

RIDGEWOOD RESIDENCE
RESTORATION & ADDITIONS

235 Ridgewood Road
Coral Gables, FL 33133

11 / 24 / 2020

Description:
Cover Sheet

Owner:
Ridgewood Residence
Restoration & Additions
235 Ridgewood Road
Coral Gables FL 33133

MARTINEZ
ALVAREZ
Urban Design
Architecture
Interior Design, Inc.
AA 26002213

2211 N.W. 4th Terrace
Miami, Florida 33125
U.S.A.
Phone: 305-643-6938 aalvarez@ma-miami.com

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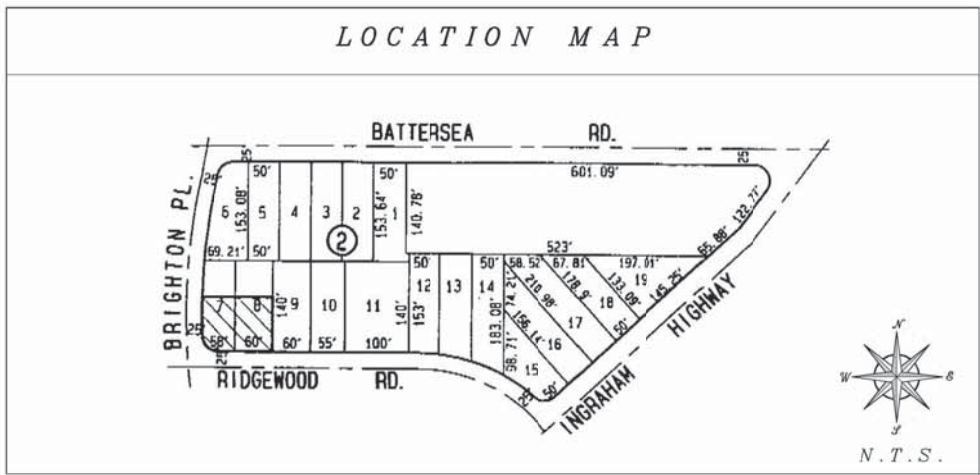
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AA 26002213

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Seal:
Ana Alvarez-Martinez
AR 92749

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PROJECT DATA

PROJECT:	New Additions & Restoration, Ridgewood Residence Daisy Vazquez and Mark Schmitt 235 Ridgewood Road Coral Gables, Florida, 33133 USA
ZONING:	SFR (NO SITE SPECIFICS) Historic Residence
FLOOD ZONE:	X
AVERAGE CROWN OF ROAD :	18' NGVD at Ridgewood Road, 17.5' NGVD at Brighton Place
LOT SIZE:	9,750 sq. ft.

- SCOPE OF WORK
- RESTORATION OF EXISTING HISTORIC RESIDENCE (1,924 sq.ft.) AND ORIGINAL NON CONFORMING GARAGE (240 sq.ft.) (LEVEL II ALTERATION)
 - DEMOLITION OF EXISTING NON-ORIGINAL POOL, POOL AREA WALLS, LAUNDRY AREA AND ORIGINAL COURTYARD WALLS
 - 1,280 sq.ft. ADDITION (A/C SPACE)
 - 457 sq.ft. ADDITION (NON-A/C SPACE)
 - NEW POOL (PER SEPARATE PERMIT) AND GARDEN WALLS.

PROPOSED SITE IMPROVEMENTS SUMMARY

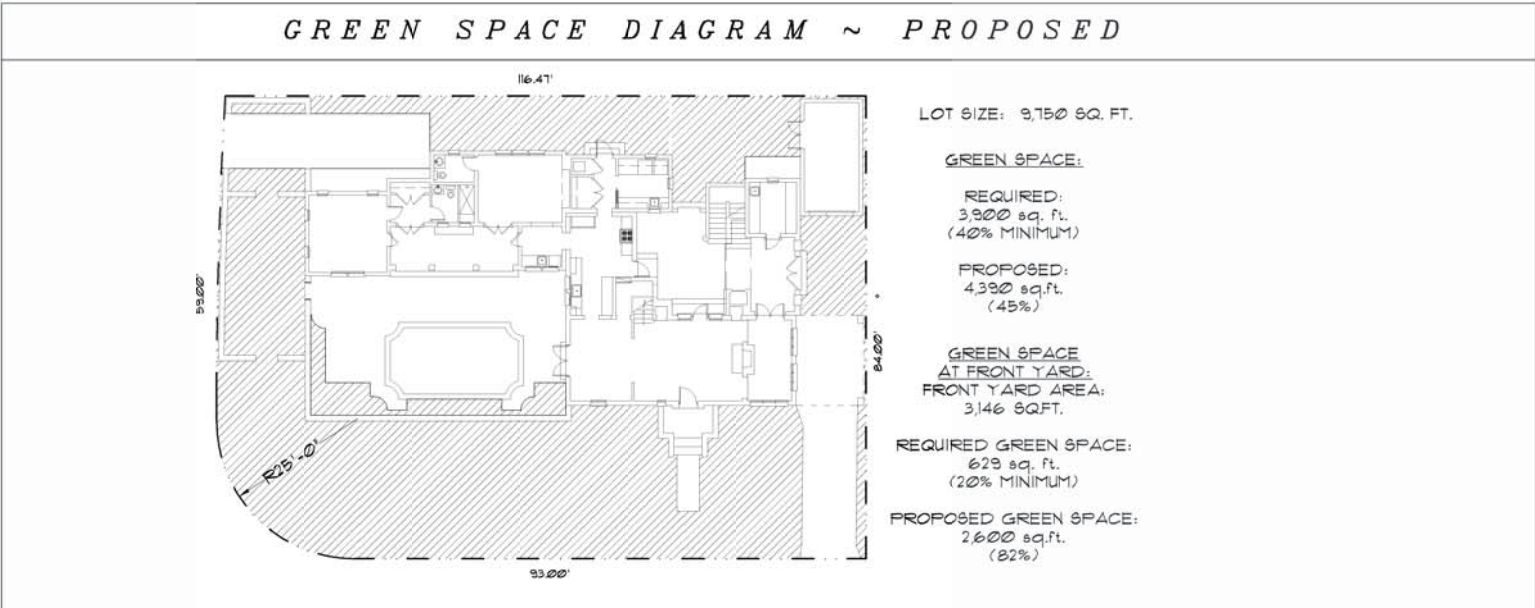
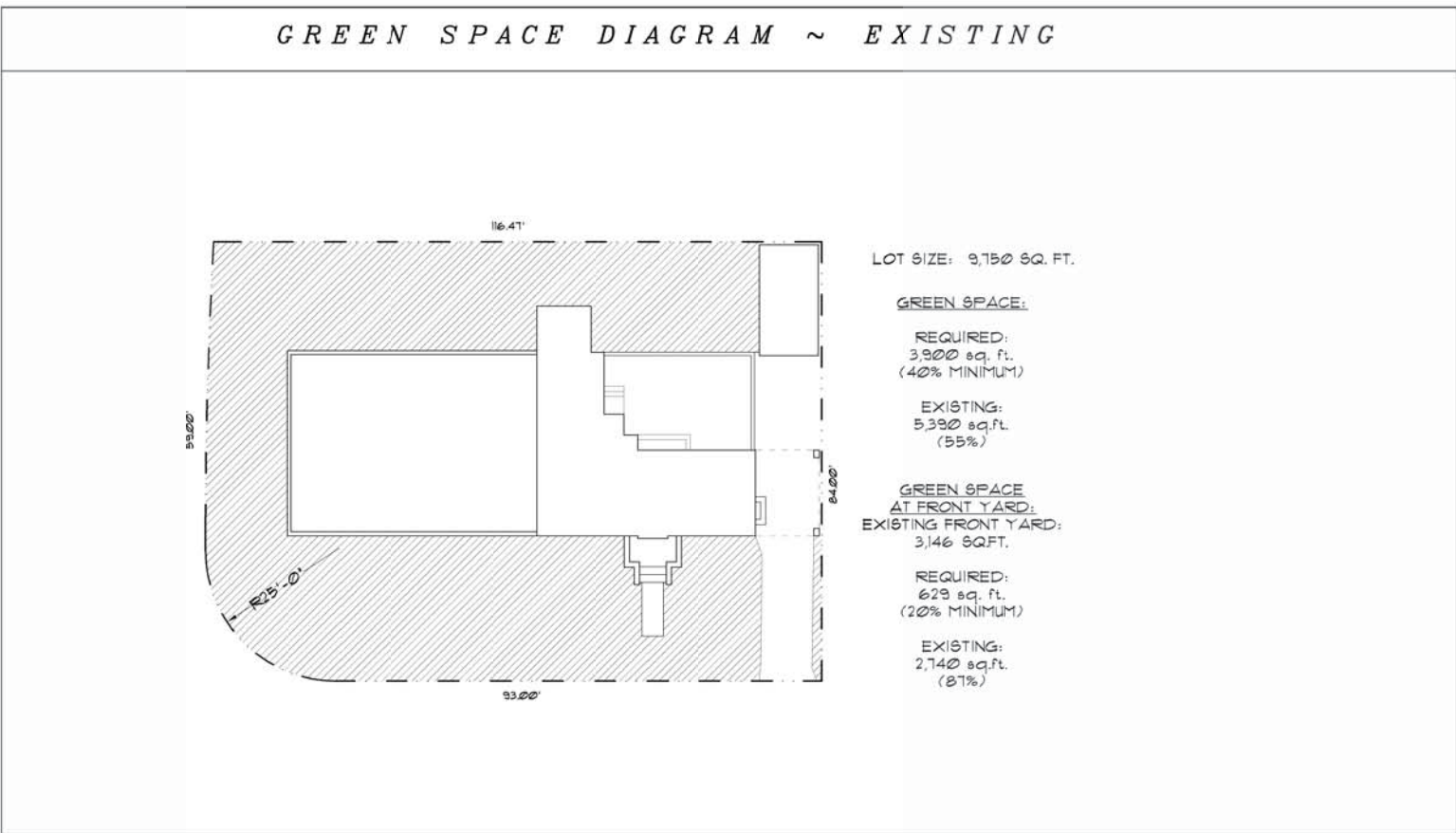
	EXISTING		PROPOSED	
	A/C Space	Non A/C Space	A/C Space	Non A/C Space
Ground Floor (Existing)	1,055 sq.ft.			
Laundry (to be demolished)	-91 sq.ft.			
Ground Floor (Addition)			1,015 sq.ft.	
Carport (Existing)		202 sq.ft.		
Garage (Existing)		240 sq.ft.		
Porch (New)				187 sq.ft.
Courtyard Loggia (New)				270 sq.ft.
Second Floor (Existing)	960 sq.ft.			
Second Floor (Addition)			265 sq.ft.	
Outdoor Stair				
<u>TOTAL A/C & NON A/C</u>	1,924 sq.ft.	442 sq.ft.	1,280 sq.ft.	457 sq.ft.
<u>TOTAL EXISTING AREA</u>	2,366 sq.ft.			
<u>TOTAL NEW CONSTRUCTION</u>			1,737 sq.ft.	
<u>TOTAL AREA</u>	4,103 sq.ft.			

NOTE: Proposed site improvements and additions calculated from the sum of all designated spaces measured to the exterior surface of exterior walls.

NOTE: Refer to Mazimum Floor Area and Ground Coverage Diagrams (Sheet A-0.2 for more information)

Ground Coverage measurements taken from exterior surface of exterior walls.

Mazimum Floor Area Ratio measurements taken from interior surface of exterior walls.



ZONING REQUIREMENTS				LEGAL DESCRIPTION
GREEN SPACE:	MINIMUM / MAXIMUM	EXISTING	PROPOSED	
40% of lot area:	3,900 sq.ft.	5,390 sq.ft. 55%	4,390 sq.ft. 45%	The South 84 feet of Lots 7 & 8, in Block 2, of COCONUT GROVE MANOR, according to the Plat thereof, as recorded in Plat Book 17, at Page 19, of the Public Record of Miami-Dade County, Florida.
20% green space required at front yard: (Front Yard = 3,146 sq.ft.)	629 sq.ft.	2,740 sq.ft. 87%	2,600 sq.ft. 82%	
SETBACKS				
Front (Ridgewood Road)	25'-0"	27'-9"	25'-0" (Garden Walls) 51'-4" (Addition)	
Side Street (Brighton Place) (20% of Front Width) 118' width of property = 23.6'	15'-0" 8'-7"	13'-4" 12'-9"	15'-0" 12'-0"	
Rear	10'-0"	12'-0"	10'-0"	
Building Height From Finished Floor At Main House	Two Stories or 25' Max. measured to top of the beam.	17'-5"	18'-5"	

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LEGEND

GREEN SPACE

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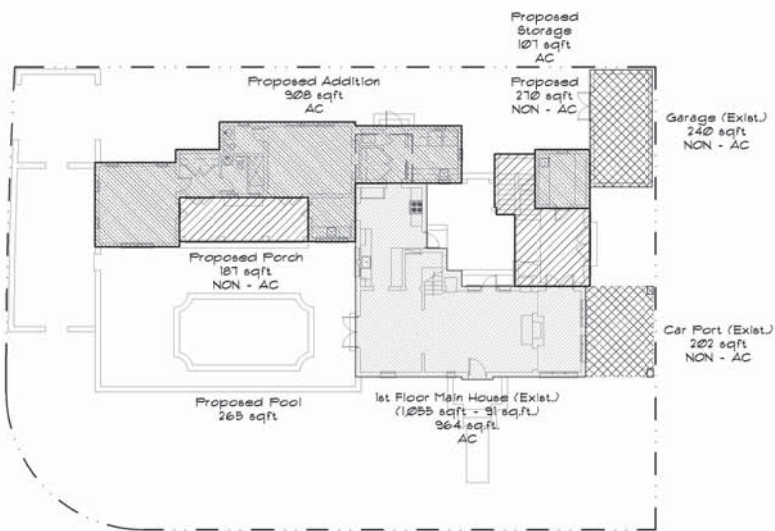
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GROUND COVERAGE CALCULATIONS

	EXISTING		PROPOSED	
	A/C	Non A/C	A/C	Non A/C
<i>*Measurements for Ground Coverage taken from exterior surface of exterior walls</i>				
EXISTING HOUSE				
Existing Ground Floor	1,055		964 (1,055 sq. ft. - 91 sq. ft. demolished)	
Existing Carport		202		202
Existing Garage		240		240
NEW CONSTRUCTION				
1st Floor Addition			908	
Storage (A/C)			107	
Courtyard Loggia				270
Porch				187
TOTAL A/C & NON A/C	1,055	442	1,979	899
TOTAL EXISTING AREA	1,497			
TOTAL PROPOSED GROUND COVERAGE AREA			2,878 sq. ft. 29.5%.	

GROUND COVERAGE DIAGRAM



LOT SIZE: 9,750 SQ. FT.

35% GROUND COVERAGE:
9,750 X 35% = 3,412.5 SQ. FT.
MAXIMUM ALLOWED

**Measurements for Ground Coverage taken from exterior surface of exterior walls*

PROPOSED GROUND COVERAGE:
FIRST FLOOR A/C (EXIST.) 964 sq.ft.
(1055 sq.ft. - 91 sq.ft.)
CAR PORT (EXIST. NON A/C) 202 sq.ft.
GARAGE (EXIST. NON A/C) 240 sq.ft.

PROPOSED AC 1st FL ADDITION 908 sq.ft.
PROPOSED STORAGE (A/C) 107 sq.ft.
PROPOSED PORCH (NON A/C) 187 sq.ft.
PROPOSED COURTYARD LOGGIA & STAIR (NON A/C) 270 sq.ft.

TOTAL 2,878 sq.ft.
29.5 %

45% GROUND COVERAGE with POOL:
9,750 X 45% = 4,387.5 SQ. FT.
MAXIMUM ALLOWED

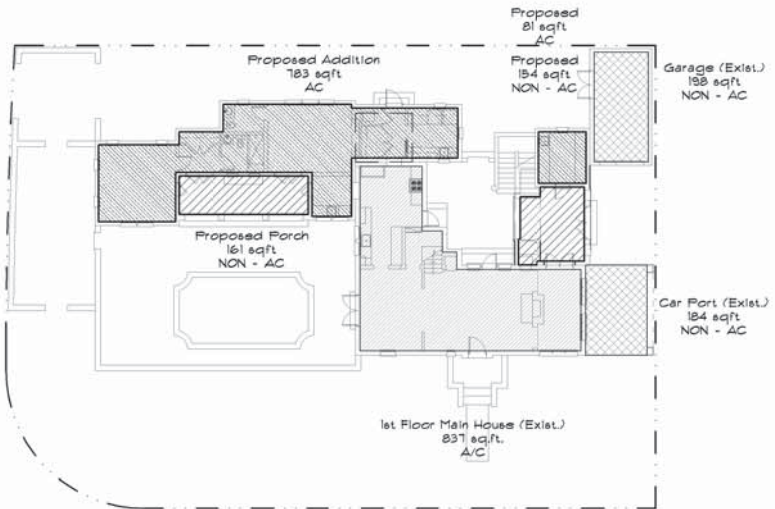
GROUND COVERAGE 2,878 sq.ft.
PROPOSED POOL 265 sq.ft.

TOTAL 3,143 sq.ft.
32 %

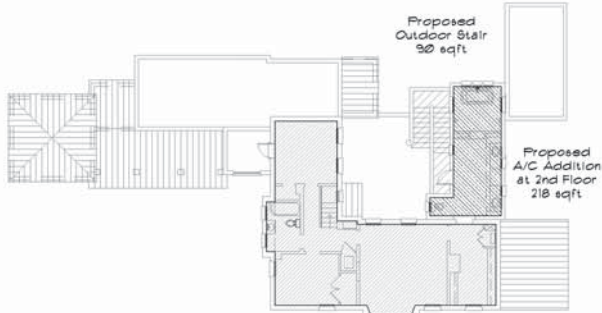
F.A.R. CALCULATIONS

	EXISTING		PROPOSED	
	A/C	Non A/C	A/C	Non A/C
<i>*Measurements for F.A.R. taken from interior surface of exterior walls</i>				
EXISTING HOUSE				
Ground Floor (A/C)	919		837	
Carport		184		184
Garage		198		198
2nd Floor (A/C)	832		832	
NEW CONSTRUCTION				
1st Floor A/C Addition			783	
Storage (A/C)			81	
Courtyard Loggia				154
Porch				161
Stair				90
2nd Fl A/C Addition			218	
A/C & NON A/C	1,751	382	2,751	787
EXISTING SQUARE FOOT FLOOR AREA	2,133			
PROPOSED SQUARE FOOT FLOOR AREA			3,538	

F.A.R. DIAGRAMS



F.A.R. FIRST FLOOR DIAGRAM PROPOSED



F.A.R. SECOND FLOOR DIAGRAM PROPOSED

FLOOR AREA RATIO:
48% OF FIRST 5,000 = 2,400 SQ. FT.
35% OF NEXT 4,750 = 1,662.5 SQ. FT.
MAXIMUM ALLOWED TOTAL = 4,062.5 SQ. FT.

**Measurements for F.A.R. taken from interior surface of exterior walls*

F.A.R.:
FIRST FLOOR A/C (Existing to Remain) 837 sq.ft.
(after Laundry Demolition)
CAR PORT (EXIST.) 184 sq.ft.
GARAGE (EXIST.) 198 sq.ft.

PROPOSED AC ADDITION 1ST FL. 783 sq.ft.
PROPOSED STORAGE A/C 81 sq.ft.
PROPOSED PORCH 161 sq.ft.
PROPOSED COURTYARD LOGGIA 154 sq.ft.

SECOND FLOOR A/C (EXIST.) 832 sq.ft.
PROPOSED ADDITION 2ND FL. 218 sq.ft.
PROPOSED STAIR 90 sq.ft.

TOTAL 3,538 sq.ft.

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Zoning Data

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LEGEND

- A/C AREA AT EXISTING
- A/C AREA AT ADDITION
- NON A/C AREA AT EXISTING
- NON A/C AREA ADDITION

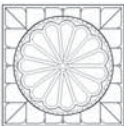
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SKETCH OF SURVEY

PREPARED BY:

GUNTER GROUP, INC.

LAND SURVEYING - LAND PLANNING

FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4507

9350 S.W. 22nd TERRACE

MIAMI, FLORIDA 33165

(305) 220-0073

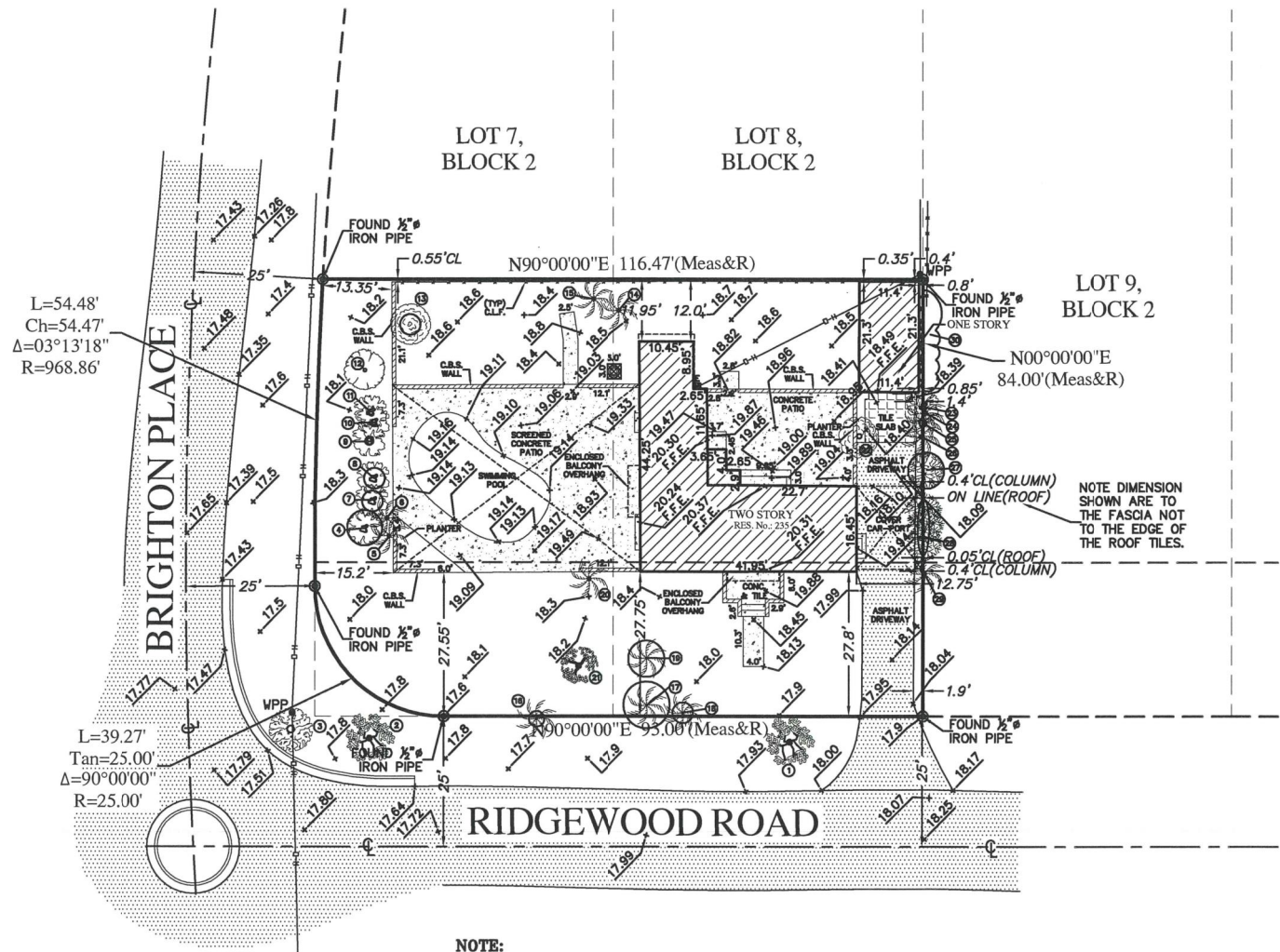


ABBREVIATIONS:

R/W	RIGHT OF WAY
(Meas)	MEASURED
(R)	RECORD
C.B.S.	CONCRETE BLOCK & STUCCO
CONC.	CONCRETE
RES.	RESIDENCE
No.	NUMBER
F.F.E.	FINISH FLOOR ELEVATION
L=	ARC LENGTH
Tan=	TANGENT
R=	RADIUS
Δ=	INTERIOR ANGLE OF CURVE

LEGEND:

	- CENTER LINE
	- ELECTRIC METER
	- WOOD POWER POLE
	- TREE NUMBER
	- AIR CONDITIONER
	- EXISTING ELEVATION



NOTE:

THE TOTAL NET AREA OF THE
SUBJECT PROPERTY IS 9,750
SQUARE FEET = ± 0.22 ACRE.

TREE TABLE

No.	Common Name	Diameter inches	Height feet	Spread feet
1	Oak	12	30	33
2	Oak	12	32	25
3	Mahogany	16	30	22
4	Aralia	81	12	10
5	Palm	4	9	7
6	Palm	4	10	7
7	Aralia	48	11	10
8	Aralia	48	11	10
9	Aralia	18	12	6
10	Aralia	12	11	5
11	Aralia	12	11	5
12	Croton	6	8	9
13	Avocado	48	45	30
14	Palm	4	30	5
15	Palm	4	30	5
16	Palm(cluster)	36	10	8
17	Palm(cluster)	100	25	22
18	Palm(cluster)	48	11	9
19	Palm(cluster)	80	12	15
20	Palm	4	30	5
21	African tulip	12	12	10
22	Mango	11	25	17
23	Aralia	4	12	4
24	Palm(cluster)	11	16	5
25	Palm(cluster)	18	20	7
26	Palm	4	25	6
27	Trees(cluster)	80	15	11
28	Trees(cluster)	90	15	12
29	Palm	4	10	4
30	Trees(cluster)			

TREE NOTE:

THERE ARE OTHER SHRUBS ON THE SUBJECT PROPERTY NOT SHOWN ON THIS SURVEY. ONLY TREES WITH A MINIMUM OF 4 INCHES IN DIAMETER OF THE TRUNK AT 4 FEET FROM THE GROUND ARE SHOWN ON THIS SURVEY. TREES SHOWN HEREIN ARE FOR INFORMATIONAL PURPOSE ONLY. CONSULT A BOTANIST, ARBORIST AND/OR LANDSCAPE ARCHITECT FOR MORE SPECIFIC INFORMATION ON THE TREES SPECIES.

PROPERTY ADDRESS: 235 Ridgewood Road, Coral Gables, Florida 33133.

LEGAL DESCRIPTION:

The South 84 feet of Lots 7 and 8, in Block 2, of COCONUT GROVE MANOR; according to the Plat thereof, as recorded in Plat Book 17, at Page 19, of the Public Records of Miami-Dade County, Florida.

FOR: Daisy Vazquez.

SURVEYOR'S NOTES:

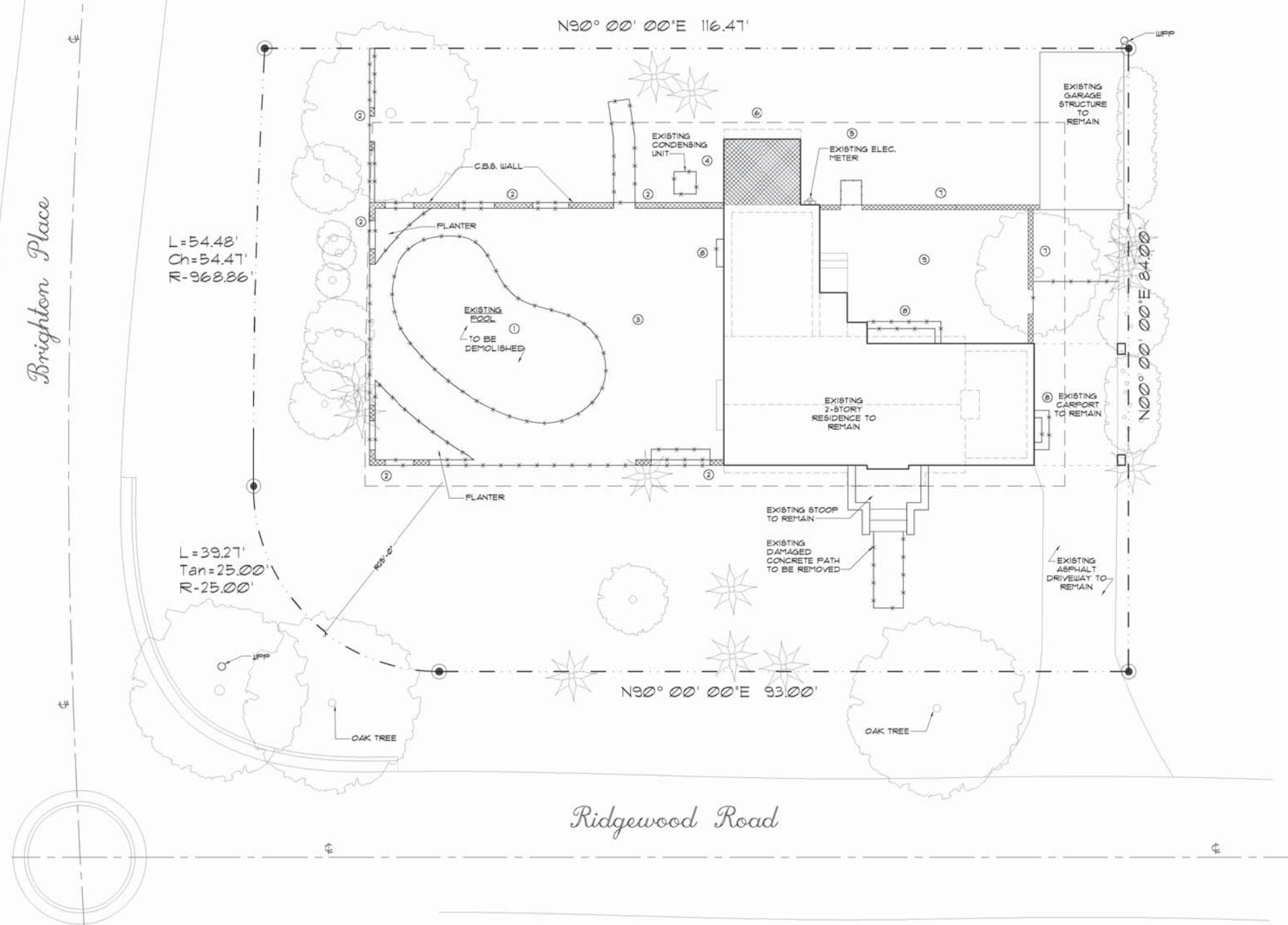
- 1) This survey was conducted for the purpose of a "Topographic Survey" only and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other entity.
- 2) The accuracy obtained by measurements and calculations on this survey, meets and exceeds the Standards of Practice requirements for a Suburban area (1 foot in 7,500 feet) as specified in Chapter 5J-17, Florida Administrative Code.
- 3) Bearings shown hereon are based on an assumed meridian of N90°00'00"E along the Southerly boundary line of the subject property.
- 4) The North arrow direction shown herein is based on an assumed Meridian.
- 5) In some cases graphic representation have exaggerated to more clearly illustrate a particular area where dimensions shall have preference over graphic location.
- 6) Legal description was provided by the client and is subject to any dedications, limitations, restrictions reservations or easements of record.
- 7) Examination of the Abstract of Title will have to be made to determine recorded instruments, if any affecting the property; search of Public Records not performed by this office.
- 8) No effort was made by this office to locate any underground utilities and/or structures within or abutting the subject property.
- 9) This survey has been prepared for the exclusive use of the entities named hereon only and the certifications hereon do not extend to any unnamed parties.
- 10) Elevations shown referred to N.G.V. Datum 1929, City of Coral Gables benchmark No.: 396, elevation: 13.27 feet; located at Southwest corner of Le Jeune Road (41.2 feet West of center line) and Garlenda Avenue (32.4 feet South of center line).
- 11) According to the National Flood Insurance Program the subject property falls in Community No.: 120639, Panel No.: 0439, Suffix: L, Date of FIRM: 09-11-2009, Flood Zone: X.
- 12) Contact the appropriate authorities prior to any design work on the hereon-described parcel for Building and Zoning information.
- 13) Professional Land Surveyor and Mapper in responsible charge: Rolando Ortiz LS 4312, State of Florida.
- 14) This survey is not valid without the signature and the raised seal of a Florida Licensed Land Surveyor and Mapper.

I hereby certify to Daisy Vazquez; that the Sketch of Topographic Survey of the described property is true and correct to the best of my knowledge and belief, as recently surveyed and platted under my direction; also that meets the Standards of Practice set in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

Date: 07-27-2020
Job No.: 20-32099
Sketch No.: 29669

By: Rolando Ortiz LS 4312
Professional Land Surveyor
& Mapper, State of Florida.

Brighton Place



Demolition / Existing Site Plan
Scale: 1/8" = 1'-0"

DEMOLITION NOTES

- | | | |
|--|---|---|
| ① POOL TO BE DEMOLISHED | ④ CU TO BE REMOVED | ⑦ ORIGINAL (MODIFIED/DAMAGED) WALLS AT COURTYARD TO BE DEMOLISHED |
| ② GARDEN WALLS TO BE DEMOLISHED | ⑤ ELECTRICAL METER TO BE RELOCATED | ⑧ STEPS TO BE DEMOLISHED |
| ③ CONCRETED POOL DECK TO BE DEMOLISHED | ⑥ NON-ORIGINAL LAUNDRY STRUCTURE TO BE DEMOLISHED | ⑨ COURTYARD PAVES TO BE REMOVED |

DEMO LEGEND

- | | |
|--|---|
| | EXISTING TO REMAIN / RESTORED / RENOVATED |
| | EXISTING TO BE REMOVED / DEMOLISHED |
| | EXISTING TO BE DEMOLISHED |

Description:
Demolition / Existing
Site Plan
Scale: 1/8" = 1'-0"

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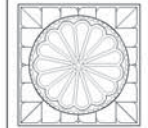
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Scale: $\frac{1}{4}'' = 1'-0''$

Open

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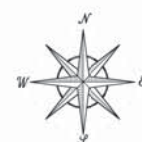
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Steel

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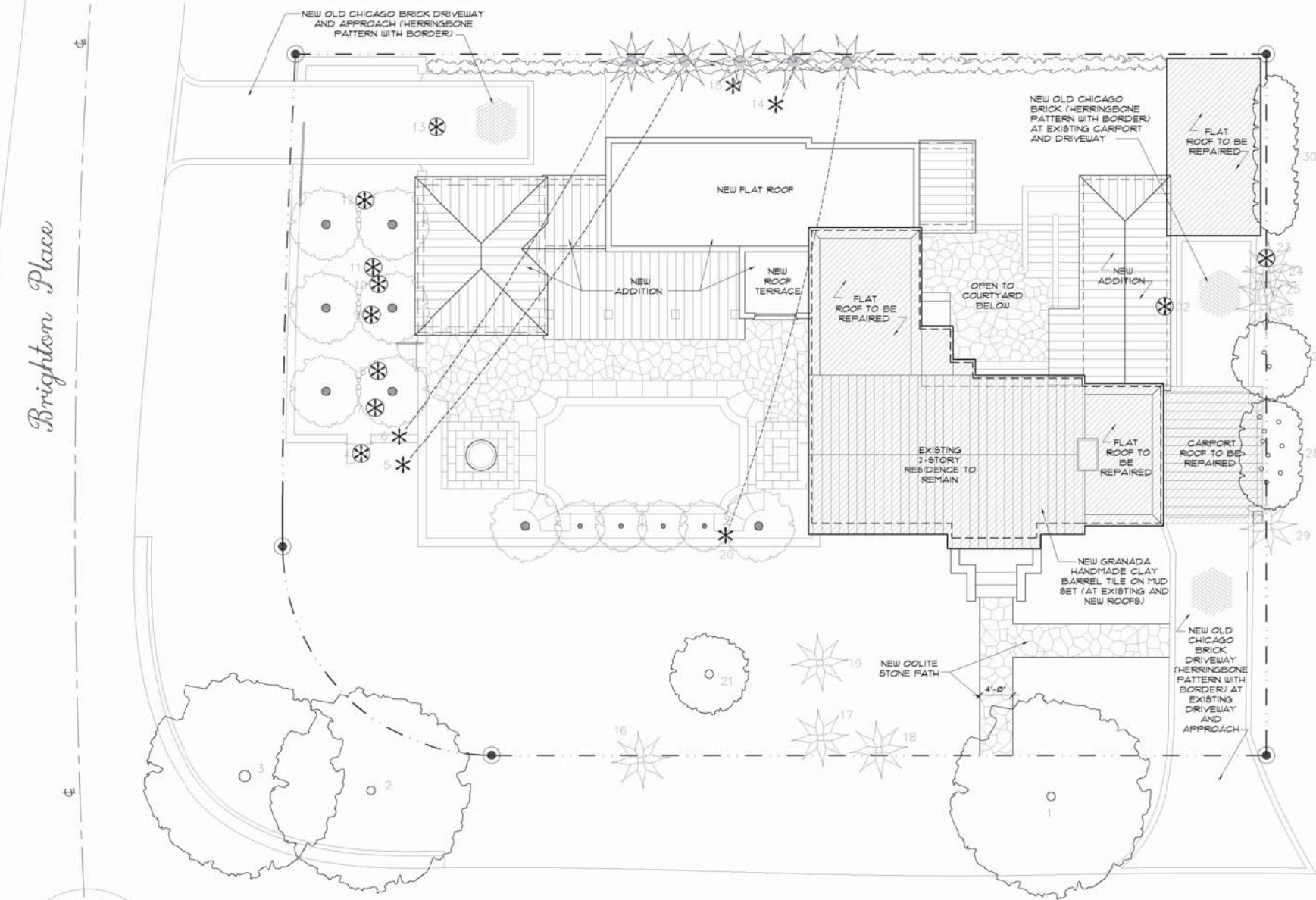


Scale: 1/8" = 1'-0"

 EXISTING TO REMAIN / RENOVATED / RESTORED

 NEW CONSTRUCTION

Brighton Place



Proposed Tree Relocation Plan / Roof Plan
Scale: 1/8" = 1'-0"

LEGEND

- EXISTING TO REMAIN / RESTORED / RENOVATED
- NEW ADDITION

LIST OF TREES

No.	Common Name	Diameter inches	Height feet	Spread feet	Tree Disposition
1	Oak	12	30	33	TO REMAIN
2	Oak	12	32	25	TO REMAIN
3	Mahogany	16	30	22	TO REMAIN
4	Aralia	81	12	10	TO REMOVE
5	Palm	4	9	7	TO RELOCATE
6	Palm	4	10	7	TO RELOCATE
7	Aralia	48	11	10	TO REMOVE
8	Aralia	48	11	10	TO REMOVE
9	Aralia	18	12	6	TO REMOVE
10	Aralia	12	11	5	TO REMOVE
11	Aralia	12	11	5	TO REMOVE
12	Croton	6	8	9	TO REMOVE
13	Avocado	48	45	30	TO REMOVE
14	Palm	4	30	5	TO RELOCATE
15	Palm	4	30	5	TO RELOCATE
16	Palm(cluster)	36	10	8	TO REMAIN
17	Palm(cluster)	100	25	22	TO REMAIN
18	Palm(cluster)	48	11	9	TO REMAIN
19	Palm(cluster)	80	12	15	TO REMAIN
20	Palm	4	30	5	TO RELOCATE
21	African tulip	12	12	10	TO REMAIN
22	Mango	11	25	17	TO REMOVE
23	Aralia	4	12	4	TO REMOVE
24	Palm(cluster)	11	16	5	TO REMAIN
25	Palm(cluster)	18	20	7	TO REMAIN
26	Palm	4	25	6	TO REMAIN
27	Trees(cluster)	80	15	11	TO REMAIN
28	Trees(cluster)	90	15	12	TO REMAIN
29	Palm	4	10	4	TO REMAIN
30	Trees(cluster)				TO REMAIN

TREE LEGEND

- INDICATES TREE TO BE MITIGATED or REMOVED
- INDICATES TREE TO BE RELOCATED
- INDICATES EXISTING TREE
- INDICATES NEW TREE
- INDICATES EXISTING PALM
- INDICATES EXISTING PALM RELOCATED

Tree Relocation Plan
& Roof Plan

Scale: 1/8" = 1'-0"

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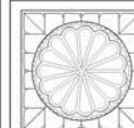
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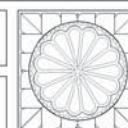
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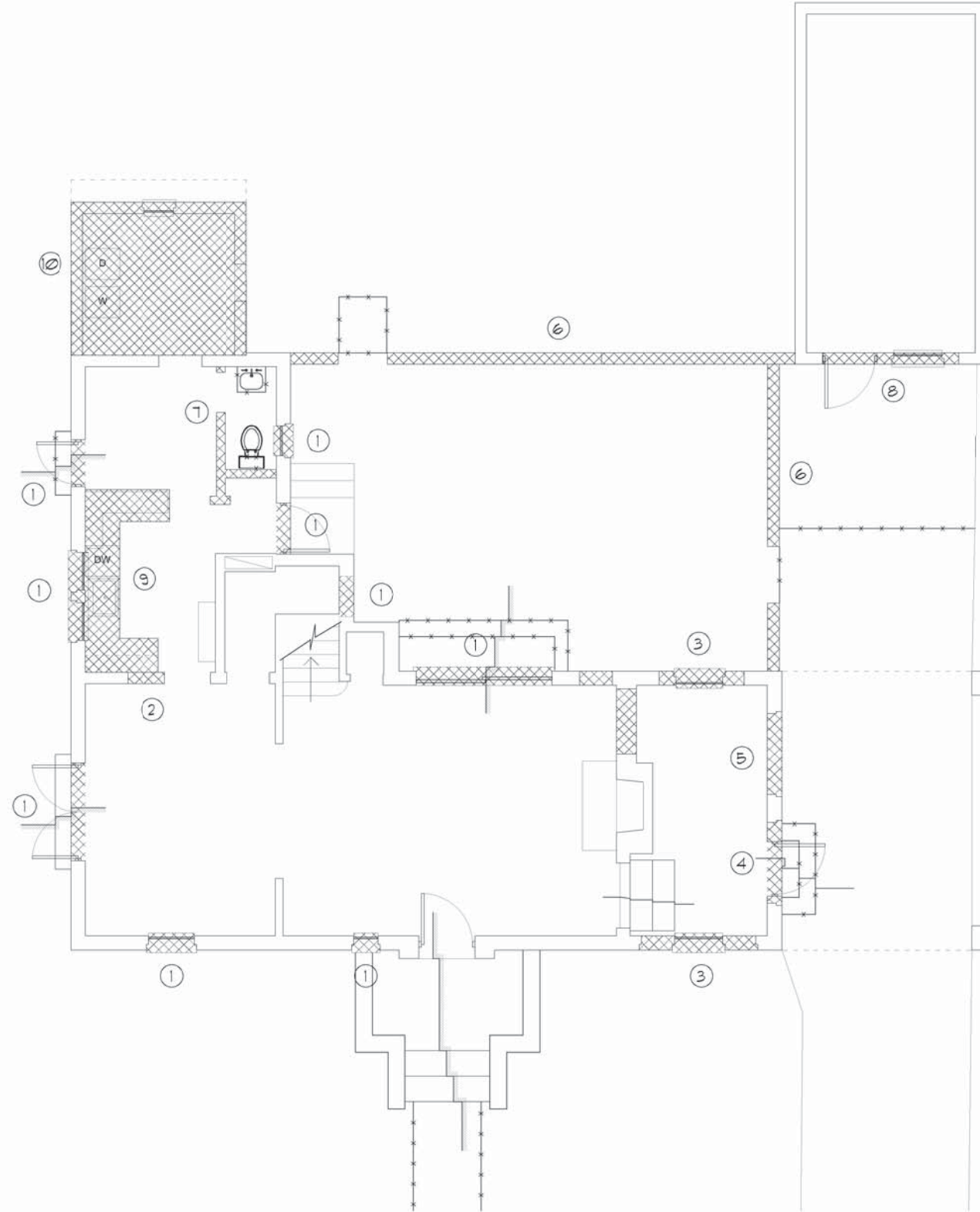
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1.4

REFER TO
DEMOLITION/EXISTING
SITE PLAN FOR MORE
INFORMATION



Demolition / Existing 1st Floor Plan
Scale : 1/4" = 1'-0"

DEMOLITION NOTES

- | | | | |
|--|--|--|--|
| ① WINDOWS OR DOOR TO BE REPLACED | ④ REMOVE DOOR AND PREPARE NEW MASONRY OPENING (EXPLORE ORIGINAL OPENING CONDITION) | ⑦ BATHROOM WALLS AND FIXTURES TO BE REMOVED | ⑩ EXISTING NON-ORIGINAL LAUNDRY ADDITION TO BE DEMOLISHED AND PREPARED TO RECEIVE NEW CONSTRUCTION |
| ② WALL TO BE MODIFIED | ⑤ PREPARE NEW MASONRY OPENING (EXPLORE ORIGINAL OPENING CONDITION) | ⑧ REMOVE DOOR AND WINDOW, PREPARE TO RECEIVE GARAGE DOOR | |
| ③ REMOVE WINDOW AND PREPARE NEW MASONRY OPENING (EXPLORE ORIGINAL OPENING CONDITION) | ⑥ ORIGINAL (MODIFIED/DAMAGED) WALLS AT COURTYARD TO BE DEMOLISHED | ⑨ EXISTING KITCHEN TO BE REMOVED | |

DEMO LEGEND

- | | |
|--|---|
| | EXISTING TO REMAIN / RESTORED / RENOVATED |
| | EXISTING TO BE REMOVED / DEMOLISHED |
| | EXISTING TO BE DEMOLISHED |

Description:
Demolition / Existing
1st Floor Plan

Scale: 1/4" = 1'-0"

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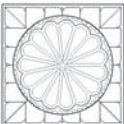
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AR 92749



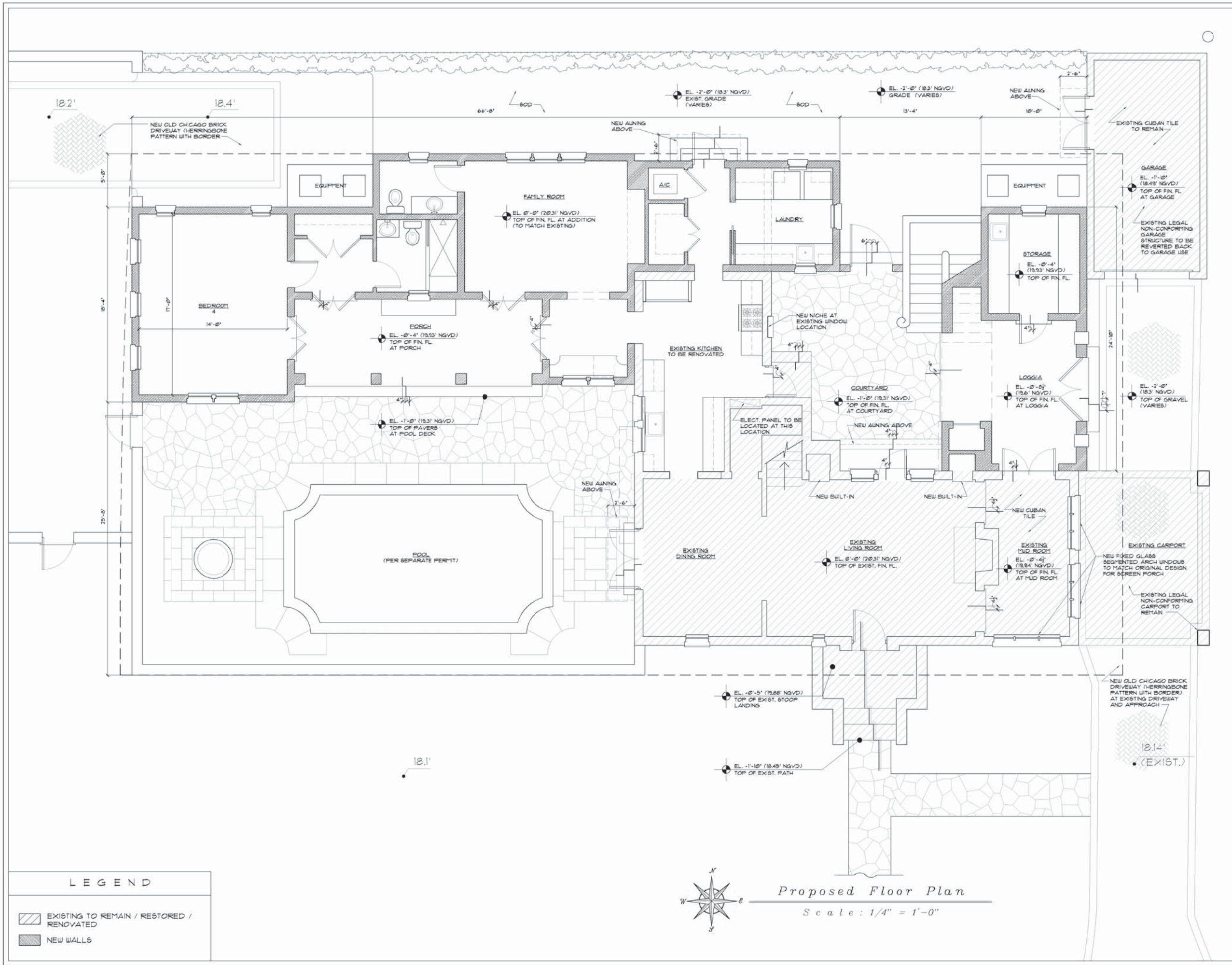
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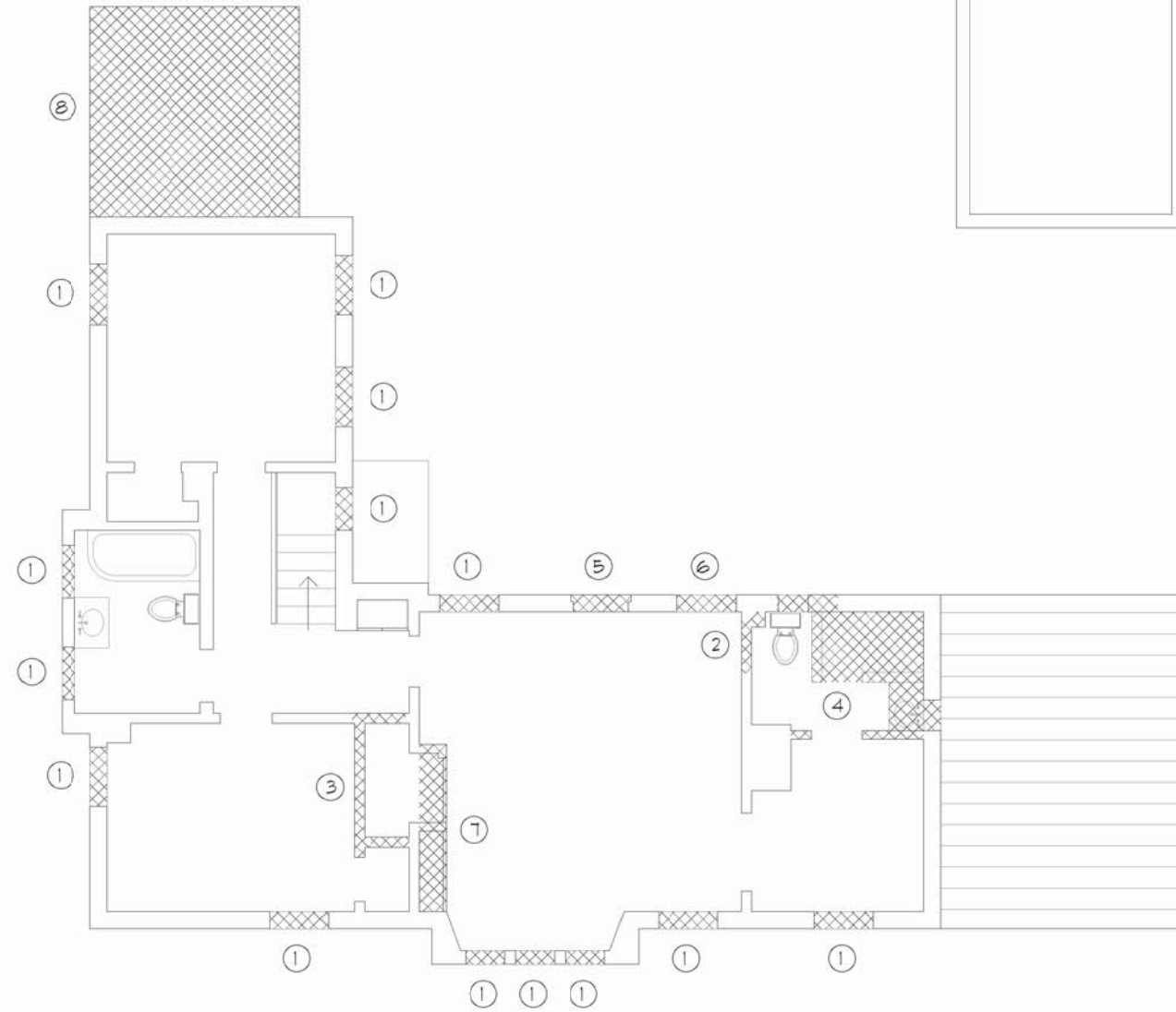
Description:
Proposed Floor Plan
Scale: 1/4" = 1'-0"

Owner:
Ridgewood Residence Restoration & Additions
235 Ridgewood Road
Coral Gables FL 33133

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Architecture
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AA 26002213
2211 N.W. 4th Terrace
Miami, Florida 33125
U.S.A.
Phone: 305-643-6958
alvarez@ma-miami.com

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REFER TO
DEMOLITION/EXISTING
SITE PLAN FOR MORE
INFORMATION



Demolition / Existing 2nd Floor Plan
Scale : 1/4" = 1'-0"

DEMOLITION NOTES

- | | | |
|--|---|---|
| ① WINDOWS OR DOORS TO BE REPLACED | ④ EXISTING BATHROOM TO BE REMOVED | ⑦ PARTITION WALLS TO BE REMOVED |
| ② WALL TO BE MODIFIED FOR NEW OPENING | ⑤ PREPARE NEW MASONRY OPENING | ⑧ NON-ORIGINAL LAUNDRY ADDITION TO BE DEMOLISHED AND PREPARED TO RECEIVE NEW CONSTRUCTION |
| ③ WALL TO BE REMOVED AND AREA PREPARED FOR NEW PARTITION WALLS | ⑥ WINDOW TO BE REMOVED AND AREA TO BE PREPARED FOR NEW CONSTRUCTION | |

DEMO LEGEND

- | | |
|--|---|
| | EXISTING TO REMAIN / RESTORED / RENOVATED |
| | EXISTING TO BE REMOVED / DEMOLISHED |
| | EXISTING TO BE DEMOLISHED |

Description:
Demolition / Existing
2nd Floor Plan
Scale: 1/4" = 1'-0"

Owner:
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Coral Gables Fl. 33133

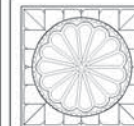
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AA 26002213

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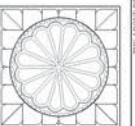


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AR 92749



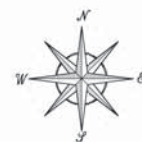
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LEGEND

- EXISTING TO REMAIN / RESTORED / RENOVATED
- NEW WALLS



Proposed Second Floor Plan

Scale: 1/4" = 1'-0"

Description:

Proposed
2nd Floor Plan

Scale: 1/4" = 1'-0"

Owner:

Ridgewood Residence
Restoration &
Additions

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Coral Gables FL 33133

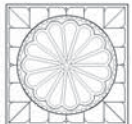
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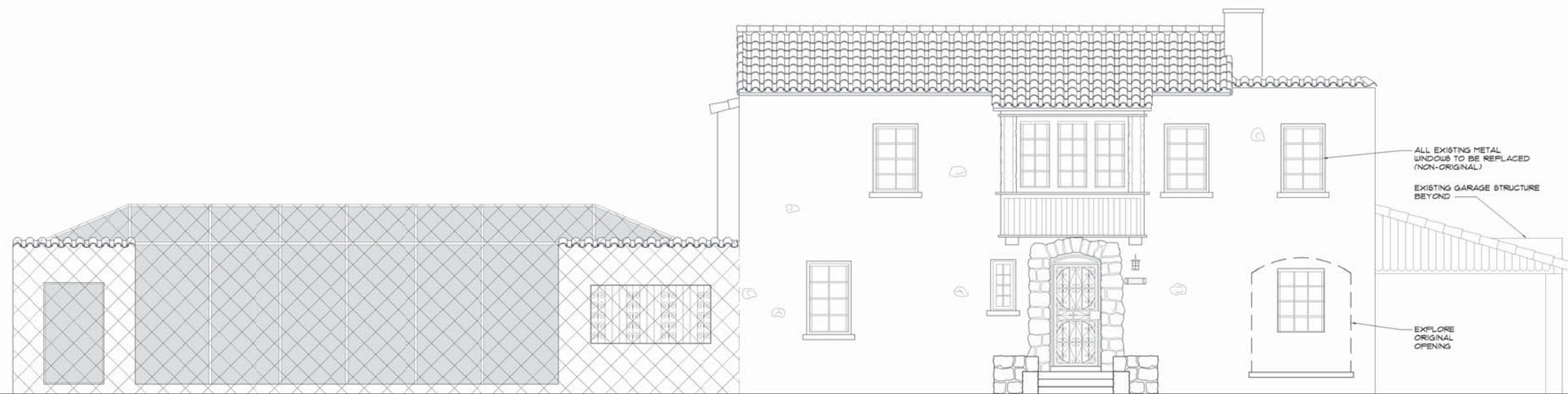
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Number:
1.8

Description:
**Existing & Proposed
Elevations**

Scale: 1/4" = 1'-0"

Owner:
**Ridgewood Residence
Restoration &
Additions**
235 Ridgewood Road
Coral Gables FL 33133

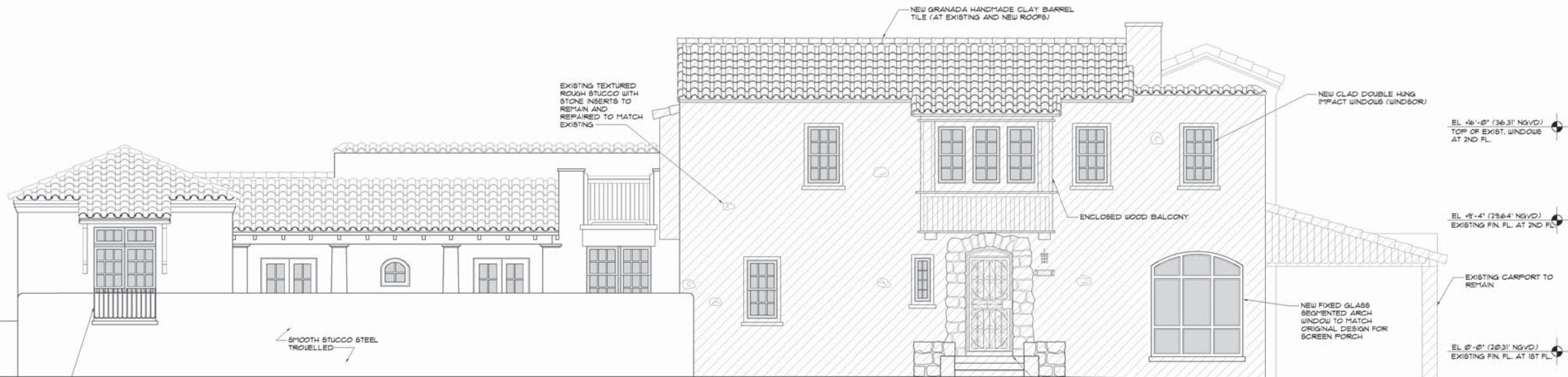


EXISTING NON-ORIGINAL WALLS AND SCREEN ENCLOSURE TO BE DEMOLISHED | ORIGINAL EXISTING RESIDENCE TO BE RESTORED | EXISTING CARPORT TO REMAIN

Existing South Elevation
Scale: 1/4" = 1'-0"

LEGEND

TO BE DEMOLISHED



NEW ADDITION AND GARDEN WALLS | ORIGINAL EXISTING RESIDENCE TO BE RESTORED INCLUDING WINDOW AND DOOR REPLACEMENT | EXISTING CARPORT TO REMAIN

Proposed South Elevation
Scale: 1/4" = 1'-0"

LEGEND

EXISTING TO REMAIN / RESTORED / RENOVATED
 NEW CONSTRUCTION

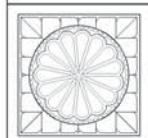
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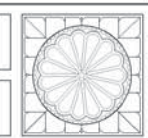
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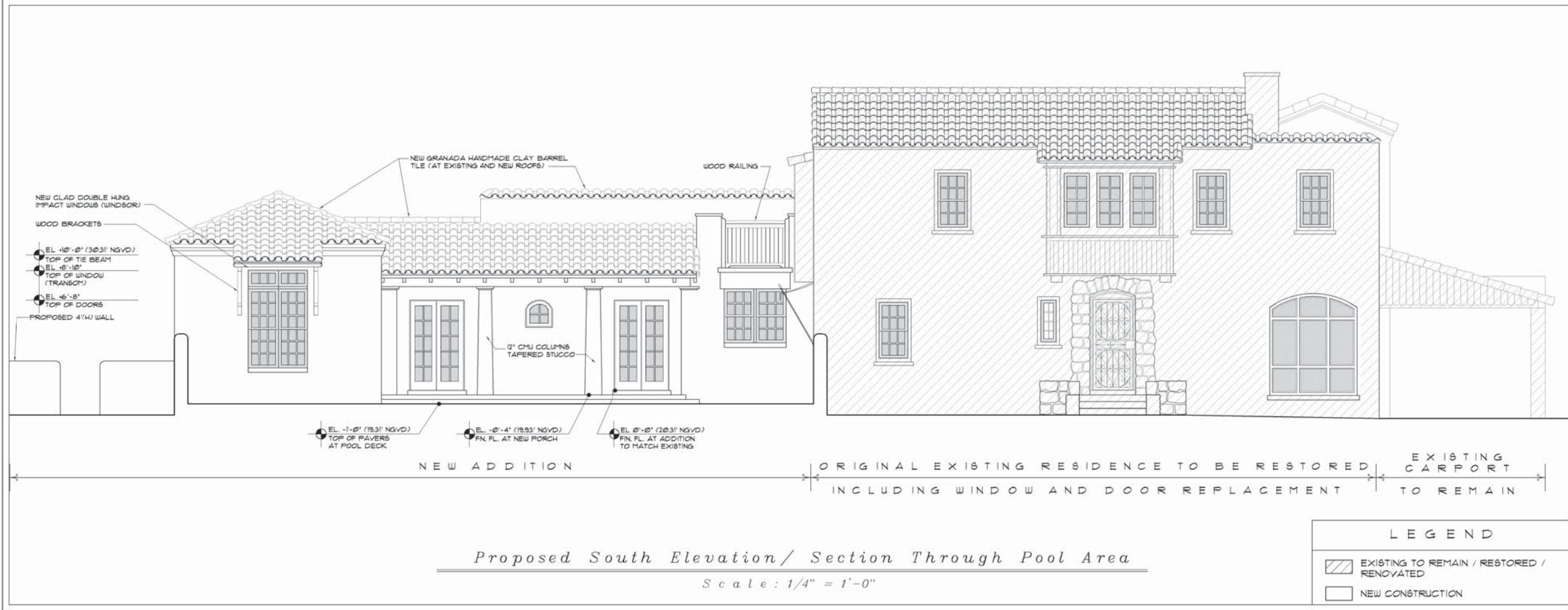
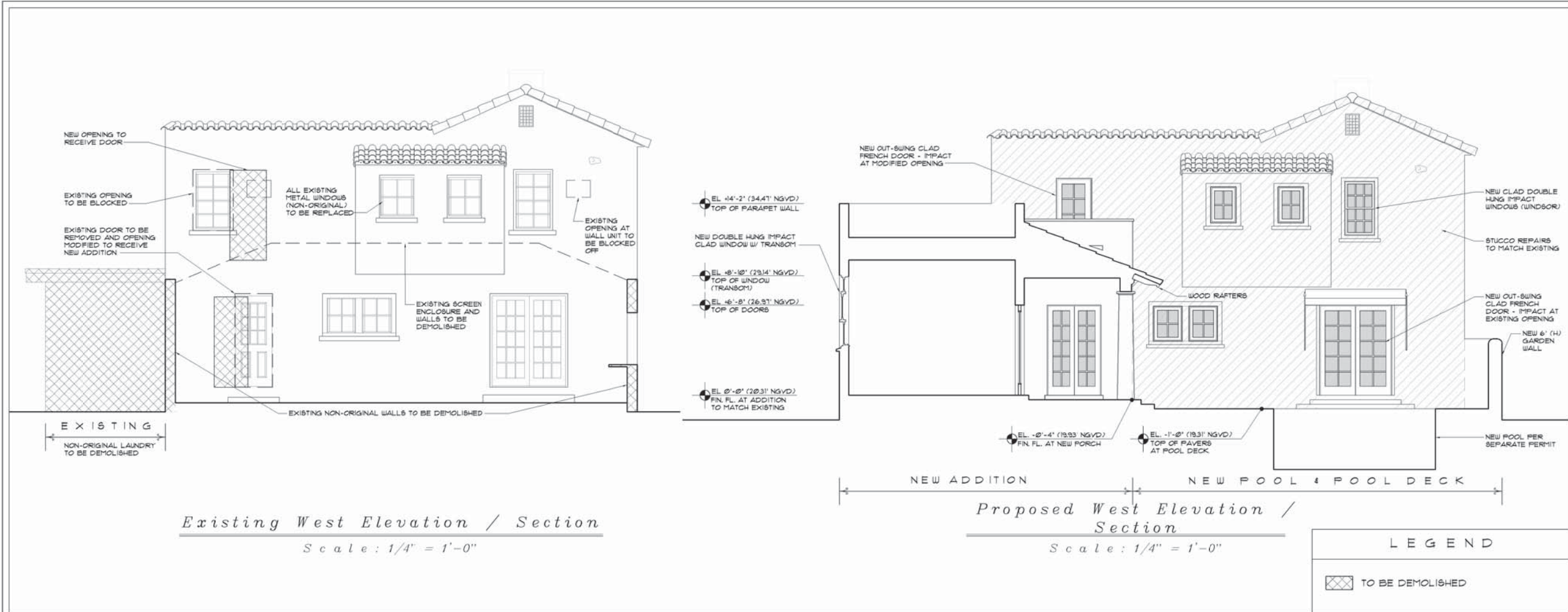
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Number:
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Description:
Existing & Proposed Elevations

Scale: 1/4" = 1'-0"

Owner:
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U.S.A.

Phone: 305-643-6958

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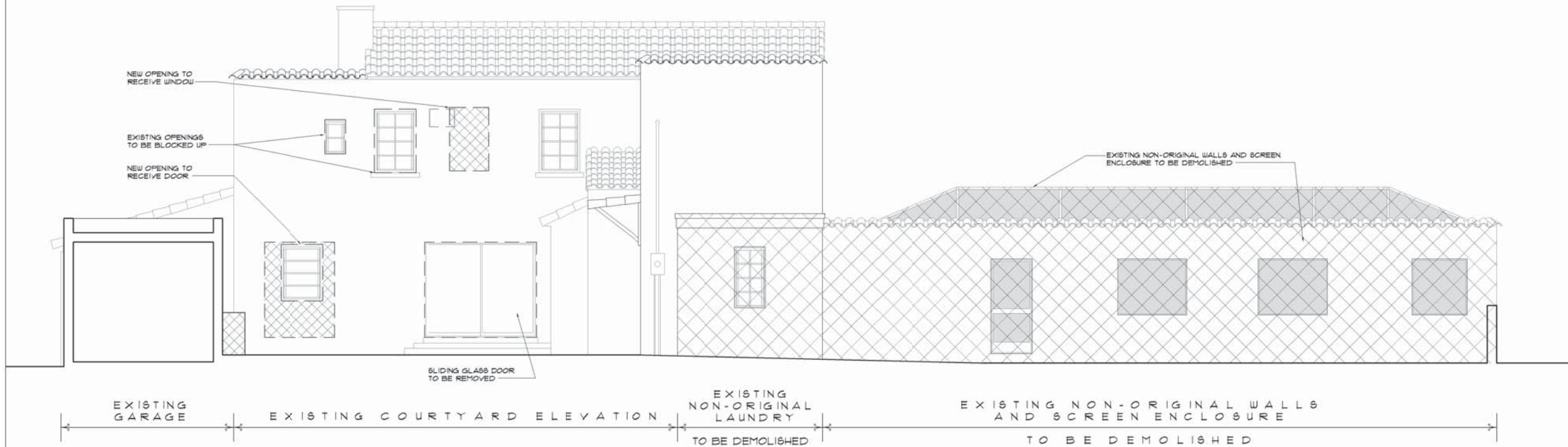
Scale:
Ana Alvarez-Martinez
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Number:
2.1

Existing & Proposed Elevations

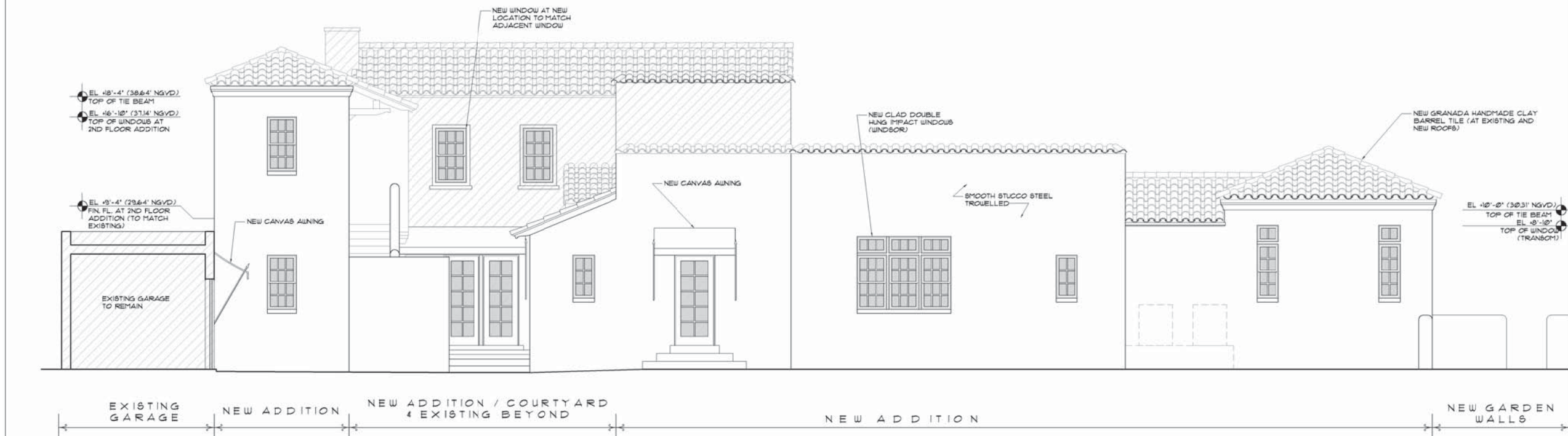
Ridgewood Residence
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Existing North Elevation
Scale: 1/4" = 1'-0"

LEGEND

TO BE DEMOLISHED



Proposed North Elevation
Scale: 1/4" = 1'-0"

LEGEND

EXISTING TO REMAIN / RESTORED / RENOVATED

NEW CONSTRUCTION

LEGEND

EXISTING TO REMAIN / RESTORED / RENOVATED

NEW CONSTRUCTION

TO BE DEMOLISHED

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Miami, Florida 33225
U.S.A.

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BOA Review	Ana Alvarez-Martinez AR 92749	Λ Number: 2.2

Description:
**Existing & Proposed
Elevations**
Scale: $\frac{1}{4}" = 1'-0"$

Owner:
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Coral Gables Fl. 33133



Existing West Elevation
Scale : $1/4" = 1'-0"$

LEGEND

 TO BE DEMOLISHED



Proposed West Elevation
Scale : $1/4" = 1'-0"$

LEGEND

 EXISTING TO REMAIN / RESTORED / RENOVATED

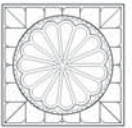
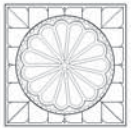
 NEW CONSTRUCTION

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U.S.A.

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Description:
**Existing & Proposed
Elevations**

Scale: 1/4" = 1'-0"

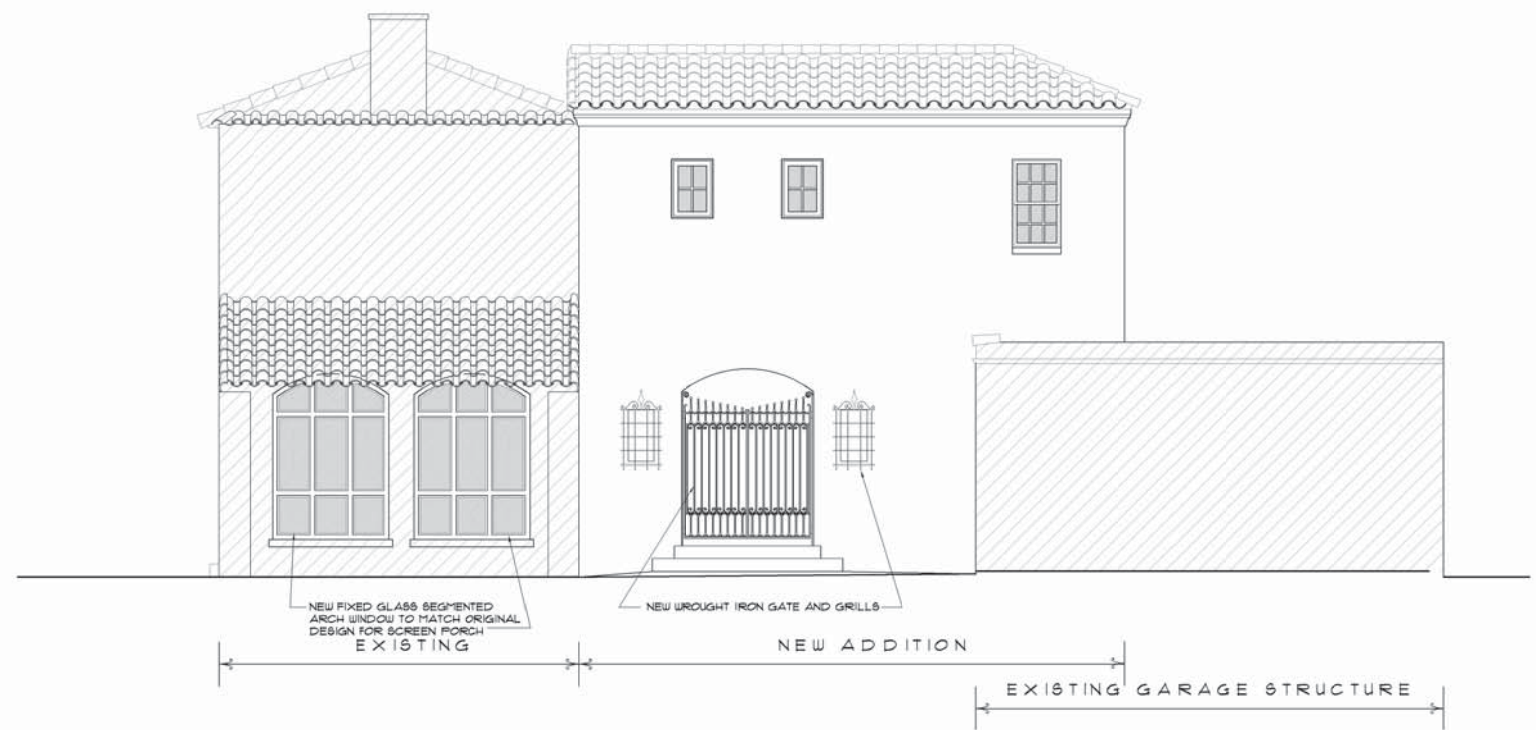
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Existing East Elevation
Scale: 1/4" = 1'-0"

LEGEND

 TO BE DEMOLISHED



Proposed East Elevation
Scale: 1/4" = 1'-0"

LEGEND

 EXISTING TO REMAIN / RESTORED / RENOVATED

 NEW CONSTRUCTION

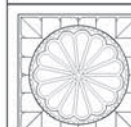
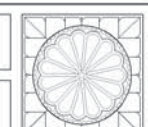
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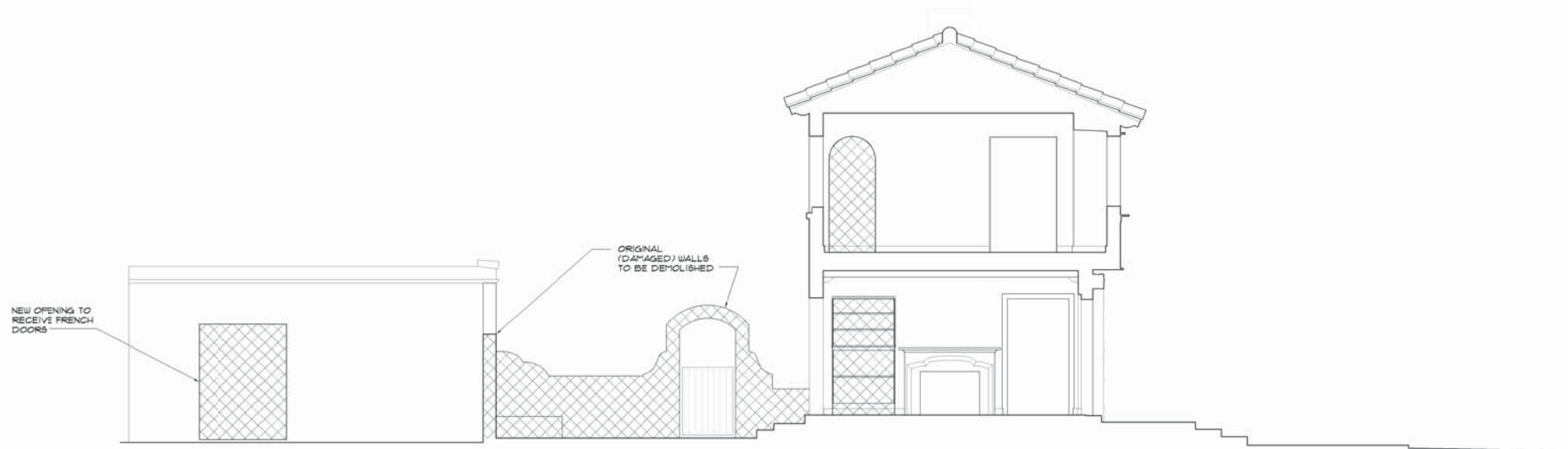
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U.S.A.

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Existing Building Section at Courtyard Facing West
Scale : 1/4" = 1'-0"

LEGEND	
	TO BE DEMOLISHED



Proposed Building Section / Elevation at Courtyard facing West
Scale : 1/4" = 1'-0"

LEGEND	
	EXISTING TO REMAIN / RESTORED / RENOVATED
	NEW CONSTRUCTION

Description:
Existing & Proposed
Building Section - Elevations

Scale: 1/4" = 1'-0"

Owner:
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Restoration &
Additions
235 Ridgewood Road
Coral Gables FL 33133

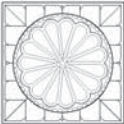
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Architecture
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AA 26002213

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Miami, Florida 33125
U.S.A.

Phone: 305-643-6958

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3.0



Existing Building Section / Elevation facing East
Scale : 1/4" = 1'-0"

LEGEND	
	TO BE DEMOLISHED



Proposed Building Section / Elevation facing East
Scale : 1/4" = 1'-0"

LEGEND	
	EXISTING TO REMAIN / RESTORED / RENOVATED
	NEW CONSTRUCTION

Description:

Existing & Proposed
Building Section - Elevations

Scale: 1/4" = 1'-0"

Owner:

Ridgewood Residence
Restoration &
Additions
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Coral Gables Fl. 33133

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2211 N.W. 4th Terrace
Miami, Florida 33125
U.S.A.

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3.1



Front Elevation
235 Ridgewood Road

Scale : 1/8" = 1'-0"



Primary Street – Subject Property

235 Ridgewood Road



Primary Street – Neighboring Property

229 Ridgewood Road



Primary Street

219 Ridgewood Road



Primary Street

6801 Brighton Place



Primary Street

230 Ridgewood Road



Primary Street

224 Ridgewood Road

Primary Street – Ridgewood Road



Side Street – Neighboring Property

6741 Brighton Place



Side Street – Subject Property

235 Ridgewood Road



Side Street

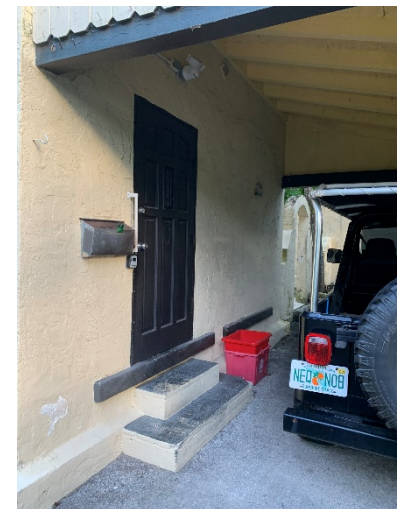
6700 Brighton Place



Side Street

6750 Brighton Place

Side Street – Brighton Place



Front Elevation



Courtyard



West Elevation & Pool Enclosure



Corner View – 224 Ridgewood Road



Corner View – Subject Property