



# 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  
 MIAMI BEACH, FLORIDA 33139  
 O: 305.674.8031  
 F: 305.328.9006  
 WWW.DOMODESIGNSTUDIO.COM

#### LANDSCAPE ARCHITECT

CRISTOPHER CAWLEY LANDSCAPE ARCHITECTURE LLC  
 780 NE 69TH STREET  
 SUITE 1106  
 MIAMI, FLORIDA 33138  
 O: 305.979.1585  
 WWW.CHRISTOPHERCAWLEY.COM

#### 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".

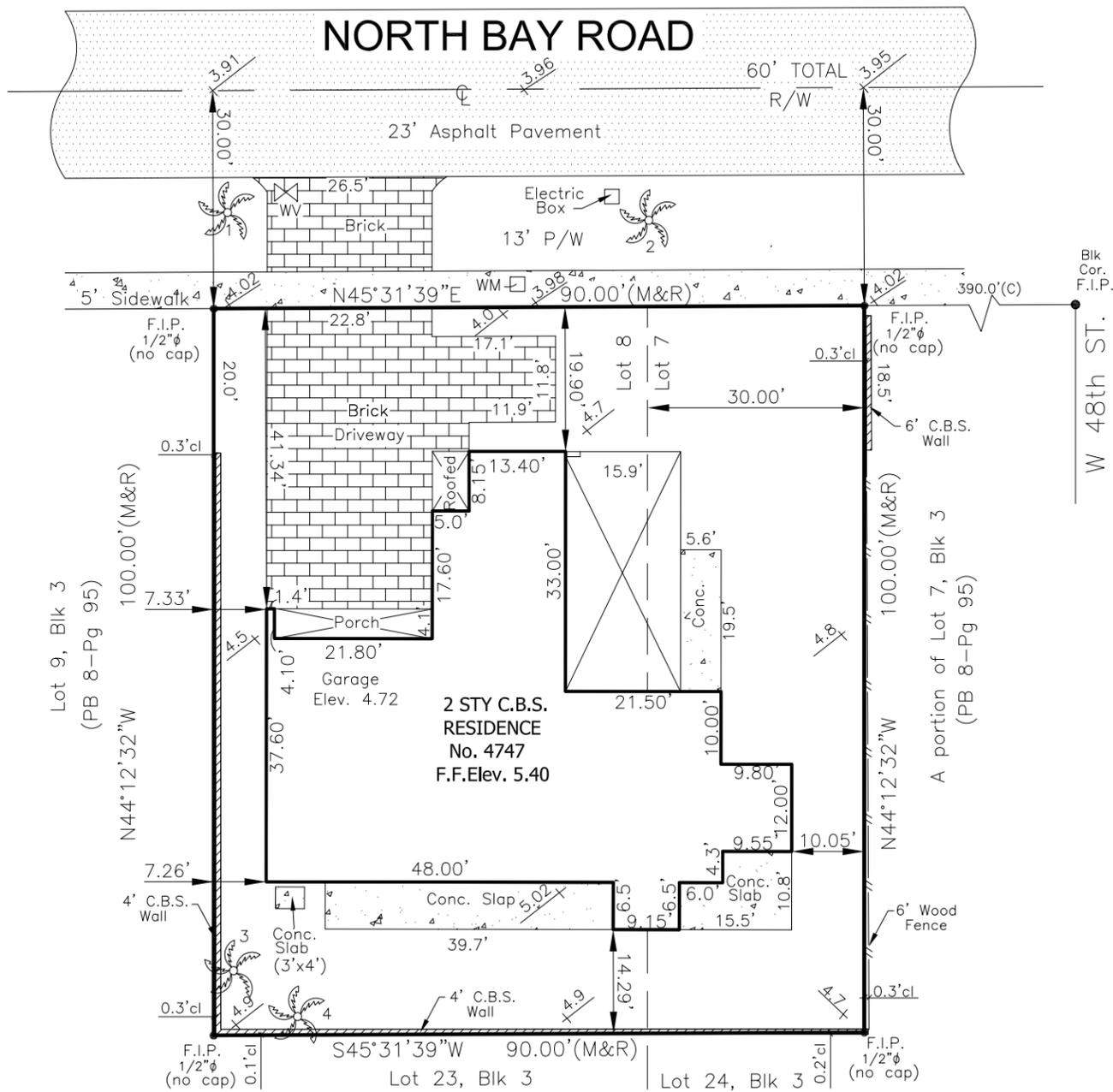


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# SKETCH OF BOUNDARY SURVEY

SCALE: 1" = 20'



## LOCATION MAP

SCALE: NTS



## SITE PICTURE



- ABBREVIATION (IF ANY APPLIED)**
- A = CURVE
  - A/C = AIR CONDITIONING UNIT
  - ASPH. = ASPHALT
  - B.M. = BENCH MARK
  - Blk./Cor. = 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
  - 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
  - ⊞ = SECTION LINE

- SURVEYOR'S LEGEND (IF ANY APPLIED)**
- BOUNDARY LINE
  - STRUCTURE (BLDG.)
  - CONCRETE BLOCK WALL
  - METAL FENCE
  - WOODEN FENCE
  - CHAIN LINK FENCE
  - WOOD DECK/DOCK
  - ASPHALTED AREAS
  - CONCRETE
  - BRICKS OR PAVERS
  - ROOFED AREAS
  - WATER (EDGE OF WATER)
  - CATCH BASIN
  - MANHOLE
  - OVERHEAD ELECT.
  - POWER POLE
  - LIGHT POLE
  - HANDICAP SPACE
  - FIRE HYDRANT
  - EASEMENT LINE
  - WATER VALVE
  - TV-CABLE BOX
  - WATER METER
  - CONC. LIGHT POLE

**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**

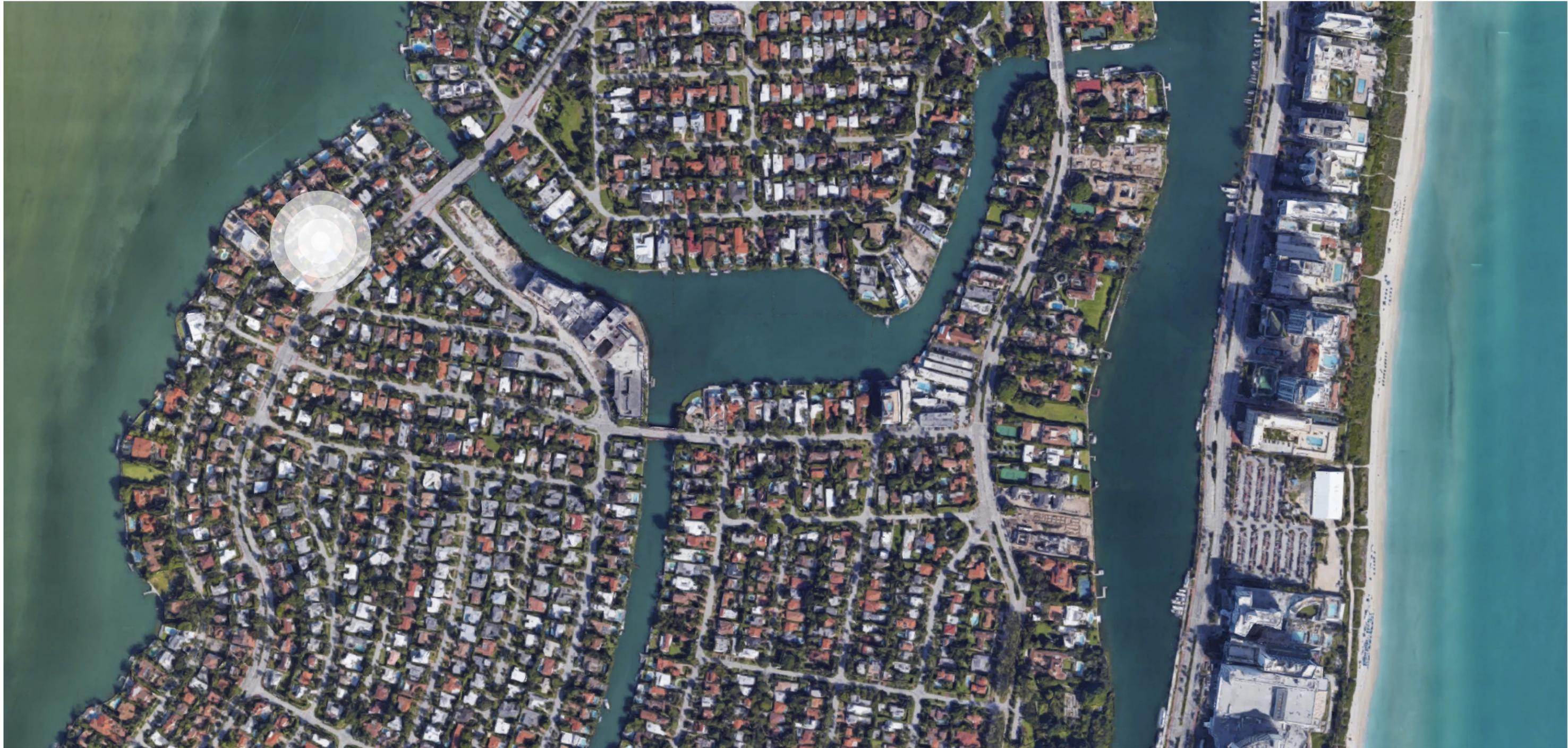
Ed Pino  
PROFESSIONAL LAND SURVEYOR AND MAPPER No. 6771  
STATE OF FLORIDA  
DATE: FEBRUARY 14, 2019

**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



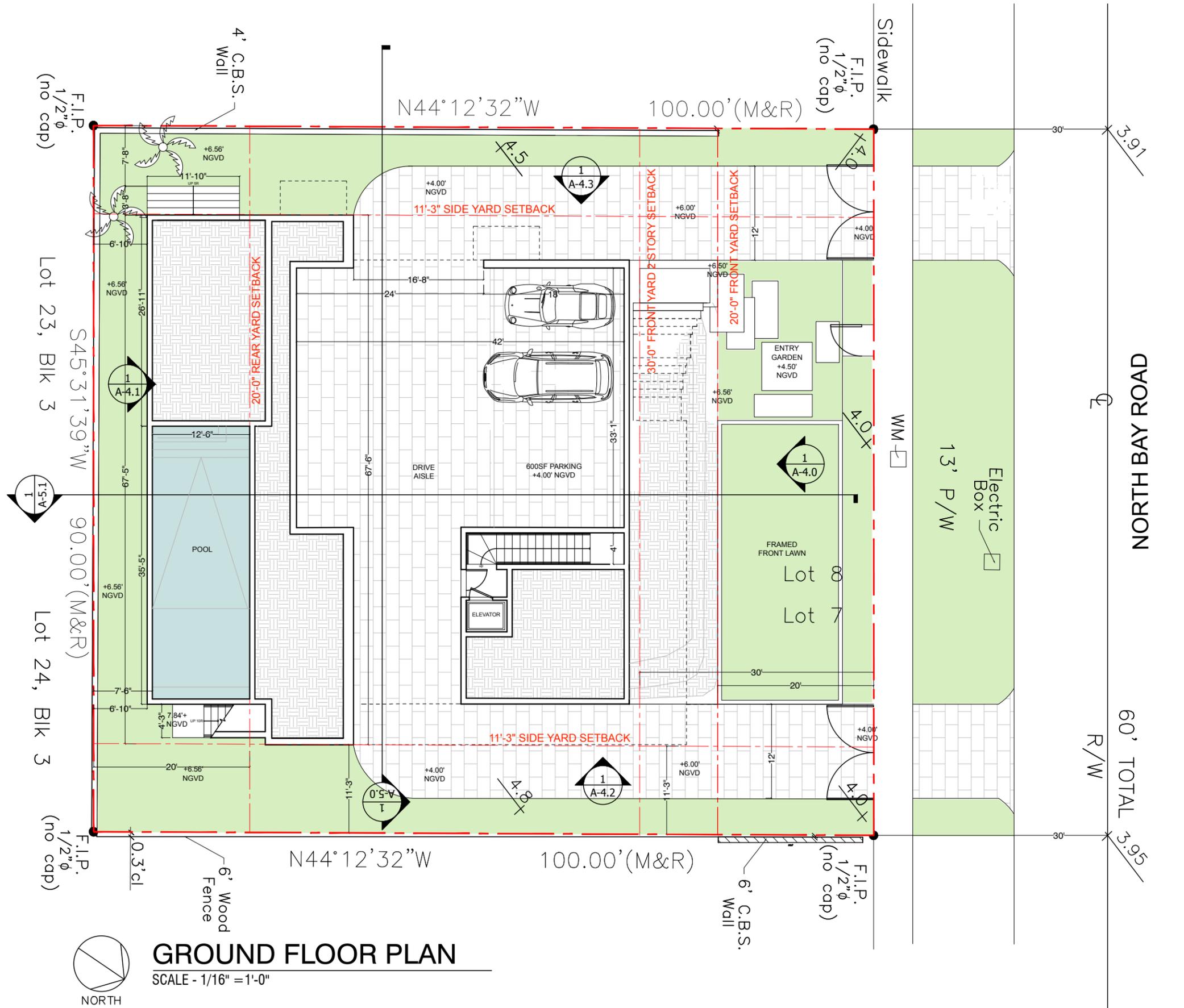
# ZONING DATA SHEET

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

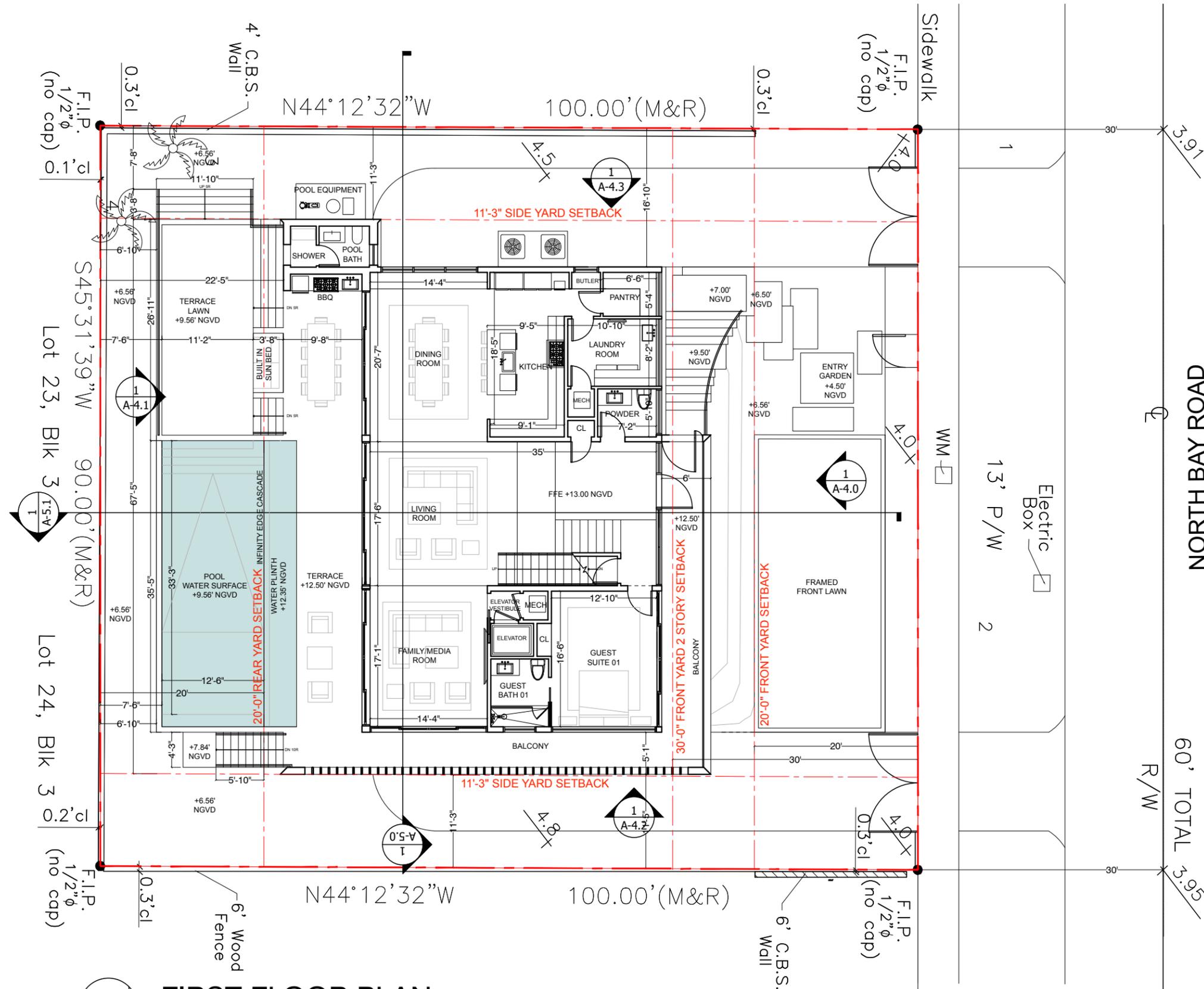
SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET					
ITEM #	Zoning Information				
1	Address:	4747 NORTH BAY ROAD MIAMI BEACH FL33140			
2	Folio number(s):	02-3222-011-0560			
3	Board and file numbers :				
4	Year built:	1926	Zoning District:	RS-4	
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+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	
		<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	<b>Deficiencies</b>
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	
<b>Notes:</b>					
If not applicable write N/A					
All other data information should be presented like the above format					



# PROPOSED BUILDING - GROUND FLOOR PLAN

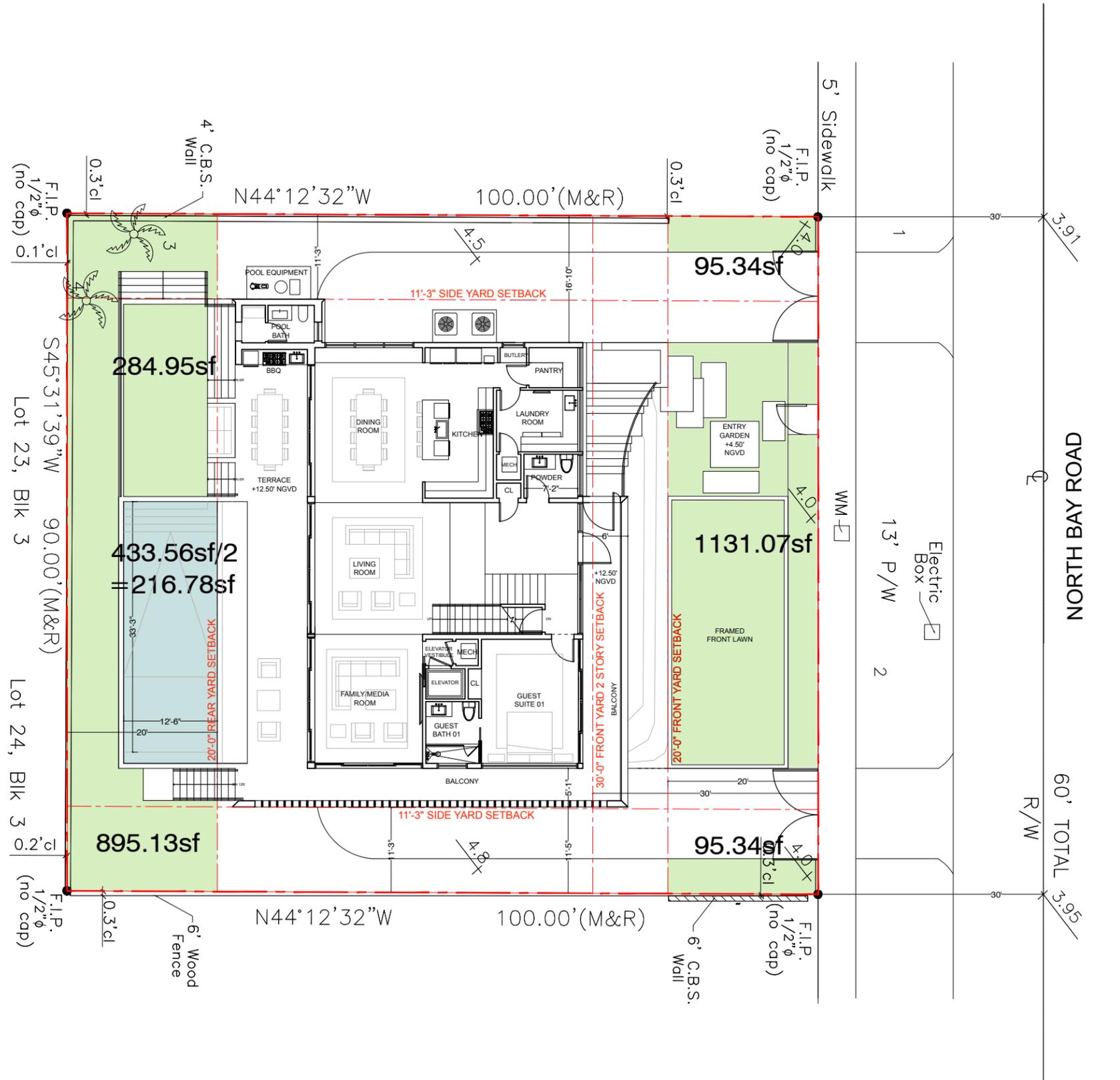


# PROPOSED BUILDING - FIRST FLOOR PLAN



**FIRST FLOOR PLAN**  
SCALE - 1/16" = 1'-0"



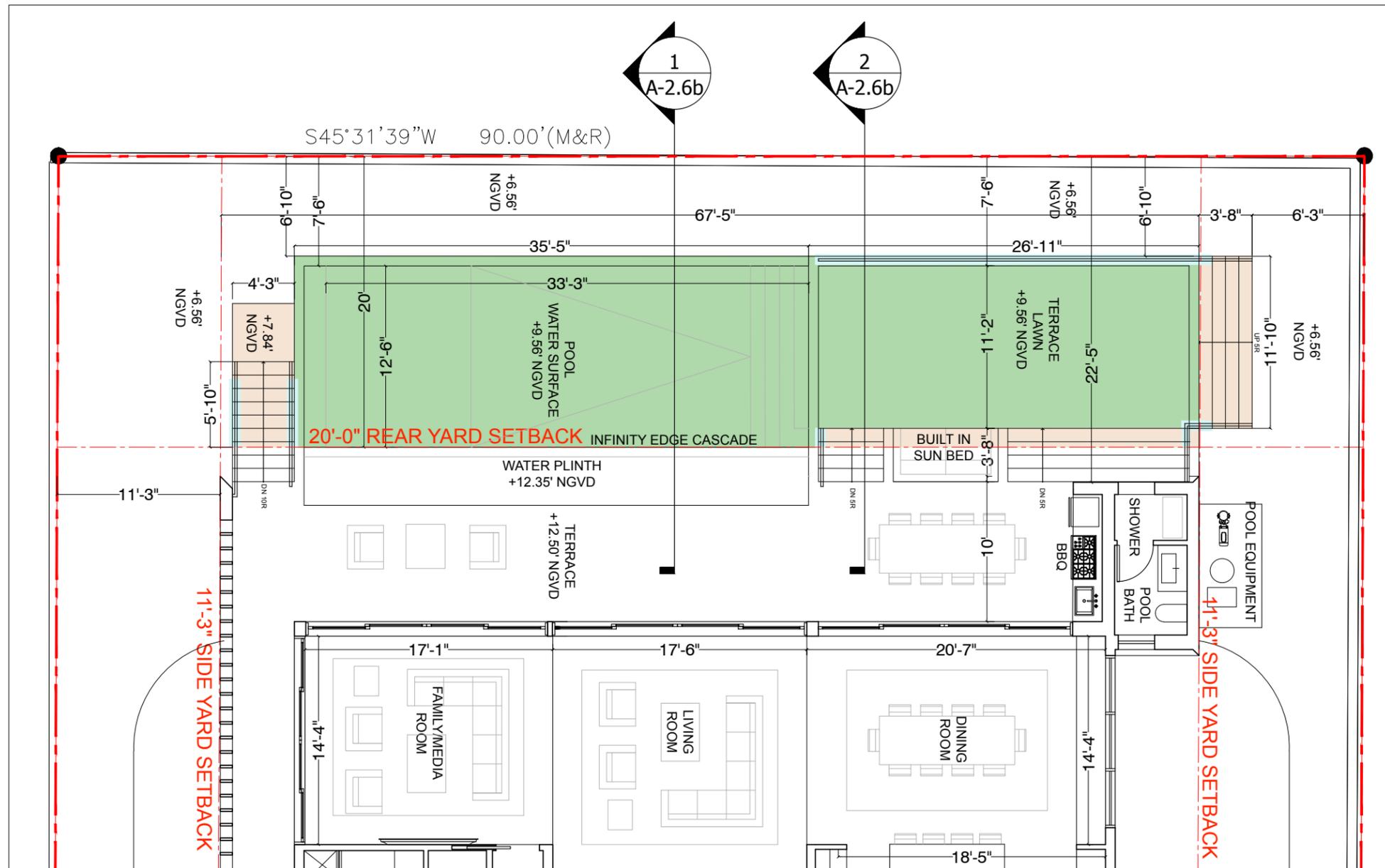


**FIRST FLOOR PLAN  
OPEN SPACE DIAGRAM**

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%)

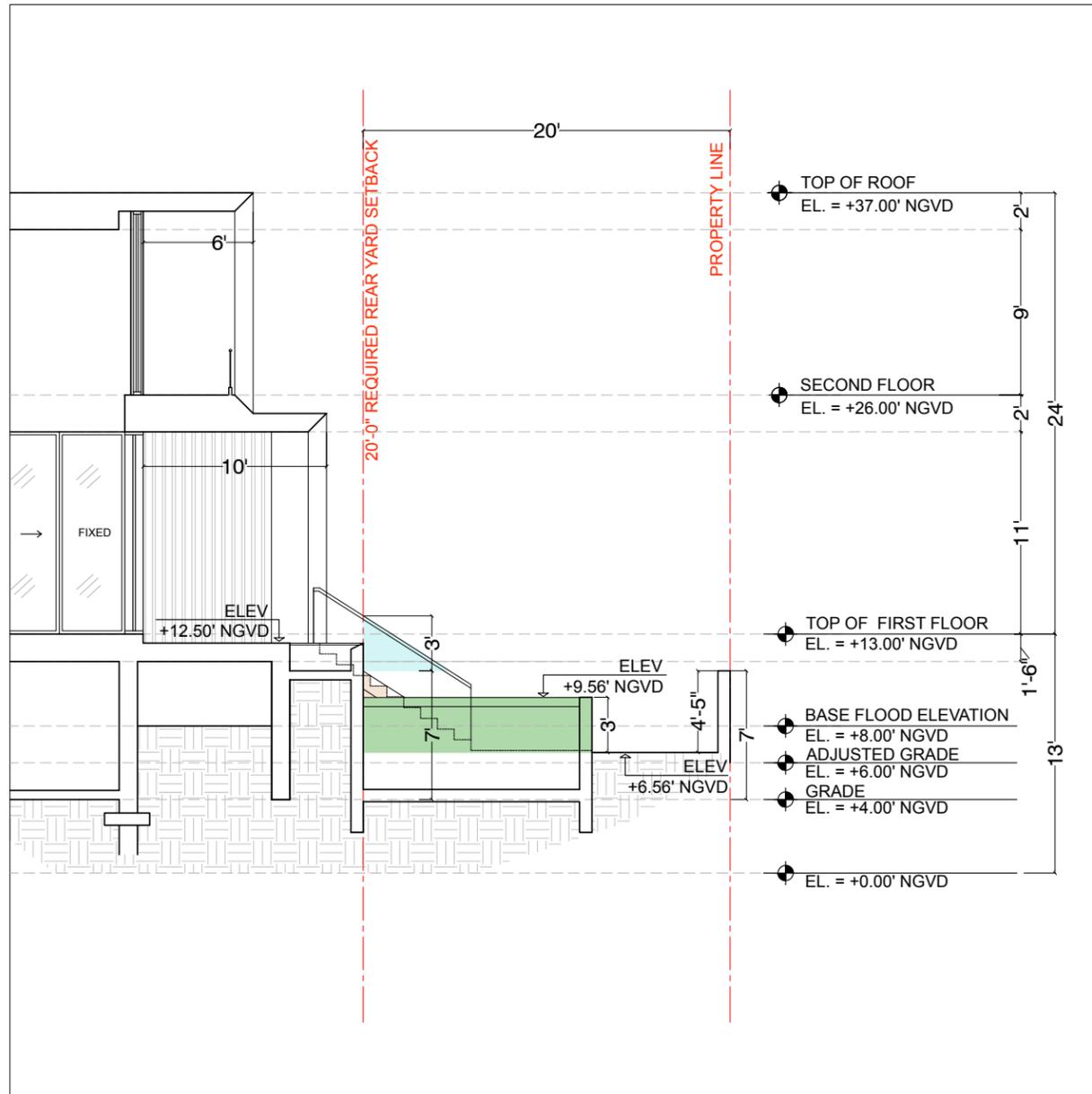
- VARIANCE REQUEST 1
- VARIANCE REQUEST 2
- VARIANCE REQUEST 3



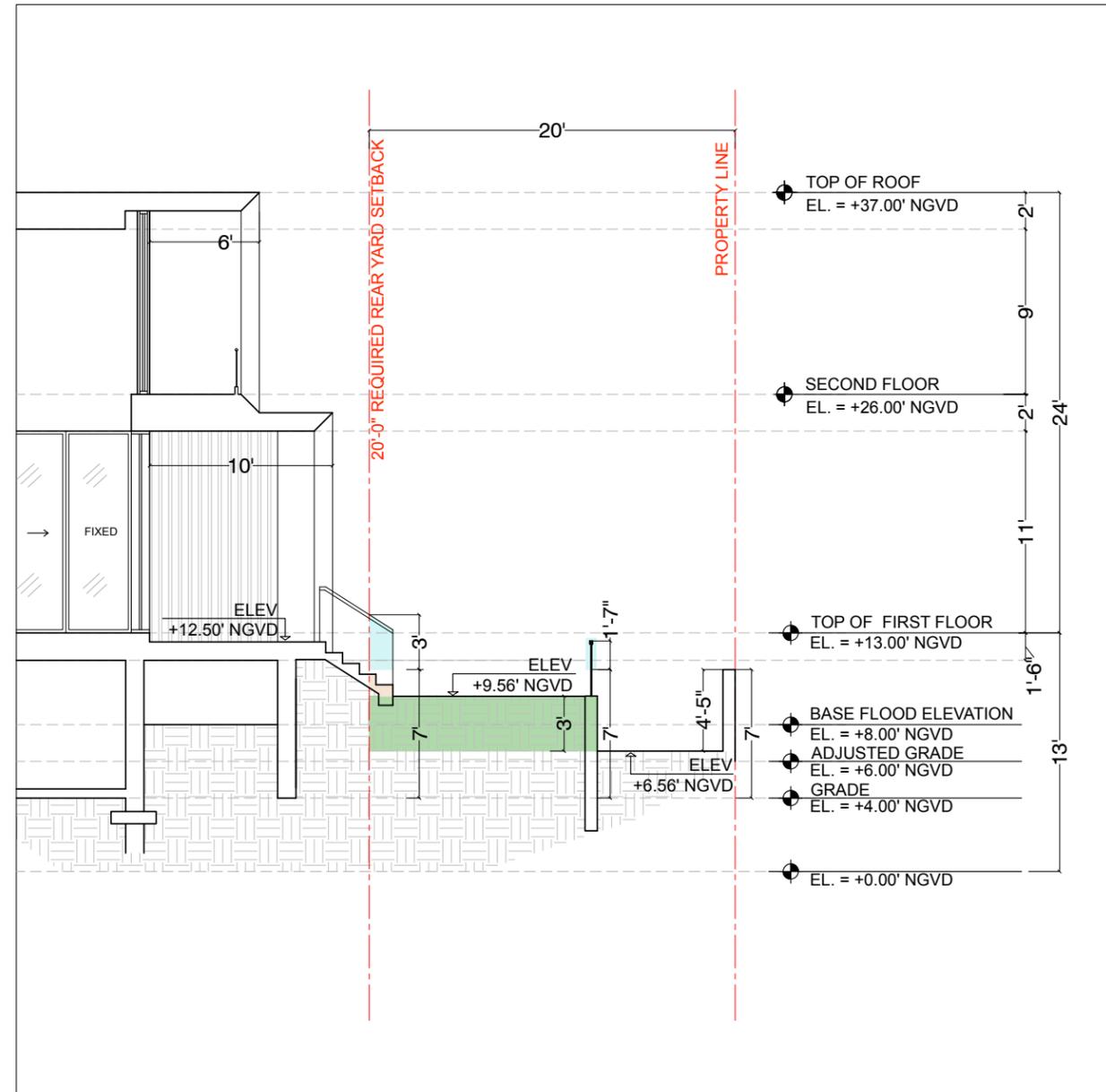
**1** VARIANCE DIAGRAM - REAR YARD PLAN  
SCALE - 1/8" = 1'-0"

# ZONING DIAGRAM - VARIANCE DIAGRAMS

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

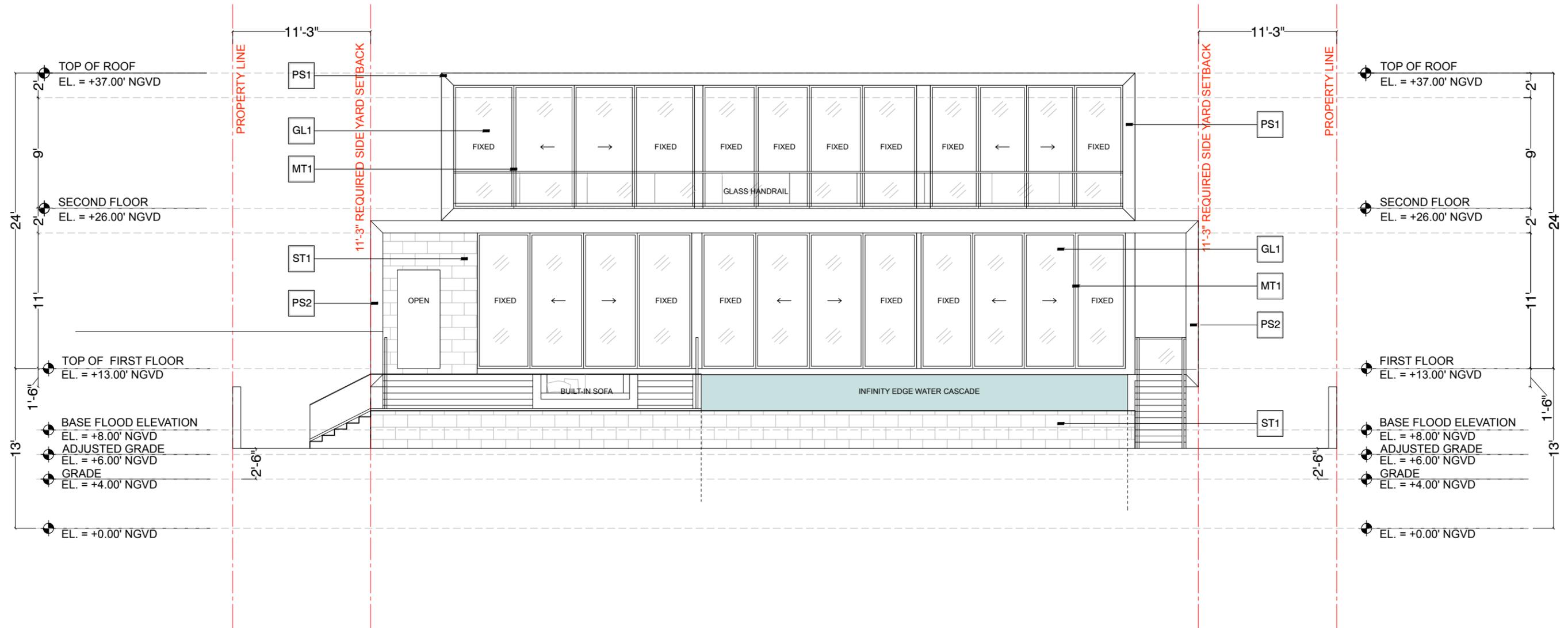


**1** VARIANCE DIAGRAM - REAR YARD SECTION  
SCALE - 1/8" = 1'-0"

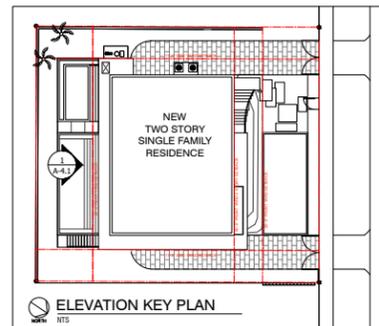


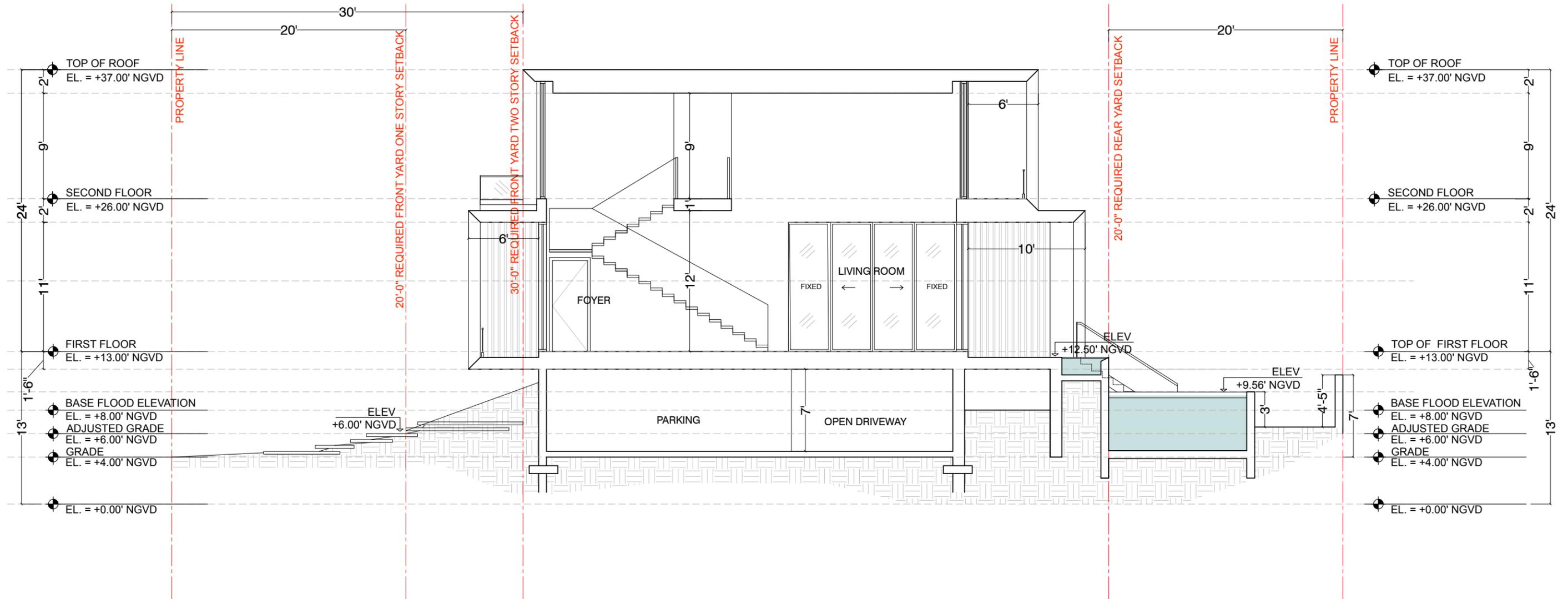
**2** VARIANCE DIAGRAM - REAR YARD SECTION  
SCALE - 1/8" = 1'-0"

# ELEVATIONS - SOUTH

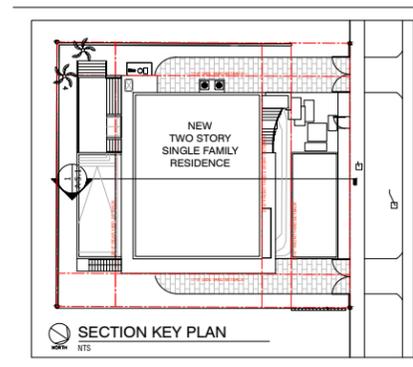


**2 SOUTH ELEVATION**  
SCALE - 1/8" = 1'-0"





**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

Indicate yes only for the condition that applies

	Default Condition unless one of the below applies Maximum Yard Elevation	Max. Yard Elevation
Yes		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 there a joint agreement between abutting properties, for a higher elevation, not to exceed flood elevation?	8.000

### REAR YARD CONDITIONS

Indicate yes only for the condition that applies

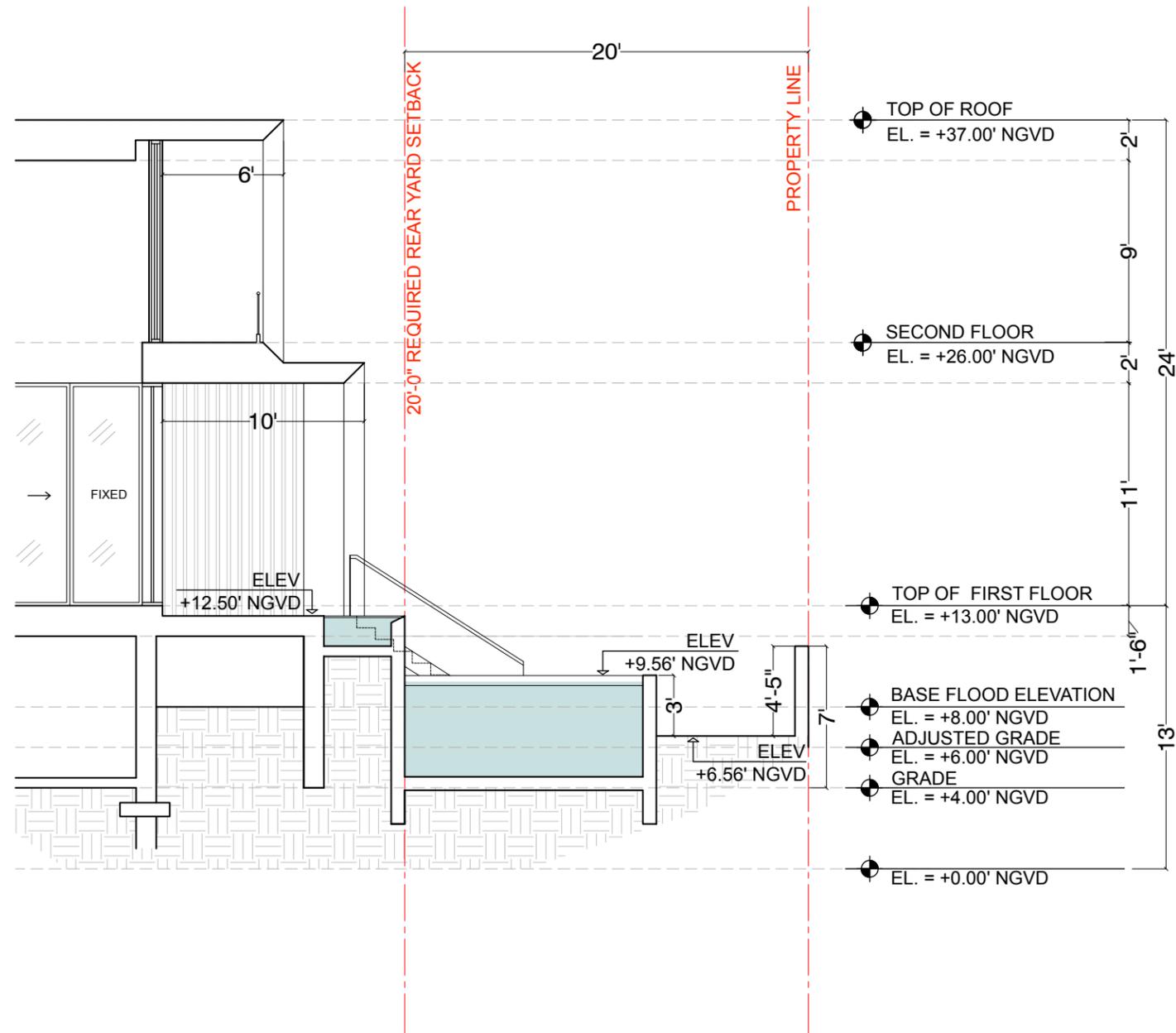
	Default Condition unless one of the below applies Maximum Yard Elevation	Max. Yard Elevation
Yes		6.560
	Is the average grade of adjacent lot along the abutting side yard equal or greater than adjusted grade?	8.500
	Is the abutting property vacant?	8.500
	Is there a joint agreement between abutting properties, 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

<b>Front Yard</b>	
Min Yard Elevation	6.560
Max Yard Elevation	7.125
<b>Interior Side</b>	
Min Yard Elevation	6.560
Max Yard Elevation	6.560
<b>Interior Side</b>	
Min Yard Elevation	6.560
Max yard Elevation	6.560
<b>Non-Waterfront</b>	
Min Yard Elevation	6.560
Max Yard Elevation	6.560

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



**1** REAR YARD SECTION  
SCALE - 1/8" = 1'-0"

