

TOWN OF GOLDEN BEACH, FLORIDA

RESOLUTION NO. 3002.25

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 UPPER SECTION OF THE PROPOSED STRUCTURE TO NOT INCREASE THE SIDE SETBACKS ALONG TWO-THIRDS OF THE SECOND STORY BY ONE FOOT FOR EACH ONE FOOT (1:1) OF BUILDING HEIGHT ABOVE THE 18 FEET, WHEN THE CODE REQUIRES A REQUIRES AN INCREASE TO THE SIDE SETBACKS ALONG TWO-THIRDS OF THE LENGTH OF THE SECOND STORY BY ONE FOOT (1:1) OF BUILDING HEIGHT ABOVE THE FIRST 18’.

WHEREAS, the applicants, Saber Amarilla Park LLC, (“the applicant”), filed a Petition for Variances/exceptions, from Section 66-69.3– Zone Three (Waterfront Properties) – . (h) (3) All residences designed as two-story structures shall be required to increase the side Setbacks along two-thirds of the length of the second story by one foot for each one foot (1:1) of building height above the first 18 feet, and;

WHEREAS, the applicant’s request is to allow for the second story to not step in one foot for every 18’ of height, and;

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 Mayor Singer, seconded by Vice Mayor Lusskin 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:


MAYOR GLENN SINGER


LISSETTE PEREZ
TOWN CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

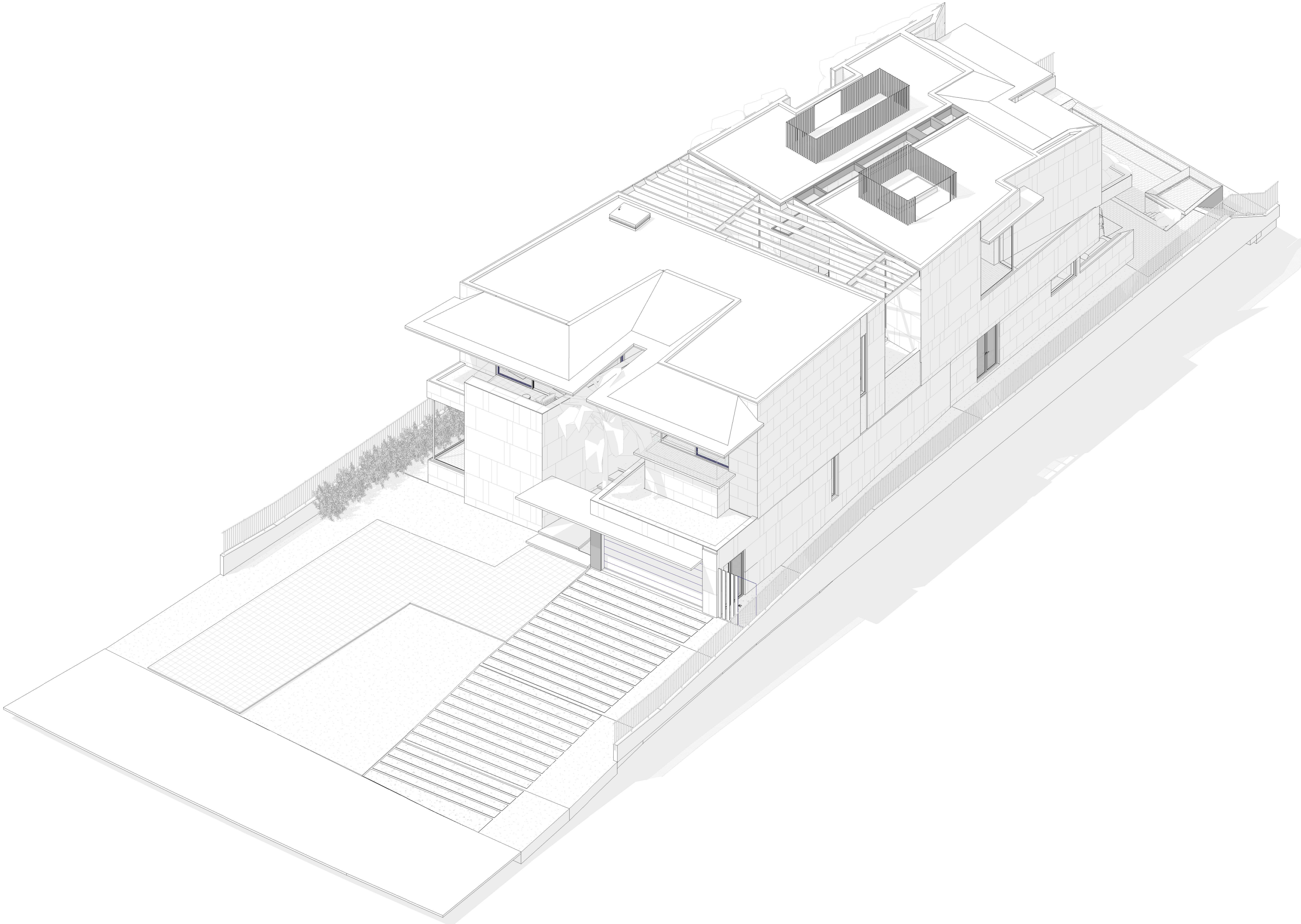

STEPHEN J. HELFMAN
TOWN ATTORNEY

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: |
|-----------------------------------|----------------------------|---|--|----------------------|---------------|---|---------------------|------------------|

Rosa I
Balsera

Digitally signed
by Rosa I Balsera
Date: 2025.05.07
09:42:29 -04'00'



472 N Parkway, Golden Beach, FL 33160

OWNER

Spine America Park LLC

ARCHITECTURE

Rosa Balsera & Partners LLC
1000 S.W. 1st Ave., Suite 1000, Miami, FL 33130
P: (305) 441-1171 F: (305) 441-1172

GENERAL CONTRACTOR

AMARILLA CONSTRUCTION, LLC
1000 S.W. 1st Ave., Suite 1000, Miami, FL 33130
P: (305) 441-1171 F: (305) 441-1172

INTERIOR

STRUCTURAL

MEP

LANDSCAPE

Golden Beach Landscaping
2500 SW 1st Ave., Fort Lauderdale, FL 33301
P: (954) 561-1171 F: (954) 561-1172

GENERAL NOTES

| NO. | DESCRIPTION |
|-----|---|
| 1 | SEE GENERAL NOTES TO THE SPECIFICATIONS |
| 2 | SEE GENERAL NOTES TO THE SPECIFICATIONS |
| 3 | SEE GENERAL NOTES TO THE SPECIFICATIONS |
| 4 | SEE GENERAL NOTES TO THE SPECIFICATIONS |
| 5 | SEE GENERAL NOTES TO THE SPECIFICATIONS |
| 6 | SEE GENERAL NOTES TO THE SPECIFICATIONS |
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| 8 | SEE GENERAL NOTES TO THE SPECIFICATIONS |
| 9 | SEE GENERAL NOTES TO THE SPECIFICATIONS |
| 10 | SEE GENERAL NOTES TO THE SPECIFICATIONS |

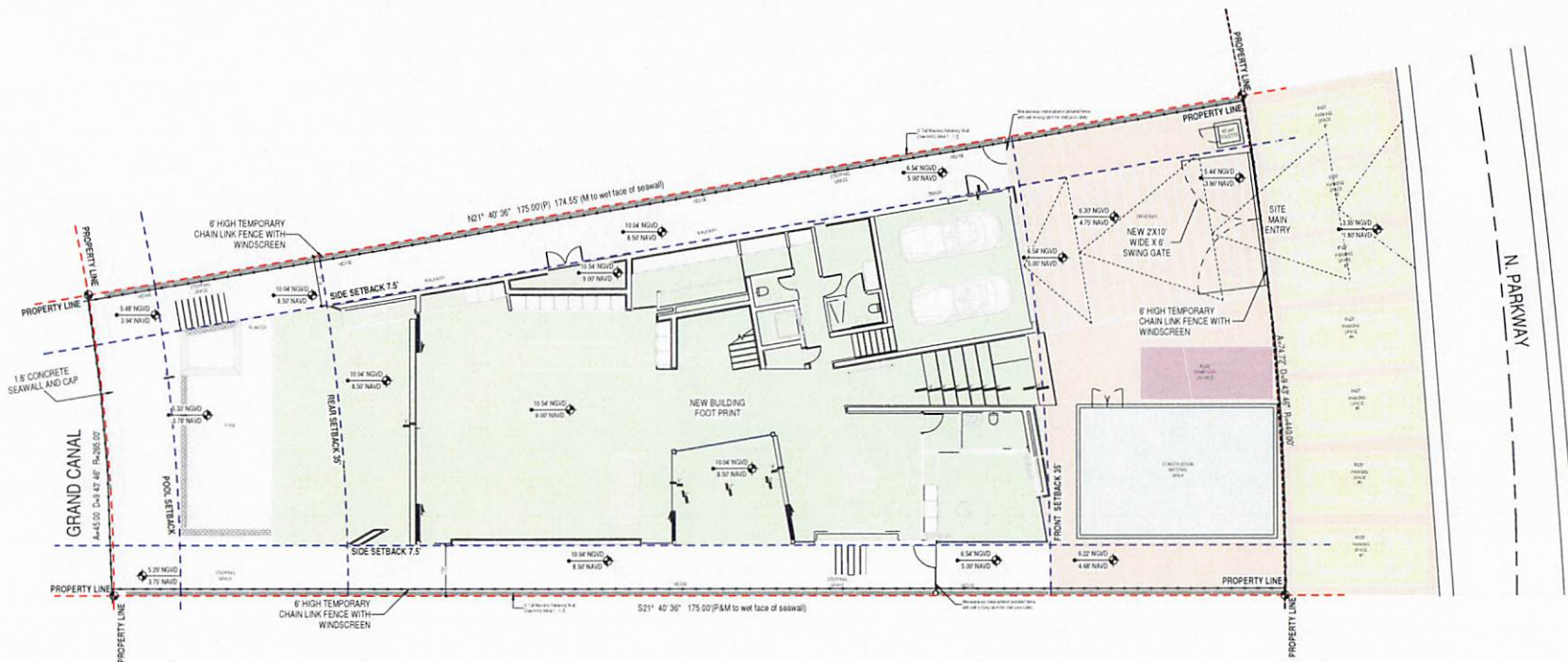
Site Logistic

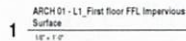
A014

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





| 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. |

Rosa I
Balsera



472 N Parkway, Golden Beach, FL 33160

OWNER
Super Amante Park LLC

ARCHITECTURE
Ross Brown Architects LLC
502 Bayview Dr. #221 Sunny Isles Beach, FL 33160
+1 (305) 416-7074

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION
AN ACT OF LOVE

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
Cassara Garden Design
25430 SW 187 Ave., Homestead, FL 33031

GENERAL NOTES

| NO | DATE | DESCRIPTION |
|----|------------|-------------|
| 01 | 01/01/2018 | Supplies |
| 02 | 01/02/2018 | Supplies |
| 03 | 01/03/2018 | Supplies |
| 04 | 01/04/2018 | Supplies |
| 05 | 01/05/2018 | Supplies |
| 06 | 01/06/2018 | Supplies |
| 07 | 01/07/2018 | Supplies |
| 08 | 01/08/2018 | Supplies |
| 09 | 01/09/2018 | Supplies |
| 10 | 01/10/2018 | Supplies |
| 11 | 01/11/2018 | Supplies |
| 12 | 01/12/2018 | Supplies |

Landscape Information

A015

Rosa I
Balsera

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by Rosa I Balsera
Date: 2025.05.07
09:42:58 -04'00'



472 N Parkway, Golden Beach, FL 33160

OWNER
Silver America Park LLC

ARCHITECTURE
Rosa Balsera Architect LLC
10000 N. Highway 1, Suite 100, Golden Beach, FL 33160
Tel: 305.413.1234

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION, INC.
10000 N. Highway 1, Suite 100, Golden Beach, FL 33160
Tel: 305.413.1234

INTERIOR

STRUCTURAL

MEP

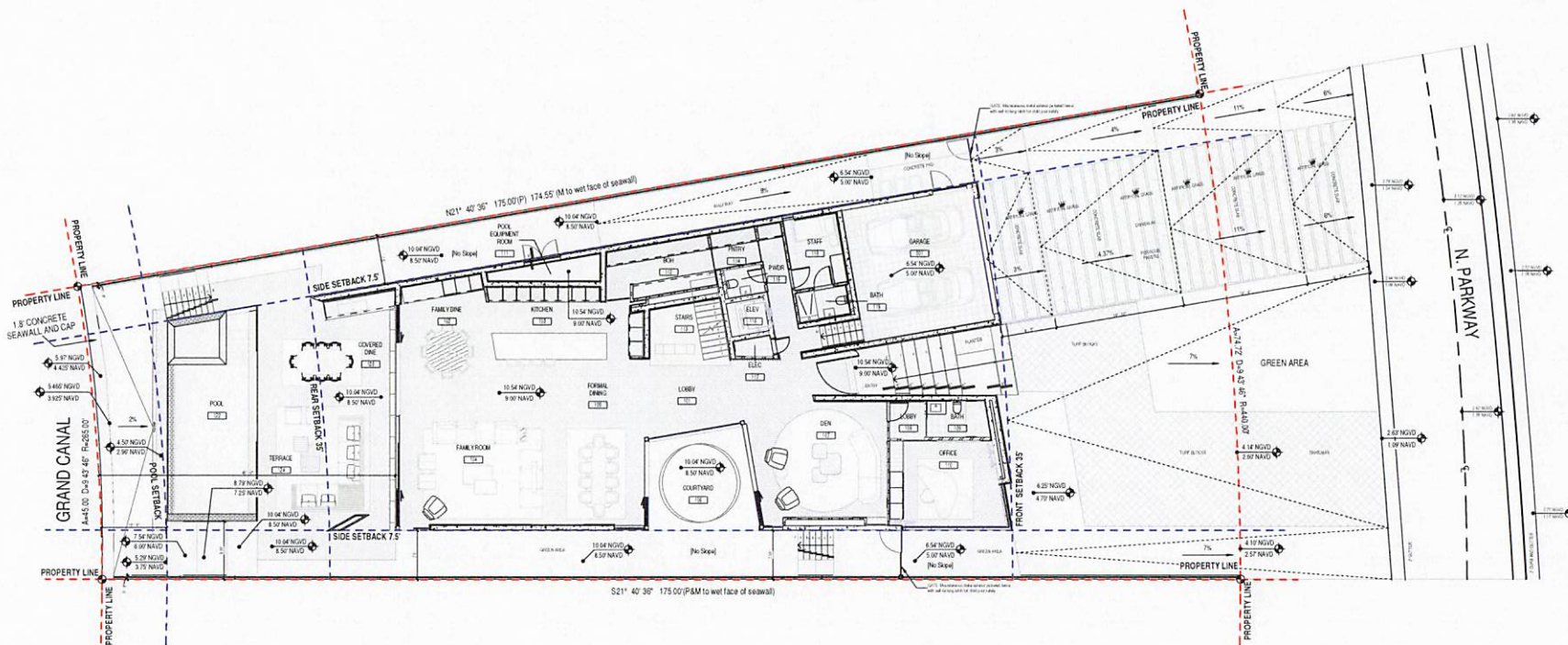
LANDSCAPE
Landscape Architecture
10000 N. Highway 1, Suite 100, Golden Beach, FL 33160
Tel: 305.413.1234

GENERAL NOTES

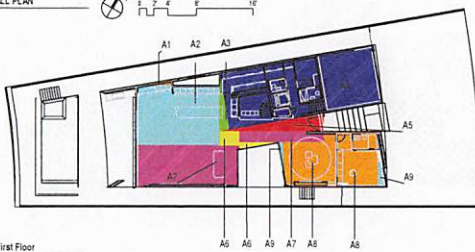
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| 2 | 05/07/2025 | REVISION: SEE SHEET A101.01 |
| 3 | 05/07/2025 | REVISION: SEE SHEET A101.01 |
| 4 | 05/07/2025 | REVISION: SEE SHEET A101.01 |
| 5 | 05/07/2025 | REVISION: SEE SHEET A101.01 |

Overall Site Plan

A101.01



C1 SITE PLAN - OVERALL PLAN
1/8" = 1' 0"



B1 Geometrical Areas First Floor
3/64" = 1' 0"



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 | 4264.29 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 | 16.60 SF | A10 | 282.07 SF |
| A2 | 709.76 SF | A11 | 422.36 SF |
| A3 | 42.48 SF | A12 | 53.12 SF |
| A4 | 1300.90 SF | A13 | 568.01 SF |
| A5 | 122.28 SF | A14 | 33.34 SF |
| A6 | 23.20 SF | A15 | 43.07 SF |
| A7 | 38.49 SF | A16 | 340.11 SF |
| A8 | 605.32 SF | A17 | 57.28 SF |
| A9 | 128.99 SF | A18 | 104.65 SF |
| A10 | 428.40 SF | A19 | 298.27 SF |
| A11 | 253.21 SF | A20 | 471.38 SF |
| A12 | 36.08 SF | A21 | 269.74 SF |
| A13 | 17.86 SF | A22 | 86.65 SF |
| A14 | | 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 AE (100' MIN. LOT FRONTAGE) | | |
| FEMA ZONE | ZONE AE (100' MIN. LOT FRONTAGE) | | |
| | | REQUIRED | PROPOSED |
| LOT FRONTAGE | 100' | 100' | 100' |
| LOT AREA (MIN.) | 7,500 | 10,475 | SQFT |
| BUILDING HEIGHT (MAX.) | 27.5 | 27.5 | FT |
| IMPERVIOUS AREAS (10% MAX.) | 6,866.25 | 6,866.00 | SQFT |
| PERVIOUS AREAS (15% 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 10' for each 1/2 of building height above the first 15 ft.) | -9.5 | (separated below) | FT |
| EAST FACADE | 17 | 21.5' / 31.5' | FT |
| WEST FACADE | 17 | 11' / 11' | FT |
| SIDE OR REAR WALKWAYS | 3 | 3 | FT |
| ELEVATIONS | | | |
| 1ST FLOOR | 9 | 9 | NA V.D. FT |
| GARAGE FLOOR (MIN.) | 8 | 8.5 | NA V.D. FT |
| FINISHED GRADE (MAX.) | 8.5 | 8.5 | NA V.D. FT |
| STUPEL (1' below the edge of the street) | -1 | -1 | NA V.D. FT |
| DOCK | 4,425 | 4,425 | NA 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 |
| REAR | 4 | 0 | FT |
| ELEVATIONS | 1.3 | 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 | NA V.D. FT |

*Variances Requested
**FINAL ELEVATIONS TO BE DETERMINED BY CIVIL ENGINEER OF RECORDS

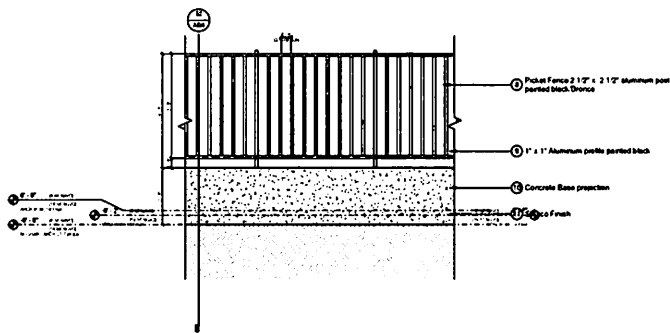
1. FINISH LEVELS CORRESPOND TO FINISHED FLOOR LEVEL, OR TOP SLAB LEVEL AS APPLICABLE.
2. ALL DIMENSIONS CORRESPOND TO UNFINISHED SURFACES UNLESS NOTED OTHERWISE.
3. REFER TO ARCHITECTURAL DRAWINGS FOR TOILET AND BATHROOM LAYOUTS.
4. REFER TO ARCHITECTURAL DRAWINGS FOR FINISH SCHEDULES AND DETAILS.
5. ALL MEPP INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER MEPP DRAWINGS FOR ALL RELEVANT INFORMATION.
6. REFER ONLY MEPP AND LANDSCAPE INCLUDE FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.

Rosa I
Balsera

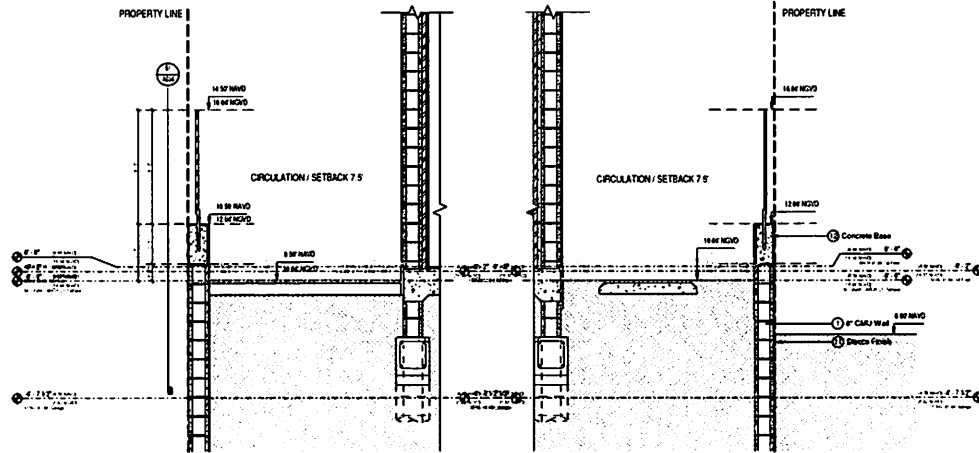
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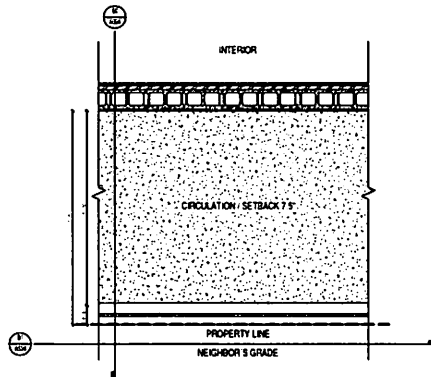
472 N Parkway, Golden Beach, FL 33160



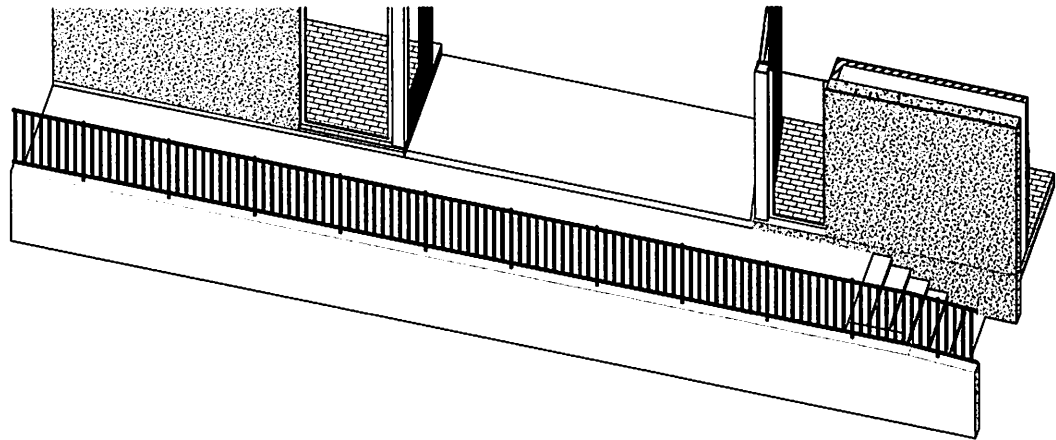
B1 Elevation Masonry Retaining Wall
12' x 1'4"



B2 Section Masonry Retaining Wall
12' x 1'4"

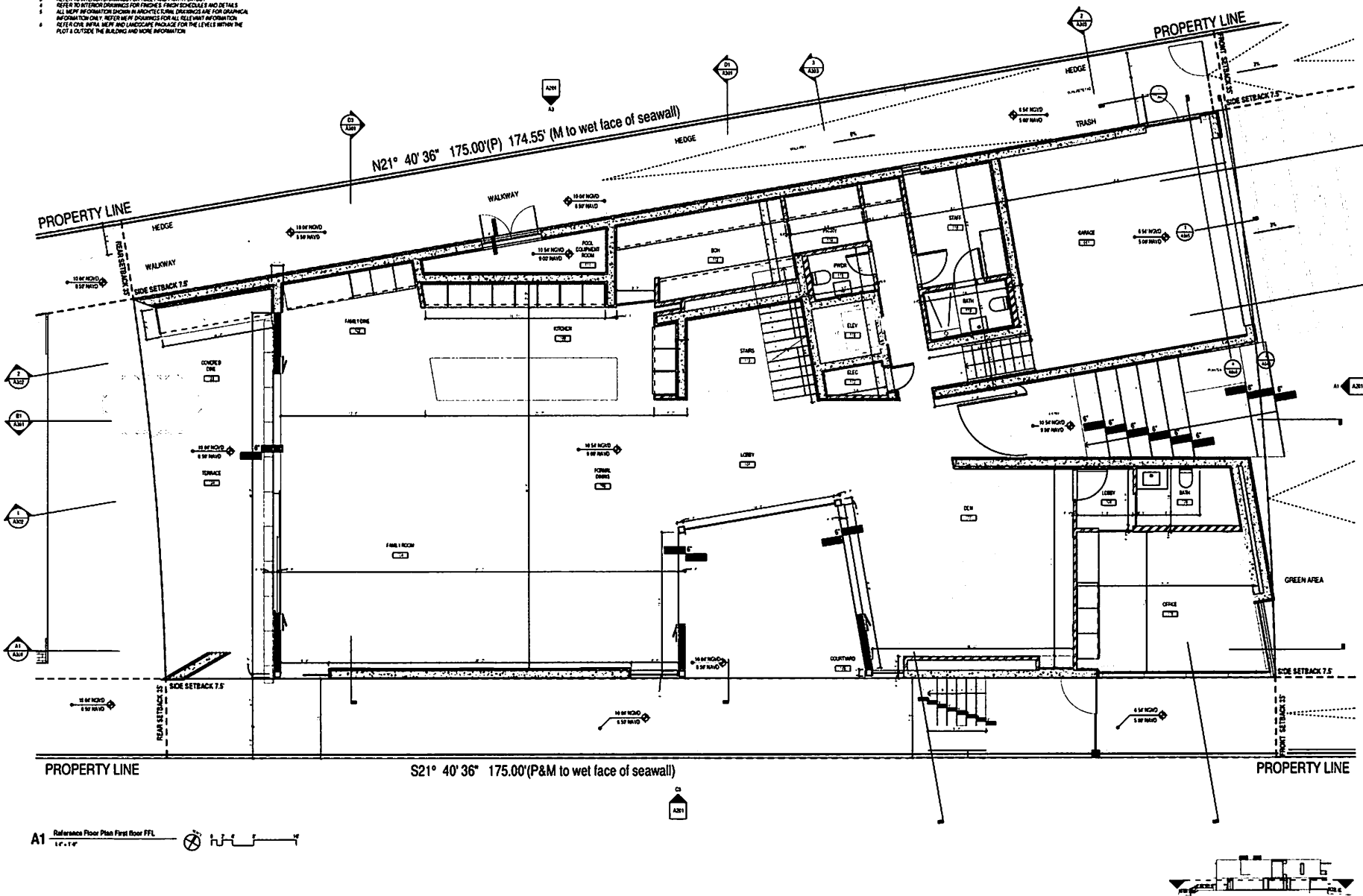


A1 Floor plan Detail Masonry Retaining Wall
12' x 1'4"



| | |
|------------------------------|-------------------|
| OWNER | |
| Name: [Redacted] | |
| ADDRESS | |
| Room: [Redacted] | |
| City: [Redacted] | |
| STATE: [Redacted] | |
| GENERAL CONTRACTOR | |
| AMARILLA CONSTRUCTION | |
| ARCHITECT | |
| STRUCTURAL | |
| MEP | |
| LANDSCAPE | |
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| REVISIONS | |
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| 9 | ISSUED FOR PERMIT |
| 10 | ISSUED FOR PERMIT |
| Masonry Retaining Wall | |
| A536 | |

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



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

Rosa I Balsera
Digitally signed by Rosa I Balsera
Date: 2023.05.04 09:43:11 -0400



472 N Parkway, Golden Beach, FL 33160

OWNER
New Orange Park, LLC

ARCHITECT
Rosa I Balsera, Architect, LLC
101 S. Orange Ave., Suite 100, Orlando, FL 32801
Tel: 407.555.1234

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION
101 S. Orange Ave., Suite 100, Orlando, FL 32801
Tel: 407.555.1234

INTERIOR

STRUCTURAL

MEP

LANDSCAPE
Countryside Landscaping
2500 S. US Hwy 1, Suite 100, Orlando, FL 32801
Tel: 407.555.1234

GENERAL NOTES

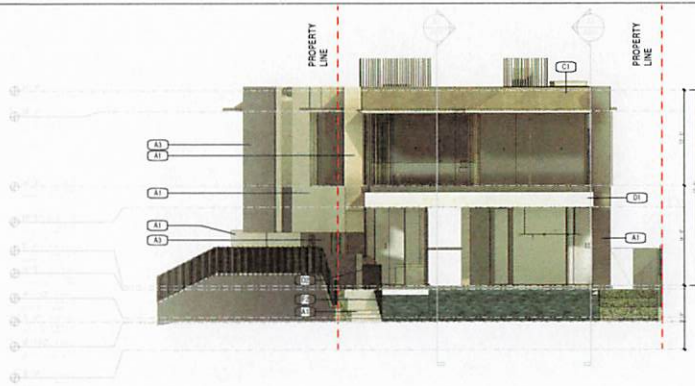
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| 4 | ISSUED FOR CONSTRUCTION | 05/04/2023 |
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| 8 | ISSUED FOR CONSTRUCTION | 05/04/2023 |
| 9 | ISSUED FOR CONSTRUCTION | 05/04/2023 |
| 10 | ISSUED FOR CONSTRUCTION | 05/04/2023 |

First Floor

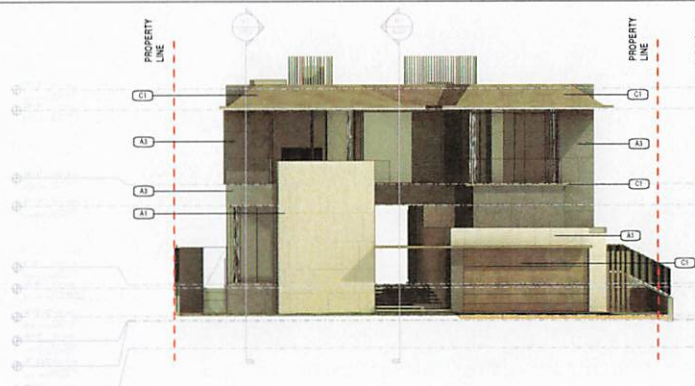
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C1 ELEVATION BACK
1/8" = 1'-0"

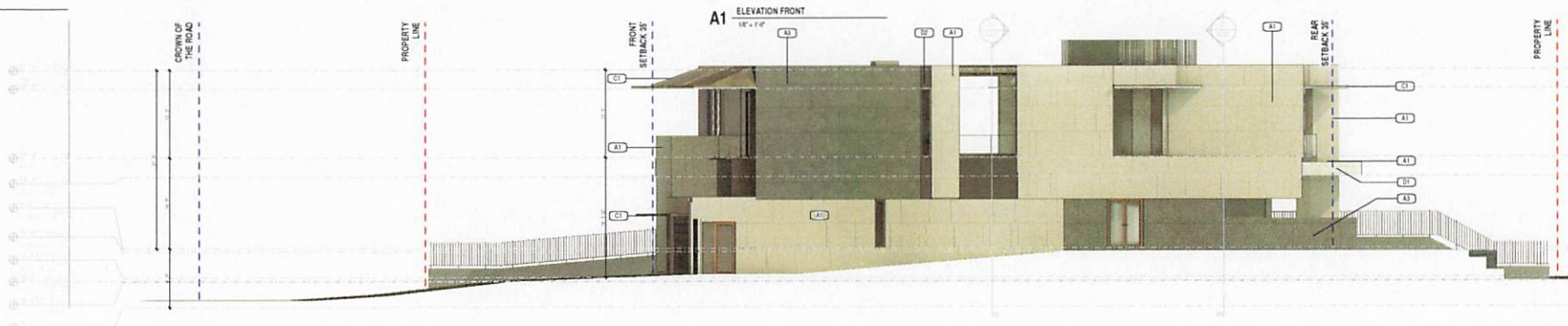


A1 ELEVATION FRONT
1/8" = 1'-0"



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 MEFP INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER MEFP DRAWINGS FOR ALL RELEVANT INFORMATION.
6. REFER CIVIL, MEFP AND LANDSCAPE PACKAGES FOR THE LEVELS WITHIN THE PLOT & OUTSIDE THE BUILDING AND MORE INFORMATION.

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



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



Rosa I
Balsara

Digitally signed
by Rosa I Balsara
Date: 2025.05.07
09:44:02 -0400



472 N Parkway, Golden Beach, FL 33160

OWNER

Solar America Park LLC

ARCHITECTURE

Rosa Balsara & Partners LLC
472 N Parkway, Golden Beach, FL 33160
P: 305.475.7070

GENERAL CONTRACTOR

AMARILLA CONSTRUCTION, LLC (AIA A201) (AIA)

INTERIOR

STRUCTURAL

MEP

LANDSCAPE

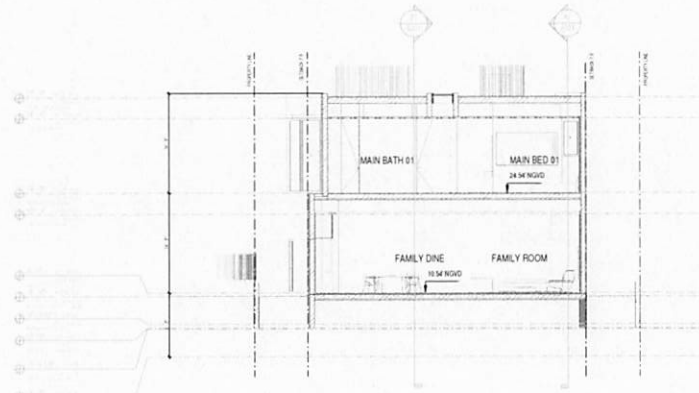
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GENERAL NOTES

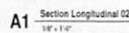
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| 8 | SEE CIVIL FOR ALL CIVIL INFORMATION |
| 9 | SEE LANDSCAPE FOR ALL LANDSCAPE INFORMATION |
| 10 | SEE MEFP FOR ALL MEFP INFORMATION |

Elevations

A201



D3 Section Cross 01
18" x 14"



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 MEFP INFORMATION SHOWN IN ARCHITECTURAL DRAWINGS ARE FOR GRAPHICAL INFORMATION ONLY. REFER MEFP DRAWINGS FOR ALL RELEVANT INFORMATION.

6. REFER CIVIL INFRA, MEFP AND LANDSCAPE PACKAGE FOR THE LEVELS WITHIN THE PLAT OF THIS BUILDING AND MORE INFORMATION.

472 N Parkway, Golden Beach, FL 33160

OWNER
Sage Amphitheatre Park, LLC

ARCHITECTURE
Pace Saunders Architects LLC
1010 Broadway # 401, Suite 400, New York, NY, 10018
P: 212.465.4170

DESIGN

GENERAL CONTRACTOR
AMARILLA CONSTRUCTION
1000 10th Avenue, Suite 1000
New York, NY 10018

INTERIOR

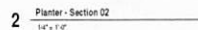
STRUCTURAL

MEP

LANDSCAPE
Cascadia Garden Design
2545 10th Ave. NE, Seattle, WA, 98107

Sections

A301



A506