

FINAL PLAN SET  
AUGUST 21, 2024 LPC



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
- 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

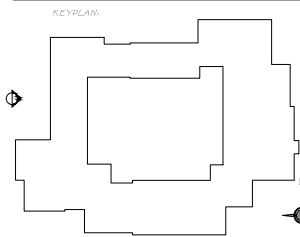
ELEVATION LEGEND

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



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SHAMAMIAN  
ARCHITECTS

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fergusonshamamian.com

PROJECT TITLE

195 Via del Mar  
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

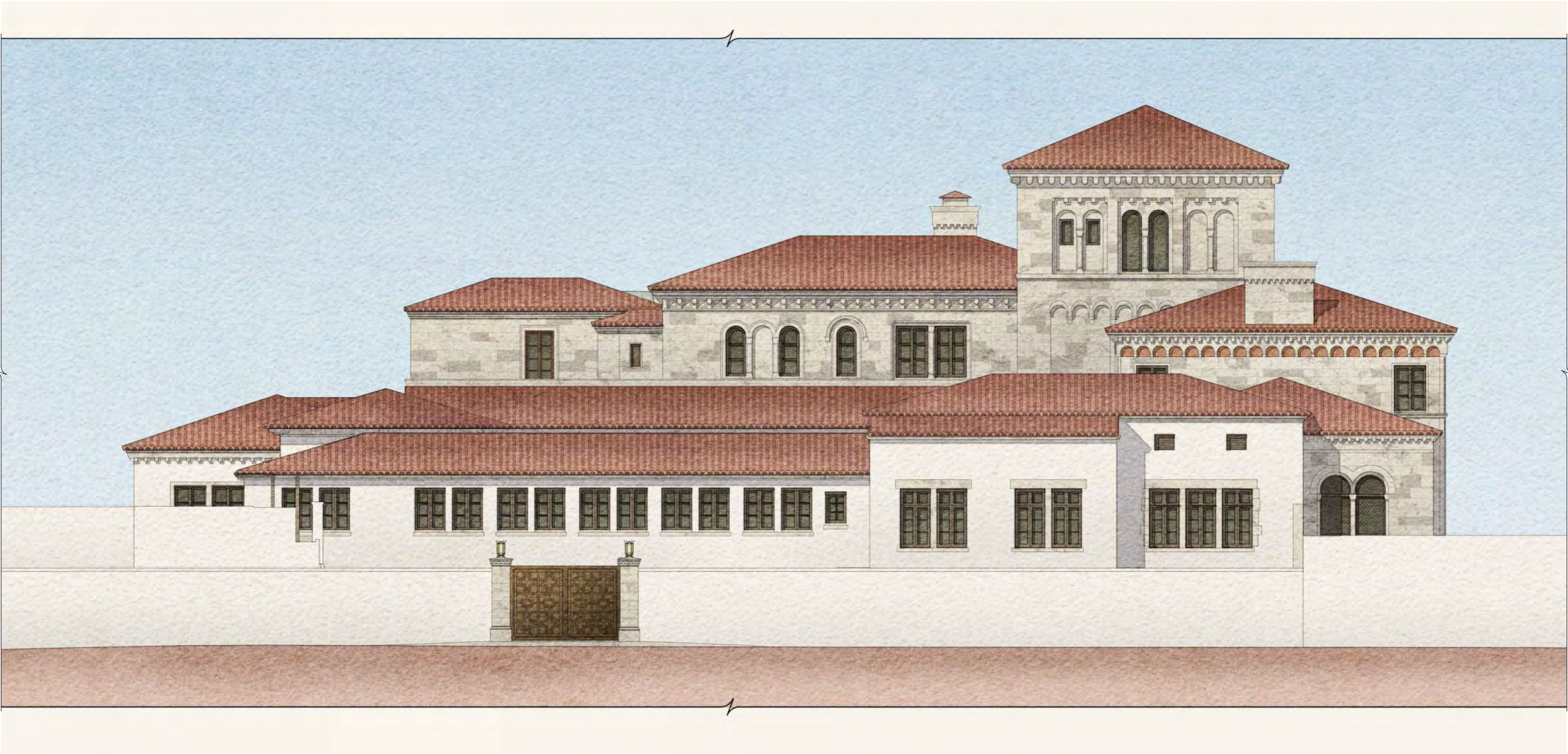
NZ

SHEET NUMBER

A213.1A

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PROJECT 2301





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

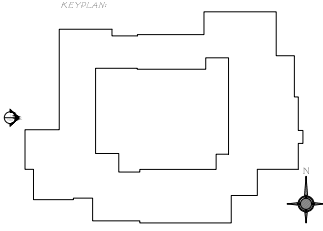
W.P.

Working point

Centerline

Hidden line

KEY PLAN



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



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PROJECT TITLE  
195 Via del Mar  
Palm Beach, Florida  
COA-24-0002  
SHEET TITLE  
Proposed West  
Perimeter Watercolor  
Preferred Design  
SCALE  
NTS  
DATE  
03/19/2024  
AUTHOR  
NZ  
SHEET NUMBER

A213.2  
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06/05/2024





RENDERING TO BE PROVIDED

1  
A213.2A  
ALTERNATE WEST  
PERIMETER ELEVATION RENDERING  
NTS

ELEVATION LEGEND

D

XXX

W/D

XXX

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

KEY PLAN

Issued for Final Submittal July 3rd, 2024
Issued For Presentation Set June 14th, 2024
Issued For Final Submittal May 10th, 2024
Issued For Second Submittal 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





1  
A213.2B  
PREFERRED WEST  
PERIMETER ELEVATION RENDERING  
NTS



2  
A213.2B  
ALTERNATE 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

00.000 - 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



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

SHEET TITLE  
**Proposed West Elevation  
Perimeter Watercolor  
Comparison**

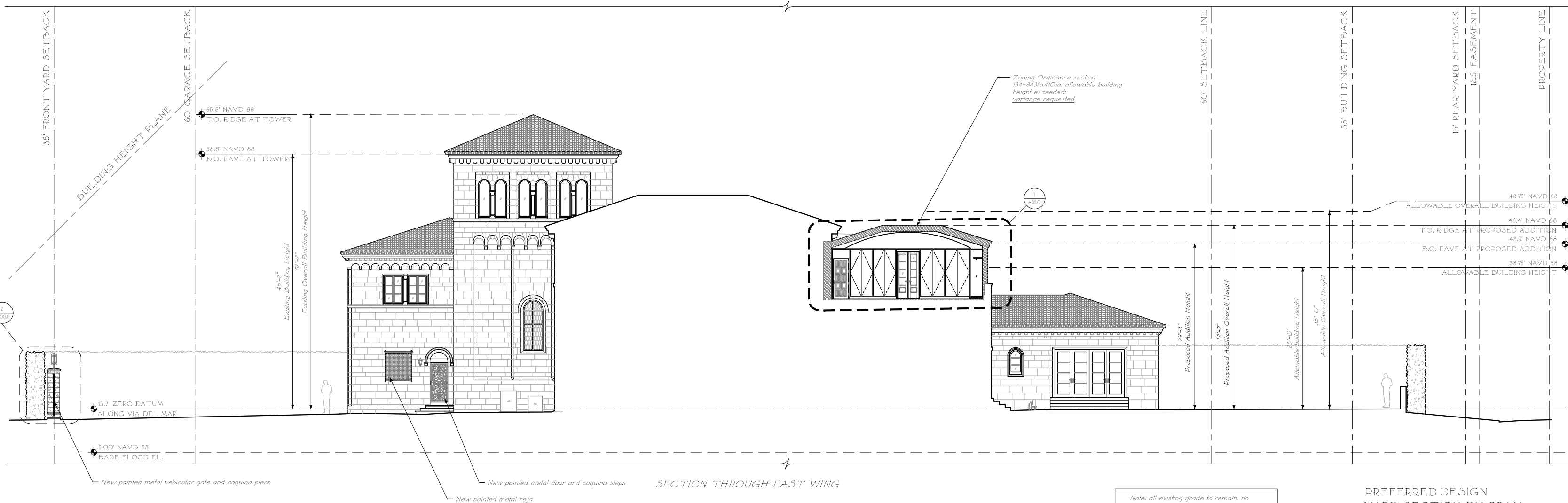
SCALE  
NTS

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER  
**A213.2B**  
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PROJECT 230





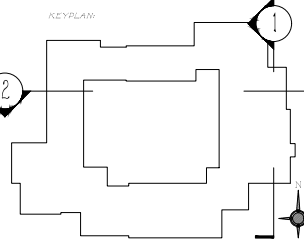
ELEVATION LEGEND

- 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. = Workingpoint
- 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



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

SHEET TITLE  
**Yard Section Diagram  
Preferred Design**

SCALE  
1/8" = 1'-0"

DATE  
03/19/2024

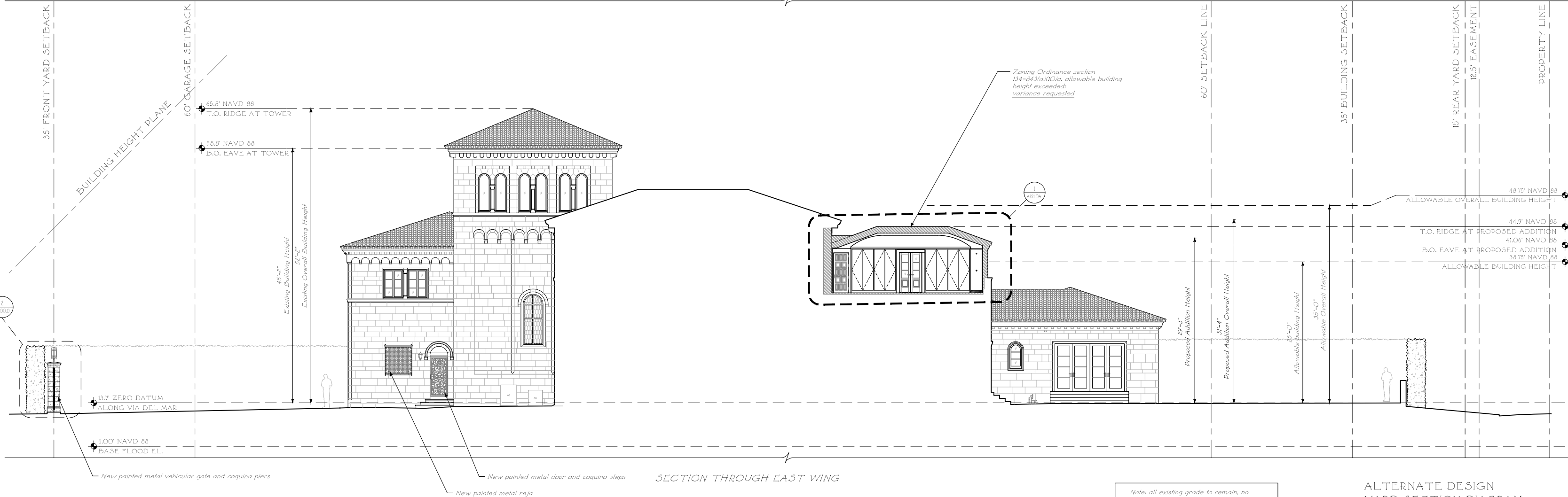
AUTHOR  
NZ

SHEET NUMBER

**A220.0**

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PROJECT 123





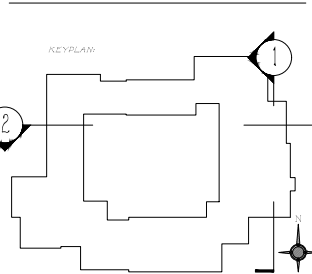
#### ELEVATION LEGEND

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- 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. - Workingpoint
- Centerline
- Hidden line

#### KEY PLAN



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July 3rd, 2024



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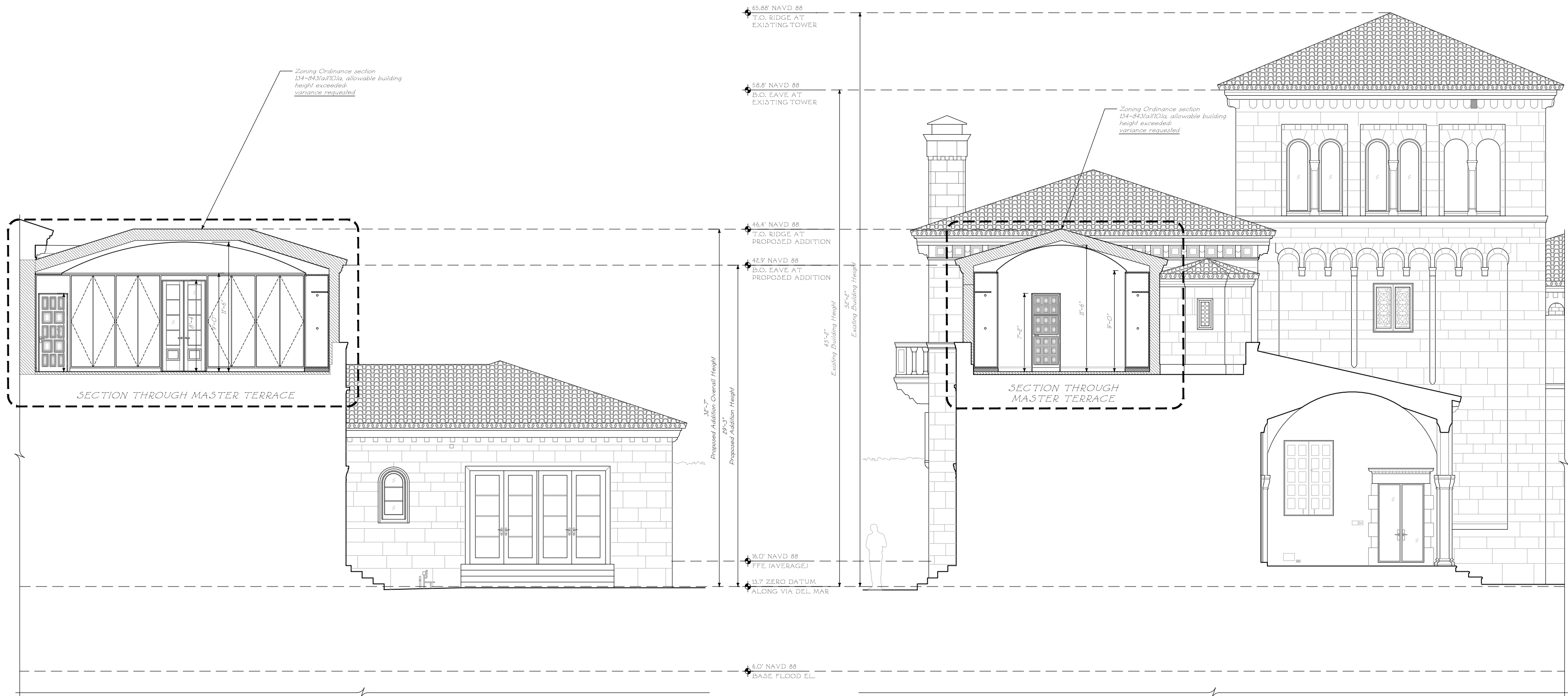
PROJECT TITLE  
**195 Via del Mar  
Palm Beach, Florida  
COA-24-0002**

SHEET TITLE  
**Yard Section Diagram  
Alternate Design**

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

**A220.OA**





1  
A221.0

PREFERRED DESIGN  
BUILDING SECTION DIAGRAM  
N/S FACING WEST  
1/4" = 1'-0"

2  
A221.0

PREFERRED DESIGN  
BUILDING SECTION DIAGRAM  
E/W FACING SOUTH  
1/4" = 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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May 10th, 2024

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PROJECT TITLE

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

SHEET TITLE

**Building Section Diagram**  
Preferred Design

SCALE

1/4" = 1'-0"

DATE

03/19/2024

AUTHOR

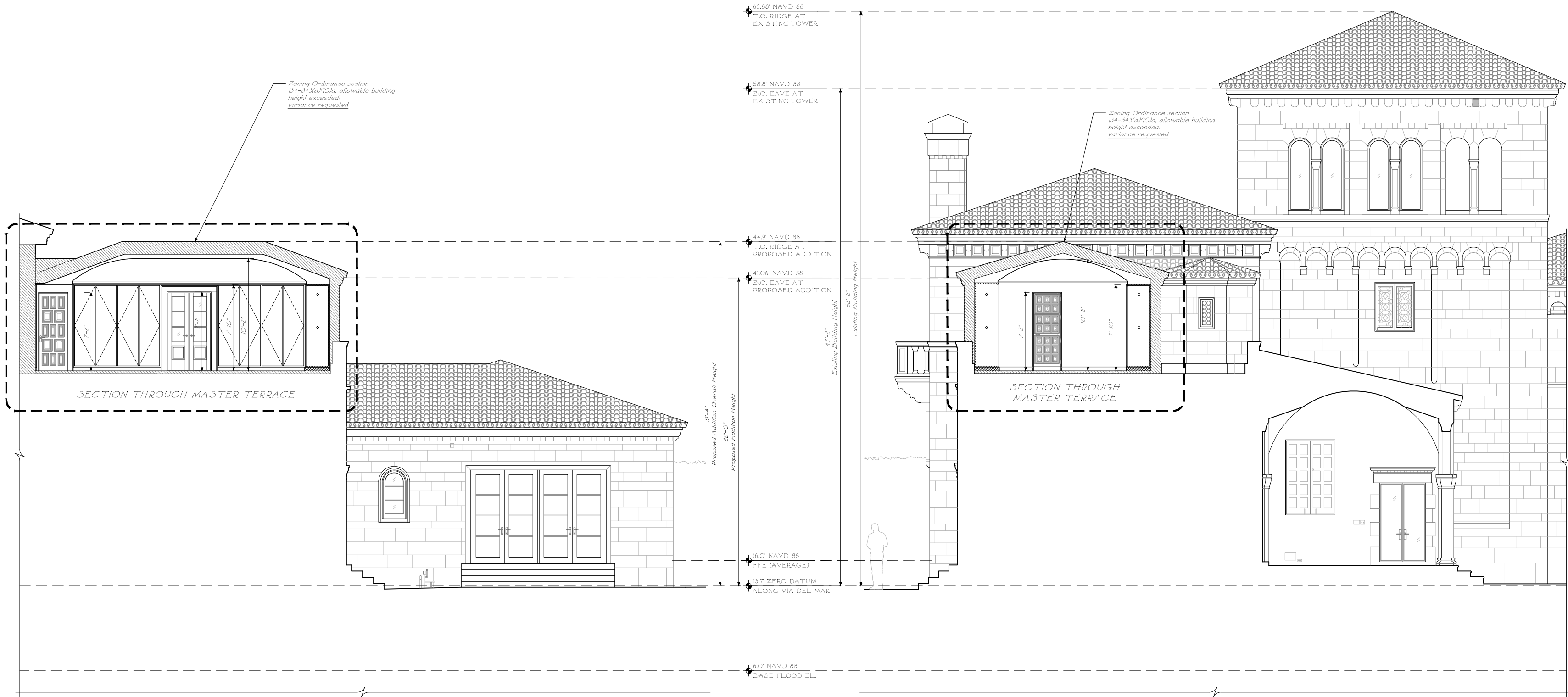
NZ

SHEET NUMBER

**A221.0**

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06/01/2024

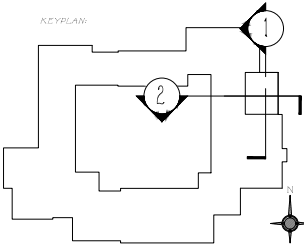




1  
A221.0A  
ALTERNATE DESIGN  
BUILDING SECTION DIAGRAM  
N/S FACING WEST  
1/4" = 1'- 0"

2  
A221.0A  
ALTERNATE DESIGN  
BUILDING SECTION DIAGRAM  
E/W FACING SOUTH  
1/4" = 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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July 3rd, 2024



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

SHEET TITLE  
**Building Section Diagram  
Alternative Design**

SCALE  
1/4" = 1'- 0"  
DATE  
03/19/2024  
AUTHOR  
NZ  
SHEET NUMBER

**A221.0A**  
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06/05/2024

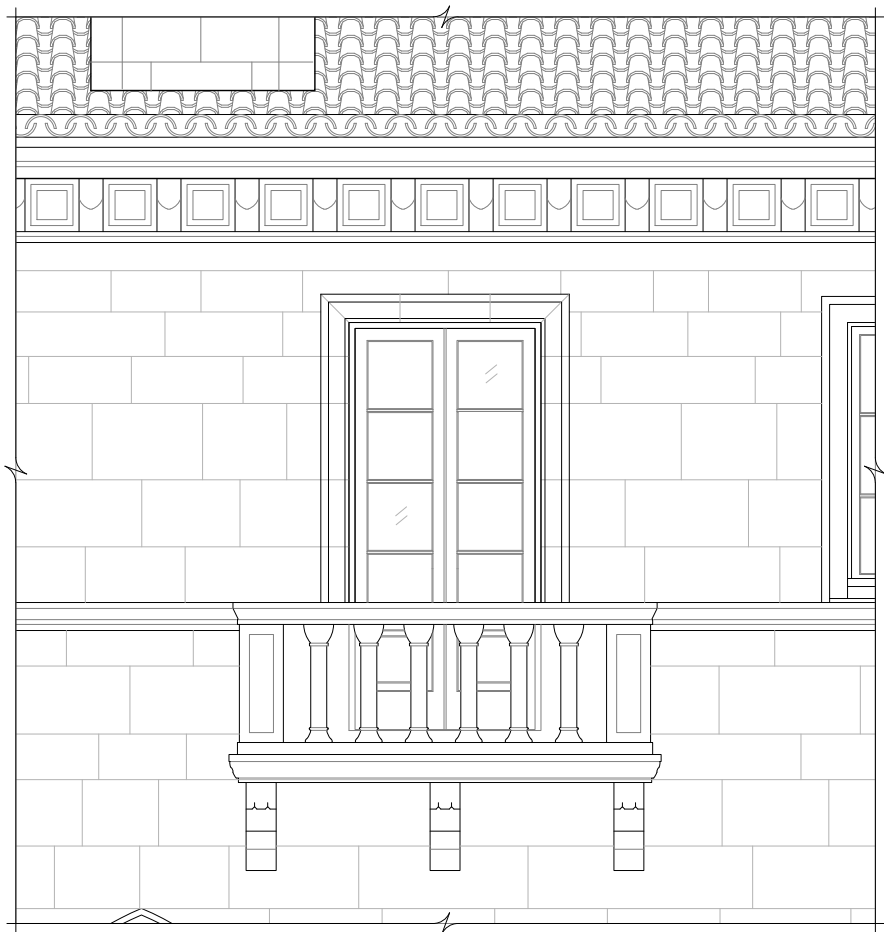




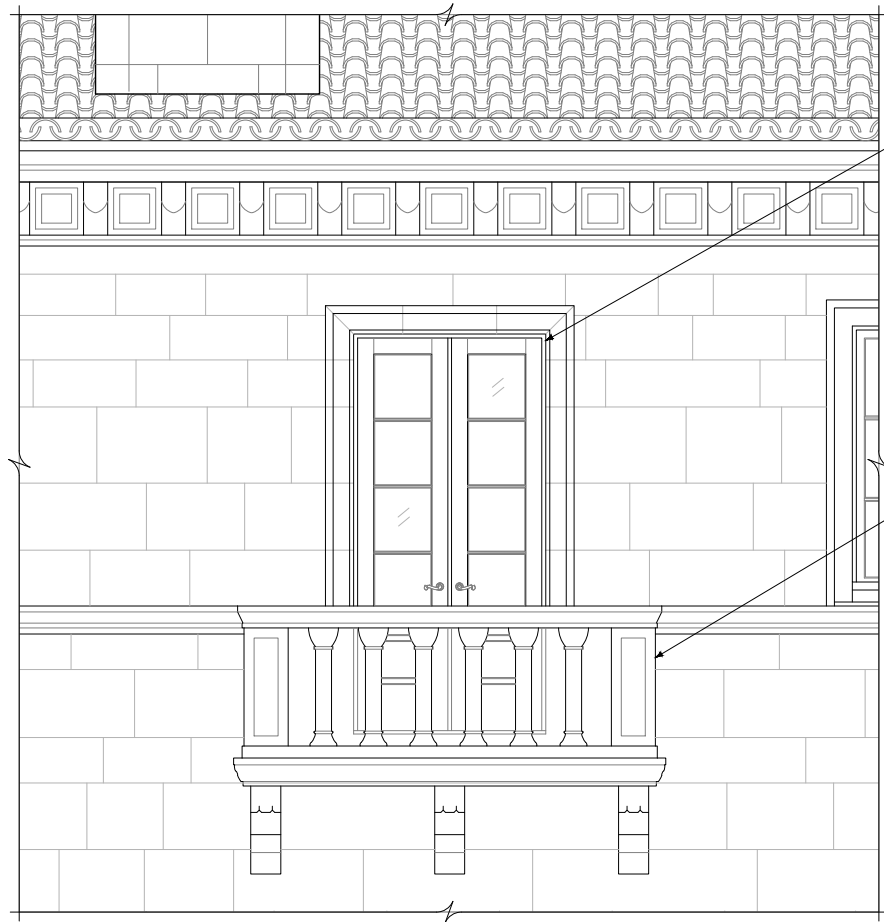
EXISTING JULIETTE BALCONY AT MASTER BEDROOM



HISTORIC JULIETTE BALCONY AT MASTER BEDROOM



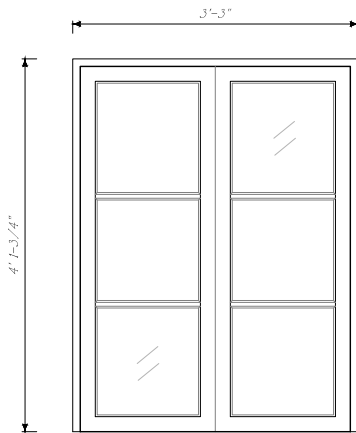
EXISTING WOOD & GLASS  
MASTER BEDROOM JULIETTE BALCONY



PROPOSED WOOD & GLASS  
MASTER BEDROOM JULIETTE BALCONY



1  
A222.0  
ALTERNATE D202.0  
HER DRESSING



2  
A222.0  
W24.1 - W24.3  
HER DRESSING



3  
A222.0  
PREFERRED D202.0  
HER DRESSING



4  
A222.0  
MASTER BEDROOM  
JULIETTE BALCONY

VI. NEW ADDITION UNITS SCHEDULE							
Unit No.	Façade Location	Room Name / No.	Unit Type	Dimensions		Material / Species	Glazing
				W	H		
W24.1	E. Perimeter	Her Dressing 205	Window	3' 3"	4' 1-3/4"	Wood / Mahogany	clear laminated double pane glass
W24.2	E. Perimeter	Her Dressing 205	Window	3' 3"	4' 1-3/4"	Wood / Mahogany	clear laminated double pane glass
W24.3	E. Perimeter	Her Dressing 205	Window	3' 3"	4' 1-3/4"	Wood / Mahogany	clear laminated double pane glass
D202.0	W. Courtyard	Her Dressing 205	Door	3' 9"	8' 6" Preferred 7' 2" Alternate	Wood / Mahogany	clear laminated double pane glass
MASTER BEDROOM JULIETTE BALCONY							
D200.0	E. Perimeter	Primary Bedroom 202	Door	4' 0"	8' 4"	Wood / Mahogany	clear laminated double pane glass

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

SHEET TITLE  
M, Bedroom Juliette  
Balcony & New  
Addition Fenestrations

SCALE  
1/2" = 1' 0"  
DATE  
03/19/2024  
AUTHOR  
NZ  
SHEET NUMBER

A222.0

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06/01/2322





A. RENDERING OF PREFERRED SECOND FLOOR ADDITION AT NORTHEAST CORNER

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Issued For Presentation Set  
July 12th, 2024  
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May 10th, 2024



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

SHEET TITLE  
**Rendering of  
Preferred Addition at  
Northeast Corner**

SCALE  
NTS

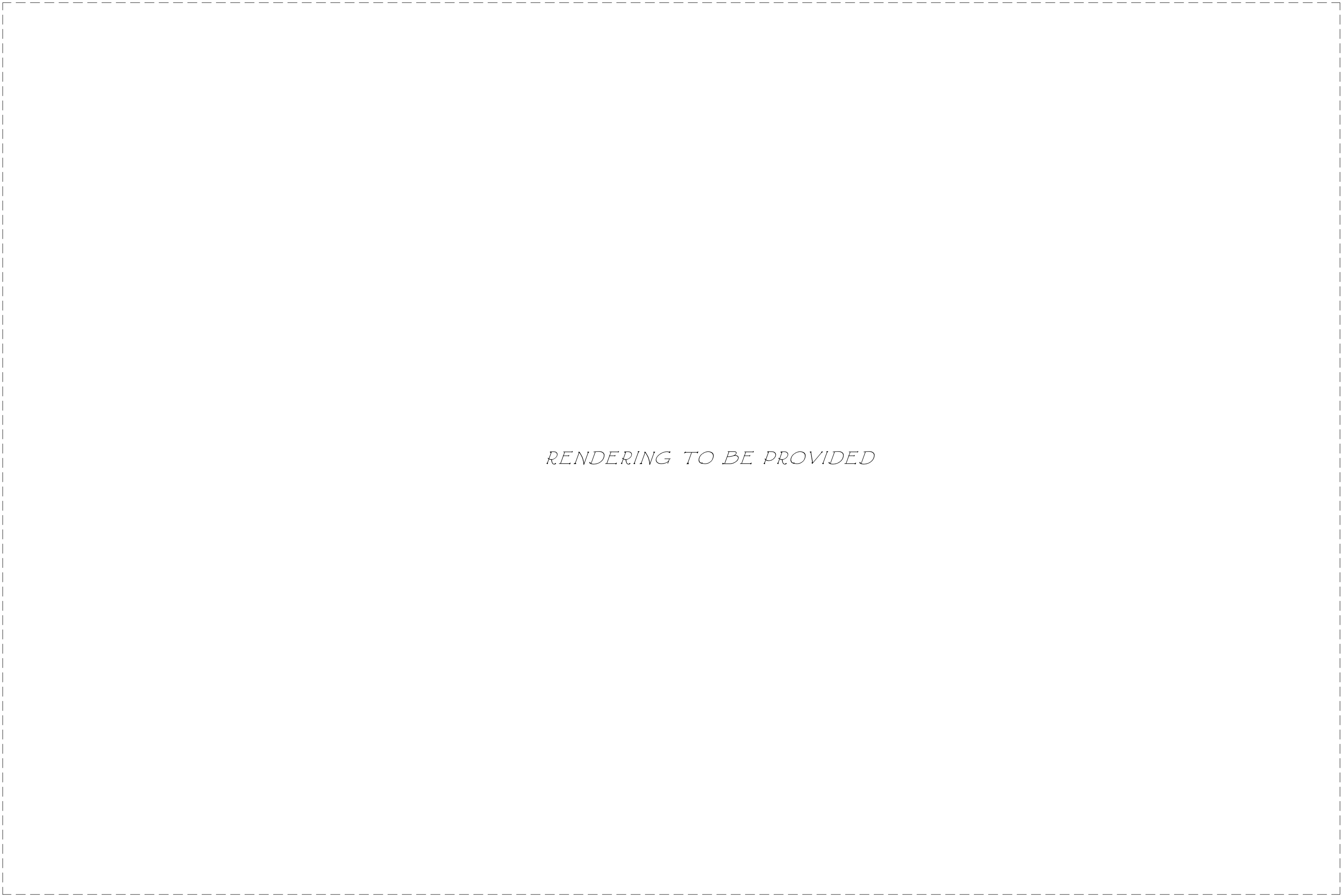
DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER  
**A231.0**

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PROJECT 1234





RENDERING TO BE PROVIDED

A. RENDERING OF ALTERNATE SECOND FLOOR ADDITION AT NORTHEAST CORNER

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



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

SHEET TITLE  
**Rendering of  
Alternate Addition at  
Northeast Corner**

SCALE  
NTS

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER  
**A231.0A**





A. RENDERING OF PREFERRED SECOND FLOOR ADDITION AT NORTHEAST CORNER



B. RENDERING OF ALTERNATE SECOND FLOOR ADDITION AT NORTHEAST CORNER

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



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

SHEET TITLE  
**Addition Rendering  
Comparison**

SCALE  
NTS

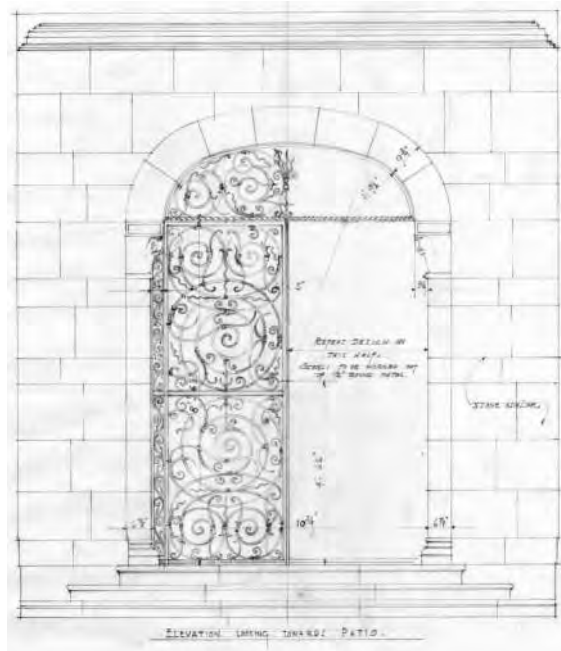
DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

**A231.0B**

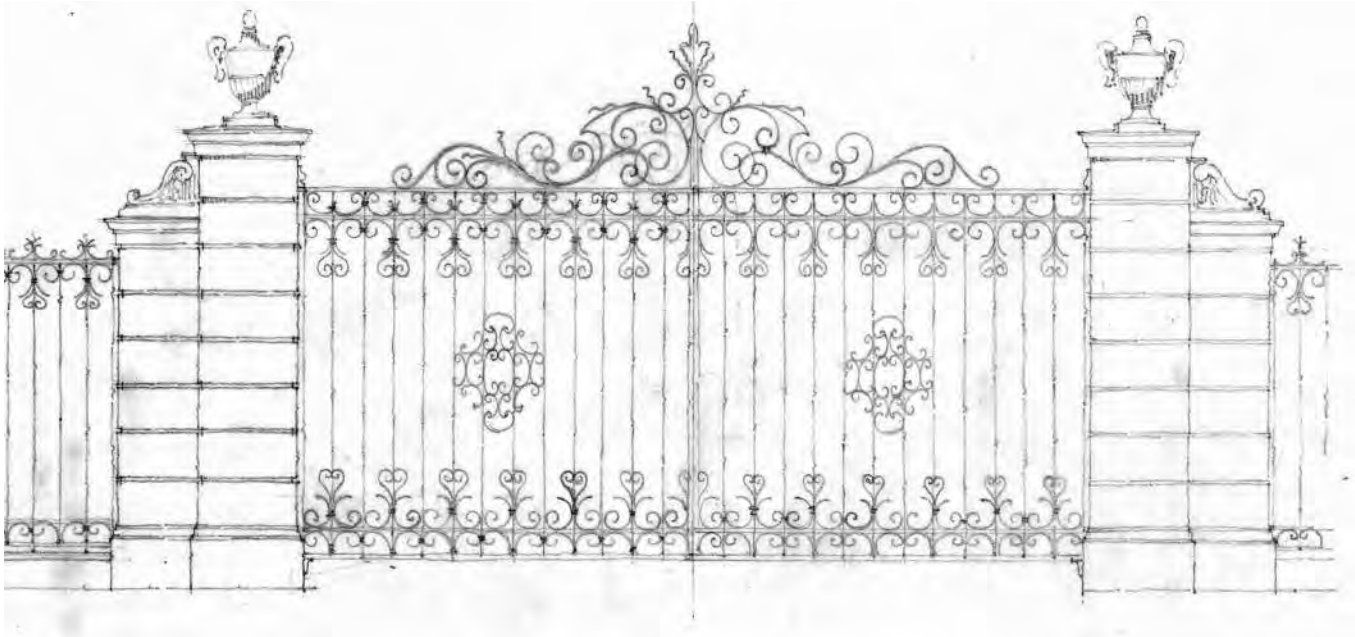




ORIGINAL PATIO ENTRANCE  
GATE IRONWORK DRAWING



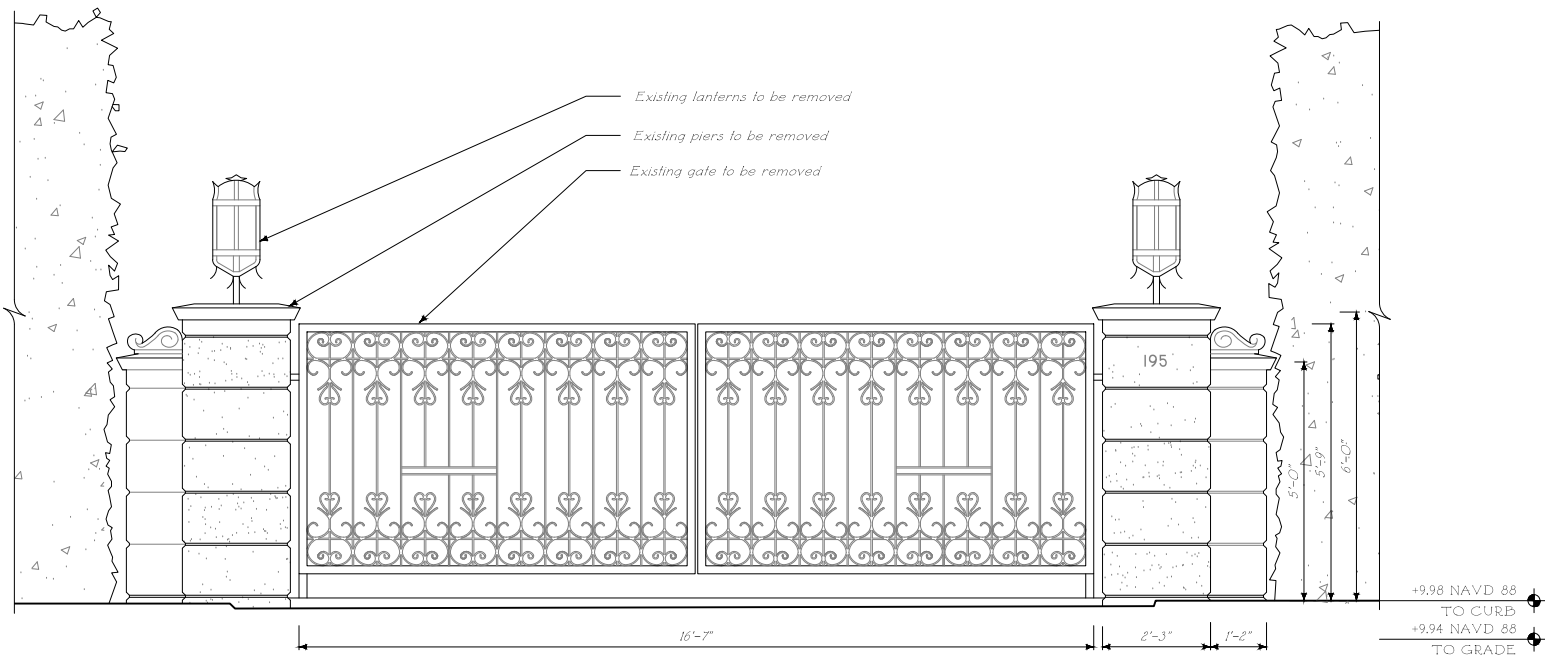
ORIGINAL LANTERNS  
AT S. COUNTY ROAD



ORIGINAL PATIO DRAWING OF VIA DEL MAR FRONT GATE



EXISTING ENTRANCE GATE



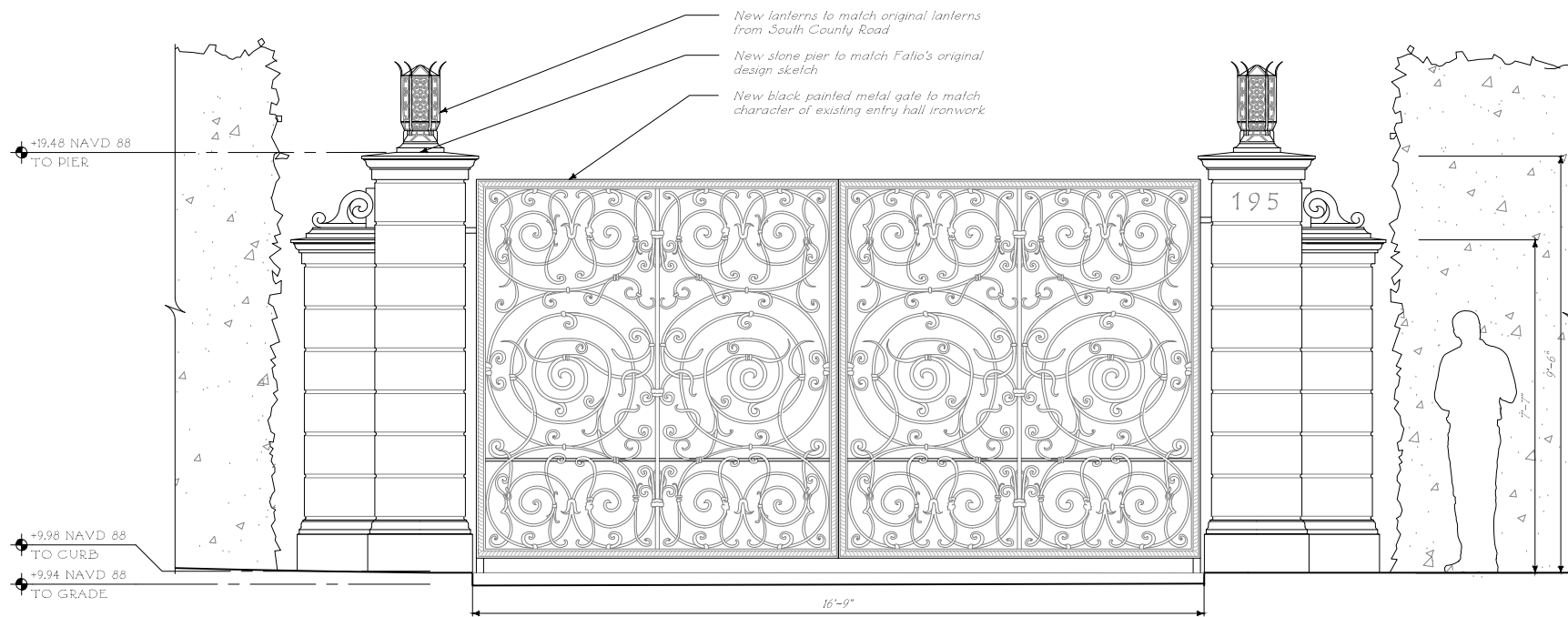
EXISTING EAST AND WEST  
FRONT DRIVE GATES  
1/2" = 1' = 0"



HISTORIC IMAGE OF  
FRONT ENTRANCE GATE IRONWORK



CURRENT FRONT  
ENTRANCE GATE



PREFERRED DESIGN  
EAST AND WEST FRONT DRIVE GATES  
1/2" = 1' = 0"

PRECEDENT IMAGES  
FRONT DRIVE GATES  
NOT TO SCALE

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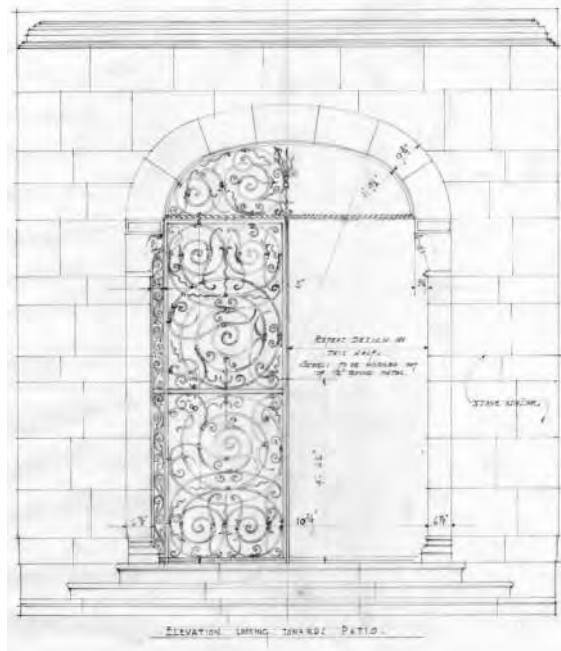
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PROJECT TITLE  
**195 Via del Mar,  
Palm Beach, FL  
COA-24-0002**  
SHEET TITLE  
**Original & Proposed  
Gates Preferred  
Design**

SCALE  
1/2" = 1' = 0"  
DATE  
03/19/2024  
AUTHOR  
NZ  
SHEET NUMBER

**A300.0**  
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PROJECT 2301

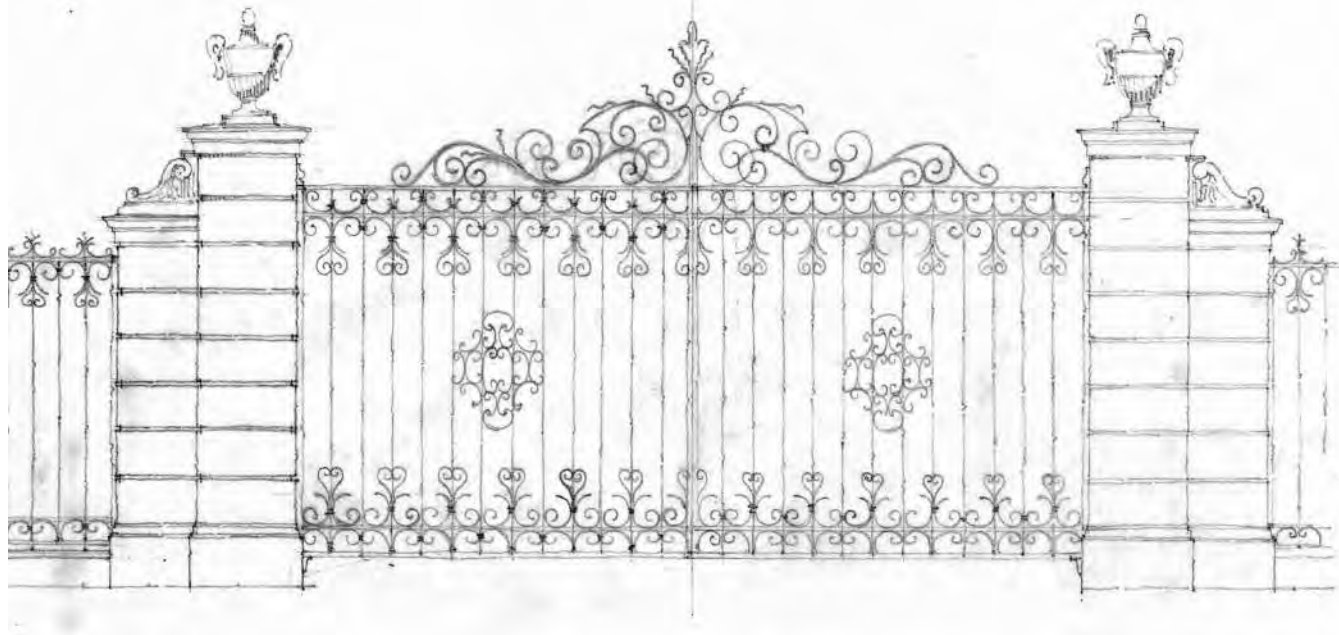




ORIGINAL FATIO ENTRANCE  
GATE IRONWORK DRAWING



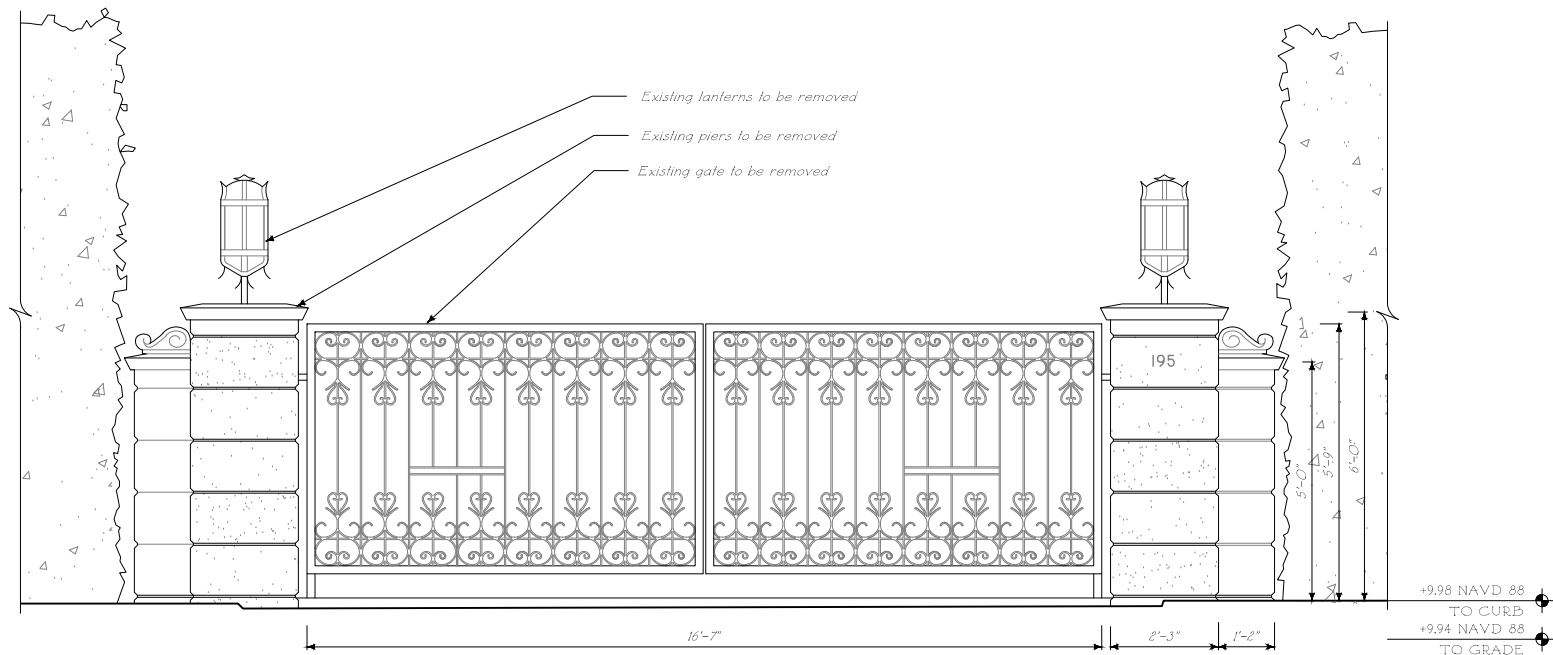
ORIGINAL LANTERNS  
AT S. COUNTY ROAD



ORIGINAL FATIO DRAWING OF VIA DEL MAR FRONT GATE



EXISTING ENTRANCE GATE

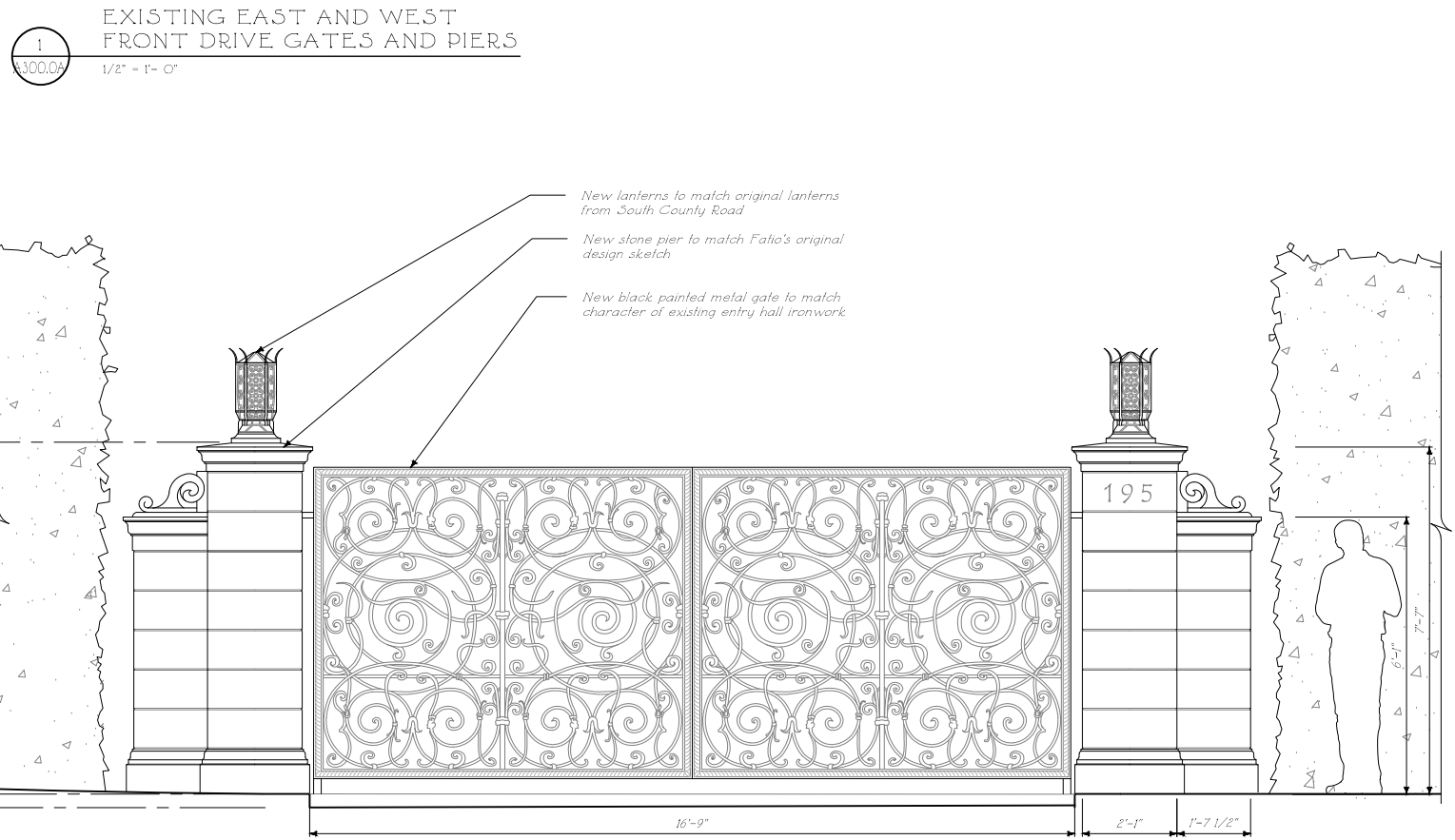


HISTORIC IMAGE OF  
FRONT ENTRANCE GATE IRONWORK



CURRENT FRONT  
ENTRANCE GATE

3  
A300.0A  
PRECEDENT IMAGES  
FRONT DRIVE GATES  
NOT TO SCALE



2  
A300.0A  
ALTERNATE DESIGN  
EAST AND WEST FRONT DRIVE GATES AND PIERS  
1/2" = 1'-0"

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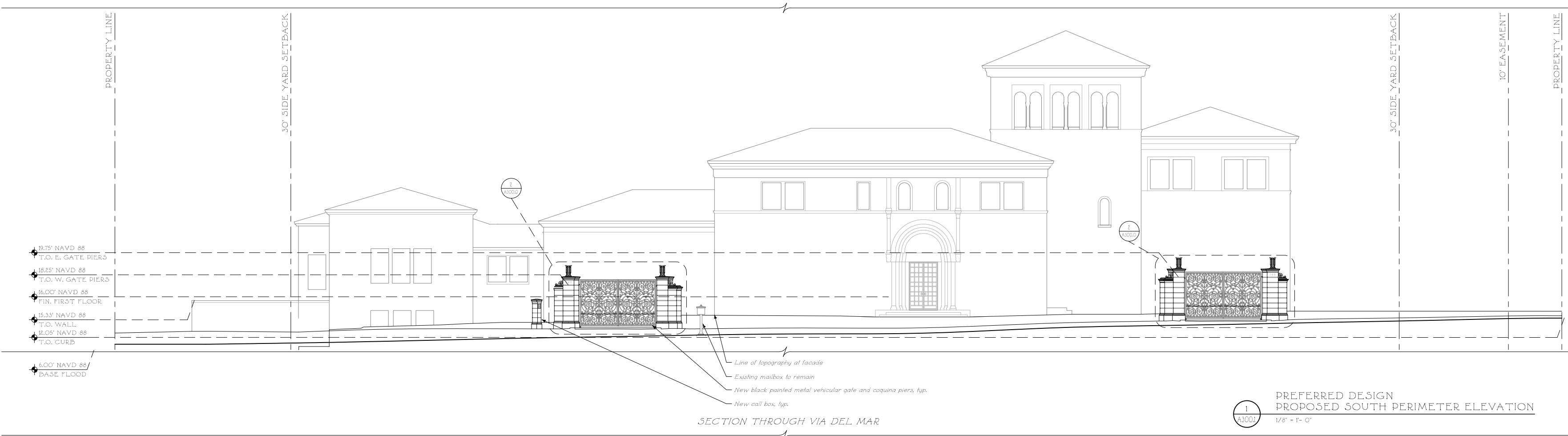
STATE OF FLORIDA  
SCOTT A. SHAMAMIAN  
REGISTERED ARCHITECT  
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PROJECT TITLE  
**195 Via del Mar,  
Palm Beach, FL  
COA-24-0002**  
SHEET TITLE  
**Original & Proposed  
Gates and Piers -  
Alternate Design**

SCALE  
1/2" = 1'-0"  
DATE  
03/19/2024  
AUTHOR  
NZ  
SHEET NUMBER

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2 A300.1  
PREFERRED DESIGN  
PROPOSED SOUTH PERIMETER 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  
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June 14th, 2024  
Issued For Final Submittal  
May 10th, 2024

STATE OF FLORIDA

SCOTT J. SHAMAMIAN

REGISTERED ARCHITECT

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ARCHITECTS

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

SHEET TITLE  
Proposed Gate  
Perimeter S. Elevations  
Preferred Design

SCALE  
1/8"=1'-0"

DATE  
03/19/2024

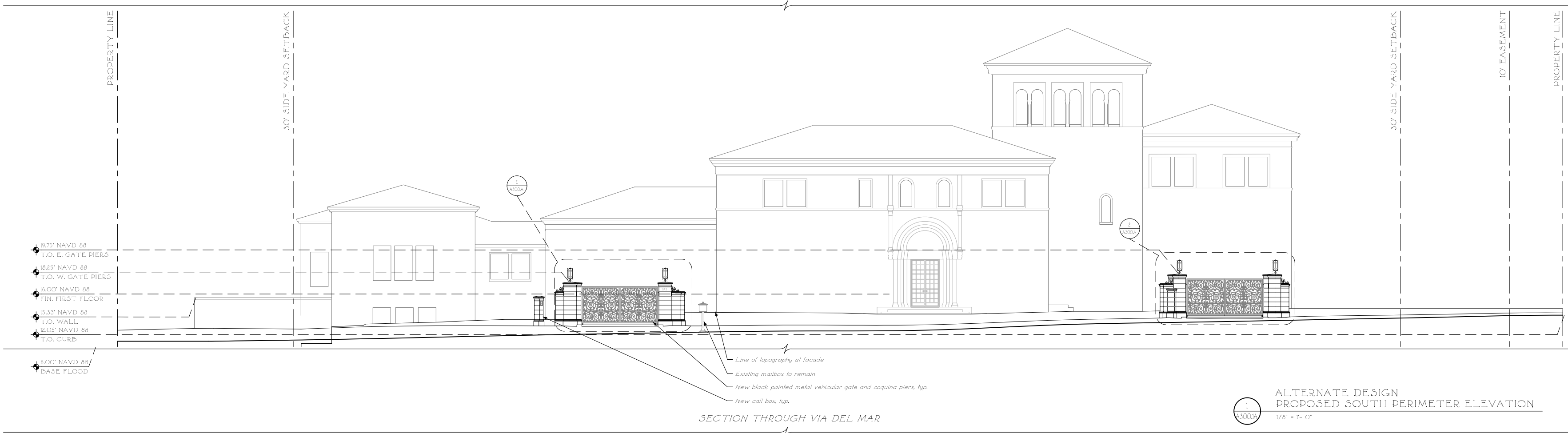
AUTHOR  
SH

SHEET NUMBER

A300.1

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PROJECT 232





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

SHEET TITLE  
**Proposed Gate**  
Perimeter S. Elevations  
Alternate Design

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

**A300.1A**  
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PROJECT 232





1  
A30015  
PREFERRED DESIGN  
PROPOSED S. PERIMETER WATERCOLOR RENDERING  
1/8" = 1'-0"



2  
A30015  
ALTERNATE DESIGN  
PROPOSED S. PERIMETER WATERCOLOR RENDERING  
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

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July 29th, 2024



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PROJECT TITLE  
**195 Via del Mar  
Palm Beach, Florida  
ZON-24-00XX**

SHEET TITLE  
**Proposed Gate  
Perimeter S. Elevations  
Comparison**

SCALE  
1/8"=1'-0"

DATE  
03/19/2024

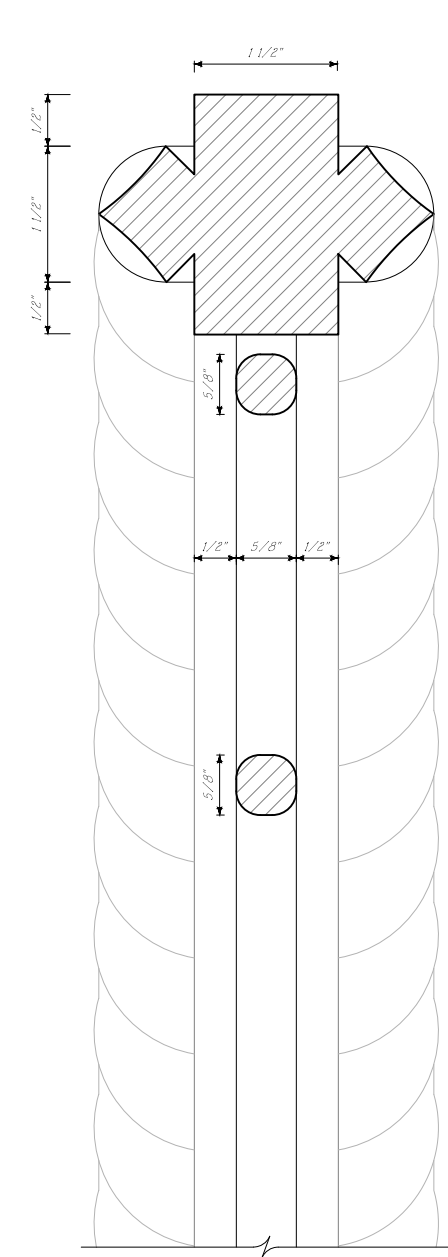
AUTHOR  
SH

SHEET NUMBER

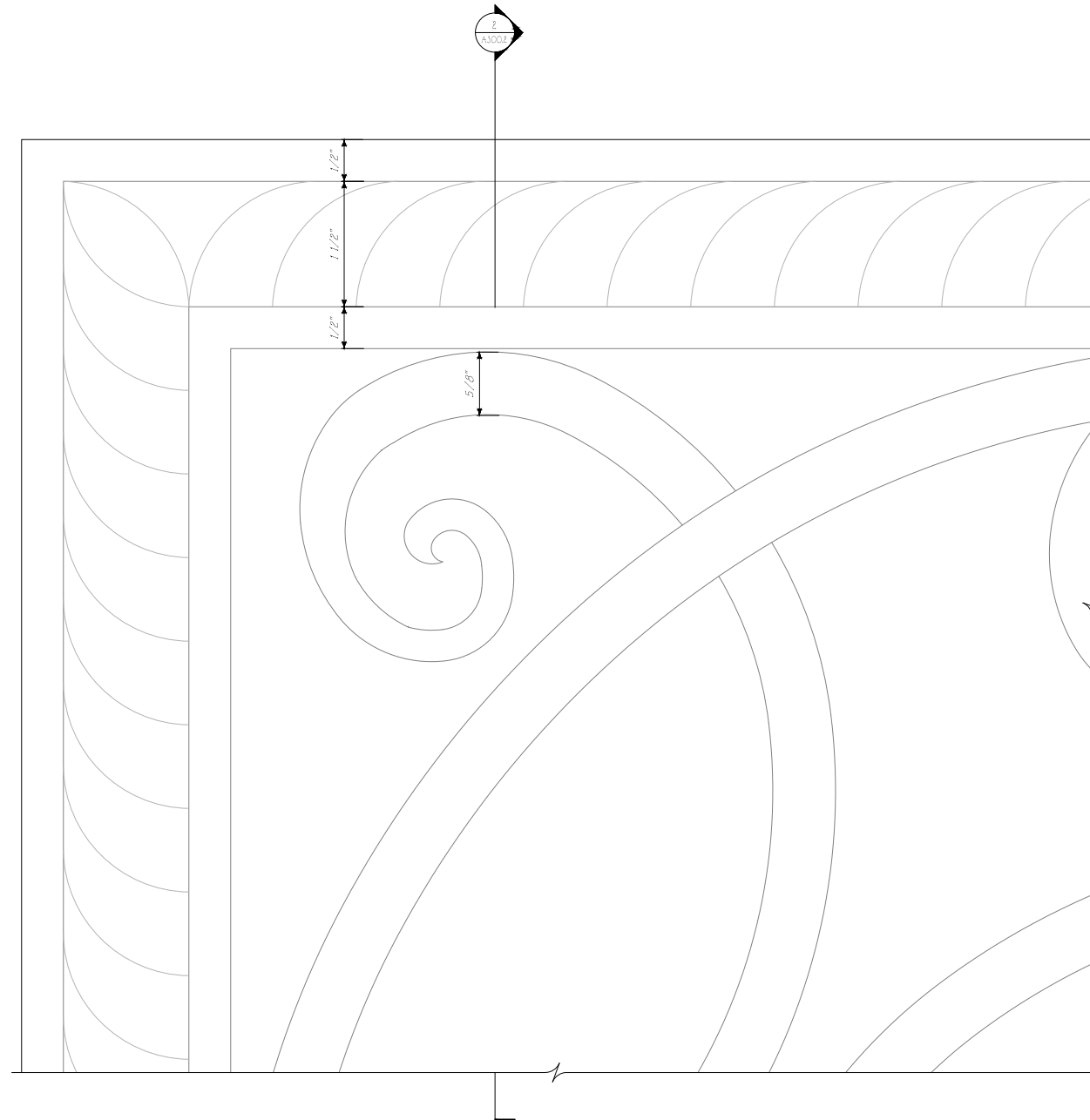
**A300.1B**

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PROJECT 2301





2 METALWORK SECTION DETAIL  
1\"/>



1 METALWORK ELEVATION DETAIL  
1\"/>

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May 10th, 2024



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

SCALE  
1/2" = 1'-0"  
DATE  
03/19/2024  
AUTHOR  
NZ  
SHEET NUMBER

**A300.2**  
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PROJECT 2301





1 EXISTING WEST FRONT DRIVE GATE  
A300.3 NOT TO SCALE



2 PREFERRED DESIGN WEST FRONT DRIVE GATE RENDERING  
A300.3 NOT TO SCALE

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

SHEET TITLE  
Via del Mar West  
Front Gate Rendering  
Preferred Design

SCALE  
NOT TO SCALE

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A300.3





1 EXISTING WEST FRONT DRIVE GATE  
A300.3A NOT TO SCALE



2 ALTERNATE DESIGN WEST FRONT DRIVE GATE RENDERING  
A300.3A NOT TO SCALE

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

SHEET TITLE  
Via del Mar West  
Front Gate Rendering  
Alternate Design

SCALE  
NOT TO SCALE

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A300.3A

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PROJECT 752





1  
A300.3B  
PREFERRED DESIGN WEST FRONT DRIVE GATE RENDERING  
NOT TO SCALE



2  
A300.3B  
ALTERNATE DESIGN WEST FRONT DRIVE GATE RENDERING  
NOT TO SCALE

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

SHEET TITLE  
Via del Mar West  
Front Gate Rendering  
Comparison

SCALE  
NOT TO SCALE

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A300.3B