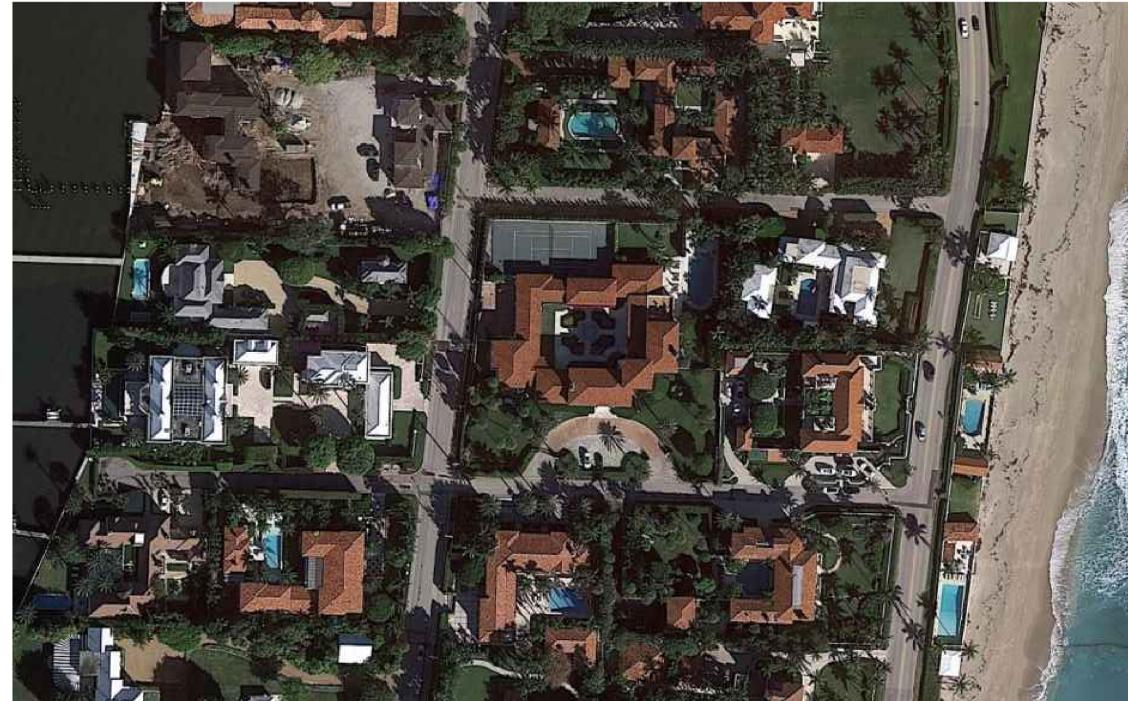


# FERGUSON & SHAMAMIAN ARCHITECTS

**FINAL PLAN SET**  
**LPC JUNE 21, 2024**



SHEET INDEX - PART 2 OF 10

HISTORIC DRAWINGS

- P200.0 Historic Maurice Fatio Drawing First Floor Plan
- P201.0 Historic Maurice Fatio Drawing Second Floor Plan
- P202.0 Historic Maurice Fatio Drawing Proposed Addition
- P203.0 Historic Maurice Fatio Drawing Elevations
- P204.0 Historic Maurice Fatio Drawing Courtyard Elevations
- P205.0 Historic Maurice Fatio Drawings Interior Front Entry Gate
- P206.0 Historic Maurice Fatio Drawings Service Gate Piers
- P207.0 Historic Maurice Fatio Drawings Living Room Doors
- P208.0 Historic Maurice Fatio Drawings Bronze Frames
- P209.0 Historic Maurice Fatio Drawings Wood Panel Doors
- P210.0 Historic Maurice Fatio Drawings Garden Wall Piers
- P211.0 Historic Maurice Fatio Drawings Service & Pedestrian Gates
- P212.0 Historic Maurice Fatio Drawings Front Entry Lantern
- P213.0 Historic Maurice Fatio Drawings Courtyard Loggia Gates
- P214.0 Historic Maurice Fatio Drawings Front Gate Design Sketch

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 replica 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 Relocate existing HVAC equipment
- 12 Existing site drainage and storm water management to be upgraded

## LANDMARKS FINAL SUBMITTAL

### 195 Via del Mar, Palm Beach, Florida

PROJECT NUMBER:  
**COA-24-0002**  
**(ZON-24-0009)**

PROJECTED HEARING DATE:  
**JUNE 21st, 2024**

ISSUED FOR LPC FINAL SUBMITTAL  
**MAY 10th, 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

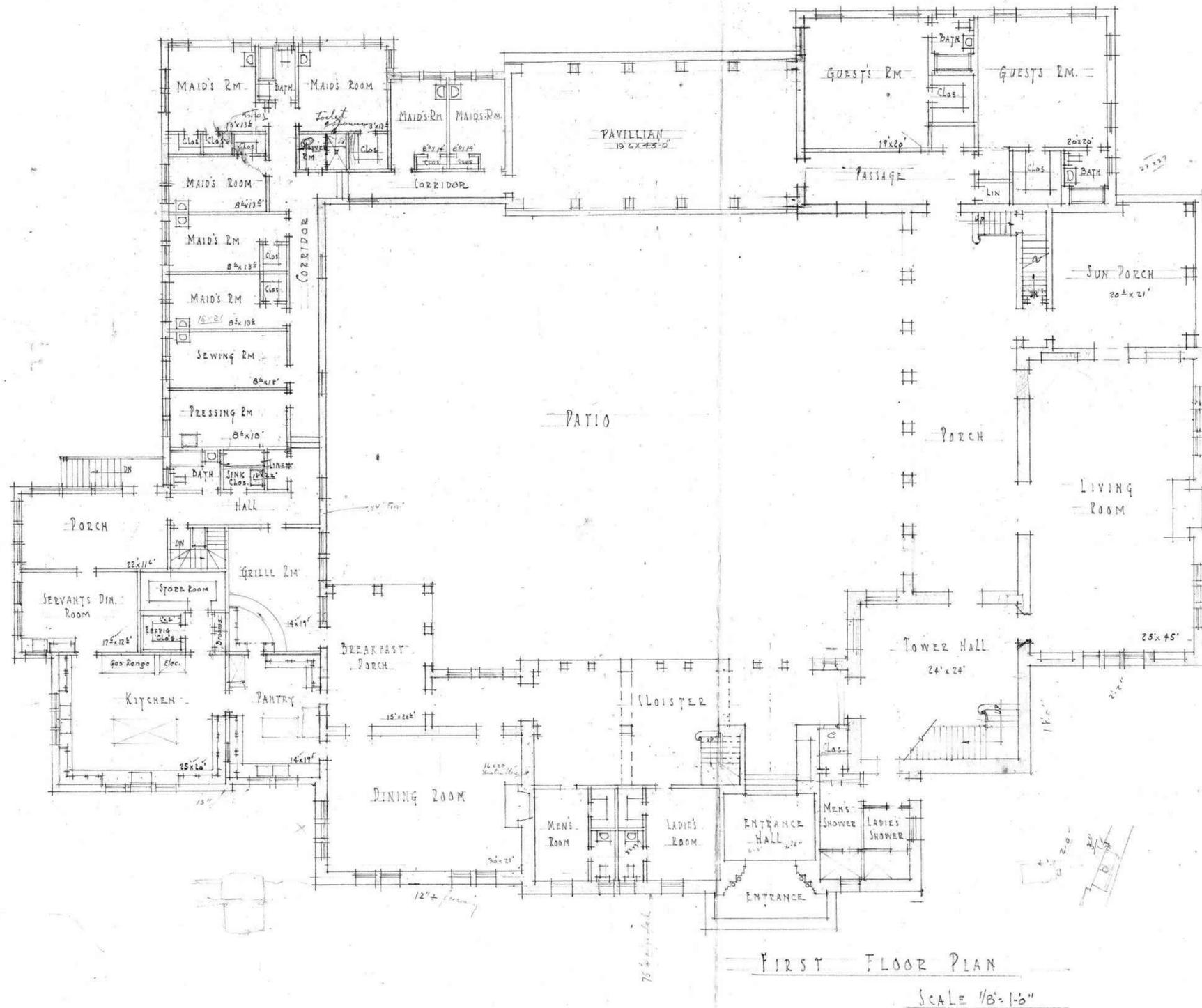
Focus Lighting  
2221 W. 116th Street  
New York, NY 10026  
(212) 865 1565

LANDSCAPE ARCHITECT

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

LANDSCAPE CONSTRUCTOR

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



A. HISTORIC FIRST FLOOR PLAN  
 DRAWING COURTESY OF LANDMARKS PRESERVATION COMMISSION

Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 2024  
 Issued For First Submittal  
 April 11th, 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  
 COA-24-0002

SHEET TITLE  
 Historic Maurice Fatio  
 Drawing  
 First Floor Plan

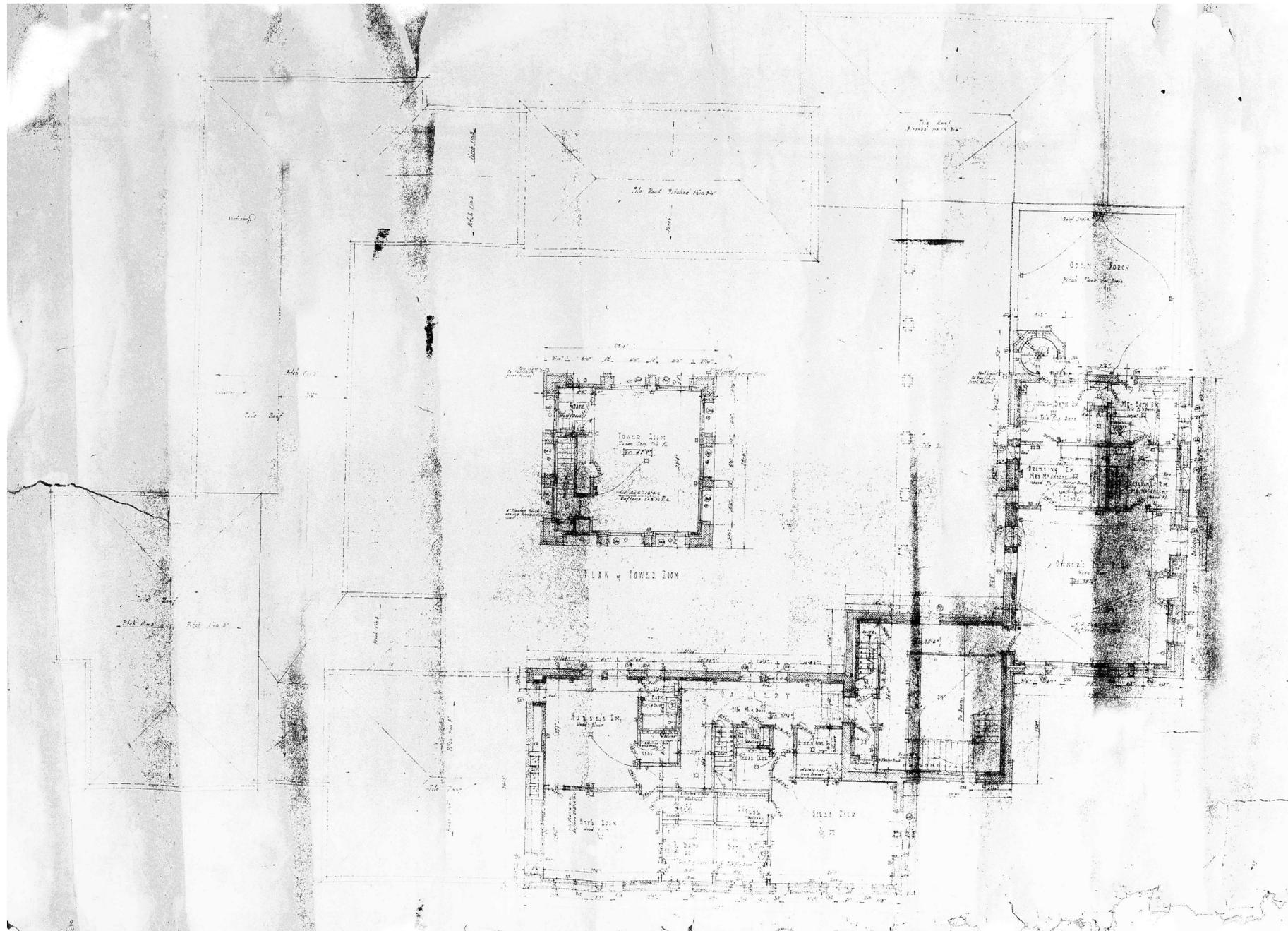
SCALE  
 1/8" = 1'-0"

DATE  
 03/19/2024

AUTHOR  
 NZ

SHEET NUMBER

**P200.0**



A. HISTORIC SECOND FLOOR & TOWER PLAN  
 DRAWING COURTESY OF LANDMARKS PRESERVATION COMMISSION

Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 2024  
 Issued For First Submittal  
 April 11th, 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  
 COA-24-0002**

SHEET TITLE  
**Historic Maurice Fatio  
 Drawing  
 Second Floor Plan**

SCALE  
 1/8" = 1'-0"

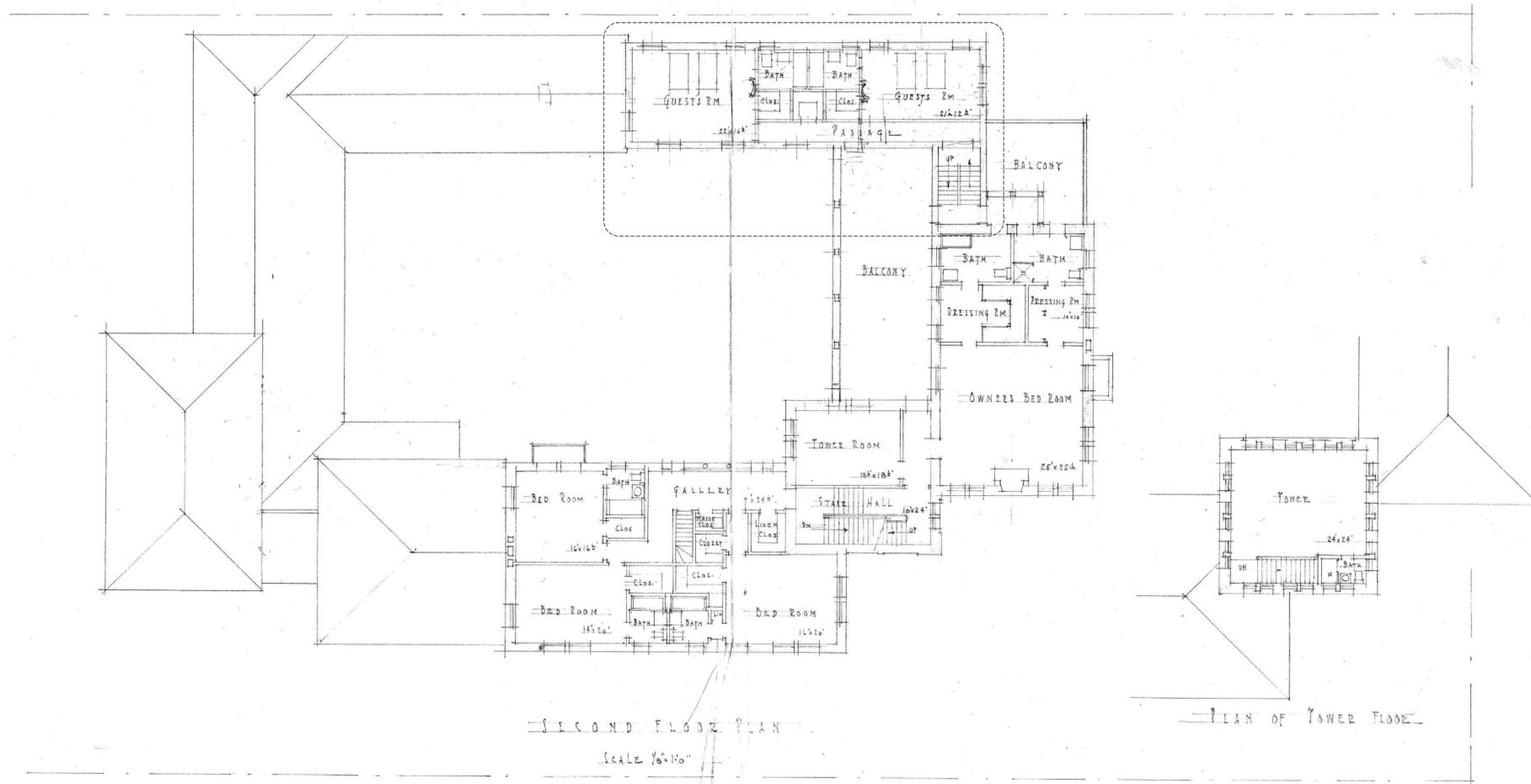
DATE  
 03/19/2024

AUTHOR  
 NZ

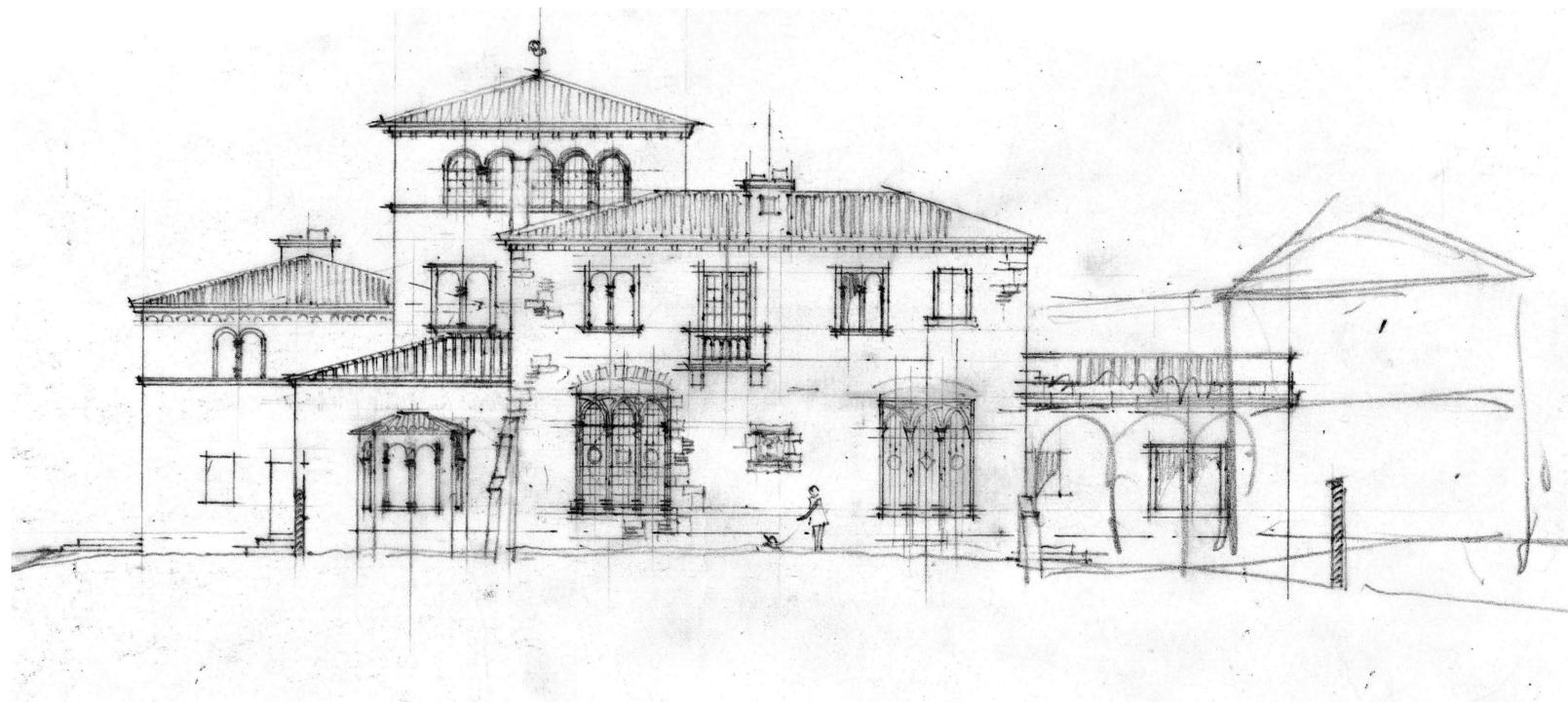
SHEET NUMBER

**P201.0**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
 PROJECT 252



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 Final Submittal  
May 10th, 2024  
Issued For Second Submittal  
April 29th, 2024  
Issued For First Submittal  
April 11th, 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  
COA-24-0002

SHEET TITLE  
Historic Maurice Fatio  
Drawing  
Proposed Addition

SCALE  
NOT TO SCALE

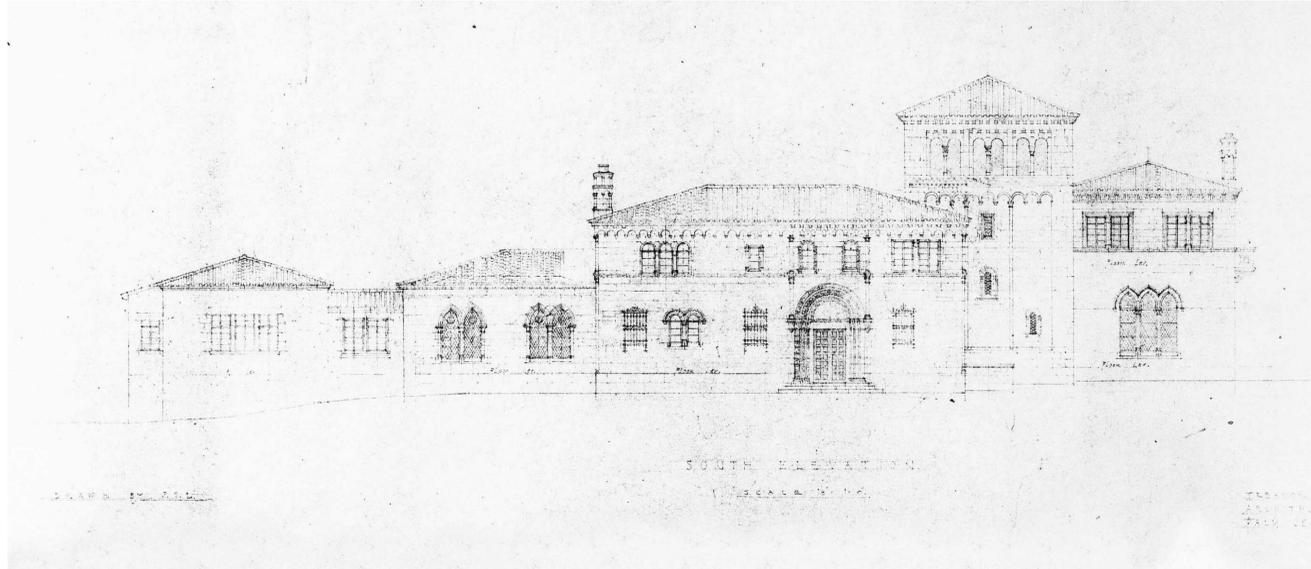
DATE  
03/19/2024

AUTHOR  
NZ

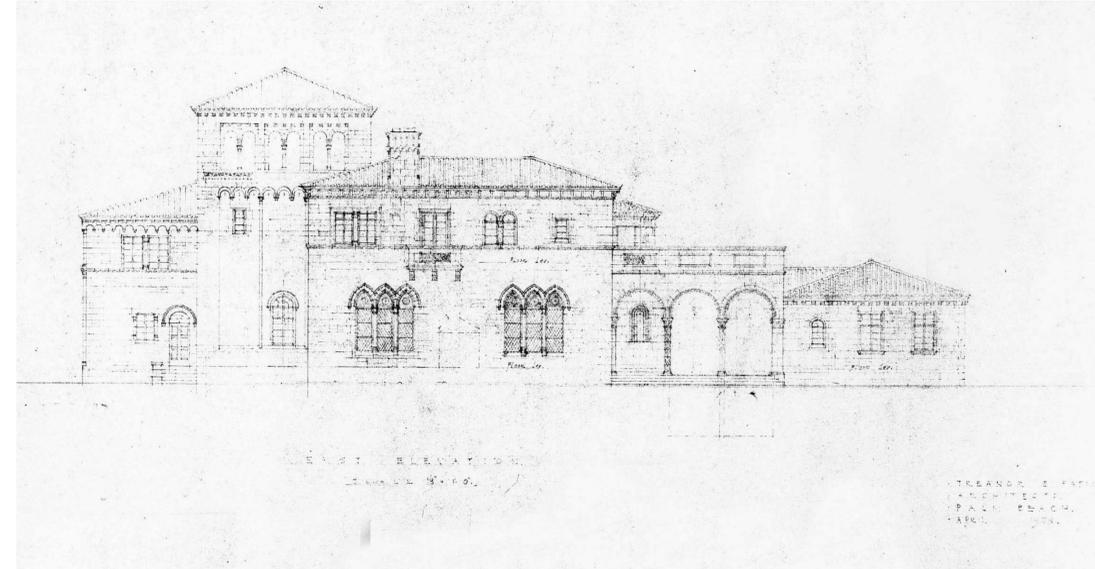
SHEET NUMBER

**P202.0**

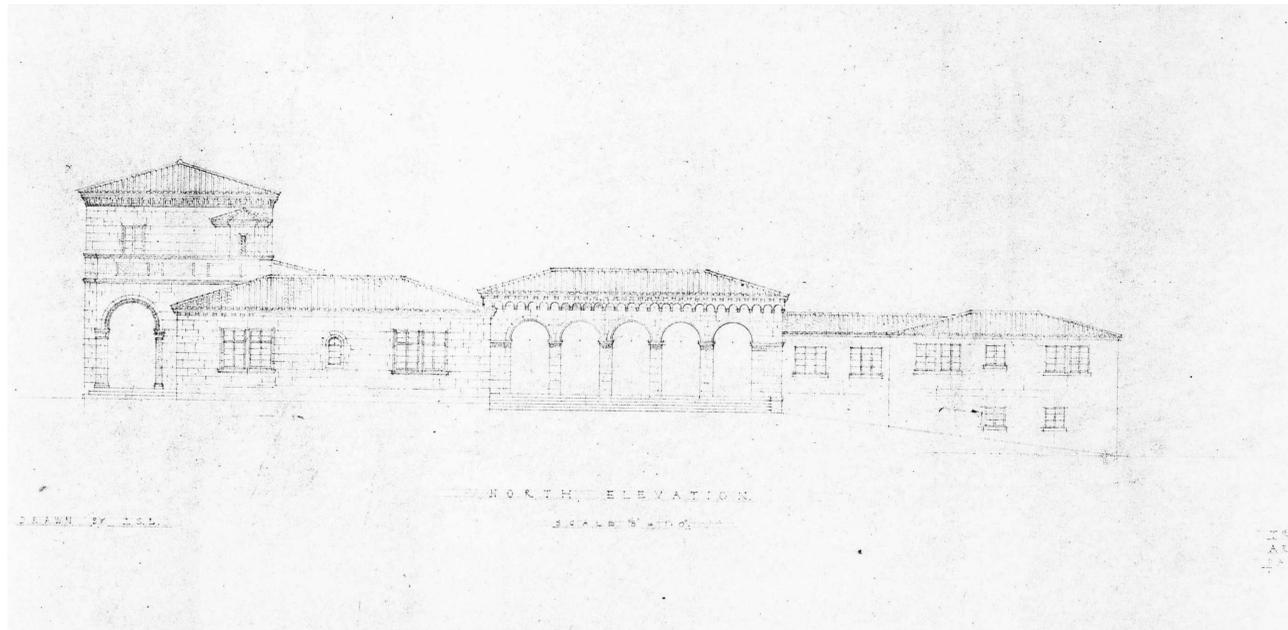
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 252



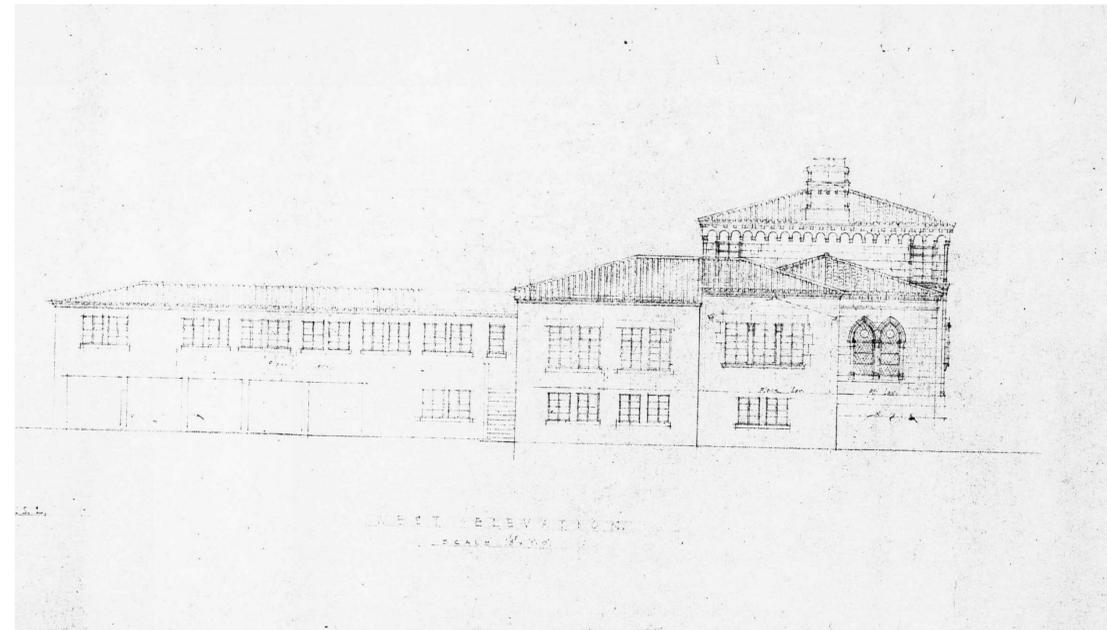
A. NORTH ELEVATION



B. WEST ELEVATION



C. SOUTH ELEVATION



D. EAST ELEVATION

DRAWINGS COURTESY OF LANDMARKS PRESERVATION COMMISSION

Issued For Final Submittal  
May 10th, 2024  
Issued For Second Submittal  
April 29th, 2024  
Issued For First Submittal  
April 11th, 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  
COA-24-0002

SHEET TITLE  
Historic Maurice Fatio  
Drawing  
Elevations

SCALE  
NOT TO SCALE

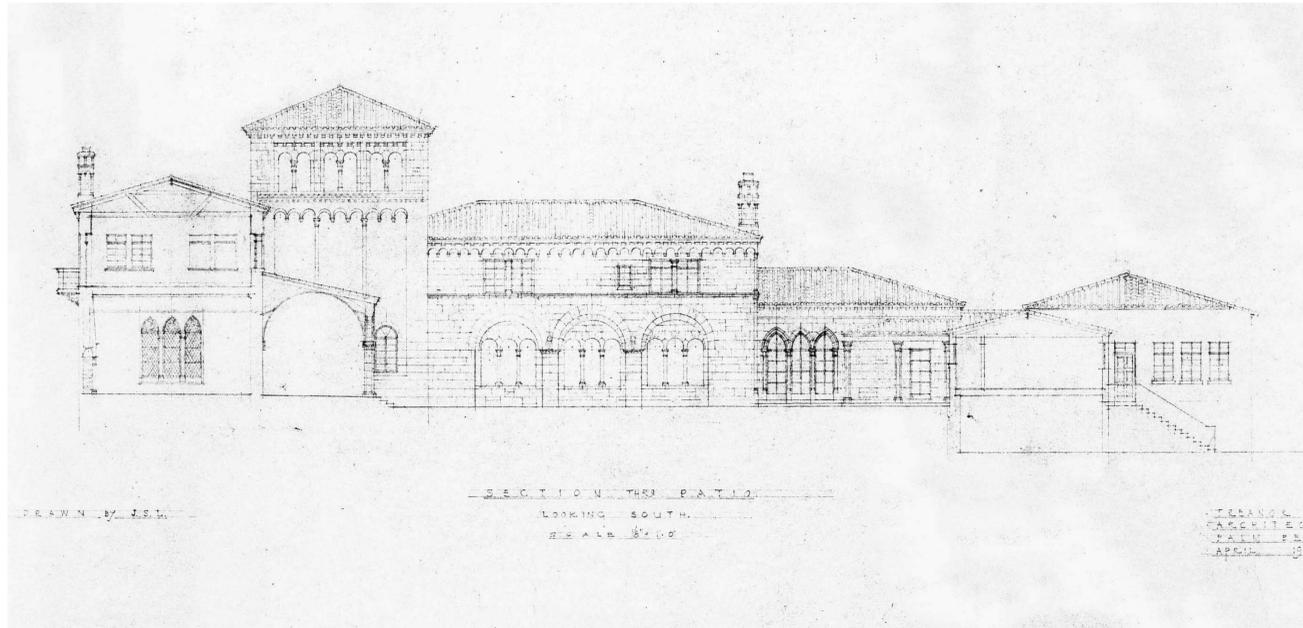
DATE  
03/19/2024

AUTHOR  
NZ

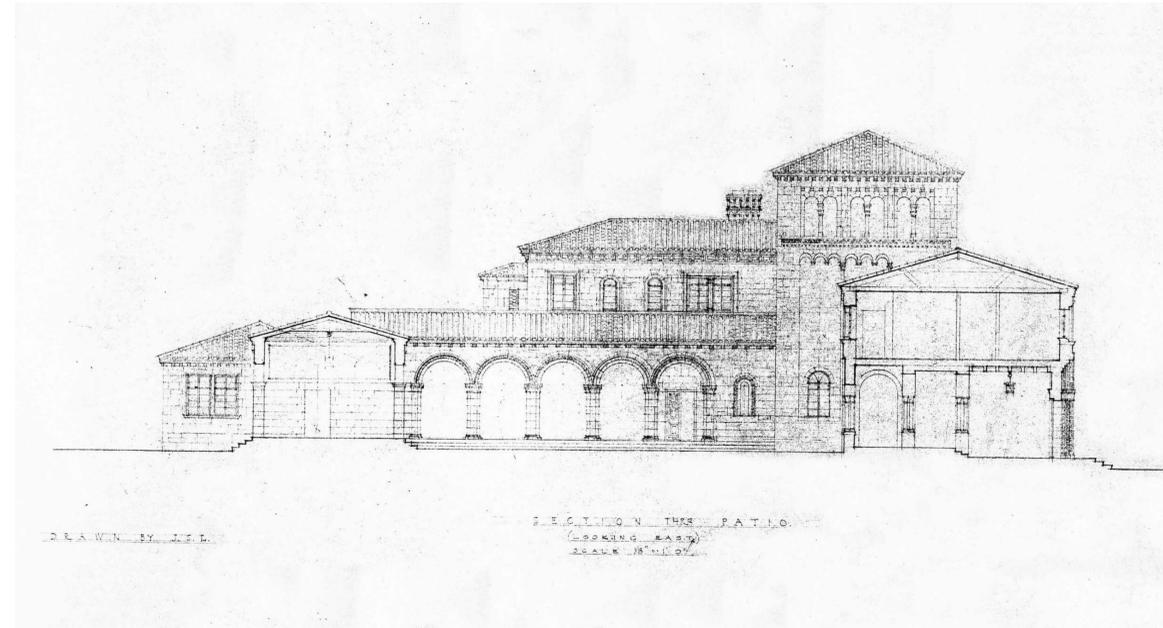
SHEET NUMBER

**P203.0**

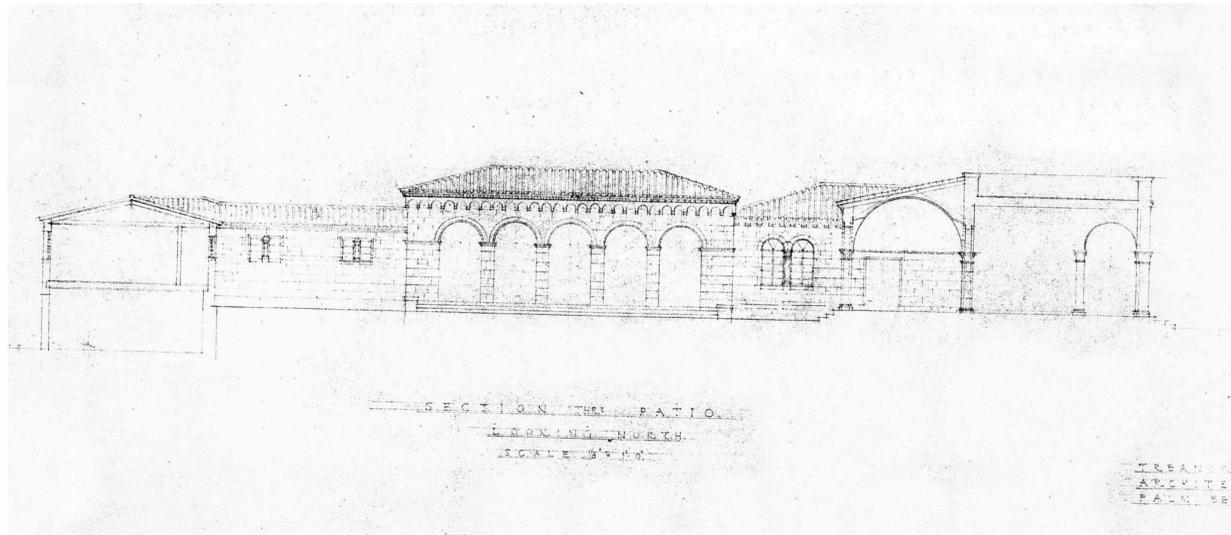
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 252



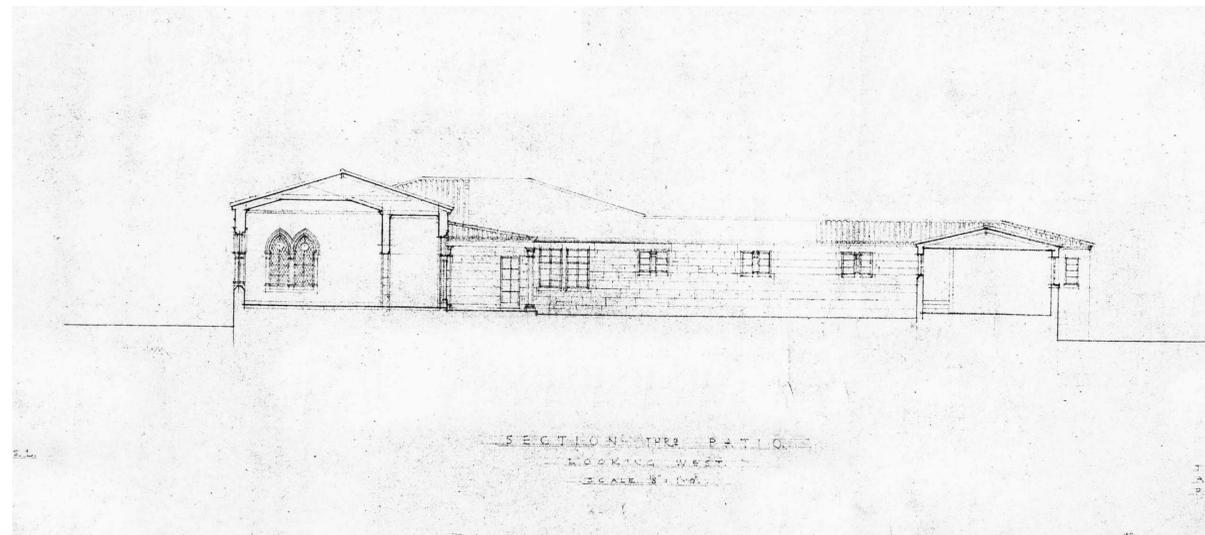
A. NORTH COURTYARD ELEVATION



B. WEST COURTYARD ELEVATION



C. SOUTH COURTYARD ELEVATION



D. EAST COURTYARD ELEVATION

DRAWINGS COURTESY OF LANDMARKS PRESERVATION COMMISSION

Issued For Final Submittal  
May 10th, 2024  
Issued For Second Submittal  
April 29th, 2024  
Issued For First Submittal  
April 11th, 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  
COA-24-002

SHEET TITLE  
Historic Maurice Fatio  
Drawing  
Courtyard Elevations

SCALE  
NOT TO SCALE

DATE  
03/19/2024

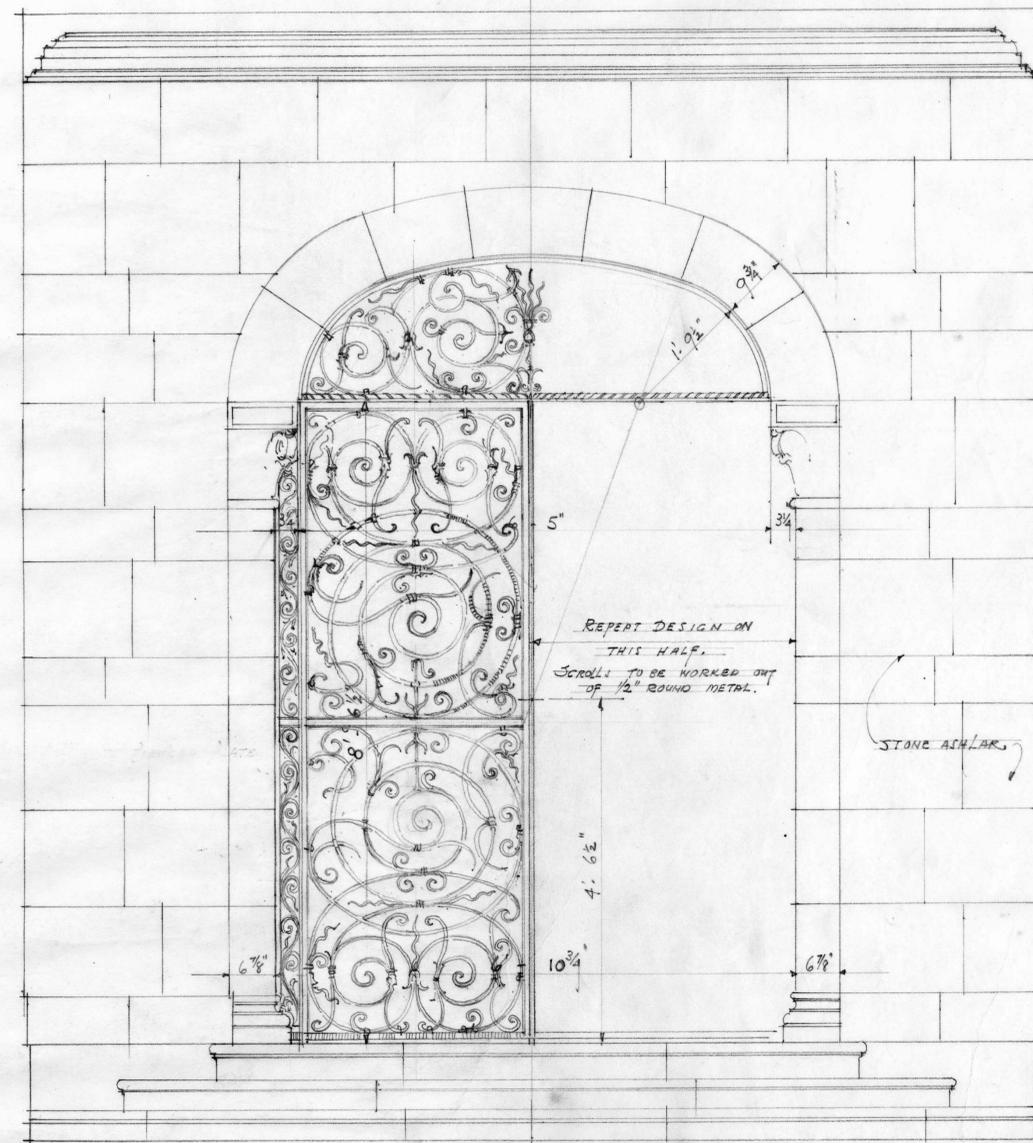
AUTHOR  
NZ

SHEET NUMBER

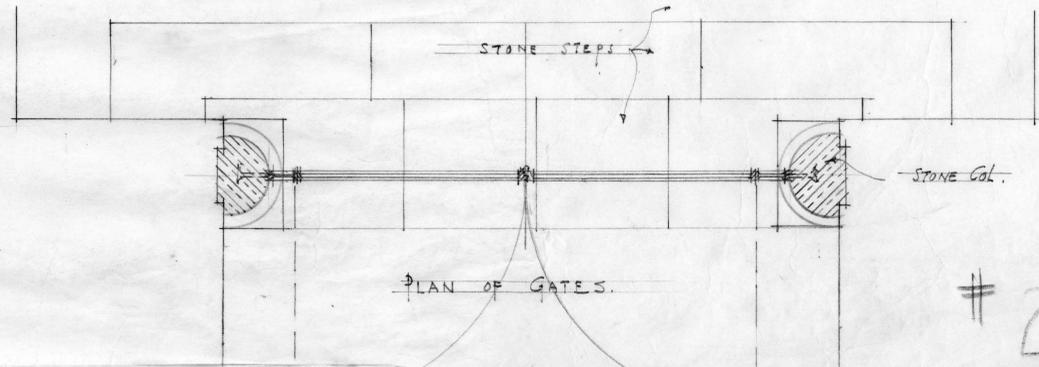
**P204.0**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 252

WM. J. Mc ANEENY RESIDENCE, PALM BEACH  
 3/4" SCALE DETAIL OF W.I. ENTRANCE GATES.



ELEVATION LOOKING TOWARDS PATIO.



DRAWING N<sup>o</sup>. 255.  
 COMM N<sup>o</sup>. 139  
 DRAWN BY J.S.I.

NOTE: CONTRACTOR TO CHECK  
 ALL DIMENSIONS AT THE  
 JOB.

TREANOR & FATIO.  
 ARCHITECTS.  
 PALM BEACH.  
 OCT. 31<sup>ST</sup> 1928.

#255

DRAWING #255. FATIO ELEVATION OF FRONT ENTRY INTERIOR GATE  
 DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY

Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 2024



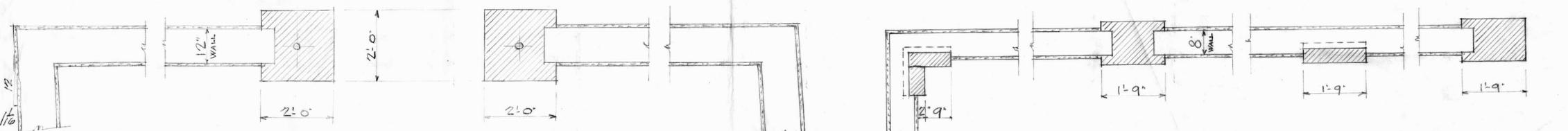
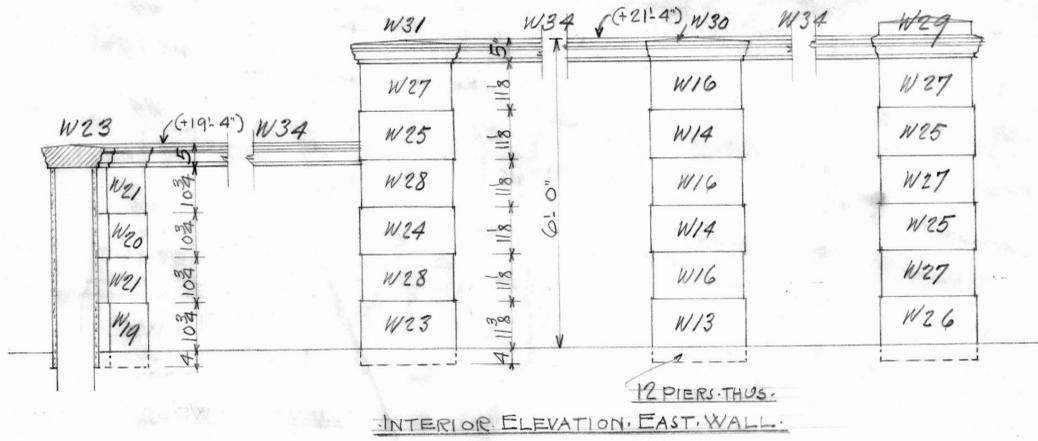
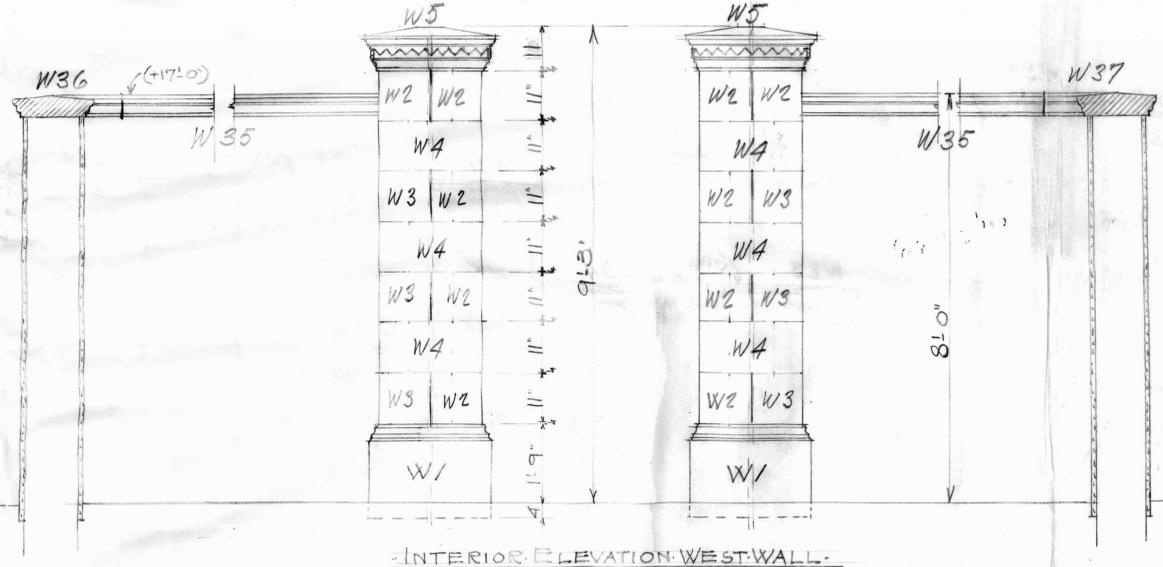
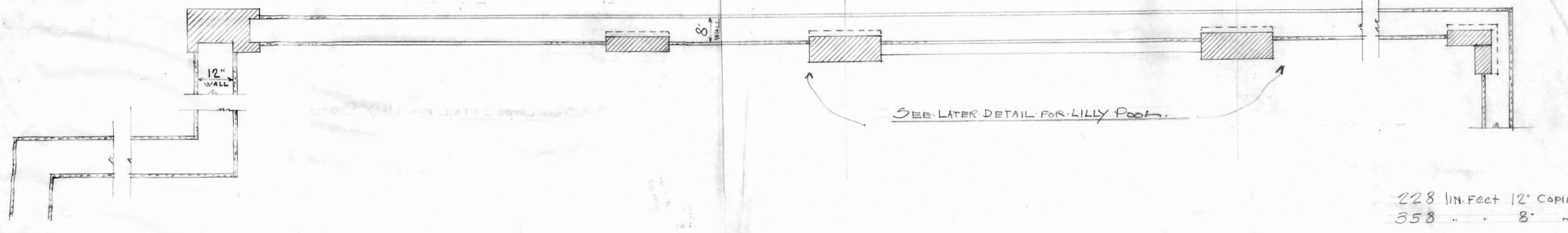
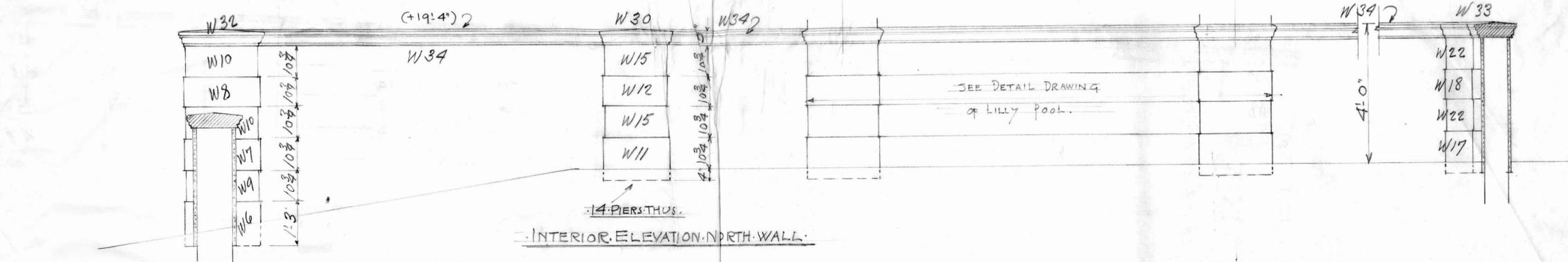
**FERGUSON & SHAMAMIAN ARCHITECTS**  
 270 Lafayette Street, Suite 300  
 New York, NY 10012  
 T 212 941 8088  
 fergusonshamamian.com

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

SHEET TITLE  
 Historic Maurice Fatio  
 Drawings Interior  
 Front Entry Gate

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

**P205.0**  
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
 PROJECT 255



DRAWING No 256.  
COMM. No 139.  
DATE OCT. 31<sup>st</sup> 1928.

W. J. Mc ANEENY RESIDENCE PALM BEACH.

TREANOR & FATIO.  
ARCHITECTS.  
PALM BEACH.

Issued For Final Submittal  
May 10th, 2024  
Issued For Second Submittal  
April 29th, 2024  
Issued For First Submittal  
April 11th, 2024



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

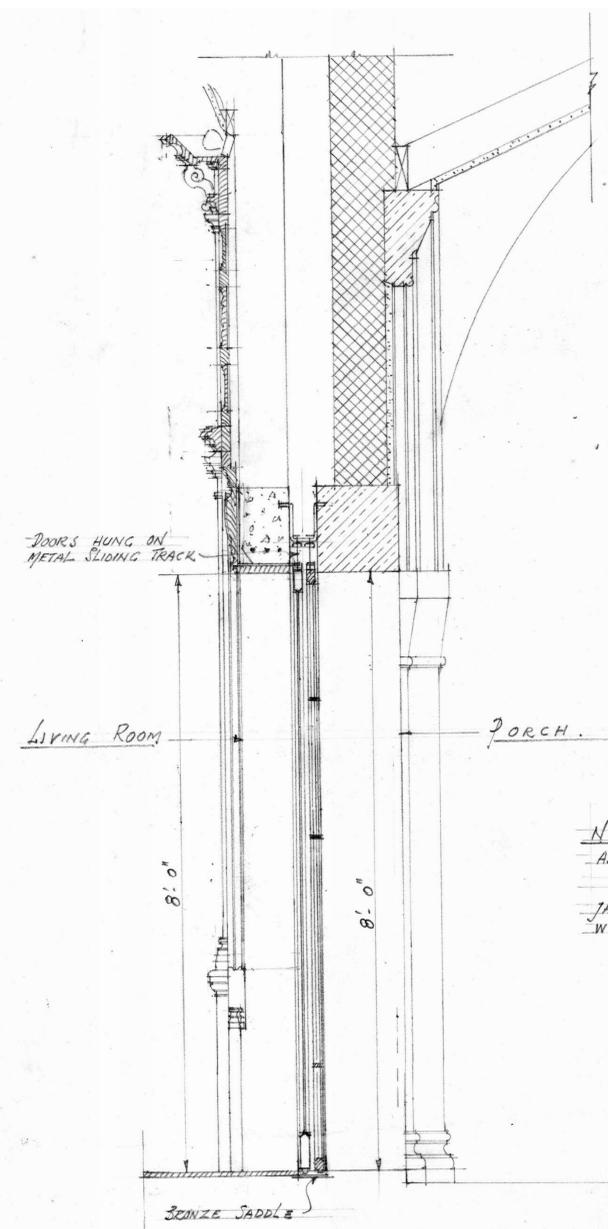
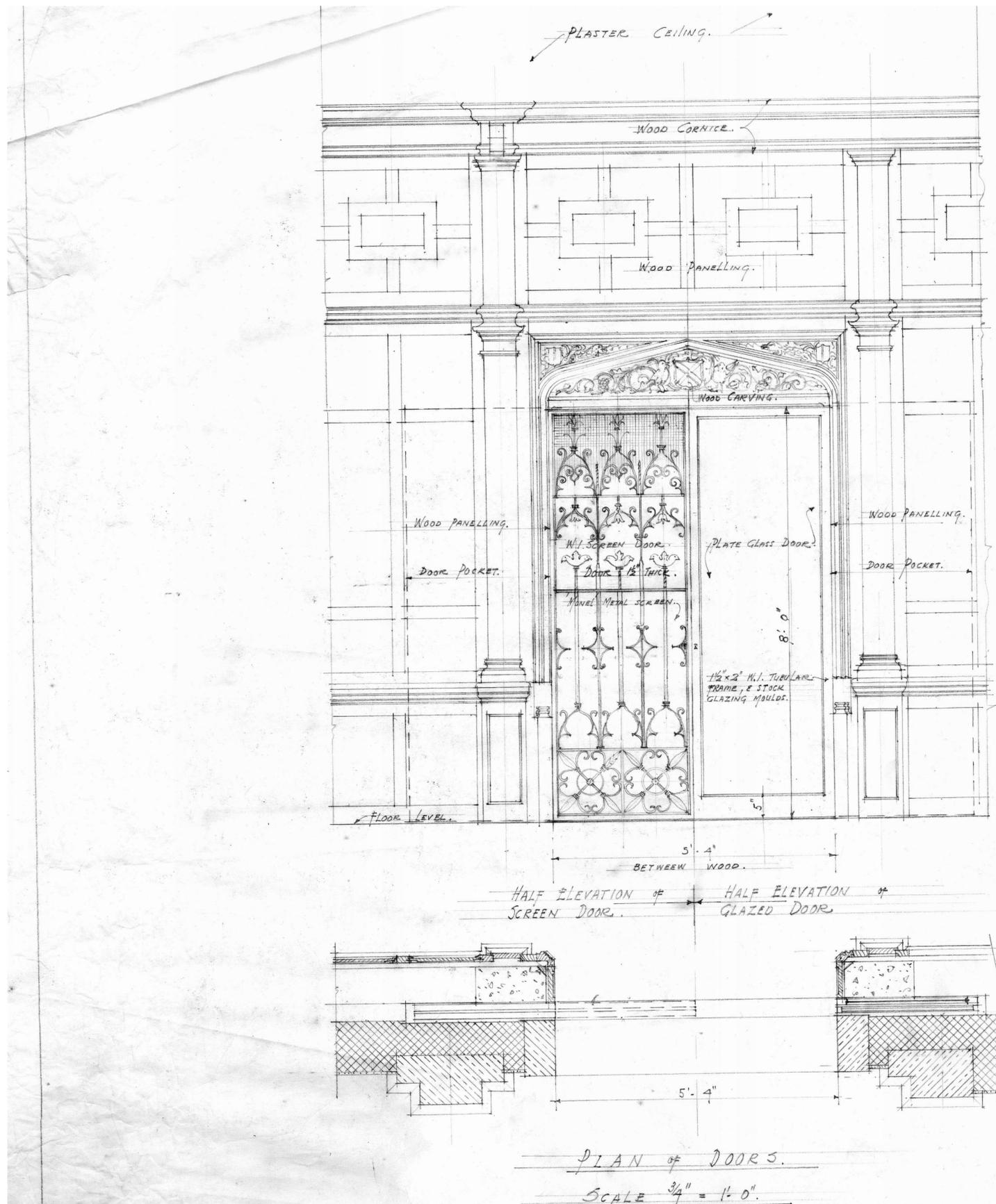
PROJECT TITLE  
195 Via del Mar,  
Palm Beach, FL  
COA-24-0002

SHEET TITLE  
Historic Maurice Fatio  
Drawings  
Service Gate Piers

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

**P206.0**  
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 256

DRAWING #256: FATIO ELEVATIONS AND DETAIL DRAWINGS OF PERIMETER WALLS & SERVICE GATE PIERS  
DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY



NOTE: CONTRACTOR TO CHECK ALL DIMENSIONS AT THE JOB. INTERNAL ARJIS OF STONE JAMBS TO BE MADE SHARP & FLUSH WITH QUARRY KEY STONE CEMENT.

SECTION THRU DOORS.  
 LIVING ROOM SLIDING DOORS.  
 W. J. Mc ANEENY RESIDENCE.  
 PALM BEACH, FLA.  
 DRAWING NO: 257 DRAWN BY J.S.L.  
 COMM NO: 139.

PLAN OF DOORS.  
 SCALE 3/4" = 1'-0"

# 257

# 257

Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 2024



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

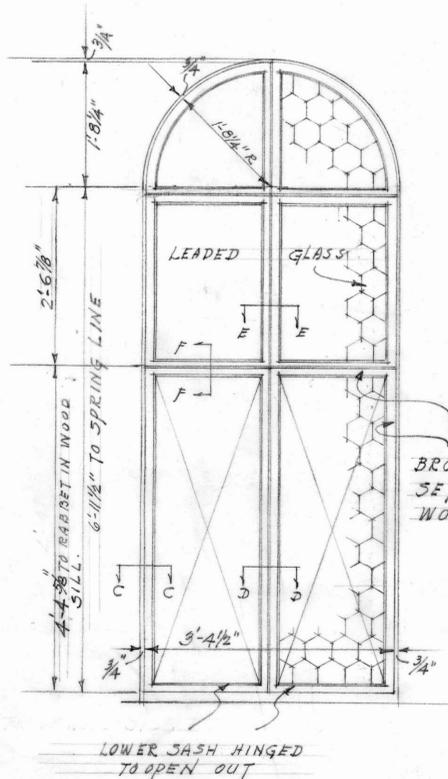
PROJECT TITLE  
 195 Via del Mar,  
 Palm Beach, FL  
 COA-24-0002

SHEET TITLE  
 Historic Maurice Fatio  
 Drawings  
 Living Room Doors

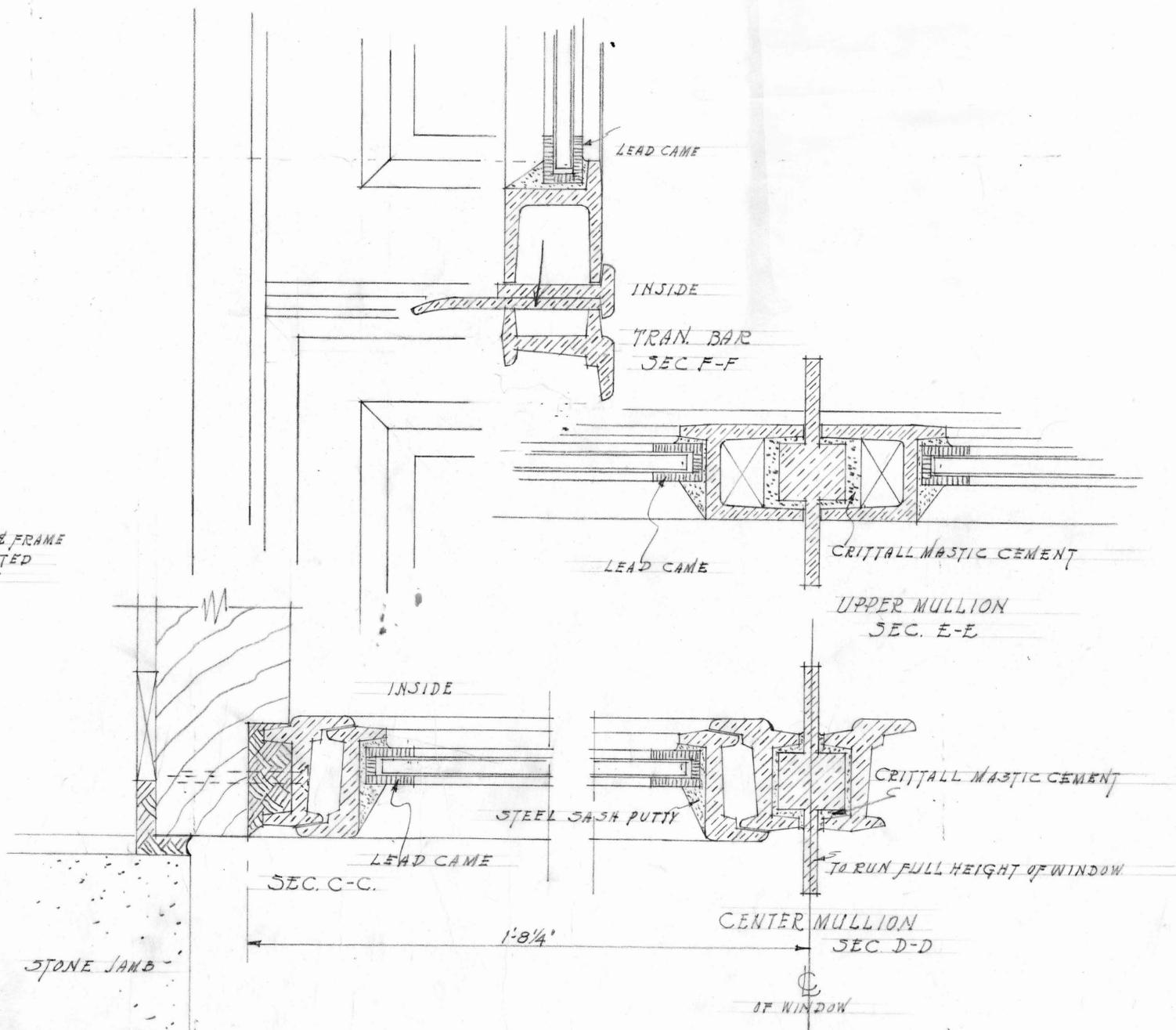
SCALE  
 NOT TO SCALE  
 DATE  
 03/19/2024  
 AUTHOR  
 NZ  
 SHEET NUMBER

**P207.0**  
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
 PROJECT 257

DRAWING #257: FATIO ELEVATION & DETAIL OF LIVING ROOM SLIDING DOORS  
 DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY



3/4" SCALE ELEVATION W.D.S  
164-192.



F.S. DETAILS BRONZE SASH & FRAMES FOR W.D.S 164-192.  
RESIDENCE FOR MR. W. J. McANEENY

TREANOR & FATIO ARCHTS  
11 PHIPPS PLAZA PALM BEACH FLA

DRAWING No 308

#308

#308

DRAWING #308: FATIO ELEVATIONS AND DETAIL DRAWINGS OF BRONZE SASHES & FRAMES  
DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY

Issued For Final Submittal  
May 10th, 2024  
Issued For Second Submittal  
April 29th, 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  
COA-24-0002

SHEET TITLE  
Historic Maurice Fatio  
Drawings  
Bronze Frames

SCALE  
NOT TO SCALE

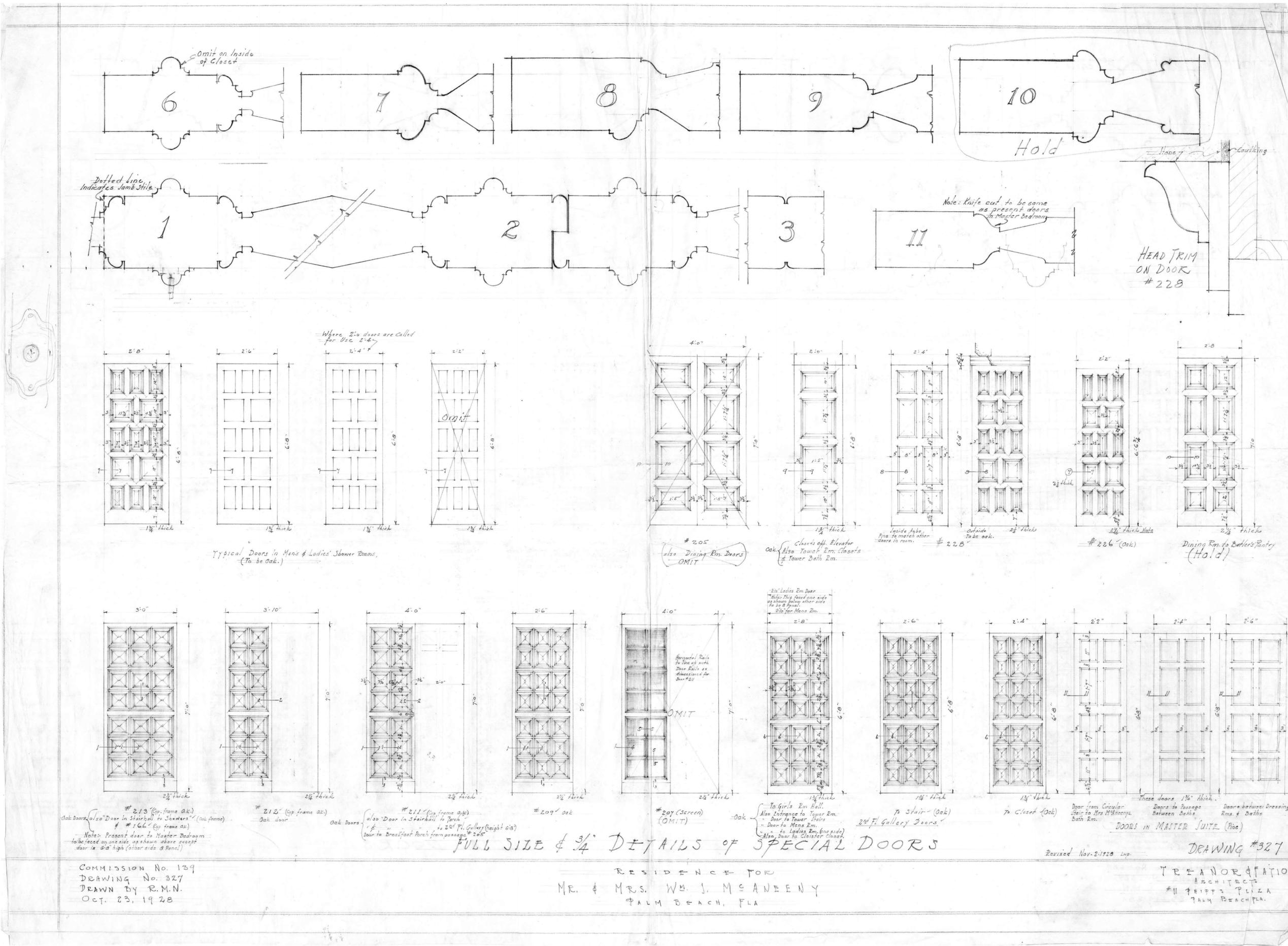
DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

**P208.0**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 252



COMMISSION No. 139  
 DRAWING No. 327  
 DRAWN BY R.M.N.  
 OCT. 23, 1928

RESIDENCE FOR  
 MR. & MRS. W.B. MCANEENY  
 PALM BEACH, FLA

TREANOR & FATIO  
 ARCHITECTS  
 11 CHIFFS PLAZA  
 PALM BEACH, FLA.

Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 2024  
 Issued For First Submittal  
 April 11th, 2024



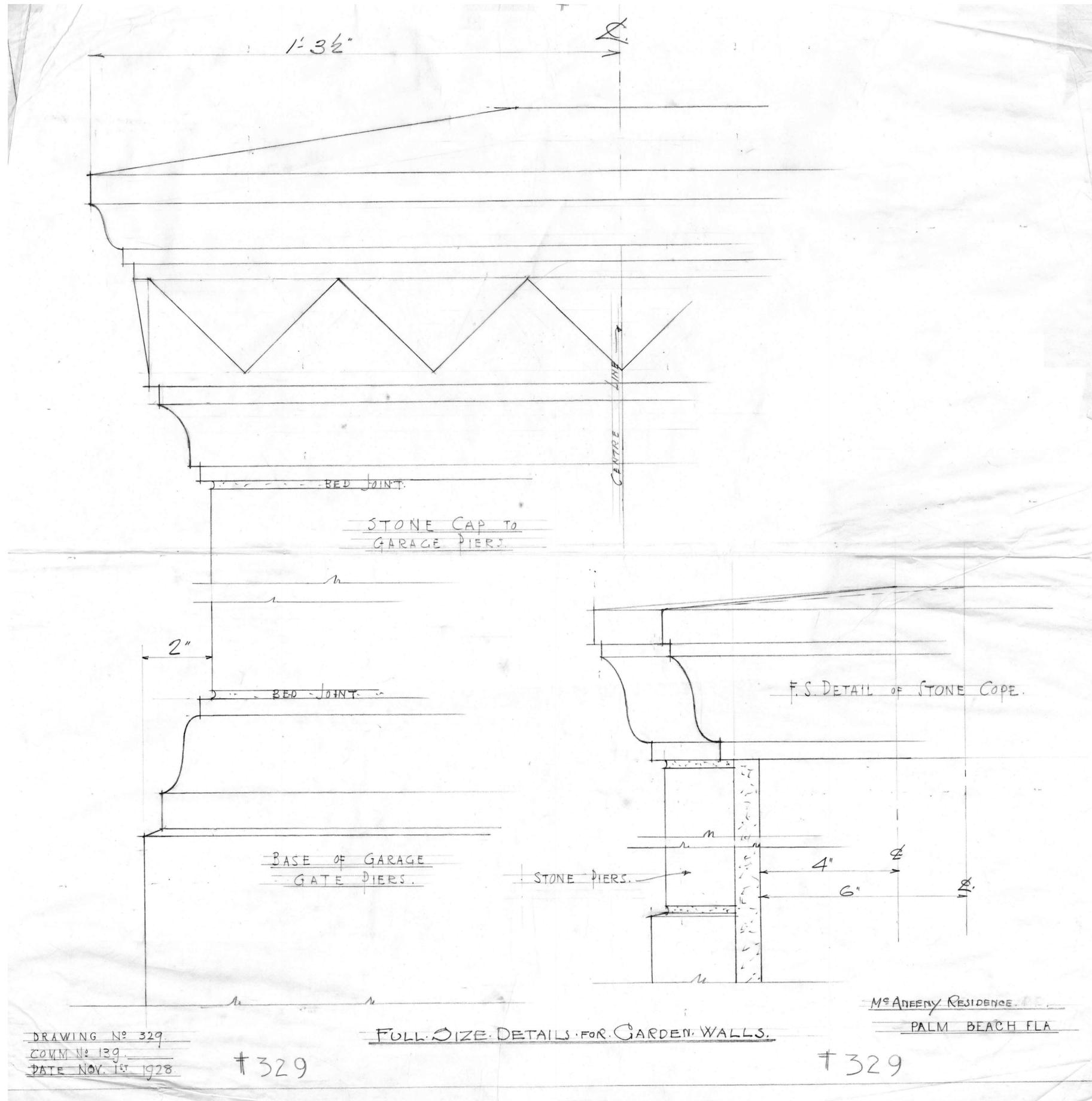
**FERGUSON & SHAMAMIAN ARCHITECTS**  
 270 Lafayette Street, Suite 300  
 New York, NY 10012  
 T 212.941.8088  
 fergusonshamamian.com

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

SHEET TITLE  
 Historic Maurice Fatio  
 Drawings  
 Wood Panel Doors

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

**P209.0**  
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
 PROJECT 252



DRAWING #329: FATIO DETAIL DRAWINGS OF GARDEN WALL PIERS  
 DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY

Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 2024  
 Issued For First Submittal  
 April 11th, 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  
 COA-24-0002

SHEET TITLE  
 Historic Maurice Fatio  
 Drawings  
 Garden Wall Piers

SCALE  
 NOT TO SCALE

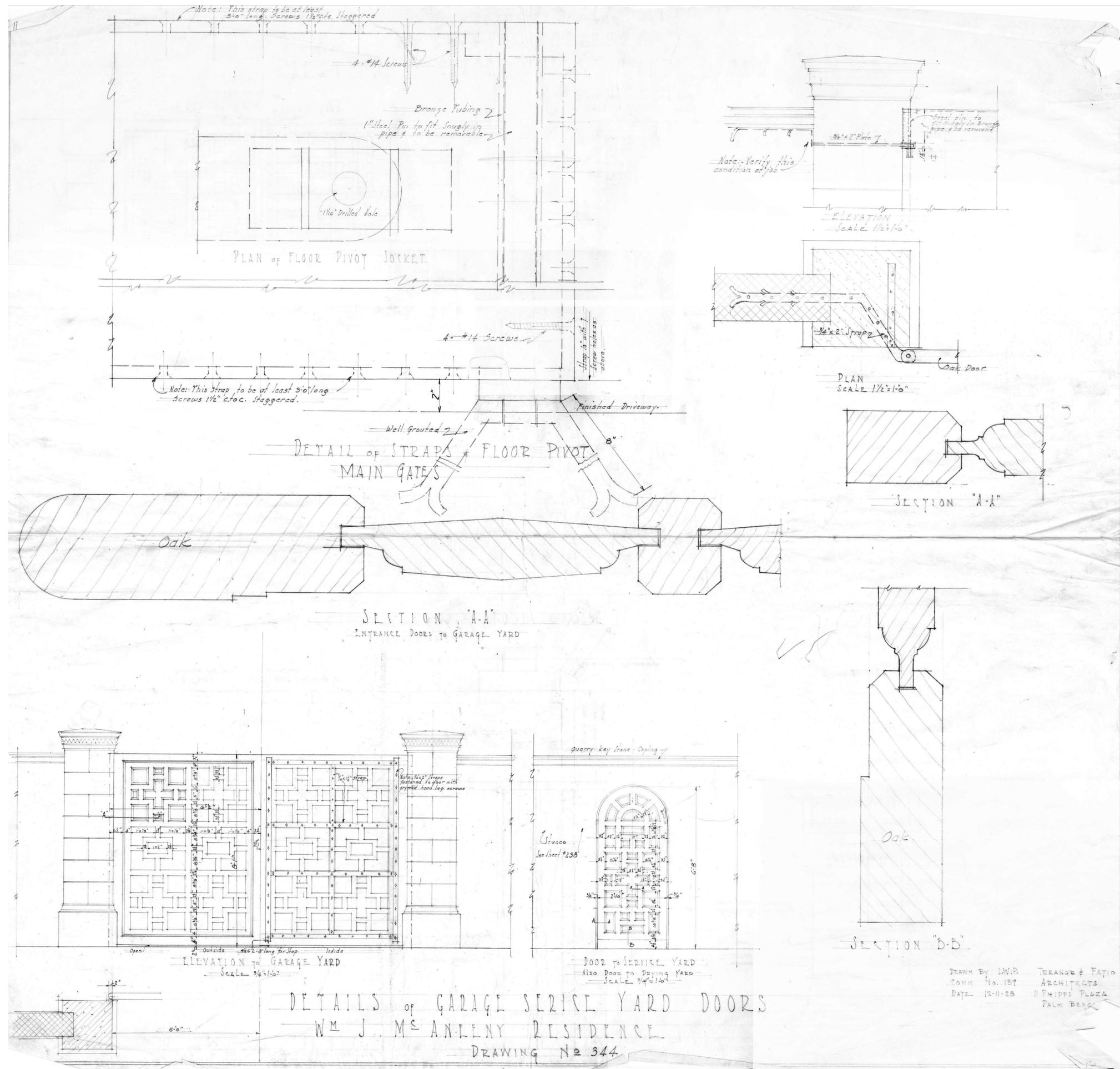
DATE  
 03/19/2024

AUTHOR  
 NZ

SHEET NUMBER

**P210.0**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
 PROJECT 232



Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 2024  
 Issued For First Submittal  
 April 11th, 2024



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

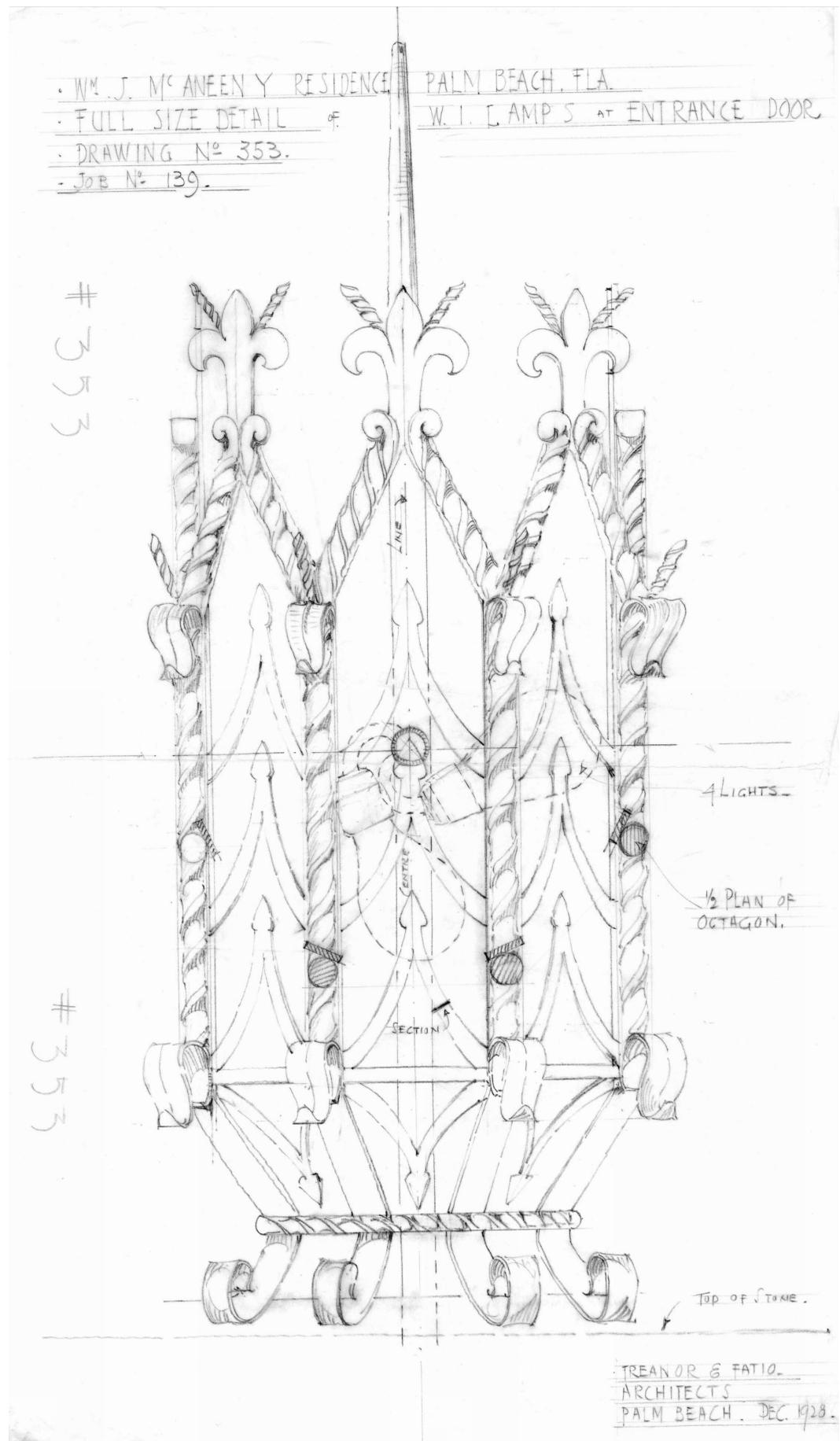
PROJECT TITLE  
 195 Via del Mar,  
 Palm Beach, FL  
 COA-24-0002

SHEET TITLE  
 Historic Maurice Fatio  
 Drawings Service &  
 Pedestrian Gates

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

**P211.0**  
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
 PROJECT 232

DRAWING #344. FATIO ELEVATIONS AND DETAIL DRAWINGS OF SERVICE AND PEDESTRIAN GATES  
 DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY



DRAWING #353: FATIO DETAIL DRAWING OF LANTERNS AT FRONT ENTRY DOOR  
 DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY

Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 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  
 COA-24-0002

SHEET TITLE  
 Historic Maurice Fatio  
 Drawings  
 Front Entry Lantern

SCALE  
 NOT TO SCALE

DATE  
 03/19/2024

AUTHOR  
 NZ

SHEET NUMBER

**P212.0**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
 PROJECT 252

WM J. McANEENY RESIDENCE, PALM BEACH, FLA.

W.I. GRILL TO PAVILLION.

SCALE 3/4" = 1'-0" DRAWING N<sup>o</sup> 282.

NOTE: ALL CIRCLE HEADS TO BE THE SAME, AS AT 'A'.



DRAWN BY J.S.L.  
JAN. 1929.

# 282

TREANOR & FATI  
ARCHITECTS.  
PALM BEACH.

Issued For Final Submittal  
May 10th, 2024  
Issued For Second Submittal  
April 29th, 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  
COA-24-0002

SHEET TITLE

Historic Maurice Fatio  
Drawings  
Courtyard Loggia Gates

SCALE

NOT TO SCALE

DATE

03/19/2024

AUTHOR

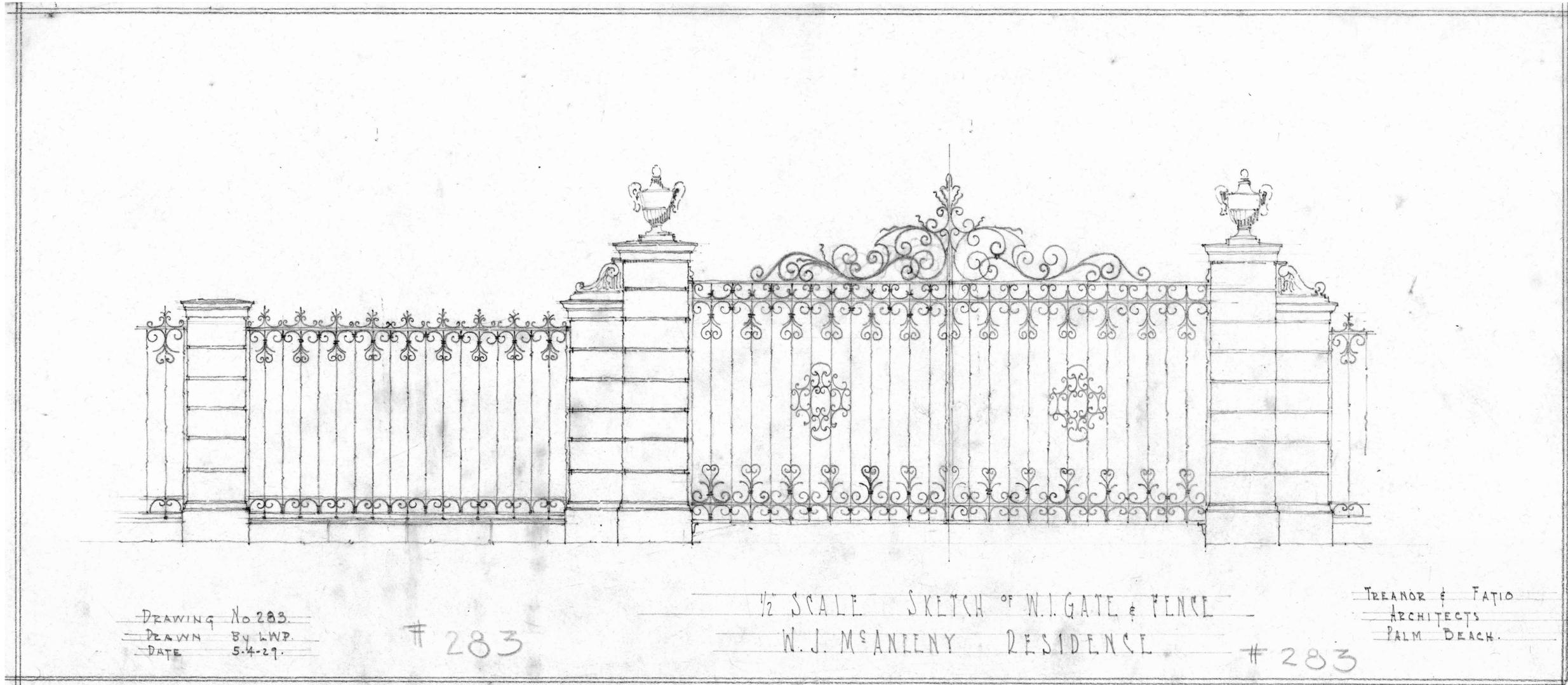
NZ

SHEET NUMBER

**P213.0**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 222

DRAWING #282: FATIO ELEVATIONS OF COURTYARD LOGGIA GATES  
DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY



Issued For Final Submittal  
 May 10th, 2024  
 Issued For Second Submittal  
 April 29th, 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  
 COA-24-0002

SHEET TITLE  
 Historic Maurice Fatio  
 Drawings Front Gate  
 Design Sketch

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

**P214.0**  
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
 PROJECT 222

DRAWING No 283  
 DRAWN BY LWP  
 DATE 5-4-29

# 283

1/2 SCALE SKETCH OF W.I. GATE & FENCE  
 W. J. McANILLY RESIDENCE

TEANOR & FATIO  
 ARCHITECTS  
 PALM BEACH

# 283

DRAWING #283: FATIO FRONT GATE DESIGN SKETCH  
 DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY