

# 6999 OCEAN BOULEVARD

GOLDEN BEACH, FLORIDA 33160

**Town of Golden Beach**  
Building Regulatory Advisory Board  
Heating: Gate

**MAR 09 2021**

APPROVED  
DISAPPROVED  
VARIANCE REQ



## ALLAEI RESIDENCE

**SITE**  
Site Preparation  
5/14/20  
Golden Beach, FL 33160

**OWNER**  
Name and Address  
Client Name  
Client Phone Number  
Client Email  
Client City - Client State - Client Zip Code

**ARCHITECT**  
Architect Name  
Architect License No.  
Architect Registration State  
Architect City - Architect State - Architect Zip Code  
Architect Email  
Architect Phone Number  
Architect Website  
Architect Signature  
Architect Title  
Architect Date

**STRUCTURAL ENGINEER**  
Structural Engineer Name  
Structural Engineer License No.  
Structural Engineer Registration State  
Structural Engineer City - Structural Engineer State - Structural Engineer Zip Code  
Structural Engineer Email  
Structural Engineer Phone Number  
Structural Engineer Website  
Structural Engineer Signature  
Structural Engineer Title  
Structural Engineer Date

**ENGINEER**  
Civil Engineer Name  
Civil Engineer License No.  
Civil Engineer Registration State  
Civil Engineer City - Civil Engineer State - Civil Engineer Zip Code  
Civil Engineer Email  
Civil Engineer Phone Number  
Civil Engineer Website  
Civil Engineer Signature  
Civil Engineer Title  
Civil Engineer Date

**DEVELOPMENTAL ENGINEER**  
Developmental Engineer Name  
Developmental Engineer License No.  
Developmental Engineer Registration State  
Developmental Engineer City - Developmental Engineer State - Developmental Engineer Zip Code  
Developmental Engineer Email  
Developmental Engineer Phone Number  
Developmental Engineer Website  
Developmental Engineer Signature  
Developmental Engineer Title  
Developmental Engineer Date

**LANDSCAPE ARCHITECT**  
Landscape Architect Name  
Landscape Architect License No.  
Landscape Architect Registration State  
Landscape Architect City - Landscape Architect State - Landscape Architect Zip Code  
Landscape Architect Email  
Landscape Architect Phone Number  
Landscape Architect Website  
Landscape Architect Signature  
Landscape Architect Title  
Landscape Architect Date

**PERMITS**  
Permit Number  
Permit Issued Date  
Permit Expiration Date  
Permit Status  
Permit Fee  
Permit Application Number  
Permit Application Date  
Permit Application Status

**COMMENTS**  
Comments

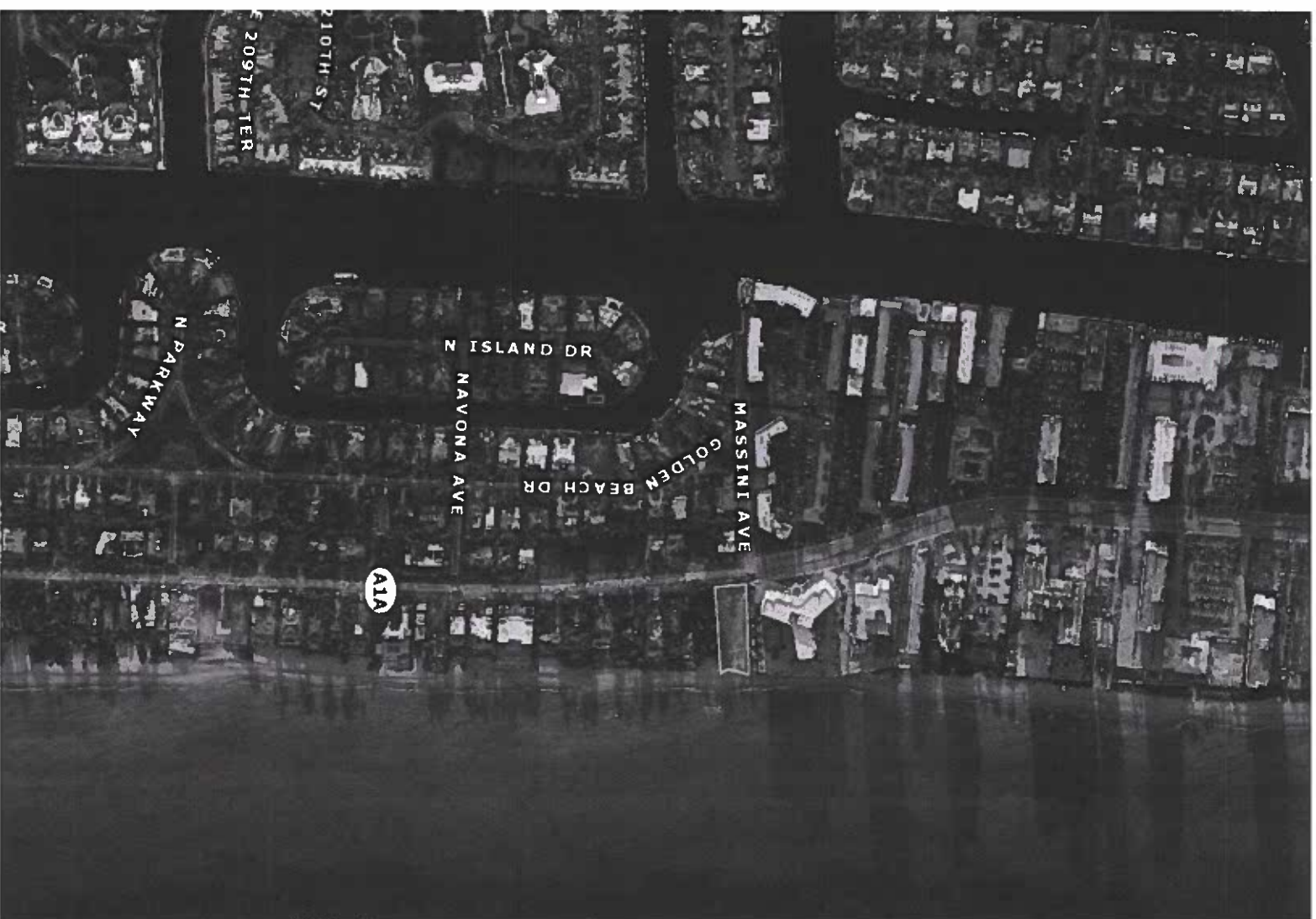
**NOT FOR CONSTRUCTION**

**T1.1**



LOCATION MAP

IMAGE SOURCE: WASHINGTON COUNTY GIS 2021



AREA CALCULATIONS

THE FOLLOWING REPRESENTS GROSS FLOOR AREAS AS MEASURED FROM THE SURFACE OF THE STRUCTURAL CORE OF ALL EXTERIOR WALLS. AREA CALCULATIONS INCLUDE ALL RELEVANT ENCLOSED CONDITIONS AND UNCONDITIONED SPACES. CALCULATIONS ALSO INCLUDE ALL ELEVATION SHAFTS AND STAIRWELLS ON ALL FLOORS. CALCULATIONS DO NOT INCLUDE OUTDOOR LIVING SPACES, TERRACES, DECKS, BALCONIES OR ROOF TOP ACTIVITY SPACES.



SHEET INDEX

T1.1	COVER	<input checked="" type="checkbox"/>
T1.2	TITLE	<input checked="" type="checkbox"/>
T1.3	RENDERING	<input checked="" type="checkbox"/>
T1.4	RENDERING	<input checked="" type="checkbox"/>
T1.5	AXONOMETRIC VIEWS	<input checked="" type="checkbox"/>
T1.6	SITE PLAN	<input checked="" type="checkbox"/>
T1.7	FDEP SITE PLAN	<input checked="" type="checkbox"/>
C1.1	EXISTING SURVEY	<input checked="" type="checkbox"/>
C1.2	PROPOSED SURVEY	<input checked="" type="checkbox"/>
C1.3	GRADING PLAN	<input checked="" type="checkbox"/>
C1.4	CIVIL SCHEDULES	<input checked="" type="checkbox"/>
C1.5	CIVIL DETAILS	<input checked="" type="checkbox"/>
S1.1	FOUNDATION PLAN	<input checked="" type="checkbox"/>
S1.2	LOWER LEVEL + MAIN FLOOR STRUCTURAL PLAN	<input checked="" type="checkbox"/>
S1.3	MAIN LEVEL + UPPER FLOOR STRUCTURAL PLAN	<input checked="" type="checkbox"/>
S1.4	UPPER LEVEL + ROOF STRUCTURAL PLAN	<input checked="" type="checkbox"/>
S1.5	STRUCTURAL DETAILS	<input checked="" type="checkbox"/>
S1.6	STRUCTURAL DETAILS	<input checked="" type="checkbox"/>
A1.1	LOWER LEVEL PLAN	<input checked="" type="checkbox"/>
A1.2	MAIN LEVEL PLAN	<input checked="" type="checkbox"/>
A1.3	UPPER LEVEL PLAN	<input checked="" type="checkbox"/>
A1.4	ROOF LEVEL PLAN	<input checked="" type="checkbox"/>
A1.5	GUEST HOUSE	<input checked="" type="checkbox"/>
A2.1	BUILDING SECTIONS	<input checked="" type="checkbox"/>
A2.2	WALL SECTIONS	<input checked="" type="checkbox"/>
A2.3	ENVELOPE DETAILS	<input checked="" type="checkbox"/>
A3.1	EXTERIOR ELEVATIONS	<input checked="" type="checkbox"/>
A3.2	EXTERIOR ELEVATIONS	<input checked="" type="checkbox"/>
A3.3	EXTERIOR MATERIALS	<input checked="" type="checkbox"/>
A3.4	DOOR + WINDOW SCHEDULES	<input checked="" type="checkbox"/>
A3.5	EXTERIOR DETAILS	<input checked="" type="checkbox"/>
A4.1	INTERIOR ELEVATIONS	<input checked="" type="checkbox"/>
A4.2	INTERIOR ELEVATIONS	<input checked="" type="checkbox"/>
A4.3	INTERIOR ELEVATIONS	<input checked="" type="checkbox"/>
A4.4	INTERIOR ELEVATIONS	<input checked="" type="checkbox"/>
A4.5	INTERIOR DETAILS	<input checked="" type="checkbox"/>
A4.6	INTERIOR FINISHES	<input checked="" type="checkbox"/>
A4.7	INTERIOR FINISHES	<input checked="" type="checkbox"/>
E1.1	LOWER LEVEL MEP	<input checked="" type="checkbox"/>
E1.2	ROOF MEP	<input checked="" type="checkbox"/>
E1.3	MAIN LEVEL MEP	<input checked="" type="checkbox"/>
E1.4	UPPER LEVEL MEP	<input checked="" type="checkbox"/>
E1.5	MEP DETAILS	<input checked="" type="checkbox"/>
L1.1	DISPOSITION PLAN	<input checked="" type="checkbox"/>
L1.2	PROPOSED LANDSCAPE PLAN	<input checked="" type="checkbox"/>
L1.3	LANDSCAPE SPECIFICATIONS	<input checked="" type="checkbox"/>
L1.4	LANDSCAPE DETAILS	<input checked="" type="checkbox"/>
L1.5	LANDSCAPE DETAILS	<input checked="" type="checkbox"/>

**Town of Golden Beach**  
 Building Regulatory Advisory Board  
 Meeting Date  
**MAR 09 2021**

**APPROVED**  
**DISAPPROVED**  
**VARIANCE REQ.**

**NOT FOR CONSTRUCTION**

ALLAEI RESIDENCE

**SITE INFORMATION**  
 5150 S. Highway 100  
 Golden Beach, FL 32140

**CLIENT**  
 Name and Address  
 Owner Name  
 Owner Phone Number  
 Owner Email  
 Owner City, State, Zip Code

**ARCHITECT**  
 John Sauer, LLC  
 6127 W. 14th  
 Golden Beach, FL 32140  
 Golden Beach, FL 32140

**STRUCTURAL ENGINEER**  
 Structural Engineer Name  
 License Number  
 State  
 Date of Issue

**DATE**  
 03/09/2021

**ONE-STOP PERMITS**  
 Local Jurisdiction  
 City/County  
 Date of Issue

**ENVIRONMENTAL PERMITS**  
 Environmental Agency  
 Permit Number  
 Date of Issue

**REVISIONS**

**PROJECT SHEET**  
 Project Name  
 Project Number  
 Project Date

**DATE**  
 03/09/2021





Town of Golden Beach  
Building Regulatory Advisory Board  
Hearing Date

MAR 09 2021

APPROVED  
DISAPPROVED  
VARIANCE REQ.

# ALLAEI RESIDENCE

**SITE**  
15440/15441  
15440  
Golden Beach, CA 91300

**CLIENT**  
Allaei and Family  
15440/15441  
Golden Beach, CA 91300

**ARCHITECT**  
Jana Allaei, AIA  
j.allaei@jallaei.com  
15440/15441  
Golden Beach, CA 91300  
310.773.8888  
DATE: 3/11/2021

**STRUCTURAL ENGINEER**  
15440/15441  
15440/15441  
15440/15441

**SCALE**  
DATE

**ONE ENGINEER**  
15440/15441  
15440/15441  
15440/15441

**SCALE**  
DATE

**LANDSCAPE ARCHITECT**  
15440/15441  
15440/15441  
15440/15441

**SCALE**  
DATE

**MECHANICAL**  
15440/15441  
15440/15441  
15440/15441

**SCALE**  
DATE

**DESIGN DEVELOPMENT**  
15440/15441  
15440/15441  
15440/15441

**DATE**  
15440/15441  
15440/15441

**COMMIT DATE**  
15440/15441  
15440/15441

NOT FOR CONSTRUCTION

T1.3



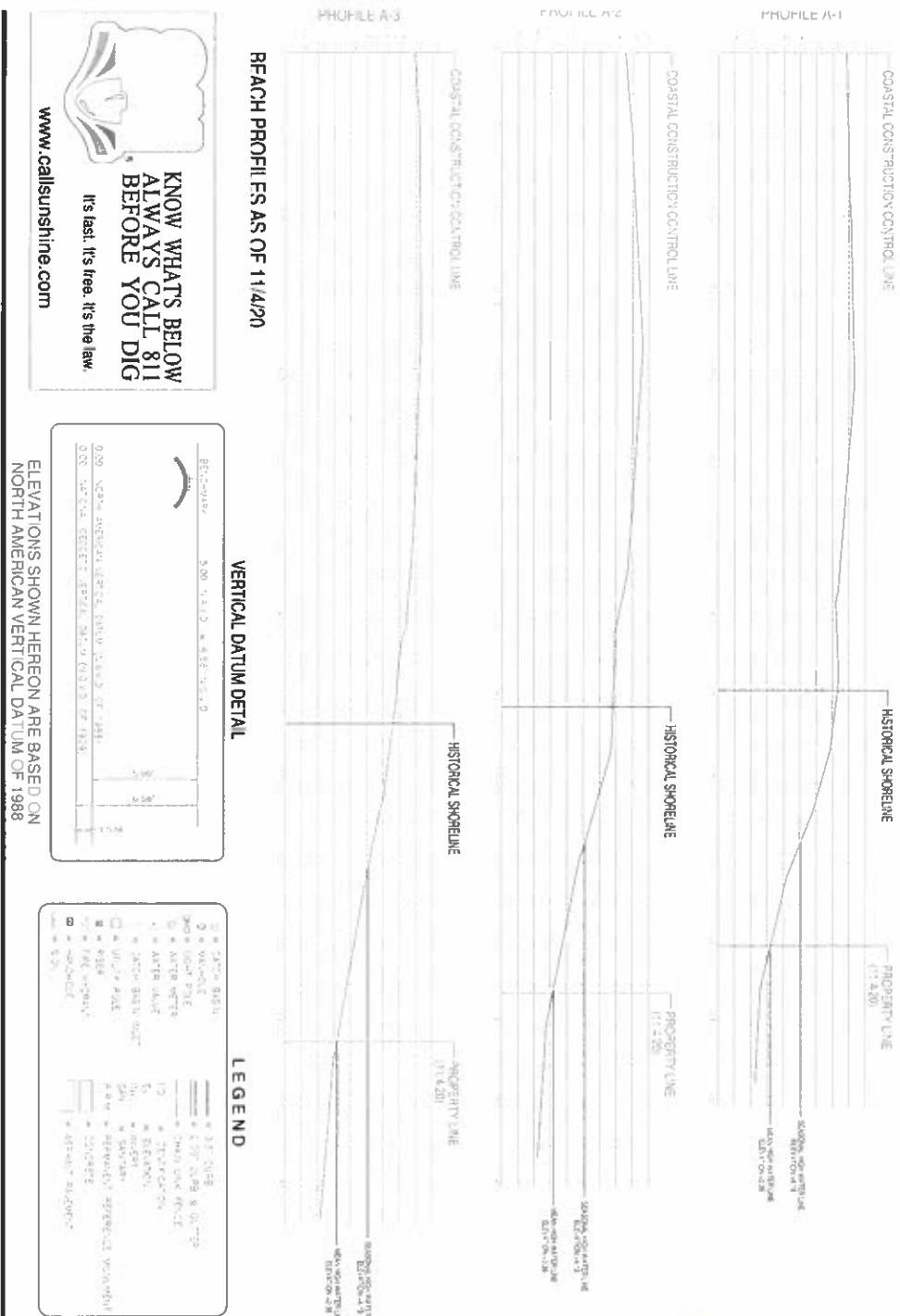
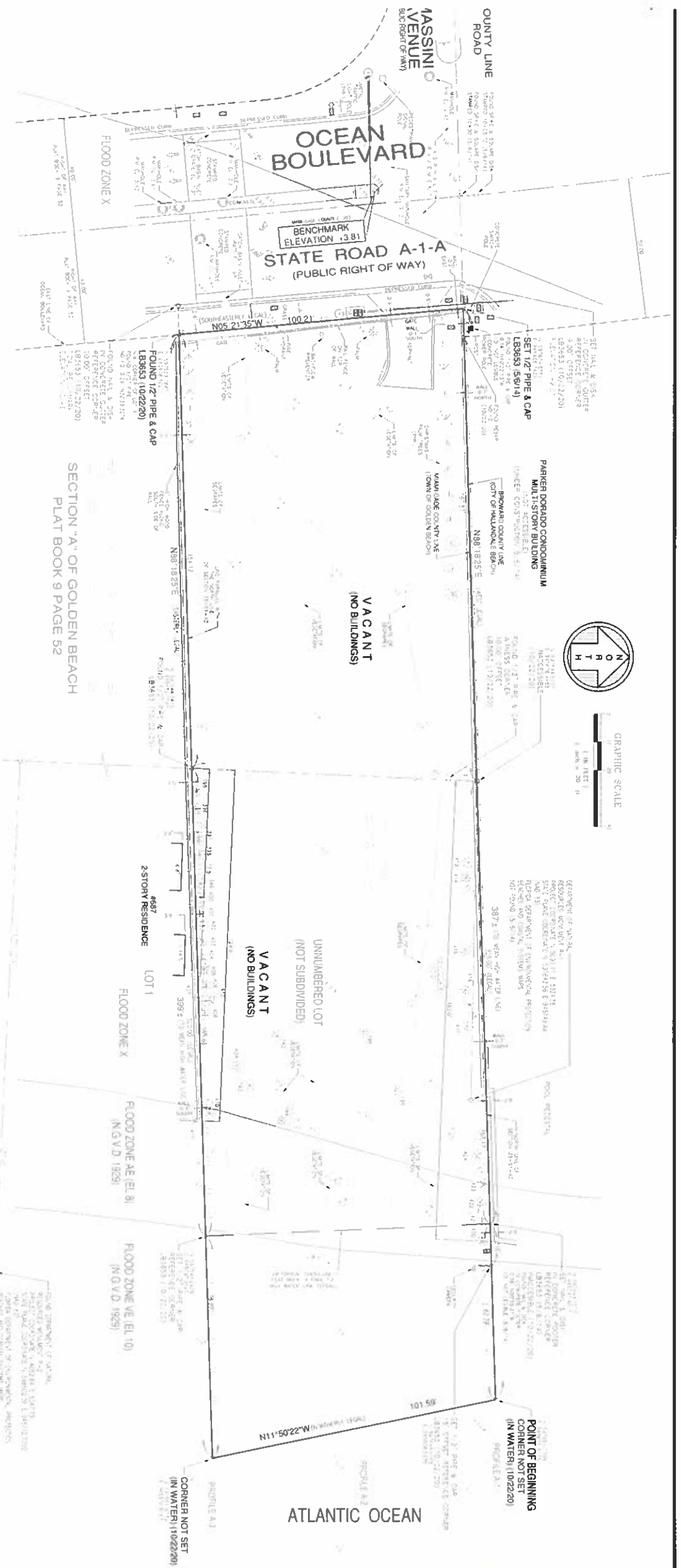












**APPROVED**  
**REAPPROVED**  
**VARIANCE REG.**

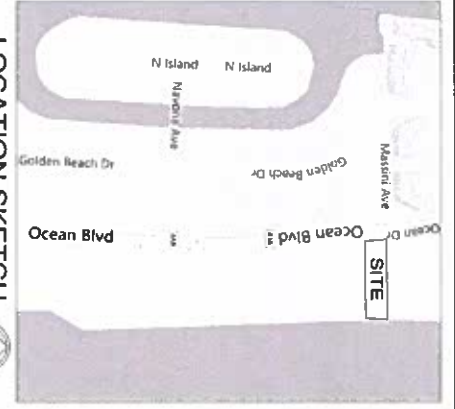
**Town of Golden Beach**  
**Building Regulatory Advisory Board**  
**Hearing Date**  
**MAR 09 2022**

**SURVEYOR'S NOTES:**

**SCHEDULE B SECTION II**

**SURVEYOR'S CERTIFICATION:**

**PROPERTY OWNER: 7A0A1A OCEAN LLC.**



**FREE TABLE (as of 11/4/20)**

TRAIL	COMPARISON	DATE	STATION	HEIGHT
182	Coastal	12	14	30
183	Coastal	11	20	18
184	Coastal	11	20	18
185	Coastal	11	20	18
186	Coastal	11	20	18
187	Coastal	11	20	18
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298	Coastal	11	20	18
299	Coastal	11	20	18
300	Coastal	11	20	18

**BOUNDARY & MEAN HIGH WATER LINE SURVEY**  
**699 OCEAN BOULEVARD**  
**TOWN OF GOLDEN BEACH, MIAMI-DADE COUNTY, FLORIDA**

**FORTIN, LEAVY, SKILES, INC.**  
**CONSULTING ENGINEERS, SURVEYORS & MAPPERS**  
**FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 00003653**  
**180 Northeast 168th Street / North Miami Beach, Florida 33162**  
**Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com**

**DATE:** 11/11/2020  
**SCALE:** 1"=20'  
**PROJECT:** BOUNDARY & MEAN HIGH WATER LINE SURVEY  
**CLIENT:** 7A0A1A OCEAN LLC.  
**SURVEYOR:** DANIEL FORTIN  
**MAPPER:** DANIEL FORTIN  
**DATE:** 11/11/2020

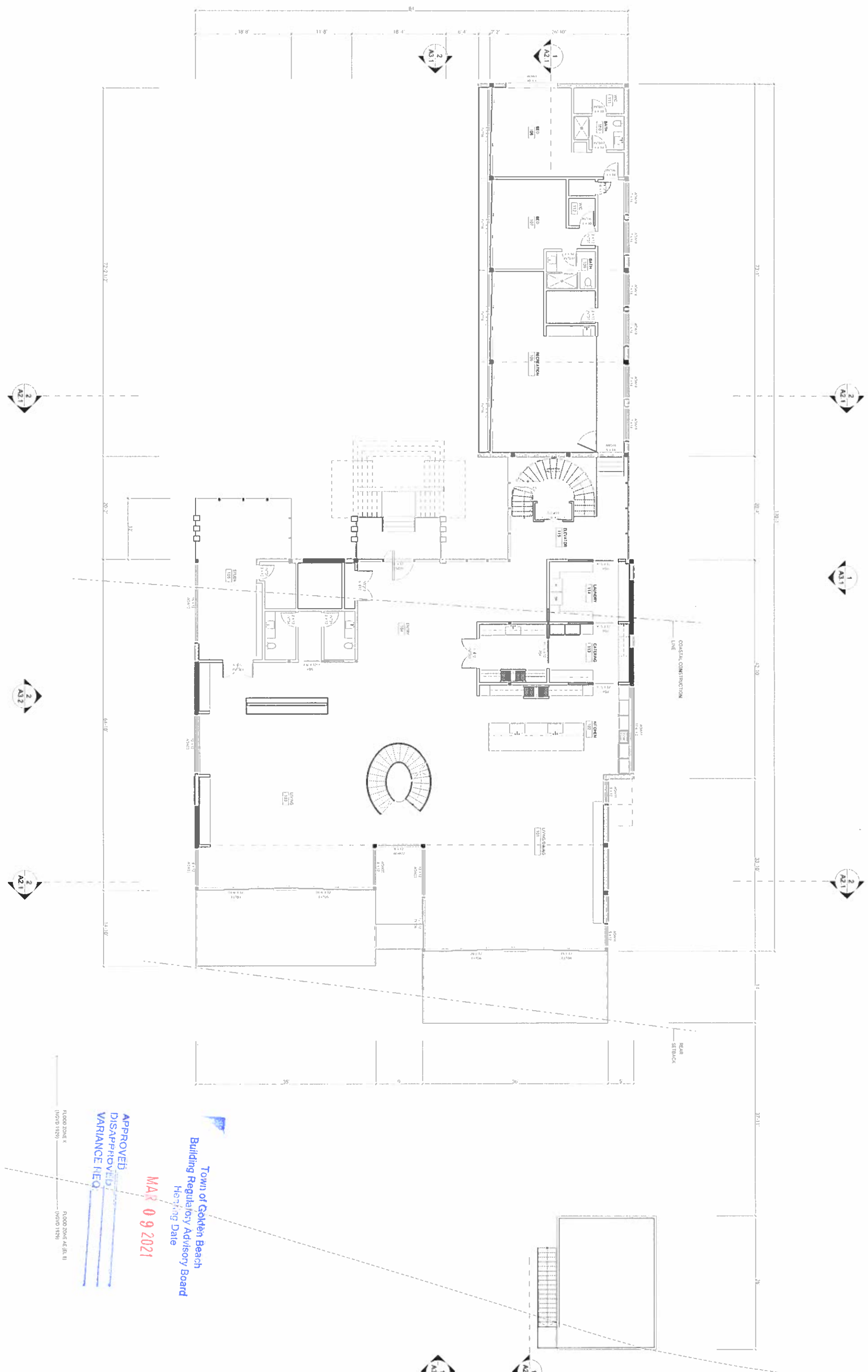






# ALLAEI RESIDENCE

**OWNER:** Allaei Residence  
**ARCHITECT:** [Signature]  
**DATE:** [Blank]  
**SCALE:** 1/8" = 1'-0"



**Town of Golden Beach**  
**Building Regulatory Advisory Board**  
 Hearing Date  
**MAR 09 2021**  
**APPROVED**  
**DISAPPROVED**  
**VARIANCE MEMO**

FLOOD ZONE X  
 (INDO 1929)

FLOOD ZONE AE (EL. 8)  
 (INDO 1929)





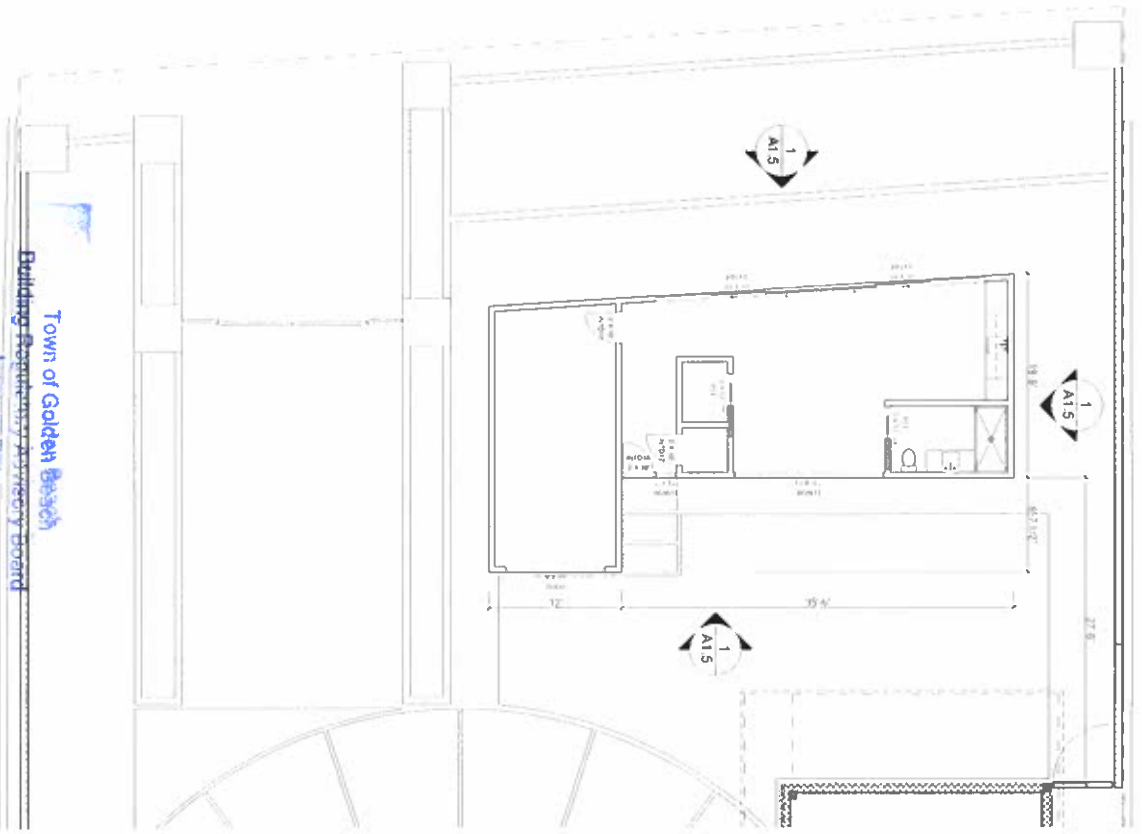
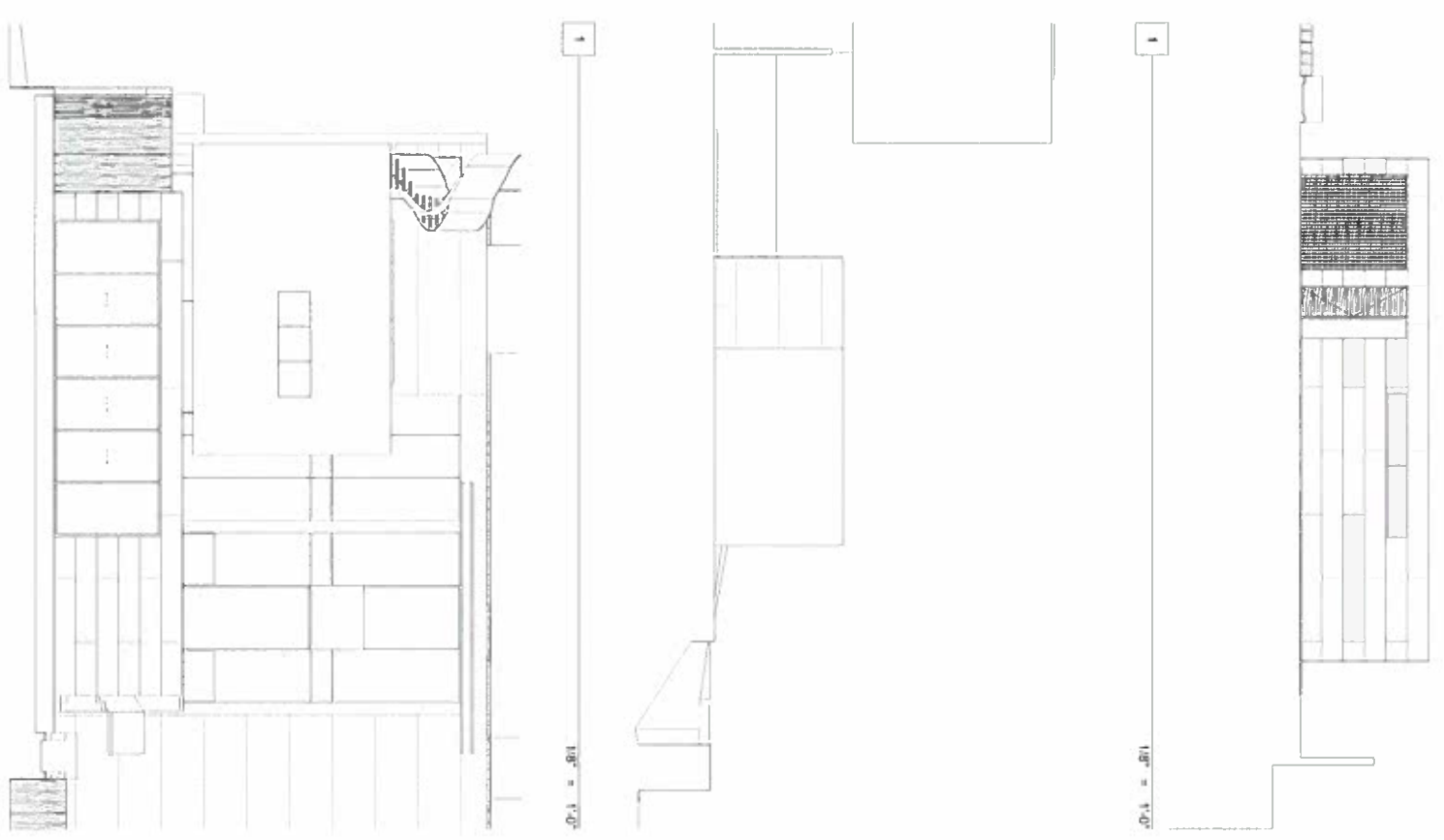






PRIMARY EXTERIOR FINISHES

- STONE
- STUCCO
- WOOD



**Town of Golden Beach**  
**Building Department**  
**Planning Dept.**

**APPROVED**  
**DISAPPROVED**  
**VARIANCE FIELD**

**MAR 09 2021**

**ALLAEI RESIDENCE**

**OWNER**  
 5749 S  
 Golden Beach, FL 32110

**OWNER**  
 5749 S  
 Golden Beach, FL 32110

**ARCHITECT**  
 11111  
 Golden Beach, FL 32110

**DATE**  
 03/09/2021

**PROJECT**  
 11111  
 Golden Beach, FL 32110

**OWNER**  
 5749 S  
 Golden Beach, FL 32110

**OWNER**  
 5749 S  
 Golden Beach, FL 32110

**OWNER**  
 5749 S  
 Golden Beach, FL 32110

**OWNER**  
 5749 S  
 Golden Beach, FL 32110

**OWNER**  
 5749 S  
 Golden Beach, FL 32110

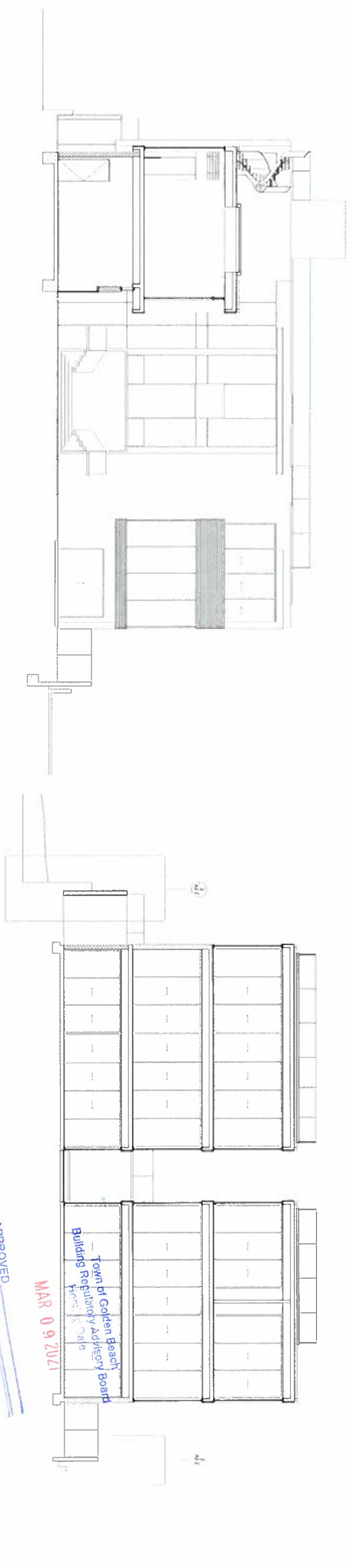
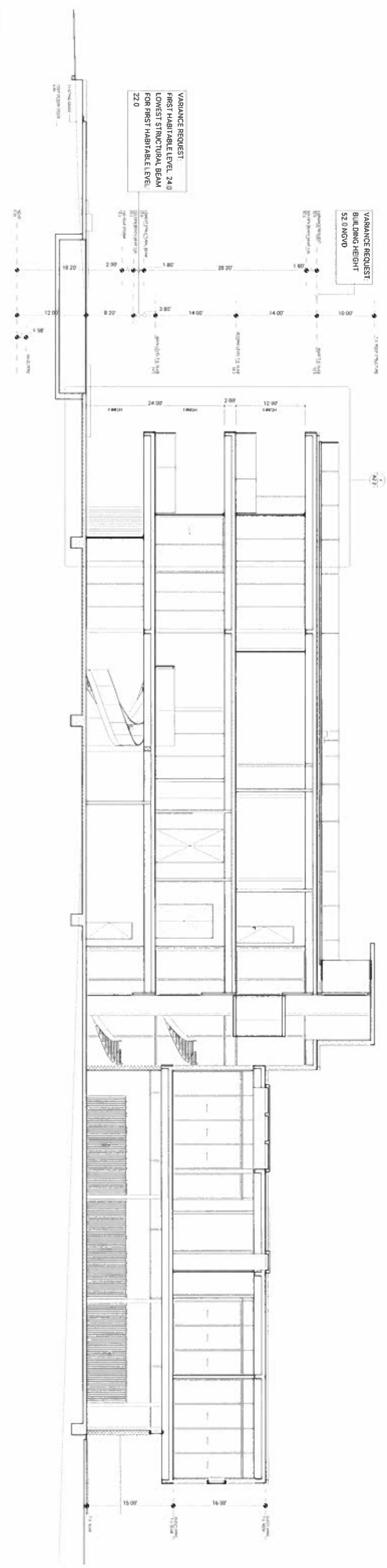
**OWNER**  
 5749 S  
 Golden Beach, FL 32110

**OWNER**  
 5749 S  
 Golden Beach, FL 32110

**A1.5**

**NOT FOR CONSTRUCTION**





**APPROVED**  
**DISAPPROVED**  
**VARIANCE REQ.**

**Town of Golden Beach**  
**Building Regulatory Advisory Board**  
**Meeting Date**  
**MAR 09 2021**

# ALLAEI RESIDENCE

**SITE**  
 1500 S. ...  
 11/11/2020

**OWNER**  
 ...  
 11/11/2020

**ARCHITECT**  
 ...  
 11/11/2020

**STRUCTURAL ENGINEER**  
 ...  
 11/11/2020

**DATE**  
 11/11/2020

**NOT FOR CONSTRUCTION**

**A2.1**



# ALLAEI RESIDENCE

Architectural Firm Name

811  
 4500 Broadway  
 Suite 100  
 Denver, CO 80202  
 Phone: (303) 733-1111  
 Website: www.allaei.com

Client  
 Name and Address  
 1234 Main Street  
 Denver, CO 80202  
 Phone: (303) 555-1234

Architect  
 John Doe, AIA  
 1234 Main Street  
 Denver, CO 80202  
 Phone: (303) 555-1234  
 Email: john.doe@allaei.com  
 License No. 123456789  
 Date: 03/07/2021

Structural Engineer  
 Jane Smith, PE  
 1234 Main Street  
 Denver, CO 80202  
 Phone: (303) 555-1234  
 License No. 987654321

Owner  
 Name and Address  
 1234 Main Street  
 Denver, CO 80202  
 Phone: (303) 555-1234

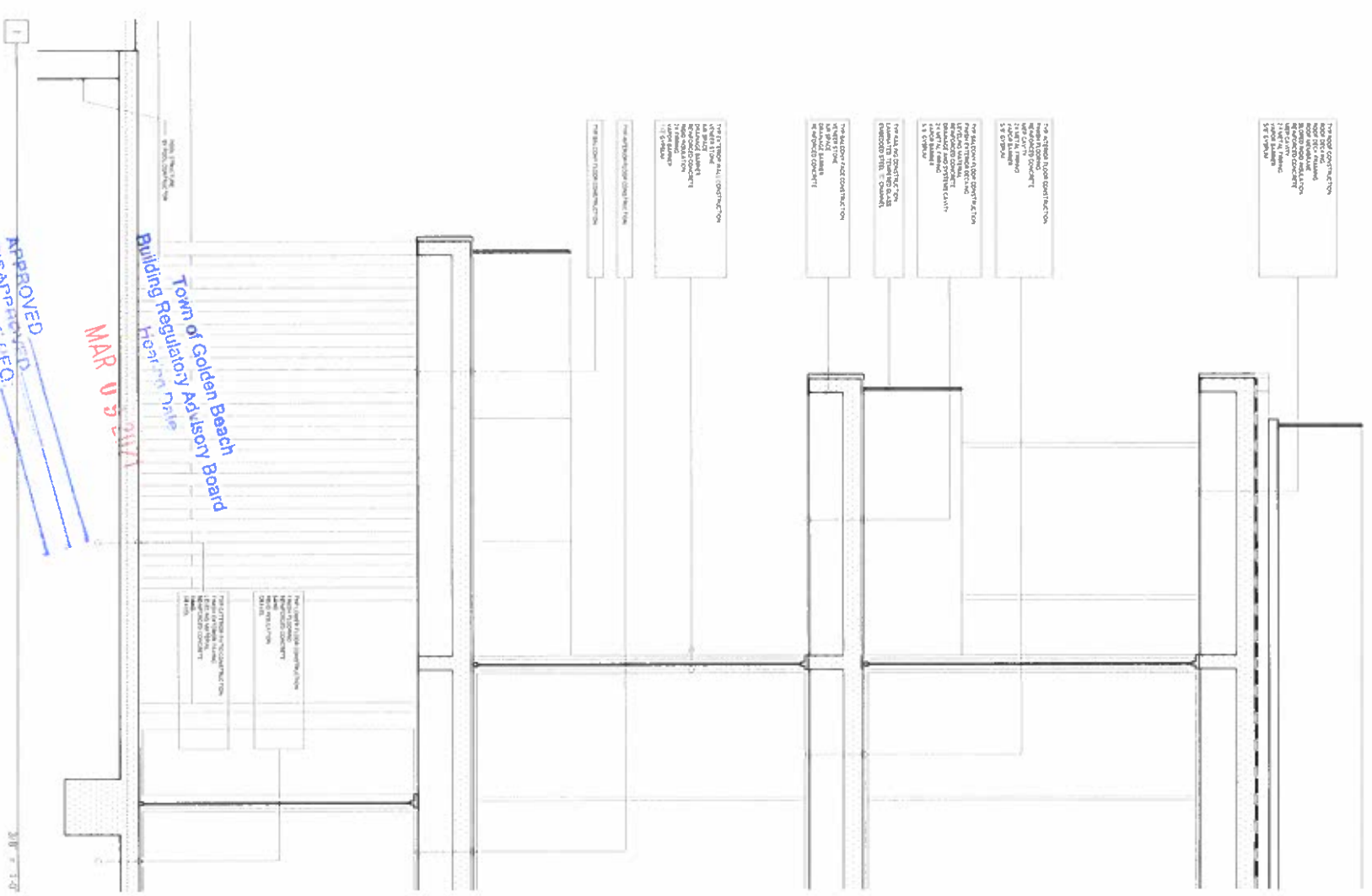
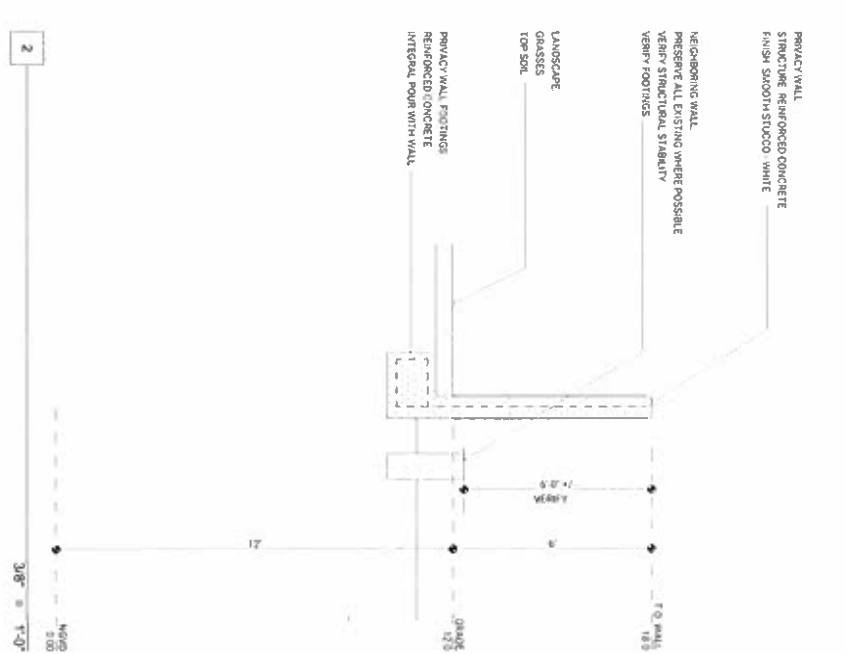
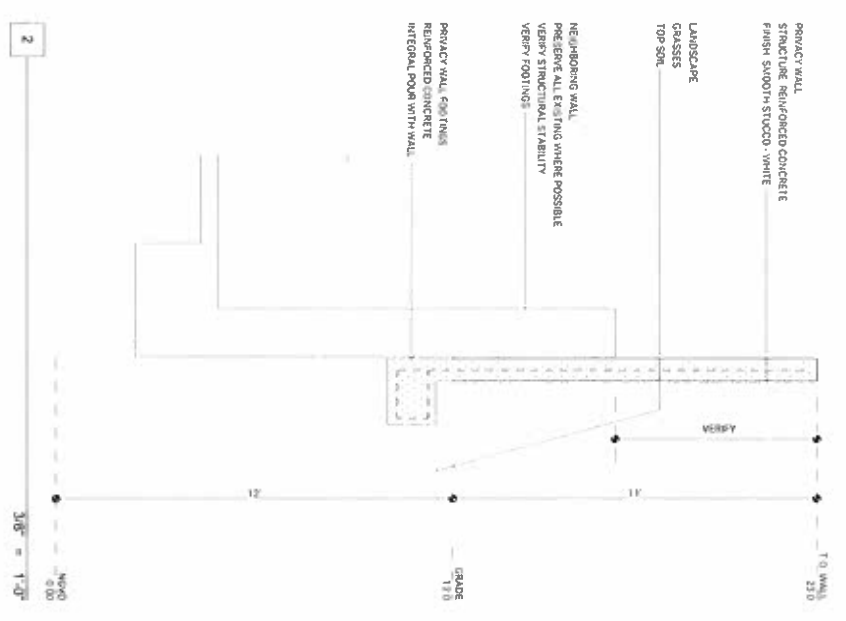
City/County  
 Denver, CO  
 1234 Main Street

Contractor  
 Name and Address  
 1234 Main Street  
 Denver, CO 80202  
 Phone: (303) 555-1234

Scale  
 1/8" = 1'-0"

Notes  
 1. SEE ALL OTHER SHEETS FOR DETAILS.  
 2. MATERIALS TO BE USED AS SHOWN.  
 3. VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.

Sheet No.  
 A2.2



1. ALL MATERIALS TO BE USED AS SHOWN.  
 2. VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.  
 3. MATERIALS TO BE USED AS SHOWN.

2. ALL MATERIALS TO BE USED AS SHOWN.  
 3. VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.  
 4. MATERIALS TO BE USED AS SHOWN.

3. ALL MATERIALS TO BE USED AS SHOWN.  
 4. VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.  
 5. MATERIALS TO BE USED AS SHOWN.

4. ALL MATERIALS TO BE USED AS SHOWN.  
 5. VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.  
 6. MATERIALS TO BE USED AS SHOWN.

5. ALL MATERIALS TO BE USED AS SHOWN.  
 6. VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.  
 7. MATERIALS TO BE USED AS SHOWN.

1. ALL MATERIALS TO BE USED AS SHOWN.  
 2. VERIFY ALL EXISTING CONDITIONS BEFORE CONSTRUCTION.  
 3. MATERIALS TO BE USED AS SHOWN.

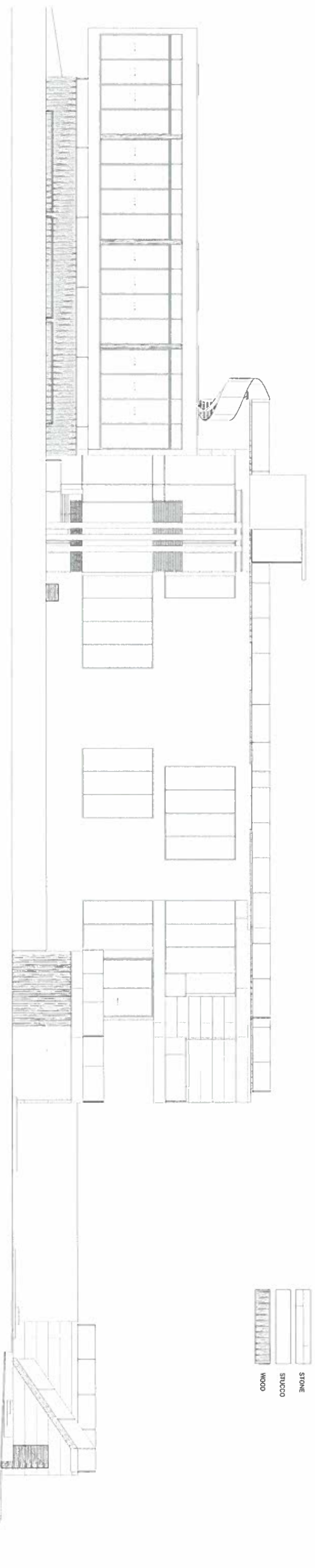
NOT FOR CONSTRUCTION

A2.2









- PRIMARY EXTERIOR FINISHES
- STONE
  - STUCCO
  - WOOD

2

1/8" = 1'-0"



Town of Golden Beach  
 Building Regulatory Advisory Board  
 Hearing Date  
**MAR 09 2023**

APPROVED  
 DISAPPROVED  
 VARIANCE REQ.

1/8" = 1'-0"

# ALLAEI RESIDENCE

**SITE**  
 911  
 15th Street  
 Golden Beach, FL 32114

**DATE**  
 02/15/23

**ARCHITECT**  
 JPM Group LLC  
 61215 14th  
 Golden Beach, FL 32114

**STRUCTURAL ENGINEER**  
 15th Street  
 Golden Beach, FL 32114

**SCALES**  
 DATE

**ONE UNDESLA**  
 15th Street  
 Golden Beach, FL 32114

**TWO UNDESLA**  
 15th Street  
 Golden Beach, FL 32114

**THREE UNDESLA**  
 15th Street  
 Golden Beach, FL 32114

**SCALE**  
 DATE

**SEAL**  
 15th Street  
 Golden Beach, FL 32114

**APPROVED**  
 DISAPPROVED  
 VARIANCE REQ.

**DATE**  
 02/15/23

A3.2

NOT FOR CONSTRUCTION



