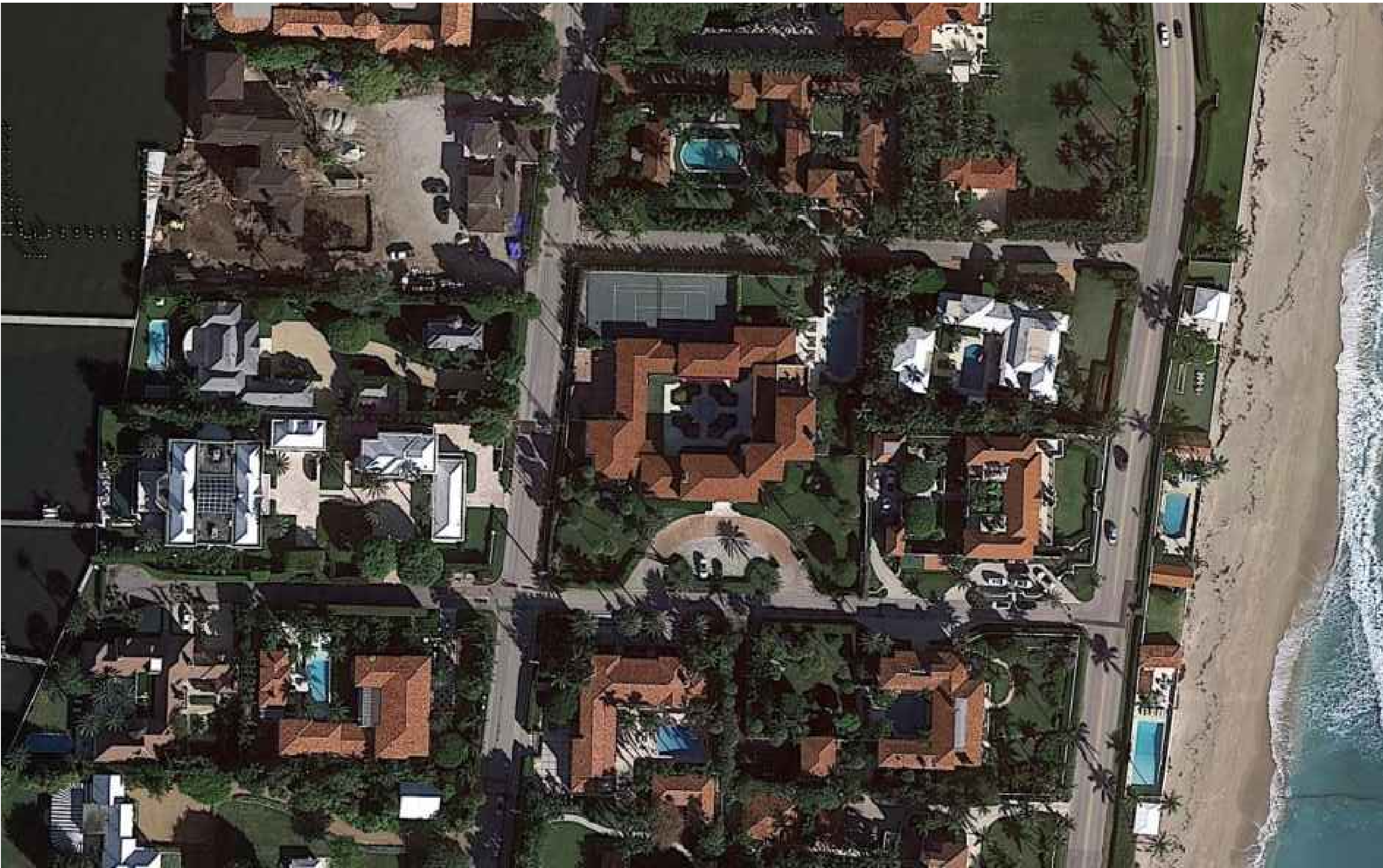


FERGUSON &  
SHAMAMIAN  
ARCHITECTS

FINAL PLAN SET  
LPC JUNE 21, 2024



SHEET INDEX - PART 7 OF 10  
ELEVATION PARALLELS

- A240.0 Historic, Existing & Proposed South Elevation
- A241.0 Historic, Existing & Proposed East Elevation
- A242.0 Historic, Existing & Proposed North Elevation
- A243.0 Historic, Existing & Proposed West Elevation
- A244.0 Historic, Existing & Proposed South Courtyard Elevation
- A245.0 Historic, Existing & Proposed East Courtyard Elevation
- A246.0 Historic, Existing & Proposed North Courtyard Elevation
- A247.0 Historic, Existing & Proposed West Courtyard Elevation

SCOPE OF WORK

- 1 Minor 310 square foot second story addition
- 2 In-kind wood window and door replacements
- 3 Bronze door replacements
- 4 Reopen original fenestration at East facade
- 5 Install additional historic replica reja at East facade
- 6 New pedestrian entrance and gate along Via la Selva
- 7 Repair and replacement of existing courtyard paving
- 8 Revise pathways throughout property
- 9 Repave driveway aprons and service parking court
- 10 Install new spa / jacuzzi
- 11 Relocate existing HVAC equipment
- 12 Existing site drainage and storm water management to be upgraded

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

PROJECT NUMBER:  
COA-24-0002  
(ZON-24-0009)

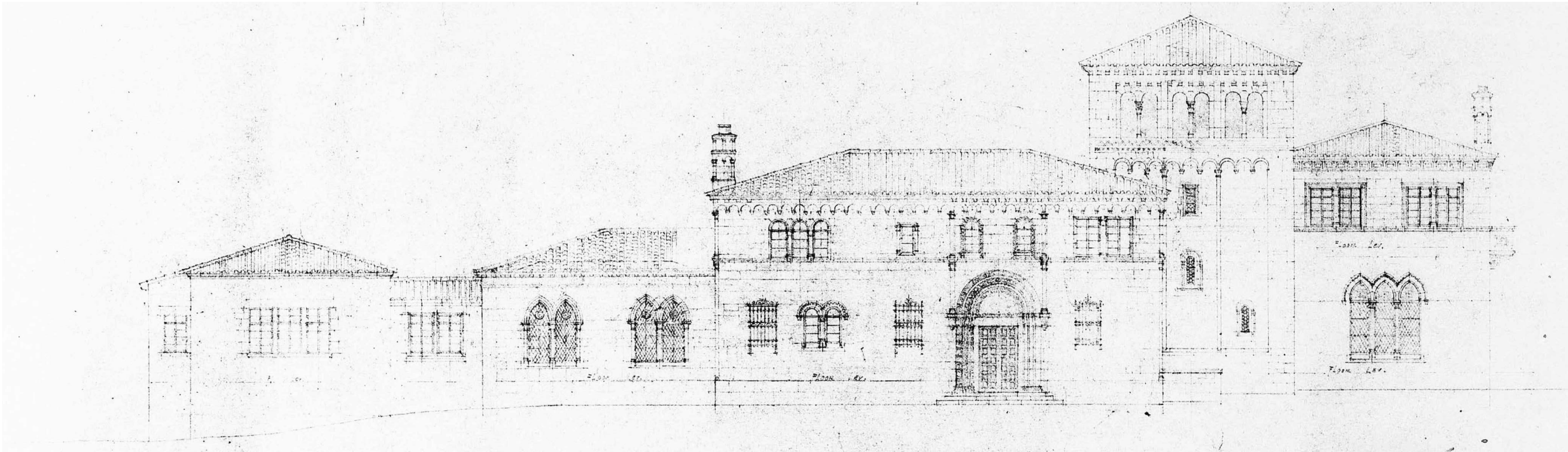
PROJECTED HEARING DATE:  
JUNE 21st, 2024

ISSUED FOR LPC FINAL SUBMITTAL  
MAY 10th, 2024






ARCHITECT:	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 CONSTRUCTOR
Wallace Surveying 5553 Village Blvd, West Palm Beach, FL, 33407 (561) 640 4551	Gruber Consulting Engineers 2475 Mercer Avenue, Suite 305 West Palm Beach, FL 33401 (516) 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








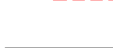




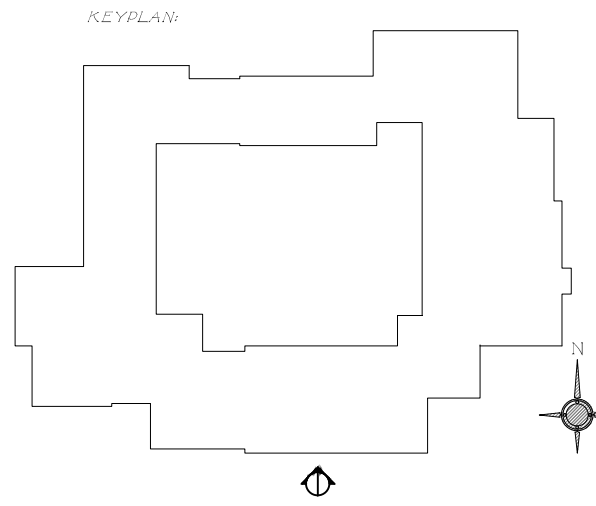
#### ELEVATION LEGEND

-  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

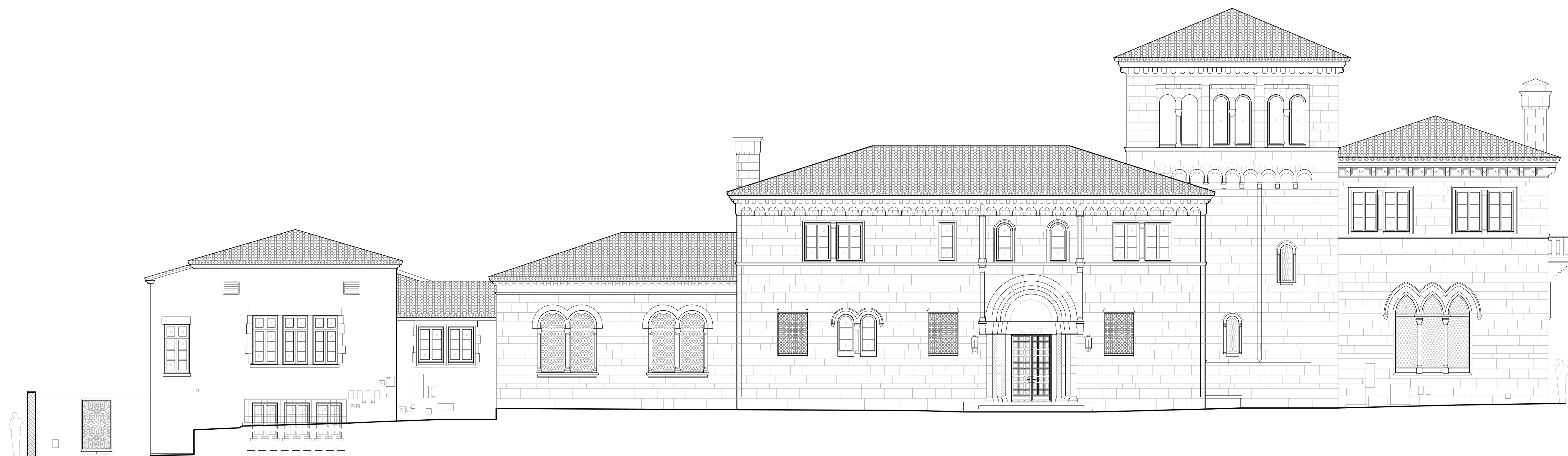
#### KEY PLAN



1  
A240.0  
HISTORIC  
SOUTH ELEVATION  
1/8" = 1'-0"

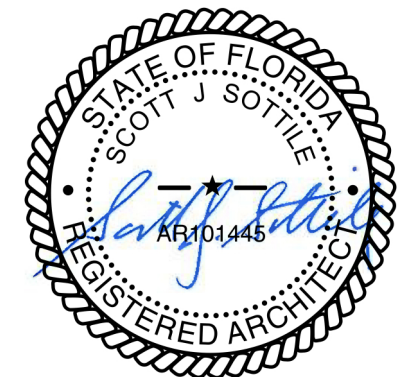


2  
A240.0  
EXISTING  
SOUTH ELEVATION  
1/8" = 1'-0"



3  
A240.0  
PROPOSED  
SOUTH ELEVATION  
1/8" = 1'-0"

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



## FERGUSON & SHAMAMIAN ARCHITECTS

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T 212 941 8088  
fergusonshamamian.com

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

SHEET TITLE  
Historic, Existing & Proposed South Exterior Elevations

SCALE  
1/8" = 1'-0"

DATE  
03/19/2024

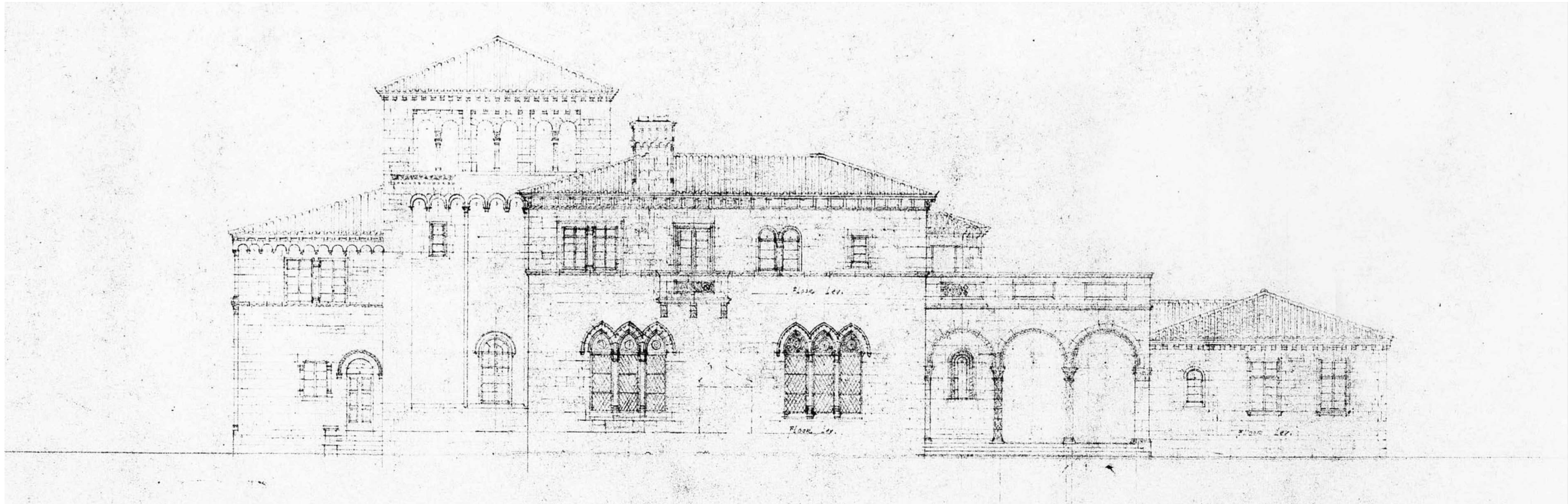
AUTHOR  
NZ

SHEET NUMBER

A240.0

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PROJECT 252





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



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



PROPOSED  
EAST ELEVATION  
1/8" = 1'- 0"

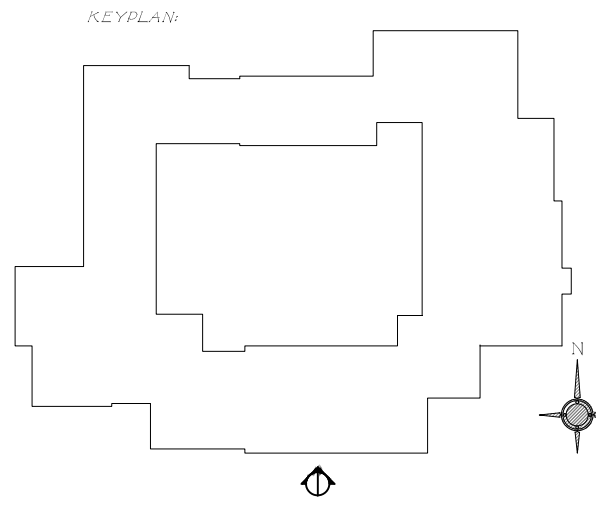
ELEVATION LEGEND

- 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
- Material Removal

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  
Historic, Existing &  
Proposed East Exterior  
Elevations

SCALE  
1/8" = 1'- 0"

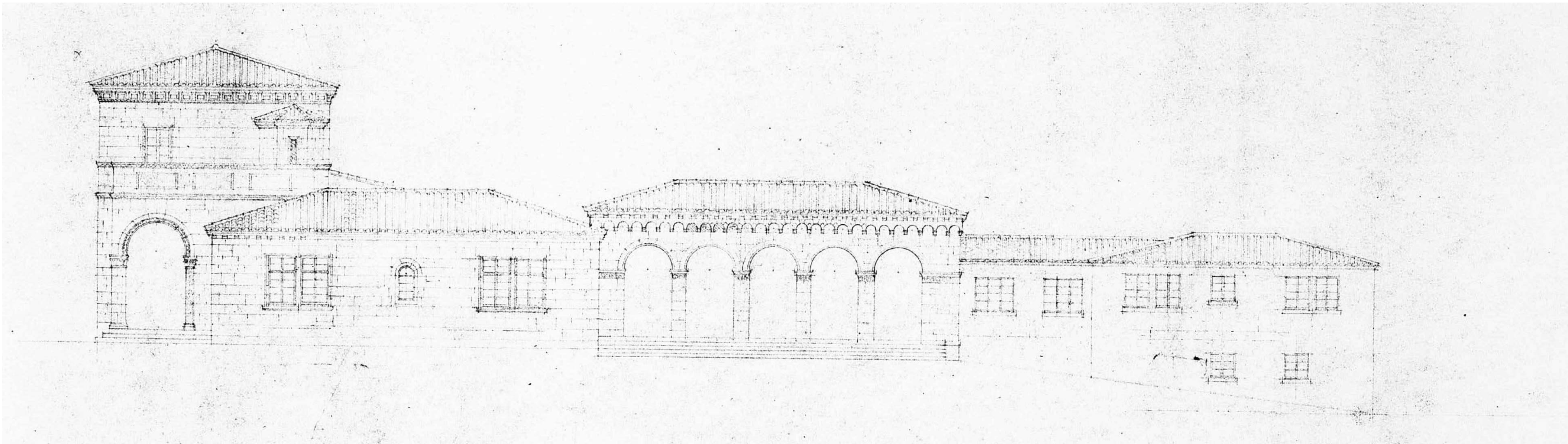
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AUTHOR  
NZ

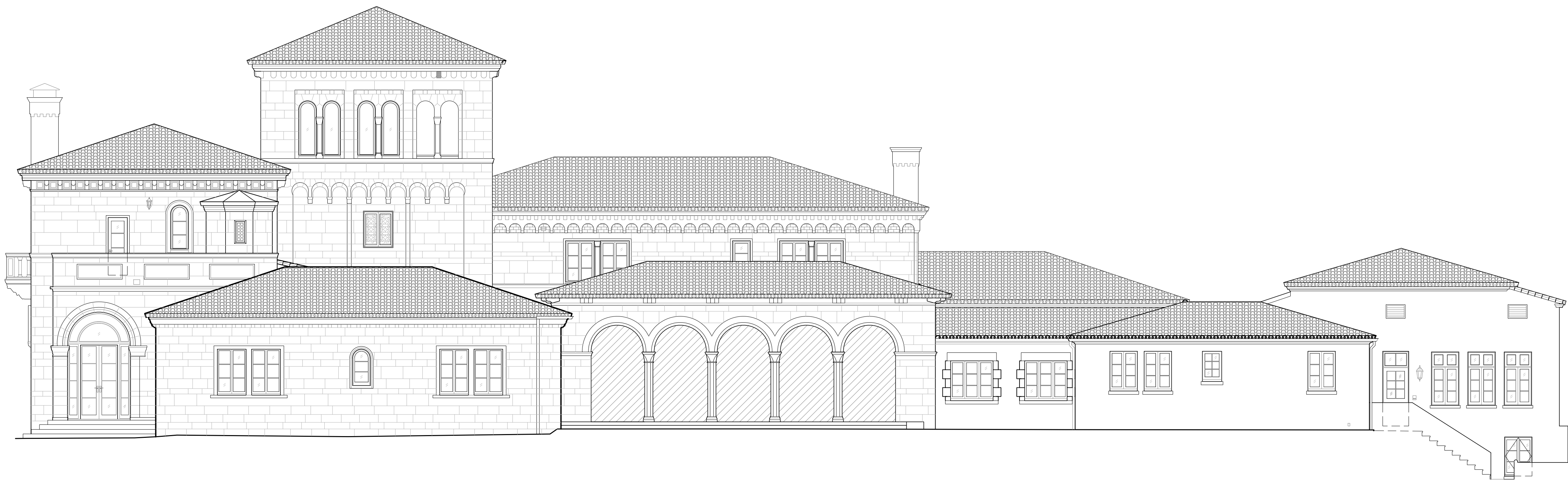
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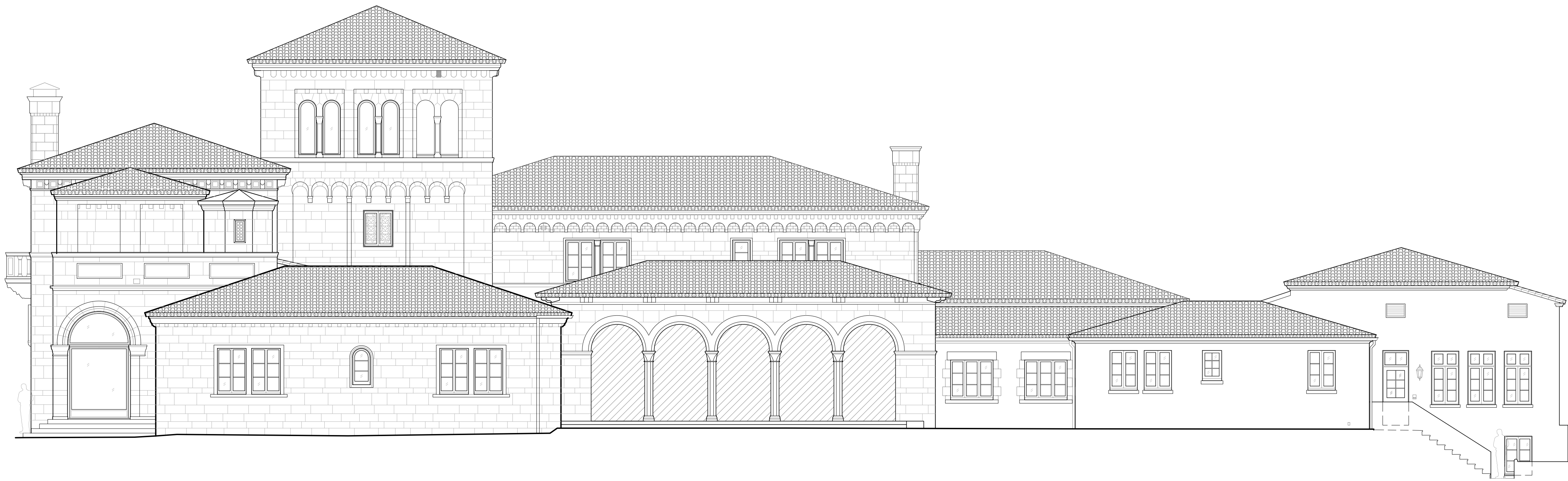




1  
A242.0  
HISTORIC  
NORTH ELEVATION  
1/8" = 1'- 0"



2  
A242.0  
EXISTING  
NORTH ELEVATION  
1/8" = 1'- 0"



3  
A242.0  
PROPOSED  
NORTH ELEVATION  
1/8" = 1'- 0"

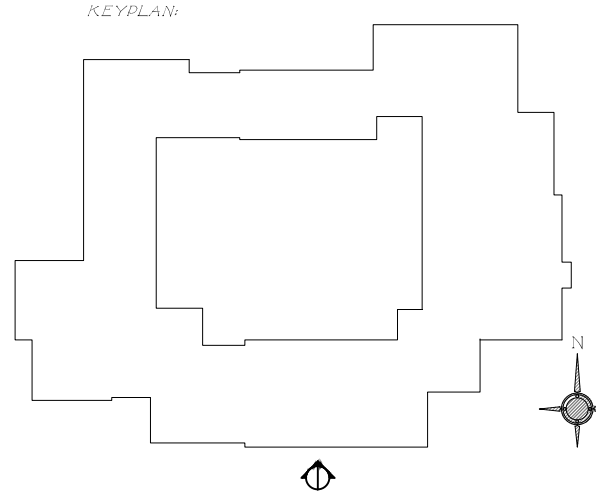
ELEVATION LEGEND

- 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
- Material Removal

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  
Historic, Existing &  
Proposed North Exterior  
Elevations

SCALE  
1/8" = 1'- 0"

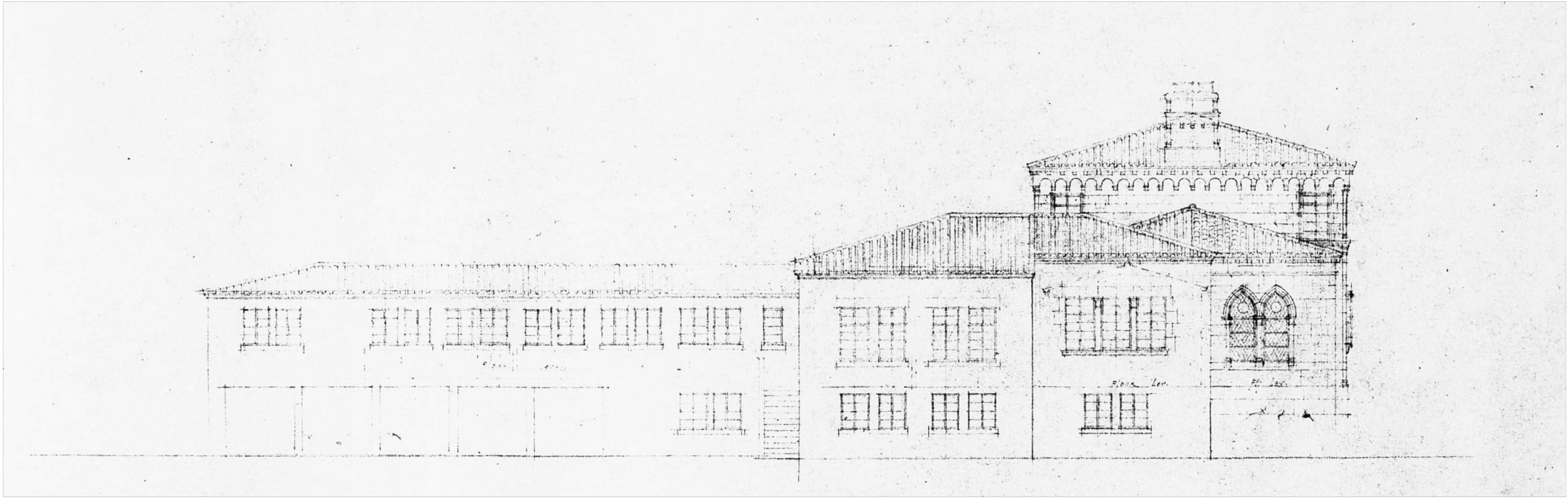
DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A242.0





1  
A243.0  
HISTORIC  
WEST ELEVATION  
1/8" = 1'- 0"



2  
A243.0  
EXISTING  
WEST ELEVATION  
1/8" = 1'- 0"



3  
A243.0  
PROPOSED  
WEST ELEVATION  
1/8" = 1'- 0"

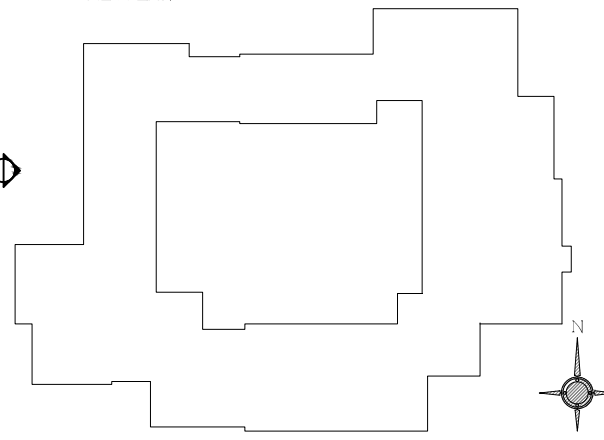
ELEVATION LEGEND

- 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
- Material Removal

KEY PLAN



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

SHEET TITLE  
Historic, Existing &  
Proposed West Exterior  
Elevations

SCALE  
1/8" = 1'- 0"

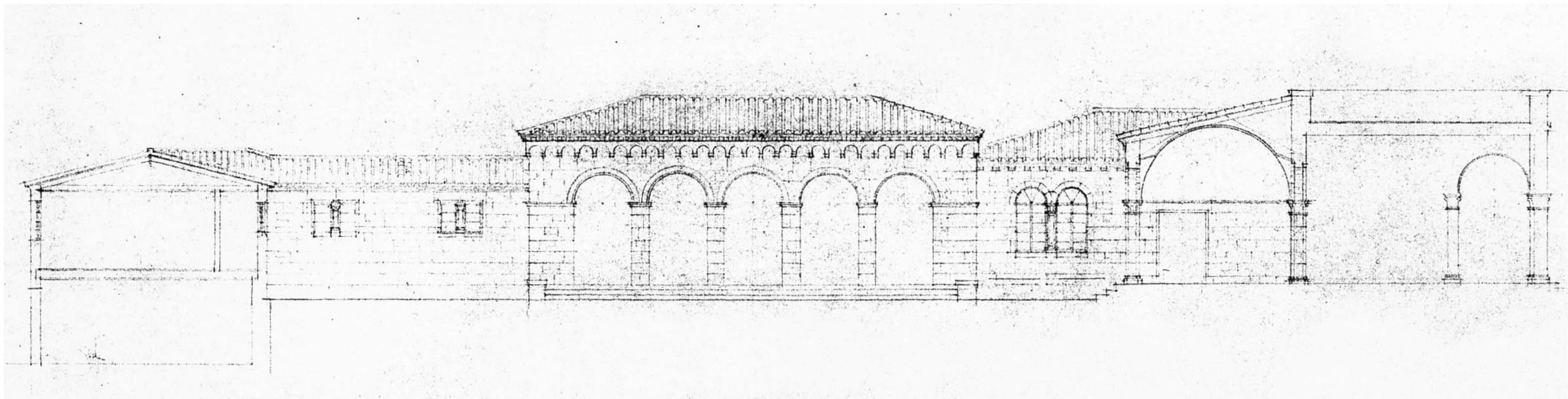
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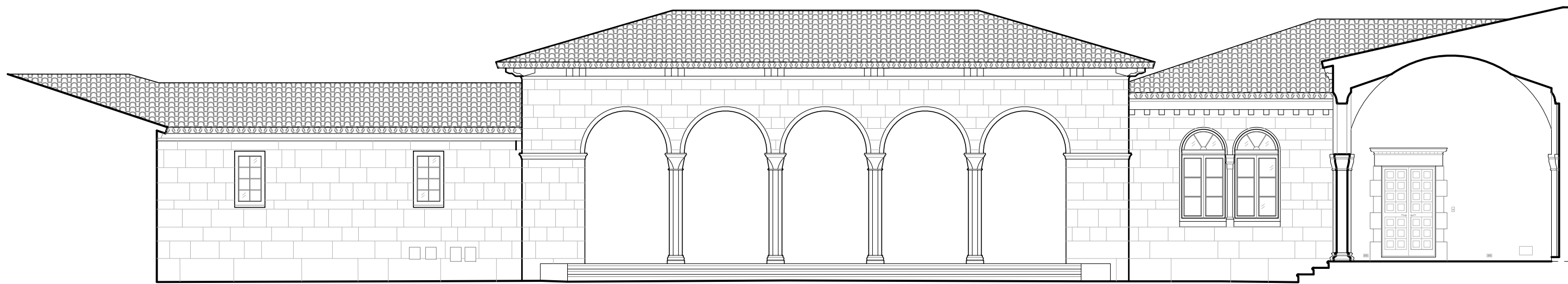
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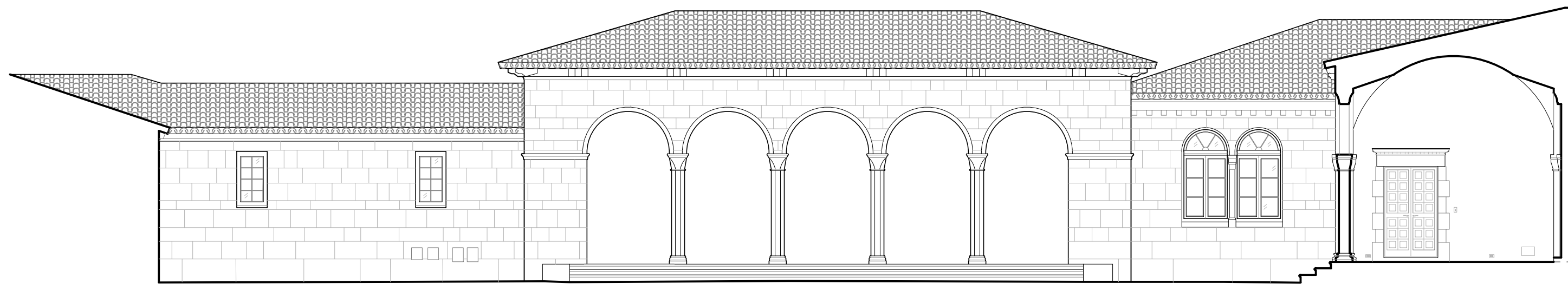




1  
A245.0  
HISTORIC SOUTH  
COURTYARD ELEVATION  
1/8" = 1'-0"



2  
A245.0  
EXISTING SOUTH  
COURTYARD ELEVATION  
1/8" = 1'-0"



3  
A245.0  
PROPOSED SOUTH  
COURTYARD ELEVATION  
1/8" = 1'-0"

D

XX

W/D

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

Finish

W.P. - Working point

Centerline

Hidden line

Material Removal

KEY PLAN

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April 29th, 2024



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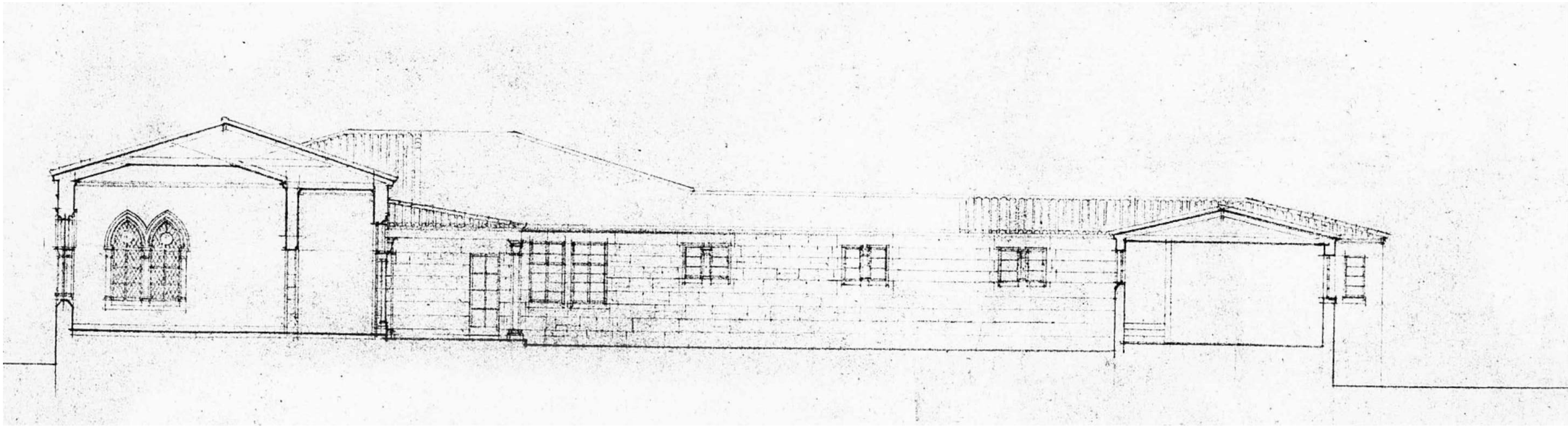
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195 Via del Mar  
Palm Beach, Florida  
COA-24-0002

SHEET TITLE  
Historic, Existing &  
Proposed S. Courtyard  
Elevations

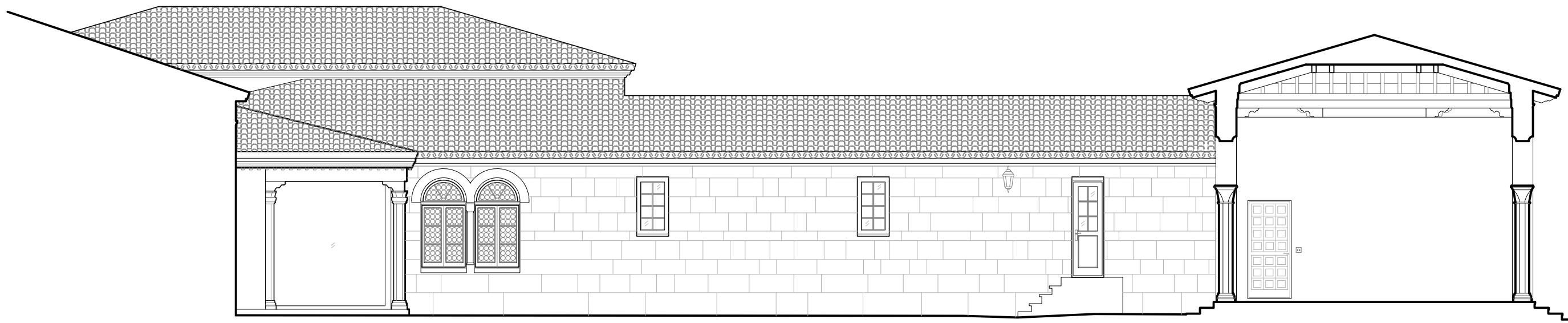
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03/19/2024  
AUTHOR  
NZ  
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PROJECT 252

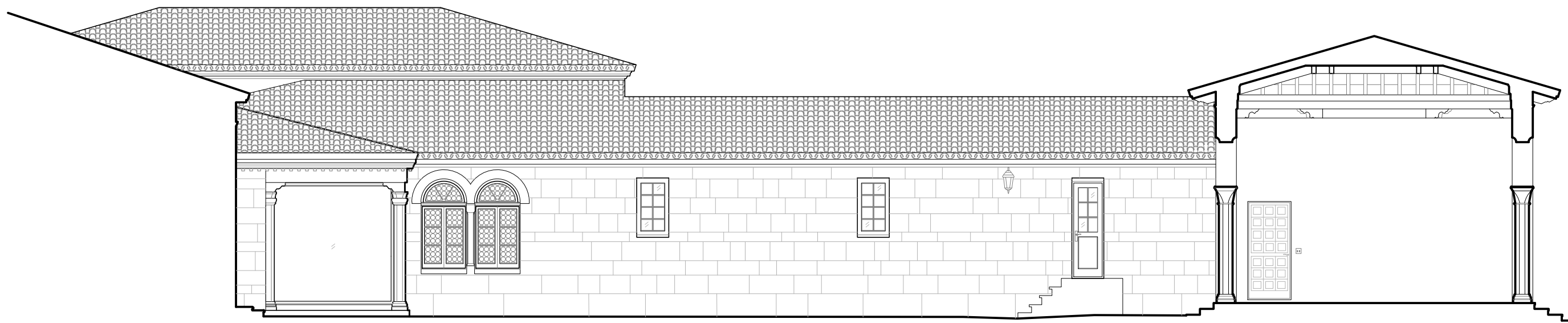




1  
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HISTORIC EAST  
COURTYARD ELEVATION  
1/8" = 1'-0"



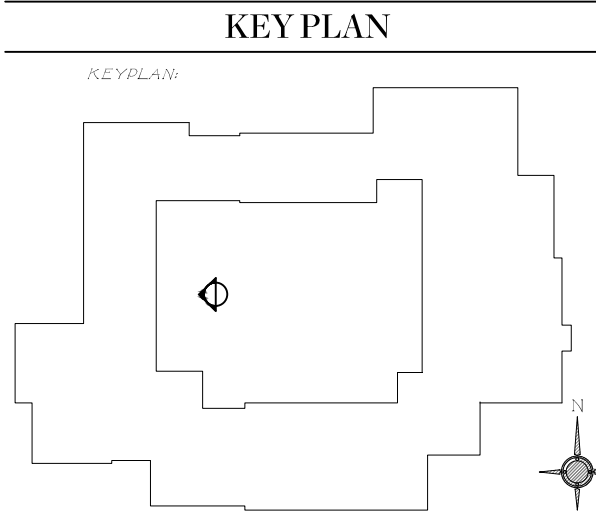
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EXISTING EAST  
COURTYARD ELEVATION  
1/8" = 1'-0"



3  
A245.0  
PROPOSED EAST  
COURTYARD 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
	Center	Finish
	-00.00 - Elevation	
	W.P. - Working point	
	Centerline	
	Hidden line	
	Material Removal	



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

SHEET TITLE  
**Historic, Existing &  
Proposed E. Courtyard  
Elevations**

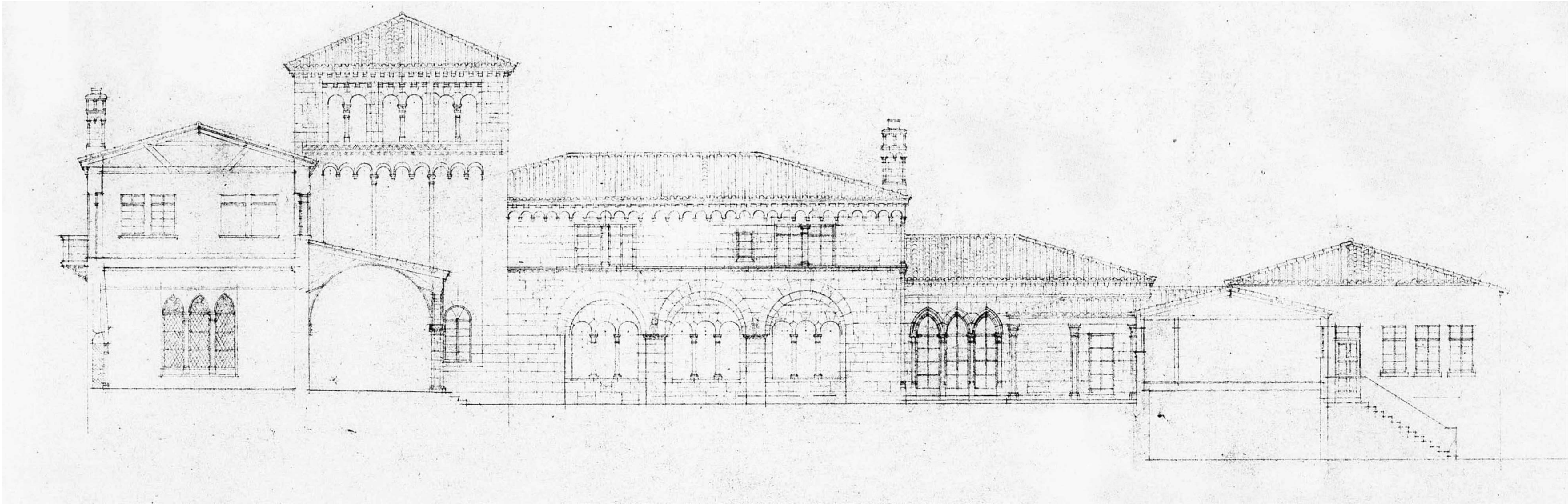
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DATE  
**03/19/2024**

AUTHOR  
**NZ**

SHEET NUMBER  
**A245.0**





1  
A246.0  
HISTORIC NORTH  
COURTYARD ELEVATION  
1/8" = 1'-0"



2  
A246.0  
EXISTING NORTH  
COURTYARD ELEVATION  
1/8" = 1'-0"



3  
A246.0  
PROPOSED NORTH  
COURTYARD ELEVATION  
1/8" = 1'-0"

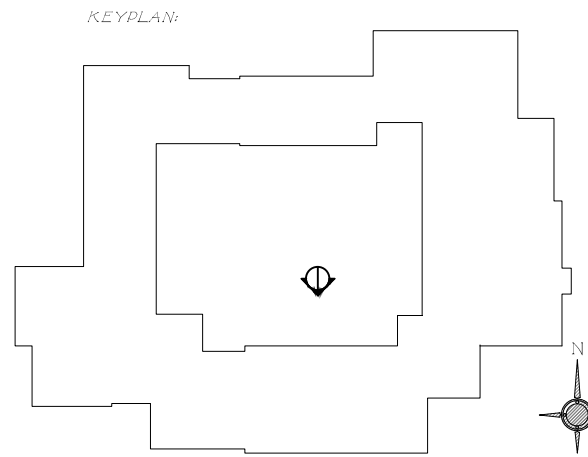
ELEVATION LEGEND

- 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
- Material Removal

KEY PLAN



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

SHEET TITLE  
Historic, Existing &  
Proposed N. Courtyard  
Elevations

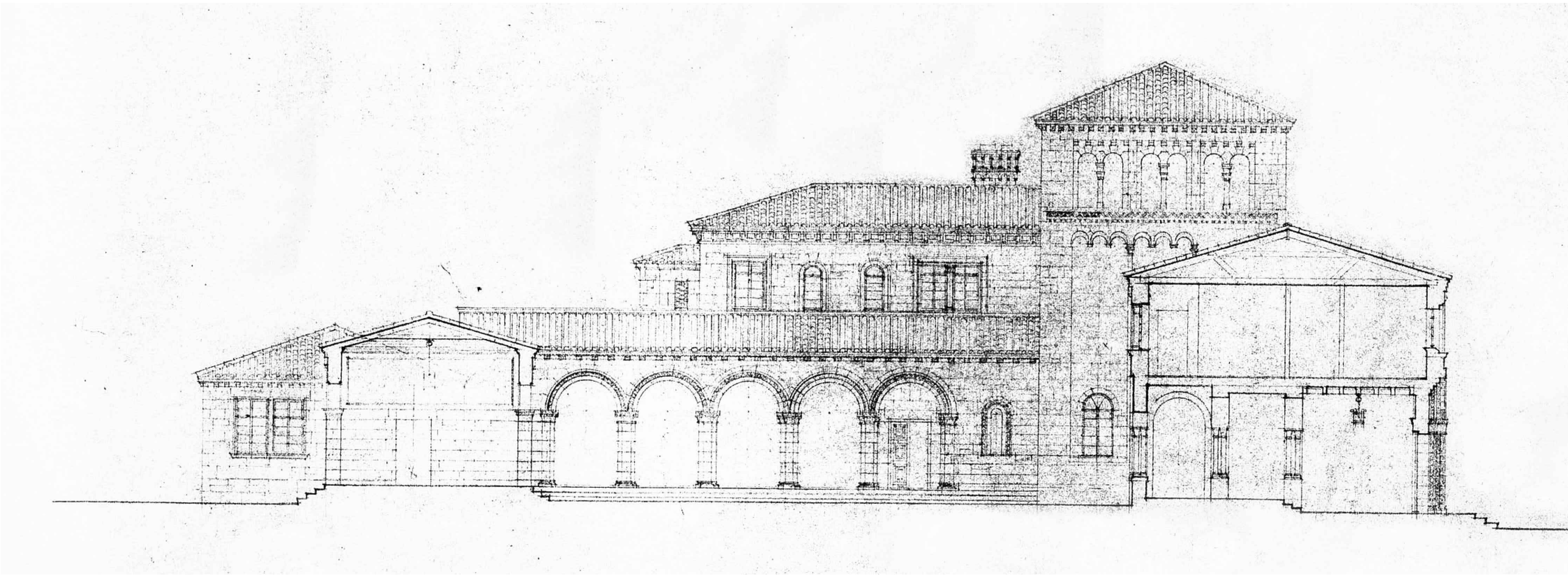
SCALE  
1/8" = 1'-0"

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER  
A246.0





1  
A247.0  
HISTORIC WEST  
COURTYARD ELEVATION  
1/8" = 1'-0"



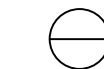


2  
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EXISTING WEST  
COURTYARD ELEVATION  
1/8" = 1'-0"





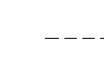
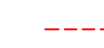
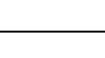


3  
A247.0  
PROPOSED WEST  
COURTYARD ELEVATION  
1/8" = 1'-0"

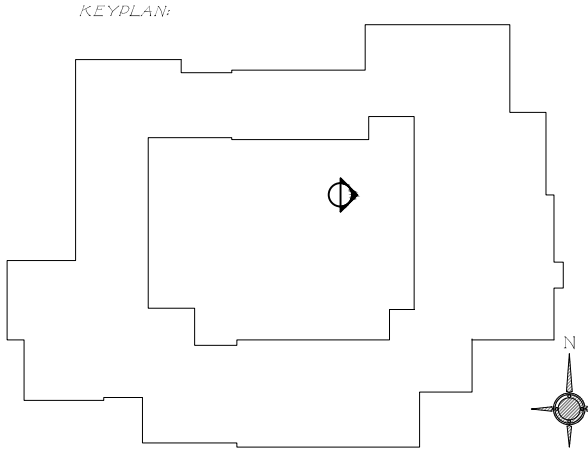
ELEVATION LEGEND

-  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

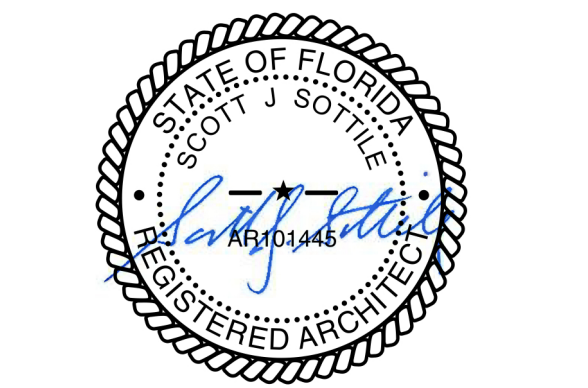
DIMENSION LEGEND

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

KEY PLAN



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May 10th, 2024  
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April 29th, 2024



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ARCHITECTS

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

SHEET TITLE  
Historic, Existing &  
Proposed W. Courtyard  
Elevations

SCALE  
1/8" = 1'-0"

DATE  
03/19/2024

AUTHOR  
NZ

SHEET NUMBER

A247.0