

FINAL PLAN SET
AUGUST 21, 2024 LPC



Architectural Corporation
FL Registration - AA26003344

444 25th st. Ste. 1
West Palm Beach, Florida 33407
Telephone 561.655.8582

CONSULTANTS

125 VIA DEL LAGO

125 VIA DEL LAGO
PALM BEACH
FL 33480

COA-24-0009



TEAM:

Design: LaBerge & Menard Inc
Landscape: Christopher Cawley

Scope of work:

NEW ACCESSORY STRUCTURE FOR AN OFFICE AND LIBRARY

[illegible]

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Zoning Legend				
Property Address:		125 VIA DEL LAGO		
Zoning District:		RA		
Structure Type:		wood frame/hollow clay tile & stucco		
	Required/Allowed	Existing	Proposed	Proposed office
Lot Size (Sq Ft)	20,000 sqft	36,246 sq ft	45,458 sq ft	45,458 sq ft
Lot Depth	150 ft	167.5'	167.5'	167.5'
Lot Width	125'	232.5'	287.5'	287.5'
Lot Coverage (Sq Ft and %)	25% 9,184 sq ft	19.4% 7,039 sq ft	18.7% 8,495 sq ft	1,456 sq ft
Enclosed Sq Ft (1st & 2nd Basement Accs. Struct. etc.)	—	13,013 SQ FT	15,925 SQ FT	2,912 sq ft
Cubic Content Ratio (CCR) (R-B ONLY)	n/a	n/a	n/a	n/a
*Front Yard Setback (Ft.)	35'	19'-1"	19'-1"	84'-6"
*Side Yard Setback (1st Story)(Ft.)	15'	29'-7"	24'-7"	24'-7"
*Side Yard Setback (2nd Story)(Ft.)	15'	29'-7"	29'-7"	n/a
*Rear Yard Setback (Ft.)	15'	22'-10.5"	22'-10.5"	39'-0"
Angle of Vision (Deg.)	100	89.2	89.71	89.71
Building height (Ft.)	22'	26'-6"	26'-6"	15'-8"
Overall Building Height (Ft.)	30'	32'-0"	32'-0"	25'-0"
Crown of Road (COR)(NAVD)	12.71 navd	12.71 navd	12.71 navd	12.71 navd
Max. Amount of Fill Added to Site (Ft.)	n/a	n/a	n/a	n/a
Finished Floor Elev. (FFE)(NAVD)		18.2'	18.2'	17.0'
Zero Datum for point of meas. (NAVD)	12.71 navd	12.71 navd	12.71 navd	12.71 navd
FEMA Flood Zone Designation	Zone x	Zone x	Zone X	Zone X
Base Flood Elevation (BFE)(NAVD)	7' navd	7' navd	7' navd	7' navd
Landscape Open Space (LOS)(Sq Ft and %)	19,470 sqft 50%	21,190 sqft 58.5%	21,290 sqft 57.6%	
Perimeter LOS (Sq Ft and %)	NA	NA	NA	
Front Yard LOS (Sq Ft and %)	3,662 sqft 45%	4,693 sqft 57.7%	4,693 sqft 57.7%	
**Native Plant Species %	N/A			



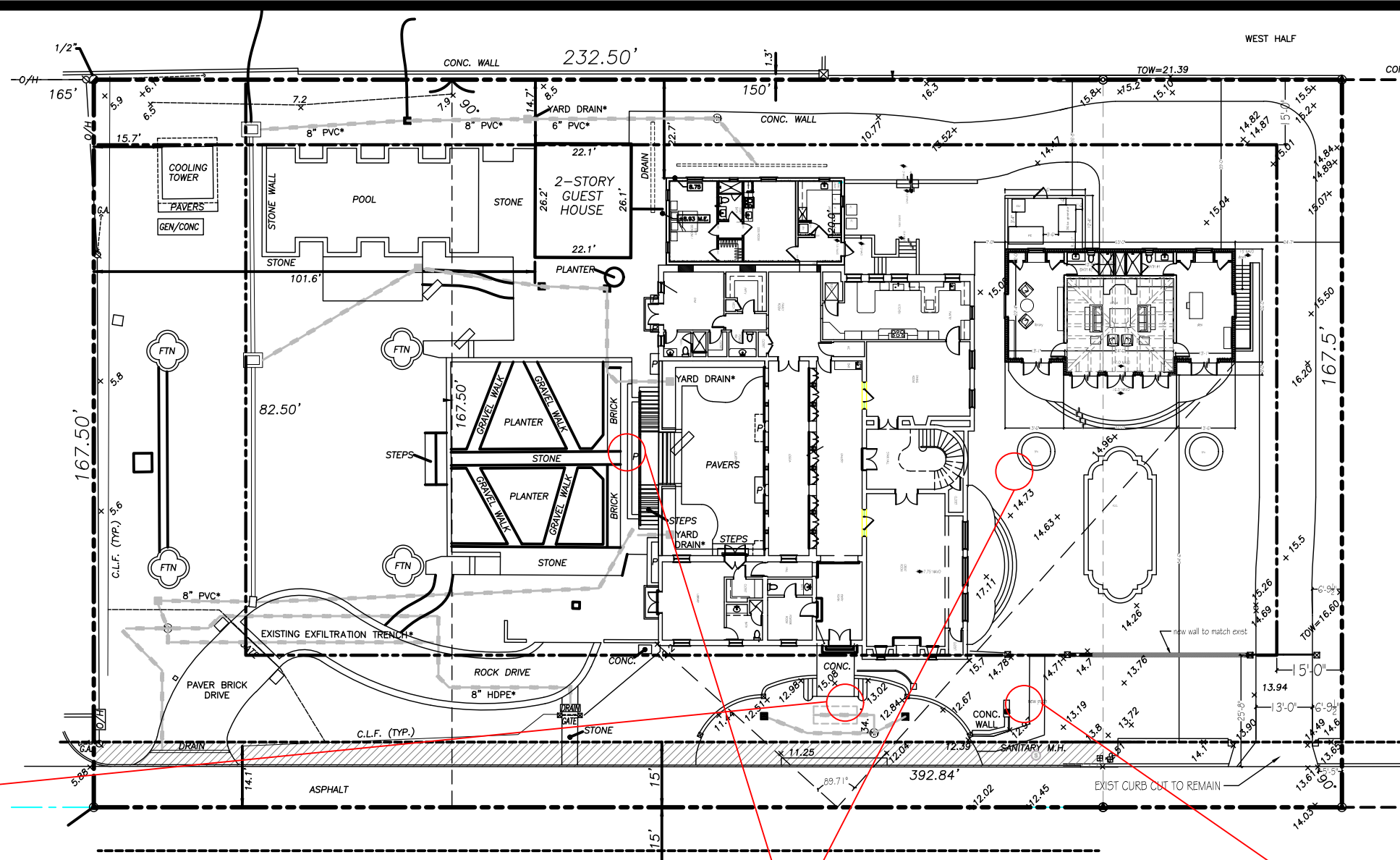
CONSULTANTS

25 VIA DEL LAGO

25 VIA DEL LAGO
PALM BEACH
FL 33480

COA-24-0009

5/16/23	PLOT DATE
MARK	DATE DESCRIPTION
PROJECT NO:	#104
ACAD DWG FILE:	6.18.24 - 125 VIA DE LAGO---- LANDMARKS.DWG
DRAWN BY:	C. KIDLE
CHECK'D BY:	
COPYRIGHT:	
SHEET TITLE	
STATS	
C-002	
SHEET INDEX	TOTAL SHEETS



SOUTH ELEVATION



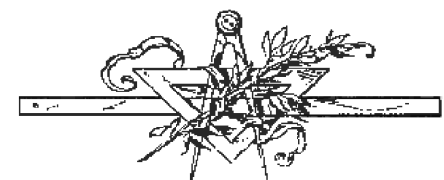
PARTIAL SOUTH EAST ELEVATION



EAST ELEVATION



WEST ELEVATION



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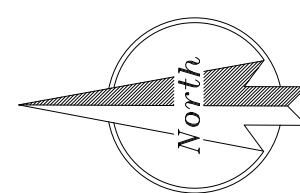
444 25th St. Ste. 1
West Palm Beach, Florida 33407
Telephone 561.655.5582

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PALM BEACH
FL 33480

COA-24-0009



MARK	DATE	DESCRIPTION

PROJECT NO:	#104
CAO DWG FILE:	6/18/24 - 125 VIA DE LAGO - LANDMARKS.DWG
DRAWN BY:	C. RIDLE
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SHEET TITLE
PROPOSED SITE PLAN

A-001

SHEET INDEX

TOTAL SHEETS



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PALM BEACH
FL 33480

	2/6/23	PLOT DATE
MARK	DATE	DESCRIPTION
 PROJECT NO: #104 CAD DWG FILE: 1-18-23 -- 125 VIA DE LAGO LANDMARKS.DWG DRAWN BY: C. KIDLE CHK'D BY: I. VARNAVA COPYRIGHT:		

SHEET TITLE

EXISTING HOUSE PICS

P-002

SHEET INDEX

TOTAL SHEETS 11

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

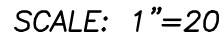
The undersigned surveyor assumes no responsibility or liability for any other purpose or to any other party other than stated above

111 Via Del Lago
Palm Beach, FL 33480

A parcel of land in Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:

LEGEND

A parcel of land in Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida, more particularly described as follows:



The East half of the following described property lying and being in Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida:



(P.B. 9, PG. 59)
LINE VITA SERENA (P.B. 9, PG. 59)



NOTES:

1. 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 1469716, issued by Old Republic National Title Insurance Company, dated November 30, 2023. This office has made no search of the Public Records.
2. 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 and 0.10' for the soft surface elevations. Elevations shown hereon are U.S. survey feet unless otherwise noted.
3. Description furnished by client or client's agent.
4. 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.
5. This survey cannot be transferred or assigned without the specific written permission of Wallace Surveying Corporation. Certificate of Authorization Number LB4569.
6. Except as shown, underground and overhead improvements are not located. Underground foundations not located.
7. 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.
8. No responsibility is assumed by this surveyor for the construction of improvements, from building ties shown on this survey.
9. Revisions shown hereon do not represent a "survey update" unless otherwise noted.
10. 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.
11. 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 over the location of the improvements over scaled positions.
12. It is a violation of Rule 54-17 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.
13. 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.
14. The expected horizontal accuracy of the information shown hereon is +/- 0.10'.

DATE OF LAST FIELD SURVEY: 01/19/2024



James G. Peden Jr.
Professional Surveyor and Mapper
Florida Certificate No. 6122

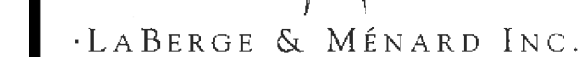
**JAMES G
PEDEN
JR**

Digitally signed
by JAMES G
PEDEN JR
Date:
2024.06.07
10:17:19 -04'00'

2024 01 24: ADDED TOPO ELEVATIONS TO #111

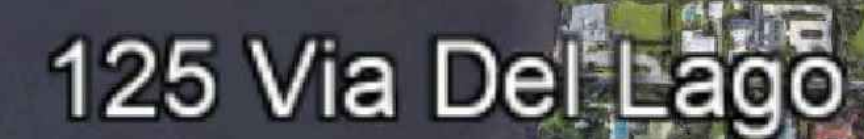
EXHIBIT FOR:

TODD GLASER & KIM GLASER



CONSULTANT

125 VIA DEL LAGO
PALM BEACH, FL
33480



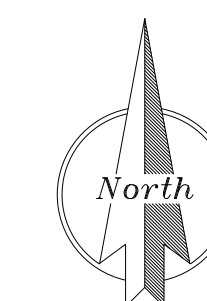
125 VIA DEL
LAGO

VIA DEL LAGO

VIA PALMA

OCEAN BLVD

EXISTING SOUTH PROPERTY VIEW



MARK	DATE	DESCRIPTION
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PROJECT NO: #

CAD DWG FILE: LOCATION 125 VIA DEL LAGO.DWG

DRAWN BY

CHK'D BY

DATE: 3/14/24

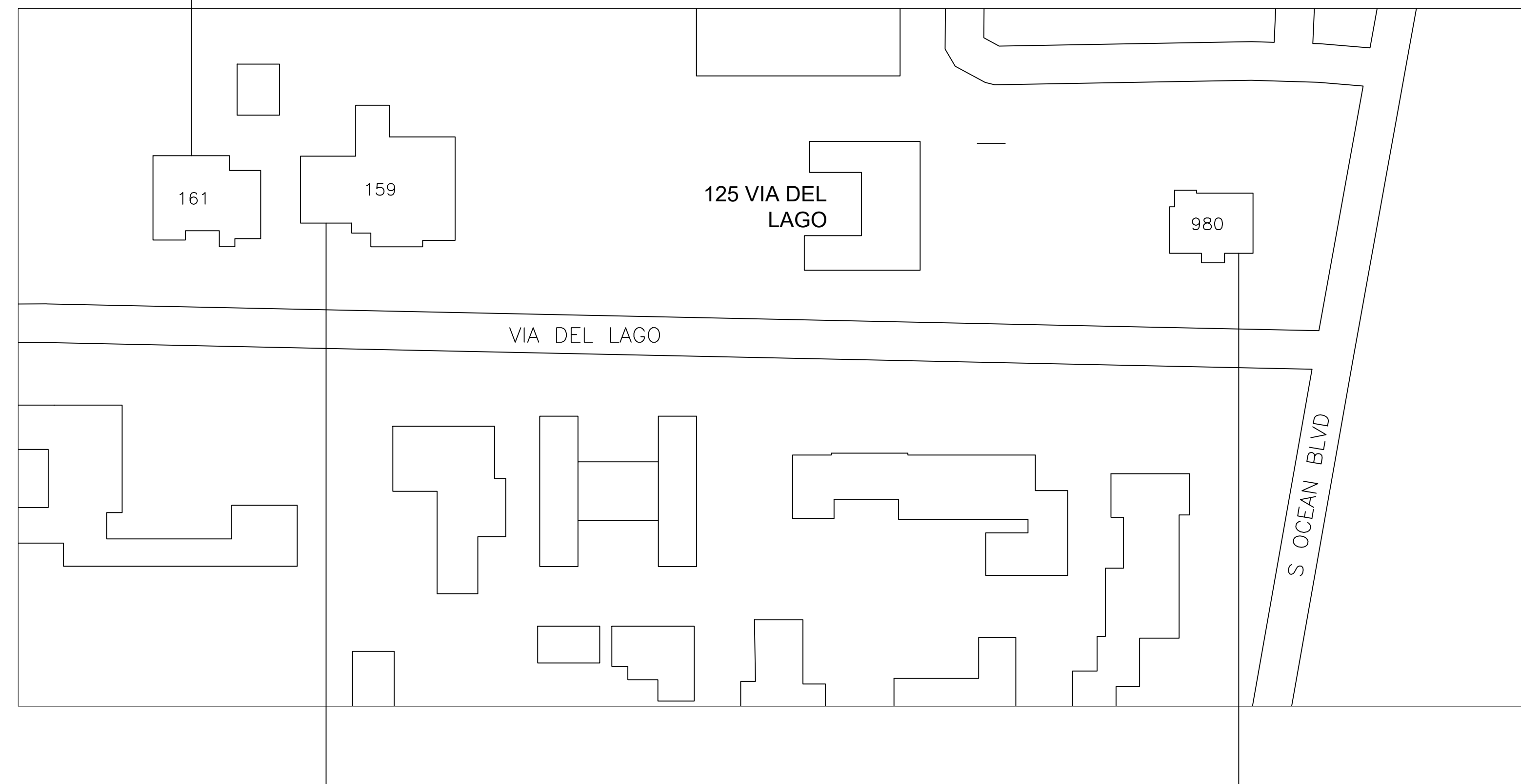
SHEET TITLE

LOCATION MAP

ST-00

of

1



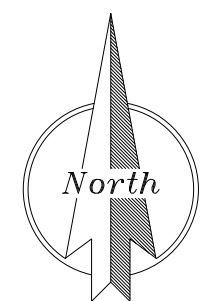
·LABERGE & MÉNARD INC.

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

CONSULTANTS

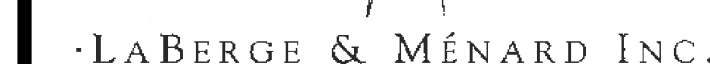
125 VIA DEL LAGO

125 VIA DEL LAGO
PALM BEACH, FL
33480

[illegible]

STREET LOCATION

ST-002



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444 25th st. Ste. 1
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125 VIA DEL LAGO

125 VIA DEL LAGO
PALM BEACH
FL 33480

COA-24-0009



STREETSCAPE PICS
SCALE 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
------	------	-------------

PROJECT NO:	#104
CAD DWG FILE:	6.18.24 - 125 VIA DE LAGO--- LANDMARKS.DWG
DRAWN BY:	C. KIDLE
CHK'D BY:	
COPYRIGHT:	

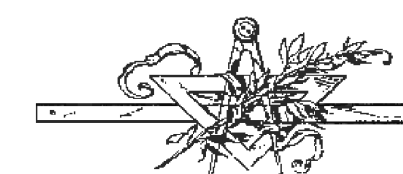
SHEET TITLE

STREETSCAPE

ST-003

SHEET INDEX

TOTAL SHEETS 10



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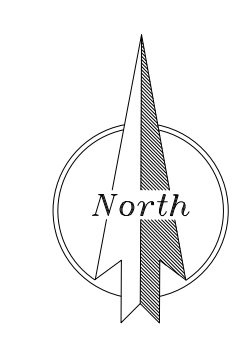
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DATE	PLST DATE

MARK	DATE	DESCRIPTION

PROJECT NO: #104
CAD DWG FILE: 6.18.24 - 125 VIA DE LAGO - LANDMARKS.DWG
DRAWN BY: C. KIDLE
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COPYRIGHT:

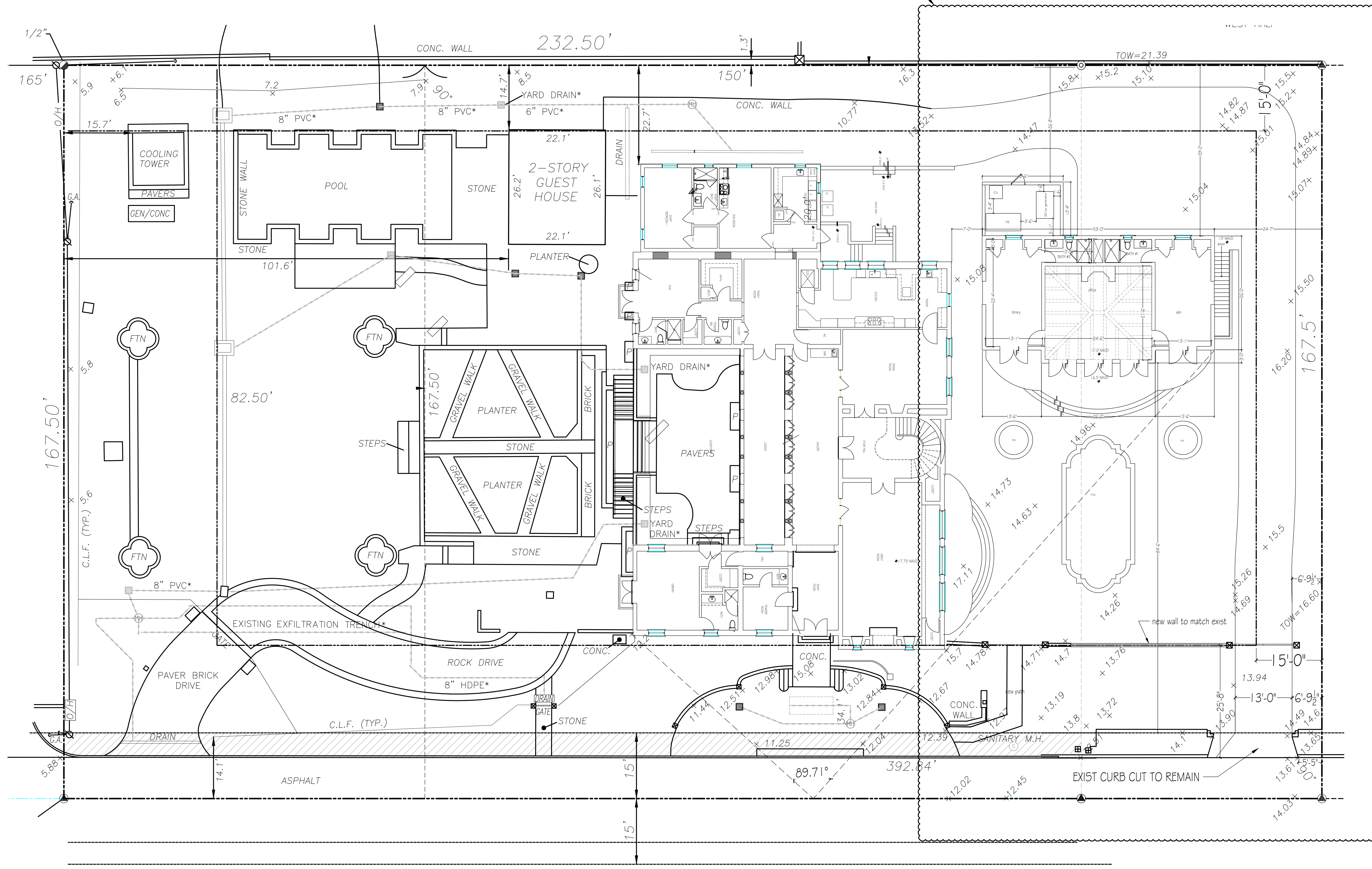
SHEET TITLE

PROPOSED SITE PLAN

A-001

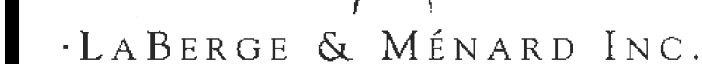
SHEET INDEX TOTAL SHEETS

AREA OF PROPERTY AFFECTED



VIA DEL LAGO (IN USE BY PUBLIC)

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

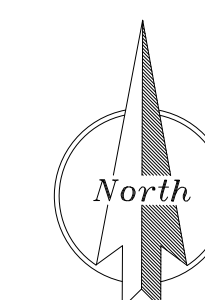


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COA-24-0009

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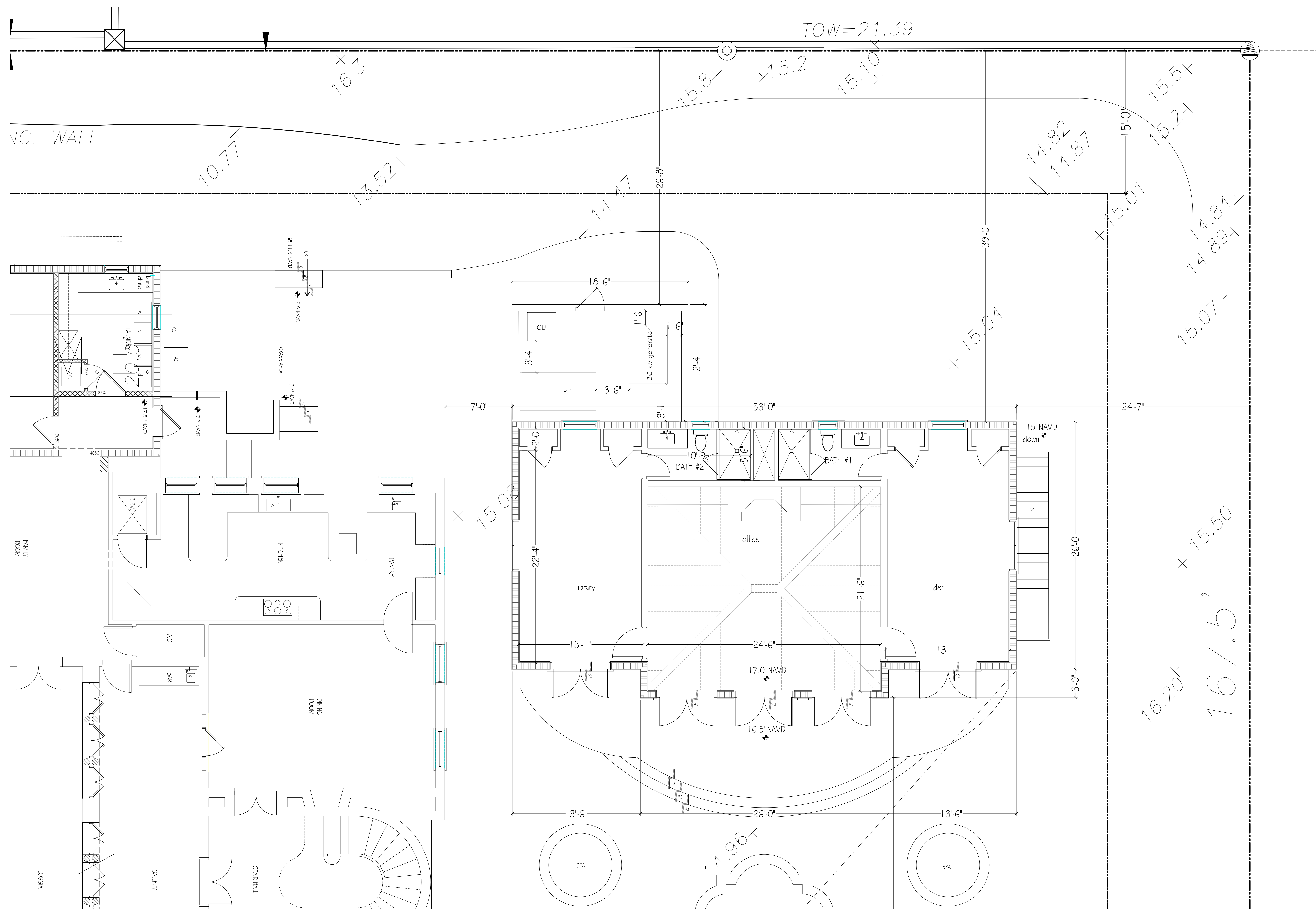
SHEET TITLE

PROPOSED PLAN

A-002

SHEET INDEX

TOTAL SHEETS 10



① PROPOSED PLAN
SCALE 1/4" = 1'-0"

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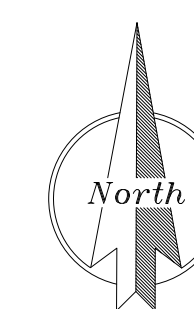
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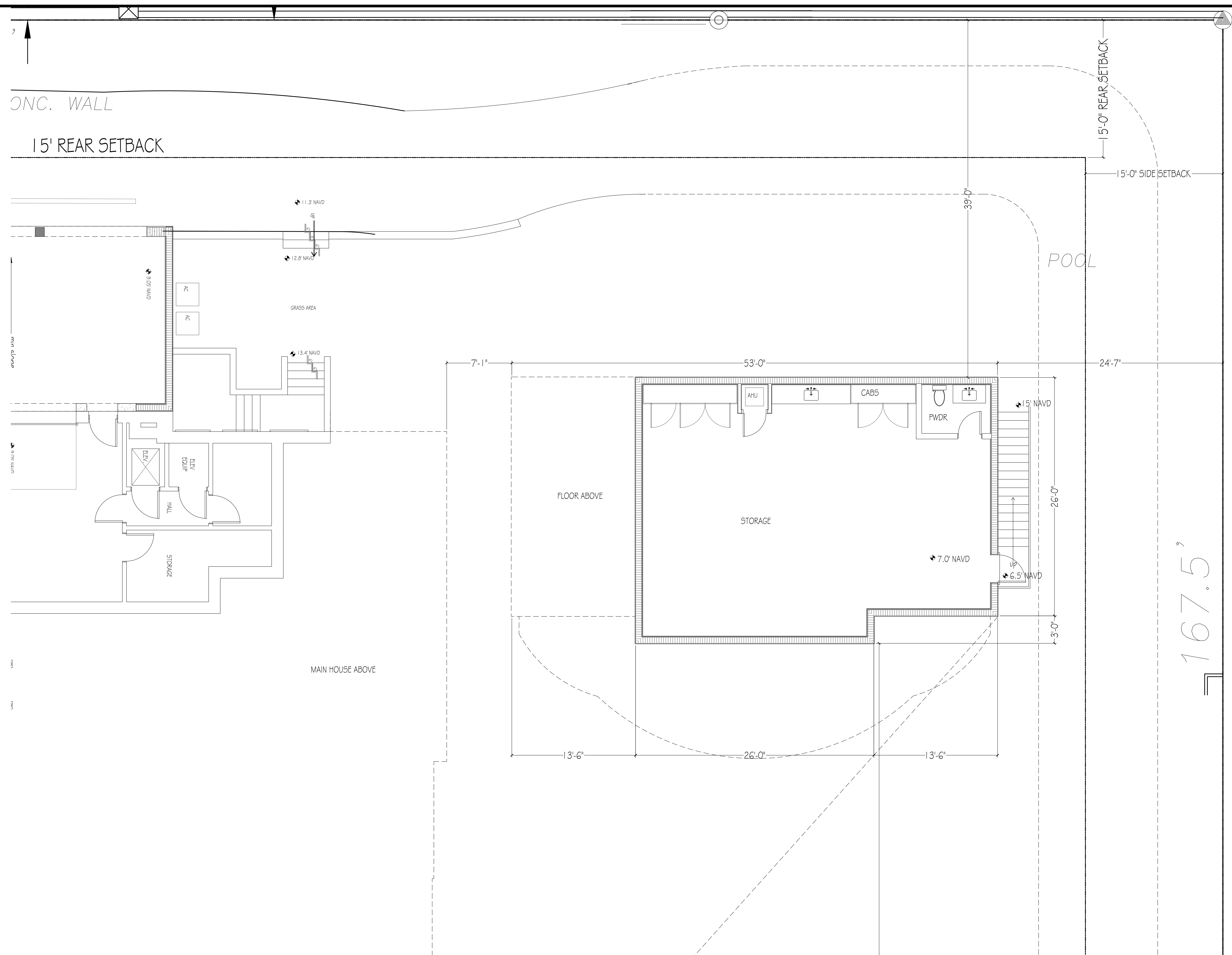
SHEET TITLE

PROPOSED BASEMENT PLAN

A-003

SHEET INDEX

TOTAL SHEETS: 10



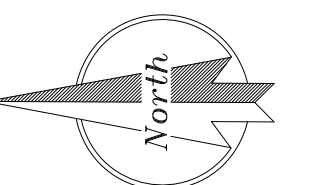
① PROPOSED PLAN (BASEMENT)
SCALE 1/4" = 1'-0"



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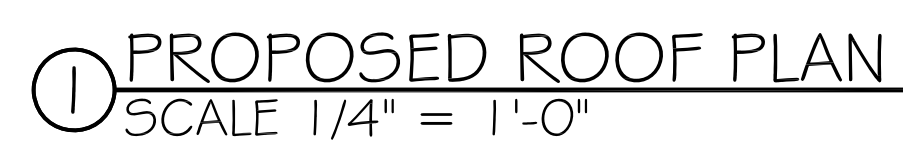
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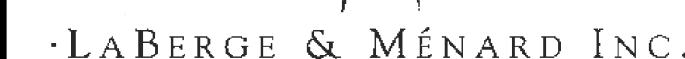
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CAD DWG FILE:	6.18.24 - 125 VIA DE LAGO--- LANDMARKS.DWG
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SHEET TITLE

PROPOSED ROOF PLAN

TOTAL SHEETS





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PALM BEACH
FL 33480

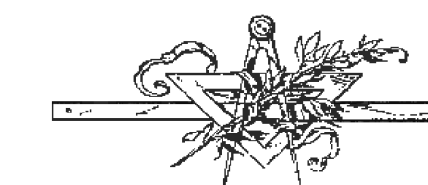
PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"

SHEET TITLE

A-005

SHEET INDEX

TOTAL SHEETS 10



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FL 33480

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PROPOSED SOUTH ELEVATION
SCALE 1/4" = 1'-0"



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

[illegible]

MARK	DATE	DESCRIPTION
PROJECT NO:	#104	
CAD DWG FILE:	8.18.24 ~ 125	VIA DE LAGO --- LANDMARKS.DWG
DRAWN BY:	C. KIDLE	
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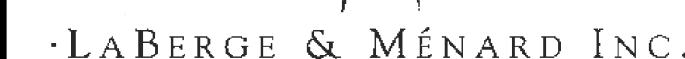
SHEET TITLE

PROPOSED SOUTH & WEST
ELEVATION RENDERING

A-005.1

SHEET INDEX

TOTAL SHEET



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PALM BEACH
FL 33480

PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



— IMPACT RATED DOORS PAINTED TO MATCH EXIST. DOORS ON MAIN HOUSE

[illegible]

MARK	DATE	DESCRIPTION

PROJECT NO:	#104
CAD DWG FILE:	6.18.24 - 125 VIA DE LAGO--- LANDMARKS.D
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SHEET TITLE

PROPOSED NORTH & WEST
ELEVATION

A-006

SHEET INDEX

TOTAL SHEETS 10



PROPOSED NORTH ELEVATION
SCALE 1/4" = 1'-0"



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



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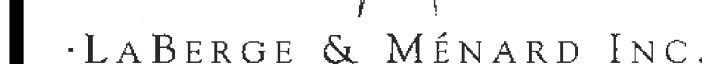
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CAD DWG FILE:	6.18.24 - 125	VA DE LAGO---- LANDMARKS.DWG
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SHEET TITLE

PROPOSED SOUTH & WEST
ELEVATION RENDERING

A-006.1

SHEET INDEX	TOTAL SHEETS
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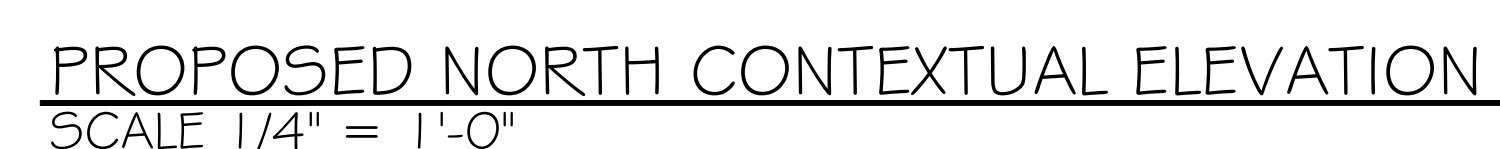
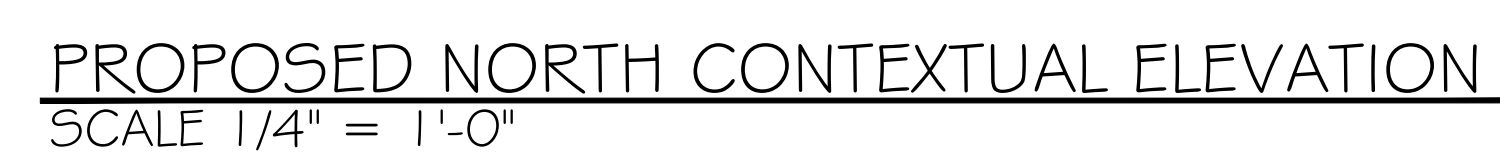


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PROPOSED SOUTH CONTEXTUAL ELEVATION
SCALE 1/4" = 1'-0"



MARK	DATE	DESCRIPTION
PROJECT NO: #104		
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A-007

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I 25 VIA DEL LAGO

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[illegible]




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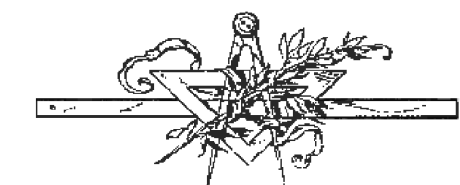
COA-24-0009

	5/18/23	PLOT DATE

MARK	DATE	DESCRIPTION

PROJECT NO: #104
CAD DWG FILE: 6/18/24 - 125 VIA DE LAGO - LANDMARKS.DWG
DRAWN BY: C. RIDLE
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SHEET TITLE
renderings



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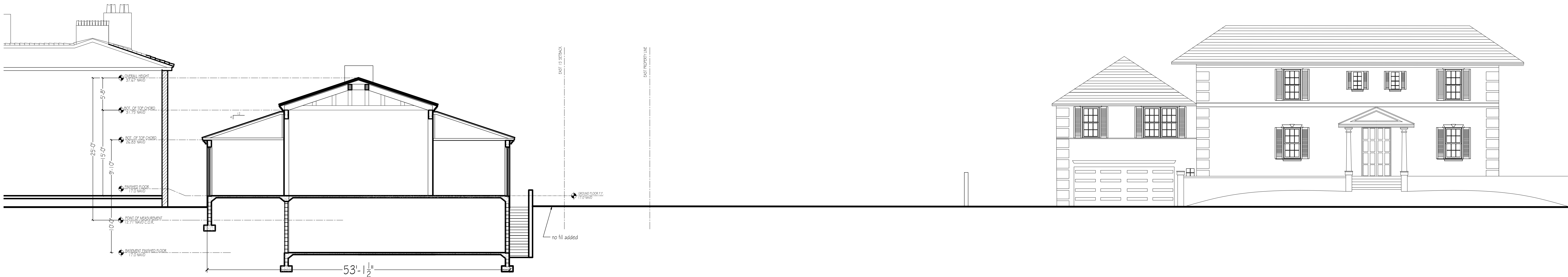
444 25th st. Ste. 1
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① SECTION
SCALE 1/8" = 1'-0"

DATE	REVISION
5/16/23	

MARK	DATE	DESCRIPTION

SHEET TITLE

SECTION

A-008

SHEET INDEX

TOTAL SHEETS



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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

[illegible]

CC-003

SHEET INDEX

TOTAL SHEETS