

AMINOV RESIDENCE

3741 ROYAL PALM AVENUE, MIAMI BEACH, FL 33140

BOARD OF ADJUSTMENT, CITY OF MIAMI BEACH
BOA-ZBA25-0179
FINAL SUBMITTAL: 04.06.25

Submittal Graphic Symbols Definitions		FIRST SUBMITTAL: 03.16.25	FINAL SUBMITTAL: 04.06.25
NEW			
REVISED			
RE-ISSUED WITHOUT REVISION			
PREVIOUSLY SUBMITTED			

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PROJECT GENERAL DATA & CODE SUMMARY

NAME OF THE PROJECT:	AMINOV RESIDENCE
LOCATION:	3741 ROYAL PALM AVENUE, MIAMI BEACH, FL 33140
PROPOSED USE:	RESIDENCE
SCOPE OF WORK:	TERRACE ENCLOSURE
CODE ENFORCEMENT JURISDICTION:	FLORIDA FIRE PREVENTION CODE (FFPC) 8TH. EDITION (2023) FLORIDA BUILDING CODE (FBC), BUILDING, 8TH. EDITION (2023) NFPA 1, 2021 EDITION, "FIRE CODE". NFPA 101, 2021 EDITION, "LIFE SAFETY CODE". NFPA 10, 2018 EDITION, "STANDARD FOR PORTABLE FIRE EXTINGUISHER". NFPA 13, 2019 EDITION, "STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM". NFPA 70, 2020 EDITION, "NATIONAL ELECTRICAL CODE". NFPA 72, 2019 EDITION, "NATIONAL FIRE ALARM CODE".
ZONING:	RS-4 SINGLE -FAMILY RESIDENCE DISTRICT
FOLIO NUMBER:	02-3227-017-0880
LEGAL DESCRIPTION:	ORCHARD SUB 2 & 3 PB 8-116 LOT 22 & N1/2 LOT 23 BLK 51 LOT SIZE 75.000 X 150 COC 23232-4481 02 2005 6
OWNER:	MANI AMINOV & MAAIANE AMINOV



MANUEL D. FERNANDEZ
AR 95601

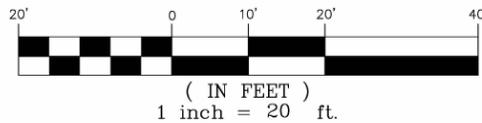
18-0006



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GRAPHIC SCALE



SKETCH OF SURVEY

PROPERTY ADDRESS:

3741 ROYAL PALM AVENUE, MIAMI BEACH, FLORIDA 33140
 Folio# 02-3227-017-0880

LEGAL DESCRIPTION

Lot 22 and North 1/2 Lot 23, Block 51, of "ORCHARD SUBDIVISION 2 & 3" according to the plat thereof as recorded in Plat Book 8, at Page 116 of the Public Records of Miami-Dade County, Florida.

SURVEYOR'S NOTES:

- 1- The Legal Description was provided by the Client from most recent County Records available.
- 2- This is not a Certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- 3- There may be additional Restrictions not shown on this survey that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will have to be made to determine recorded instruments, if any affecting this property.
- 4- No attempt was made by this firm to locate underground utilities, foundations and/or footings of buildings, walls or fences, except as shown hereon, if any.
- 5- Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- 6- Contact the appropriate authority prior to any design work on the herein - described parcel for Building and Zoning information.
- 7- The surveyor does not determine fence and/or wall ownership.
- 8- Accuracy:
 The Horizontal positional accuracy of well-defined improvement on this survey is +/-0.2'.
 The Vertical accuracy of elevations of well-defined improvement on this survey is +/-0.1'
- 9- All measurements shown hereon are made in accordance with the United States Standard Feet.
- 10- Type of survey SKETCH OF SURVEY.
- 11- North arrow direction as shown on the aforementioned Plat.
- 12- Elevations shown hereon are relative to National Geodetic Vertical Datum (1929 Mean Sea Level)
- 13- Benchmark Used: Miami-Dade County Benchmark #C-313. Elevation = +10.46'.
- 14- Flood Zone Data: Community/ Panel #120651/0313/L Dated: 9/11/09
 Flood Zone: "AE" Base Flood Elevation = +7'
- 15- This SURVEY has been prepared for the exclusive use of the entities named hereon.
 The Certificate does not extend to any unnamed party:

- MANI AMINOV & MAAIANE AMINOV

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY:
 That this Survey meets the intent of the required Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

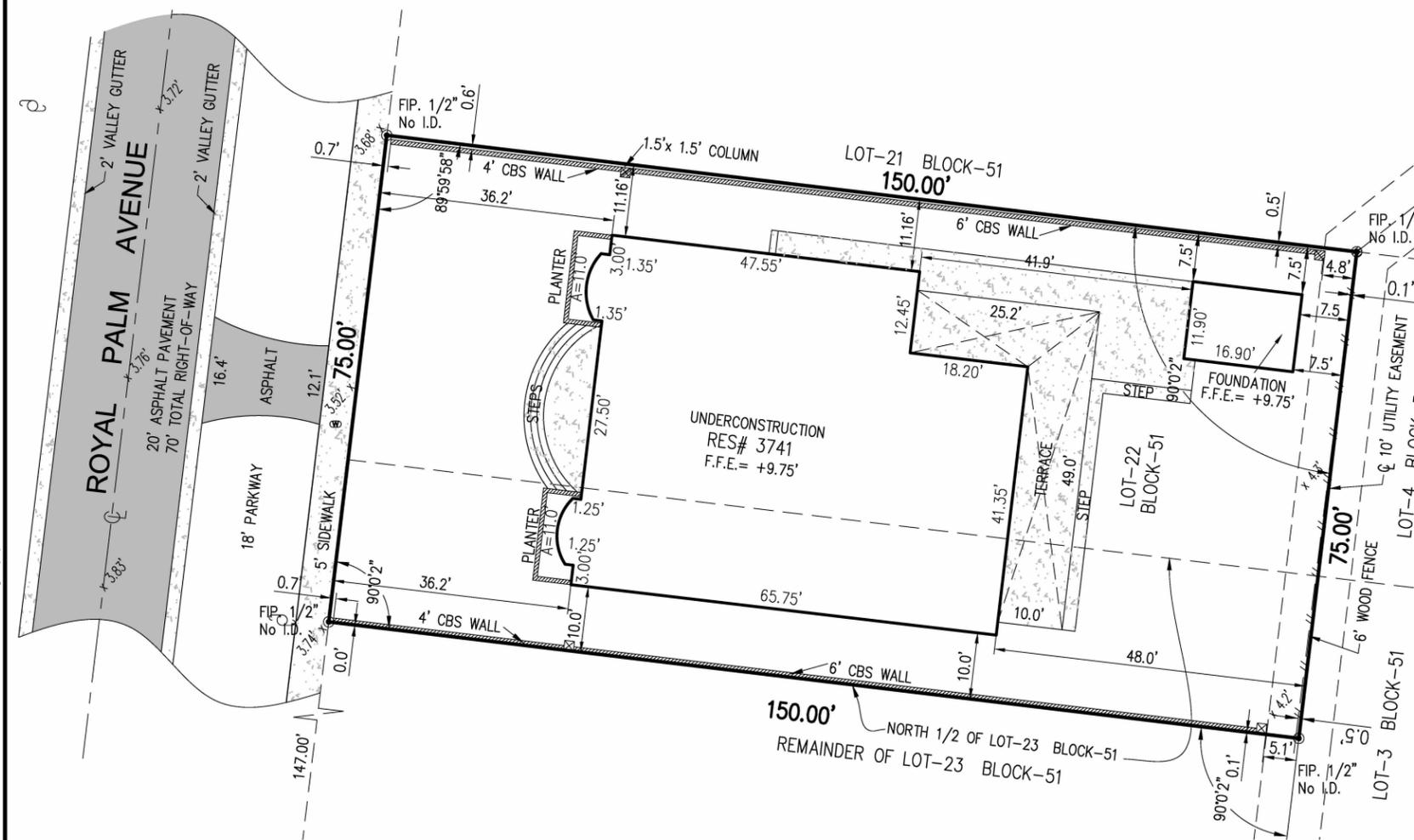
Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent the survey field date, Additions or deletions to this survey by other than the signing party are prohibited without written consent of the signing party.



Digitally signed by
 Jacob Gomis
 Date: 2024.09.03
 14:45:53-04'00'

For the Firm Royal Point Land Surveyors, Inc LB# 7282

- JACOB GOMIS, PROFESSIONAL SURVEYOR AND MAPPER LS# G231 STATE OF FLORIDA
 - PABLO J. ALFONSO, PROFESSIONAL SURVEYOR AND MAPPER LS# 5880 STATE OF FLORIDA
- This Document is not full and complete without all Sheets, Containing a total of (1) Sheets



LEGEND

- | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------|-------------------|---------|---------------|------------|-----------|------------|------------|-------------|-------------------------|-----------------|-----------------|------------------|----------------------|--------------------|---------------|----------------|----------------|------------------|-----------------|-----------|-------------------------------------|------------------|------------------------|-----------------------|------------------|----------------------------------|--------------------------|--|---------------------------------|------------------------------|---------------------------|-------------------|----------------------------|------------------------------------|---------------|--------------|------------------|----------------------------|-------------------------|
| OH = Overhead Wire Line | — — Monument Line | A = Arc | BRG = Bearing | CH = Chord | Δ = Delta | L = Length | R = Radius | T = Tangent | ⊙ = Existing Elevations | ⊙ = Catch Basin | ⊙ = Water Meter | ⊙ = Electric Box | ⊙ = Sanitary Manhole | ⊙ = Sprinkler Pump | ⊙ = Wood Pole | ⊙ = Conc. Pole | ⊙ = Light Pole | ⊙ = Fire Hydrant | ⊙ = Water Valve | ⊙ = Inlet | ⊙ = Florida Power Light Transformer | ⊙ = Cable TV Box | ⊙ = Electric Meter Box | A/C = Air Conditioner | Conc. = Concrete | C.B.S. = Concrete Block & Stucco | D.E. = Drainage Easement | D.M.E. = Drainage Maintenance Easement | F.F.E. = Finish Floor Elevation | F.I.P. = Found Iron Pipe/Pin | F.I.R. = Found Iron Rebar | F.N. = Found Nail | F.N.D. = Found Nail & Disc | L.M.E. = Lake Maintenance Easement | (P) = Platted | (R) = Record | Res. = Residence | SIP/R = Set Iron Pin/Rebar | U.E. = Utility Easement |
|-------------------------|-------------------|---------|---------------|------------|-----------|------------|------------|-------------|-------------------------|-----------------|-----------------|------------------|----------------------|--------------------|---------------|----------------|----------------|------------------|-----------------|-----------|-------------------------------------|------------------|------------------------|-----------------------|------------------|----------------------------------|--------------------------|--|---------------------------------|------------------------------|---------------------------|-------------------|----------------------------|------------------------------------|---------------|--------------|------------------|----------------------------|-------------------------|

ROYAL POINT LAND SURVEYORS, INC. L.B.# 7282
 info@RoyalPointLS.com
 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 * TEL: 305-822-6062 *

DRAWN: J.G.	JOB No.: RP24-1122
CHECKED: P.J.A.	FIELD DATE: 08/26/2024
SCALE: AS NOTED	SHEET: No. 1 of 1

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 18-0006
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MANUEL D. FERNANDEZ AR 95601

EX-0.1 BOUNDARY SURVEY

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Work Permit BR2004631
Building - Residential

Master Permit: PAU2203066

Status: Issued Date: 9/23/2024

Site Address: 3741 ROYAL PALM AVE Applied: 09/02/2020
 Parcel #: 0232270170880 Issued: 07/21/2021
 Expiration Date: 03/18/2025

Total Job Value: \$1,217,000.00 PIN: 135976

Contractor: STAR BUILDERS GROUP INC [CGC061209] Owner: MANI AMINOV MAAIANE AMINOV
 5200 SW 114 WAY
 COOPER CITY, FL 33330

Description: BR2004513 New 2 Story Single family home with pool and masonry privacy wall

RV2321507 - 5/13/24 - Ground floor slab elevation lowered from +11.00' (n.g.v.d.) to +9.75' (n.g.v.d.). Arched windows on the south and north elevations changed to square type. Number of steps in the front porch, terrace, and side steps in kitchen were reduced due to the lower slab elevation. The building volume was lowered to +9.75 (n.g.v.d.). The geometry of the gazebo columns was changed from square to L-shaped. Structural, MEP and Civil.

RV2423133 - 09/23/2024: BR2004631 --- Front Entry masonry wall with columns, light fixtures, driveway trench drain, electrical sliding gates and fixed fence

Inspector Area: Class Code: R3 Residential SFR & not classified as R-1, R-2, R-4

Statement of Work	Quantity	Total Fee
Building Administrative Processing Fee	0.00	\$51.00
Building Permit 25% Renewal Fee	20,400.00	\$5,100.00
Construction Parking Management Plan (CPMP)	0.00	\$144.00
Florida Building Code - DBPR Fee	204.00	\$204.00
Florida Building Code Admin and Inspector Fund	20,400.00	\$306.00
MDC Compliance Fee	1,200,000.00	\$720.00
One time request for building permit ext.	0.00	\$102.00
Permit Fee - Building Department	20,400.00	\$20,400.00
Permit Fee - Planning Department	6,000.00	\$6,000.00

We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

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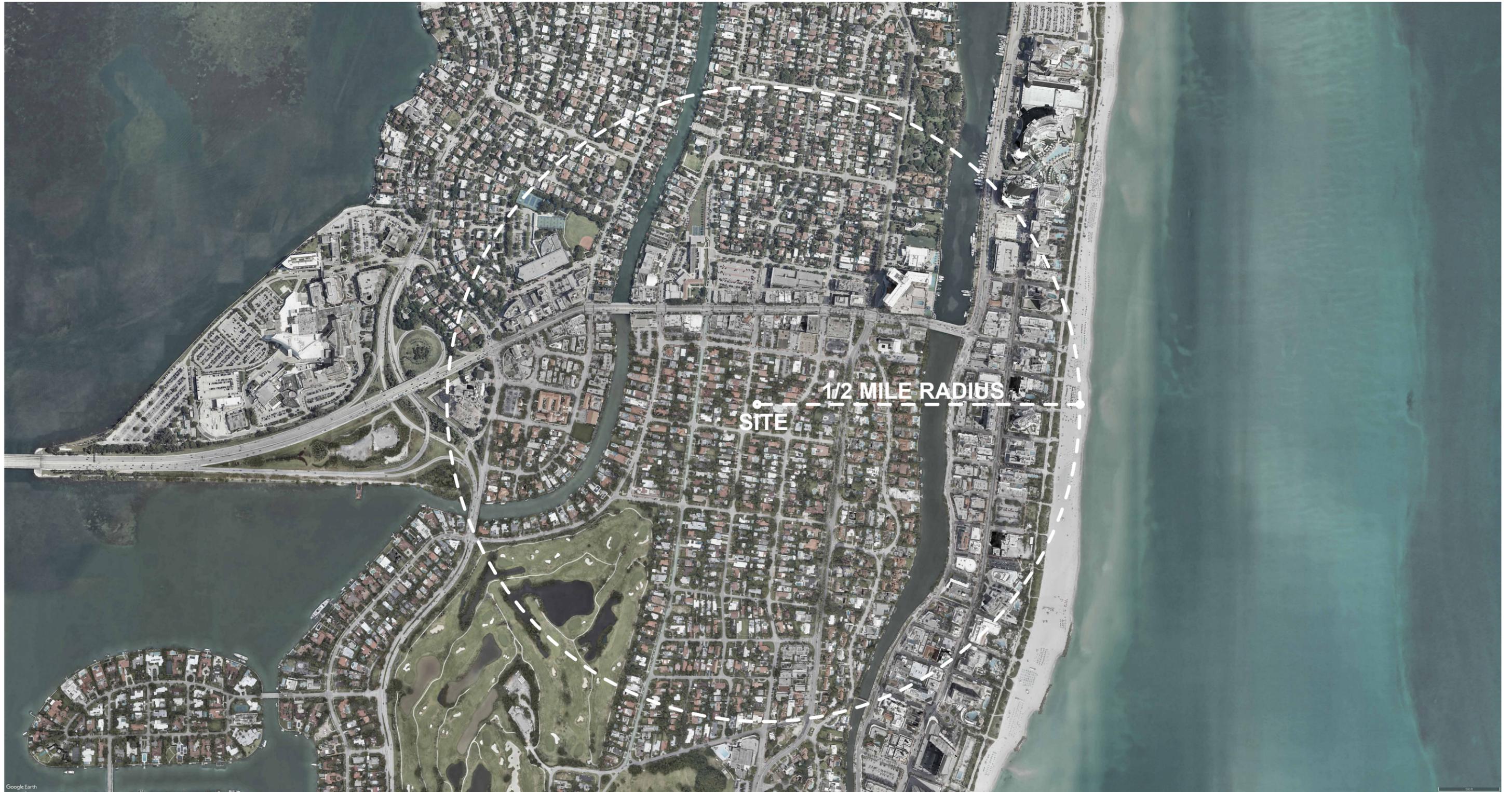
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EX-0.2 COPY OF PREVIOUSLY APPROVED BUILDING PERMIT



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1 CONTEXT LOCATION MAP
N.T.S



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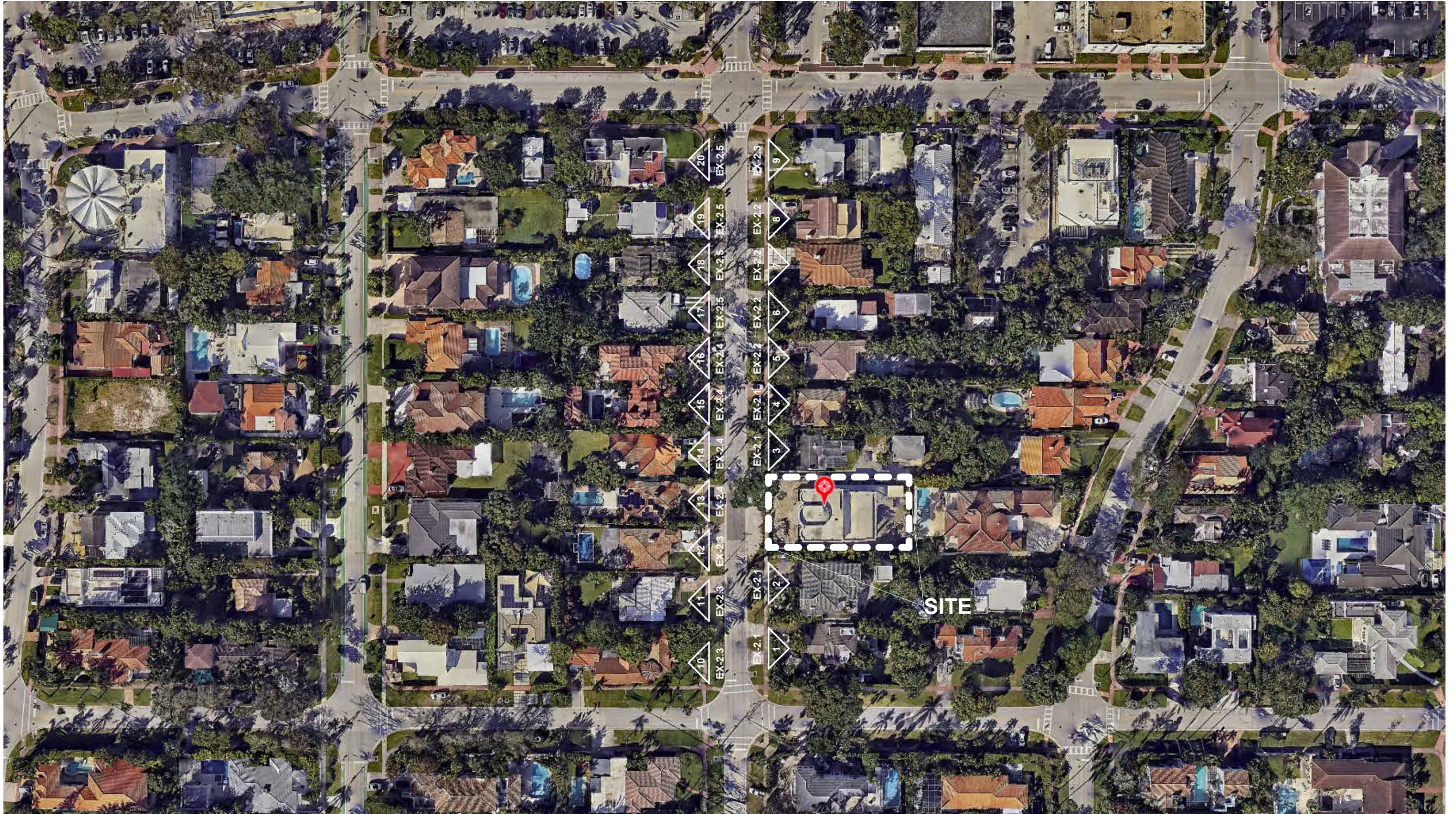
EX-1.0 CONTEXT LOCATION MAP



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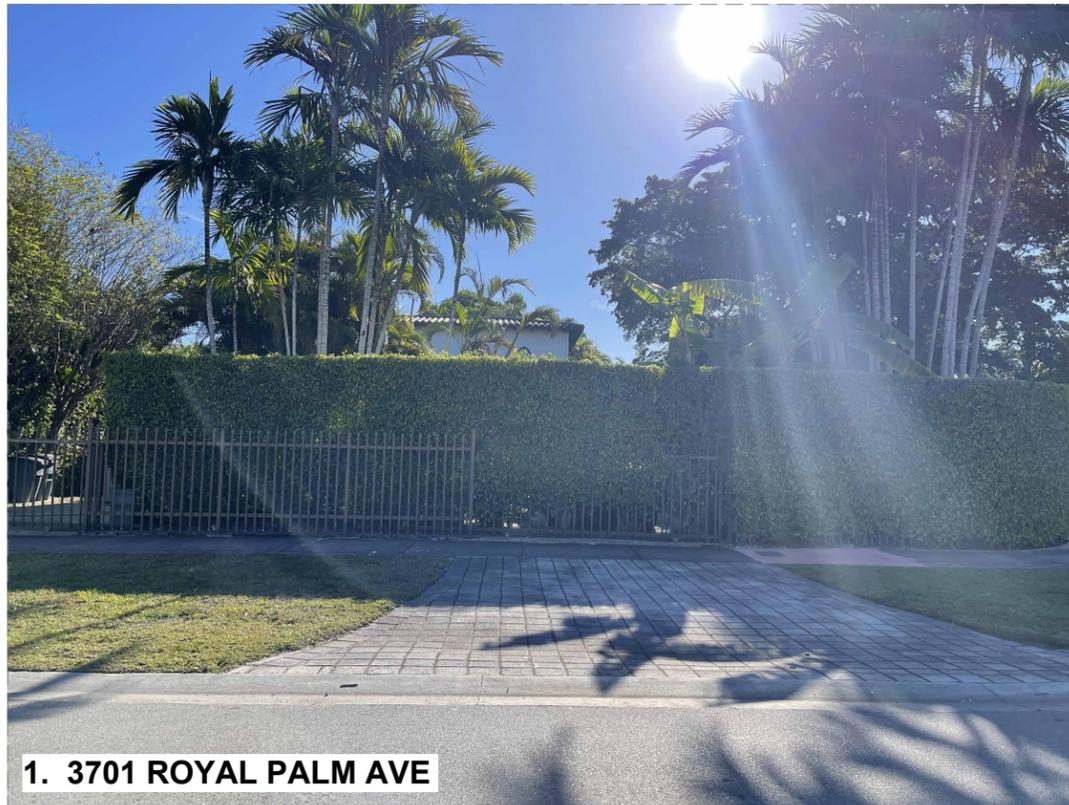
EX-2.0 CONTEXT ANALYSIS MAP



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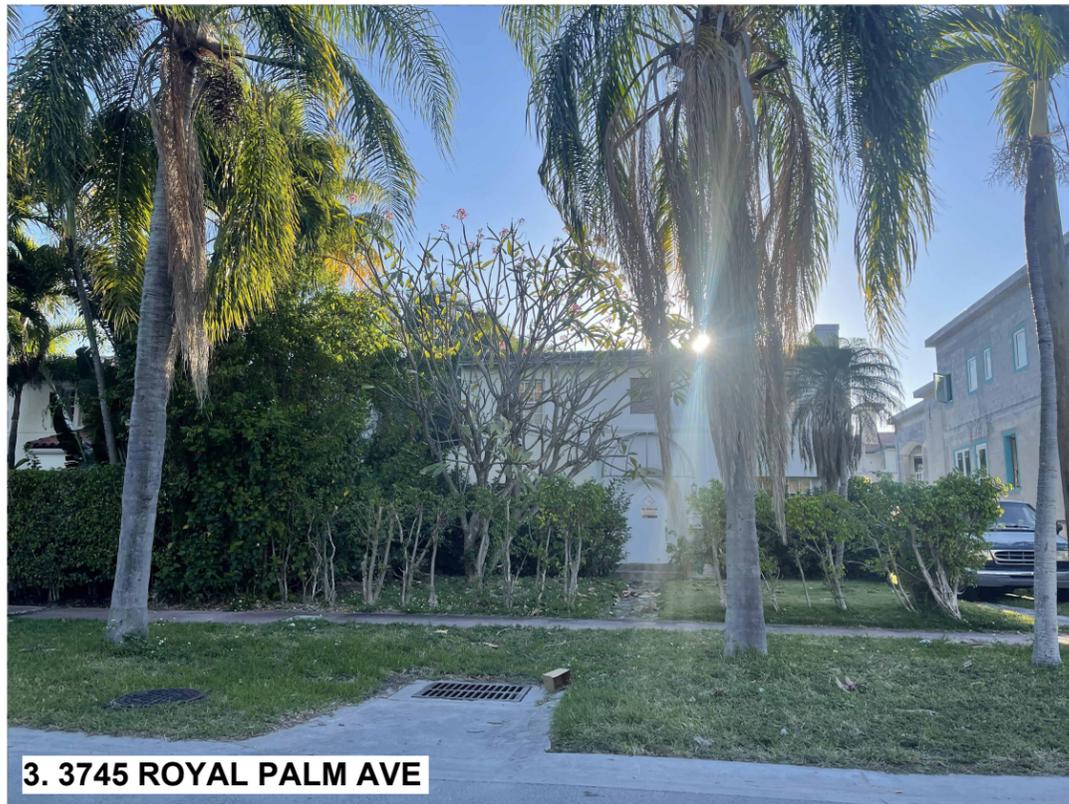
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1. 3701 ROYAL PALM AVE



2. 3717 ROYAL PALM AVE



3. 3745 ROYAL PALM AVE



4. 3747 ROYAL PALM AVE

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EX-2.1 CONTEXT ANALYSIS



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5. 3755 ROYAL PALM AVE



6. 3767 ROYAL PALM AVE



7. 3771 ROYAL PALM AVE



8. 3777 ROYAL PALM AVE

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EX-2.2 CONTEXT ANALYSIS



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9. 3791 ROYAL PALM AVE



10. 3700 ROYAL PALM AVE



11. 3714 ROYAL PALM AVE



12. 3722 ROYAL PALM AVE

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EX-2.3 CONTEXT ANALYSIS



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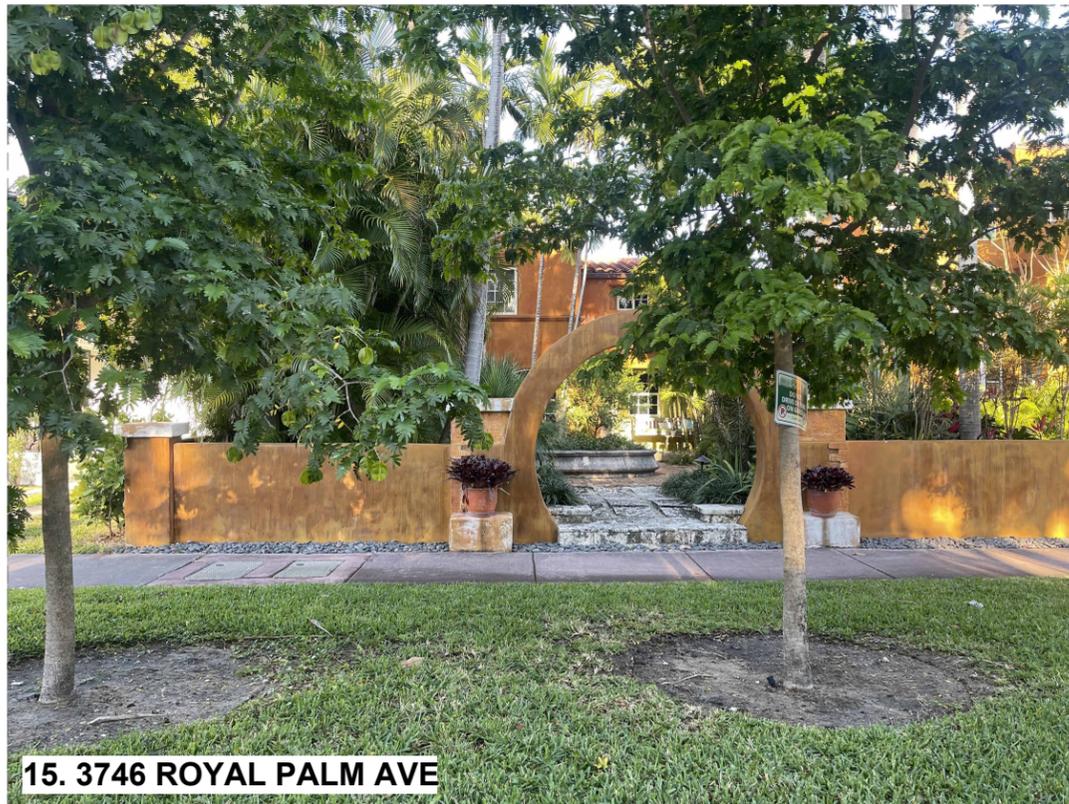
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13. 3730 ROYAL PALM AVE



14. 3736 ROYAL PALM AVE



15. 3746 ROYAL PALM AVE



16. 3750 ROYAL PALM AVE

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EX-2.4 CONTEXT ANALYSIS



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17. 3760 ROYAL PALM AVE



18. 3770 ROYAL PALM AVE



19. 3780 ROYAL PALM AVE



20. 3790 ROYAL PALM AVE

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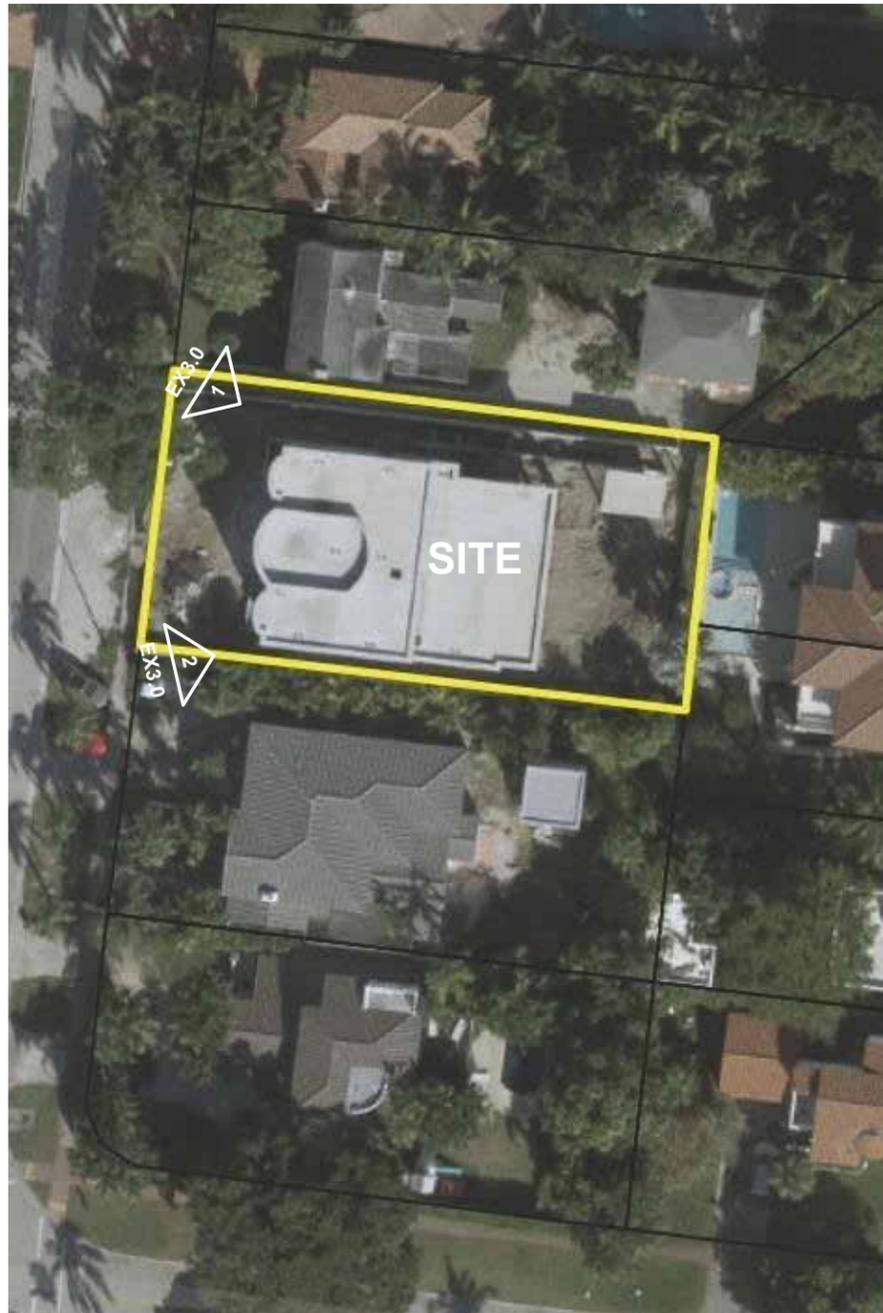
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EX-2.5 CONTEXT ANALYSIS



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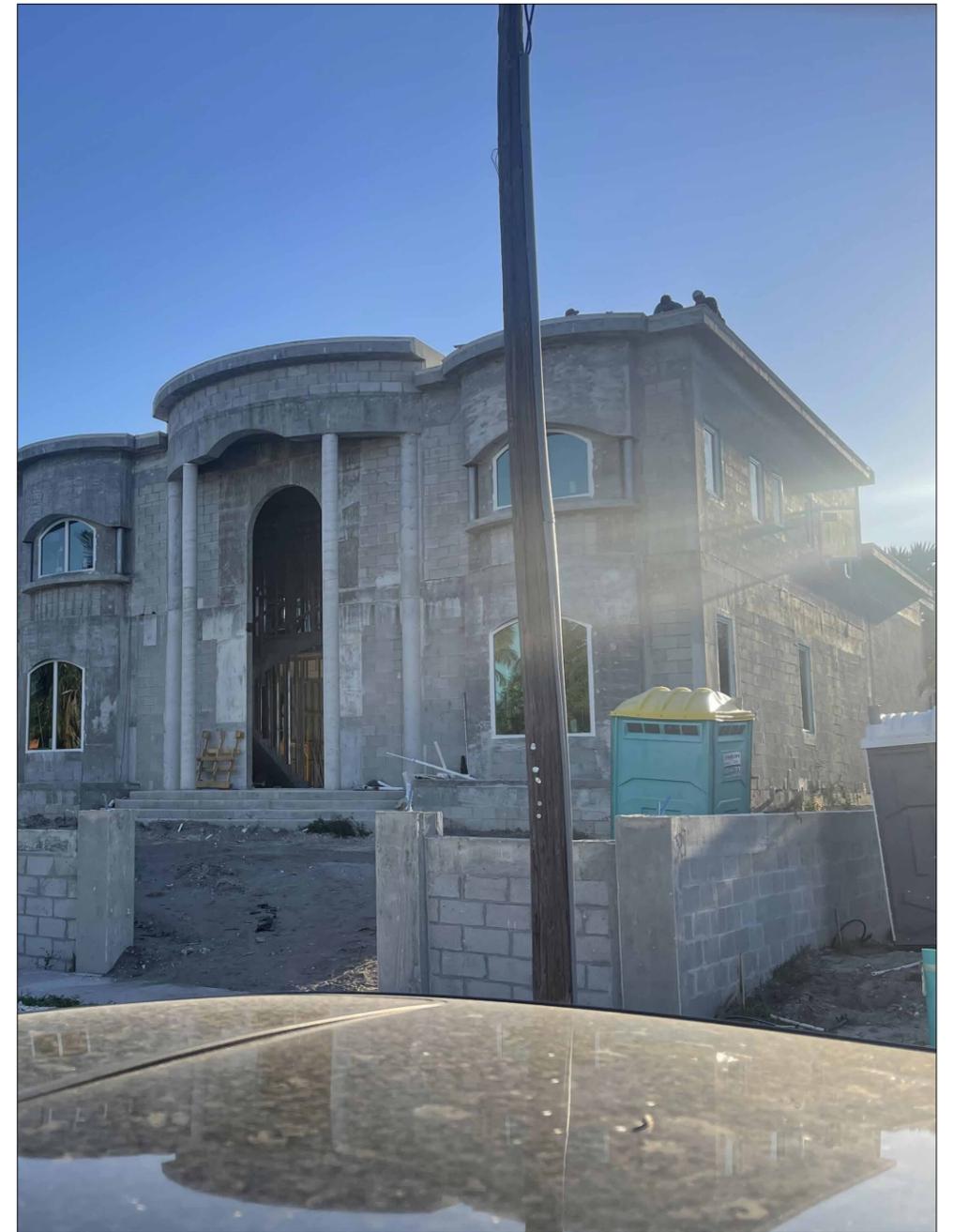
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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



1. EXISTING CONDITION PROJECT SITE
ROYAL PALM AVE NORTH-WEST VIEW



2. EXISTING CONDITION PROJECT SITE
ROYAL PALM AVE SOUTH-WEST VIEW

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EX-3.0 EXISTING CONDITION



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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



3. EXISTING INTERIOR CONDITION PROJECT SITE



4. EXISTING INTERIOR CONDITION PROJECT SITE

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EX-3.1 EXISTING CONDITION

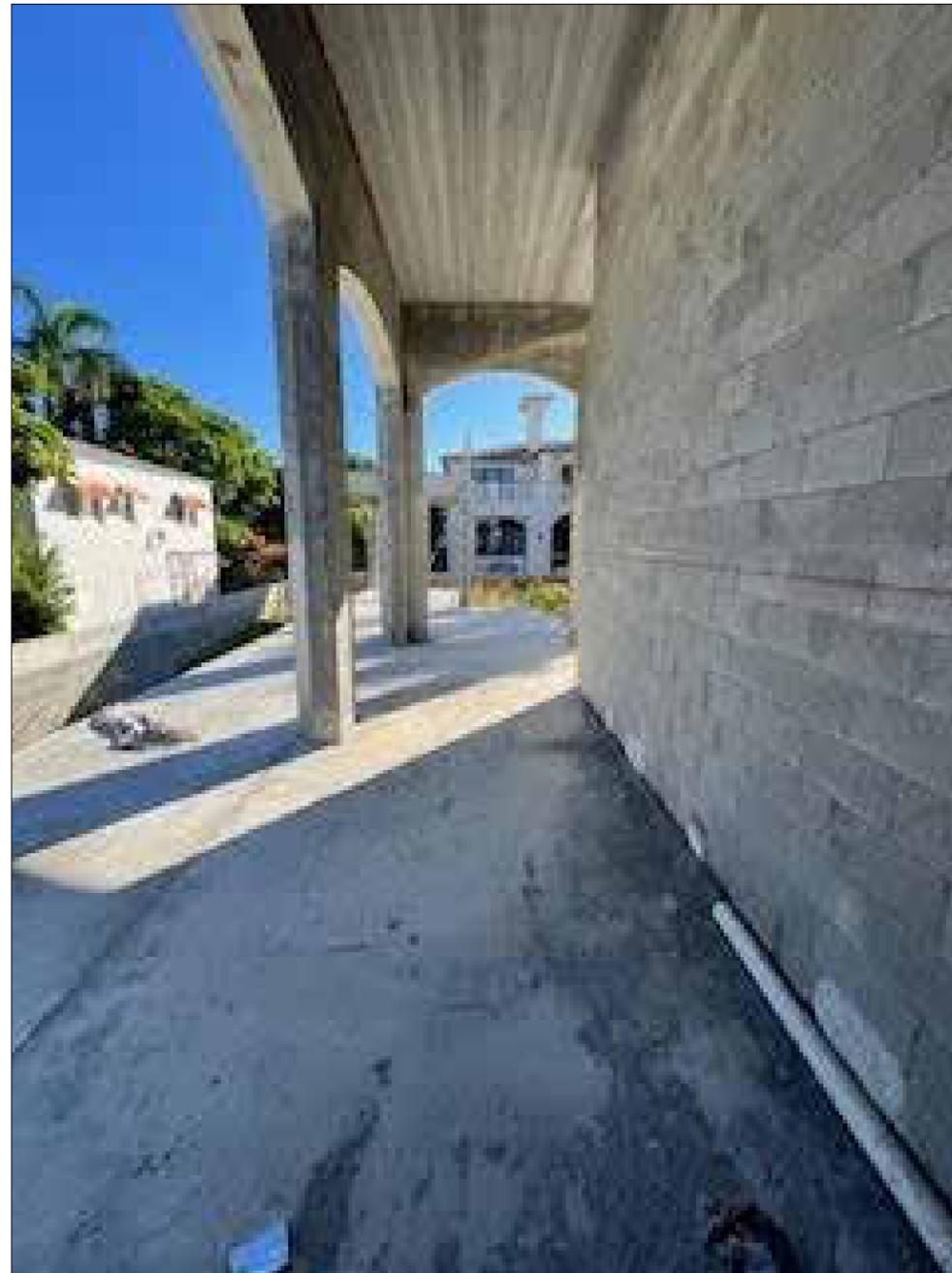


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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



5. EXISTING INTERIOR CONDITION PROJECT SITE



6. EXISTING INTERIOR CONDITION PROJECT SITE

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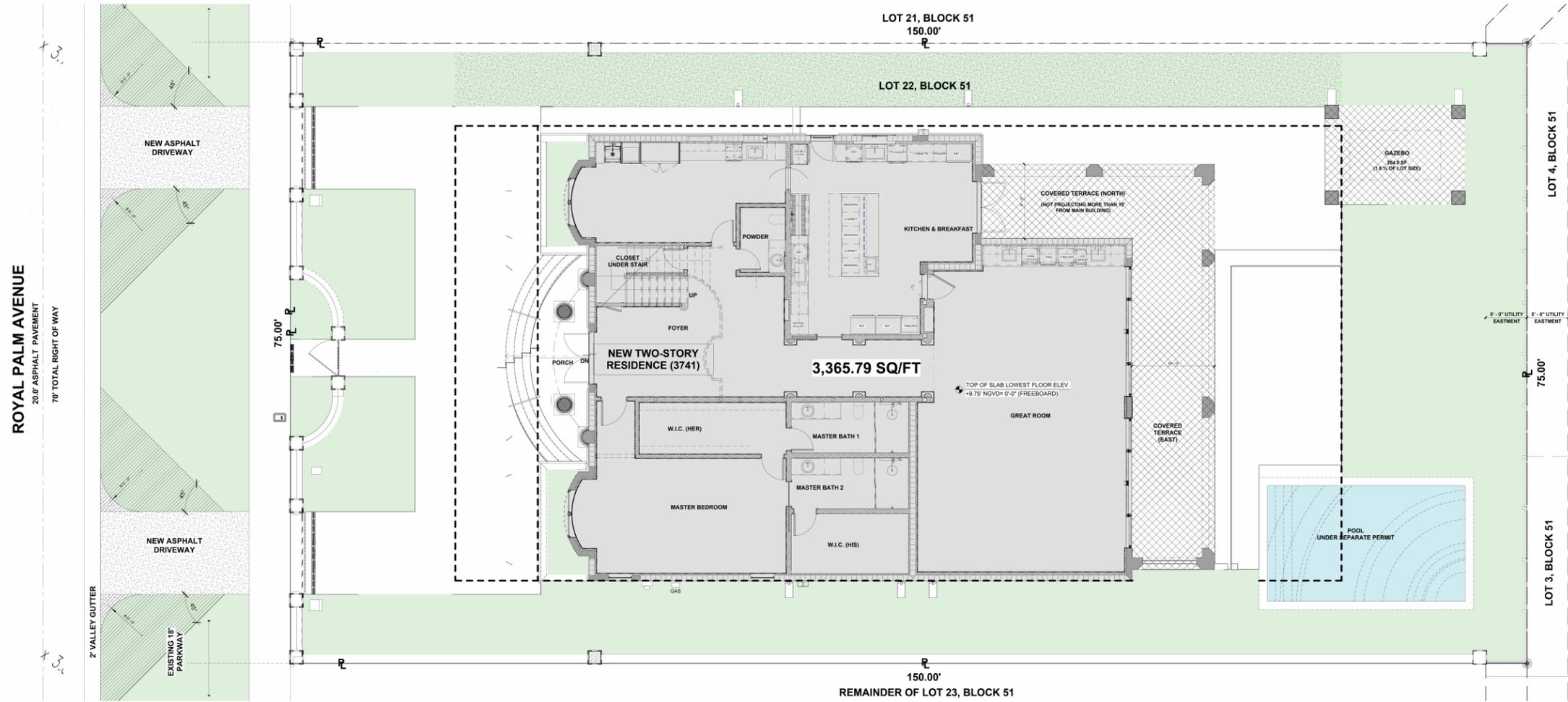
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EX-3.2 EXISTING CONDITION



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LEGEND

- P — PROPERTY LINE
- - - - - REQUIRED SETBACK
- - - - - 10' UTILITY EASTMENT
- LOT COVERAGE
- ▨ TERRACE & GAZEBO AREA (NOT INCLUDED IN LOT COVERAGE)
- GREEN AREA

LOT COVERAGE DATA

EXISTING LOT SIZE:	11,250.0 SF.
BUILDING LOT COVERAGE ALLOWED:	3,375.0 SF (30.0 % OF LOT SIZE)
BUILDING LOT COVERAGE (APPROVED):	3,365.79 SF (29.91 % OF LOT SIZE)

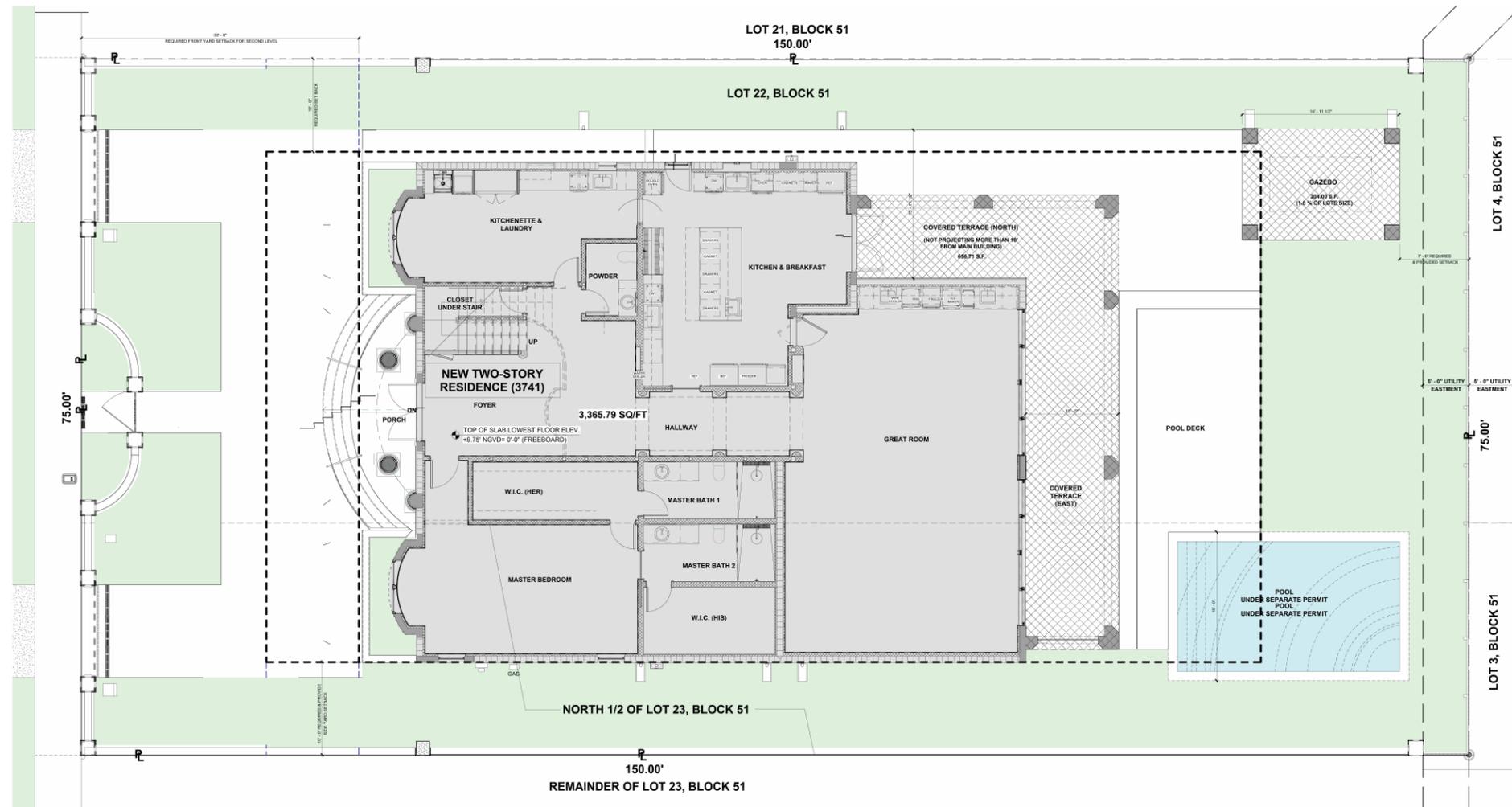
1 EXISTING LOT COVERAGE DIAGRAM
1/16" = 1'-0"

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EX-4.0 EXISTING LOT COVERAGE DIAGRAM PLAN

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LEGEND	
	PROPERTY LINE
	REQUIRED SETBACK
	10' UTILITY EASTMENT
	UNIT SIZE
	TERRACE & GAZEBO AREA (NOT INCLUDED IN LOT COVERAGE)
	GREEN AREA

UNIT SIZE DATA	
FIRST FLOOR UNIT SIZE:	3,365.79 SF
SECOND FLOOR UNIT SIZE:	2,066.49 SF (61% OF THE 1ST FLOOR UNIT SIZE)
TOTAL UNIT SIZE:	
MAX. UNIT SIZE ALLOWED:	5,625.00 SF (50% OF LOT AREA)
UNIT SIZE (APPROVED):	5,432.28 SF (48.29 % OF LOT AREA)

1 EXISTING UNIT SIZE DIAGRAM (GROUND FLOOR)
 1/16" = 1'-0"

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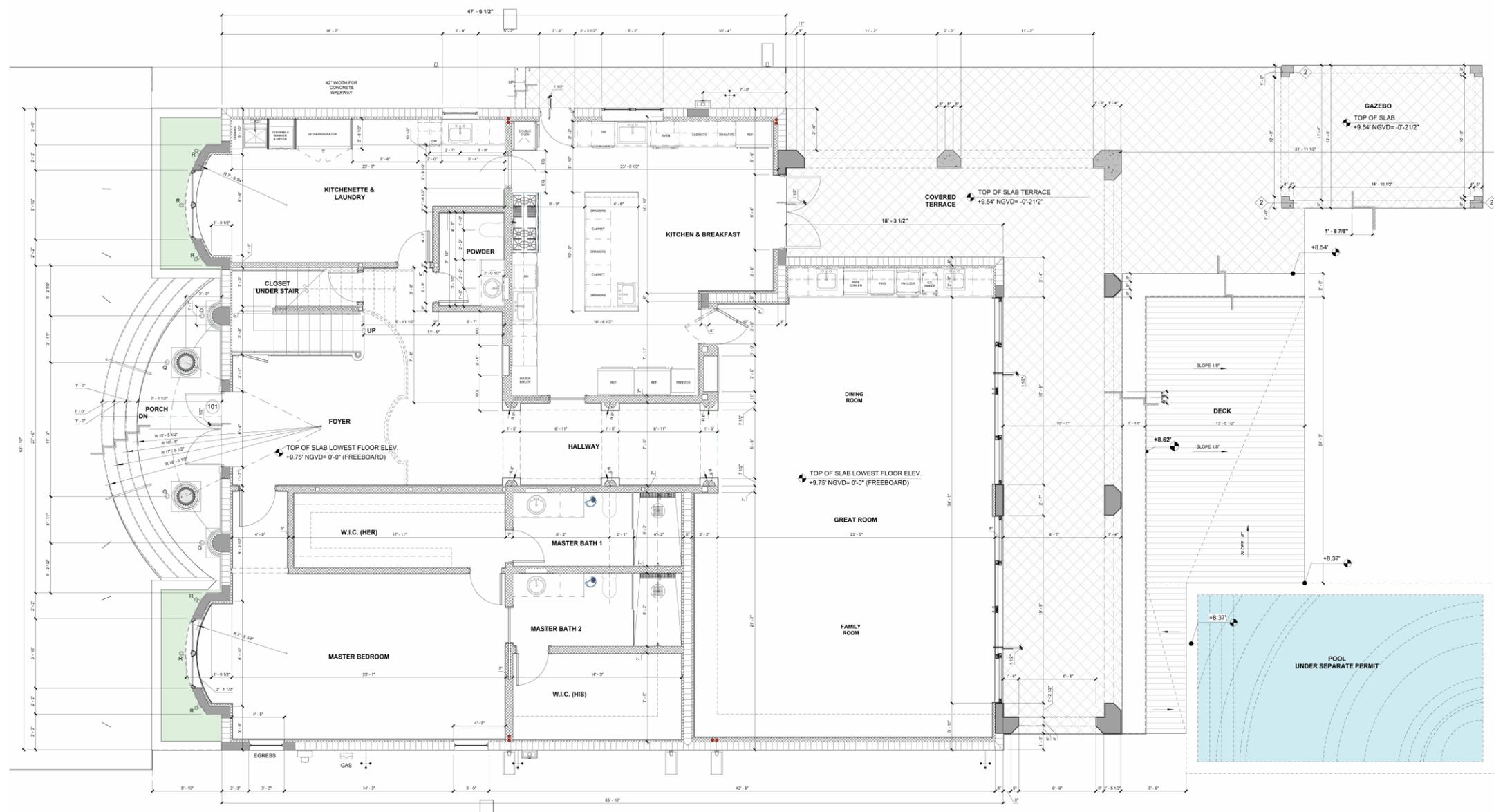
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EX-4.1 EXISTING UNIT SIZE DIAGRAM (GROUND FLOOR)



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1 EXISTING FLOOR PLAN
3/32" = 1'-0"

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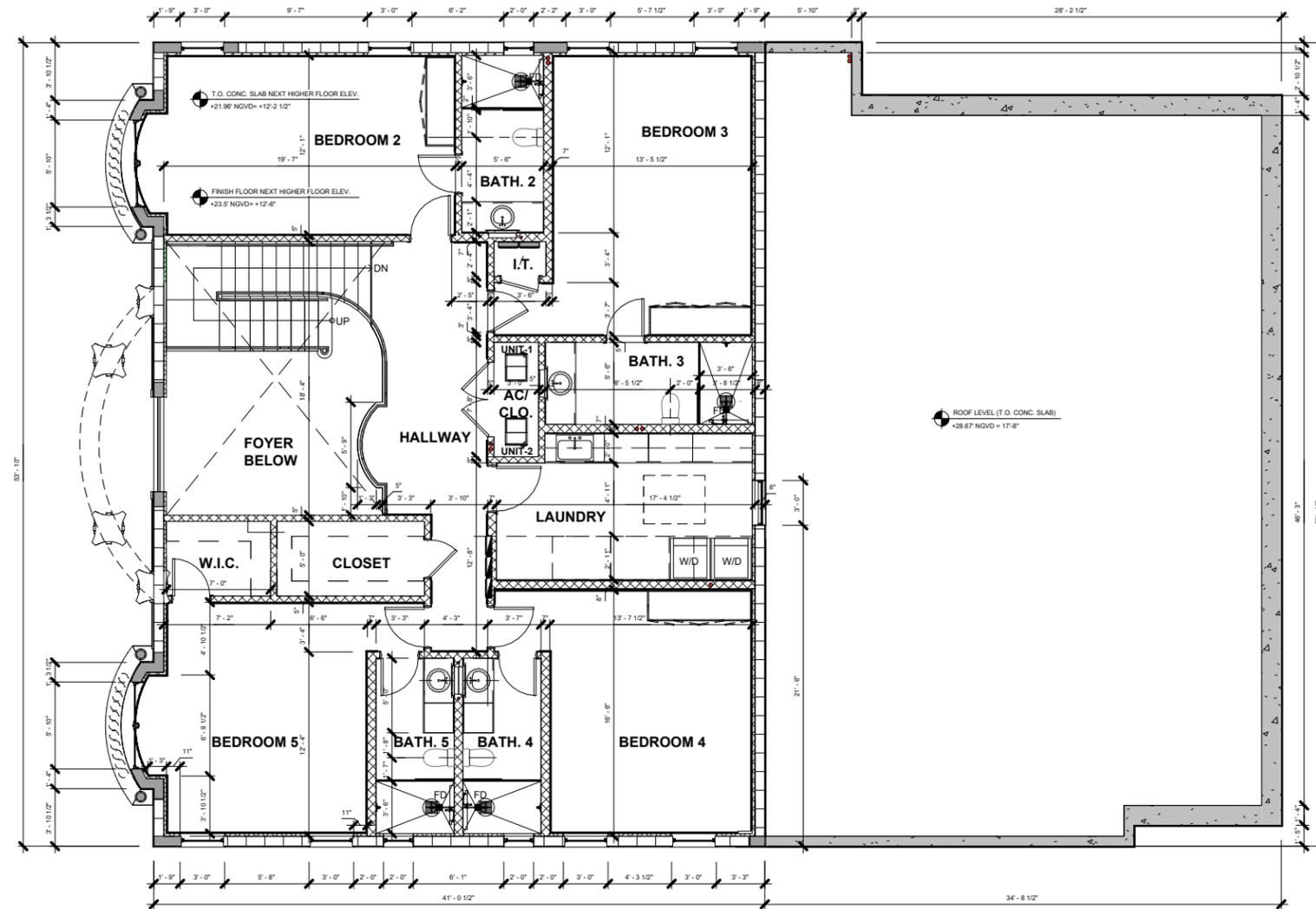
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EX-5.0 EXISTING GROUND FLOOR PLAN



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1 EXISTING SECOND FLOOR PLAN
 3/32" = 1'-0"

NO CHANGES AT THIS LEVEL

WALL LEGEND	
	EXTERIOR CMU WALL
	MTL. FRAME PARTITIONS. SEE FLOOR PLAN FOR THICKNESS
	CONCRETE COLUMN OR CONCRETE WALL

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EX-5.1 EXISTING SECOND FLOOR PLAN

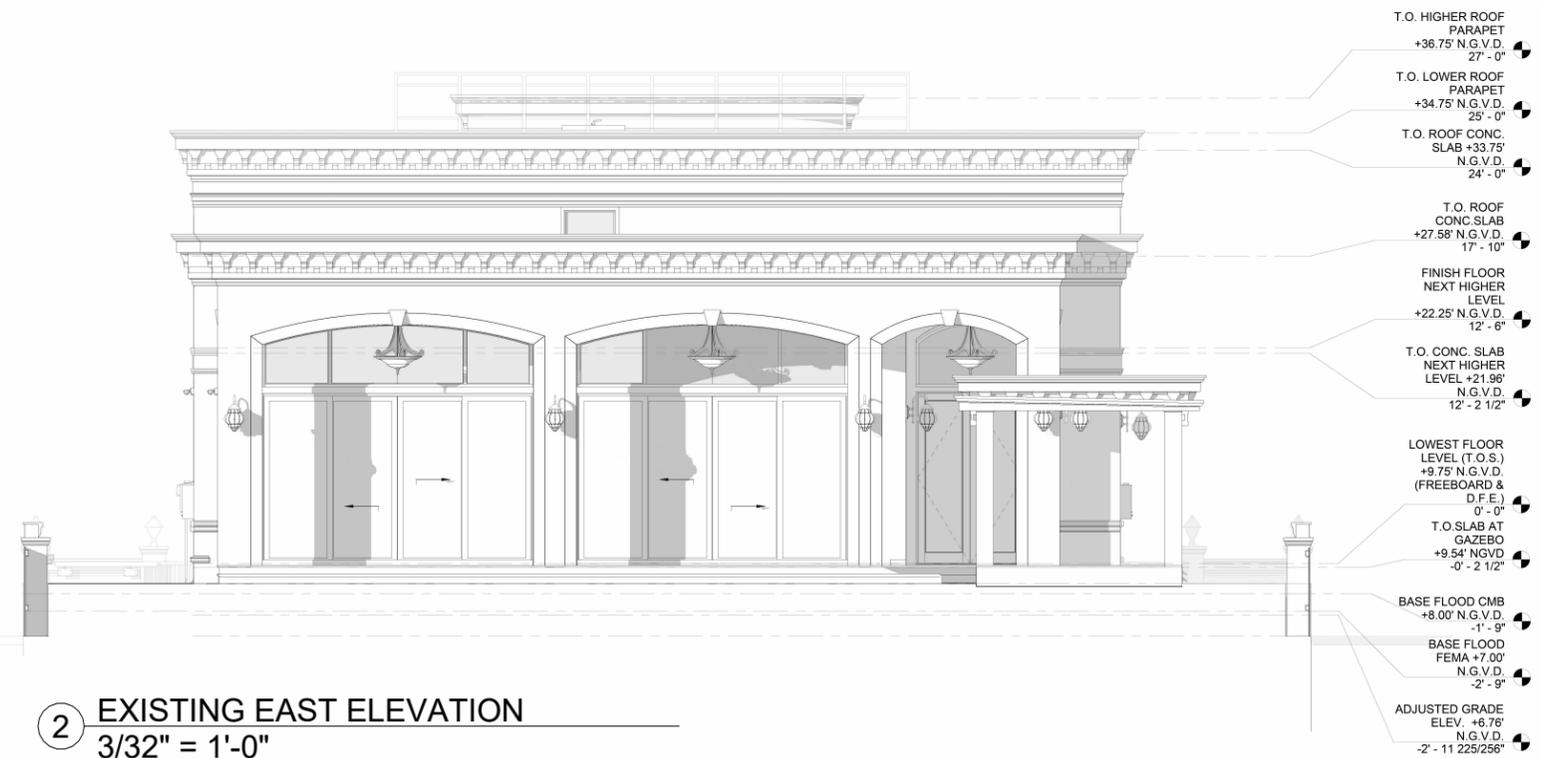


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1 EXISTING WEST ELEVATION
3/32" = 1'-0"



2 EXISTING EAST ELEVATION
3/32" = 1'-0"

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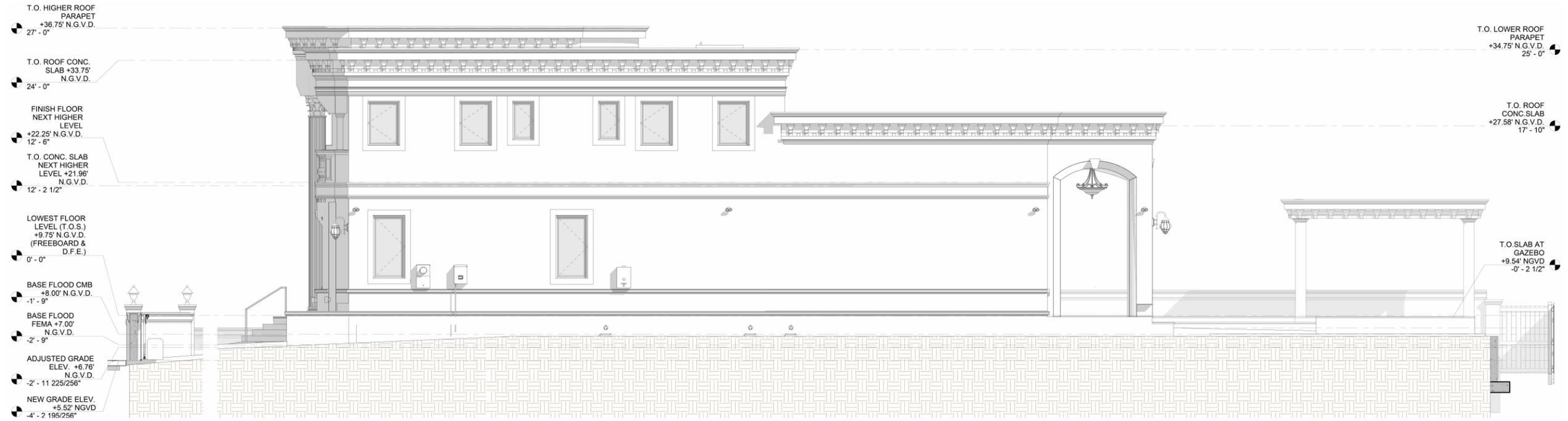
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EX-6.0 EXISTING WEST & EAST ELEVATIONS

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1 EXISTING SOUTH ELEVATION
3/32" = 1'-0"



2 EXISTING NORTH ELEVATION
3/32" = 1'-0"

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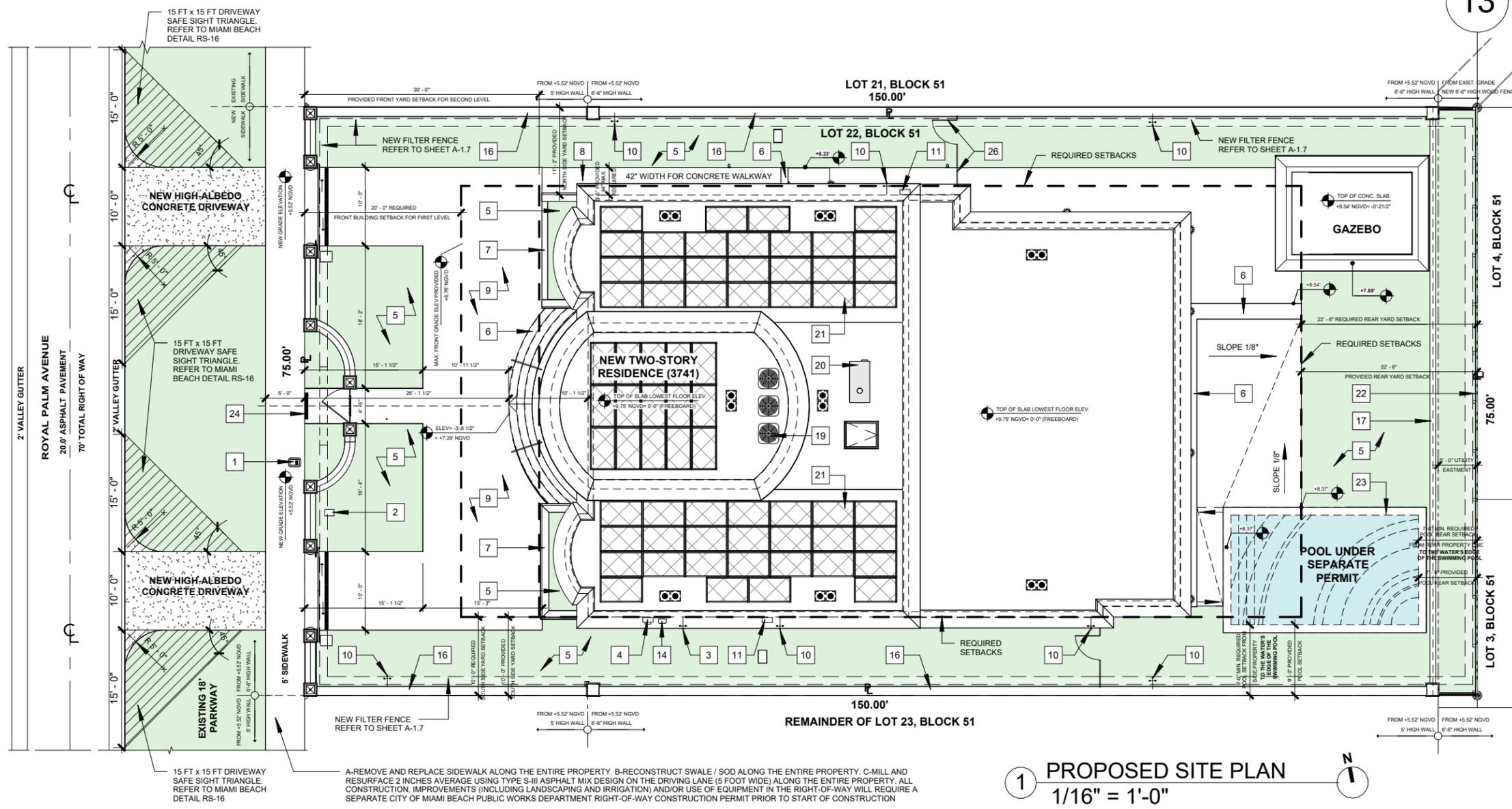
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EX-6.1 EXISTING SOUTH & NORTH ELEVATIONS

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1 PROPOSED SITE PLAN
1/16" = 1'-0"

SITE PLAN KEY NOTES

- 1 WATER LINE & METER TO BE RAISED TO NEW SIDEWALK ELEVATION
- 2 SUB WATER METER REFER TO IRRIGATION AND PLUMBING DRAWINGS
- 3 MAIN WATER SERVICE, REFER TO PLUMBING
- 4 ELECTRICAL METER REFER TO ELECTRICAL DRAWINGS
- 5 GREEN AREA
- 6 CONCRETE STEPS
- 7 LOW PLANTER WALL REFER TO ELEVATIONS, SECTIONS AND DETAIL
- 8 CONCRETE SLAB WITH NON-SLIP STONE FINISH
- 9 CONCRETE DRIVE WAY. (MATERIAL TO BE SELECT BY OWNER)
- 10 PROVIDE HOSE BIB. REFER TO PLUMBING DRAWINGS
- 11 TANK-LESS GAS-WATER HEATER REFER TO PLUMBING
- 14 GAS METER REFER TO PLUMBING
- 15 TOP OF CONCRETE PAD FOR EQUIPMENT TO MATCH FINISH FLOOR
- 16 C.M.U. FENCE. REFER TO ELEVATIONS
- 17 STONE RETAINING WALL, MATERIAL TO BE SELECT BY OWNER
- 18 POOL EQUIPMENT REFER TP PLUMBING DRAWINGS FOR SPEC'S
- 19 ROOF TOP MECHANICAL EQUIPMENT REFER TO M.E.P. DRAWINGS
- 20 GAS GENERATOR REFER TO M.E.P. DRAWINGS (ON ROOF TOP)
- 21 SOLAR PHOTOVOLTAIC PANEL ON ROOF TOP. (TO BE SELECTED BY OWNER)
- 22 NEW WOOD FENCE
- 23 DASH LINE REPRESENTS FUTURE POOL UNDER SEPARATE PERMIT
- 24 TRENCH REFER TO PLUMBING
- 26 48" HIGH ACCESS GATES, WHEN PROVIDED, SHALL BE SELF-CLOSING AND SHALL COMPLY WITH FBC 2017 AND THE REQUIREMENTS OF SECTIONS R4501.17.1.1 THROUGH R4501.17.1.7 AND SHALL BE EQUIPPED WITH A SELF-LATCHING LOCKING DEVICE LOCATED ON THE POOL SIDE OF THE GATE. REFER TO POOL NOTES

LEGEND

- PROPERTY LINE
- REQUIRED SETBACK
- 10' UTILITY EASTMENT
- LOT COVERAGE
- GREEN AREA
- POOL WATER
- NEW HIGH-ALBEDO CONCRETE DRIVEWAY

LOT COVERAGE DATA

EXISTING LOT SIZE:	11,250.0 SF.
BUILDING LOT COVERAGE REQUIRED:	3,375.0 SF (30.0 % OF LOT SIZE)
BUILDING LOT COVERAGE PROPOSED:	4,023.05 SF (35.76 % OF LOT SIZE)

POOL NOTES

GENERAL CONTRACTOR SHALL PROVIDE A 48" HIGH POOL SAFETY BARRIER FOR THE POOL COMPLYING WITH FBC 2017 AND SECTIONS FBC R4501.17.1.1 THROUGH R4501.17.1.14. THE BARRIER SHALL COMPLY BUT IS NOT LIMITED TO THE FOLLOWING. THE TOP OF THE BARRIER SHALL BE AT LEAST 48 INCHES ABOVE GRADE, MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL. THE MAXIMUM VERTICAL CLEARANCE BETWEEN GRADE AND THE BOTTOM OF THE BARRIER SHALL BE 2 INCHES MEASURED ON THE SIDE OF THE BARRIER WHICH FACES AWAY FROM THE SWIMMING POOL.

R4501.17.1.2 THE BARRIER MAY NOT HAVE ANY GAPS, OPENINGS, INDENTATIONS, PROTRUSIONS, OR STRUCTURAL COMPONENTS THAT COULD ALLOW A YOUNG CHILD TO CRAWL UNDER, SQUEEZE THROUGH, OR CLIMB OVER THE BARRIER AS HEREIN DESCRIBED BELOW. ONE END OF A REMOVABLE CHILD BARRIER SHALL NOT BE REMOVABLE WITHOUT THE AID OF TOOLS. OPENINGS IN ANY BARRIER SHALL NOT ALLOW PASSAGE OF A 4-INCH-DIAMETER (102 MM) SPHERE.

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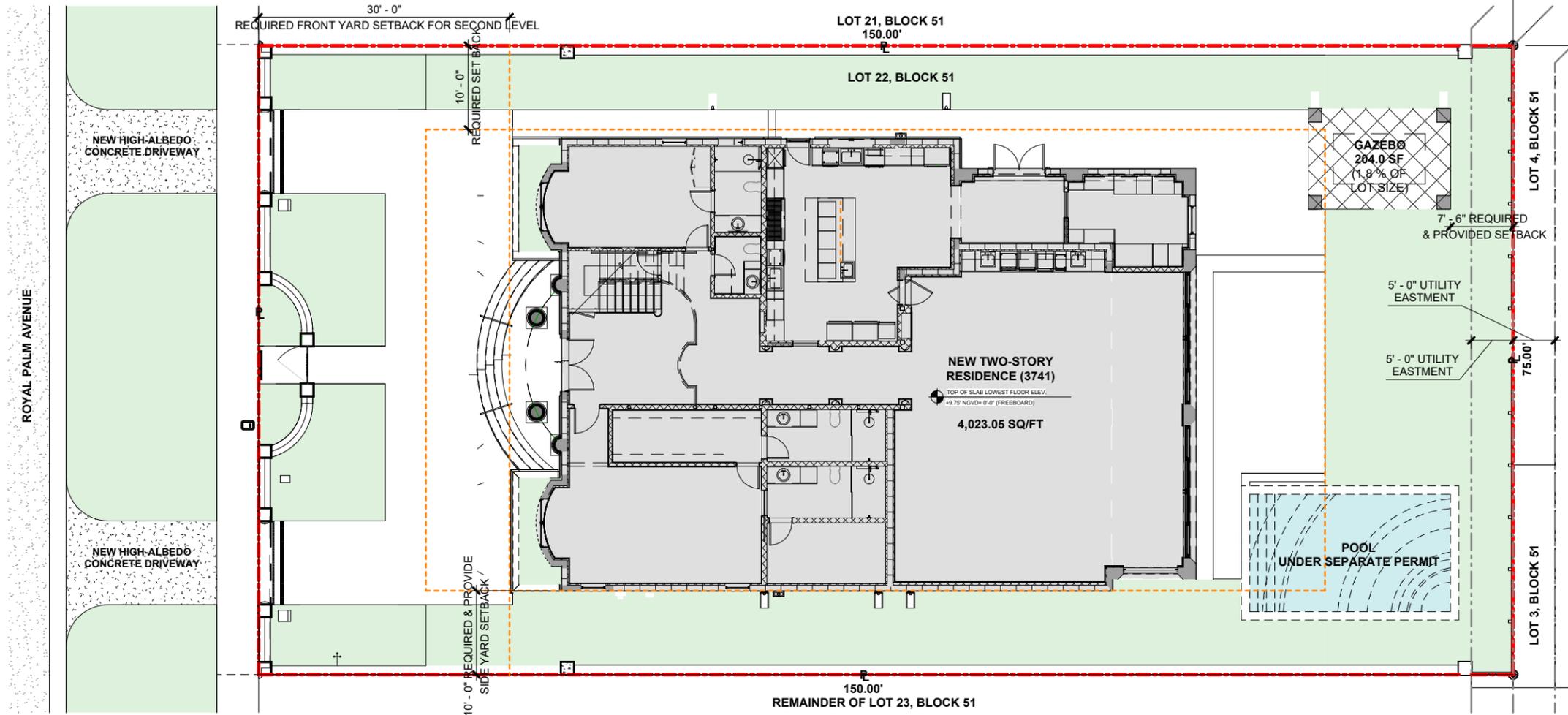


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A-1.0 PROPOSED SITE PLAN

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LEGEND

- PROPERTY LINE
- - - - - REQUIRED SETBACK
- - - - - 10' UTILITY EASTMENT
- ▒ LOT COVERAGE
- ▣ GAZEBO AREA (NOT INCLUDED IN LOT COVERAGE)
- GREEN AREA
- POOL WATER

LOT COVERAGE DATA

EXISTING LOT SIZE:	11,250.0 SF.
BUILDING LOT COVERAGE ALLOWED:	3,375.0 SF (30.0 % OF LOT SIZE)
NEW BUILDING LOT COVERAGE WITH ENCLOSED ADDITION:	4,023.05 SF (35.76 % OF LOT SIZE)
DIFFERENCE BETWEEN LOT COVERAGE ALLOWED AND PROPOSED LOT COVERAGE:	648.05 SF

1 PROPOSED LOT COVERAGE DIAGRAM
1/16" = 1'-0"

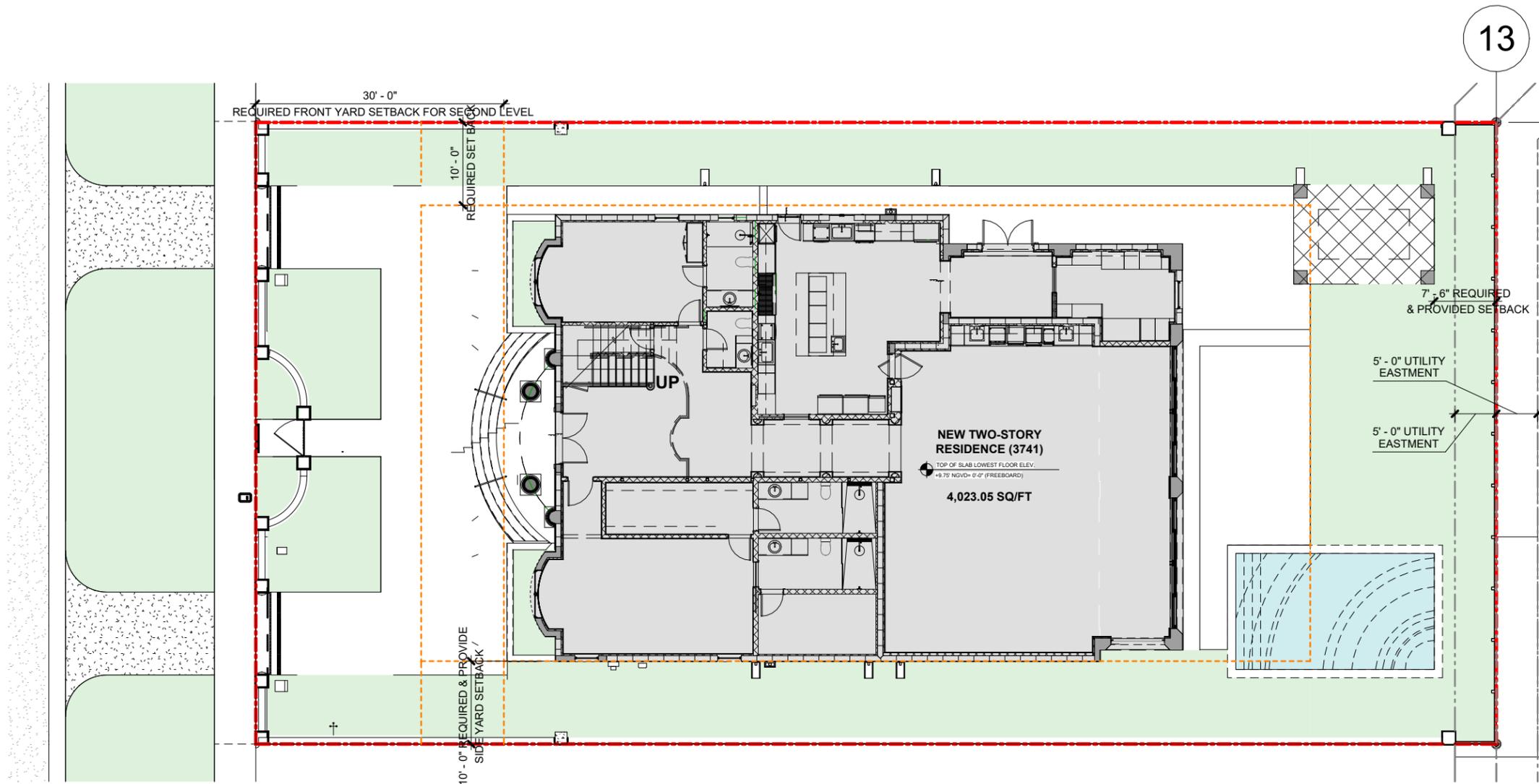
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A-1.1 PROPOSED LOT COVERAGE DIAGRAM PLAN



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LEGEND	
	PROPERTY LINE
	REQUIRED SETBACK
	10' UTILITY EASTMENT
	LOT COVERAGE
	GAZEBO AREA (NOT INCLUDED IN LOT COVERAGE)
	GREEN AREA
	POOL WATER

UNIT SIZE DATA	
FIRST FLOOR UNIT SIZE WITH NEW ENCLOSED ADDITION:	4,023.05 SF
SECOND FLOOR UNIT SIZE: (NO CHANGES AT THIS LEVEL)	2,066.49 SF (51.4 % OF THE 1ST FLOOR UNIT SIZE)
TOTAL UNIT SIZE:	
MAX. UNIT SIZE ALLOWED: (50% OF LOT AREA)	5,625.00 SF
NEW UNIT SIZE WITH ENCLOSED ADDITION:	6,089.54 SF (54.13 % OF LOT AREA)
DIFFERENCE BETWEEN MAX. UNIT SIZE ALLOWED AND PROPOSED UNIT SIZE:	464.54 SF

1 GROUND FLOOR UNIT SIZE DIAGRAM
1/16" = 1'-0"

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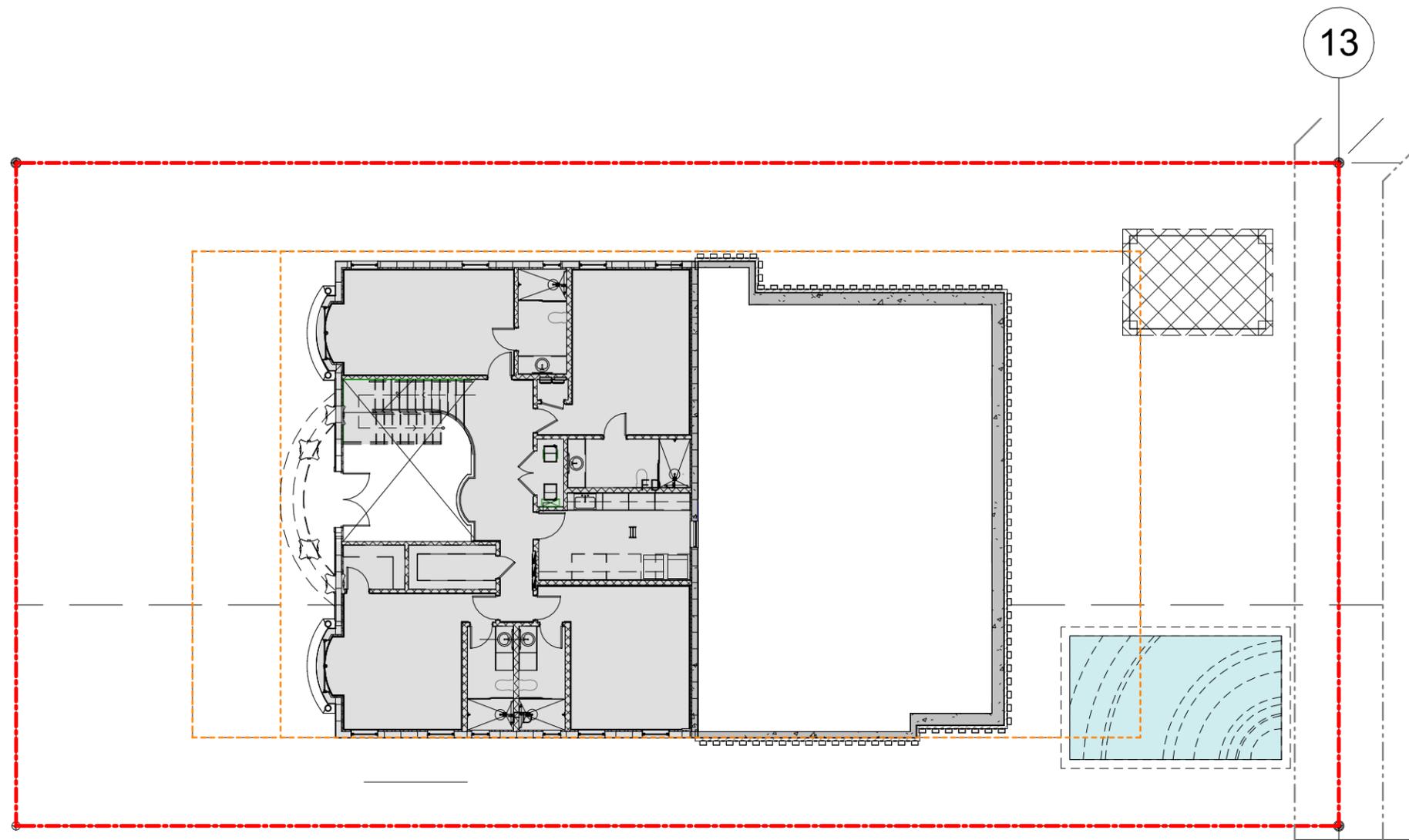
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A-1.2 PROPOSED UNIT SIZE DIAGRAM (GROUND FLOOR)



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LEGEND

- PROPERTY LINE
- - - - REQUIRED SETBACK
- - - - 10' UTILITY EASTMENT
- LOT COVERAGE
- ▣ GAZEBO AREA (NOT INCLUDED IN LOT COVERAGE)
- GREEN AREA
- POOL WATER

UNIT SIZE DATA

FIRST FLOOR UNIT SIZE WITH NEW ENCLOSED ADDITION:	4,023.05 SF
SECOND FLOOR UNIT SIZE: (NO CHANGES AT THIS LEVEL)	2,066.49 SF (51.4 % OF THE 1ST FLOOR UNIT SIZE)
TOTAL UNIT SIZE:	
MAX. UNIT SIZE ALLOWED: (50% OF LOT AREA)	5,625.00 SF
NEW UNIT SIZE WITH ENCLOSED ADDITION:	6,089.54 SF (54.13 % OF LOT AREA)
DIFFERENCE BETWEEN MAX. UNIT SIZE ALLOWED AND PROPOSED UNIT SIZE:	464.54 SF

1 SECOND FLOOR UNIT SIZE DIAGRAM
1/16" = 1'-0"



AMINOV RESIDENCE

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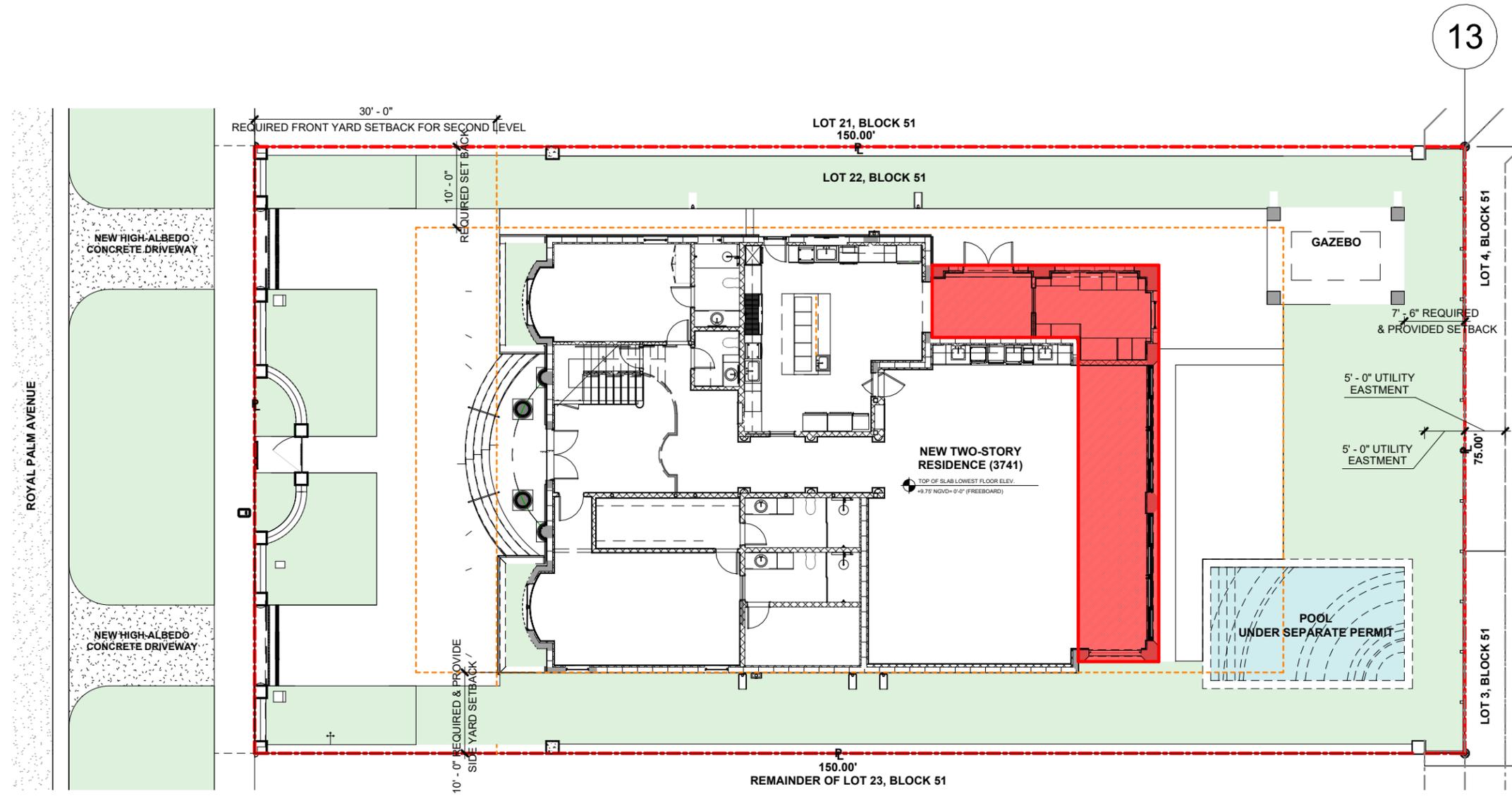
A-1.3 UNIT SIZE DIAGRAM (SECOND FLOOR)



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1 VARIANCE DIAGRAM
1/16" = 1'-0"

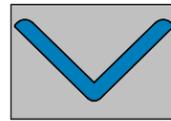
LEGEND	
	PROPERTY LINE
	REQUIRED SETBACK
	10' UTILITY EASTMENT
	PREVIOUS TERRACE PROPOSED TO BE ENCLOSED
	GREEN AREA
	POOL WATER

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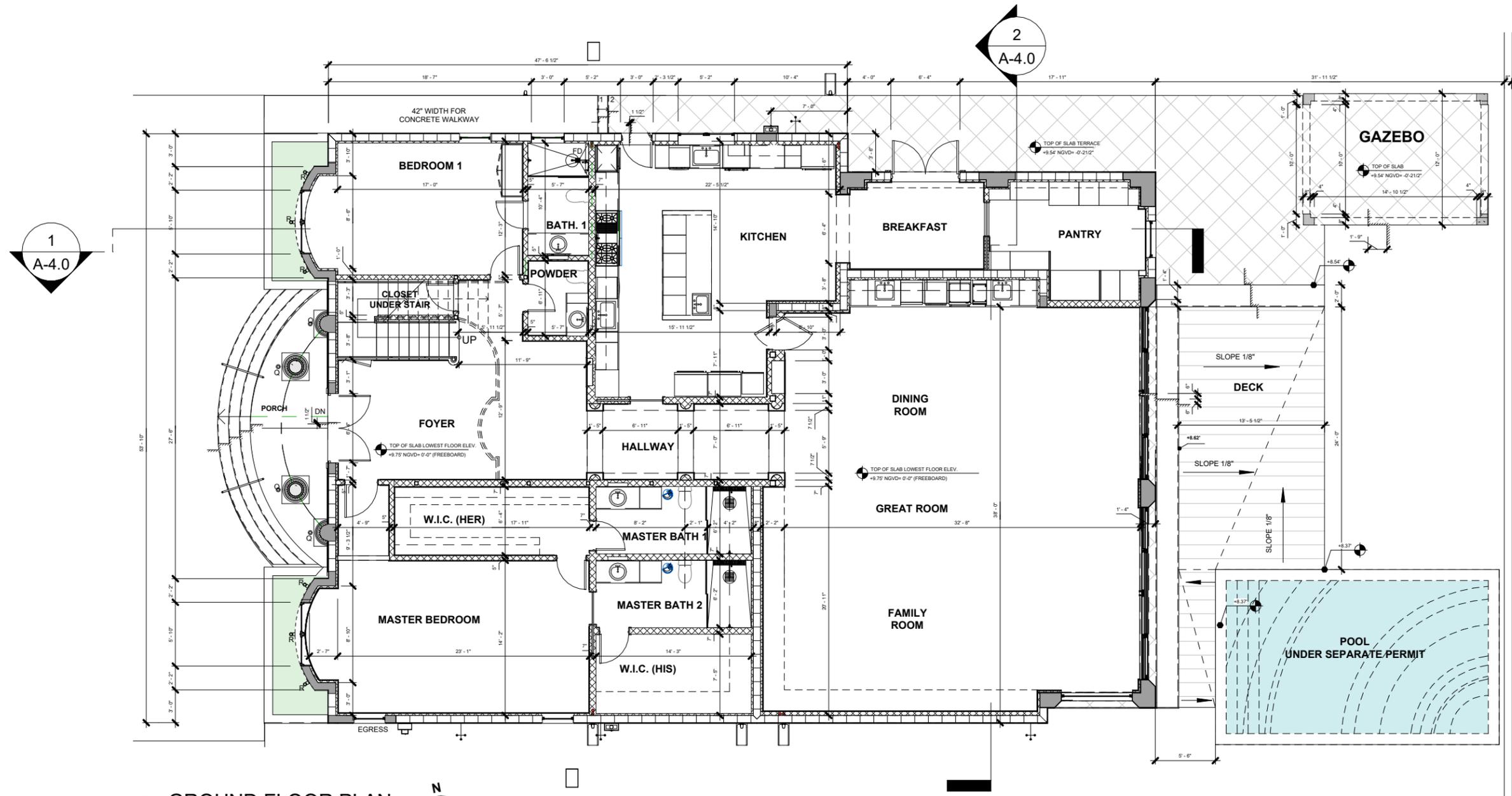
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A-1.4 VARIANCE DIAGRAM



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1 GROUND FLOOR PLAN
3/32" = 1'-0"

WALL LEGEND	
	EXTERIOR CMU WALL
	MTL. FRAME PARTITIONS. SEE FLOOR PLAN FOR THICKNESS
	CONCRETE COLUMN OR CONCRETE WALL

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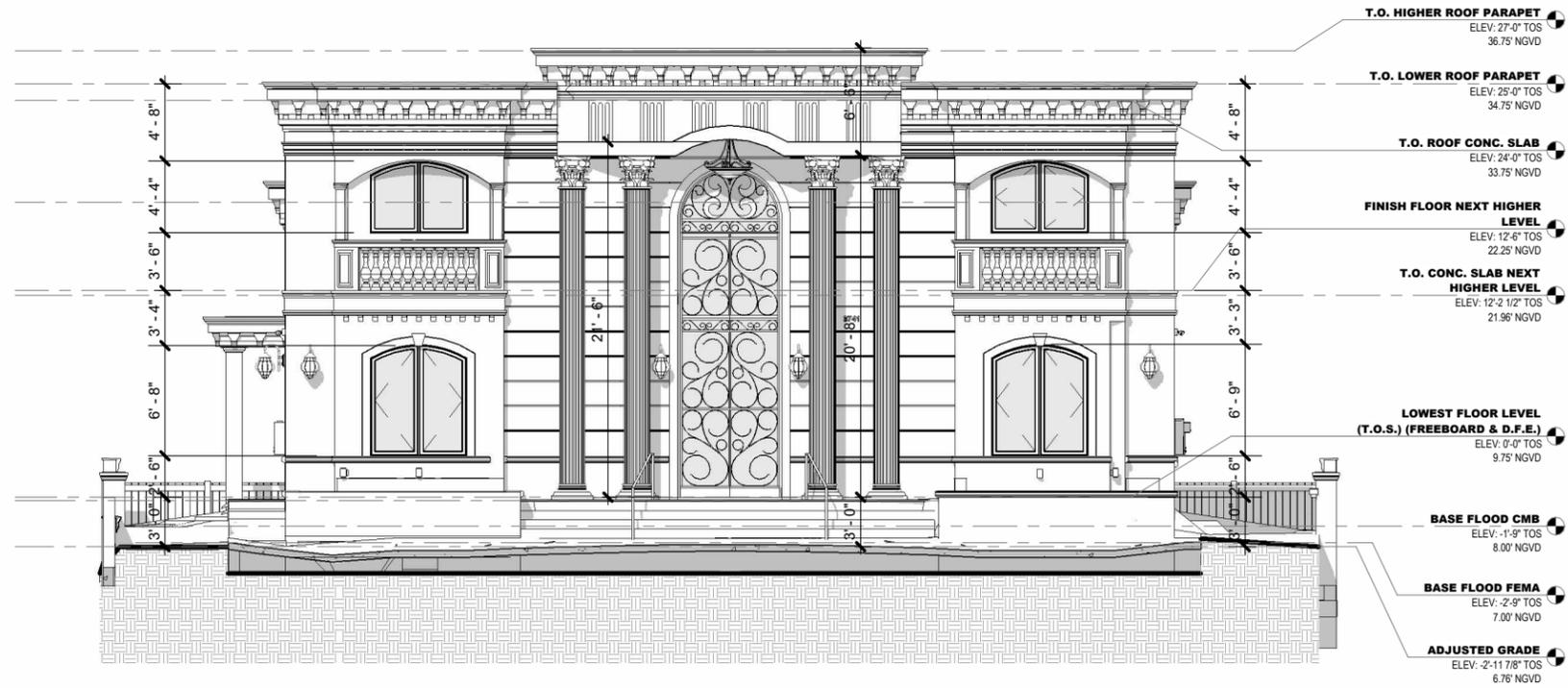
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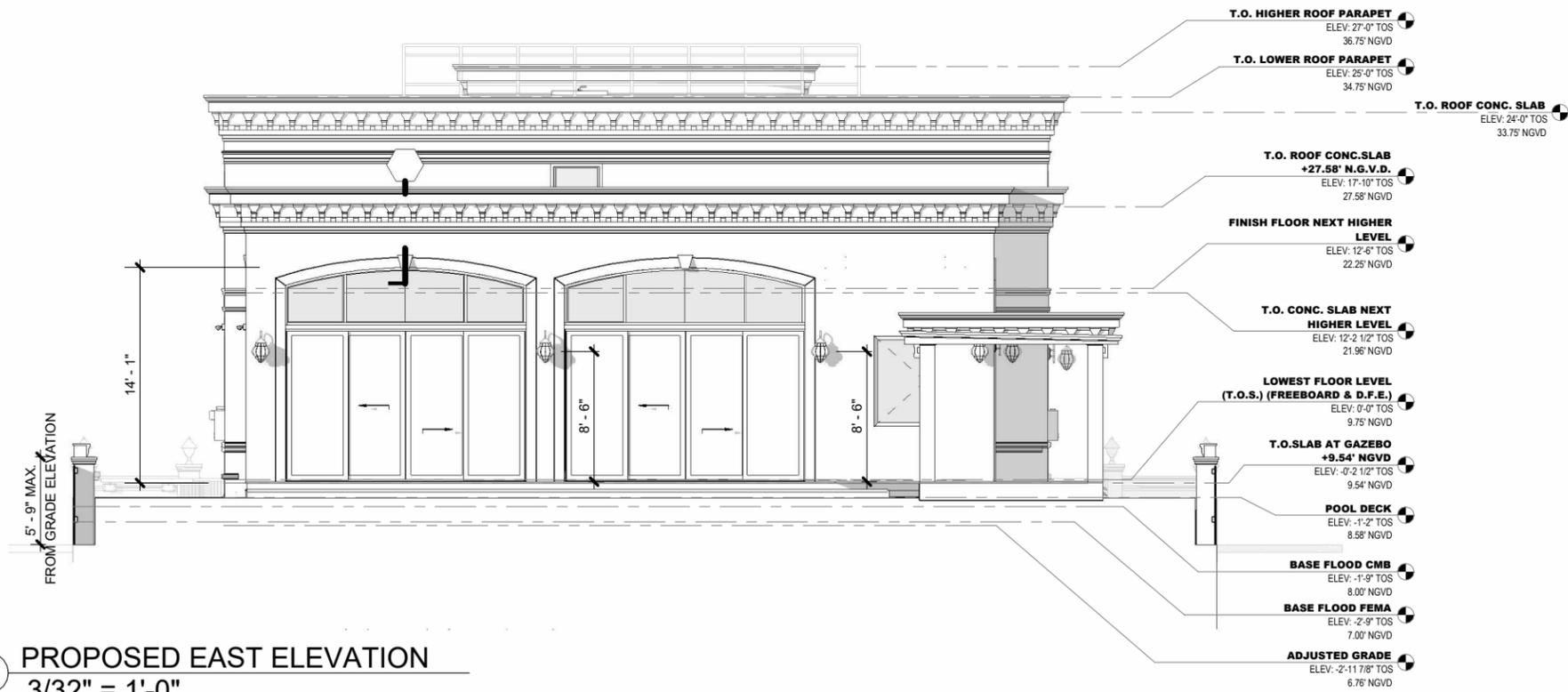
A-2.0 GROUND FLOOR PLAN

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① WEST ELEVATION (REMAINS AS PREVIOUSLY APPROVED)
3/32" = 1'-0"



② PROPOSED EAST ELEVATION
3/32" = 1'-0"

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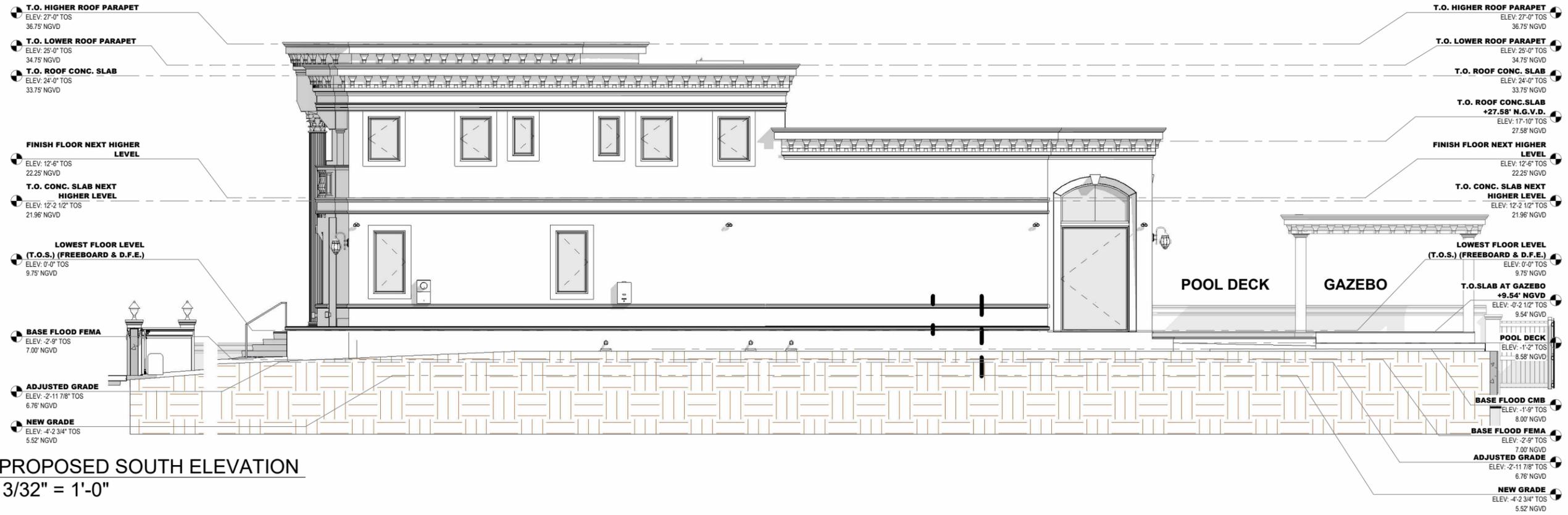
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A-3.0 WEST & EAST ELEVATIONS

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1 PROPOSED SOUTH ELEVATION
3/32" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/32" = 1'-0"

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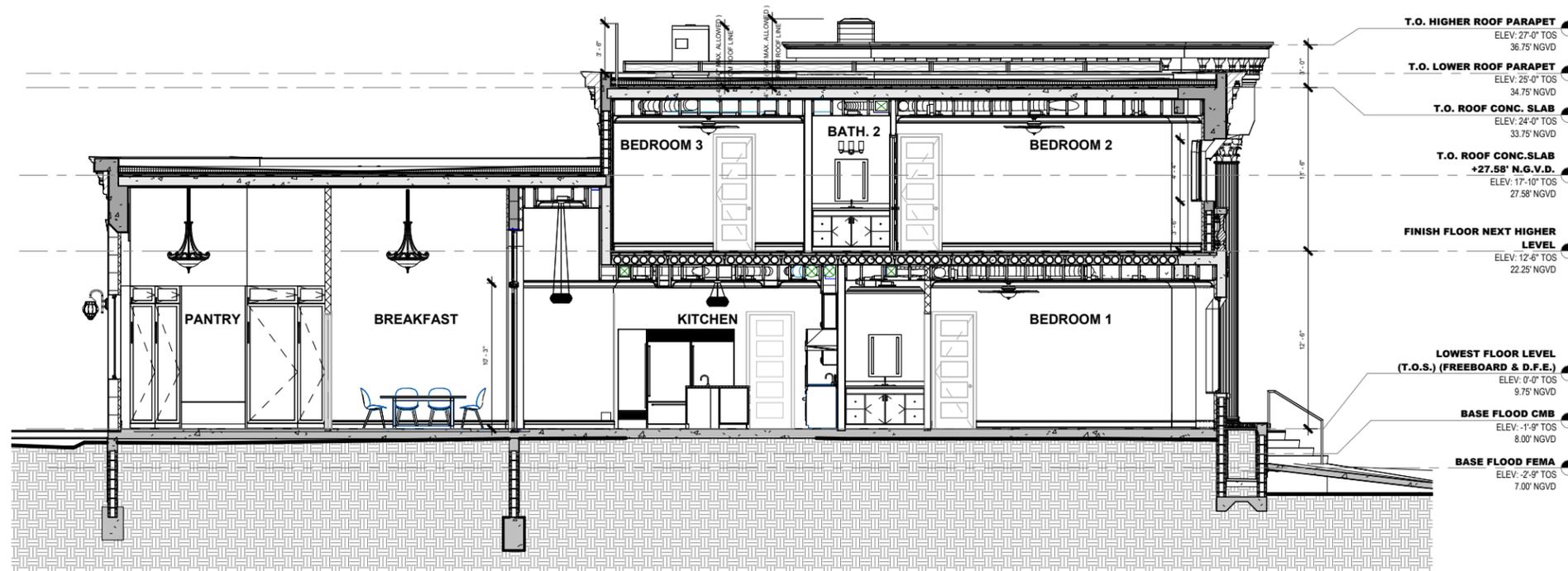
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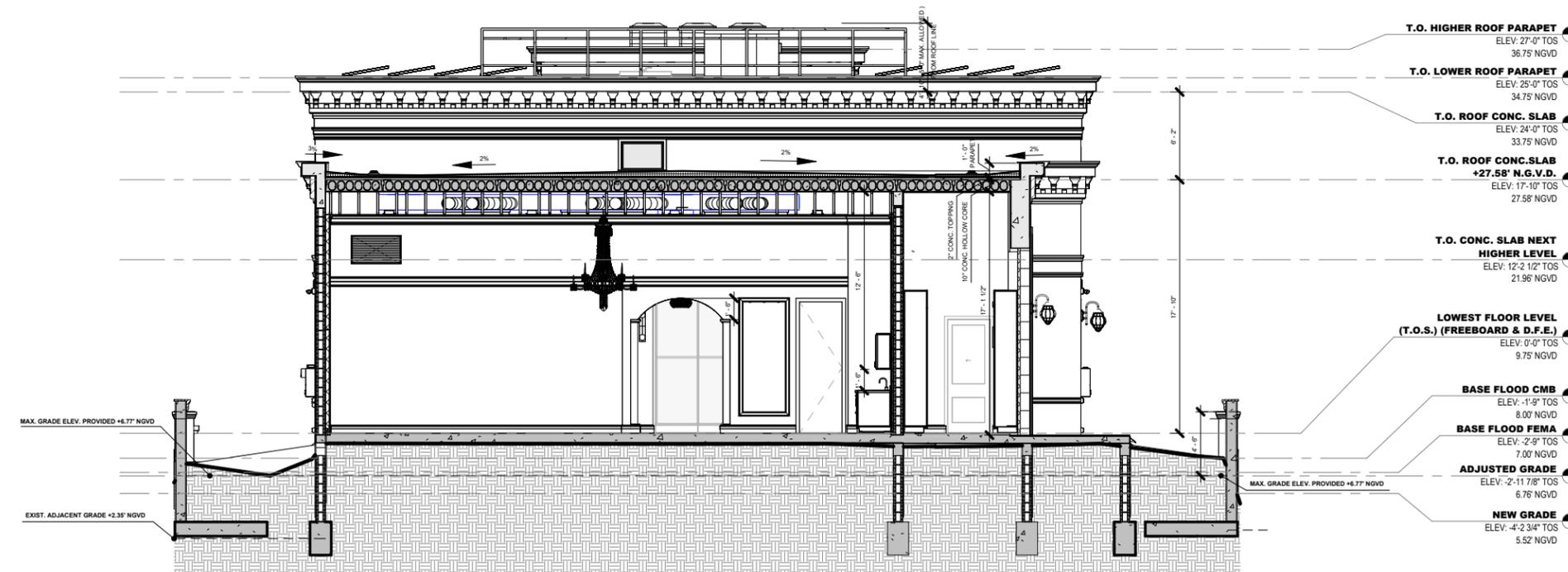
A-3.1 SOUTH & NORTH ELEVATIONS

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1 BUILDING SECTION 8 (EAST - WEST)
3/32" = 1'-0"



2 BUILDING SECTION 4 (SOUTH - NORTH)
3/32" = 1'-0"

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A-4.0 SECTION



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A-5.0 RENDERINGS

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A-5.1 RENDERINGS

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