

NEW SINGLE FAMILY HOME
225 WELLS ROAD

RECEIVED

By yfigueroa at 2:47 pm, Feb 06, 2024



· LA BERGE & 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 3



FINAL SUBMITTAL - 10.12.23 ARCOM - 2.28.24

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

56|.3|0.2333

Civil Engineer:

Gruber Consulting Engineers

2475 Mercer Ave STE 305

W. Palm Beach, 33401

56|.3|2.204|

[illegible]

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PG 3

ST-001

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ECI

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CC-003

STATS

SURVEY

LOCATION MAP

STREETSCAPE

SITE PICS

PRECEDENTS

STATS

ELEVATIONS & ELEVATION RENDERINGS

RENDERINGS

CONSTRUCTION SCREENING PLAN

EROSION CONTROL/STAGING PLAN

DRAINAGE PLAN

TRUCK LOGISTICS PLAN

SCOPE OF WORK:

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



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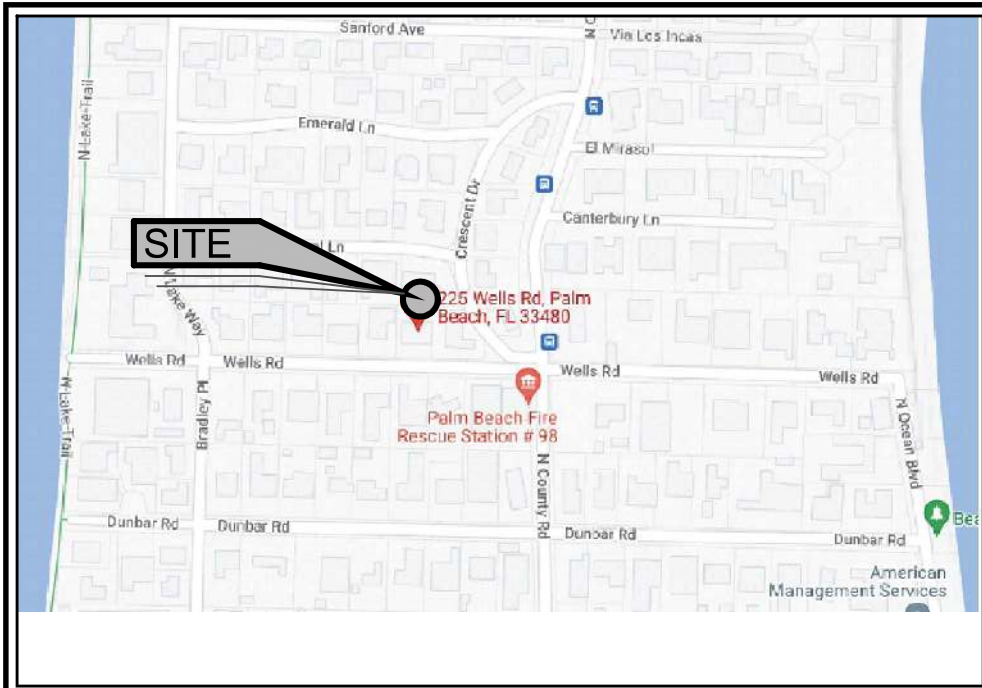
ARC-23-135-REV 3

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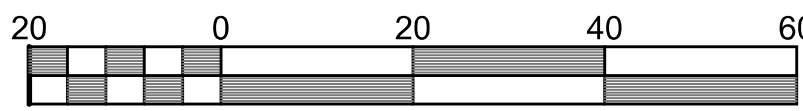
CONTENTS

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SHEET OF



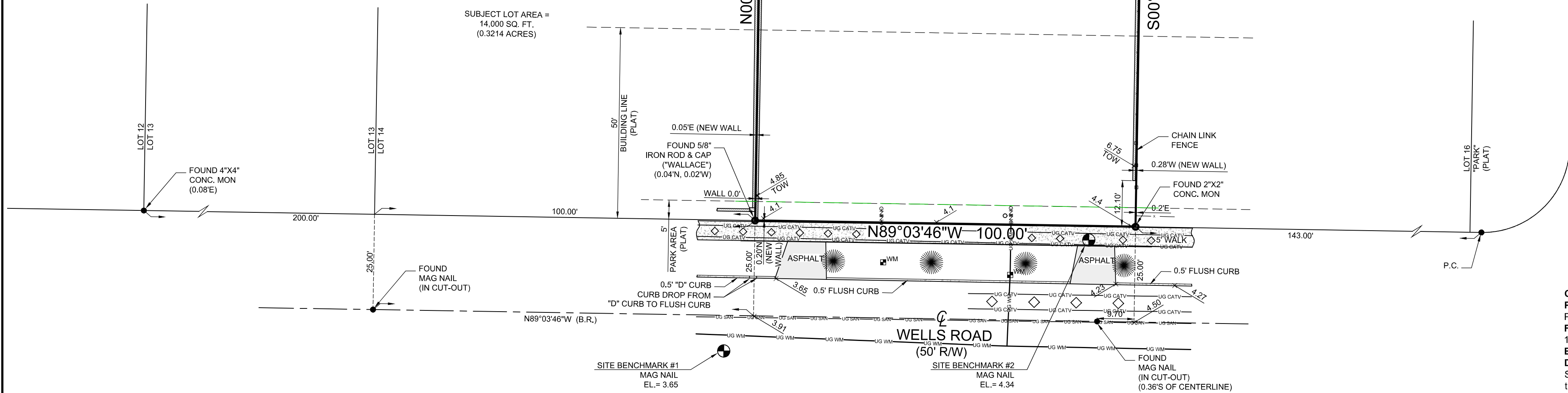
LOCATION MAP N.T.S.



Scale 1" = 20'

SITE SPECIFIC LEGEND:

- AUSTRALIAN PINE TREE
- OAK TREE
- CLEAN OUT
- BACKFLOW PREVENTER
- BLUE PAINT MARKINGS (BY "SUNSHINE 811") (DEPICTING POTABLE WATER)
- GREEN PAINT MARKINGS (BY "SUNSHINE 811") (DEPICTING SEWERS AND DRAIN LINES)
- ORANGE PAINT MARKINGS (BY "SUNSHINE 811") (DEPICTING COMMUNICATIONS, ALARM OR SIGNAL LINES, CABLES OR CONDUIT, TRAFFIC LOOPS)
- TOP OF FORM



SURVEY NOTES:

- Lands shown hereon were not abstracted for easements and/or rights-of-way of record by this office.
- Area of subject property = 14,000 square feet (0.3214 acres).
- Elevations shown hereon are based on North American Vertical Datum of 1988 (NAVD 88).
 - Originating benchmark = Leica Global Positioning System.
 - existing elevation (NAVD 88 typical).
- No underground improvements located.
- Bearings shown hereon are State Plane Grid (NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE). Distances are plat and measured unless otherwise shown.
- This firm's "Certificate of Authorization" number is "LB 6838".

LEGEND:

Q.A.C.	= CALCULATED	(P)	= PLAT	P.I.	= POINT OF INTERSECTION	ASPH	= ASPHALT PAVEMENT
C.B.S.	= CONCRETE BLOCK STRUCTURE	R	= RADIUS	P.O.C.	= POINT OF COMMENCEMENT	CONC	= CONCRETE
CONC. MON.	= CONCRETE MONUMENT	A	= CENTRAL "DELTA" ANGLE	P.O.B.	= POINT OF BEGINNING	FLYWK	= CONCRETE FLYWORK
C.W.	= CURB WALL	A.L.	= ARC LENGTH	R.W.	= RIGHT OF WAY	FSK FLYWK	= PAVED DRIVE FLYWORK
D.E.	= DRAINAGE EASEMENT	C.B.	= CHORD BEARING	W.F.	= WOOD FENCE	W.P.R.	= WOOD POWER POLE
U.E.	= UTILITY EASEMENT	N.G.V.D.	= NATIONAL GEODETIC VERTICAL DATUM	M.F.	= METAL FENCE	W.M.	= WATER METER
P.E.	= POOL EQUIPMENT	O.R.B.	= OFFICIAL RECORD BOOK	C.F.	= CHAIN LINK FENCE	F.W.	= FIRE HYDRANT
F.F.E.L.	= FINISHED FLOOR ELEVATION	P.B.	= PLAT BOOK	C.L.	= CENTERLINE	C.B.	= CATCH BASIN
EL.	= ELEVATION	P.C.	= POINT OF CURVATURE	C.	= COVERED	S.M.	= SANITARY MANHOLE
(B.M.)	= BEARING REFERENCE	P.T.	= POINT OF TANGENCY	O.L.	= OVERHEAD LINES		
(D)	= DEED	P.R.C.	= POINT OF REVERSE CURVATURE	L.T.	= LOT LINE		
(M)	= MEASURED	P.C.C.	= POINT OF COMPOUND CURVATURE				

SCALE: 1" = 20'
DRAWN BY: PICARD
FIELD WK: J.W. / B.M.
DATE: 10/03/2023

MILLER LAND SURVEYING
1121 LAKE AVENUE
LAKE WORTH BEACH, FLORIDA 33460
PHONE: (561) 586-2669 - FAX: (561) 582-0151
www.millersurveying.com
e-mail: orders@millersurveying.com

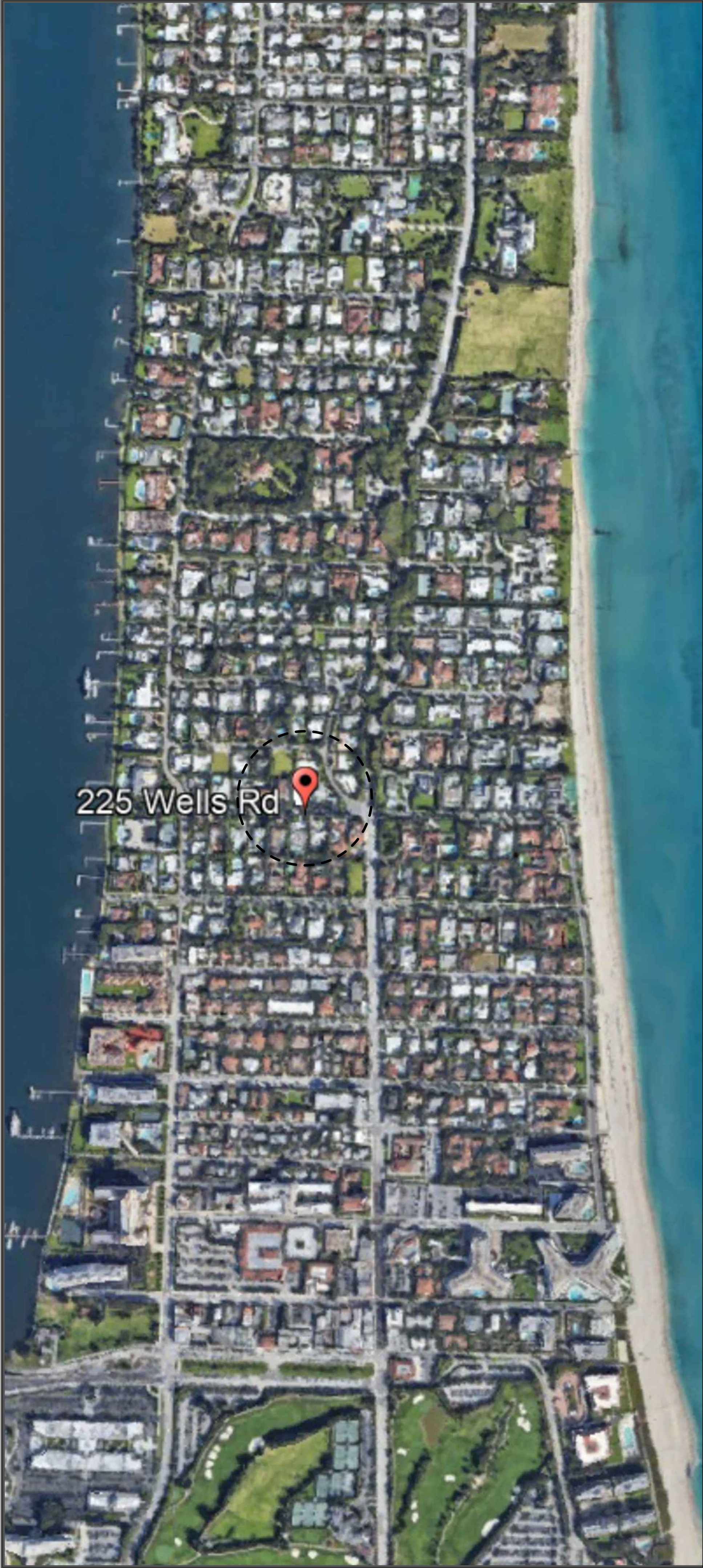
REVISIONS:

CERTIFIED TO: M2B PROPERTIES LLC
PROPERTY ADDRESS: 225 WELLS RD,
Palm Beach, FL 33480
FLOOD ZONE: AE (FIRM
120220-12099C0581E 10/05/2017)
BASE FLOOD ELEVATION = 6'
DESCRIPTION: Lot 15, Revised Plat of
Stotesbury Park, according to the Map or Plat
thereof as recorded in Plat Book 20, Page
42, Public Records of Palm Beach County,
Florida.

CONSTRUCTION UPDATE

This survey is not valid without embossed surveyor's seal and/or an authenticated electronic signature and seal.
Digitally signed by
Michael J Miller
Date: 2023.10.12
09:48:27 -0400
MILLER #4034

CRD. FILE	Y231007
REF:	144/99 P31/98 B51/95 U21/93 141/93 143/91 141/86
PREV.	Y220425 JOB NO'S: Y220523 Y221135 Y220526 Y230054
JOB NO.	Y231007
M - 5109 - J	



225 Wells Rd



STREETSCAPE NEIGHBORING
1/32" = 1'0"

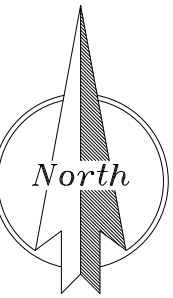
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ARC-23-I35



MARK	DATE	DESCRIPTION
PROJECT NO.	###	
CAD DWG FILE	1.3.24 - 225 WELLS ROAD STREETSCAPE.DWG	
DRAWN BY:		
CHK'D BY:		
DATE:	1/3/24	
SHEET TITLE		

SITE LOCATION MAP

ST-001

SHEET OF



235 WELLS ROAD



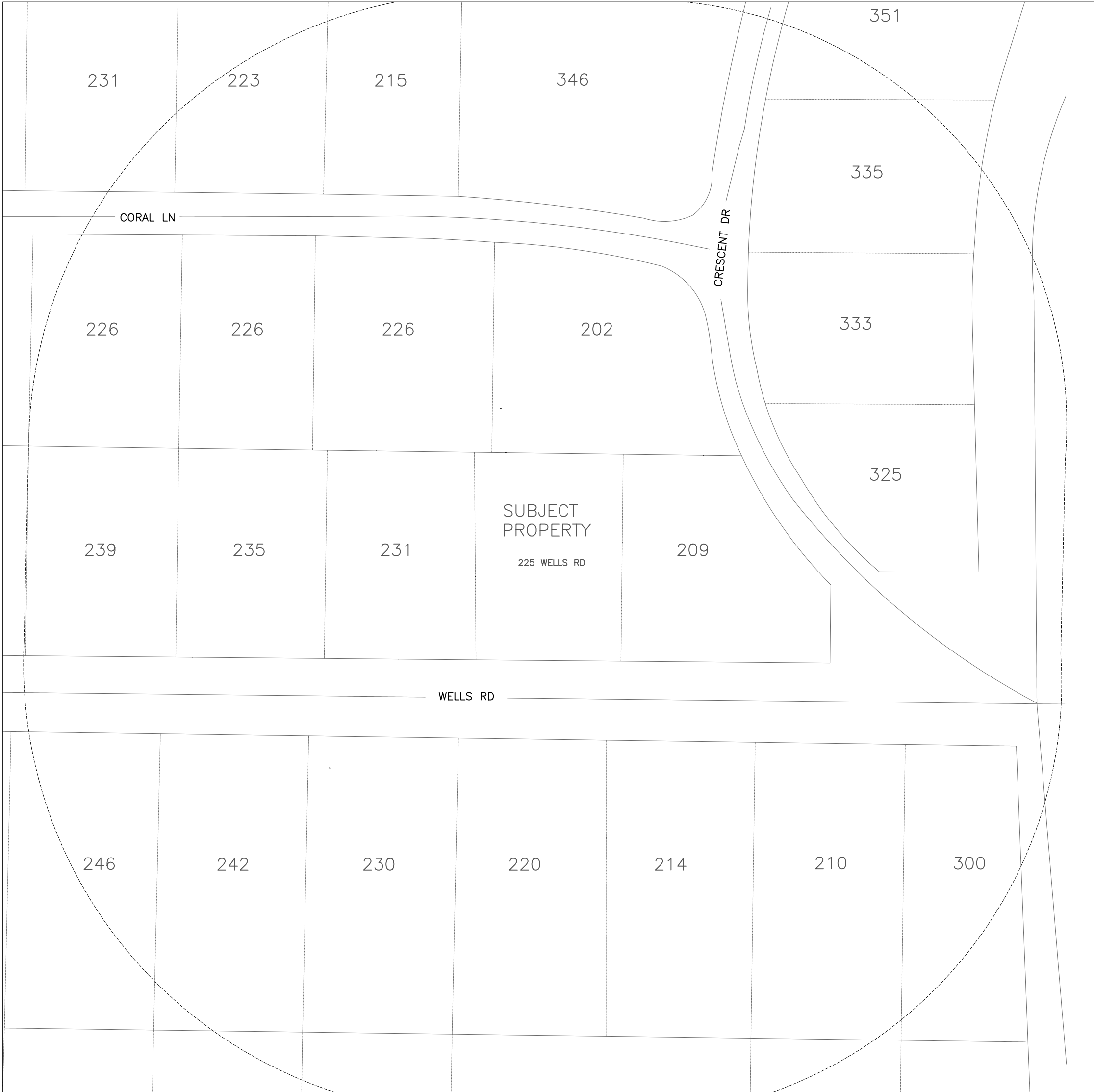
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209 WELLS ROAD



SUBJECT PROPERTY
235 WELLS ROAD



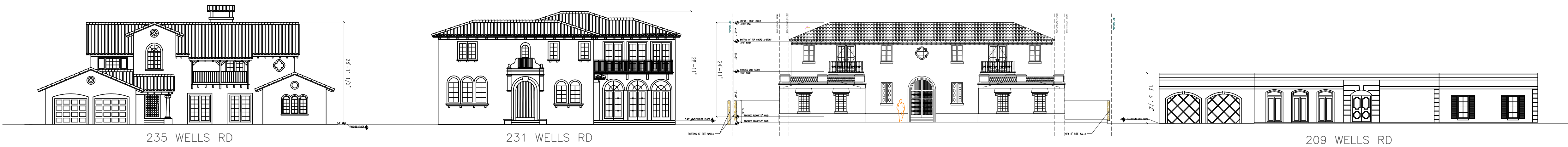
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220 WELLS ROAD



214 WELLS ROAD



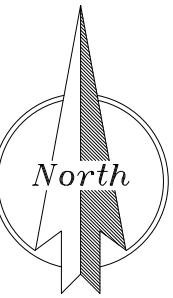
STREETSCAPE ELEVATION

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ARC-23-135



MARK	DATE	DESCRIPTION
PROJECT NO:	###	
CAD DWG FILE:	1.3.24 - 225 WELLS ROAD STREETSCAPE.DWG	
DRAWN BY:		
CHK'D BY:		
DATE:	1/3/24	
SHEET TITLE		

STREETSCAPE ELEVATION



PROPERTY ENTRANCE AT WELLS RD



EXISTING SITE FACING NORTH



EXISTING SITE FACING WEST



EXISTING SITE FACING NORTH WEST



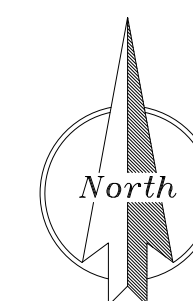
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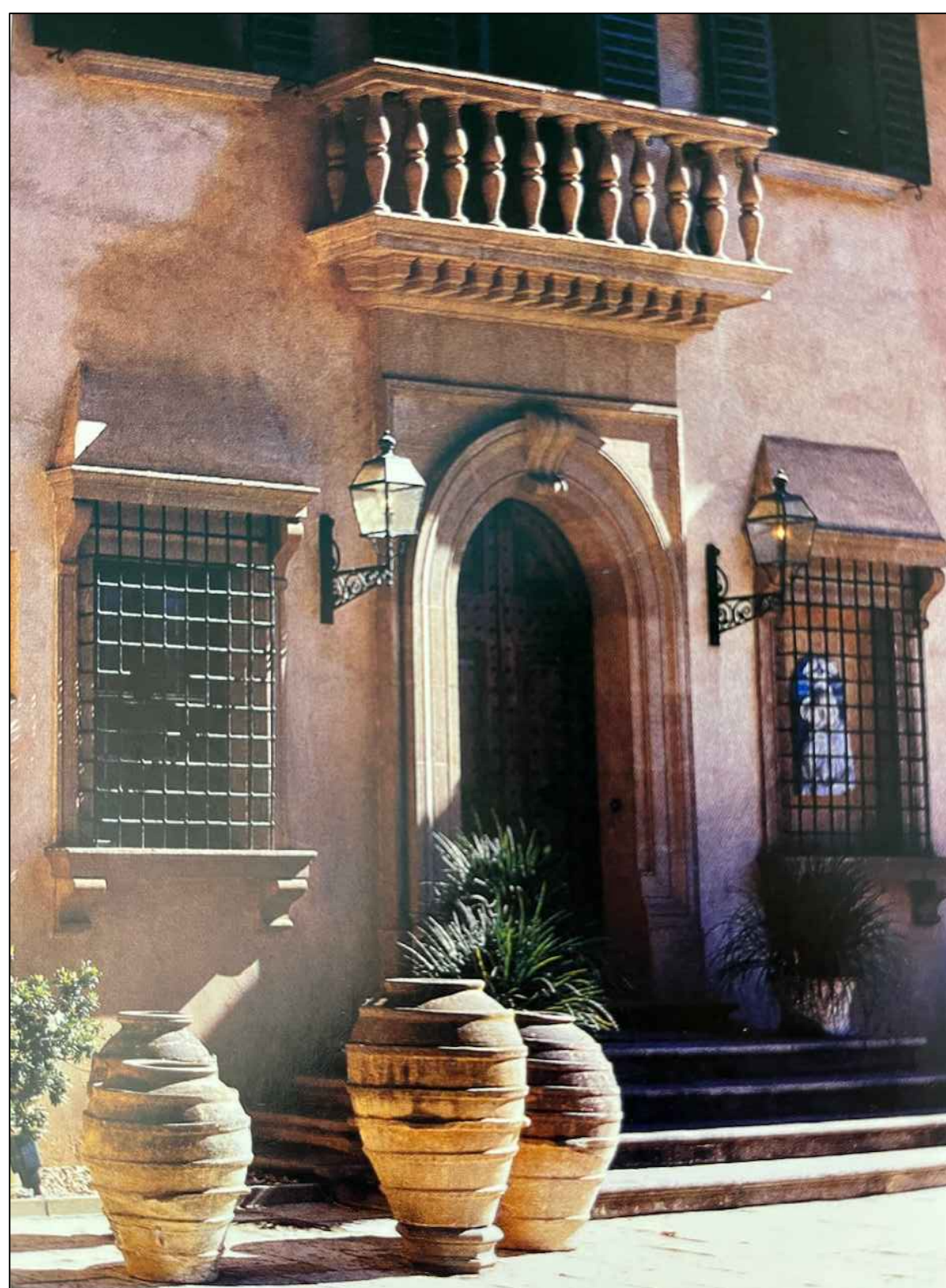
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ARC-23-135

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PRECEDENT PICS

ST-003



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PRECEDENT PICS

ST-004



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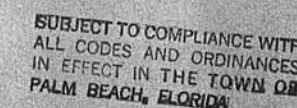
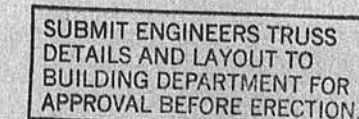
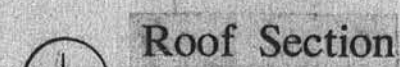
225 WELLS RD
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ARC-23-135

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PRECEDENT PICS

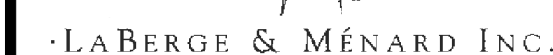
ST-005



REVIEWED
As submitted this 9 day SEP 19 88
TOWN OF PALM BEACH, Building Department

Plan Examiner/Building Inspector

JUL 18 19



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[illegible]

RENDERINGS

R-001



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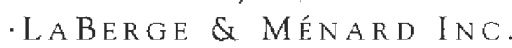
225 WELLS RD
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[illegible]

RENDERINGS

R-002



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ARC-23-135-REV 3


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

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

MARK	DATE	DESCRIPTION
PROJECT NO:	###	
CAD DWG FILE:	1.30.24	- 225 WELLS RD.DWG
DRAWN BY:		
CHK'D BY:		
DATE:	2/6/24	
SHEET TITLE		

PREVIOUS & PROPOSED
SOUTH & ELEVATIONS

A-005

SHEET

OF



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



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

MARK DATE DESCRIPTION

PROJECT NO: ###

CAD DWG FILE: 1-30-24 - 225 WELLS RD.DWG

DRAWN BY:

CHK'D BY:

DATE: 2/6/24

SHEET TITLE

PREVIOUS & PROPOSED
WEST ELEVATIONS

A-006

SHEET 0P



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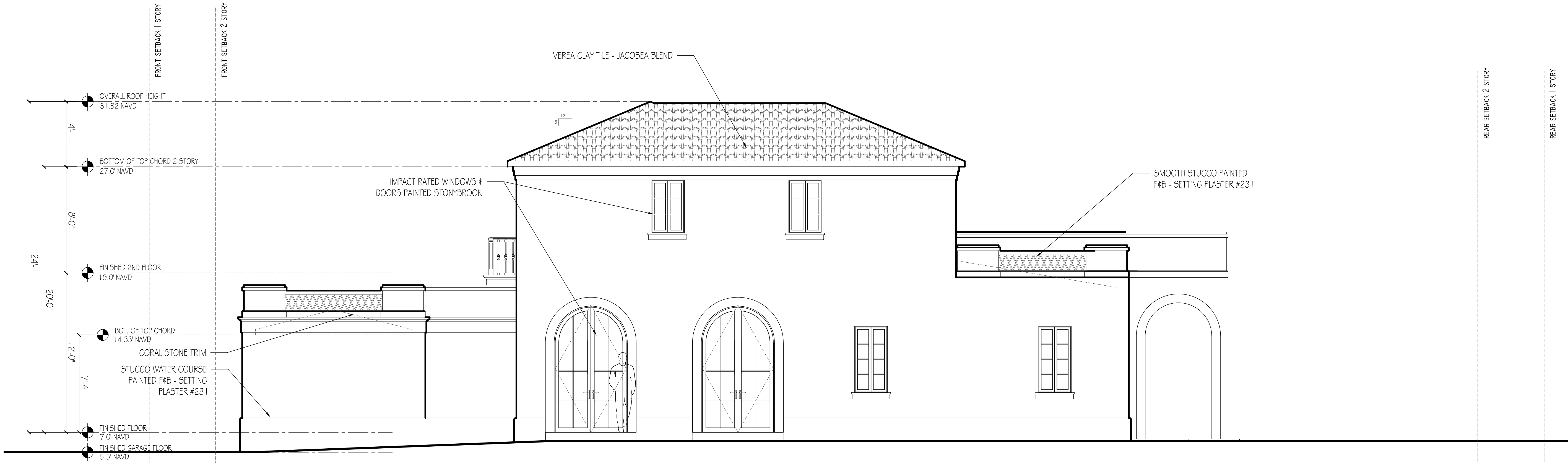
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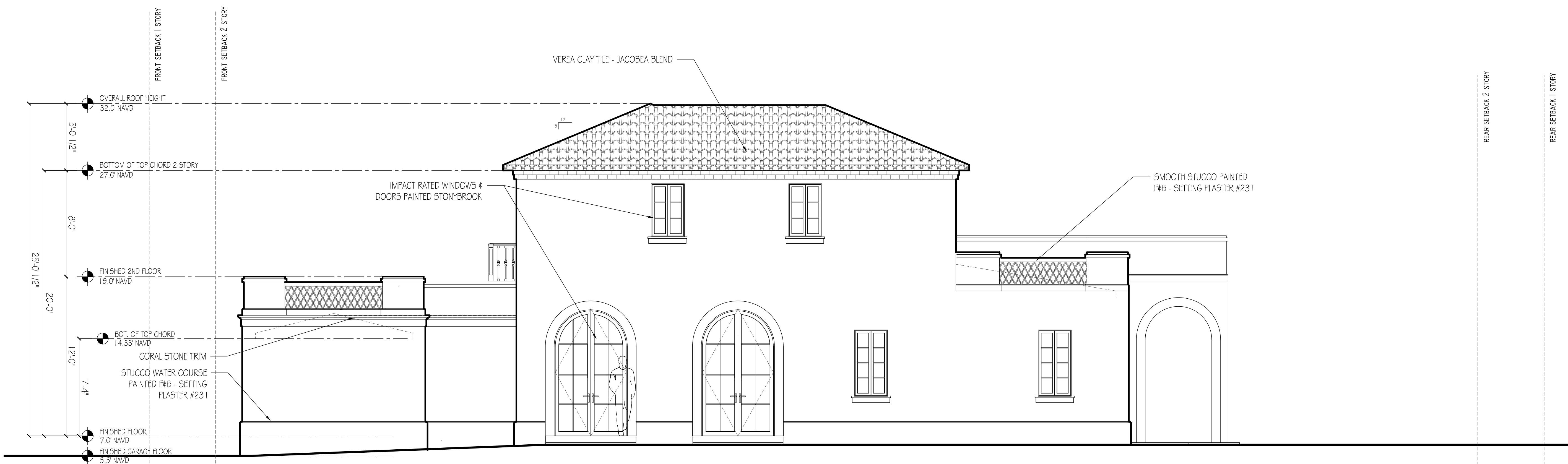
225 WELLS RD

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PALM BEACH, FL
33480

ARC-23-135-REV 3



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



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

MARK DATE DESCRIPTION

PROJECT NO: ###

CAD DWG FILE: 1.30.24 - 225 WELLS RD.DWG

DRAWN BY:

CHECK'D BY:

DATE: 2/6/24

SHEET TITLE

PREVIOUS & PROPOSED
EAST ELEVATION

A-006.1

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ARC-23-135-REV 3


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

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

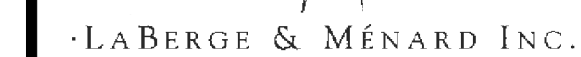
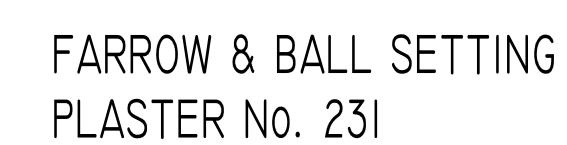
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DRAWN BY:		
CHK'D BY:		
DATE: 2/6/24		
SHEET TITLE		

PREVIOUS & PROPOSED
NORTH ELEVATION

A-005.1

SHEET

OF



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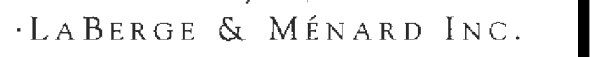
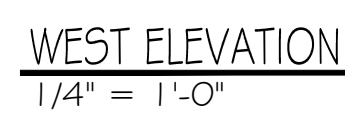
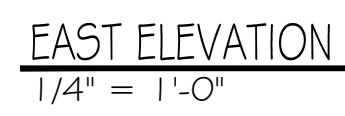
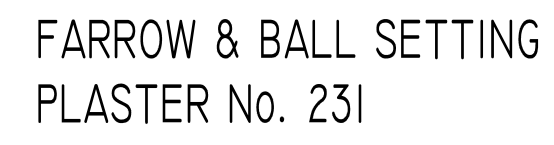


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DRAWN BY:		
CHK'D BY:		
DATE:	2/6/24	
SHEET TITLE		

NORTH & SOUTH
ELEVATION RENDERINGS

A-005.2

SHEET



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[illegible]

EAST & WEST ELEVATION RENDERINGS

A-006.2

SHEET OF

CONSTRUCTION SCHEDULE

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

TRUCK SIZES & TYPES

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

TRUCKS WILL TAKE THE NORTH BRIDGE, TO NORTH COUNTY ROAD, TO WELLS ROAD AND LEAVE THE SAME ROUTE



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[illegible]

TRUCK LOGISTICS PLAN

CC-003