

DEMOLITION GENERAL NOTES:

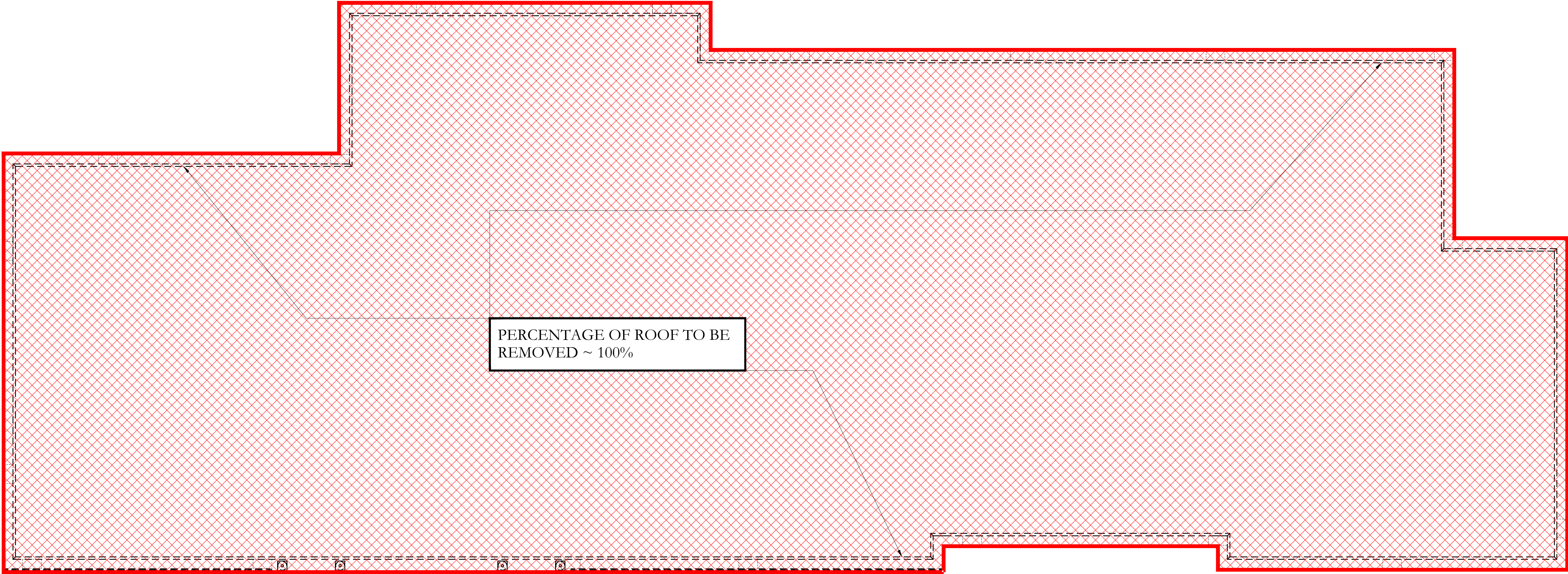
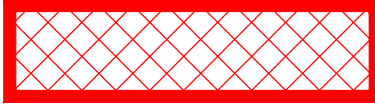
1. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SCOPE OF THE PROJECT AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS AT THE JOB SITE.
2. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR AND/OR OWNER SHALL PERFORM SURVEY(S) AND, IF NECESSARY, REMEDIATION OF EXISTING MATERIALS PER APPLICABLE CODES AND REGULATIONS.
3. PRIOR TO COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL DISCONNECT ALL ELECTRICAL, WATER, GAS, OR ANY OTHER UTILITY SERVICES AS REQUIRED.
4. THE CONTRACTOR SHALL REPORT ALL IRREGULARITIES AND DISCREPANCIES TO THE ARCHITECT **BEFORE** PROCEEDING WITH THE WORK.

5. THE CONTRACTOR SHALL SECURE THE NECESSARY DEMOLITION, REMEDIATION, AND/OR OTHER PERMITS AS REQUIRED BY CITY, COUNTY, AND STATE GOVERNMENT AGENCIES TO PERFORM DEMOLITION AND/ OR REMEDIATION WORK.
6. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE CODES AND ORDINANCES.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION THAT IS TO REMAIN; INCLUDING BUT NOT LIMITED TO FINISHES, EQUIPMENT, AND UTILITY LINES (ELECTRICAL, WATER, GAS, ETC), AND REPAIR AND REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUB-CONTRACTORS, AT NO ADDITIONAL COST TO THE OWNER.
8. THE CONTRACTOR SHALL PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS IN SUCH A MANNER AS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY. HE SHALL MITIGATE THE AMOUNT OF DUST, DEBRIS, AND NOISE RESULTING FROM DEMOLITION

- OPERATIONS AND SUBSEQUENT WORK, AND SHALL LEAVE THE JOBSITE DAILY IN A CLEAN AND ACCEPTABLE MANNER.
9. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION NOT REQUIRED FOR REUSE OR REINSTALLATION, INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, FLOORS, CEILINGS, ELECTRICAL, MECHANICAL, PLUMBING, GAS, AND RELATED EQUIPMENT.
10. THE CONTRACTOR SHALL REMOVE MASONRY IN SMALL SECTIONS, AND SHALL UTILIZE BRACING AND SHORING WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.
11. ALL BUILDING FOUNDATIONS (FOOTINGS AND STEM WALLS), MASONRY WALLS, FLOOR SLABS, AND HEADER/TIE BEAMS SHALL BE RETAINED IN PLACE, WITH THE ONLY EXCEPTIONS AT THOSE EXTERIOR WALLS THAT ARE INDICATED TO BE REMOVED IN THEIR ENTIRETY.

ROOF DEMOLITION KEY:

EXISTING ROOF TO BE REMOVED



PERCENTAGE OF ROOF TO BE REMOVED ~ 100%

DRC FINAL SUBMITTAL- REV 01	07/13/2022
DRC FINAL SUBMITTAL SET	05/02/2022
DRC FIRST SUBMITTAL SET	04/11/2022
DRC PRE-APP MEETING SET	03/28/2022

FILE NUMBER:
ARC-22-129

ZONING CASE NUMBER:
ZON-22-089

515 NORTH
LAKE WAY
PALM BEACH, FLORIDA 33480

SHEET TITLE ROOF MATERIALS REMOVAL PLAN	
DATE JULY 13, 2022	SHEET NO D-101
SCALE 1/4"=1'-0"	
BY MRVC	

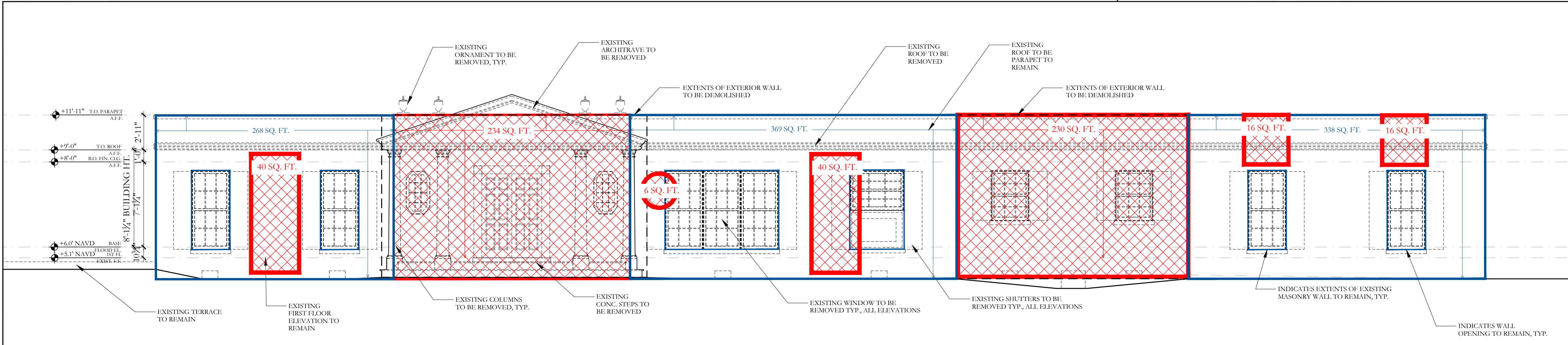


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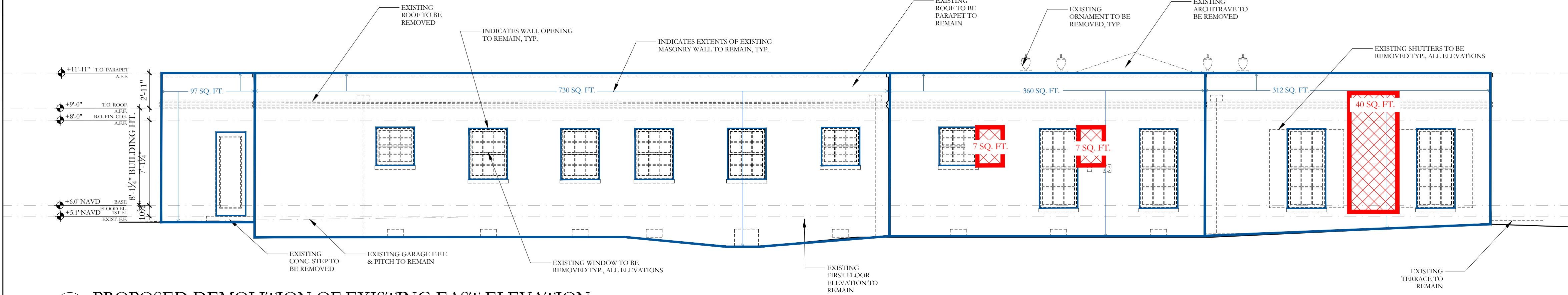
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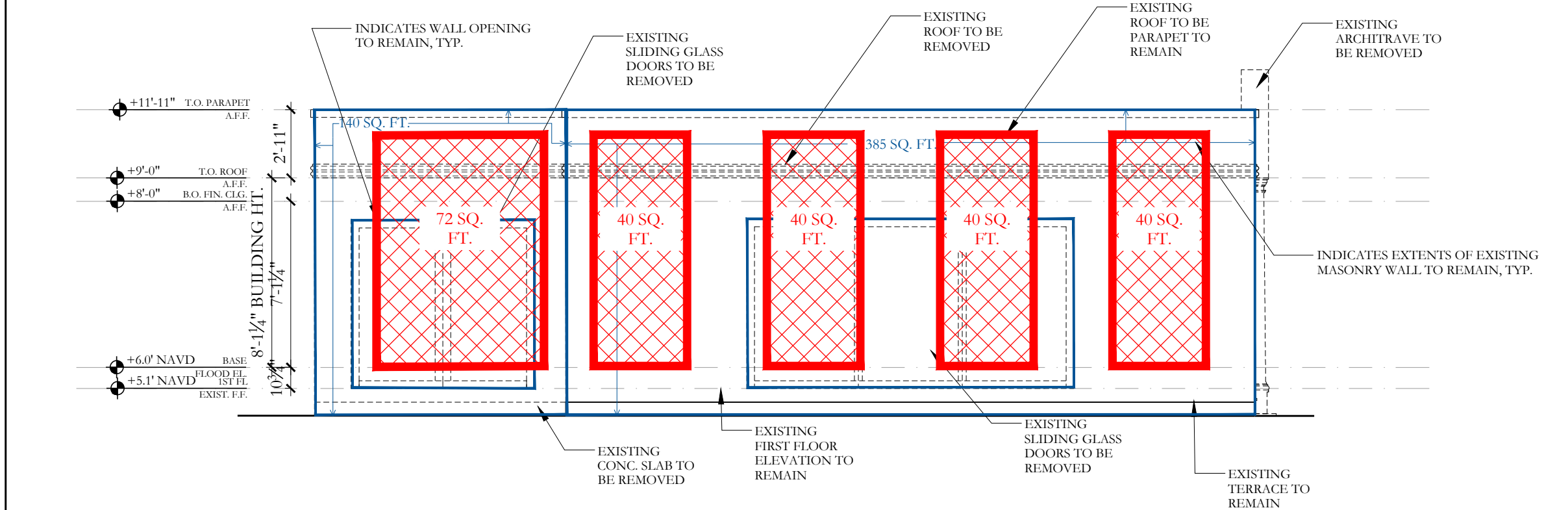
1 ROOF MATERIALS REMOVAL PLAN
1/4"=1'-0"



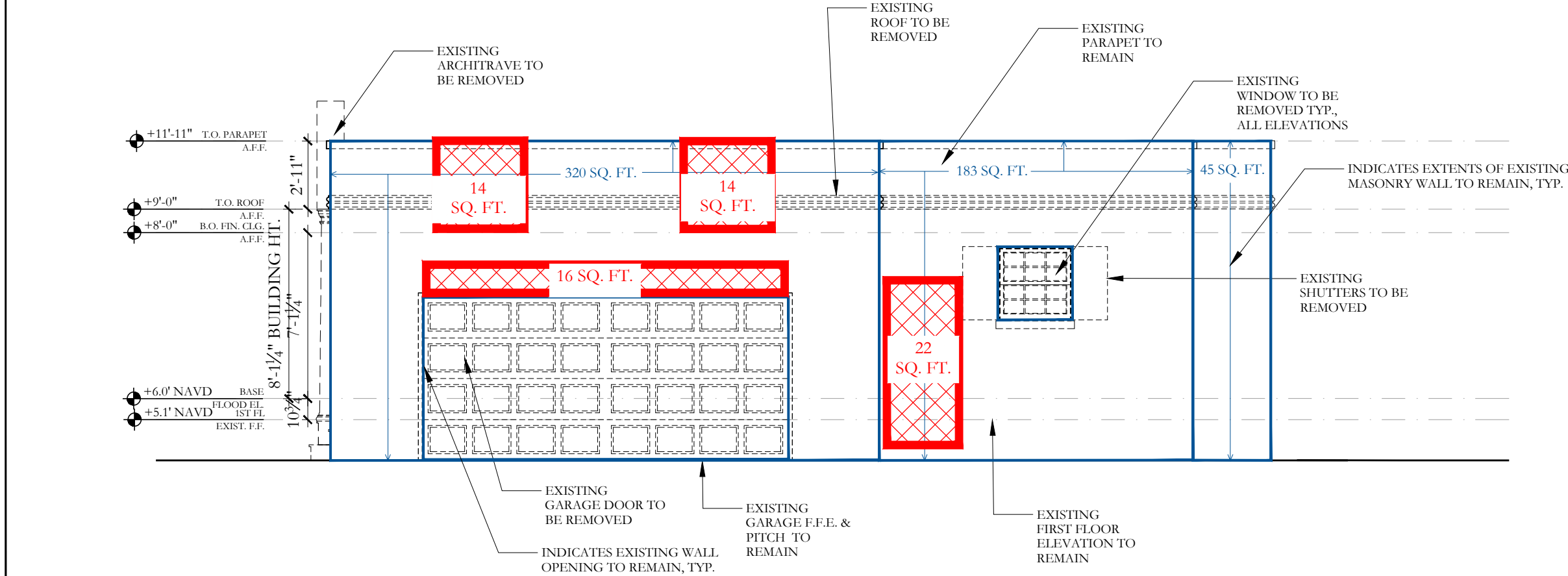
4 PROPOSED DEMOLITION OF EXISTING WEST ELEVATION
3/16"=1'-0"



3 PROPOSED DEMOLITION OF EXISTING EAST ELEVATION
3/16"=1'-0"



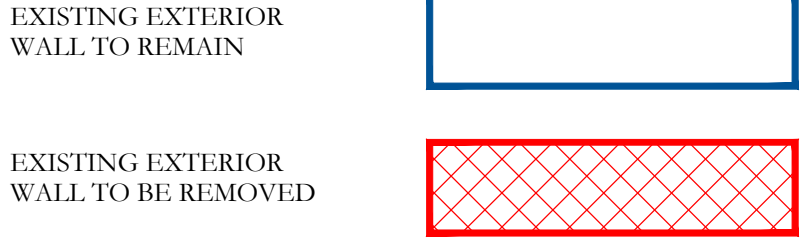
2 PROPOSED DEMOLITION OF EXISTING NORTH ELEVATION
3/16"=1'-0"



1 PROPOSED DEMOLITION OF EXISTING SOUTH ELEVATION
3/16"=1'-0"

PREVIOUSLY PRESENTED

DEMOLITION KEY:



GENERAL NOTES:

- MORE THAN 50% OF THE EXISTING ROOF WILL BE DEMOLISHED
- EXISTING FLOOR ELEVATION WILL BE RAISED TO MEET BLDG. CODE
- ALL AREAS ARE APPROXIMATE

WEST ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	975 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	582 SQ. FT.
TOTAL EXISTING WALL AREA:	1,439 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	40.44 %

EAST ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	1,499 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	54 SQ. FT.
TOTAL EXISTING WALL AREA:	1,499 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	3.6 %

NORTH ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	525 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	232 SQ. FT.
TOTAL EXISTING WALL AREA:	525 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	44.19 %

SOUTH ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	548 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	66 SQ. FT.
TOTAL EXISTING WALL AREA:	548 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	12 %

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ZONING CASE NUMBER:
ZON-22-089

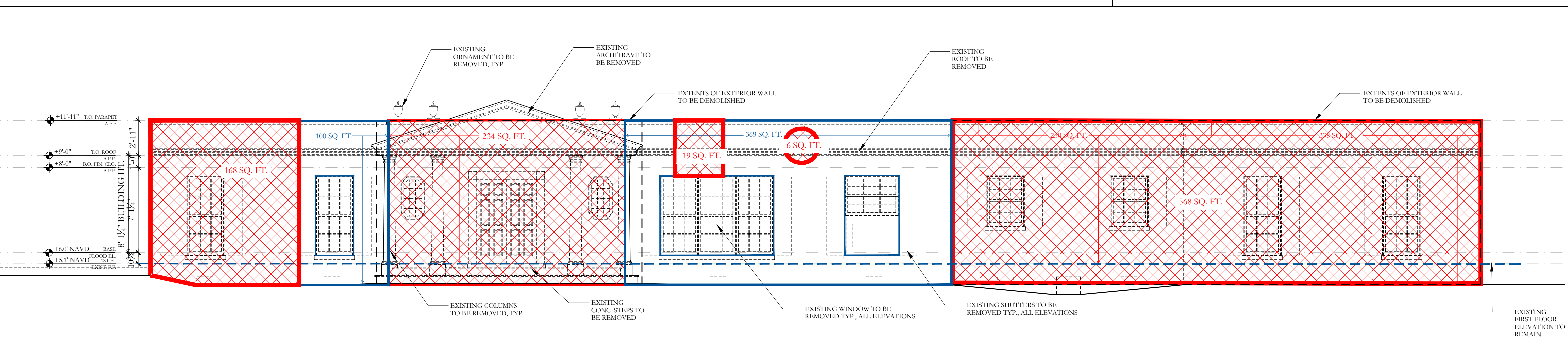
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LAKE WAY
PALM BEACH, FLORIDA 33480

SHEET TITLE
DEMOLITION / MATERIALS
REMOVAL - ELEVATIONS

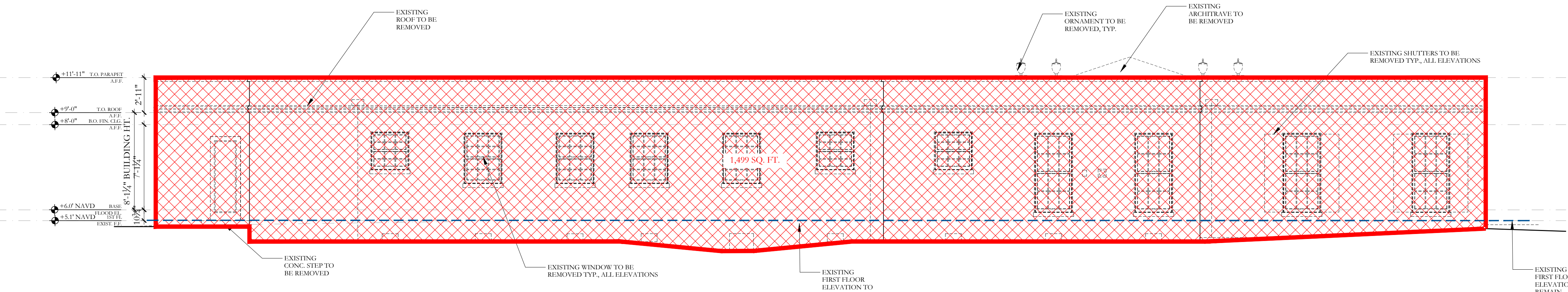
DATE MAY 2, 2022	SHEET NO D-102
SCALE 3/16" = 1'-0"	
BY MRVC	


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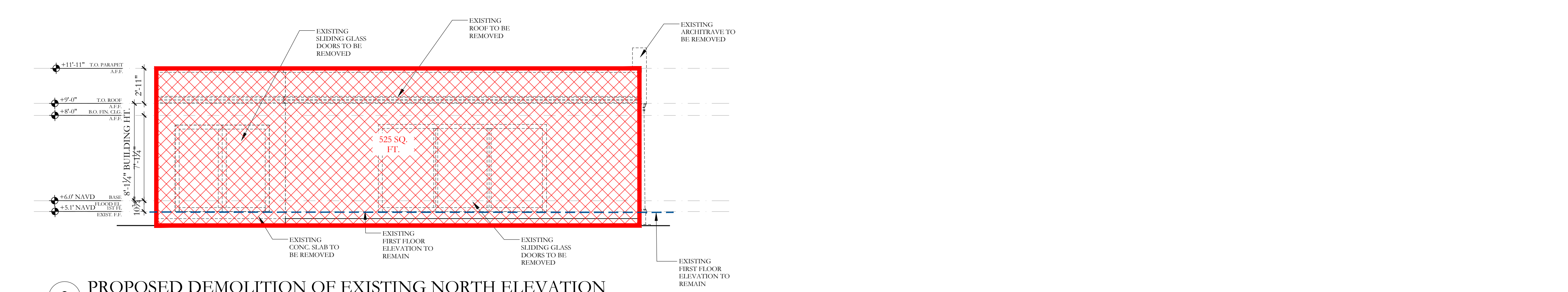
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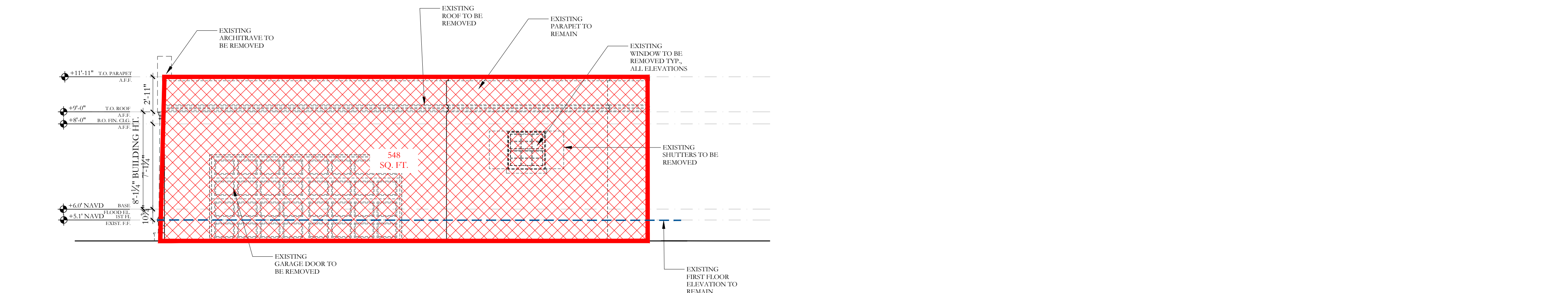
4 PROPOSED DEMOLITION OF EXISTING WEST ELEVATION
3/16"=1'-0"



3 PROPOSED DEMOLITION OF EXISTING EAST ELEVATION
3/16"=1'-0"





2 PROPOSED DEMOLITION OF EXISTING NORTH ELEVATION
3/16"=1'-0"



1 PROPOSED DEMOLITION OF EXISTING SOUTH ELEVATION
3/16"=1'-0"

DEMOLITION KEY:

EXISTING EXTERIOR WALL TO REMAIN 

EXISTING EXTERIOR WALL TO BE REMOVED 

GENERAL NOTES:

- MORE THAN 50% OF THE EXISTING ROOF WILL BE DEMOLISHED
- EXISTING FLOOR ELEVATION WILL BE RAISED TO MEET BLDG. CODE
- ALL AREAS ARE APPROXIMATE

WEST ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	444 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	995 SQ. FT.
TOTAL EXISTING WALL AREA:	1,439 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	69.15 %

EAST ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	0 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	1,499 SQ. FT.
TOTAL EXISTING WALL AREA:	1,499 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	100 %

NORTH ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	0 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	525 SQ. FT.
TOTAL EXISTING WALL AREA:	525 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	100 %

SOUTH ELEVATION CALCULATIONS:

TOTAL EXTERIOR WALL AREA TO REMAIN:	0 SQ. FT.
TOTAL EXISTING WALL AREA TO BE DEMOLISHED:	548 SQ. FT.
TOTAL EXISTING WALL AREA:	548 SQ. FT.
PERCENTAGE OF EXISTING WALL AREA TO BE DEMOLISHED:	100 %

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FILE NUMBER:
ARC-22-129

ZONING CASE NUMBER:
ZON-22-089

515 NORTH LAKE WAY
PALM BEACH, FLORIDA 33480


SHEET TITLE
DEMOLITION / MATERIALS REMOVAL - ELEVATIONS

DATE
JULY 13, 2022

SCALE
3/16" = 1'-0"

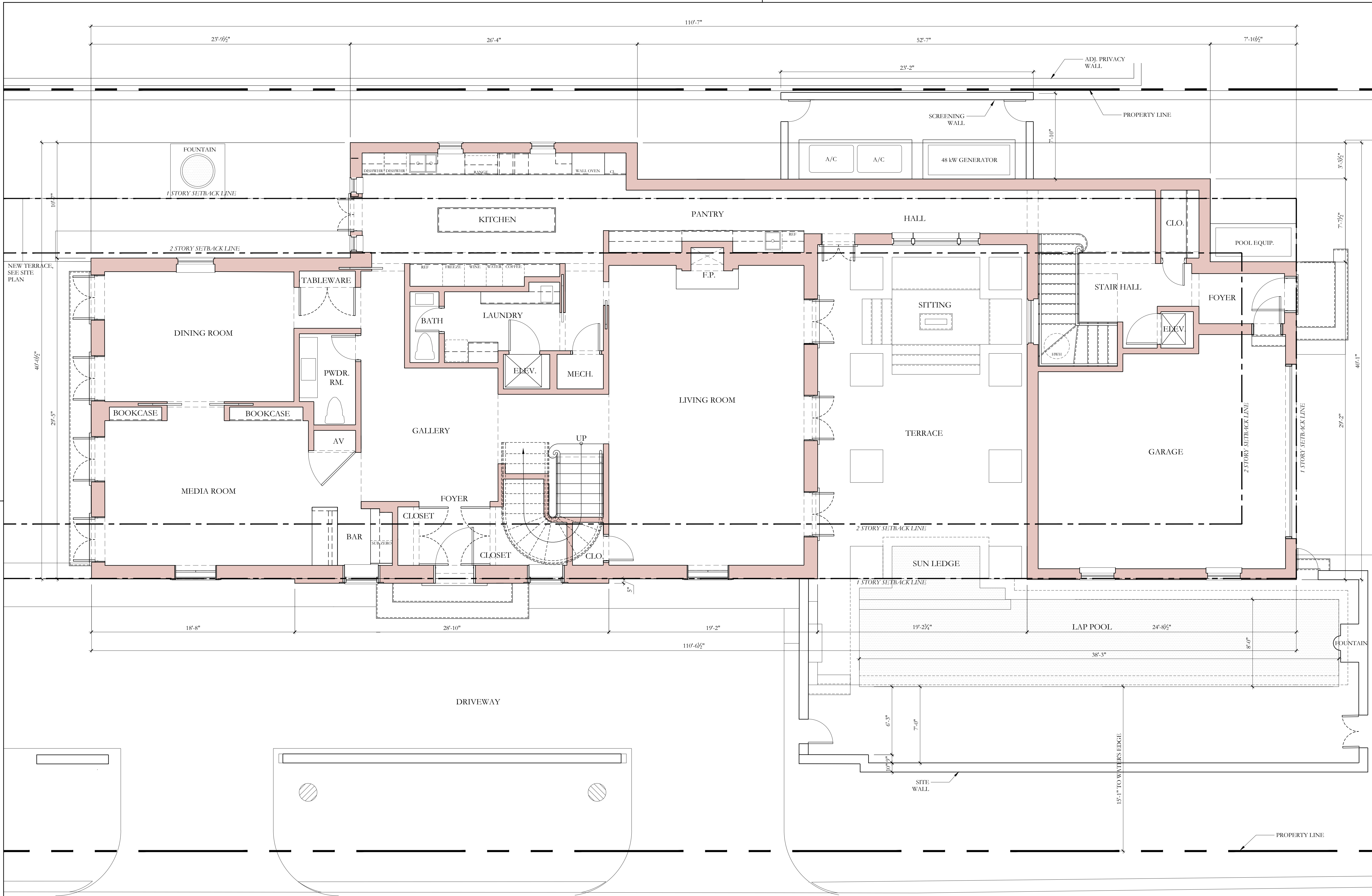
BY
MRVC


SHEET NO
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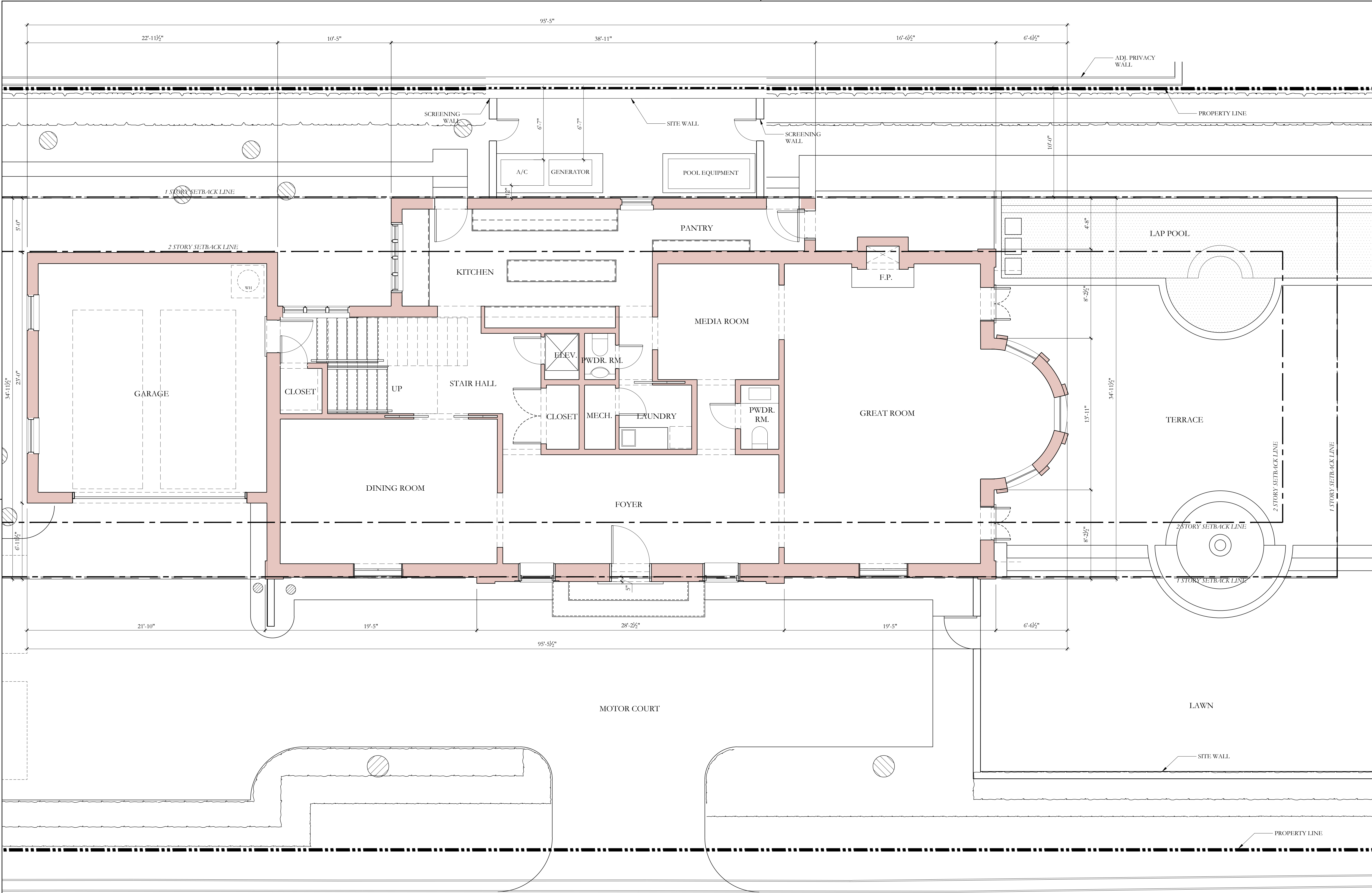


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FILE NUMBER: ARC-22-129		
ZONING CASE NUMBER: ZON-22-089		
515 NORTH LAKE WAY PALM BEACH, FLORIDA 33480		
SHEET TITLE FIRST FLOOR PLAN PROPOSED		
DATE MAY 2, 2022	SHEET NO A-100	
SCALE 1/4"=1'-0"		
BY MRVC		
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1 FIRST FLOOR PLAN
1/4"=1'-0"

PREVIOUSLY PRESENTED





1 FIRST FLOOR PLAN
1/4"=1'-0"

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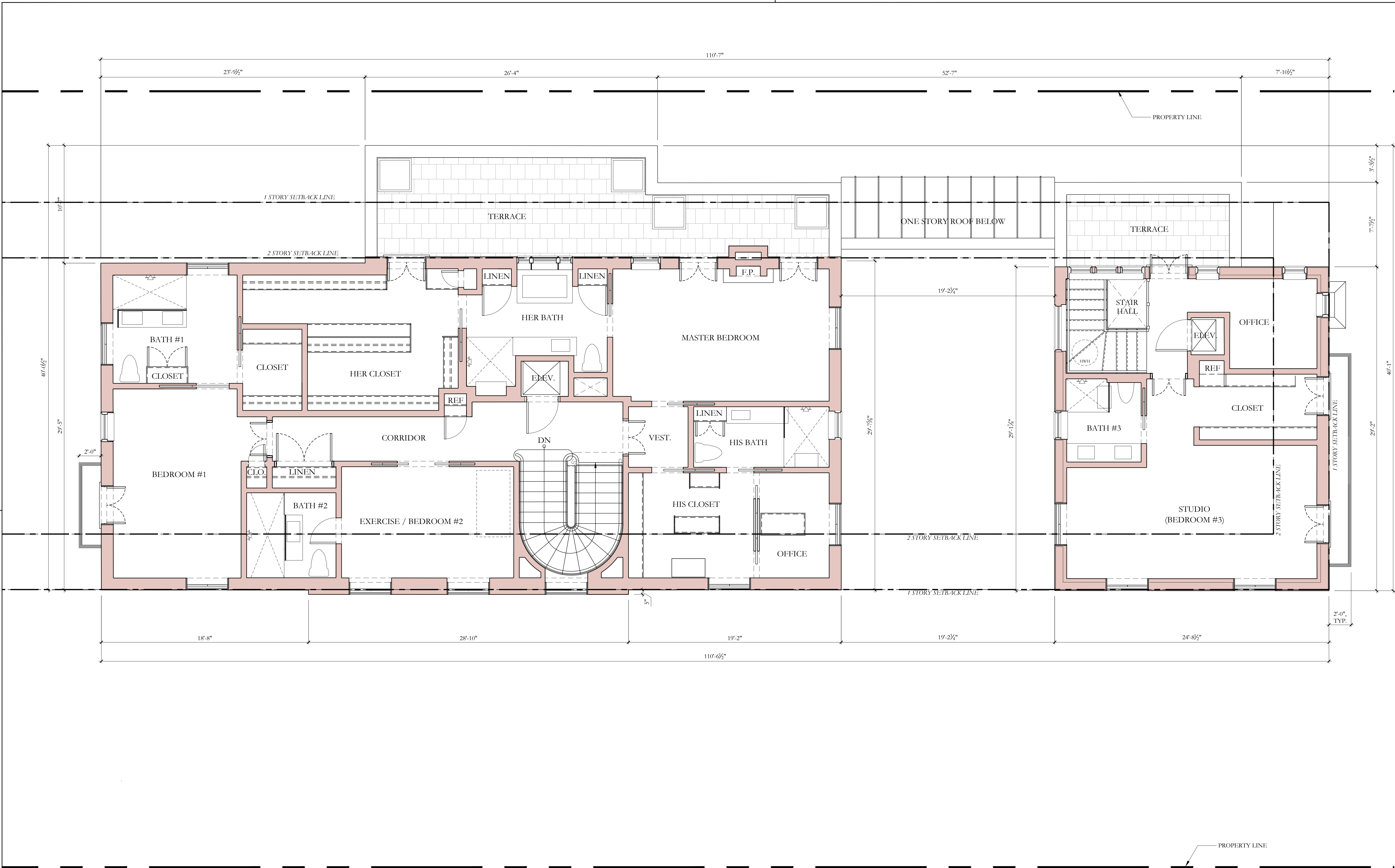
515 NORTH
LAKE WAY
PALM BEACH, FLORIDA 33480

SHEET TITLE
FIRST FLOOR PLAN
PROPOSED

DATE JULY 13, 2022	SHEET NO A-100
SCALE 1/4"=1'-0"	
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ARC-22-129

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ZON-22-089

**515 NORTH
LAKE WAY**
PALM BEACH, FLORIDA 33480

SHEET TITLE
SECOND FLOOR PLAN
PROPOSED

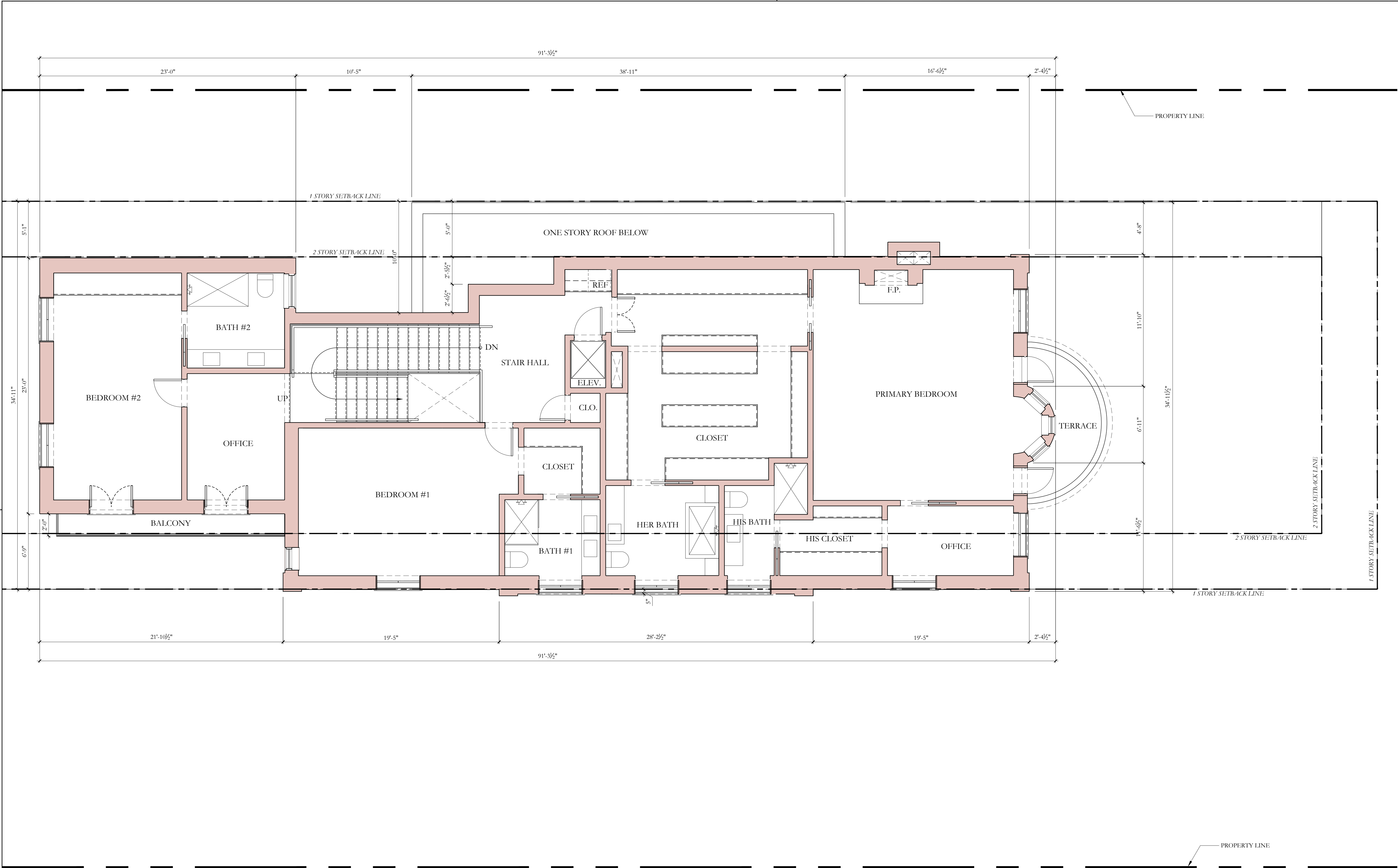
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1 SECOND FLOOR PLAN
1/4"=1'-0"
PREVIOUSLY PRESENTED





1 SECOND FLOOR PLAN
1/4"=1'-0"



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FILE NUMBER: ARC-22-129		
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515 NORTH LAKE WAY PALM BEACH, FLORIDA 33480		
SHEET TITLE SECOND FLOOR PLAN PROPOSED		
DATE JULY 13, 2022	SHEET NO A-101	
SCALE 1/4"=1'-0"		
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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



1 EXISTING WEST ELEVATION
1/4"=1'-0"



2 PROPOSED WEST ELEVATION
1/4"=1'-0"
PREVIOUSLY PRESENTED

NOTE: FOUNDATION IS
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**515 NORTH
LAKE WAY**
PALM BEACH, FLORIDA 33480

SHEET TITLE
**EXISTING & PROPOSED
WEST ELEVATIONS**

DATE
MAY 2, 2022

SCALE
1/4"=1'-0"

BY
MRVC

SHEET NO
A-110

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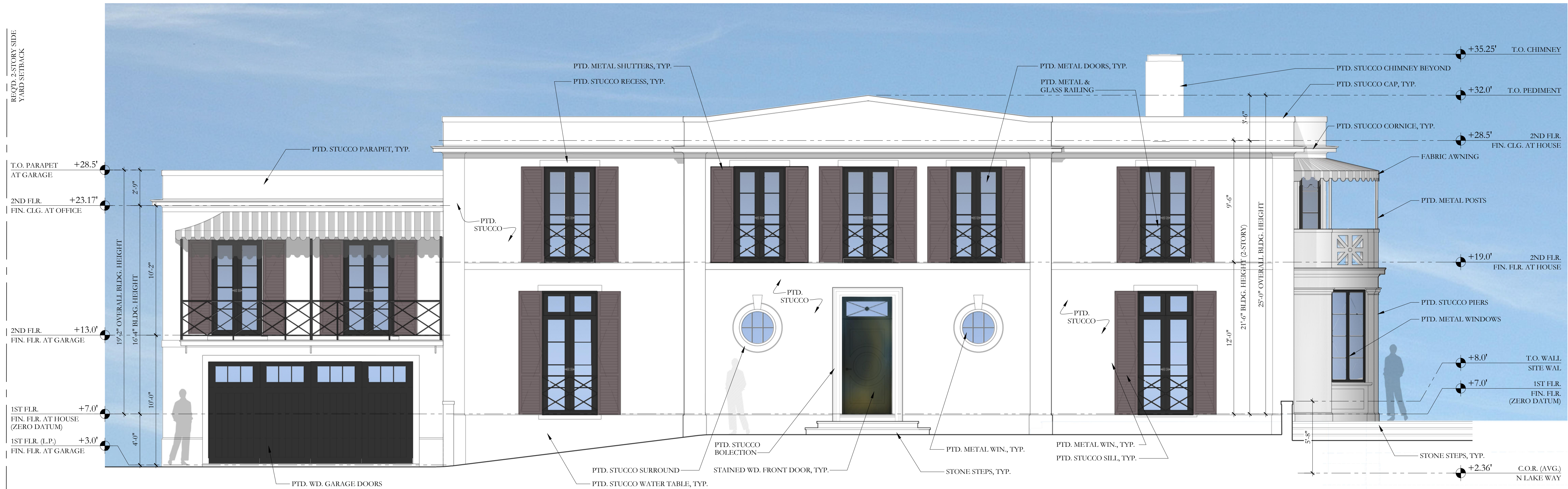
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1 EXISTING WEST ELEVATION
1/4"=1'-0"



2 PROPOSED WEST ELEVATION
1/4"=1'-0"

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**515 NORTH
LAKE WAY**
PALM BEACH, FLORIDA 33480

SHEET TITLE
**EXISTING & PROPOSED
WEST ELEVATIONS**

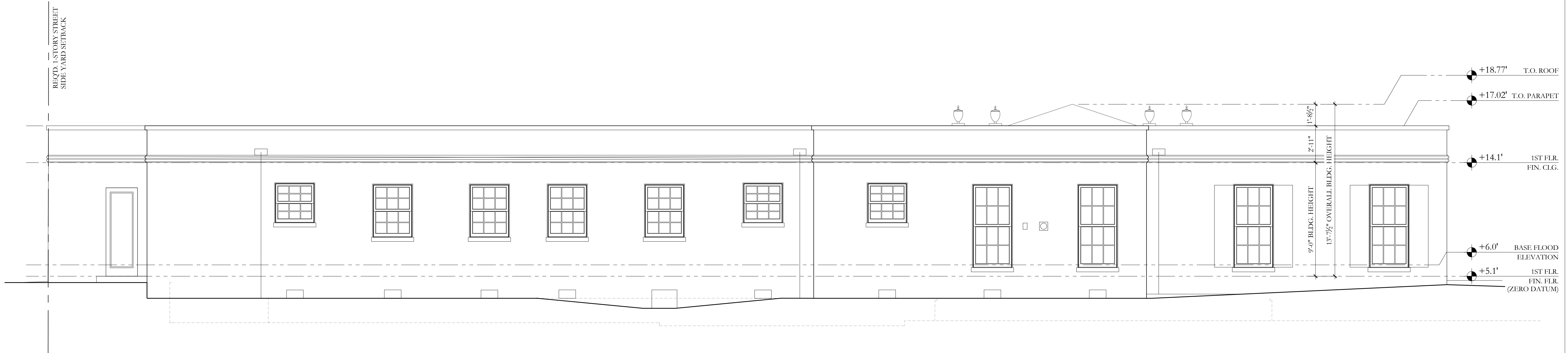
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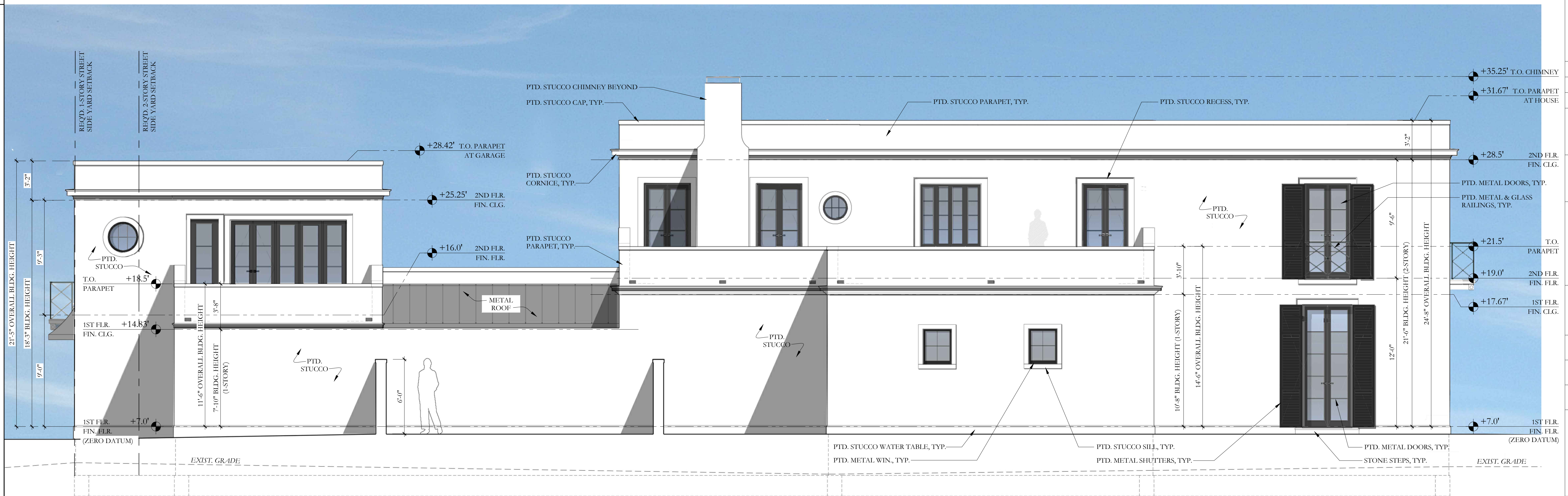
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1 EXISTING EAST ELEVATION
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2 PROPOSED EAST ELEVATION
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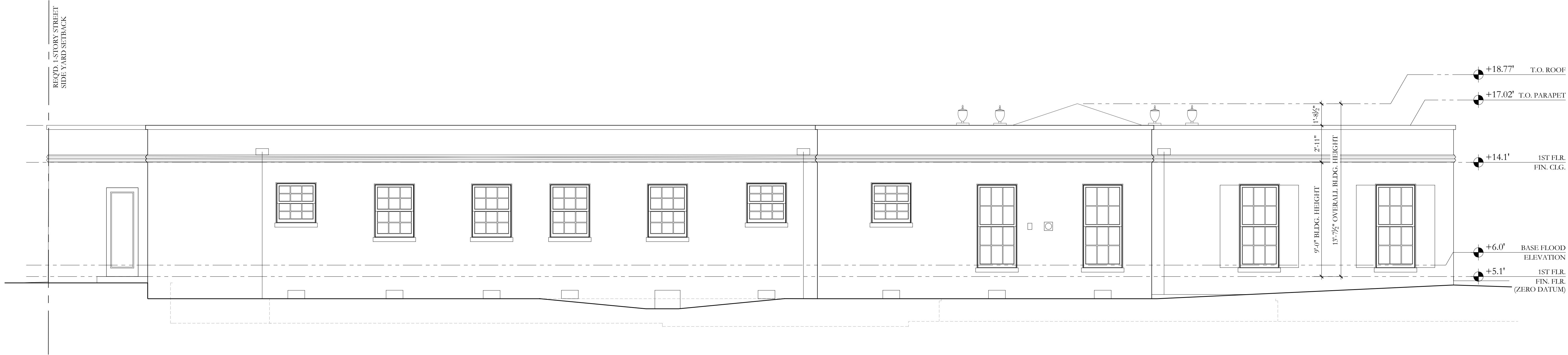
SHEET TITLE
EXISTING & PROPOSED
EAST ELEVATIONS

DATE MAY 2, 2022	SHEET NO A-111
SCALE 1/4"=1'-0"	
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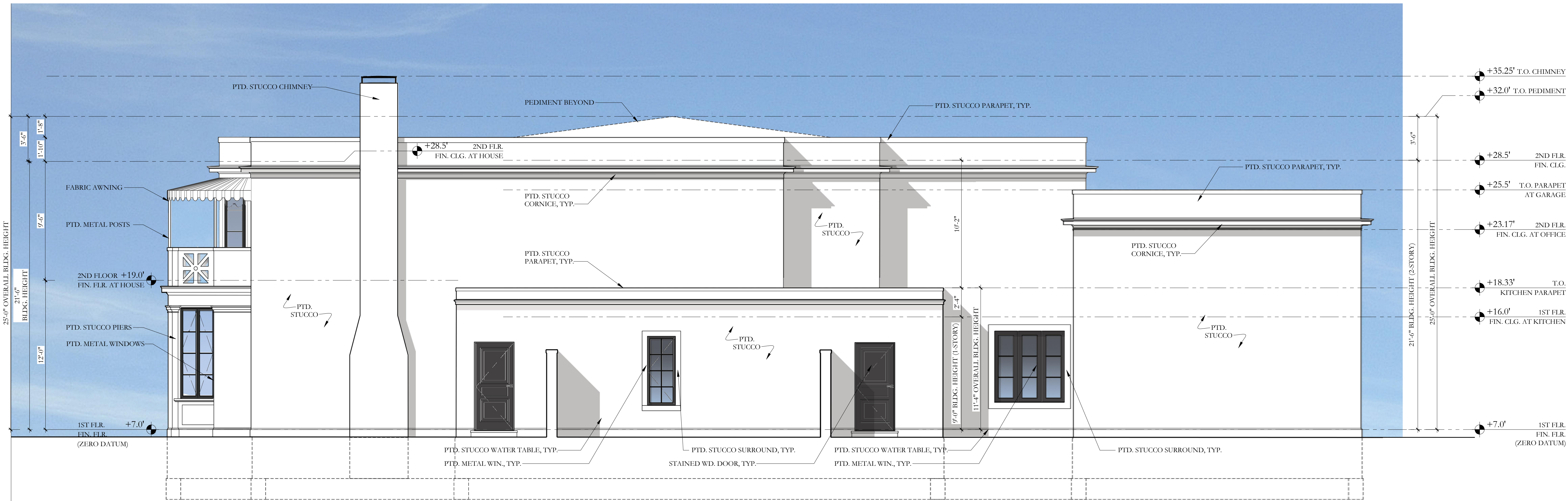

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1 EXISTING EAST ELEVATION
1/4"=1'-0"



2 PROPOSED EAST ELEVATION
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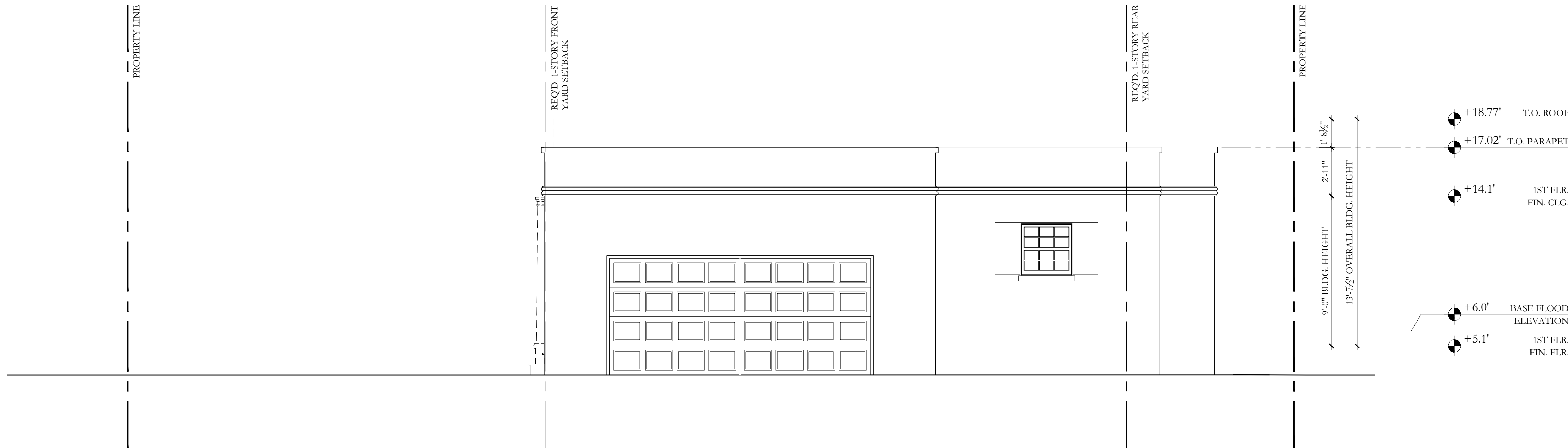
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EAST ELEVATIONS

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SCALE 1/4"=1'-0"	
BY MRVC	

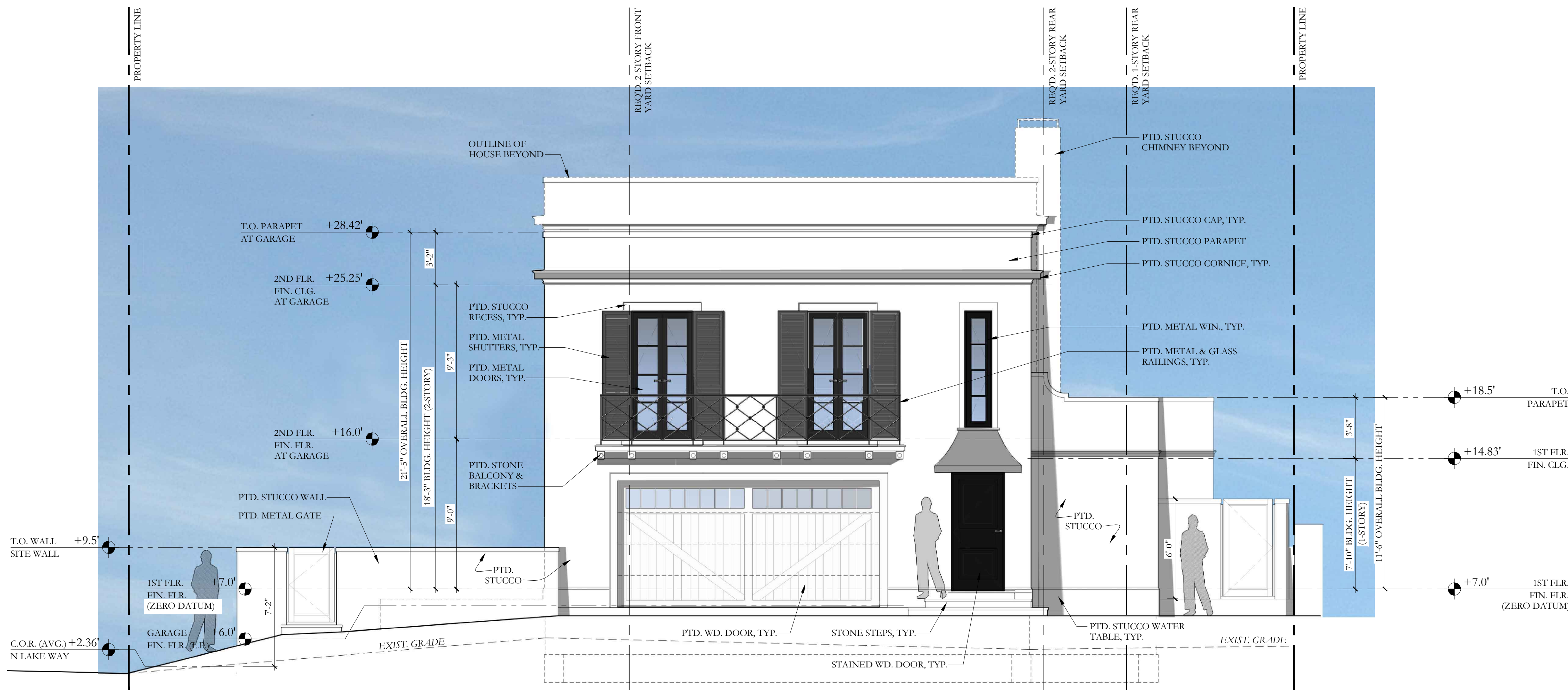

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NOTE: ELEVATIONS
REFERENCED TO NAVD
SURVEY ELEVATIONS



1 EXISTING SOUTH ELEVATION
1/4"=1'-0"



2 PROPOSED SOUTH ELEVATION
1/4"=1'-0"

NOTE: FOUNDATION IS
SHOWN FOR ILLUSTRATIVE
PURPOSES ONLY

PREVIOUSLY PRESENTED

DRC FINAL SUBMITTAL SET	05/02/2022
DRC FIRST SUBMITTAL SET	04/11/2022
DRC PRE-APP MEETING SET	03/28/2022

FILE NUMBER:
ARC-22-129

ZONING CASE NUMBER:
ZON-22-089

515 NORTH
LAKE WAY
PALM BEACH, FLORIDA 33480

SHEET TITLE
EXISTING & PROPOSED
SOUTH ELEVATIONS

DATE MAY 2, 2022	SHEET NO A-112
SCALE 1/4"=1'-0"	
BY MRVC	


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