

MAISON GOLDEN RESIDENCE

TOWN OF GOLDEN BEACH
BRAB RESUBMISSION
10/25/2017

407 OCEAN BLVD

GOLDEN BEACH, FL 33160



CLIENT

407 OCEAN LLC
1110 BRICKELL AVENUE, STE 404
MIAMI, FL 33131

ARCHITECT

CHOEFF LEVY FISCHMAN
8425 BISCAYNE BLVD, STE 201
MIAMI, FL 33138
(305) 434-8338

CIVIL ENGINEER

COASTAL SYSTEMS INTERNATIONAL, INC.
464 SOUTH DIXIE HIGHWAY
CORAL GABLES, FL 33146
(305) 669-8651

LANDSCAPE ARCHITECT

ENEA GARDEN DESIGN, INC.
1580 NE 4TH COURT, STUDIO 105
MIAMI, FL 33138
(305) 576-6702

STRUCTURAL ENGINEER

DIVERSIFIED STRUCTURAL DESIGN, INC.
111 PONCE DE LEON BLVD, STE 210
CORAL GABLES, FL 33134
(305) 445-5100

GENERAL CONTRACTOR

TWENTY TWO GROUP
3841 NE 2ND AVE, STE 300
MIAMI, FL 33137
(305) 119-5203

Town of Golden Beach
Building Regulations Advisory Board
Meeting Date

NOV 1 2017

APPROVED
DISMANTLED
VARIANCE

seal

Paul Fischman
registered architect
AR96202

comm no.
1702

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10/25/2017

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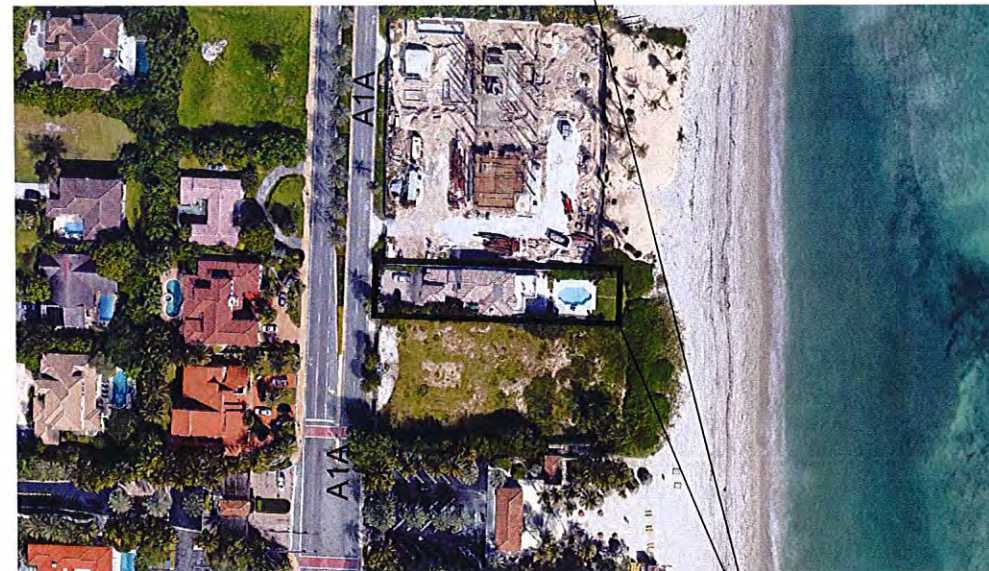
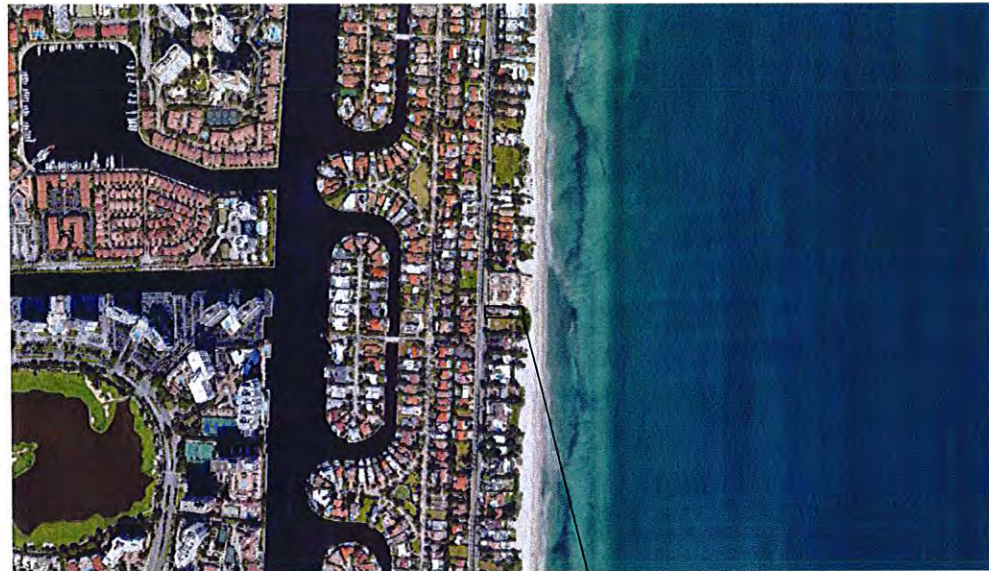
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MAISON GOLDEN RESIDENCE

TOWN OF GOLDEN BEACH
BRAB RESUBMISSION
10/25/2017

407 OCEAN BLVD

GOLDEN BEACH, FL 33160



407 OCEAN BLVD
GOLDEN BEACH FL 33160

INDEX OF DRAWINGS

A-0.0	COVER SHEET / SCOPE OF WORK
A-0.1	INDEX OF DRAWINGS / LOCATION MAP
CONTEXT-1.1	LOCATION MAP
CONTEXT-1.2	CONTEXT IMAGERY
A-0.3	SURVEY

ARCHITECTURAL

A-0.4	SITE PLAN
A-0.5	CALCULATIONS
A-0.6	CALCULATIONS (CONTD.)
A-0.7	VARIANCE DIAGRAMS
A-1.0	GROUND FLOOR PLAN
A-1.0a & A-1.0b	ENLARGED GROUND FLOOR PLAN
A-1.1	FIRST FLOOR PLAN
A-1.1a & A-1.1b	ENLARGED FIRST FLOOR PLAN
A-1.2	SECOND FLOOR PLAN
A-1.2a & A-1.2b	ENLARGED SECOND FLOOR PLAN
A-1.3	ROOF PLAN
A-1.3a & A-1.3b	ENLARGED ROOF PLAN
A-3.1	FRONT ELEVATION (WEST)
A-3.2	REAR ELEVATION (EAST)
A-3.3	SIDE ELEVATION (SOUTH)
A-3.3a & A-3.3b	ENLARGED SIDE ELEVATION (SOUTH)
A-3.4	SIDE ELEVATION (NORTH)
A-3.4a & A-3.4b	ENLARGED SIDE ELEVATION (NORTH)
A-3.5	ACCESSORY STRUCTURE ELEVATIONS
A-4.1	SECTIONS
CONTEXT-1.3	MATERIAL BOARD
CONTEXT-1.4	FRONT RENDERING
CONTEXT-1.5	FRONT RENDERING (MAIN RESIDENCE)
CONTEXT-1.6	REAR RENDERING



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GOLDEN BEACH, FL 33160

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Building Review Advisory Board

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SUBJECT
PROPERTY

Google Earth

Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date

1/17/2017

APPROVED
[Signature]



PHOTOGRAPH DIRECTORY

sheet no.
CONTEXT-1.1

CHOEFF **LEVY** FISCHMAN
ARCHITECTURE + DESIGN



1 421 OCEAN BLVD



2 407 OCEAN BLVD (SUBJECT PROPERTY)



3 401 OCEAN BLVD



4 416 OCEAN BLVD



5 410 OCEAN BLVD

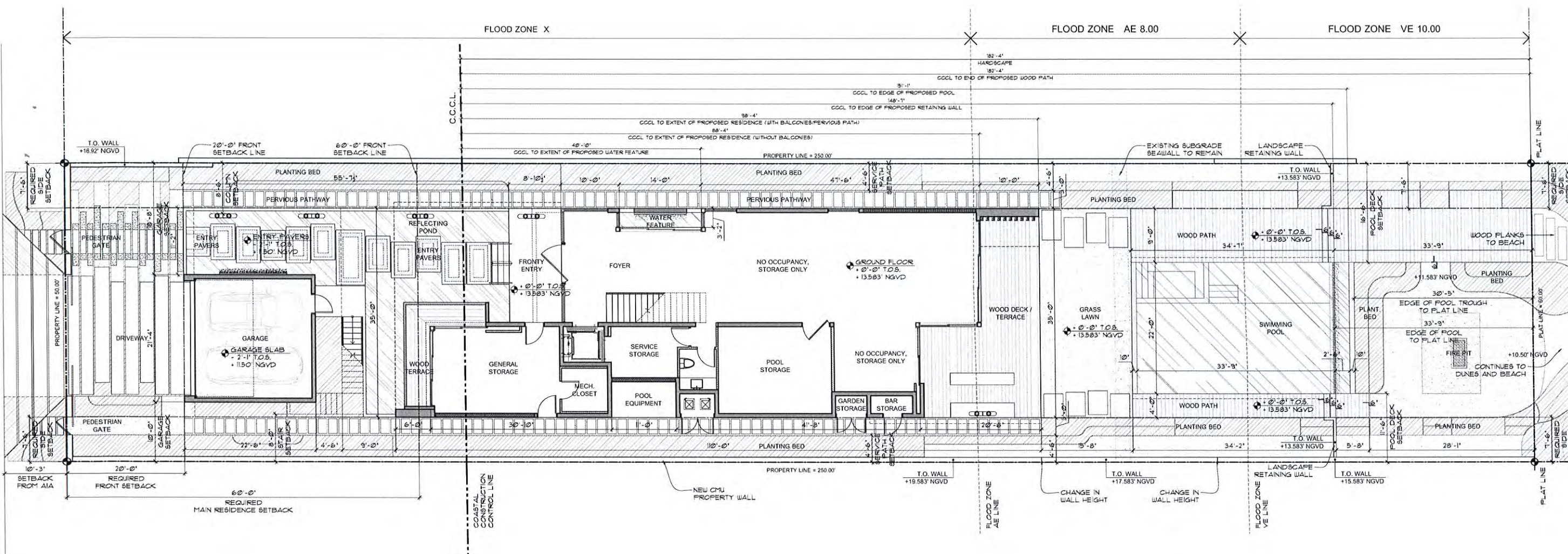


6 400 OCEAN BLVD

Town of Golden Beach
Building Regulatory Advisory Board
Kendall Tyler

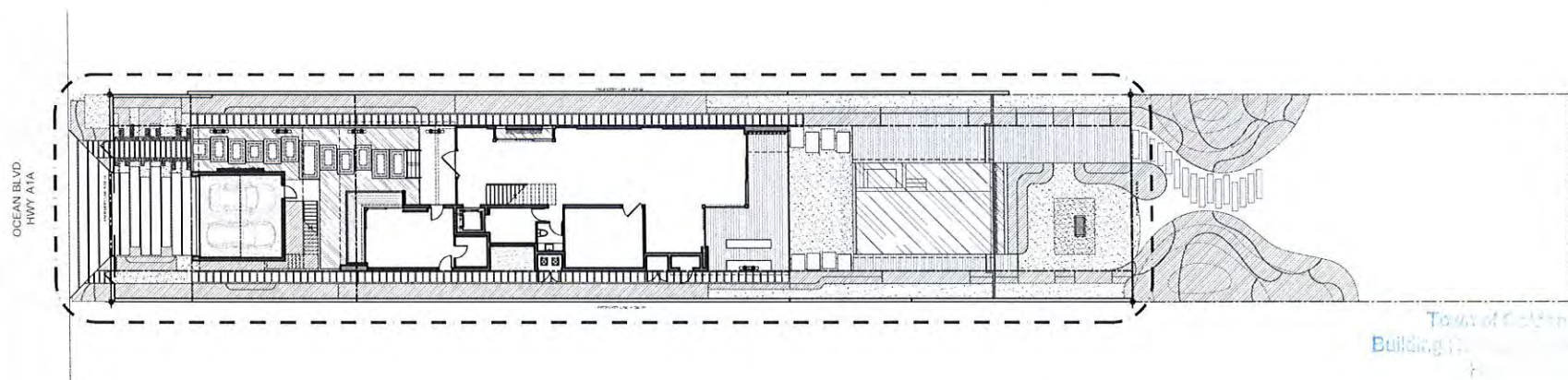
1/11/2023

APPROVED
CLEARANCE



SITE PLAN
 SCALE: 1/8" = 1'-0"

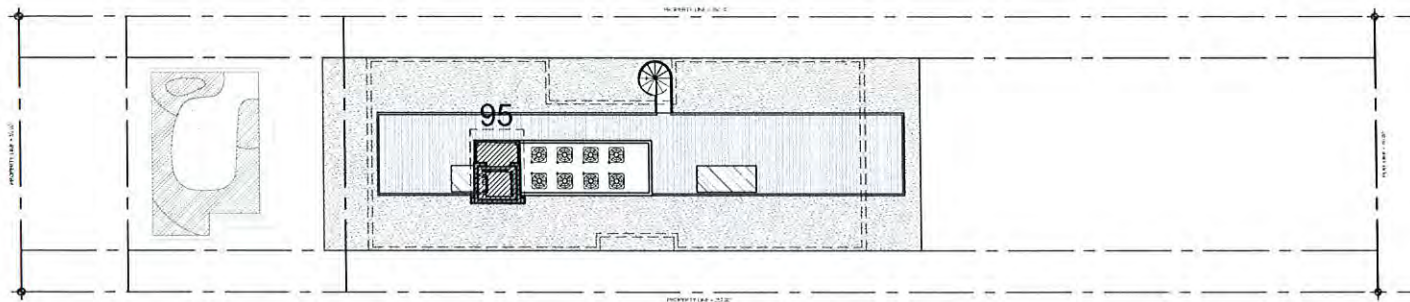
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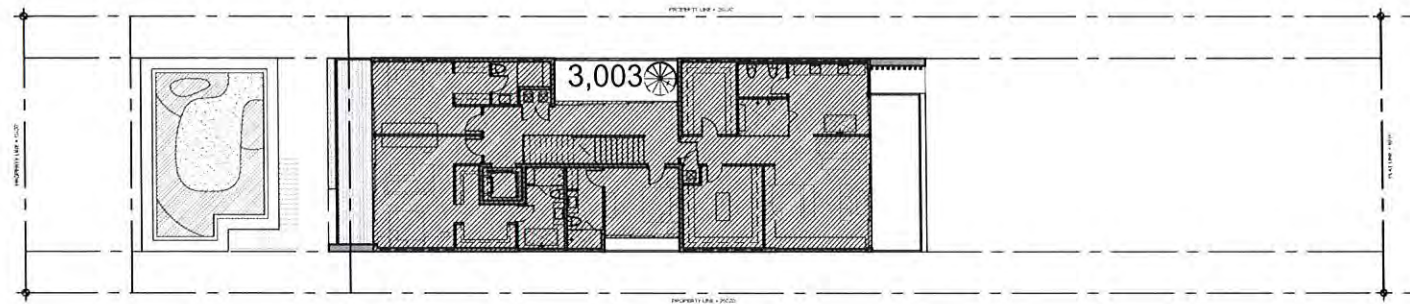
KEY PLAN
 SCALE: NTS

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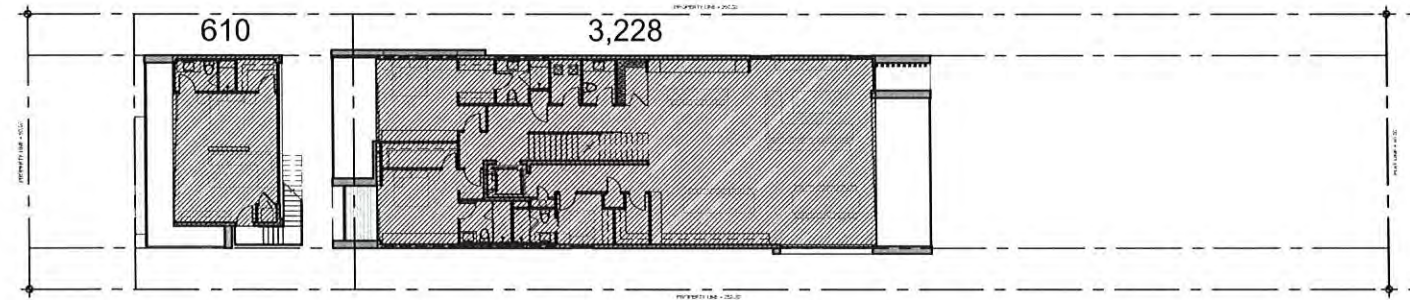
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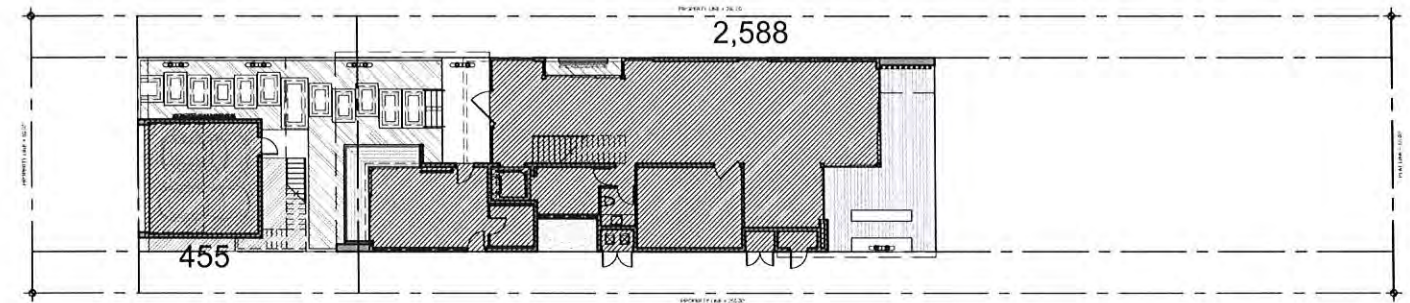
ROOF AREA CALCS.
SCALE: 1/16"=1'-0"



SECOND FLOOR AREA CALCS.
SCALE: 1/16"=1'-0"



FIRST FLOOR AREA CALCS.
SCALE: 1/16"=1'-0"



GROUND FLOOR AREA CALCS.
SCALE: 1/16"=1'-0"

PROPERTY ADDRESS

407 OCEAN BLVD, GOLDEN BEACH, FL 33160

LEGAL DESCRIPTION

LOT 3, BLOCK C, GOLDEN BEACH, SECTION B, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF MIAM-DADE COUNTY, FLORIDA, LYING IN SECTION 35, TOWNSHIP 52S, RANGE 42E.

MUNICIPALITY

TOWN OF GOLDEN BEACH

ZONING DATA

ZONING DESIGNATION: ZONE ONE (BLOCK C)
 ZONING DISTRICT: SINGLE-FAMILY RESIDENTIAL
 LOT SIZE: 50'-0" x 351'-6"
 LOT AREA: 17,865 sq. ft.
 STATE ROAD AIA FRONTAGE: 50'-0" OCEAN BLVD

FLOOD ELEVATION

ZONE 'X': ELEVATION N/A
 ZONE 'AE': ELEVATION 8 FT
 ZONE 'VE': ELEVATION 10 FT

SITE DEVELOPMENT

LOT AREA: 17,865 sq. ft.
 SETBACKS:
 FRONT (WEST) SETBACK - PRIMARY RESIDENCE: 60'-0"
 REAR (EAST) SETBACK - PRIMARY RESIDENCE: 4'-200'-0"
 SIDE (NORTH) SETBACK - PRIMARY RESIDENCE: 7'-6"
 SIDE (SOUTH) SETBACK - PRIMARY RESIDENCE: 7'-6"
 FRONT (WEST) SETBACK - GARAGE / GUEST SUITE: 20'-0"
 SIDE (NORTH) SETBACK - GARAGE / GUEST SUITE: 10'-0"
 SIDE (SOUTH) SETBACK - GARAGE / GUEST SUITE: 10'-0"
 EXISTING GROUND FLOOR ELEVATION: +14.62' NGVD
 PROPOSED GROUND FLOOR ELEVATION: +13.583' NGVD
 MAIN RESIDENCE HEIGHT: 27'-6"
 GARAGE / GUEST SUITE HEIGHT: 25'-0"

BUILDING SEPARATION:
 PERVIOUS SURFACE: 35% min.
 IMPERVIOUS SURFACE: 65% max.

LIVING AREA: 2,500 sq. ft. min.

REQUIRED	PROVIDED
17,865 sq. ft.	17,865 sq. ft.
60'-0"	62'-0"
4'-200'-0"	4'-200'-0"
7'-6"	7'-6"
7'-6"	7'-6"
20'-0"	20'-0"
10'-0"	GARAGE = 18'-8" / GUEST SUITE = 7'-6"
10'-0"	GARAGE = 10'-0" / GUEST SUITE = 7'-6"
+14.62' NGVD	+14.62' NGVD
+13.583' NGVD	+13.583' NGVD
27'-6"	25'-0"
25'-0"	25'-0"
1,164 sq. ft.	1,164 sq. ft. (DIAGRAM ON A-06)
35% min.	53% (DIAGRAM ON A-06)
65% max.	47%
2,500 sq. ft. min.	A/C SPACE PROVIDED
	GROUND FLOOR: 2,588 SF.
	FIRST FLOOR: 3,838 SF.
	MAIN: 3,228 SF.
	GUEST: 610 SF.
	SECOND FLOOR: 3,003 SF.
	ROOF: 95 SF.
	TOTAL A/C SPACE: 9,524 SF.
	NON A/C SPACE PROVIDED
	GARAGE: 455 SF.
	TOTAL NON A/C SPACE: 455 SF.
	TOTAL A/C + NON A/C: 9,979 SF.

seal

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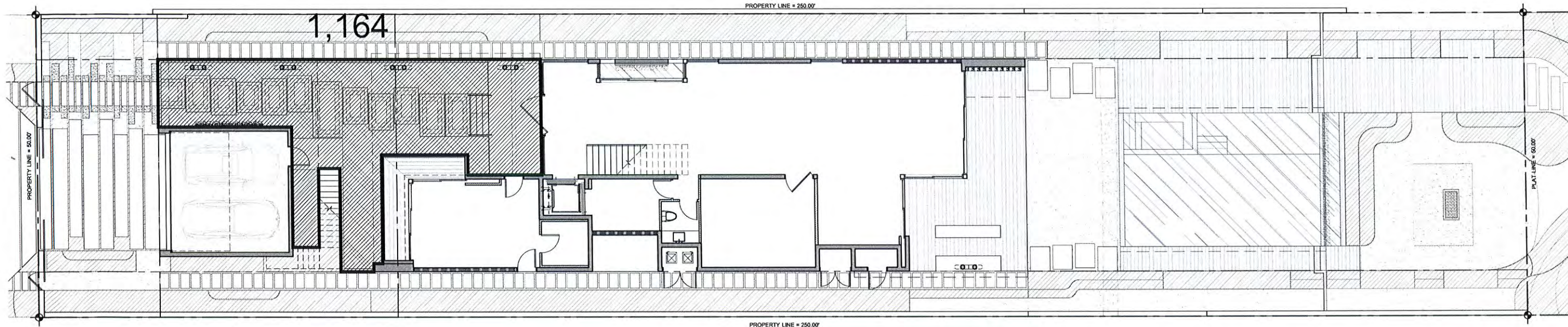
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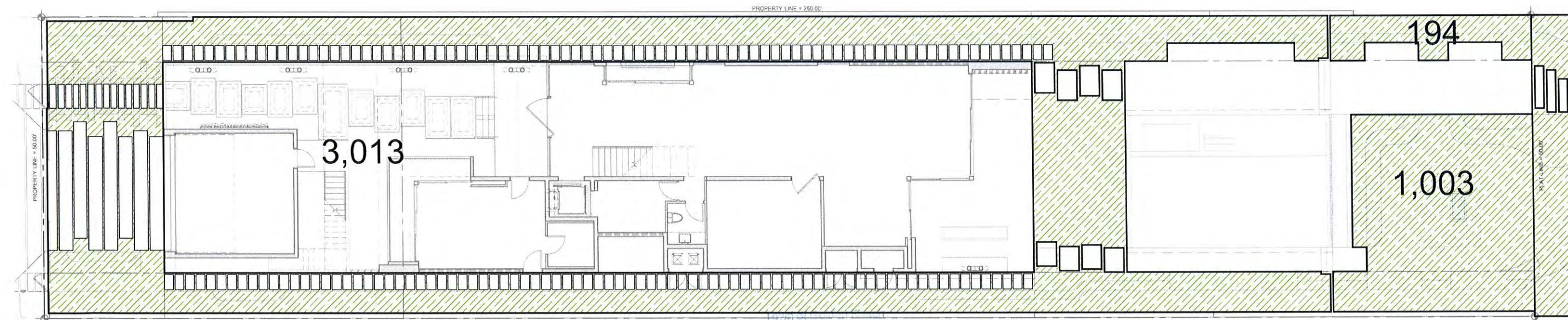
A-0.5




BUILDING SEPARATION DIAGRAM
SCALE: 1/8"=1'-0"

 = AREA OF SEPARATION

BUILDING SEPARATION AREA
REQUIRED AREA: 1,100 sq. ft.
PROVIDED AREA: 1,164 sq. ft.



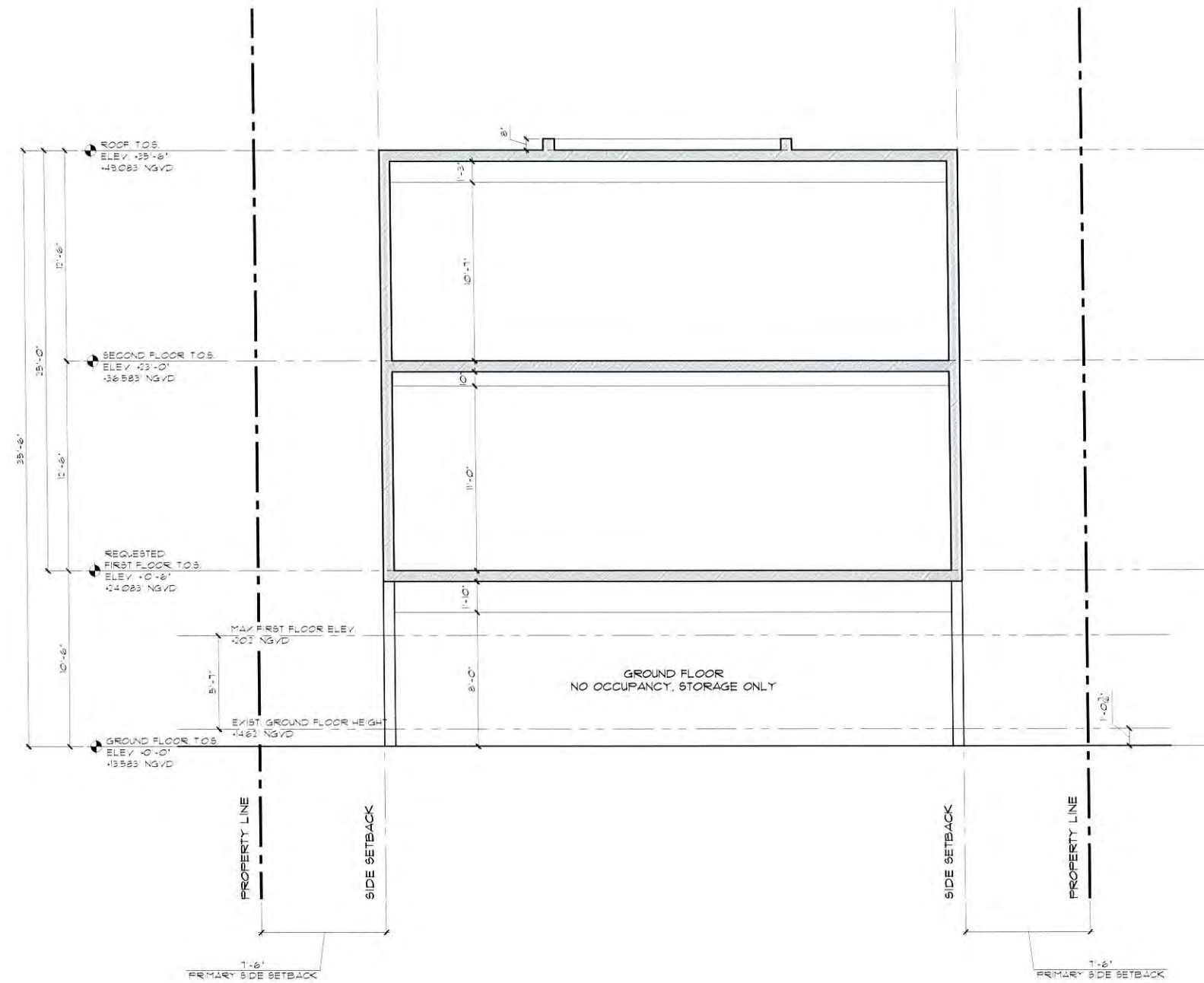
PERVIOUS / IMPERVIOUS CALCS.
SCALE: 1/8"=1'-0"

 = PERVIOUS SURFACE

PROPERTY AREA: 17,865 sq. ft.
REQUIRED PERVIOUS AREA: 6,253 sq. ft. (35%)
PROPOSED PERVIOUS AREA: 9,414 sq. ft. (53%)
(INCLUDES BEACH & DUNES)

Building Department

APPROVED: _____
DATE: 10/25/2017



VARIANCE REQUEST:

THE APPLICANT IS SEEKING A VARIANCE TO RAISE THE HEIGHT OF THE LOWEST HABITABLE FLOOR FROM THE ALLOWABLE 20.2' NGVD TO 24.083' NGVD.

CODE REFERENCE:

SEC. 66-69.1(d)(1)c.

The height measurement for main residences shall be measured from the lowest habitable Living Area which is a maximum of two feet above the FDEP lowest structural member (18.2 feet NGVD). This height measurement shall include all portions of the main residence east of the 60-foot front Setback line or Coastal Construction Control Line (CCCL), whichever is more westerly. Areas occupied below 18.2 feet NGVD, including only garages, storage areas and one bathroom shall not be considered habitable areas. If any other use occurs in the area below 18.2 feet NGVD it is considered expendable from a flood or wave action damage standpoint, and those areas shall be considered habitable; therefore, the building height shall be measured from the lowest floor level below 18.2 feet NGVD.

1 VARIANCE DIAGRAM
A-0.7 SCALE: 1/4"=1'-0"

Town of Golden Beach
Building Department
APPROVED
DATE: 10/25/2017

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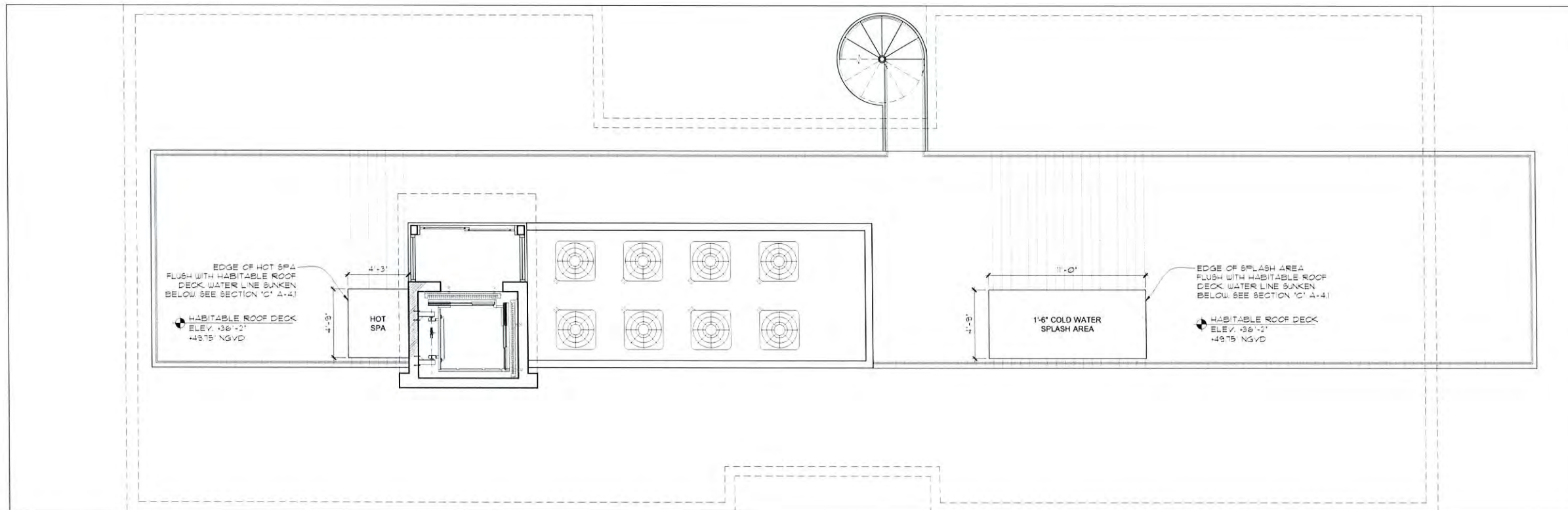
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A-0.7



VARIANCE REQUEST:

THE APPLICANT IS SEEKING A VARIANCE TO ALLOW A SMALL SPA AND COLD WATER SPLASH AREA LOCATED ON THE HABITABLE ROOF DECK.

CODE REFERENCE:

SEC. 66-261.(b)(3)

The rooftop area shall not be improved with any permanent structures or the placement of any temporary or permanent fixtures or equipment except a safety railing up to 48 inches in height. Outdoor furniture such as chairs, sofas, and tables, and pots and planters are permitted.

Town of Golden Beach
Building Department
Permit Board

APPROVED
DATE
VALUE

2 VARIANCE DIAGRAM
A-0.7 SCALE: 1/4"=1'-0"

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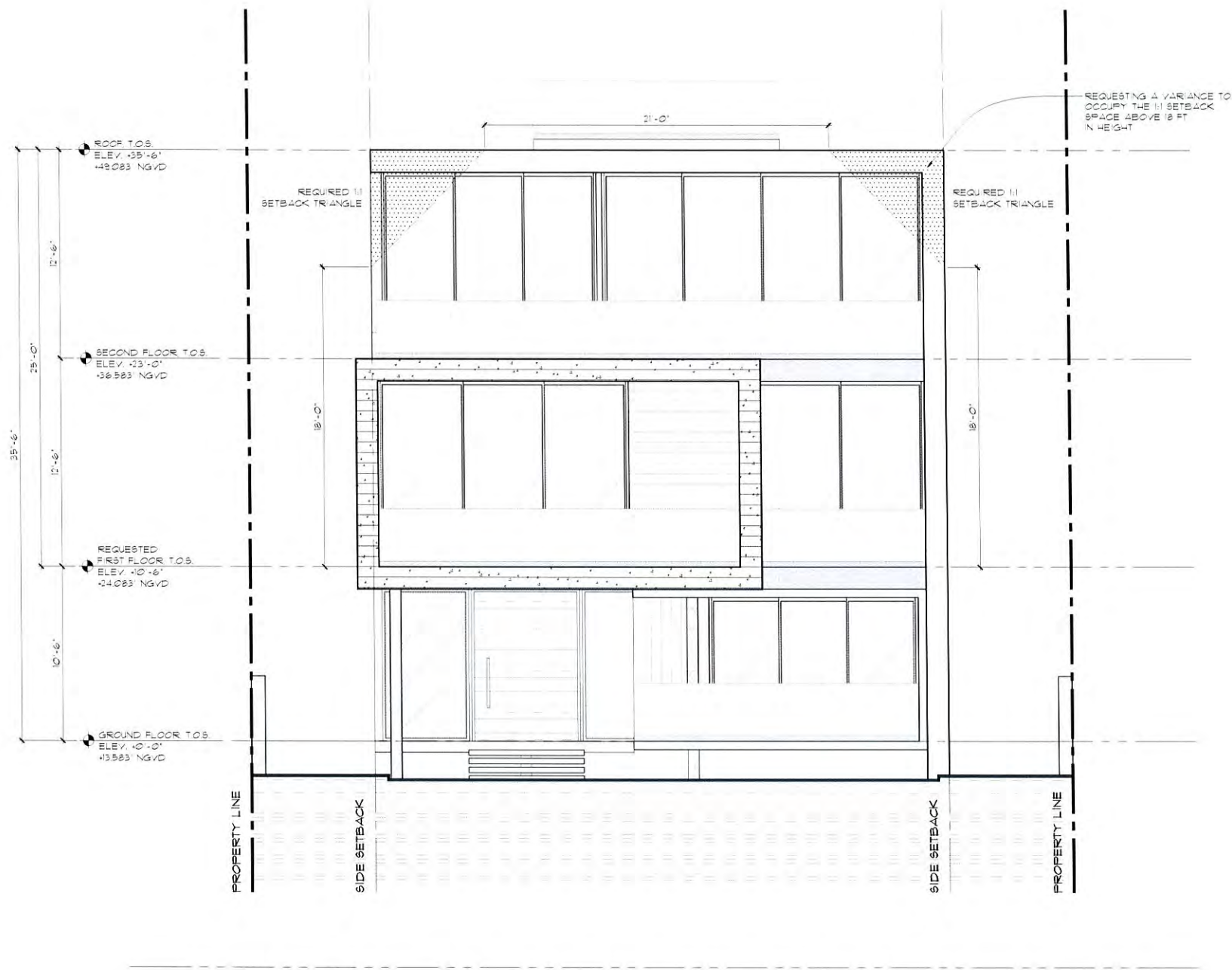
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A-0.7a



VARIANCE REQUEST:

THE APPLICANT IS SEEKING A VARIANCE TO EXCEED THE SIDE YARD SETBACK REQUIREMENT FOR TWO-STORY STRUCTURES.

CODE REFERENCE:

SEC. 66-69.1.(h)(1)c.

All residences designed as two-story structures shall be required to increase the side Setbacks along two-thirds of the length of the second story by one foot for each one foot (1:1) of building height above the first 18 feet.

Town of Golden Beach
Building Department
Zoning Board

3
A-0.7 VARIANCE DIAGRAM
SCALE: 1/4"=1'-0"

seal

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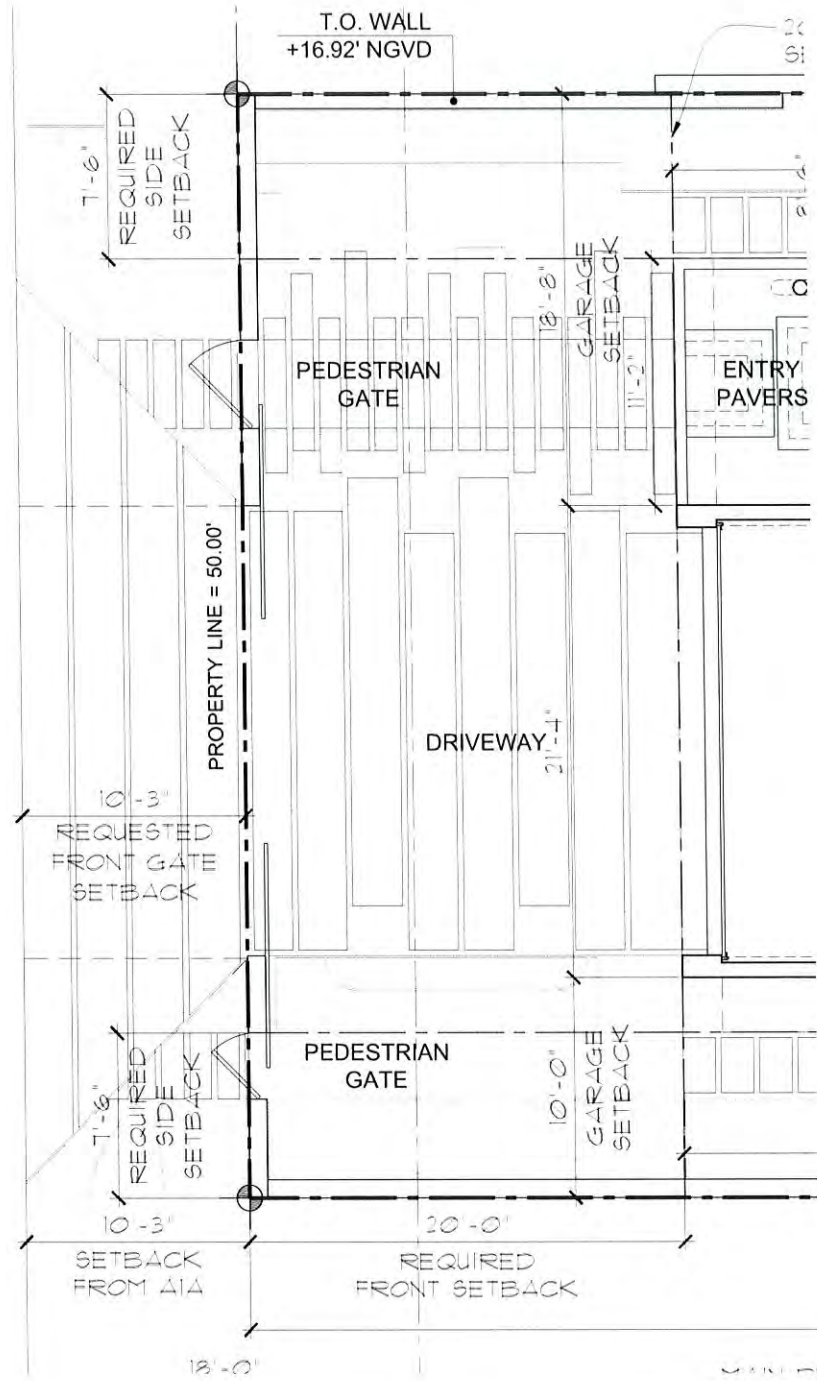
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OCEAN BLVD.
HWY A1A



4 VARIANCE DIAGRAM
A-0.7 SCALE: 1/4"=1'-0"

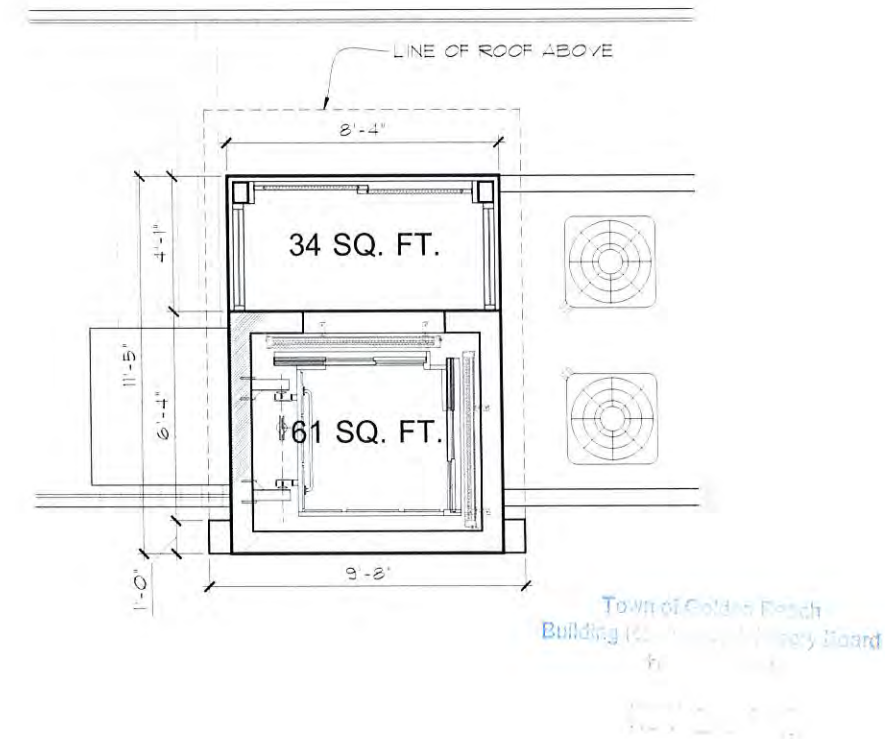
VARIANCE REQUEST:

THE APPLICANT IS SEEKING A VARIANCE TO ALLOW A FRONT PROPERTY GATE TO BE LOCATED 10'-3" FROM OCEAN BLVD

CODE REFERENCE:

SEC. 52-10.(e)

Sight obstruction at intersections. The safe Sight Distance Triangle at intersections formed by two or more public roads shall be formed by lines connecting points of 25 feet from the edge of the paved roads. The safe sight distance at intersections of driveways and public roads shall be formed by lines connecting points of ten feet from the edge of the driveway and edge of public road. The safe Sight Distance Triangle at the intersection of driveways and public sidewalks shall be formed by lines connecting points of ten feet from the edge of the driveway and edge of public sidewalk. The safe Sight Distance Triangle area shall not contain obstructions to cross-visibility at a height of two and one-half feet and eight feet above established grade; potential obstructions include, but are not limited to, structures, grass, Groundcovers, Shrubs, Vines, Hedges, Trees, rocks, walls and fences. Property owners shall be responsible for maintaining all landscaping within the cross-visibility triangle. All Sight Distance Triangles shall be indicated on the site plan and Landscape Plan. In addition to requirements above, safe Sight Distance Triangles for driveways intersecting State Road A1A shall be provided in accordance with the standards of the Florida Department of Transportation.



5 VARIANCE DIAGRAM
A-0.7 SCALE: 3/8"=1'-0"

VARIANCE REQUEST:

THE APPLICANT IS SEEKING A VARIANCE TO ALLOW A ROOFTOP ELEVATOR AND VESTIBULE THAT MEASURES 9'-8" x 11'-5".

CODE REFERENCE:

SEC. 66-261.(b)(5)

The elevator and any covered elevator vestibule serving the rooftop shall be limited to an area of no more than five feet by ten feet.

seal

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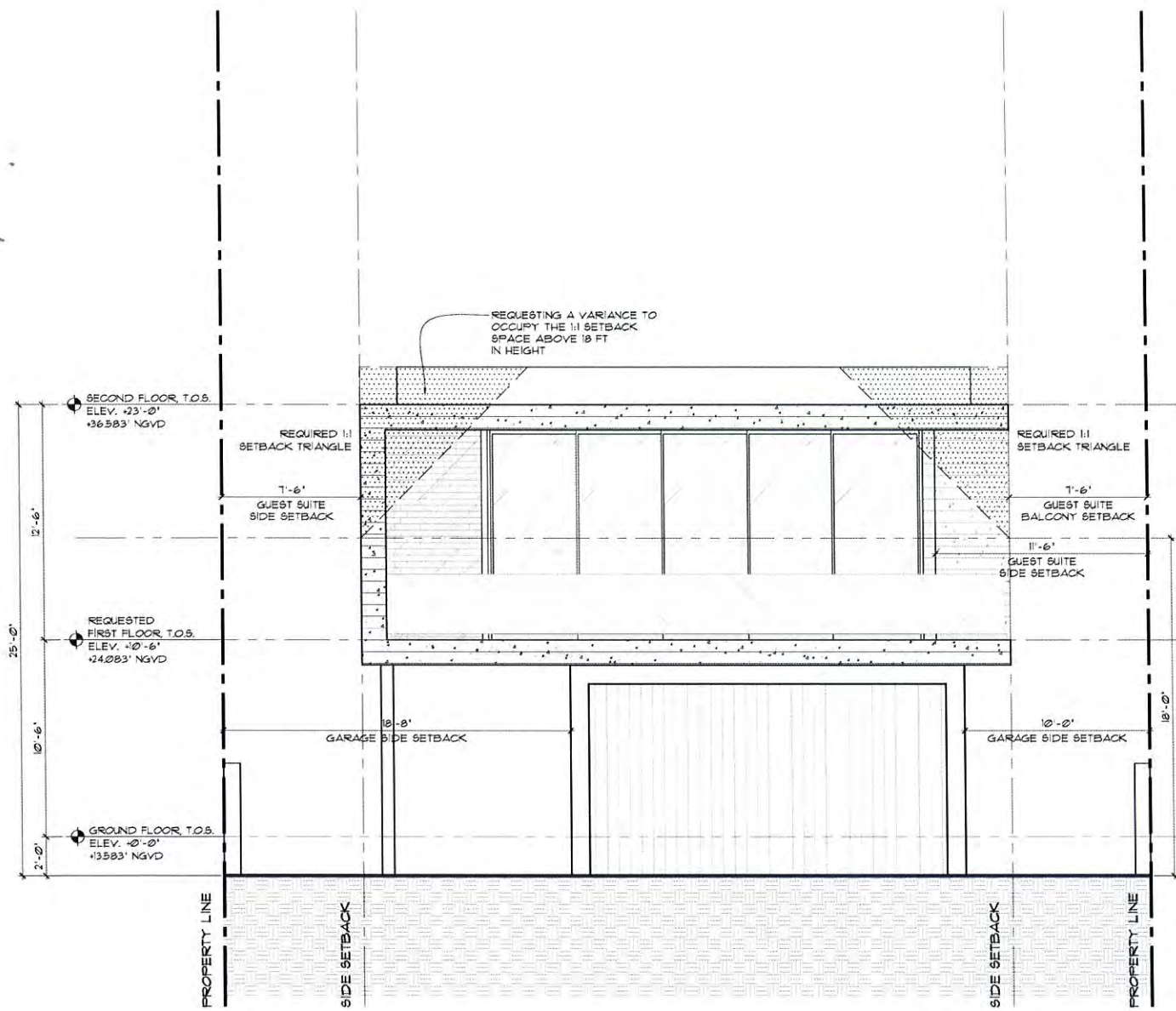
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A-0.7c



FRONT ELEVATION (WEST)
SCALE: 1/4"=1'-0"

VARIANCE REQUEST:

THE APPLICANT IS SEEKING A VARIANCE TO EXCEED THE SETBACK REQUIREMENT FOR A GARAGE/GUEST ACCOMMODATION.

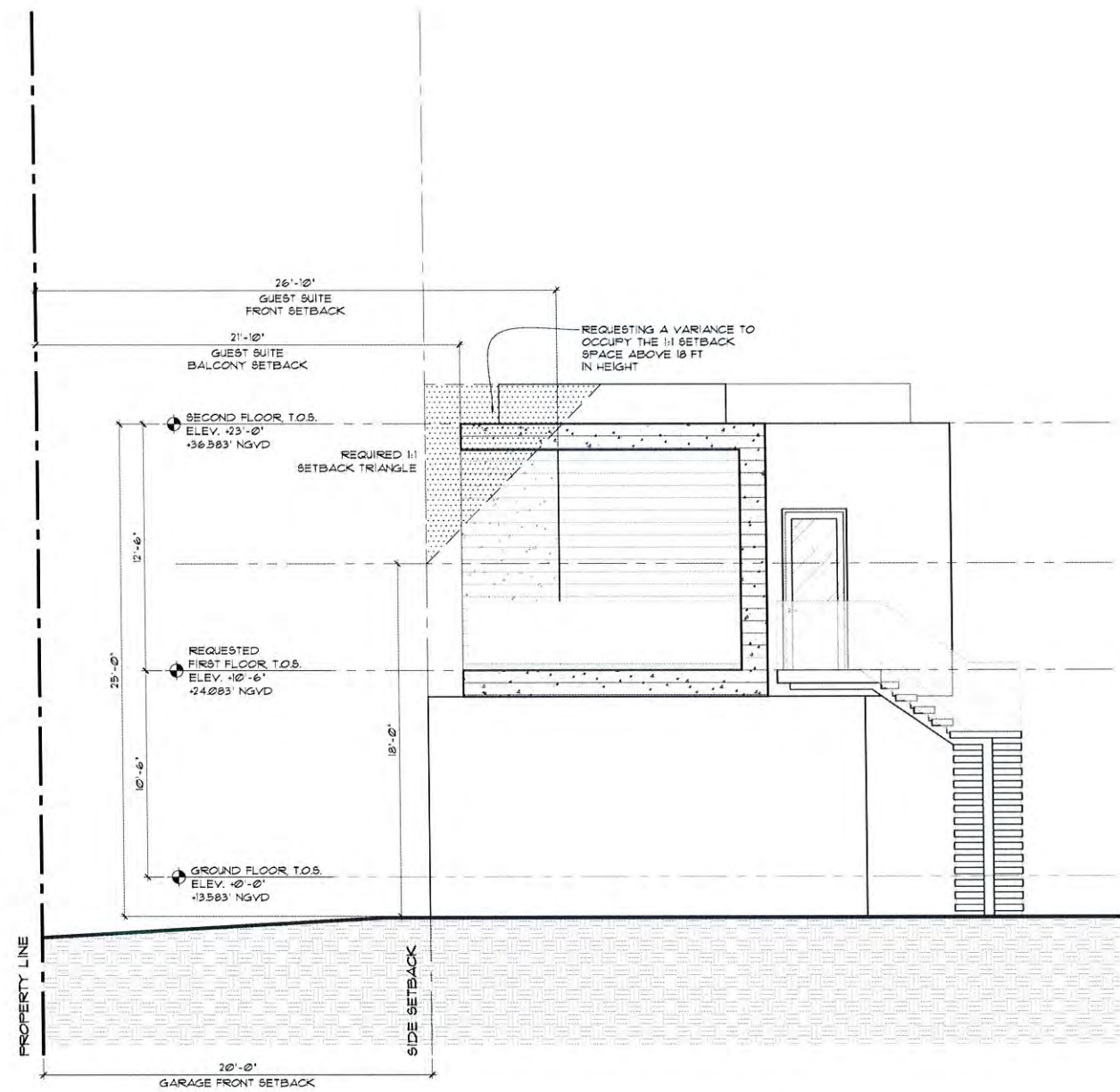
CODE REFERENCE:

SEC. 66-69.1.(d)(2)

Garages and/or guest accommodations built separate from the main house, placed near Ocean Boulevard, shall not be more than 25 feet in height, provided however, that any portion of the building over 18 feet in height shall be setback an additional one-foot for each one-foot (1:1) of additional height over 18 feet.

SEC. 66-69.1.(h)(2)

Garage/Guest Accommodations. A garage structure may be built separate from the main house, in which event it shall be set back a minimum ten feet from any Side Property Line. If such a structure is constructed with a second story, the side walls shall be set back along two-thirds of the length of the second story an additional one foot for each one foot (1:1) of total building height above the first 18 feet.



SIDE ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"

Building Department
City of Miami Beach

APPROVED: _____
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6 VARIANCE DIAGRAM
A-0.7

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A-0.7d

MAISON GOLDEN RESIDENCE
 407 OCEAN BLVD
 GOLDEN BEACH, FL 33160

seal

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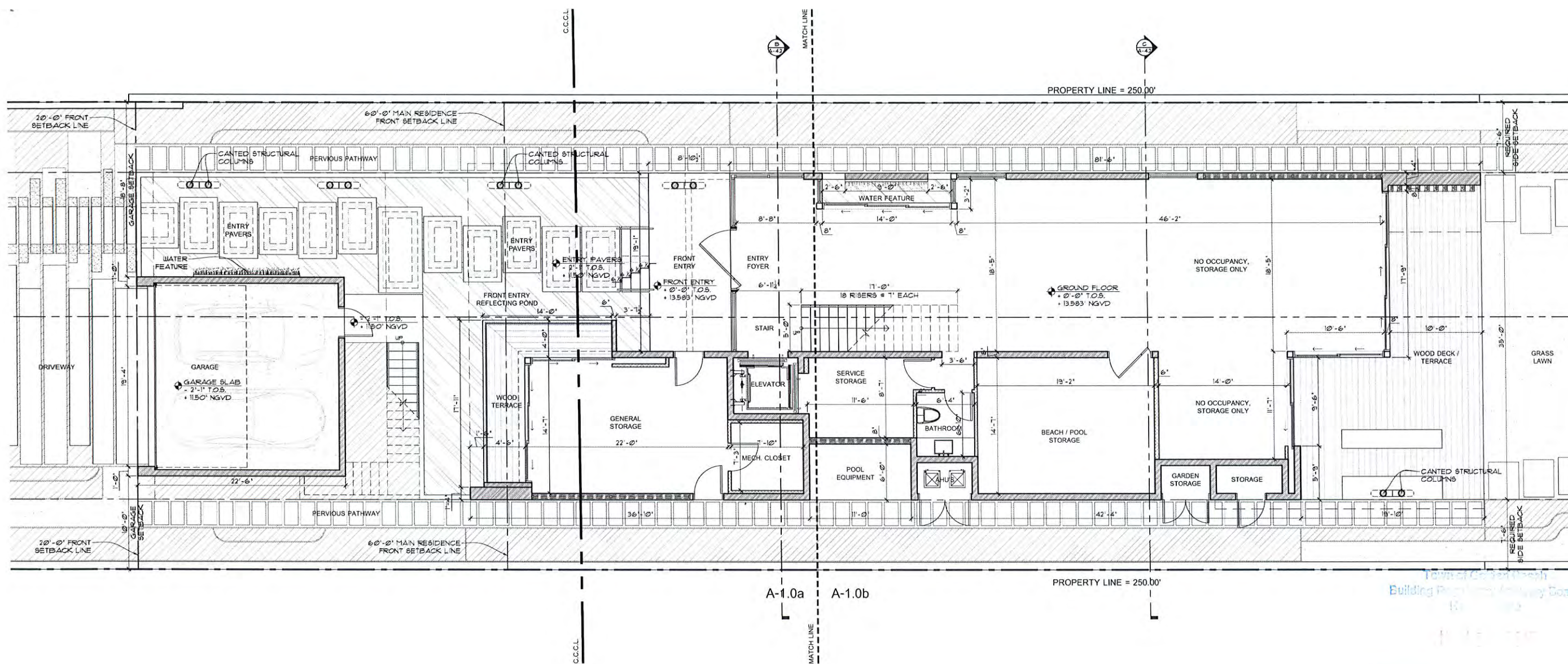
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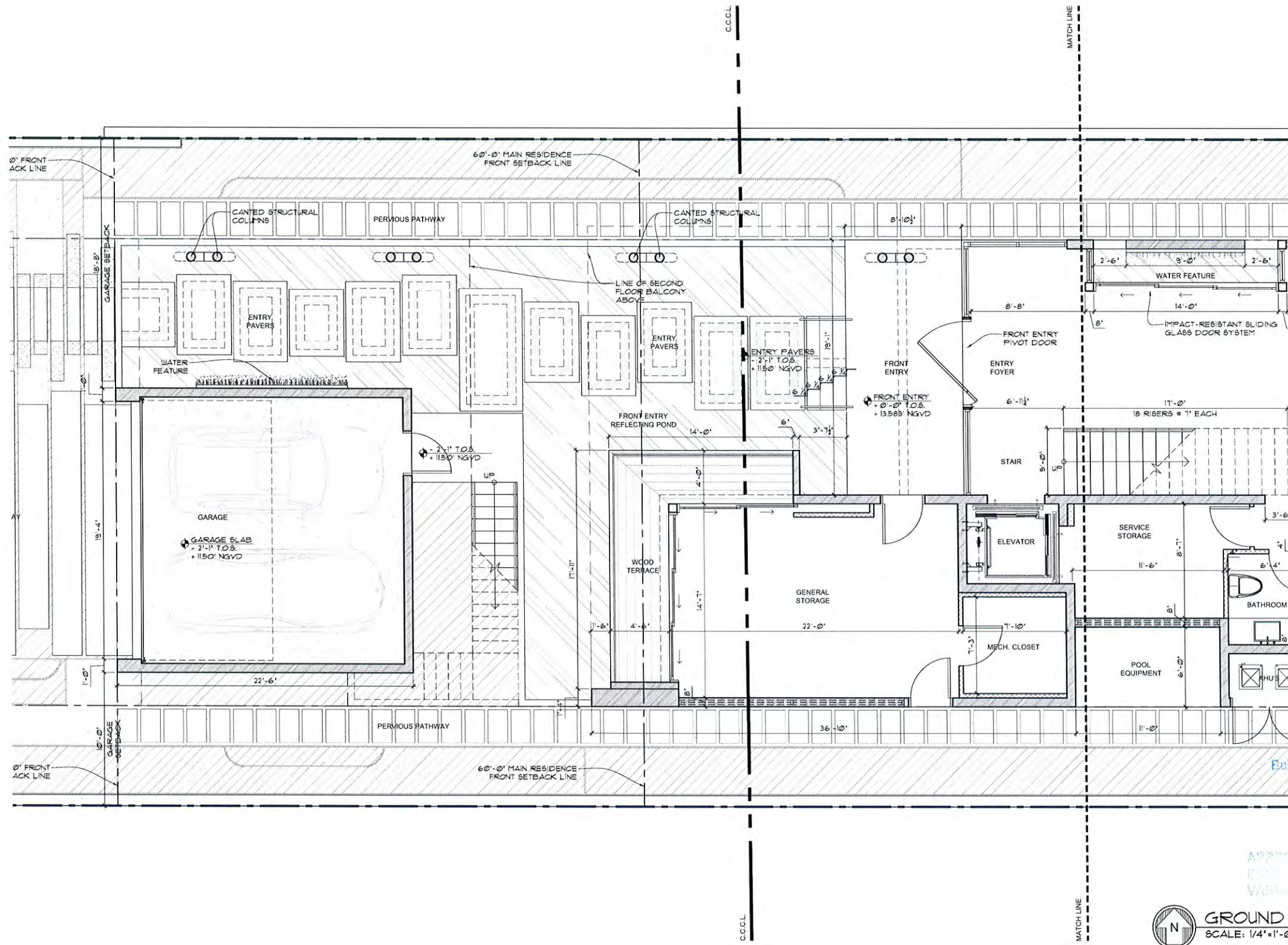
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GROUND FLOOR PLAN
 SCALE: 3/16"=1'-0"

Town of Collier Beach
 Building Department
 Building Board




GROUND FLOOR PLAN
 SCALE: 1/4"=1'-0"

Town of Golden Beach
 Building Department
 Building Board

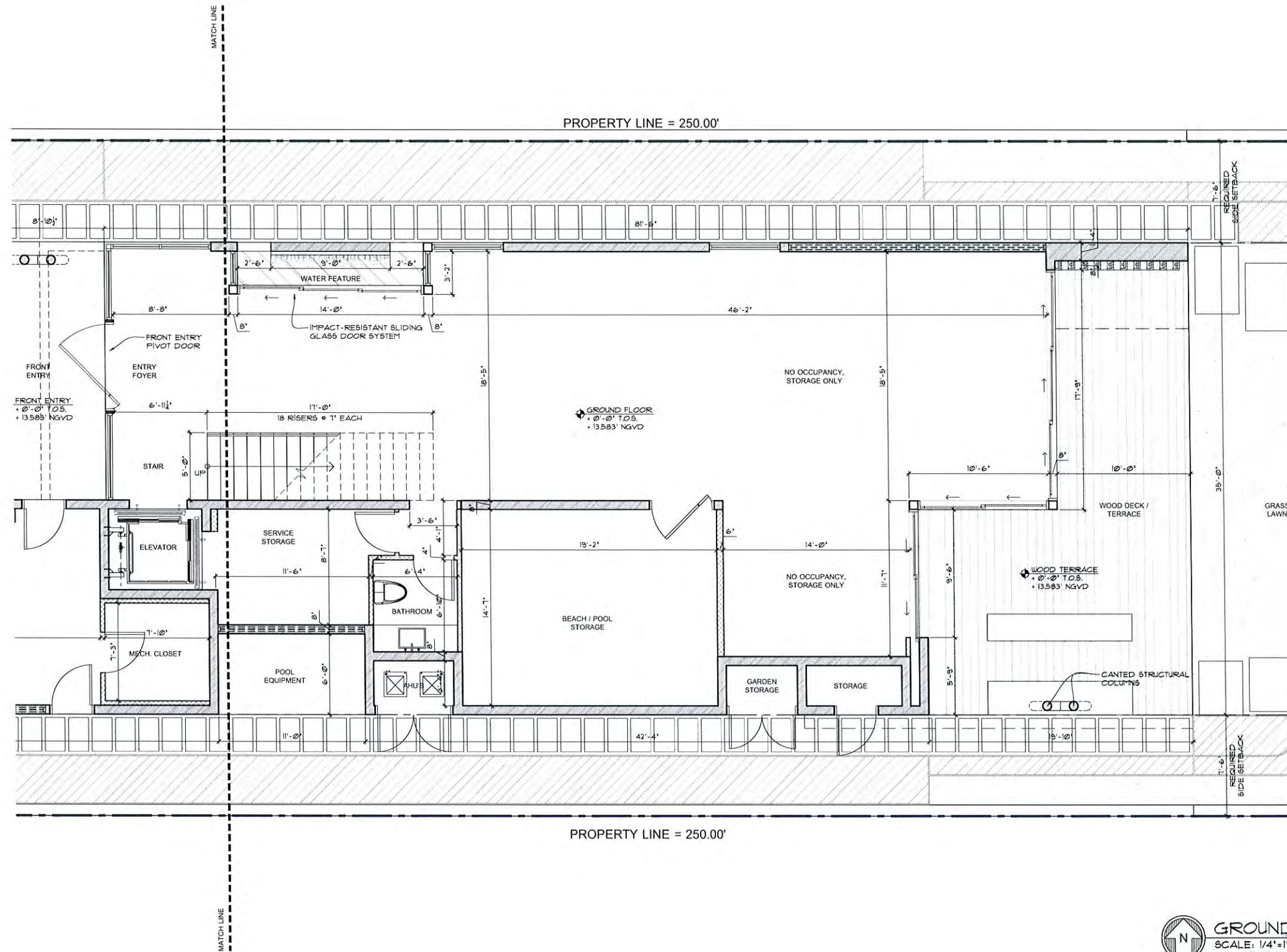
MAISON GOLDEN RESIDENCE
 407 OCEAN BLVD
 GOLDEN BEACH, FL 33160

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GROUND FLOOR PLAN
 SCALE: 1/4"=1'-0"
 Building Department Authority Board

MAISON GOLDEN RESIDENCE
 407 OCEAN BLVD
 GOLDEN BEACH, FL 33160

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A-1.0b

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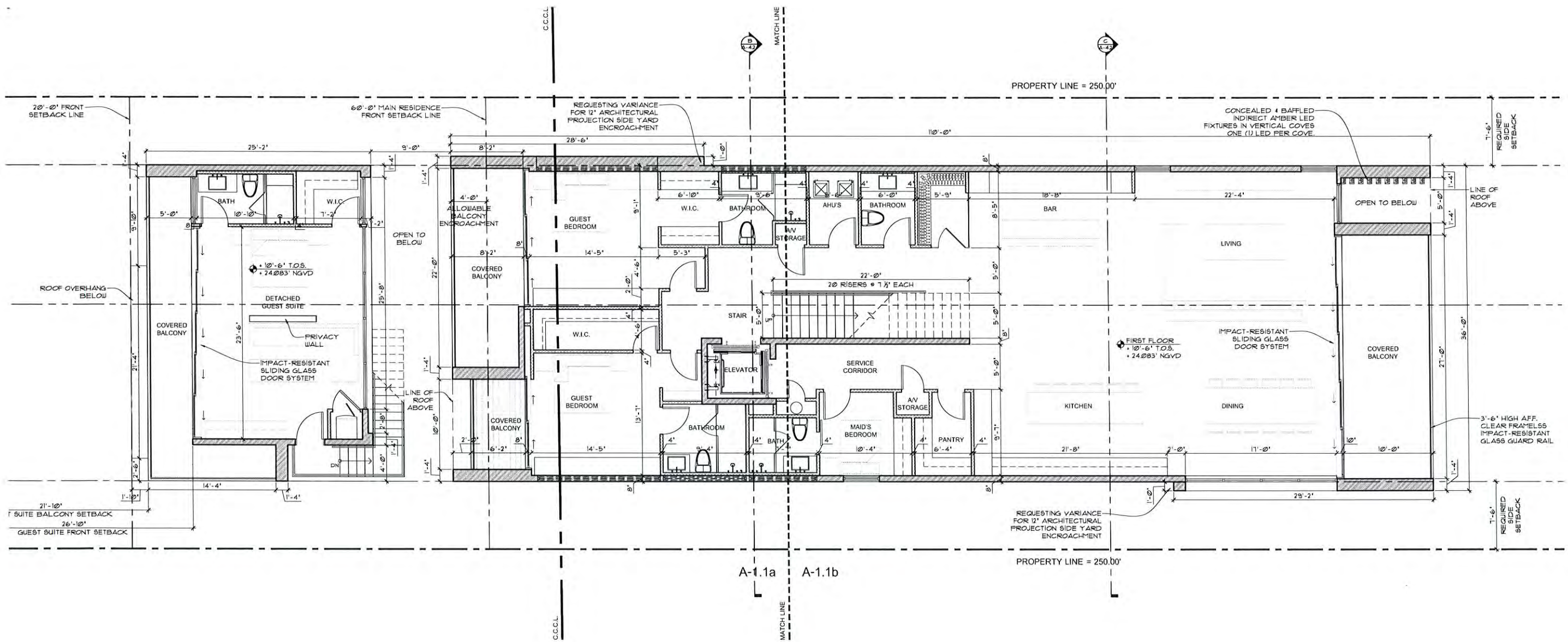
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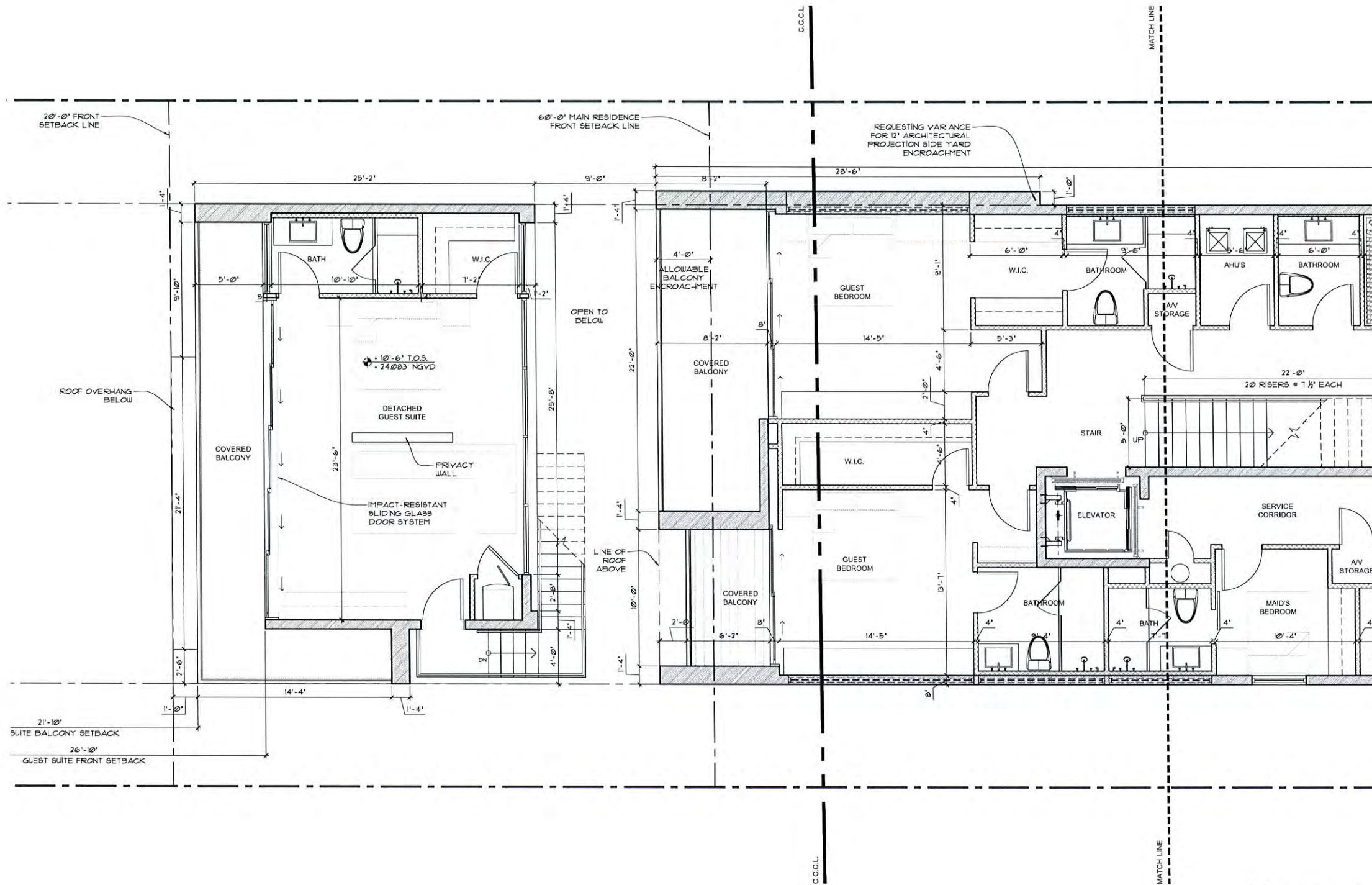
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FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"




FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0"

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 407 OCEAN BLVD
 GOLDEN BEACH, FL 33160

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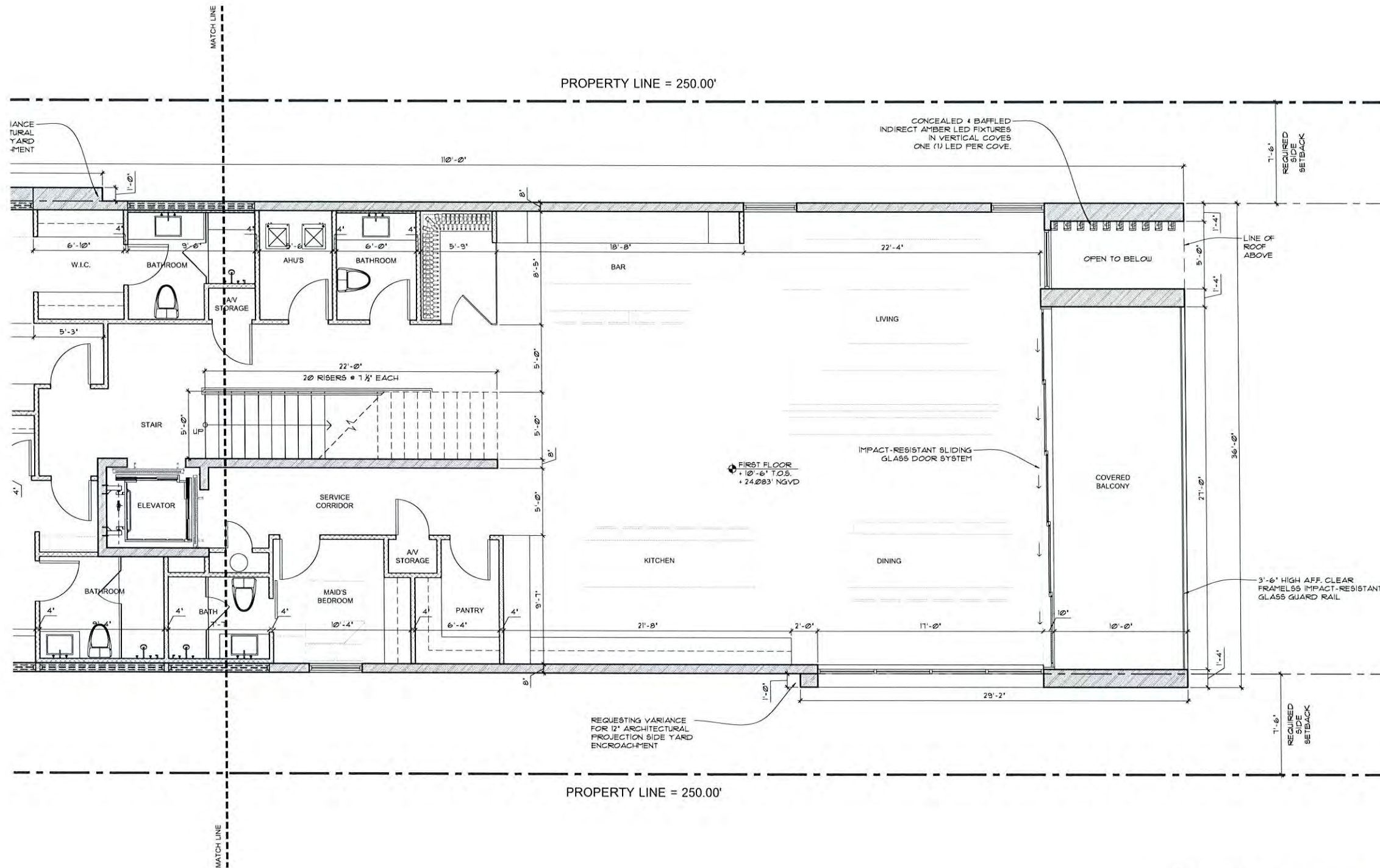
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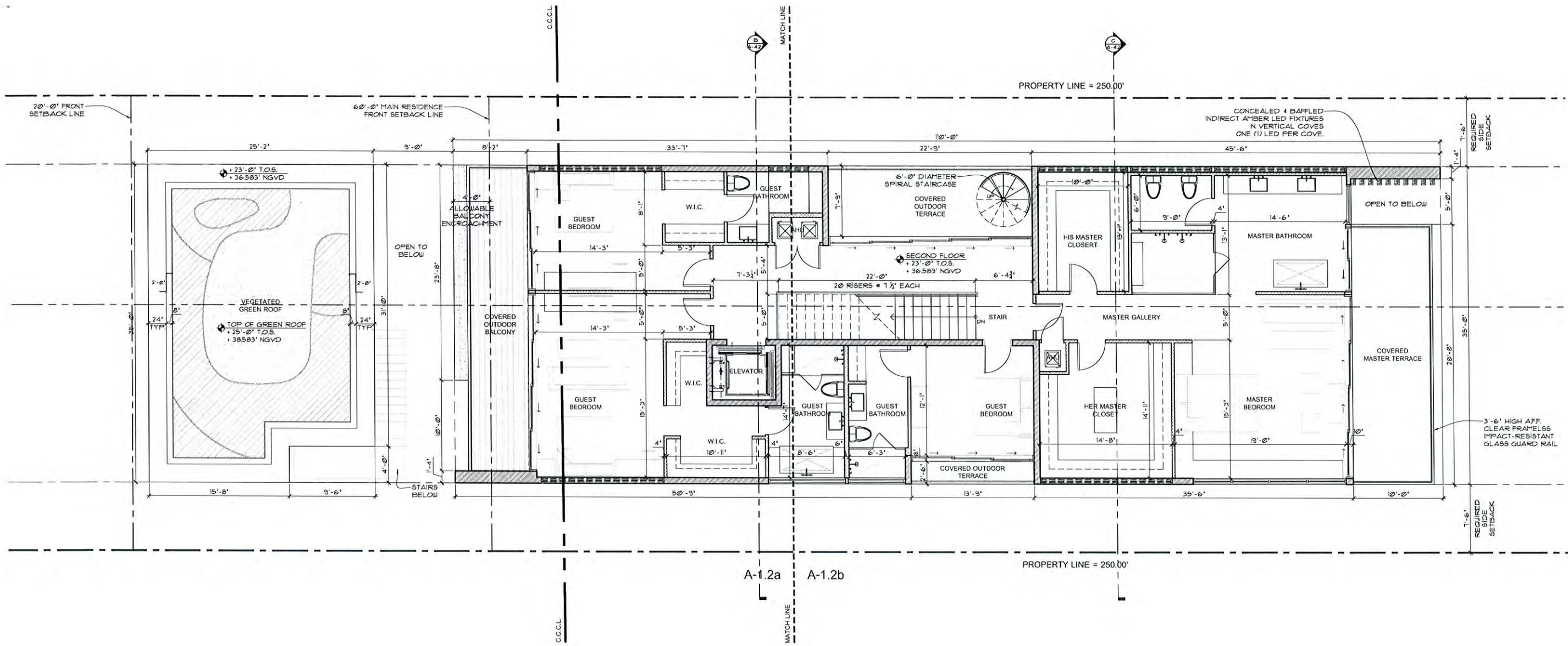
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FIRST FLOOR PLAN
 SCALE: 1/4"=1'-0" Building Department

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A-1.1b



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 407 OCEAN BLVD
 GOLDEN BEACH, FL 33180

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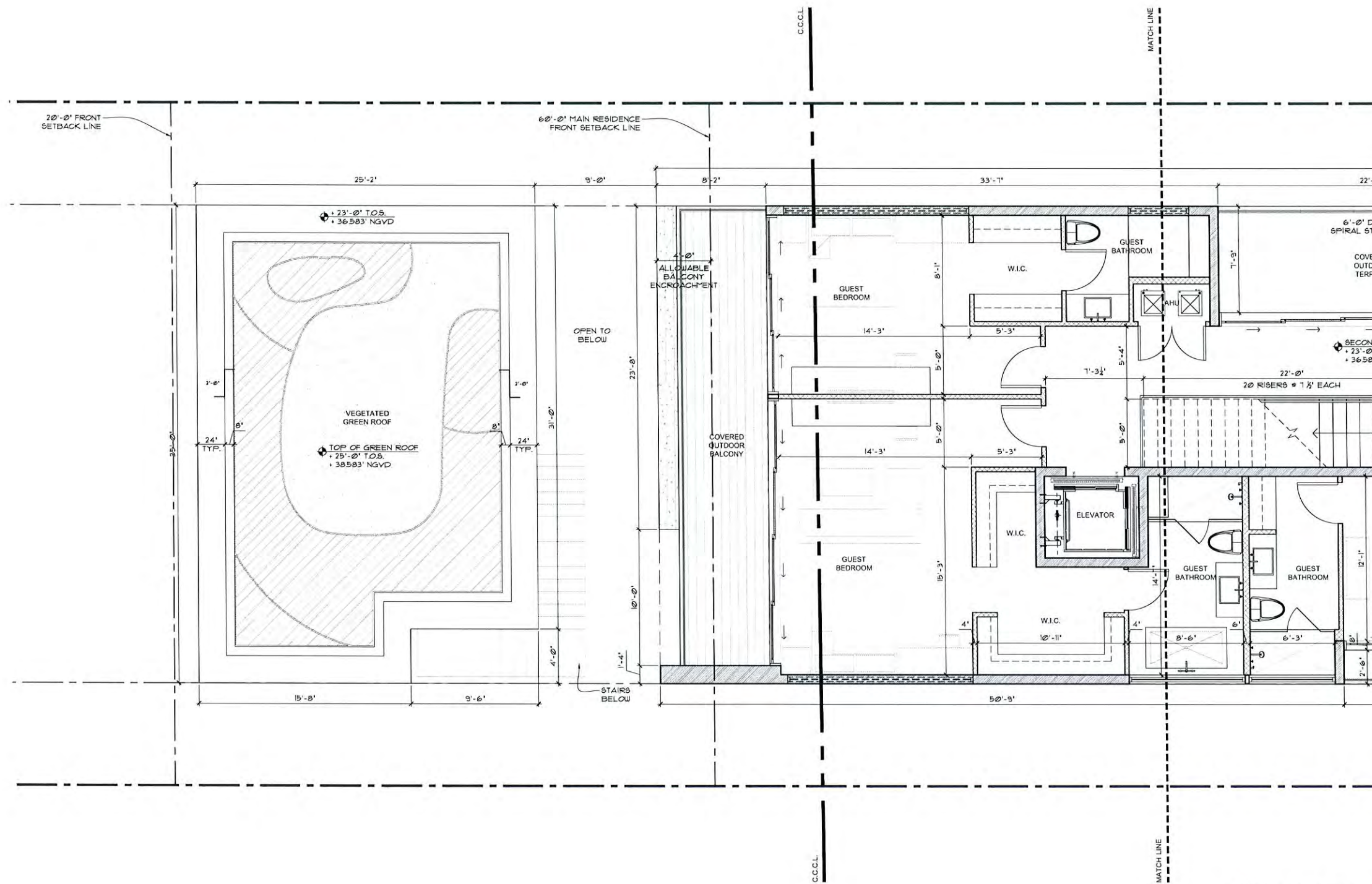
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SECOND FLOOR PLAN
 SCALE: 3/16"=1'-0"

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A-1.2




SECOND FLOOR PLAN
 SCALE: 1/4"=1'-0"

seal

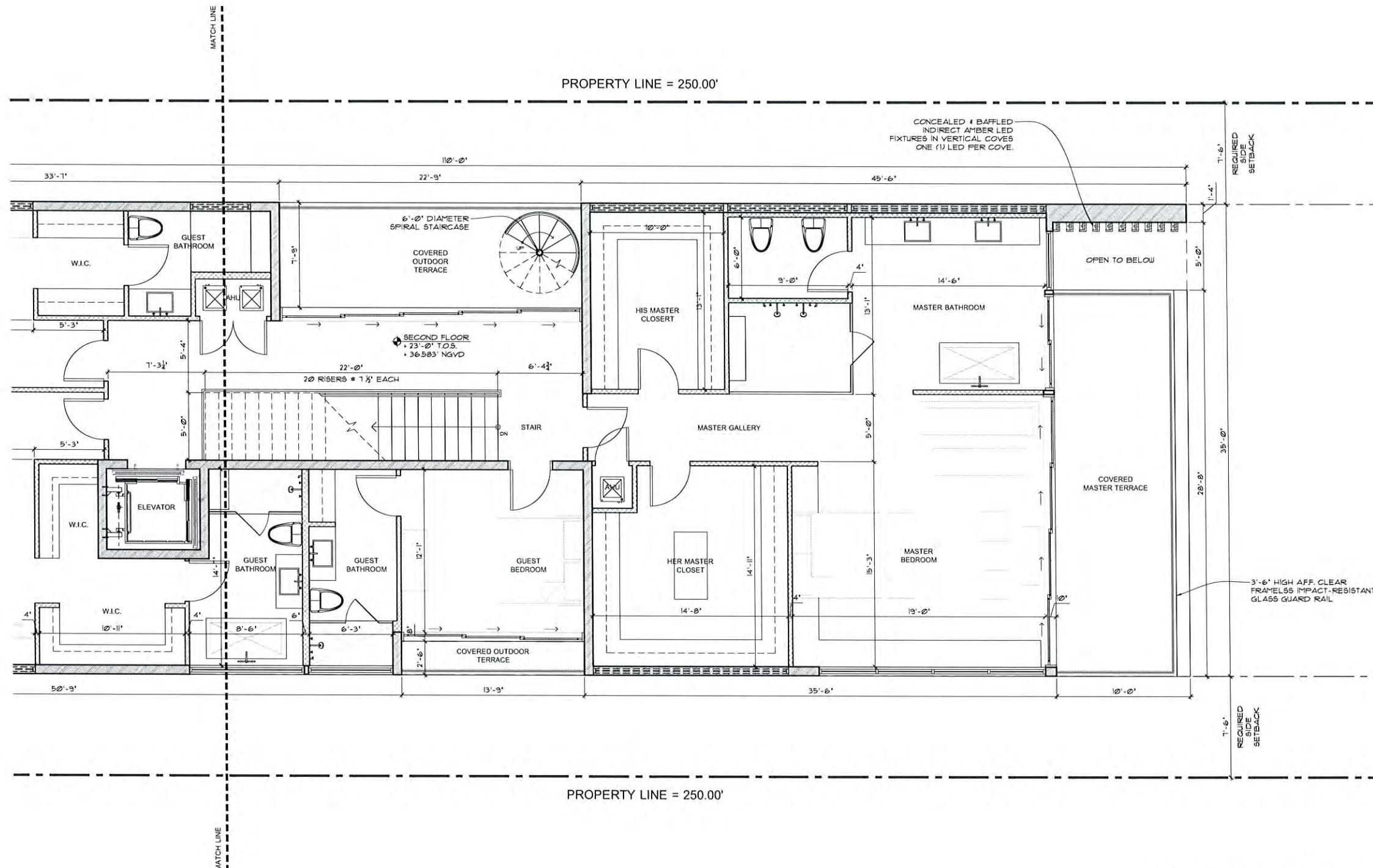
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SECOND FLOOR PLAN
 SCALE: 1/4" = 1'-0"

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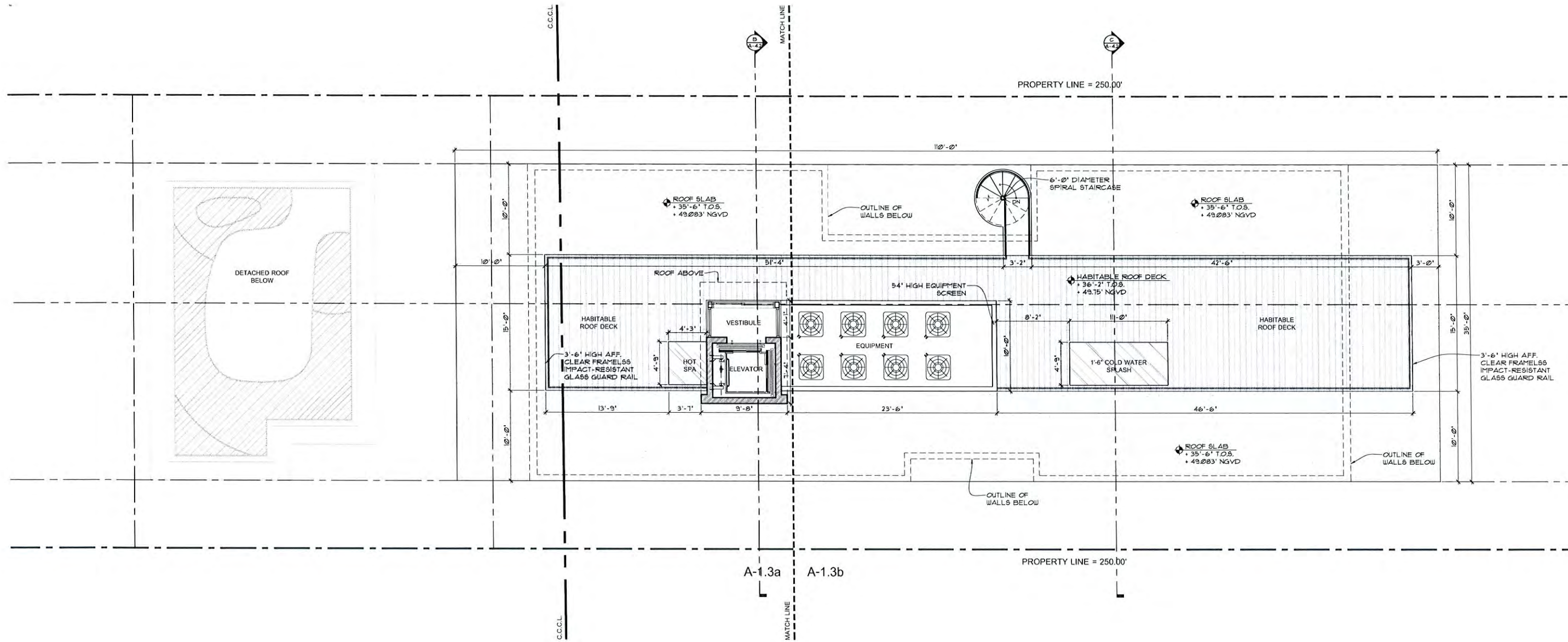
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ROOF PLAN
 SCALE: 3/16" = 1'-0"
 Team of Golden Beach
 Primary Board

seal

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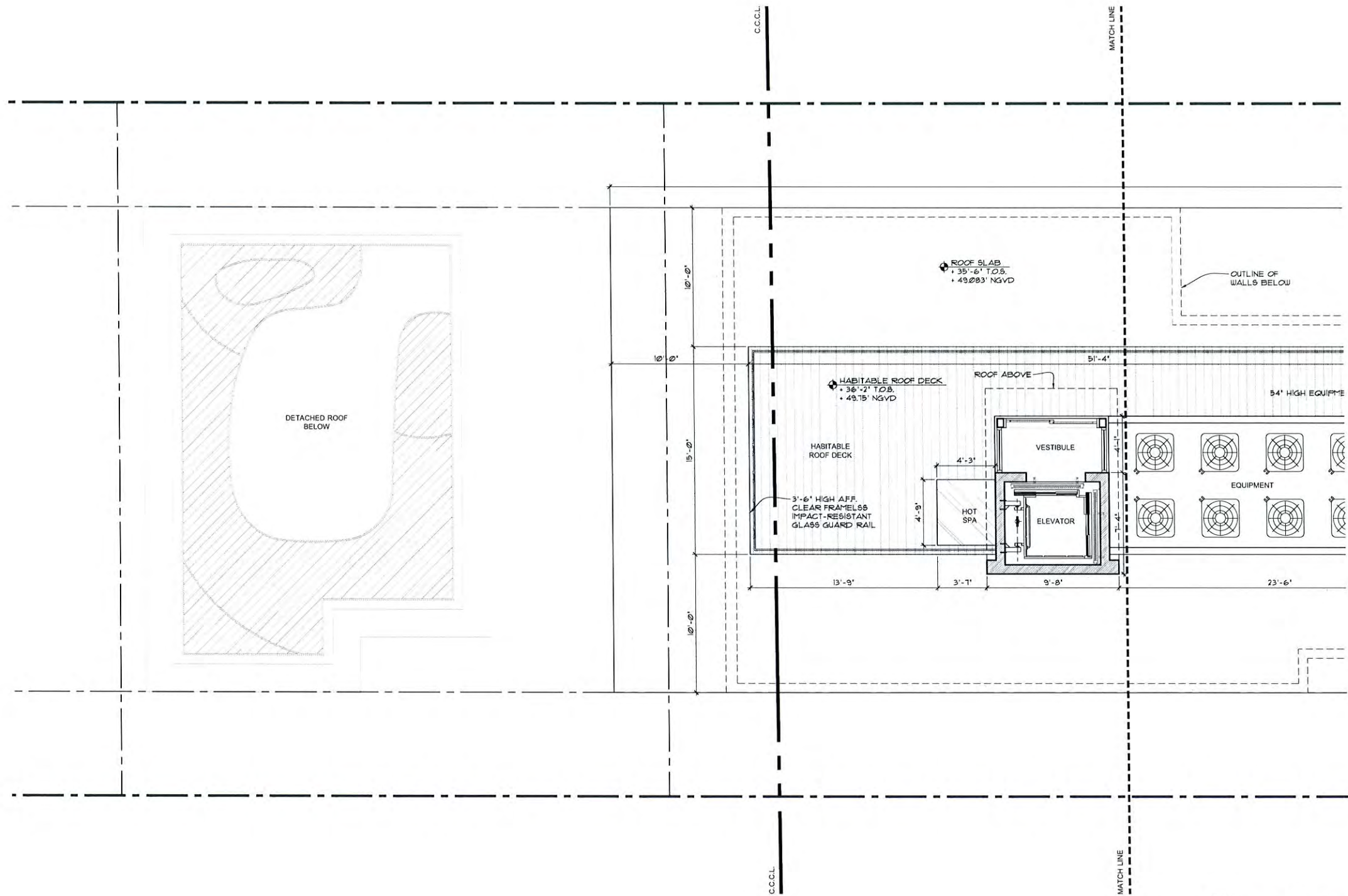
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A-1.3



ROOF PLAN
SCALE: 1/4"=1'-0"

Town of Golden Beach
Building Department
Permitting & Inspections

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DATE: _____
BY: _____

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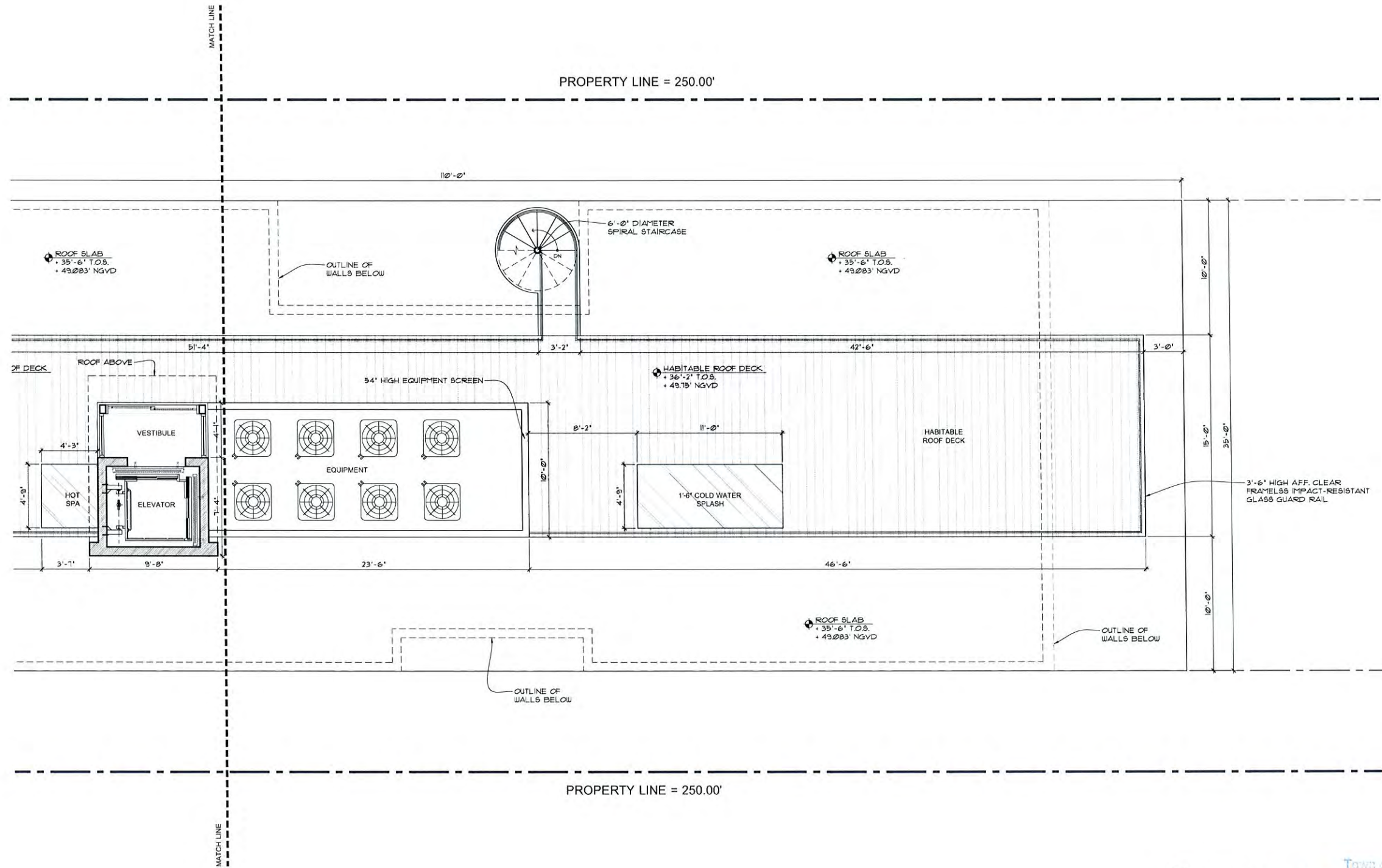
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A-1.3a



ROOF PLAN
 SCALE: 1/4" = 1'-0"
 Town of Golden Beach
 Building Department Advisory Board

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