Prepared By:
Cheryl Julien Kaufman, Esq.
Cheryl Julien Kaufman, PA
2301 Sunset Drive
Miami Beach, FL 33140

Order No.: 20-029S

Property Appraiser's Parcel I.D. (folio) Number:
19-1235-003-0150

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed as of the 30th day of November, 2020, by Tamar Duffner Shendell, Rachel Duffner Dwyer and Fay Duffner Varhan, as successor trustees under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012, having an address of business of c/o Cheryl Julien Kaufman, PA, 2301 Sunset Drive, Miami Beach, FL 33140 (collectively, the "Grantor"), to Pablo J. Umansky as trustee of the Umansky 2015 Family Trust dated Dec. 30, 2015, whose post office address is 57 E. Willow Tree Rd, Spring Valley, NY 10977 (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assign of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of No Dollars And No/100 Dollars ($0.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Miami-Dade , State of Florida, viz:

Lot 18, Block A, Golden Beach Section "C", according to the map or plat thereof as recorded in Plat Book 9, Page 52, Public Records of Miami-Dade County, Florida (the "Property").

Subject to (a) comprehensive land use plans, zoning, and other land use restrictions, prohibitions and requirements imposed by governmental authority; (b) restrictions and matters appearing on the Plat or otherwise common to the subdivision; (c) outstanding oil, gas and mineral rights of record without right of entry; (d) unplatted public utility easements or record (located contiguous to real property lines and not more than 10 feet in width as to rear or front lines and 7 ½ feet in width as to side lines); (e) taxes accruing subsequent to December 31, 2020.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, except taxes accruing subsequent to: December 31, 2020.

The Grantee shall have the powers set forth in Florida Statutes Section 689.073(1) which include the power and authority to protect, conserve, sell, lease, encumber or otherwise to manage and dispose of the Property.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED_____
DISAPPROVED_____
VARIANCE REQ:_____

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents as of the day and year first above written.

Signed, sealed and delivered in presence of:

Witness Signature

Printed Name of First Witness

Witness Signature

Ashley Milano

Printed Name of Second Witness

By: _____

Tamar Duffner Shendell, successor co-trustee of the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012

State of Florida)
County of Broward)

The foregoing instrument was executed and acknowledged before me by means of ✓ physical presence or ____ online notarization on November 20, 2020 by Tamar Duffner Shendell, as a successor co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is ✓ personally known or ____ who provided _____ as identification.

My Commission Expires:

Notary Public

ASHLEY MILANO
State of Florida-Notary Public
Commission # GG 197947
My Commission Expires
March 19, 2022

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED_____
DISAPPROVED_____
VARIANCE REQ:_____

Patrick Hastings
Witness Signature

Patrick Hastings
Printed Name of First Witness

Witness Signature

Jacob Lowell Levinson
Printed Name of Second Witness

By: Rachel Duffner Dwyer
Rachel Duffner Dwyer, successor co-trustee
of the Duffner Family 2012 Irrevocable Trust
u/d/t dated Dec. 26, 2012

State of Florida
County of MIAMI-DADE

The foregoing instrument was executed and acknowledged before me by means of X physical presence or ____ online notarization on 11/27/2020, by Rachel Duffner Dwyer, as a successor co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is ____ personally known or X who provided FL DL as identification.

My Commission Expires:

11/13/2021

Patrick Hastings
Notary Public

Notary Public State of Florida
Patrick Hastings
My Commission GG 163833
Expires 11/13/2021

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED_____
DISAPPROVED_____
VARIANCE REQ:_____

Witness Signature

Chad O'Nan

Printed Name of First Witness

Witness Signature

ANNA O'NAN

Printed Name of Second Witness

By: _____

Fay Duffner Varhan, successor co-trustee of the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012

State of Indiana)
County of Hamilton)

The foregoing instrument was executed and acknowledged before me by means of ✓ physical presence or ____ online notarization on 11/27/2020, by Fay Duffner Varhan, as a successor co-trustee under the Duffner Family 2012 Irrevocable Trust u/d/t dated Dec. 26, 2012 who is ____ personally known or ✓ who provided State drivers license as identification.

My Commission Expires: Oct. 8, 2027

Troy Brooks
Notary Public

TROY BROOKS
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0722885
My Commission Expires Oct 8, 2027

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

TOWN OF GOLDEN BEACH

DRAINAGE COMPUTATION WORKSHEET

Last updated January 24th, 2017

In order to help professionals designing residential developments (single family units) the Town has developed a worksheet to aid applicants in determining the volume of runoff generated during a 10-year / one-day storm. This has been the adopted Level of Service (LOS) standard in the Town's Comprehensive Plan since December 1988 and is also the drainage standard specified in the Miami-Dade County Public Works Manual, Section D4 - Water Control. The calculations follow the methodology recommended by the SFWMD in their publication "Management and Storage of Surface Waters, Permit Information Manual, Volume 4" and in their publication "Technical Publication EMA #390 - Frequency Analysis of Daily Rainfall Maxima for Central and South Florida" dated January 2001. Applicants may include the calculations on this worksheet with their permit application. A registered professional engineer or a registered architect must perform these calculations.

Once the volume of runoff generated during a 10-year / one-day storm within the property or a sub-basin within the property is determined, the applicant must include calculations showing this volume will be contained within the property. Retention of this volume can be provided within shallow retention swales, injection wells, collection systems for reuse (example - cistern for irrigation), underground drains or other methods approved by the Town.

The applicant must also provide plans showing existing and proposed land elevations throughout the property demonstrating the volume of runoff generated during the design storm (10-year / one-day) will be contained within the on-site retention system. The existing and proposed land elevations must also show no overflow from the property will occur to adjacent properties or Right-of-Ways during a 10- year/ one-day storm.

Definitions are located below the worksheet.

Step 1:

Determine A — A= 12000 square feet

Step 2:

Determine AP — AP= 4406 square feet

AI= 7594 square feet

Note= P= Pervious/ I = Impervious

Step 3:

Determine the average NGVD land elevation of pervious areas within property or sub-basin within the property.

Property Address 185 Ocean Blvd.

Average Elevation of Pervious Areas= 9.50 feet NGVD

Step 4:

Determine the distance between the average high ground water elevation and the average elevation of the previous areas. For design purposes, the average high ground water elevation for most of Golden Beach is 2 feet NGVD (Additionally, please check with your geotechnical engineer and/or geotechnical report.)

Distance= 7 feet

Step 5:

Determine an S_1 value from the table below:

Distance between ground water table and average elevation of pervious areas,	S_1
1 foot	0.45 inches
2 feet	1.88 inches
3 feet	4.95 inches
4 feet	8.18 inches
>4 feet	8.18 inches

If necessary, compute a value of S_1 by interpolation.

S_1= 8.18 inches

Step 6:

Determine S as:

$$S = \frac{AP}{A} * S_1$$

S is computed in inches S= 3.00 inches

Step 7:

Determine runoff depth (R) as:

$$R = \frac{(P-0.2*S)^2}{(P+0.8*S)}$$

Where P= 7.00 inches of rainfall produced during a 10- year/ one-day storm. Then:

$$R = \frac{(7.00-0.2*S)^2}{}$$

Property Address 185 Ocean Blvd.

(7.00+0.8*S)

R is computed in inches R= 4.36 inches

Step 8:

Determine runoff depth (R) as:

$$V=A*\frac{R}{12}$$

V is computed in cubic feet. V is the volume of runoff generated during a 10 year- year/ one day storm within the property or sub-basin of the property.

V= 4360 cubic feet

Step 9:

Compute "retention volume provided" (VP) as the retention volume capacity, in cubic feet, of swales, retention areas, and drains within the property or sub-basin within the property.

- **Attach calculation showing how the volume was calculated.**
- **Calculations must be consistent with existing and proposed elevations shown on design plans.**

VP= 4,395.11 cubic feet

Step 10:

Compute values of retention volume provided (VP in Step 9) with retention volumes needed (V in Step 8). Retention volume provided (VP) must be larger than retention volume needed (V). (VP= 4395.11 cubic feet) > (V= 4360 cubic feet)

NOTE: These volumes calculations are needed to satisfy the Town of Golden Beach Comprehensive Plan Level of Service (LOS) and Code requirements.

DEFINITIONS			
P:	Rainfall depth in inches.	A:	Total area of property in square feet.
S:	Soil storage capacity in inches.	AP:	Total pervious areas within property in square feet.
R:	Runoff depth in inches.	V:	Volume of runoff in cubic feet.
AI:	Total area of roof, pavement patios, pool decks, walkways and any other hardscape areas within the property in square feet (ie., total impervious area).		

Note:* means multiply.

PABLO J UMANSKY TRS
UMANSKY 2015 FAMILY TRUST
57 E WILLOW TREE RD
SPRING VALLEY, NY 10977 USA

BRENDA MCHUGH
195 OCEAN BLVD
GOLDEN BEACH, FL 33160

KEVIN P MALONEY
191 OCEAN BLVD
GOLDEN BEACH, FL 33160

SCOTT P SCHLESINGER
201 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

IGOR V SIVOKOZOV TRS
IGOR V SIVOKOZOV TRUST
205 OCEAN BLVD
GOLDEN BEACH, FL 33160

CAMILLE KRESTOW
VICTOR P KRESTOW
215 OCEAN BLVD
GOLDEN BEACH, FL 33160

PETER G MANNERS TRS
MANNERS HEADLEY FMY LIFE CARE TR
MICHELLE C HEADLEY TRS
198 OCEAN BLVD
GOLDEN BEACH, FL 33160

CHAY AMAR (LESSOR)
NEHAMA AMAR (LESSOR)
ME-YAD JEWISH OUTREACH PROGRAM-
CHABAD OF GOLDEN BEACH INC LEASSE
200 OCEAN BLVD
GOLDEN BEACH, FL 33160-2210

RYAN ALEXANDER JUNEE
ALINA KOCHKAROVA
210 OCEAN BLVD
GOLDEN BEACH, FL 33160

RUBEN SALAMA
ROCHEL LEA WILDSTEIN SALAMA
220 OCEAN BLVD
GOLDEN BEACH, FL 33160

NORMAN B GAYLIS TRS
NORMAN B GAYLIS DECL OF TRUST
179 OCEAN BLVD
GOLDEN BEACH, FL 33160

GOLD BEACH 2020 LLC
C/O MOISES GRAYSON ESQ
25 SE SECOND AVE 730
MIAMI, FL 33131

JEAN-PIERRE LEVY
175 OCEAN BLVD
GOLDEN BEACH, FL 33160-2208

ARYEH RUBIN &W RAQUEL
165 OCEAN BLVD
GOLDEN BEACH, FL 33160-2208

HEDY WHITEBOOK &H
DANIEL S WHITEBOOK
155 OCEAN BLVD
AVENTURA, FL 33160-2208

145 OCEAN BLVD LLC
16901 COLLINS AVE UNIT 805
SUNNY ISLES BEACH, FL 33160 USA

SCOTT SCHLESINGER
201 OCEAN BLVD
GOLDEN BEACH, FL 33160-2209

176 OCEAN GB LLC
1212 SE 3 AVE
FORT LAUDERDALE, FL 33316

PIETRO OPPEDISANO
31-07 FARRINGTON ST
FLUSHING, NY 11354

AVRAM SABAN
ESTY DANINO SABAN
162 OCEAN BLVD
GOLDEN BEACH, FL 33160

ORIAN AZULAY
DIKLA E AZULAY
152 OCEAN BLVD
GOLDEN BEACH, FL 33160

TOWN OF GOLDEN BEACH
1 Golden Beach Drive
Golden Beach, Fl. 33160

Summary Minutes
BUILDING REGULATION ADVISORY BOARD
August 10, 2021 at 6pm

Zoom Meeting ID: 892 9110 8015 Passcode: 752288 For Dial in only call: 929-205-6099

A. CALL MEETING TO ORDER: 6:04

B. BOARD ATTENDANCE: Jerome Hollo, Isaac Murciano and Alan Macken
Absent: Judy Mimoun, Zvi Shiff, Eric Cohen and Stephanie Halfen

C. STAFF ATTENDANCE: Linda Epperson- Building & Zoning Director and Michael Miller, Michael Miller Planning.

D. APPROVAL OF MINUTES: June 8, 2021

A motion to approve the minutes by Isaac Murciano, Seconded by Alan Macken
All were in favor – no one opposed
Motion passed 3 – 0

E. REQUEST FOR ADDITIONS, DEFERRALS, DELETIONS & WITHDRAWALS

1. 422 GB LLC
   18200 Ne 19 Ave, Ste 101
   North Miami Beach, Fl 33162

Property Address: 422 Golden Beach Drive, Golden Beach, Fl 33160-0000
Folio No: 19-1235-005-0510
Legal Description: Lot 45 & N1/2 of Lot 46 BLK F GB Sec E PB 8-122

Seawall Reinforcement and new dock.

2. 416 Golden Beach LLC
   17600 Collins Ave
   Sunny Isles Beach, Fl 33160

Property Address: 416 Golden Beach Drive, Golden Beach, Fl 33160-0000
Folio No: 19-1235-005-0520
Legal Description: Lot 47 & S1/2 of Lot 46 & Lot 48 Blk F

Construction of a new single-family residence and landscape design approval.

3. Evgeny Melashchenko
   194 South Island Drive
   Sunny Isles Beach, Fl 33160

Property Address: 194 South Island Drive, Golden Beach, Fl 33160
Folio No: 19-1235-004-0650
Legal Description: Lot 26 & S35FT of Lot 27 Blk J GB Sec D PB 10-10

Construction of a new two story single-family residence, gazebo, and landscape design approval.

4. GB 620 LLC
   19495 Biscayne Blvd 608
   Aventura, Fl 33180

Property Address: 620 Ocean Blvd., Golden Beach, Fl 33160-0000
Folio No: 19-1235-001-0060
Legal Description: Lot 6 & 7 Blk 1 GB Sec A PB 9-52

Construction of a new single-family residence and landscape design approval.

5. Germany House LLC
   136 Ocean Blvd
   Golden Beach, Fl 33160

Property Address: 136 Ocean Blvd., Golden Beach, Fl 33160-0000
Folio No: 19-1235-003-0610
Legal Description: Lot 12 & 13, Blk 6 GB Sec C PB 9-52

Construction of a new single-family residence, terrace, and landscape design approval.

6. Pablo J. Umansky Trs. - Umansky Family Trust
   57 E Willow Tree Rd
   Spring Valley, NY 10977

Property Address: 185 Ocean Blvd., Golden Beach, Fl 33160-0000
Folio No: 19-1235-003-0150
Legal Description: Lot 18 BLK A GB Sec C PB 9-52

Demolition of an existing structure and construction of a new three story single-family residence.

A motion to approve deferring items 1 – 6 to the next Building Advisory Board meeting by Isaac Murciano, Seconded by Alan Macken
All were in favor – no one opposed
Motion passed 3 – 0

F. VARIANCE REQUEST(S):

7. Pablo J. Umansky Trs. - Umansky Family Trust
   57 E Willow Tree Rd
   Spring Valley, NY 10977

Property Address: 185 Ocean Blvd., Golden Beach, Fl 33160-0000
Folio No: 19-1235-003-0150
Legal Description: Lot 18 BLK A GB Sec C PB 9-52

Demolition of an existing structure and construction of a new three story single-family residence.

Variance requests for a proposed new single-family residence located in Zone 1.

Michael Miller - Miller Planning summarized his reports into the record.
Shane Ames – Architect for project spoke on behalf of the applicant

Relief from Town Code Sec. 66-102. - Minimum lot and swale elevations; grade.
(a) The finished grade of any lot shall not exceed an elevation of 24 inches above the crown of the road adjacent to the lot and in no event shall exceed an elevation of six feet N.G.V.D. except for lots abutting Ocean Boulevard where the minimum elevation shall be 12 inches above the crown of the road, and the maximum elevation shall not exceed an elevation of 11 feet N.G.V.D. Exterior slabs and walkways shall not exceed an elevation of 36 inches above the crown of the road adjacent to the lot.

Request is to allow portions of the rear yard elevations around the pool area to be between 11.0' NGVD and 12.0' NGVD.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

Motion to recommend approval by Alan Macken, Seconded by Isaac Murciano
On roll call: Isaac Murciano- Aye, Alan Macken – Aye and Jerome Hollo-Aye
Motion passed 3 – 0

Relief from Town Code Sec. 66-69.1 - Zone One (Oceanfront properties); (h) (1) (c)
(h) Side yard Setbacks. - (1) Main Residence.
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.

Request is to allow the applicant not to increase the side setbacks in the second story by one foot for each one foot (1:1) of building height above the first 18 feet, along two-thirds of the length of the building.

In accordance with Town Code Section 66-41, "authorized, general procedure", pertaining to variances, the board considered all evidence and testimony presented by the applicant, the public and the Town and made a finding that the applicant has complied with the seven criteria.

Motion to recommend approval by Alan Macken, Seconded by Isaac Murciano
On roll call: Isaac Murciano- No, Alan Macken – Yes and Jerome Hollo-No
Motion failed 2 – 1

G. OLD BUSINESS:

8. Tariq Smith & Audra Schnepp Charif
   530 North Parkway
   Golden Beach, FL 33160

Property Address:	530 North Parkway, Golden Beach, Fl 33160-0000
Folio No:	19-1235-006-0710
Legal Description:	Lot 17 BLK F GB Sec F PB 10-11

Michael Miller – Michael Miller Planning summarized his report into the record.
Henry Albello – Trident on behalf of the applicant

Seawall Reinforcement and new timber dock.

A motion to approve by Isaac Murciano, Seconded by Alan Macken
Conditioned on a six-inch drainage area at the seawall. The condition was accepted and
On roll call: Isaac Murciano – Aye, Alan Macken-Aye and Jerome Hollo-Aye
Motion passed 3 – 0

9. X Group LLC
   2980 NE 207th St, Ste 804
   Miami, FL 33180-1466

Property Address: 650 Golden Beach Drive, Golden Beach, Fl 33160-0000
Folio No: 19-1235-006-0440
Legal Description: Lot 9 & 10 BLK E GB Sec C PB 10-11

Michael Miller – Michael Miller Planning summarized his report into the record.
Henry Albello – Trident on behalf of the applicant

Seawall Reinforcement and new timber dock.

A motion to approve by Alan Macken, Seconded by Isaac Murciano
Conditioned on the depth of the dock from property line to be at what is permitted by Town's code and to lower the dock decking over seawall cap to a not to exceed 4.425' NAVD 88 instead of the 4.450' NAVD 88 shown on the plans.
On roll call: Isaac Murciano – Aye, Alan Macken-Aye and Jerome Hollo-Aye
Motion passed 3 – 0

H. NEW BUSINESS:

I. PRELIMINARY DESIGN REVIEWS - ITEMS FOR DISCUSSION AND POSSIBLE APPROVAL

I. ADJOURNMENT 7:00pm

PURSUANT TO FLA. STATUTE 286.0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THIS BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR THAT SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THIS NOTICE DOES NOT CONSTITUTE CONSENT BY THE TOWN FOR THE INTRODUCTION OR ADMISSION OF OTHER INADMISSIBLE OR IRRELEVANT EVIDENCE, NOR DOES I

PROJECT FOR THE NEW RESIDENCE OF

DR. PABLO UMANSKY

BRAB SPECIAL NOTE: 8/10/2021 — DESIGN NOT APPROVED — VARIANCE APPLICATION FOR 2ND FLOOR STEP IN EXEMPTION ONLY

INDEX OF DRAWINGS	
SHEET NUMBER	SHEET NAME
A-00	COVER SHEET
A-01	3D VIEWS
00	SURVEY
C-01	STORMWATER POLLUTION PREVENTION PLAN
C-02	CIVIL PLAN
C-03	SWALE SECTIONS & DETAILS
TD-01	TREE DISPOSITION PLAN
L-01	LANDSCAPE PLAN
L-02	HARDSCAPE PLAN
A-02.1	SITE PLAN
A-02.2	SITE PLAN
A-02.3	FLOOR AREA CALCULATIONS
A-03	BASEMENT NOTATION PLAN
A-04	BASEMENT DIMENSION FLOOR PLAN
A-05	1ST FLOOR NOTATION PLAN
A-06	1ST FLOOR DIMENSION PLAN
A-07	2ND FLOOR NOTATION PLAN
A-08	2ND FLOOR DIMENSION PLAN
A-09	ARCHITECTURAL ROOF PLAN
A-10	BUILDING ELEVATIONS
A-11	BUILDING ELEVATION
A-12	BUILDING ELEVATION
A-13	BUILDING ELEVATION
A-14	BUILDING SECTION
A-15	BUILDING SECTION
A-16	BUILDING SECTION
A-17	BUILDING SECTION
A-18	BUILDING SECTION
A-19	BUILDING SECTION & TYPICAL WALL SECTION
000	MATERIAL SAMPLE PRESENTATION

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
AUG 10 2021

APPROVED ____
DISAPPROVED ____
VARIANCE REQ: ____

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISH FLOOR
AP	ACCESS PANEL
ADJ	ADJUSTABLE
AC	AIR CONDITIONING
AHU	AIR HANDLING UNIT
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
ANN	ANNUNCIATOR
APPL.	APPLIQUE
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
@	AT
AWI	AMER. WOODWORK INSTITUTE
AWPI	AMER. WD. PRESERVERS INSTITUTE
BM	BEAM
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BF	BOTH FACES
BOT	BOTTOM
BLDG	BUILDING
B.O.	BOTTOM OF
B/O	BY OTHERS
BS	BODY SPRAY
CAB	CABINET
CPT	CARPET
CI	CAST IRON
CK	CAULK
CLG	CEILING
CH	CEILING HEIGHT
CEM	CEMENT
C-C	CENTER TO CENTER
℄	CENTERLINE
CER	CERAMIC
CT	CERAMIC TILE
C	CHANNEL
CLR	CLEAR
CL	CLOSET
CJT	CONTROL JOINT
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CON JT	CONSTRUCTION JOINT
CONT	CONTINUOUS
CONTR	CONTRACTOR
CLL	CONTRACT LIMIT LINE
CFL	COUNTERFLASHING
CTSK	COUNTERSINK
CRS	COURSE
DS	DOWN SPOUT
DP	DAMPPROOFING
DBL	DOUBLE
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIFF	DIFFUSER
DIM	DIMENSION
do	DITTO
DR	DOOR
DN	DOWN
D	DRAIN
DWG	DRAWING
EA	EACH
E	EAST
EJ	EXPANSION JOINT
ELEC	ELECTRICAL / ELECTRIC
EL	ELEVATION
EMER	EMERGENCY
ENG	ENGINEER
EQ - =	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE(D)
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
FT	FEET
FIN	FINISH

FH	FIRE HOSE
FP	FIREPROOF
FLG	FLASHING
FLR	FLOOR
FD	FLOOR DRAIN
FLUR	FLUORESCENT
FL	FLUSH
FR.DR.	FRENCH DOOR
GALV	GALVANIZED
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS, GLAZING
GYP BD	GYPSUM BOARD
GB	GRAB BAR
HB	HOSE BIB
HDW	HARDWARE
HWD	HARDWOOD
HTG	HEATING
HVAC	HEATING/VENTILATING/AIR CONDITIONING
HT,HGT	HEIGHT
HM	HOLLOW METAL
HOR	HORIZONTAL
HS	HAND SHOWER
IN	INCH
INCL	INCLUDE
ID	INSIDE DIAMETER
INSUL	INSULATION
INT	INTERIOR
JT	JOINT
JB	JUNCTION BOX
KO	KNOCK OUT
LB	LABEL
LAV	LAVATORY
#	POUND
LH	LEFT HAND
LTG	LIGHTING
LW	LIGHT WEIGHT
MFGR	MANUFACTURER
MAS	MASONRY
MO	MASONRY OPENING
MAT	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MTL	METAL
MEZZ	MEZZANINE
MWK	MILLWORK
MIN	MINIMUM
MISC	MISCELLANEOUS
MUL	MULLION
NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO. - #	NUMBER
OC	ON CENTER
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
OA	OVERALL
OH	OVERHEAD
PNT	PAINT
PR	PAIR
PNL	PANEL
PTN	PARTITION
PLAS	PLASTER
PLAM	PLASTIC LAMINATE
PL	PLATE
PLYWD	PLYWOOD
PT	PRESSURE TREATED

POL	POLISHED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PC	PRECAST
PROJ	PROJECTION
QT	QUARRY TILE
RADN	RADIATOR, RADIATION
REQD	REQUIRED
RVS	REVERSE
RH	RIGHT HAND
R	RISER
RM	ROOM
RO	ROUGH OPENING
SCHD	SCHEDULE
SEAL	SEALANT
SEC	SECTION
SERV	SERVICE
SHT	SHEET
SHTH	SHEATHING
SO	SHUT-OFF
SIM	SIMILAR
SL	SLIDING
SC	SOLID CORE
S	SOUTH
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SSTL	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STR	STRUCTURAL
SUS	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
TEL	TELEPHONE
TEMP	TEMPERED
TFG	TEMPERED FIXED GLASS
THK	THICK
T&G	TONGUE & GROOVE
T&B	TOP & BOTTOM
T/O	TOP OF
TC	TOP OF CURB
TW	TOP OF WALL
TR	TREAD
TYP	TYPICAL
TP	TOILET PAPER HOLDER
UC	UNDERCUT
UL	UNDERWRITERS LABORATORIES
UNF	UNFINISHED
UTIL	UTILITY
U.S.P.	UNDER SEPERATE PERMIT
VB	VAPOR BARRIER
VNR	VENEER
VENT	VENTILATION
VERT	VERTICAL
WF	WALL FABRIC
WP	WATERPROOFING
WT	WEIGHT
W	WEST
WI	WIDTH, WIDE
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD
WB	WOOD BASE

GENERAL NOTES:

1. CONSTRUCTION SHALL FOLLOW "F.B.C. 7TH EDITION 2020" AS ADOPTED BY THE COUNTY AND AS APPLICABLE TO THE AREA IN WHICH THE BUILDING IS TO BE CONSTRUCTED WITH ALL APPLICABLE AMENDMENTS.

2. BUILDER SHOULD COORDINATE ALL THE WORK OF ALL THE TRADES.

3. BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL VERIFY ALL DIMENSIONS, CONDITIONS AT JOB SITE, PLANS, SPECIFICATIONS, ETC. PRIOR TO STARTING ANY WORK AND WITHIN SEVEN (7) CALENDAR DAYS OF BUILDER'S RECEIPT OF THESE PLANS SHALL NOTIFY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) OF ANY AND ALL DISCREPANCIES (WHETHER DISCREPANCIES ARE ERRORS OF COMMISSION OR OMISSION OR NOT). OTHERWISE THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERRORS, AND THE BUILDER, SUBCONTRACTOR, SUPPLIER, ETC. SHALL ASSUME FULL RESPONSIBILITY FOR ANY ERRORS AND CORRECT ERRORS AT THEIR OWN EXPENSE.

4. TO THE BEST OF MY KNOWLEDGE AND ABILITY THESE PLANS AS DRAWN AND NOTED, COMPLY WITH THE BUILDING ENVELOPE ENERGY REQUIREMENTS OF THE FLORIDA MODEL ENERGY CODE. CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE GOVERNING CODE IN ITS ENTIRELY AND BUILD IN ACCORDANCE WITH ALL PROVISIONS OF THIS CODE WHICH MAY BE SPECIFICALLY ADDRESSED ON THE PLANS AND NOTES.

5. SITE WORK: FILL UNDER ALL SLABS SHALL BE CLEAN SAND AND SHALL BE COMPACTED TO A MINIMUM OF 95% AND A MAXIMUM DENSITY AS PER ASTM D-1557. CONTRACTOR SHALL VERIFY UNDER COMPACTION. ALLOWABLE SOIL BEARING PRESSURE 2500 P.S.F. MIN. SEE GEOTECHNICAL ENGINEER RECOMENDATIONS.

6. WOOD: ALL STRUCTURAL LUMBER TO BE DOUGLAS FIR-LARCH NO.2 OR BETTER. ALL LUMBER IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. SHOP DRAWINGS AND DESIGN CALCULATIONS FOR ROOF TRUSSES BEARING THE SIGNATURE AND SEAL OF A FLORIDA REGISTERED ENGINEER SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.

7. DOORS AND WINDOWS: WINDOWS INDICATED WITH (E) MUST BE MANUFACTURED TO CONFORM WITH THE BUILDING CODE WITH RESPECT TO MINIMUM EMERGENCY EGRESS REQUIREMENTS. ALL SLIDING GLASS DOORS SHALL BE TEMPERED. ALL WINDOWS AND DOORS SHALL BE CAULKED AND WEATHER STRIPPED. WINDOW UNITS SHALL DISPLAY LABELS COMPLIANCE WITH FLORIDA STATE MODEL CODE SECTION 502.4. WINDOW AND DOOR MANUFACTURERS SHALL ALSO COORDINATE WITH BUILDER FIELD VERIFY ALL OPENING SIZES PRIOR TO FABRICATION.

8. THE AMES INTERNATIONAL ARCHITECTURE RESERVES, MAINTAINS AND RETAINS ITS COMMON LAW COPYRIGHT RIGHTS AND ANY OTHER RIGHTS (EXPRESSED AND/IMPLIED) IN THESE PLANS, DESIGNS, IDEAS, SPECIFICATIONS, ETC. THESE PLANS, IDEAS, DESIGNS, ETC. ARE NOT TO BE REPRODUCED, COPIED, DUPLICATED, ETC. IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE NOR ARE THEY TO BE LOANED OR ASSIGNED TO ANY PERSONS, FIRMS, ASSOCIATIONS, CORPORATIONS, ETC. WITHOUT FIRST OBTAINING A WRITTEN PERMISSION FROM THE AMES INTERNATIONAL ARCHITECTURE, IN EACH AND EVERY INSTANCE.

9. ANY CHANGES, REVISIONS, ALTERATIONS, ETC. REQUIRED TO THESE PLANS, DRAWINGS, SPECIFICATIONS, ETC. SHALL BE REQUESTED IN WRITING ONLY BY THE BUILDER OR BY THE OWNER TO THE AMES INTERNATIONAL ARCHITECTURE ANY CHANGES, REVISIONS, ALTERATIONS, DEVIATIONS, ETC. NOT MADE BY THE AMES INTERNATIONAL ARCHITECTURE (IN WRITING ONLY) WILL FULLY, UNCONDITIONALLY AND TOTALLY RELEASE THE AMES INTERNATIONAL ARCHITECTURE FROM ANY AND ALL RESPONSIBILITY, CLAIMS AGAINST THE AMES INTERNATIONAL ARCHITECTURE FOR CULPABILITY, ETC. FROM THE DATE SHOWN ON THE PLANS ORIGIN UNTIL THE END OF TIME.

10. BUILDER SHALL PROVIDE INSULATION AS PER ENERGY CALCULATIONS AND/OR PLAN SPECIFICATIONS.

11. ALL MATERIALS SHOWN OR CALLED FOR ON THESE DRAWINGS SHALL BE INSTALLED WITH MANUFACTURERS RECOMMEND AND SPECIFICATIONS.

12. APPROVED MANUF. SPECIFICATIONS SHALL TAKE PRECEDENCE OVER ANY DETAILS AND SPECIFICATIONS FOUND IN THESE PLANS. DEVIATIONS FROM THESE PLANS, SPECIFICATIONS AND NOTES MUST CONFORM TO LOCAL BUILDING CODE REQUIREMENTS. AND MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

13. NO ONE SHALL ASSUME ANY DIMENSION BY DIRECTLY SCALING CONSTRUCTION DOCUMENTS OR ANY REPRODUCTIONS AND SAME. IF ANY ADDITIONAL DIMENSIONS ARE REQUIRED BY CONTRACTOR AND/OR RESIDENT, CONTACT THE AMES INTERNATIONAL ARCHITECTURE FOR VERIFICATION. OTHERWISE, THE AMES INTERNATIONAL ARCHITECTURE WILL NOT ASSUME ANY RESPONSIBILITY FOR ANY ERROR NOR WILL THEY CORRECT ANY ERROR AT THEIR EXPENSE.

14. ALL WINDOWS USED AS EMERGENCY EGRESS OPENING TO COMPLY WITH "F.B.C. 7th EDITION 2020".
15. ALL SHOWER ENCLOSURES AND DOORS TO HAVE TEMPERED GLASS.
16. ALL SLIDING GLASS DOORS TO HAVE TEMPERED GLASS.
17. GLAZING CONTRACTOR SHALL INSTALL ALL GLASS IN ACCORDANCE WITH "F.B.C 7th EDITION 2020".
18. ALL EXTERIOR FIXED GLASS (EXCEPT AT WINDOWS) AND ALL INTERIOR FIXED GLASS SHALL HAVE TEMPERED GLASS.
19. ALL SHOWERS MUST BE EQUIPPED WITH ANTI-SCALE FAUCETS

SYMBOLS LEGEND

SECTION / DETAIL CROSS REFERENCE

ELEVATION HEIGHT MARK

+ 10' @ ARCH TOP
+ 9 @ SPRING PT.

9'/10' ARCH — ARCH DIMENSION PLAN CALL OUTS — 10' ARCH

MATERIALS LIST

STRUCTURAL CONC. COLUMN OR SHEER WALL

CONCRETE BLOCK

STRUCTURAL BEARING WALL

1HR FIRE-RATED PARTITION (AS PER S.F.B.C. 37-B #7B)

GYPSUM BOARD

CONCRETE, MORTAR, OR GROUT

PLYWOOD

FINISH WOOD

BRAB REVIEW SET (REV #1)

UMANSKY, DR. PABLO
185 OCEAN BLVD
GOLDEN BEACH
FLORIDA 33160

REVISIONS			
#	DESCRIPT	DATE	BY

Shane Ames - Architect

Ames
INTERNATIONAL ARCHITECTURE

DRAWN	A.T.
CHECKED	S.A.
DATE	07/15/2021
SCALE	1/4" = 1'-0"
JOB NO.	20 4992
SHEET	A-00

OF # SHEETS

COVER SHEET

Lic#: AA0002307 ARCH R#: AR0012001 ADDRESS: HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444 PHONE: (561)274 6444, FAX: (561)2746449.

COPYRIGHT © 20-2 AMES INTERNATIONAL ARCHITECTURE OWNERSHIP OF PLANS AND SPECIFICATIONS : PLANS, DESIGNS, DRAWINGS AND SPECIFICATIONS ARE THE INSTRUMENTS OF SERVICE AND ARE OWNED BY AMES INTERNATIONAL ARCHITECTURE AND THEY REMAIN THE SOLE AND EXCLUSIVE PROPERTY OF AMES INTERNATIONAL ARCHITECTURE AND MAY BE USED BY AMES INTERNATIONAL ARCHITECTURE FOR ANY PURPOSE WHATSOEVER. THE PLANS, DESIGNS, DRAWINGS AND SPECIFICATIONS ARE LOANED TO THE CLIENT FOR THE PURPOSE OF BUILDING THIS PROJECT ONLY. THE PLANS, DESIGNS, DRAWINGS AND SPECIFICATIONS SHALL NOT BE DUPLICATED BY THE CLIENT AND/OR HIS AGENTS IN WHOLE OR IN PART IN ANY MANNER. THESE DOCUMENTS SHALL NOT BE SUBMITTED BY THE CLIENT AND/OR HIS AGENTS TO ANY THIRD PARTY FOR EXAMINATION AND/OR FOR THE PURPOSE AND INTENT OF COPYING AND/OR BUILDING THIS PARTICULAR PROJECT WITHOUT THE EXPRESS WRITTEN CONSENT OF AMES INTERNATIONAL ARCHITECTURE. THESE DOCUMENTS SHALL ONLY BE USED BY THE CLIENT AND/OR HIS AGENTS FOR THE BUILDING OF THIS PROJECT. COPYRIGHT INFRINGEMENTS : AMES INTERNATIONAL ARCHITECTURE WILL PROSECUTE ALL COPYRIGHT INFRINGEMENTS INVOLVING AMES INTERNATIONAL ARCHITECTURES PLANS, DESIGNS, DRAWINGS AND SPECIFICATIONS.

3D VIEWS

BRAB REVIEW SET (REV #1)

DRAWN	A.T.
CHECKED	S.A.
DATE	07/15/2021
SCALE	
JOB NO.	20 4992
SHEET	A-01
OF # SHEETS	

Ames INTERNATIONAL ARCHITECTURE

Shane Ames - Architect

REVISIONS

#	DESCRIPT	DATE	BY

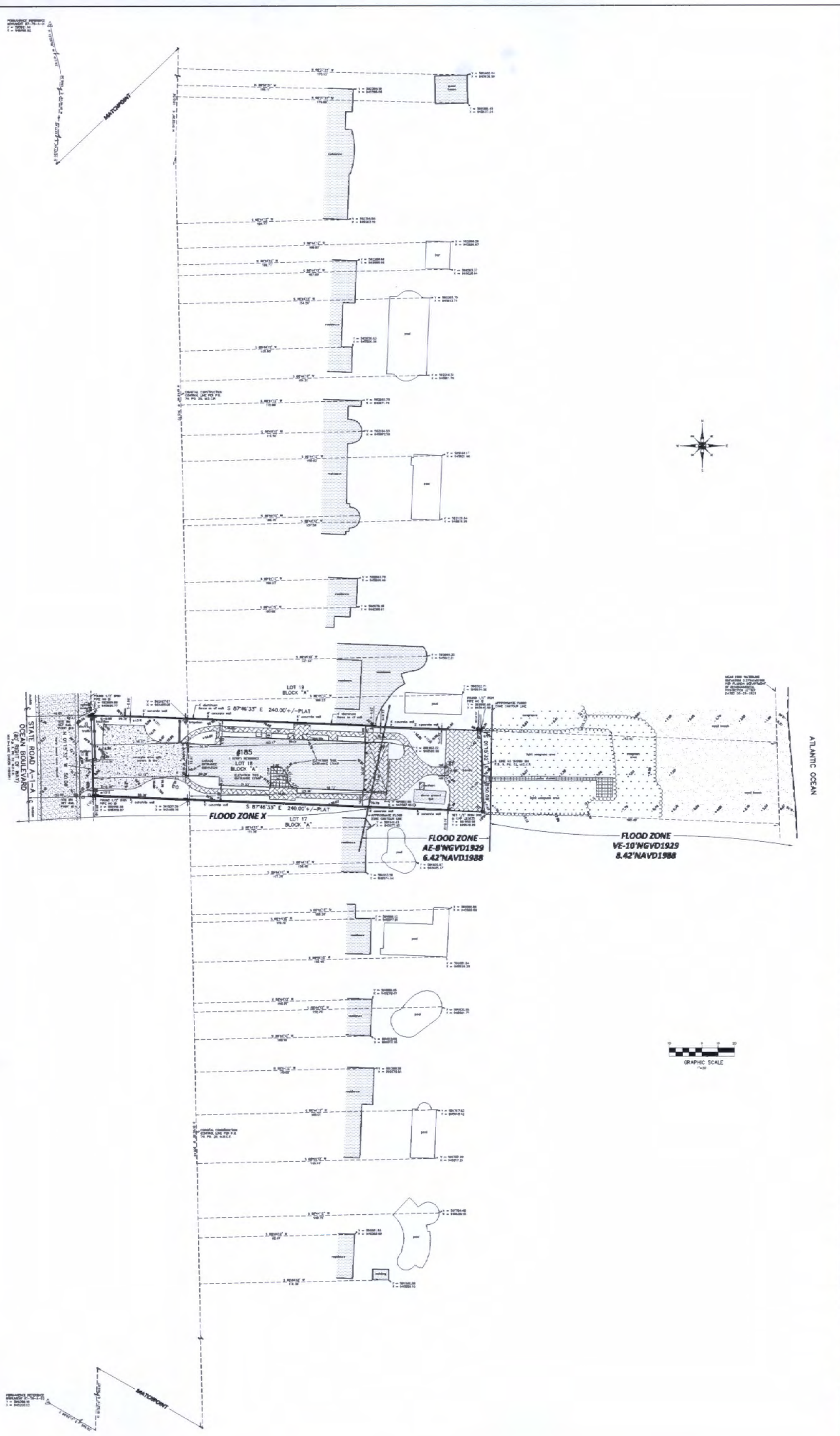
UMANSKY, DR. PABLO

185 OCEAN BLVD
GOLDEN BEACH
FLORIDA 33160

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
AUG 10 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

Lic# : AA0002307 ARCH.R.# : AR0012001 ADDRESS : HISTORIC DEL-IDA PARK, PROFESSIONAL DISTRICT, 203 DIXIE BOULEVARD, DELRAY BEACH, FLORIDA, 33444. PHONE : (561)274 6444, FAX : (561)2746449



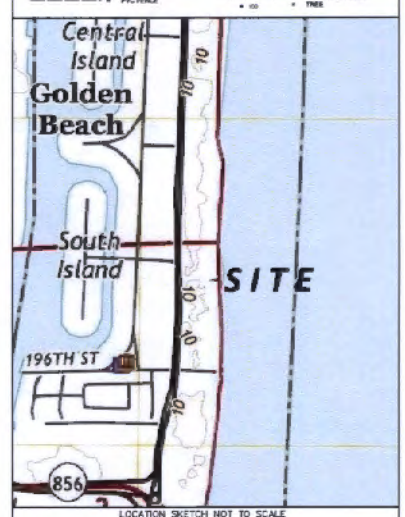
ACCURATE LAND SURVEYORS, INC.
L.B. #3635

BOUNDARY & TOPOGRAPHIC SURVEY

SYMBOLS & LEGEND OF ABBREVIATIONS:

R/W	= RIGHT OF WAY	+7.0'	=	ELEVATIONS BASED ON N.A.V.D.	
N	= NORTH	(ENC)	=	APPARENT ENCROACHMENT	
S	= SOUTH	P.B.C.R.	=	PALM BEACH COUNTY RECORDS	
E	= EAST	M.D.C.R.	=	MIAMI-DADE COUNTY RECORDS	
W	= WEST	P.O.C.	=	POINT OF COMMENCEMENT	
D.B.	= DEED BOOK	P.O.B.	=	POINT OF BEGINNING	
ENCH	= ENCROACH	CHATT.	=	CHATTAHOOCHEE	
F.F.	= FINISHED FLOOR	F.P.L.	=	FLORIDA POWER & LIGHT	
GAR.	= GARAGE	B.C.R.	=	BROWARD COUNTY RECORDS	
CL	= CONTOURLINE	O.R.B.	=	OFFICIAL RECORDS BOOK	
MH	= MANHOLE	F.D.O.T.	=	FLORIDA DEPARTMENT OF TRANSPORTATION	
(M)	= MEASURED	D.E.P.	=	DEPARTMENT OF ENVIRONMENTAL PROTECTION	
P.B.	= PLAT BOOK	D.N.R.	=	DEPARTMENT OF NATURAL RESOURCES	
A/C	= AIR CONDITIONER	P.R.M.	=	PERMANENT REFERENCE MONUMENT	
P	= PLAT	N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM	

VALVE, MANHOLE, BASIN, WELL, WATER METER, WINTERING WELL, PROPERTY CORNER, UTILITY BOX, HYDRANT, UTILITY POLE, VAULT, LIGHT, BOLLARD, AIR CONDITIONER, CHAIN LINK FENCE, WOOD FENCE, METAL FENCE, PVC FENCE, PARKING STRIPE, OVERHEAD UTILITY LINES, 8' CONCRETE WALL, COVERED AREA, CONCRETE, BRICK PAVERS, TILE, ASPHALT, CONCRETE FENCE, TREE



LOCATION SKETCH NOT TO SCALE

FLORIDA DEPARTMENT OF
Environmental Protection

Tidal Water Survey Procedural Approval

TREE NUMBER	DIAMETER IN FEET AT BREAST HEIGHT	COMMON NAME
298	1.0	PALM
299	1.0	PALM
305	1.0	PALM
306	0.6	TREE
307	1.0	PALM
308	1.0	PALM
309	1.0	PALM
310		BUSH RRER
311	0.4	PALM
312	1.0	PALM
313	1.0	PALM

TREE TABLE

FOLIO # 19-1235-003-0150
LOCATED IN SECTION 2, TOWNSHIP 52 SOUTH, RANGE 42 EAST

STREET ADDRESS:
185 Ocean Boulevard
Golden Beach, Florida 33160

LEGAL DESCRIPTION:
Lot 18 Block "A", SECTION "C" OF GOLDEN BEACH, according to the Plat thereof, as recorded in Plat Book 9, Page 52, of the Public Records of Miami-Dade County, Florida.

NOTES:
1. Unless otherwise noted field measurements are in agreement with record measurements.
2. Bearings shown hereon are based on a grid bearing of North 02°35'32" West along the East right of way line of Ocean Boulevard as per the North American Datum of 1983, 1990 adjustment.
3. Coordinates shown hereon are based on the North American Datum of 1983, 1990 adjustment.
4. The lands shown hereon were not abstracted for ownership, rights of way, easements, or other matters of records by Accurate Land Surveyors, Inc.
5. Any coordinate transformations performed in this project was done using Carpscom 6.0.3 obtained from the U.S. ARmy Corps of Engineers.
6. Ownership of fences and walls if any are not determined.
7. This survey is the property of Accurate Land Surveyors, Inc. and shall not be used or reproduced in whole or in part without written authorization.
8. Any and all underground features such as foundations, utility lines, Ect. were not located on this survey. This is an above ground survey only.
9. The flood zone information shown hereon is for the dwellable structure only unless otherwise indicated.
10. The location of overhead utility lines are approximate in nature due to their proximity above ground. size, type and quantity must be verified prior to design or construction.
11. Accuracy statement: This survey meets or exceeds the horizontal accuracy for SUBURBAN LINEAR : 1 FOOT IN 7,500 FEET.
12. Tree note: Surveyors responsibility is to show size & location of all trees, common and scientific name to be verified by certified arborist.

FLOOD INFORMATION:
Community name and number: Town of Golden Beach 120042
Map and panel number: 12086C0153L
Panel date: 09-11-2009
Index date: 09-11-2009
Flood zone: "See Sketch"
Base flood elevation: "See Sketch"

BENCHMARK INFORMATION:
Miami-Dade County Benchmark F-314-R
Elevation = 2.87'NAVD1988

Miami-Dade County Benchmark E-201
Elevation = 4.70'NAVD1988

ORIGINAL DATE OF FIELD SURVEY: 03-22-2021	DRAWN BY: MLW
FIELD BOOK: ALS-SU-21-0558	CHECKED BY: MLW

REVISIONS & SURVEY UPDATES	DATE OF SURVEY & REVISIONS	BY
LOCATE ADJACENT BUILDINGS EASTERLY EDGE 21-1259	05-21-2021	MLW

CERTIFY TO:
Pablo I. Ymaraity

SEAL
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

CERTIFICATION:
This is to certify that this above graued sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the current Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.

ROBERT L. THOMPSON (PRESIDENT) 05-25-2021
PROFESSIONAL SURVEYOR AND MAPPER No.3889 - STATE OF FLORIDA

SHEET 1 OF 1 | SCALE 1"=20' | SKETCH NUMBER SU-21-0558

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

AUG 10 2021

APPROVED_____
DISAPPROVED_____
VARIANCE REQ:_____

EROSION ANS SEDIMENT CONTROL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SILT FROM SITE IF NOT REUSABLE ON-SITE AND ASSURING PLAN ALIGNMENT AND GRADE IN ALL DITCHES AND SWALES AT COMPLETION OF CONSTRUCTION.

2. THE SITE CONTRACTOR IS RESPONSIBLE FOR REMOVING THE TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES AFTER COMPLETION OF CONSTRUCTION AND ONLY WHEN AREAS HAVE BEEN STABILIZED.

3. ADDITIONAL PROTECTION - ON-SITE PROTECTION MUST BE PROVIDED THAT WILL NOT PERMIT SILT TO LEAVE THE PROJECT CONFINES DO TO UNFORSEEN CONDITIONS OR ACCIDENTS.

4. CONIRACTOR SHALL INSURE THAT ALL DRAINAGE STRUCTURES, PIPES, ETC. ARE CLEANED OUT AND WORKING PROPERLY AT TIME OF ACCEPTANCE.

5. WIRE MESH SHALL BE LAID OVER THE TOP DROP INLET SO THAT THE WIRE EXTENDS A MINIMUM OF 1 FOOT BEYOND EACH SIDE OF THE INLET STRUCTURE. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2-INCH OPENING SHALL BE USED. IF MORE THAN ONE STRIP OF MESH IS NECESSARY, THE STRIPS SHALL BE OVERLAPPED.

6. FDOT NO. 1 COARSE AREGATE SHALL BE PLACED OVE THE WIRE AS INDICATED ON DETAIL. THE DEPTH OF STONE SHALL BE AT LEASE 12 INCHES OVER THE ENTIRE INLET OPENING. THE STONE SHALL EXTEND BEYOND THE INLET OPENING 18 INCHES ON ALL SIDES.

7. IF THE STONE FILTER BECOMES CLOGGED WITH SEDIMENT SO THAT IT NO LONGER ADEQUATELY PERFORMS ITS FUNCTION, THE STONE MUST BE PULLED AWAY FROM THE INLET, CLEANED AND REPLACED.

8. BALE SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE RATHER THAN OVER AND UNDER THE BALES.

9. BALE SHALL BE PLACED LENGTHWISE IN SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.

10. THE FILTER BARRIER SHALL BE ENTERENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET AND WIDTH OF A BALE TO A MINIMUM DEPTH OF FOUR INCHES. AFTER THE BALES ARE STACKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE FILTER BARRIER.

11. EACH BALE SHALL BE SECURELY ANCHORED AND HEAL IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.

12. LOOSE STRAW SHOULD BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES

13. HAYBALE BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL.

14. CLOSE A TTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED BALES, END RUNS AND UNDERCUTTING BENEATH BALES.

15. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BALES SHALL BE ACCOMPLISHED PROMPTLY.

16. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.

17. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE HAYBALE BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFROM TO THE EXISTING GRADE, PREPARED AND SEEDED.

18. SILT FENCES AND FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEASE DAILY DURING PROLONGED RAINFALL. ANY Required REPAIRS SHALL BE MADE IMMEDIATELY.

19. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY.

20. THE STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN AND REPAIRS MADE AS NEEDED.

21. SEDIMENT SHALL BE REMOVED AND THE TRAP RESTORED TO ITS ORIGINAL DIMENSIONS WHEN THE SEDIMENT HAS ACCUMULATED TO ONE-HALF THE DESIGN DEPTH OF THE TRAP. REMOVED SEDIMENT SHALL BE DEPOSITED IN A SUITABLE AREA AND IN SUCH A MANNER THAT IT WILL NOT ERODE.

22. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE BEST EROSION AND SEDIMENT CONTROL PRACTICES AS OUTLINED IN THE PLANS, SPECIFICATIONS AND APPLICABLE WATER MANAGEMENT DISTRICT PERMIT(S) FOR THIS PROJECT.

23. FOR ADDITIONAL INFORMATION ON SEDIMENT AND EROSION CONTROL REFER TO "THE FLORIDA DEVELOPMENT MANUAL - A GUIDE TO SOUND LAND AND WA TER MANAGAEMENT" FROM THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION (FDER), CHAPTER 6.

24. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE PLACED ADJACENT TO ALL WETLAND AREAS WHERE THERE IS POTENTIAL FOR DOWNSTREAM

25. ALL DISTURBED AREAS SHALL BE GRASSED, FERTILIZED, MULCHED AND MAINTAINED UNTIL A PERMAMENT VEGETATIVE COVER IS ESTABLISHED.

26. SOD SHALL BE PLACED IN AREAS WHICH MAY REQUIRE IMMEDIATE EROSION PROTECTION TO ENSURE WATER QUALITY STANDARDS ARE MAINTAINED.

27. ANY DISCHARGE FROM DEWATERING ACTIVITY SHALL BE FILTERED AND CONVEYED TO THE OUTFALL IN A MANNER WHICH PREVENTS EROSION AND TRANSPORTATION OF SUSPENDED SOLIDS TO THE RECEIVING OUTFALL.

28. DEWATERING PUMPS SHALL NOT EXCEED THE CAPACITY OF THAT WHICH REQUIRES A CONSUMPTIVE USE PERMIT FROM THE APPLICABLE WATER MANAGEMENT DISTRICT.

29. ALL DISTURBED AREAS TO BE STABILIZED THROUGH COMPACTION, SILT SCREENS, HAYBALES AND GRASSING. ALL FILL SLOPES 3:1 OR STEEPER TO RECEIVE STAKED SOLID SOD.

30. ALL DEWATERING, EROSION, AND SEDIMENT CONTROL TO REMAIN IN PLACE AFTER COMPLETION OF CONSTRUCTION AND BE REMOVED WHEN AREAS HAVE BEEN STABILIZED.

31. THIS PLAN INDICATES THE MINIMUM EROSION AND SEDIMENT CONTROL MEASURES REQUIRED FOR THIS PROJECT THE CONTRACTOR IS RESPONSIBLE FOR MEETING ALL APPLICABLE RULES, REGULATIONS AND WATER QUALITY GUIDELINES AND MAY NEED TO INSTALL ADDITIONAL CONTROLS.

32. ALL EXCAVATIONS AND EARTHWORK SHALL BE DONE IN A MANNER TO MINIMIZE WATER TURBIDITY AND POLLUTION. DISCHARGE SHALL BE CONTROLLED AND REROUTED THROUGH HAY FILTERS, SILTATION DIAPERS AND SUMPS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREVENTION, CORRECTION, CONTROL AND ABATEMENT OF EROSION AND WATER POLLUTION IN ACCORDANCE WITH CHAPTER 62-302, FLORIDA ADMINISTRATIVE CODE.

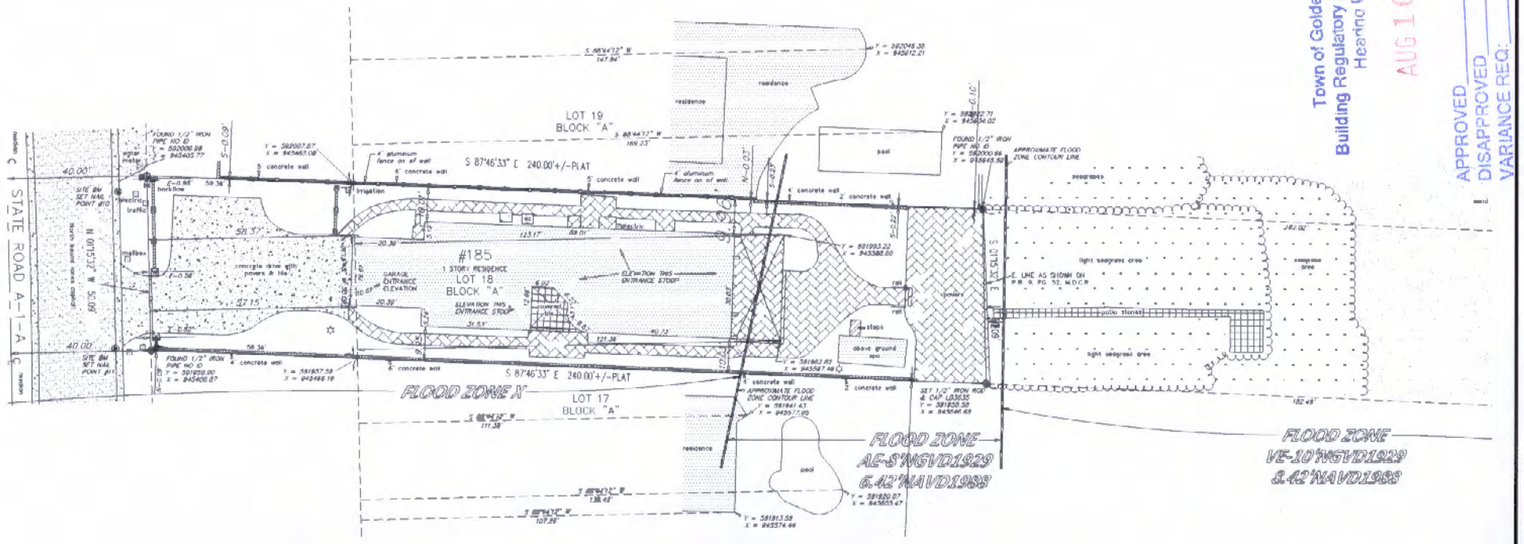
33. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ANY SEDIMENT THAT LEAVES THE SITE AND CHANGES OF ANY DOWNSTREAM CONDITIONS BY RAISING CHANNEL BOTTOMS AND/OR CLOGGING OUTFALL CULVERTS.

34. THE CONTRACTOR SHALL PAY FOR ANY WATER QUALITY CONTROL VIOLATIONS FROM ANY AGENCY THAT RESULTS IN FINES BEING ASSESSED TO THE OWNER BECAUSE OF THE CONTRACTOR'S FAILURE TO ELIMINATE TURBID RUNOFF FROM LEAVING THE SITE AND RAISING BACKGROUND LEVELS ABOVE EXISTING BACKGROUND LEVEL.

35. A MINIMUM OF ONE OF THE EROSION CONTROL MEASURE OPTIONS SHOWN FOR ALL DROP INLETS WILL BE USED BY THE CONTRACTOR.

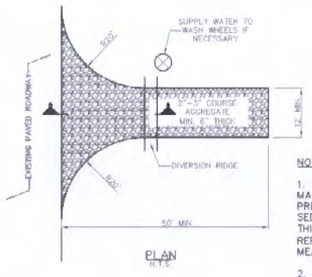
36. FLOATING TURBIDITY BARRIERS WILL BE PLACED AT ALL OUTFALL LOCATIONS. IF SEAGRASSES ARE PRESENT BARRIERS WILL NOT BE PLACED OVER THEM. THE FLOATING TURBIDITY BARRIERS SHALL BE INSTALLED IN A MANNER TO PREVENT MANATEE ENTANGLEMENT.

37. SILT FENCES OR BALES WILL BE USED ALONG BOTH SIDES OF LIMITS OF CONSTRUCTION TO MINIMIZE OFFSITE SILTATION MITIGATION.



STORM WATER POLLUTION PREVENTION PLAN

SCAL: 1" = 20'



NOTES:

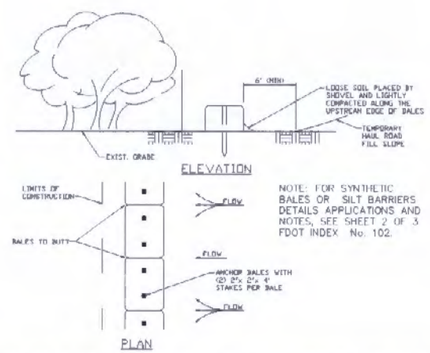
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE

N.T.S.



NOTE: FOR SYNTHETIC BALES OR SILT BARRIERS DETAILS APPLICATIONS AND NOTES, SEE SHEET 2 OF 3 FDOT INDEX No. 102.

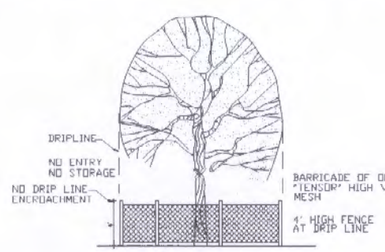
BALED HAY OR STRAW SILT BARRIERS DETAILS

N.T.S.

NOTE: INSTALL FILTER FABRIC UNDER ALL GRATES TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM ENTERING THE SYSTEM.

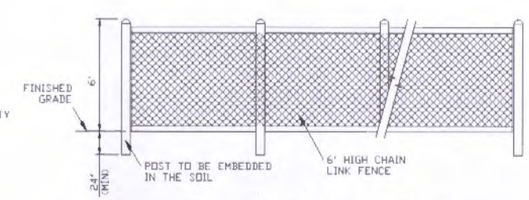
INLET PROTECTION

N.T.S.



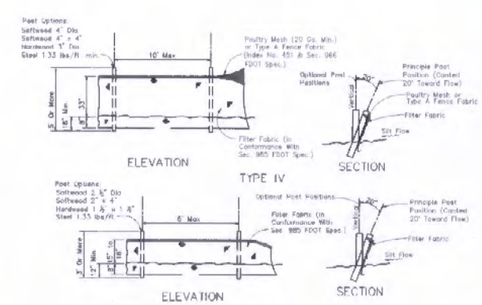
TREE PRESERVATION
BARRICADE FENCING DETAIL

N.T.S.



CONSTRUCTION FENCE DETAIL

N.T.S.



NOTE: FOR SILT FENCE APPLICATIONS AND NOTES, SEE SHEET 3 OF 3 FDOT INDEX No. 102.

SILT FENCE DETAIL

N.T.S.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
AUG 10 2021
APPROVED
DISAPPROVED
VARIANCE REQ.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5905 FAX: (954) 434 -5904
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

UMANSKY RESIDENCE
185 S OCEAN BOULEVARD
GOLDEN BEACH, FL 33160

REVISIONS		
No.	DATE	DESCRIPTION

GEA PROJECT NO. : 21061
DATE : 05-28-2021
SCALE : AS SHOWN
DESIGNED BY : R.B.J.
DRAWN BY : L.B.
CHECKED BY : R.B.J
APPROVED BY : R.B.J

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

C1 OF 3

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

LEGAL DESCRIPTION

LOT 18, BLOCK "A", SECTION "C" OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PLAT BOOK 9, PAGE 52, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

GENERAL NOTES:

1. SURVEY DATA IS BASED ON INFORMATION PROVIDED BY BASELINE ENGINEERING & LAND SURVEYING, INC.
2. THE ELEVATIONS ARE PROVIDED IN THE NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929)
3. FLOOD ZONE AE, BASE FLOOD EL. = 7', MAP DATE 09/11/09; MAP NUMBER 12086 0153L.
4. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL GIVE TIMELY NOTIFICATION TO ALL UTILITY COMPANIES WITH FACILITIES IN THE AREA.
5. THE LOCATION OF EXISTING FACILITIES WERE PLOTTED FROM AVAILABLE RECORDS. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO SAFEGUARD ALL EXISTING STRUCTURES, UTILITIES, AND SURVEY MAKERS.
7. ALL SIDEWALKS AND PATIOS SHALL BE SLOPED AWAY FROM HOUSE.
8. MAXIMUN GRASS SLOPES SHALL NOT EXCEED 4:1.
9. CONTRACTOR SHALL COORDINATE GRADING PLAN WITH LANDSCAPE PLAN.

SPECIFIC NOTES:

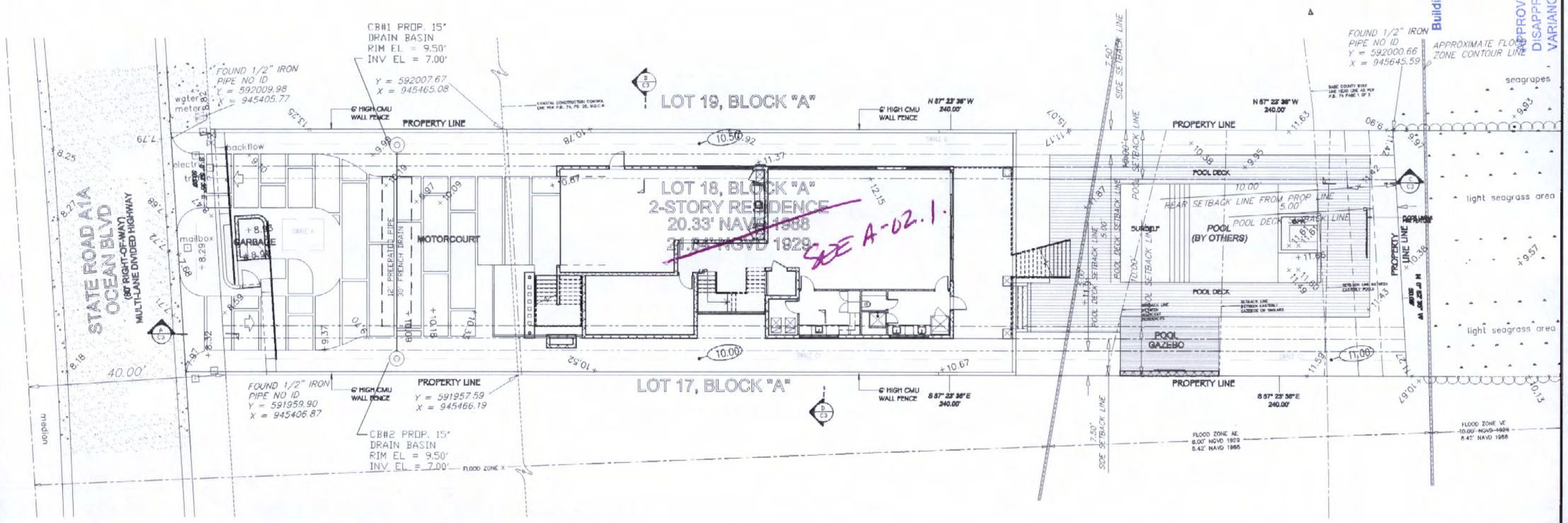
1. PROVIDE FILTER FABRIC OR OTHER METHOD OF SEDIMENT PROTECTION FOR ANY EXISTING CATCH BASIN/INLET WITHIN 100 FEET OF THE PROPERTY. ANY SEDIMENT THAT IS TRACKED ONTO THE ROAD MUST BE SWEPT UP IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED BY WASHING/FLUSHING WITH WATER AT THE RIGHT OF WAY.
2. AT ALL TIMES DURING CONSTRUCTION, ALL STORMWATER MUST REMAIN ONSITE. NO DISCHARGE IS ALLOWED INTO THE PUBLIC RIGHT OF WAY.
3. CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES IN ORDER TO PROVIDED STORMWATER, EROSION AND SEDIMENTATION CONTROL FOR THE SITE AND ESPECIALLY BEYOND THE LIMITS OF EXCAVATION.
4. A 5" CHANNEL DRAIN SHALL BE INSTALLED ACROSS THE WIDTH OF THE POOL DECK AND SHALL BE BY FERNCO OR EQUAL.
5. THE CHANNEL DRAIN SHALL DISCHARGE THROUGH A 6 INCH POLY PIPE INTO A DRY WELL/ EXFILTRATION TRENCH SYSTEM.
6. INSTALL DRAINAGE SYSTEMS AND SWALES AS PER DETAILS.
7. ADJUST EXISTING UTILITIES AS MAYBE REQUIRED TO MEET THE NEW GRADES.

SITE CALCULATIONS:

BUILDING FOOTPRINT	3,108 SQ FT	25.90 %
POOL/DECK/GAZEBO	2,540 SQ FT	36.72 %
MOTOR COURT/GARBAGE AREA	1,946 SQ FT	63.28 %
TOTAL AREA	12,000 SQ FT	100.00 %
TOTAL PERVIOUS AREA	4,406 SQ FT	36.72 %
TOTAL IMPERVIOUS AREA	7,594 SQ FT	63.28 %

LEGEND

- +10.78 EXISTING ELEVATION (NGVD)
- (W) EX. WATER METER
- CO PROP. CLEAN OUT
- PROPERTY LINE
- 5.00' PROP. SITE GRADE (NGVD)
- PROP. SWALE
- PROP. CATCH BASIN



CIVIL PLAN
SCALE: 1"= 10'

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
AUG 10 2021
APPROVED
DISAPPROVED
VARIANCE REQ.

GATOR ENGINEERING ASSOCIATES, INC.
11390 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5805 FAX: (954) 434-5804
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO. 38592

UMANSKY RESIDENCE
185 S OCEAN BOULEVARD
GOLDEN BEACH, FL 33160

REVISIONS

NO.	DATE	DESCRIPTION

GEA PROJECT NO. : 21061
DATE : 05-28-2021
SCALE : AS SHOWN
DESIGNED BY : R.B.J.
DRAWN BY : L.B.
CHECKED BY : R.B.J.
APPROVED BY : R.B.J.

SHEET TITLE

CIVIL PLAN

C2 OF 3

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

STORAGE CALCULATIONS:

SEE THE DRAINAGE COMPUTATIONS FOR THE VOLUME OF RUNOFF TO BE CONTAINED ON SITE. V = 4,360 CF

SWALE A = (53.67 SF X 0.5')+(29.58' X 2'/2 X 0.50'= 41.63 CF
SWALE B = (230' X 4.33'/2 X 0.50') = 248.97 CF
SWALE C1 = (178.04' X 4.33'/2 X 0.5) = 179.11 CF
SWALE C2 = (33.12' X 4.33'/2 X 0.5) = 35.85 CF

TOTAL SWALES = 505.56 CF

EXFILTRATION TRENCH:
BALANCE OF VOLUME REQUIRED: 3854.44 CF/(43,560 AC/FT X 12 IN/FT) = 1/06-IN

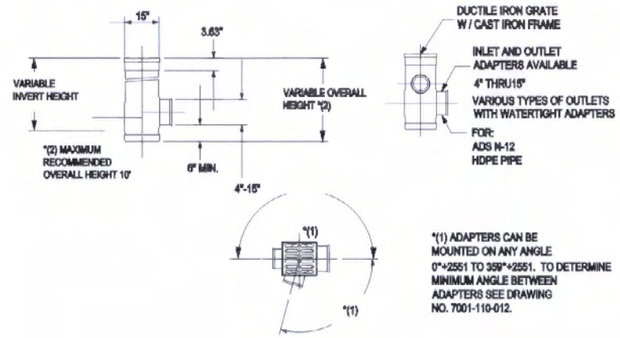
COMPUTATION OF TRENCH VOLUME

L = V/(K(H2W + 2H2DU - DU2 + 2H2DS) + (1.39 X 10-4X(WDU))
(WHEN DS<DU)
L = LENGTH OF TRENCH REQUIRED (FEET)
V = VOLUME TO BE EXFILTRATED (AC-IN)
W = TRENCH WIDTH (FEET)
K = HYDRAULIC CONDUCTIVITY (CFS/FT2- FT. HEAD)
H2 = DEPTH TO WATER TABLE (FEET)
DU = NON-SATURATED TRENCH DEPTH (FEET)
DS = SATURATED TRENCH DEPTH (FEET)
V = 1.06 AC-IN
W = 10.00 FT
K = 2.00 X 10-4 (ASSUMED)
H2 = 7.50 FT
DU = 6.50 FT
DS = 0.00 FT

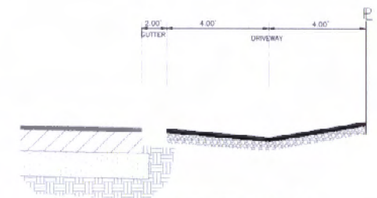
L = 1.06/(2.00 X 10-4 ((7.50X10.00) + 2(7.50X6.50) + (6.50X6.50) + 2(7.50X0.00))
+ 1.39X10-4(10.00X6.50) =

L = 30.21 LF; 30.54 LF USED (3,889.55 CF)

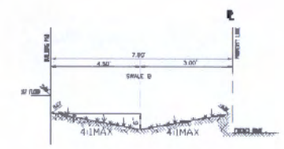
TOTAL VOLUME PROVIDED = 4,395.11 CF > 4,360 CF (REQUIRED)



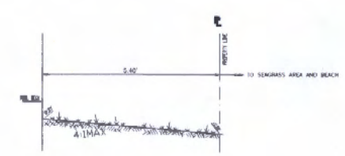
15" DRAIN BASIN
N.T.S.



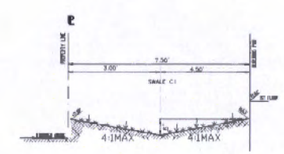
SECTION A-A
NTS



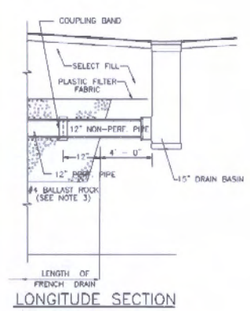
SECTION B-B
NTS



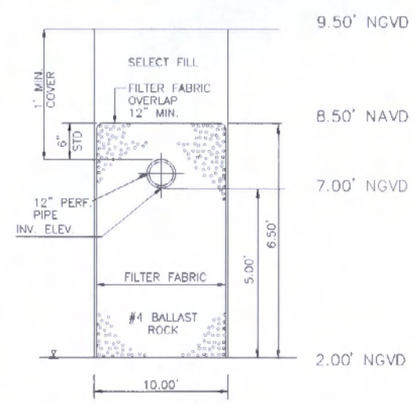
SECTION C-C
NTS



SECTION D-D
NTS



LONGITUDE SECTION



TRANSVERSE SECTION

NOTES:

1. PLASTIC FILTER FABRIC PER F.D.O.T. STD. INDEX # 285 SHALL BE USED AT EACH SIDE AND ON TOP, AND AT EACH END OF FRENCH DRAIN TRENCH.

2. THE DEPTH OF THE EXFILTRATION TRENCH SHALL BE 6.50 FEET.

3. AFTER THE BALLAST ROCK HAS BEEN PLACED TO THE PROPER ELEVATION IT SHALL BE CAREFULLY VIBRATED OR COMPACTED IN ORDER TO ALLOW FOR INITIAL SETTLEMENT THAT MAY OCCUR. IF IT DOES TAKE PLACE, ADDITIONAL BALLAST ROCK WILL BE ADDED TO RESTORE THE BALLAST ROCK TO THE PROPER ELEVATION SO THAT THE EXFILTRATION TRENCH CAN BE COMPLETED IN ACCORDANCE WITH THE DETAIL.

EXFILTRATION TRENCH DETAIL
N.T.S.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
AUG 10 2021

APPROVED
DISAPPROVED
VARIANCE REQ.

GATOR ENGINEERING ASSOCIATES, INC.
11380 TEMPLE STREET
COOPER CITY, FL 33330
TEL: (954) 434-5605 FAX: (954) 434-5604
CERTIFICATE OF AUTHORIZATION NUMBER 30230

SEAL

DATE:
REGINA BOBO-JACKSON, P.E.
FL P.E. NO.: 38550

UMANSKY RESIDENCE
185 S OCEAN BOULEVARD
GOLDEN BEACH, FL 33160

REVISIONS

#	DATE	DESCRIPTION

GEA PROJECT NO. : 21061
DATE : 05-28-2021
SCALE : AS SHOWN
DESIGNED BY : R.B.J.
DRAWN BY : L.B.
CHECKED BY : R.B.J.
APPROVED BY : R.B.J.

SHEET TITLE

SWALE SECTIONS & DETAILS

C3 OF 3

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT
PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT