



ROVENSKY BUILDING

COVER

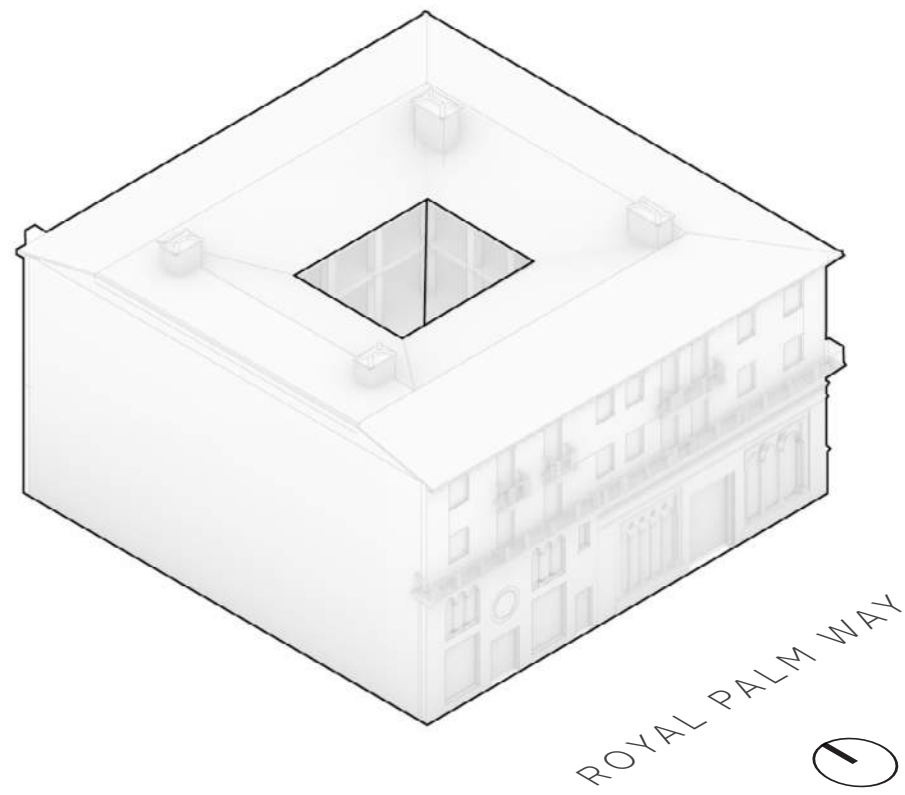
Project no: 2953
Date: 2024.10.07
Drawn by: Author
Project Manager: Checker

C-0.0.0
Final Submittal

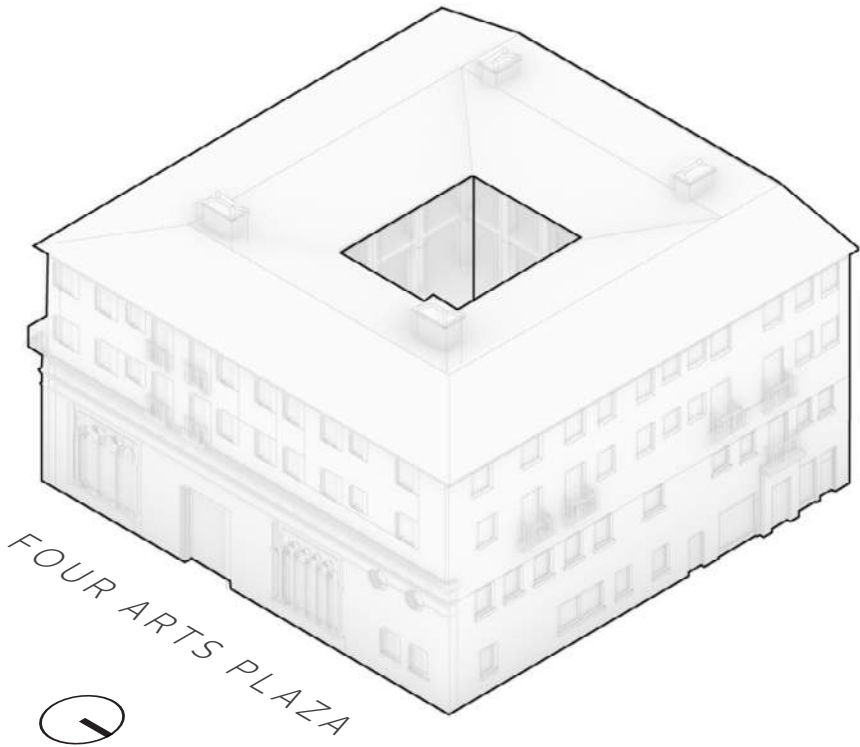
The Society of the Four Arts -
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100 Four Arts Plaza, Palm Beach, FL 33480

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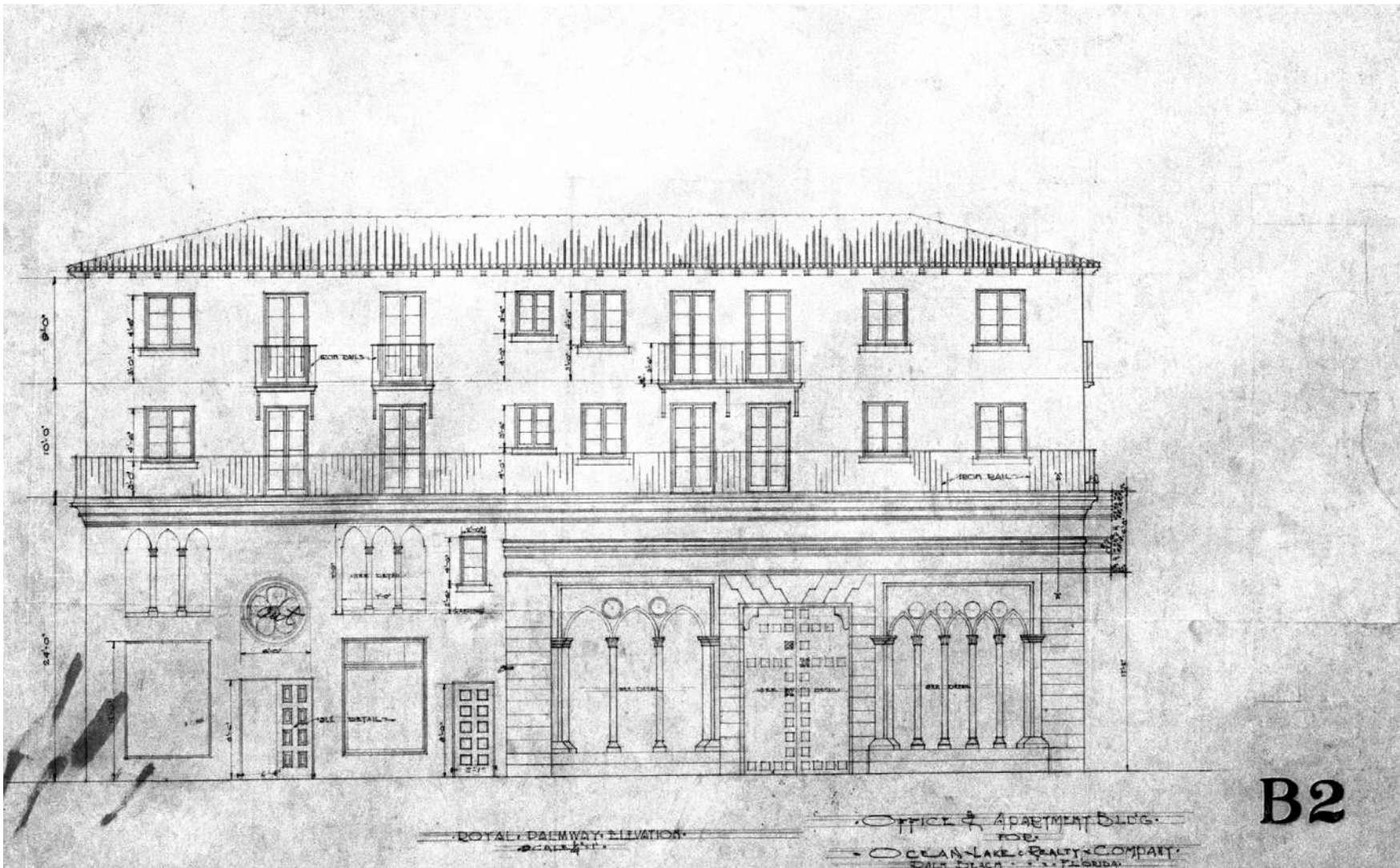


VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST

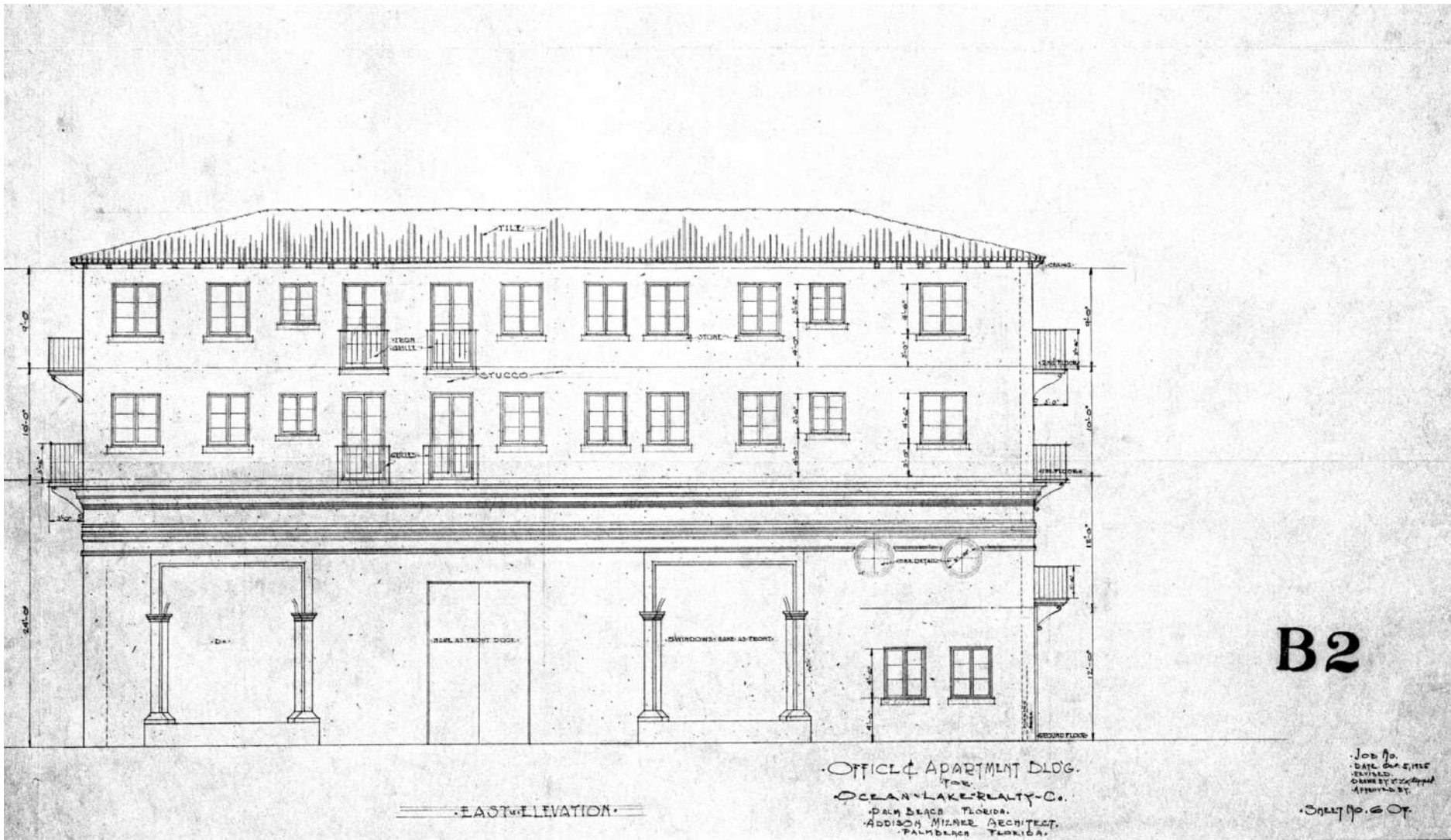
6 AXONOMETRIC DIAGRAMS OF BUILDING IN 1925
C-1.0.0 NTS - DRAWN BY BBB, 2023



3 SOUTH ELEVATION - ADDISON MIZNER, 1925
C-1.0.0 NTS - COURTESY HISTORICAL SOCIETY OF PALM BEACH COUNTY



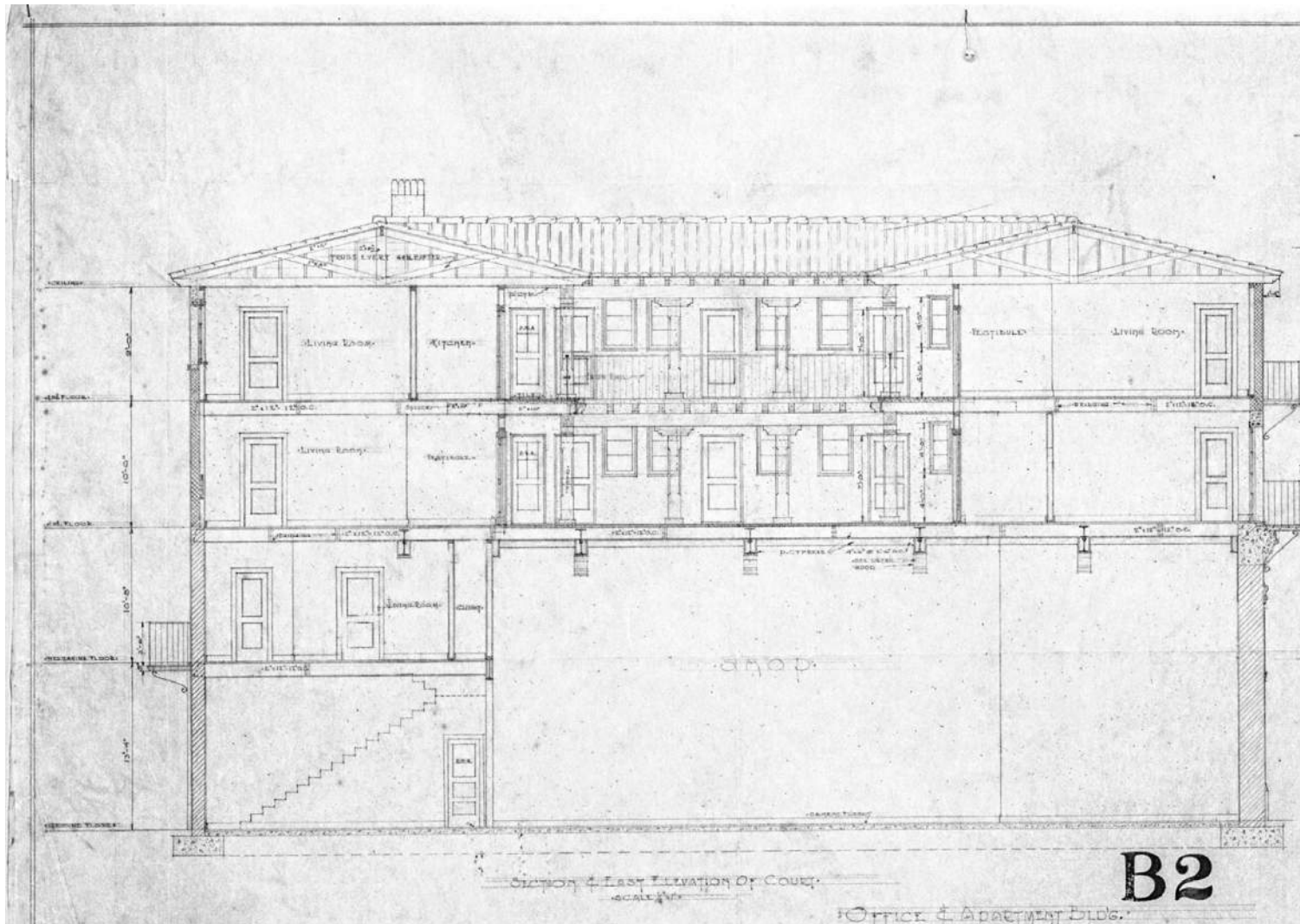
5 PHOTOGRAPH OF EXTERIOR, SOUTHEAST CORNER, CIRCA 1925
C-1.0.0 NTS - COURTESY HISTORICAL SOCIETY OF PALM BEACH COUNTY



2 EAST ELEVATION - ADDISON MIZNER, 1925
C-1.0.0 NTS - COURTESY HISTORICAL SOCIETY OF PALM BEACH COUNTY



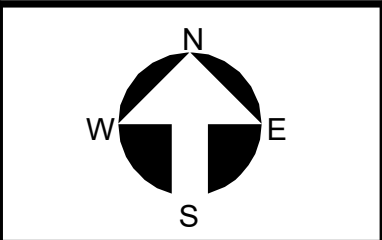
4 PHOTOGRAPH OF INTERIOR, FOUR ARTS EXHIBITION, 1936
C-1.0.0 NTS - COURTESY HISTORICAL SOCIETY OF PALM BEACH COUNTY

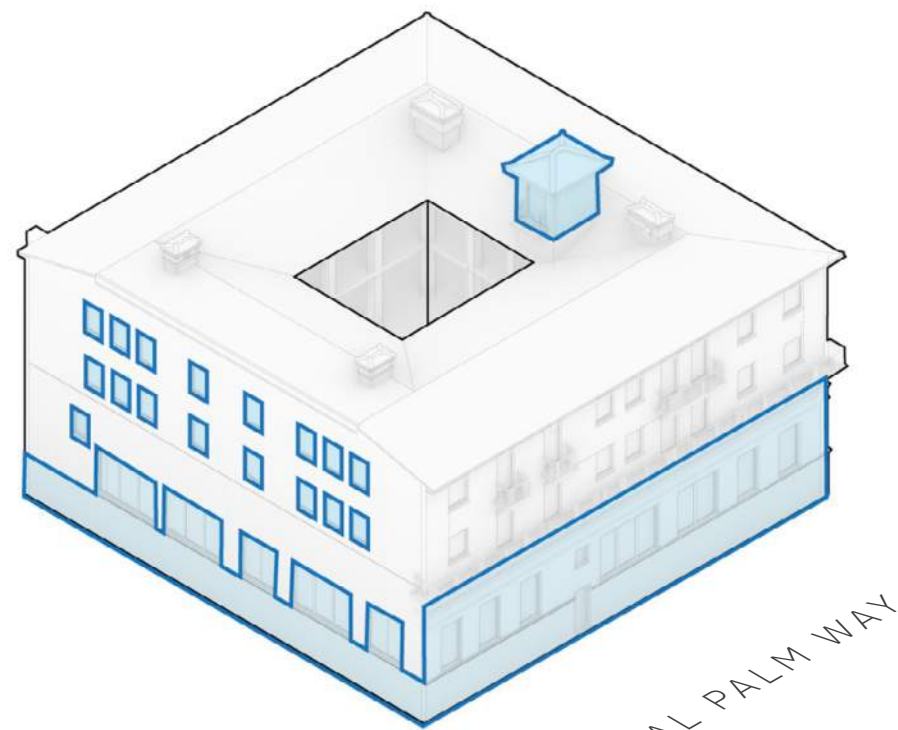


1 N-S SECTION LOOKING EAST - ADDISON MIZNER, 1925
C-1.0.0 NTS - COURTESY HISTORICAL SOCIETY OF PALM BEACH COUNTY

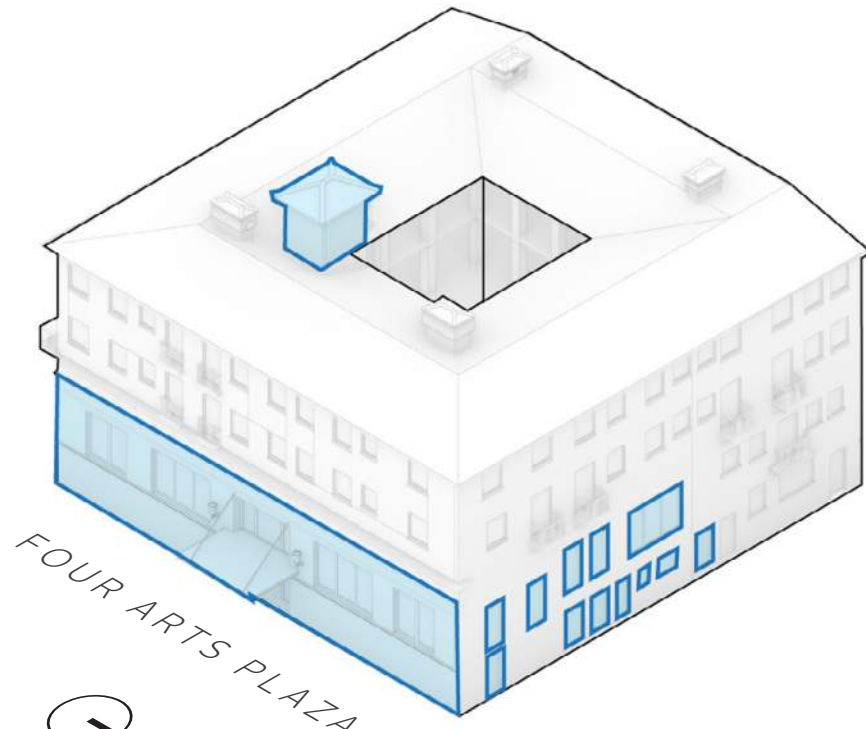
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VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST

ADDED 1947

6 AXONOMETRIC DIAGRAMS OF BUILDING IN 1947

C-1.0.1 NTS - DRAWN BY BBB, 2023



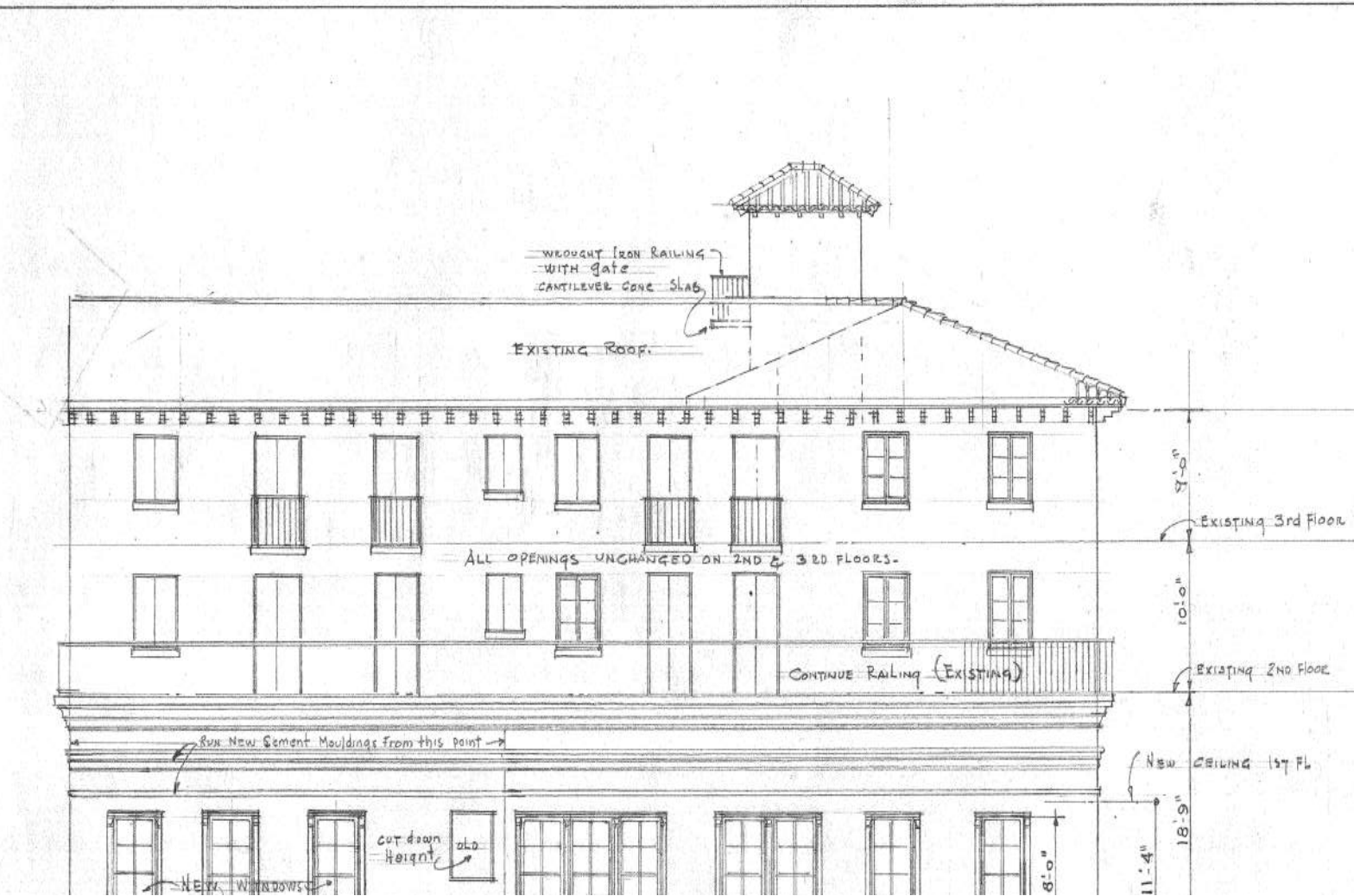
5 PHOTOGRAPH OF EXTERIOR, SOUTHEAST CORNER, CIRCA 1947

C-1.0.1 NTS - COURTESY HISTORICAL SOCIETY OF PALM BEACH COUNTY



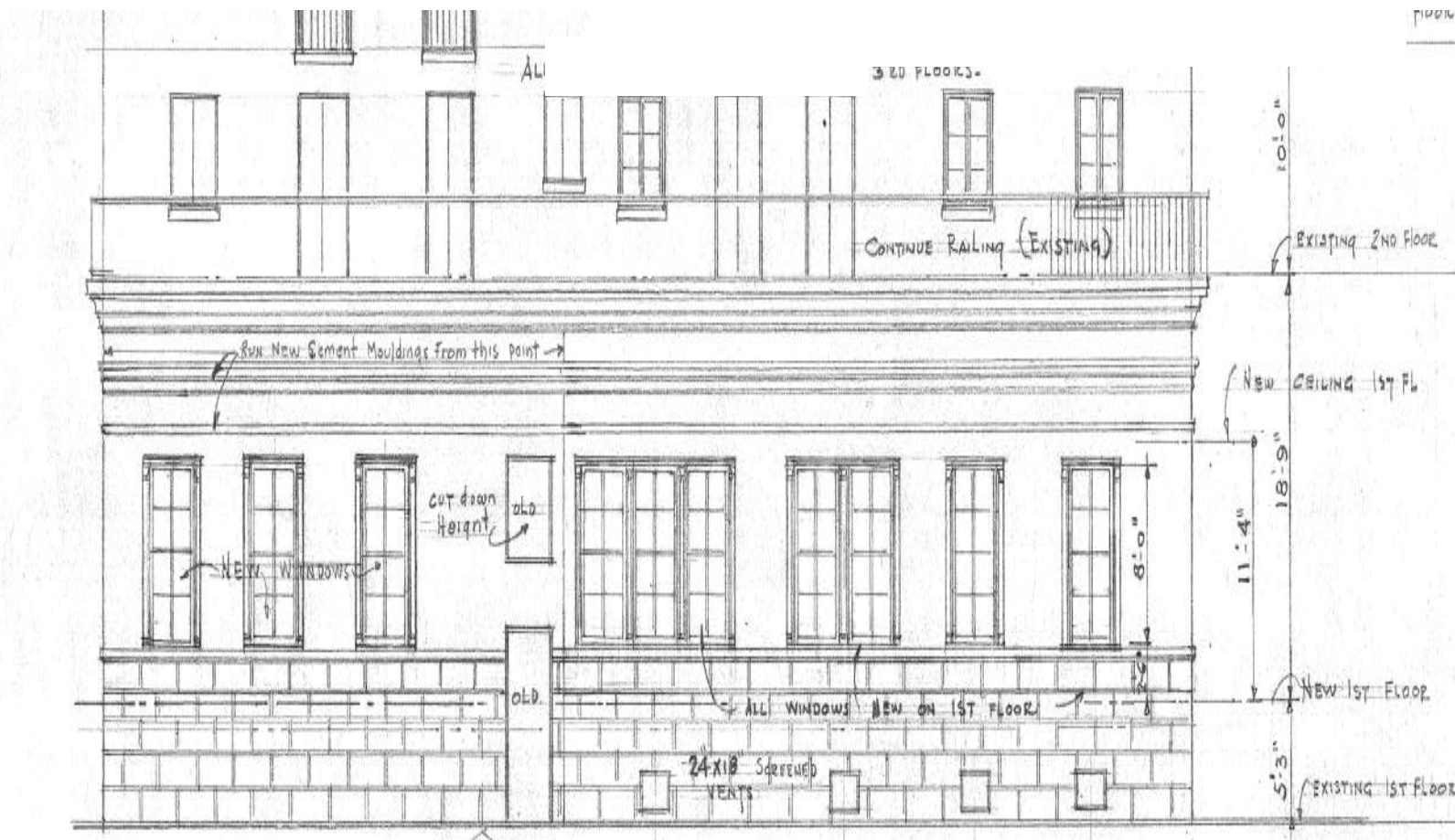
4 INITIAL STUDY CONCEPT, SKETCH RENDERING, JOHN VOLK, CIRCA 1946-47

C-1.0.1 NTS - COURTESY THE PRESERVATION FOUNDATION OF PALM BEACH



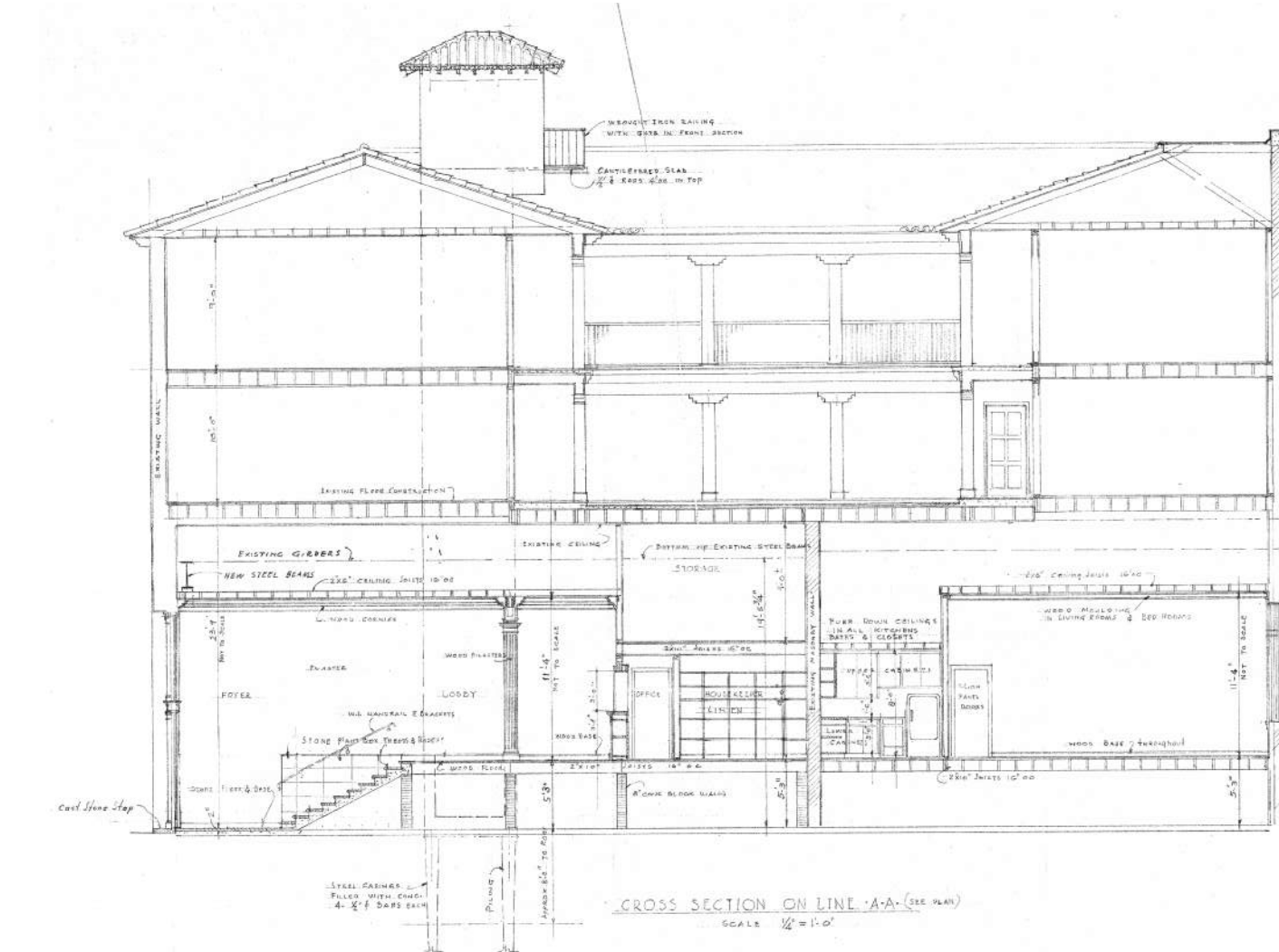
3 SOUTH ELEVATION - JOHN VOLK, 1947

C-1.0.1 NTS - COURTESY THE PRESERVATION FOUNDATION OF PALM BEACH



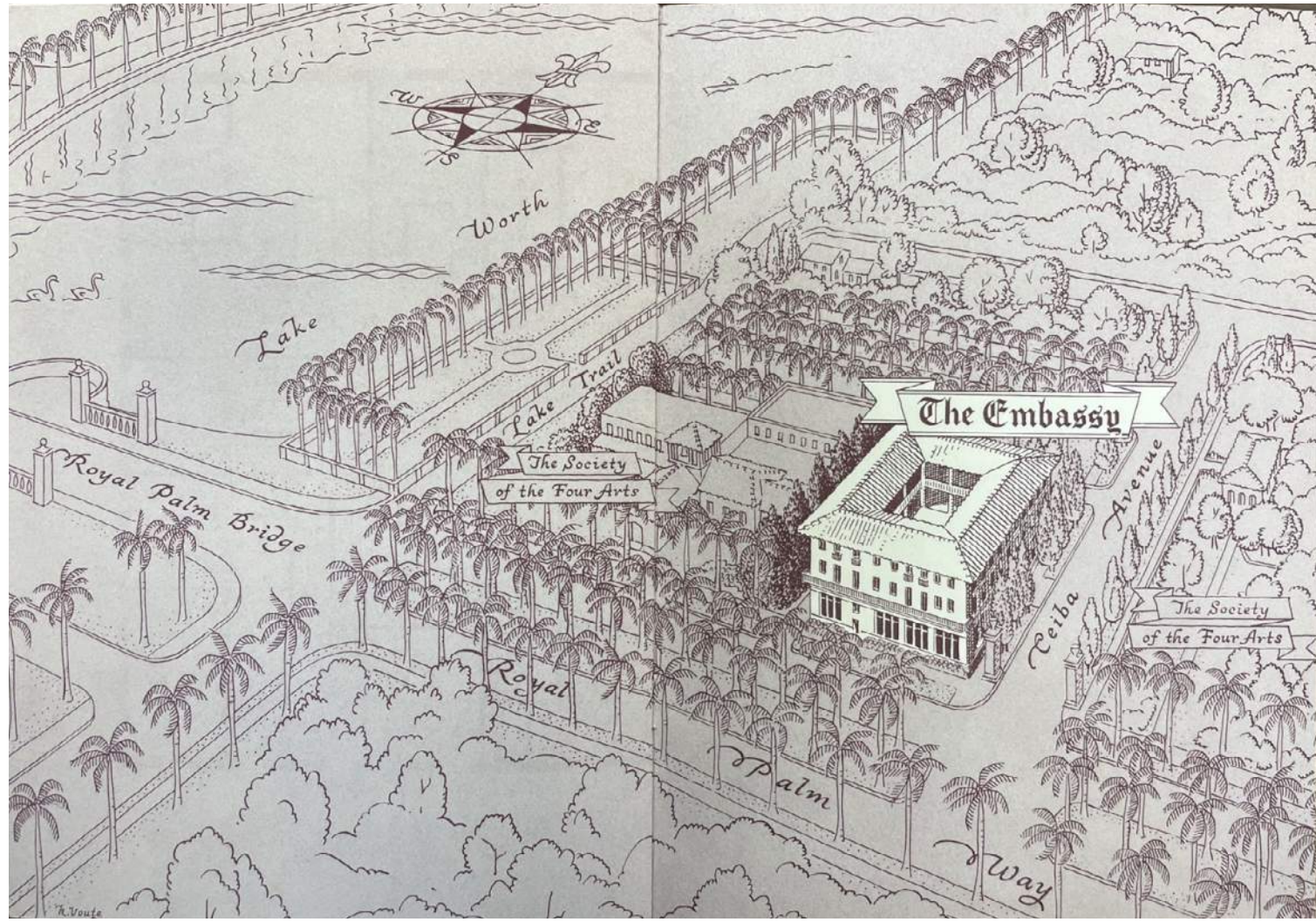
2 EAST ELEVATION - JOHN VOLK, 1947

C-1.0.1 NTS - COURTESY THE PRESERVATION FOUNDATION OF PALM BEACH



1 E-W SECTION LOOKING SOUTH - JOHN VOLK, 1947

C-1.0.1 NTS - COURTESY THE PRESERVATION FOUNDATION OF PALM BEACH



7 BIRD'S EYE SKETCH, EMBASSY APARTMENTS MARKETING BROCHURE

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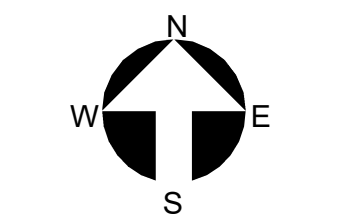


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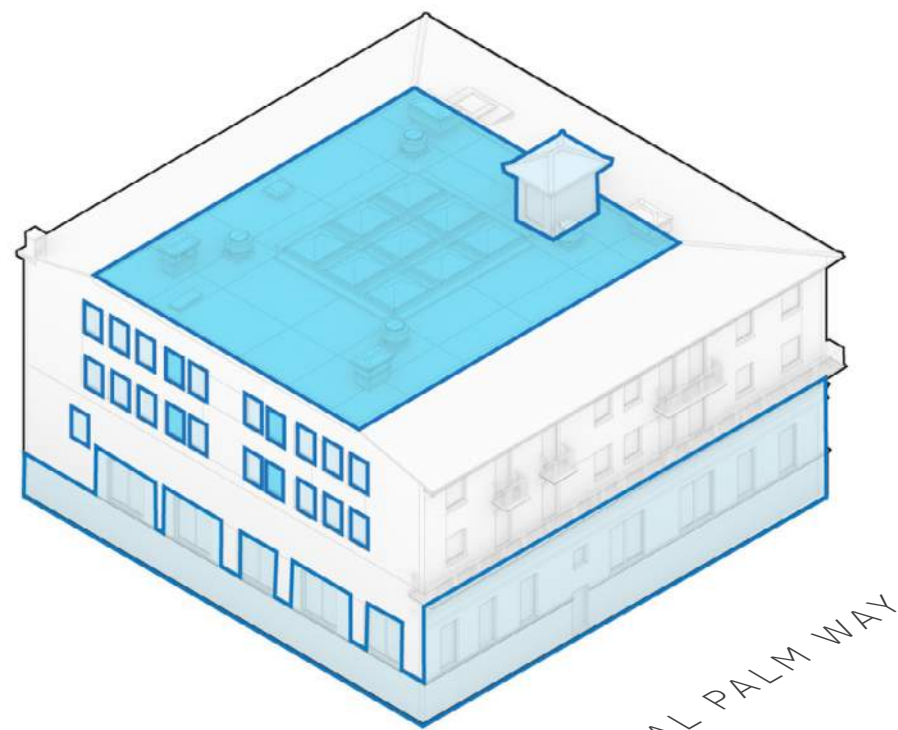
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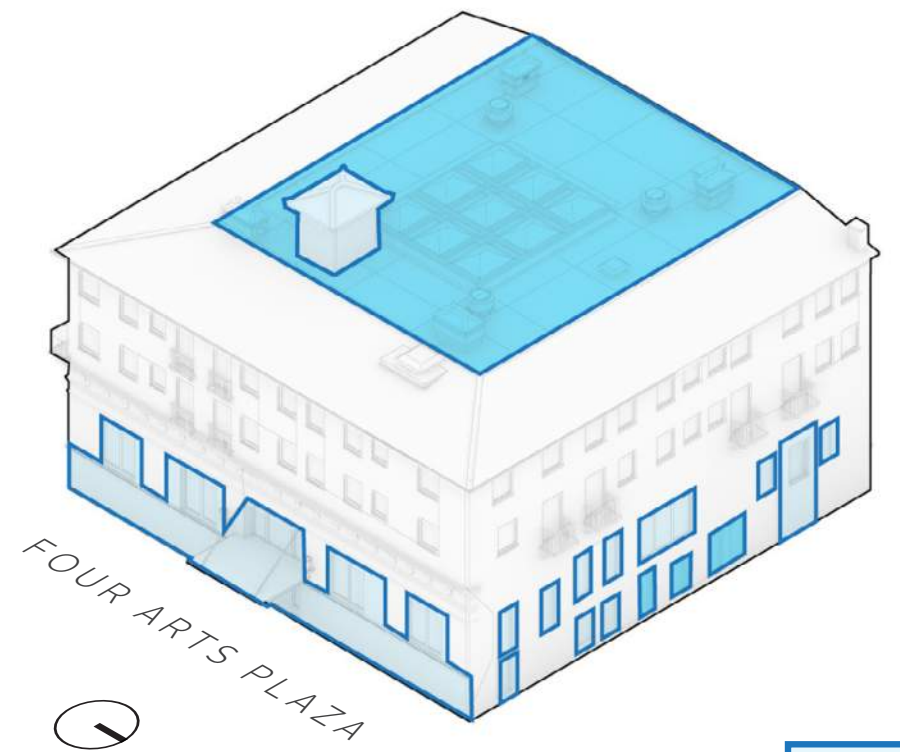


C-1.0.1

Final Submittal



VIEW FROM SOUTHWEST



VIEW FROM NORTHEAST

ADDED 1947
ADDED 1992

5 AXONOMETRIC DIAGRAMS OF BUILDING IN 1992

C-1.0.2 NTS - DRAWN BY BBB, 2023



4 PHOTOGRAPH OF EXTERIOR, SOUTHEAST CORNER, CIRCA 1947

C-1.0.2 NTS - COURTESY THE SOCIETY OF THE FOUR ARTS



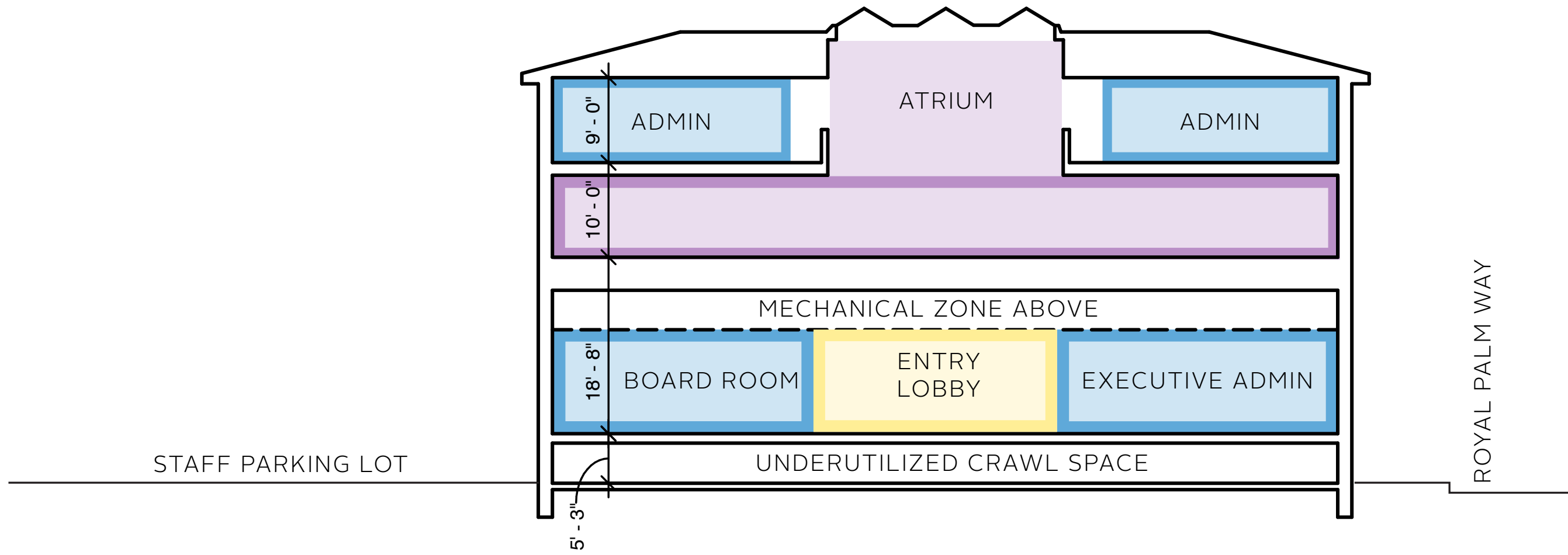
6 PHOTO - COMPLETED SECOND FLOOR READING ROOM, 1992

C-1.0.2 NTS - COURTESY LEWIS + ASSOCIATES



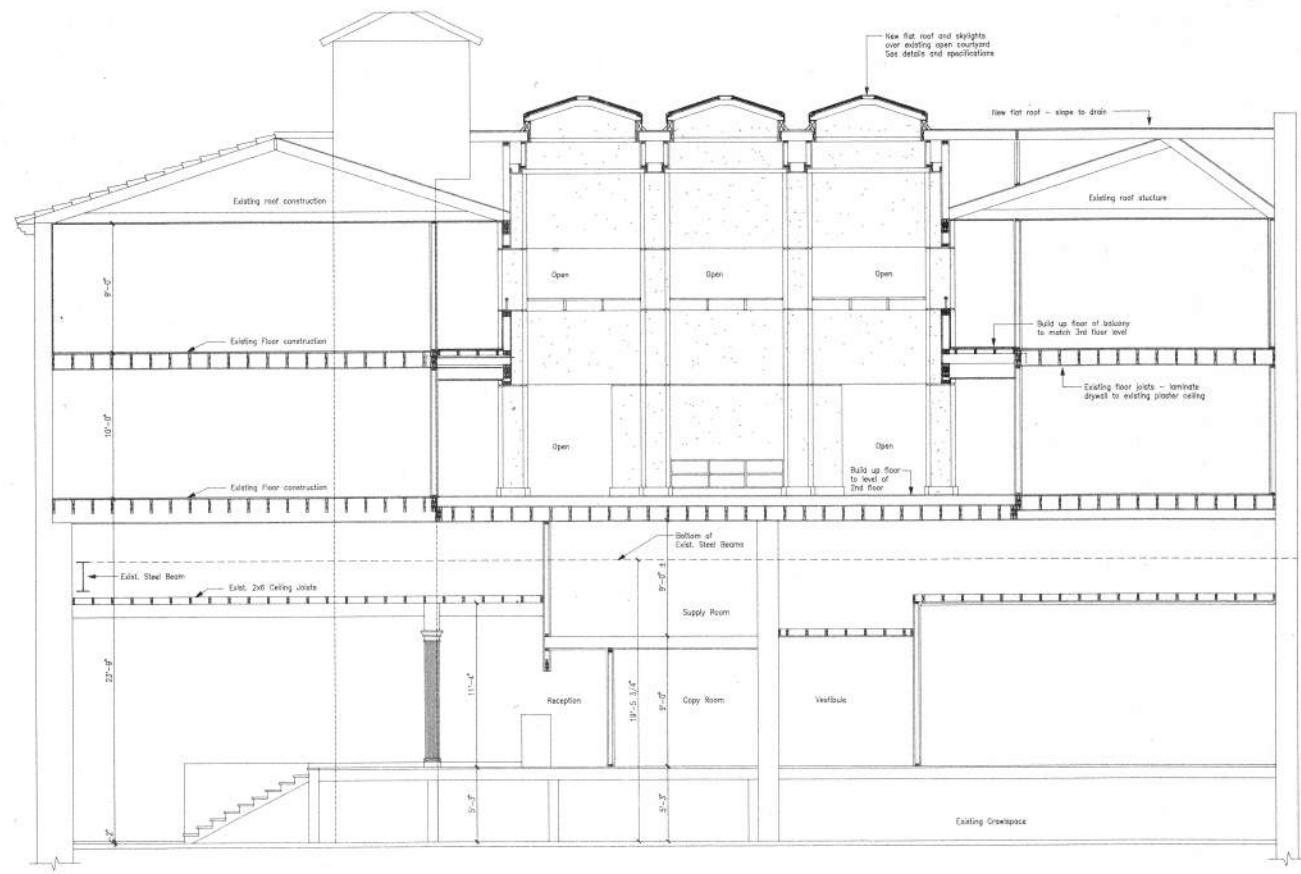
3 PHOTO - COURTYARD PRIOR TO DEMOLITION, 1992

C-1.0.2 NTS - COURTESY LEWIS + ASSOCIATES



2 SECTION DIAGRAM OF EXISTING CONDITIONS AFTER 1992 RENOVATION

C-1.0.2 NTS - DRAWN BY BBB, 2023



1 E-W SECTION LOOKING SOUTH - LEWIS + ASSOC., 1992

C-1.0.2 NTS - COURTESY THE SOCIETY OF THE FOUR ARTS ARCHIVES

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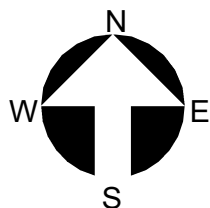
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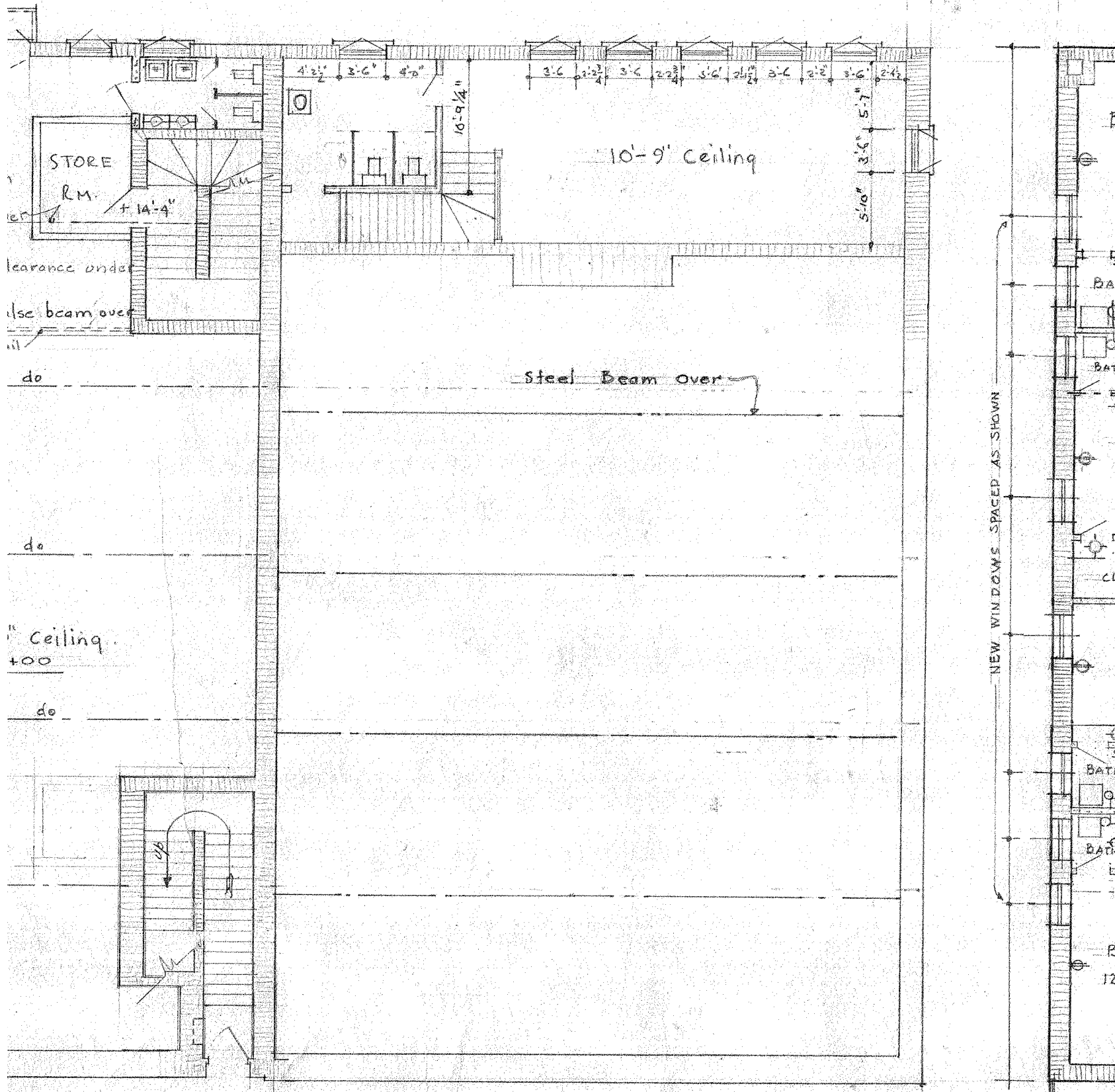
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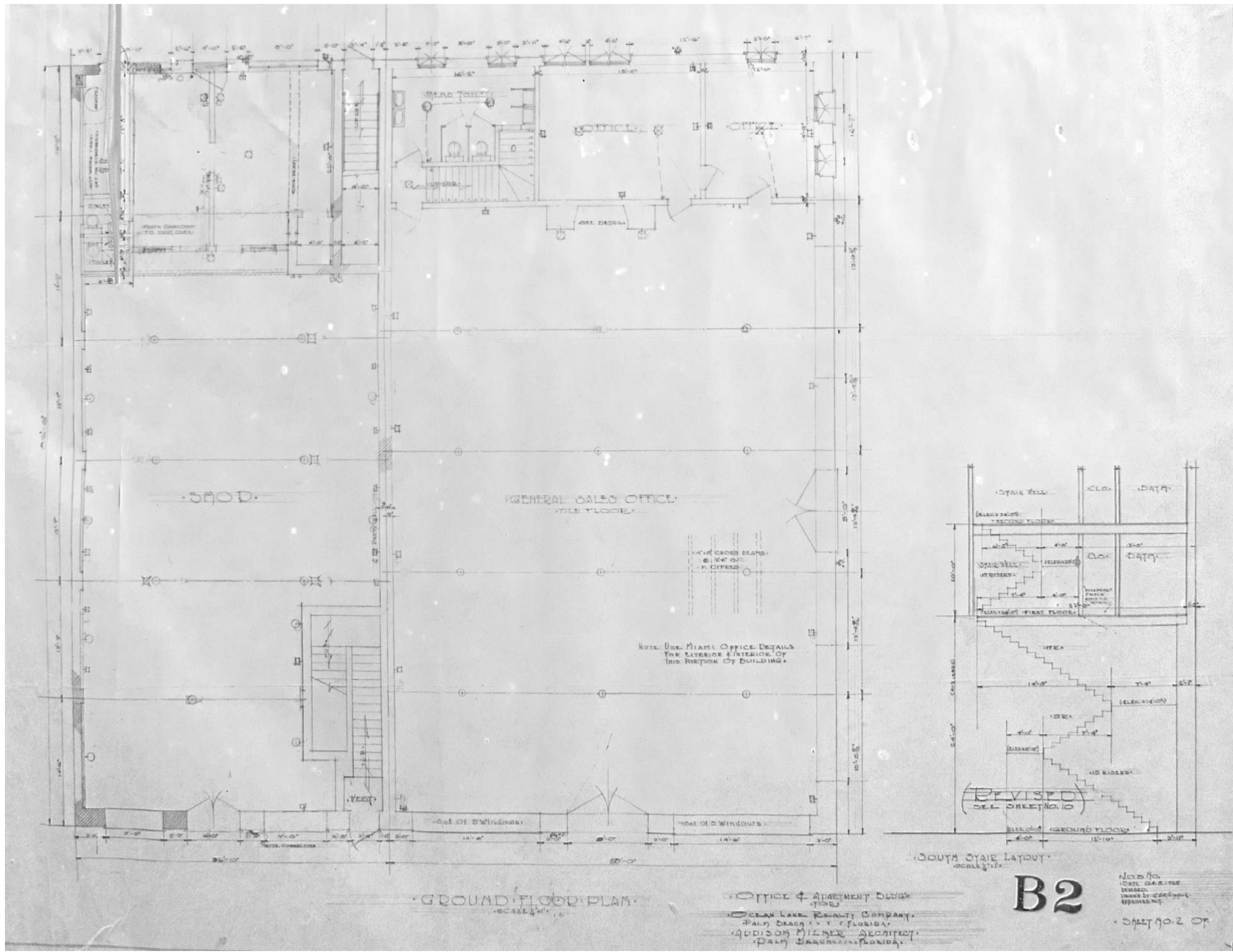


C-1.0.2
Final Submittal

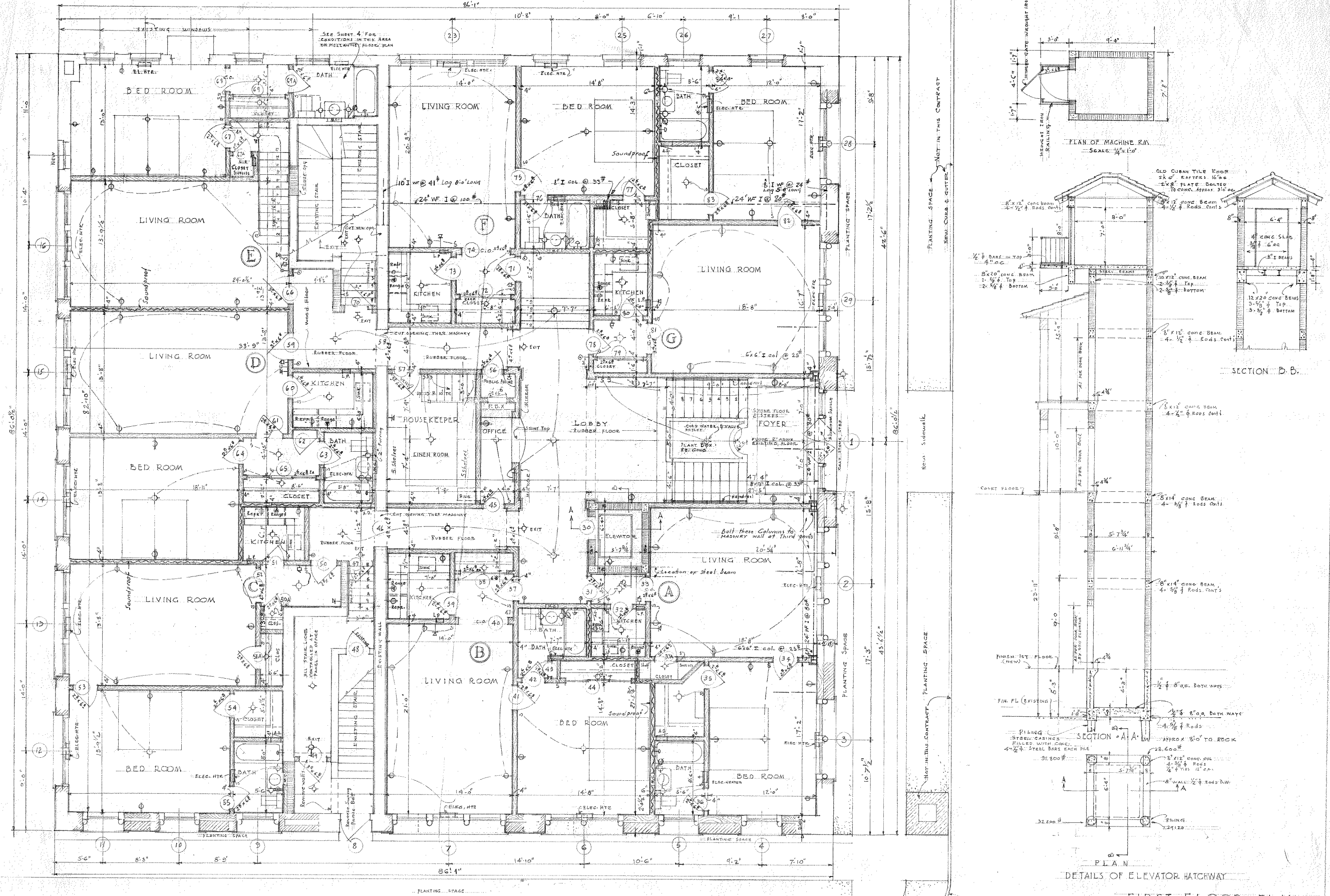
HISTORIC IMAGES/DIAGRAMS - 1992



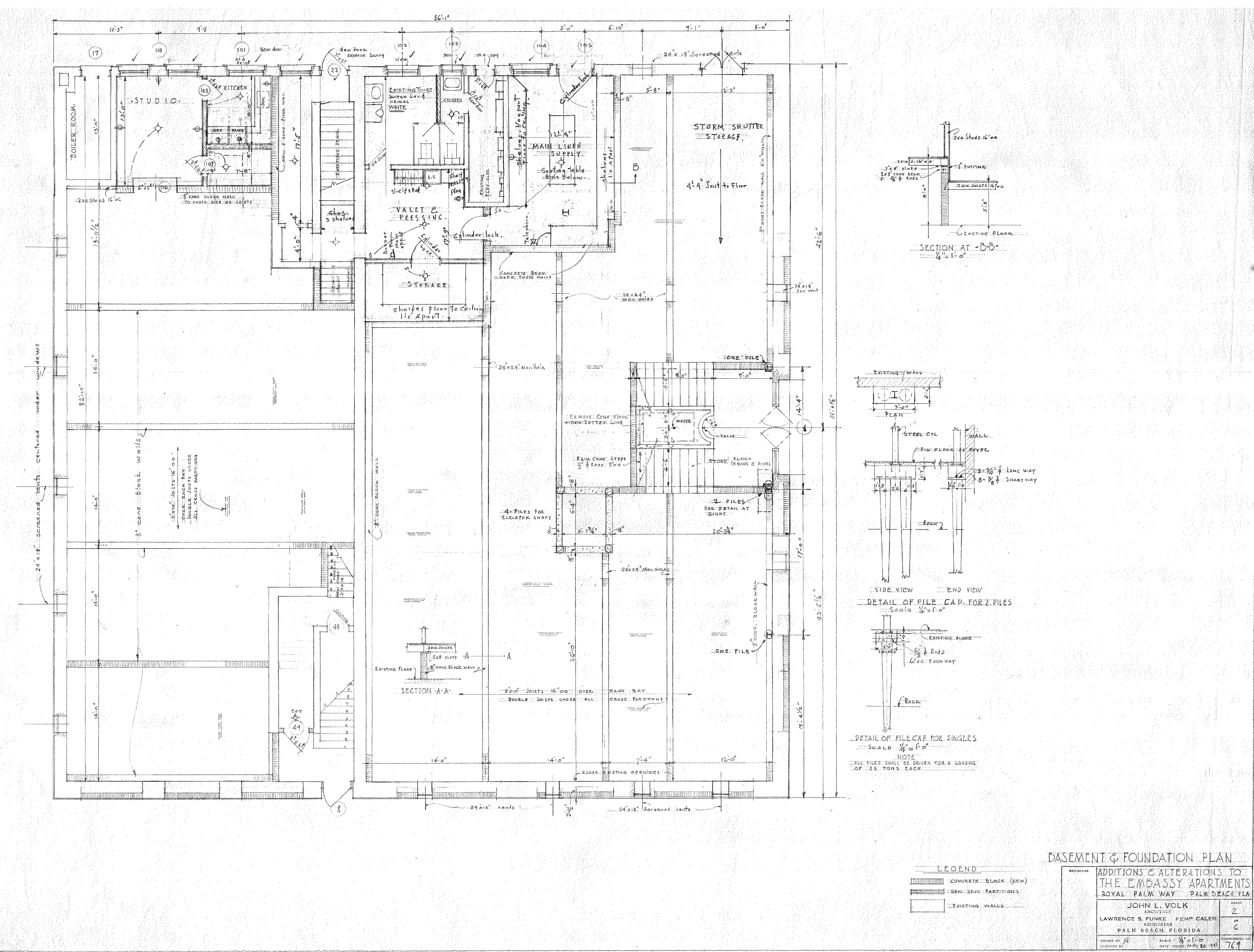
4 EXISTING CONDITIONS SURVEY PLAN OF 1925 MEZZANINE - DRAWN BY VOLK, 1947 (FULLY REMOVED IN 1947)
C-2.1.0 3/32" = 1'-0"



2 GROUND (FIRST) FLOOR PLAN - ADDISON MIZNER, 1925
C-2.1.0 3/32" = 1'-0"



3 RAISED FIRST FLOOR PLAN - JOHN VOLK, 1947
C-2.1.0 3/32" = 1'-0"



1 BASEMENT/CRAWL SPACE PLAN - JOHN VOLK, 1947
C-2.1.0 3/32" = 1'-0"

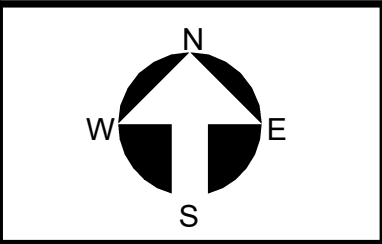
HISTORIC PLANS - GROUND/FIRST FLOOR (MIZNER, VOLK)

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C-2.1.0
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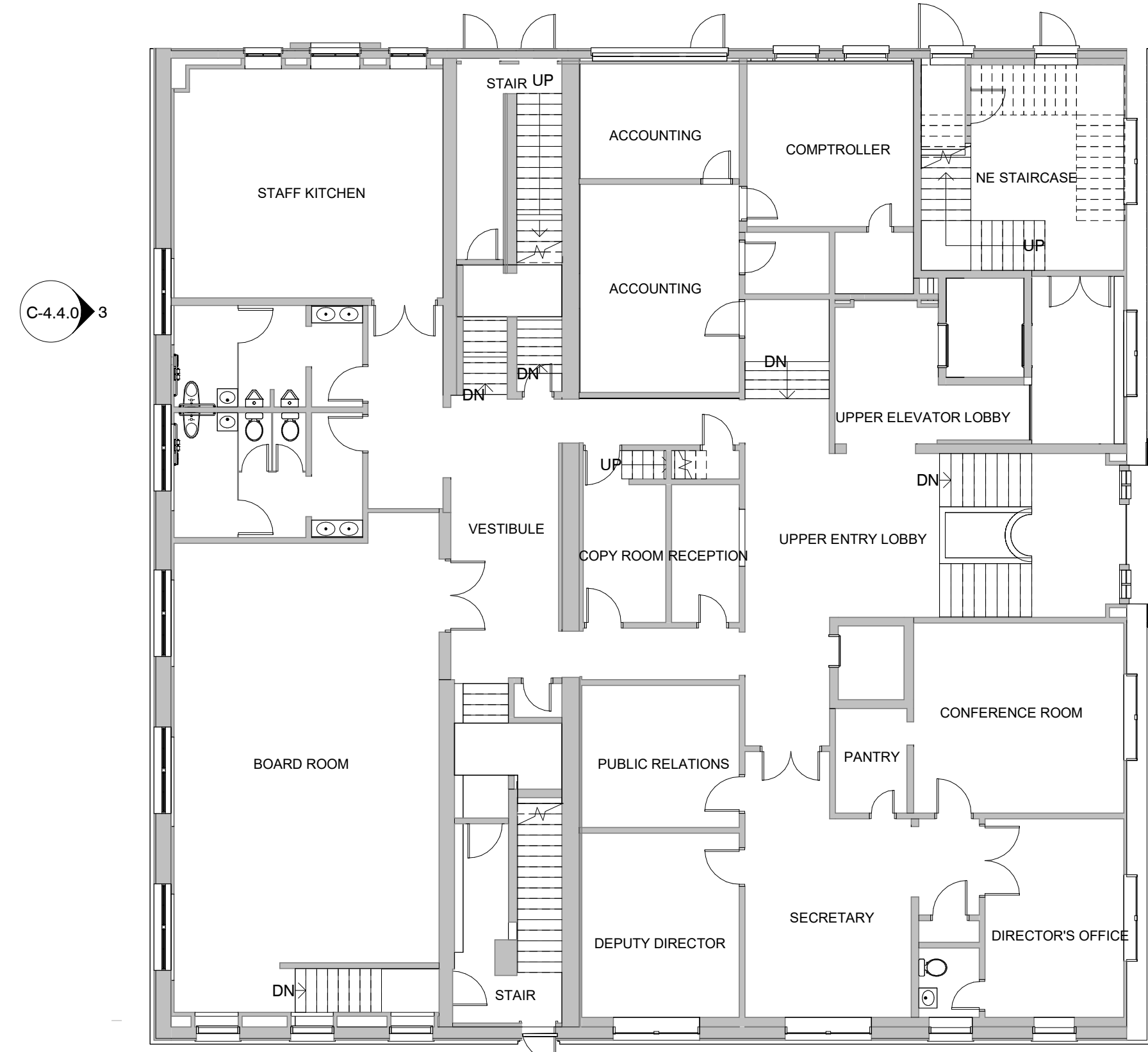
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C-4.1.1
3

C-4.1.0
2

C-4.4.0
3



1 EXISTING - FIRST FLOOR
C-2.1.1 3/32" = 1'-0"

2 C-4.2.0

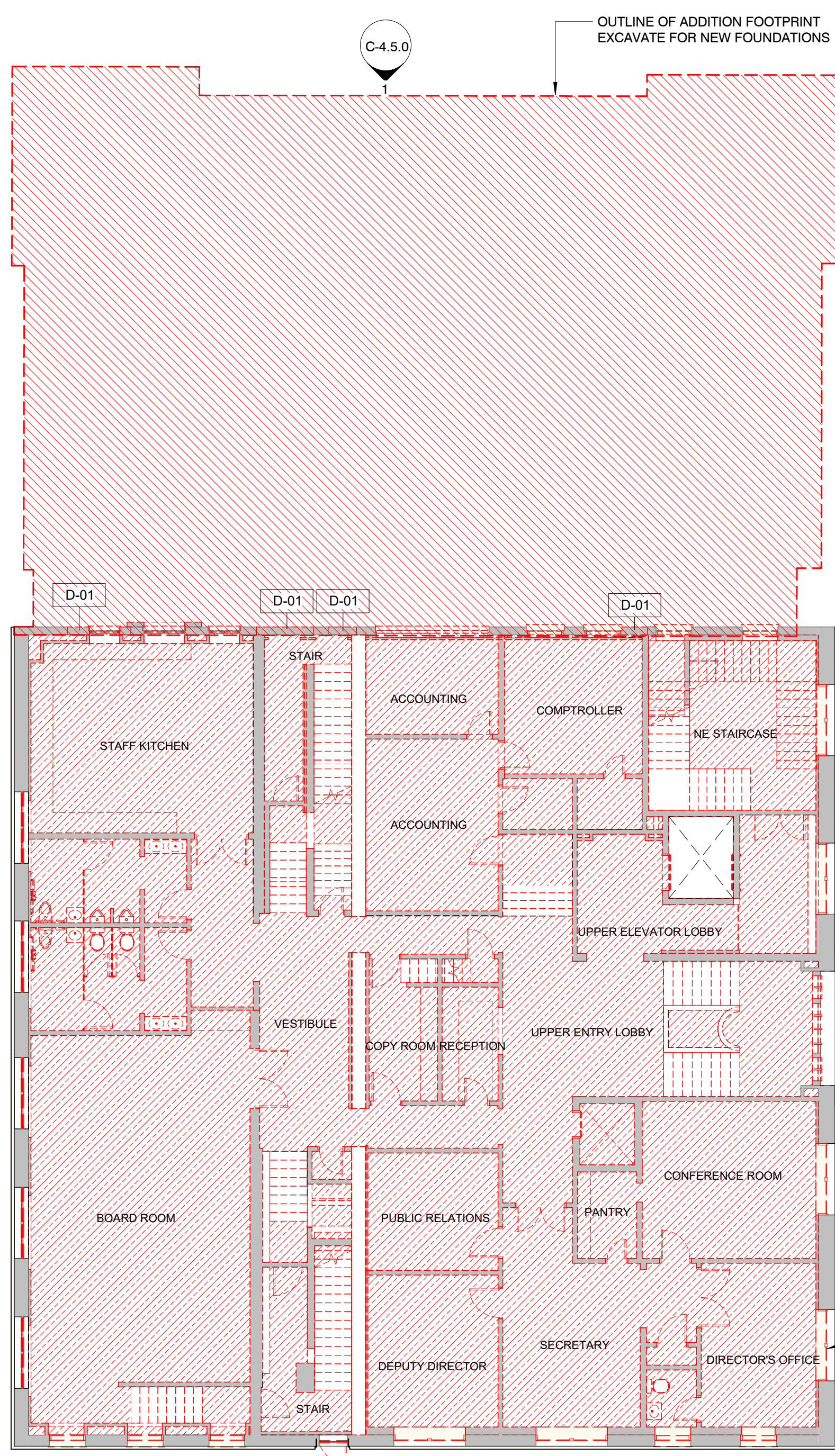
3 C-4.2.1

C-4.5.0
4

C-4.3.0
2

2 MATERIAL REMOVAL - FIRST FLOOR PLAN
C-2.1.1 3/32" = 1'-0"

C-4.5.0



2 C-4.5.0

REMOVE ALL
WINDOWS, TYP.

C-4.5.0
3

DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- WALLS TO BE REMOVED
- DOORS TO BE REMOVED
- STRUCTURAL SLAB TO BE REMOVED

C-4.1.1
2

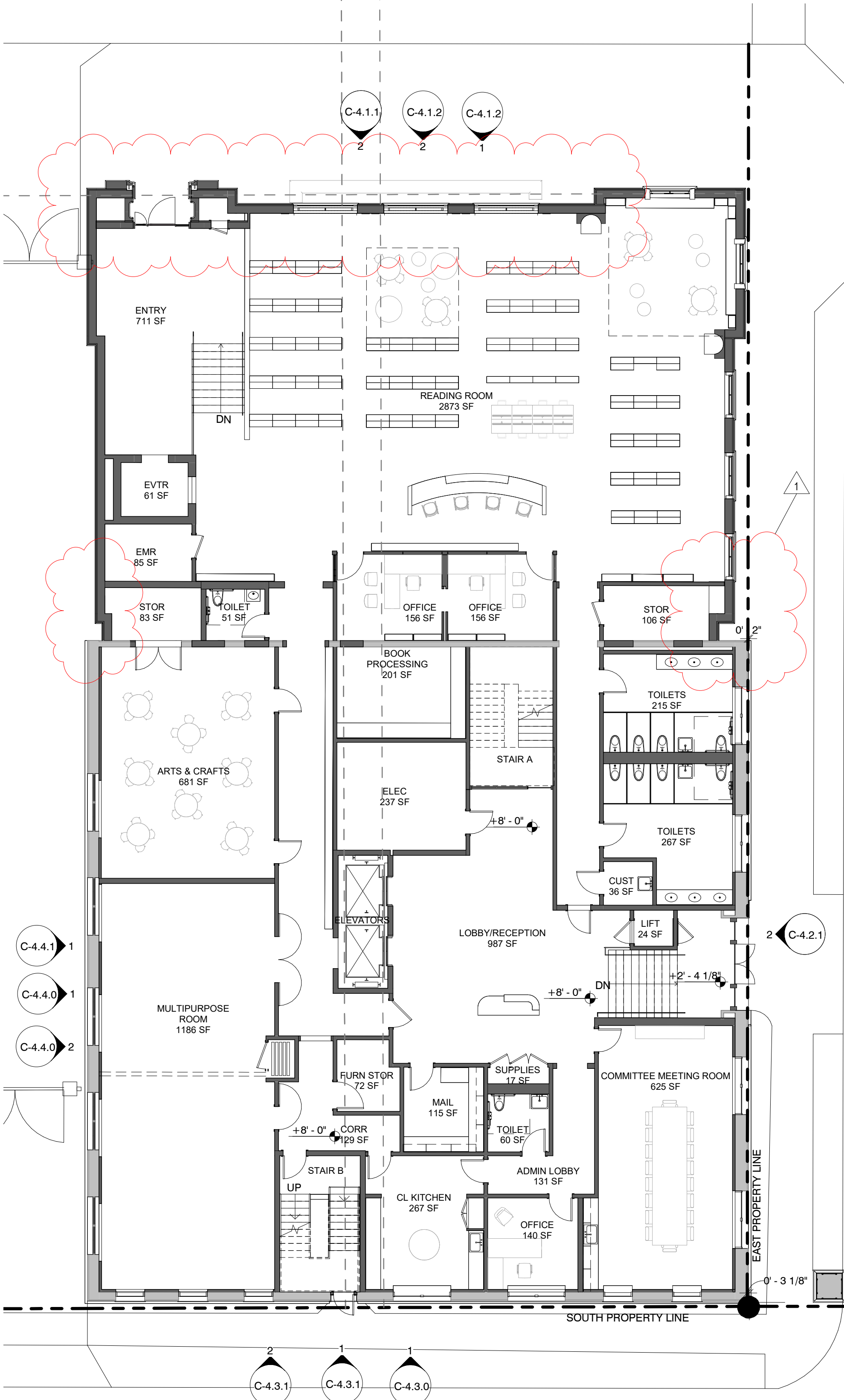
C-4.1.2
2

C-4.1.2
1

C-4.4.1
1

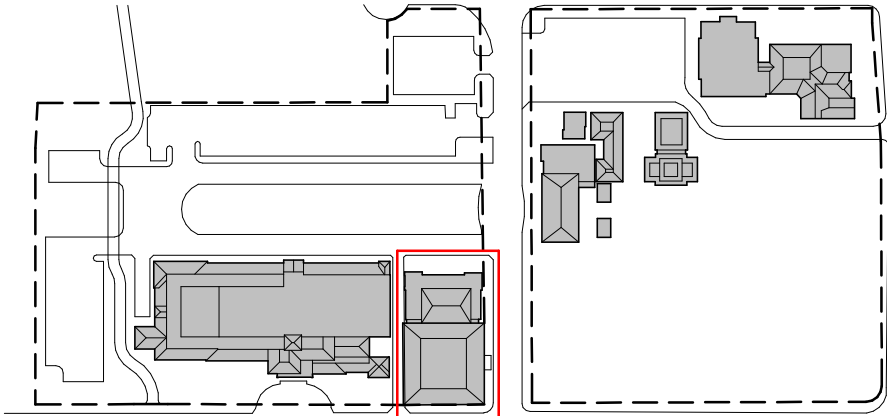
C-4.4.0
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C-4.4.0
2



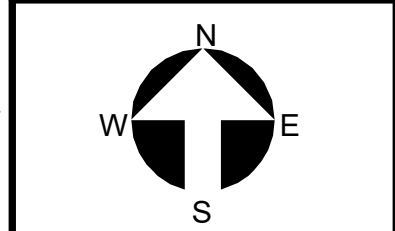
3 PROPOSED - FIRST FLOOR PLAN
C-2.1.1 3/32" = 1'-0"

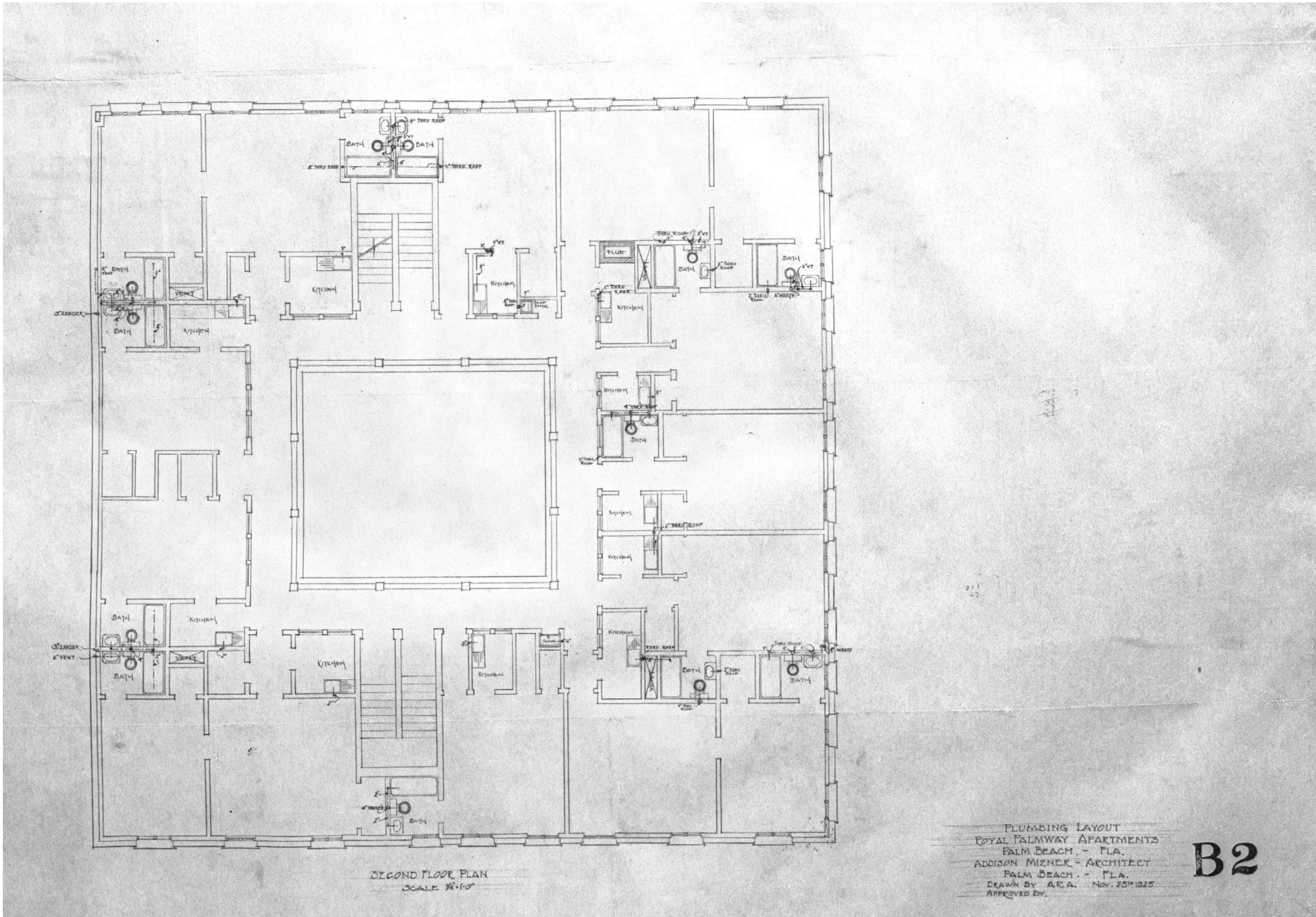
DEMOLITION & SALVAGE KEYNOTES	
KEYNOTE	DESCRIPTION
D-01	REMOVE PORTION OF MASONRY WALL FOR NEW OPENING



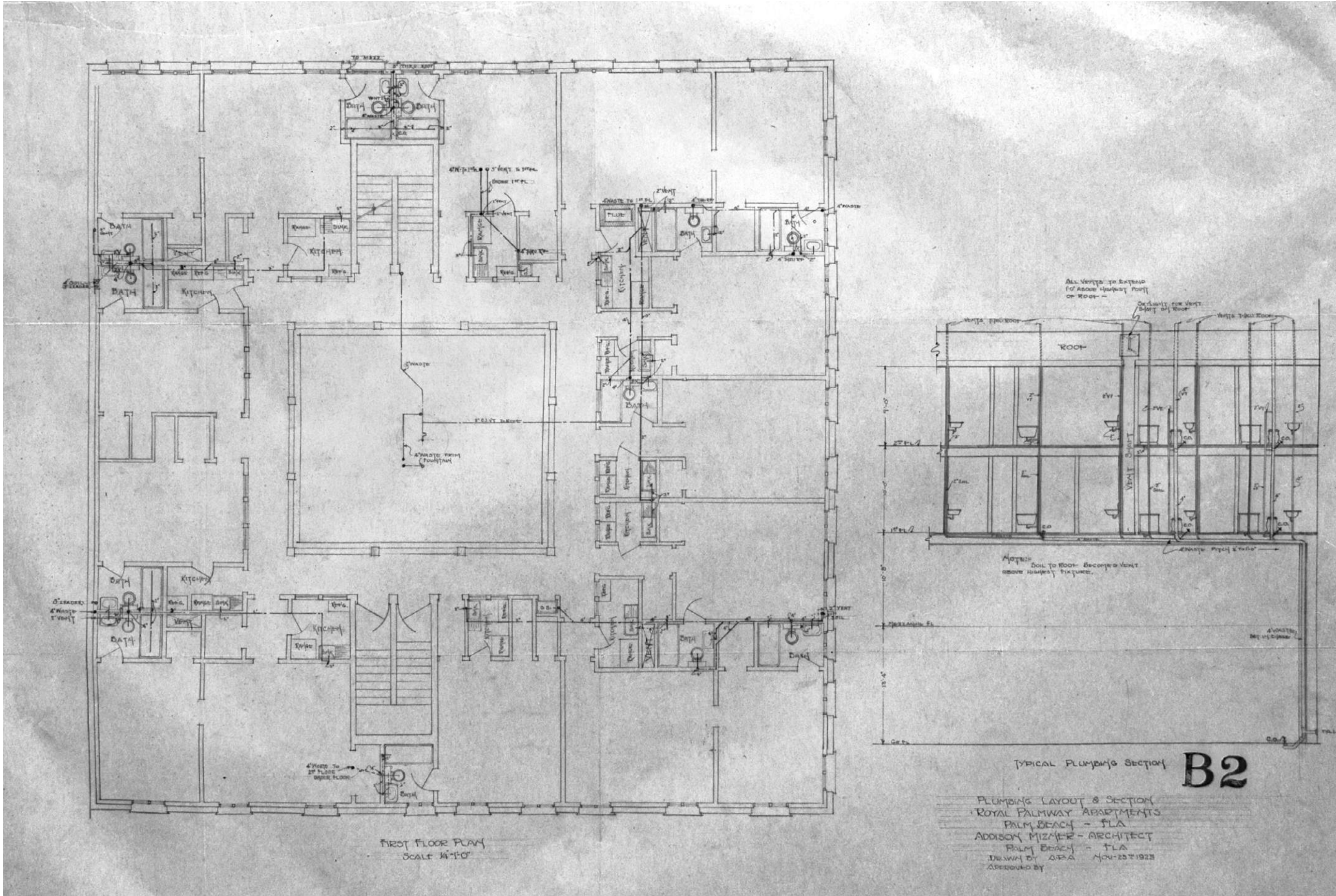
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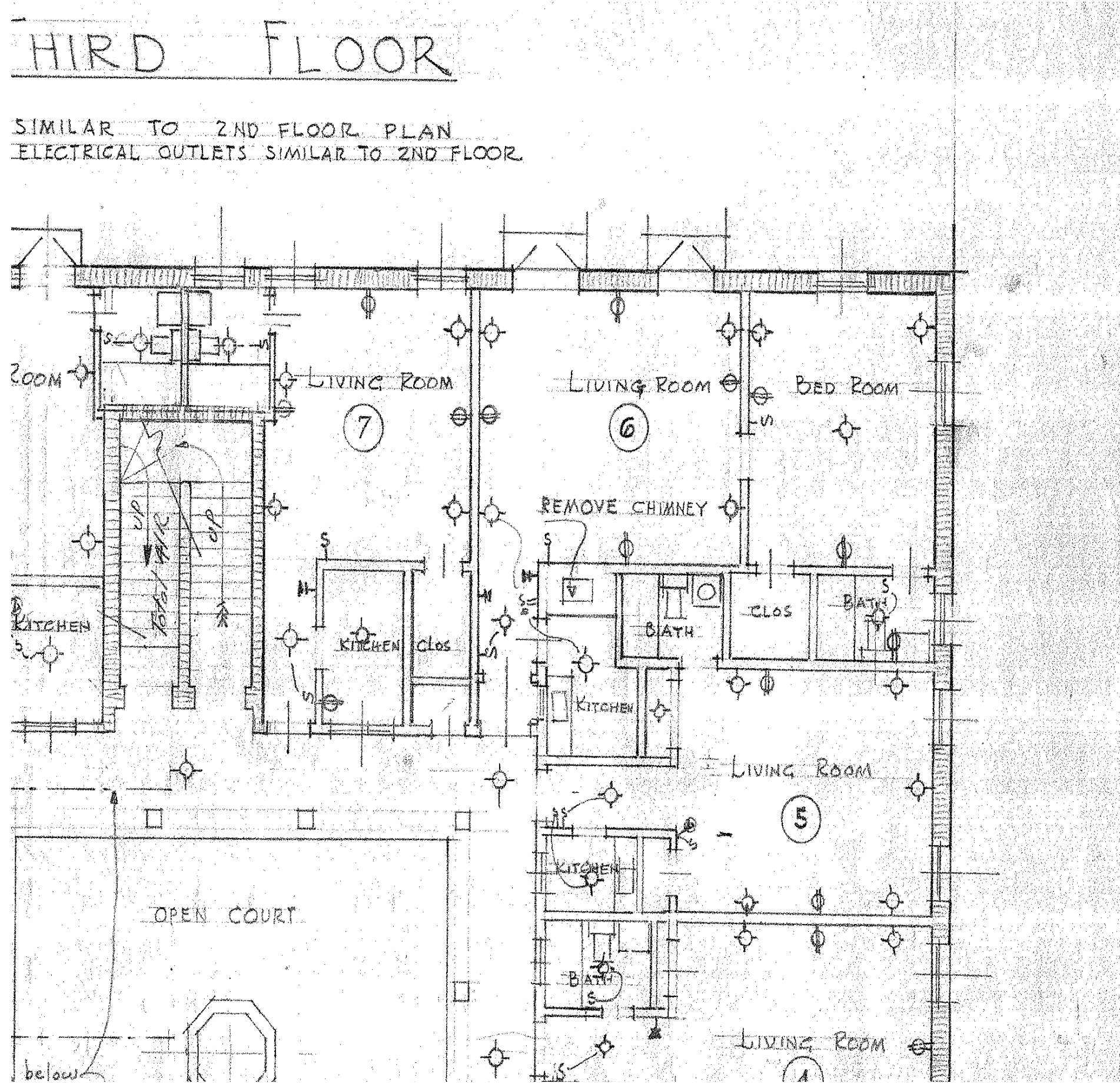




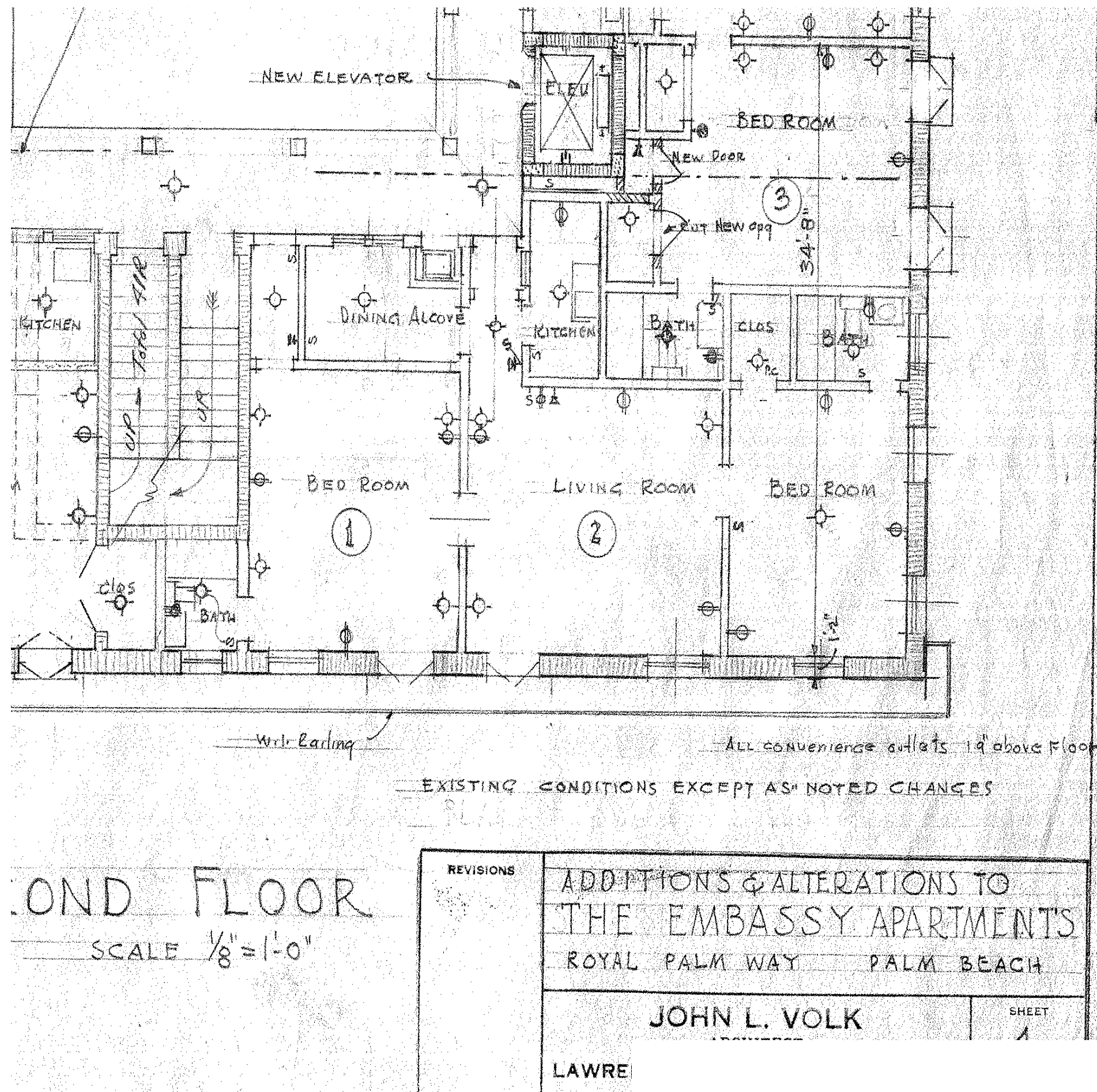
4 THIRD FLOOR PLAN - ADDISON MIZNER, 1925 (LABELED AS SECOND FLOOR PER EUROPEAN CONVENTION)
C-2.2.0 3/32" = 1'-0"



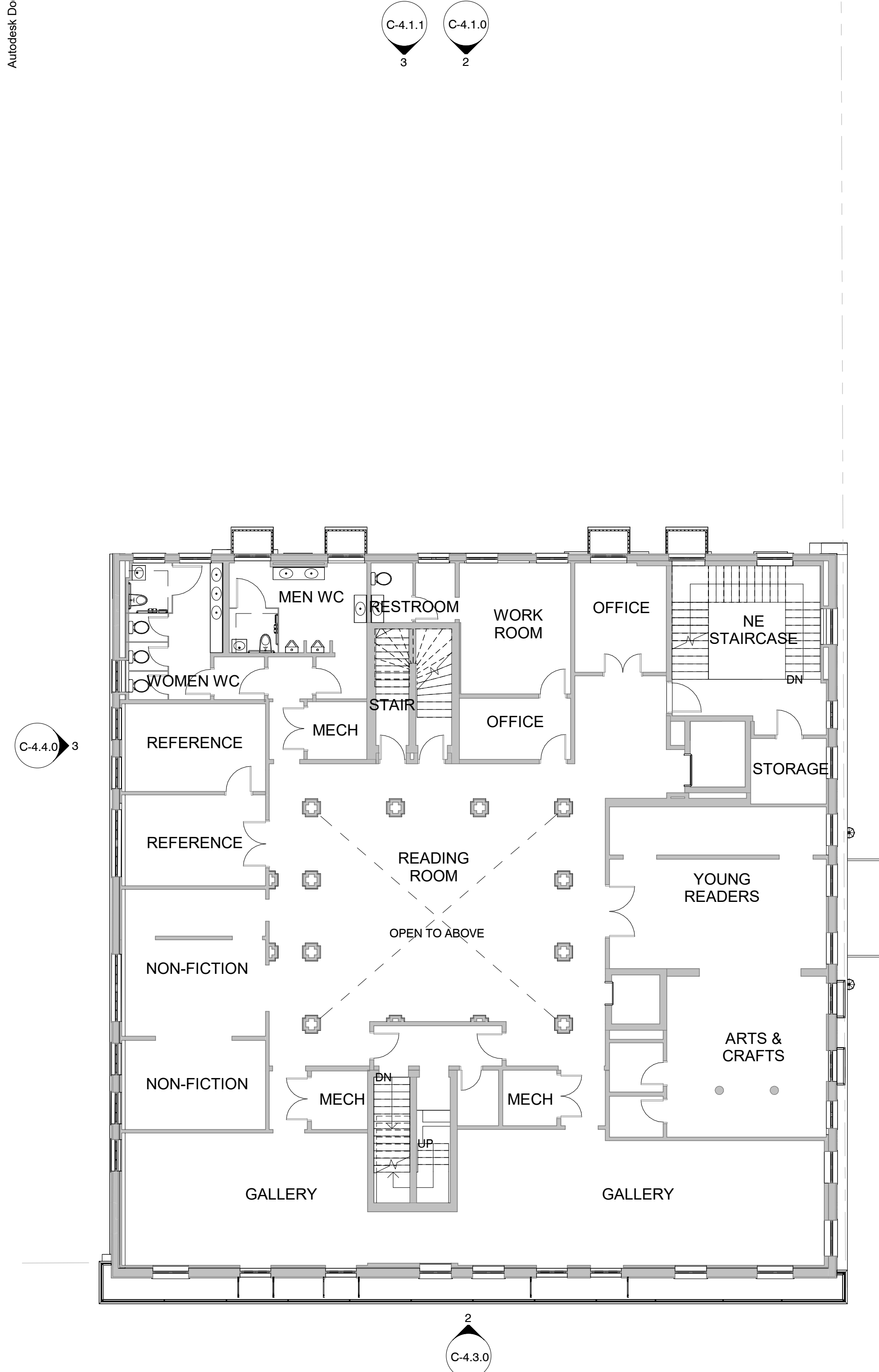
2 SECOND FLOOR PLAN - ADDISON MIZNER, 1925 (LABELED AS FIRST FLOOR PER EUROPEAN CONVENTION)
C-2.2.0 3/32" = 1'-0"



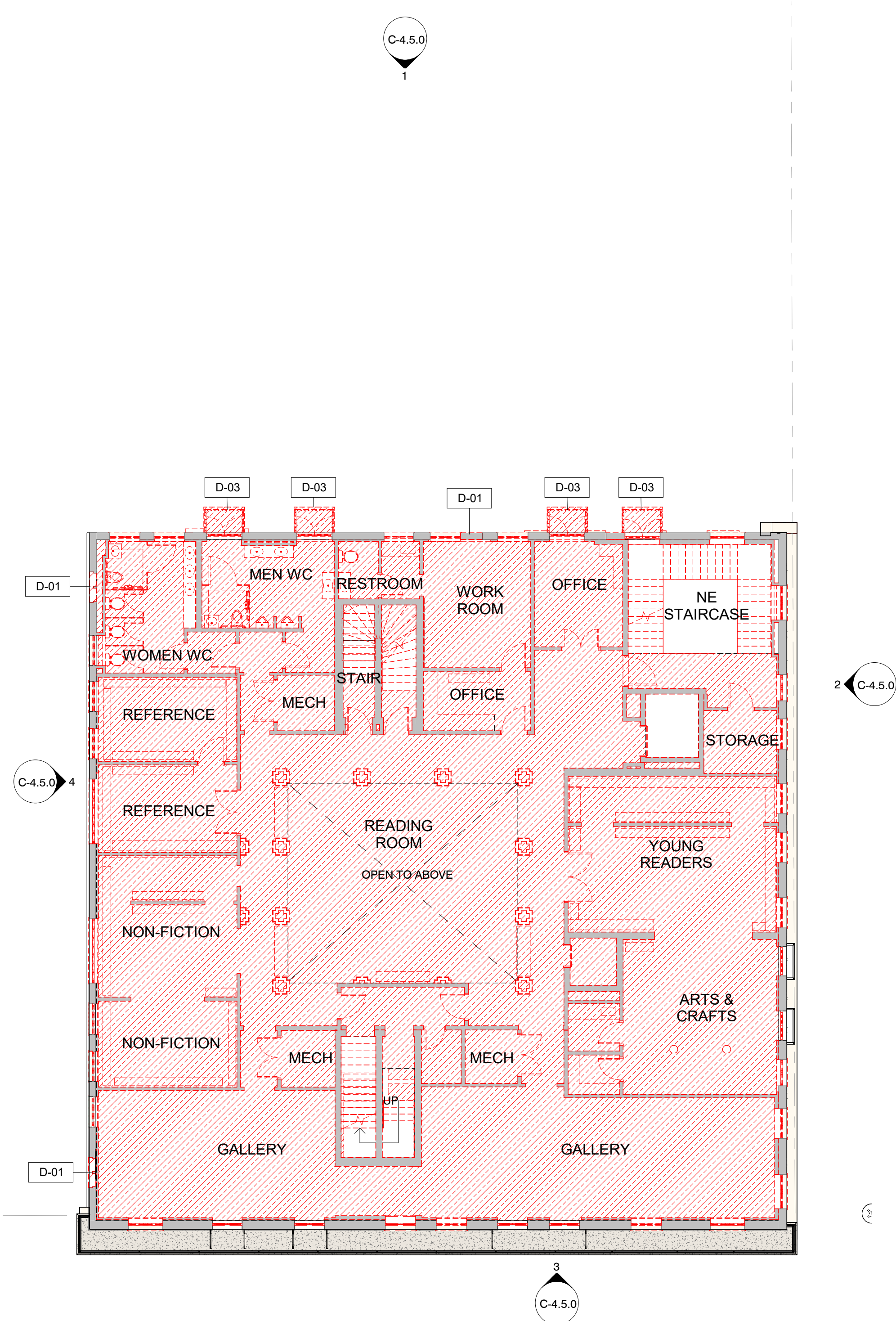
3 THIRD FLOOR PLAN - JOHN VOLK, 1947
C-2.2.0 3/32" = 1'-0"



1 SECOND FLOOR PLAN - JOHN VOLK, 1947
C-2.2.0 3/32" = 1'-0"



1 EXISTING PLAN - SECOND FLOOR
C-2.2.1 3/32" = 1'-0"



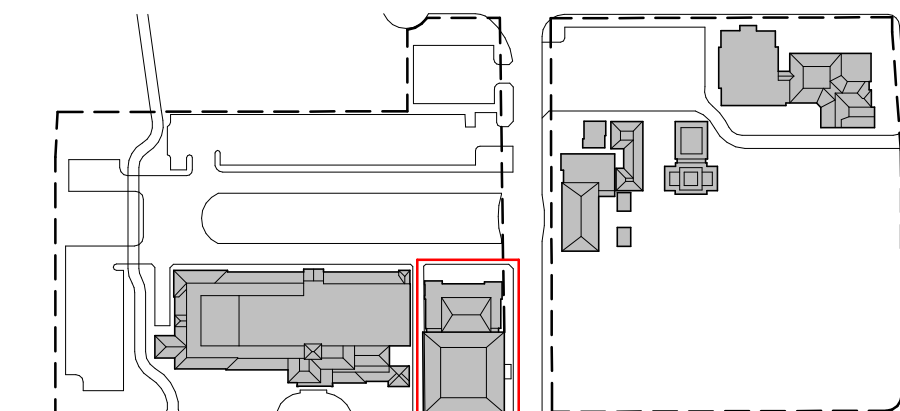
2 MATERIAL REMOVAL PLAN SECOND FLOOR PLAN
C-2.2.1 3/32" = 1'-0"

DEMOLITION LEGEND	
	EXISTING CONSTRUCTION TO REMAIN
	WALLS TO BE REMOVED
	DOORS TO BE REMOVED
	STRUCTURAL SLAB TO BE REMOVED



3 PROPOSED SECOND FLOOR PLAN
C-2.2.1 3/32" = 1'-0"

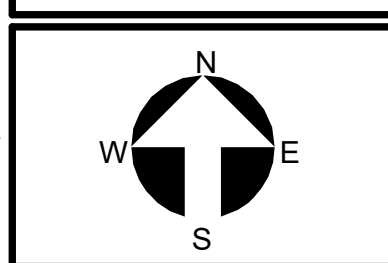
DEMOLITION & SALVAGE KEYNOTES	
KEYNOTE	DESCRIPTION
D-01	REMOVE PORTION OF MASONRY WALL FOR NEW OPENING
D-03	REMOVE BALCONIES AND ASSOCIATED METAL GUARDRAILS.



EXISTING, MATERIAL REMOVAL, PROPOSED PLANS - SECOND FLOOR

REVISIONS	
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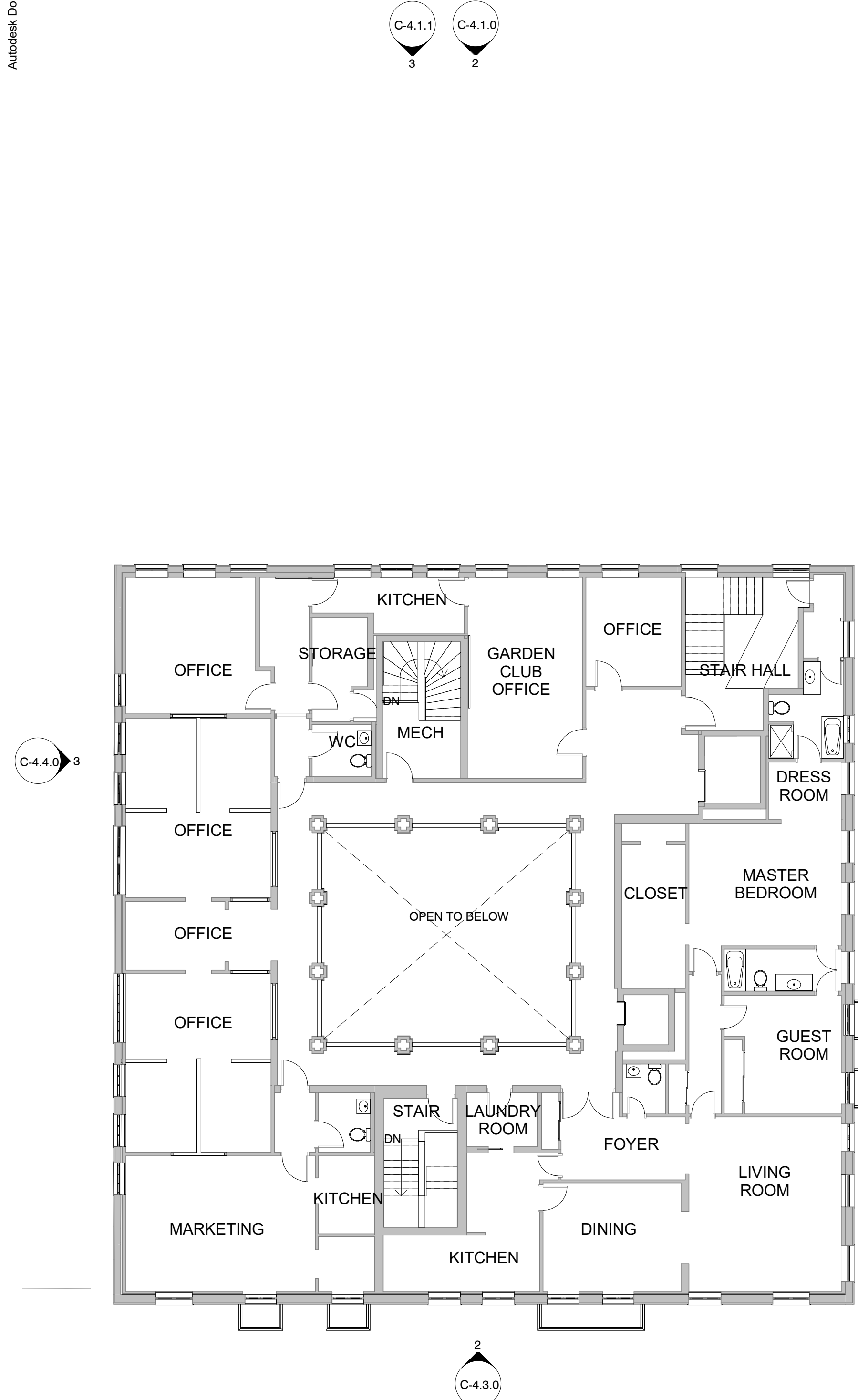
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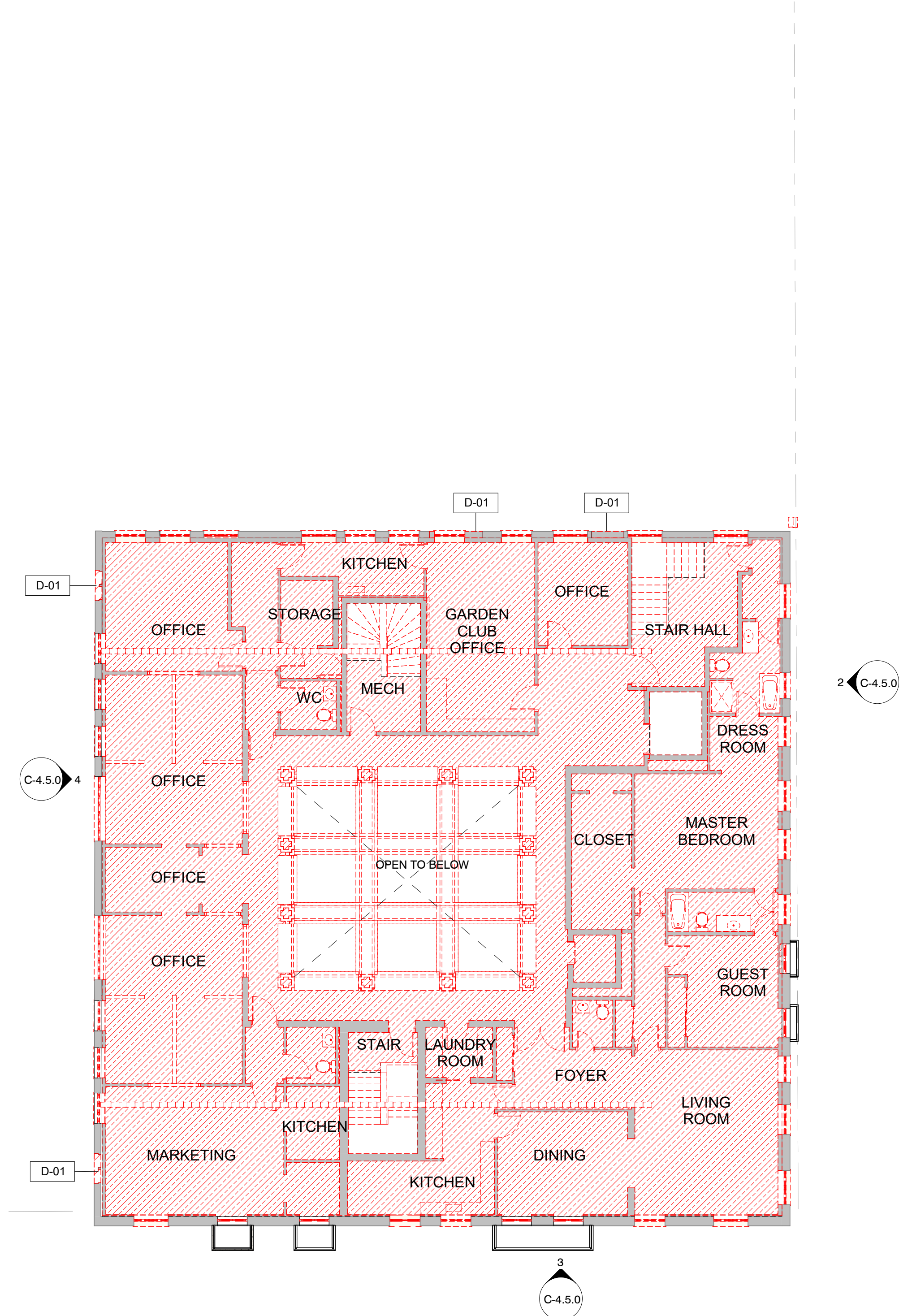
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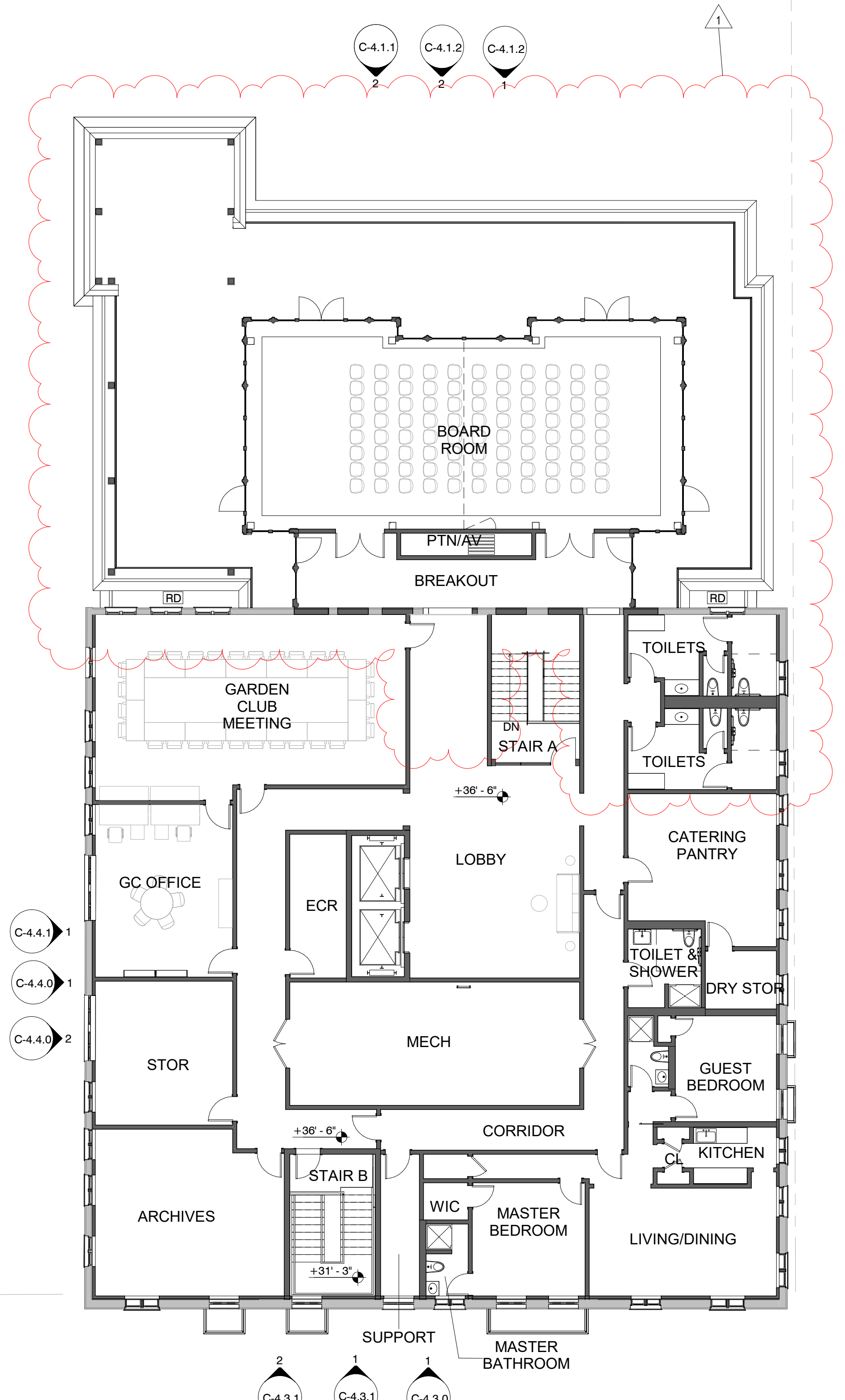
1 EXISTING PLAN - THIRD FLOOR
C-2.3.0 3/32" = 1'-0"



2 MATERIAL REMOVAL PLAN THIRD FLOOR PLAN
C-2.3.0 3/32" = 1'-0"

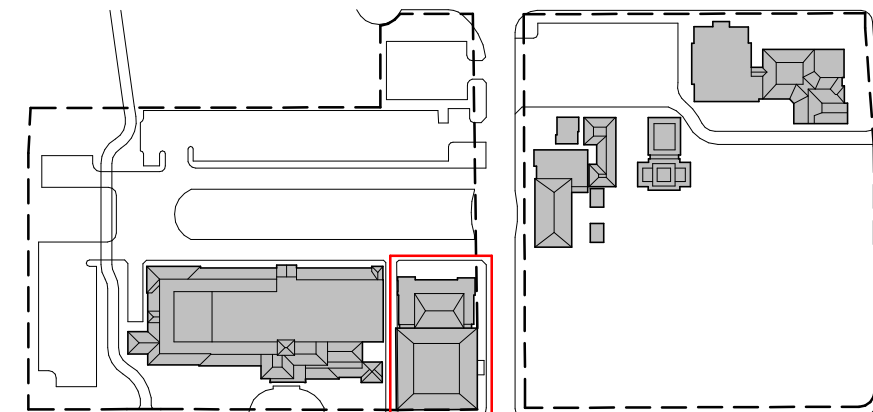
DEMOLITION LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- WALLS TO BE REMOVED
- DOORS TO BE REMOVED
- STRUCTURAL SLAB TO BE REMOVED



3 THIRD FLOOR PLAN
C-2.3.0 3/32" = 1'-0"

DEMOLITION & SALVAGE KEYNOTES	
KEYNOTE	DESCRIPTION
D-01	REMOVE PORTION OF MASONRY WALL FOR NEW OPENING



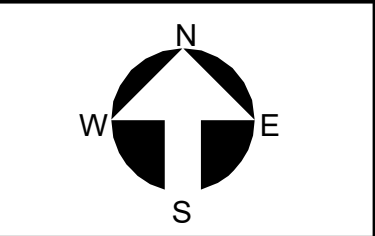
EXISTING, MATERIAL REMOVAL, PROPOSED PLANS - THIRD FLOOR

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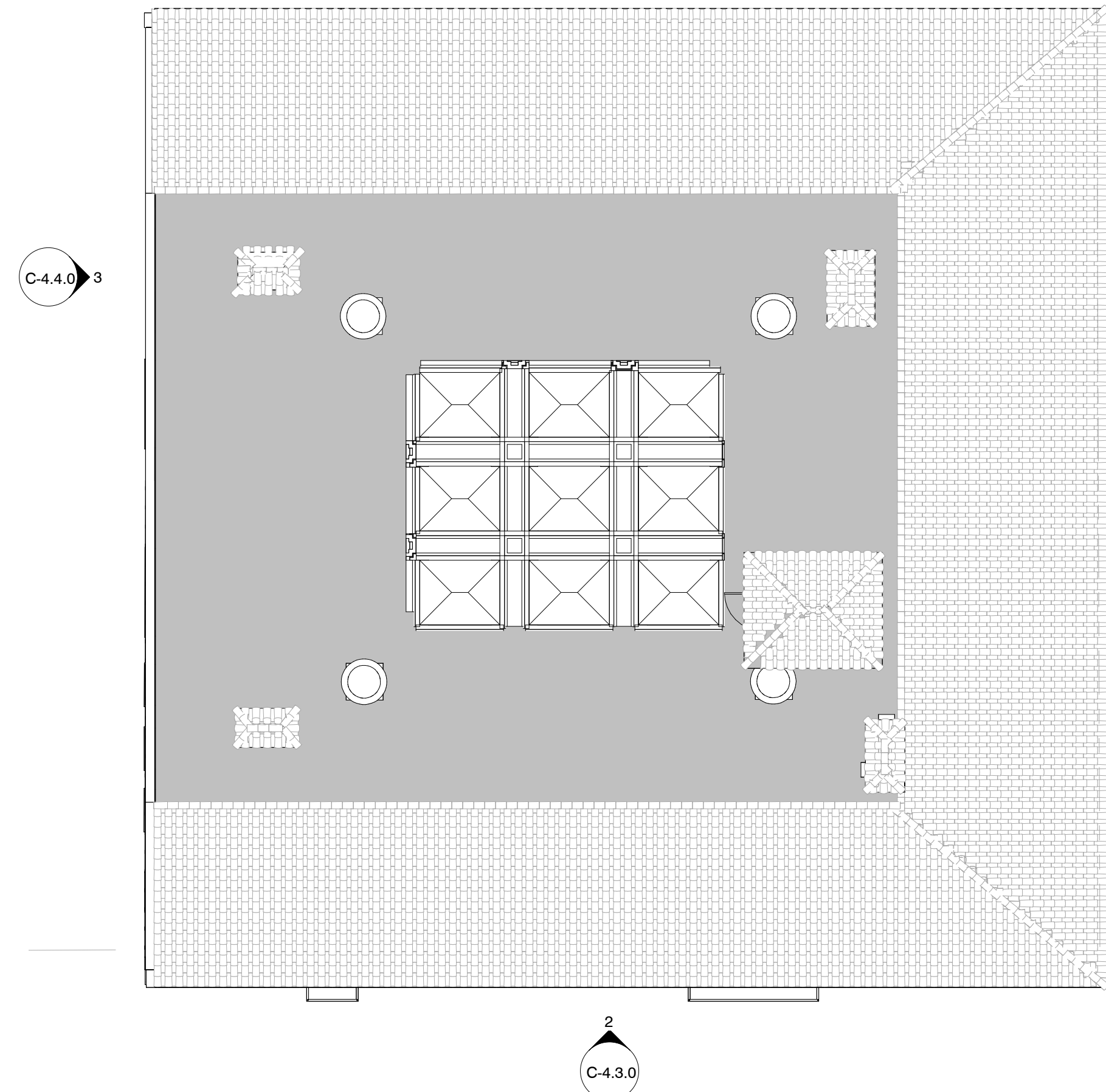
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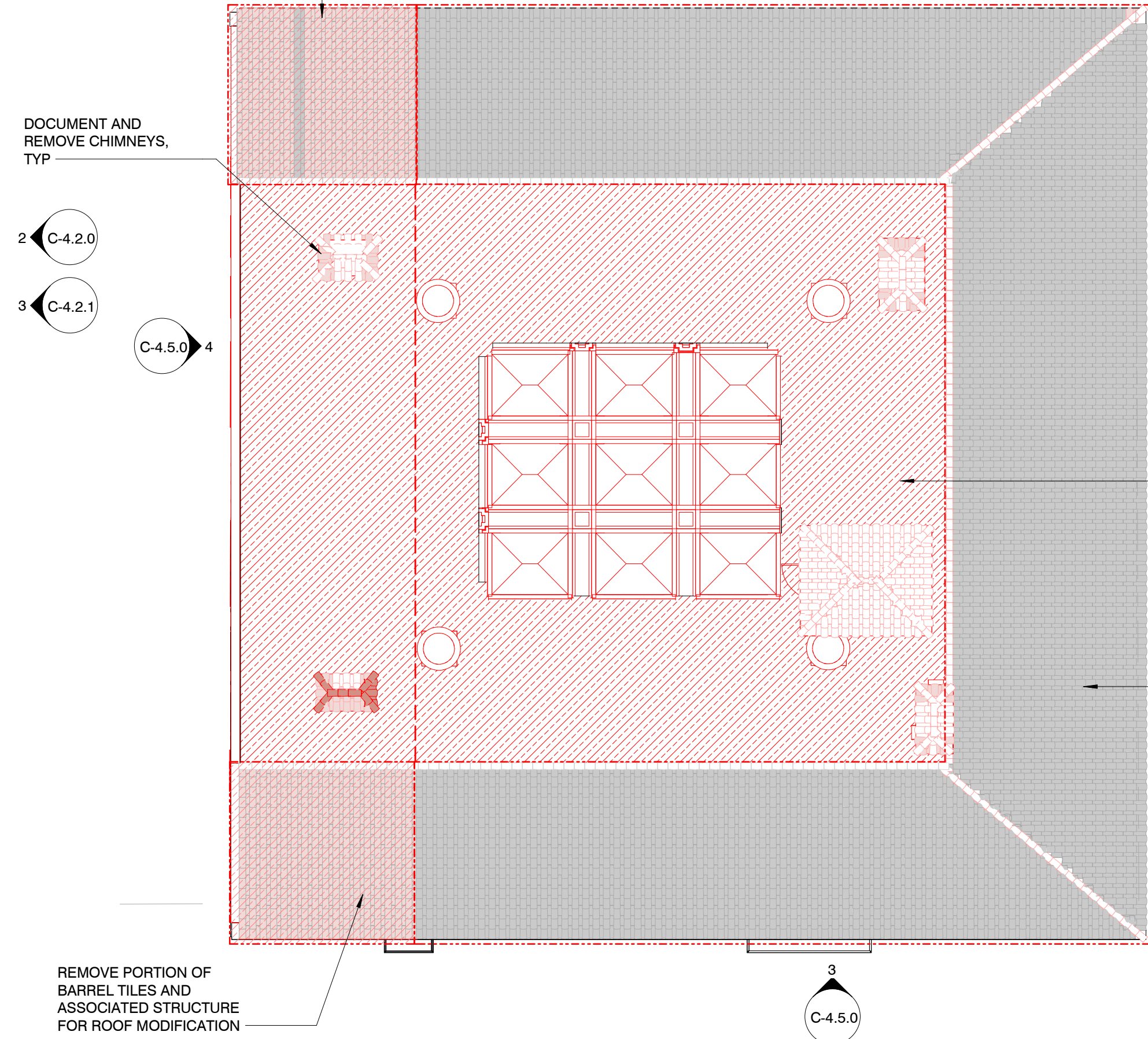
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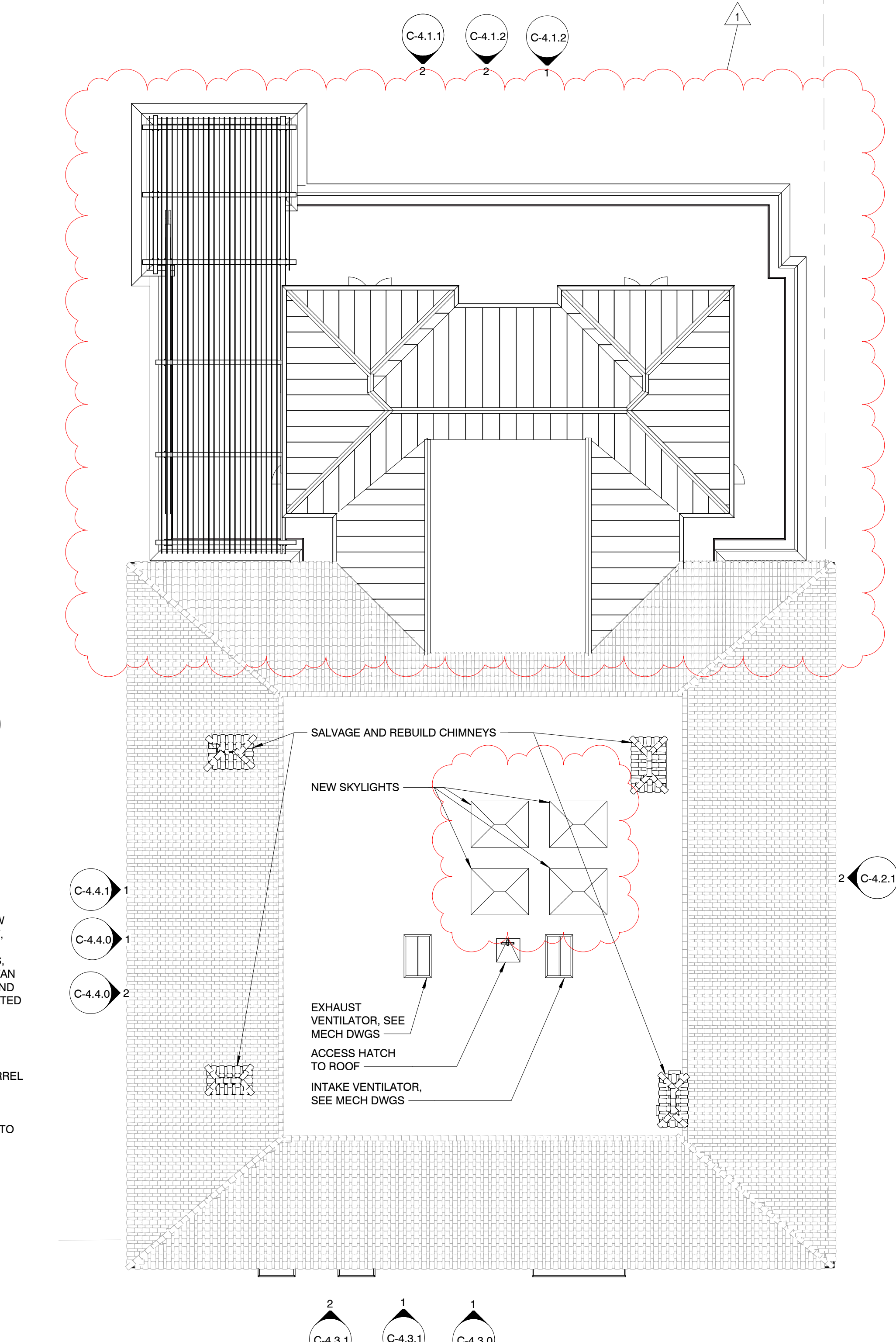


1 EXISTING PLAN - ROOF
C-3.1.1' 3/32" = 1'-0"



2 MATERIAL REMOVAL ROOF PLAN
C-3.1.1' 3/32" = 1'-0"

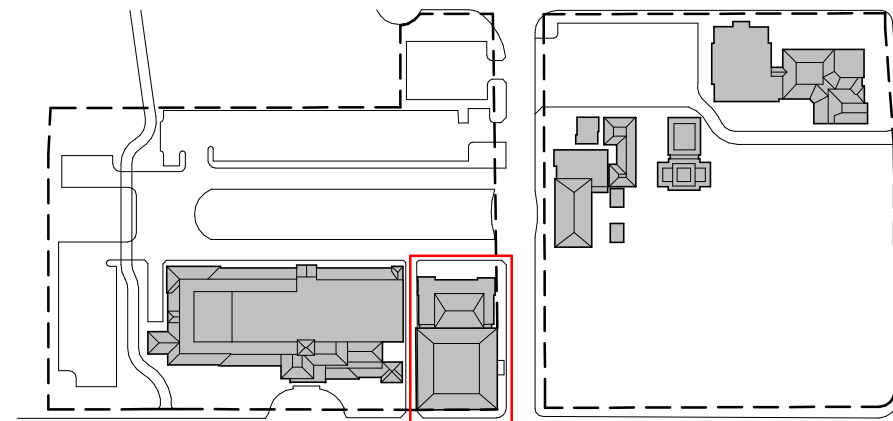
- LEGEND**
- EXISTING ROOF AND ASSOCIATED STRUCTURAL FRAMING TO BE REMOVED
 - EXISTING ROOF FINISH TO BE REMOVED; ASSOCIATED STRUCTURAL DECK AND FRAMING TO REMAIN
 - EXTENT OF AREA TO BE RETAINED BUT OBSCURED BY OVERBUILD



3 PROPOSED ROOF PLAN
C-3.1.1' 3/32" = 1'-0"

TABULATION OF REMOVALS - ROOF

TOTAL EXISTING ROOF AREA (SF)	7,967
ROOF AREA TO BE REMOVED, INCL. STRUCTURE (SF)	4,428
% OF ROOF AREA TO BE REMOVED	55.6%
AREA OF EXISTING ROOF TO BE CONCEALED BY NEW CONSTRUCTION	0



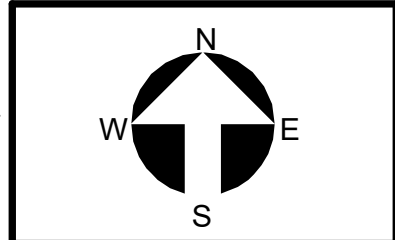
EXISTING, MATERIAL REMOVAL, PROPOSED PLANS - ROOF

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Project Manager: Checker



C-3.1.1
Final Submittal

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