

5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

**CFZ DESIGN**



PROJECT SITE IMAGES

02.16.25

A0.8.1



1 EXISTING AERIAL A



2 EXISTING AERIAL B



3 VIEW OF ADJACENT PROPERTY

5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

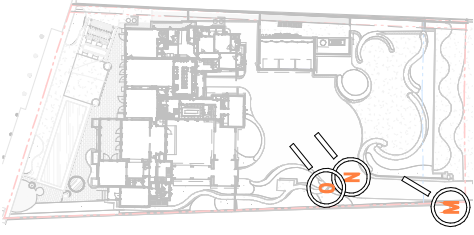
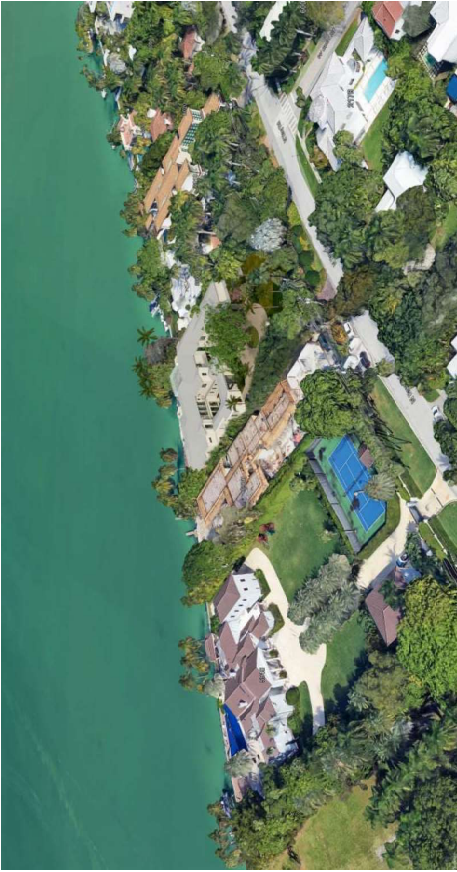
CFZ DESIGN



PROJECT SITE IMAGES

02.16.25

A0.8.2



5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

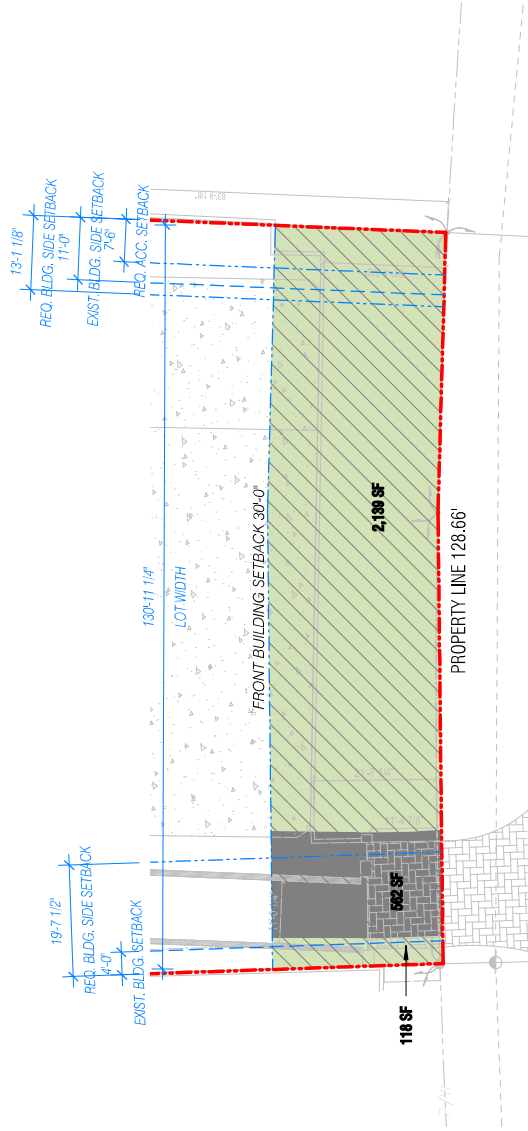
**CFZ DESIGN**



PROPOSED AERIAL & BUILDING ELEVATION

02.16.25

A0.10



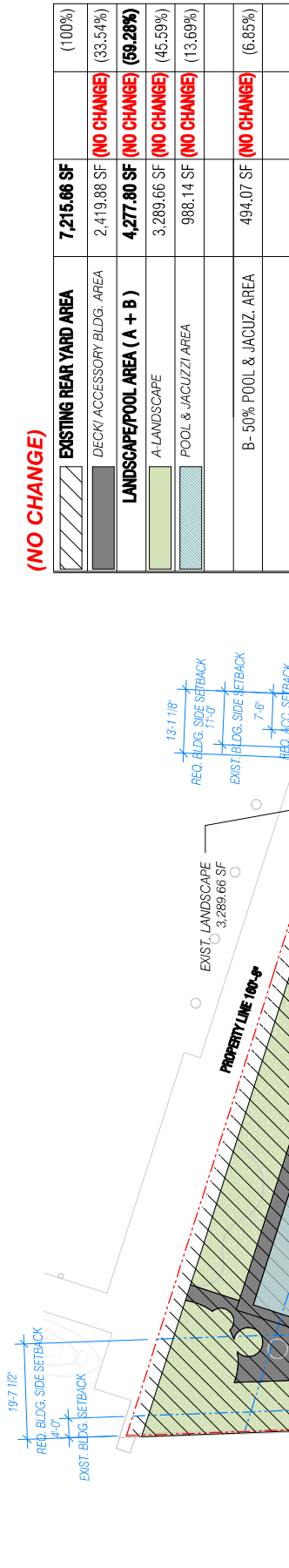
**(NO CHANGE)**

	<b>FRONT YARD AREA</b>	<b>3,903 SF</b>	
	DRIVEWAY	562 SF	(14.4%)
	LANDSCAPE	3,341 SF	(85.6%)

**EXISTING FRONT YARD CALC.**

Scale: 1" = 20'-0"





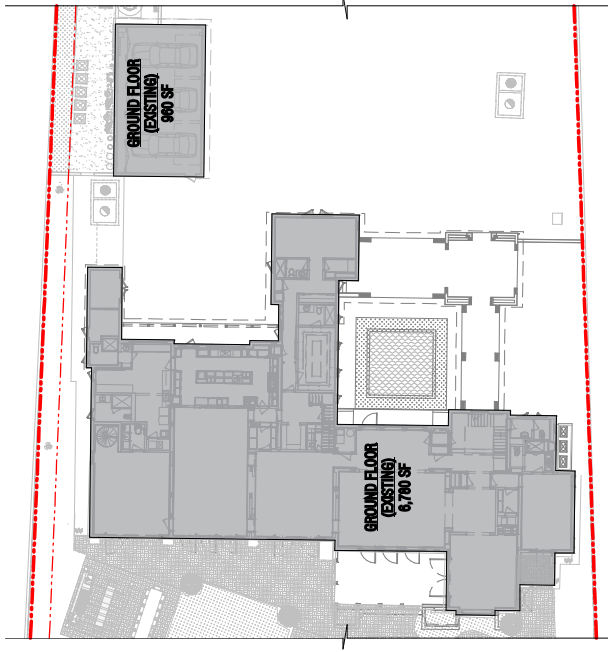
**REAR YARD OPEN SPACE VARIANCE APPROVED WITH PERMIT NUMBER: RV2318825 AND DRB ORDER: DRB22-0794. THERE IS NO WORK BEING PROPOSED IN THE REAR YARD UNDER THIS DRB SUBMISSION**

**EXISTING REAR YARD CALC.**  
Scale: 1" = 20'-0"



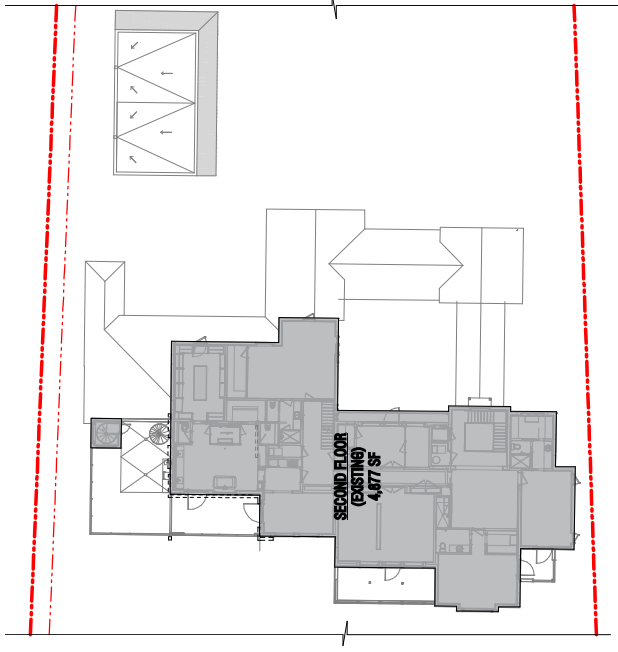






**EXISTING UNIT SIZE 1ST FLOOR**

Scale: 1" = 30'-0"



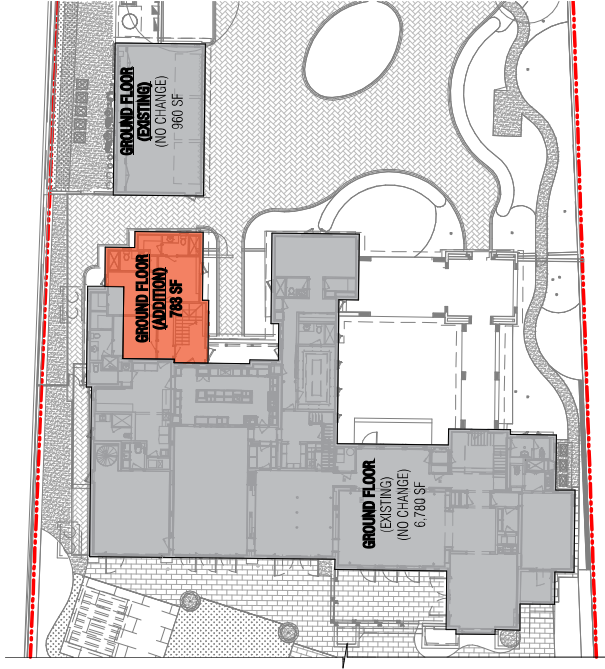
**EXISTING UNIT SIZE 2ND FLOOR**

Scale: 1" = 30'-0"

**EXISTING UNIT SIZE**

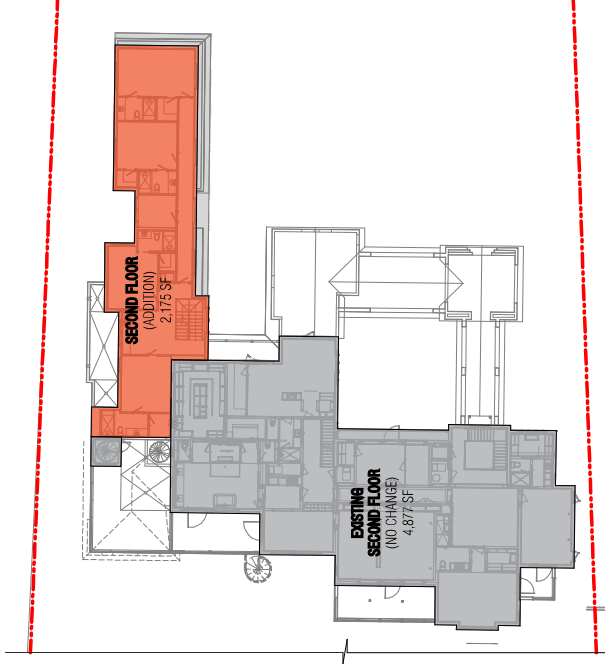
LOT SIZE	42,720 SF	
MAX UNIT SIZE ALLOWED	21,360 SF	(50%)
EXIST. FIRST LEVEL	6,780 SF	(15.87%)
EXIST. SECOND LEVEL	4,877 SF	(11.42%)
EXIST. GARAGE	960 SF	(2.25%)
GARAGE REDUCTION	-500 SF	-(1.17%)
TOTAL	12,117 SF	(28.36%)





**PROPOSED UNIT SIZE FIRST FLOOR**

Scale: 1" = 30'-0"



**PROPOSED UNIT SIZE SECOND FLOOR**

Scale: 1" = 30'-0"

**PROPOSED UNIT SIZE**

LOT SIZE	42,720.5 SF	
<b>MAX UNIT SIZE ALLOWED</b>	<b>21,360.0 SF</b>	(50%)
EXIST. FIRST LEVEL	6,780 SF	(15.87%)
ADD'L FIRST LEVEL	783 SF	(1.83%)
EXIST. SECOND LEVEL	4,877 SF	(11.41%)
ADD'L SECOND LEVEL	2,175 SF	(5.09%)
EXIST. GARAGE	960 SF	(2.25%)
<b>TOTAL</b>	<b>16,675 SF</b>	<b>(38.46%)</b>



