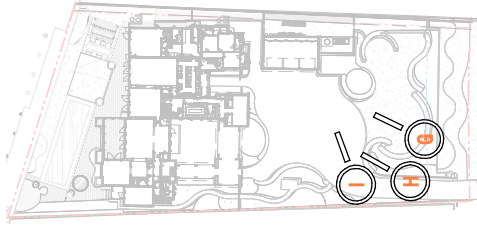




B



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

CFZ DESIGN

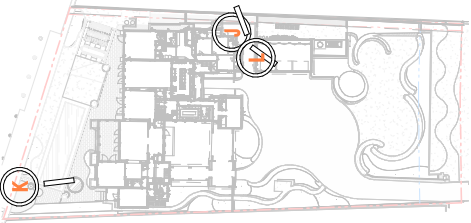


PROJECT SITE IMAGES



02.16.25

AO.8.1



VIEW OF ADJACENT PROPERTY

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

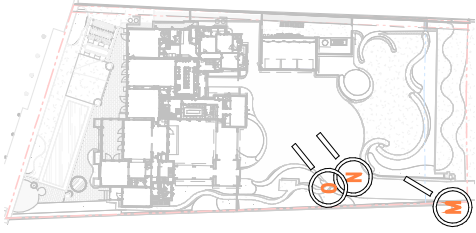
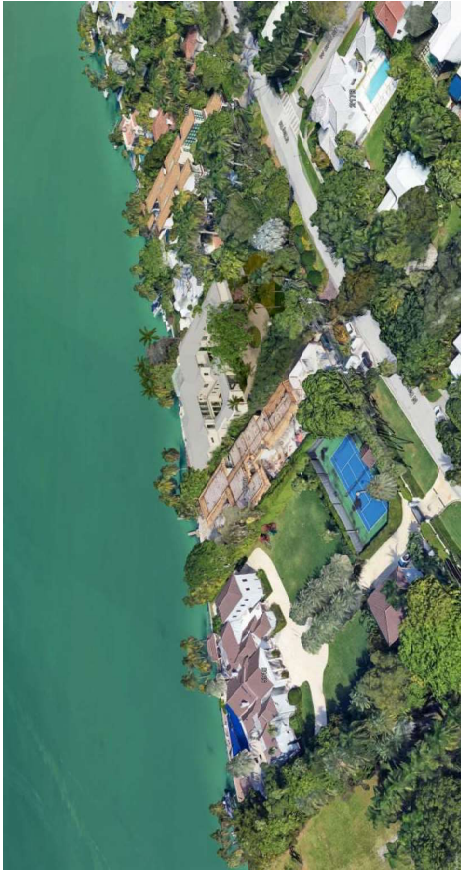
CFZ DESIGN



PROJECT SITE IMAGES

02.16.25

A0.8.2



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

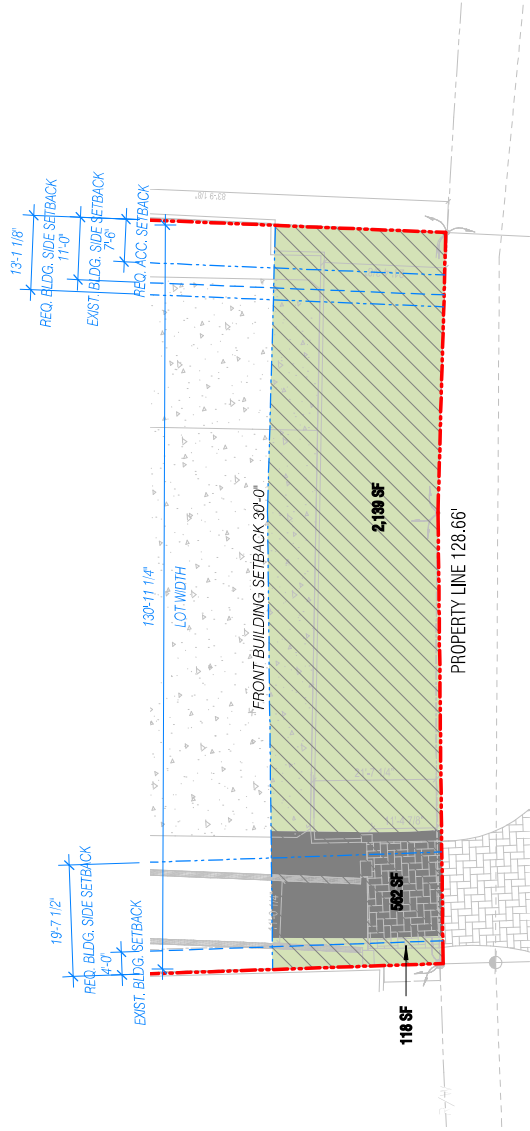
CFZ DESIGN



PROPOSED AERIAL & BUILDING ELEVATION

02.16.25

A0.10



(NO CHANGE)

	FRONT YARD AREA	3,903 SF	
	DRIVEWAY	562 SF	(NO CHANGE) (14.4%)
	LANDSCAPE	3,341 SF	(NO CHANGE) (85.6%)

EXISTING FRONT YARD CALC.

Scale: 1" = 20'-0"



19'-7 1/2"
REQ. BLDG. SIDE SETBACK
4'-0"
EXIST. BLDG. SETBACK

13'-1 1/8"
REQ. BLDG. SIDE SETBACK
11'-0"
EXIST. BLDG. SIDE SETBACK
7'-6"
REQ. ACC. SETBACK

EXIST. LANDSCAPE
3,289.66 SF

PROPERTY LINE 160'-0"

EXIST. POOL DECK
469.57 SF

EXIST. JACUZZI
86.60 SF

EXIST. DECK
1390.76 SF







EXIST. POOL
900 SF

EXIST. CABANA
559.55 SF

LOT 21 BLOCK 1
RESIDENCE #5980

EXIST.
BUILDING
65.09 SF

(NO CHANGE)

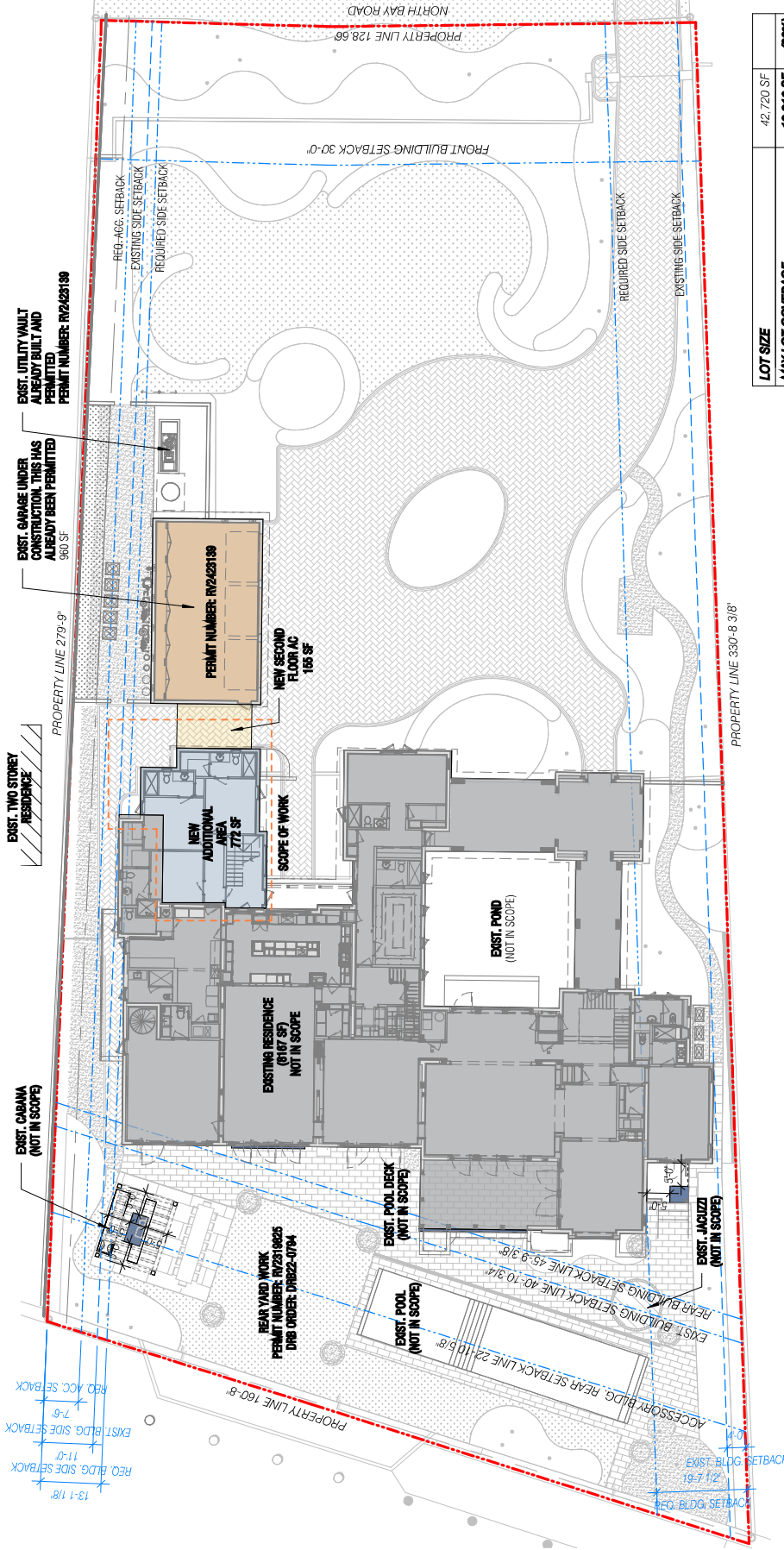
	EXISTING REAR YARD AREA	7,215.66 SF	(100%)
	DECK/ ACCESSORY BLDG. AREA	2,419.88 SF	(NO CHANGE) (33.54%)
	LANDSCAPE/POOL AREA (A + B)	4,277.80 SF	(NO CHANGE) (59.28%)
	A LANDSCAPE	3,289.66 SF	(NO CHANGE) (45.59%)
	POOL & JACUZZI AREA	988.14 SF	(NO CHANGE) (13.69%)
	B- 50% POOL & JACUZZ. AREA	494.07 SF	(NO CHANGE) (6.85%)

REAR YARD OPEN SPACE VARIANCE
APPROVED WITH PERMIT NUMBER:
RY2318825 AND DRB ORDER:
DRB22-0794. THERE IS NO WORK BEING
PROPOSED IN THE REAR YARD UNDER
THIS DRB SUBMISSION

22'-10.58"
REQ. ACC. SETBACK
40'-10.34"
EXIST. BLDG. SETBACK
45'-9.38"
REQ. BLDG. SETBACK

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





LOT SIZE	42,720 SF
MAX LOT COVERAGE	12,818 SF (30%)
A. MAIN RESIDENCE	8,167 SF (19.12%)
B. MAIN RES. NEW ADDT.	772 SF (1.81%)
C. SECOND FLOOR AC	155 SF (0.36%)
D. OVERHANGS	58.77 SF (0.14%)
E. GARAGE	960 SF (1.08%)
TOTAL A + B + C + D + E	10,112.77 SF (23.87%)

02.16.25

A0.14

PROPOSED LOT COVERAGE

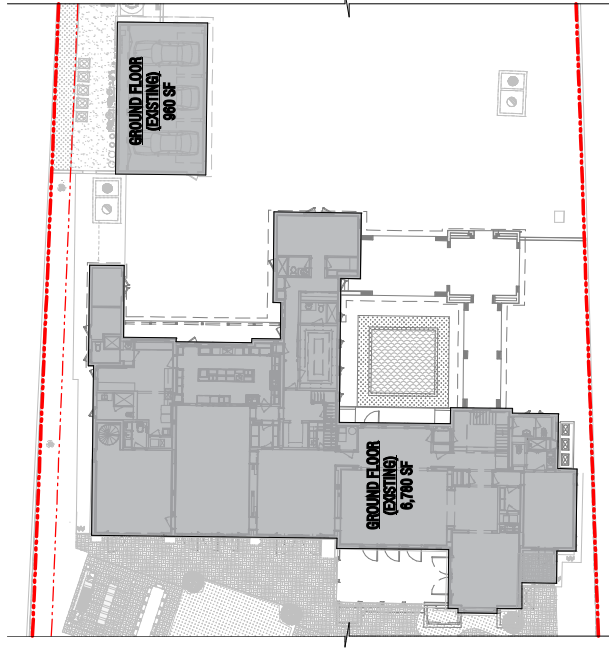
PROPOSED LOT COVERAGE

Scale: 1" = 20'-0"

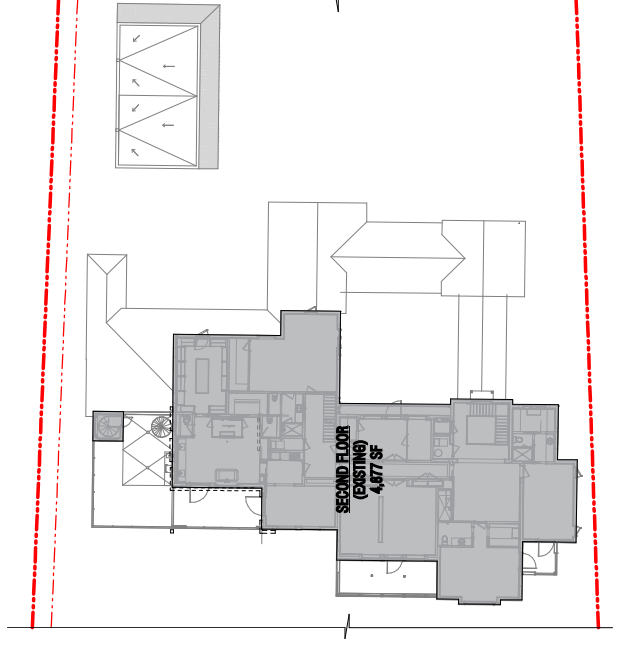
5980 N BAY ROAD RENOVATIONS | FINAL SUBMITTAL DRB 25-1082

CFZ DESIGN





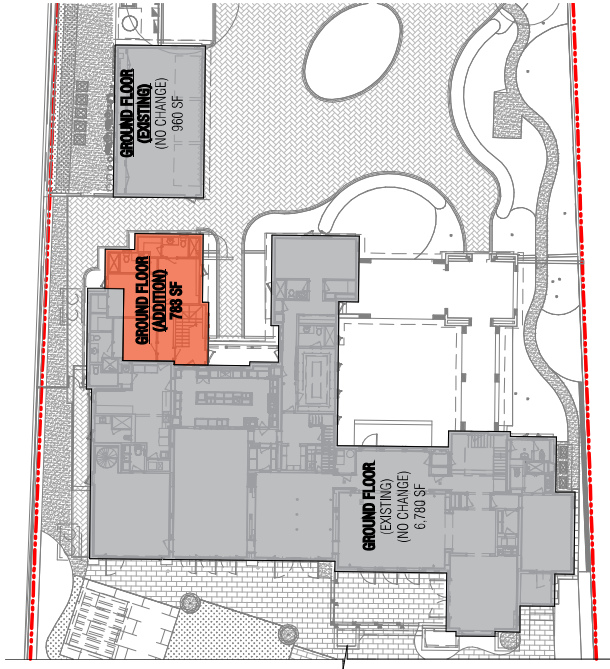
EXISTING UNIT SIZE 1ST FLOOR



EXISTING UNIT SIZE 2ND FLOOR

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%)
(HAS BEEN PERMITTED AND UNDER CONSTRUCTION)		
GARAGE REDUCTION	-600 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		
MAX UNIT SIZE ALLOWED	21,360.0 SF	(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%)	
TOTAL	15,575 SF	(36.45%)	



