

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3001.25

A RESOLUTION OF THE TOWN OF GOLDEN BEACH, FLORIDA, AUTHORIZING AND APPROVING VARIANCE REQUESTS FOR PROPERTY LOCATED AT 472 NORTH PARKWAY, GOLDEN BEACH, FLORIDA 33160. TO PERMIT THE POOL TO BE SETBACK 7.5" FROM THE SIDE YARD PROPERTY LINES, WHEN THE CODE REQUIRES THE POOL TO BE SETBACK 10'.

WHEREAS, the applicants, Saber Amarilla Park II LLC, ("the applicant"), filed a Petition for Variances/exceptions, from Section 66-237 Setback Areas (b) Swimming Pools, Hot Tubs and Spas may be built in rear or side Setback areas providing they are not less than ten feet from waterways or Property Lines, and;

WHEREAS, the applicant's request is to allow for the swimming pool to be setback 7.5' from the side yard property lines.

WHEREAS, these variances and exceptions are for the property at 472 North Parkway, Golden Beach, FL. 33160 (GB Section E, Lot 33, Block F., as recorded in PB 8-122, of the Public Records of Miami-Dade County, (Folio No. 19-1235-005-0410 (the "Property") and,

WHEREAS, the Town's Building Regulation Advisory Board held an advertised public hearing on the Petition for Variance/Exception and recommended denial, 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 plans containing 12 sheets, prepared by Rosa I Balsera, Architect, LLC and attached hereto as Exhibit "A", for the property located at 472 North Parkway, 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 Town Administration.

The Motion to adopt the foregoing Resolution was offered by Vice Mayor Lusskin,
seconded by Councilmember Bernstein 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 Bernard Einstein	<u>Aye</u>
Councilmember Jessie Mendal	<u>Aye</u>

PASSED AND ADOPTED by the Town Council of the Town of Golden Beach,
Florida, this 23rd day of April, 2025.

ATTEST:

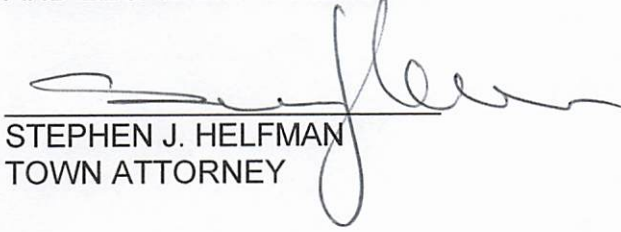


LISSETTE PEREZ
TOWN CLERK



MAYOR GLENN SINGER

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



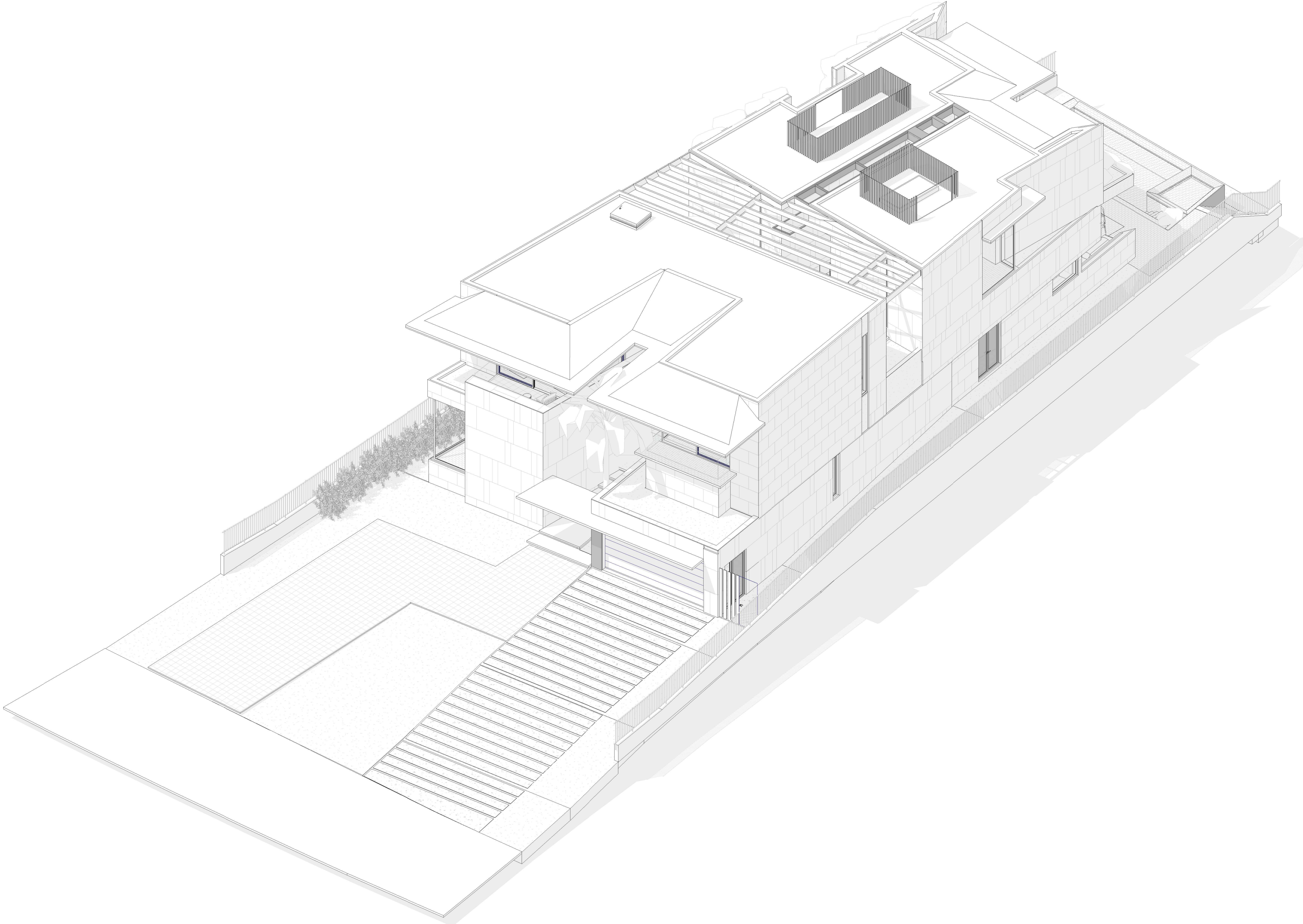
STEPHEN J. HELFMAN
TOWN ATTORNEY

NORK

472 N Parkway, Golden Beach, FL 33160

EXHIBIT A

BRAB



DIRECTORY

OWNER: Saber Amarilla Park LLC	DESIGN ARCHITECT: Saota	ARCHITECT OF THE RECORD: Rosa Balsera Architect LLC 500 Bayview Dr. #221 Sunny Isles Beach, FL 33160 +1 (206) 419-7978 License # AR96706	CIVIL ENGINEER: Disaica LLC 10944 W 35th Ln, Hialeah, FL 33018 +1 (786) 397-9133 License # 37199	STRUCTURAL ENGINEER:	MEP ENGINEER:	LANDSCAPE ARCHITECT: Casona Garden Design 23400 SW 187 Ave, Homestead, FL 33031 License # LA6667045	INTERIOR ARCHITECT:	POOL CONSULTANT:
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DRAWING LOG	
Sheet Number	Sheet Name

000-General	
A001	Cover Page
A002	Drawings Index
A014	Site Logistic
A015	Landscape Information

100-01-Reference	
A101.01	Overall Site Plan
A101.02	First Floor
A102	Second Floor
A103	Roof Plan

200-Elevation	
A201	Elevations

300-Section	
A301	Sections

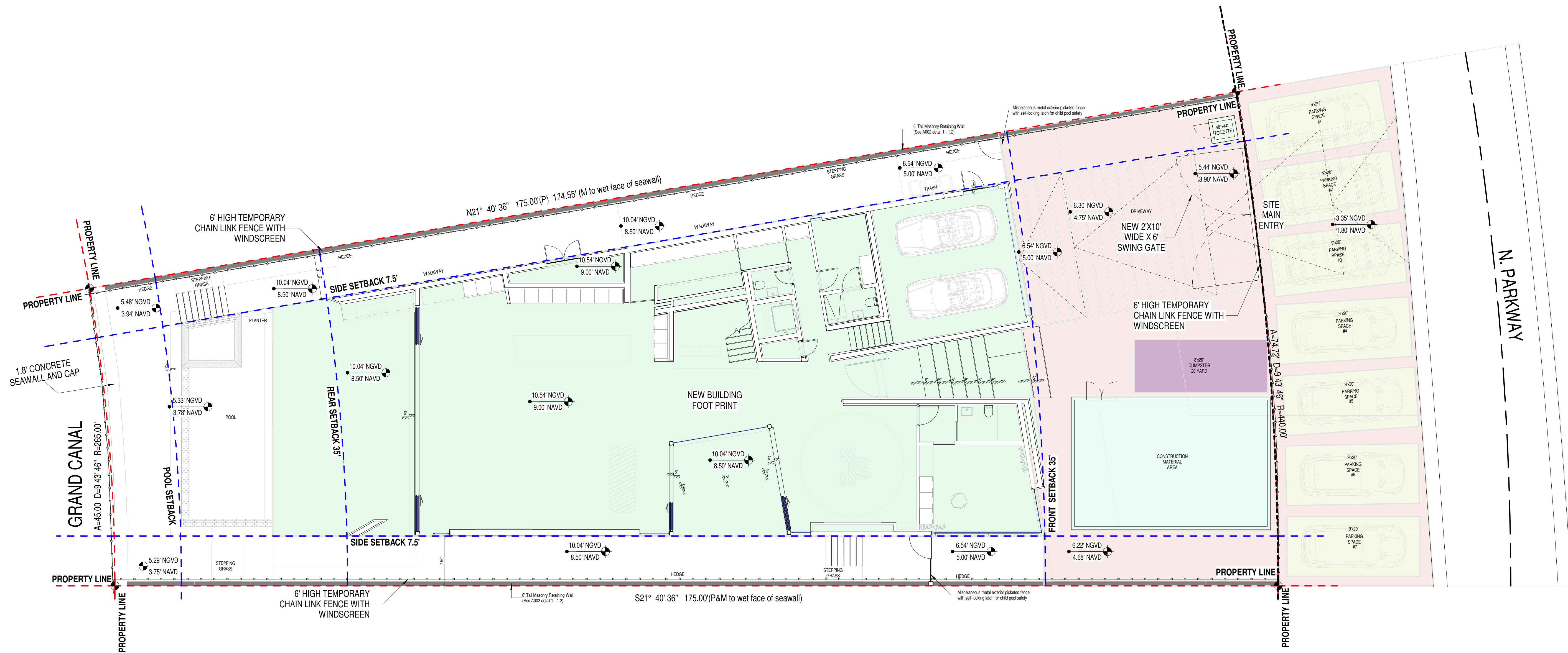
500-Details	
A506	Construction Details - Planters
A536	Masonry Retaining Wall

600-Schedules	
A605.02	Doors Floor Plan 2nd Floor

900-3D Representations	
A901	Render
A902	Render
A903	Render
A904	Render
A905	Render
A906	Render
A907	Render
A908	Render

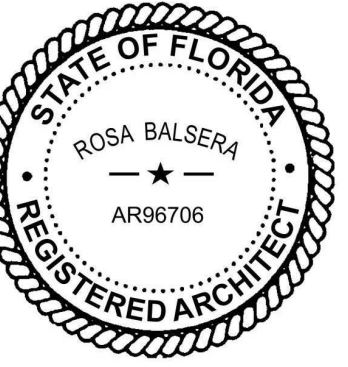
ABBREVIATIONS									
@	AND	DPR	DAMPER	I.D.	INSIDE DIAMETER	PED	PEDESTAL	T.P.D.	TOILET PAPER DISPENSER
AB	ANCHOR BOLT	DR	DOOR	IMP.	IMPERVIOUS	PERF	PERFORATE	TPTN	TOILET PARTITION
ABV	ABOVE	D.F.	DRINKING FOUNTAIN	N	INCH	PERI	PERIMETER	TV	TRANSFORMER VAULT, TELEVISION
AC	AIR CONDITIONING	DIA	DIAMETER DOWNSPOUT	INCL	INCLUDE (ING) (D)	PE	PORCELAIN ENAMEL	TYP	TYPICAL
ACC	ACCESS	DWG	DRAWING	INCIN	INCINERATOR	PFB	PREFABRICATE(D)	T.O.C.	TOP OF CONCRETE
AD	AREA DRAIN	DWR	DRAWER	ILK	INTERLOCK	PFL	POUNDS PER LINEAL FT.	T.O.D.	TOP OF DECK
ADD	ADDENDUM	DSP.	DISPENSER	IPS	IRON PIPE SIZE	PFN	PREFINISHED	T.O.P.	TOP OF PARAPET
ACFL	ACCESS FLOOR	D.S.	DOWNSPOUT	INS	INSULATED(D),(ION)	PG	PLATE GLASS	TER	TERRAZO
ACFL	ACCESS FLOOR	E	EAST	NSC	INSULATING CONC.	PK	PARKING		
ACT	ACOUSTICAL TILE	EA	EACH	NT	INTERIOR	PL	PROPERTY LINE, PLATE		
ADH	ADHESIVE	NSF	INSULATING FILL	INTM	INTERMEDIATE	R	PLATE	UC	UNDERCUT
ADJ	ADJACENT	EIA	EXHAUST AIR	INV.	INVERT	P. LAM.	PLASTIC LAMINATE	UL	UNDERWRITERS LABORATORY
ADJT	ADJUSTABLE	E.H.D.	ELECTRIC HAND DRYER	INFO.	INFORMATION	P. LAM.	PLASTIC LAMINATE	UNF	UNFINISHED
AFF	ABOVE FINISH FLOOR	EXP.B	EXPANSION BOLT			PLAS	PLASTER	UNF	UNFINISHED
AGG	AGGREGATE	EL. ELV	ELEVATION			PLBG	PLUMBING	URI	URINAL
ALT	ALTERNATE	ELEV.	ELEVATOR	JAN.	JANITOR	PNL	PANEL	UCN	UNLESS OTHERWISE NOTED
ALUM	ALUMINUM	ELEC	ELECTRIC(AL)	JST.	JOIST	PNT	PAINT(ED)	UVD	UPPER VEHICULAR DRIVE
ANC	ANCHOR, ANCHORAGE	EMERG	EMERGENCY	JC	JANITORS CLOSET	P.P.	POWER POLE		
ANOD	ANODIZED	ENCL.	ENCLOSURE	JF	JOINT FILLER	PRF	PREFORMED		
AP	ACCESS PANEL	EP	ELECTRICAL PANELBOARD	JT	JOINT	PSC	PRESTRESSED CONC.	VB	VINYL BASE
APPROX	APPROXIMATELY	EQ	EQUAL			PSF	POUNDS PER SQUARE FT.	V.C.T.	VINYL COMPOSITION TILE
ARCH	ARCHITECTURAL	EQUIP	EQUIPMENT	KO	KNOCK OUT	PSI	POUNDS PER SQUARE INCH	VERT	VERTICAL
ASC	ABOVE SUSPENDED CEILING	EW	EACH WAY	KIT	KITCHEN	P.T.	PRESSURE TREATED	VEST	VESTIBULE
ASPH	ASPHALTIC	EXH	EXHAUST	KPL	KICKPLATE	PT	POINT	V.F.	VERIFY IN FIELD
AUTO	AUTOMATIC	EXST.	EXISTING	KCPL	KEENE'S CEMENT PLASTER	PTC	POST - TENSIONED CONCRETE	VN	VINYL
AVG	AVERAGE	EXPD	EXPOSED	KD	KNOCK DOWN W/ PAINT FINISH	P.T.D.	PAPER TOWEL DISPENSER	V.W.C.	VINYL WALLCOVERING
<	ANGLE	EXP. JT.	EXPANSION JOINT	L	LENGTH	P.T.H.	PAPER TOWEL HOLDER		
ACOUS.	ACOUSTICAL	EXT	EXTERIOR	LAB	LABORATORY	PTN	PARTITION		
		EWC	ELECTRIC WATER COOLER	LAD	LADDER	PTR	PAPER TOWEL RECEPTOR		
		FA	FIRE ALARM	LAM	LAMINATED	PV	PAVE (D) (ING)		
B	BASE	FAB	FABRICATED	LAV	LAVATORY	PWMT	PAVEMENT	W	WIDTH, WIDE
BRG	BEARING	FBO	FURNISHED BY OTHERS	LBI	LIGHT BOLT	P.V.C.	POLYVINYL CHLORIDE	W/	WITH
BPL	BEARING PLATE	FC	FLOOR COVERING	LBL	LABEL	PWD	PLYWOOD	W	WEST, WIDTH, WIDE
BJT	BED JOINT	FD	FLOOR DRAIN	LC	LIGHT CONTROL	PCPL	PORTLAND CEMENT PLASTER	WC	WATER CLOSET
BEL	BELOW	FE	FIRE EXTINGUISHER	LL	LIVE LOAD	PHP	PARTIAL HEIGHT PARTITION	WD	WOOD
BET	BETWEEN	FEC	FIRE EXTINGUISHER CABINET	LL.H	LONG LEG HORIZONTAL	PR	PAIR	W.D.	WINDOW DIMENSION
BVL	BEVELED	F.E.L.	FIRE EXTINGUISHER LOCKER	LL.V	LONG LEG VERTICAL	QT	QUARRY TILE	WDW	WINDOW
BIT	BITUMINOUS	FEM.	FEMALE	LMS	LIMESTONE	QTY	QUANTITY	WG	WIRE GLASS
BD	BOARD	FFL	FINISH FLOOR LINE	LP	FIRE HYDRANT	R	RISER, RUBBER	W.H.	WATER HEATER
BS	BOTH SIDES	FH	FIRE HYDRANT	L.P.	LIGHT POLE	RAD	RADIUS	WM	WIRE MESH
BW	BOTH WAYS	FHC	FIRE HOSE CABINET	LPT	LOW POINT	RBT	RABBIT, REBATE	WO	WITHOUT
BLK	BLOCK	FIN	FINISHED	LPT	LOW POINT	RBT	RABBIT, REBATE	WP	WATERPROOFING
BLKG	BLOCKING	FJT	FLUSH JOINT	LT	LIGHT	R.C.P.	REINFORCED CONCRETE PIPE	WPT	WORKING POINT
BM	BEAM	FLAM.	FLAMMABLE	LTL	LINTEL	RD	RECTANGULAR	W.R.	WASTE RECEPTACLE
B.M.	BENCH MARK	FLASH	FLASHING	LVR	LOUVER	RECT.	RECTANGULAR	WR	WATER REPELLENT
B.O.F.	BOTTOM OF FOOTING	FLR	FLOORING	LH	LEFT HAND	RENF	REINFORCE(ING)	WS	WATERSTOP
BOT	BOTTOM	FLX	FLEXIBLE	LND	LOWER VEHICULAR DRIVE	REQ	REQUIRED	WSCOT	WAINSCOT
BRK	BRICK	FLCO	FLOOR CLEANOUT	LW	LIGHT WEIGHT	RES	RESILIENT	WT	WEIGHT
BRZ	BRONZE	FLUR	FLUORESCENT	LWC	LIGHTWEIGHT CONC.	REV	REVISION(S), REVISED	WWF	WELDED WIRE FABRIC
BLOG	BUILDING	LKR	LOCKER	LWR	LOCKER	RFL	REFLECT (ED) (IVE) (OR)	W/O	WITHOUT
BUR	BUILT UP ROOFING	M.	MIRROR	M.	MIRROR	REFR	REFRIGERATOR		
BB	BULLETIN BOARD	FND	FOUNDATION	MACH	MACHINE	RH	RIGHT HAND		
B.O.	BY OTHER	FOC	FACE OF CONC.	MB	MACHINE BOLT	RL	RAILING		
BRKT	BRACKET	F.O.M.	FACE OF MASONRY	MAT.	MATERIAL(S)	RM	ROOM		
		F.O.S.	FACE OF STUDS	MAX	MAXIMUM	RO	ROUGH OPENING		
		FR	FRAME (ING)	M.B.H.	MOP AND BROOM HOLDER	ROW	RIGHT OF WAY		
CL	CENTER LINE	FRA	FRESH AIR	MBR	MEMBER	RWC	RAINWATER CONDUCTOR		
CAB	CABINET	FRG	FORGED	MECH	MECHANICAL	REF.	REFERENCE		
CB	CATCH BASIN	FS	FULL SIZE	MED	MEDIUM	RF	ROOF		
CEM	CEMENT	FT	FOOT, FEET	MFR	MANUFACTURER	R.B.	RUBBER BASE		
CER	CERAMIC	FTG	FOOTING	MFD	METAL FLOOR DECKING				
C.F.	COUNTER FLASHING	FUR	FURRED(ING)	MN	MINIMUM				
CG	CORNER GUARD	FUT	FUTURE	MISC	MISCELLANEOUS	S	SOUTH		
CHAM	CHAMFER			MMB	MEMBRANE	S/A	SUPPLY AIR		
CHT	CEILING HEIGHT	GA	GAGE, GAUGE	MO	MASONRY OPENING	SAN	SANITARY		
C.I.	CAST IRON	GALV.	GALVANIZED	M.H.	MANHOLE	SC	SOLD CORE		
C.I.P.	CAST-IN-PLACE	GB	GYPSUM BOARD, GRAB BAR	MCD	MODULAR, MODULE	SCH	SCHEDULE		
CIRC	CIRCUMFERENCE	GB	GRAB BAR	MCO	MODULAR, MODULE	S.D.	SOAP DISPENSER		
CR	CIRCLE	GC	GENERAL CONTRACTOR	MOV	MOVABLE	SEC	SECTION		
CJT	CONTROL JOINT	MRB	MARBLE	MFD	METAL FLOOR DECKING	SFGL	SAFETY GLASS		
CK	CAULK OR CAULK (ING)	GCMJ	GLAZED CONC. MASONRY UNIT	MIR	MIRROR	SH	SHELF, SHELVING		
CLG	CEILING	GO	GRADE, GRADING	MRD	METAL ROOF DECKING	SH	SHELF, SHELVING		
CLO	CLOSET	GF	GROUND FACE	MTD.	MOUNTED	S.H.	SOAP HOLDER		
CLR	CLEAR (ANCE)	MTFR	METAL THRESHOLD	MTHR	METAL THRESHOLD	SHO	SHOWER		
CLS	CLOSURE	MTL	METAL	MTL	METAL	SHT	SHEET		
CMJ	CONCRETE MASONRY UNIT	MUL	MULLION	MUL	MULLION	SM	SIMILAR		
COL	COLUMN	MULL	MULLION	MWK	MILLWORK	SLV	SLEEVE		
COMP.	COMPONENT	MAS	MASONRY	MWK	MILLWORK	S.M.S.	STRUCTURAL METAL STUD		
CONC	CONCRETE	MIR.	MIRROR	MAS	MASONRY	S.H.	SPRINKLER HEAD		
CONF	CONFERENCE			MIR	MIRROR	SYM	SYMMETRICAL		
CONST	CONSTRUCTION					SPKR	SPEAKER		
CONT	CONTINUOUS, CONTINUE					SNR	SANITARY NAPKIN RECEPTACLE		
CONTR	CONTRACTOR					SND	SANITARY NAPKIN DISPENSER		
CPT	CARPET					SNT	SEALANT		
CR	CHROMIUM (PLATED)					SPC	SPACE		
C.R.	CURTAIN ROD					SPEC	SPECIFICATION(S)		
CSMT	CASEMENT					SQ	SQUARE		
CT	CERAMIC TILE					SKK	SERVICE SINK		
CU.FT.	CUBIC FEET (FOOT)					SS	STAINLESS STEEL		
CU.N.	CUBIC INCH					STA	STATION		
CU.YD.	CUBIC YARD					STD	STANDARD		
CBRD	CHALKBOARD					STG	STORAGE, SEATING		
CCN.	CONNECTION					STL	STEEL		
CCR.	CORRIDOR					STR	STRUCTURAL		
CTR.	CENTER					SUR	SURFACE		
CTSK.	COUNTER SUNK					SUSP	SUSPENDED		
						SWR	SWITCH ROOM		
						SYS	SYSTEM		
						SW.	SWITCH		
						S.F.	SQUARE FOOT (FEET)		
						S.Y.	SQUARE YARD		
D	DRAIN								
DA	DOUBLE ACTING								
DBL	DOUBLE								
DCM	DEMOLITION DEMOLITION								
DEPT.	DEPARTMENT								
DET.	DECK DRAIN								
DTL	DETAIL								
DIAG	DIAGONAL								
DIA	DIAMETER								
DM	DIMENSION								
DIV.	DIVISION								
DMT	DEMOUNTABLE								
DN	DOWN								
D.O.	DOOR OPENING								

A1 Site Logistic Floor Plan
1/8" = 1'-0"



Site Staging

- Construction Material Area
- Construction Parking
- Dumpster
- New Building Footprint
- Temporary Gravel Access Road
- Toilette



472 N Parkway, Golden Beach, FL 33160

OWNER

Saber Amarilla Park LLC

ARCHITECTURE

Rosa Balsera Architect LLC
500 Bayview Dr. #221 Sunny Isles Beach, FL 33160
+1 (206) 419-7878

GENERAL CONTRACTOR

AMARILLA CONSTRUCTION, AN ACT OF LOVE
March 10, 2025 (10/25/2025)

INTERIOR

STRUCTURAL

MEP

LANDSCAPE

Casoria Garden Design
23400 SW 187 Ave, Homestead, FL 33031

GENERAL NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.

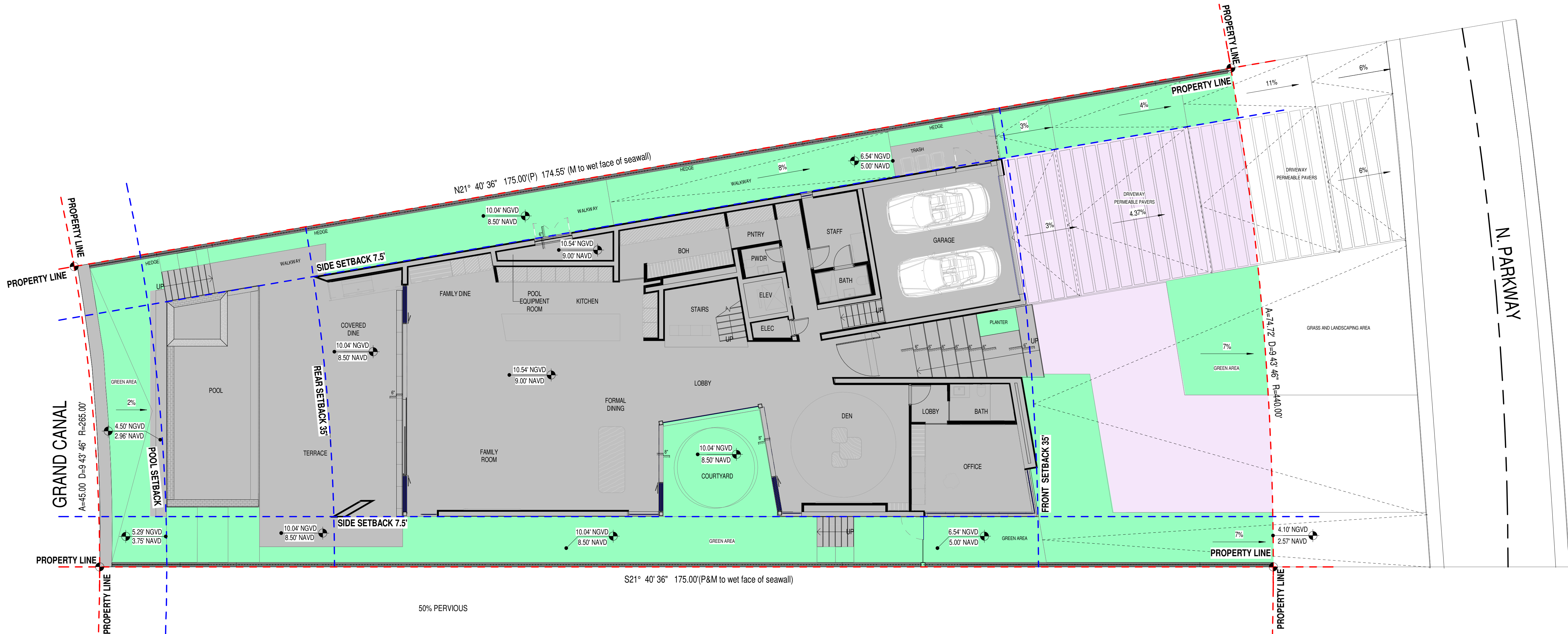
NO.	DATE	DESCRIPTION
00	10/2/2025	1st Submission BPAAB

SHEET TITLE

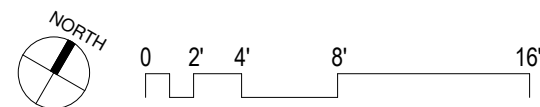
Site Logistic

SHEET NUMBER

A014

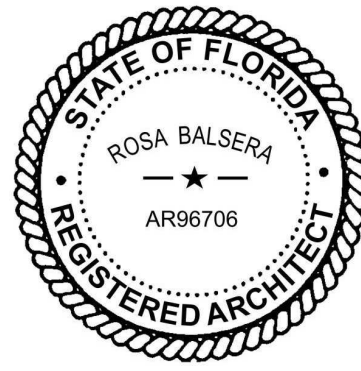


ARCH 01 - L1_First floor FFL Impervious Surface
1/8" = 1'-0"



Impervious Surface Schema
50% PERVIOUS
IMPERVIOUS
PERVIOUS

OPEN SPACE CALCULATION				
TOTAL LOT SQUARE FOOTAGE		10.475,00		Sq.Ft.
IMPERVIOUS SPACE ALLOWED (MAX 65%)	65%	6.808,75		Sq.Ft.
100% IMPERVIOUS SPACE PROVIDED		5.924,00		Sq.Ft.
50% IMPERVIOUS SPACE PROVIDED (PERMEABLE PAVERS)	50%	759,00		Sq.Ft.
TOTAL IMPERVIOUS SPACE PROVIDED		6.683,00	63,8%	Sq.Ft.
100% PERVIOUS SPACE PROVIDED		3.033,00		Sq.Ft.
50% PERVIOUS SPACE PROVIDED (PERMEABLE PAVERS)		759,00		Sq.Ft.
TOTAL PERVIOUS OPEN SPACE PROVIDED		3.792,00	36,2%	Sq.Ft.



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AMARILLA CONSTRUCTION, AN ACT OF LOVE
MARINER, LLC (00070000)

INTERIOR

STRUCTURAL

MEP

LANDSCAPE

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1. ALL DIMENSIONS ARE GIVEN UNLESS NOTED TO THE CONTRARY AND SHOWN UNLESS OTHERWISE NOTED.

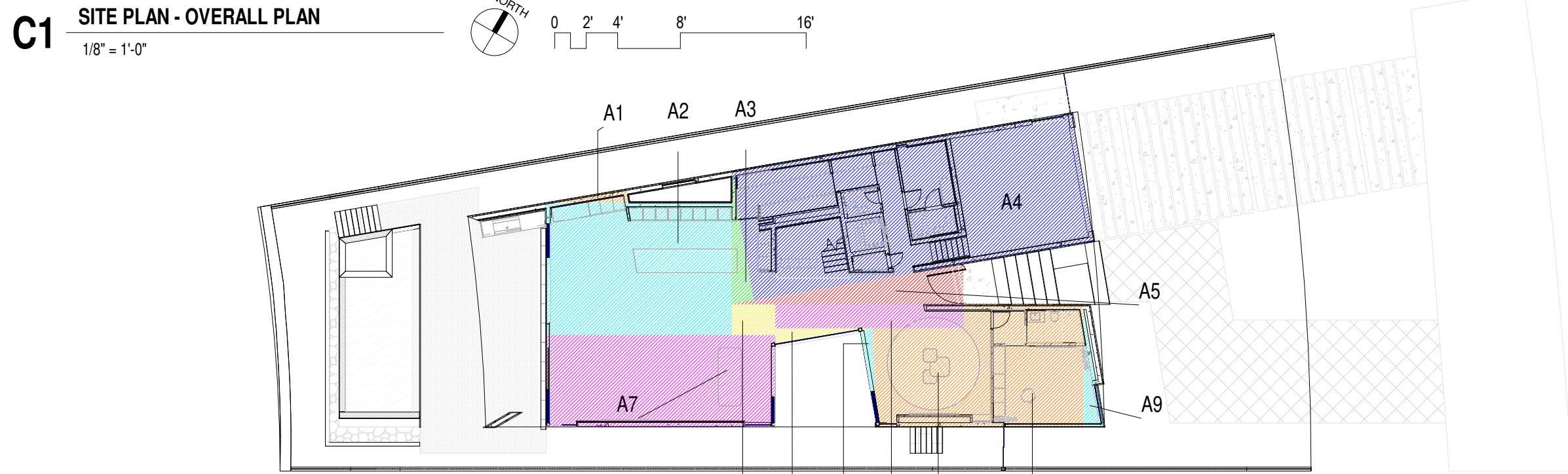
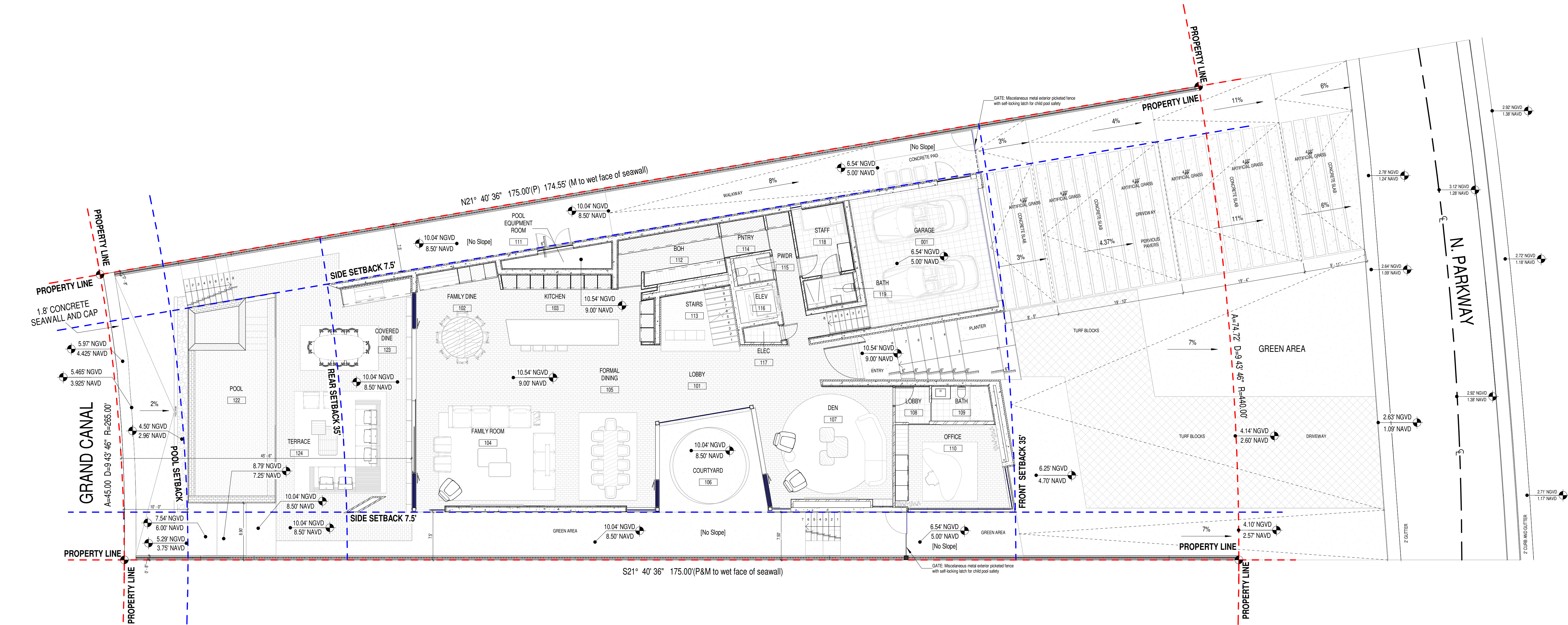
NO.	DATE	DESCRIPTION
00	02.28.21	1st Submission BPAAB
01	03.14.21	Revision 01
02	04.29.21	Revision 02
03		
04		
05		
06		
07		
08		
09		
10		

SHEET TITLE

Landscape Information

SHEET NUMBER

A015



A1 Geometrical Areas Second Floor
3/64" = 1'-0"

GEOMETRICAL AREAS

- A1
- A2
- A3
- A4
- A5
- A6
- A7
- A8
- A9

GEOMETRICAL AREAS

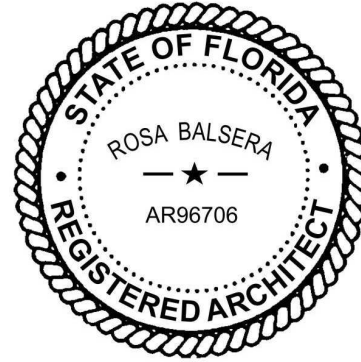
- A10
- A11
- A12
- A13
- A14
- A15
- A16
- A17
- A18
- A19
- A20
- A21
- A22
- A23

TOTAL LIVABLE AREA	
GROUND FLOOR LIVABLE AREA	3275.52 SF
SECOND FLOOR LIVABLE AREA	3335.43 SF
	6610.95 SF

TOTAL CONSTRUCTED AREA	
TOTAL CONSTRUCTED AREA GROUND FLOOR	4264.28 SF
TOTAL CONSTRUCTED AREA SECOND FLOOR	4096.34 SF
	8360.62 SF

GEOMETRICAL AREAS FIRST FLOOR		GEOMETRICAL AREAS SECOND FLOOR	
Number	Area	Number	Area
A1	16.80 SF	A10	282.07 SF
A2	709.76 SF	A11	422.36 SF
A3	42.48 SF	A12	53.12 SF
A4	1306.90 SF	A13	568.01 SF
A5	132.28 SF	A14	32.34 SF
A6	23.20 SF	A15	43.07 SF
A6	38.49 SF	A16	340.11 SF
A7	609.32 SF	A17	37.28 SF
A7	128.99 SF	A18	104.65 SF
A8	428.40 SF	A19	298.27 SF
A8	253.21 SF	A20	471.38 SF
A9	36.08 SF	A21	268.74 SF
A9	17.86 SF	A22	86.65 SF
		A23	156.83 SF
GROUND FLOOR TOTAL: 13	3743.77 SF	SECOND FLOOR TOTAL: 14	3164.87 SF

ZONING ANALYSIS			
PROJECT NAME	472 N PARKWAY		
LOCATION	472 N PARKWAY, GOLDEN BEACH, FL 33160		
APPLICABLE ZONE	ZONE THREE		
FEMA ZONE	ZONE AE (Moderate to High Flooding Risk) 6 N.G.V.D. FT.		
	REQUIRED	PROPOSED	
LOT FRONTAGE	30.74	74.72	FT
LOT AREA (MIN.)	7,500	10,475	SQFT
BUILDING HEIGHT (MAX.)	27.5	27.5	FT
IMPERVIOUS AREAS (65% MAX.)	6,808.75	6,683.00	SQFT
PERVIOUS AREAS (35% MIN.)	3,666.25	3,792.00	SQFT
SETBACKS			
FRONT (MIN.)	35	35	FT
REAR (MIN.)	35	35	FT
SIDE 1ST LEVEL (MIN.) (EAST & WEST)	7.5	7.5	FT
SIDE 2ND STORY LEVEL (Increase Side Setback on 1/2 length of 2nd story by 1 ft. for each 1 ft. of building height above the first 18 ft.)	+9.5	(separated below)	FT
EAST FACADE	17	21.5' / 23.5'	FT
WEST FACADE	17	11' / 15'	FT
SIDE OR REAR WALKWAYS	3	3	FT
ELEVATIONS			
1ST FLOOR	9	9	N.A.V.D. FT
GARAGE FLOOR (MIN.)	6	6.54	N.G.V.D. FT
FINISHED GRADE (MAX.)	8.5	8.5	N.A.V.D. FT
SWALE (1' below the edge of the street)	-1	-1	N.G.V.D. FT
DOCK	4,425	4,425	N.A.V.D. FT
PROJECTIONS			
BALCONIES AND ROOFTOPS			
SIDE SETBACK	0	0	FT
REAR AND FRONT	4	4	FT
WALKWAYS, PATIOS, AND OTHERS			
SIDE / REAR (NOT CLOSER THAN OF LOT LINE)	3	3	FT
HAIR	4	0	FT
EYEBROWS	1.5	0	FT
WALL / FENCE HEIGHTS			
BETWEEN LOTS (MAX.)	6	6	FT
STREET (MAX.)	4	0	FT
SWIMMING POOLS			
SETBACKS SIDE MIN.	10	7.5 *	FT
SETBACKS REAR MIN.	10	10	FT
ELEVATION ABOVE GRADE (MAX.)	8.5	8.5	N.A.V.D. FT
*Variance Requested			
**FINAL ELEVATIONS TO BE DETERMINED BY CIVIL ENGINEER OF RECORDS			



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AMARILLA CONSTRUCTION, INC.
AN ACT OF LOVE

INTERIOR

STRUCTURAL

MEP

LANDSCAPE

Casoria Garden Design
23400 SW 187 Ave. Homestead, FL 33031

GENERAL NOTES

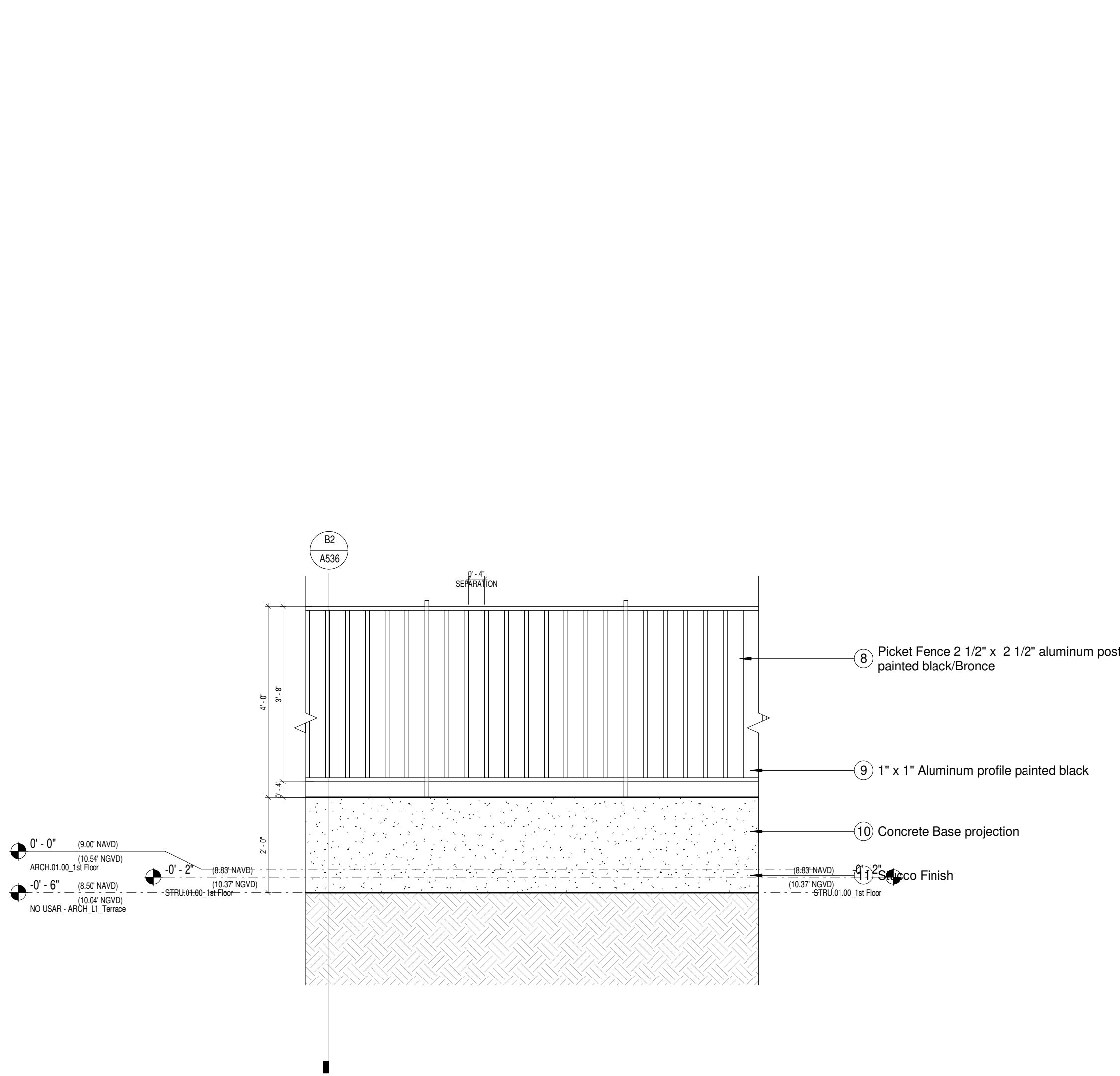
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00	02.28.21	1st Submission BPAAB
01	03.14.21	Revision 01
02	04.29.21	Revision 02

SHEET TITLE

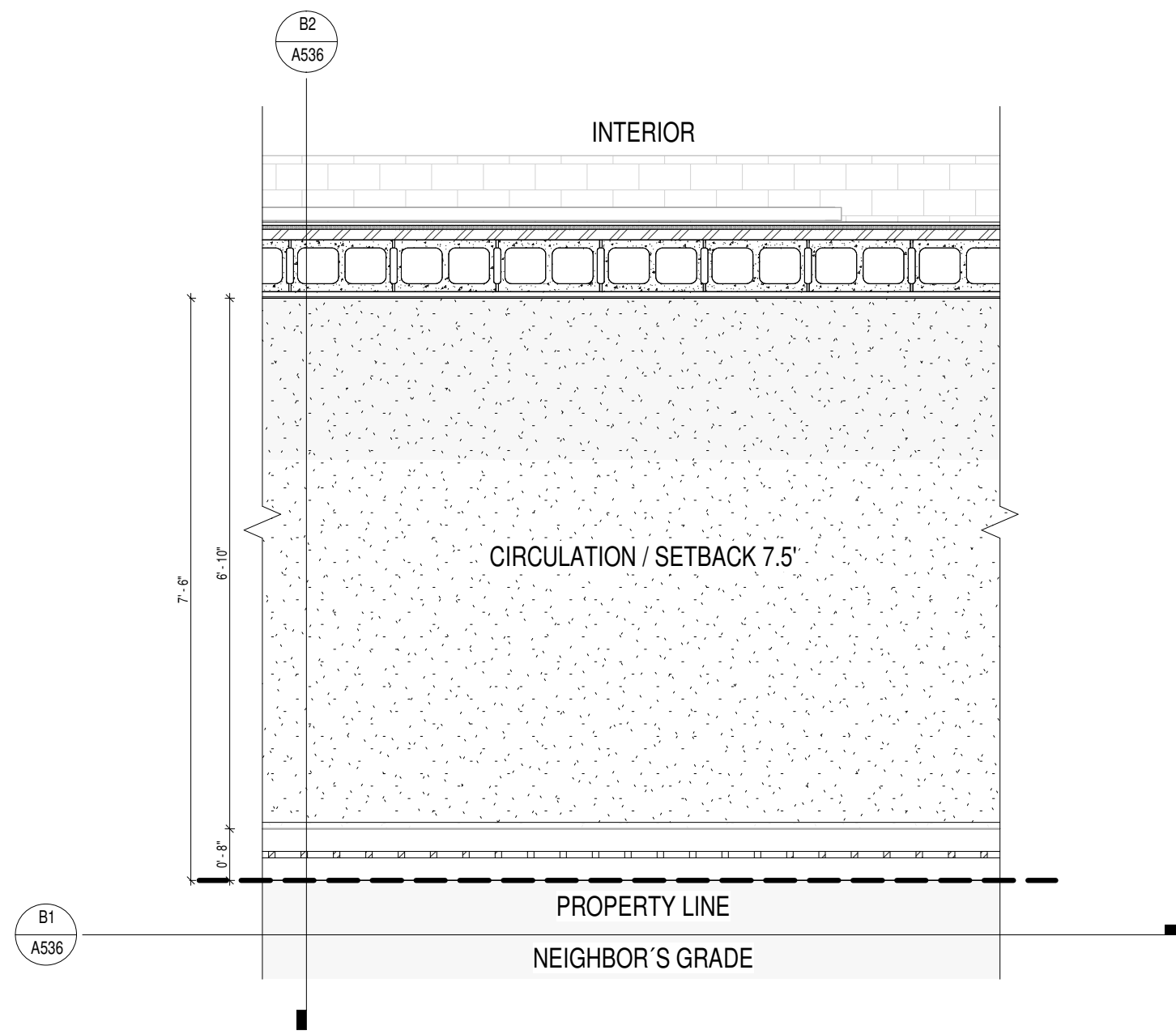
Overall Site Plan

SHEET NO.

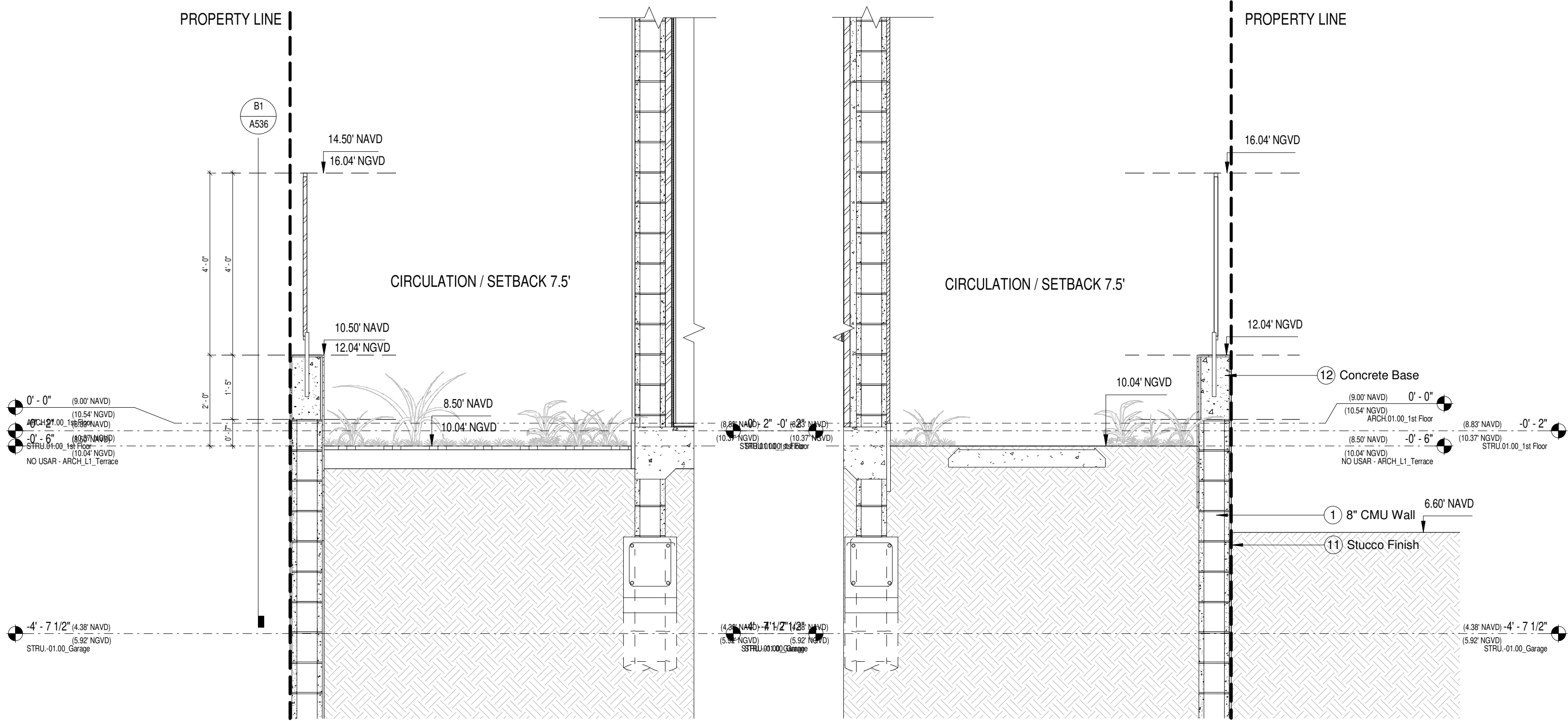
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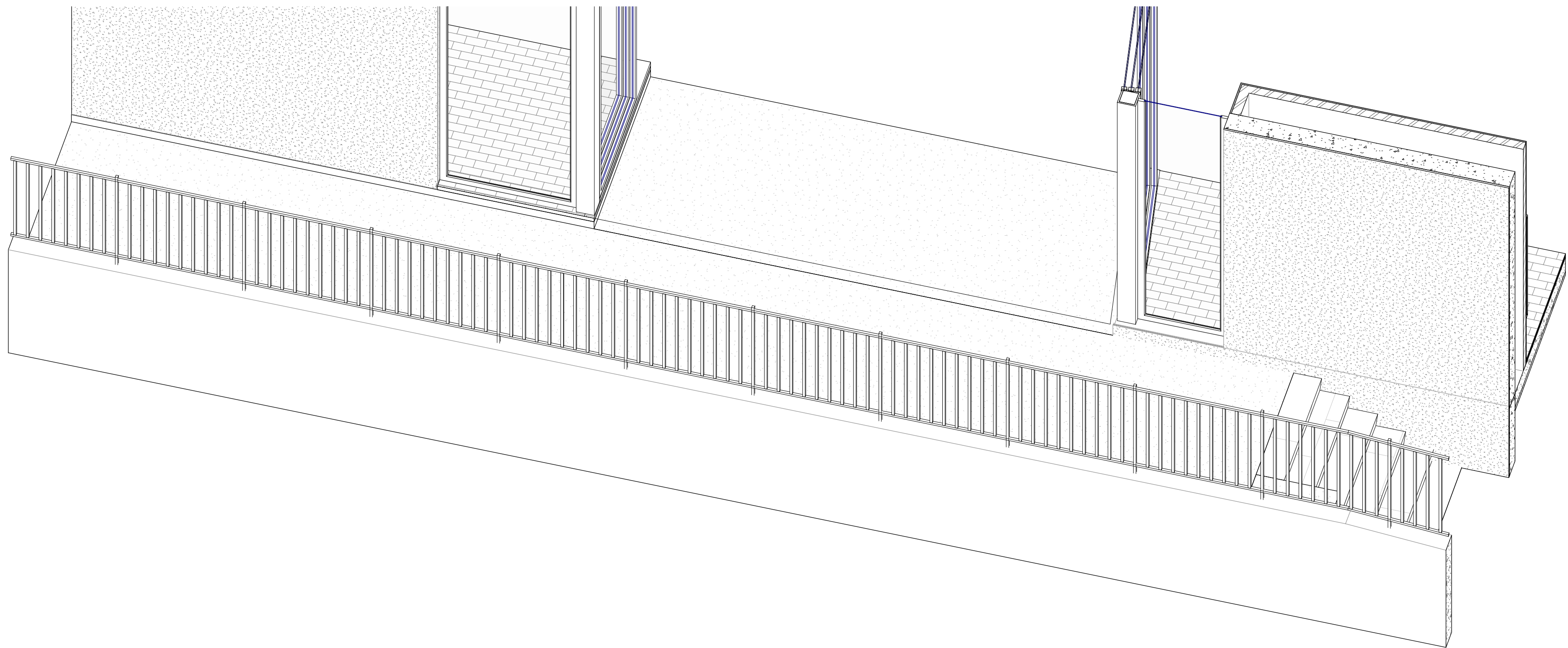
B1 Elevation Masonry Retaining Wall
1/2" = 1'-0"



A1 Floor plan Detail Masonry Retaining Wall
1/2" = 1'-0"



B2 Section Masonry Retaining Wall
1/2" = 1'-0"



1. NAVD LEVELS CORRESPOND TO FINISHED FLOOR LEVEL, OR TOP SLAB LEVEL AS APPLICABLE.
2. ALL DIMENSIONS CORRESPOND TO UNFINISHED SURFACES ON WALLS.
3. REFER TO INTERIOR DRAWINGS FOR TOILET AND PANTRY LAYOUT.
4. REFER TO INTERIOR DRAWINGS FOR FINISHES, FINISH SCHEDULES AND DETAILS.
5. ALL MEPP INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER MEPP DRAWINGS FOR ALL RELEVANT INFORMATION.
6. REFER CIVIL INFRA, MEPP AND LANDSCAPE PACKAGE FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.



472 N Parkway, Golden Beach, FL 33160

OWNER

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GENERAL CONTRACTOR

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GENERAL NOTES

N°	DATE	DESCRIPTION
00	10/2/2022	1st Submission BPAAB

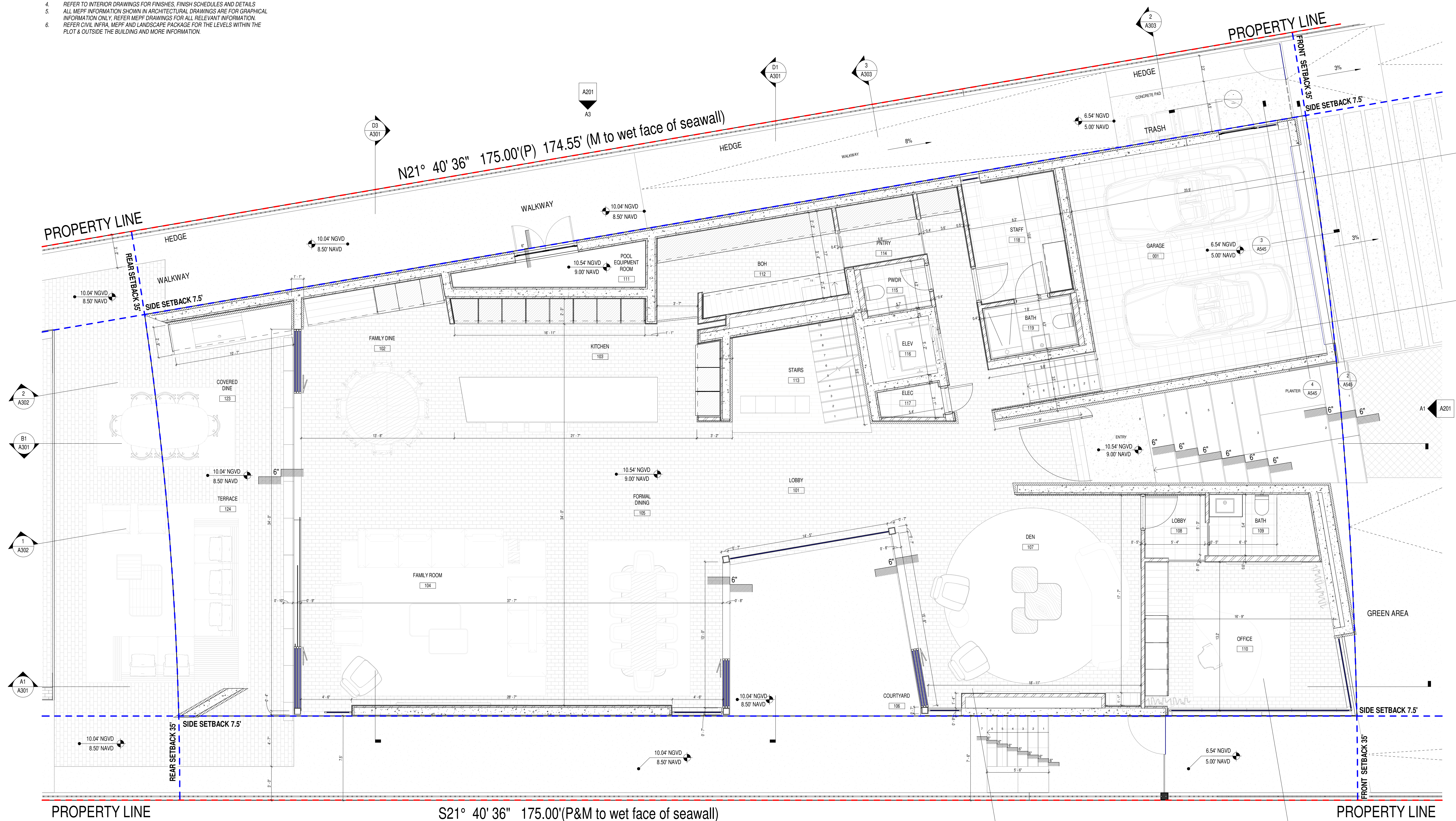
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Masonry Retaining Wall

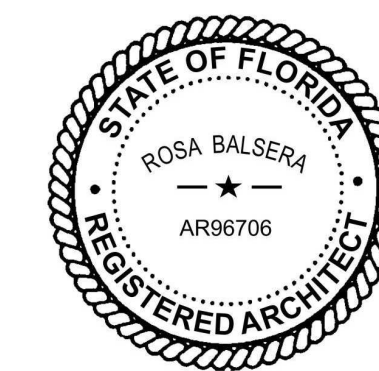
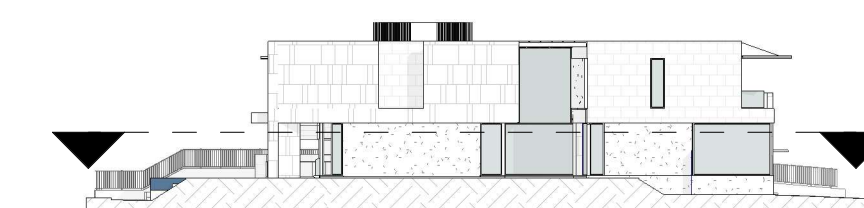
SHEET NUMBER

A536

1. NAVD LEVELS CORRESPOND TO FINISHED FLOOR LEVEL, OR TOP SLAB LEVEL AS APPLICABLE
2. ALL DIMENSIONS CORRESPOND TO UNFINISHED SURFACES ON WALLS.
3. REFER TO INTERIOR DRAWINGS FOR TOILET AND PANTRY LAYOUT.
4. REFER TO INTERIOR DRAWINGS FOR FINISHES, FINISH SCHEDULES AND DETAILS.
5. ALL MEPF INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GENERAL INFORMATION ONLY. MECHANICAL AND ELECTRICAL INFORMATION.
6. REFER CIVIL INFRA. MEPF AND LANDSCAPE PACKAGE FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.



A1 **Reference Floor Plan First floor FFL**
1/4" = 1'-0"



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AMARILLA CONSTRUCTION.
AN ACT of LOVE

Amarilla LLC: 602.935.5149

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Casona Garden Design
23400 SW 187 Ave, Homestead, FL 33031

GENERAL NOTES

[illegible]

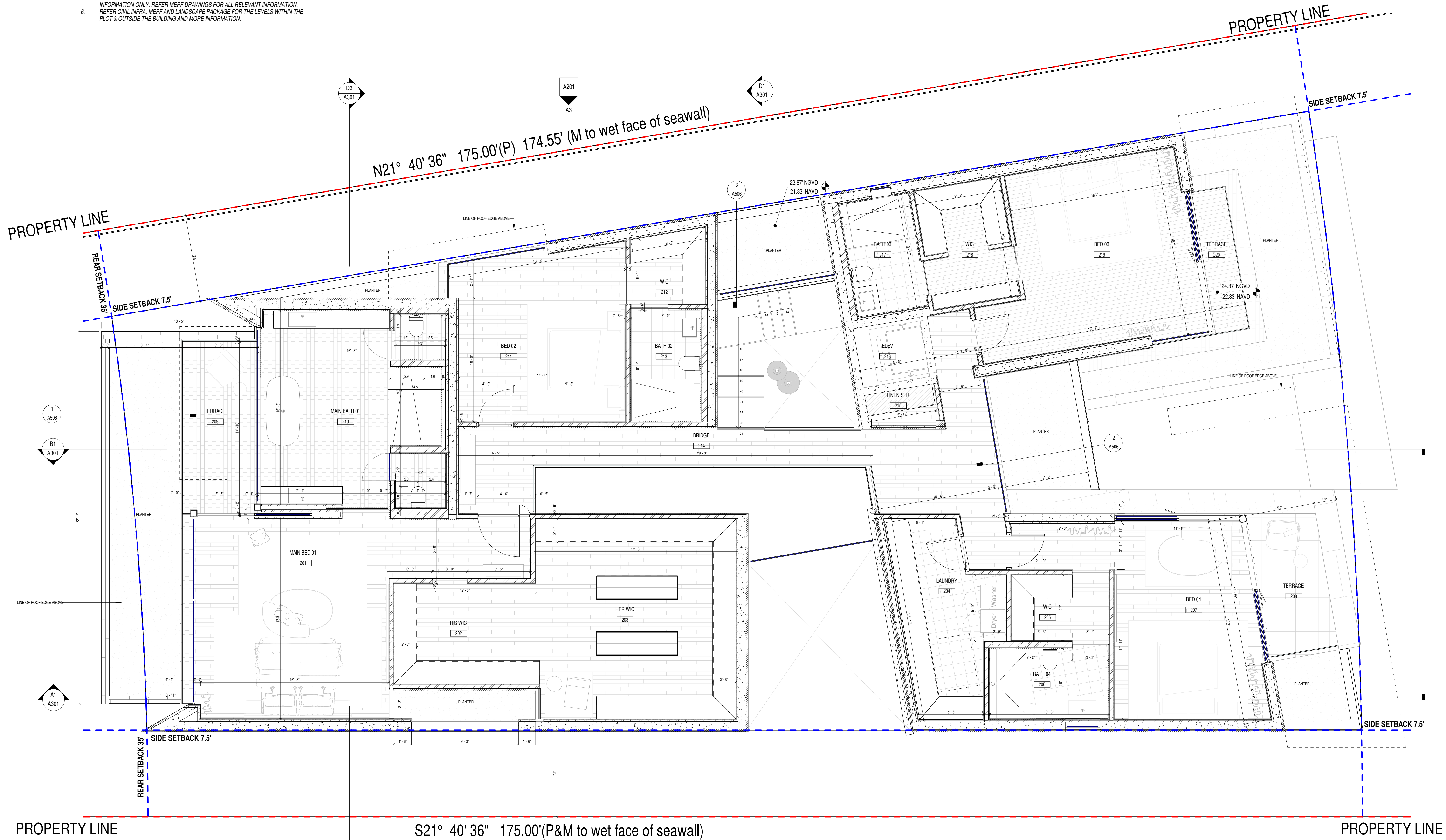
DETTEL

First Floor

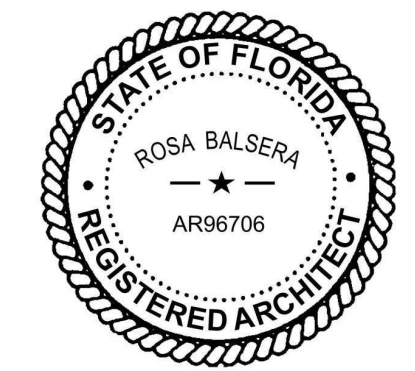
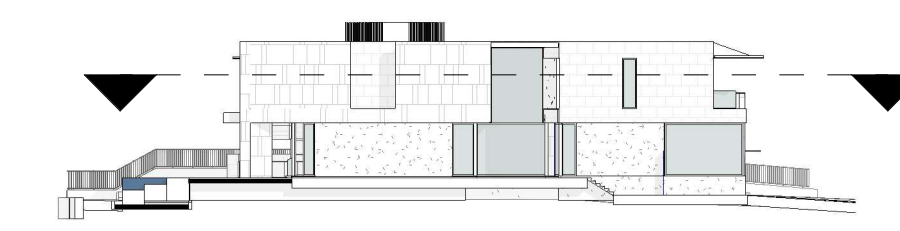
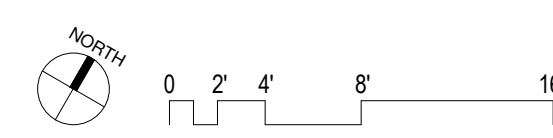
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A101.02

1. NAVD LEVELS CORRESPOND TO FINISHED FLOOR LEVEL, OR TOP SLAB LEVEL AS APPLICABLE.
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A1 Reference Floor Plan Second floor FFL
1/4" = 1'-0"



472 N Parkway, Golden Beach, FL 33160

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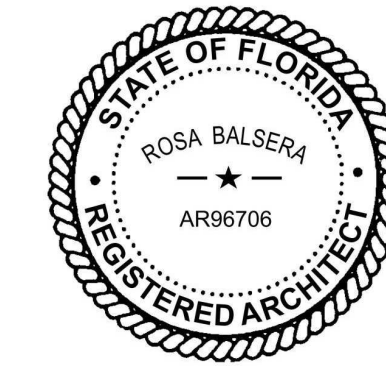
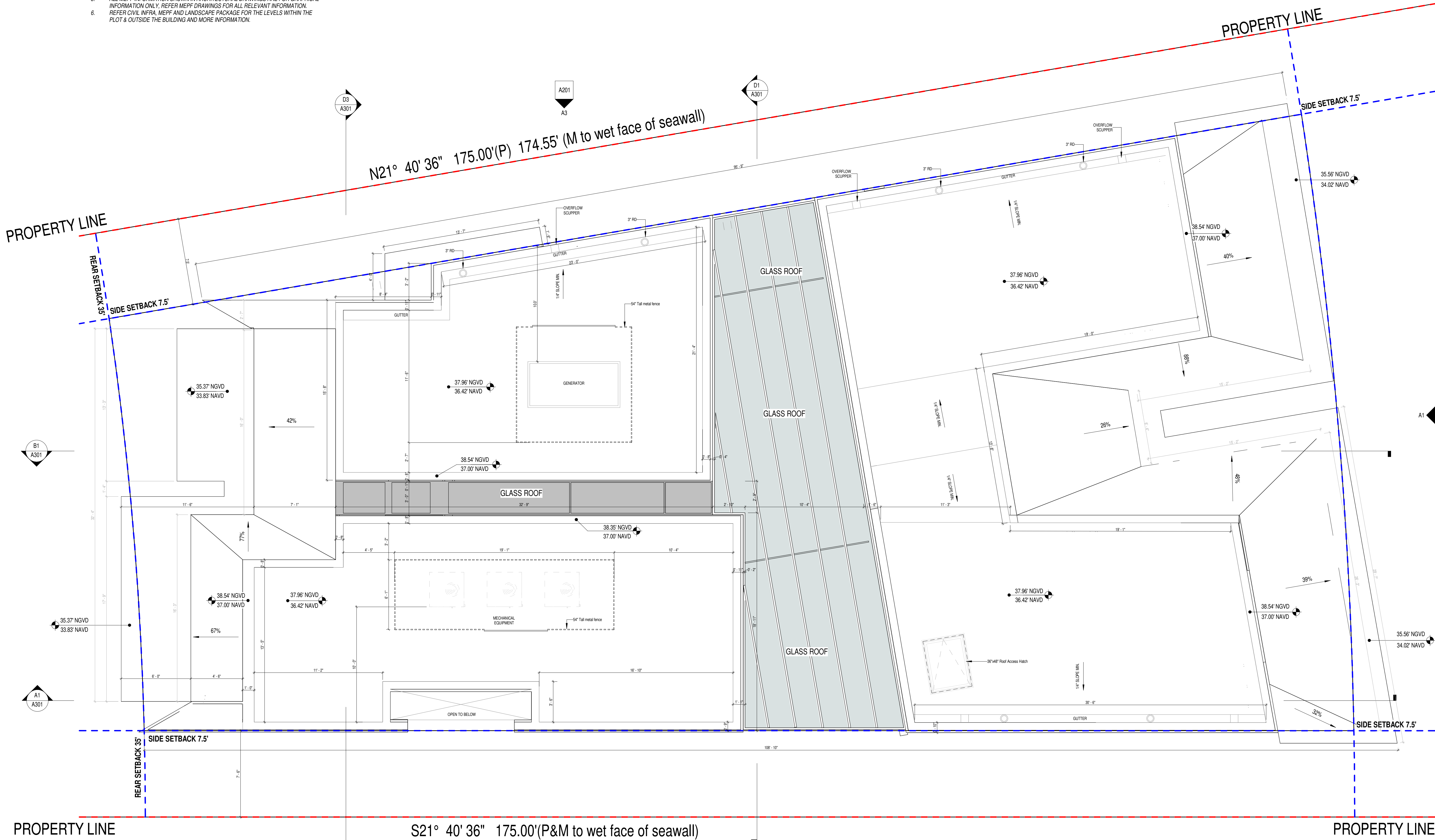
GENERAL NOTES
1. ALL DIMENSIONS ARE TO BE SHOWN IN FEET AND INCHES UNLESS OTHERWISE NOTED.

NO.	DATE	DESCRIPTION
01	02.28.21	1st Submission BPAAB
02	04.29.21	Revision 02
03		
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SHEET TITLE
Second Floor

SHEET NUMBER
A102

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MARIN, CA 94025

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Casoria Garden Design
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GENERAL NOTES

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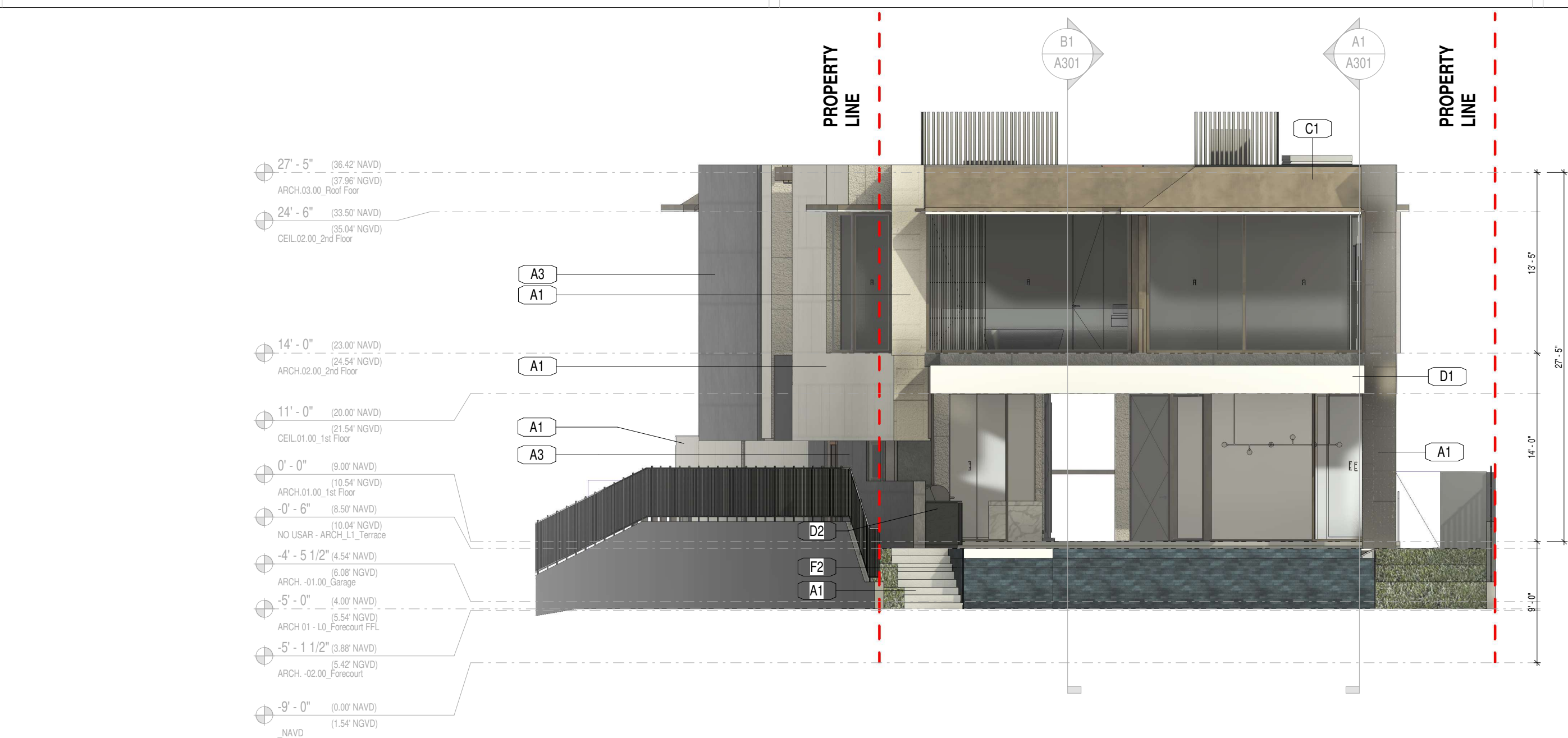
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SHEET TITLE

Roof Plan

SHEET NUMBER

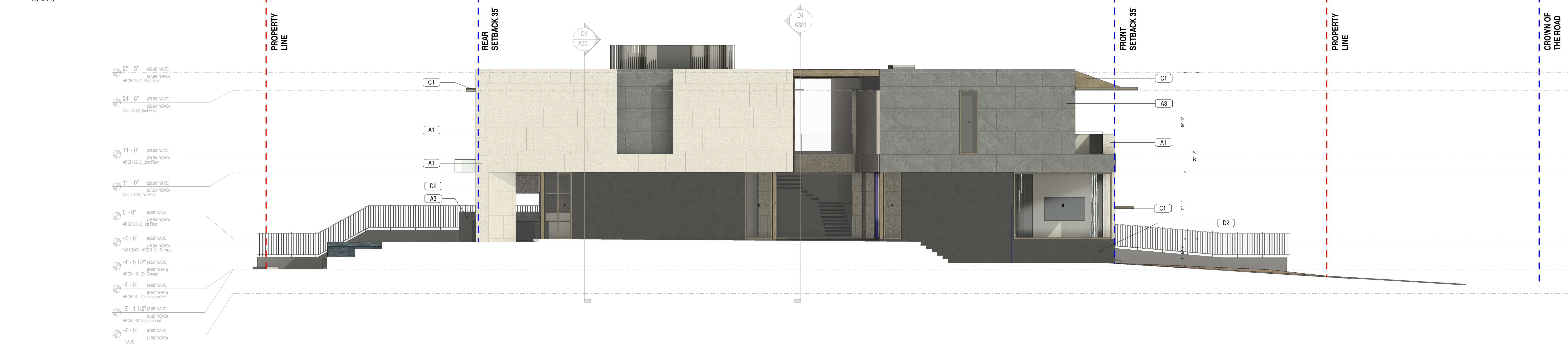
A103



C1 ELEVATION BACK-
1/8" = 1'-0"



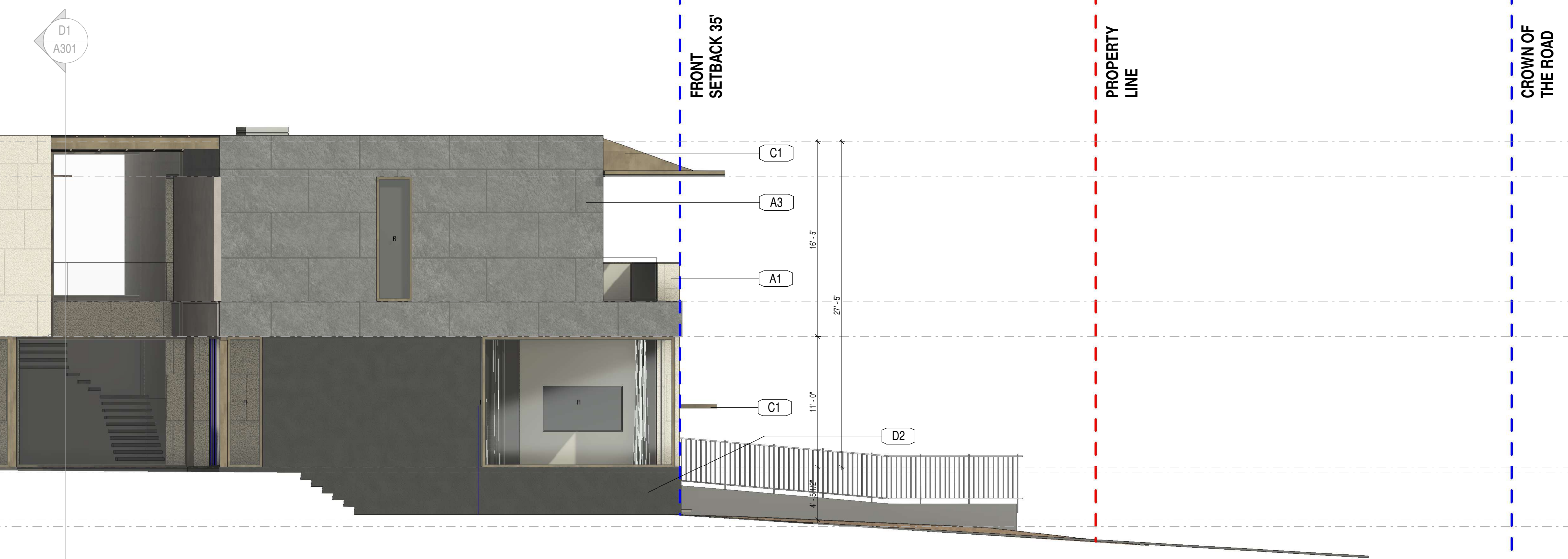
A3 ELEVATION RIGHT
1/8" = 1'-0"



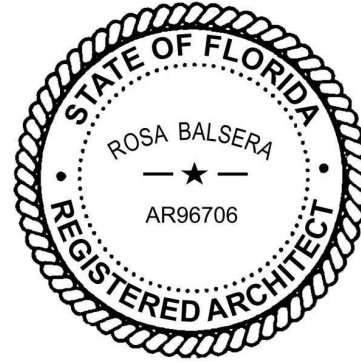
C3 ELEVATION LEFT
1/8" = 1'-0"



A1 ELEVATION FRONT
1/8" = 1'-0"



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GENERAL NOTES

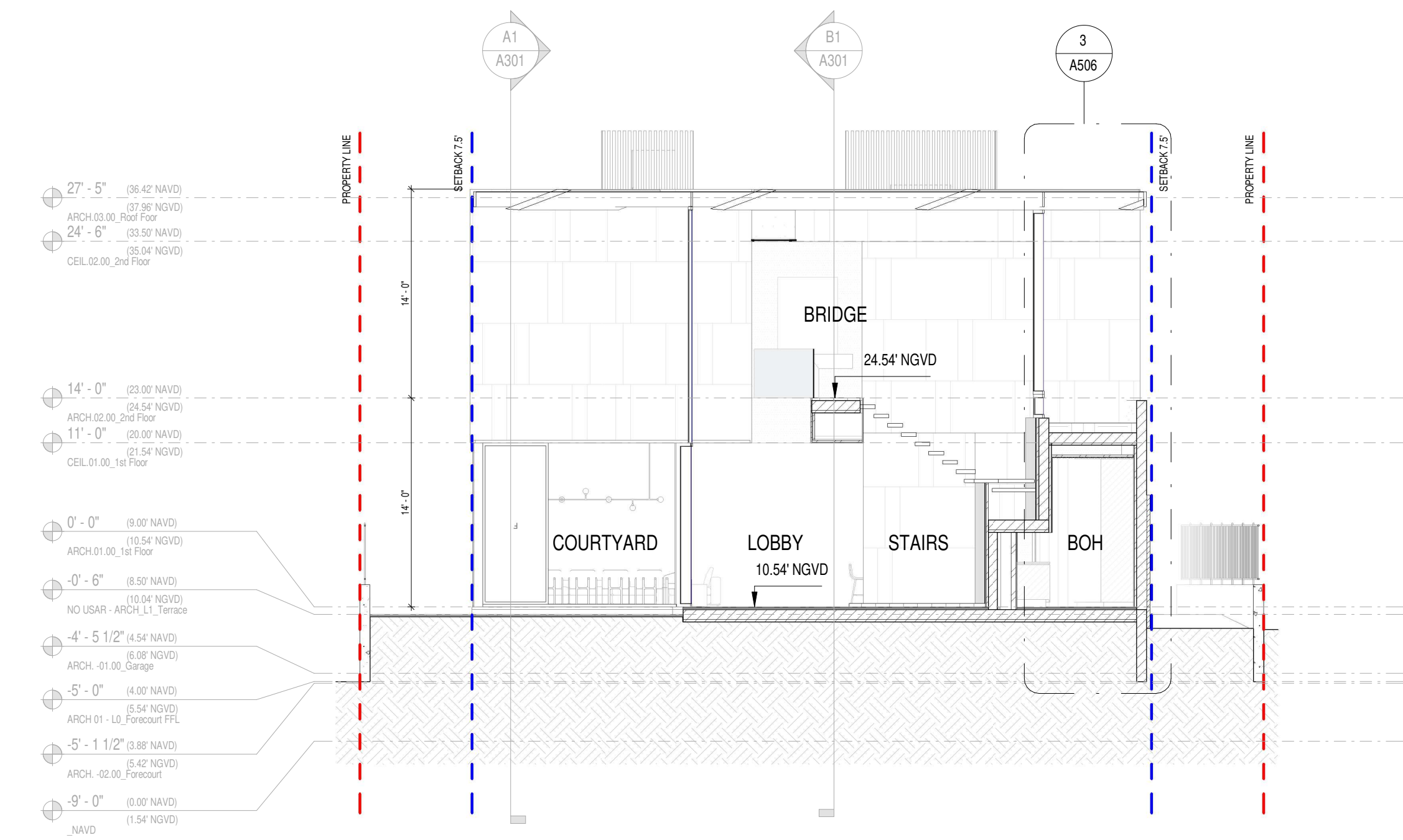
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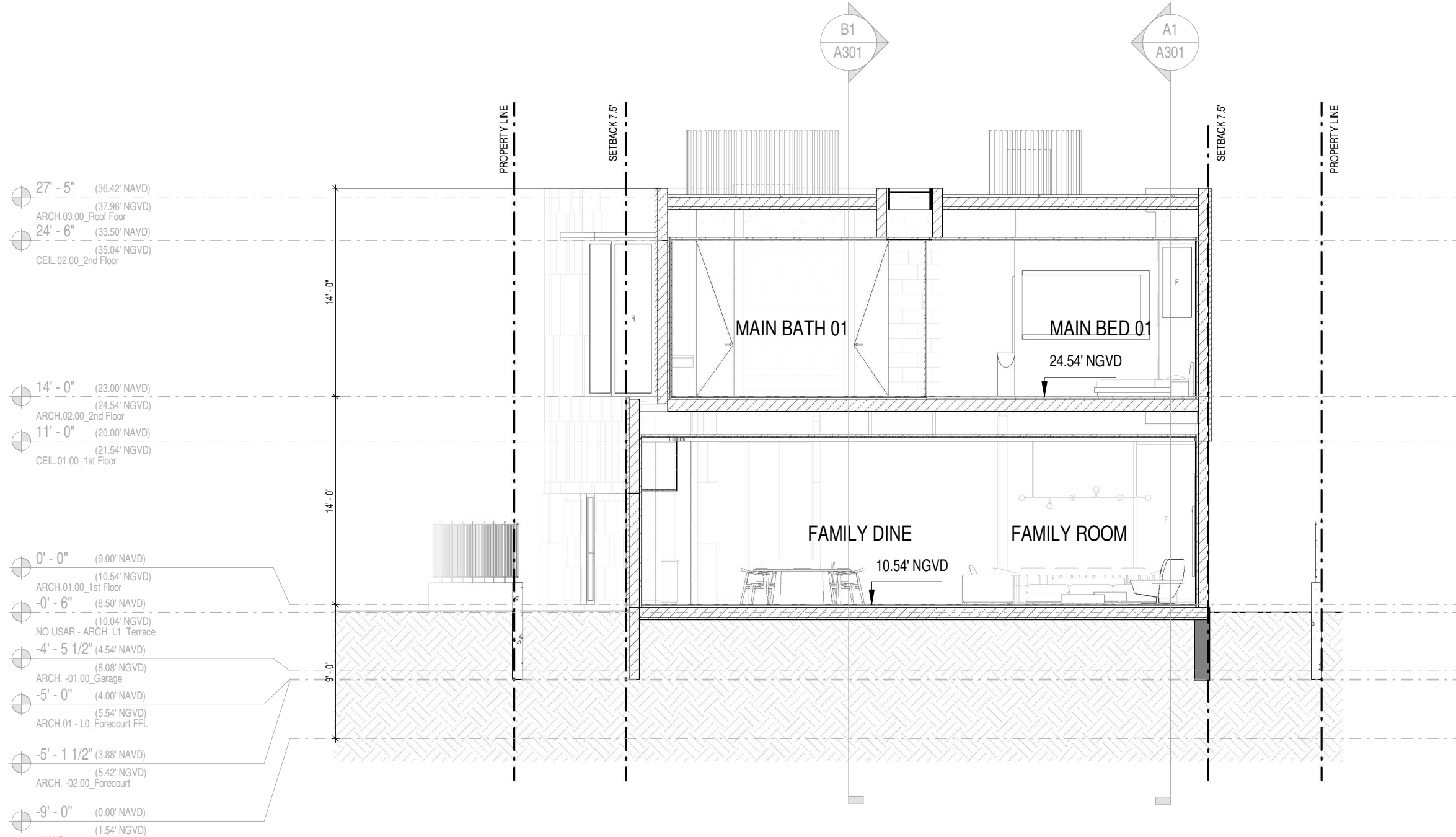
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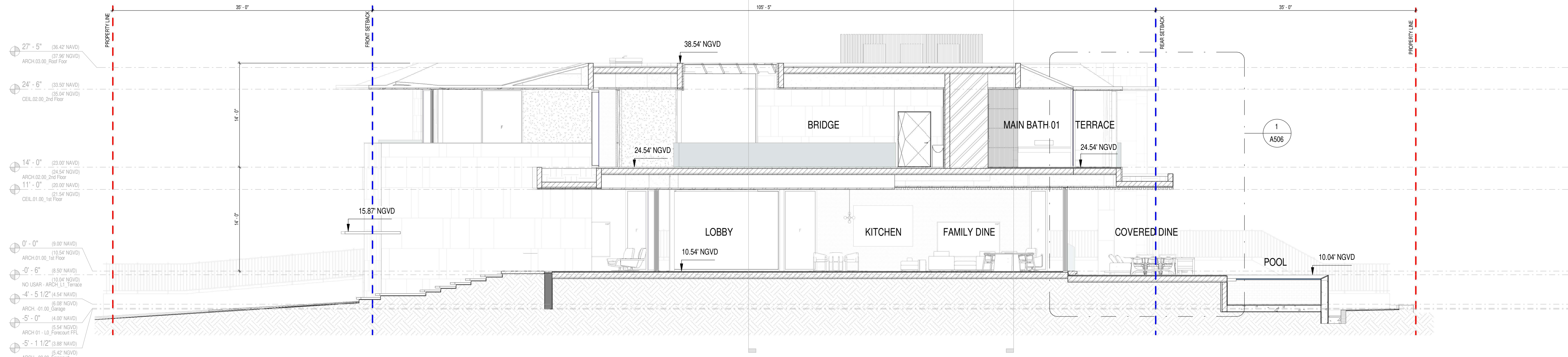
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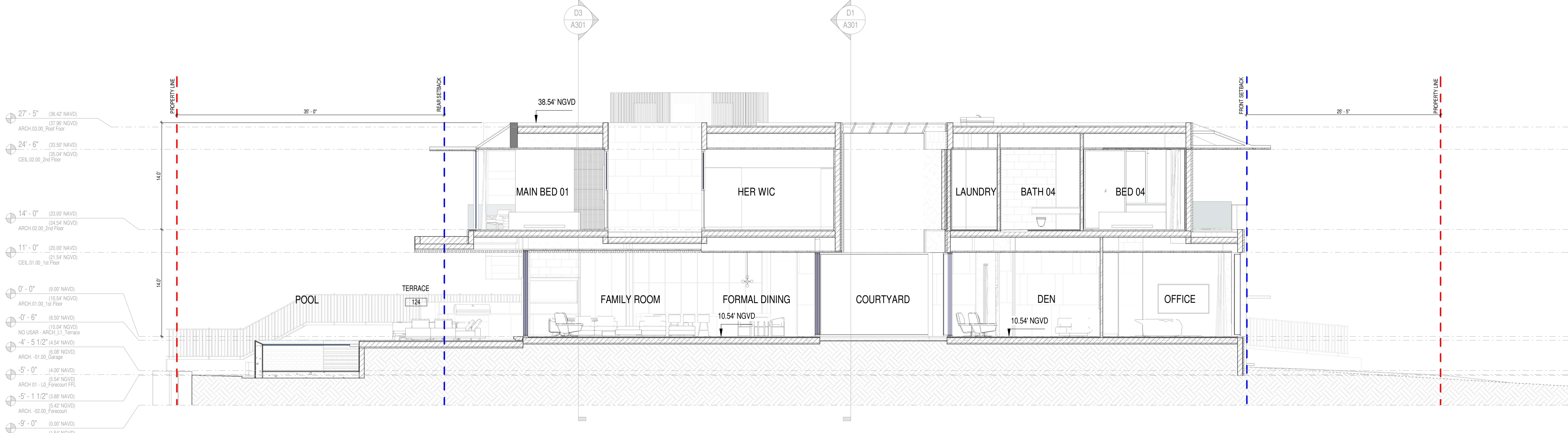
D1 Section Cross 02
1/8" = 1'-0"



D3 Section Cross 01
1/8" = 1'-0"



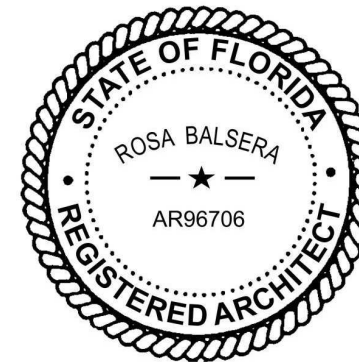
B1 Section Longitudinal 01
1/8" = 1'-0"



A1 Section Longitudinal 02
1/8" = 1'-0"

GENERAL SHEET NOTE

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GENERAL CONTRACTOR

AMARILLA CONSTRUCTION, INC.
AN ACT OF LOVE

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23400 SW 187 Ave. Homestead, FL 33031

GENERAL NOTES

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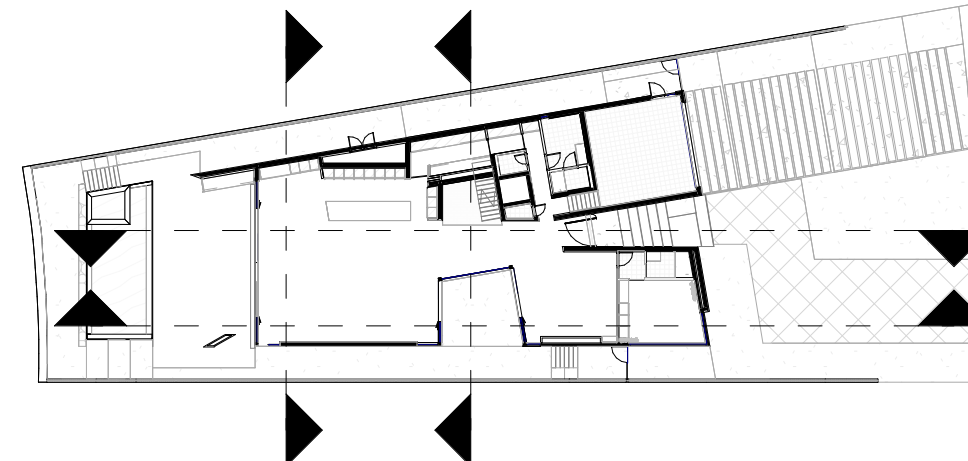
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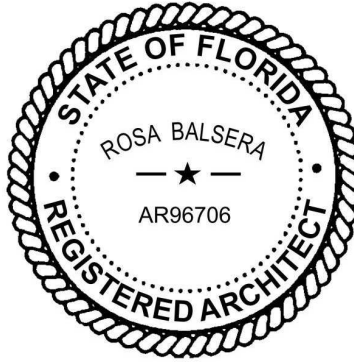
Sections

SHEET NUMBER:

A301

KEY PLAN





472 N Parkway, Golden Beach, FL 33160

OWNER

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500 Bayview Dr. #221 Sunny Isles Beach, FL 33160
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AR96706

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AMARILLA CONSTRUCTION, AN ACT OF LOVE
AMARILLA LLC 00078500

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23400 SW 187 Ave. Homestead, FL 33031

LABORATOR

GENERAL NOTES

1. ALL DIMENSIONS HAVE BEEN INDICATED IN FEET AND INCHES UNLESS OTHERWISE NOTED.

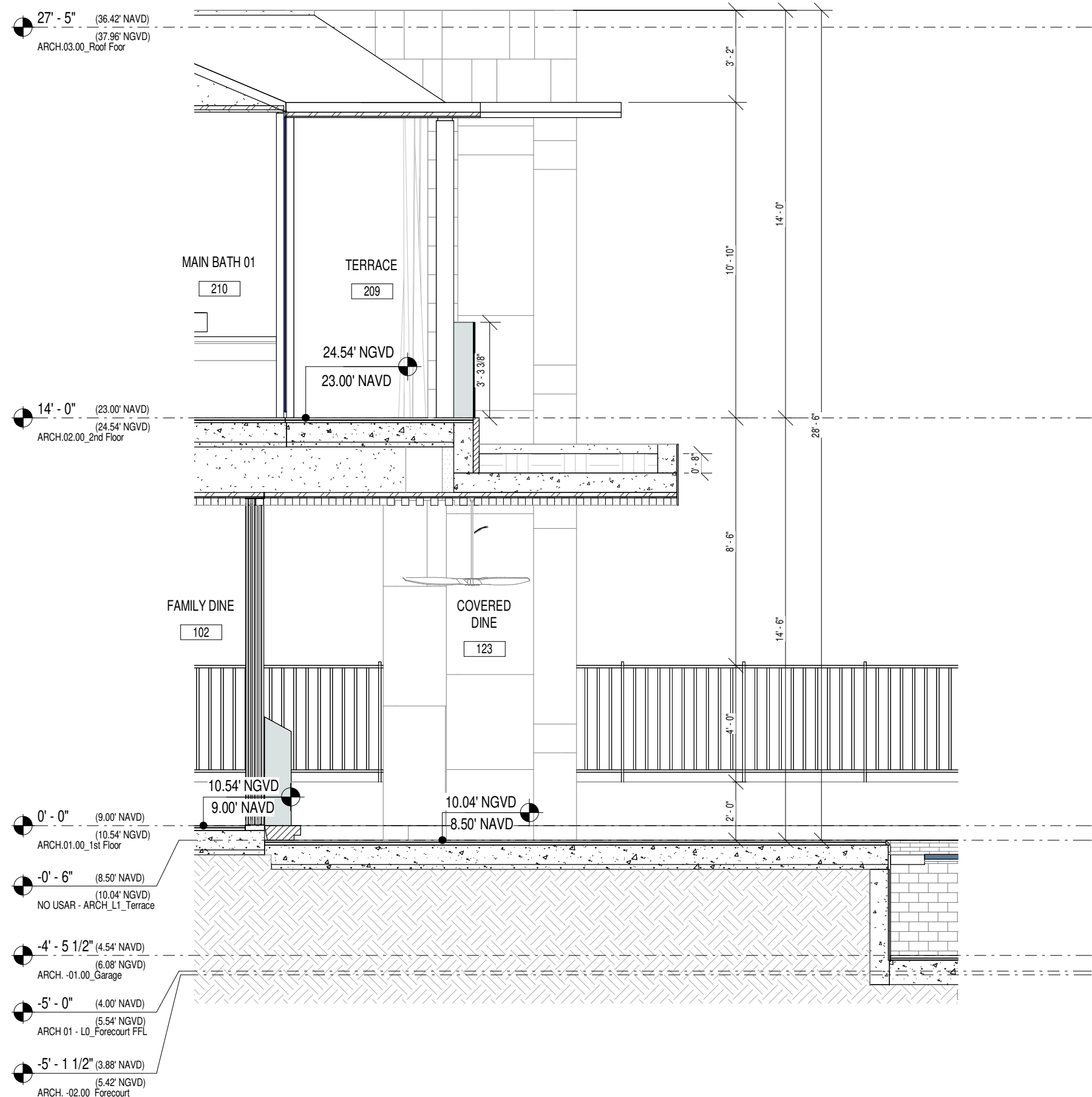
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SHEET TITLE

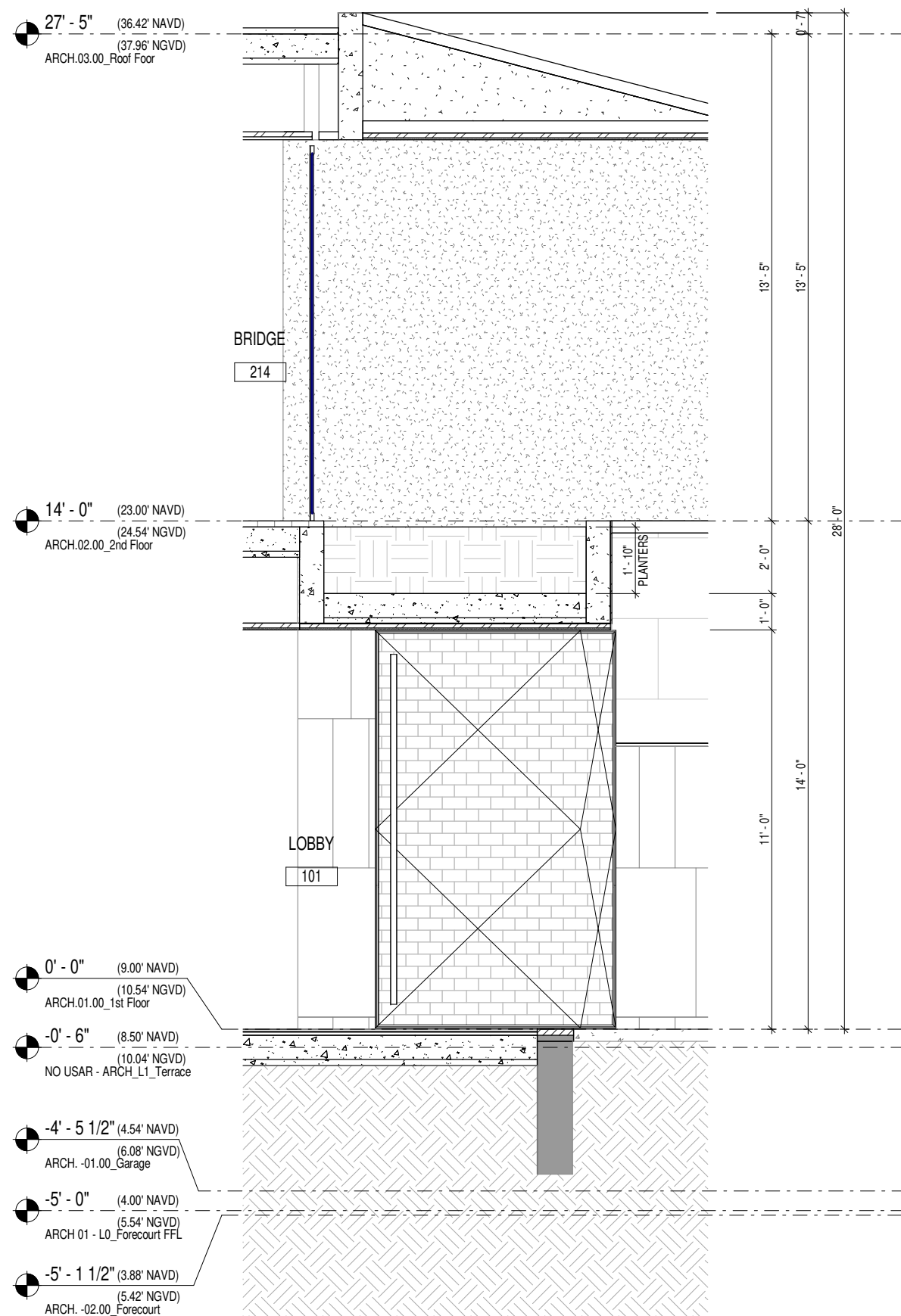
Construction Details - Planters

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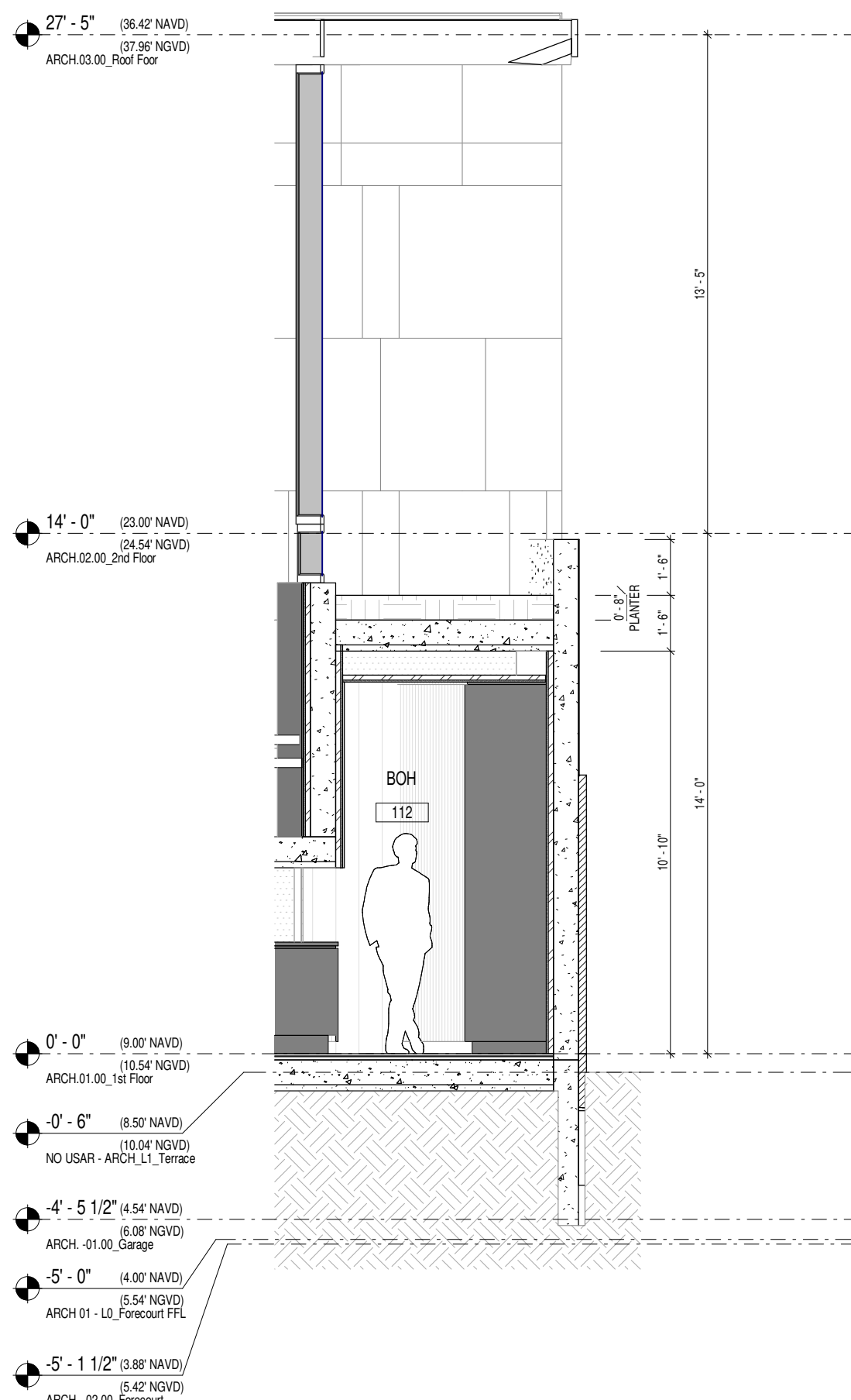
A506



1 Planter - Section 01
1/4" = 1'-0"



2 Planter - Section 02
1/4" = 1'-0"



3 Planter - Section 03
1/4" = 1'-0"