

FERGUSON &
SHAMAMIAN
ARCHITECTS

FINAL PLAN SET
JULY 17, 2024 LPC



LANDMARKS DEFERRED SUBMITTAL
195 Via del Mar, Palm Beach, Florida

PROJECT NUMBER:
COA-24-0002

PROJECTED HEARING DATE:
JULY 17th, 2024

ISSUED FOR LPC PRESENTATION SET
JULY 3rd, 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 CONTRACTOR

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

ARCHITECTURAL

T-100.1	Drawing Index
L102.2	Preferred Site Plan, Building Plane Diagram & Zoning Legend
L102.2A	Alternate Site Plan, Building Plane Diagram & Zoning Legend
A102.0	Proposed Second Floor Plan
A104.0	Proposed Roof Plan Preferred Design
A104.0A	Proposed Roof Plan Alternate Design
A211.0	Historic, Existing & Preferred East Exterior Elevations
A211.1	Demolition & Proposed East Exterior Elevations Preferred Design
A211.1A	Demolition & Proposed East Exterior Elevations Alternate Design
A211.2	Proposed East Perimeter Watercolor Preferred Design
A211.2A	Proposed East Perimeter Watercolor Alternate Design
A212.0	Historic, Existing & Preferred North Exterior Elevations
A212.1	Demolition & Proposed North Exterior Elevations Preferred Design
A212.1A	Demolition & Proposed North Exterior Elevations Alternate Design
A212.2	Proposed North Perimeter Watercolor Preferred Design
A212.2A	Proposed North Perimeter Watercolor Alternate Design
A213.0	Historic, Existing & Preferred West Exterior Elevations
A213.1	Demolition & Proposed West Exterior Elevations Preferred Design
A213.1A	Demolition & Proposed West Exterior Elevations Alternate Design
A213.2	Proposed West Perimeter Watercolor Preferred Design
A213.2A	Proposed West Perimeter Watercolor Alternate Design
A220.0	Yard Section Diagrams Preferred Design
A220.0A	Yard Section Diagrams Alternate Design
A221.0	Building Section Diagrams Preferred Design
A221.0A	Building Section Diagrams Alternate Design
A231.0	Rendering of Preferred Addition at Northeast Corner
A231.0A	Rendering of Alternate Addition at Northeast Corner
A300.0	Existing & Proposed Gates Preferred Design
A300.0A	Existing & Proposed Gates Alternate Design
A300.2	Via del Mar West Front Gate Rendering Preferred Design
A300.2A	Via del Mar West Front Gate Rendering Alternate Design
A300.3	Proposed Gate Perimeter South Elevations Preferred Design
A300.3A	Proposed Gate Perimeter South Elevations Alternate Design
A300.4	Metalwork Details
A309.1	Master Bedroom Juliette Balcony Existing & Proposed
A408.0	New Fenestrations at Proposed Addition

SUPPLEMENTAL APPLICATIONS

ZON-24-0031	Development Review (Town Council) Variance - Building Height - Zoning Ordinance Section 134-843
ZON-24-0009	Development Review (Town Council) Variance - Driveway Area - Zoning Ordinance Section 134-1668
LPCS-24-0061	Administrative Review (LPC) In-Kind Wood Window Replacement

SCOPE OF WORK

- Minor 510 square foot second story addition
- In-kind wood window and door replacements
- Bronze door replacements
- Reopen original fenestration at East facade
- Install additional historic reja at East facade
- New pedestrian entrance and gate along Via la Selva
- Repair and replacement of existing courtyard paving
- Revise pathways throughout property
- Repave driveway aprons and service parking court
- Install new spa / jacuzzi
- Relocated existing HVAC equipment
- Existing site drainage and stormwater management to be upgraded
- Existing stone facade to be cleaned

DEFERRED FOR REVIEW

- Second Story Addition Elevations
- Via del Mar Vehicular Gates

Issued for Presentation Set
July 3rd, 2024



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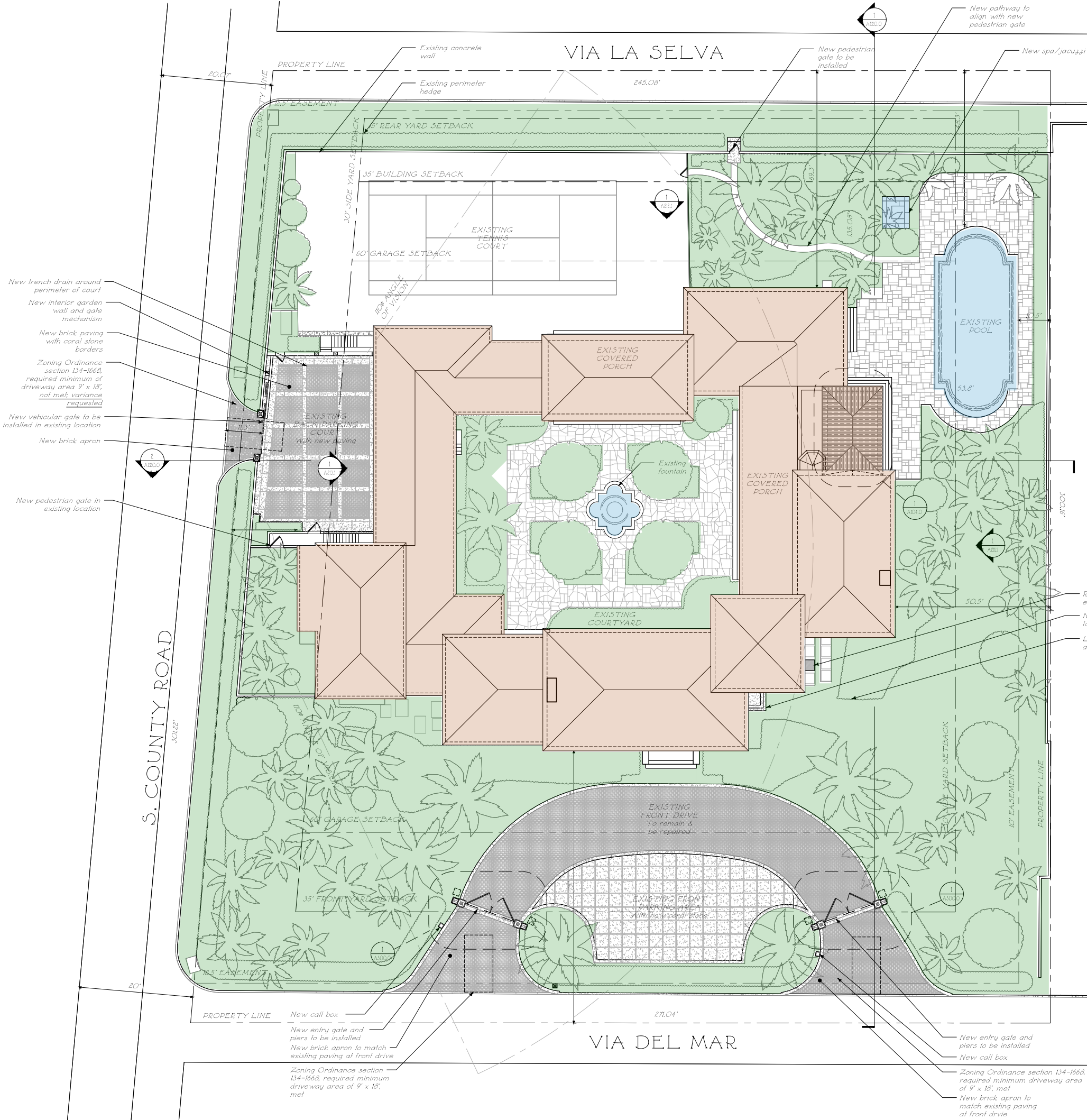
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PROJECT TITLE
195 Via del Mar
Palm Beach, FL
COA-24-0002

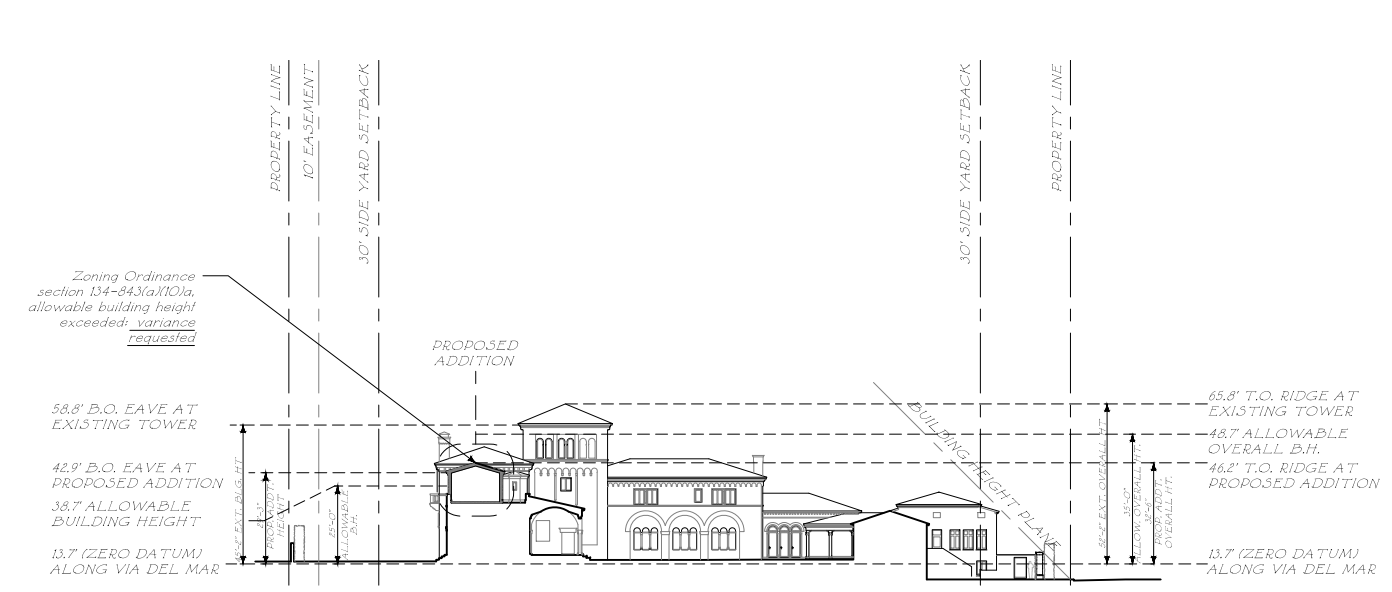
SHEET TITLE
Drawing Index

SCALE
N/A
DATE
06/11/2024
AUTHOR
NZ
SHEET NUMBER

T-100.1



1
L102.2
1/16" = 1'- 0"



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

Zoning Legend				
line#				
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.):	305' x 345'		
5	Structure Type:	Single Family Residence		
6	FEMA Flood Zone Designation:	Flood Zone X (F.I.R.M.)		
7	Zero Datum for point of meas. (NAVD)	highest crown of road at Via del Mar = 18' = 12.5' + 1.5' = 13.7'		
8	Crown of Road (COR) (NAVD)	highest crown of road at Via del Mar = 12.2'		
9		REQD / PERMITTED	EXISTING	PROPOSED
10	Lot Coverage (Sq Ft and %)	18,098 / 25%	14,554 / 19%	N/C
11	Enclosed Square Footage (1st Fl., 2nd Fl., Storage Area, Structure, 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.)	25 Ft / 2 stories	45.2' / 3 stories @ tower	30.5' / 2 stories @ addition
18	Overall Building Height (Ft.)	35 Ft / 2 stories	52.2' / 3 stories @ tower	30.5' / 2 stories @ 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.		

* Indicate each yard area with cardinal direction (N, S, E, W)

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (CCR) divided by two (FFE + CCR) / 2 = Max. Fill (See 134-166.8)

*** Provide Native plant species info per category as required by Ord. 003-2022 on

Enter N/A if value is not applicable.
Enter N/C if value is not changing.

REV. 03/2023/02/25

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 Windows 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

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July 3rd, 2024
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May 10th, 2024
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April 29th, 2024
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April 11th, 2024



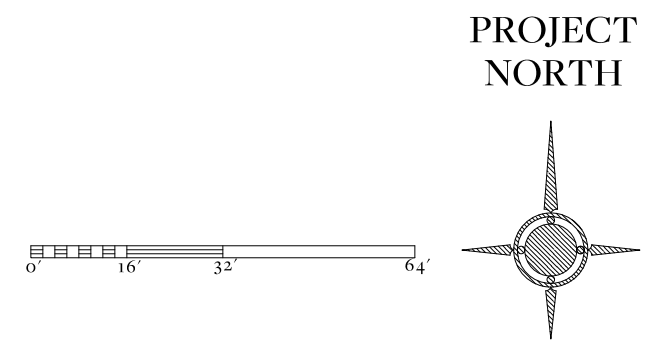
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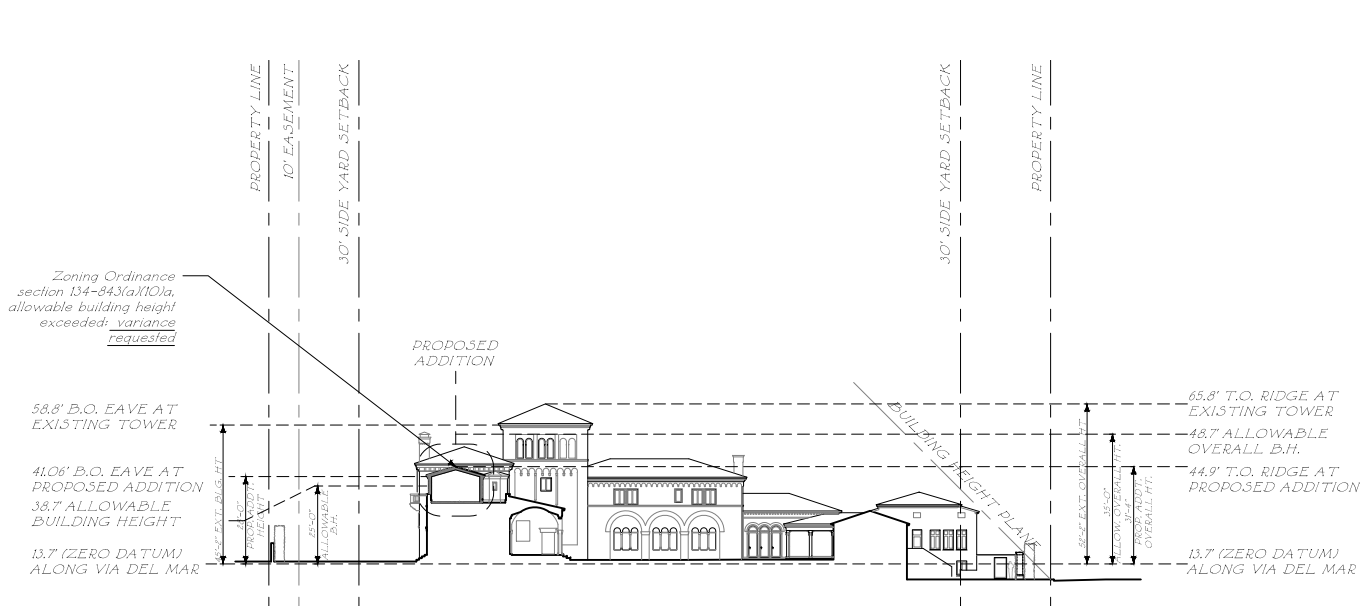
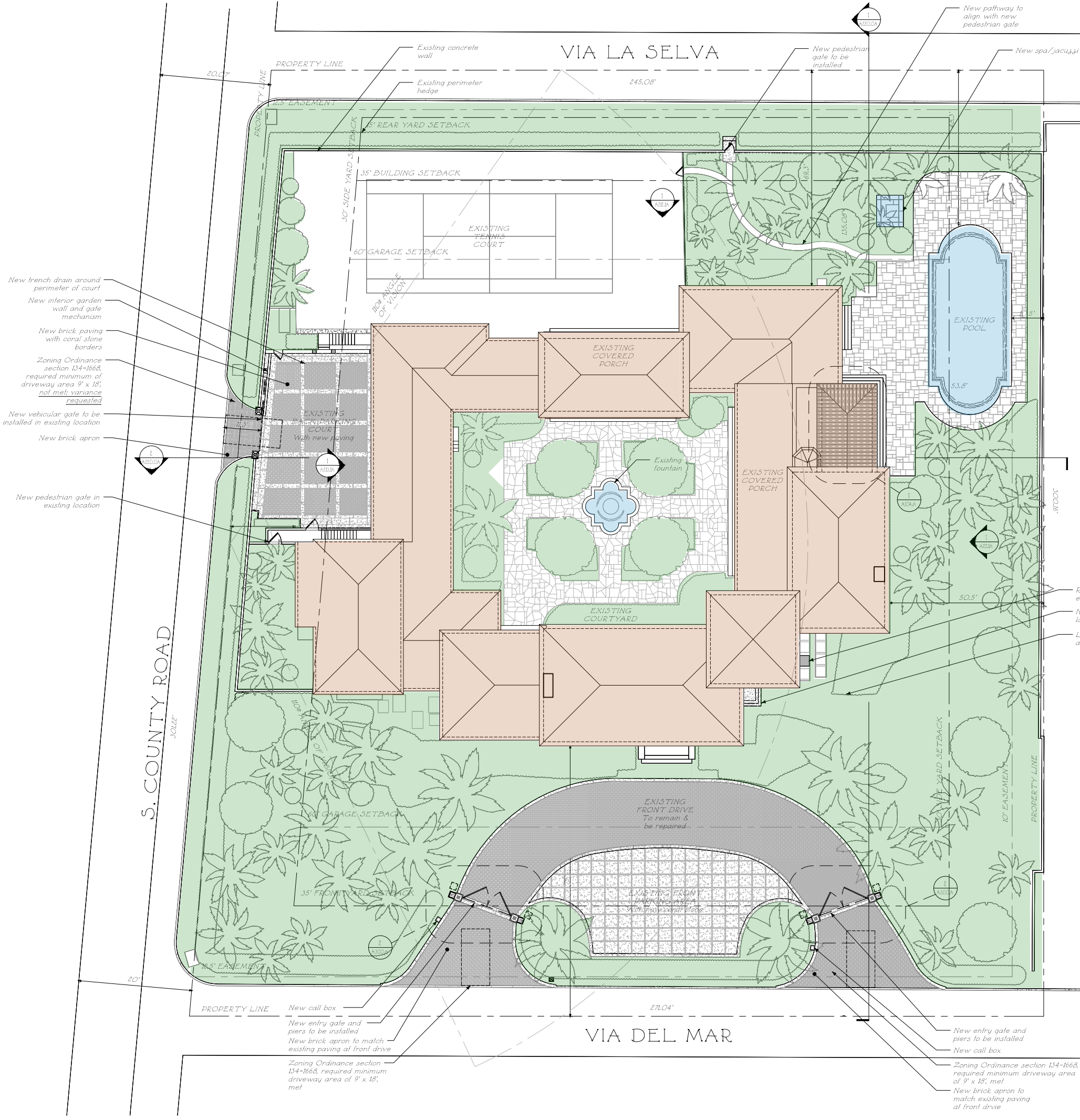
PROJECT TITLE
**195 Via del Mar,
Palm Beach, FL
COA-24-0002**

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

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

L102.2
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PROJECT 252





Town of Palm Beach

Planning Zoning and Building

360 S County Rd

Palm Beach, FL 33480

www.townofpalmbeach.com

Zoning Legend				
1	Property Address: 195 Via del Mar, Palm Beach, FL 33480			
2	Zoning District: R-A, Estate Residential			
3	Lot Area (sq. ft.): 70,741 from FEMA / 77,454 from survey / 72,392 SF			
4	Lot Width (W) & Depth (D) (ft.): 300' x 245'			
5	Structure Type: Single Family Residence			
6	FEMA Flood Zone Designation: Flood Zone X (F.I.R.M.)			
7	Zero Datum for point of meas. (NAVD): Highest crown of road at Via del Mar = 18' = 12.2 + 1.5 = 13.7'			
8	Crown of Road (COR) (NAVD): Highest crown of road at Via del Mar = 12.2'			
9	REQ'D / PERMITTED	EXISTING	PROPOSED	
10	Lot Coverage (Sq Ft and %)	18,098 / 25%	14,554 / 19%	N/C
11	Enclosed Square Footage (1st & 2nd Fl., Basement Area, Stairways, 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 60.5 / 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.)	25 Ft / 2 stories	45.2' / 3 stories @ tower	38.0' / 3 STORIES @ ADDITION
18	Overall Building Height (Ft.)	35 Ft / 2 stories	52.2' / 3 stories @ tower	31.4' / 2 STORIES @ 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 / 48.4%
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.

* Indicate each yard area with cardinal direction (N,S,E,W)

** Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (CCR) divided by two. (FFE + CCR) / 2 = Max. Fill (200-128-1600)

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

Enter N/A if value is not applicable.

Enter N/C if value is not changing.

REV 8/ 20230515

1
1/16" = 1'- 0"

2
1/32" = 1'- 0"

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 Windows 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	

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April 11th, 2024



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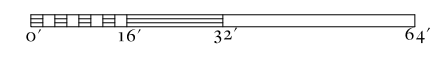
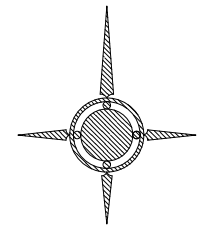
PROJECT TITLE
**195 Via del Mar,
Palm Beach, FL
COA-24-0002**

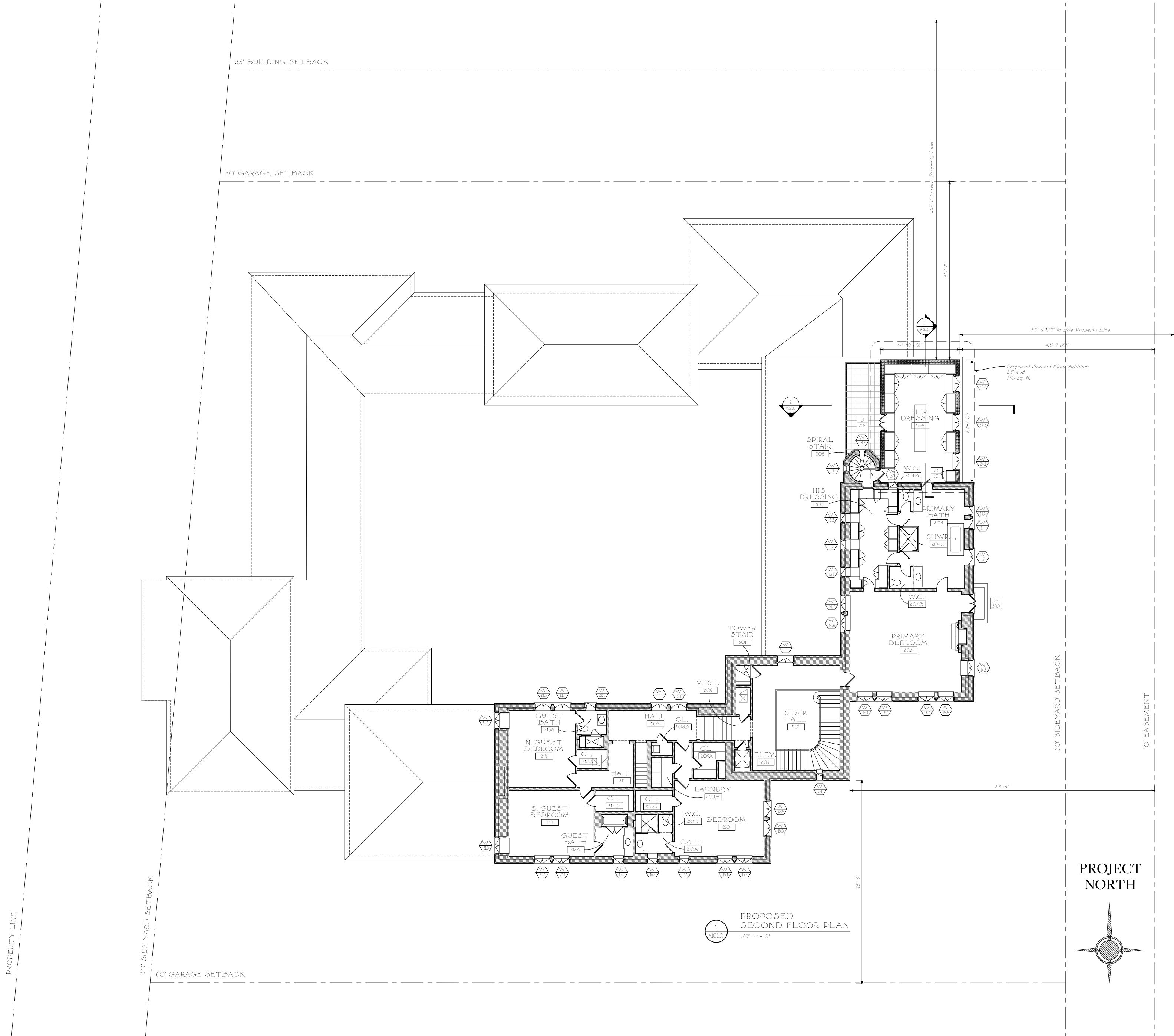
SHEET TITLE
**Alternate Site Plan,
Building Plane Diagram,
& Zoning Legend**

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

L102.2A
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PROJECT 152

PROJECT
NORTH





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	

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April 29th, 2024
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April 11th, 2024
Issued For Pre-Application Review
April 1st, 2024

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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

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PROJECT 2302

PROPERTY LINE

30' SIDE YARD SETBACK

60' GARAGE SETBACK

35' BUILDING SETBACK

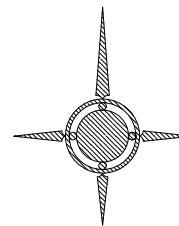
60' GARAGE SETBACK

1
A104.0

PREFERRED
ROOF PLAN

1/8" = 1' - 0"

PROJECT
NORTH



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 Finish

-00.00 - Elevation
W.P. - Working point

Centerline
Hidden line

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July 3rd, 2024
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April 29th, 2024
Issued For First Submittal
April 11th, 2024



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PROJECT TITLE

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

SHEET TITLE

Proposed
Roof Plan
Preferred Design

SCALE

1/8"=1'-0"

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

A104.0

PROPERTY LINE

30' SIDE YARD SETBACK

60' GARAGE SETBACK

35' BUILDING SETBACK

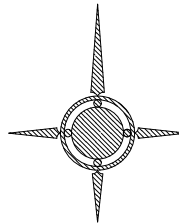
60' GARAGE SETBACK

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10/04/24

ALTERNATE
ROOF PLAN

1/8" = 1' - 0"

PROJECT
NORTH



PLAN LEGEND

Existing Construction to Remain

New Partitions & Wall Finishes

NAME

XX

Room Name & Number

D

W

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

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June 14th, 2024

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April 11th, 2024



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PROJECT TITLE

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

SHEET TITLE

Proposed
Roof Plan
Alternate Design

SCALE

1/8" = 1' - 0"

DATE

03/19/2024

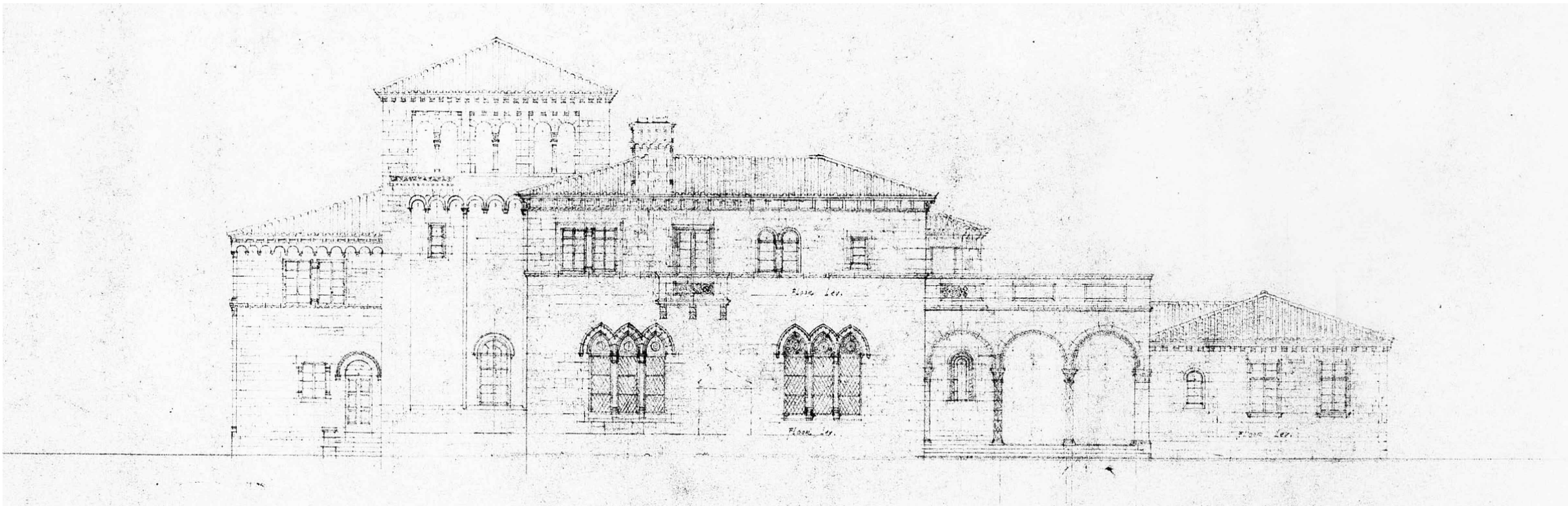
AUTHOR

NZ

SHEET NUMBER

A104.0A

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PROJECT 2301



1
A211.0
HISTORIC
EAST ELEVATION
1/8" = 1'- 0"






2
A211.0
EXISTING
EAST ELEVATION
1/8" = 1'- 0"










3
A211.0
PREFERRED
EAST ELEVATION
1/8" = 1'- 0"

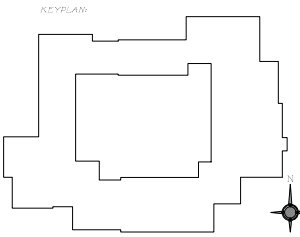
ELEVATION LEGEND

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

DIMENSION LEGEND

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

KEY PLAN



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June 14th, 2024

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May 10th, 2024

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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
Historic, Existing &
Preferred East Exterior
Elevations

SCALE
1/8" = 1'- 0"

DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER

A211.0



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

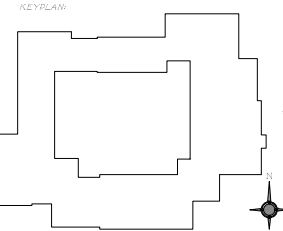
ELEVATION LEGEND

- 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



DEMOLITION
EAST ELEVATION

3/16" = 1'-0"



PREFERRED
EAST ELEVATION

3/16" = 1'-0"

Issued for Presentation Set
July 3rd, 2024
Issued For Town Council
June 13th, 2024



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ARCHITECTS**
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New York, NY 10012
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PROJECT TITLE
**195 Via del Mar
Palm Beach, Florida
COA-24-0002**

SHEET TITLE
**Demolition & Proposed
East Exterior Elevations
Preferred Design**

SCALE
3/16" = 1'-0"

DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER

A211.1

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PROJECT 232



DEMOLITION LEGEND

- 1 Exterior 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
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- 14 Existing HVAC equipment to be removed
- 15 Existing steps to be removed

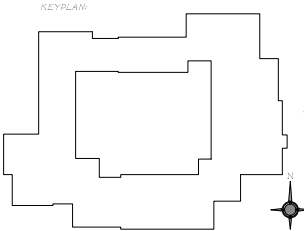
ELEVATION LEGEND

- D Exterior Non-Original Door Tag to be replaced with new metal and glass door
- W.D. 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
A211.1A
ALTERNATE EAST ELEVATION
3/16" = 1'-0"

Issued for Presentation Set
July 3rd, 2024
Issued For Town Council
June 13th, 2024



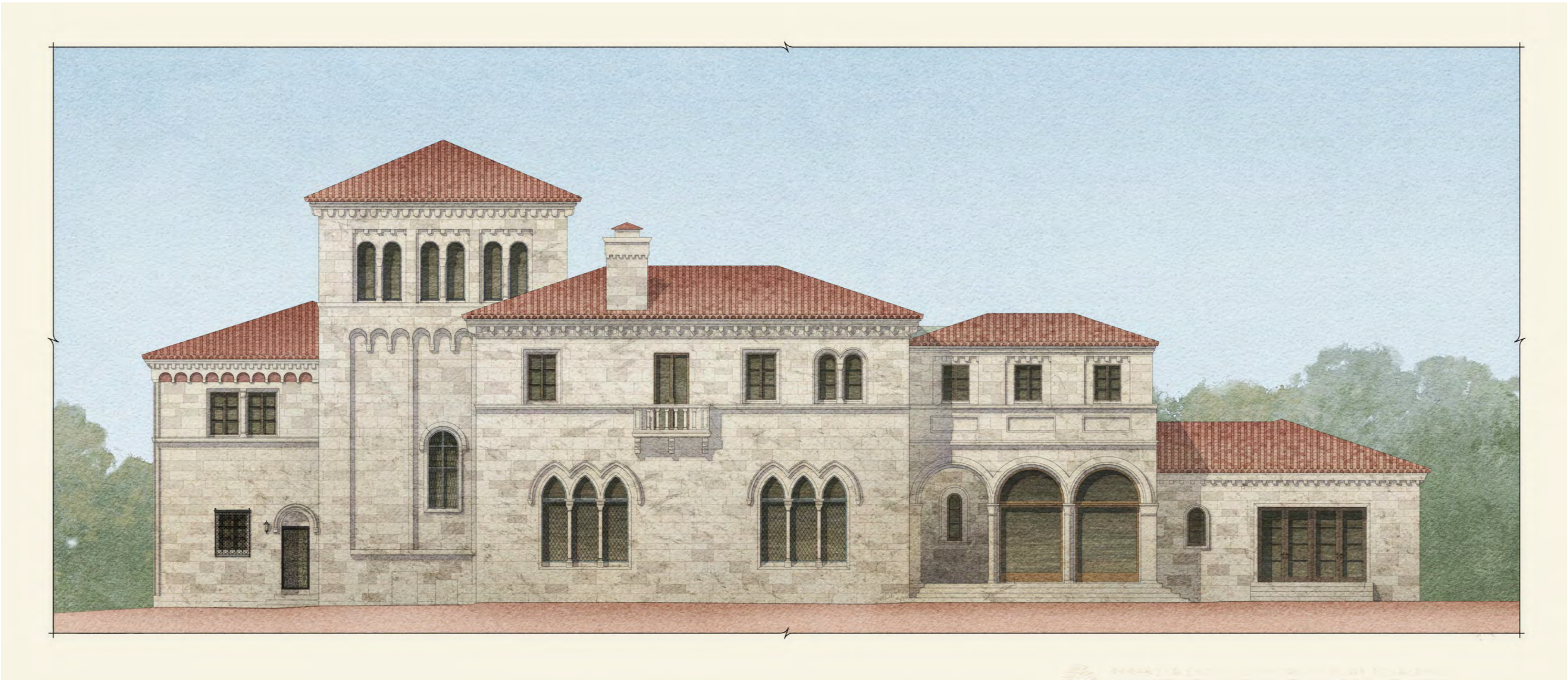
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PROJECT TITLE
195 Via del Mar
Palm Beach, Florida
COA-24-0002

SHEET TITLE
Demolition & Proposed East Exterior Elevations Alternate Design

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

A211.1A
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06/01/2024



1
A211.2
PREFERRED EAST
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

KEY PLAN

KEY PLAN

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June 14th, 2024
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PROJECT TITLE
195 Via del Mar
Palm Beach, Florida
COA-24-0002

SHEET TITLE
Proposed East
Perimeter Watercolor
Preferred Design

SCALE
NTS

DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER

A211.2



RENDERING TO BE PROVIDED

1
AZILZA
ALTERNATE EAST
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

KEY PLAN

KEY PLAN

Issued for Presentation Set
July 3rd, 2024

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PROJECT TITLE

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

SHEET TITLE

Proposed East
Perimeter Watercolor
Alternate Design

SCALE

NTS

DATE

03/19/2024

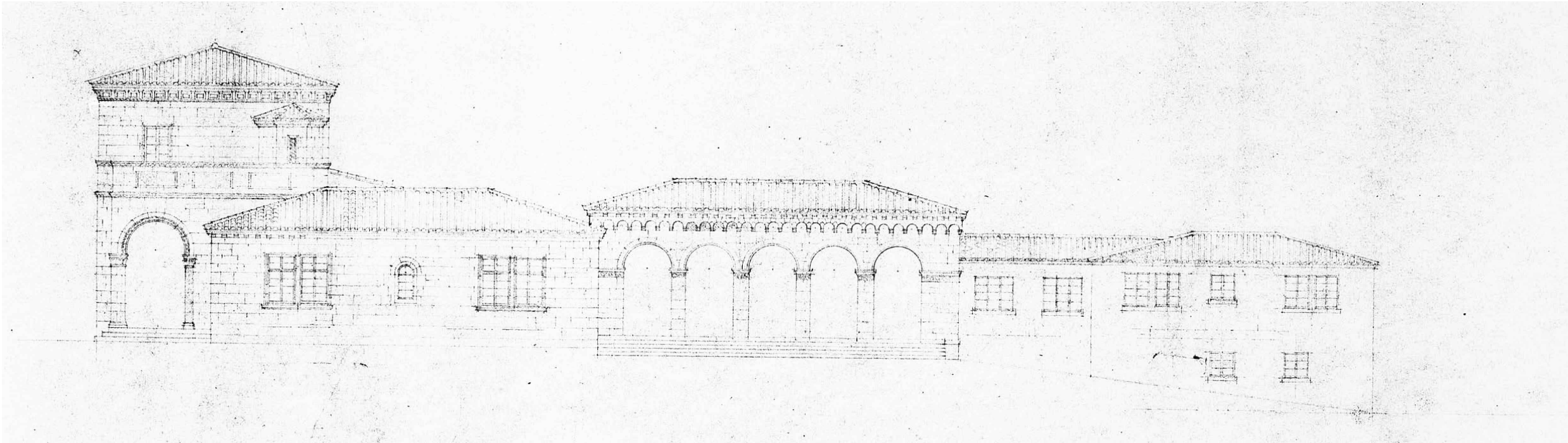
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NZ

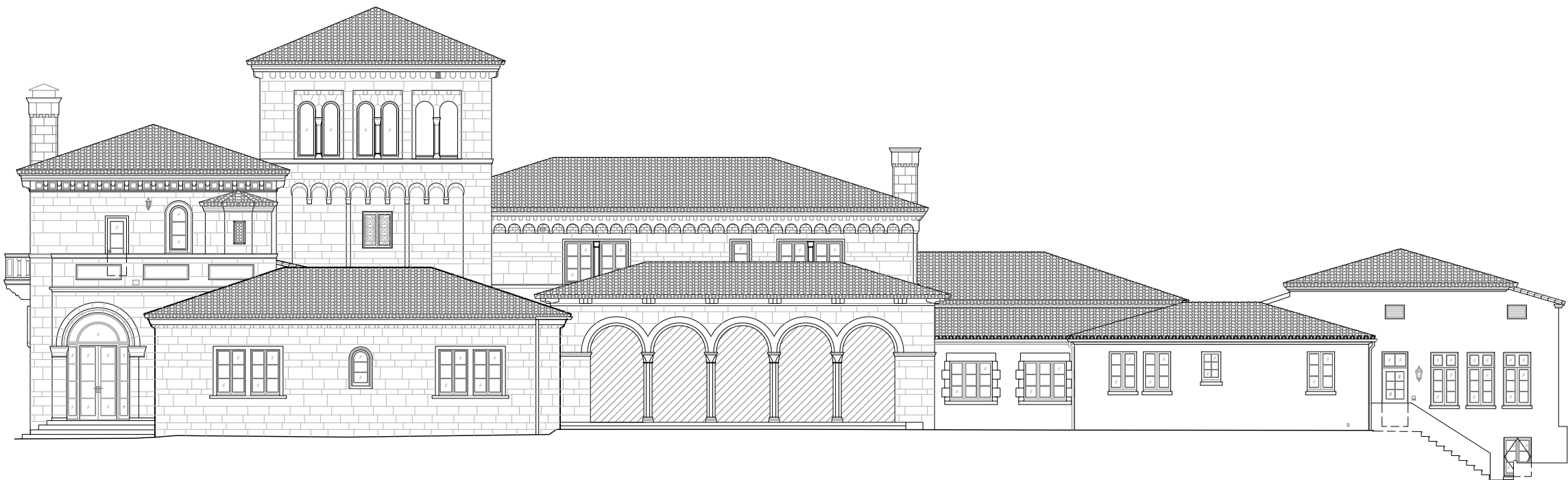
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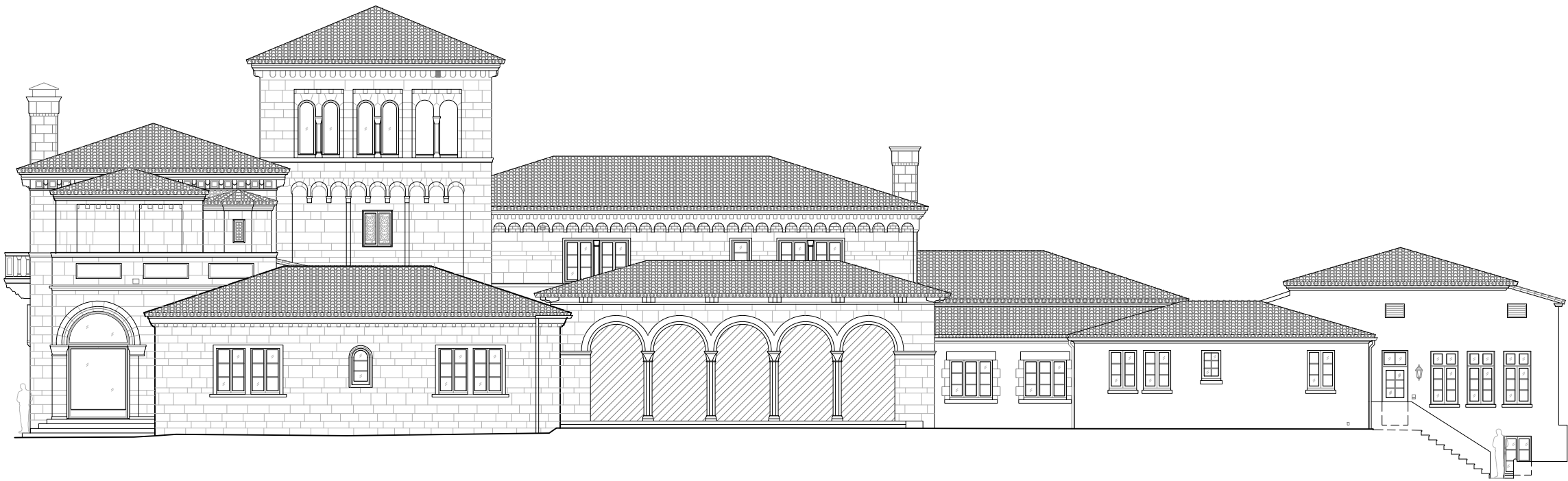
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PROJECT 2302



1
A212.0
HISTORIC
NORTH ELEVATION
1/8" = 1'-0"



2
A212.0
EXISTING
NORTH ELEVATION
1/8" = 1'-0"



3
A212.0
PREFERRED
NORTH ELEVATION
1/8" = 1'-0"

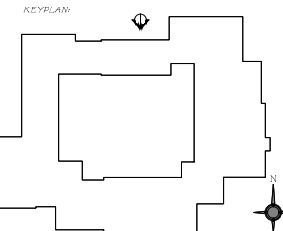
ELEVATION LEGEND

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

DIMENSION LEGEND

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

KEY PLAN



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

SHEET TITLE
Historic, Existing &
Preferred North Exterior
Elevations

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

A212.0

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

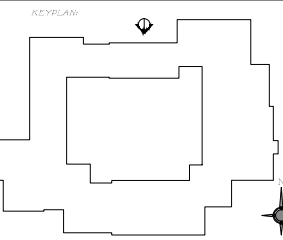
ELEVATION LEGEND

- ① Exterior Non-Original Door Tag to be replaced with new metal and glass door
- ② Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind
- ③ Detail Tag

DIMENSION LEGEND

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

KEY PLAN



GENERAL NOTES

1. Existing stone facade to be cleaned.

DEMOLITION
NORTH ELEVATION

1
A212.1
3/16" = 1' - 0"

PREFERRED
NORTH ELEVATION

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

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April 1st, 2024

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

SHEET TITLE
Demolition & Proposed
North Exterior Elevation
Preferred Design

SCALE
3/16" = 1' - 0"

DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER

A212.1

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PROJECT 232

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

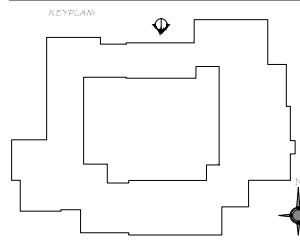
ELEVATION LEGEND

- 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



GENERAL NOTES

1. Existing stone facade to be cleaned.

DEMOLITION
NORTH ELEVATION

1
AREA

3/16" = 1' - 0"

ALTERNATE
NORTH ELEVATION

2
AREA

3/16" = 1' - 0"

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PROJECT TITLE

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

SHEET TITLE

Demolition & Proposed
North Exterior Elevation
Alternate Design

SCALE

3/16" = 1' - 0"

DATE

03/19/2024

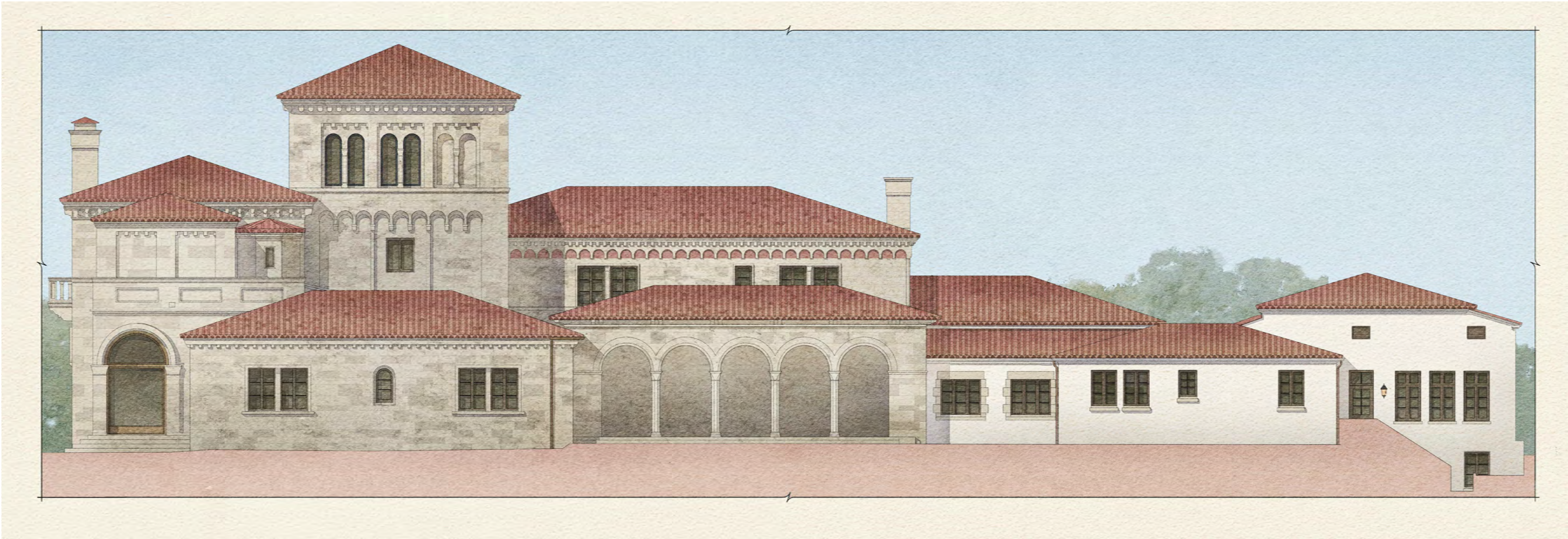
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SHEET NUMBER

A212.1A

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PROJECT 232



1
A212.2
PREFERRED NORTH
PERIMETER ELEVATION RENDERING
NTS

D

XX

W.D

XX

⊙

Detail Tag

Rough

Center

Finish

⊕

00.00 - Elevation

W.P. - Working point

Centerline

Hidden line

Material Removal

KEY PLAN

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COA-24-0002
SHEET TITLE
Proposed North
Perimeter Watercolor
Preferred Design
SCALE
NTS
DATE
03/19/2024
AUTHOR
NZ
SHEET NUMBER

A212.2

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PROJECT 2302

D	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

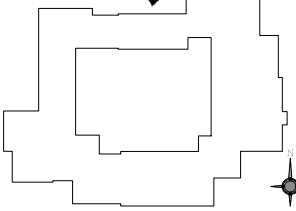
DIMENSIONI LEGGE

$\pm 00.00 = \text{Elevation}$
W.P. = Working point

————— ———— *Centerline*

----- Hidden line
 ----- Material Removal

KEYPLAN:



RENDERING TO BE PROVIDED

1
A11.2A

ALTERNATE NORTH
PERIMETER ELEVATION RENDERING

NTS



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PROJECT TITLE

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COA-24-0002

SHEET TITLE

Proposed North Perimeter Watercolor Alternate Design

SCALE

NTS

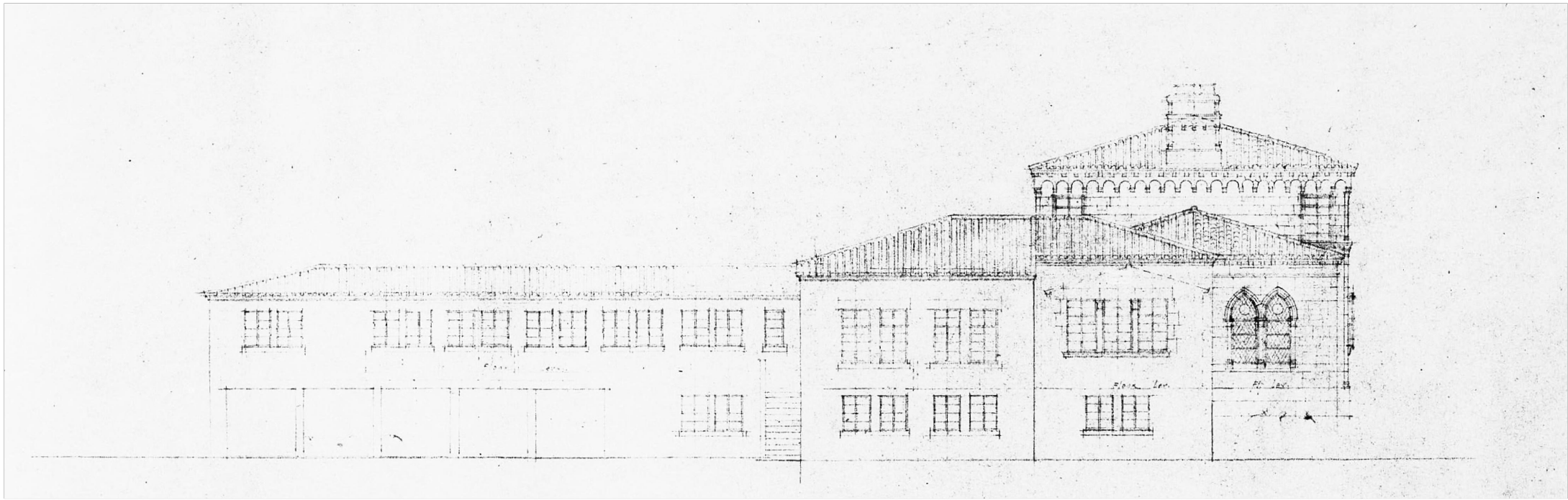
DATE _____

AUTHOR

NZ

SHEET NUMBER

A212.2A



1
A213.0
HISTORIC
WEST ELEVATION
1/8" = 1'-0"



2
A213.0
EXISTING
WEST ELEVATION
1/8" = 1'-0"



3
A213.0
PREFERRED
WEST ELEVATION
1/8" = 1'-0"

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

00.000 - Elevation

W.P. - Working point

Centerline

Hidden line

KEY PLAN

KEY PLAN

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

SHEET TITLE
Historic, Existing &
Preferred West Exterior
Elevations

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

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PROJECT 2302



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

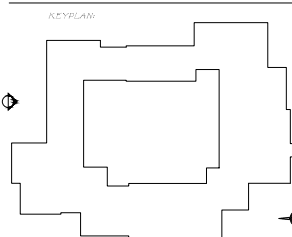
ELEVATION LEGEND

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



GENERAL NOTES

1. Existing stone facade to be cleaned.

- Issued For Presentation Set July 3rd, 2024
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- Issued For Final Submittal May 10th, 2024
- Issued For Second Submittal April 29th, 2024
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PROJECT TITLE

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COA-24-0002

SHEET TITLE

Demolition & Proposed
West Exterior Elevations
Preferred Design

SCALE

3/16"=1'-0"

DATE

03/19/2024

AUTHOR

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SHEET NUMBER

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PROJECT 2301



2
A213.1A
DEMOLITION WEST ELEVATION
3/16" = 1'- 0"



1
A213.1A
ALTERNATE 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

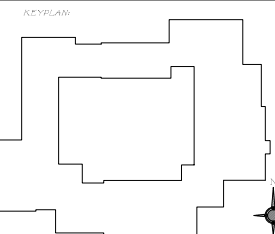
ELEVATION LEGEND

- 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



GENERAL NOTES

- Existing stone facade to be cleaned.

- Issued For Presentation Set July 3rd, 2024
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- Issued For Pre-Application Review April 1st, 2024



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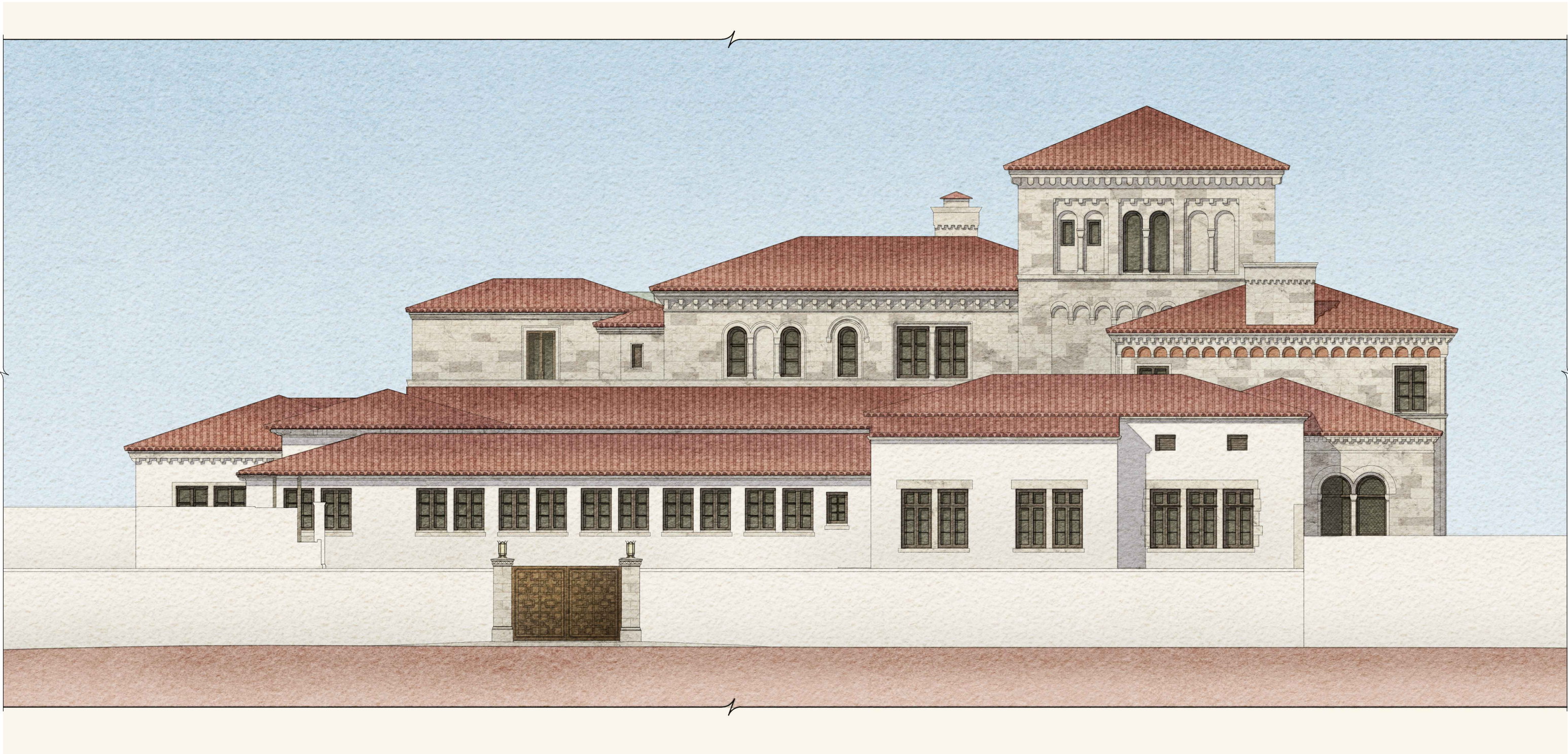
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PROJECT TITLE
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Palm Beach, Florida
COA-24-0002

SHEET TITLE
Demolition & Proposed West Exterior Elevations
Alternate Design

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

A213.1A



1
A213.2
PREFERRED WEST 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

KEY PLAN

KEY PLAN

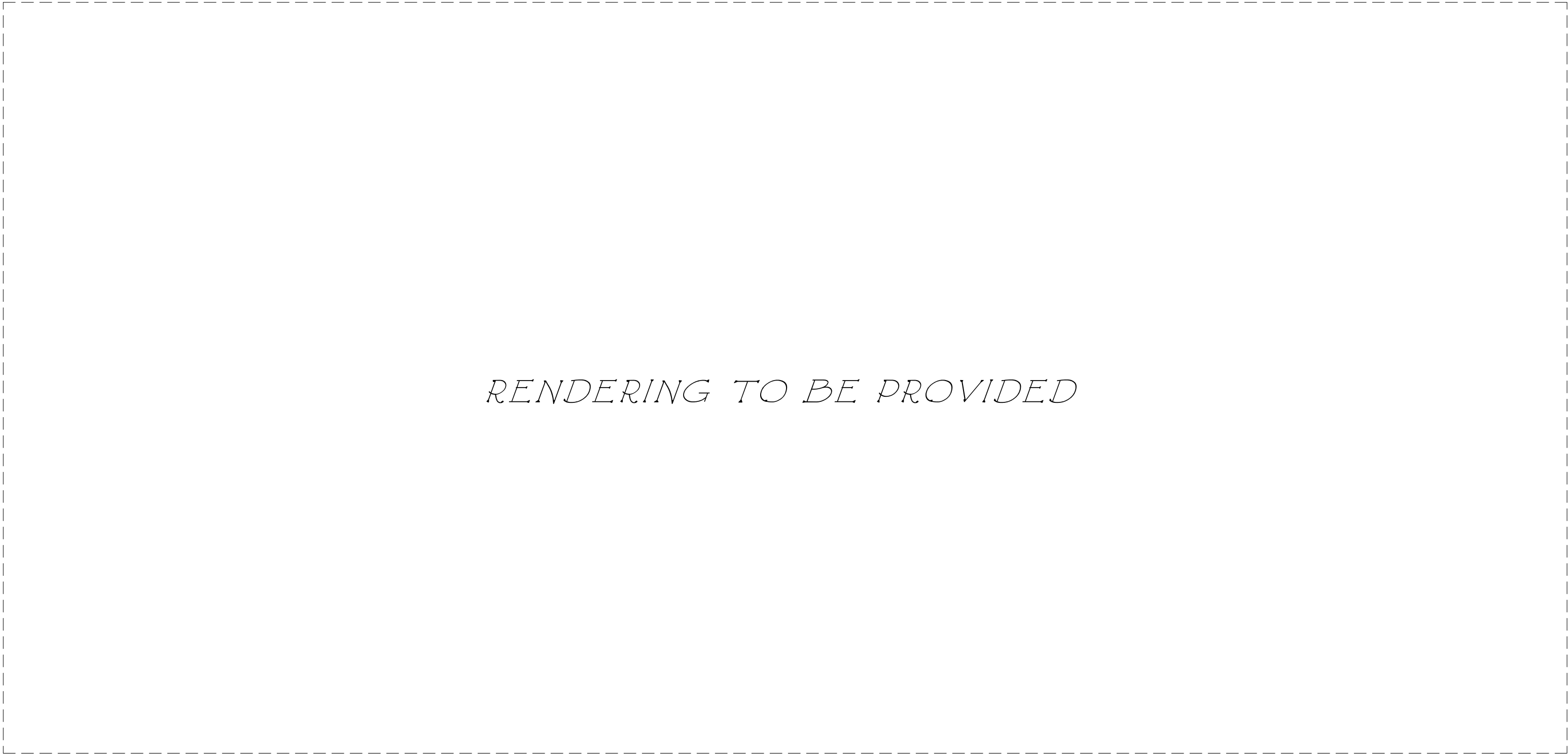
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COA-24-0002
SHEET TITLE
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Perimeter Watercolor
Preferred Design
SCALE
NTS
DATE
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AUTHOR
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SHEET NUMBER

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PROJECT 2302



RENDERING TO BE PROVIDED

1
A213.2A
NTS
ALTERNATE WEST
PERIMETER ELEVATION RENDERING

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

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
Alternate West Perimeter Watercolor Alternate Design
SCALE
NTS
DATE
03/19/2024
AUTHOR
NZ
SHEET NUMBER

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