

NEW SINGLE FAMILY HOME
225 WELLS ROAD

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By yfigueroa at 1:24 pm, Oct 12, 2023



FINAL SUBMITTAL - 10.12.23 ARCOM - 11.20.23

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
561.312.2041



· LA BERGE & MÉNARD INC.

Architectural Corporation
FL Registration - AA26003344
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Telephone 561.655.8582

CONSULTANTS

225 WELLS RD

225 WELLS RD
PALM BEACH, FL
33480

ARC-23-135

[illegible]

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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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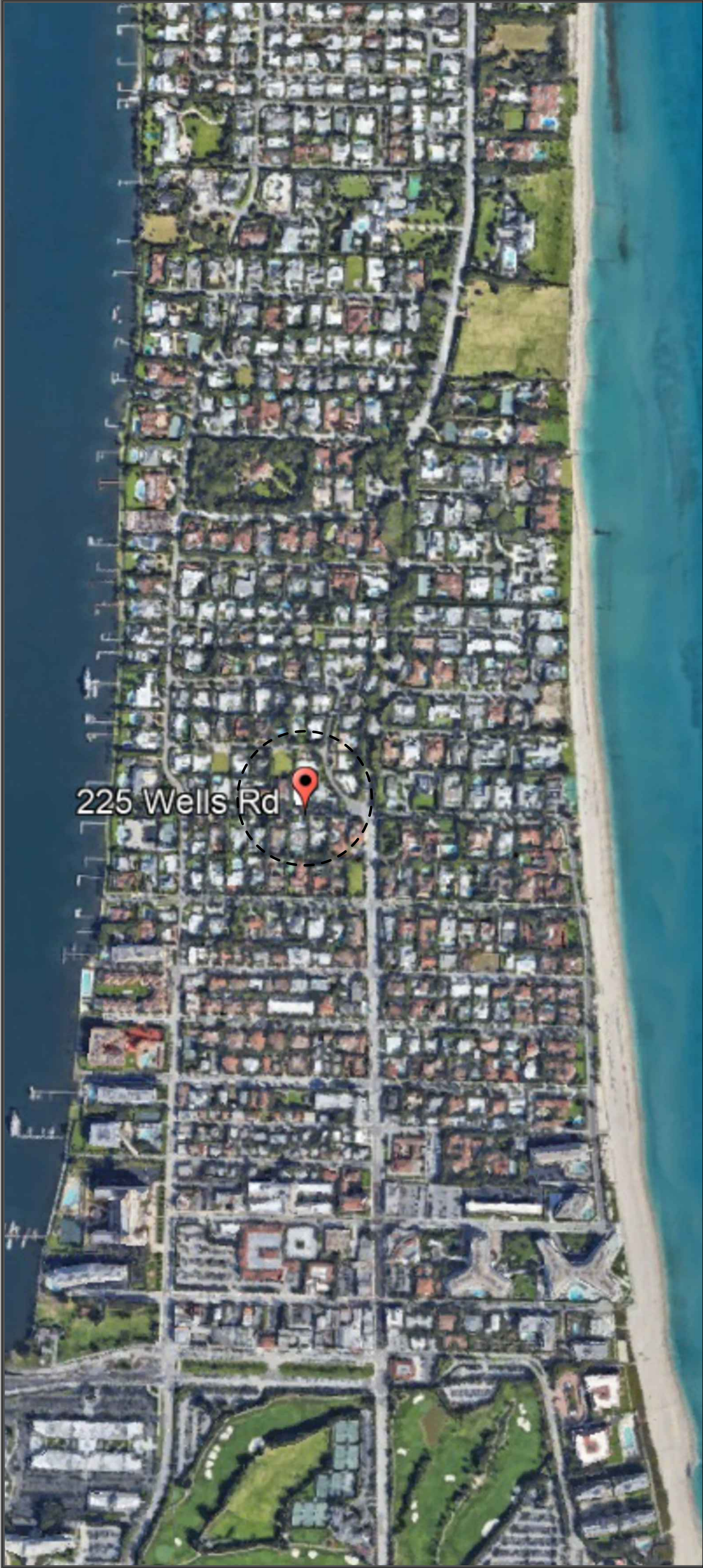
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MARK	DATE	DESCRIPTION
PROJECT NO:	###	
CAD DWG FILE:	9.18.23 - 225 WELLS RD.DWG	
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CHK'D BY:		
DATE:	10/6/23	
SHEET TITLE		

CONTENTS

C-002



225 Wells Rd



STREETSCAPE_NEIGHBORING
1/32" = 1'0"

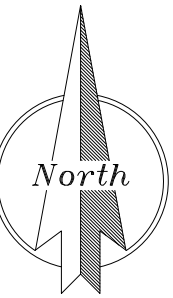
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PROJECT NO: ###

CAD DWG FILE: 225 WELLS ROAD STREETSCAPE.DWG

DRAWN BY:

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DATE: 10/8/23

SHEET TITLE

SITE LOCATION MAP

ST-001

SHEET OF



235 WELLS ROAD



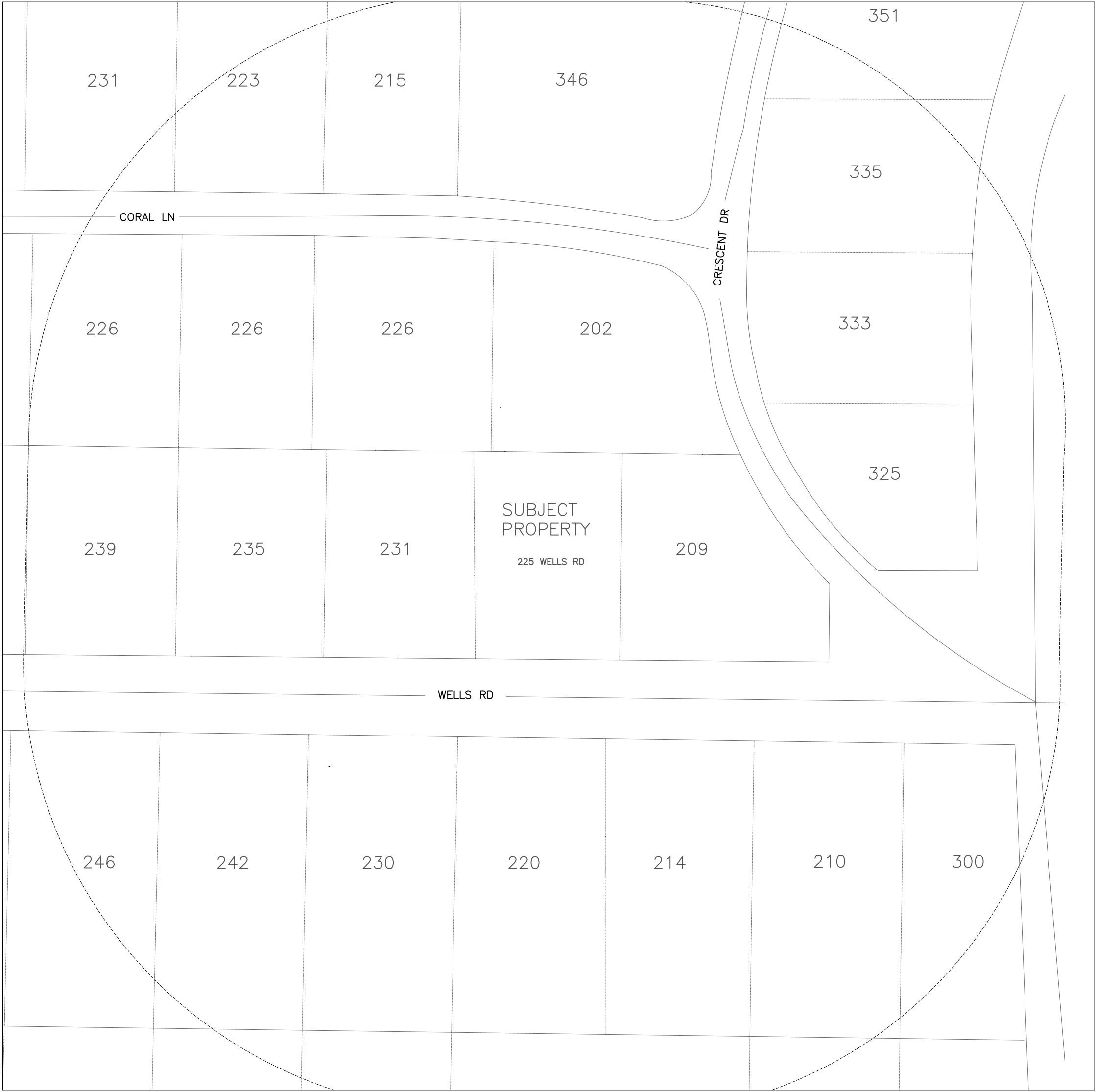
231 WELLS ROAD



209 WELLS ROAD



SUBJECT PROPERTY
235 WELLS ROAD



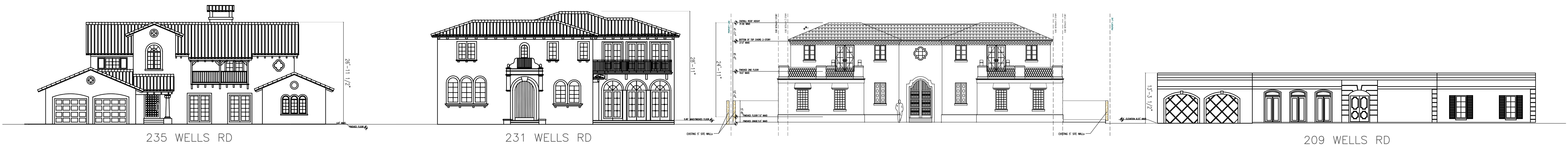
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220 WELLS ROAD



214 WELLS ROAD



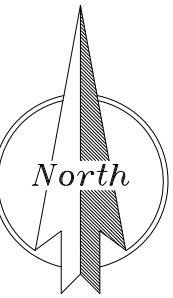
STREETSCAPE ELEVATION

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PROJECT NO: 0000
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DATE: 10/11/23
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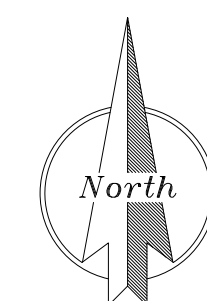


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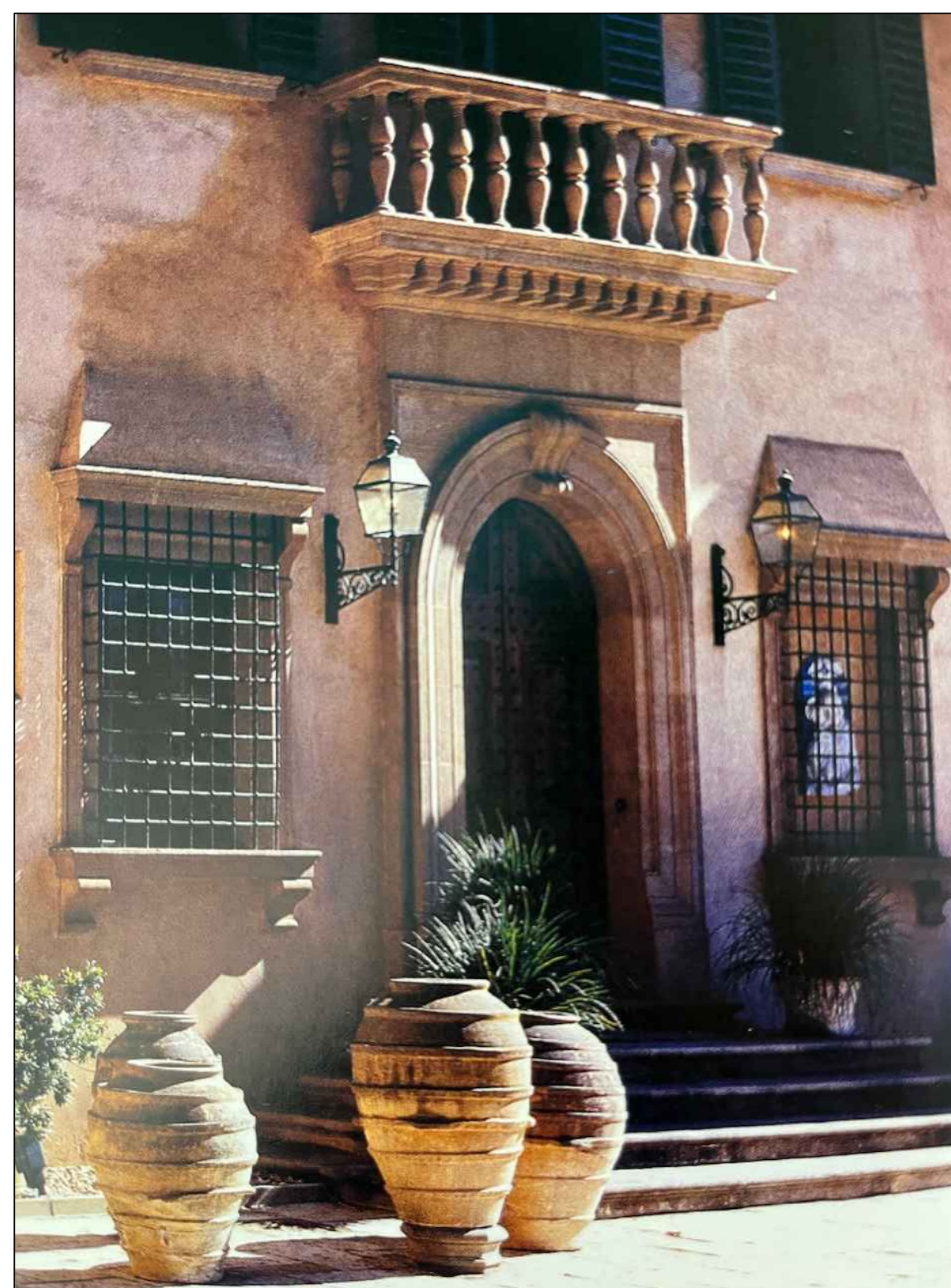
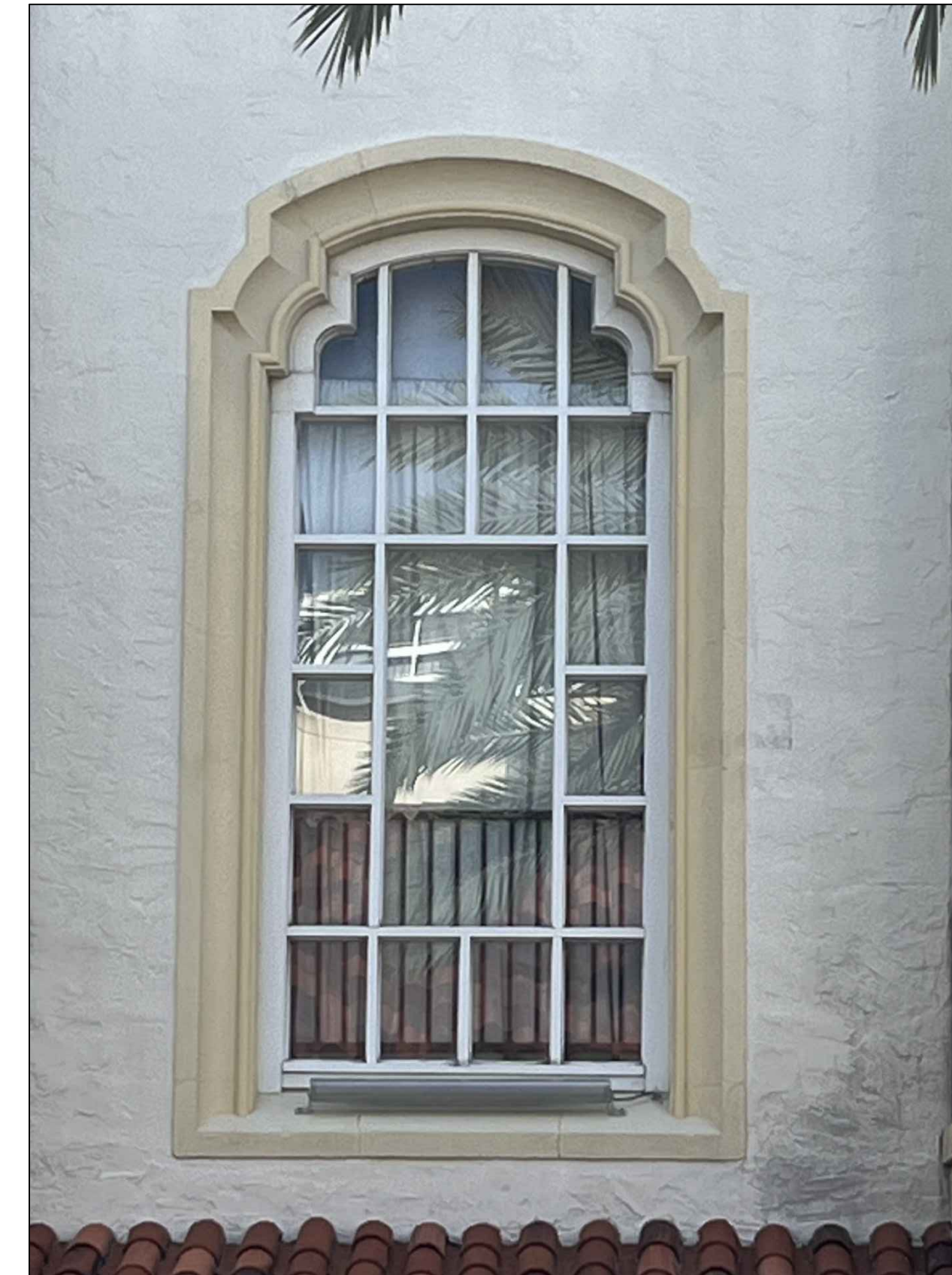
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CAD DWG FILE:	225 WELLS ROAD	STREETSCAPE.DWG
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PRECEDENT PICS

ST-003



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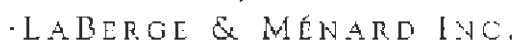
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[illegible]

PRECEDENT PICS

ST-003



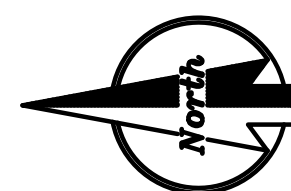
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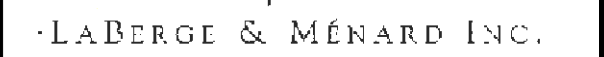
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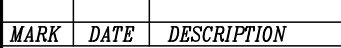
SITE PLAN

A-001



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SITE PLAN

A-001





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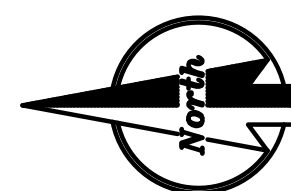
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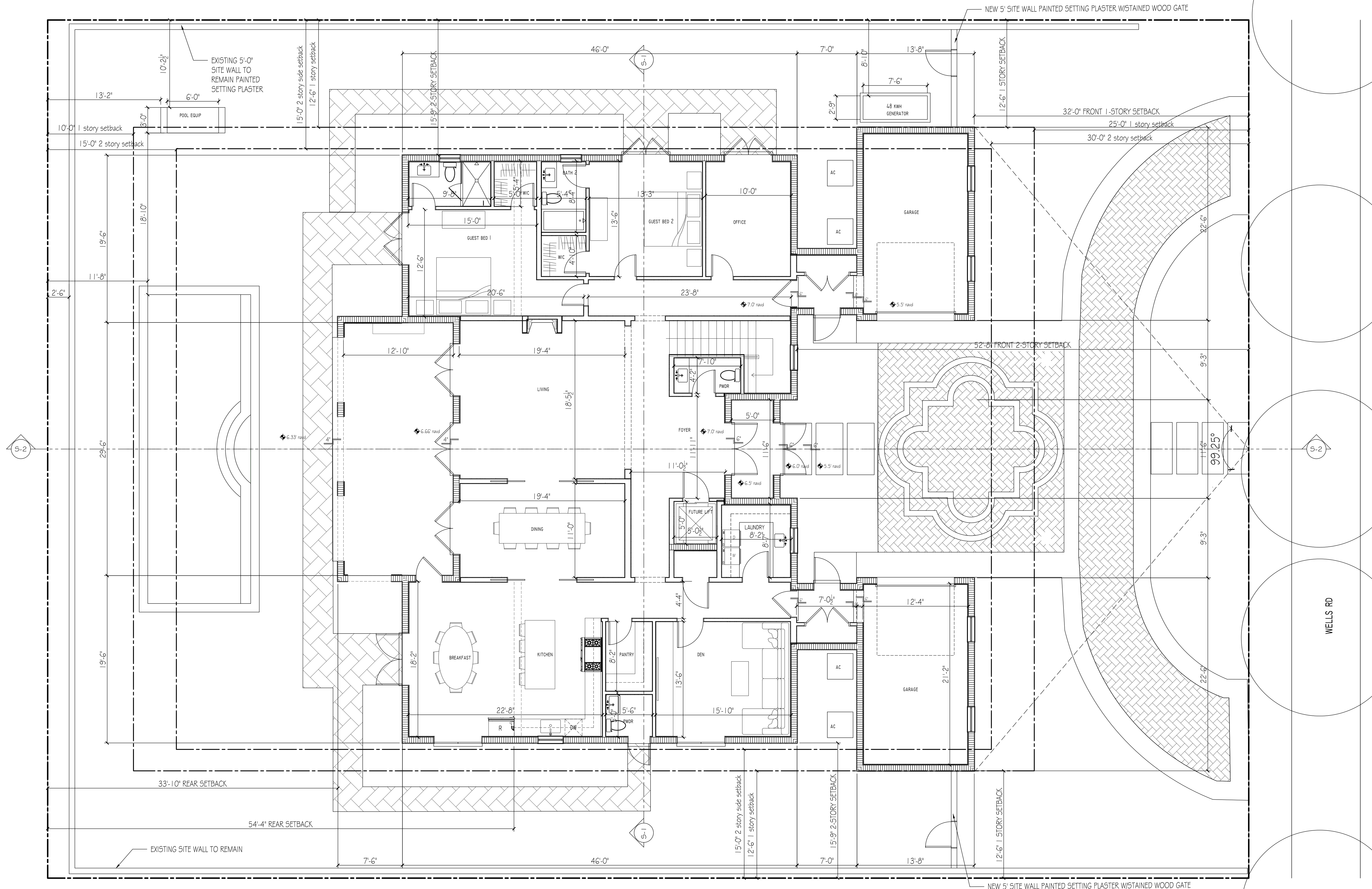
DATE: 10/8/23

SHEET TITLE

GROUND FLOOR PLAN

A-002

SHEET OF



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



L. ABERGE & MENARD INC.

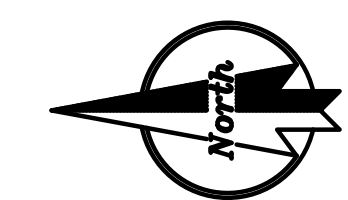
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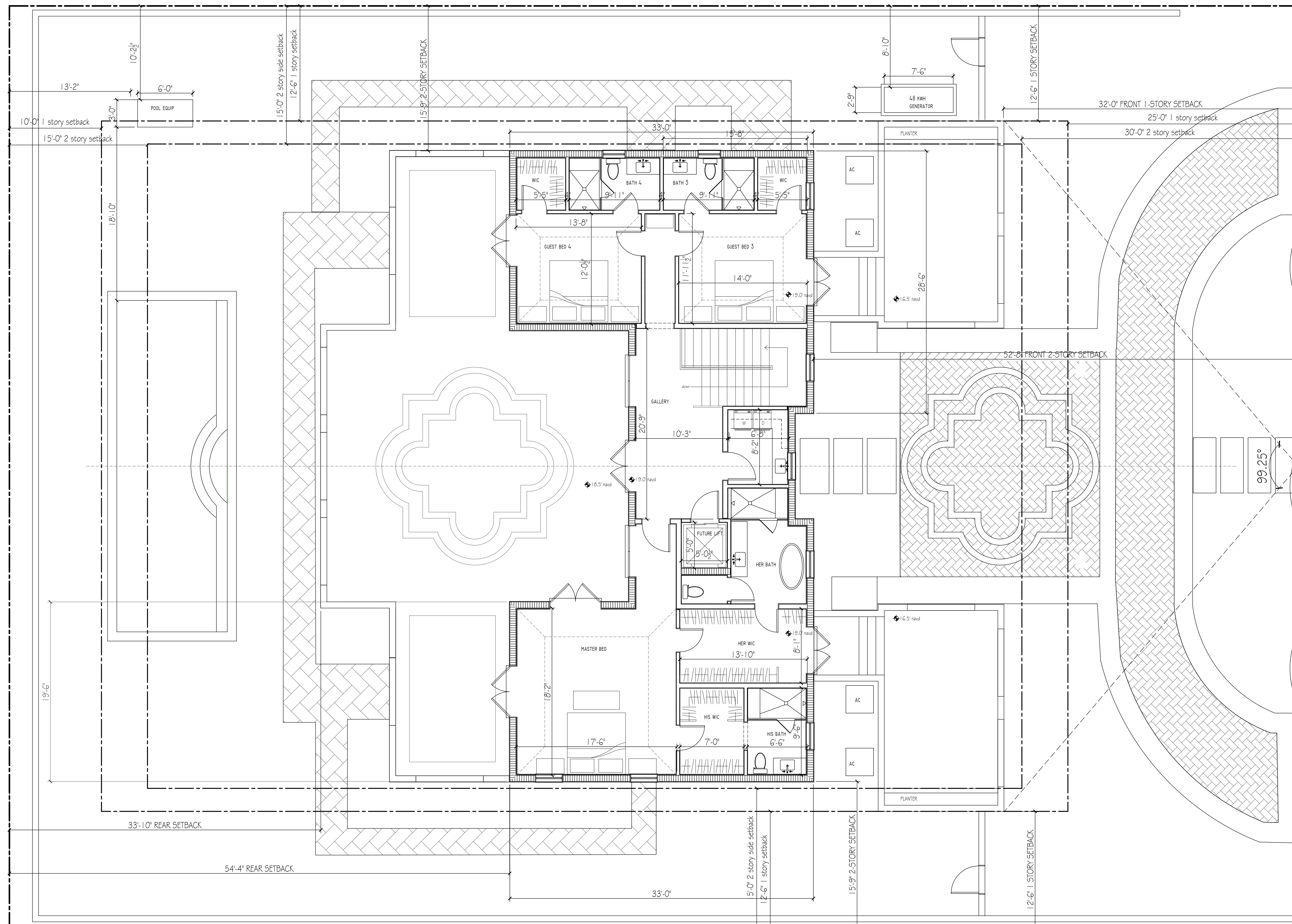
DATE: 10/8/23

SHEET TITLE

SECOND FLOOR PLAN

A-003

SHEET 0P



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



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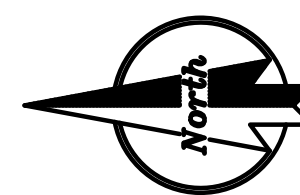
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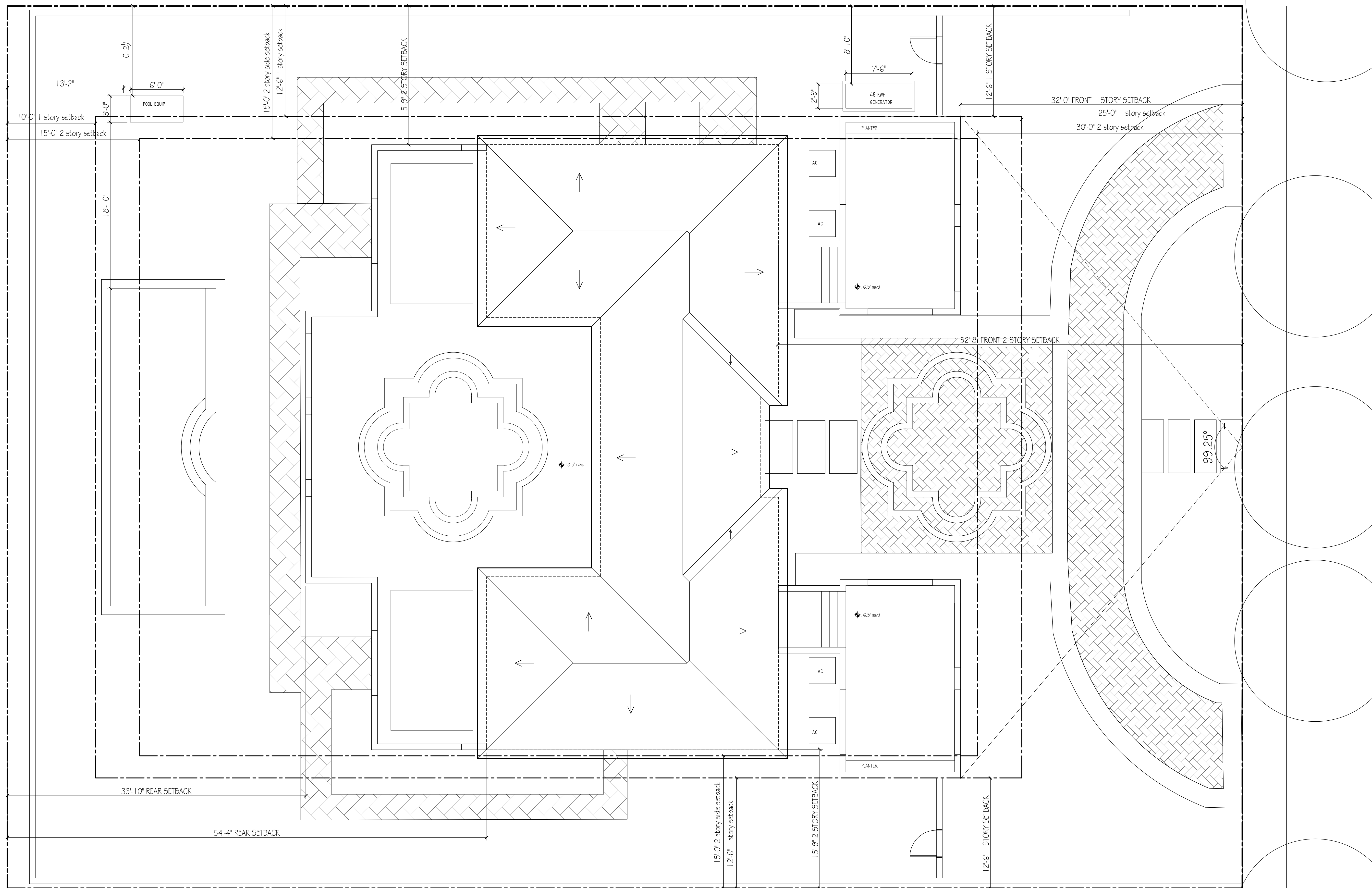
SHEET TITLE

PROPOSED ROOF PLAN

A-004

SHEET

OF



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



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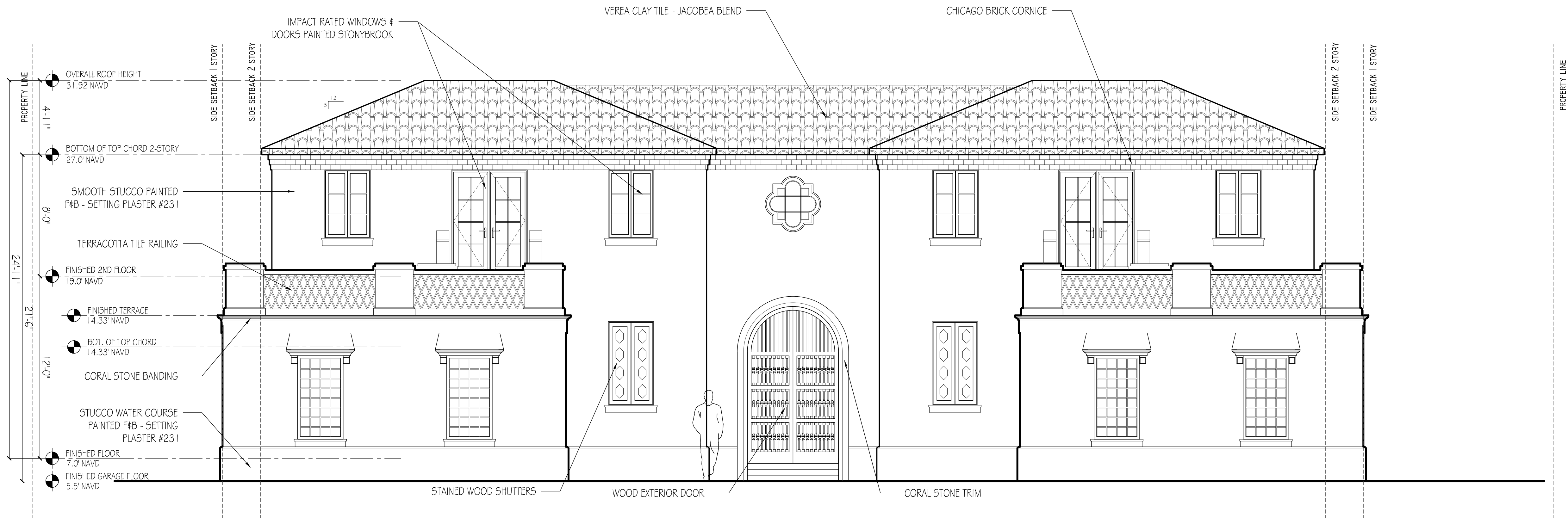
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SOUTH ELEVATION

1/4" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"

MARK DATE DESCRIPTION

PROJECT NO: ###

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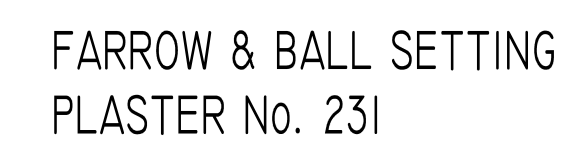
DATE: 10/11/23

SHEET TITLE

NORTH & SOUTH
ELEVATION

A-005

SHEET OF



SOUTH ELEVATION



NORTH ELEVATION



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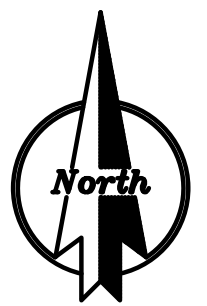
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[illegible]

NORTH & SOUTH
ELEVATION RENDERINGS

A-005.1

SHEET OF



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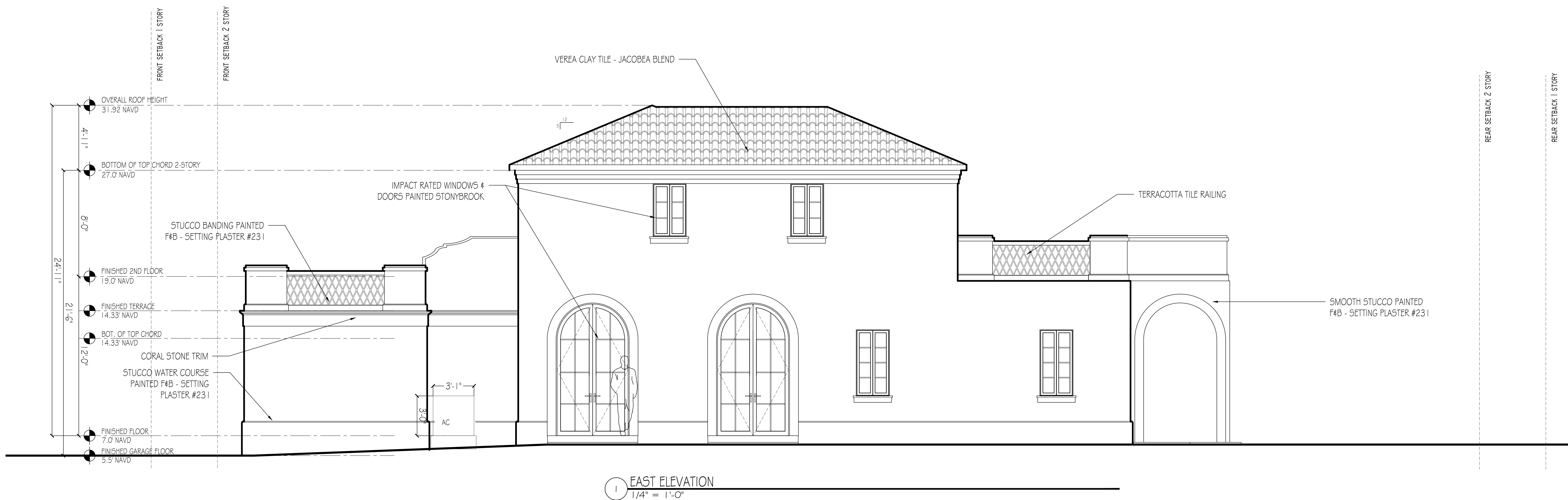
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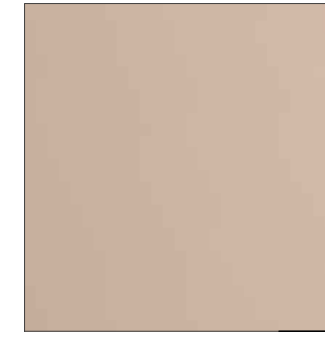
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DRAWN BY:
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DATE: 10/11/23
SHEET TITLE

EAST & WEST ELEVATION

A-006

SHEET OF



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

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


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

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


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PROJECT NO: ###

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RD_1_4940_CBE11255.SV\$DWG

DRAWN BY: _____

CHK'D BY: _____

DATE: 10/11/23

SHEET TITLE

EAST & WEST ELEVATION

EAST & WEST ELEVATION
RENDERINGS

A-006.I

SHEET OF



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[illegible]

RENDERINGS

R-001

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[illegible]

RENDERINGS

R-002



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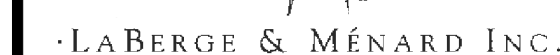
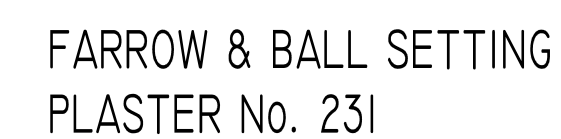
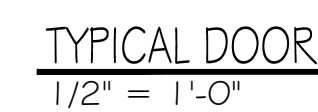
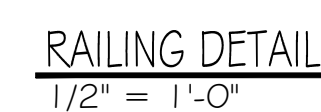
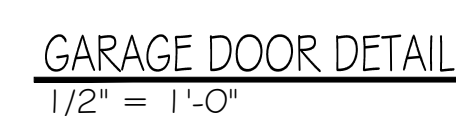
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[illegible]

RENDERINGS 3

R-003

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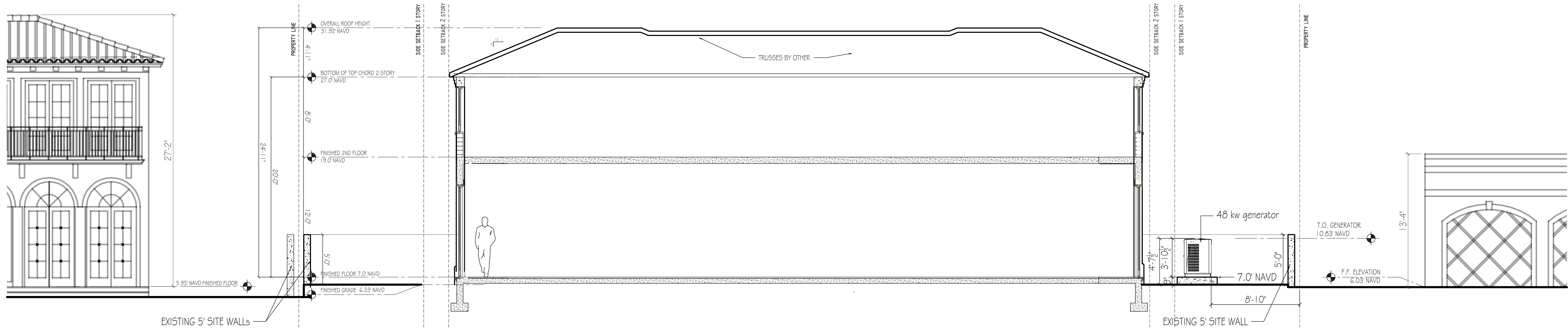
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DETAILS

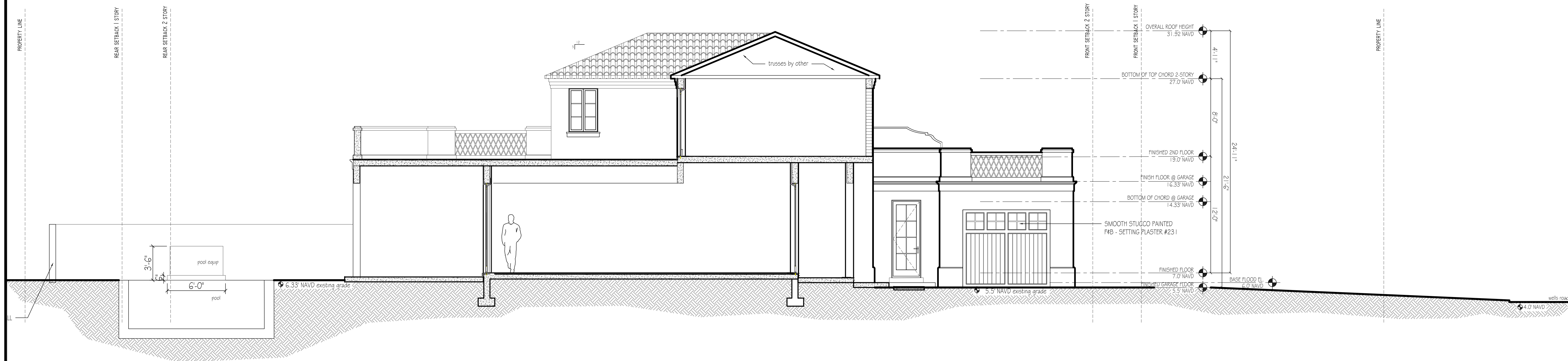
A-007

SHEET

NO FILL TO BE ADDED TO SITE



S-1 EAST-WEST SECTION
1/4" = 1'-0"



S-2 NORTH-SOUTH SECTION
1/4" = 1'-0"

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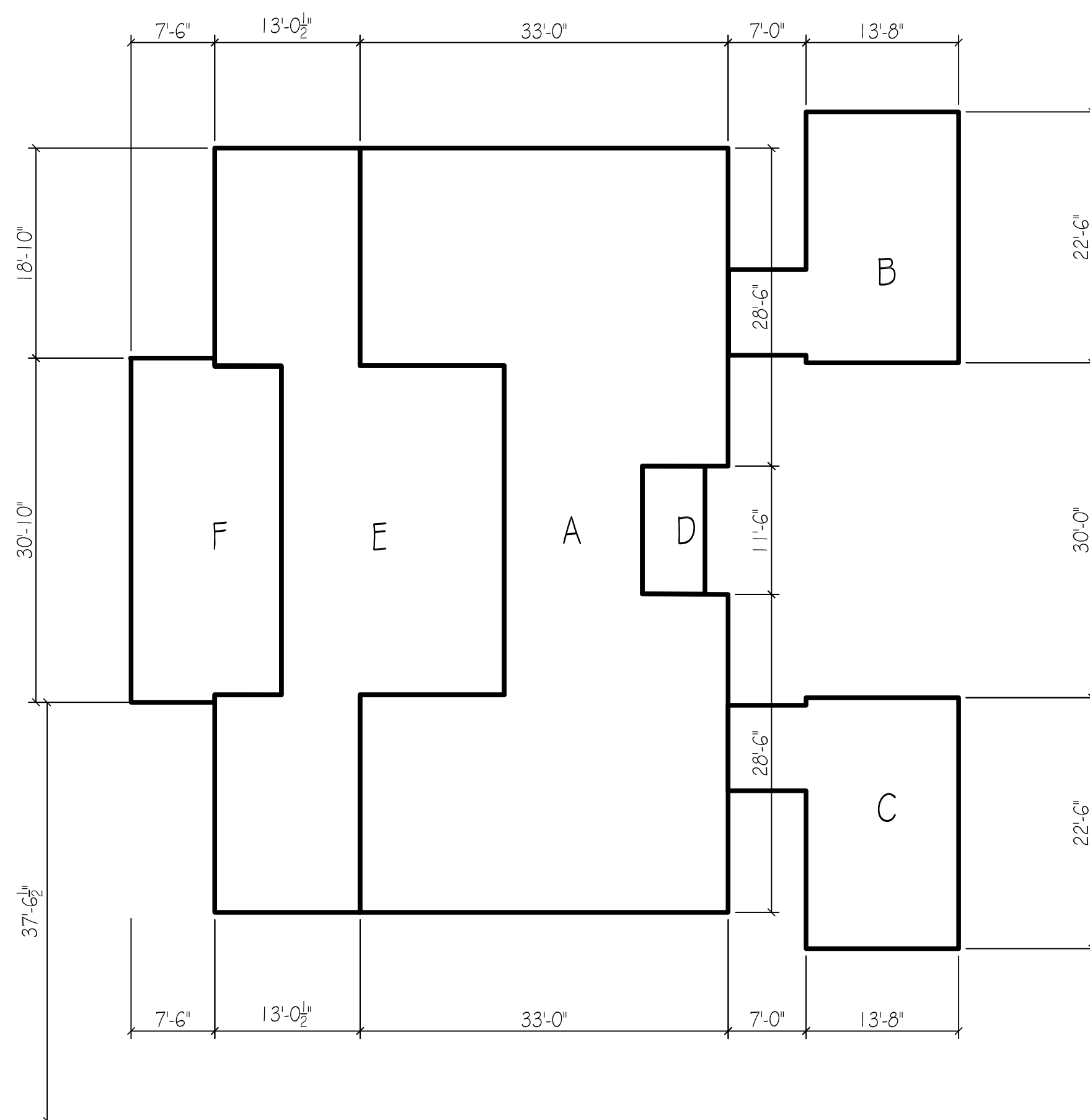
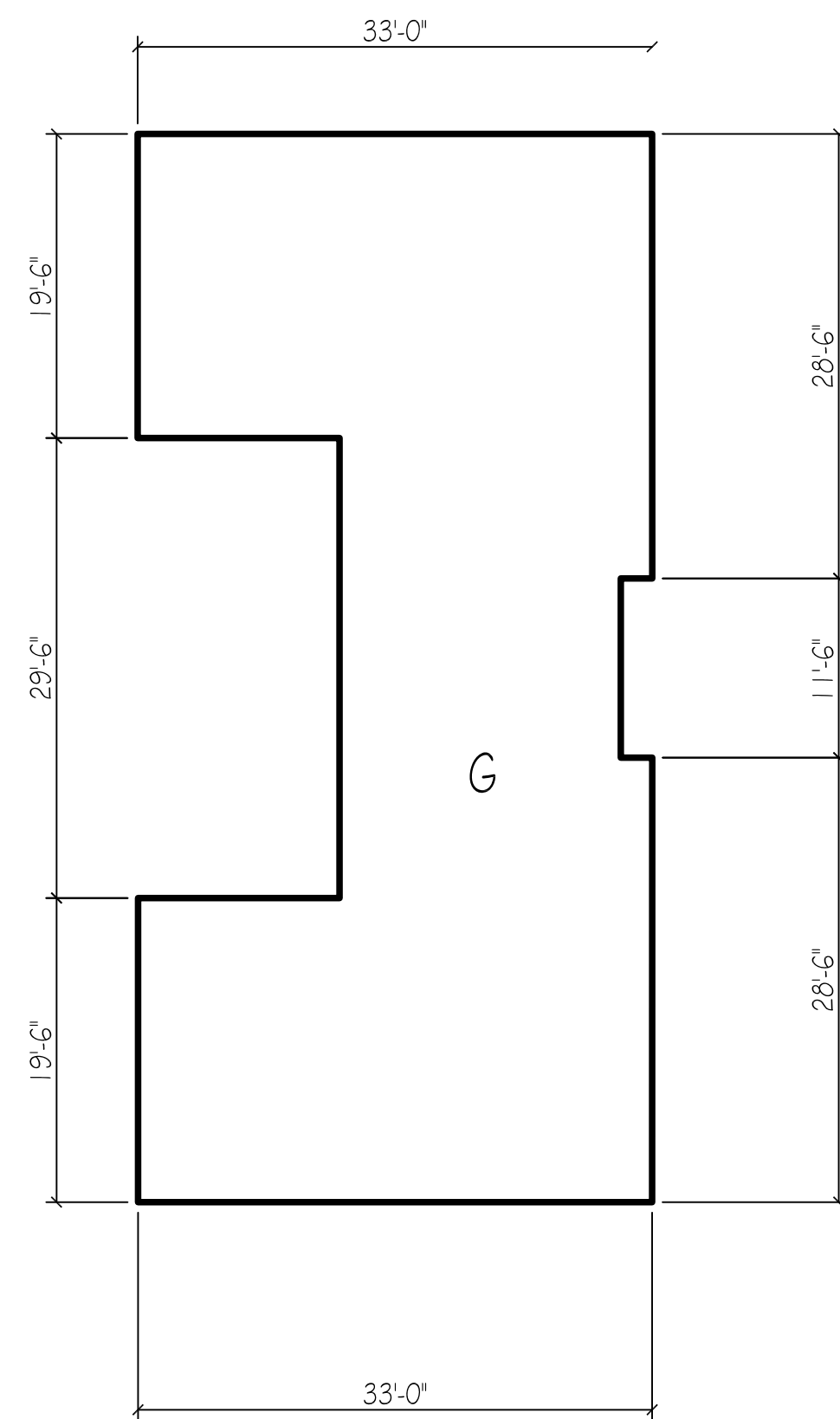
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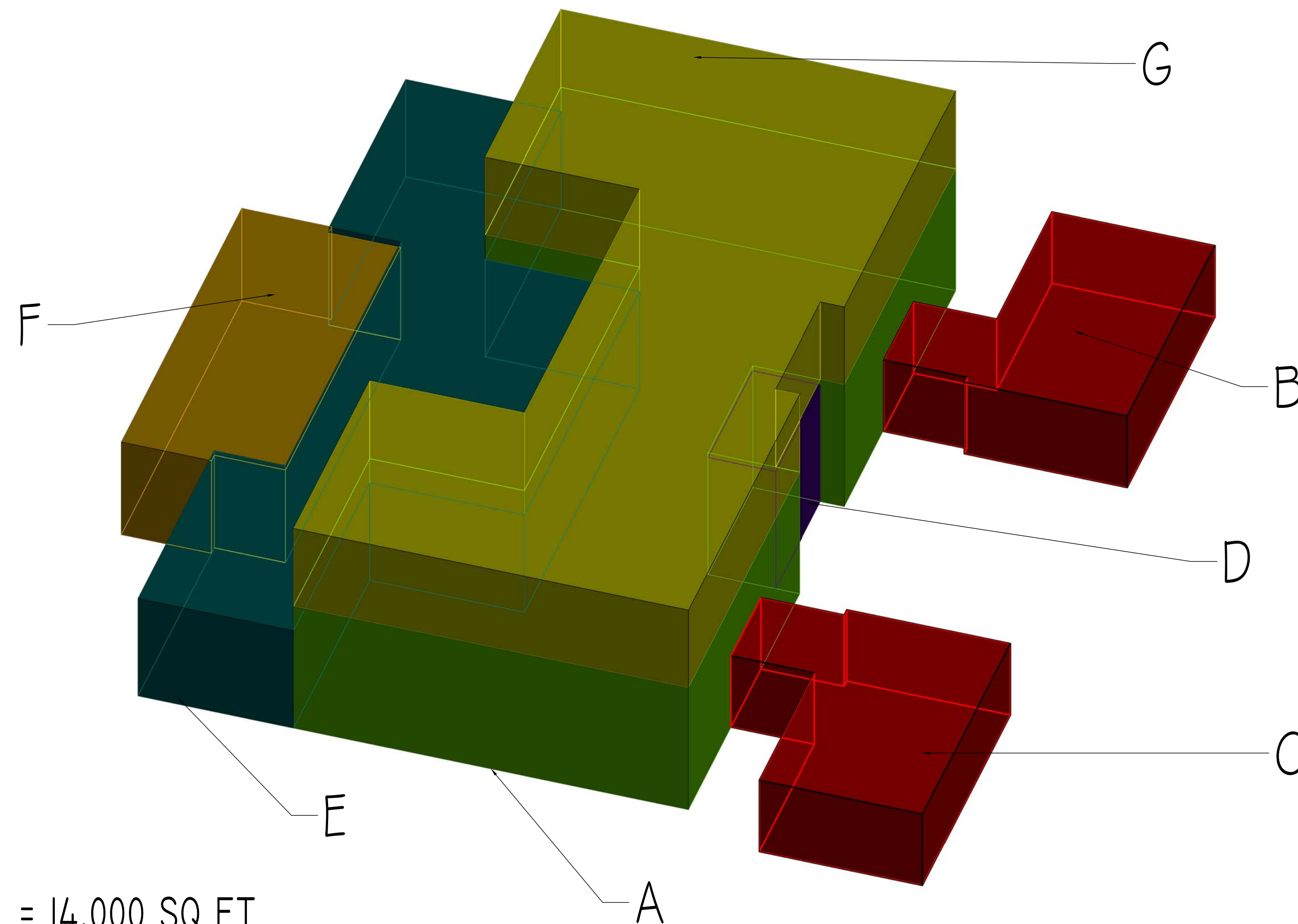
SECTIONS

A-008

SHEET OF



TOTAL SQ FT UNDER AIR = 4,741
 TOTAL SQ FT GARAGE = 722
 TOTAL SQ FT LOGGIA = 407
 TOTAL SQ FT ENTRY = 64
 TOTAL SQ FT = 5,934



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 - FIRST FLOOR MAIN = 1789 SQ FT @ 12'-0" = 22,369 CU FT
 B - GARAGE 1 = 361 SQ FT @ 7'-4" = 2,644 CU FT
 C - GARAGE 2 = 361 SQ FT @ 7'-4" = 2,644 CU FT
 D - ENTRY = 64 SQ FT @ 12'-0" = 778 CU FT
 E - 1 STORY = 1097 SQ FT @ 10'-0" = 10,972 CU FT
 F - LOGGIA = 407 SQ FT @ 9'-6" = 3,874 CU FT
 G - 2ND FLOOR = 1855 SQ FT @ 8'-0" = 14,841 CU FT

TOTAL CUBIC CONTENT = 58,122 CU FT
 - 5% LOGGIA CREDIT = 2,772
 ADJ. CUBIC CONTENT = 55,350 CU FT
 PROPOSED CF = 55,350 < MAX CF = 55,440 CU FT
 PROPOSED CCR 3.95 < MAX.CCR 3.96 ALLOWABLE

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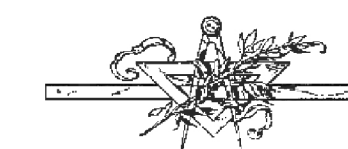
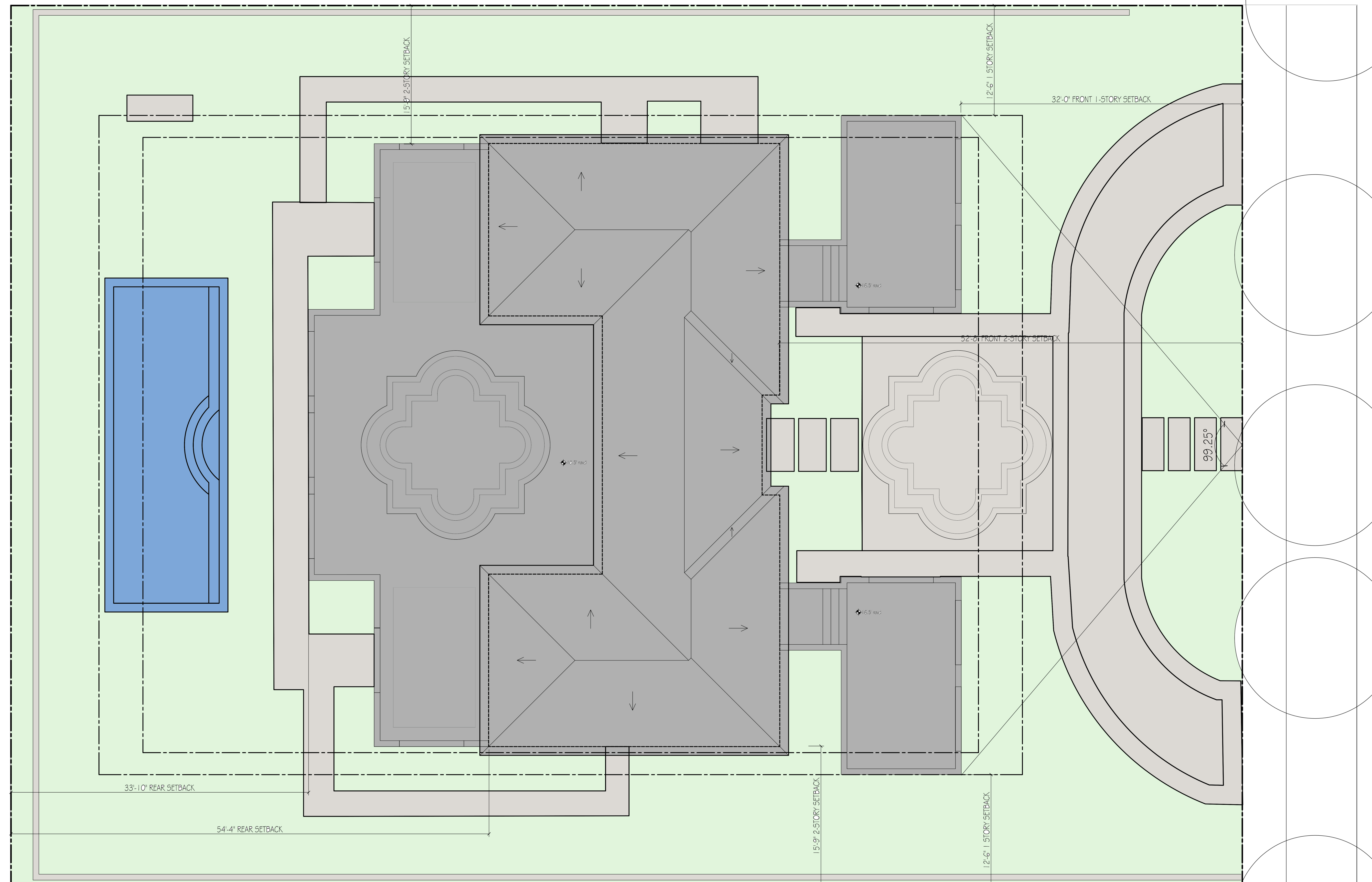
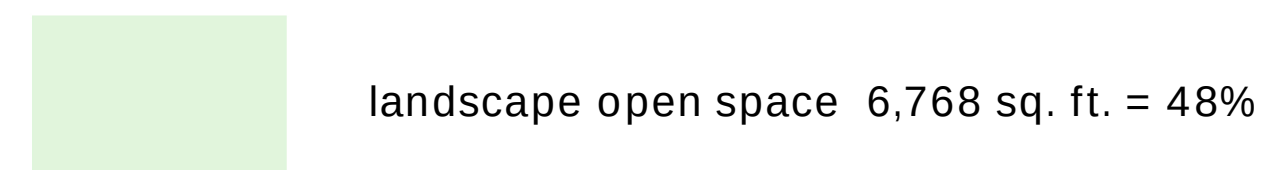
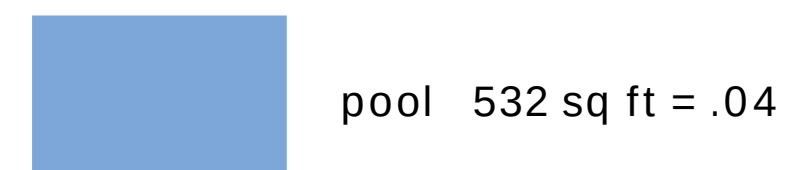
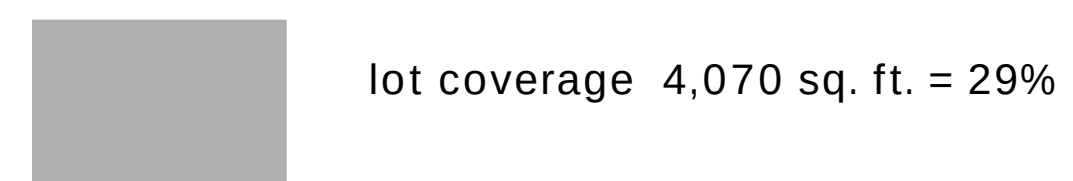
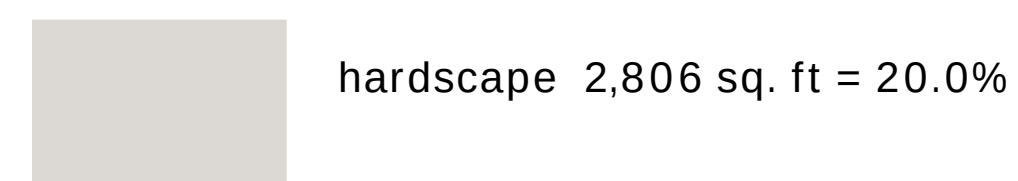
225 WELLS RD
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 33480

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CUBIC CONTENT CALCS



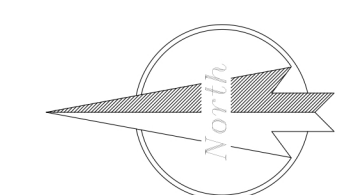
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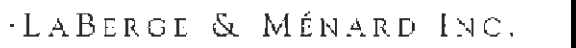
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[illegible]

LOT COVERAGE DIAGRAM

CC-002

SHEET



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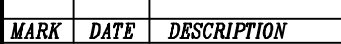
ARC-23-135



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