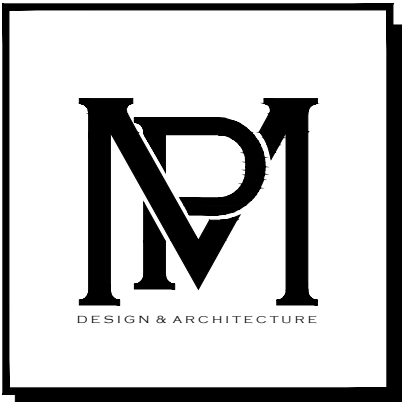




COMM NO.
2305

DATE
12/04/23

REVISIONS

Renovations to
124 Parc Monceau

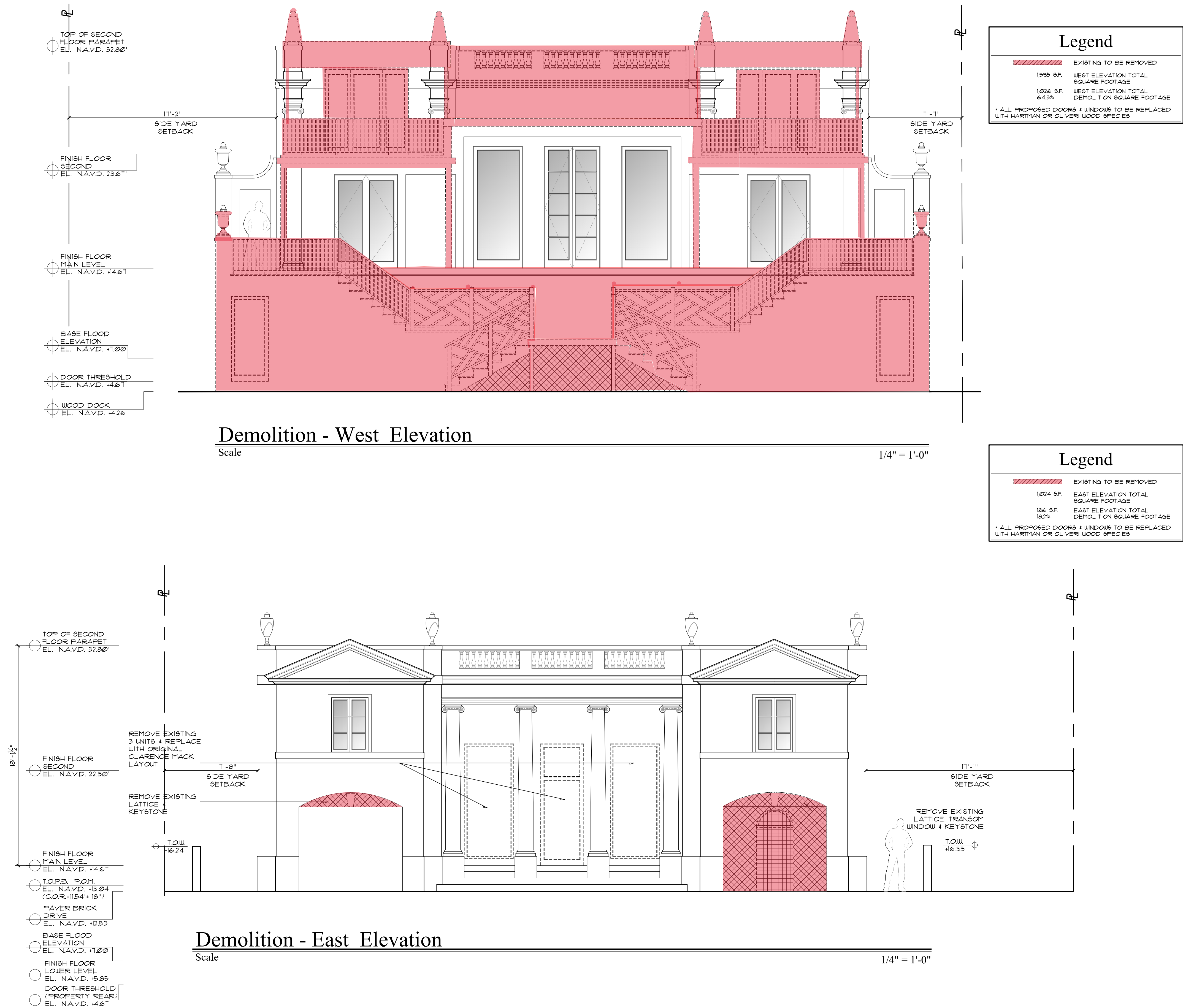
Palm Beach FL 33480

124 Parc Monceau



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561.833.7575
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SHEET NO.
D200



HSB-23-007
ZON-23-095



Demolition - South Elevation

Scale

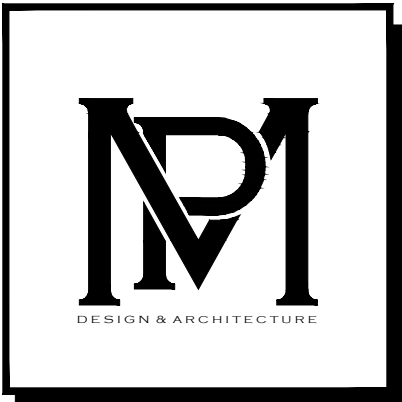
1/4" = 1'-0"



Demolition - North Elevation

Scale

1/4" = 1'-0"



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2305

DATE
01/03/23

REVISIONS

Renovations to
124 Parc Monceau

Palm Beach FL 33480

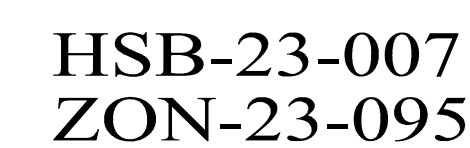
124 Parc Monceau

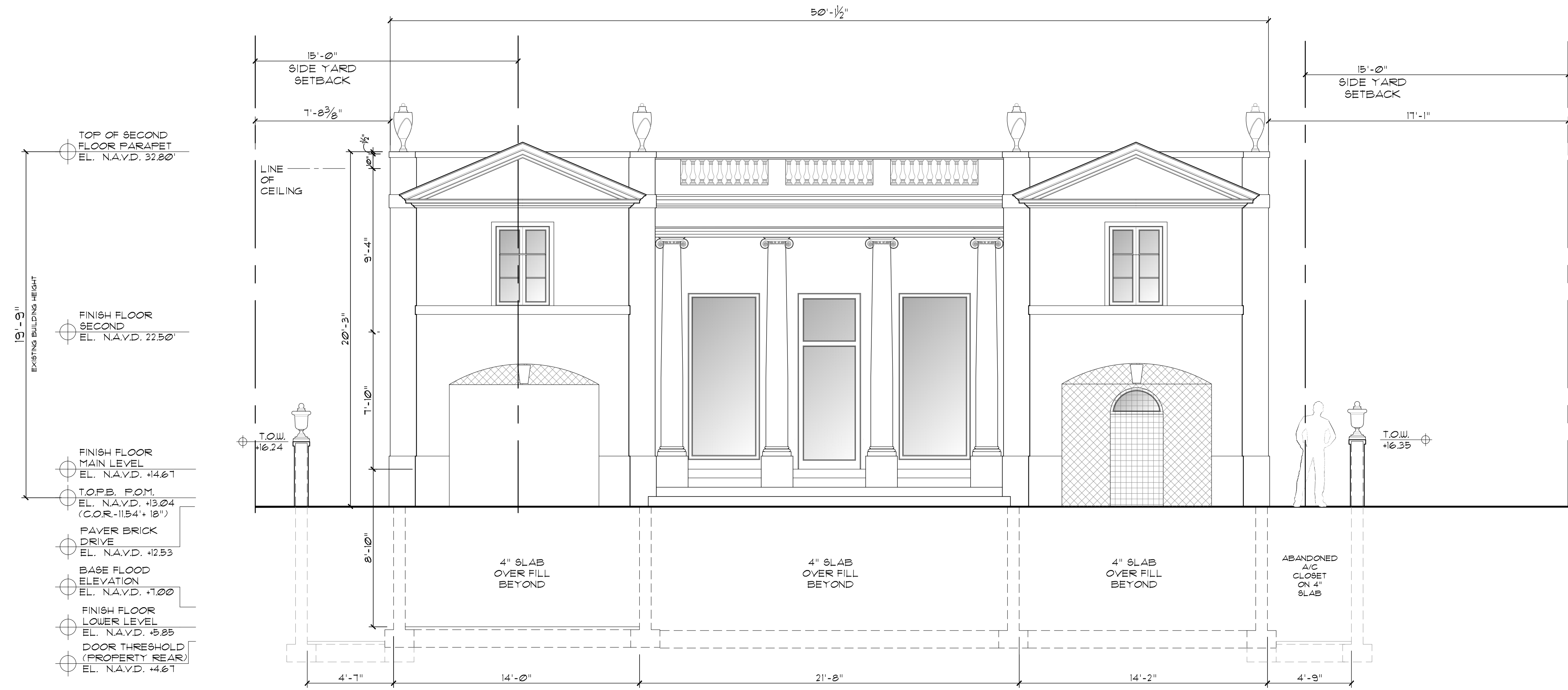


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AA26001667

SHEET NO.
D201

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ZON-23-095





Existing East Elevation

Scale 1/4" = 1'-0"



Proposed East Elevation

Scale 1/4" = 1'-0"



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2305

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01/03/23

REVISIONS

Renovations to
124 Parc Monceau

Palm Beach FL 33480

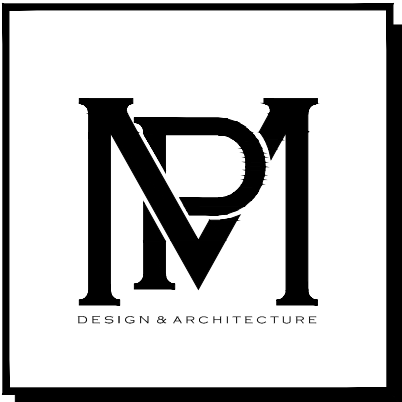
124 Parc Monceau



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SHEET NO.
A200

HSB-23-007
ZON-23-095



COMM NO.
2305

DATE
12/04/2023

REVISIONS

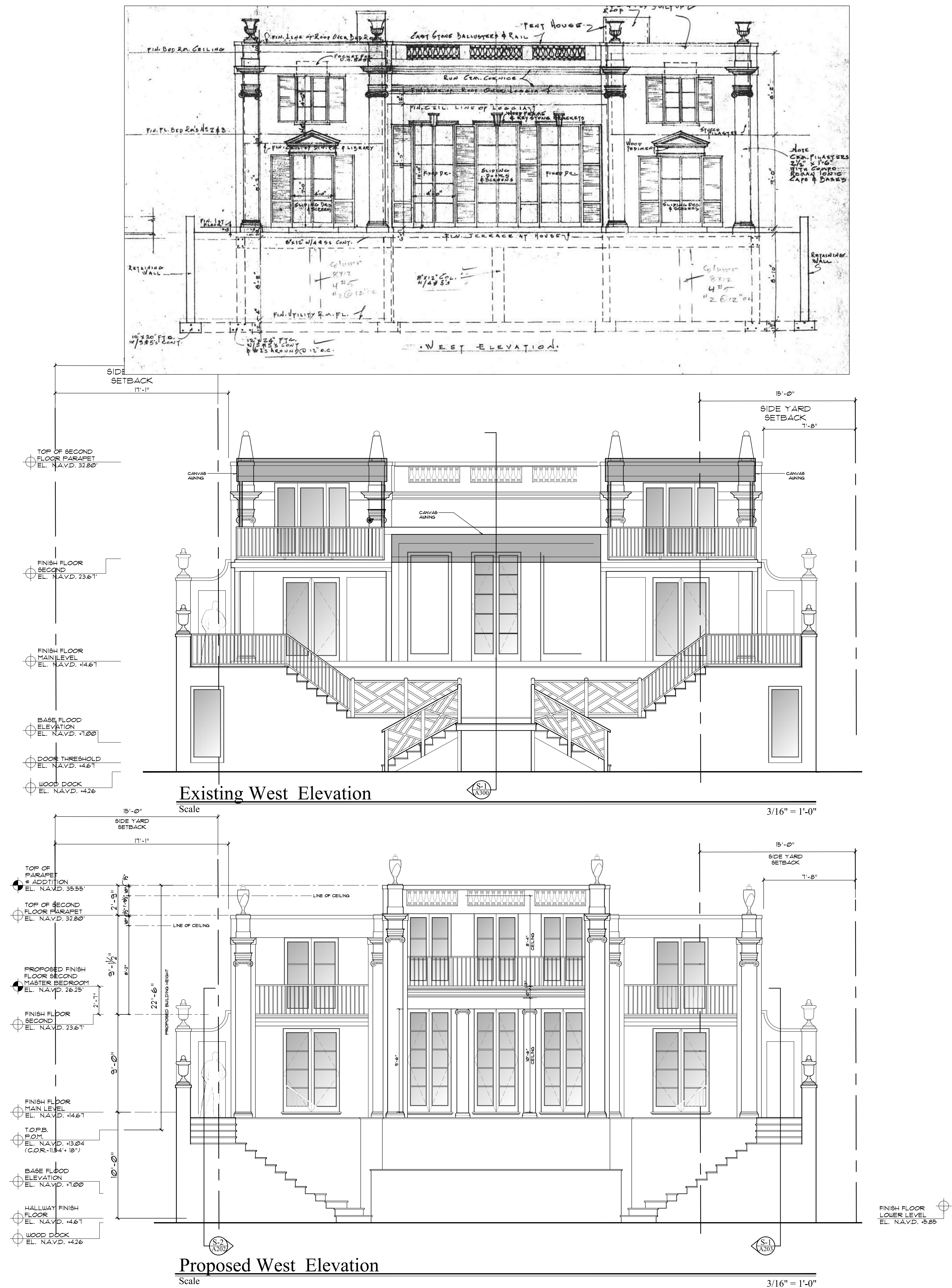
Renovations to
124 Parc Monceau

124 Parc Monceau
Palm Beach FL 33480

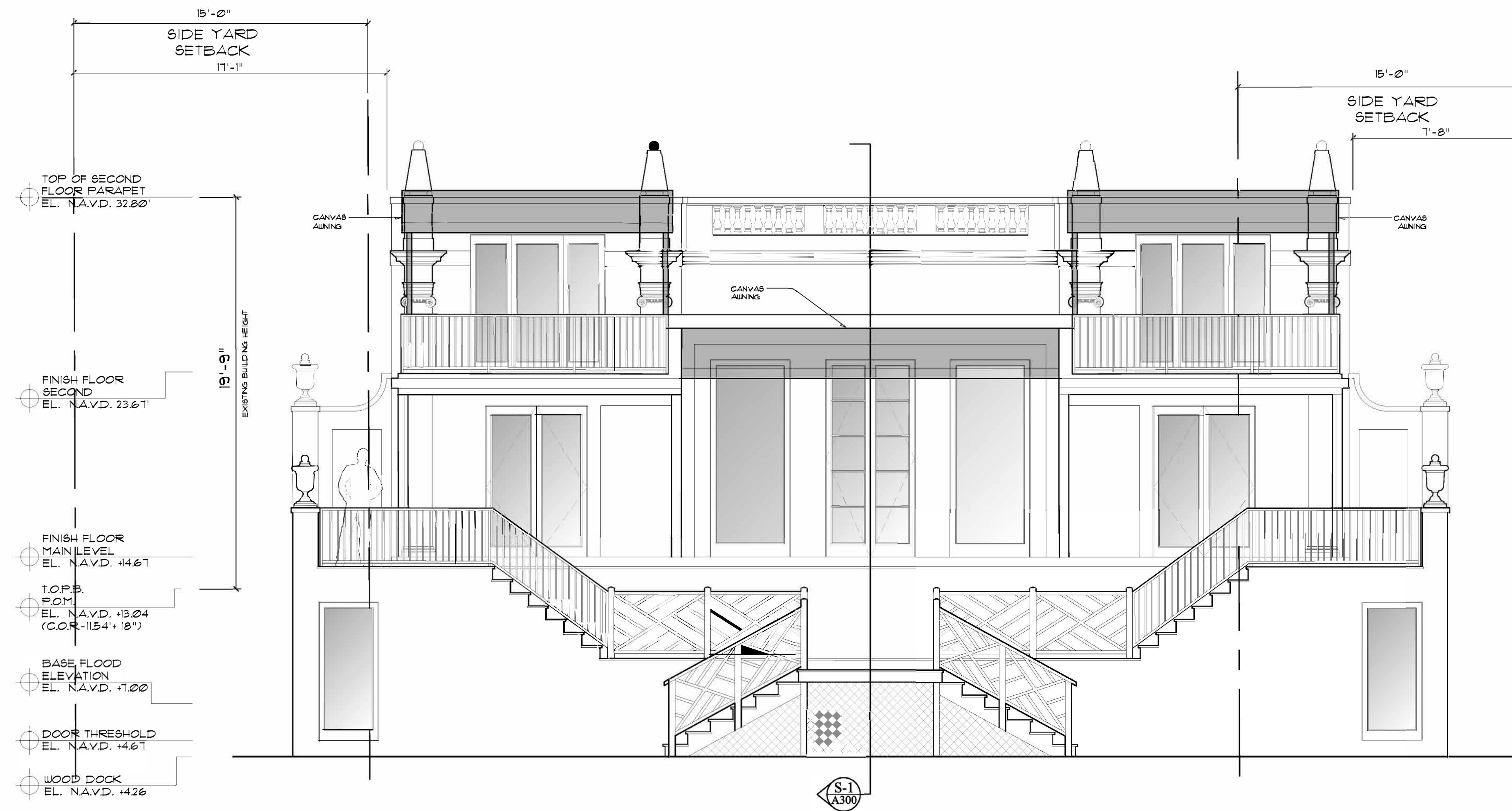


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SHEET NO.
West
Elevation
Study



HSB-23-007
ZON-23-095



Existing West Elevation

Scale

1/4" = 1'-0"



Proposed West Elevation

Scale

1/4" = 1'-0"



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2305

DATE
12/04/2023

REVISIONS

Renovations to
124 Parc Monceau
Palm Beach FL 33480

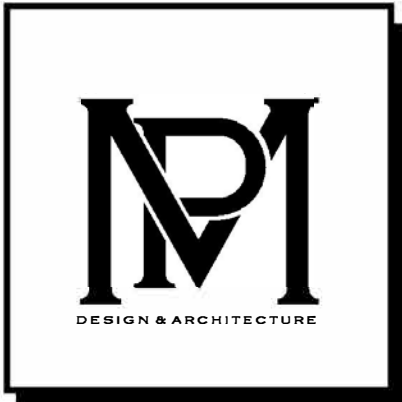


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SHEET NO.

A201

HSB-23-007
ZON-23-095



COMM NO.
2305

DATE
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REVISIONS

Renovations to
124 Parc Monceau

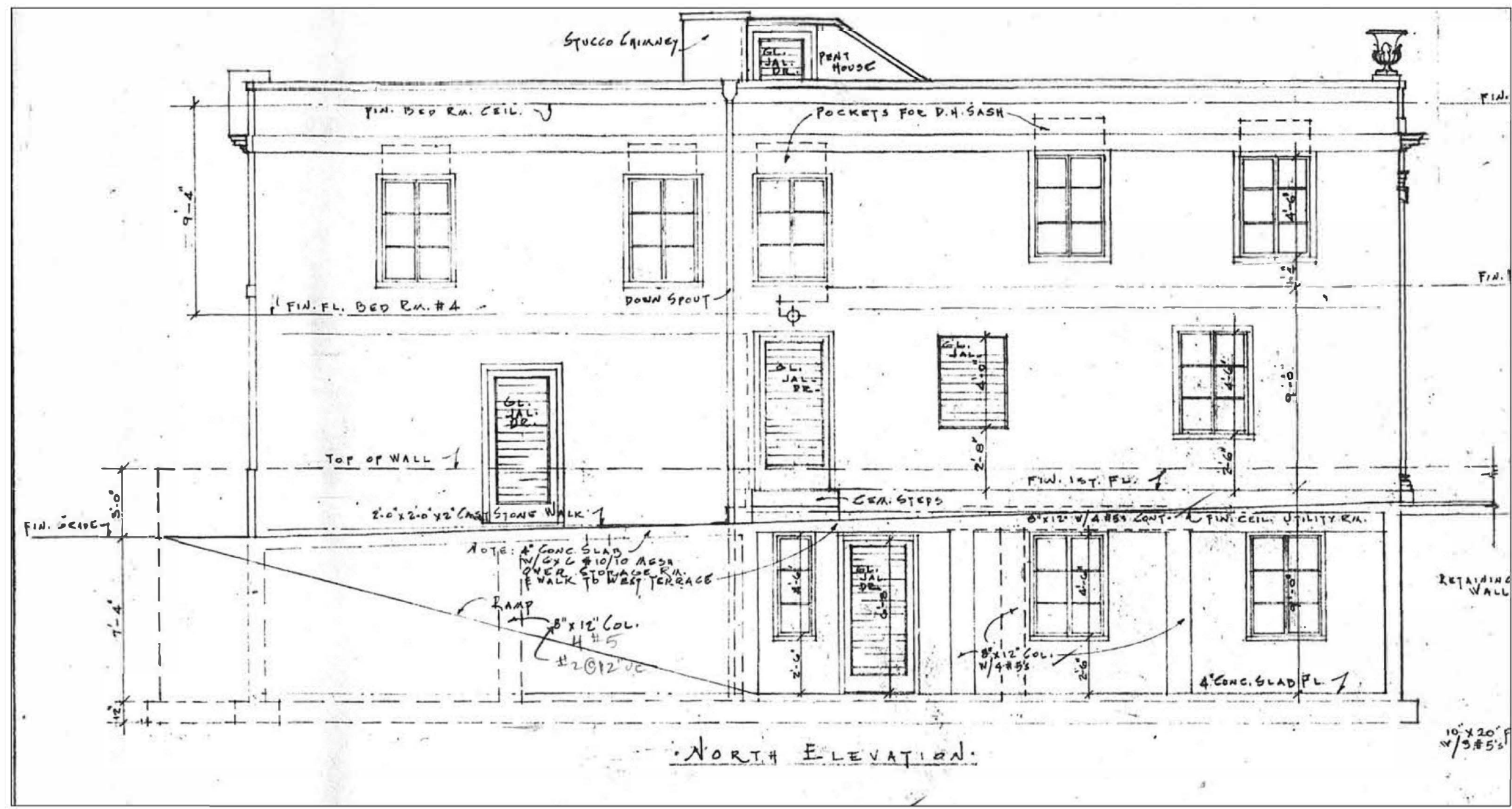
Palm Beach FL 33480

124 Parc Monceau



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SHEET NO.
North Elevation Study



Existing North Elevation

Scale

1/4" = 1'-0"

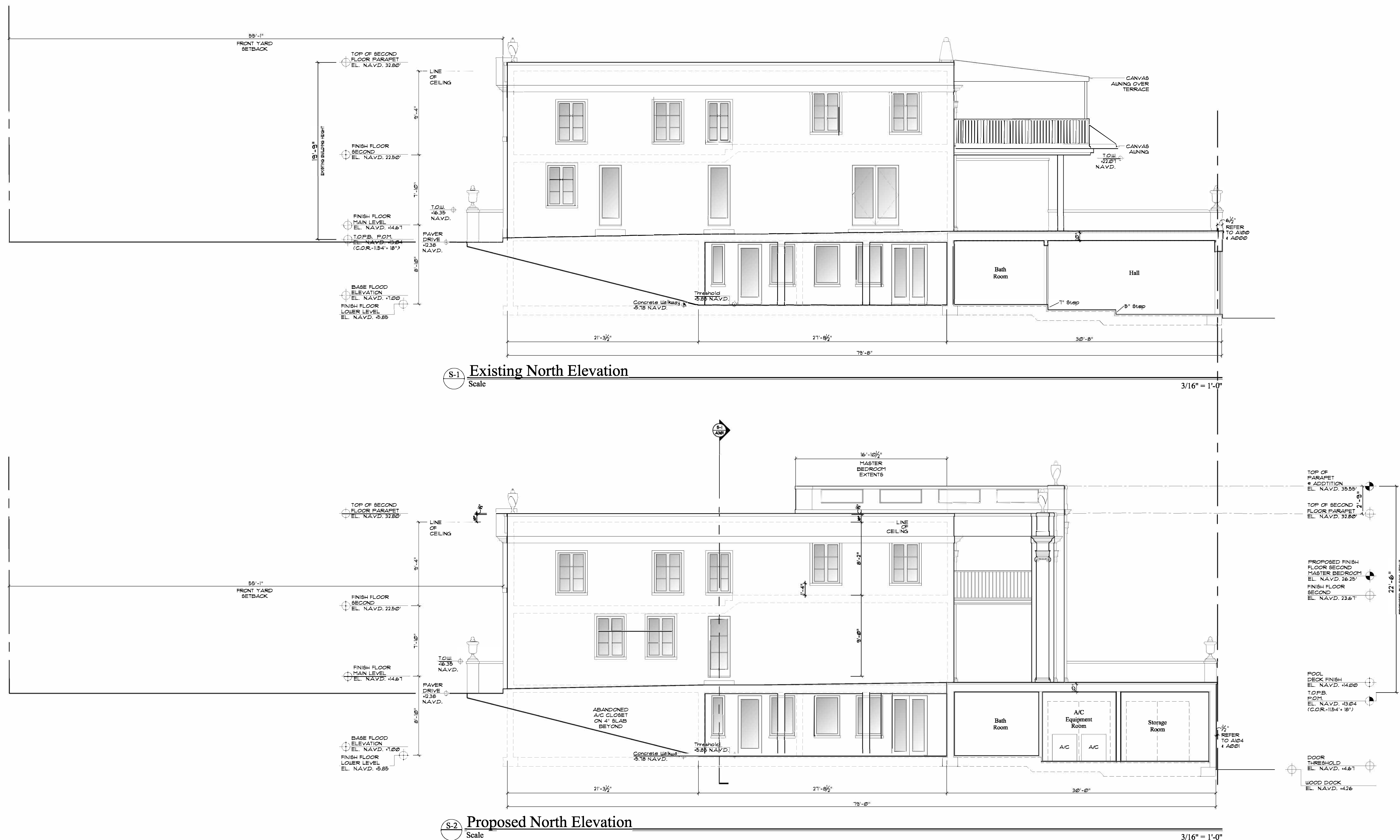


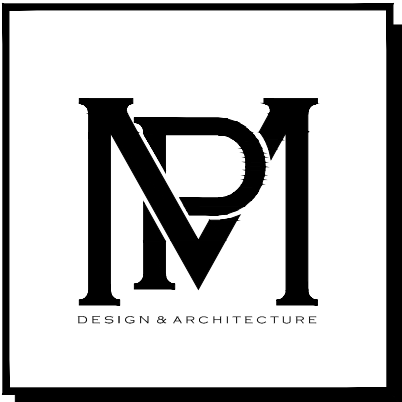
S-2 Proposed North Elevation

Scale

1/4" = 1'-0"

HSB-23-007
ZON-23-095





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2305

DATE
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REVISIONS

Renovations to
124 Parc Monceau

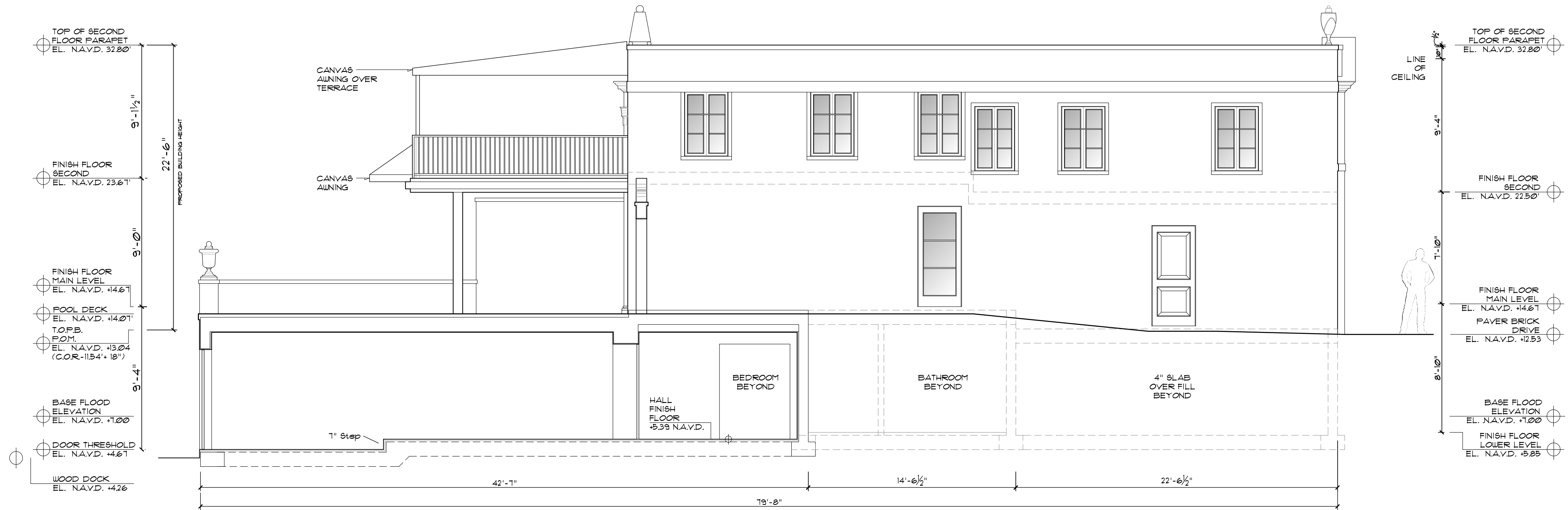
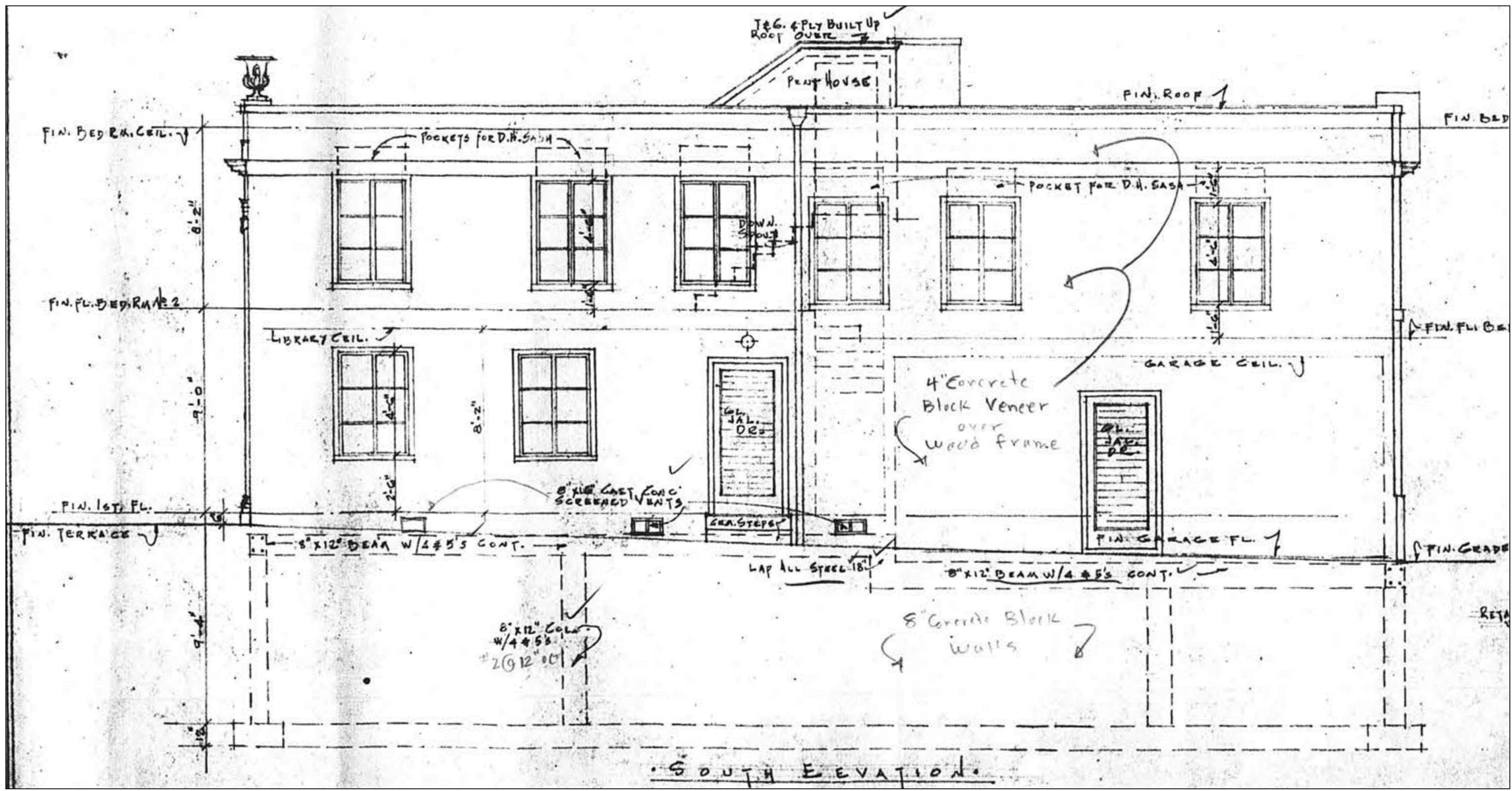
Palm Beach FL 33480

124 Parc Monceau



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AA26001667

SHEET NO.
South Elevation Study



Existing South Elevation

Scale

3/16" = 1'-0"

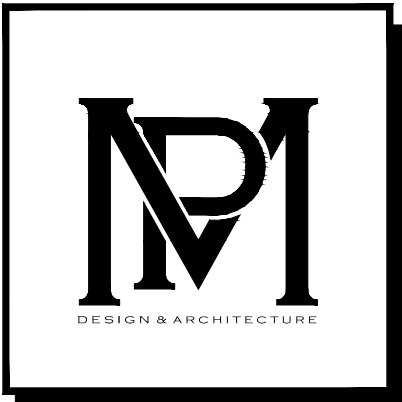
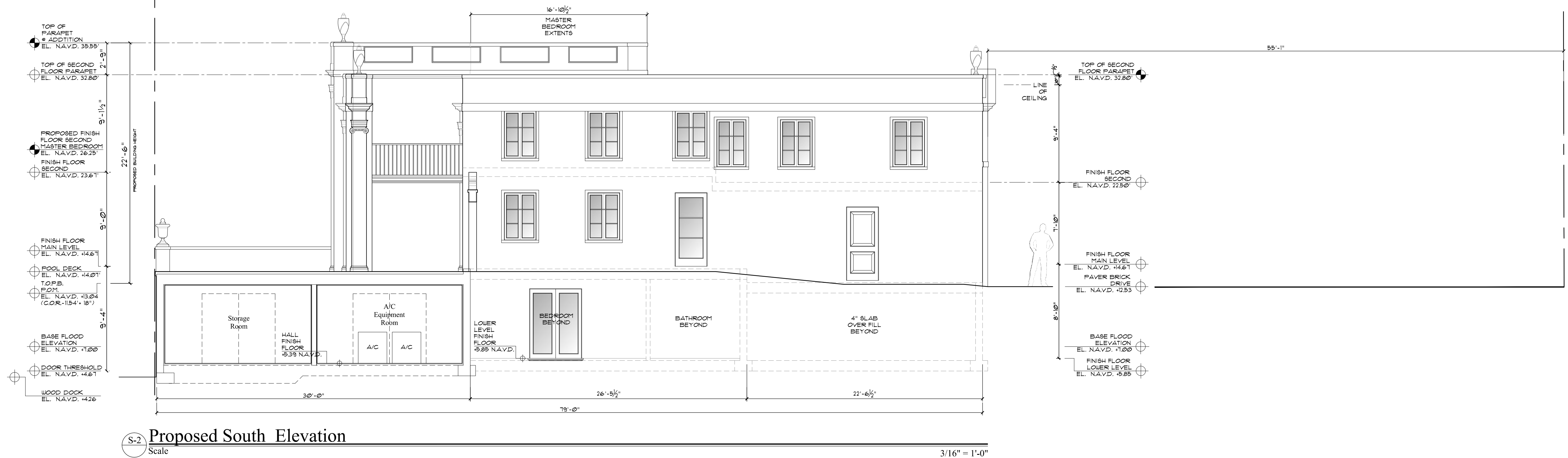
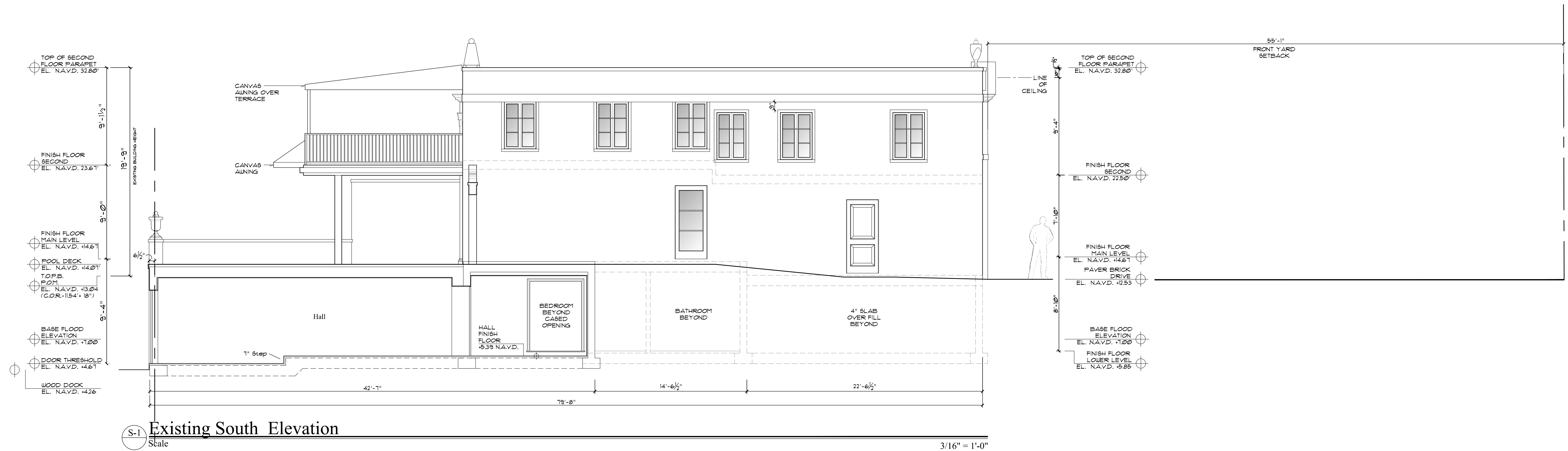


Proposed South Elevation

Scale

3/16" = 1'-0"

HSB-23-007
ZON-23-095



COMM NO.
2305

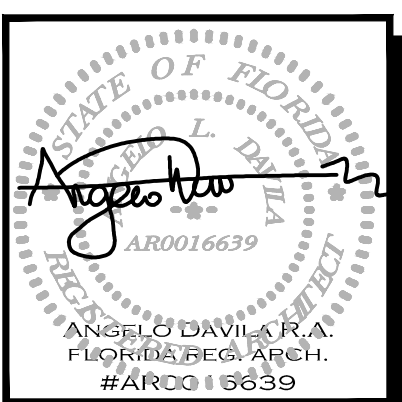
DATE
12/04/2023

REVISIONS

Renovations to
124 Parc Monceau

Palm Beach FL 33480

124 Parc Monceau



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SHEET NO.
A203

HSB-23-007
ZON-23-095

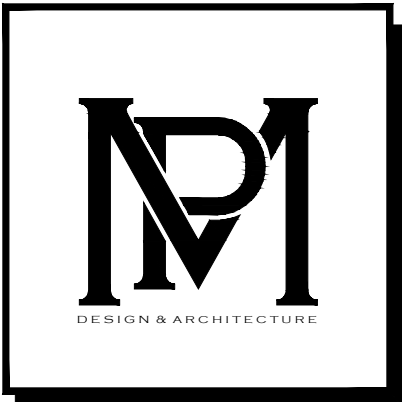
Chantilly Lace OC-65

Benjamin Moore

Building Color

White

Windows, Doors, Trim, Railings & Details



COMM NO.
2305

DATE
12/04/23

REVISIONS

Renovations to
124 Parc Monceau

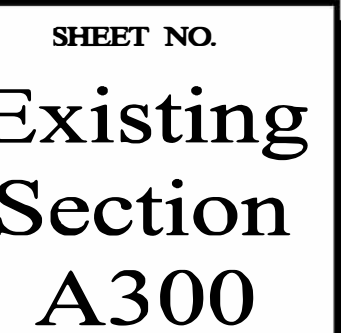
124 Parc Monceau
Palm Beach FL 33480



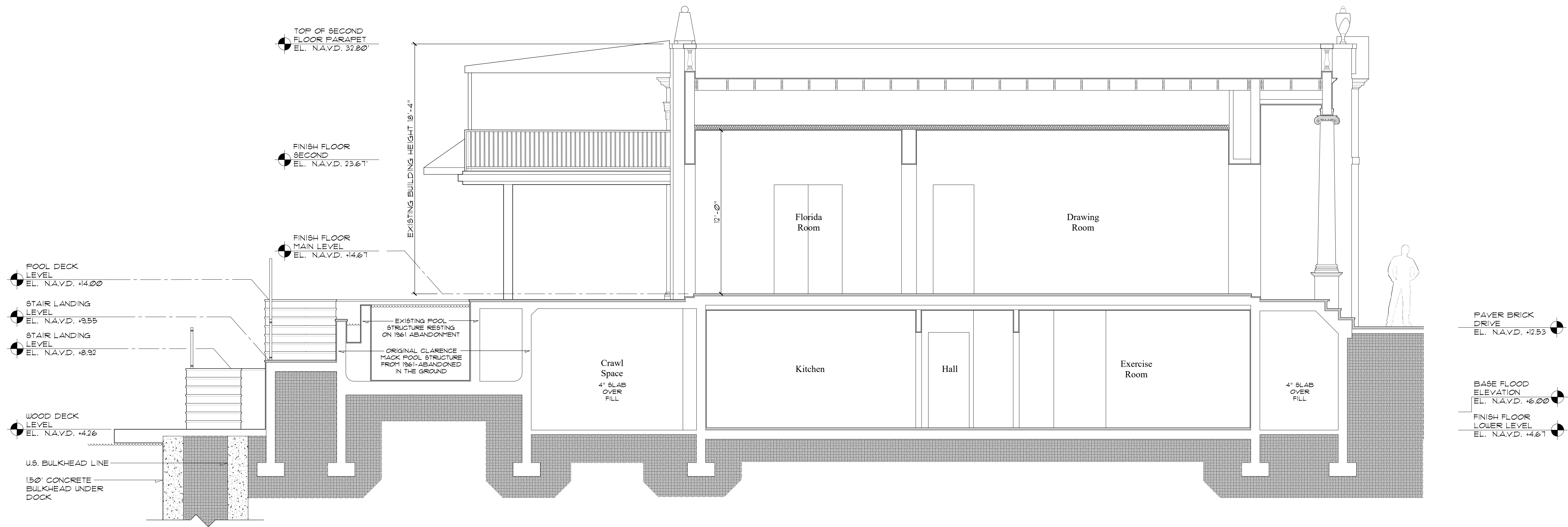
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ARCHITECTURE, INC
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PALM BEACH, FLORIDA 33480
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SHEET NO.

A007

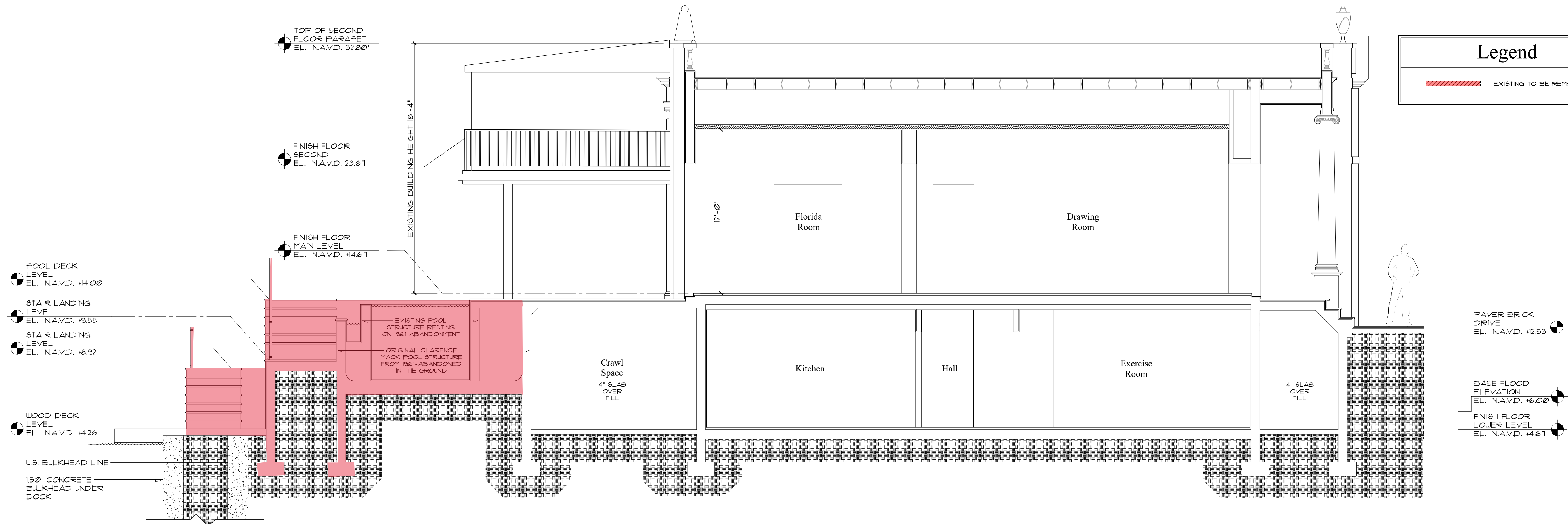

$$3/16'' = 1'-0''$$
$$3/16'' = 1'-0''$$

HSB-23-007
ZON-23-095



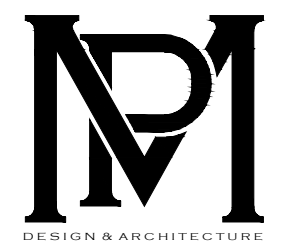
S-1 Existing East/West Building Section
Scale

1/4" = 1'-0"



S-1 Demolition East/West Building Section
Scale

1/4" = 1'-0"

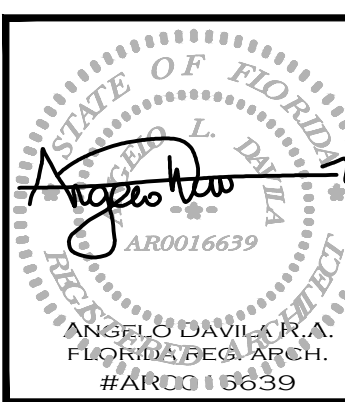


COMM NO.
2305

DATE
12/04/23

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Renovations to
124 Parc Monceau
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SHEET NO.
Existing/
Demo
A300

HSB-23-007
ZON-23-095



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2305

DATE
01/03/24

REVISIONS

Renovations to
124 Parc Monceau

124 Parc Monceau
Palm Beach FL 33480

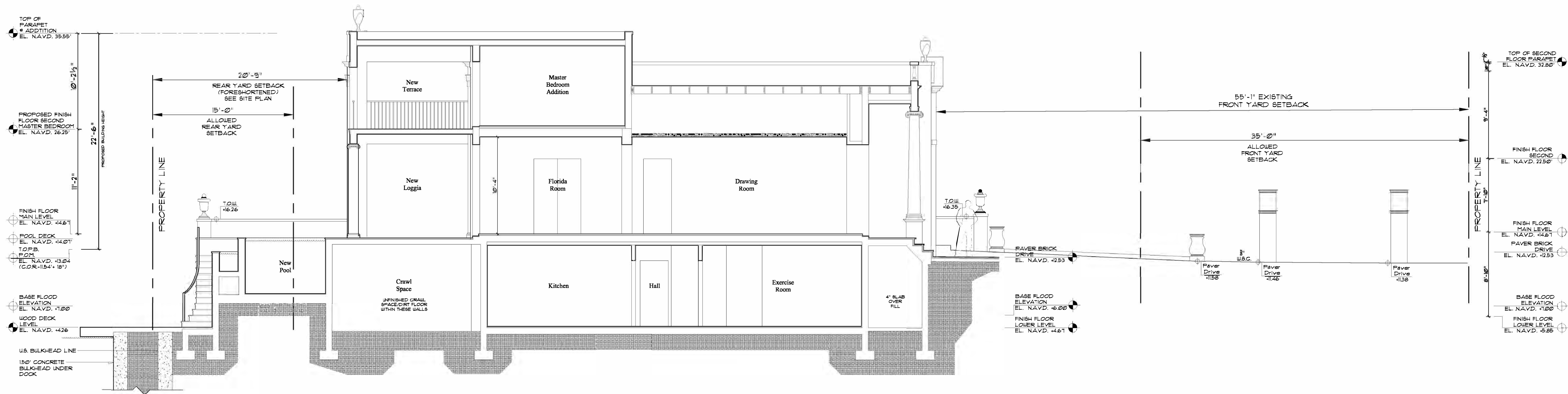


MP DESIGN &
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SHEET NO.
A301

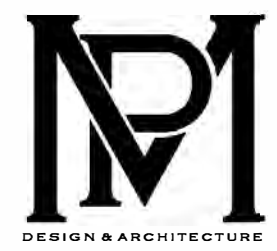


HSB-23-007
ZON-23-095



8-1 Proposed South Elevation
Scale

3/16" = 1'-0"



COMM NO.
2305

DATE
01/03/24

REVISIONS

Renovations to
124 Parc Monceau

Palm Beach FL 33480

124 Parc Monceau

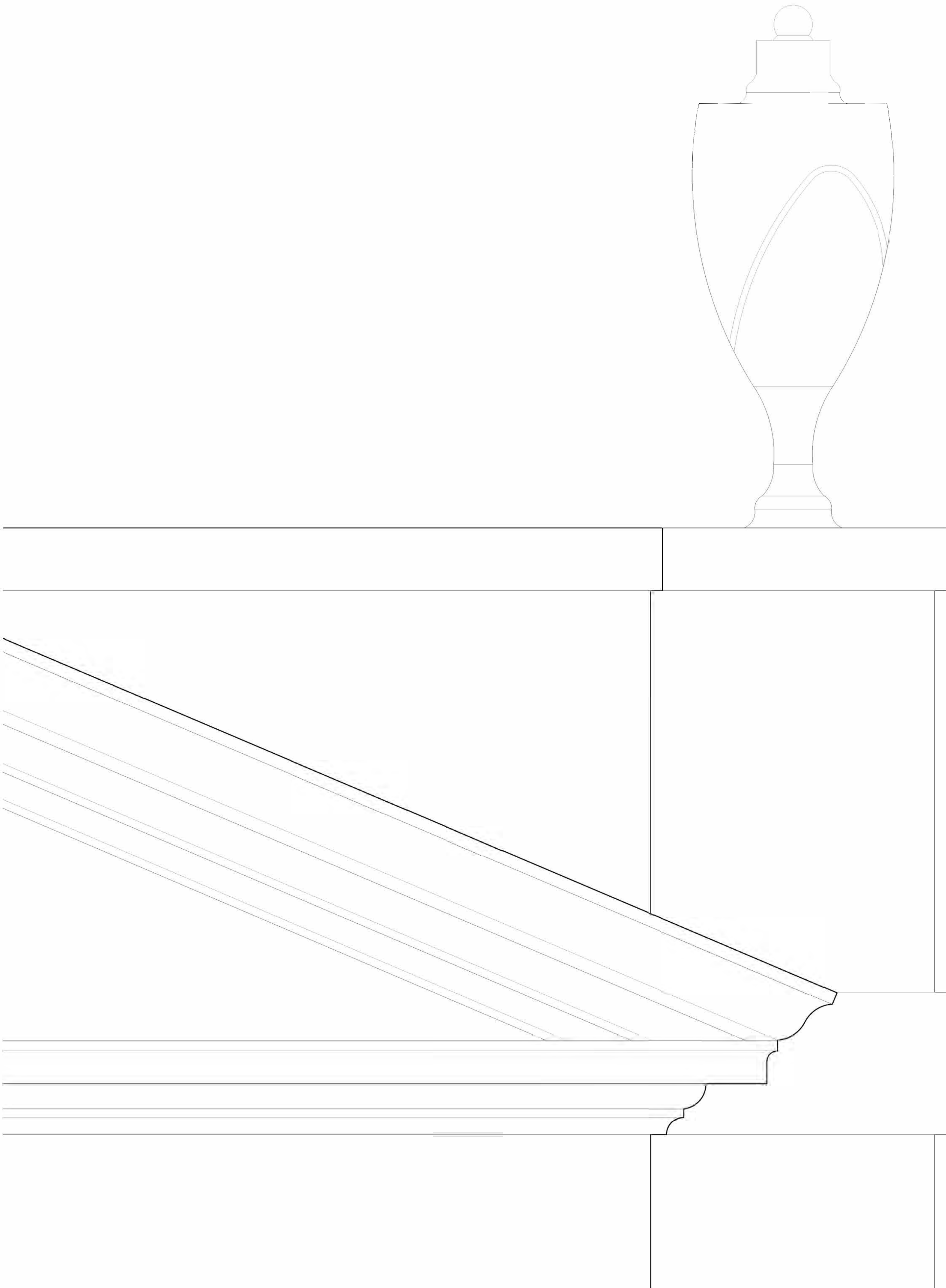


MP DESIGN &
ARCHITECTURE, INC
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PALM BEACH, FLORIDA 33480
561.833.7575
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SHEET NO.

A302

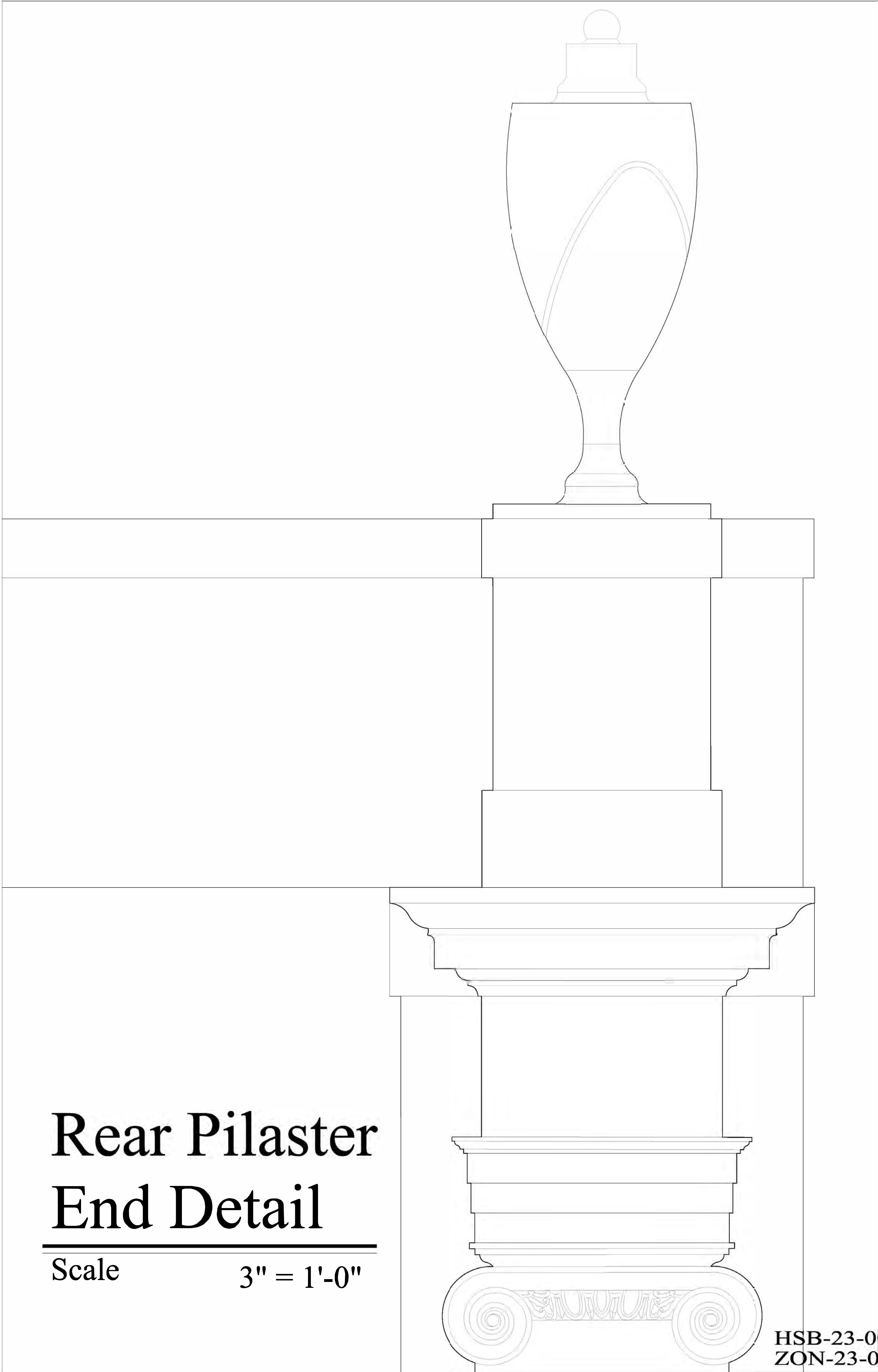
HSB-23-007
ZON-23-095



Front Gable End Detail

Scale

3" = 1'-0"

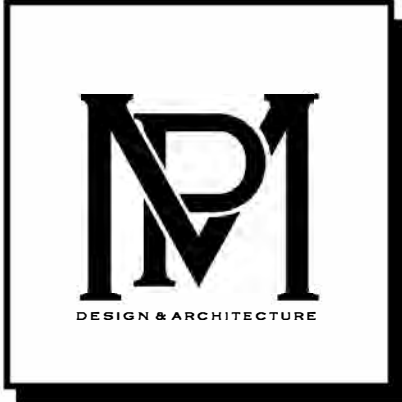


Rear Pilaster
End Detail

Scale

3" = 1'-0"

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ZON-23-095



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2305

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Renovations to
124 Parc Monceau

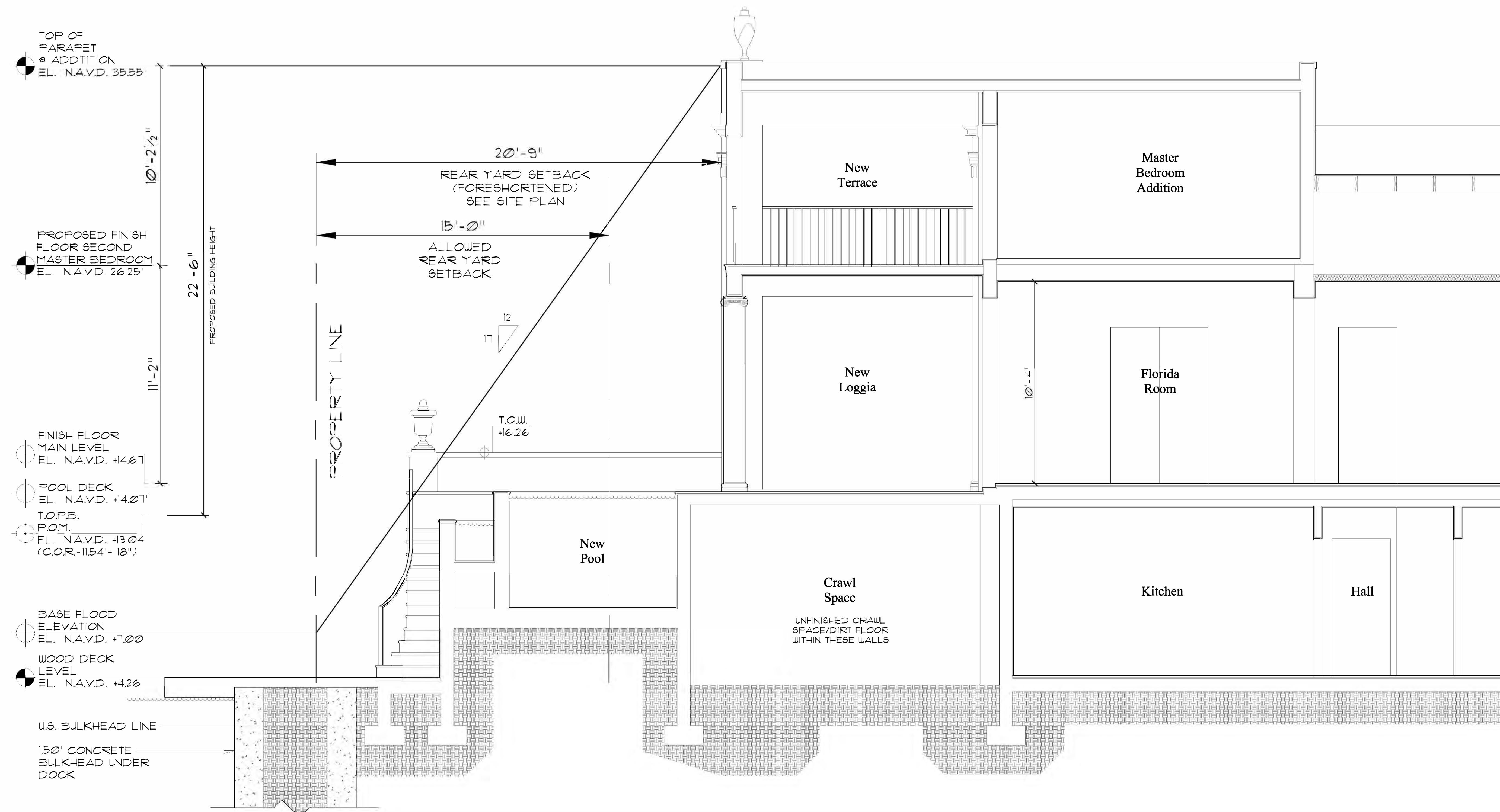
124 Parc Monceau
Palm Beach FL 33480



MP DESIGN &
ARCHITECTURE, INC
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PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

Architectural
Details 1



Building Height Plane Diagram

Scale

3/8" = 1'-0"

HSB-23-007
ZON-23-095



COMM NO.
2305

DATE
01/03/24

REVISIONS

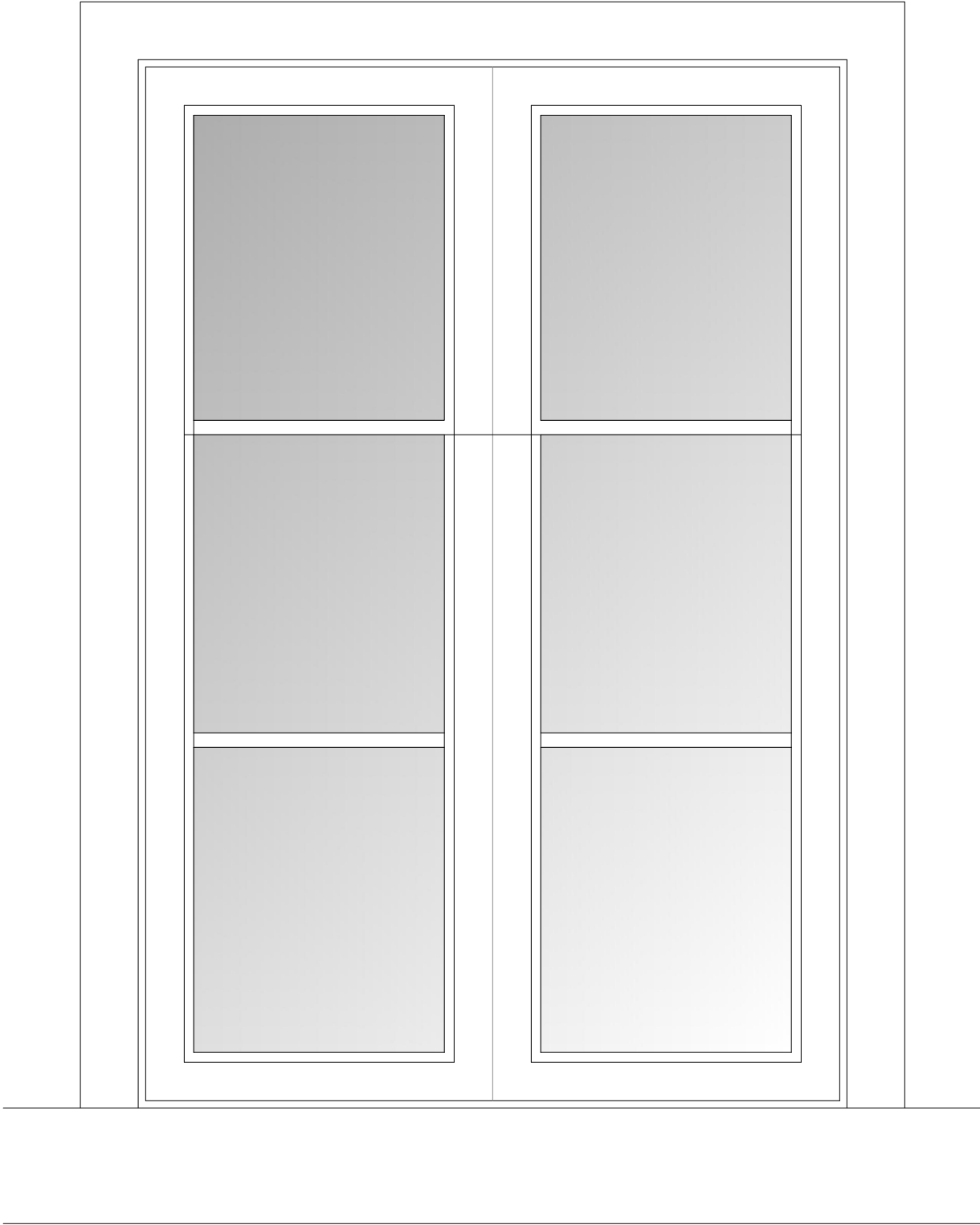
Renovations to
124 Parc Monceau
124 Parc Monceau
Palm Beach FL 33480



**MP DESIGN &
ARCHITECTURE, INC**
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
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SHEET NO.

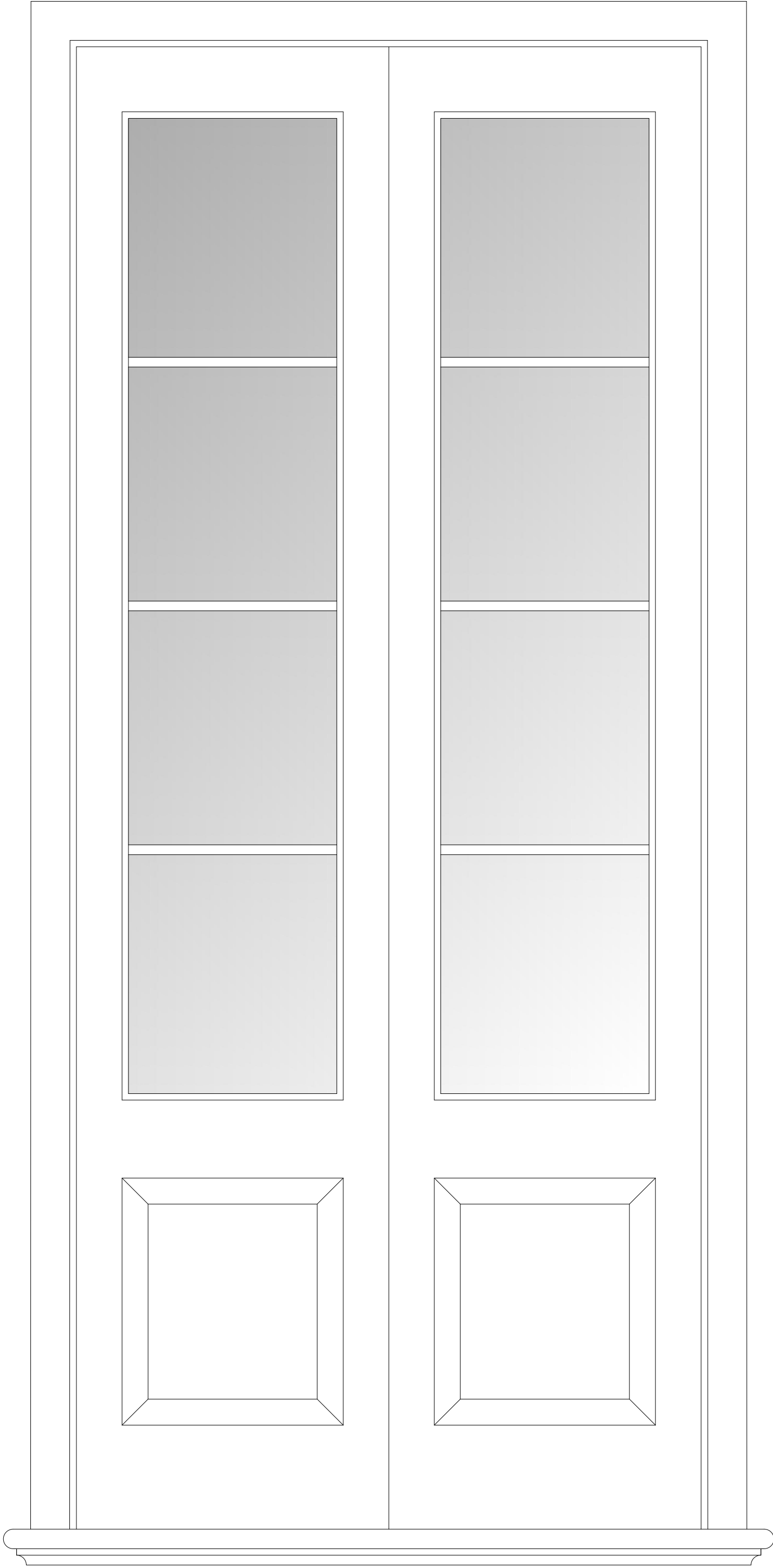
A304



Clarence Mack Window Style

Scale

1-1/2" = 1'-0"



Clarence Mack Entry Door

Scale

1-1/2" = 1'-0"

HSB-23-007
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2305
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12/04/23

REVISIONS

Renovations to
124 Parc Monceau
124 Parc Monceau
Palm Beach FL 33480



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561.833.7575
AA26001667

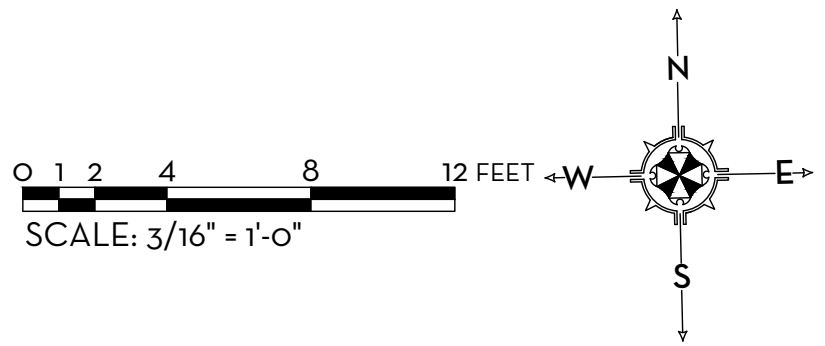
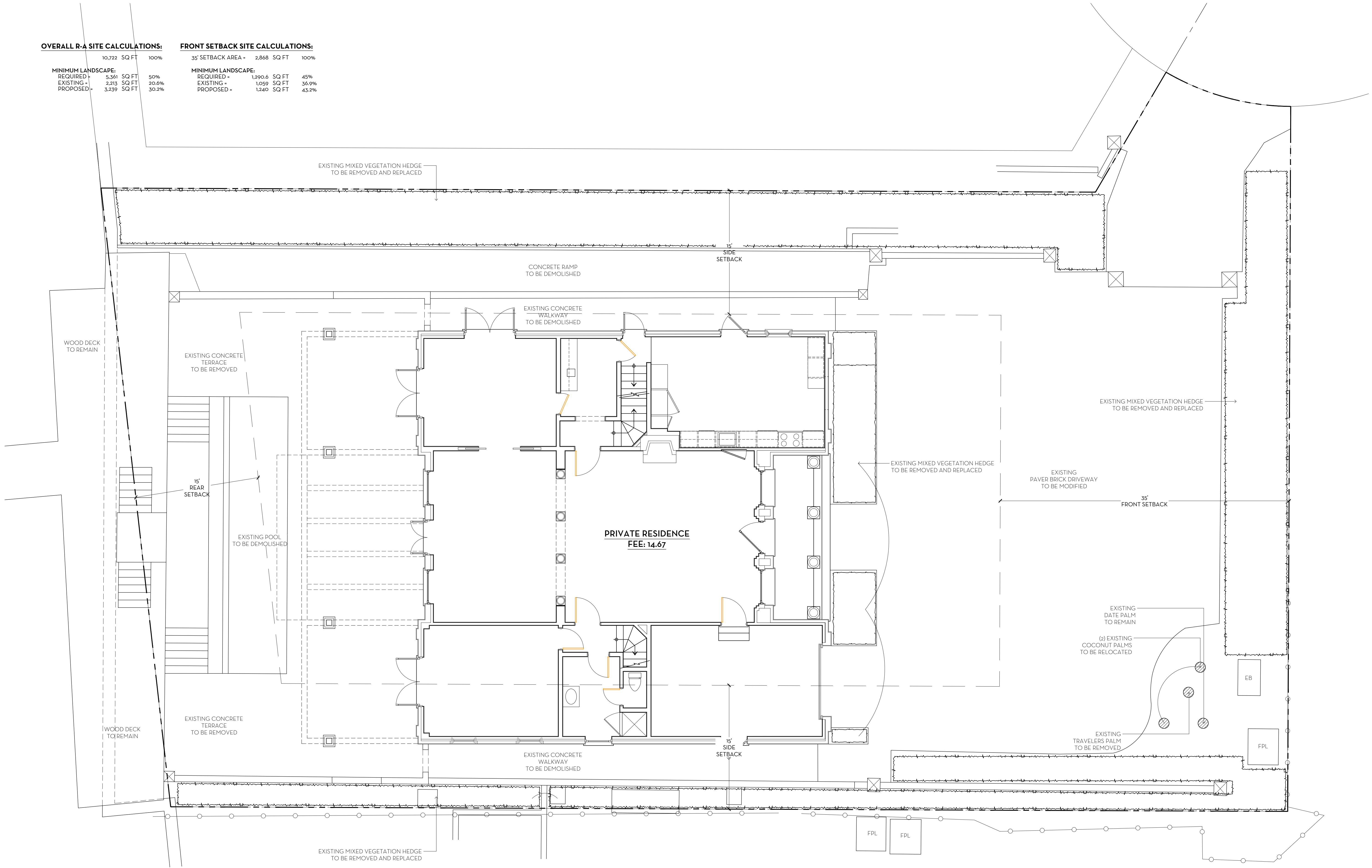
SHEET NO.
Architectural
Details 2

OVERALL R-A SITE CALCULATIONS:

MINIMUM LANDSCAPE:	10,722	SQ FT	100%
REQUIRED	5,361	SQ FT	50%
EXISTING +	2,213	SQ FT	20.6%
PROPOSED +	3,239	SQ FT	30.2%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA =	2,868	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED	1,290.6	SQ FT	45%
EXISTING +	1,059	SQ FT	36.9%
PROPOSED +	1,240	SQ FT	43.2%



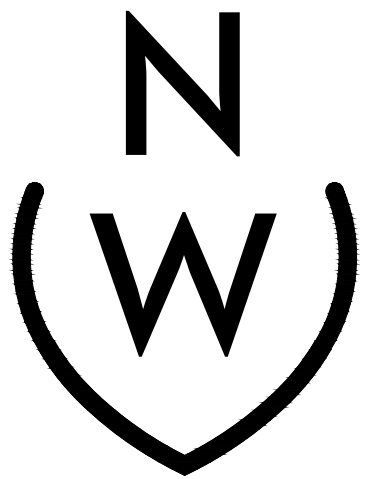
MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

16 JAN 2024
29 NOV 2023



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EX1



PHOTO 1: DRIVE WAY AREA



PHOTO 2: FRONT YARD AREA



PHOTO 3: FRONT ENTRY WAY



PHOTO 4: BACKYARD AREA



PHOTO 5: BASEMENT AREA



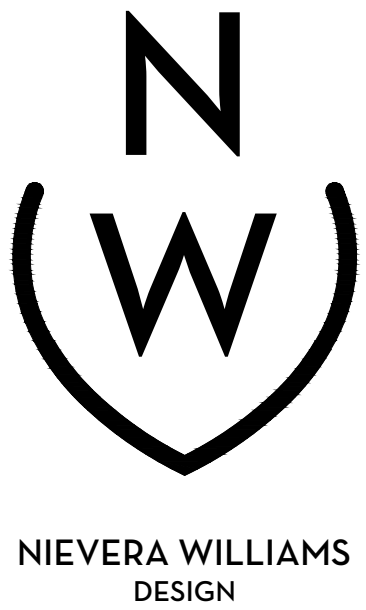
PHOTO 6: CONCRETE WALKWAY

MARIO F. NIEVERA
State of Florida
Landscape Architect
Registration No.
6666856

EXISTING CONDITIONS PHOTOS
PRIVATE RESIDENCE
124 PARC MONCEAU, PALM BEACH, FL.

SCALE: 3/16" = 1'-0"

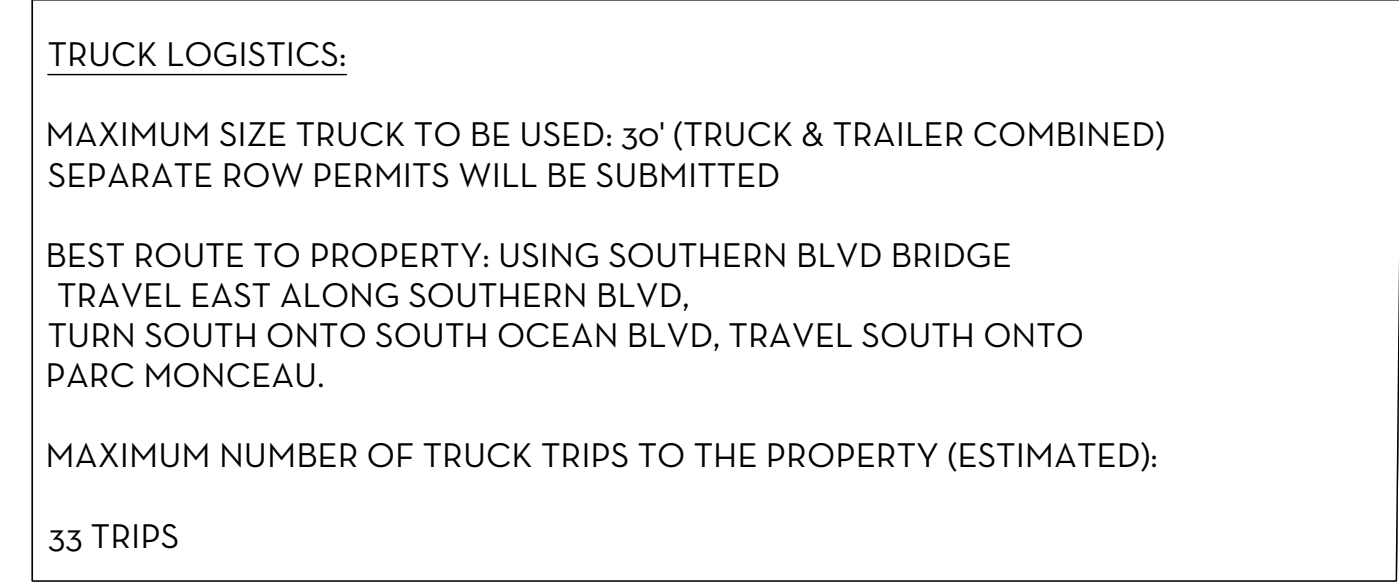
16 JAN 2024
29 NOV 2023



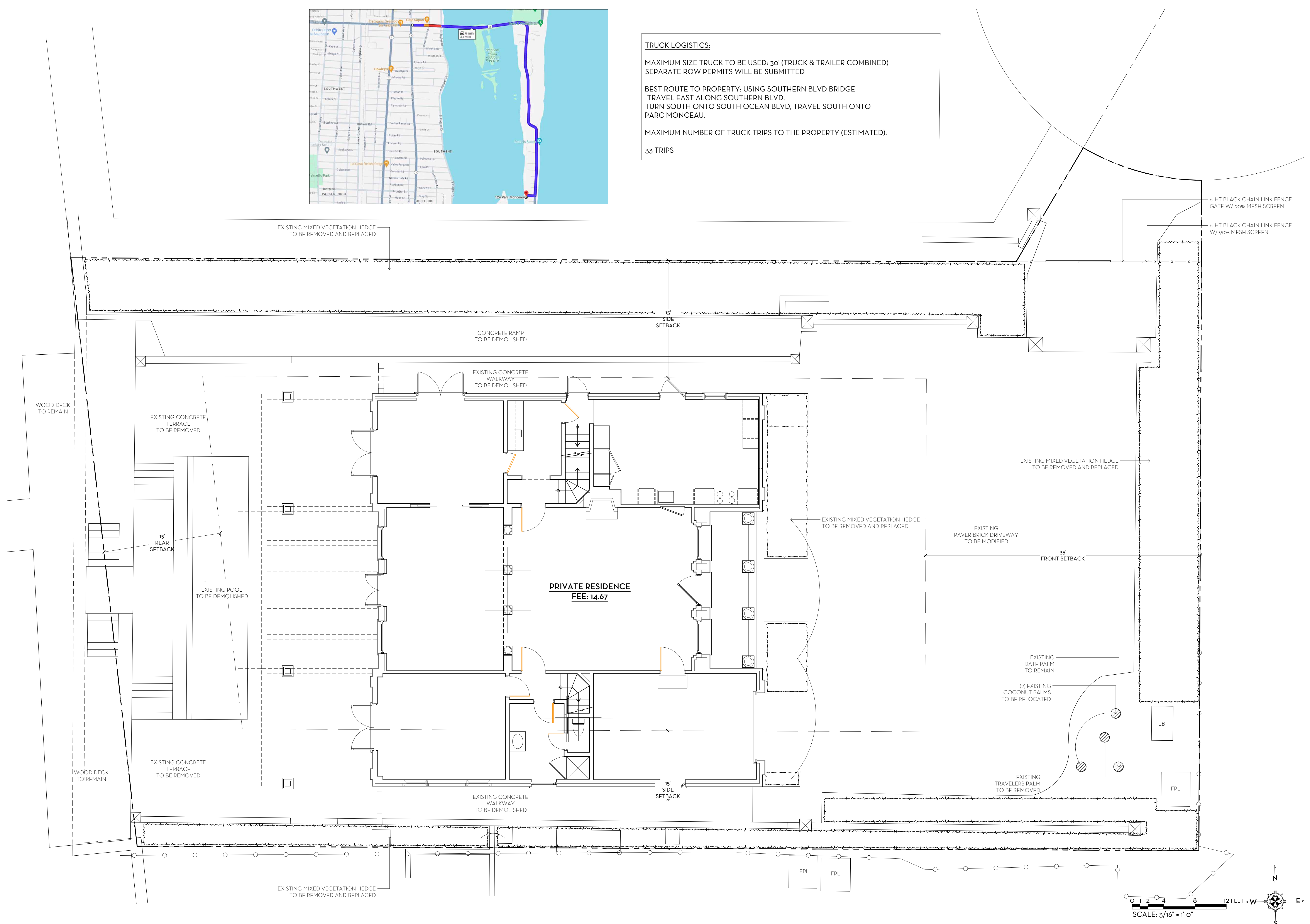
625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

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EX2



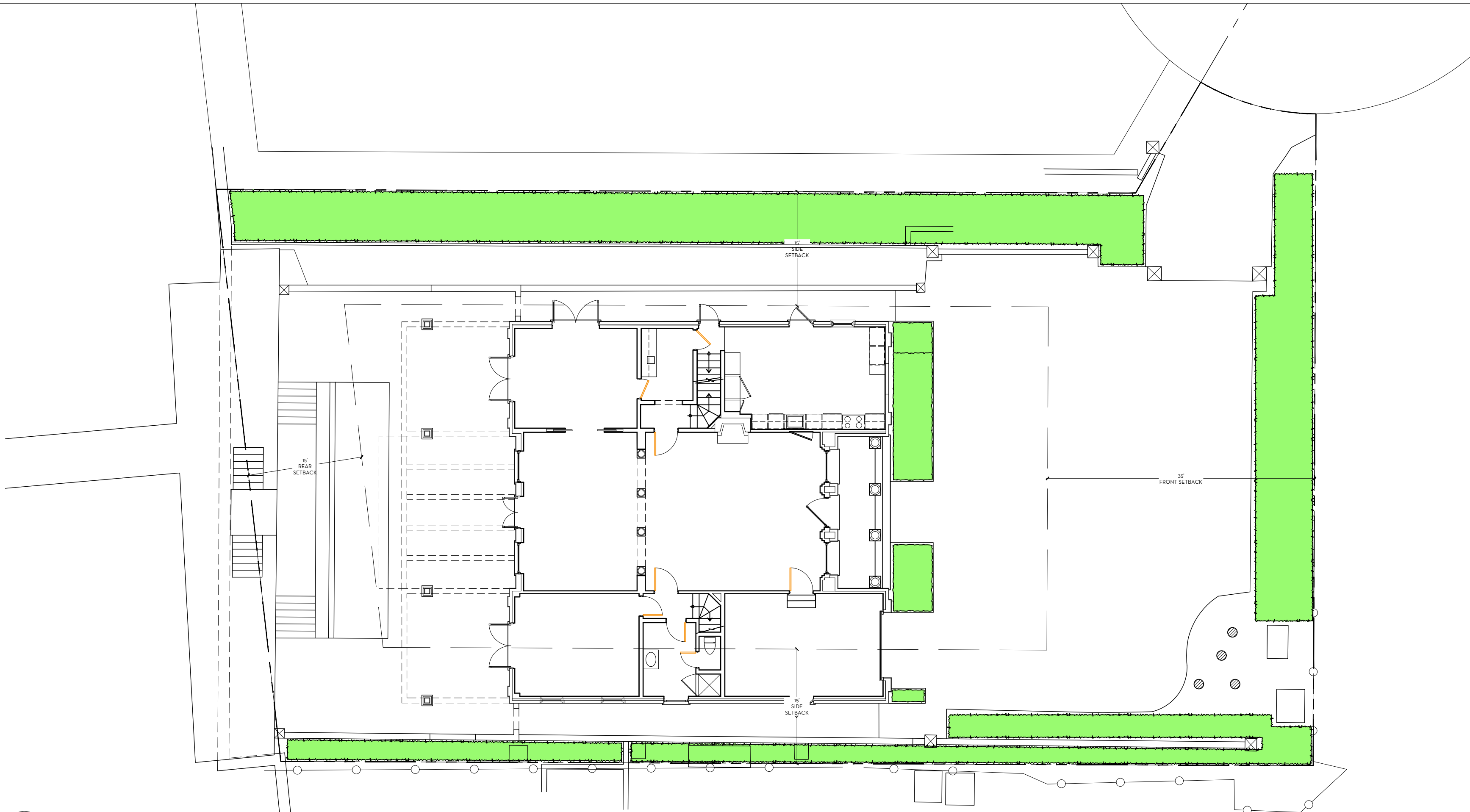
CSP



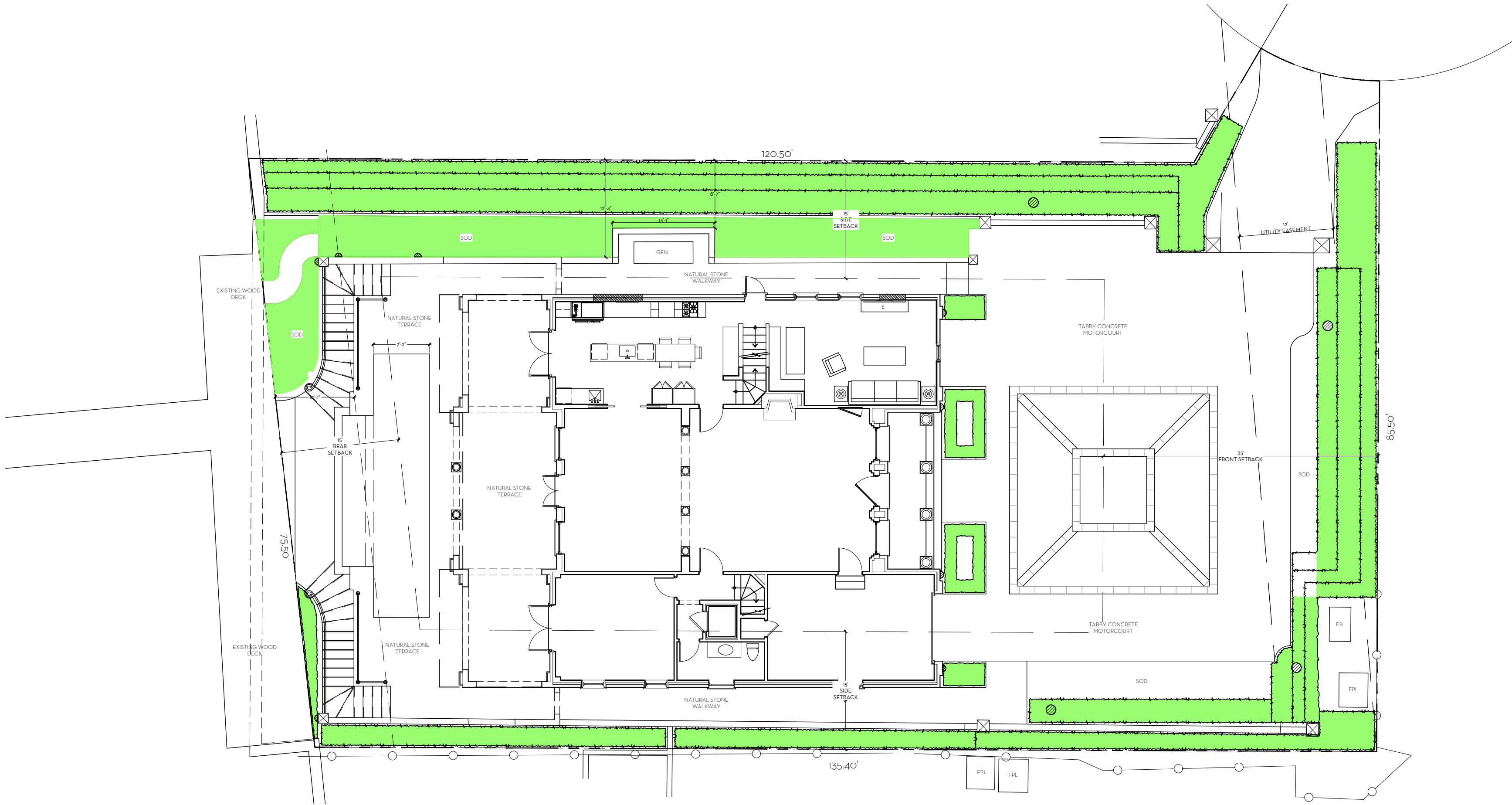
LANDSCAPE ALTERATION PERCENTAGE:

EXISTING +	2,213	SQ FT	20.6%
PROPOSED +	3,239	SQ FT	30.2%

AMOUNT OF LANDSCAPE CHANGE +	1,026	SQ FT	9.6%
------------------------------------	-------	-------	------



1 LANDSCAPE DIAGRAM ALTERATION-EXISTING
SCALE: 3/32"=1'-0"



2 LANDSCAPE ALTERATION DIAGRAM-PROPOSED
SCALE: 3/32"=1'-0"

MARIO F. NIEVERA

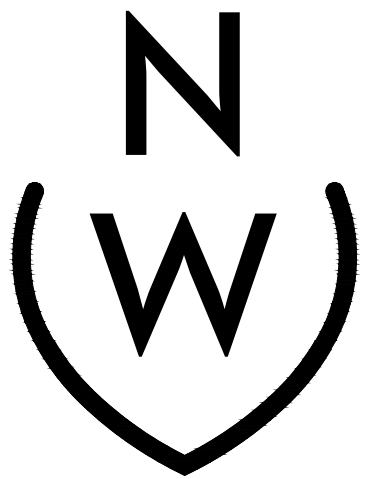
State of Florida
Landscape Architect
Registration No.
6666856

LANDSCAPE ALTERATION DIAGRAM
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

SCALE: 3/16" = 1'-0"

16 JAN 2024
29 NOV 2023



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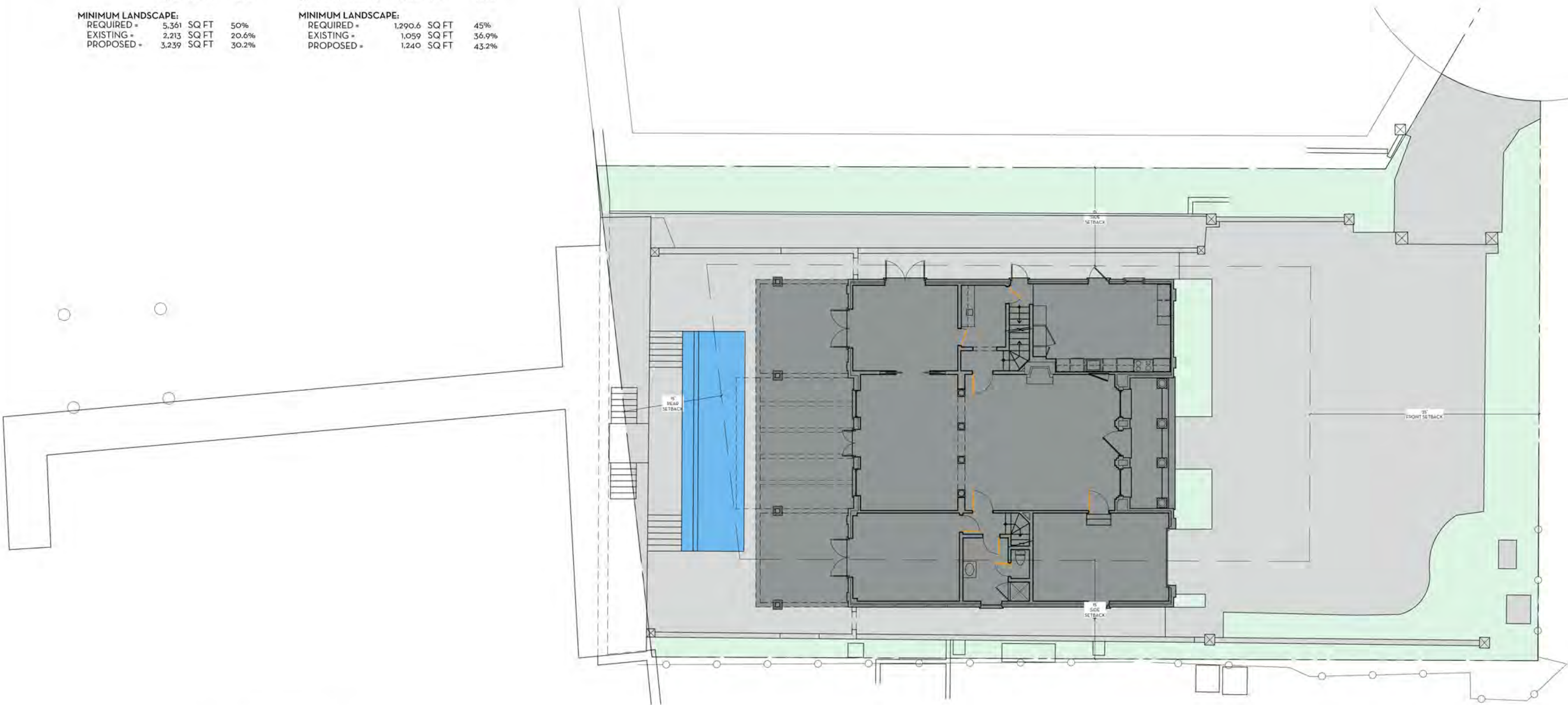
LAD

OVERALL R-A SITE CALCULATIONS:

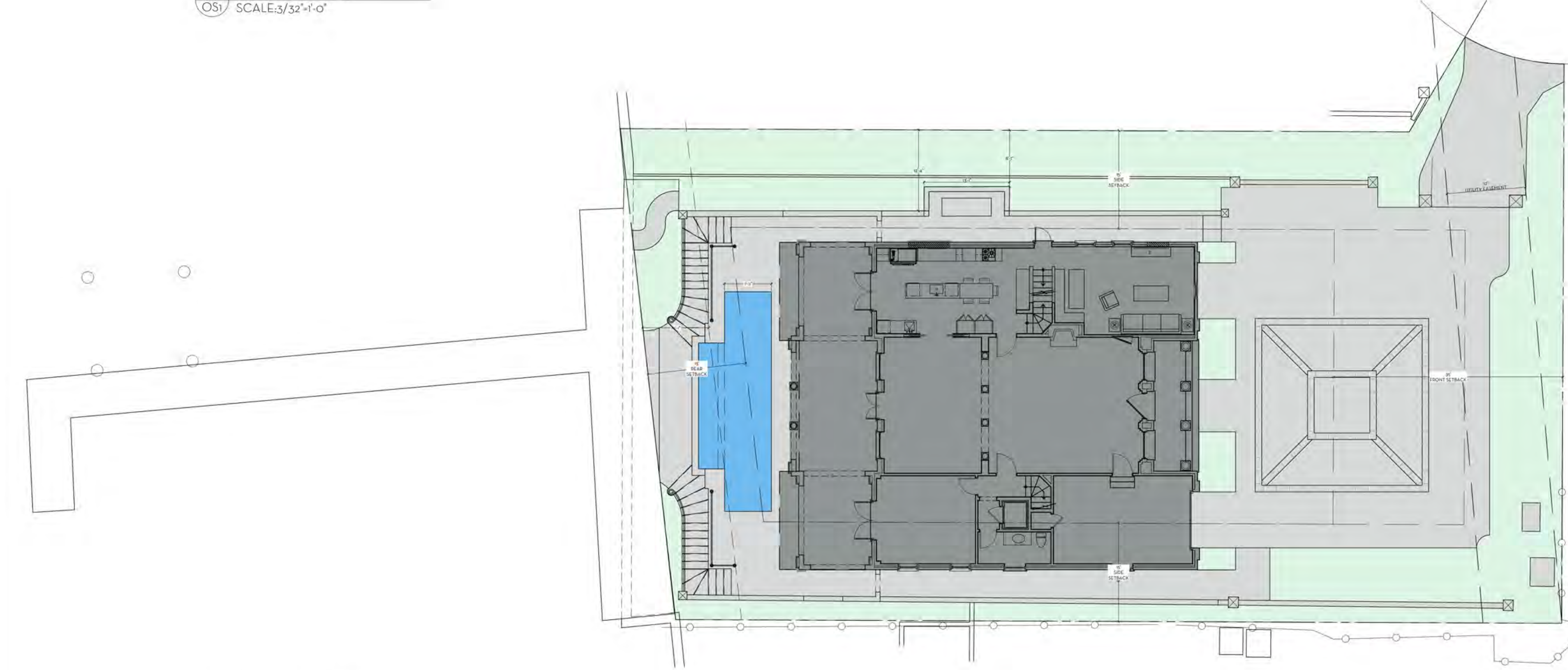
	10,722	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	5,361	SQ FT	50%
EXISTING +	2,213	SQ FT	20.6%
PROPOSED +	3,239	SQ FT	30.2%

FRONT SETBACK SITE CALCULATIONS:

	35' SETBACK AREA =	2,868	SQ FT	100%
MINIMUM LANDSCAPE:				
REQUIRED +	1,290.6	SQ FT	45%	
EXISTING +	1,059	SQ FT	36.9%	
PROPOSED +	1,240	SQ FT	43.2%	



1 EXISTING SITE PLAN
SCALE: 3/32"=1'-0"



2 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

LEGEND

OPEN SPACE	
HARDSCAPE	
BUILDING/STRUCTURE	

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM - OVERALL
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

16 JAN 2024
29 NOV 2023



NIEVERA WILLIAMS
DESIGN

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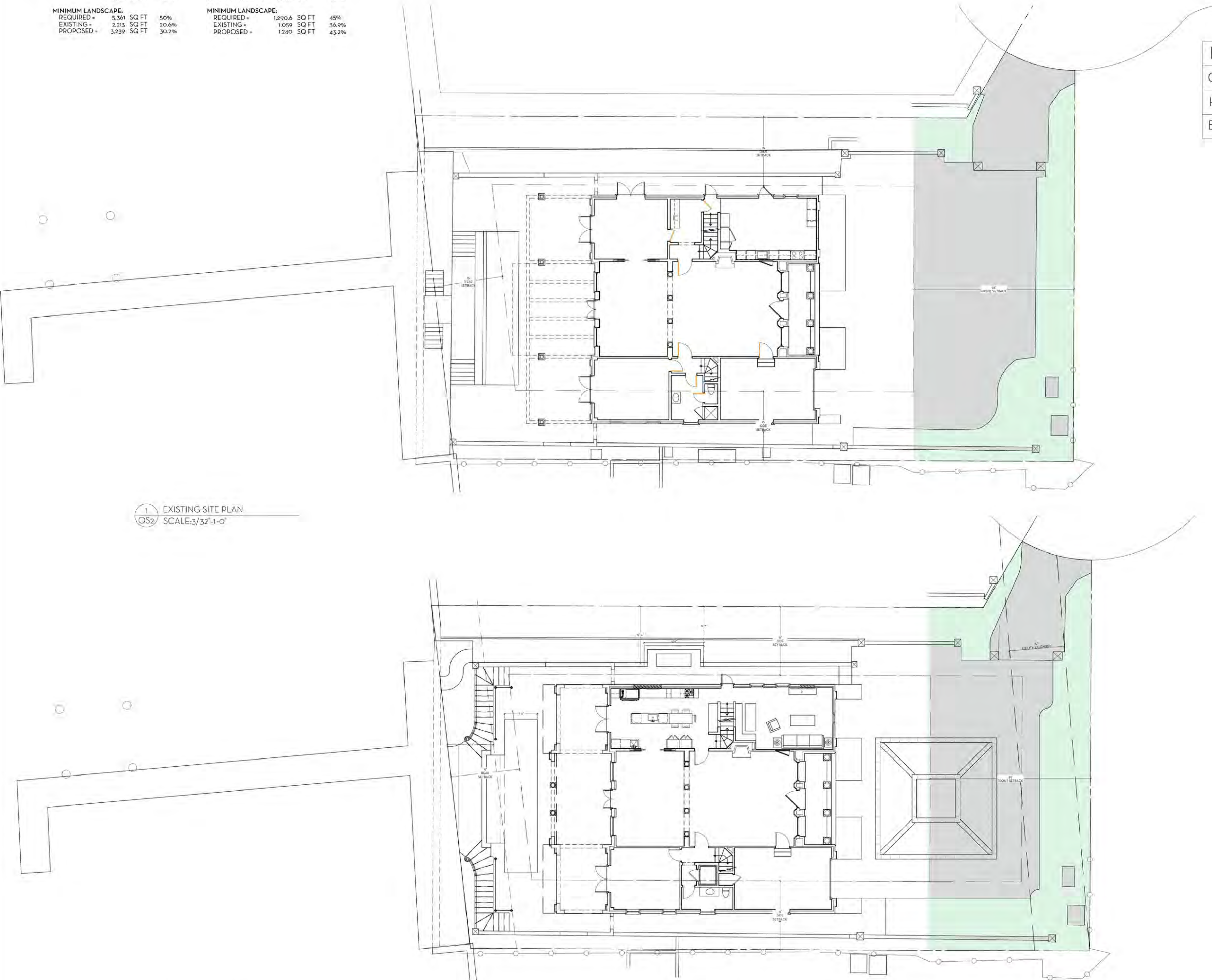
OS1

OVERALL R-A SITE CALCULATIONS:

	10,722	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED -	5,361	SQ FT	50%
EXISTING -	2,213	SQ FT	20.6%
PROPOSED -	3,239	SQ FT	30.2%

FRONT SETBACK SITE CALCULATIONS:

	35' SETBACK AREA -	2,868	SQ FT	100%
MINIMUM LANDSCAPE:				
REQUIRED -	1,293.6	SQ FT	45%	
EXISTING -	1,059	SQ FT	36.9%	
PROPOSED -	1,240	SQ FT	43.2%	



1 EXISTING SITE PLAN
SCALE: 3/32"=1'-0"

2 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

LEGEND

- OPEN SPACE
- HARDSCAPE
- BUILDING/STRUCTURE

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM- FRONT SETBACK
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

16 JAN 2024
29 NOV 2023



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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West Palm Beach, FL 33401
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F: 561-659-2113

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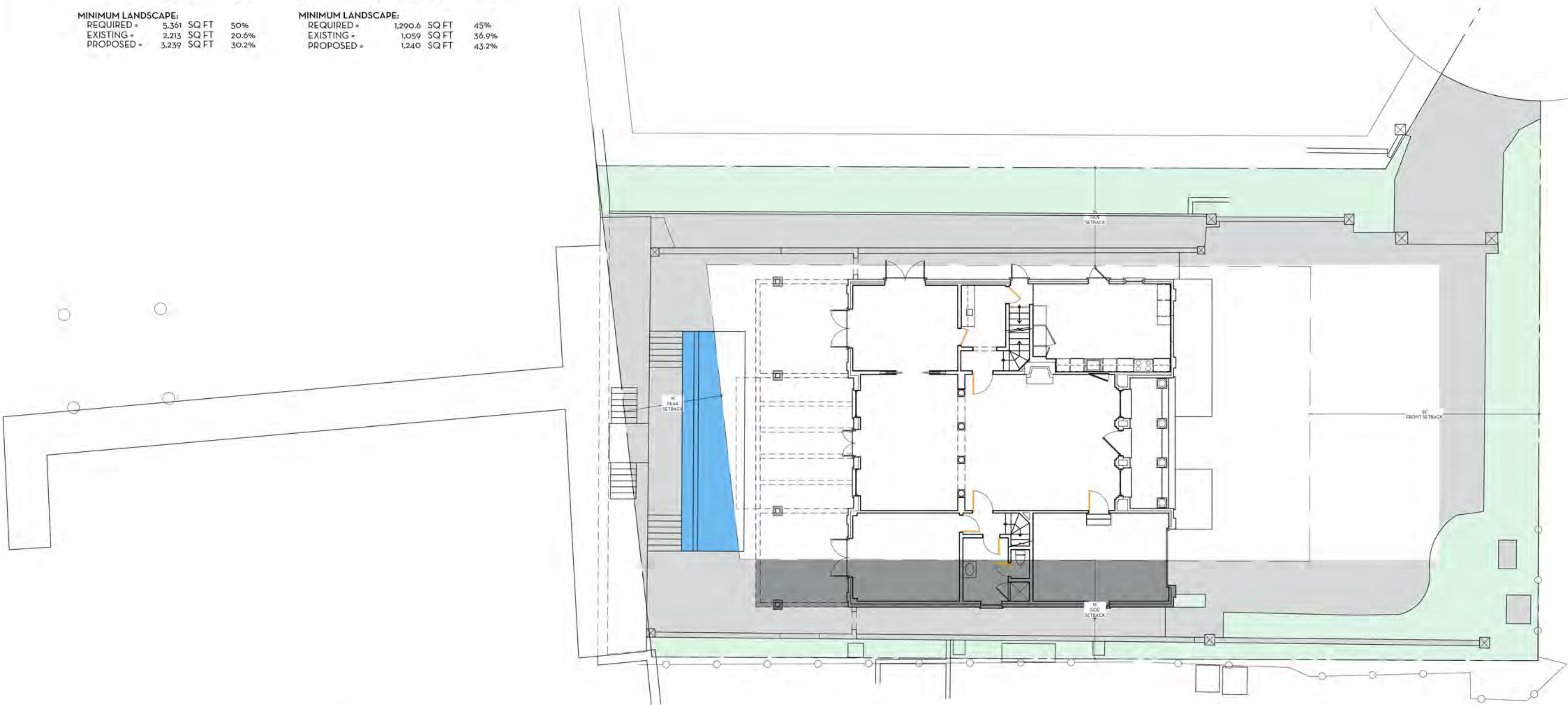
OS2

OVERALL R-A SITE CALCULATIONS:

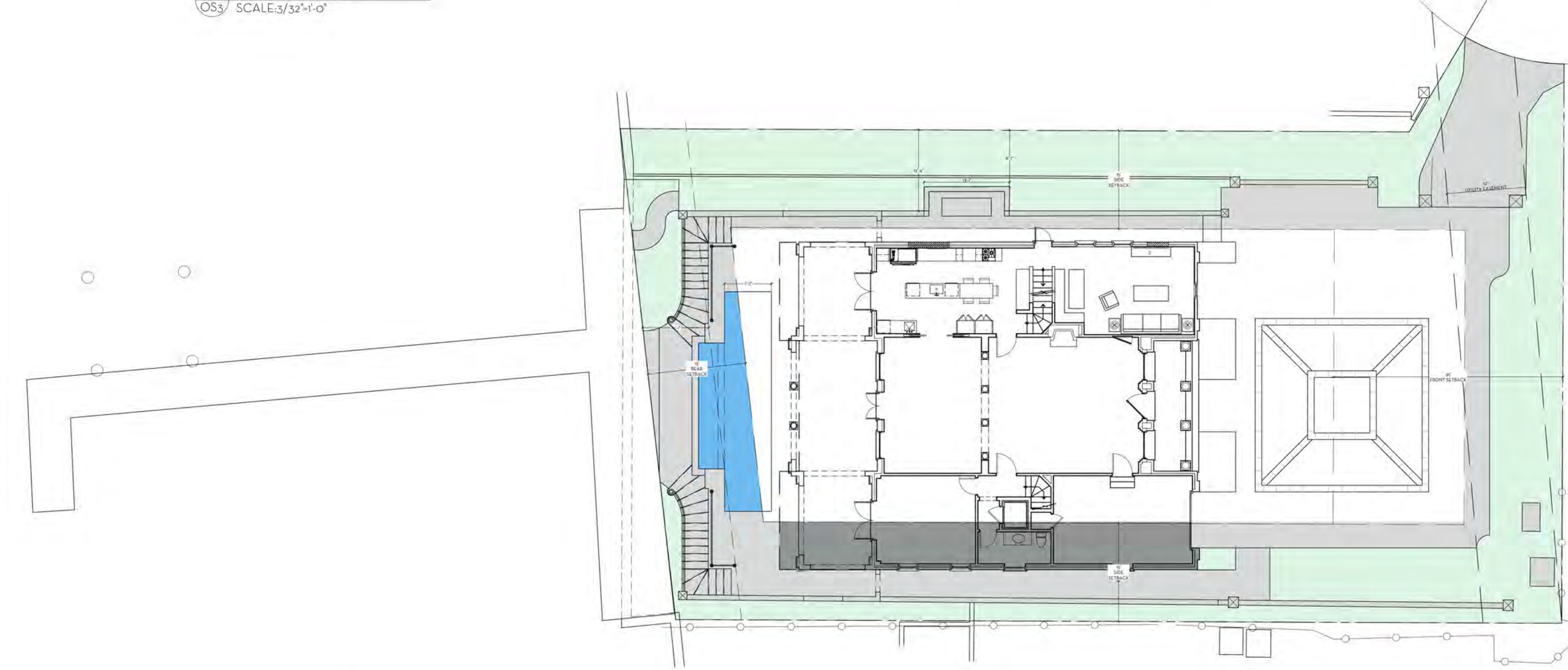
	10,722	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	5,361	SQ FT	50%
EXISTING +	2,213	SQ FT	20.6%
PROPOSED +	3,239	SQ FT	30.2%

FRONT SETBACK SITE CALCULATIONS:

	35' SETBACK AREA =	2,868	SQ FT	100%
MINIMUM LANDSCAPE:				
REQUIRED +	1,290.6	SQ FT	45%	
EXISTING +	1,059	SQ FT	36.9%	
PROPOSED +	1,240	SQ FT	43.2%	



1 EXISTING SITE PLAN
SCALE: 3/32"=1'-0"



2 PROPOSED SITE PLAN
SCALE: 3/32"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

OPEN SPACE DIAGRAM- PERIMETER
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

16 JAN 2024
29 NOV 2023



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

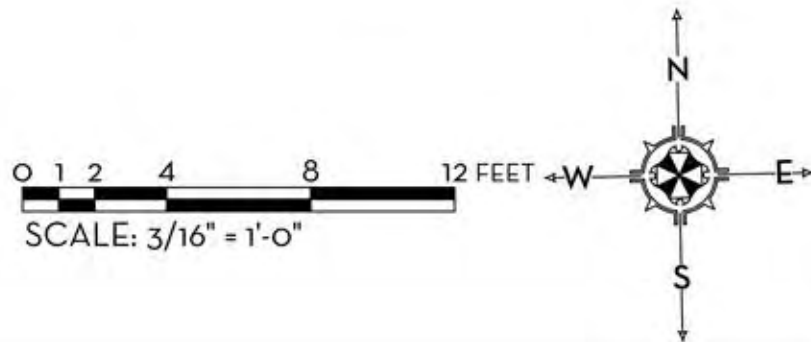
OS3

OVERALL R-A SITE CALCULATIONS:

	10,722	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	5,361	SQ FT	50%
EXISTING +	2,213	SQ FT	20.6%
PROPOSED +	3,239	SQ FT	30.2%

FRONT SETBACK SITE CALCULATIONS:

35' SETBACK AREA +	2,868	SQ FT	100%
MINIMUM LANDSCAPE:			
REQUIRED +	1,290.6	SQ FT	45%
EXISTING +	1,059	SQ FT	36.9%
PROPOSED +	1,240	SQ FT	43.2%



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

SITE PLAN
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

16 JAN 2024
29 NOV 2023



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SITE

SCALE: 3/16" = 1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST ELEVATION (FRONT)
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

03 JAN 2024
29 NOV 2023

SCALE: SEE DETAIL



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EL1



1 EAST ELEVATION (FRONT)
EL1 SCALE: 1/4"=1'-0"

MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

EAST ELEVATION (FRONT)
PRIVATE RESIDENCE
124 PARC MONCEAU, PALM BEACH, FL.

03 JAN 2024
29 NOV 2023



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EL1



1 EAST ELEVATION (FRONT)
EL1 SCALE: 3/4"=1'-0"



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION (REAR)
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

03 JAN 2024
29 NOV 2023

SCALE: SEE DETAIL



NIEVERA WILLIAMS
DESIGN

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Suite 502
West Palm Beach, FL 33401
P: 561-659-2820
F: 561-659-2113

NIEVERAWILLIAMS.COM

EL2

1 WEST ELEVATION (REAR)
EL2 SCALE: 3/4"=1'-0"



1 SOUTH ELEVATION (LEFT)
EL3 SCALE: 3/8"=1'-0"

MARIO F. NIEVERA

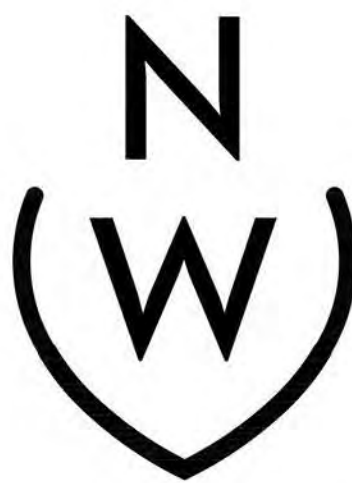
State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION (REAR)
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

03 JAN 2024
29 NOV 2023

SCALE: SEE DETAIL



NIEVERA WILLIAMS
DESIGN

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EL3



MARIO F. NIEVERA

State of Florida
Landscape Architect
Registration No.
6666856

WEST ELEVATION (REAR)
PRIVATE RESIDENCE

124 PARC MONCEAU, PALM BEACH, FL.

03 JAN 2024
29 NOV 2023

SCALE: SEE DETAIL



NIEVERA WILLIAMS
DESIGN

625 N. Flagler Drive
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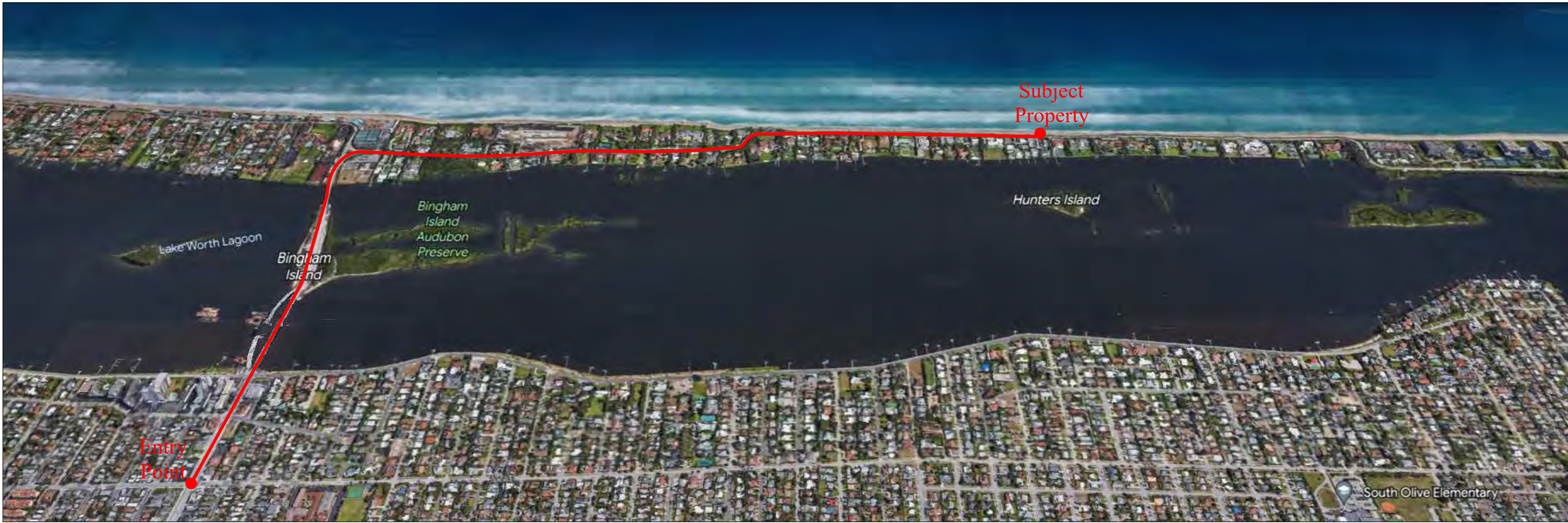
EL4

1 SOUTH ELEVATION (LEFT)
EL3 SCALE: 3/8"=1'-0"

Route To Property:
Follow Southern Blvd. to Dreher Train N;
continue on Dreher Trail N to Southern Blvd.
Follow Southern Blvd. to S Ocean Blvd. in
Palm Beach. Follow S Ocean Blvd. to
Monceau Ct. until reaching subject property.

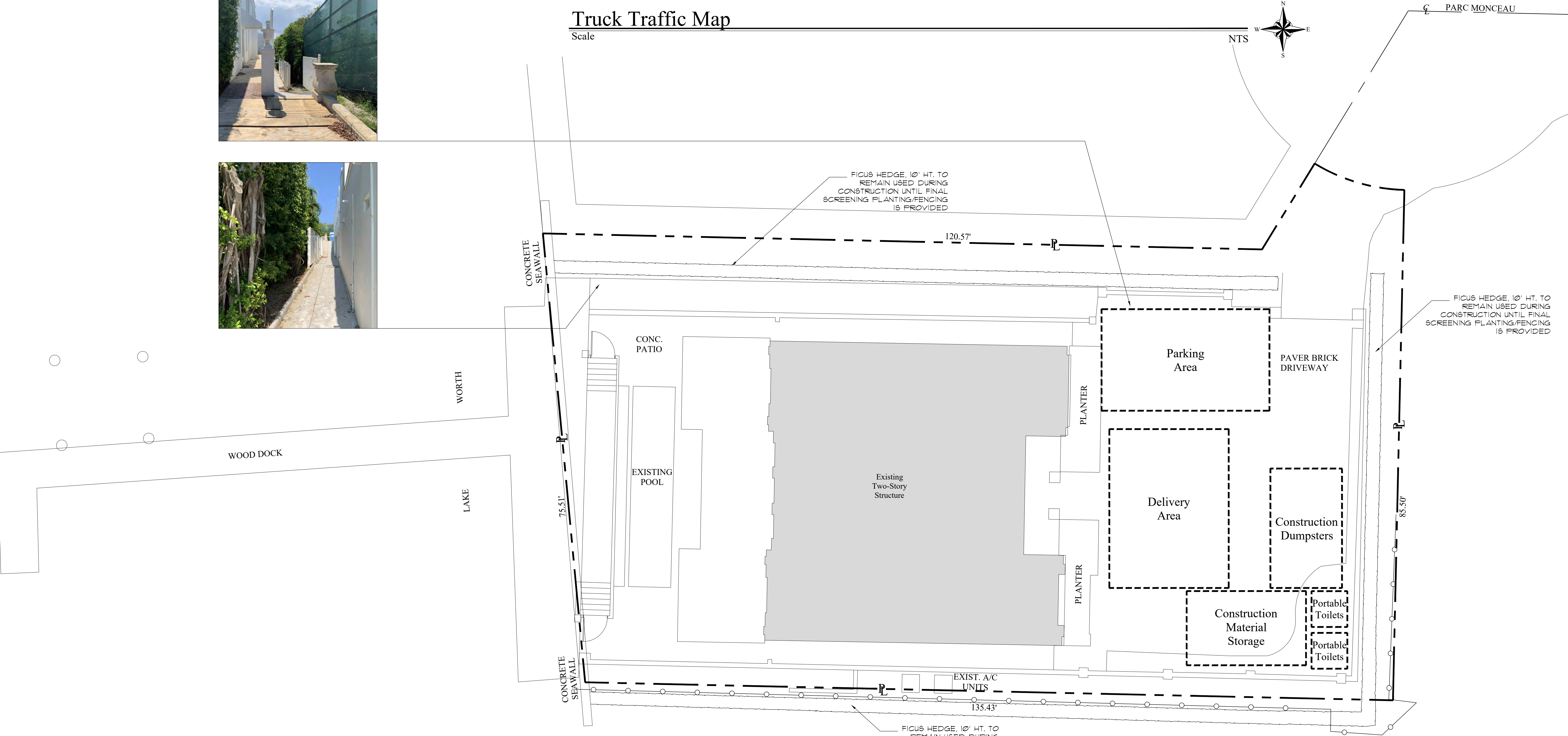
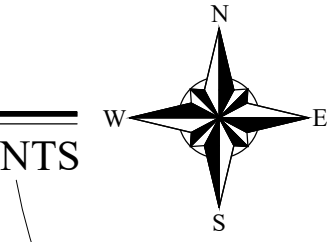
Max. Number Of Trips to
Subject Property:
80 Building material and dumpster trucks

Maximum Truck Length:
60'



Truck Traffic Map

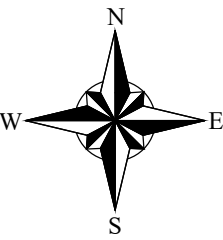
Scale



Existing Site Plan

Scale

1/8" = 1'-0"



HSB-23-007
ZON-23-095



COMM NO.
2305

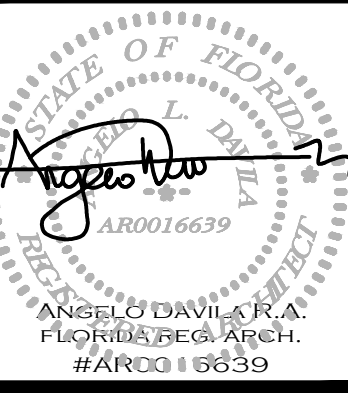
DATE
12/04/23

REVISIONS

Renovations to
124 Parc Monceau

Palm Beach FL 33480

124 Parc Monceau



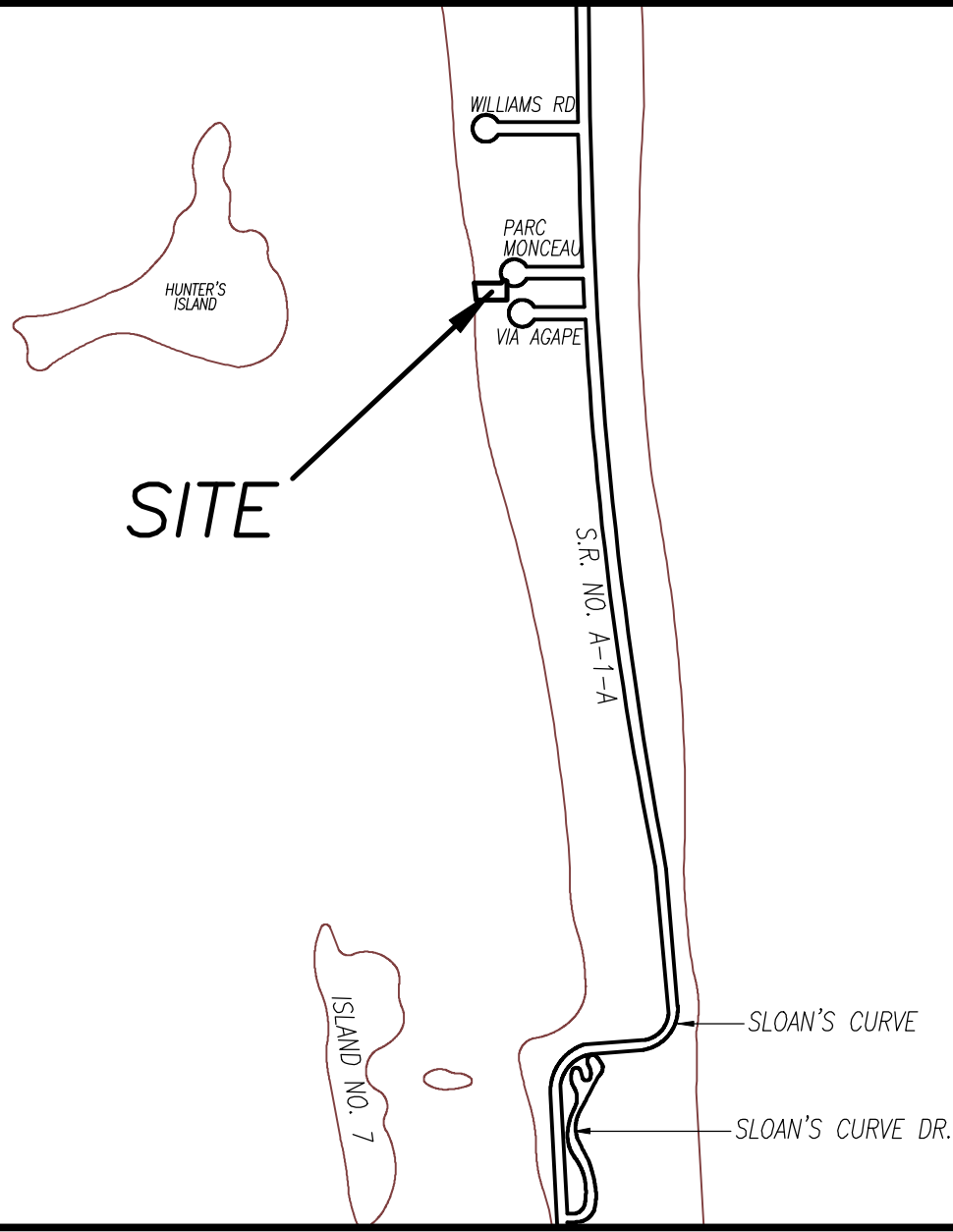
MP DESIGN &
ARCHITECTURE, INC
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

SHEET NO.

A005

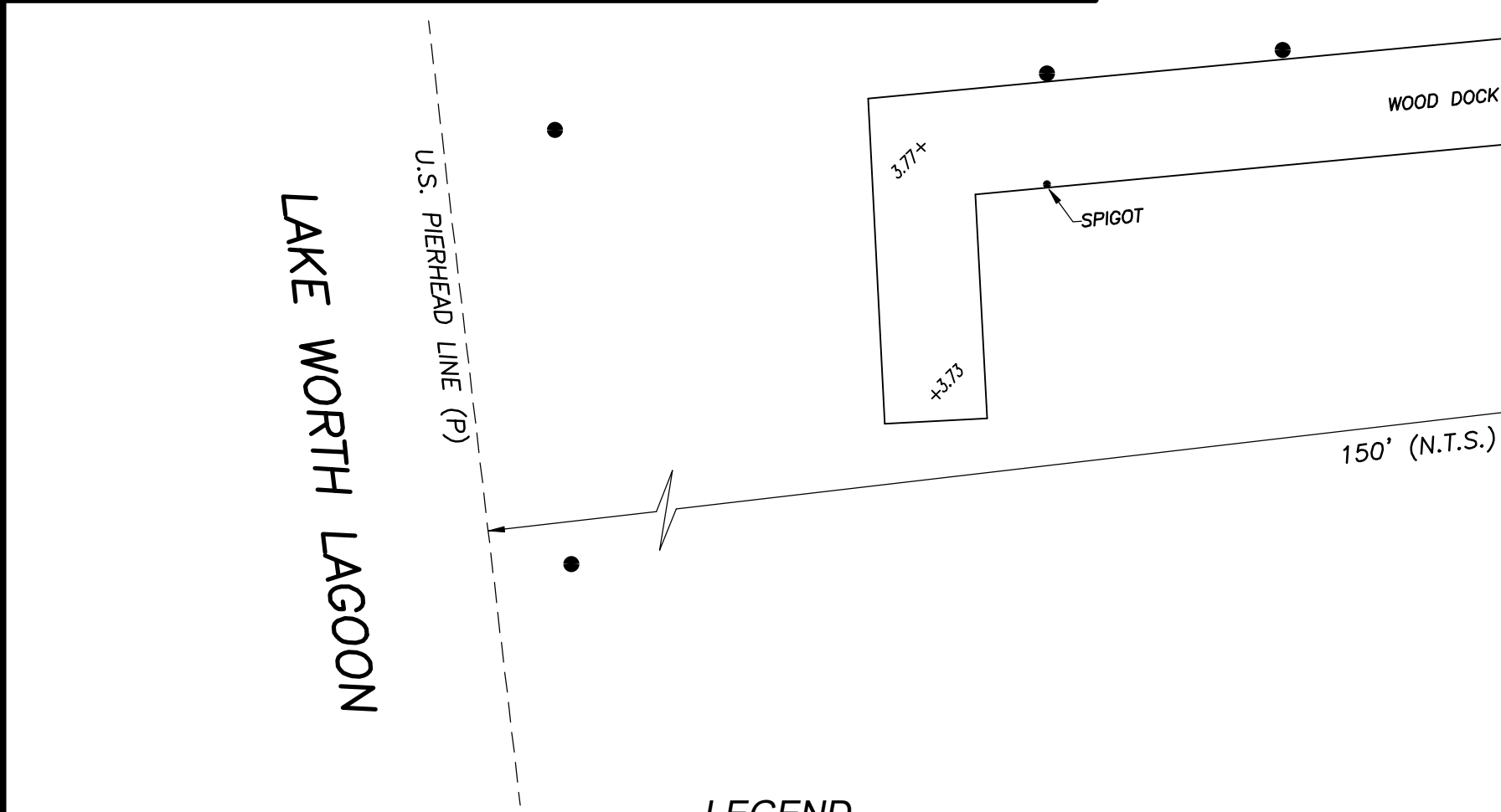
LAKE WORTH LAGOON

ATLANTIC OCEAN



VICINITY SKETCH N.T.S.

TITLE COMMITMENT REVIEW						
CLIENT: Paul Gravette and Leigh Ann Gravette		COMMITMENT NO. : 1139038	DATE: 10/07/21			
REVIEWED BY: Craig Wallace		JOB NO. : 03-1049.9				
B2 ITEM NO.	DOCUMENT	DESCRIPTION	AFFECTS AND PLOTTED	AFFECTS AND NOT PLOTT-ABLE	DOES NOT AFFECT	NOT A SURVEY MATTER
1-4	N/A	Standard Exceptions.				
5	PB26, PG 150	All matters contained on the Plat of Parc Monceau.	•			•
6	ORB 4800, PG 994	Revestment Easement in favor of State of Florida (Blanket)		•		
7	ORB 5849, PG 1811	Easement in favor of Florida Public Utilities Company for gas pipe line(s).	•			
8	ORB 5860, PG 1224	Easement for service of utilities over the West 5.0 feet of the East 11.0 feet of subject property.	•			
9-13	N/A	Standard Exceptions.				•



LEGEND

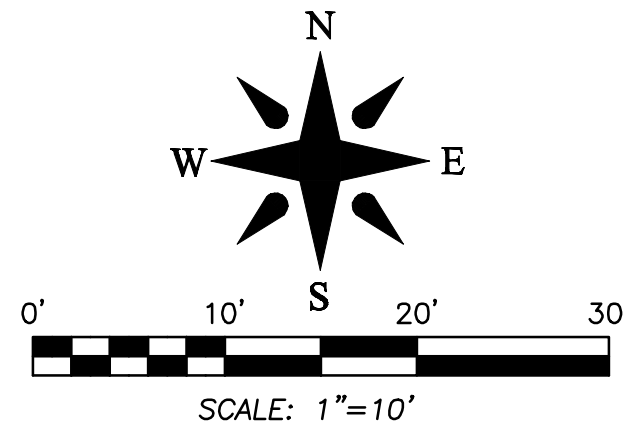
A = ARC LENGTH	M.H.W.L. = MEAN HIGH WATER LINE	S.I.R.W.C.D. = SOUTH INDIAN RIVER WATER CONTROL DISTRICT
A.C. = AIR CONDITIONING	M.L.W.L. = MEAN LOW WATER LINE	S.R. = STATE ROAD
A.E. = ACCESS EASEMENT	N.A.V.D. = NORTH AMERICAN VERTICAL DATUM	STA. = STATION
A.K.A. = ALSO KNOWN AS	N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	STY. = STORY
B.F.P. = BACKFLOW PREVENTER	N.P.B.C.D. = NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	TH. = THRESHOLD ELEVATION
B.L.D.G. = BUILDING	N.T.S. = NOT TO SCALE	T.O.B. = TOP OF BANK
B.M. = BENCHMARK	O.A. = OVERALL	T.O.W. = TOP OF WALL
B.O.C. = BACK OF CURB	O.H. = OVERHEAD UTILITY LINE	T.M.P. = TOWNSHIP
B.O.W. = BACK OF WALK	O.R.B. = OFFICIAL RECORD BOOK	TYP. = TYPICAL
C. = CALCULATED	O/S. = OFFSET	U.C. = UNDER CONSTRUCTION
CATV = CABLE ANTENNA TELEVISION	P. = PLANTER	U.E. = UTILITY EASEMENT
C.B. = CHORD BEARING	(P) = PLAT DATUM	U.R. = UNRECORDED
C.B.S. = CONCRETE BLOCK STRUCTURE	P.B. = PLAT BOOK	W.C. = WITNESS CORNER
C.C.C.L. = COASTAL CONSTRUCTION CONTROL LINE	P.B.C. = PALM BEACH COUNTY	W.M.E. = WATER MANAGEMENT EASEMENT
CH = CHORD	P.C. = POINT OF CURVATURE	W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
C.L.F. = CHAIN LINK FENCE	P.C.C. = POINT OF COMPOUND CURVATURE	W.M.T. = WATER MANAGEMENT TRACT
CLR. = CLEAR	P.C.P. = PERMANENT CONTROL POINT	W.M.T. = WATER MANAGEMENT TRACT
C.M.P. = CORRUGATED METAL PIPE	PG. = PAGE	W.M.T. = WATER MANAGEMENT TRACT
CONC. = CONCRETE	P.I. = POINT OF INTERSECTION	W.M.T. = WATER MANAGEMENT TRACT
(D) = DESCRIPTION DATUM	P/O. = PART OF	W.M.T. = WATER MANAGEMENT TRACT
D.B. = DEED BOOK	P.O.B. = POINT OF BEGINNING	W.M.T. = WATER MANAGEMENT TRACT
D.E. = DRAINAGE EASEMENT	P.O.C. = POINT OF COMMENCEMENT	W.M.T. = WATER MANAGEMENT TRACT
D.H. = DRILL HOLE	P.R.C. = POINT OF REVERSE CURVATURE	W.M.T. = WATER MANAGEMENT TRACT
E.B. = ELECTRIC BOX	P.R.M. = PERMANENT REFERENCE MONUMENT	W.M.T. = WATER MANAGEMENT TRACT
EL. = ELEVATION	PROP. = PROPOSED	W.M.T. = WATER MANAGEMENT TRACT
ENC. = ENCROACHMENT	P.T. = POINT OF TANGENCY	W.M.T. = WATER MANAGEMENT TRACT
E.O.P. = EDGE OF PAVEMENT	P.V.M.T. = PAVEMENT	W.M.T. = WATER MANAGEMENT TRACT
E.O.W. = EDGE OF WATER	(R) = RADIAL	W.M.T. = WATER MANAGEMENT TRACT
ESMT. = EASEMENT	R. = RADIUS	W.M.T. = WATER MANAGEMENT TRACT
F.F. = FINISH FLOOR	RGE. = RANGE	W.M.T. = WATER MANAGEMENT TRACT
FND. = FOUND	R.P.B. = ROAD PLAT BOOK	W.M.T. = WATER MANAGEMENT TRACT
G.A. = GUY ANCHOR	R.W. = RIGHT OF WAY	W.M.T. = WATER MANAGEMENT TRACT
G.M. = GAS METER	(S) = SURVEY DATUM	W.M.T. = WATER MANAGEMENT TRACT
INV. = INVERT	S.B. = SETBACK	W.M.T. = WATER MANAGEMENT TRACT
I.T.W.C.D. = INDIAN TRAIL WATER CONTROL DISTRICT	SEC. = SECTION	W.M.T. = WATER MANAGEMENT TRACT
L.A.E. = LIMITED ACCESS EASEMENT	S.D. = SUBDIVISION	W.M.T. = WATER MANAGEMENT TRACT
L.B. = LICENSE BOARD	S.F. = SQUARE FEET	W.M.T. = WATER MANAGEMENT TRACT
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT	S.F.W.M.D. = SOUTH FLORIDA WATER MANAGEMENT DISTRICT	W.M.T. = WATER MANAGEMENT TRACT
(M) = FIELD MEASUREMENT		W.M.T. = WATER MANAGEMENT TRACT
M.H. = MANHOLE		W.M.T. = WATER MANAGEMENT TRACT

BOUNDARY SURVEY FOR: PAUL GRAVETTE & LEIGH ANN GRAVETTE

This survey is made specifically and only for the following party for the purpose of a design, permit and closing on the surveyed property.

Paul Gravette & Leigh Ann Gravette
Old Republic National Title Insurance Company

The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above.



PARC MONCEAU
(PUBLIC)

BENCHMARK:
MAG NAIL AND
DISK EL.=11.34
NAVD

$\Delta=30^{\circ}15'04''$
 $A=15.84'$
 $R=30.00'$

LOT 5

16.88' (R)

120.57' (P)

LOT 6

10,727 S.F.

LOT 7

85.50' (R)

#124

MULTI-STORY RESIDENCE

PALM BEACH ESTATES

(P.B. 8, PG. 3)

PROPERTY ADDRESS:
124 Parc Monceau
Palm Beach, FL 33480

LEGAL DESCRIPTION:
Lot 6, PARC MONCEAU, according to the Plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 26, Page 150.

FLOOD ZONES:

This property is located in Flood Zones AE (EL. 6) & X according to F.I.R.M. (Flood Insurance Rate Map) No. 12099C 0591F, dated 10/05/2017.

NOTES:

- All information regarding record easements, adjoiners, and other documents that might affect the quality of title to tract shown hereon was gained from commitment number 1139038, issued by Old Republic National Title Insurance Company, dated October 7, 2021. This office has made no search of the Public Records.
- Elevations shown hereon, if any, are in feet and decimal parts thereof and are based on NAVD-88. The expected accuracy of the elevations shown hereon is 0.03' for the hard surface elevations (shown thus x 0.00) and 0.1' (shown thus x 0.0) for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
- Description furnished by client or client's agent.
- Unless it bears the signature and the original raised seal of a Florida licensed surveyor or mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.
- This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
- Except as shown, underground and overhead improvements are not located. Underground foundations not located.
- The survey sketch shown hereon does not necessarily contain all of the information obtained or developed by the undersigned surveyor in his field work, office work or research.
- No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
- Revisions shown hereon do not represent a "survey update" unless otherwise noted.
- All dates shown within the revisions block hereon are for interoffice filing use only and in no way affect the date of the field survey stated herein.
- In some instances, graphic representations have been exaggerated to more clearly illustrate the relationships between physical improvements and/or lot lines. In all cases, dimensions shown shall control the location of the improvements over scaled positions.
- It is a violation of Rule 5J-17 of the Florida Administrative Code to alter this survey without the express prior written consent of the Surveyor. Additions and/or deletions made to the face of this survey will make this survey invalid.
- The ownership of fences, perimeter walls and/or hedges shown hereon are not known and thus are not listed as encroachments. Fences, hedges and/or perimeter walls are shown in their relative position to the boundary.
- The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

CERTIFICATION:
I HEREBY ATTEST that the survey shown hereon conforms to the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers adopted in Rule 5J-17, Florida Administrative Code pursuant to Section 472.027, Florida Statutes, effective September 1, 1981.

DATE OF LAST FIELD SURVEY: 4/4/2022

Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

REVISIONS:
06/08/23 LOCATE CONCRETE UNDER DECK BY BULKHEAD B.M.M.B. 03-1049.12 PB33044
06/15/22 ADDITIONAL ELEVATIONS B.M.M.B. 03-1049.10 PB33029
04/04/22 SURVEY AND TIE-IN UPDATE WITH SPOT ELEVATIONS B.M.M.B. 03-1049.9 PB33030
04/24/16 SURVEY UPDATE & LANDSCAPE TIE-IN J.C.N.I. 03-1049.5 PB21784
04/27/16 TITLE REVIEW M.B. 03-1049.4
04/15/16 SURVEY AND TIE-IN UPDATE E.G.M.B. 03-1049.3 PB22187/1

BOUNDARY SURVEY FOR:

PAUL GRAVETTE & LEIGH ANN GRAVETTE

WALLACE SURVEYING CORP., LICENSED BUSINESS # 4561 5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551			
FIELD: R.M.	JOB NO.: 03-1049	F.B. PB53 PG. 56	
OFFICE: W.B.B.	DATE: 2/26/03	DWG. NO. 03-1049-1	
CK'D: C.W.	REF: 03-1049-1.DWG	SHEET 1 OF 1	

SURVEY NOTES

- 1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.
- 2. BEARINGS BASE: N88°43'20"W RELATIVE TO THE CENTERLINE OR PARC MONCEAU.
- 3. SUBJECT PARCEL IS LOCATED IN FLOOD ZONE AE, X500 & X PANEL No. 12099 C 0591 F, DATED: 10/5/2017.
- 4. ALL DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.
- 5. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS SURVEY IS NOT VALID.
- 6. UNDERGROUND IMPROVEMENTS, UTILITIES AND FOUNDATIONS ARE NOT LOCATED UNLESS OTHERWISE NOTED.
- 7. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 8. LEGAL DESCRIPTION PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY IN THAT CERTAIN TITLE COMMITMENT FOR TITLE DATED DECEMBER 20, 2022 AT 8:00 AM, COMMITMENT NUMBER 22081303, EXAMINER - MITCHELL MONROE.

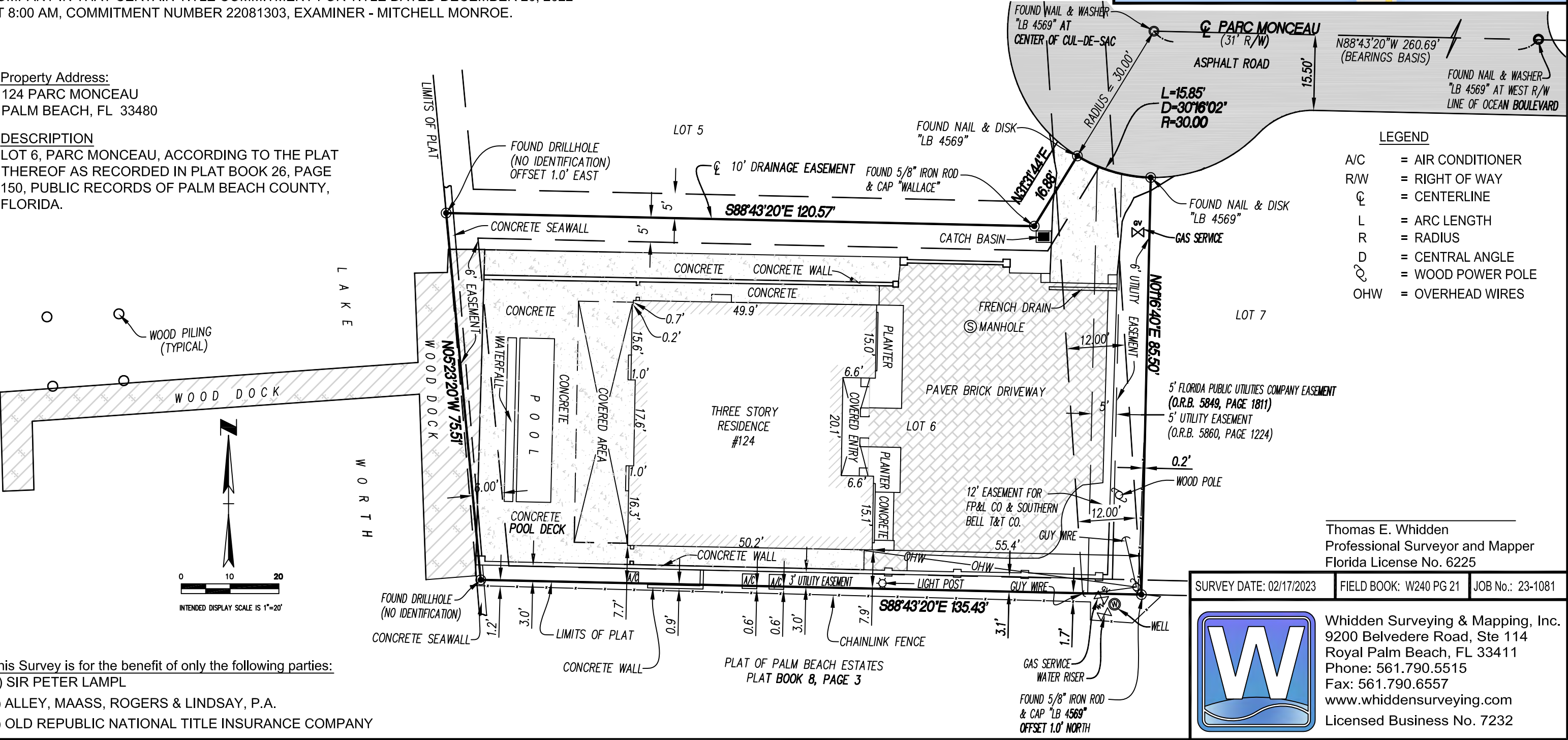
SURVEYOR'S CERTIFICATION

This drawing and the prerequisite field survey have been prepared to conform with the applicable Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes and is based on documentary evidence as provided to the undersigned surveyor and existing field evidence. This certification is a statement of professional opinion and is not an expressed or implied warranty or guarantee. This survey is for the sole and exclusive benefit of the parties named hereon and for the specific purpose noted, and must not be relied upon by any other individual or entity whatsoever, and is not transferable under any circumstances. No liability or responsibility is assumed by the undersigned surveyor for any other use of this survey or to any party not specifically named hereon. This drawing is not valid without the signature and the original raised embossed seal of the undersigned surveyor and reproduction of this drawing without the written permission of the undersigned surveyor is hereby forbidden.



Property Address:
124 PARC MONCEAU
PALM BEACH, FL 33480

DESCRIPTION
LOT 6, PARC MONCEAU, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 150, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LEGEND

A/C	=	AIR CONDITIONER
R/W	=	RIGHT OF WAY
CL	=	CENTERLINE
L	=	ARC LENGTH
R	=	RADIUS
D	=	CENTRAL ANGLE
WP	=	WOOD POWER POLE
OHW	=	OVERHEAD WIRES

Thomas E. Whidden
Professional Surveyor and Mapper
Florida License No. 6225

SURVEY DATE: 02/17/2023 FIELD BOOK: W240 PG 21 JOB No.: 23-1081

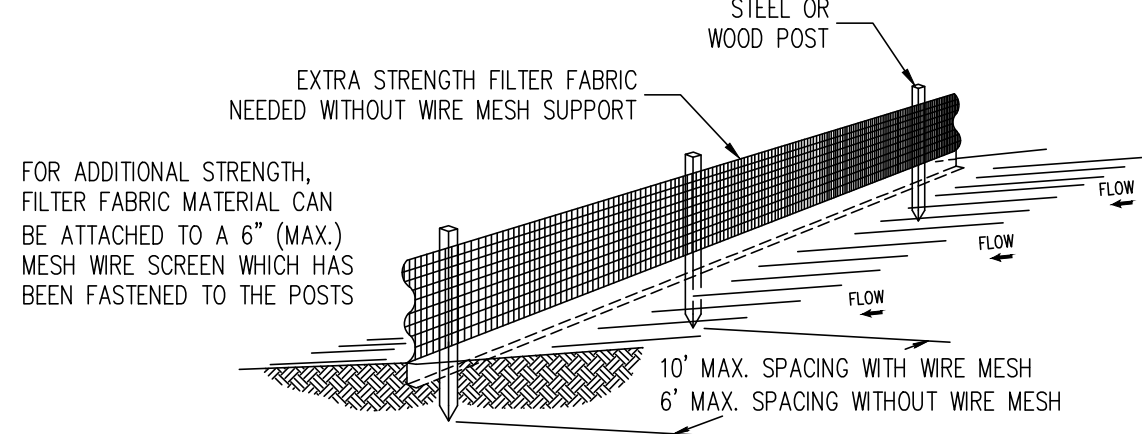


Whidden Surveying & Mapping, Inc.
9200 Belvedere Road, Ste 114
Royal Palm Beach, FL 33411
Phone: 561.790.5515
Fax: 561.790.6557
www.whiddensurveying.com
Licensed Business No. 7232

This Survey is for the benefit of only the following parties:
1) SIR PETER LAMPL
2) ALLEY, MAASS, ROGERS & LINDSAY, P.A.
3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Notes:

- 1) Exfiltration trenches and storm piping to be protected from roots with a root barrier.
- 2) Roof drain downspouts are to be connected to the proposed drainage system. Contractor to provide engineer with downspout locations prior to installation of drainage system.
- 3) Exfiltration trench design uses an assumed value of hydraulic conductivity. Client may obtain a site specific test for hydraulic conductivity prior to exfiltration trench installation.
- 4) Contractor shall mill and overlay all roadway cuts a minimum of 50 ft. on either side of the excavation the entire width of each affected lane.
- 5) Contractor is responsible for installing and maintaining erosion control measures during construction.
- 6) Video inspection of storm drainage system required prior to installation of sod.

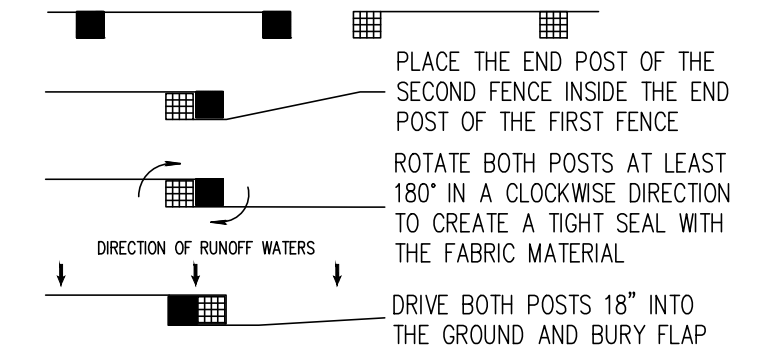


Notes:

- 1) The height of a silt fence shall not exceed 36".
- 2) Filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid the use of joints.
- 3) Posts shall be spaced a maximum of 10' apart at the barrier location and driven securely into the ground a minimum of 12". When extra strength fabric is used without the wire support fence, post spacing shall not exceed 6'.
- 4) A trench shall be excavated approximately 4" wide and 4" deep along the line of posts and upslope from the barrier.
- 5) When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy duty wire staples at least 1' long, tie wires, or hog rings. The wire shall extend into the trench a minimum of 2" and shall not extend more than 36" above the original ground surface.
- 6) The standard strength filter fabric shall be stapled or wired to the fence, and 8" of the fabric shall be extended into the trench. The fabric shall not extend more than 36" above the original ground surface.
- 7) The trench shall be backfilled and the soil compacted over the filter fabric.

SILT FENCE DETAIL
N.T.S.

SILT FENCE SECTION
N.T.S.



ATTACHING TWO SILT FENCES
N.T.S.

STORMWATER RETENTION CALCULATIONS
(Basin A)

A. SITE INFORMATION

Total Property Area = 10,727 sq.ft.

Basin A Area = 8,626 sq.ft.

Drainage Area Impervious Surface = 6,946sq.ft.

Drainage Area Pervious Surface = 1,679 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CIA) where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 6,946 sq.ft. x 1 ft./12 in. = 1,158 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 1,679 sq.ft. x 1 ft./12 in. = 56 cu.ft.

Total Volume to be Retained = 1,214 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 40 ft
W = Trench Width = 15 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 6.00 ft
DU = Un-Saturated Trench Depth = 2.50 ft
DS = Saturated Trench Depth = 0.00 ft

V = Volume Treated = 1,582 cu.ft.

STORMWATER RETENTION CALCULATIONS
(Basin B)

A. SITE INFORMATION

Total Property Area = 10,727 sq.ft.

Basin B Area = 463 sq.ft.

Drainage Area Impervious Surface = 463 sq.ft.

Drainage Area Pervious Surface = 0 sq.ft.

B. ESTIMATED STORMWATER RETENTION VOLUME

The retention volume is estimated using the Rational Method (Q=CIA) where:
C = 1.0 (impervious surface)
C = 0.2 (pervious surface)
i = 2 in/hr

Impervious Surface Runoff Volume:
1.0 x 2 in/hr x 463 sq.ft. x 1 ft./12 in. = 77 cu.ft.

Pervious Runoff Volume:
0.2 x 2 in/hr x 0 sq.ft. x 1 ft./12 in. = 0 cu.ft.

Total Volume to be Retained = 77 cu.ft.

C. PROPOSED EXFILTRATION TRENCH SIZING

L = Total Length of Trench Provided = 30 ft
W = Trench Width = 2 ft
K = Hydraulic Conductivity = 0.00005 cfs/sq.ft./ft. of head
H2 = Depth to Water Table = 2.60 ft
DU = Un-Saturated Trench Depth = 1.50 ft
DS = Saturated Trench Depth = 0.50 ft

V = Volume Treated = 118 cu.ft.

Parc Monceau

48 HOURS BEFORE DIGGING
CALL
1-800-432-4770
SUNSHINE STATE ONE CALL
OF FLORIDA, INC.
Contractor is responsible for obtaining
location of existing utilities prior to
commencement of construction activities.



Gruber Consulting
Engineers, Inc.
5474 MERCER AVE., SUITE 305
WEST PALM BEACH, FL 33401
PHONE: 863.12.2841
office@gruberengineers.com

Project Information				
Project No.	2016-0143	Issue Date	12/02/2023	Scale
Scale	1/8" = 1'-0"	Drawn By	KM	Checked By
			CG	

Conceptual Site Grading & Drainage and Erosion Control Plan For:

Proposed Renovation

Palm Beach, Florida

124 Parc Monceau

Revisions

1	
2	
3	
4	
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6	
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8	
9	
10	

Chad M. Gruber

FL P.E. No. 57466

Sheet No.

C-1

Plan Background from Hardscape Plan by
Nievera Williams Design Received 12/1/23

HSB-23-007
ZON-23-095

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Legend

- EXISTING ELEVATION PER WALLACE SURVEYING CORP. (NAVD-88)
- PROPOSED ELEVATION (NAVD-88)
- PROPOSED ELEVATION CONTOUR (NAVD-88)
- FLOW DIRECTION
- EXFILTRATION TRENCH
- AREA DRAIN
- 24" NYLOPLAST DRAIN BASIN WITH BAFFLE

