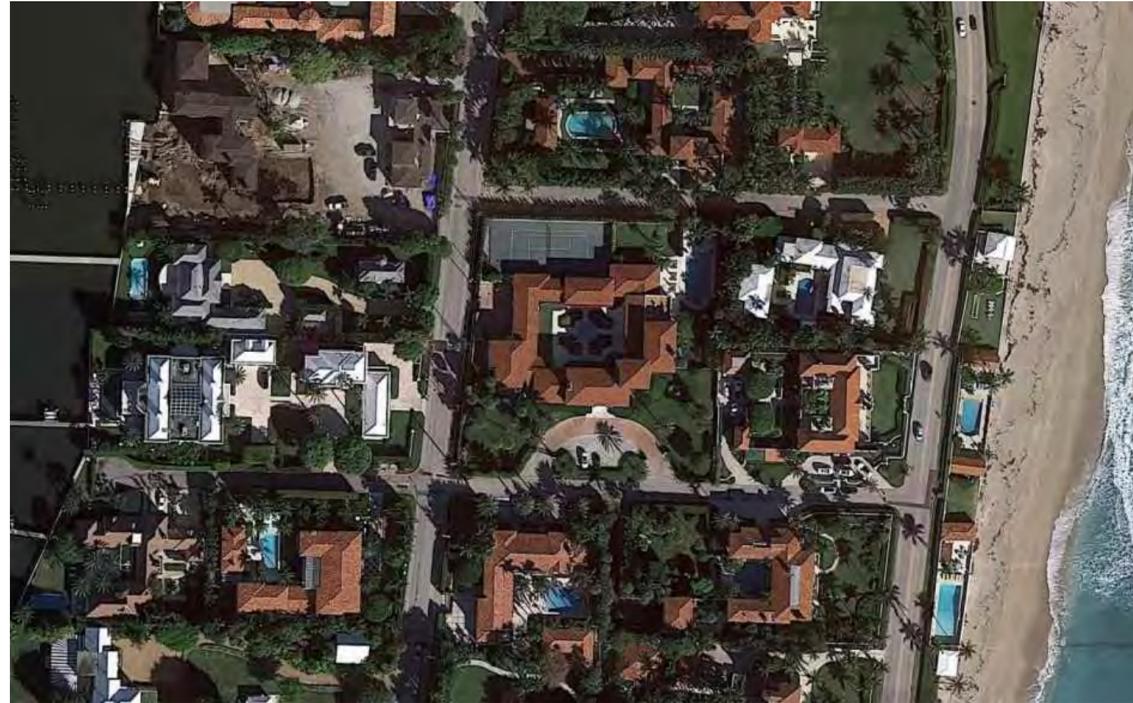


FERGUSON &
SHAMAMIAN
ARCHITECTS

FINAL PLAN SET
JULY 17, 2024 LPC



LANDMARKS DEFERRED SUBMITTAL
195 Via del Mar, Palm Beach, Florida

PROJECT NUMBER:
COA-24-0002

PROJECTED HEARING DATE:
JULY 17th, 2024

ISSUED FOR LPC PRESENTATION SET
JULY 3rd, 2024

ARCHITECT:

Ferguson & Shamamian Architects, LLP
270 Lafayette Street
Suite 300
New York, NY 10012
(212) 941 8088
fergusonshamamian.com

INTERIOR DESIGNER

Studio Sofield Inc.
65 Blecker St, PH
New York, NY 10012
(212) 473 1300
studiosofield.com

GENERAL CONTRACTOR

Shapiro Pertnoy Construction Group
3222 Commerce Place,
Suite C
West Palm Beach, FL, 33407
(561) 793 5852

STRUCTURAL ENGINEER

Pruitt Design Group
215 S. Olive Avenue,
Suite 200,
West Palm Beach, FL 33401
(561) 236 3816

MECHANICAL ENGINEER

FAE Consulting
300 Loc Road, Suite 302
Deerfield Beach, FL 33442
(561) 391 9292

SURVEYOR

Wallace Surveying
5553 Village Blvd,
West Palm Beach, FL, 33407
(561) 640 4551

CIVIL ENGINEER

Gruber Consulting Engineers
2475 Mercer Avenue,
Suite 305
West Palm Beach, FL 33401
(516) 312 2041

LIGHTING CONSULTANT

Focus Lighting
2221 W. 116th Street
New York, NY 10026
(212) 865 1565

LANDSCAPE ARCHITECT

Vertesch Landscape Architecture
6430 Robinson Street,
Jupiter, Florida 33458
(561) 889 8977

LANDSCAPE CONTRACTOR

Botanica Landscaping, LLC
12705 25th St. N
Loxahatchee, FL 33470
(561) 422 9006

ARCHITECTURAL

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L102.2A	Alternate Site Plan, Building Plane Diagram & Zoning Legend
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SUPPLEMENTAL APPLICATIONS

ZON-24-0031	Development Review (Town Council) Variance - Building Height - Zoning Ordinance Section 134-843
ZON-24-0009	Development Review (Town Council) Variance - Driveway Area - Zoning Ordinance Section 134-1668
LPCS-24-0061	Administrative Review (LPC) In-Kind Wood Window Replacement

SCOPE OF WORK

1. Minor 510 square foot second story addition
2. In-kind wood window and door replacements
3. Bronze door replacements
4. Reopen original fenestration at East facade
5. Install additional historic reja at East facade
6. New pedestrian entrance and gate along Via la Selva
7. Repair and replacement of existing courtyard paving
8. Revise pathways throughout property
9. Repave driveway aprons and service parking court
10. Install new spa/jacuzzi
11. Relocated existing HVAC equipment
12. Existing site drainage and stormwater management to be upgraded
13. Existing stone facade to be cleaned

DEFERRED FOR REVIEW

1. Second Story Addition Elevations
2. Via del Mar Vehicular Gates

Issued for Presentation Set
July 3rd, 2024



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PROJECT TITLE

195 Via del Mar
Palm Beach, FL
COA-24-0002

SHEET TITLE

Drawing Index

SCALE

N/A

DATE

06/11/2024

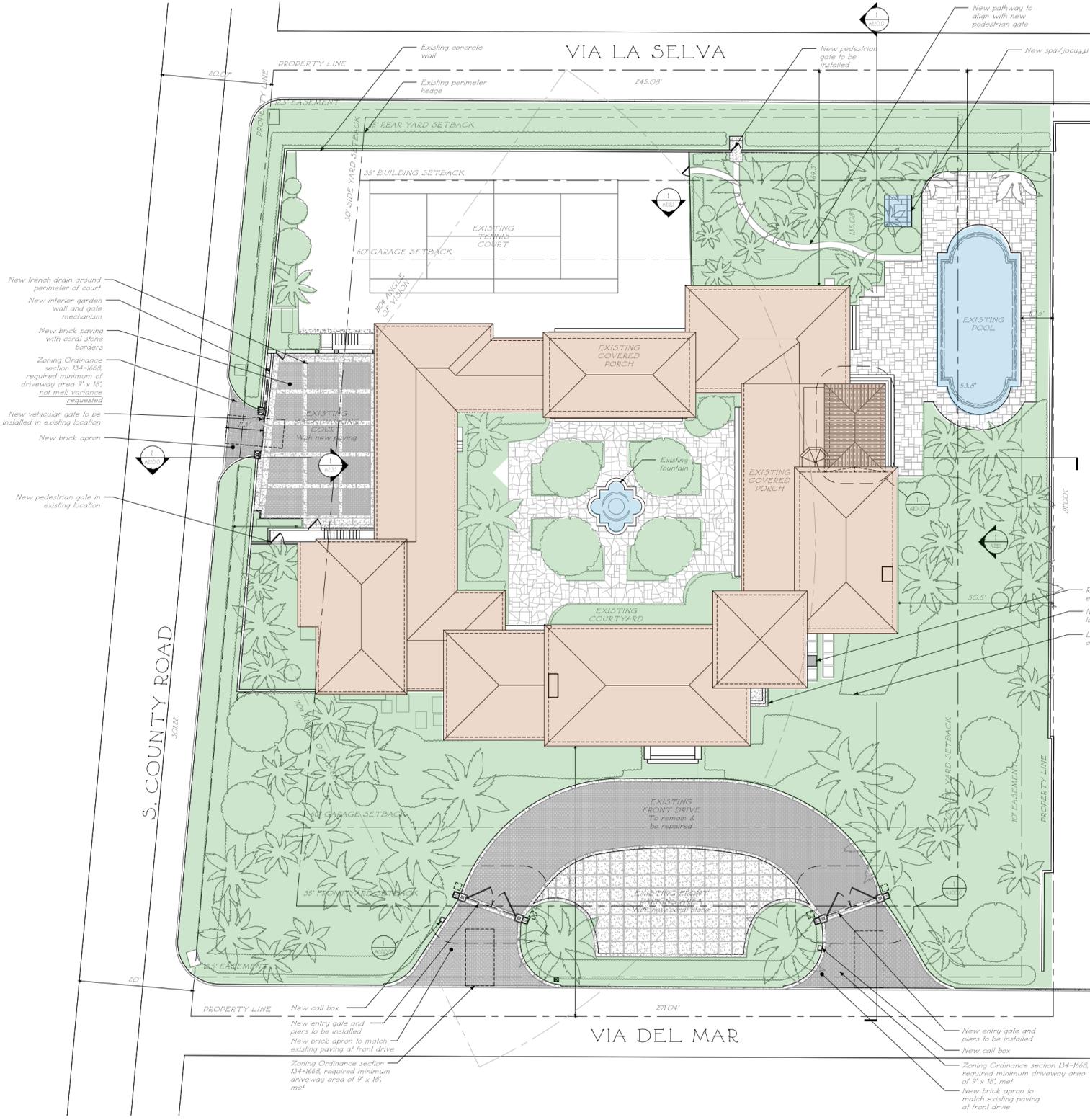
AUTHOR

NZ

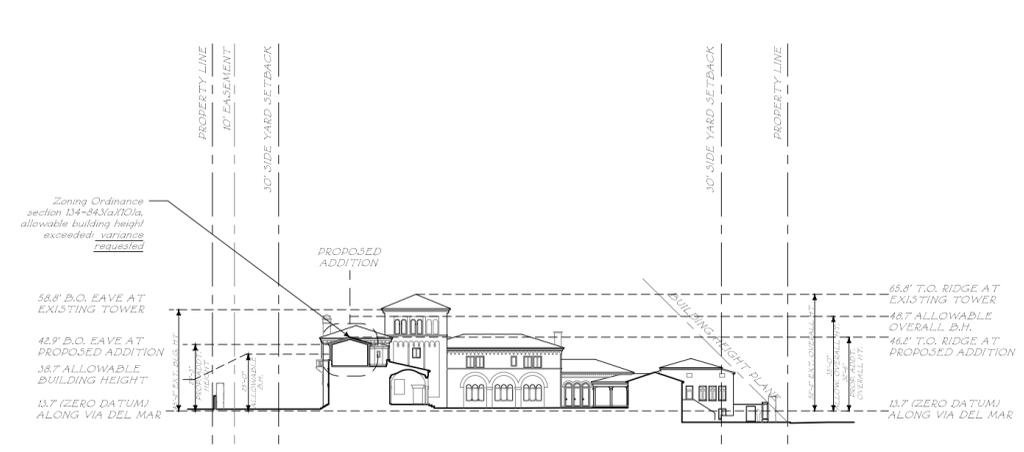
SHEET NUMBER

T-100.1

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PROJECT 195



1
L102.2
1/16" = 1'-0"



2
L102.2
1/32" = 1'-0"



Zoning Legend			
1	Property Address:	195 Via del Mar, Palm Beach, FL 33480	
2	Zoning District:	R-A, Estate Residential	
3	Lot Area (sq. ft.):	70,741 from FEMA / 77,454 from survey / 72,392 SF	
4	Lot Width (W) & Depth (D) (ft.):	305' x 345'	
5	Structure Type:	Single Family Residence	
6	FEMA Flood Zone Designation:	Flood Zone X (F.I.P.M.)	
7	Zero Datum for point of meas. (NAVD):	highest crown of road at Via del Mar = 18" = 12.5' ± 1.5 = 13.7'	
8	Crown of Road (COR) (NAVD):	highest crown of road at Via del Mar = 12.2'	
9		REQD / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	18,098 / 25%	14,554 / 19%
11	Enclosed Square Footage (1st & 2nd Fl. Storage Area, Stairways, etc.)	N/A	20,522.2 SF
12	*Front Yard Setback (ft.)	S 35 Ft	S 75 Ft
13	*Side Yard Setback (1st Story) (ft.)	E / W 30 Ft	E 50.5 / W 21.8 Ft
14	*Side Yard Setback (2nd Story) (ft.)	-	-
15	*Rear Yard Setback (ft.)	N 15 Ft	N 55.8 Ft
16	Angle of Vision (Deg.)	110 Deg.	110 Deg.
17	Building Height (ft.)	25 Ft / 2 stories	45.2' / 3 stories @ tower
18	Overall Building Height (ft.)	35 Ft / 2 stories	52.2' / 3 stories @ tower
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (ft.)	N/A	N/A
21	Finished Floor Elev. (FEE) (NAVD)	16.00'	16.00'
22	Base Flood Elevation (BFE) (NAVD)	6.00'	6.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	36,196 / 50%	33,296 / 46%
24	Perimeter LOS (Sq Ft and %)	-	-
25	Front Yard LOS (Sq Ft and %)	4,231 / 45%	5,751 / 61%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

** Indicate each yard area with cardinal direction (N,S,E,W)
 ** Difference of Fin. Floor Elev. (FEE) and highest Crown of Rd (COR) divided by two (FEE-COR)/2 = Max. Fill [201-136-100D]
 *** Provide Native plant species info per category as required by 201-003-2022 on separate TOPB Landscape Legend

- PLAN LEGEND**
- Existing Construction to Remain
 - New Partitions & Wall Finishes
 - NAME
 - Room Name & Number
 - Exterior Non-Original Door Tags to be replaced with new metal and glass door
 - Exterior Wood Windows or Door tags to be replaced with new wood window or door to match existing in kind
 - Detail Tag

- DIMENSION LEGEND**
- Rough
 - Center
 - Finish
 - 00.00' - Elevation
 - W.P. - Working point
 - Centerline
 - Hidden line

Issued for Presentation Set
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 April 11th, 2024



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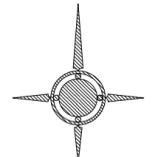
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 195 Via del Mar,
 Palm Beach, FL
 COA-24-0002

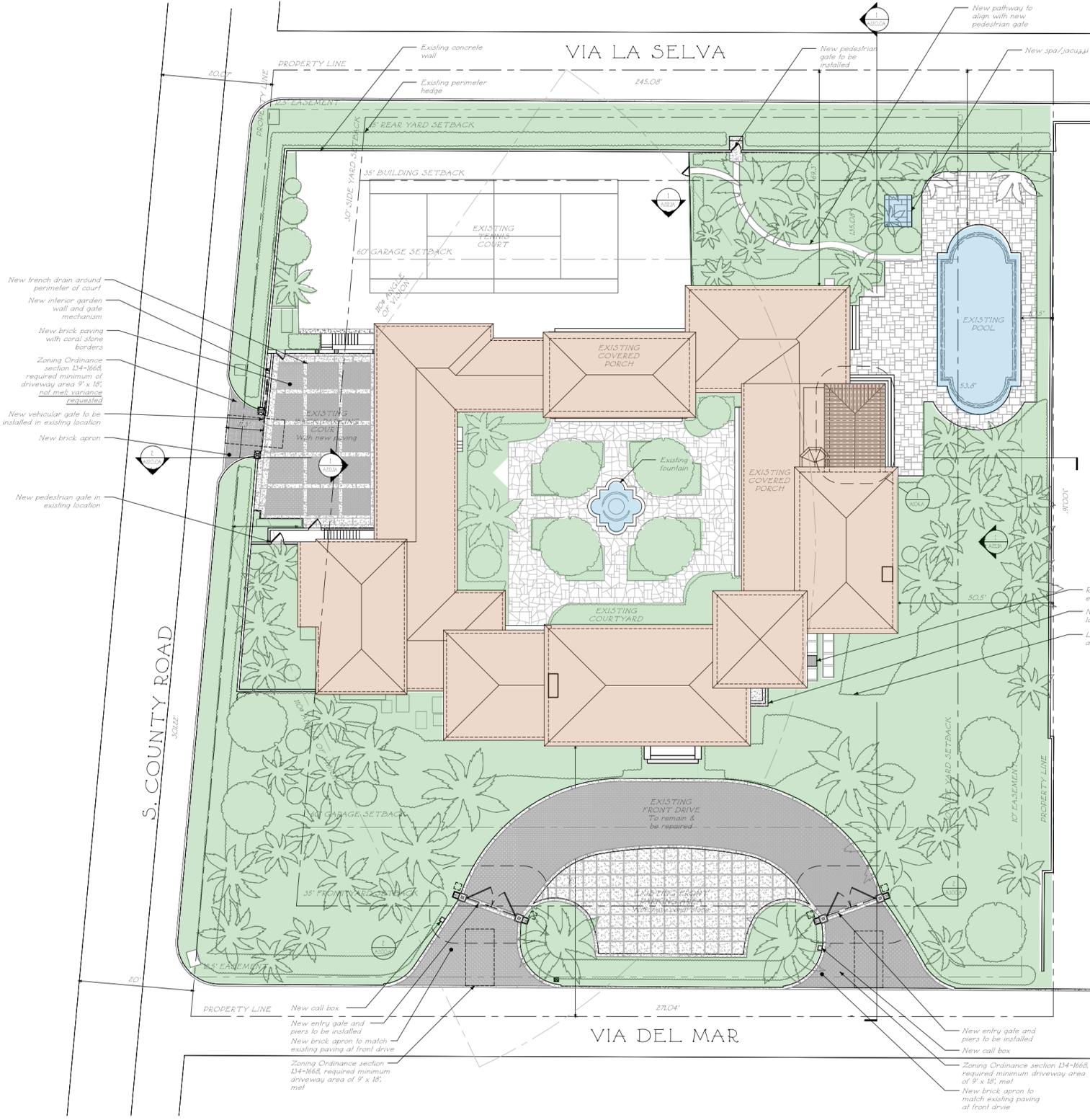
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 Preferred Site Plan,
 Building Plane Diagram,
 & Zoning Legend

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 DATE
 03/19/2024
 AUTHOR
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 SHEET NUMBER

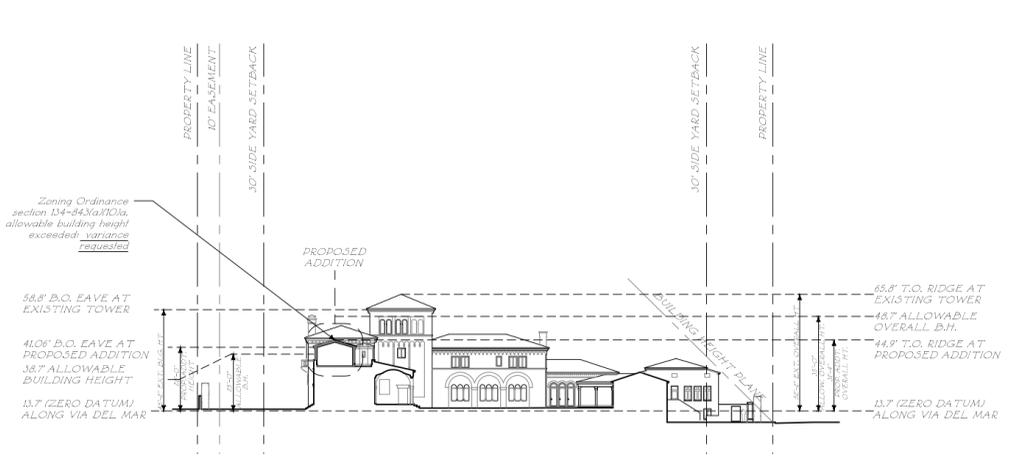
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PROJECT NORTH





1
1/16" = 1'-0"



2
1/32" = 1'-0"

Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
1	Property Address:	195 Via del Mar, Palm Beach, FL 33480	
2	Zoning District:	R-A, Estate Residential	
3	Lot Area (sq. ft.):	70,741 from FEMA / 77,454 from survey / 72,392 SF	
4	Lot Width (W) & Depth (D) (ft.):	300' x 245'	
5	Structure Type:	Single Family Residence	
6	FEMA Flood Zone Designation:	Flood Zone X (F1 R.M.)	
7	Zero Datum for point of meas. (NAVD)	highest crown of road at Via del Mar = 18" = 12.2 + 1.5 = 13.7"	
8	Crown of Road (COR) (NAVD)	highest crown of road at Via del Mar = 12.2"	
9		REQD / PERMITTED	EXISTING
10	Lot Coverage (Sq Ft and %)	18,098 / 25%	14,554 / 19%
11	Enclosed Square Footage (1st & 2nd Fl., Basement Area, Stairways, etc.)	N/A	20,522.2 SF
12	*Front Yard Setback (Ft.)	S 35 Ft	S 75 Ft
13	*Side Yard Setback (1st Story) (Ft.)	E / W 30 Ft	E 50.5 / W 21.8 Ft
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20	** Max. Fill Added to Site (Ft.)	N/A	N/A
21	Finished Floor Elev. (Ft.) (NAVD)	16.00'	16.00'
22	Base Flood Elevation (BFE) (NAVD)	6.00'	6.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	36,196 / 50%	33,296 / 46%
24	Perimeter LOS (Sq Ft and %)	-	-
25	Front Yard LOS (Sq Ft and %)	4,231 / 45%	5,751 / 61%
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.	

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (CCR) divided by two. (FFE-COR) / 2 = Max. Fill (200-138-1000)
*** Provide Native plant species info per category as required by Ord. 003-2021 on separate TOPB Landscape Legend

PLAN LEGEND

- Existing Construction to Remain
- New Partitions & Wall Finishes
- NAME
- Room Name & Number
- Exterior Non-Original Door Tag to be replaced with new metal and glass door
- Exterior Wood Windows or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag

DIMENSION LEGEND

- Rough
- Center
- Finish
- 00.00' - Elevation
- W.P. - Working point
- Centerline
- Hidden line

Issued for Presentation Set
July 3rd, 2024
Issued For Presentation Set
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Issued For Final Submittal
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April 29th, 2024
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April 11th, 2024



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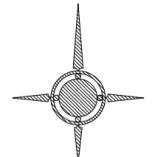
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COA-24-0002

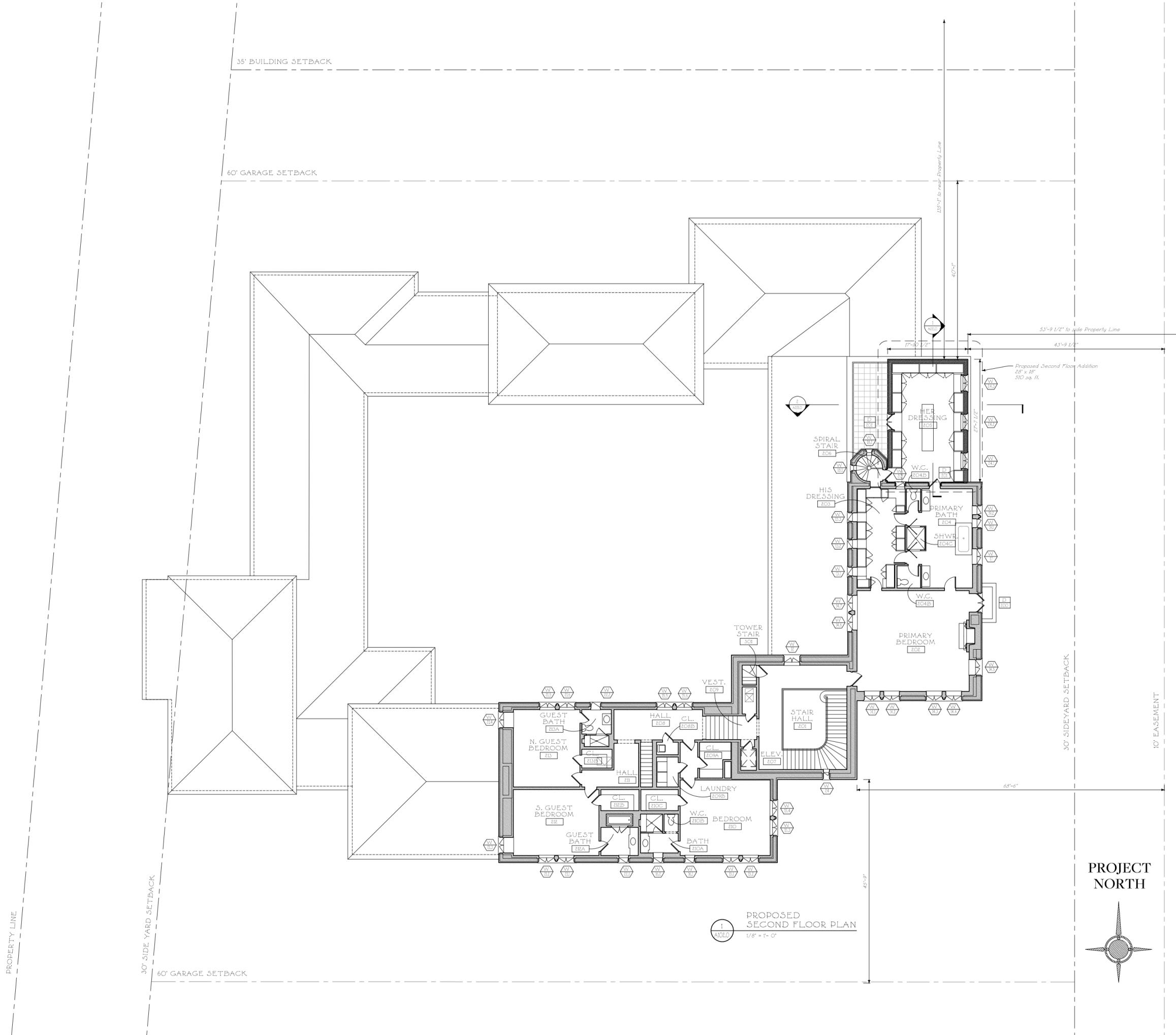
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Building Plane Diagram,
& Zoning Legend

SCALE
NOTED
DATE
03/19/2024
AUTHOR
NZ
SHEET NUMBER

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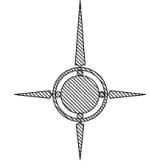
PROJECT NORTH





1
A102.0
PROPOSED SECOND FLOOR PLAN
1/8" = 1'-0"

PROJECT NORTH



PLAN LEGEND

	Existing Construction to Remain
	New Partitions & Wall Finishes
NAME XX	Room Name & Number
	Exterior Non-Original Door Tag to be replaced with new metal and glass door
	Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
	Detail Tag

DIMENSION LEGEND

	Rough		Center		Finish
	-00.00 - Elevation				
	W.P. - Working point				
	Centerline				
	Hidden line				

- Issued for Presentation Set
July 3rd, 2024
- Issued For Presentation Set
June 14th, 2024
- Issued For Final Submittal
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- Issued For Second Submittal
April 29th, 2024
- Issued For First Submittal
April 11th, 2024
- Issued For Pre-Application Review
April 1st, 2024



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PROJECT TITLE
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COA-24-0002

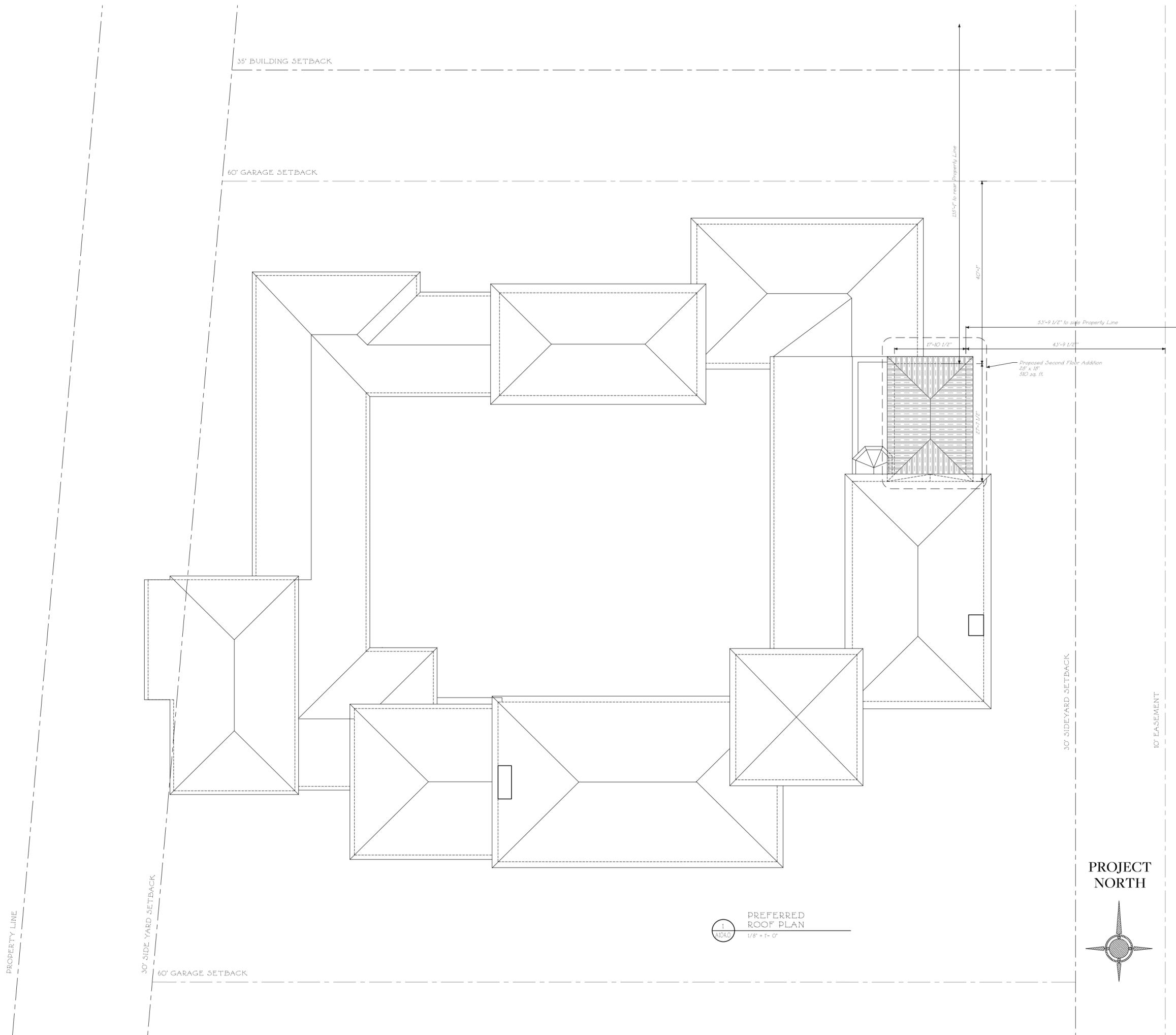
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Proposed
Second
Floor Plan

SCALE
1/8" = 1'-0"

DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER
A102.0



PLAN LEGEND

	Existing Construction to Remain
	New Partitions & Wall Finishes
NAME XX	Room Name & Number
	Exterior Non-Original Door Tag to be replaced with new metal and glass door
	Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
	Detail Tag

DIMENSION LEGEND

	Rough
	Center
	Finish
	-00.00 - Elevation
	W.P. - Working point
	Centerline
	Hidden line

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April 29th, 2024
Issued For First Submittal
April 11th, 2024



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PROJECT TITLE
**195 Via del Mar,
Palm Beach, FL
COA-24-0002**

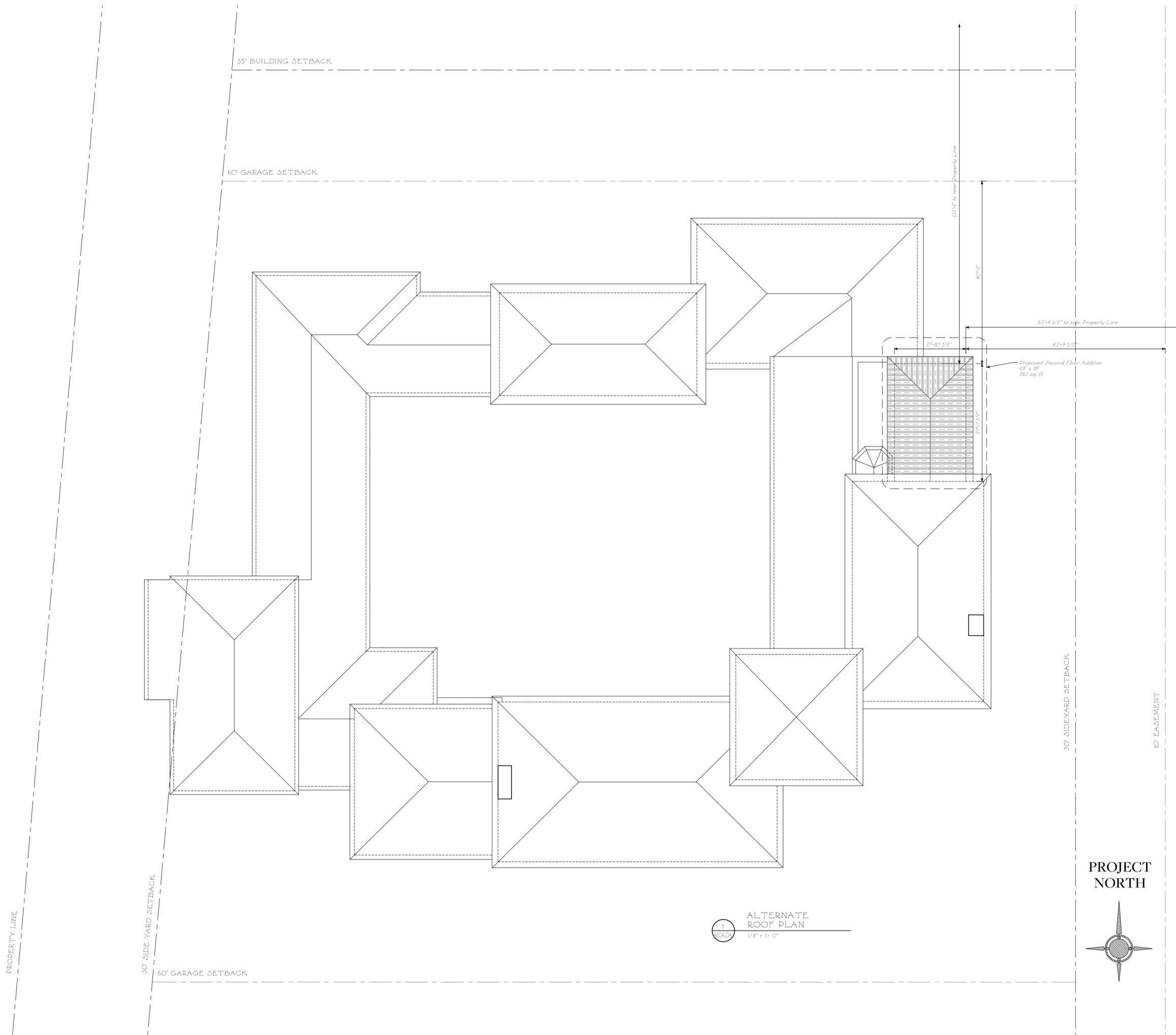
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**Proposed
Roof Plan
Preferred Design**

SCALE
1/8" = 1'-0"
DATE
03/19/2024
AUTHOR
NZ

SHEET NUMBER
A104.0
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PROJECT 222

1
A104.0
PREFERRED ROOF PLAN
1/8" = 1'-0"





PLAN LEGEND

	Existing Construction to Remain
	New Partitions & Wall Finishes
NAME XX	Room Name & Number
	Exterior Non-Original Door Tag to be replaced with new metal and glass door
	Exterior Wood Window or Door Tag to be replaced with new wood window or door to match existing in kind
	Detail Tag

DIMENSION LEGEND

	Rough
	Center
	Finish
	+00.00 - Elevation
	W.P. - Working point
	Centerline
	Hidden line

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April 29th, 2024
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April 11th, 2024



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PROJECT TITLE
**195 Via del Mar,
Palm Beach, FL
COA-24-0002**

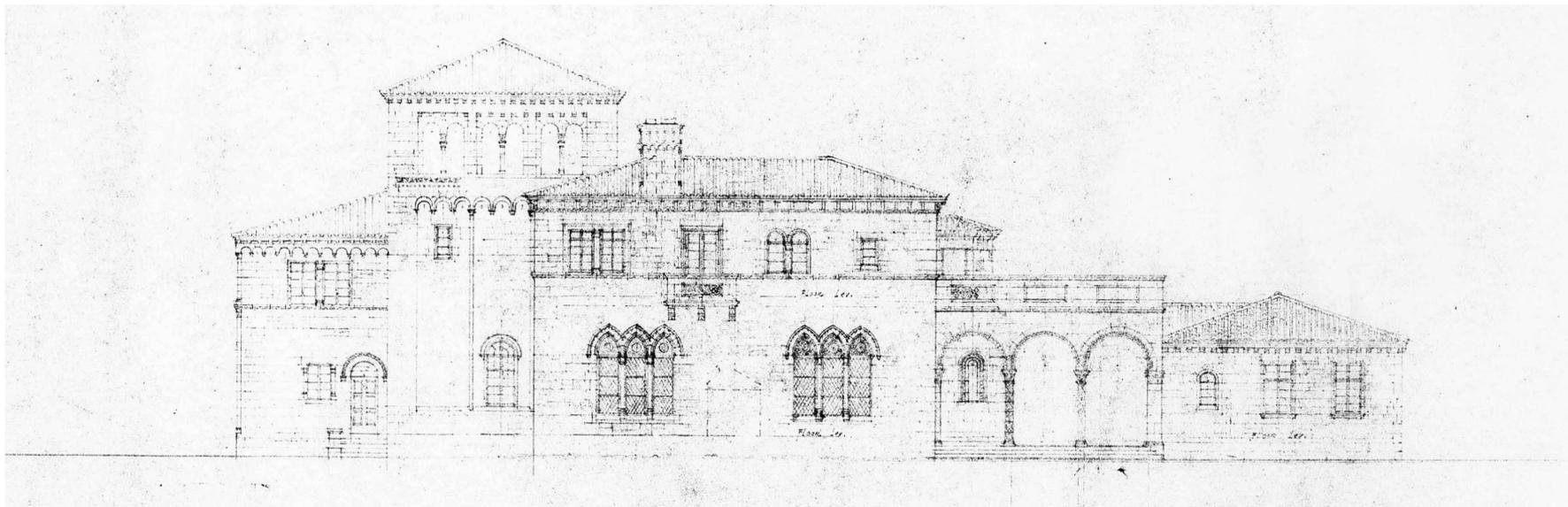
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Roof Plan
Alternate Design**

SCALE
1/8" = 1'-0"
DATE
03/19/2024
AUTHOR
NZ

SHEET NUMBER
A104.0A
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PROJECT 2402

1
104.0A
ALTERNATE ROOF PLAN
1/8" = 1'-0"





1
AZ10
HISTORIC
EAST ELEVATION
1/8" = 1'-0"



2
AZ10
EXISTING
EAST ELEVATION
1/8" = 1'-0"



3
AZ10
PREFERRED
EAST ELEVATION
1/8" = 1'-0"

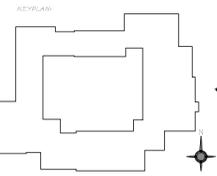
ELEVATION LEGEND

-  Exterior Non-Original Door Tag to be replaced with new metal and glass door
-  Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
-  Detail Tag

DIMENSION LEGEND

-  Rough
-  Center
-  Finish
-  +00.00 - Elevation
-  W.P. - Working point
-  Centerline
-  Hidden line

KEY PLAN



- Issued for Presentation Set
July 3rd, 2024
- Issued For Presentation Set
June 14th, 2024
- Issued For Final Submittal
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April 29th, 2024



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PROJECT TITLE

195 Via del Mar
Palm Beach, Florida
COA-24-0002

SHEET TITLE

Historic, Existing &
Preferred East Exterior
Elevations

SCALE

1/8" = 1'-0"

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

A211.0



DEMOLITION EAST ELEVATION
 2
 A211.1
 3/16" = 1'-0"

- DEMOLITION LEGEND**
- 1 Existing wood casement window to be removed
 - 2 Existing wood frames to be removed, original stained glass to be salvaged
 - 3 Exterior wood door to be removed
 - 4 Exterior metal and glass door to be removed
 - 5 Exterior metal gates to be removed
 - 6 Exterior stone piers to be removed
 - 7 Exterior call box to be removed
 - 8 Exterior wall to be removed
 - 9 Existing concrete paving surface to be removed
 - 10 Existing coral stone paving surface to be removed
 - 11 Existing grasscrete paving surface to be removed
 - 12 Existing terracotta paving surface to be removed
 - 13 Existing drains to be removed
 - 14 Existing HVAC equipment to be removed
 - 15 Existing steps to be removed

ELEVATION LEGEND

- Exterior Non-Original Door Tag to be replaced with new metal and glass door
- Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag

DIMENSION LEGEND

Rough Center Finish

+00.00 - Elevation
 W.P. - Working point

Centerline
 Hidden line
 Material Removal

KEY PLAN



PREFERRED EAST ELEVATION
 1
 A211.1
 3/16" = 1'-0"

Issued for Presentation Set
 July 3rd, 2024
 Issued For Town Council
 June 13th, 2024

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 New York, NY 10012
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 fergusonshamamian.com

PROJECT TITLE
195 Via del Mar
 Palm Beach, Florida
 COA-24-0002

SHEET TITLE
Demolition & Proposed East Exterior Elevations Preferred Design

SCALE
 3/16" = 1'-0"

DATE
 03/19/2024

AUTHOR
 NZ

SHEET NUMBER
A211.1

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 PROJECT 2402



2
A211.1A
DEMOLITION
EAST ELEVATION
3/16" = 1'-0"

- DEMOLITION LEGEND**
- 1 Existing wood casement window to be removed
 - 2 Existing wood frames to be removed, original stained glass to be salvaged
 - 3 Exterior wood door to be removed
 - 4 Exterior metal and glass door to be removed
 - 5 Exterior metal gates to be removed
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 - 11 Existing grasscrete paving surface to be removed
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ELEVATION LEGEND

- Exterior Non-Original Door Tag to be replaced with new metal and glass door
- Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag

DIMENSION LEGEND

Rough Center Finish

+00.00 - Elevation
 W.P. - Working point

Centerline
 Hidden Line
 Material Removal

KEY PLAN



1
A211.1A
ALTERNATE
EAST ELEVATION
3/16" = 1'-0"

Issued for Presentation Set
July 3rd, 2024
Issued For Town Council
June 13th, 2024



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 New York, NY 10012
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PROJECT TITLE
195 Via del Mar
 Palm Beach, Florida
 COA-24-0002

SHEET TITLE
Demolition & Proposed East Exterior Elevations Alternate Design

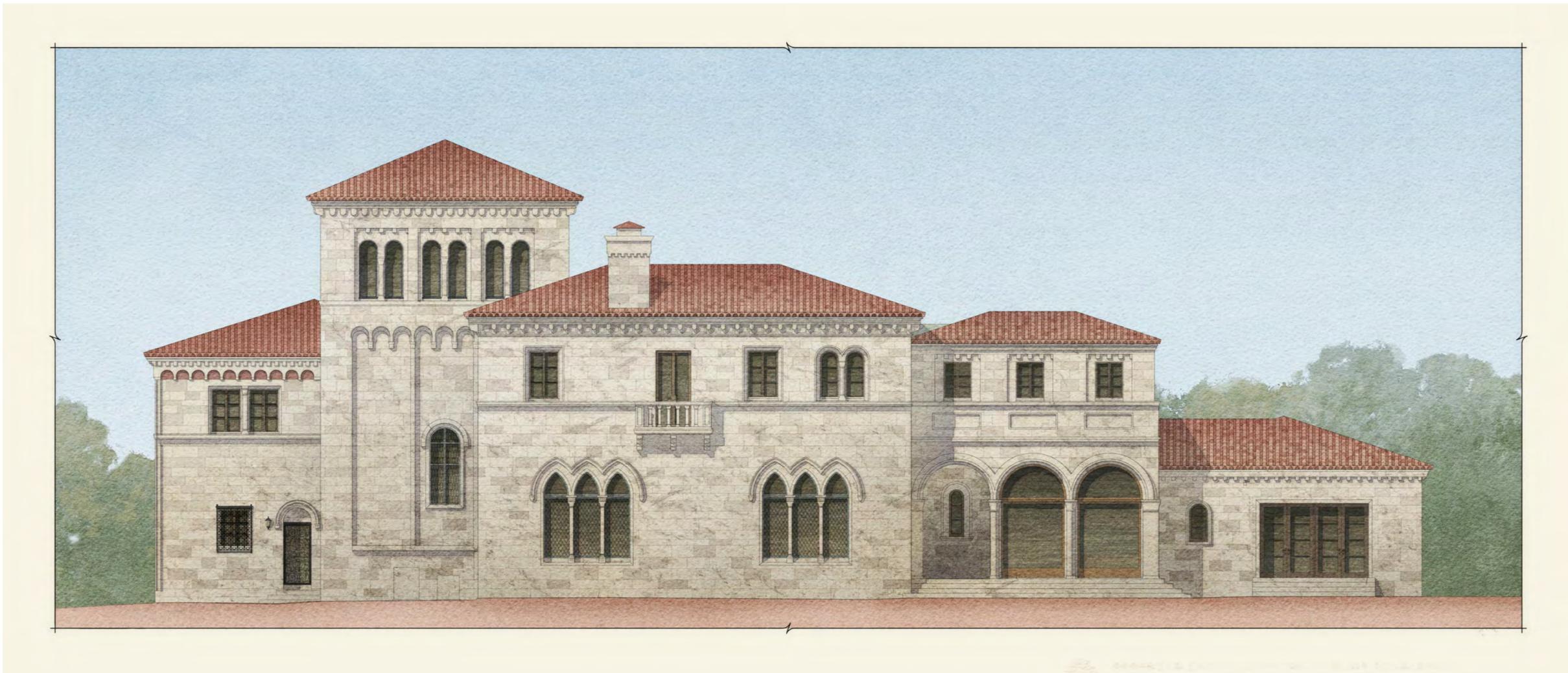
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DATE
 03/19/2024

AUTHOR
 NZ

SHEET NUMBER
A211.1A

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 PROJECT 2402



1
A211.2
PREFERRED EAST PERIMETER ELEVATION RENDERING
NTS

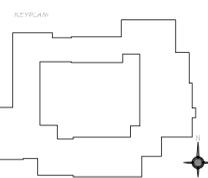
ELEVATION LEGEND

-  Exterior Non-Original Door Tag to be replaced with new metal and glass door
-  Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
-  Detail Tag

DIMENSION LEGEND

-  Rough
-  Center
-  Finish
-  +00.00 - Elevation
-  W.P. - Working point
-  Centerline
-  Hidden line

KEY PLAN



- Issued for Presentation Set
July 3rd, 2024
- Issued For Presentation Set
June 14th, 2024
- Issued For Final Submittal
May 10th, 2024
- Issued For Second Submittal
April 29th, 2024



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PROJECT TITLE
**195 Via del Mar
Palm Beach, Florida
COA-24-0002**

SHEET TITLE
**Proposed East
Perimeter Watercolor
Preferred Design**

SCALE
NTS
DATE
03/19/2024
AUTHOR
NZ

SHEET NUMBER
A211.2

ELEVATION LEGEND

 Exterior Non-Original Door Tag
to be replaced with new metal and
glass door

 Exterior Wood Window or Door tag
to be replaced with new wood
window or door
to match existing in kind

 Detail Tag

DIMENSION LEGEND

 Rough

 Center

 Finish

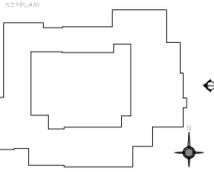
 +00.00 - Elevation

 W.P. - Working point

 Centerline

 Hidden line

KEY PLAN



RENDERING TO BE PROVIDED

Issued for Presentation Set
July 3rd, 2024

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PROJECT TITLE
**195 Via del Mar
Palm Beach, Florida
COA-24-0002**

SHEET TITLE
**Proposed East
Perimeter Watercolor
Alternate Design**

SCALE
NTS

DATE
03/19/2024

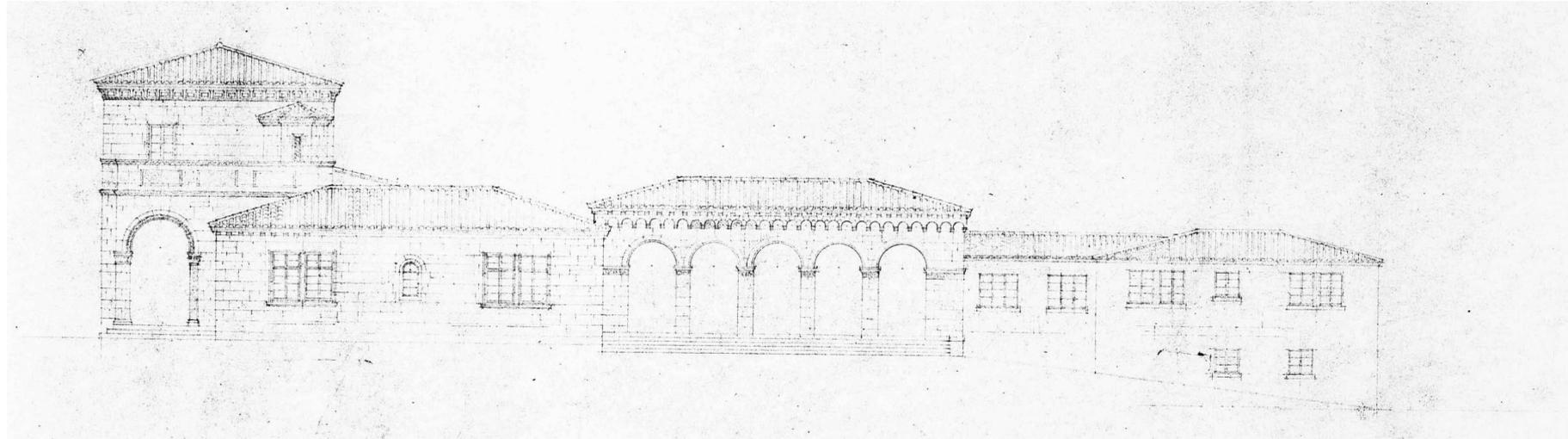
AUTHOR
NZ

SHEET NUMBER

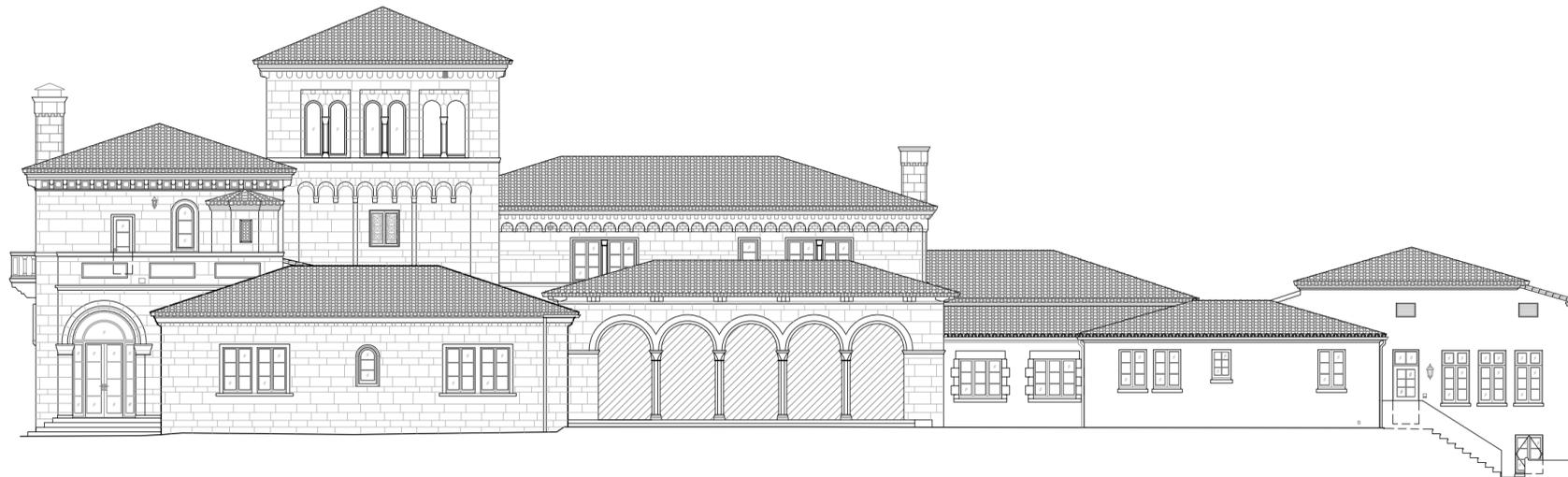
A211.2A

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PROJECT 2402

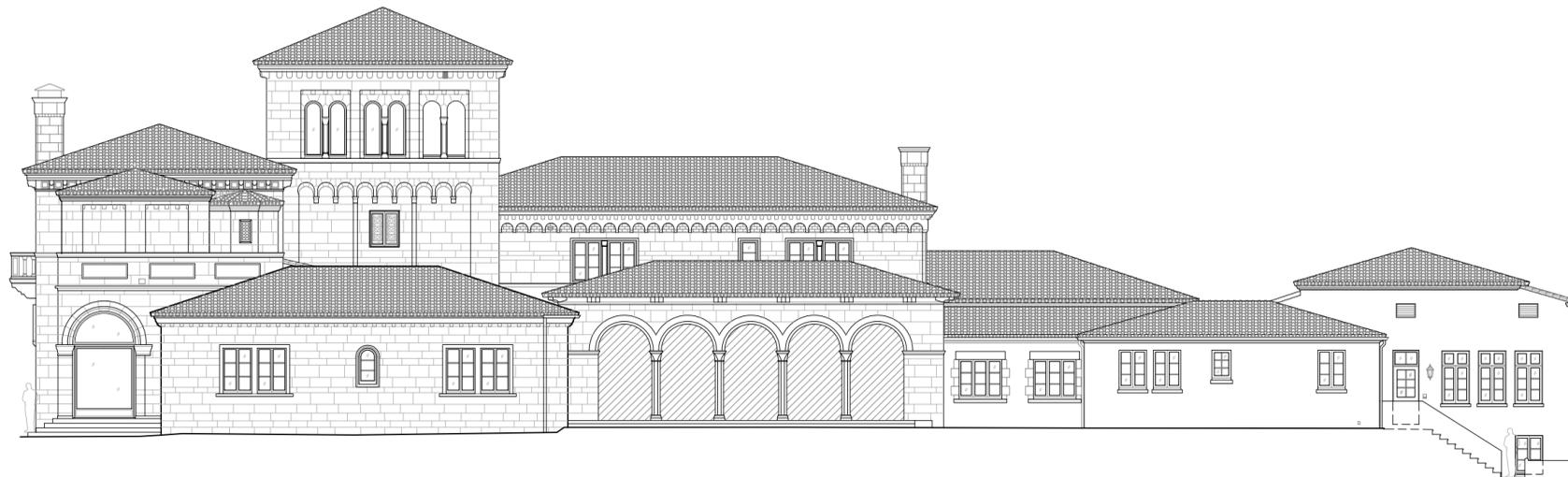
1
AZILZA
ALTERNATE EAST
PERIMETER ELEVATION RENDERING
NTS



1
A212.0
HISTORIC
NORTH ELEVATION
1/8" = 1'-0"



2
A212.0
EXISTING
NORTH ELEVATION
1/8" = 1'-0"



3
A212.0
PREFERRED
NORTH ELEVATION
1/8" = 1'-0"

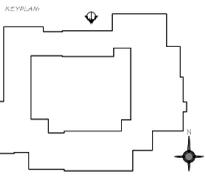
ELEVATION LEGEND

- Exterior Non-Original Door Tag to be replaced with new metal and glass door
- Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag

DIMENSION LEGEND

- Rough
- Center
- Finish
- +00.00 - Elevation
- W.P. - Working point
- Centerline
- Hidden line

KEY PLAN



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PROJECT TITLE

195 Via del Mar
Palm Beach, Florida
COA-24-0002

SHEET TITLE

Historic, Existing & Preferred North Exterior Elevations

SCALE

1/8" = 1'-0"

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

A212.0

DEMOLITION LEGEND

- ① Existing wood casement window to be removed
- ② Existing wood frames to be removed, original stained glass to be salvaged
- ③ Exterior wood door to be removed
- ④ Exterior metal and glass door to be removed
- ⑤ Exterior metal gates to be removed
- ⑥ Exterior stone piers to be removed
- ⑦ Exterior call box to be removed
- ⑧ Exterior wall to be removed
- ⑨ Existing concrete paving surface to be removed
- ⑩ Existing coral stone paving surface to be removed
- ⑪ Existing grasscrete paving surface to be removed
- ⑫ Existing terracotta paving surface to be removed
- ⑬ Existing drains to be removed
- ⑭ Existing HVAC equipment to be removed
- ⑮ Existing steps to be removed

ELEVATION LEGEND

- Exterior Non-Original Door Tag to be replaced with new metal and glass door
- Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag

DIMENSION LEGEND

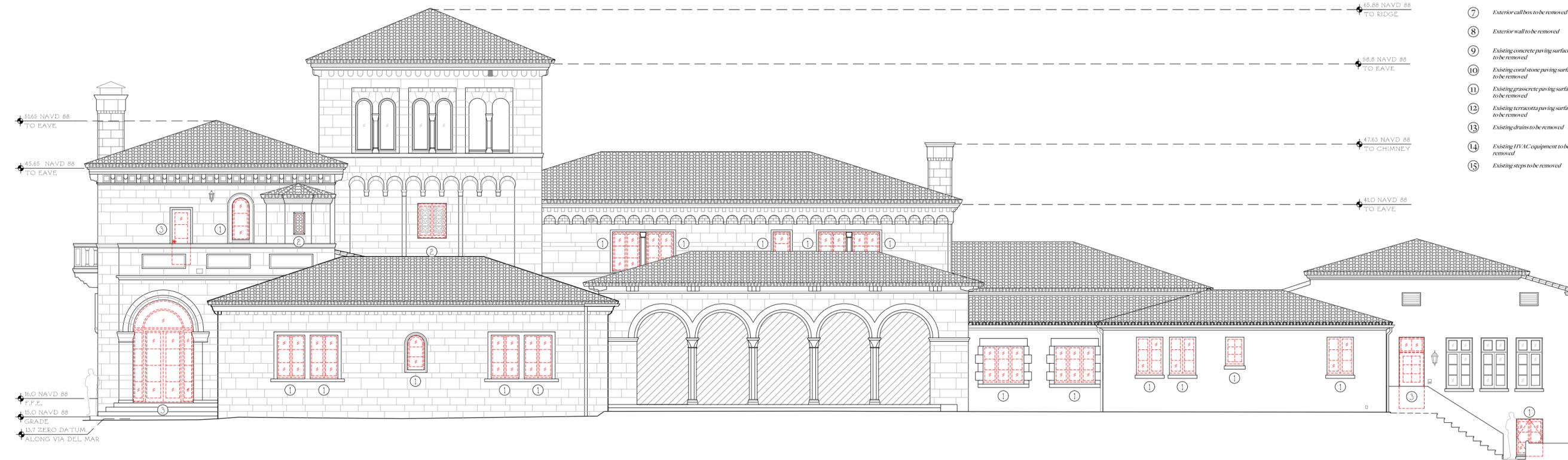
- Rough
- Center
- Finish
- +00.00 - Elevation
- W.P. - Working point
- Centerline
- Hidden line
- Material Removal

KEY PLAN

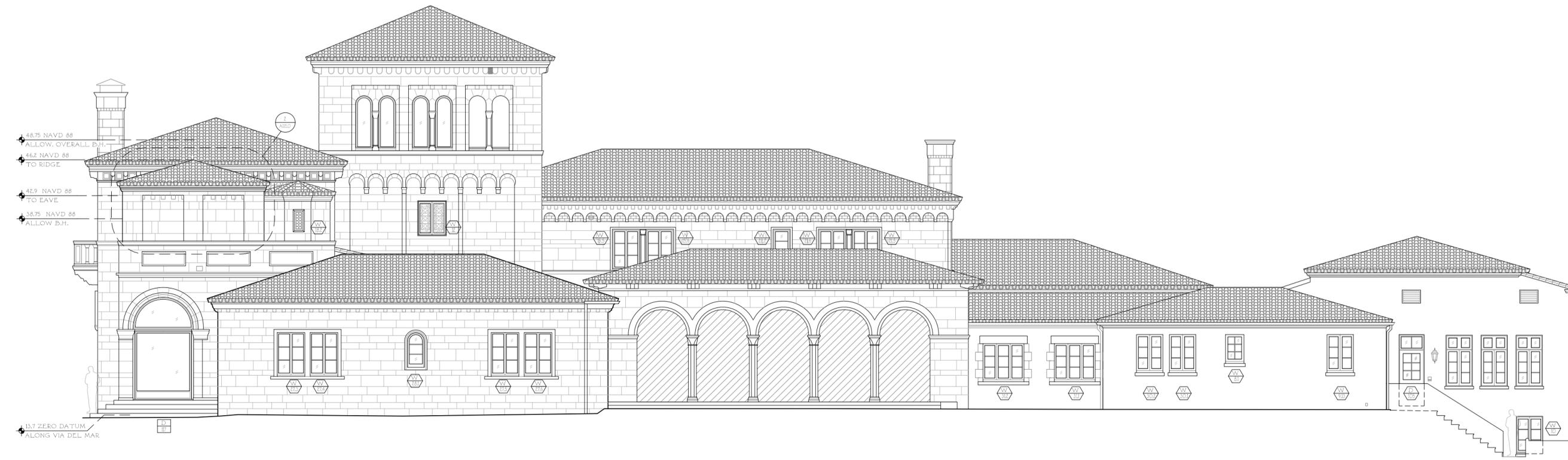


GENERAL NOTES

1. Existing stone facade to be cleaned.



1
A212.1
DEMOLITION
NORTH ELEVATION
3/16" = 1'-0"



2
A212.1
PREFERRED
NORTH ELEVATION
3/16" = 1'-0"

- Issued for Presentation Set July 3rd, 2024
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PROJECT TITLE
195 Via del Mar
 Palm Beach, Florida
 COA-24-0002

SHEET TITLE
Demolition & Proposed North Exterior Elevation Preferred Design

SCALE
 3/16" = 1'-0"

DATE
 03/19/2024

AUTHOR
 NZ

SHEET NUMBER
A212.1

DEMOLITION LEGEND

- ① Existing wood casement window to be removed
- ② Existing wood frames to be removed, original stained glass to be salvaged
- ③ Exterior wood door to be removed
- ④ Exterior metal and glass door to be removed
- ⑤ Exterior metal gates to be removed
- ⑥ Exterior stone piers to be removed
- ⑦ Exterior call box to be removed
- ⑧ Exterior wall to be removed
- ⑨ Existing concrete paving surface to be removed
- ⑩ Existing coral stone paving surface to be removed
- ⑪ Existing grasscrete paving surface to be removed
- ⑫ Existing terracotta paving surface to be removed
- ⑬ Existing drains to be removed
- ⑭ Existing HVAC equipment to be removed
- ⑮ Existing steps to be removed

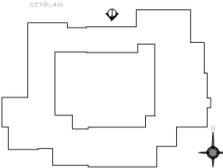
ELEVATION LEGEND

- Exterior Non-Original Door Tag to be replaced with new metal and glass door
- Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag

DIMENSION LEGEND

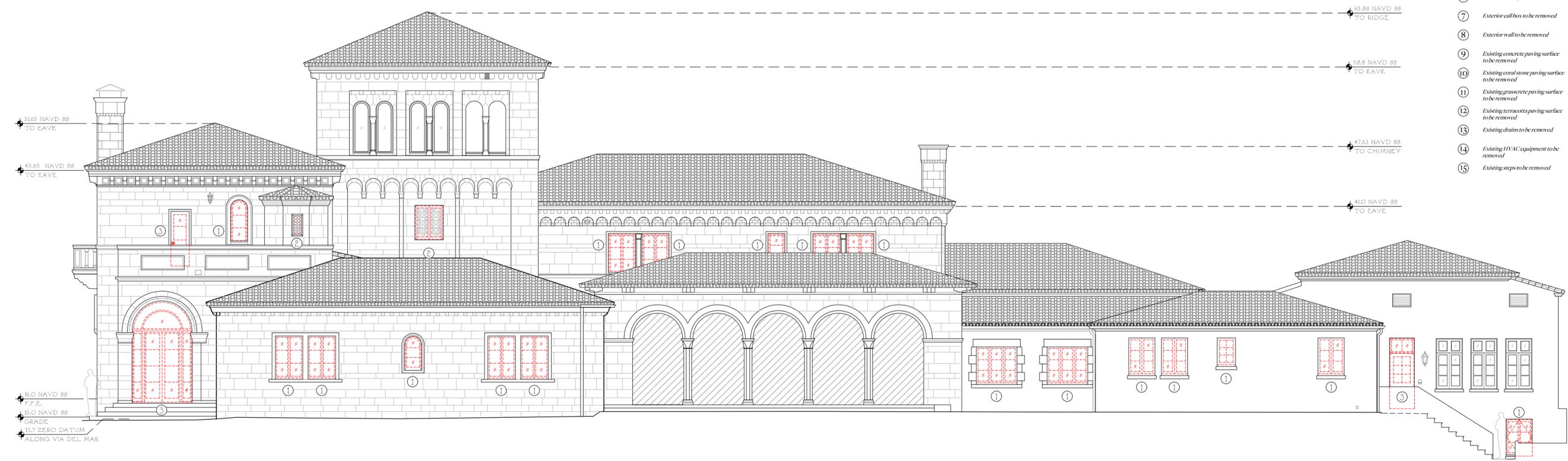
- Rough
- Center
- Finish
- +00.00 - Elevation
- W.P. - Working point
- Centerline
- Hidden line
- Material Removal

KEY PLAN

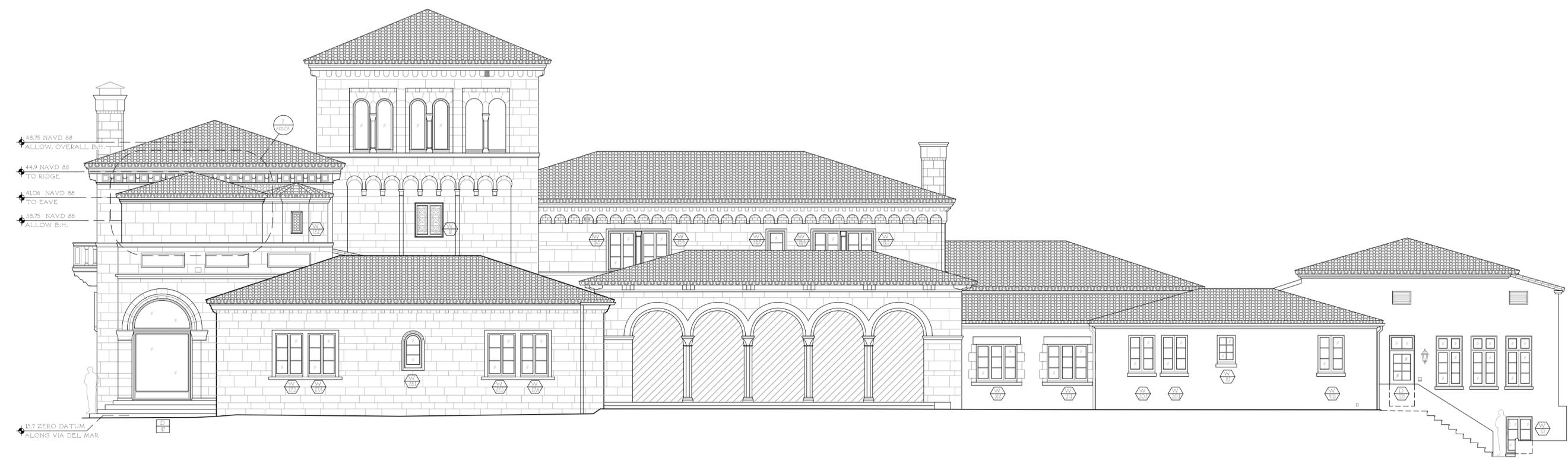


GENERAL NOTES

1. Existing stone facade to be cleaned.



1
APP. 1A
DEMOLITION
NORTH ELEVATION
3/16" = 1'-0"



2
APP. 1A
ALTERNATE
NORTH ELEVATION
3/16" = 1'-0"

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April 1st, 2024



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PROJECT TITLE
**195 Via del Mar
 Palm Beach, Florida
 COA-24-0002**

SHEET TITLE
**Demolition & Proposed
 North Exterior Elevation
 Alternate Design**

SCALE
 3/16" = 1'-0"

DATE
 03/19/2024

AUTHOR
 NZ

SHEET NUMBER
A212.1A

ELEVATION LEGEND

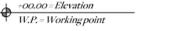
 Exterior Non-Original Door Tag to be replaced with new metal and glass door

 Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind

 Detail Tag

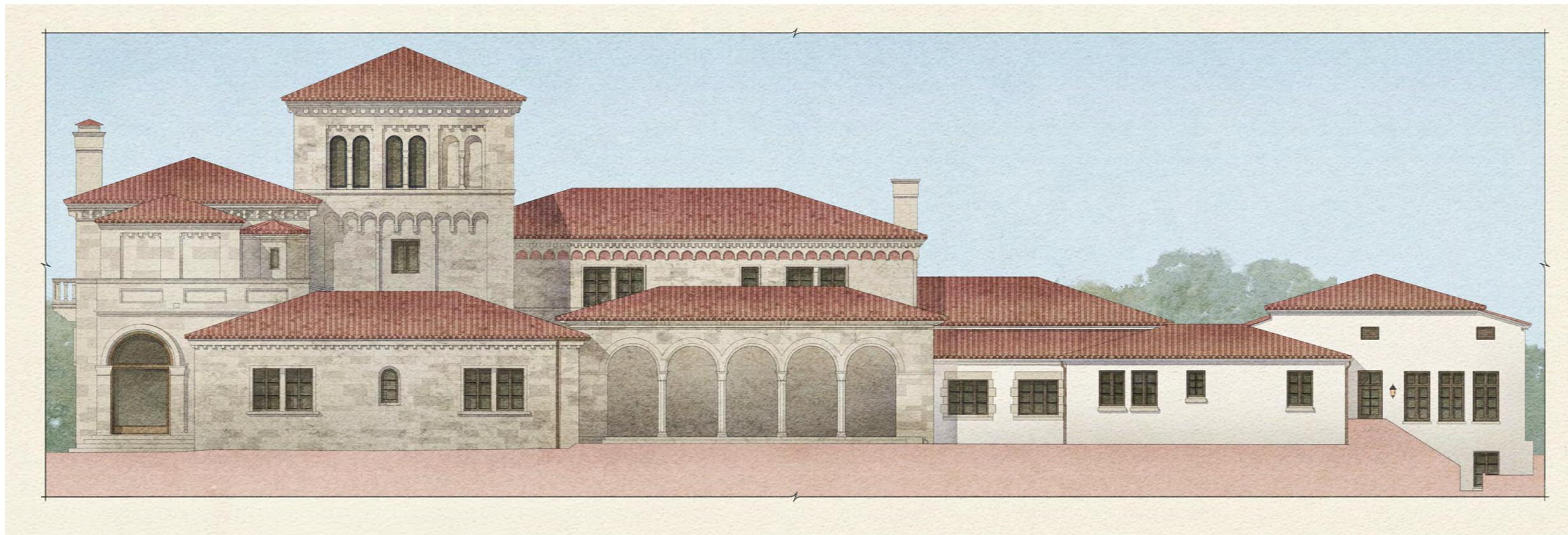
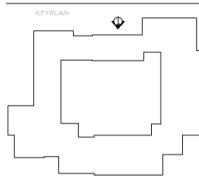
DIMENSION LEGEND

 Rough Center Finish

 +00.00 - Elevation W.P. - Working point

 Centerline Hidden line Material Removal

KEY PLAN



1
A212.2
PREFERRED NORTH PERIMETER ELEVATION RENDERING
NTS

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PROJECT TITLE
**195 Via del Mar
Palm Beach, Florida
COA-24-0002**

SHEET TITLE
**Proposed North
Perimeter Watercolor
Preferred Design**

SCALE
NTS
DATE
03/19/2024
AUTHOR
NZ
SHEET NUMBER

A212.2
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PROJECT 195

ELEVATION LEGEND

 Exterior Non-Original Door Tag
to be replaced with new metal and
glass door

 Exterior Wood Window or Door tag
to be replaced with new wood
window or door
to match existing in kind

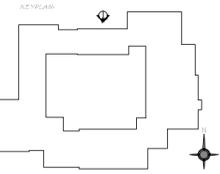
 Detail Tag

DIMENSION LEGEND


Rough Center Finish

+00.00 - Elevation
W.P. - Working point
Centerline
Hidden line
Material Removal

KEY PLAN



RENDERING TO BE PROVIDED

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PROJECT TITLE
195 Via del Mar
Palm Beach, Florida
COA-24-0002

SHEET TITLE
Proposed North
Perimeter Watercolor
Alternate Design

SCALE
NTS

DATE
03/19/2024

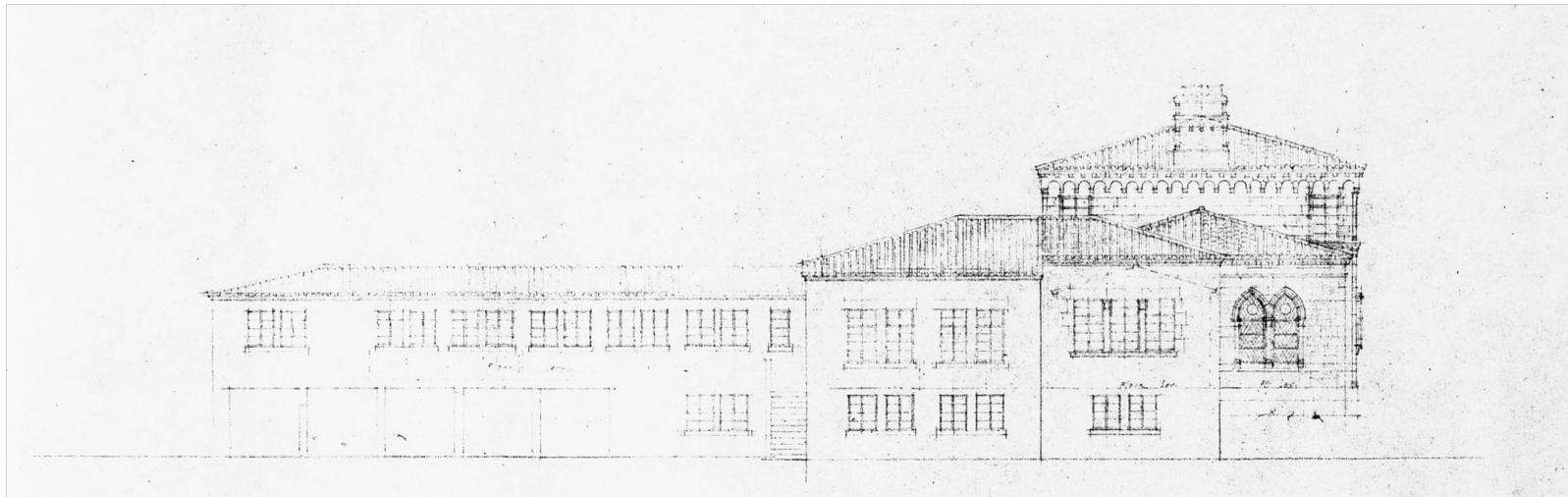
AUTHOR
NZ

SHEET NUMBER

A212.2A

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PROJECT 195

1
A212.2A
ALTERNATE NORTH
PERIMETER ELEVATION RENDERING
NTS



1
A213.0
HISTORIC WEST ELEVATION
1/8" = 1'-0"



2
A213.0
EXISTING WEST ELEVATION
1/8" = 1'-0"



3
A213.0
PREFERRED WEST ELEVATION
1/8" = 1'-0"

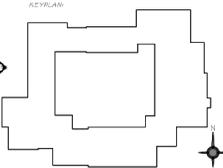
ELEVATION LEGEND

-  Exterior Non-Original Door Tag to be replaced with new metal and glass door
-  Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
-  Detail Tag

DIMENSION LEGEND

-  Rough
-  Center
-  Finish
-  +00.00 - Elevation
-  W.P. - Working point
-  Centerline
-  Hidden line

KEY PLAN



- Issued for Presentation Set
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April 29th, 2024



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PROJECT TITLE
**195 Via del Mar
 Palm Beach, Florida
 COA-24-0002**

SHEET TITLE
Historic, Existing & Preferred West Exterior Elevations

SCALE
 1/8" = 1'-0"

DATE
 03/19/2024

AUTHOR
 NZ

SHEET NUMBER
A213.0



2
A213.1
DEMOLITION WEST ELEVATION
3/16" = 1'-0"



1
A213.1
PREFERRED WEST ELEVATION
3/16" = 1'-0"

DEMOLITION LEGEND

- ① Existing wood casement window to be removed
- ② Existing wood frames to be salvaged, original stained glass to be salvaged
- ③ Exterior wood door to be removed
- ④ Exterior metal and glass door to be removed
- ⑤ Exterior metal gates to be removed
- ⑥ Exterior stone piers to be removed
- ⑦ Exterior call box to be removed
- ⑧ Exterior wall to be removed
- ⑨ Existing concrete paving surface to be removed
- ⑩ Existing coral stone paving surface to be removed
- ⑪ Existing grasscrete paving surface to be removed
- ⑫ Existing terracotta paving surface to be removed
- ⑬ Existing drains to be removed
- ⑭ Existing HVAC equipment to be removed
- ⑮ Existing steps to be removed

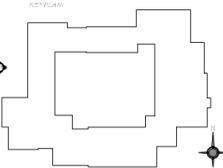
ELEVATION LEGEND

- Exterior Non-Original Door Tag to be replaced with new metal and glass door
- Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag

DIMENSION LEGEND

- Rough
- Center
- Finish
- 00.00 - Elevation
- W.P. - Working point
- Centerline
- Hidden line
- Material Removal

KEY PLAN



GENERAL NOTES

- 1. Existing stone facade to be cleaned.

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PROJECT TITLE
195 Via del Mar
 Palm Beach, Florida
 COA-24-0002

SHEET TITLE
Demolition & Proposed West Exterior Elevations Preferred Design

SCALE
 3/16" = 1'-0"

DATE
 03/19/2024

AUTHOR
 NZ

SHEET NUMBER
A213.1



2
A213.1A
DEMOLITION WEST ELEVATION
3/16" = 1'-0"



1
A213.1A
ALTERNATE WEST ELEVATION
3/16" = 1'-0"

DEMOLITION LEGEND

- ① Existing wood casement window to be removed
- ② Existing wood frames to be removed, original stained glass to be salvaged
- ③ Exterior wood door to be removed
- ④ Exterior metal and glass door to be removed
- ⑤ Exterior metal gates to be removed
- ⑥ Exterior stone piers to be removed
- ⑦ Exterior call box to be removed
- ⑧ Exterior wall to be removed
- ⑨ Existing concrete paving surface to be removed
- ⑩ Existing coral stone paving surface to be removed
- ⑪ Existing grasscrete paving surface to be removed
- ⑫ Existing terracotta paving surface to be removed
- ⑬ Existing drains to be removed
- ⑭ Existing HVAC equipment to be removed
- ⑮ Existing steps to be removed

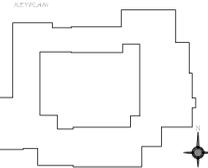
ELEVATION LEGEND

- Exterior Non-Original Door Tag to be replaced with new metal and glass door
- Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag

DIMENSION LEGEND

- Rough
- Center
- Finish
- +00.00 - Elevation
- W.P. - Working point
- Centerline
- Hidden line
- Material Removal

KEY PLAN



GENERAL NOTES

1. Existing stone facade to be cleaned.

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PROJECT TITLE
195 Via del Mar
Palm Beach, Florida
COA-24-0002

SHEET TITLE
Demolition & Proposed West Exterior Elevations Alternate Design

SCALE
3/16" = 1'-0"
DATE
03/19/2024
AUTHOR
NZ

SHEET NUMBER
A213.1A

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PROJECT 220

ELEVATION LEGEND

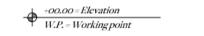
 Exterior Non-Original Door Tag
to be replaced with new metal and
glass door

 Exterior Wood Window or Door tag
to be replaced with new wood
window or door
to match existing in kind

 Detail Tag

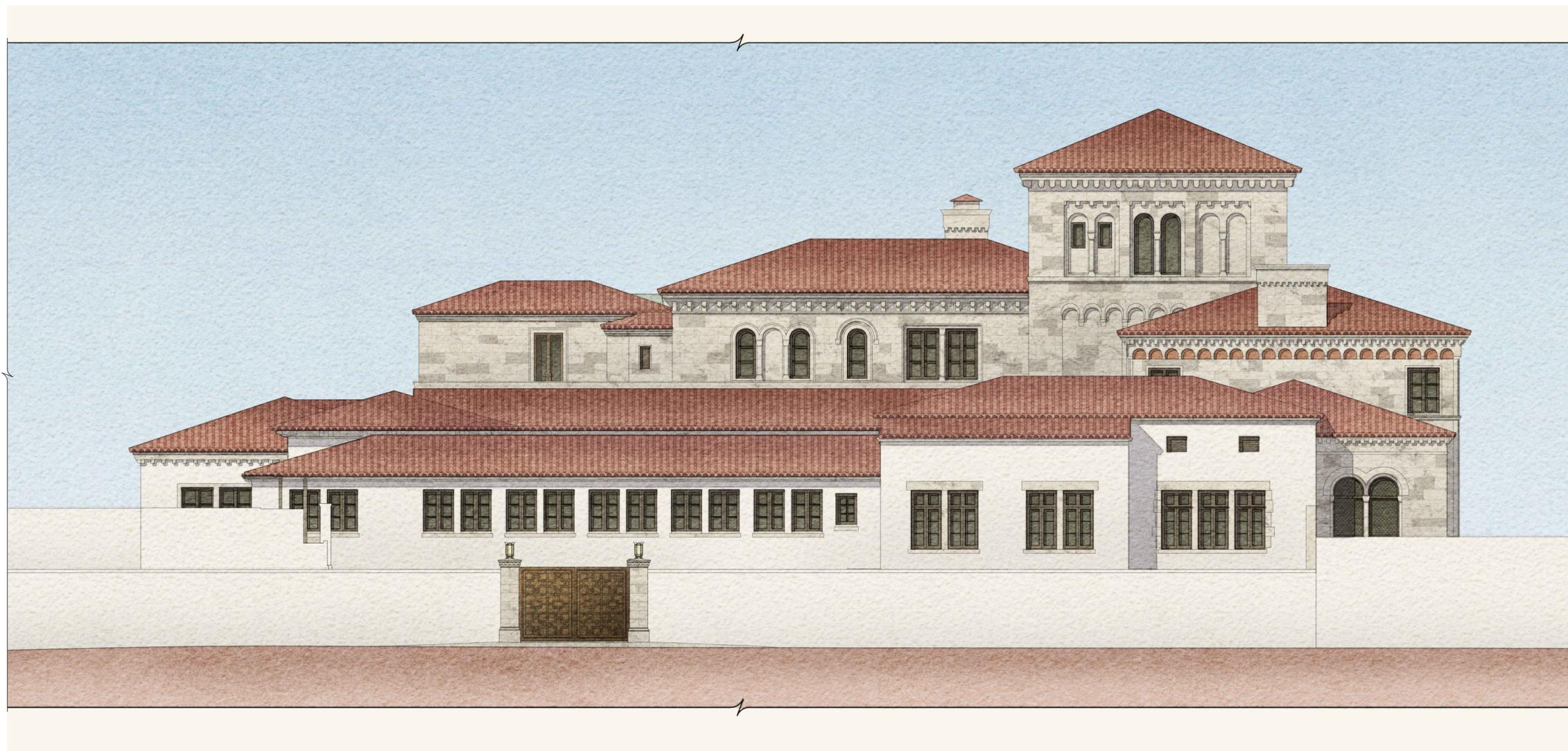
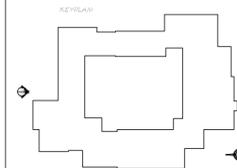
DIMENSION LEGEND







KEY PLAN



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PROJECT TITLE

195 Via del Mar
Palm Beach, Florida
COA-24-0002

SHEET TITLE

Proposed West
Perimeter Watercolor
Preferred Design

SCALE

NTS

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

A213.2

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PROJECT 232

1
A213.2
PREFERRED WEST
PERIMETER ELEVATION RENDERING
NTS

ELEVATION LEGEND

 Exterior Non-Original Door Tag to be replaced with new metal and glass door

 Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind

 Detail Tag

DIMENSION LEGEND

 Rough

 Center

 Finish

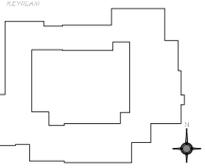
 -00.00 - Elevation

 W.P. - Working point

 Centerline

 Hidden line

KEY PLAN



RENDERING TO BE PROVIDED

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July 3rd, 2024

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fergusonshamamian.com

PROJECT TITLE

195 Via del Mar
Palm Beach, Florida
COA-24-0002

SHEET TITLE

Alternate West
Perimeter Watercolor
Alternate Design

SCALE

NTS

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

A213.2A

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PROJECT 242

1
A213.2A
ALTERNATE WEST PERIMETER ELEVATION RENDERING
NTS