

ALL ELEVATIONS ARE REFERENCED TO NGVD29 VERTICAL DATUM

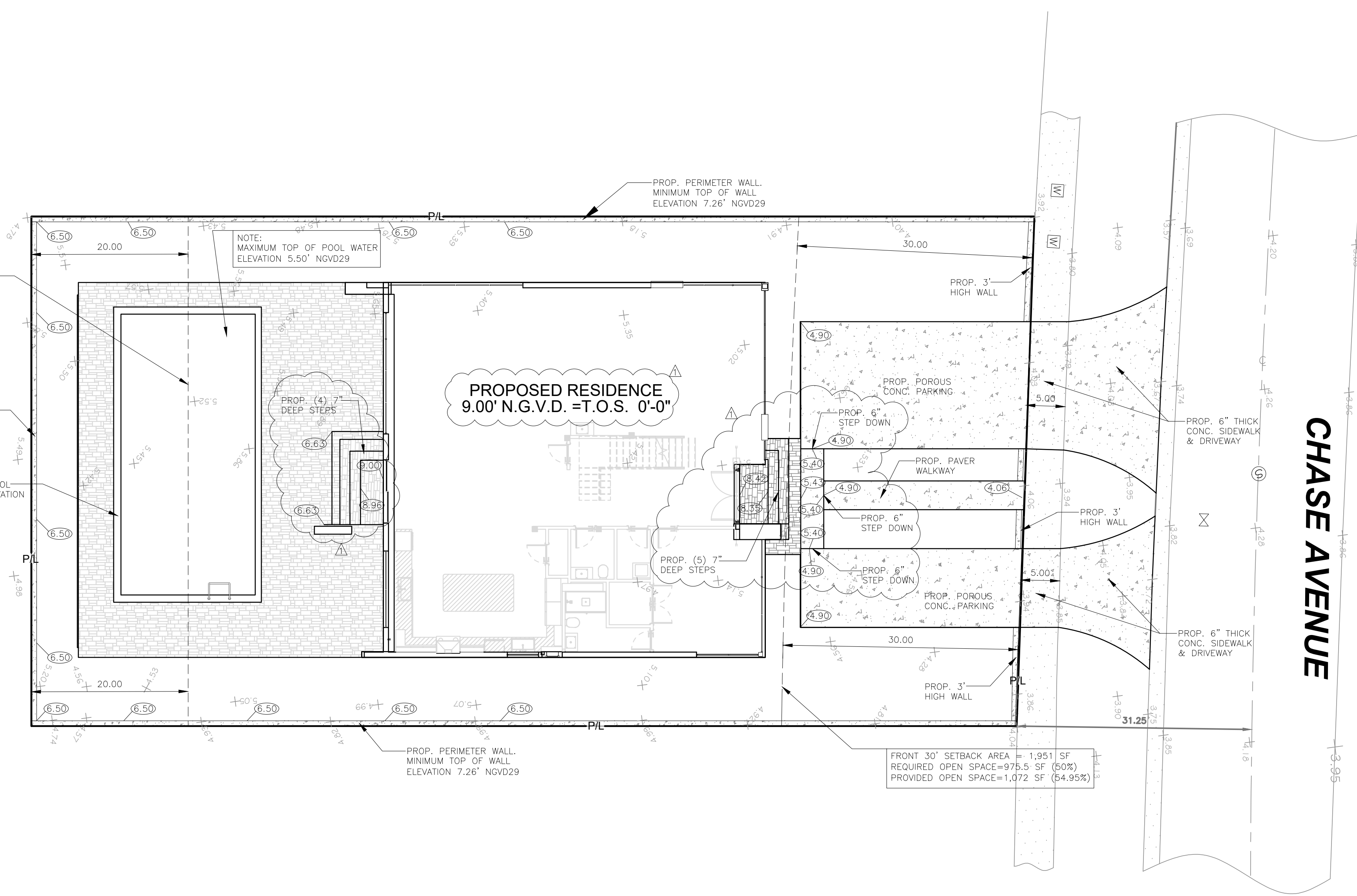
ADJUSTED GRADE (IN NGVD29)
 BASE FLOOD ELEVATION=8.00'
 GRADE ELEVATION=4.04'
 ADJUSTED GRADE=(8.00' + 4.04')/2=6.02'

REAR 20' SETBACK AREA = 1,300 SF
 REQUIRED OPEN SPACE=910 SF (70%)
 OPEN SPACE WITHIN 20' SETBACK AREA=618 SF
 POOL WATER WITHIN 20' SETBACK AREA=303 SF
 (POOL WATER BELOW ADJUSTED GRADE ELEVATION OF 5.52' NGVD29)
 TOTAL PROVIDED OPEN SPACE=921 SF (70.85%)

NOTE:
 MAXIMUM TOP OF POOL WATER ELEVATION 5.50' NGVD29

PROPOSED RESIDENCE
 9.00' N.G.V.D. =T.O.S. 0'-0"

FRONT 30' SETBACK AREA = 1,951 SF
 REQUIRED OPEN SPACE=975.5 SF (50%)
 PROVIDED OPEN SPACE=1,072 SF (54.95%)

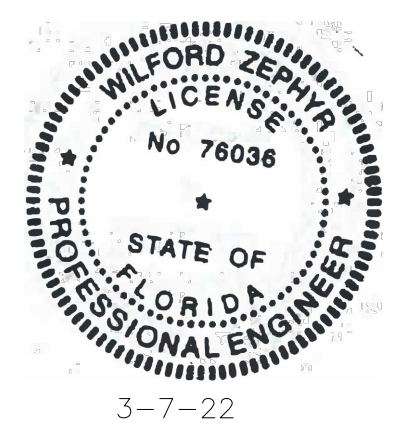


CHASE AVENUE

LEGEND

- PROPOSED PAVER
- PROPOSED GRADE
- EXISTING ELEVATION
- PROPOSED AREA DRAIN

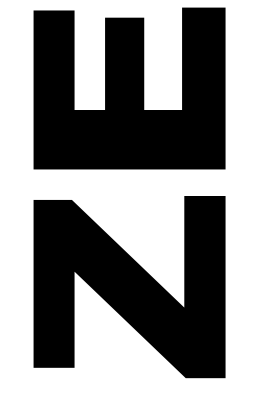
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PRELIMINARY GRADING PLAN
 SCALE: 1"=20'

NO.	DATE	DESCRIPTION
1	3-4-22	CITY COMMENTS

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PRIVATE RESIDENCE
 3747 CHASE AVENUE
 MIAMI BEACH, FL

P.E.#:76036
 DATE: 11/18/21
 SCALE: 1"=20'
 SHEET NO.:
 C1
 1 OF 1
 PROJECT NO.: 21-86