

NEW SINGLE FAMILY HOME
225 WELLS ROAD

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By yfigueroa at 9:00 am, Jan 04, 2024



·LABERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

225 WELLS RD

225 WELLS RD
PALM BEACH, FL
33480

ARC-23-135-REV 2



FINAL SUBMITTAL - 10.12.23 ARCOM - 1.24.24

Architecture:

LaBerge & Menard

444 25th st. Ste. 1

W. Palm Beach 33407

561.655.8582

Landscape:

Todd Maclean Outdoor

P.O. Box 2901

Palm Beach 33480

561.310.2333

Civil Engineer:

Gruber Consulting Engineers

2475 Mercer Ave STE 305

W. Palm Beach, 33401

56|.3|2.204|

MARK	DATE	DESCRIPTION
PROJECT NO:	###	
CAD DWG FILE:	1.3.24 - 225 WELLS RD.DWG	
DRAWN BY:		
CHK'D BY:		
DATE:	1/27/24	
SHEET TITLE		
COVER		
C-001 OF		

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SCOPE OF WORK:

- REMOVE SLAB CURRENTLY ON SITE
- CONSTRUCT NEW 2 STORY HOME
- NEW LANDSCAPING
- NEW HARDSCAPE



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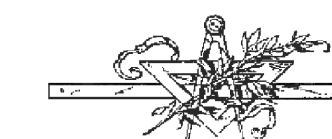
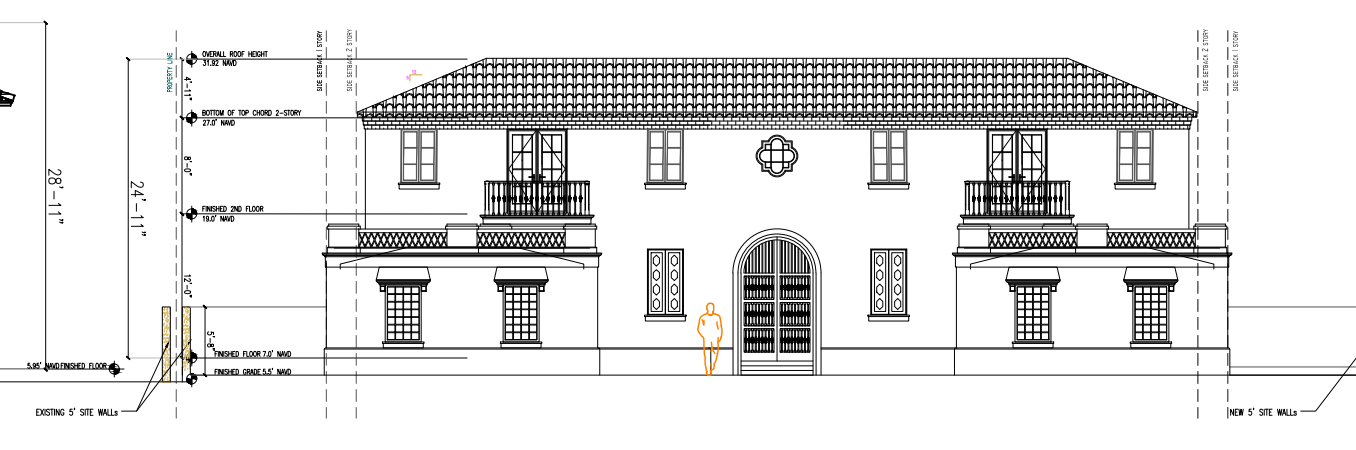
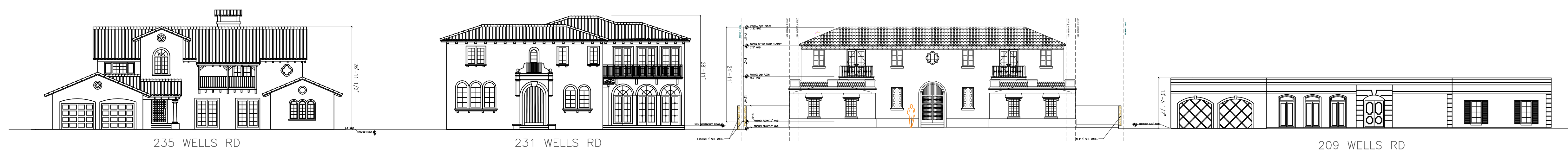
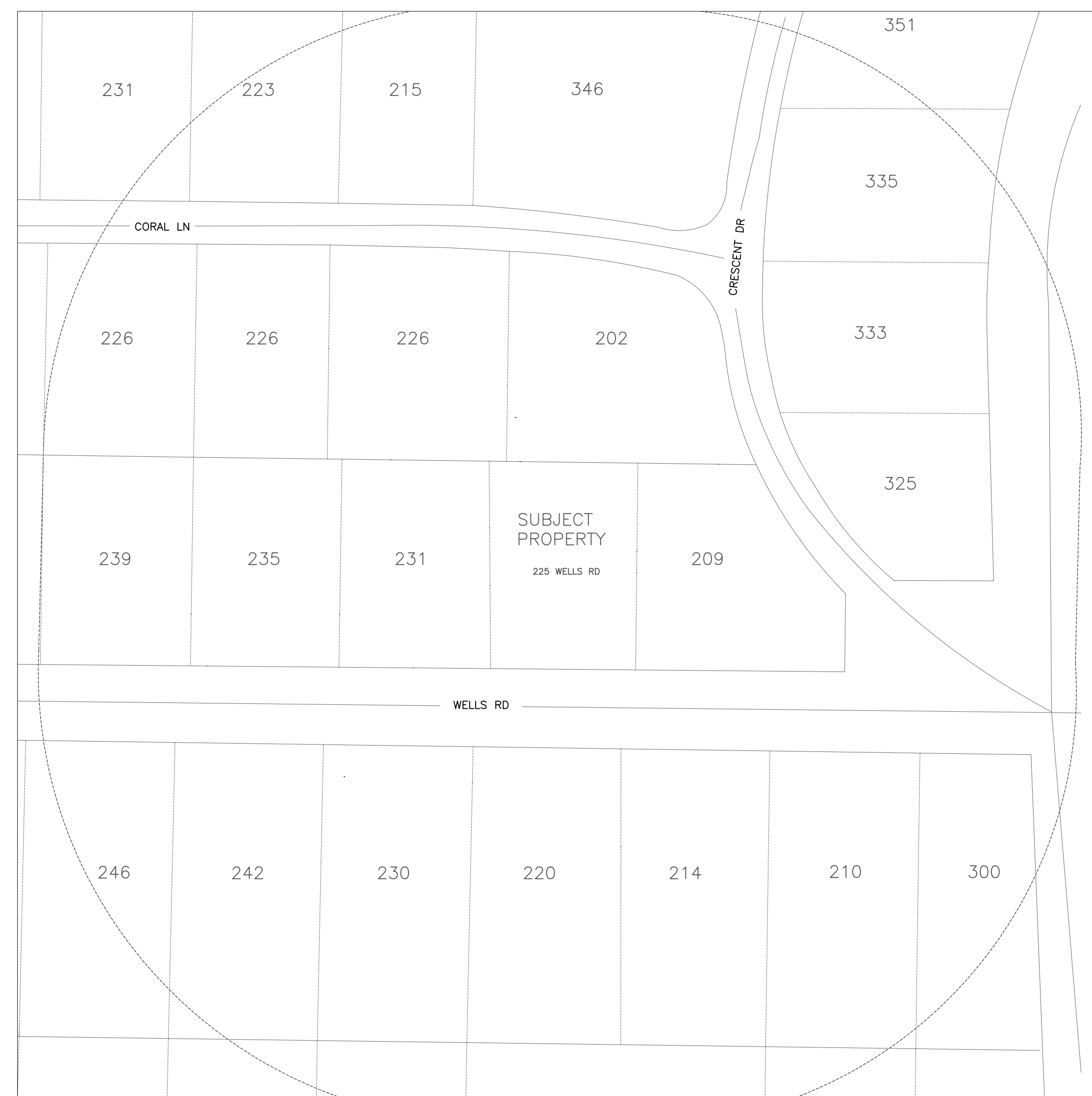
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[illegible]

CONTENTS

C-002

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[illegible]

STREETSCAPE ELEVATION

ST-002



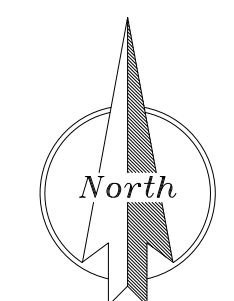
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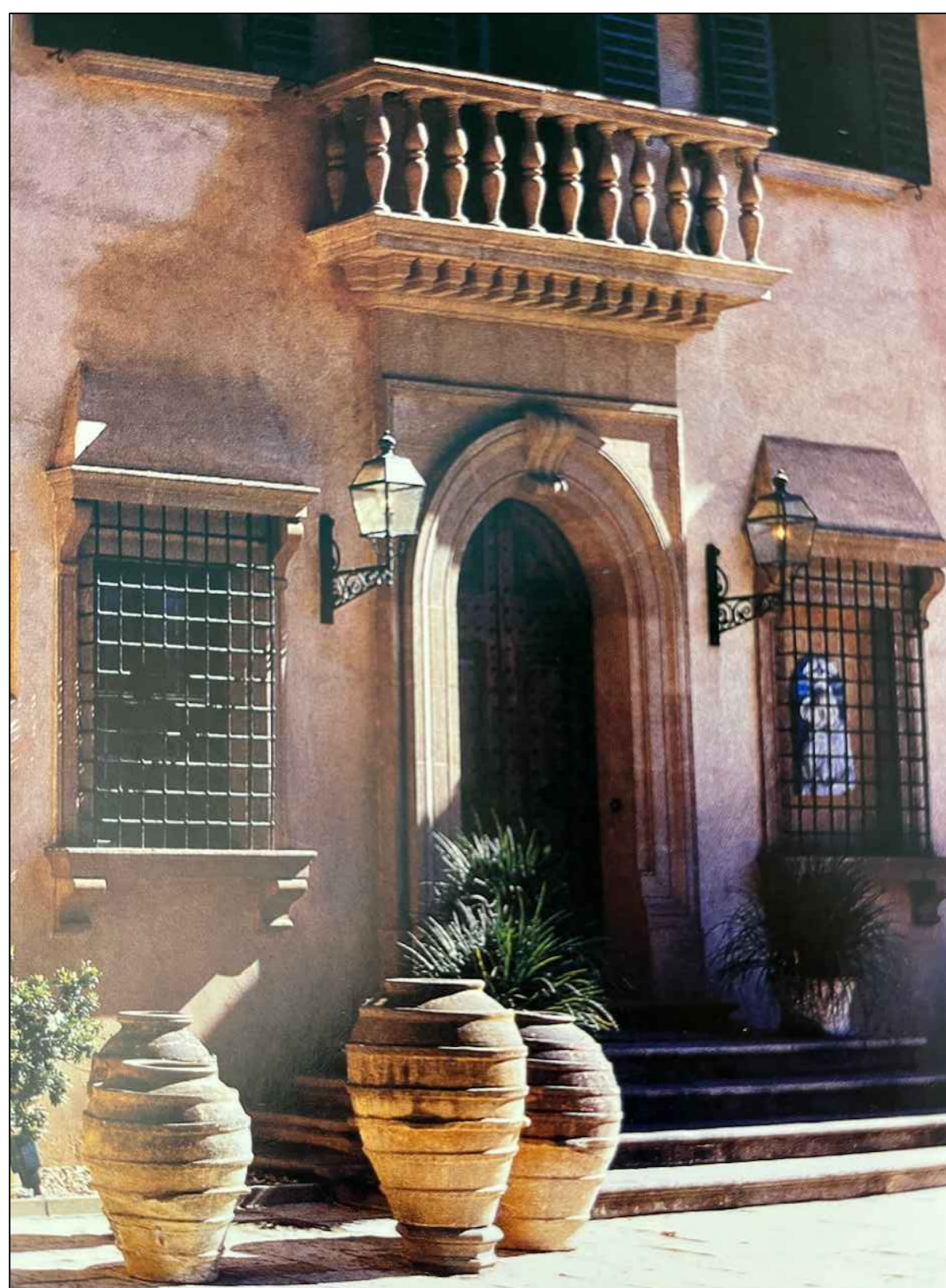
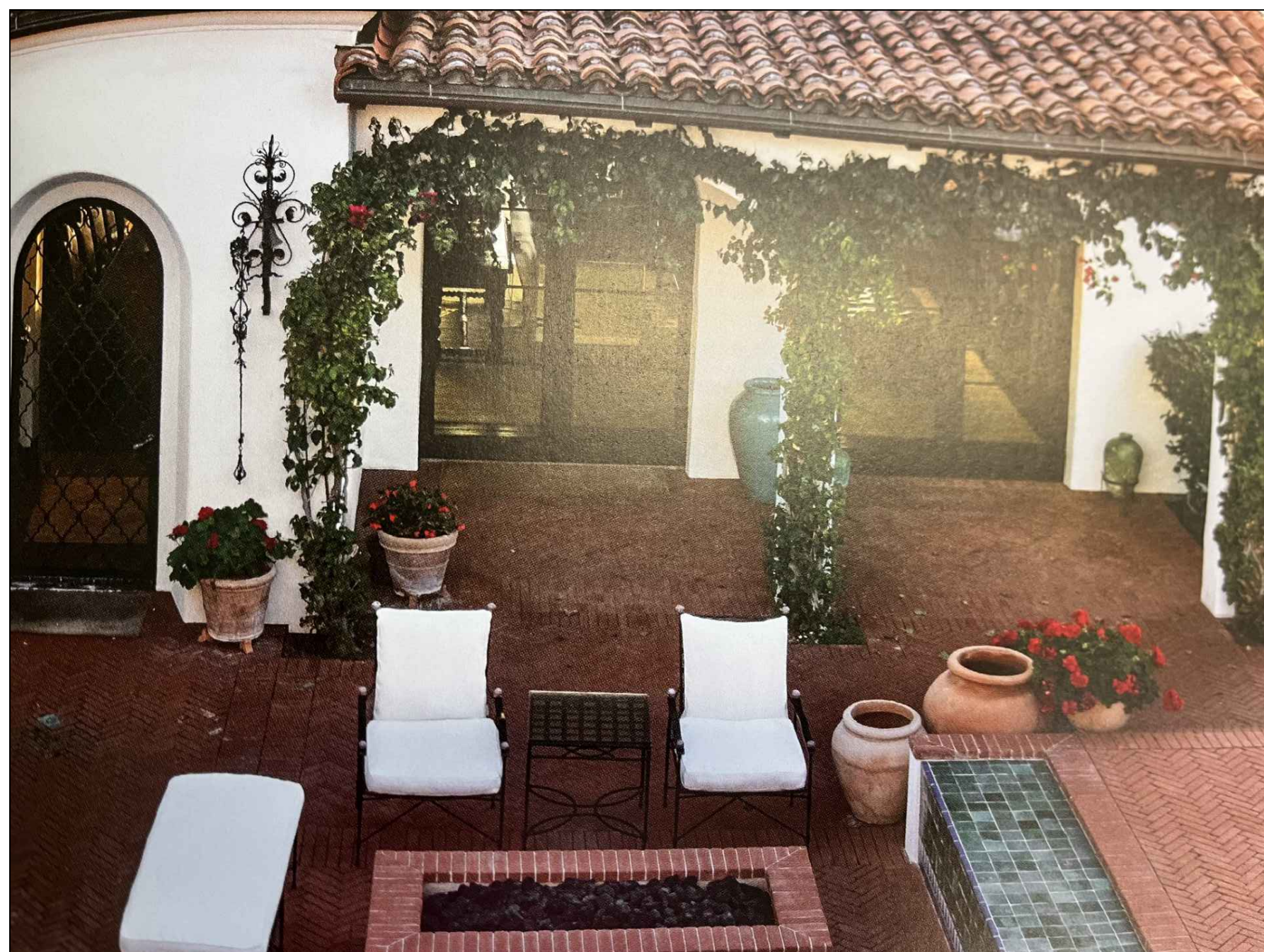
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PRECEDENT PICS

ST-003



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[illegible]

PRECEDENT PICS

ST-004



EXAMPLE OF PARAPET WITH ROOF BEHIND



EXAMPLE OF GARAGES WITH REGULAR ROOF



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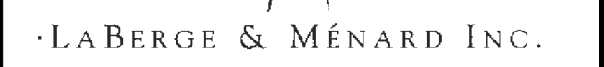
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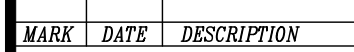
PRECEDENT PICS

ST-005



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SITE PLAN

A-001





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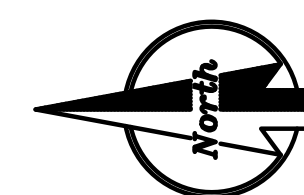
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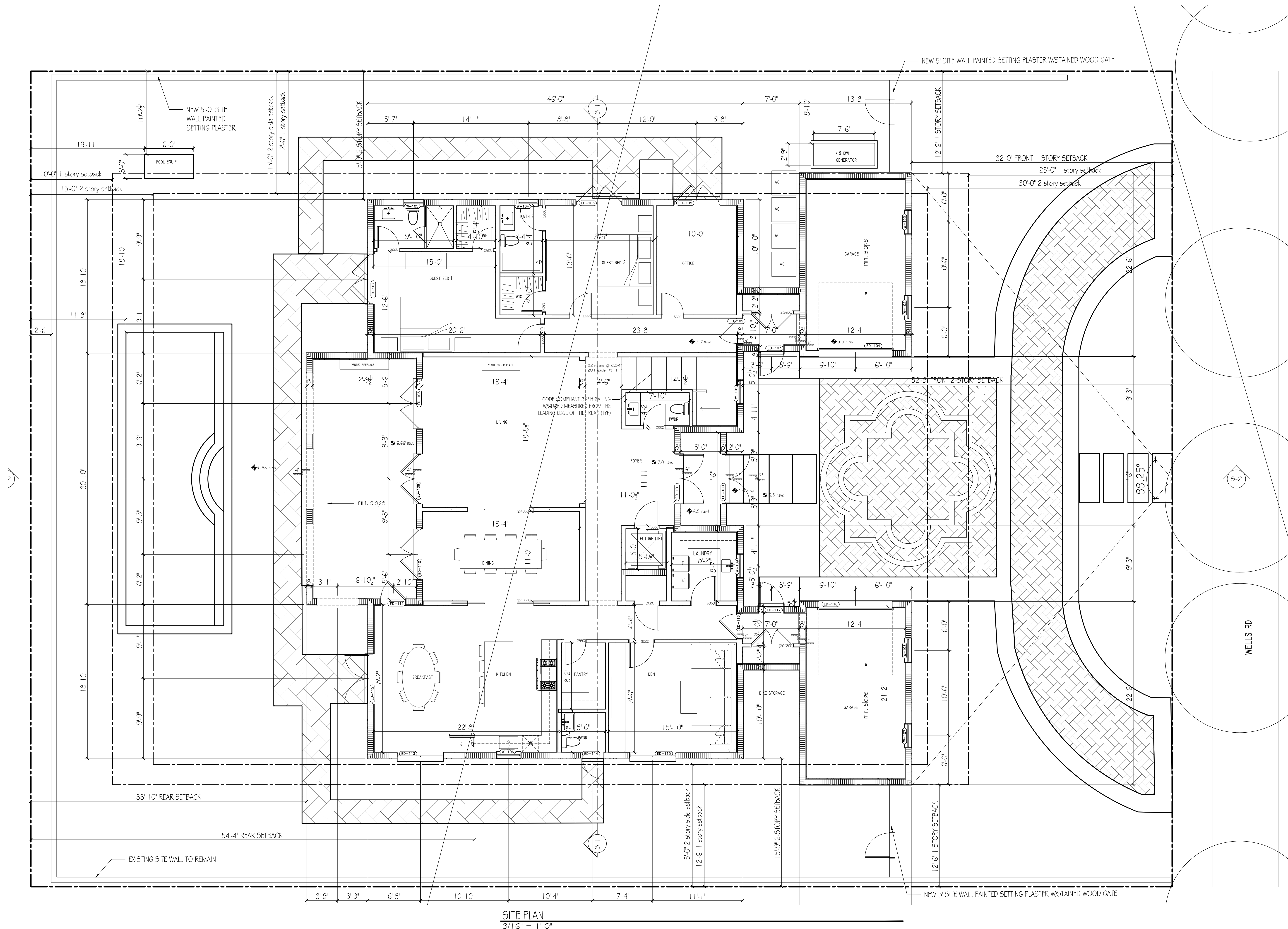
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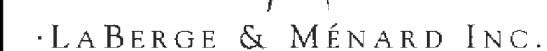
SITE PLAN

A-001

SHEET OF



SITE PLAN
3/16" = 1'-0"



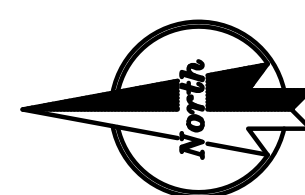
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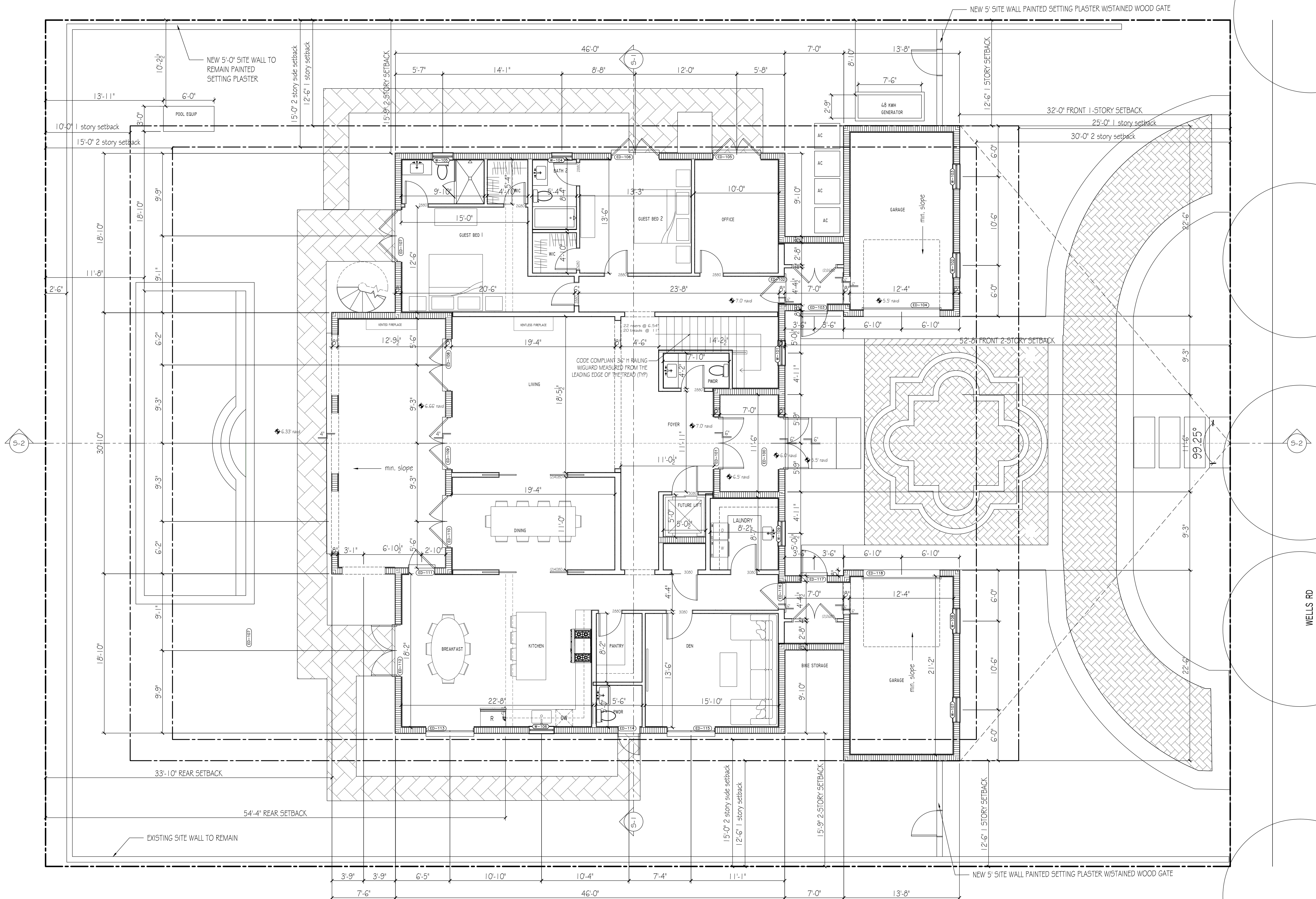
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SITE PLAN

A-001.1

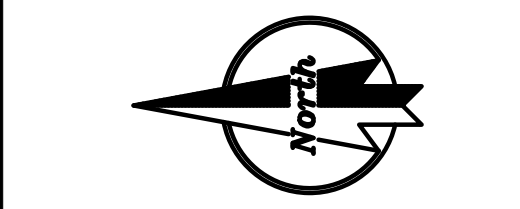
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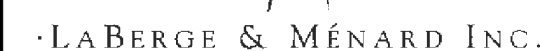


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PREVIOUS GROUND FLOOR
PLAN

A-002
OF

PREVIOUS GROUND FLOOR PLAN
3/16" = 1'-0"



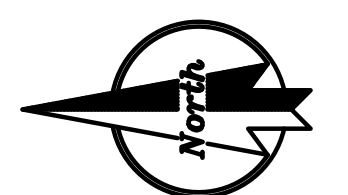
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CAD DWG FILE
DRAWN BY

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DATE: 1/2/24

<i>SHEET TITLE</i>

PROPOSED GROUND FLOOR
PLAN

A-002.1

SHEET

2



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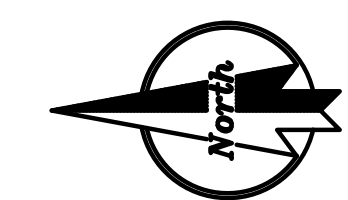
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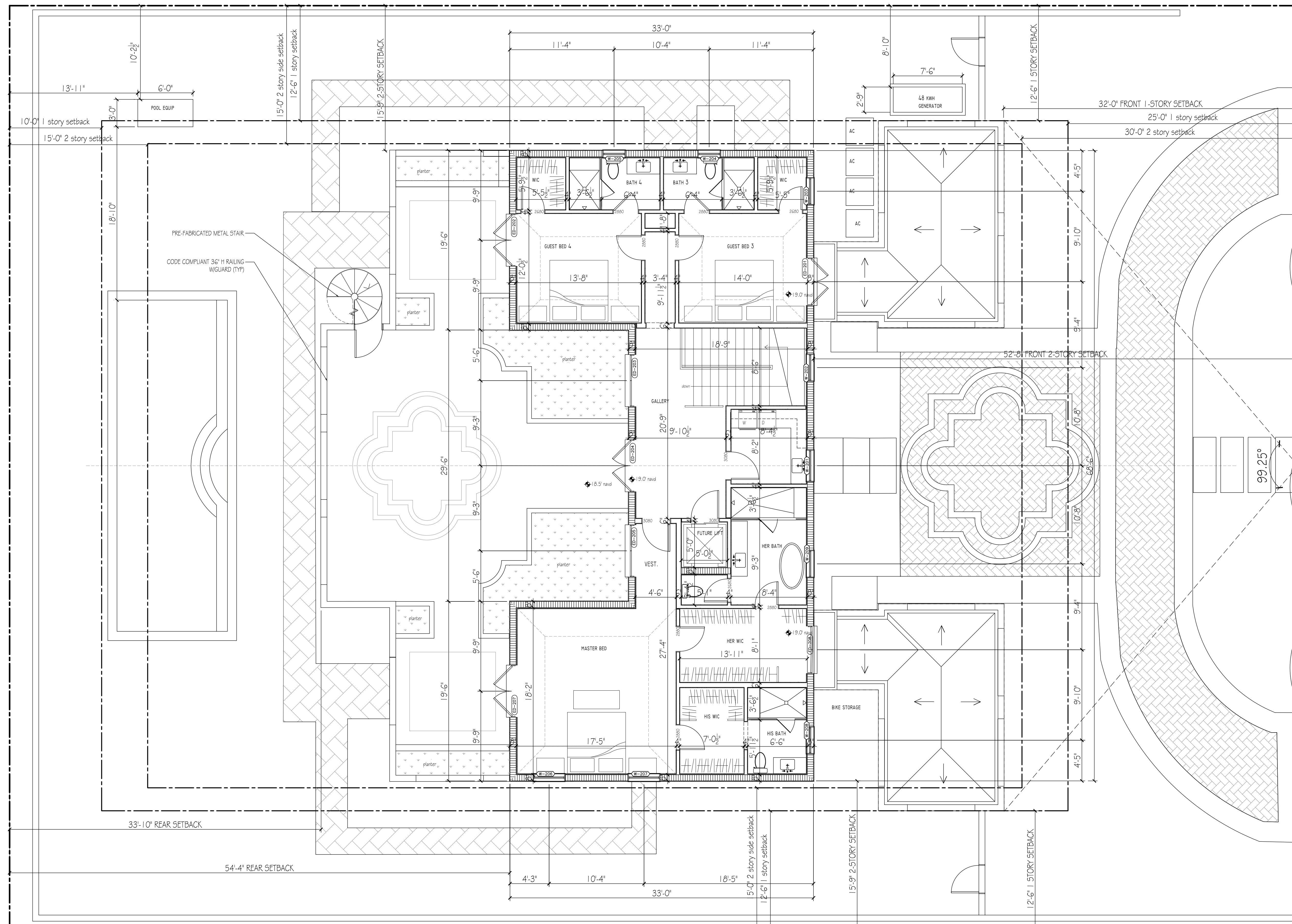
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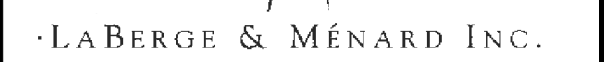
PREVIOUS SECOND FLOOR
PLAN

A-003

SHEET OF



PREVIOUS SECOND FLOOR PLAN
3/16" = 1'-0"



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A-003.1

SECOND FLOOR PLAN
3/16" = 1'-0"



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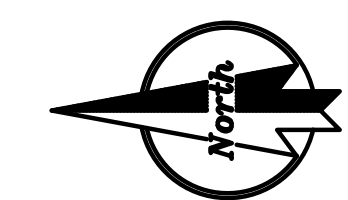
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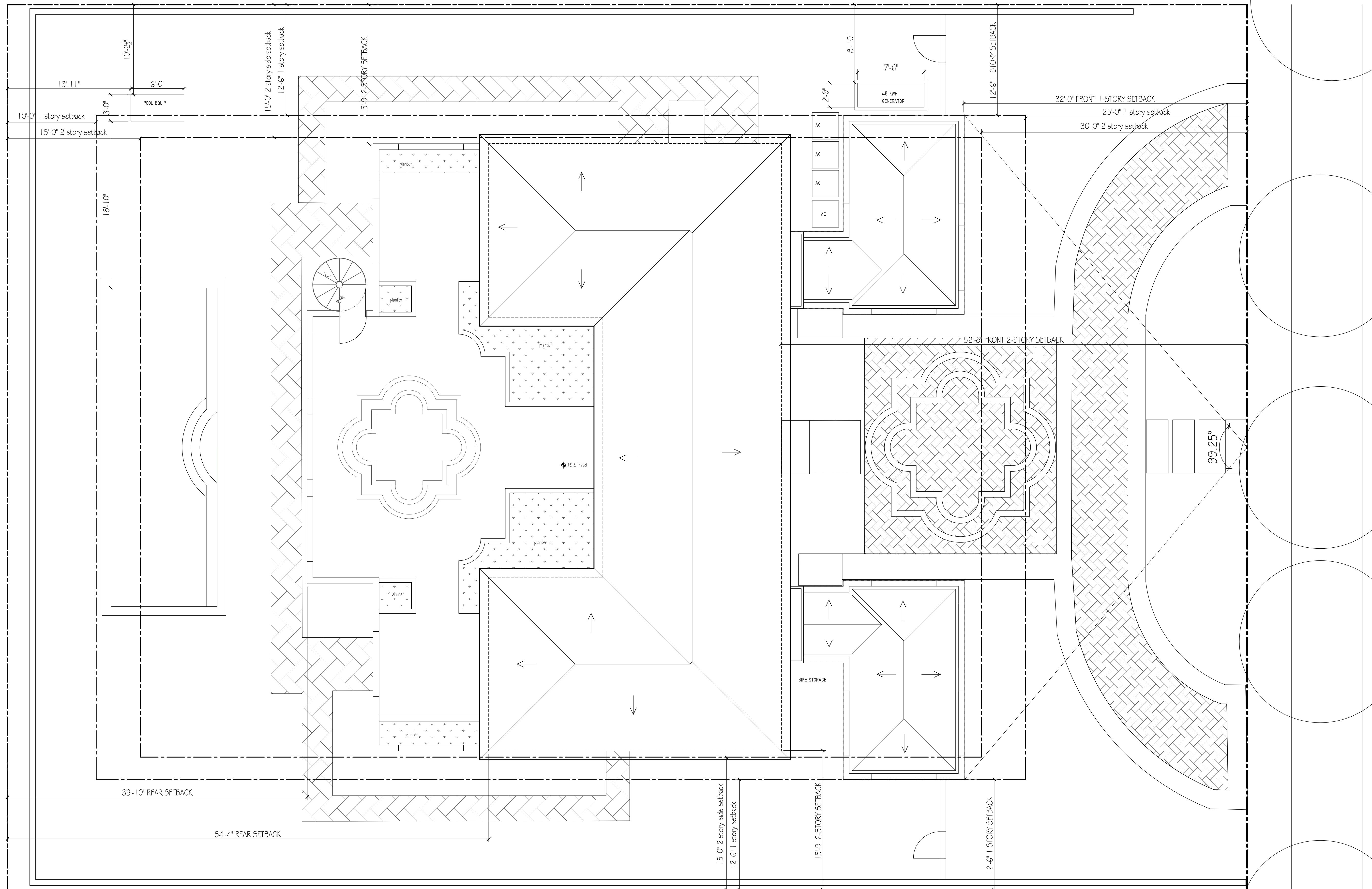
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PREVIOUS ROOF PLAN

A-004

SHEET OF



1 PREVIOUS ROOF PLAN
3/16" = 1'-0"



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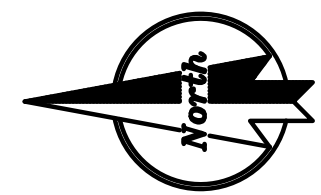
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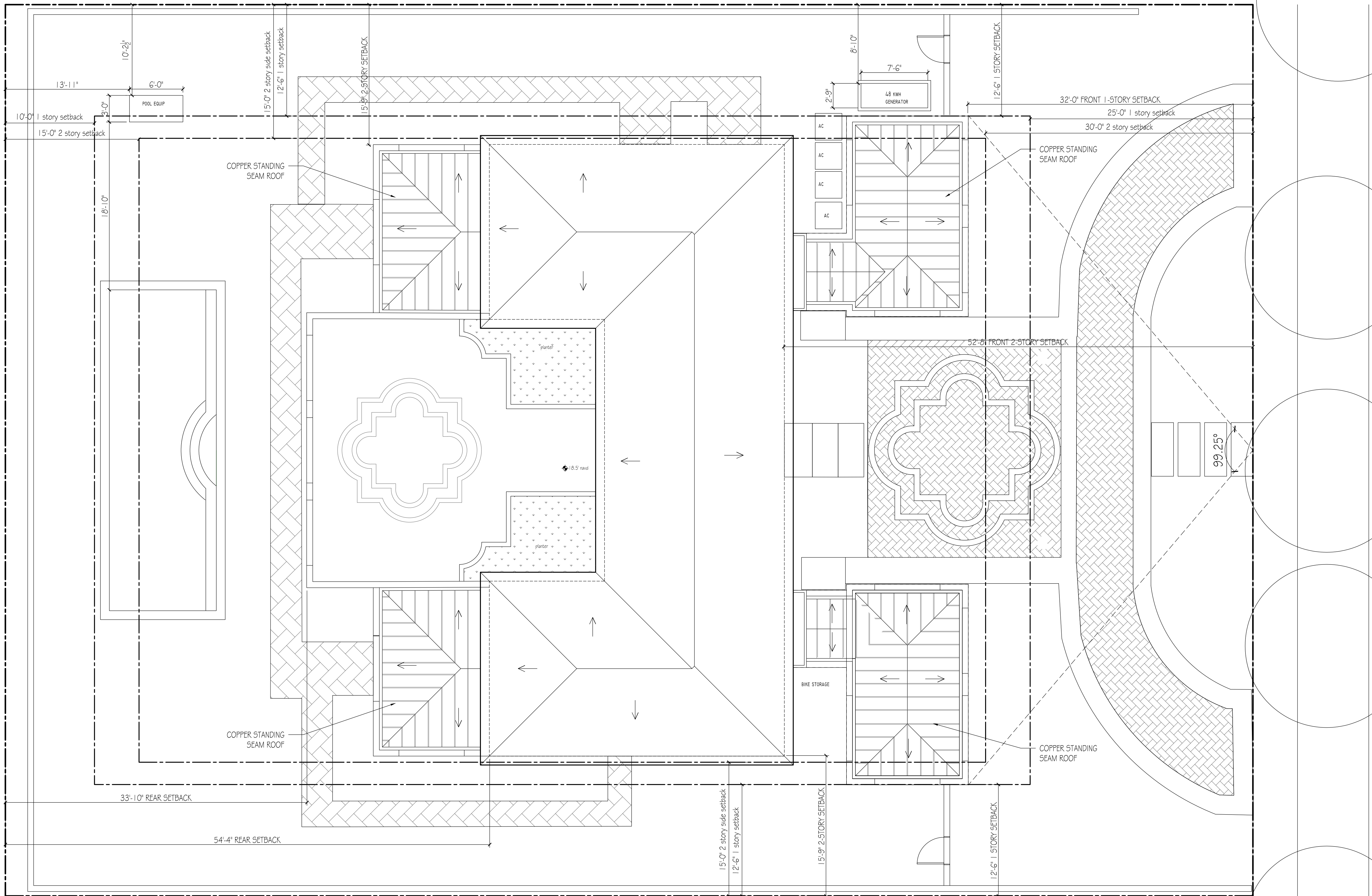
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SHEET TITLE

PROPOSED ROOF PLAN

A-004.1

SHEET OF



1 PROPOSED ROOF PLAN
3/16" = 1'-0"



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$$1/4'' = 1'-0''$$

$$1/4'' = 1'-0''$$

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SHEET TITLE		

PREVIOUS & PROPOSED
SOUTH ELEVATION

A-005

SHEET

OF



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PREVIOUS NORTH ELEVATION

1/4" = 1'-0"



PROPOSED NORTH ELEVATION

1/4" = 1'-0"

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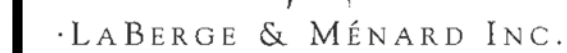
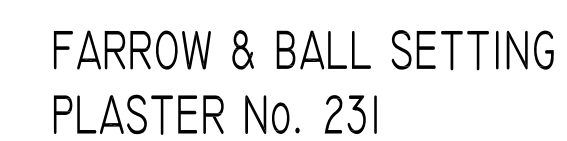
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PREVIOUS & PROPOSED
NORTH ELEVATION

A-005.1

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NORTH & SOUTH
ELEVATION RENDERINGS

A-005.2

SHE



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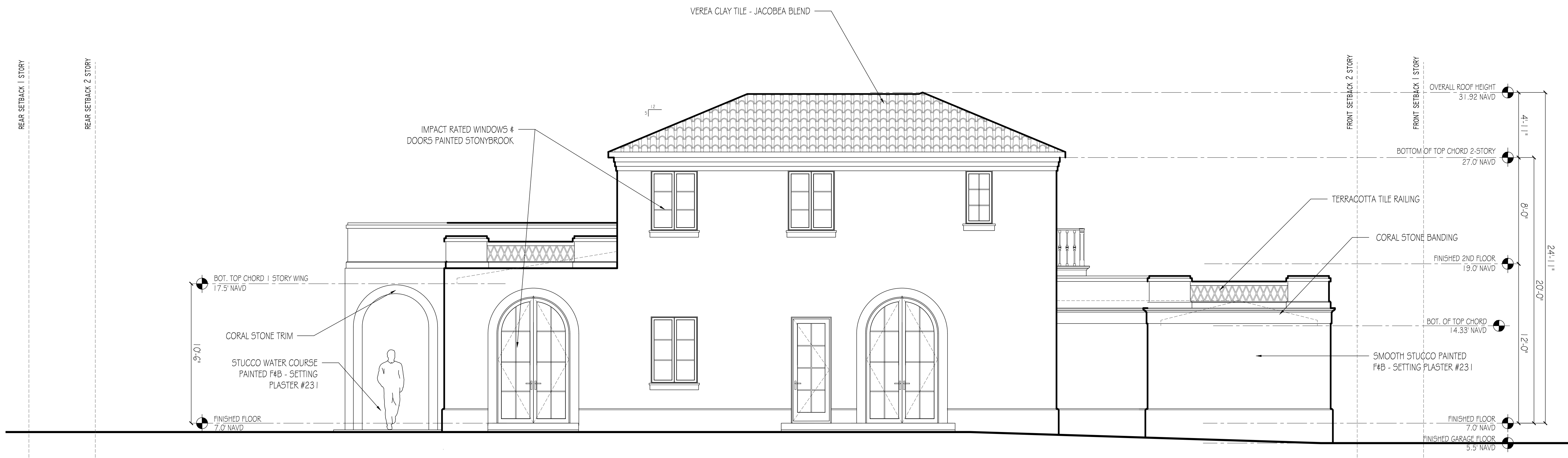
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1 PREVIOUS WEST ELEVATION
1/4" = 1'-0"



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

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CAD DWG FILE: 1.3.24 - 225 WELLS RD.DWG

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DATE: 1/2/24

SHEET TITLE

PREVIOUS & PROPOSED
WEST ELEVATION

A-006

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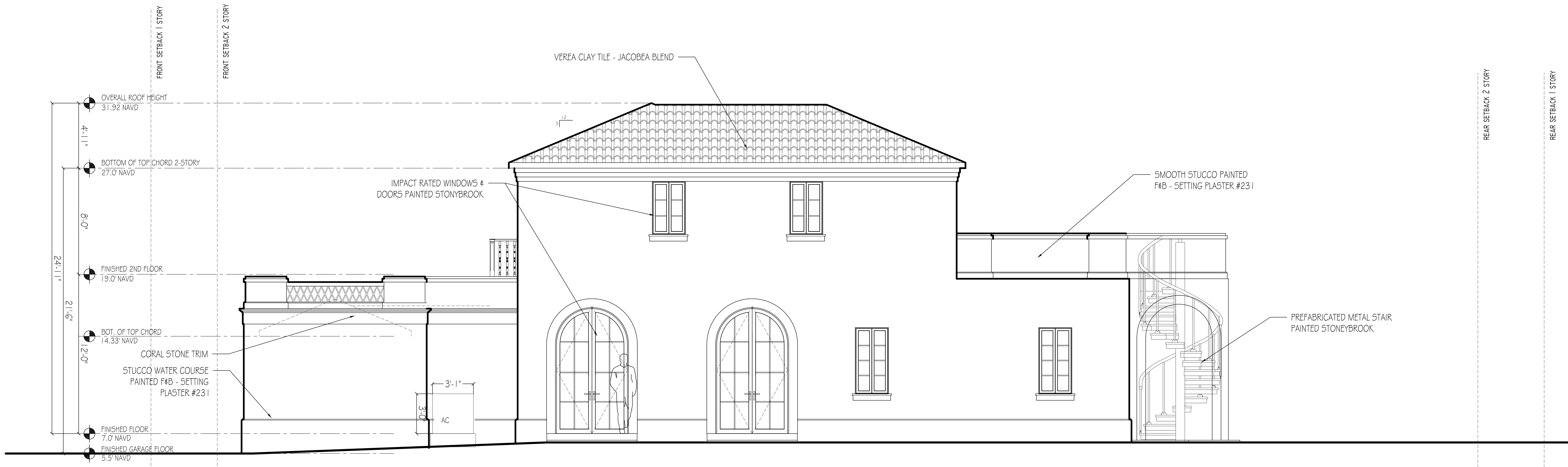
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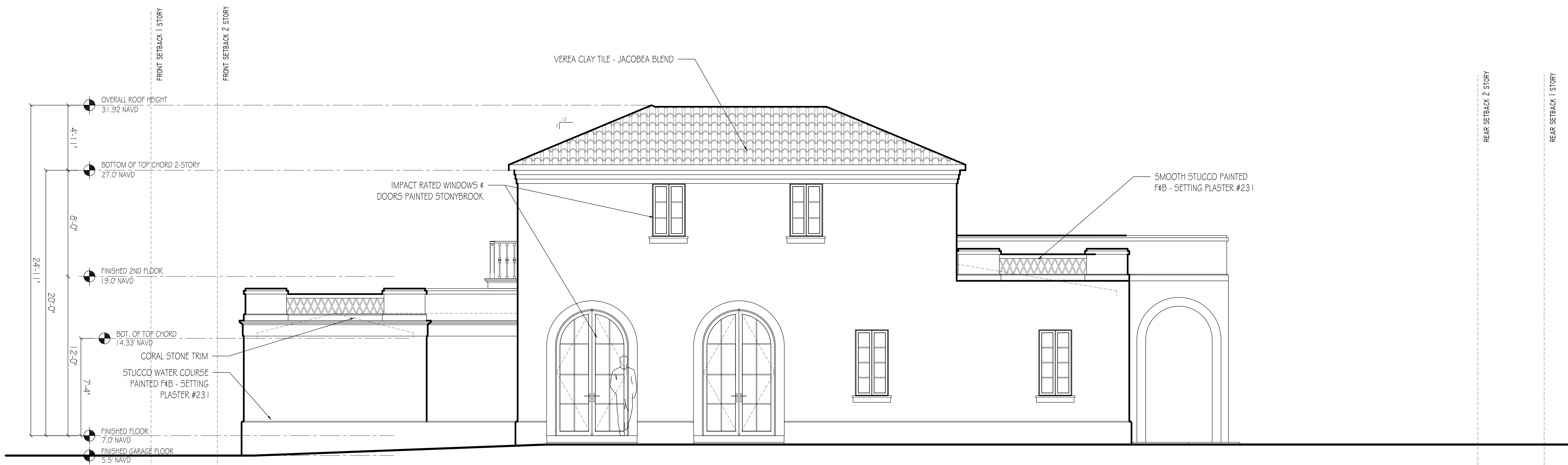
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1 PREVIOUS EAST ELEVATION
1/4" = 1'-0"



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

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DATE: 1/3/24

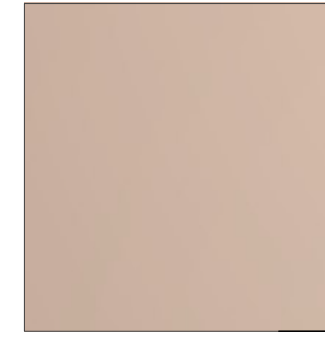
SHEET TITLE

PREVIOUS & PROPOSED
EAST ELEVATION

A-006.1

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OF



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



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



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EAST & WEST ELEVATION
RENDERINGS

A-006.2



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RENDERINGS

R-001

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[illegible]

RENDERINGS

R-002

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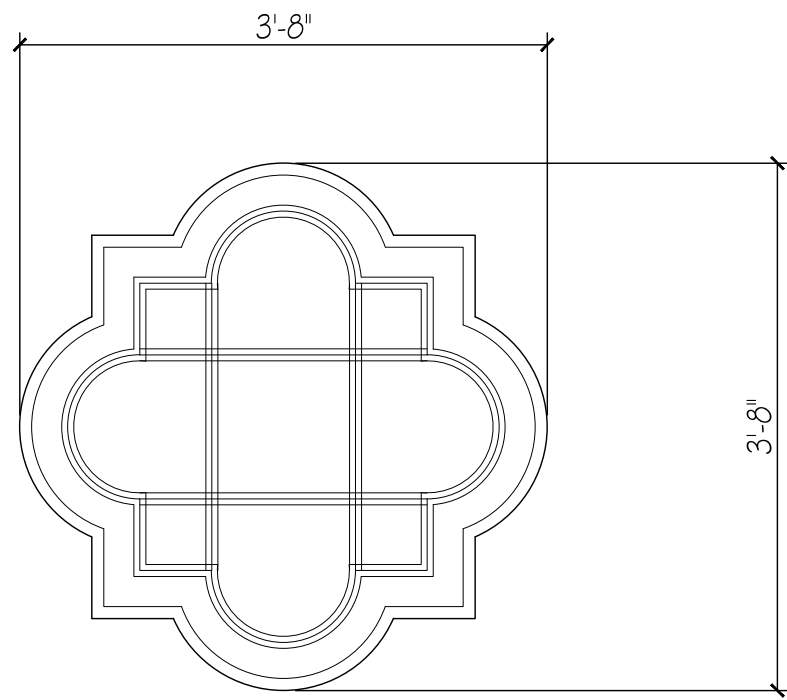
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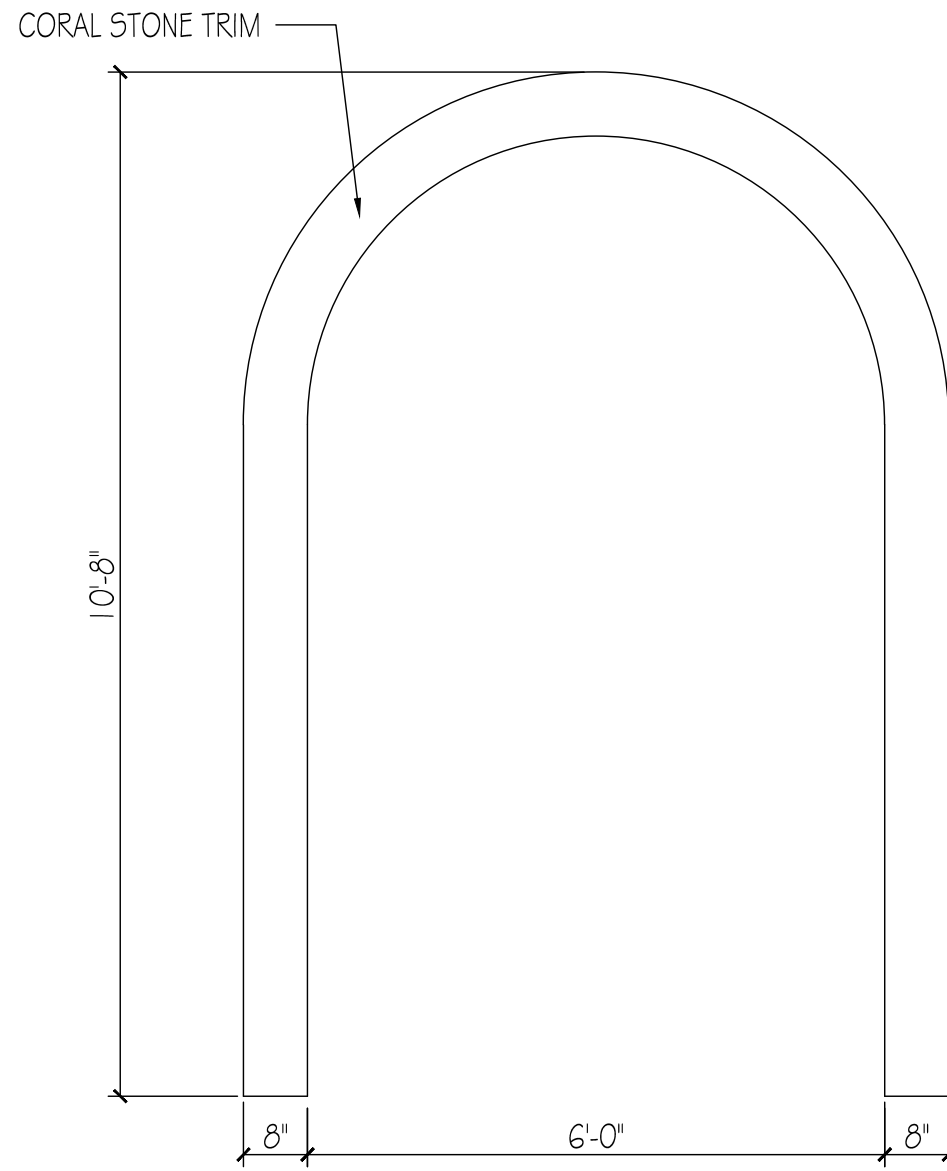
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R-003

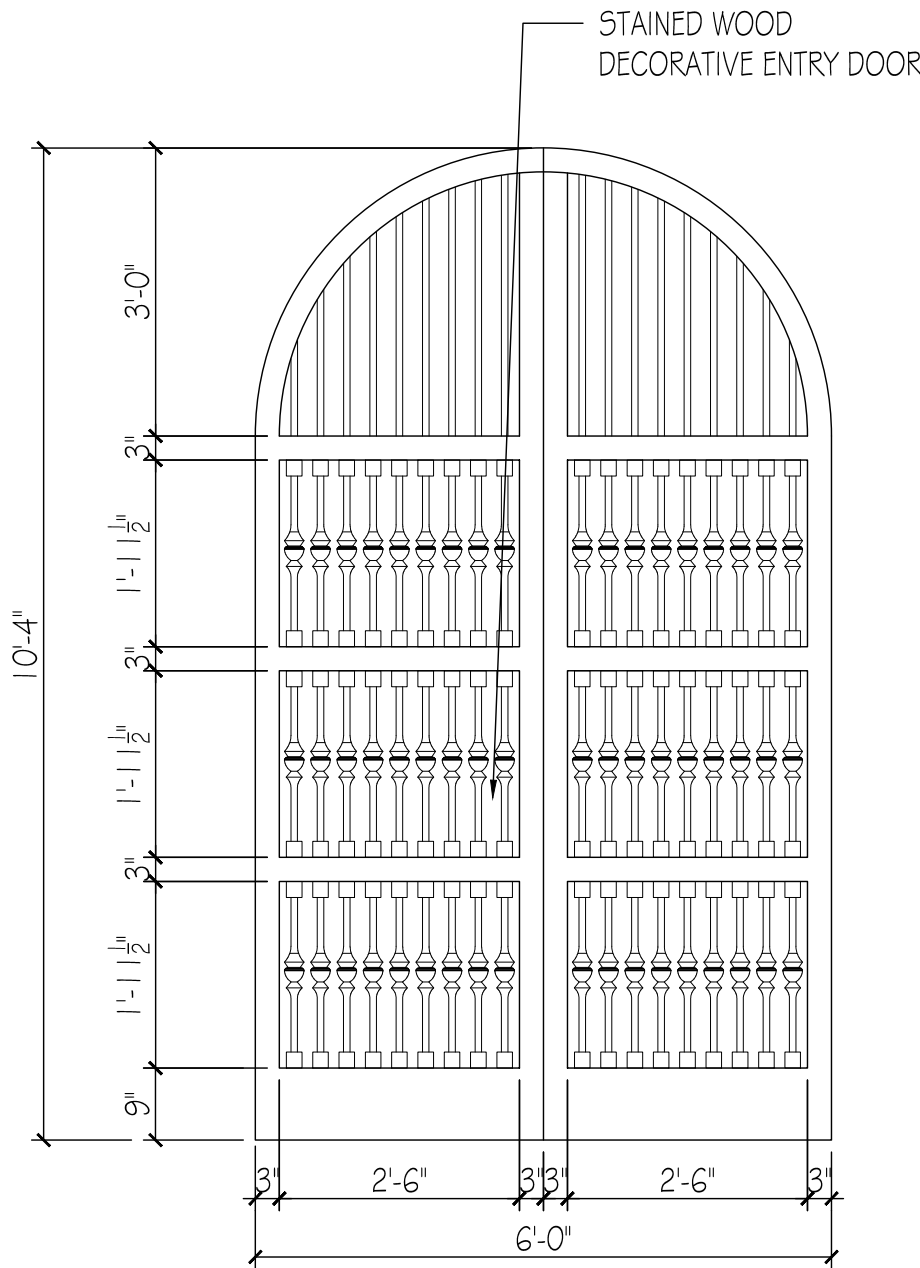
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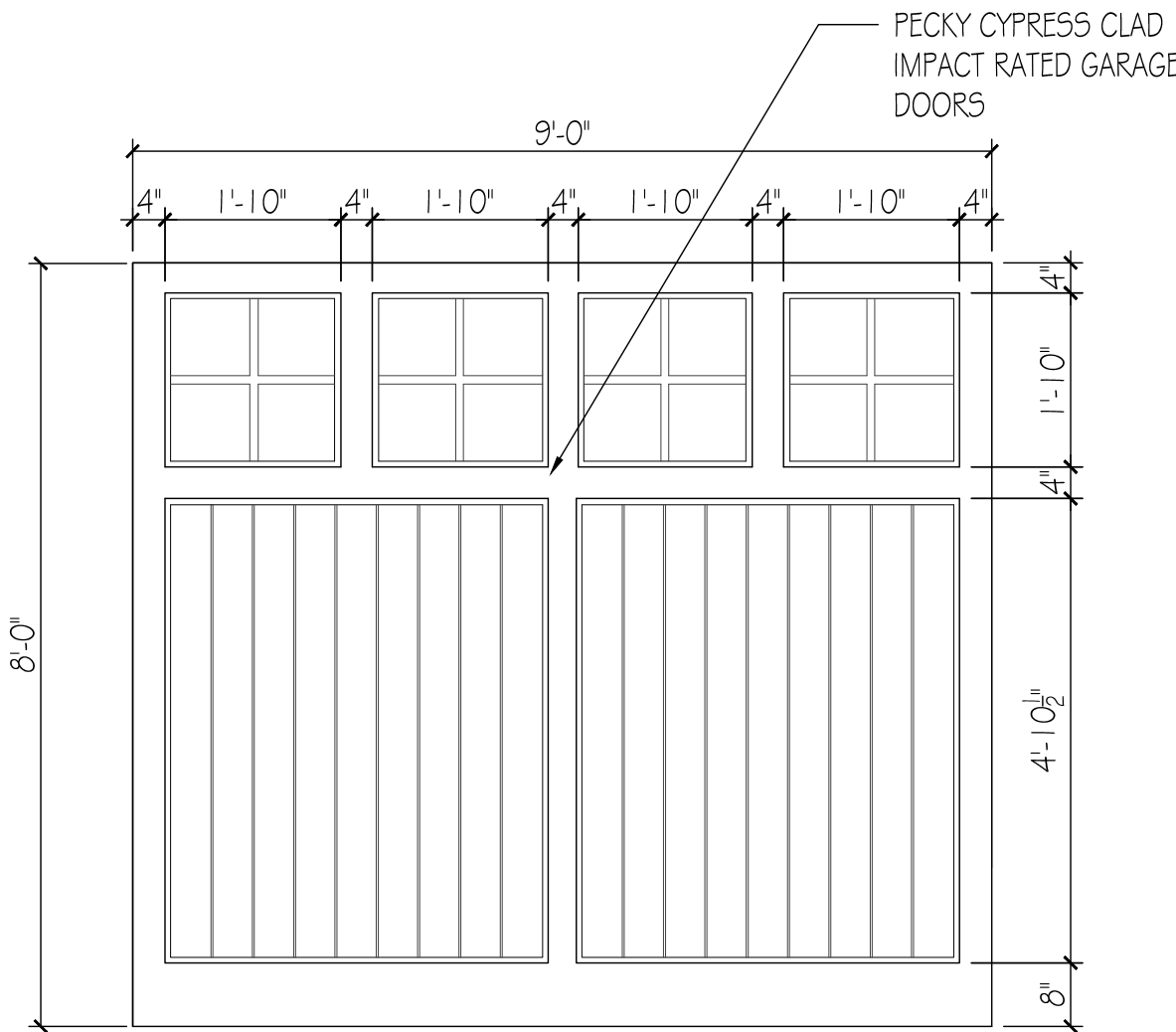
QUATREFOIL WINDOW
3/4" = 1'-0"



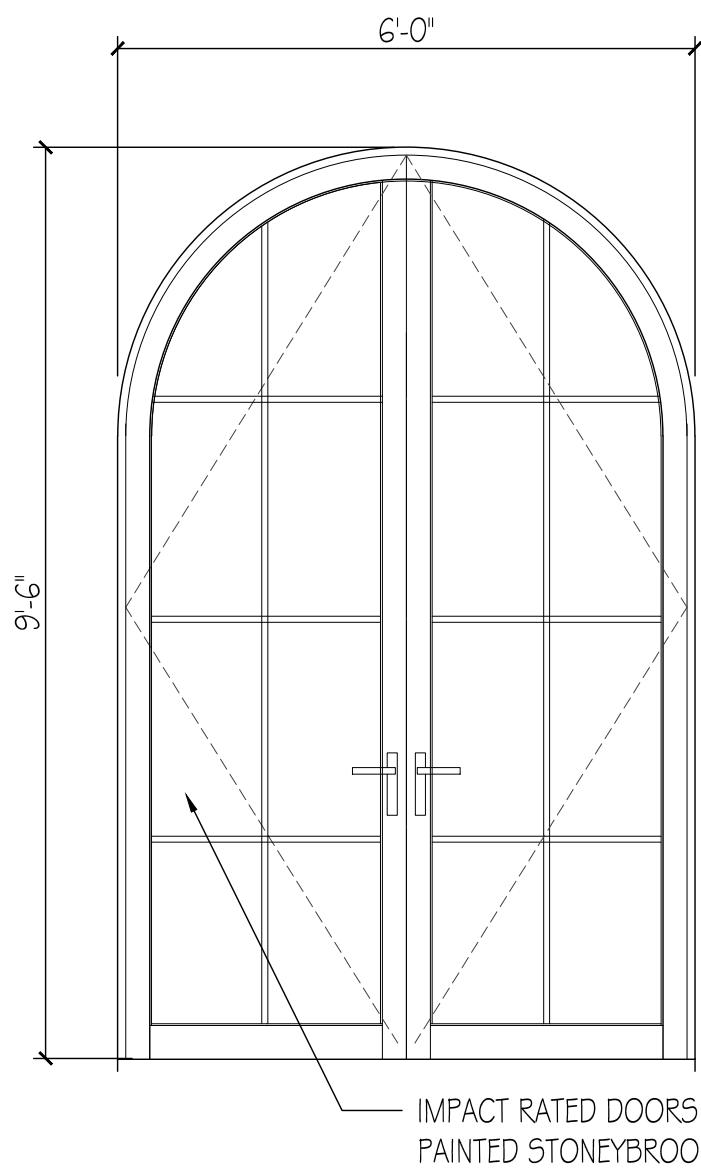
CAST STONE TRIM DETAIL
1/2" = 1'-0"



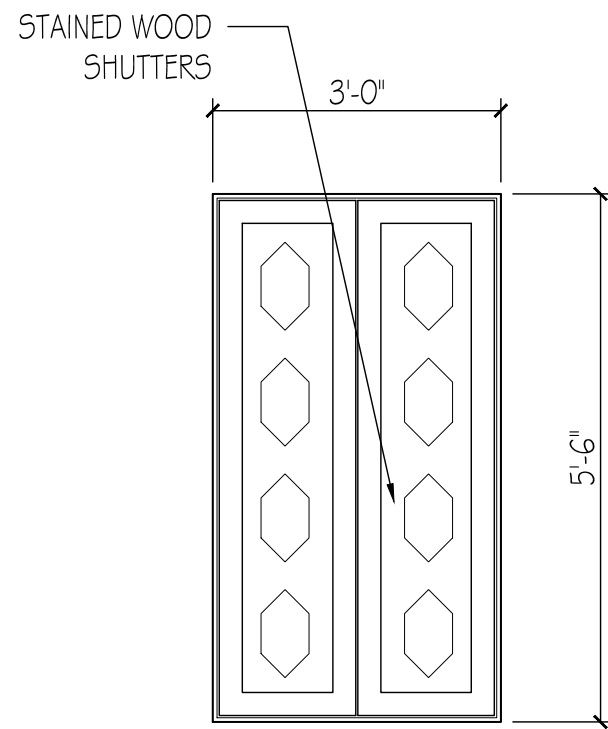
DECORATIVE WOOD DOOR DETAIL
1/2" = 1'-0"



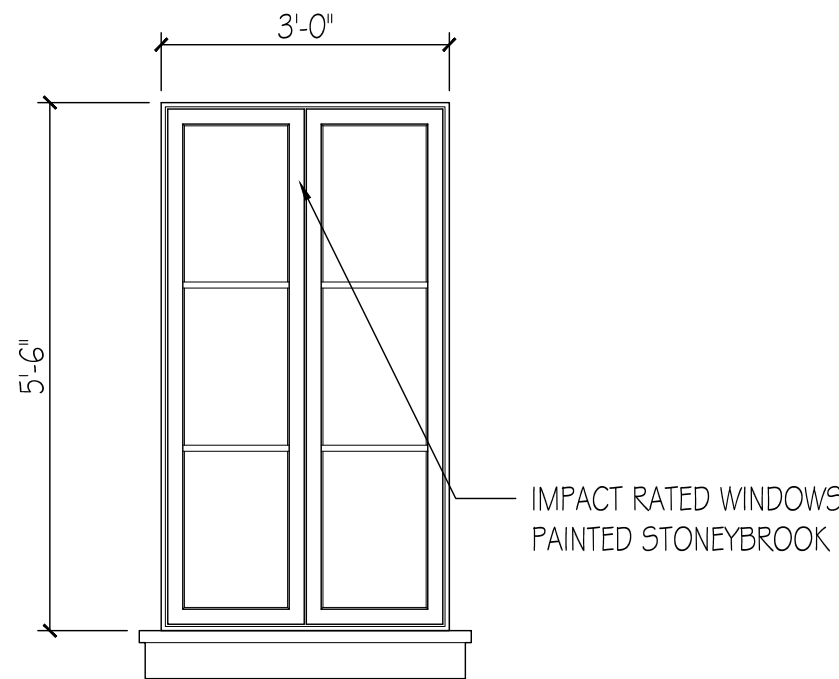
GARAGE DOOR DETAIL
1/2" = 1'-0"



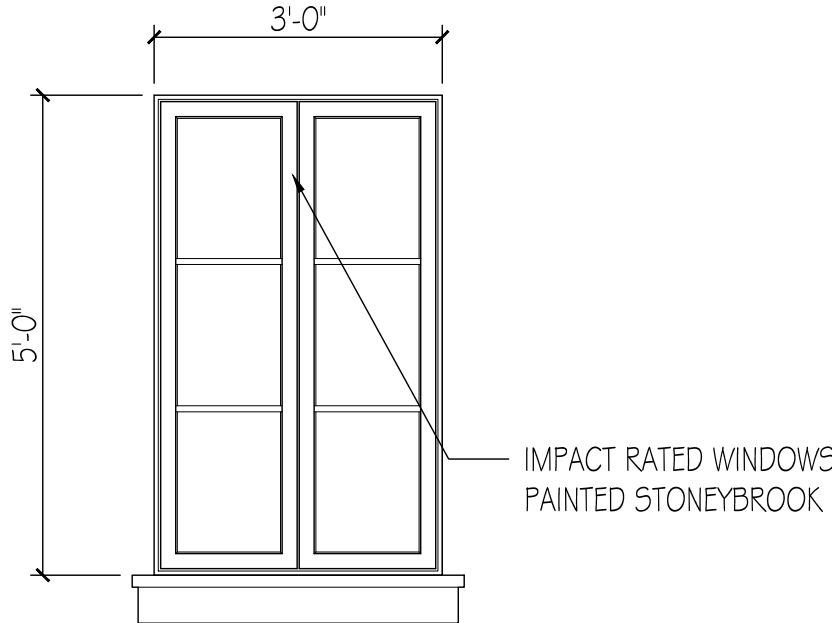
TYPICAL DOOR
1/2" = 1'-0"



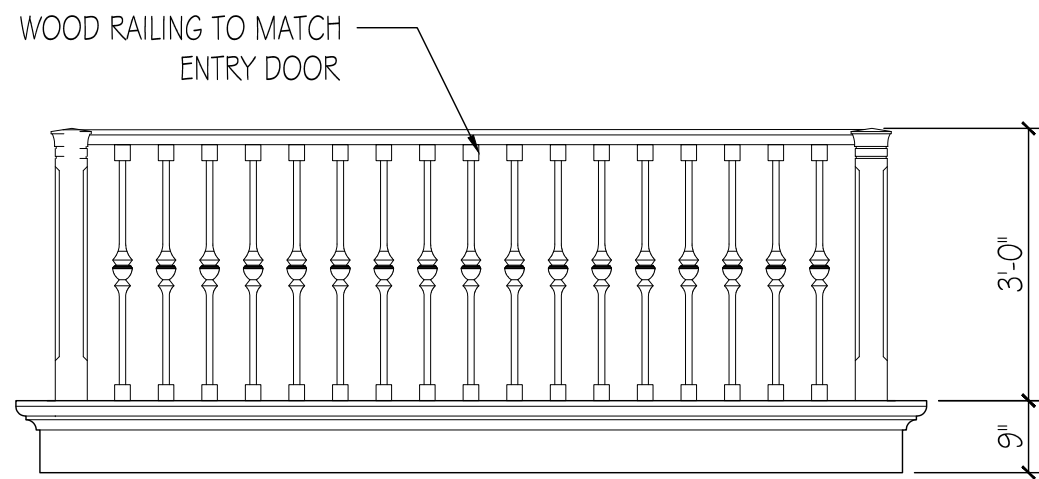
DECORATIVE WOOD SHUTTER
1/2" = 1'-0"



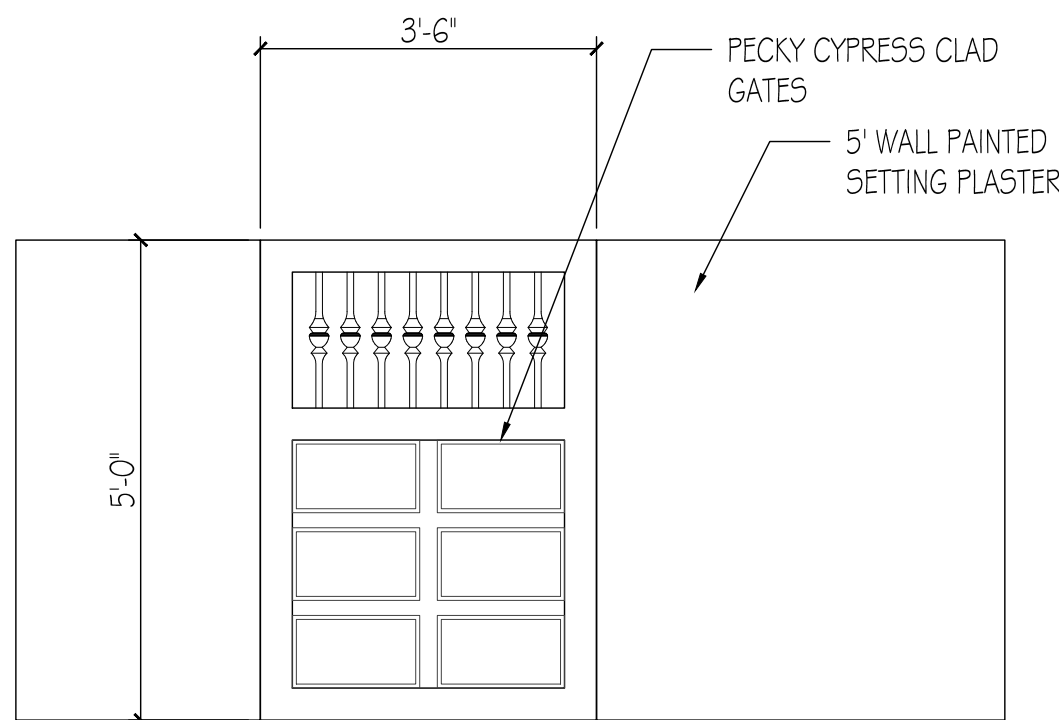
TYPICAL WINDOW
1/2" = 1'-0"



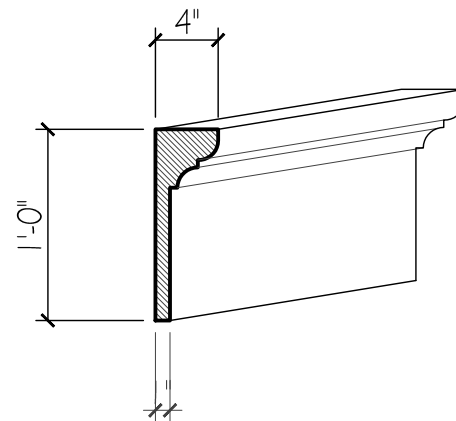
TYPICAL WINDOW 2nd FLOOR
1/2" = 1'-0"



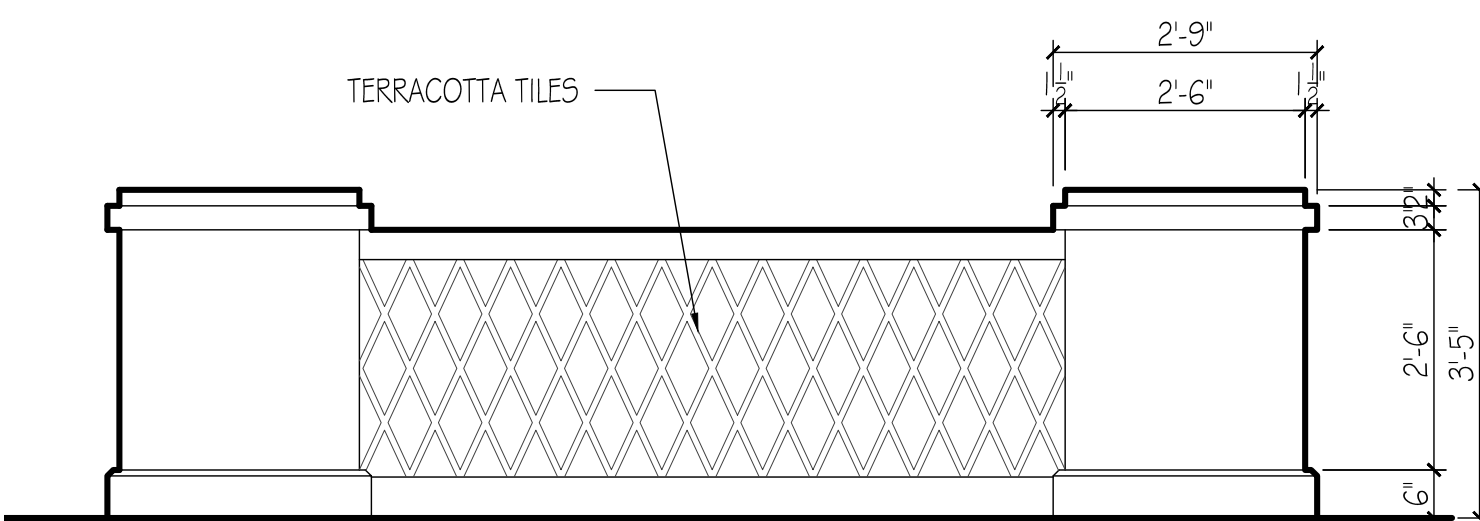
BALCONY DETAIL
1/2" = 1'-0"



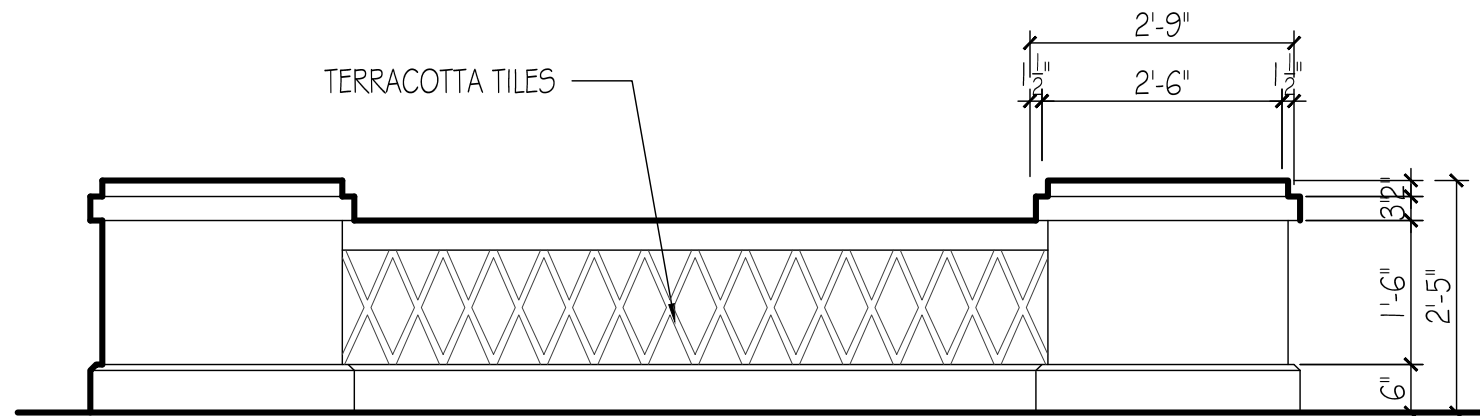
SITE WALL GATES
1/2" = 1'-0"



TYPICAL CAST STONE BANDING
1/2" = 1'-0"



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



DECORATIVE PARAPET DETAIL
1/2" = 1'-0"



VEREA CLAY BARREL TILE



FARROW & BALL SETTING
PLASTER No. 231



CAST STONE



PECKY CYPRESS



CHICAGO BRICK



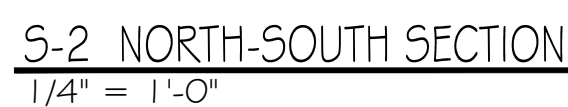
Architectural Corporation
FL Registration - AA2600334
444 25th Street #1
West Palm Beach, Florida 3340
Telephone 561.655.8582

CONSULTANT

225 WELLS RD

225 WELLS RD
PALM BEACH, FL
33480

ARC-23-135-REV 2



MARK	DATE	DESCRIPTION
PROJECT NO:	####	
CAD DWG FILE:	1.3.24	- 225 WELLS RD.DWG
DRAWN BY:		
CHK'D BY:		
DATE:	1/2/24	
SHEET TITLE		

SECTIONS

A-008

SHEET

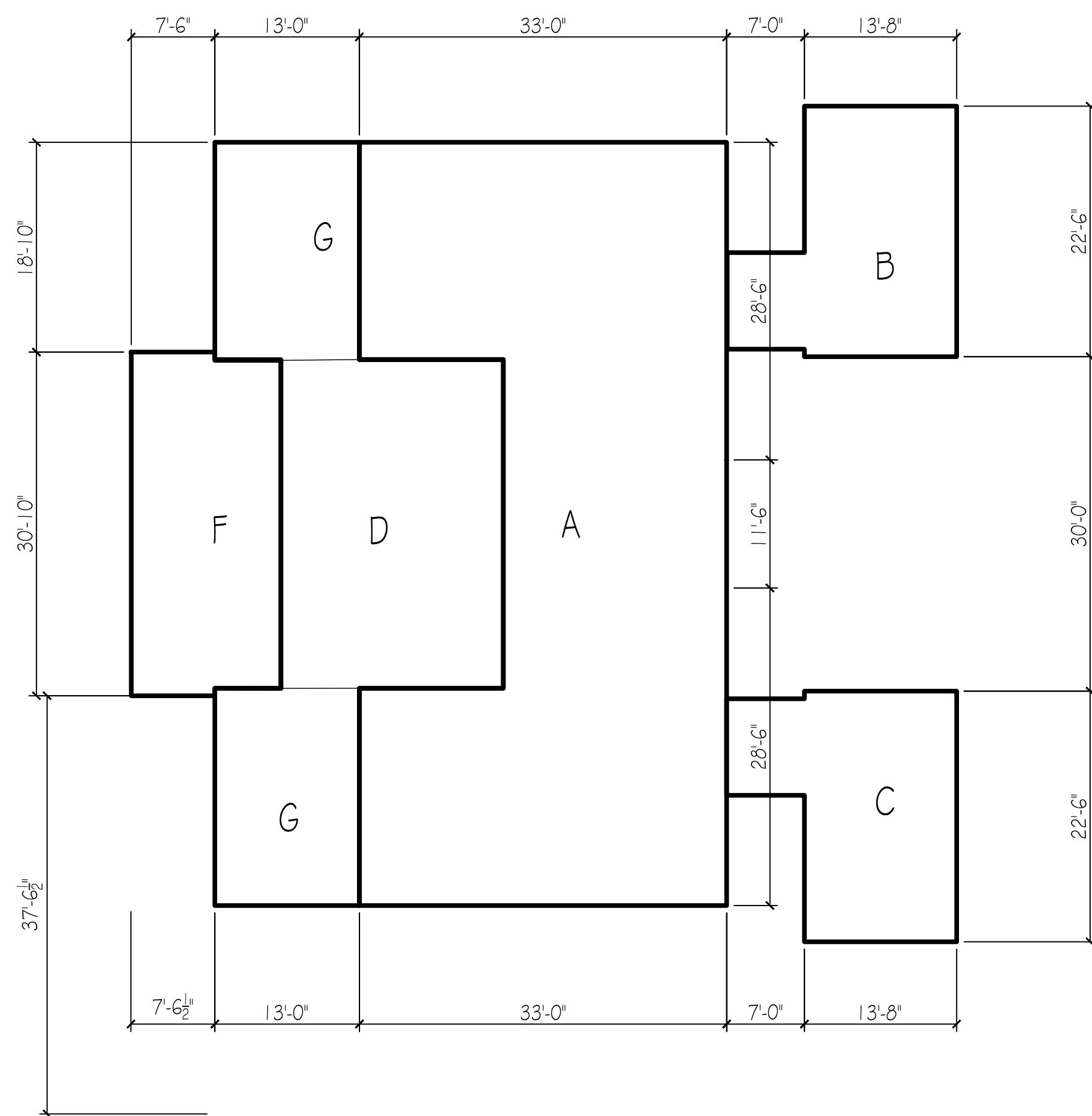
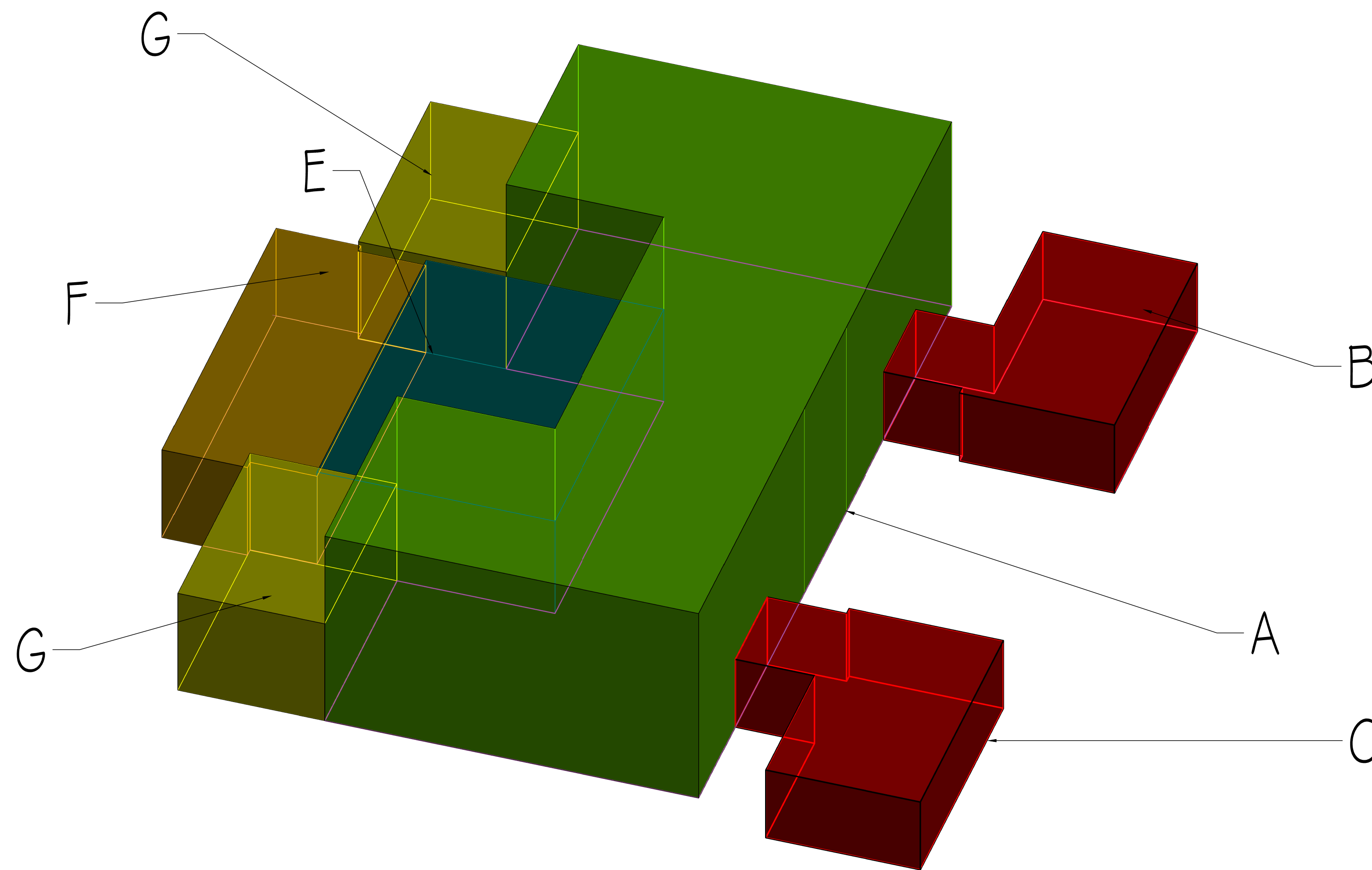
0.

CONSULTANTS

225 WELLS RD

225 WELLS RD
PALM BEACH, FL
33480

ARC-23-135-REV 2



TOTAL SQ FT UNDER AIR = 4,824
TOTAL SQ FT GARAGE = 734
TOTAL SQ FT LOGGIA = 407
TOTAL SQ FT = 5,965

LOT SIZE = 14,000 SQ FT
MAX C.C. = 55,440 CU FT
MAX CCR = 3.96
MAX LOGGIA CREDIT = -2,772 CU FT

CUBIC CONTENT:

A - 1ST & 2ND FLOOR 2-STORY = 1849 SQ FT @ 20'-0" = 36,980 CU FT
B - GARAGE 1 = 367 SQ FT @ 7'-4" = 2,691 CU FT
C - GARAGE 2 = 367 SQ FT @ 7'-4" = 2,691 CU FT
E - 1 STORY - MAIN = 618 SQ FT @ 10'-0" = 6,180 CU FT
F - LOGGIA = 407 SQ FT @ 9'-6" = 3,876 CU FT
G - (2) I-STORY - WINGS = 508 SQ FT @ 10'-4" = 5,249 CU FT

TOTAL CUBIC CONTENT = 57,668 CU FT
- 5% LOGGIA CREDIT = 2,772
ADJ. CUBIC CONTENT = 54,896 CU FT
PROPOSED CF = 54,896 < MAX CF = 55,440 CU FT
PROPOSED CCR 3.92 < MAX.CCR 3.96 ALLOWABLE

MARK DATE DESCRIPTION

PROJECT NO: ###

CAD DWG FILE: 1.3.24 - 225 WELLS RD.DWG

DRAWN BY:

CHK'D BY:

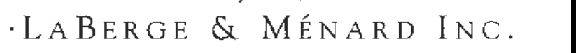
DATE: 1/2/24

SHEET TITLE

CUBIC CONTENT CALCS

CC-001

SHEET OF



CONSULTANTS

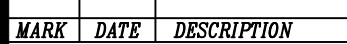
ARC-23-135-REV I



MONTH 1	- SITE WORK & FOUNDATION
MONTH 2-4	- SHELL ROUGH WORK
MONTH 5	- FINISH CDX PLYWOOD ROOF SHEATHING & DRY IN
MONTH 6	- START ROUGH TRADES AND EXTERIOR OPENING INSTALLS
MONTH 7	- INSULATION & DRYWALL WORK
MONTH 8	- FINISH DRYWALL WORK
MONTH 9	- START INTERIOR FINISHES
MONTH 10	- FINISH INTERIOR FINISHES
MONTH 11	- SET ELECTRIC AND PLUMBING FIXTURES
MONTH 12	- DRIVEWAY AND POOL
MONTH 13	- LANDSCAPE, IRRIGATION AND FINAL INSPECTION

LARGEST TRUCK TO BE A TRUSS FLATBED, APPROX 50' LONG

20 DUMPTRUCKS
60 DELIVERY TRUCKS
28 DUMPSTER TRUCKS
50 SUBCONTRACTOR VANS
1 GUNNITE TRUCK
1 PLASTER TRUCK



TRUCK LOGISTICS PLAN

CC-003