

Arquitectonica, the firm responsible for the design of the 47-story Paramount Bay for Royal Palm Communities, is consistent in their "think outside the box" mentality. Their work in Miami, specifically, alludes to our special location and culture. The iconic profiles of their recent structures here seem to look toward the tropical aspects of Miami for inspiration.

IMAGES OF PRISMATIC GLAMOUR AT ARQUITECTONICA'S PARAMOUNT BAY

TEXT JOHN O'CONNOR

Beasley Bay, completed in 2004, is a stunning sight. Its staggered balconies work overtime for dramatic effect, appearing like 3 sails billowing in the breeze over Miami Beach. Blue, their 330-unit minimalist sculpture takes that sail motif a bit further with the entire building curving to take full advantage of stunning bay views. Blue, due to be completed later this year, also acts as a clear, tropical blue mile marker for the entry into Miami's new Uptown neighborhood.

Next on the roster is Paramount Bay. Located directly on Biscayne Bay, this 350-residence tower continues and extends Arquitectonica's curvilinear experiments. On the Bayshore Drive or east side of the building, there are two four-story pavilions, due to house retail according to Nick Wigoda, project manager at RPC for Paramount Bay.

"Edgewater Square will be home to an upscale restaurant, café and gourmet market, said Wigoda. "We really hope to make Edgewater

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UNDER CONSTRUCTION



Square a destination for the entire Edgewater neighborhood. We are the only waterfront mixed-use project in Edgewater.”

These retail spaces flank a unique aspect of the project, one Bernardo Fort-Brescia, principal and co-founder of Arquitectonica is proud of.

“Old and new will be juxtaposed at Paramount Bay,” said Brescia. “The 47-story project will embody a sleek profile in the modern Miami skyline, while a historic house that currently sits onsite and was used in the movie *There’s Something About Mary*, will remain.”

The development team says the early 20th century building will not only remain, but that plans are under way for its renovation into a unique restaurant venue.

Sitting on 2.7 acres, the crescent shaped tower rises straight up to the 37-story level. At that point, the floor plates are gradually stepped back to the penthouse level. This particular feature, which gives the entire structure an unexpected dynamism, has the added bonus of providing end units on these floors with 2,000 square foot roof terraces.

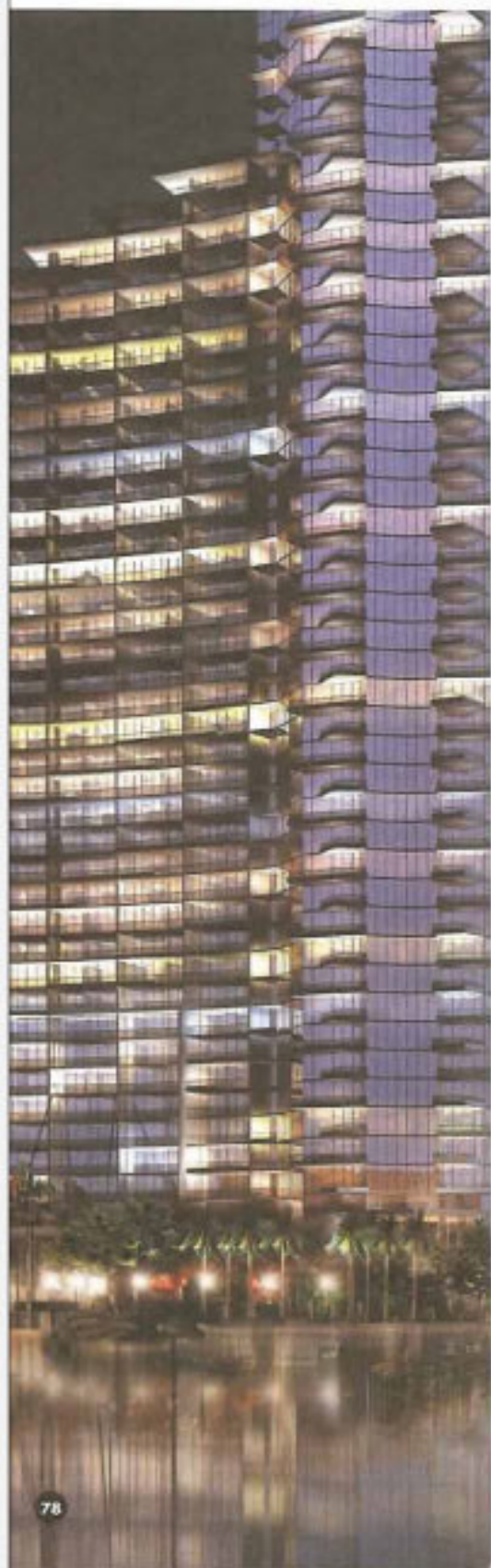


The private elevator design allows the building to remain thin; hence all units are floor-through, with at least two exposures. Corner units are exposed on three sides for tremendous wraparound views. According to Wigoda, "We have included 10 elevators in the tower. Each and every residence gets a high-speed private elevator and the 2 bedroom with den and 3 bedroom with den units get two private elevators."

Thin, floor-through, or as they are now called, flow-through designs were popular in the "catwalk" buildings of the 50s and early 60s, but in the minds of many developers, central air abolished the need for breeze and many residential buildings were then built as massive blocks with exposures only on one side. Paramount Bay seems to fly in the face of convention, which

OPPOSITE TOP: Close-up view of retail and restaurant spaces fronting Bayshore Drive that will flank the renovated *There's Something About Mary* House. **OPPOSITE BELOW:** Typical 2-bedroom plus den floor-through unit with exposures both east and west. **BELOW:** Artist's concept of south end unit with glass-railed balcony and floor-to-ceiling windows.





LEFT: Night View from Biscayne Bay. **ABOVE:** Typical bedroom looking east. **BELOW:** One of the more sought after units is this 3-bedroom, 2.5-bath with three terraces.

says building lower, more massive structures is cheaper. Architectonica and Royal Palm seem to be saying just the opposite with this design. Leave luxurious amounts of open space, build tall, thin and let the breeze flow through. This may be a more expensive solution, but the end result is a far more desirable building... and helps create a more dynamic city.

At the tall end of the structure, which is closest to Biscayne Bay, the architects have alternated terraces every other floor at a 45-degree angle, enhancing the building's prismatic effect. All exterior walls facing east and south are 10-foot high floor-to-ceiling glass, offering unobstructed views of Biscayne Bay, and on higher floors, ocean views.

On the southern end of the building, every fifth floor balcony juts out an additional few feet. This design decision has given the building's profile a rhythm not often found in high-rise structures.

Units at Paramount Bay range in size from 1,272 square feet for a 1 bedroom plus den unit to 2,349 square feet for a penthouse unit. Prices currently are listed at \$600,000 to over \$2,000,000. ■

