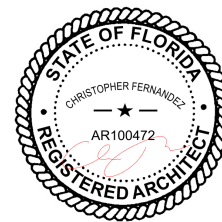


1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



SECTION DIAGRAM
FREEBOARD

As indicated

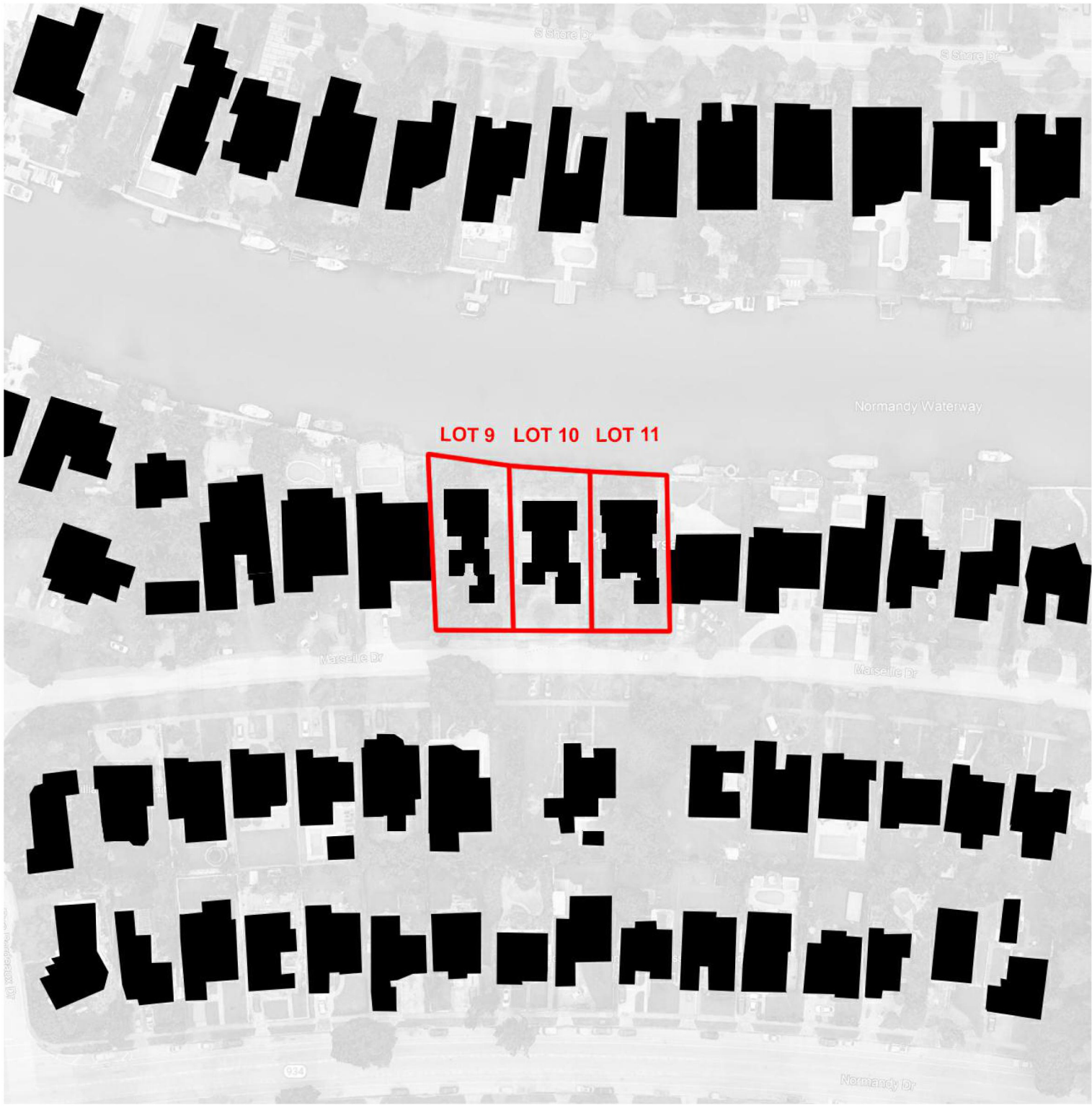
03-09-2025

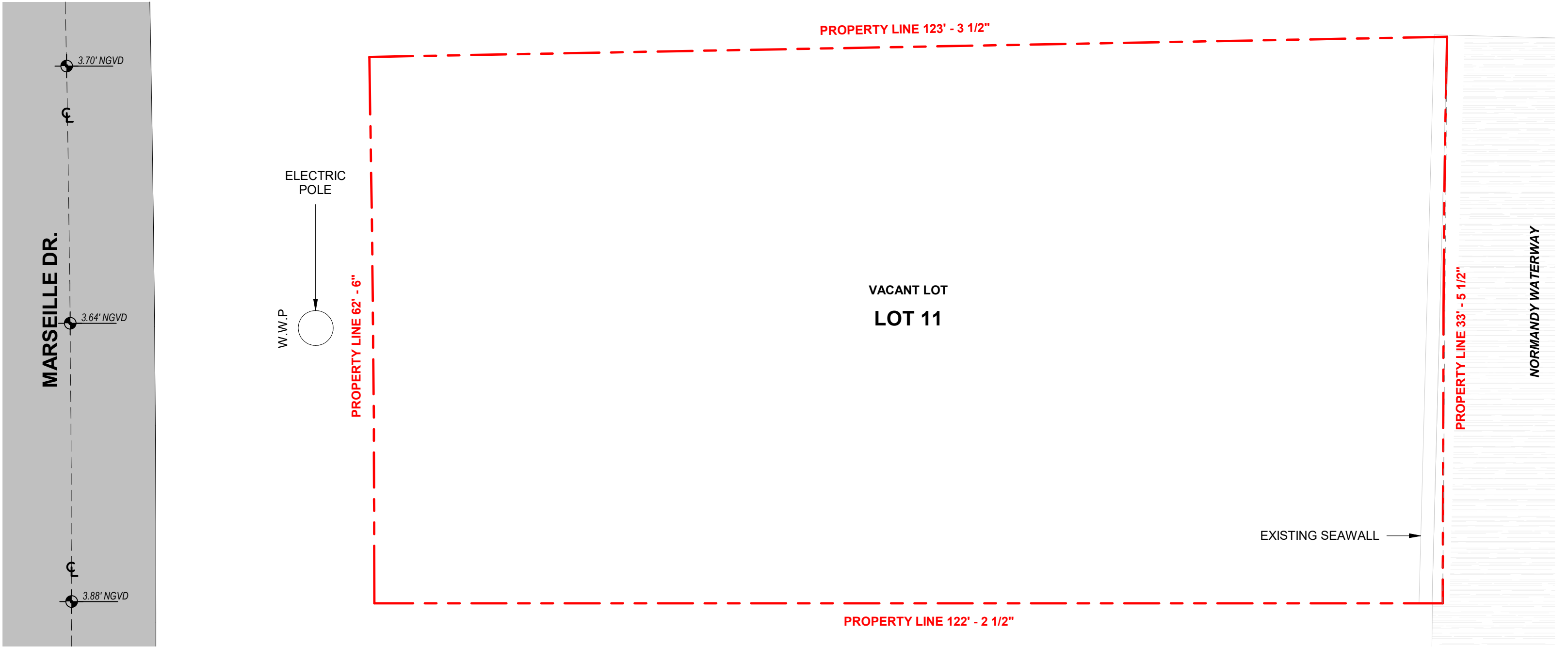
DRB_A0.09a

PROPOSED LOT COVERAGE



PREVIOUS APPROVED LOT COVERAGE

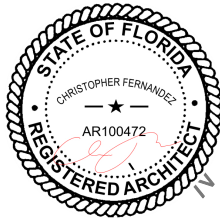




1 EXISTING/DEMO PLAN
3/32" = 1'-0"

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CFZ DESIGN

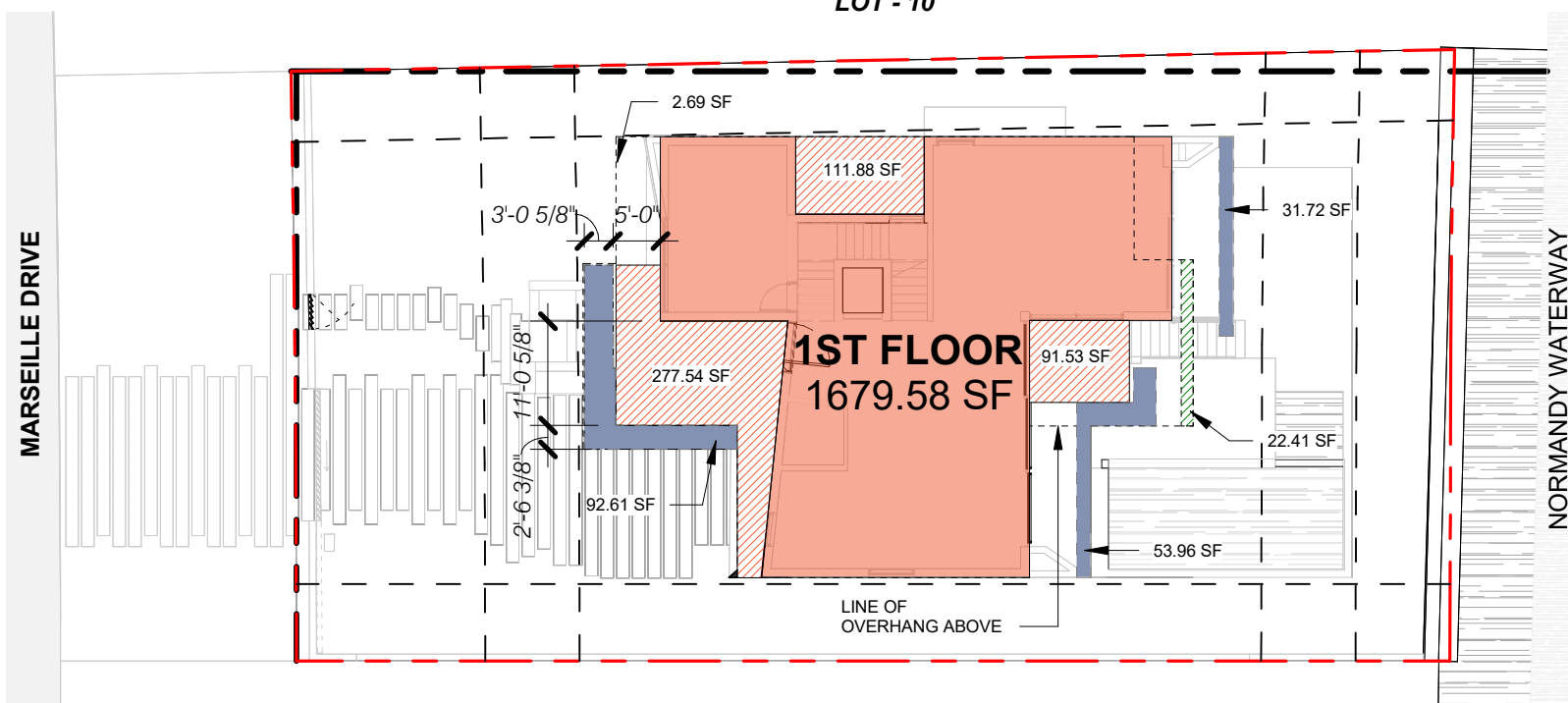
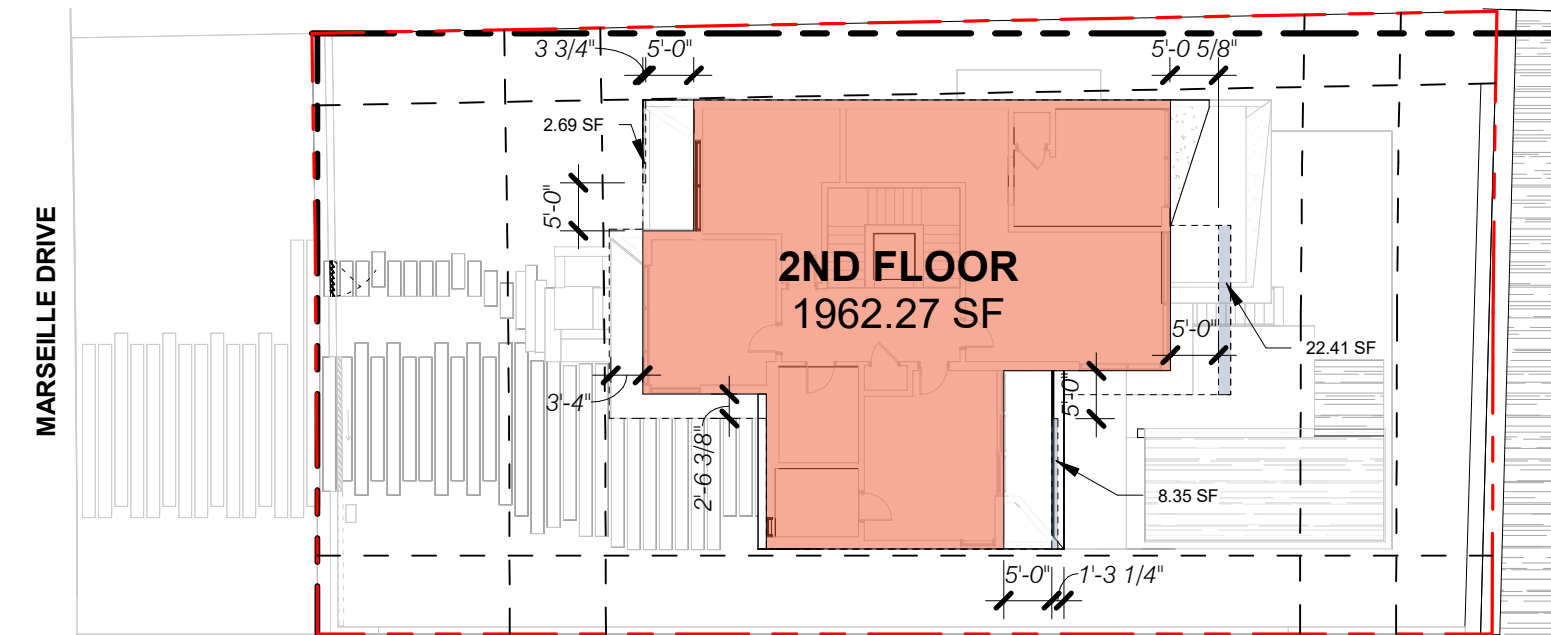
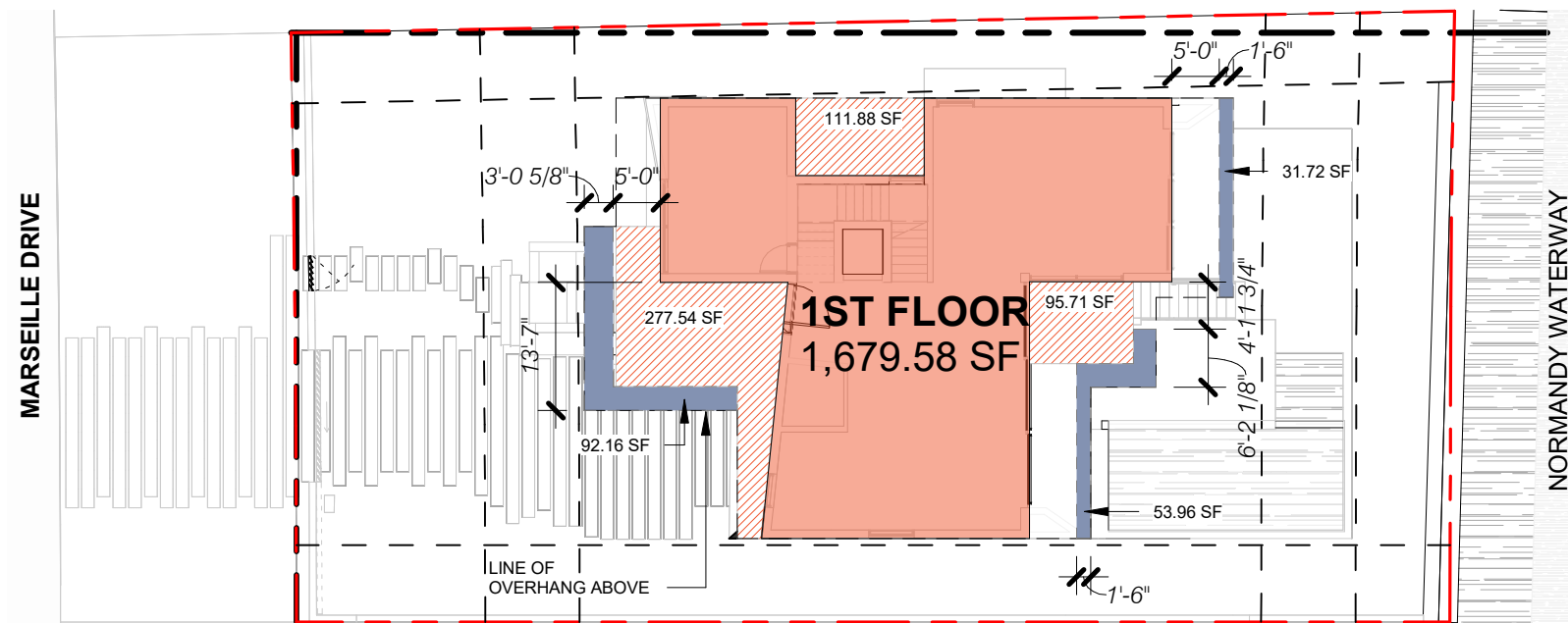






EXISTING / DEMO LOT
COVERAGE




3/32" = 1'-0"



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DRB_A0.10

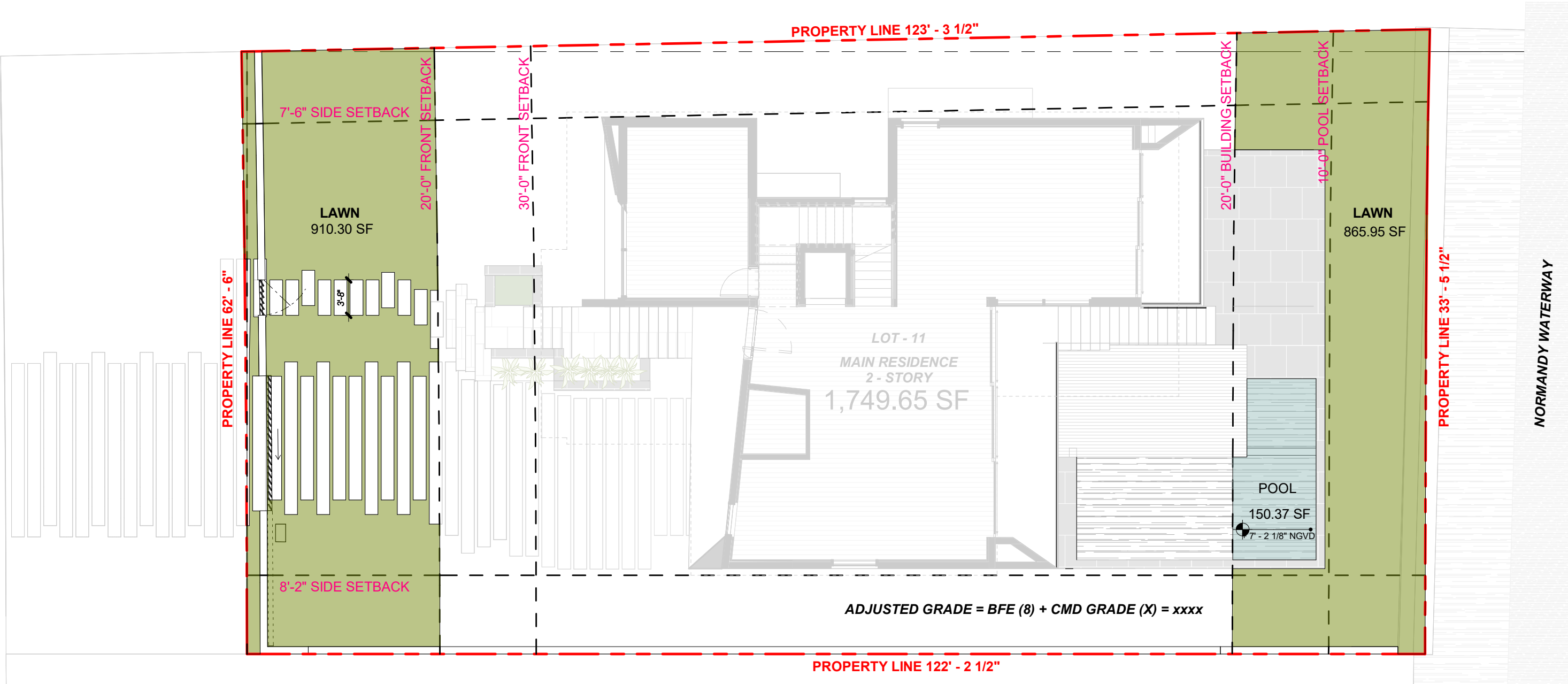


PROPOSED LOT COVERAGE		
LOT		7,798.79 SF
ALLOWED = 30% OF LOT		2,339.63 SF
SECOND FLOOR ROOF OVERHANG > 5'-0"		22.41 SF
SECOND FLOOR AC OVERHANG		481.00 SF
FIRST FLOOR AC		1,679.58 SF
FIRST FLOOR OVERHANG > 5'-0"		178.29 SF
TOTAL		2,361.28 SF
GARAGE REDUCTION		500.00 SF
PROPOSED LOT COVERAGE		(2,361.28 - 500) SF
		1,861.28 SF (23.86%)

 = AREA UNDER AC  = ROOF OVERHANG > 5'-0" PROJECTION  = AREA UNDER AC ABOVE

 = 2ND FLOOR ROOF OVERHANG > 5'-0" PROJECTION  = GARAGE OVERHANG

MARSEILLE DR.

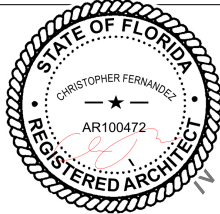


FRONT AND REAR COVERAGE

FRONT YARD AREA:	1,253.71 SF	REAR YARD AREA:	1,298.95 SF
MINIMUM REQUIRED OPEN SPACE:	877.10 SF (70%)	MINIMUM REQUIRED OPEN SPACE:	908.60 SF (70%)
PROPOSED OPEN SPACE:	910.30 SF (72.60%)	PROPOSED GREEN SPACE:	865.95 SF
		PROPOSED POOL @ 50% AREA:	(50% OF 150.37) SF= 75.19 SF (ABOVE ADJ. GRADE)
		TOTAL PROPOSED OPEN SPACE:	865.95 + 75.19 SF = 941.14 SF (72.45%)

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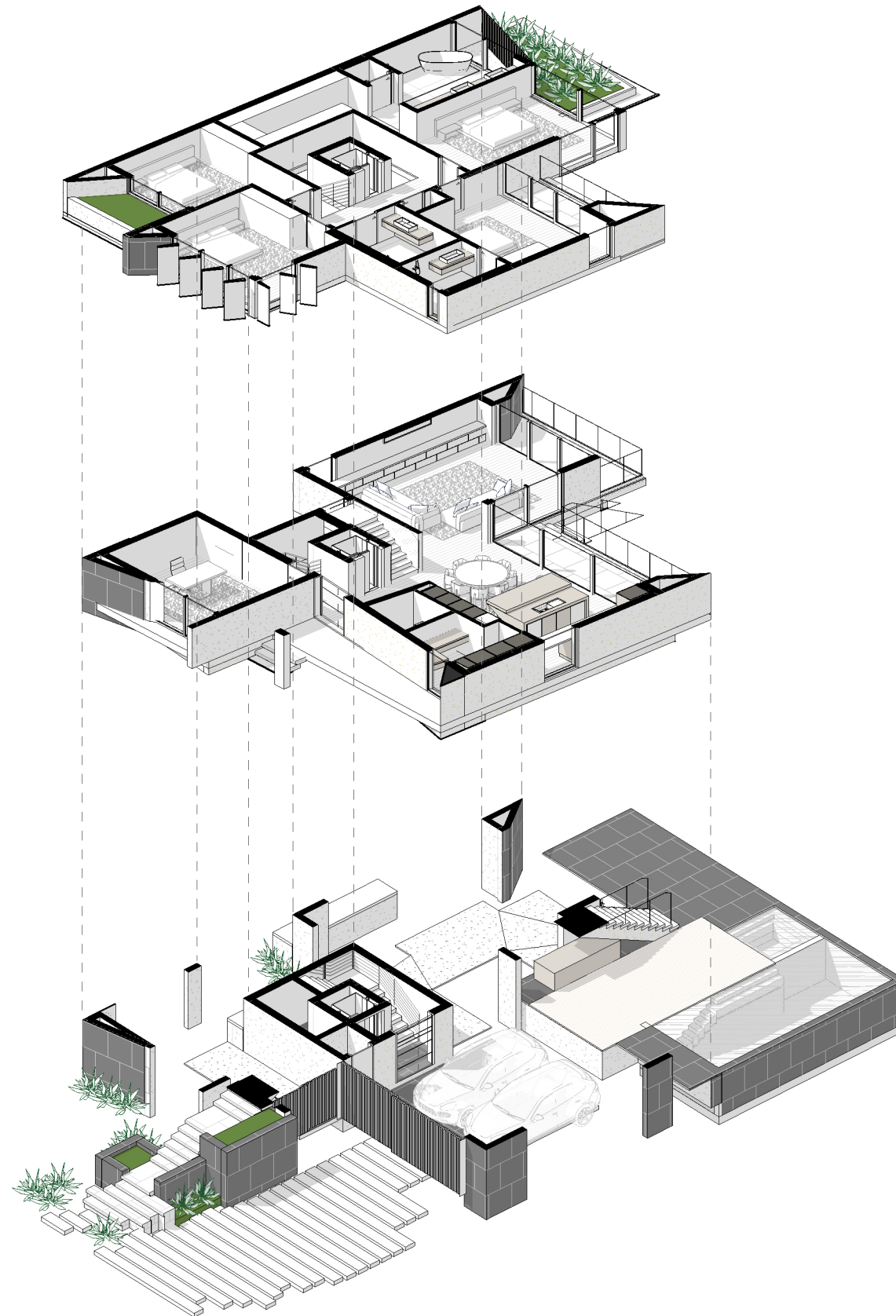


FRONT & REAR YARD
DIAGRAM

As indicated

03-09-2025

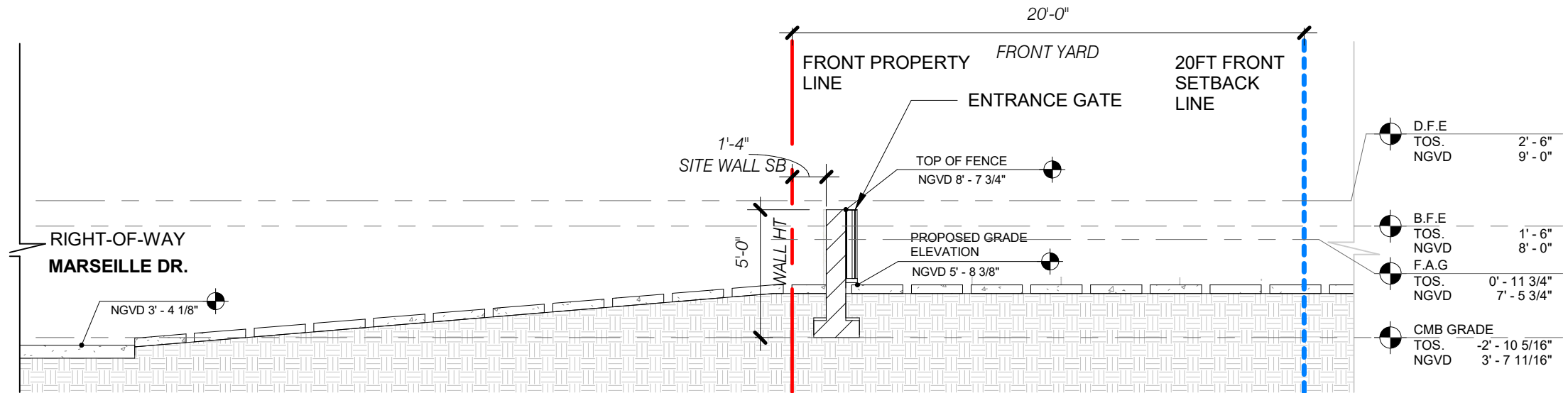
DRB_A0.11



3 AXON EXPLODED SECOND FLOOR

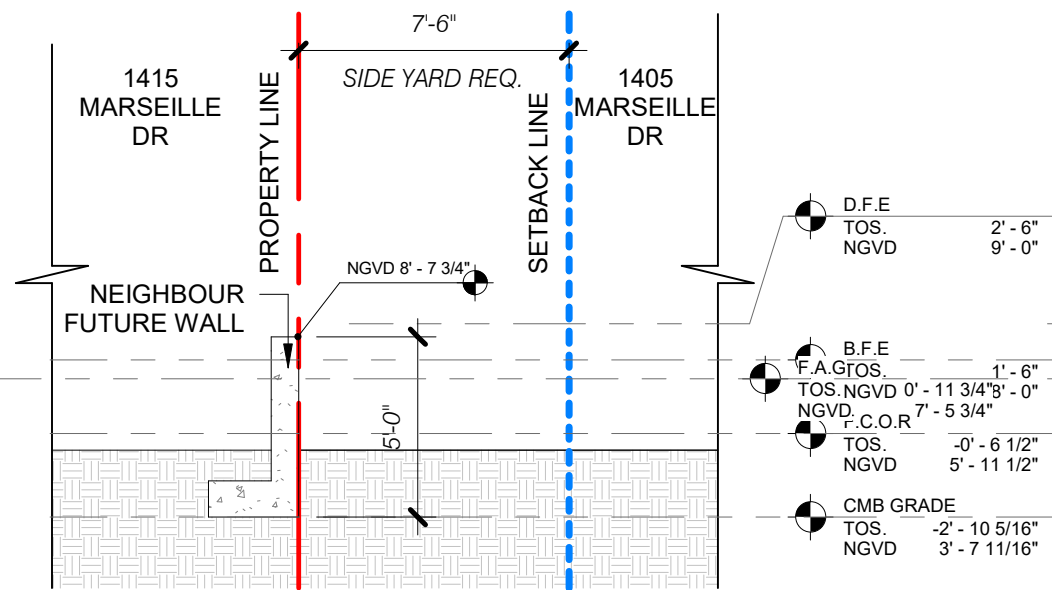
2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

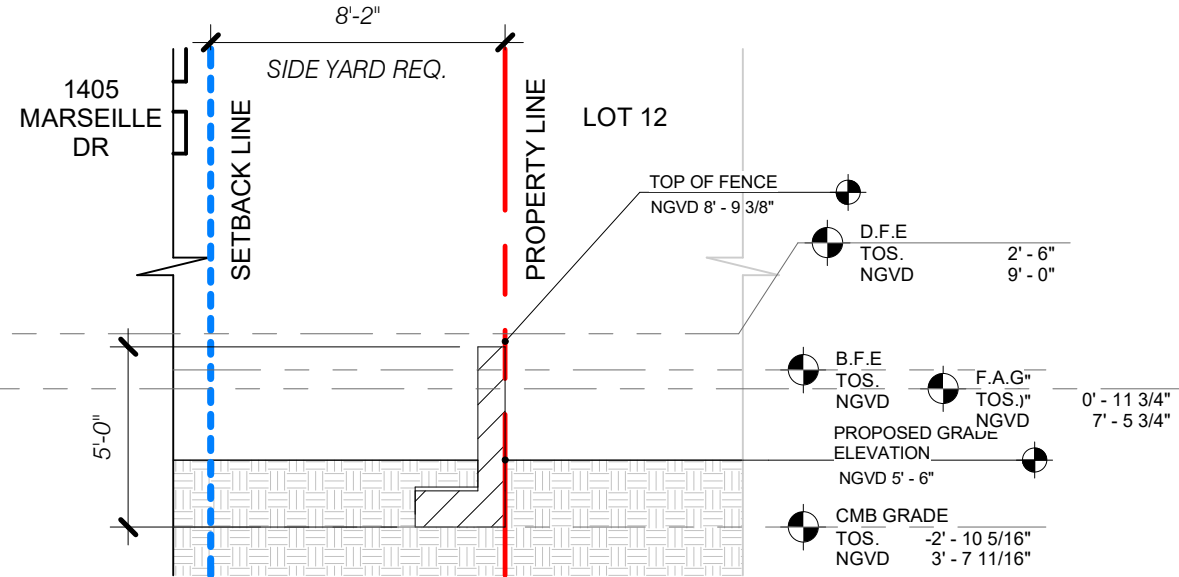


4 FRONT YARD SECTION A
 3/16" = 1'-0"

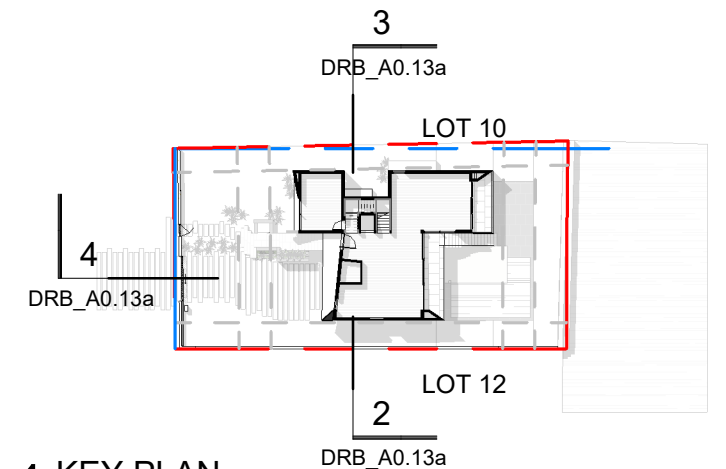
FUTURE ADJUSTED GRADE = 7.479 NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD



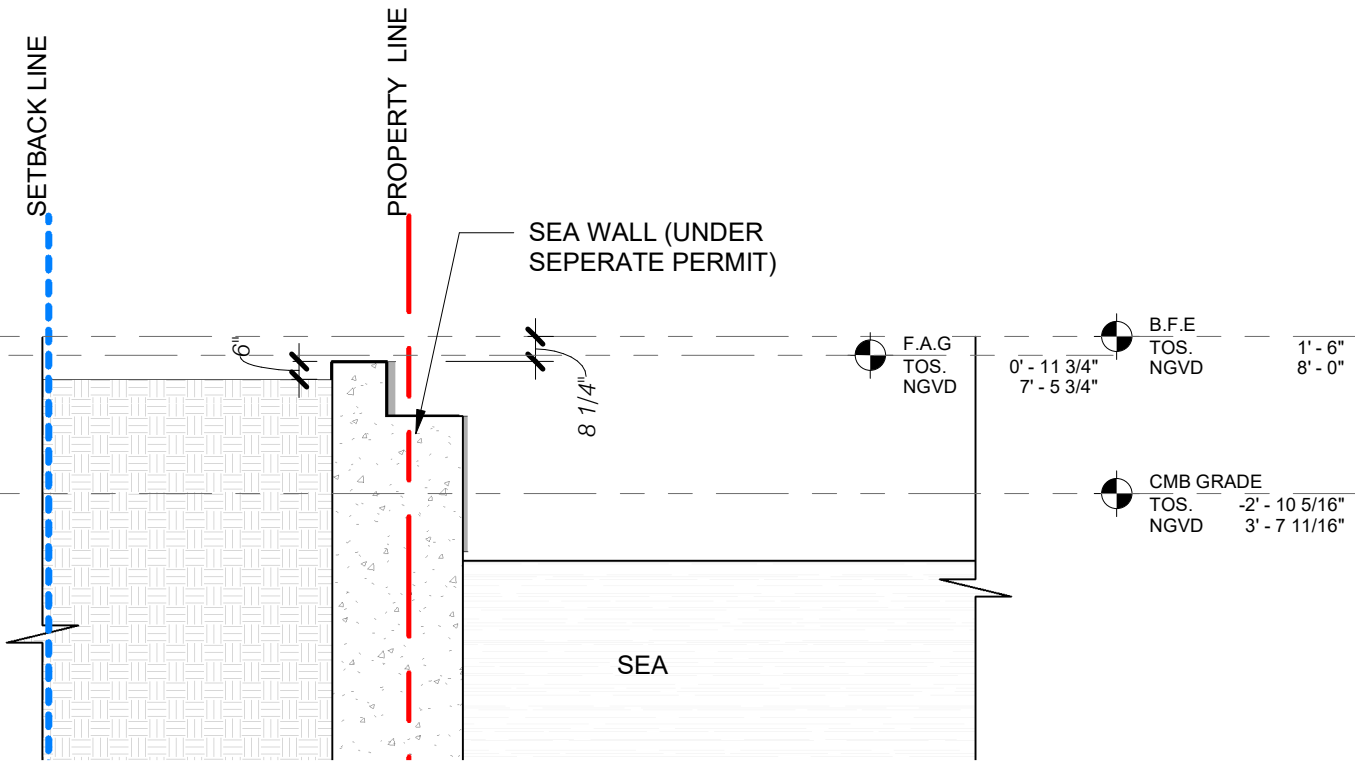
3 INTERIOR SIDE YARD SECTION A
 3/16" = 1'-0"



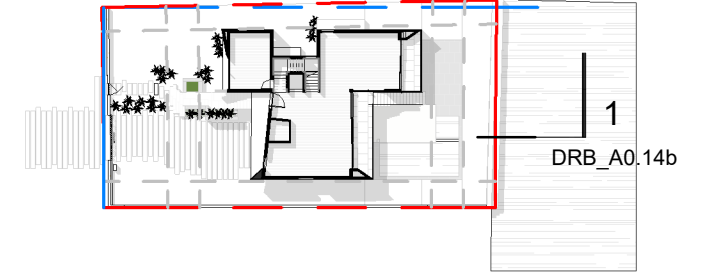
2 INTERIOR SIDE YARD SECTION B
 3/16" = 1'-0"



1 KEY PLAN
 1" = 60'-0"

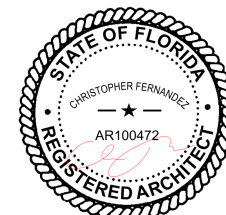


1 BACK YARD SECTION
3/16" = 1'-0"



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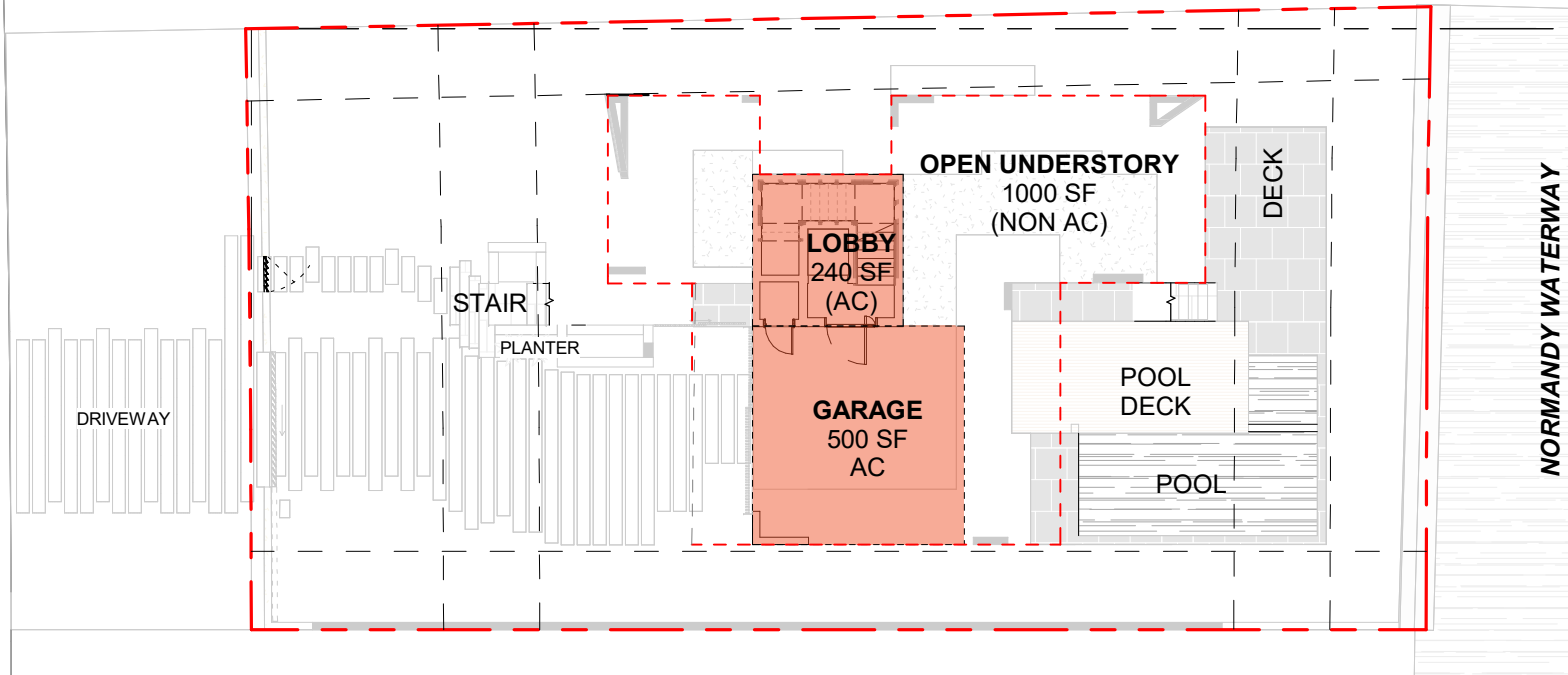
YARD SECTION

As indicated

03-09-2025

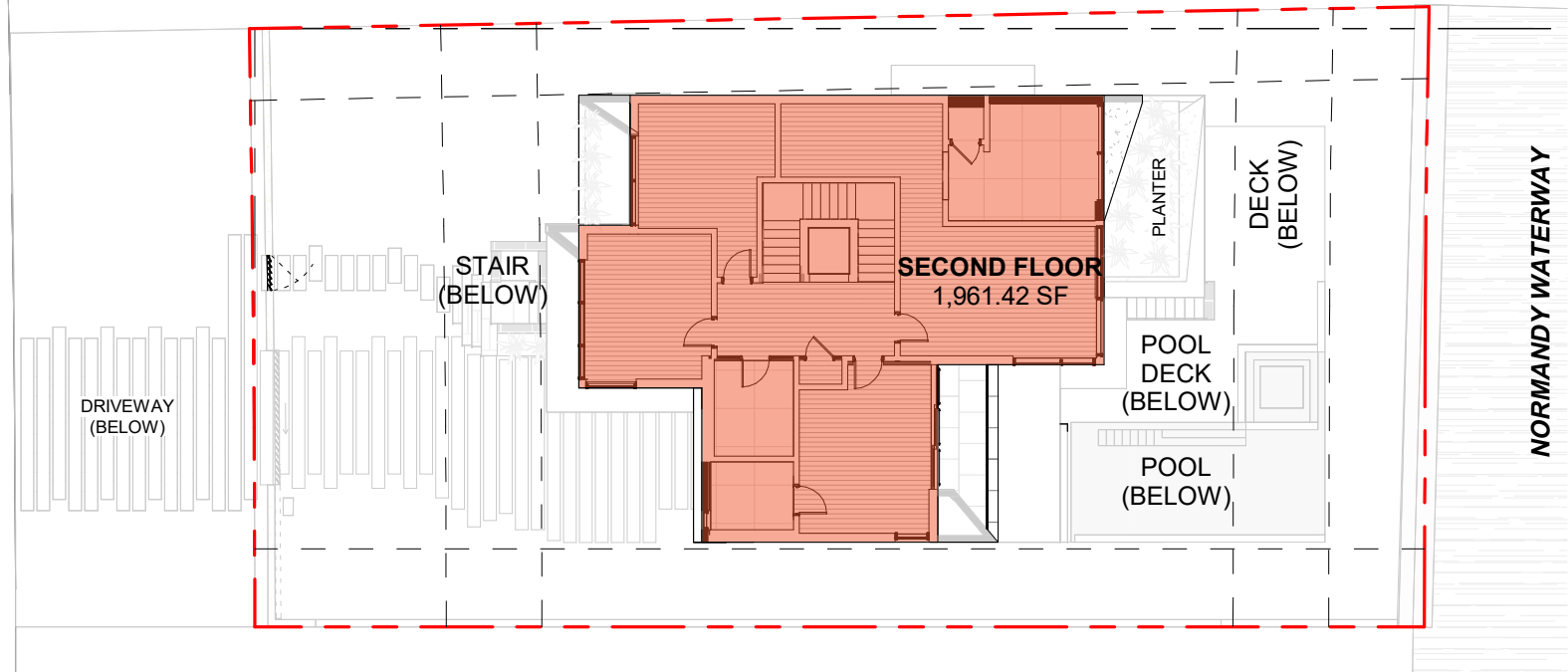
DRB_A0.14b

MARSEILLE DRIVE



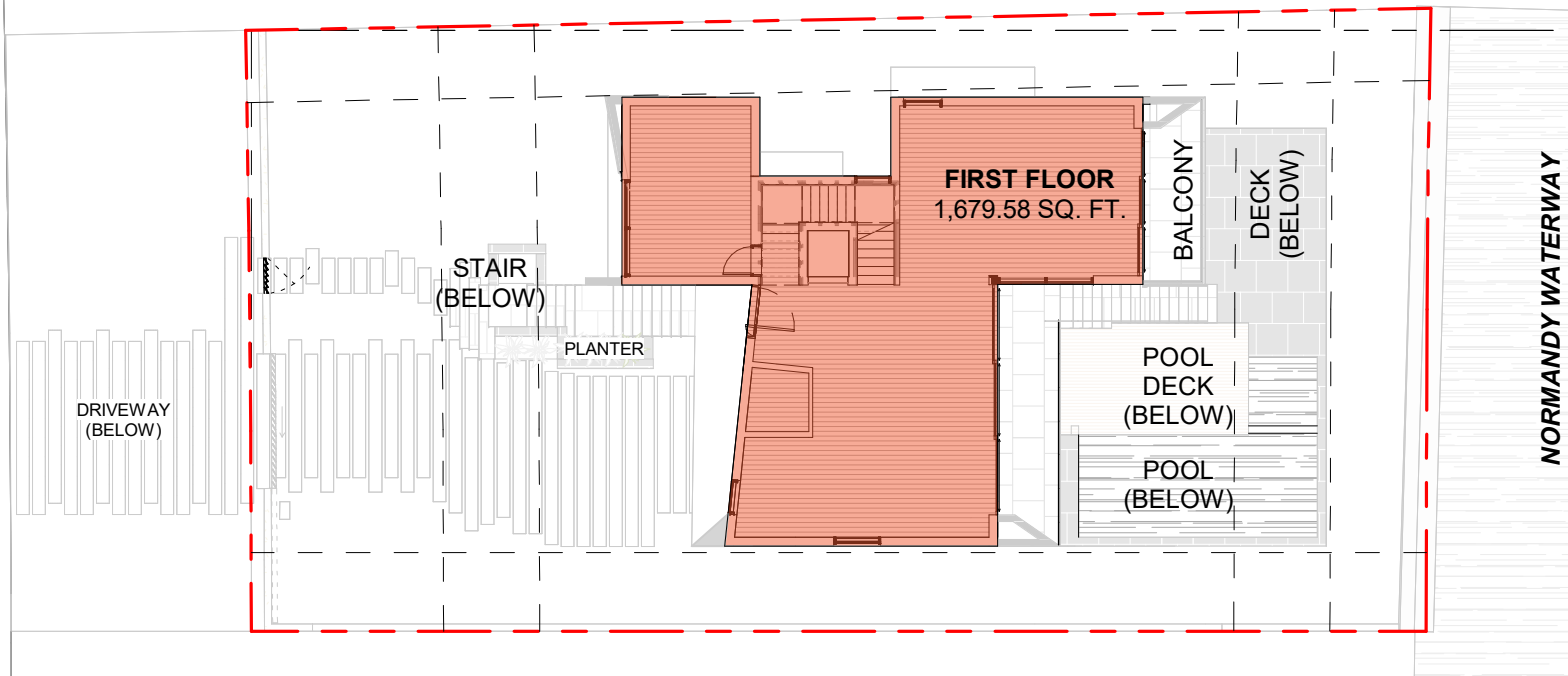
1 UNDERGROUND - PROPOSED UNIT SIZE
1" = 20'-0"

MARSEILLE DRIVE



3 LEVEL 2 - PROPOSED UNIT SIZE
1" = 20'-0"

MARSEILLE DRIVE



2 LEVEL 1 - PROPOSED UNIT SIZE
1" = 20'-0"

ENCLOSED UNDERSTORY AREA

LOT	7,798.79.00 SF
ALLOWED	$7,798.79 * 5 \% = 389 \text{ SF (5\%)}$
PROPOSED UNDERSTORY	740.00 SF
GARAGE REDUCTION	-500.00 SF
TOTAL	240 SF (3.07 %)

UNIT SIZE

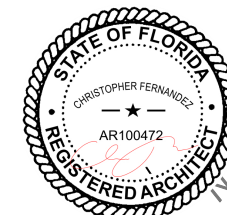
LOT	7,798.79.00 SF
ALLOWED	$7,798.79 * 50 \% = 3,899.39 \text{ SF}$
UNDERSTORY (AC)	740.00 SF
GARAGE REDUCTION	-500.00 SF
FIRST FLOOR	1,679.58 SF
SECOND FLOOR	1,961.42 SF
TOTAL	3,881.00 SF (49.76 %)

ENCLOSED NON AC AREA WATER BASIN ENCLOSED AC AREA

OUTLINE OF LEVEL 1 ENCLOSED FLOOR SPACE ABOVE OUTLINE OF LEVEL 1 FOOTPRINT ABOVE

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1057

CFZ DESIGN



PROPOSED UNIT DIAGRAM

As indicated

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DRB_A0.15

