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6	FAR CALCULATIONS
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10	CONTEXT PHOTOGRAPHY
11	CONTEXT PHOTOGRAPHY
12	CONTEXT PHOTOGRAPHY
13	CONTEXT PHOTOGRAPHY
14	CONTEXT PHOTOGRAPHY
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1425 BAY ROAD TOWNHOUSES

DESIGN REVIEW BOARD

FINAL SUBMITTAL

SCOPE:
CONSTRUCTION OF A NEW 4-STORY 3 UNIT
TOWNHOUSE BUILDING

PLAN NUMBER:
DRB18-0349

SUBMITTAL DEADLINE (REVISION):
MARCH 12th, 2019

J. Bonfill & Associates, Inc.
REGISTERED LAND SURVEYORS & MAPPERS
Florida Certificate of Authorization LB3398
7100 S.W. 99th Avenue Suite 104
Miami, Florida 33173 (305) 598-8383

BOUNDARY SURVEY
of
1425 BAY ROAD, MIAMI BEACH,
MIAMI-DADE COUNTY, FLORIDA 33139
for
NATHALIE MANZANO

REVISIONS	BY

Project: 18-0009
Job: 18-0308
Date: 11-14-2018
Drawn: G.P., J.B.
Checked: J.S.
Scale: AS SHOWN
Field Book: ON FILE
SHEET 1 OF 1

BOUNDARY SURVEY

SURVEYOR'S NOTES:

1. Field Survey was completed on: November 14th, 2018.

2. LEGAL DESCRIPTION:

Lot 12, Block 79-B, RESUBDIVISION OF BLOCKS 67 AND 79 OF ALTON BEACH REALTY COMPANY'S BAY FRONT SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 16, at Page 1, of the Public Records of Miami-Dade County, Florida.

Containing 5,952 Square feet or 0.14 Acres, more or less, by calculation.

3. SOURCES OF DATA:

AS TO HORIZONTAL CONTROL:

North Arrow and Bearings refer to an assumed value of S01°33'30"E along the Easterly line of the Subject Property, Miami-Dade County, Florida. Said line is considered well-established and monumented.

AS TO VERTICAL CONTROL:

By scaled determination the subject property lies in Flood Zone AE, Base Flood Elev.= 8 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120651, Map No. 12065C0317, Suffolk L. Revised Date: 09-11-2009. An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum 1929 (N.G.V.D.1929).

Benchmark used:
City of Miami Beach Benchmark: 13-05-R
Elevation: 3.50 feet (Adjusted to N.G.V.D. 1929)
Location: N.E. INTX 11th Street & West Avenue
Description: Nail & washer.

4. ACCURACY:

The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed the requirements.

5. LIMITATIONS:

The above Legal Description provided by client.

Since no other information other than what is cited in the Sources of Data was furnished, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear. The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear in public records. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Standards of Practice for Land Surveying in the State of Florida," pursuant to Rule 5J-17 of the Florida Administrative Code.

Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This Notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act," pursuant to Chapter 556.101-111 of the Florida Statutes.

CERTIFY TO:

-Bay West LLC, a Florida limited liability company
-Sigfried, Rivera, Hyman, De La Torre, Mars & Sobel, P.A.
-Old Republic National Title Insurance Company
-Grove Bank & Trust, ISAOA/ATIMA

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: That the Boundary Survey of the above described property is true and correct to the best of my knowledge and belief as recently surveyed under my direction. Further, there are no above ground encroachments unless shown. This survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, pursuant to section 472.027 Florida Statutes. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting the property. Location and identification of utilities adjacent to the property were not secured as such information was not requested. Ownership is subject to opinion of title.

J. BONFILL & ASSOCIATES, INC.
Florida Certificate of Authorization No. LB 3398

ORIA JANNET SUAREZ
PROFESSIONAL SURVEYOR AND MAPPER No. 6781
STATE OF FLORIDA

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

1 2 3 4 5 6 7 8
14 13 12 11 10 9
79-A

FLAMINGO WAY

1 2 3 4 5 6
12 11 10 9 8 7
79-B

14th TERRACE

1 2 3 4 5 6
79-C

LOCATION SKETCH
NOT TO SCALE

LEGEND

- Air Conditioner
- Back Flow Preventer
- Cable Television
- Catch Basin
- Chain Link Fence
- Clean Out
- Concrete Light Pole
- Concrete Power Pole
- Control Valve
- C.B.S. Wall
- Diameter
- Diameter=Height-Spread
- Drain
- Drainage Manhole
- Electric Box
- Electric Meter
- Electric Motor
- Electric Panel
- Fire Hydrant
- Flag
- Floor Lamp
- Force Main Valve
- Gas Valve
- Grease Manhole
- Guard Pole
- Guy Wire
- Irrigation Control Valve
- Light Pole
- Mail Box
- Metal Fence
- Monitoring Well
- Overhead Utility Lines
- Parking Meter
- Property Corner
- Right-of-Way Lines
- Sewer Manhole
- Sewer Valve
- Spot Elevation
- Traffic Light
- Traffic Sign
- Telephone Booth
- Telephone Box
- Telephone Manhole
- Temporary Benchmark
- Unknown Manhole
- Utility Power Pole
- Valve (Unknown)
- Water Manhole
- Water Meter
- Water Pump
- Water Valve
- Wood Fence

GRAPHIC SCALE
SCALE : 1" = 20'

ABBREVIATIONS

- A Arc Length
- A/C Air Conditioner Pad
- ASPH. Asphalt
- B.M. Benchmark
- C.B.S. Concrete Block Structure
- C.G. Curb & Gutter
- C/L Center Line
- C.L.F. Chain Link Fence
- CONC. Concrete
- C.S. Concrete Slab
- DWY. Driveway
- E.O.W. Edge of Water
- E.T.P. Electric Transformer Pad
- F.F.E. Finished Floor Elevation
- F.I.P. Found Iron Pipe
- F.N. Found Nail
- F.N.D. Found Nail & Disc
- F.R. Found Rebar
- ID. Identification
- INV. Inverts
- L.F.E. Lowest Floor Elevation
- M/L Monument Line
- P.B. Plat Book
- P.C.P. Permanent Control Point
- PG. Page
- PL. Planter
- P/L Property Line
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P/S Parking Spaces
- P.R.M. Permanent Reference Monument
- R/W Right-of-Way Line
- SWK. Sidewalk
- T.B.M. Temporary Benchmark
- T.O.B. Top of Bank
- U.E. Utility Easement
- V.G. Valley Gutter
- W.F. Wood Fence
- (TYP.) Typical
- (R) Recorded
- (C) Calculated

TREE TABLE				
TREE No.	COMMON NAME	DIAMETER (FT)	HEIGHT(FT)	CANOPY(FT)
t1	MANGO	2.2'	35'	30'
t2	OAK	0.90'	20'	18'
t3	OAK	1'	22'	20'
t4	PALM	0.40'	10'	5'
t5	PALM	0.40'	10'	5'
t6	PALM	0.40'	10'	5'
t8	PALM	0.20'		



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



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

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	1425 BAY ROAD MIAMI BEACH, FLORIDA 33139		
2	Board and file numbers :			
3	Folio number(s):	02-3233-016-0420		
4	Year constructed:	N/A	Zoning District:	RM-1 MULTI-FAMILY, LOW INTENSITY
5	Based Flood Elevation:	AE 8 FT NGVD	Grade value in NGVD:	3.34 NGVD
6	Adjusted grade (Flood+Grade/2):	AE 9 FT NGVD	Lot Area:	5,952 SQ FT
7	Lot width:	60 FT	Lot Depth:	100 FT
8	Minimum Unit Size	550 SQ FT	Average Unit Size	825 SQ FT
9	Existing use:	N/A	Proposed use:	MULTI-FAMILY RESIDENCE

		Maximum	Existing	Proposed	Deficiencies
10	Height	50 FT		50 FT	
11	Number of Stories	4		4	
12	FAR	7440 SQ FT		7440 SQ FT	
13	Gross square footage	N/A		7440 SQ FT	
14	Square Footage by use	N/A		N/A	
15	Number of units Residential	N/A		3	
16	Number of units Hotel	N/A		0	
17	Number of seats	N/A		0	
18	Occupancy load	N/A		N/A	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	20 FT		20 FT	
20	Side Setback:	7.5 FT OR 8% OF LOT WIDTH, WHICHEVER IS GREATER		7.5 FT	
21	Side Setback facing street:	7.5 FT OR 8% OF LOT WIDTH, WHICHEVER IS GREATER		7.5 FT	
22	Rear Setback:	10% OF LOT DEPTH (NON-OCEANFRONT LOTS)		10 FT	
	At Grade Parking:				
23	Front Setback:	20 FT		N/A	
24	Side Setback:	5 FT		N/A	
25	Side Setback facing street:	5 FT		N/A	
26	Rear Setback:	10% OF LOT DEPTH		N/A	
	Pedestal:				
27	Front Setback:	20 FT		20 FT	
28	Side Setback:	7.5 FT OR 8% OF LOT WIDTH, WHICHEVER IS GREATER		7.5 FT	
29	Side Setback facing street:	7.5 FT OR 8% OF LOT WIDTH, WHICHEVER IS GREATER		7.5 FT	
30	Rear Setback:	10% OF LOT DEPTH (NON-OCEANFRONT LOTS)		10 FT	
	Tower:				
31	Front Setback:			N/A	
32	Side Setback:			N/A	
33	Side Setback:			N/A	
34	Side Setback facing street:			N/A	
35	Rear Setback:			N/A	

	Parking	Required	Existing	Proposed	Deficiencies
36	Parking district	N/A			
37	Total # of parking spaces	NONE		6	
38	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	NONE		N/A	
39	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	NONE		N/A	
40	Parking Space Dimensions	8' - 6" x 18' - 0"		8' - 10" x 18' - 0"	
41	Parking Space configuration (45o,60o,90o,Parallel)	N/A		90°	
42	ADA Spaces	NONE		NONE	
43	Tandem Spaces	NONE		NONE	
44	Drive aisle width	22' - 0"		19' - 0"	VARIANCE REQUEST #01
45	Valet drop off and pick up	NONE		NONE	
46	Loading zones and Trash collection areas	NONE		1 PER UNIT	
47	Bicycle parking, location and Number of racks	NONE		2 PER UNIT	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
48	Type of use			N/A	
49	Total # of seats			N/A	
50	Total # of seats per venue (Provide a separate chart for a breakdown calculation)			N/A	
51	Total occupant content			N/A	
52	Occupant content per venue (Provide a separate chart for a breakdown calculation)			N/A	
53					
54	Is this a contributing building?	NO			
55	Located within a Local Historic District?	NO			

Notes:

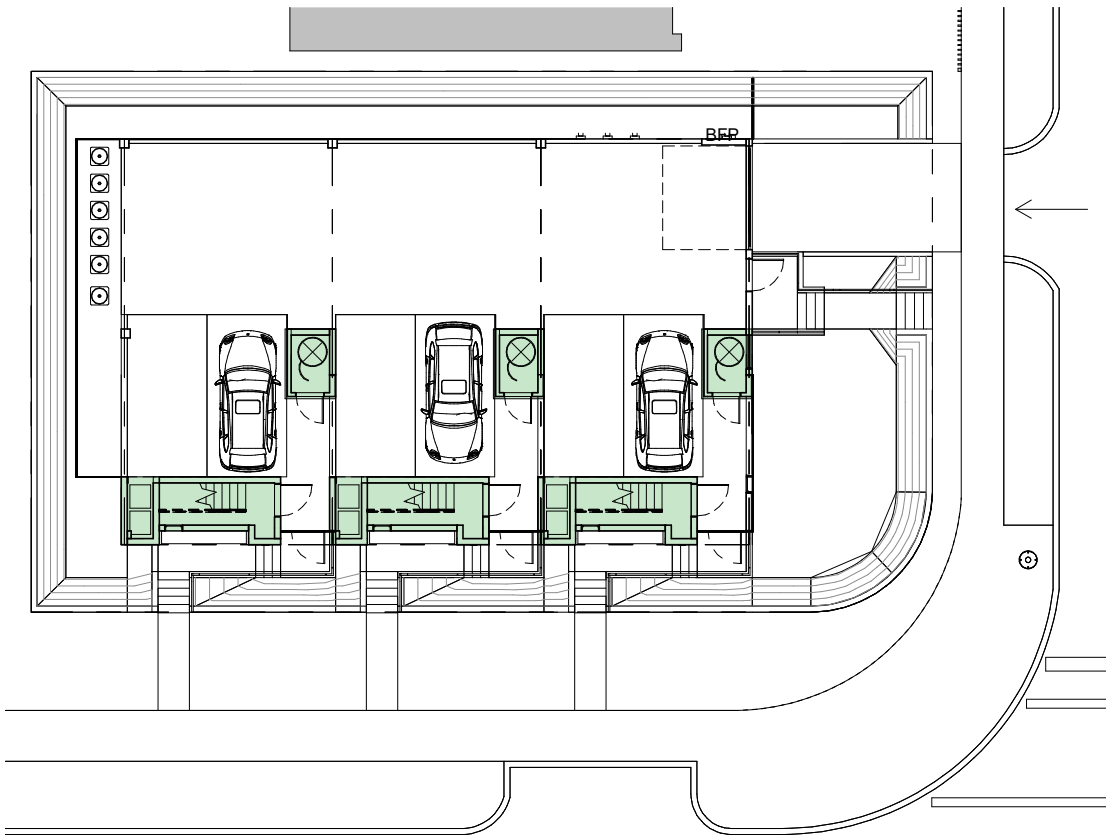
If not applicable write N/A

All other data information may be required and presented like the above format.



SUBMISSION
PROJECT
ADDRESS

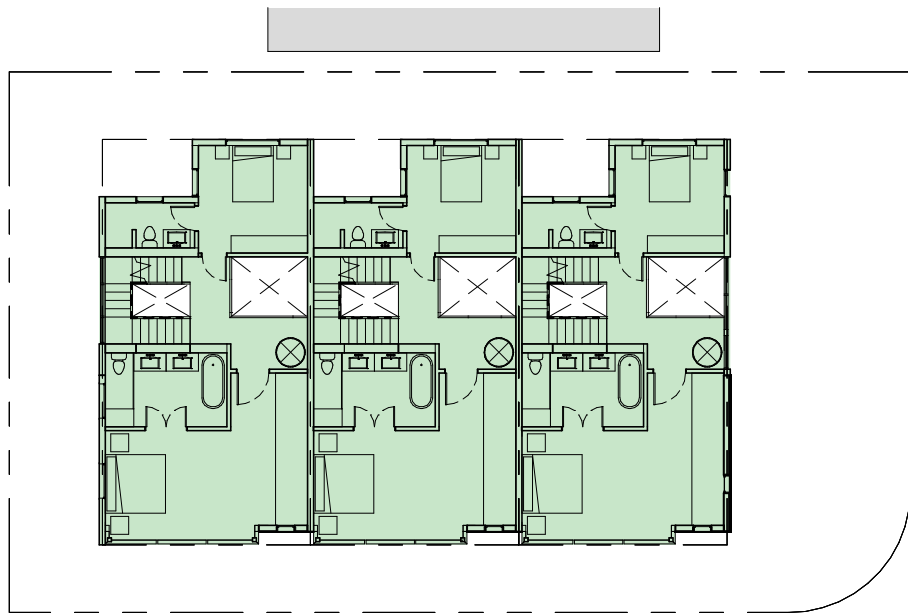
DESIGN REVIEW BOARD
SUBMISSION (REVISED)
MARCH 12, 2019
1425 BAY ROAD
MIAMI BEACH, FL 33139



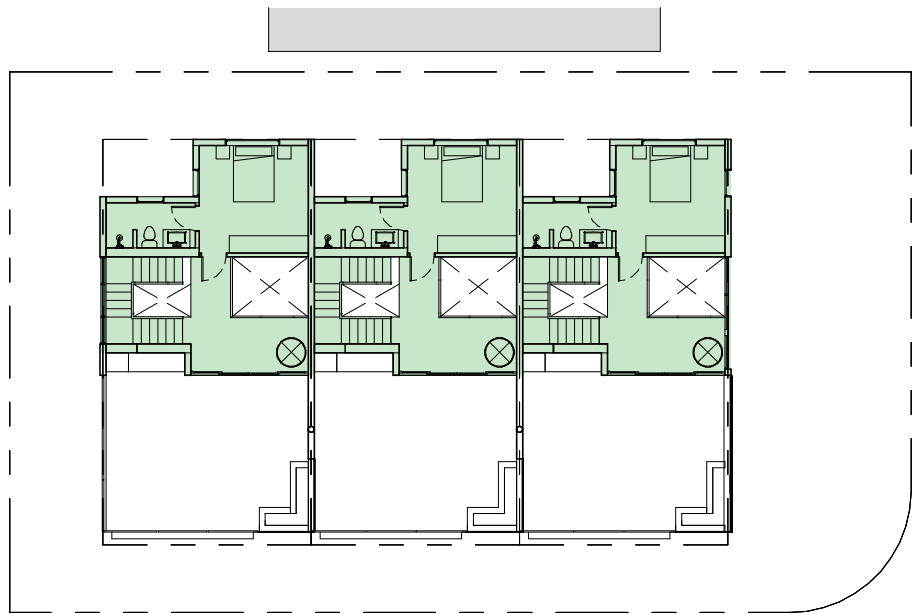
1 GROUND LEVEL
3/64" = 1'-0"



2 FIRST LEVEL
3/64" = 1'-0"

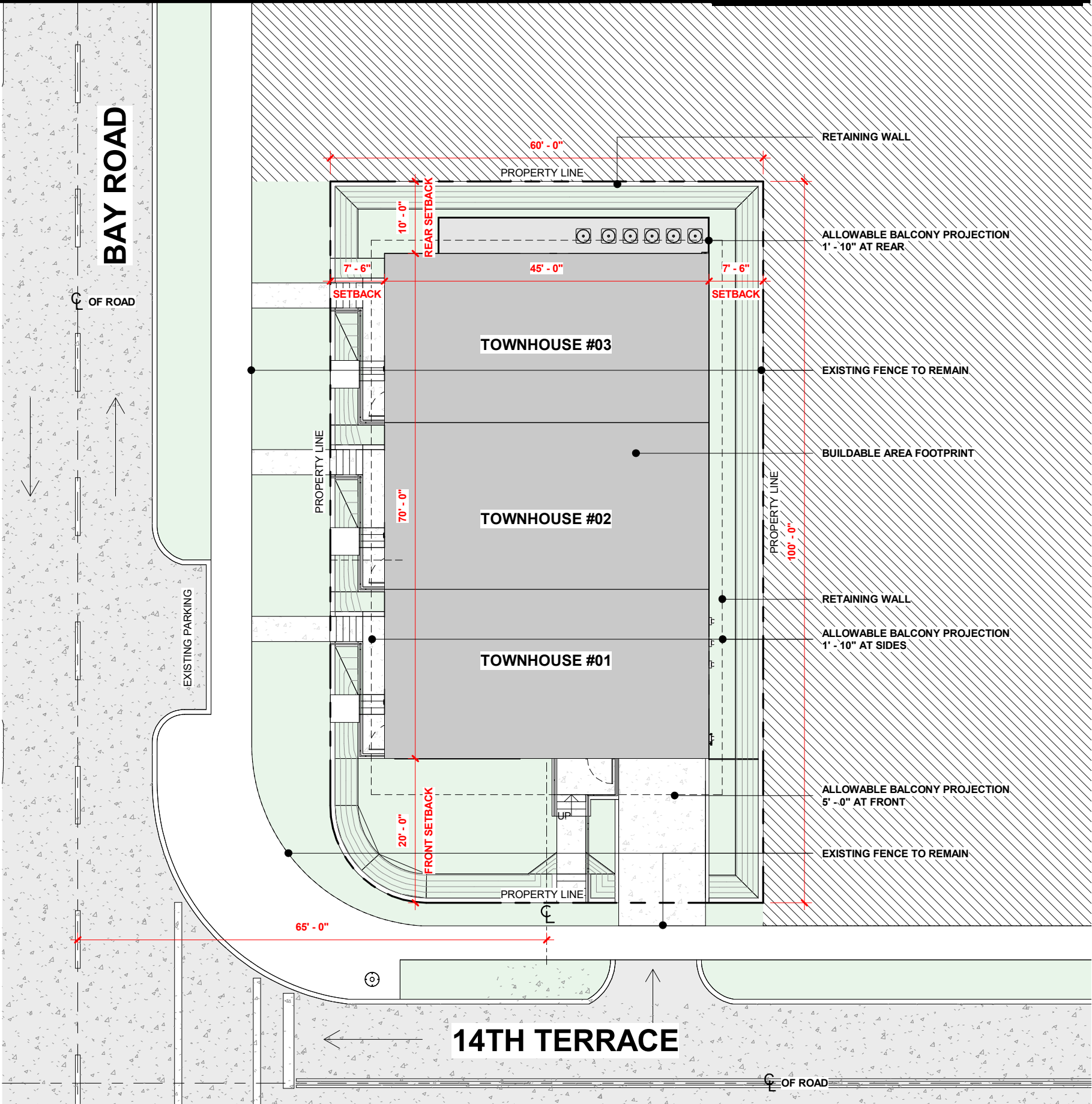


3 SECOND LEVEL
3/64" = 1'-0"



4 THIRD LEVEL
3/64" = 1'-0"

FAR CALCULATION		
PROPOSED PROJECT AREA	TOTAL PER UNIT	TOTAL (PER 3 UNITS)
UNIT - GROUND LEVEL	161 SF	484 SF
UNIT - SECOND LEVEL	980 SF	2939 SF
UNIT - THIRD LEVEL	900 SF	2701 SF
UNIT - FOURTH LEVEL	439 SF	1317 SF
TOTAL PROJECT AREA:	2480 SF	7440 SF





1 1425 BAY ROAD



2 1425 BAY ROAD



3 1425 BAY ROAD

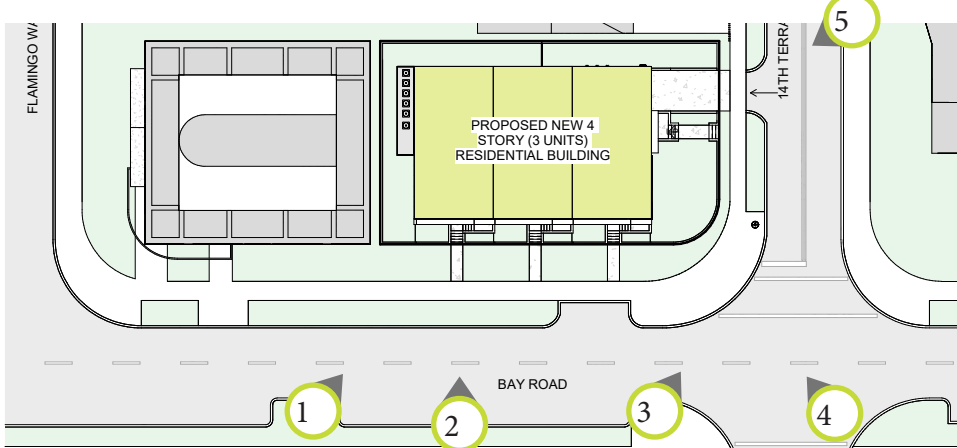


4 1425 BAY ROAD



5 1425 BAY ROAD

PHOTOGRAPHS TAKEN 11-15-18





- A1 1422 / 1424 / 1426 / 1428 / 1430 / 1423 / 1434 / 1436 / 1504 / 1536 BAY ROAD BAY ROAD A2 1435 BAY ROAD A3 1340 FLAMINGO WAY A4 1330 FLAMINGO WAY A5 1320 FLAMINGO WAY A6 1310 FLAMINGO WAY A7 1428 WEST AVE A8 1439 WEST AVE A9 1435 WEST AVE
- B1 1425 BAY ROAD (SITE) B2 1339 14TH TERRACE B3 1331 14TH TERRACE B4 1321 14TH TERRACE B5 1311 14TH TERRACE B6 1427 WEST AVE B7 1419 WEST AVE
- C1 1400 / 1402 / 1404 BAY ROAD C2 1401 BAY ROAD C3 1331 14TH TERRACE C4 1312 14TH TERRACE





A1 1422 / 1424 / 1426 / 1428 / 1430 / 1423 / 1434 / 1436 / 1504 / 1536 BAY ROAD BAY ROAD



A2 1435 BAY ROAD



A3 1340 FLAMINGO WAY



A4 1330 FLAMINGO WAY



A5 1320 FLAMINGO WAY



A6 1310 FLAMINGO WAY

PHOTOGRAPHS TAKEN 11-15-18



A7 1428 WEST AVE



A8 1439 WEST AVE



A9 1435 WEST AVE



B1 1425 BAY ROAD (SITE)



B2 1339 14TH TERRACE



B3 1331 14TH TERRACE

PHOTOGRAPHS TAKEN 11-15-18



B4 1321 14TH TERRACE



B5 1311 14TH TERRACE



B6 1427 WEST AVE



B7 1419 WEST AVE



C1 1400 / 1402 / 1404 BAY ROAD



C2 1401 BAY ROAD

PHOTOGRAPHS TAKEN 11-15-18

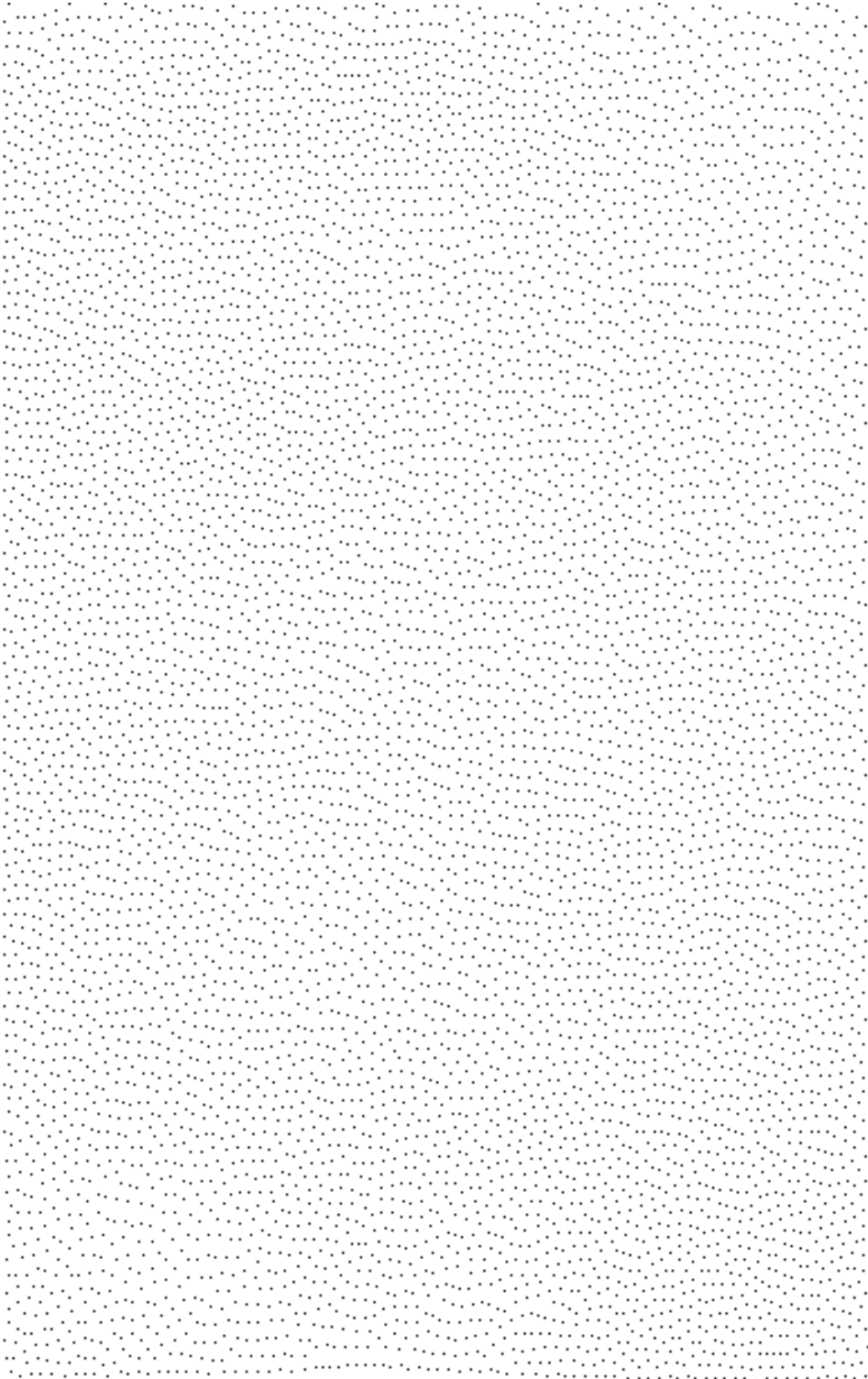


C3 1331 14TH TERRACE

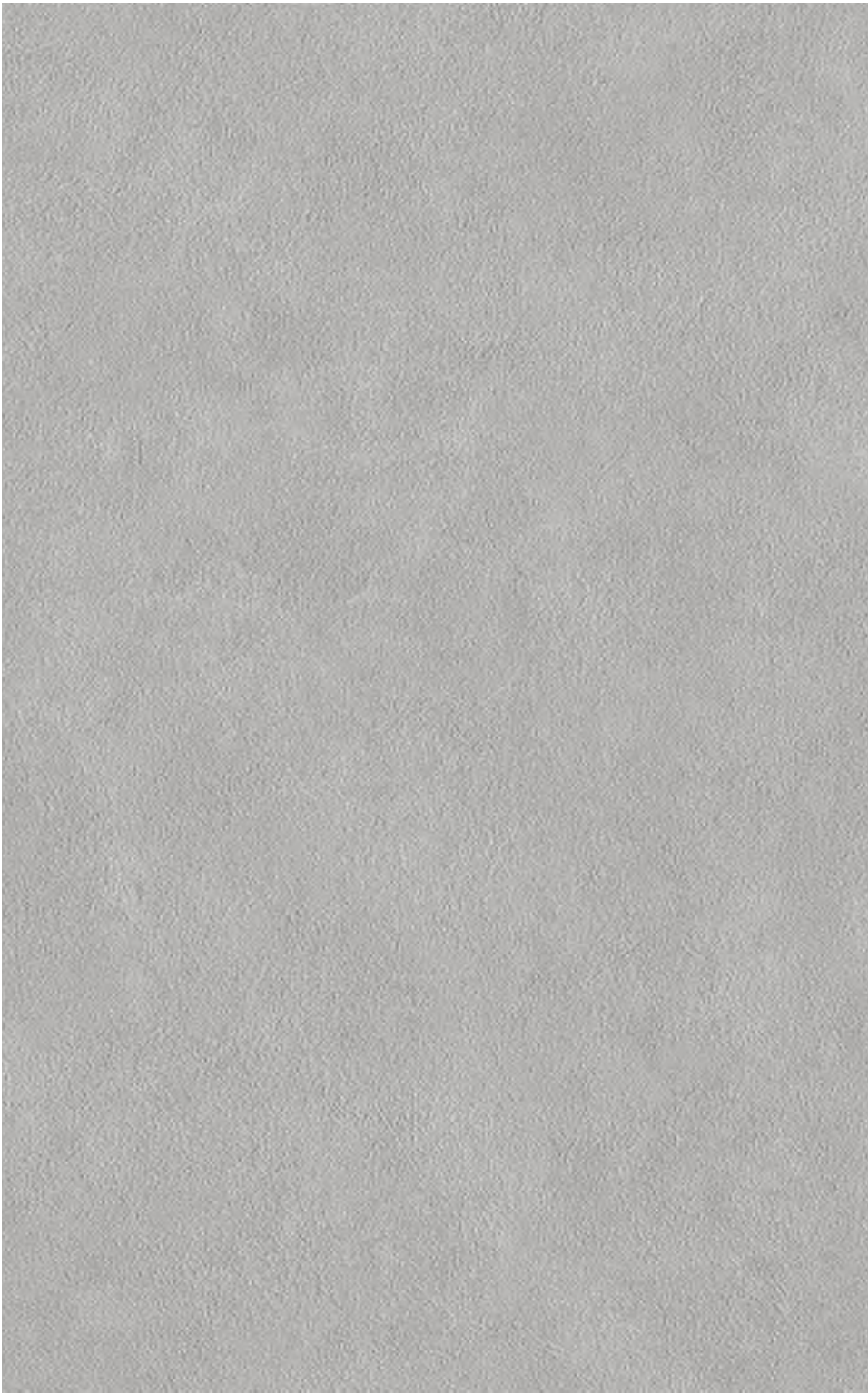


C4 1312 14TH TERRACE

PHOTOGRAPHS TAKEN 11-15-18



PT-101
White Stucco



PT-102
Gray Stucco



WD-101
Fundermax Slats (Enigma Finish)



PV-102
Crushed Shell

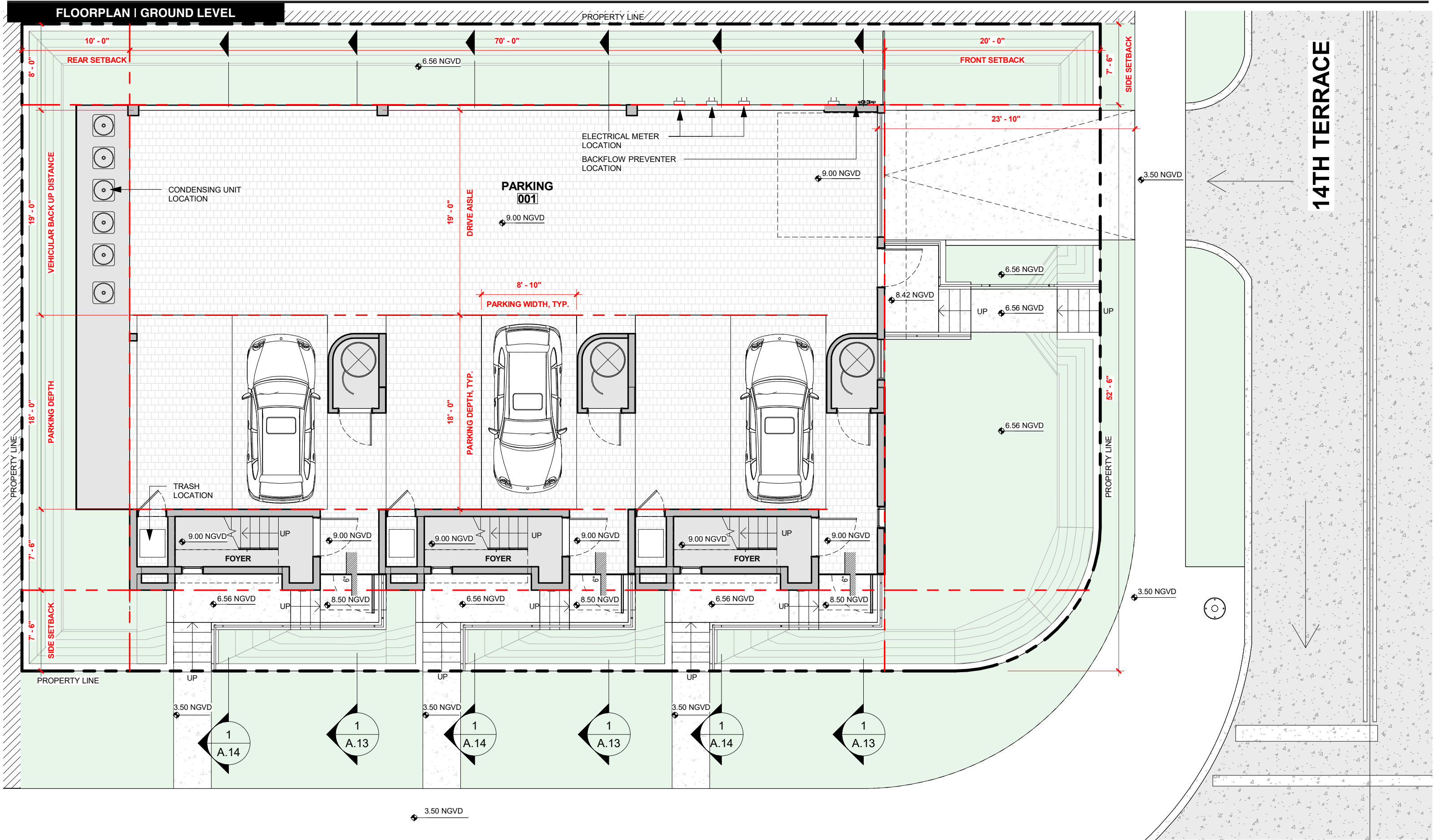


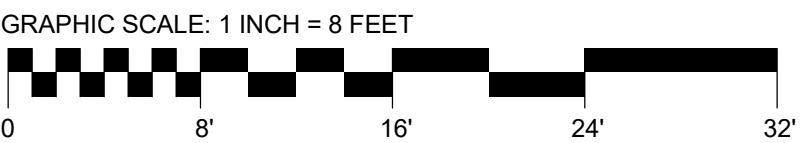
PV-101
Concrete with Shell



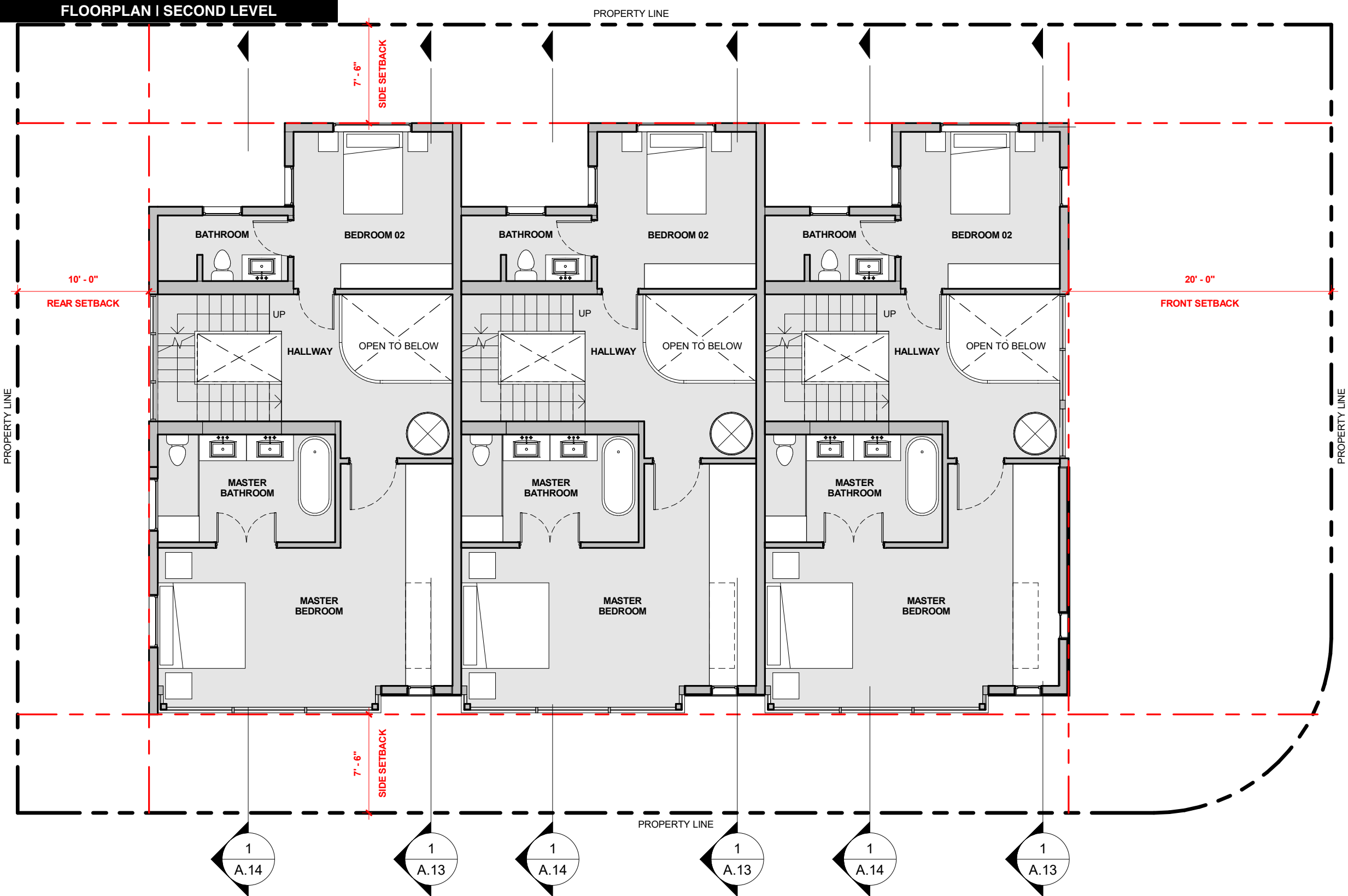
MT-101
Oolite Stone

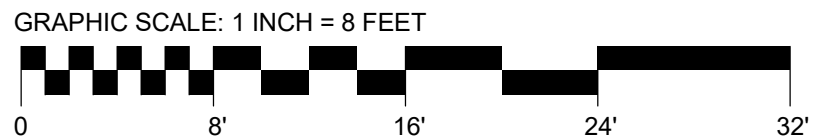
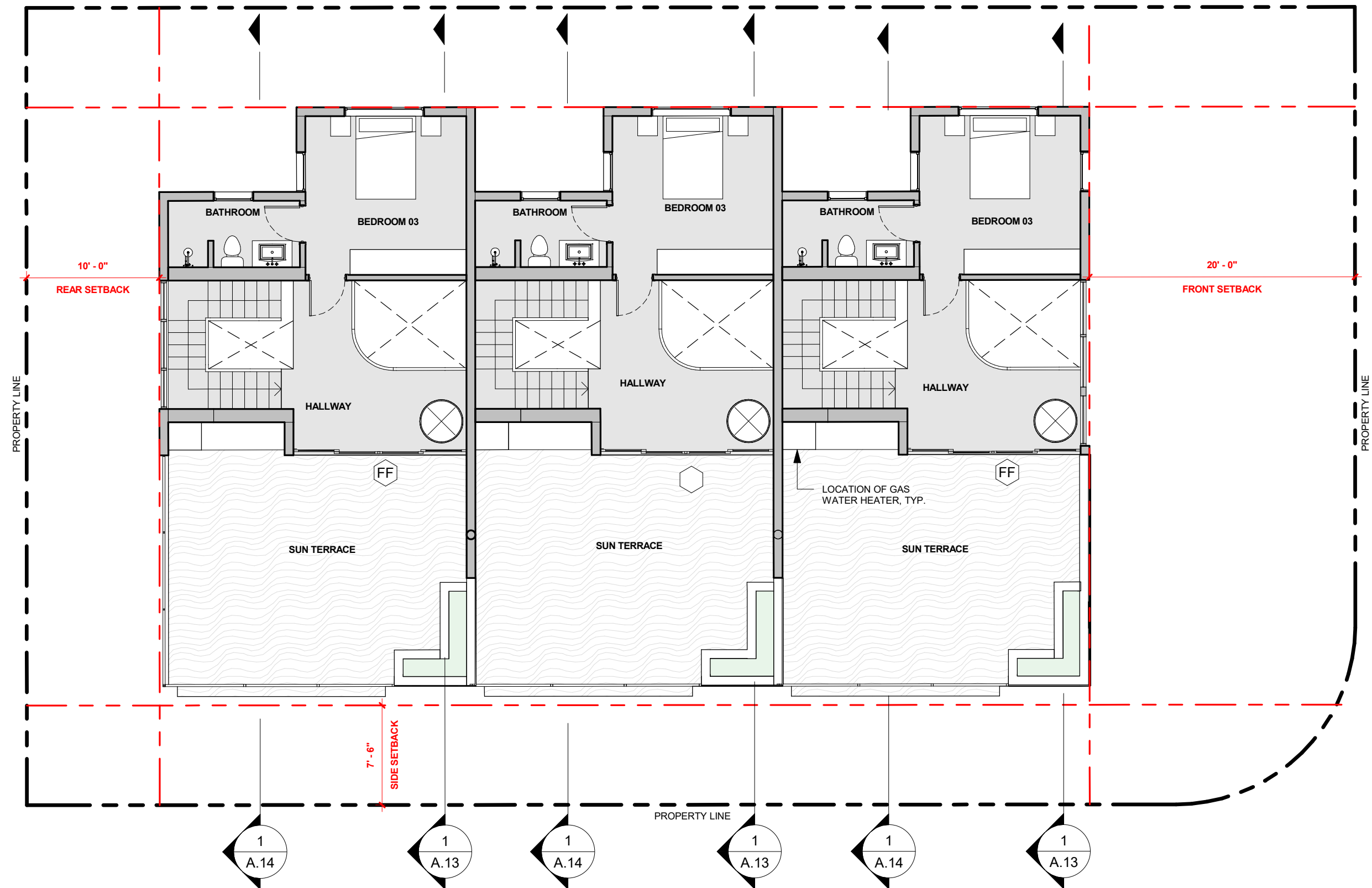
FLOORPLAN | GROUND LEVEL

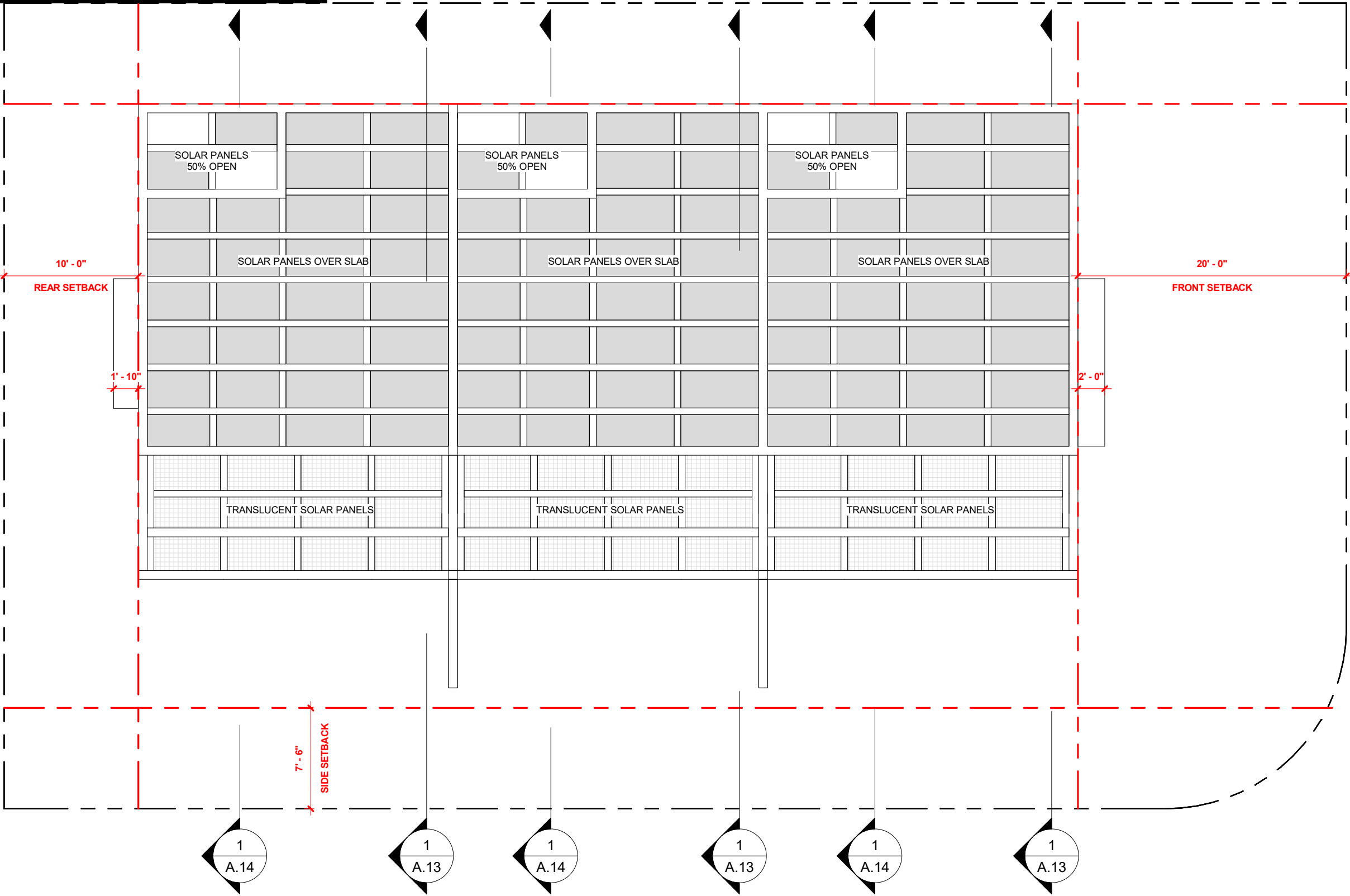




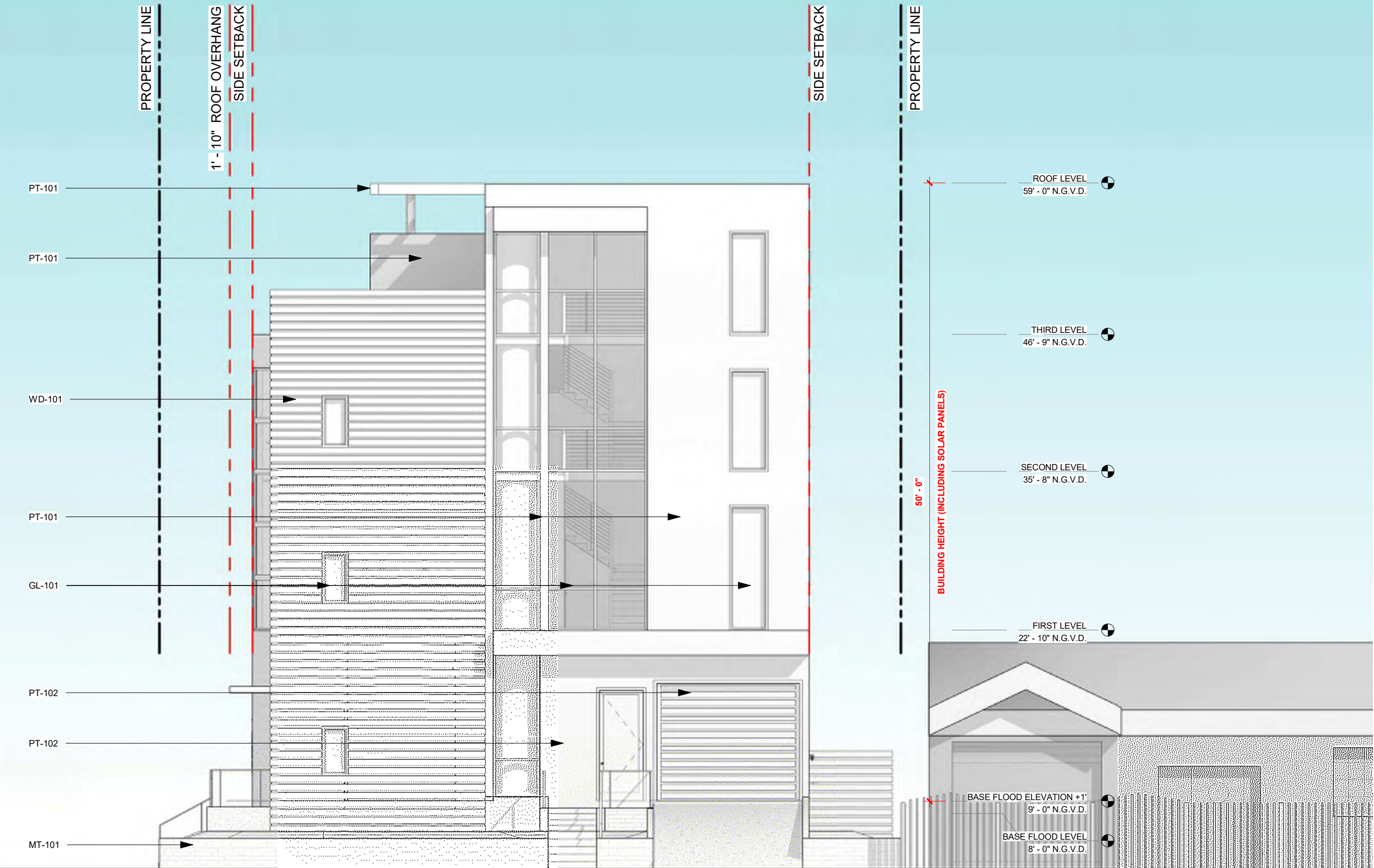
FLOORPLAN | SECOND LEVEL











PROPERTY LINE

2' - 5" ROOF OVERHANG

SIDE SETBACK

SIDE SETBACK

PROPERTY LINE

PT-101

PT-102

GL-101

CB-101

PT-101

PT-101

ELECTRICAL PANEL LOCATION

BACKFLOW PREVENTOR

MT-101

ROOF LEVEL
59' - 0" N.G.V.D.

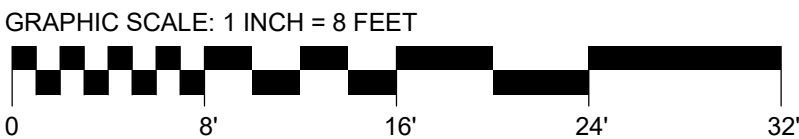
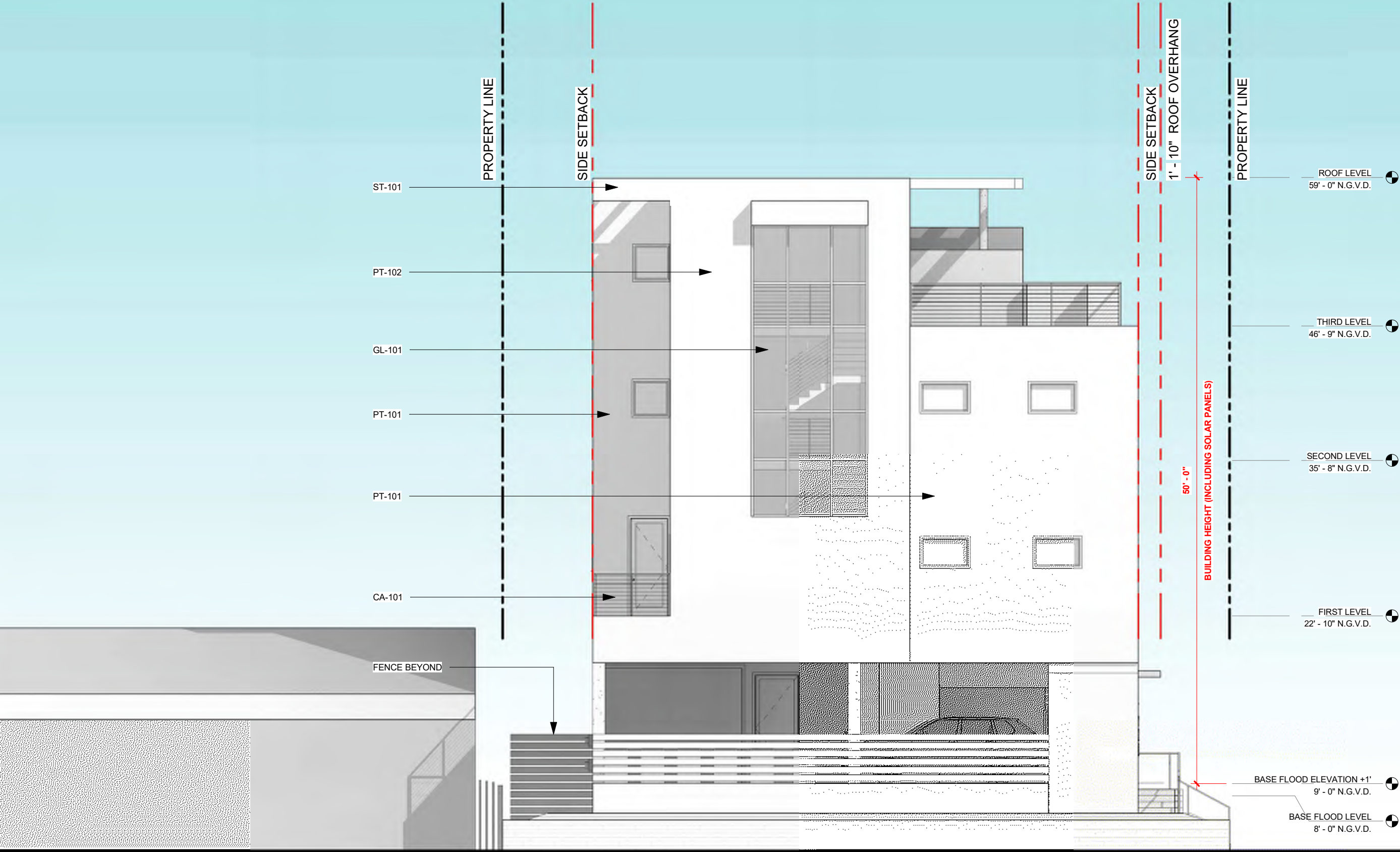
THIRD LEVEL
46' - 9" N.G.V.D.

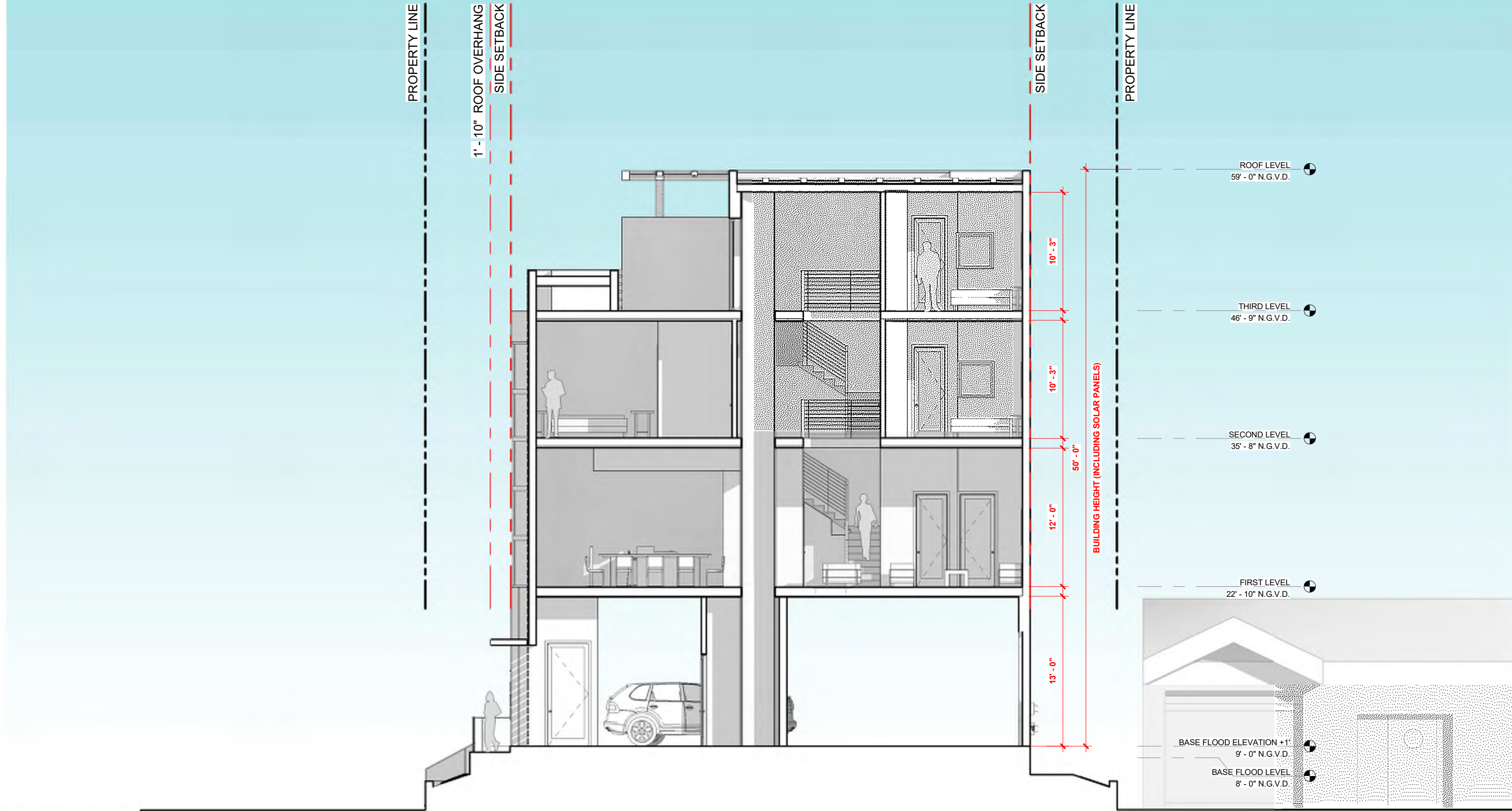
SECOND LEVEL
35' - 8" N.G.V.D.

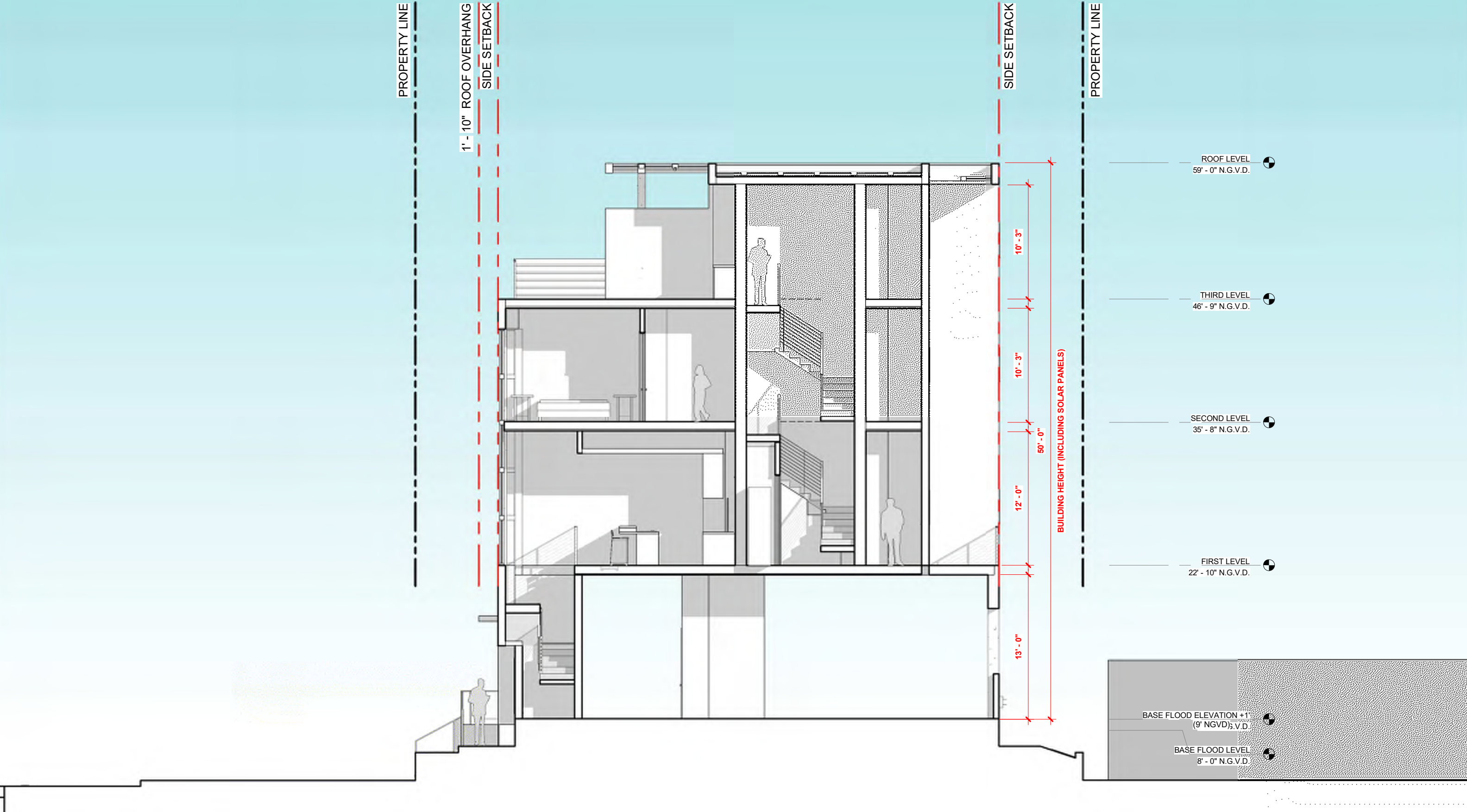
FIRST LEVEL
22' - 10" N.G.V.D.

50' - 0"
BUILDING HEIGHT (INCLUDING SOLAR PANELS)

BASE FLOOD ELEVATION +1'
9' - 0" N.G.V.D.



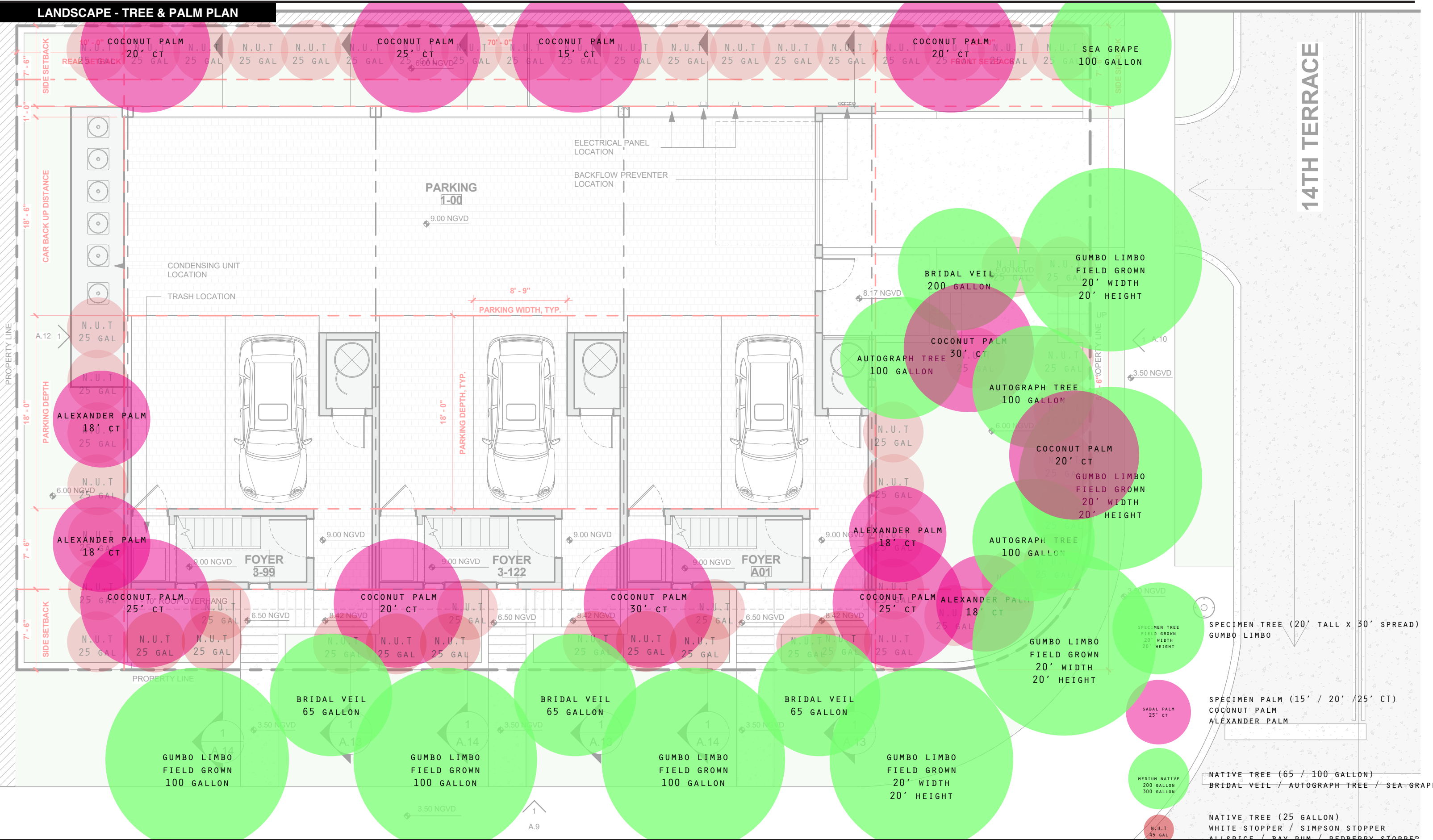


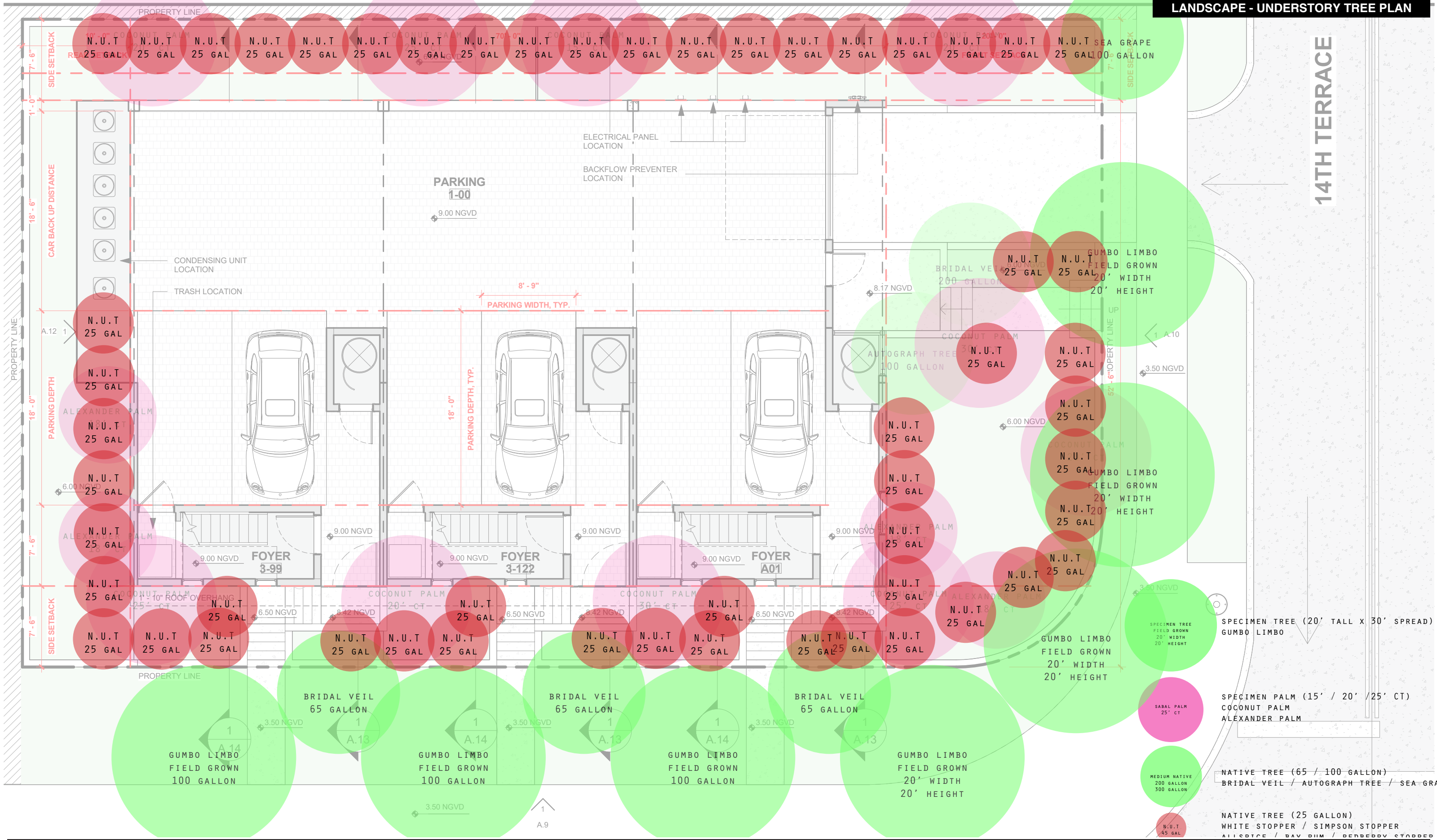




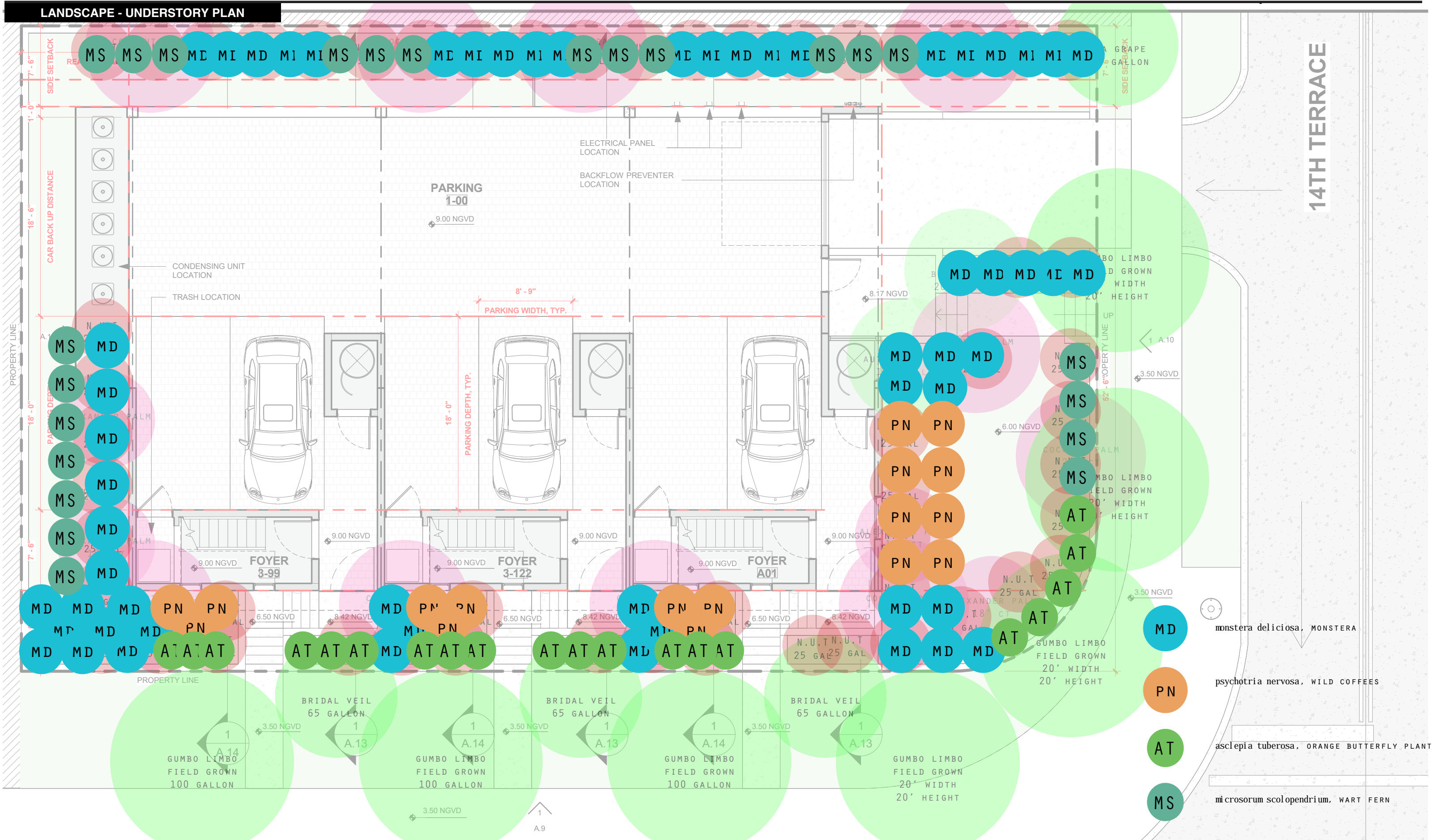


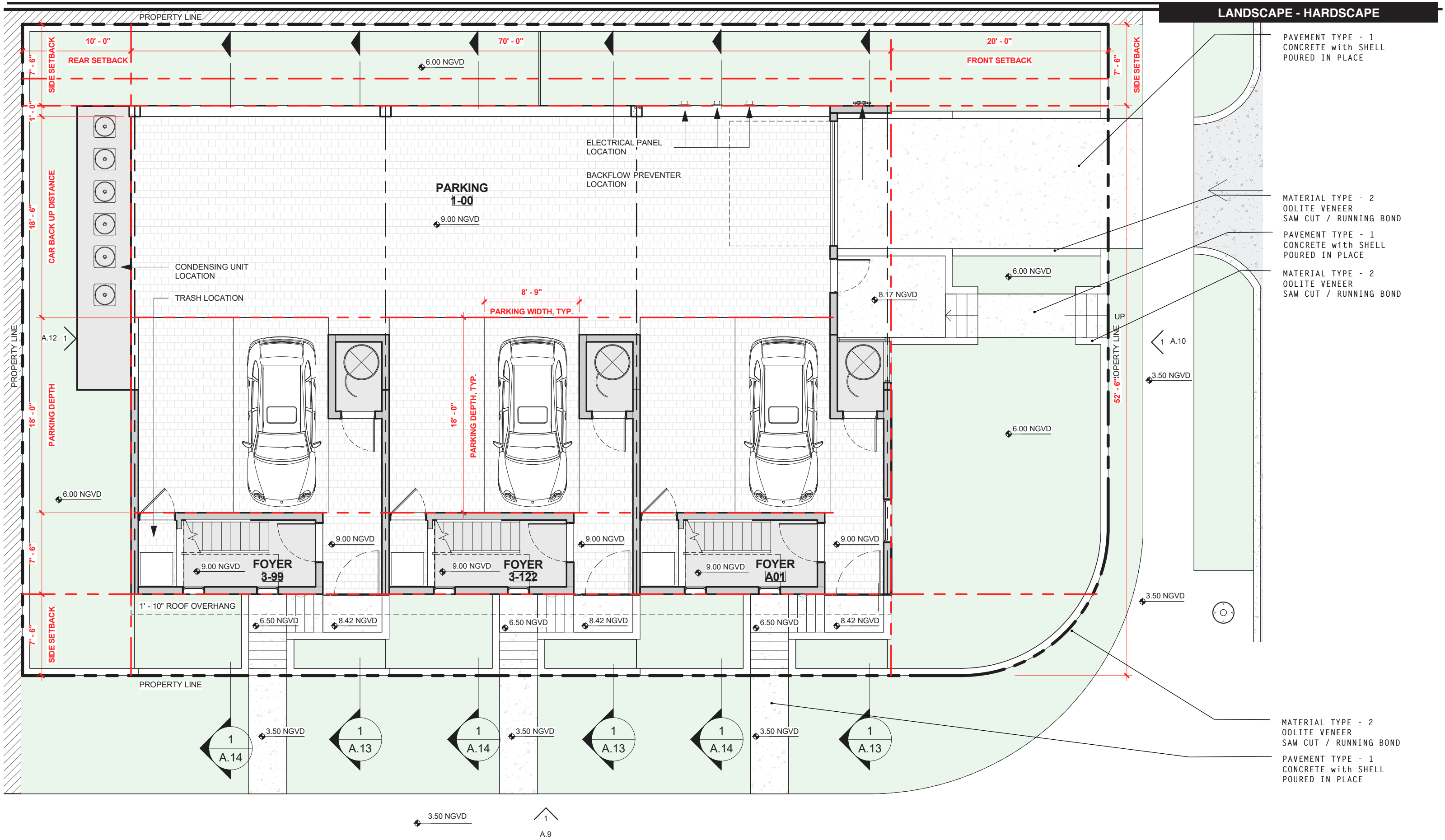
LANDSCAPE - TREE & PALM PLAN

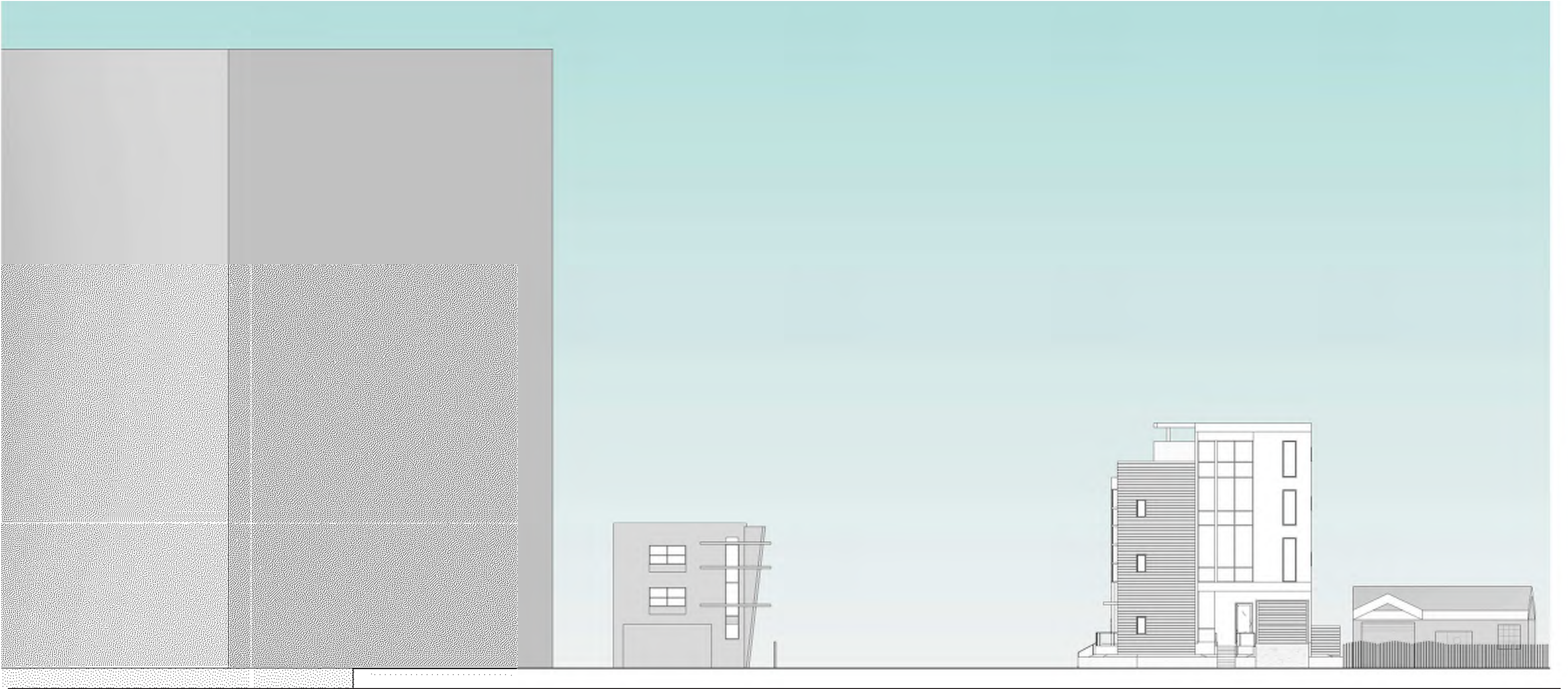




LANDSCAPE - UNDERSTORY PLAN

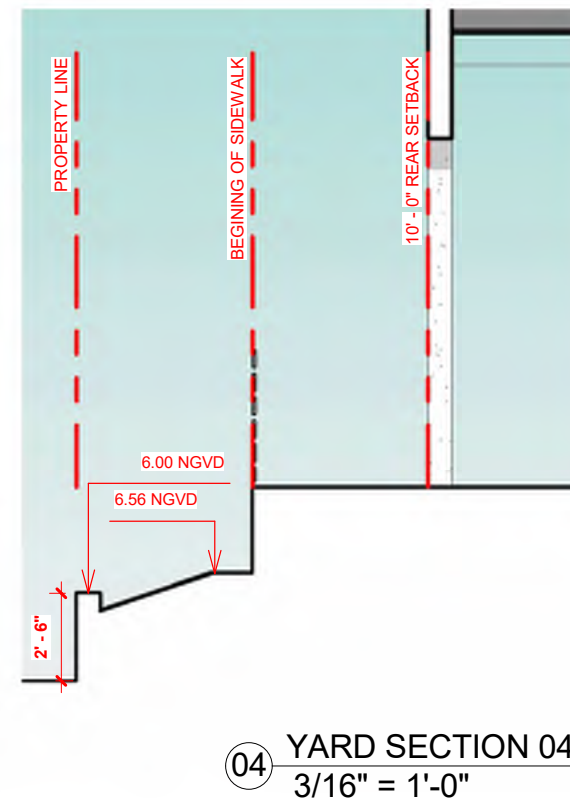
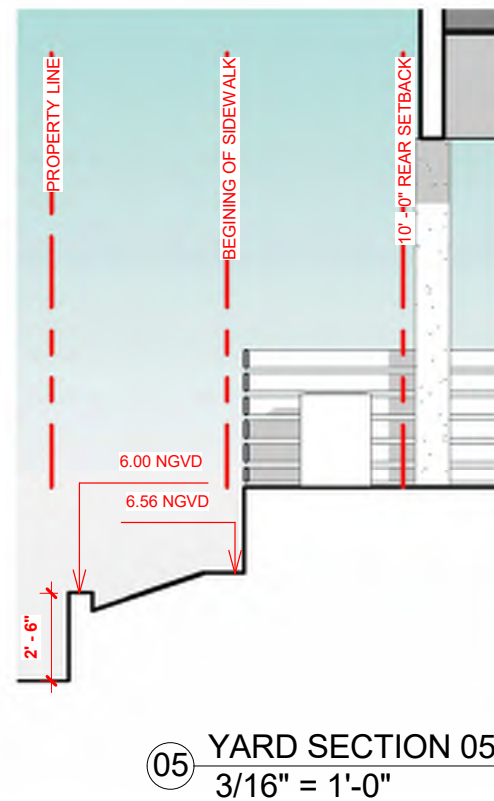
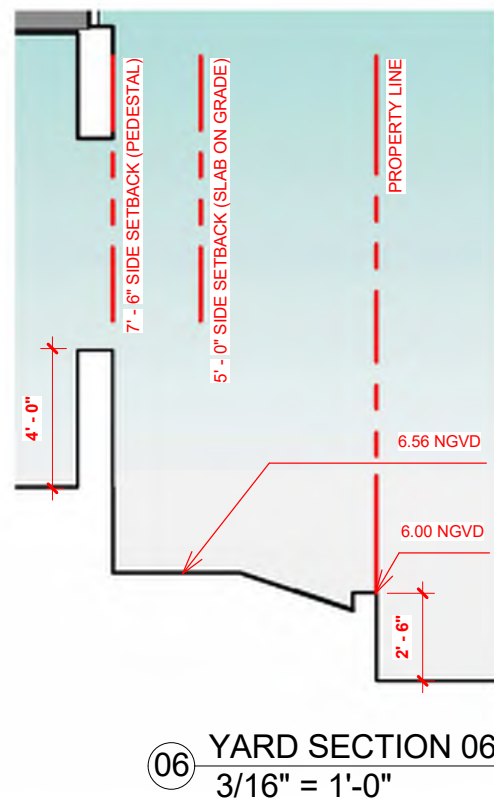
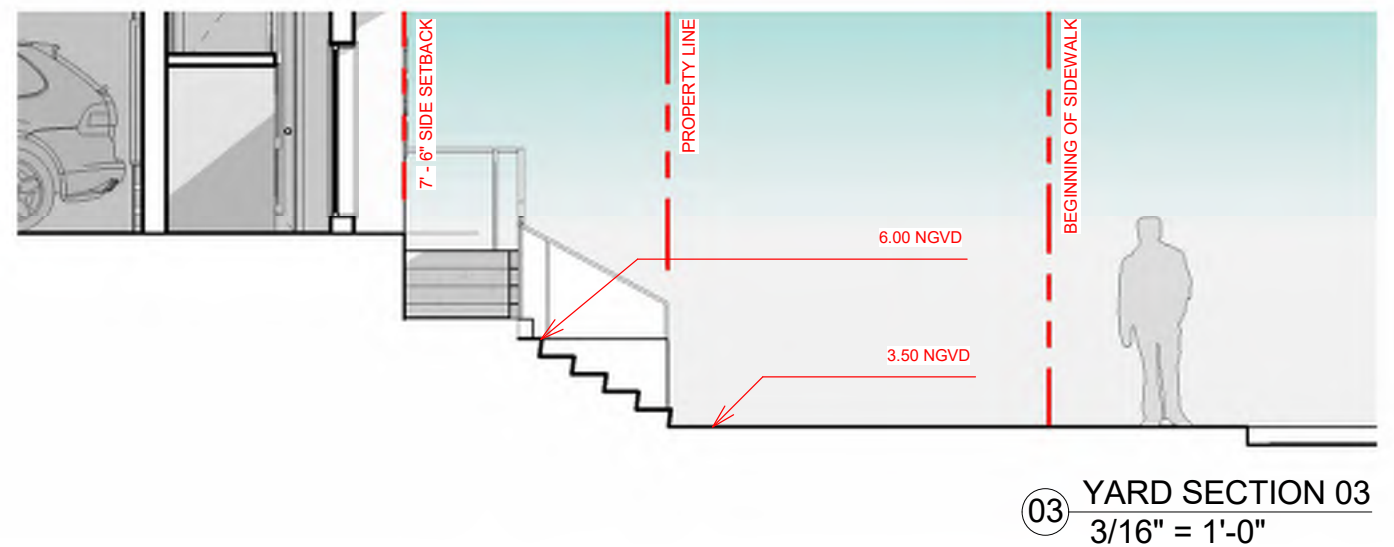
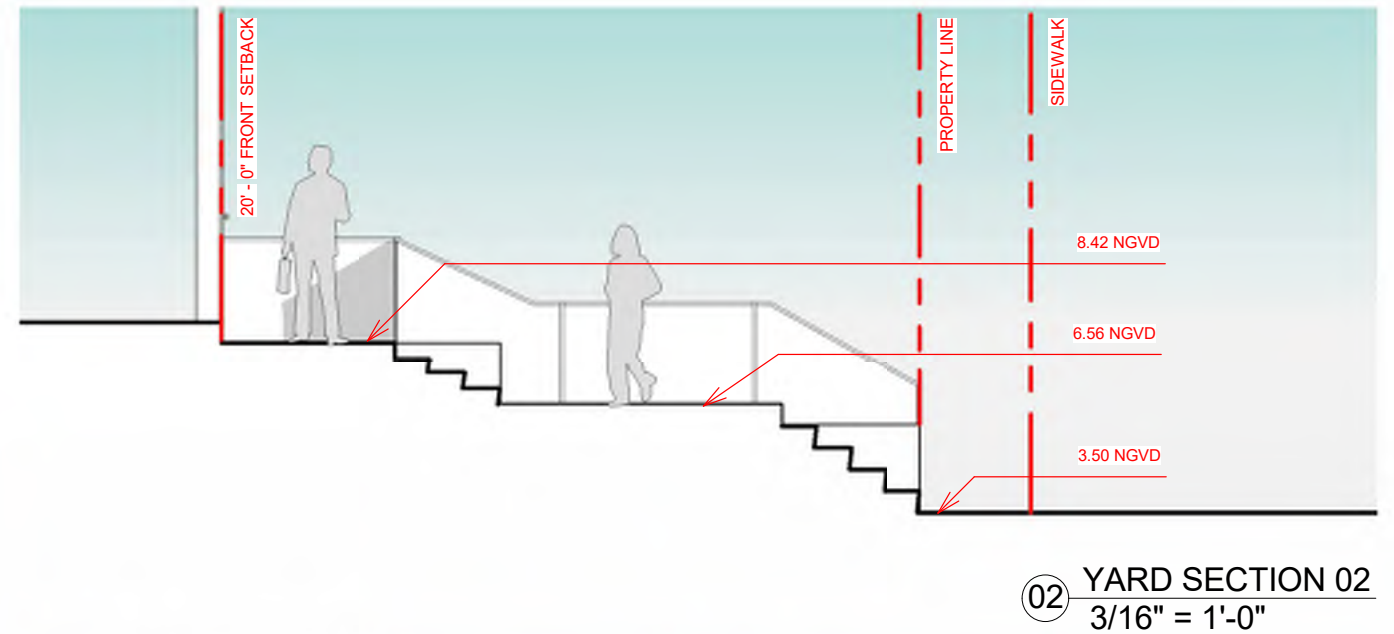
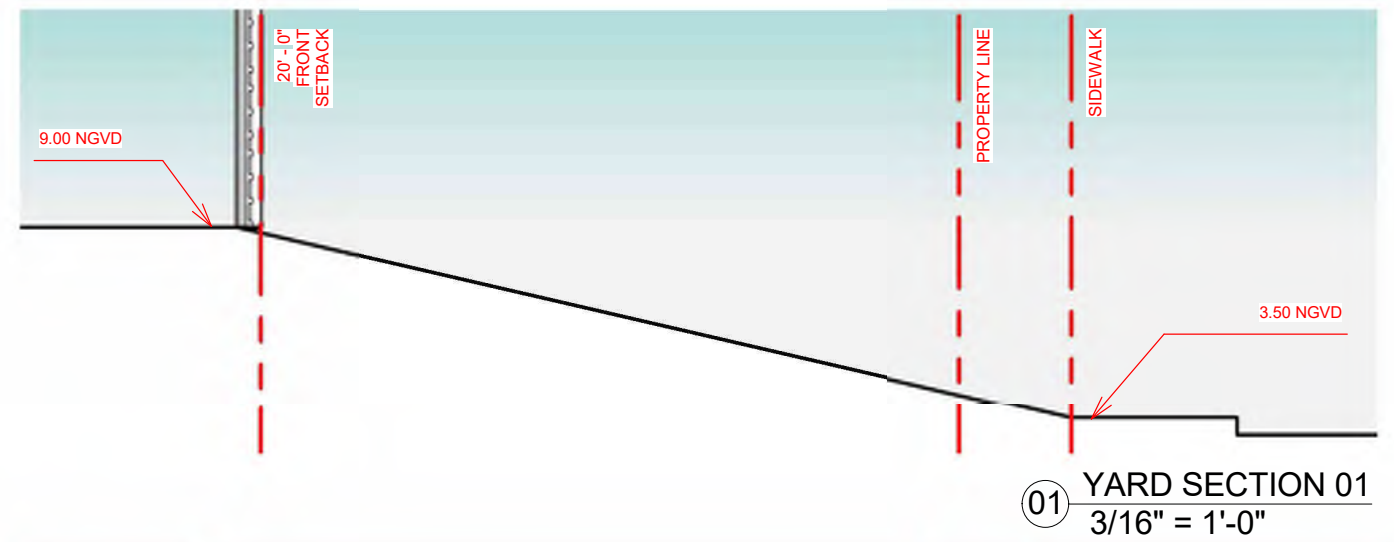
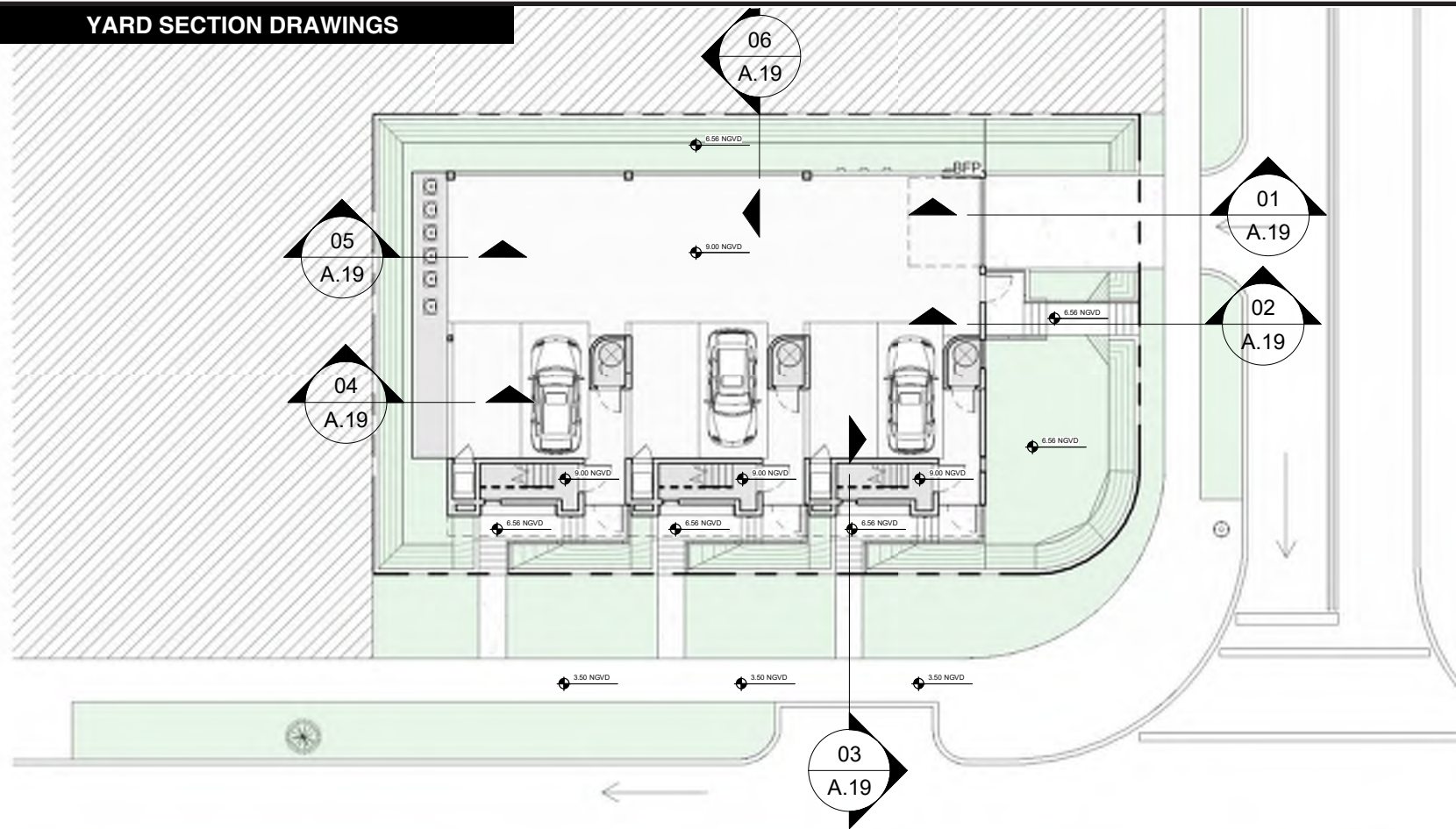




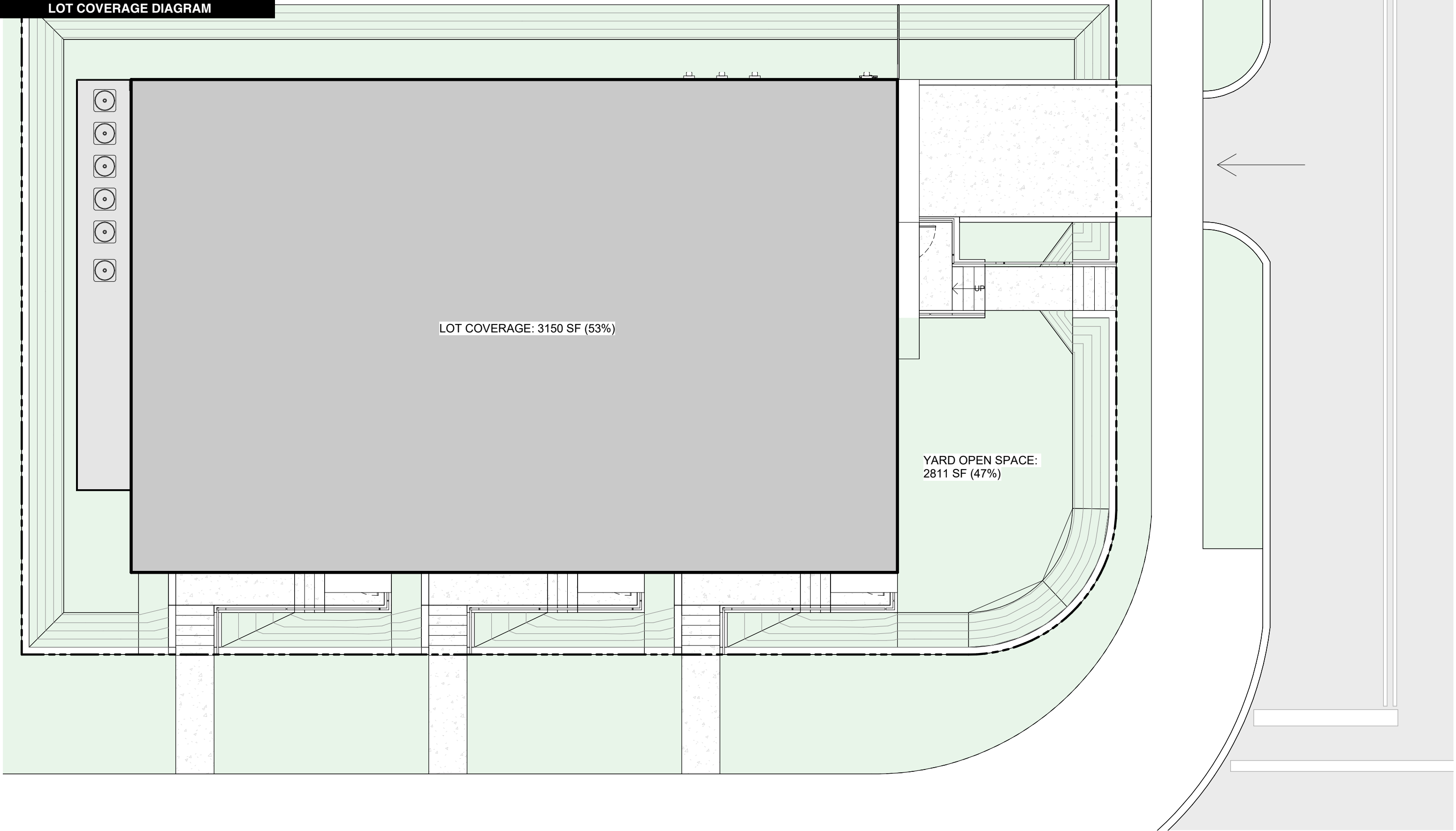




YARD SECTION DRAWINGS



LOT COVERAGE DIAGRAM



January 30, 2019

Design Review Board
City of Miami Beach
1700 Convention Center Drive
Miami Beach, FL 33139

Re: Parking Analysis
 1425 Bay Road Townhouses

Dear Board Members:

We understand that the referenced project is currently under consideration by the City of Miami Beach Design Review Board. The project consists of three elevated townhouses with a parking garage directly below. The entrance and exit to the garage is located on 14th Terrace.

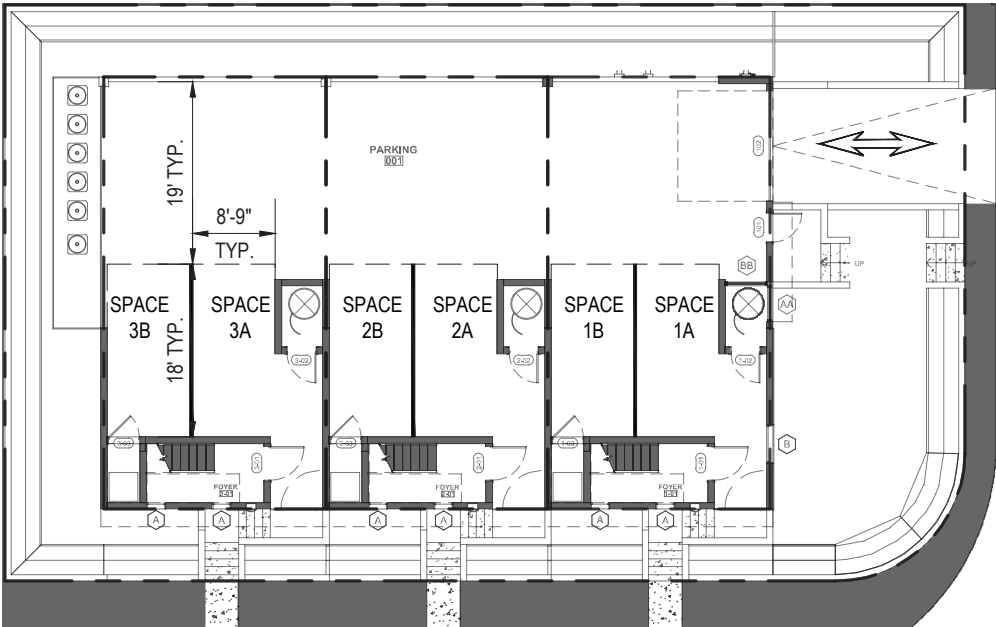
The objective of this analysis is to determine if the parking spaces and back out space within the garage is sufficient for vehicles to safely maneuver in and out of the parking spaces. City of Miami Beach requires a back out space of 22’ and, due to the confined space of the lot, the design plans provide a back-out distance of 19’ parking spaces 18’ long. A variance is therefore needed to reduce the back out space distance from 22’ to 19’.

The attached exhibits, Sheet Nos. C-000 through C-105, show how vehicles can maneuver into and out of the proposed parking spaces. The standard vehicle for this analysis is based on the standard vehicle established by the National Parking Association.

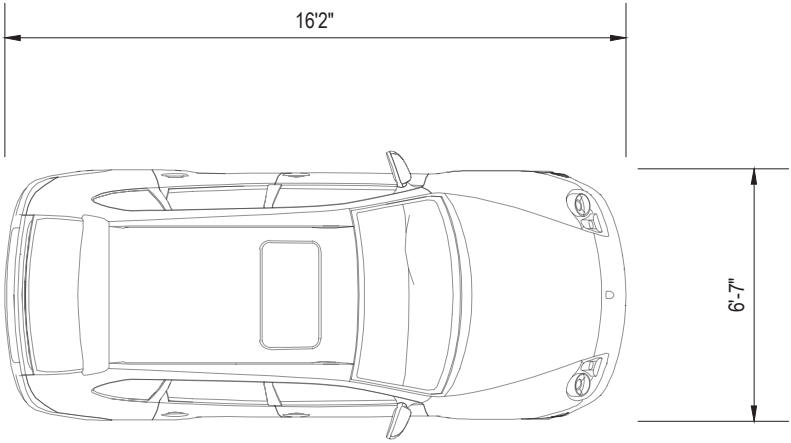
Based on our analysis, as depicted in the attached exhibits, it has been concluded that standard vehicles will able to maneuver into and out of the parking spaces with the proposed back-up distance of 19’. The parking spaces and maneuvering area will not be used by the public but will be used, instead, by the owners of the townhomes. As such, they would become familiar with the garage layout and parking within the garage.

Sincerely,
Biscayne Engineering Company, Inc.

Albert R. Dettbarn, P.E. 18966
Vice President



BAY ROAD
PARKING GARAGE LAYOUT
SCALE 1" = 5'



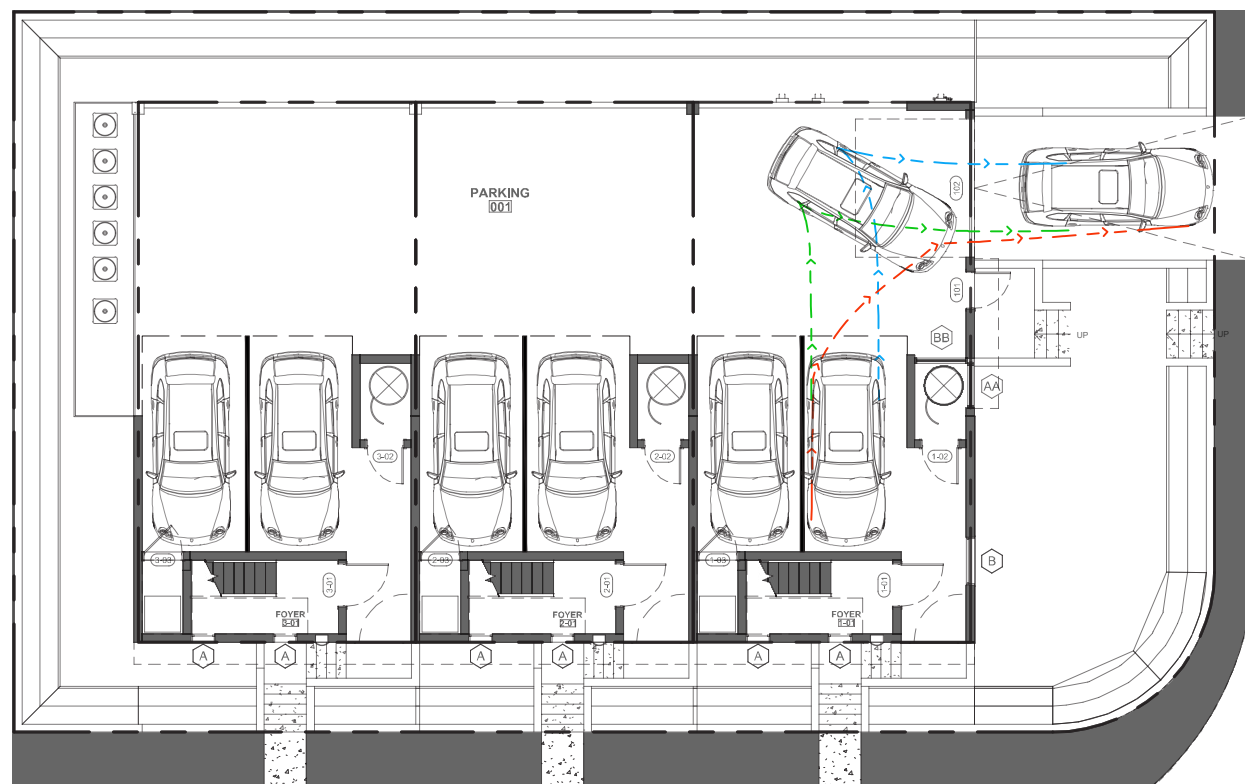
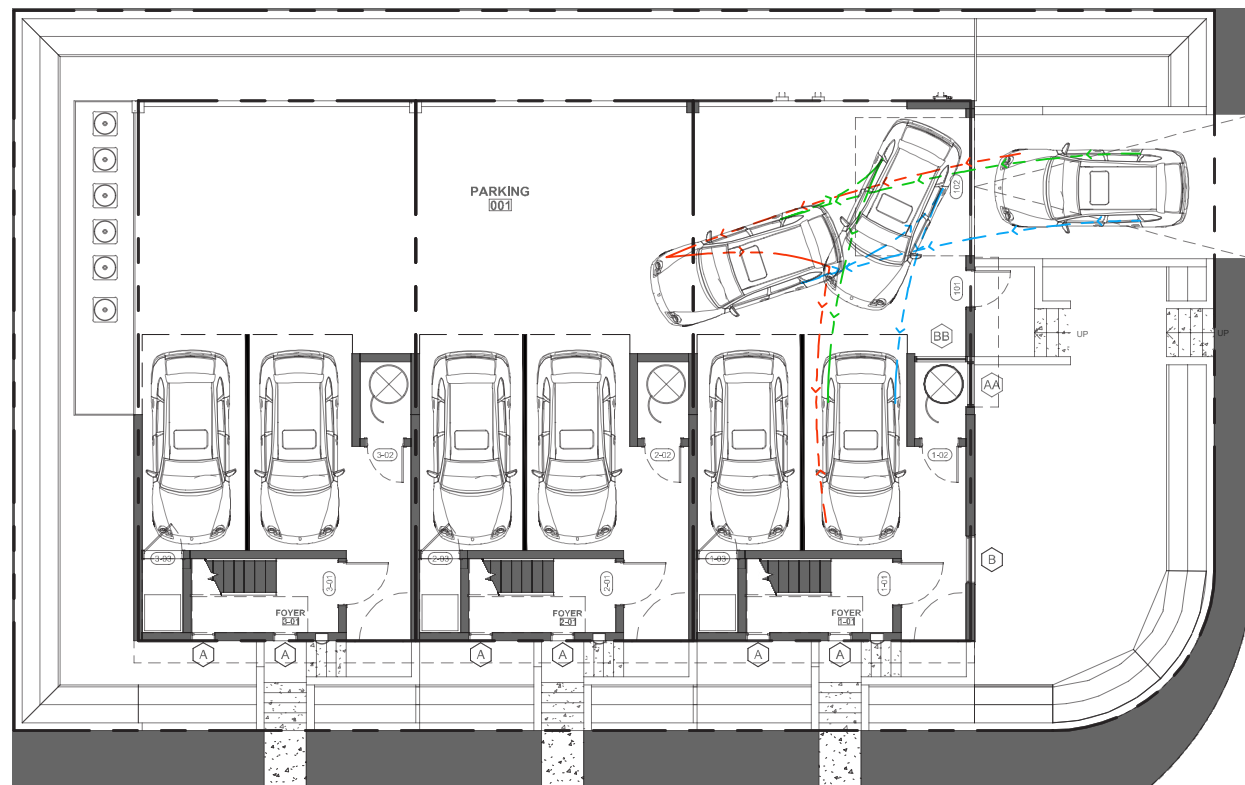
STANDARD VEHICLE SPECIFICATIONS
SCALE 1" = 5'

INTENT
OBTAIN A VARIANCE FROM THE CITY OF MIAMI BEACH DESIGN REVIEW BOARD TO REDUCE THE EFFECTIVE BACK OUT SPACE WITHIN THE PARKING GARAGE FROM 22' TO 19'. PARKING ENTRANCE AND EXIT MANEUVERS ARE ANALYZED TO DETERMINE IF VEHICLES ARE CAPABLE OF SAFELY ENTERING AND EXITING THE PARKING SPACES.

NOTES
STANDARD VEHICLE SIZE IS DERIVED FROM THE NATIONAL PARKING ASSOCIATION.

- LEGEND**
- REAR RIGHT TIRE PATH
 - FRONT RIGHT TIRE PATH
 - REAR LEFT TIRE PATH

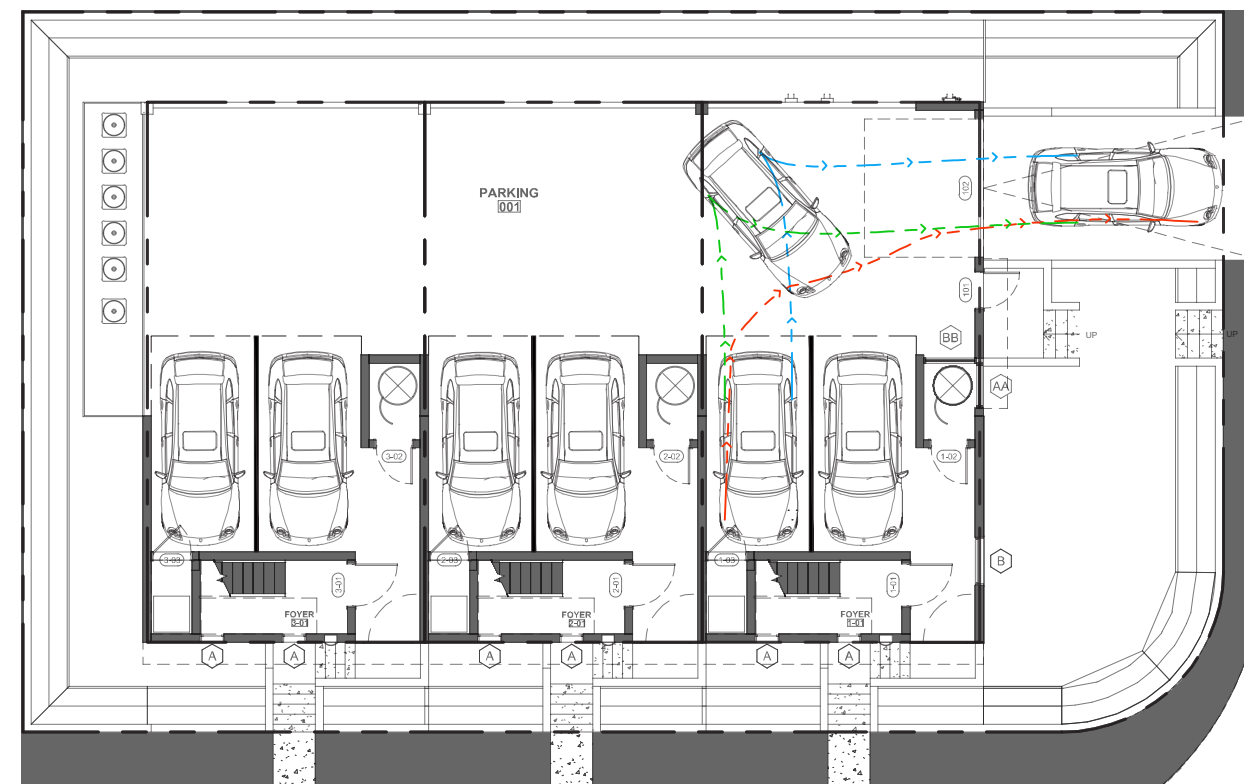
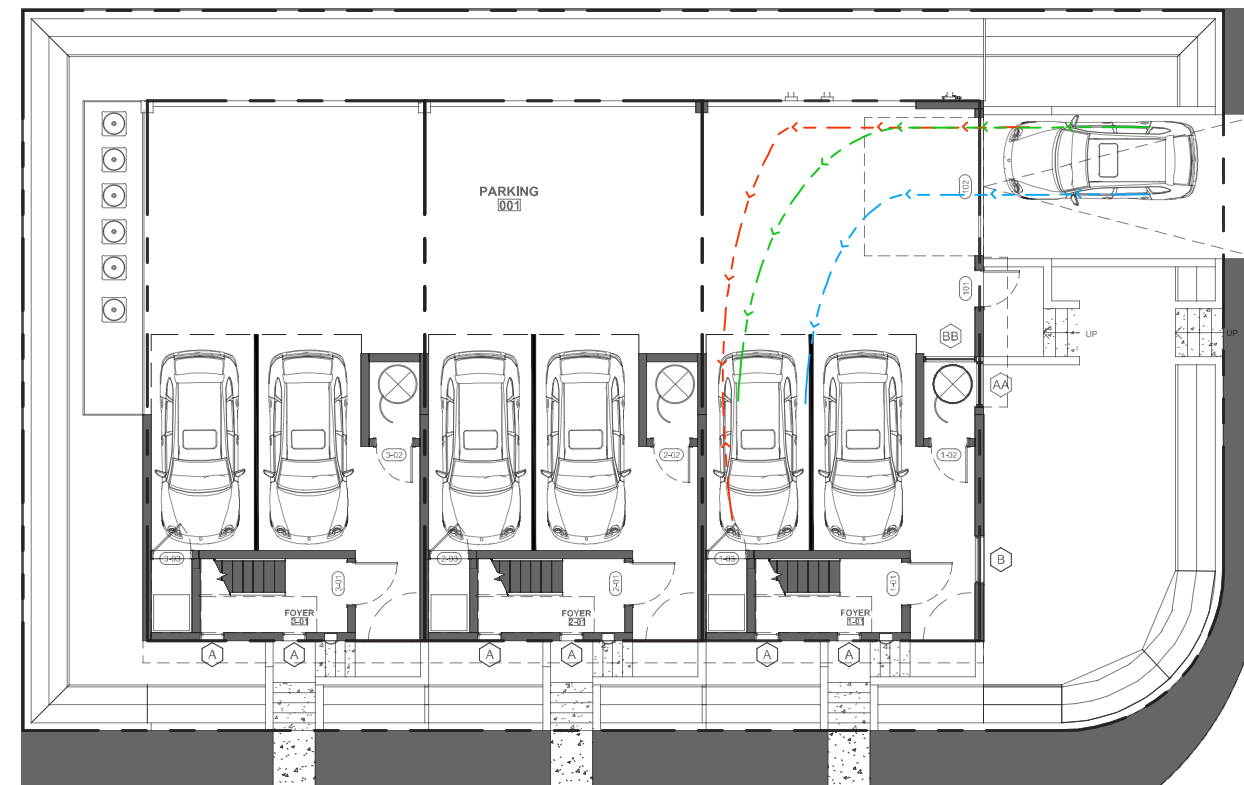
DRAWING NAME: GENERAL DETAILS & NOTES
PROJECT: 1425 BAY ROAD PARKING STUDY



1

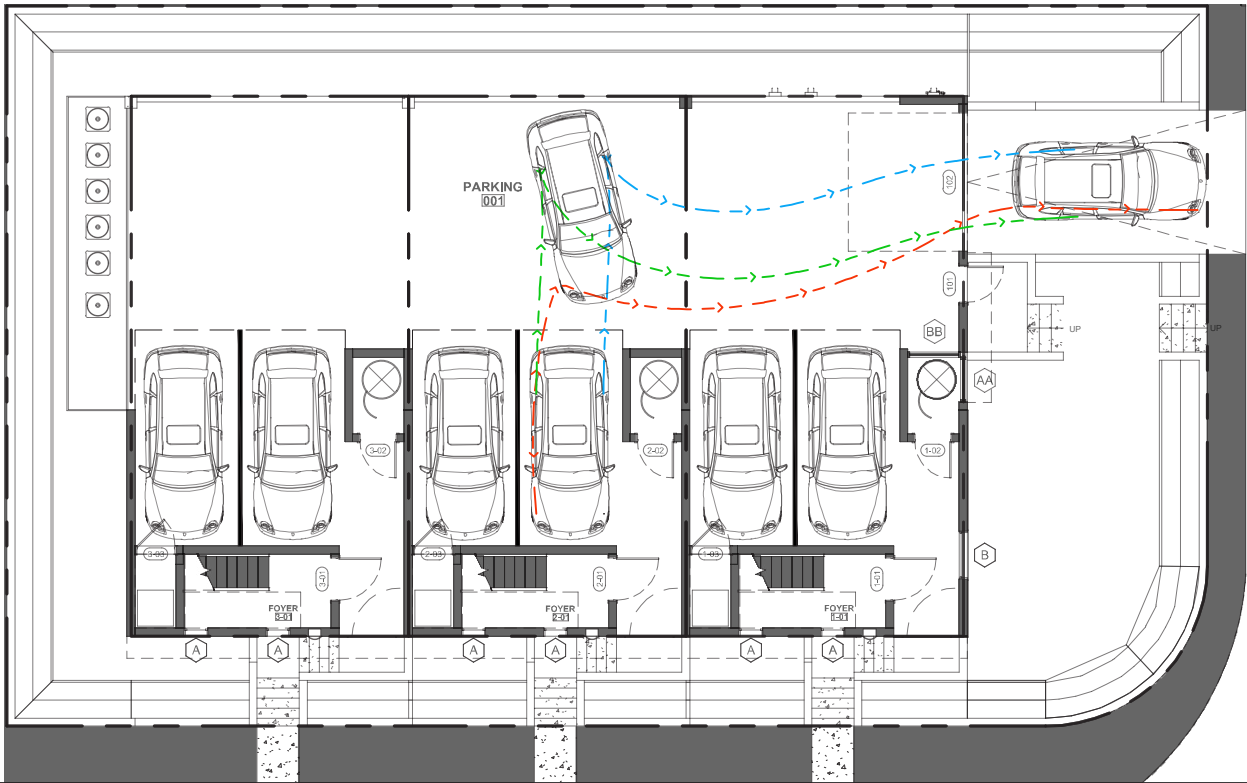
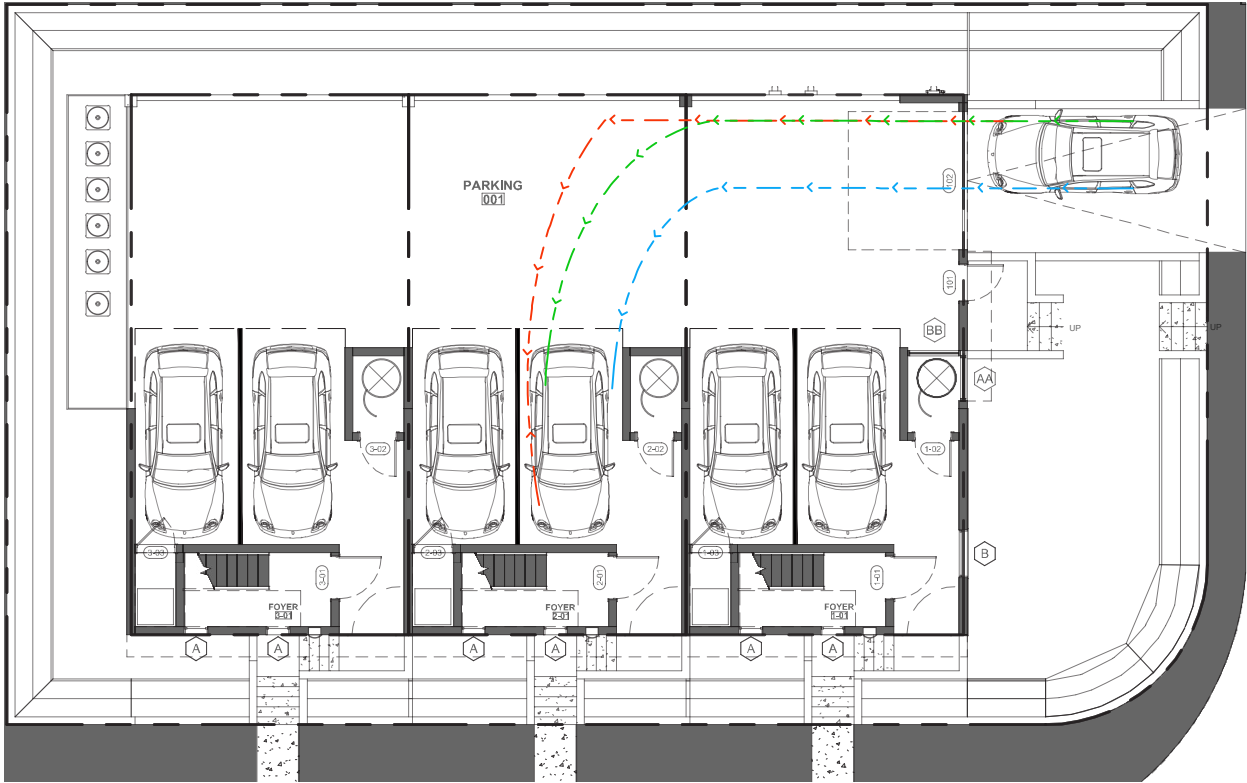
ENTIRE SHEET REVISED

PROJECT:	1425 BAY ROAD PARKING STUDY
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PROJECT:	1425 BAY ROAD PARKING STUDY
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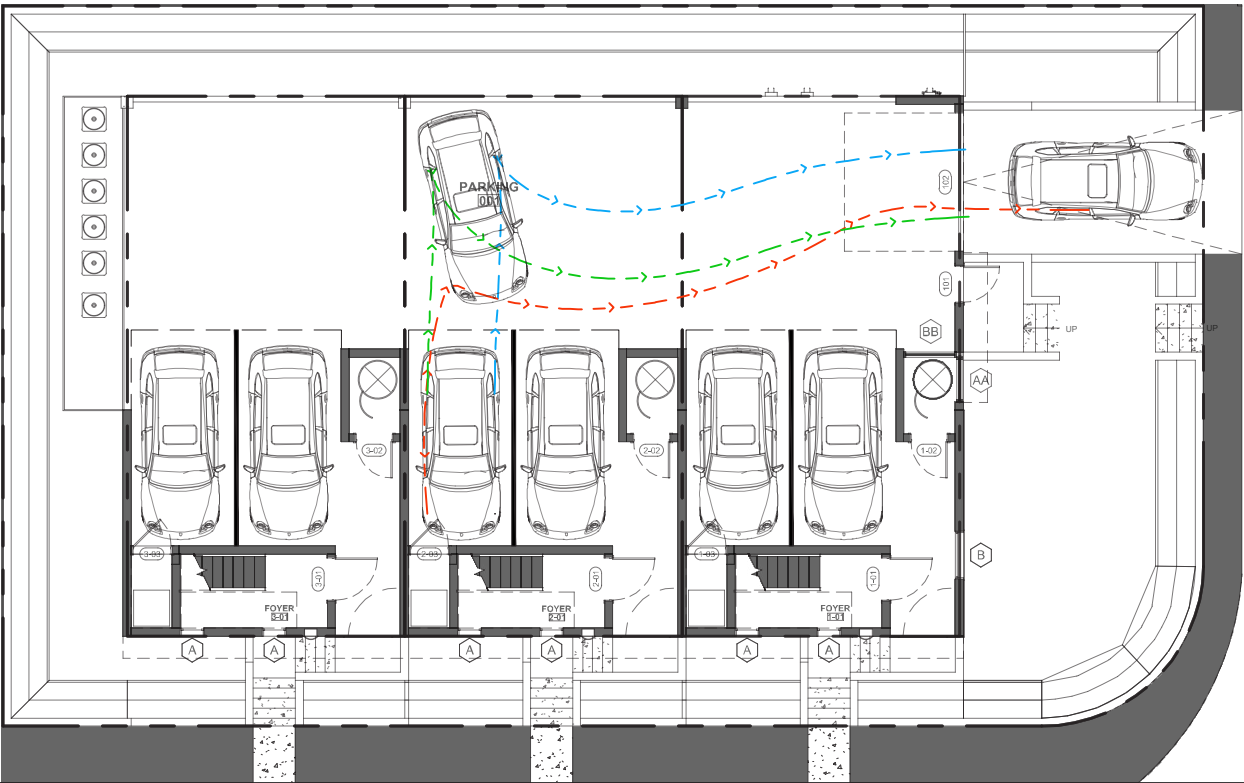
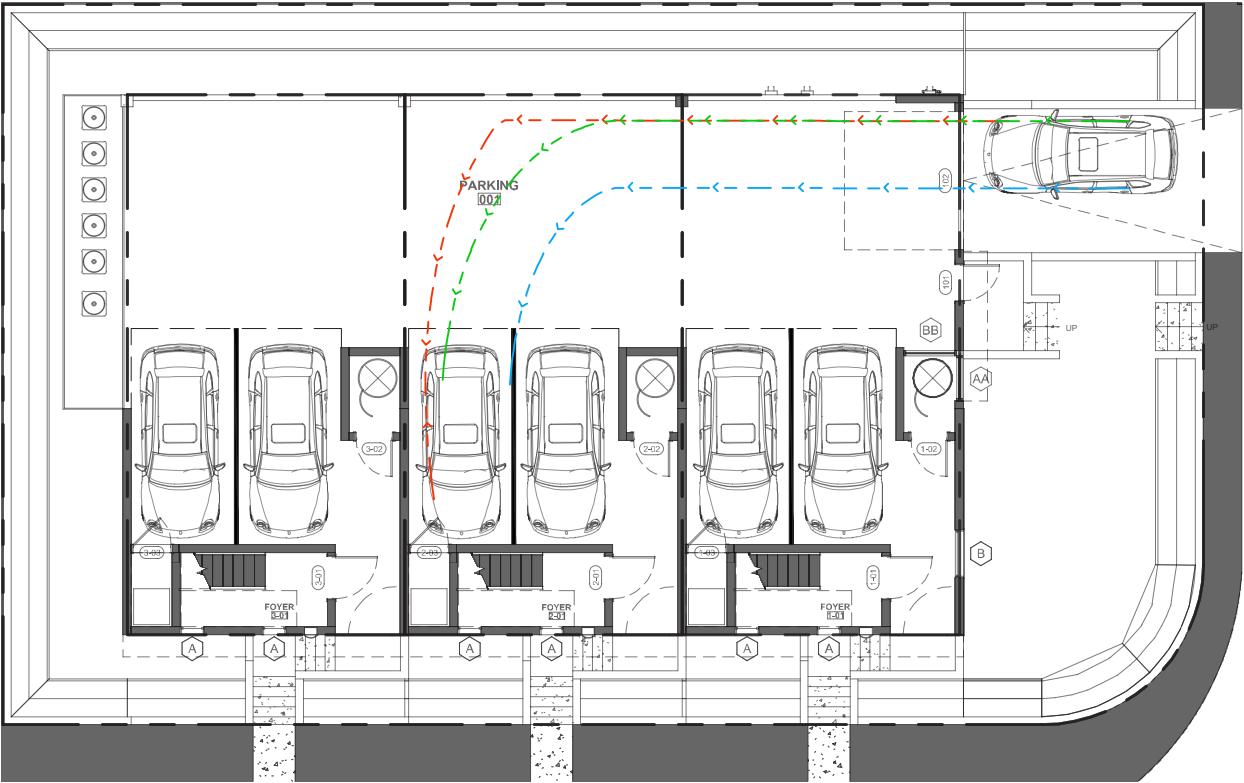
RING PROJECTS\02-86435 GRAYSCALE MIAMI PARKING STUDY\3. DESIGN\CAD\PRODUCTION\02-86435-PARKING-STUDY.dwg [3] Feb 11, 2019 2:45pm EVECIN



1
ENTIRE SHEET REVISED

DRAWING NAME: ENTRANCE & EXIT MANEUVERS FOR SPACE 2A

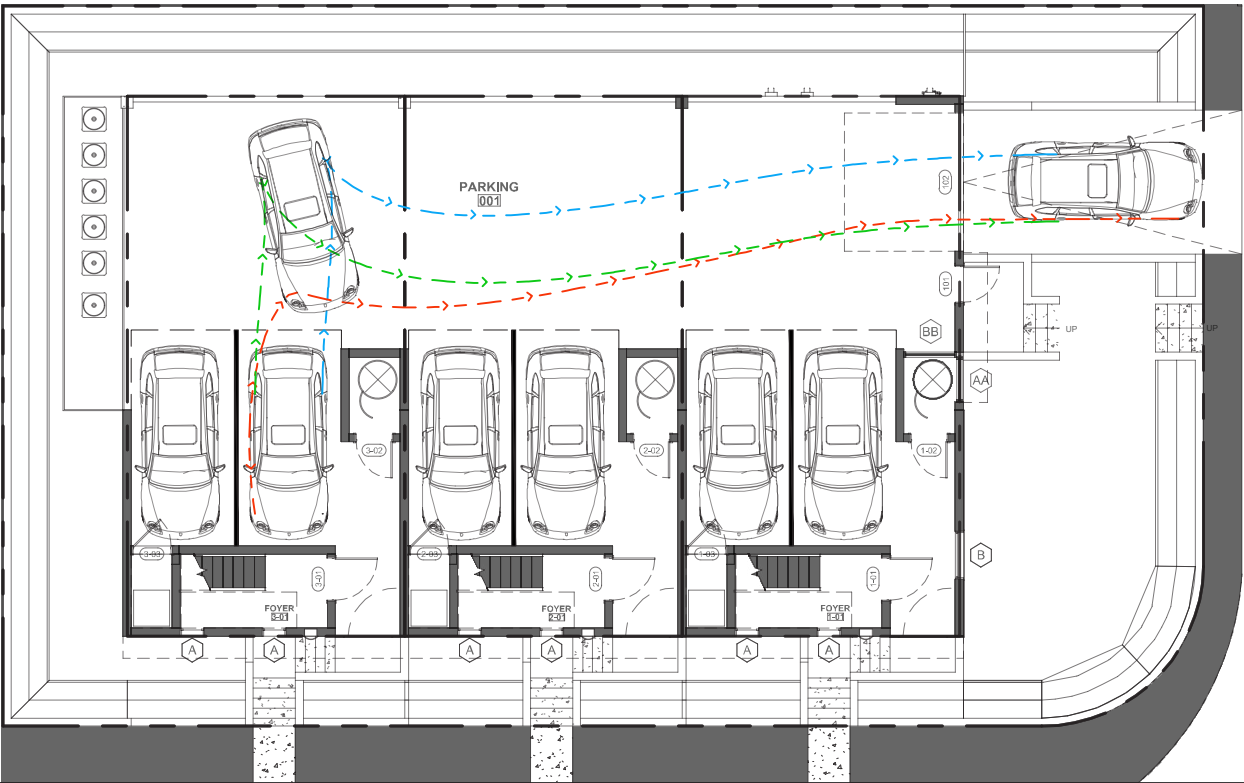
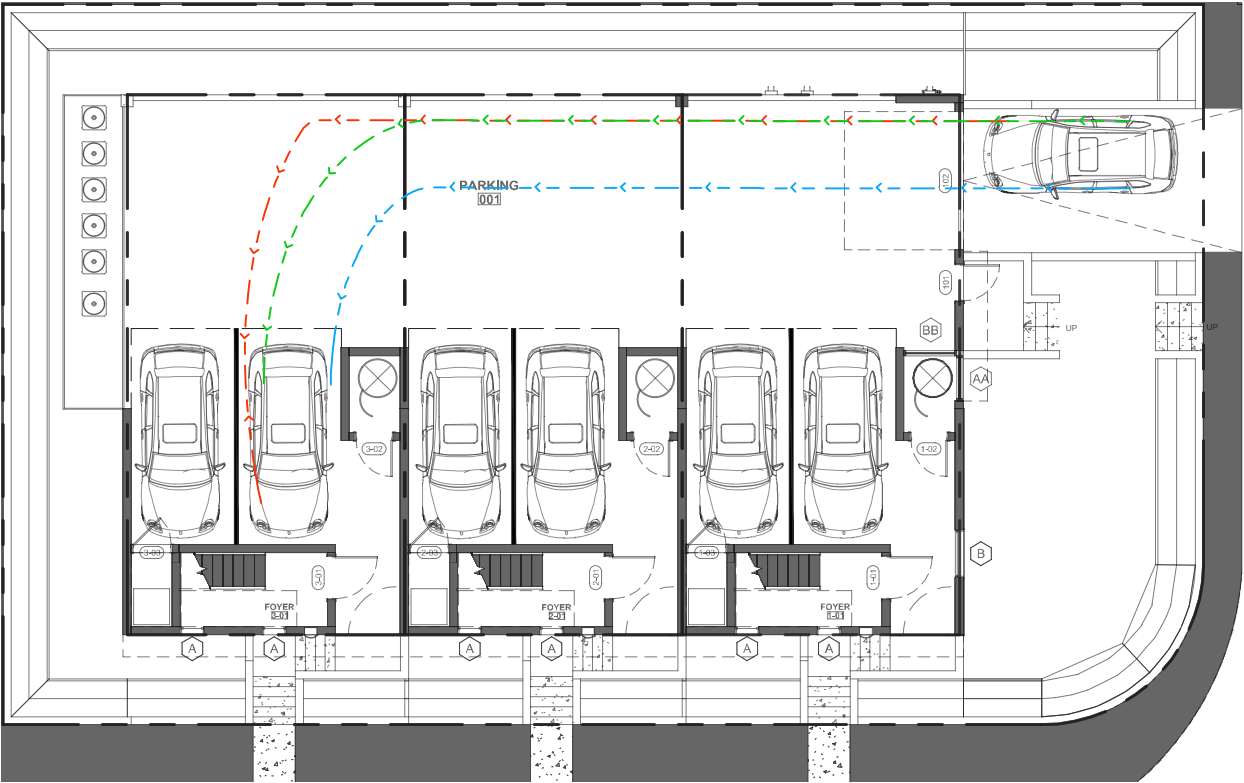
PROJECT: 1425 BAY ROAD PARKING STUDY



1
ENTIRE SHEET REVISED

DRAWING NAME: ENTRANCE & EXIT MANEUVERS FOR SPACE 2B

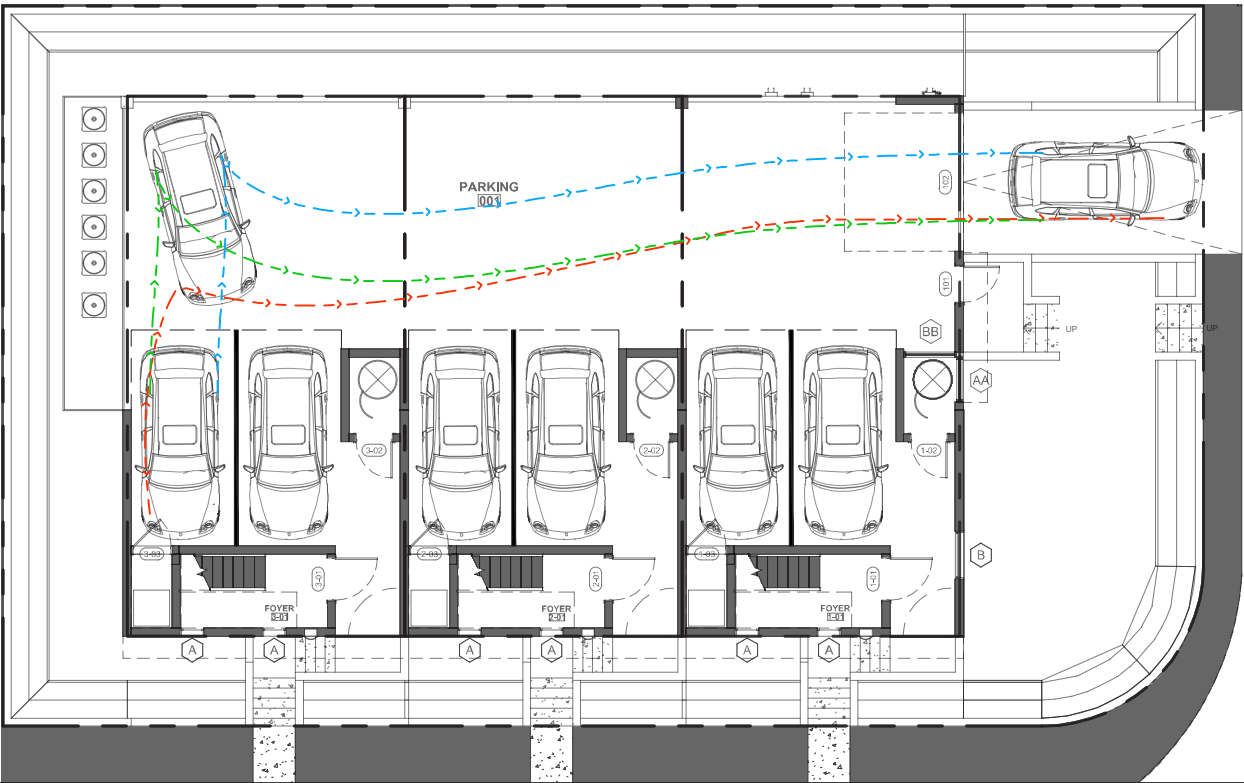
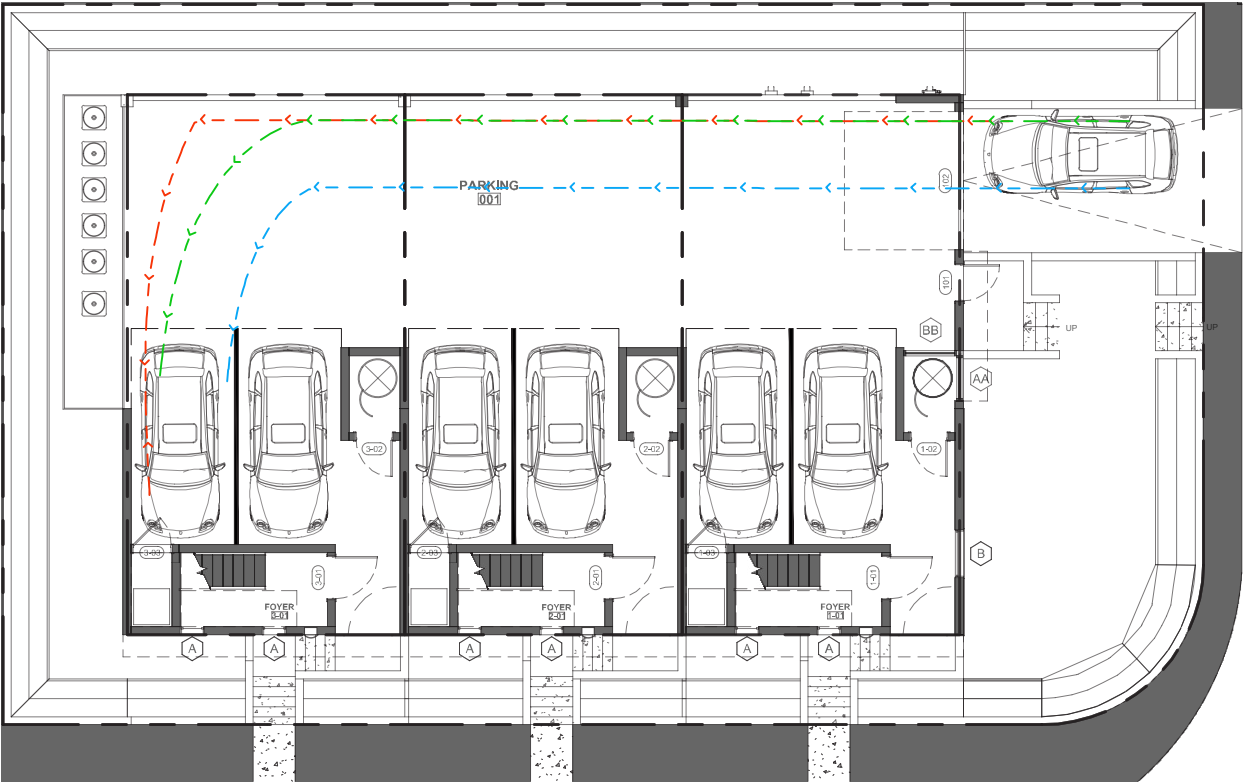
PROJECT: 1425 BAY ROAD PARKING STUDY



DRAWING NAME: ENTRANCE & EXIT MANEUVERS FOR SPACE 3A

PROJECT: 1425 BAY ROAD PARKING STUDY

1
ENTIRE SHEET REVISED



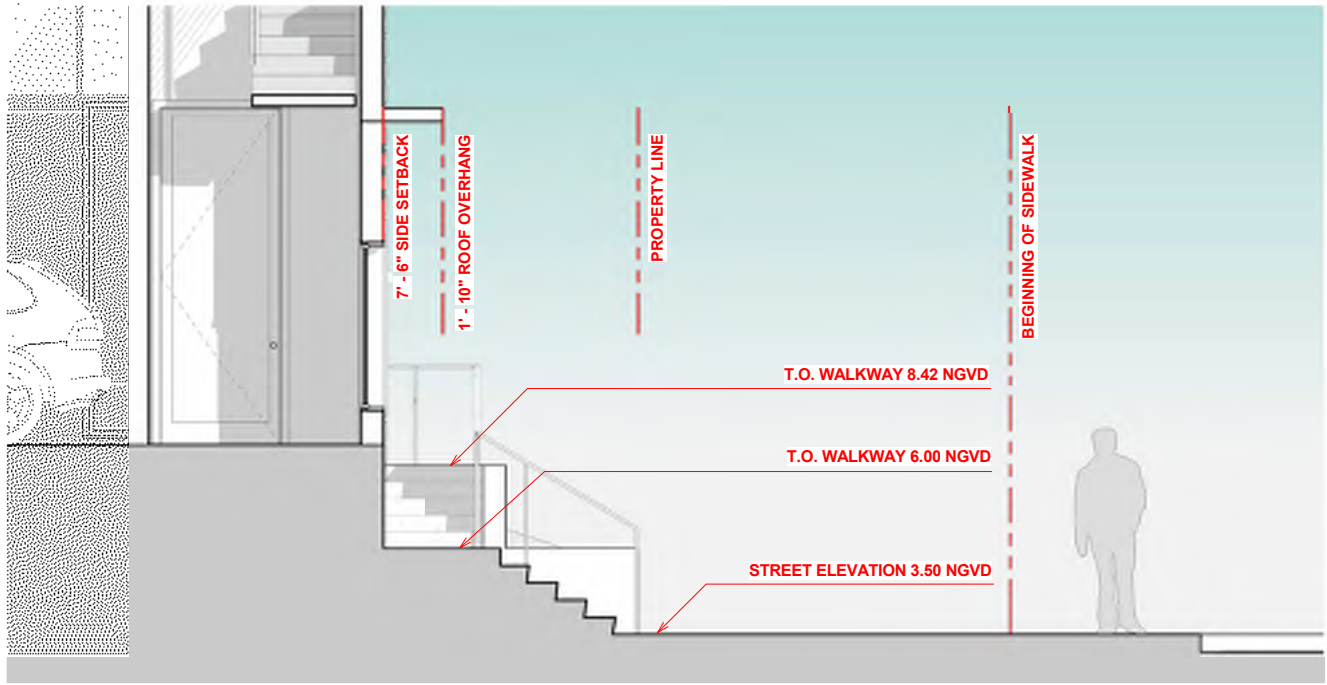
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PROJECT: 1425 BAY ROAD PARKING STUDY

1
ENTIRE SHEET REVISED

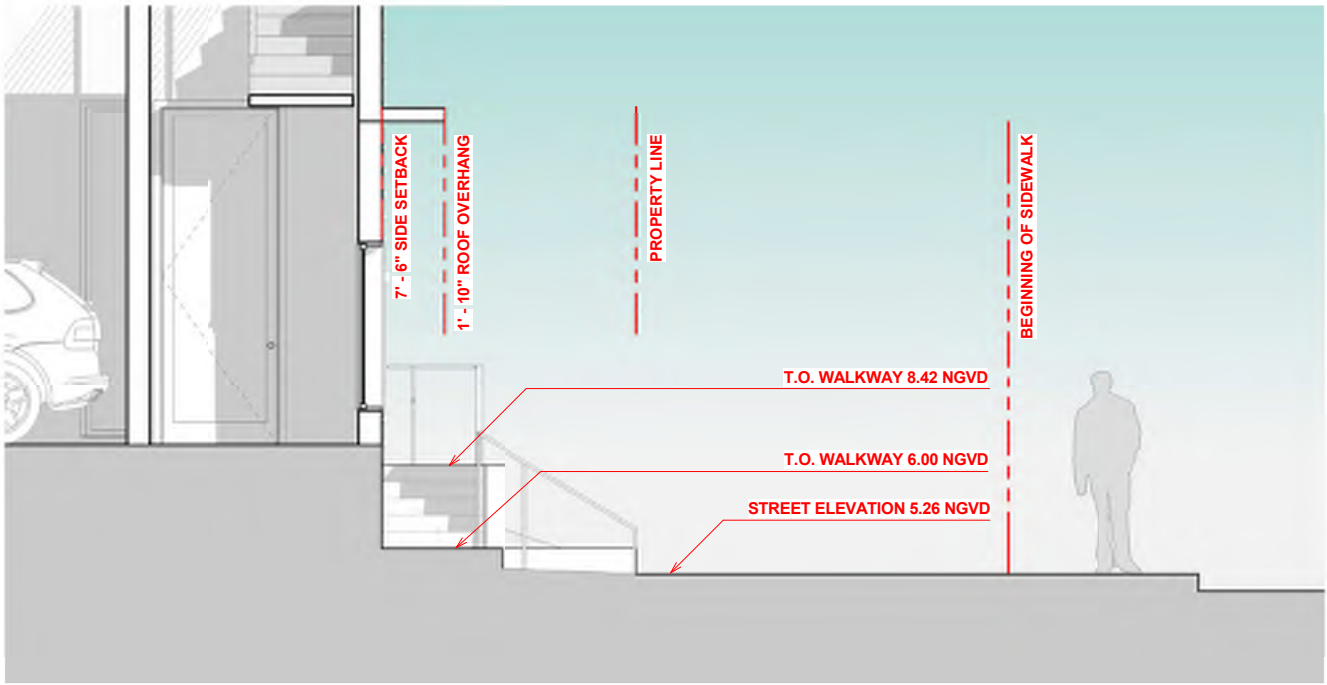
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① YARD SECTION - CURRENT
3/8" = 1'-0"

EXISTING CONDITIONS:	Formula	NGVD
GRADEⁱ (the city sidewalk elevation at the centerline of the front of the property. If there is no sidewalk, the elevation of the crown of the road at the centerline of the front of the property shall be used)		3.34
ADJUSTED GRADEⁱⁱ (the midpoint elevation between grade and the minimum required flood elevation for a lot or lots)	$3.34 + 8/2 = 5.67$	5.67
FUTURE CROWN OF ROADⁱⁱⁱ (the highest elevation of the crown of road as described in the adopted Miami Beach Stormwater Master Plan, located at exhibit X.)	From Public Works	5.26
FUTURE ADJUSTED GRADE^{iv} (the midpoint elevation between the future crown of the road as defined in the city's stormwater master plan, as may be amended, and the base flood elevation plus minimum freeboard for a lot or lots)	$5.26 + 9/2 = 7.13$	7.13
MAXIMUM YARD ELEVATION^v (shall not exceed 30 inches above grade, or future adjusted grade, whichever is greater)	$3.34 + 2.5 = 5.85$ $5.85 < 7.13$	7.13
MAXIMUM HEIGHT FOR ALLOWABLE ENCROACHMENTS (shall not exceed 30 inches above adjusted grade)	$5.67 + 2.5 = 8.17$	8.17



② YARD SECTION - FUTURE
3/8" = 1'-0"

FUTURE CONDITIONS WITH PUBLIC WORKS PLAN:	Formula	NGVD
GRADE (the city sidewalk elevation at the centerline of the front of the property. If there is no sidewalk, the elevation of the crown of the road at the centerline of the front of the property shall be used)		5.26
ADJUSTED GRADE (the midpoint elevation between grade and the minimum required flood elevation for a lot or lots)	$5.26 + 8/2 = 6.63$	6.63
FUTURE CROWN OF ROAD (the highest elevation of the crown of road as described in the adopted Miami Beach Stormwater Master Plan, located at exhibit X.)	From Public Works	5.26
FUTURE ADJUSTED GRADE (the midpoint elevation between the future crown of the road as defined in the city's stormwater master plan, as may be amended, and the base flood elevation plus minimum freeboard for a lot or lots)	$5.26 + 9/2 = 7.13$	7.13
MAXIMUM YARD ELEVATION (shall not exceed 30 inches above grade, or future adjusted grade, whichever is greater)	$5.26 + 2.5 = 7.76$ $7.76 > 7.13$	7.76
MAXIMUM HEIGHT FOR ALLOWABLE ENCROACHMENTS (shall not exceed 30 inches above adjusted grade)	$6.63 + 2.5 = 9.13$	9.13 ^{vi}

