

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 2778.21

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING A VARIANCE REQUEST FOR THE PROPERTY LOCATED AT 125 OCEAN BLVD, GOLDEN BEACH, FLORIDA 33160. TO PERMIT THE FIRST FLOOR FINISHED ELEVATION TO BE AT 23.6' NGVD, WITH A BUILDING HEIGHT NOT TO EXCEED 50.6' NGVD, INSTEAD OF THE STARTING ELEVATION OF 20'.2" AS STIPULATED IN THE CODE.

WHEREAS, the applicants, David and Lorena Rodriguez, ("the applicant"), filed a Petition for Variances/exceptions, from Section 66-69.1 – Zone One (Ocean Front Properties) – (d) Building Height – (1) Main Residence. d. 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' NGVD). The 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, and;

WHEREAS, the applicant's request is to allow the first floor finished elevation of the main house to be at 23.6' NGVD with a building height not to exceed 50.6' NGVD, and;

WHEREAS, these variances and exceptions are for the property at 125 Ocean Boulevard, Golden Beach, FL. 33160 (GB Section C, Lot 6 & S ½ of Lot 7, Block A, as recorded in PB 9-52, of the Public Records of Miami-Dade County, (Folio No. 19-1235-003-0040 (the "Property") and,

WHEREAS, the Town's Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended approval of the

first floor finished elevation to be at 23.6' NGVD with a building height not to exceed 50.6' for approval by the Town Council; and,

WHEREAS, a public hearing of the Town Council was advertised and held, as required by law, and all interested parties were given an opportunity to be heard; and

WHEREAS, the Town Council having considered the evidence presented, finds that the Petition of Variance meets the criteria of the applicable codes and ordinances to the extent the application is granted herein.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF GOLDEN BEACH, FLORIDA, AS FOLLOWS:

Section 1. Recitals Adopted. Each of the above stated recitals are hereby adopted and confirmed.

Section 2. Approval. The Petition for Variance to permit the requested variances/exception is hereby granted.

Section 3. Conditions. The Petition for Exception/Variance as granted is subject to the following conditions:

(1) Applicant shall record a certified copy of this Resolution in the public records of Miami-Dade County; and the construction shall be completed substantially in accordance with those certain plan pages A-000-A-004, A-100. through A-100.2, A-101 through A-102, A-200 through A201, A-300 through A-301, entitled SDH_Studio Architecture + Design, undated, and the Sketch of Boundary Survey, prepared by John Ibarra & Associates, Surveyors, dated 2/2/2021 for the property located at 125 Ocean Boulevard, Golden Beach, FL. 33160

Section 4. Implementation. That the Building and Zoning Director is hereby directed to make the necessary notations upon the maps and records of the

Town of Golden Beach Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this Resolution. A copy of this Resolution shall be attached to the building permit application documents.

Section 5. Effective Date. This Resolution shall be effective immediately upon adoption.

Sponsored by Administration.

The Motion to adopt the foregoing Resolution was offered by Vice Mayor Lusskin, seconded by Councilmember Mendal and on roll call the following vote ensued:

Mayor Glenn Singer	<u>Aye</u>
Vice Mayor Judy Lusskin	<u>Aye</u>
Councilmember Kenneth Bernstein	<u>Aye</u>
Councilmember Jaime Mendal	<u>Aye</u>
Councilmember Bernard Einstein	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach, Florida, this 19th day October, 2021.

ATTEST:



LISSETTE PEREZ
TOWN CLERK



MAYOR GLENN SINGER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



STEPHEN J. HELFMAN
TOWN ATTORNEY



TOWN OF GOLDEN BEACH

One Golden Beach Drive
Golden Beach, FL 33160

MEMORANDUM

Date: October 19, 2021

To: Honorable Mayor Glenn Singer &
Town Council Members

From: Alexander Diaz, 
Town Manager

Subject: **Resolution No. 2778.21 – Variance Request for 125 Ocean Blvd,
Golden Beach, FL 33160 (1st Floor Finished Elevation and Bldg.
Height – Zone One)**

Item Number:

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Recommendation:

It is recommended that the Town Council allow the applicant the opportunity to seek approval of the variance request presented in Resolution No. 2778.21.

Background and History:

Variance request from Town Code 66-69.1 - Zone One; (d) (1) (a) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(a). Primary residential structures built on lots with a street Frontage at least 50 feet in width but less than 100 feet in width shall not exceed 27.5 feet in height.

(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.

The applicant's request is to allow the lowest habitable floor living area to start at 23.6' NGVD with a building height not to exceed 50' 10" NGVD (shown on A300).

The Building Regulation Advisory Board met September 14, 2021 and recommended approval of the variance request, the motion passed 3 – 0.

Attachments:

- Resolution
- Michael Miller Planning Critique
- Notice of Hearing
- Building Regulation Advisory Board Application
- Copy of resident notification listing
- Summary minutes

Financial Impact: None

**TOWN OF GOLDEN BEACH
COMMUNITY DEVELOPMENT
MEMORANDUM**

To: Building Regulatory Advisory Board
Town of Golden Beach

From: Michael J. Miller, AICP 
Consultant Town Planner

Date: August 20th, 2021

Subject: Zoning Variance Application
Elevation of Lowest Habitable Floor
125 Ocean Boulevard
Lot 6 & South ½ of Lot 7 in Block A
MMPA Project No.04-0101-0528

ISSUE

The landowners / applicant, Daniel & Lorena Rodriguez, represented by architect Stephanie De Halfen at SDH Studio, has filed applications with the Town for approval of a new single-family home on a full-sized oceanfront lot (75-foot width). The applications include (1) a BRAB Site Development Plan as well as (2) a request for one variance from the Town Code in order to construct a proposed new single-family residence.

Following is the applicant's current variance request:

- Variance from Section 66-69.1(d)(1)(c) to allow the lowest habitable floor to be constructed at an elevation of 23.6' NGVD vs. 20.2' NGVD which is the maximum permitted by Code.

ANALYSIS

As per the Town's request MMPA has completed our review of the above referenced variance application and provide the following comments for consideration:

Variance from Section 66-69.1(d)(1)(c) to allow the lowest habitable floor (not grade level) to be at an elevation of 23.6' NGVD vs. 20.2' NGVD which is the maximum permitted by Code.

The applicant is requesting a variance to raise the lowest habitable floor slab elevation to a height of 23.6' NGVD versus the 20.2' height limit set forth in the Code (max. 2.0' above the lowest structural member @ 18.2' NGVD east of the CCCL). The applicant argues that due to the low elevation of the adjoining street (Ocean Blvd.) there is inadequate height for the ground level uses.

**Town of Golden Beach
125 Ocean Blvd. – Variance Request
Elevation of Lowest Habitable Floor
August 20th, 2021
Page 2**

The Town's adjoining street elevation zoning criteria only relates to the allowable height of a freestanding garage / guest quarters placed in the Zone One front yard 60' main house setback area. The correct Code section is cited for the main house, but the real hardship is the existing / proposed land elevations, the FDEP oceanfront building height & structural requirements, and the Town's height measurement criteria. Other oceanfront landowners with similar land elevation situations have focused on that as justification which is valid. The Town / MMPA has requested the applicant to revise their variance application justification text to include a discussion about the existing undulating / high lot grades, the FDEP and Town 18.2' / 20.2' limits and the limited useability of the grade level spaces due to the limited height span.

In this instance where the house will be located the existing / proposed land elevations range around 12.0' – 13.0' NGVD. The existing home to be demolished has a FFE at 13.0 NGVD according to the survey. The proposed new grade level floor (garage / other allowed uses) is proposed at 12.0' NGVD. Since FDEP requires the lowest structural beam to be at least 18.2' NGVD and the Town allows a maximum of 2' above that for the lowest habitable floor (20.2' NGVD) this would leave only about 6.0' of useable height for the ground floor areas. Typically, at least 8' is necessary for a garage / storage use and about 9' of useable height is desired for a functional floor. The applicant is requesting a variance to increase the lowest habitable floor elevation from 20.2' NGVD to 23.6' NGVD which would provide about 9.5' of height for the ground / grade level home areas. Several other oceanfront owners have requested / been granted similar variances (a range of hgt. increases have been approved) due to the undulating oceanfront dune elevations. In the past the Town's administration has supported raising the first habitable floor elevation slightly, to provide for an adequate inside dimension for use (8'+/-). This would equal 20.0' NGVD to the lowest structural member instead of 18.2' (12.0' + 8.0') and 22.0' (20.0' + 2.0') to the lowest habitable floor. The applicant is requesting the additional height so as to not alter the garage / other grade level areas. The applicant has committed that if the variance is granted, the overall height of the house would not exceed the normal height limit (27.5' above 20.2' NGVD) – as shown the maximum height of the main house is 27.4' above 20.2' NGVD. While MMPA understands the reason for the request, we feel this site is no different or unique than other oceanfront sites that have built following the current standards or requested elevation increases to somewhat less heights at about 21.5' – 22.0' NGVD to the 1st habitable floor elevation.

NON-USE VARIANCE JUSTIFICATION

- 1) *The variance requested is for relief from the provisions of the Town Code.*

The applicant seeks relief from Section 66-69.1(d)(1)(c) of the Town's Code of Ordinances.

MMPA Comment – The Code sections stated are correct.

- 2) *In order to recommend the granting of the variance, it must meet all of the following criteria (please provide a response to each item):*
- a. *The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Zoning Code.*

Applicants Response: Yes – Request is to allow the first habitable floor to start at 23.6' NGVD instead of 20.2' NGVD as stated in the Code.

MMPA Comment – Yes, we agree.

- b. *Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district.*

Applicants Response: Yes – the existing elevation of the street results in a very low height for the ground floor of the residence, making the space not adequate. A variance is requested to increase height at ground level, without increasing overall permitted height of the residence, in order to provide the space with more height.

MMPA Comment – As stated above, the adjoining street elevations have nothing to do with the height measurement of the main house – that applies only if there is a freestanding garage / guest quarters in the Zone One 60' front yard setback area. The real hardship is the existing / proposed land elevations, the FDEP oceanfront building height & structural requirements, and the Town's height measurement criteria. Other oceanfront landowners with similar land elevation situations have used that justification which is valid. The Town / MMPA has requested the applicant to revise their variance application justification text to include a discussion about the existing undulating / high lot grades, the FDEP and Town 18.2' / 20.2' height limits and the limited useability of the grade level spaces due to the limited height span. The lot grades east of the CCCL cannot be easily removed or excavated from the property due to FDEP limitations. The existing lot grades where the house footprint will be range from 12.0' NGVD to 13.0' NGVD, which renders the space below the living areas pretty much unusable for storage / parking / etc. Per conversations with FDEP, they would allow for limited excavation of portions of the existing dune if the excavated material is to remain in the immediate area from which it was removed. However, the applicant does not propose any excavation – they desire to build the grade level floor at 12.0' NGVD and request that the 1st habitable floor beams / finished floor be increased several feet to 23.6' NGVD. If the Town allows the internal grade level garage height of 8.0' from finished floor to the lowest structural member (20.0'), which is more than adequate for a garage, the 1st habitable floor could be 22.0' vs. 23.6'. The applicant is requesting additional height for 9.5'+/- height.

- c. *The special conditions and circumstances do not result from the actions of the applicant.*

Applicants Response: Yes.

MMPA Comment – We agree the conditions and circumstance are not a result of actions of the applicant. The existing land elevations, FDEP restrictions, and Town Code limitations create the site conditions the designers must deal with. The oceanfront land elevations undulate from north to south and from Ocean

Blvd. to the Atlantic Ocean. No two lots are exactly the same. In this instance, where the house will be located, the existing / proposed land elevations range around 12.0' – 13.0' NGVD. The proposed new grade level floor is proposed at 12.0' NGVD. Since FDEP requires the lowest structural beam to be at least 18.2' NGVD and the Town allows a maximum of 2' above that for the lowest habitable floor (20.2' NGVD) this would leave only about 6.0' of useable height for the ground floor areas. Typically, at least 8' is necessary for a garage / storage use and about 9'-10' of useable height is desired for a functional floor. The applicant is requesting a variance to increase the lowest habitable floor elevation from 20.2' NGVD to 23.6' NGVD which would provide about 9.5' of height for the ground / grade level home areas.

- d. *Granting the variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district.*

Applicants Response: No.

MMPA Comment – Due to the unique undulating land elevations of the oceanfront lots several other oceanfront owners have requested / been granted similar variances (a range of hgt. increases have been approved) due to the undulating oceanfront dune elevations. In the past the Town's administration has supported raising the first habitable floor elevation slightly, to provide for an adequate inside dimension for use (8'+/-). This would equal 20.0' NGVD to the lowest structural member instead of 18.2' (12.0' + 8.0') and 22.0' (20.0' + 2.0') to the lowest habitable floor. The applicant is requesting the additional height so as to not alter the garage / other grade level areas. The applicant has committed that if the variance is granted, the overall height of the house would not exceed the normal height limit.

- 3) *Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant.*

Applicants Response: Yes.

MMPA Comment – MMPA believes there is some truth to the applicant's response. Due to the unique undulating land elevations of the oceanfront lots several other oceanfront owners have requested / been granted similar variances (a range of hgt. increases have been approved) due to the undulating oceanfront dune elevations. Without this variance the useability of the ground level spaces would be restricted with excavation. If the ground floor areas were used for "habitable" purposes the overall building height would be measured from the floor of that area – not the FDEP height.

- 4) *The variance granted is the minimum variance that will make possible the reasonable use of the land or structure.*

Applicants Response: Yes.

MMPA Comment – MMPA disagrees with the applicant's claim that the variance requested (a 3.3' height increase from 20.2' to 23.6') is the minimum variance necessary for a reasonable use of the land or structure. Several other oceanfront owners have requested / been granted variances (a range of hgt. increases have been approved) but not many at the requested elevation. Based on our analysis with an 8' ground floor height an increase of 2' would suffice from 20.0' to 22.0'.

- 5) *The granting of the variance will be in harmony with the general intent and purpose of the Town Code and the variance will not be injurious to the area involved or otherwise detrimental to the public welfare.*

Applicants Response: Yes.

MMPA Comment – MMPA agrees with the applicant's claim that the variance requested would be in harmony with the general intent and purpose of the Code, and there would not be "injury" to the surrounding area or general welfare. Several other oceanfront owners have requested / been granted similar variances (a range of hgt. increases have been approved) but not many at the requested elevation. At a lower elevation reasonable use of the ground floor can occur.

SUMMARY

MMPA was requested to review and comment on the requested variances. MMPA has attempted to analyze each request and provide the Town with analysis / design comments.

While MMPA understands the request, we feel the height increase is too aggressive as to a 23.6' 1st habitable floor height and 9.6'+/- inside height dimension in the garage / other ground level uses, as others in similar situation have been seeking around 21.5' NGVD and providing an 8.0' – 9.0' inside dimensions. If the Town approves the variance the overall allowable building height should be maintained.



TOWN OF GOLDEN BEACH Notice of Public Hearing

The **Town Council** of the Town of Golden Beach will hold a Public hearing on the following proposal:

- (1) Variance Request(s)
- X New Residential Structure

Construction of a new home Zone 1 – Ocean Front.

1. Variance request from Town Code 66-69.1 - Zone One; (d) (1) (a) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(b). Primary residential structures built on lots with a street Frontage of 75 feet or more shall not exceed 27.5 feet in height.

(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.

Request is to allow the first habitable floor to start at 23.6' NGVD instead of 20.02' NGVD as stated in the Town's code with a building height not exceed the allowable building height listed in the code of 27.5' NGVD

JOB ADDRESS: 125 Ocean Boulevard, Golden Beach, FL. 33160
 OWNER ADDRESS: 17475 Collins Avenue, #1402
 Sunny Isles Beach, FL. 33160
 REQUESTED BY: David and Lorena Rodriguez
 LEGAL DESCRIPTION: Lot 6 & S /2 of Lot 7, Block A, GB Sect C., PB 9-52
 FOLIO NO.: 19-1235-003-0040

The **BUILDING REGULATION ADVISORY BOARD** will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL
 DATE: September 14, 2021 at 6pm (via zoom)
 Zoom Meeting
<https://us02web.zoom.us/j/89291108015?pwd=NS8rWnJhN21mSUdlcmFadHErei8yZz09>
 Meeting ID: 892 9110 8015 Passcode: 752288

The **TOWN COUNCIL** will consider this item:

PLACE: GOLDEN BEACH TOWN HALL
 1 GOLDEN BEACH DR., GOLDEN BEACH, FL.
 October 19, 2021 at 6pm (tentatively) – via zoom – visit website; goldenbeach.us for details.

If you wish to submit written comments for consideration, they should be submitted to the Office of the Golden Beach Town Manager, prior to the scheduled meeting. If you have any questions regarding the proposed action, you may contact the Building Department at (305) 932-0744

DATED: August 26, 2021



Linda Epperson-Director, Building & Zoning

PURSUANT TO FLA. STATUTE 286 0105, THE TOWN HEREBY ADVISES THE PUBLIC THAT: IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COUNCIL, BOARD OR COMMITTEE WITH RESPECT TO ANY MATTER CONSIDERED AT ITS MEETING OR HEARING, HE WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT FOR SUCH PURPOSE, AFFECTED PERSONS MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. ANY INDIVIDUAL WHO BELIEVES HE OR SHE HAS A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN A MEETING OF THE BUILDING REGULATION BOARD MUST SO NOTIFY THE TOWN CLERK, AT (305) 932-0744 AT LEAST 24 HOURS PRIOR TO THE DATE OF THE MEETING.

TOWN OF GOLDEN BEACH BUILDING REGULATORY ADVISORY BOARD APPLICATION and REVIEW PROCEDURE

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CLEAN

Thank you for applying to the Building Advisory Board for approval of your project. Below is a brief guideline on how the application review process works and what can be expected. The attached application form contains additional guidelines and information pertinent to your submittal. Please follow all directions contained within the application prior to submitting your package to our office:

Submittal

Submit your completed application package to the Town by the required deadlines which are available on the Town's website at www.goldenbeach.us.

Upon receipt of your application and within the first week after you submit, the Town's zoning and landscape reviewers will perform their first review. Following their review you will receive reports for an approval or comments requesting additional information and/or needed corrections to your plans and/or your application.

Reports

Two basic types of reports can be issued under a zoning and landscape review; the first report that may be issued will list code deficiencies, if any, as the zoning and landscape reviewer sees them in relationship to the Town's current Zoning Code, the report for zoning will be entitled "Planning and Zoning Comments". This process will continue each time updated information is received and until all issues have been addressed.

After all deficiencies have been addressed and the zoning and Landscape reviewers do not find any deficiencies then a second report will be issued entitled "Town of Golden Beach – Community Development Memorandum" this report is the clearance memorandum to allow the item to move forward and be placed on the Agenda for possible approval by the Board. You will receive two separate reports one from zoning and one from landscaping.

Deadlines - Agenda Placement

A positive review prior to the meeting is required in order for your application to be placed on the Agenda. As with all applications sufficient time is needed by the Town's reviewers and staff for processing prior to the item moving forward for placement on the Agenda.

Your application will require a satisfactory review within the seven days prior to the scheduled meeting in order to be placed on the Agenda. If a satisfactory recommendation is not received within the time period specified, then the application will be tabled to the next Building Advisory Board meeting in the next month, pending approval of the application. Building Advisory Board meetings are scheduled for the Second Tuesday of each month pending quorum. All notifications will be sent via email on the progress of your application and the Board's ability to meet.

Special Note

Simple applications might not receive comment sheets and will move directly to a "Town of Golden Beach – Community Development Memorandum" mentioned in the previous paragraph allowing the item to be placed on the Agenda to be heard by the Board.

Building Regulatory Advisory Board
Meeting Date

Questions

You may direct all questions to the Building department via email; lepperson@goldenbeach.us

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQUEST _____

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD MEETING/HEARING

Property Location: 125 Ocean Blvd

Meeting Date: _____

Variance Hearing Dates: Advisory Board _____

Town Council _____

APPROVAL FROM THE BUILDING REGULATION ADVISORY BOARD IS REQUIRED FOR:

- A. Plans for new residence
- B. Plans for addition to or exterior alterations of an existing structure.
- C. Additional structures on premises of existing residences
- D. Review of landscape plan for new construction, renovation or addition to existing residence.
- E. Recommendation to Town Council for the approval or denial of variances and special exceptions.
- F. Recommendation to Town Council for interpretation regarding apparent conflicts or inconsistencies in the zoning provisions in Chapters 46 & 66

APPLICATION HEARING PROCESS

Building Approval:

Applicant shall submit 2 completed packages for review and approval. Each package shall consist of an application, survey, warranty deed and drawings as required. The plans shall be sized as follows: 1 set 11" x 17", 1 full size set 24" x 36" and 1 CD containing all drawings marked with the address. This is separate from the landscaping plan submittal

Landscape Approval - Separate Submittal from the Building Submittal

Applicant shall submit 2 complete packages for review and approval. Each package shall consist of an application, existing landscape and tree disposition survey, proposed site plan and landscape plans as required. The plans shall be sized as follows: 1 set 11 x 17, 1 full size set 24" x 36" and 1 CD containing all drawings separate from the building plan submittal.

Zoning Variance Approval:

Submittals for a zoning variance: submit 2 complete packages for approval: each package shall consist of an application, survey, warranty deed and drawings are required. The plans shall be sized as follows: 1 set; 11" x 17", 1 full size set, 24" x 36" and 1 CD containing all drawings.

Final Submittal Requirement:

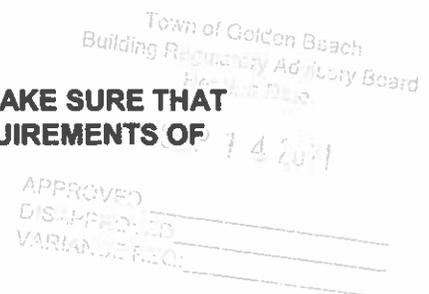
Eight days prior to the meeting and after all approvals have been obtained. The applicant shall submit for the Board's approval an additional 7 completed application packages, for both Building and Landscaping, which shall consist of a copy of the completed application, approved plans 1 full size set, 24" x 36", and 7 sets 11 x 17, a survey, warranty deed, and any other required documentation by the reviewer.

The Building Regulation Advisory Board (B.R.A.B.) meets at 6:00 P. M. on the second Tuesday of every month. Applications must be submitted 40 days prior to scheduled meeting, **(not including the day of the meeting)**, by 2:00 P.M. that day to allow for preliminary review and for mailing of a public notice if a variance is requested.

Any variances required must be heard and approved by the Town Council after the Building Regulation Advisory Board has considered the item. The Variance will be heard by the Town Council, in the following month, (on the third Tuesday), after the Building Regulation Advisory Board's action, at the Town Council's regularly scheduled meeting.

****NOTICE****

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED. PLEASE MAKE SURE THAT YOU, THE APPLICANT, HAVE CHECKED AND MARKED ALL THE REQUIREMENTS OF THE APPLICATION.



**TOWN OF GOLDEN BEACH APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

1. The application deadline date will be adhered to. No application will be accepted after the date and time specified.
2. The Building Department will review the application package. If it is determined that the application is incomplete, the item will not be accepted and returned to the applicant for correction.
3. During the Forty Day (40) period from the deadline date to the hearing date the following events shall take place in proper order:
 - a) During the first week upon submittal, the zoning and landscape reviewers, or the Town's designated agent will review the application and complete a comment sheet specifying all deficiencies for correction which will be emailed to you the applicant/agent of record.
 - b) Corrections for any deficiencies must be submitted within 15 days of the scheduled meeting/hearing date. Corrections not approved or received for a scheduled Agenda item will be deferred to the next B.R.A.B. meeting/hearing date.
 - c) All applicants shall be made aware that incomplete applications or deficiencies not corrected in time as per these regulations, will not be included on the agenda, and are hereby rejected, and will be returned to the applicant.
 - d) Upon receipt of a Staff Recommendation report approving the project the balance of the applications with plans and documents, need to be submitted to the Building Department for distribution to the Board Members and Staff. The Building Dept. shall retain all originals for the records. At that time the applicant's request will be placed on the Agenda for approval by the B.R.A.B. Board Members.
4. A Notice of Hearing for variance will be mailed no later than 10 days before the date of meeting, as per Town Code.
5. After approval of the item by the Board, two (2) copies of the approved application and plans will be retained by the building department, the applicant must request the two reduced sized sets for inclusion into the building permit package.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

Appropriate fee shall be paid at time of application you will be charged for each item included in the plans. These fees are not refundable.

<u>Type of request</u>	<u>Fee</u>
1. Residence (new construction).....	\$300.00
2. Addition/Remodel of existing structure.....	\$225.00
3. Fencing, site walls, driveways, pool decks (charged per each item included in the plans)	\$150.00
4. Accessory Building or Structure.....	\$150.00
5. Swimming pools.....	\$100.00
6. Docks.....	\$100.00
7. Boat Lifts.....	\$100.00
9. Carports, awnings.....	\$100.00
10. Landscape plan review; required for new construction, addition and remodeling project. (submit plans with site plan elevations separate from the building plan approval package)	\$300.00
11. Resubmissions, based on original fee paid...	75.0%
12. Zoning Variances and special exceptions, per variance or exception:	
a. First variance/ exception.	\$750.00
b. Per additional variance/exception, for the same initial variance (example: request for a dock, affecting two different codes)	\$200.00
c. When a variance is granted, the property owner, at his expense, shall have the resolution for the variance recorded in the public records of Miami-Dade county, and two (2) certified copies of the recorded resolution shall be submitted to the Town for inclusion into the property records	
d. If the Town Council grants a variance, a building permit must be secured within two years of the approval date or the variance will become null and void	
13. Request to the Board for verification of any section of the Zoning Code, For each Section to be verified	\$100.00

Town of Golden Beach
Building Regulation Advisory Board
Meeting Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REC: _____

**TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
SCHEDULE OF FEES**

14. Application for the legalization of construction built without the approval of the B.R.A.B., when the Board should have approved such construction, will be assessed a fee equal to four (4) times the regular fee applicable to the matter.

15. Special Requests for a meeting, variance, or waiver of plat hearing:

a. For matters that have been heard, but the process had not been completed, i.e., tabled subjects, or unfinished subjects to be continued, the applicant must notify the Building & Zoning Department in writing if they would like the item continued

If the notification is received by the Department before the deadline for the next B.R.A.B. meeting, there will be no charge for the continuance. If the notification is received after the deadline, and the applicant still wants the matter included in the agenda for the next meeting, there will be a special fee of

\$200.00

b. If the agenda has already been prepared and the applicant wants the matter to be heard, the request must be received in writing to be added to the agenda at the beginning of the meeting with the approval of the Building Official or Building & Zoning Director. There will be a special fee of

\$200.00

c. When a special meeting or hearing of the B.R.A.B. is requested by an applicant, for either a new matter or continuance of a subject already heard, there will be a special fee for a 2 hour time period of

\$500.00

If the time limit is exceeded, an additional fee of ½ of the fee will be assessed for the second time period

\$250.00

Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date

SEP 14 2011

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

Applicant check here	Complete application, sign, and notarize.	Bldg Dept Use
<input checked="" type="checkbox"/>	<p>If a zoning variance is applied for, the petition for variance, pages 9, 10 and 11 shall be submitted with the application and shall include:</p> <ul style="list-style-type: none"> a. Property Legal Description b. Property Folio number c. Street address d. Owners of record e. Owner and agent names and signatures properly notarized. 	
<input type="checkbox"/>	<p>Initial submittal as directed on page one; surveys, building plans, Warranty Deeds, and applications, After Zoning approval is issued completed sets are to be submitted 8 days prior to the meeting date as follows: Seven (7) copies no larger than 11" x 17" & 1 original full size sealed set 24" x 36". The same amount of copies are required for a variance. Each completed package shall consist of 1 each of an application, survey, Warranty Deed and building plans. Submit 1 CD with all documents included</p>	
<input type="checkbox"/>	<p>Conceptual construction drawings prepared and signed by a licensed design professional that shall include, at a minimum, the following:</p> <ul style="list-style-type: none"> a. Site plan at a scale not less than 1/8" = 1'-0" (Include grade elevations) b. Proposed Floor Plan views, at a scale not less than 1/4"=1'-0" c. Cross and longitudinal sections preferably through vaulted areas, if any. d. Typical exterior wall cross section. e. Full elevations showing flat roof and roof ridge height and any other higher projections. f. Sample board of construction materials to be used. g. Existing and proposed ground floor elevations (NGVD). h. Grading & Drainage Calculations i. Zone 3 Properties: Affidavit of Seawall Conformity 	
<input type="checkbox"/>	<p>Landscaping Plan, separate from building plan package, prepared and signed by a licensed landscape design professional: The same amount of copies as outlined in the Building plan submittal. Each completed package shall consist of 1 each of an application, existing landscape survey, Warranty Deed, landscape plans with building site plans. Mark CD accordingly (separate from building)</p>	
<input type="checkbox"/>	<p>First Floor and Second Floor area calculations marking the geometrical areas used to calculate the overall floor areas.</p>	
<input type="checkbox"/>	<p>Colored rendering showing new construction or proposed addition. Marked with the applicable address.</p>	
<input type="checkbox"/>	<p>Estimated cost of proposed work. For additions/remodels fair market value of property showing land value and structure value separately.</p>	<p>Town of Golden Beach Building Regulation Advisory Board Hearing Date</p>
<input type="checkbox"/>	<p>Site plan detailing construction site personnel parking.</p>	<p>S-4 1/4/2021</p>

**TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

Application fee: _____

Request hearing in reference to:

New residence/addition: 125 Ocean Blvd Variance(s): Height Exception
Exterior alterations: _____ Other Structure: _____
Date application filed: _____ For hearing date: _____

1. Project information:

Project description: New construction, Single Family Residence, three stories with new pool, rooftop terrace and spa, new driveway, gazebo and covered terrace

Legal Description: Lot 6 and South 1/2 of Lot 7, in block "A" of section "C" of Golden Beach, Plat book 9, Pg 52, of Miami-Dade County, Florida

Folio #: 19-1235-0030040

Address of Property: 125 Ocean Blvd, Golden Beach, Fl. 33160

2. Is a variance(s) required: Yes No How Many? 1
(If yes, please submit variance application form for each request).

Owner's Name: David and Lorena Rodriguez Phone (786) 417-2722 Fax _____

Owner's address: 17475 Collins Ave City/State Sunny Isles, Fl Zip 33160

Email address: droduiguez@amicusmso.com

Agent: _____ Phone _____ Fax _____

Agent's address: _____ City/State _____ Zip _____

Email address: _____

Architect: SDH Studio Phone (305) 501-5013 Fax _____

Email address: stephanie@sdhstudio.com

Contractor: _____ Phone _____ Fax _____

3. Describe project and/ or reason for hearing request: New Construction, Single Family Residence, three stories with new pool, rooftop terrace and spa, new driveway, gazebo and covered terrace

4. The following information is submitted for assisting in review:

Building Plans:

Conceptual: Preliminary: Final:
Other: _____

5. Estimated cost of work: \$3,700,000

Estimated market value of: Land \$ 6,017,025.00 Building \$ 444,925.00

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

(Note: If estimated cost of work is 40% of the market value of the building an independent appraisal is required).

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING

6. Is hearing being requested as a result of a Notice of Violation? No
7. Are there any structures on the property that will be demolished? No
8. Does legal description conform to plat? No
9. Owner Certification: I hereby certify that I am the owner of record (*) of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge.

Signature of owner(s): _____

Acknowledged before me this _____ day of _____, _____

Type of identification:

Notary Public

Owner/Power of Attorney Affidavit:

I, being duly sworn, depose and say I am the owner (*) of the property described in this application and that I am aware of the nature and request for: _____
_____ relative to my property and I
am hereby authorizing _____ to be my legal
representative before the Building Regulation Advisory Board and Town Council.

Signature of owner(s)

Acknowledged before me this _____ day _____ 20 _____

Type of identification:

Notary Public

(*) If owner of record is a corporation then the president with corporate seal, the president and the secretary (without corporate seal), or duly authorized agent for the corporation may execute the application, proof that the corporation is a corporation in good standing.

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

**TOWN OF GOLDEN BEACH
APPLICATION FOR
BUILDING REGULATION ADVISORY BOARD HEARING**

Property Address: 125 Ocean Blvd, Golden Beach, Fl. 33160
 Legal Description: Lot 6 and South 1/2 of Lot 7, Block A, Section "C", Plat book 9, Pg 52 of Miami-Dade County, Florida
 Owner's Name: David and Lorena Rodriguez Phone (786) 417-2722 Fax _____
 Agent's Name: _____ Phone _____ Fax _____
 Board Meeting of: _____

- NOTE: 1. Incomplete applications will not be processed.**
 2. Applicant and/or architect must be present at meeting.

Application for: 125 Ocean Blvd New Construction, 3 stories
 Lot size: 21,300
 Lot area: 21,300
 Frontage: 75'
 Construction Zone: Residential
 Front setback: 64'-11"
 Side setback: 10'-2"
 Rear setback: Varies
 Coastal Construction: Yes No East of coastal const. control line: Yes No
 State Road A1A frontage: 75'
 Swimming pool: Yes No Existing: No Proposed: New
 Fence Type: Metal Existing: No Proposed: New
 Finished Floor elevation N.G.V.D.: 23.60
 Seawall: Yes Existing: Yes Proposed: _____
 Lot Drainage: As per Civil Plans
 How will rainwater be disposed of on site? Swales and Trench Drains

Adjacent use (s): Residential
 Impervious area: 9066.5
 % of impervious area: 63%
 Existing ground floor livable area square footage: 4701
 Proposed ground floor livable area square footage: 3806
 Existing 2nd floor livable area square footage: n/a
 Proposed 2nd floor livable area square footage: 35434
 Proposed % of 2nd floor over ground floor: _____
 Vaulted area square footage: n/a
 Vaulted height: n/a
 Color of main structure: TBD
 Color of trim: TBD
 Color & material of roof: TBD
 Building height (above finished floor elevation): 27.2'
 Swale: (Mandatory 10'-0" from edge of payment, 10 ft. wide x 1 ft. deep minimum): _____

Existing trees in Lot: _____ in Swale: _____
 Proposed trees in Lot: _____ in Swale: _____
 Number & type of shrubs: _____
 Garage Type: Enclosed Existing: _____ Proposed: New
 Driveway width & type: 18'-10" pervious pavers

Signature of Applicant: _____ Date: _____

BUILDING REGULATION ADVISORY BOARD APPLICATION (July 2020)

Town of Golden Beach
 Building Regulation Advisory Board
 Hearing Date
 SEP 14 2021
 APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ: _____

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
APPLICATION FOR
PETITION FOR VARIANCE

Date: _____

Fee: _____

I, David Rodriguez hereby petition the Town of Golden Beach for a variance from the terms of the Town of Golden Beach Code of Ordinances affecting property located at: 125 Ocean Blvd Folio No. 19-1235-003-0040

As specified in the attached "Application for Building Regulation Advisory Board" and related supporting material.

1. The Variance requested is for relief from the provisions of **(list section number(s) of the Town of Golden Beach Code of Ordinances)**: Chapter 66, Sec. 66-69.1 Zone One, (d)(1)(c):
Lowest Habitable Floor Height

2. In order to recommend the granting of the variance, it must meet all the following criteria (please provide a response to each item):

a. The Variance is in fact a Variance from a zoning regulation as set forth within the Zoning Chapter of the Town Code. Yes- Request to allow the first habitable floor to start at 23.6' NGVD instead of 20.2 NGVD as stated in Town's Code.

b. Special conditions and circumstances exist which are peculiar to the land or structure involved, and which are not applicable to other lands or structures in the same district. Yes. The existing elevation of the street results in a very low height for the ground floor of the residence, making this space not adequate. A variance is requested to increase height at ground level, without increasing overall permitted height of the residence, in order to provide the space with more height.

c. The special conditions and circumstances do not result from the actions of the applicant. Yes

d. Granting the Variance requested will not confer on the applicant any special privilege that is denied by the Zoning Chapter of the Town Code to other lands or structures in the same district. No

Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date

SEP 14 2021

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE

3. Literal interpretations of the provisions of the Zoning Chapter of the Town Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of zoning regulations and would work unnecessary and undue hardship on the applicant. Yes

4. The Variance granted is the minimum Variance that will make possible the reasonable use of the land or structure. Yes

5. The granting of the Variance will be in harmony with the general intent and purpose of the Town Code and the Variance will not be injurious to the area involved or otherwise detrimental to the public welfare. Yes

Does the Variance being requested comply with all the above listed criteria?
 Yes No

6. Our code states that submission of a written statement is invited and encouraged. Has the applicant (petitioner) explained the variance to the owners of the nearest adjacent residences and sought their approval in writing? Yes No
Please attach any written letters of no objection to this petition.

7. Is this request related to new construction? Yes No

8. Is construction in progress? No

9. Is this request as a result of a code violation? No

10. Did this condition exist at the time property was acquired? Yes No

11. Is this request sought as a remedy to a case to be heard, or action taken by the Special Magistrate? No

12. Do you have a building permit? Yes No

Building Permit No. _____ Date issued: _____

Town of Golden Beach
Building Regulatory Advisory Board
Hearings Date

SEP 14 2021

TOWN OF GOLDEN BEACH
BUILDING REGULATION ADVISORY BOARD
PETITION FOR VARIANCE
AFFIDAVIT BY OWNER

Affidavit by Owner for Variance Request(s):

Folio No.: 19-1235-003-0040 Address: 125 Ocean Blvd

Legal Description: Lot 6 and south 1/2 of Lot 7, Block A, Section "C" of Golden Beach, Plat Book 9,
Pg 52, according to the plat there of of Miami- Dade County, Florida

Being duly sworn, deposes and says: That He/She is the Owner named in the application for Building Advisory Board for the hearing date of _____ relating to Variance requests for construction or other work to be performed on, or in connection with, the premises located as indicated in the application.

I acknowledge notification by The Town of Golden Beach, that granting of a variance(s) by The Town Council, is conditioned on the following:

1. That a Building Permit for the contemplated work pursuant to the Variance must be issued within two (2) years from the date of the approval of the Resolution granting such variance request.
2. If a Building Permit is not issued within the two (2) year time limit set then the Resolution granting the Variance approval will be null and void.
3. That as the applicant, and at my own expense, I shall record a certified copy of the Resolution in the public records of Miami-Dade County and return two (2) certified copies to the Golden Beach Town Hall for inclusion into my property records.

Signature of Owner or Legal Representative

Sworn to and subscribed before me this _____ day of _____, _____

Notary Public State of Florida at Large

Personally know to me

Produced Identification

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2019

APPROVED _____
DISAPPROVED _____
VARIANCE FEE: _____

125 OCEAN

101 OCEAN BLVD LLC
101 OCEAN BLVD
GOLDE'N BEACH, FL 33160 USA

GABRIEL ABITAN
146 OCEAN BLVD
GOLDEN BEACH, FL 33160-2261

SONNY KAHN &
SUZANNE PASSI KAHN
2200 BISCAYNE BLVD
MIAMI, FL 33137

GERMANY HOUSE LLC
136 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

115 OCEAN BLVD GB LLC
115 OCEAN BLVD
GOLDEN BEACH, FL 33160 USA

O B DEVELOPMENT LLC
128 OCEAN BLVD
GOLDEN BEACH, FL 33160

DAVID R RODRIGUEZ
LORENA RODRIGUEZ
17475 COLLINS AVE 1402
SUNNY ISLES BEACH, FL 33160 USA

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

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

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

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

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

Seawall Reinforcement and new dock.

Motion to approve deferral of items 1 – 3 by Zvi Shiff, Seconded by Stephanie Halfen
On roll call: Eric Cohen-Aye, Zvi Shiff-Aye, Stephanie Halfen-Aye and Jerome Hollo-Aye
Motion passed 4 – 0

F. VARIANCE REQUEST(S):

4. David and Lorena Rodriguez
17475 Collins Avenue, #1402
Sunny Isles Beach, FL. 33160

Property Address: 125 Ocean Boulevard, Golden Beach, FL. 33160
Folio No: 19-1235-003-0040
Legal Description: Lot 6 & S /2 of Lot 7, Block A, GB Sect C., PB 9-52

Construction of a new home Zone 1 – Ocean Front.

Stephanie Halfen recused herself from voting on this item
Michael Miller – Michael Miller Planning summarized his report into the record.
Stephanie Halfen – Architect – spoke on behalf of the applicant

1 .Variance request from Town Code 66-69.1 - Zone One; (d) (1) (a) (c): Lowest Habitable Floor Height. Main Residence and Building Height:

(b). Primary residential structures built on lots with a street Frontage of 75 feet or more shall not exceed 27.5 feet in height.

(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.

Request is to allow the first habitable floor to start at 23.6' NGVD instead of 20.2' NGVD as stated in the Town's code and to increase the overall building height listed in the code of 27.5' NGVD

Chairperson – Hollo, questioned the height of the structure (building envelope), and stated he wanted to reconsider his vote due to the Building height not being outlined. After much discussion, the vote remained the same.

Chairperson – Hollo requested that the height of the structure (building envelope) be outlined in what the request is asking for and what the height of the structure (building envelope) would be without the request:

Height of the structure (building envelope) without the variance: $20.2' \text{ FFE} + 27.5' = 47.7'$, with the variance the building envelope height is 50'.10" NGVD (A300), 3'.3" difference (taller) in the height of the structure measured from the First Floor Finished elevation of 23.6'

RODRIGUEZ RESIDENCE

125 OCEAN BOULEVARD, GOLDEN BEACH, 33160



SDH_STUDIO
ARCHITECTURE+DESIGN

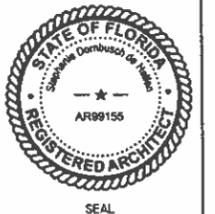
AAZ6002883
18200 NE 19TH AVE. SUITE 100
NORTH PALM BEACH, FL 33462
(561) 561-5003
INFO@SDHSTUDIO.COM

STEPHANE D. DE HALPPE
ARCHITECT P.A.
ARC.1888-1988

RODRIGUEZ RESIDENCE

125 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160

RODRIGUEZ



SEAL

NOTES/COMMENTS

REVISIONS / SUBMISSIONS

COVER PAGE

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

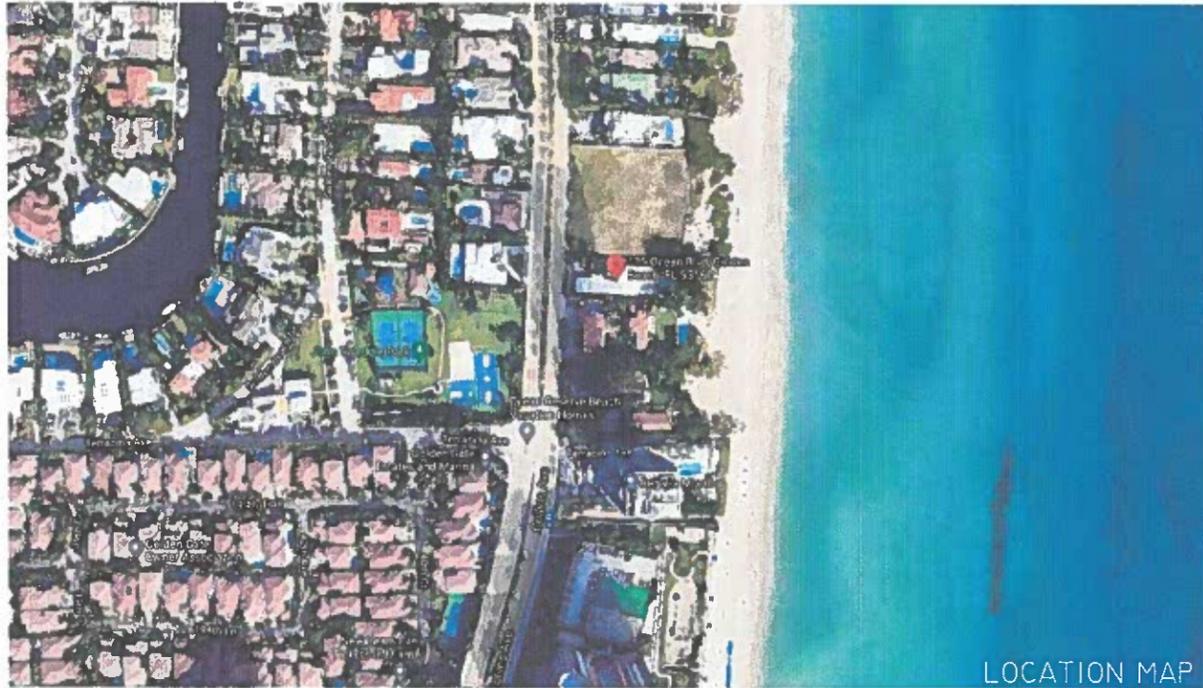
SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

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DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING: _____
RELEASE DATE: _____

A-000



LOCATION MAP
125 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160

ABBREVIATIONS

AC	AIR CONDITIONING	HT	HEIGHT
ACUST	ACOUSTICAL	HORIZ	HORIZONTAL
ACP	ACOUSTICAL CEILING PANEL	HOSE BIBB	HOSE BIBB
AF	ABOVE FINISH FLOOR	ID	INTERIOR DIMENSION
AK	AIR HANDLE UNIT	INSLA	INSULATION
ALUM	ALUMINUM	INTERM	INTERMEDIATE
ANOD	ANODIZE	JAN	JANITOR
BD	BOARD	MANUF	MANUFACTURER
BFF	BELOW FINISH FLOOR	MAT	MATERIAL
BLK	BLOCKING	MAX	MAXIMUM
BLK	BLOCK	MIN	MINIMUM
CEM	CEMENT	MTL	METAL
CER	CERAMIC	NOT IN CONTR	NOT IN CONTRACT
CFV	CONTRACTOR FIELD VERIFY	NEOPR	NEOPRENE
CJ	CONTROL JOINT	OS	OUTSIDE DIMENSION
CLG	CEILING	OC	ON CENTER
COL	COLUMN	OS	OVERFLOW SCOPES
CONC	CONCRETE	PTN	PARTITION
CONT	CONTINUOUS	PJ	PANEL JOINT
COVER G	COVERING	PL	PLATE
DGL	DOUBLE	LP	LIGHT POLE
DP	DEPTH	PLYWD	PLYWOOD
DTL/OTLS	DETAILS	PH	PANEL
DW	DISH WASHER	PLAM	PLASTIC LAMINATE
EA	EACH	PT	PRESSURE TREATED
ELEC	ELECTRICAL	REINF	REINFORCING
ELEV	ELEVATION	REQD	REQUIRED
ELEV	ELEVATOR	RD	ROOF DRAIN
EXH	EXHAUST	SHT	SHEET
EXIST	EXISTING	SCH	SCHEDULE
EXT	EXTERIOR	SS	STAINLESS STEEL
EXT	EXTERIOR	STL	STEEL
FDR	FLOOR DRAIN	STD	STANDARD
FRE	FIRE EXTINGUISHER	SECT	SECTION
FRE EXT CAB	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FOIC	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR	SPEC S	SPECIFICATIONS
FLOOR	FLOURE CENT	STR	STRUCTURAL
FN	FINISH	SC	SOLID CORE WOOD
GA	GANGE	TEL	TELEPHONE
GBB	GYP SUM WALL BOARD	TEMP	TEMPERED
GYP BD	GYP SUM BOARD	TOS	TOP OF SLAB
GLV	GALVANIZED	VCT	VINYL COMPOSITION TILE
GL	GALVANIZED STEEL	VERT	VERTICAL
GL	GLASS	VEST	VESTIBULE
HM	HOLLOW METAL	WH	WATER HEATER

SYMBOL LEGEND			
CL	CENTER LINE	DI	MATERIAL TAG
PL	PROPERTY LINE	PE	PRINCIPAL ENTRY
W	WINDOWS TAG	S	SLOPE TAG
D	DOOR TAG	W	WATER METER
DE	DATUM FLOOR ELEV.	P	POLE
B	BREAKLINE	PL	PLUMBING TAG
G	GRID BUBBLE TAG	R	REVISION TAG
E	ELEVATION	CH	CHANGE OF ELEV.
NAME	LEVEL HEAD CIRCLE	NA	NORTH ARROW
SECTION MARK		ROOM NAME AREA	ROOM TAG
CALLOUT HEAD TAG		INTERIOR ELEV TAG	
BUILDING ELEV. TAG		VIEW NAME	VIEW TITLE
1/8" = 1'-0"			

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH THE LATEST APPLICABLE LOCAL, STATE AND FEDERAL BUILDING CODES, LAWS, REGULATIONS AND ORDINANCES.
- ALL MATERIALS AND EQUIPMENT UTILIZED IN THIS PROJECT SHALL BE UTILIZED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- ALL WORK PERFORMED IN RELATIONSHIP TO THESE DOCUMENTS SHALL CONFORM TO STANDARDS PUBLISHED BY RECOGNIZED PROFESSIONAL AND INDUSTRY ORGANIZATIONS.
- CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND FAMILIARIZING THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE WORK, INCLUDING BUT NOT LIMITED TO PRIVATE AND PUBLIC UTILITIES, ON AND OFF SITE AREAS, ACCESS ROADS, AND OTHER SUPPORT FACILITIES.
- CONTRACTOR TO CAP, REMOVE, RELOCATE OR RE-ROUTE AS NECESSARY ALL ELECTRICAL, WATER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED DURING CONSTRUCTION.
- CONTRACTOR MUST NOTIFY ARCHITECT/ENG IMMEDIATELY OF ANY UNEXPECTED OR DISCOVERED CONDITIONS WHICH VARY FROM THESE DRAWINGS AND/OR THE DRAWINGS AND/OR CONTRACT DOCUMENTS, ANY ERRORS AND OMISSIONS ON THE DRAWINGS AND/OR THE FIELD PRIOR TO BIDDING, BEFORE PROCEEDING WITH WORK AND/OR SHOP FABRICATION.
- CONTRACTOR SHALL NOTIFY ARCHITECT/ENG FOR CLARIFICATION PRIOR TO BIDDING OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, MECHANICAL AND ELECTRICAL, LANDSCAPE AND CIVIL DRAWINGS. ANY DISCREPANCIES DISCUSSED AFTER BIDDING SHALL BE INTERPRETED BY THE ARCHITECT BASED ON THE USE OF THE MOST EXPENSIVE METHOD OR FINISH.
- CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM THE ARCHITECT/ENG. PRIOR TO ANY CHANGES OR DEVIATIONS FROM CONTRACT DOCUMENTS.
- UNDER NO CIRCUMSTANCES SHALL ASSUMPTIONS BY THE CONTRACTOR BE CONSIDERED THE DESIGN INTENT NOR THE APPROVAL OF ARCHITECT OR ENGINEER WITHOUT THEIR WRITTEN APPROVAL.
- CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION AND SURROUNDING AREAS KEEPING THEM FREE OF DEBRIS, HAZARDOUS EQUIPMENT OR MATERIALS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY MATERIALS, FINISHES OR EQUIPMENT DAMAGED DURING CONSTRUCTION OR CLEAN-UP. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED AND ENFORCED BY THE CONTRACTOR.
- DRAWINGS ARE NOT TO BE SCALED. DIMENSIONS TO BE FOLLOWED.
- ALL DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, NOT TO FACE OF FINISH MATERIAL UNLESS OTHERWISE NOTED ON DRAWINGS.
- CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE RATED SEPARATION, WITHIN THE BUILDING'S CONSTRUCTION AS REQUIRED BY CODE, THE USE OF SPECIFIC MATERIALS AND COMBINATIONS OF MATERIALS WITHIN FIRE RATED ASSEMBLIES AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IF SUBSTITUTIONS ARE REQUESTED BY THE CONTRACTOR OR SUBCONTRACTORS, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT CHANGES IN MATERIALS REQUESTED THOSE MATERIALS DESIGN OR SPECIFIED, DOES NOT IN ANY WAY EFFECT OR LESSEN THE REQUIRED FIRE RATED CONSTRUCTION OR ASSEMBLY.
- WHERE CMU IS INDICATED TO HAVE A SPECIFIC HOURLY FIRE RATING, THIS SHALL BE TAKEN AS THE MINIMUM ALLOWED.
- ALL WOOD FRAMING, INCLUDING PLYWOOD, WHICH IS CONCEALED WITHIN WALLS OR CEILINGS OR USED FOR SUPPORT OF WALLS OR CEILINGS SHALL BE FIRE RETARDANT.
- ALL PIPING SHALL BE SLEEVED THROUGH SLABS. CONTRACTOR TO FULLY SEAL AROUND PIPES WITH A U.L. APPROVED FIRE RESISTIVE "THERMAFIBER" GLASS FIBER SAFING INSULATION AS MANUFACTURED BY U.S. GYPSUM CO. COMPLYING WITH ASTM E-119 OR APPROVED SIMILAR OR AS DETAILED ON DRAWINGS. PROTRUSIONS THROUGH FIRE RATED WALLS SHALL BE PROTECTED AS TO MAINTAIN THE FIRE RATING OF SAID WALL.
- ALL SHAFTS, SHALL BE 1-HOUR RATED WITHOUT EXCEPTION, U.L. DESIGN NO. U-465 OR APPROVED SIMILAR AND SHALL CONTINUE AS SUCH TO UNDERSIDE OF ROOF DECKING.
- ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION.
- ALL SHOP DRAWINGS DIMENSIONS SHALL BE FIELD VERIFIED AND SHALL BEAR THE REVIEW STAMP, DATE AND SIGNATURE OF THE CONTRACTOR BEFORE SUBMITTAL TO THE ARCHITECT AND/OR ENGINEER.
- SHOP DRAWING SUBMITTALS SHALL CONSIST OF 1 SET OF REPRODUCIBLE COPIES AND TWO SETS OF BLUE PRINTS.
- REFER TO CIVIL ENGINEERING DRAWINGS FOR SITE DETAILS, PAVING, CURBING, WHEEL STOPS, ETC., IF APPLICABLE.
- REFER TO LANDSCAPE DRAWINGS FOR ALL PLANTING AND INSTALLATION DETAILS.
- CONTRACTOR TO FURNISH AND INSTALL ALL CEILING AND WOOD BLOCKING PREPARED FOR WALL MOUNTED OR BRACED FIXTURES, HILLWORK OR BY OTHER ITEMS DESCRIBED IN THE CONTRACT DOCUMENTS.
- IN ADDITION TO WALL TYPES SHOWN ON PLANS, THE CONTRACTOR SHALL REFER TO THE ROOM FINISH SCHEDULE, INTERIOR ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION REGARDING FINISHES.
- CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL ACCESS PANELS WITH MECHANICAL AND ELECTRICAL CONTRACTORS SO AS TO ALLOW FOR PROPER EQUIPMENT ACCESSIBILITY AND MAINTENANCE. NOTIFY ARCHITECT/ENG AS TO SAID LOCATIONS PRIOR TO THEIR INSTALLATION TO AVOID CONFLICTS WITH INTERIOR FINISH MATERIALS AND DESIGN INTENT.
- CONTRACTOR TO PROVIDE ACCESS PANELS FOR ALL A/C FIRE DAMPERS. COORDINATE LOCATIONS WITH ARCHITECT/ENG.
- CONTRACTOR SHALL PAINT ALL VISIBLE SURFACES OF FACTORY PRIME OR FACTORY PAINT FINISHED EQUIPMENT, A/C GRILLS OR REGISTERS, COVERS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. VERIFY AND COORDINATE COLORS WITH ARCHITECT.
- BEFORE INSTALLATION, THE CONTRACTOR SHALL COORDINATE THE EXACT MOUNTING LOCATION OF ALL SWITCHES, WALL RECEPTACLES, PLUGS, THERMOSTATS AND OTHER WALL MOUNTED FIXTURES WITH THE ARCHITECT/ENG. UNLESS NOTED ON PLANS.
- ALL INTERIOR AND EXTERIOR JOINTS BETWEEN DISSIMILAR MATERIALS, PLANES OR FINISHES SHALL RECEIVE A BEAD OF CAULKING TO MATCH COLOR OF ADJACENT SURFACE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND FOR PROPERLY CLEANING ALL AREAS PRIOR TO FINAL ACCEPTANCE BY THE OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, STOREFRONT FLOORS, CONSTRUCTION MATERIAL FROM THE SITE AND SHALL ALSO BE RESPONSIBLE WALLS, DOORS, ETC.
- CONTRACTOR SHALL PROVIDE ITS OWN TRASH CONTAINER AT A LOCATION SELECTED BY THE OWNER.
- UPON COMPLETION OF THIS PROJECT, THE CONTRACTOR SHALL GIVE THE OWNER A COMPLETE SET OF RECORD DRAWINGS ("AS BUILT") ALONG WITH THE WRITTEN WARRANTIES, AND ALL OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED.
- NO EXISTING FACILITY SHALL BE OCCUPIED DURING REMODELING OR RENOVATION UNLESS ALL EXISTING EXITS AND ANY EXISTING FIRE PROTECTION ARE CONTINUOUSLY MAINTAINED OR, IN LIEU THEREOF, OTHER ALTERNATE MEASURES ARE TAKEN WHICH PROVIDE EQUIVALENT SAFETY CONDITIONS.
- CONTRACTOR IS RESPONSIBLE FOR INCLUDING IN HIS BID, LABOR AND MATERIAL COSTS FOR ANY CHANGE OR ALTERATION OF ADJACENT AREAS TO BE DISTURBED DURING DEMOLITION OR CONSTRUCTION. THIS INCLUDES BUT IS NOT LIMITED TO PAVING AND LANDSCAPING OF THE PROPOSED STAGING AREA TO INSURE PROPER DRAINAGE AND TO RETURN THEM TO THEIR ORIGINAL EXISTING CONDITION.
- ALL SLABS ON GRADE, INTERIOR AND EXTERIOR, TO BE ON 6 MIL POLYETHYLENE VAPOR BARRIER WITHOUT EXCEPTION.
- IF THE NORMAL WORK FLOW OF AN AREA MUST BE INTERRUPTED IN ORDER TO PROCEED WITH THE SCHEDULE, PROPER NOTICE MUST BE GIVEN TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO THE OWNER IN ADVANCE, AND PERMISSION BE OBTAINED PRIOR TO COMMENCEMENT OF SUCH WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PAINTING STRIPES, NUMBERS AND/OR LABELING OF EACH PARKING SPOT. OWNER SHALL SUPPLY CONTRACTOR WITH DESIRED SEQUENCE.
- CONTRACTOR SHALL AVOID INTERFERENCE WITH THE NORMAL WORK FLOW AND PROPER FUNCTIONING OF ALL AREAS WITHIN THE BUILDING. CONTRACTOR SHALL COORDINATE WITH OWNER'S SECURITY PROGRAM METHODS TO AVOID UNAUTHORIZED ENTRY, VANDALISM AND THEFT.
- CONTRACTOR SHALL BE REQUIRED TO CONTINUOUSLY MAINTAIN ALL NECESSARY UTILITIES TO THE OCCUPIED FACILITIES DURING CONSTRUCTION. TEMPORARY PROVISIONS SHALL BE MADE.

RAIN WATER NOTES

ALL RAIN WATER SHALL BE RETAINED WITHIN PROPERTY LIMITS. FOR DETAILS REFER TO DRAINAGE PLAN, IF APPLICABLE.

- S.F.H. (-OUTSIDE SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE REQUIRED LOWEST FLOOR ELEVATION.
- S.F.H. (-SPECIAL FLOOD HAZARD) ALL ELECTRICAL AND MECHANICAL EQUIPMENT MUST BE LOCATED AT OR ABOVE THE BASE FLOOR ELEVATION OR REQUIRED LOWEST FLOOR ELEVATION WHICH EVER IS HIGHER.
- LOWEST FLOOR - SHALL MEAN THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING BASEMENT), AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA, IS NOT CONSIDERED A BUILDING'S LOWEST FLOOR; PROVIDED THAT SUCH ENCLOSURE IS NOT BUILT AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS IN SECTIONS 16.5-16.6-16.7-5 GARAGE OR STORAGE (SPECIAL FLOOD HAZARD) FULLY ENCLOSED AREAS BELOW THE BASE ELEVATIONS SHALL BE DESIGN TO PRECLUDE FINISHED LIVING SPACE EXCEPT ALLOWABLE USES I.E. PARKING LIMITED STORAGE AND BUILDING ACCESS AND SHALL BE DESIGN TO ALLOW FOR THE ENTRY AND EXIT OF FLOOD-WATERS TO AUTOMATICALLY EQUALIZE HYDROSTATIC FLOOD FORCES ON EXTERIOR WALLS.
- DESIGN FOR COMPLYING WITH THIS REQUIREMENT MUST BE EITHER CERTIFIED BY A PROFESSIONAL ENGINEER OR ARCHITECT AND MEET THE FOLLOWING CRITERIA:
 - PROVIDE A MINIMUM OF TWO (2) OPENINGS HAVING A TOTAL NET AREA OF NO LESS THAN ONE (1) SQUARE INCH FOR EVERY SQUARE FOOT OF ENCLOSED AREA SIZE. BOTTOM OF ALL OPENING SHALL BE NO MORE HIGHER THAN ONE (1) FOOT ABOVE FLOOR.
 - THE INTERIOR PORTION OF SUCH ENCLOSED AREA SHALL NOT BE PARTITIONED OR FINISH INTO SEPARATE ROOMS OR AIR CONDITIONED.

STAIRS NOTES

- CLEAR WIDTH OF SPIRAL STAIR IS AT LEAST 26".
- THE HEIGHT OF RISER IS NOT MORE THAN 7.75".
- HEADROOM IS AT LEAST 6'-8".
- TREADS SHOULD HAVE A MIN. DEPTH OF 10".
- ALL TREADS ARE IDENTICAL.
- MANUFACTURED STAIRS: ALL SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS.

GARAGE NOTES

- PROVIDE 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD ON 1"x3" FURRING STRIP @ 16" O.C. 50 CEMENT-COATED OR RING SHACKED NAILS 6" O.C. PAPER TAPE EMBEDDED IN CEMENTITIOUS COMPOUND OVER JOINTS AND EXPOSED NAILS HEADS COVERED WITH COMPOUND AND PRODUCT APPROVED INSULATION OF FIBERGLASS OR MINERAL WOOL BATS, OR BLOW-IN FIBERGLASS, MINERAL WOOL OR CELLULOSIC INSULATION HAVING A MINIMUM INSULATION VALUE OF R-11 AS PER F.B.C.
- PROVIDE 1 LAYER OF 5/8" TYPE 'X' GYPSUM BOARD APPLIED VERTICALLY OR HORIZONTALLY ON 2"x4" WOOD STUDS OR 1"x3" FURRING STRIPS NAILED WITH 6D COOLER NAILS 7" O.C. WITH END JOINTS ON NAILING MEMBERS. PROVIDE 3-1/2" BATT INSULATION WITHIN FRAME AS PER F.B.C.
- PROVIDE SIGN & GARAGE DOOR DANGER. DO NOT OPERATE ENGINES WITH DOOR CLOSED. CARBON MONOXIDE EMISSION IS LETHAL. 1/2" MIN. LETTERS REQUIRED AS PER F.B.C. 4. PROVIDE 2"x6" P.T. WOOD JAMB BOLTED TO CONC. COLUMN WITH 1/2" DIA. x 6" ANCHOR BOLTS @ 24" O.C. FOR OVERHEAD DOOR RAIL. NOT MORE THAN 6" TOP & BOTTOM.
- PROVIDE SCREENED VENTILATION IN GARAGE. VENTS AREA TO BE WITHIN 12" OF FIN FLOOR.
- RESIDENCE TO GARAGE DOOR TO BE PROVIDED WITH AUTO CLOSURE AND TO BE 1 HOUR FIRE RATED AS PER F.B.C.
- ALL CONSTRUCTION MATERIAL BELOW BASE FLOOD ELEVATION 7.00' NGVD MUST BE FLOOD-RESISTANT MATERIAL. AS PER FEMA TECHNICAL BULLETIN NFIP-ACCEPTABLE/CLASS-4.

MEAN OF ESCAPE NOTE

ALL EGRESS WINDOWS TO COMPLY W/ FBC 2017. AN OUTSIDE WINDOW OR DOOR OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS AND PROVIDING A CLEAR OPENING OF NOT LESS THAN 20" WIDE X 24" HIGH AND 5.7 S.O FT. IN AREA. THE BOTTOM OF THE OPENING SHALL NOT BE MORE THAN 44" OFF THE FLOOR. THE MODE OF OPERATION MUST NOT REQUIRE THE USE OF A KEY, TOOL, SPECIAL KNOWLEDGE OR EFFORT TO MAKE AVAILABLE THE REQUIRED CLEAR OPENING, AND NO PART OF THE OPERATION MECHANISM SHALL BE PLACED HIGHER THAN 54" ABOVE THE FINISHED FLOOR. EVERY CLOSET DOOR LATCH SHALL BE SUCH THAT CHILDREN CAN OPEN THE DOOR FROM INSIDE THE CLOSET. EVERY BATHROOM DOOR SHALL BE DESIGNED TO ALLOW OPENING FROM THE OUTSIDE DURING AN EMERGENCY WHEN LOCKED.

TERMITE PROTECTION

R318.1 TERMITE PROTECTION. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. SEE SECTION 202, REGISTERED TERMITICIDE UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

NOTE AS PER FBC

BATHROOMS SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2056 MM) OVER THE FIXTURE AND AT THE FRONT CLEARANCE AREA FOR FIXTURES. A SHOWER OR TUB EQUIPPED WITH A SHOWERHEAD SHALL HAVE A MINIMUM CEILING HEIGHT OF 6 FEET 8 INCHES (2056 MM) ABOVE A MINIMUM AREA 30 INCHES (762 MM) BY 30 INCHES (762 MM) AT THE SHOWERHEAD.

DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II GLAZING PRODUCTS.

FLOOR PLAN NOTES

- SHOWER ENCLOSURE SAFETY GLASS CAT. II. TILE IMPERVIOUS FINISH UP TO 60" A.F.F.
- BATH/TUB & SHOWER FLOORS & WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS & IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NO LESS THAN 6 FEET (1829 MM) ABOVE THE FLOOR. R307.2 BACKING BOARD FOR CERAMIC TILE TO BE CEMENT FIBER, OR GLASS MAT. R702.4.2
- FAIR HOUSING BACKING TYP. TOILET, TUB & SHOWERS
- RAILS SHALL REJECT A 1/2" DIAMETER SPHERE SHALL BE 42" HIGH MIN. THE TRIANGULAR OPENINGS FORMED BY THE RISER, TREAD AND BOTTOM ELEMENT OF A GUARDRAIL, SHALL REJECT A 6" SPHERE. REQUIRED SHOP DRAWINGS TO BE SUBMITTED AND APPROVED BY TOWN OF GOLDEN BEACH. ALL SHOP DRAWING SHALL BE SUBMITTED TO ARCHITECT AND/OR ENGINEER FOR REVIEW PRIOR TO FABRICATION UNDER SEPARATE PERMITS. G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS. GUARDRAIL RESISTANT TO 400# LAT PEDAL IMPACT GLASS GUARDRAILS TO HAVE KINETIC ENERGY IMPACT LOADING AS PER ANSI Z97.1- FBC2017 1618.4.6.3
- WINDOWS, EXT. DOORS AND SHUTTERS W/ PRODUCT APPROVAL SHOP DRAWINGS WILL BE PROVIDED SEE ELEVATIONS PLANS FOR F.G. DIMENSIONS.

ELEVATION NOTES

- G.C TO PROVIDE ALL NECESSARY SHOP DRAWINGS AND CALCULATIONS FOR RAILINGS. RAILS SHALL REJECT A 4" DIAMETER SPHERE SHALL BE 42" HIGH MIN. GUARDRAIL RESISTANT TO 400# LAT PEDAL IMPACT (BY OTHERS)
- ALL WINDOWS AND DOORS IMPACT RESISTANT, BY SEPARATE PERMIT W/ PRODUCT APPROVAL FOR ALL WINDOWS AND DOORS ARE REQUIRED TO BE REVIEWED AND SIGNED APPROVED BY THE DESIGNER OF RECORD
- ALL WINDOWS AND DOORS, GARAGE DOOR, FENCES, HANDRAILS, STAIR, SPIRAL STAIR UNDER SEPARATED PERMIT.
- THE WINDOW INFORMATION CAN BE FOUND IN THE WINDOW SCHEDULE ON SHEET A-500
- ALL WINDOWS WILL BE TINTED

POOL BARRIER, ALARM NOTES

WHERE A WALL OF A DWELLING SERVES AS PART OF THE BARRIER, ONE OF THE FOLLOWING SHALL APPLY. REQUIREMENTS RELATING TO POOL SAFETY FEATURES. ALL DOORS AND WINDOWS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH AN EXIT ALARM COMPLYING W/ UL 2017 THAT HAS A MINIMUM SOUND PRESSURE RATING OF 85 DBA AT 10 FT. THE EXIT ALARM SHALL PRODUCE A CONTINUOUS AUDIBLE WARNING WHEN THE DOOR AND ITS SCREEN ARE OPENED AND BE CAPABLE OF BEING HEARD THROUGHOUT THE HOUSE DURING NORMAL HOUSEHOLD ACTIVITIES. THE ALARM SHALL BE EQUIPPED W/ A MANUAL MEANS TO TEMPORARILY DEACTIVATE THE ALARM FOR A SINGLE OPENING. SUCH DEACTIVATION SHALL LAST NOT MORE THAN 15 SECONDS. THE DEACTIVATION SWITCH SHALL BE LOCATED AT LEAST 54" IN ABOVE THRESHOLD OF THE DOOR SCREENED OR PROTECTED WINDOWS HAVING A BOTTOM SILL HEIGHT OF 48" OR MORE MEASURED FROM THE INTERIOR FINISHED FLOOR AT THE POOL ACCESS LEVEL. WINDOWS FACING THE POOL ON FLOOR ABOVE THE FIRST STORY SCREENED OR PROTECTED PASS-THROUGH KITCHEN WINDOWS OR HIGHER W/ A COUNTER BENEATH. SEPARATE ALARMS ARE NOT REQUIRED FOR EACH DOOR OR WINDOW IF SENSORS WIRE TO A CENTRAL SOUND WHEN CONTACT IS BROKEN AT ANY OPENING. ALL DOORS PROVIDING DIRECT ACCESS FROM THE HOME TO THE POOL SHALL BE EQUIPPED WITH A SELF CLOSING, SELF LATCHING DEVICE W/ POSITIVE MECHANICAL LATCHING LOCKING INSTALLED A MINIMUM OF 54" ABOVE THE THRESHOLD WHICH IS APPROVED BY THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT.

SEP 14 2021

APPROVED
DISAPPROVED
VARIANCE REQ.

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RODRIGUEZ



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

GENERAL NOTES

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING ISSUE DATE
RELEASE DATE

A-001

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NOTES/COMMENTS

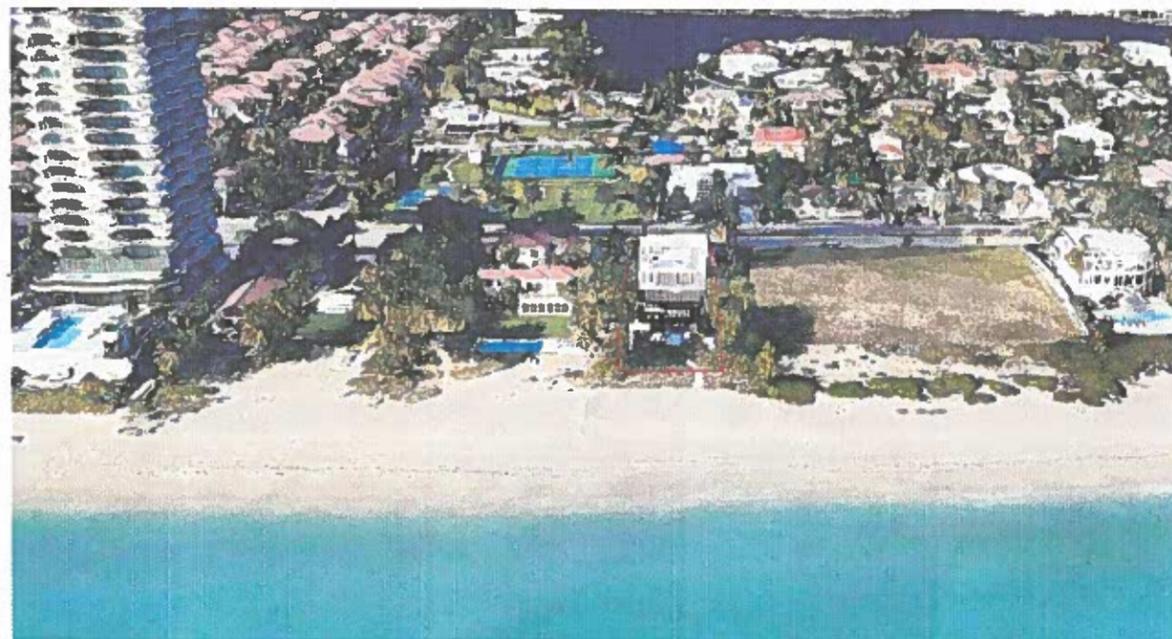
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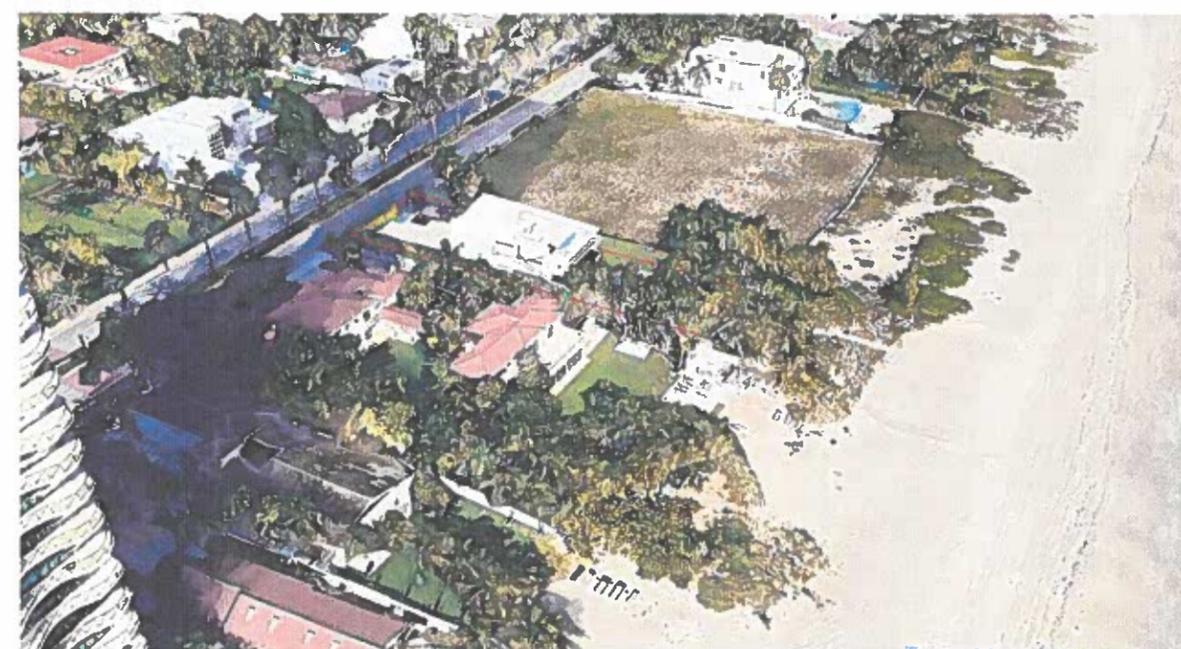
SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEWS-
REAR VIEW - EAST



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEWS-
FRONT VIEW - WEST



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEWS-
SIDE VIEW I - NORTHEAST



SUPERIMPOSITION OF PROPOSED PROJECT ON AERIAL VIEWS-
SIDE VIEW II - SOUTHEAST

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____



NORTHEAST ELEVATION RENDERING



SOUTHEAST ELEVATION RENDERING

SDH_STUDIO
ARCHITECTURE + DESIGN

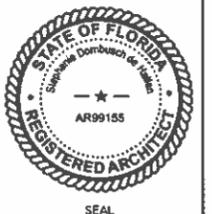
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NOTES / COMMENTS

REVISIONS / SUBMISSIONS

SIDE ELEVATION
RENDERINGS

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Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ: _____

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CHECKED BY: RB
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RELEASE DATE

A-003

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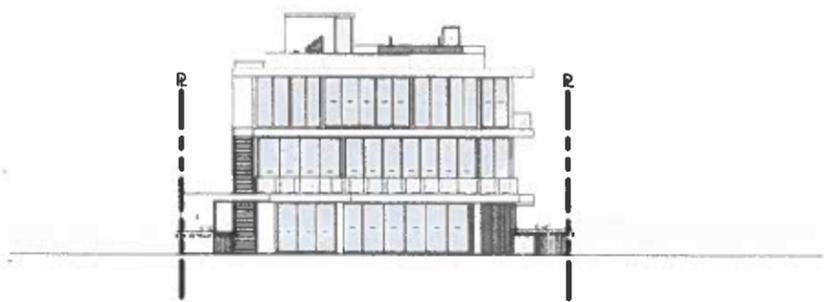
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ELEVATION DIAGRAMS

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INITIAL DRAWING RELEASE DATE: _____
ISSUE DATE: _____

A-004



1 EAST ELEVATION DIAGRAM
1/16" = 1'-0"



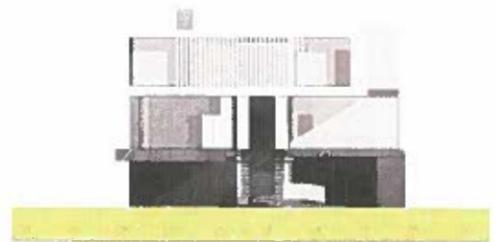
EAST



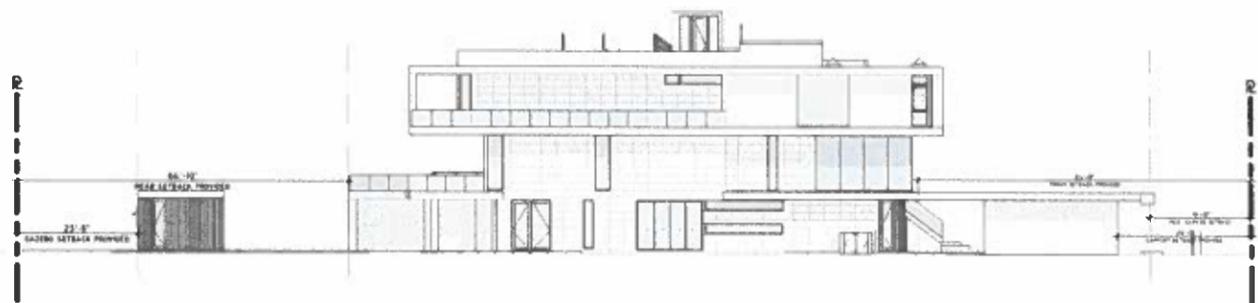
2 WEST ELEVATION DIAGRAM
1/16" = 1'-0"



5 WEST ELEVATION DIAGRAM - GATE DETAILS
1/16" = 1'-0"



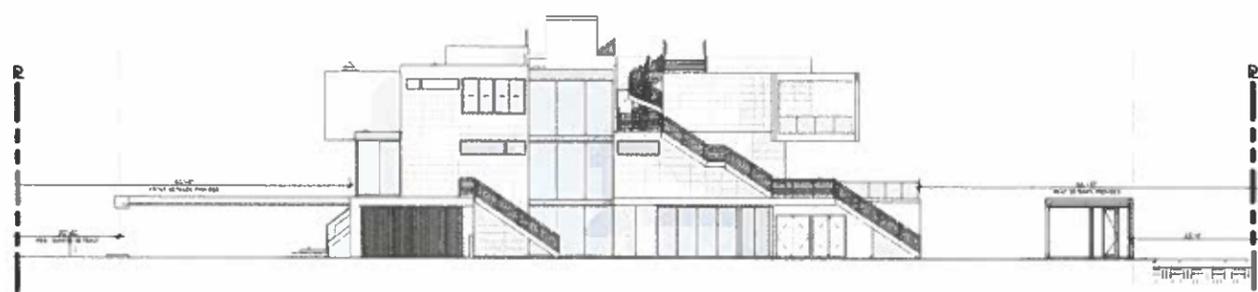
WEST



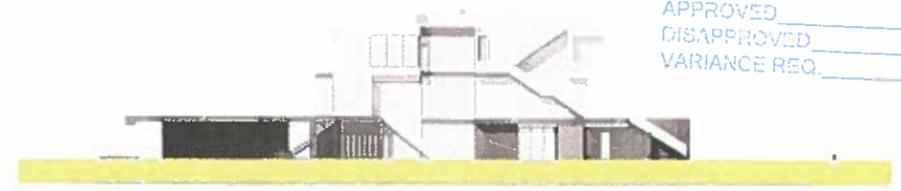
3 NORTH ELEVATION DIAGRAM
1/16" = 1'-0"



SOUTH



4 SOUTH ELEVATION DIAGRAM
1/16" = 1'-0"



NORTH

Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date
SEP 14 2021
APPROVED
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VARIANCE REQ.

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125 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160

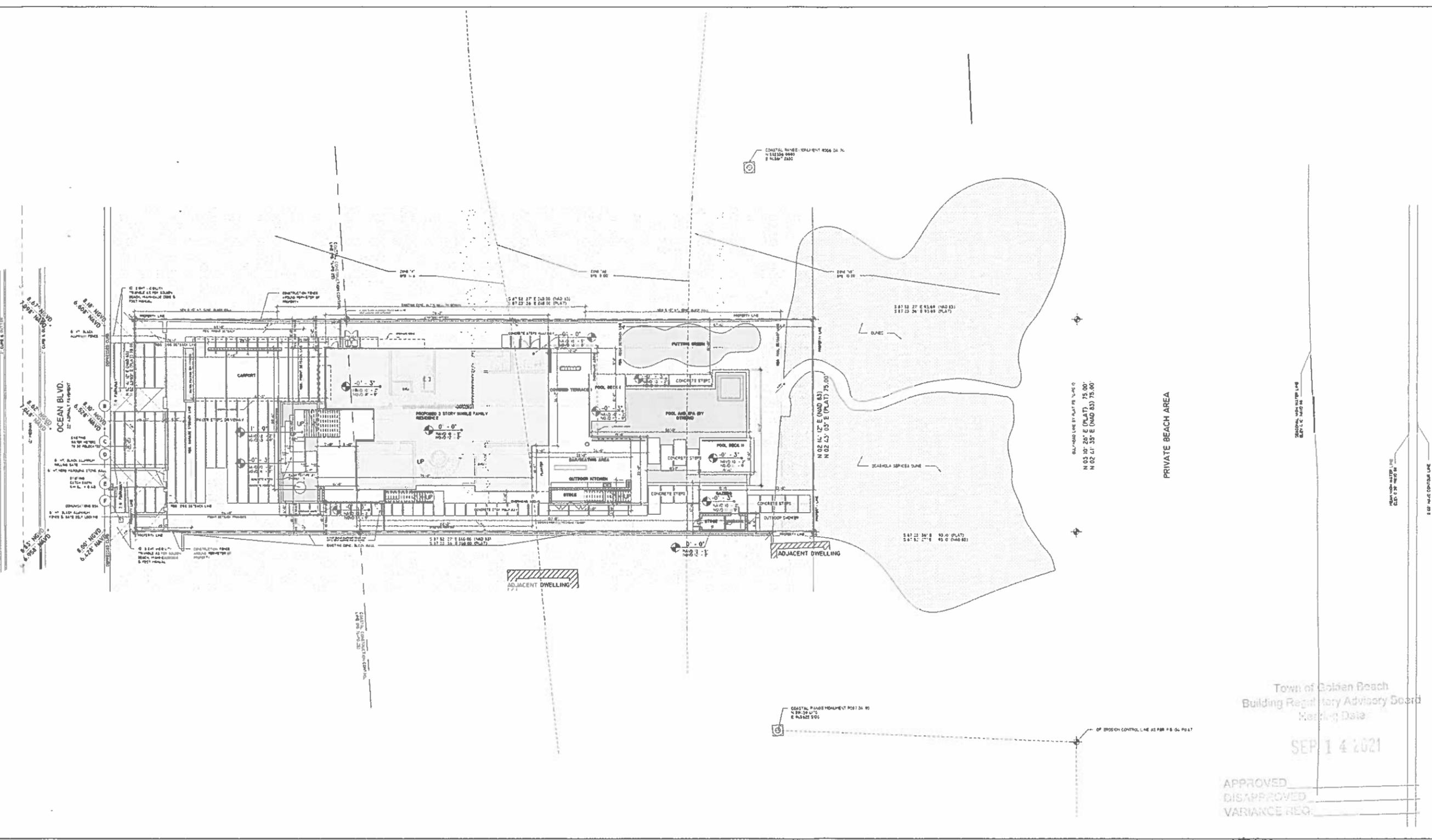
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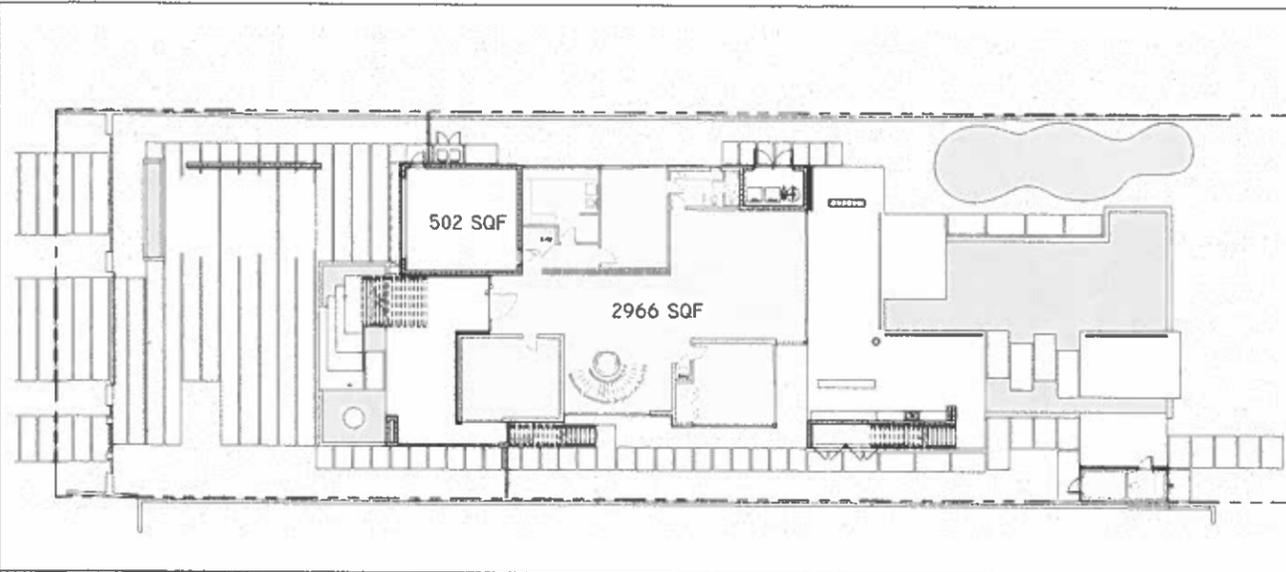
Town of Golden Beach
Building Regulatory Advisory Board
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SEP 14 2021
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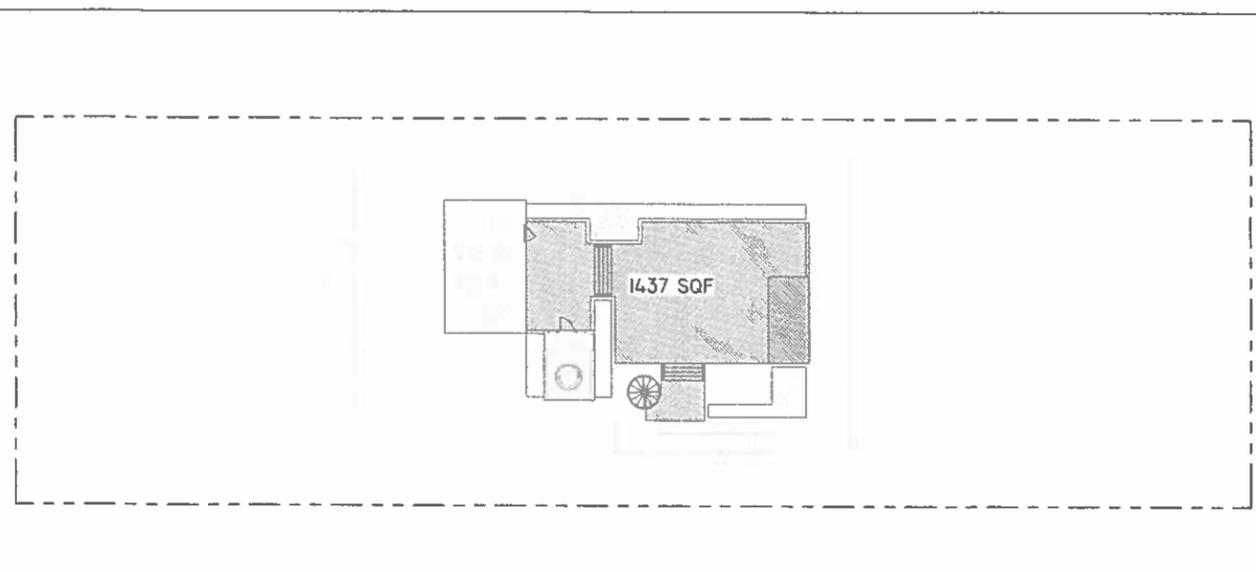
U I SITE PLAN
1/16" = 1'-0"

APPLICABLE CODES	AREA TALLY	ZONING INFORMATION	SITE DESCRIPTION																																																																																																														
FLORIDA BUILDING CODE 2020 EDITION FLORIDA RESIDENTIAL CODE 2020 NATIONAL ELECTRICAL CODE 2020 FLORIDA MECHANICAL CODE 2020 FLORIDA ENERGY CODE 2020 SCOPE OF WORK 1. NEW 3 STORY SINGLE FAMILY RESIDENCE	<table border="1"> <tr><td>LOT AREA</td><td>21,300 SF</td></tr> <tr><td>A/C GROUND FL</td><td>2,966 SF</td></tr> <tr><td>A/C MAIN FL</td><td>3806 SF</td></tr> <tr><td>A/C SECOND FL</td><td>3534 SF</td></tr> <tr><td>A/C TOTAL</td><td>7340 SF</td></tr> <tr><td>ENTRY</td><td>145 SF</td></tr> <tr><td>TERRACES / GAZEBO</td><td>1927.9 SF</td></tr> <tr><td>GARAGE MAIN HOUSE</td><td>502 SF</td></tr> <tr><td>BALCONIES</td><td>2338.8 SF</td></tr> <tr><td>POOL - POOL DECK</td><td>1236.8 SF-LSI, 6 SF</td></tr> <tr><td>WALKWAY</td><td>993 SF</td></tr> <tr><td>DRIVEWAY</td><td>2373 SF</td></tr> </table>	LOT AREA	21,300 SF	A/C GROUND FL	2,966 SF	A/C MAIN FL	3806 SF	A/C SECOND FL	3534 SF	A/C TOTAL	7340 SF	ENTRY	145 SF	TERRACES / GAZEBO	1927.9 SF	GARAGE MAIN HOUSE	502 SF	BALCONIES	2338.8 SF	POOL - POOL DECK	1236.8 SF-LSI, 6 SF	WALKWAY	993 SF	DRIVEWAY	2373 SF	<table border="1"> <tr><th colspan="2">TOWN OF GOLDEN BEACH ART. III - DISTRICT REGULATIONS SECTION 66-69.1 - ZONE ONE - OCEANFRONT PROPERTIES</th></tr> <tr><th>BUILDING SET BACK</th><th>REQUIRED</th><th>PROVIDED</th></tr> <tr><td>MAIN STRUCTURE FRONT SETBACK</td><td>60'-0"</td><td>66'-11"</td></tr> <tr><td>REAR SETBACK</td><td>REFER TO PLANS</td><td>REFER TO PLANS</td></tr> <tr><td>SIDES SETBACK</td><td>10'-0"</td><td>10'-2" N-S</td></tr> <tr><td>POOL SETBACK</td><td>10'-0"</td><td>17'-4" S. SIDE & 18'-0" N. SIDE / 26'-0" REAR</td></tr> <tr><td>GARAGE (MAIN HOUSE) SETBACK</td><td>20'-0"</td><td>67'-11"</td></tr> <tr><td>CARPORT SETBACK</td><td>20'-0"</td><td>26'-1"</td></tr> <tr><td>HEIGHT LIMITATION</td><td>27' FROM LOWEST HABITABLE AREA</td><td>27'-2" FROM LOWEST HABITABLE AREA</td></tr> <tr><td>LOT OCCUPATION</td><td></td><td></td></tr> <tr><td>MIN LIVING AREA</td><td>3,000 SDF</td><td>6020 SF = 31.08%</td></tr> <tr><td>MIN PERVIOUS AREA</td><td>35% = 21,300 x 0.35 = 7,455 SOF</td><td>20,096 SF</td></tr> <tr><td>MAX IMPERVIOUS AREA</td><td>65% = 21,300 x 0.65 = 13,845 SOF</td><td>9,066.5 SF</td></tr> </table>	TOWN OF GOLDEN BEACH ART. III - DISTRICT REGULATIONS SECTION 66-69.1 - ZONE ONE - OCEANFRONT PROPERTIES		BUILDING SET BACK	REQUIRED	PROVIDED	MAIN STRUCTURE FRONT SETBACK	60'-0"	66'-11"	REAR SETBACK	REFER TO PLANS	REFER TO PLANS	SIDES SETBACK	10'-0"	10'-2" N-S	POOL SETBACK	10'-0"	17'-4" S. SIDE & 18'-0" N. SIDE / 26'-0" REAR	GARAGE (MAIN HOUSE) SETBACK	20'-0"	67'-11"	CARPORT SETBACK	20'-0"	26'-1"	HEIGHT LIMITATION	27' FROM LOWEST HABITABLE AREA	27'-2" FROM LOWEST HABITABLE AREA	LOT OCCUPATION			MIN LIVING AREA	3,000 SDF	6020 SF = 31.08%	MIN PERVIOUS AREA	35% = 21,300 x 0.35 = 7,455 SOF	20,096 SF	MAX IMPERVIOUS AREA	65% = 21,300 x 0.65 = 13,845 SOF	9,066.5 SF	<table border="1"> <tr><th colspan="4">LEGAL DESCRIPTION</th></tr> <tr><td colspan="4">ADDRESS: 125 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160</td></tr> <tr><td colspan="4">LOT: LOT 6 AND SOUTH 1/2 BLOCK: A PLAT BOOK: 9 PAGE: 52</td></tr> <tr><td colspan="4">OF LOT 7</td></tr> <tr><td colspan="2">HIGHEST CROWN OF ROAD ELEVATION: 8'-8"</td><td colspan="2">FLOOD ZONE: X - A-E - V-E</td></tr> <tr><td colspan="2">AVERAGE OF CROW OF ROAD ELEVATION: 8'-7"</td><td colspan="2">BASE FLOOD: MA - 8'-0" - 10'-0"</td></tr> <tr><td colspan="4">ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:</td></tr> <tr><td colspan="2">SURVEYOR'S NAME: JOHN BARRA</td><td colspan="2">PLS LIC.: 5206</td></tr> <tr><td colspan="2"></td><td colspan="2">FIELD WORK DATE: 02.09.2021</td></tr> <tr><th colspan="2">PROPOSED</th><th>LOWEST FLOOR ELEVATION</th><th>GARAGE/STORAGE ELEV.</th></tr> <tr><td colspan="2">MINIMUM</td><td>25'-8" NGVD</td><td>12'-0" NGVD</td></tr> <tr><td colspan="2"></td><td></td><td>ADJACENT GRADE ELEV.</td></tr> </table> <p>AS-BUILT ELEVATION SURVEY IS REQUIRED BEFORE MAKING ANY INSPECTION ABOVE LOWEST FLOOR AND AS-BUILT ELEVATION CERTIFICATE IS REQUIRED BEFORE ISSUANCE OF CERTIFICATE OF OCCUPANCY OR COMPLETION (IC3-303)</p>	LEGAL DESCRIPTION				ADDRESS: 125 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160				LOT: LOT 6 AND SOUTH 1/2 BLOCK: A PLAT BOOK: 9 PAGE: 52				OF LOT 7				HIGHEST CROWN OF ROAD ELEVATION: 8'-8"		FLOOD ZONE: X - A-E - V-E		AVERAGE OF CROW OF ROAD ELEVATION: 8'-7"		BASE FLOOD: MA - 8'-0" - 10'-0"		ALL SITE INFORMATION WAS TAKEN FROM THE ATTACHED CERTIFIED SURVEY, OR A CERTIFIED PREPARED BY:				SURVEYOR'S NAME: JOHN BARRA		PLS LIC.: 5206				FIELD WORK DATE: 02.09.2021		PROPOSED		LOWEST FLOOR ELEVATION	GARAGE/STORAGE ELEV.	MINIMUM		25'-8" NGVD	12'-0" NGVD				ADJACENT GRADE ELEV.
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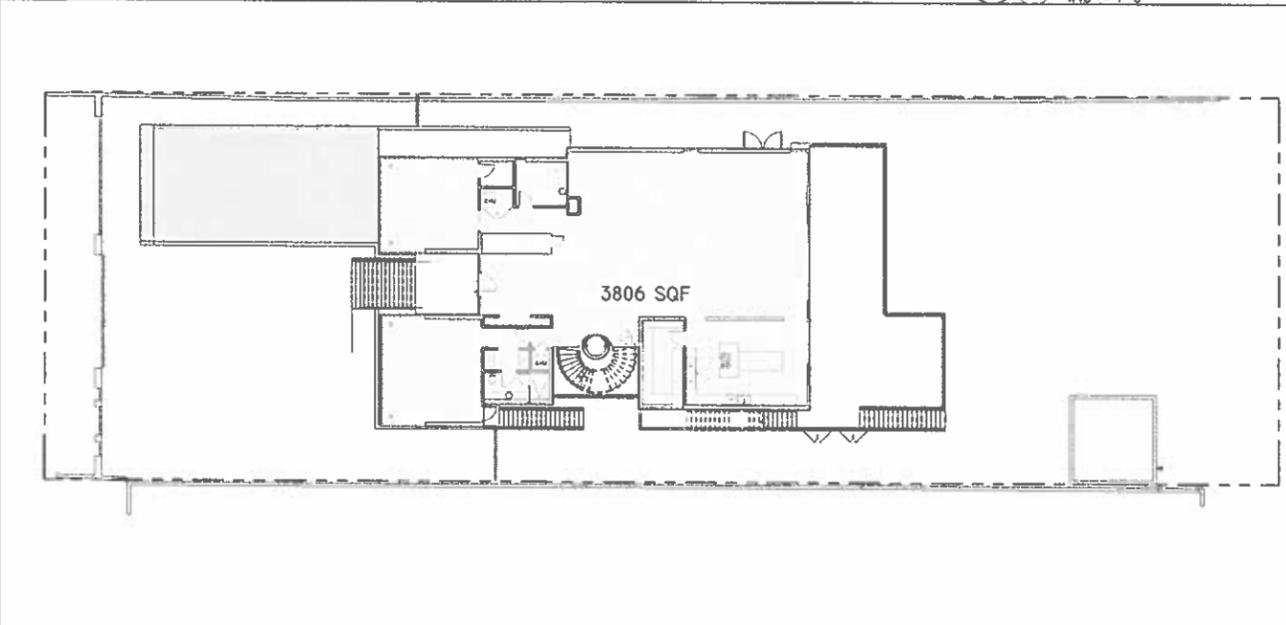
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INITIAL DRAWING: ISSUE DATE
RELEASE DATE:
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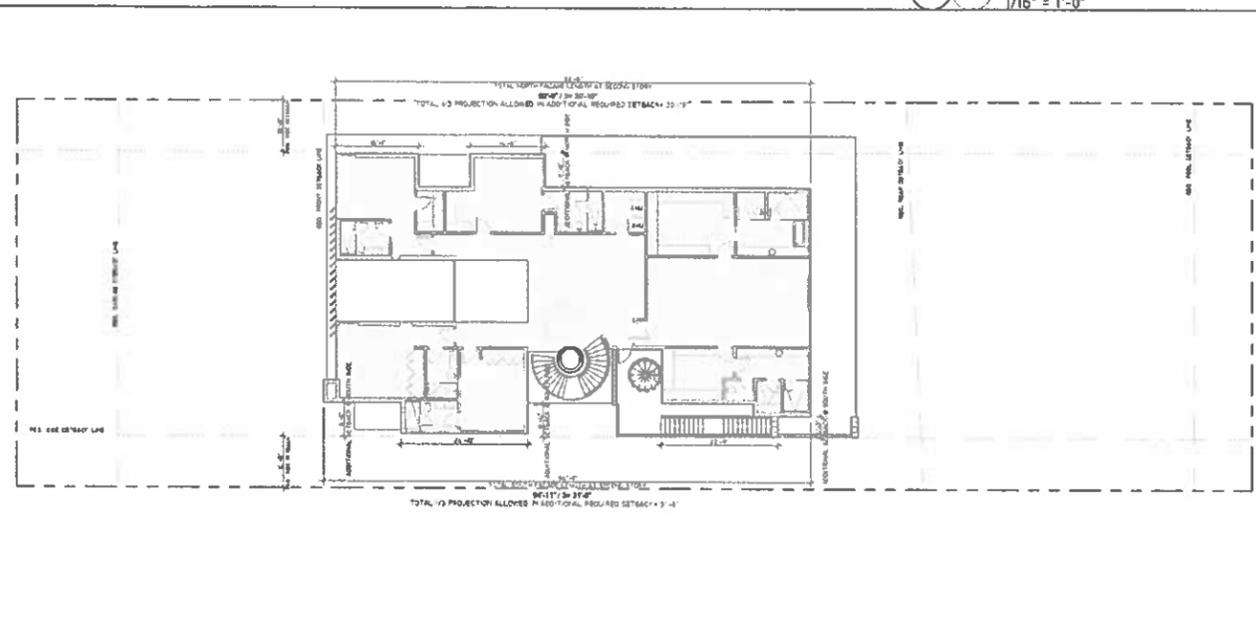
1 GROUND FLOOR A/C AREA
1/16" = 1'-0"



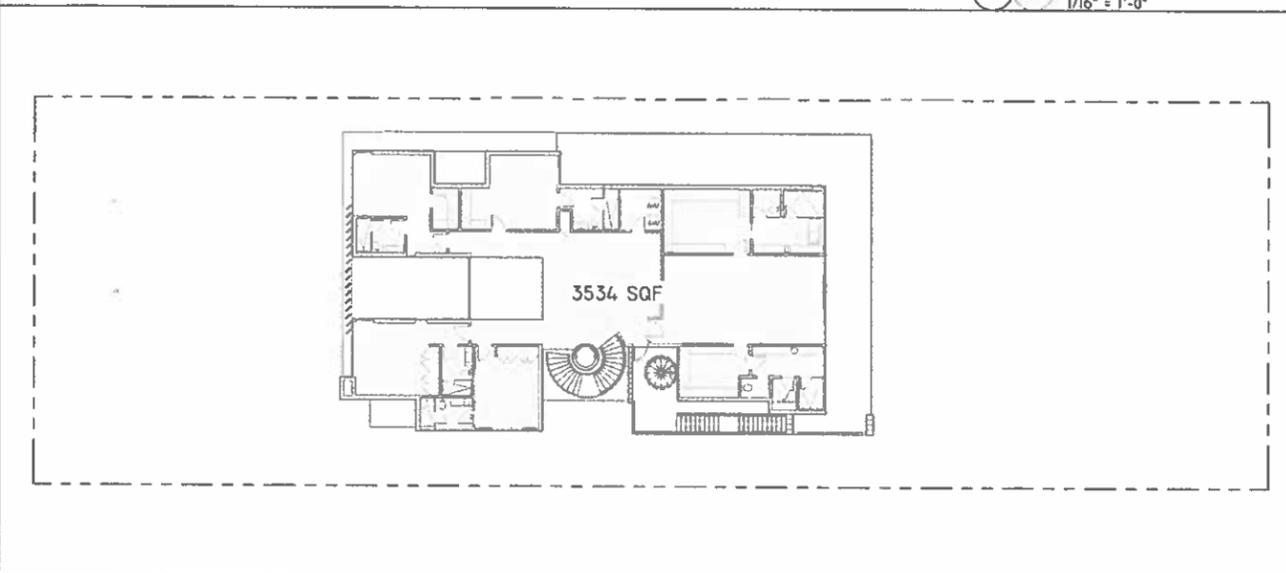
4 ROOF AREA DIAGRAM
1/16" = 1'-0"



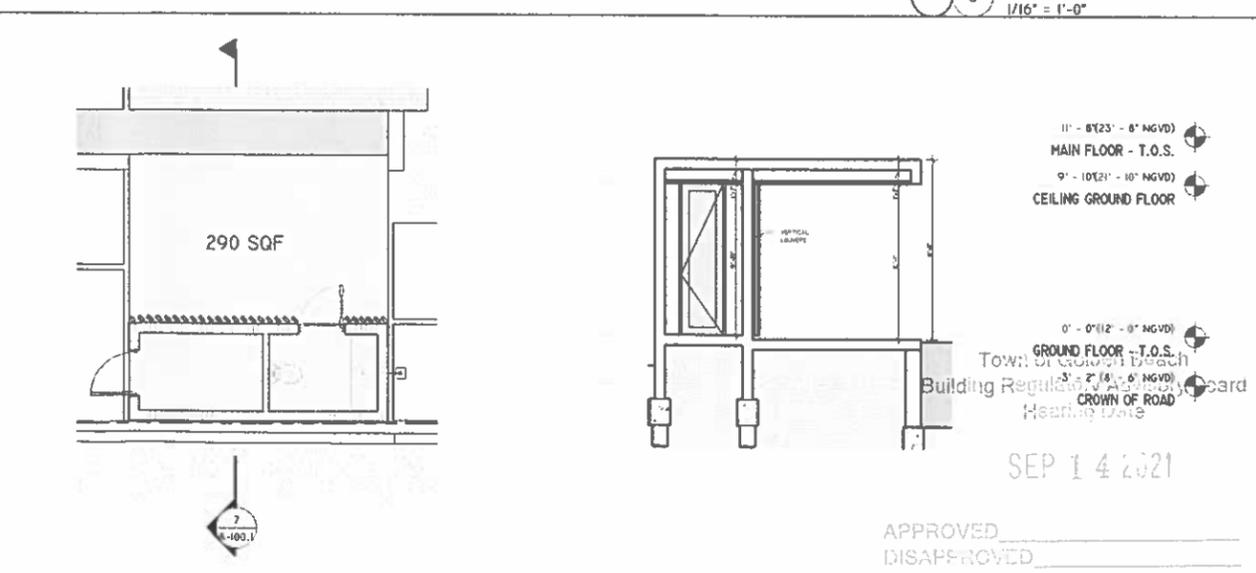
2 MAIN FLOOR A/C AREA
1/16" = 1'-0"



5 SETBACK 2ND FLOOR DIAGRAM
1/16" = 1'-0"



3 2ND FLOOR FLOOR A/C AREA
1/16" = 1'-0"



6 GAZEBO
3/16" = 1'-0"

7 GAZEBO SECTION
3/16" = 1'-0"

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STEPHANE D. DE HILFEN
ARCHITECT P.A.
ARC12504-9983

RODRIGUEZ RESIDENCE

125 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160

RODRIGUEZ



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SITE DIAGRAMS

ALL DIMENSIONS AND SPACINGS UNLESS OTHERWISE NOTED TO BE THE ORIGINAL AND UNLESS OTHERWISE NOTED TO BE IN PARENTS AND NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF SDH STUDIO P.A.

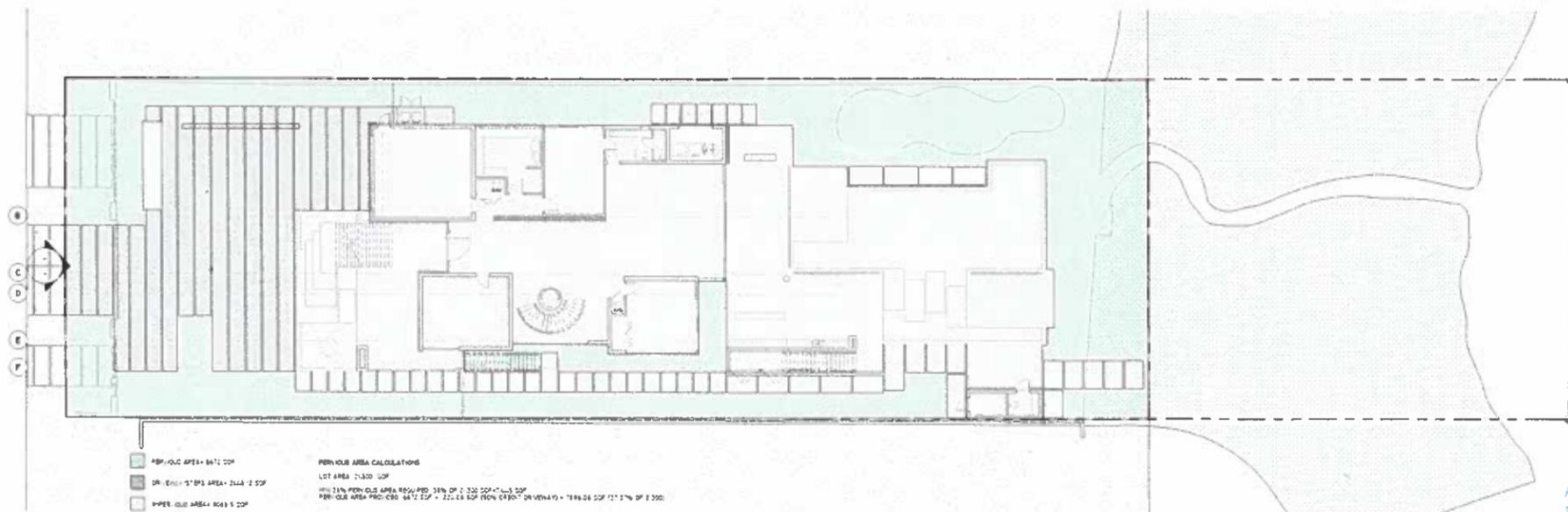
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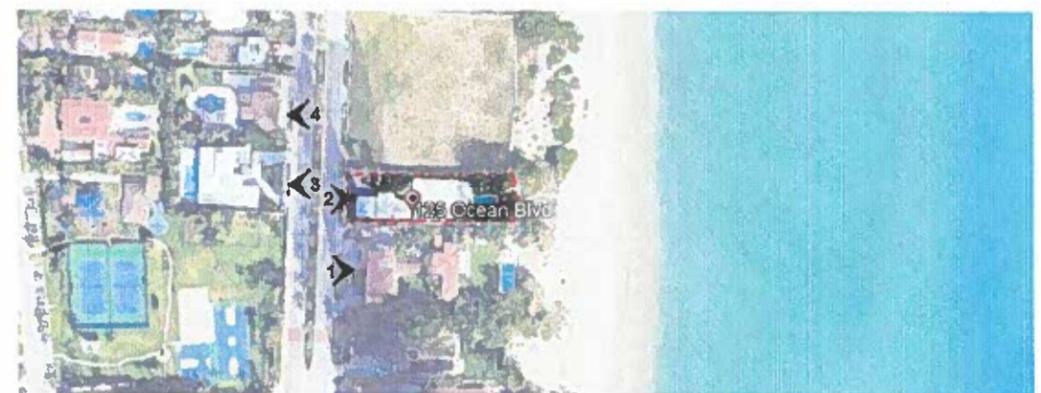
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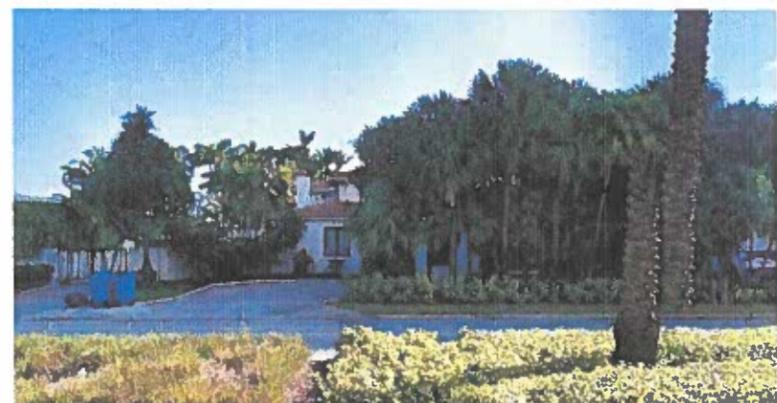
Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

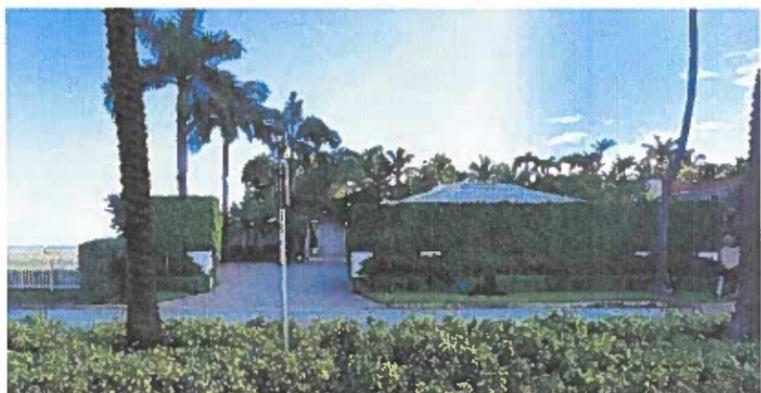
1 PERVIOUS AREA DIAGRAM
1/16" = 1'-0"



BUILDING CONTEXT PHOTOGRAPHS



VIEW # 1



VIEW # 2

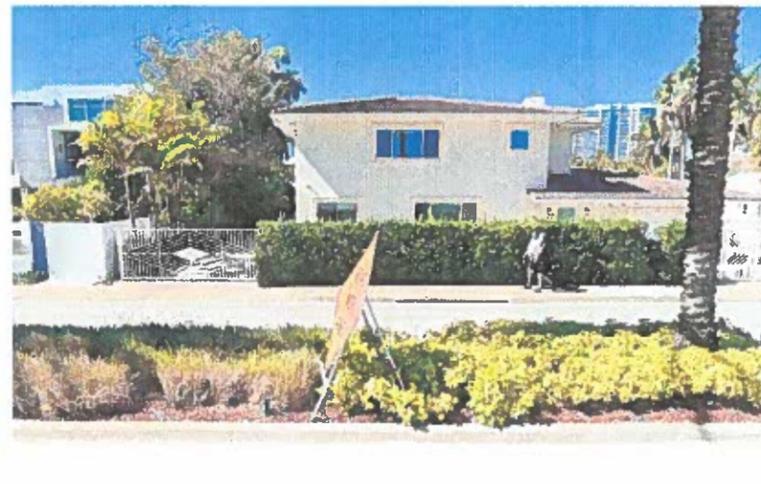
NERO MARQUINA STONE	TRAVERTINE STONE	CLEAR GLASS	BRONZE ALUMINUM
WOOD CLADDING	SMOOTH STUCCO - BENJAMIN MOORE SUPER WHITE PAINT	CABLE GUARD AND BRONZE ALUMINUM RAILING	

- NERO MARQUINA STONE FOR GENERAL FACADES
- TRAVERTINE STONE FOR GENERAL FACADES
- STUCCO FINISH FOR FRONT AND BACK FACADE DETAILS
- CLEAR GLASS FOR WINDOWS AND MAIN HOUSE RAILINGS
- BRONZE ALUMINUM FRAMING FOR STOREFRONTS AND DETAILS CLADDING
- WOOD CLADDING FOR ROOF
- WHITE & BLACK CLADDING FOR LOUVERS
- CABLE GUARD RAILING FOR SIDE STAIRS

3 PROPOSED MATERIALS
1/2" = 1'-0"



VIEW # 3



VIEW # 4



NOTES/COMMENTS

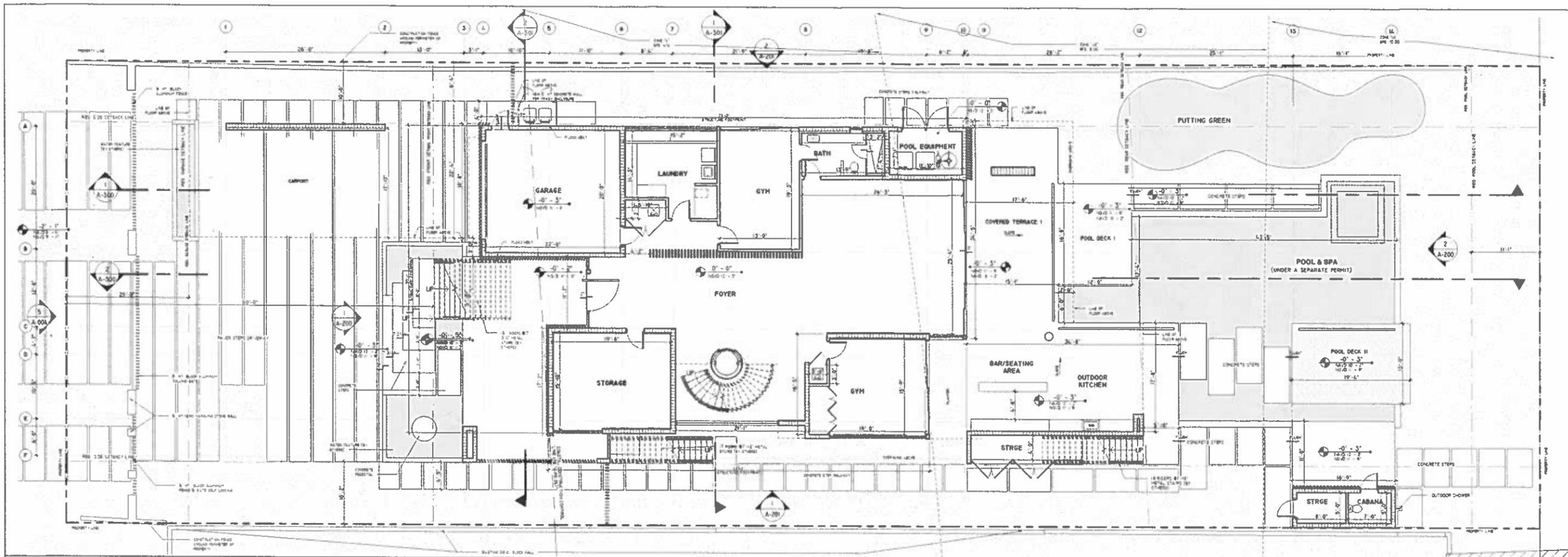
REVISIONS / SUBMISSIONS

PERVIOUS DIAGRAM AND CONTEXT PHOTOGRAPH

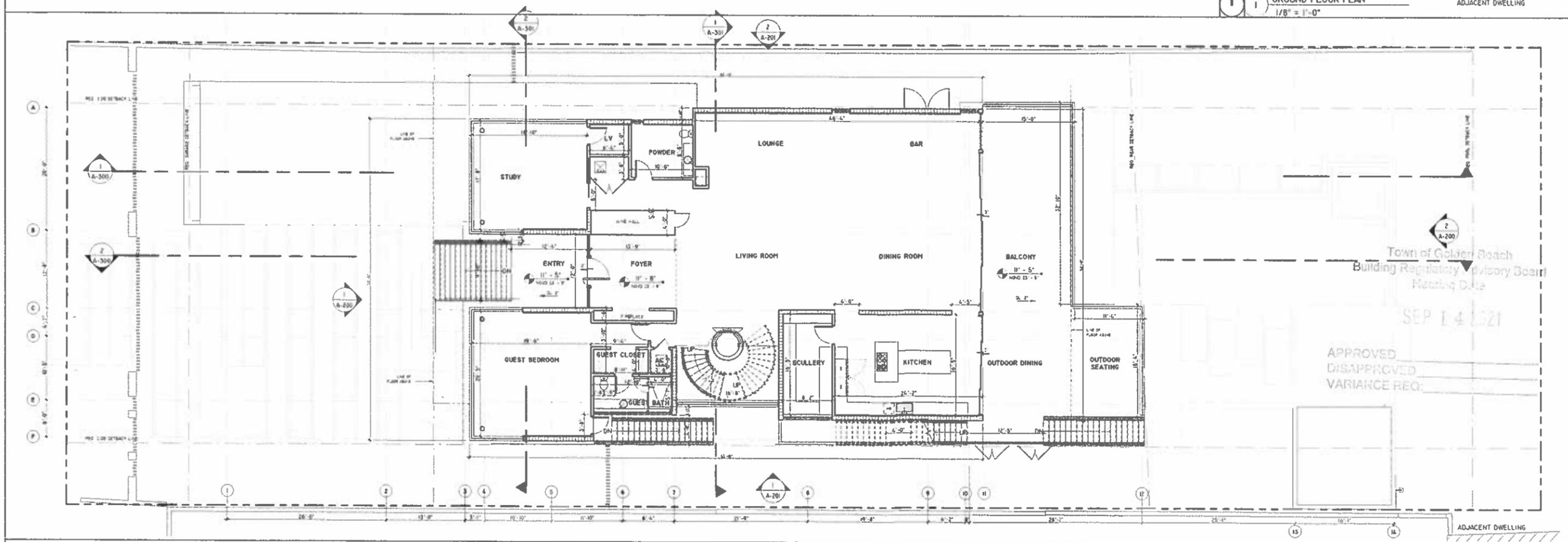
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1 GROUND FLOOR PLAN
1/8" = 1'-0"

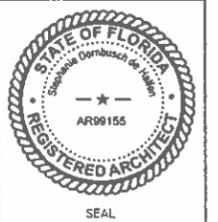


2 MAIN FLOOR PLAN
1/8" = 1'-0"

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ARCHITECT P.A.
ARC#RESA-1995

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NOTES/COMMENTS

REVISIONS / SUBMISSIONS

Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date
SEP 14 2021
APPROVED
DISAPPROVED
VARIANCE REQ.

GROUND & MAIN FLOOR PLAN

ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED. UNLESS OTHERWISE NOTED, DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE SHOWN TO THE CENTER OF THE MEMBER UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO CONSTRUCTION.

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RELEASE DATE

A-101

RODRIGUEZ
RESIDENCE

125 OCEAN BOULEVARD, GOLDEN
BEACH, FL 33160

RODRIGUEZ



NOTES/COMMENTS

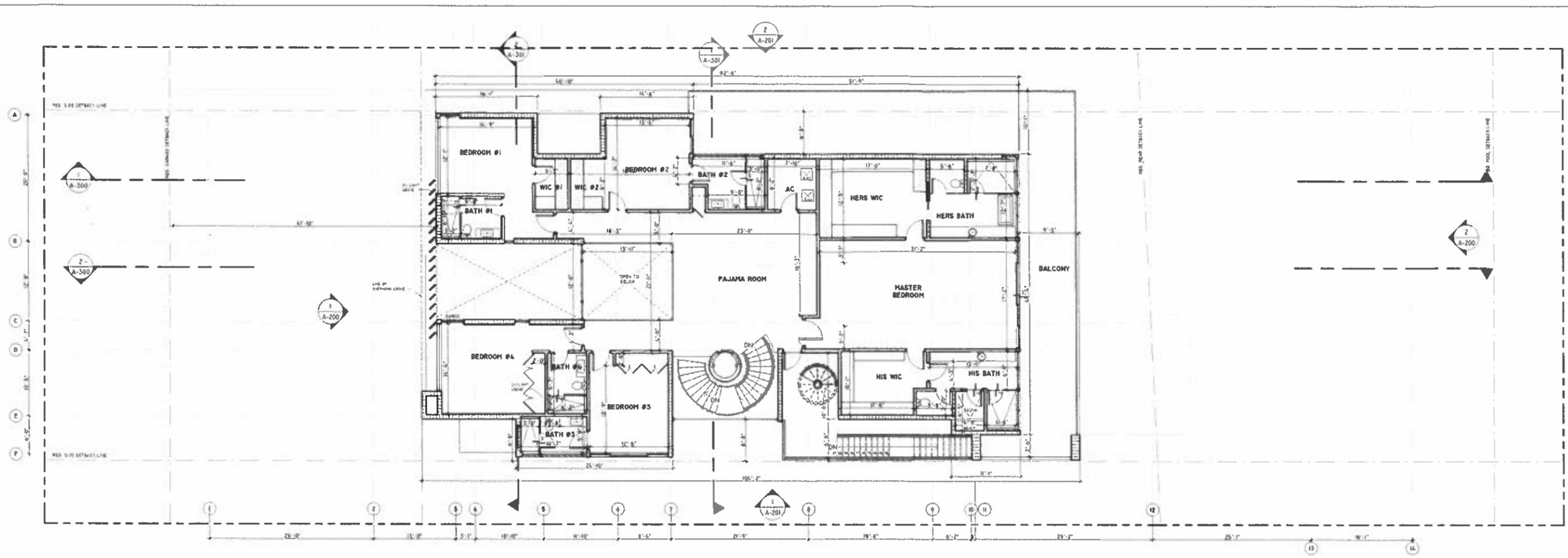
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2ND FLOOR & ROOF PLAN

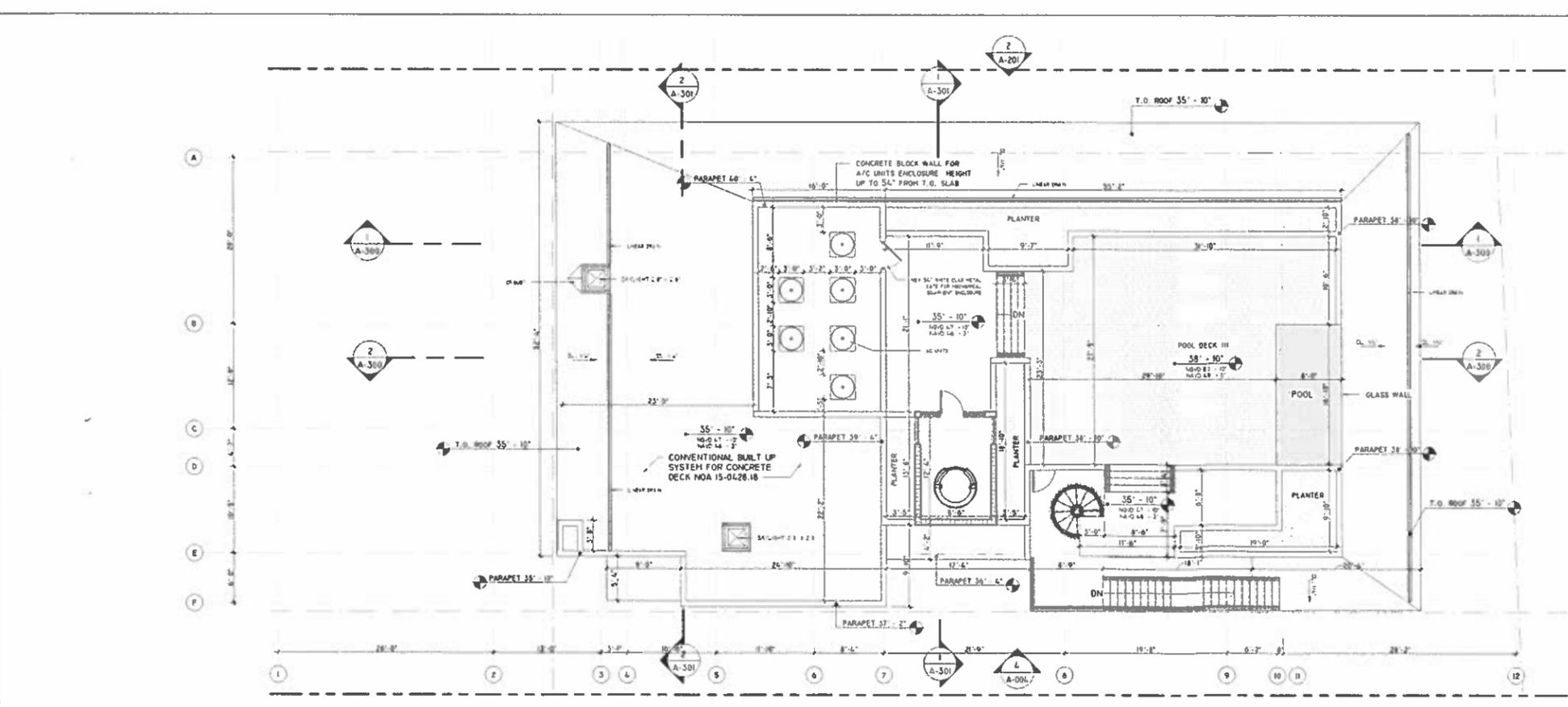
ALL WORK HAS BEEN WRITTEN IN RED. OPERATIONS
WHICH REQUIRE THE ORIGINAL WORK TO BE
REMOVED OR RE-CONSTRUCTED SHALL BE SUBJECT TO
THE USE OF SUCH WORDS AS "REMOVE" OR "RE-CONSTRUCT"
AS APPLICABLE TO THE EXISTING WORK.

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2 2ND FLOOR FLOOR PLAN
1/8" = 1'-0"



1 1 ROOF PLAN
1/8" = 1'-0"

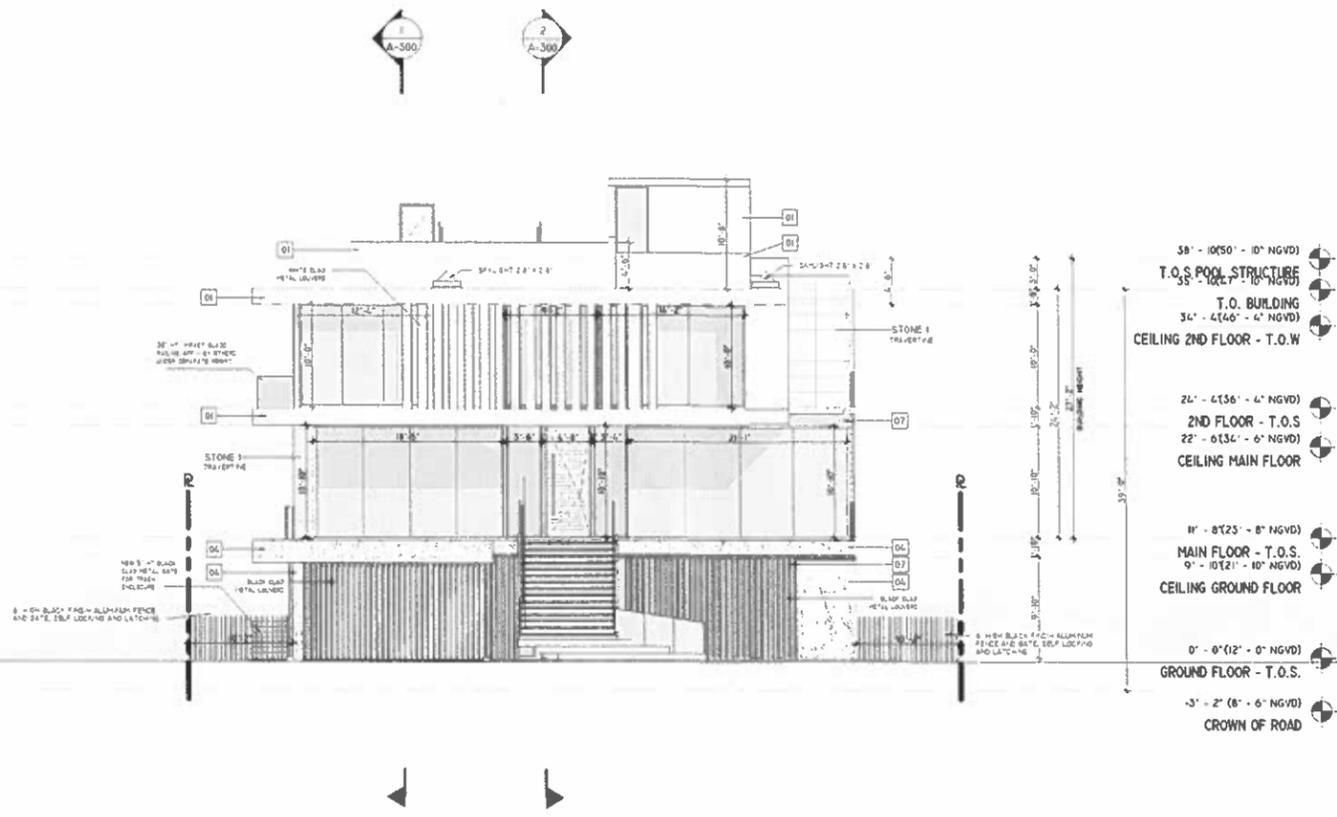
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Building Regulatory Advisory Board
Meeting Date
SEP 14 2021

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WALL LEGEND

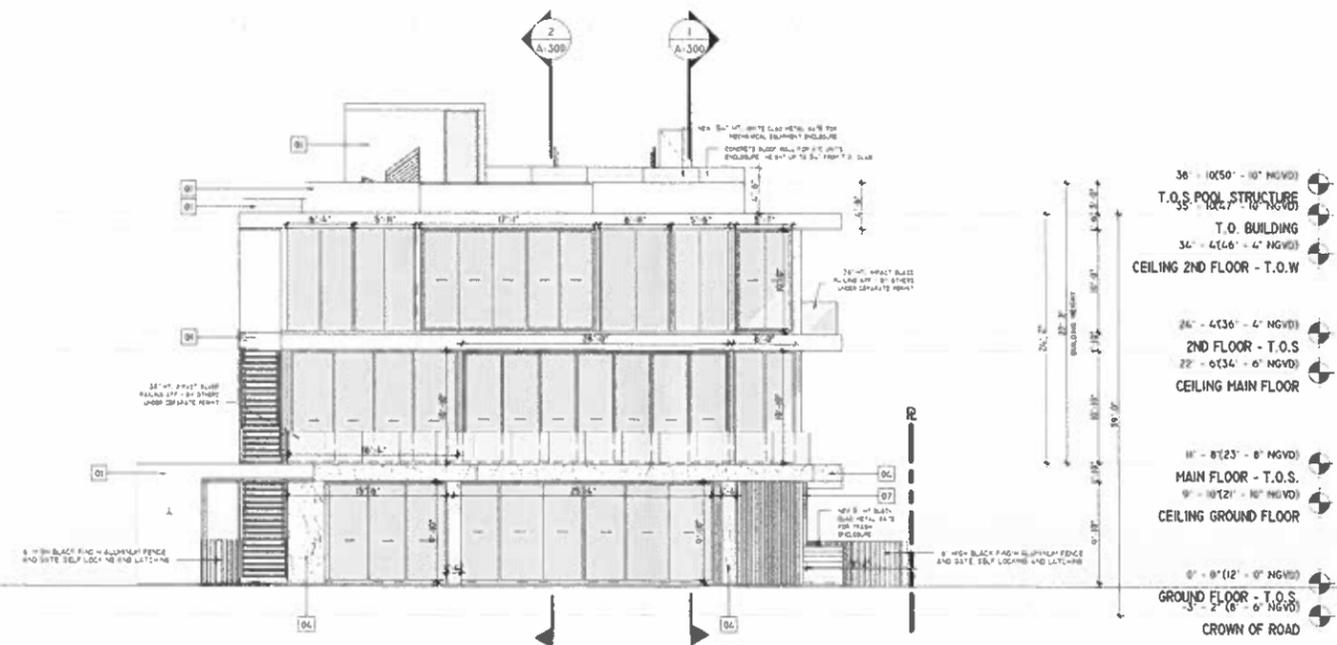
- 3 5/8" - 25 GA. MTL STUDS @ 16" O.C. 5/8" GYP. BO. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.)
- 6" - 25 GA. MTL STUDS @ 16" O.C. 5/8" GYP. BO. EA. SIDE. PROVIDE 5/8" DUROCK BOARD AT WET AREAS AND MOISTURE RESISTANT GREENBOARD AT AREAS SUBJECT TO MOISTURE (BATHROOMS.)
- NEW 8" C.M.U. WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" POUR IN-PLACE CONCRETE WALL - SEE STRUCTURAL DWGS. FOR SPECIFICATIONS
- NEW 8" C.M.U. WALL W/ - 2"x2" P.T. WD OR 1 1/2" MTL FURRING @ 24" O.C. & R-7.5 INSULATION SEE STRUCTURAL DWGS. FOR SPECIFICATIONS

FINISH MATERIALS		
MATERIAL MARK	MATERIAL NAME	MATERIAL DESCRIPTION
01	SMOOTH STUCCO	BENJAMIN MORE, SUPER WHITE
02	ALUMINUM CLADDING	DARK BRONZE ANODIZED FINISH
04	STONE 2	NERO MARQUINA
07	ALUMINUM	DARK BRONZE



- 38' - 10(50' - 10' NGVD)
- T.O.S. POOL STRUCTURE
- 35' - 10(47' - 10' NGVD)
- T.O. BUILDING
- 34' - 4(46' - 4' NGVD)
- CEILING 2ND FLOOR - T.O.W
- 24' - 4(36' - 4' NGVD)
- 2ND FLOOR - T.O.S
- 22' - 0(34' - 0' NGVD)
- CEILING MAIN FLOOR
- 11' - 8(23' - 8' NGVD)
- MAIN FLOOR - T.O.S
- 9' - 10(21' - 10' NGVD)
- CEILING GROUND FLOOR
- 0' - 0'(12' - 0' NGVD)
- GROUND FLOOR - T.O.S
- 3' - 2'(8' - 6' NGVD)
- CROWN OF ROAD

1 WEST ELEVATION
1/8" = 1'-0"



- 38' - 10(50' - 10' NGVD)
- T.O.S. POOL STRUCTURE
- 35' - 10(47' - 10' NGVD)
- T.O. BUILDING
- 34' - 4(46' - 4' NGVD)
- CEILING 2ND FLOOR - T.O.W
- 24' - 4(36' - 4' NGVD)
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- MAIN FLOOR - T.O.S
- 9' - 10(21' - 10' NGVD)
- CEILING GROUND FLOOR
- 0' - 0'(12' - 0' NGVD)
- GROUND FLOOR - T.O.S
- 3' - 2'(8' - 6' NGVD)
- CROWN OF ROAD

2 EAST ELEVATION
1/8" = 1'-0"

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ARCHITECT P.A.
ARC00886-9943

RODRIGUEZ RESIDENCE
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RODRIGUEZ



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

Town of Golden Beach
Building Regulatory Advisory Board
Meeting Date
SEP 13 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____

ELEVATIONS

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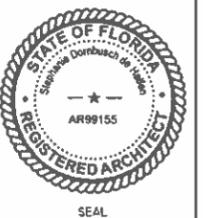
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RODRIGUEZ RESIDENCE

125 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160

RODRIGUEZ



NOTES/COMMENTS

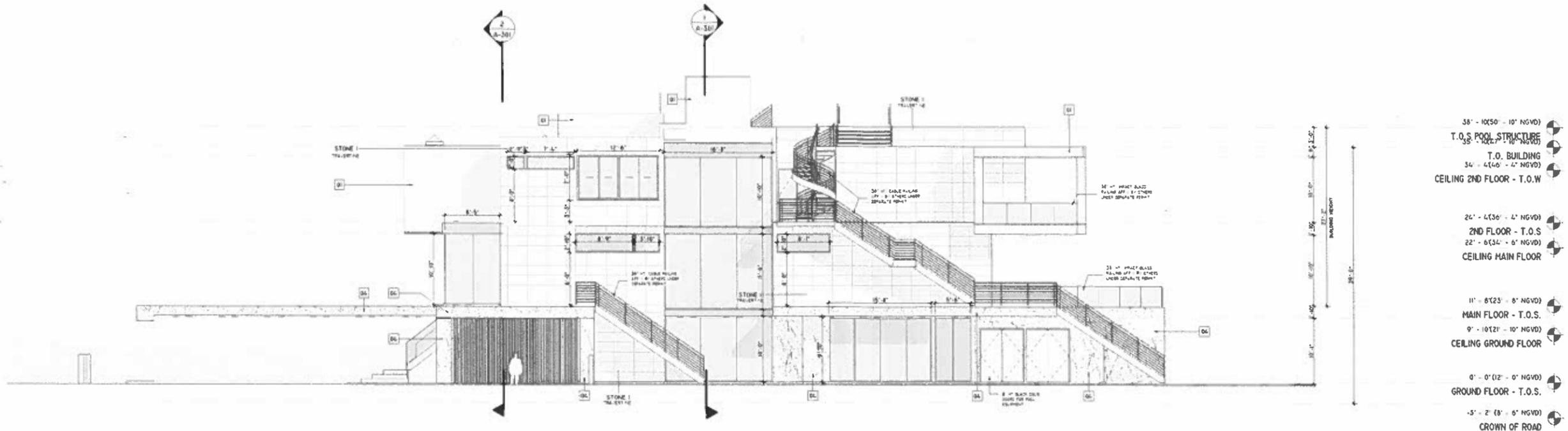
REVISIONS / SUBMISSIONS

ELEVATIONS

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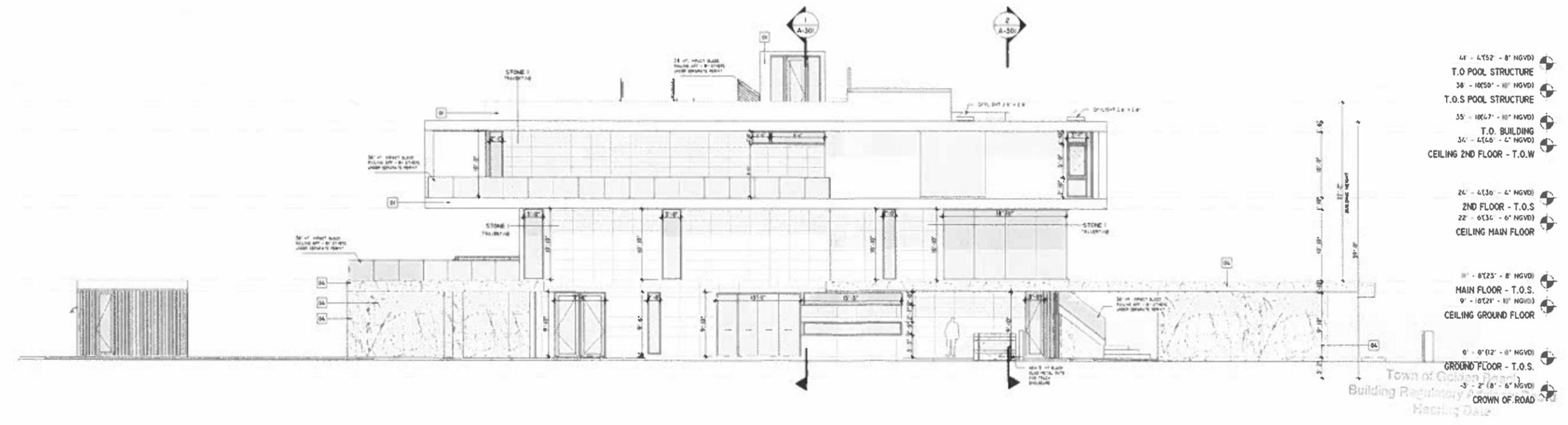
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 RELEASE DATE:

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- 38' - 10'50" - 10' NGVD) T.O.S POOL STRUCTURE
- 35' - 10'27" - 10' NGVD) T.O. BUILDING
- 34' - 4'40" - 4" NGVD) CEILING 2ND FLOOR - T.O.W
- 24' - 4'30" - 4" NGVD) 2ND FLOOR - T.O.S
- 22' - 6'34" - 6" NGVD) CEILING MAIN FLOOR
- 11' - 8'23" - 8" NGVD) MAIN FLOOR - T.O.S
- 9' - 10'21" - 10' NGVD) CEILING GROUND FLOOR
- 0' - 0' (2" - 0" NGVD) GROUND FLOOR - T.O.S
- 5' - 2' (8" - 0" NGVD) CROWN OF ROAD

1 SOUTH ELEVATION
 1/8" = 1'-0"



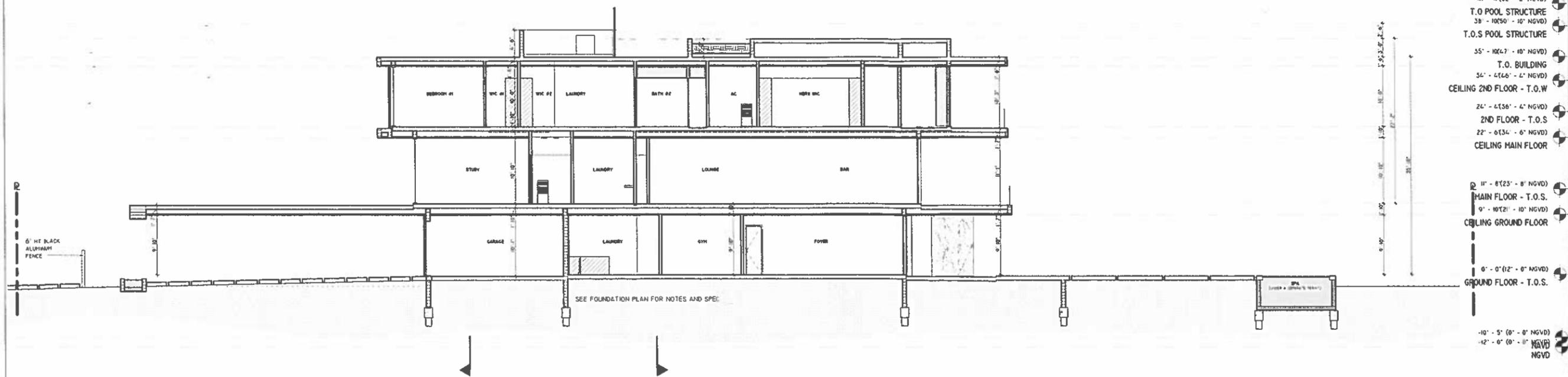
- 44' - 4'52" - 8" NGVD) T.O POOL STRUCTURE
- 38' - 10'50" - 10" NGVD) T.O.S POOL STRUCTURE
- 35' - 10'27" - 10" NGVD) T.O. BUILDING
- 34' - 4'40" - 4" NGVD) CEILING 2ND FLOOR - T.O.W
- 24' - 4'30" - 4" NGVD) 2ND FLOOR - T.O.S
- 22' - 6'34" - 6" NGVD) CEILING MAIN FLOOR
- 11' - 8'23" - 8" NGVD) MAIN FLOOR - T.O.S
- 9' - 10'21" - 10" NGVD) CEILING GROUND FLOOR
- 0' - 0' (2" - 0" NGVD) GROUND FLOOR - T.O.S
- 5' - 2' (8" - 0" NGVD) CROWN OF ROAD

2 NORTH ELEVATION
 1/8" = 1'-0"

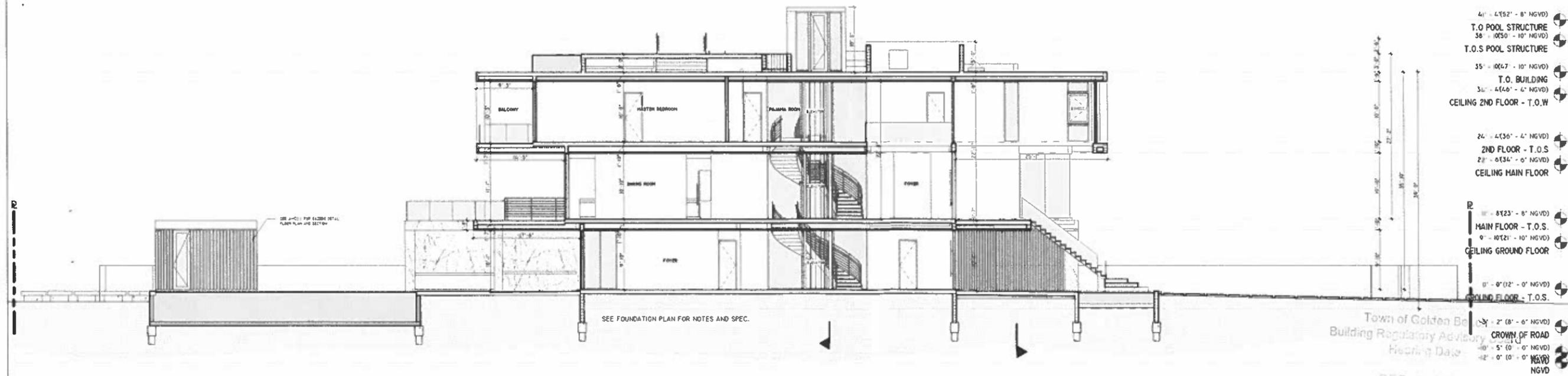
APPROVED _____
 DISAPPROVED _____

SEP 14 2021

Town of Golden Beach
 Building Regulatory Authority
 Hearing Date



SECTION A
1/8" = 1'-0"



SECTION B
1/8" = 1'-0"

SDH_STUDIO

ARCHITECTURE

AA26002883

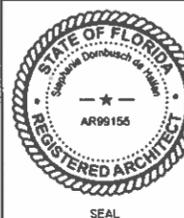
18200 NE 19th Ave, Suite 100
North Palm Beach, FL 33462
(561) 501-1113
info@sdhstudio.com

STEPHANE O. DE HALPERN
ARCHITECT P.A.
ARCHITECT 1998

RODRIGUEZ
RESIDENCE

125 OCEAN BOULEVARD, GOLDEN
BEACH, FL 33160

RODRIGUEZ



NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECTIONS

Town of Golden Beach
Building Regulatory Advisory
Hearing Date: SEP 14 2021

APPROVED

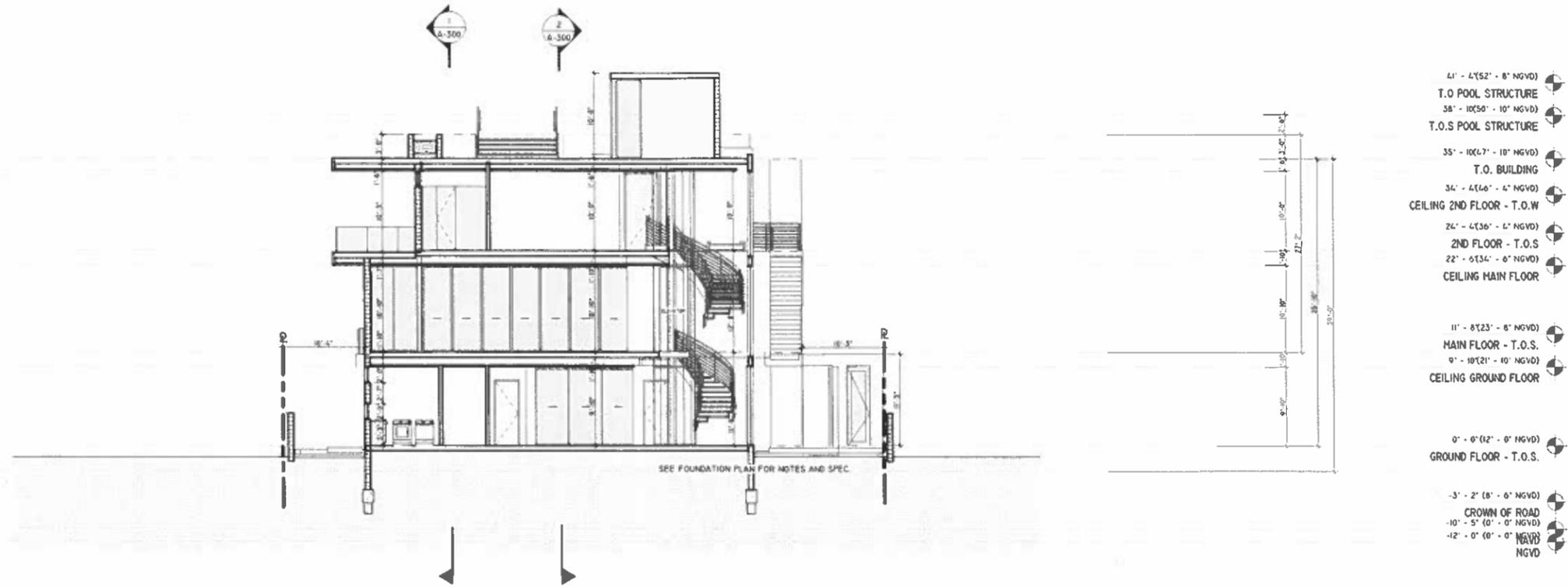
DRAWN BY SDH
CHECKED BY RB
INITIAL DRAWING ISSUE DATE
RELEASE DATE

A-300

RODRIGUEZ RESIDENCE

125 OCEAN BOULEVARD, GOLDEN BEACH, FL 33160

RODRIGUEZ



SECTION C
1/8" = 1'-0"

Hearing Date

SEP 14 2021

APPROVED _____
DISAPPROVED _____
VARIANCE REQ. _____



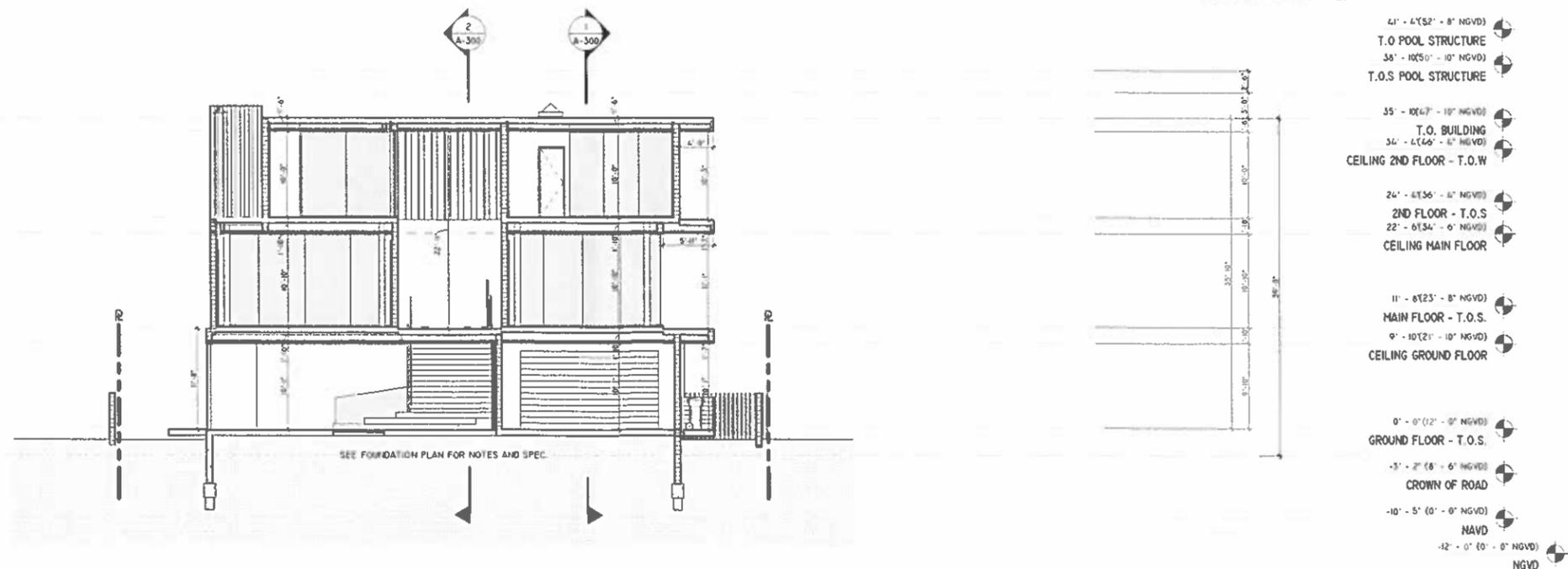
NOTES/COMMENTS

REVISIONS / SUBMISSIONS

SECTIONS

ALL DIMENSIONS SHOWN WITHIN THESE DRAWINGS ARE UNLESS OTHERWISE SPECIFIED IN THE NOTES AND SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED. THE EXCESS WHITE SPACE IS FOR THE ARCHITECT'S USE ONLY.

DRAWN BY: SDH
CHECKED BY: RB
INITIAL DRAWING: _____ ISSUE DATE: _____
RELEASE DATE: _____



SECTION D
1/8" = 1'-0"

A-301



JOHN IBARRA & ASSOCIATES, INC.

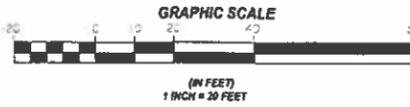
Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 282-0400
FAX: (305) 282-0401

WWW.IBARRALANDSURVEYORS.COM
3725 DEL PRADO BLVD. S.
SUITE D
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664



MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY OF MEAN HIGH WATER LINE SEC. 2-TWP. 52S-RGE. 42E ATLANTIC OCEAN



FLORIDA DEPARTMENT OF
Environmental Protection

High Water Survey Procedural Approval

DATE: 2/2/21
NAME: John Ibarra
FIRM: JIA Associates, Inc.
ADDRESS: 777 NW 72nd Avenue, Suite 3025, Miami, FL 33126
PHONE: 305.282.0400
E-MAIL: jibarra@ibarrasurveyors.com
COUNTY: Miami-Dade
MUNICIPALITY: North Miami
MEAN HIGH WATER (MHW) LOCATION: Mean High Water (MHW) 2.15' +
METHOD OF MEASUREMENT: Datum: NAVD83; Instrument: Leica TS15
PROVIDER: David Rodriguez, Registered Professional Engineer, No. 12120
SOURCE OF DATA: Florida Department of Environmental Protection, Report of MHW at All Stations



LEGAL DESCRIPTION:
LOT 5, AND SOUTH 1/2 OF LOT 7, IN BLOCK A OF SECTION 10 OF GOLDEN BEACH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 62, OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

PROPERTY ADDRESS:
131 OCEAN BOULEVARD,
GOLDEN BEACH, FLORIDA 33143

CERTIFICATION:
DAVID RODRIGUEZ AND LORENA RODRIGUEZ

LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:
THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED EASEMENTS AND ANY AFFECTING THE PROPERTY.
THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
LEGAL DESCRIPTION PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD. COLOR IS DRAWN AT A SHOWY SCALE AND/OR NOT TO SCALE. THE WALLS OR FENCES MAY BE ENLARGED FOR CLARITY PURPOSES.
EASEMENTS SHOWN ARE FROM PLAT BOOK, UNLESS DENOTED OTHERWISE.
THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING THE PLAT WITH CORRECT INFORMATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
UNLESS OTHERWISE NOTED, THIS SURVEY HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
THIS PLAT OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PARTIES NAMED HEREON. THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

- THE MEAN HIGH WATER LINE IS THE MEAN OF ALL MEASUREMENTS OF THE MEAN HIGH WATER LINE TAKEN AT THE SAME LOCATION AND AT THE SAME TIME OF THE YEAR FOR A PERIOD OF AT LEAST 19 YEARS.
- THE MEAN HIGH WATER LINE IS THE MEAN OF ALL MEASUREMENTS OF THE MEAN HIGH WATER LINE TAKEN AT THE SAME LOCATION AND AT THE SAME TIME OF THE YEAR FOR A PERIOD OF AT LEAST 19 YEARS.
- THE MEAN HIGH WATER LINE IS THE MEAN OF ALL MEASUREMENTS OF THE MEAN HIGH WATER LINE TAKEN AT THE SAME LOCATION AND AT THE SAME TIME OF THE YEAR FOR A PERIOD OF AT LEAST 19 YEARS.

FLOOD ZONE INFORMATION:
THE NEW FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:
FLOOD ZONE: SEE NOTE 4 - X A-E-W-E
BASE FLOOD ELEVATIONS: SEE NOTE 4 - NA - 8 FT - 10 FT
COMMUNITY: 120642
PANEL: 0153
SUFFIX: L
DATE OF FIRM: 09/11/2009

SURVEYOR'S CERTIFICATION:
I, JOHN IBARRA, A LICENSED PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE FLORIDA STATUTES AND THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS. I HAVE BEEN ADVISED THAT THE INFORMATION ON WHICH THIS SURVEY IS BASED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I HAVE NOT BEEN ADVISED OF ANY FACTS OR CIRCUMSTANCES THAT WOULD MAKE THIS SURVEY UNRELIABLE OR INACCURATE. I HAVE NOT BEEN ADVISED OF ANY FACTS OR CIRCUMSTANCES THAT WOULD MAKE THIS SURVEY UNRELIABLE OR INACCURATE.

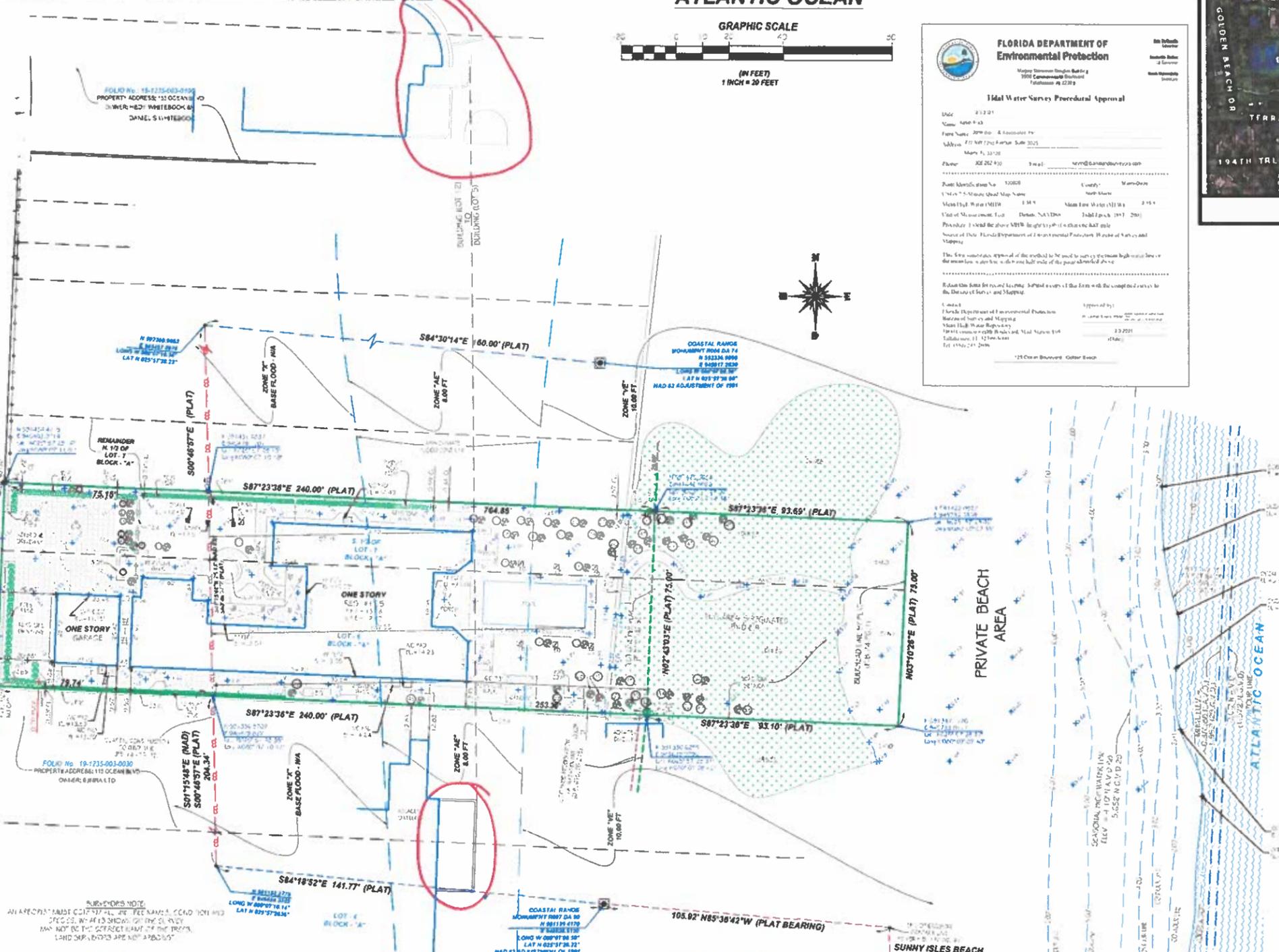
SURVEYOR'S NOTES:
1. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 17300 FT.
2. CERTIFICATE OF AUTHORIZATION IS IN FILE.
3. THE SUBJECT PROPERTY IS WITHIN THREE FLOOD ZONES: 'X', 'A-E' AND 'W-E'.
4. ALL ELEVATIONS SHOWN ARE REFERRED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929. MIAMI DADE COUNTY BENCH MARK 2001 LOCATOR NO. 1281 IS AT ELEVATION 5.29 FEET ON N.G.D. OF 1929.

LEGEND

- CENTERLINE UTILITY LINES
- CONCRETE BLOCK WALL
- ▬ CHAIN LINK FENCE
- ▬ WOOD FENCE
- ▬ FENCING SURFACE LINE
- ▬ UTILITY EASEMENT
- ▬ EASEMENT ACCESS RW
- ▬ NON-VEHICULAR ACCESS RW
- ▬ EXISTING ELEVATIONS

APPROVED
DISAPPROVED
VARIANCE REQ.

APPROVED
DISAPPROVED
VARIANCE REQ.



SURVEYOR'S NOTE:
AN AREA OF 1.83 ACRES OF LAND, BEING THE LANDS OF THE COUNTY, MAY NOT BE THE CORRECT NAME OF THE TRACT. LAND DEVELOPERS ARE NOT RESPONSIBLE.

NO.	DATE	DESCRIPTION	AMOUNT	REMARKS
1	02/02/21	COCONUT PALM	1.00	21
2	02/02/21	COCONUT PALM	1.00	22
3	02/02/21	COCONUT PALM	1.00	23
4	02/02/21	COCONUT PALM	1.00	24
5	02/02/21	COCONUT PALM	1.00	25
6	02/02/21	COCONUT PALM	1.00	26
7	02/02/21	COCONUT PALM	1.00	27
8	02/02/21	COCONUT PALM	1.00	28
9	02/02/21	COCONUT PALM	1.00	29
10	02/02/21	COCONUT PALM	1.00	30
11	02/02/21	COCONUT PALM	1.00	31
12	02/02/21	COCONUT PALM	1.00	32
13	02/02/21	COCONUT PALM	1.00	33
14	02/02/21	COCONUT PALM	1.00	34
15	02/02/21	COCONUT PALM	1.00	35
16	02/02/21	COCONUT PALM	1.00	36
17	02/02/21	COCONUT PALM	1.00	37
18	02/02/21	COCONUT PALM	1.00	38
19	02/02/21	COCONUT PALM	1.00	39
20	02/02/21	COCONUT PALM	1.00	40
21	02/02/21	COCONUT PALM	1.00	41
22	02/02/21	COCONUT PALM	1.00	42
23	02/02/21	COCONUT PALM	1.00	43
24	02/02/21	COCONUT PALM	1.00	44
25	02/02/21	COCONUT PALM	1.00	45
26	02/02/21	COCONUT PALM	1.00	46
27	02/02/21	COCONUT PALM	1.00	47
28	02/02/21	COCONUT PALM	1.00	48
29	02/02/21	COCONUT PALM	1.00	49
30	02/02/21	COCONUT PALM	1.00	50
31	02/02/21	COCONUT PALM	1.00	51
32	02/02/21	COCONUT PALM	1.00	52
33	02/02/21	COCONUT PALM	1.00	53
34	02/02/21	COCONUT PALM	1.00	54
35	02/02/21	COCONUT PALM	1.00	55
36	02/02/21	COCONUT PALM	1.00	56
37	02/02/21	COCONUT PALM	1.00	57
38	02/02/21	COCONUT PALM	1.00	58
39	02/02/21	COCONUT PALM	1.00	59
40	02/02/21	COCONUT PALM	1.00	60
41	02/02/21	COCONUT PALM	1.00	61
42	02/02/21	COCONUT PALM	1.00	62
43	02/02/21	COCONUT PALM	1.00	63
44	02/02/21	COCONUT PALM	1.00	64
45	02/02/21	COCONUT PALM	1.00	65
46	02/02/21	COCONUT PALM	1.00	66
47	02/02/21	COCONUT PALM	1.00	67
48	02/02/21	COCONUT PALM	1.00	68
49	02/02/21	COCONUT PALM	1.00	69
50	02/02/21	COCONUT PALM	1.00	70

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date
SEP 14 2021

APPROVED
DISAPPROVED
VARIANCE REQ.

APPROVALS AND SIGNATURES

NO.	DATE	DESCRIPTION	AMOUNT	REMARKS
1	02/02/21	COCONUT PALM	1.00	21
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19	02/02/21	COCONUT PALM	1.00	39
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24	02/02/21	COCONUT PALM	1.00	44
25	02/02/21	COCONUT PALM	1.00	45
26	02/02/21	COCONUT PALM	1.00	46
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29	02/02/21	COCONUT PALM	1.00	49
30	02/02/21	COCONUT PALM	1.00	50
31	02/02/21	COCONUT PALM	1.00	51
32	02/02/21	COCONUT PALM	1.00	52
33	02/02/21	COCONUT PALM	1.00	53
34	02/02/21	COCONUT PALM	1.00	54
35	02/02/21	COCONUT PALM	1.00	55
36	02/02/21	COCONUT PALM	1.00	56
37	02/02/21	COCONUT PALM	1.00	57
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39	02/02/21	COCONUT PALM	1.00	59
40	02/02/21	COCONUT PALM	1.00	60
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48	02/02/21	COCONUT PALM	1.00	68
49	02/02/21	COCONUT PALM	1.00	69
50	02/02/21	COCONUT PALM	1.00	70

DRAWN BY: DA
FIELD DATE: 02/09/2021
SURVEY NO.: 20-004314-1
SHEET: 1 OF 1

