

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			
NEW			
REVISED		X	
RE-ISSUED WITHOUT REVISION			
PREVIOUSLY SUBMITTED			
		FIRST SUBMITTAL: 03.16.25	
		FINAL SUBMITTAL: 04.06.25	

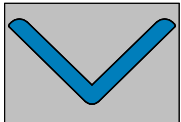
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MANUEL D. FERNANDEZ
AR 95601

18-0006

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

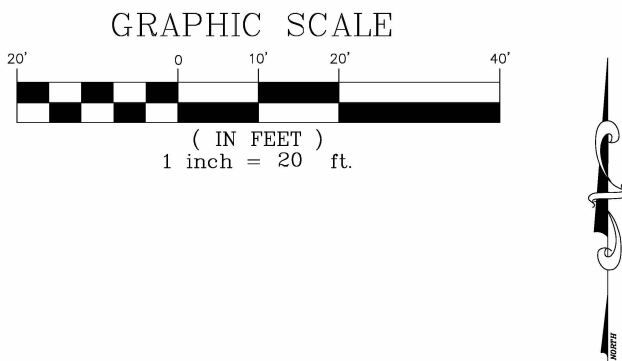


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SKETCH OF SURVEY

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.

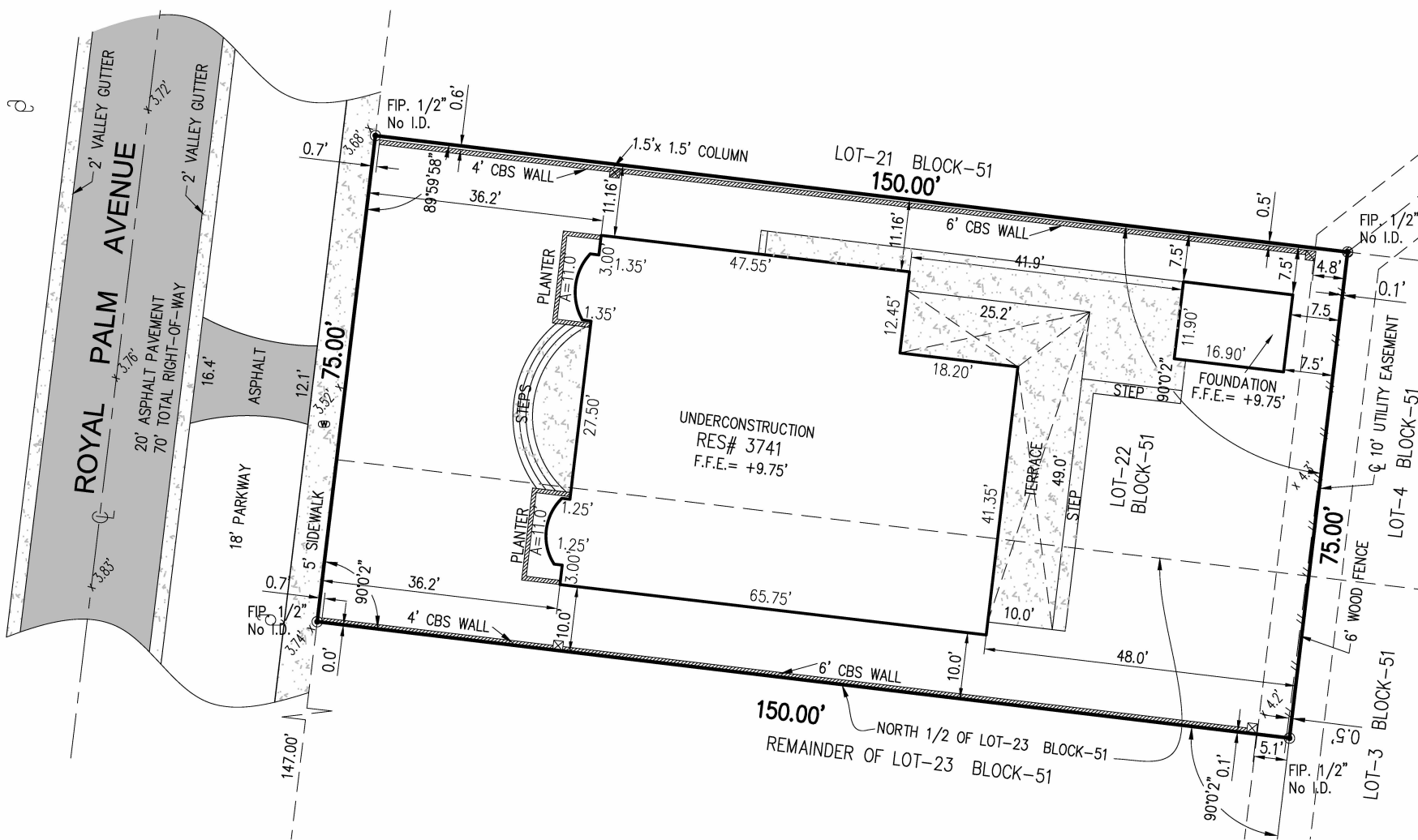
Printed Copies are Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper, Digital Copies are Not valid without an electronic authorized signature of a Florida Licensed Surveyor and Mapper, The Date and Time shown on the digital signed stamp does Not represent 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# 6231 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 | A=Delta | L=Length | R=Radius | T=Tangent | Existing Elevations | Catch Basin | Water Meter | Electric Box | Sanitary Manhole | Sprinkler Pump | 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 | (M)=Measured | (P)=Platted | (R)=Record | Res.=Residence | SIP/R.=Set Iron Pin/Rebar | U.E.=Utility Easement |
|-------------------------|---------------|-------|-------------|----------|---------|----------|----------|-----------|---------------------|-------------|-------------|--------------|------------------|----------------|-------|---------------------------------|--------------|--------------------|---------------------|----------------|--------------------------------|------------------------|--------------------------------------|-------------------------------|----------------------------|-------------------------|-----------------|--------------------------|----------------------------------|--------------|-------------|------------|----------------|---------------------------|-----------------------|

ROYAL POINT LAND SURVEYORS, INC. 6175 NW 153rd STREET, SUITE 321, MIAMI LAKES, FL. 33014 * TEL: 305-822-6062 *	L.B.# 7282 info@RoyalPointLS.com	DRAWN: J.G.	JOB No.: RP24-1122
		CHECKED: P.J.A.	FIELD DATE: 08/26/2024
		SCALE: AS NOTED	SHEET: No. 1 of 1

AMINOV RESIDENCE

18-0006
3741 ROYAL PALM AVENUE, MIAMI BEACH, FL 33140

BOARD OF ADJUSTMENT, CITY OF MIAMI BEACH

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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] 5200 SW 114 WAY COOPER CITY, FL 33330	Owner:	MANI AMINOV MAAIANE AMINOV
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 R4 R3 R4

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

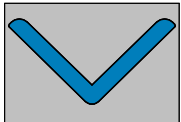
We are committed to providing excellent public service and safety to all who live, work and play in our vibrant, tropical, historic community.

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EX-0.2 COPY OF PREVIOUSLY APPROVED BUILDING PERMIT

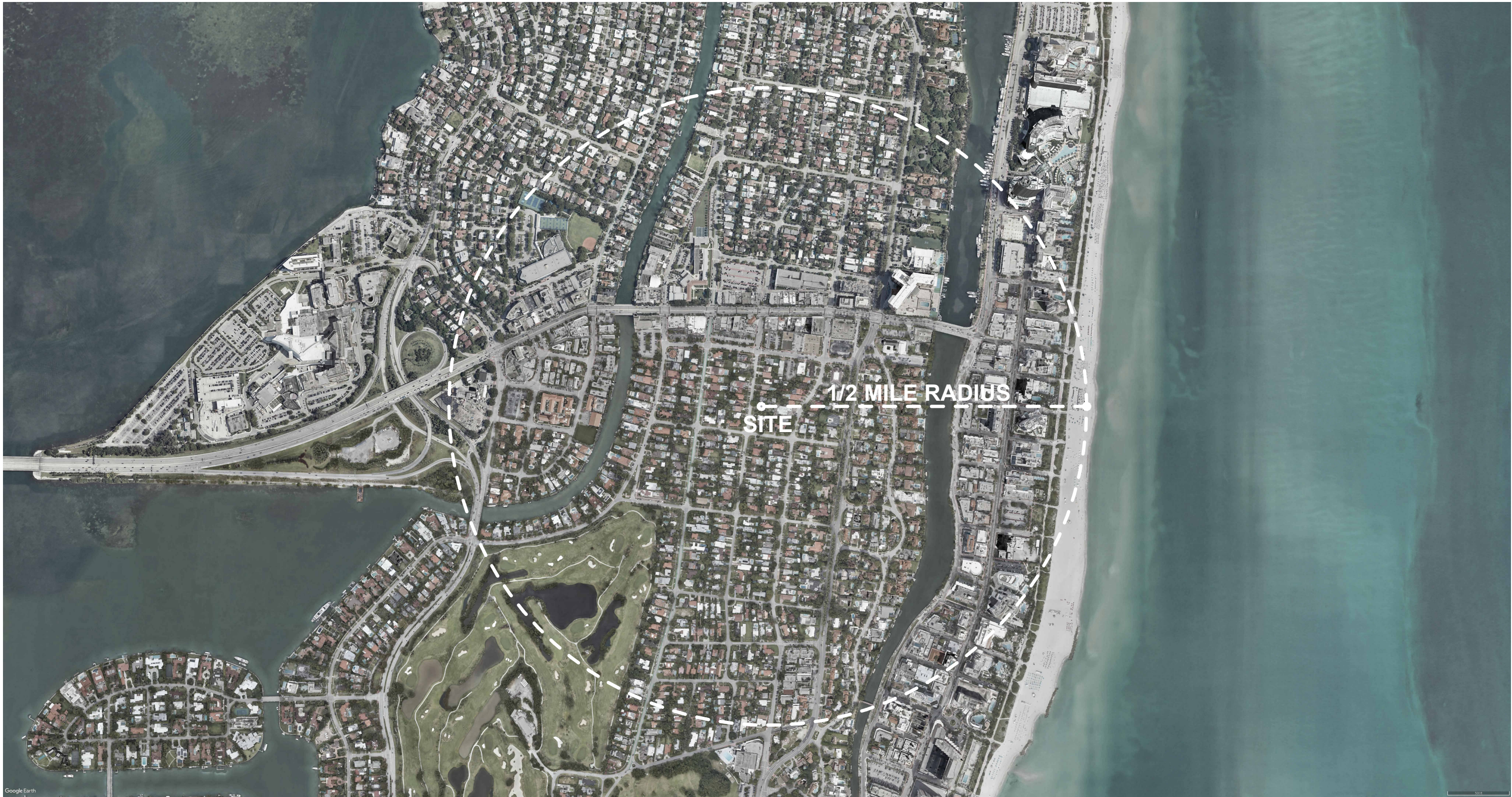


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1 CONTEXT LOCATION MAP
N.T.S

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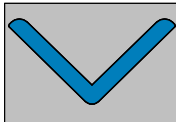
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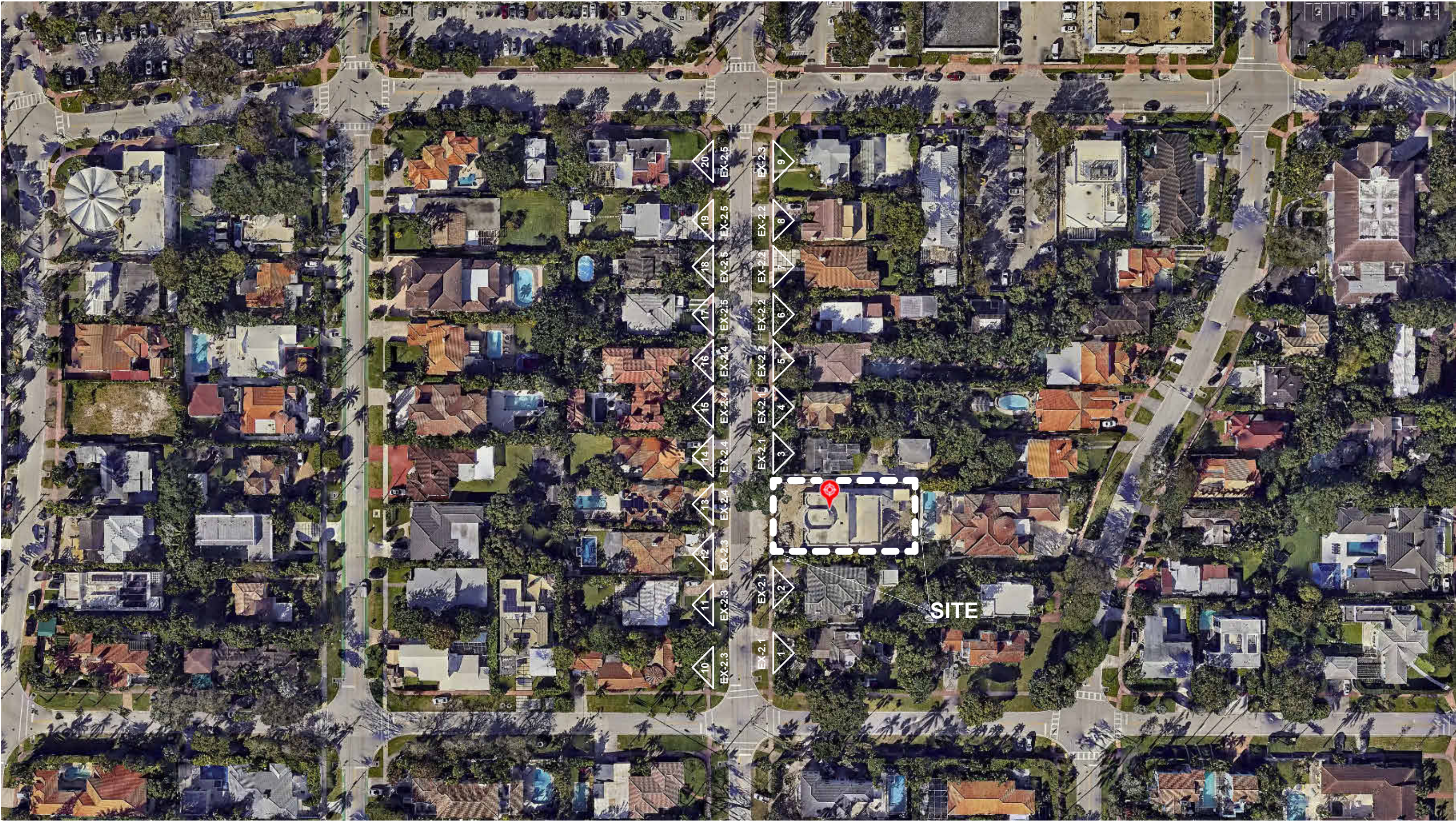
EX-1.0 CONTEXT LOCATION MAP



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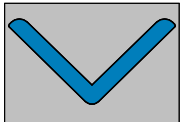


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EX-2.0 CONTEXT ANALYSIS MAP



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1. 3701 ROYAL PALM AVE



2. 3717 ROYAL PALM AVE



3. 3745 ROYAL PALM AVE



4. 3747 ROYAL PALM AVE

AMINOV RESIDENCE

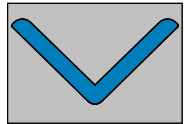
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EX-2.1 CONTEXT ANALYSIS



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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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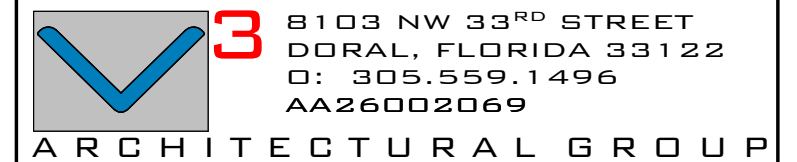
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EX-2.3 CONTEXT ANALYSIS



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13. 3730 ROYAL PALM AVE



14. 3736 ROYAL PALM AVE



15. 3746 ROYAL PALM AVE



16. 3750 ROYAL PALM AVE

AMINOV RESIDENCE


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3741 ROYAL PALM AVENUE, MIAMI BEACH, FL 33140

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EX-2.4 CONTEXT ANALYSIS



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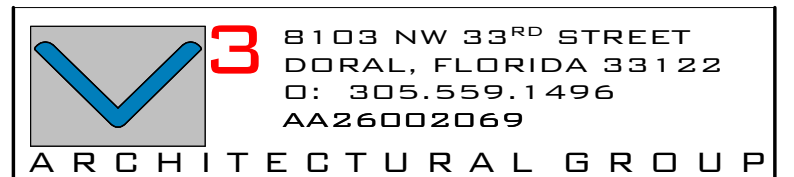
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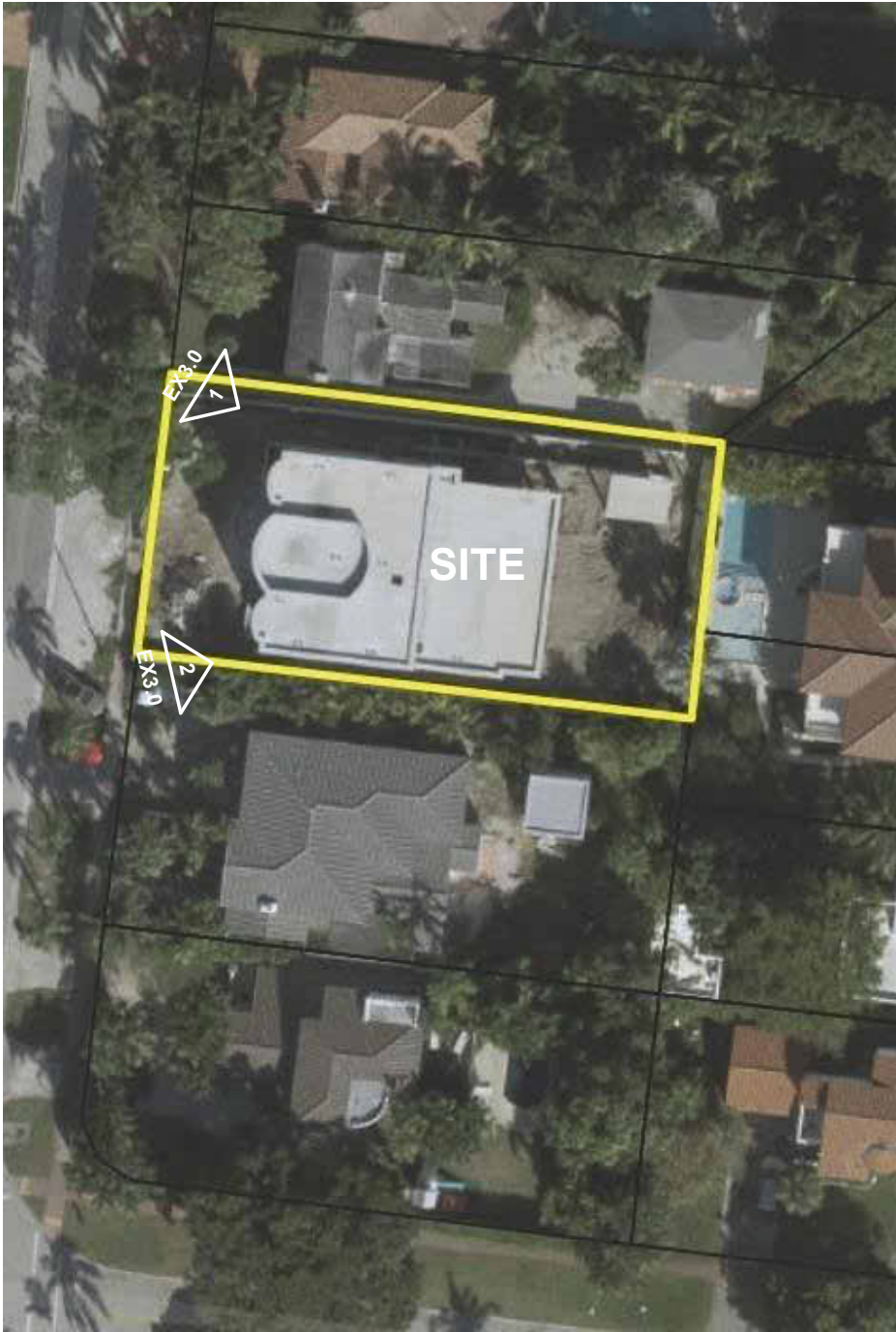
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EX-2.5 CONTEXT ANALYSIS



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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



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



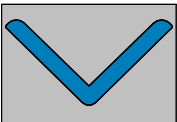
2. EXISTING CONDITION PROJECT SITE
ROYAL PALM AVE SOUTH-WEST VIEW

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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



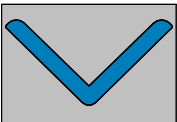
4. EXISTING INTERIOR CONDITION PROJECT SITE

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EX-3.1 EXISTING CONDITION

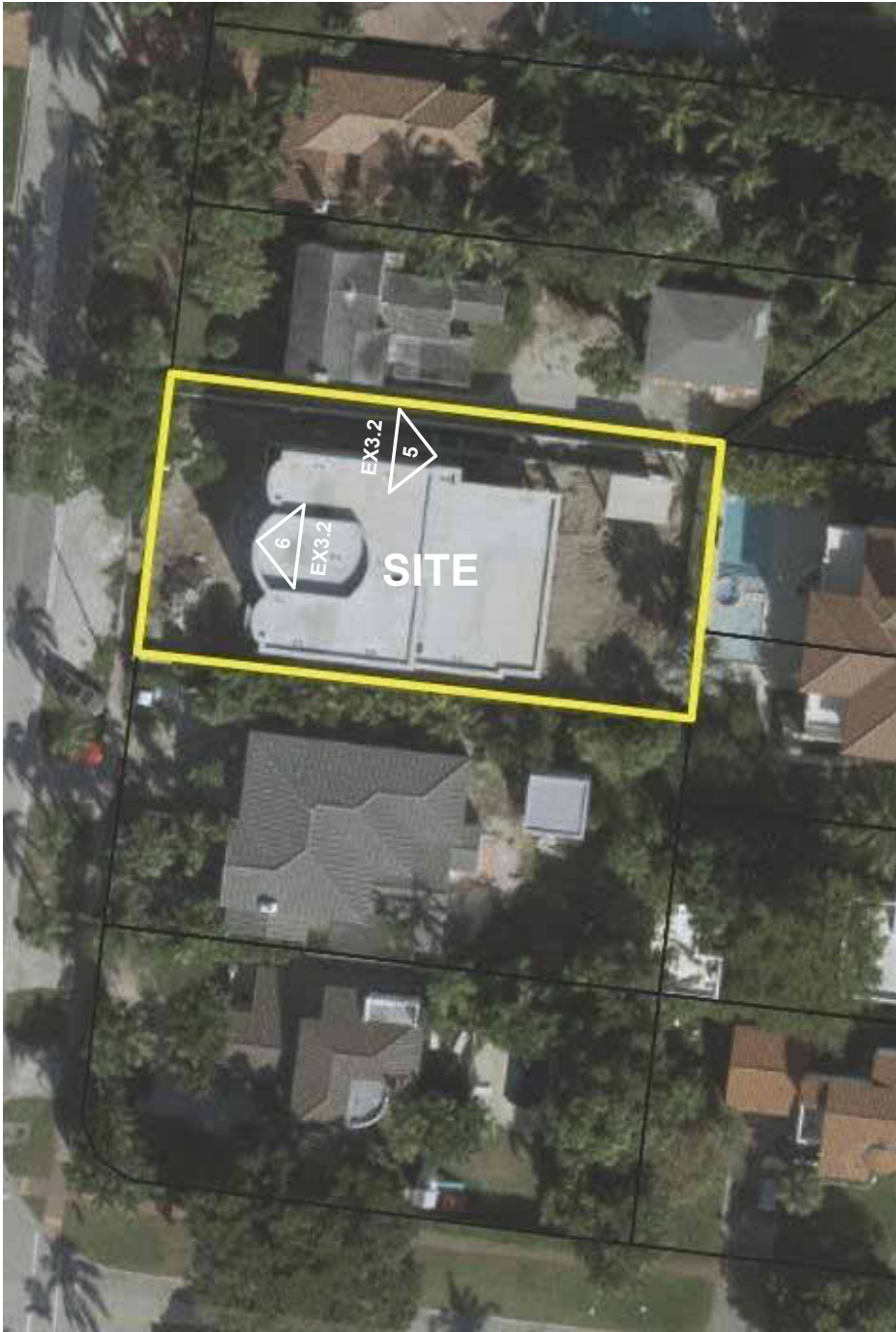


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• EXISTING CONDITION PROJECT SITE
REFERENCE CONTEXT MAP



5. EXISTING INTERIOR CONDITION PROJECT SITE



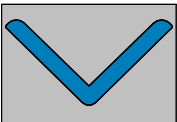
6. EXISTING INTERIOR CONDITION PROJECT SITE

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EX-3.2 EXISTING CONDITION



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ROYAL PALM AVENUE

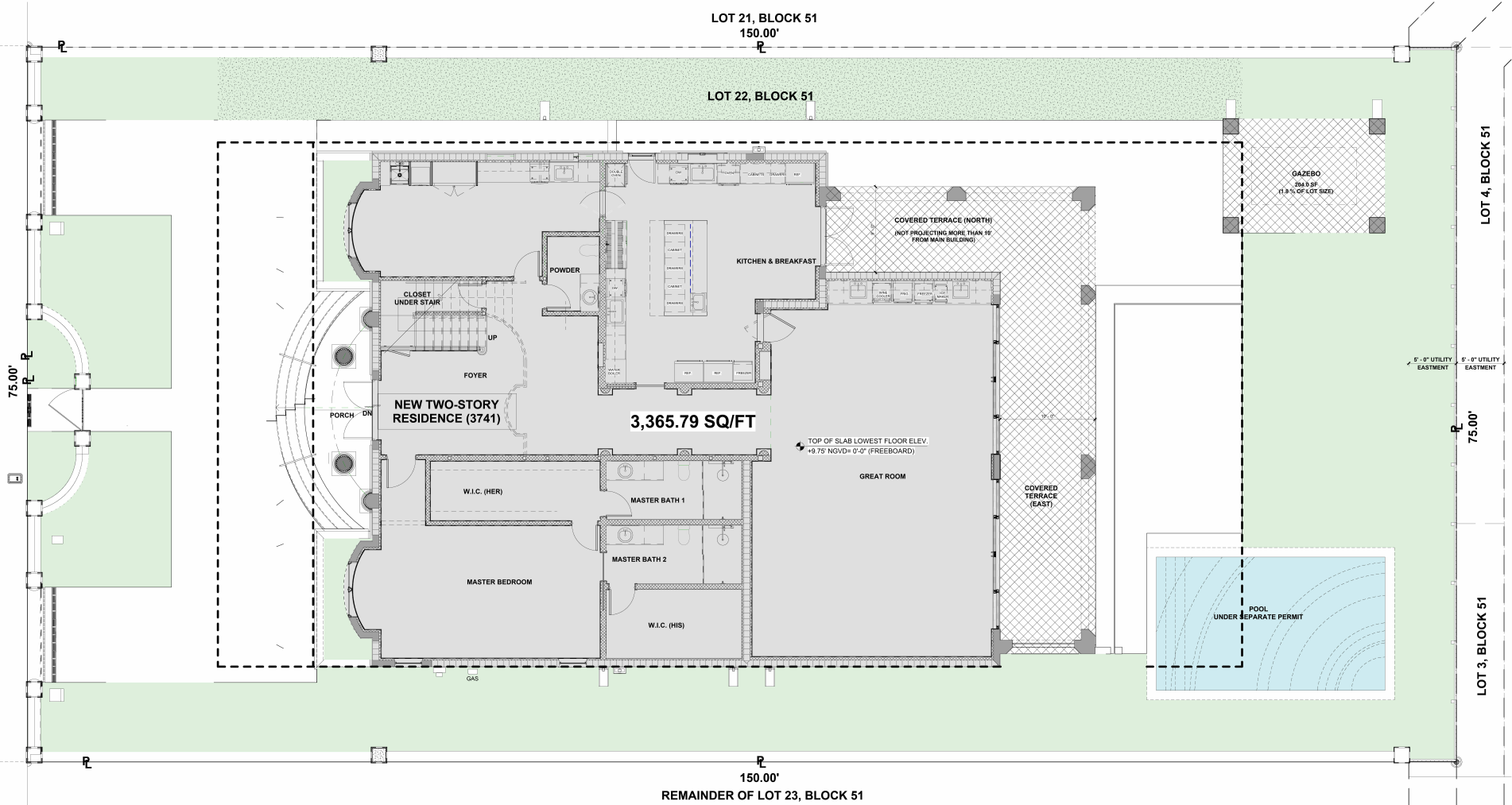
20' ASPHALT PAVEMENT
70' TOTAL RIGHT OF WAY

2' VALLEY CUTTER

NEW ASPHALT DRIVEWAY

NEW ASPHALT DRIVEWAY

EXISTING 18' PARKWAY



LEGEND

- 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"

AMINOV RESIDENCE

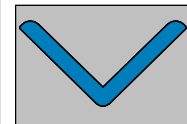
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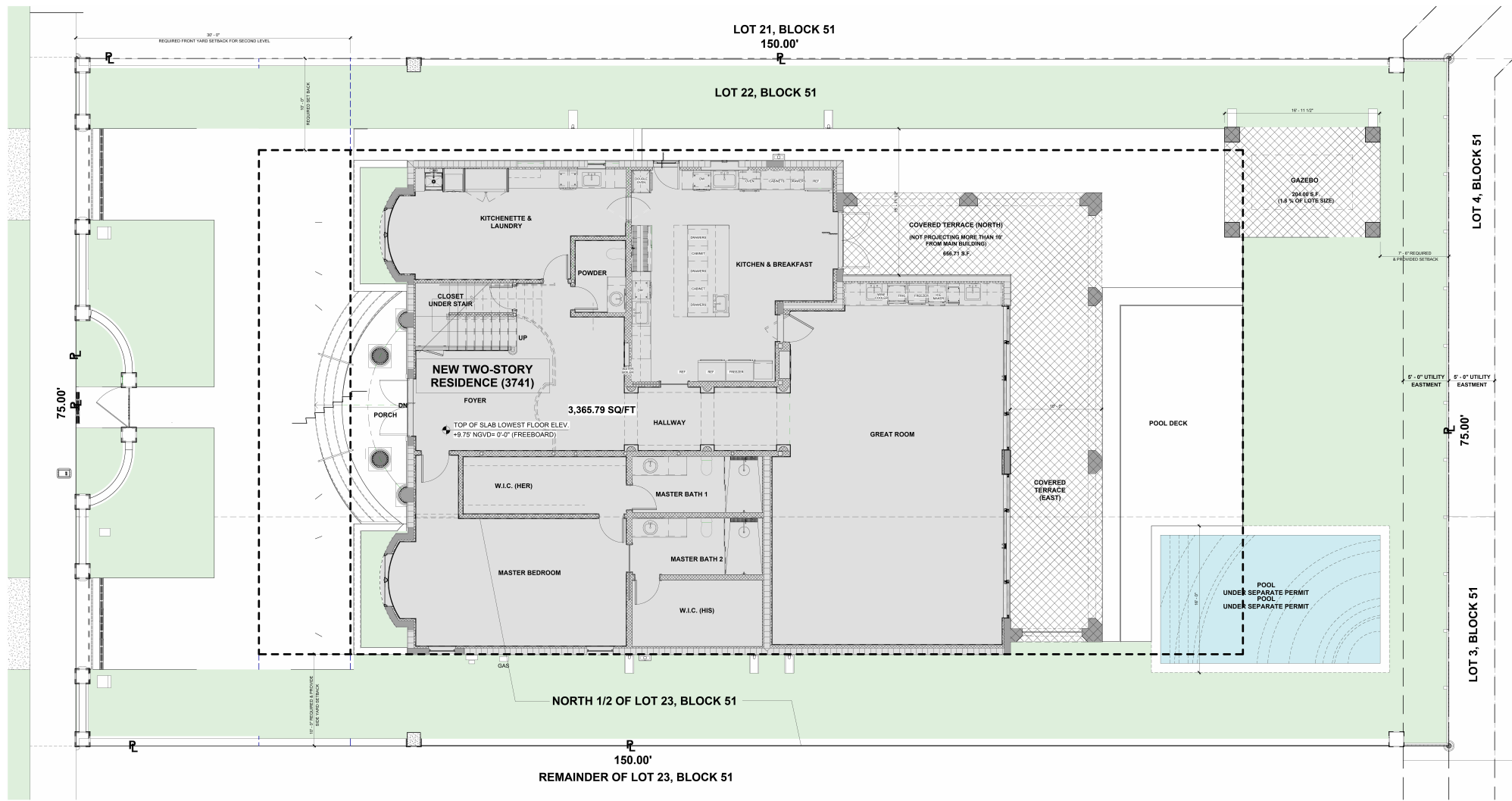
EX-4.0 EXISTING LOT COVERAGE DIAGRAM PLAN



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

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)

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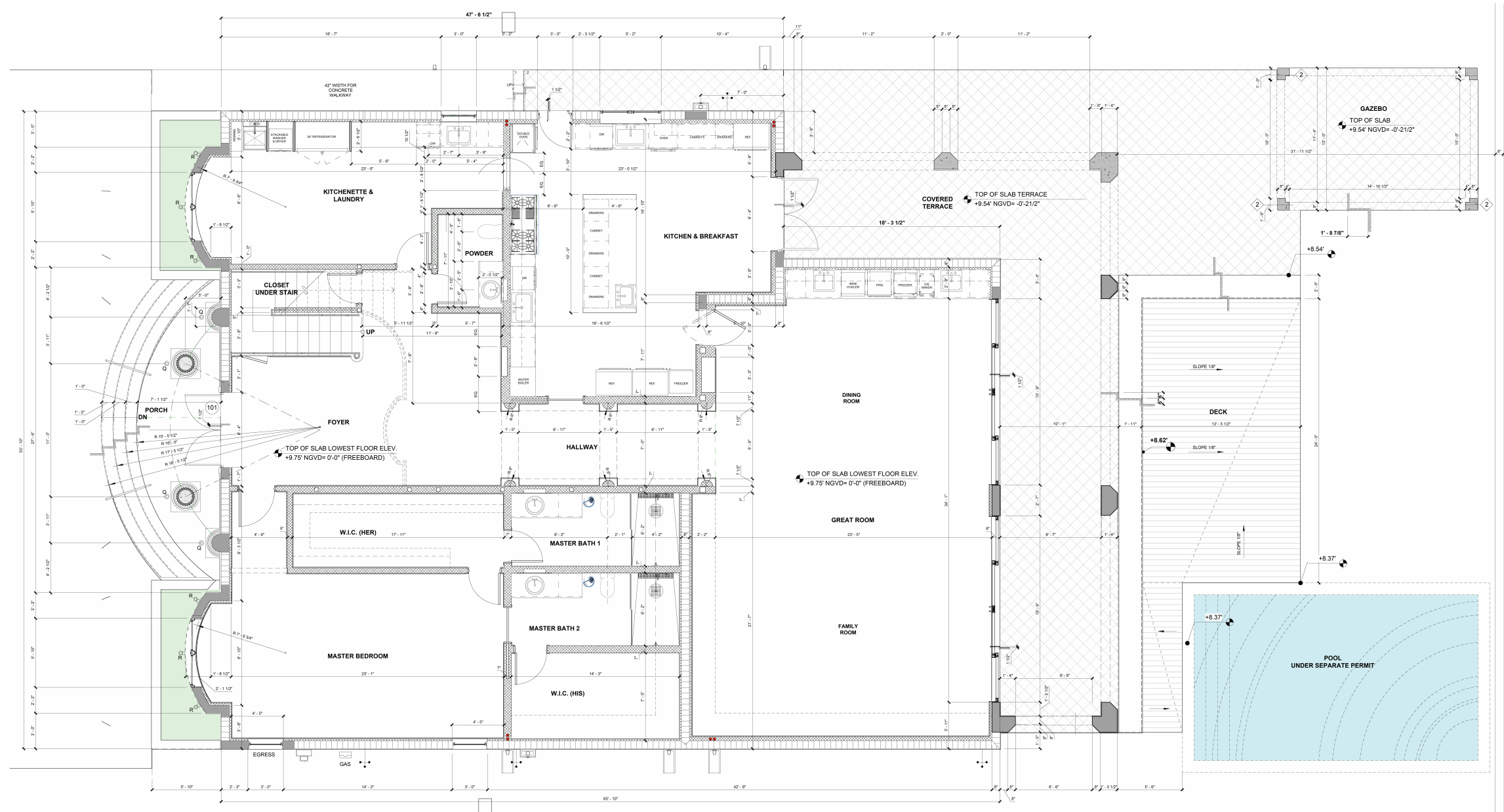
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EX-4.1 EXISTING UNIT SIZE DIAGRAM (GROUND FLOOR)

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

AMINOV RESIDENCE

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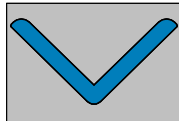
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EX-5.0 EXISTING GROUND FLOOR PLAN

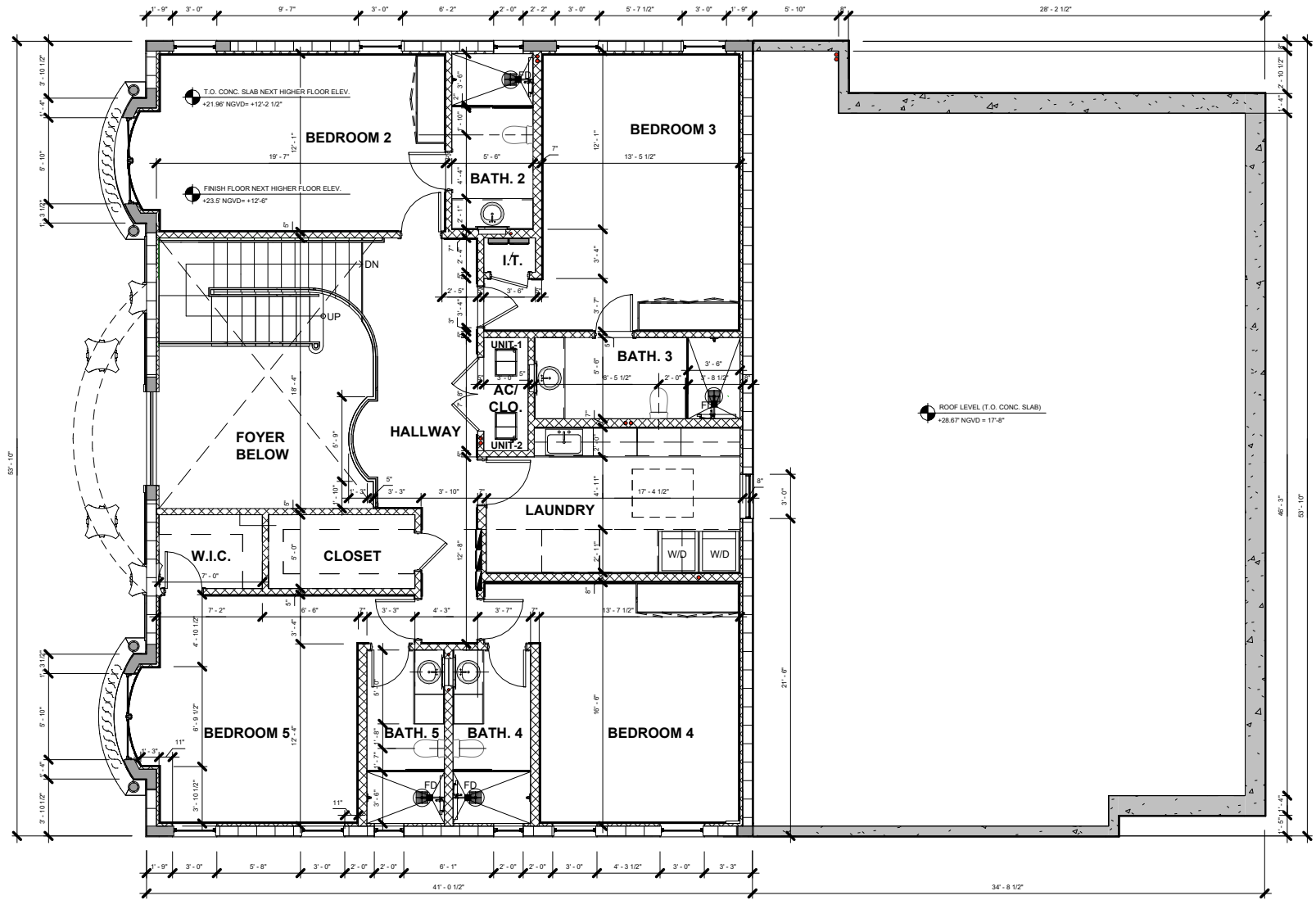


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1 EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"

NO CHANGES AT THIS LEVEL

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

AMINOV RESIDENCE

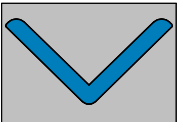
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EX-5.1 EXISTING SECOND FLOOR PLAN



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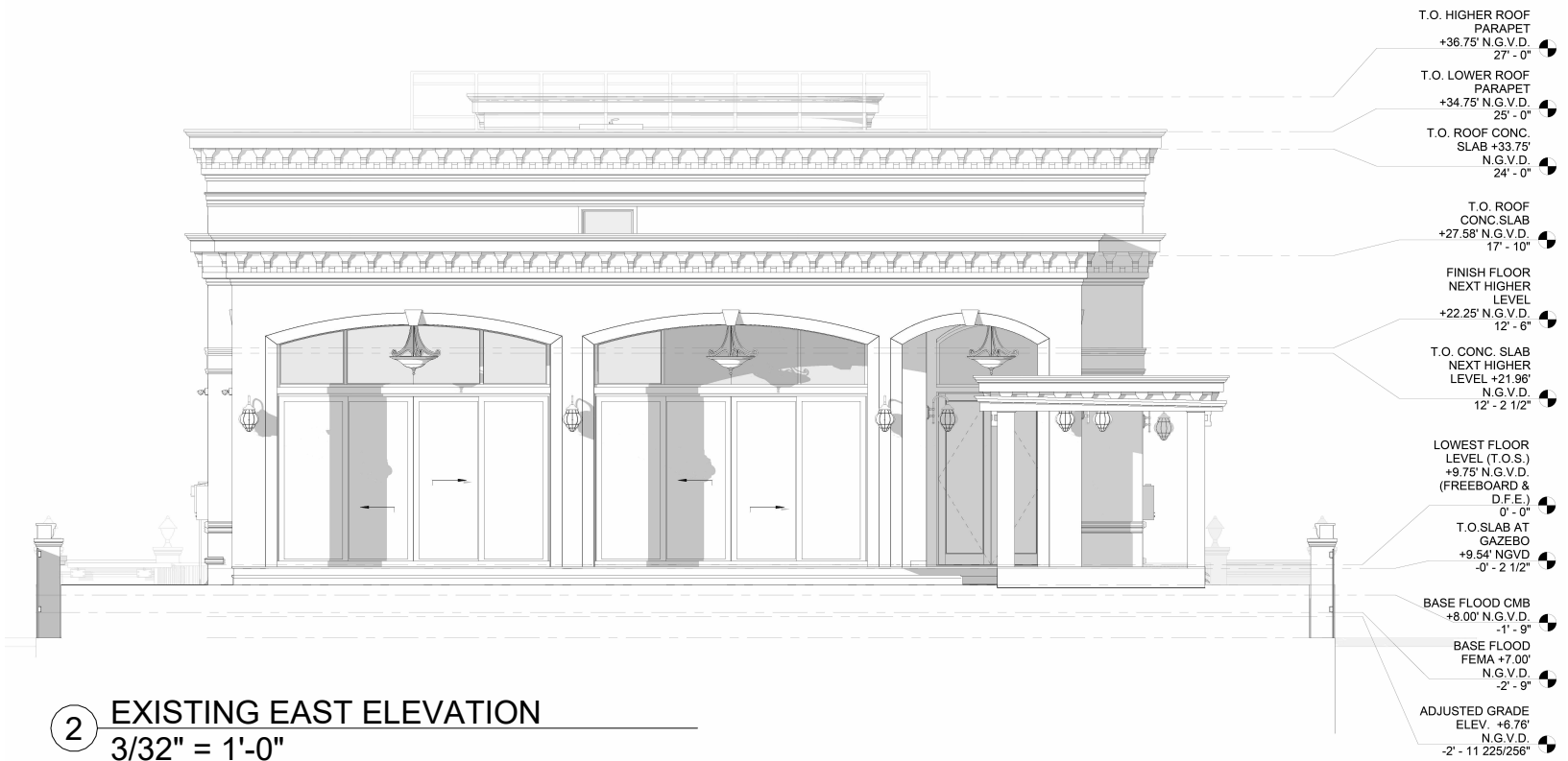
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1 EXISTING WEST ELEVATION
3/32" = 1'-0"



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

AMINOV RESIDENCE

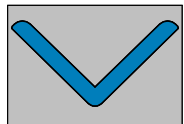
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EX-6.0 EXISTING WEST & EAST ELEVATIONS

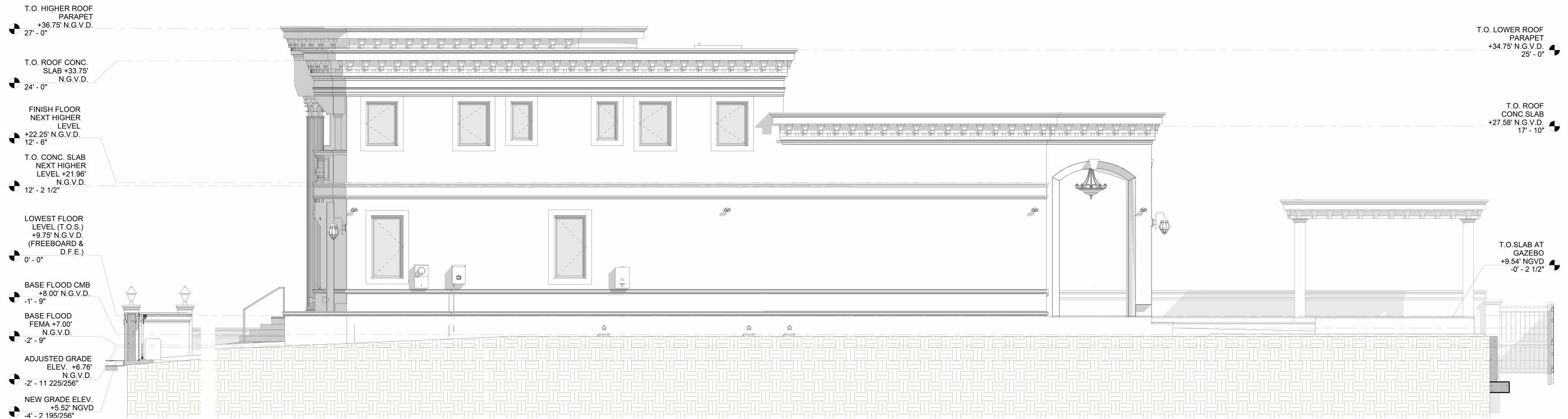


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① EXISTING SOUTH ELEVATION
3/32" = 1'-0"



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

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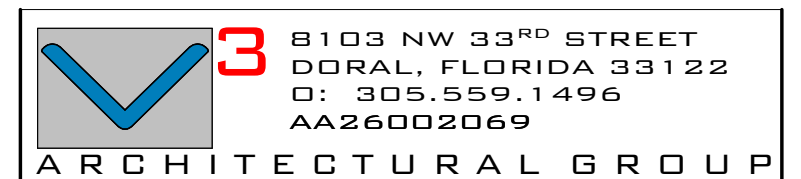
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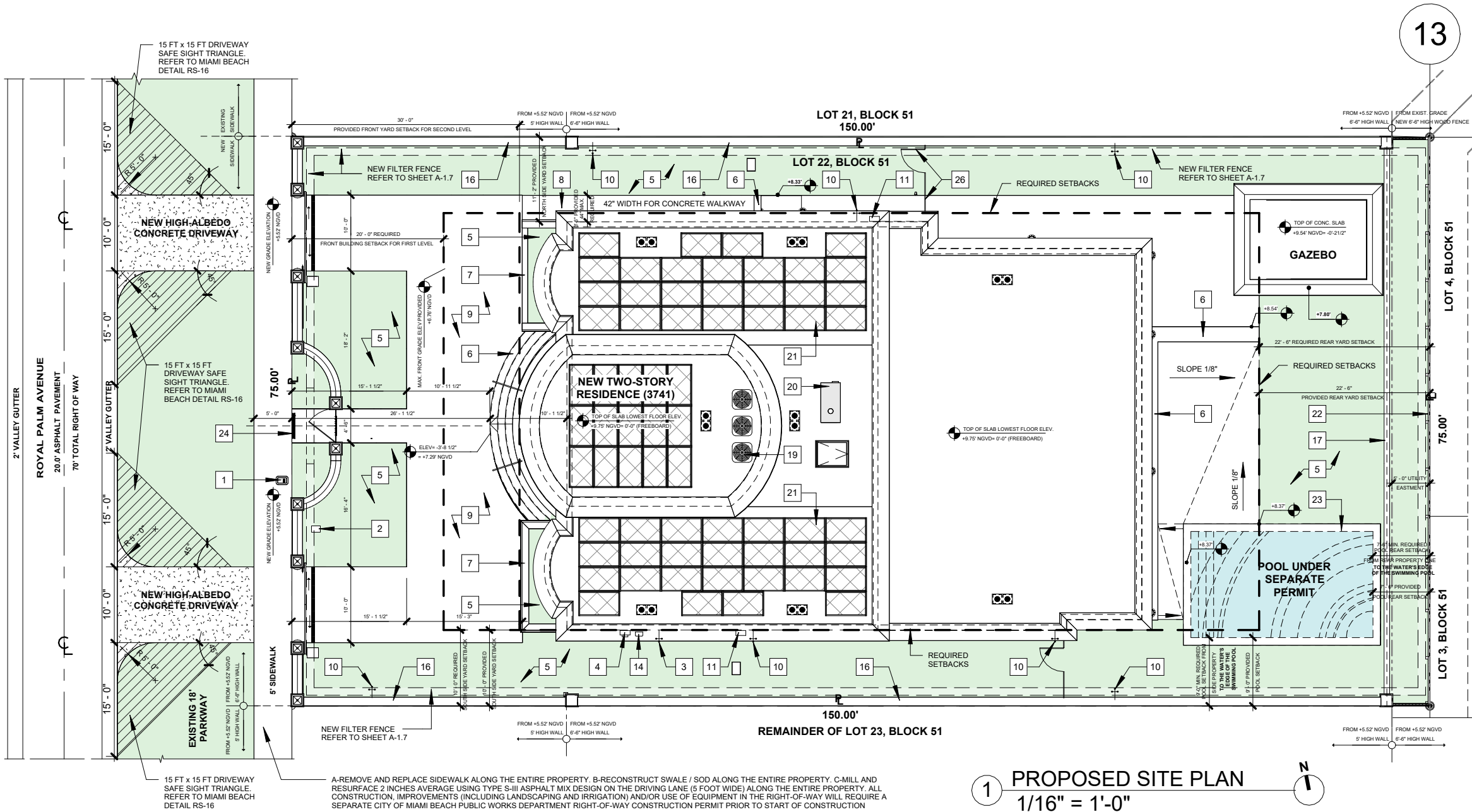
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EX-6.1 EXISTING SOUTH & NORTH ELEVATIONS



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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.	

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

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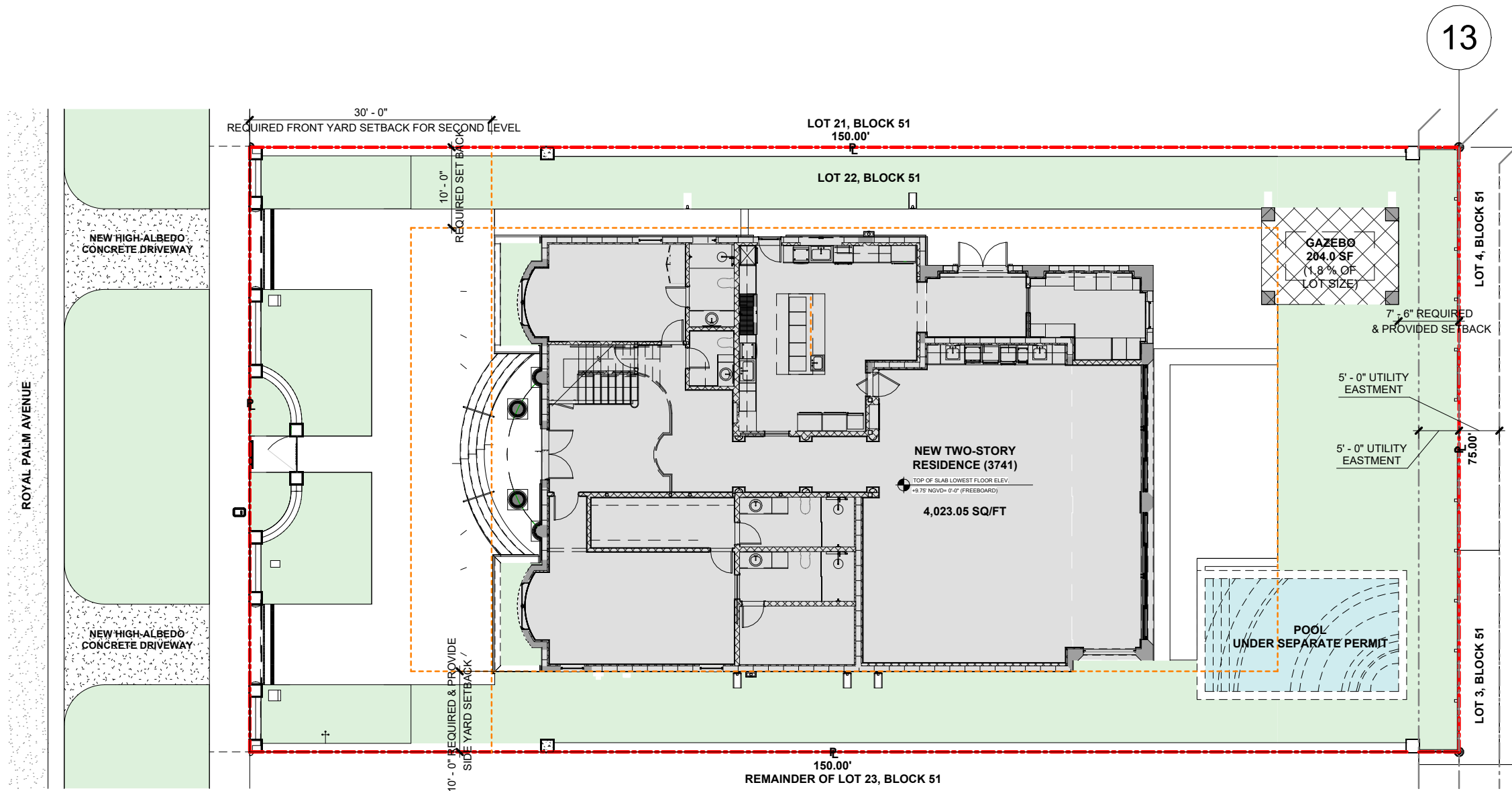
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A-1.0 PROPOSED SITE PLAN

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13

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

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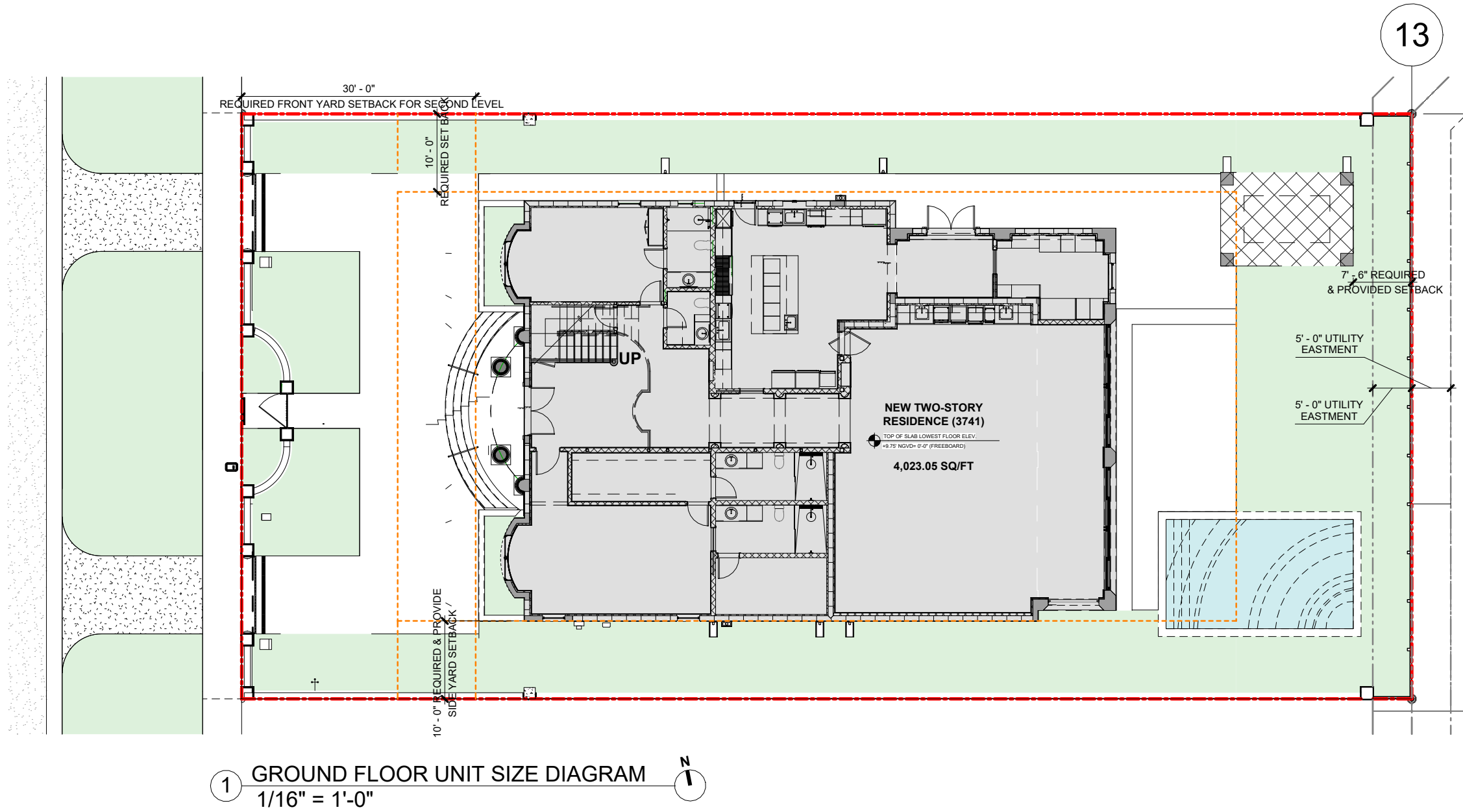
A-1.1 PROPOSED LOT COVERAGE DIAGRAM PLAN

3

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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:	5,625.00 SF (50% OF LOT AREA)
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

AMINOV RESIDENCE

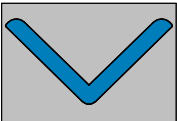
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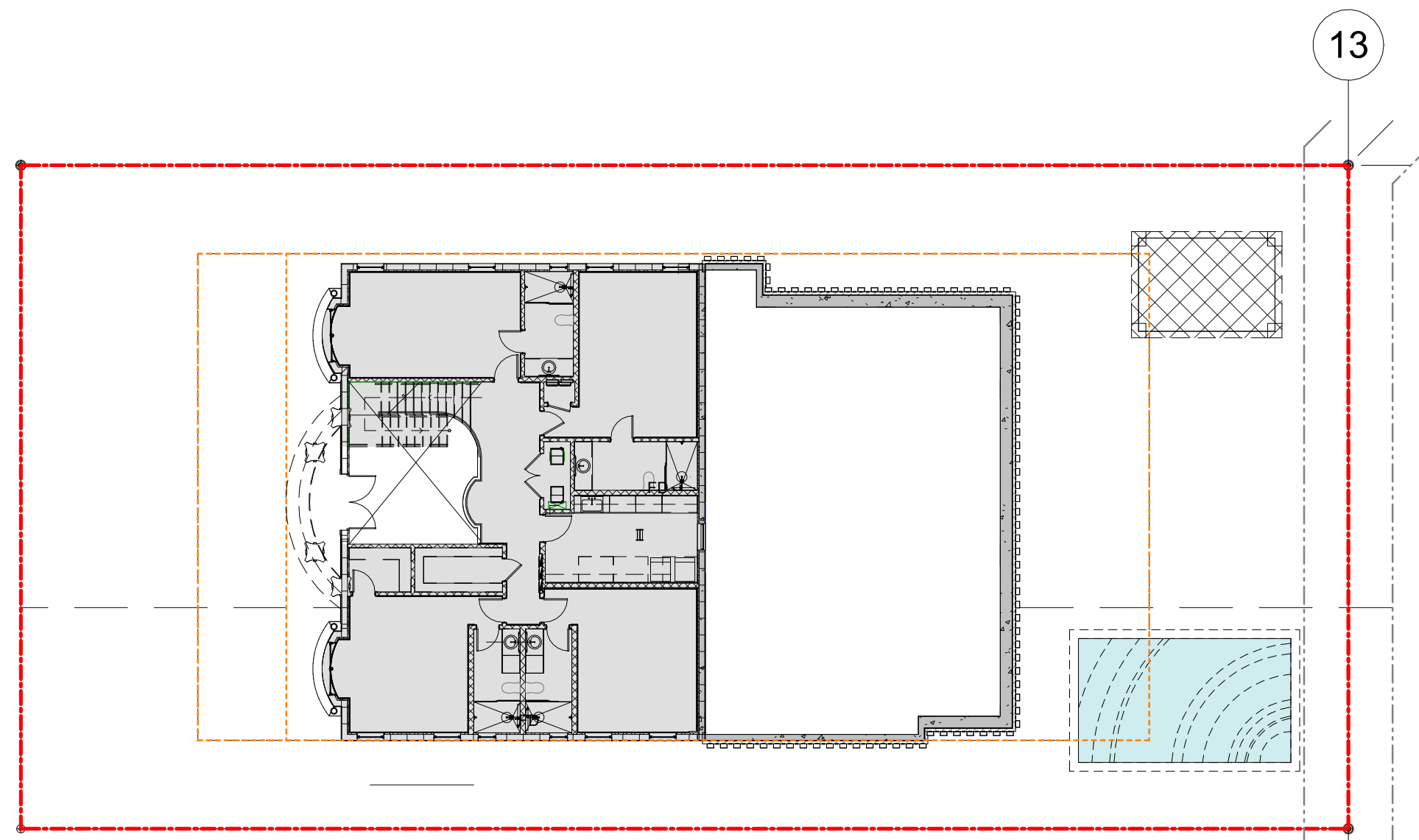
A-1.2 PROPOSED UNIT SIZE DIAGRAM (GROUND FLOOR)



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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

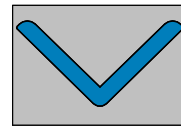
UNIT SIZE DATA	
FIRST FLOOR UNIT SIZE WITH NEW ENCLOSED ADDITION:	4,023.05 SF
SECOND FLOOR UNIT SIZE: (NO CHANGES AT THIS LEVEL)	2,066.49 SF (51.4 % OF THE 1ST FLOOR UNIT SIZE)
TOTAL UNIT SIZE:	
MAX. UNIT SIZE ALLOWED:	5,625.00 SF (50% OF LOT AREA)
NEW UNIT SIZE WITH ENCLOSED ADDITION:	6,089.54 SF (54.13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



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A-1.3 UNIT SIZE DIAGRAM (SECOND FLOOR)

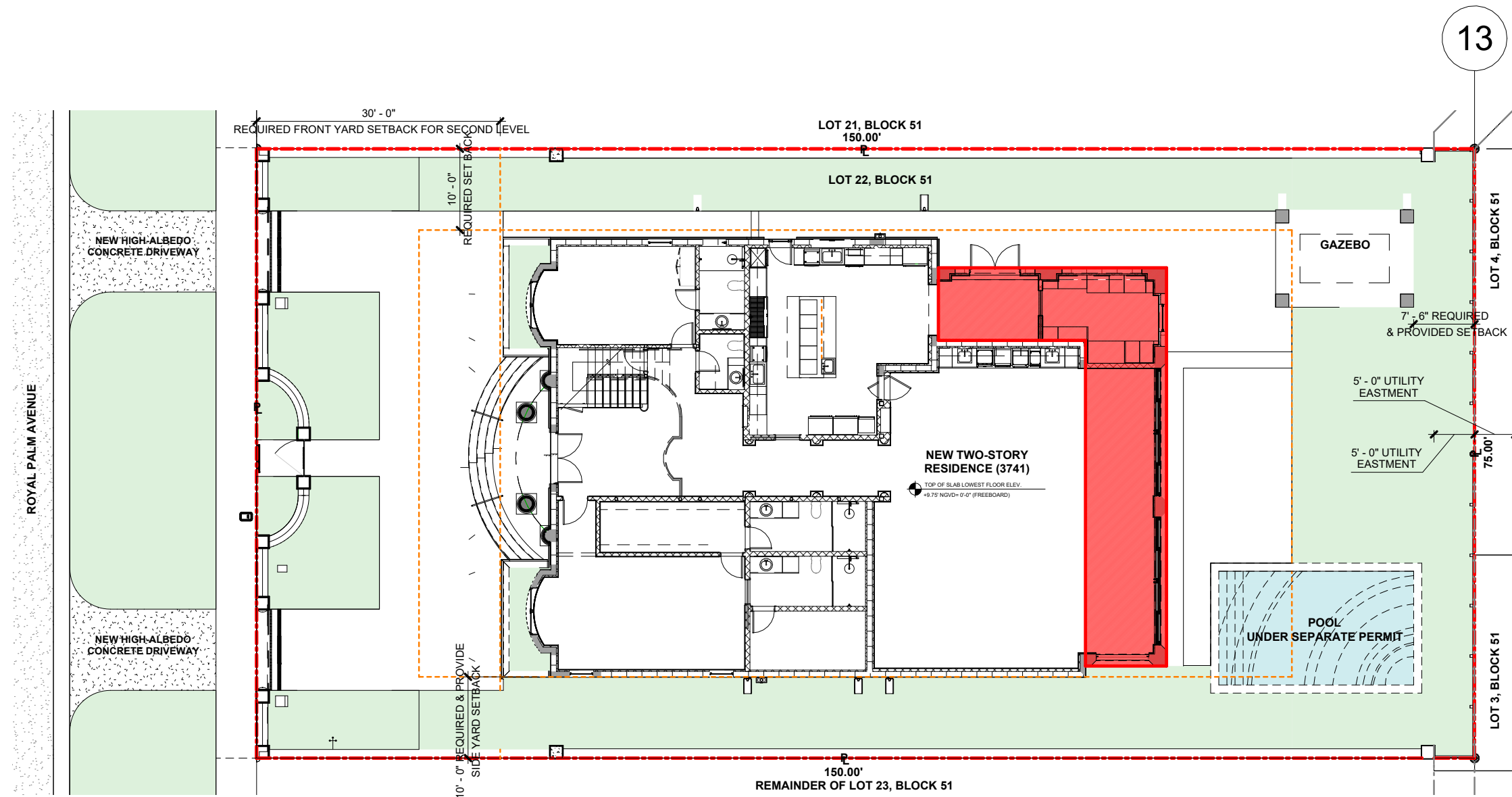


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1 VARIANCE DIAGRAM
1/16" = 1'-0"

LEGEND

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

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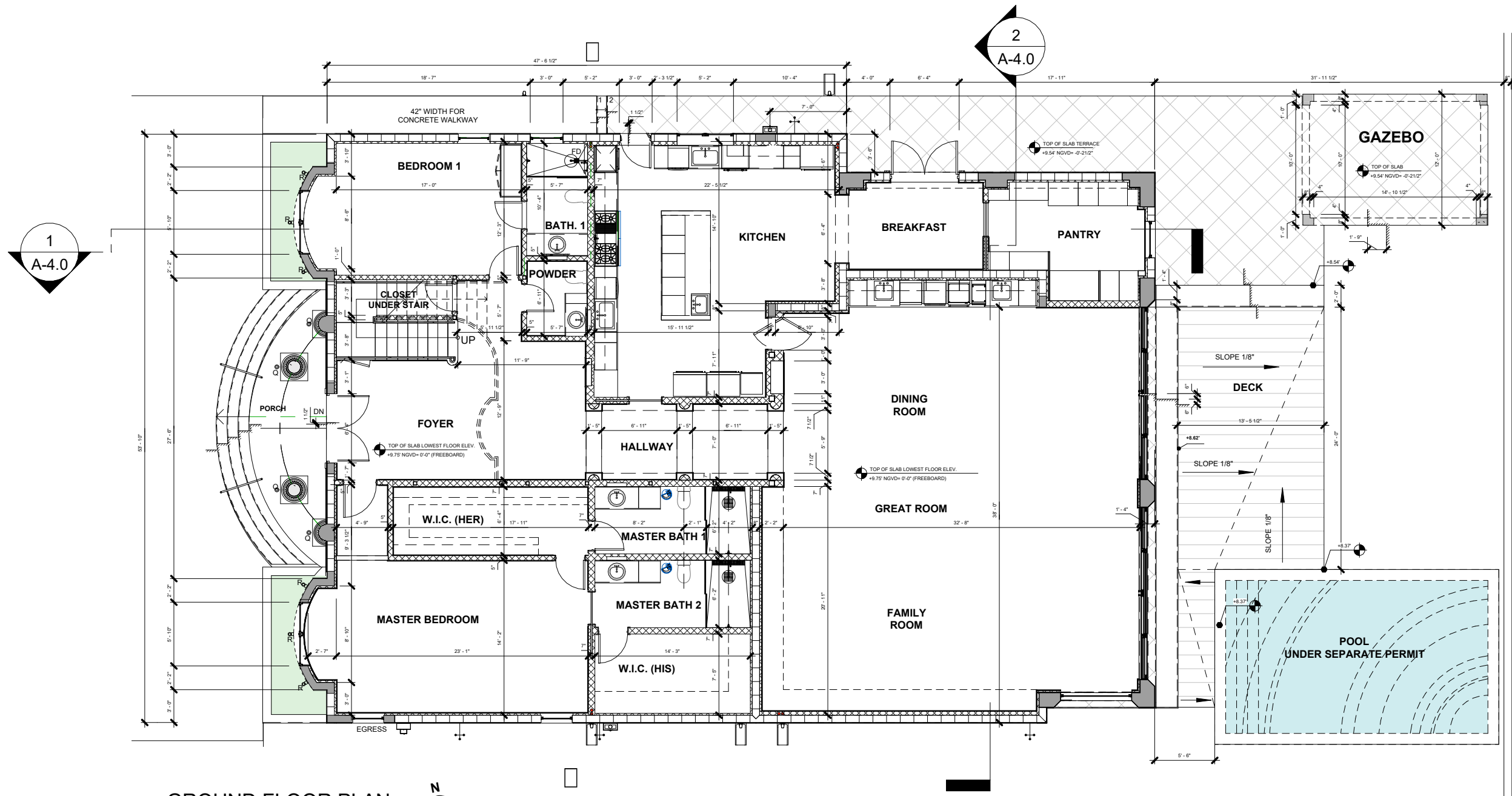
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A-1.4 VARIANCE DIAGRAM

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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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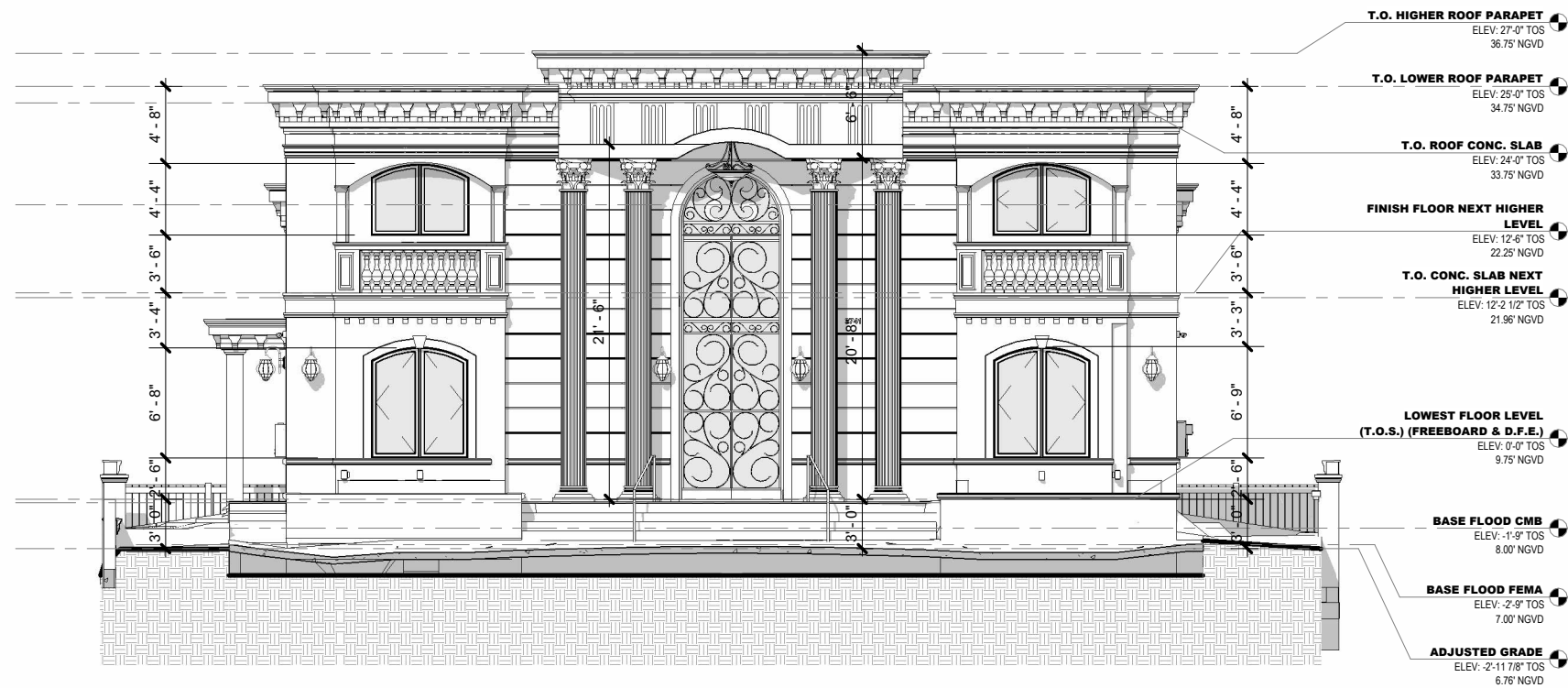
A-2.0 GROUND FLOOR PLAN



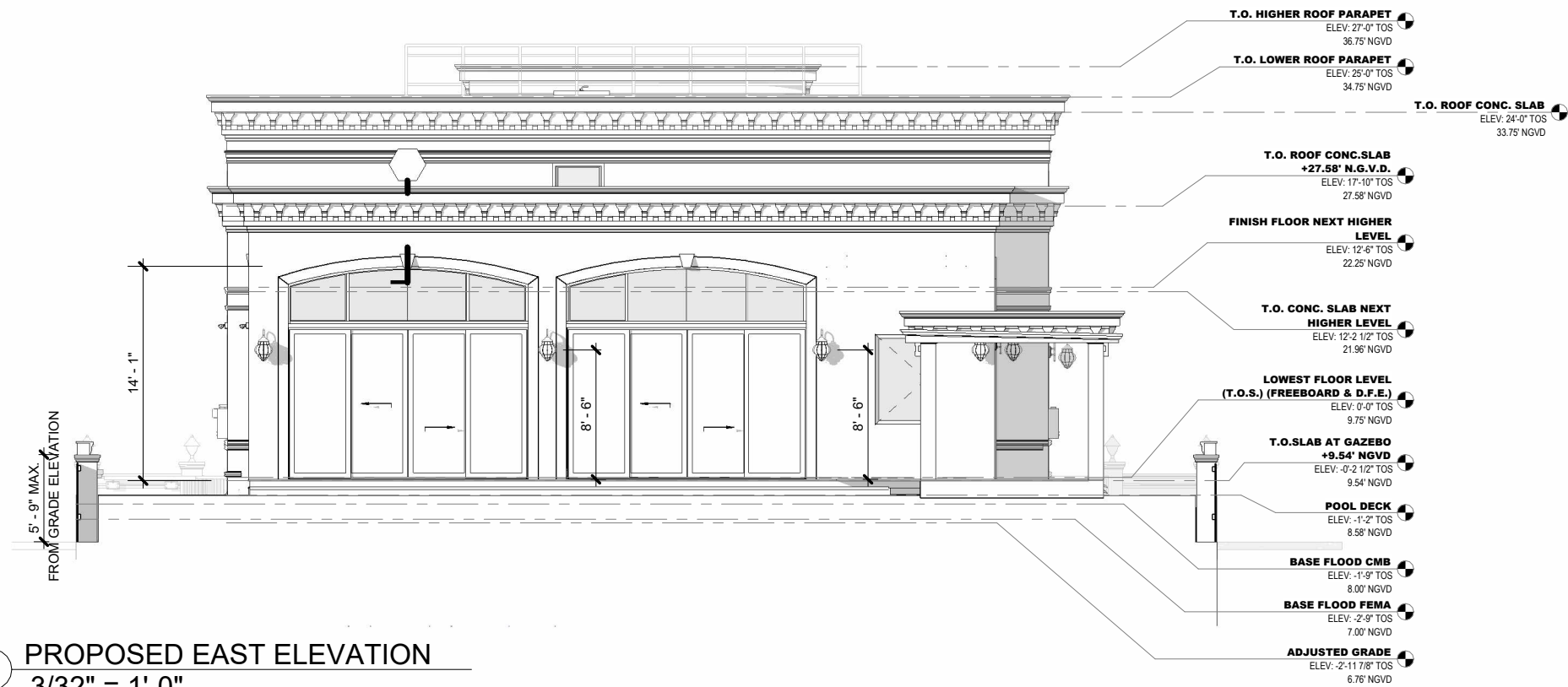
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① WEST ELEVATION (REMAINS AS PREVIOUSLY APPROVED)
3/32" = 1'-0"



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

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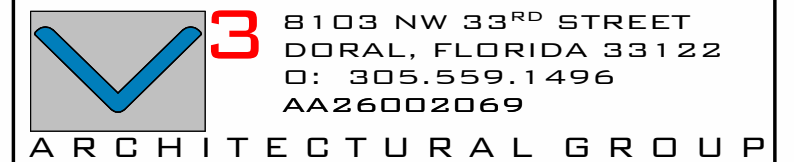
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A-3.0 WEST & EAST ELEVATIONS



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T.O. HIGHER ROOF PARAPET
ELEV: 27'-0" TOS
36.75' NGVD

T.O. LOWER ROOF PARAPET
ELEV: 25'-0" TOS
34.75' NGVD

T.O. ROOF CONC. SLAB
ELEV: 24'-0" TOS
33.75' NGVD

FINISH FLOOR NEXT HIGHER LEVEL
ELEV: 12'-6" TOS
22.25' NGVD

T.O. CONC. SLAB NEXT HIGHER LEVEL
ELEV: 12'-2 1/2" TOS
21.96' NGVD

LOWEST FLOOR LEVEL (T.O.S.) (FREEBOARD & D.F.E.)
ELEV: 0'-0" TOS
9.75' NGVD

BASE FLOOD FEMA
ELEV: -2'-9" TOS
7.00' NGVD

ADJUSTED GRADE
ELEV: -2'-11 7/8" TOS
6.76' NGVD

NEW GRADE
ELEV: -4'-2 3/4" TOS
5.52' NGVD

T.O. HIGHER ROOF PARAPET
ELEV: 27'-0" TOS
36.75' NGVD

T.O. LOWER ROOF PARAPET
ELEV: 25'-0" TOS
34.75' NGVD

T.O. ROOF CONC. SLAB
ELEV: 24'-0" TOS
33.75' NGVD

T.O. ROOF CONC. SLAB +27.58' N.G.V.D.
ELEV: 17'-10" TOS
27.58' NGVD

FINISH FLOOR NEXT HIGHER LEVEL
ELEV: 12'-6" TOS
22.25' NGVD

T.O. CONC. SLAB NEXT HIGHER LEVEL
ELEV: 12'-2 1/2" TOS
21.96' NGVD

LOWEST FLOOR LEVEL (T.O.S.) (FREEBOARD & D.F.E.)
ELEV: 0'-0" TOS
9.75' NGVD

T.O. SLAB AT GAZEBO +9.54' NGVD
ELEV: -0'-2 1/2" TOS
9.54' NGVD

POOL DECK
ELEV: -1'-2" TOS
8.58' NGVD

BASE FLOOD CMB
ELEV: -1'-9" TOS
8.00' NGVD

BASE FLOOD FEMA
ELEV: -2'-9" TOS
7.00' NGVD

ADJUSTED GRADE
ELEV: -2'-11 7/8" TOS
6.76' NGVD

NEW GRADE
ELEV: -4'-2 3/4" TOS
5.52' NGVD

POOL DECK

GAZEBO

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

T.O. ROOF CONC. SLAB
ELEV: 24'-0" TOS
33.75' NGVD

T.O. ROOF CONC. SLAB +27.58' N.G.V.D.
ELEV: 17'-10" TOS
27.58' NGVD

FINISH FLOOR NEXT HIGHER LEVEL
ELEV: 12'-6" TOS
22.25' NGVD

LOWEST FLOOR LEVEL (T.O.S.) (FREEBOARD & D.F.E.)
ELEV: 0'-0" TOS
9.75' NGVD

T.O. SLAB AT GAZEBO +9.54' NGVD
ELEV: -0'-2 1/2" TOS
9.54' NGVD

POOL DECK
ELEV: -1'-2" TOS
8.58' NGVD

BASE FLOOD CMB
ELEV: -1'-9" TOS
8.00' NGVD

BASE FLOOD FEMA
ELEV: -2'-9" TOS
7.00' NGVD

ADJUSTED GRADE
ELEV: -2'-11 7/8" TOS
6.76' NGVD

T.O. HIGHER ROOF PARAPET
ELEV: 27'-0" TOS
36.75' NGVD

T.O. LOWER ROOF PARAPET
ELEV: 25'-0" TOS
34.75' NGVD

FINISH FLOOR NEXT HIGHER LEVEL
ELEV: 12'-6" TOS
22.25' NGVD

T.O. CONC. SLAB NEXT HIGHER LEVEL
ELEV: 12'-2 1/2" TOS
21.96' NGVD

LOWEST FLOOR LEVEL (T.O.S.) (FREEBOARD & D.F.E.)
ELEV: 0'-0" TOS
9.75' NGVD

BASE FLOOD CMB
ELEV: -1'-9" TOS
8.00' NGVD

BASE FLOOD FEMA
ELEV: -2'-9" TOS
7.00' NGVD

ADJUSTED GRADE
ELEV: -2'-11 7/8" TOS
6.76' NGVD

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

AMINOV RESIDENCE

18-0006

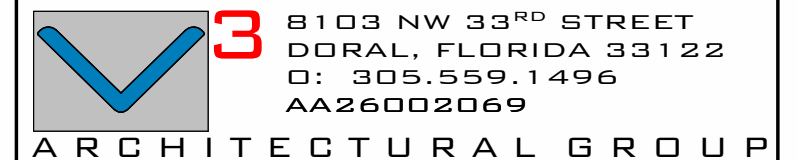
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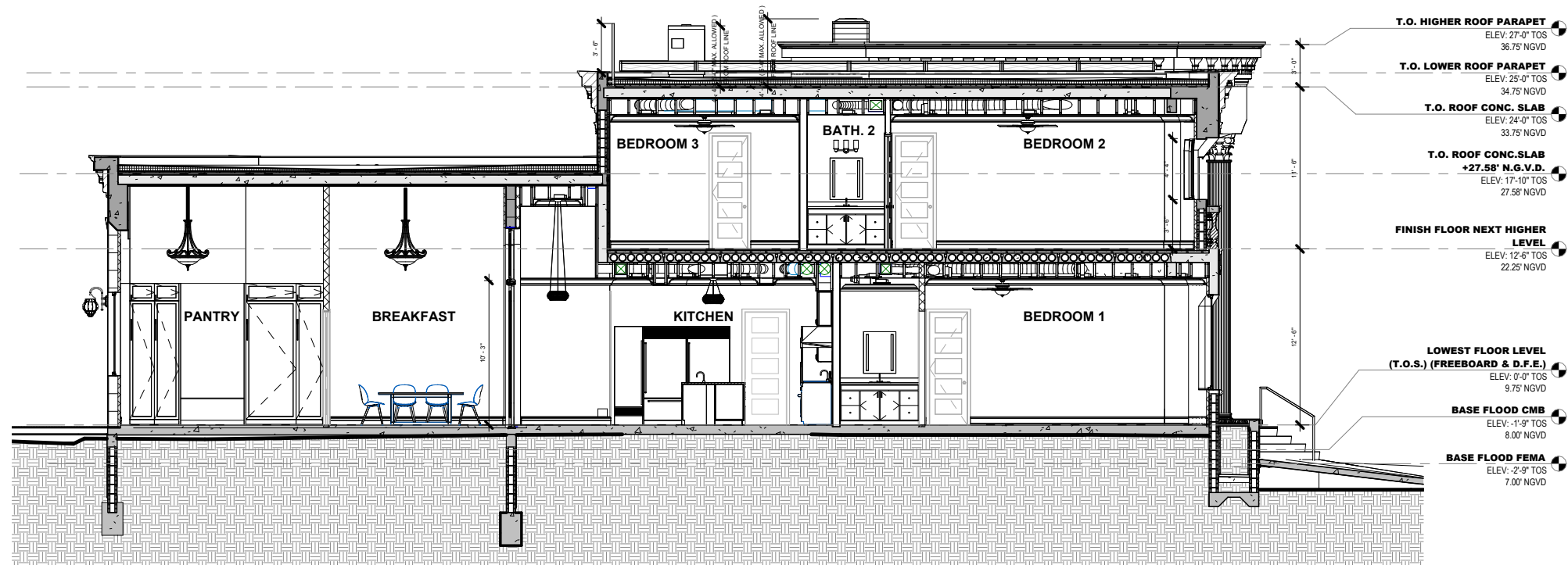
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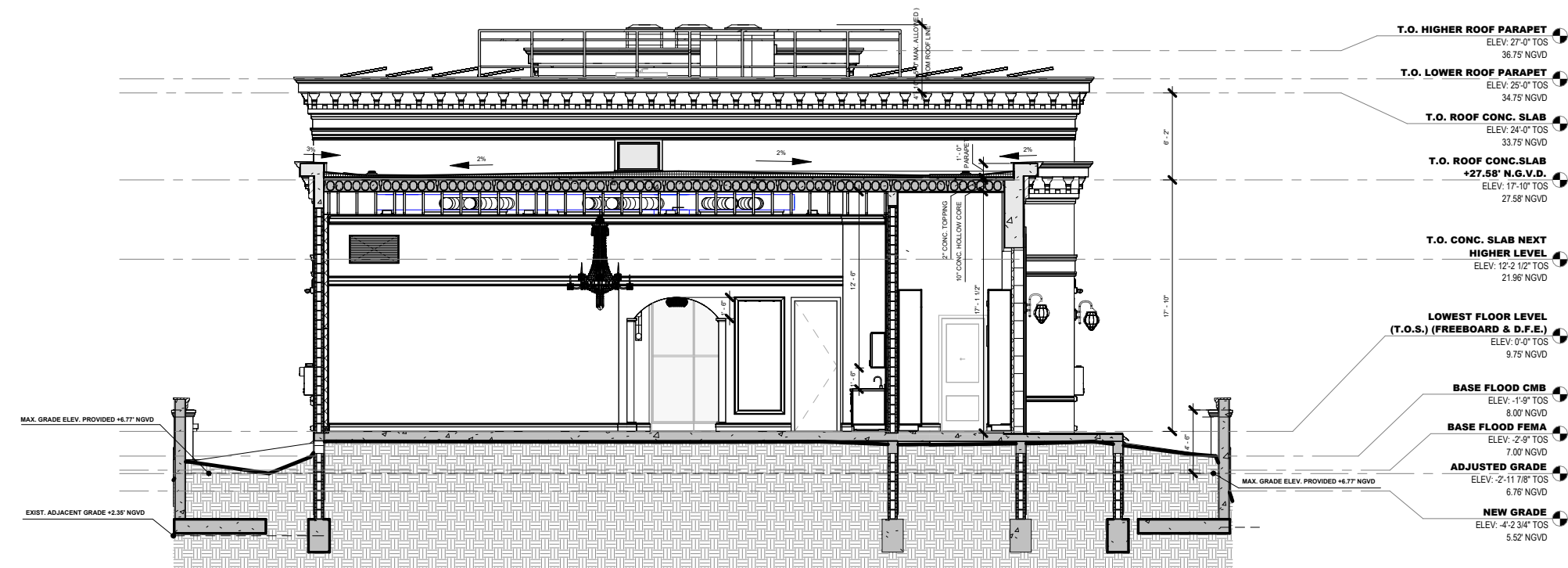
A-3.1 SOUTH & NORTH ELEVATIONS



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



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

AMINOV RESIDENCE

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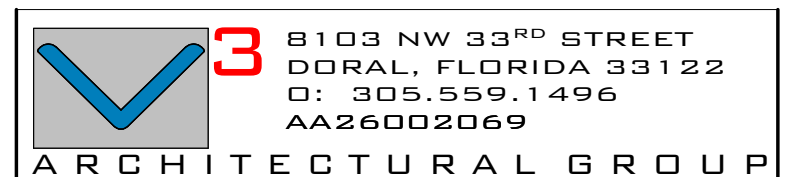
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A-4.0 SECTION



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A-5.0 RENDERINGS



3

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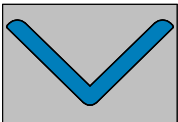


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A-5.1 RENDERINGS



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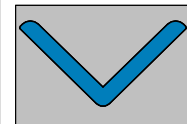
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A-5.2 RENDERINGS



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