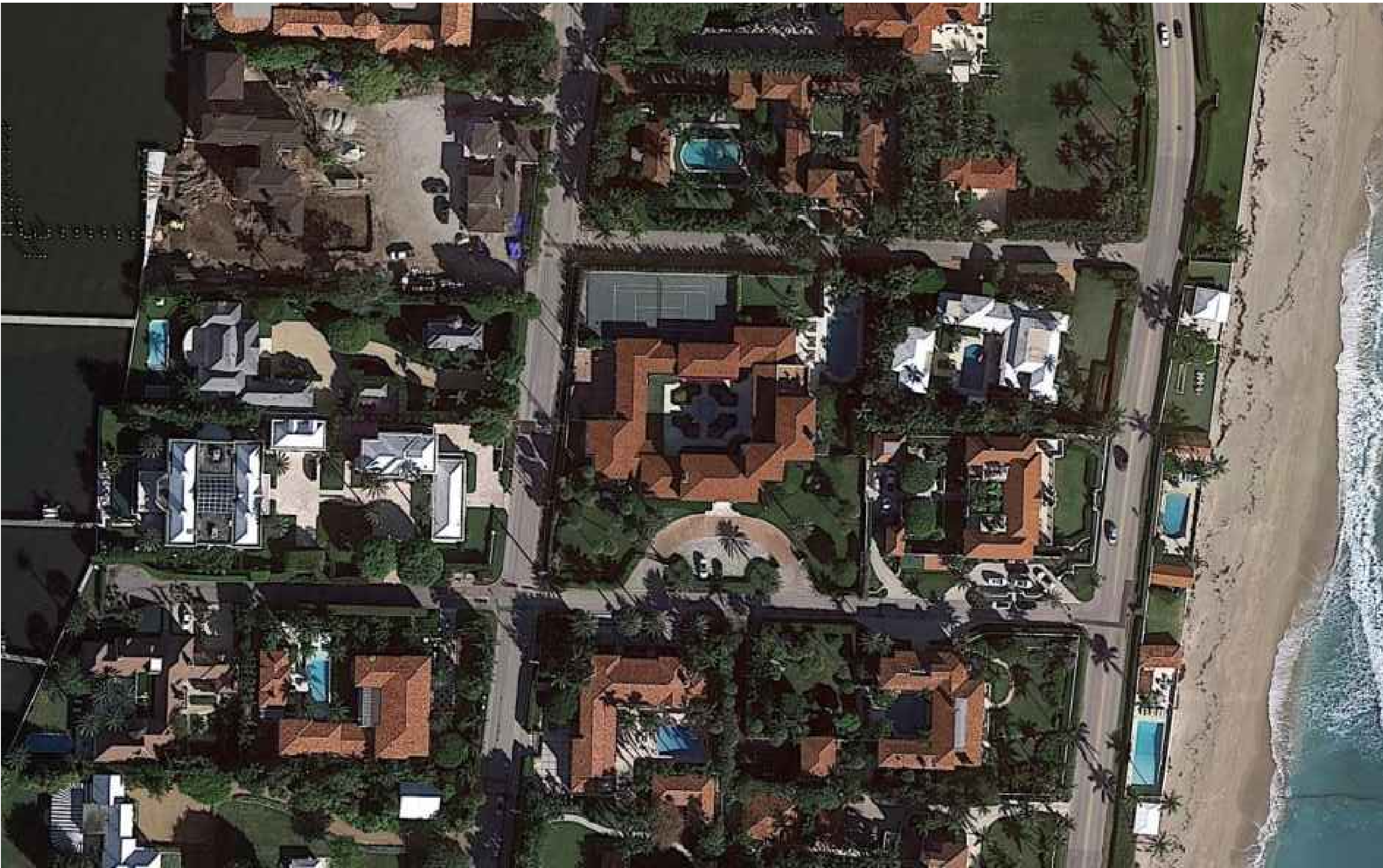


FERGUSON &
SHAMAMIAN
ARCHITECTS

FINAL PLAN SET
LPC JUNE 21, 2024



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

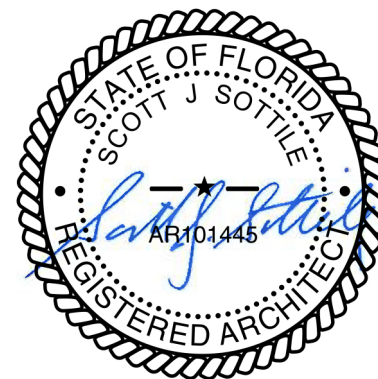
- 1 Minor 310 square foot second story addition
- 2 In-kind wood window and door replacements
- 3 Bronze door replacements
- 4 Reopen original fenestration at East facade
- 5 Install additional historic replica reja at East facade
- 6 New pedestrian entrance and gate along Via la Selva
- 7 Repair and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

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fergusonshamamian.com

INTERIOR DESIGNER

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New York, NY 10012
(212) 473 1300
studiosofield.com

GENERAL CONTRACTOR

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Suite C
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(561) 793 5852

STRUCTURAL ENGINEER

Pruitt Design Group
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Suite 200,
West Palm Beach, FL 33401
(561) 236 3816

MECHANICAL ENGINEER

F&E Consulting
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Deerfield Beach, FL 33442
(561) 391 9292

SURVEYOR

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West Palm Beach, FL, 33407
(561) 640 4551

CIVIL ENGINEER

Gruber Consulting Engineers
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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

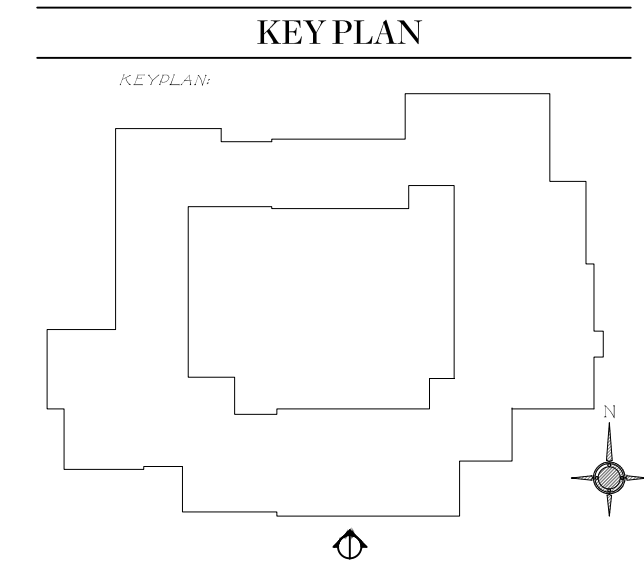
LANDSCAPE CONSTRUCTOR

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



- | DEMOLITION LEGEND | |
|-------------------|---|
| 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 |
| 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 |

- | ELEVATION LEGEND | |
|------------------|--|
| D
XX | Exterior Non-Original Door Tag to be replaced with new metal and glass door |
| W
W | 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 | | |



2
A210.0
DEMOLITION
SOUTH ELEVATION
3/16" = 1' - 0"



1
A210.0
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
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April 1st, 2024



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fergusonshamian.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



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 piers 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 removed
- Existing steps to be removed

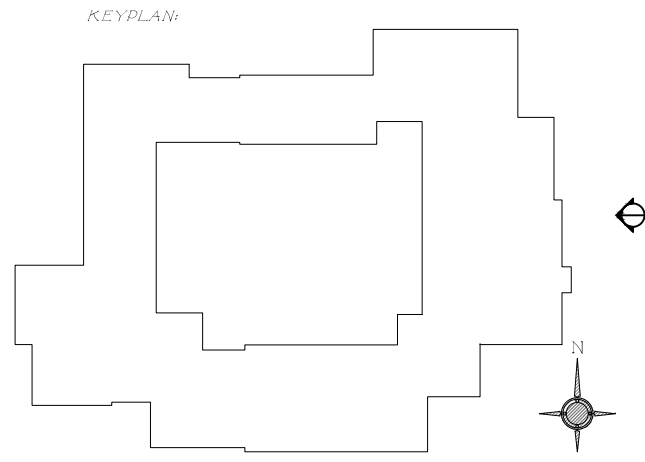
ELEVATION LEGEND

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

SHEET TITLE
Demolition & Proposed
East Exterior Elevations

SCALE

3/16"=1'-0"

DATE

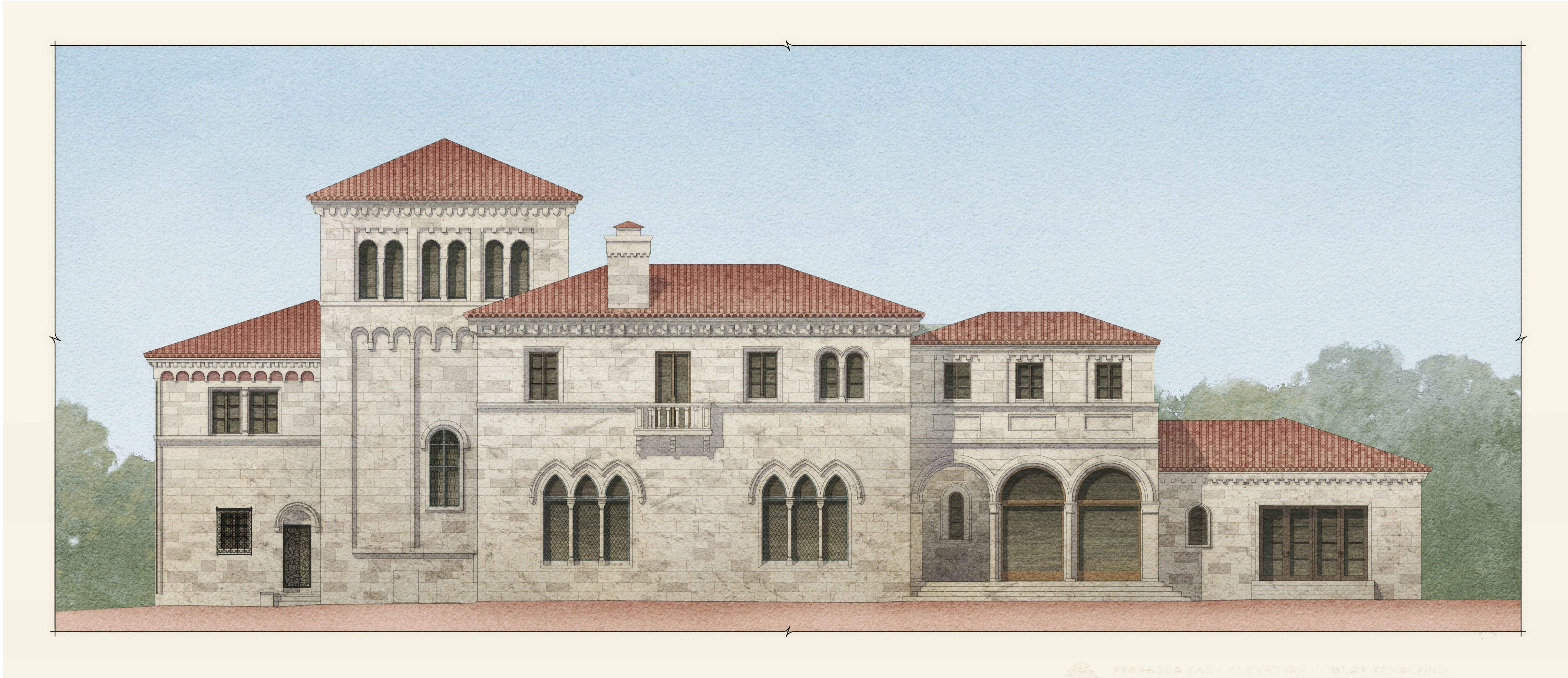
03/19/2024

AUTHOR

NZ

SHEET NUMBER

A211.0



PROPOSED EAST PERIMETER ELEVATION RENDERING
NTS

D

XX

W

W

○

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

Rough

Center

Finish

↑

↑

↑

↑

↑

↑

-00.00 - Elevation

W.P. - Working point

Centerline

Hidden line

Material Removal

KEY PLAN

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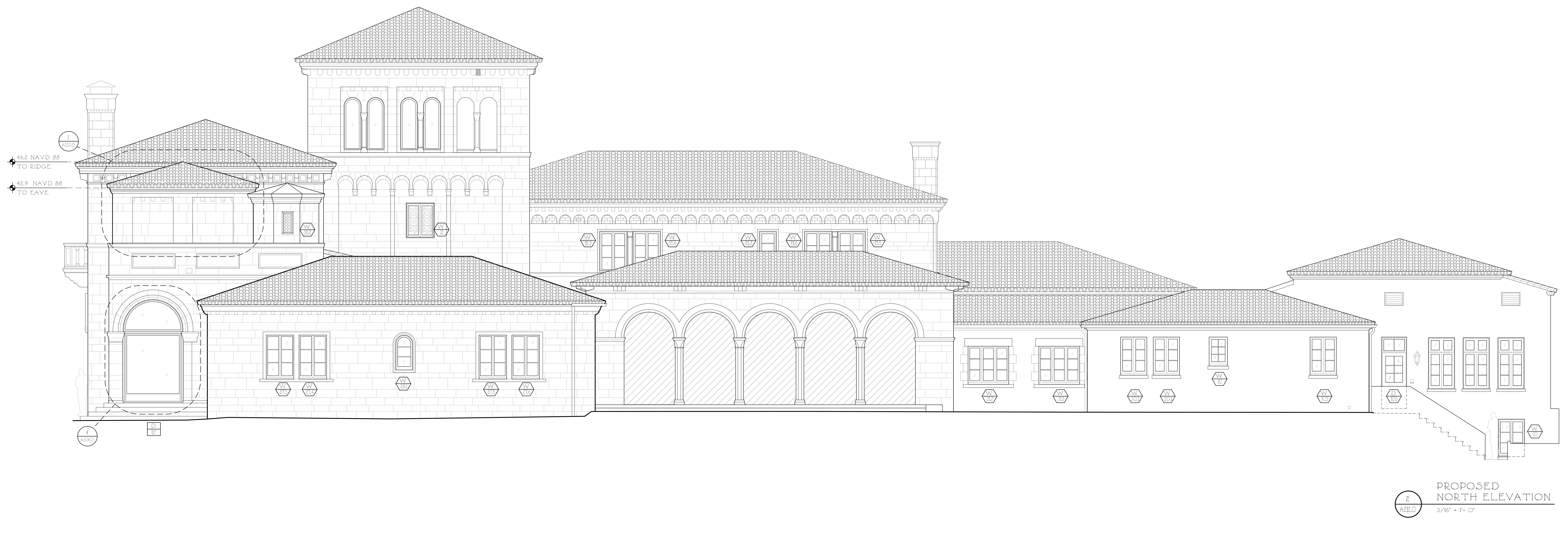
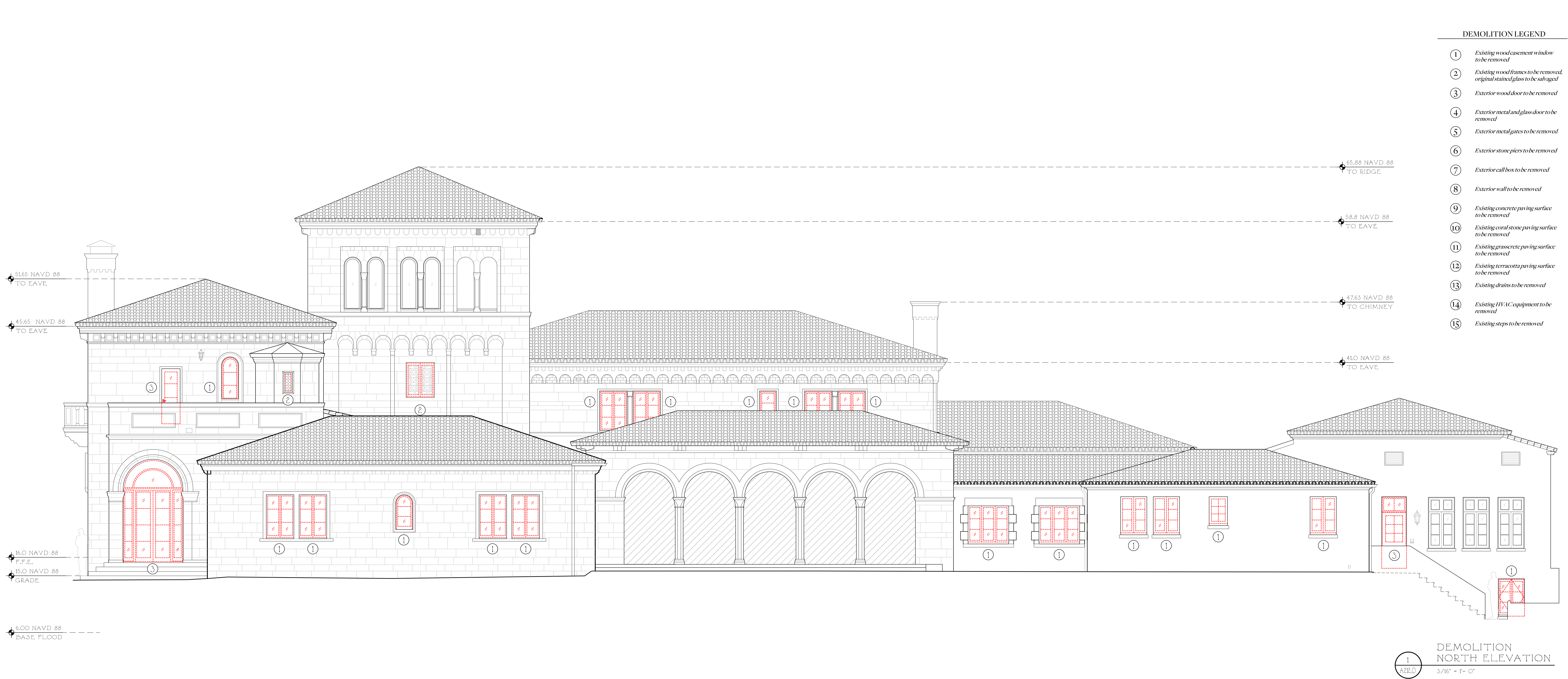
SHEET TITLE
Proposed
East Perimeter
Watercolor Rendering

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

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

DIMENSION LEGEND

Rough

Center

Finish

00.00 - Elevation

W.P. - Working point

Centerline

Hidden line

Material Removal

KEY PLAN

ACT PLAN

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April 11th, 2024

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April 1st, 2024

STATE OF FLORIDA
SCOTT J. SOTHE
REGISTERED ARCHITECT
19910445

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

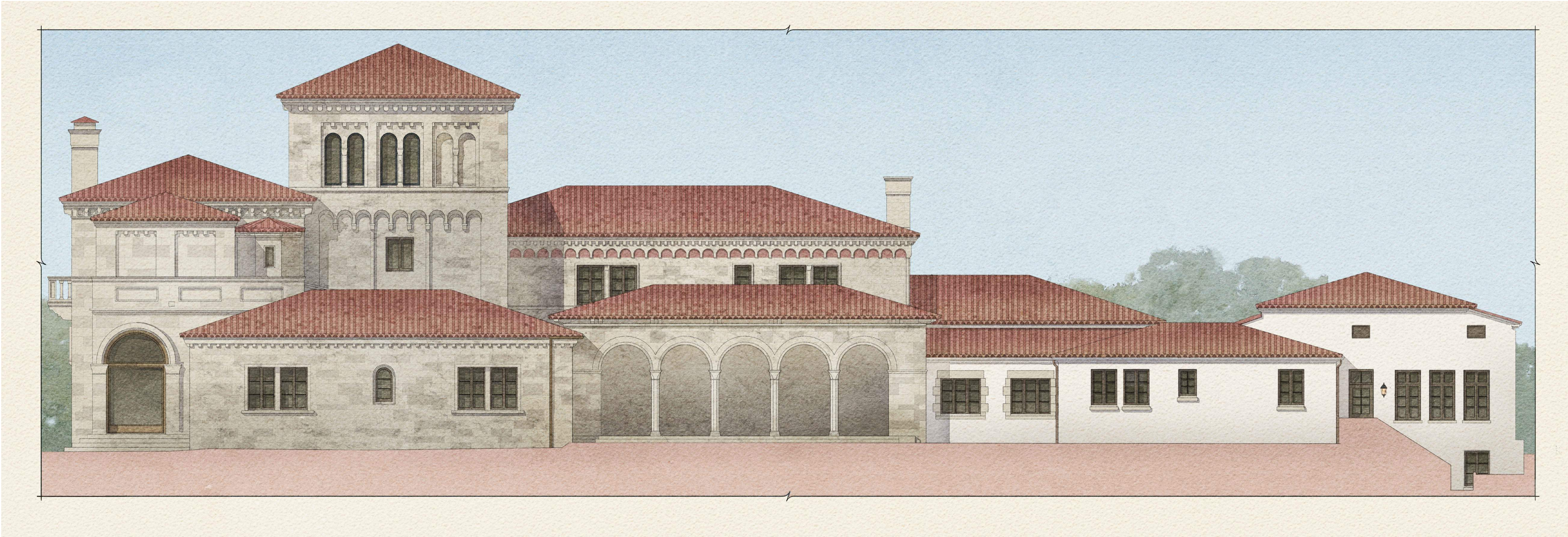
NZ

SHEET NUMBER

2

A212.0

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PROJECT 252



1
A212.1
PROPOSED NORTH
PERIMETER ELEVATION RENDERING
NTS

ELEVATION LEGEND

D

XX

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

W/D

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

KEY PLAN

KEY PLAN

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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

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PROJECT 252



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



PROPOSED WEST ELEVATION
3/16" = 1'-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 piers 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 removed
- Existing steps to be removed

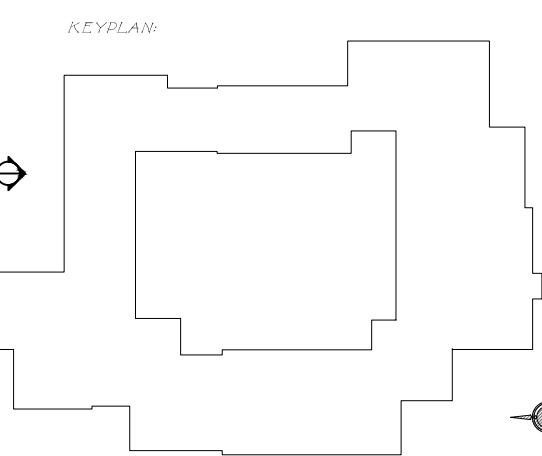
ELEVATION LEGEND

- 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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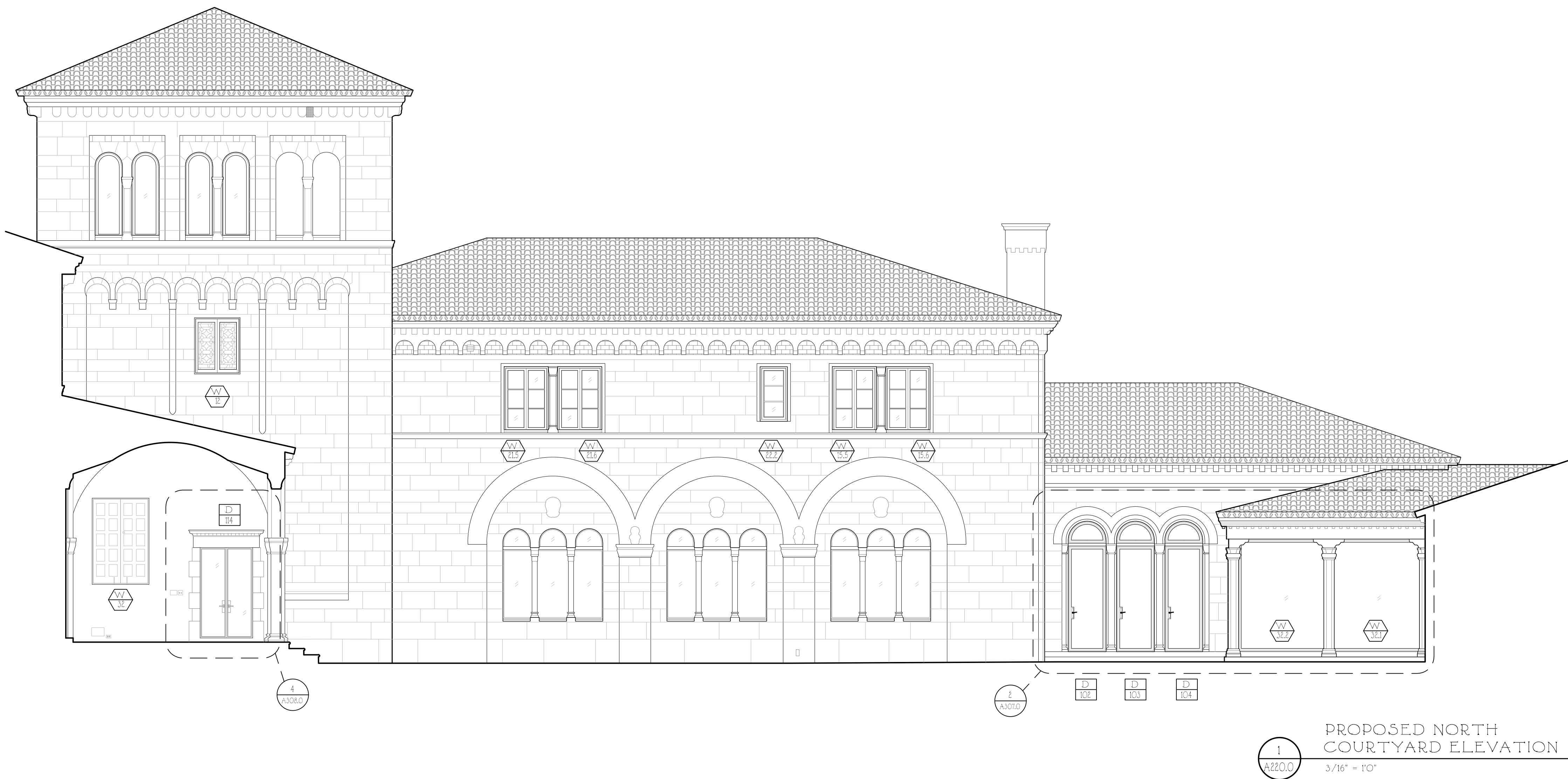
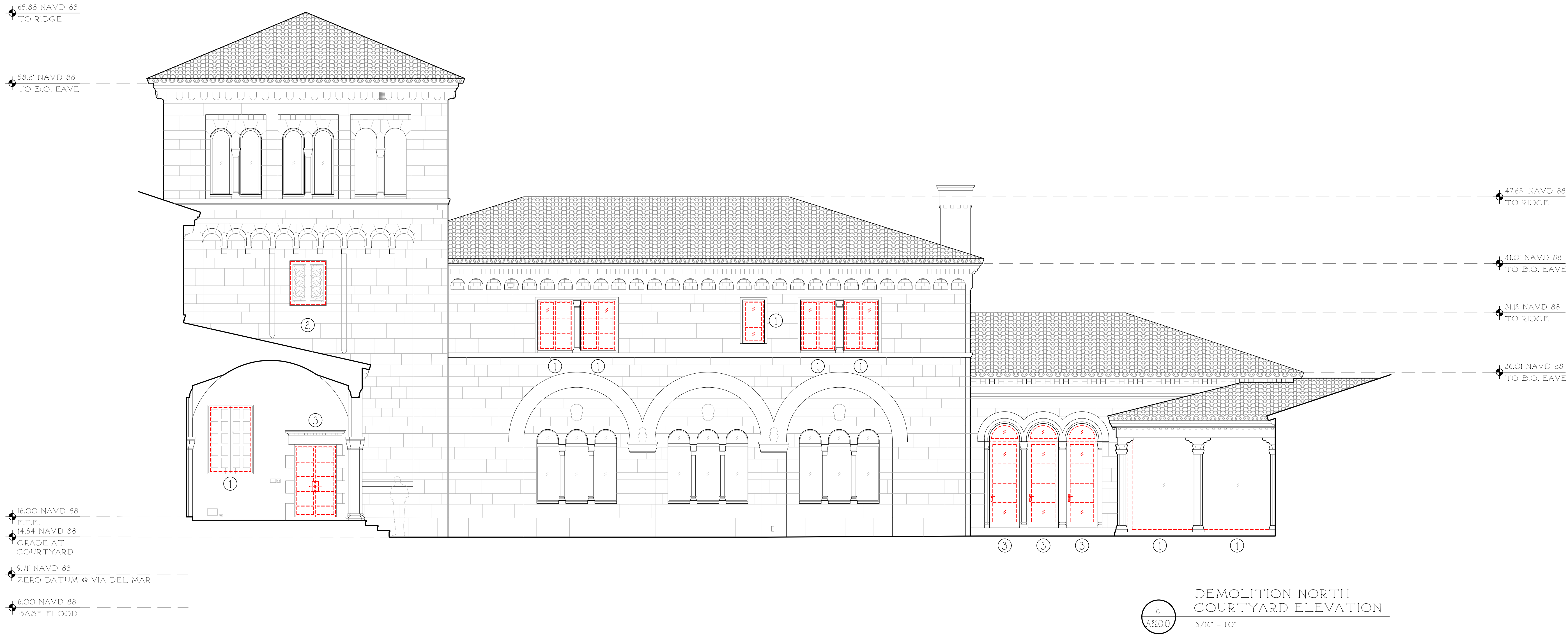
2701 Lafayette Street, Suite 300
New York, NY 10012
T 212 941 8088
fergusonshamamian.com

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

SHEET TITLE
Demolition & Proposed
West Exterior Elevations

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

A213.0



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 piers 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 removed
- Existing steps to be removed

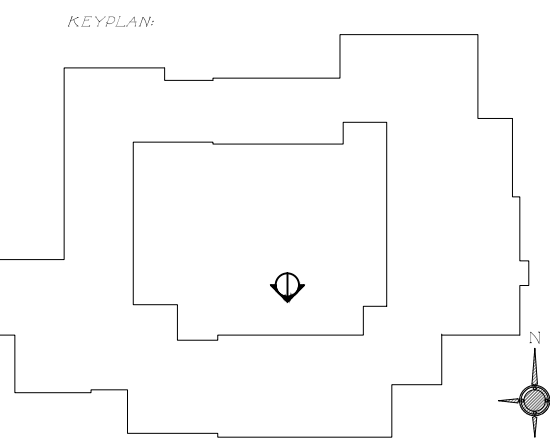
ELEVATION LEGEND

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

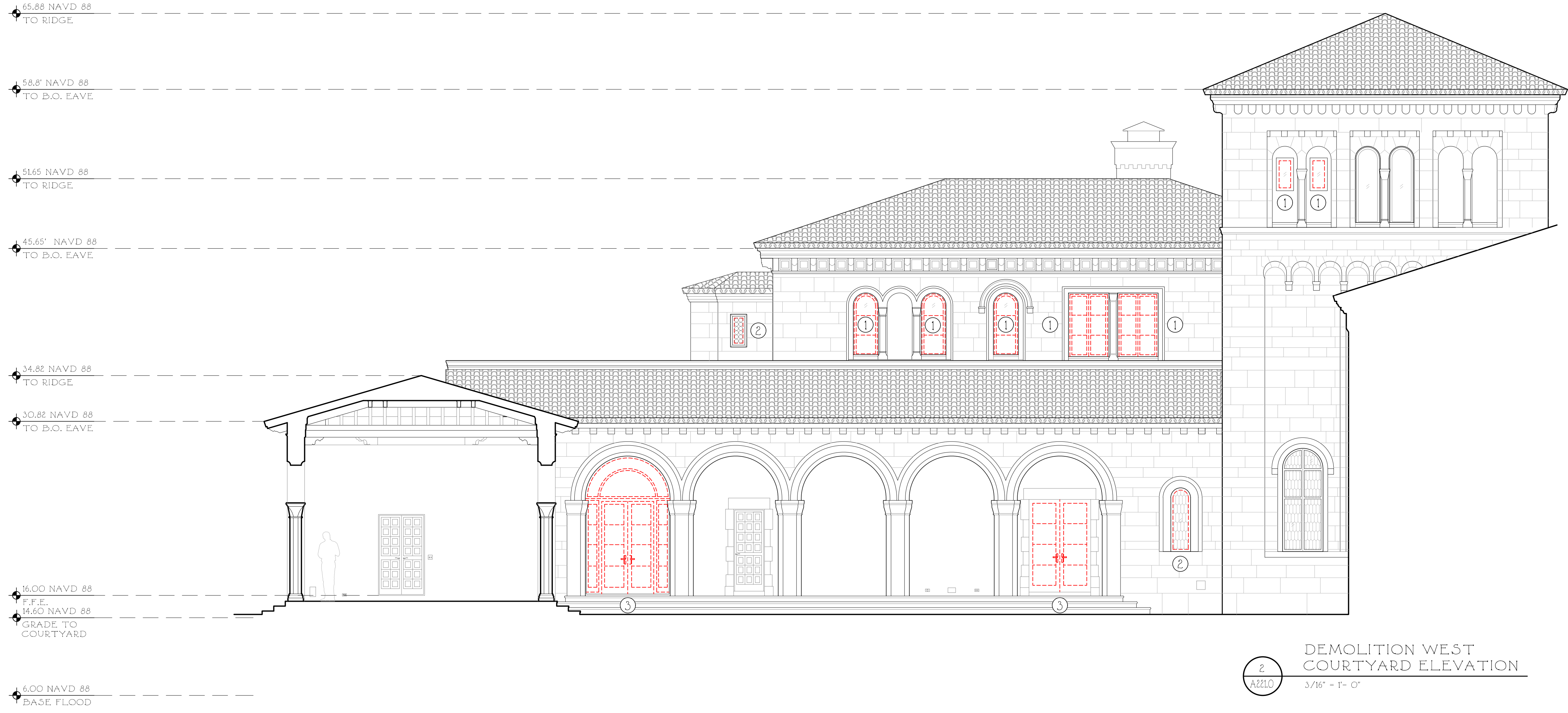
03/19/2024

AUTHOR

NZ

SHEET NUMBER

A220.0



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



PROPOSED WEST
COURTYARD ELEVATION
3/16" = 1'- 0"

DEMOLITION LEGEND

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

ELEVATION LEGEND

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

DIMENSION LEGEND

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

KEY PLAN

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fergusonshamamian.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
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PROJECT 252



PROPOSED WEST
COURTYARD ELEVATION RENDERING
NTS

D

XX

W

W

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

Rough

Center

Finish

-00.00 - Elevation

W.P. - Working point

Centerline

Hidden line

Material Removal

KEY PLAN

KEY PLAN

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April 29th, 2024



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

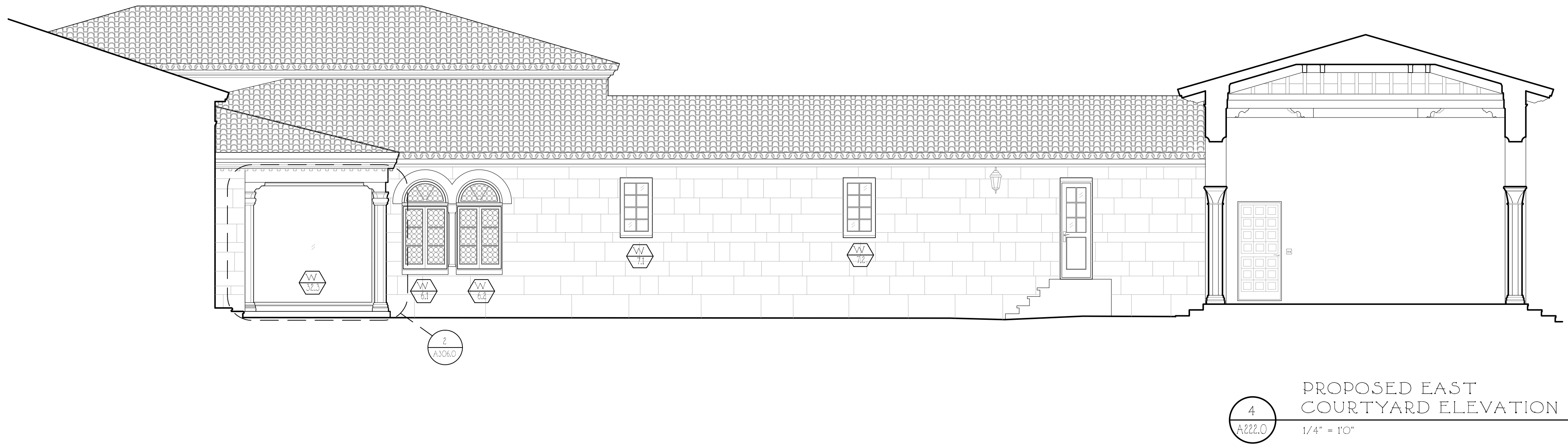
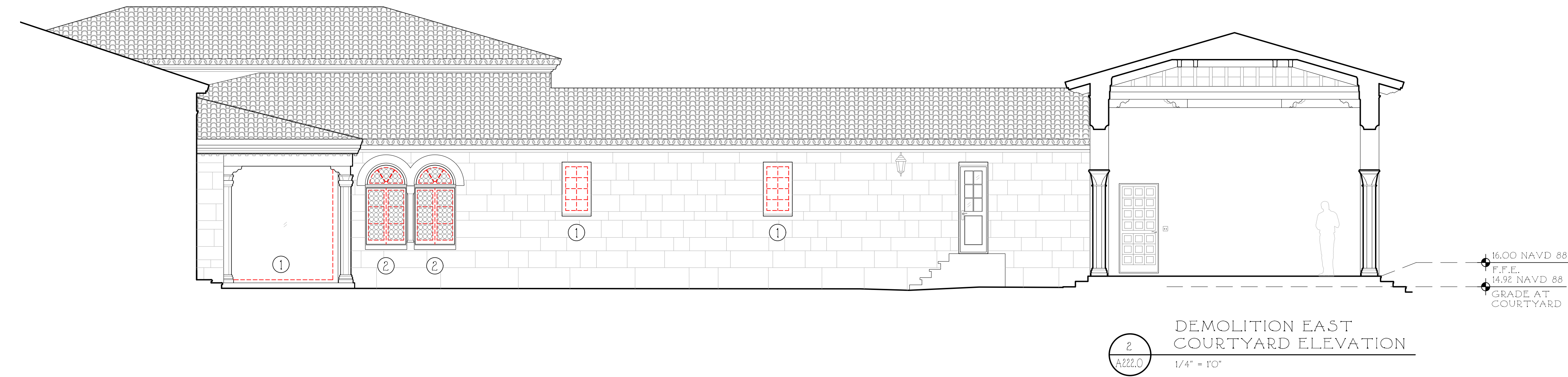
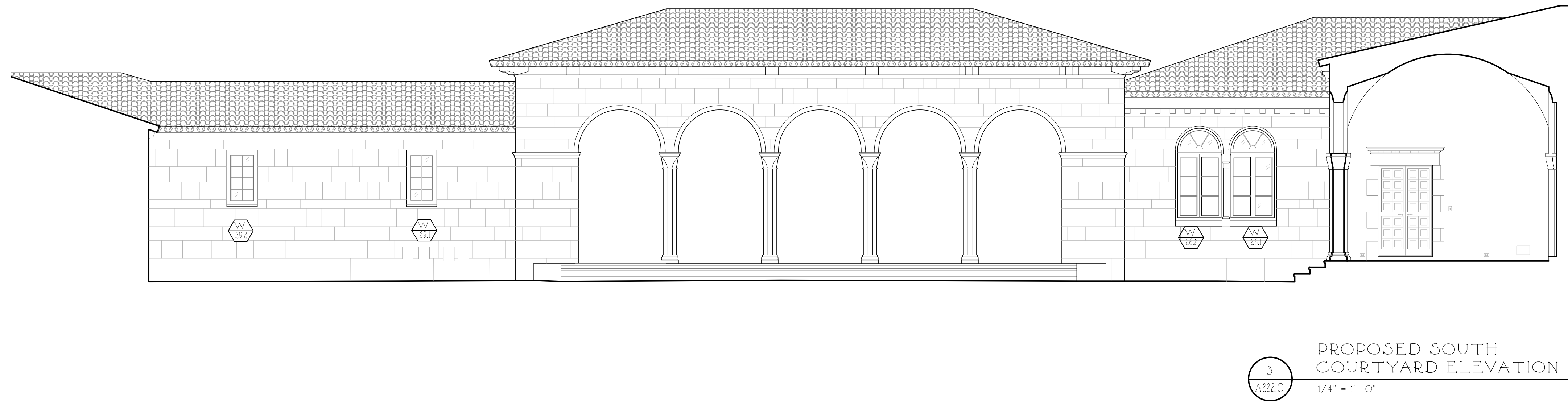
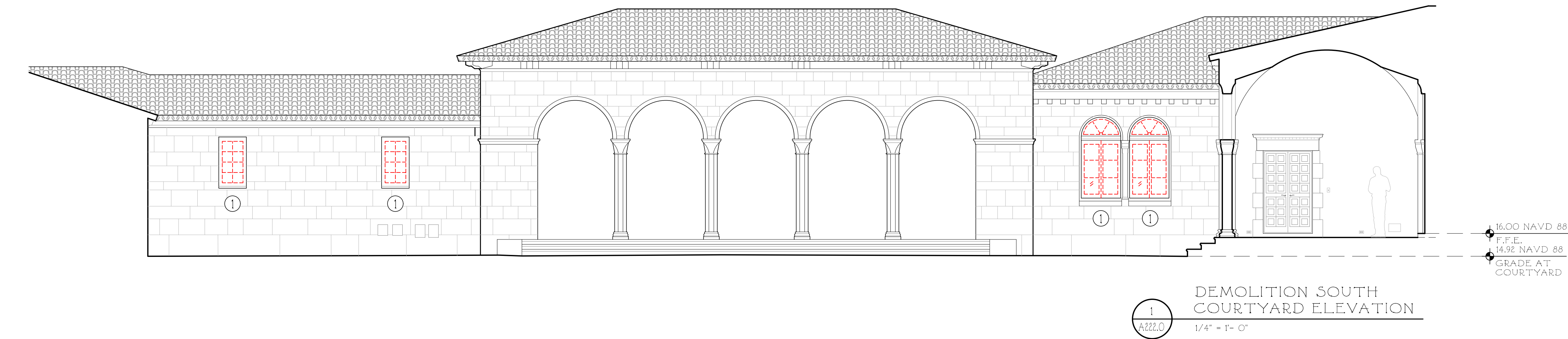
SHEET TITLE
Proposed
West Courtyard
Watercolor Rendering

SCALE
NTS

DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER
A221.1



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 piers 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 removed
- Existing steps to be removed

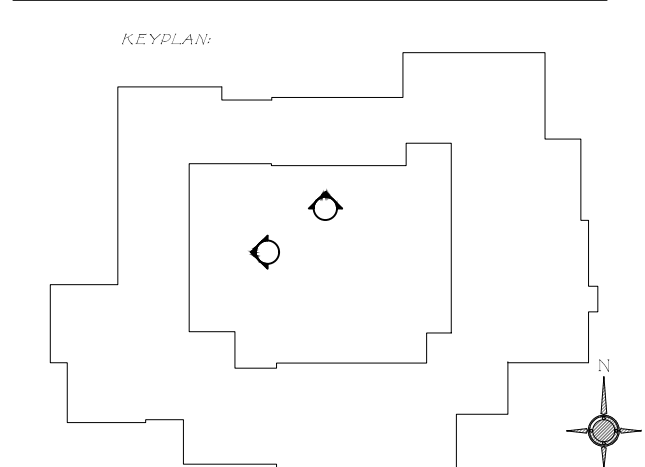
ELEVATION LEGEND

- 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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PROJECT TITLE
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Palm Beach, Florida
COA-24-0002

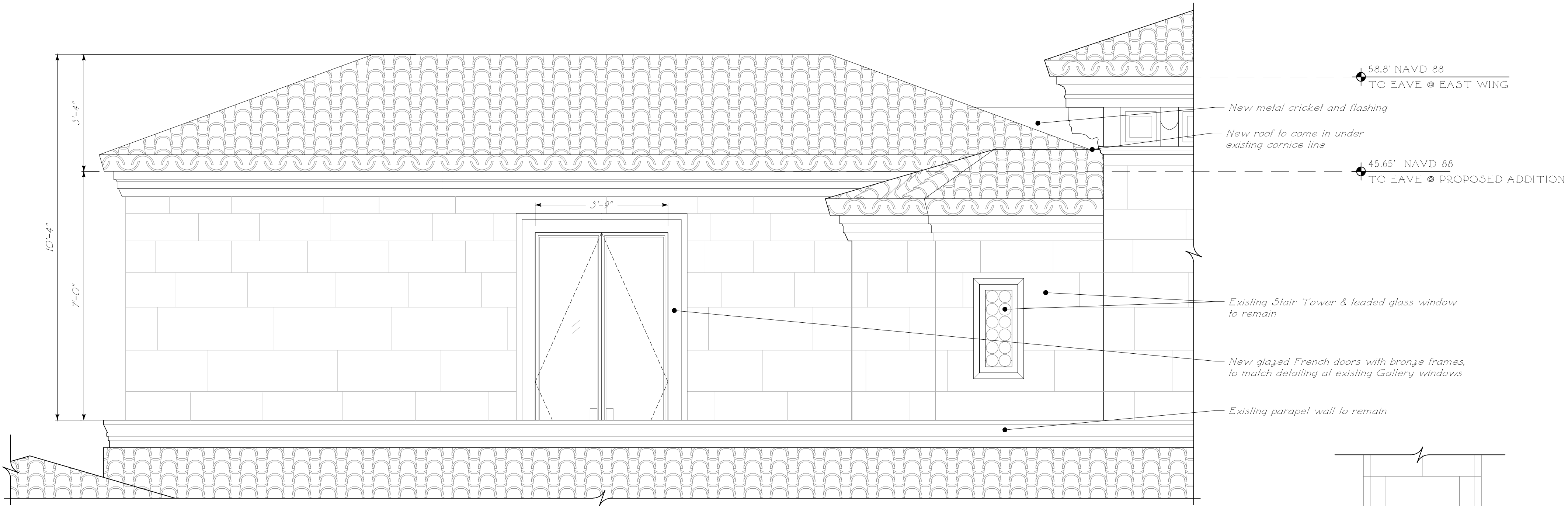
SHEET TITLE
Demolition & Proposed
South & East Courtyard
Exterior Elevations

SCALE
3/16"=1'-0"

DATE
03/19/2024

AUTHOR
NZ

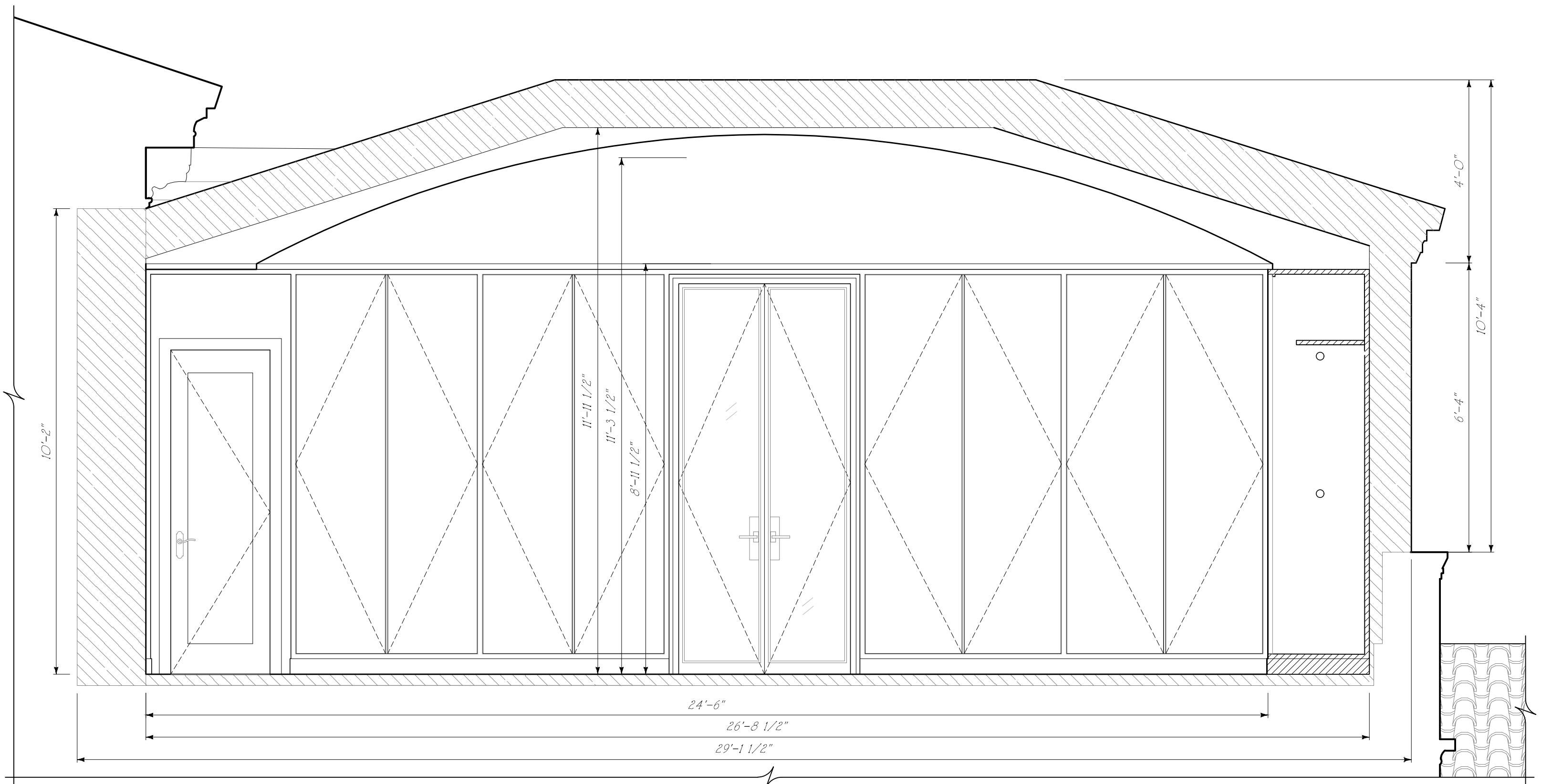
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A222.0



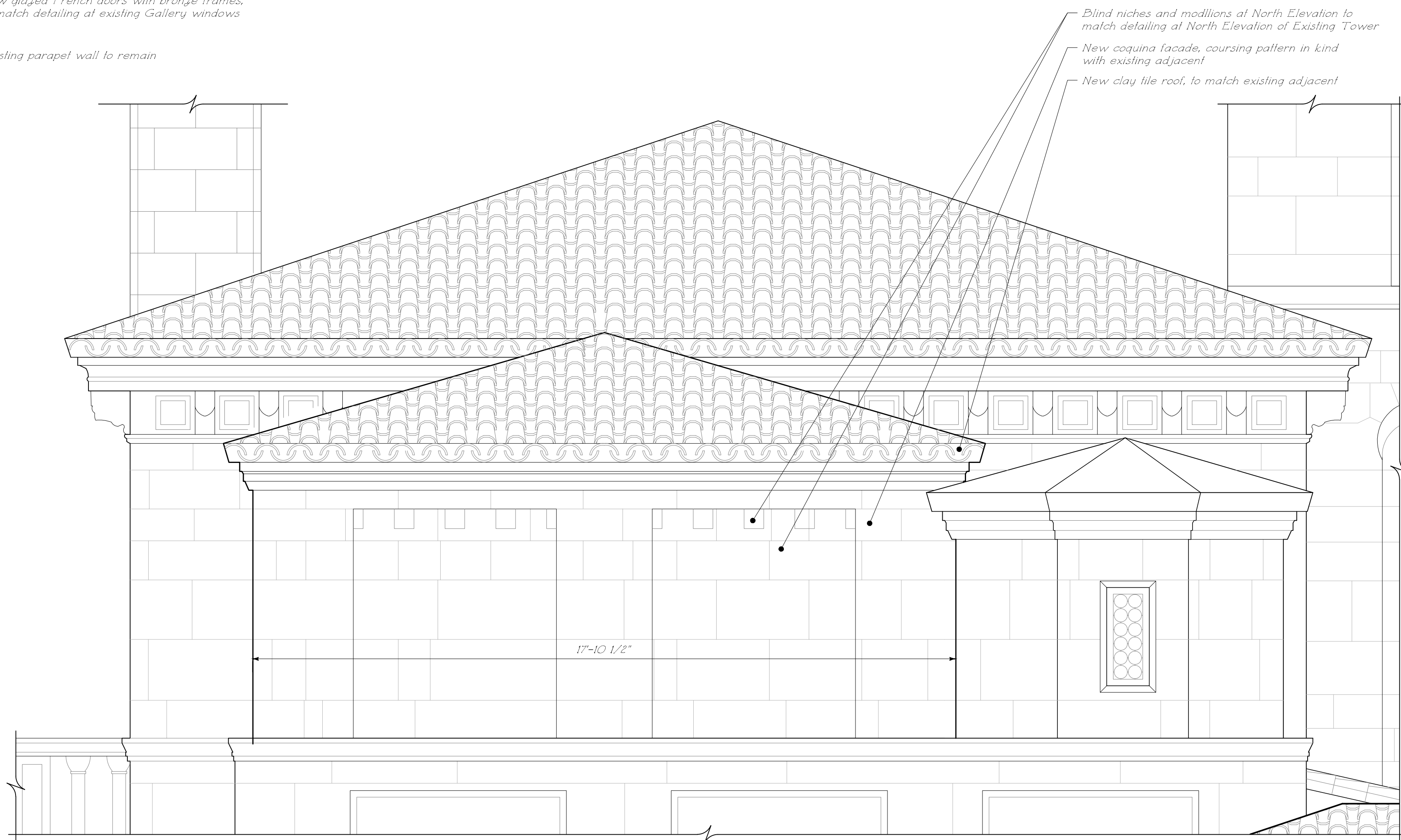
PROPOSED ADDITION
WEST ELEVATION
1/2" = 1'- 0"



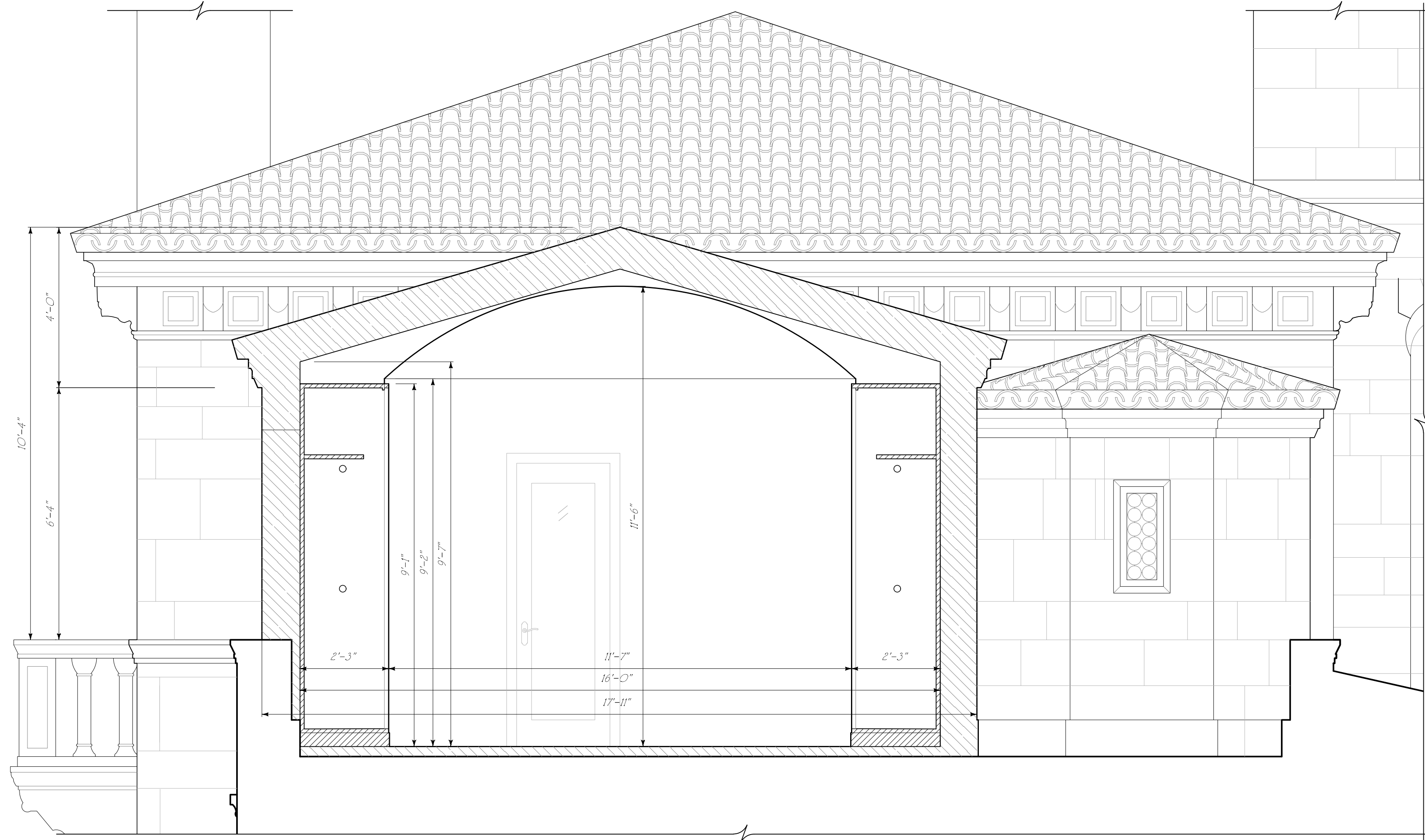
PROPOSED ADDITION
EAST ELEVATION
1/2" = 1'- 0"



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



PROPOSED ADDITION
NORTH ELEVATION
1/2" = 1'- 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

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

WAX
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

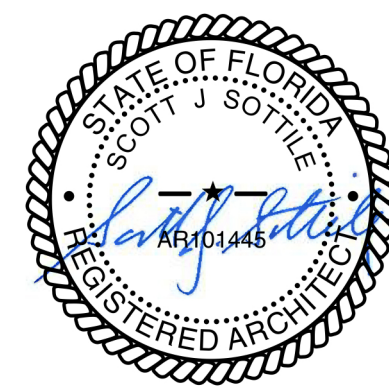
-00.00 - Elevation
W.P. - Working point

Centerline
Hidden line
Material Removal

KEY PLAN

KEY PLAN

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



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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



A. RENDERING OF PROPOSED SECOND FLOOR ADDITION AT NORTHEAST CORNER

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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