

NEW SINGLE FAMILY HOME - 224 VIA MARILA



FINAL SUBMITTAL - AUGUST 12, 2024 ARCOM - SEPTEMBER 25, 2024

ARCHITECTURE:

JASON CUTAJAR ARCHITECTURAL DESIGN
39 BRAYWIN DRIVE
TORONTO, ONTARIO M6M 2N9 CANADA
P - 416.227.0179
F - 416.241.8125

LOCAL ARCHITECT:

LABERG & MENARD INC.
444 25TH STREET SUITE 1
WEST PALM BEACH, FLORIDA 33407
P - 561.655.8582
F - 561.655.3048

LANDSCAPE:

NIEVERA WILLIAMS DESIGN
625 N. FLAGLER DRIVE SUITE 502
WEST PALM BEACH, FLORIDA 33401
P - 561.659.2820
F - 561.659.2113

CIVIL ENGINEER:

GRUBER CONSULTING ENGINEERS
2475 MERCER AVE SUITE 305
WEST PALM BEACH, FLORIDA 33401
P - 561.312.2041

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LANDSCAPE:

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SCOPE OF WORK:

- DEMOLISH EXISTING RESIDENCE
- CONSTRUCT NEW 2 STORY HOME
- NEW LANDSCAPING
- NEW HARDCAPE

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224 VIA MARILA
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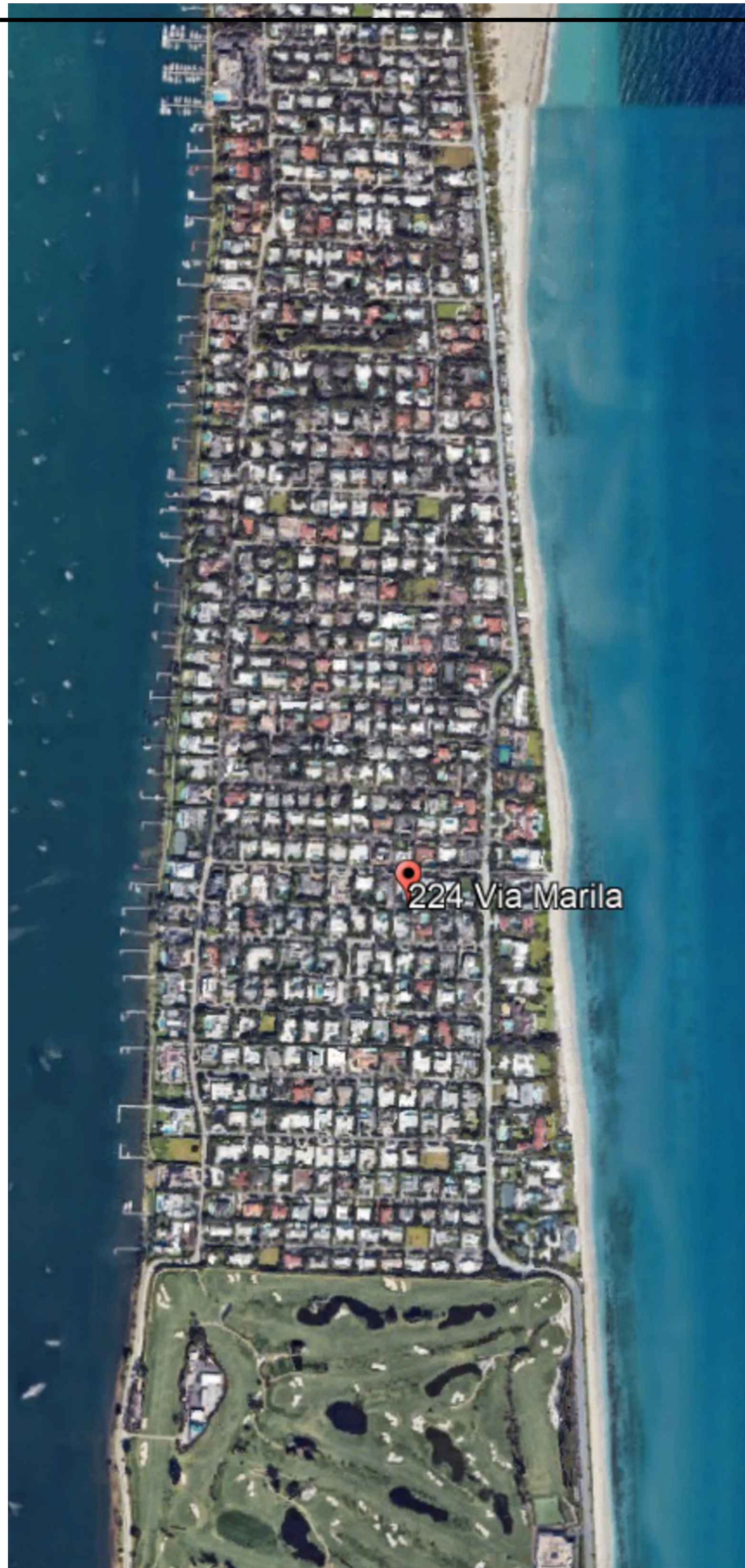
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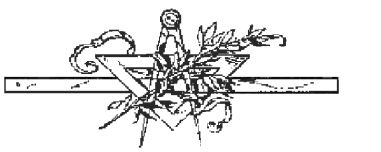
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PROJECT NO.:	DRAWING NO.:

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Subject Property
224 Via Marila



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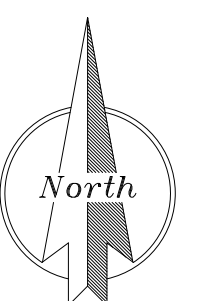
Architectural Corporation
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CONSULTANTS

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SHEET OF



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LAURIAN LN

VIA MARILA

STREETSCAPE
1/16"= 1'0"



STREETSCAPE ELEVATION
1/16"= 1'0"

MARK DATE DESCRIPTION

PROJECT NO: 0000

CAD DWG FILE: 224 VIA MARILA.DWG

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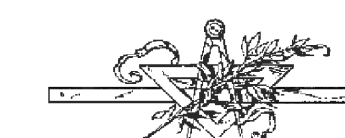
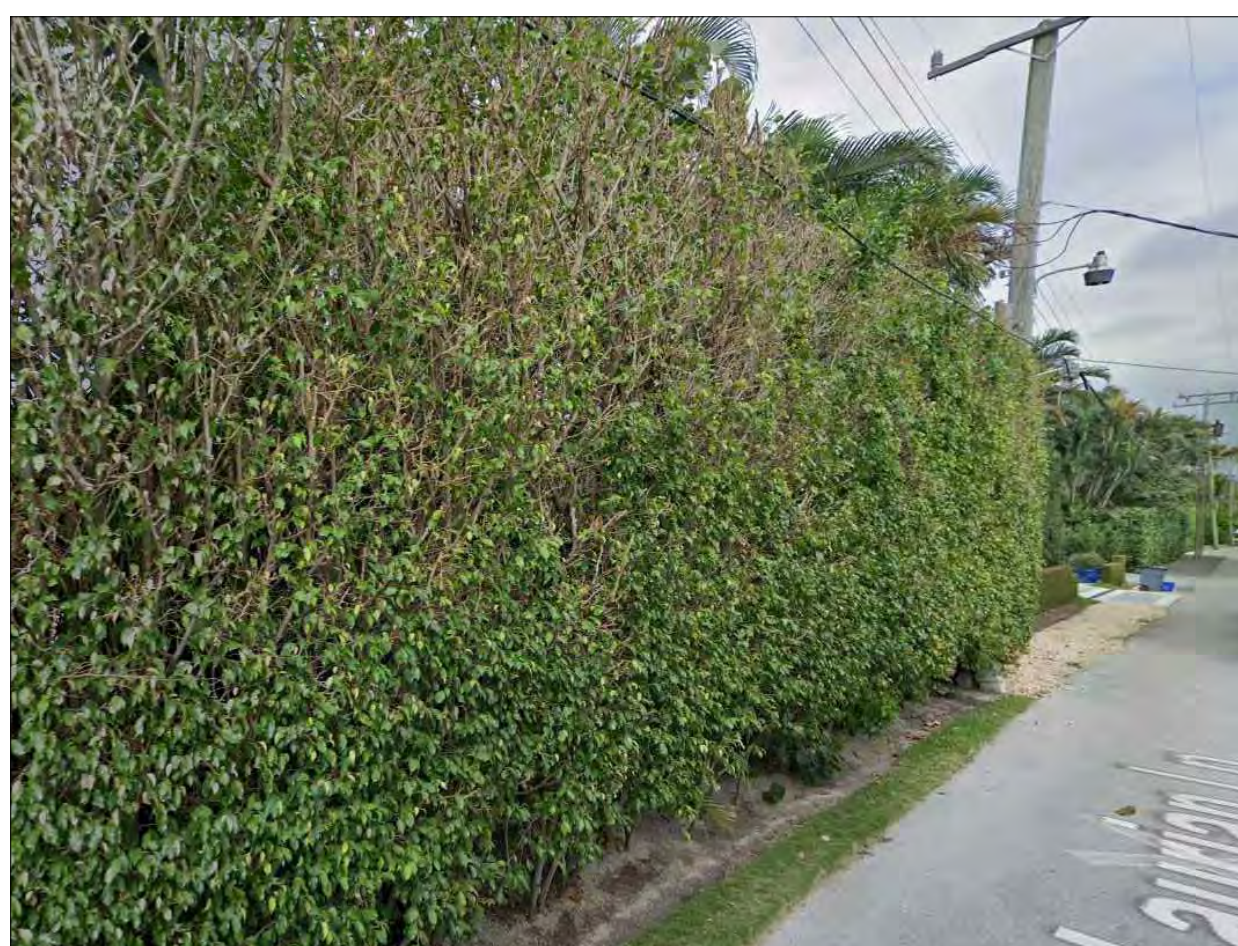
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SHEET TITLE

STREETSCAPE PLAN &
ELEVATIONS

ST-002

SHEET 02



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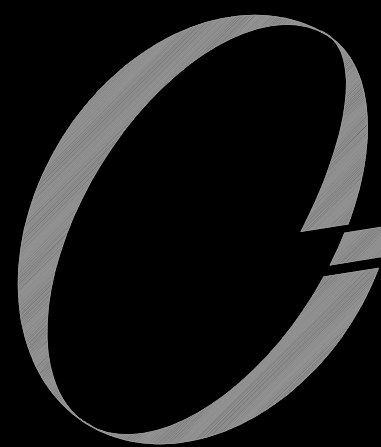
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STREETSCAPE PICS

ST-003

SHEET 51 000



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SITE PLAN

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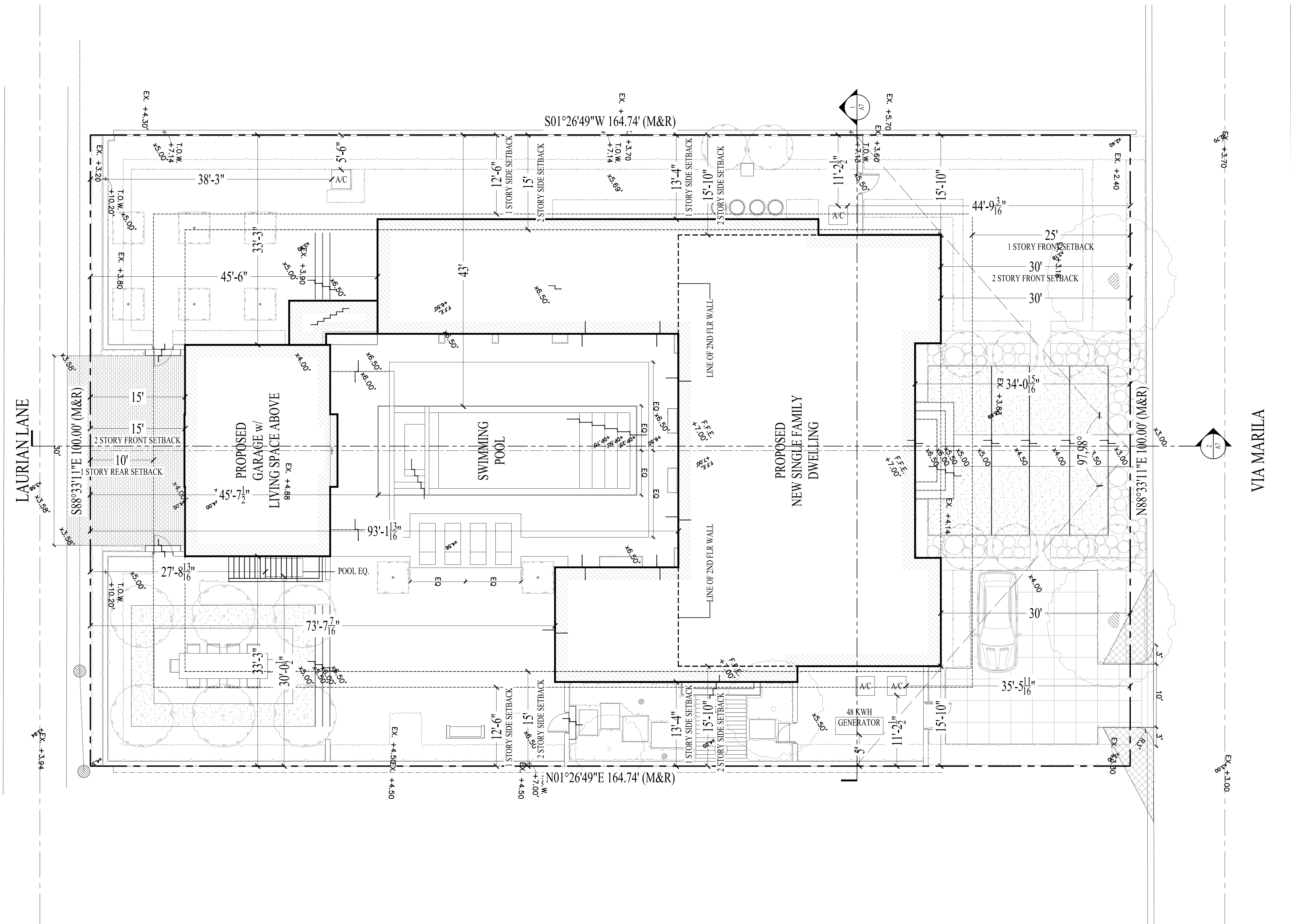
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02/23/2024

SCALE:
1/8" = 1'-0"

PROJECT NO.:

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Line #	Zoning Legend			
1	Property Address:	224 Via Marila		
2	Zoning District:	R-B		
3	Lot Area (sq. ft.):	16,474 sqft		
4	Lot Width (W) & Depth (D) (ft.):	100'w 164.74'd		
5	Structure Type: (Single-Family, Multi-Family, Comm., Other)	single family concrete block/stucco		
6	FEMA Flood Zone Designation:	Zone AE		
7	Zero Datum for point of meas. (NAVD)	7.0 NAVD		
8	Crown of Road (COR) (NAVD)	2.85' navd		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% 4,942 sq ft		29% 4,826 sq ft
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)			7,555
12	*Front Yard Setback (Ft.)	25'-0" & 30'-0"		30'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"		13'-4"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"		15'-10"
15	*Rear Yard Setback (Ft.)	10'-0" & 15'-0"		15'-0"
16	Angle of Vision (Deg.)	100		97.98
17	Building Height (Ft.)	22'-0"		19'-0"
18	Overall Building Height (Ft.)	30'		29'-9 3/8"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.94 64,928		3.94 64,341
20	** Max. Fill Added to Site (Ft.)	2'-0"		1.81'
21	Finished Floor Elev. (FFE)(NAVD)	7'-0" NAVD		7'-0" NAVD
22	Base Flood Elevation (BFE)(NAVD)	6'-0" NAVD		6'-0" NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	7,413 SQFT 45%		7,490 SQFT 45.5%
24	Perimeter LOS (Sq Ft and %)	2,447 SQFT 50%		3,681 SQFT 75%
25	Front Yard LOS (Sq Ft and %)	1,000 SQFT 40%		1,304 SQFT 47.8%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		



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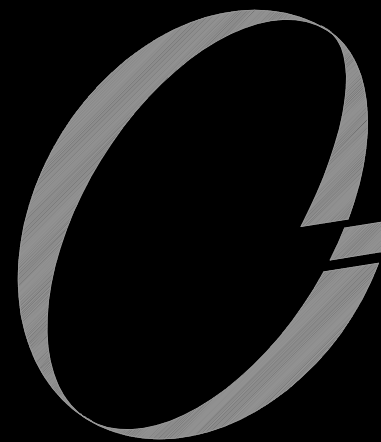
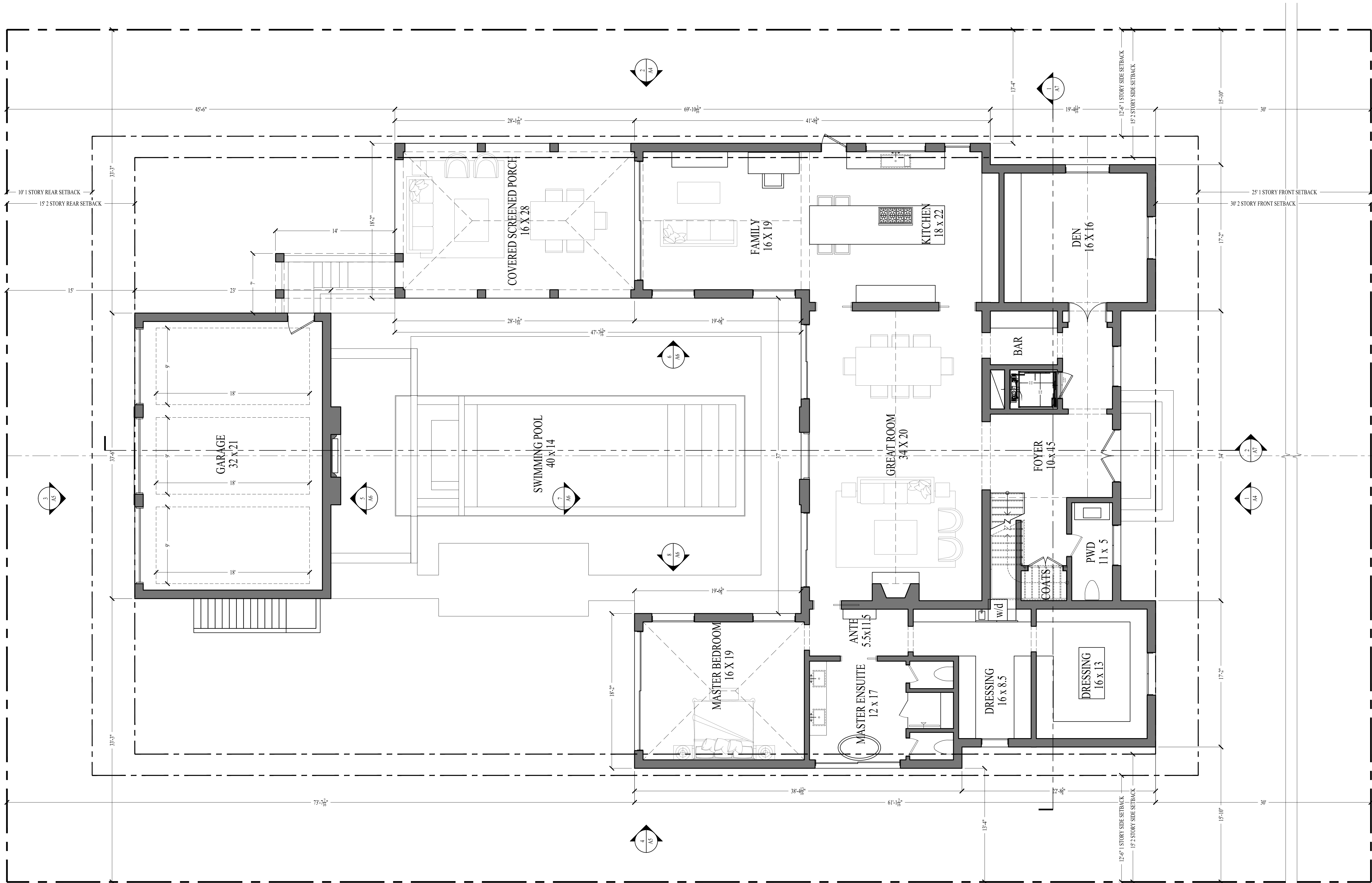
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STATS

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1ST FLOOR PLAN

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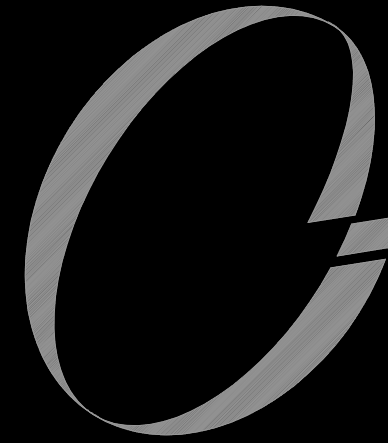
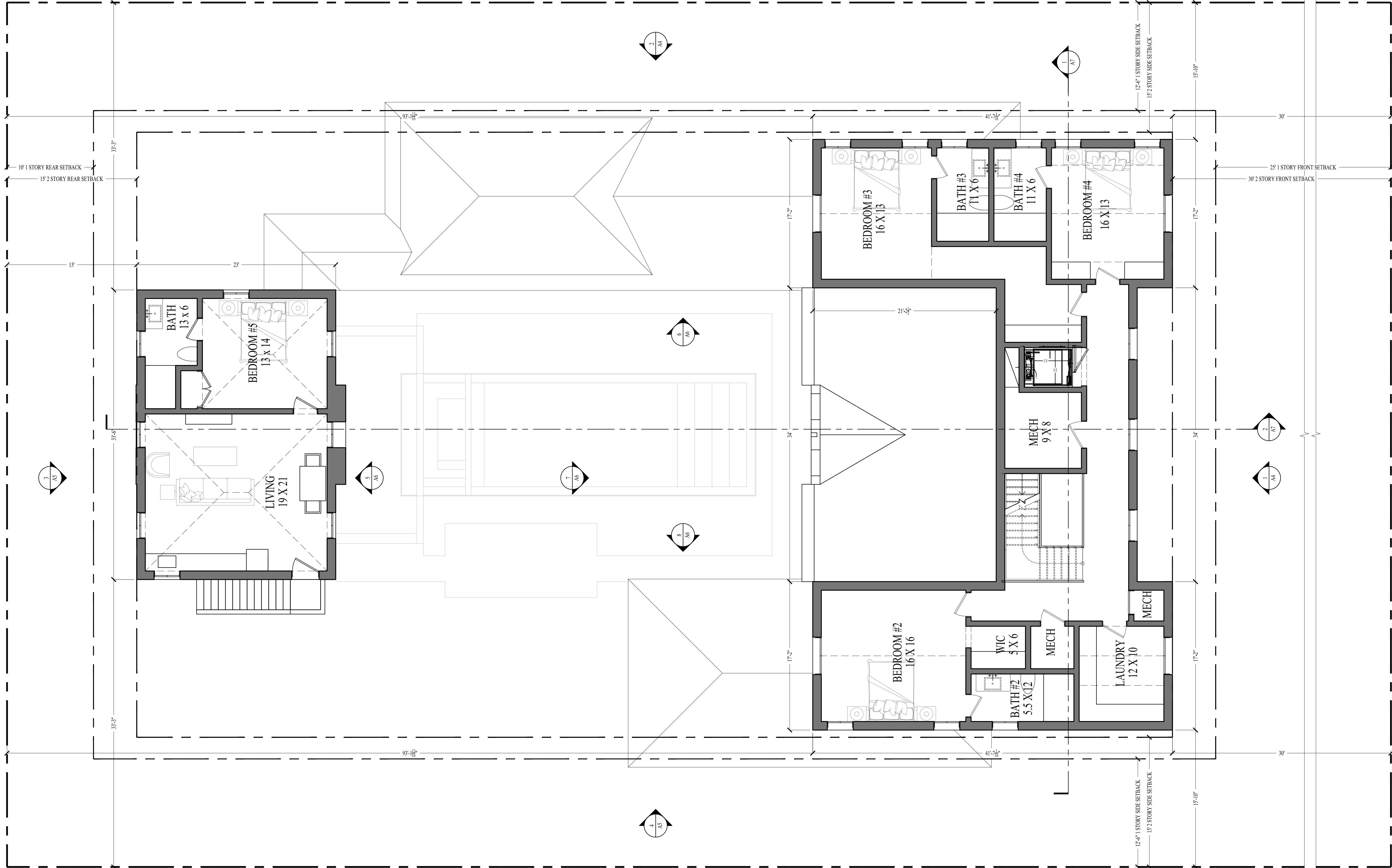
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SCALE:
3/16" = 1'-0"

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A1



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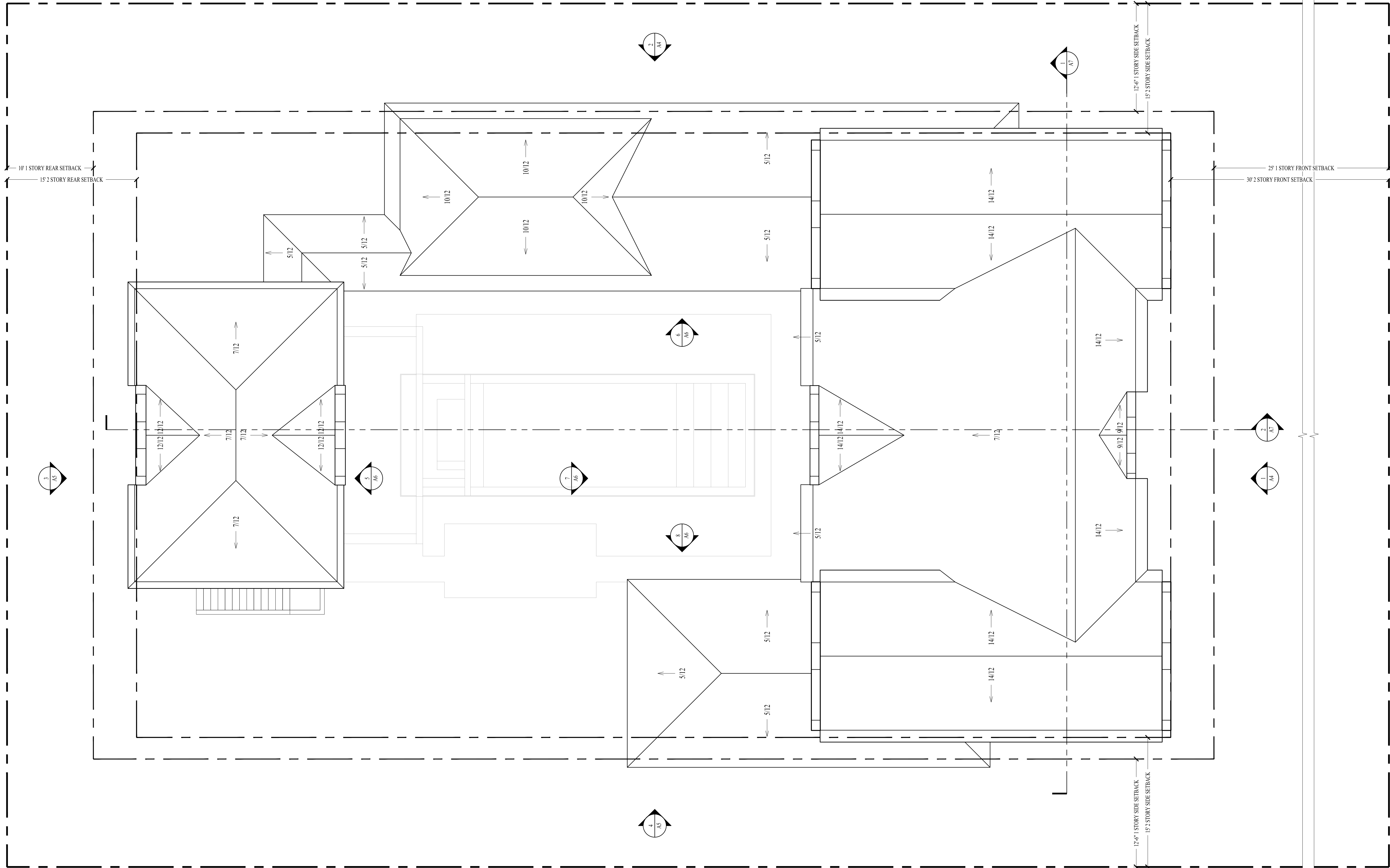
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SHEET TITLE:

2ND FLOOR PLAN

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DATE: 02/23/2024	SCALE: 3/16" = 1'-0"
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A2

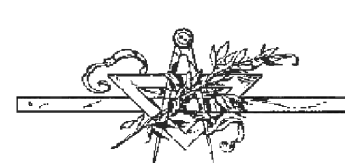




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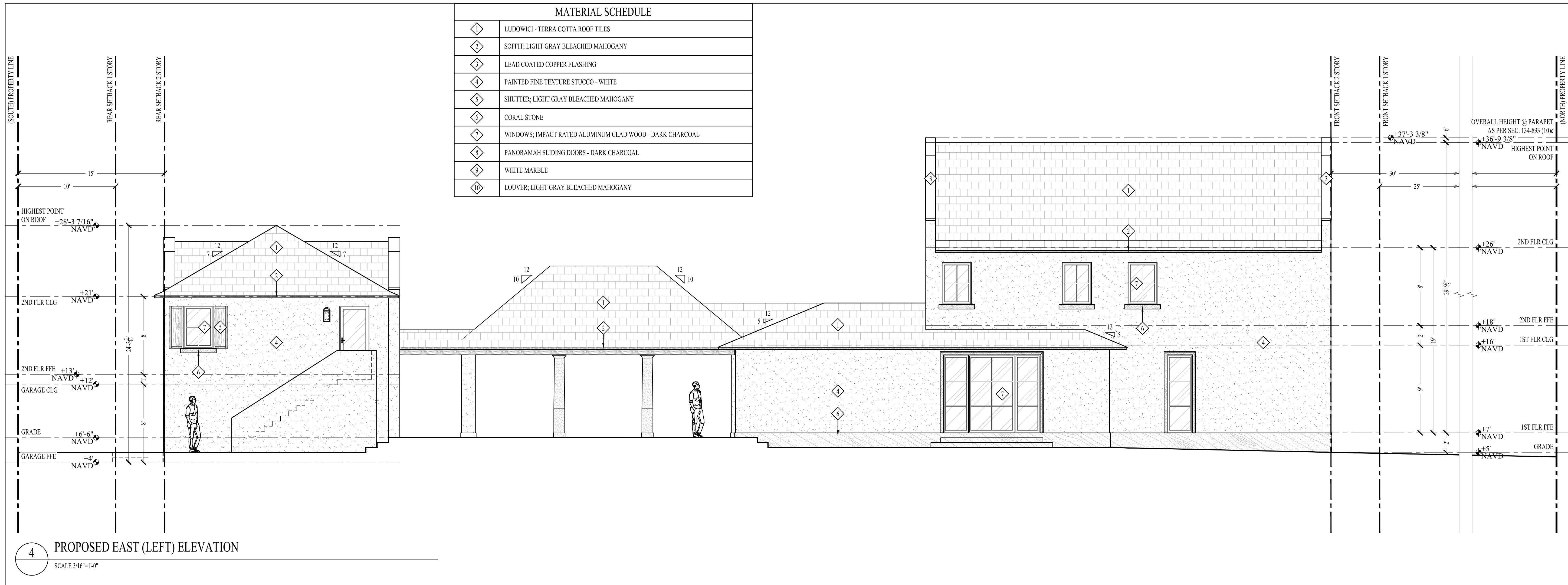
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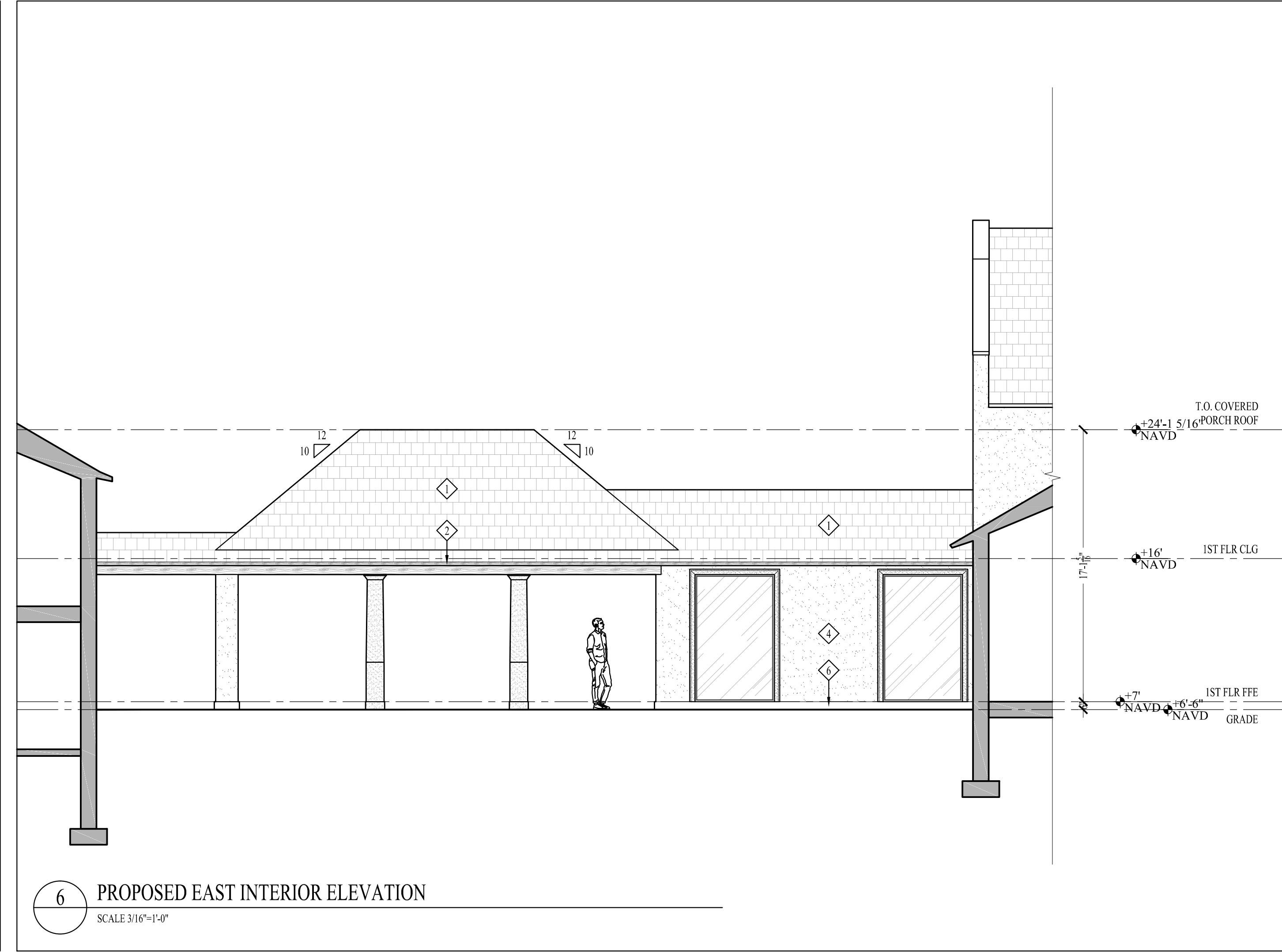
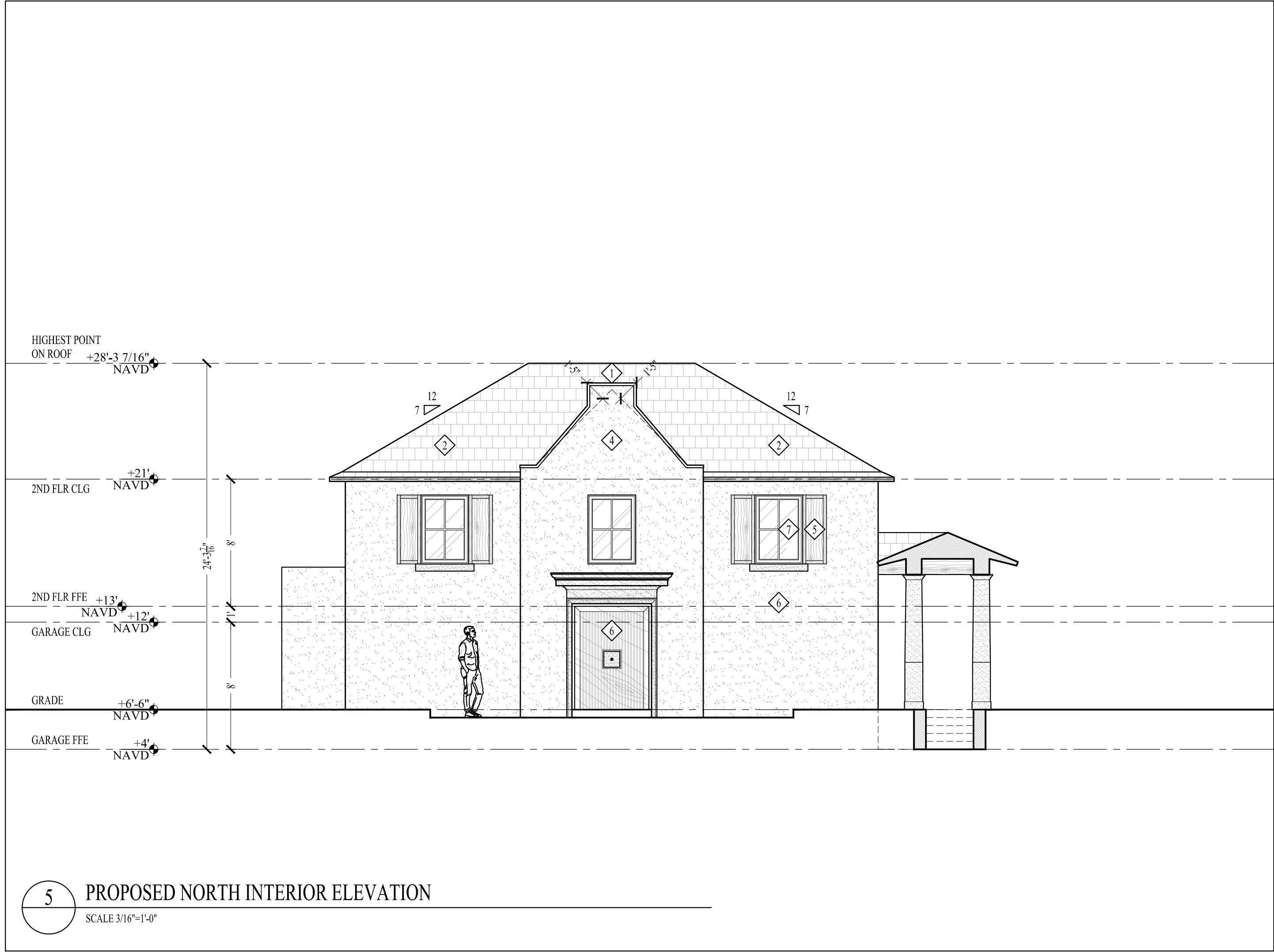
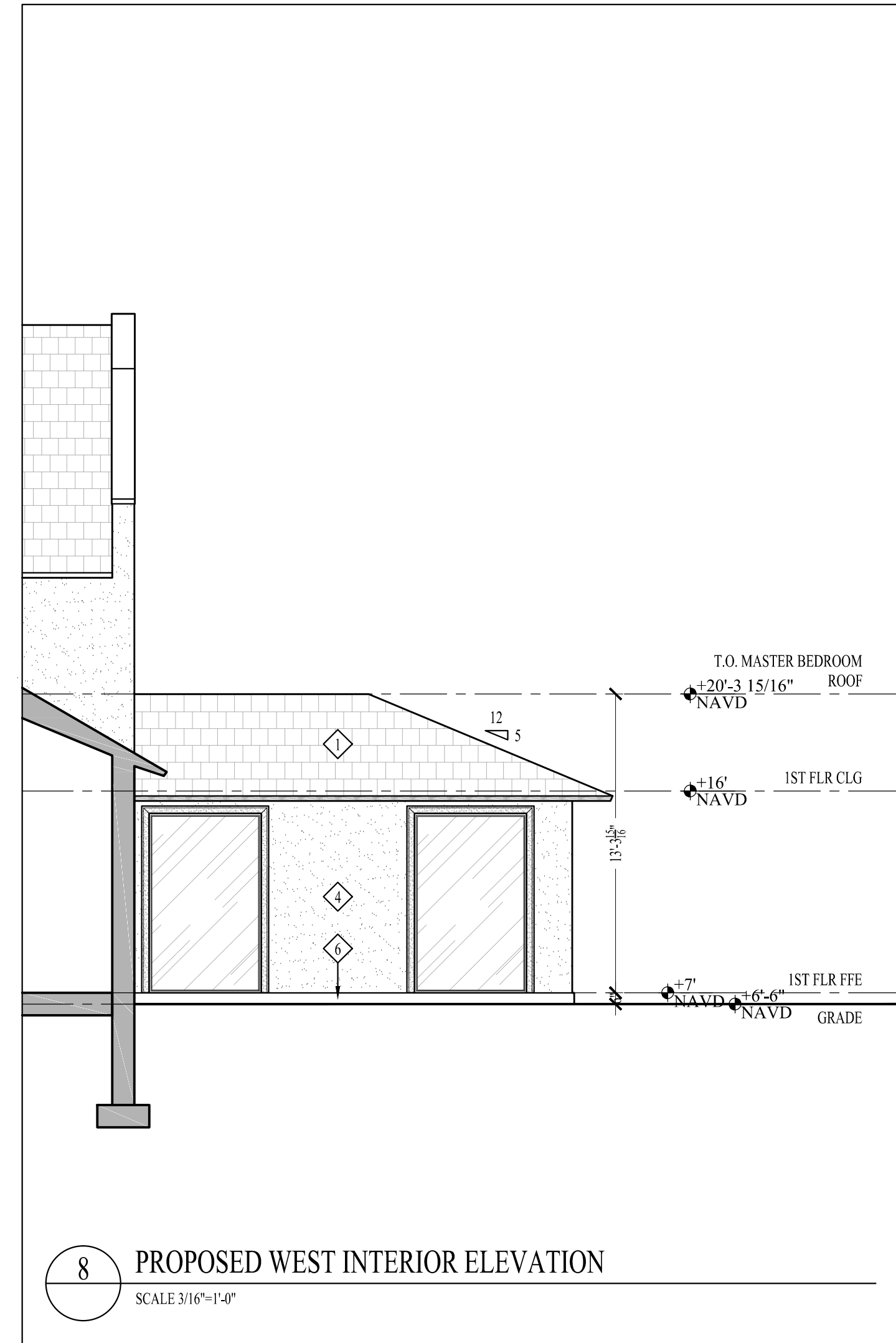
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ROOF PLAN

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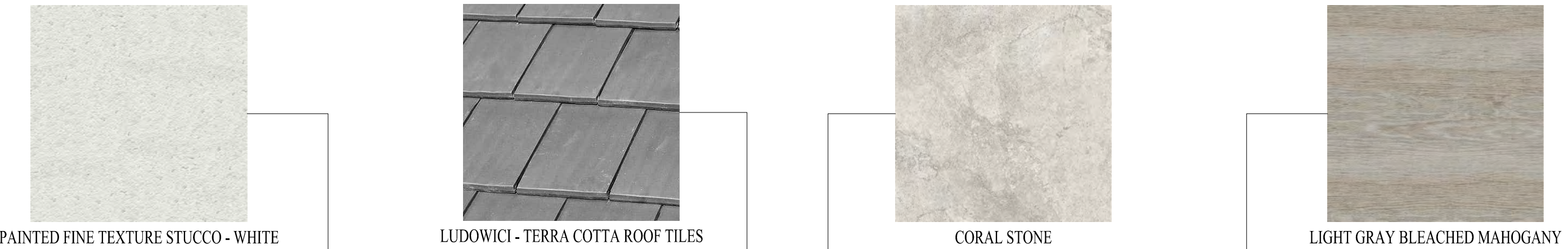




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2 PROPOSED WEST (RIGHT) ELEVATION RENDERING
SCALE 1/4"=1'-0"



1 PROPOSED NORTH (FRONT) ELEVATION RENDERING
SCALE 1/4"=1'-0"



4 PROPOSED EAST (LEFT) ELEVATION RENDERING
SCALE 1/4"=1'-0"



3 PROPOSED SOUTH (REAR) ELEVATION RENDERING
SCALE 1/4"=1'-0"



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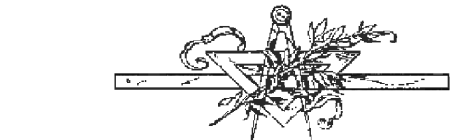
ELEVATION
RENDERINGS

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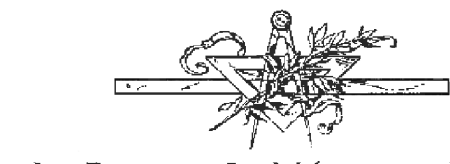
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R1



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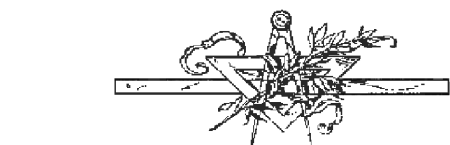
RENDERINGS

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R2



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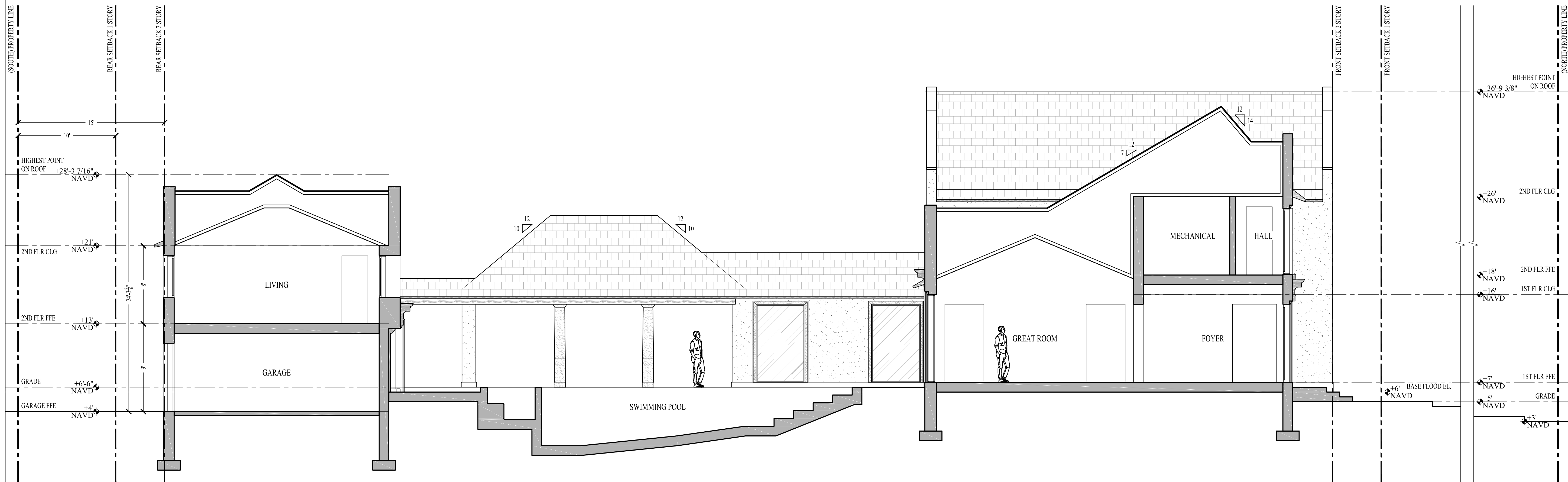
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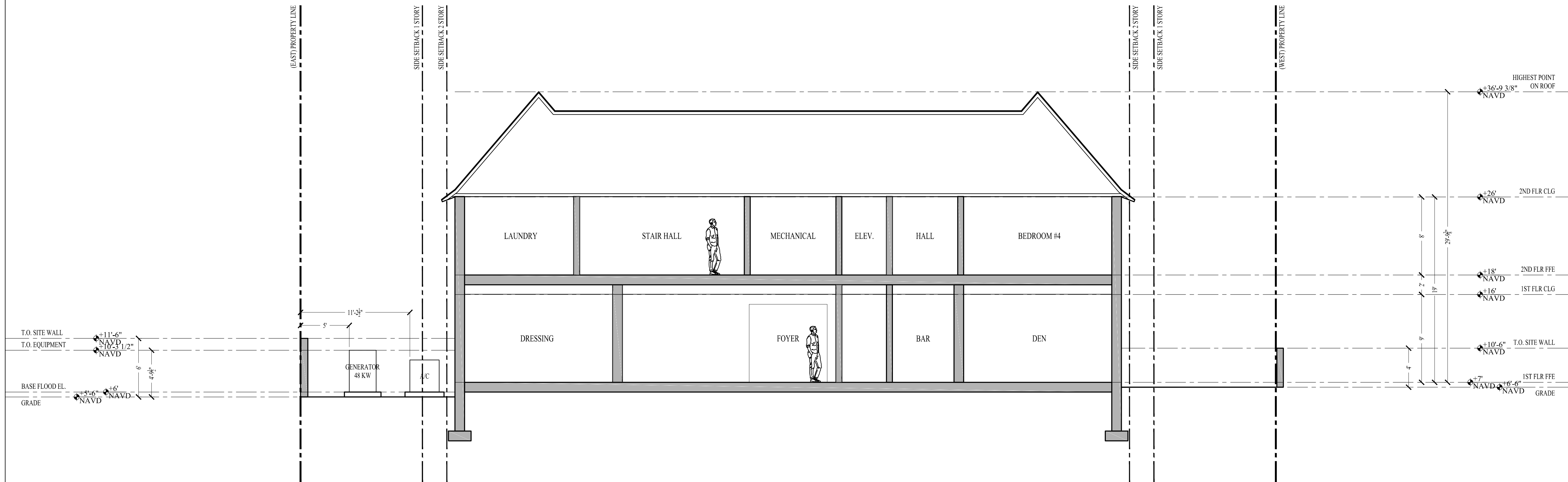
RENDERINGS

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R3



2 NORTH - SOUTH SECTION
SCALE 3/16"=1'-0"



1 EAST - WEST SECTION
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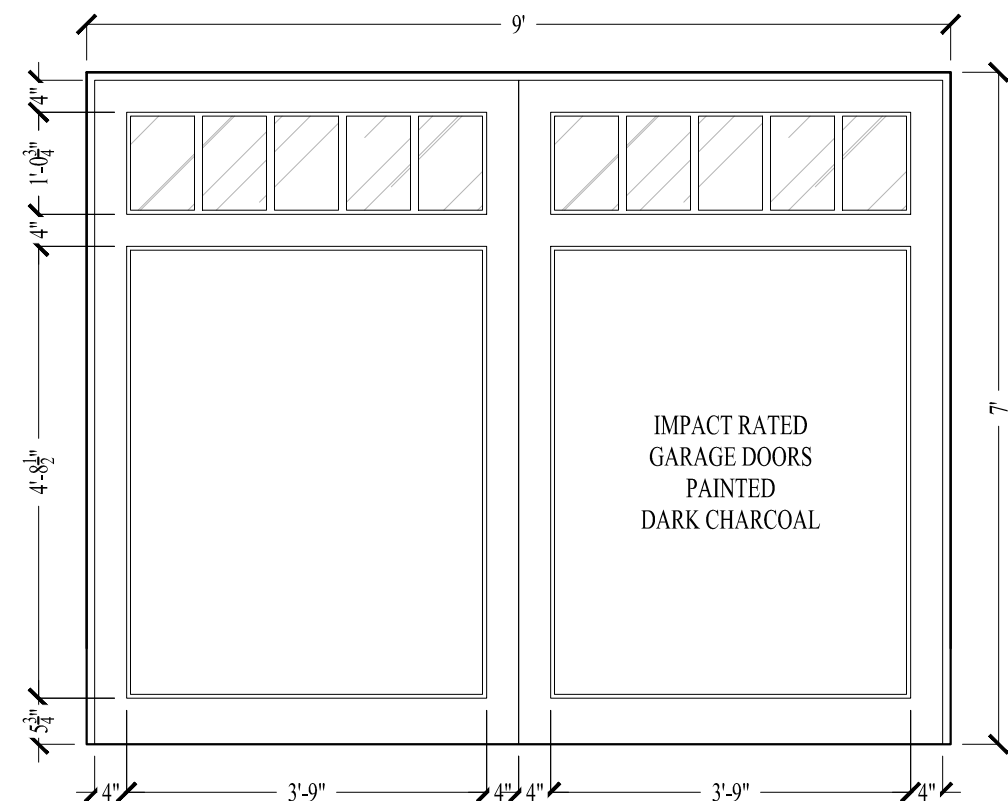
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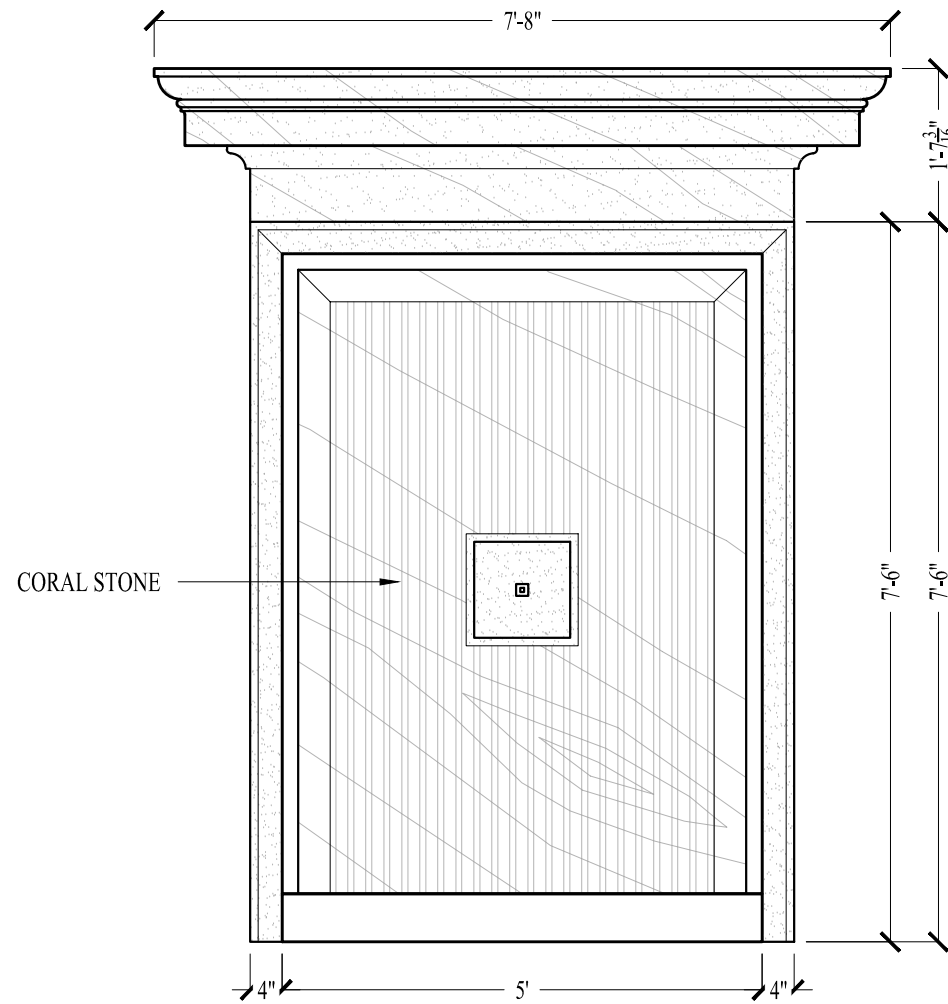
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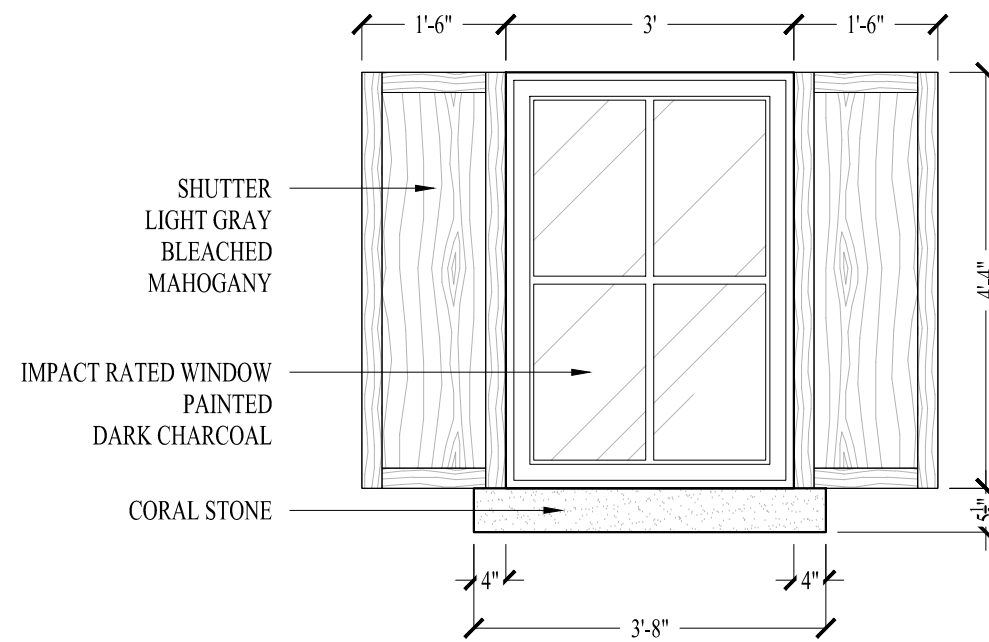
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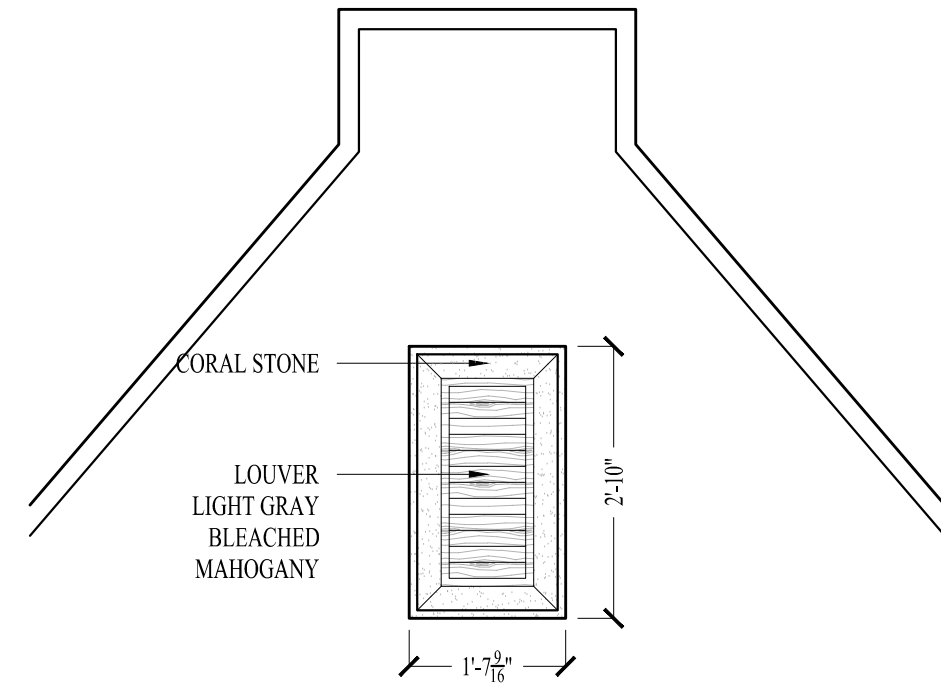
9 GARAGE DOOR DETAIL
SCALE 1/2"=1'-0"



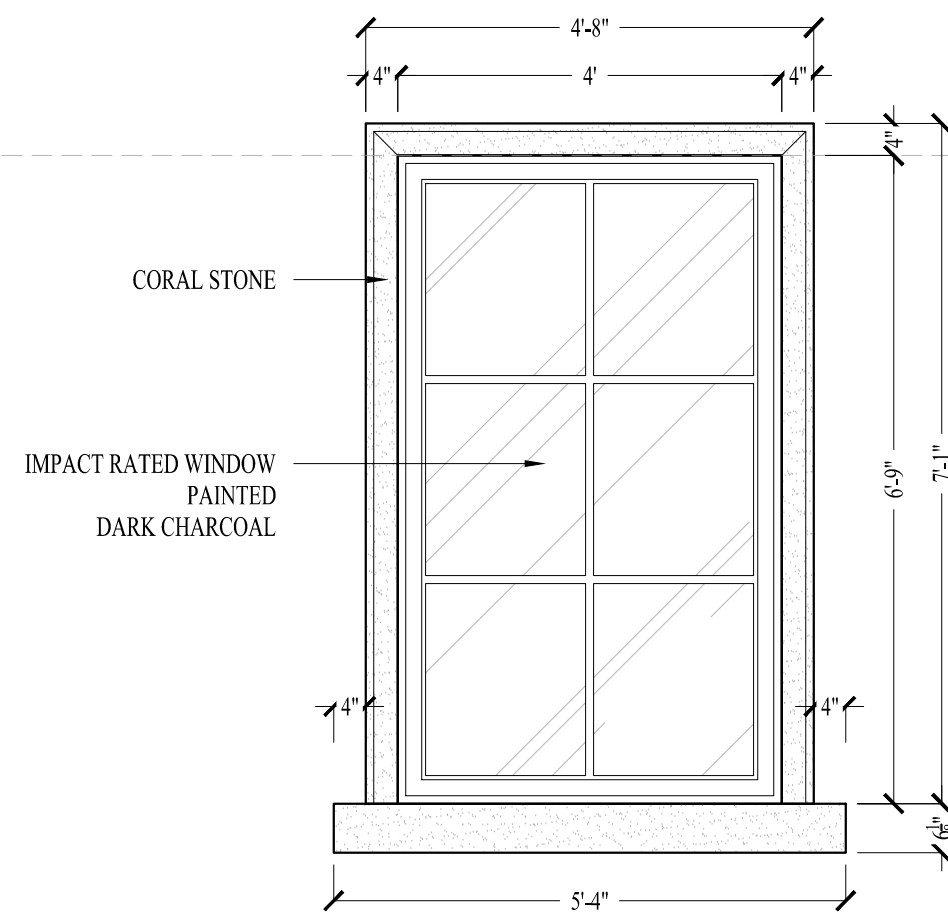
10 FOUNTAIN DETAIL
SCALE 1/2"=1'-0"



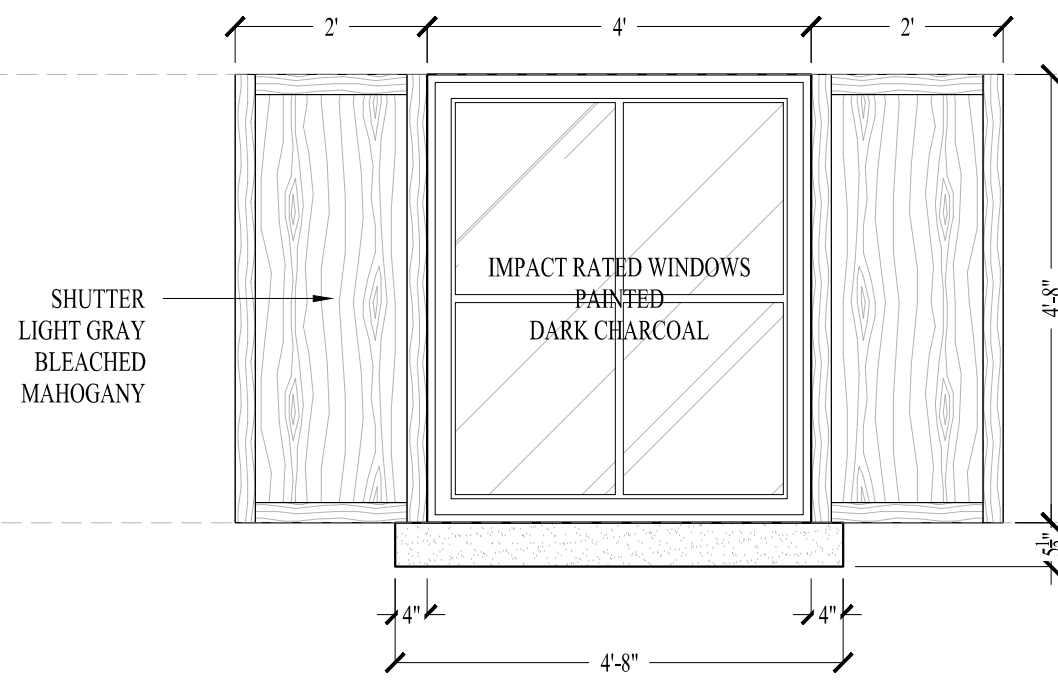
11 TYPICAL GARAGE WINDOW
SCALE 1/2"=1'-0"



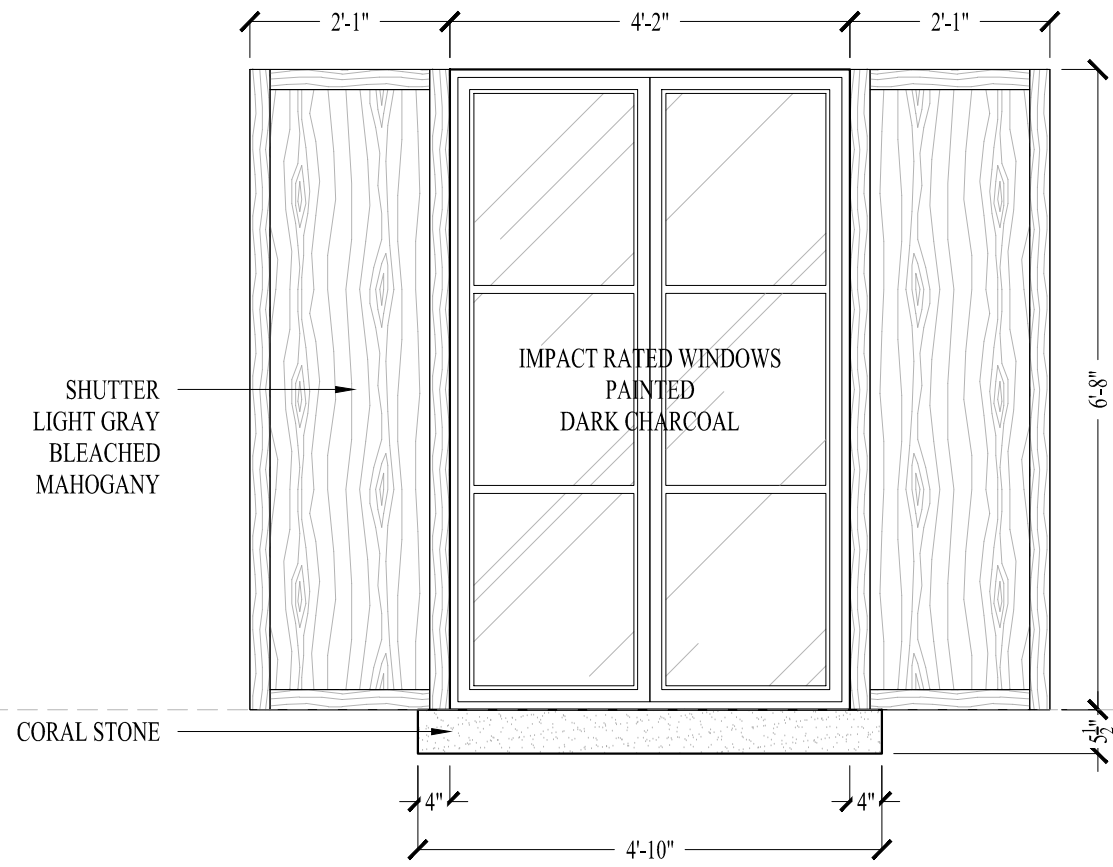
12 TYPICAL LOUVER
SCALE 1/2"=1'-0"



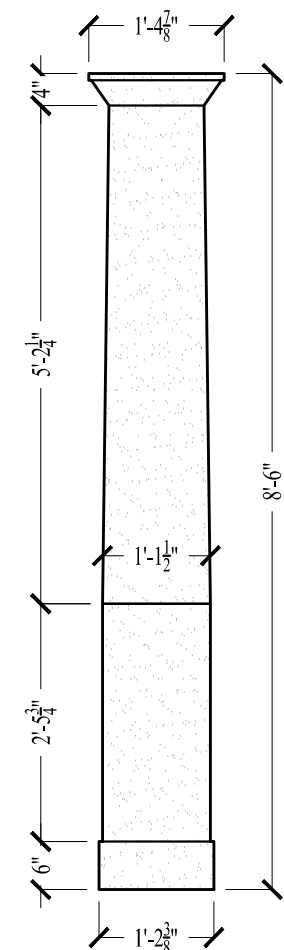
5 2ND FLOOR FRONT WINDOW TYP 1
SCALE 1/2"=1'-0"



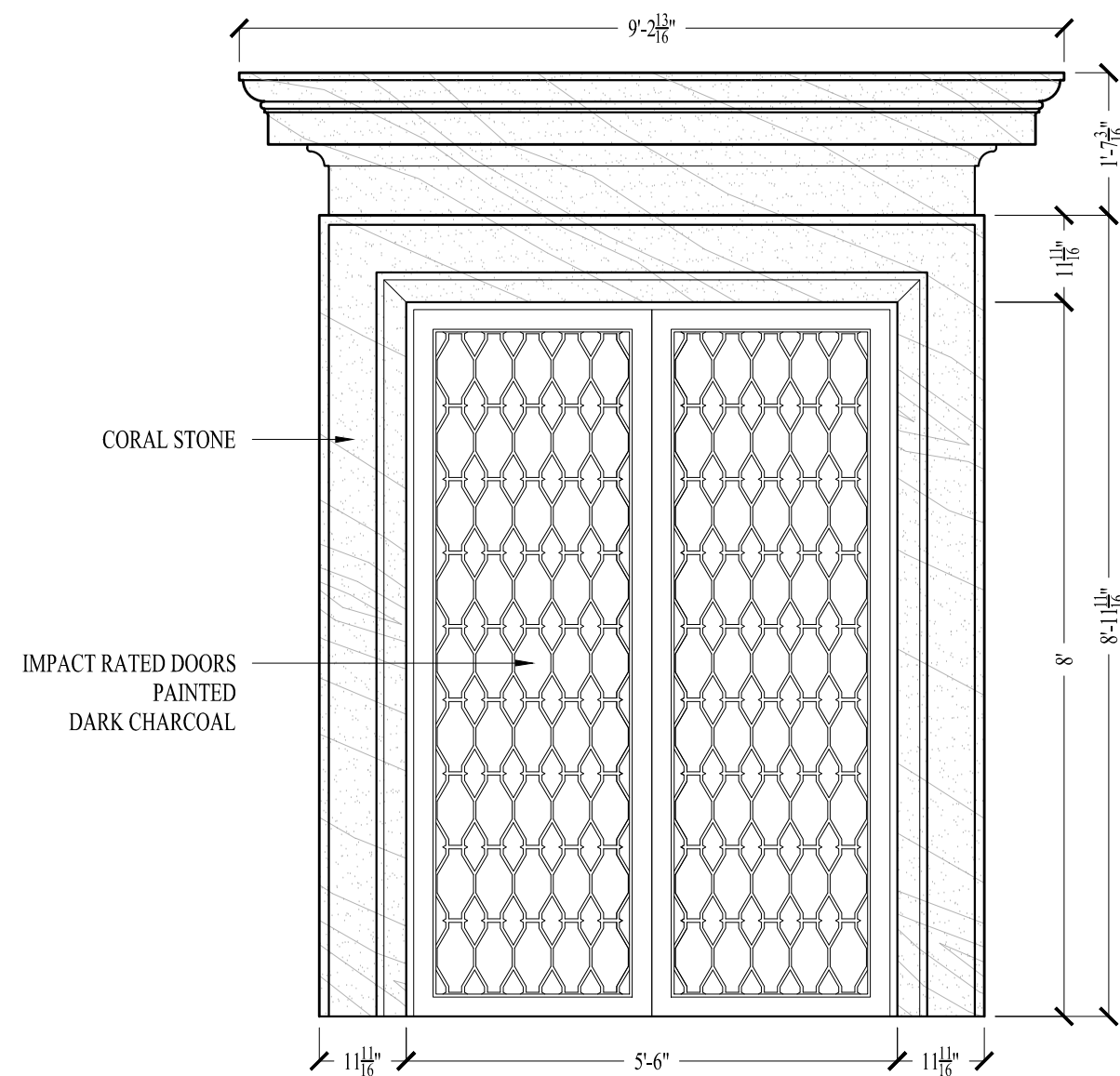
6 2ND FLOOR FRONT WINDOW TYPE 2
SCALE 1/2"=1'-0"



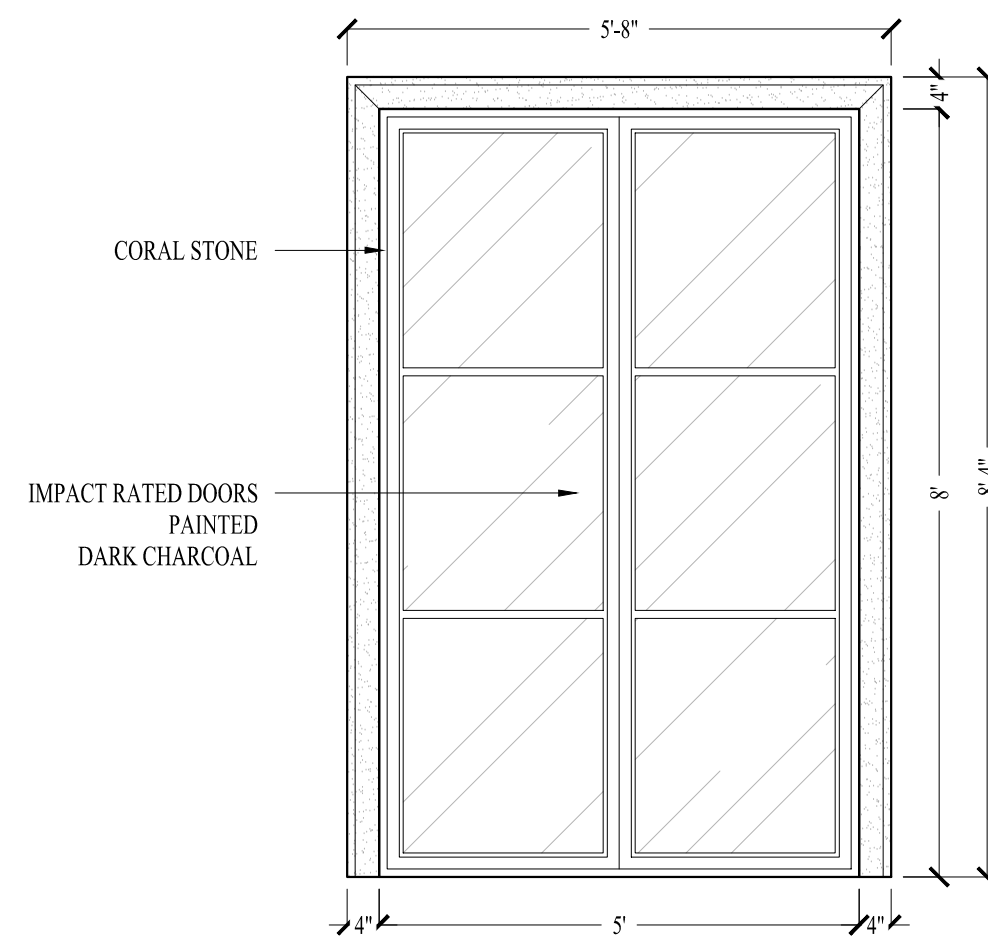
7 2ND FLOOR FRONT WINDOW TYPE 3
SCALE 1/2"=1'-0"



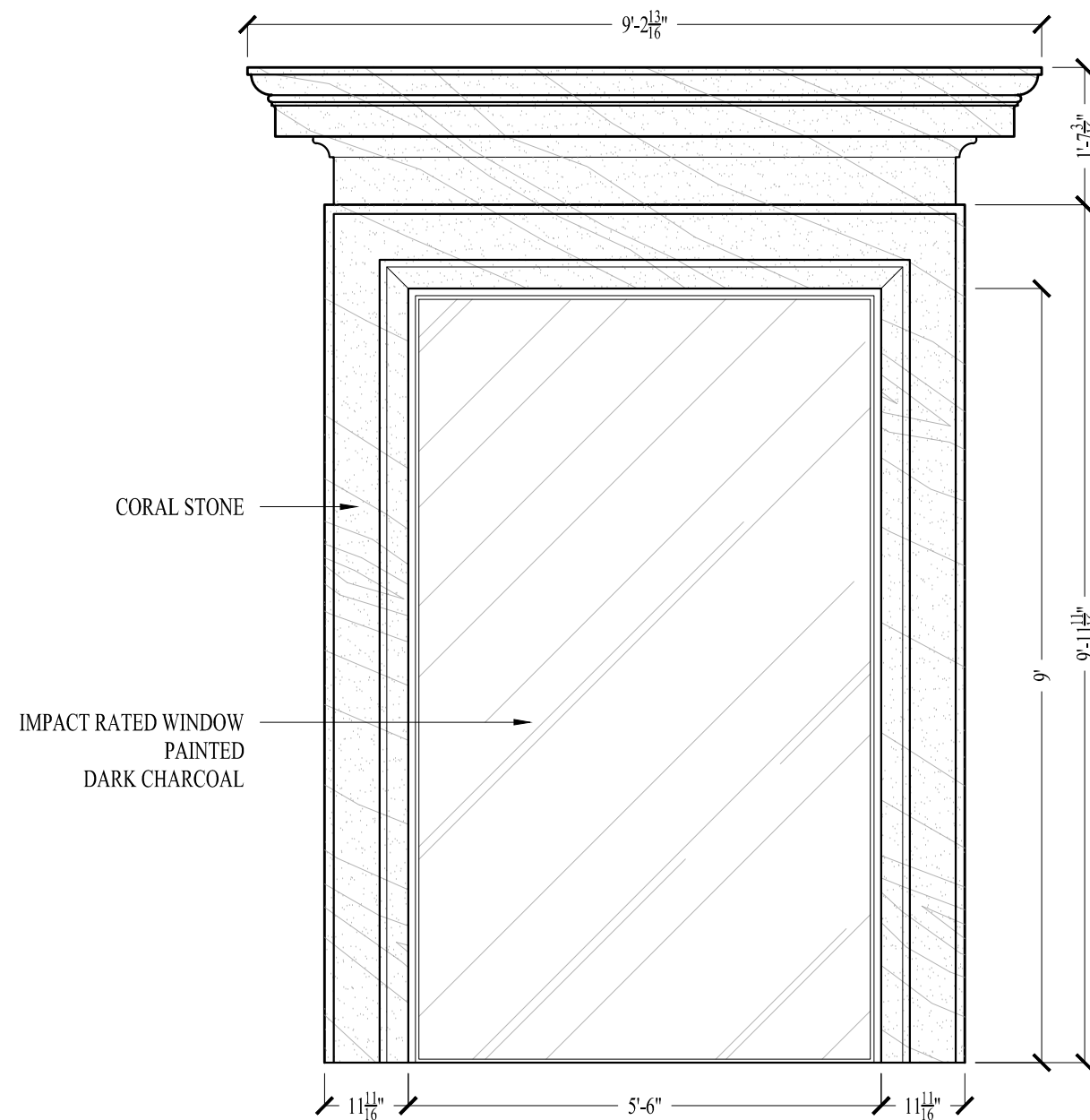
8 TYPICAL PORCH COLUMN DETAIL
SCALE 1/2"=1'-0"



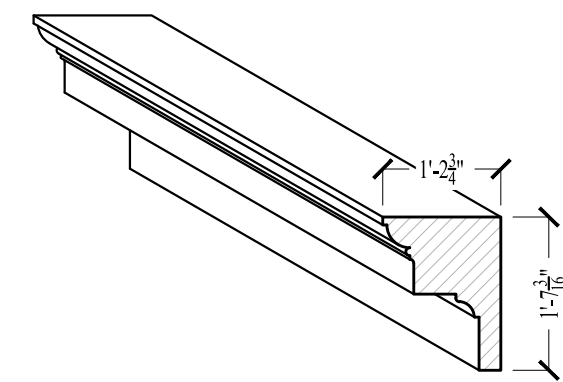
1 FRONT ENTRY DOOR DETAIL
SCALE 1/2"=1'-0"



2 TYPICAL FIRST FLOOR DOOR
SCALE 1/2"=1'-0"



3 GREAT ROOM WINDOW
SCALE 1/2"=1'-0"



4 TYPICAL ENTABLATURE DETAIL
SCALE 1/2"=1'-0"



JASON CUTAJAR
ARCHITECTURAL DESIGN
P 416.277.0179 F 416.241.8125
39 BRAYWIN DRIVE
TORONTO, ONTARIO
M9P 2N9
CANADA

LOCAL ARCHITECT:



LABERGE & M  NARD INC.

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444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.655.8582
Fax 561.655.3048

224 VIA MARILA
PALM BEACH, FL
USA

ARC-24-0071

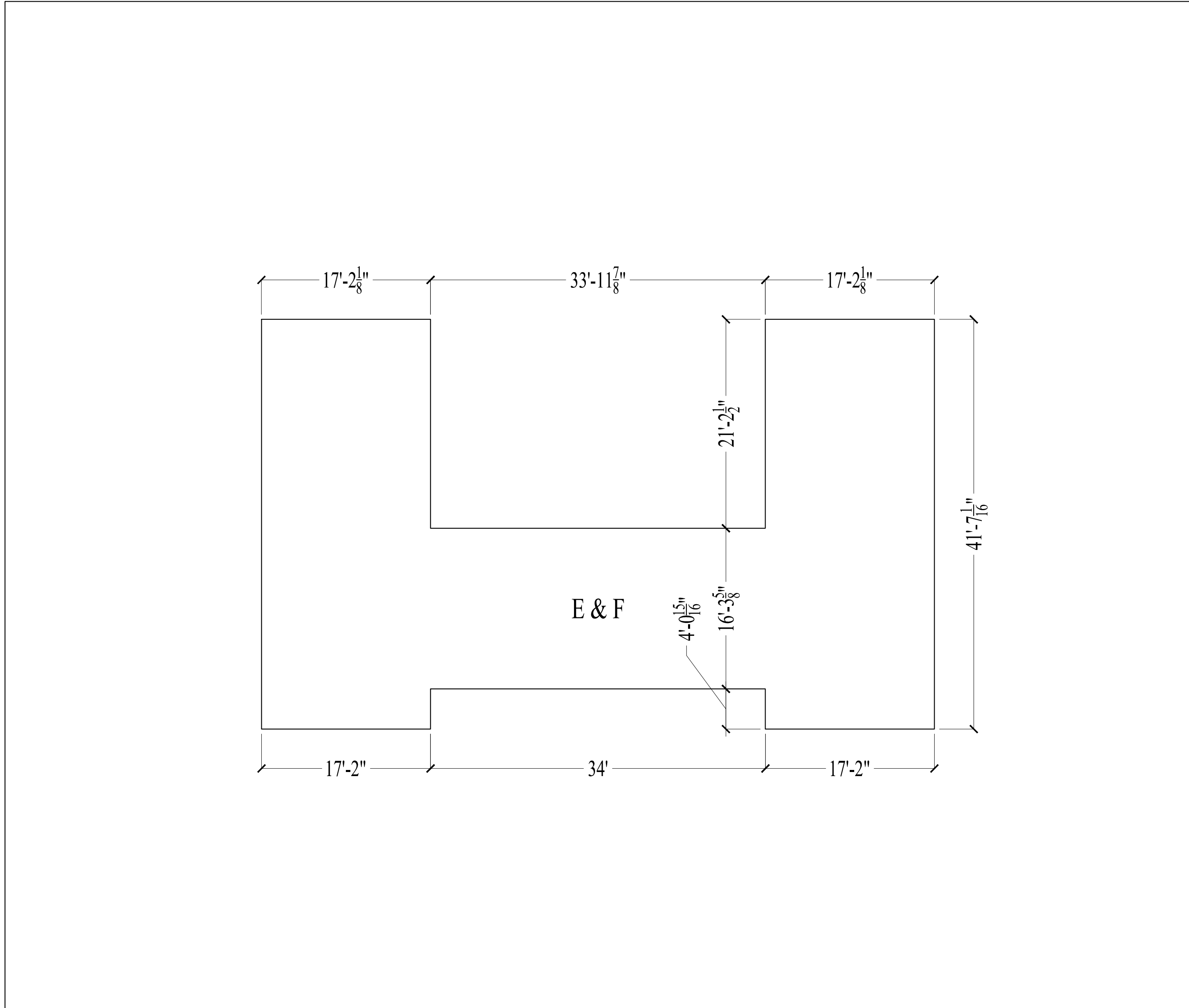
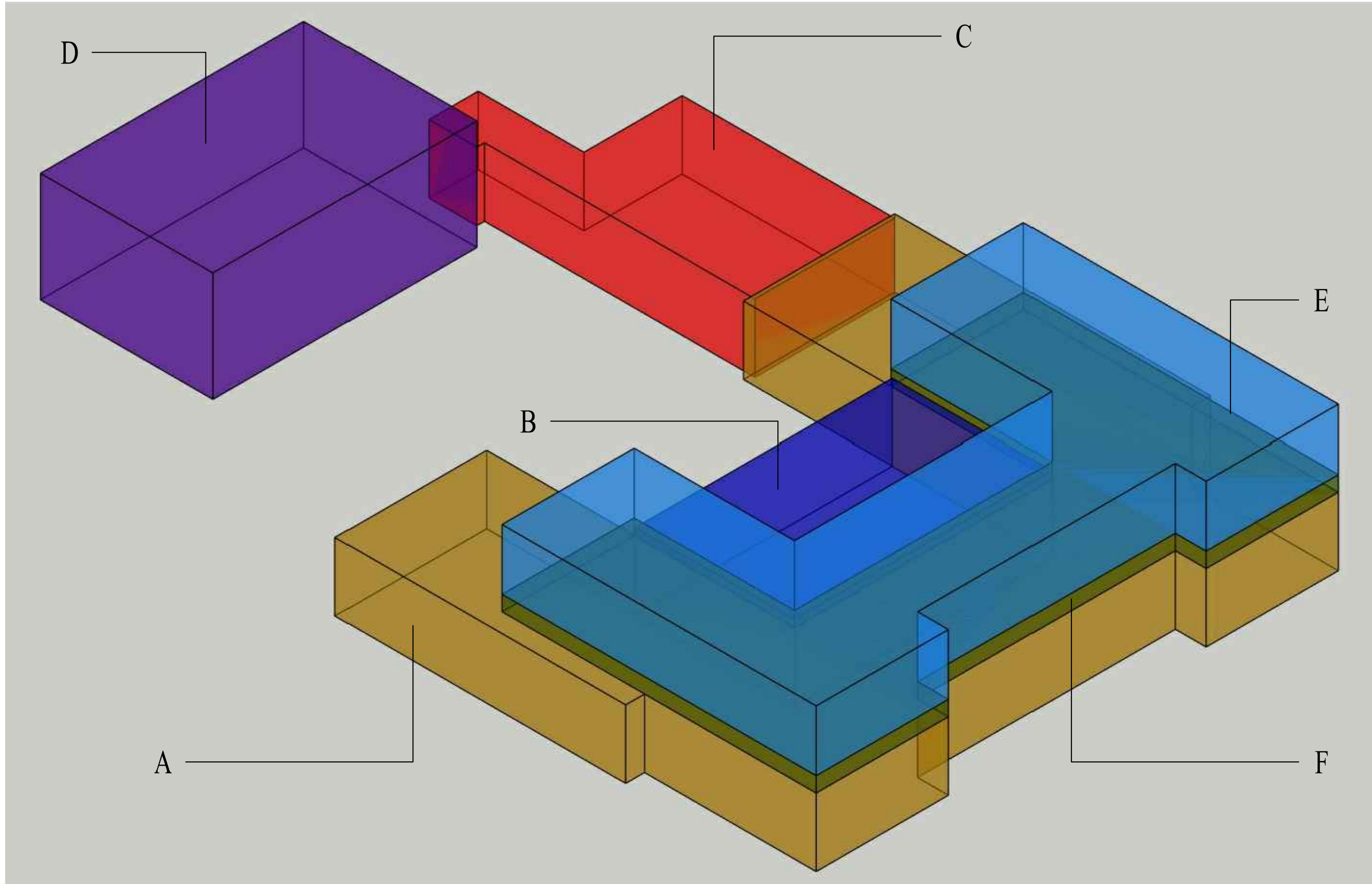
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5	FINAL SUBMITTAL	08/12/24	
4	SECOND SUBMITTAL	07/29/24	
3	FIRST SUBMITTAL	07/11/24	
2	ARCOM PRE APP	06/24/24	
1	CONCEPT	02/23/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

DETAILS

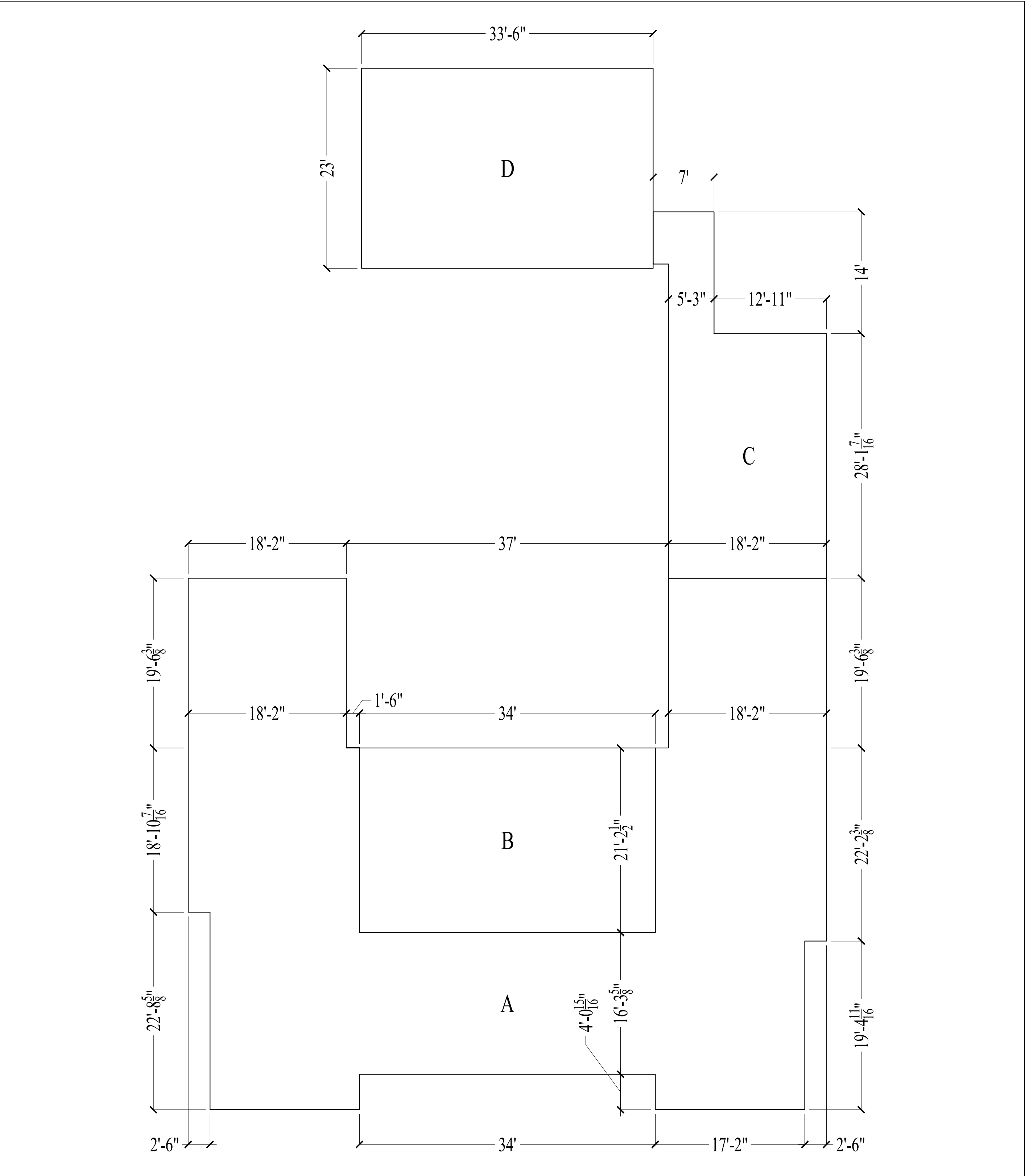
DRAWN BY: M.V.	CHECKED BY: J. CUTAJAR
DATE: 02/23/2024	SCALE: AS NOTED
PROJECT NO.:	DRAWING NO.:

D1



TOTAL SQ FT UNDER AIR	= 6,200
TOTAL SQ FT LOGGIA	= 585
TOTAL SQ FT GARAGE	= 770
TOTAL SQ FT	= 7,555
LOT SIZE	= 16,474 SQ FT
MAX C.C.	= 64,928 CU FT
MAX CCR	= 3.94
MAX LOGGIA CREDIT	= 3,246 CU FT

CUBIC CONTENT:		
A - FIRST FLOOR	= 2,758 SQ FT @ 9'-0"	= 24,822 CU FT
B - GREAT ROOM	= 712 SQ FT @ 10'-0"	= 7,120 CU FT
C - LOGGIA	= 585 SQ FT @ 9'-0"	= 5,265 CU FT
D - GARAGE	= 770 SQ FT @ 14'-0"	= 10,780 CU FT
E - 2ND FLOOR	= 1,960 SQ FT @ 8'-0"	= 15,680 CU FT
F - FLOOR ASSEMBLY B/W 1ST & 2ND FLOOR	= 1,960 SQ FT @ 2'-0"	= 3,920 CU FT
TOTAL CUBIC CONTENT	= 67,587 CU FT	
- 5% LOGGIA CREDIT	= 3,246	
ADJ. CUBIC CONTENT	= 64,341 CU FT	
PROPOSED CF	= 64,341 < MAX CF	= 64,928 CU FT
PROPOSED CCR 3.94	<	MAX.CCR 3.94 ALLOWABLE





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1	CONCEPT	02/23/24	
NO.	REVISIONS	DATE	

SHEET TITLE:
CUBIC CONTENT
CALCULATIONS

DRAWN BY: M.V.	CHECKED BY: J. CUTAJAR
DATE: 02/23/2024	SCALE: N/A
PROJECT NO.:	DRAWING NO.:

C01



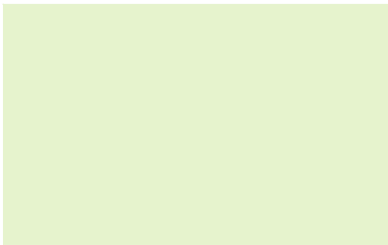
HARDSCAPE 3,576 SQ FT= 22%



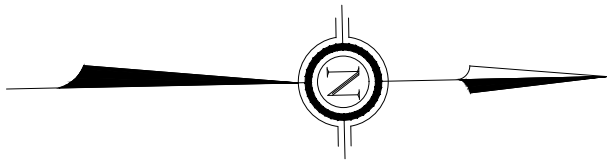
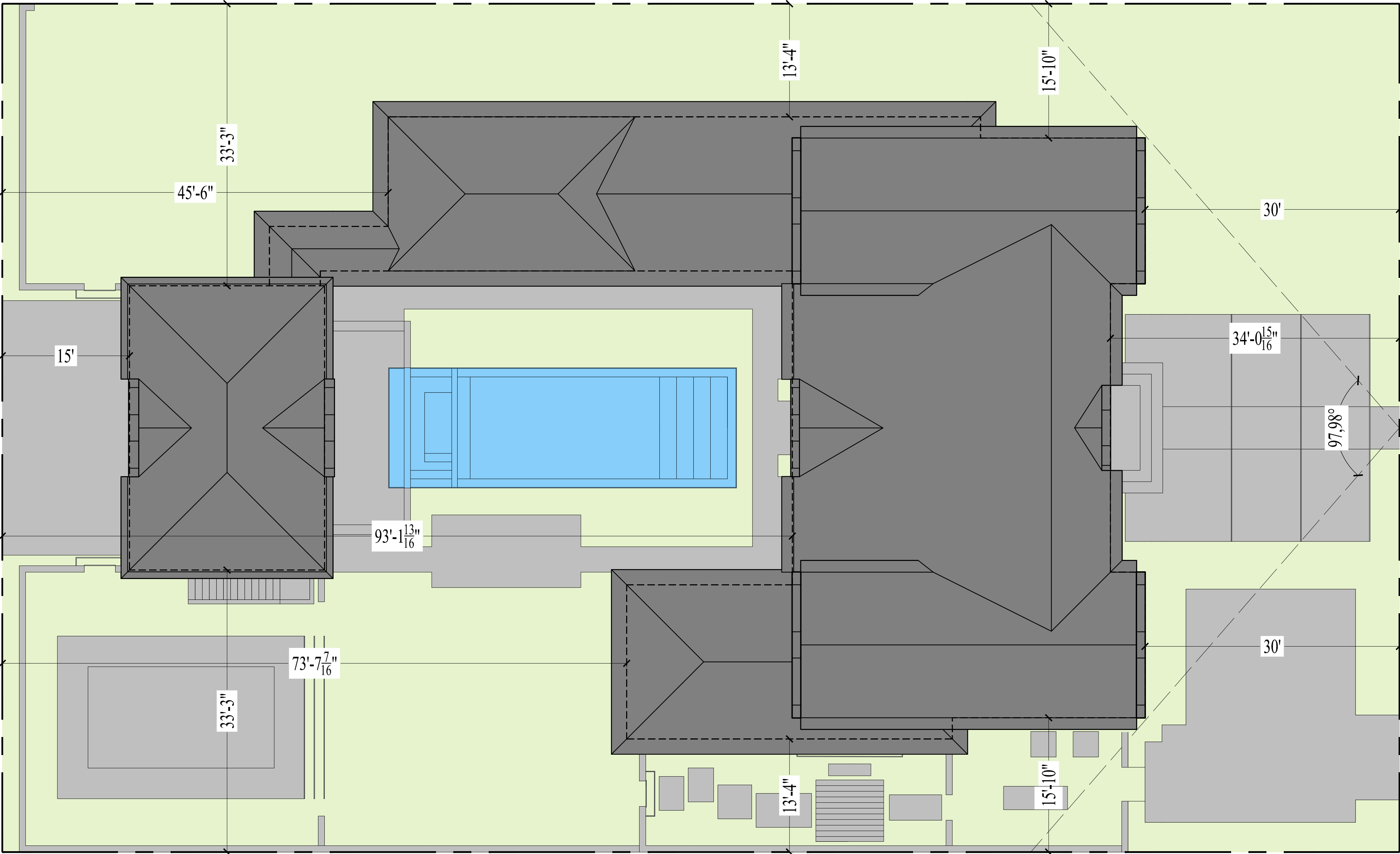
POOL 581.42 SQ FT = 3.50%



LOT COVERAGE 4,826.08 SQ FT = 29%



LANDSCAPE OPEN SPACE 7,490 SQ FT = 45.5%



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