

ADDITION AND RENOVATION TO EXISTING 2 STORY RESIDENCE AT
124 PARC MONCEAU
PALM BEACH, FL 33480

HSB-23-007
ZON-23-095
10/23/2023 SECOND SUBMITTAL

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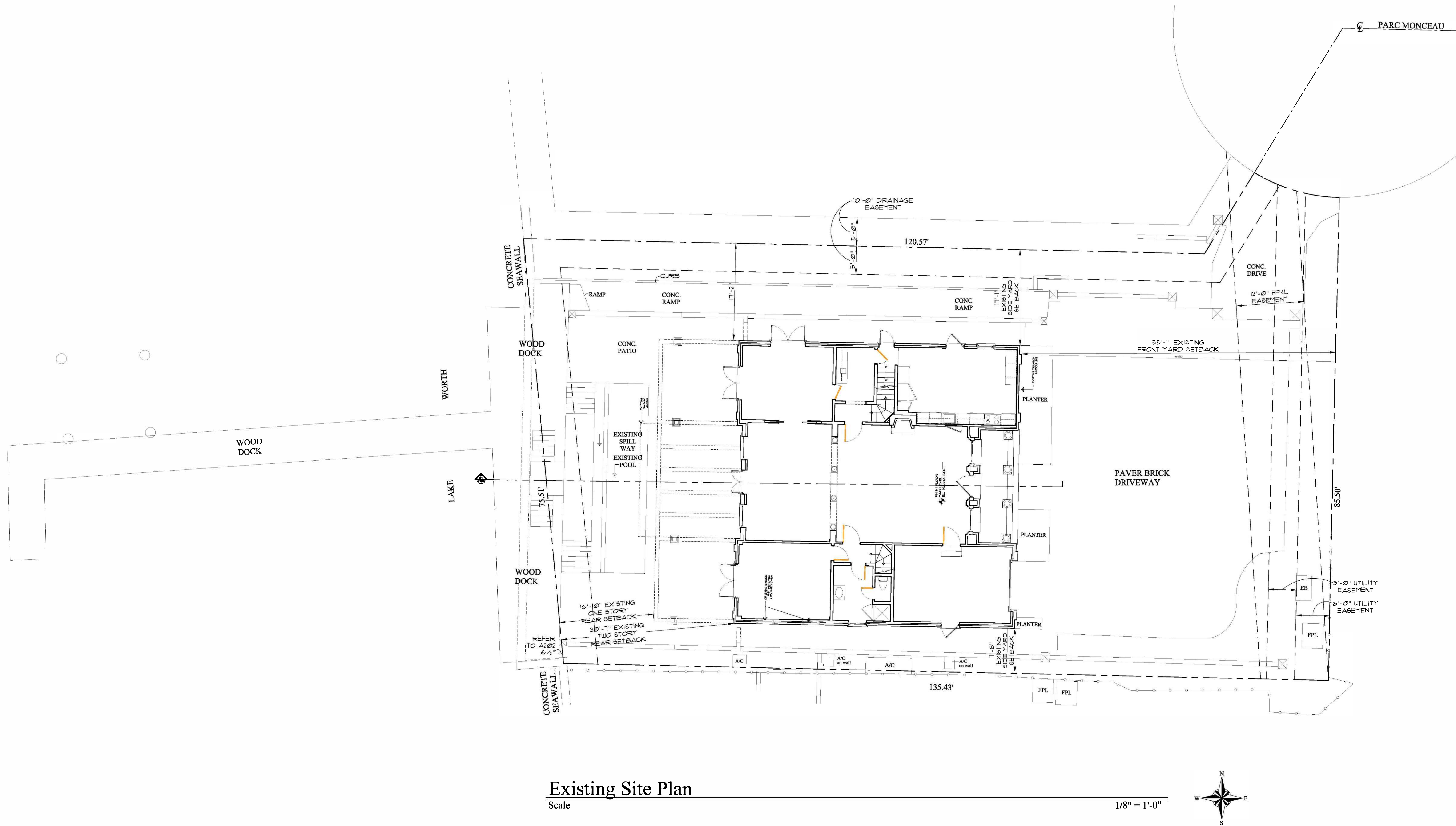
ARCHITECTURE
MP DESIGN & ARCHITECTURE

SCOPE OF WORK

- PROPOSED 341 SQUARE FOOT SECOND FLOOR, MASTER BEDROOM ADDITION ABOVE EXISTING LIVING ROOM.
- MODIFICATIONS TO THE REAR ELEVATION, BASED ON ORIGINAL CLARENCE MACK DESIGN.
- ALL DOORS AND WINDOWS TO BE REPLACED WITH UNITS BY HARTMAN.
- COMPLETE FOUNDATION REPAIR BY CARMO ENGINEERING.
- DEMOLITION & REBUILD OF REAR POOL & DECK, ELIMINATING ENCROACHMENT OVER PROPERTY LINE.

SHEET INDEX

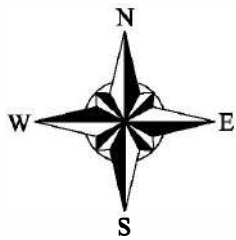
A000	EXISTING SITE PLAN	A200	EXISTING AND PROPOSED EAST ELEVATION
D000	SITE DEMOLITION PLAN		WEST ELEVATION STUDY
A001	PROPOSED SITE PLAN/CALCS	A201	EXISTING AND PROPOSED WEST ELEVATION
A002	ZONING LEGEND		NORTH ELEVATION STUDY
A003	SITE SCAPE AND STREET SCAPE	A202	EXISTING AND PROPOSED NORTH ELEVATION
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A006	ZONING DIAGRAMS	A203	EXISTING AND PROPOSED SOUTH ELEVATION
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A008	VISUAL IMPACT STUDY OF NEW ADDITION		EAST ELEVATION STUDY
			SOUTH ELEVATION STUDY
AP01	EXISTING PHOTOS		NORTH ELEVATION STUDY
AP02	EXISTING PHOTOS	A300	EXISTING EAST/WEST BUILDING SECTION
AP03	PHOTOS OF NEIGHBORS	A301	PROPOSED TRANSVERSE BUILDING SECTION
AP04	PHOTOS OF NEIGHBORS	A302	SOUTH-NORTH & WEST-EAST BUILDING SECTIONS
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A100	EXISTING LOWER LEVEL FLOOR PLAN		ARCHITECTURAL DETAIL 2
D100	LOWER LEVEL DEMOLITION PLAN	A005	CONSTRUCTION SCREENING & TRUCK LOGISTIC
A104	PROPOSED LOWER LEVEL FLOOR PLAN		SURVEY
A101	EXISTING FIRST FLOOR PLAN		
D101	FIRST FLOOR DEMOLITION PLAN		
A105	PROPOSED FIRST FLOOR PLAN		
A102	EXISTING SECOND FLOOR PLAN		
D102	SECOND FLOOR DEMOLITION PLAN		
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D200	DEMOLITION ELEVATIONS		
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	EAST ELEVATION STUDY		



Existing Site Plan

Scale

1/8" = 1'-0"



COMM NO.
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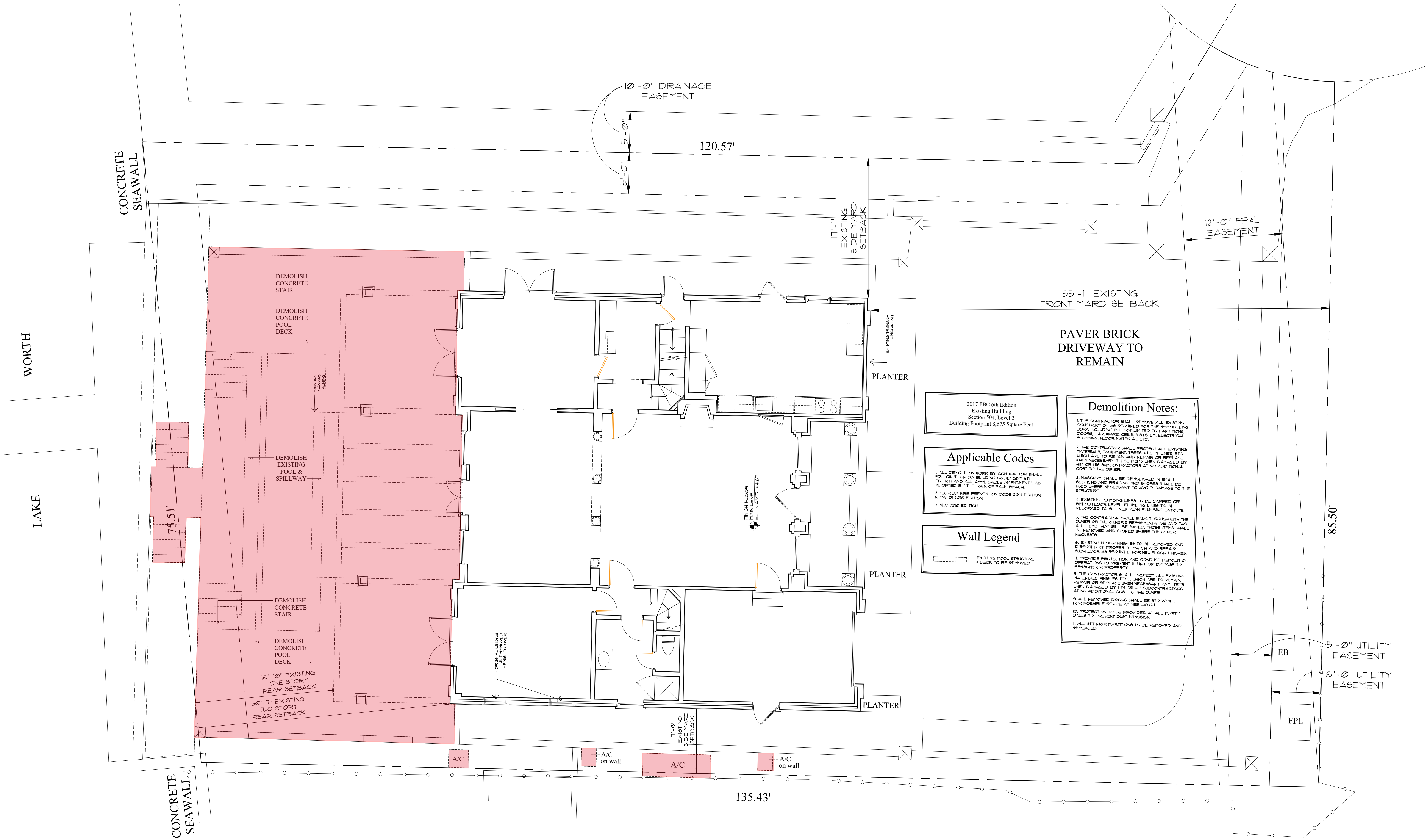
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Palm Beach FL 33480
124 Parc Monceau



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AA26001667

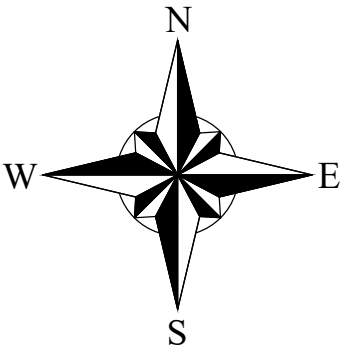
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Site Demolition Plan
Scale

3/16" = 1'-0"



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ZONING & SITE CALCULATIONS

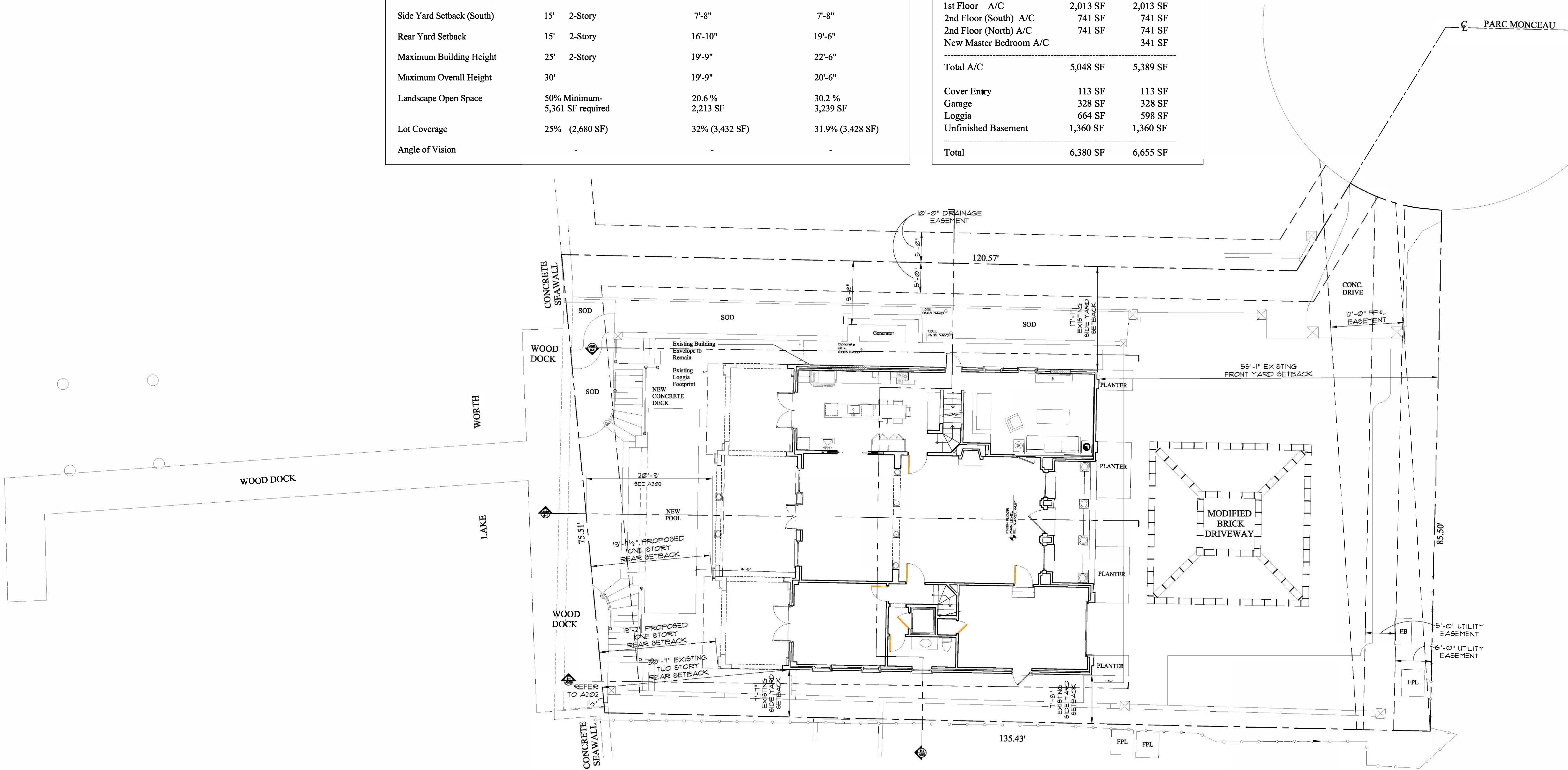
Zoning Item	Required/Allowed	Existing	Proposed
Zoning District	RA	RA	RA
Lot Gross Area	20,000 SF	10,722 SF	10,722 SF
Lot Width	125'	75.51'	75.51'
Lot Depth	150'	135.43'	135.43'
Front Yard Setback	35' 2-Story	55'-1"	55'-1"
Side Yard Setback (North)	15' 2-Story	17'-1"	17'-1"
Side Yard Setback (South)	15' 2-Story	7'-8"	7'-8"
Rear Yard Setback	15' 2-Story	16'-10"	19'-6"
Maximum Building Height	25' 2-Story	19'-9"	22'-6"
Maximum Overall Height	30'	19'-9"	20'-6"
Landscape Open Space	50% Minimum- 5,361 SF required	20.6 % 2,213 SF	30.2 % 3,239 SF
Lot Coverage	25% (2,680 SF)	32% (3,432 SF)	31.9% (3,428 SF)
Angle of Vision	-	-	-

LEGAL DESCRIPTION

Lot 6, Parc Monceau, according to the Plat thereof as recorded in Plat Book 26, page 150, of the Public Records of Palm Beach County, Florida.

AREAS

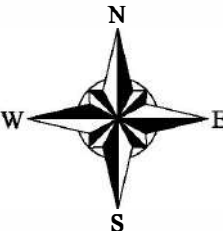
	Existing	Proposed
Finish Basement A/C	1,553 SF	1,553 SF
1st Floor A/C	2,013 SF	2,013 SF
2nd Floor (South) A/C	741 SF	741 SF
2nd Floor (North) A/C	741 SF	741 SF
New Master Bedroom A/C		341 SF
Total A/C	5,048 SF	5,389 SF
Cover Entry	113 SF	113 SF
Garage	328 SF	328 SF
Loggia	664 SF	598 SF
Unfinished Basement	1,360 SF	1,360 SF
Total	6,380 SF	6,655 SF



Proposed Site Plan

Scale

1/8" = 1'-0"



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A001



Town of Palm Beach

Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Line #	Zoning Legend			
1	Property Address:	124 PARC MONCEAU		
2	Zoning District:	RA		
3	Lot Area (sq. ft.):	10,722 SF		
4	Lot Width (W) & Depth (D) (ft.):	75.51' x 135.43'		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	SINGLE-FAMILY		
6	FEMA Flood Zone Designation:	AE EL. 6'-0"		
7	Zero Datum for point of meas. (NAVD)	13.04'		
8	Crown of Road (COR) (NAVD)	11.54'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	25%	29%(3,119 SF)	28.5%(3,052 SF)
11	Enclosed Square Footage (1st & 2nd FL, Basement, Accs. Structure, etc)	-	6,380 SF	6,655 SF
12	*Front Yard Setback (Ft.)	35'	55'-1"	55'-1"
13	* Side Yard Setback (1st Story) (Ft.)	N/A	N/A	N/A
14	* Side Yard Setback (2nd Story) (Ft.)	15'	7'-8"	7'-8"
15	*Rear Yard Setback (Ft.)	15'	16'-10"	19'-6"
16	Angle of Vision (Deg.)	N/A	N/A	N/A
17	Building Height (Ft.)	25'	19'-9"	22'-6"
18	Overall Building Height (Ft.)	30'	18'-4"	20'-4"
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	-	14.67'	14.67'
22	Base Flood Elevation (BFE)(NAVD)	-	7'-0"	7'-0"
23	Landscape Open Space (LOS) (Sq Ft and %)	50%	20.6% 2,213 SF	20.6% 2,213 SF
24	Perimeter LOS (Sq Ft and %)			
25	Front Yard LOS (Sq Ft and %)	45% 1,290.6 SF	36.9% 1,059 SF	36.9% 1,059 SF
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		

* Indicate each yard area with cardinal direction
(N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and
highest Crown of Rd (COR) divided by two. (FFE -
COR) / 2 = Max. Fill (Sec. 134-1600)

*** Provide Native plant species info per
category as required by Ord. 003-2023 on
separate TOPB Landscape Legend

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV BF 20230626



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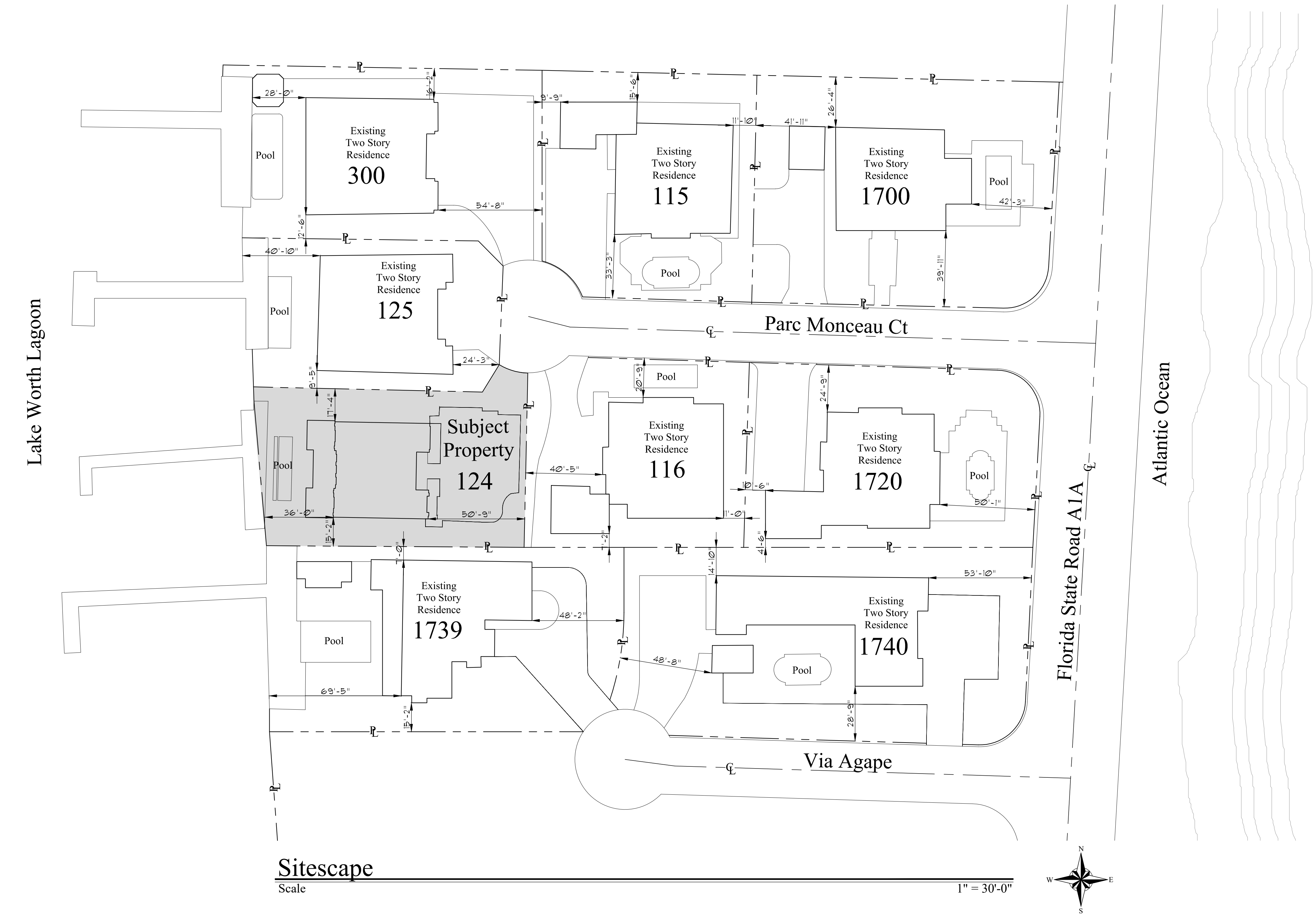


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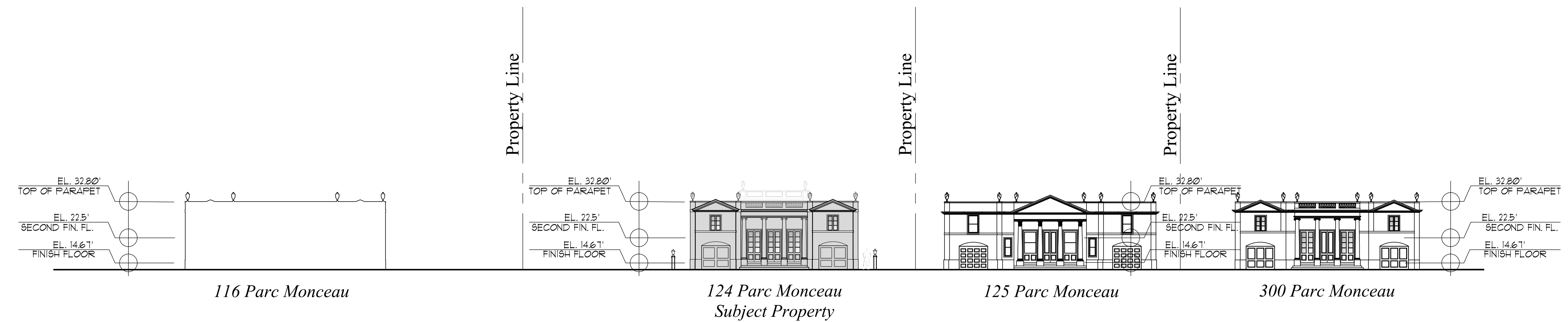
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A002

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Sitescape
Scale



Streetscape
Scale



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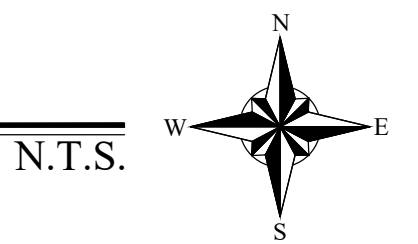
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A003

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Vicinity Location Plan

Scale



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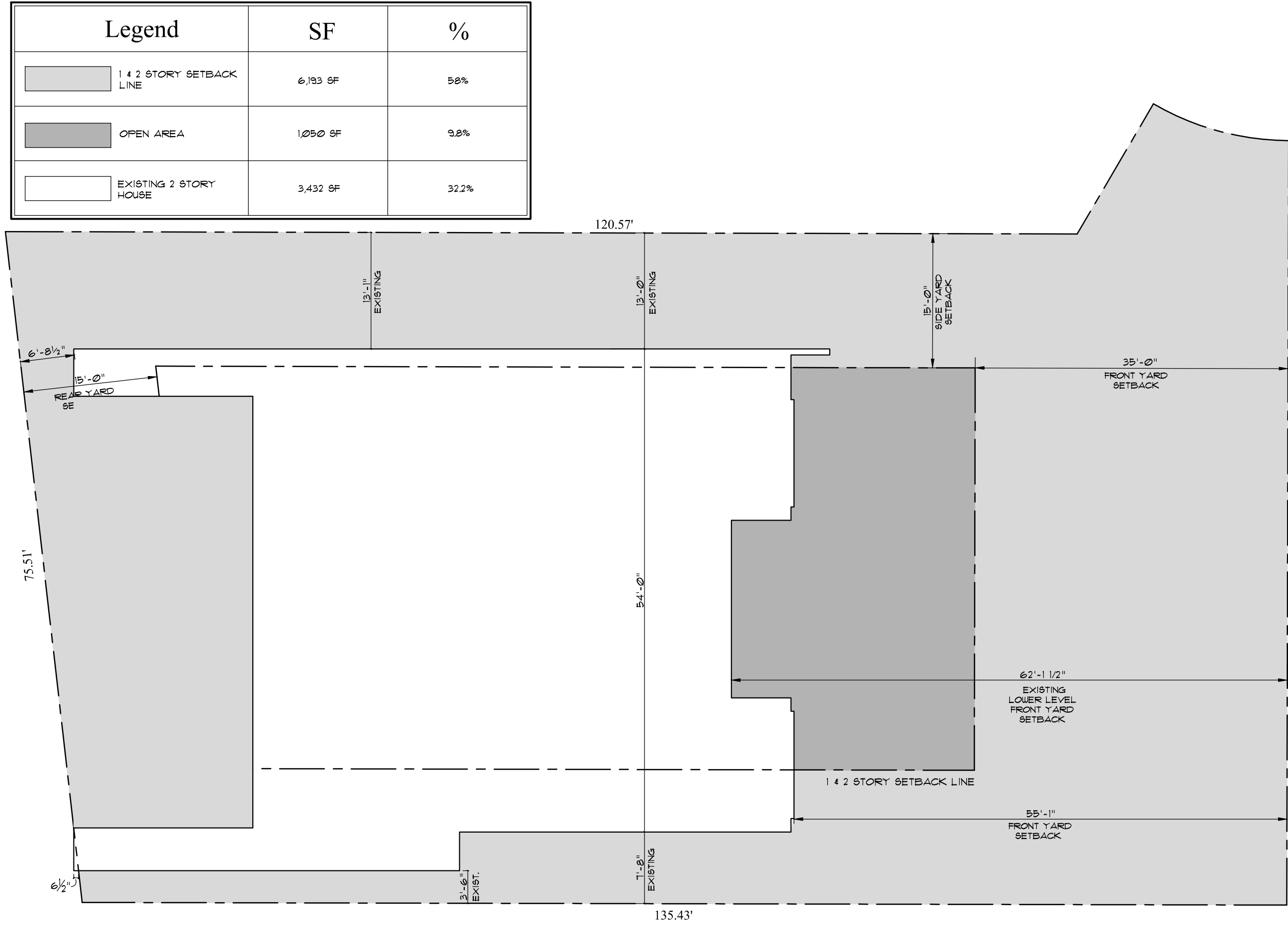
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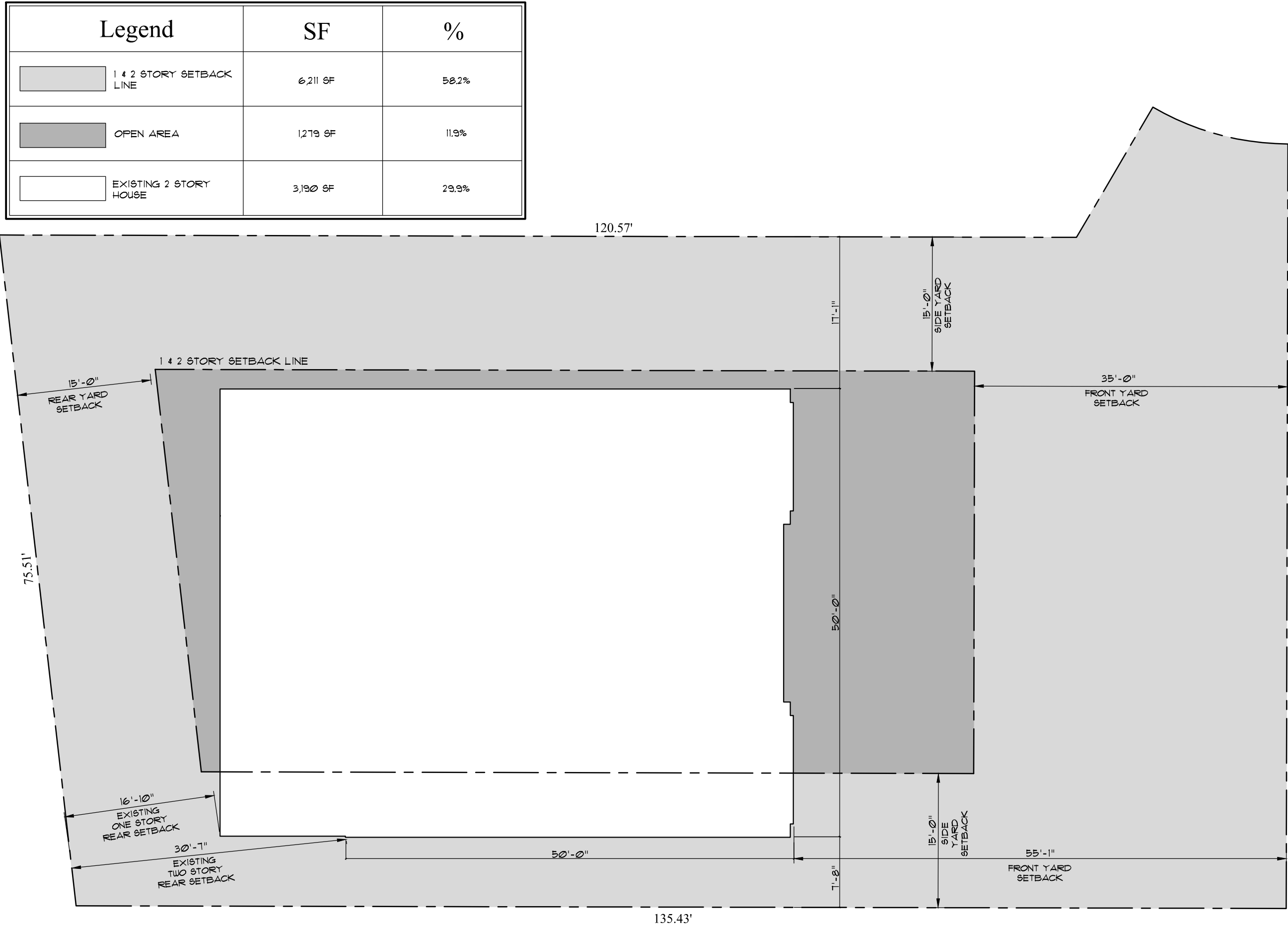
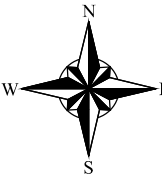
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Existing Lower Level Zoning Diagram

Scale

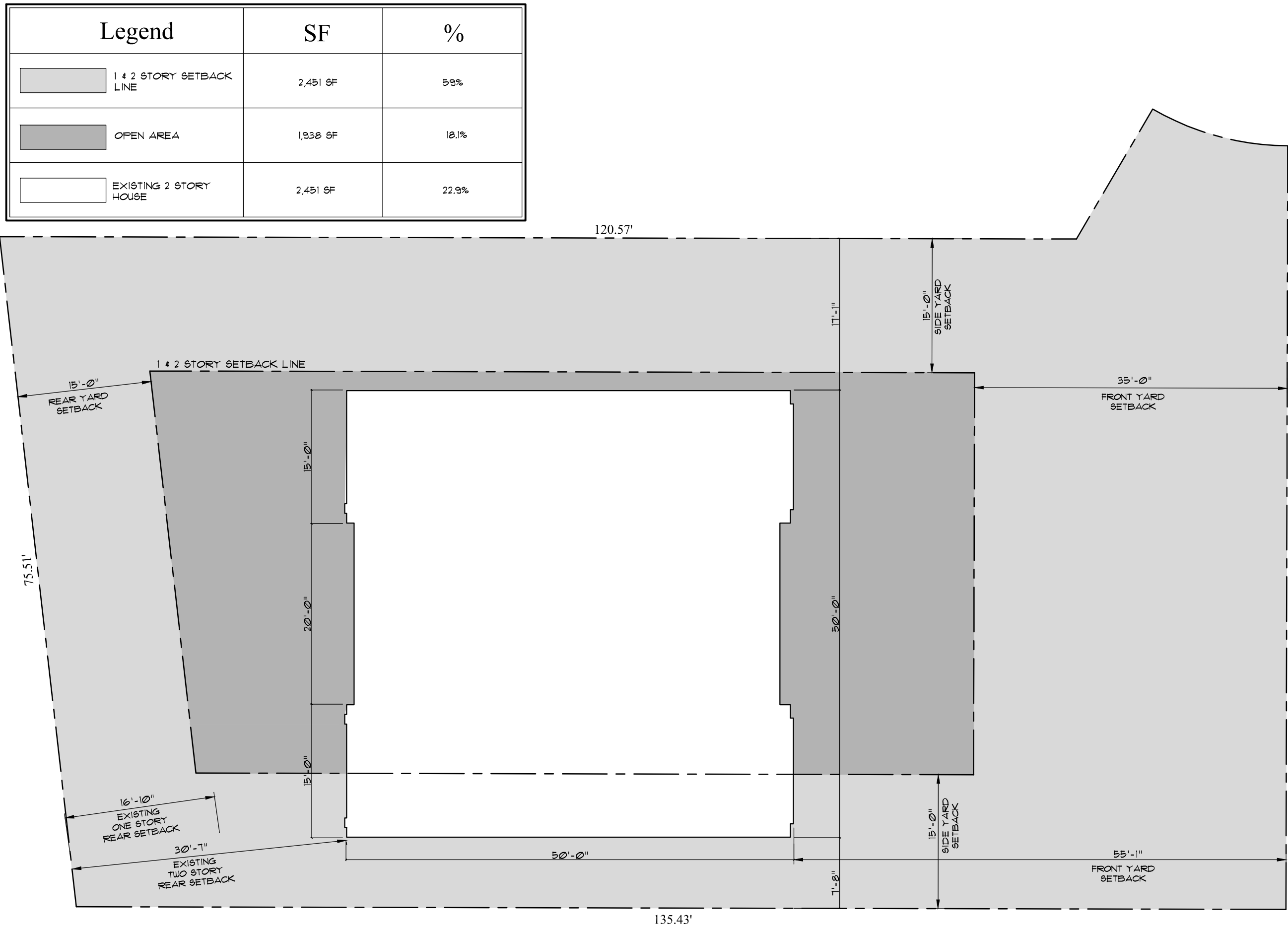
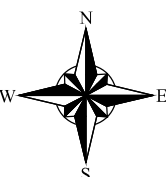
3/32" = 1'-0"



Existing First Floor Level Zoning Diagram

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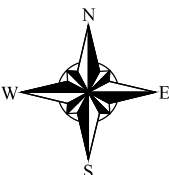
3/32" = 1'-0"



Existing Second Floor Level Zoning Diagram

Scale

3/32" = 1'-0"



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A006

HSB-23-007
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[illegible]

Renovations to
124 Parc Monceau

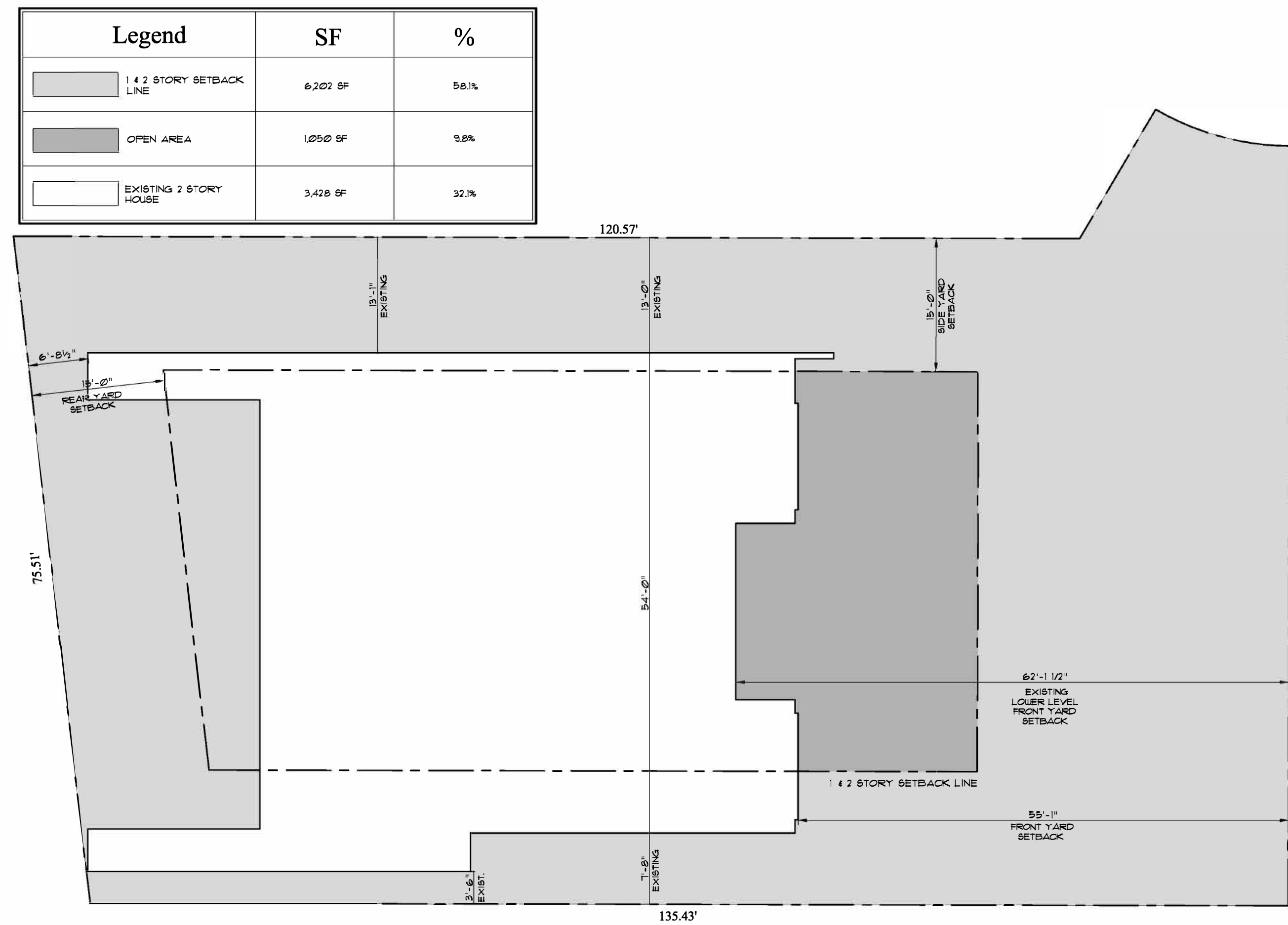
124 Parc Monceau Palm Beach FL 33480

STATE OF FLORIDA
ANGELO DAVILA
AR0016639
ANGELO DAVILA, R.A.
FLORIDA REG. ARCH.
#ARCO16639

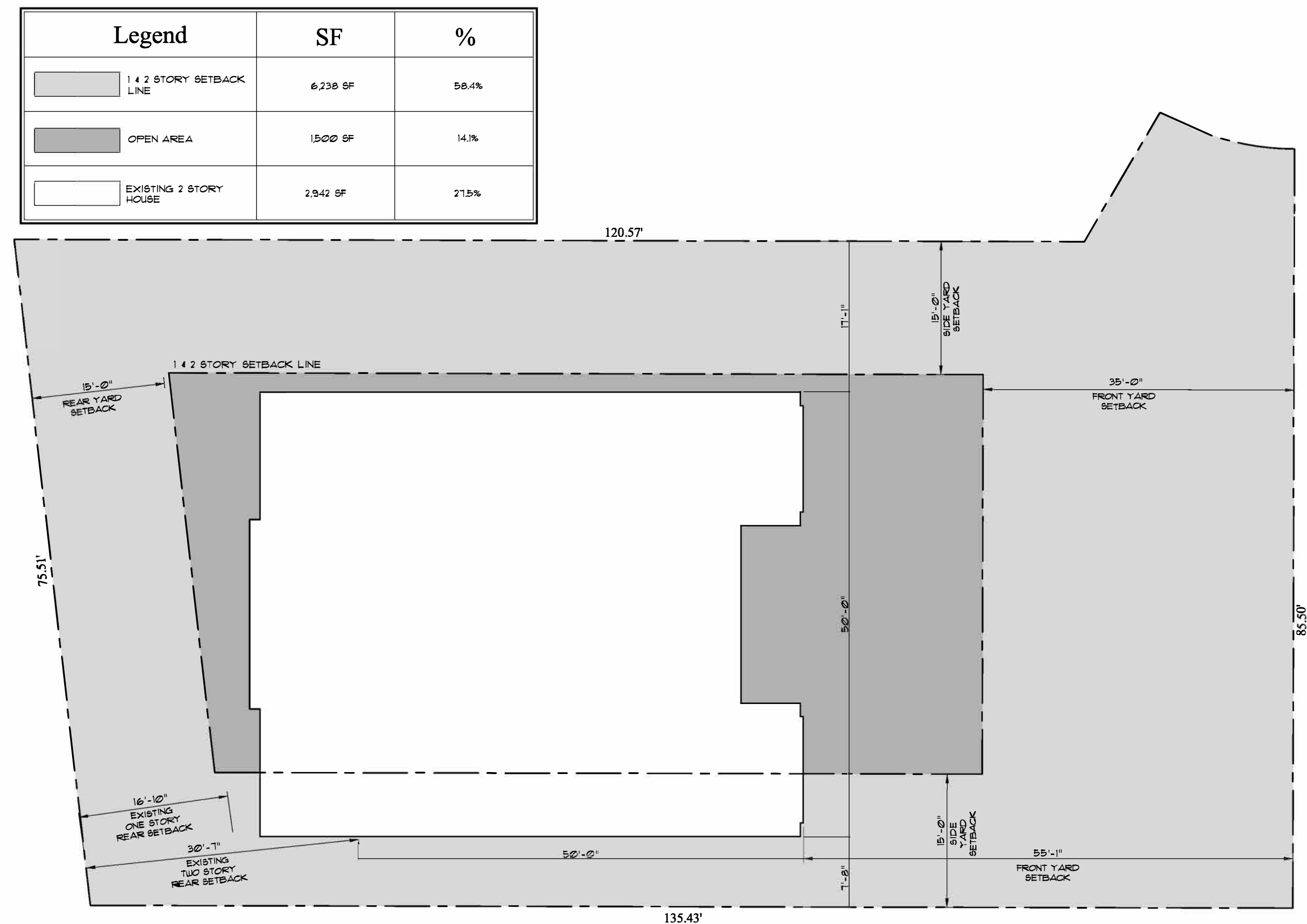
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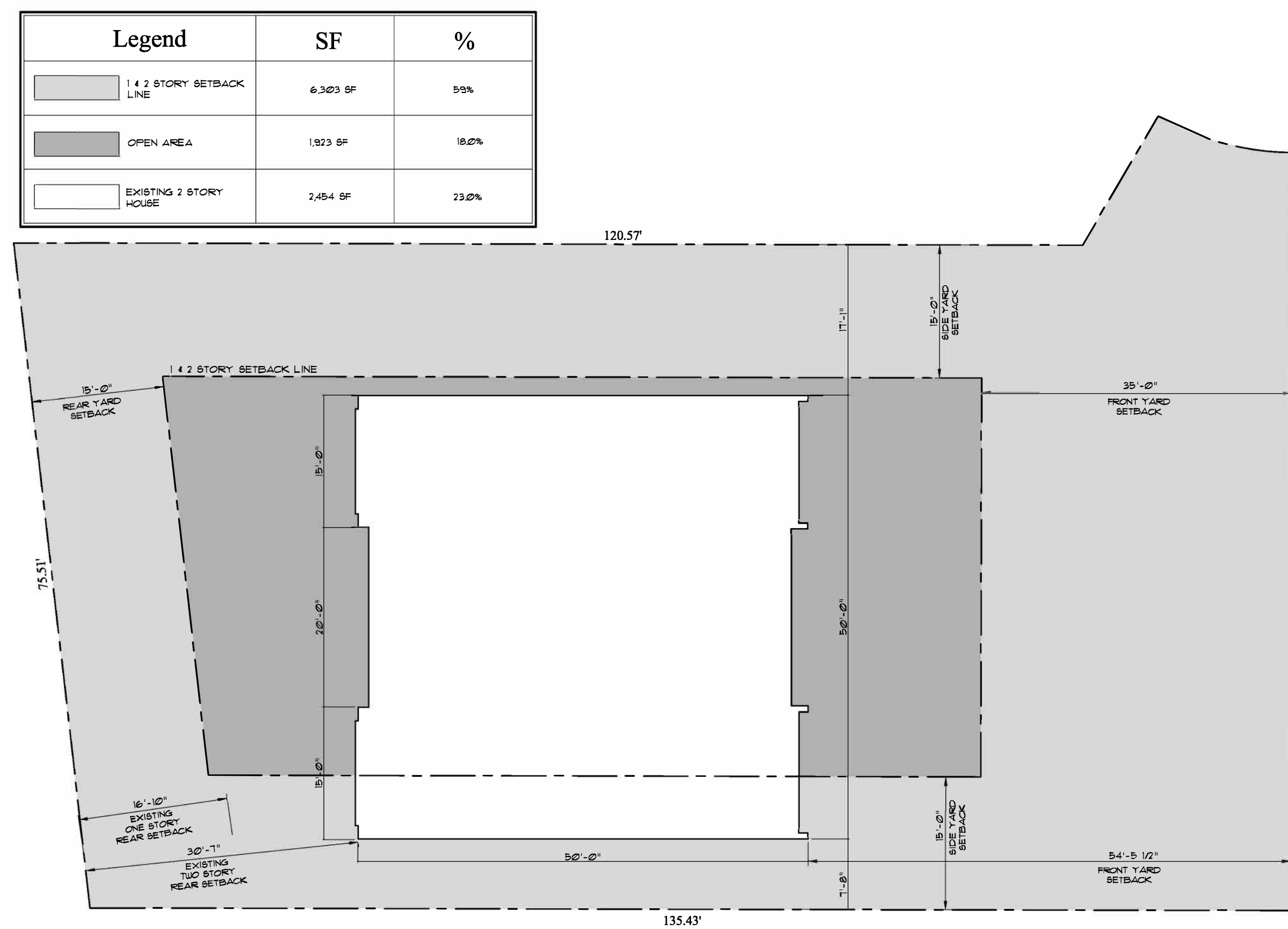
A006.1



Proposed Lower Level Zoning Diagram

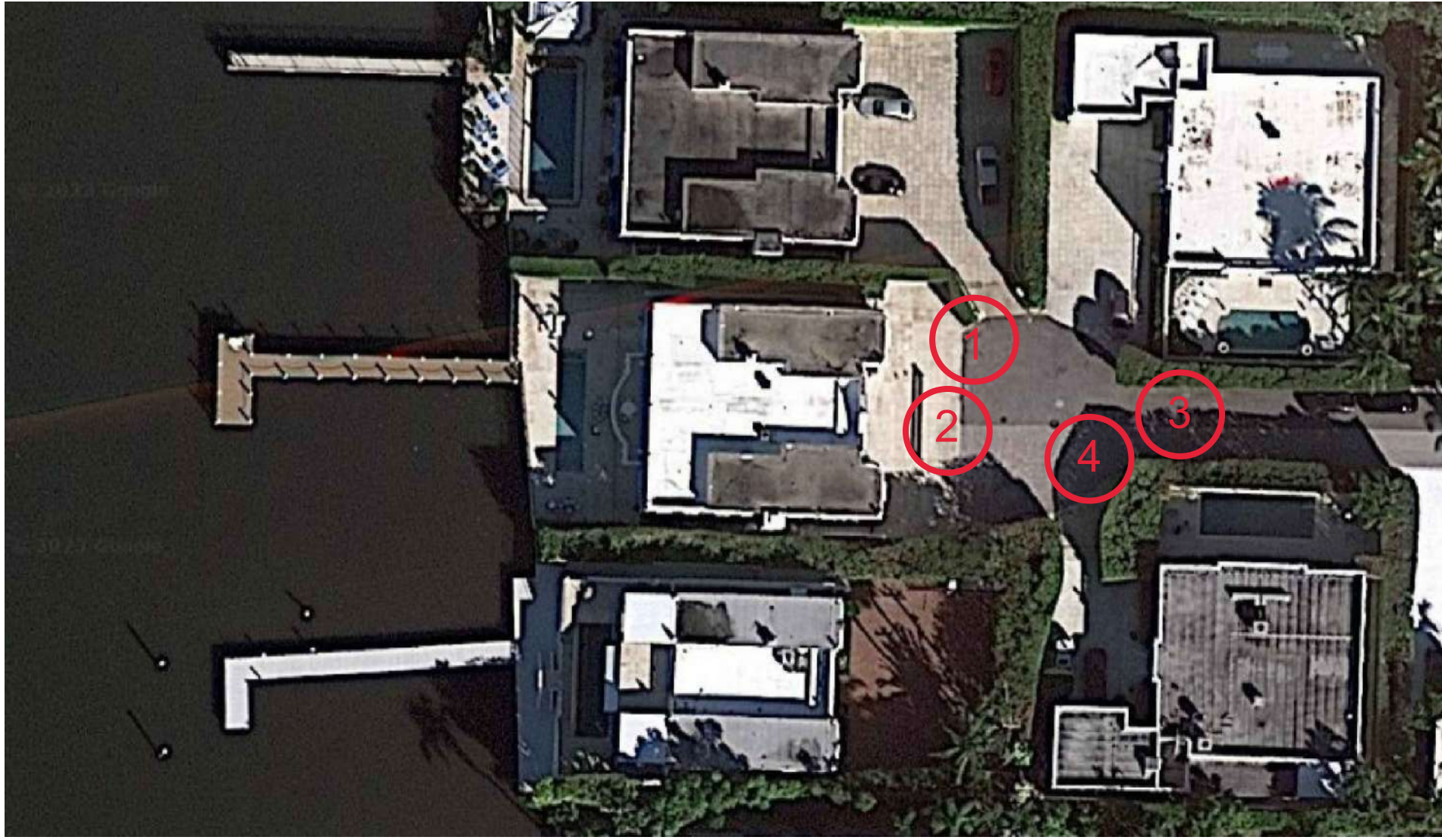


Proposed First Floor Level Zoning Diagram
Scale



Proposed Second Floor Level Zoning Diagram

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Key Plan
Scale _____ N.T.S.

1



3



2



4



VISUAL IMPACT STUDY OF NEW ADDITION AT 124 PARC MONCEAU

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A008



Front



Rear

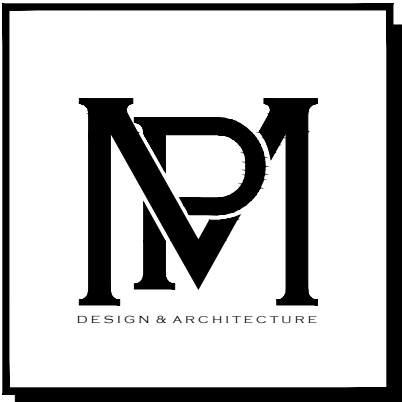
124 PARC MONCEAU
(Subject Property)



Rear



Loggia



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AP01

ARC-23-098



Street View

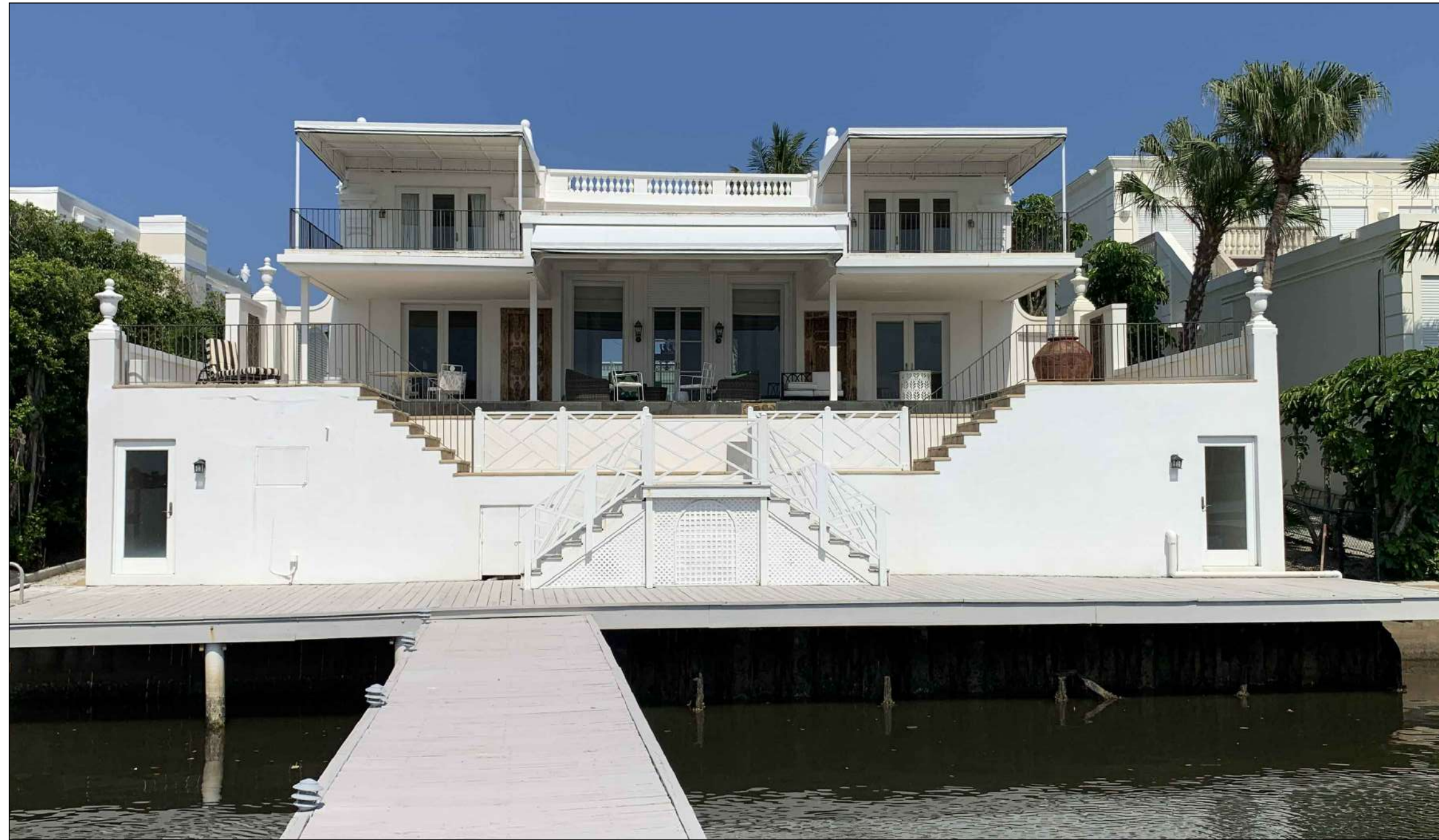


Street View

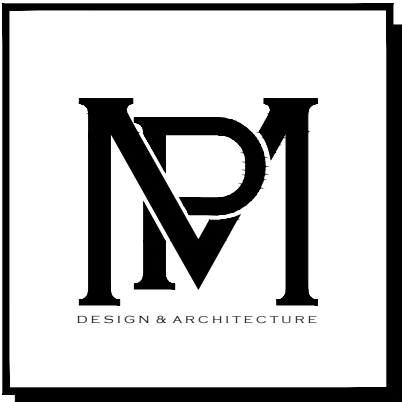
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Front



Rear



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Side



Side

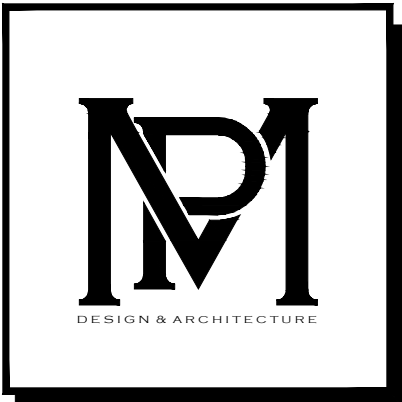
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Side



Side



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AP03

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125 Parc Mounceau



300 Parc Monceau

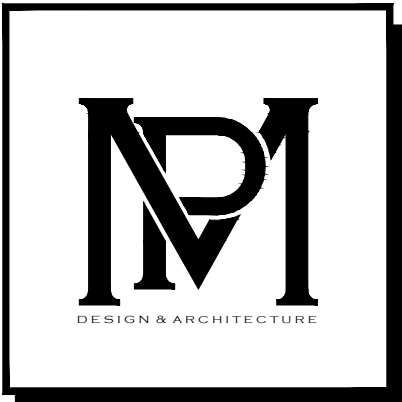
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1739 Ocean Blvd.



1739 Ocean Blvd.



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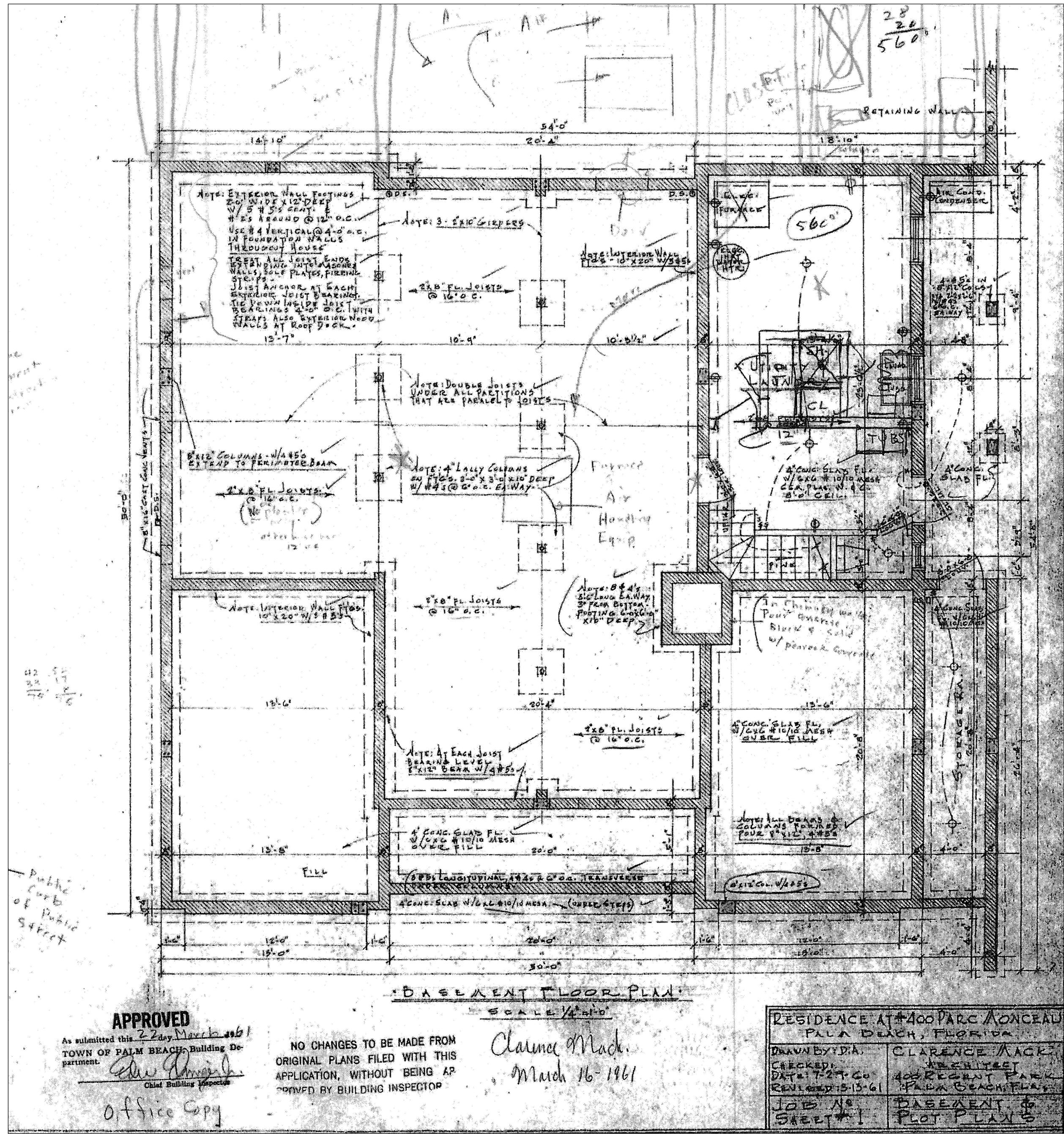
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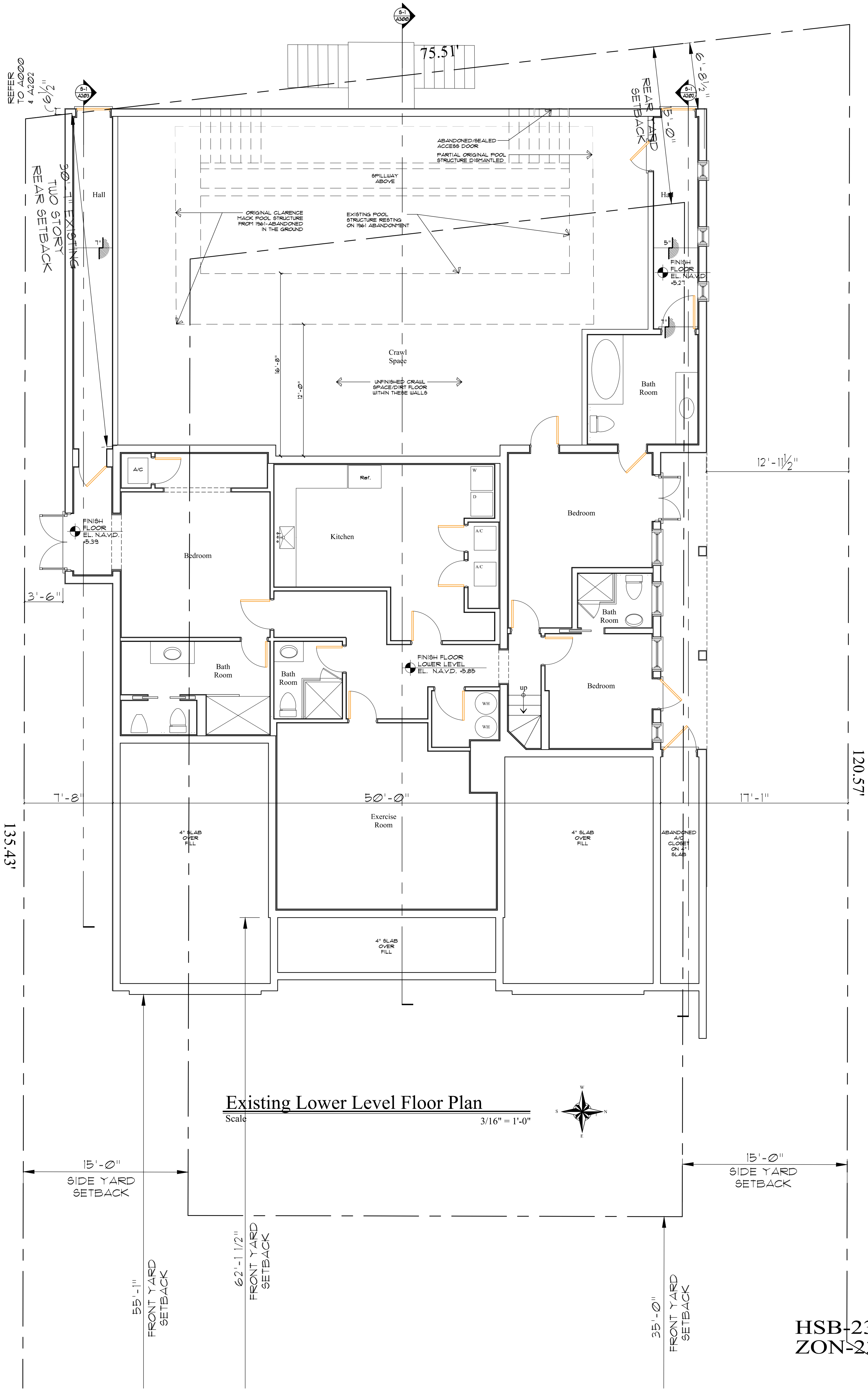








Original Lower Level Floor Plan
Scale 3/16" = 1'-0"



Existing Lower Level Floor Plan
Scale 3/16" = 1'-0"



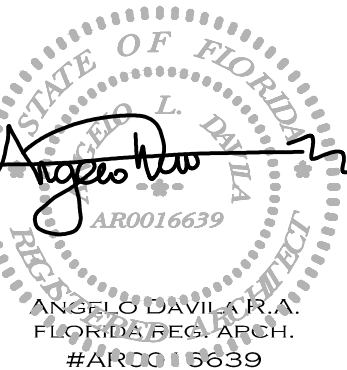
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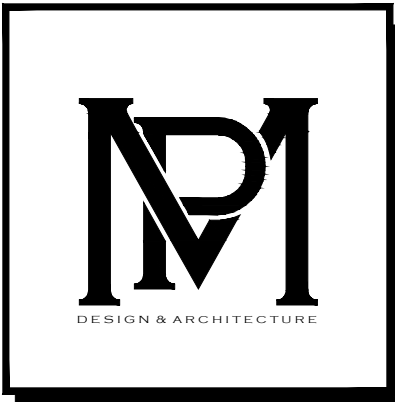
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SHEET NO.
D100

Wall Legend

EXISTING CMU WALL TO REMAIN - REMOVED ALL EXISTING INTERIOR FURRING AND DRYWALL

EXISTING TO BE REMOVED

EXISTING INTERIOR PARTITION TO REMAIN - REMOVED ALL EXISTING DRYWALL AND INSULATION

EXISTING TO BE DEMOLISH

2017 FBC 6th Edition
Existing Building
Section 504, Level 2
Building Footprint 8,675 Square Feet

Applicable Codes

1. ALL DEMOLITION WORK BY CONTRACTOR SHALL FOLLOW "FLORIDA BUILDING CODE" 2017 6TH EDITION AND ALL APPLICABLE AMENDMENTS, AS ADOPTED BY THE TOWN OF PALM BEACH.

2. FLORIDA FIRE PREVENTION CODE 2014 EDITION NFPA 101 2010 EDITION.

3. NEC 2010 EDITION

Demo Key Notes

01 REMOVE EXISTING DOORS, DOOR FRAMES AND ALL RELATED ACCESSORIES

02 REMOVE EXISTING BUILT-IN CABINETS / CLOSET AND ALL RELATED ACCESSORIES

03 REMOVE EXISTING PLUMBING FIXTURES AND STOCKPILE - CAP ALL PLUMBING LINES AS NECESSARY BELOW FLOOR LINE

04 REMOVE EXISTING CEILING AND LIGHT FIXTURES AT THIS ROOM

06 REMOVE EXISTING GYPSUM BOARD PARTITION, STUDS, WALL FINISH BASE AND ALL RELATED ACCESSORIES

07 REMOVE EXISTING APPLIANCES

08 EXISTING GYPSUM BOARD, FURRING AND INSULATION TO BE REMOVED AT ALL EXTERIOR WALLS - TYPICAL

09 REMOVED EXISTING MECHANICAL, PLUMBING, ELECTRICAL, CAP AS REQUIRED

10 REMOVED EXISTING LOGGIA & TERRACE. DEMO STRUCTURAL DECK, COLUMNS, RAILINGS

11 REMOVE EXISTING STAIR AND STAIR RAILING WITH ALL RELATED ACCESSORIES

12 EXISTING CANVAS AWNING & POLES TO BE REMOVED

Demolition Notes:

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.

2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC., WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

4. EXISTING PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL. PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS.

5. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED. THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.

6. EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY. PATCH AND REPAIR SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

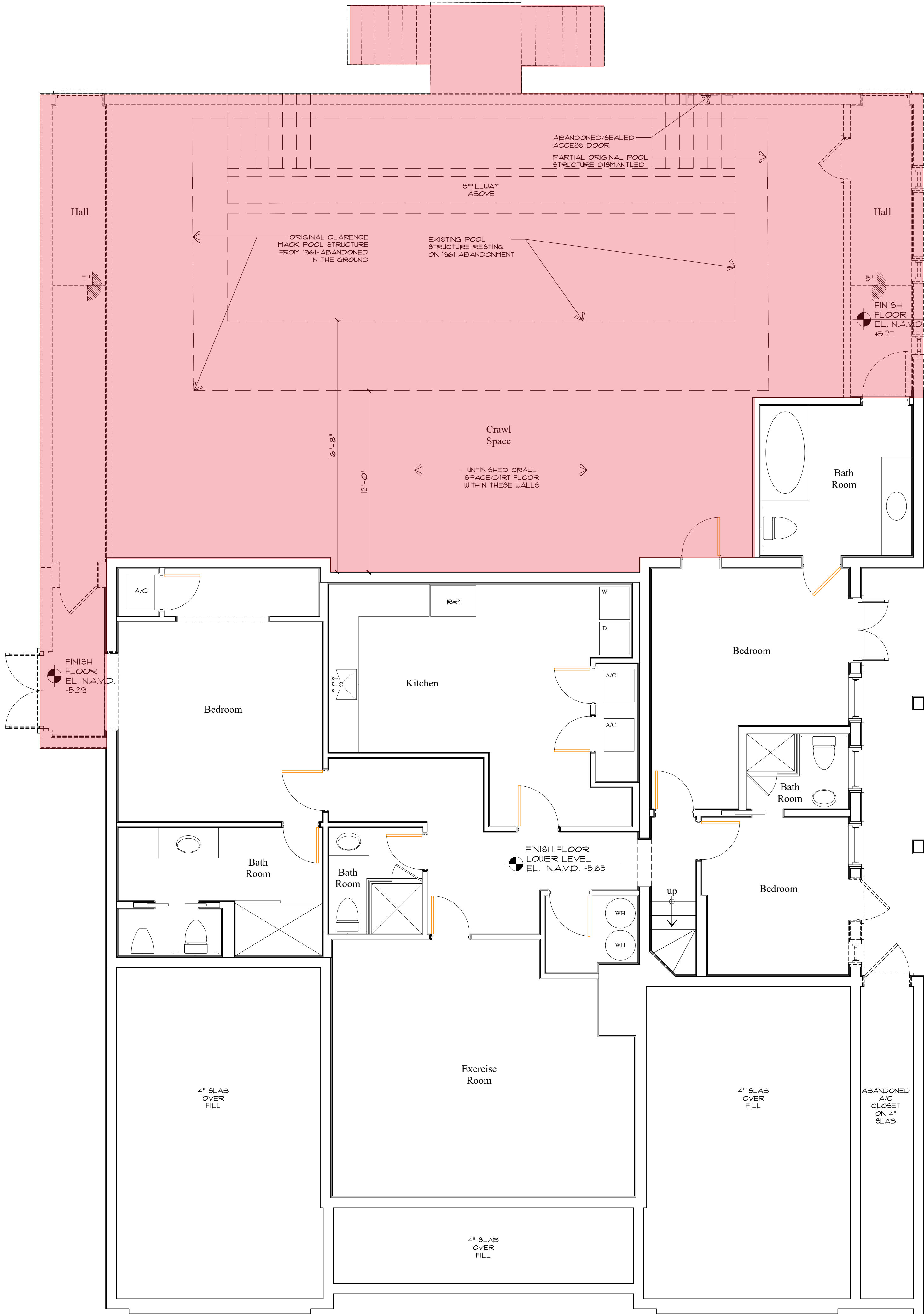
7. PROVIDE PROTECTION AND CONDUCT DEMOLITION OPERATIONS TO PREVENT INJURY OR DAMAGE TO PERSONS OR PROPERTY.

8. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, FINISHES, ETC., WHICH ARE TO REMAIN. REPAIR OR REPLACE WHEN NECESSARY ANY ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

9. ALL REMOVED DOORS SHALL BE STOCKPILE FOR POSSIBLE RE-USE AT NEW LAYOUT

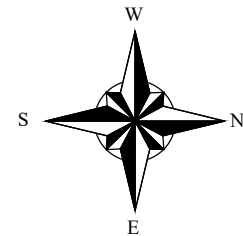
10. PROTECTION TO BE PROVIDED AT ALL PARTY WALLS TO PREVENT DUST INTRUSION

11. ALL INTERIOR PARTITIONS TO BE REMOVED AND REPLACED.



Lower Level Demolition Floor Plan

Scale 1/4" = 1'-0"



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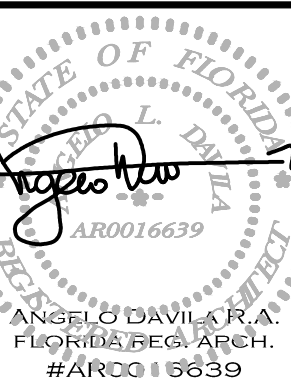


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12/04/23

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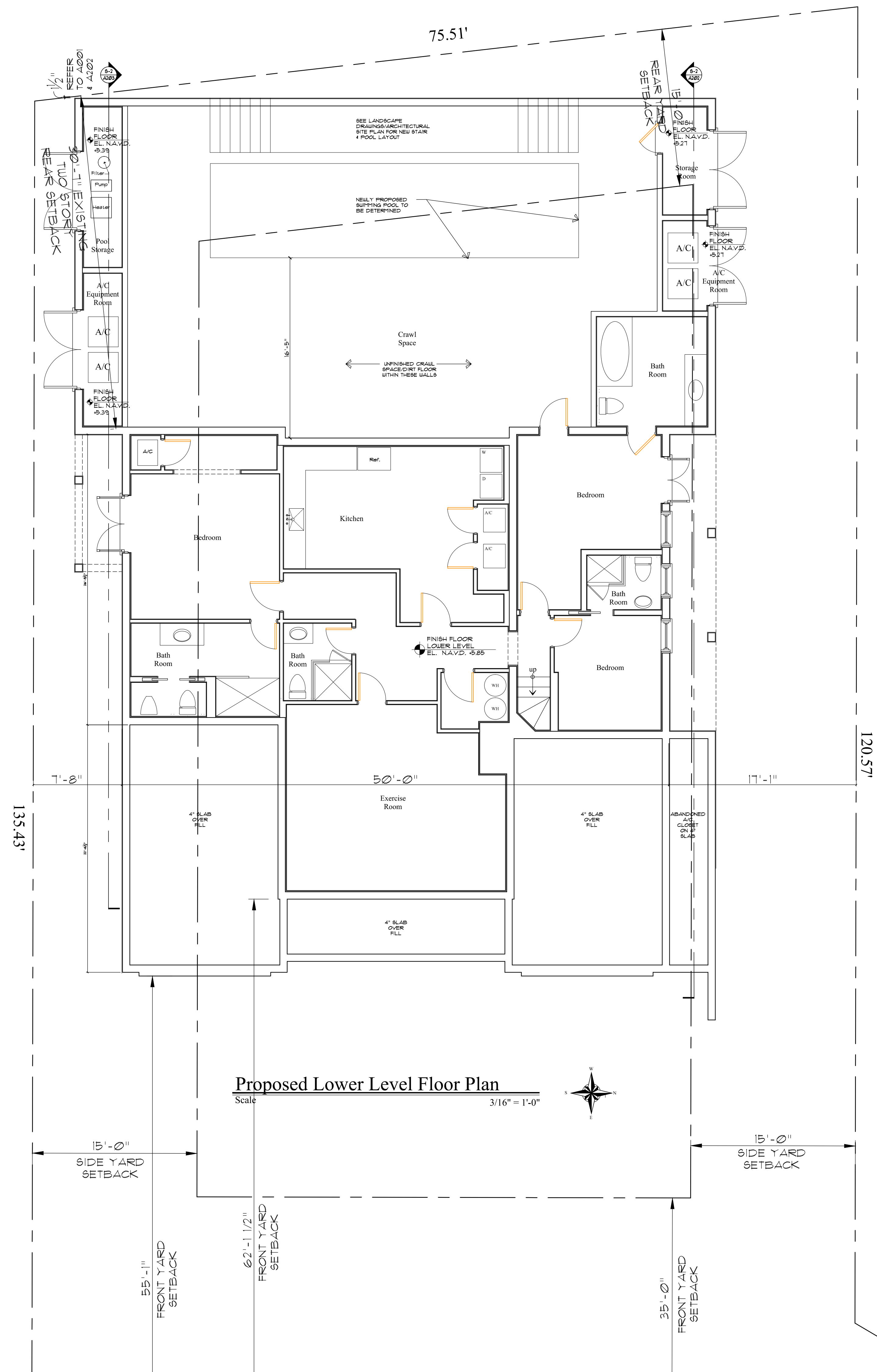
Renovations to
124 Parc Monceau
124 Parc Monceau
Palm Beach FL 33480



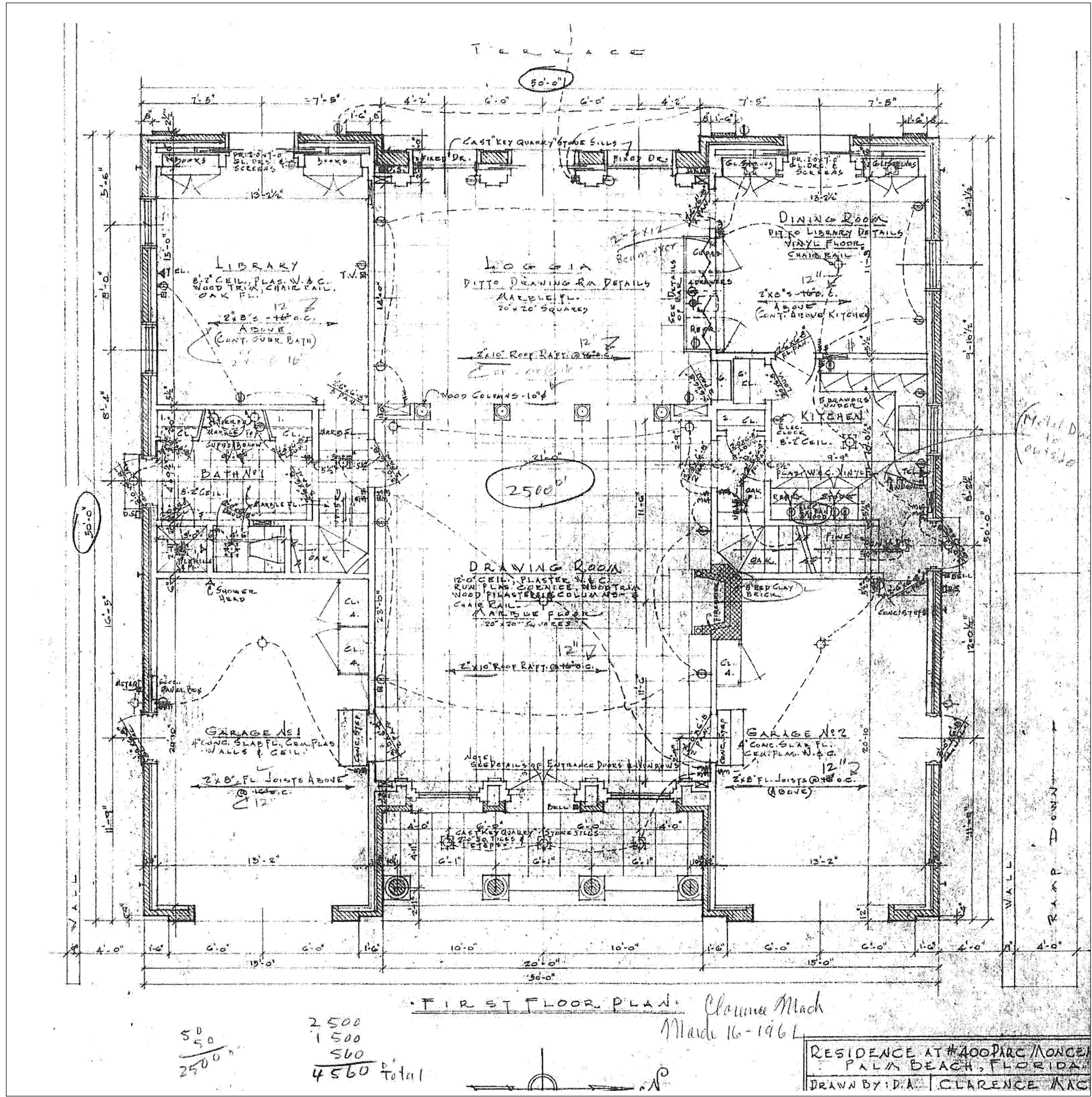
**MP DESIGN &
ARCHITECTURE, INC**
217 PERUVIAN AVENUE, SUITE 4
PALM BEACH, FLORIDA 33480
561.833.7575
AA26001667

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A104

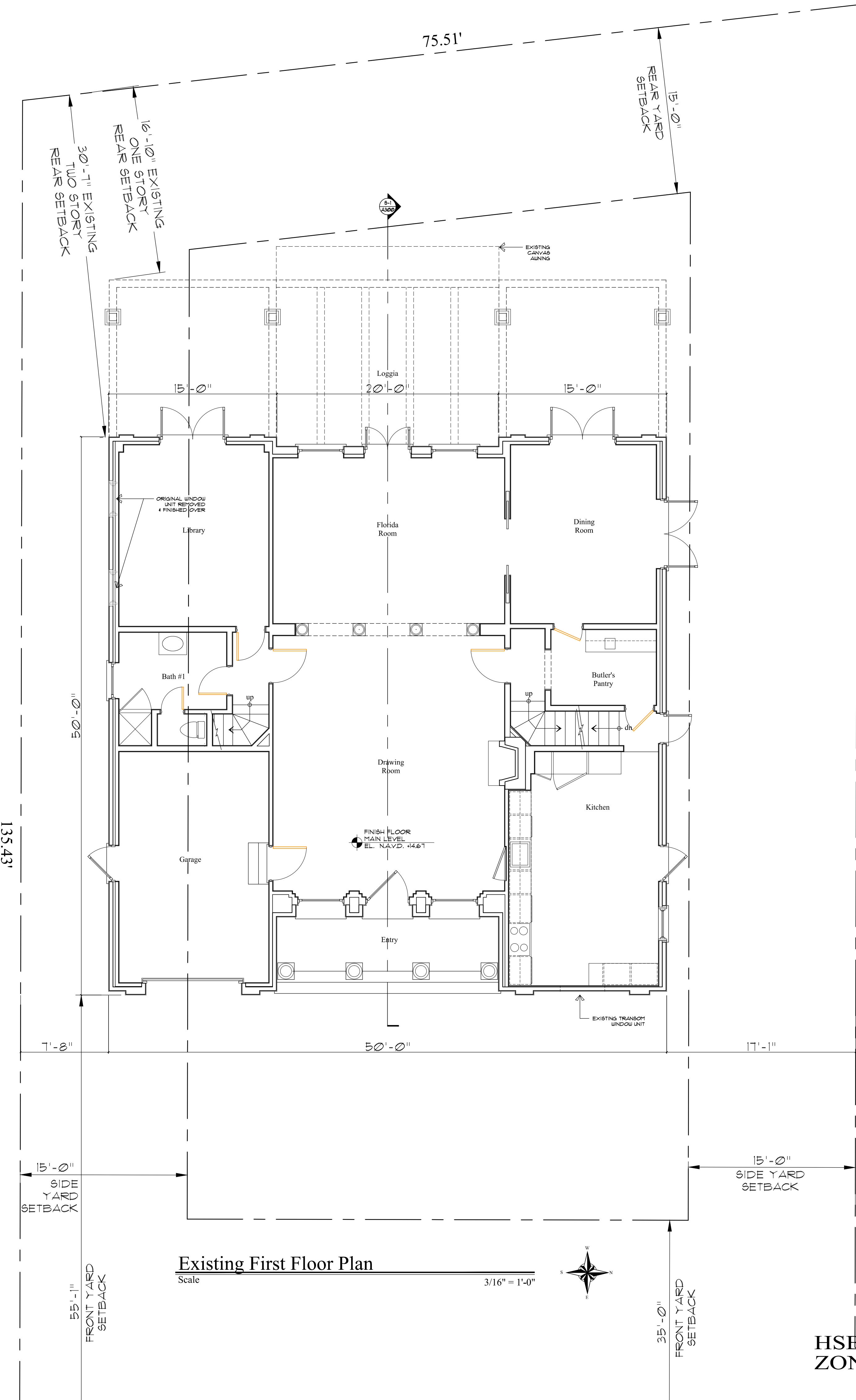
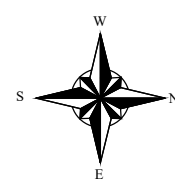


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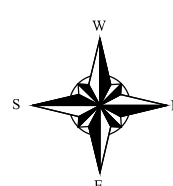
Original First Floor Plan

Scale 3/16" = 1'-0"

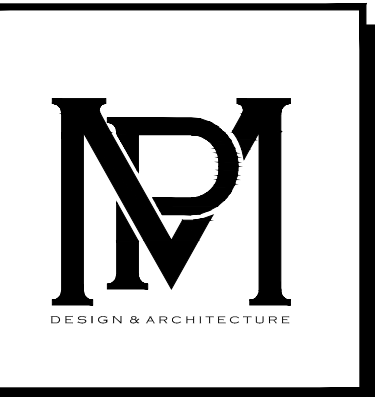


Existing First Floor Plan

Scale 3/16" = 1'-0"



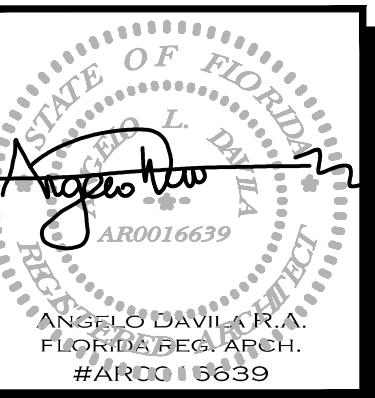
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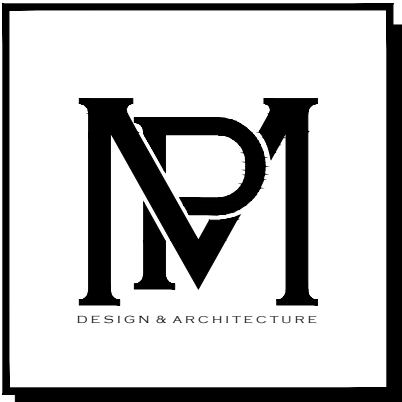
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Wall Legend

EXISTING CMU WALL TO REMAIN - REMOVED ALL EXISTING INTERIOR FURRING AND DRYWALL

EXISTING TO BE REMOVED

EXISTING INTERIOR PARTITION TO REMAIN - REMOVED ALL EXISTING DRYWALL AND INSULATION

EXISTING TO BE DEMOLISH

2017 FBC 6th Edition
Existing Building
Section 504, Level 2
Building Footprint 8,675 Square Feet

Applicable Codes

1. ALL DEMOLITION WORK BY CONTRACTOR SHALL FOLLOW "FLORIDA BUILDING CODE" 2017 6TH EDITION AND ALL APPLICABLE AMENDMENTS, AS ADOPTED BY THE TOWN OF PALM BEACH.

2. FLORIDA FIRE PREVENTION CODE 2014 EDITION NFPA 101 2010 EDITION.

3. NEC 2010 EDITION

Demo Key Notes

01

REMOVE EXISTING DOORS, DOOR FRAMES AND ALL RELATED ACCESSORIES

02

REMOVE EXISTING BUILT-IN CABINETS / CLOSET AND ALL RELATED ACCESSORIES

03

REMOVE EXISTING PLUMBING FIXTURES AND STOCKPILE - CAP ALL PLUMBING LINES AS NECESSARY BELOW FLOOR LINE

04

REMOVE EXISTING CEILING AND LIGHT FIXTURES AT THIS ROOM

06

REMOVE EXISTING GYPSUM BOARD PARTITION, STUDS, WALL FINISH, BASE AND ALL RELATED ACCESSORIES

07

REMOVE EXISTING APPLIANCES

08

EXISTING GYPSUM BOARD, FURRING AND INSULATION TO BE REMOVED AT ALL EXTERIOR WALLS - TYPICAL

09

REMOVED EXISTING MECHANICAL, PLUMBING, ELECTRICAL, CAP AS REQUIRED

10

REMOVED EXISTING LOGGIA & TERRACE, DEMO STRUCTURAL DECK, COLUMNS, RAILINGS

11

REMOVE EXISTING STAIR AND STAIR RAILING WITH ALL RELATED ACCESSORIES

12

EXISTING CANVAS AWNING & POLES TO BE REMOVED

Demolition Notes:

1. THE CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS REQUIRED FOR THE REMODELING WORK INCLUDING BUT NOT LIMITED TO PARTITIONS, DOORS, HARDWARE, CEILING SYSTEM, ELECTRICAL, PLUMBING, FLOOR MATERIAL, ETC.

2. THE CONTRACTOR SHALL PROTECT ALL EXISTING MATERIALS, EQUIPMENT, TREES, UTILITY LINES, ETC... WHICH ARE TO REMAIN AND REPAIR OR REPLACE WHEN NECESSARY THESE ITEMS WHEN DAMAGED BY HIM OR HIS SUBCONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

3. MASONRY SHALL BE DEMOLISHED IN SMALL SECTIONS AND BRACING AND SHORES SHALL BE USED WHERE NECESSARY TO AVOID DAMAGE TO THE STRUCTURE.

4. EXISTING PLUMBING LINES TO BE CAPPED OFF BELOW FLOOR LEVEL, PLUMBING LINES TO BE REWORKED TO SUIT NEW PLAN PLUMBING LAYOUTS.

5. THE CONTRACTOR SHALL WALK THROUGH WITH THE OWNER OR THE OWNER'S REPRESENTATIVE AND TAG ALL ITEMS THAT WILL BE SAVED, THOSE ITEMS SHALL BE REMOVED AND STORED WHERE THE OWNER REQUESTS.

6. EXISTING FLOOR FINISHES TO BE REMOVED AND DISPOSED OF PROPERLY, PATCH AND REPAIR SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.

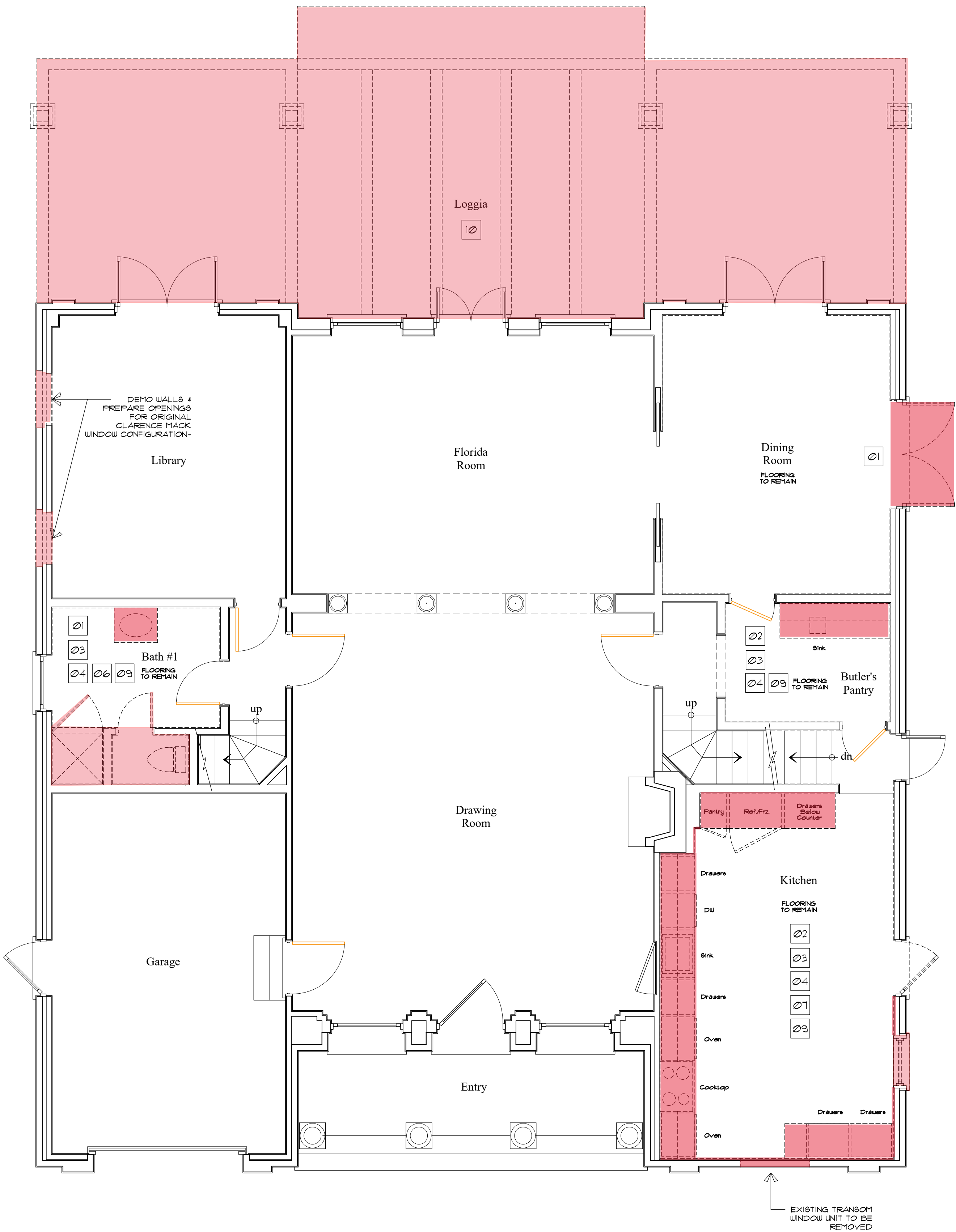
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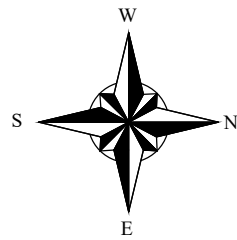
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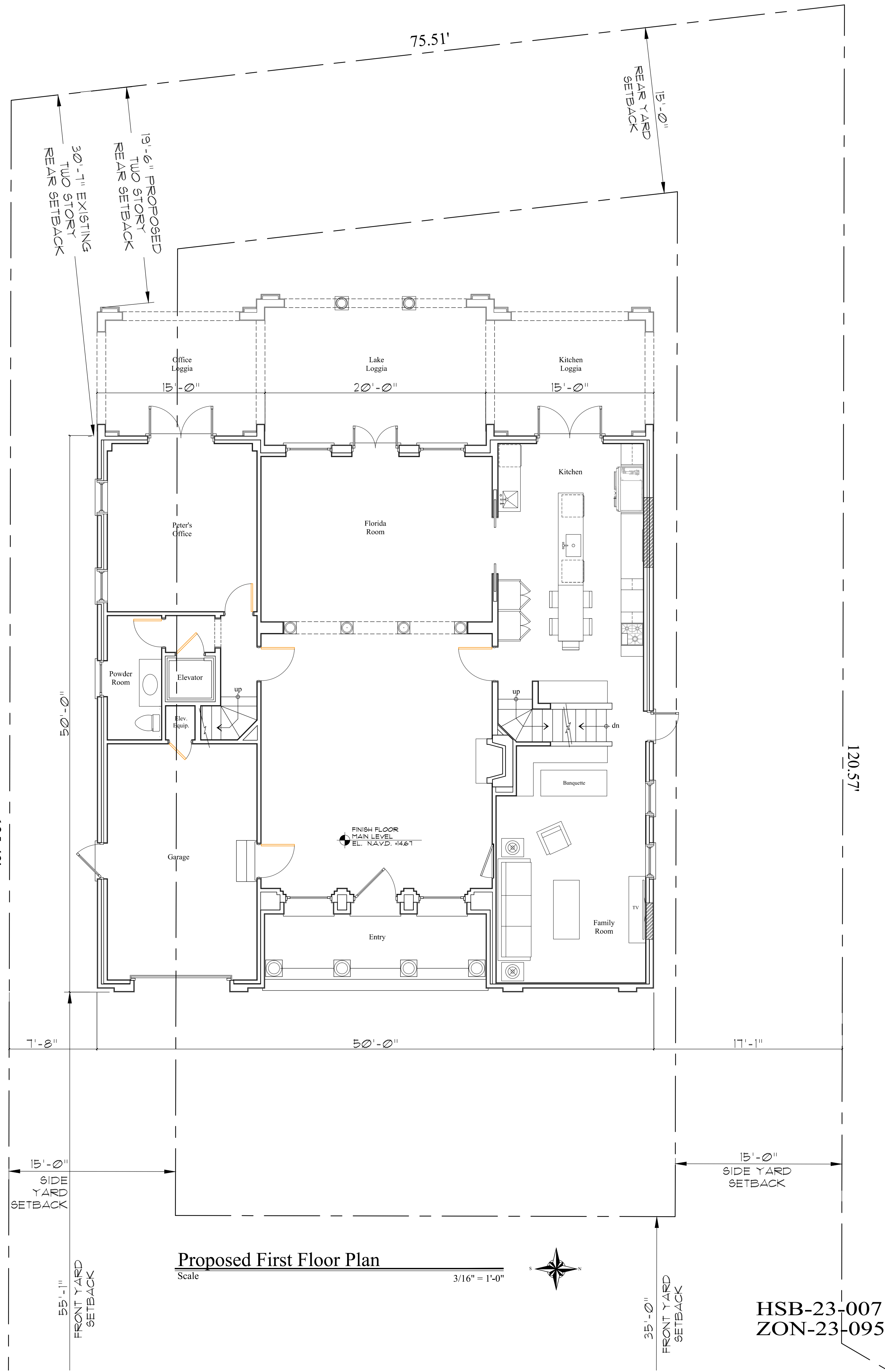
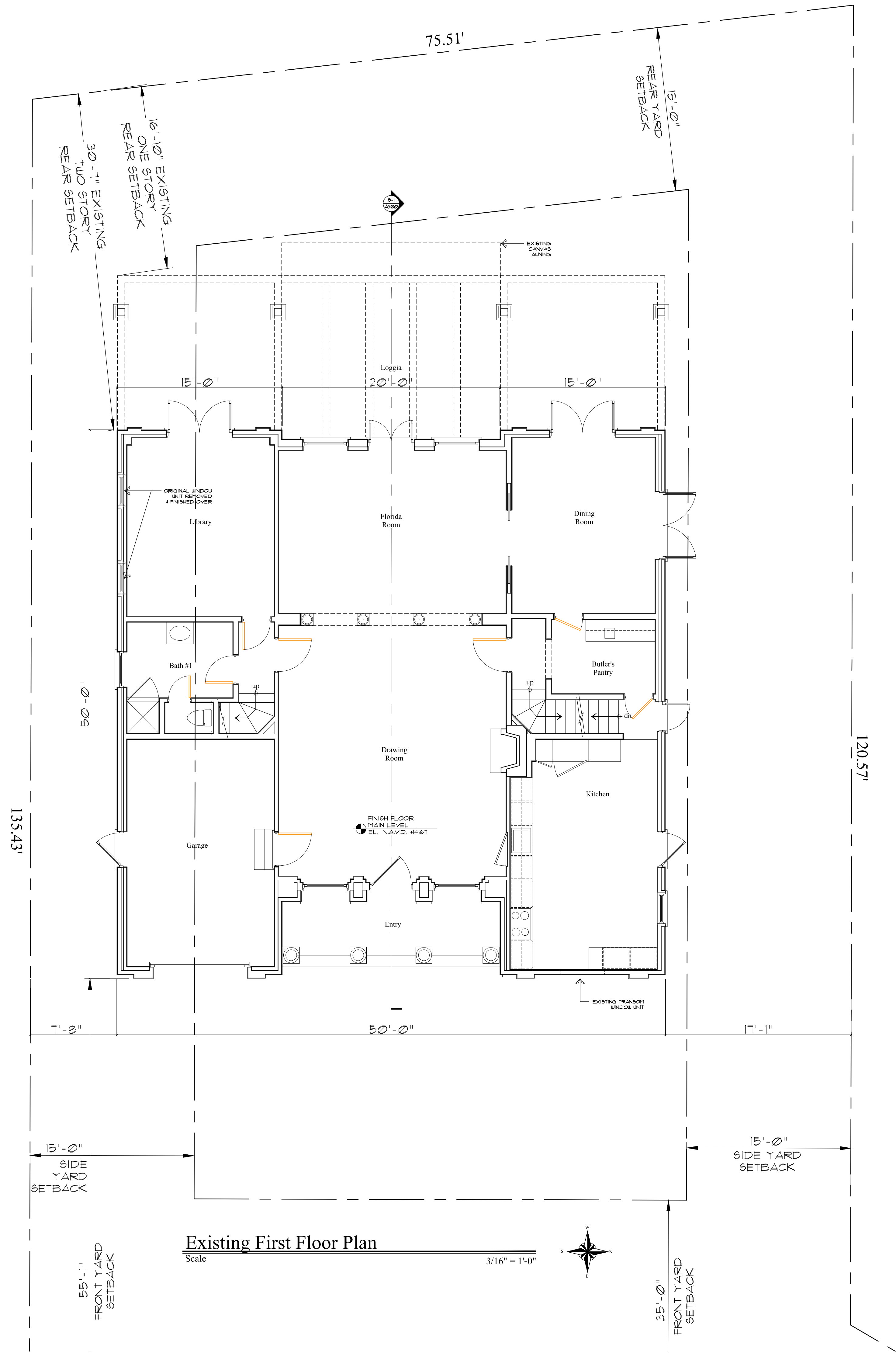
First Floor Demolition Plan

Scale

1/4" = 1'-0"



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First Floor Plan Study

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