



Town of Palm Beach

Planning Zoning and Building  
360 S County Rd  
Palm Beach, FL 33480  
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	139 N County RD, #29, Palm Beach, FL 33480		
2	Zoning District:	C-TS (Commercial Town Serving)		
3	Structure Type:	Theater, Club		
4		Required/Allowed	Existing	Proposed
5	Lot Size (sq ft)	4,000 SQFT (min)	58,099 SQFT	N/C
6	Lot Depth	90'-0" min	186'- 10 3/8"	N/C
7	Lot Width	30'-0" min	340'-5 1/4" Max	N/C
8	Lot Coverage (Sq Ft and %)	70% max (2-story)	24,233 SQFT (41%)	24,608 SQFT (42%)
9	Enclosed Square Footage (Basement, 1st Fl, 2nd FL, Accesory Structues, etc)	15,000 sqft min (2-story)	21,334.37 SQFT	21,334.37 SQFT
10	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
11	*Front Yard Setback (Ft.)	Theater - 22'-0" Residential - 16'-9"	5'-0" max	N/A
12	* Side Yard Setback (1st Story) (Ft.)	10'-0" min	N/A	N/A
13	* Side Yard Setback (2nd Story) (Ft.)	Theater - 22'-0" Residential - 16'-9"	Sunrise Ave - Varies, Max setback 5'-0" Sunset Ave - 5'-0"	N/A
14	*Rear Yard Setback (Ft.)	Theater - 22'-0" Residential - 16'-9"	Varies, Max setback 53'-3 3/4"	N/A
15	Angle of Vision (Deg.)	N/A	N/A	N/A
16	Building Height (Ft.)	25'-0" Max Height	48'-7" (w/o dome)	Theater - N/C
17	Overall Building Height (Ft.)		53'-4" Including Dome	Theater - N/C
18	Crown of Road (COR) (NAVD)	7.37' NAVD N County RD	N/C	N/C
19	Max. Amount of Fill Added to Site (Ft.)	N/A	N/A	None - net export
20	Finished Floor Elev. (FFE)(NAVD)	N/A	Theater, +12'-0" NAVD	N/A
21	Zero Datum for point of meas. (NAVD)	Average value of Average crown of roads at all (3) streets	+7.935 NAVD	N/C
22	FEMA Flood Zone Designation	Flood Zone 'X'	Flood Zone 'X'	N/C
23	Base Flood Elevation (BFE)(NAVD)	0.00 NAVD	0.00 NAVD	N/A
24	Landscape Open Space (LOS) (Sq Ft and %)	Please refer to separate landscape plans.		
25	Perimeter LOS (Sq Ft and %)			
26	Front Yard LOS (Sq Ft and %)			
27	**Native Plant Species %	Please refer to separate landscape legend.		

\* Indicate each yard area with cardinal  
direction (N,S,E,W)

If value is not applicable, enter N/A

\*\* Provide Native plant species calculation per  
category as required by Ord. 24-2021 on  
separate table

If value is not changing, enter N/C

REV BF 20220304

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 Lic. # AR95213



02/12/24  
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Paramount Theater

139 N COUNTY RD  
PALM BEACH, FL 33480





① ZONING MAP  
3/16" = 1'-0"

Scale: 3/16" = 1'-0"  
Note: When printed on 11 x 17 paper scale is half



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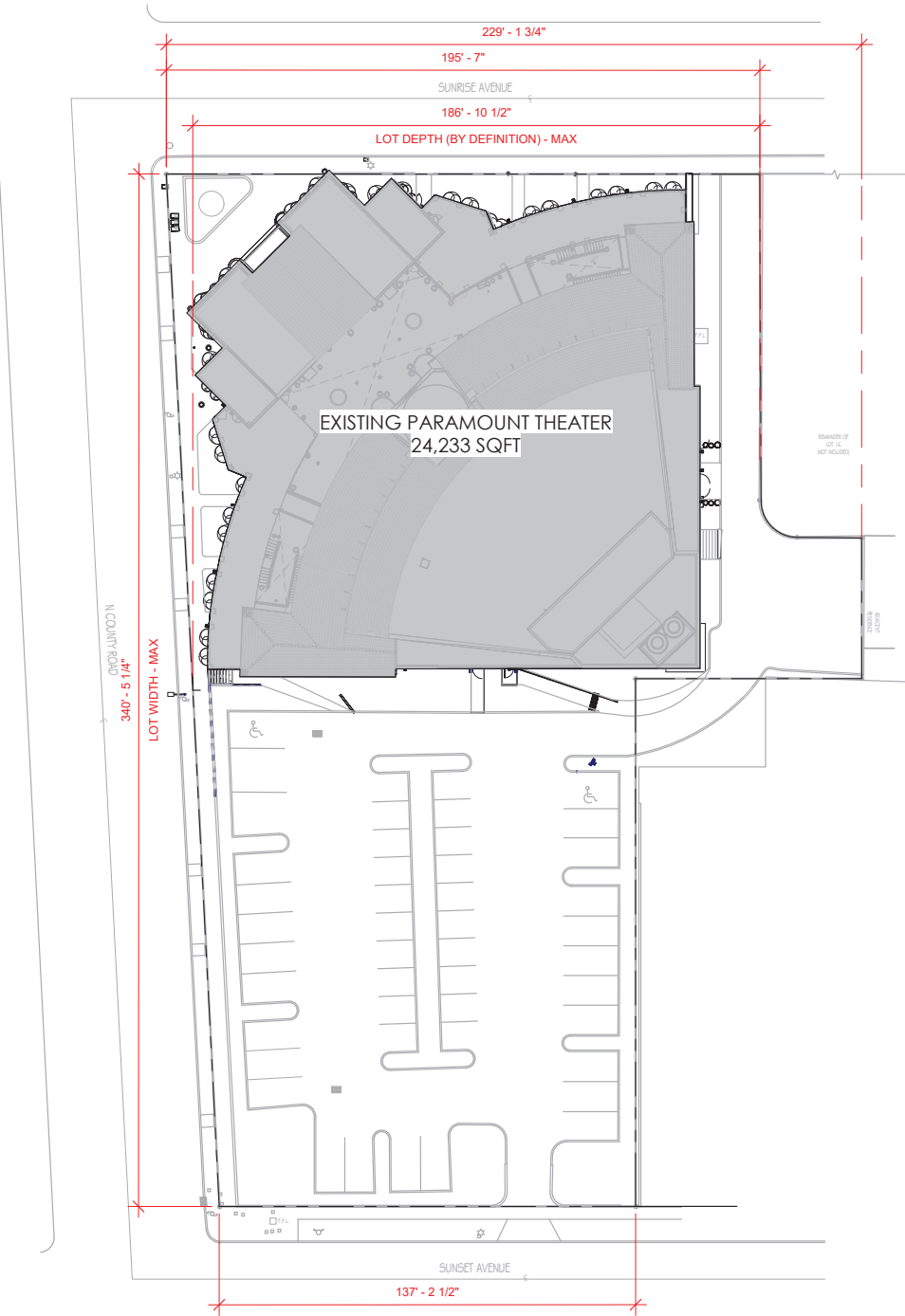


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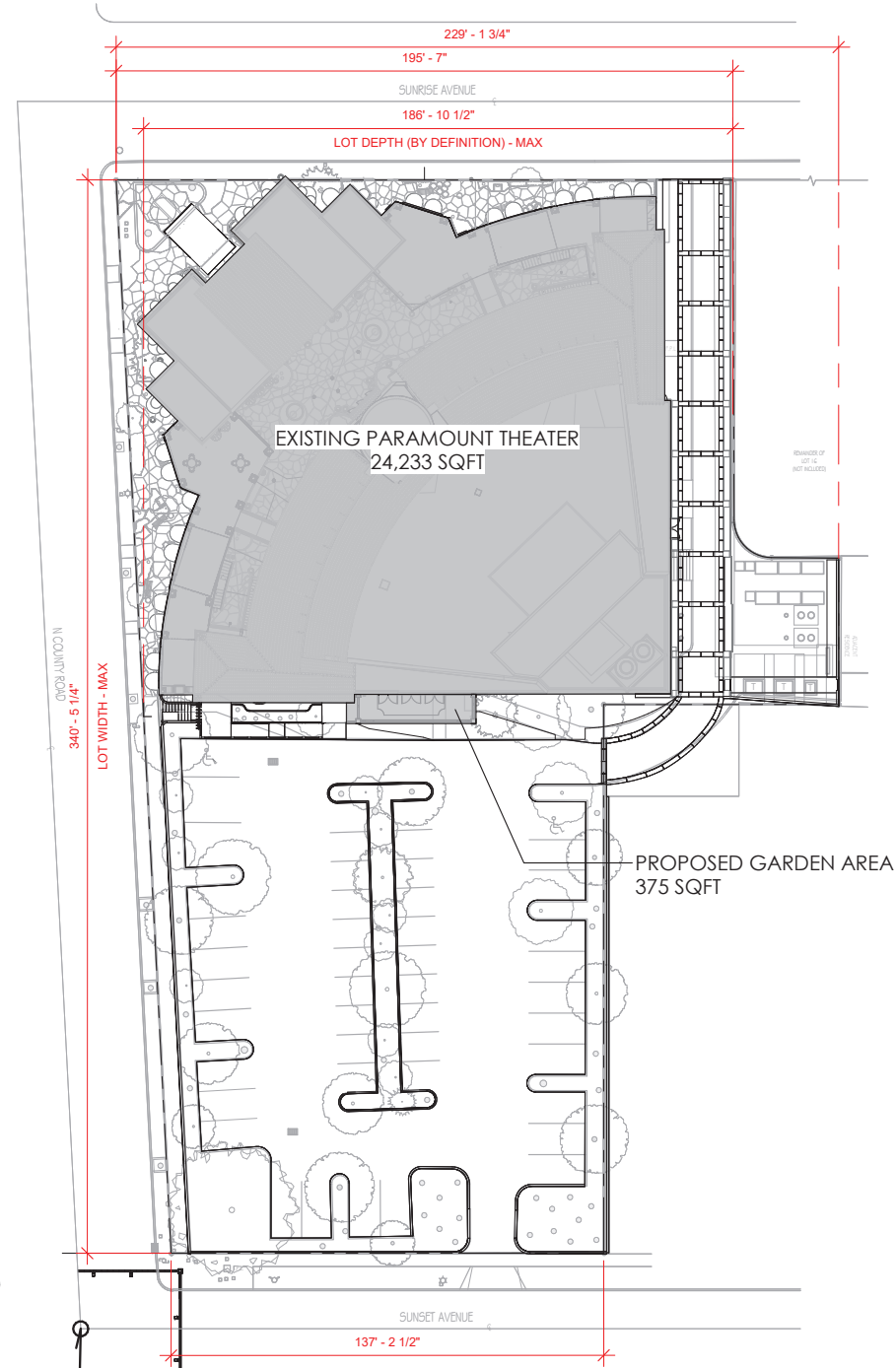
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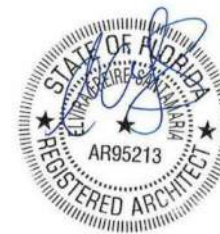
① LOT COVERAGE - EXISTING  
1" = 30'-0"

EXISTING LOT COVERAGE  
24,233 SQFT (41%)



② LOT COVERAGE - PROPOSED  
1" = 30'-0"

PROPOSED LOT COVERAGE  
24,608 SQFT (42%)



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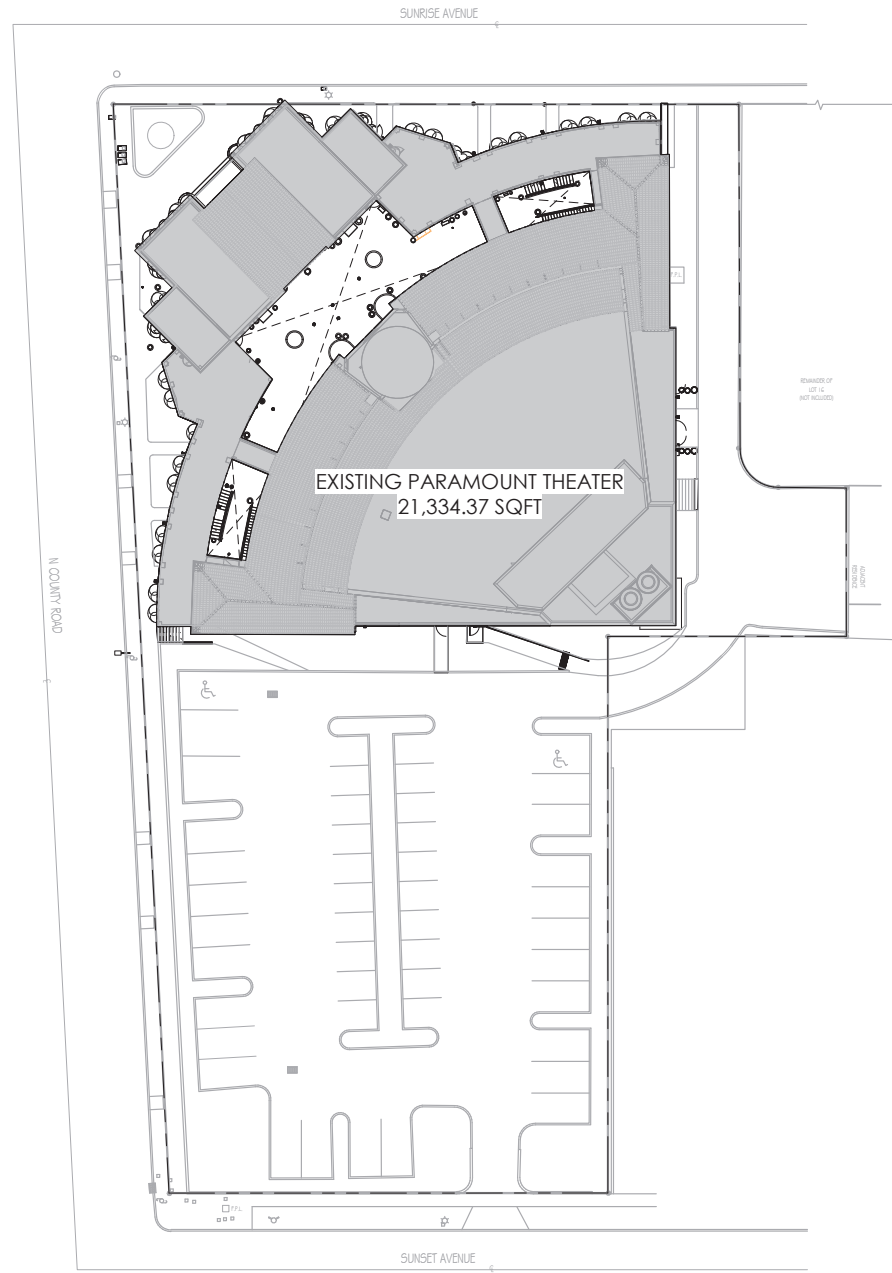


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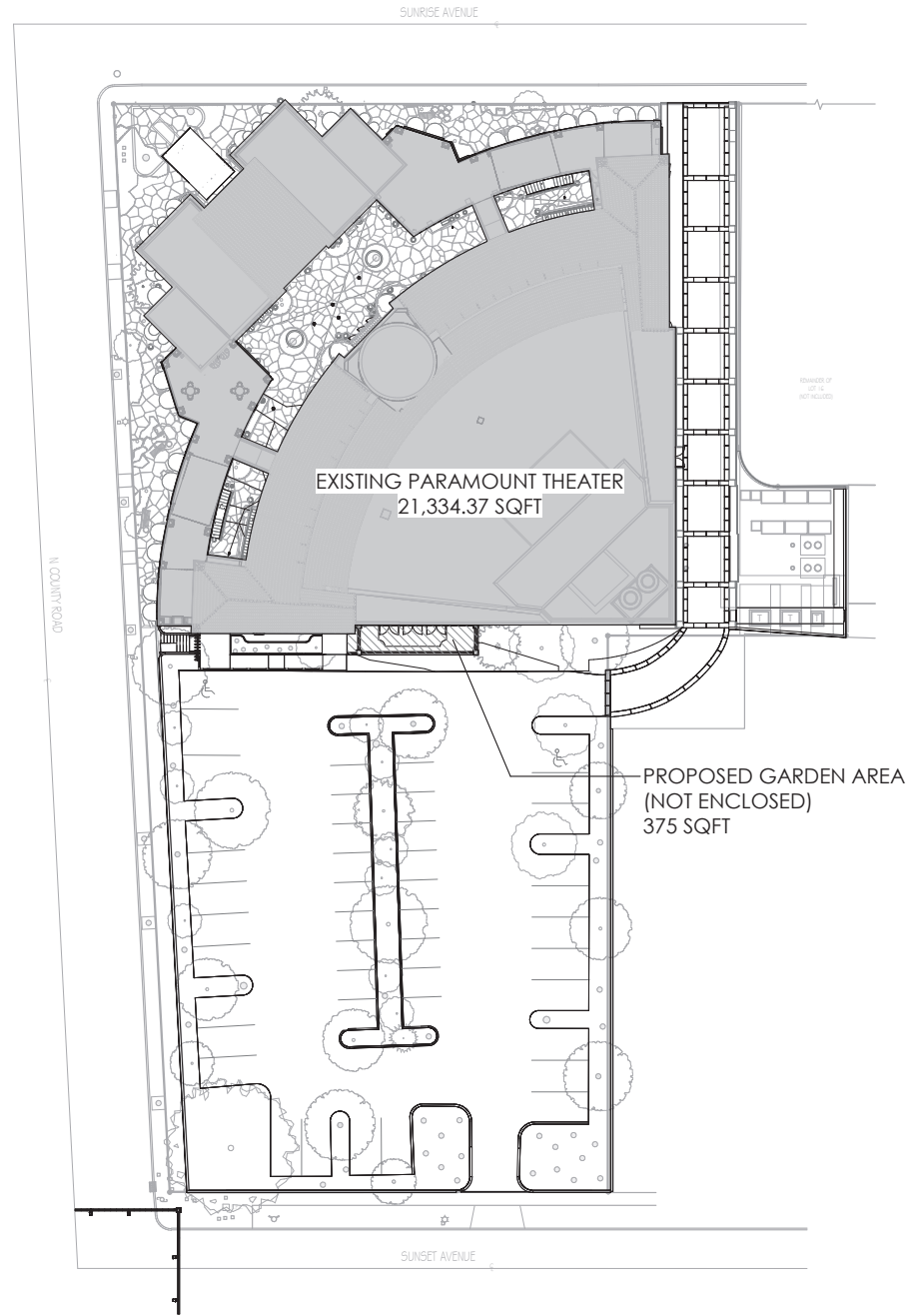
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① ENCLOSED SQUARE FOOTAGE - EXISTING  
1" = 30'-0"



② ENCLOSED SQUARE FOOTAGE - PROPOSED  
1" = 30'-0"



Scale: 1" = 30'-0"  
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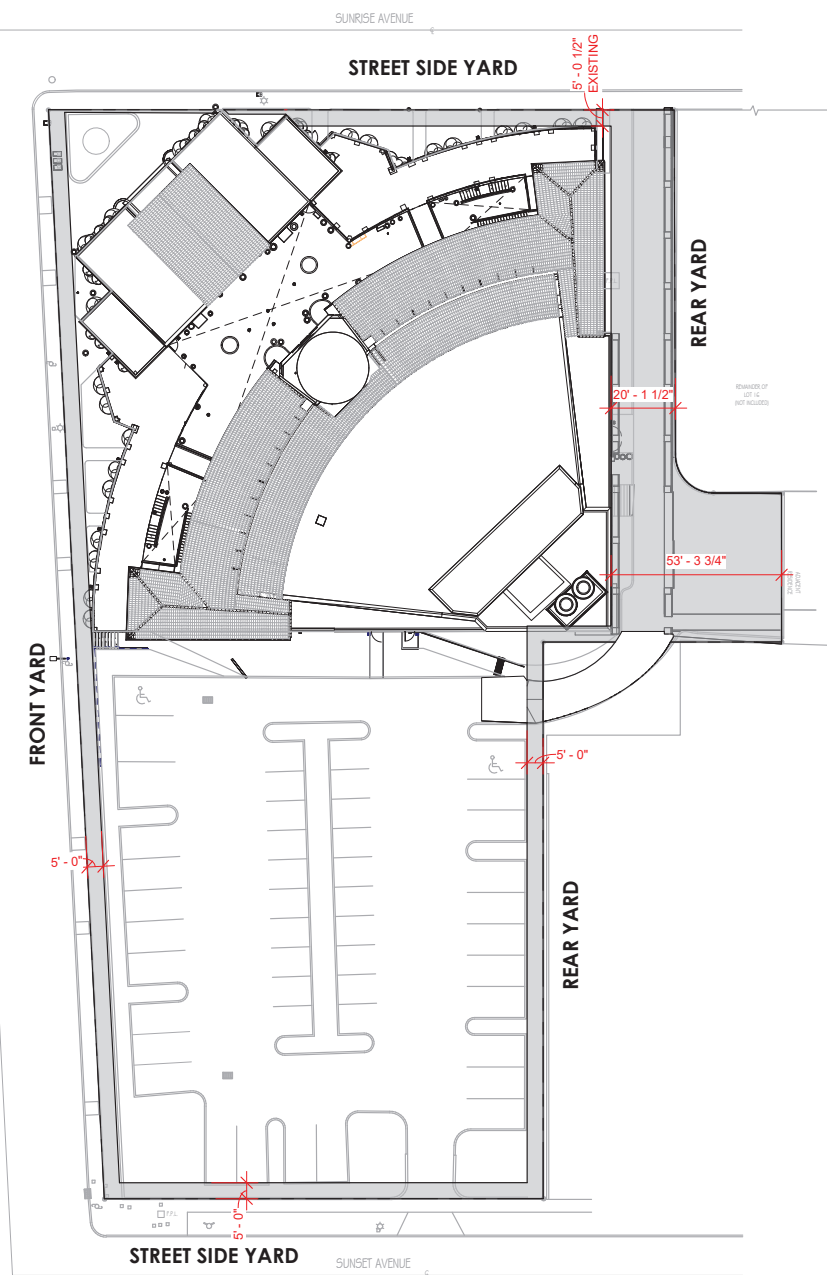


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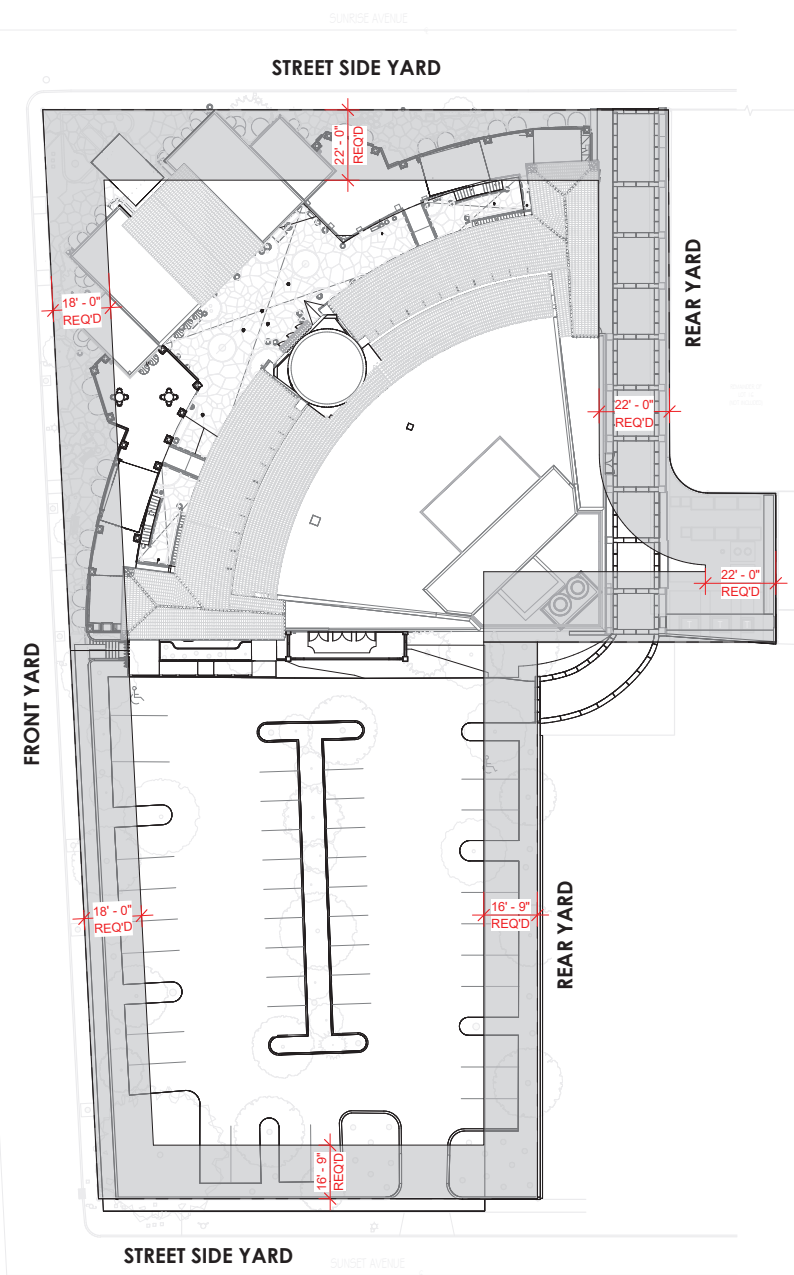
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① SETBACKS - EXISTING  
1" = 30'-0"



② SETBACKS - PER ZONING REQUIREMENTS  
1" = 30'-0"

Scale: 1" = 30'-0"  
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Hamec Architecture Inc. - A42600073  
Evra Freije-Santamaría, L.C. # A95213

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Elvira Freire-Santamaria Lic. # AR95213

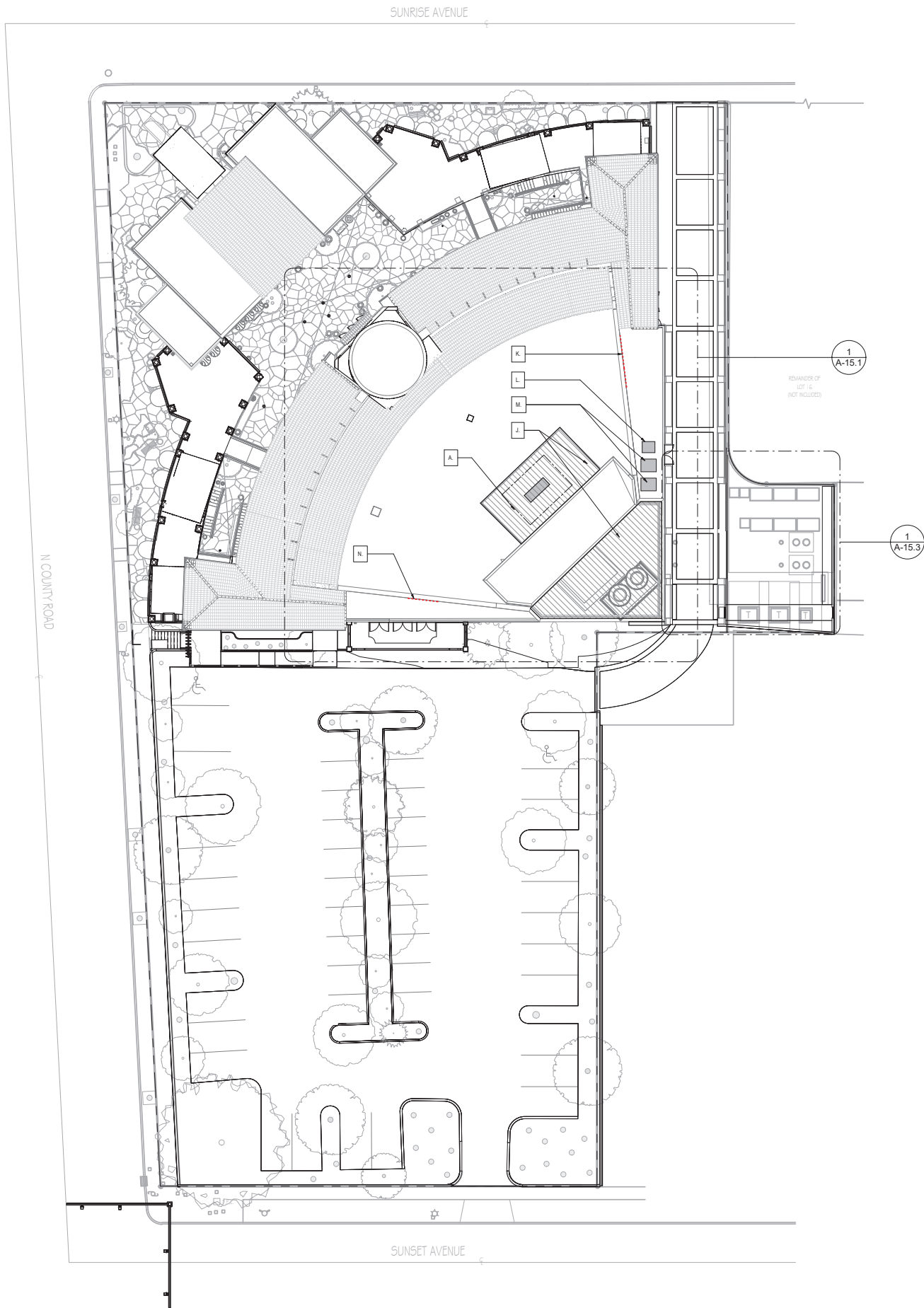


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1 EQUIPMENT LOCATION - KEY PLAN  
3/64" = 1'-0"

## EQUIPMENT KEYNOTE

### SERVICE COURT:

- |   |                             |
|---|-----------------------------|
| B. PROPOSED ELECTRICAL PANEL                                | - 84" W x 99" L             |
| C. TRASH BINS*<br>* 96" HIGH ENCLOSURE REQUIRED             | - 48" W x 84" L             |
| D. 90 GALLON RECYCLE BINS*<br>* 96" HIGH ENCLOSURE REQUIRED | - 36" W x 36" L             |
| E. 3-PH FPL TRANSFORMER                                     | - 64" W x 48" L             |
| F. 1-PH FPL TRANSFORMER                                     | - 36" W x 39" L             |
| G. GREASE TRAP*<br>*(2) TANKS BURIED BELOW GRADE            | - 58" H x 73 3/4" W x 92" L |
| H. FUTURE TRANSFORMER                                       | - 64" x 48" L               |

### THEATER ROOF:

- |  |  |
|--|--|
| A. THEATER GENERATOR   | - 64KW, 36" W x 98" L x 80" H (with tank)<br>(64KW subject to increase but remain less than 100KW) |
| J. OPEN AIR MECHANICAL ENCLOSURE   | - +/- 121 1/2" H   |
| K. BANQUET/KITCHEN EXHAUST<br>Refer to sheet A-17.1 for additional information   | - 30" H x 192" L WALL MOUNTED LOUVER   |
| L. CLUB KITCHEN INTAKE   | - 19" H x 42" W x 48" L  |
| M. KITCHEN INTAKE  | - 19" H x 42" W x 48" L  |
| N. SHOW/CLUB KITCHEN EXHAUST<br>Refer to sheet A-17.1 for additional information | - 30" H x 114" L WALL MOUNTED LOUVER   |

## GENERAL NOTE

- DIMENSIONS NOTED AND SHOWN ARE BASED ON APPROXIMATE LOAD CALCULATIONS AND ARE SUBJECT TO CHANGE DESIGN TEAM MEETS WITH FPL, PUBLIC WORKS, AND COORDINATION WITH PRODUCT MANUFACTURES.
- ALL MECHANICAL EQUIPMENT LOCATED ON THEATER ROOF TO BE SCREENED WITH WALL, LOUVER, OR LANDSCAPE ENCLOSURES.

## LEGEND

- |       |  |
|-------|--|
| ----- | DESIGNATED CLEARANCE SPACE AROUND EQUIPMENT  |
| ===== | PROPOSED EQUIPMENT                           |
| ----- | EXTENT OF EQUIPMENT/TANKS BURIED BELOW GRADE |



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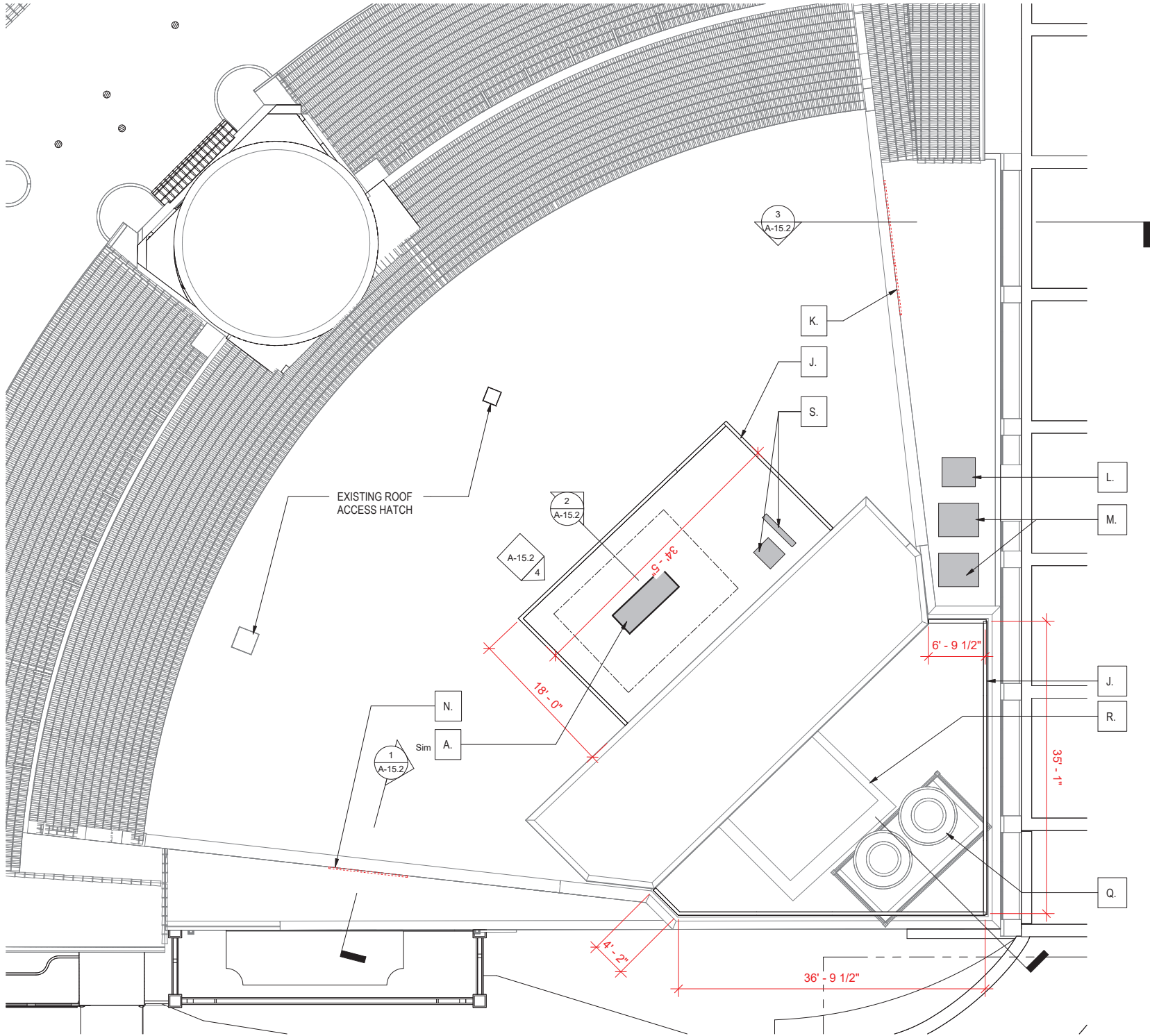
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A-15

Scale: 3/64" = 1'-0"  
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1 ENLARGED EQUIPMENT PLAN - ROOF  
1/8" = 1'-0"

THEATRE ROOF KEYNOTES

A. THEATER GENERATOR	- 64KW, 36" W x 98" L x 80" H (with tank) (64KW subject to increase but remain less than 100KW)
J. OPEN AIR MECHANICAL ENCLOSURE	- +/- 121 1/2" H
K. WALL MOUNTED LOUVER TO DUCT MOUNTED GREASE/SMOKE/ODOR ELIMINATING SYSTEM & FAN ABOVE INTERIOR CEILING	- 30" H x 192" L WALL MOUNTED LOUVER* *May be subject to change based on additional coordination and existing conditions
L. CLUB KITCHEN INTAKE	- 19"H x 42" W x 48" L
M. KITCHEN INTAKE	- 19" H x 42" W x 48" L
N. WALL MOUNTED LOUVER TO DUCT MOUNTED GREASE/SMOKE/ODOR ELIMINATING SYSTEM & FAN ABOVE INTERIOR CEILING	- 30" H x 114" L WALL MOUNTED LOUVER* *May be subject to change based on additional coordination and existing conditions
Q. EXISTING COOLING TOWER	- Subject to change depending on current system load and efficiency
R. EXISTING CONDENSATE LINE	- Size and quantity of pipes subject to change depending on changes to systems
S. PROPOSED CONDENSER EQUIPMENT	- 114" H x 8" W x 60" L ; 98" H x 30" W x 34" L *Proposed in event cooling tower requires full replacement

EXISTING PHOTOS - THEATRE ROOF

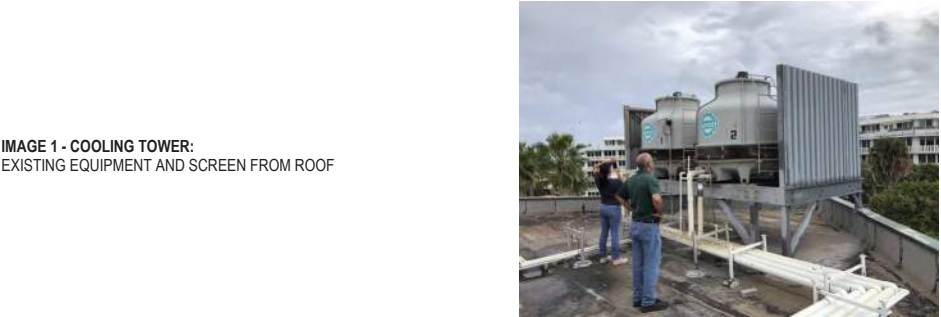


IMAGE 1 - COOLING TOWER:  
EXISTING EQUIPMENT AND SCREEN FROM ROOF

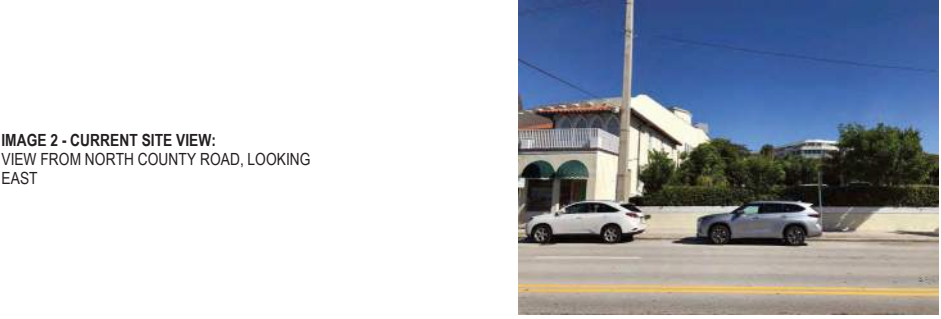


IMAGE 2 - CURRENT SITE VIEW:  
VIEW FROM NORTH COUNTY ROAD, LOOKING EAST

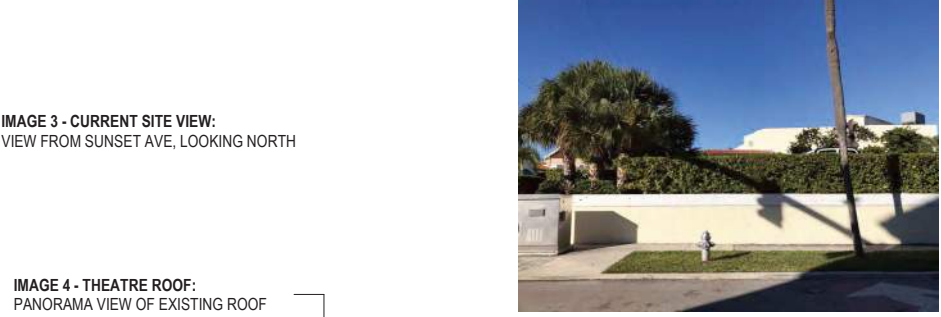


IMAGE 3 - CURRENT SITE VIEW:  
VIEW FROM SUNSET AVE, LOOKING NORTH



IMAGE 4 - THEATRE ROOF:  
PANORAMA VIEW OF EXISTING ROOF

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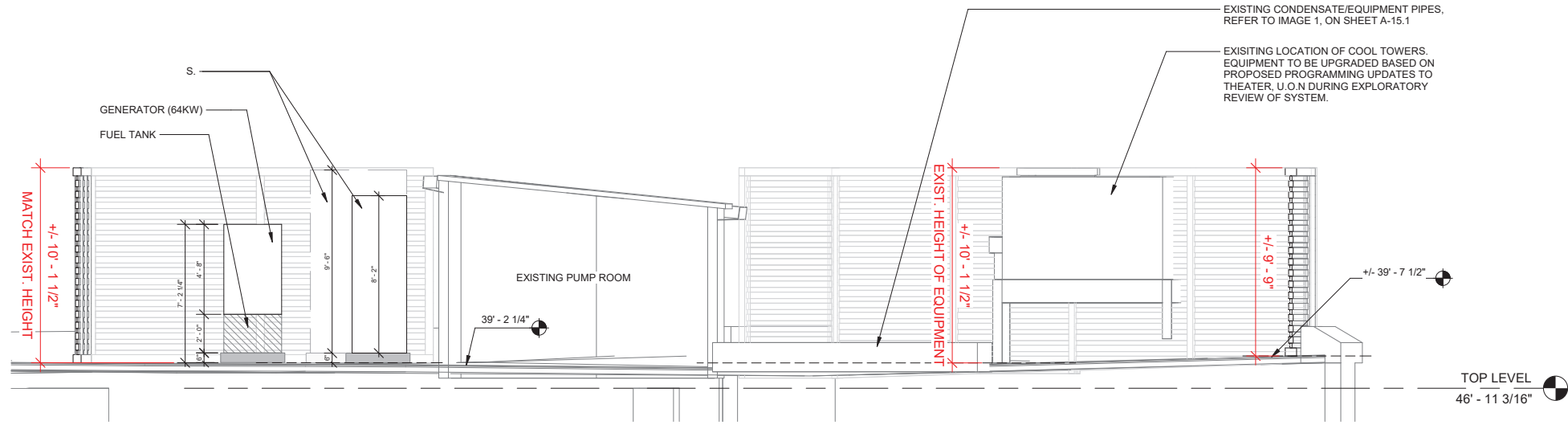


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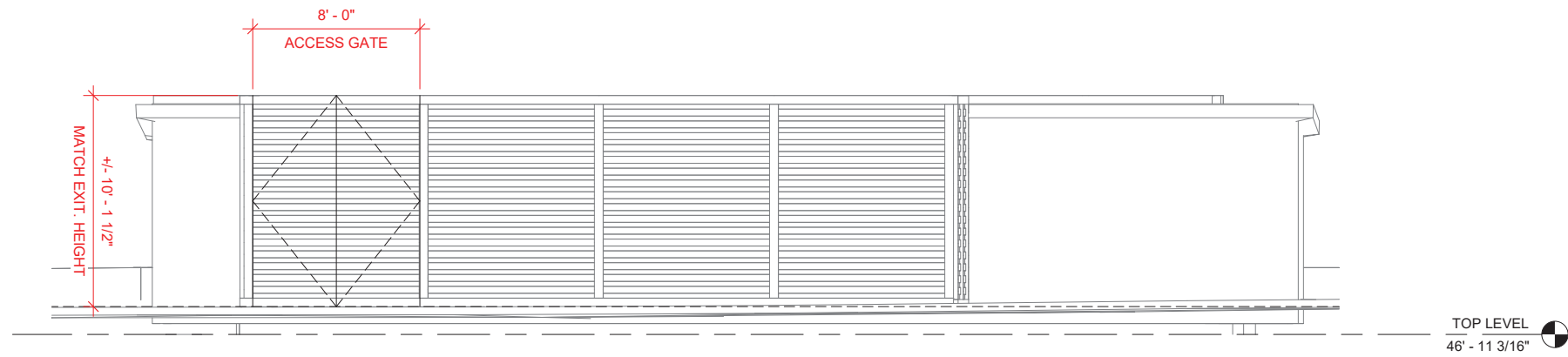
A-15.1

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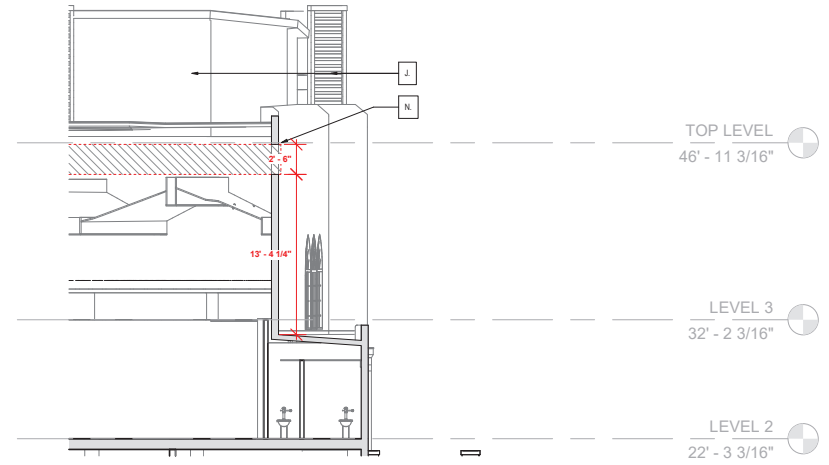




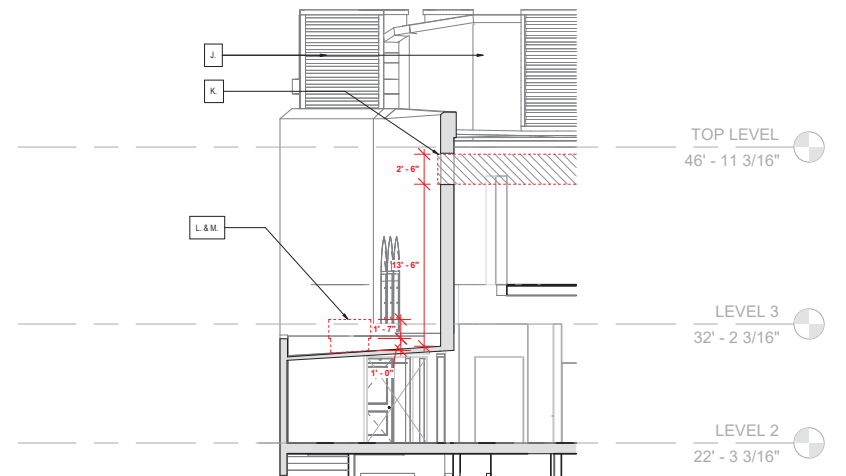
② SECTION - THEATRE ROOF  
1/4" = 1'-0"



④ ELEVATION - ROOF SCREEN ENCLOSURE  
1/4" = 1'-0"

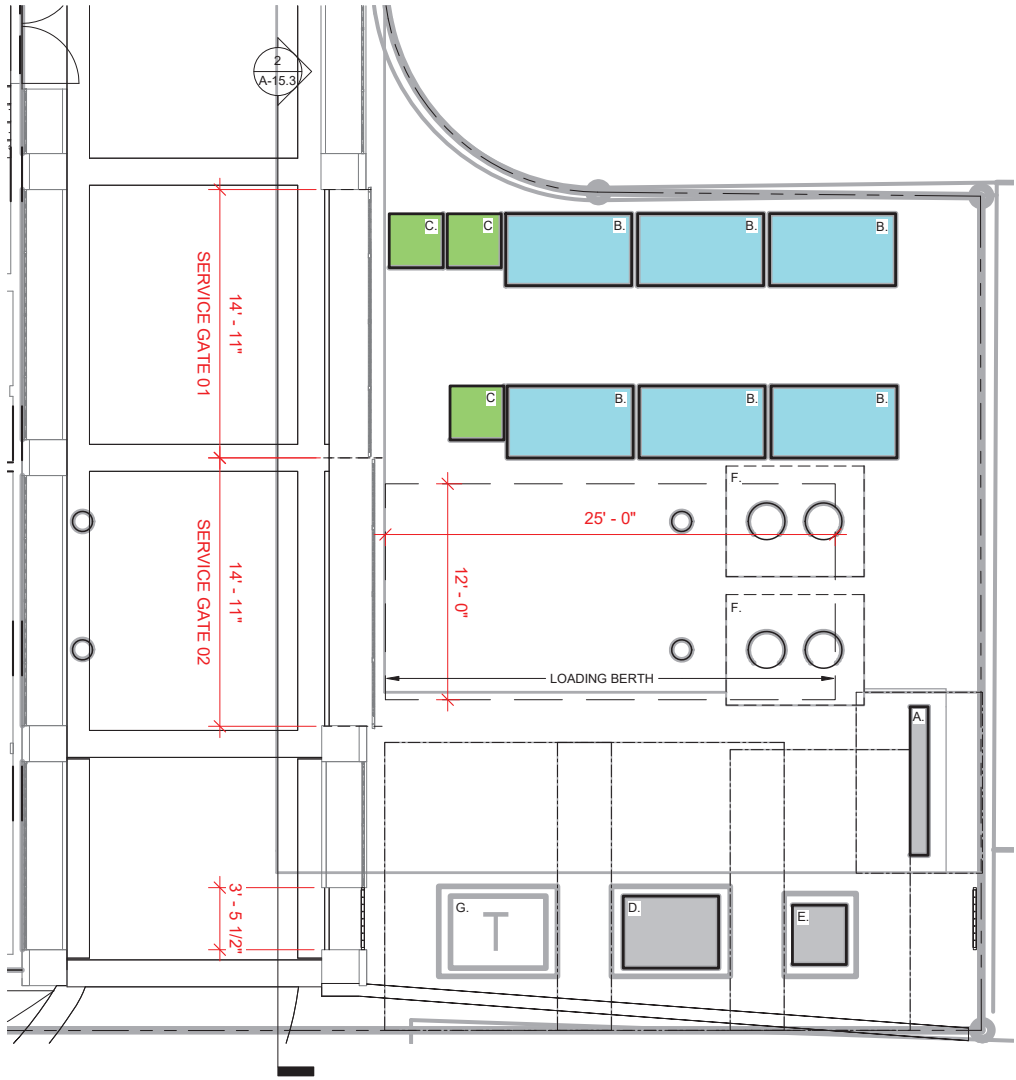


① SECTION - LOW SOUTH THEATRE ROOF  
1/8" = 1'-0"

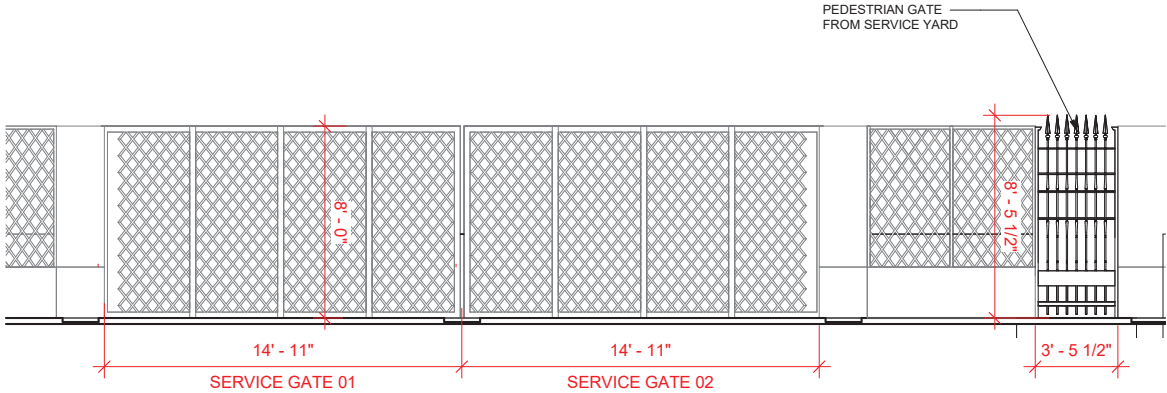


③ SECTION - LOWER EAST THEATRE ROOF  
1/8" = 1'-0"





1 ENLARGED EQUIPMENT PLAN - SERVICE COURT  
3/16" = 1'-0"



2 SERVICE COURT ENCLOSURE - ELEVATION  
1/4" = 1'-0"

Refer to sheet D-15 for rendering and additional details

SERVICE COURT KEYNOTES

- B. PROPOSED ELECTRICAL PANEL - 84" W x 99" L
- C. TRASH BINS\* - 48" W x 84" L  
\* 96" HIGH ENCLOSURE REQUIRED
- D. 90 GALLON RECYCLE BINS\* - 36" W x 36" L  
\* 96" HIGH ENCLOSURE REQUIRED
- E. 3-PH FPL TRANSFORMER - 64" W x 48" L
- F. 1-PH FPL TRANSFORMER - 36" W x 39" L
- G. GREASE TRAP\* - 58" H x 73 3/4" W x 92" L  
\*(2) TANKS BURIED BELOW GRADE
- H. FUTURE TRANSFORMER - 64" W x 48" L

GENERAL NOTE

- 1. DIMENSIONS NOTED AND SHOWN ARE BASED ON APPROXIMATE LOAD CALCULATIONS AND ARE SUBJECT TO CHANGE DESIGN TEAM MEETS WITH FPL, PUBLIC WORKS, AND COORDINATION WITH PRODUCT MANUFACTURES.
- 2. ALL MECHANICAL EQUIPMENT LOCATED ON THEATER ROOF TO BE SCREENED WITH WALL, LOUVER, OR LANDSCAPE ENCLOSURES.

LEGEND

- DESIGNATED CLEARANCE SPACE AROUND EQUIPMENT
- ===== PROPOSED EQUIPMENT
- EXTENT OF EQUIPMENT/TANKS BURIED BELOW GRADE



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A-15.3

Scale: As indicated  
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