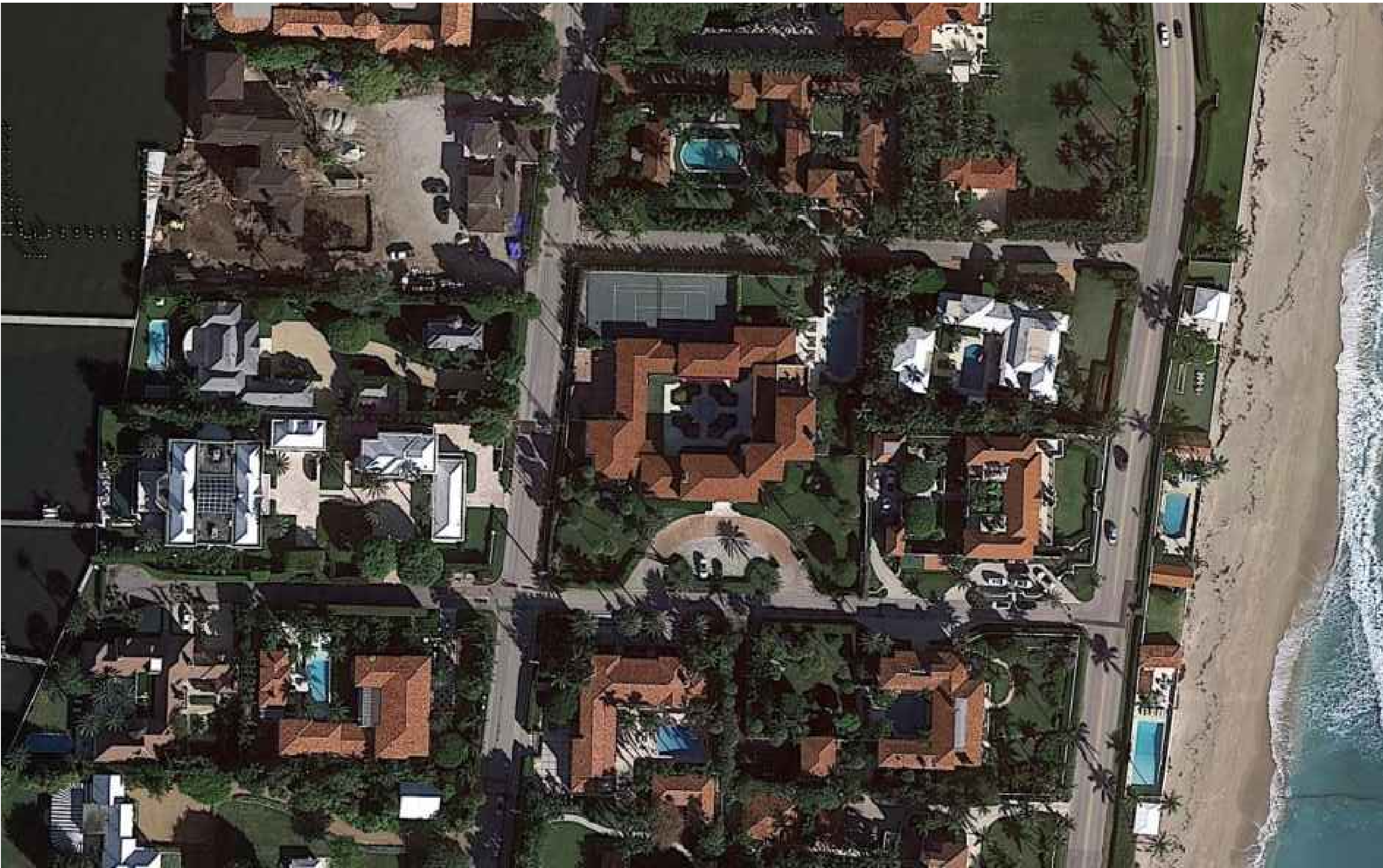


FERGUSON &
SHAMAMIAN
ARCHITECTS

FINAL PLAN SET
LPC JUNE 21, 2024



SHEET INDEX - PART 4 OF 10

PLANS

L100.0	General Radius Map & Vicinity Location Map
L102.0	Location Vicinity Maps, Tax Map, & Demolition Site Plan
L102.1	Proposed Site Plan, Angle of Vision Data, & Site Data
L102.2	Rendered Site Plan, Building Plane Diagram, & Zoning Legend
DM100.0	Basement Demolition Plan
DM101.0	First Floor Demolition Plan
DM102.0	Second Floor Demolition Plan
DM103.0	Third Floor Demolition Plan
DM104.0	Roof Demolition Plan
A100.0	Proposed Basement Floor Plan
A101.0	Proposed First Floor Plan
A102.0	Proposed Second Floor Plan
A103.0	Proposed Third Floor Plan
A104.0	Proposed Roof Plan

SCOPE OF WORK

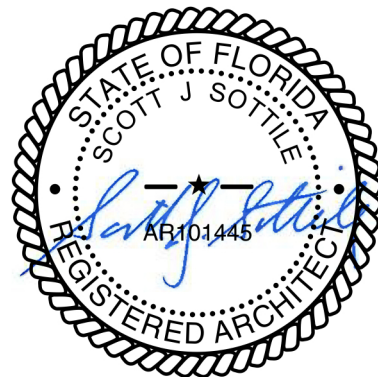
- 1 Minor 310 square foot second story addition
- 2 In-kind wood window and door replacements
- 3 Bronze door replacements
- 4 Reopen original fenestration at East facade
- 5 Install additional historic replica reja at East facade
- 6 New pedestrian entrance and gate along Via la Selva
- 7 Repair and 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

F&E 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

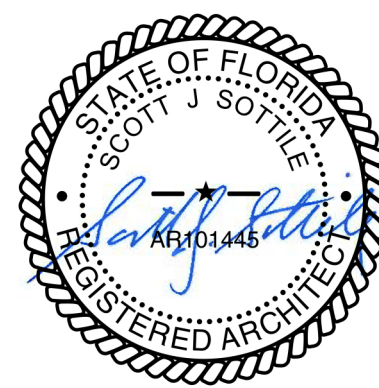
Vertesch Landscape Architecture
6430 Robinson Street,
Jupiter, Florida 33458
(561) 889 8977

LANDSCAPE CONSTRUCTOR

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

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		
	Center	
 -00.00 = Elevation		
_____ W.P. = Working point		
_____ Centerline		
_____ Hidden line		
- - - - - Material Removal		

Issued For Final Submittal
May 10th, 2024
Issued For Second Submittal
April 29th, 2024
Issued For First Submittal
April 11th, 2024
Issued For Pre-Application Review
April 1st, 2024



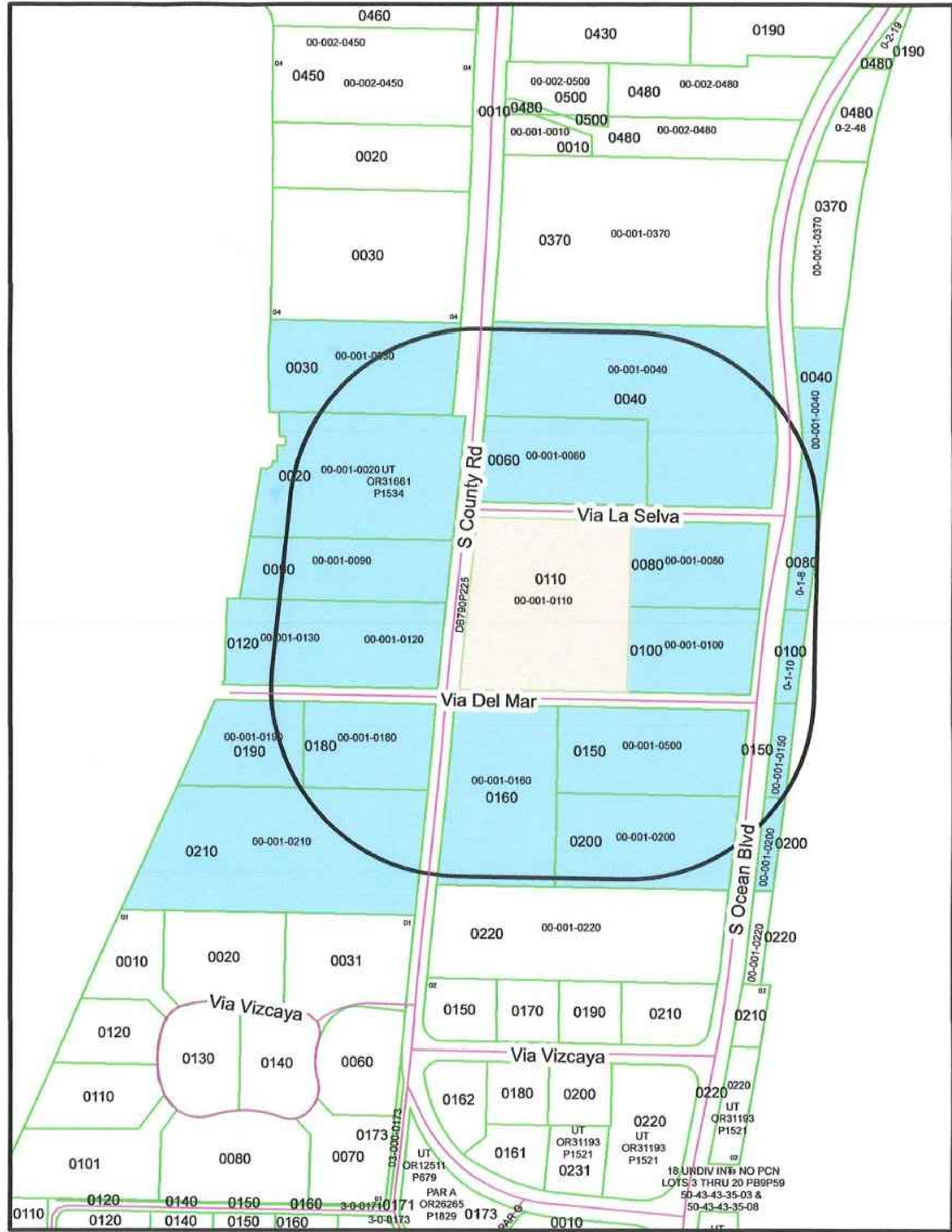
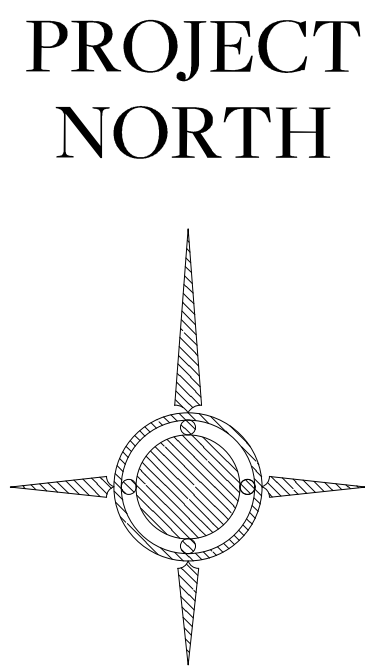
FERGUSON & SHAMAMIAN ARCHITECTS
 270 Lafayette Street, Suite 300
 New York, NY 10012
 T 212 941 8088
 fergusonshamamian.com

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

SHEET TITLE
General Radius Map
& Vicinity Location Map

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

L100.0
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP
 PROJECT 230



Dorothy Jacks, CFA
 Palm Beach County
 Property Appraiser

Location: Downtown Service Center

Map Scale

0 40 80 160 240 320 Feet

Produced on: 4/9/2024

Key

Selected Parcels

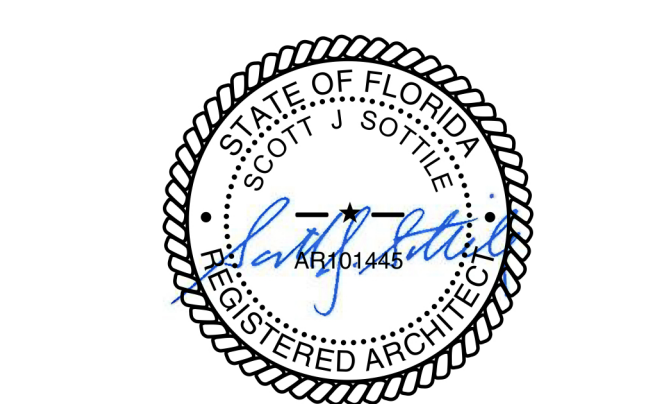
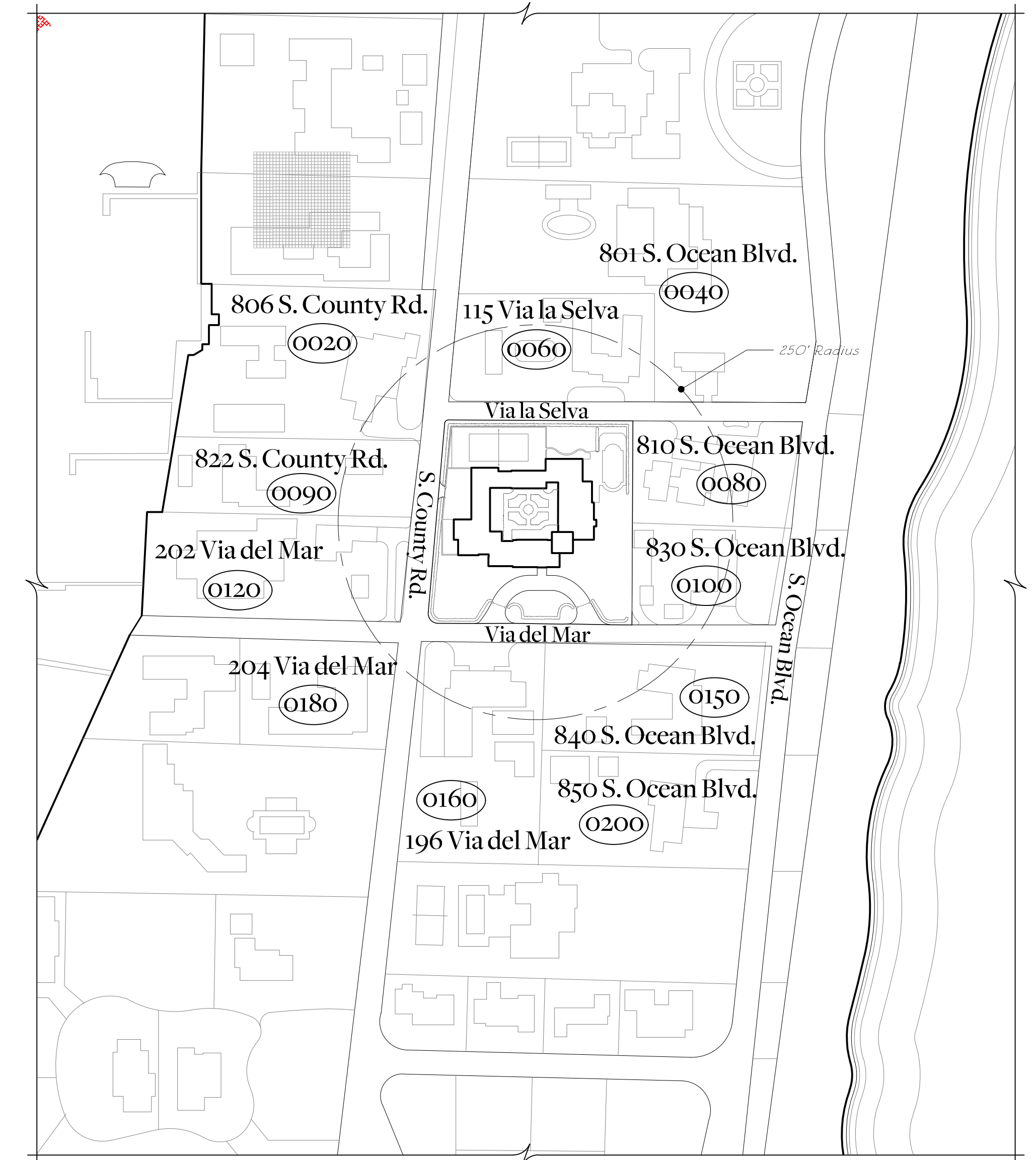
100 300 500

Others 200 400

1 GENERAL RADIUS MAP



2 COLOR VICINITY LOCATION MAP WITH 1/4 MILE RADIUS



L102.0

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP
PROJECT 2322






PROPOSED SITE PLAN

$$1/16'' = 1' - 0''$$

ZONING DISTRICT:	R-A (Estate Residential)
STANDARD LOT WIDTH MIN.:	125 ft.
STANDARD LOT DEPTH MIN.:	150 ft.
<i>LOT ON S. COUNTY RD.</i>	<i>300 ft.</i>
STANDARD A.O.V.	100#
PER LARGER LOT: INCREASE 2# PER 10 ft.	
MAX. ADDITIONAL WIDTH = 50 ft.	
$(2\# / 10 \text{ ft.})(50 \text{ ft.}) = 10\#$	
<i>LOT A.O.V.</i>	<i>110#</i>


ZONING DISTRICT:	R-A (Estate Residential)
LOT AREA:	72,392 sq ft
OVERALL HEIGHT:	Permitted 35 ft, 2 stories
PERMITTED LOT COVERAGE	25% / 18,098
1ST FLOOR EXISTING:	12,578.1
OPEN PORCH A:	1,024.6
OPEN PORCH B:	951.2
TOTAL:	14,553.9
ENCLOSED SQUARE FOOTAGE	
BASEMENT:	2,724
1ST FLOOR:	12,578.1
2ND FLOOR EXISTING:	4,436
3RD FLOOR:	784.1
TOTAL EXISTING:	20,522.2
2ND FLOOR PROPOSED:	510.5
TOTAL PROPOSED:	21,032.7
HARDSCAPE (SQ.FT.)	
FRONT DRIVE:	4,282.2
PAVED COURTYARD	2,809.6
PARKING COURT:	2,426.0
TENNIS COURT:	7,163.4
POOL TERRACE:	2,144.4
POOL:	1,305.3
MISC. PAVING:	4,173.2
TOTAL:	24,307.1
FRONT SETBACK	
REQUIRED:	35 ft
EXISTING:	75 ft

PLAN LEGEND

	Existing Construction to Remain
	New Partitions & Wall Finishes
NAME <div style="border: 1px solid black; padding: 2px; display: inline-block;">XX</div>	Room Name & Number
D <div style="border: 1px solid black; padding: 2px; display: inline-block;">D</div>	Exterior Non-Original Door Tag to be replaced with new metal and glass door
W <div style="border: 1px solid black; padding: 2px; display: inline-block;">W</div>	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

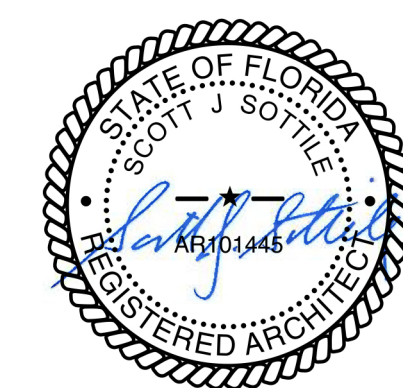
W.P. - Working point

———— Centerline

----- Hidden line

----- Material Removal

Issued For Final Submittal
May 10th, 2024
Issued For Second Submittal
April 29th, 2024
Issued For First Submittal
April 11th, 2024
Issued For Pre-Application Review
April 1st, 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

Proposed Site Plan,
Angle of Vision Data, &
Site Data

SCALE

$1/16"=1'-0"$

DATE

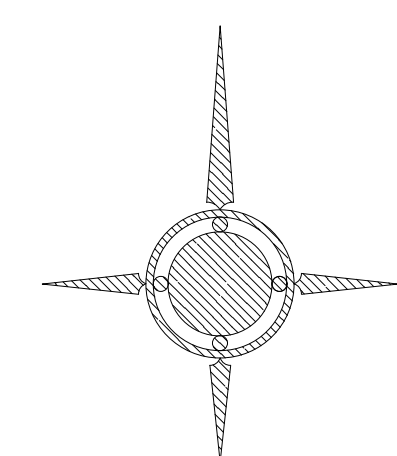
03/19/2024

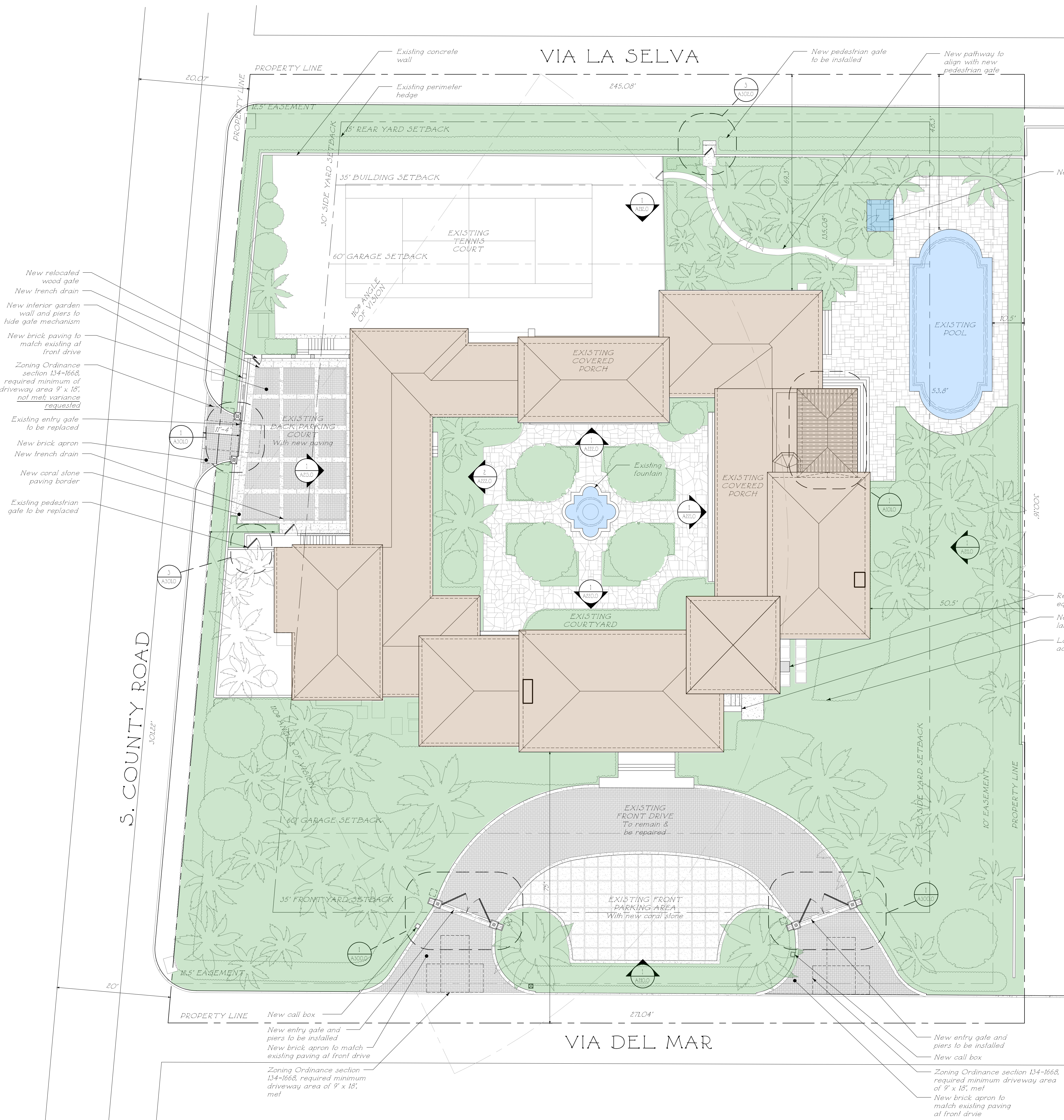
AUTHOR

NZ

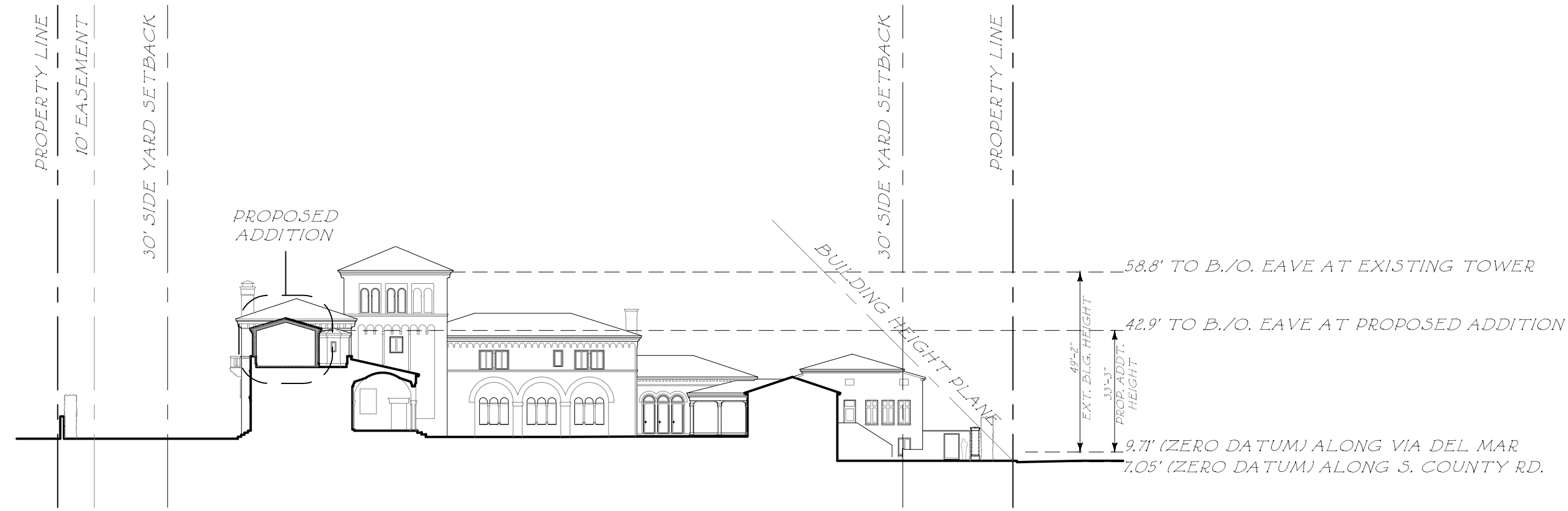
SHEET NUMBER

L102.1


PROJECT
NORTH

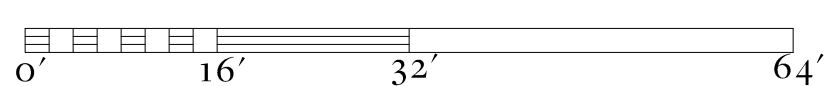


PROPOSED SITE PLAN
1
L102.2
1/16" = 1' - 0"

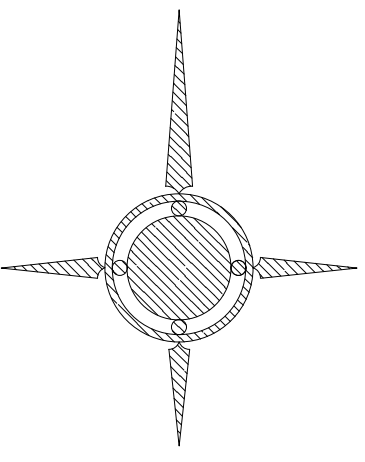


BUILDING HEIGHT PLANE
SOUTH SECTION DIAGRAM
2
L102.2
1/32" = 1' - 0"

		Town of Palm Beach Planning Zoning and Building 360 S County Rd Palm Beach, FL 33480 www.townofpalmbeach.com		
Line #		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, Multi-Family, Comm., Other)	Single Family Residence		
6	FEMA Flood Zone Designation:	Flood Zone X (F.I.R.M.)		
7	Zero Datum for point of meas. (NAVD)	top of lowest first floor slab 16.00'		
8	Crown of Road (COR) (NAVD)	Range along Via del Mar: 7.01' SW - 12.51' SE : average = 9.75'		
9		REQ'D / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	18,098 / 25%	14,554 / 19%	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement, Access Structures, etc.)	N/A	20,522.2 SF	21,032.7 SF
12	*Front Yard Setback (Ft.)	S 35 Ft	S 75 Ft	N/C
13	*Side Yard Setback (1st Story) (Ft.)	E / W 30 Ft	E 50.5 / W 21.8 Ft	N/C
14	*Side Yard Setback (2nd Story) (Ft.)	-	-	-
15	*Rear Yard Setback (Ft.)	N 15 Ft	N 55.8 Ft	N/C
16	Angle of Vision (Deg.)	110 Deg.	110 Deg.	N/C
17	Building Height (Ft.)	35 Ft / 2 stories	49.15' / 3 stories @ tower	33.25' / 2 STORES @ ADDITION
18	Overall Building Height (Ft.)	35 Ft / 2 stories	49.15' / 3 stories @ tower	33.25' / 2 STORES @ ADDITION
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	16.00'	16.00'	N/C
22	Base Flood Elevation (BFE)(NAVD)	6.00'	6.00'	N/C
23	Landscape Open Space (LOS) (Sq Ft and %)	36,196 / 50%	33,296 / 46%	33,531 / 46.4%
24	Perimeter LOS (Sq Ft and %)	-	-	-
25	Front Yard LOS (Sq Ft and %)	4,231 / 45%	5,751 / 61%	N/C
26	*** Native Plant Species %	Please refer to TOPB Landscape Legend.		
<i>* Indicate each yard area with cardinal direction (N,S,E,W)</i>				
<i>** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill Elev. (See 134-1600)</i>				
<i>*** Provide Native plant species info per category as required by Ord. 003-2023 on separate TOPB Landscape Legend</i>				
Enter N/A if value is not applicable. Enter N/C if value is not changing.				
REV BF 20230626				



PROJECT
NORTH



PLAN LEGEND	
	Existing Construction to Remain
	New Partitions & Wall Finishes
NAME XX	Room Name & Number
D XX	Exterior Non-Original Door Tag: to be replaced with new metal and glass door
AV 1A XX	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

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

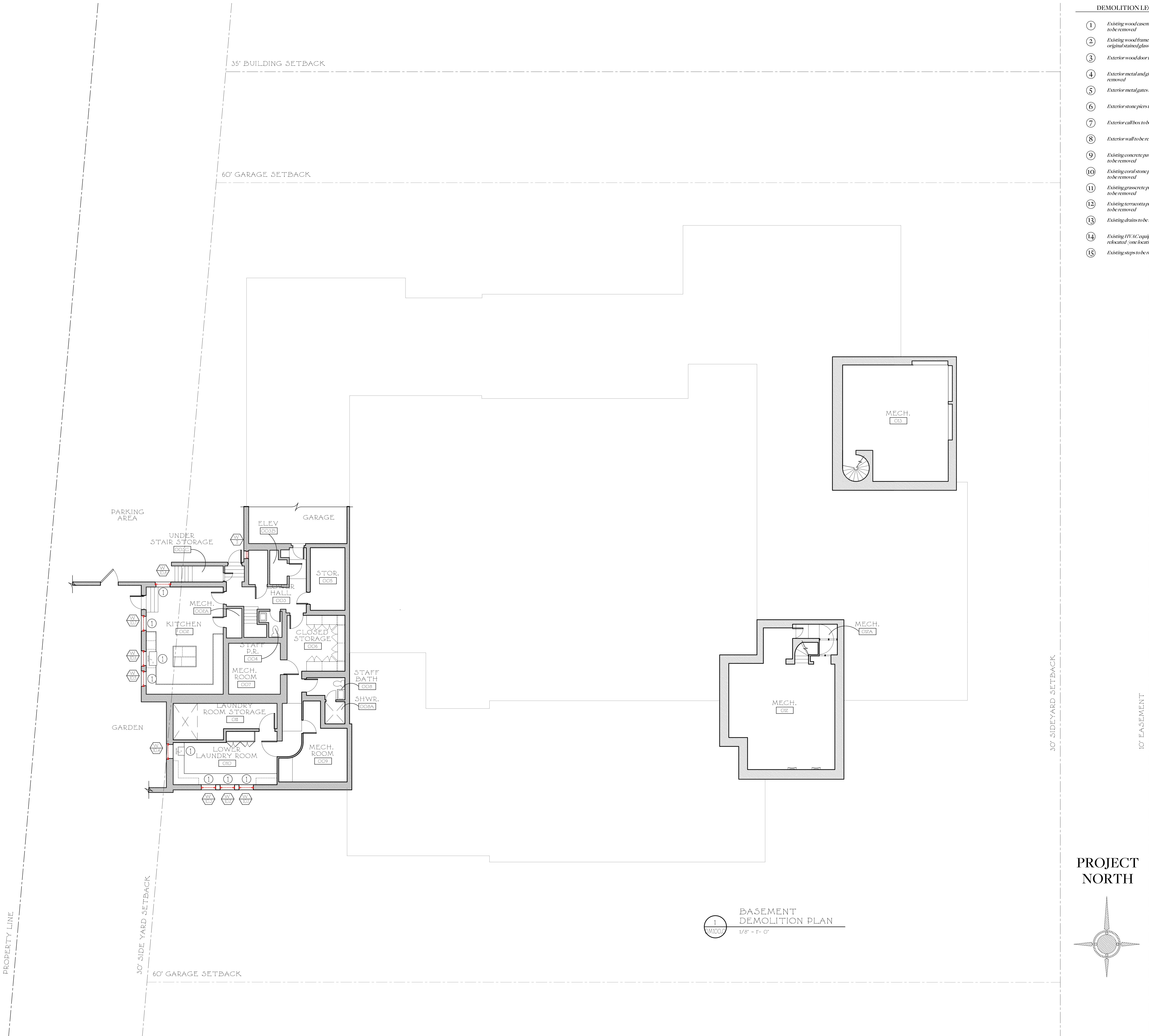
PROJECT TITLE
**195 Via del Mar,
Palm Beach, FL
COA-24-0002**

SHEET TITLE
**Rendered Site Plan,
Building Plane Diagram,
& Zoning Legend**

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

L102.2

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP
PROJECT TITLE



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 relocated (one location)
- ⑮ Existing steps to be removed

PLAN LEGEND

- Existing Construction to Remain
- New Partitions & Wall Finishes
- NAME
XX Room Name & Number
- D
XX Exterior Non-Original Door Tag to be replaced with new metal and glass door
- AVA
XX 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

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



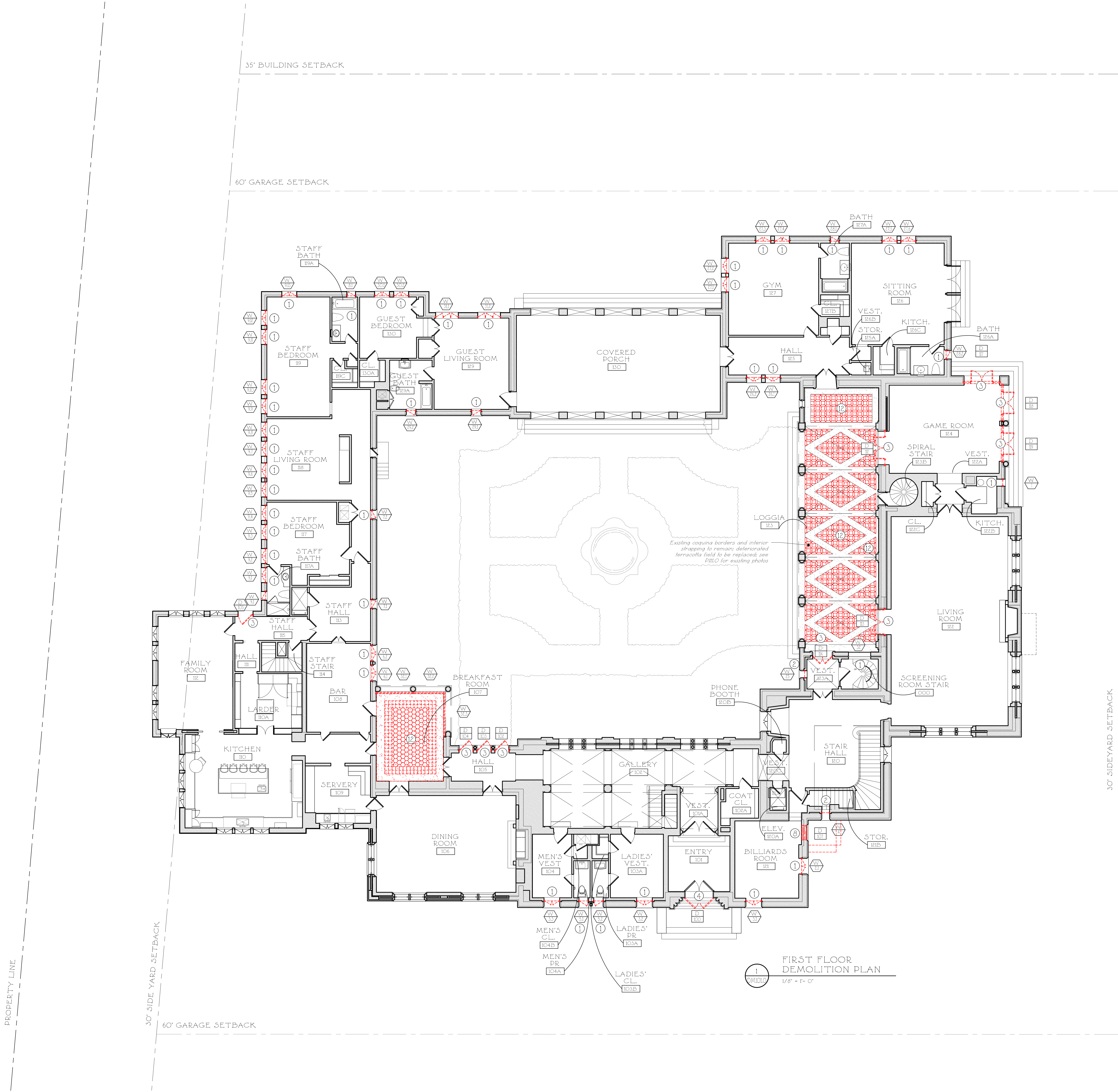
FERGUSON & SHAMAMIAN ARCHITECTS
270 Lafayette Street, Suite 300
New York, NY 10012
T 212.941.8088
fergusonshamamian.com

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

SHEET TITLE
**Basement
Demolition Plan**

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

DM100.0



DEMOLITION LEGEND

- Existing wood casement window to be removed
- Existing wood frames to be removed, original stained glass to be salvaged
- Exterior wood door to be removed
- Exterior metal and glass door to be removed
- Exterior metal gates to be removed
- Exterior stone pier to be removed
- Exterior call box to be removed
- Exterior wall to be removed
- Existing concrete paving surface to be removed
- Existing coral stone paving surface to be removed
- Existing grasscrete paving surface to be removed
- Existing terracotta paving surface to be removed
- Existing drains to be removed
- Existing HVAC equipment to be relocated (one location)
- Existing steps to be removed
- Exterior wood gate to be removed and salvaged for reuse at new location

PLAN LEGEND

- Existing Construction to Remain
- New Partitions & Wall Finishes
- NAME
XX Room Name & Number
- D XX Exterior Non-Original Door Tag to be replaced with new metal and glass door
- AVA XX 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

Issued For Final Submittal
May 10th, 2024
Issued For Second Submittal
April 20th, 2024
Issued For First Submittal
April 11th, 2024
Issued For Pre-Application Review
April 1st, 2024



FERGUSON & SHAMAMIAN ARCHITECTS

2701 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
First Floor
Demolition Plan

SCALE

1/8"=1'-0"

DATE

03/19/2024

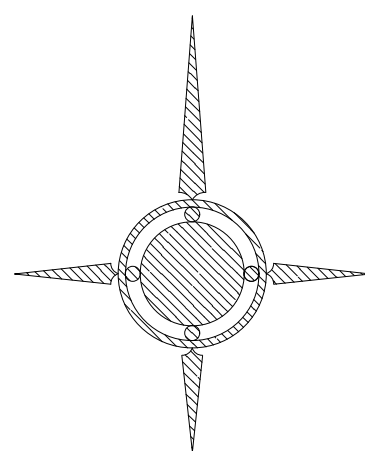
AUTHOR

NZ

SHEET NUMBER

DM101.0

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP
PROJECT 252



DIMENSION LEGEND

Rough *Center* *Finish*

⤵ ⤵ ⤵

⊕ ±00.00 = Elevation
W.P. = Working point

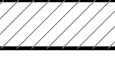





_____ Centerline
_____ Hidden line
_____ Material Removal

SHEETNUMBER

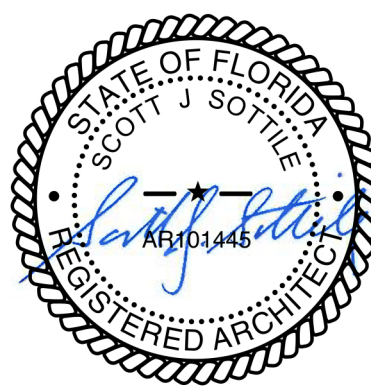
DM102.0



DEMOLITION LEGEND	
①	Existing wood casement window to be removed
②	Existing wood frame 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 terrazzo paving surface to be removed
⑬	Existing drains to be removed
⑭	Existing HVAC equipment to be relocated (site location)
⑮	Existing steps to be removed

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		
<i>Rough</i>	<i>Center</i>	<i>Finish</i>
	±0.00.00 - Elevation	
	W.P. - Working point	
	Centerline	
	Hidden line	
	Material Removal	

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

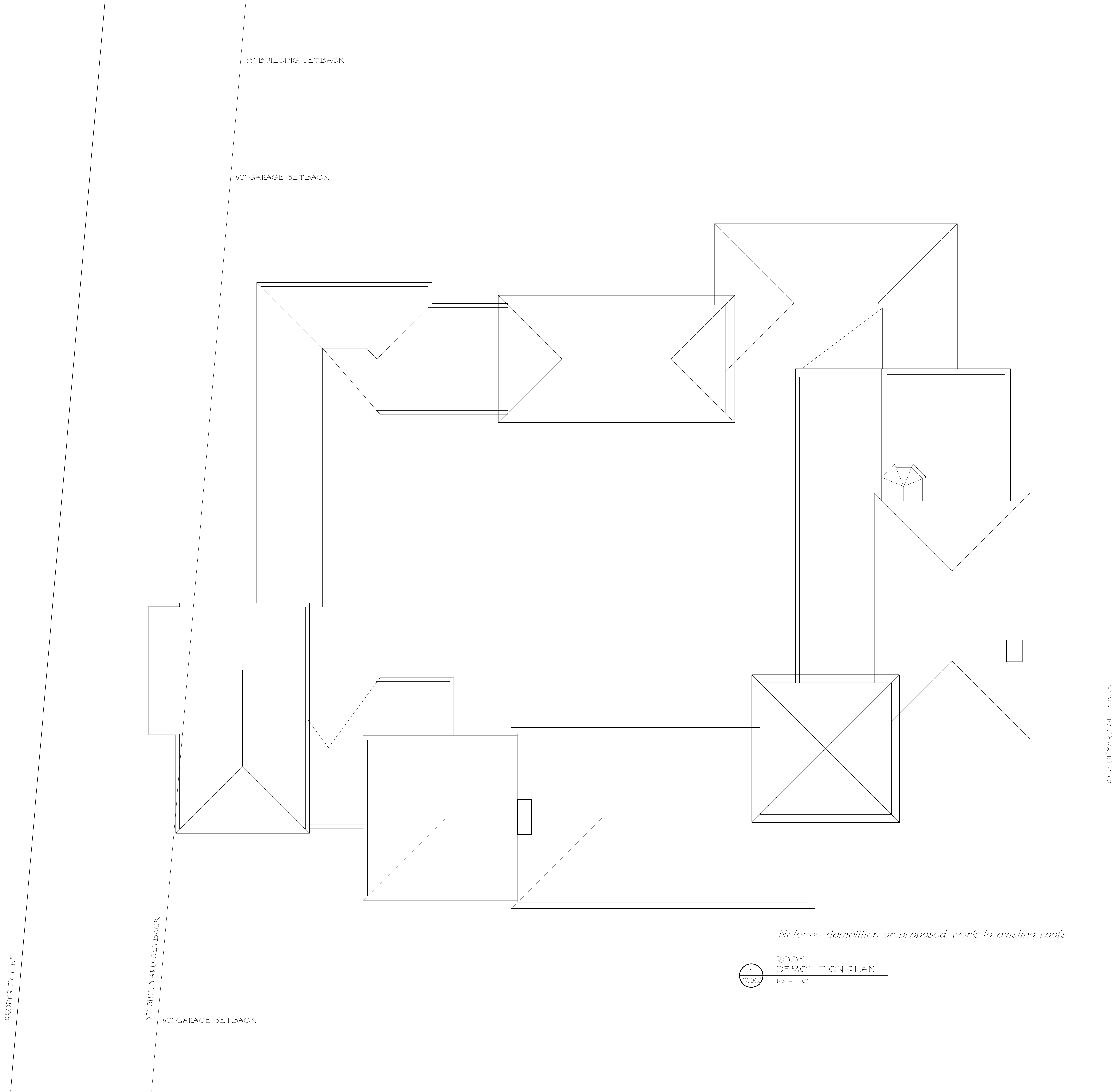
SHEET TITLE

Third Floor Demolition Plan

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

DM103.0

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP
PROJECT 2322



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 relocated (one location)
- ⑮ Existing steps to be removed

PLAN LEGEND

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

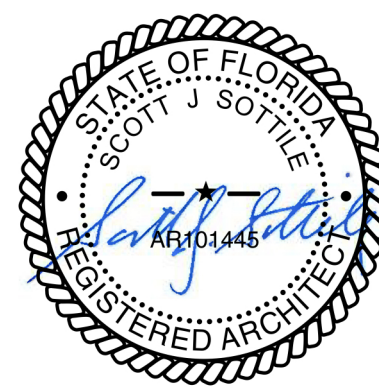
DIMENSION LEGEND

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

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

Roof
Demolition Plan

SCALE

1/8"=1'-0"

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

DM104.0

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS LLP
PROJECT 232

PLAN LEGEND

Existing Construction to Remain

New Partitions & Wall Finishes

NAME

XX

Room Name & Number

D

XX

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

W

XX

Exterior Wood Window or Door Tag: to be replaced with new wood window or door to match existing in kindDetail Tag

DIMENSION LEGEND

Rough

Center

Finish

+00.00 - Elevation

W.P. - Workingpoint

Centerline

Hidden line

Material Removal

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

Proposed
Basement
Floor Plan

SCALE

1/8"=1'-0"

DATE

03/19/2024

AUTHOR

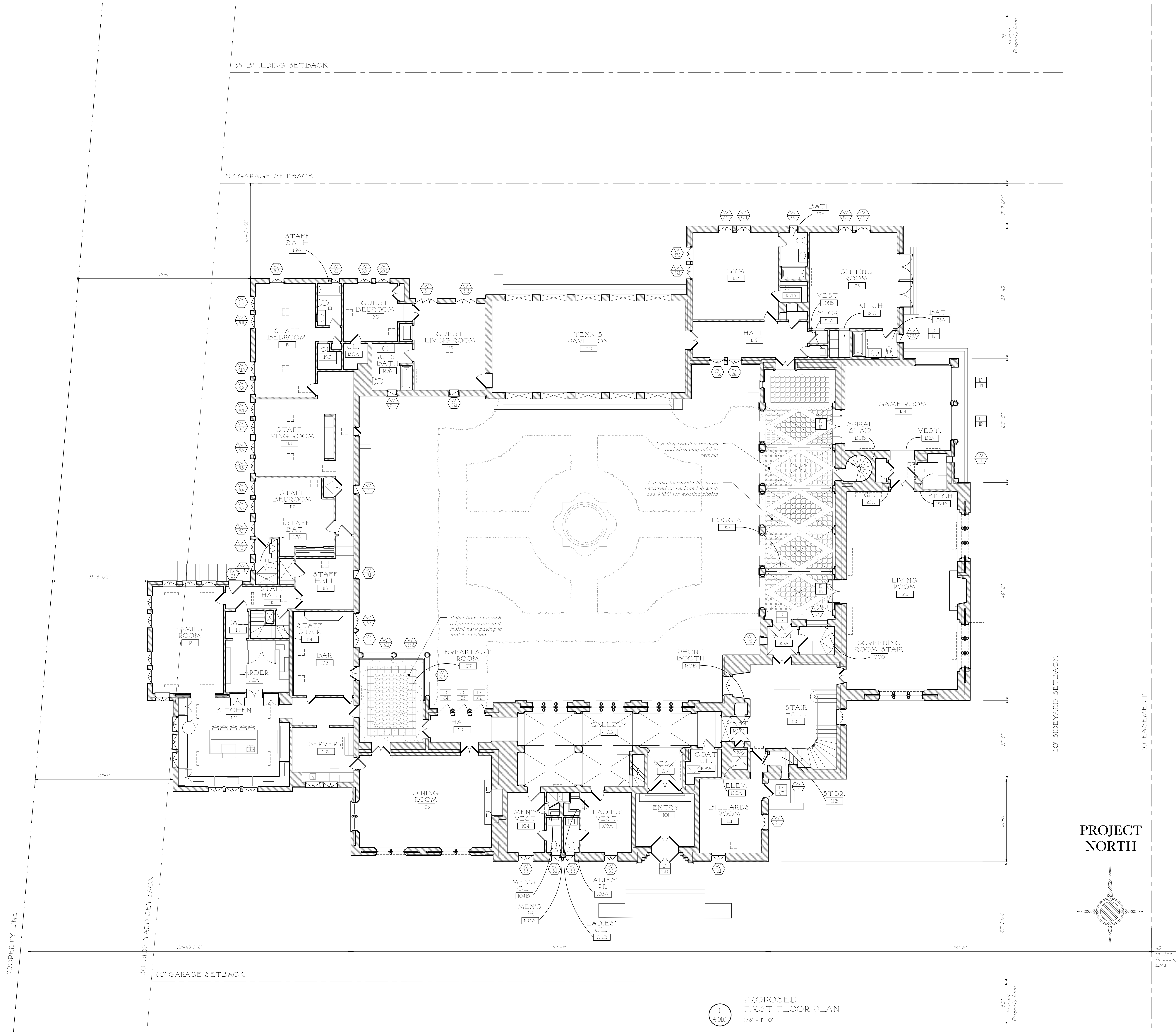
NZ


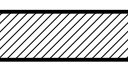




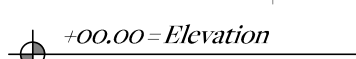

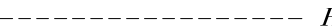
SHEET NUMBER

A100.0

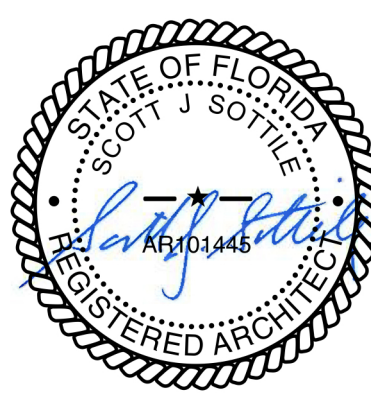
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS LLP
PROJECT 222





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

Issued For Final Submittal
May 10th, 2024
Issued For Second Submittal
April 29th, 2024
Issued For First Submittal
April 11th, 2024
Issued For Pre-Application Review
April 1st, 2024



FERGUSON & SHAMAMIAN ARCHITECTS

2701 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
Proposed
First Floor
Plan

SCALE
1/8" = 1'-0"

DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER

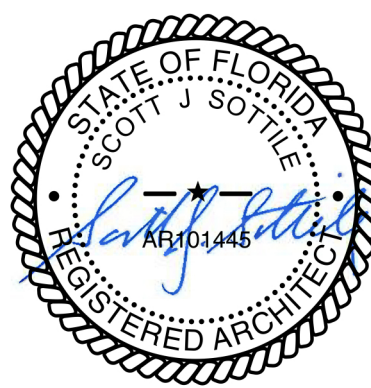
A101.0

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP
PROJECT 252

PLAN LEGEND	
	Existing Construction to Remain
	New Partitions & Wall Finishes
NAME XX	Room Name & Number
D XX	Exterior Non-Original Door Tag to be replaced with new metal and glass door
AW XX	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

Issued For Final Submittal May 10th, 2024
Issued For Second Submittal April 29th, 2024
Issued For First Submittal April 11th, 2024
Issued For Pre-Application Review April 1st, 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
Proposed
Second
Floor Plan

SCALE
1/8"=1'-0"

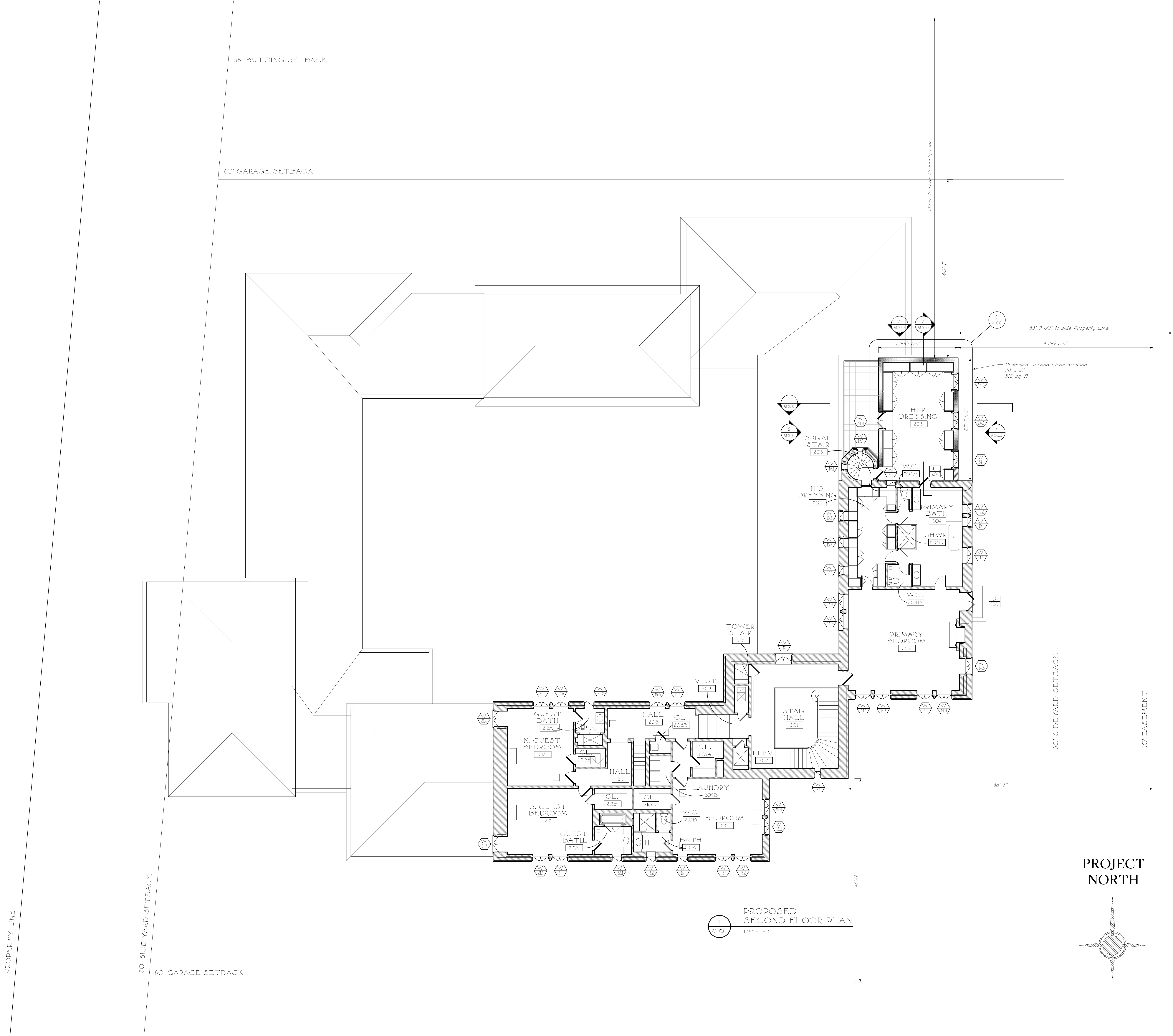
DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER

A102.0

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS LLP
PROJECT 222



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

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
Proposed
Third
Floor Plan

SCALE
1/8"=1'-0"

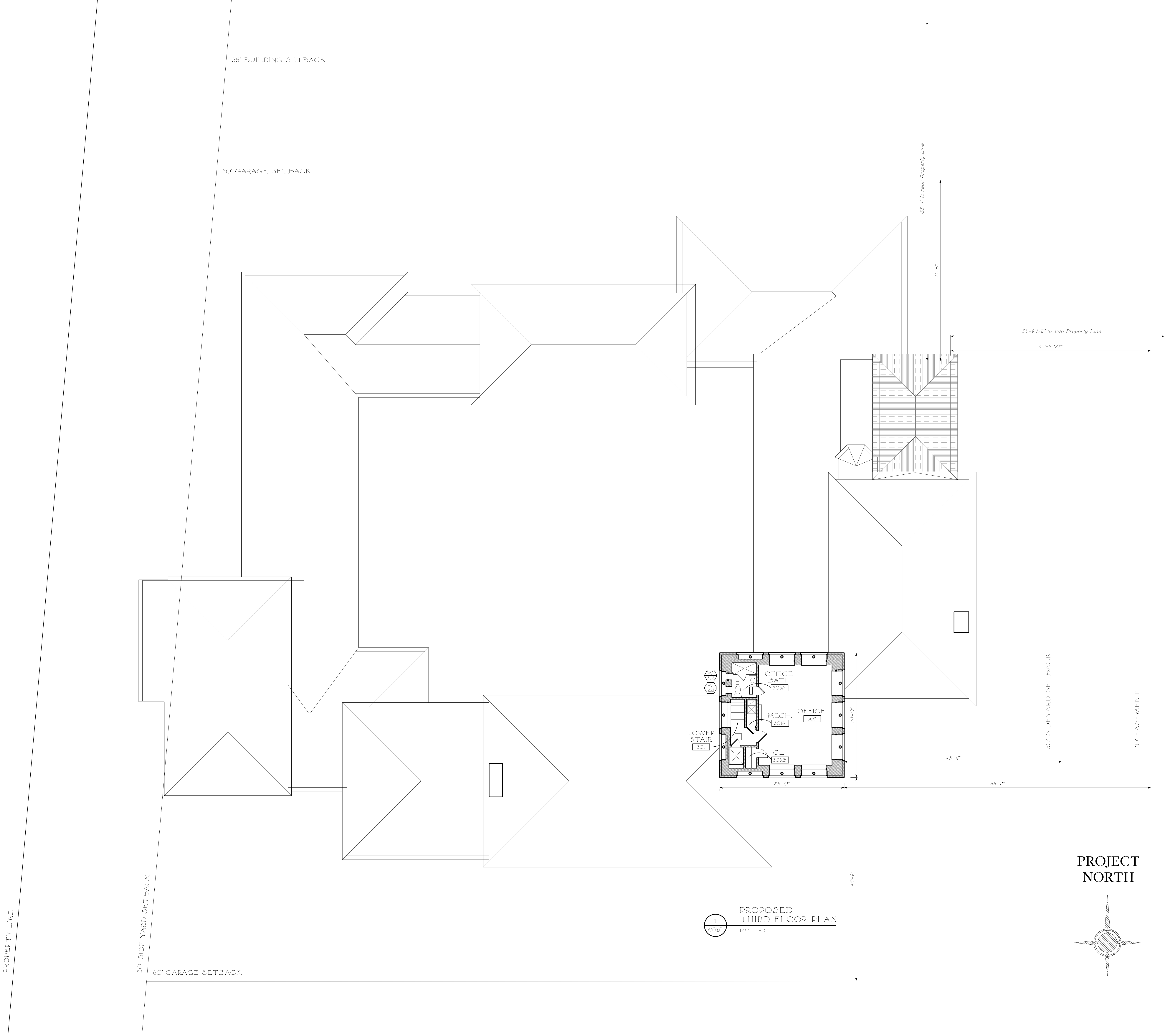
DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER

A103.0

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS LLP
PROJECT 222



PLAN LEGEND

- Existing Construction to Remain
- New Partitions & Wall Finishes
- NAME

XX

Room Name & Number
- D

XX

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

XX

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

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
Proposed
Roof Plan

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

A104.0

