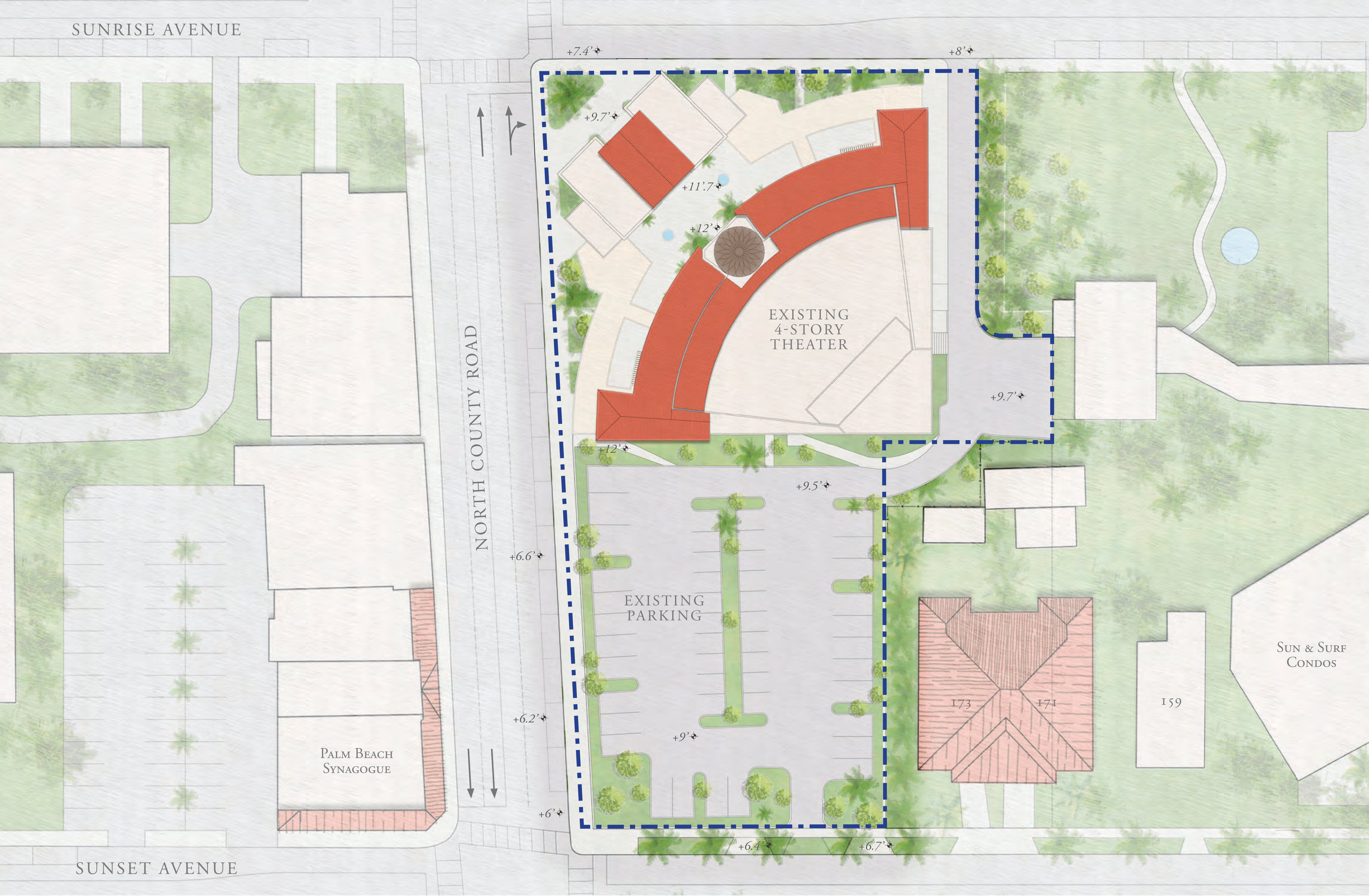
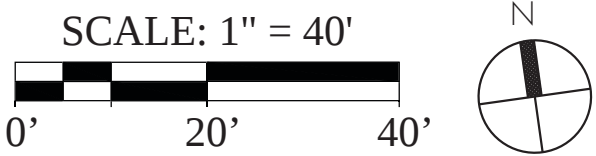
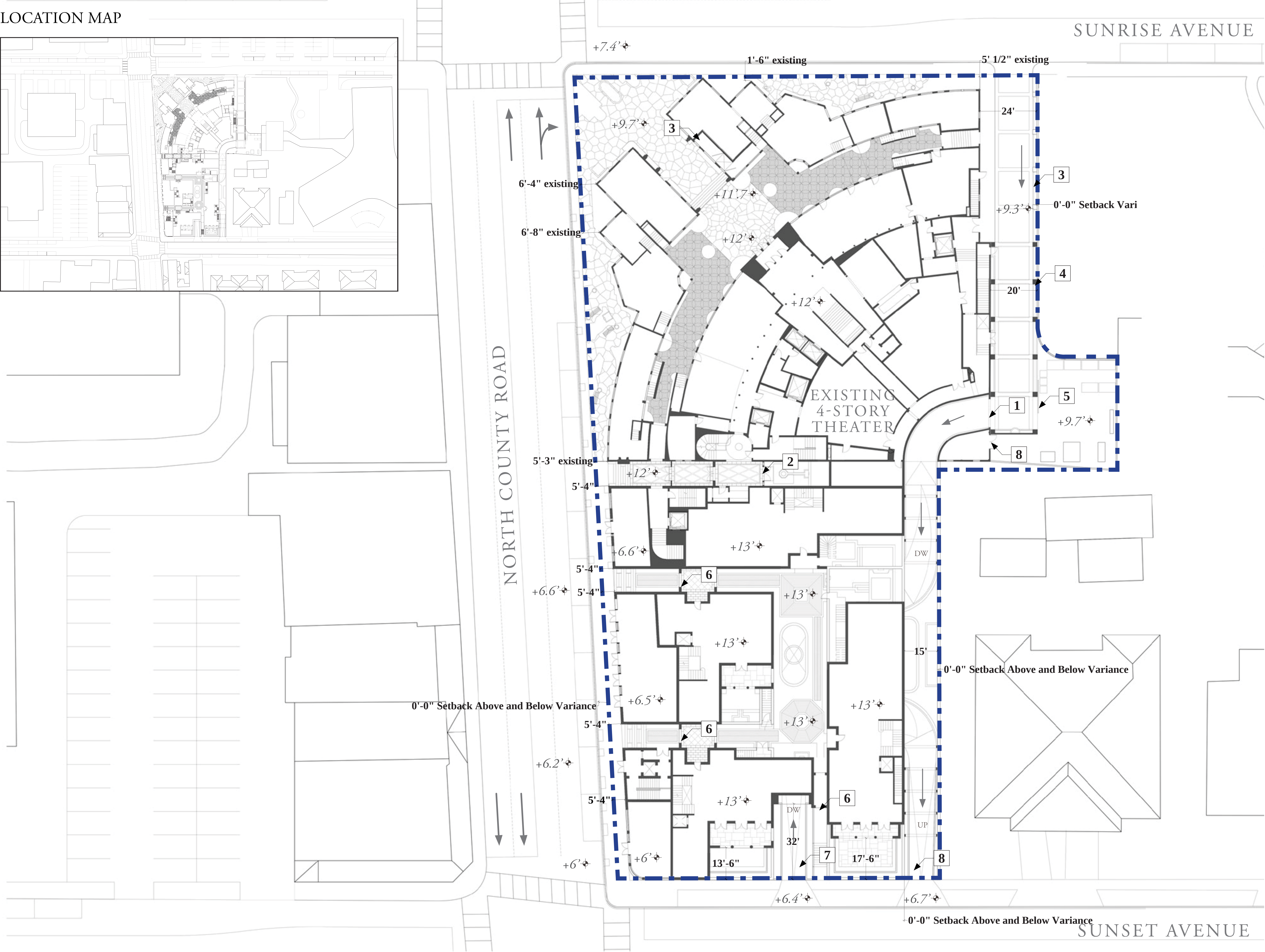
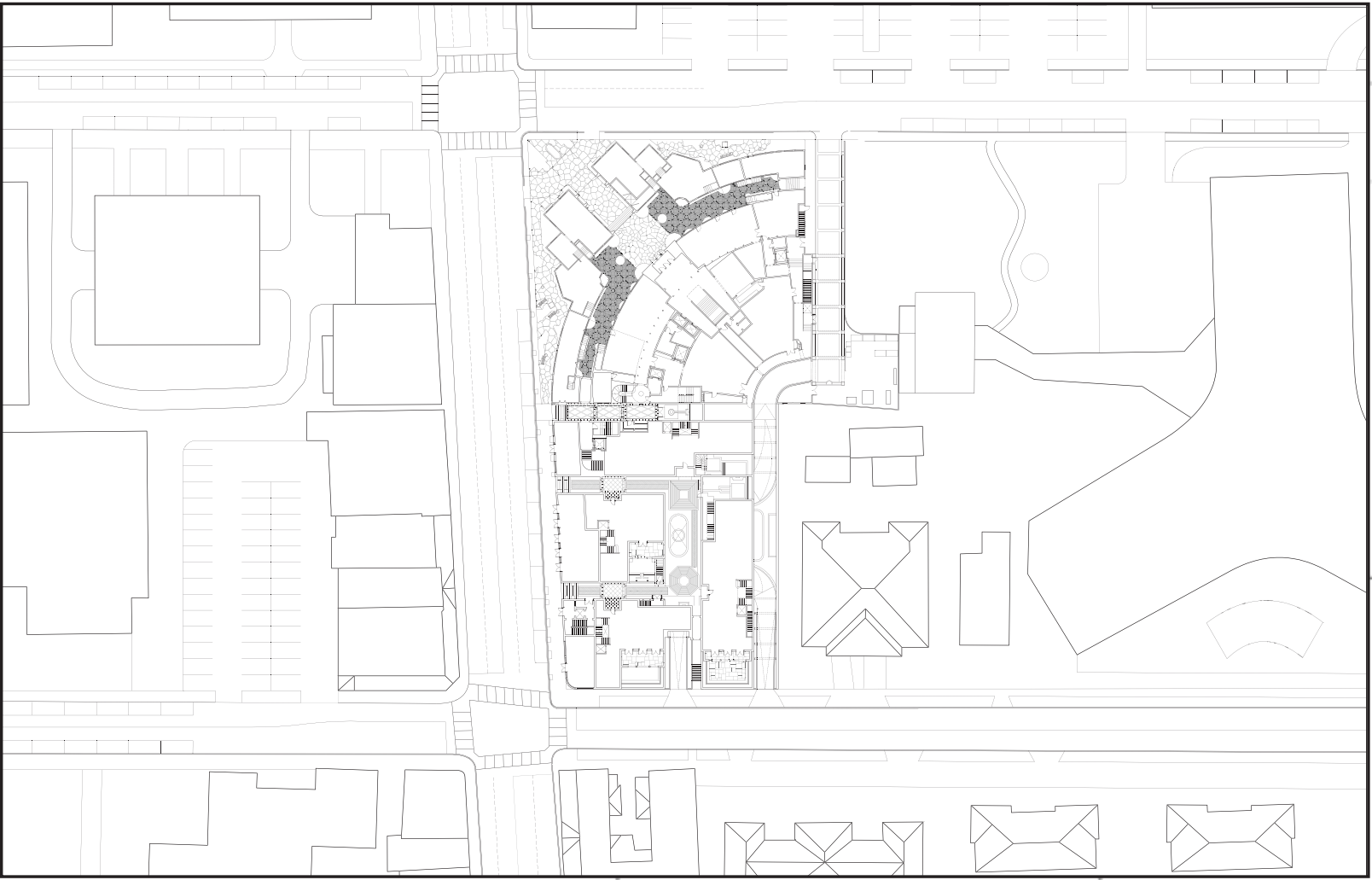




EXISTING SITE PLAN

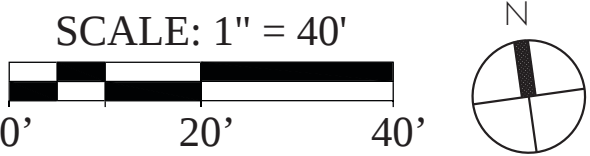


LOCATION MAP



PROPOSED SITE PLAN

- NOTES
- 1. Entry to parking
 - 2. Club lobby connection and garden (*sheet D-14*)
 - 3. Existing wall
 - 4. Pergola
 - 5. New service gate (*sheet C-8*)
 - 6. Access to Houses Garden level
 - 7. Resident access to parking
 - 8. Exit from parking





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Paramount Theater

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C-2.2



PROPOSED PLAN: MOTOR COURT (BELOW GRADE)

LEGEND

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

NOTES

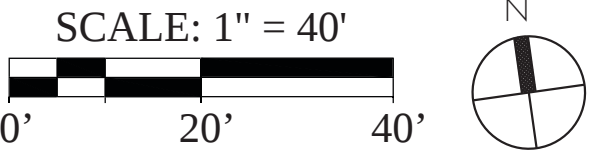
RESIDENT PARKING:
Residents: 8 spaces
Guests: 2 ADA spaces

TOTAL: 10 SPACES

MOTOR COURT SF TOTALS:
Club: 650 sf
BOH: 175 sf

House 1: 1,041 sf
House 2: 1,433 sf
House 3: 500 sf
House 4: 850 sf

TOTAL: 4,649 SF





LEGEND

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

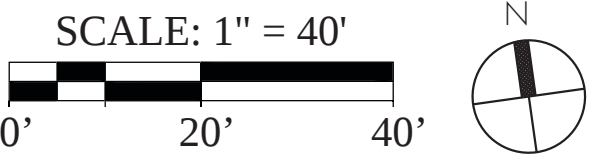
NOTES

GROUND FLOOR SF TOTALS:
Existing Retail: 4,850 sf
New Retail: 3,770 sf
Club: 2,710 sf
Event Space: 1,960 sf
BOH: 5,975 sf

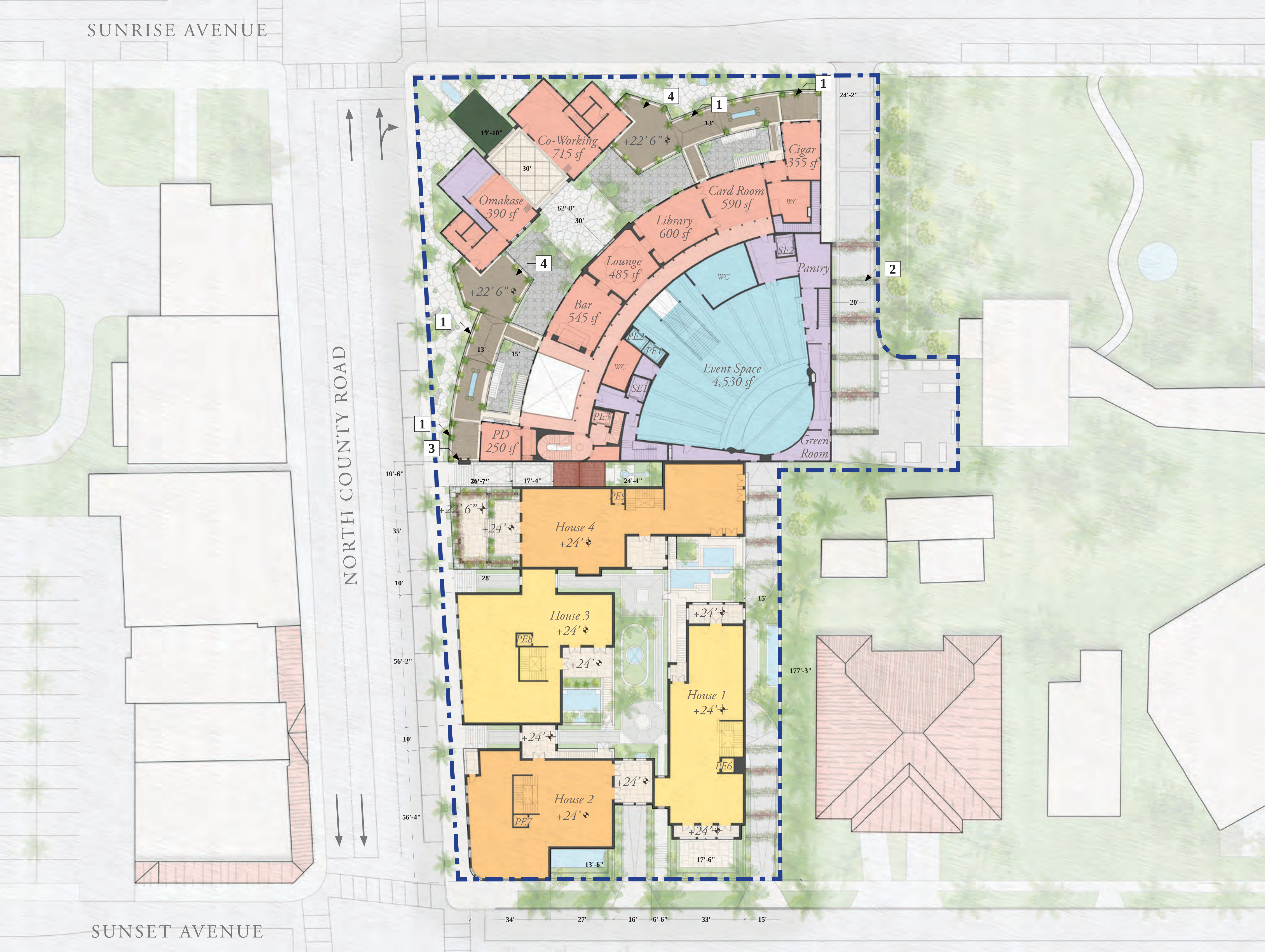
House 1: 2,619 sf
House 2: 1,718 sf
House 3: 1,479 sf
House 4: 2,253 sf

TOTAL: 27,334 SF

KEY CHANGES TO THEATRE:
1. Widen portals
2. Access to parking
3. ADA access to patio
4. Reintroduce historic front doors (*sheet D-10*)
5. Club lobby connection and garden (*sheet D-14*)
6. Pergola
7. New service/egress doors
8. New service gate (*sheet C-8*)



PROPOSED PLAN: GROUND FLOOR



LEGEND

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

NOTES

2ND FLOOR SF TOTALS:

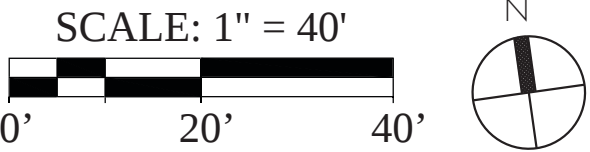
Club: 6,485 sf
Event Space: 5,040 sf
BOH: 2,210 sf

House 1: 2,467 sf
House 2: 2,682 sf
House 3: 2,892 sf
House 4: 2,759 sf

TOTAL: 24,535 SF

KEY CHANGES TO THEATRE:

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



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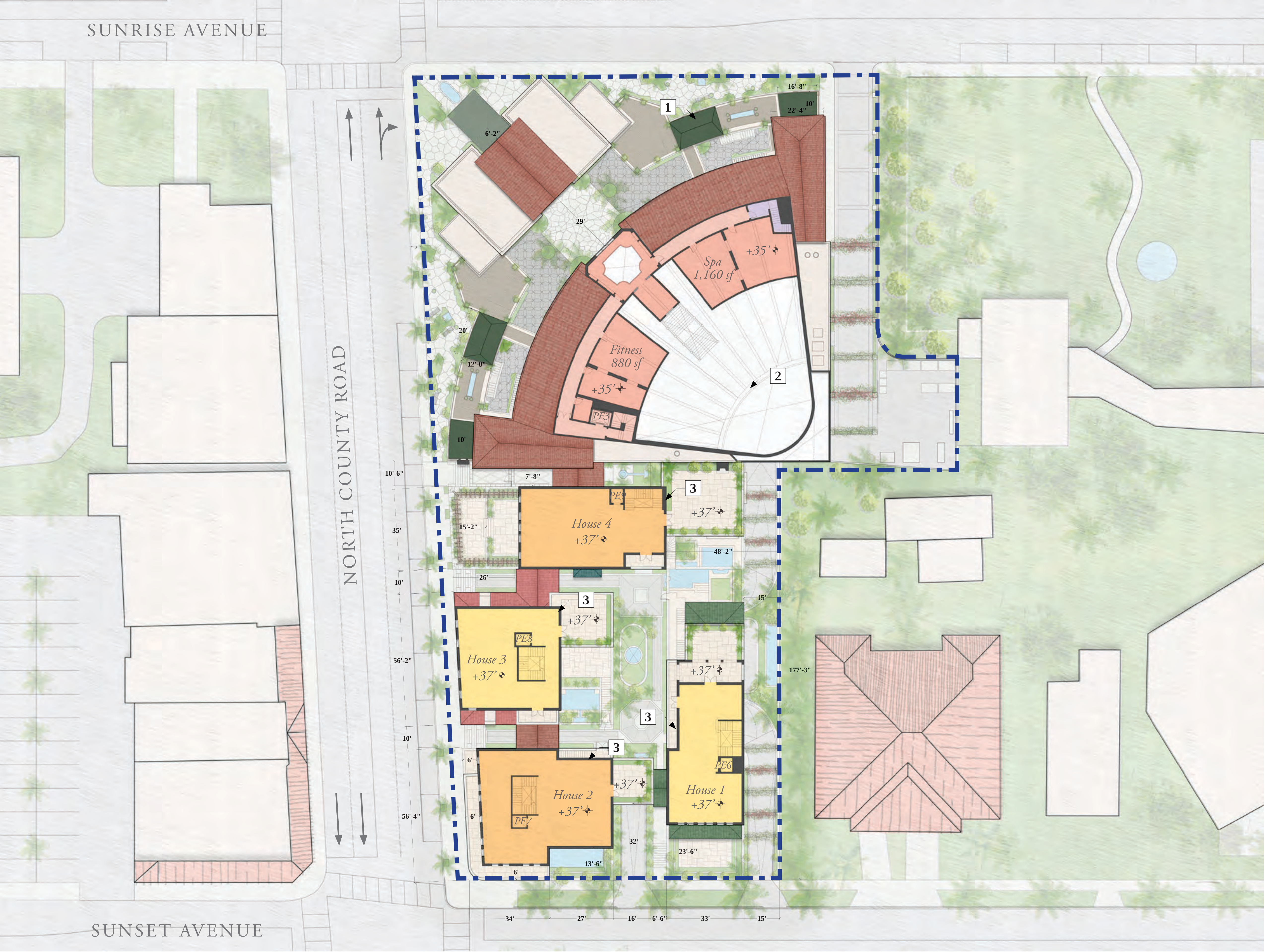
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C-5

PROPOSED PLAN: 2ND FLOOR



LEGEND

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

NOTES

3RD FLOOR SF TOTALS:
Club: 3,325 sf

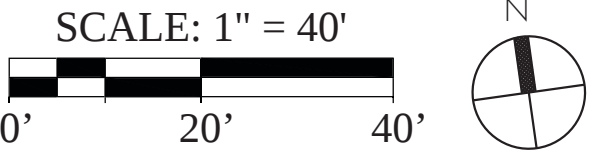
House 1: 1,671 sf
House 2: 2,330 sf
House 3: 1,764 sf
House 4: 1,896 sf

TOTAL: 10,986 SF

KEY CHANGES TO THEATRE:
1. Canopies on 2nd Floor
(sheet D-11 & D-12)

2. Reveal Historic Ceiling

3. House mechanical equipment on roof, access to roof via wall mounted retractable ladder
(see sheet A-17 for mechanical equipment details)



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C-6

PROPOSED PLAN: 3RD FLOOR



PROPOSED ROOF PLAN

NOTES

SEE SHEET A-17 FOR
EQUIPMENT LOCATIONS.

OVERALL SF TOTALS:

Theatre Overall: 36,858 sf
Club: 13,100 sf
Event Space: 7,000 sf
Retail: 8,620 sf
BOH: 9,185 sf

Houses Overall: 30,589 sf
House 1: 7,798 sf
House 2: 8,163 sf
House 3: 6,635 sf
House 4: 7,758 sf

SITE TOTAL: 67,447 SF

- KEY CHANGES:
- 1. Theatre mechanical equipment and enclosure (see sheet A-17)
 - 2. House mechanical equipment on roof, access to roof via wall mounted retractable ladder (see sheet A-17 for mechanical equipment details)

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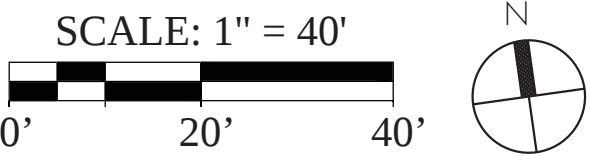
Paramount Theater

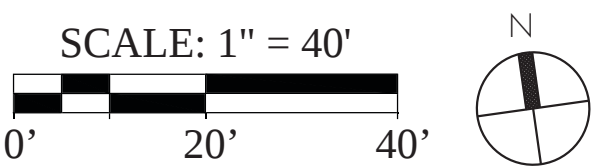
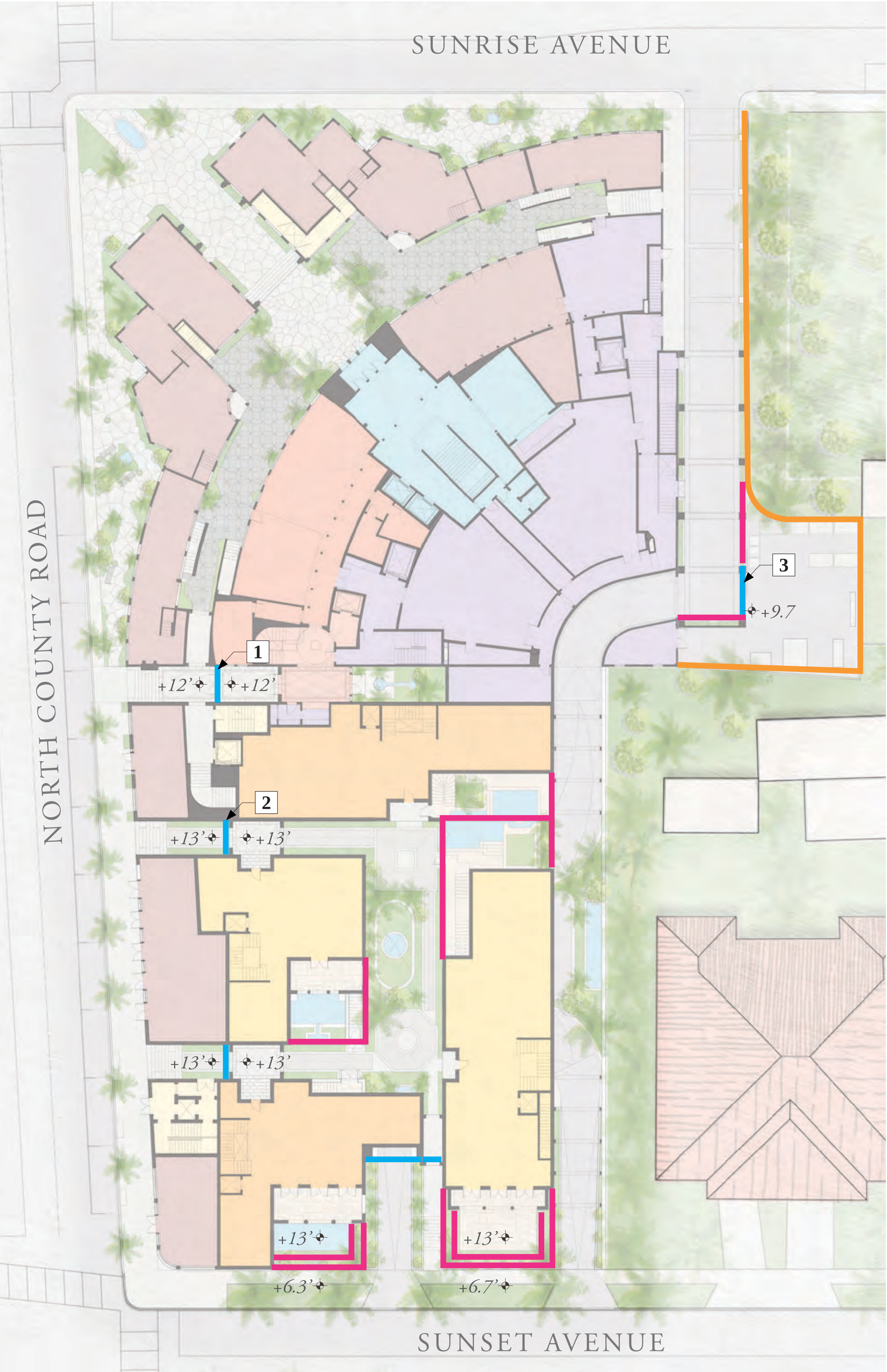
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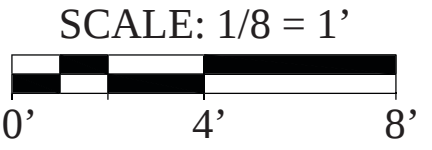




1. Club Entrance
Along N. County Road



2. Typical Entry Gate to Houses'
Garden Level



3. East Service Gate and Walls
(see sheet A-17)

LEGEND

- GATES
- GARDEN WALLS
- EXISTING WALLS

NOTES

MATERIAL:
Decorative Metal Gate

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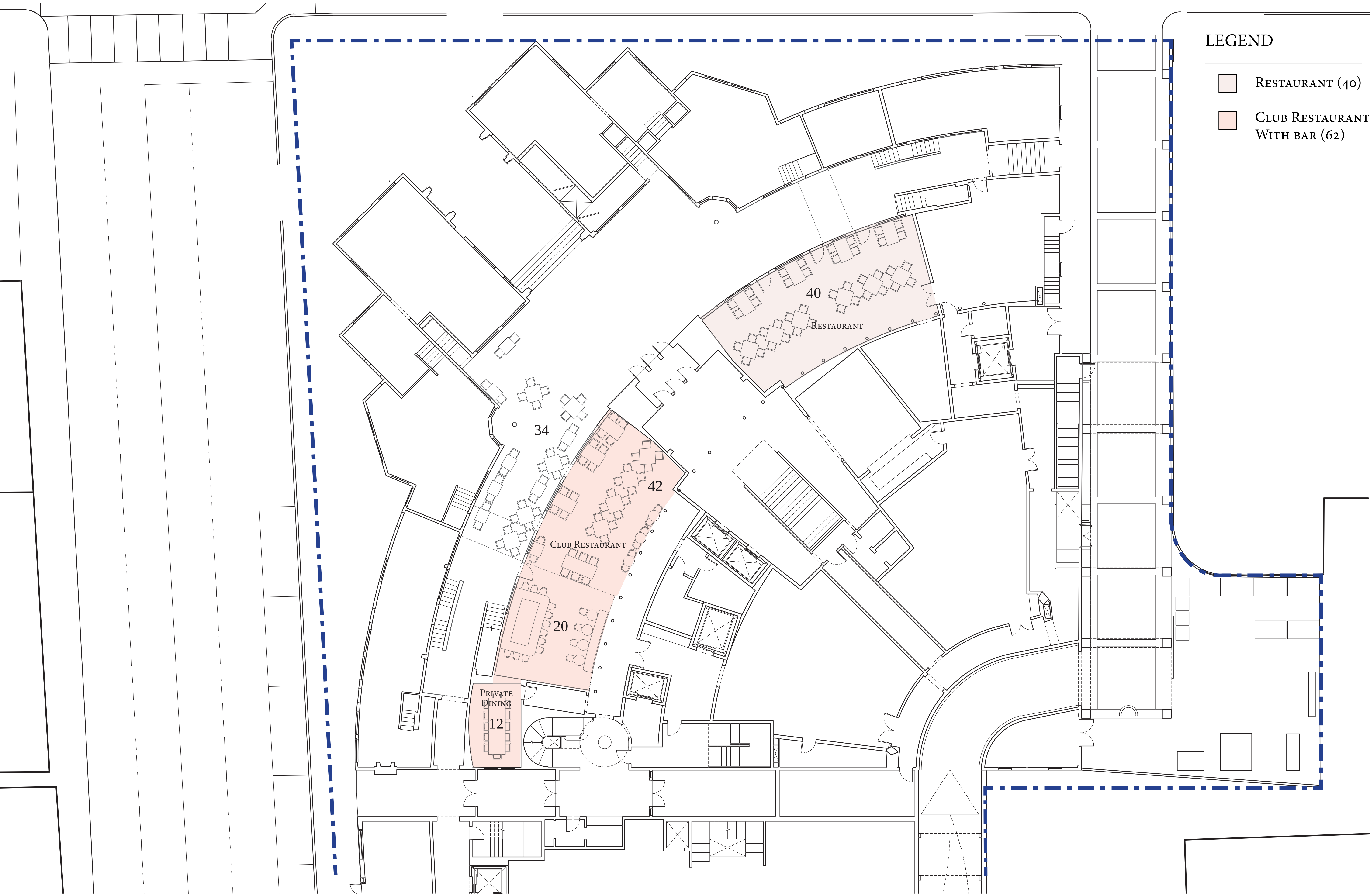
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C-8

PROPOSED FENCES, GARDEN WALLS & GATES



LEGEND

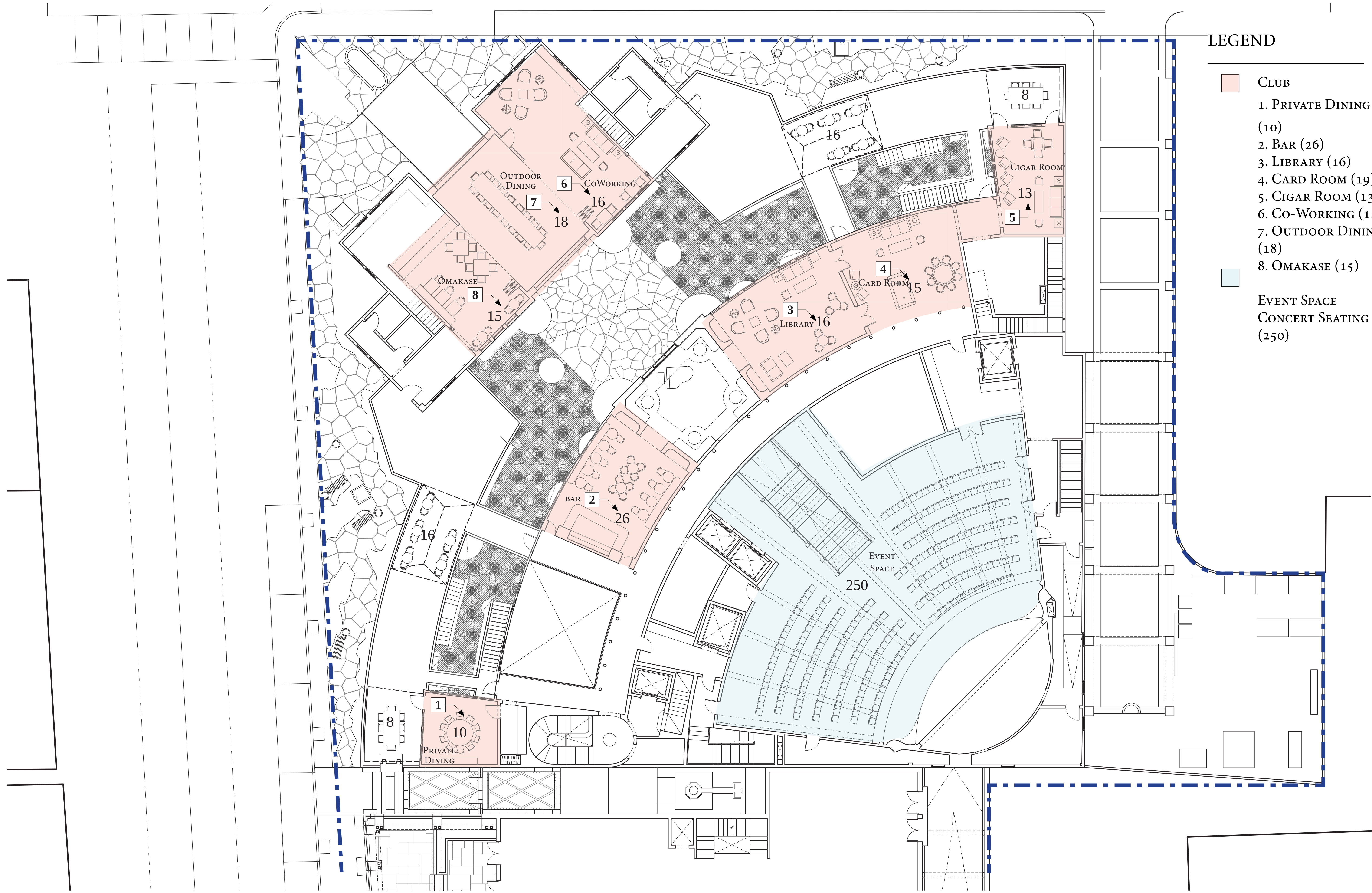
- RESTAURANT (40)
- CLUB RESTAURANT WITH BAR (62)

SCALE: 1" = 20'

0' 20' 20'

N

PROPOSED SEATING PLAN - GROUND FLOOR OPT1



- LEGEND
- CLUB

1. PRIVATE DINING (10)

2. BAR (26)

3. LIBRARY (16)

4. CARD ROOM (19)

5. CIGAR ROOM (13)

6. CO-WORKING (12)

7. OUTDOOR DINING (18)

8. OMAKASE (15)
- EVENT SPACE

CONCERT SEATING (250)

PROPOSED SEATING PLAN - SECOND FLOOR-CONCERT

