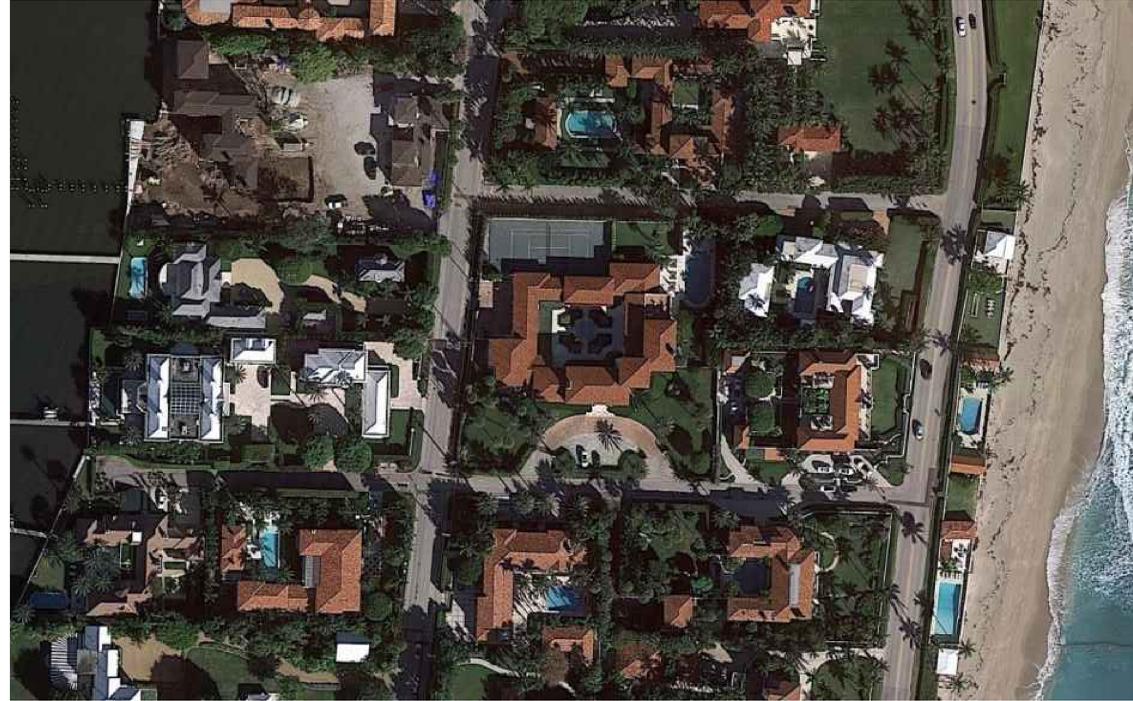


# FERGUSON & SHAMAMIAN ARCHITECTS



**TOWN COUNCIL FINAL SUBMITTAL**  
195 Via del Mar, Palm Beach, Florida

PROJECT NUMBER:  
**ZON-24-0031**

PROJECTED HEARING DATE:  
**SEPT 11th, 2024**

ISSUED FOR T.C. FINAL SUBMITTAL  
**AUGUST 12th, 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 Bleeker 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

## DRAWING LIST

|         |   |
|---------|---|
| T-100.1 | Drawing Index   |
| L102.1  | Preferred Site Plan, Angle of Vision Data & Zoning Data |
| L102.2  | Alternate Site Plan, Angle of Vision Data & Zoning Data |
| P202.0  | Historic Maurice Fatio Drawing                          |
| A102.0  | Proposed Second Floor Plan                              |
| A104.0  | Preferred Roof Plan                                     |
| A104.a  | Alternate Roof Plan                                     |
| A211.0  | Historic, Existing & Preferred East Exterior Elevation  |
| A211.1  | Proposed East Exterior Elevation Preferred Design       |
| A211.1a | Proposed East Exterior Elevation Alternate Design       |
| A211.2  | Proposed East Perimeter Watercolor Preferred Design     |
| A211.2a | Proposed East Perimeter Watercolor Alternate Design     |
| A212.0  | Historic, Existing & Preferred North Exterior Elevation |
| A212.1  | Proposed North Exterior Elevation Preferred Design      |
| A212.1a | Proposed North Exterior Elevation Alternate Design      |
| A212.2  | Proposed North Perimeter Watercolor Preferred Design    |
| A212.2a | Proposed North Perimeter Watercolor Alternate Design    |
| A213.0  | Historic, Existing & Preferred West Exterior Elevation  |
| A213.1  | Proposed West Exterior Elevation Preferred Design       |
| A213.1a | Proposed West Exterior Elevation Alternate Design       |
| A213.2  | Proposed West Perimeter Watercolor Preferred Design     |
| A213.2a | Proposed West Perimeter Watercolor Alternate Design     |
| A220.0  | Yard Section Diagram Preferred Design                   |
| A220.a  | Yard Section Diagram Alternate Design                   |
| A221.0  | Building Section Diagram Preferred Design               |
| A221.a  | Building Section Diagram Alternate Design               |
| A231.0  | Rendering of Preferred Addition at Northeast Corner     |
| A231.1a | Rendering of Alternate Addition at Northeast Corner     |

## SUPPLEMENTAL APPLICATIONS

|             |  |
|-------------|--|
| COA-24-0002 | Certificate of Appropriateness (LPC)<br>Approved with development order June 21st, 2024  |
| ZON-24-0009 | Development Review (Town Council)<br>Variance - Driveway Area - Zoning Ordinance<br>Section 134-1668<br>Approved with development order July 10th, 2024    |
| ZON-24-00XX | Development Review (Town Council)<br>Variance - Gate and Pier Height - Zoning Ordinance<br>Section 134-1668<br>Projected Hearing Date September 11th, 2024 |

## VARIANCE

Section 134-843(a)(1)a:  
Request for a variance to allow for a second story addition situated at the Northeast portion of the house with a building height of 29.25 feet, in lieu of the 25 feet allowed by the Code.

The maximum building height is 25 feet, not to exceed two stories. A variance has been requested to increase the maximum building height.

|  |
|--|
| Issued For T.C. Final Submittal<br>August 12th, 2024 |
| Issued For T.C. Second Submittal<br>July 29th, 2024  |
| Issued For T.C. Final Submittal<br>July 15th, 2024   |
| Issued For T.C. Second Submittal<br>July 5th, 2024   |



## FERGUSON & SHAMAMIAN ARCHITECTS

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T 212 941 8088  
fergusonshamamian.com

PROJECT TITLE

195 Via del Mar  
Palm Beach, FL  
ZON-24-0031

SHEET TITLE

Drawing Index

SCALE

N/A

DATE

06/11/2024

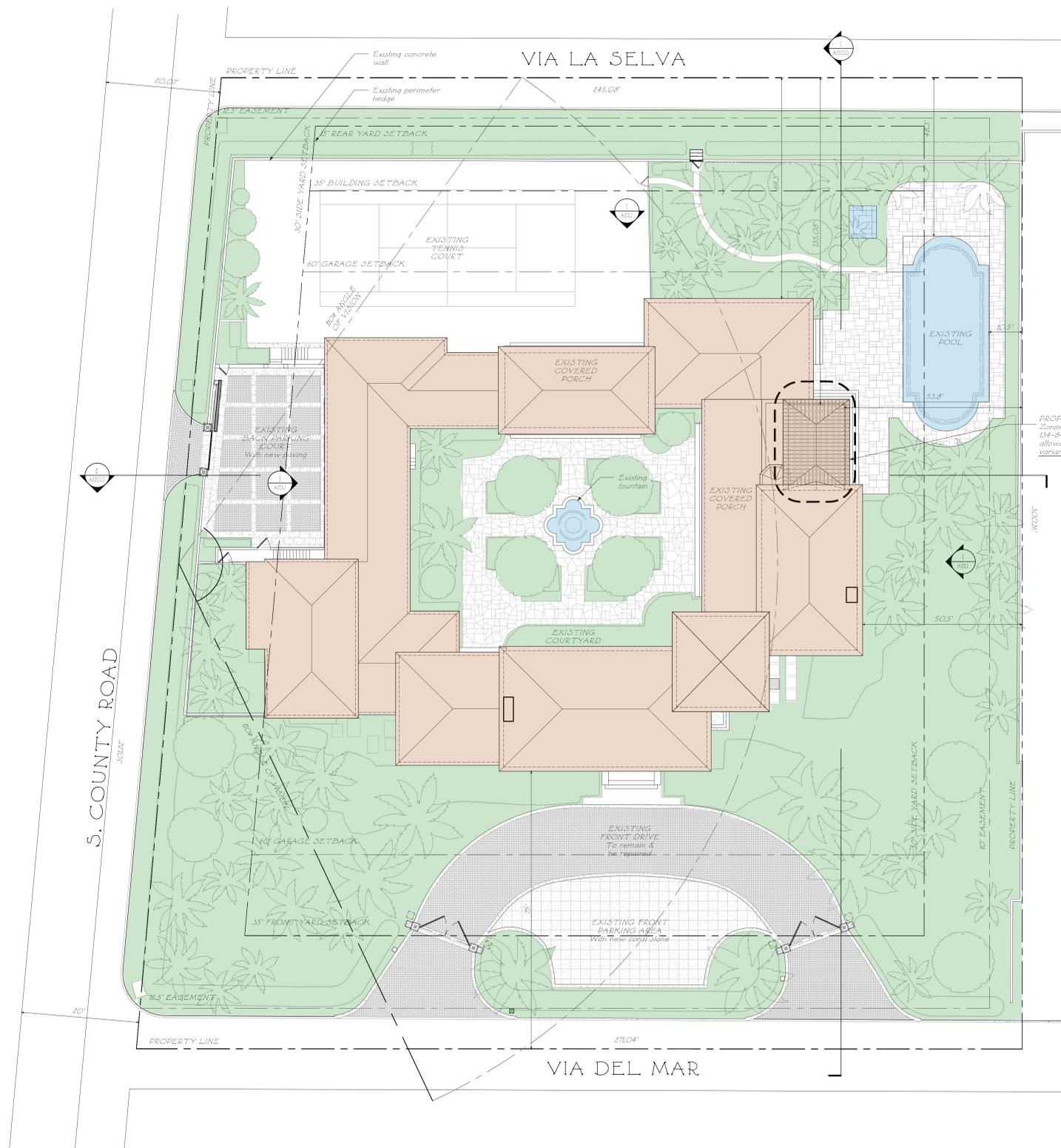
AUTHOR

NZ

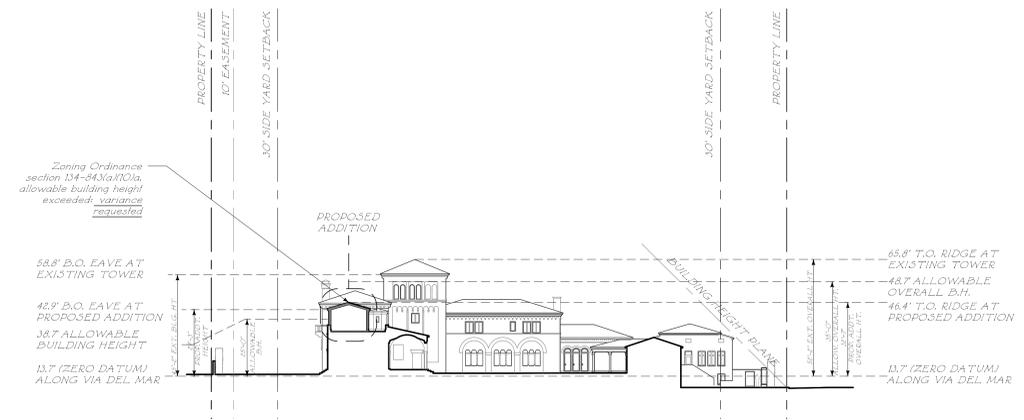
SHEET NUMBER

# T-100.1

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PROJECT 195



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



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

### ANGLE OF VISION

ZONING DISTRICT: R-A (Estate Residential)

STANDARD LOT WIDTH MIN.: 125 ft.

STANDARD LOT DEPTH MIN.: 150 ft.

LOT ON S. COUNTY RD. 300 ft.

STANDARD A.O.V. 100#

PER LARGER LOT: INCREASE 2# PER 10 FT.

MAX. ADDITIONAL WIDTH = 50 ft.

(2#/10 ft.)(50 ft.) = 10#

LOT A.O.V. 110#



| 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 (F.I.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             |  | REQ'D / PERMITTED   | EXISTING                  |
| 10            | Lot Coverage (Sq Ft and %)   | 18,098 / 25%  | 14,554 / 19%              |
| 11            | Enclosed Square Footage (1st & 2nd Fl., Basement, Accs, Structure, 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. (FFE)(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. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-1600)

\*\*\* Provide Native plant species info per category as required by 2021-003-2003 on separate TOPB Landscape Legend.

REV 08/2023/06/26

#### 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 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
- 00.000 - Elevation
- W.P. - Working point
- Centerline
- Hidden line

Issued For T.C. Final Submittal August 12th, 2024  
 Issued For T.C. Second Submittal July 29th, 2024  
 Issued For T.C. Final Submittal July 15th, 2024  
 Issued For T.C. Second Submittal July 5th, 2024  
 Issued For T.C. First Submittal June 13th, 2024



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PROJECT TITLE  
 195 Via del Mar,  
 Palm Beach, FL  
 ZON-24-0031

SHEET TITLE  
 Preferred Site Plan,  
 Angle of Vision Data, &  
 Zoning Data

SCALE  
 1/16" = 1'-0"

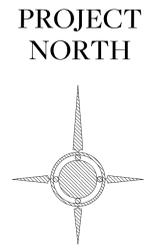
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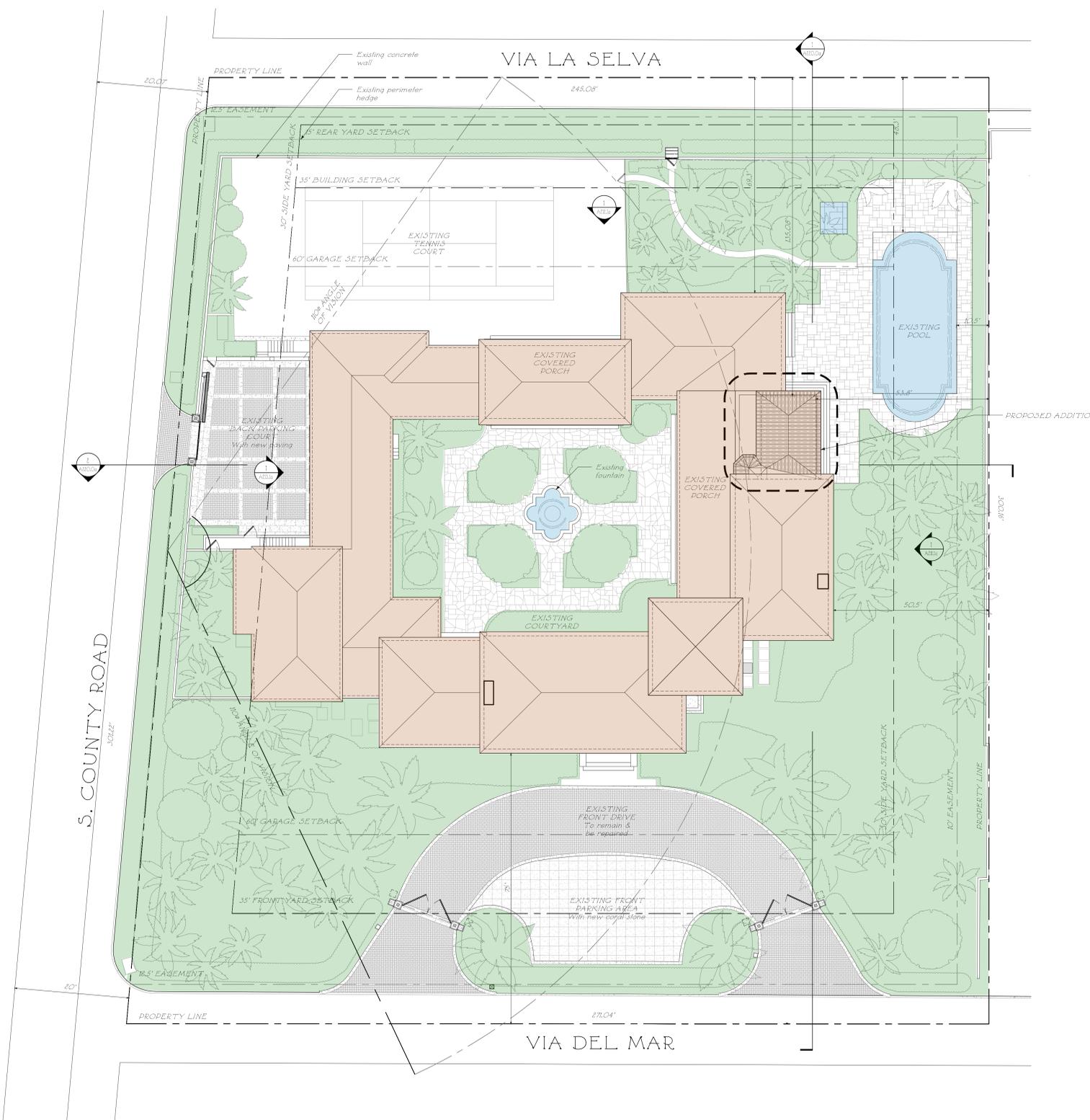
AUTHOR  
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SHEET NUMBER

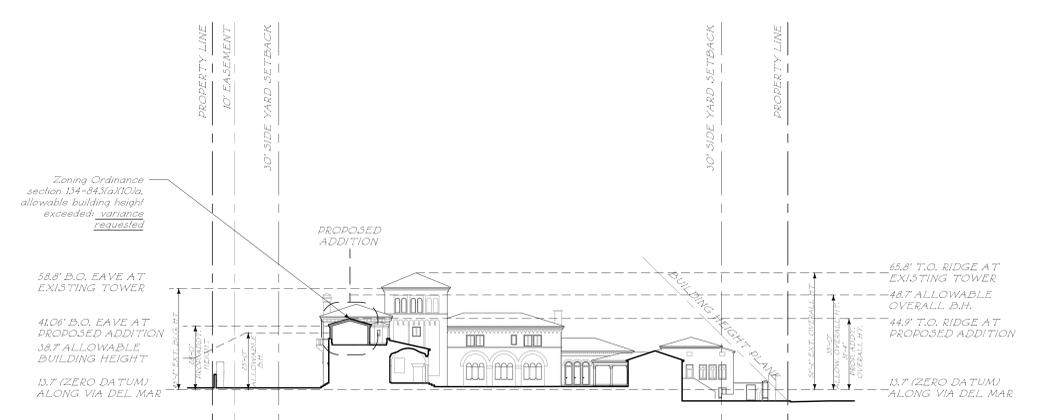
**L102.1**

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 PROJECT 24





1  
1:102.25  
1/16" = 1'-0"



2  
1:102.25  
1/32" = 1'-0"

### ANGLE OF VISION

ZONING DISTRICT: R-A (Estate Residential)

STANDARD LOT WIDTH MIN: 125 ft.

STANDARD LOT DEPTH MIN: 150 ft.

LOT ON S. COUNTY RD. 300 ft.

STANDARD A.O.V. 100°

PER LARGER LOT: INCREASE 2° PER 10 FT.

MAX. ADDITIONAL WIDTH = 50 FT.

(2°/10 FT.)(50 FT.) = 10°

LOT A.O.V. 110°



| 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 (F.I.R.M.)                                       |                          |
| 7             | Zero Datum for point of meas. (NAVD)                                     | highest crown of road at Via del Mar = 19' = 12.2+1.5 = 13.7' |                          |
| 8             | Crown of Road (COR) (NAVD)   | highest crown of road at Via del Mar = 12.2'                  |                          |
| 9             |  | REQ'D / PERMITTED   | EXISTING                 |
| 10            | Lot Coverage (Sq Ft and %)   | 18,098 / 25%  | 14,554 / 19%             |
| 11            | Enclosed Square Footage (1st & 2nd Fl. Basement, Access Structure, 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. (FFE)(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. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (See 15.15.000)  
 \*\*\* Provide Native plant species info per category as required by Ord. 093-2023, on separate TOPB Landscape Legend

REV 03/2023/02/25

#### PLAN LEGEND

|      |  |
|------|--|
|      | Existing Construction to Remain  |
|      | New Partitions & Wall Finishes   |
| NAME | Room Name & Number   |
|      | Exterior Non-Original Door Type to be replaced with new metal and glass door                             |
|      | Exterior Wood Windows or Door type 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 T.C. Final Submittal August 12th, 2024  
 Issued For T.C. Second Submittal July 29th, 2024  
 Issued For T.C. Final Submittal July 15th, 2024  
 Issued For T.C. Second Submittal July 5th, 2024



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PROJECT TITLE  
 195 Via del Mar, Palm Beach, FL  
 ZON-24-0031

SHEET TITLE  
 Alternate Site Plan, Angle of Vision Data, & Zoning Data

SCALE  
 1/16" = 1'-0"

DATE  
 03/19/2024

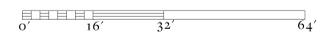
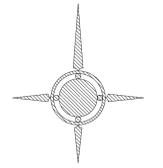
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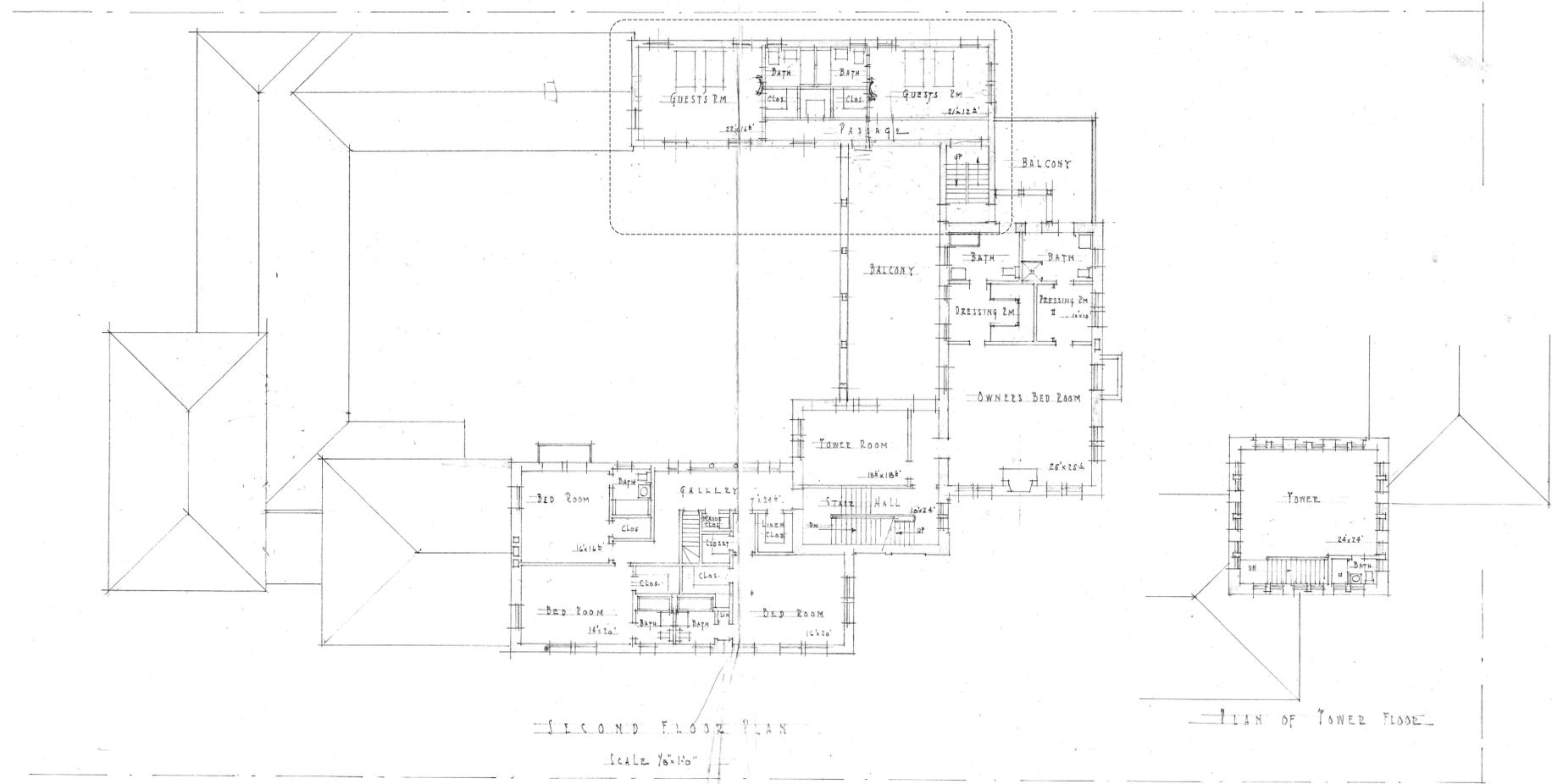
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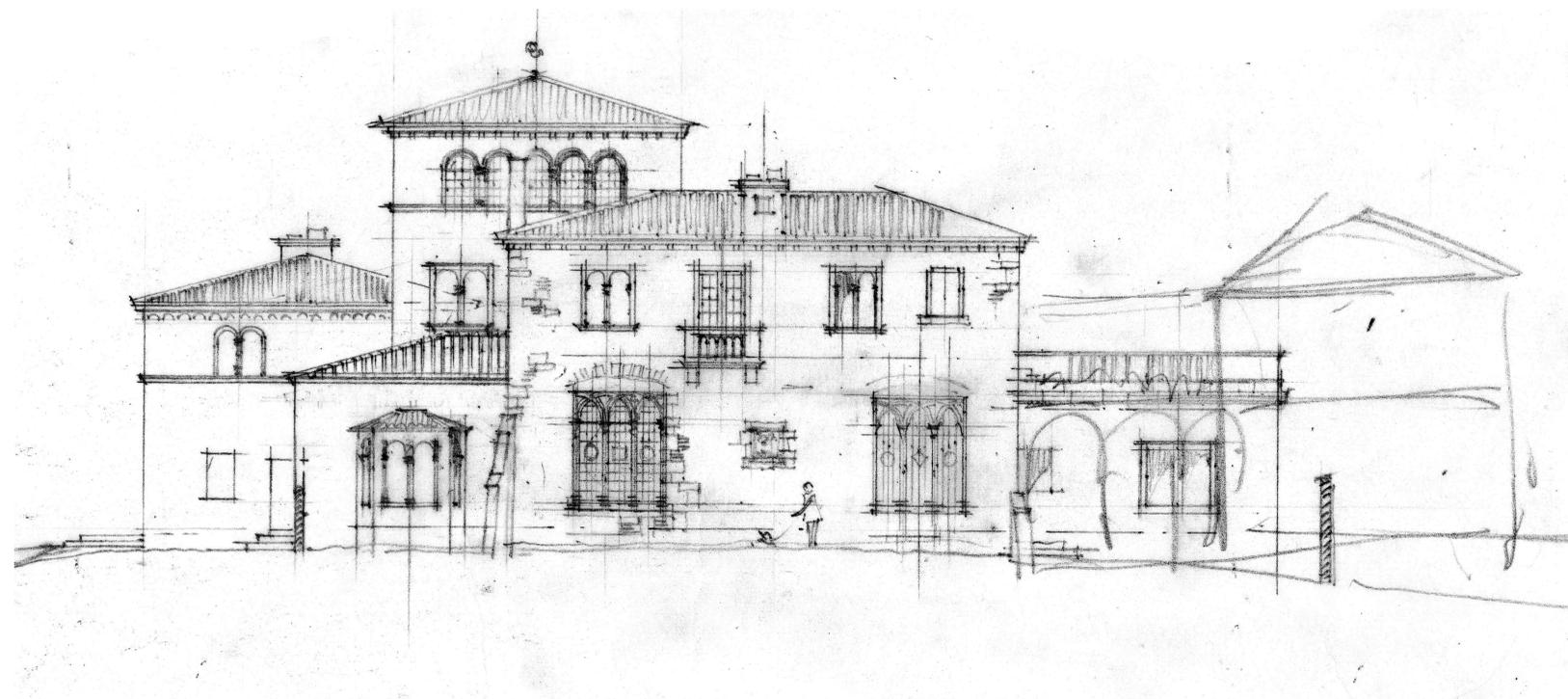
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 PROJECT 252

PROJECT NORTH





A. SECOND FLOOR PLAN - ALTERNATE ORIGINAL DESIGN SKETCH (SIMILAR TO PROPOSED ADDITION)



B. EAST ELEVATION - ALTERNATE ORIGINAL DESIGN SKETCH (SIMILAR TO PROPOSED ADDITION)  
DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY

Issued For T.C. Final Submittal  
August 12th, 2024  
Issued For T.C. Second Submittal  
July 29th, 2024



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PROJECT TITLE  
195 Via del Mar,  
Palm Beach, FL  
ZON-24-0031

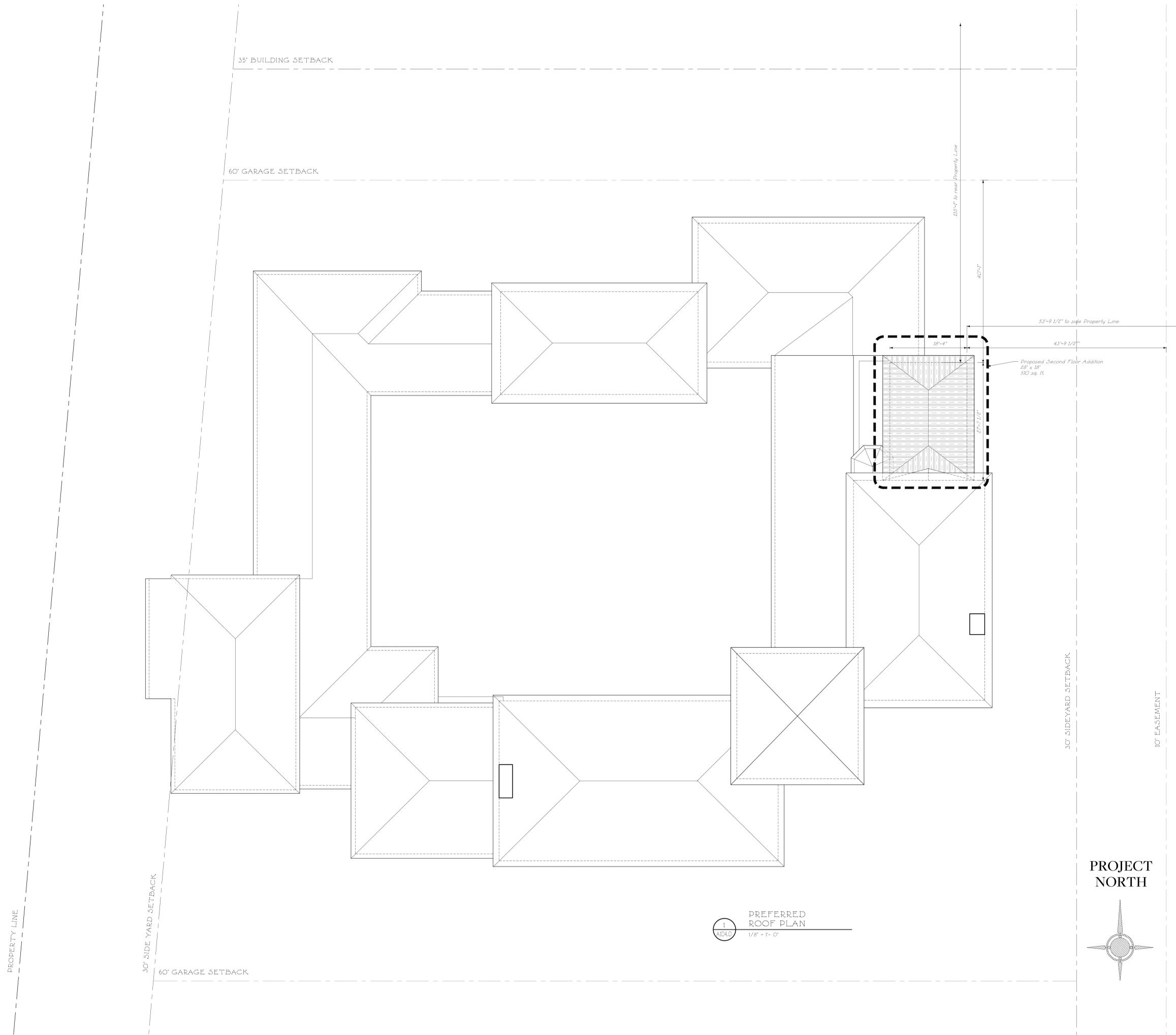
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Historic Maurice Fatio  
Drawing  
Proposed Addition

SCALE  
NOT TO SCALE  
DATE  
03/19/2024  
AUTHOR  
NZ

SHEET NUMBER  
**P202.0**

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PROJECT 202





**PLAN LEGEND**

|            |   |
|------------|---|
|            | Existing Construction to Remain   |
|            | New Partitions & Wall Finishes  |
| NAME<br>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 T.C. Final Submittal August 12th, 2024  
 Issued For T.C. Final Submittal July 29th, 2024  
 Issued For T.C. Final Submittal July 15th, 2024  
 Issued For T.C. Second Submittal July 5th, 2024  
 Issued For T.C. First Submittal June 13th, 2024



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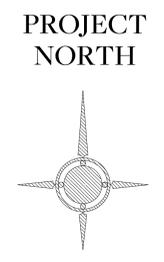
PROJECT TITLE  
**195 Via del Mar, Palm Beach, FL**  
 ZON-24-0031

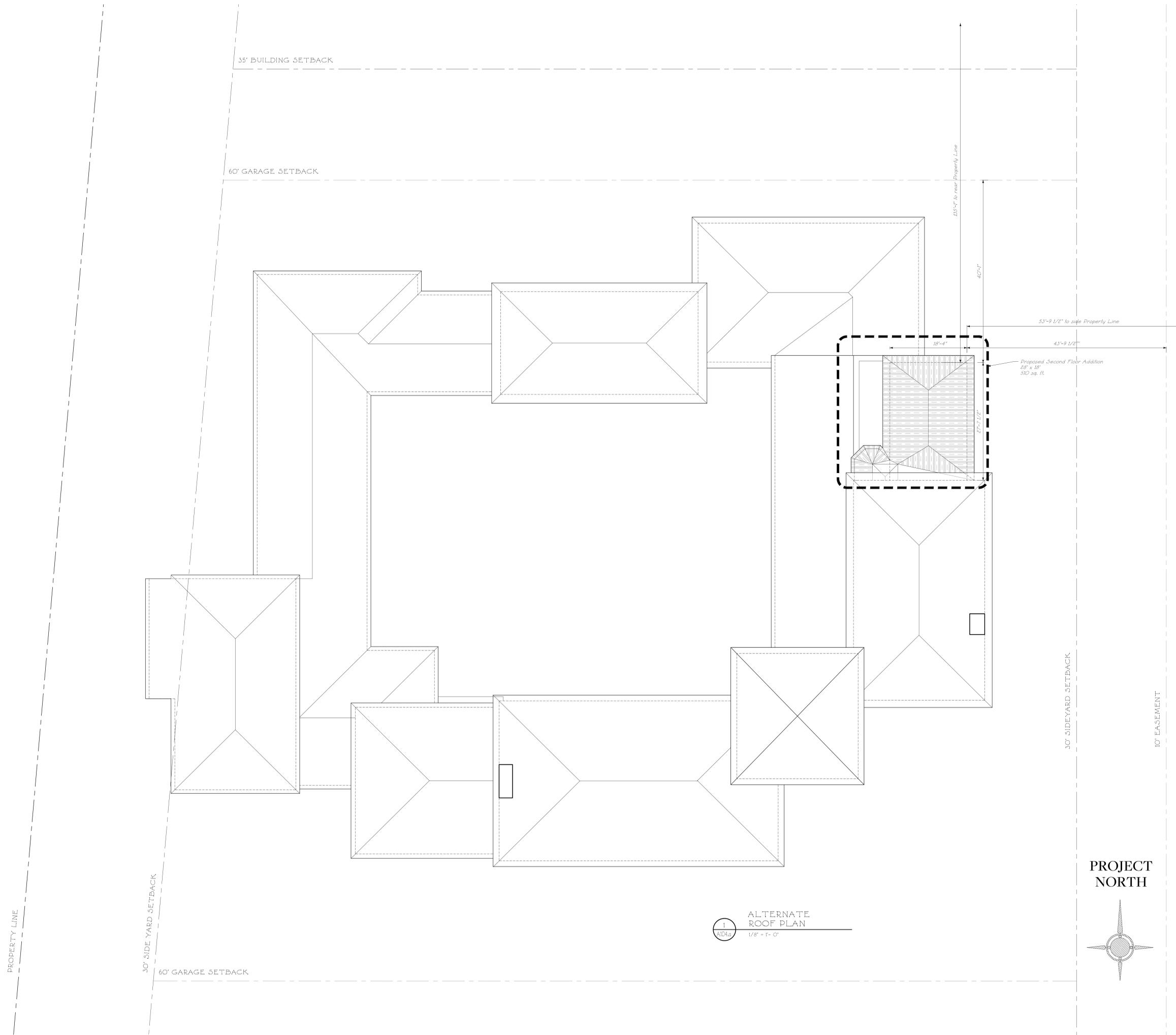
SHEET TITLE  
**Preferred Roof Plan**

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 03/19/2024  
 AUTHOR  
 NZ

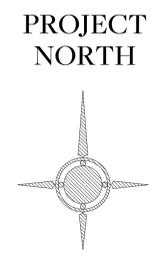
SHEET NUMBER  
**A104.0**  
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 PROJECT 242

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





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



| PLAN LEGEND |   |
|-------------|---|
|             | Existing Construction to Remain   |
|             | New Partitions & Wall Finishes  |
| NAME<br>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 T.C. Final Submittal  
August 12th, 2024  
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July 15th, 2024  
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July 5th, 2024



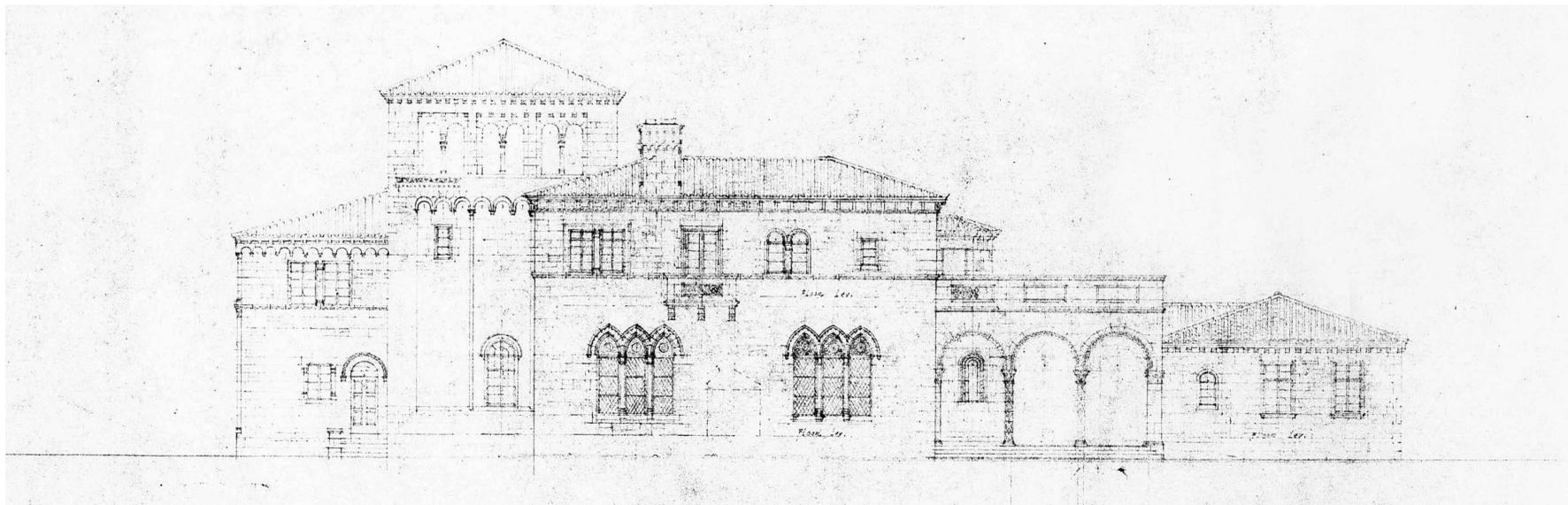
**FERGUSON & SHAMAMIAN ARCHITECTS**  
270 Lafayette Street, Suite 300  
New York, NY 10012  
T 212 941 8088  
fergusonshamamian.com

PROJECT TITLE  
**195 Via del Mar,  
Palm Beach, FL  
ZON-24-0031**

SHEET TITLE  
**Alternate  
Roof Plan**

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

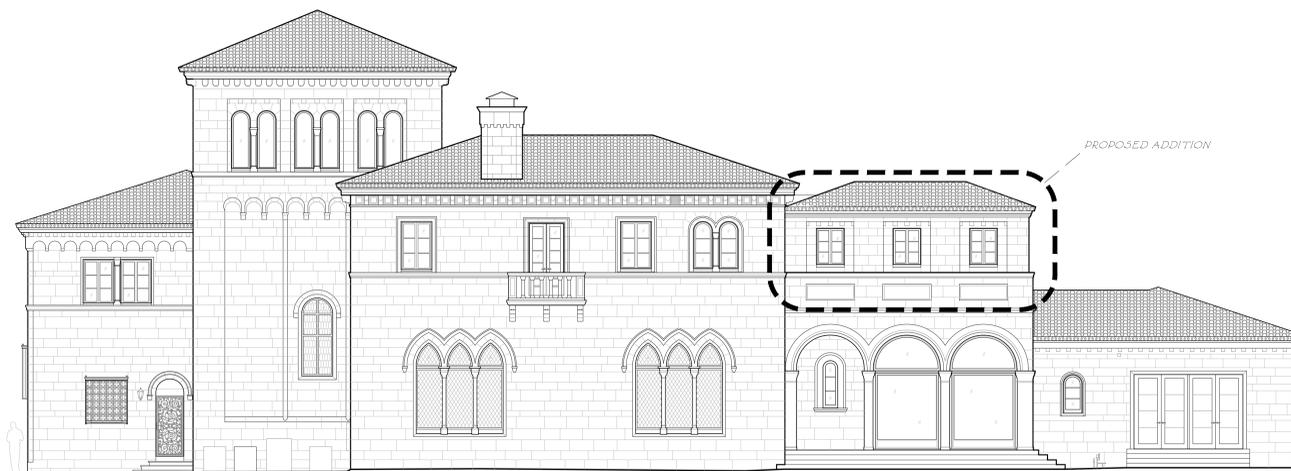
SHEET NUMBER  
**A104.a**  
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PROJECT 242



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"

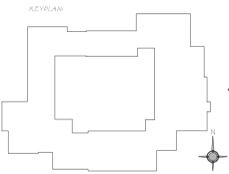
ELEVATION LEGEND

- 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 T.C. Final Submittal August 12th, 2024
- Issued For T.C. Final Submittal July 29th, 2024
- Issued For T.C. Final Submittal July 15th, 2024
- Issued For T.C. Second Submittal July 5th, 2024



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PROJECT TITLE

195 Via del Mar  
Palm Beach, Florida  
ZON-24-0031

SHEET TITLE

Historic, Existing & Preferred East Exterior Elevations

SCALE

1/8" = 1'-0"

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

**A211.0**

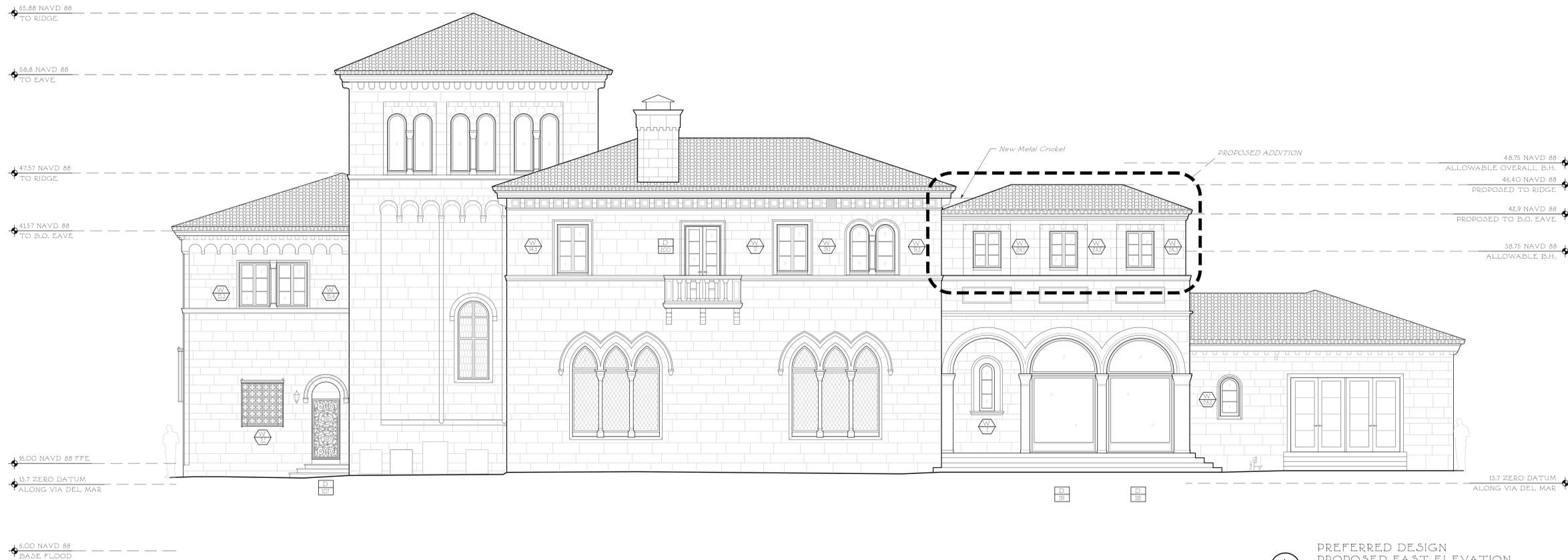
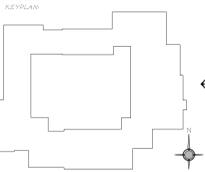
ELEVATION LEGEND

-  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



1  
A2111  
PREFERRED DESIGN  
PROPOSED EAST ELEVATION  
3/16" = 1'-0"

- Issued For T.C. Final Submittal August 12th, 2024
- Issued For T.C. Final Submittal July 29th, 2024
- Issued For T.C. Final Submittal July 15th, 2024
- Issued For T.C. Second Submittal July 5th, 2024
- Issued For T.C. First Submittal June 13th, 2024



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PROJECT TITLE  
**195 Via del Mar  
Palm Beach, Florida  
ZON-24-0031**

SHEET TITLE  
**Proposed East  
Exterior Elevation  
Preferred Design**

SCALE  
3/16" = 1'-0"

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER  
**A211.1**