

# SOLSTICE

Planning and Architecture

PROPOSED NEW CONSTRUCTION :

# 203 VIA VIZCAYA

## PALM BEACH, FLORIDA 33480

TOWN OF PALM BEACH  
PALM BEACH COUNTY, FLORIDA



PROJECT  
**PRIVATE RESIDENCE**

NEW TWO STORY - SINGLE FAMILY  
PROJECT ADDRESS  
203 VIA VIZCAYA PALM BEACH FL 33480

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REVISIONS  
No. Date Description

**TOWN OF PALM BEACH  
FINAL SUBMITTAL**  
PROJECT NUMBER:  
ARC-24-0128  
ZON-24-0093  
NOT FOR CONSTRUCTION

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JP

DATE ISSUED: 02/10/2025  
PLOT DATE: 02/07/2025

SHEET TITLE  
**COVER SHEET**

SEAL

PROJECT NUMBER  
**24-10**

SHEET NUMBER  
**C0.00**  
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AR-0017714  
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**SCOPE OF WORK**

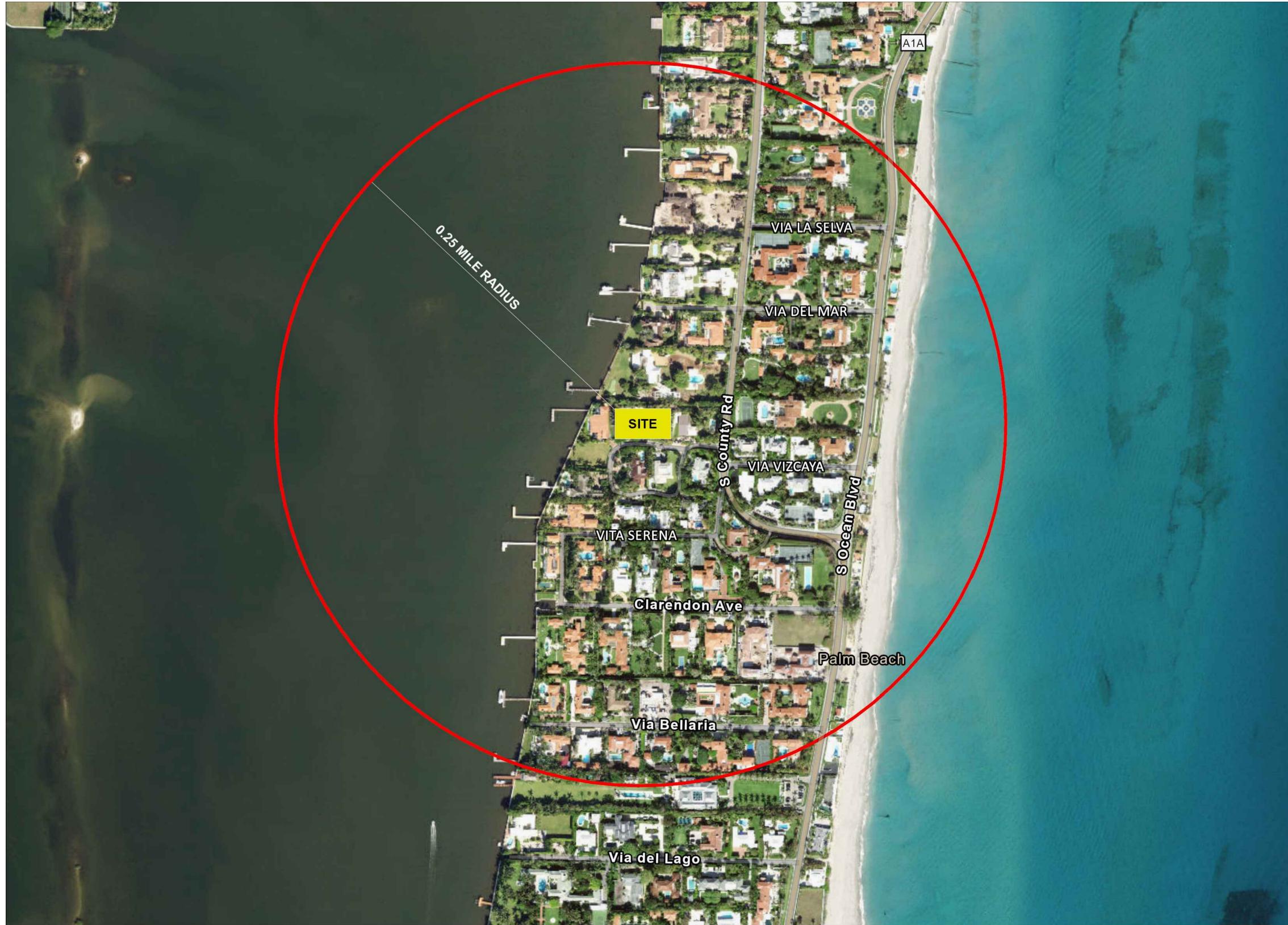
PROPOSED A NEW TWO-STORY SINGLE-FAMILY RESIDENCE  
NEW SITE-WIDE LANDSCAPE  
NEW SITE-WIDE HARDSCAPE

**SUBMITTALS**

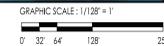
PROJECT NUMBER : ARC-24-0128  
ZON-24-0093  
ARCOM : 01.29.2024  
TOWN COUNCIL : 00.00.0000  
PRE-APPLICATION : 10.14.2024  
FIRST SUBMITTAL : 11.26.2024  
STAFF REVIEW ISSUED : 12.09.2024  
SECOND SUBMITTAL : 12.16.2024  
NTP ISSUED : 12.23.2024  
FEES PAID & CERT MAIL DUE : 12.30.2024  
FINAL SUBMITTAL : 02.10.2025  
MEETING DATE : 02.26.2025

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H1  
C0.10 VICINITY LOCATION MAP  
SCALE: SCALE: 1/128" = 1'-0"



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SCALE  
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MP

CHECKED BY  
JP

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SHEET TITLE  
VICINITY LOCATION MAP

SEAL	PROJECT NUMBER 24-10
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JONATHAN GRANT PARKS AR-0017714	SHEET NUMBER C0.10
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203 VIA VIZCAYA PALM BEACH FL 33480

ARCHITECT

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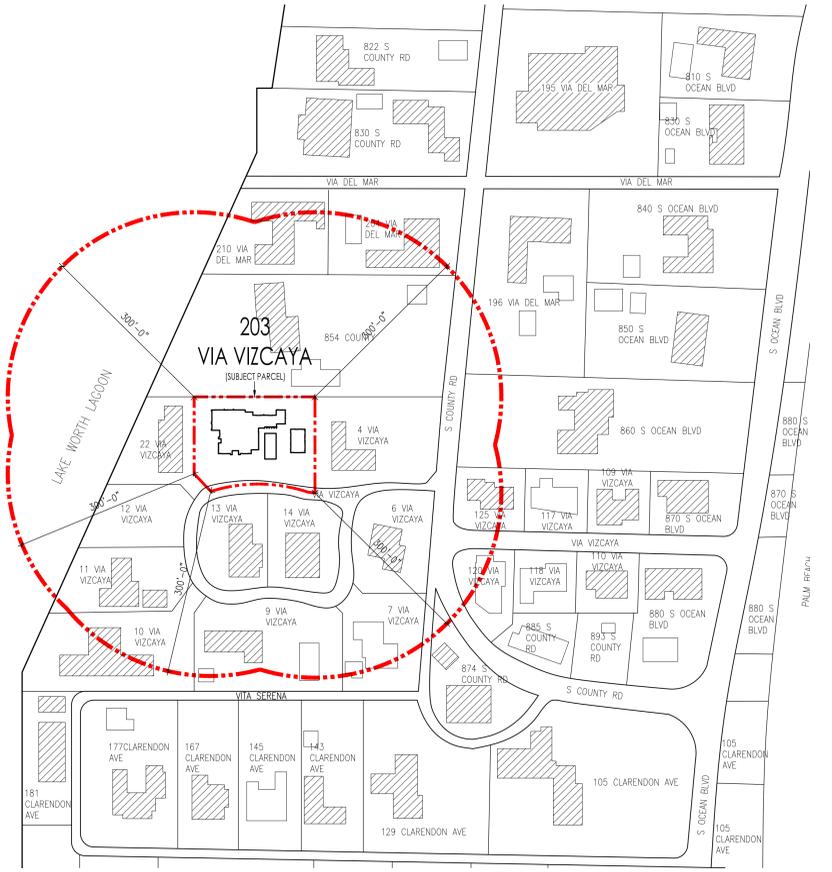
SHEET TITLE  
**LOCATION PLAN AND  
AND STREETScape  
ELEVATIONS**

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PROJECT NUMBER  
24-10  
SHEET NUMBER  
C0.20  
JONATHAN GRANT PARKS  
AR-0017714

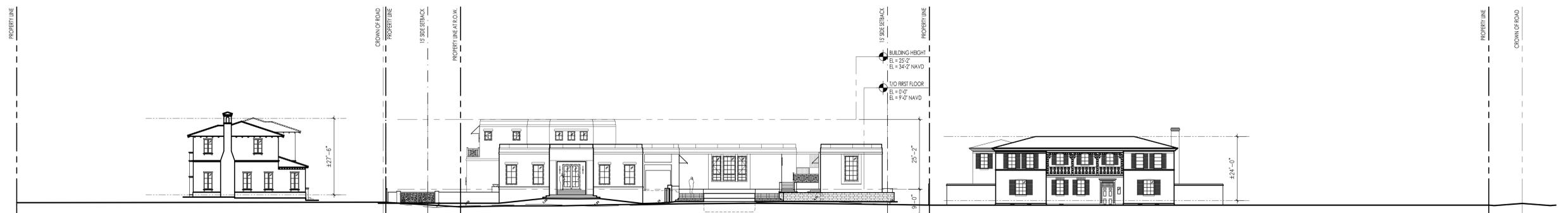
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G1 AERIAL LOCATION PLAN  
NT.S.

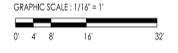


G6 MAP LOCATION PLAN  
NT.S.



H1 STREETScape ELEVATIONS  
SCALE: 1/16" = 1'-0"

S. COUNTY RD.  
(HWY A1A)





C1  
C0.30 VIEW A



C3  
C0.30 VIEW B



C6  
C0.30 VIEW C



C8  
C0.30 VIEW D



E1  
C0.30 VIEW E



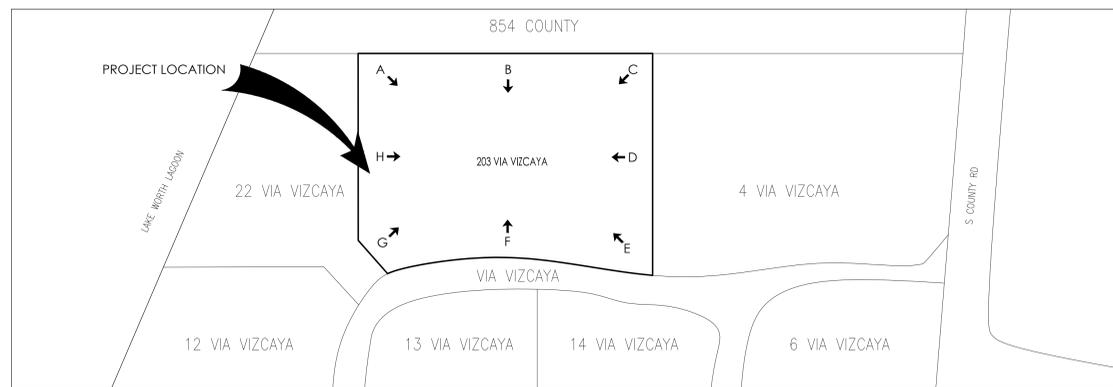
E3  
C0.30 VIEW F



E6  
C0.30 VIEW G



E8  
C0.30 VIEW H



G8  
C0.30 KEY PLAN  
N.T.S.

H1  
C0.30 SUBJECT PARCEL PHOTO SHEET

PROJECT  
**PRIVATE RESIDENCE**

NEW TWO STORY — SINGLE FAMILY

PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL 33480

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SCALE  
N.T.S.

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**SUBJECT PARCEL  
PHOTO SHEET**

SEAL

PROJECT NUMBER  
**24-10**

SHEET NUMBER

**C0.30**

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C1  
C0.40 210 VIA DEL MAR



C3  
C0.40 204 VIA DEL MAR



C6  
C0.40 854 COUNTY



C8  
C0.40 22 VIA VIZCAYA



E1  
C0.40 4 VIA VIZCAYA



E3  
C0.40 12 VIA VIZCAYA



E6  
C0.40 13 VIA VIZCAYA



E8  
C0.40 14 VIA VIZCAYA



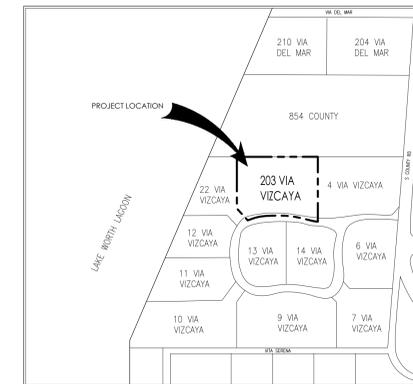
G1  
C0.40 6 VIA VIZCAYA



G3  
C0.40 11 VIA VIZCAYA



G6  
C0.40 10 VIA VIZCAYA



G8  
C0.40 KEY PLAN  
N.T.S.

H1  
C0.40 NEIGHBORING PARCEL PHOTO SHEET

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C8  
C0.50 9 VIA VIZCAYA



E8  
C0.50 7 VIA VIZCAYA



G8  
C0.50 KEY PLAN  
N.T.S.



H8  
C0.50 NEIGHBORING PARCEL PHOTO SHEET



G1 ACCESS EASEMENT LOOKING WEST  
C0.60



G6 ACCESS EASEMENT LOOKING EAST  
C0.60

H1 ACCESS EASEMENT PHOTO SHEET  
C0.60

PROJECT  
**PRIVATE RESIDENCE**

NEW TWO STORY - SINGLE FAMILY  
PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL 33480

ARCHITECT

**SOLSTICE**  
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CONSULTANTS

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Approved By:	Approved By:
Date:	Date:

REVISIONS

No.	Date	Description

TOWN OF PALM BEACH  
FINAL SUBMITTAL

PROJECT NUMBER:  
ARC-24-0128  
ZON-24-0093  
NOT FOR CONSTRUCTION

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CHECKED BY  
JP

DATE ISSUED 02/10/2025	PLOT DATE 02/07/2025
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SHEET TITLE  
**ACCESS EASEMENT  
PHOTO SHEET**

SEAL	PROJECT NUMBER 24-10
JONATHAN GRANT PARKS AR-0017714	SHEET NUMBER C0.60



**PRIVATE RESIDENCE**

NEW TWO STORY - SINGLE FAMILY  
PROJECT ADDRESS

203 VIA VIZCAYA PALM BEACH FL 33480

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JP

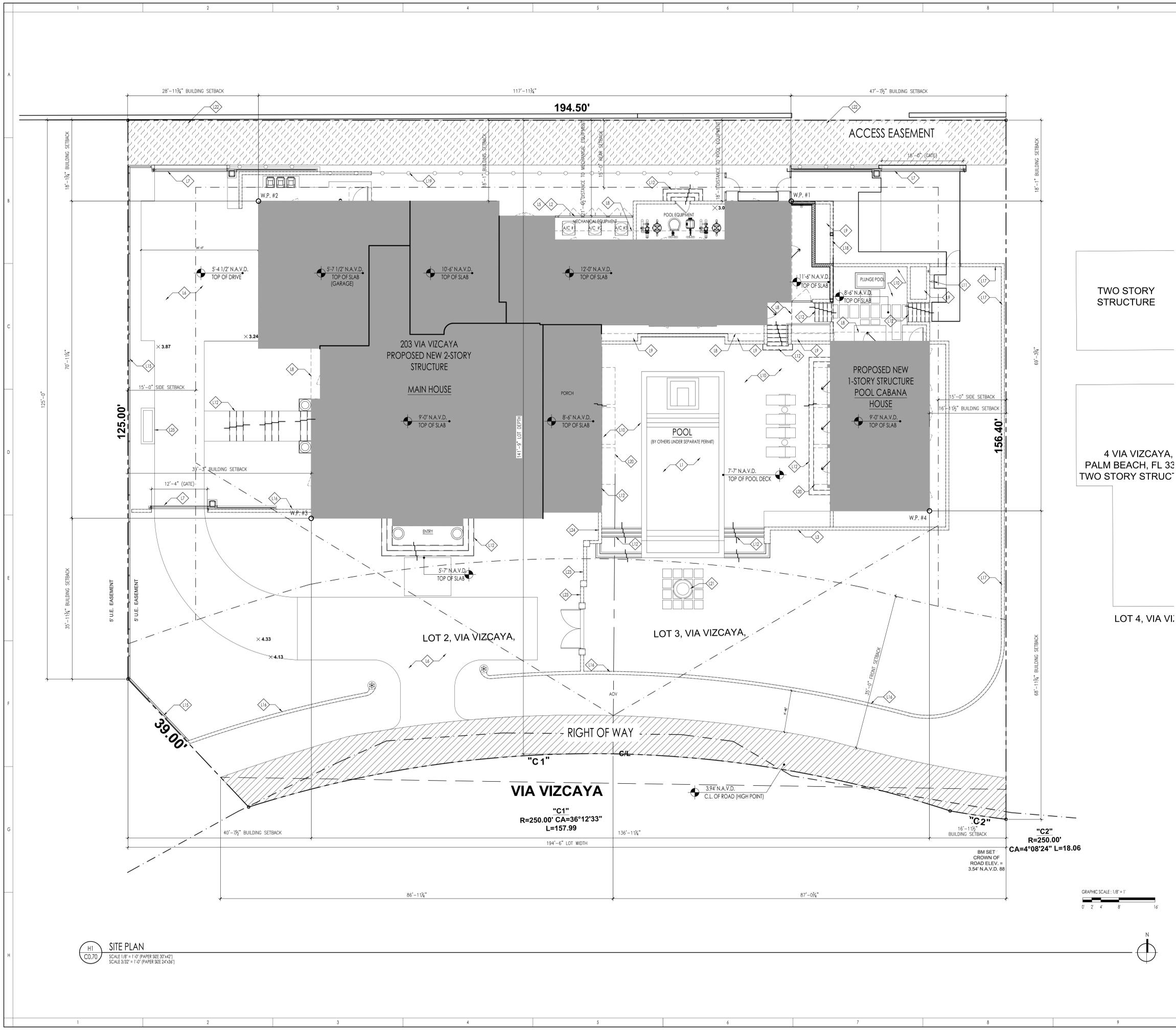
DATE ISSUED: 02/10/2025  
PLOT DATE: 02/07/2025

SHEET TITLE  
**SITE PLAN**

SEAL  
PROJECT NUMBER  
**24-10**

SHEET NUMBER  
**C0.70**

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AR-0017714  
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TWO STORY STRUCTURE

4 VIA VIZCAYA, PALM BEACH, FL 33 TWO STORY STRUC

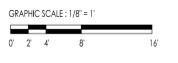
**SITE PLAN KEY NOTES**

- 1 POOL BY OTHERS (UNDER SEPARATE PERMIT)
- 2 SCREEN / FENCE
- 3 SITE WALL
- 4 POOL EQUIPMENT (UNDER SEPARATE PERMIT)
- 5 HVAC ON RAISED CONCRETE PAD
- 6 DRIVEWAY
- 7 MOTORIZED ROLLING GATE
- 8 LINE OF ROOF ABOVE
- 9 PLANTER
- 10 ZOYSIA GRASS DECK
- 11 PULL CHAIN SHOWER
- 12 CONCRETE STEPS
- 13 6' HIGH COMPOSITE FENCE
- 14 6' HIGH COMPOSITE WALL
- 15 4' HIGH COMPOSITE WALL
- 16 4' HIGH MASONRY WALL
- 17 6' HIGH MASONRY WALL
- 18 OPEN ALUMINUM TRELLIS (PROVIDE SHOP DRAWING)
- 19 4' HIGH BLACK CHAIN LINK FENCE
- 20 FIXED AWNING
- 21 FIRE FEATURE
- 22 PERVIOUS PAVING (SEE LANDSCAPE DWG'S HDS)
- 23 5'-2" HIGH MASONRY WALL
- 24 6'-4" HIGH MASONRY WALL
- 25 WATER FEATURE

**SITE PLAN LEGEND**

- EXISTING SPOT ELEVATION
- NEW SPOT ELEVATION
- TELEPHONE HAND HOLE
- ELECTRIC HAND HOLE
- SEWER CLEANOUT
- WOOD UTILITY POLE
- TELEPHONE RISER
- WATER METER
- SHELL DRIVEWAY
- PROPERTY LINE
- UTILITY EASEMENT
- BUILDING SETBACK LINE
- UNDERGROUND UTILITY LINE

**H1**  
**C0.70**  
**SITE PLAN**  
SCALE 1/8" = 1'-0" (PAPER SIZE 30"x42")  
SCALE 3/32" = 1'-0" (PAPER SIZE 24"x36")



**PRIVATE RESIDENCE**

NEW TWO STORY - SINGLE FAMILY

PROJECT ADDRESS  
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REVISIONS  
No. Date Description

**TOWN OF PALM BEACH**  
FINAL SUBMITTAL

PROJECT NUMBER:  
ARC-24-0128  
ZON-24-0093  
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SCALE  
**SEE DRAWING**

DRAWN BY  
**VF**

CHECKED BY  
**JP**

DATE ISSUED  
02/10/2025

PLOT DATE  
02/07/2025

SHEET TITLE  
**ZONING DIAGRAMS**

SEAL  
PROJECT NUMBER  
**24-10**

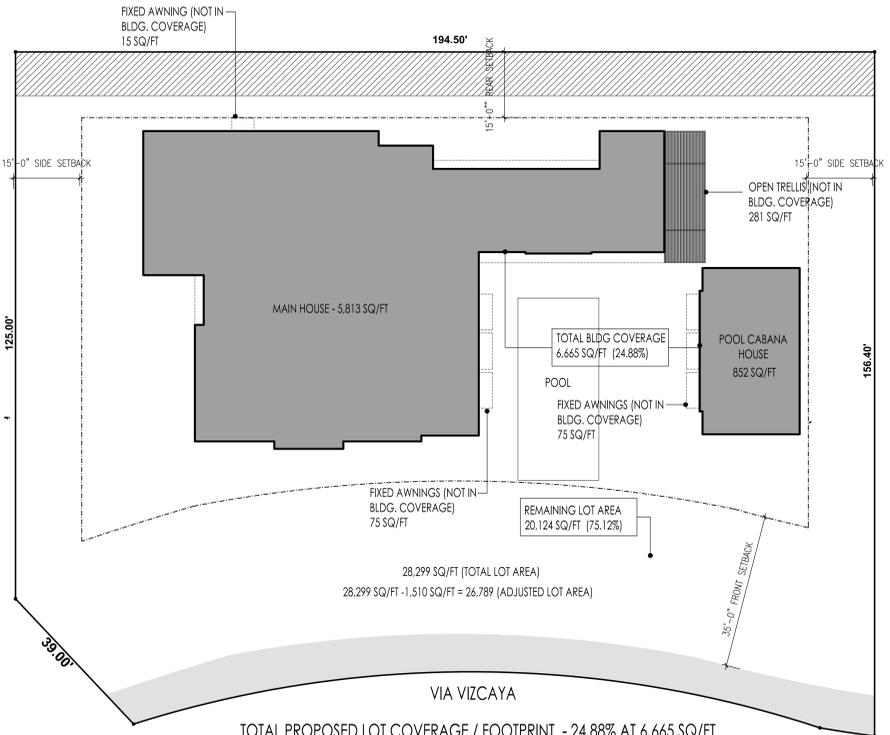
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**C0.80**

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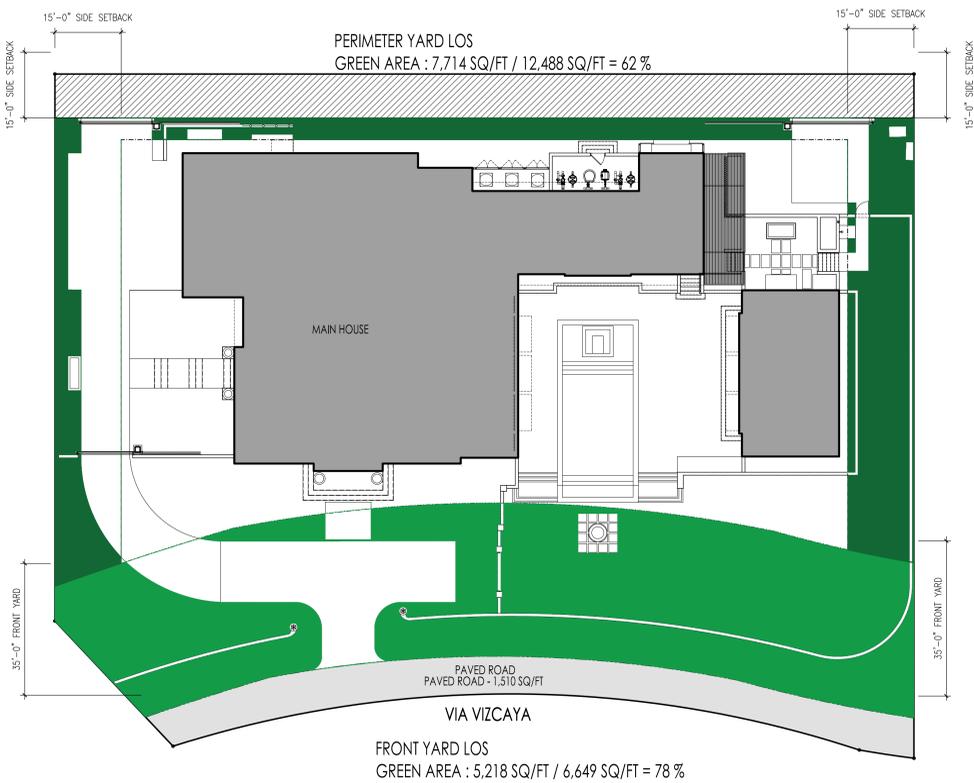
**D1** DIAGRAM - LANDSCAPE OPEN SPACE

SCALE 1/16" = 1'-0" (PAPER SIZE 30x42)  
SCALE 3/164" = 1'-0" (PAPER SIZE 24x36)



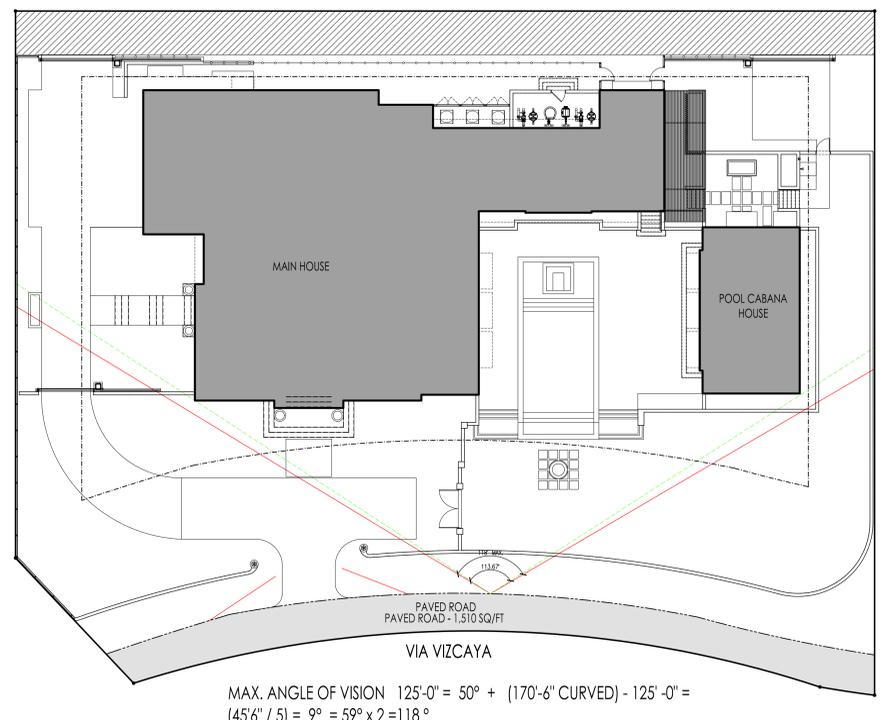
**D6** DIAGRAM - LOT COVERAGE

SCALE 1/16" = 1'-0" (PAPER SIZE 30x42)  
SCALE 3/164" = 1'-0" (PAPER SIZE 24x36)



**H1** DIAGRAM - PERIMETER LOS AND FRONT YARD LOS

SCALE 1/16" = 1'-0" (PAPER SIZE 30x42)  
SCALE 3/164" = 1'-0" (PAPER SIZE 24x36)



**H6** DIAGRAM - ANGLE OF VISION AND SAFE SITE TRIANGLES

SCALE 1/16" = 1'-0" (PAPER SIZE 30x42)  
SCALE 3/164" = 1'-0" (PAPER SIZE 24x36)



**ZONING**

**ZONING DISTRICT R-A (ESTATE RESIDENTIAL DISTRICT)**

**LOT AREA** 20,000 SQ/FT MIN.  
**LOT WIDTH** 125'-0"

**FRONT SETBACK** 35'-0"  
**SIDE SETBACK** 15'-0"  
**REAR SETBACK** 15'-0"

**MAX BUILDING COVERAGE** 25%  
**REQUIRED GREEN SPACE** 50%

**MAX. ANGLE OF VISION**  $125'-0" = 50^\circ + (170'-6" \text{ CURVED}) - 125'-0" = (45'6" / 5) = 9^\circ = 59^\circ \times 2 = 118^\circ$   
**BUILDING HEIGHT PLANE** 2:1 (RUN / RISE)

**PENDING BASE FLOOD ELEVATION** 8'-0"  
**DESIGN FLOOD ELEVATION** 8'-0"+1'-0" = 9'-0"

**BUILDING HEIGHT** 25'-0" (2 STORIES)  
**MAX. BUILDING HEIGHT** (25'-0" + 5'-0" = 30'-0" (FOR FLAT ROOF)  
 (25'-0" + 10'-0" = 35'-0" (FOR PITCHED ROOF)

**LOT AREA** 28,299 SQ/FT - 1,510 (PAVED ROAD) =  
 26,789 SQ/FT x 25% = 6,697 SQ/FT MAX BLDG COV.

**BUILDING COVERAGE AT GRADE**

**TOTAL BLDG COVERAGE** 6,665 SQ/FT (24.88%)

<b>DRIVE</b>	<b>2,801 SQ/FT</b>
<b>POOL</b>	<b>764 SQ/FT</b>
<b>RAISED A/C PAD</b>	<b>93 SQ/FT</b>
<b>POOL EQUIP. PAD</b>	<b>176 SQ/FT</b>
<b>EXTERIOR SHOWER</b>	<b>184 SQ/FT</b>
<b>SIDE STAIRS+STOOP</b>	<b>30 SQ/ FT</b>
<b>FRONT STAIRS+STOOP</b>	<b>146 SQ/FT</b>
<b>A/C PAD STAIRS</b>	<b>24 SQ/FT</b>
<b>GARDEN STEPS</b>	<b>96 SQ/FT</b>
<b>PATHS</b>	<b>653 SQ/FT</b>
<b>POOL HOUSE OPEN PORCH</b>	<b>129 SQ/FT</b>
<b>MECH PADS</b>	<b>18 SQ/FT</b>
<b>GARDEN WALLS</b>	<b>397 SQ/FT</b>
<b>GATE PADS</b>	<b>50 SQ/FT</b>
<b>REAR ACCESS EASEMENT</b>	<b>1945 SQ/FT</b>
<b>SERVICE PARKING</b>	<b>281 SQ/FT</b>
<b>FIRE FEATURE</b>	<b>81 SQ/FT</b>
<b>WEST SIDE FOUNTAIN</b>	<b>24 SQ/FT</b>

**TOTAL SITE COVERAGE** 7,892 SQ/FT  
**TOTAL BLDG COVERAGE** 6,665 SQ/FT

**TOTAL COVERAGE** 14,557 SQ/FT (54.30%)

**LOT AREA** 28,299 SQ/FT - 1,510 (PAVED ROAD)=  
 26,789 SQ/FT x 50% = 13,394 SQ/FT MIN. GREEN SPACE

**BUILDING AREA A/C**

<b>FIRST FLOOR MAIN HOUSE</b>	<b>4,252 SQ/FT</b>
<b>SECOND FLOOR MAIN HOUSE</b>	<b>826 SQ/FT</b>
<b>TOTAL A/C MAIN HOUSE</b>	<b>5,078 SQ/FT</b>
<b>FIRST FLOOR POOL CABANA HOUSE</b>	<b>835 SQ/FT</b>
<b>TOTAL A/C</b>	<b>5,913 SQ/FT</b>
<b>GARAGE</b>	<b>804 SQ/FT</b>
<b>COVERED SIDE ENTRY</b>	<b>27 SQ/FT</b>
<b>COVERED FRONT ENTRY</b>	<b>75 SQ/FT</b>
<b>COVERED PORCH MAIN HOUSE</b>	<b>546 SQ/FT</b>
<b>COVERED MASTER TERRACE</b>	<b>27 SQ/FT</b>
<b>GROUND LEVEL STORAGE</b>	<b>764 SQ/FT</b>
<b>CONC. DOOR COVER</b>	<b>18 SQ/FT</b>
<b>SECOND FLOOR COVERED BALCONIES</b>	<b>266 SQ/FT</b>
<b>TOTAL UNDER ROOF</b>	<b>8,440 SQ/FT</b>

**PROJECT**

**PRIVATE RESIDENCE**  
 NEW TWO STORY - SINGLE FAMILY  
 PROJECT ADDRESS  
 203 VIA VIZCAYA PALM BEACH FL 33480

**ARCHITECT**

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**REVISIONS**

No.	Date	Description
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**FINAL SUBMITTAL**  
**PROJECT NUMBER:**  
 ARC-24-0128  
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**CHECKED BY**

JP

<b>DATE ISSUED</b> 02/10/2025	<b>PLOT DATE</b> 02/07/2025
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**SHEET TITLE**

SITE AREAS

<b>SEAL</b>	<b>PROJECT NUMBER</b> 24-10
JONATHAN GRANT PARKS AR-0017714	<b>SHEET NUMBER</b> C0.82

**PRIVATE RESIDENCE**

NEW TWO STORY - SINGLE FAMILY  
PROJECT ADDRESS

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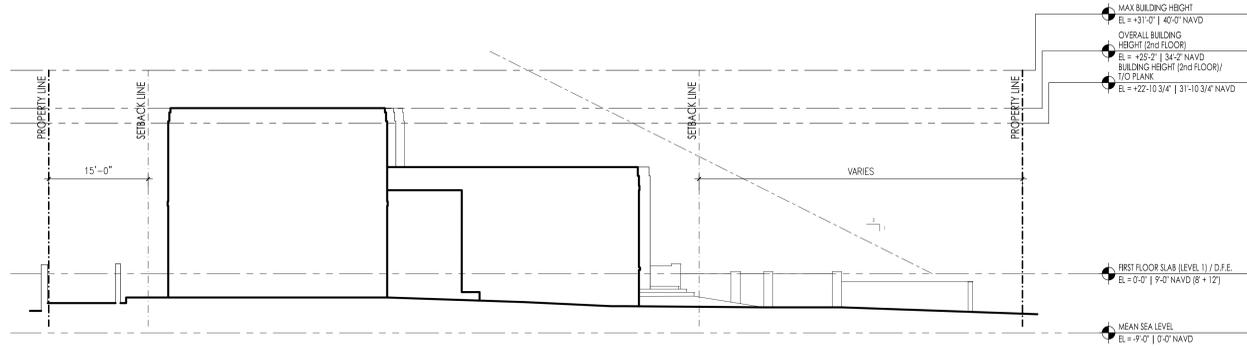
PLOT DATE  
02/07/2025

**BUILDING HEIGHT PLANE DIAGRAMS**

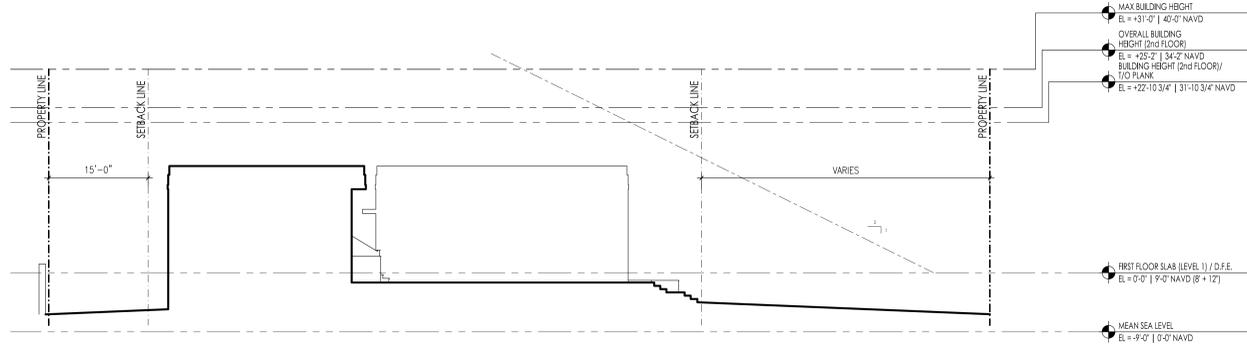
SEAL  
PROJECT NUMBER  
24-10

SHEET NUMBER  
C0.83

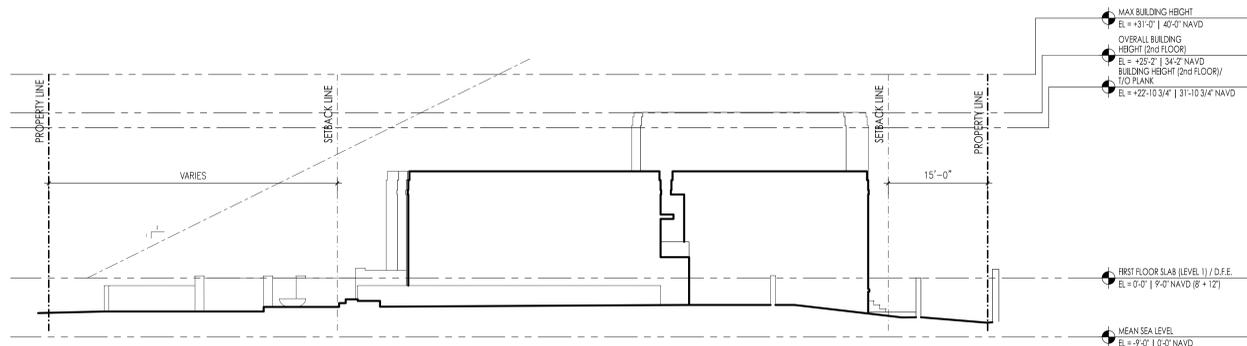
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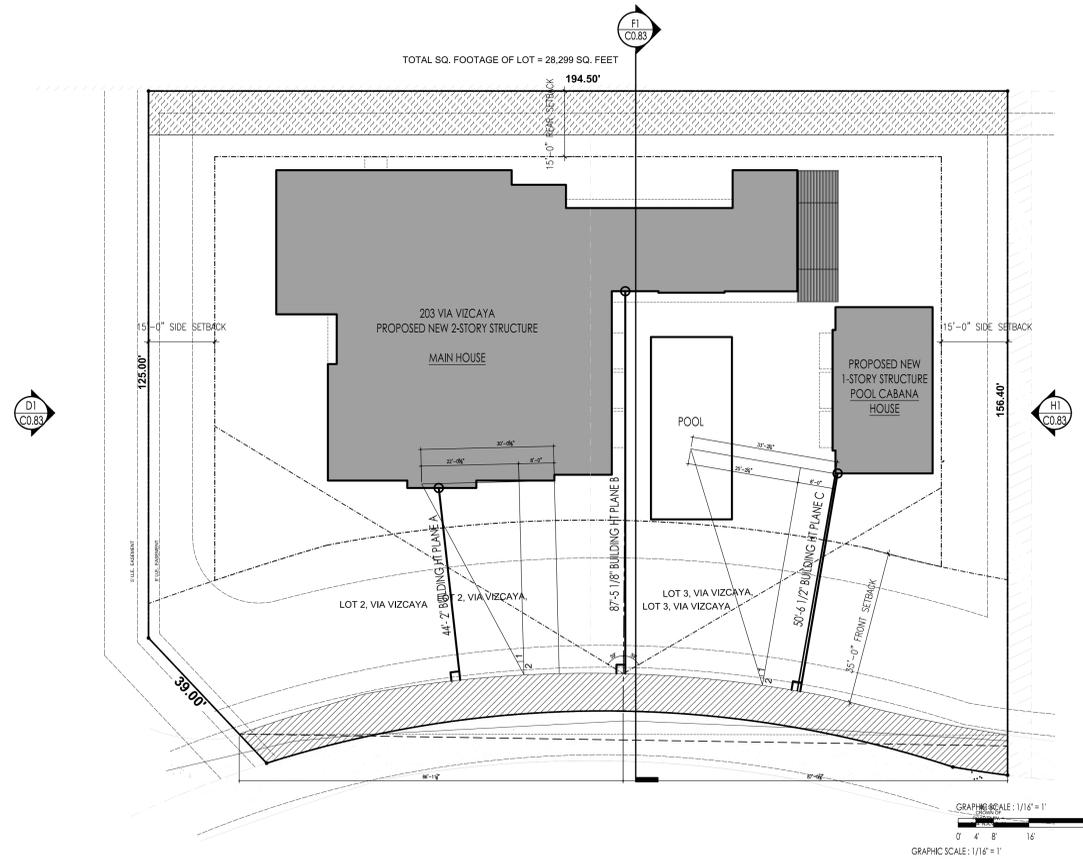
**D1 BUILDING HEIGHT PLANE A**  
SCALE 3/32" = 1'-0" (PAPER SIZE 30"x42")



**F1 BUILDING HEIGHT PLANE B**  
SCALE 3/32" = 1'-0" (PAPER SIZE 30"x42")



**H1 BUILDING HEIGHT PLANE C**  
SCALE 3/32" = 1'-0" (PAPER SIZE 30"x42")



**H6 SITE PLAN**  
SCALE 1/16" = 1'-0" (PAPER SIZE 30"x42")  
SCALE 3/164" = 1'-0" (PAPER SIZE 24"x36")

**PROJECT**  
PRIVATE RESIDENCE

NEW TWO STORY - SINGLE FAMILY  
PROJECT ADDRESS

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**ARCHITECT**

**SOLSTICE**  
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AR-0017714

**CONSULTANTS**

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Approved By:	Approved By:
Date:	Date:

**REVISIONS**

No.	Date	Description

**TOWN OF PALM BEACH  
FINAL SUBMITTAL**

PROJECT NUMBER:  
ARC-24-0128  
ZON-24-0093  
NOT FOR CONSTRUCTION

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**SCALE**  
SEE DRAWING

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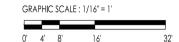
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JP

DATE ISSUED 02/10/2025	PLOT DATE 02/07/2025
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**SHEET TITLE**  
VARIANCE DIAGRAM

SEAL  
JONATHAN GRANT PARKS  
AR-0017714

PROJECT NUMBER  
24-10  
SHEET NUMBER  
C0.84



**VARIANCE DIAGRAM**  
SCALE 1/16" = 1'-0" (PAPER SIZE 30"x42")  
SCALE 3/164" = 1'-0" (PAPER SIZE 24"x36")