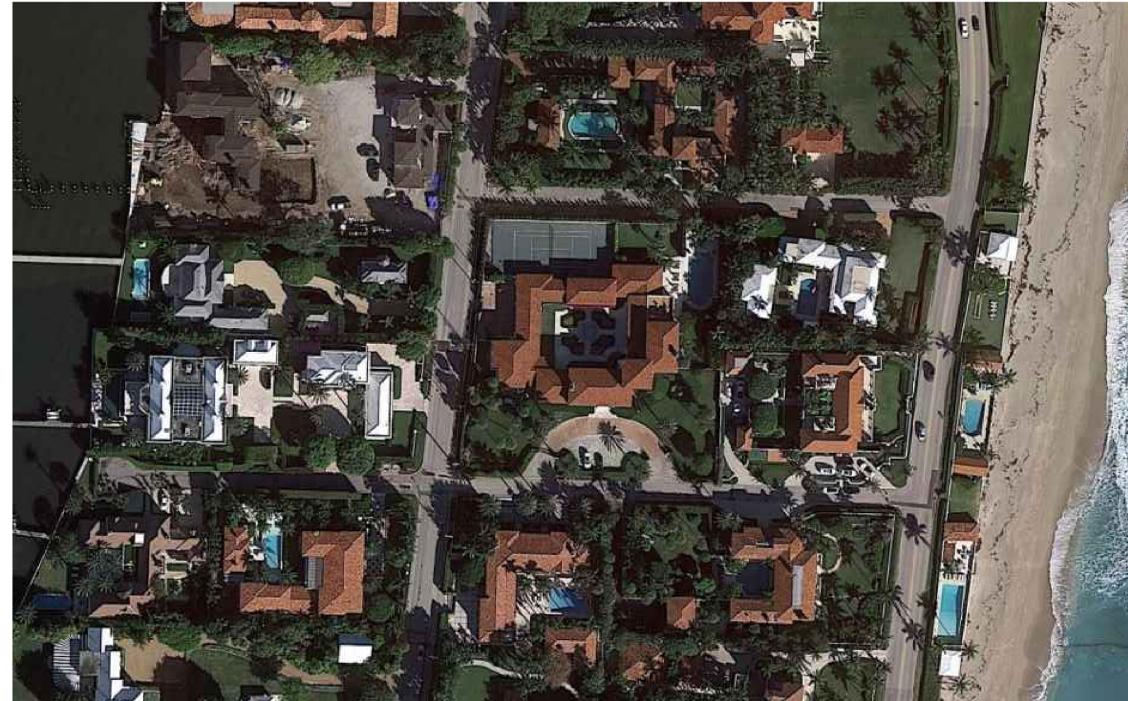


# FERGUSON & SHAMAMIAN ARCHITECTS

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



**SHEET INDEX - PART 6 OF 10**

**ELEVATIONS**

- A210.0 Demolition & Proposed South Exterior Elevations
- A210.1 Proposed South Perimeter Watercolor
- A211.0 Demolition & Proposed East Exterior Elevations
- A212.0 Demolition & Proposed North Exterior Elevations
- A212.1 Proposed North Perimeter Watercolor
- A213.0 Demolition & Proposed West Exterior Elevations
- A220.0 Demolition & Proposed North Courtyard Exterior Elevations
- A221.0 Demolition & Proposed West Courtyard Exterior Elevations
- A221.1 Proposed West Courtyard Watercolor
- A222.0 Demolition & Proposed South & East Courtyard Elevations
- A230.0 Proposed Addition Elevations & Sections
- A231.0 Rendering of Proposed Addition at Northeast Corner

**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 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**

F AE 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**

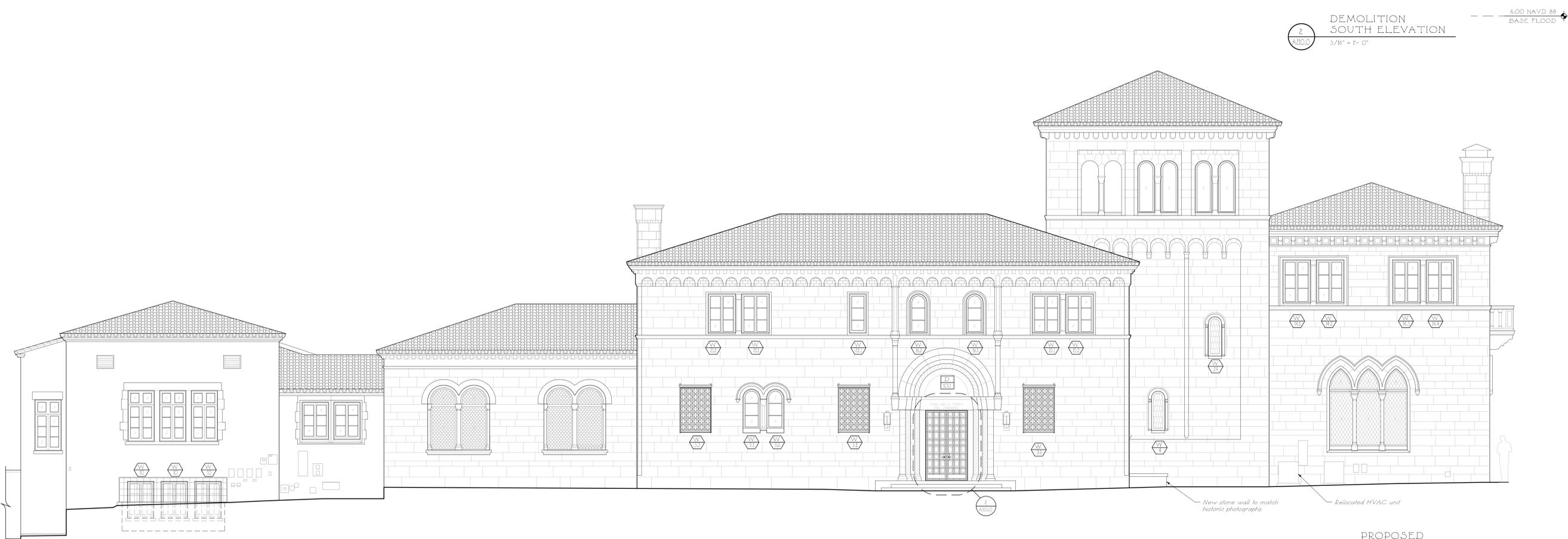
Focus Lighting  
2221 W. 116th Street  
New York, NY 10026  
(212) 865 1565

**LANDSCAPE ARCHITECT**

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

**LANDSCAPE CONSTRUCTOR**

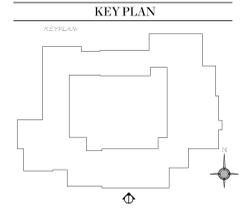
Botanica Landscaping, LLC  
12705 25th St. N  
Loxahatchee, FL 33470  
(561) 422 9006



- 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
- DEMOLITION LEGEND**
- 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**
- D Existing Non-Original Door Tag to be replaced with new metal and glass door
  - W Existing 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



2  
R210.0  
DEMOLITION SOUTH ELEVATION  
3/16" = 1'- 0"

1  
R210.0  
PROPOSED SOUTH ELEVATION  
3/16" = 1'- 0"

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, Florida  
COA-24-0002

SHEET TITLE  
**Demolition & Proposed South Exterior Elevations**

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

**A210.0**  
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PROJECT 252



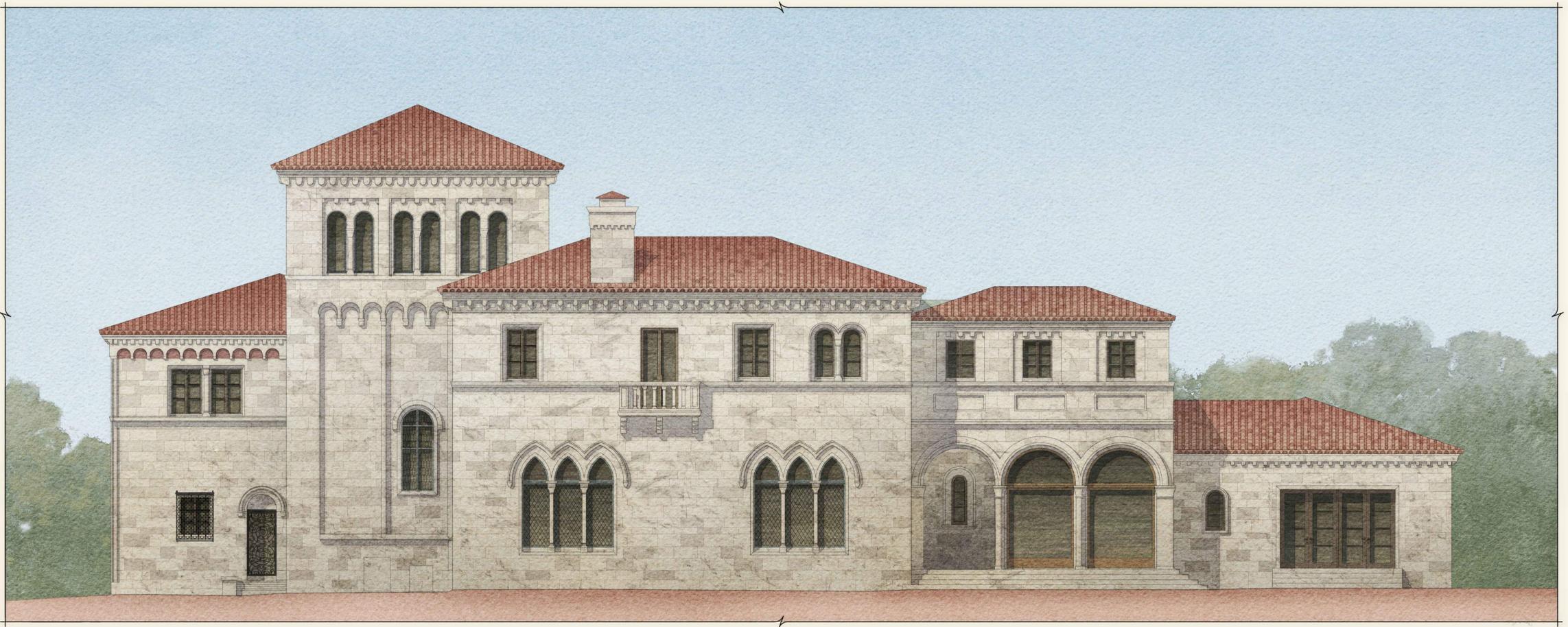
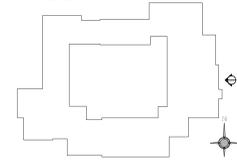
ELEVATION LEGEND

-  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



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

1  
A111  
PROPOSED EAST PERIMETER ELEVATION RENDERING  
NTS

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

SHEET TITLE  
**Proposed East Perimeter Watercolor Rendering**

SCALE  
NTS

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER  
**A211.1**

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
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- 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

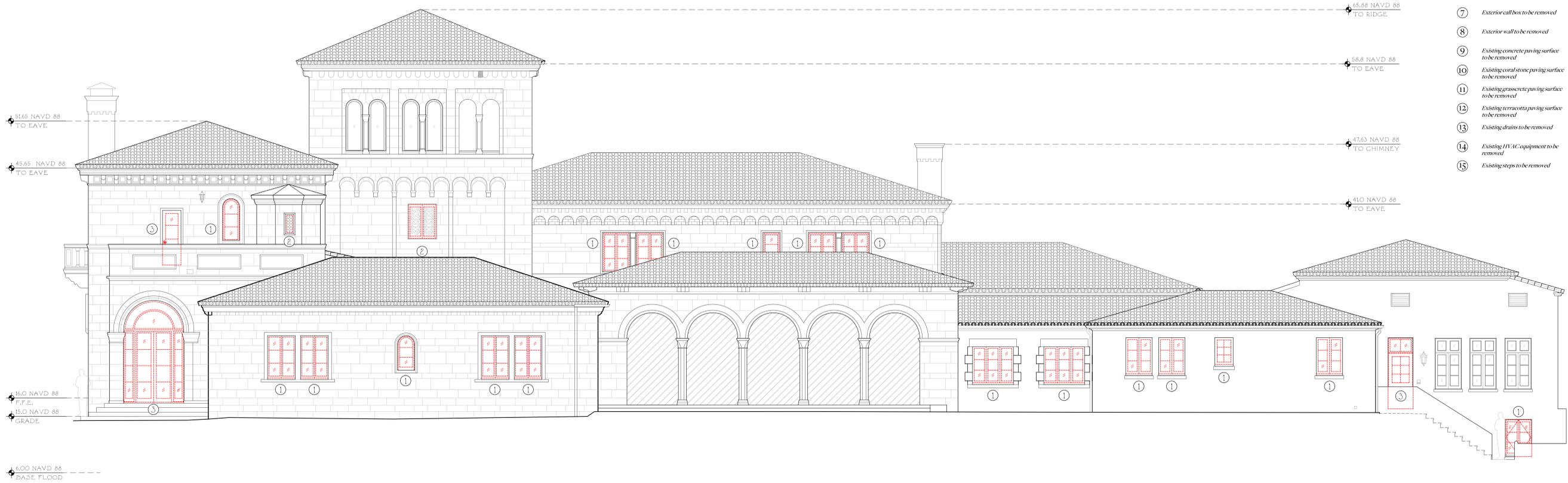
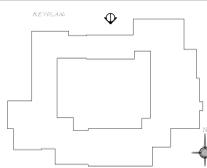
ELEVATION LEGEND

- 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

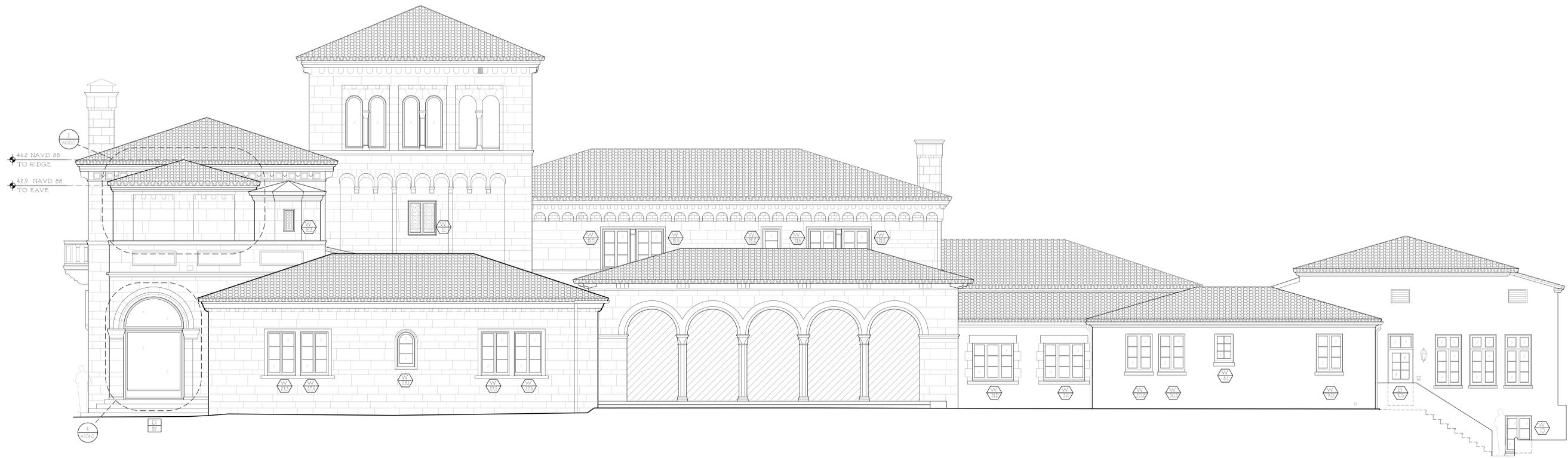
DIMENSION LEGEND

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

KEY PLAN



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



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

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**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, Florida  
COA-24-0002

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

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

**A212.0**  
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PROJECT 2524

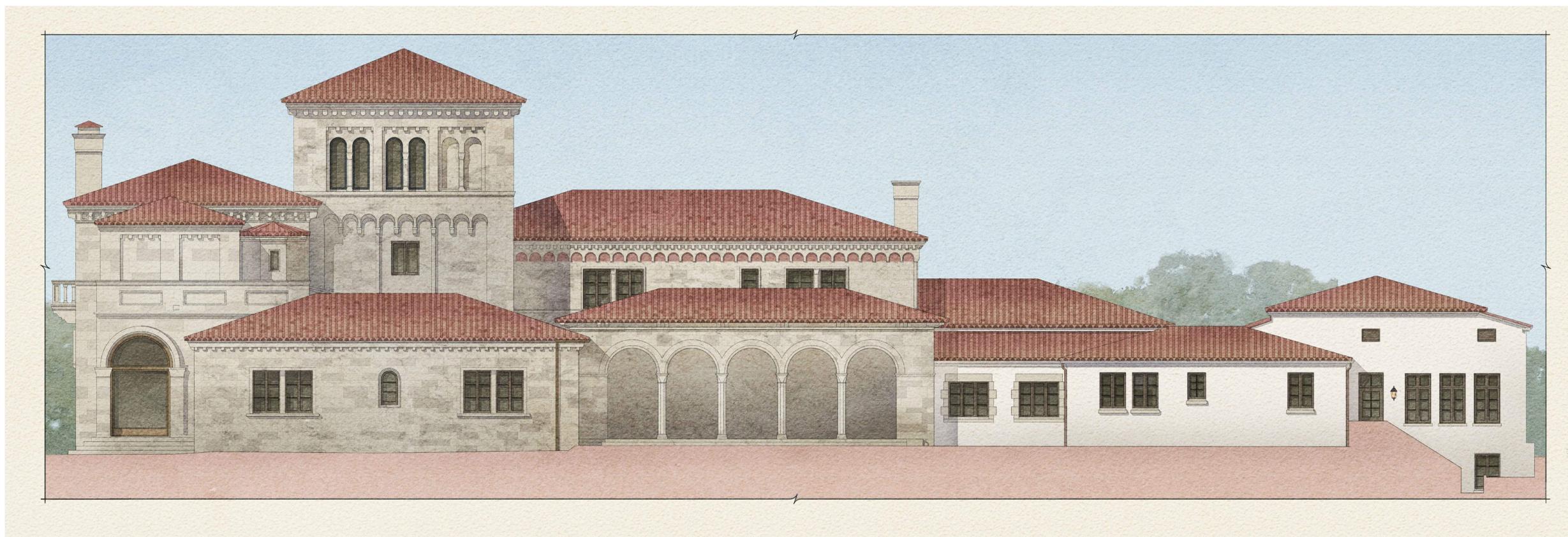
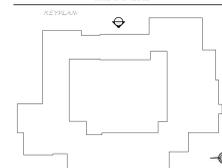
ELEVATION LEGEND

- 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 PROPOSED NORTH PERIMETER ELEVATION RENDERING  
A212.1 NTS

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



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

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

SHEET TITLE  
**Proposed North Perimeter Watercolor**

SCALE  
NTS

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

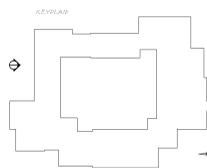
ELEVATION LEGEND

- 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
- ±0.00 - Elevation
- W.P. - Working point
- Centerline
- Hidden line
- Material Removal

KEY PLAN



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April 1st, 2024



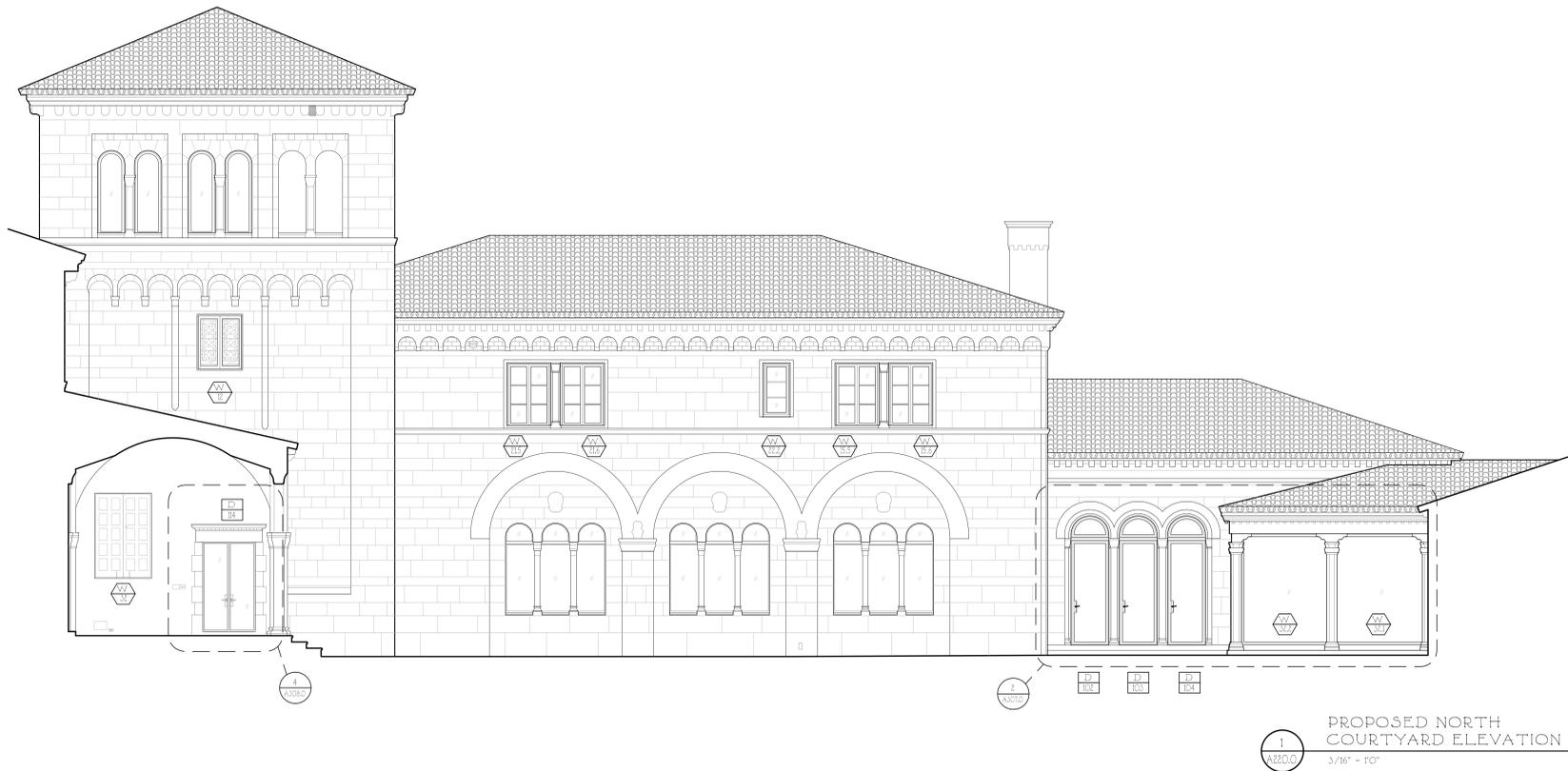
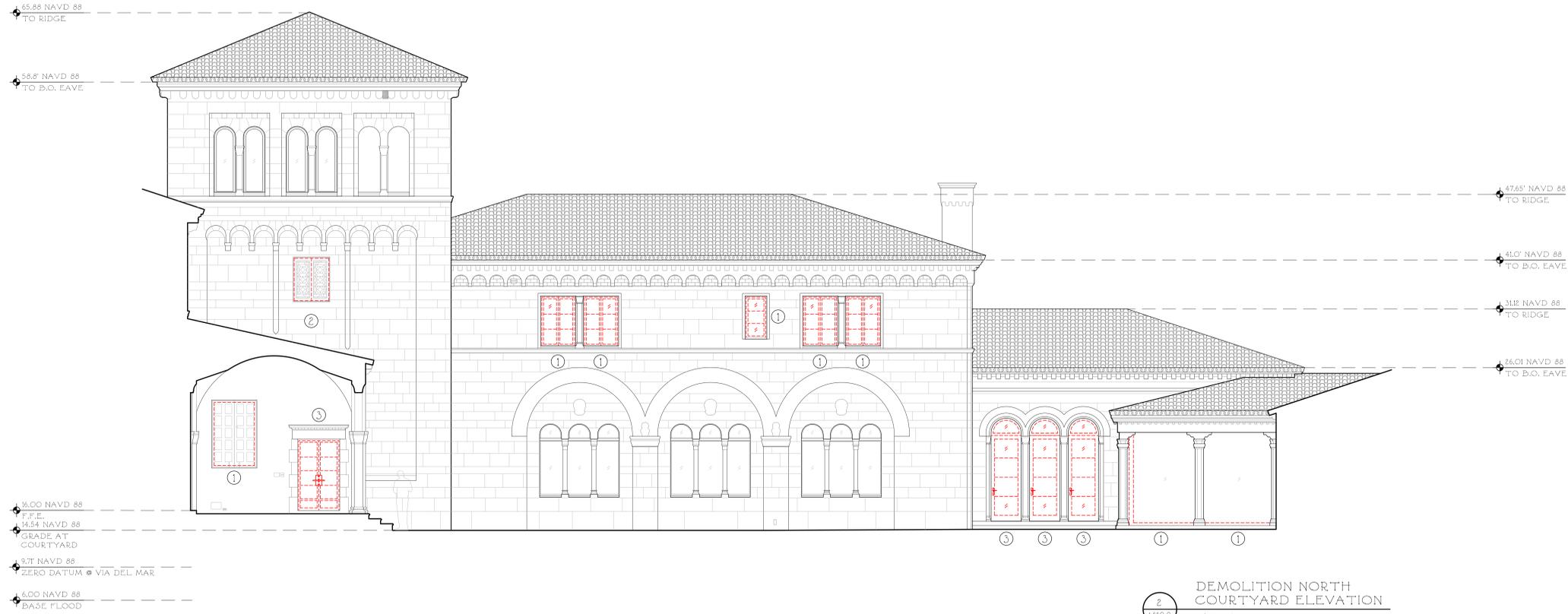
**FERGUSON & SHAMAMIAN ARCHITECTS**  
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New York, NY 10012  
T 212 941 8088  
fergusonshamian.com

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

SHEET TITLE  
**Demolition & Proposed West Exterior Elevations**

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

**A213.0**  
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PROJECT 252



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

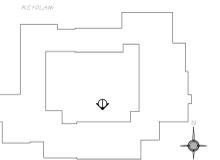
ELEVATION LEGEND

- 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



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New York, NY 10012  
T 212 941 8088  
fergusonshamian.com

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

SHEET TITLE  
Demolition & Proposed  
North Courtyard  
Exterior Elevations

SCALE  
3/16" = 1'0"

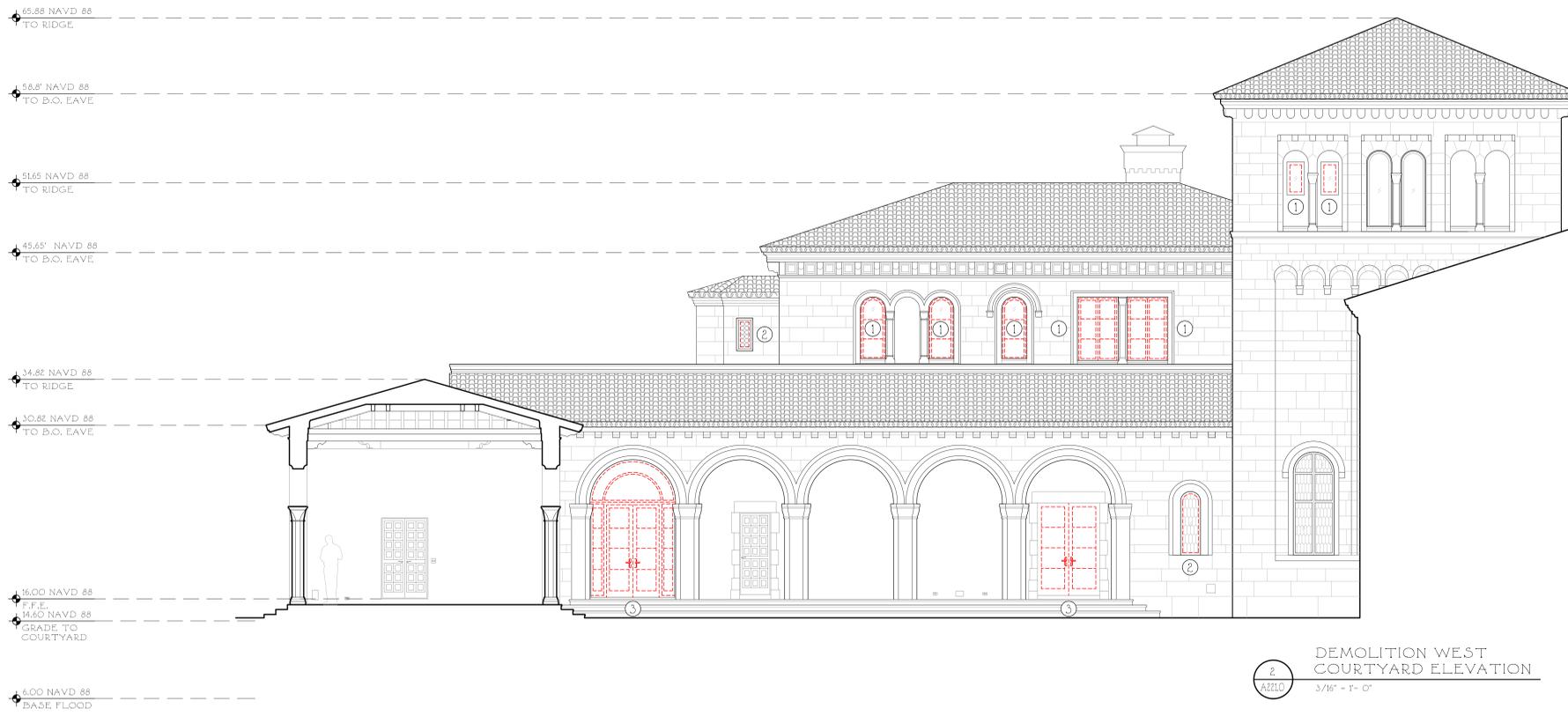
DATE  
03/19/2024

AUTHOR  
NZ

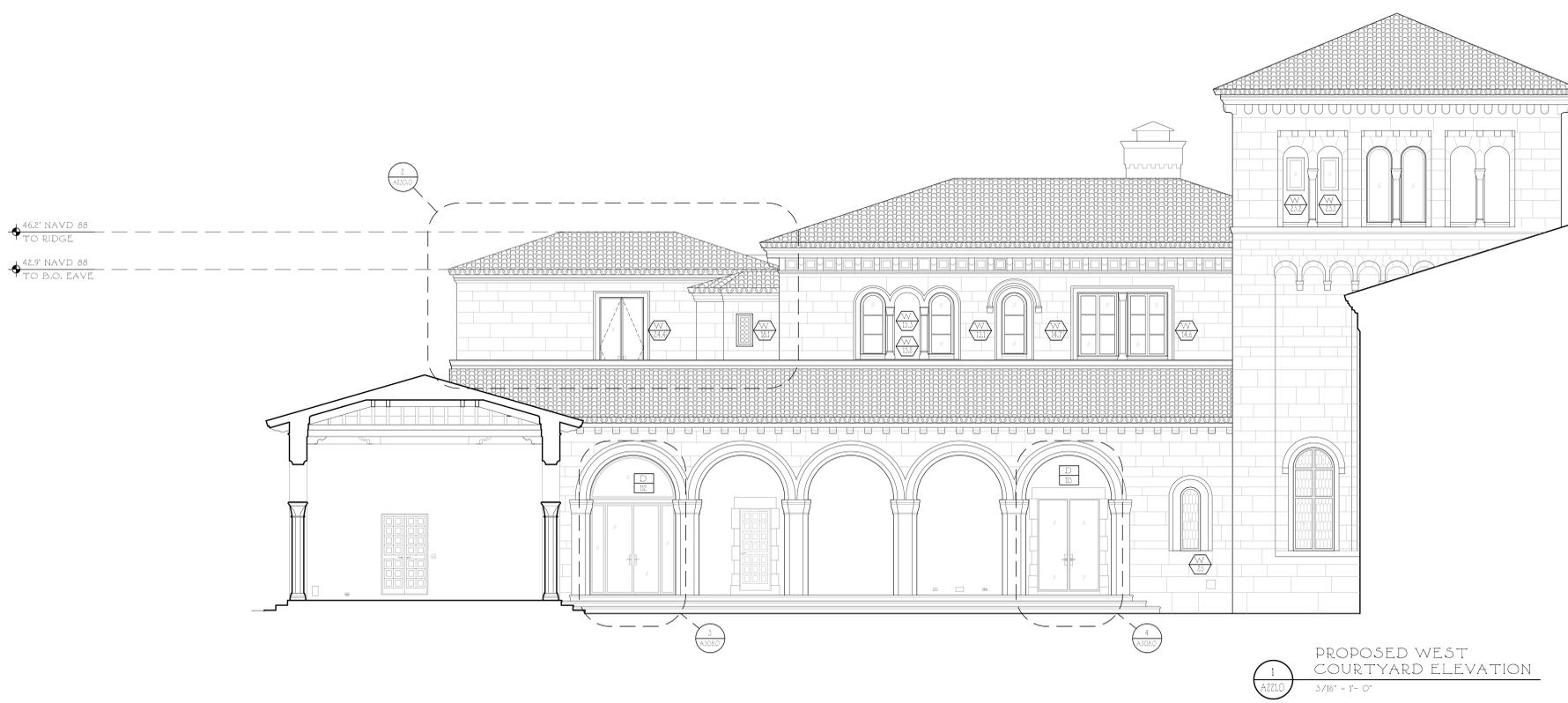
SHEET NUMBER

**A220.0**

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PROJECT 252



DEMOLITION WEST COURTYARD ELEVATION  
 2 AZ210 3/16" = 1'-0"



PROPOSED WEST COURTYARD ELEVATION  
 1 AZ210 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

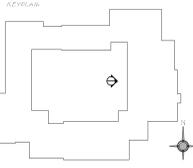
ELEVATION LEGEND

- 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



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

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

SHEET TITLE  
 Demolition & Proposed West Courtyard Exterior Elevations

SCALE  
 3/16" = 1'-0"

DATE  
 03/19/2024

AUTHOR  
 NZ

SHEET NUMBER

**A221.0**

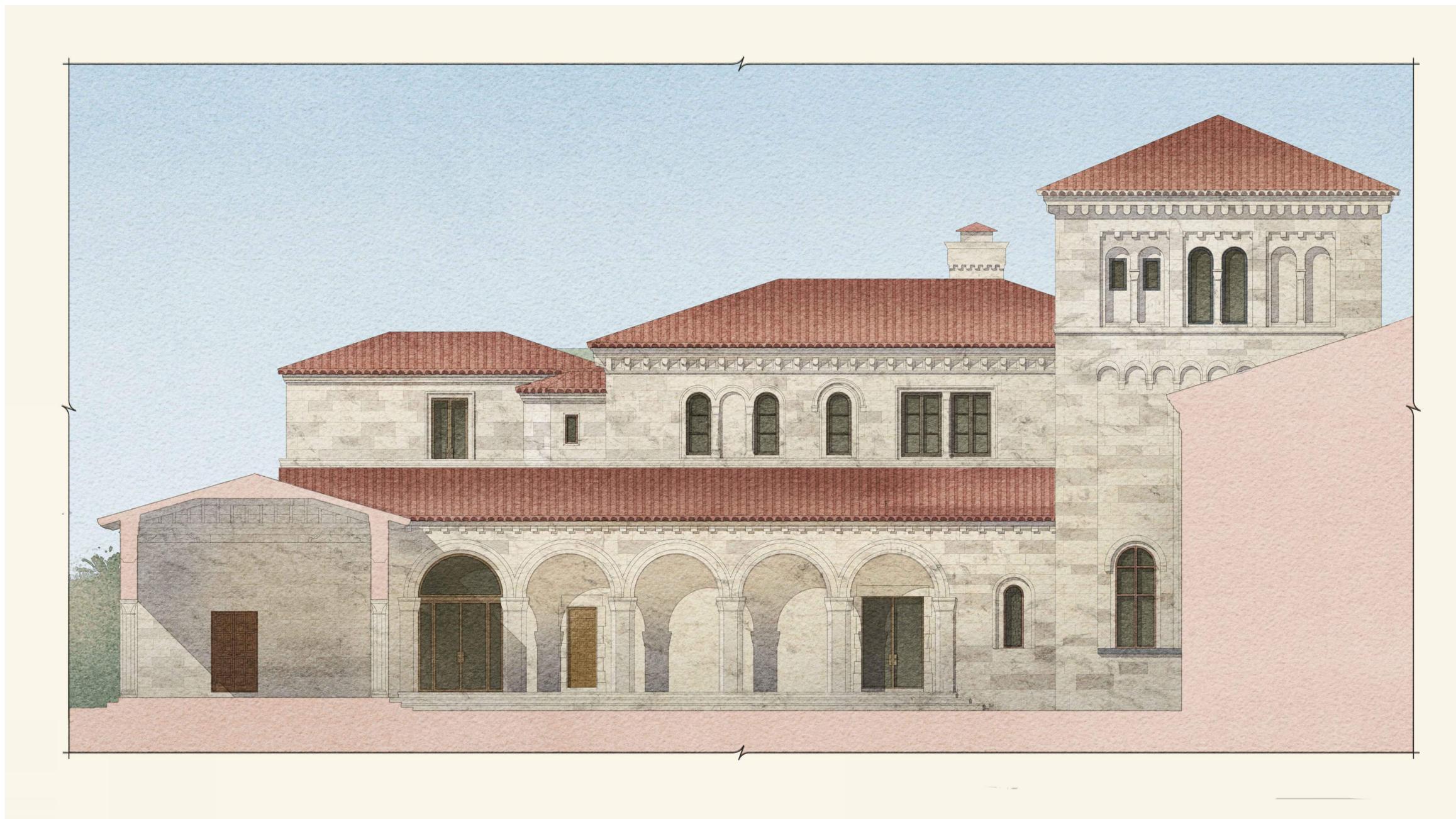
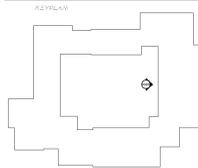
ELEVATION LEGEND

-  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
-  Material Removal

KEY PLAN



Issued For Final Submittal  
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April 29th, 2024



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T 212 941 8088  
fergusonshamian.com

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

SHEET TITLE  
**Proposed West Courtyard Watercolor Rendering**

SCALE

NTS

DATE

03/19/2024

AUTHOR

NZ

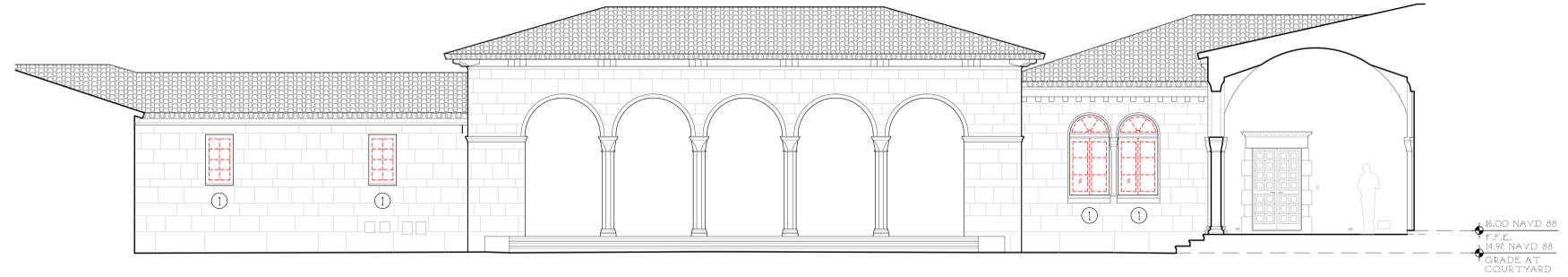
SHEET NUMBER

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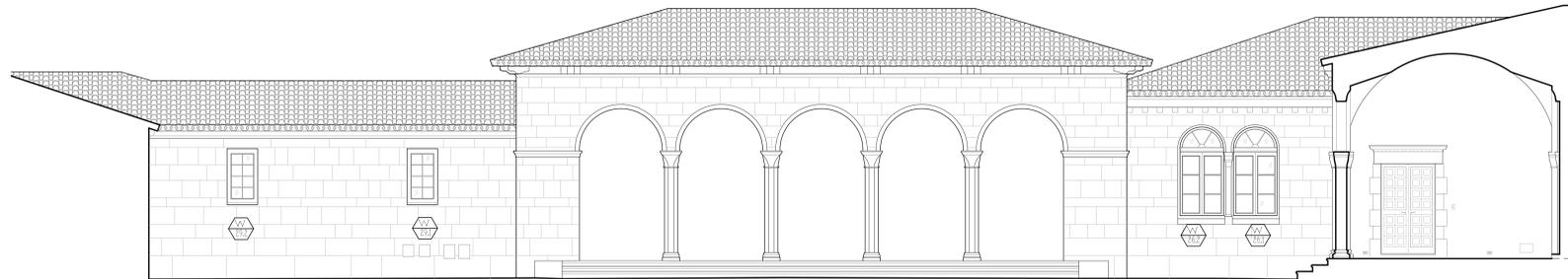
 PROPOSED WEST COURTYARD ELEVATION RENDERING  
NTS

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

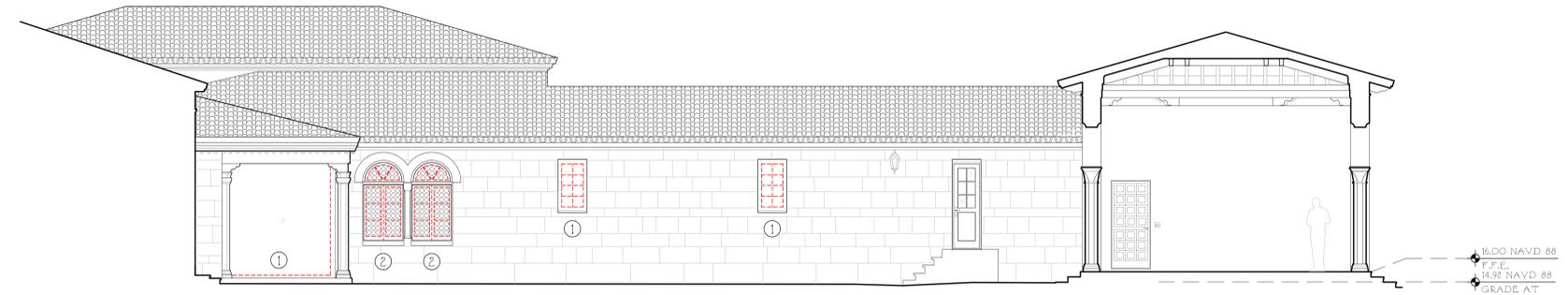
- ELEVATION LEGEND**
- ⓓ Existing Non-Original Door Tag to be replaced with new metal and glass door
- ⓓ Existing Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- Detail Tag
- DIMENSION LEGEND**
- Rough      Center      Finish
- ↑      ↑      ↑
- ±0.00 - Elevation
- W.P. - Working point
- Centerline
- Hidden line
- Material Removal
- KEY PLAN**
- 



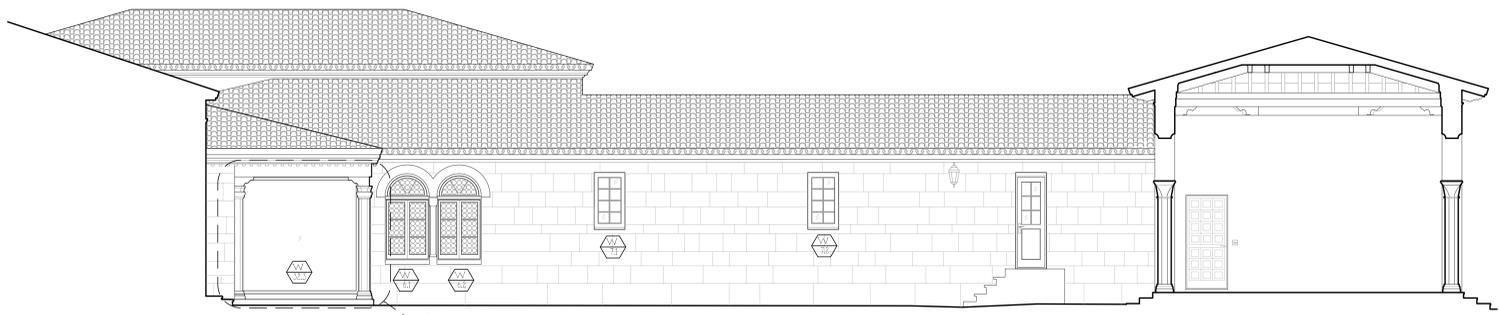
1  
A222.0  
DEMOLITION SOUTH COURTYARD ELEVATION  
1/4" = 1'-0"



3  
A222.0  
PROPOSED SOUTH COURTYARD ELEVATION  
1/4" = 1'-0"



2  
A222.0  
DEMOLITION EAST COURTYARD ELEVATION  
1/4" = 1'-0"



4  
A222.0  
PROPOSED EAST COURTYARD ELEVATION  
1/4" = 1'-0"

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**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, Florida  
COA-24-0002

SHEET TITLE  
**Demolition & Proposed South & East Courtyard Exterior Elevations**

SCALE  
3/16" = 1'-0"

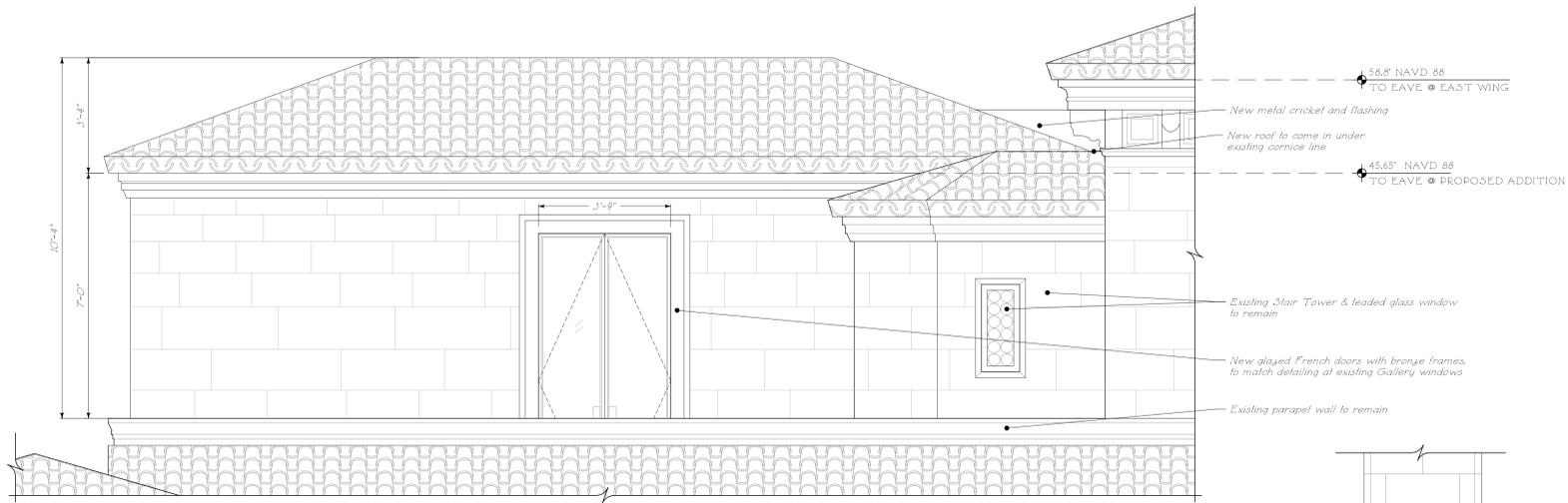
DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

**A222.0**

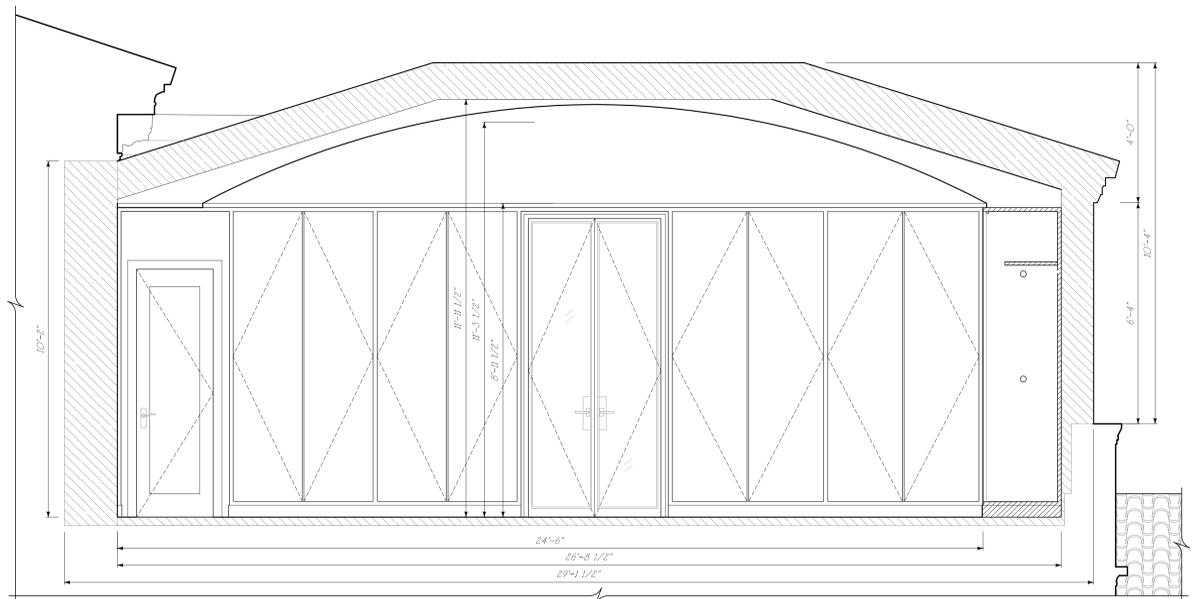
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PROJECT 252



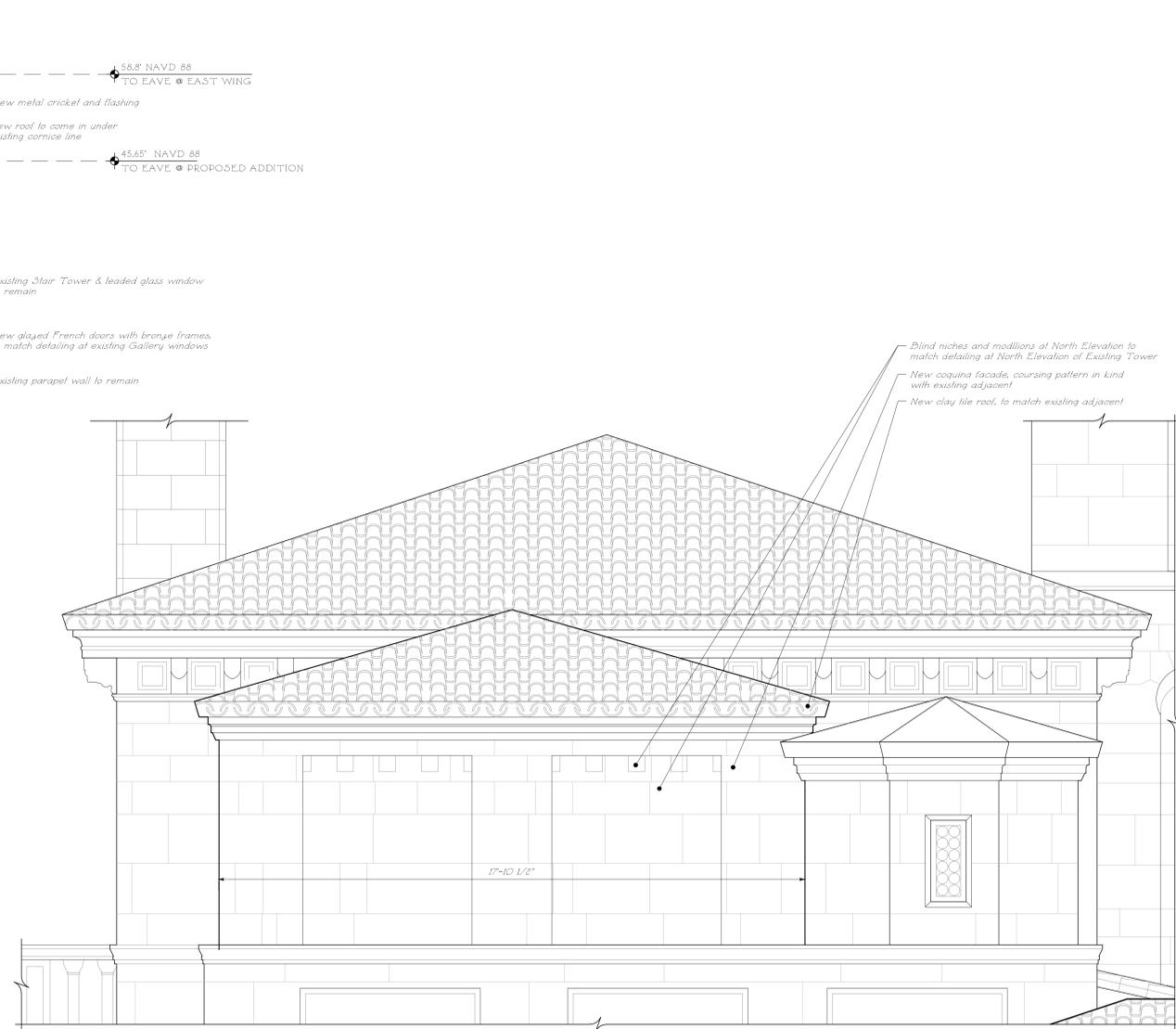
5  
A230.0  
PROPOSED ADDITION  
WEST ELEVATION  
1/2" = 1'-0"



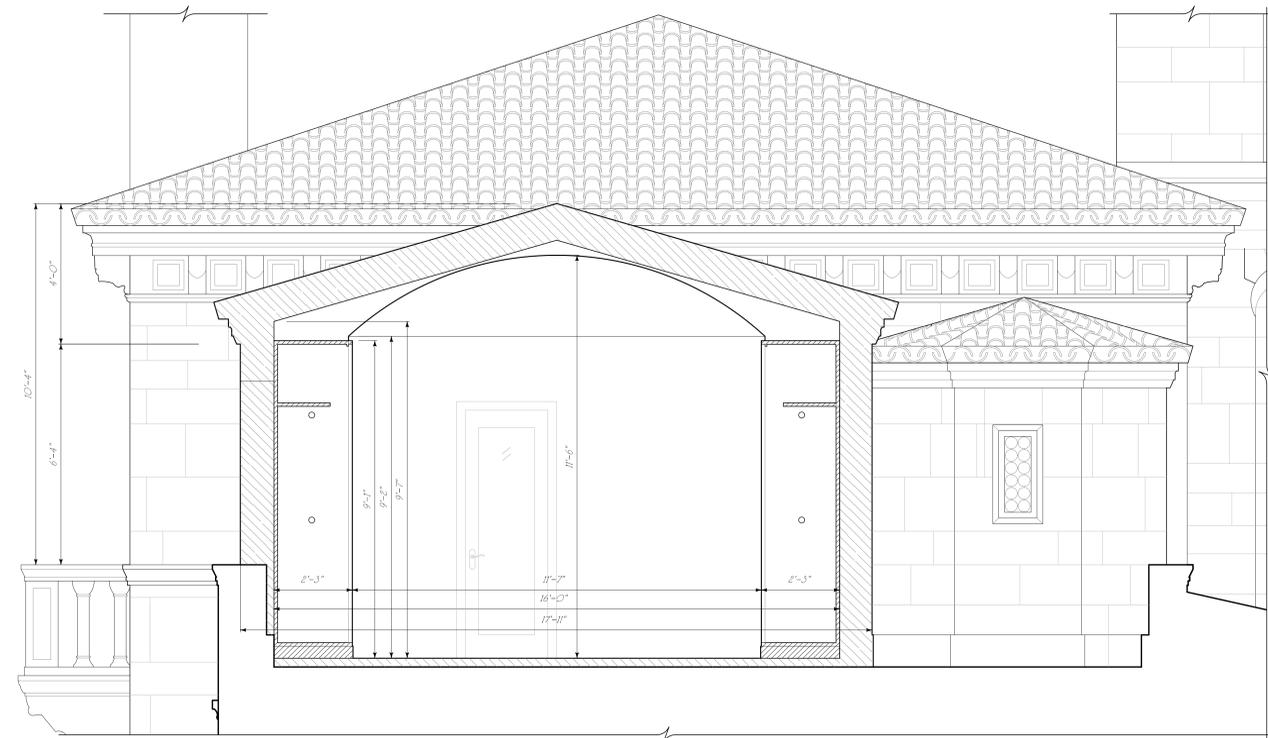
4  
A230.0  
PROPOSED ADDITION  
EAST ELEVATION  
1/2" = 1'-0"



2  
A230.0  
PROPOSED ADDITION  
N/S SECTION LOOKING WEST  
1/2" = 1'-0"



3  
A230.0  
PROPOSED ADDITION  
NORTH ELEVATION  
1/2" = 1'-0"



1  
A230.0  
PROPOSED ADDITION  
E/W SECTION LOOKING SOUTH  
1/2" = 1'-0"

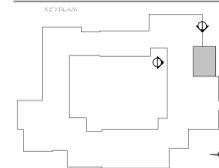
SECTION LEGEND

- 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

DIMENSION LEGEND

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

KEY PLAN



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, Florida  
COA-24-0002

SHEET TITLE  
Proposed Addition  
Elevations & Sections

SCALE

1/2" = 1'-0"

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

**A230.0**

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A. RENDERING OF PROPOSED SECOND FLOOR ADDITION AT NORTHEAST CORNER

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



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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  
**Rendering of  
Proposed Addition at  
Northeast Corner**

SCALE  
NTS

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

**A231.0**