

FERGUSON &  
SHAMAMIAN  
ARCHITECTS

FINAL PLAN SET  
AUGUST 21, 2024 LPC



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

PROJECT NUMBER:

COA-24-0002

PROJECTED HEARING DATE:

AUGUST 21st, 2024

ISSUED FOR LPC FINAL SUBMISSION

JULY 29th, 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&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  
22475 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
P202.0	Historic Maurice Patio Drawing Proposed Addition
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
A211.2B	Proposed East Elevation Perimeter Watercolor Comparison
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
A212.2B	Proposed North Elevation Perimeter Watercolor Comparison
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
A213.2B	Proposed West Elevation Perimeter Watercolor Comparison
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
A222.0	M. Bedroom Juliette Balcony & New Addition Fenestrations
A231.0	Rendering of Preferred Addition at Northeast Corner
A231.0A	Rendering of Alternate Addition at Northeast Corner
A231.0B	Addition Rendering Comparison
A300.0	Existing & Proposed Gates Preferred Design
A300.0A	Existing & Proposed Gates Alternate Design
A300.1	Proposed Gate Perimeter South Elevations Preferred Design
A300.1A	Proposed Gate Perimeter South Elevations Alternate Design
A300.1B	Proposed Gate Perimeter South Elevation Comparison
A300.2	Metalwork Details
A300.3	Via del Mar West Front Gate Rendering Preferred Design
A300.3A	Via del Mar West Front Gate Rendering Alternate Design
A300.3B	Via del Mar West Front Gate Rendering Comparison

SUPPLEMENTAL APPLICATIONS

ZON-24-0031	Development Review (Town Council) Variance - Building Height - Zoning Ordinance Section 134-843 Projected Hearing Date September 11th, 2024
ZON-24-0009	Development Review (Town Council) Variance - Driveway Area - Zoning Ordinance Section 134-1668 Approved July 10th, 2024
ZON-24-00XX	Development Review (Town Council) Variance - Gate and Pier Height - Zoning Ordinance Section 134-1668 Projected Hearing Date September 11th, 2024

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
- Via del Mar Vehicular Gates and Piers

Issued For Final LPC Submittal July 29th, 2024
Issued For Presentation Set July 12th, 2024
Issued for Final Submittal July 3rd, 2024



FERGUSON & SHAMAMIAN ARCHITECTS

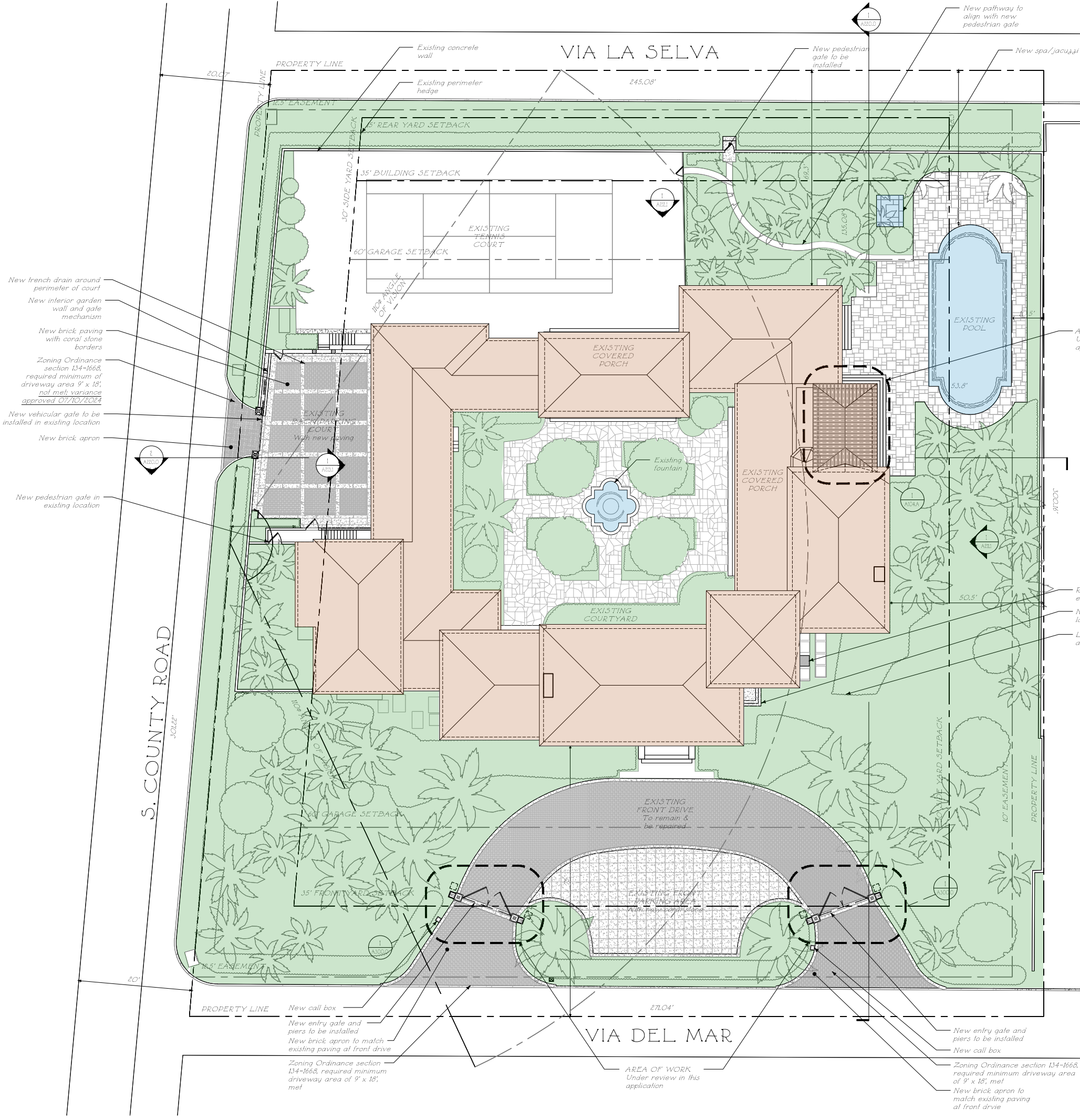
270 Lafayette Street, Suite 300  
New York, NY 10012  
T 212 941 8088  
fergusonshamamian.com

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

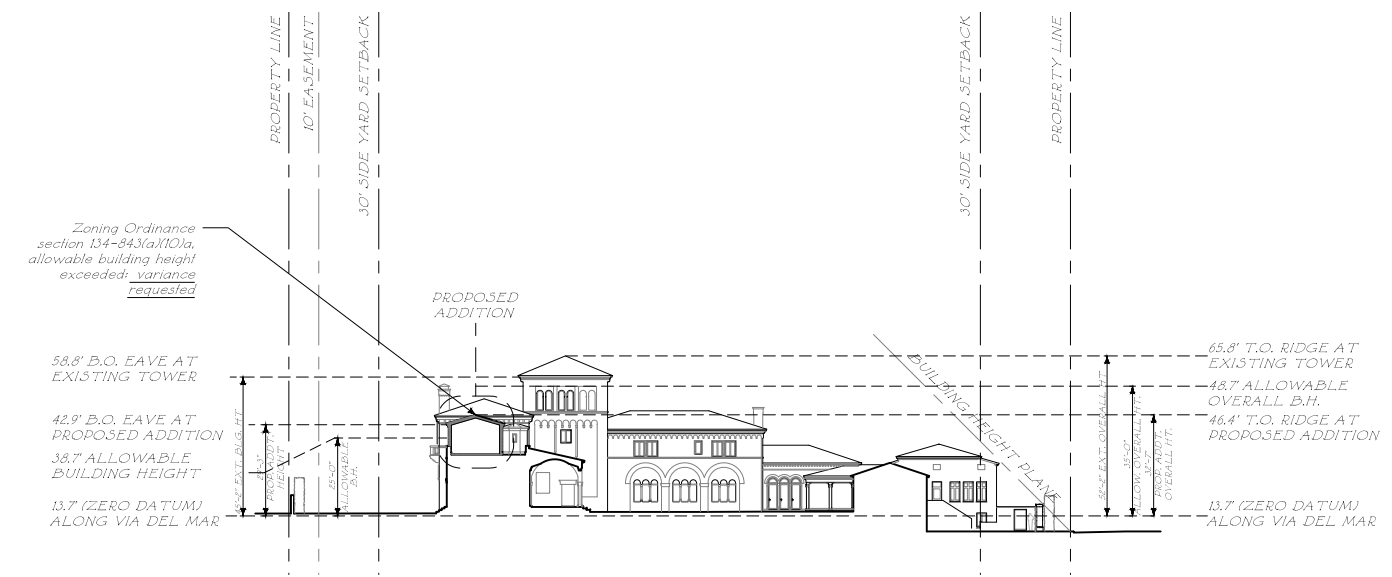
SHEET TITLE  
Drawing Index

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"

### ANGLE OF VISION

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 ft.)(50 ft.) = 10#	
<i>LOT A.O.V.</i>	<i>110#</i>



Town of Palm Beach

Planning, Zoning and Building

340 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 345'		
5	Structure Type:	Single Family Residence		
6	FEMA Flood Zone Designation:	Flood Zone X (F1, F2, F3)		
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	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 21.6 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	59.25' / 3 stories @ addition
18	Overall Building Height (Ft.)	35 Ft / 2 stories	52.2' / 3 stories @ tower	66.5' / 3 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.		

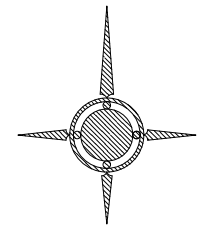
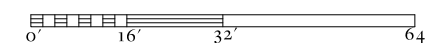
\* Indicate each yard area with cardinal direction (N, S, E, W)

\*\* Difference of Fin. Floor Elev. (FFE) and highest Crown of Rd (COR) divided by two. (FFE - COR) / 2 = Max. Fill (Sec. 134-120)

\*\*\* Provide Native plant species info per category as required by Ord. 2023-002, on separate TOPB Landscape Legend

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




REV 09/2023/02/20





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

	<i>+00.00 - Elevation</i>
	<i>W.P. - Working point</i>

	<i>Centerline</i>
	<i>Hidden line</i>

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued For Final Submittal  
July 3rd, 2024  
Issued For Presentation Set  
June 14th, 2024  
Issued For Final Submittal  
May 10th, 2024



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

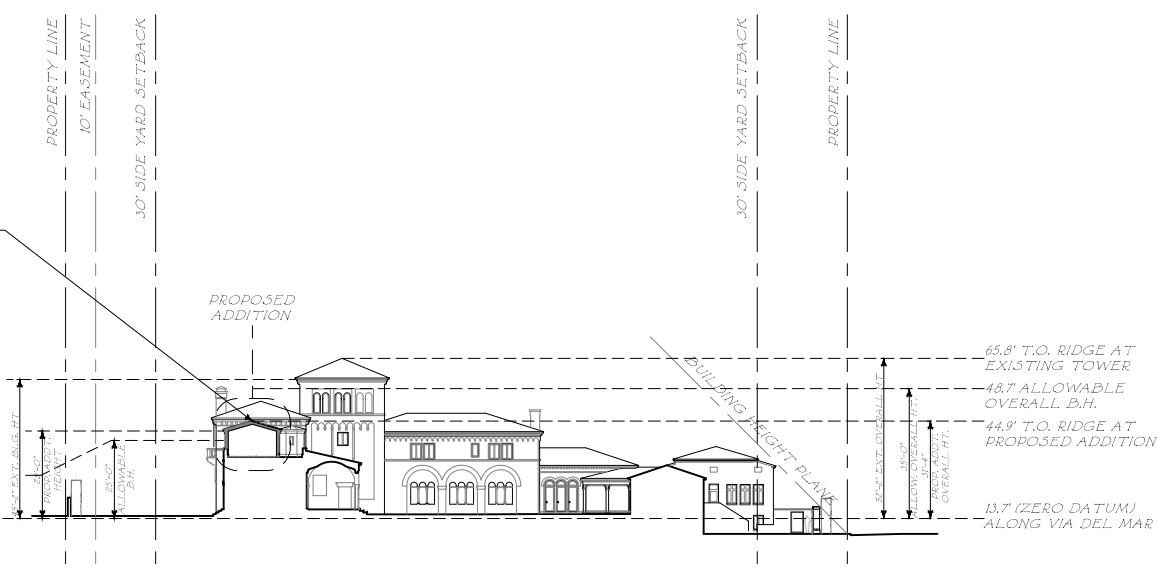
PROJECT TITLE  
**195 Via del Mar,  
Palm Beach, FL  
COA-24-0002**

SHEET TITLE  
**Preferred 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 SIZE

PROJECT  
NORTH



ZONING DISTRICT: R-A (Estate Residential)

STANDARD LOT WIDTH MIN.: 125 ft.

STANDARD LOT DEPTH MIN.: 150 ft.

*LOT ON S. COUNTY RD. 300 ft.*

STANDARD A.O.V. 100%







PER LARGER LOT: INCREASE 2# PER 10 ft.

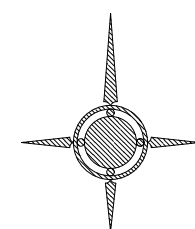
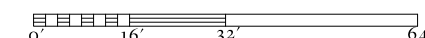
MAX. ADDITIONAL WIDTH = 50 ft.

(2#/10 ft.)(50 ft.) = 10#

*LOT A.O.V. 110%*

### PLAN LEGEND

	<i>Existing Construction to Remain</i>
	<i>New Partitions &amp; Wall Finishes</i>
<p>NAME</p> 	<i>Room Name &amp; Number</i>
	<i>Exterior Non-Original Door Tag: to be replaced with new metal and glass door</i>
	<i>Exterior Wood Window or Door tag to be replaced with new wood window or door to match existing in kind</i>
	<i>Detail Tag</i>



Issued For Final LPC Submittal
July 29th, 2024
Issued For Presentation Set
July 12th, 2024
Issued for Final Submittal
July 3rd, 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

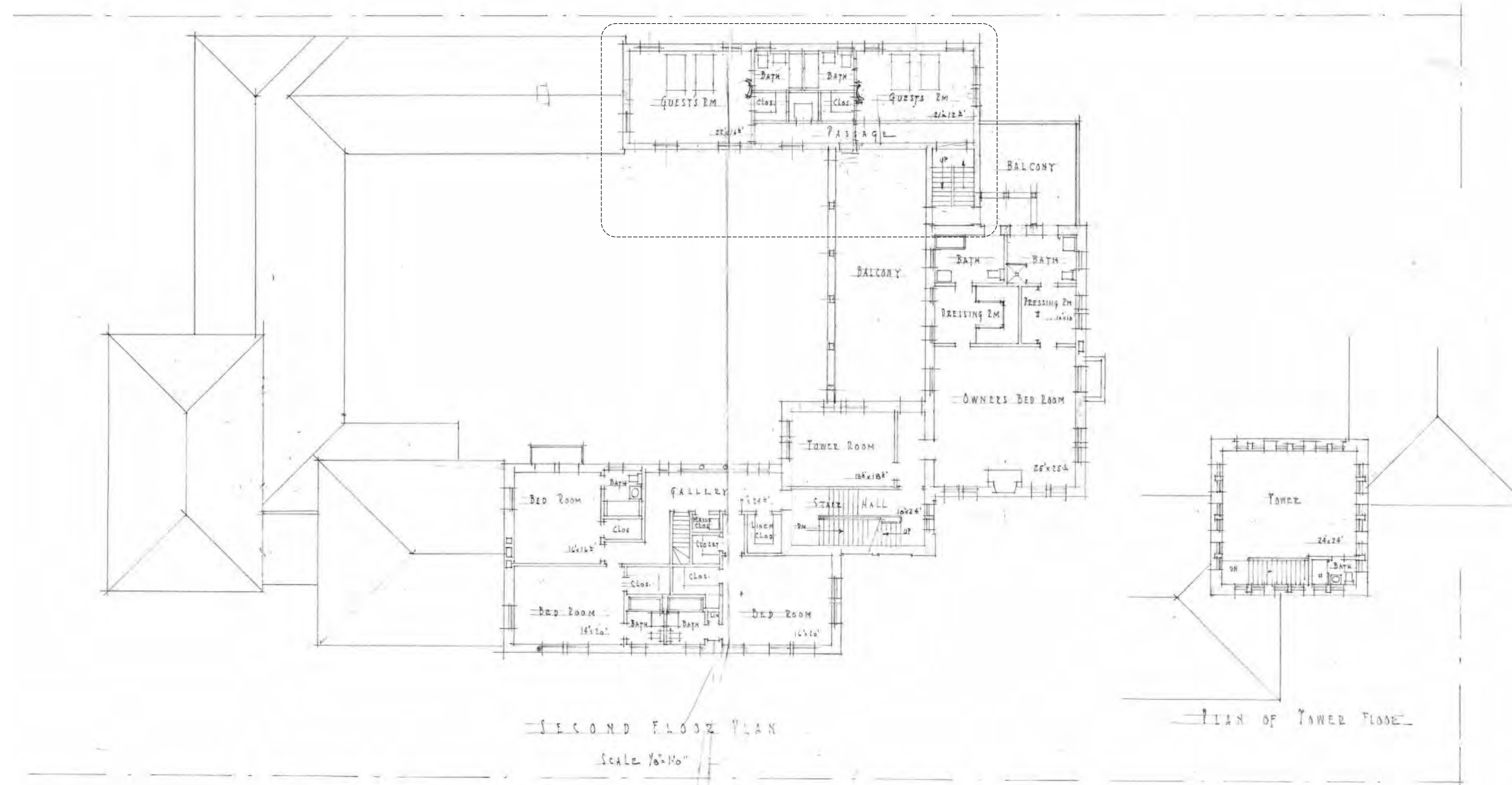
---

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

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

L102.2A

© COPYRIGHT 2024 FERGUSON & SHAMLIAN ARCHITECTS, LLC  
BIRMINGHAM, AL



A. SECOND FLOOR PLAN - ALTERNATE ORIGINAL DESIGN SKETCH (SIMILAR TO PROPOSED ADDITION)



B. EAST ELEVATION - ALTERNATE ORIGINAL DESIGN SKETCH (SIMILAR TO PROPOSED ADDITION)  
DRAWING COURTESY OF HISTORICAL SOCIETY OF PALM BEACH COUNTY

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued For Presentation Set  
June 14th, 2024  
Issued For Final Submittal  
May 10th, 2024



**FERGUSON &  
SHAMAMIAN  
ARCHITECTS**

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

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

SHEET TITLE  
**Historic Maurice Fatio  
Drawing  
Proposed Addition**

SCALE  
**NOT TO SCALE**

DATE  
**03/19/2024**

AUTHOR  
**NZ**

SHEET NUMBER

**P202.0**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 2302

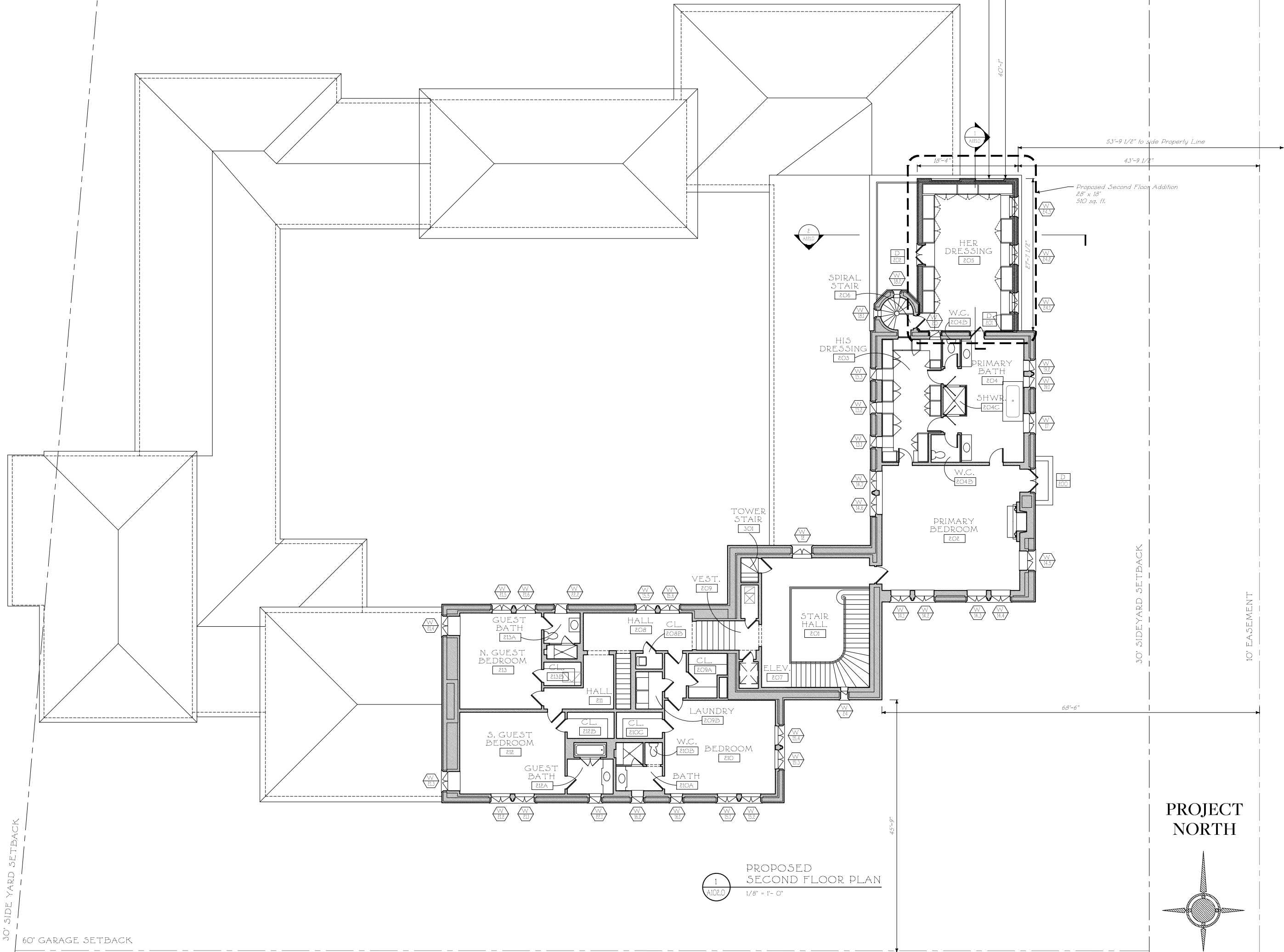
PROPERTY LINE

30' SIDE YARD SETBACK

60' GARAGE SETBACK

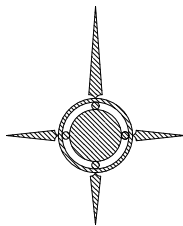
35' BUILDING SETBACK

60' GARAGE SETBACK



1  
A102.0  
PROPOSED  
SECOND FLOOR PLAN  
1/8" = 1'-0"

PROJECT  
NORTH



PLAN LEGEND	
	Existing Construction to Remain
	New Partitions & Wall Finishes
NAME	Room Name & Number
	XX
	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	

Issued For Final LPC Submittal July 29th, 2024
Issued For Presentation Set July 12th, 2024
Issued for Final Submittal July 3rd, 2024
Issued For Presentation Set June 14th, 2024
Issued For Final Submittal May 10th, 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 232

PROPERTY LINE

30' SIDE YARD SETBACK

60' GARAGE SETBACK

35' BUILDING SETBACK

60' GARAGE SETBACK

30' SIDEYARD SETBACK

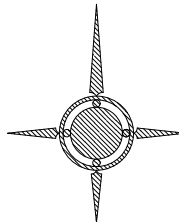
10' EASEMENT

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

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

A/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

Issued For Final LPC Submittal  
July 29th, 2024

Issued For Presentation Set  
July 12th, 2024

Issued for Final Submittal  
July 3rd, 2024

Issued For Presentation Set  
June 14th, 2024

Issued For Final Submittal  
May 10th, 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  
Preferred Design

SCALE

1/8" = 1'-0"

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

A104.0

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 232

PROPERTY LINE

30' SIDE YARD SETBACK

60' GARAGE SETBACK

35' BUILDING SETBACK

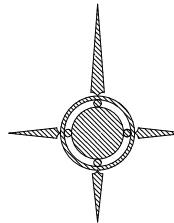
60' GARAGE SETBACK

1  
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  
WV Exterior Non-Original Door Tag:  
to be replaced with new metal and  
glass door

WV  
WV 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

Issued For Final LPC Submittal  
July 29th, 2024

Issued For Presentation Set  
July 10th, 2024

Issued for Final Submittal  
July 3rd, 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  
Alternate Design

SCALE

1/8"=1'-0"

DATE

03/19/2024

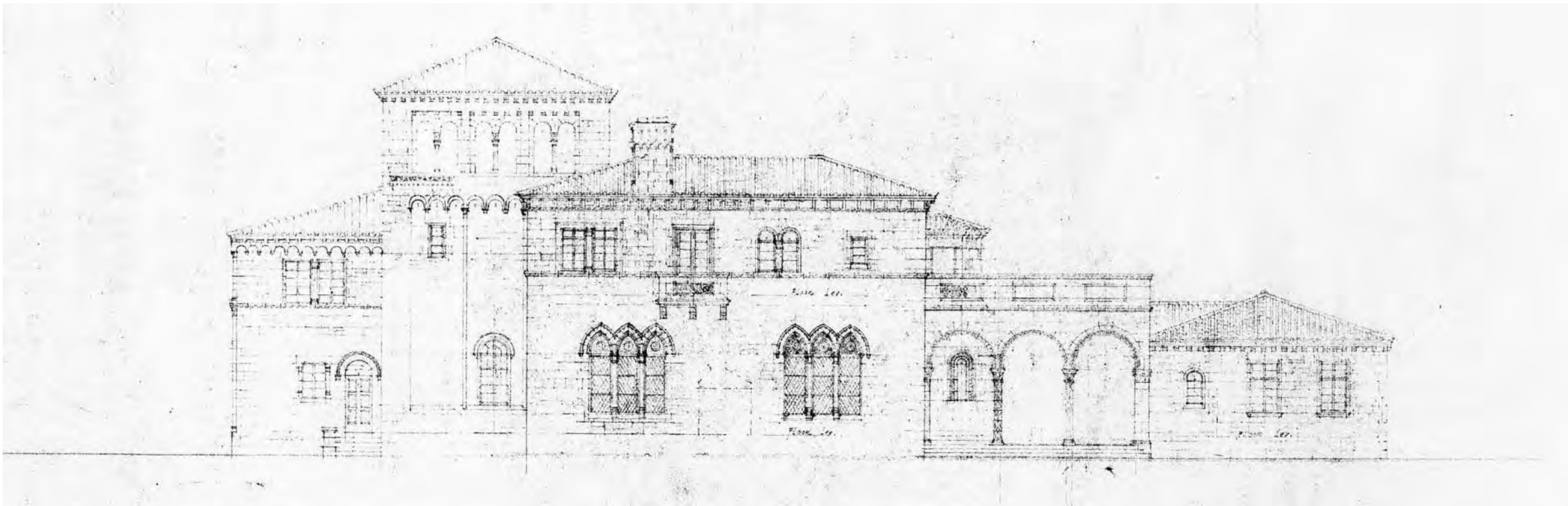
AUTHOR

NZ

SHEET NUMBER

A104.0A

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
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"

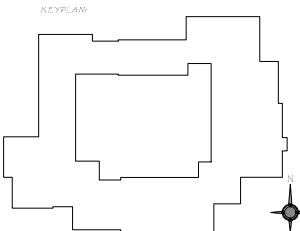
ELEVATION LEGEND

-  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



- Issued For Final LPC Submittal  
July 29th, 2024
- Issued For Presentation Set  
July 12th, 2024
- Issued For Final Submittal  
July 3rd, 2024
- Issued For Presentation Set  
June 14th, 2024
- Issued For Final Submittal  
May 10th, 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  
Historic, Existing &  
Preferred East Exterior  
Elevations

SCALE  
1/8" = 1'- 0"

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A211.0



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



PREFERRED  
EAST 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 Portion of exterior wall to be removed for new entry
- 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
- 16 Existing HVAC equipment to be relocated

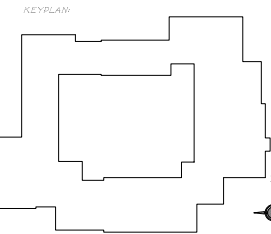
ELEVATION LEGEND

- 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



Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued For Final Submittal  
July 3rd, 2024  
Issued For Presentation Set  
June 14th, 2024  
Issued For Final Submittal  
May 10th, 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  
East Exterior Elevations  
Preferred Design**

SCALE  
3/16" = 1'- 0"

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

**A211.1**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 123



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 Portion of exterior wall to be removed for new entry
- 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
- 16 Existing HVAC equipment to be relocated

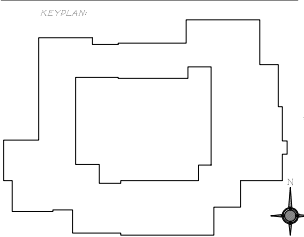
ELEVATION LEGEND

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



Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued for Final Submittal  
July 3rd, 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 East Exterior Elevations Alternate Design**

SCALE  
3/16"=1'-0"

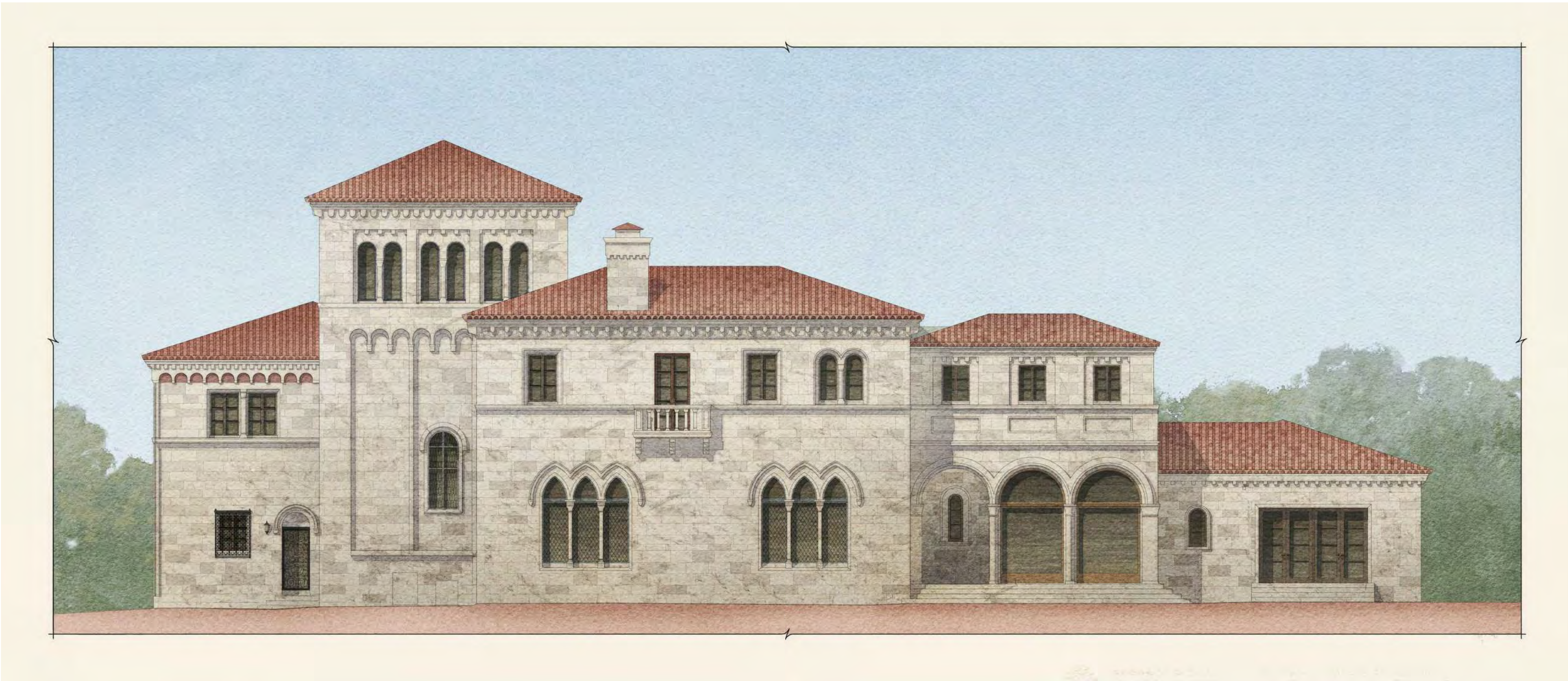
DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

**A211.1A**

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 2301



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

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued For Final Submittal  
July 3rd, 2024  
Issued For Presentation Set  
June 14th, 2024  
Issued For Final Submittal  
May 10th, 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 East  
Perimeter Watercolor  
Preferred Design

SCALE  
NTS

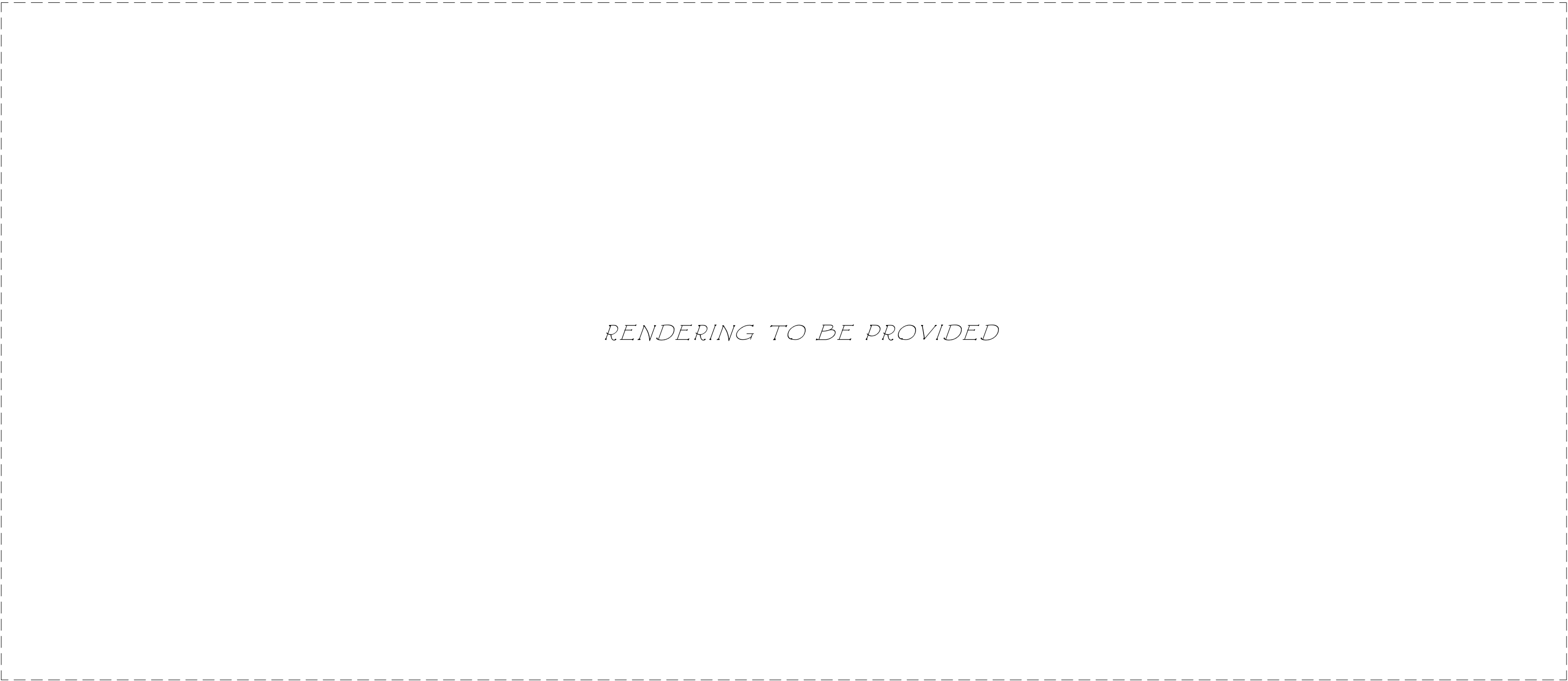
DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

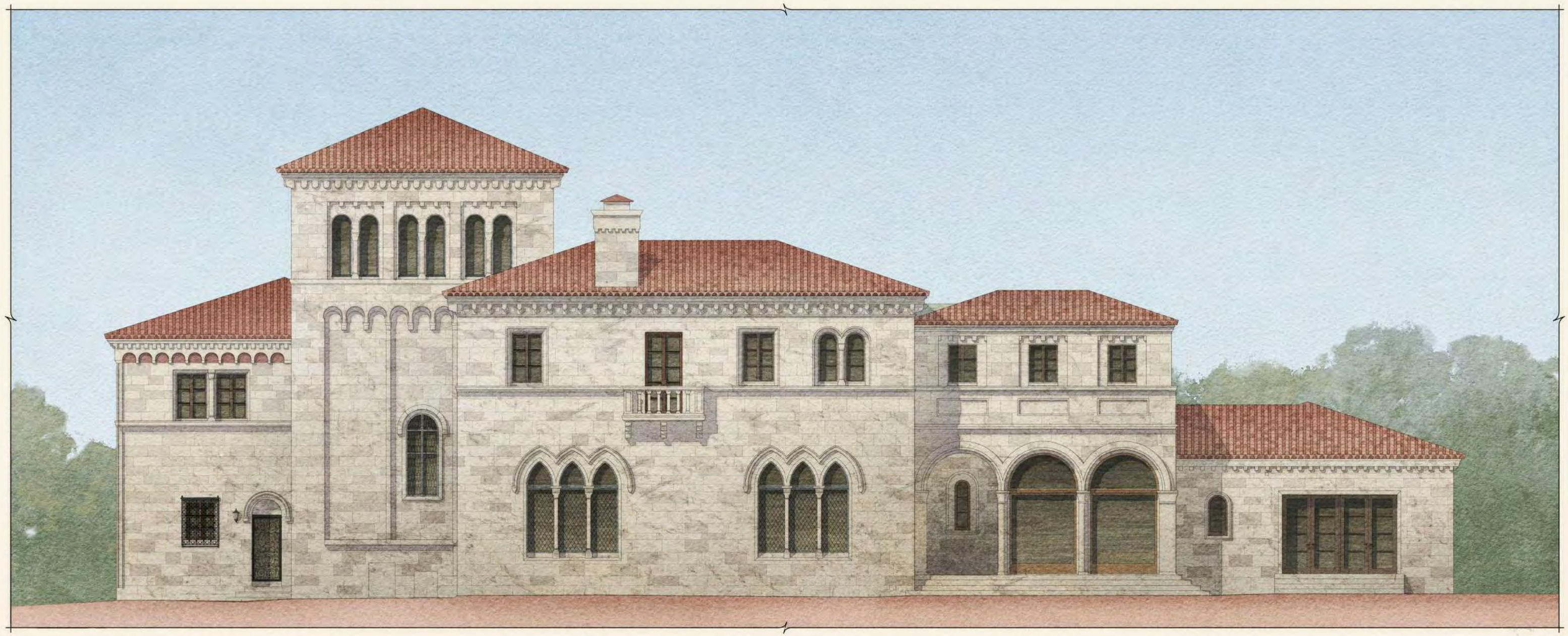
A211.2

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 2301

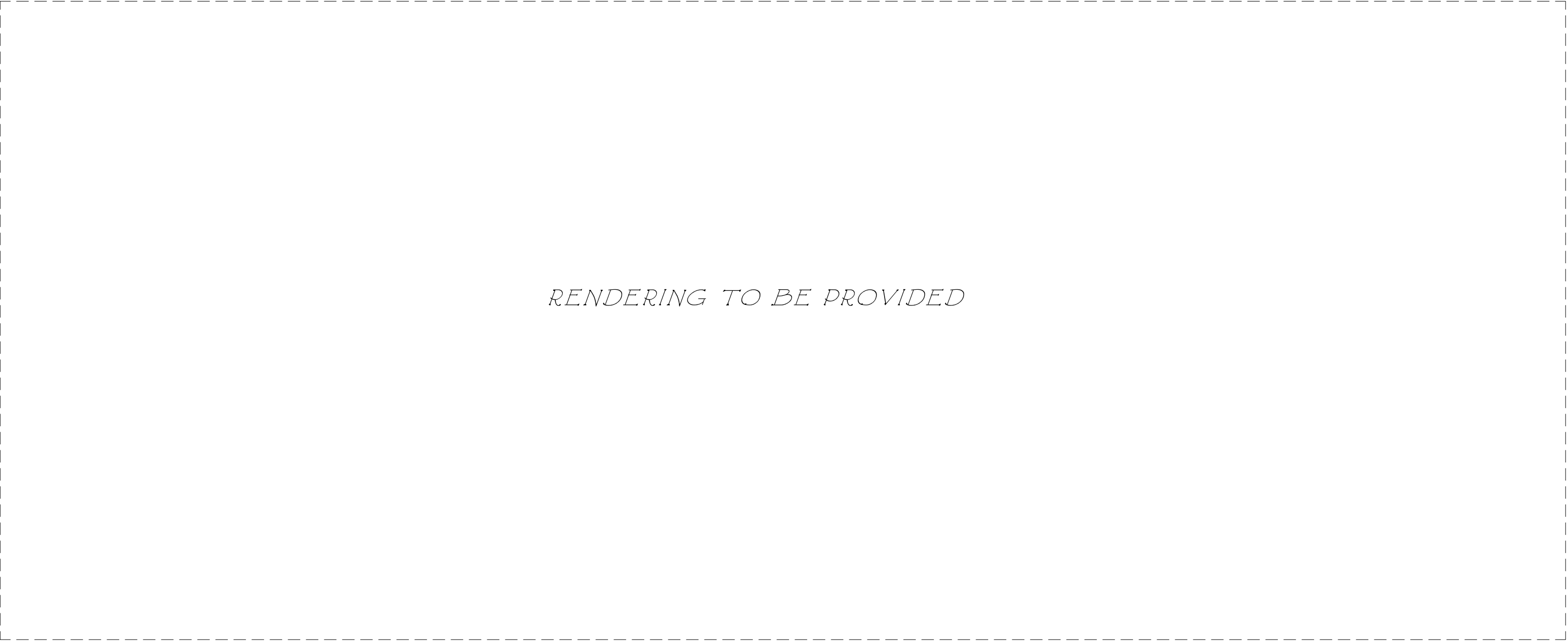


RENDERING TO BE PROVIDED

1  
A211.2  
ALTERNATE EAST  
PERIMETER ELEVATION RENDERING  
NTS





1  
A211.2B  
PREFERRED EAST  
PERIMETER ELEVATION RENDERING  
NTS




2  
A211.2B  
ALTERNATE EAST  
PERIMETER ELEVATION RENDERING  
NTS


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

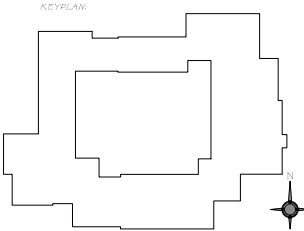
 +00.00 - Elevation

 W.P. - Working point

 Centerline

 Hidden line

KEY PLAN



Issued For Final LPC Submittal  
July 29th, 2024

Issued For Presentation Set  
July 12th, 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 East Elevation  
Perimeter Watercolor  
Comparison

SCALE

NTS

DATE

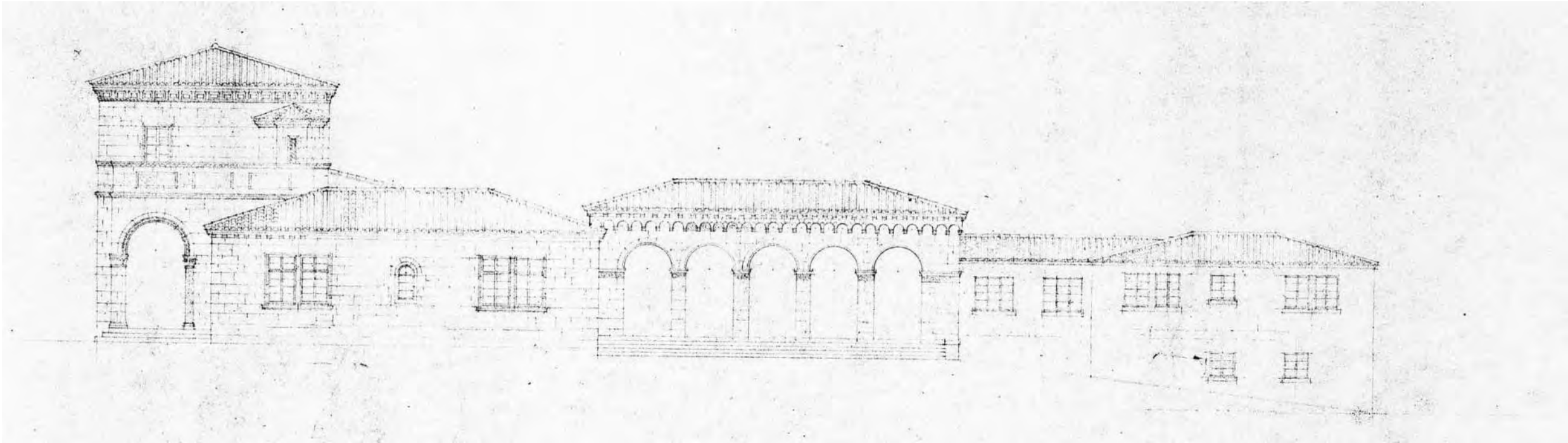
03/19/2024

AUTHOR

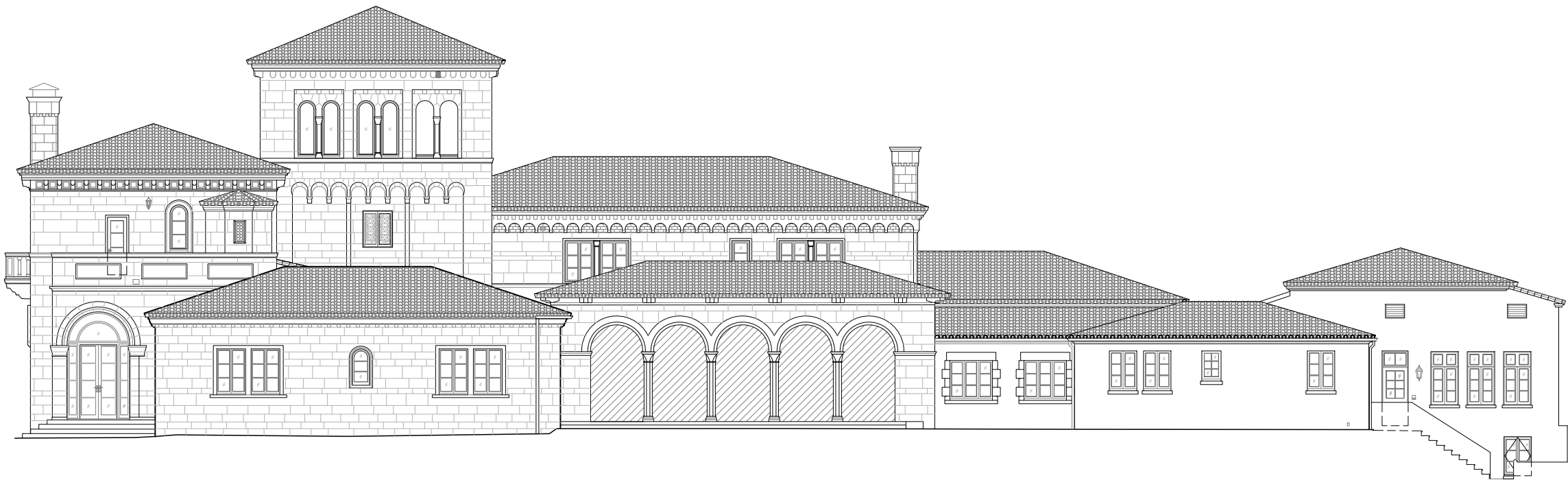
NZ

SHEET NUMBER

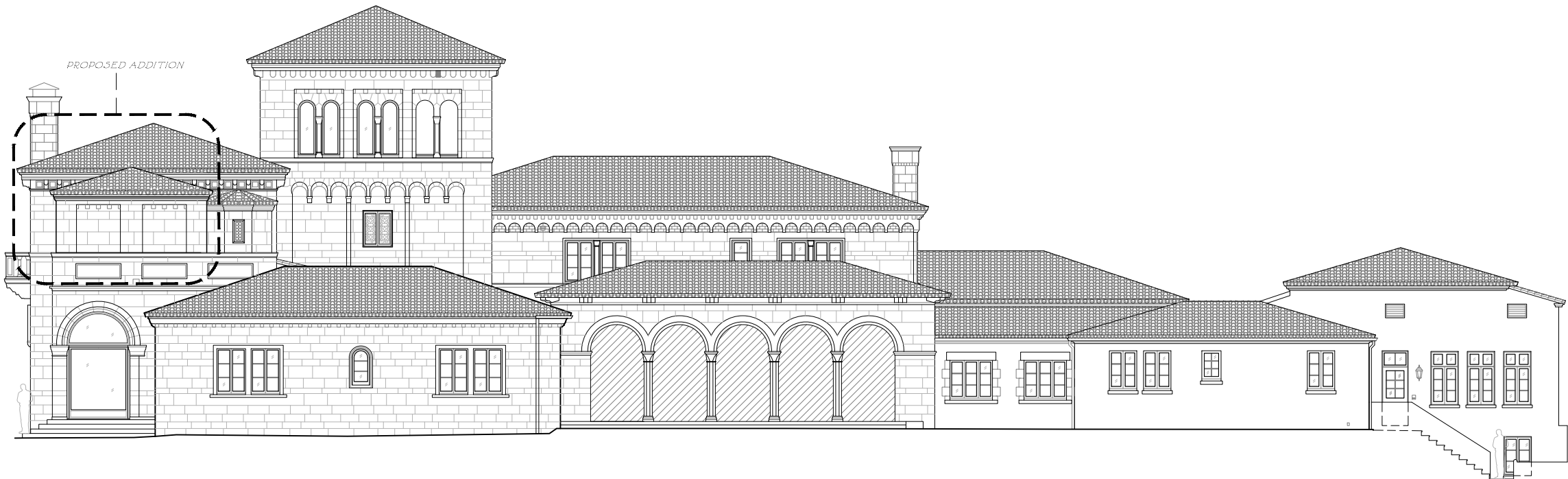
**A211.2B**



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

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

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued For Final Submittal  
July 3rd, 2024  
Issued For Presentation Set  
June 14th, 2024  
Issued For Final Submittal  
May 10th, 2024

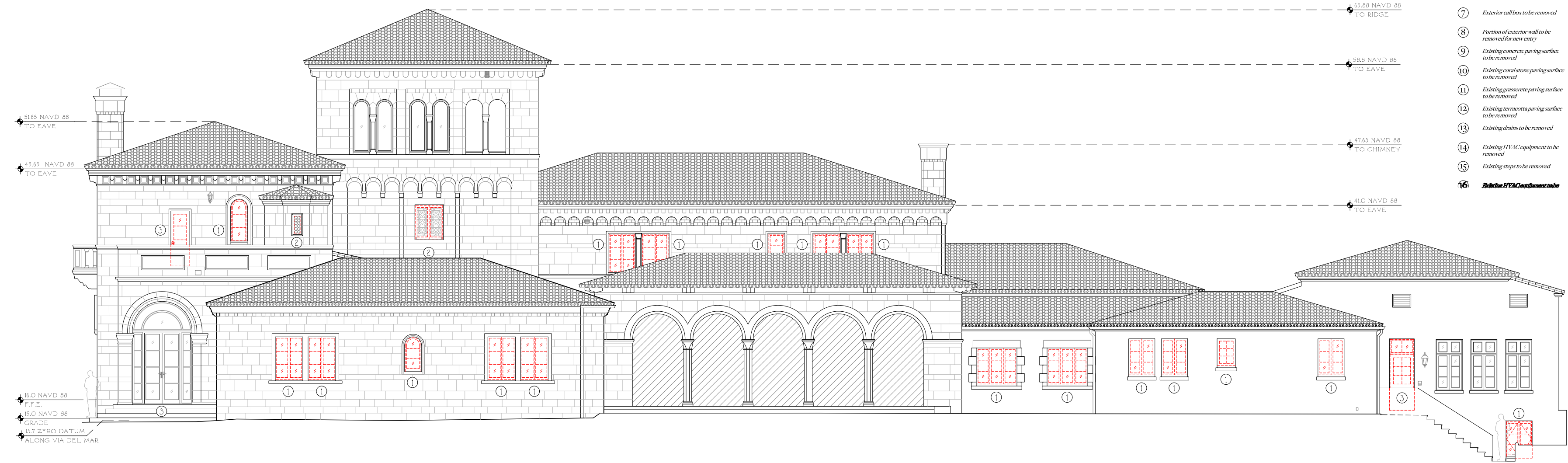
FERGUSON &  
SHAMAMIAN  
ARCHITECTS  
270 Lafayette Street, Suite 300  
New York, NY 10012  
T 212 941 8088  
fergusonshamamian.com

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

SHEET TITLE  
Historic, Existing &  
Preferred North Exterior  
Elevations

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

A212.0  
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
06/05/2024



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
- Portion of exterior wall to be removed for new entry
- 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
- Remove HVAC Equipment to be removed

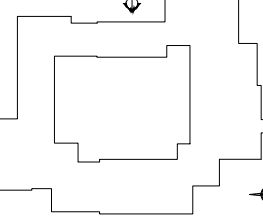
ELEVATION LEGEND

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

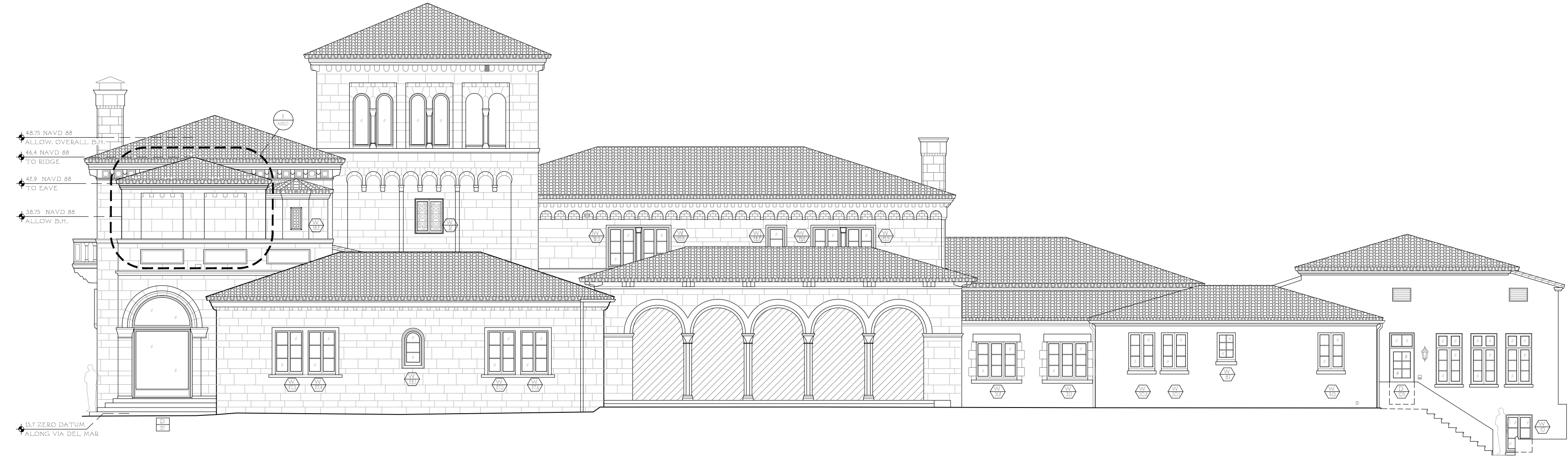


GENERAL NOTES

1. Existing stone facade to be cleaned.

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

DEMOLITION  
NORTH ELEVATION



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

PREFERRED  
NORTH ELEVATION

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued For Final Submittal  
July 3rd, 2024  
Issued For Presentation Set  
June 14th, 2024  
Issued For Final Submittal  
May 10th, 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  
North Exterior Elevation  
Preferred Design

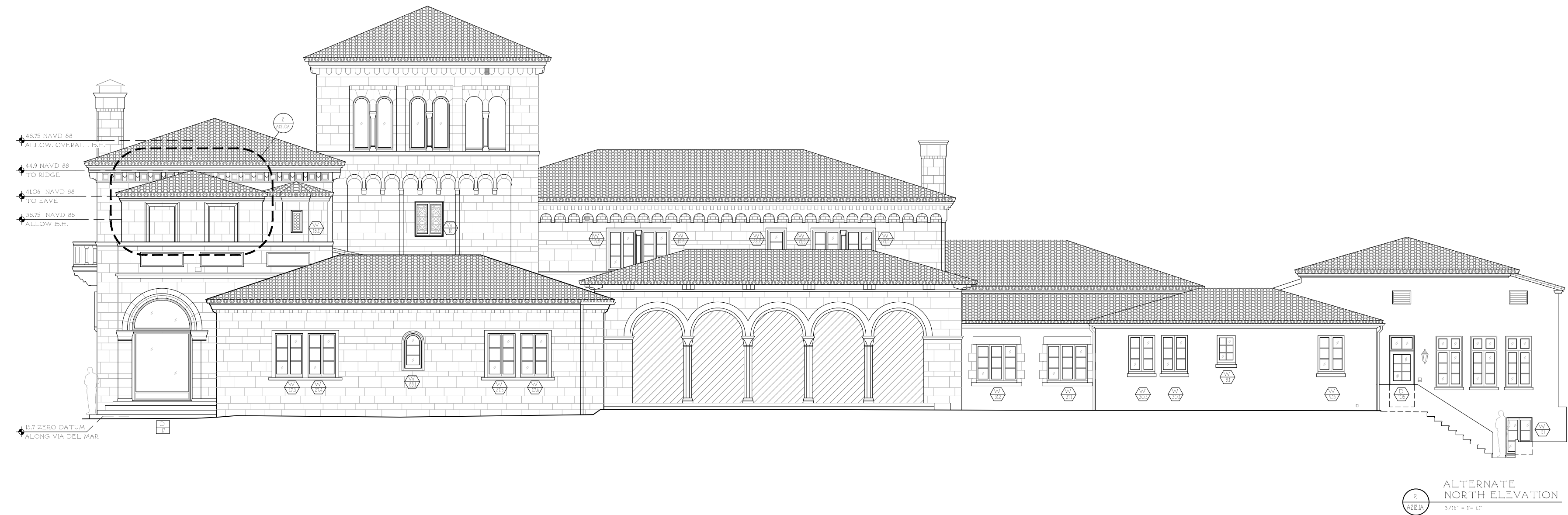
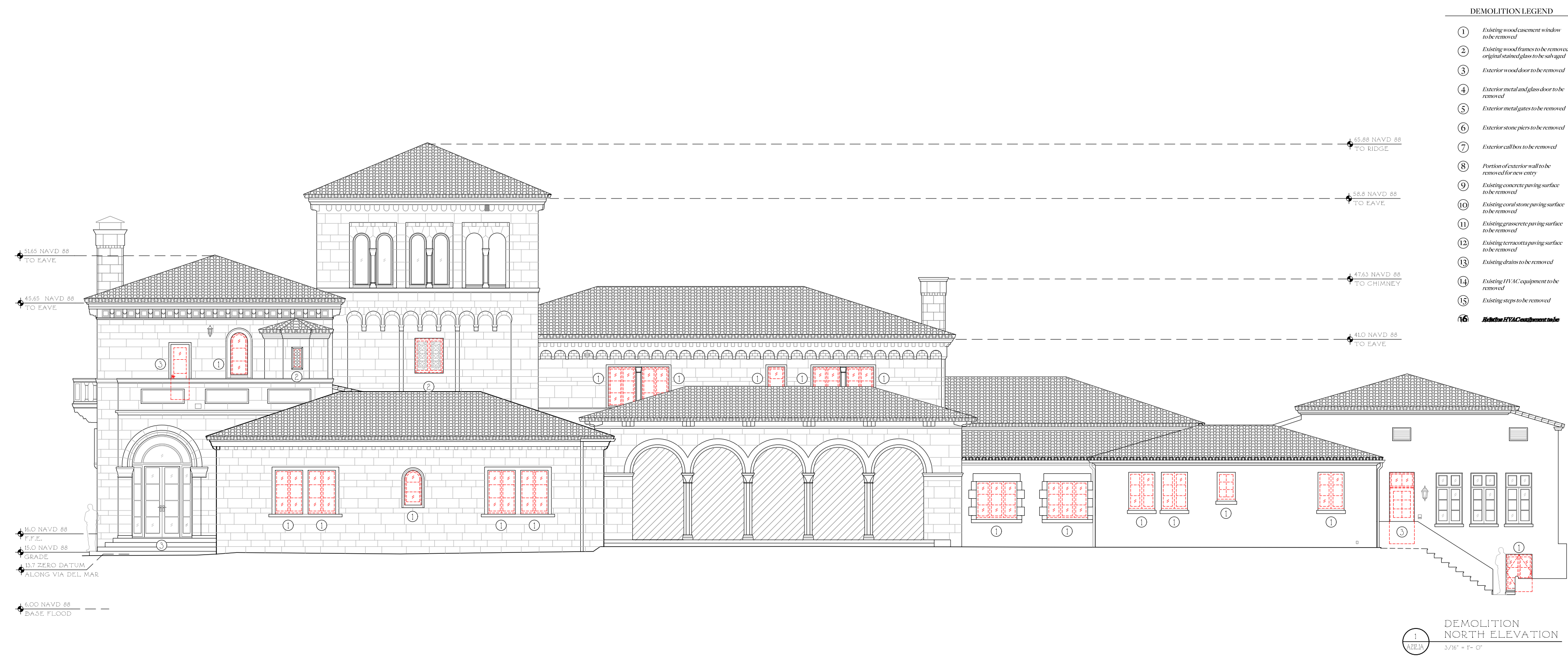
SCALE  
3/16"=1'-0"

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A212.1



#### 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
- Portion of exterior wall to be removed for new entry
- 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
- Relocate HVAC Equipment to be removed

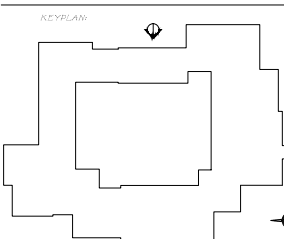
#### ELEVATION LEGEND

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

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued for Final Submittal  
July 3rd, 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  
North Exterior Elevation  
Alternate Design

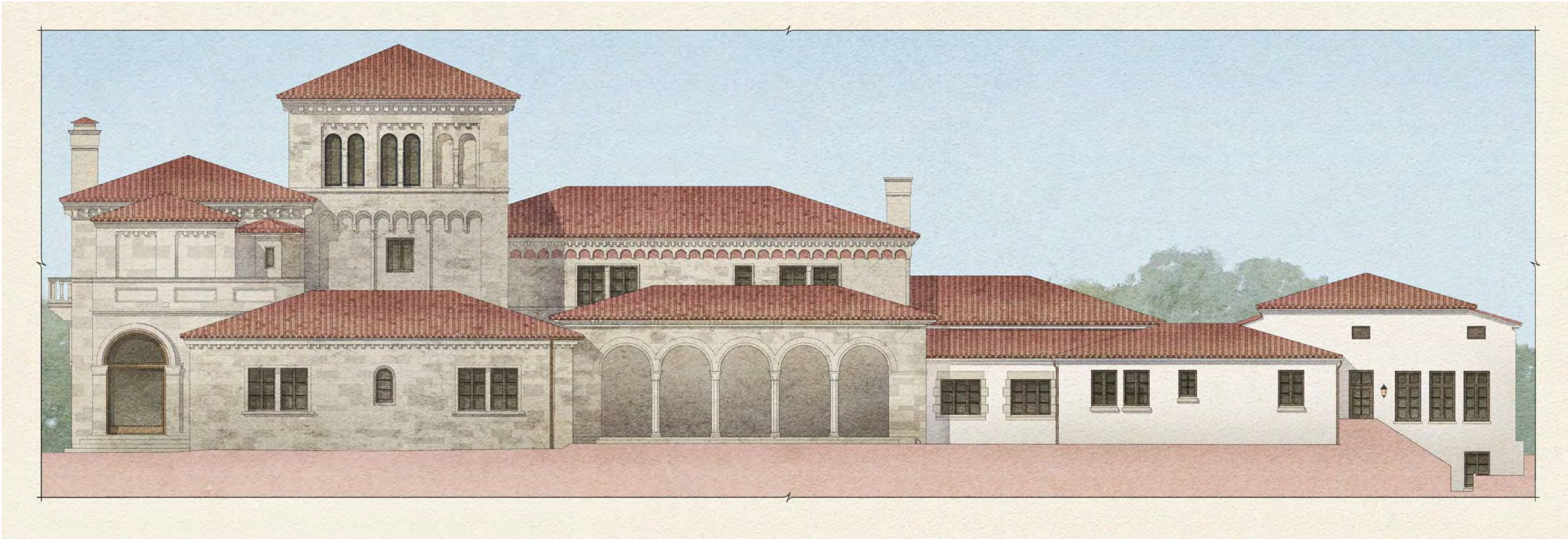
SCALE  
3/16" = 1' - 0"

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

# A212.1A



PREFERRED NORTH  
PERIMETER ELEVATION RENDERING

1  
A212.2

NTS

ELEVATION LEGEND

D

XXX

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

W/D

XXX

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

Material Removal

KEY PLAN

KEY PLAN

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued For Final Submittal  
July 3rd, 2024  
Issued For Presentation Set  
June 14th, 2024  
Issued For Final Submittal  
May 10th, 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 North  
Perimeter Watercolor  
Preferred Design

SCALE  
NTS

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A212.2


© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 2301

### ELEVATION LEGEND



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*



*Detail Tag*

### DIMENSION LEGEND

*Rough*

*Center*

*Finish*



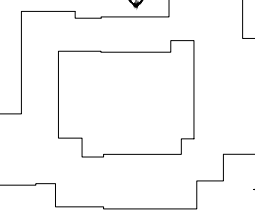
$+00.00 = \text{Elevation}$   
W.P. = Working point

*Centerline*

- *Hidden line*

----- *Material Removal*

## KEY PLAN



RENDERING TO BE PROVIDED

ALTERNATE NORTH  
PERIMETER ELEVATION RENDERING

NT5



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 North Perimeter Watercolor Alternate Design

---

SCALE

NTS

DATE \_\_\_\_\_

03/19/2024

---

AUTHOR

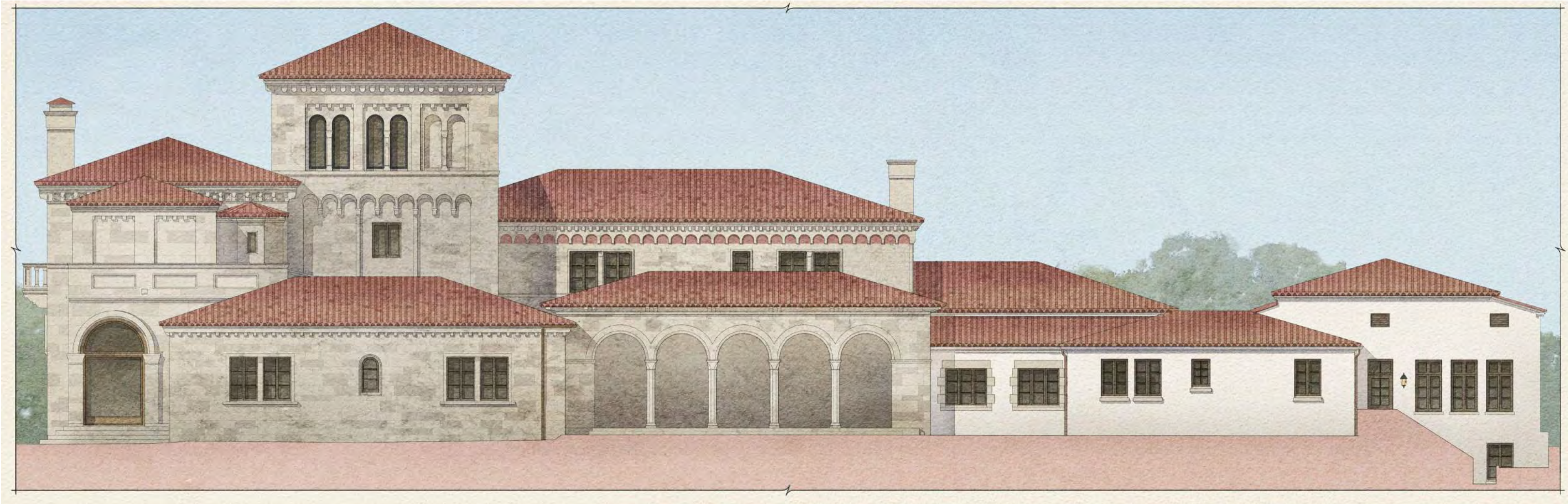
NZ

---

SHEET NUMBER

A212.2A

© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
PROJECT 2322



1  
A212.2B  
PREFERRED NORTH  
PERIMETER ELEVATION RENDERING  
NTS

RENDERING TO BE PROVIDED

2  
A212.2B  
ALTERNATE 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

125'0" x 140'0"

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 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 N. Elevation  
Perimeter Watercolor  
Comparison

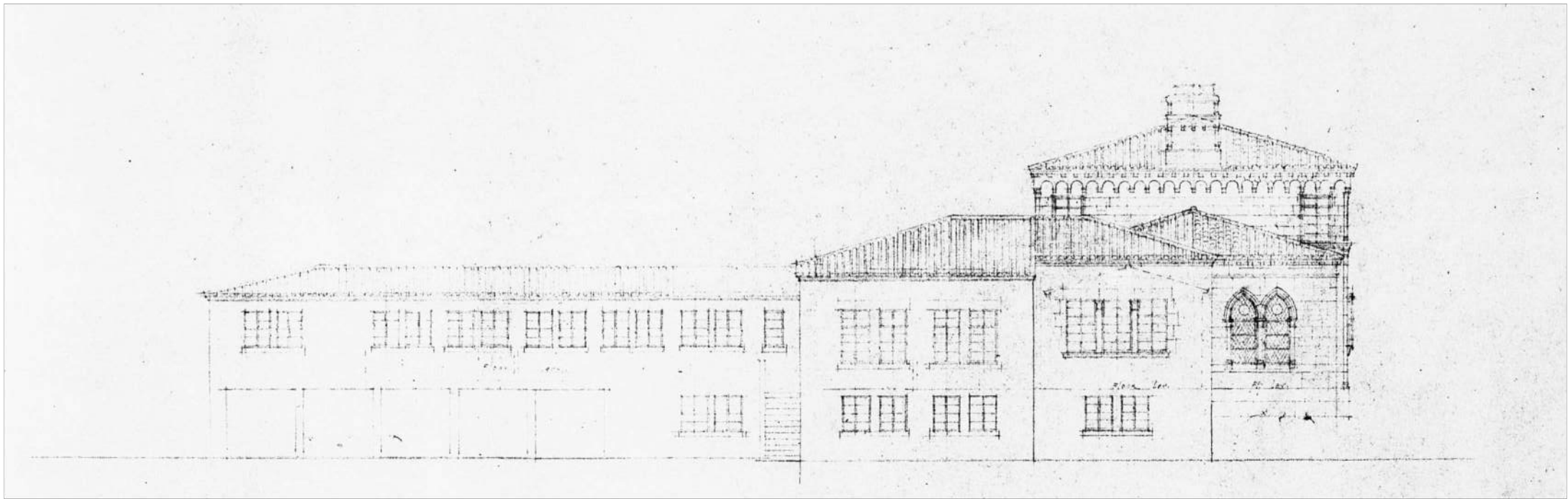
SCALE  
NTS

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A212.2B



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/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 Final LPC Submittal July 29th, 2024
Issued For Presentation Set July 12th, 2024
Issued For Final Submittal July 3rd, 2024
Issued For Presentation Set June 14th, 2024
Issued For Final Submittal May 10th, 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  
Historic, Existing &  
Preferred West Exterior  
Elevations

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

A213.0  
© COPYRIGHT 2024 FERGUSON & SHAMAMIAN ARCHITECTS, LLP  
06/05/2024



#### 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
- Portion of exterior wall to be removed for new entry
- 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
- Existing HVAC equipment to be relocated

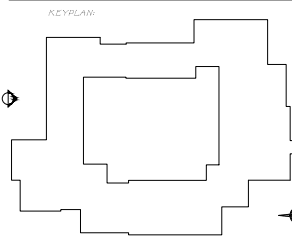
#### ELEVATION LEGEND

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

Issued For Final LPC Submittal  
July 29th, 2024  
Issued For Presentation Set  
July 12th, 2024  
Issued For Final Submittal  
July 3rd, 2024  
Issued For Presentation Set  
June 14th, 2024  
Issued For Final Submittal  
May 10th, 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, Florida  
COA-24-0002

#### SHEET TITLE

Demolition & Proposed  
West Exterior Elevations  
Preferred Design

#### SCALE

3/16" = 1'- 0"

#### DATE

03/19/2024

#### AUTHOR

NZ

#### SHEET NUMBER

A213.1