

PARAMOUNT THEATER

139 N COUNTY RD
PALM BEACH, FL 33480

FINAL DROP-OFF - JUNE 7TH, 2024 APPLICATION # COA-23-003 (ZON-23-020)

PROJECTED LPC HEARING DATE: AUGUST 14TH, 2024
TOWN COUNCIL DATE: JULY 10TH, 2024

PARAMOUNT |
PALM BEACH
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PROJECT TEAM

CLIENT

WEG PARAMOUNT LLC
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STRUCTURES

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SCOPE OF WORK

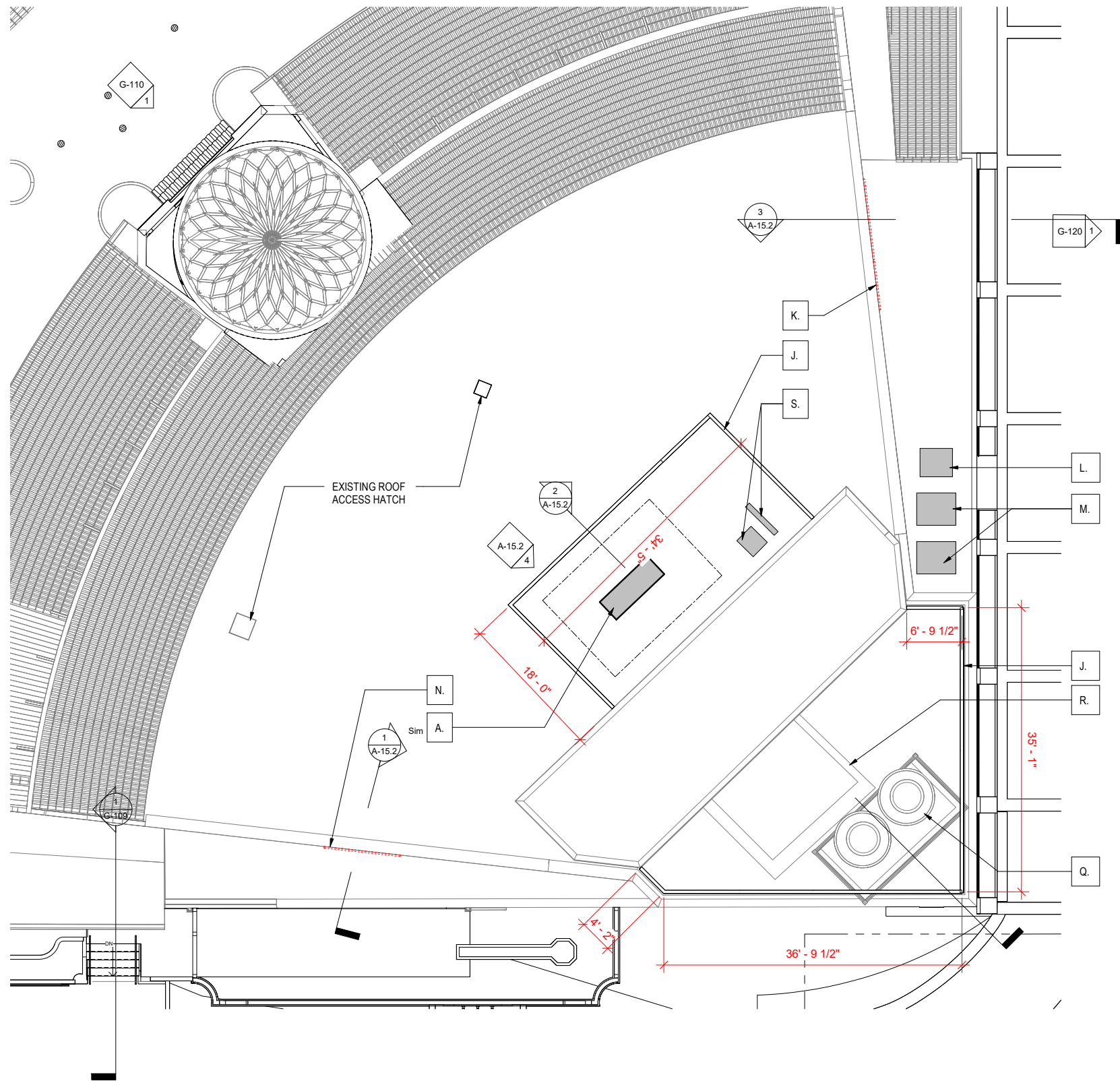
THE PROPOSED WORK INCLUDES THE RENOVATION AND RESTORATION OF THE EXISTING HISTORIC LANDMARKED PARAMOUNT THEATRE, A 4-STORY MIXED-USE BUILDING (**34,265 SQUARE FOOT**); AND LANDSCAPE UPGRADES WITHIN THE EXISTING PARKING LOT.



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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

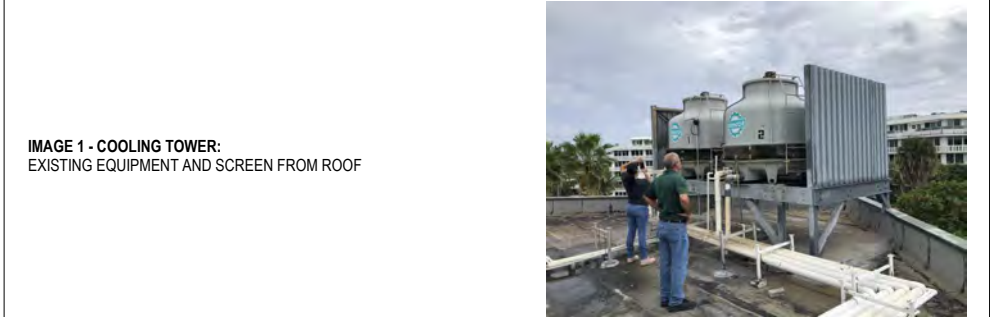


IMAGE 1 - COOLING TOWER:
EXISTING EQUIPMENT AND SCREEN FROM ROOF

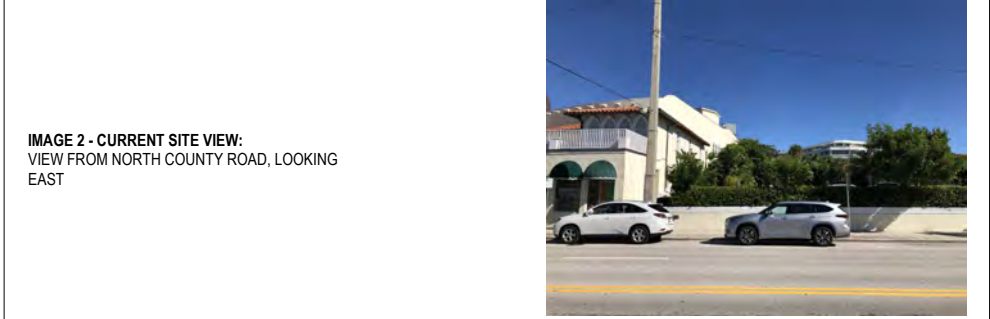


IMAGE 2 - CURRENT SITE VIEW:
VIEW FROM NORTH COUNTY ROAD, LOOKING EAST

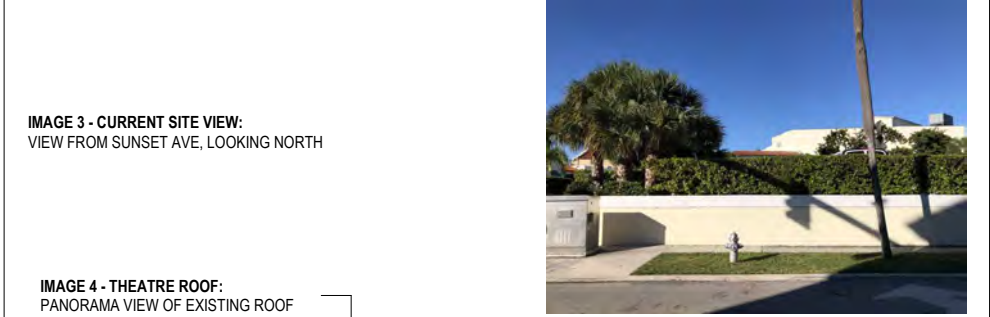


IMAGE 3 - CURRENT SITE VIEW:
VIEW FROM SUNSET AVE, LOOKING NORTH

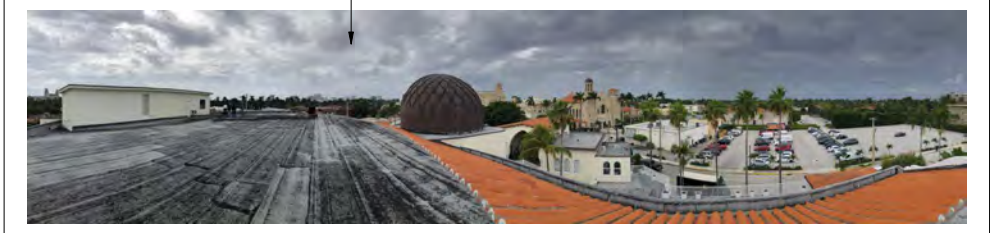
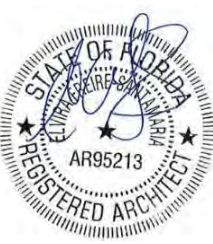
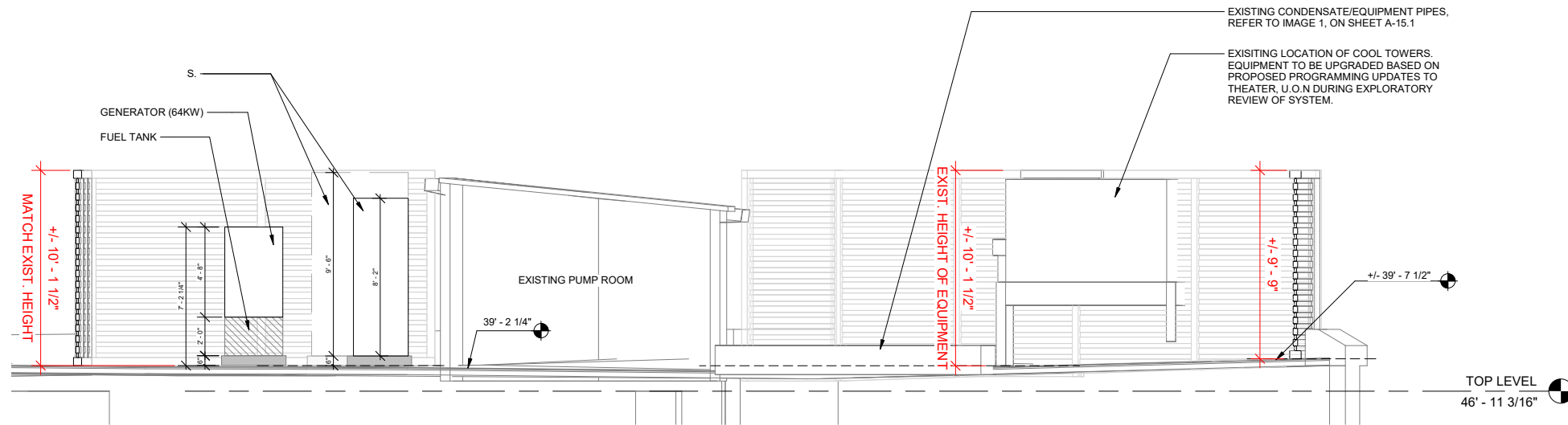
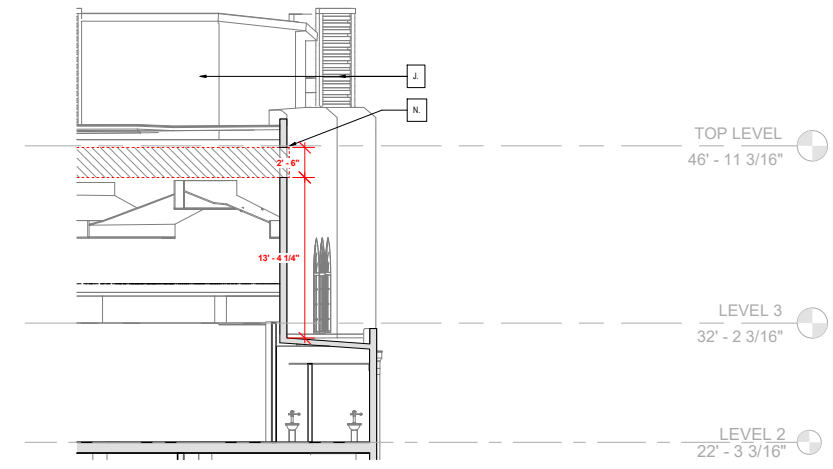


IMAGE 4 - THEATRE ROOF:
PANORAMA VIEW OF EXISTING ROOF

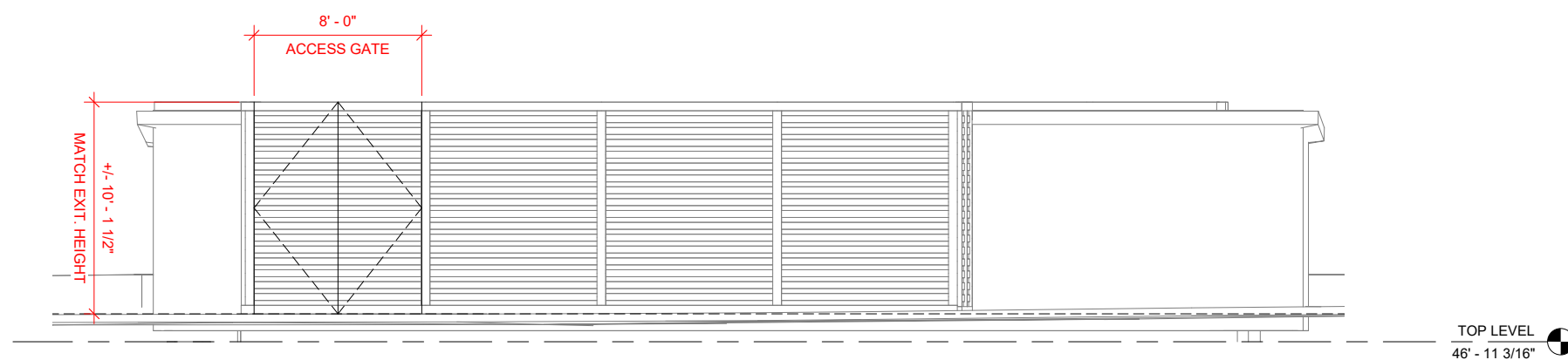




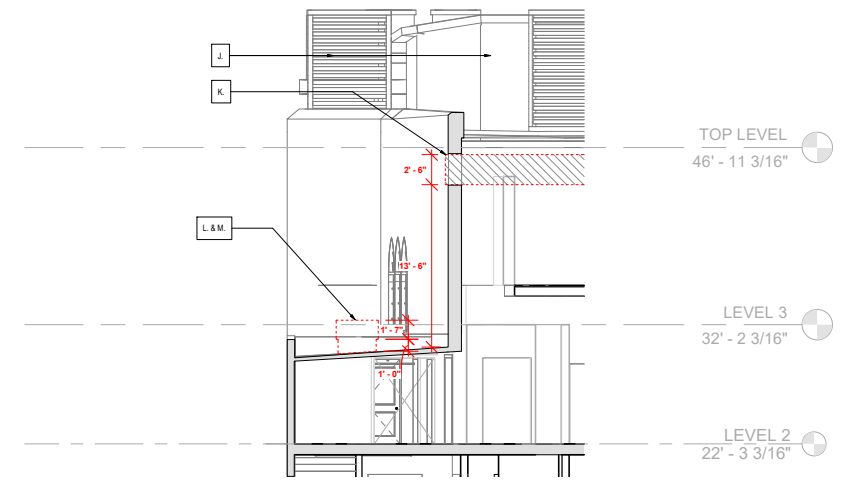
② SECTION - THEATRE ROOF
1/4" = 1'-0"



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



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



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



Scale: As indicated
Note: When printed on 11 x 17 paper scale is half



PROPOSED SITE PLAN

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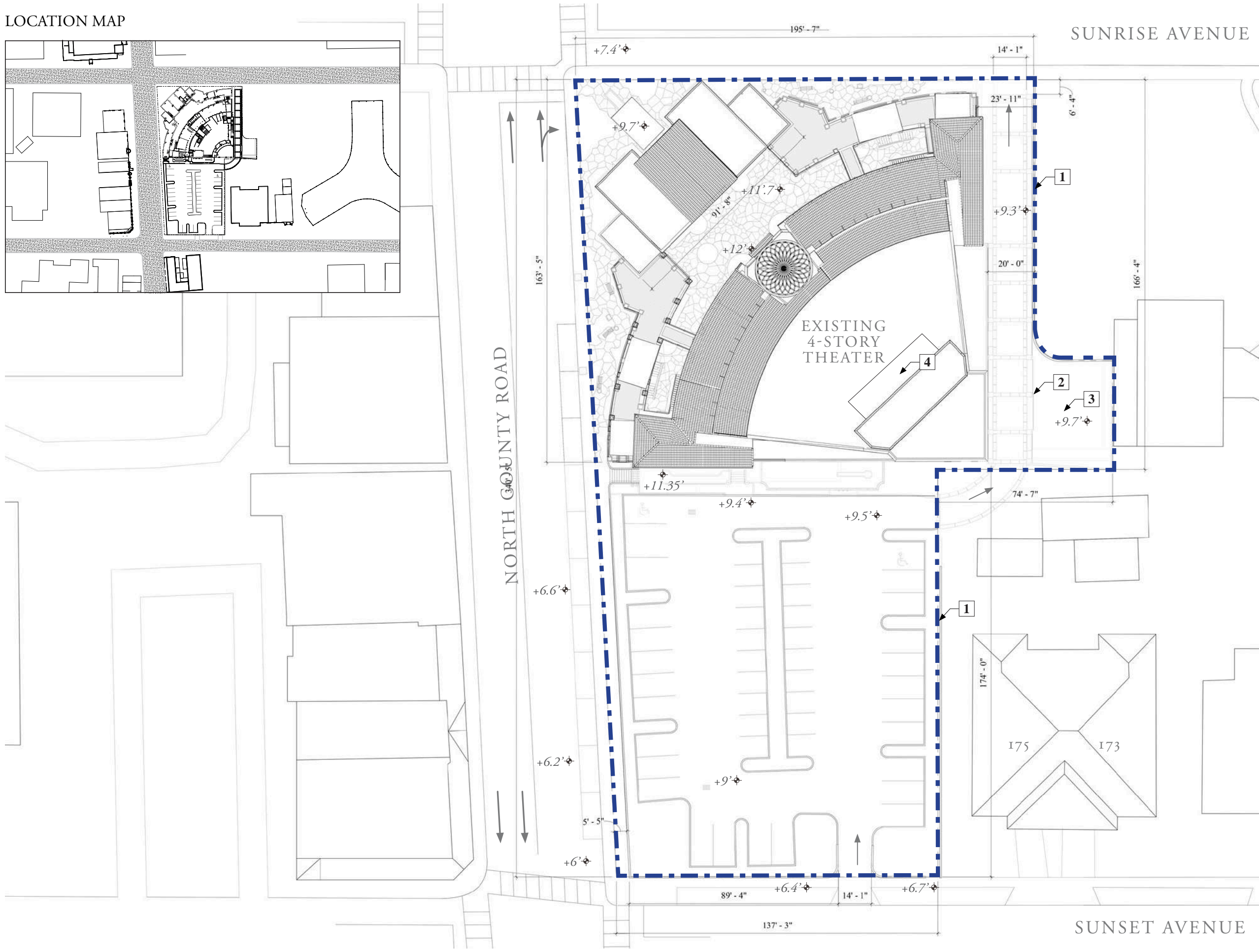
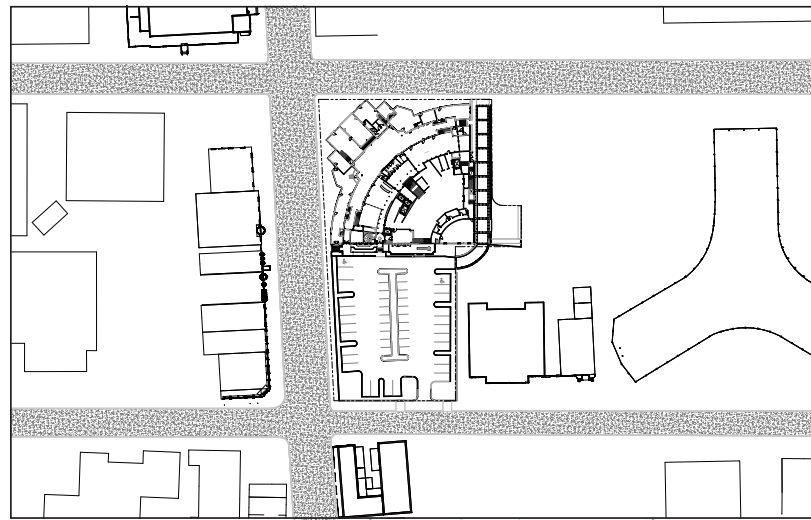
STATE OF FLORIDA
 REGISTERED ARCHITECT
 AR95213

05/31/24
 REVISIONS

C-1

Paramount Theater
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LOCATION MAP



PROPOSED SITE PLAN

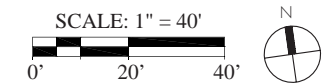
SUNRISE AVENUE

SUNSET AVENUE

NORTH COUNTY ROAD

NOTES

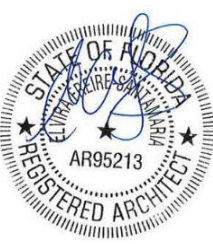
1. Existing wall
2. New service gate (see sheet C-7)
3. Theatre service court (see sheet A-15.3 for equipment location and details)
4. Theatre mechanical roof enclosure (see sheet A-15.1, A-15.2 for equipment location and details)



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02/21/24
FINAL
DROP OFF

C-1.1



PREVIOUSLY SUBMITTED - 03/13/24

NO RETAIL

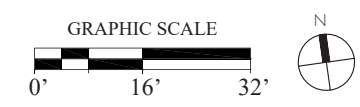


REVISED - OPTION 1

2,338 SF OF RETAIL

LEGEND: CIRCULATION CLUB CLUB CIRCULATION SERVICE / BOH RETAIL

**POSSIBLE FUTURE RE-INTRODUCTION OF RETAIL LINER COMPONENTS
OPTION 1**



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AR95213

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PREVIOUSLY SUBMITTED - 03/13/24

NO RETAIL

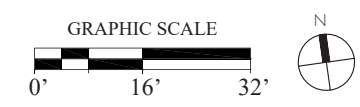


REVISED - OPTION 2

6,797 SF OF RETAIL

LEGEND: CIRCULATION CLUB CLUB CIRCULATION SERVICE / BOH RETAIL

POSSIBLE FUTURE RE-INTRODUCTION OF RETAIL LINER COMPONENTS
OPTION 2



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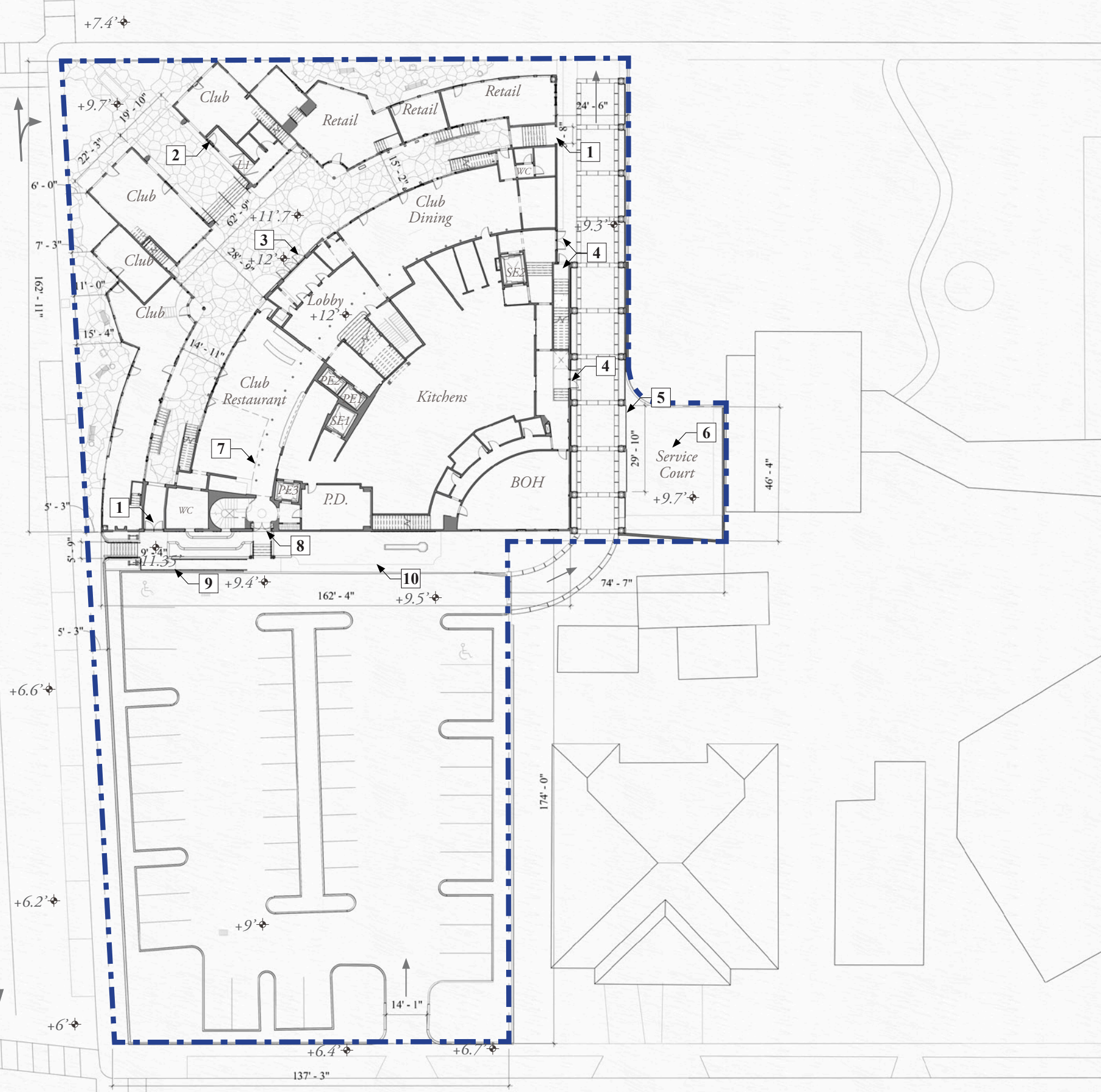
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SUNRISE AVENUE

NORTH COUNTY ROAD

SUNSET AVENUE



NOTES

GROUND FLOOR AREA:
21,334 SF

RETAIL: 2,338 SF
CLUB: 8,839 SF

DESIGN NOTES:

1. Widen existing portals
2. ADA access to patio
3. Reintroduce historic front doors (*sheets D-10 & D-11*)
4. New service/egress doors
5. Service gate (*sheet A-15.3, C-7*)
6. Service court (*see sheet A-15.3 for equipment location and details*)
7. Restore historic colonnade
8. New southern entry (*sheets D-20 & D-21*)
9. ADA access to patio from parking lot (*see sheet D-21*)
10. Screened garden for Private Dining

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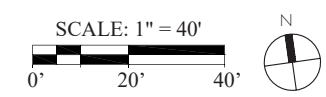
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POSSIBLE FUTURE RE-INTRODUCTION OF RETAIL LINER COMPONENTS
OPTION 1: GROUND FLOOR



C-4.1



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

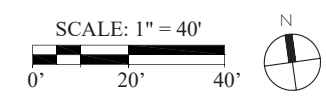
GROUND FLOOR AREA:
 _____ SF
RETAIL: _____
CLUB: _____

SUNRISE AVENUE

NORTH COUNTY ROAD

SUNSET AVENUE

POSSIBLE FUTURE RE-INTRODUCTION OF RETAIL LINER COMPONENTS
OPTION 1: GROUND FLOOR (RENDERED)



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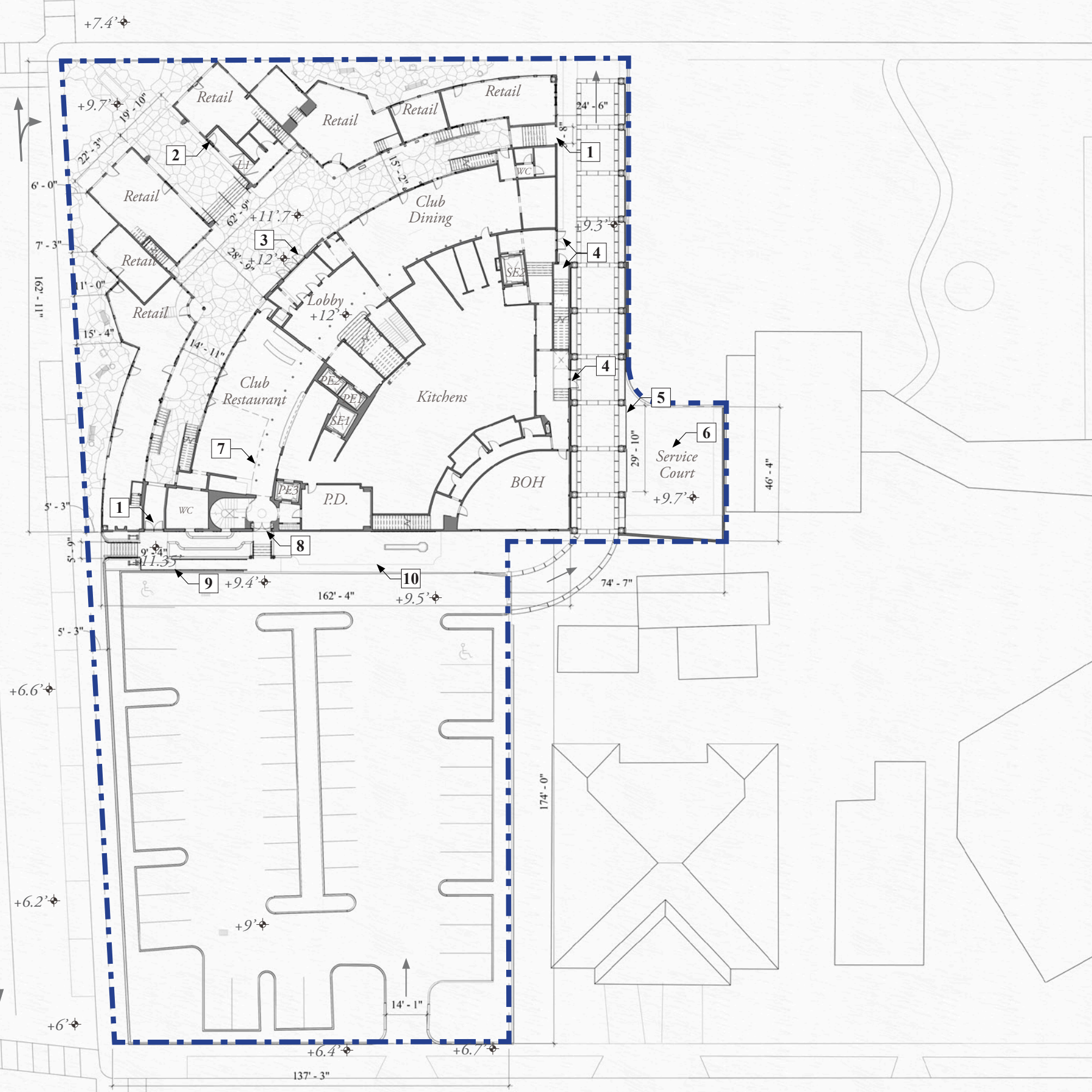
05/31/24
 REVISIONS

C-4.2

SUNRISE AVENUE

NORTH COUNTY ROAD

SUNSET AVENUE



NOTES

GROUND FLOOR AREA:
21,334 SF

RETAIL: 6,797 SF
CLUB: 4,380 SF

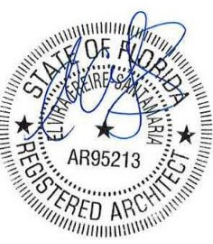
DESIGN NOTES:

1. Widen existing portals
2. ADA access to patio
3. Reintroduce historic front doors (*sheets D-10 & D-11*)
4. New service/egress doors
5. Service gate (*sheet A-15.3, C-7*)
6. Service court (*see sheet A-15.3 for equipment location and details*)
7. Restore historic colonnade
8. New southern entry (*sheets D-20 & D-21*)
9. ADA access to patio from parking lot (*see sheet D-21*)
10. Screened garden for Private Dining

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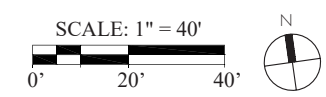
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C-5.1

POSSIBLE FUTURE RE-INTRODUCTION OF RETAIL LINER COMPONENTS
OPTION 2: GROUND FLOOR





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

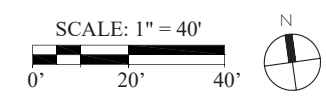
GROUND FLOOR AREA:
 _____ SF
RETAIL: _____
CLUB: _____

SUNRISE AVENUE

NORTH COUNTY ROAD

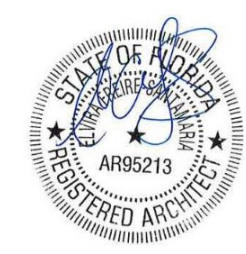
SUNSET AVENUE

POSSIBLE FUTURE RE-INTRODUCTION OF RETAIL LINER COMPONENTS
OPTION 2: GROUND FLOOR (RENDERED)



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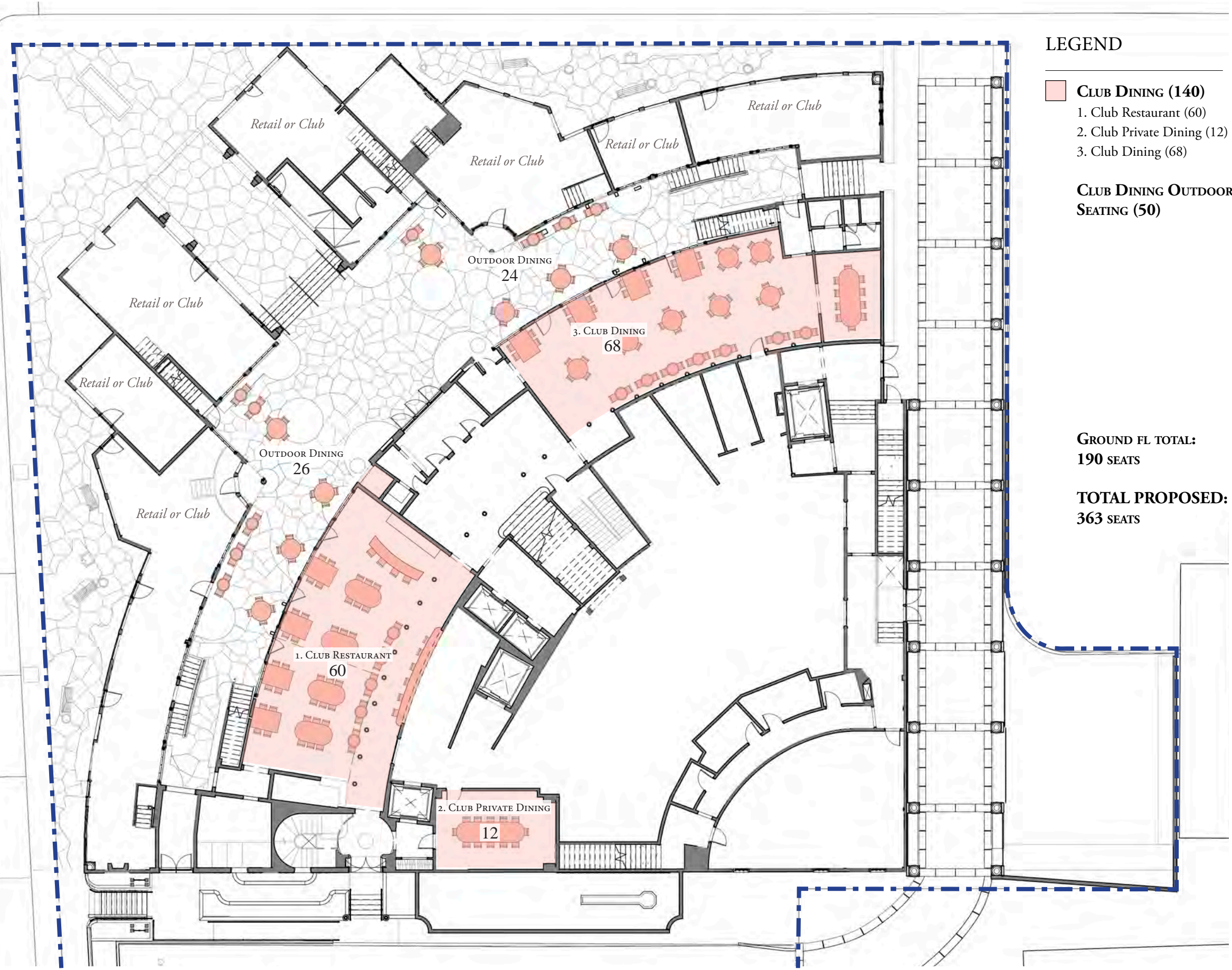
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C-5.2

OPTION 2: ADDITIONAL
OUTDOOR SEATING PER
LPC COMMISSIONER
COMMENTS

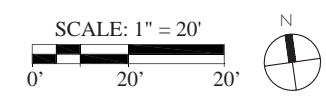


- LEGEND**
- CLUB DINING (140)**
 - 1. Club Restaurant (60)
 - 2. Club Private Dining (12)
 - 3. Club Dining (68)
 - CLUB DINING OUTDOOR SEATING (50)**

**GROUND FL TOTAL:
190 SEATS**

**TOTAL PROPOSED:
363 SEATS**

PROPOSED DINING SEATING PLAN - GROUND FLOOR



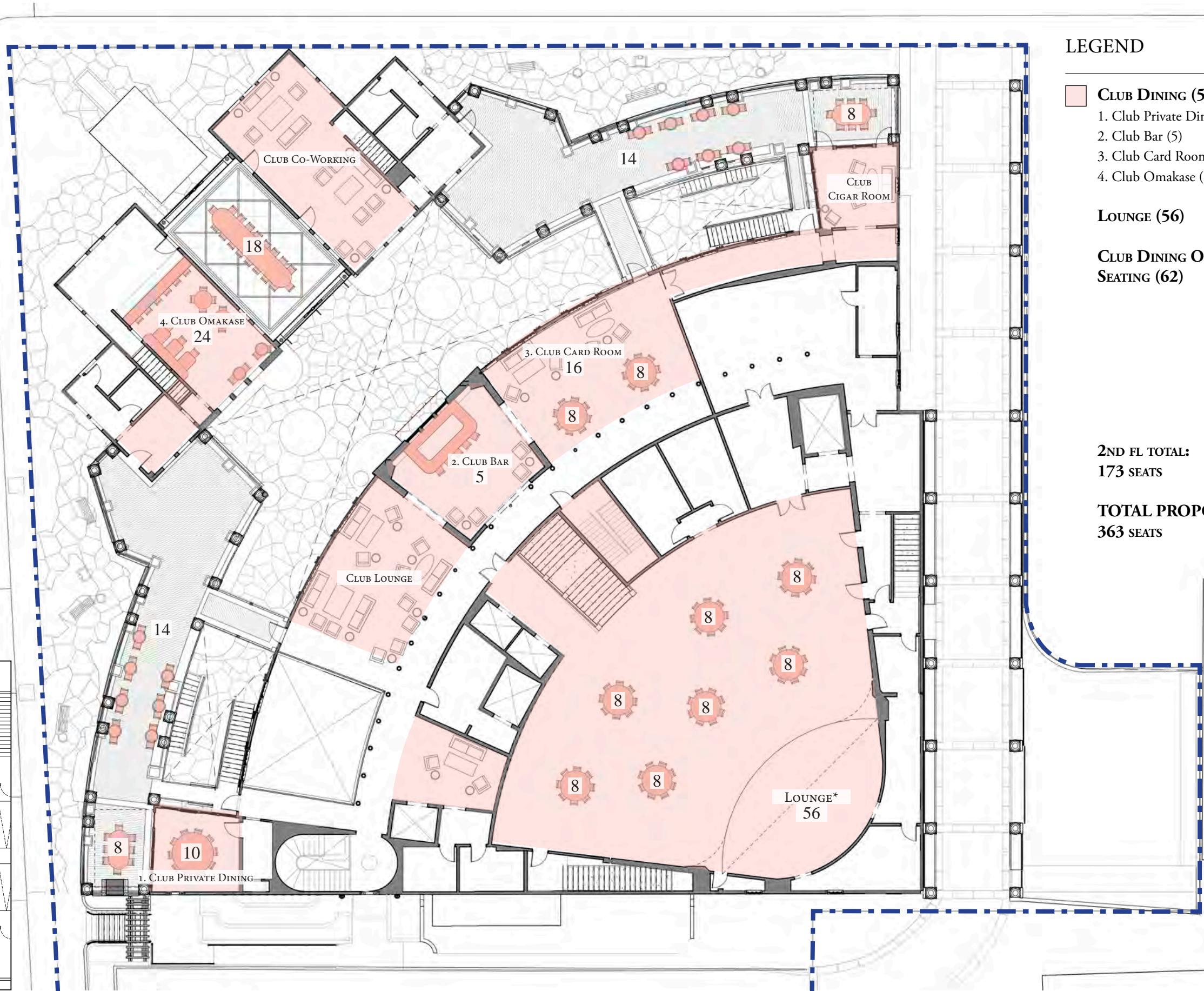
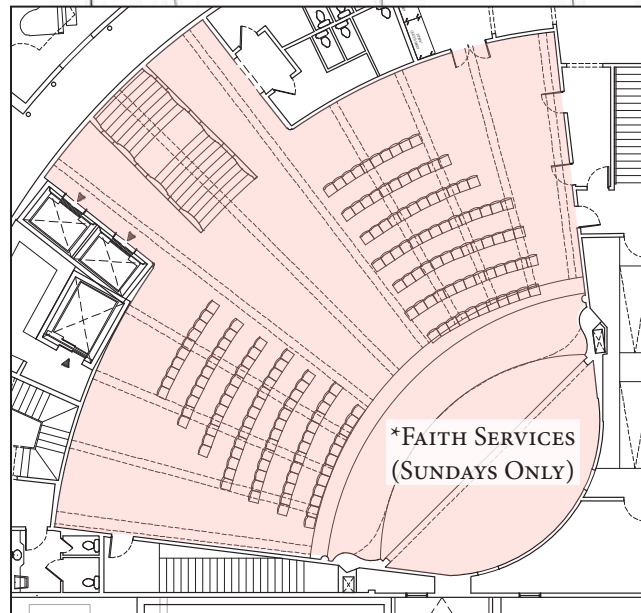
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C-8.1



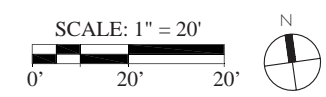
LEGEND

- CLUB DINING (55)**
 - 1. Club Private Dining (10)
 - 2. Club Bar (5)
 - 3. Club Card Room (16)
 - 4. Club Omakase (24)
- LOUNGE (56)**
- CLUB DINING OUTDOOR SEATING (62)**

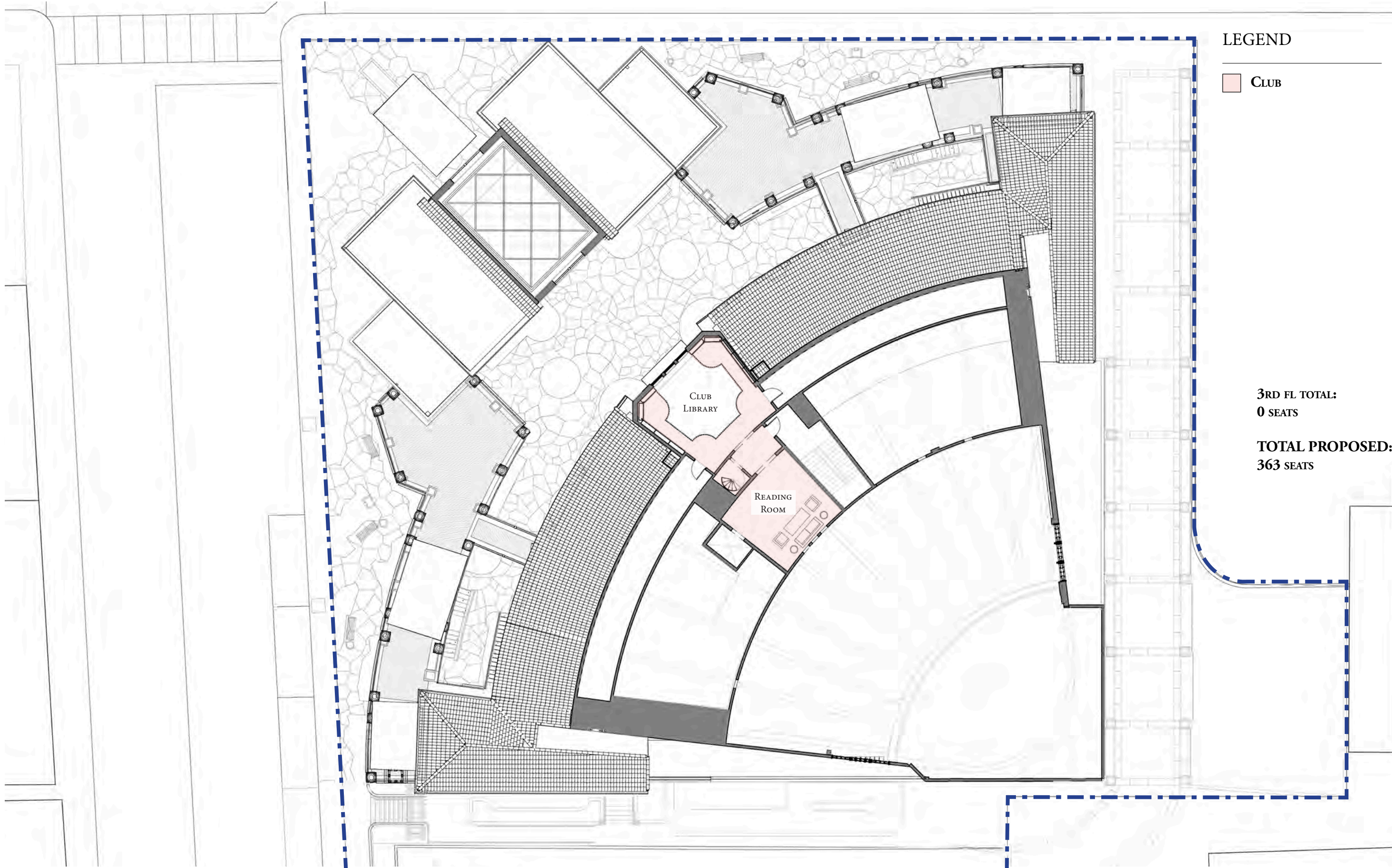
**2ND FL TOTAL:
173 SEATS**

**TOTAL PROPOSED:
363 SEATS**

PROPOSED DINING SEATING PLAN - SECOND FLOOR (LOUNGE)



05/31/24
REVISIONS



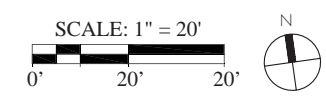
LEGEND

CLUB

3RD FL TOTAL:
0 SEATS

TOTAL PROPOSED:
363 SEATS

PROPOSED DINING SEATING PLAN - THIRD FLOOR



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C-8.3