

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

JUN 11 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

PROPOSED GOLD - 284 S. Island Drive, Golden Beach, Florida 33160

NEW RESIDENCE



RC ARCHITECTURE
ALAN SANTANA ARCHITECTURE

LIC# AA-24000525

1305 Island Ave,
Miami, FL 33139

TEL (305) 977-7146

JOHN SACCIO JOHN
RA #0000052 SACRTO

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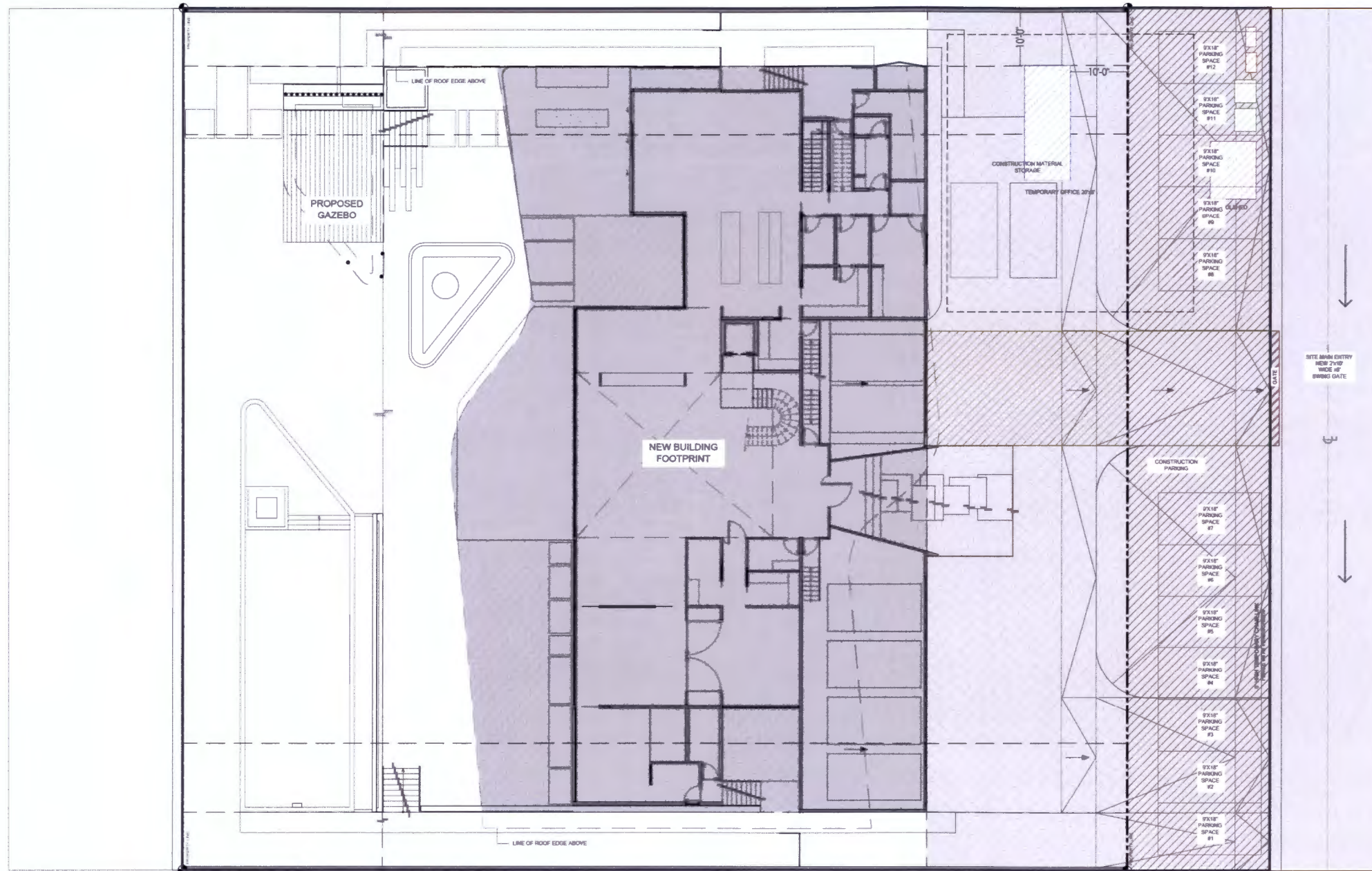
PROJECT
NEW RESIDENCE

ADDRESS
284 S. Island Drive,
Golden Beach
Florida, 33160

- BRAB Submission
- Rev. 1 - 02-23-2024
- Rev. 2 - 03-25-2024
- Rev. 3 - 04-03-2024
- Rev. 4 - 05-06-2024
- Rev. 5 - 05-22-2024

- REVISION# 1 BRAB SUBMISSION 02/23/2024
- REVISION# 2 BRAB SUBMISSION 03/25/2024
- REVISION# 3 BRAB SUBMISSION 04/03/2024
- REVISION# 4 BRAB SUBMISSION 05/06/2024
- REVISION# 5 BRAB SUBMISSION 05/22/2024

TITLE
COVER SHEET
DATE 03/25/2024
SHEET
A-000.0



- SITE STAGING**
- NEW BUILDING FOOTPRINT
 - CONSTRUCTION PARKING
 - TEMPORARY SITE FENCING
 - MAIN ENTRY TO SITE
 - TEMPORARY SITE OFFICE
 - TEMPORARY GRAVEL ACCES ROAD
 - SITE TOILET
 - TEMPORARY POWER AND FIRE EXTINGUISHER
 - FIRST AID KIT
 - TOOLSHED
 - DUMPSTER

Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

JUN 11 2024

APPROVED
 DISAPPROVED
 VARIANCE REQ



Use AA-26003535
 1308 Bristol Ave.
 Miami, FL 33131
 Tel: 305-577-7145 John Sacco
 John Sacco, RA 80004952 Secco

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PROJECT
NEW RESIDENCE

ADDRESS
 284 S. Island Drive,
 Golden Beach
 Florida, 33160

- REVISION# A BRAB SUBMISSION 02/23/2024
- REVISION# A BRAB SUBMISSION 03/25/2024
- REVISION# A BRAB SUBMISSION 05/06/2024

TITLE
 CONSTRUCTION SITE
 PERSONNEL PARKING

DATE 03/25/2024

SHEET

A-100.0

CONSTRUCTION SITE PERSONNEL PARKING

Scale: 3/32"=1'-0"



JUN 11 4

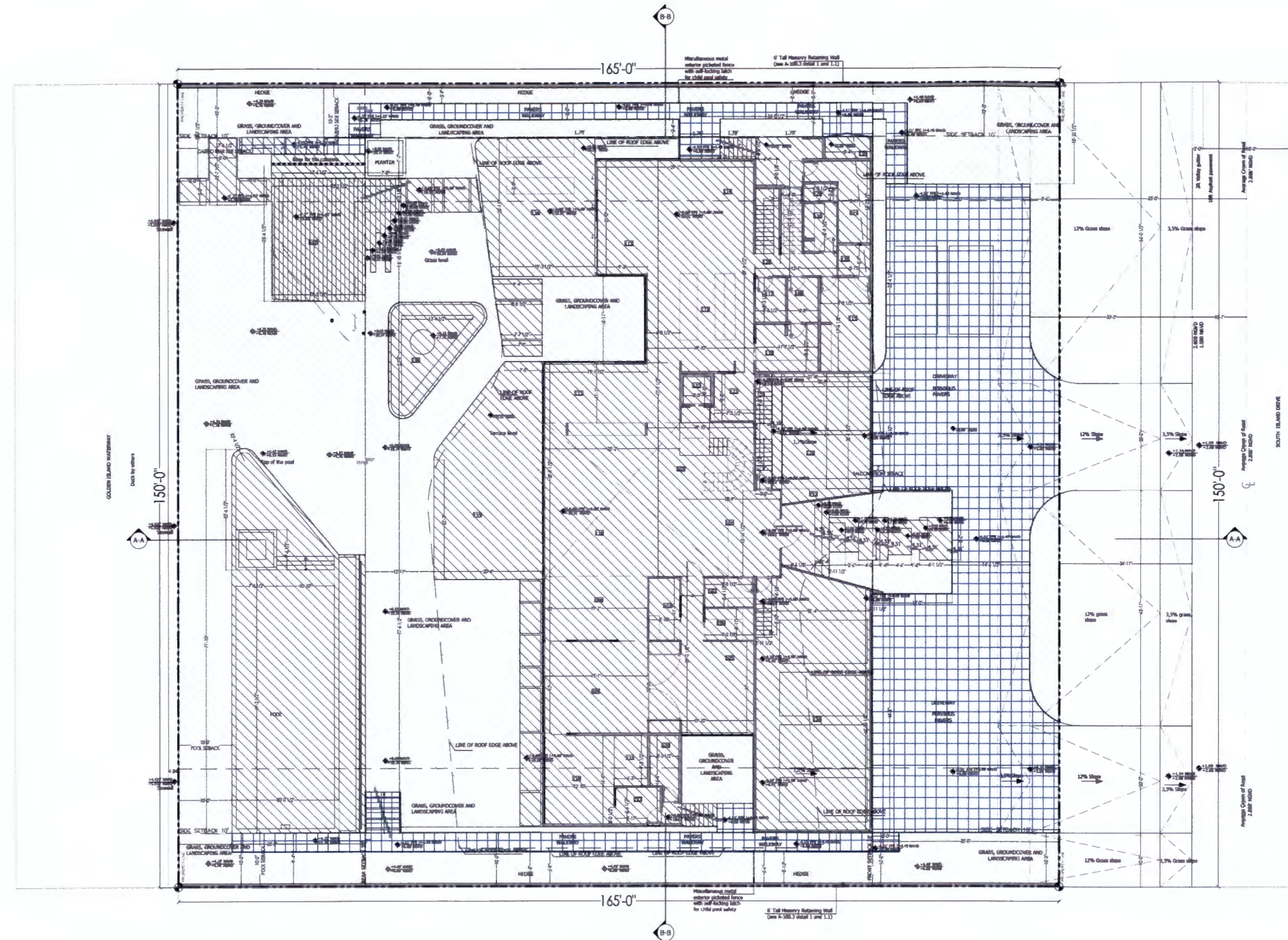
APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ _____



Use AA-26000535

1392 Bristol Ave.
 Miami, FL 33131
 PH: (305) 577-7148
 JOHN SOCCO, JOHN SACCO

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OPEN SPACE CALCULATION			
TOTAL LOT SQUARE FOOTAGE		24,750.00	Sq. Ft.
IMPERVIOUS SPACE ALLOWED (MAX 65%)	65%	16,087.50	Sq. Ft.
100% IMPERVIOUS SPACE PROVIDED		12,004.00	Sq. Ft.
50% IMPERVIOUS SPACE PROVIDED (PERMEABLE PAVERS)	50%	2,123.00	Sq. Ft.
TOTAL IMPERVIOUS SPACE PROVIDED		14,127.00	57% Sq. Ft.
100% PERVIOUS SPACE PROVIDED		8,500.00	Sq. Ft.
50% PERVIOUS SPACE PROVIDED (PERMEABLE PAVERS)		2,123.00	Sq. Ft.
TOTAL PERVIOUS OPEN SPACE PROVIDED		10,623.00	43% Sq. Ft.

OPEN SPACE CALCULATIONS
 TOTAL LOT FOOTAGE: 24,750 SQFT
 TOTAL PERVIOUS AREA: 10,623 SQFT (43%)

- IMPERVIOUS AREA: 12,004 SQFT
- 100% PERVIOUS AREA: 8,500 SQFT
- 50% PERVIOUS AREA: 2,123 SQFT
 (100% PERVIOUS AREA: 4,246 SQFT)

PROJECT
NEW RESIDENCE

ADDRESS
 284 S. Island Drive,
 Golden Beach
 Florida, 33160

REVISION#	DESCRIPTION	DATE
REVISION# 1	BRAB SUBMISSION	02/23/2024
REVISION# 2	BRAB SUBMISSION	03/25/2024
REVISION# 3	BRAB SUBMISSION	05/06/2024
REVISION# 4	BRAB SUBMISSION	05/22/2024

LANDSCAPE
 Scale: 3/32"=1'-0"



TITLE
 LANDSCAPE INFORMATION
 DATE 03/25/2024
 SHEET

A-100.1

SURVEY MAP

SCALE: 1" = 20'

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

JUN 11 2024

APPROVED
DISAPPROVED
VARIANCE REQ



Property Location

Legal Description
Lots 51, 52 and 53, Block J, Section "D", of GOLDEN BEACH, according to the Plat thereof as recorded in Plat Book 10, Page 10 of the Public Records of Miami-Dade County Florida.



284 SOUTH ISLAND DRIVE
GOLDEN BEACH, FLORIDA 33160

National Flood Insurance
Community Panel: 12086C0153L
Flood Zone: AE
Base Flood Elevation: 7'
Firm Date: 09/11/2009

Certified to:
MANUEL GROSSKOPF
MARIANA GROSSKOPF LEVI

Survey Date: 12/18/2023
Job Number: 23-2156
Order Number:
Revision:

Tree Table

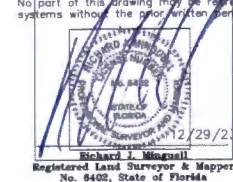
Tree #	Species	DBH @ Breast	Height	Canopy Dia
1	Tree	18"	30'	25'
2	Royal Palm	16"	50'	10'
3	Royal Palm	16"	50'	10'
4	Royal Palm	16"	50'	10'
5	Royal Palm	16"	50'	10'
6	Royal Palm	16"	30'	10'
7	Royal Palm	14"	20'	10'
8	Royal Palm	14"	25'	10'
9	Royal Palm	14"	25'	10'
10	Royal Palm	16"	40'	10'
11	Palm	12"	20'	5'
12	Palm	12"	20'	5'
13	Royal Palm	18"	50'	10'
14	Royal Palm	18"	50'	10'
15	Royal Palm	18"	50'	10'
16	Royal Palm	18"	50'	10'
17	Royal Palm	18"	50'	10'
18	Royal Palm	18"	50'	10'
19	Royal Palm	18"	50'	10'
20	Royal Palm	18"	50'	10'
21	Royal Palm	18"	50'	10'
22	Royal Palm	18"	50'	10'
23	Royal Palm	18"	50'	10'
24	Royal Palm	18"	50'	10'
25	Royal Palm	18"	50'	10'
26	Palm	10"	16'	10'
27	Coccol Palm	9"	30'	10'
28	Coccol Palm	9"	30'	10'
29	Royal Palm	16"	50'	10'
30	Royal Palm	16"	50'	10'
31	Coccol Palm	12"	50'	10'
32	Coccol Palm	12"	50'	10'
33	Coccol Palm	12"	30'	10'
34	Coccol Palm	12"	30'	10'
35	Palm	22"	25'	10'
36	Palm	22"	25'	10'
37	Palm	22"	25'	10'
38	Palm	22"	25'	10'
39	Palm	22"	25'	10'
40	Palm	22"	25'	10'
41	Palm	22"	25'	10'
42	Palm	22"	25'	10'
43	Palm	22"	25'	10'
44	Palm	22"	25'	10'
45	Palm	22"	25'	10'
46	Palm	22"	25'	10'
47	Palm	22"	25'	10'
48	Palm	22"	25'	10'
49	Palm	22"	25'	10'
50	Palm	22"	25'	10'
51	Palm	22"	25'	10'
52	Palm	22"	25'	10'

SURVEYORS NOTES

This is a Topographic survey.
Legal description used for this survey was provided by others.
This Survey has been prepared for the exclusive use of the entities named herein and do not extend to any unnamed parties.
The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat Obtain current title work and verify easements before constructing improvements.
This survey does not determine or imply ownership.
This survey only shows above ground improvements, underground improvements and utilities were not located.
Bearings, if any, shown hereon are based on Plat Book 10, Page 10 of the Public Records of Miami-Dade County, Florida.
All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
Due to varying construction standards, house dimensions are approximate.
All ties to property line are perpendicular to it, unless otherwise noted.
In all cases dimensions shall control location over scaled positions.
Elevations, if shown, are based on NGVD29, Benchmark F.D.O.T. N.T.R.I.P. stations (FTLD & LAUD).
If there is a septic tank, well, or drain field marked on this survey, the location of such items was shown to us by others and the information was not verified.
Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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R. Minguell, Inc.
Land Surveyors & Planners L.B.7272
501 S.W. 112 Avenue
Plantation, Florida 33325
904-298-8935
Minguell@bellsouth.net
RMinguell.com

Encroachments
None visible.



- LEGEND**
- CHAIN LINK FENCE
 - STOCKADE FENCE
 - WOOD FENCE
 - ALUMINUM FENCE
 - OVERHEAD WIRES
 - ELECTRIC METER
 - WATER METER
 - WATER VALVE
 - CATCH BASIN
 - UTILITY POLE
 - FIRE HYDRANT
 - PROPERTY LINE
 - CENTER LINE
 - BELL SOUTH BOX
 - CABLE BOX
 - ELECTRIC BOX
 - POOL EQUIPMENT
 - AIR CONDITIONER
 - NGVD29 ELEVATION
 - NAVD83 ELEVATION
 - ELECTRICAL TRANSFORMER
- BCR = BROWARD COUNTY RECORDS
PBCR = PALM BEACH COUNTY RECORDS
MDCR = MIAMI-DADE COUNTY RECORDS



Use AA-26003535
1395 Inwood Ave.,
Miami, FL 33131
Tel: (305) 577-7145
John Soccio,
RA 80064952

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PROJECT
NEW RESIDENCE

ADDRESS
284 S. Island Drive,
Golden Beach
Florida, 33160

- REVISION# 1 BRAB SUBMISSION 02/23/2024
- REVISION# 2 BRAB SUBMISSION 03/25/2024
- REVISION# 3 BRAB SUBMISSION 05/06/2024

TITLE

SURVEY

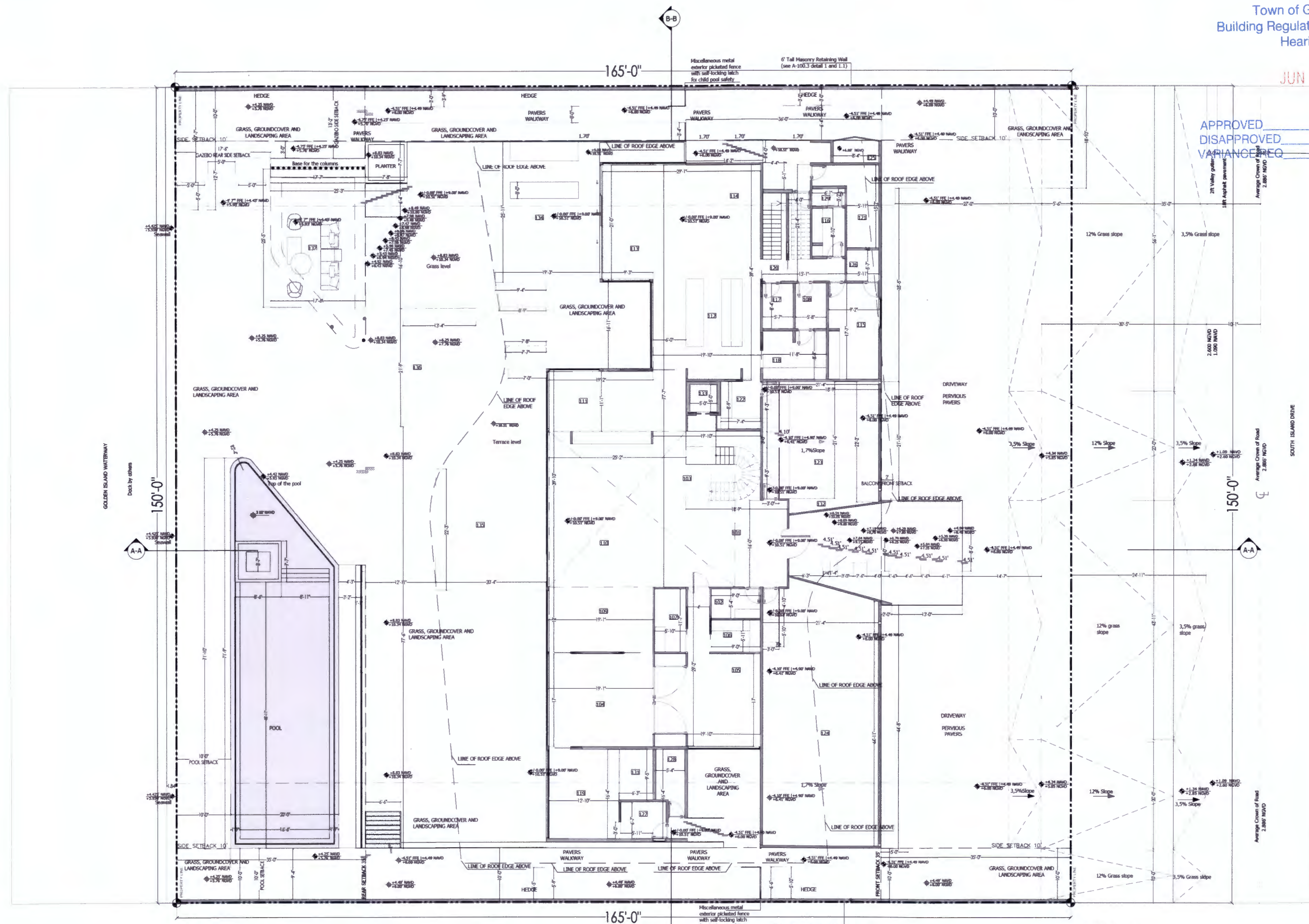
DATE 03/25/2024

SHEET

A-100.2

JUN 11 2024

APPROVED
 DISAPPROVED
 VARIANCE REQ



License # AA-24003535
 1395 Bristol Ave.
 Miami, FL 33125
 PH: (305) 777-7745
 JOHN SACCIO
 RA 80004952

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 Golden Beach
 Florida, 33160

REVISION#	DESCRIPTION
1	BRAB SUBMISSION 02/23/2024
2	BRAB SUBMISSION 03/25/2024
3	BRAB SUBMISSION 04/19/2024
4	BRAB SUBMISSION 05/06/2024
5	BRAB SUBMISSION 05/22/2024

TITLE
SITE PLAN

DATE
 03/25/2024

SHEET
A-100

SITE PLAN
 Scale: 1/8"=1'-0"



JUN 11 2024

APPROVED
DISAPPROVED
VARIANCE REQ



UC# AA-26003835
1205 Bristol Ave.
Miami, FL 33131
Tel: (305) 577-7144
John Sacco, RA
RA#0004952

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PROJECT
NEW RESIDENCE

ADDRESS
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Florida, 33160

REVISION# 1 BRAB SUBMISSION 02/23/2024
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REVISION# 3 BRAB SUBMISSION 04/22/2024
REVISION# 4 BRAB SUBMISSION 05/06/2024
REVISION# 5 BRAB SUBMISSION 05/22/2024

TITLE

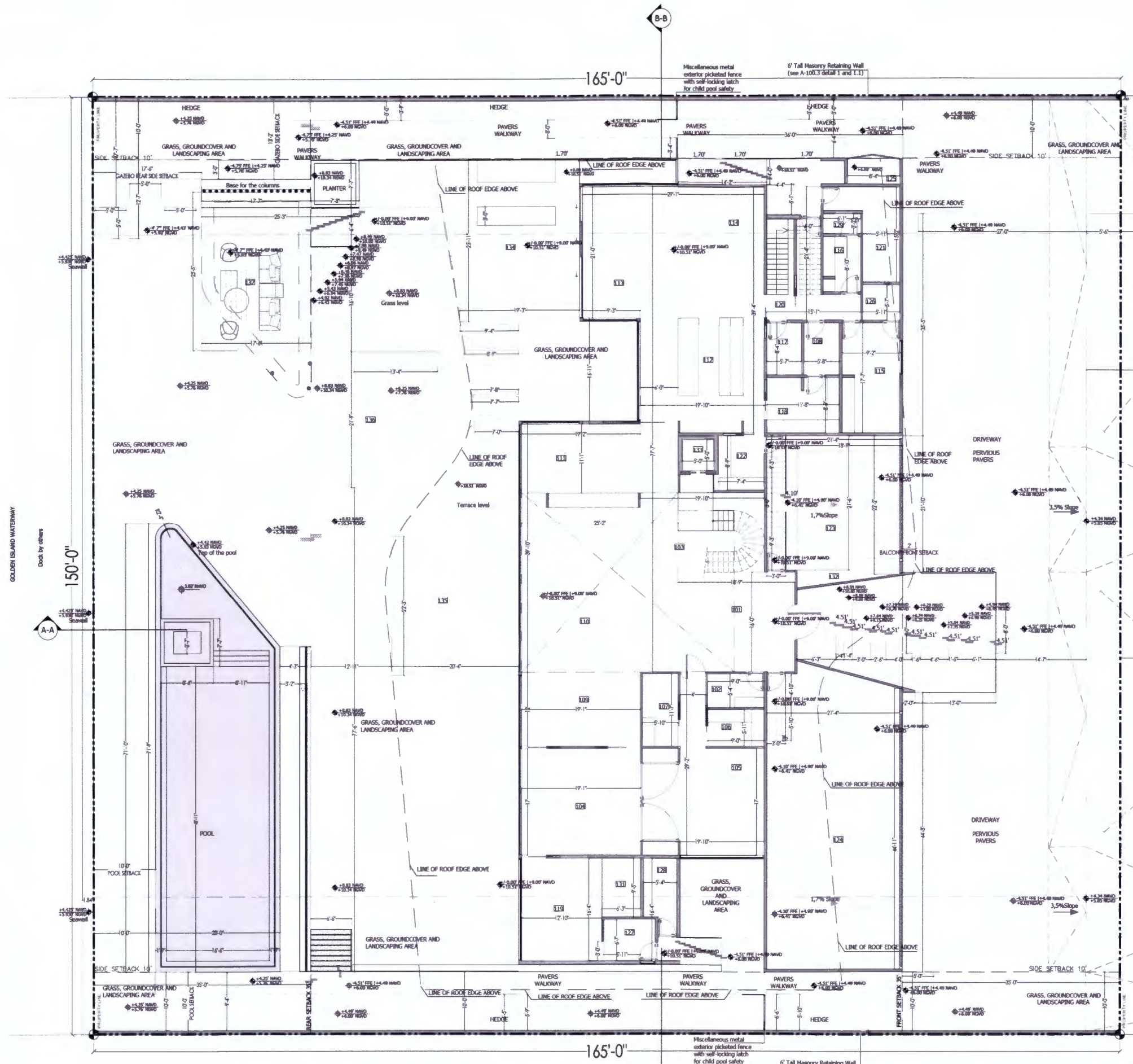
PROPOSED
FIRST FLOOR PLAN

DATE 03/25/2024

SHEET

A-101

N°	Name	Sq.Ft.
101	Grand foyer / Staircase	364.11
102	Powder Room	48.32
103	Hallway	241.42
104	Lounge theatre	325.47
105	Office	382.40
106	Closet	56.12
107	Bathroom	66.31
108	Pantry	46.85
109	Lounge Area	233.55
110	Living Room	604.95
111	Dining Room	274.93
112	Kitchen	252.09
113	Breakfast Area	235.33
114	Family Room	372.88
115	Maid's Room	161.48
116	Laundry	53.22
117	Bathroom	46.12
118	Prep Kitchen	102.47
119	Gym	210.62
120	Hallway / Staircase	164.71
121	Boat Equipment / Storage	114.22
122	Storage	63.68
123	Garage	456.34
124	Garage	1,023.83
125	Trash Enclosures	32.80
126	Bathroom	32.48
127	Bathroom	56.02
128	Pool equipment room	59.36
129	Low Voltage Room	19.05
130	Sauna	57.10
131	Garage Storage	28.70
132	Elevator	25.00
133	Covered BBQ Area	541.32
134	Outdoor Terrace	704.80
135	Fireplace	235.48
136	Pool Terrace	403.60



PROPOSED FIRST FLOOR PLAN

Scale: 1/8"=1'-0"



JUN 11 2024

APPROVED
DISAPPROVED
VARIANCE REQ



RC
RECTOR ARCHITECTURE
ALAN SARTAIN ARCHITECTURE
Lic# AA-24003635
1399 Bond Ave.
Miami, FL 33131
Ph: (305) 777-7144
John Sacco, AIA
Alan Sartain, AIA

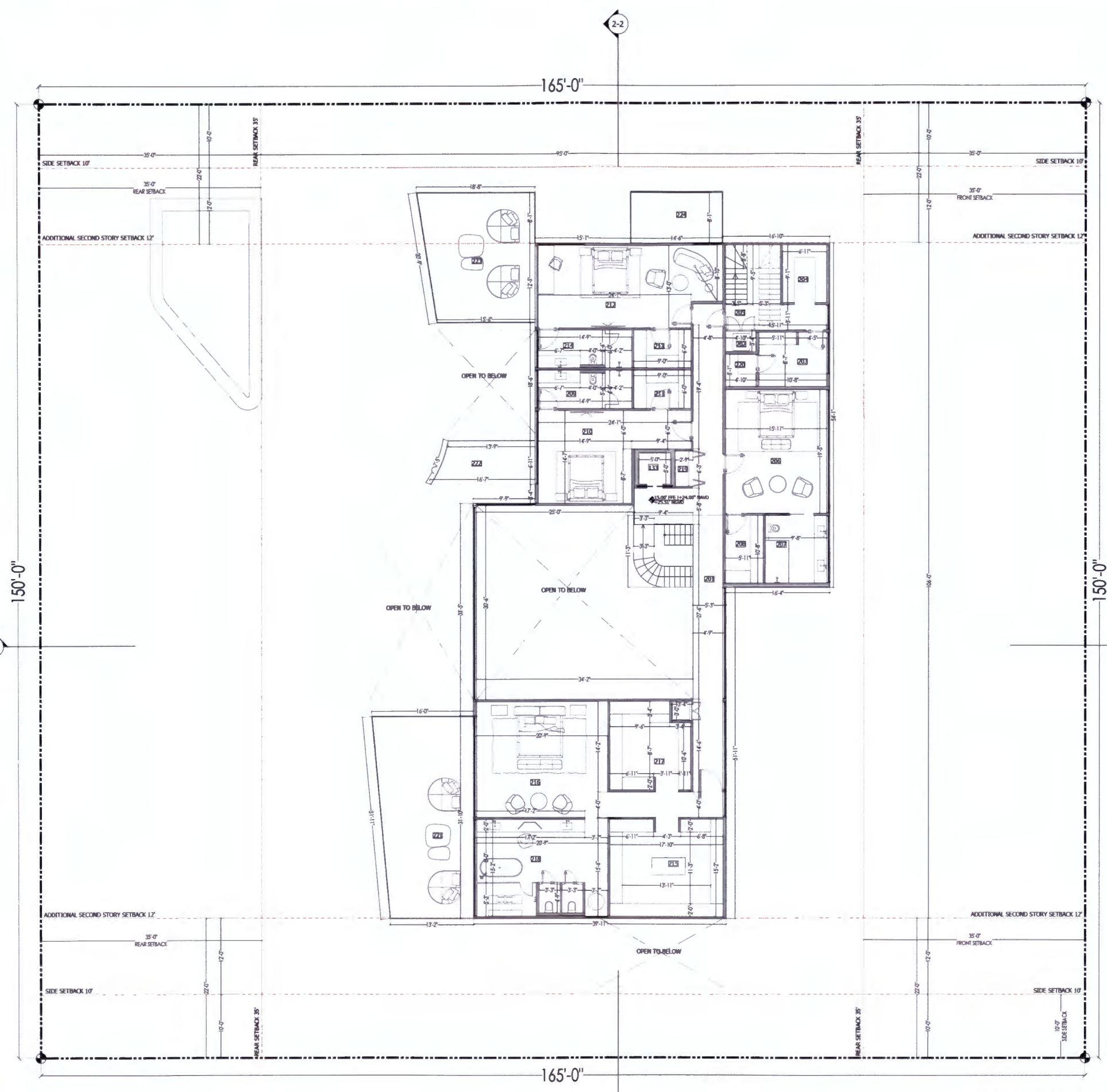
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PROJECT
NEW RESIDENCE

ADDRESS
284 S. Island Drive,
Golden Beach
Florida, 33160

REVISION#	BRAB SUBMISSION	02/23/2024
REVISION#	BRAB SUBMISSION	03/25/2024
REVISION#	BRAB SUBMISSION	05/06/2024
REVISION#	BRAB SUBMISSION	05/22/2024

TITLE
PROPOSED
SECOND FLOOR PLAN
DATE
03/25/2024
SHEET
A-102



N#	Name	Sq. Ft.
201	Hallway	412.29
202	AC Storage	15.70
203	Linen Storage	91.16
204	Laundry	62.36
205	Hallway	62.77
206	Bedroom	306.67
207	Bathroom	102.76
208	Closet	63.29
209	Bathroom #1	88.64
210	Bedroom #2	270.54
211	Closet	53.99
212	Bedroom #3	354.42
213	Closet	53.78
214	Bathroom	88.37
215	Hier Closet	269.82
216	Master Bedroom	447.08
217	Hic Closet	165.81
218	Master Bathroom	317.23
219	Storage	15.31
220	Luggage Storage	24.49
221	Master Bedroom Terrace	459.78
222	Bedroom #2 Terrace	104.45
223	Bedroom #3 Terrace	347.87
224	Bedroom #3 Terrace 2	118.30

PROPOSED SECOND FLOOR PLAN
Scale: 1/8"=1'-0"



JUN 11 2024

APPROVED _____
DISAPPROVED _____
VARIANCE REQ _____

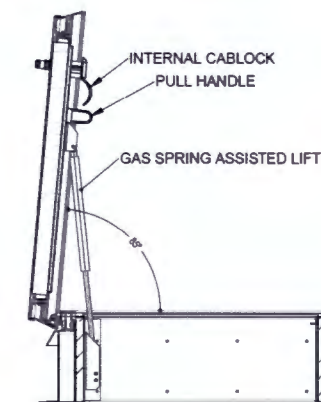
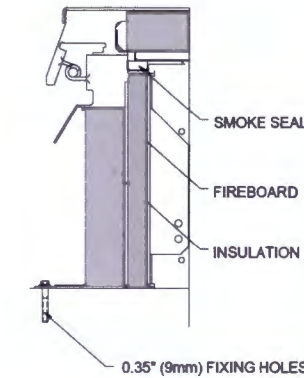
SRH-FR

UP TO 4 HOUR FIRE RESISTANCE FOR INTEGRITY TO EN1634-1:2014

LOCKING OPTION: LO1 (INTERNAL CABLOCK)
LO2 (PADLOCKABLE TOGGLE LATCH) &
LO4 (PADLOCKABLE EXT HANDLE)
INCLUDED AS STANDARD IF REQUIRED

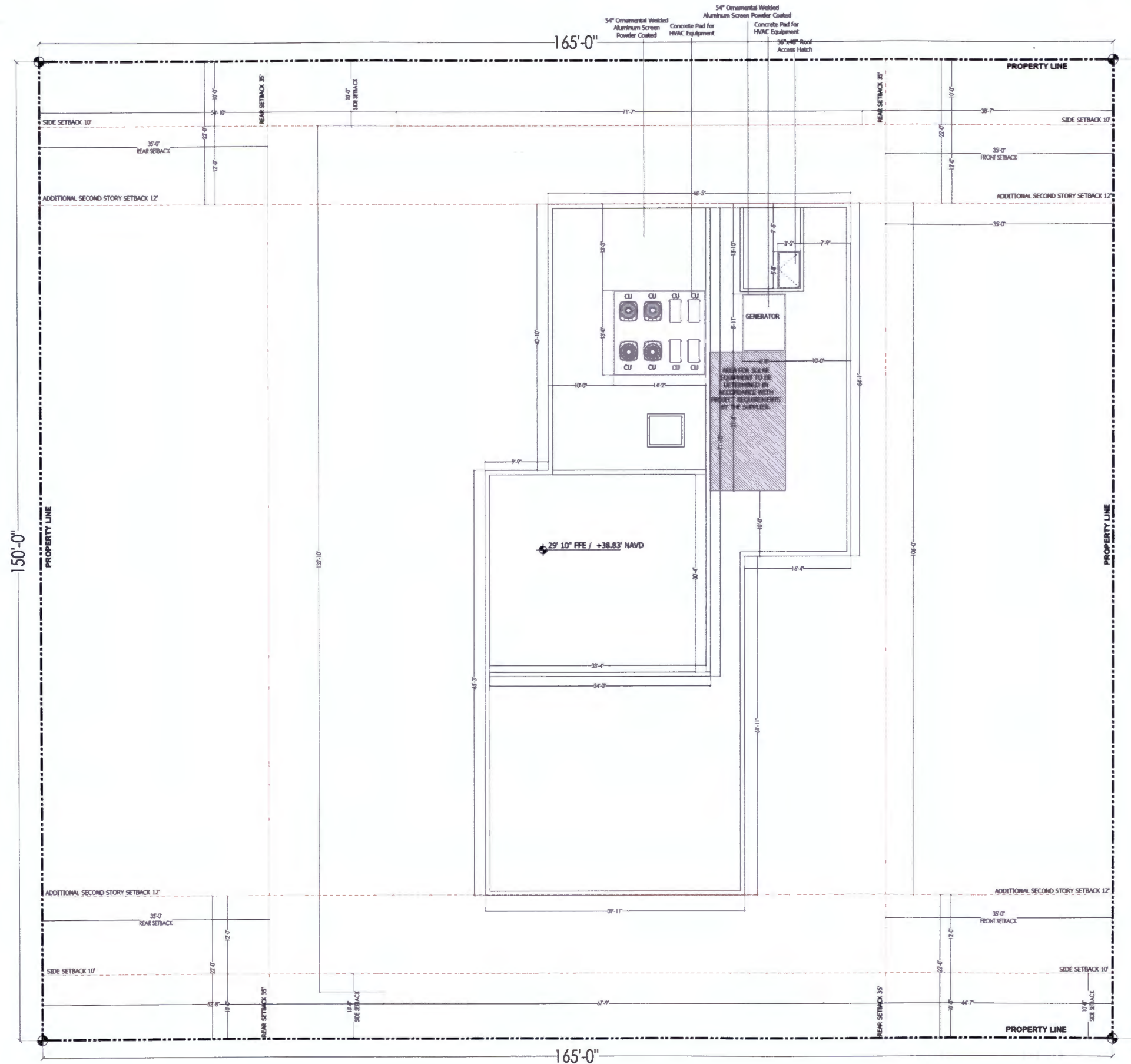
MATERIAL: EXTERNAL- ALUMINIUM
INTERNAL- GALV STEEL CLAD
INSULATION: 1.97" (50mm) NON-COMBUSTIBLE
MINERAL WOOL
INTERNAL COLOUR: MILL FINISH
EXTERNAL COLOUR: MILL FINISH

APPROX WEIGHT: 171.1kg



Roof Access Hatch Detail

Scale: 1/2"=1'-0"



PROPOSED ROOF FLOOR PLAN

Scale: 1/8"=1'-0"



Lic# AA-3888335

1324 Island Ave
Miami, FL 33132
PH: 305 577 7744
John Soccol
RA #0004952

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PROJECT
NEW RESIDENCE

ADDRESS
284 S. Island Drive, Golden Beach
Florida, 33160

REVISION # 1	BRAB SUBMISSION	02/23/2024
REVISION # 2	BRAB SUBMISSION	03/25/2024
REVISION # 3	BRAB SUBMISSION	05/06/2024
REVISION # 4	BRAB SUBMISSION	05/22/2024

TITLE

PROPOSED
ROOF FLOOR PLAN

DATE 03/25/2024

SHEET

A-103

JUN 11 2024

APPROVED
 DISAPPROVED
 VARIANCE REQ



UC# AA-26005535
 1392 Island Ave.
 Miami, FL 33139
 PH: 305.577.7148
 JOHN SACCIA, AIA
 JOHN SACCIA, AIA

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PROJECT
NEW RESIDENCE

ADDRESS
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 Golden Beach
 Florida, 33160

REVISION#	△	BRAB SUBMISSION	02/23/2024
REVISION#	△	BRAB SUBMISSION	03/25/2024
REVISION#	△	BRAB SUBMISSION	04/22/2024
REVISION#	△	BRAB SUBMISSION	05/06/2024
REVISION#	△	BRAB SUBMISSION	05/22/2024

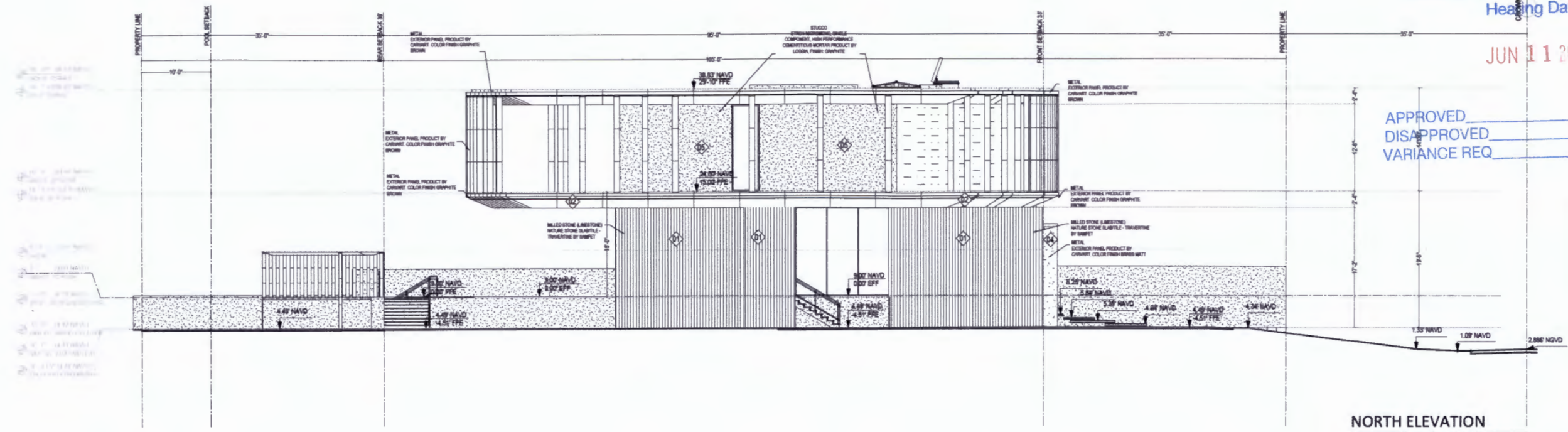
TITLE

ELEVATIONS

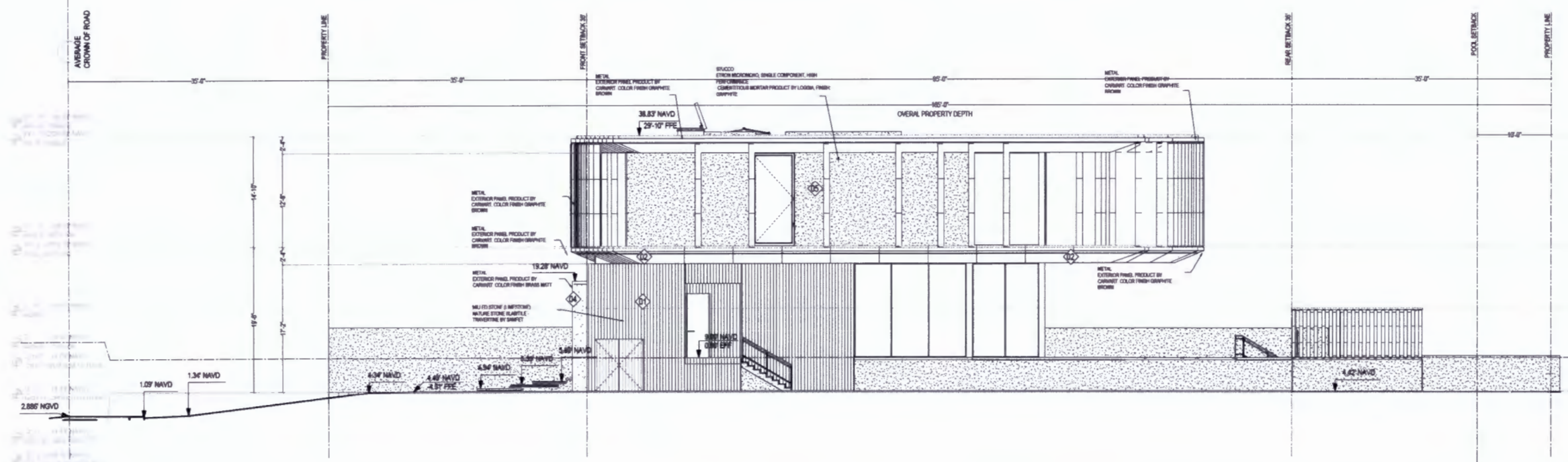
DATE 03/25/2024

SHEET

A-203



NORTH ELEVATION
 Scale: 1/8"=1'-0"



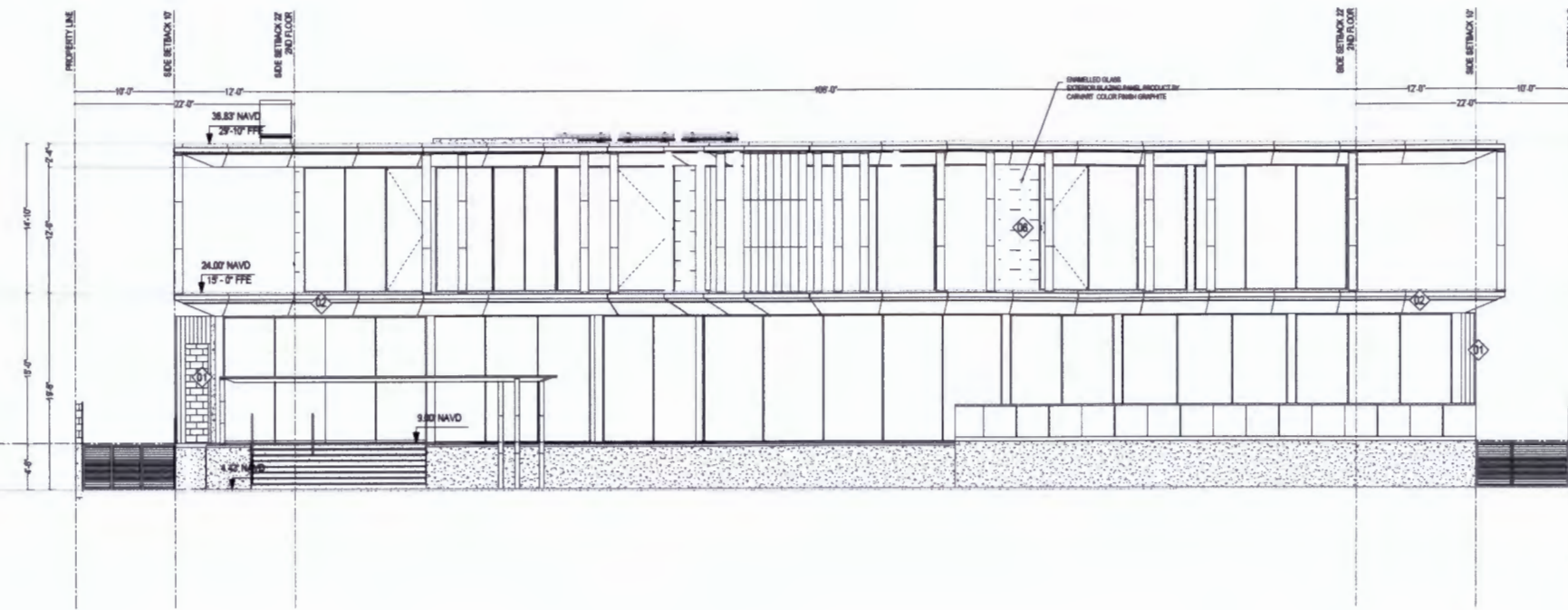
SOUTH ELEVATION
 Scale: 1/8"=1'-0"

ELEVATION DECORATION

TYPE	IMAGE	MATERIAL	AREA sq.ft.
01		MILLED STONE (LIMESTONE) NATURE STONE SLABTILE - TRAVERTINE BY SAMPET	3 307.8
02		METAL EXTERIOR GLAZING PANEL PRODUCT BY CARYART. COLOR FINISH GRAPHITE BROWN	2 131.3
03		ENAMELLED GLASS EXTERIOR GLAZING PANEL PRODUCT BY CARYART. COLOR FINISH GRAPHITE	874.0
04		METAL EXTERIOR GLAZING PANEL PRODUCT BY CARYART. COLOR FINISH BRASS MATT	907.4
05		STUCCO ETRON MICRONONO, SINGLE COMPONENT, HIGH PERFORMANCE CEMENTITIOUS MORTAR PRODUCT BY LOGGIA. FINISH: GRAPHITE	991.4
06		WOOD CEILING PLANKS CLADDING FABRIA PRODUCT BY NORX. STYLE - NEW YORK COLLECTION - BROOKLYN	4 319.6

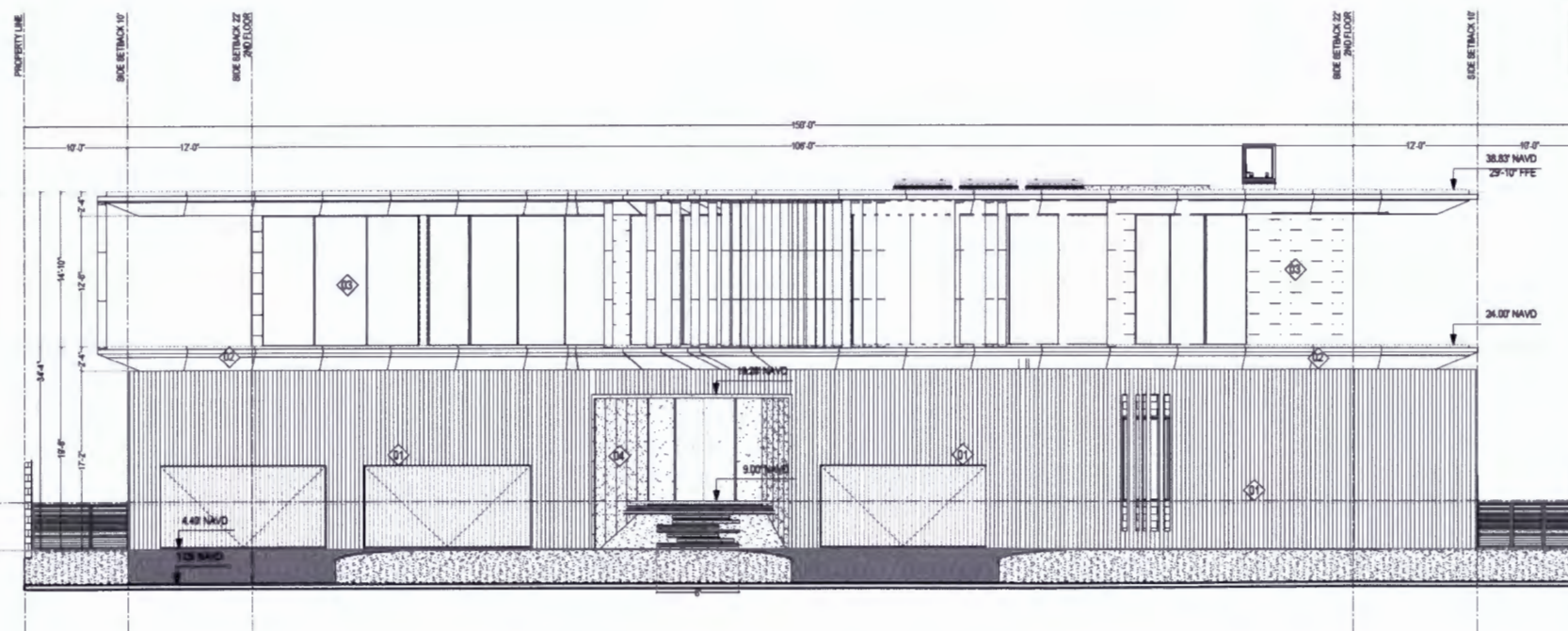
JUN 11 2024

APPROVED
DISAPPROVED
VARIANCE REQ



EAST ELEVATION

Scale: 1/8"=1'-0"



WEST ELEVATION

Scale: 1/8"=1'-0"

ELEVATION DECORATION

TYPE	IMAGE	MATERIAL	AREA sq. ft.
01		MILLED STONE (LIMESTONE) NATURE STONE SLAB/TILE - TRAVERTINE BY SAMPT	3 307.8
02		METAL EXTERIOR GLAZING PANEL PRODUCT BY CARVART. COLOR FINISH GRAPHITE BROWN	2 131.3
03		ENAMELLED GLASS EXTERIOR GLAZING PANEL PRODUCT BY CARVART. COLOR FINISH GRAPHITE	674.9
04		METAL EXTERIOR GLAZING PANEL PRODUCT BY CARVART. COLOR FINISH BRASS MATT	907.4
05		STUCCO ETRON MICROWOND, SINGLE COMPONENT, HIGH PERFORMANCE CEMENTITIOUS MORTAR PRODUCT BY LOGGIA, FINISH: GRAPHITE	991.4
06		WOOD CEILING PLANKS CLADDING FABRIA PRODUCT BY NOBEX, STYLE - NEW YORK COLLECTION - BROOKLYN	4 319.6



RC REPAIR
ETRON ARCHITECTURE
ALAN SANTANA ARCHITECTURE
Lic# AA-26005635
1395 Dorsal Ave.
Miami, FL 33131
PH: 305.577.7147
JAMES SANCHEZ
JOHN SANCHEZ
RA 80024952

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PROJECT
NEW RESIDENCE

ADDRESS
284 S. Island Drive,
Golden Beach
Florida, 33160

- REVISION# BRAB SUBMISSION 02/23/2024
- REVISION# BRAB SUBMISSION 03/25/2024
- REVISION# BRAB SUBMISSION 04/22/2024
- REVISION# BRAB SUBMISSION 05/06/2024
- REVISION# BRAB SUBMISSION 05/22/2024

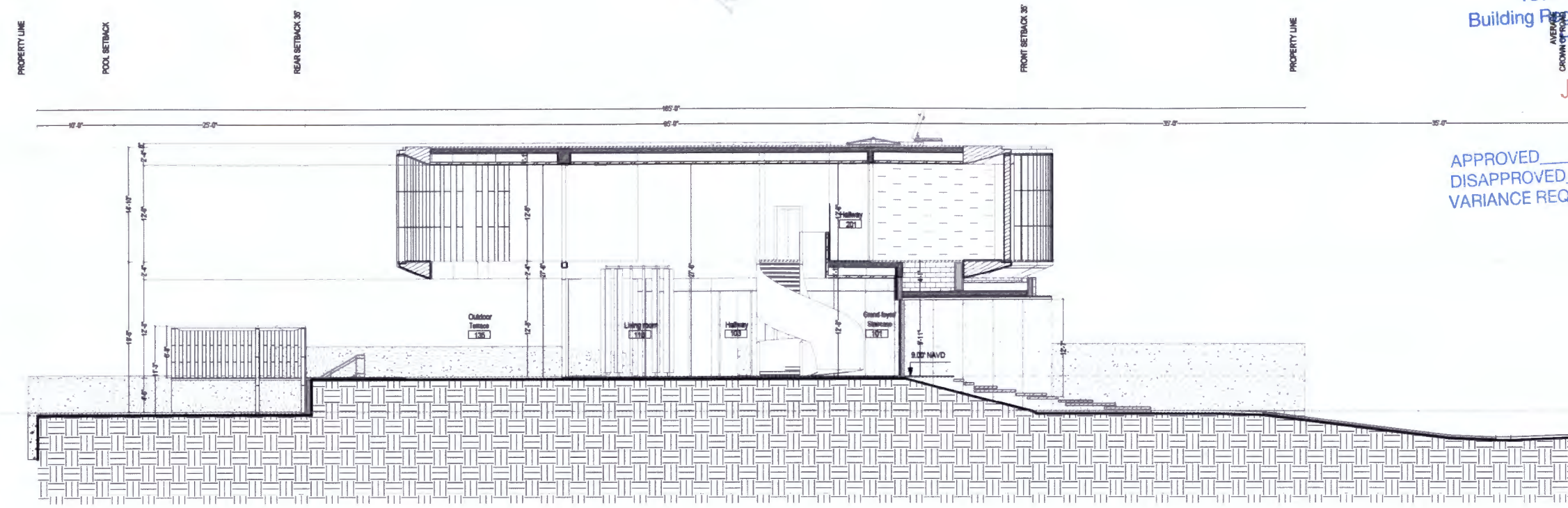
TITLE
ELEVATIONS

DATE 03/25/2024
SHEET

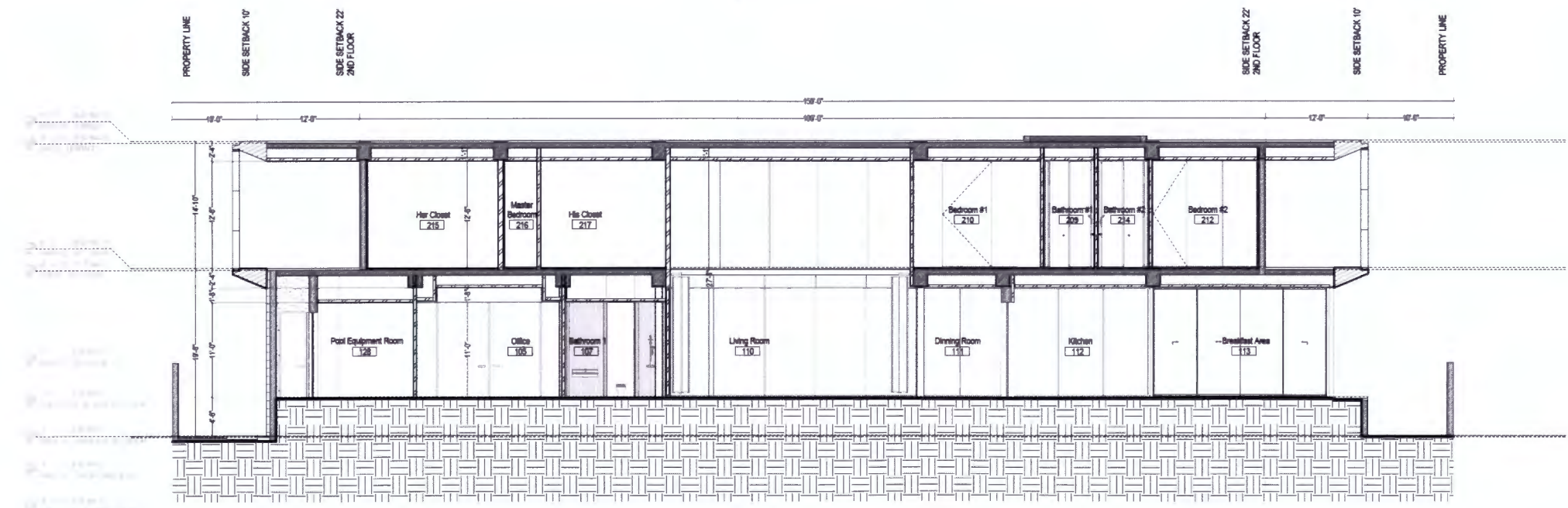
A-204

JUN 11 2024

APPROVED
 DISAPPROVED
 VARIANCE REQ



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



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

RC
 REGISTERED ARCHITECT
 ALAN SANTANA ARCHITECTURE

1300 Island Ave.
 Miami, FL 33139
 PH (305) 777-7144
 JERRY SOCCO, RA 80004952

This form has been digitally signed and sealed by [John Socco R.A.] on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. (Rule 63G15.23.004)(3)(d)(1) F.A.C.)

PROJECT
NEW RESIDENCE

ADDRESS
 284 S. Island Drive,
 Golden Beach
 Florida, 33160

REVISION#	1	BRAB SUBMISSION	02/23/2024
REVISION#	2	BRAB SUBMISSION	03/25/2024
REVISION#	3	BRAB SUBMISSION	04/22/2024
REVISION#	4	BRAB SUBMISSION	05/06/2024
REVISION#	5	BRAB SUBMISSION	05/22/2024

TITLE
 SECTION

DATE
 03/25/2024

SHEET
A-301

JUN 11 2024

APPROVED
DISAPPROVED
VARIANCE REQ



RC
REAR
RICKER ARCHITECTURE
ALAN RICKER ARCHITECTURE

Use AA-26000535
1300 Brent Ave.
Miami, FL 33130
Tel: (305) 777-7145
John Sacco, SA
SA #0004952

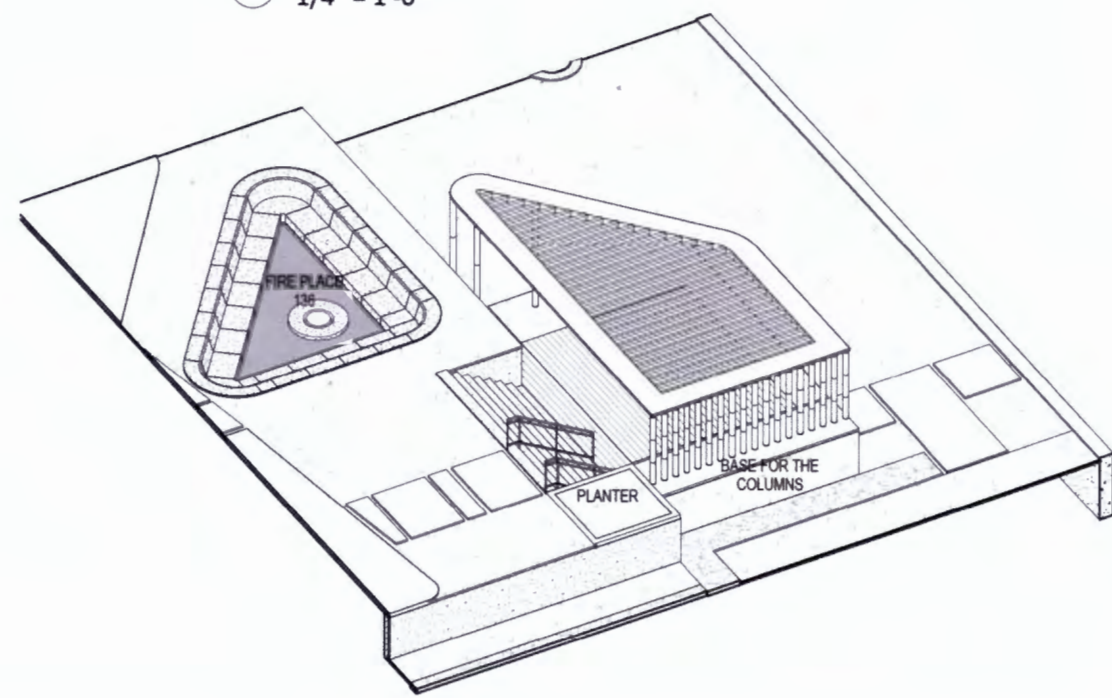
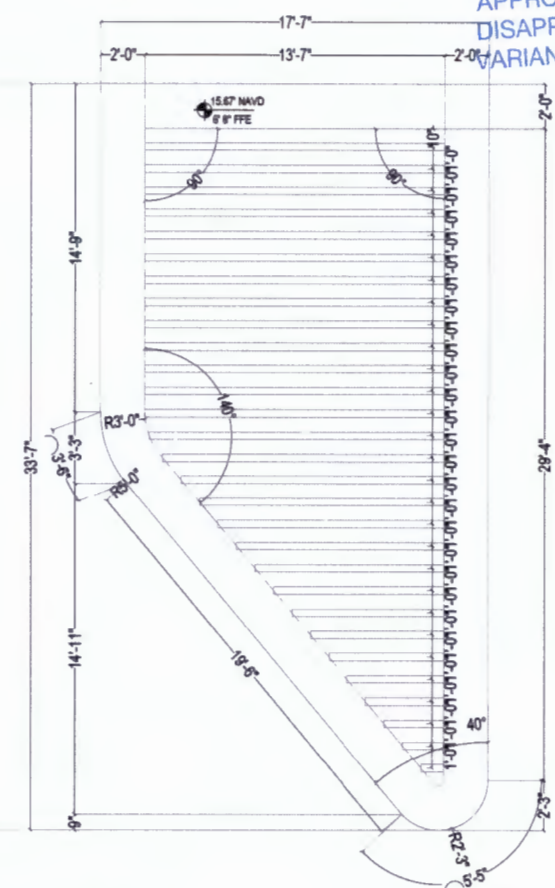
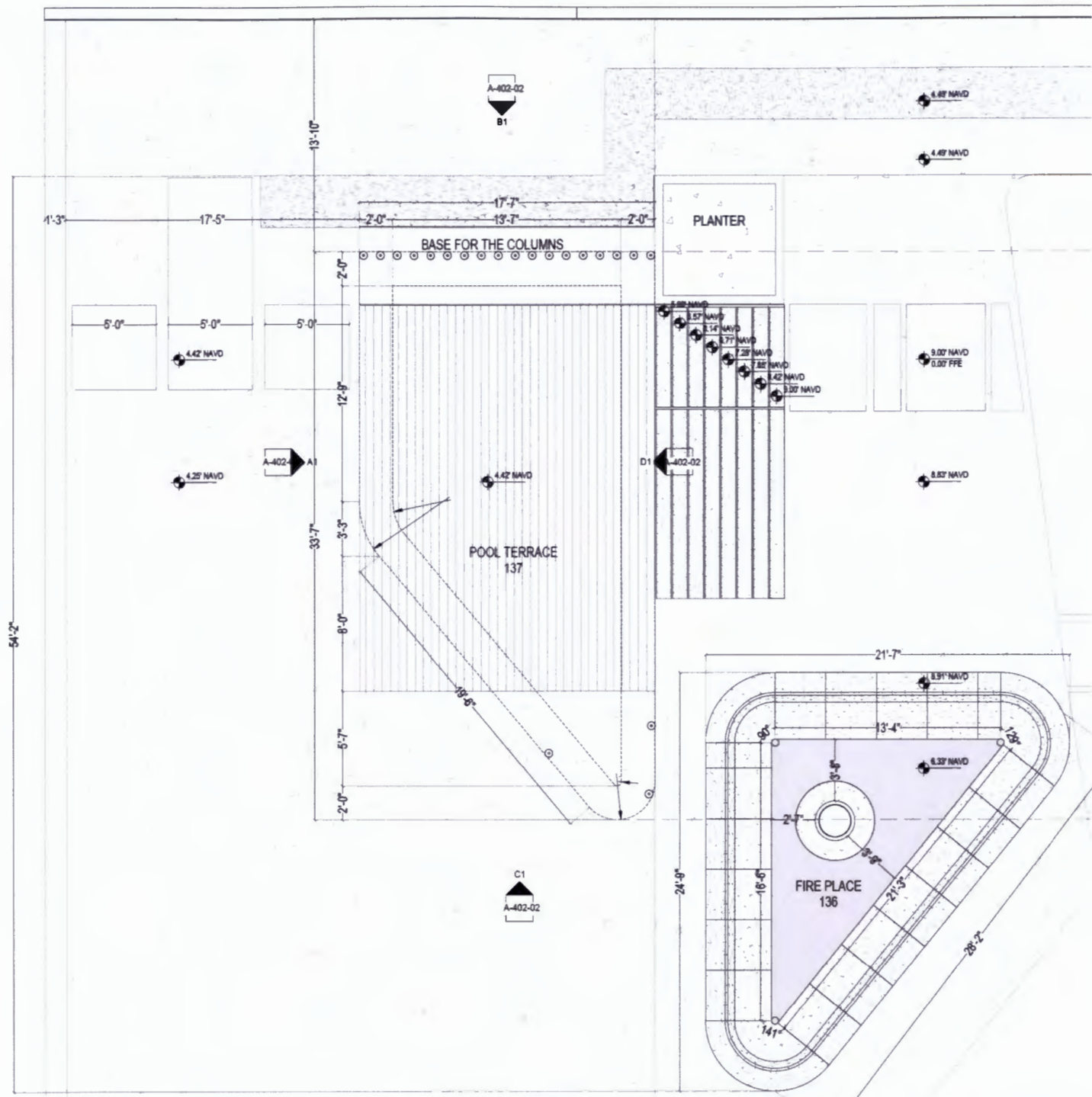
PROJECT
NEW RESIDENCE

ADDRESS
284 S. Island Drive,
Golden Beach
Florida, 33160

REVISION#	△	BRAB SUBMISSION	02/23/2024
REVISION#	△	BRAB SUBMISSION	03/25/2024
REVISION#	△	BRAB SUBMISSION	05/06/2024
REVISION#	△	BRAB SUBMISSION	05/22/2024

TITLE
GAZEBO
DATE 03/25/2024
SHEET

A-401.1

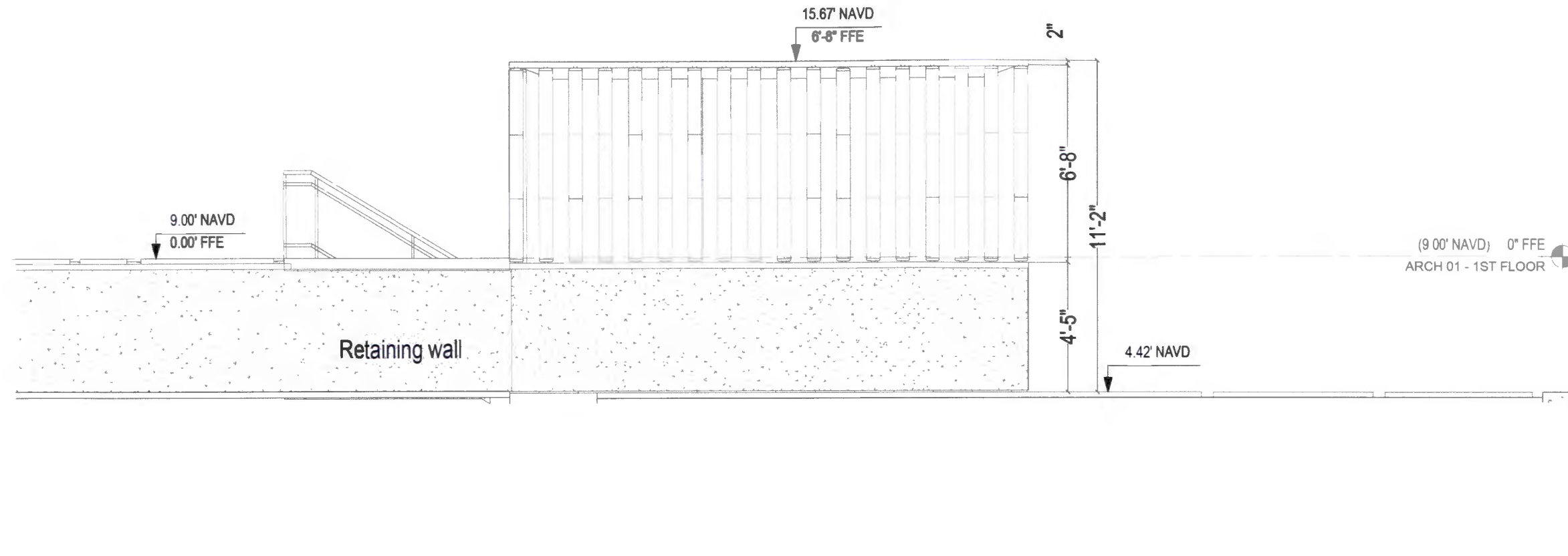


A1 ENLARGED GAZEBO PLAN VIEW
1/4" = 1'-0"

3D

JUN 11 2024

APPROVED _____
 DISAPPROVED _____
 VARIANCE REQ _____



UIC# AA-26003635
 1395 Beach Ave.
 Miami, FL 33131
 Ph: (305) 277-7148
 John Socco, P.E.
 SA #0004952

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PROJECT
NEW RESIDENCE

ADDRESS
 284 S. Island Drive,
 Golden Beach
 Florida, 33160

REVISION#	▲	BRAB SUBMISSION	02/23/2024
REVISION#	▲	BRAB SUBMISSION	03/25/2024
REVISION#	▲	BRAB SUBMISSION	05/06/2024
REVISION#	▲	BRAB SUBMISSION	05/22/2024

C1 ENLARGED GAZEBO - EAST
 1/2" = 1'-0"



A1 ENLARGED GAZEBO - WEST
 1/2" = 1'-0"

TITLE

GAZEBO

DATE 03/25/2024

SHEET

A-401.2

JUN 11 2024

APPROVED
 DISAPPROVED
 VARIANCE REQ



RC ARCHITECTURE
 ALAN SANTANA ARCHITECTURE
 Lic# AA-26003535
 1291 Biscuit Ave.
 Miami, FL 33131
 Tel: (305) 277-7748
 John Sacco, Secy
 John Sacco, Secy
 BA 00004952

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PROJECT
 NEW RESIDENCE

ADDRESS
 284 S. Island Drive,
 Golden Beach
 Florida, 33160

REVISION#	▲	BRAB SUBMISSION	02/23/2024
REVISION#	▲	BRAB SUBMISSION	03/25/2024
REVISION#	▲	BRAB SUBMISSION	05/06/2024
REVISION#	▲	BRAB SUBMISSION	05/22/2024

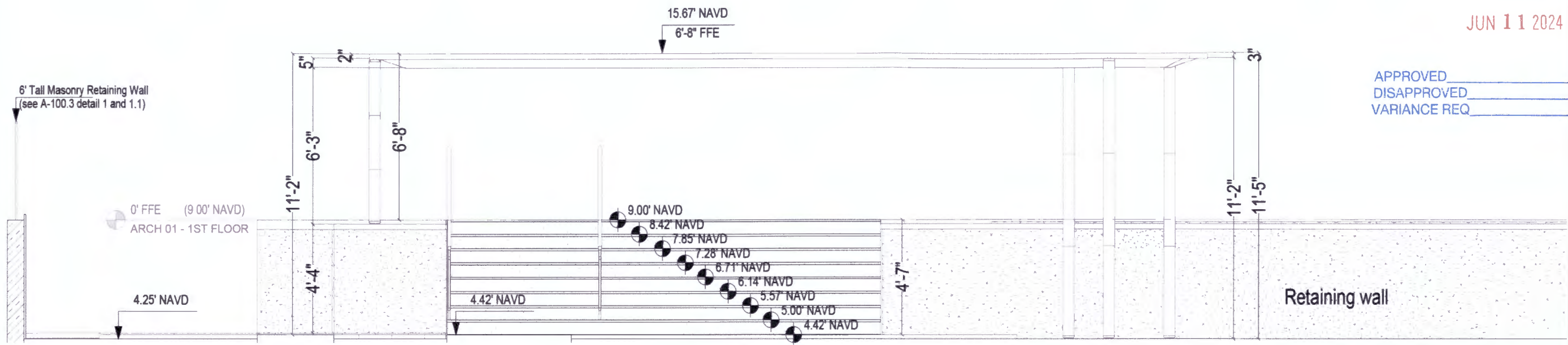
TITLE

GAZEBO

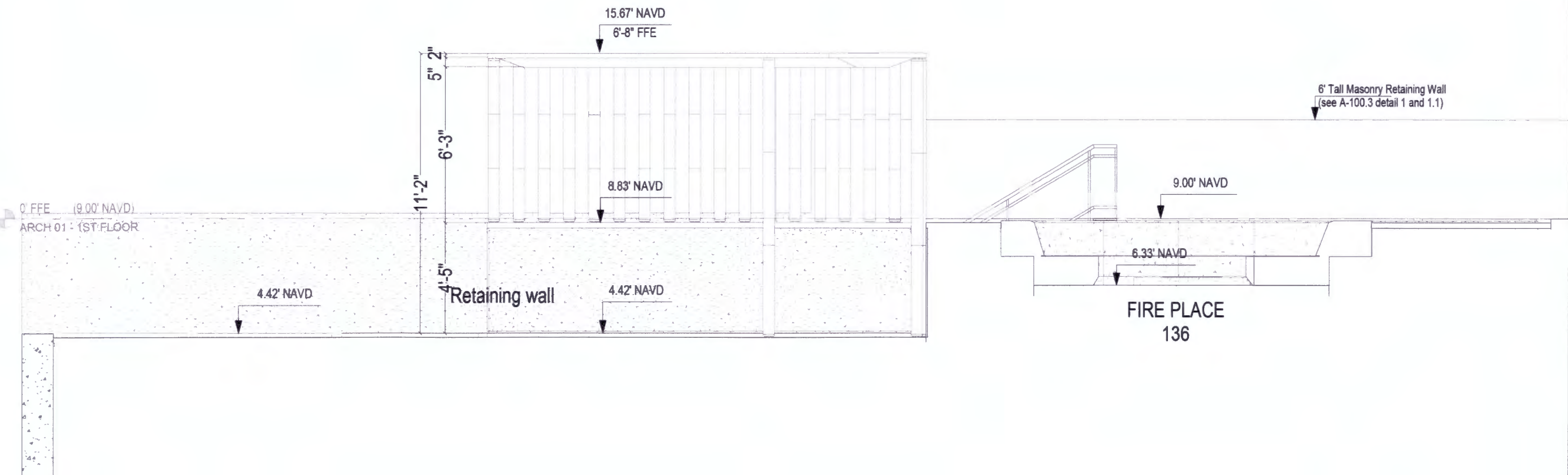
DATE 03/25/2024

SHEET

A-401.3



D1 ENLARGED GAZEBO - SOUTH
 1/2" = 1'-0"

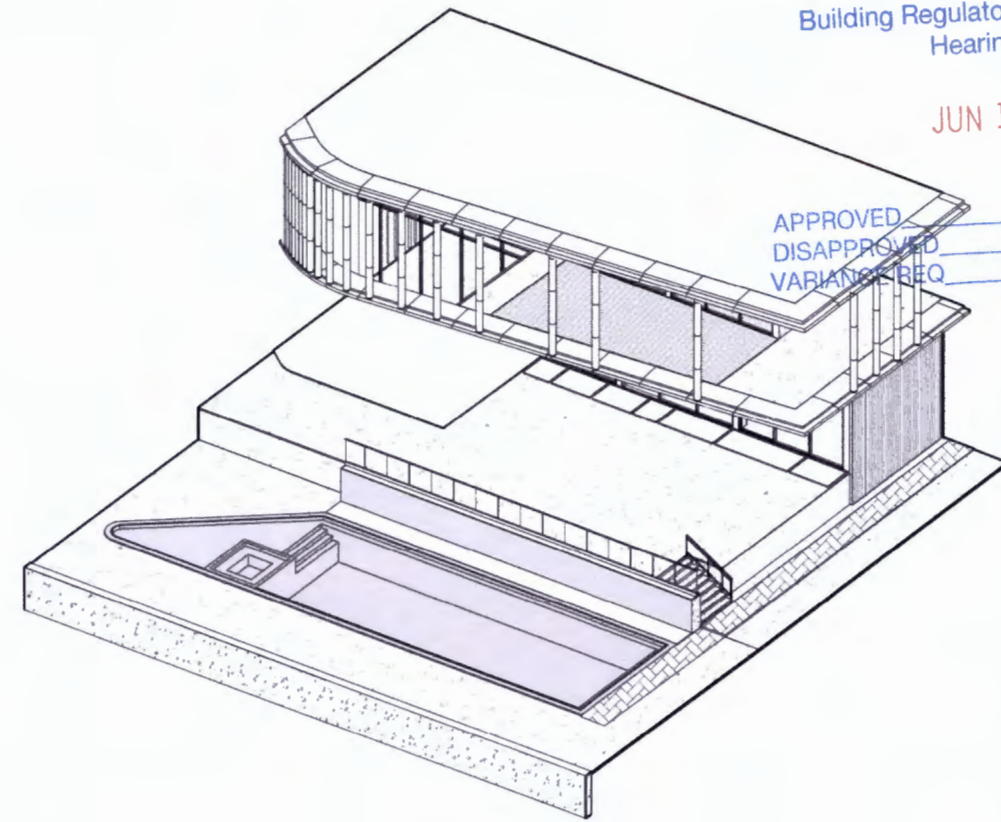


B1 ENLARGED GAZEBO - NORTH
 1/2" = 1'-0"

FIRE PLACE
 136

JUN 11 2024

APPROVED
 DISAPPROVED
 VARIANCE REQ



RC
 RECTOR ARCHITECTURE
 ALAN RECTOR ARCHITECTURE
 Lic# AA-26005635
 1392 Donald Ave.
 Miami, FL 33133
 Tel: (305) 577-7744
 John Sacco, John Sacco
 RA 80004952

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 any electronic copies. (Rule 61G15-23.004(3)(b)(1)
 F.A.C.)

PROJECT
NEW RESIDENCE

ADDRESS
 284 S. Island Drive,
 Golden Beach
 Florida, 33160

REVISION#	1	BRAB SUBMISSION	02/23/2024
REVISION#	2	BRAB SUBMISSION	03/25/2024
REVISION#	3	BRAB SUBMISSION	05/06/2024
REVISION#	4	BRAB SUBMISSION	05/22/2024

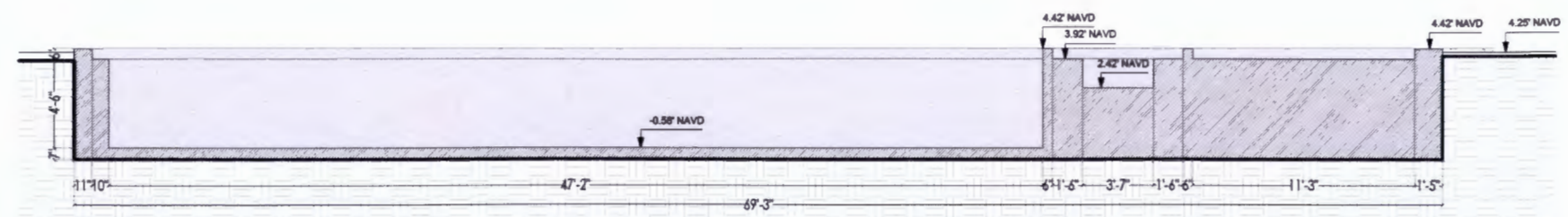
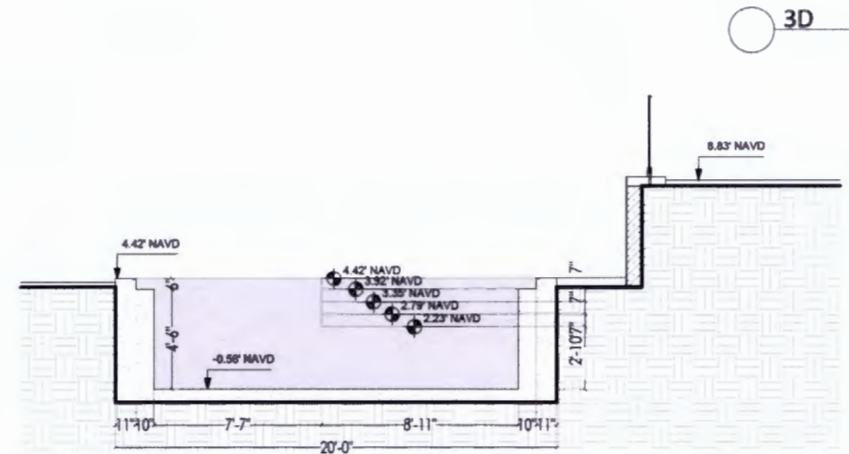
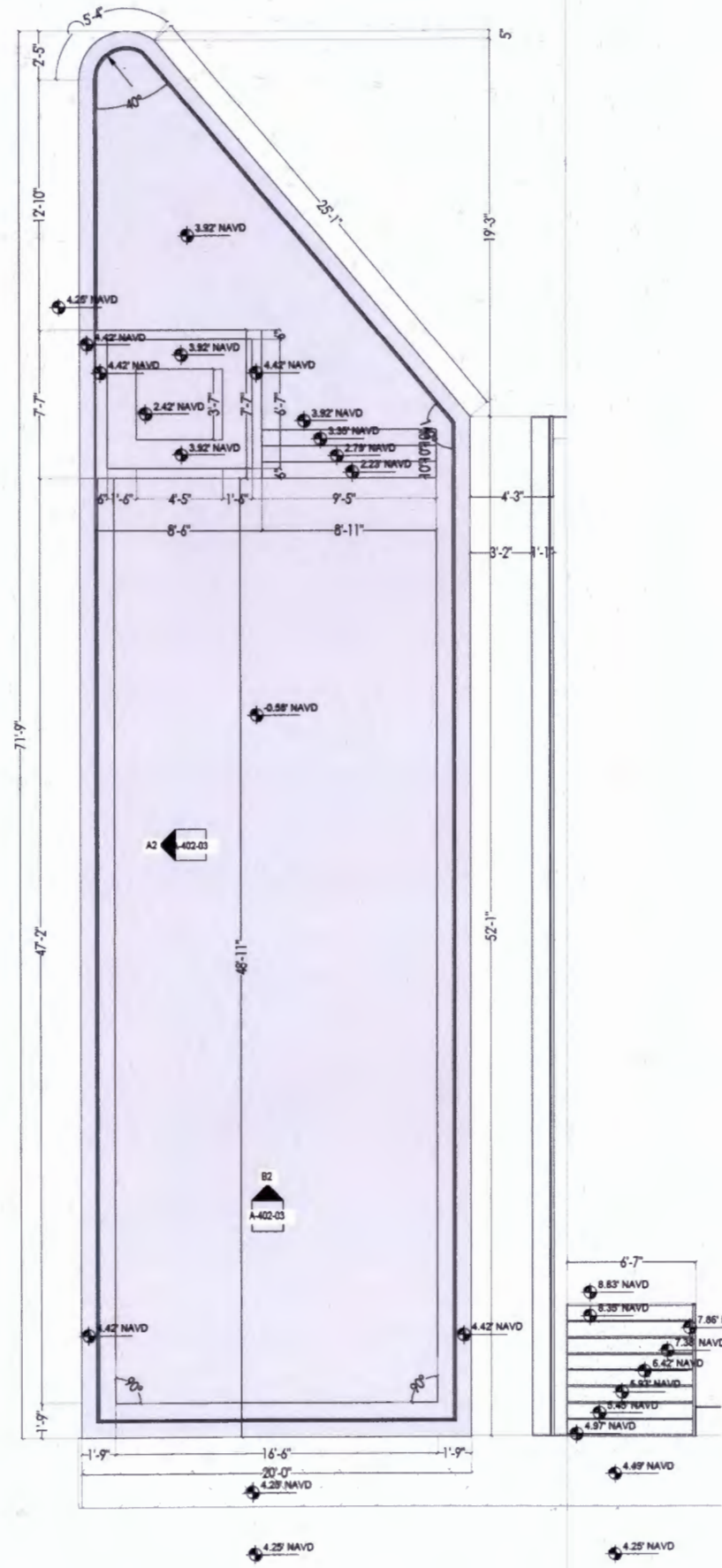
TITLE

POOL

DATE 03/25/2024

SHEET

A-402



A1 PLAN VIEW
 1/4" = 1'-0"

A2 Section 2-2
 1/4" = 1'-0"



RC RESEARCH

1200 Michael Ave.

Altamonte Springs, FL 32714

John Sacco

RA 80004952

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PROJECT
NEW RESIDENCE

ADDRESS
284 S. Island Drive,
Golden Beach
Florida, 33160

REVISION#	1	BRAB SUBMISSION	02/23/2024
REVISION#	2	BRAB SUBMISSION	03/29/2024
REVISION#	3	BRAB SUBMISSION	04/22/2024
REVISION#	4	BRAB SUBMISSION	05/06/2024
REVISION#	5	BRAB SUBMISSION	05/21/2024

TITLE

RENDERING

DATE 03/25/2024

SHEET

A-900



Town of Golden Beach
 Building Department
 Planning Department

APPROVED
 DESIGNED
 VERIFIED PER



1090 Birch Ave.
 Miami, FL 33131
 Tel: 305.577.7144
 JOHN SACCO
 RA #0004952

"This item has been digitally signed and sealed by [John Sacco R.A.] on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. (Rule 61G15.23.004)(9)(1) F.A.C.)"

PROJECT
NEW RESIDENCE

ADDRESS
 284 S. Island Drive,
 Golden Beach
 Florida, 33160

REVISION# 1 BRAB SUBMISSION 02/23/2024
 REVISION# 2 BRAB SUBMISSION 03/25/2024
 REVISION# 4 BRAB SUBMISSION 05/06/2024

TITLE
 RENDERING

DATE 03/25/2024

SHEET
A-901

FRONT VIEW



RC RESEARCH
RC RESEARCH ARCHITECTURE

License No. 26003535
 1395 Biscuit Ave.
 Altamonte Springs, FL 32714
 Tel: 407.577.7144
 JOHN SACCOLO
 RA 00004952

"This form has been digitally signed and sealed by [John Saccolo R.A.] on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies. (Rule 61G15.23.004(3)(d)(1) F.A.C.)"

PROJECT
NEW RESIDENCE

ADDRESS
 284 S. Island Drive,
 Golden Beach
 Florida, 33160

- REVISION# BRAB SUBMISSION 02/23/2024
- REVISION# BRAB SUBMISSION 03/25/2024
- REVISION# BRAB SUBMISSION 05/06/2024
- REVISION# BRAB SUBMISSION 05/22/2024

TITLE
 RENDERING

DATE 03/25/2024

SHEET
A-903

APPROVED
 DISAPPROVED
 VARIANCE REQ



Use# AA-24003635

1295 Nickel Ave
Miami, FL 33131
PH: (305) 577-7145
JOHN SOCCO
RA 80004952

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PROJECT
NEW RESIDENCE

ADDRESS
284 S. Island Drive,
Golden Beach
Florida, 33160

- REVISION# 1 BRAB SUBMISSION 03/23/2024
- REVISION# 2 BRAB SUBMISSION 03/25/2024
- REVISION# 3 BRAB SUBMISSION 04/22/2024
- REVISION# 4 BRAB SUBMISSION 05/06/2024

TITLE
RENDERING

DATE 03/25/2024

SHEET
A-906

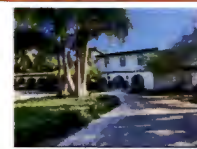
SURVEY MAP

SCALE: 1" = 20'

Town of Golden Beach
Building Regulatory Advisory Board
Hearing Date

JUN 11 2024

APPROVED
DISAPPROVED
VARIANCE REQ



284 SOUTH ISLAND DRIVE
GOLDEN BEACH, FLORIDA 33160

National Flood Insurance
Community Panel: 12086C0153L
Flood Zone: AE
Base Flood Elevation: 7'
Firm Date: 09/11/2009

Certified to:
MANUEL GROSSKOPF
MARIANA GROSSKOPF LEVI

Survey Date: 12/18/2023
Job Number: 23-2156
Order Number:
Revision:

Property Location

Legal Description
Lots 51, 52 and 53, Block J, Section "D", of GOLDEN BEACH,
according to the Plat thereof as recorded in Plat Book 10, Page
10 of the Public Records of Miami-Dade County Florida.

Tree Table

Tree #	Species	DBH @ Breast	Height	Canopy Dia
1	Tree	18"	30'	10'
2	Royal Palm	18"	50'	10'
3	Royal Palm	18"	50'	10'
4	Royal Palm	18"	50'	10'
5	Royal Palm	18"	50'	10'
6	Royal Palm	18"	30'	10'
7	Royal Palm	14"	25'	10'
8	Royal Palm	14"	25'	10'
9	Royal Palm	14"	25'	10'
10	Palm	18"	40'	10'
11	Palm	12"	20'	5'
12	Palm	12"	20'	5'
13	Royal Palm	18"	50'	10'
14	Royal Palm	18"	50'	10'
15	Royal Palm	18"	50'	10'
16	Royal Palm	18"	50'	10'
17	Royal Palm	18"	50'	10'
18	Royal Palm	18"	50'	10'
19	Royal Palm	18"	50'	10'
20	Royal Palm	18"	50'	10'
21	Royal Palm	18"	50'	10'
22	Royal Palm	18"	50'	10'
23	Royal Palm	18"	50'	10'
24	Royal Palm	18"	50'	10'
25	Royal Palm	18"	50'	10'
26	Ficus	10"	10'	10'
27	Coconut Palm	9"	30'	10'
28	Coconut Palm	9"	30'	10'
29	Royal Palm	18"	50'	10'
30	Royal Palm	18"	50'	10'
31	Coconut Palm	12"	30'	10'
32	Coconut Palm	12"	30'	10'
33	Coconut Palm	12"	30'	10'
34	Coconut Palm	12"	30'	10'
35	Palm	22"	25'	10'
36	Palm	22"	25'	10'
37	Palm	22"	25'	10'
38	Palm	22"	25'	10'
39	Palm	22"	25'	10'
40	Palm	22"	25'	10'
41	Palm	22"	25'	10'
42	Palm	22"	25'	10'
43	Palm	22"	25'	10'
44	Palm	22"	25'	10'
45	Palm	22"	25'	10'
46	Palm	22"	25'	10'
47	Palm	22"	25'	10'
48	Palm	22"	25'	10'
49	Palm	22"	25'	10'
50	Palm	22"	25'	10'
51	Palm	22"	25'	10'
52	Palm	22"	25'	10'



SURVEYOR'S NOTES

- This is a Topographic survey.
- Legal description used for this survey was provided by others.
- This Survey has been prepared for the exclusive use of the entities named hereon and do not extend to any unnamed parties.
- The lands shown herein were not abstracted for easement or other recorded encumbrances not shown on the plat Obtain current title work and verify easements before constructing improvements.
- This survey does not determine or imply ownership.
- This survey only shows above ground improvements, underground improvements and utilities were not located.
- Bearings, if any, shown hereon are based on Plat Book 10, Page 10 of the Public Records of Miami-Dade County, Florida.
- All dimensions and directions shown hereon are in substantial agreement with record values unless otherwise noted.
- Due to varying construction standards, house dimensions are approximate.
- All lines to property line are perpendicular to it, unless otherwise noted.
- In all cases dimensions shall control location over scaled positions.
- Elevations, if shown, are based of NGVD29, Benchmark F.D.O.T. N.T.R.I.P. stations (FTLD & LAUD).
- If there is a septic tank, well, or drain field marked on this survey, the location of such items was shown to us by others and the information was not verified.
- Not valid without the signature & raised seal of a Florida licensed surveyor and mapper.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON, AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE FOR THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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R. Minguell, Inc.
Land Surveyors & Planners L.B.7272
501 S.W. 112 Avenue
Plantation, Florida 33325
954-298-8935
Minguell@bellsouth.net
RMinguell.com

Encroachments
• None visible.

LEGEND

	CHAIN LINK FENCE
	STORAGE FENCE
	WOOD FENCE
	ALUMINUM FENCE
	OVERHEAD WIRES
	ELECTRIC METER
	WATER METER
	WATER VALVE
	CATCH BASIN
	UTILITY POLE
	FIRE HYDRANT
	PROPERTY LINE
	CENTER LINE
	BELLSOUTH BOX
	CABLE BOX
	ELECTRIC BOX
	POOL EQUIPMENT
	AIR CONDITIONER
	NGVD29 ELEVATION
	NAVD88 ELEVATION
	ELECTRICAL TRANSFORMER
	BROWARD COUNTY RECORDS
	PALM BEACH COUNTY RECORDS
	MIAMI-DADE COUNTY RECORDS

JUN 1 20 24



PROPOSED DRAINAGE SYMBOLS LEGEND

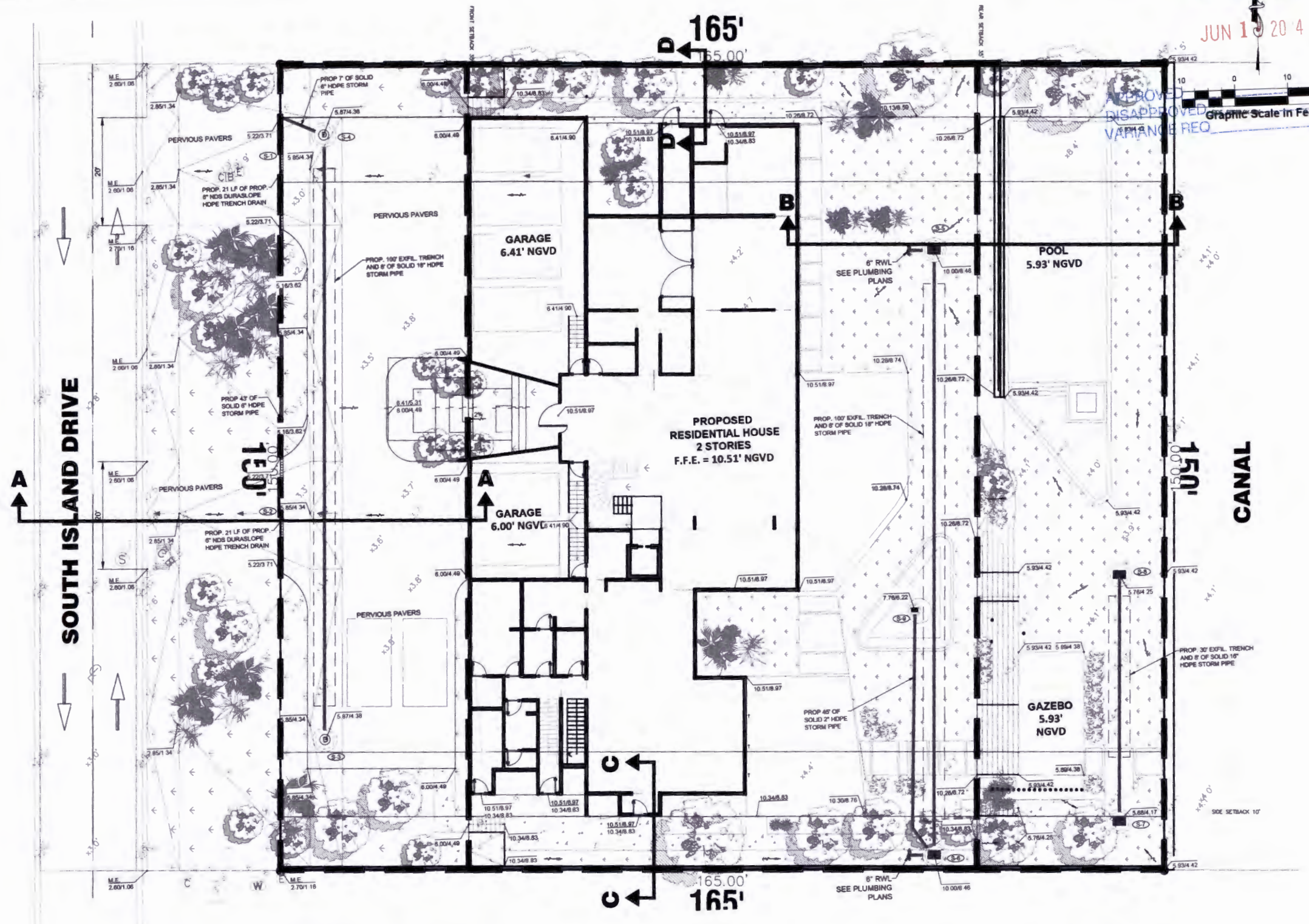
- (T.C.) TOP OF CURB ELEV. (NGVD/2011AVOR)
- (E.P.) EDGE OF PAVT. ELEV. OR GROUND ELEV. (NGVD/2011AVOR)
- M.E. MATCH EXIST. ELEV.
- PROP. FLOW DIRECTION
- EXIST. GRADE ELEVATION (NGVD)
- PROP. STORM SEWER PIPE
- PROP. INLET WITH EXFILTRATION TRENCH
- PROP. MANHOLE WITH EXFILTRATION TRENCH
- BASINS BOUNDARIES

HATCH LEGEND

- PROPOSED CONCRETE SIDEWALK (SEE ARCH. PLAN)
- EXISTING CONCRETE SIDEWALK
- PROPOSED LANDSCAPE (SEE ARCH. PLAN)

ADA NOTE:

CONSULTANT HAS IDENTIFIED AND USED THE CURRENT VERSION OF ALL LOCAL, STATE, AND FEDERAL ACCESSIBILITY GUIDELINES FOR SITE ACCESSIBILITY. THE SITE HAS BEEN DESIGNED IN ACCORDANCE WITH, BUT NOT LIMITED TO, CITY, COUNTY, AND STATE ACCESSIBILITY CODES, AND THE 2010 AMERICANS WITH DISABILITIES ACT STANDARDS FOR ACCESSIBLE DESIGN (2010 ADA STANDARDS), AS AMENDED.



STRUCTURE	TYPE	RIM	BOTTOM	INVERTS				COMMENTS
				N	S	E	W	
S-1	TRENCH DRAIN	4.50	2.00		2.00	2.00		6" NDS DURASLOPE HDPE TRENCH DRAIN
S-2	TRENCH DRAIN	4.50	2.00		2.00	2.00		6" NDS DURASLOPE HDPE TRENCH DRAIN
S-3	MH	8.35	-3.00	0.00			2.00	SKIMMER (N)
S-4	MH	5.52	-3.00				7.50	SKIMMER (S)
S-5	INLET	10.00	2.50		5.50		7.50	SKIMMER (N)
S-6	MH	10.00	2.50	5.50			6.76	SKIMMER (S)
S-7	INLET	5.14	-2.36	0.64				YARD DRAIN CONNECTION
S-8	INLET	5.26	-2.36		0.64			SKIMMER (N)
S-9	DRAIN	7.76			6.76			SKIMMER (S)
								YARD DRAIN

ELEVATIONS IN THE STRUCTURE TABLE ARE IN NGVD2011
NAV088 - NGVD2011 - 1.54'

DESIGN
666 N.E. 125th STREET,
SUITE 247
NORTH MIAMI, FL 33161
Phone: 305.720.2079
C.O.A. 33221



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Revision	Date	Comment

Designed by: C.P.C.
Drawn by: A.T.S.
Checked by: C.P.C.
Approved by: C.P.C.
Scale: 1"=10'
Date: 01/18/2024
Job No.: M008

Plans for
RESIDENTIAL HOUSE
284 SOUTH ISLAND DRIVE
GOLDEN BEACH, FLORIDA

GRADING AND DRAINAGE PLAN

Sheet No.
C-6.0

Sunshine 811
Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

U
R
B
N
D
E
S
I
G
N

DESIGN
 666 N.E. 125th STREET,
 SUITE 247
 NORTH MIAMI, FL 33181
 Phone: 305.720.2079
 C.O.A. 33221



3/25/2024
 This item has been digitally signed and sealed by Christopher P. Collins, P.E. on the date adjacent to the seal.
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Town of Golden Beach
 Building Regulatory Advisory Board
 Hearing Date

JUN 11 2024

APPROVED
 DISAPPROVED
 VARIANCE REQ

Revision	▲	Date
Comment		
Revision	▲	Date
Comment		
Revision	▲	Date
Comment		
Revision	▲	Date
Comment		
Revision	▲	Date
Comment		

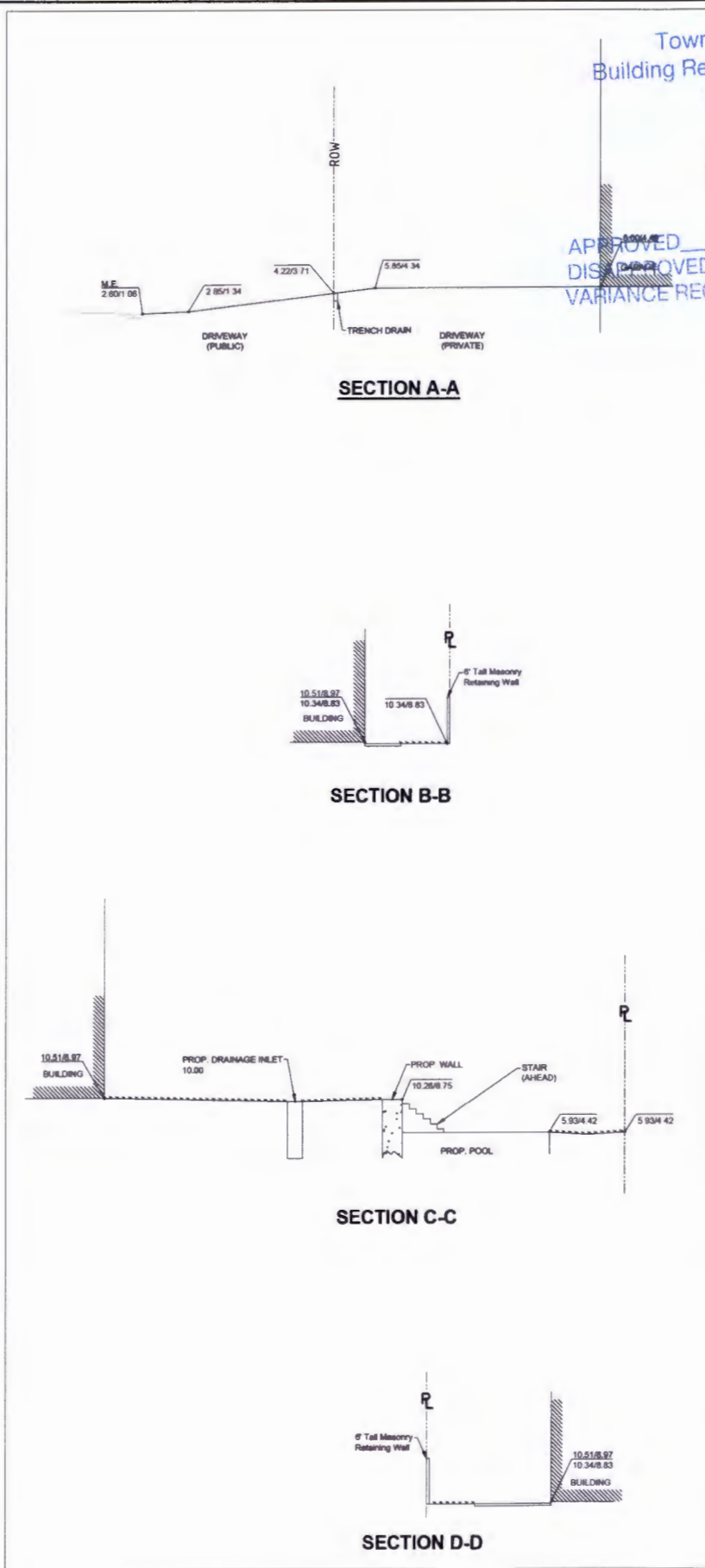
Designed by:	C.P.C.
Drawn by:	A.T.S.
Checked by:	C.P.C.
Approved by:	C.P.C.
Scale:	N.T.S.
Date:	02/23/2024

Job No.: MOD8
 © 2024

Plans for
RESIDENTIAL HOUSE
 284 SOUTH ISLAND DRIVE
 GOLDEN BEACH, FLORIDA

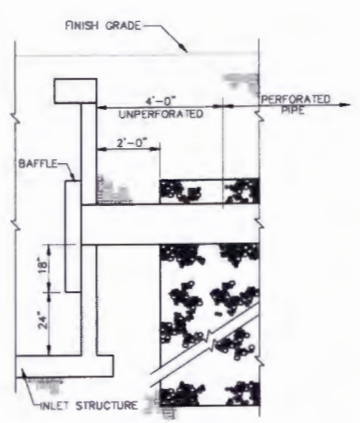
GRADING AND DRAINAGE DETAILS

Sheet No.
C-6.1



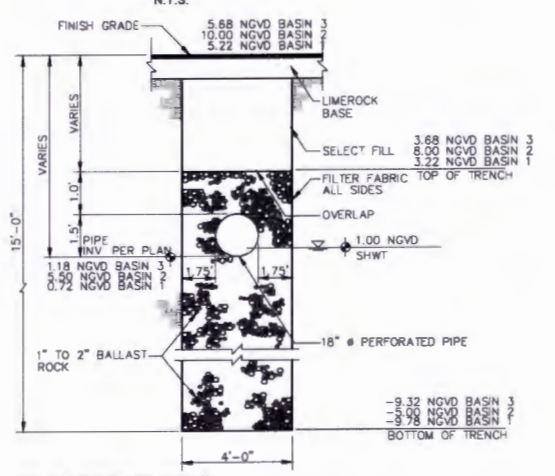
(T.C.) T.C. TOP OF CURB ELEV. (NGVD20NAVD88)
 (E.P.) E.P. BOTTOM OF CURB ELEV. (NGVD20NAVD88)

Sunshine 811
 Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
 Check positive response codes before you dig!



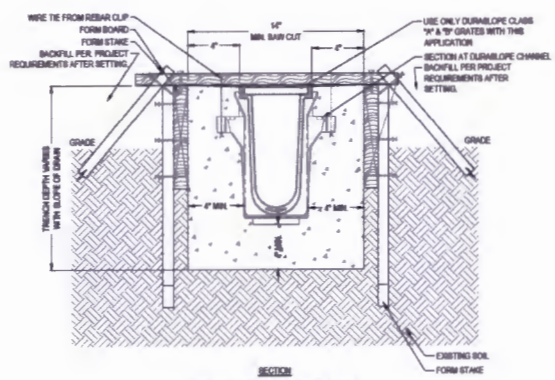
- NOTES:
1. PROVIDE BAFFLE WHENEVER PIPE ENTERS TRENCH DRAIN.
 2. BAFFLE SHALL BE AS SHOWN ON DETAIL IN THIS SHEET OR APPROVED EQUAL.
 3. SUMP 2'-0" (TYP.) EXCEPT AT POLLUTION CONTROL STRUCTURES SUMP TO BE 3'-6".

EXFILTRATION TRENCH CONNECTION DETAIL
 N.T.S.

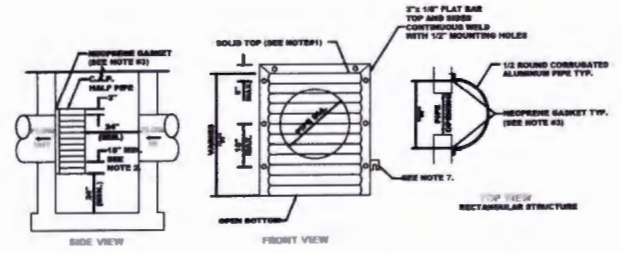


NOTE: FILTER FABRIC PER FOOT INDEX NO. 109
 ELEVATIONS IN THE STRUCTURE TABLE ARE IN NGVD88.
 NAVD88 - NGVD88 = 1.54'

18" EXFILTRATION TRENCH SECTION
 N.T.S.



TRENCH DRAIN



POLLUTION RETARDANT BAFFLE DETAIL
 N.T.S.

HEIGHT	WIDTH	DEPTH	SPACING	REMARKS
18"	24"	24"	18"	VARIABLE
18"	24"	24"	18"	VARIABLE
24"	24"	24"	18"	VARIABLE
24"	24"	24"	18"	VARIABLE
30"	24"	24"	18"	VARIABLE
30"	24"	24"	18"	VARIABLE
36"	24"	24"	18"	VARIABLE
36"	24"	24"	18"	VARIABLE
42"	24"	24"	18"	VARIABLE
42"	24"	24"	18"	VARIABLE
48"	24"	24"	18"	VARIABLE
48"	24"	24"	18"	VARIABLE

- NOTES:
1. ALUMINUM SHEET OF SAME THICKNESS (RANGE) AS PIPE SHALL BE WELDED TO CLOSE OPENING AT THE TOP.
 2. THE BOTTOM ELEVATION OF THE POLLUTION RETARDANT BAFFLE MUST BE AT LEAST 1.0' BELOW CONTROL ELEVATION.
 3. HOUSING RESISTANT BASKET, OR APPROVED EQUAL (1" X 2") SHALL BE INSTALLED ON THE SIDES AND TOP ALL HOUSING RESISTANT BAFFLE TO BE FASTENED IN PLACE WITH 1/4" STAINLESS STEEL 'WED HEADS', OR APPROVED EQUAL.
 4. EXFILTRATION TRENCHES SHALL HAVE A POLLUTION RETARDANT BAFFLE AT EACH CONNECTION POINT TO A POLLUTION CONTROL STRUCTURE.
 5. POLLUTION RETARDANT BAFFLES MAY BE ADDED TO PLAY BARS TO EASE INSTALLATION IN ROUND STRUCTURES. SPACING TO MATCH HOLES IN PLAY BARS.