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MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

OVERALL LANDSCAPE PLAN

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

20 NOVEMBER 2023 - FIRST SUBMITTAL

NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

LP1

MARIO F. NIEVERA

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LANDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

20 NOVEMBER 2023 - FIRST SUBMITTAL

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LANDSCAPE PLAN - EAST ACCESS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 SEPTEMBER 2023 - FIRST SUBMITTAL

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

NIEVERA WILLIAMS
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LP3

MARIO F. NIEVERA

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LANDSCAPE PLAN - SECOND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

20 NOVEMBER 2023 - SECOND SUBMITTAL

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

NIEVERA WILLIAMS
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LP4

MARIO F. NIEVERA

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LANDSCAPE PLAN - MOTOR COURT

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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

20 NOVEMBER 2023 - SECOND SUBMITTAL

27 FEBRUARY 2023

NIEVERA WILLIAMS
DESIGN

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LP5

MARIO F. NIEVERA

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LANDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

SCALE: 1/4" = 1'-0"

20 NOVEMBER 2023 - FIRST SUBMITTAL

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LP6

MARIO F. NIEVERA

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LANDSCAPE PLAN - ROOF LEVEL

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

20 NOVEMBER 2023 - SECOND SUBMITTAL

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

NIEVERA WILLIAMS
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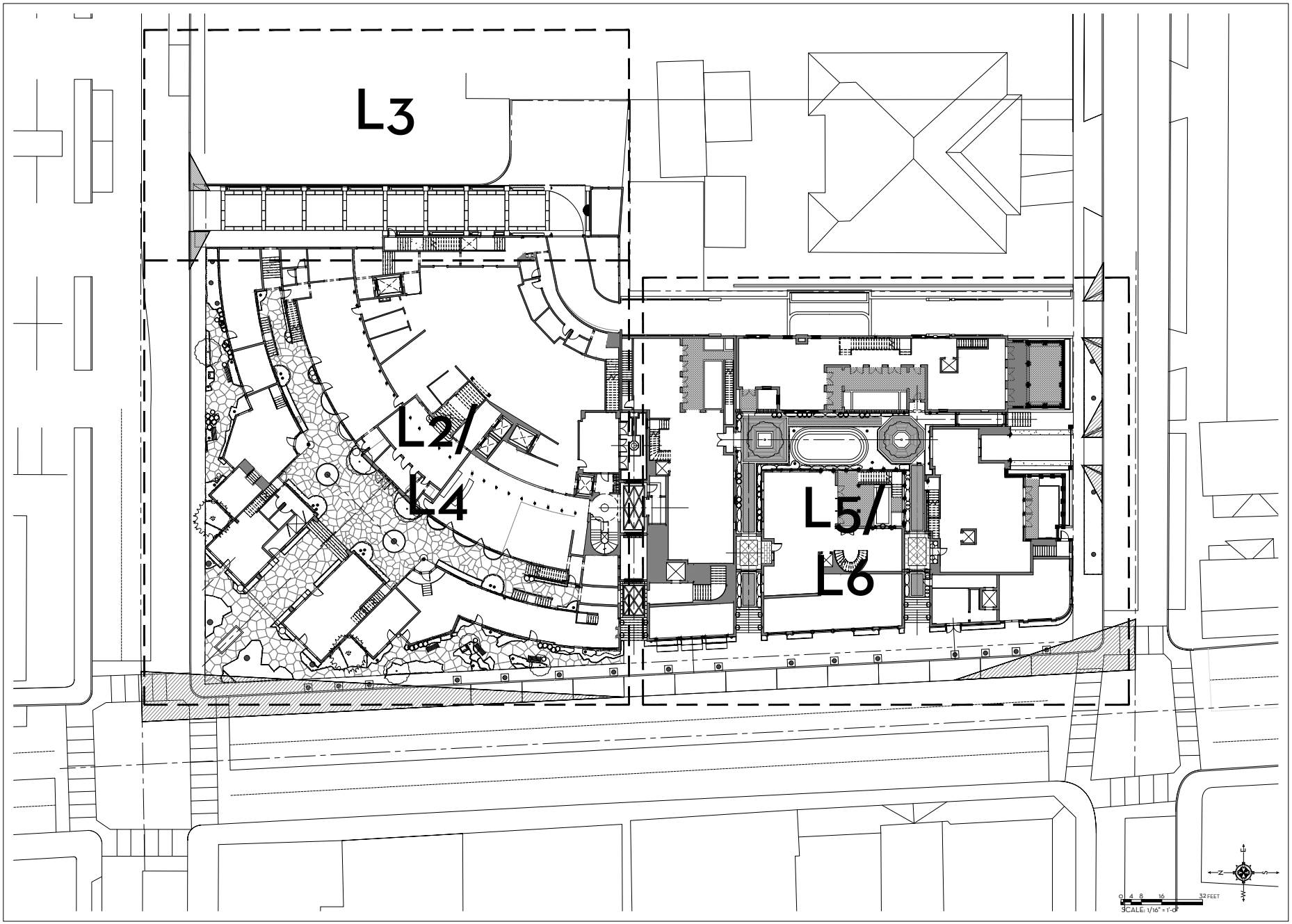

MARIO F. NIEVERA

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6666856

Mario F. Nievera
2023.12.06
18:13:52-05'00'

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

OVERALL HARDSCAPE PLAN

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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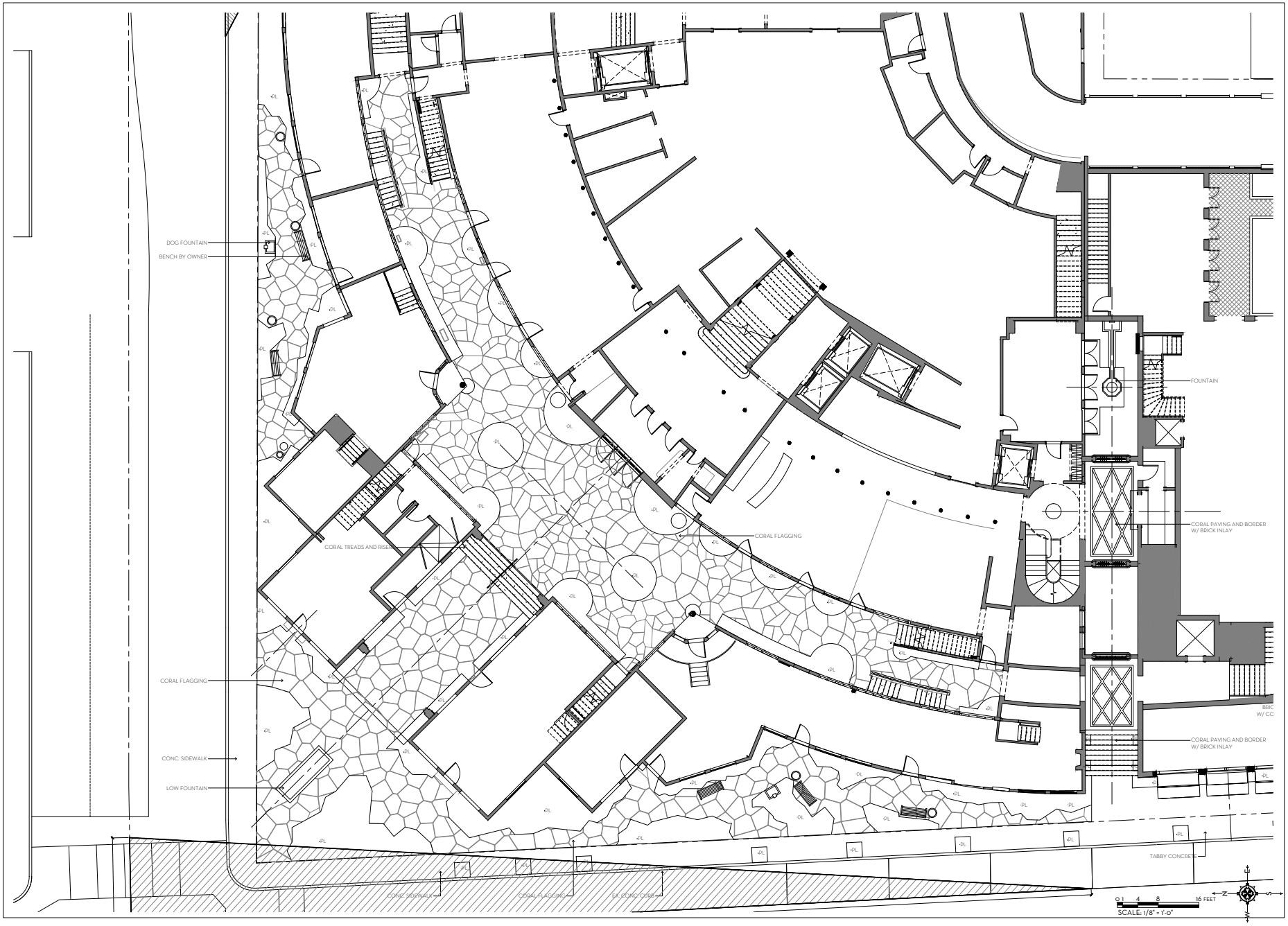
L1



MARIO F. NIEVERA

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Mario F. Nievera
2023.12.06
18:13:58-05'00'

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

HARDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

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07 DECEMBER 2023 - DROP OFF

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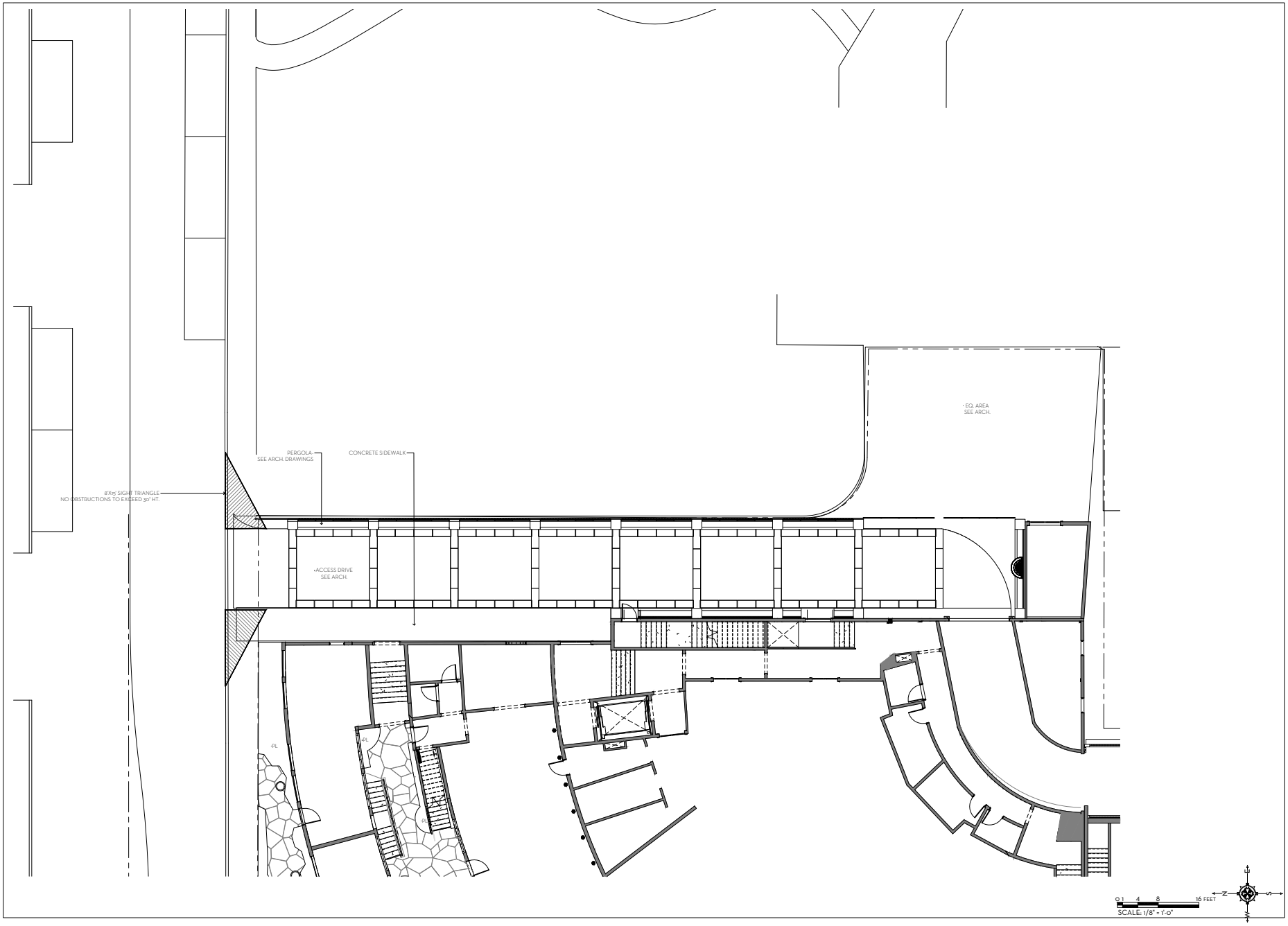

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Mario F. Nievera
2023.12.06
18:14:03-05'00'

HARDSCAPE PLAN - EAST ACCESS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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

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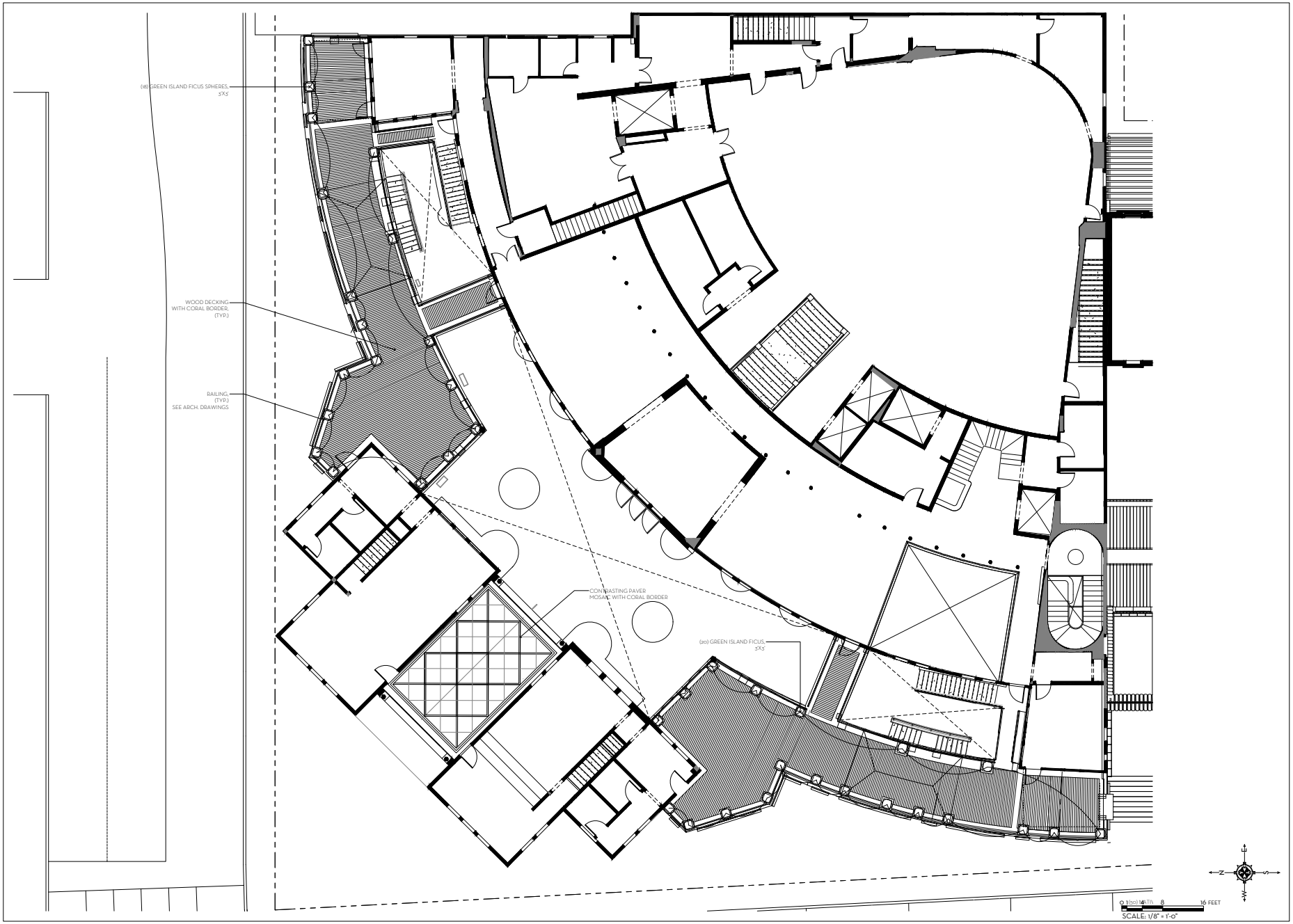

MARIO F. NIEVERA

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Mario F. Nievera
2023.12.06
18:14:09-05'00'

LANDSCAPE PLAN - SECOND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROPP OFF

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

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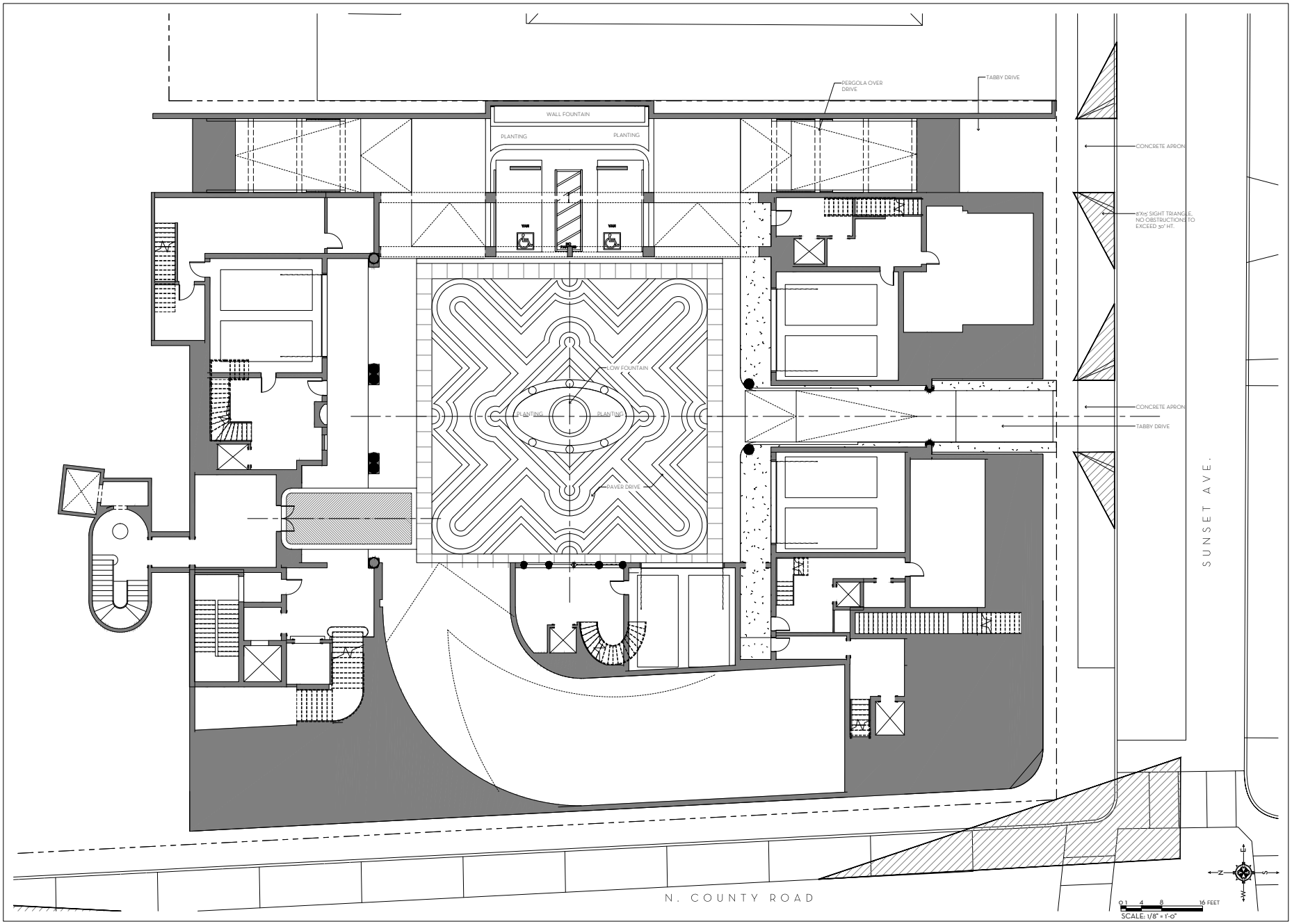

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Mario F. Nievera
2023.12.06
18:14:14-05'00'

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

HARDSCAPE PLAN - MOTOR COURT

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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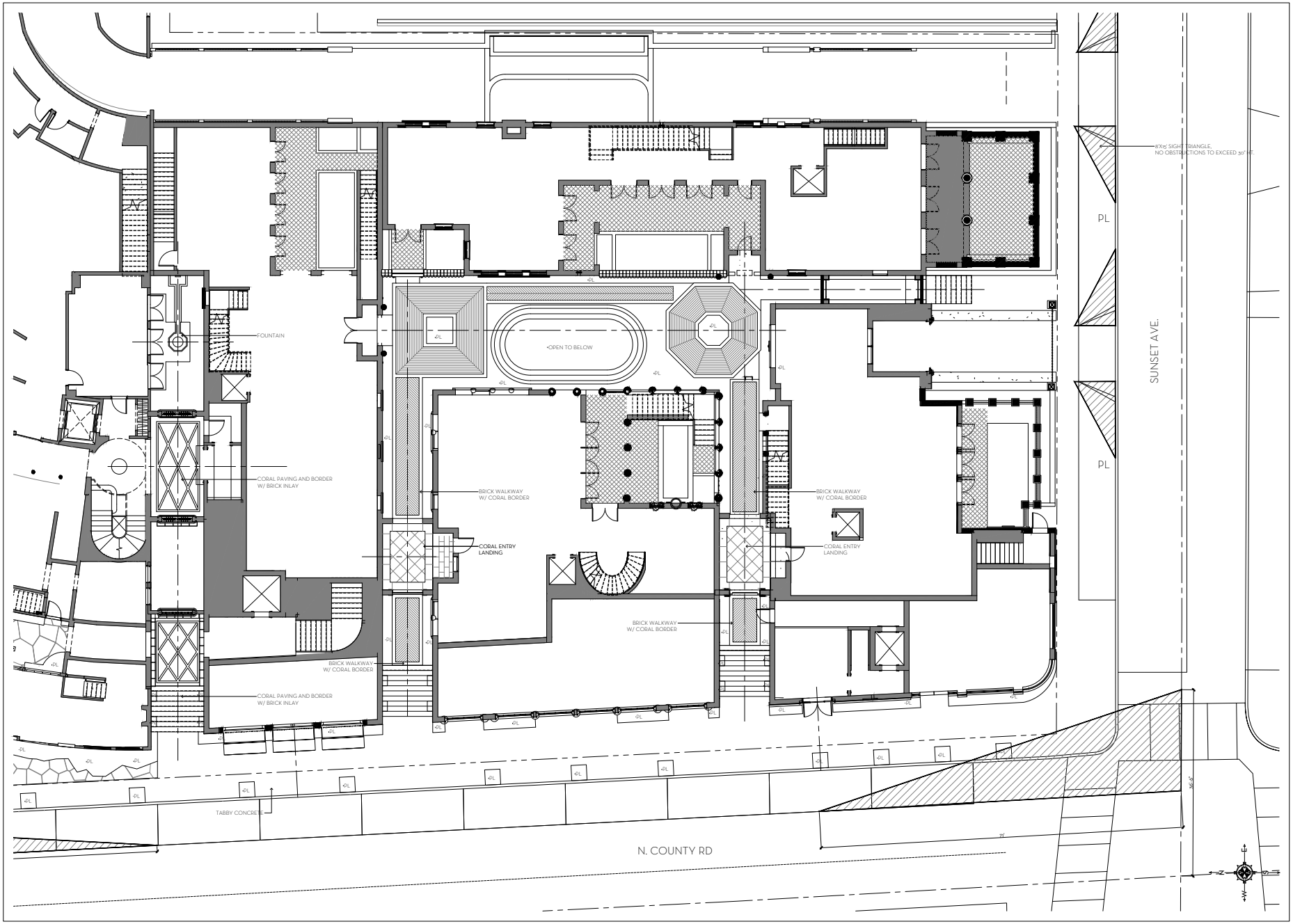

MARIO F. NIEVERA

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Mario F. Nievera
2023.12.06
18:14:19-05'00'

SCALE: 1/4" = 1'0"

HARDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

NIEVERA WILLIAMS
DESIGN

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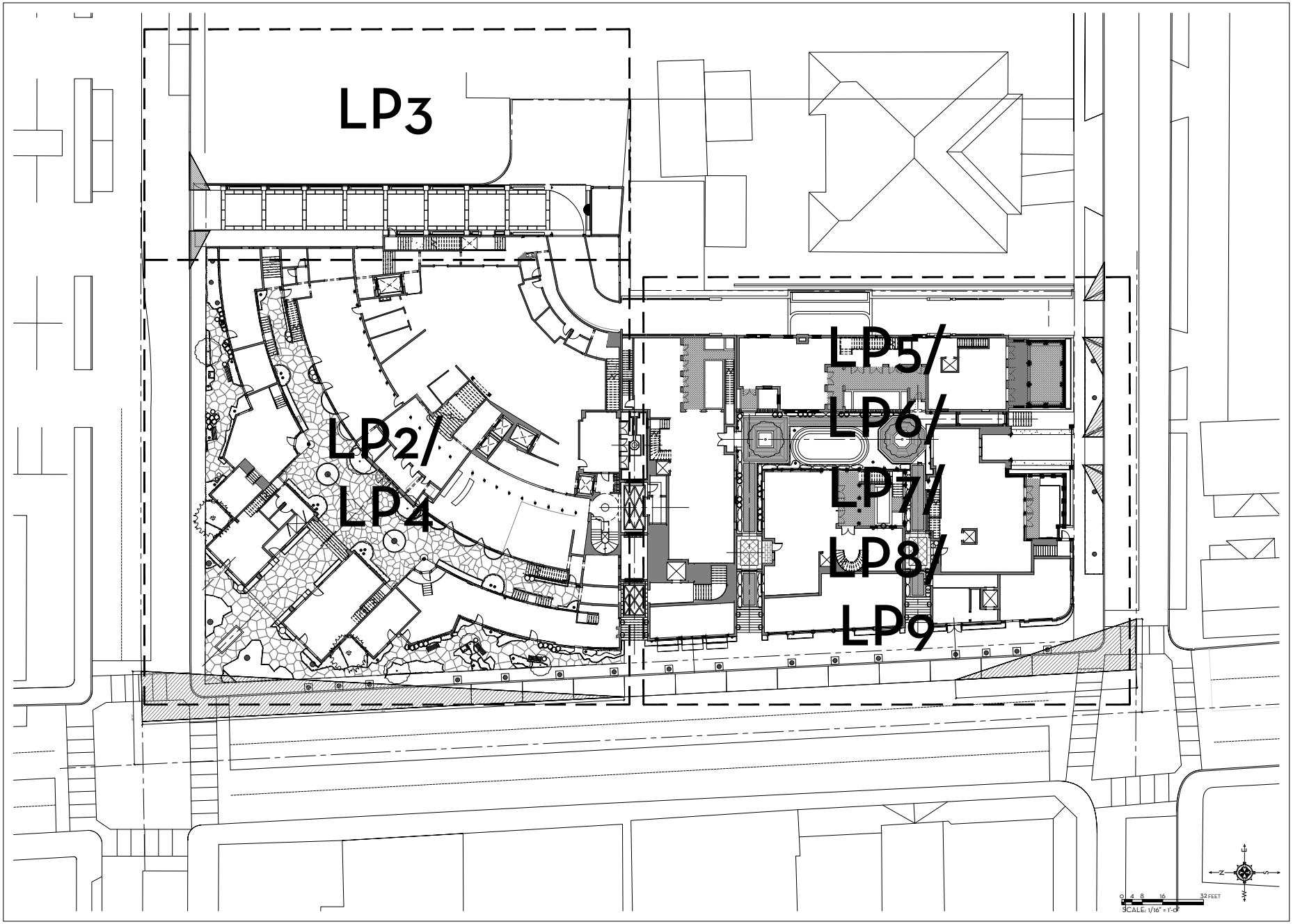

MARIO F. NIEVERA

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Mario F. Nievera
2023.12.06
18:14:25-05'00'

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

OVERALL LANDSCAPE PLAN

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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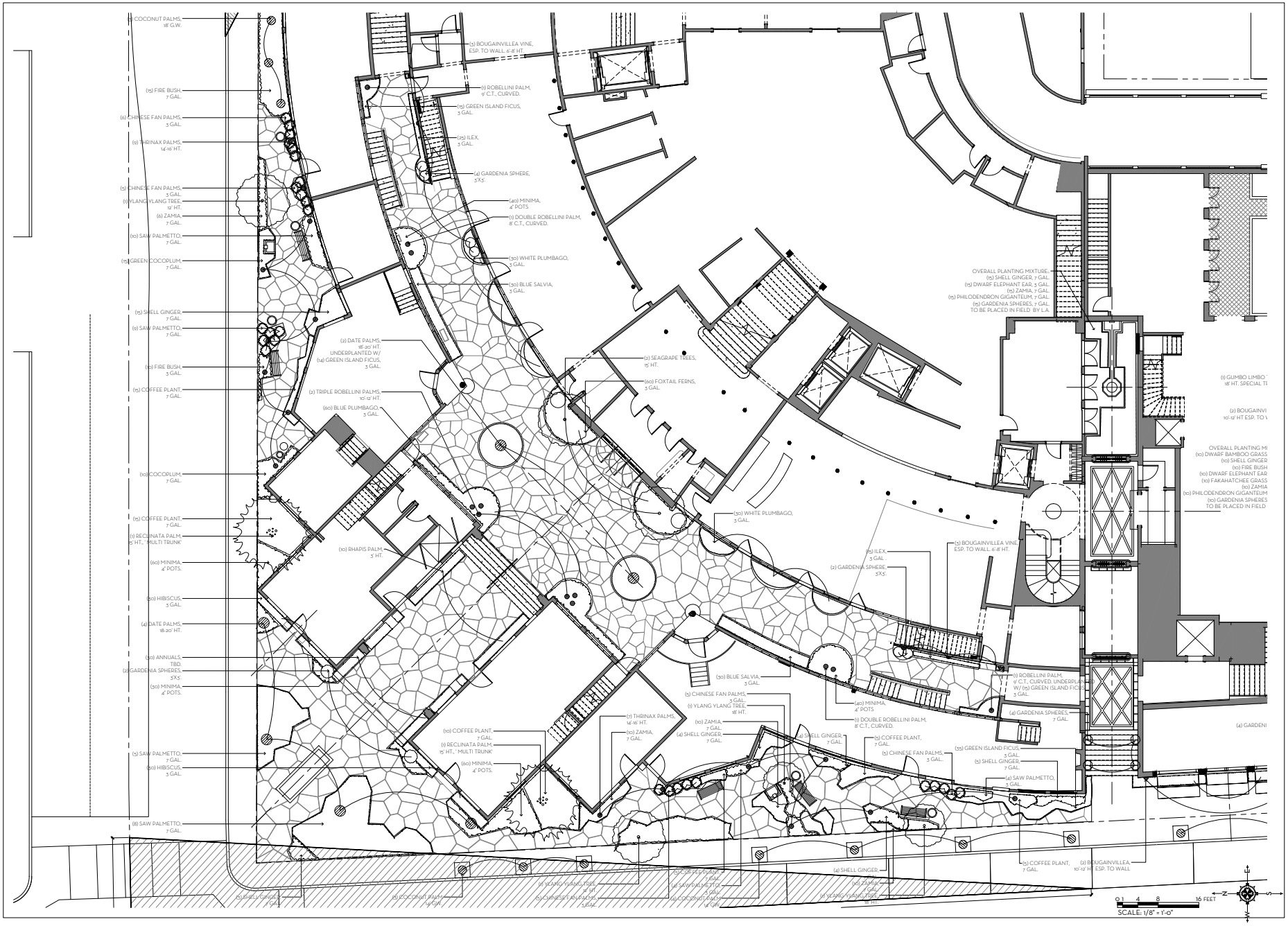

MARIO F. NIEVERA

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Mario F. Nievera
2023.12.06
18:14:30-05'00'

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

LANDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

NIEVERA WILLIAMS
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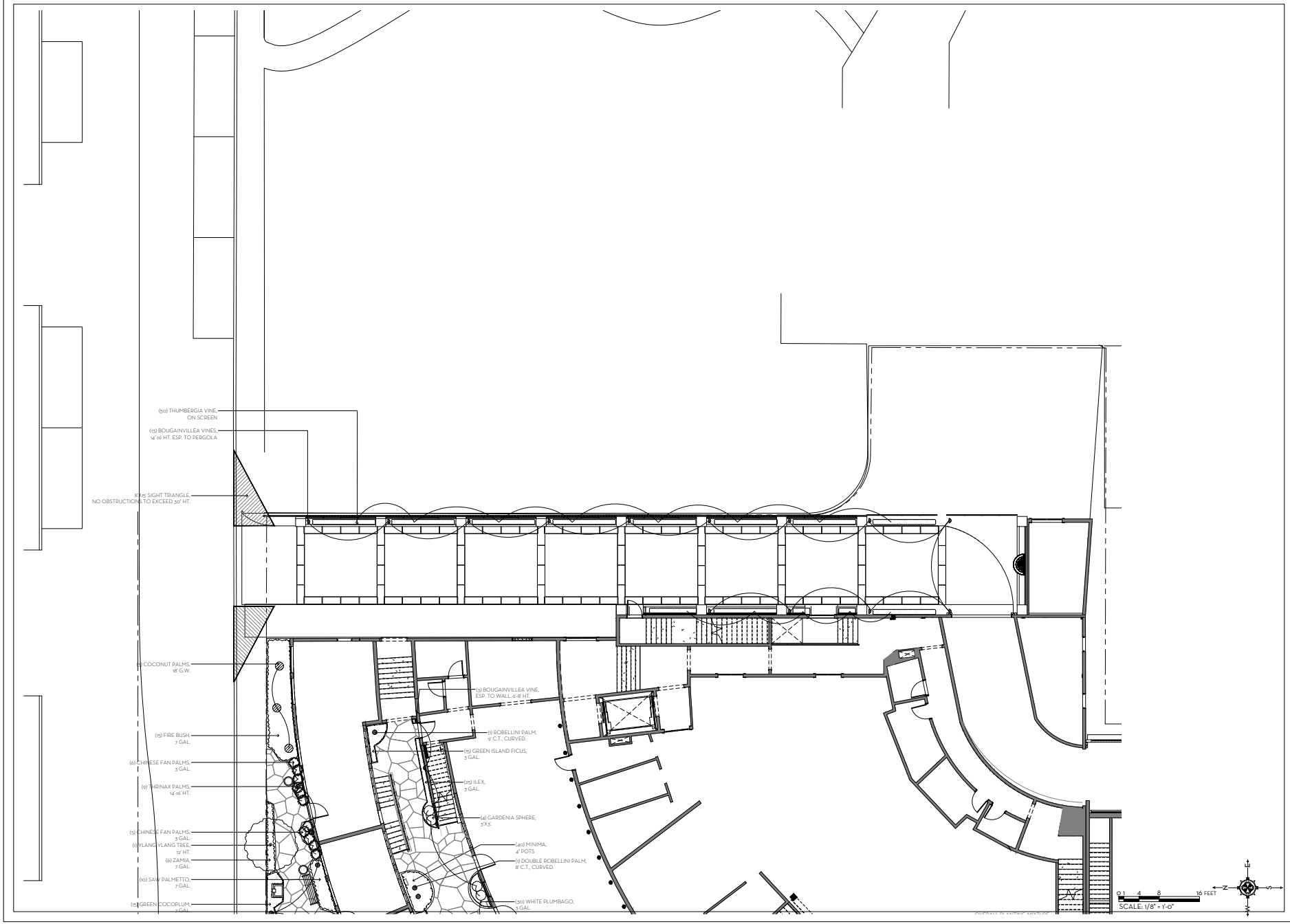

MARIO F. NIEVERA

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Mario F. Nievera
2023.12.06
18:14:35-05'00'

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

LANDSCAPE PLAN - EAST ACCESS

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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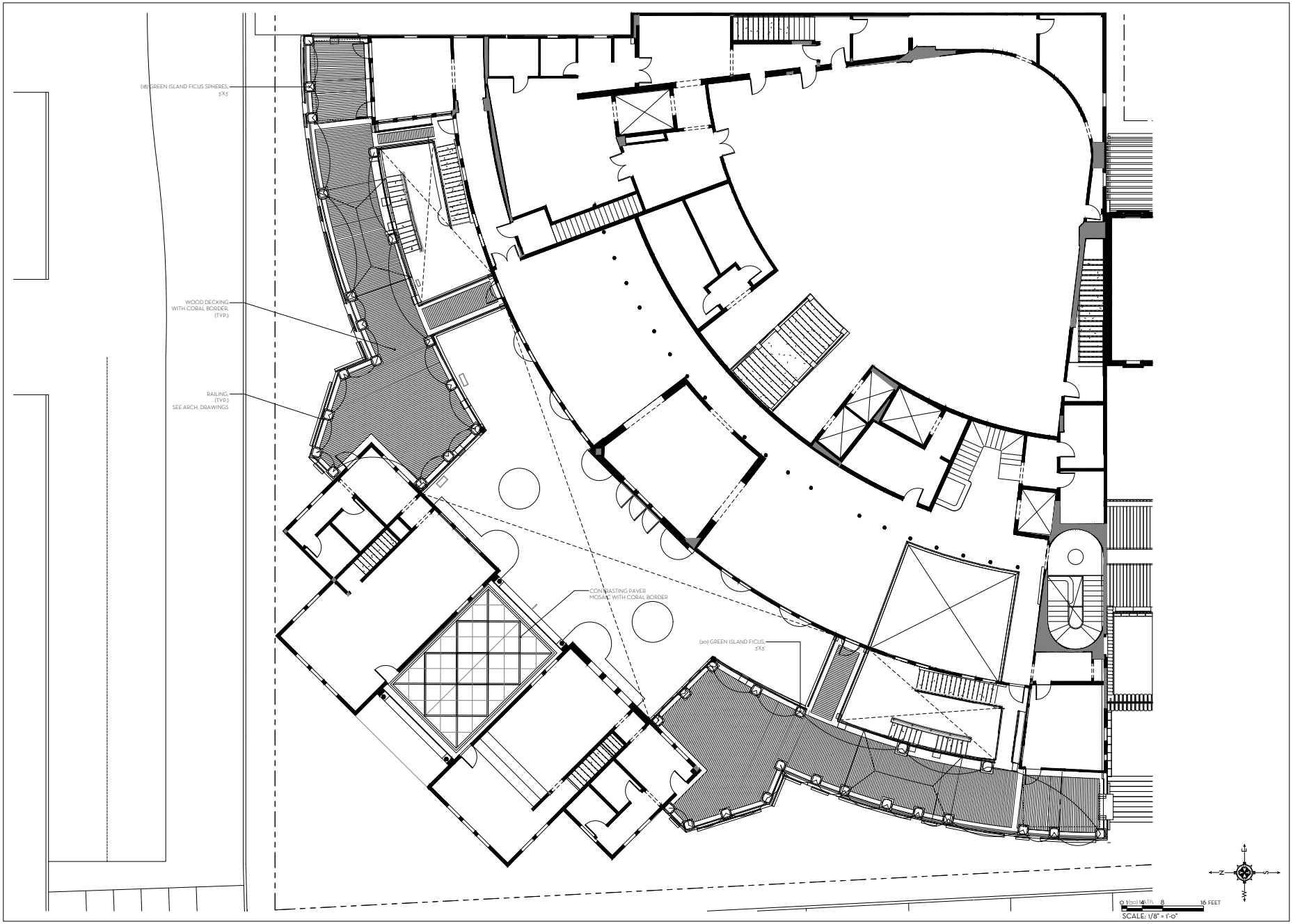

MARIO F. NIEVERA

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6666856

Mario F. Nievera
2023.12.06
18:14:40-05'00'

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

LANDSCAPE PLAN - SECOND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROPP OFF

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DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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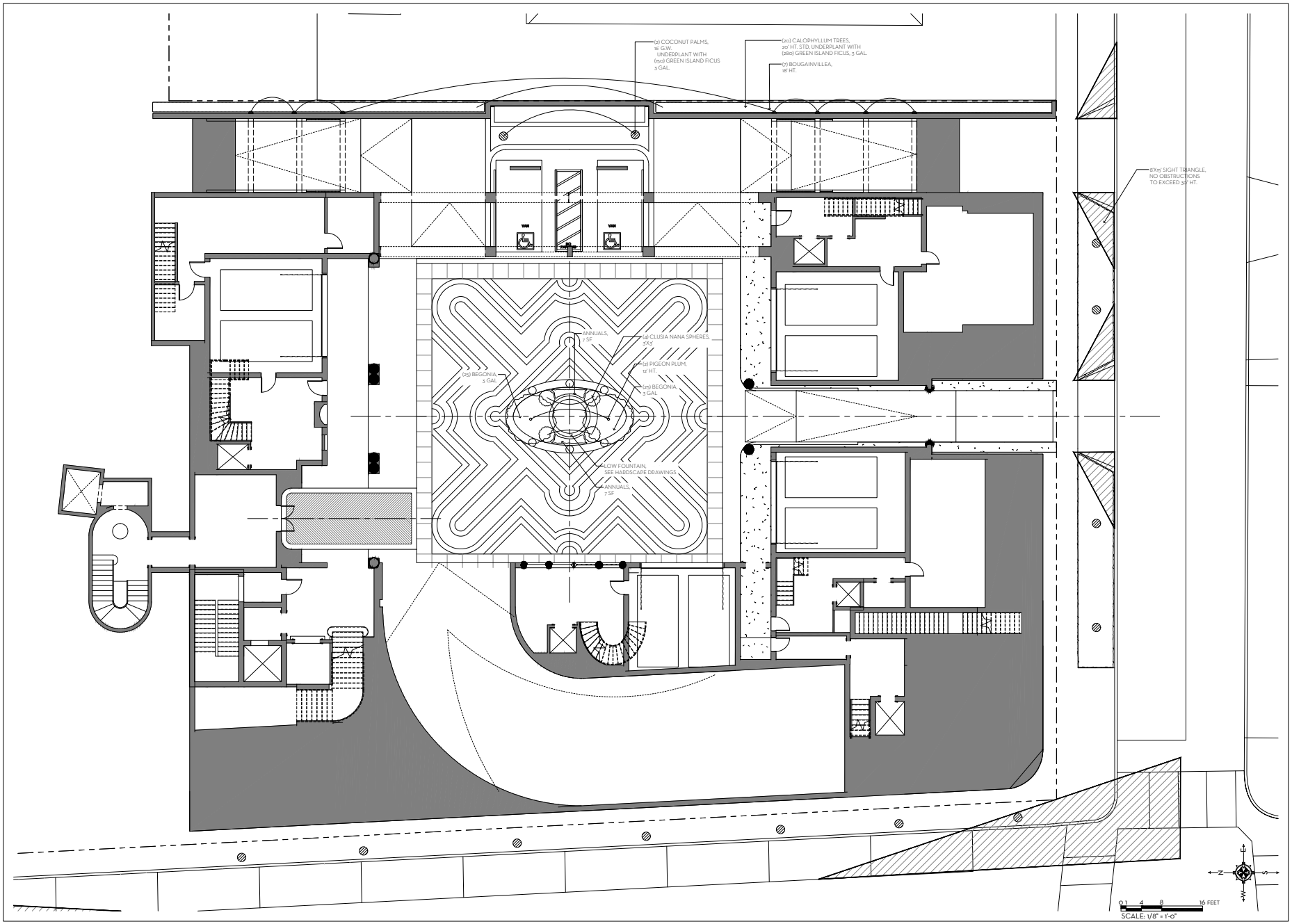

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

Mario F. Nievera
2023.12.06
18:14:46-05'00'

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

LANDSCAPE PLAN - MOTOR COURT

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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DESIGN

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Suite 502
West Palm Beach, FL 33401
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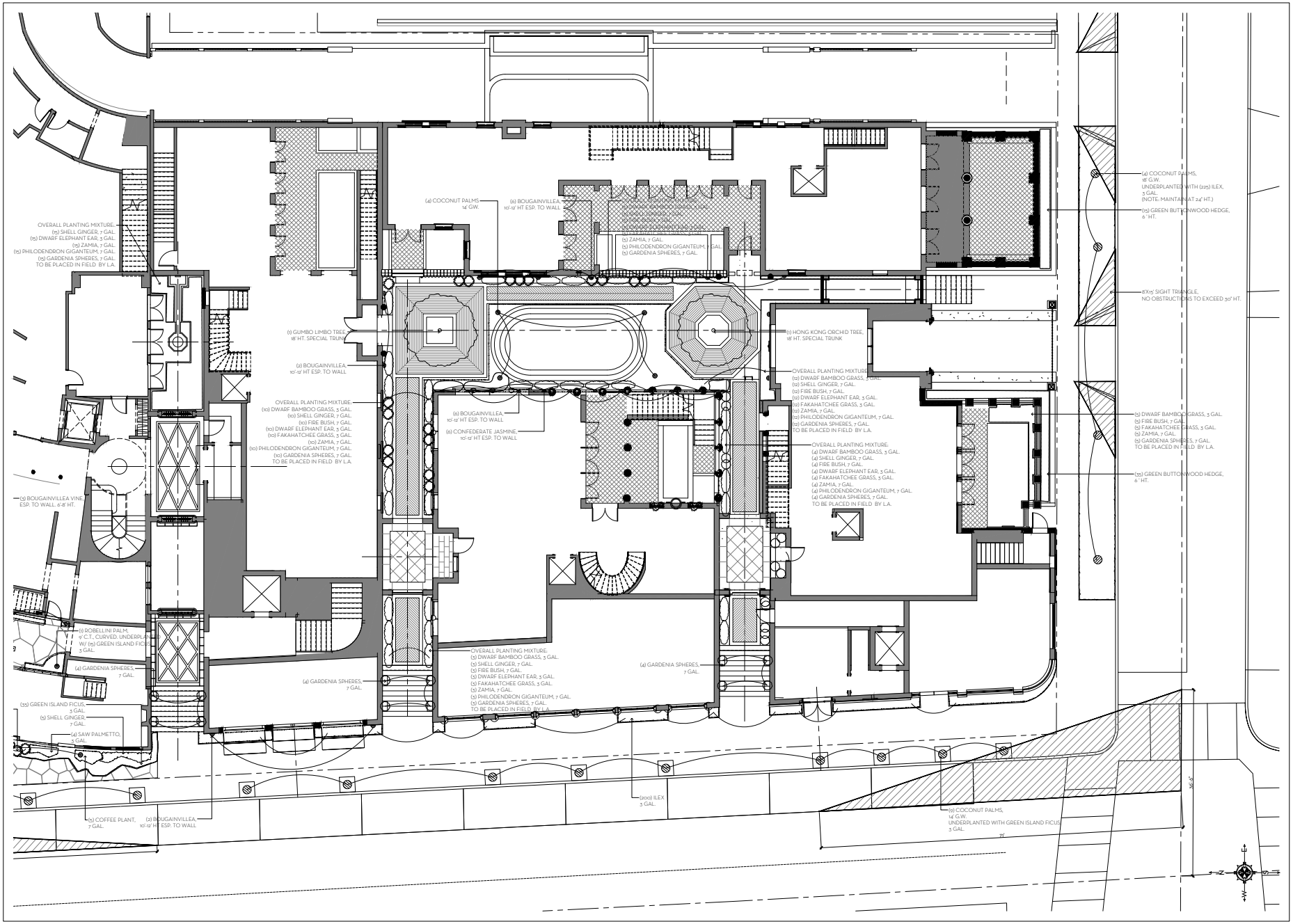

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Mario F. Nievera
2023.12.06
18:14:52-05'00'

SCALE: 1/4" = 1'-0"

LANDSCAPE PLAN - GROUND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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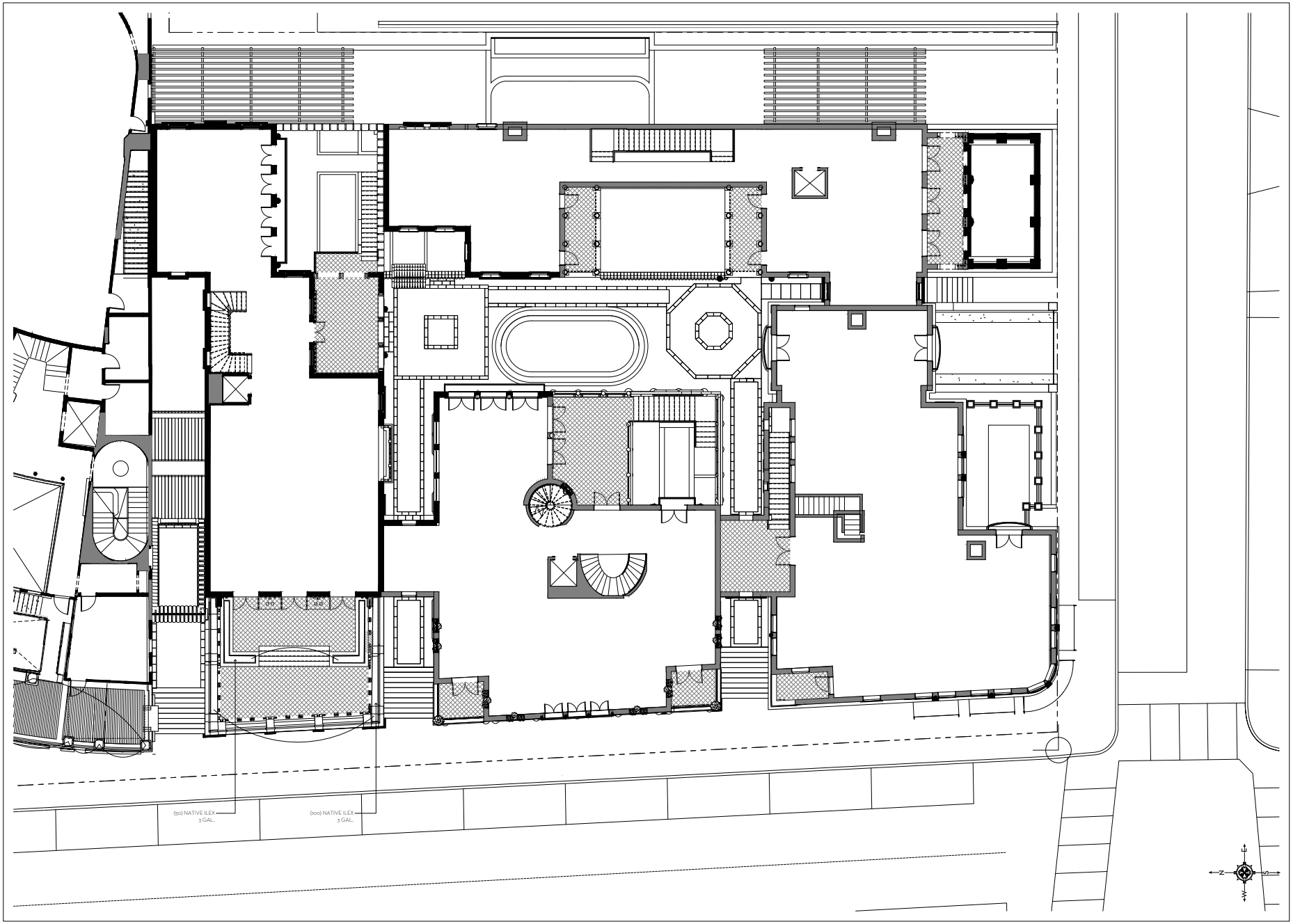

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18:14:58-05'00'

SCALE: 1/4" = 1'0"

HARDSCAPE PLAN - SECOND FLOOR

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROPP OFF

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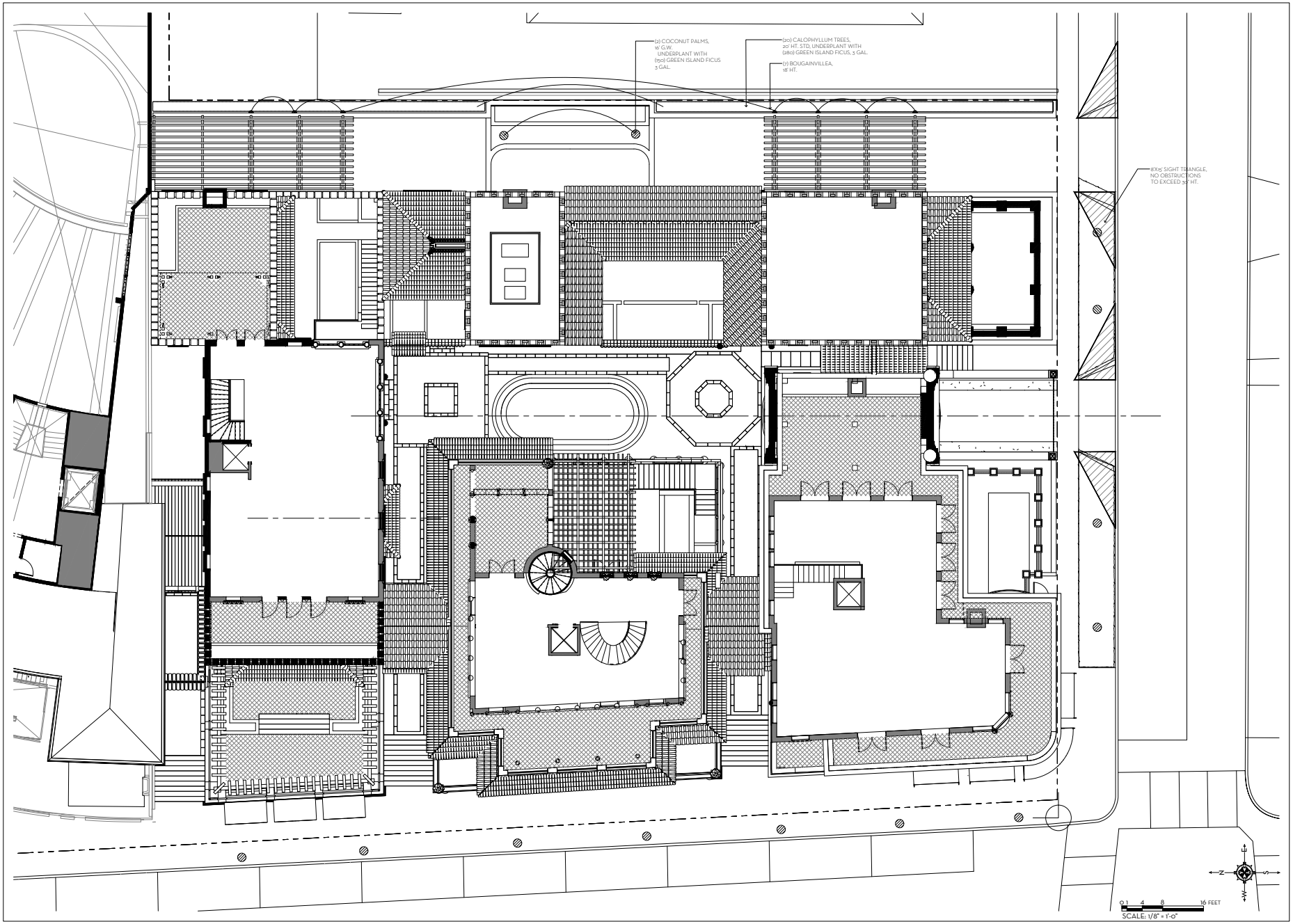

MARIO F. NIEVERA

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Mario F. Nievera
2023.12.06
18:15:04-05'00'

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

LANDSCAPE PLAN - THIRD LEVEL

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

NIEVERA WILLIAMS
DESIGN

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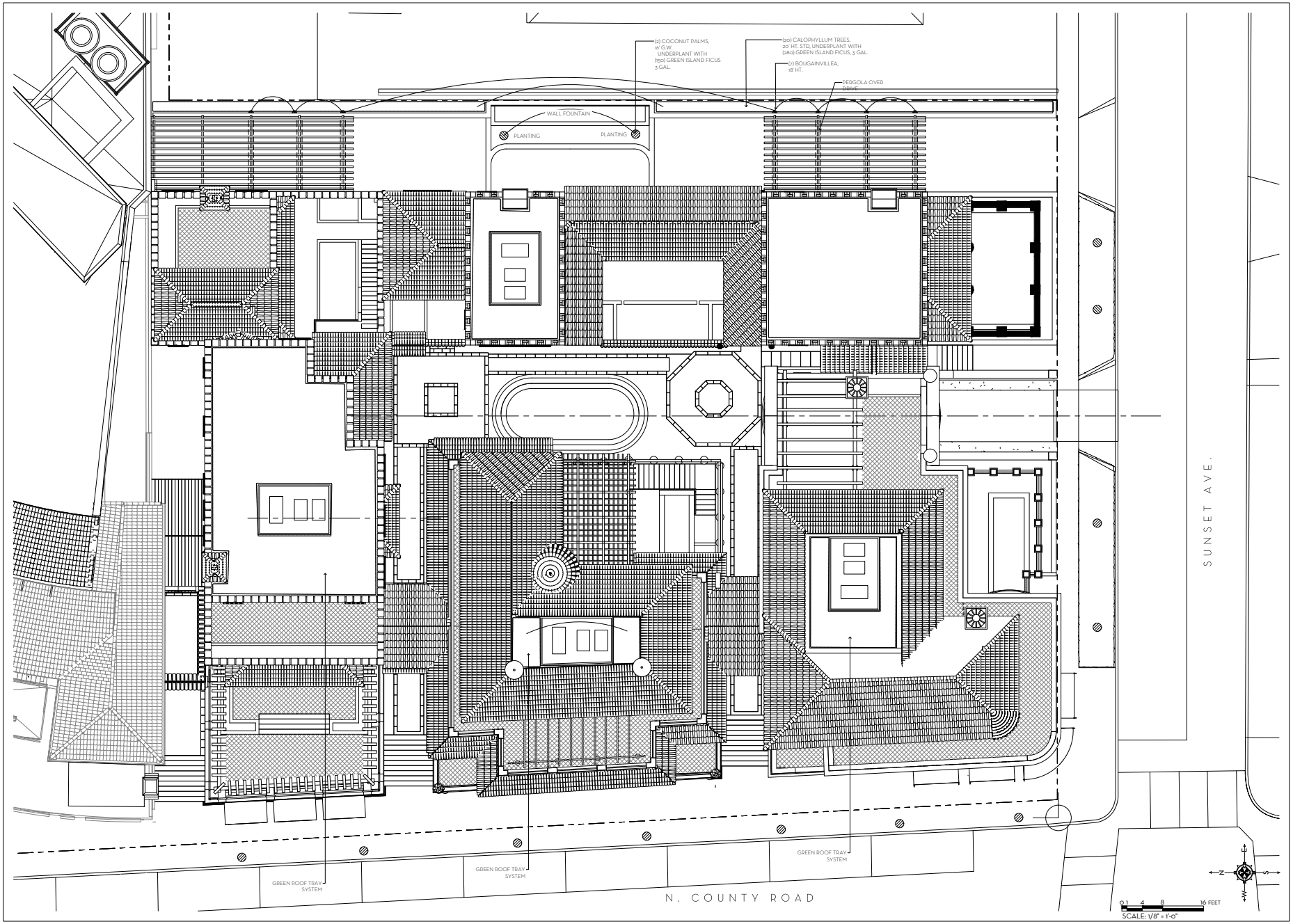

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6666856

Mario F. Nievera
2023.12.06
18:15:11-05'00'

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

LANDSCAPE PLAN - ROOF LEVEL

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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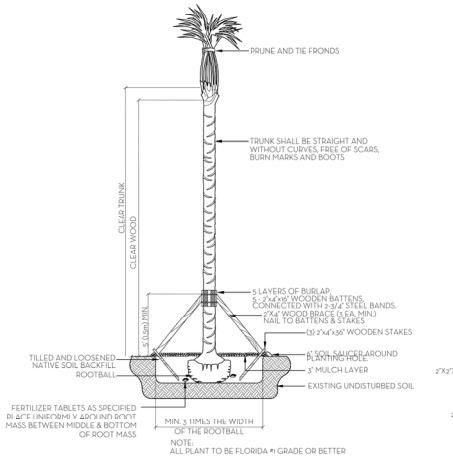
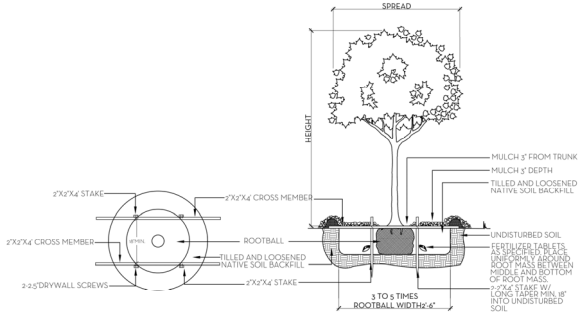


NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

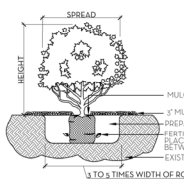
PALM PLANTING DETAIL
NTS

NOTES:
1. ALL WOOD SHALL BE SPRUCE OR PINE NOT PRESSURE TREATED.
2. CROSS TIES SHALL NOT CROSS OVER WOODY ROOTS.
3. REMOVE ALL STRING &/OR WIRE WRAPPED AROUND TRUNK.
4. REMOVE ALL STRAPS, ROPES, WIRE, &/OR STRINGS USED TO LIFT THE ROOTBALL.
5. REMOVE ALL BURLAP &/OR WIRE FROM THE TOP OF THE ROOT BALL.
6. TOP OF ROOTBALL TO BE SET 2" BELOW FINISH SURROUNDING FINISH GRADE.



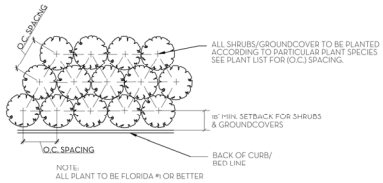
NOTE:
ALL PLANT TO BE FLORIDA #1 GRADE OR BETTER

TREE PLANTING DETAIL
NTS



NOTE:
ALL MATERIAL TO BE FLORIDA #1 OR BETTER

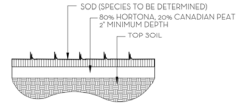
SHRUB & GROUNDCOVER PLANTING DETAIL
NTS



NOTE:
ALL PLANT TO BE FLORIDA #1 OR BETTER

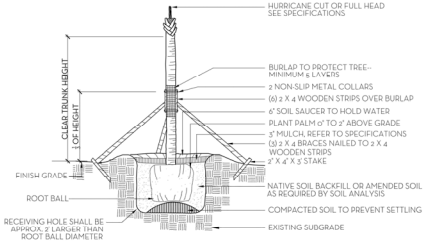
PLANT SPACING DETAIL
NTS

SOD NOTES:
1. ROUGH GRADE PROVIDED BY CONTRACTOR 4"-5" BELOW GRADE.
2. RAKE AND REMOVE ALL CONSTRUCTION DEBRIS.
3. PRIOR TO LAYING SOD ADD 80% HORTANA AND 20% CANADIAN PEAT, 2" MIN.
4. AFTER LAYING SOD APPLY NECESSARY PESTICIDES AND FUNGICIDES.
5. IRRIGATE REGULARLY, REFER TO IRRIGATION DRAWINGS



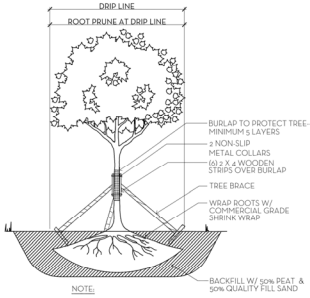
SOD PLANTING DETAIL
NTS

NOTE: BUD SHALL BE PERPENDICULAR TO GROUND PLANE. TRUNK SHALL BE STRAIGHT AND WITHOUT CURVES. NO SCARRED OR BLACKENED TRUNKS.



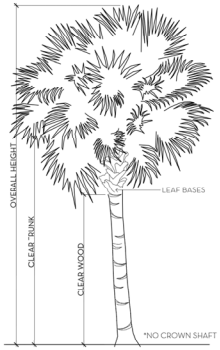
NOTES: STAKING & GUYING REQUIRED FOR PALMS, IF NECESSARY, OR AS DIRECTED BY THE LANDSCAPE ARCHITECT. ALL PLANT TO BE FLORIDA #1 OR BETTER

PALM TREE PLANTING AND STAKING DETAIL
NTS.



NOTE:
1. ALLOW 4-6 WEEKS BEFORE MOVING TREES.
2. PROVIDE DRIP IRRIGATION.
3. ALL PLANT MATERIAL TO BE FLORIDA #1 GRADE OR BETTER

TREE ROOT PRUNING DETAIL
NTS



PALM SPECIFICATION DETAIL
NTS

FERTILIZATION

SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS OF A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
APPLICATION RATE:

1 GALLON CAN:	1 - 21 GRAM TABLET
3 GALLON CAN:	2 - 21 GRAM TABLETS
5 GALLON CAN:	3 - 21 GRAM TABLETS
7 GALLON CAN:	4 - 21 GRAM TABLETS
TREES:	3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS:	7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "OZMOCOTE" TIME RELEASE FERTILIZER AS PER MANUFACTURER'S SPECIFICATIONS.

NIEVERA WILLIAMS DESIGN

Paramount Theatre
139 N. County Road

November 17, 2023

Landscape Material Schedule

Item No.	Common Name	Botanical Name	Quantity	Native	Specification
1	TREES				
2	Gumbo Limbo Tree	Bursera Simaruba	1	✔	18' HT. Character
3	Pigeon Plum Tree	Coccoloba Diversifolia	2	✔	12' HT.
4	Ylang Ylang Tree	Cananga odorata	4		12' HT.
5	Seagrape Tree	Coccoloba uvifera	2	✔	12' HT.
6	Hong Kong Orchid Tree	Bauhinia aculeata	1		18' HT. Character
8			10	50%	
9	PALMS				
10	Coconut Palms	Cocos nucifera	7		18' GW
11	Coconut Palms	Cocos nucifera	2		16' GW
12	Coconut Palms	Cocos nucifera	20		14' GW.
13	Date Palms	Phoenix dactylifera 'Medjool'	6		18-20' HT.
14	Single Roebellini Palm	Phoenix roebelenii	2		9' CT.
15	Double Roebellini Palm	Phoenix roebelenii	2		8' CT.
16	Triple Roebellini Palm	Phoenix roebelenii	2		10'-12' HT.
17	Thrinax Palm	Coccothrinax argentata	16		14'-16' HT.
18	Reclinata Palm	Phoenix reclinata	2		12' Multi Trunk
20			59		
21	SHRUB/VINES				
37	Chinese Fan Palm	Livistona chinensis	26		3 Gal.
7	Calophyllum	Calophyllum brasiliense	20		20' HT. Std.
22	Fire Bush	Hamelia patens	54	✔	7 Gal.
38	Fire Bush	Hamelia patens	10	✔	3 Gal.
23	Zamia	Zamia integrifolia	90	✔	7 Gal.
24	Saw Palmetto	Serenoa repens	52	✔	7 Gal.
25	Green Cocoplum	Chrysobalanus icaco	15	✔	7 Gal.
26	Shell Ginger	Alpinia zerumbet	84		7 Gal.
27	Coffee Plant	Psychotria nervosa	55	✔	7 Gal.
28	Cocoplum	Chrysobalanus icaco	10	✔	7 Gal.
29	Gardenia Spheres	Gardenia jasminoides	8		3'x3'
30	Gardenia Spheres	Gardenia jasminoides	66		7 Gal.
31	Rhapis Palm	Rhapis excelsa	10		3' HT.
32	Philodendron Gigantearum	Philodendron giganteum	49		7 Gal.
33	Clusia Nana Sphere	Clusia rosea 'Nana'	4		3'x3'
34	Green Buttonwood Hedge	Conocarpus erectus	50	✔	6' Ht.
47	Bougainvillea Vine	Bougainvillea ssp	16		10'-12' Ht. Esp to wall
48	Bougainvillea Vine	Bougainvillea ssp	6		6'-8' Ht. Esp to wall
49	Bougainvillea Vine	Bougainvillea ssp	13		14'-16' Ht. Esp to wall
50	Bougainvillea Vine	Bougainvillea ssp	7		18' Ht.
53	Thunbergia Vine	Thunbergia erecta	50		10' Ht.
54	Confederate Jasmine	Trachelospermum jasminoides	6		10'-12' Ht. Esp to wall
	Green Island Ficus	Ficus microcarpa 'Green Island'	38		3'x3'
35			719	44%	
36	GROUND COVER				
39	Hibiscus	Hibiscus ssp	60		3 Gal.
40	Saw Palmetto	Serenoa repens	8	✔	3 Gal.
41	Green Island Ficus	Ficus microcarpa 'Green Island'	509		3 Gal.
42	Ilex	Ilex cassine	615	✔	3 Gal.
43	Blue Salvia	Salvia azurea	60	✔	3 Gal.
44	White Plumbago	Plumbago auriculata	60		3 Gal.
45	Blue Plumbago	Plumbago auriculata	60		3 Gal.
46	Dwarf Elephant Ear	Alocasia ssp	49		3 Gal.
51	Foxtail Fern	Asparagus densiflorus 'Meyeri'	60	✔	3 Gal.
52	Mimina	Trachelospermum asiaticum	200		4" pots
55	Dwarf Bamboo Grass	Pogonatherum paniceum	39		3 Gal.
56	Fakahatchee Grass	Tripsacum dactyloides	35	✔	3 Gal.
58	Begonia	Begonia odorata 'Alba'	90		3 Gal.
60			1805	44%	
61	SOD				
62	Zoysia Diamond		VIF		FULL, STAGGER SEAMS

Town of Palm Beach
Planning Zoning and Building
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Line #	Landscape Legend		
1	Property Address:	139 N County Road	
2	Lot Area (sq. ft.):	58,099	
3		REQUIRED	PROPOSED
4	Landscape Open Space (LOS) (Sq Ft and %)	14,525 (25%)	2,617 (4.5%)
5	LOS to be altered (Sq FT and %)	N/A	N/A
6	Perimeter LOS (Sq Ft and %)	N/A	N/A
7	Front Yard LOS (Sq Ft and %)	2,023 (35%)	916 (15.8%)
8	Native Trees %	30% (number of trees)	50%
9	Native Shrubs & Vines %	30% (number of shrubs & vines)	44%
10	Native Groundcover %	30% (groundcover area)	44%

To determine qualifying native vegetation use either:
the Institute for Regional Conservation Natives for Your Neighborhood FL Statewide Plant List
OR
the Florida Native Plant Society Native Plants for Your Area List

Note: Modificaiton of >50% of existing landscape/greenscape are subject to minimum native plant requirements and must submit a landscape and irrigation plan for review.

This table shall be included on the landscape species index sheet as prepared by a licensed landscape architect and landscape openspace data shall be incorporated on to corresponding zoning legend.

See Ord. 003-2023 *RE/ BF 20230727*

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

Mario F. Nievera
2023.12.06
18:15:17-05'00'

PLANT LIST AND DETAILS
PARAMOUNT THEATRE
139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

NIEVERA WILLIAMS DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
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NIEVERAWILLIAMS.COM

LP10

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Planning Zoning and Building
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HARDSCAPE

BUILDING AREA (INCLUDES ABOVE AND BELOW GRADE)

LANDSCAPE

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

Mario F. Nievera
2023.12.06
18:15:26-05'00'

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

OPEN SPACE DIAGRAM
PARAMOUNT THEATRE
139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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DESIGN

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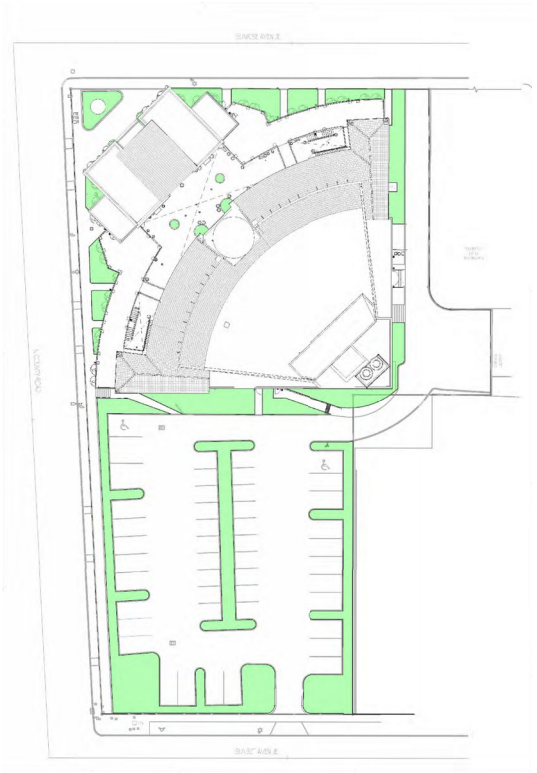
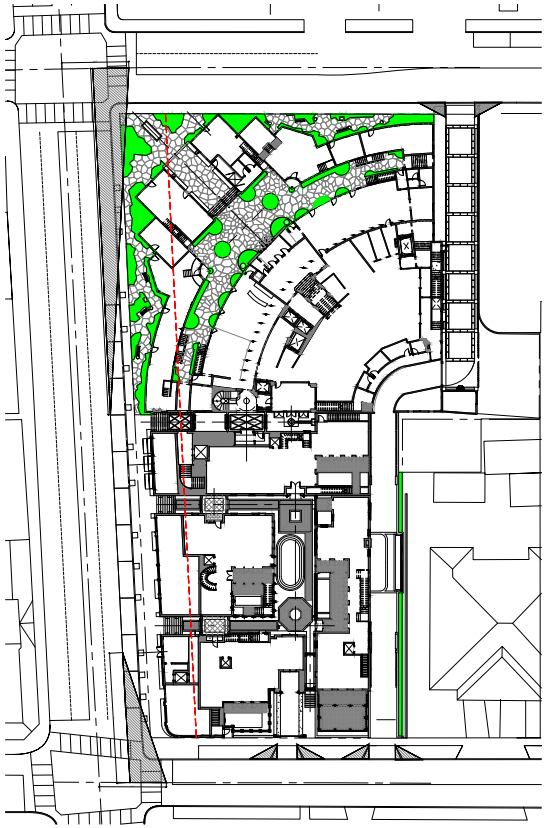
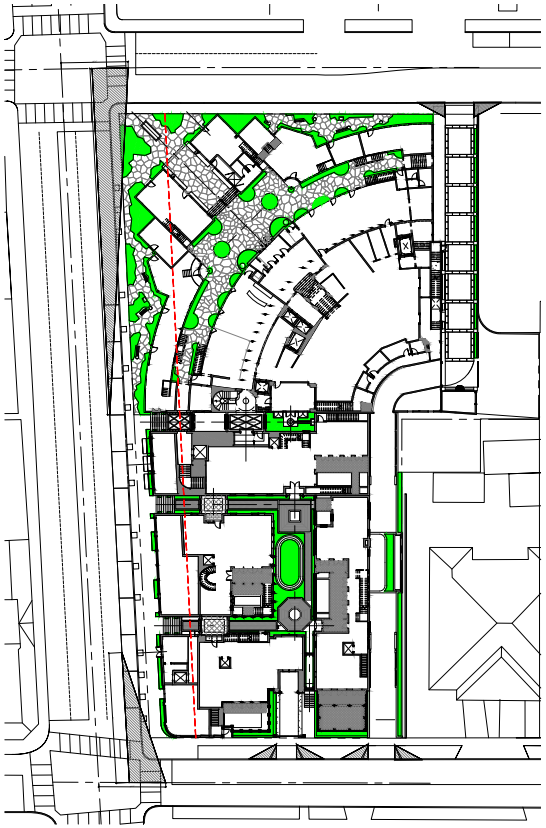


EXISTING OPEN SPACE
8,852 SQ. F.T (15%)



PROPOSED OPEN SPACE-PER CODE



PROPOSED OPEN SPACE-ALL PLANTING AREA

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OPEN SPACE PER CODE: 2,617 SQ. FT.
PLANTING AREA-MAIN LEVEL: 2,875 SQ. FT.
PLANTING AREA-MOTORCOURT LEVEL: 228 SQ. FT.
PLANTING AREA-SECOND LEVEL: 110 SQ. FT.
PLANTING AREA-GREEN ROOF: 2,605 SQ. FT.

TOTAL PLANTED AREA: 8,435 SQ. FT. (14.5%)

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

MARIO F. NIEVERA
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6666856

Mario F. Nievera
2023.12.06
18:15:36-05'00'

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

OPEN SPACE DIAGRAM
PARAMOUNT THEATRE
139 N. COUNTY ROAD, PALM BEACH, FL.

07 DECEMBER 2023 - DROP OFF

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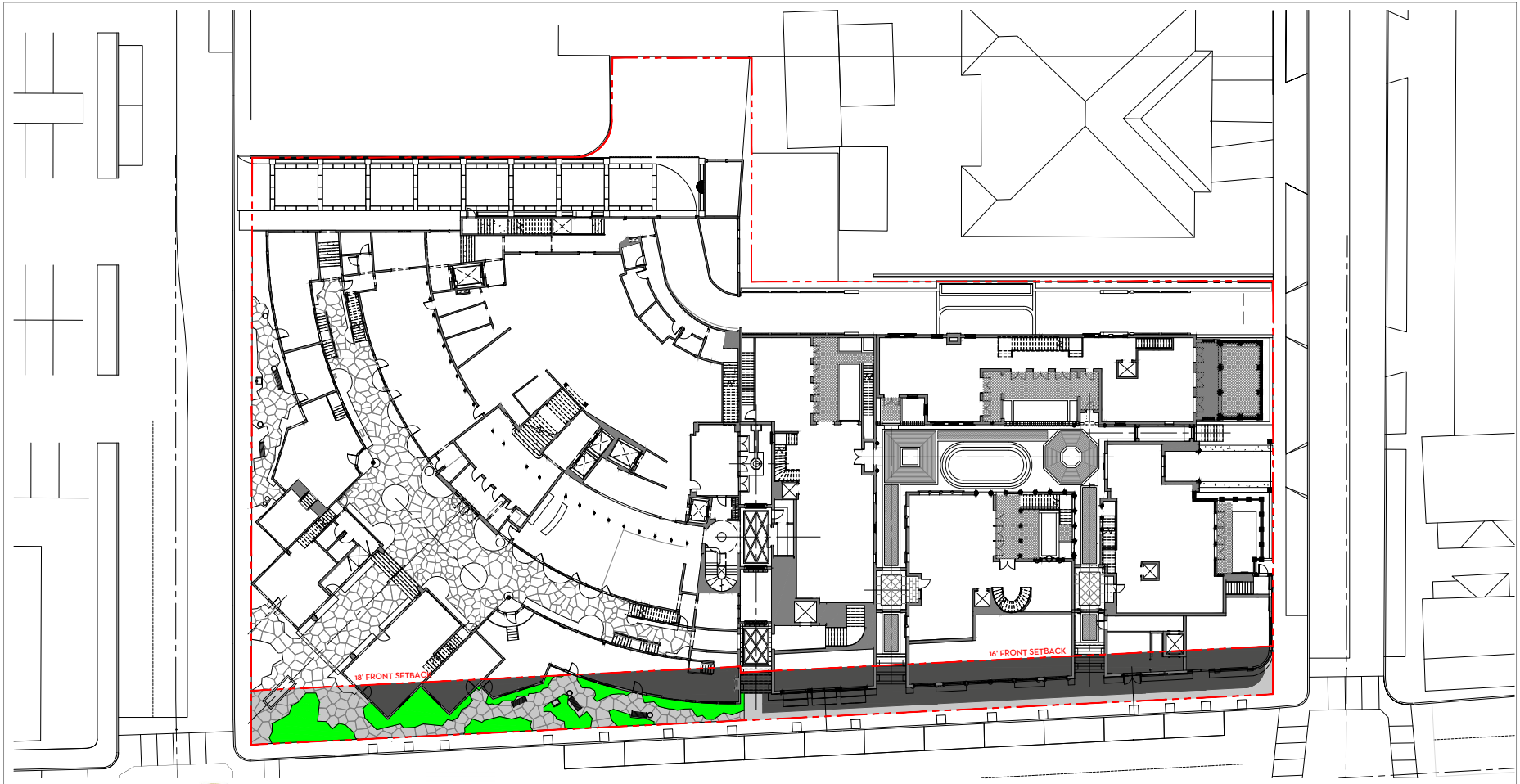

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HARDSCAPE

BUILDING AREA (INCLUDES ABOVE AND BELOW GRADE)

LANDSCAPE

0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

MARIO F. NIEVERA

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6666856

Mario F. Nievera
2023.12.06
18:15:41-05'00'

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

FRONT OPEN SPACE DIAGRAM

PARAMOUNT THEATRE

139 N. COUNTY ROAD, PALM BEACH, FL.

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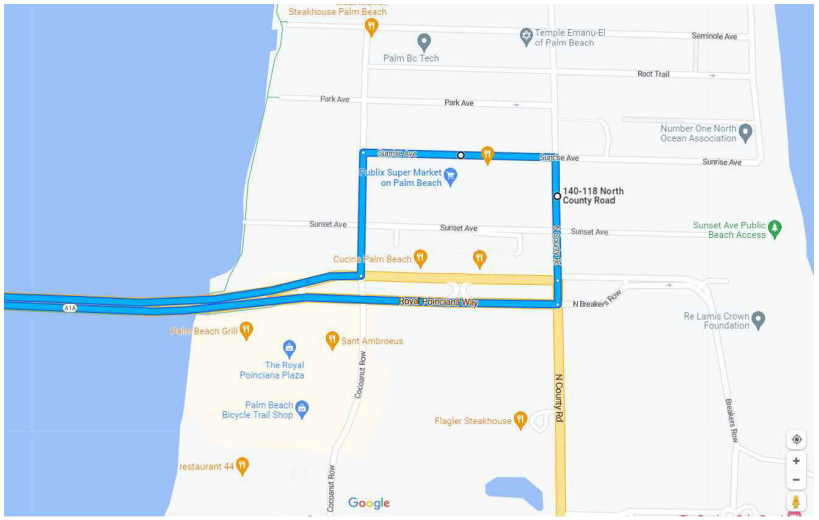


TRUCK LOGISTICS:
ENTER TOWN VIA NORTH BRIDGE TO COUNTY ROAD. PROCEED TO SITE.

DEPART SITE TO NORTH PER STAGING AND SCREENING PLAN. TURN AROUND VIA SUNRISE AVENUE TO BRADLEY PLACE. DEPART TOWN VIA NORTH BRIDGE

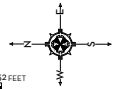
CONSTRUCTION SCHEDULE:

SITE PREPARATION, SCREENING FENCES, SILK FENCE: 1 WEEK
DEMOLITION: 3 WEEKS

PROPOSED RESIDENCES:
FOUNDATION: 3 WEEKS
BLOCK AND STEEL DELIVERY, CONCRETE POURS: 1 MONTH
ROOF TRUSS DELIVERY AND SETTING: 2 WEEKS
WINDOW/DOOR DELIVERY AND SETTING: 1 MONTH
INTERIOR DRY IN: 2 MONTHS
INTERIOR FRAMING: 2 MONTHS
MEP ROUGH-IN: 3 MONTHS
DRY WALL: 1 MONTHS
FINISHES: 4 MONTHS
LANDSCAPE AND HARDSCAPE: 2 MONTHS
PUNCHOUT: 1 MONTH

THEATRE (CONSTRUCTION TO HAPPEN CONCURRENTLY WITH RESIDENCES)
STRUCTURAL WORK AND RESTORATION: 4 MONTHS
INTERIOR FRAMING: 2 MONTHS
MEP ROUGH-IN: 3 MONTHS
DRYWALL: 1 MONTH
FINISHES: 4 MONTHS
LANDSCAPE AND HARDSCAPE: 2 MONTHS
PUNCHOUT: 1 MONTH

TOTAL: 24 MONTHS



0 4 8 16 32 FEET
SCALE: 1/16" = 1'-0"

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Mario F. Nievera
2023.12.06
18:15:48-05'00'

CONSTRUCTION LOGISTICS
PARAMOUNT THEATRE
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