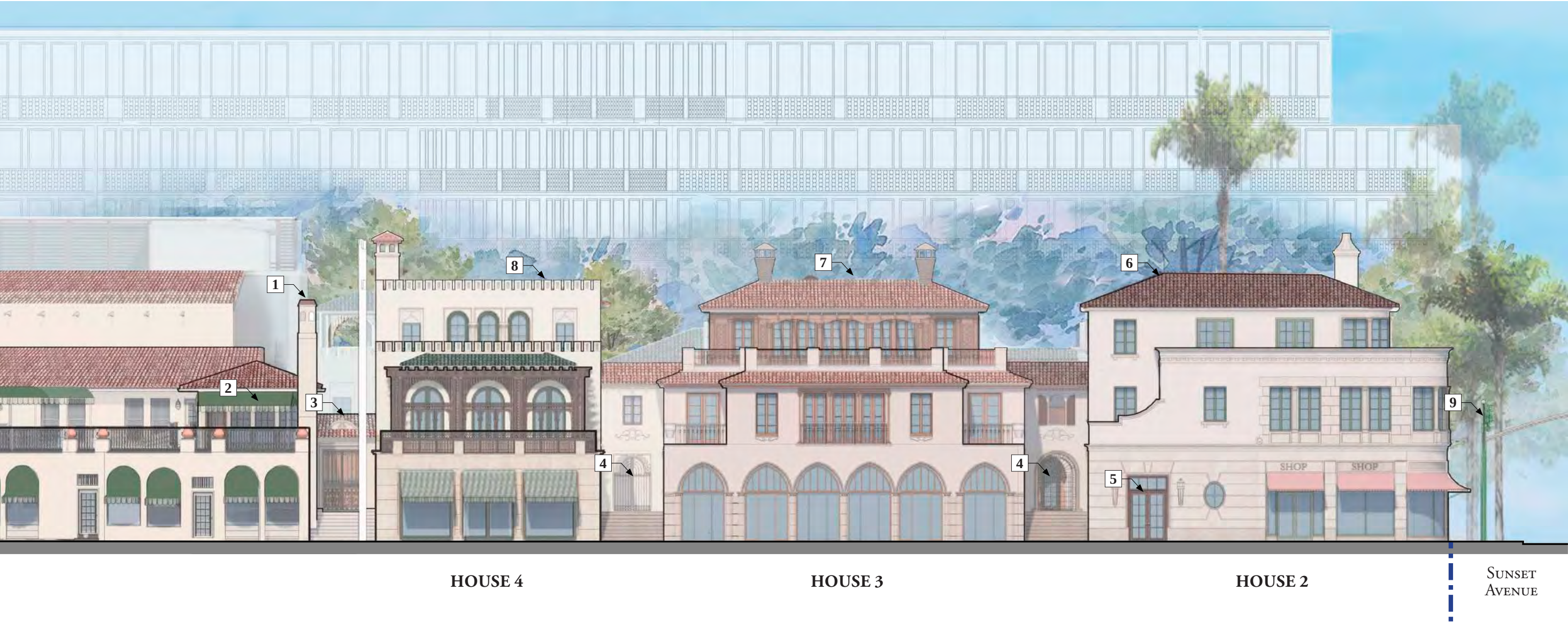
KEY PLAN



SCALE: 1/16" = 1'

0' 8' 16'

THEATRE: PROPOSED NW ELEVATION



PROPOSED ELEVATION

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL2)

NOTES

1. Historic chimney reintroduced

2. Historic awnings reintroduced
(see sheet D-12)

3. Club Lobby Connection Structure
(see sheet D-14)

4. Private access to houses garden level
(+13’)

5. Access to motorcourt
6. House 2 materials
(see sheet D-17)

7. House 3 materials
(see sheet D-18)

8. House 4 materials
(see sheet D-19)

9. Exact locations of relocated
infrastructure will be coordinated
with the Town and all other
applicable governmental agencies.

LEGEND

- PROPERTY LINE

KEY PLAN



SCALE: 1/16" = 1'
0' 8' 16'

HOUSES: PROPOSED WEST ELEVATION



PROPOSED ELEVATION WITH LANDSCAPE

Proposed landscape omitted for drawing clarity, please refer to Landscape drawings (See sheet EL3)

NOTES

- | | |
|--|--|
| 1. Resident only gated vehicular access to Motor Court (see sheet C-8) | 5. Third story of House 1 has been removed |
| 2. Private access to houses garden level (+13') | 6. House 2 materials (see sheet D-17) |
| 3. Vehicular exit from parking below | 7. Pergola over ramp to Motor Court (+1') |
| 4. House 1 materials (see sheet D-16) | 8. Exact locations of relocated infrastructure will be coordinated with the Town and all other applicable governmental agencies. |

LEGEND

--- PROPERTY LINE

KEY PLAN

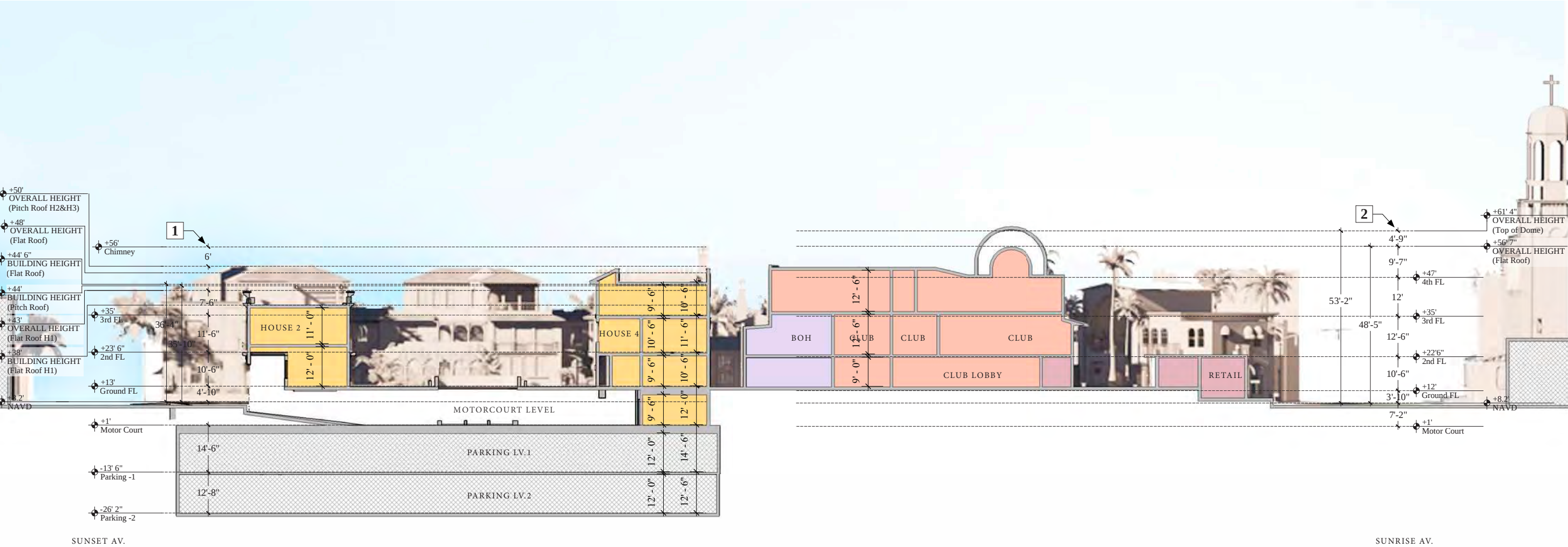


SCALE: 1/16" = 1'
0' 8' 16'

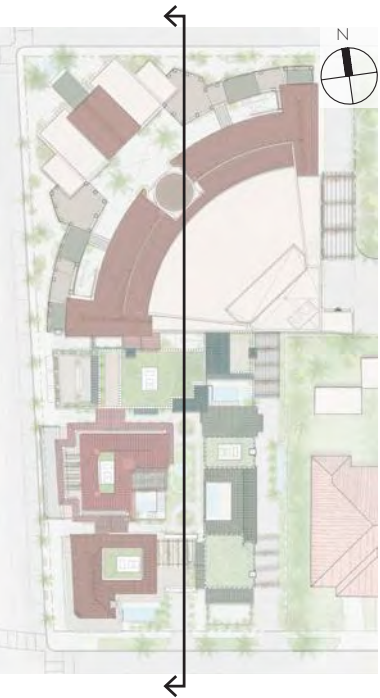
HOUSES: PROPOSED SOUTH ELEVATION

NOTES

- 1. Slab-to-slab floor heights for proposed houses
- 2. Slab-to-slab floor heights for existing theatre



SITE SECTION LOOKING WEST



KEY

- CLUB
- RETAIL
- HOUSE
- BOH
- PARKING
- MOTOR COURT

RAMSA

ROBERT A.M. STERN ARCHITECTS

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Stantec

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2 South Biscayne Boulevard Miami, FL 33131

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FINAL
DROP OFF

D-7

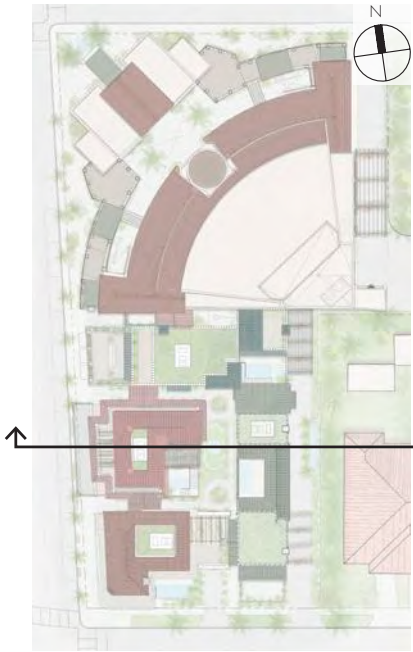
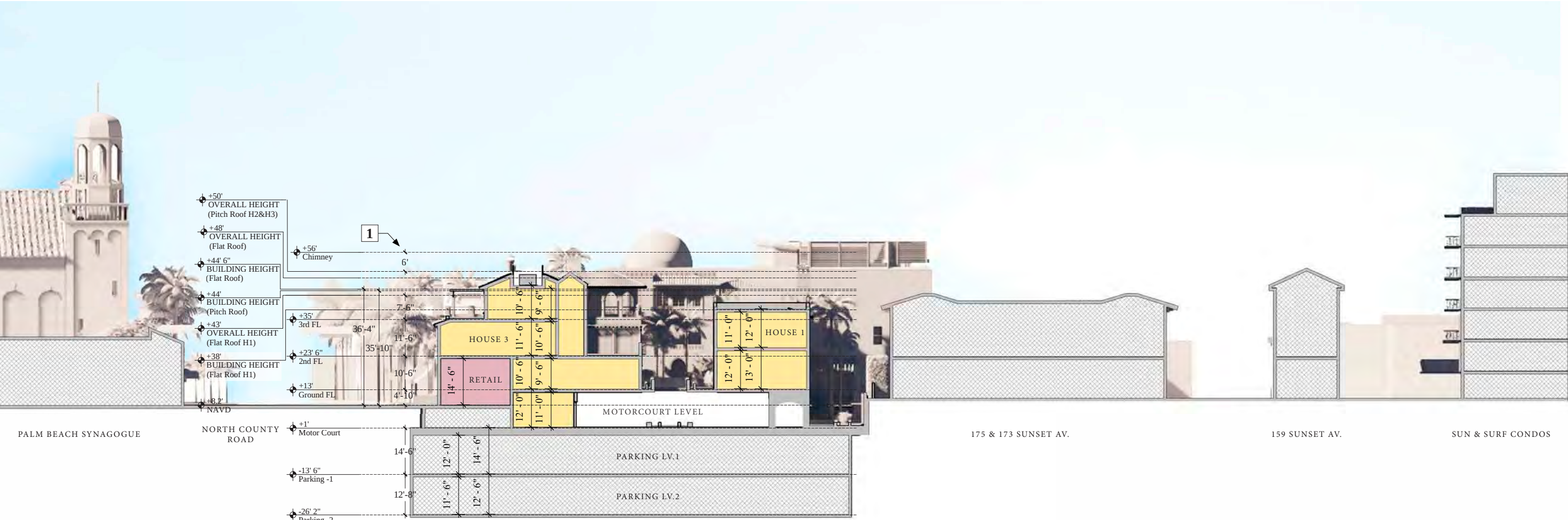
SCALE: 1/32" = 1'

0' 16' 32'



NOTES

1. Slab-to-slab floor heights for proposed houses



- KEY
- CLUB
 - RETAIL
 - HOUSE
 - BOH
 - PARKING
 - MOTOR COURT

RAMSA

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Stantec

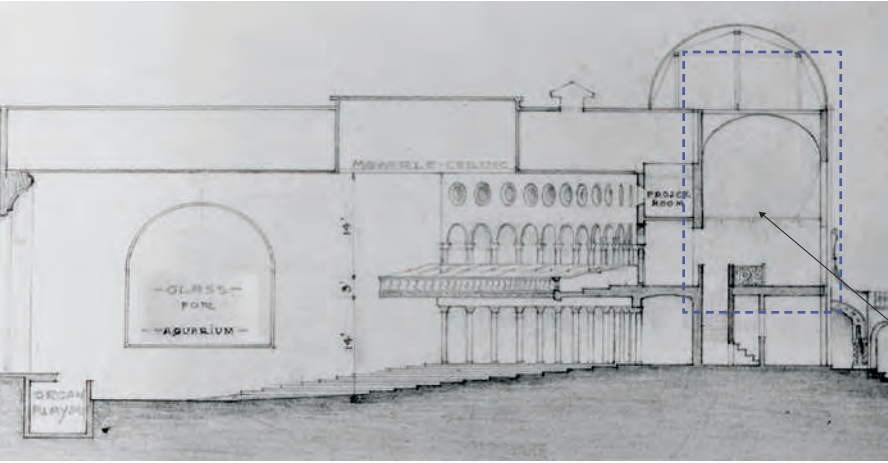
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FINAL
DROP OFF

D-8

SITE SECTION LOOKING NORTH



JOSEPH URBAN, 1925

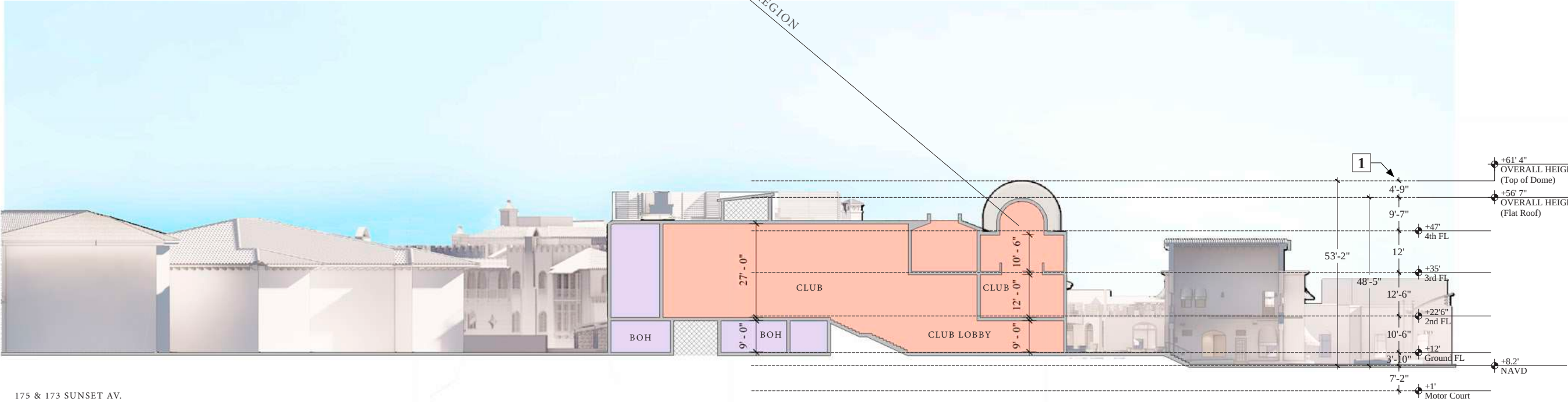
NOTES

- 1. Slab-to-slab floor heights for existing theatre



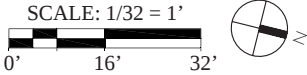
KEY

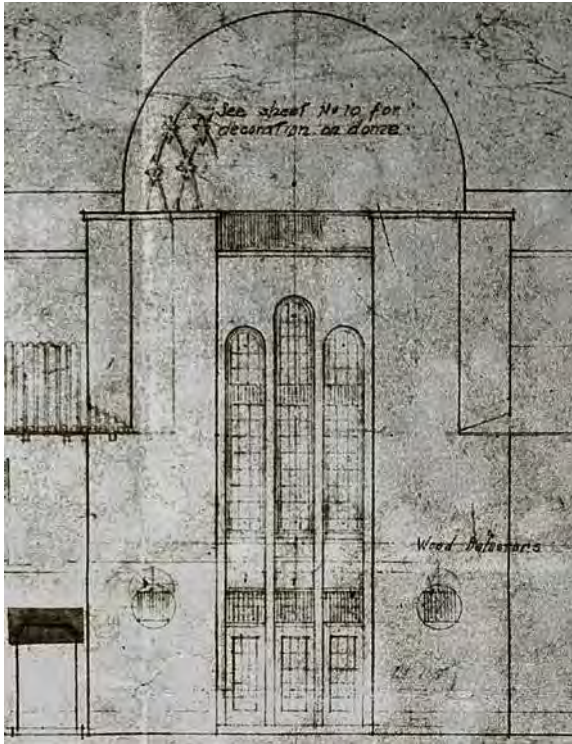
- CLUB
- RETAIL
- HOUSE
- BOH
- PARKING
- MOTOR COURT



175 & 173 SUNSET AV.

SITE SECTION LOOKING SOUTH WEST



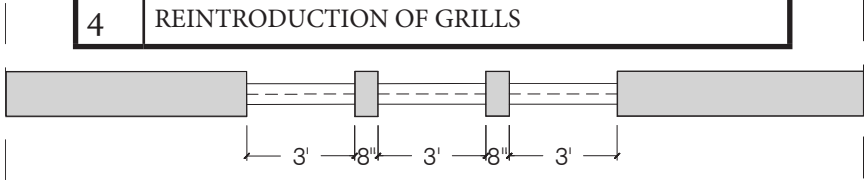


ELEVATION BY URBAN (1926)

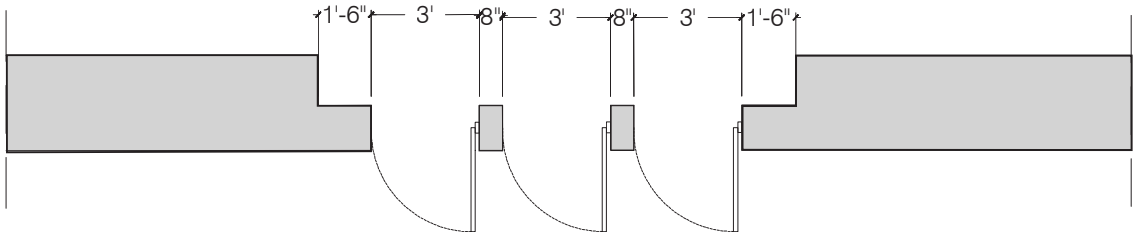


EXISTING CONDITION

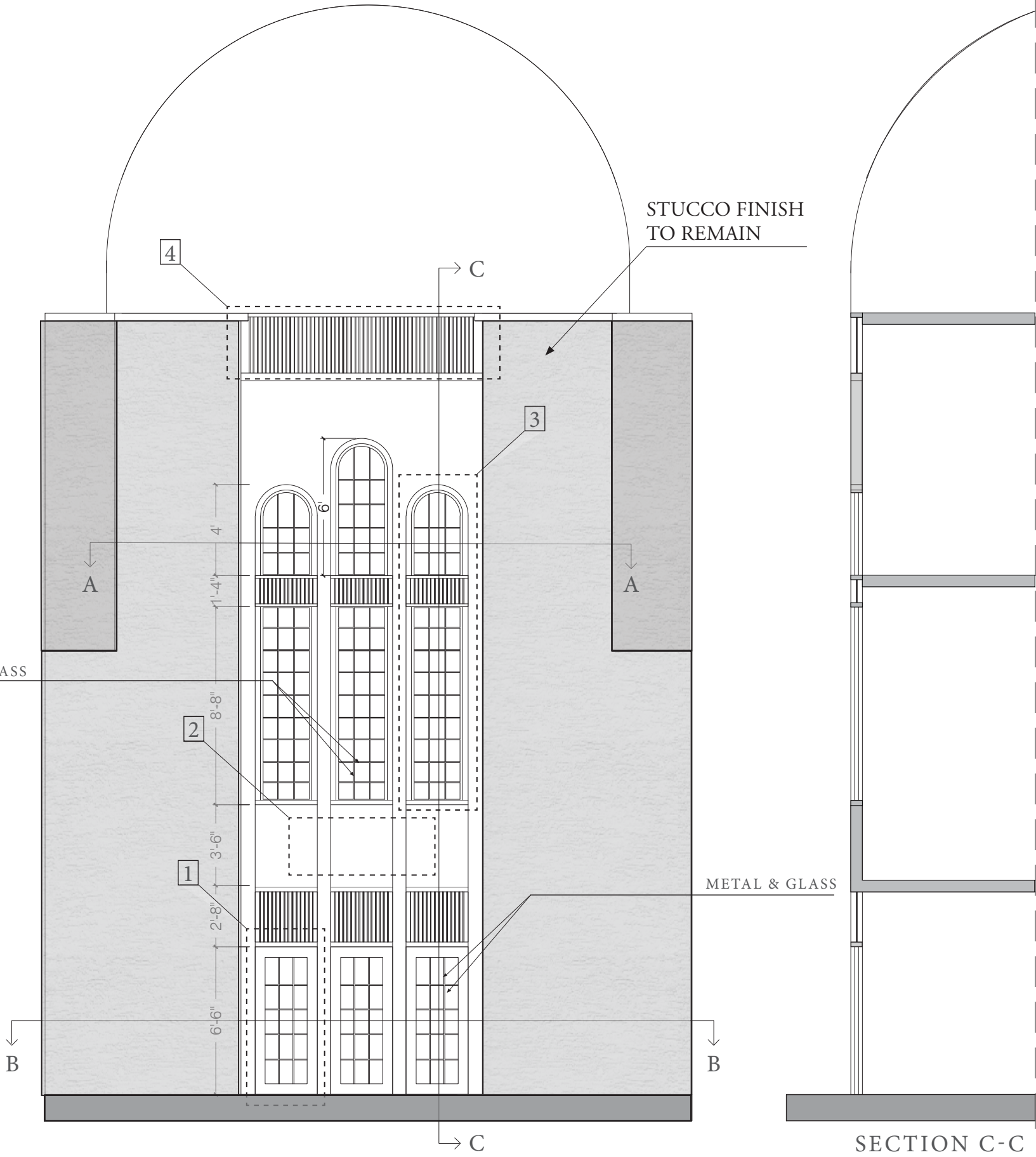
1	REINTRODUCTION OF TRIPLE DOORS
2	REINTRODUCTION OF STUCCO COLONNETTES
3	REINTRODUCTION OF TRIPLE WINDOWS
4	REINTRODUCTION OF GRILLS



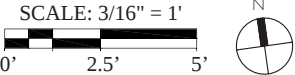
SECTION A-A

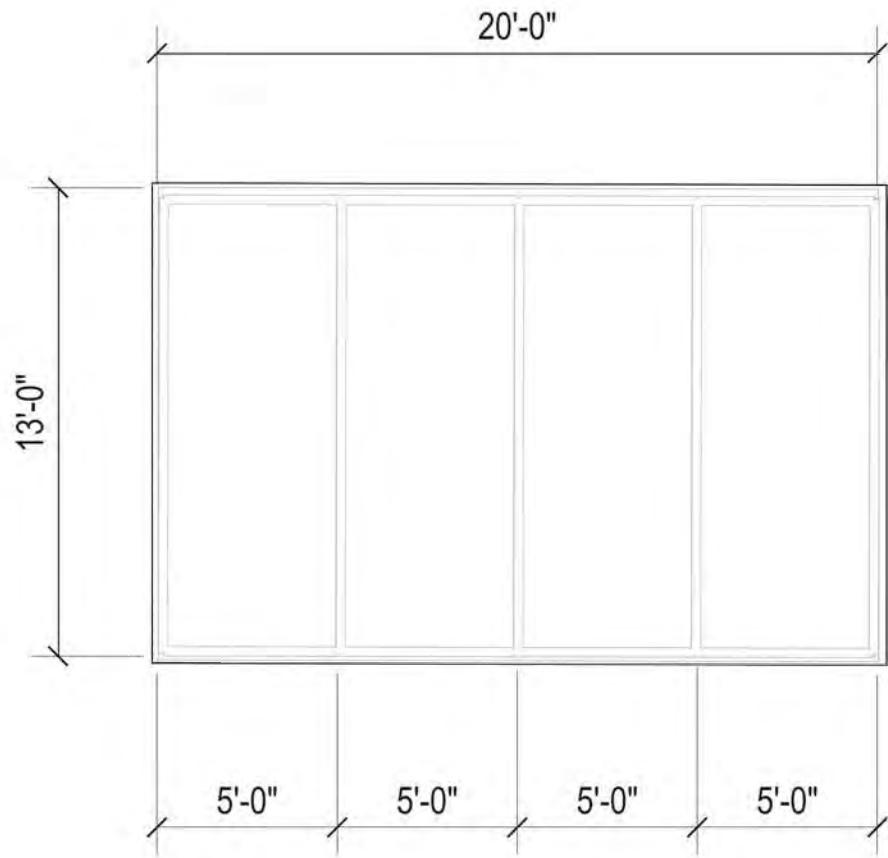


SECTION B-B

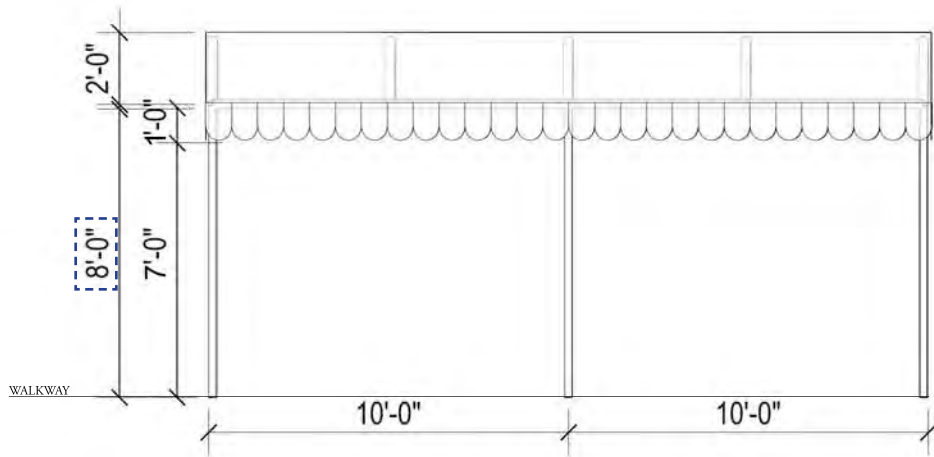


PATIO FACADE RESTORATION

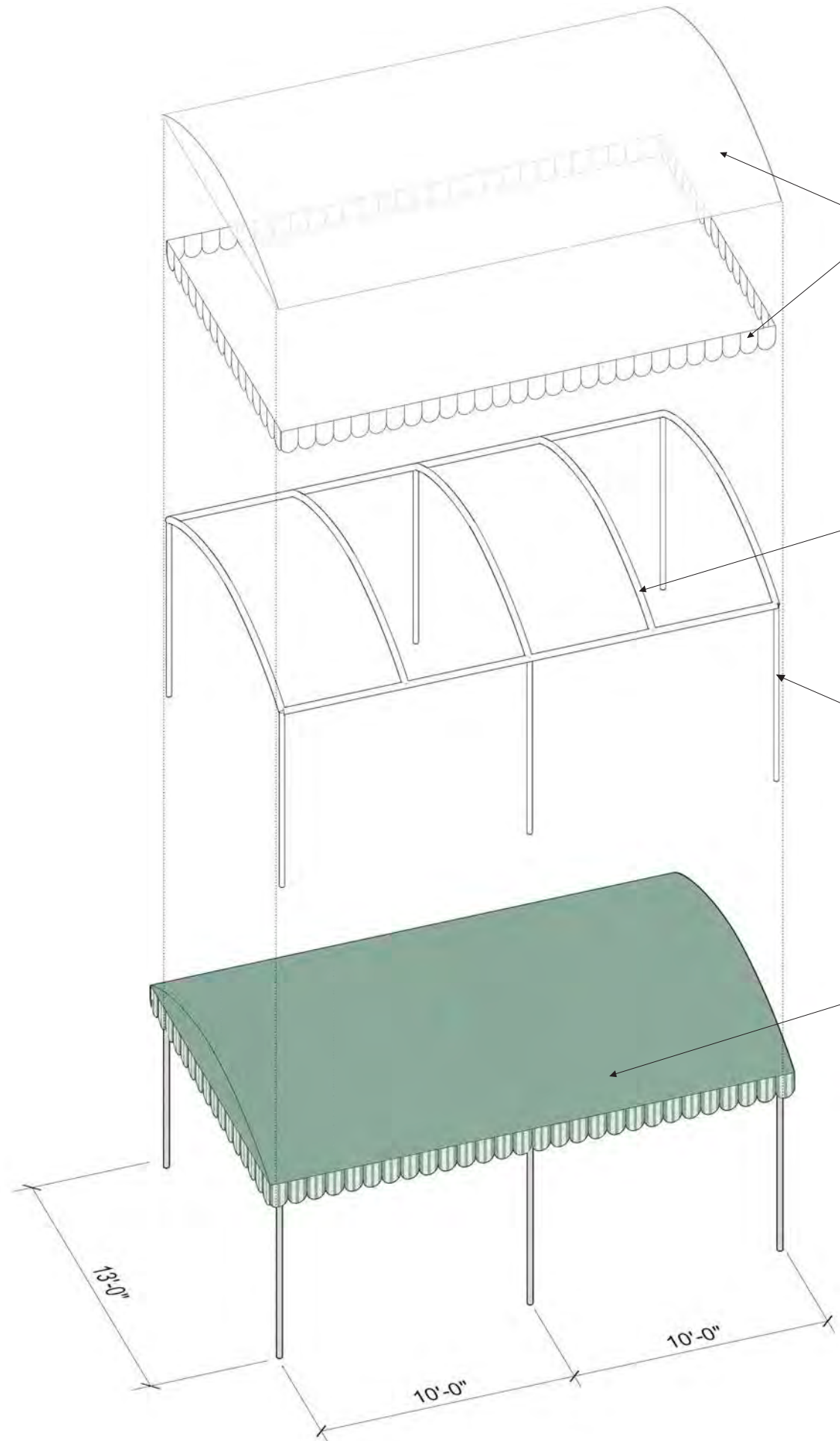




PLAN VIEW



FRONT ELEVATION



CANOPY DETAIL

NOTES

1. OVERALL VERTICAL HEIGHT FROM WALKING SURFACE: 10' - 0"

CANOPY FABRIC [TBD]

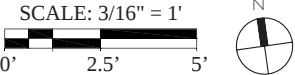
ROUNDED MARQUEE FRAME

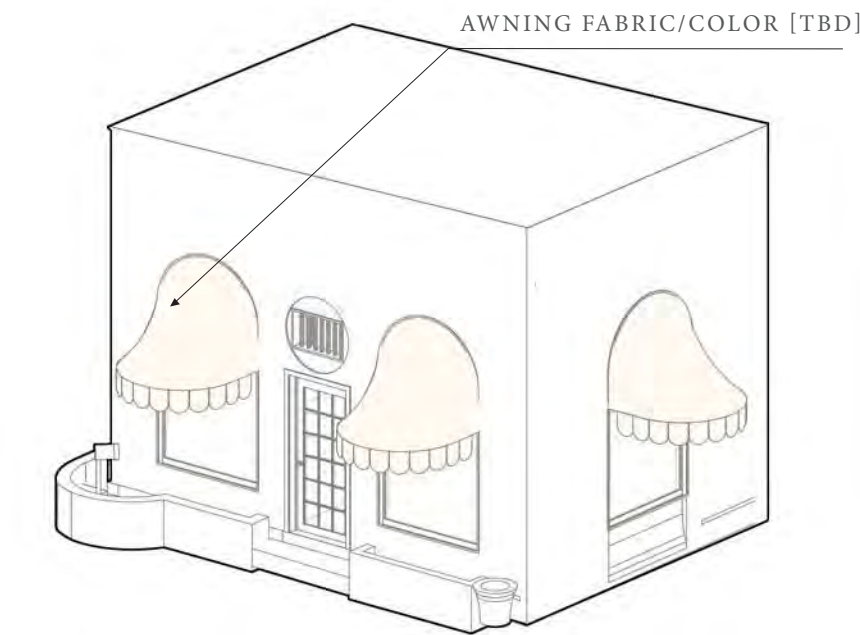
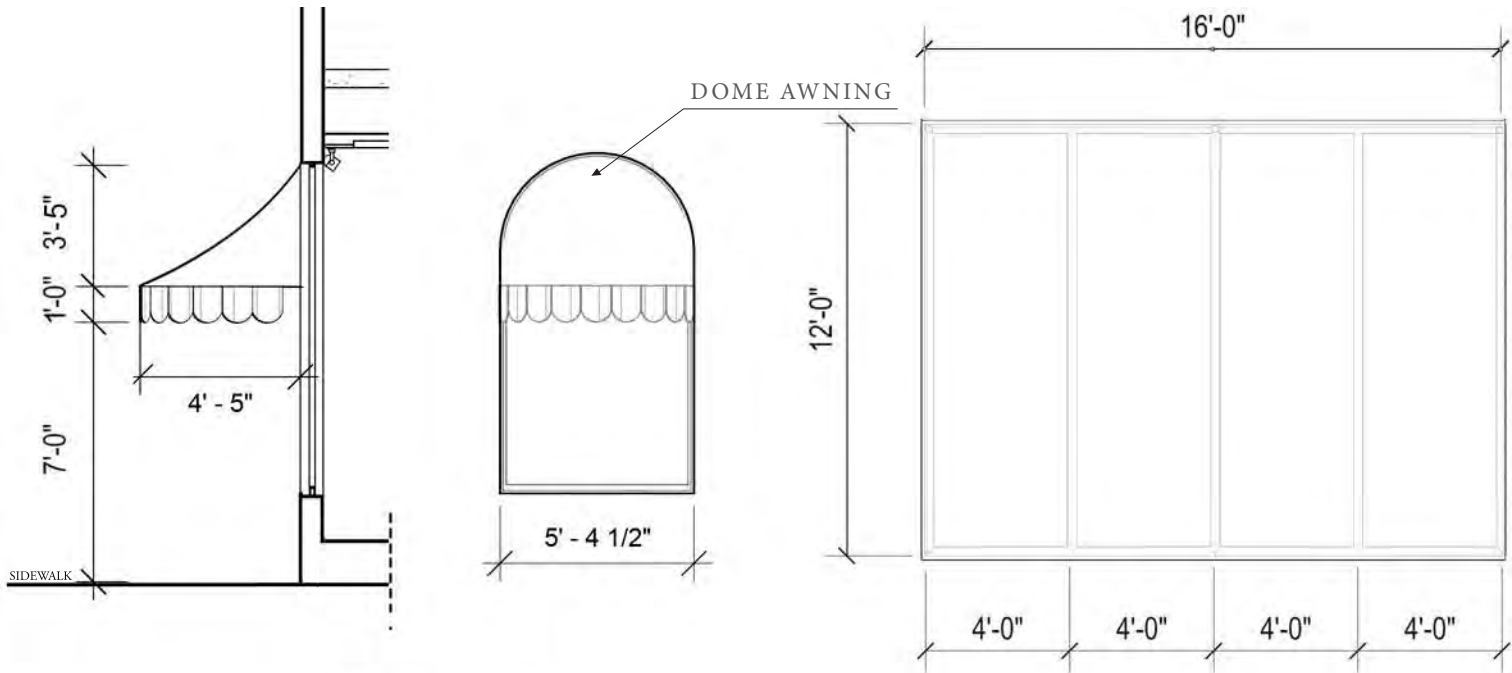
ALUMINUM POST

FABRIC COLOR [TBD]

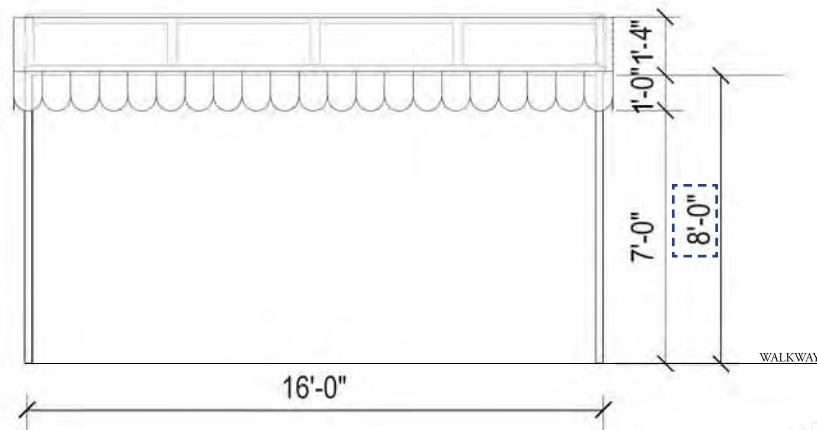


VIEW FROM NORTH COUNTY ROAD, H.A.B.S 1972

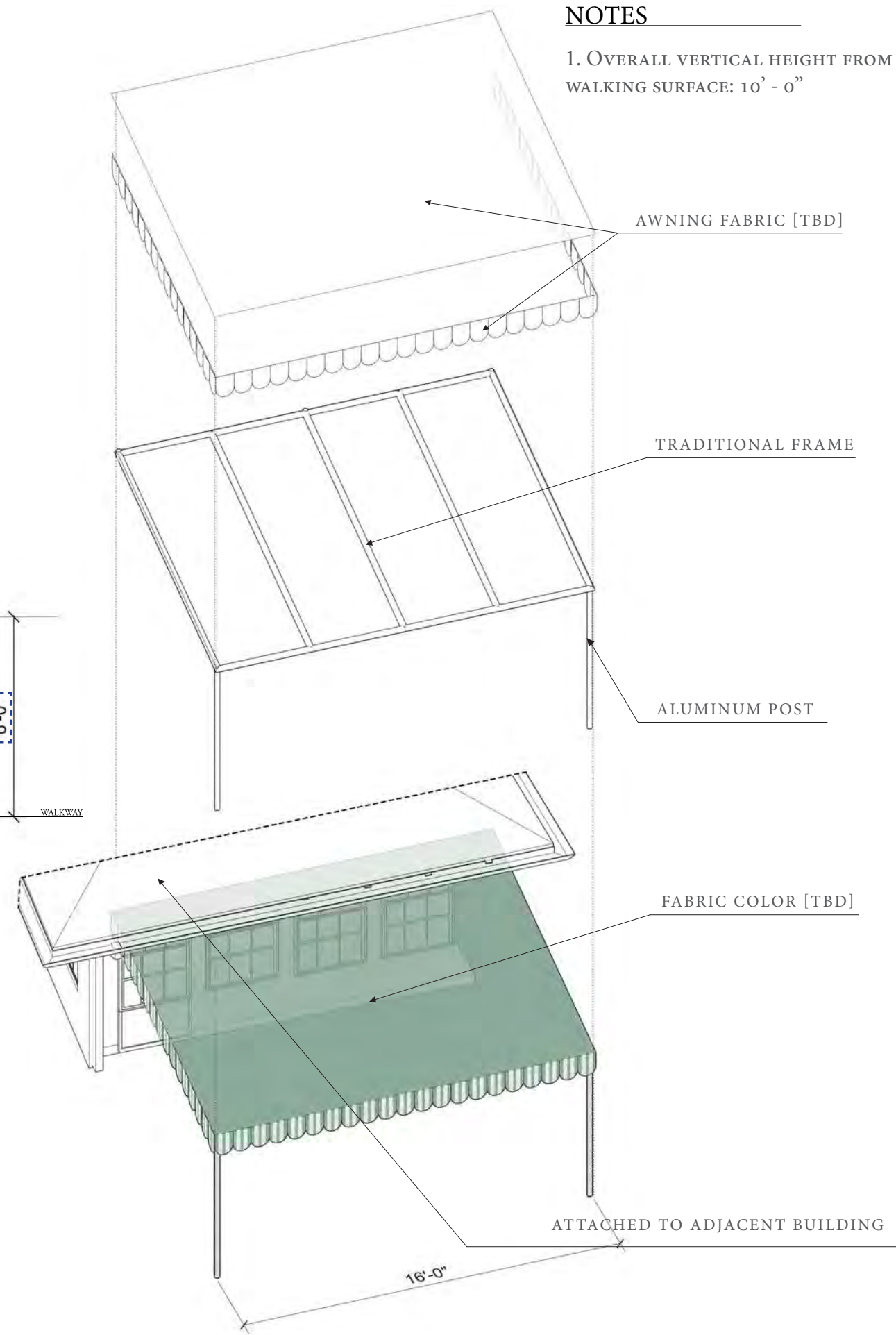




PLAN VIEW



FRONT ELEVATION



NOTES

1. OVERALL VERTICAL HEIGHT FROM WALKING SURFACE: 10' - 0"

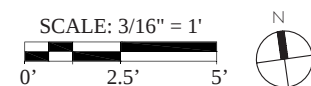


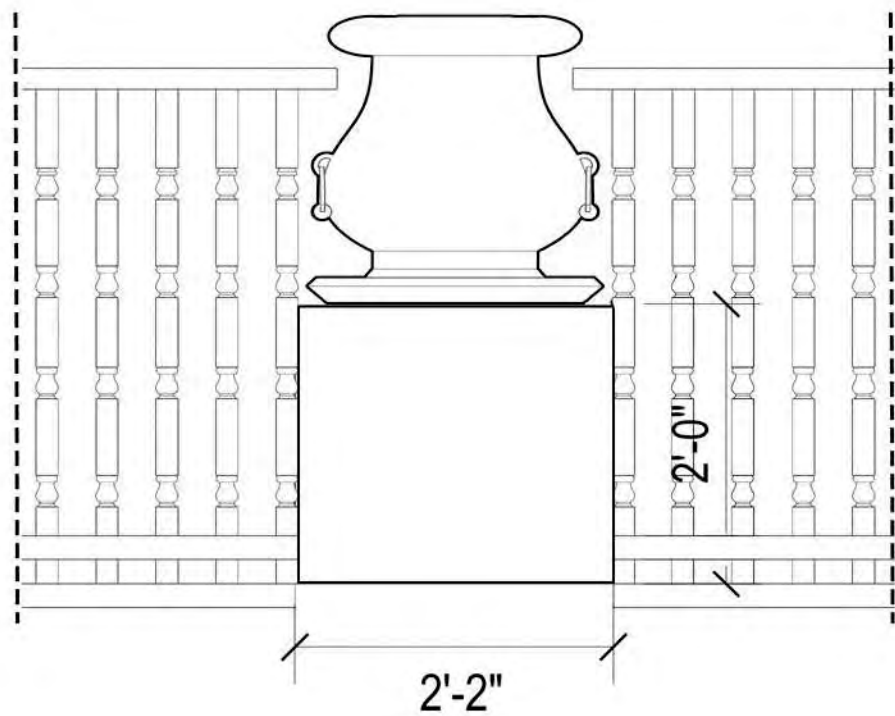
VIEW FROM NORTH COUNTY ROAD,
H.A.B.S 1972



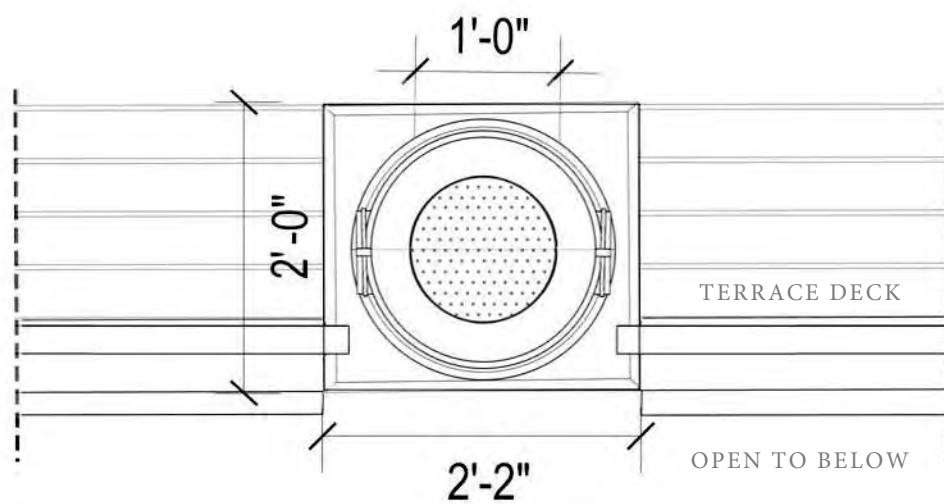
AERIAL VIEW, 1939

AWNING DETAIL





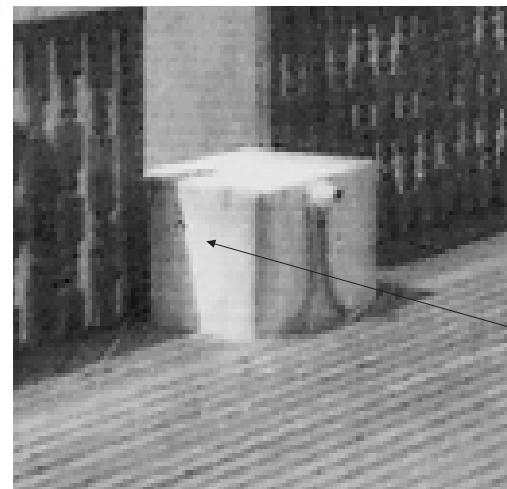
FRONT ELEVATION



PLAN VIEW

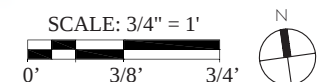
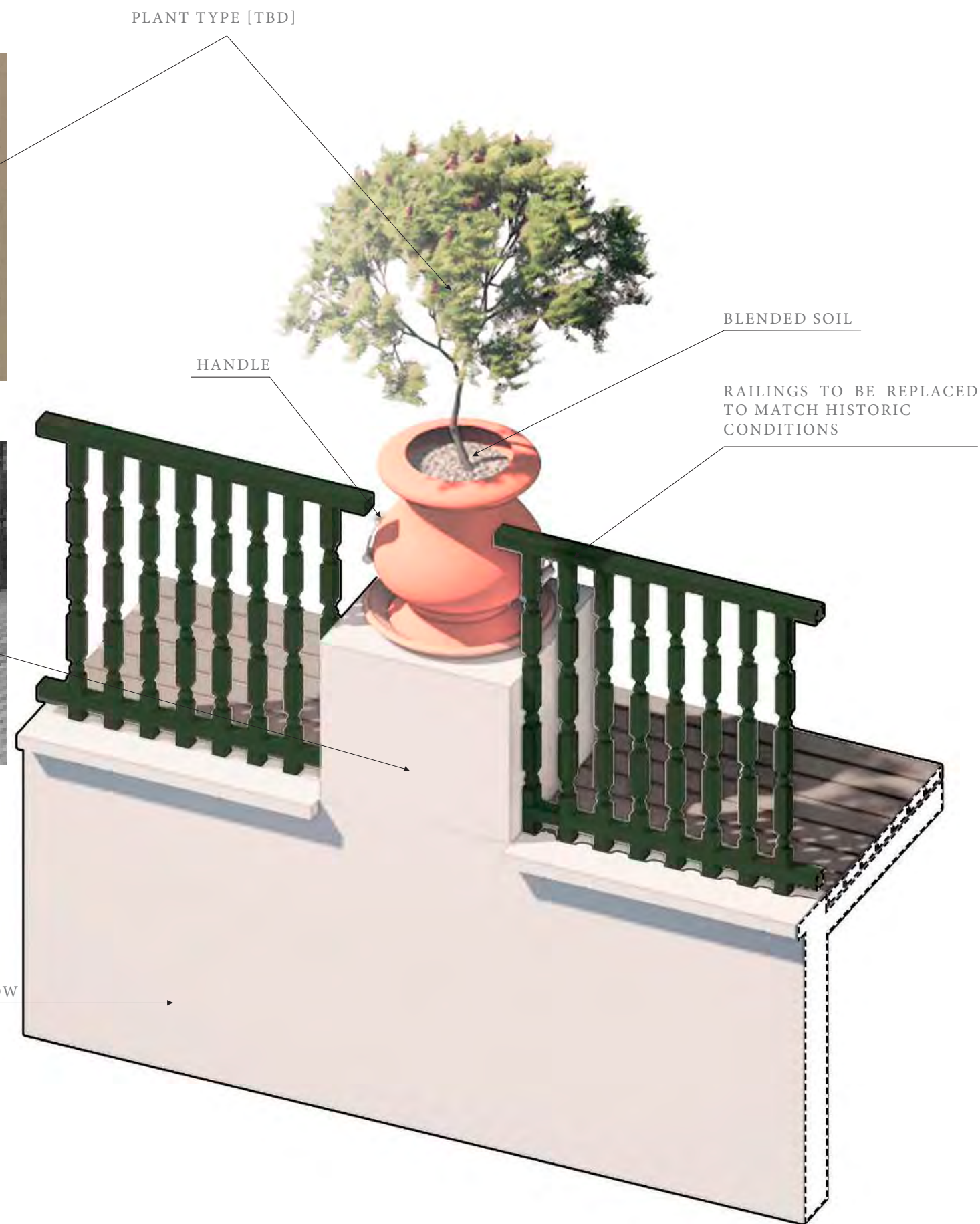


JOSEPH URBAN'S DRAWING, 1926



PLANTER STAND WITH STUCCO
FINISH ON TERRACE FACING
SUNRISE AVENUE,
APPROX. YEAR: 1960's-1970's

WALL BELOW



PLANTER DETAIL



CLUB ENTRANCE



DECORATIVE
TILES



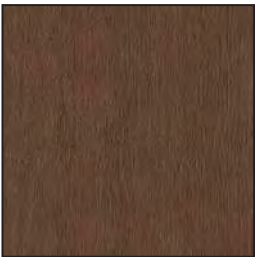
CREAM STUCCO



YELLOW
STUCCO



CORAL STONE
PAVERS



DARK WOOD



DARK RED
TILED ROOF



WROUGHT
IRON



CORAL STONE

CLUB ENTRY GATE



THORNE HOUSE, CALIFORNIA (WALLACE NEFF, 1928)



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DROP OFF



THEATRE PASEO ENTRANCE



PALM BEACH TOWN HALL, GUSTAV MAASS (1925)



DRAWING BY JOSEPH URBAN (1912)



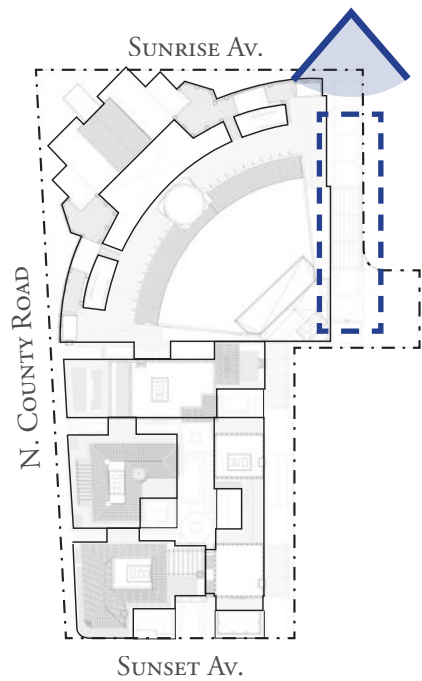
CURRENT CONDITION



NOTES

*HEIL DURAPACK 5000 (DUMP TRUCK)
8’ WIDE X 30’ LONG X 11’ TALL

KEY PLAN



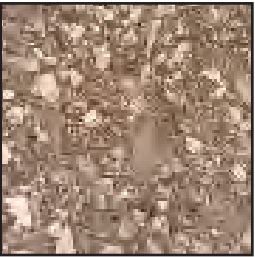
PAVING MATERIALS



YELLOW STUCCO



CORAL STONE



TABBY CONCRETE



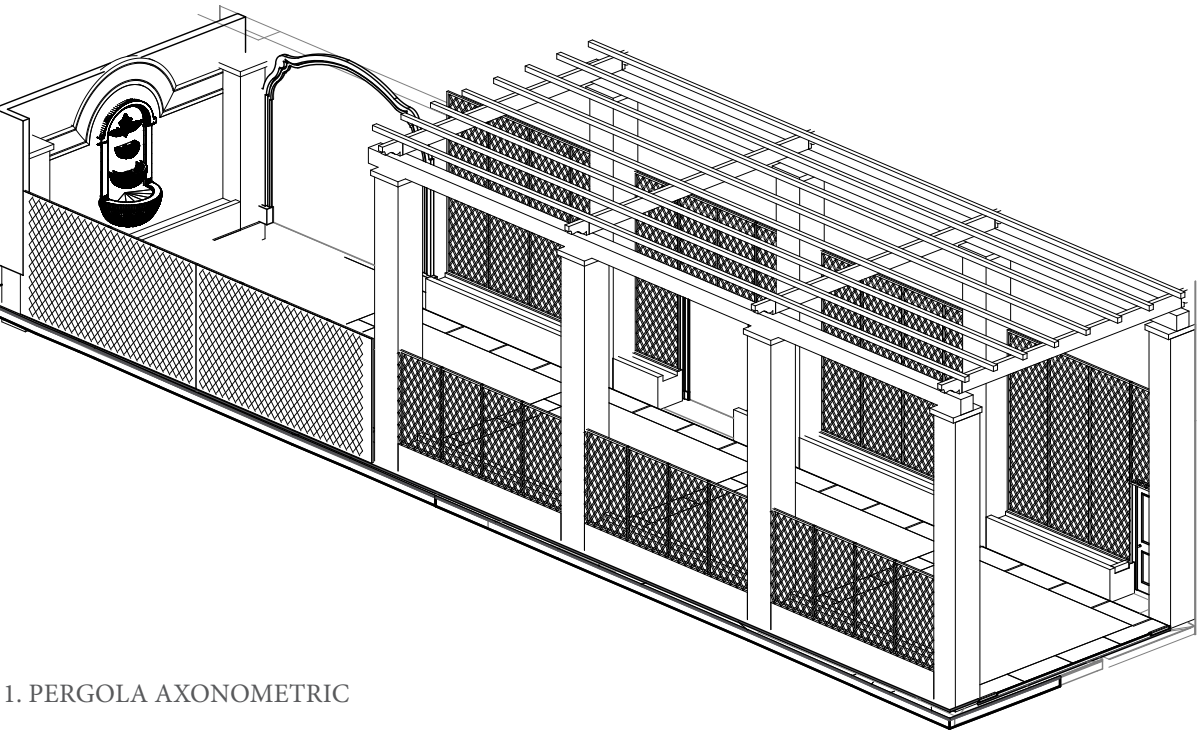
BRICK DETAILING



DARK BROWN
WOOD

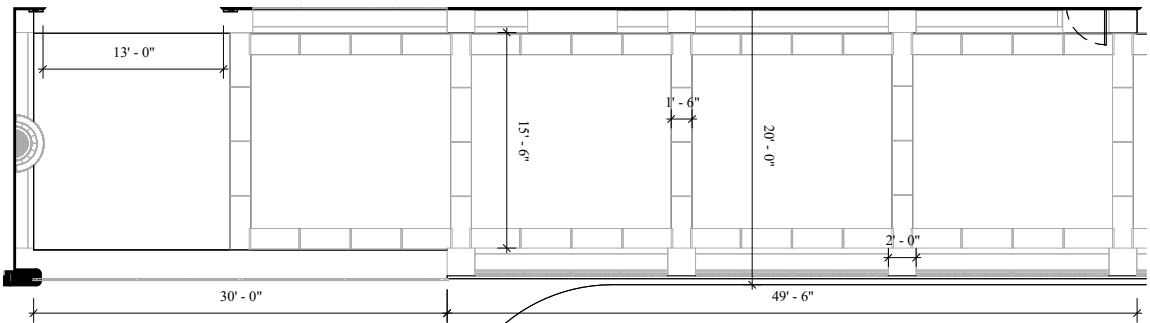


VERTICAL
PLANTING

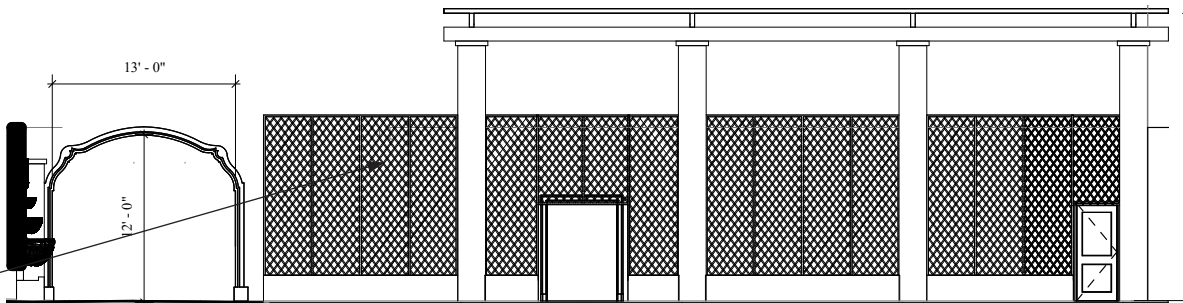


1. PERGOLA AXONOMETRIC

Height of Pergola has been increased to accommodate Town of Palm Beach
Service vehicles for Trash/ Recycling Collection



2. PERGOLA PLAN



3. PERGOLA ELEVATION

ENTRY FROM SUNRISE (DRIVING SOUTH)

RAMSA

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DROP OFF



DARK GREEN TILED ROOF

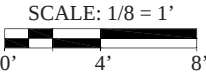


OFF-WHITE STUCCO



STONE

KEY PLAN



SCALE: 1/8" = 1'

MATERIALS - HOUSE 1



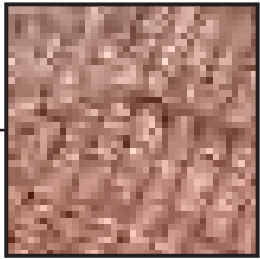
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FINAL
DROP OFF



DARK RED TILED ROOF



CORAL STONE



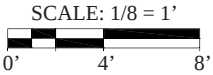
CREAM STUCCO



GREEN METAL AT
STOREFRONT

MATERIALS - HOUSE 2

KEY PLAN



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12/07/23
FINAL
DROP OFF



RED TILED ROOF



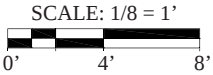
PEACH STUCCO



CORAL STONE

MATERIALS - HOUSE 3

KEY PLAN





BLUE/GREEN TILED
ROOF



PALE YELLOW STUCCO



WOOD SCREENS

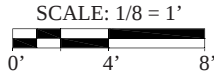


GREEN METAL AT
STOREFRONT



STONE

KEY PLAN



MATERIALS - HOUSE 4



PROPOSED

AERIAL VIEW



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FINAL
DROP OFF



EXISTING

KEY PLAN



VIEW FROM NORTH WEST CORNER



PROPOSED

KEY PLAN



VIEW FROM NORTH WEST CORNER



EXISTING

KEY PLAN



VIEW FROM SOUTH WEST CORNER



PROPOSED

KEY PLAN



VIEW FROM SOUTH WEST CORNER



EXISTING

KEY PLAN



NORTHERN VIEW FROM NORTH COUNTY ROAD



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RAMSA
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12/07/23
FINAL
DROP OFF



PROPOSED

KEY PLAN



NORTHERN VIEW FROM NORTH COUNTY ROAD



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RAMSA

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FINAL
DROP OFF



EXISTING

KEY PLAN



VIEW FROM SUNSET AVENUE



PREVIOUS TOWN COUNCIL ISSUANCE (09/07/23)

KEY PLAN



VIEW FROM SUNSET AVENUE



PROPOSED

KEY PLAN



VIEW FROM SUNSET AVENUE



Stantec

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RAMSA

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12/07/23
FINAL
DROP OFF

Paramount Theater

139 N COUNTY RD
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EXISTING

KEY PLAN



VIEW ALONG NORTH COUNTY ROAD

Paramount Theater
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PALM BEACH, FL 33480

RAMSA
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12/07/23
FINAL
DROP OFF



PROPOSED

VIEW ALONG NORTH COUNTY ROAD

KEY PLAN



Paramount Theater
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PALM BEACH, FL 33480

RAMSA
ROBERT A.M. STERN ARCHITECTS
One Park Avenue, New York, NY 10016
T. (212) 967-5100

Stantec
One Biscayne Tower 1670
2 South Biscayne Boulevard Miami, FL 33131
T. (305) 482-8700
Stantec Architecture Inc. - AA26000733 Elvira Freire-Santamaria LC # AR95213

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FINAL
DROP OFF



HOUSE 4

HOUSE 3

RESIDENTIAL ENTRY BETWEEN HOUSE 3 & 4



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139 N COUNTY RD
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Paramount Theater

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HOUSE 3

HOUSE 2

RESIDENTIAL ENTRY BETWEEN HOUSE 2 & 3



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Paramount Theater
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VIEW OF HOUSES COURTYARD



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2 South Biscayne Boulevard Miami, FL 33131
T. (305) 482-8700
Stantec Architecture Inc. - AA26000733 Elvira Freire-Santamaria LC # AR95213



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