

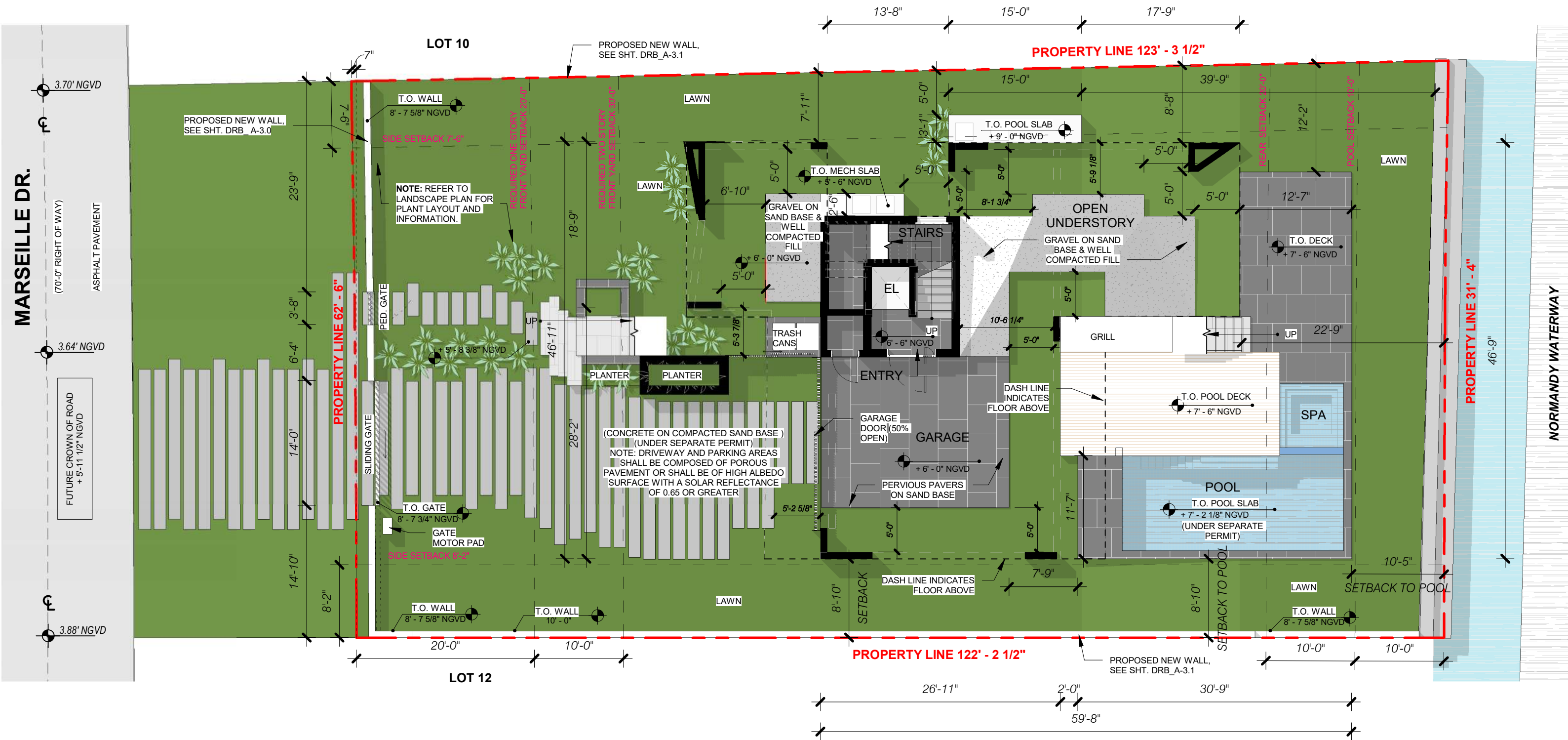
DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 1.2.1 OF THIS CODE

SUM OF SETBACKS 25% OF LOT WIDTH = 15' - 7.5"  
MIN. SIDE SETBACK 10% = 6'-3"

**GENERAL NOTE:**  
THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

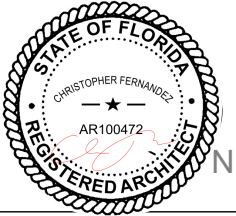




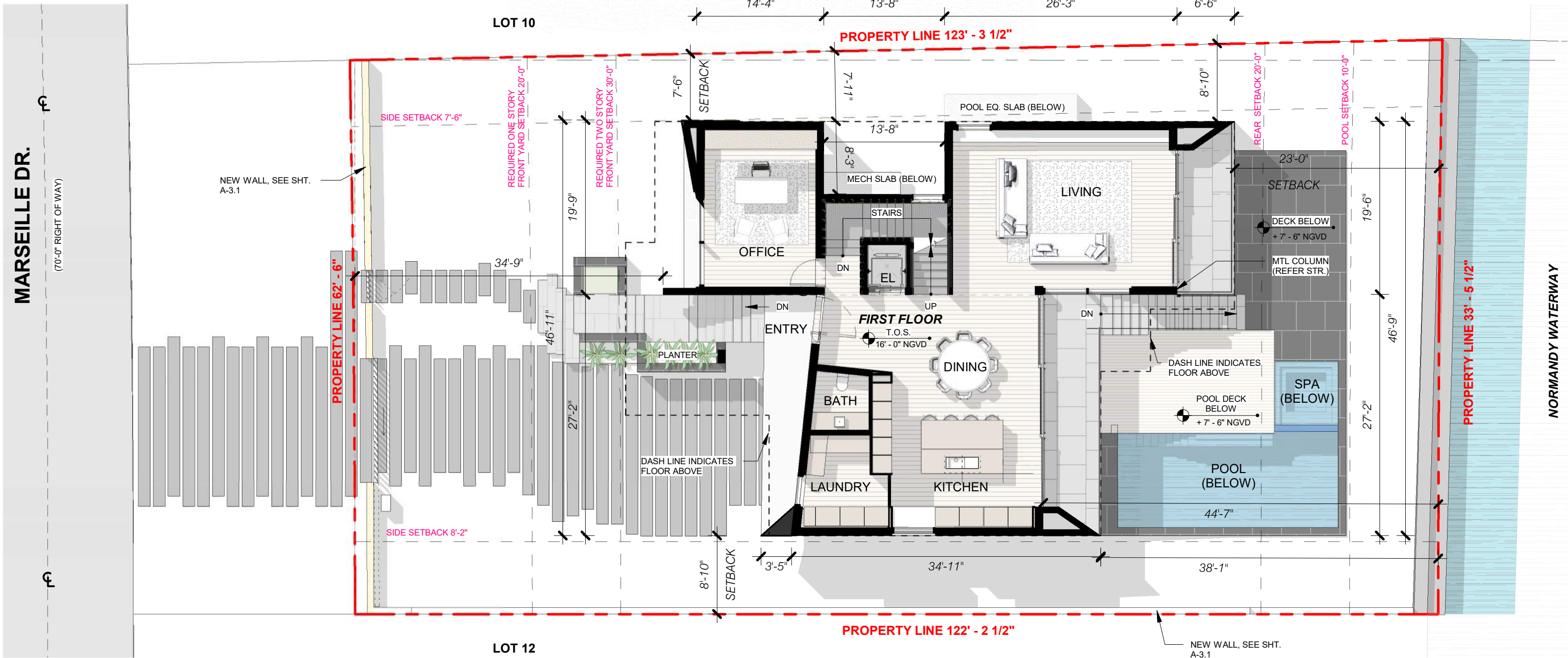
**GENERAL NOTE:**

THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

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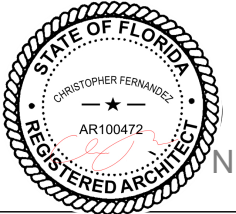




**GENERAL NOTE:**

THERE IS NO EXISTING STRUCTURE  
PRESENT ON THE SITE.

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FIRST FLOOR PLAN

3/32" = 1'-0"

03-09-2025

DRB\_A1.3

MARSEILLE DR.

(70'-0" RIGHT OF WAY)

LOT 10

PROPERTY LINE 123' - 3 1/2"

PROPERTY LINE 62' - 6"

SIDE SETBACK 8'-2"

LOT 12

PROPERTY LINE 122' - 2 1/2"

PROPERTY LINE 33' - 5 1/2"

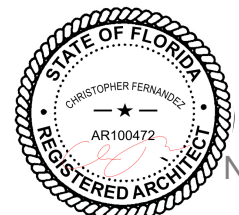
NORMANDY WATERWAY

GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE  
PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



SECOND FLOOR PLAN

3/32" = 1'-0"

03-09-2025

DRB\_A1.4

MARSEILLE DR.

(70'-0" RIGHT OF WAY)

LOT 10

PROPERTY LINE 123' - 3 1/2"

PROPERTY LINE 62' - 6"

LOT 12

PROPERTY LINE 122' - 2 1/2"

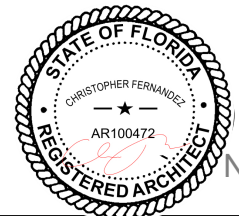
PROPERTY LINE 31' - 4"

NORMANDY WATERWAY

GENERAL NOTE:  
THERE IS NO EXISTING STRUCTURE  
PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



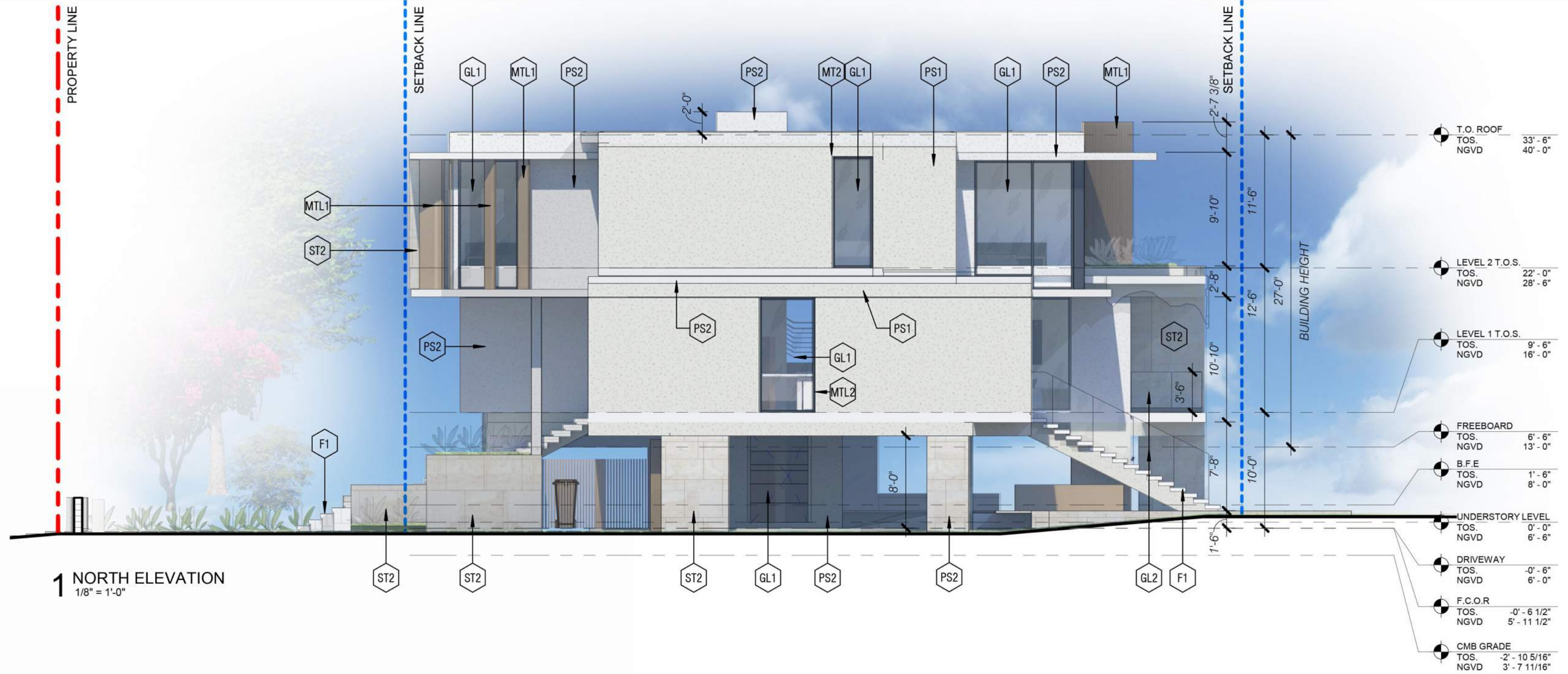
ROOF PLAN

3/32" = 1'-0"

03-09-2025

DRB\_A1.5





GLASS & RAILING  
GL1



F1



F2



ST2



PS1



PS2



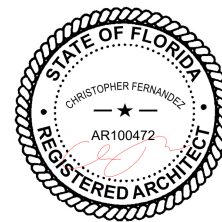
LOUVERS & GATES  
MTL 1



WINDOW FRAMES  
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS NORTH

03-09-2025

DRB\_A1.6a





GLASS & RAILING  
GL1



F1



F2



ST2



PS1



PS2



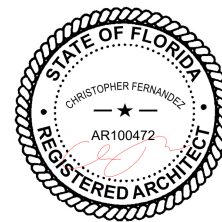
LOUVERS & GATES  
MTL 1



WINDOW FRAMES  
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS NORTH WITH  
LANDSCAPE

03-09-2025

DRB\_A1.6b





GLASS & RAILING  
GL1



F1



F2



ST2



PS1



PS2

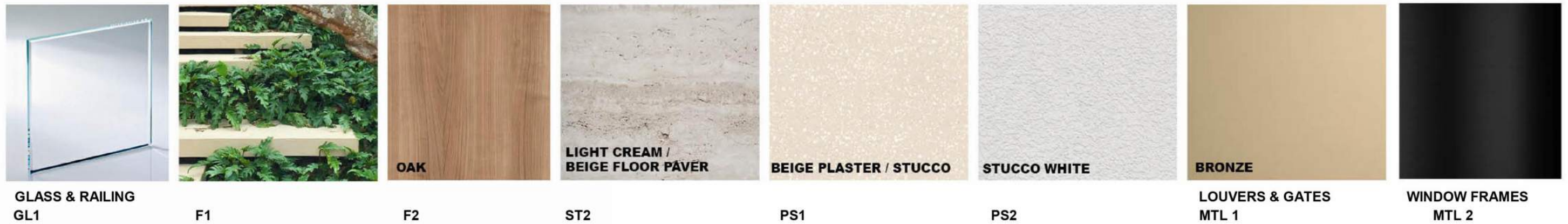


LOUVERS & GATES  
MTL 1



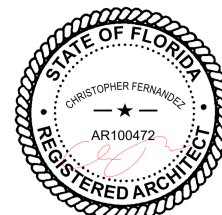
WINDOW FRAMES  
MTL 2





1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN

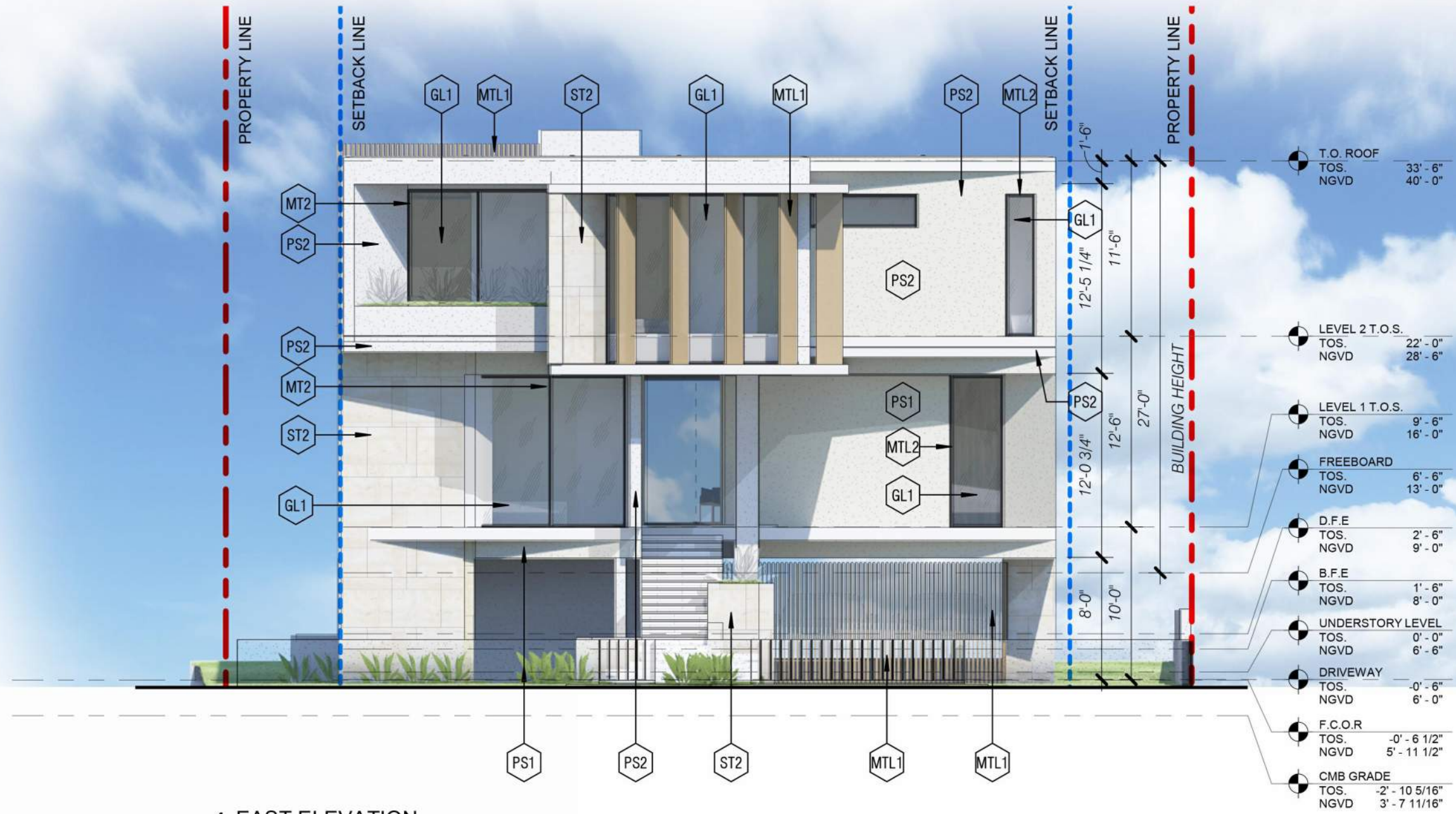


ELEVATIONS SOUTH WITH  
LANDSCAPE

03-09-2025

DRB\_A1.7b





**1 EAST ELEVATION**  
1/8" = 1'-0"



GLASS & RAILING  
GL1



F1



F2



ST2



PS1



PS2



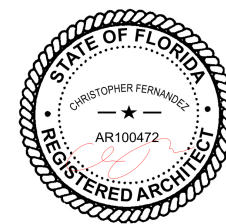
LOUVERS & GATES  
MTL 1



WINDOW FRAMES  
MTL 2

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



ELEVATIONS EAST

03-09-2025

DRB\_A1.8a