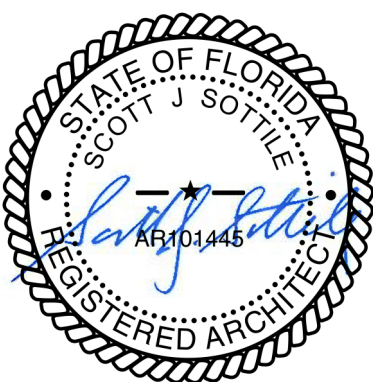
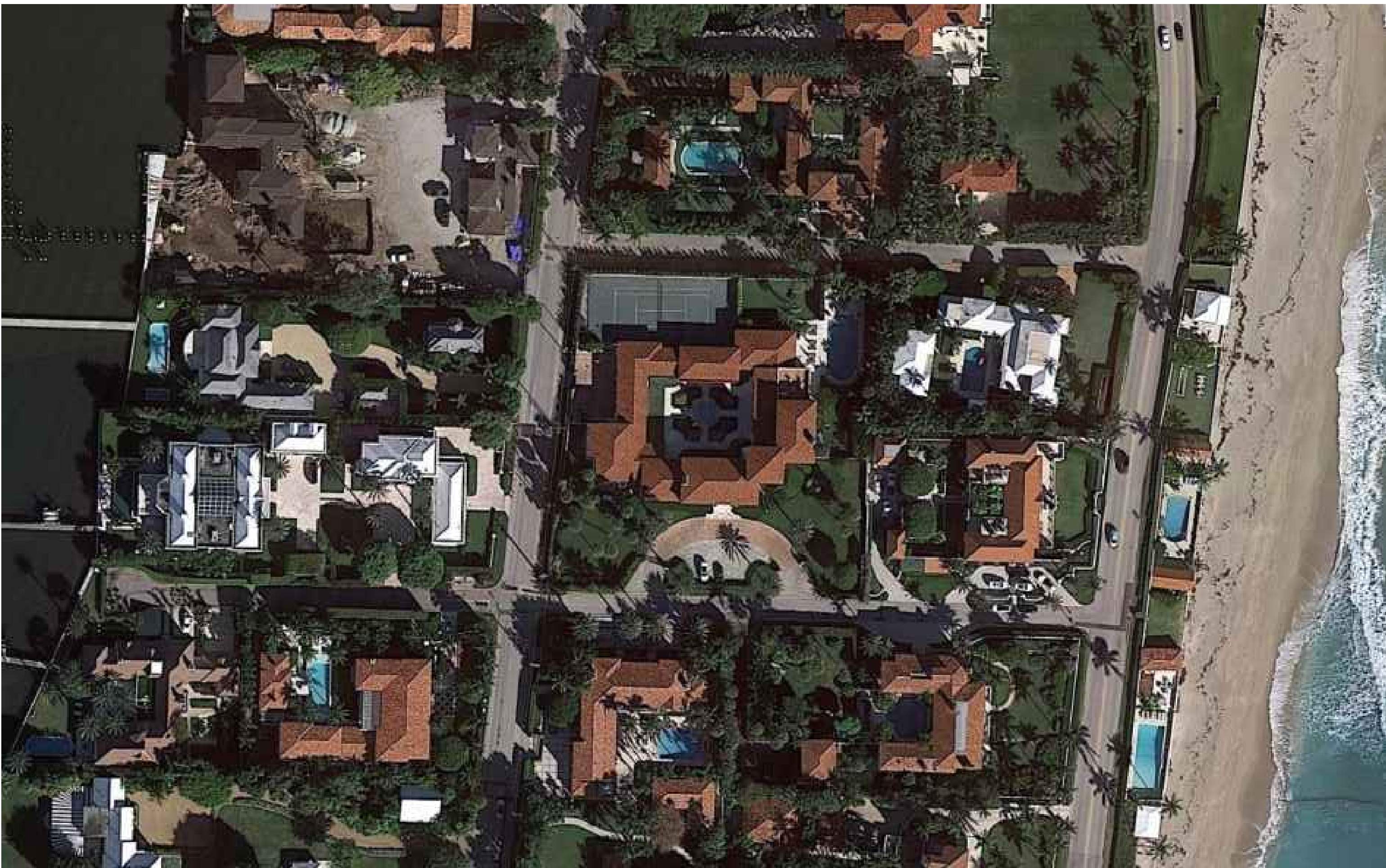


FERGUSON &
SHAMAMIAN
ARCHITECTS



TOWN COUNCIL FINAL SUBMITTAL
195 Via del Mar, Palm Beach, Florida

PROJECT NUMBER:
ZON-24-0031

PROJECTED HEARING DATE:
SEPT 11th, 2024

ISSUED FOR T.C. FINAL SUBMITTAL
AUGUST 12th, 2024

ARCHITECT	INTERIOR DESIGNER	GENERAL CONTRACTOR	STRUCTURAL ENGINEER	MECHANICAL ENGINEER
Ferguson & Shamamian Architects, LLP 270 Lafayette Street Suite 300 New York, NY 10012 (212) 941 8088 fergusonshamamian.com	Studio Sofield Inc. 65 Bleeker St, PH New York, NY 10012 (212) 473 1300 studiosofield.com	Shapiro Pertnoy Construction Group 3222 Commerce Place, Suite C West Palm Beach, FL, 33407 (561) 793 5852	Pruitt Design Group 215 S. Olive Avenue, Suite 200, West Palm Beach, FL 33401 (561) 236 3816	F&E Consulting 300 Loc Road, Suite 302 Deerfield Beach, FL 33442 (561) 391 9292
SURVEYOR	CIVIL ENGINEER	LIGHTING CONSULTANT	LANDSCAPE ARCHITECT	LANDSCAPE CONTRACTOR
Wallace Surveying 5553 Village Blvd, West Palm Beach, FL, 33407 (561) 640 4551	Gruber Consulting Engineers 22475 Mercer Avenue, Suite 305 West Palm Beach, FL 33401 (561) 312 2041	Focus Lighting 2221 W. 116th Street New York, NY 10026 (212) 865 1565	Vertesch Landscape Architecture 6430 Robinson Street, Jupiter, Florida 33458 (561) 889 8977	Botanica Landscaping, LLC 12705 25th St. N Loxahatchee, FL 33470 (561) 422 9006

DRAWING LIST

T-100.1	Drawing Index
L102.1	Preferred Site Plan, Angle of Vision Data & Zoning Data
L102.2	Alternate Site Plan, Angle of Vision Data & Zoning Data
P202.0	Historic Maurice Fatio Drawing
A102.0	Proposed Second Floor Plan
A104.0	Preferred Roof Plan
A104.a	Alternate Roof Plan
A211.0	Historic, Existing & Preferred East Exterior Elevation
A211.1	Proposed East Exterior Elevation Preferred Design
A211.1a	Proposed East Exterior Elevation 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 Elevation
A212.1	Proposed North Exterior Elevation Preferred Design
A212.1a	Proposed North Exterior Elevation 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 Elevation
A213.1	Proposed West Exterior Elevation Preferred Design
A213.1a	Proposed West Exterior Elevation Alternate Design
A213.2	Proposed West Perimeter Watercolor Preferred Design
A213.2a	Proposed West Perimeter Watercolor Alternate Design
A220.0	Yard Section Diagram Preferred Design
A220.a	Yard Section Diagram Alternate Design
A221.0	Building Section Diagram Preferred Design
A221.a	Building Section Diagram Alternate Design
A231.0	Rendering of Preferred Addition at Northeast Corner
A231.1a	Rendering of Alternate Addition at Northeast Corner

SUPPLEMENTAL APPLICATIONS

COA-24-0002	Certificate of Appropriateness (LPC) Approved with development order June 21st, 2024
ZON-24-0009	Development Review (Town Council) Variance - Driveway Area - Zoning Ordinance Section 134-1668 Approved with development order 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

VARIANCE

Section 134-843(a)(1)a:
Request for a variance to allow for a second story addition situated at the Northeast portion of the house with a building height of 29.25 feet, in lieu of the 25 feet allowed by the Code.

The maximum building height is 25 feet, not to exceed two stories. A variance has been requested to increase the maximum building height.

Issued For T.C. Final Submittal August 12th, 2024
Issued For T.C. Second Submittal July 29th, 2024
Issued For T.C. Final Submittal July 15th, 2024
Issued For T.C. Second Submittal July 5th, 2024



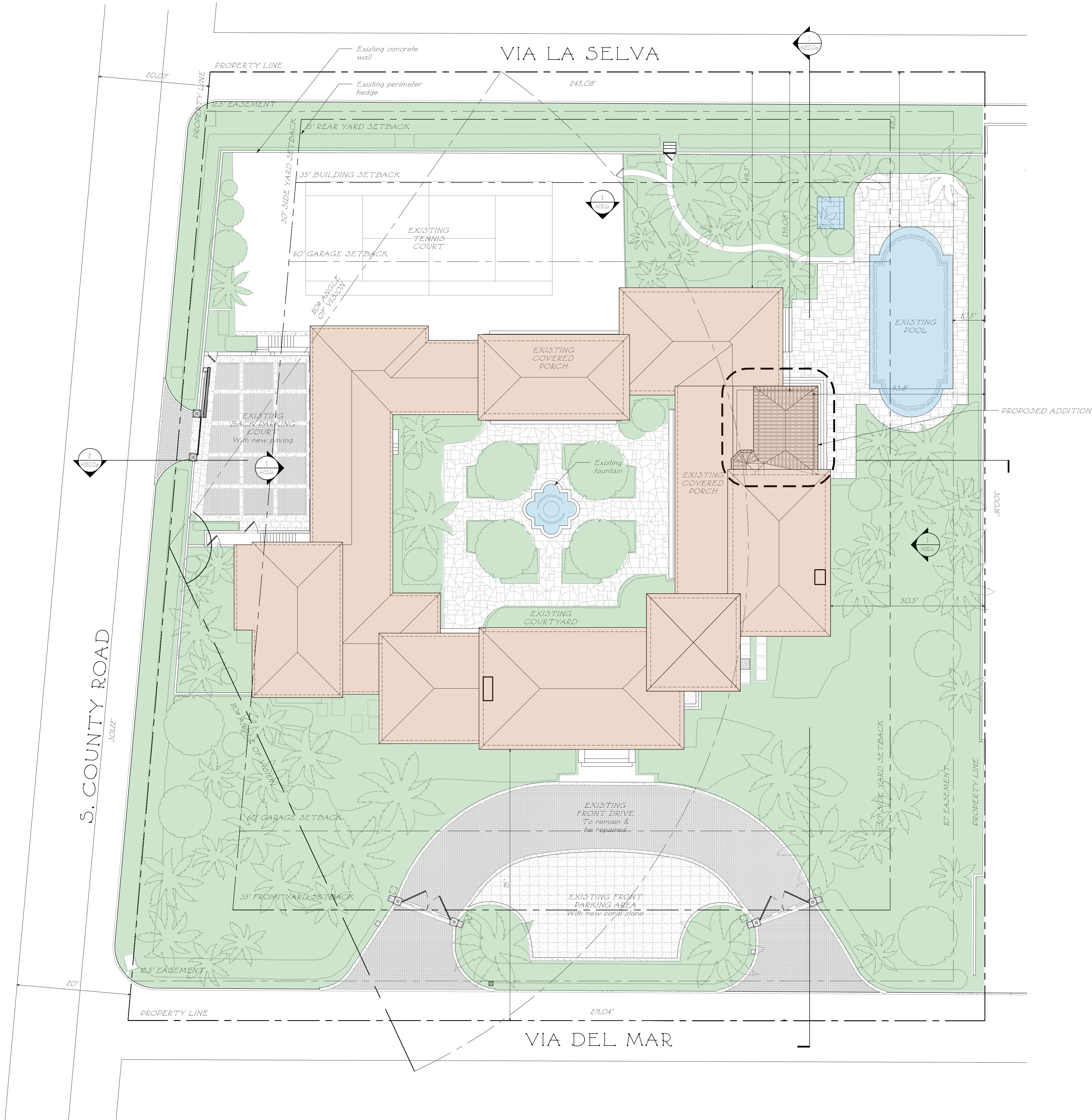
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270 Lafayette Street, Suite 300
New York, NY 10012
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fergusonshamamian.com

PROJECT TITLE
195 Via del Mar
Palm Beach, FL
ZON-24-0031

SHEET TITLE
Drawing Index

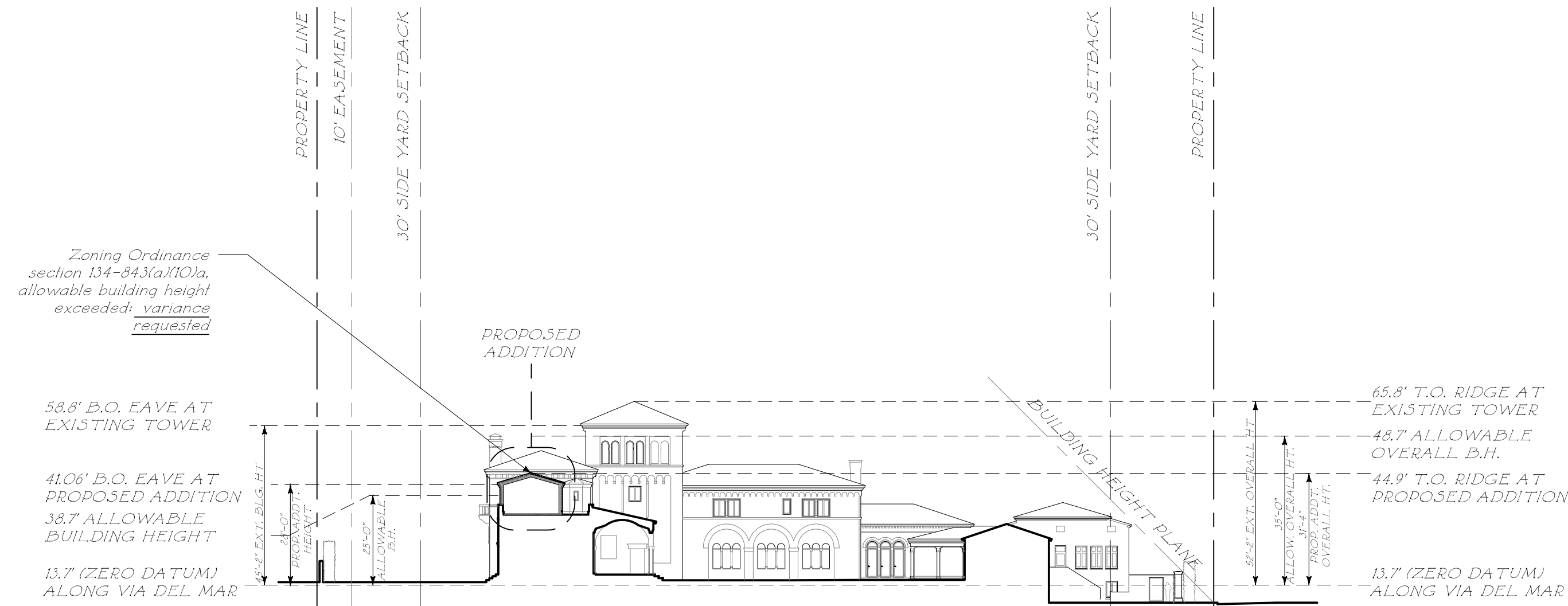
SCALE N/A
DATE 06/11/2024
AUTHOR NZ
SHEET NUMBER

T-100.1



1
1:102.1a
1/16" = 1'-0"

ALTERNATE
SITE PLAN



2
1:102.2a
1/32" = 1'-0"

ALTERNATE BUILDING HEIGHT PLANE
SOUTH SECTION DIAGRAM

ANGLE OF VISION

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°

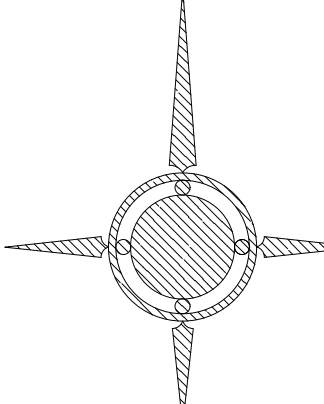
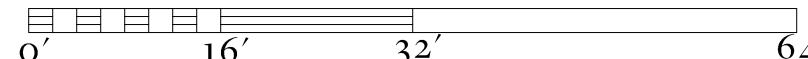
LOT A.O.V. 110°



Town of Palm Beach
Planning Zoning and Building
360 S County Rd
Palm Beach, FL 33480
www.townofpalmbeach.com

Zoning Legend			
Line#	Property Address:	195 Via del Mar, Palm Beach, FL 33480	
1	Zoning District:	R-A Estate Residential	
2	Lot Area (sq. ft.):	70,741 from FEMA / 77,454 from survey / 72,392 SF	
3	Lot Width (W) & Depth (D) (ft.):	300' x 245'	
4	Structure Type:	Single Family Residence	
5	(Single Family, Multi-Family, Commercial, Other)		
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
10	Lot Coverage (Sq Ft and %)	18,098 / 25%	14,554 / 19%
11	Enclosed Square Footage (1st & 2nd Fl. - Basement, Access Structure, etc.)	N/A	20,522.2 SF
12	*Front Yard Setback (Ft.)	S 35 Ft	S 75 Ft
13	*Side Yard Setback (1st Story) (Ft.)	E / W 30 Ft	E 50.5 / W 21.8 Ft
14	*Side Yard Setback (2nd Story) (Ft.)	-	-
15	*Rear Yard Setback (Ft.)	N 15 Ft	N 55.8 Ft
16	Angle of Vision (Deg.)	110 Deg.	110 Deg.
17	Building Height (Ft.)	25 Ft / 2 stories	45.2' / 3 stories @ tower
18	Overall Building Height (Ft.)	35 Ft / 2 stories	52.2' / 3 stories @ tower
19	Cubic Content Ratio (CCR) (R-B ONLY)	N/A	N/A
20	** Max. Fill Added to Site (Ft.)	N/A	N/A
21	Finished Floor Elev. (FFE)(NAVD)	16.00'	16.00'
22	Base Flood Elevation (BFE)(NAVD)	6.00'	6.00'
23	Landscape Open Space (LOS) (Sq Ft and %)	36,196 / 50%	33,296 / 46%
24	Perimeter LOS (Sq Ft and %)	-	-
25	Front Yard LOS (Sq Ft and %)	4,231 / 45%	5,751 / 61%
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 (See 16.00' - 16.00')
*** Provide Native plant species info per category as required by 2018 003-2023 on separate TOPB Landscape Legend
Enter N/A if value is not applicable.
Enter N/C if value is not changing.
REV BY 20230626



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		

Issued For T.C. Final Submittal
August 12th, 2024
Issued For T.C. Second Submittal
July 29th, 2024
Issued For T.C. Final Submittal
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July 5th, 2024



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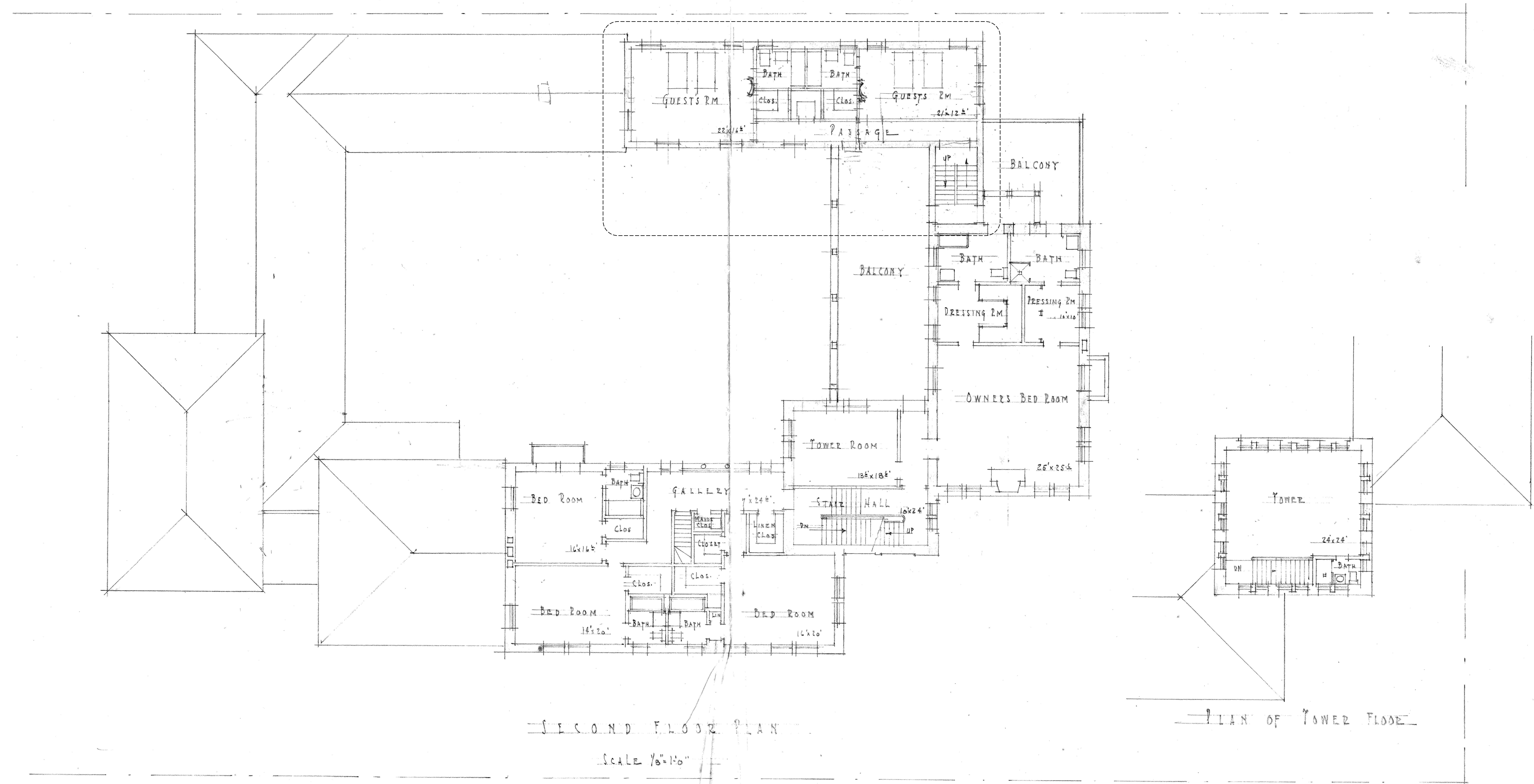
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New York, NY 10012
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fergusonshamamian.com

PROJECT TITLE
195 Via del Mar,
Palm Beach, FL
ZON-24-0031

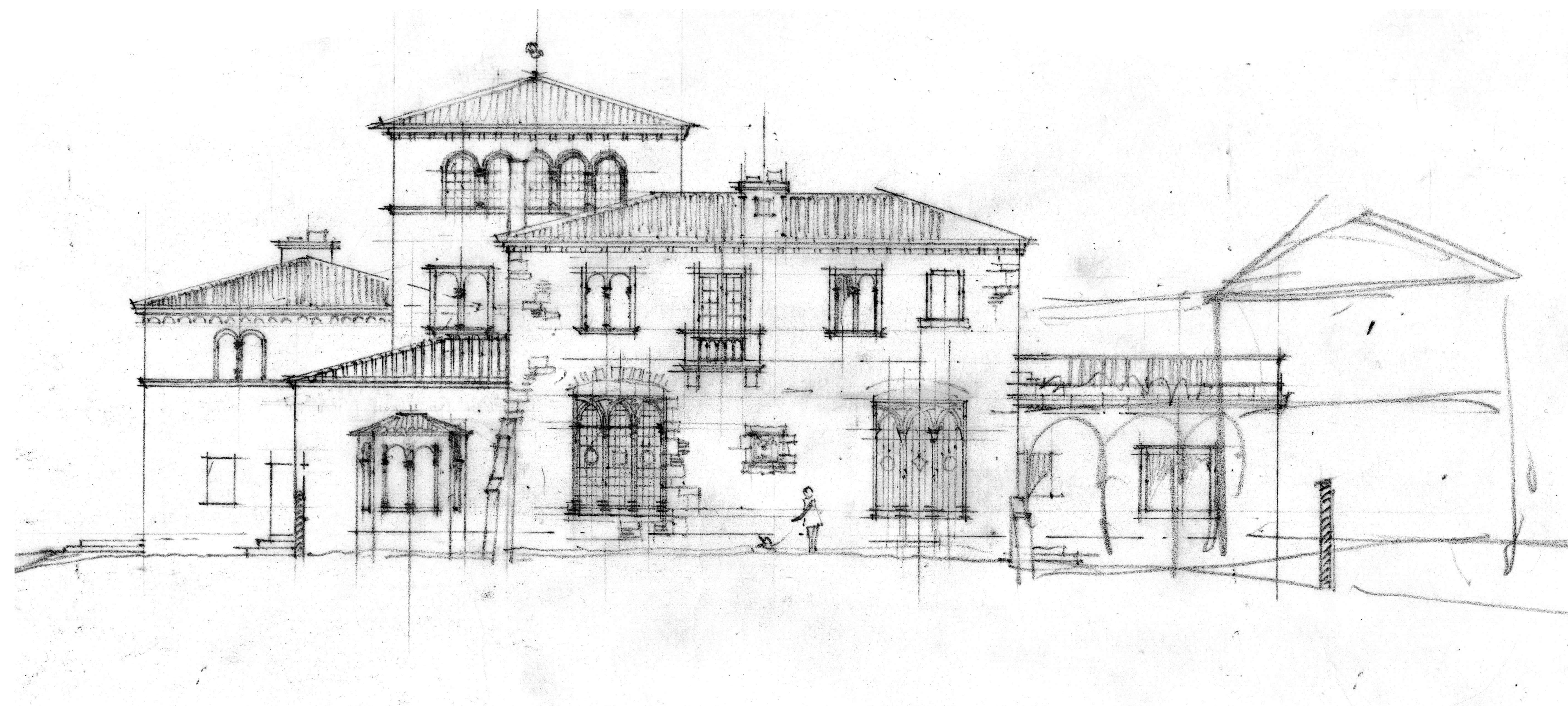
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Alternate Site Plan,
Angle of Vision Data, &
Zoning Data

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DATE
03/19/2024
AUTHOR
NZ
SHEET NUMBER

L102.1a

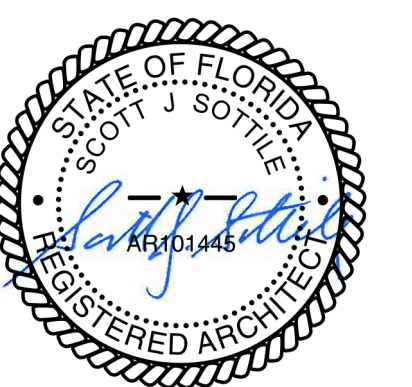


A. SECOND FLOOR PLAN - ALTERNATE ORIGINAL DESIGN SKETCH (SIMILAR TO PROPOSED ADDITION)



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

Issued For T.C. Final Submittal
August 12th, 2024
Issued For T.C. Second Submittal
July 29th, 2024



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PROJECT TITLE

195 Via del Mar,
Palm Beach, FL
ZON-24-0031

SHEET TITLE

Historic Maurice Fatio
Drawing
Proposed Addition

SCALE

NOT TO SCALE

DATE

03/19/2024

AUTHOR

NZ

SHEET NUMBER

P202.0

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PROJECT 222

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

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

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June 13th, 2024

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PROJECT TITLE

195 Via del Mar,
Palm Beach, FL
ZON-24-0031

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 242

PROPERTY LINE

30' SIDE YARD SETBACK

60' GARAGE SETBACK

35' BUILDING SETBACK

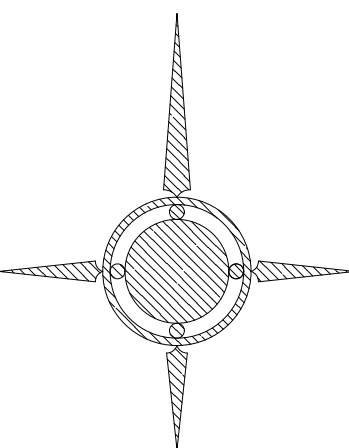
60' GARAGE SETBACK

1
A104.0

PREFERRED
ROOF PLAN

1/8" = 1'- 0"

PROJECT
NORTH



25'-1" to rear Property Line

40'-1"

53'-9 1/2" to side Property Line

43'-9 1/2"

Proposed Second Floor Addition
28' x 18'
510 sq. ft.



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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PROJECT TITLE
**195 Via del Mar,
Palm Beach, FL
ZON-24-0031**

SHEET TITLE
**Preferred
Roof Plan**

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

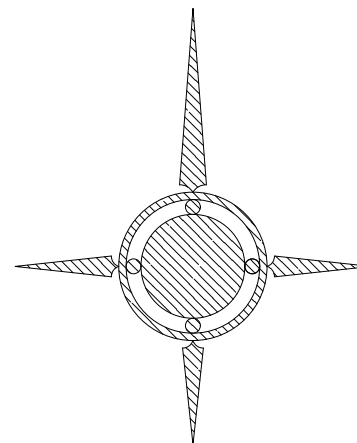
60' GARAGE SETBACK

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A104.a

ALTERNATE
ROOF PLAN

1/8" = 1'- 0"

PROJECT
NORTH



Proposed Second Floor Addition
28' x 18'
510 sq. ft.

30' SIDEYARD SETBACK

10' EASEMENT

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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PROJECT TITLE
**195 Via del Mar,
Palm Beach, FL
ZON-24-0031**

SHEET TITLE
**Alternate
Roof Plan**

SCALE
1/8" = 1'-0"

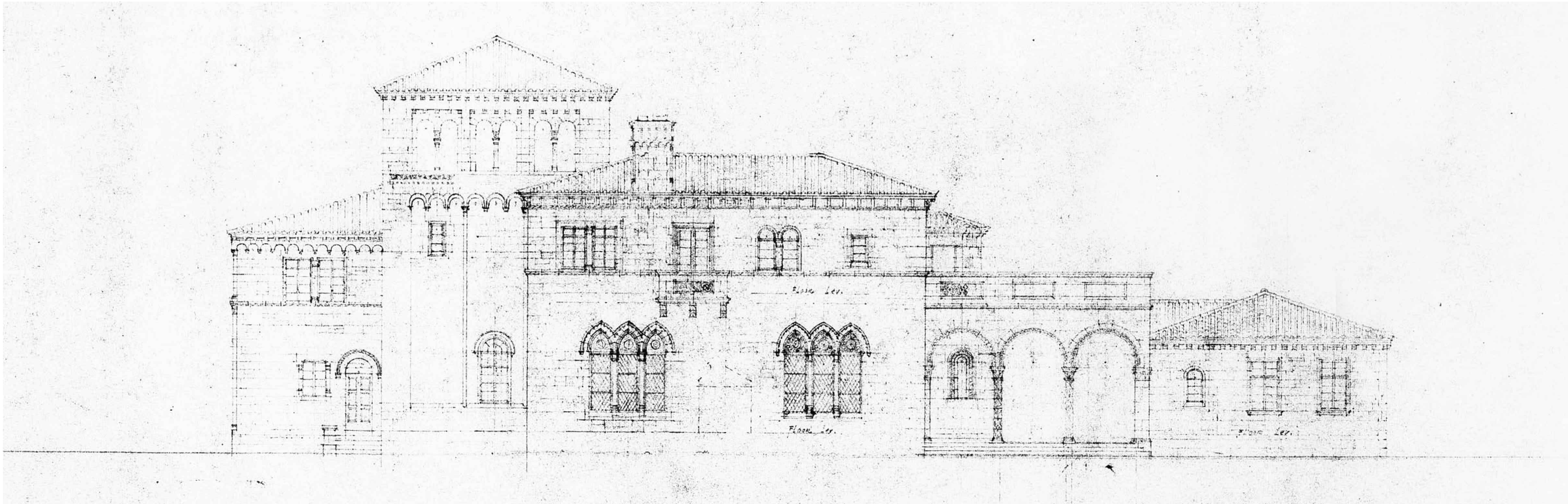
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03/19/2024

AUTHOR
NZ

SHEET NUMBER

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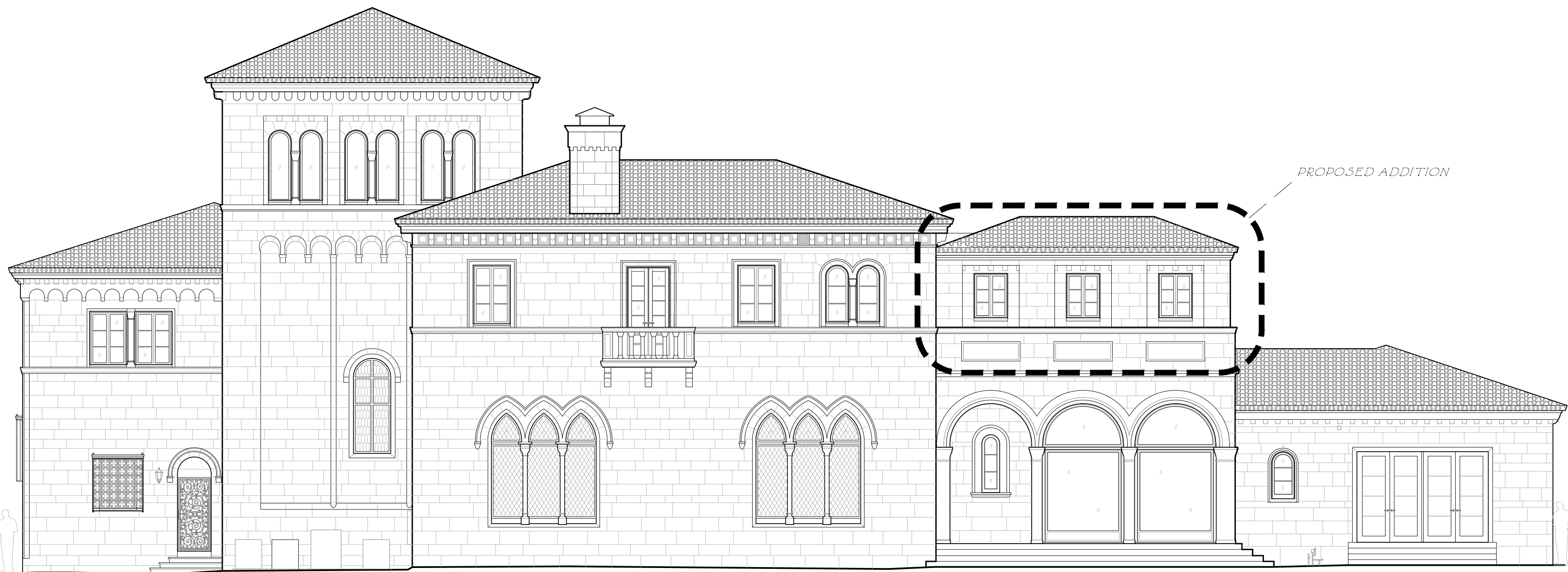
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PROJECT 242



1
AZ10
HISTORIC
EAST ELEVATION
1/8" = 1'- 0"



2
AZ10
EXISTING
EAST ELEVATION
1/8" = 1'- 0"



3
AZ10
PREFERRED
EAST 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

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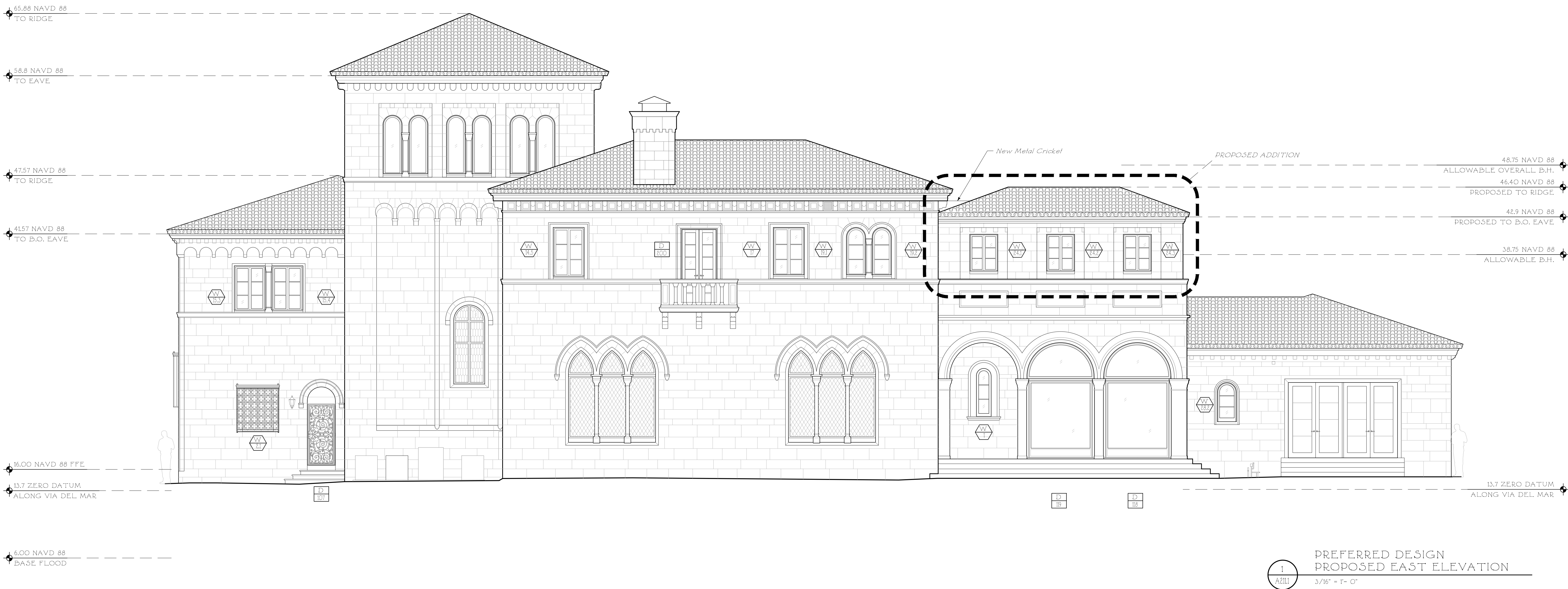
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PROJECT TITLE
195 Via del Mar
Palm Beach, Florida
ZON-24-0031

SHEET TITLE
Historic, Existing &
Preferred East Exterior
Elevations

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

A211.0
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PROJECT 232



PREFERRED DESIGN
PROPOSED EAST ELEVATION
3/16" = 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

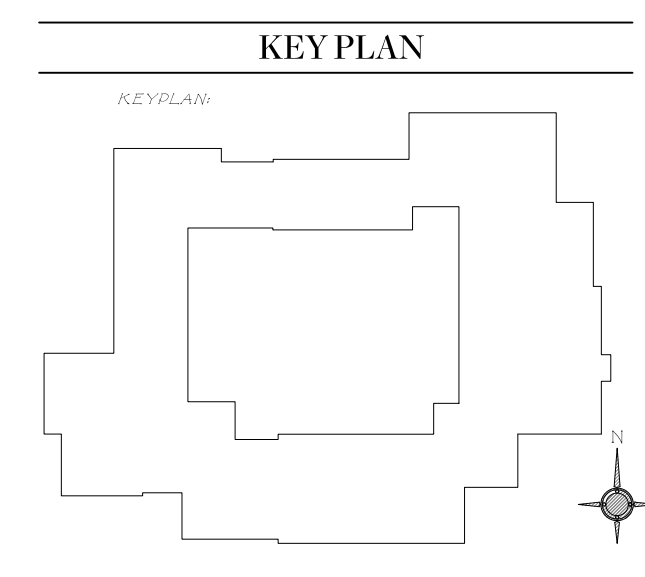
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DIMENSION LEGEND

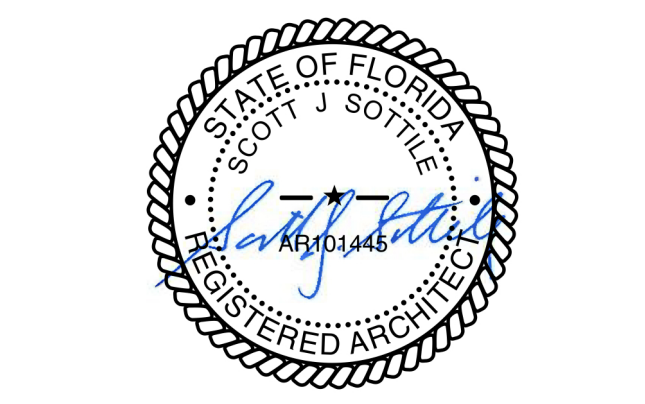
Rough Center Finish

+00.00 = Elevation
W.P. = Working point

Centerline
Hidden line



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PROJECT TITLE
**195 Via del Mar
Palm Beach, Florida
ZON-24-0031**

SHEET TITLE
**Proposed East
Exterior Elevation
Preferred Design**

SCALE
3/16" = 1'-0"

DATE
03/19/2024

AUTHOR
NZ

SHEET NUMBER
A211.1

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PROJECT 2322