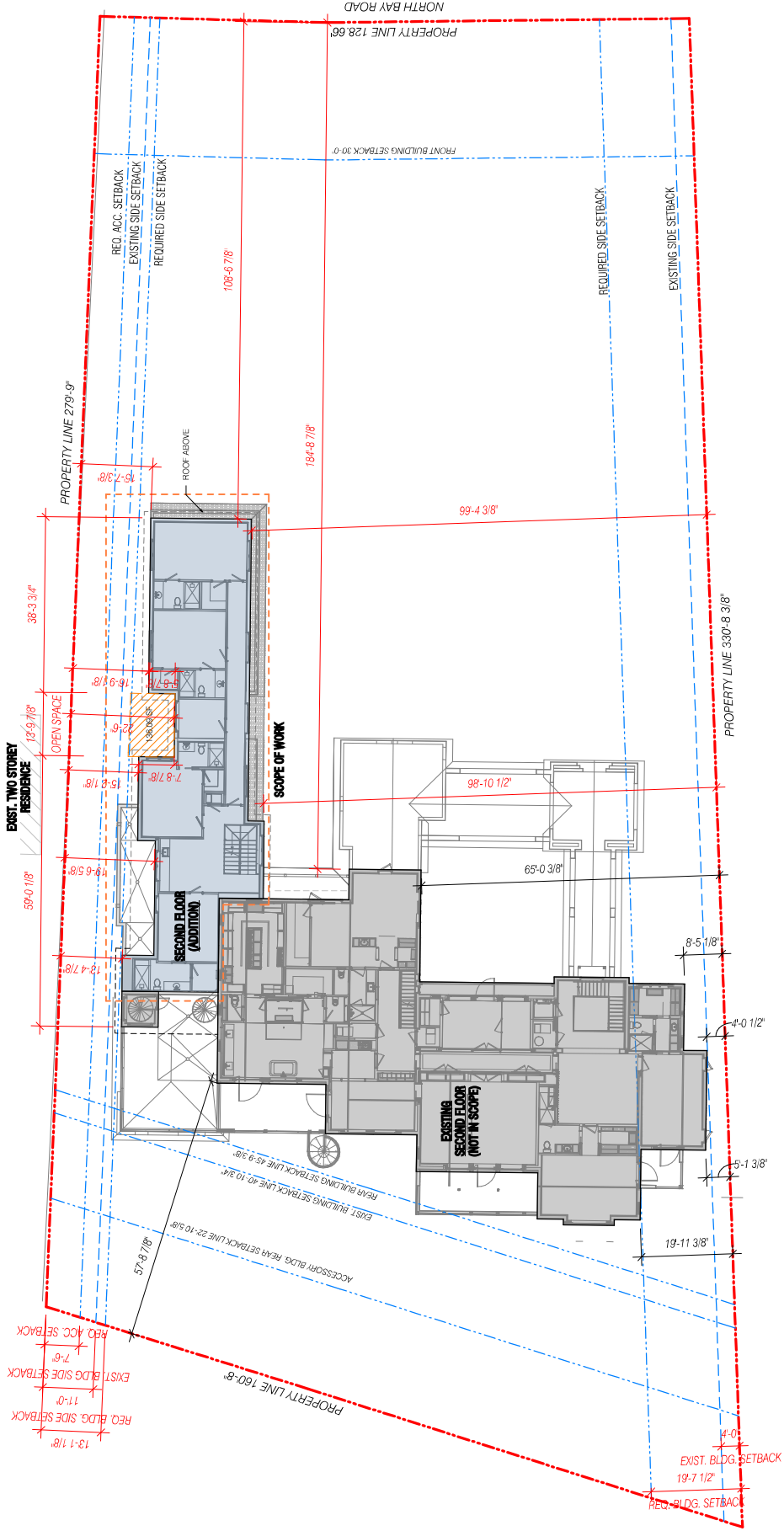




VARIANCE #1 - ADDITIONAL OPEN SPACE - SECOND FLOOR

Scale: 1" = 20'-0"

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

CFZ DESIGN

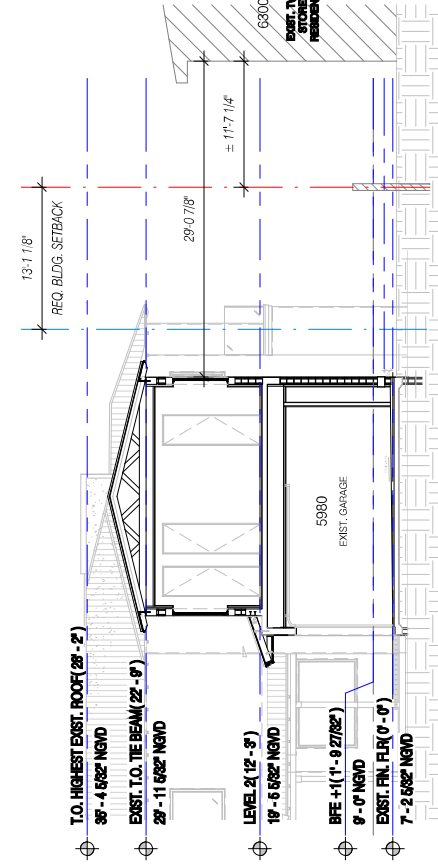
LEGEND	
EXISTING AREA	(NOT IN SCOPE)
ADDITIONAL AREA	
OPEN SPACE	

LOT SIZE	42,720 SF
REQ. ADDITIONAL OPEN SPACE	427.2 SF (1%)
PROVIDED OPEN SPACE	132.95 SF (0.31%)
DEFICIENCIES	294.25 SF (0.69%)

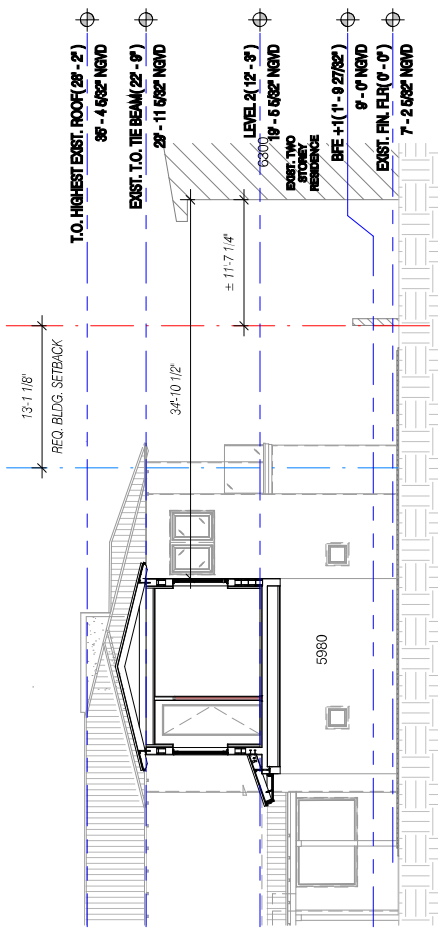


VARIANCE #1 - ADDITIONAL OPEN SPACE - SECOND FLOOR

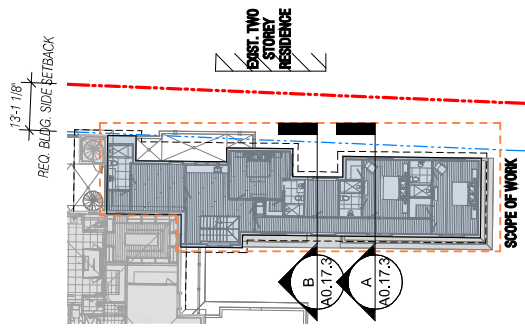
02.16.25 A0.17.2



VARIANCE #1 - ADDITIONAL OPEN SPACE - SECTION A
 Scale: 1" = 10'-0"



VARIANCE #1 - ADDITIONAL OPEN SPACE - SECTION B
 Scale: 1" = 10'-0"





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

CFZ DESIGN



VARIANCE #1 - ADDITIONAL OPEN SPACE - CONTEXT
PHOTO

A0.17.4

02.16.25



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

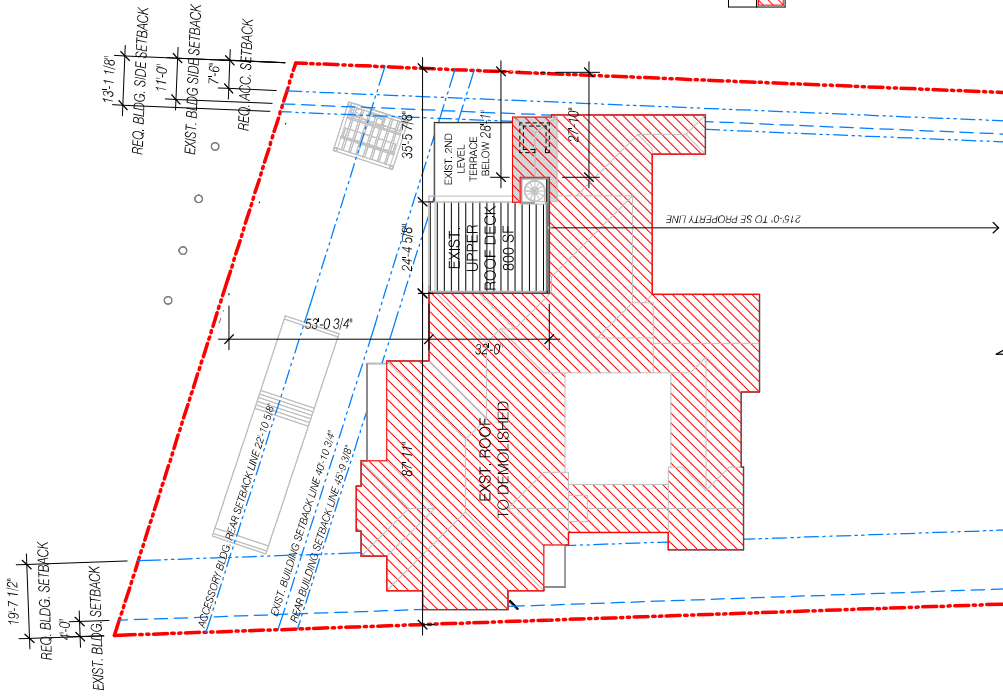
CFZ DESIGN

VARIANCE #1 - ADDITIONAL OPEN SPACE - CONTEXT
PHOTO

A0.17.5

02.16.25





LEGEND	
	EXISTING ROOF TO DEMOLISH

EXISTING ROOF DEMOLITION PLAN

Scale: 1" = 30'-0"

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

CFZ DESIGN



ROOF DEMOLITION PLAN

02.16.25

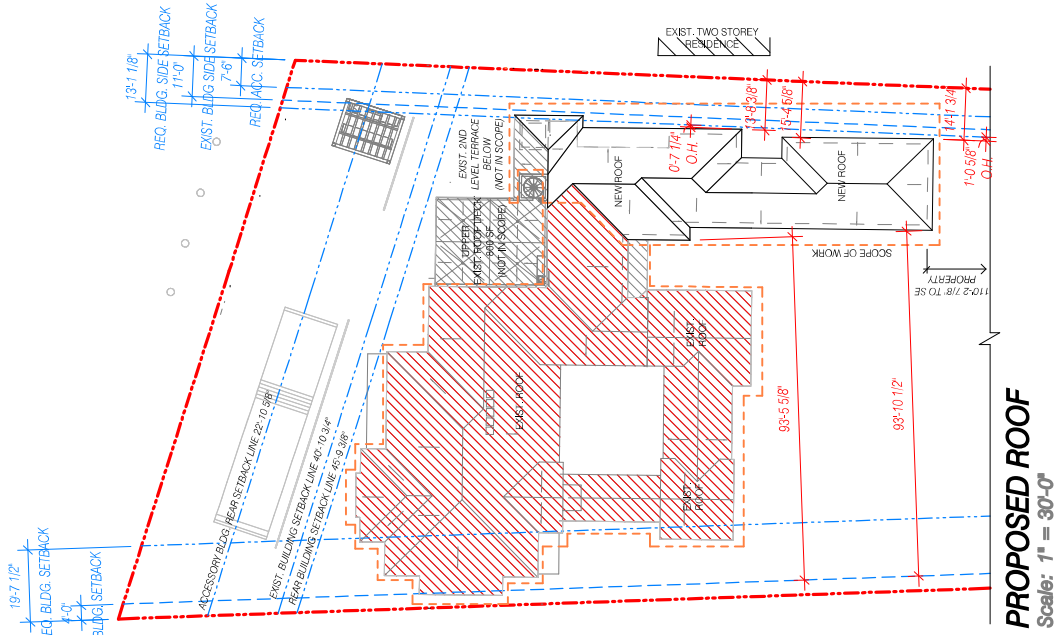
A0.18



A1.1







EXISTING ROOF LEVEL

SECOND LEVEL	4,816 SF	
MAX ROOF DECK ALLOWED	1,203 SF	(25%)
ROOF DECK PROVIDED	800 SF	(16.6%)
MAX SHADE STRUCTURE	963 SF	(20%)
SHADE PROVIDED	0 SF	(0%)

LEGEND	EXISTING ROOF TO DEMOLISH
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PROPOSED ROOF LEVEL

SECOND LEVEL	7,062 SF	
MAX ROOF DECK ALLOWED	1,708 SF	(25%)
ROOF DECK PROVIDED	800 SF	(NO CHANGE) (11.34%)
MAX SHADE STRUCTURE	963 SF	(NO CHANGE) (13.65%)
SHADE PROVIDED	0 SF	(0%)

EXISTING ROOF

Scale: 1" = 30'-0"

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

CFZ DESIGN



ROOF DECK PLAN

02.16.25

A1.5