



4747 RESIDENCE

4747 NORTH BAY ROAD, MIAMI BEACH, FLORIDA

DESIGN REVIEW BOARD

FINAL CAP SUBMITTAL: MARCH 11TH, 2019

MAY 7TH, 2019 DRB

NEW RESIDENCE

DESIGN REVIEW BOARD

4747 NORTH BAY ROAD

MIAMI BEACH, FLORIDA

CLIENT

GREG DAVIS
GAGA HOLDINGS 4747 JOINT TRUST

8600 NW 36TH AVENUE
MIAMI FLORIDA 33147

ARCHITECT

DOMO ARCHITECTURE + DESIGN
ARCHITECTURE LANDSCAPE ARCHITECTURE PLANNING

420 LINCOLN ROAD
SUITE 506
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LANDSCAPE ARCHITECT

CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC

780 NE 69TH STREET
SUITE 1106
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O: 305.979.1585
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CONSULTANTS

SCOPE OF WORK

- REVISED REAR YARD POOL AND POOL TERRACE TO PREVIOUSLY APPROVED DRB PLANS. FILE # DRB18-0332
- VARIANCE REQUEST TO ALLOW FOR 3' HEIGHT INCREASE FOR POOL AND TERRACE TO BE AT A HIGHER NGVD ELEVATION.
- VARIANCE REQUEST TO ALLOW GUARDRAIL TO EXCEED 7'-0" AS MEASURED FROM GRADE BY UP TO 3'-0".
- VARIANCE REQUEST TO ALLOW ACCESS STAIRS TO EXCEED THE MAXIMUM HEIGHT ALLOWED FOR PROJECTIONS INTO THE REAR YARD BY AN ADDITIONAL 2'-3".

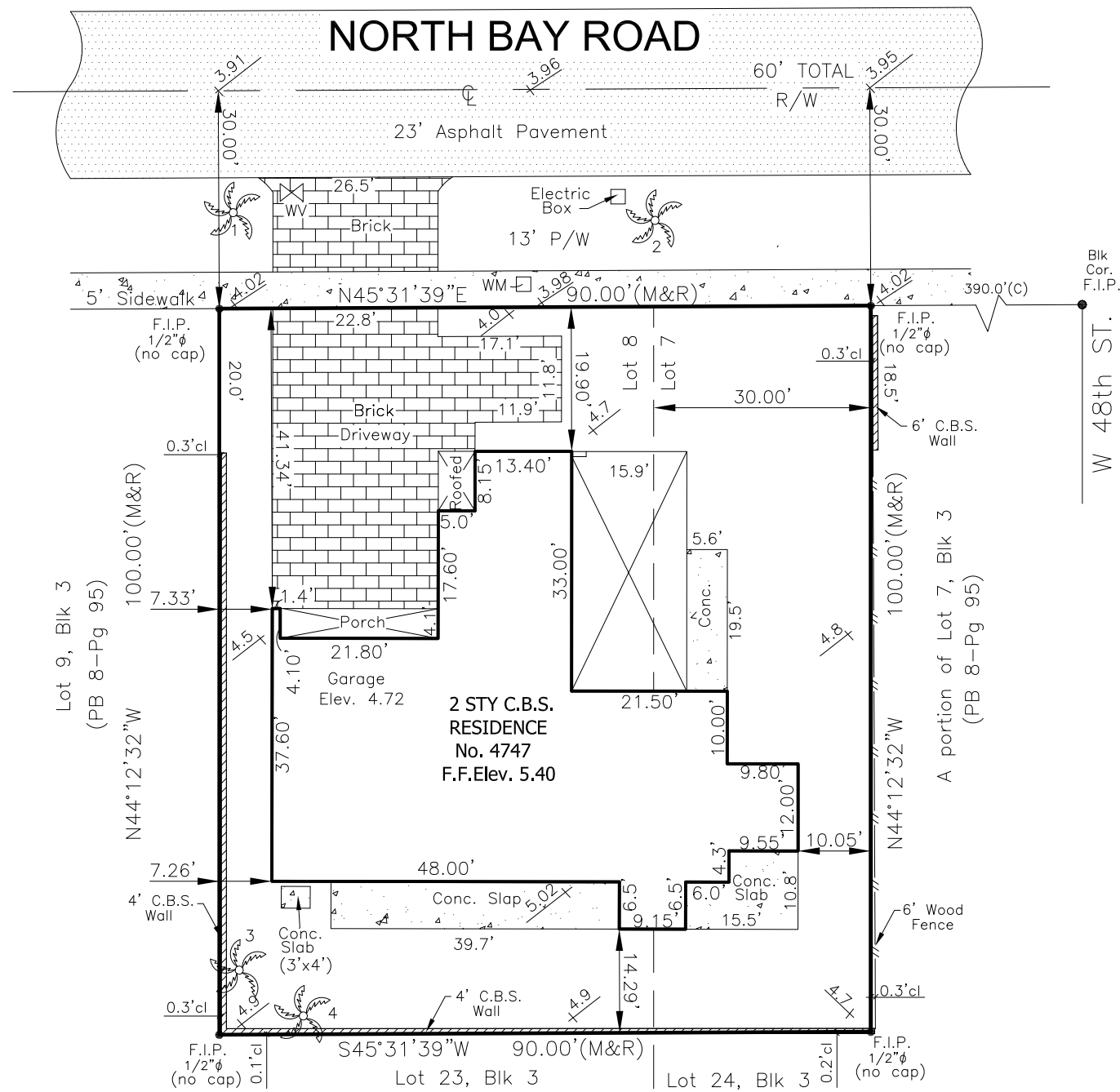
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SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'

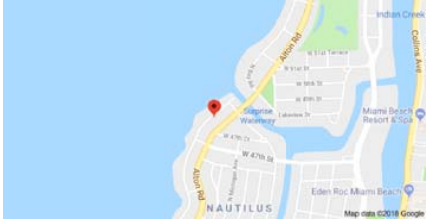


TREE LIST					
No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	ROYAL PALM	ROYSTONIA ELATA	1.5'	40'	25'
2	ROYAL PALM	ROYSTONIA ELATA	0.8'	18'	8'
3	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	20'	8'
4	MACARTHUR PALM	PTYCHOSPERMA MACARTHUR	0.4'	20'	8'

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
- THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
- THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AH (SEE NOTE 1)
- THERE NO PLATTED UTIL. EASEMENT ON THE SUBJECT PROPERTY

LOCATION MAP

SCALE: NTS



SITE PICTURE

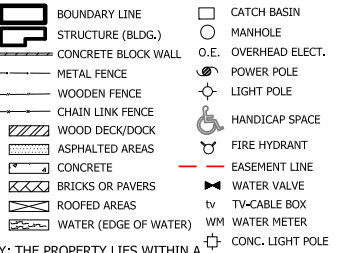


ABREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
Blk./Corn. = BLOCK CORNER
CALC.(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
Ø = DIAMETER
EASMT. = EASEMENT
ELEV. = ELEVATION
ENC. = ENCROACHMENT
F.D/H = FOUND DRILL HOLE
F.H. = FIRE HYDRANT
F.N/D = FOUND NAIL AND DISC
F.I.P. = FOUND IRON PIPE
F.S. = FOUND SPIKE
L.P. = LIGHT POLE
MEAS.(M) = MEASURED
MH = MANHOLE
M = MONUMENT
M = MONUMENT LINE
NTS = NOT TO SCALE

P/W = PARKWAY
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P = PROPERTY LINE
P.P. = POWER POLE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENCY
RAD. = RADIAL
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
S.D/H = SET DRILL HOLE
S.N/D = SET NAIL AND DISC
S.I.P. = SET IRON PIPE
S.R.B. = SET REBAR
STY = STORY
SWK. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
E = SECTION LINE

SURVEYOR'S LEGEND (IF ANY APPLIED)



CERTIFIED TO :
TODD GLASER

SITE ADDRESS: 4747 N BAY ROAD MIAMI BEACH, FL. 33140
JOB NUMBER: 18-510
DATE OF SURVEY: MAY 8, 2018 / FEBRUARY 13, 2019(UPDATE)
FOLIO NUMBER: 02-3222-011-0560

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **120651-0309L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **9,000 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. D-132-R**, WITH AN ELEVATION OF **8.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.44°12'32"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF W. 48th ST., AS SHOWN ON PLAT BOOK 8 AT PAGE 95 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER CHAPTER 5J-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:
LOT 8, IN BLOCK 3, OF NAUTILUS SUBDIVISION OF THE MIAMI BEACH BAY SHORE CO., ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; ALSO THAT PART OF LOT 7, IN BLOCK 3, OF NAUTILUS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, AT PAGE 95, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

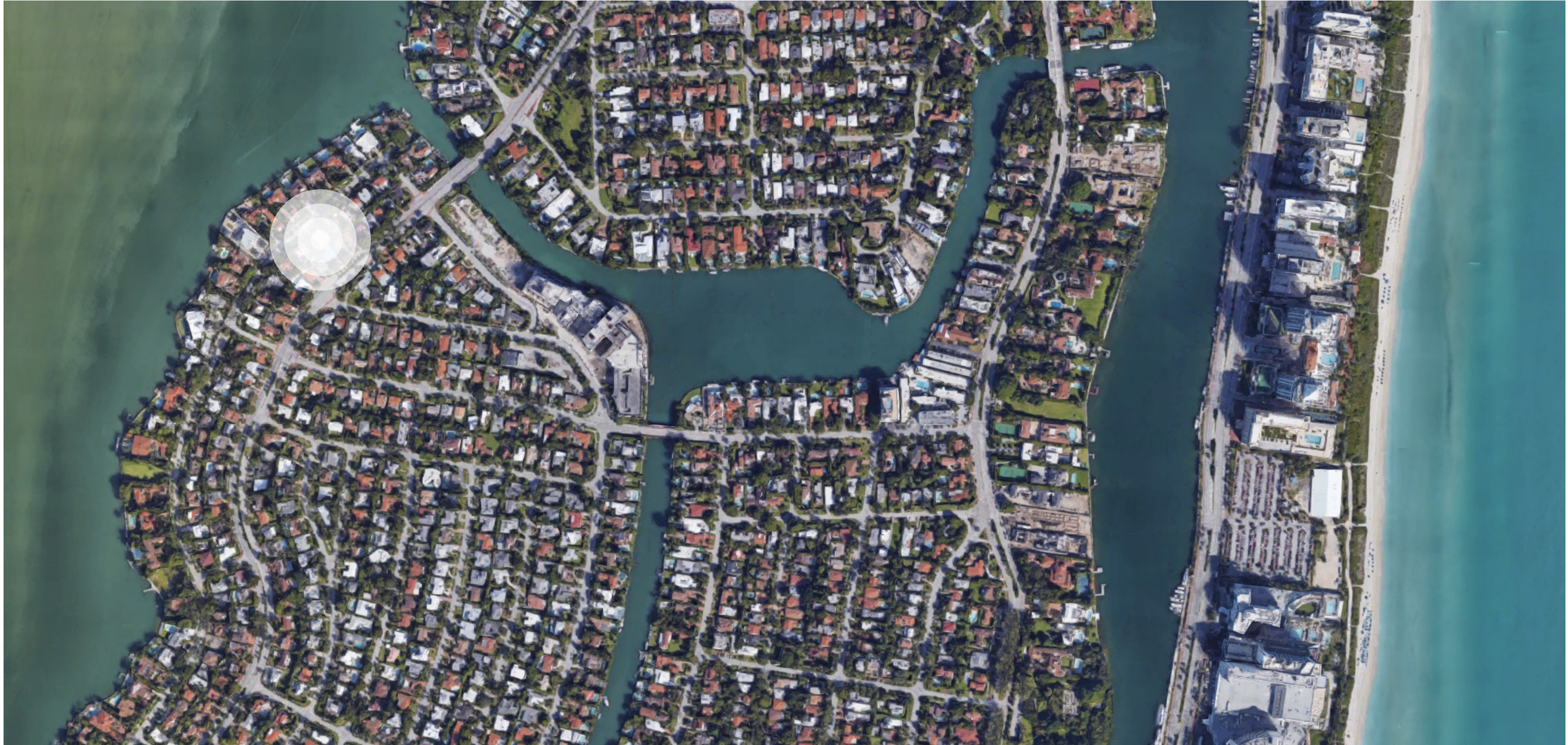
BEGINNING ON THE SOUTHERLY LINE OF BAY ROAD AT THE POINT OF INTERSECTION WITH THE LINE DIVIDING LOTS 7 AND 8, OF BLOCK 3, OF NAUTILUS SUBDIVISION; THENCE NORTHEASTERLY ALONG THE SOUTHERLY LINE OF BAY ROAD A DISTANCE OF 30 FEET TO A POINT; THENCE SOUTHEASTERLY AT A RIGHT ANGLE TO THE SOUTHERLY LINE OF BAY ROAD A DISTANCE OF 100 FEET TO THE SOUTHEASTERLY LINE OF LOT 7, OF BLOCK 3, OF NAUTILUS SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 7, OF BLOCK 3, OF NAUTILUS SUBDIVISION A DISTANCE OF 30 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE LINE DIVIDING LOTS 7 AND 8, OF BLOCK 3 OF NAUTILUS SUBDIVISION A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors
3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM

DATE : FEBRUARY 14, 2019

NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

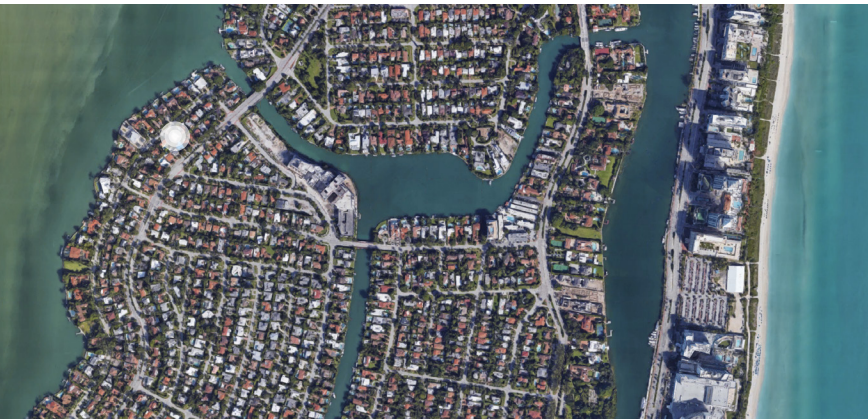
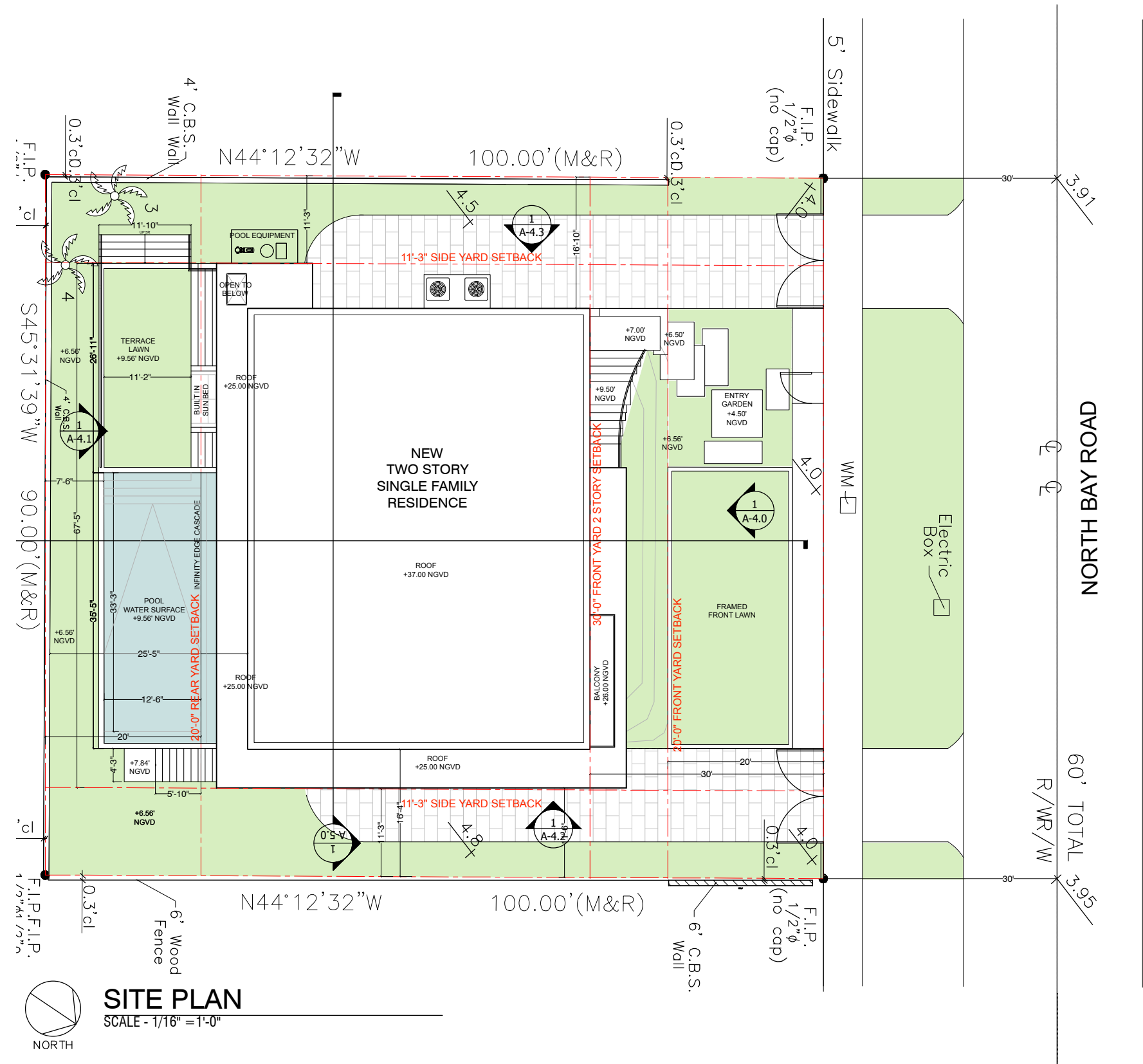


ZONING DATA SHEET

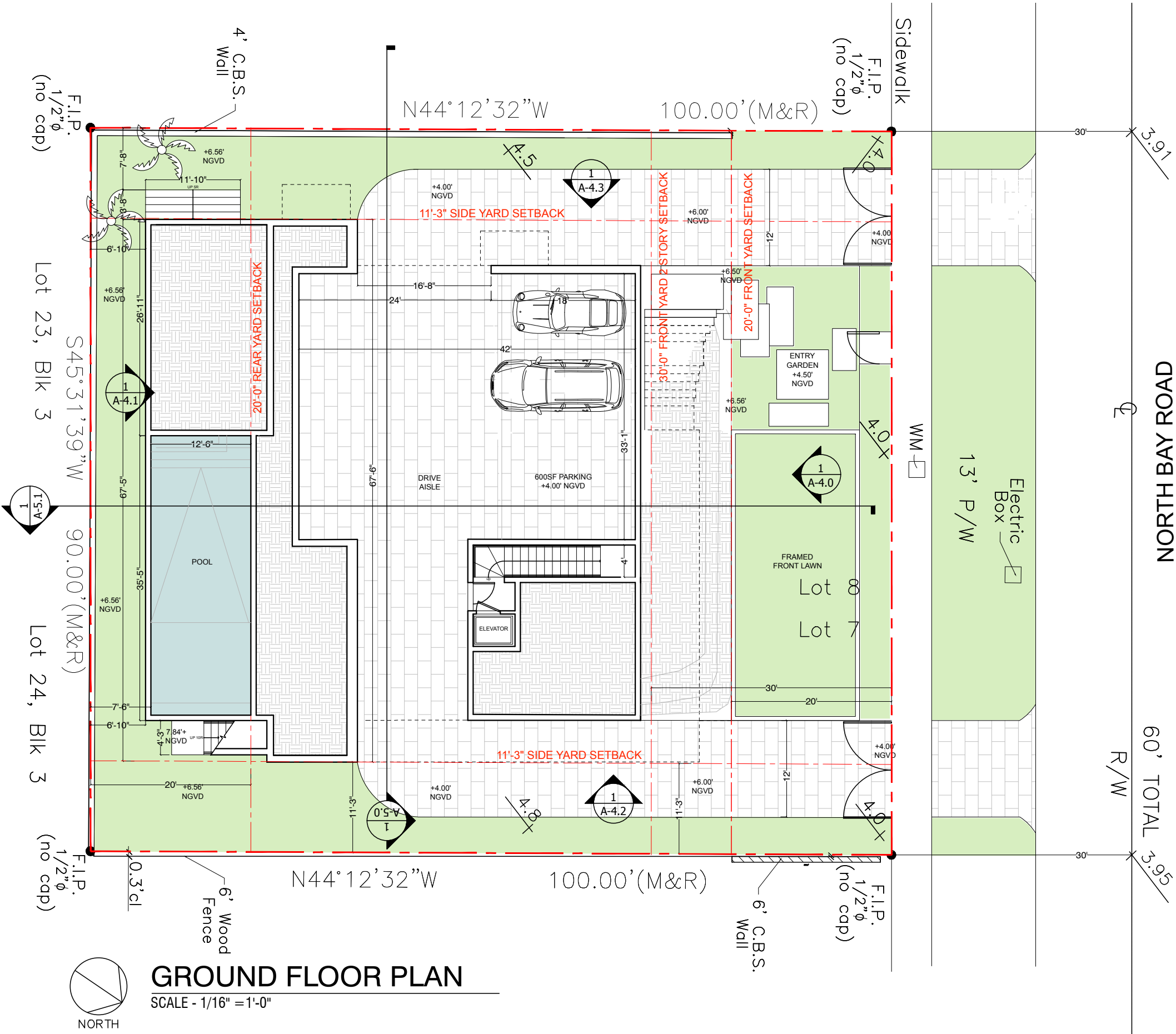
Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4747 NORTH BAY ROAD MIAMI BEACH FL33140			
2	Folio number(s):	02-3222-011-0560			
3	Board and file numbers :				
4	Year built:	1926	Zoning District:	RS-4	
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+4.00' NGVD	
6	Adjusted grade (Flood+Grade/2):	+6.00' NGVD	Free board:	+5.00'	
7	Lot Area:	9,000 SF			
8	Lot width:	90'-0"	Lot Depth:	100'-0"	
9	Max Lot Coverage SF and %:	2,700 SF	Proposed Lot Coverage SF and %:	2,155.51 SF (23.95%)	
10	Existing Lot Coverage SF and %:	2,997.32 SF (29.90%)	Lot coverage deducted (garage-storage) SF:	600 SF (NOT INCL)	
11	Front Yard Open Space SF and %:	1,063.10 SF SF (59.06%)	Rear Yard Open Space SF and %:	1,396.86 SF (77.60%)	
12	Max Unit Size SF and %:	4,500 SF (50%)	Proposed Unit Size SF and %:	3,983.52 SF(44.26%)	
13	Existing First Floor Unit Size:	TBD	Proposed First Floor Unit Size:	2,155.51 SF	
14	Existing Second Floor Unit Size		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor of the main home require DRB Approval)	N/A	
15		TBD	Proposed Second Floor Unit Size SF and % :	1,655.90 SF	
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A	
		Required	Existing	Proposed	Deficiencies
17	Height:	24'-0"	TBD	24'-0"	N/A
18	Setbacks:				
19	Front First level:	20'-0"	19'-10.8'"	30'-0"	N/A
20	Front Second level:	30'-0"	N/A	30'-0"	N/A
21	Side 1:	11'-3"	7'-4"	11'-3"	N/A
22	Side 2 or (facing street):	11'-3"	10'-0"	11'-3"	N/A
23	Rear:	20'-0"	14'-3.5"	22'-0"	N/A
	Accessory Structure Side 1:	N/A	N/A		N/A
24	Accessory Structure Side 2 or (facing street) :	N/A	N/A		N/A
25	Accessory Structure Rear:	N/A		N/A	N/A
26	Sum of Side yard :	22'-6"	17'-4"	22'-6"	0
27	Located within a Local Historic District?		no		
28	Designated as an individual Historic Single Family Residence Site?		no		
29	Determined to be Architecturally Significant?		no		
Notes:					
If not applicable write N/A					
All other data information should be presented like the above format					

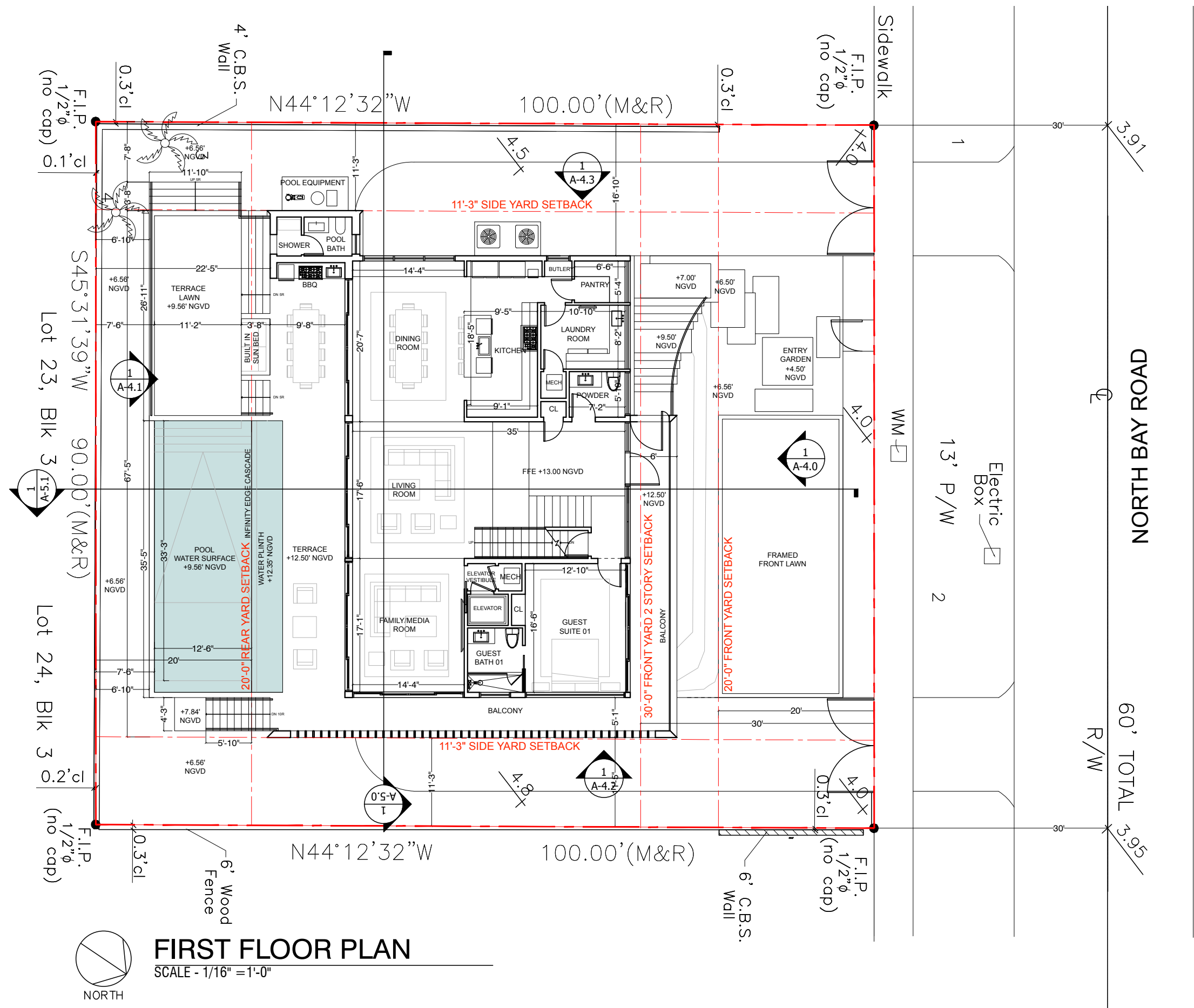
PROPOSED BUILDING - SITE PLAN



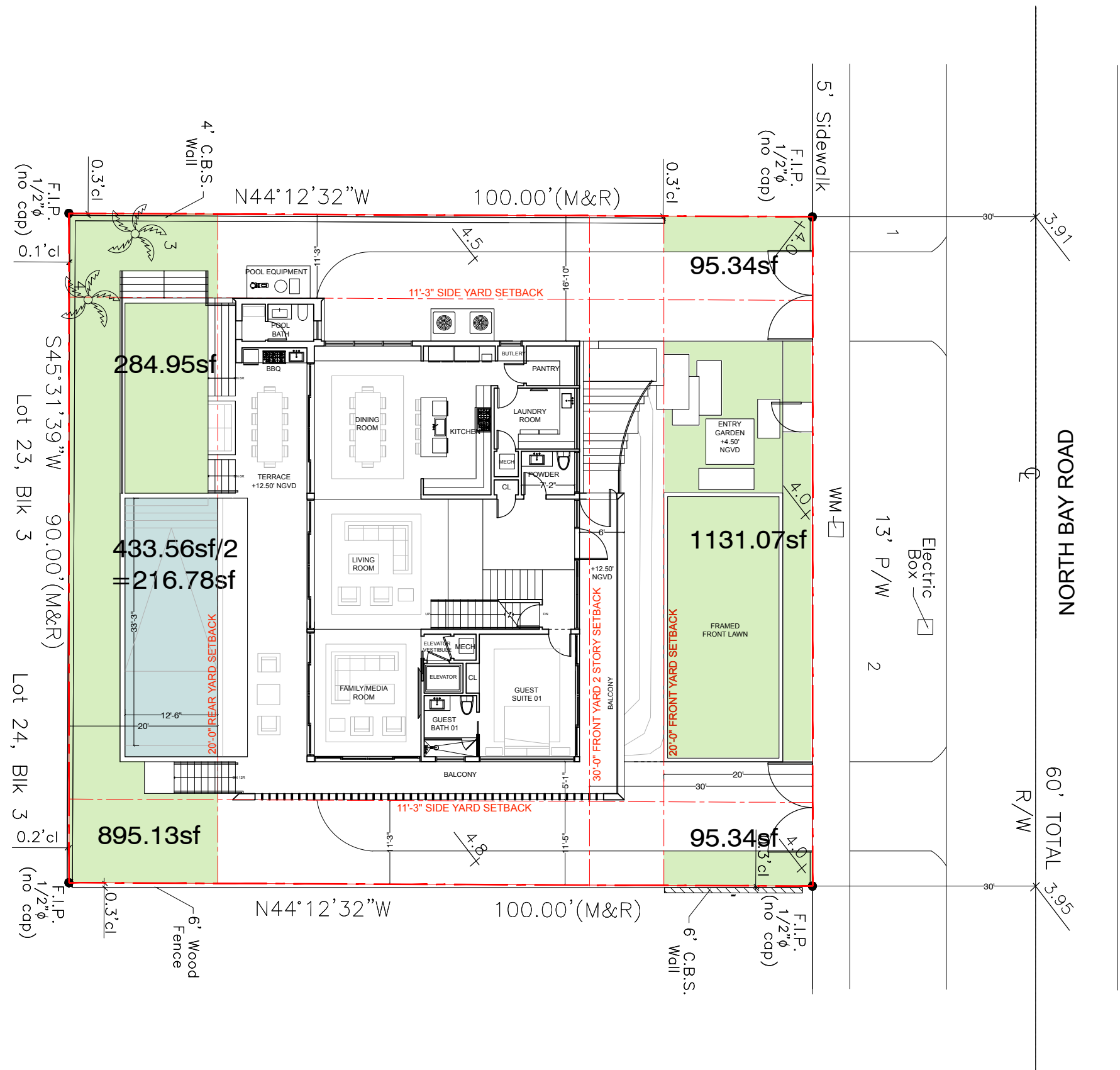
PROPOSED BUILDING - GROUND FLOOR PLAN



PROPOSED BUILDING - FIRST FLOOR PLAN



ZONING DIAGRAM - OPEN SPACE

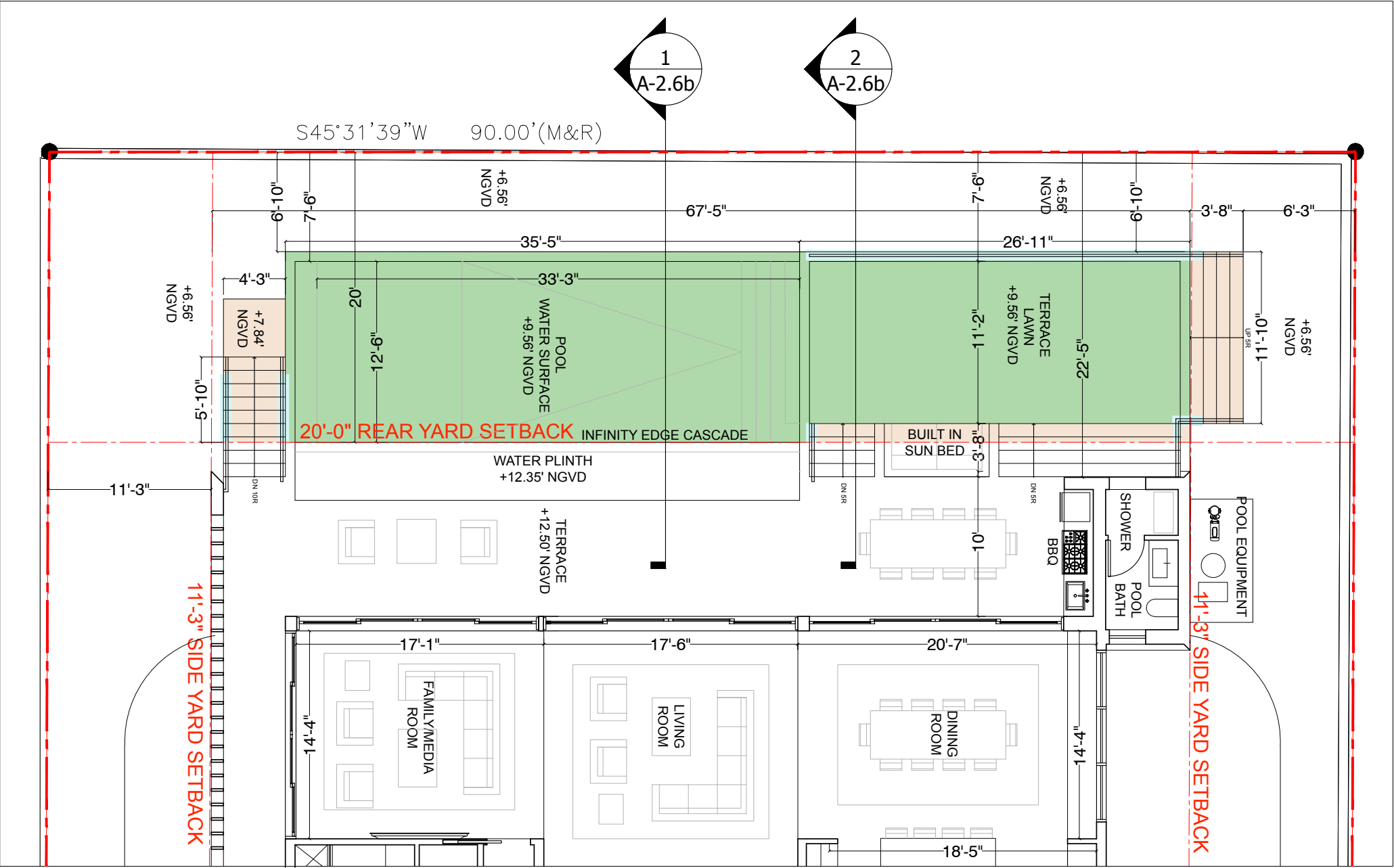


FIRST FLOOR PLAN
OPEN SPACE DIAGRAM

FRONT YARD AREA: 1,800sf
REQUIRED OPEN SPACE: 900sf (50%)
PROPOSED OPEN SPACE: 1,063.10sf (59.06%)

REAR YARD AREA: 1,800sf
REQUIRED OPEN SPACE: 1,260sf (70%)
PROPOSED OPEN SPACE: 1,396.86sf (77.60%)

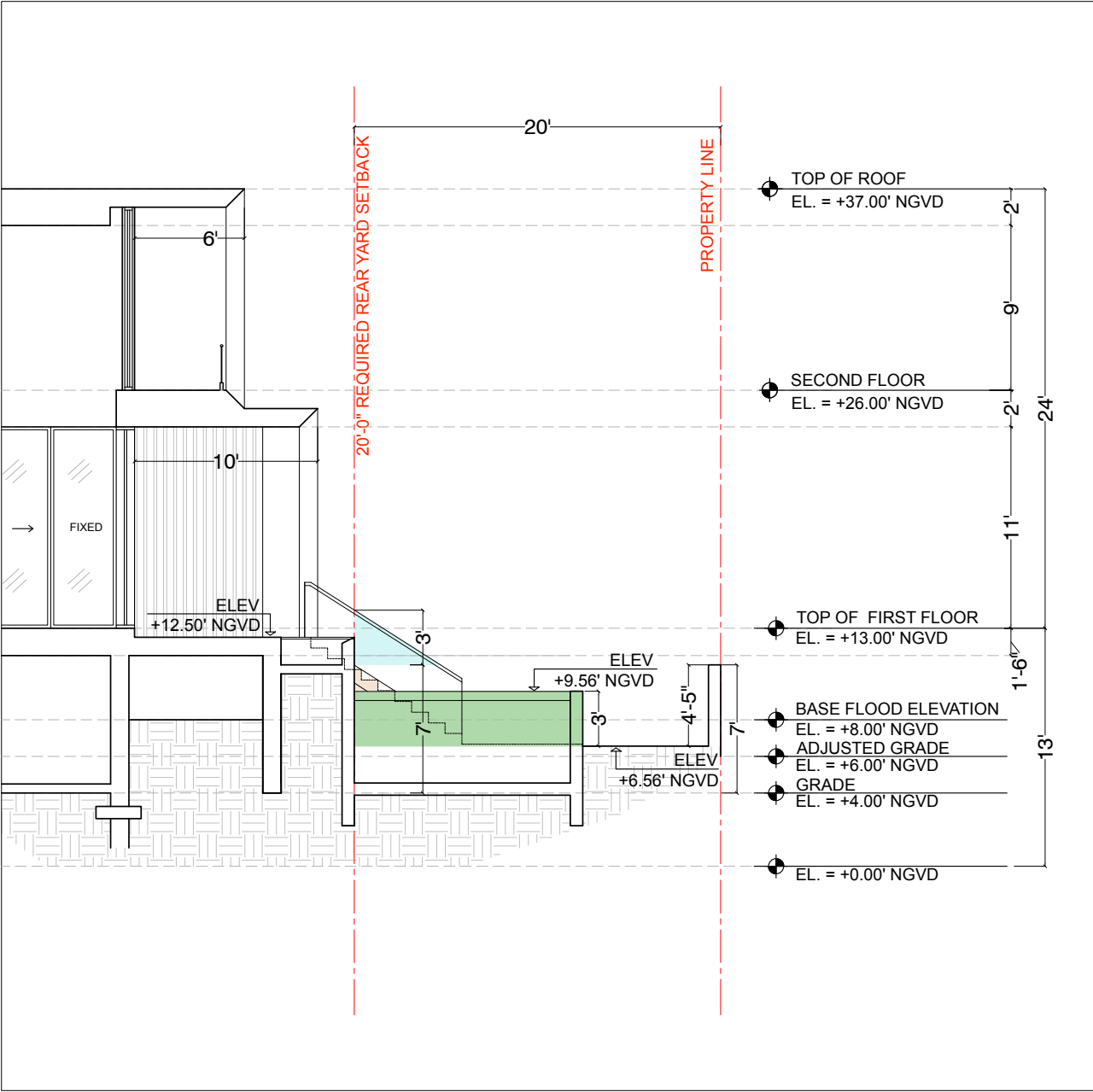
- VARIANCE REQUEST 1
- VARIANCE REQUEST 2
- VARIANCE REQUEST 3



1 VARIANCE DIAGRAM - REAR YARD PLAN
SCALE - 1/8" = 1'-0"

ZONING DIAGRAM - VARIANCE DIAGRAMS

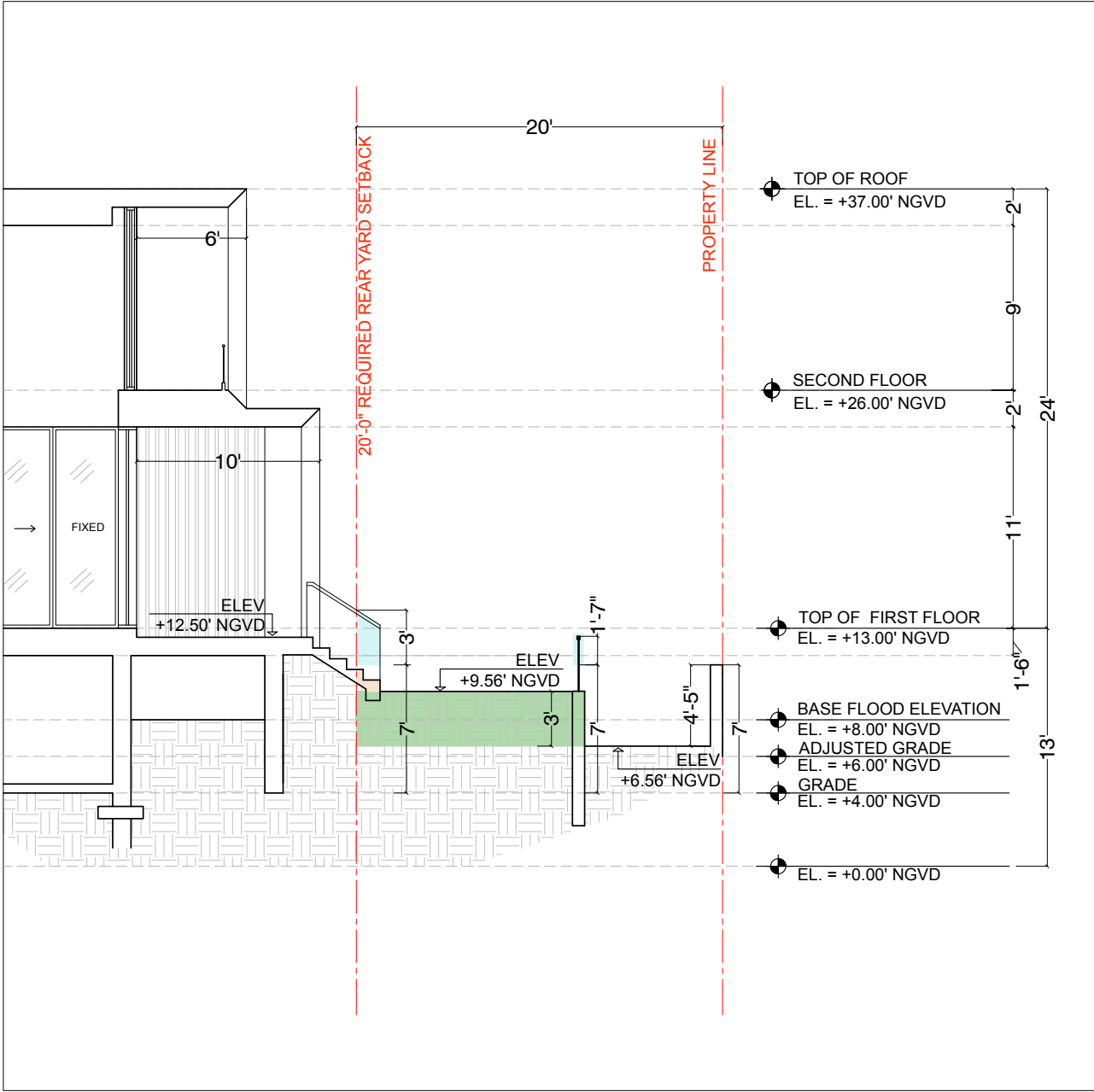
- VARIANCE REQUEST 1
- VARIANCE REQUEST 2
- VARIANCE REQUEST 3



1

VARIANCE DIAGRAM - REAR YARD SECTION

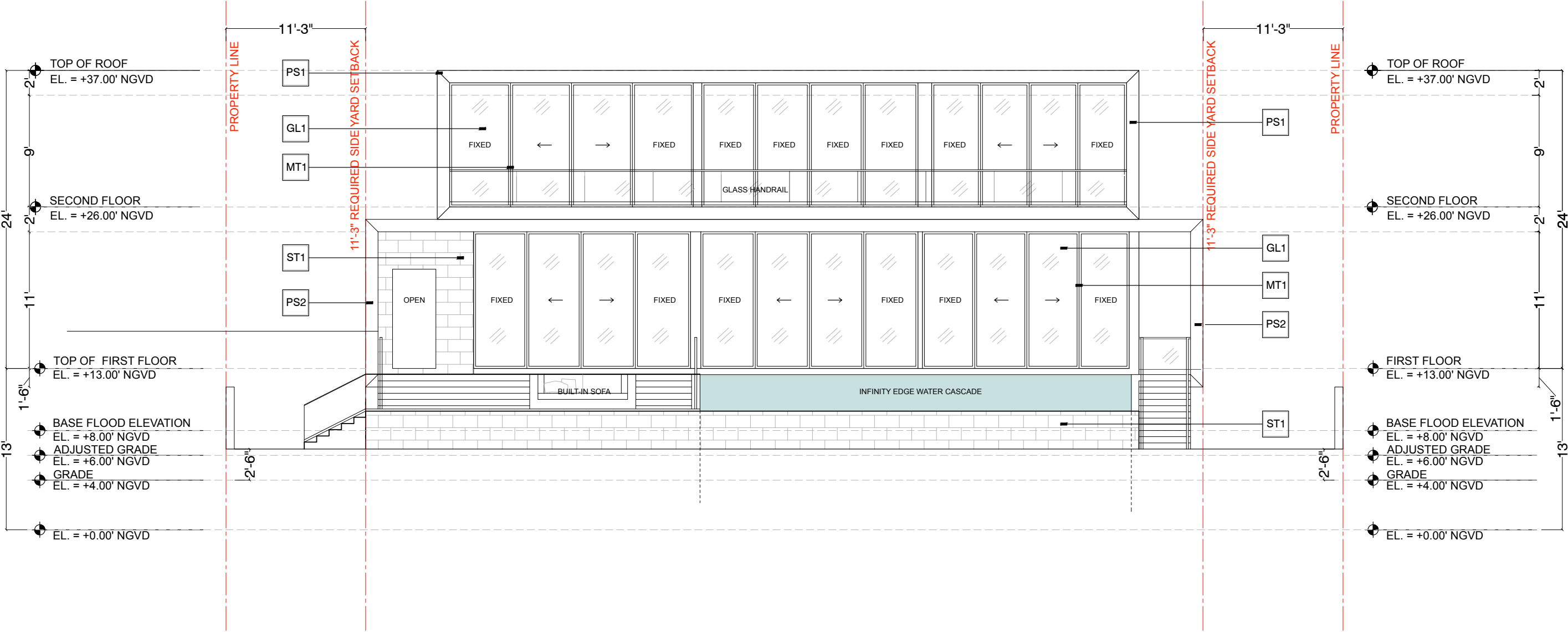
SCALE - 1/8" = 1'-0"



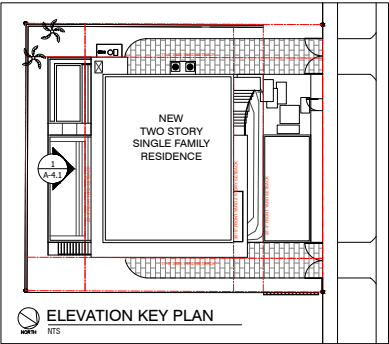
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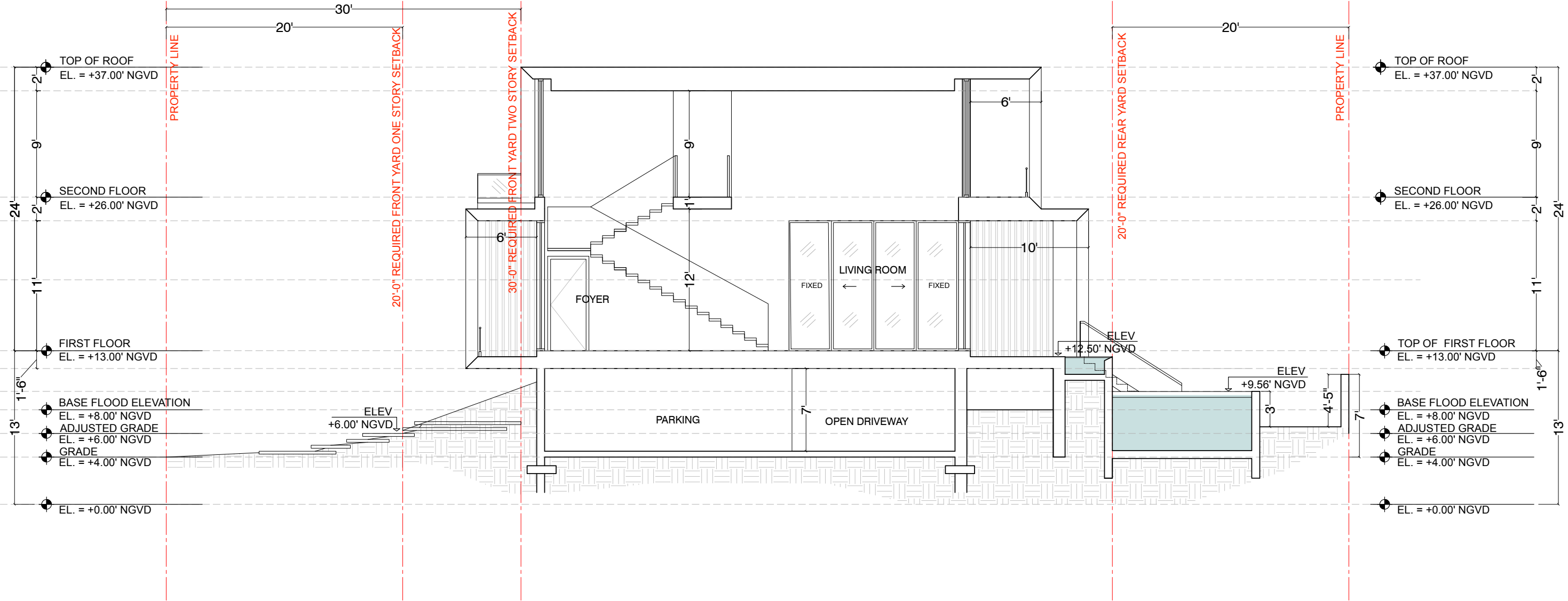
VARIANCE DIAGRAM - REAR YARD SECTION

SCALE - 1/8" = 1'-0"

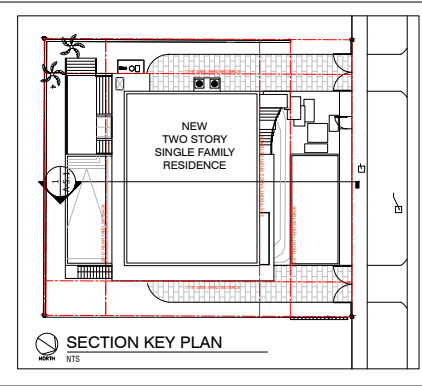


2 SOUTH ELEVATION
SCALE - 1/8" = 1'-0"





1 TRANSVERSE SECTION
SCALE - 1/8" = 1'-0"



Calculation of Minimum and Maximum Yards

PROPERTY CONDITIONS

Waterfront Lot (Yes/No)	NO
Corner property (Yes/No)	NO
Sidewalk (yes/no)	YES
Sidewalk elevation at the centerline of the front of the property	4.000
Crown of road at center of property (if no sidewalk exists or is proposed)	
Flood Elevation	8.000
Freeboard (provided)	5.000

INTERIOR SIDEYARD CONDITIONS

Inidcate yes only for the condition that applies

	Max. Yard Elevation
Yes	Default Condition unless one of the below applies Maximum Yard Elevation 6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade? 8.500
	Is the abutting property vacant? 8.500
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation? 8.000

REAR YARD CONDITIONS

Inidcate yes only for the condition that applies

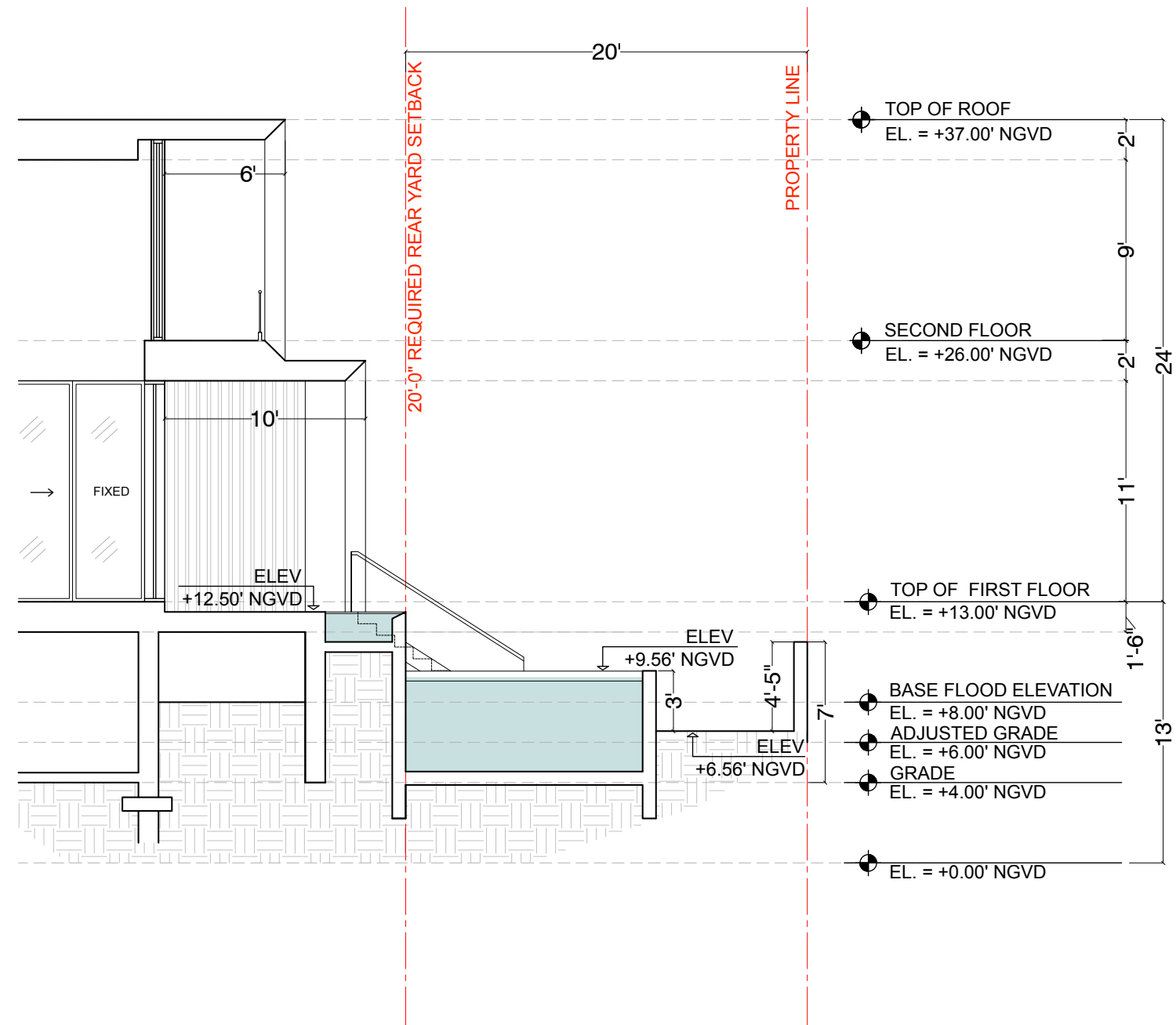
	Max. Yard Elevation
Yes	Default Condition unless one of the below applies Maximum Yard Elevation 6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade? 8.500
	Is the abutting property vacant? 8.500
	Is their a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation? 8.000

RESULTS

Grade	4
Adjusted Grade	6
30" above Grade	6.5
Future Crown of Road	5.25
Future Adjusted Grade	7.125
Minimum Freeboard Elev.	9.000
Maximum Freeboard Elev.	13.000
Minimum Yard Elevation	6.56
Min. Garage elevation (for a detached or attached garage, not under the house	6
Minimum garage ceiling elevation	17.000

Front Yard	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
Interior Side	
Min Yard Elevation	6.560
Max Yard Elevation	6.560
Interior Side	
Min Yard Elevation	6.560
Max yard Elevation	6.560
Non-Waterfront	
Min Yard Elevation	6.560
Max Yard Elevation	6.560

Interior Side Yard Minimum Yard Elevation: 6.560 Maximum Yard Elevation:6.560	<div>Non-Waterfront</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation: 6.560</div>	Interior Side Minimum Yard Elevation: 6.560 Maximum Yard Elevation:6.560
<div>Front Yard</div> <div>Minimum Yard Elevation: 6.560</div> <div>Maximum Yard Elevation: 7.125</div>		



1

REAR YARD SECTION

SCALE - 1/8" = 1'-0"

