

**REPORT OF THE CITY OF CORAL GABLES
HISTORICAL RESOURCES DEPARTMENT
TO THE HISTORIC PRESERVATION BOARD
ON THE DESIGNATION OF
AND THE ISSUANCE OF AN ACCELERATED
CERTIFICATE OF APPROPRIATENESS FOR
THE PROPERTY AT
1203 ASTURIA AVENUE
CORAL GABLES, FLORIDA**



c. 1940s Photograph



The City of Coral Gables

LHD 2012-006
COA (SP) 2012-010
SEPTEMBER 20, 2012

Historical Resources Department

**STAFF REPORTS
LOCAL HISTORIC DESIGNATION AND
ACCELERATED SPECIAL CERTIFICATE OF APPROPRIATENESS
FOR ADDITIONS/ALTERATIONS TO THE
THE PROPERTY AT
1203 ASTURIA AVENUE**

LOCAL HISTORIC DESIGNATION REPORT – LHD 2012-006

Folio Numbers: 03-4107-016-0720

Legal Description: Lots 17 & 18, Block 5, "Coral Gables Section E," according to the plat thereof, as recorded in Plat Book 8, Page 13 of the public records of Miami-Dade County

Original Permit No.: 506

Date of Original Permit: 1923

Original Architect: Unknown

Original Builder: Unknown

Original Owner: Unknown

Present Owner: Greg and Jennifer Goldstein

Present Use: Residential

Building Type: 2-story Mediterranean Revival

Site Characteristics: The property is located on the northwest corner of Asturia Avenue and Columbus Boulevard. The primary façade faces south on Asturia. The lot dimension is approximately 107 feet by 1025 feet.

SUMMARY STATEMENT OF SIGNIFICANCE

This residence was constructed in 1923 prior to the City being incorporated. Designed in the Mediterranean Revival style, it is an excellent example of the type of architecture that was built in Coral Gables in the 1920s.

CRITERIA FOR SIGNIFICANCE

- b. *Architectural significance:*
1. *Portrays the environment in an era of history characterized by one (1) or more distinctive architectural style;*
 2. *Embodies those distinguishing characteristics of an architectural style, or period, or method of construction;*
 4. *Contains elements of design, detail, materials or craftsmanship of outstanding quality or which represent a significant innovation or adaptation to the South Florida environment.*

The residence at 1203 Asturia Avenue is significant as a classic example of Mediterranean Revival style architecture that exemplifies the type of building that was generated in Coral Gables during the 1920's. City records indicate that Permit No. 506 was issued for this residence and that it was built in 1923. Although staff has been unable to locate the original plans to the residence, compared to the 1940's photograph the overall integrity of the home has been maintained, sustaining the historic nature of the home and thus contributing to the collection of quality residences found within the City.

The residence consists of a two story portion in front flanked by one story sections on both sides and to the rear. The original garage was on the west side of the building and recessed from the front façade. It had a gabled roof above the opening which broke the horizontality of the composition. The 1968 garage addition was built in front of the original garage and eliminated that detail.

The front façade is primarily intact. The arched entryway with the cast decoration, second story balconette with wrought iron railings, and the elaborate surround with corbelled brackets on the window above the front door remain as does the decorative spiral columns and moldings on the second story windows on the east façade.

The remainder of the house is simpler in nature with few elaborations other than simple sills beneath the window openings. The porch has been enclosed, and many of the windows have been replaced.

ADDITIONS / ALTERATIONS

There have been few substantive changes to the structure at 1203 Asturia Avenue over the years other than what would be considered routine maintenance (painting, re-roofing, roof repairs, awnings, plumbing, entry walk, air conditioning wall units, etc.).

The following permits were also issued for the property:

1968 – Permit No. 20231 for new garage and carport and alteration. William H. Merriam, Architect; J. W. Foster and Son, Contractor

1984 – New design for steps to front door.

1967 – Window replacement

OWNERSHIP HISTORY

Paul L. and Maud C. Andre – 1940
Clifford M. (Navigator) and Nita M. Alvord - 1942
Fredrick E. and Edna (Bess) Hasty – 1944
William E. and Anna Laura Crowe – 10/12/1947
J. Spratt w/ Investment Counselors - 06/20/63
Mr. Philip A. and Sally Johnson – 1968
Fernando De Armendi – 6/16/1981
Thomas M. and Nancy Peck – 09/12/1989
Carlos and Analia Jitrick – 05/10/2006
Greg and Jennifer Goldstein – 3/2012

Paul L. and Maud C. Andre appear as owners of the property in the 1940 U.S. Federal Census. The City Directories prior to this date do not list this address. This may indicate that the home was in fact vacant prior to the Andre family moving in. In the 1940 Census Paul L. is listed as restaurant owner. His wife, Maud was the cashier and his 22 year old son Paul Jr. was the Assistant Manager. Sons David (20) and Robert K (19) with daughter Mildred (15) also resided in the home. Clifford M. and Nita M. Alvord are listed as the owners in the 1942 Coral Gables City Directory.

Frederick E. and Bess Hasty purchased the home in 1944. Born in Georgia, Dr. Hasty was the patriarch of the Hasty family of Coral Gables. Although he suffered a heart attack at a young age, he had a part time practice in Coral Gables as an eye, ear, nose, and throat specialist. He authored an article that appeared in the August 13, 1927 edition of JAMA and also an article on contact lenses that appeared in the January 1964 issue of Southern Medical Journal. He lived in the house with his second wife Bess, his son, Frederick Jr. and daughter Marian. His son, Frederick E. Hasty, Jr. was a long-time Coral Gables resident. Both he and his father had offices in the 401 Professional Building across from City Hall. Fred Hasty, Jr. was President of the Florida Dental Association and 2nd Vice President of the American Dental Association. Frederick E Hasty, III is an attorney at Wicker Smith, Attorneys at Law.

STAFF RECOMMENDATION

Constructed in 1923, the property at 1203 Asturia Avenue (legally described as Lots 17 & 18, Block 5, "Coral Gables Section E,") is significant to the City of Coral Gables' history based on the following criteria found in the Coral Gables Zoning Code, Article 3, Section 3-1103:

- b. Architectural significance:
1. Portrays the environment in an era of history characterized by one (1) or more distinctive architectural styles;
 2. Embodies those distinguishing characteristics of an architectural style, or period, or method of construction.

Staff finds the following:


The property located at 1248 Coral Way (legally described as Lots 5 & 6 and Lots 7 & 8, Block 5, Coral Gables Section "D" Revised) and constructed in 1923 is significant to the City of Coral Gables history based on:

ARCHITECTURAL SIGNIFICANCE

Therefore, staff recommends the following:

A motion to **APPROVE** the Local Historic Designation of the property at 1203 Asturia Avenue (legally described as Lots 17 & 18, Block 5, "Coral Gables Section E,") based on its architectural significance.

Respectfully submitted,



Dona M. Spain
Historic Preservation Officer

Location Map



Bibliography

1940s Archival Photographs, City of Coral Gables, Historical Resources Department.

Building Microfilm Records for 1203 Asturia Avenue, Building and Zoning Department, Microfilm Division, Coral Gables, Florida.

Building Permits Record Books, City of Coral Gables, Historical Resources Department

Coral Gables Use & Area Map, City of Coral Gables, June 1997, Plate No. 2.

Interview with Frederick E. Hasty, III, August 16, 2012.

Miami-Dade County Property Appraisers Property Information Search website
<http://gisims2.miamidade.gov/myhome/propmap.asp>

Miami-Dade County Clerk, Country Record's Records Search website
<http://www.miami-dadeclerk.com/public-records/default.asp>

Polk, R. L. R. L. Polk and Company's Miami City Directory. Jacksonville, Florida: R. L. Polk and Co., various editions.

Real Estate Records for 1203 Asturia Avenue, Historical Resources Department, Coral Gables, Florida

<http://www.ancestry.com/>

<https://www.familysearch.org/>

REVIEW GUIDE

Definition: The Review Guide lists some of the more prominent features, which contribute to the overall character of a structure and/or district. It is not intended to be all-inclusive, as photographic documentation fully illustrates the present physical character of the property.

Use: The Review Guide may be used to address the impact of new construction, additions/modifications/alterations and/or renovations which may become the subject of some future Certificate of Appropriateness consideration....and

The Review Guide by describing EXISTING physical characteristics may be used to determine whether or not elements which create the character of the structure and/or district is present and/or whether or not later additions or alterations have so changed that character so as to cause the property (ies) to become ineligible for listing.

Property Address: 1203 Asturia Avenue

Date of Construction: c. 1923

Construction Material: concrete block covered with stucco, and barrel roof tile

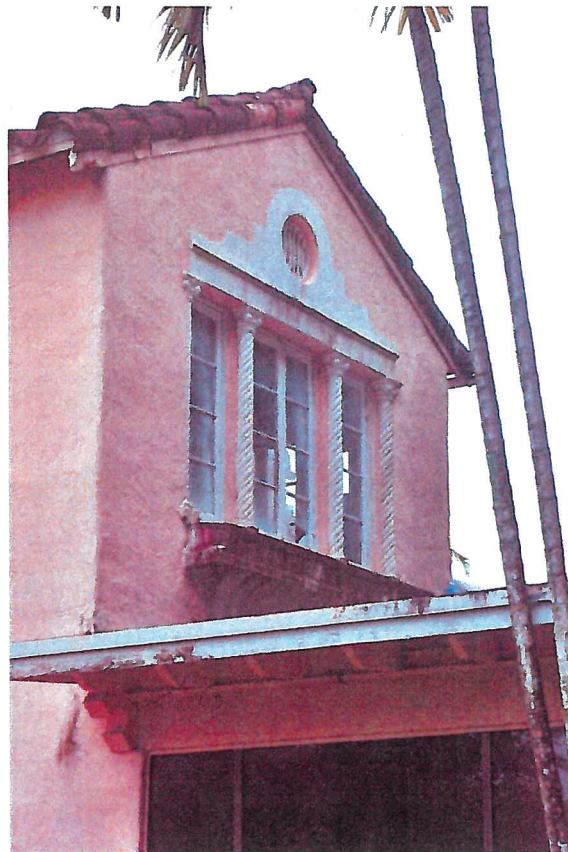


Front Façade
Photo 2012



Front Façade





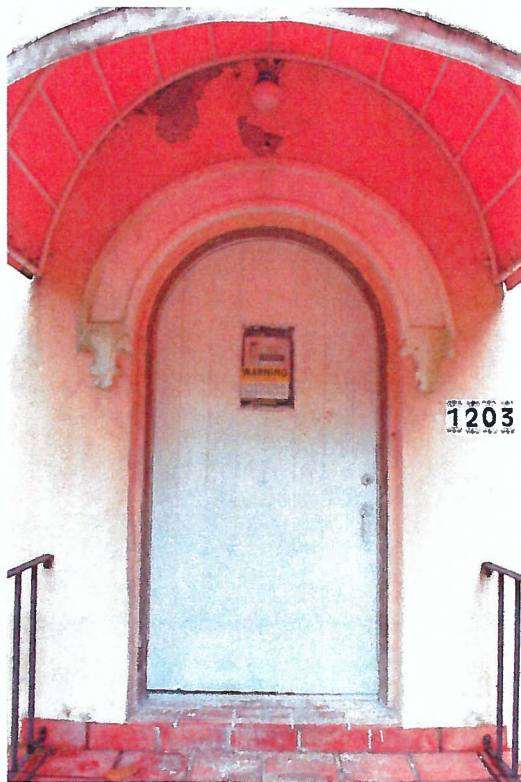
Window detail



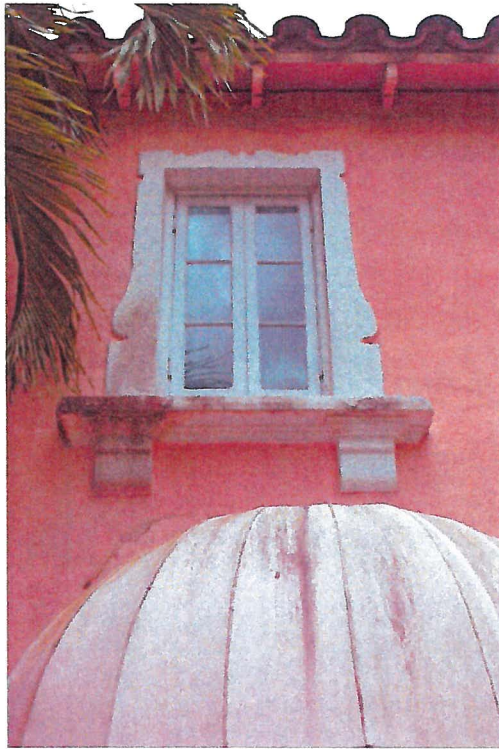




Eave detail



Detail at doorway



Window Detail



**ACCELERATED CERTIFICATE OF APPROPRIATENESS REPORT
COA(SP) 2012-010**

Accelerated
Proposal: Applicant is requesting design approval for the construction of an addition and alterations to the residence

Architect: Callum Gibb

Owner: Greg and Jennifer Goldstein

Folio Numbers: 03-4107-016-0720

Legal Description: Lots 17 & 18, Block 5, "Coral Gables Section E," according to the plat thereof, as recorded in Plat Book 8, Page 13 of the public records of Miami-Dade County

Site Characteristics: The property is located on the northwest corner of Asturia Avenue and Columbus Boulevard. The primary façade faces south on Asturia. The lot dimension is approximately 107 feet by 1025 feet.

BACKGROUND/EXISTING CONDITIONS

This residence was constructed in 1923 prior to the City being incorporated. Designed in the Mediterranean Revival style, it is an excellent example of the type of architecture that was built in Coral Gables in the 1920s. There have been few substantive changes to the structure at 1203 Asturia Avenue over the years other than what would be considered routine maintenance (painting, re-roofing, roof repairs, awnings, plumbing, entry walk, air conditioning wall units, etc.). In 1968 a new garage and carport was added and new steps were installed for the front door in 1984.

PROPOSAL

The applicant is requesting design approval for alterations to the existing structure and the construction of a second floor addition to the existing one story section of the house located behind the front to story elevation.

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The following Standards have application in this matter:

9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

STAFF OBSERVATIONS

In the proposed plans, the front façade retains the historically significant elements. The roof line above the existing garage (built in 1968) recreates the gable that existed on the original garage that is now used as a bedroom. The porch, enclosed at some point in the past, is opened up as it was originally. The second story addition is not visible on the front façade.

On the east side, an existing window is altered to be a double door leading to a terrace and trellis. The second story addition occurs to the rear of the residence and is visible on this elevation. The existing roofed door into a nook at the rear of the residence remains.

The rear elevation retains the low wall detail and window locations. A window is added in the proposed family room. The second story addition is also visible on this elevation.

In the drawings provided, the upper elevation is the existing west elevation. The lower elevation on the sheet is mislabeled as the existing west elevation, but it is in fact the proposed west elevation. Windows are being added in the existing garage that was built in 1968.

The interior of the residence will be reconfigured. There will be an entrance foyer into a reception area in what is now a large living room. A wall will be built separating a guest bath and stair hall from the reception room. The existing kitchen will be the family room and an existing bedroom and closet area will be opened up to be the new kitchen. This creates an open plan in what is now a closed space. The proposed dining room will be located in what is now a bedroom.

The second floor now contains only the master bedroom and a small master bathroom. The proposed plan reconfigures the master bedroom into a master bedroom, sitting room and a large master bath. Two additional bedrooms with a bathroom in between, a laundry room and a large closet complete the second floor addition.

Site improvements include a brick driveway and walkway on the Asturia side of the house, a swimming pool with stone pavers to the rear, and a brick motor court with an approach off Columbus Boulevard. The existing 4' high wall will remain.

VARIANCES

No variances have been requested with this application.

BOARD OF ARCHITECTS

The proposal was reviewed and approved by the Board of Architects on July 12, 2012.

STAFF CONCLUSION

The proposed addition is not visible from the primary elevation on Asturia and is designed in such a way that the design elements on the existing facades remain. In order to satisfy the Secretary of Interior's Standard #9 that requires the new to be differentiated from the old, perhaps the new windows should not have sills. They are shown in the drawings with sills that match those under the existing window openings.

Staff finds that the proposed addition does not detract from the historic integrity of the residence.

Therefore, Historical Resources Department Staff recommends the following:

A motion to grant design approval for the alterations and addition to the structure at 1203 Asturia Avenue, and **APPROVE** the issuance of a Special Certificate of Appropriateness.

Respectfully submitted,



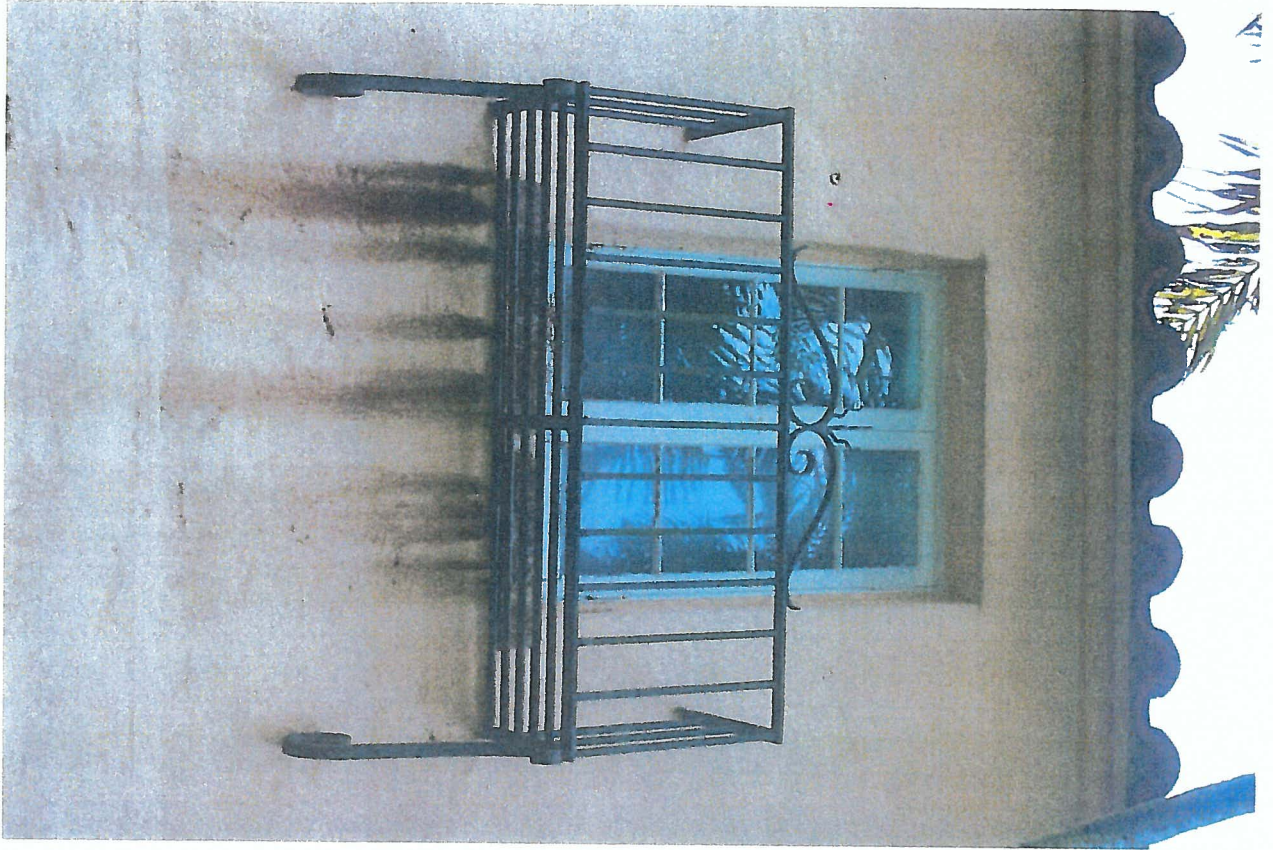
Dona M. Spain
Historic Preservation Officer

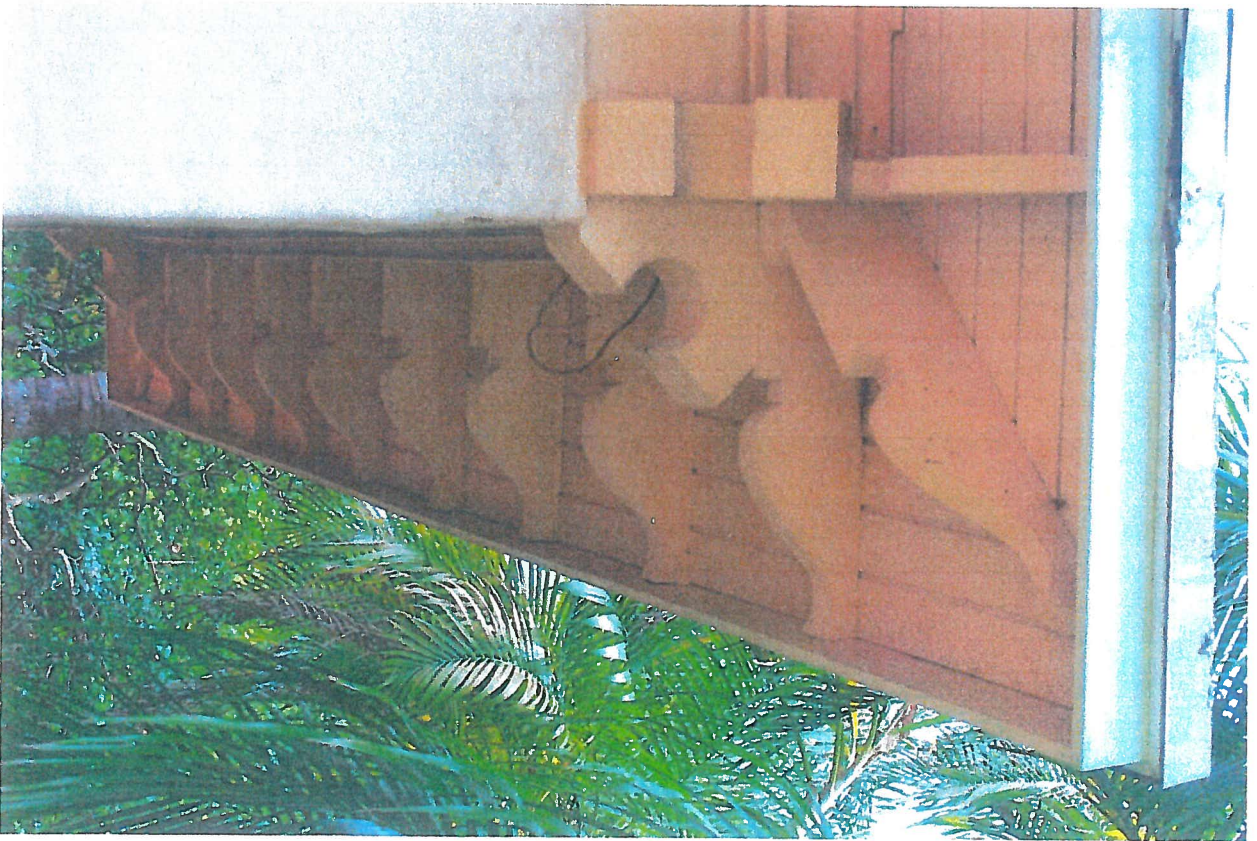
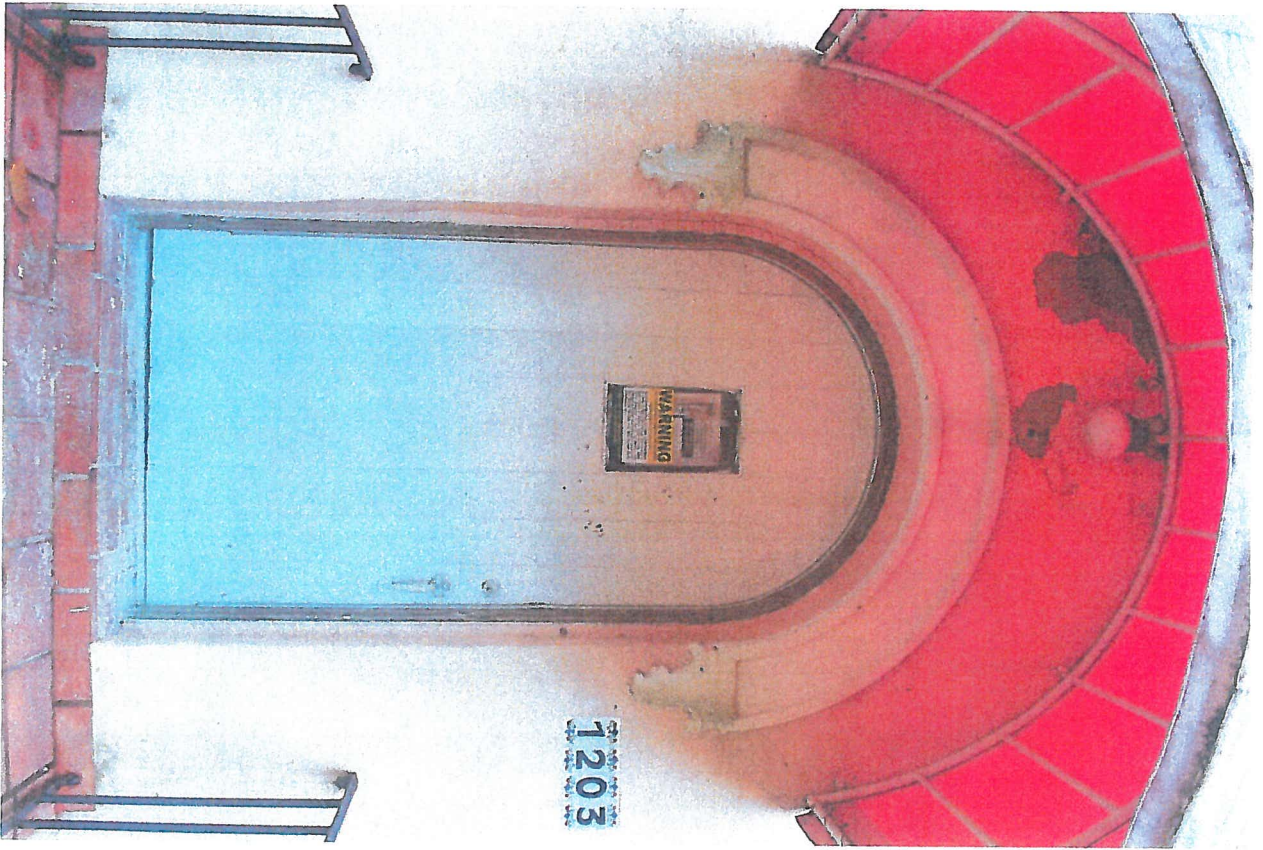


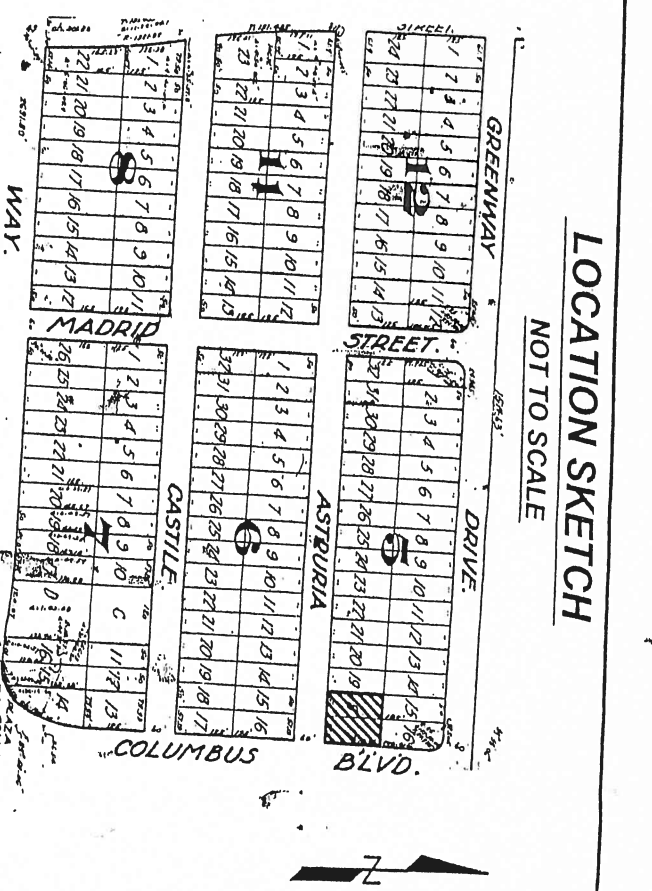
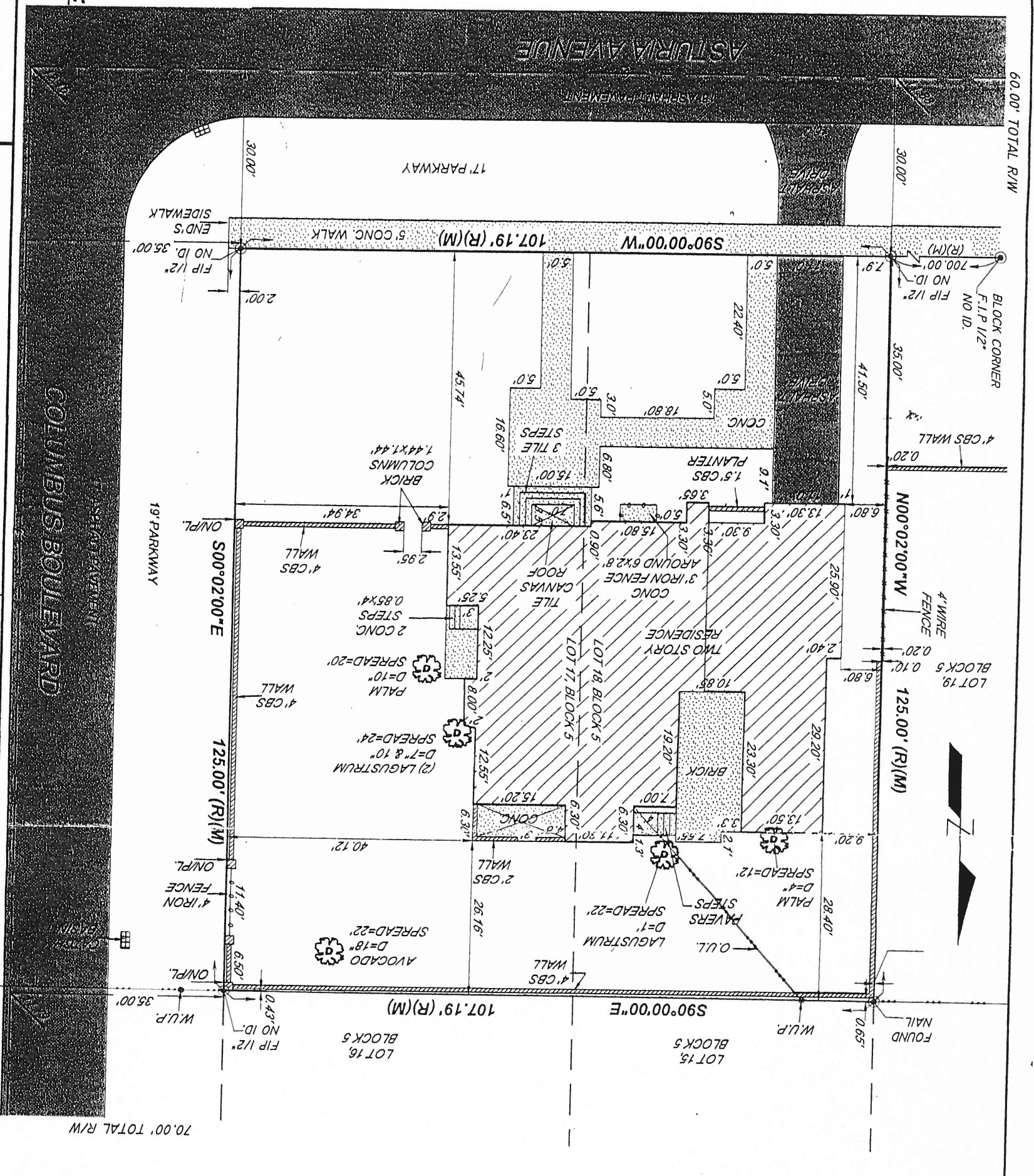












LEGAL DESCRIPTION:
 LOTS 17 & 18, BLOCK 5, "CORAL GABLES SECTION E", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 13, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- 1) NOT VALID UNLESS SIGNATURE IS EMBOSSED WITH THE REGISTERED LAND SURVEYOR'S SEAL
- 2) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 3) PROPERTIES SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PROPERTY PLAT OF RECORD.
- 4) MEASUREMENTS TO WOOD FENCES ARE TO OUTSIDE OF WOOD.
- 5) UNDERGROUND UTILITIES, FOUNDATIONS, OR OTHER IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
- 6) ELEVATIONS, IF SHOWN ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM 1929.
- 7) FENCE OWNERSHIP NOT DETERMINED UNLESS OTHERWISE NOTED.
- 8) MEASUREMENTS TO WIRE FENCES ARE TO CENTER OF WIRE.
- 9) WALL MEASUREMENTS ARE TO/FROM FACE OF WALL.
- 10) DRAWING DISTANCE BETWEEN WALLS AND/OR FENCES AND PROPERTY LINES MAY BE EXAGGERATED FOR CLARITY.
- 11) FLOOD ZONE INFORMATION WAS DERIVED FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INFORMATION RATE MAPS
- 12) BEARINGS IF ANY SHOWN ARE BASED ON ASSUMED MERIDIAN AT NORTH RAW LINE ASTURIA AVENUE = WEST

LEGEND

INDICATES CONCRETE	D	INDICATES DIAMETER
INDICATES CLEAR	CL	INDICATES CLEAR
INDICATES ENCROACHMENT	ENCR	INDICATES ENCROACHMENT
INDICATES WIRE FENCE	FIP	INDICATES FOUND IRON PIPE
INDICATES WOOD FENCE	FLR	INDICATES FOUND IRON ROD
INDICATES PROPERTY CORNER	SRB	INDICATES SET 1/2" DIAMETER REBAR
INDICATES POINT OF BEGINNING	TPP	INDICATES TYPICAL
INDICATES POINT OF COMMENCEMENT	RWB	INDICATES RIGHT-OF-WAY
INDICATES PROPERTY LINE	ORB	INDICATES OFFICIAL RECORD BOOK
INDICATES RECORD MEASUREMENT	F.F. ELEV.	INDICATES MORE OR LESS
INDICATES DRAINAGE & UTILITY/EASEMENT	N.T.S.	INDICATES FINISHED FLOOR ELEVATION
INDICATES UTILITY EASEMENT	S	INDICATES NOT TO SCALE
INDICATES PERMANENT REFERENCE MONUMENT	N	INDICATES NORTH
INDICATES FOUND	CL	INDICATES CENTERLINE
INDICATES CLEAR	CL	INDICATES FIELD MEASUREMENTS
INDICATES MEASURED CALCULATED	CONC.	INDICATES CONCRETE
INDICATES WOOD UTILITY POLE	ONPL	INDICATES ON PROPERTY LINE
	W.U.P.	INDICATES OVERHEAD UTILITY LINES

PROFESSIONAL SURVEYING AND MAPPING
LANNES & GARCIA, INC.
 LB # 2098
 FRANCISCO F. FAJARDO PSM # 4767 (QUALIFIER)
 385 ALHAMBRA CIRCLE - SUITE C,
 CORAL GABLES, FLORIDA 33134
 PH (305) 666-7909 FAX (305) 559-3002
 lannegarcia@yahoo.com

FIELD DATE: 04-11-2012 SCALE: 1" = 20' DRAWN BY: E.O. DWG. No.: 222781

CERTIFIED TO:
 GREG GOLDSTEIN

FLOOD ZONE: X
MAP & PANEL: 12086C0294
COMMUNITY No.: 120639
OFFICE: L
DATE OF FIRM: 09-11-2009
BASE ELEV.: N/A
F. ELEV.: 12.04 NOTES LOWEST HABITABLE FLOOR ELEVATION.
ELEVATIONS SHOWN REFER TO N.G.V.D. 1929.
LOWEST ADJACENT GRADE = 11.60
M. # P-510 ELEV. = 11.72 (MIAMI-DADE COUNTY)
PARAGE ELEV. = N/A
R.P. = 10.65

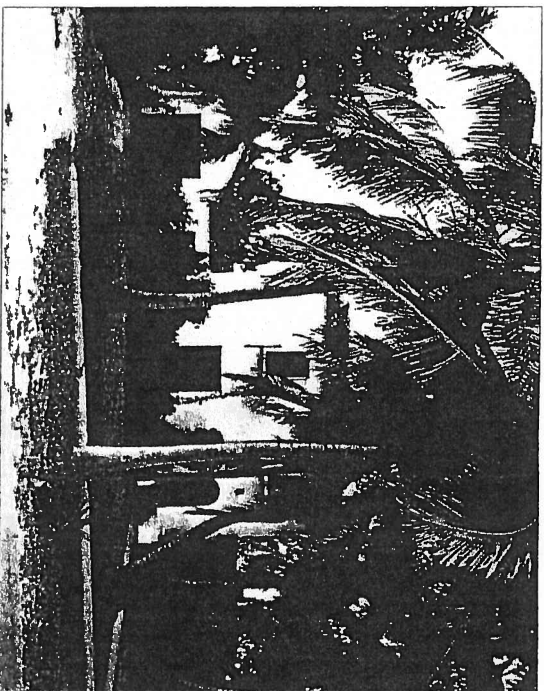
PROPERTY OF: GREG GOLDSTEIN
 1203 ASTURIA AVENUE
 CORAL GABLES, FLORIDA 33134

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A BOUNDARY SURVEY
 WE HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN RULES 54-17, (FLORIDA ADMINISTRATIVE CODE), AS ADOPTED BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN SEPTEMBER 1981, AS AMENDED, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

FRANCISCO F. FAJARDO #4767
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 REG. NO. 4767.

THE
GOLDSTEIN RESIDENCE
DESIGNATION & ADDITION



INDEX OF DRAWINGS

- A.1.1 EXISTING SITE PLAN
- A.1.2 PROPOSED SITE PLAN

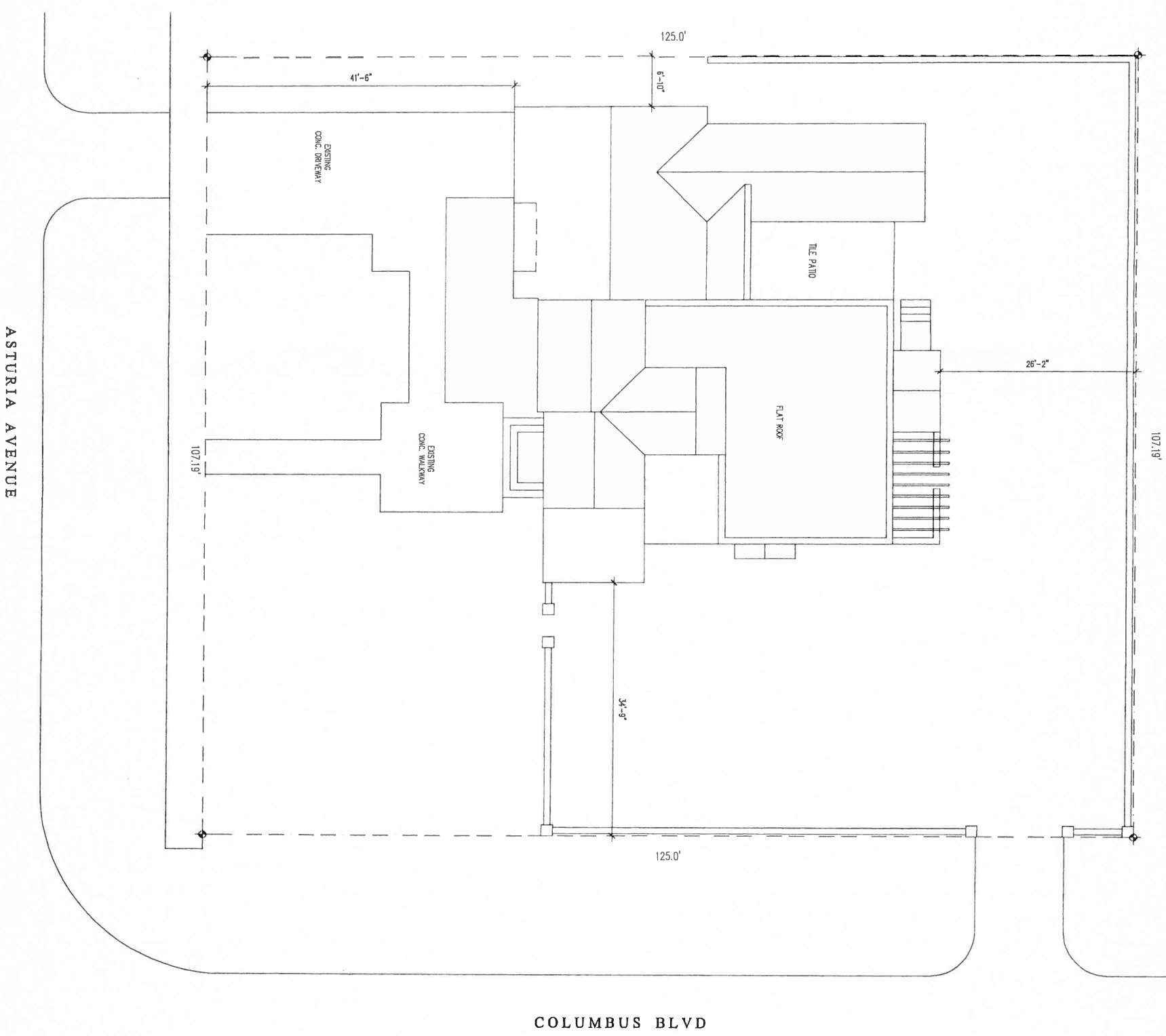
- A.2.1 EXISTING GROUND FLOOR PLAN
- A.2.2 PROPOSED GROUND FLOOR PLAN
- A.2.3 EXISTING SECOND FLOOR PLAN
- A.2.4 PROPOSED SECOND FLOOR PLAN

- A.3.1 EXISTING & PROPOSED ELEVATIONS
- A.3.2 EXISTING & PROPOSED ELEVATIONS
- A.3.3 EXISTING & PROPOSED ELEVATIONS
- A.3.4 EXISTING & PROPOSED ELEVATIONS

CALLUM GIBB ARCHITECT PA.

JULY 2012

LEGAL DESCRIPTION
 LOTS 17 AND 18, BLOCK 5, RINGED PLAT OF CORAL GABLES SECTION E,
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 81 AT
 PAGE 13, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.



EXISTING SITE PLAN 1/8"

DRAWING NOTES

DRA. WINGS REVISIONS

GOLDSTEIN RESIDENCE
 125 ASTORIA AVE
 CORAL GABLES, FL
 PROJECT NO: 12.113

EXISTING SITE PLAN
 SCALE: 1/8"

A.1.1
 DATE: JULY 2012

CALLUM GIBB ARCHITECT P.A.
 ARCHITECTS • PLANNING • INTERIORS

UNIVERSITY OF MIAMI
 1715 SW 44th Ave, Suite 1111, Coral Gables, FL 33134
 TEL: 305.442.7800 FAX: 305.442.7801

LEGAL DESCRIPTION
 LOTS 17 AND 18, BLOCK 5, REVISED PLAT OF CORAL GABLES SECTION E,
 ACCORDING TO THE PLAT RECORDS OF DADE COUNTY, FLORIDA, BOOK 18 A,
 PAGE 13, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

ZONING LEGEND

LOT AREA 13,400 SQ.FT.
SETBACKS:
 FRONT 25'
 SIDE STREET 25'
 SIDES COMBINED 20% OF LOT WIDTH 27' (5' MIN)
 REAR 10'

FOOTPRINT % ALLOWED:

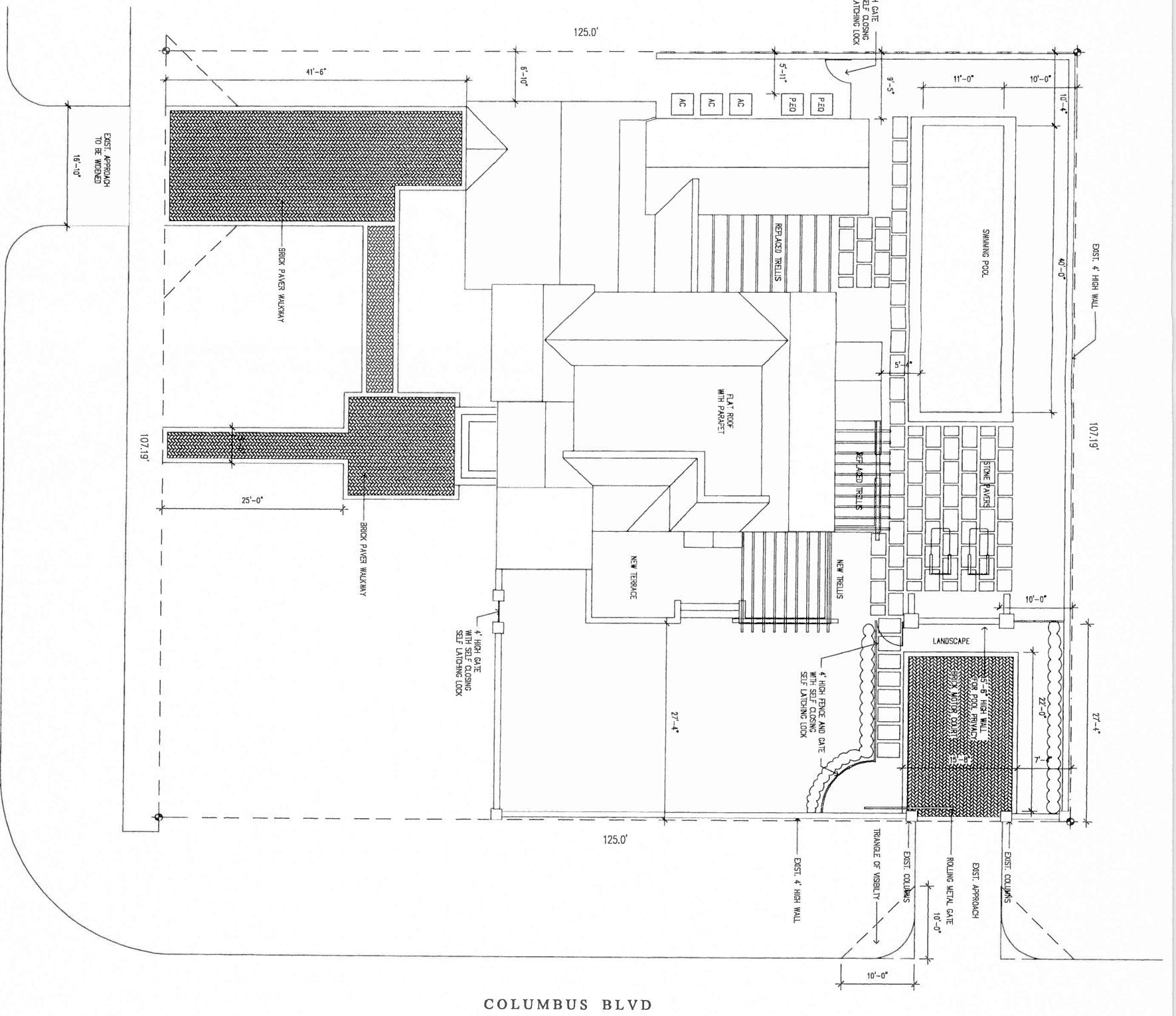
TOTAL FOOTPRINT PROPOSED: 27,026 3348 SQ.FT.
 TOTAL FOOTPRINT ALLOWED: 35,026 4380 SQ.FT.

FAR % ALLOWED:

EXISTING: 33.9% SQ.FT.
 PROPOSED ADDITION: 92.4% SQ.FT.
 TOTAL: 44.4% SQ.FT.
 MAXIMUM ALLOWED: 50% SQ.FT.

GREEN AREA % REQUIRED:

PROPOSED: 42% 5146 SQ.FT.
 MINIMUM: 40% 3380 SQ.FT.



SITE PLAN 1/8"

ASTORIA AVENUE

COLUMBUS BLVD

DRAWING NOTES

DRAWING REVISIONS

GOLDSTEIN RESIDENCE
 1201 ASTORIA AVE
 CORAL GABLES, FL
 PROJECT NO: 12.113

SITE PLAN

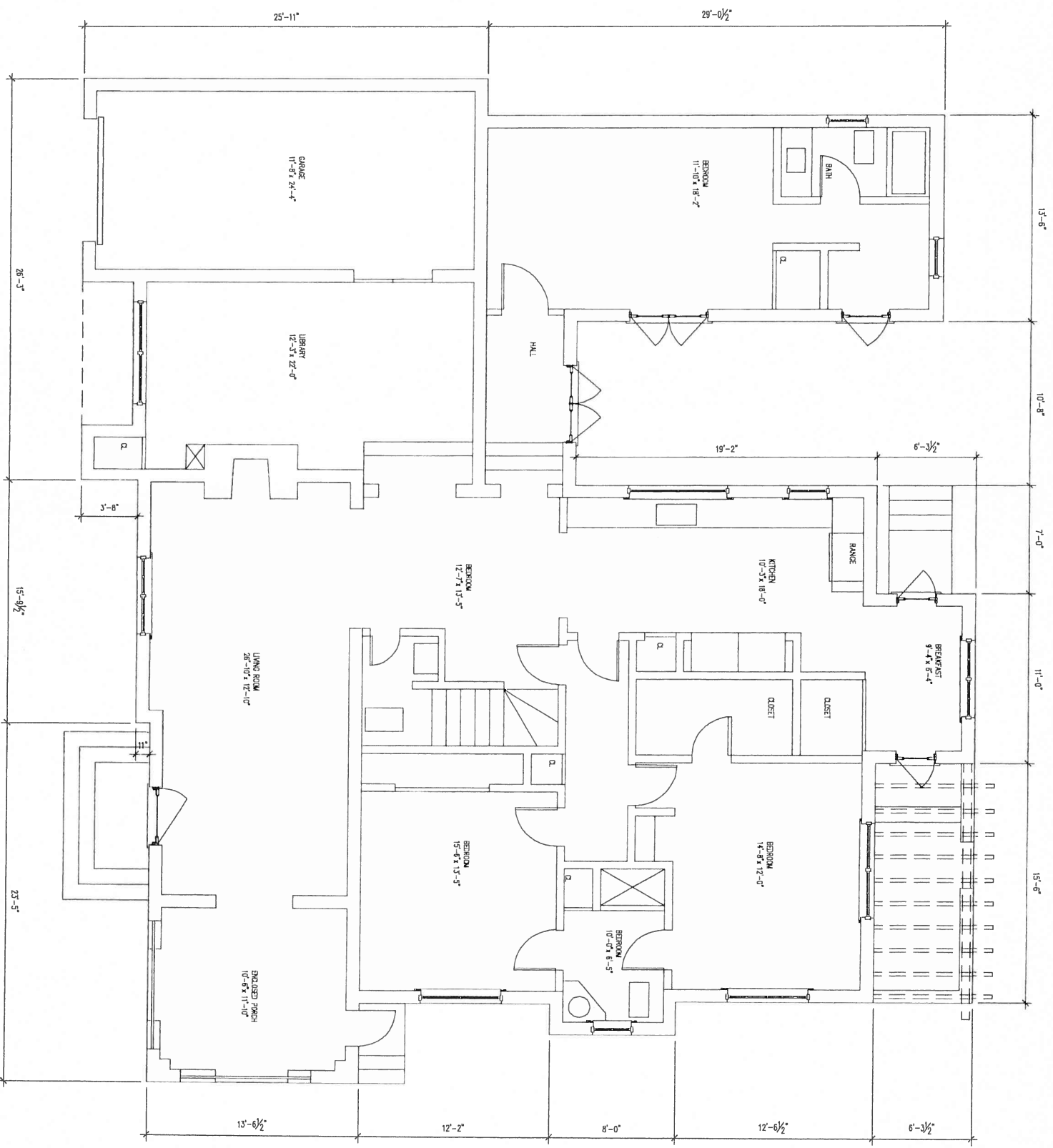
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A.1.2

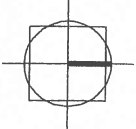
DATE: JULY 2012

CALLUM GIBB ARCHITECT P.A.
 ARCHITECTURE • PLANNING • INTERIORS

115 HUNTERDALE AVENUE, SUITE 207, CORAL GABLES, FLORIDA 33134
 TEL: 305.441.1800 FAX: 305.441.1875 WWW.CALLUMGIBB.COM



EXISTING GROUND FLOOR PLAN 1/4"



DRAWING NOTES

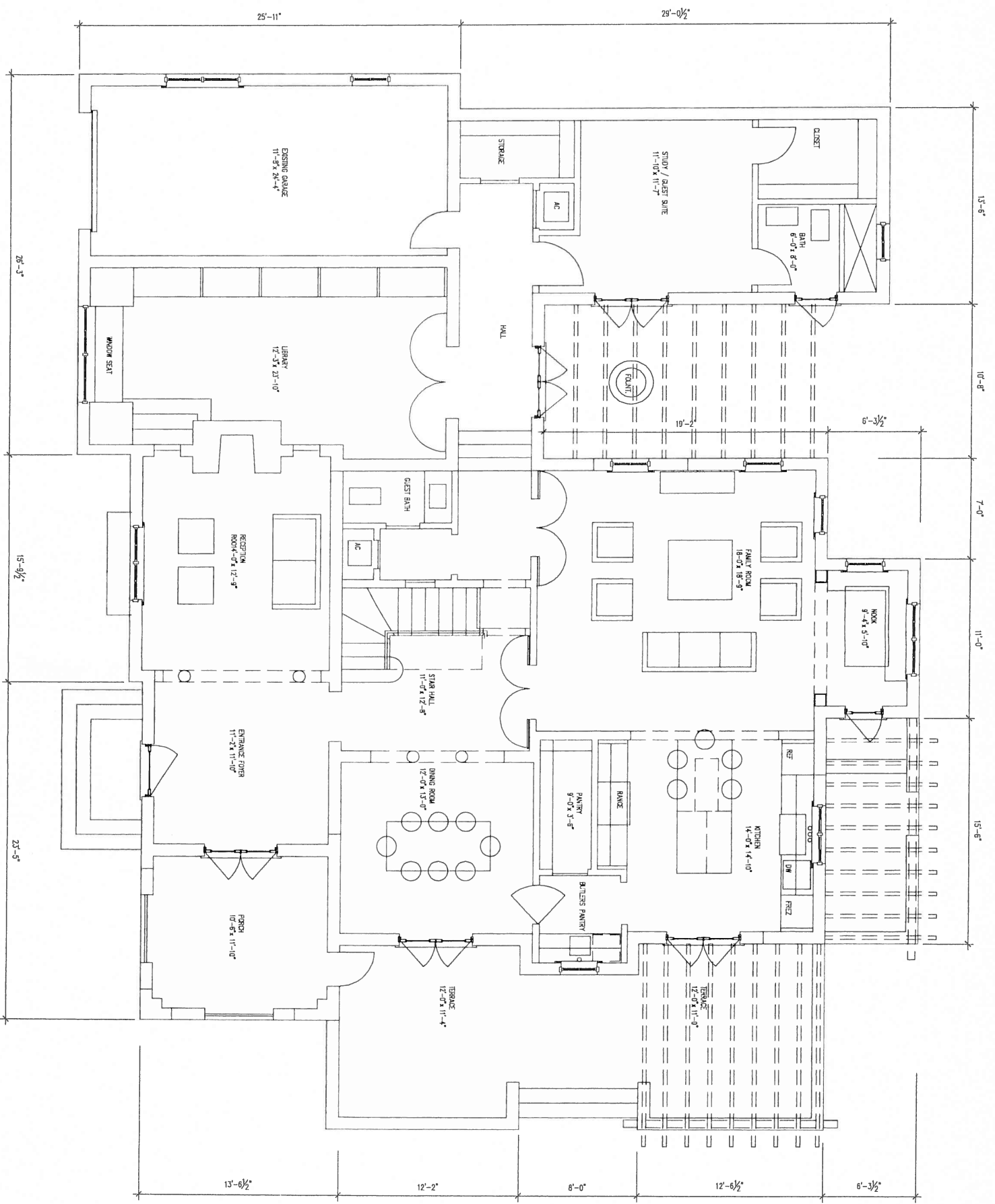
DRAWINGS REVISIONS

GOLDSTEIN RESIDENCE
 1281 ASTORIA AVE
 CORAL GABLES, FL
 PROJECT NO: 12-113

EXISTING
 GROUND FLOOR PLAN
 SCALE: 1/4"

A.2.1
 DATE: JULY 2012

CALLUM GIBB ARCHITECT P.A.
 ARCHITECTURE • PLANNING • INTERIORS
 112 MADISON AVE. 2ND FL. CORAL GABLES FLORIDA, 33134
 TEL: 305.441.7200 FAX: 305.441.7211



GROUND FLOOR PLAN 1/4"

DRAWING NOTES

DRAWINGS REVISIONS

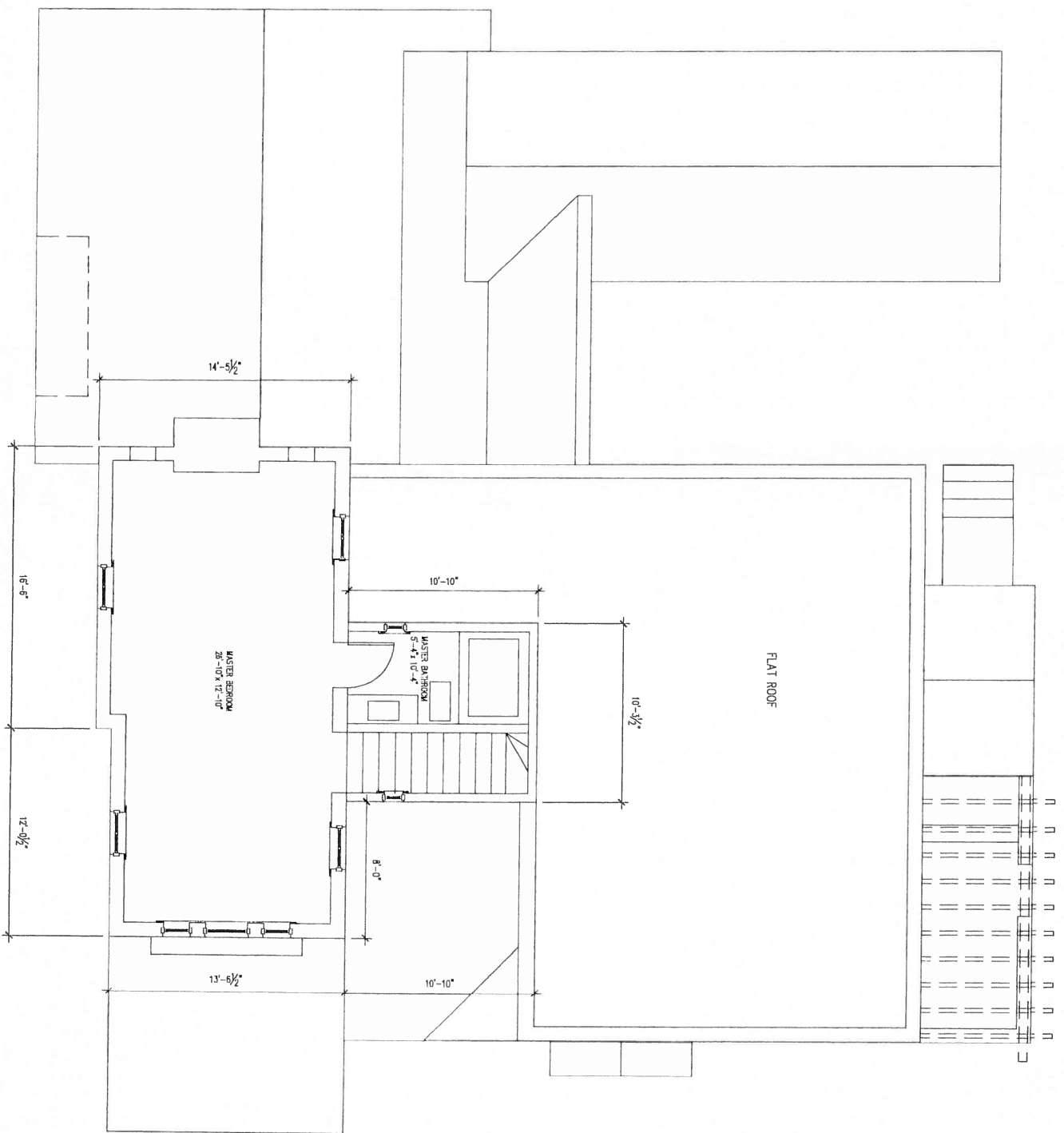
GOLDSTEIN RESIDENCE
 1201 ASTOR AVE
 CORAL GABLES, FL
 PROJECT NO: 12-113

GROUND FLOOR PLAN
 SCALE: 1/4"

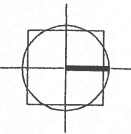
A.2.2
 DATE: JULY 2012

CALLUM GIBB ARCHITECT P A
 ARCHITECTURE • PLANNING • INTERIORS

110 N. WASHINGTON ST. CORAL GABLES, FL 33134
 TEL: 305.441.7800 FAX: 305.441.7811
 WWW.CALLUMGIBBARCHITECT.COM



EXISTING SECOND FLOOR PLAN 1/4"



DRAWING NOTES

DRAWINGS REVISIONS

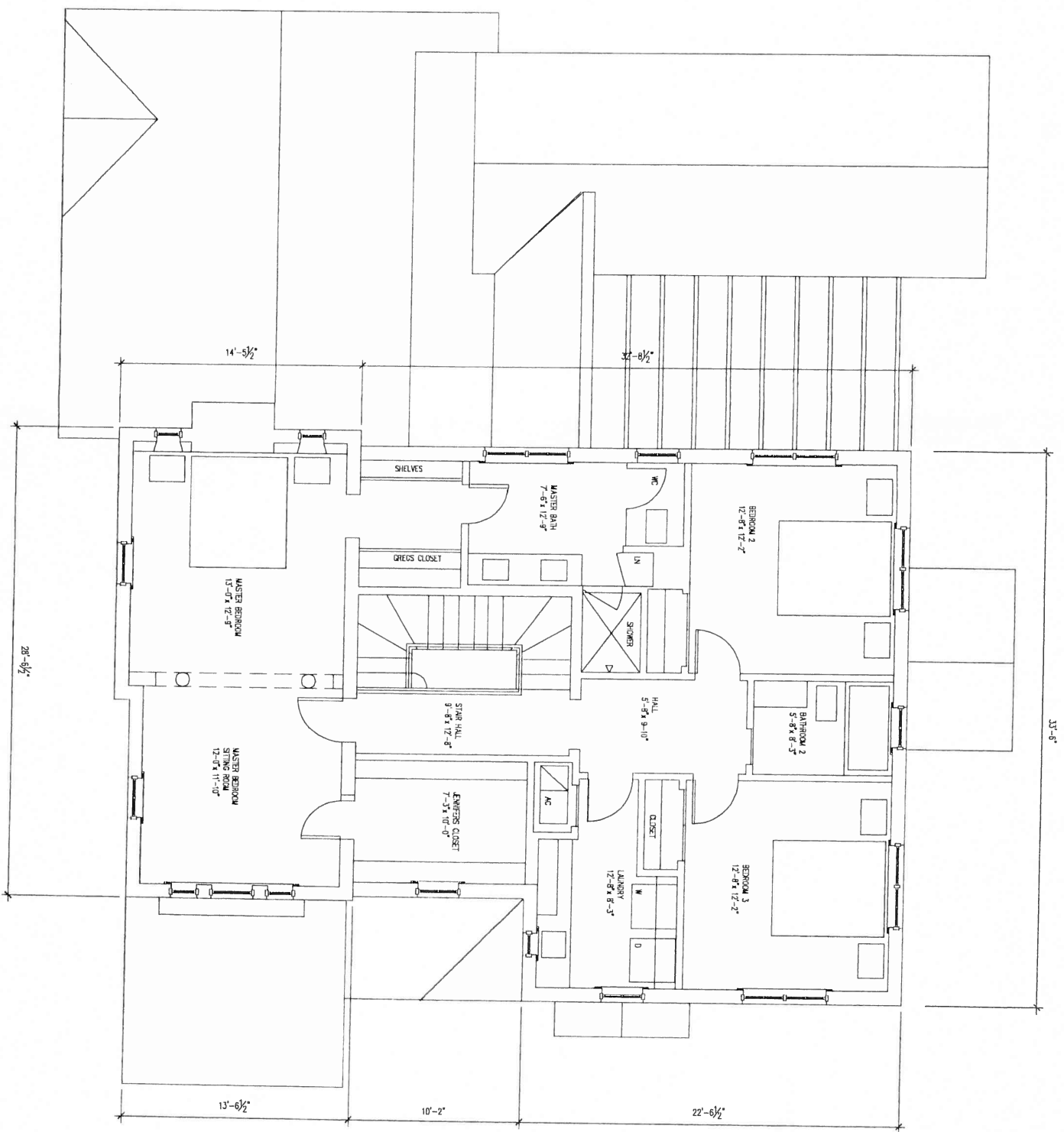
GOLDSTEIN RESIDENCE
1801 ARTHUR AVE
CORAL GABLES, FL
PROJECT NO: 12.113

EXISTING
SECOND FLOOR PLAN
SCALE: 1/4"

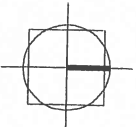
A.2.3
DATE: JULY 2012

CALLUM GIBB ARCHITECT P A
ARCHITECTURE • PLANNING • INTERIORS

101 MADISON AVE 2ND FL CORAL GABLES FL 33134
TEL: 305.361.1900 FAX: 305.444.1187



SECOND FLOOR PLAN 1/4"



DRAWING NOTES

DRAWING REVISIONS

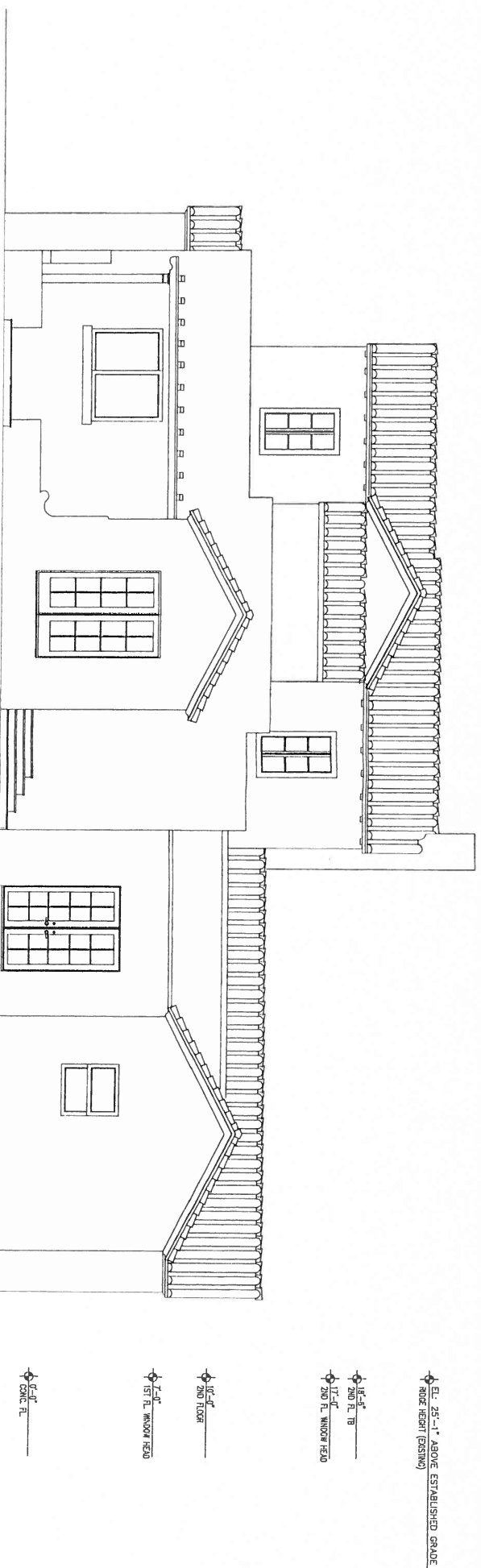
GOLDSTEIN RESIDENCE
 DAN PASERBAK
 CONSULTANT
 PROJECT NO: 12-113

SECOND FLOOR PLAN
 SCALE: 1/4"

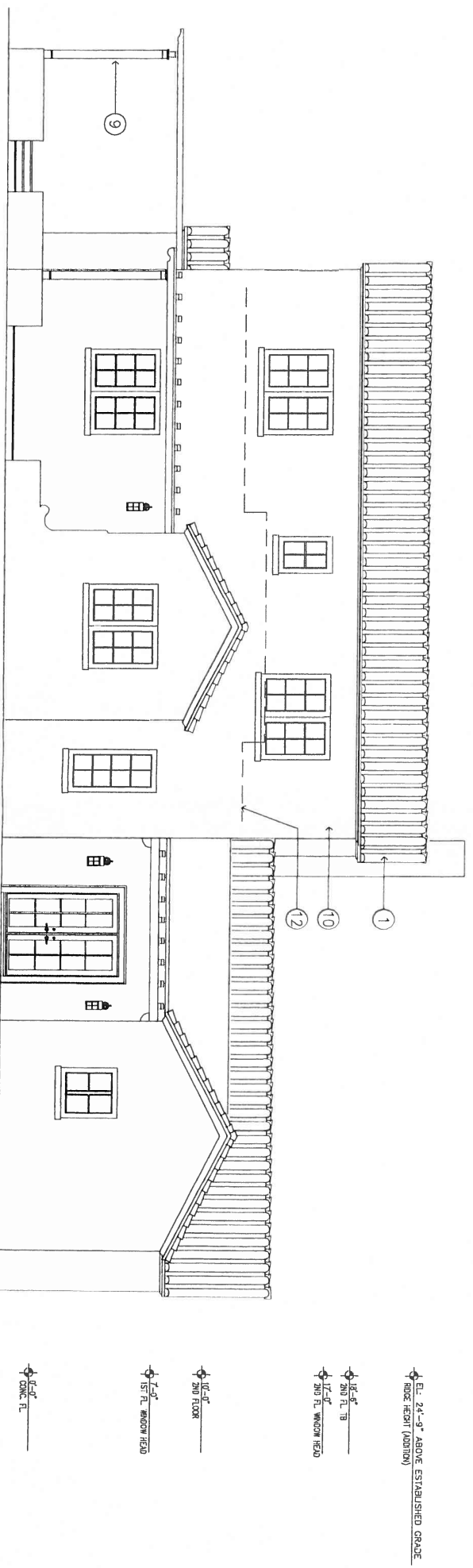
A.2.4
 DATE: JULY 2012

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EXISTING REAR ELEVATION 1/4"



PROPOSED REAR ELEVATION 1/4"

DRAWING NOTES

- 1 CLAY BARREL TILE ROOF
- 2 EXISTING RAFTERS TO REMAIN
- 3 NEW ALUM. CASHEMNT WINDOWS
- 4 STUCCO FINISH
- 5 CLAY VENTS
- 6 NEW ALUM. FINISH DOORS
- 7 HOPPER AND DOWN PIPE
- 8 NEW CARBIDE DOOR
- 9 CEDAR FLOOR TRAILS
- 10 STUCCO FINISH TO MATCH EXISTING
- 11 METAL BALCONY
- 12 LINE OF EXISTING PARAPET

DRAWING REVISIONS

GOLDSTEIN RESIDENCE
1243 ASTORIA AVE
CORVALLIS, OREGON, OR

PROJECT NO.: 12-113

ELEVATIONS

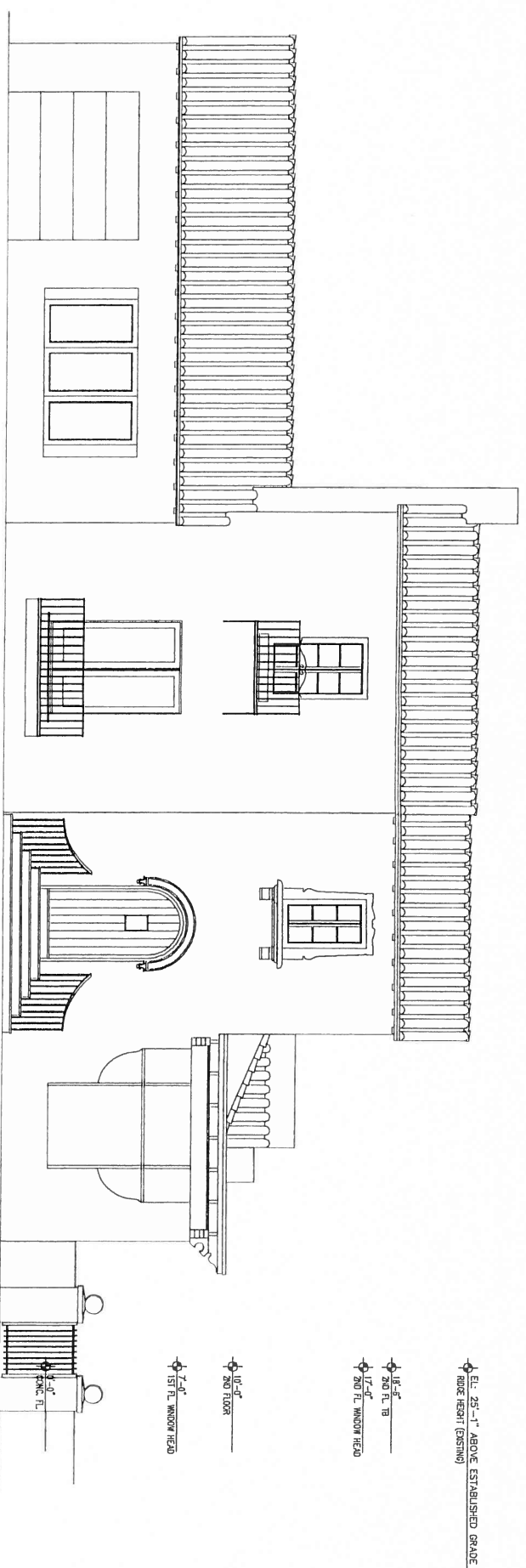
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A.3.3

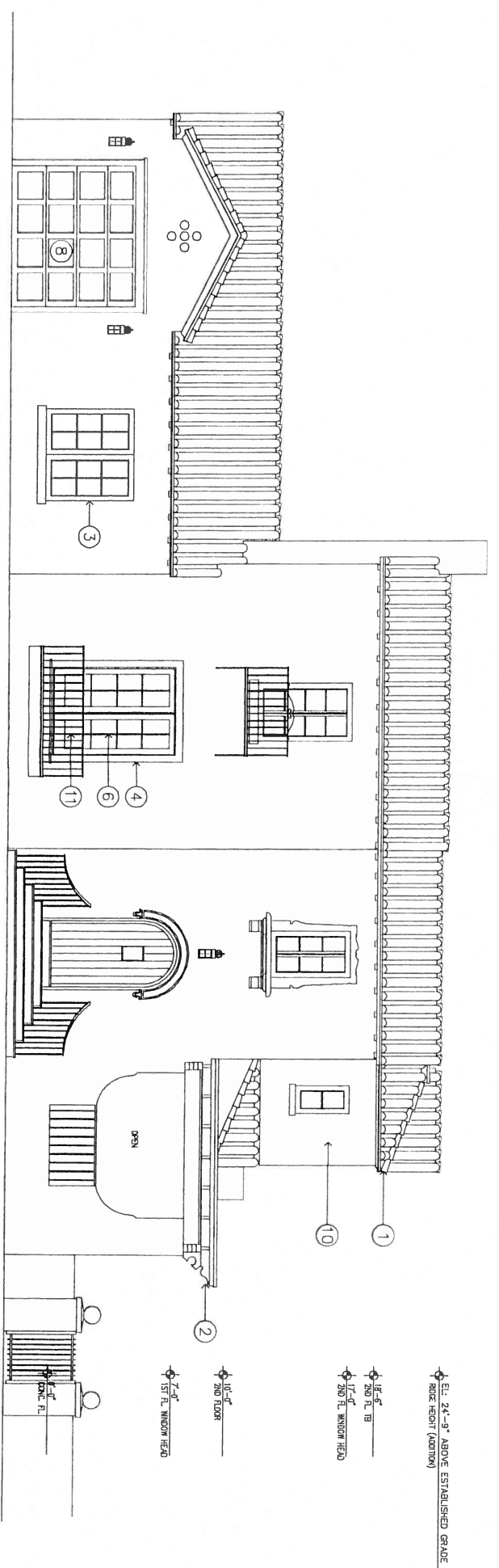
DATE: JULY 2012

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EXISTING FRONT ELEVATION 1/4"



PROPOSED FRONT ELEVATION 1/4"

DRAWING NOTES

- ① CLAY BRICK, 1/2" ROOF
- ② EXISTING RAFTERS TO REMAIN
- ③ NEW ALUM. CASHEMANT WINDOWS
- ④ STUCCO FIN
- ⑤ CLAY GONGS
- ⑥ NEW ALUM. FRENCH DOORS
- ⑦ HOPERS AND DOWN PIPE
- ⑧ NEW GARAGE DOOR
- ⑨ CEDAR WOOD TRILLIS
- ⑩ STUCCO FINISH TO MATCH EXISTING
- ⑪ METAL FLASHING
- ⑫ LINE OF EXISTING PARAPET

DRAWINGS REVISIONS

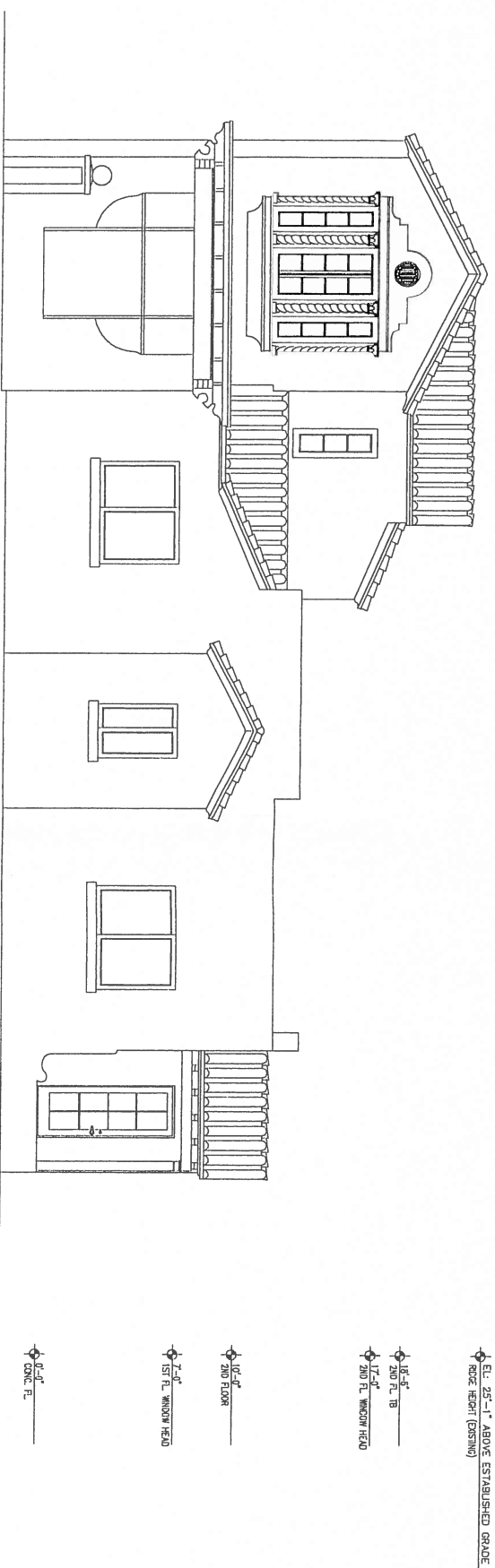
GOLDSTEIN RESIDENCE
1261 ASTOR AVE
CORAL GABLES, FL
PROJECT NO.: 12-113

EXISTING & PROPOSED ELEVATIONS
SCALE: 1/4"

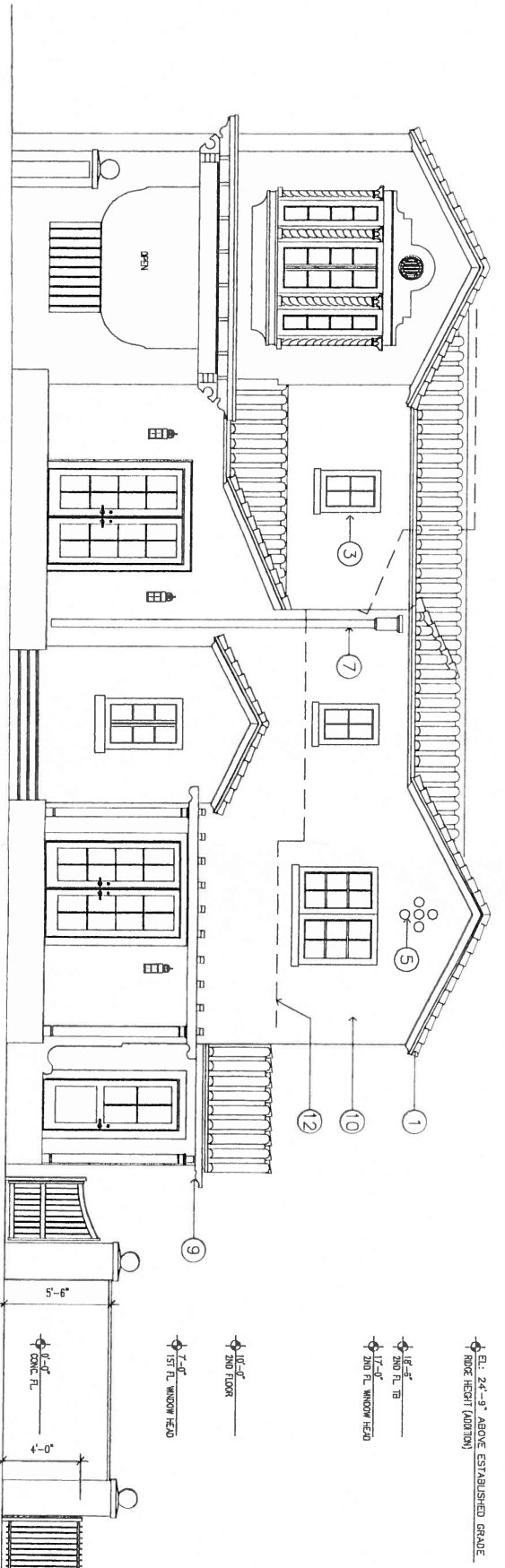
A.3.1
DATE: JULY 2012

CALVIN GIBB ARCHITECT P.A.
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TEL: (305) 441-7000 FAX: (305) 441-1100
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EXISTING EAST ELEVATION 1/4"



PROPOSED EAST ELEVATION 1/4"

DRAWING NOTES

- 1 CLAY BARREL TILE ROOF
- 2 EXISTING PARTS TO REMAIN
- 3 NEW ALLU. CEMENT WINDOWS
- 4 STUCCO FINI
- 5 CLAY VENTS
- 6 NEW ALLU. FINISH DOORS
- 7 HOSES AND DOWN PIPE
- 8 NEW GARAGE DOOR
- 9 CEILING WOOD TRUSLS
- 10 STUCCO FINISH TO MATCH EXISTING
- 11 METAL BALING
- 12 LINE OF EXISTING PROJECT

DRAWING REVISIONS

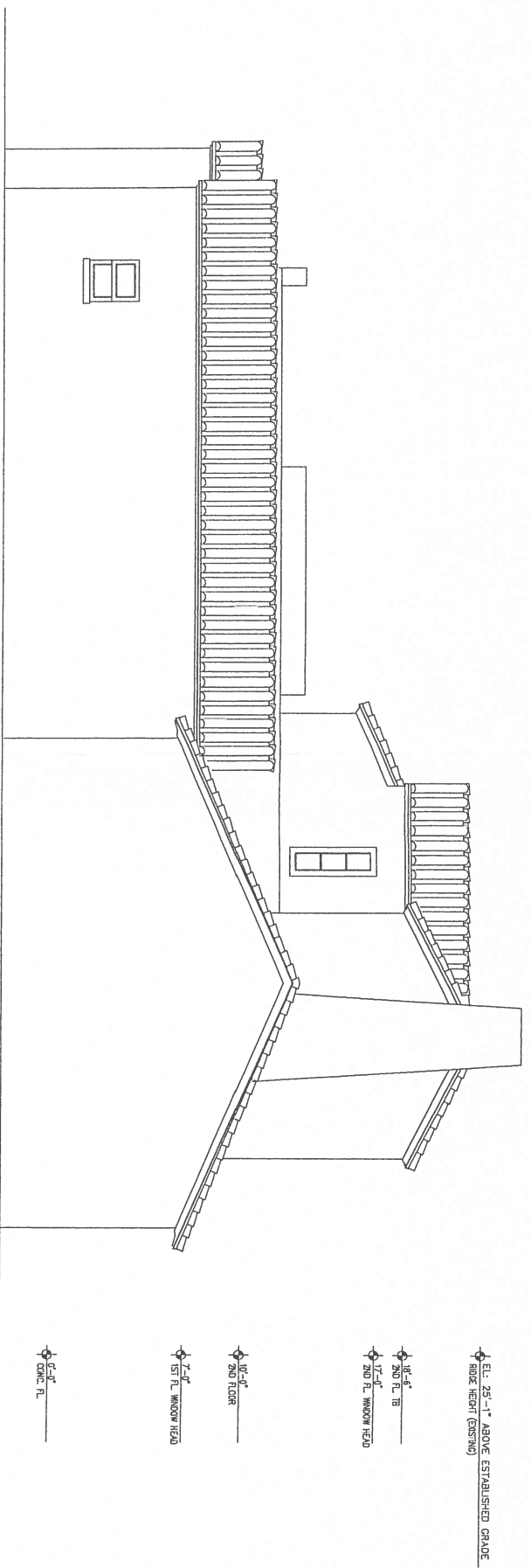
GOLDSTEIN RESIDENCE
 1288 ASTORIA AVE
 CORVALLIS, OREGON, OR
 PROJECT NO: 12-113

EXISTING & PROPOSED
 ELEVATIONS
 SCALE: 1/4"

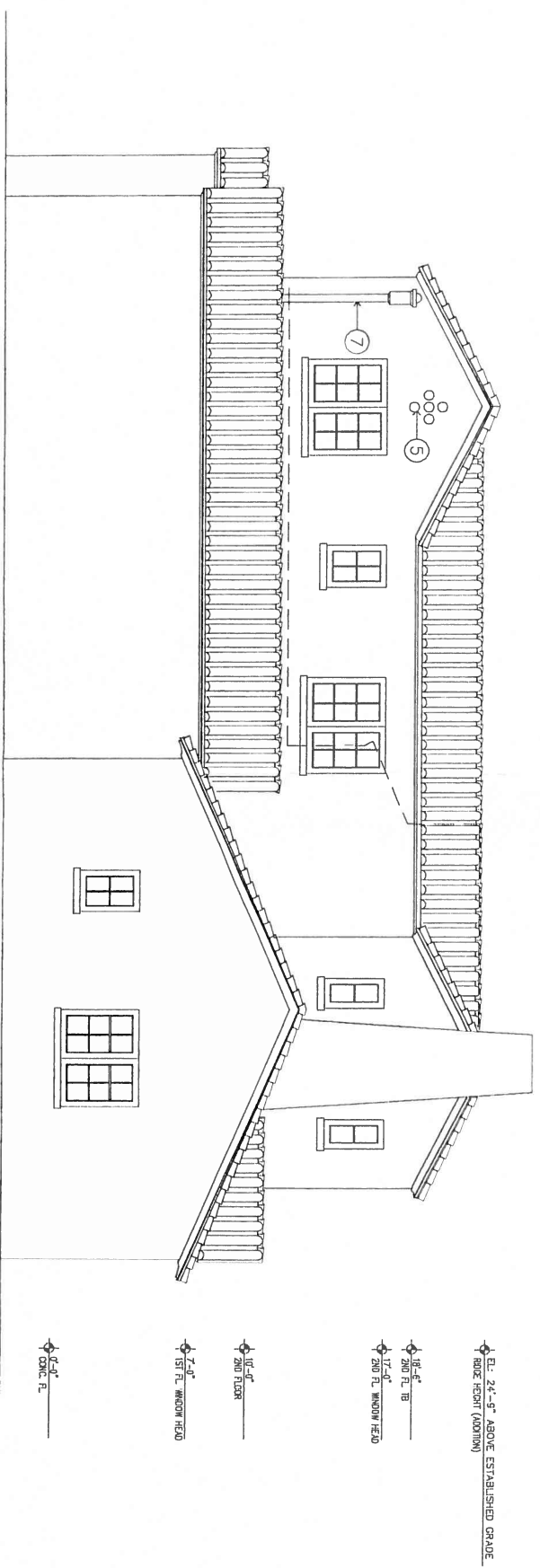
A.3.2
 DATE: JULY 2012

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 1288 ASTORIA AVE
 CORVALLIS, OREGON 97331



EXISTING WEST ELEVATION 1/4"



EXISTING WEST ELEVATION 1/4"

DRAWING NOTES

- 1 CLAY SHINGLE, TILE ROOF
- 2 EXISTING PARTIES TO REMOVE
- 3 NEW ALUM. CASHEMPT WINDOWS
- 4 STUCCO TRIM
- 5 CLAY VENTS
- 6 NEW ALUM. FRENCH DOORS
- 7 HERRER AND DOWN PIPE
- 8 NEW GARAGE DOOR
- 9 CEDAR WOOD TRUSS
- 10 STUCCO FINISH TO MATCH EXISTING
- 11 METAL BALUNG
- 12 LINE OF EXISTING PARAVET

DRAWING REVISIONS

GOLDSTEIN RESIDENCE
1260 ASTORIA AVE
CORVALLIS, OR

PROJECT NO. 12-113

ELEVATIONS

SCALE: 1/4"

A.3.2

DATE: JULY 2012

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