

NEW SINGLE FAMILY HOME - 224 VIA MARILA



FINAL SUBMITTAL - DECEMBER 4, 2024

ARCOM - DECEMBER 20, 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 HARDSCAPE

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M9P 2N9
CANADA

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224 VIA MARILA
PALM BEACH, FL
USA

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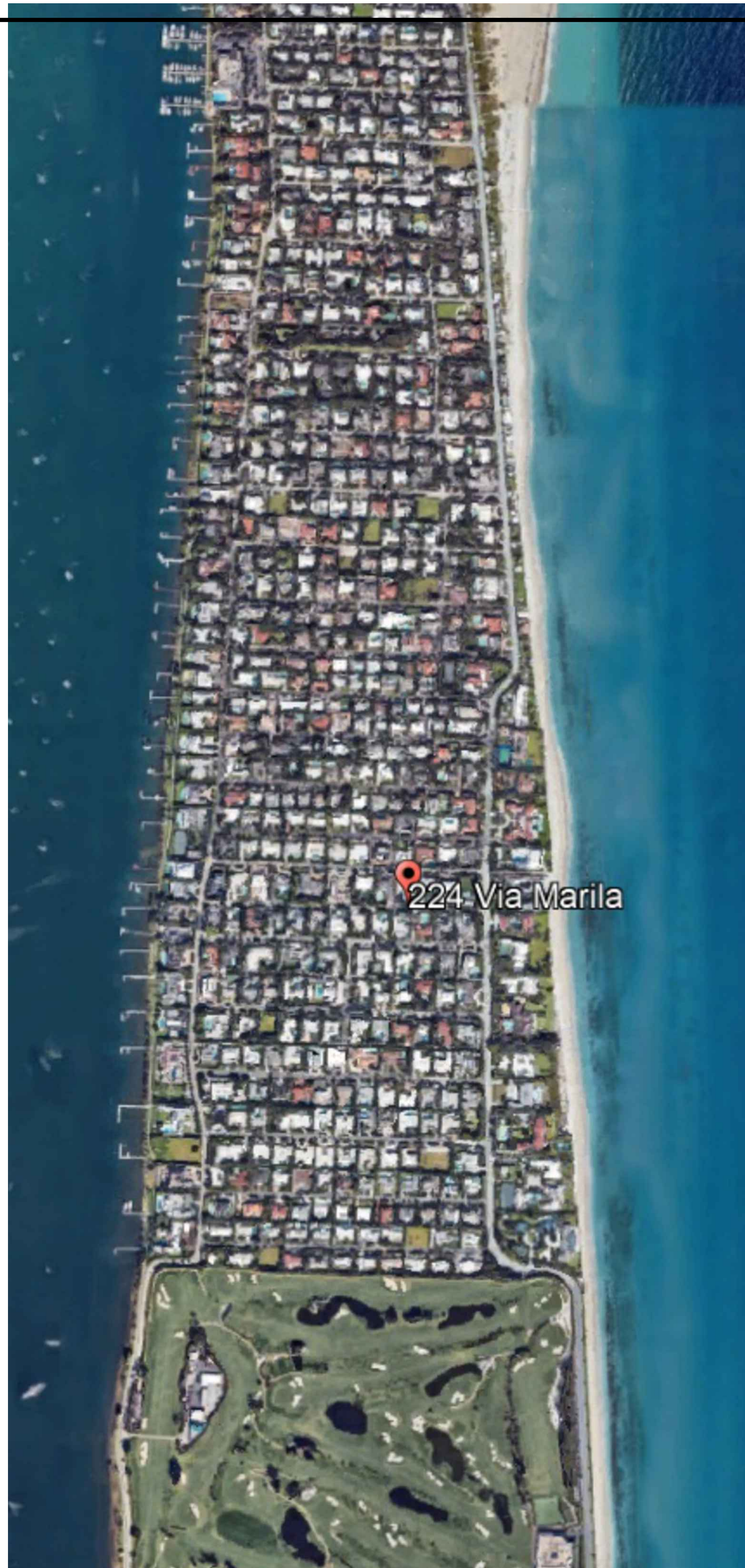
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SHEET TITLE:

COVER

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

CO



Subject Property
224 Via Marila



•LABERGE & MÉNARD INC.

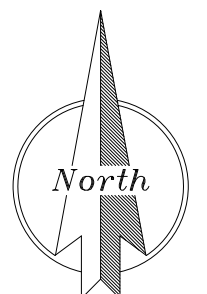
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LAURIAN LN

VIA MARILA

STREETSCAPE
1/16" = 1'0"



STREETSCAPE ELEVATION
1/16" = 1'0"

MARK DATE DESCRIPTION

PROJECT NO: 0000

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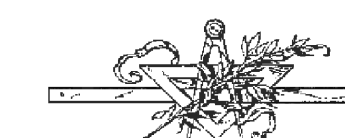
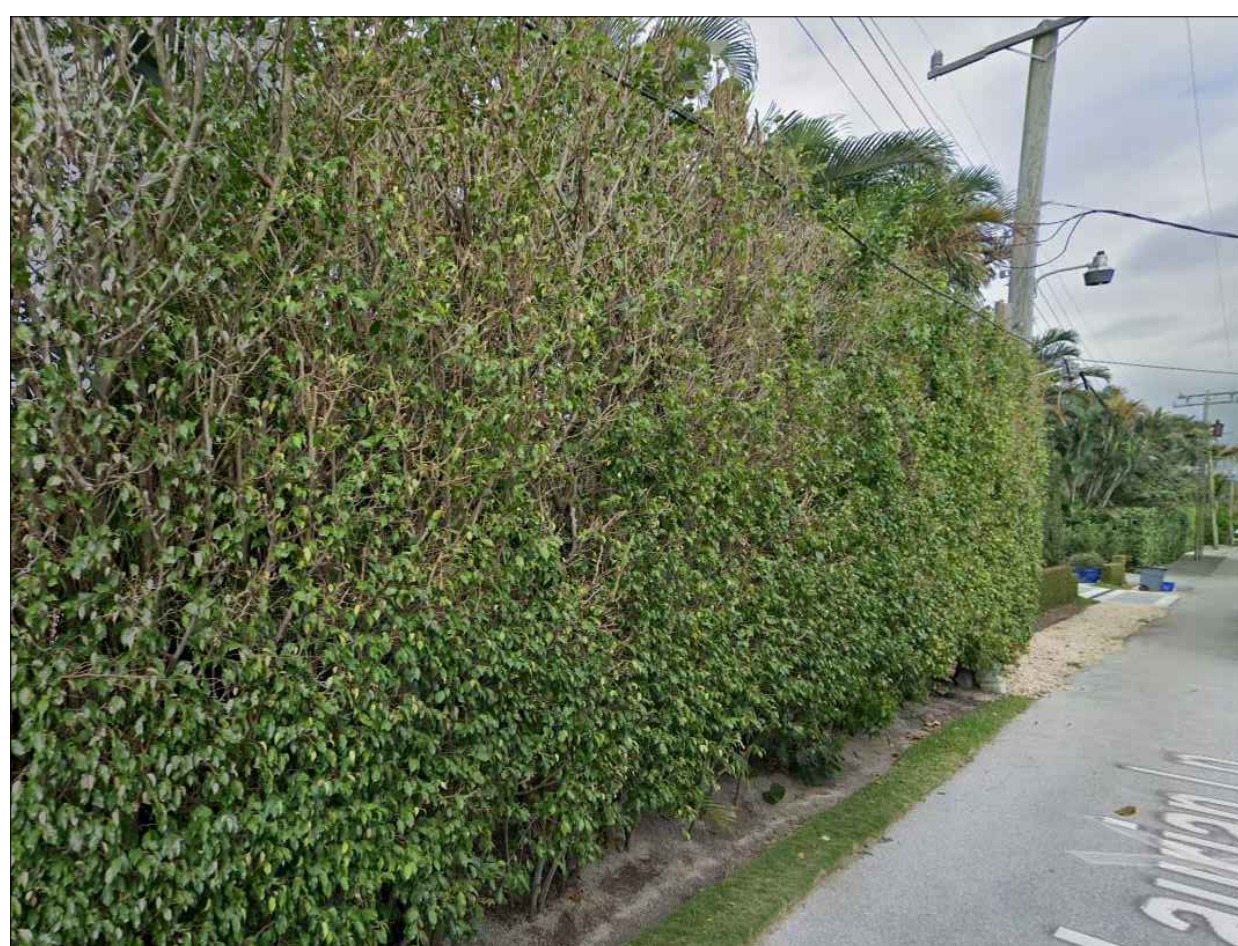
DATE: 7.11.24

SHEET TITLE

STREETSCAPE PLAN &
ELEVATIONS

ST-002

SHEET 02



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STREETSCAPE PICS

ST-003

SHEET 0



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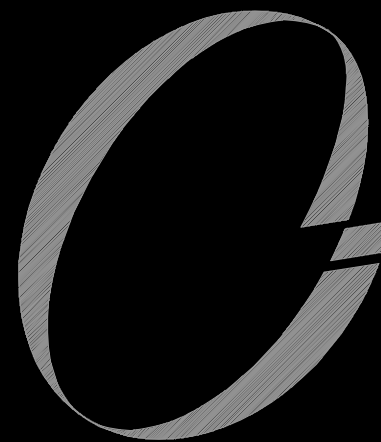
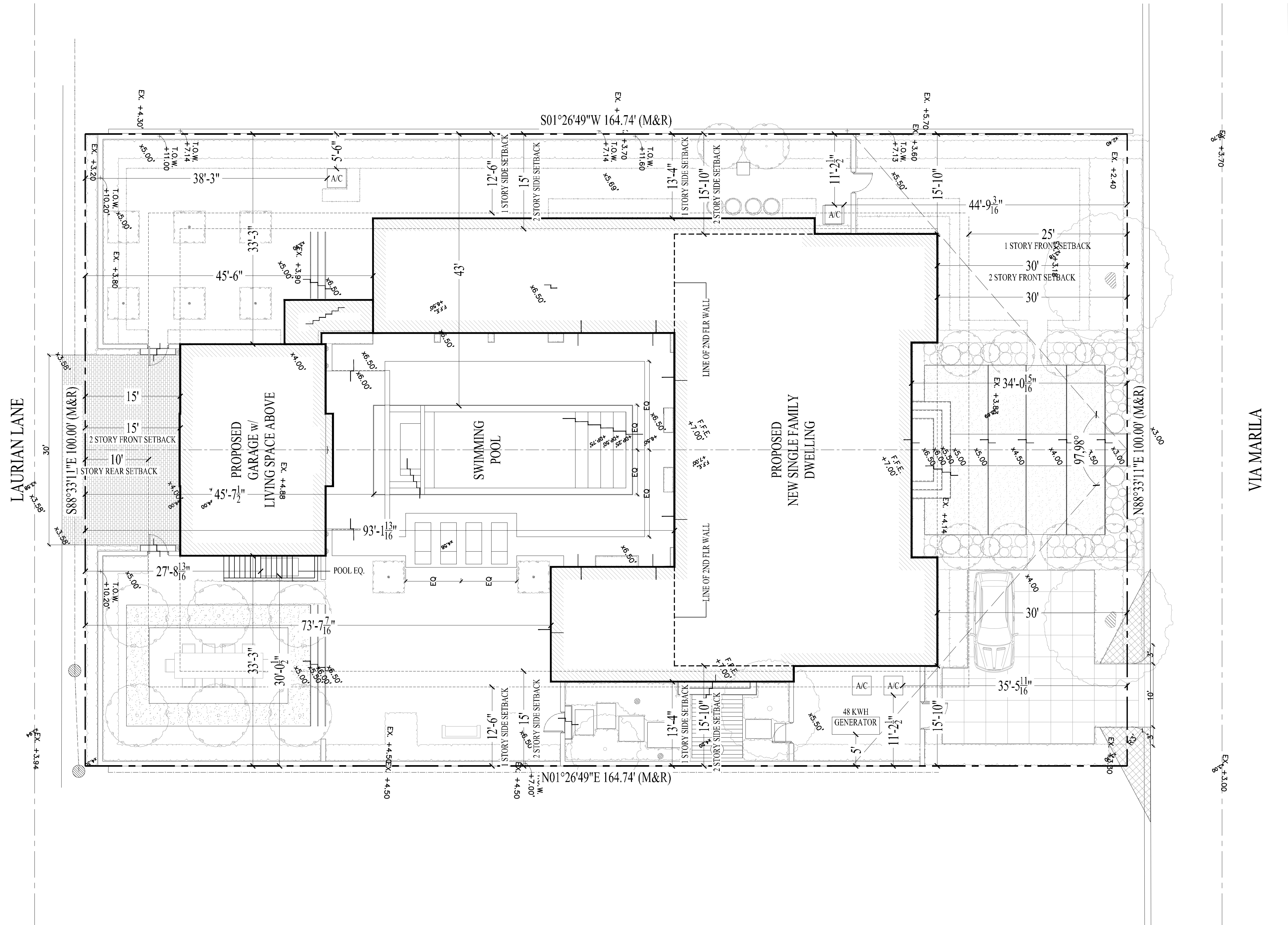
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STREETSCAPE PICS

ST-004



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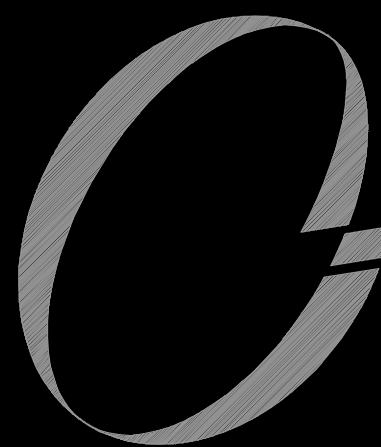
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SHEET TITLE:

PREVIOUS
SITE PLAN

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DATE: 02/23/2024	SCALE: 1/8" = 1'-0"
PROJECT NO.:	DRAWING NO.:

A0.1



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DRAWN BY:
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CHECKED BY:
J. CUTAJAR

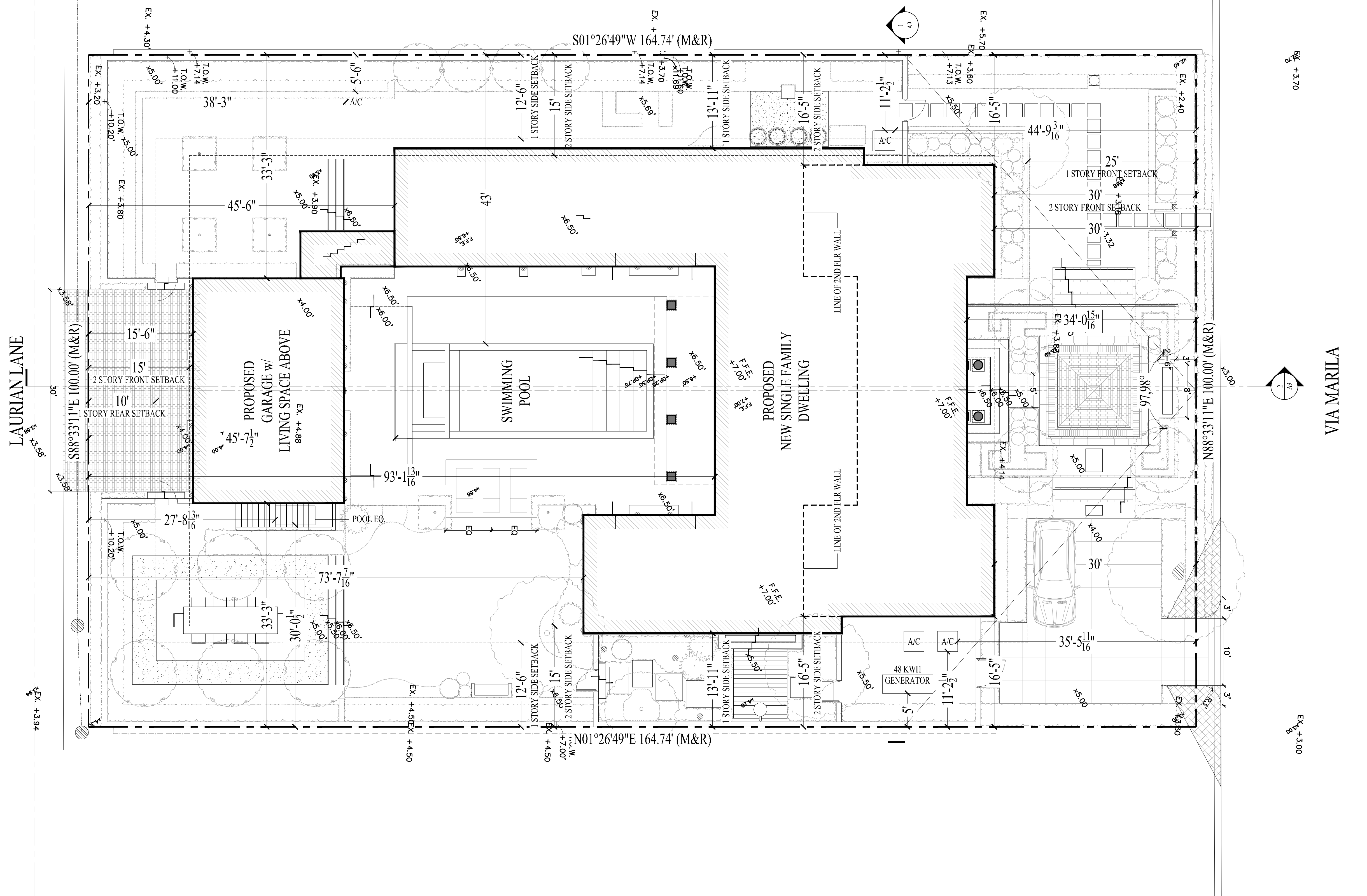
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02/23/2024

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

PROJECT NO.:

DRAWING NO.:

A0.2



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	PREVIOUS	PROPOSED
10	Lot Coverage (Sq Ft and %)	30% 4,942 sq ft	29% 4,826 sq ft	30% 4,940 sq ft
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Accs. Structure, etc)		7,034	6,418
12	*Front Yard Setback (Ft.)	25'-0" & 30'-0"	30'-0"	30'-0"
13	* Side Yard Setback (1st Story) (Ft.)	12'-6"	13'-4"	13'-11"
14	* Side Yard Setback (2nd Story) (Ft.)	15'-0"	15'-10"	16'-5"
15	*Rear Yard Setback (Ft.)	10'-0" & 15'-0"	15'-0"	15'-6"
16	Angle of Vision (Deg.)	100	97.98	97.98
17	Building Height (Ft.)	22'-0"	19'-0"	20'-0"
18	Overall Building Height (Ft.)	30'	29'-9 3/8"	26'-6 13/16"
19	Cubic Content Ratio (CCR) (R-B ONLY)	3.94 64,928	3.94 64,341	3.94 63,999
20	** Max. Fill Added to Site (Ft.)	2'-0"	1.81'	1.81'
21	Finished Floor Elev. (FFE)(NAVD)	7'-0" NAVD	7'-0" NAVD	7'-0" NAVD
22	Base Flood Elevation (BFE)(NAVD)	6'-0" NAVD	6'-0" NAVD	6'-0" NAVD
23	Landscape Open Space (LOS) (Sq Ft and %)	7,413 SQFT 45%	7,490 SQFT 45.5%	7,650 SQFT 46.4%
24	Perimeter LOS (Sq Ft and %)	2,447 SQFT 50%	3,681 SQFT 75%	3,722 SQFT 76%
25	Front Yard LOS (Sq Ft and %)	1,000 SQFT 40%	1,304 SQFT 47.8%	1,481 SQFT 49%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		



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STATS

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M.V.

DATE:
02/23/2024

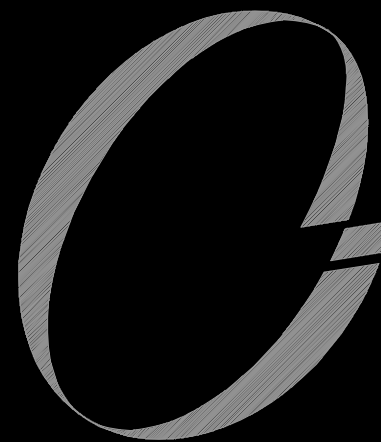
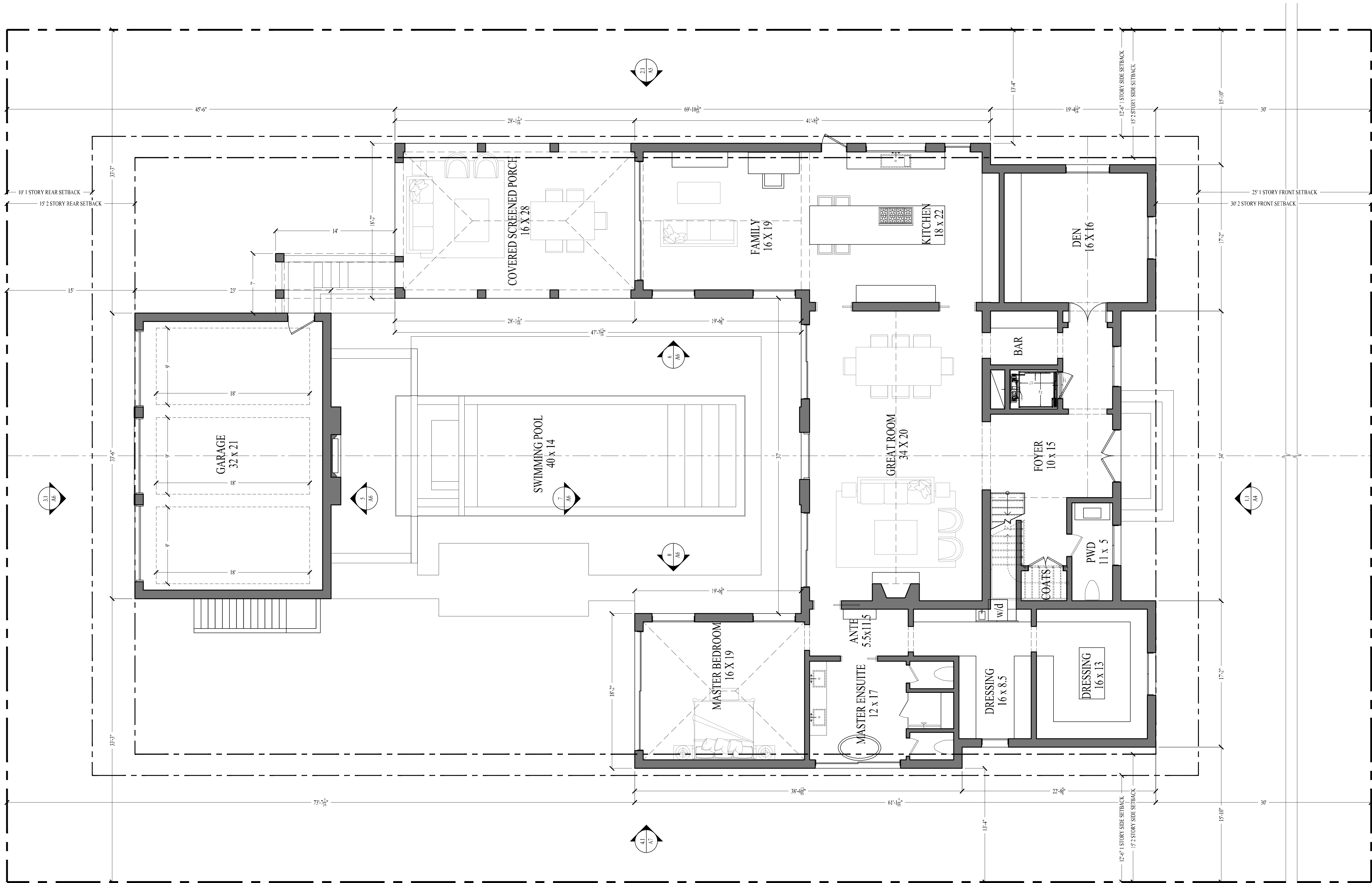
PROJECT NO.:

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J. CUTAJAR

SCALE:
N/A

DRAWING NO.:

A0.3



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PREVIOUS
1ST FLOOR PLAN

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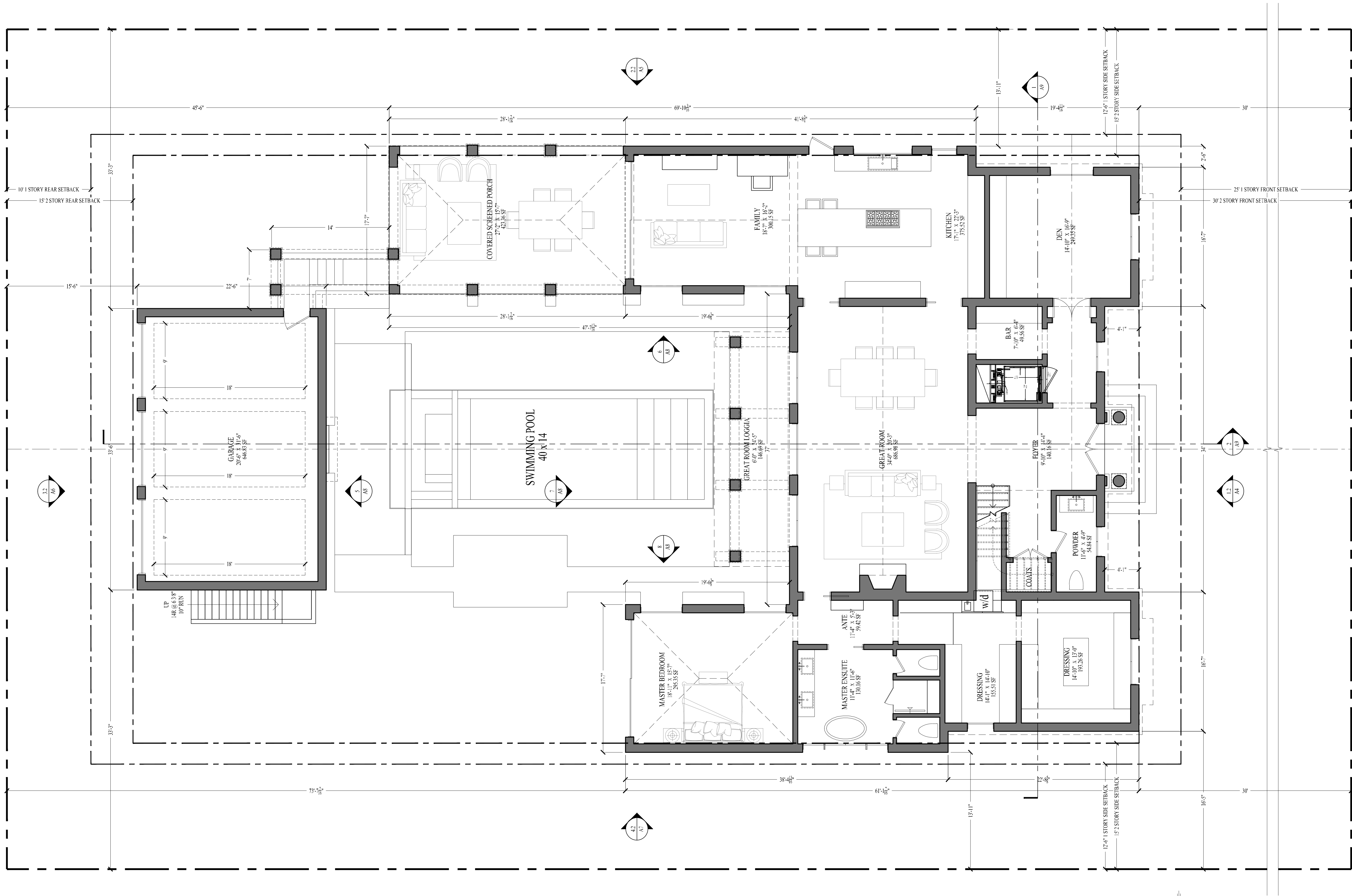
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SCALE:
3/16" = 1'-0"

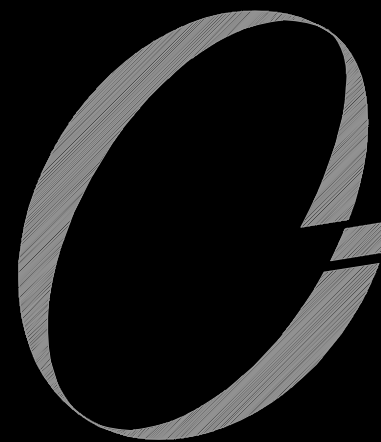
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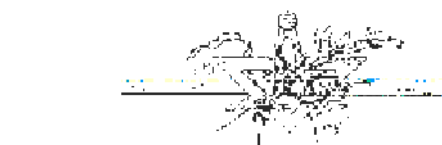


1 PROPOSED 1ST FLOOR PLAN
A1.2 SCALE 3/16"=1'-0"



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1ST FLOOR PLAN

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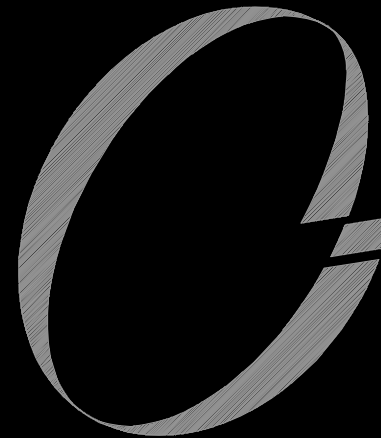
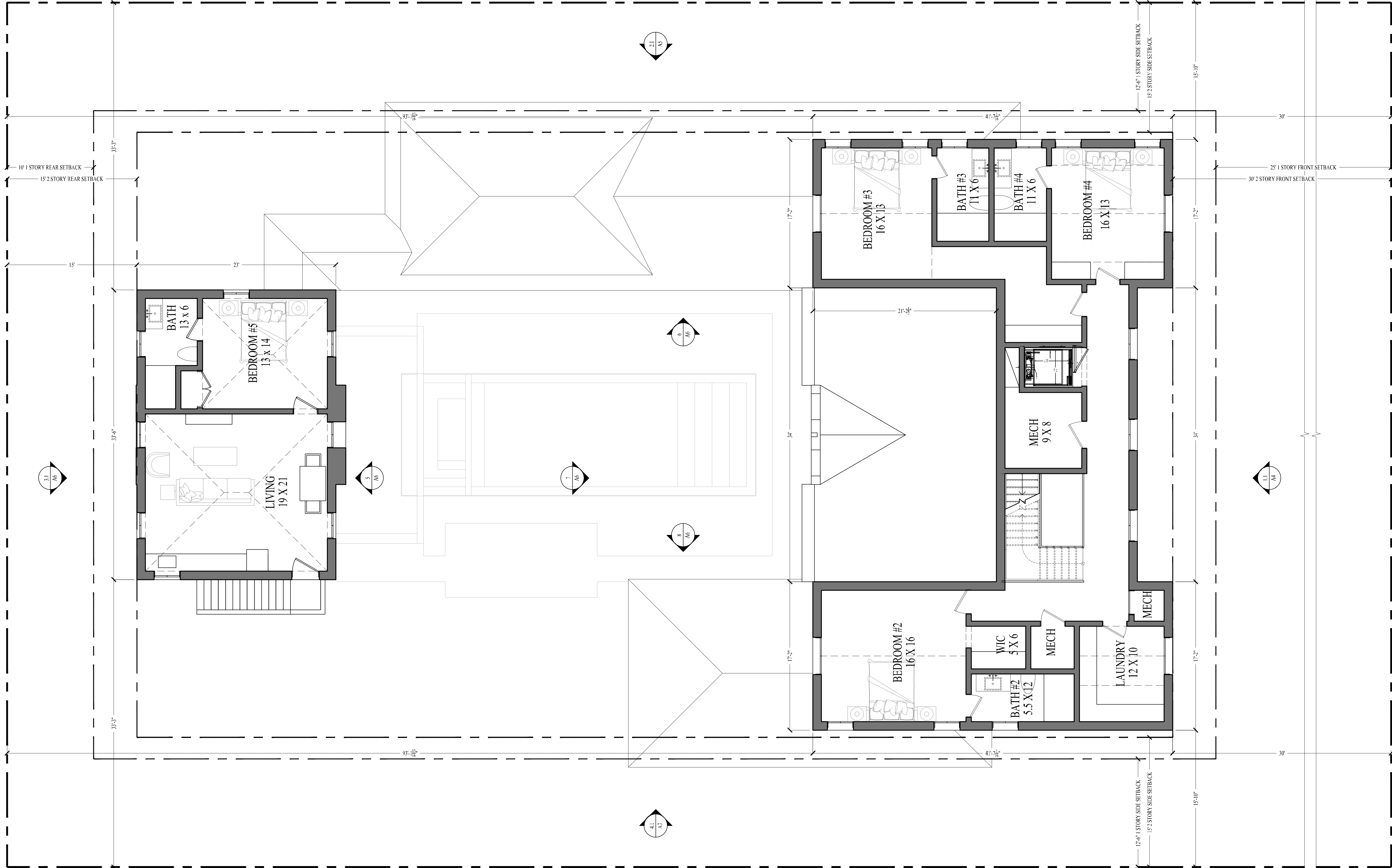
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A1.2



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SHEET TITLE:

PREVIOUS
2ND FLOOR PLAN

DRAWN BY:
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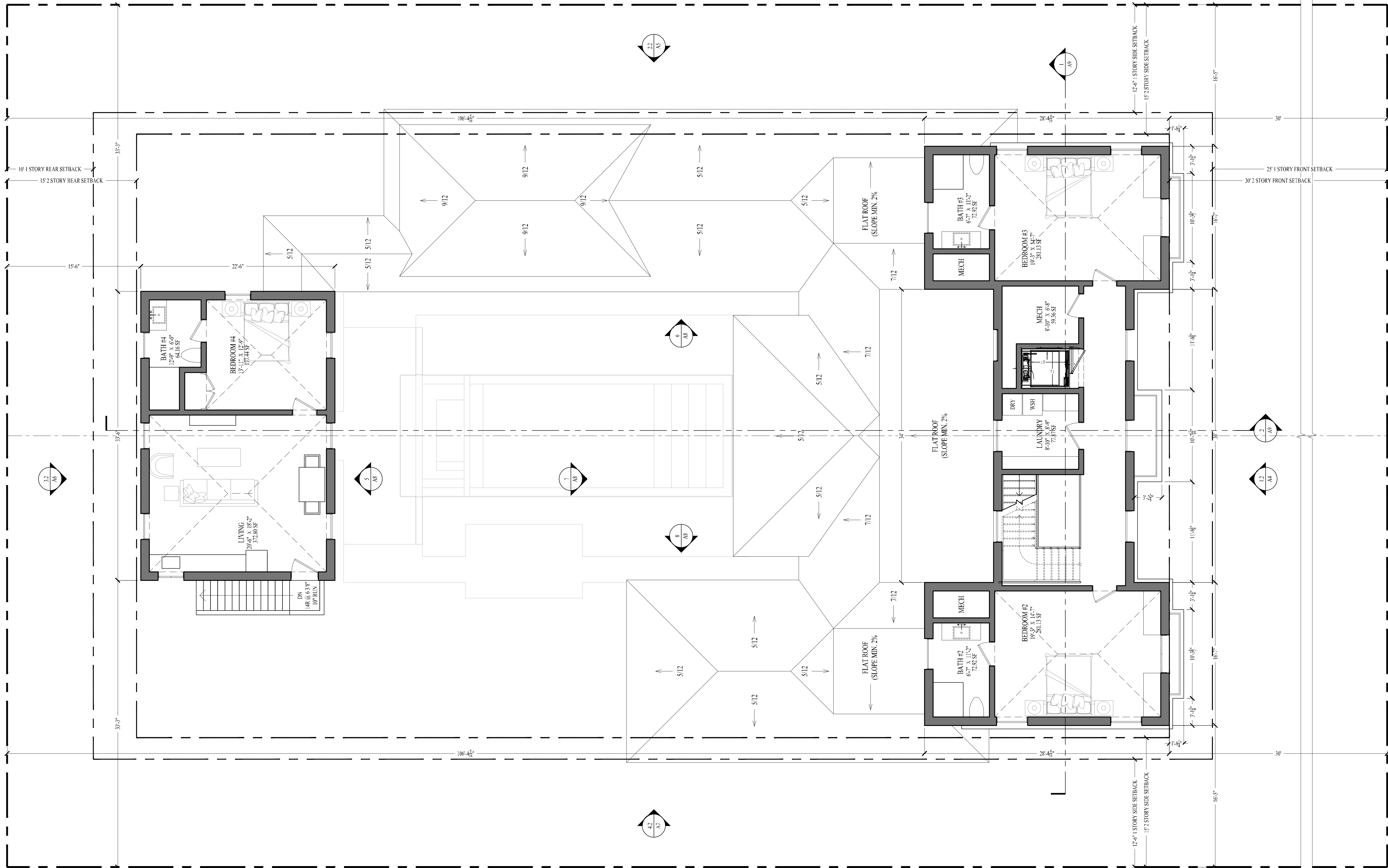
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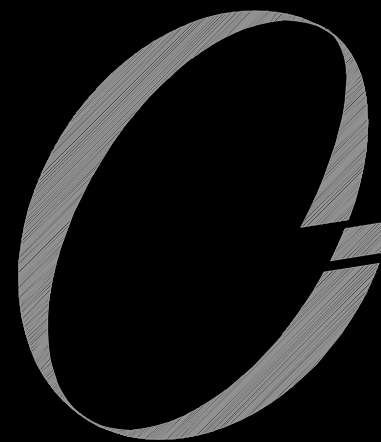
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2 PROPOSED 2ND FLOOR PLAN
A2.2 SCALE 3/16"=1'-0"



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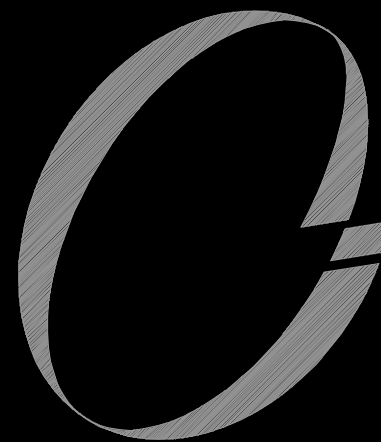
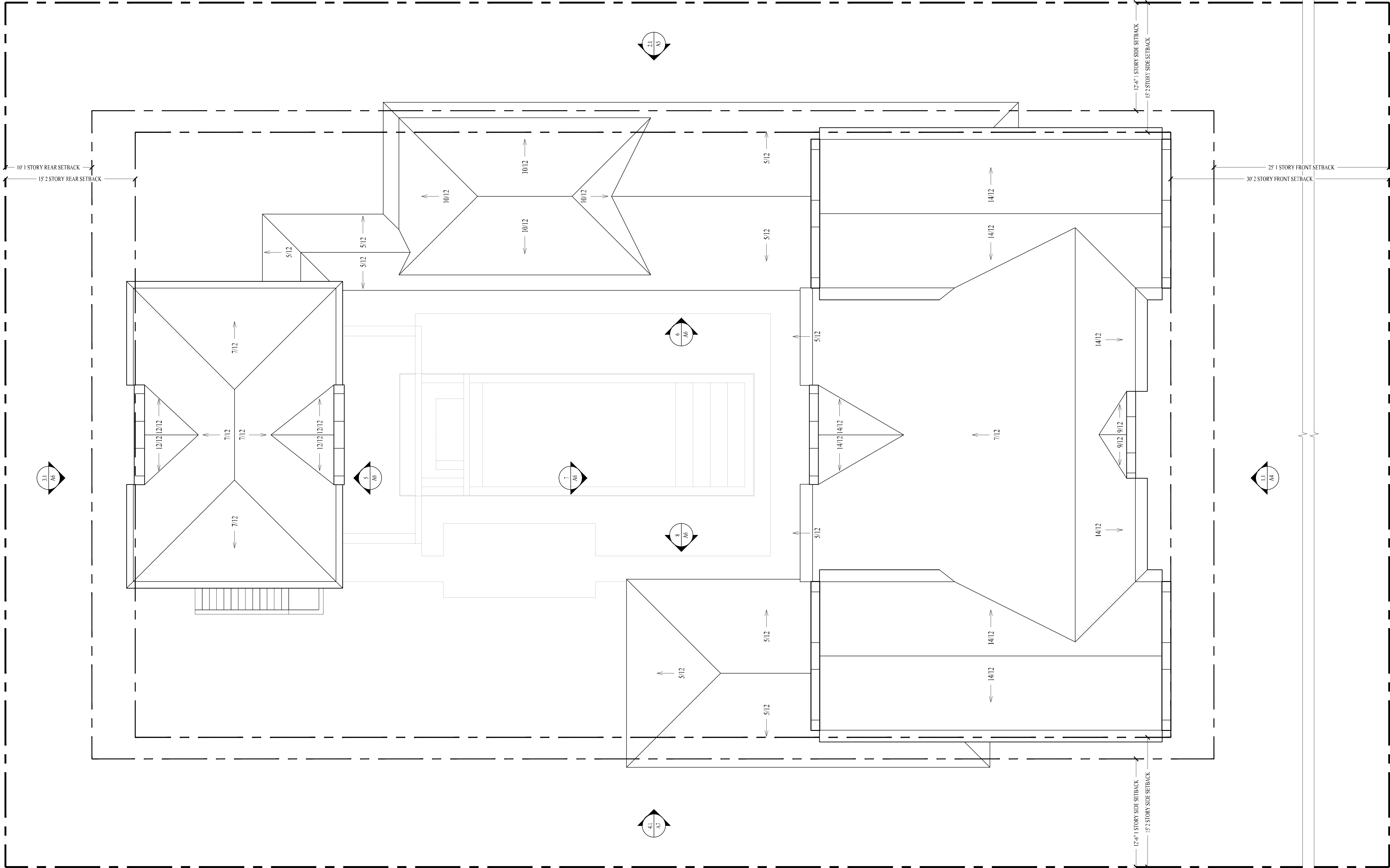
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PROPOSED
2ND FLOOR PLAN

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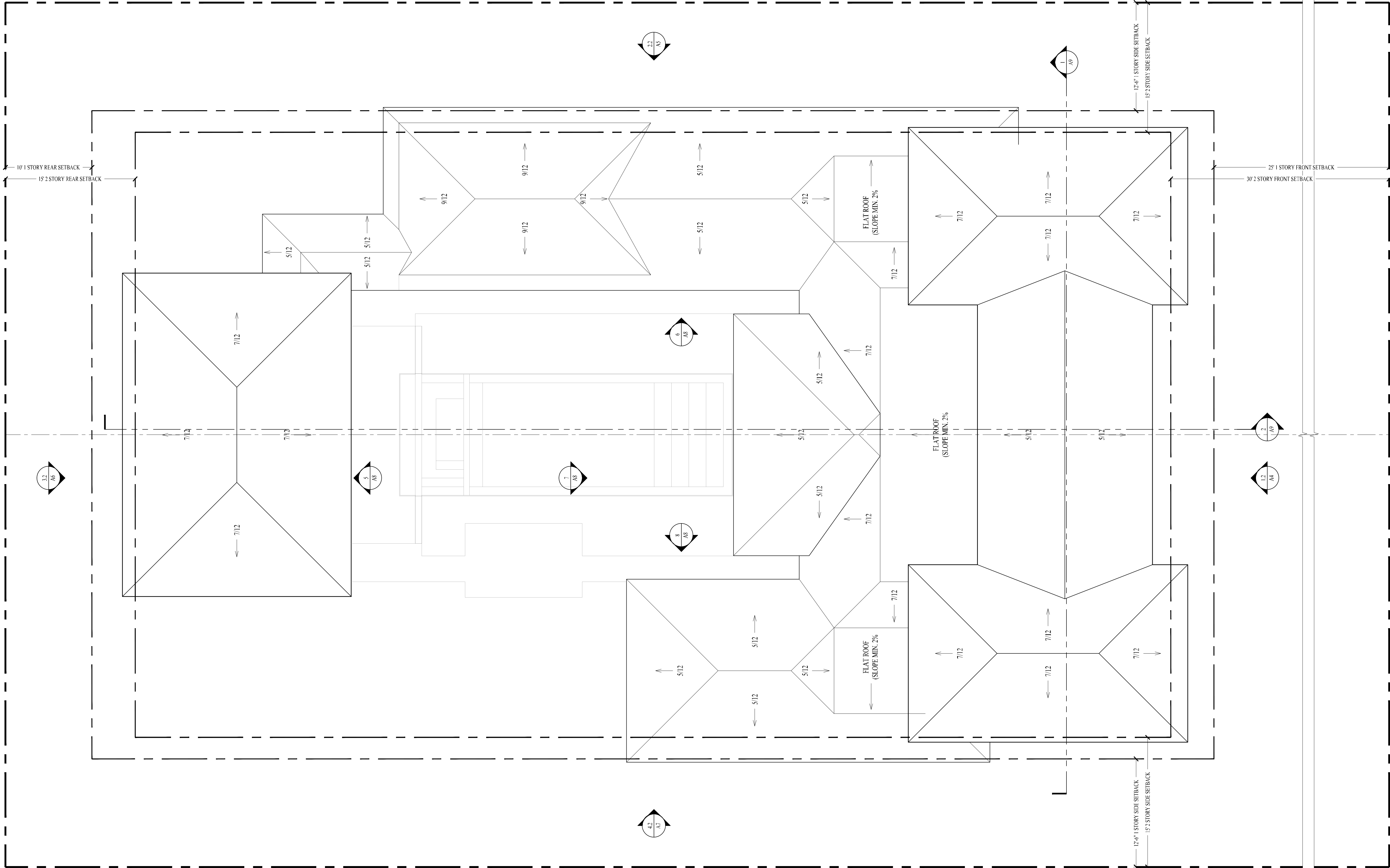
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PREVIOUS
ROOF PLAN

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A3.1



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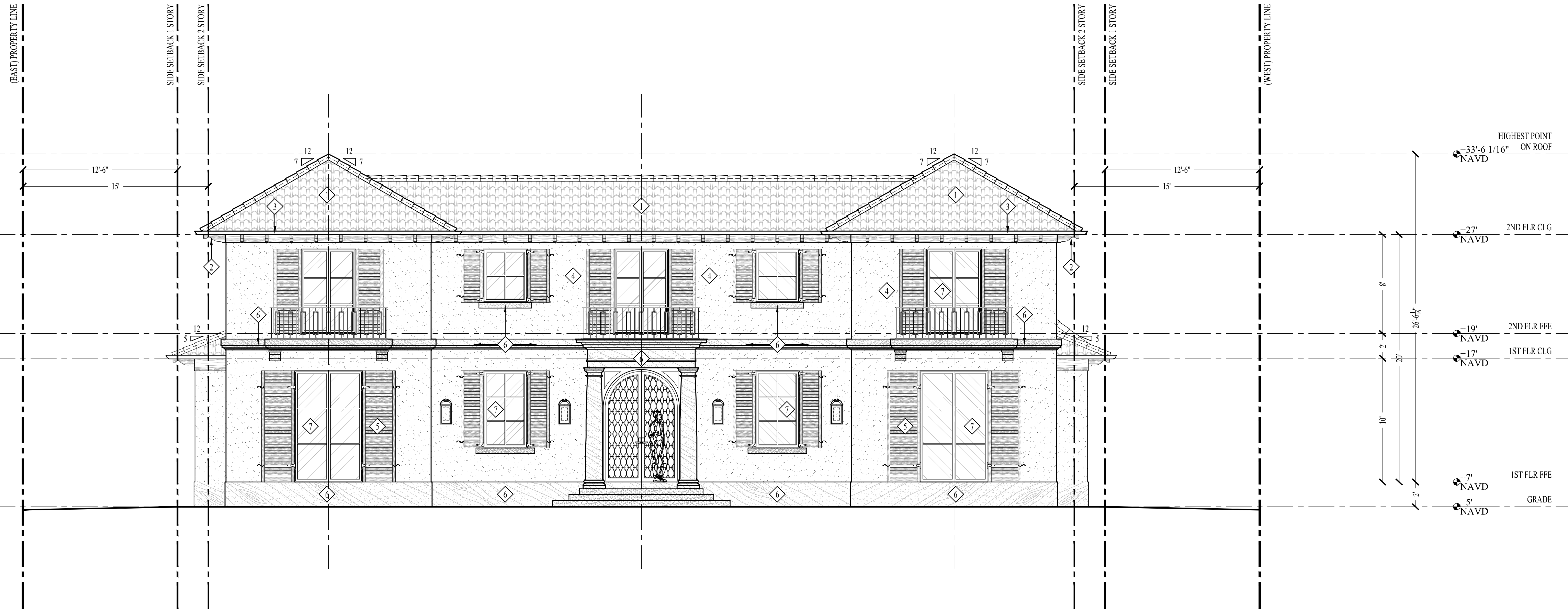
A3.2

MATERIAL SCHEDULE	
1	LUDOWICI - TERRA COTTA ROOF TILES
2	SOFFIT; LIGHT GRAY BLEACHED MAHOGANY
3	LEAD COATED COPPER FLASHING
4	PAINTED FINE TEXTURE STUCCO - WHITE
5	SHUTTER; LIGHT GRAY BLEACHED MAHOGANY
6	CORAL STONE
7	WINDOWS; IMPACT RATED ALUMINUM CLAD WOOD - DARK CHARCOAL
8	PANORAMAH SLIDING DOORS - DARK CHARCOAL
9	WHITE MARBLE
10	LOUVER; LIGHT GRAY BLEACHED MAHOGANY



1.1 PREVIOUS NORTH (FRONT) ELEVATION
SCALE 3/16"=1'-0"

MATERIAL SCHEDULE	
1	LUDOWICI - TERRA COTTA ROOF TILES
2	SOFFIT / OUTRIGGERS; LIGHT GRAY BLEACHED MAHOGANY
3	LEAD COATED COPPER GUTTER
4	PAINTED FINE TEXTURE STUCCO - WHITE
5	SHUTTER; LIGHT GRAY BLEACHED MAHOGANY
6	CORAL STONE
7	WINDOWS; IMPACT RATED ALUMINUM CLAD WOOD - DARK CHARCOAL
8	PANORAMAH SLIDING DOORS - DARK CHARCOAL



1.2 PROPOSED NORTH (FRONT) ELEVATION
SCALE 3/16"=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 & MUNNICH INC.

Architectural Corporation
FL Registration - AA26003344
444 25th Street *1
West Palm Beach, Florida 33407
Telephone 561.635.5382
Fax 561.635.3048

224 VIA MARILA
PALM BEACH, FL
USA

ARC-24-0071

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6	RESUBMITTAL	12/04/24	
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:

PREVIOUS & PROPOSED
NORTH (FRONT)
ELEVATIONS

DRAWN BY: M.V.	CHECKED BY: J. CUTAJAR
DATE: 02/23/2024	SCALE: 3/16" = 1'-0"
PROJECT NO.:	DRAWING NO.:

A4



LABERGE & MENARD INC.

Architectural Corporation
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West Palm Beach, Florida 33407
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Fax 561.655.3048

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PALM BEACH, FL
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5	FINAL SUBMITTAL	08/12/24	
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2	ARCOM PRE APP	06/24/24	
1	CONCEPT	02/23/24	
NO.	REVISIONS	DATE	

PREVIOUS & PROPOSED EAST (LEFT) ELEVATIONS

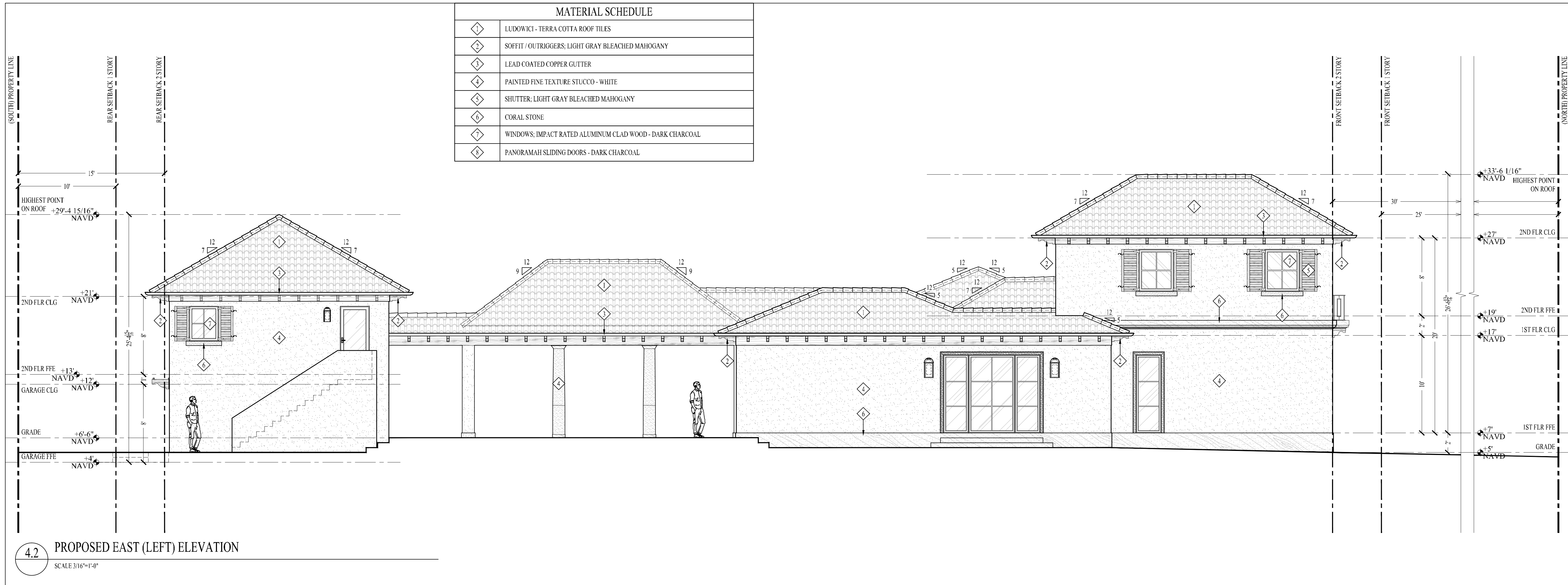
DRAWN BY
M.V.

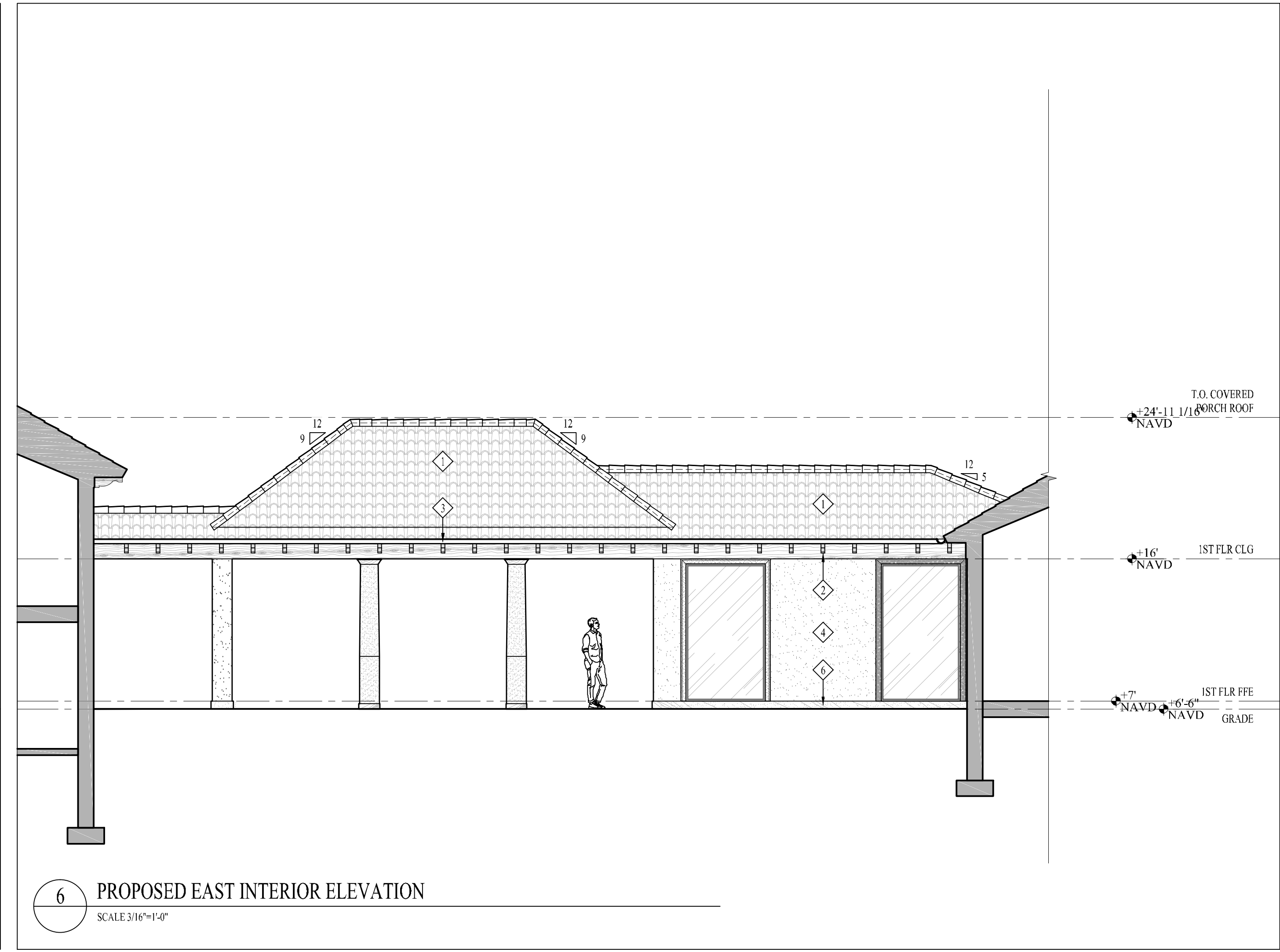
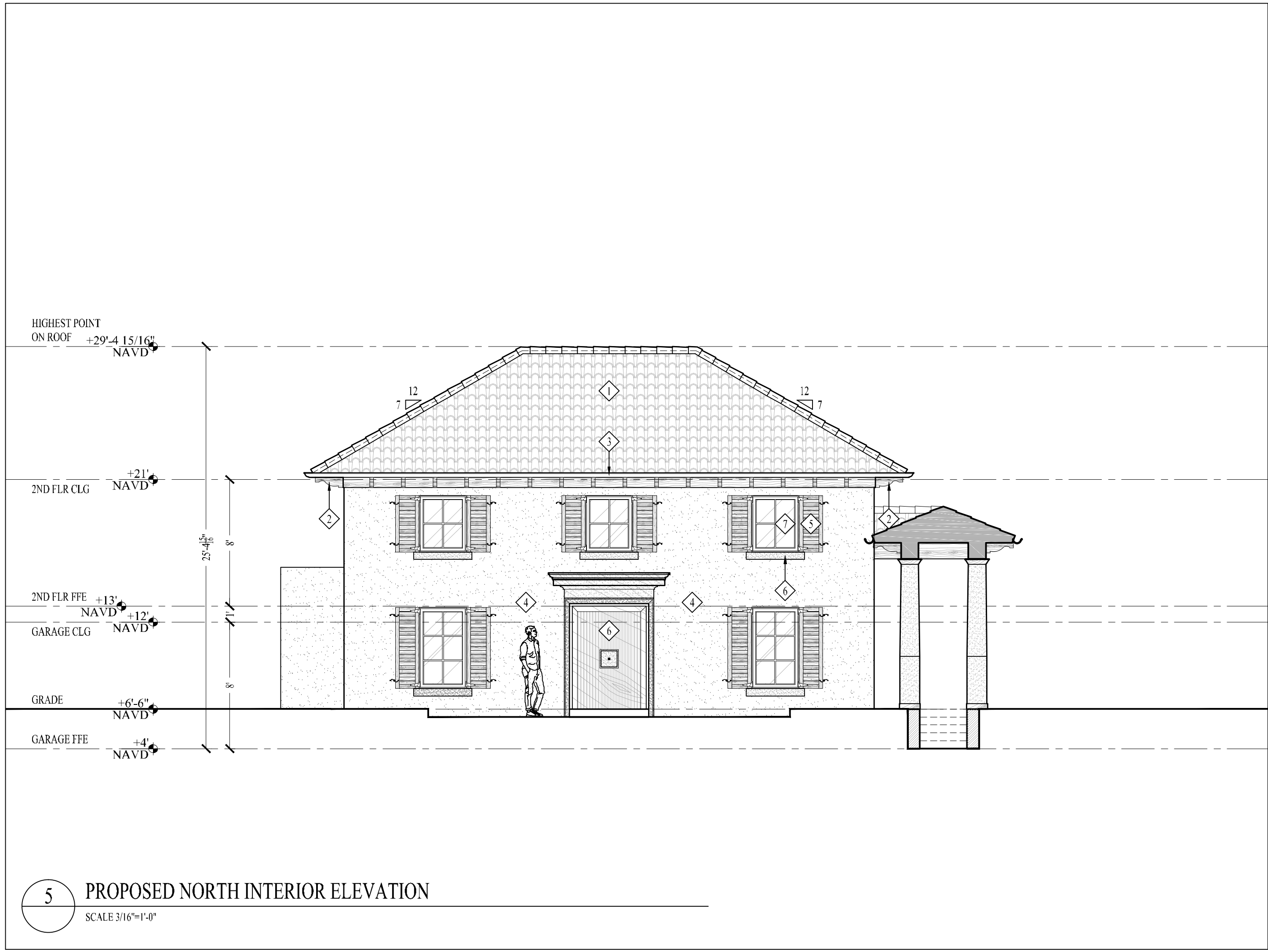
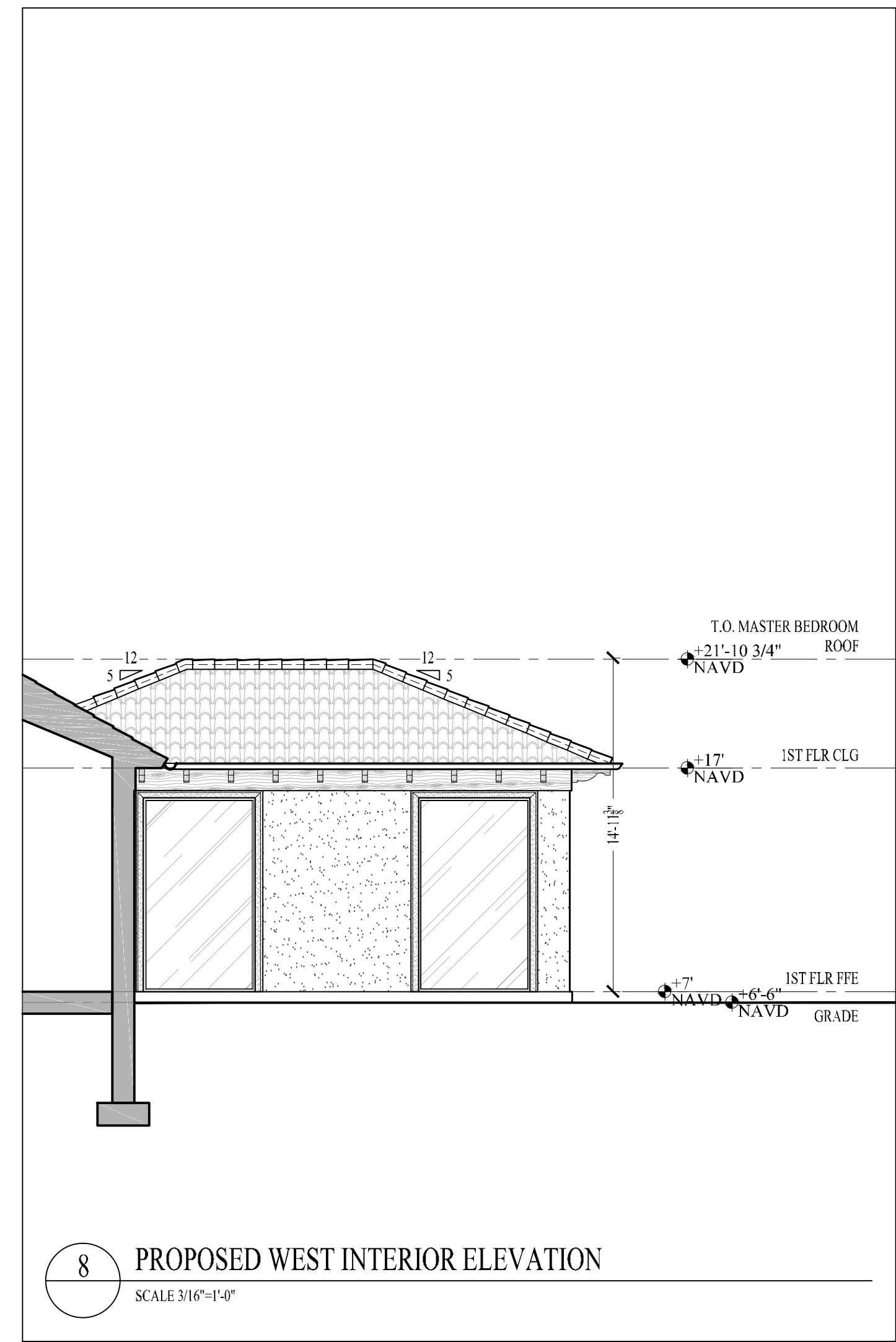
DATE:
02/23/2024

CHECKED BY:
J. CUTAJAR

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

A7





JASON CUTAJAR
ARCHITECTURAL DESIGN
P 416-277-0179 F 416-241-8125
39 BRAYWIN DRIVE
TORONTO, ONTARIO
M9P 2N9
CANADA

LOCAL ARCHITECT:

LABERGE & MERAND INC.
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224 VIA MARILA
PALM BEACH, FL
USA

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6	RESUBMITTAL		12/04/24
5	FINAL SUBMITTAL		08/12/24
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3	FIRST SUBMITTAL		07/11/24
2	ARCOM PRE APP		06/24/24
1	CONCEPT		02/23/24
NO.	REVISIONS		DATE

SHEET TITLE:

PROPOSED
INTERIOR
ELEVATIONS

DRAWN BY: M.V.	CHECKED BY: J. CUTAJAR
DATE: 02/23/2024	SCALE: 3/16" = 1'-0"
PROJECT NO.:	DRAWING NO.:

A8



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



PAINTED FINE TEXTURE STUCCO - WHITE



LUDOWICI - BARREL ROOF TILES



CORAL STONE



LIGHT GRAY BLEACHED MAHOGANY



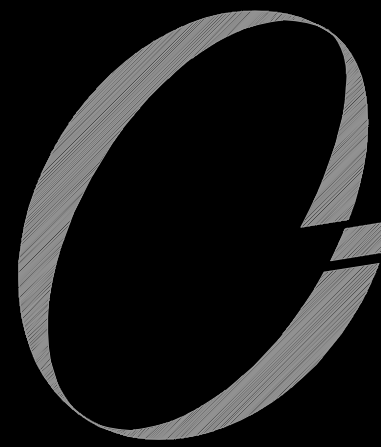
1 PROPOSED NORTH (FRONT) ELEVATION RENDERING
SCALE 1/4"=1'-0"



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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LOCAL ARCHITECT:



LABERGE & MERAND INC.

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1	CONCEPT	02/23/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

ELEVATION
RENDERINGS

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

A8.1



LOCAL ARCHITECT:


LABERGE & MCNAMEE INC.
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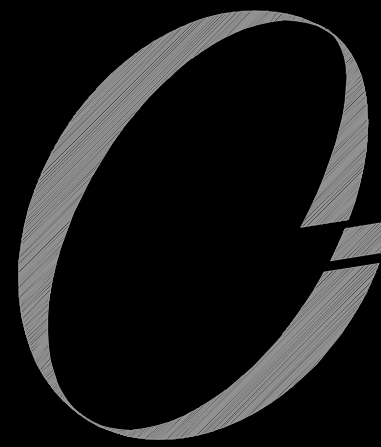
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2	ARCOM PRE APP	06/24/24	
1	CONCEPT	02/23/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

RENDERINGS

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

R1



JASON CUTAJAR
ARCHITECTURAL DESIGN
P 416-277-0179 F 416-241-8125
39 BRAYWIN DRIVE
TORONTO, ONTARIO
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CANADA

LOCAL ARCHITECT:



LABERGE & MUNNICH INC.

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PALM BEACH, FL
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2	ARCOM PRE APP	06/24/24	
1	CONCEPT	02/23/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

RENDERINGS

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

R2



LOCAL ARCHITECT:



Architectural Corporation
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Fax 561.655.3045

224 VIA MARILA
PALM BEACH, FL
USA

ARC-24-0071

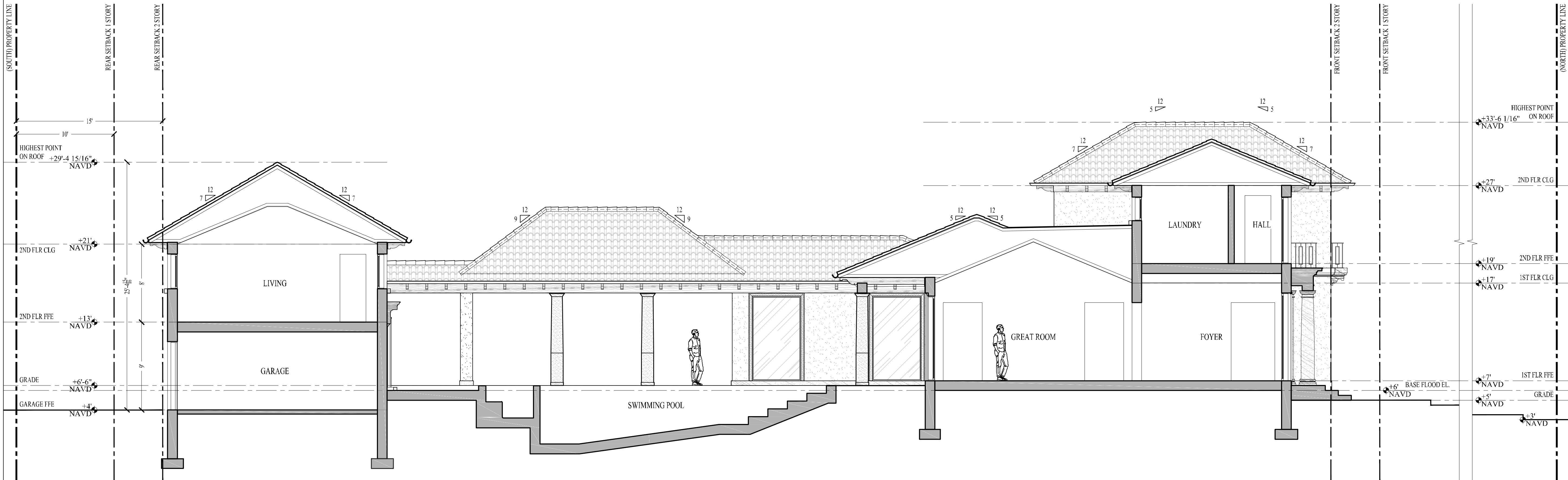
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4	SECOND SUBMITTAL	07/29/24	
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2	ARCOM PRE APP	06/24/24	
1	CONCEPT	02/23/24	
NO.	REVISIONS	DATE	

SHEET TITLE:

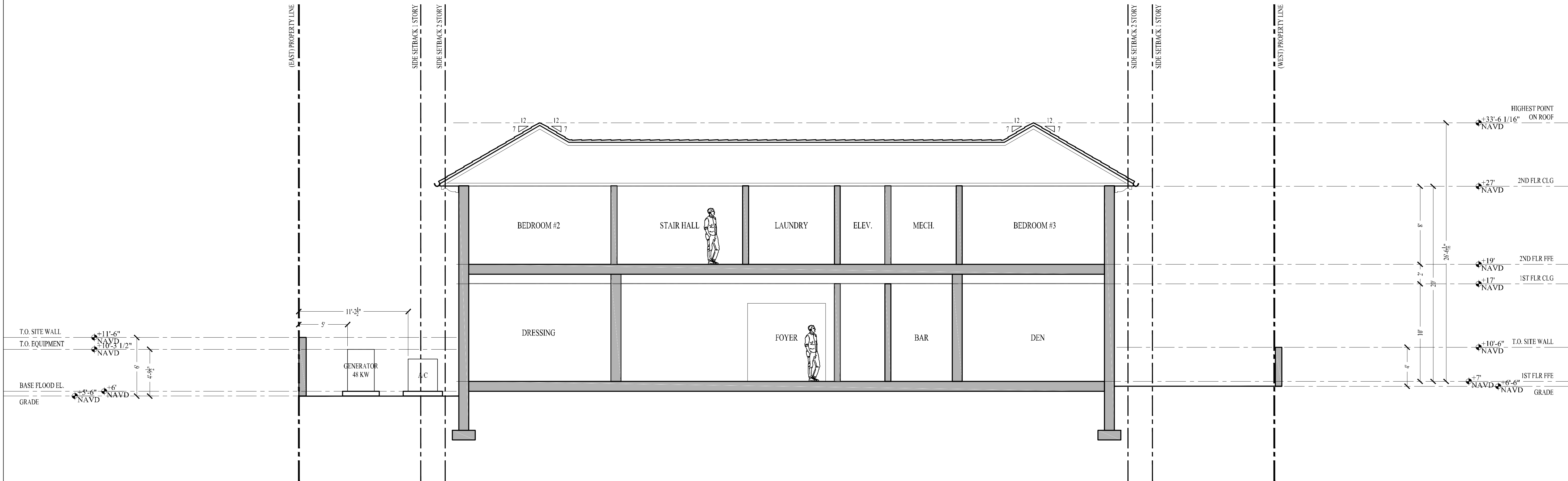
RENDERINGS

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

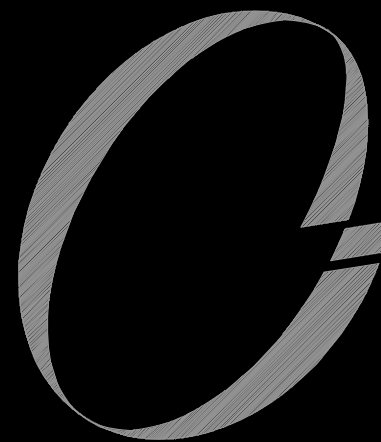
R3



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



1 EAST - WEST SECTION
SCALE 3/16"=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 & MERAND INC.

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224 VIA MARILA
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USA

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1	CONCEPT	02/23/24
NO.	REVISIONS	DATE

SHEET TITLE:

SECTIONS

DRAWN BY:
M.V.

CHECKED BY:
J. CUTAJAR

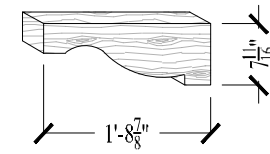
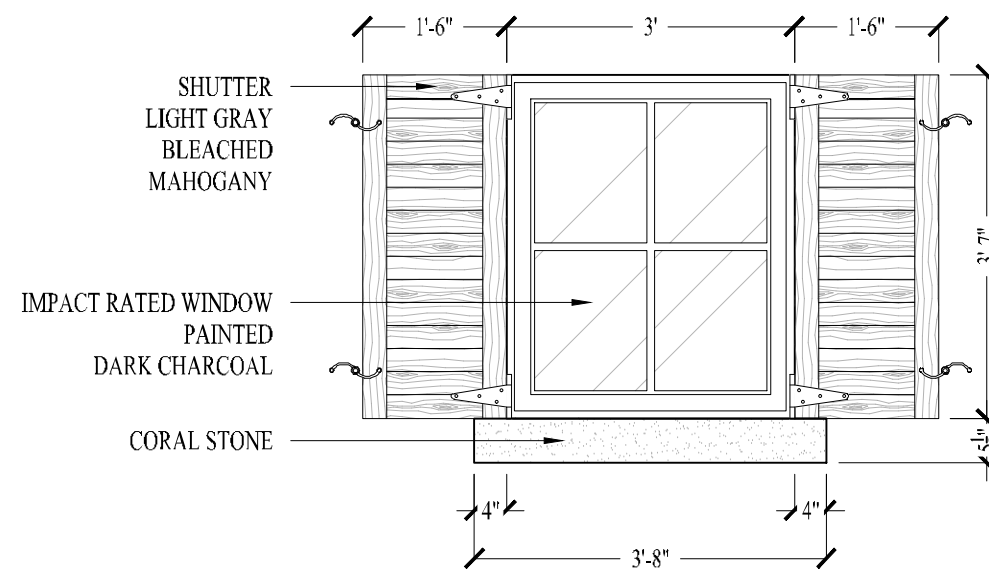
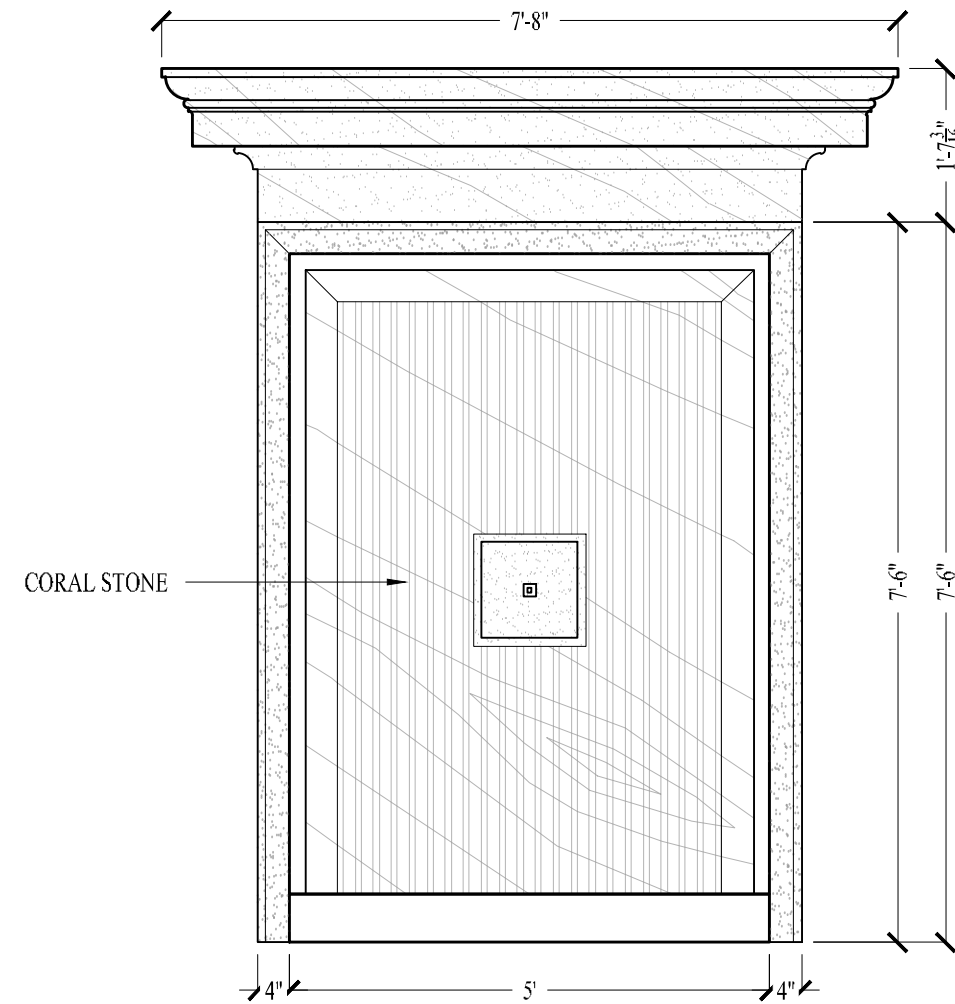
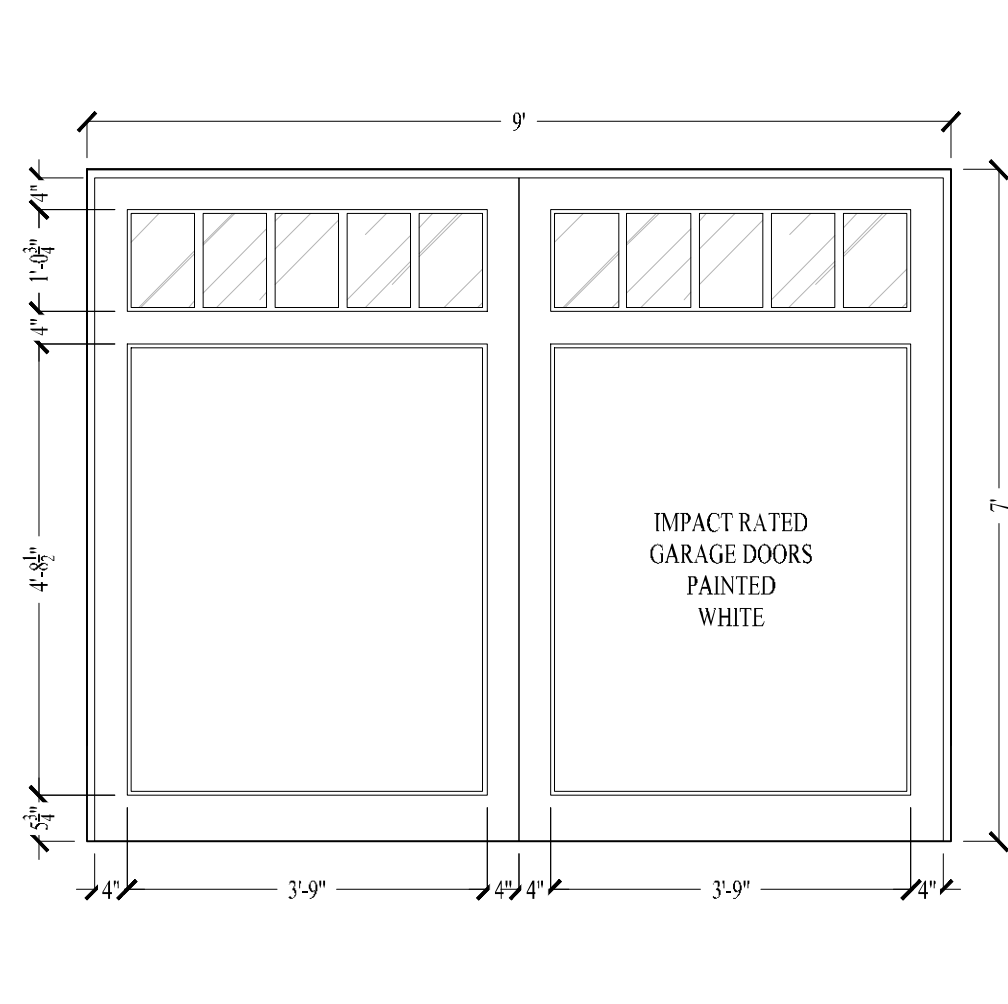
DATE:
02/23/2024

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

PROJECT NO.:

DRAWING NO.:

A9

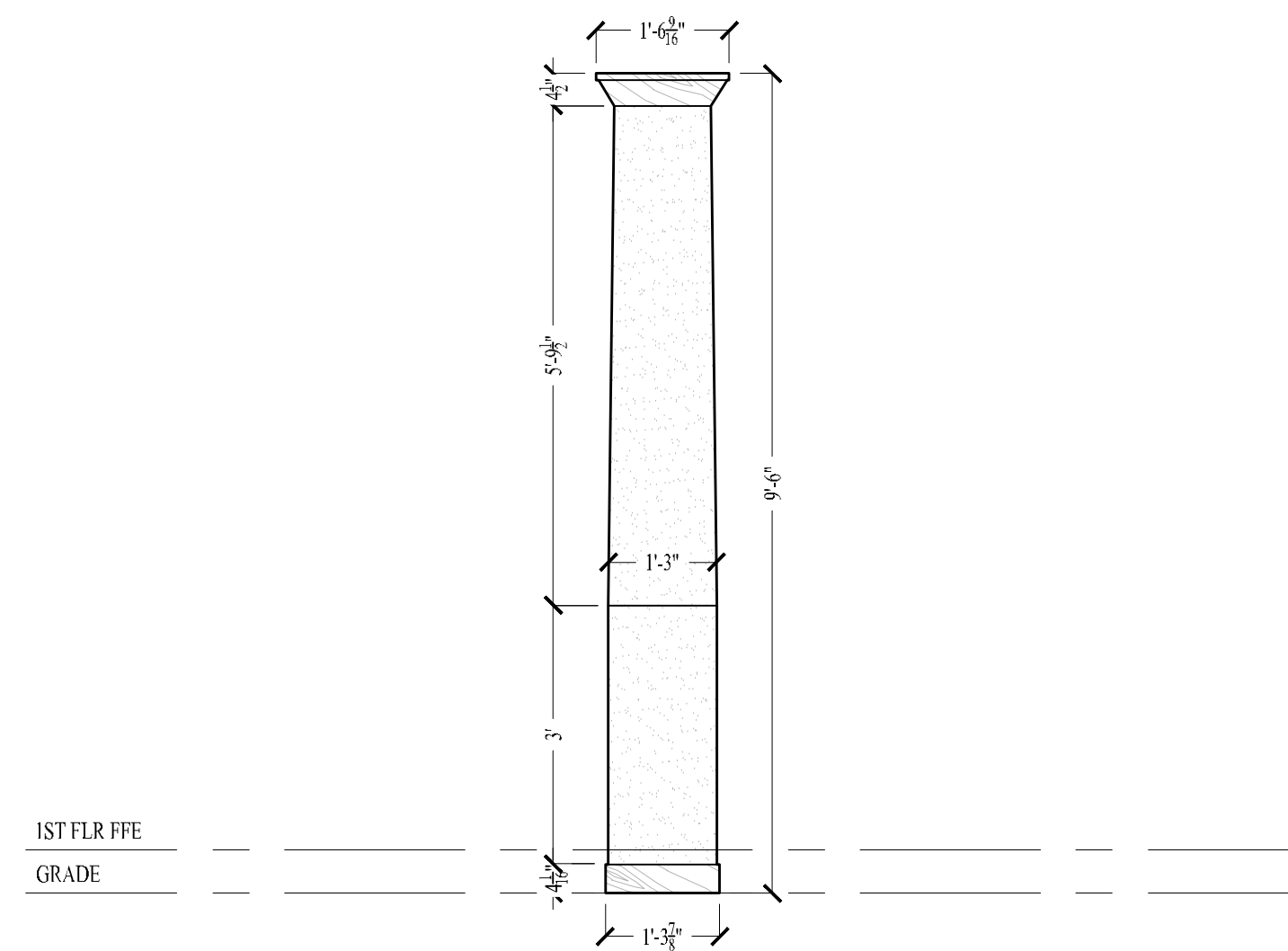
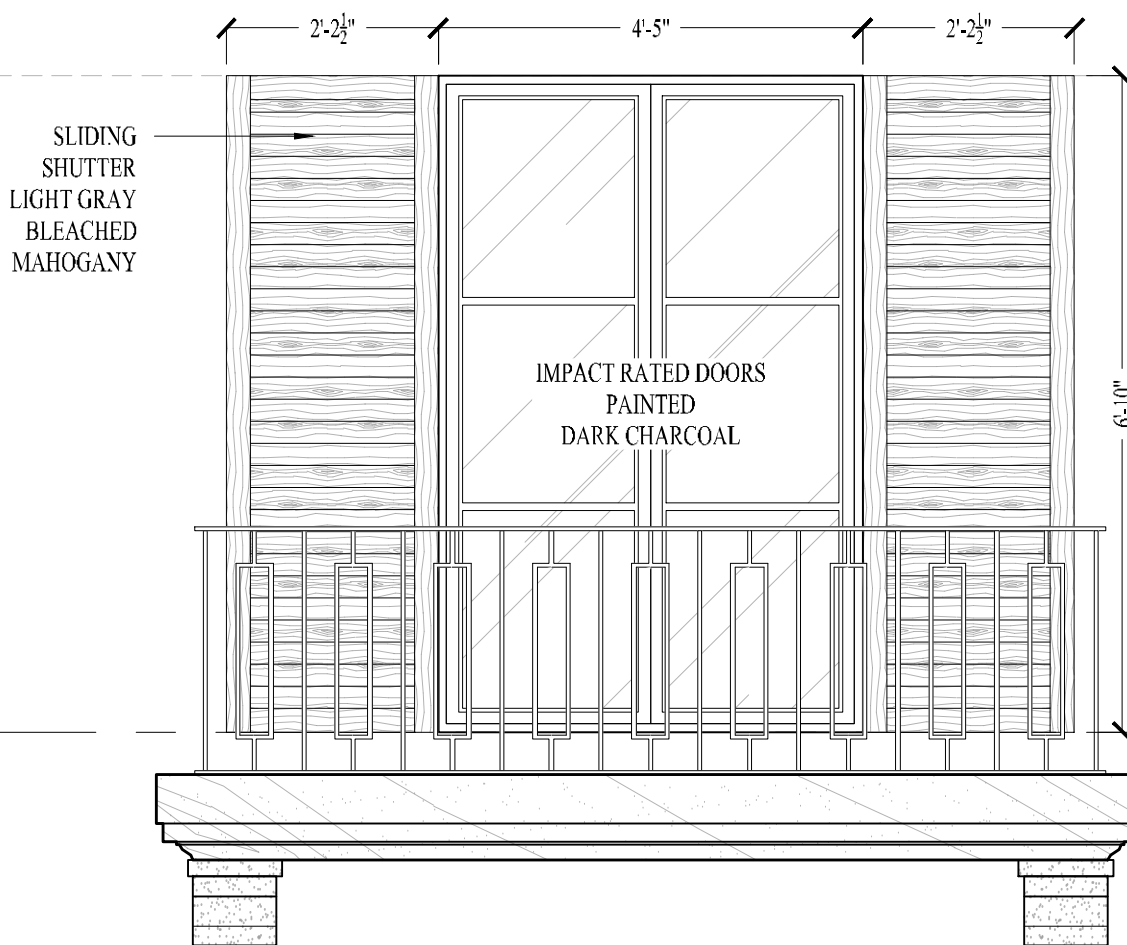
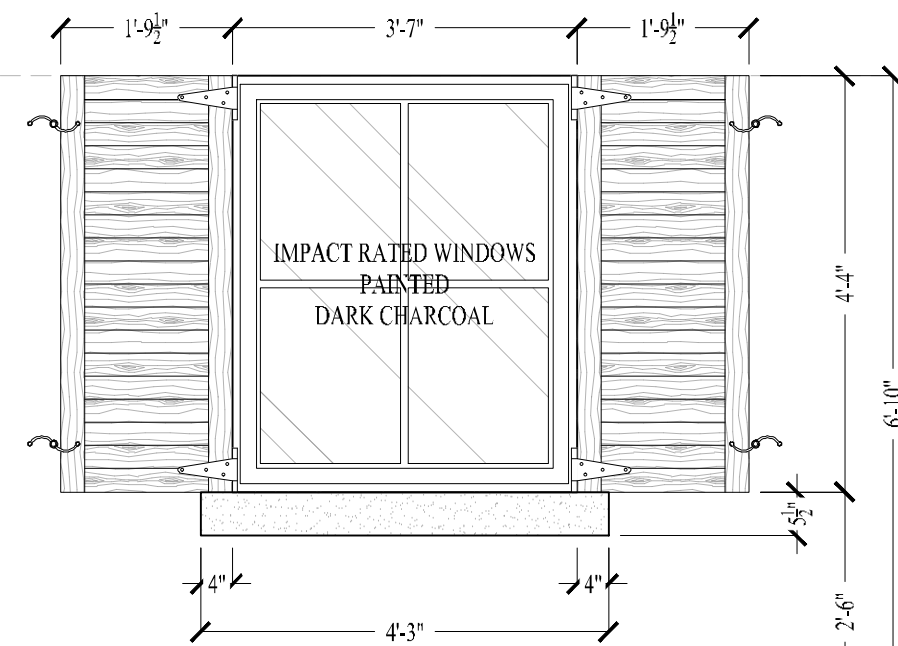
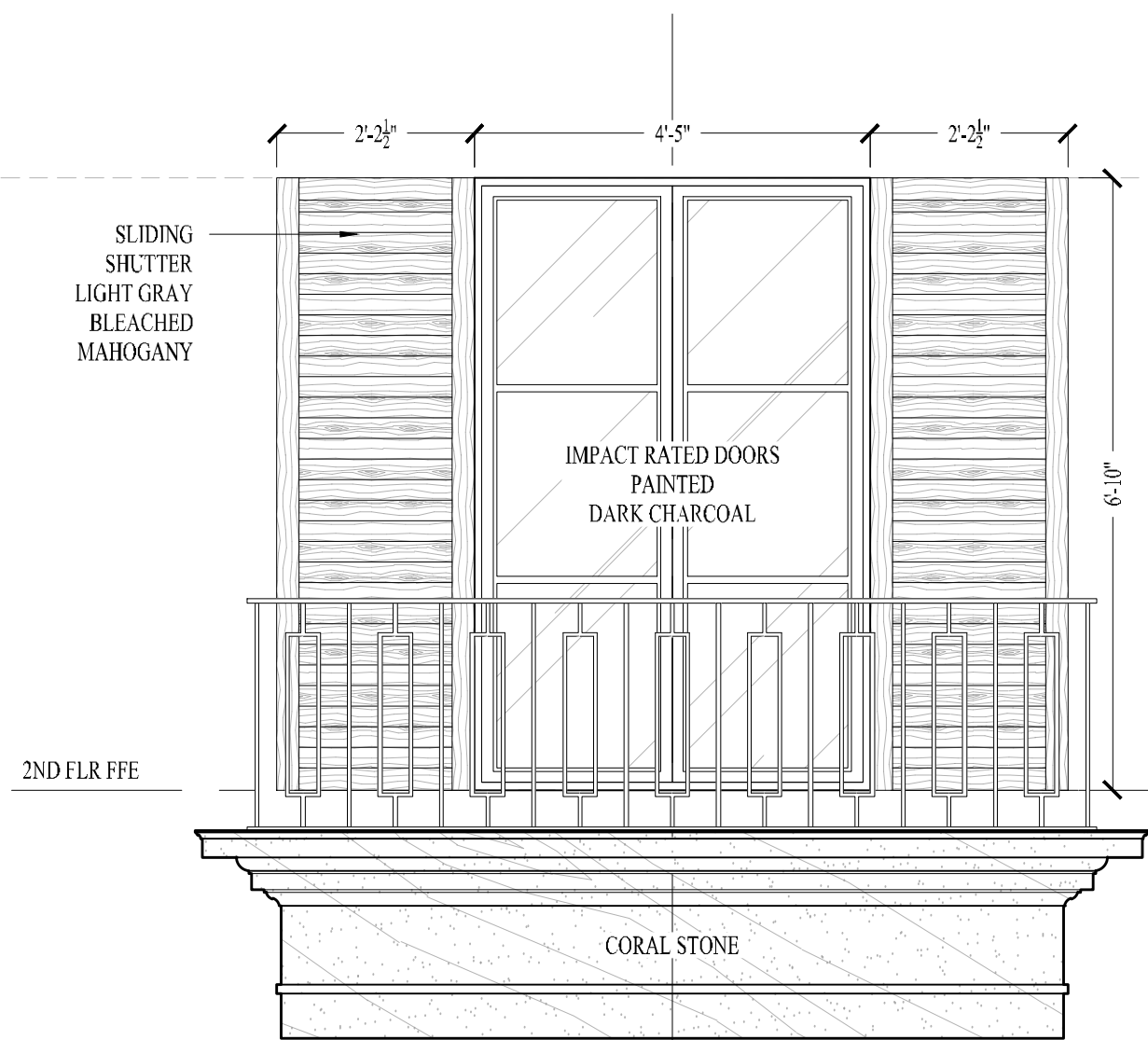


9 GARAGE DOOR DETAIL
SCALE 1/2"=1'-0"

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

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

12 TYPICAL OUTRIGGER DETAIL
SCALE 1/2"=1'-0"

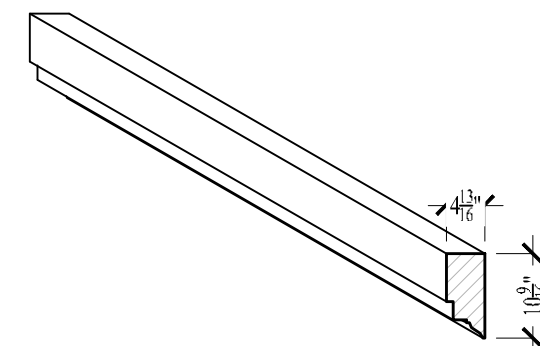
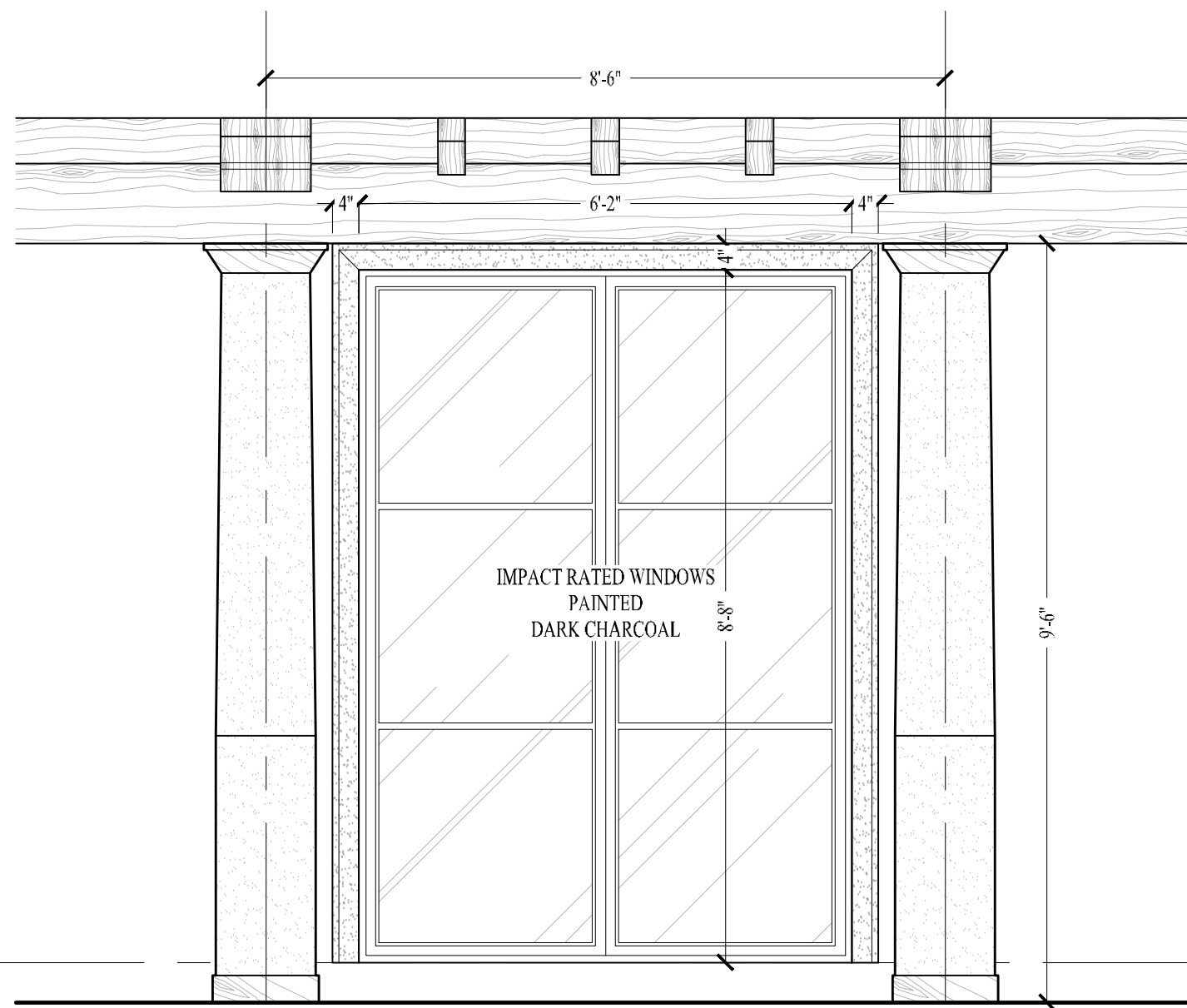
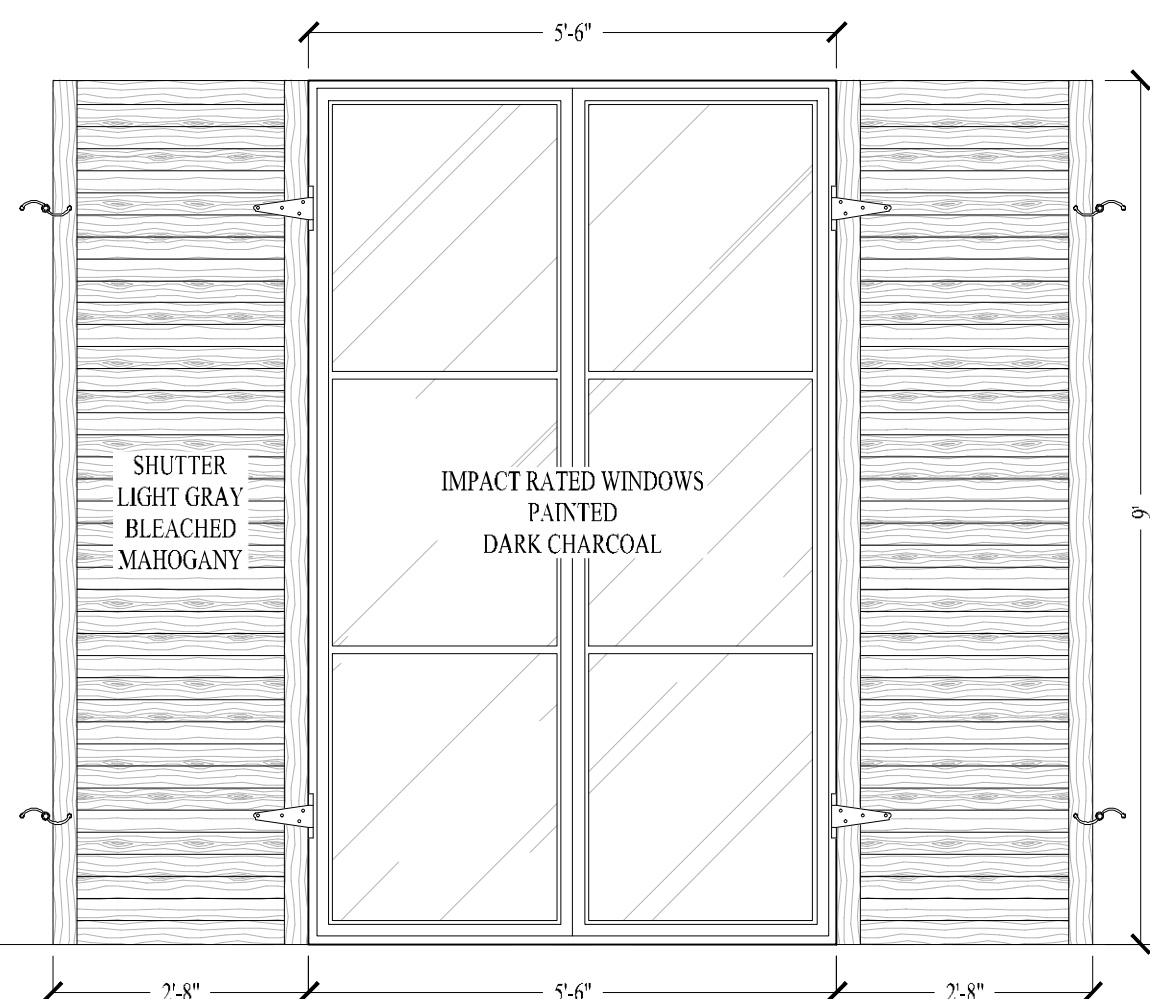
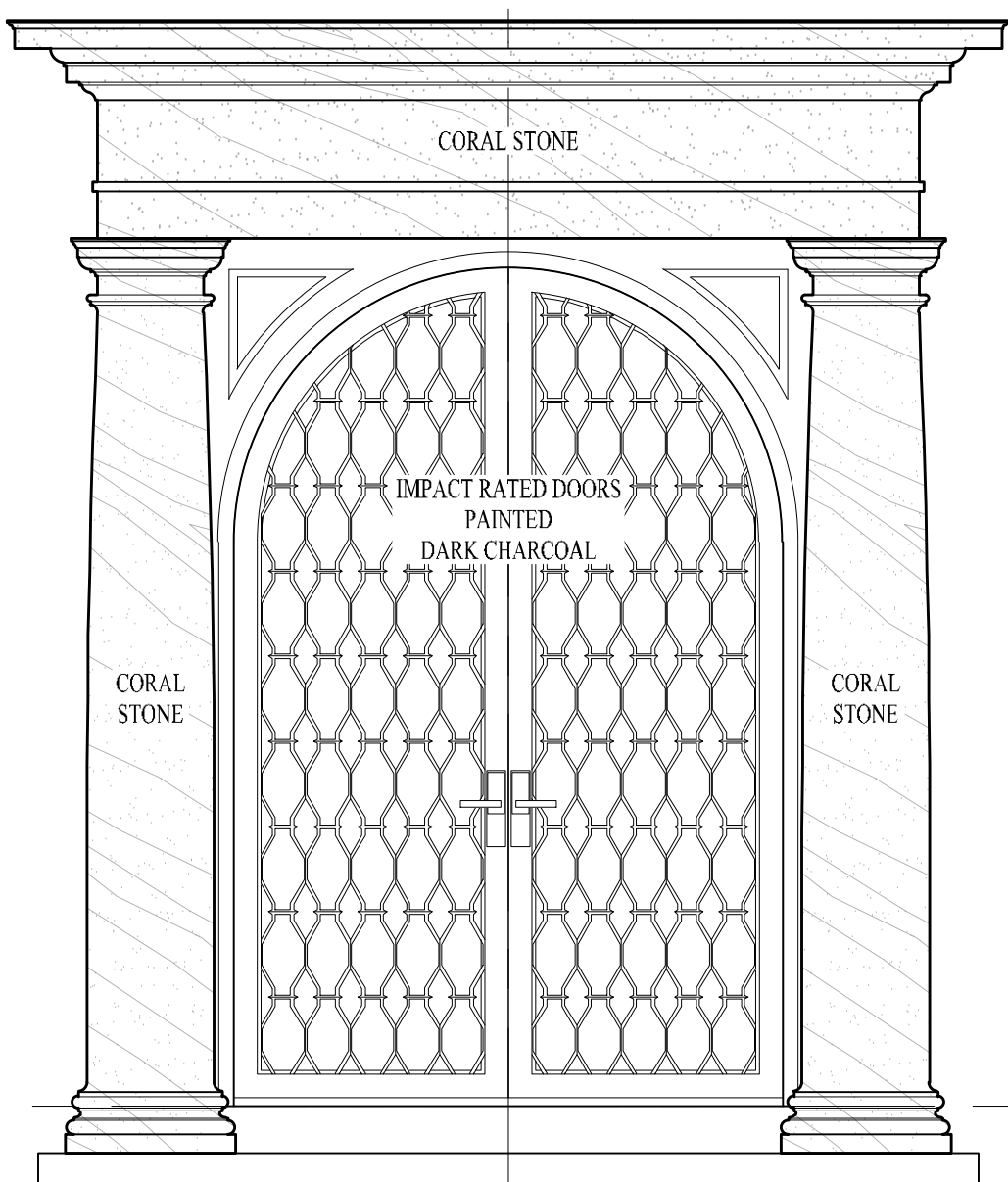


5 2ND FLOOR FRONT WINDOW TYP 1
SCALE 1/2"=1'-0"

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 TYPICAL GREAT ROOM DOOR AND COLUMNS DETAIL
SCALE 1/2"=1'-0"

4 TYPICAL STONE BANDING
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:



Architectural Corporation
FL Registration - AA26003344
444 25th Street #1
West Palm Beach, Florida 33407
Telephone 561.635.5382
Fax 561.635.3048

224 VIA MARILA
PALM BEACH, FL
USA

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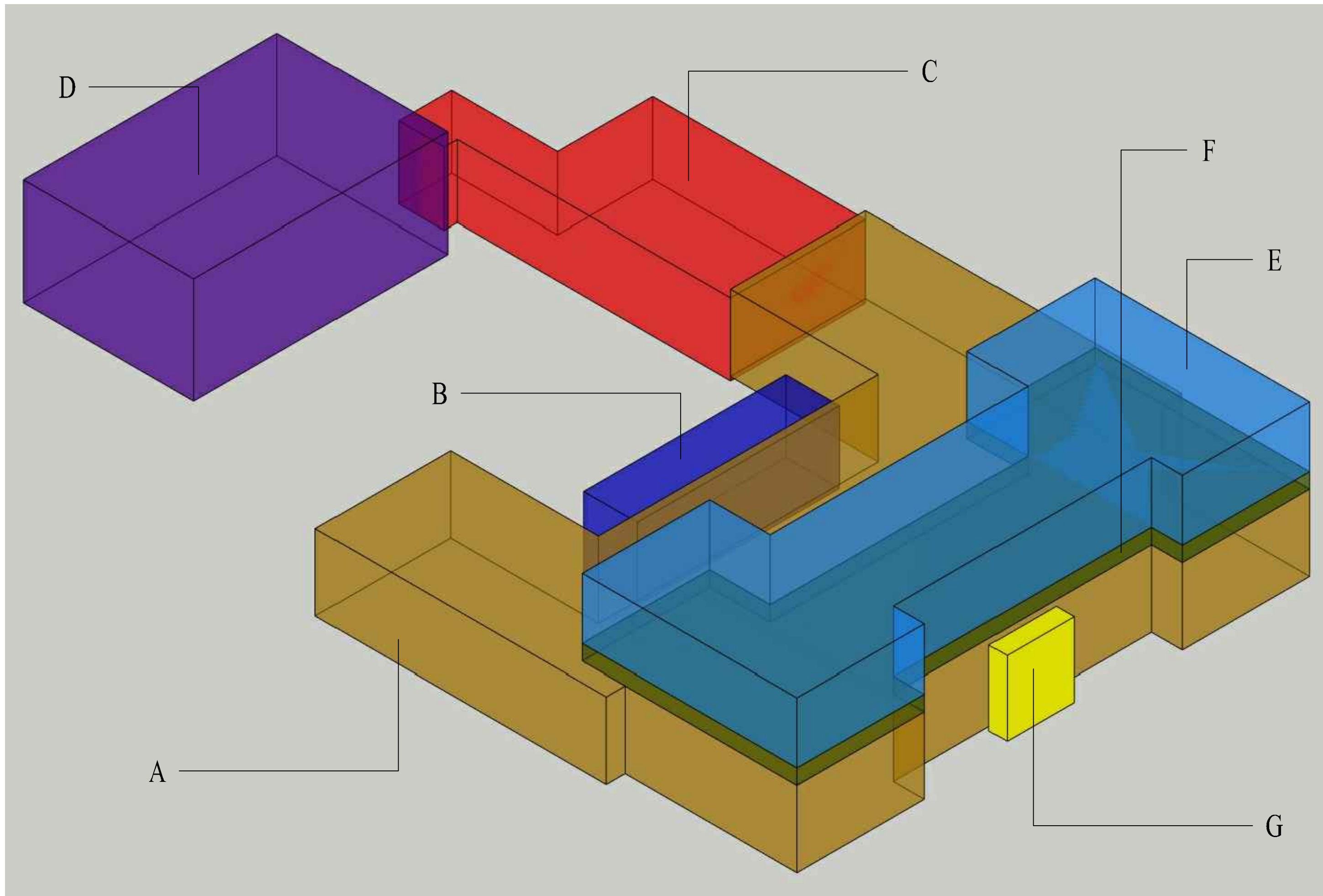
SHEET TITLE:

DETAILS

DRAWN BY:
M.V.
DATE:
02/23/2024
PROJECT NO.:

CHECKED BY:
J. CUTAJAR
SCALE:
AS NOTED
DRAWING NO.:

D1



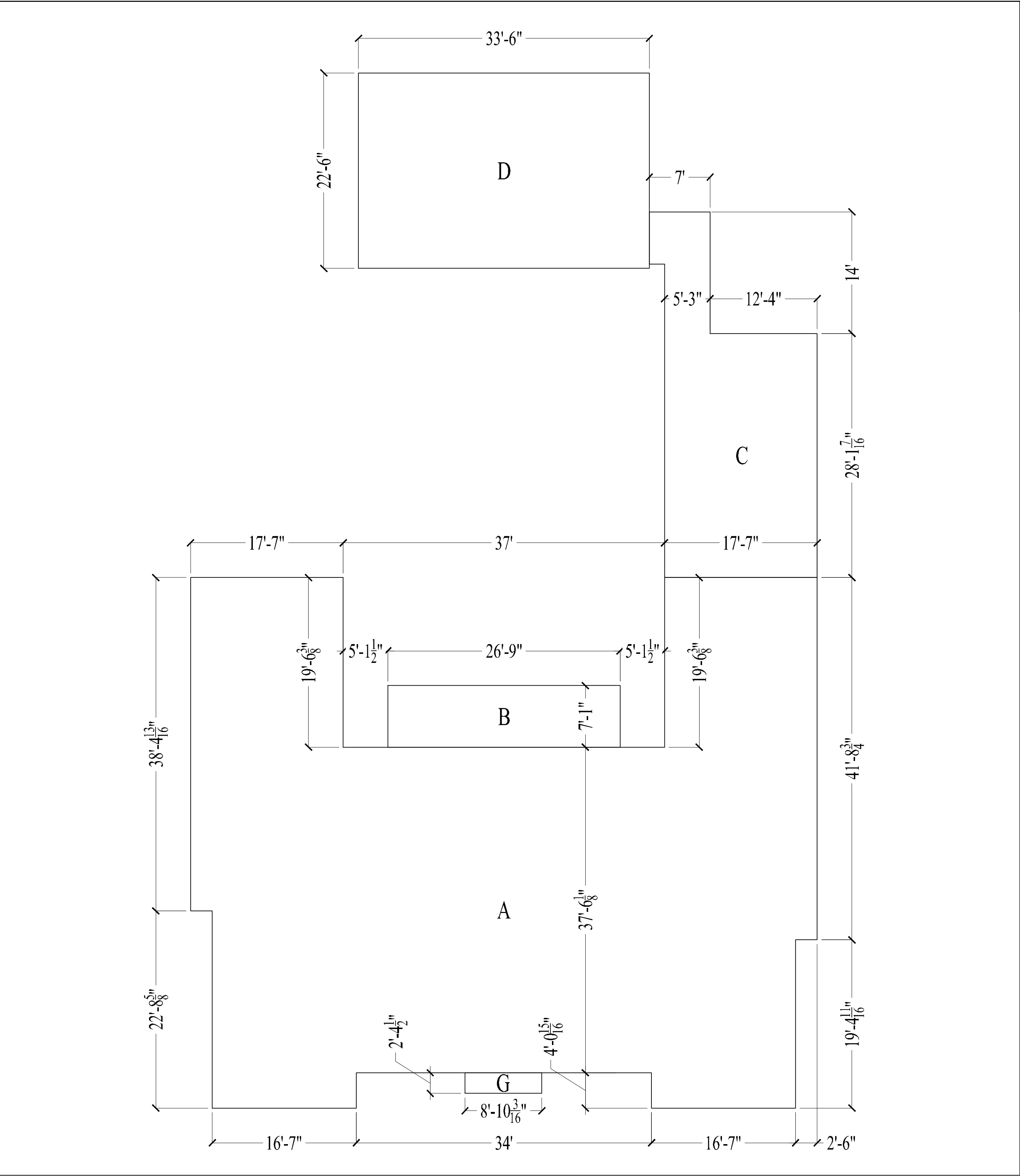
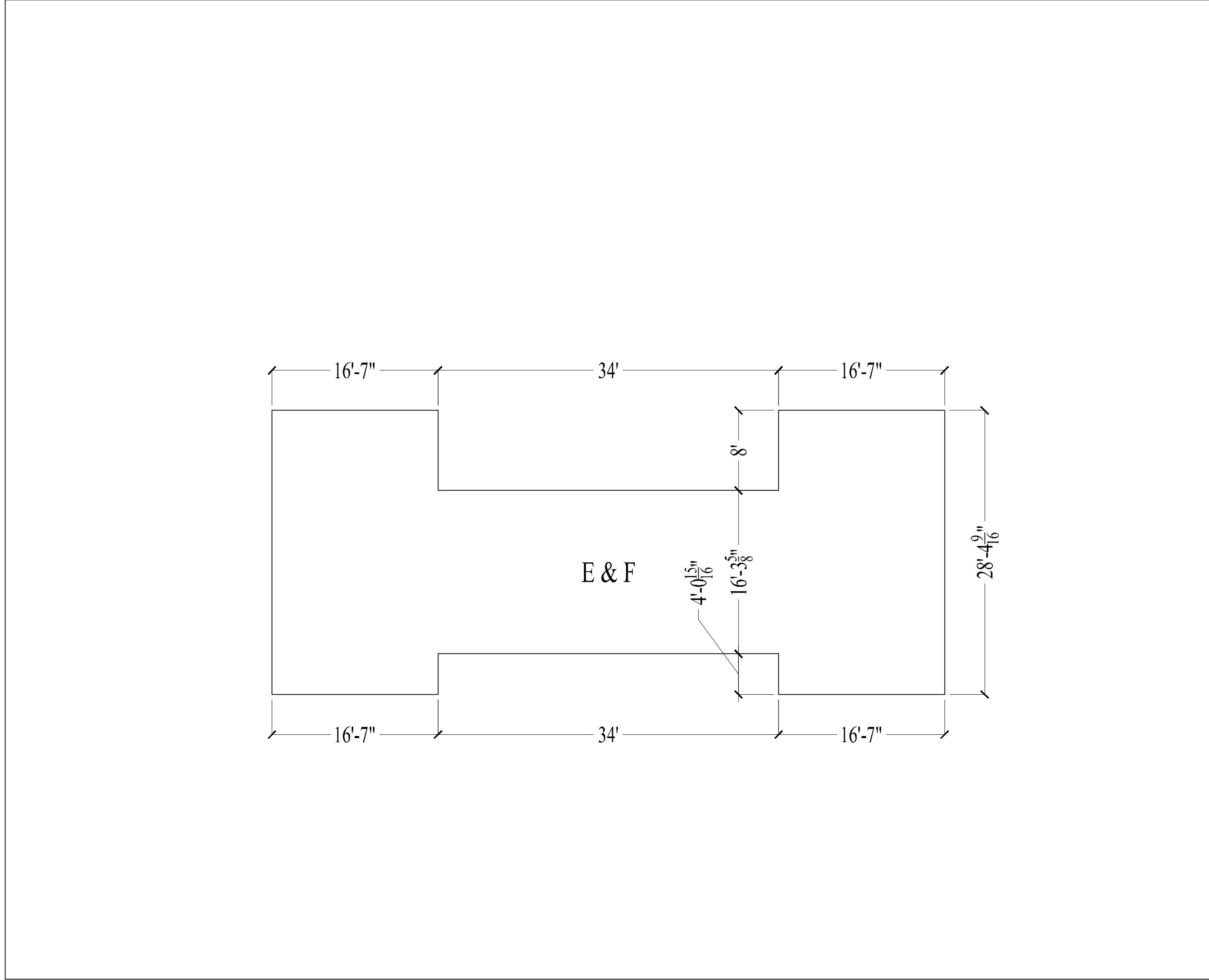
TOTAL SQ FT UNDER AIR = 4,896
TOTAL SQ FT LOGGIA = 568
TOTAL SQ FT GREAT RM LOGGIA = 189
TOTAL SQ FT ENTRY = 21
TOTAL SQ FT GARAGE = 744

TOTAL SQ FT = 6,418

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 = 3418 SQ FT @ 10'-0" = 34,180 CU FT
B - GREAT ROOM LOGGIA = 189 SQ FT @ 10'-6" = 1,984 CU FT
C - LOGGIA = 568 SQ FT @ 10'-0" = 5,680 CU FT
D - GARAGE = 744 SQ FT @ 14'-0" = 10,416 CU FT
E - 2ND FLOOR = 1478 SQ FT @ 8'-0" = 11,824 CU FT
F - FLOOR ASSEMBLY B/W 1ST & 2ND FLOOR = 1478 @ 2'-0" = 2,956 CU FT
G - ENTRY = 21 SQ FT @ 9'-9" = 205 CU FT

TOTAL CUBIC CONTENT = 67,245 CU FT
- 5% LOGGIA CREDIT = 3,246
ADJ. CUBIC CONTENT = 63,999 CU FT
PROPOSED CF = 63,999 < MAX CF = 64,928 CU FT
PROPOSED CCR 3.94 < MAX.CCR 3.94 ALLOWABLE



JASON CUTAJAR
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LOCAL ARCHITECT:

CLABERG & MUNNICH INC.
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Fax 561.635.3048

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PALM BEACH, FL
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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



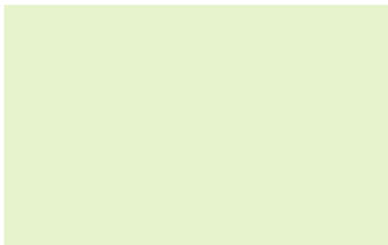
HARDSCAPE



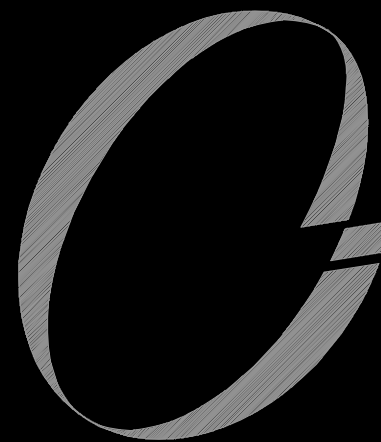
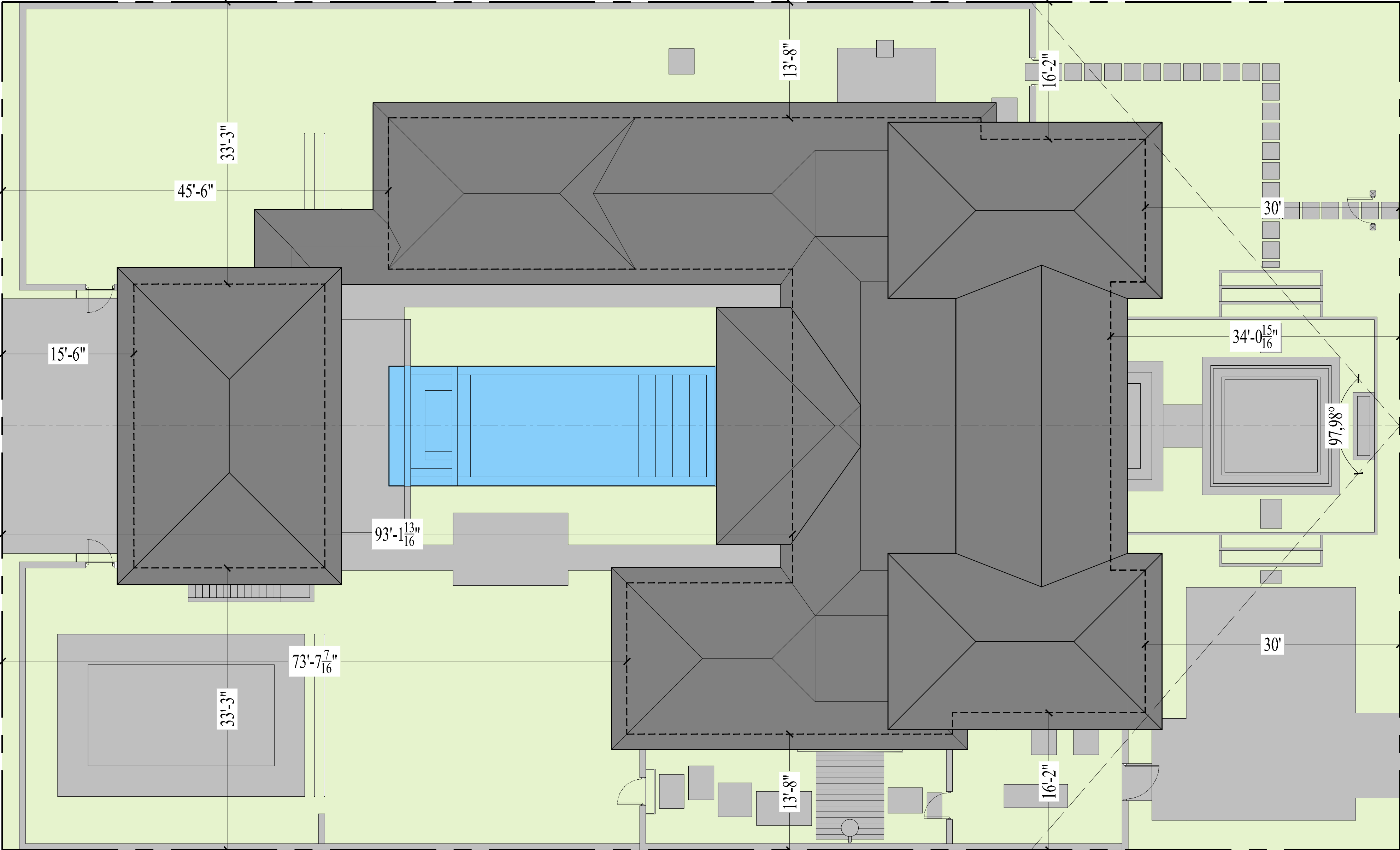
POOL



LOT COVERAGE



LANDSCAPE OPEN SPACE



JASON CUTAJAR
ARCHITECTURAL DESIGN
P 416-277-0179 F 416-241-8125
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1	CONCEPT		02/23/24
NO.	REVISIONS	DATE	

SHEET TITLE:

LOT COVERAGE
DIAGRAM

DRAWN BY: M.V.	CHECKED BY: J. CUTAJAR
DATE: 02/23/2024	SCALE: 1/8" = 1'-0"
PROJECT NO.:	DRAWING NO.:

C02