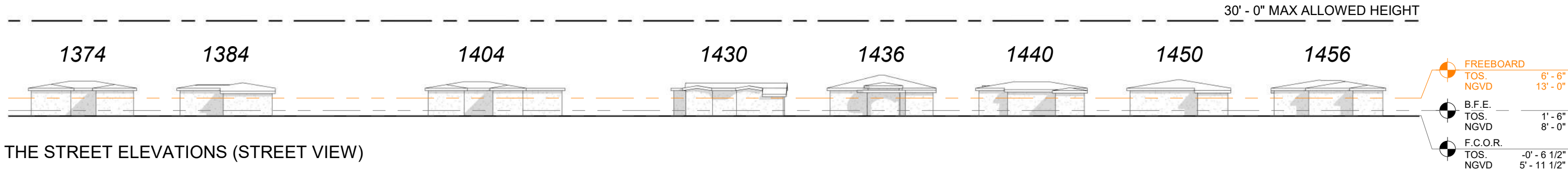
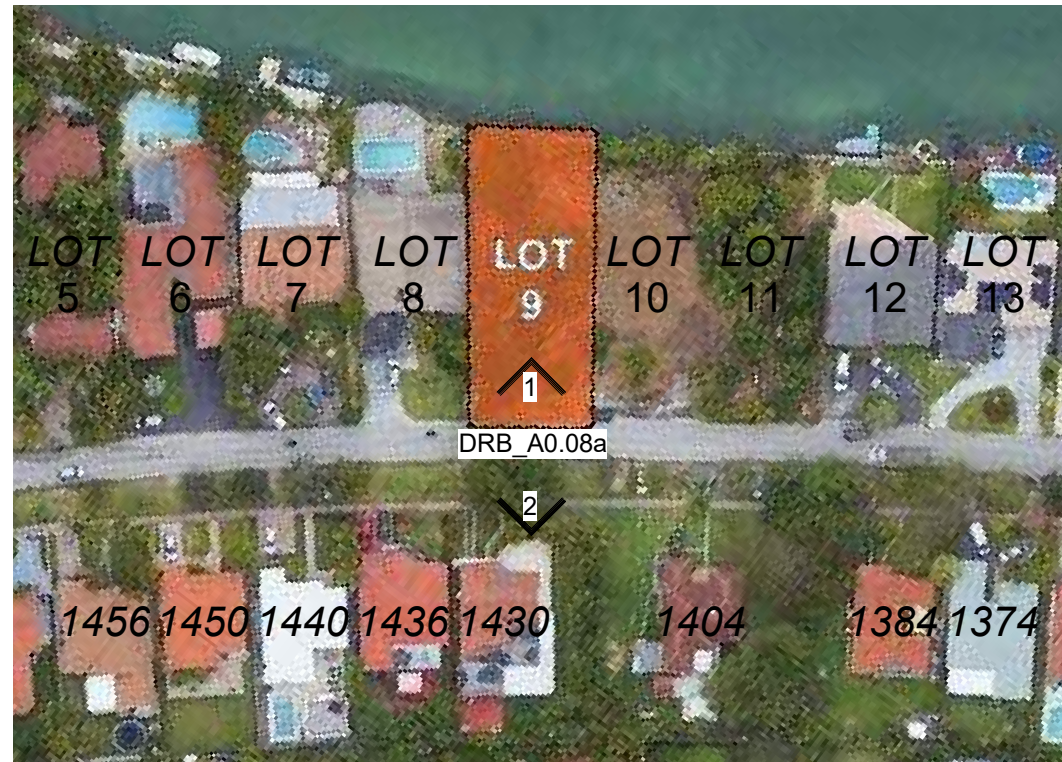


1 LOT 5-13 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"

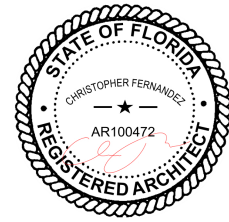


2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"



3 KEY CONTEXTUAL PLAN
5/64" = 1'

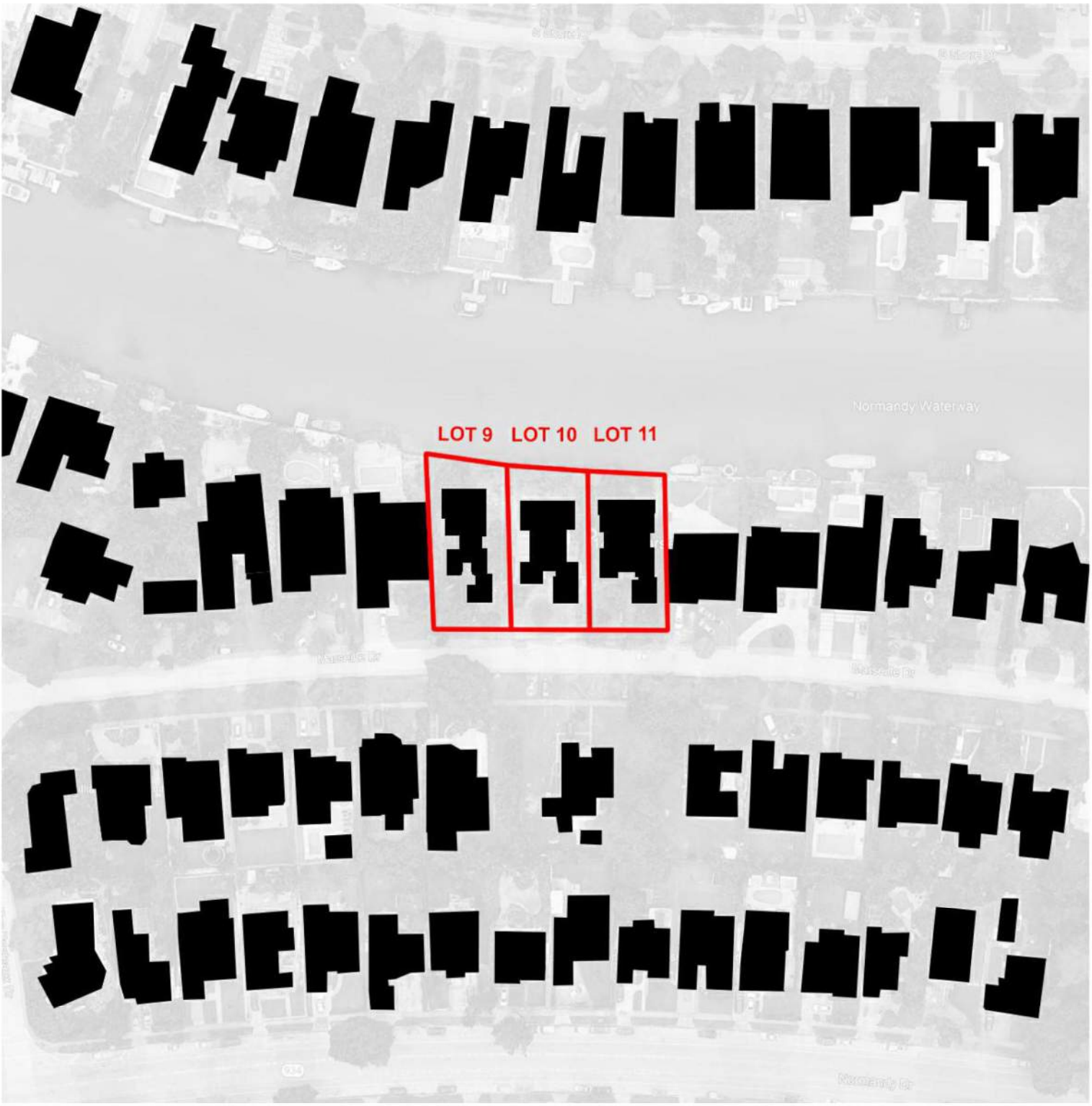
1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

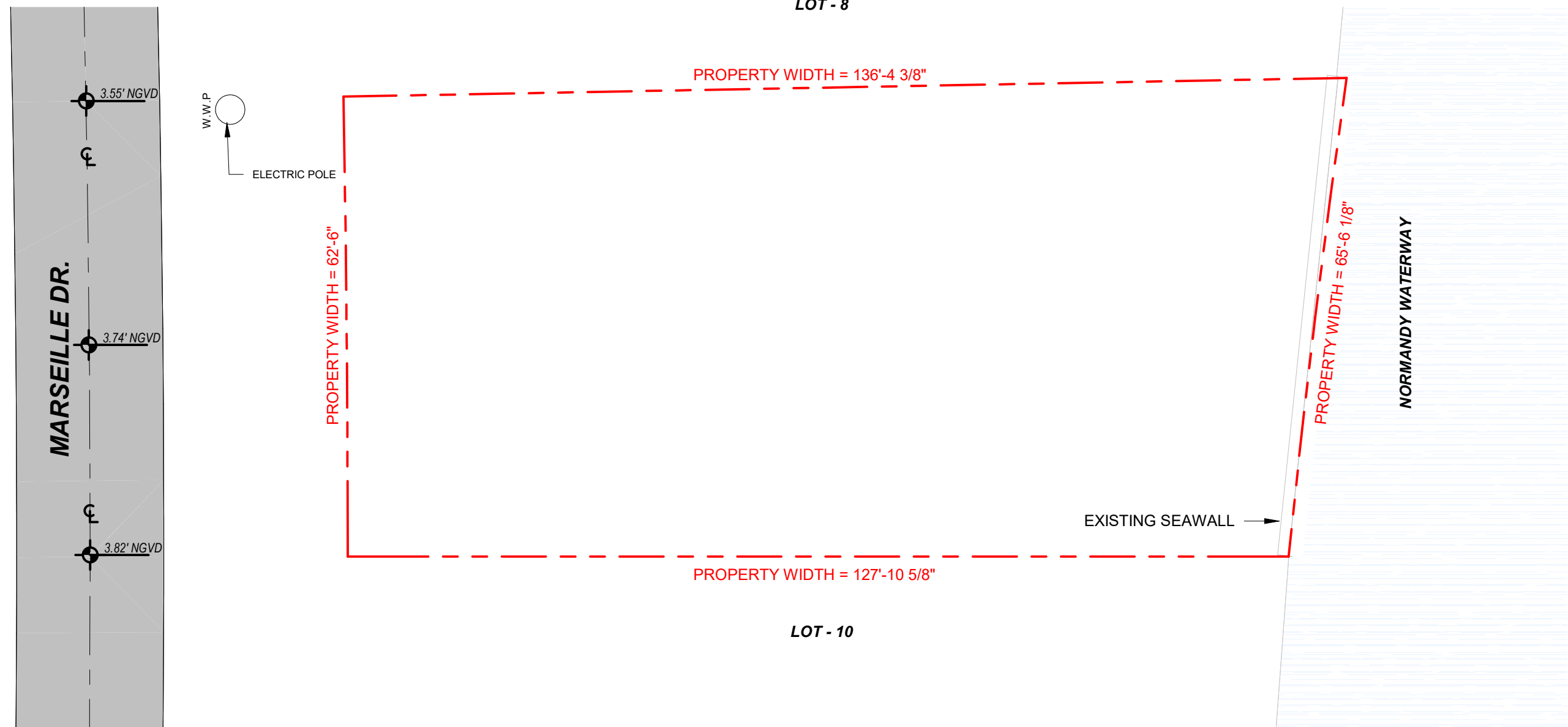


PROPOSED LOT COVERAGE



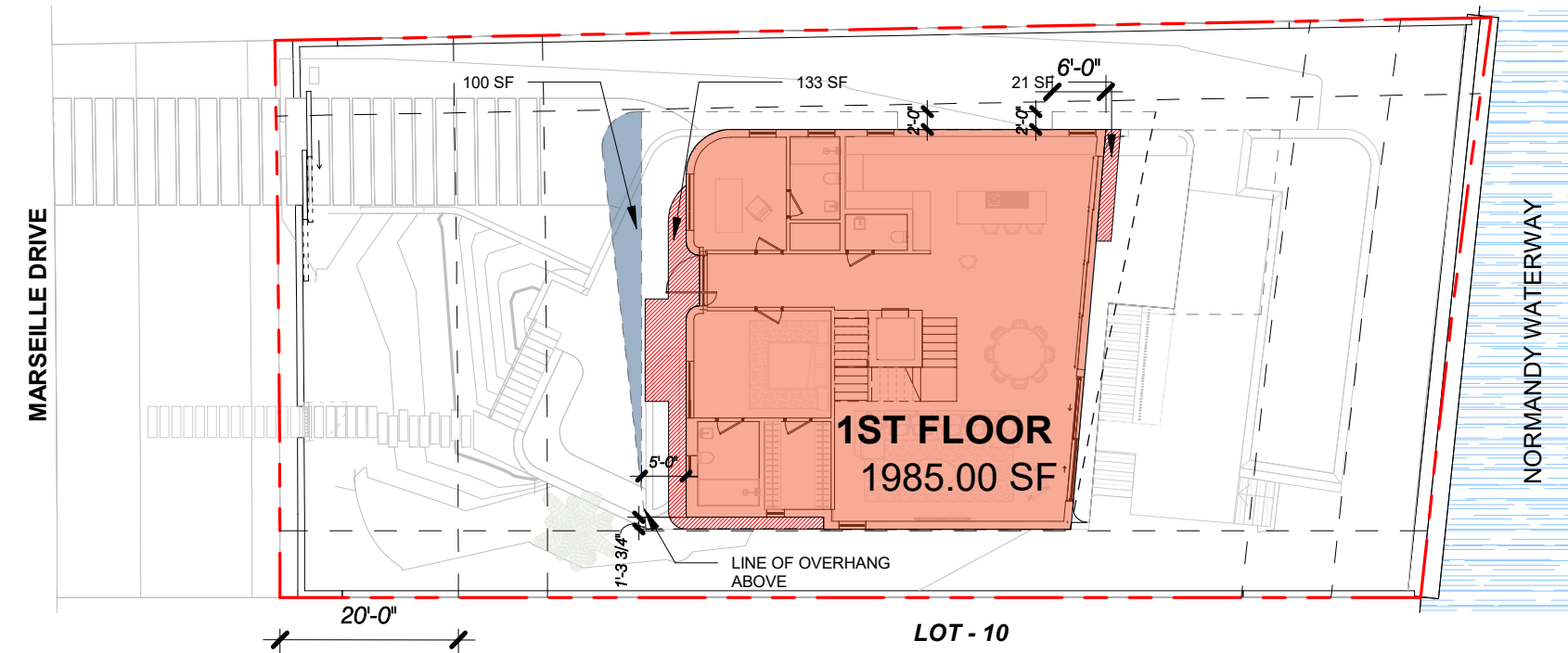
PREVIOUS APPROVED LOT COVERAGE



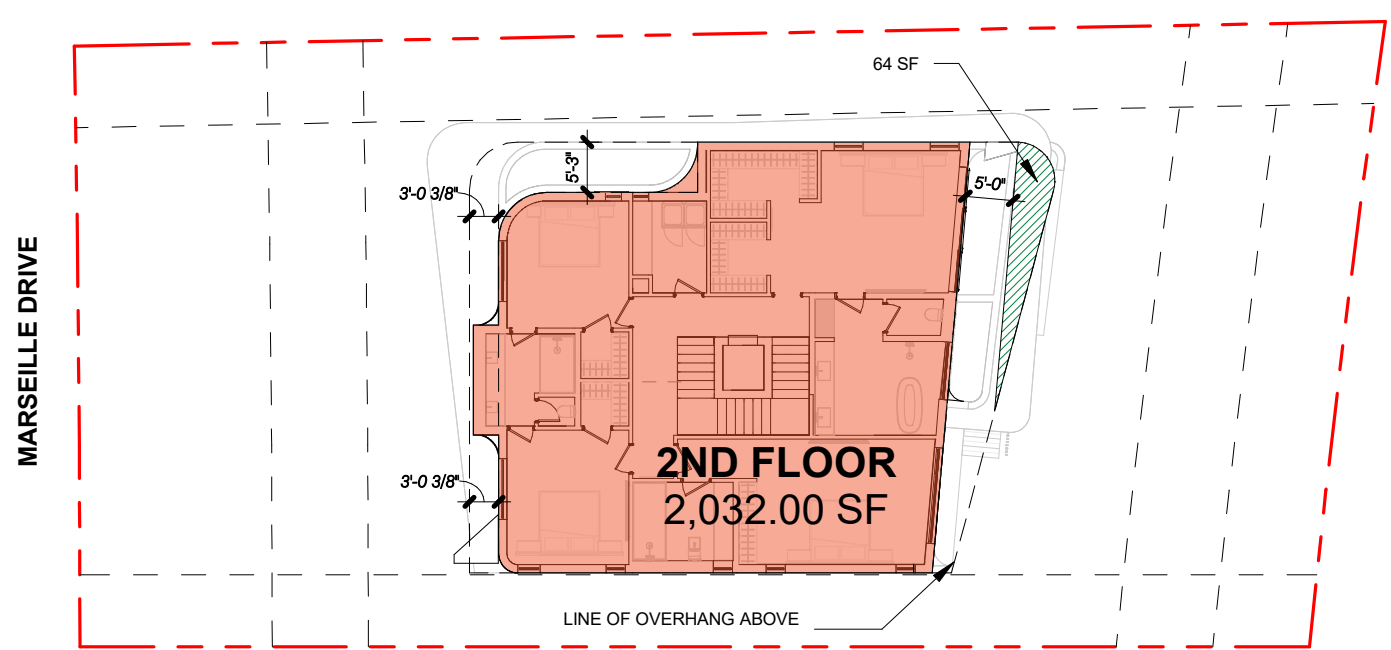


1 EXISTING / DEMO PLAN
1/16" = 1'-0"

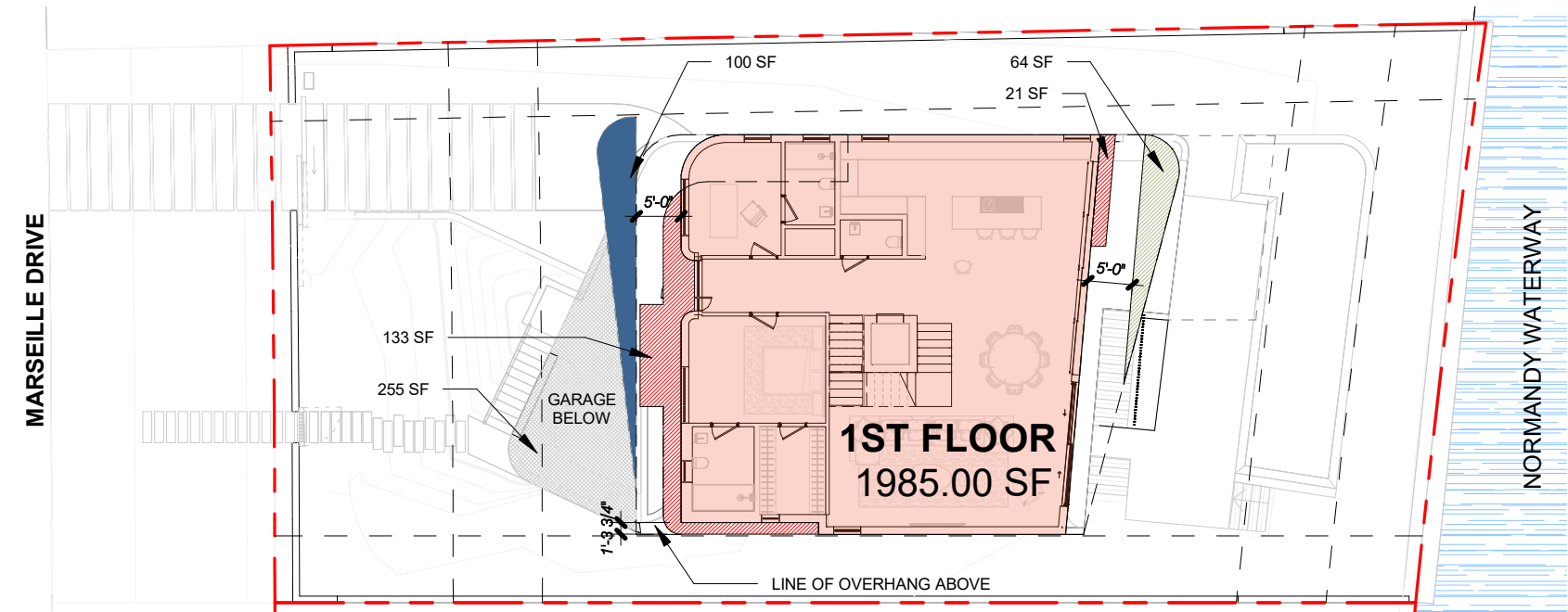
LOT - 8



1 FIRST FLOOR LOT COVERAGE
1" = 20'-0"



2 SECOND FLOOR LOT COVERAGE
1" = 20'-0"



3 COMBINE LOT COVERAGE
1" = 20'-0"

| PROPOSED LOT COVERAGE | |
|----------------------------|------------------------|
| LOT SIZE | 8,413.35 SF |
| ALLOWED = 30% OF LOT | 2,519.70 SF |
| SECOND FLOOR ROOF OVERHANG | 64.00 SF |
| SECOND FLOOR AC OVERHANG | (133.00 + 21.00)SF |
| | 154.00 SF |
| FIRST FLOOR AC | 1985.00 SF |
| FIRST FLOOR ROOF OVERHANG | 100.00 SF |
| GARAGE OVERHANG | 255.00 SF |
| GARAGE REDUCTION | 500.00 SF |
| PROPOSED LOT COVERAGE | (2,560.00 - 500.00) SF |
| | 2,058.00 SF (24.46 %) |



= AREA UNDER AC



= ROOF OVERHANG > 5'-0" PROJECTION



= AREA UNDER AC ABOVE



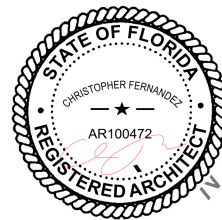
= 2ND FLOOR ROOF OVERHANG > 5'-0" PROJECTION



= GARAGE OVERHANG

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

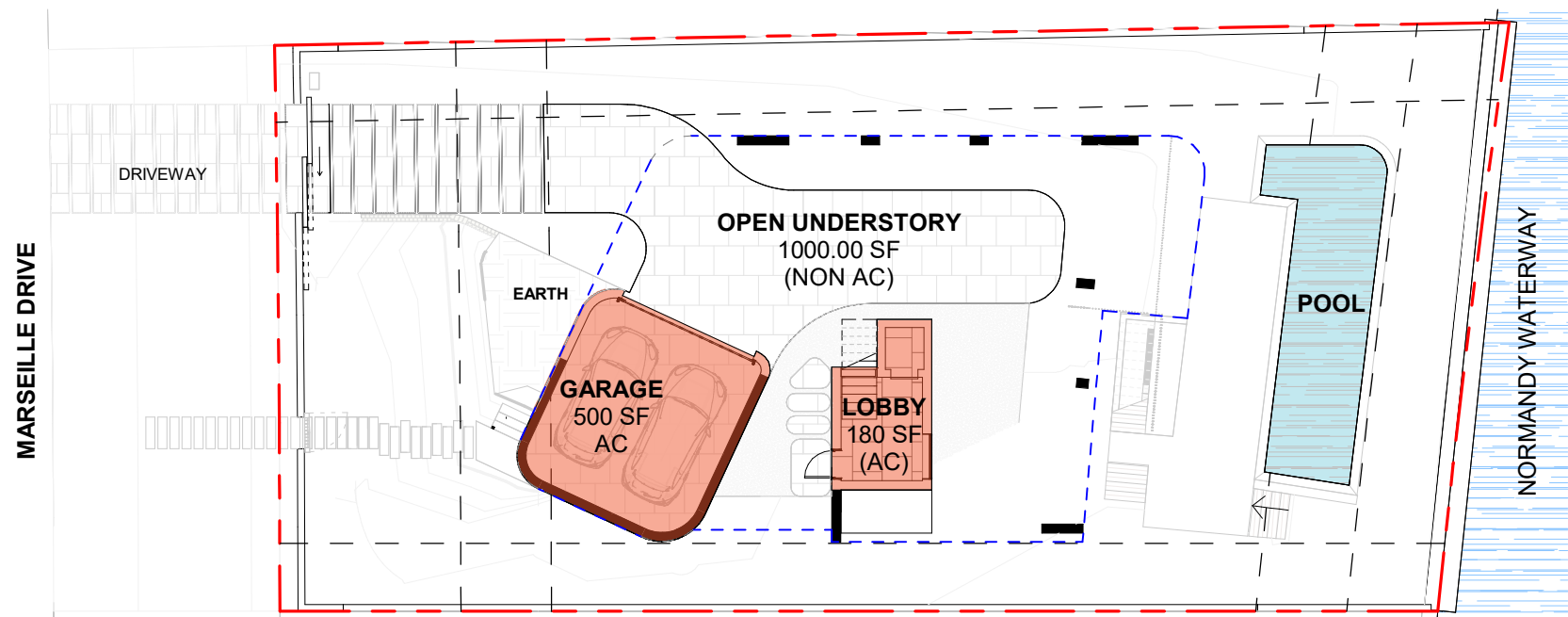


PROPOSED LOT COVERAGE

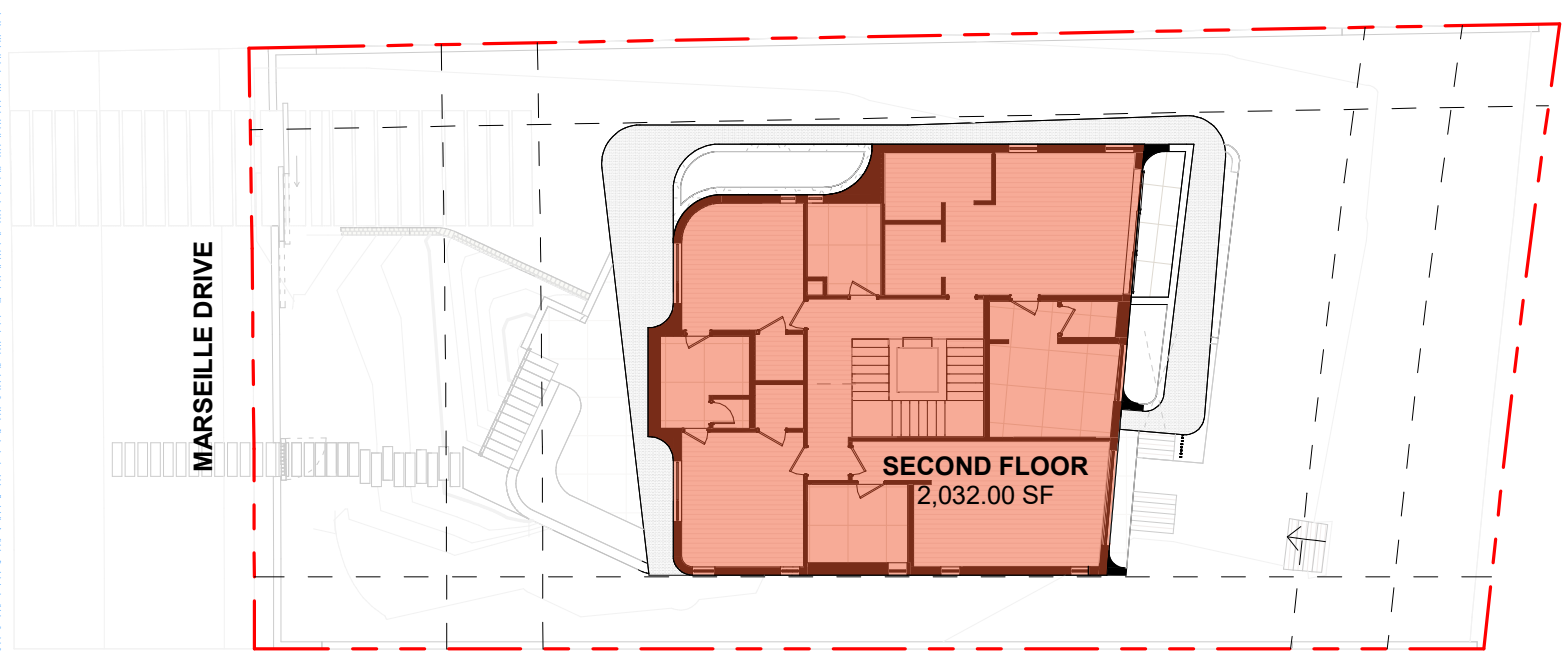
As indicated

03.9.25

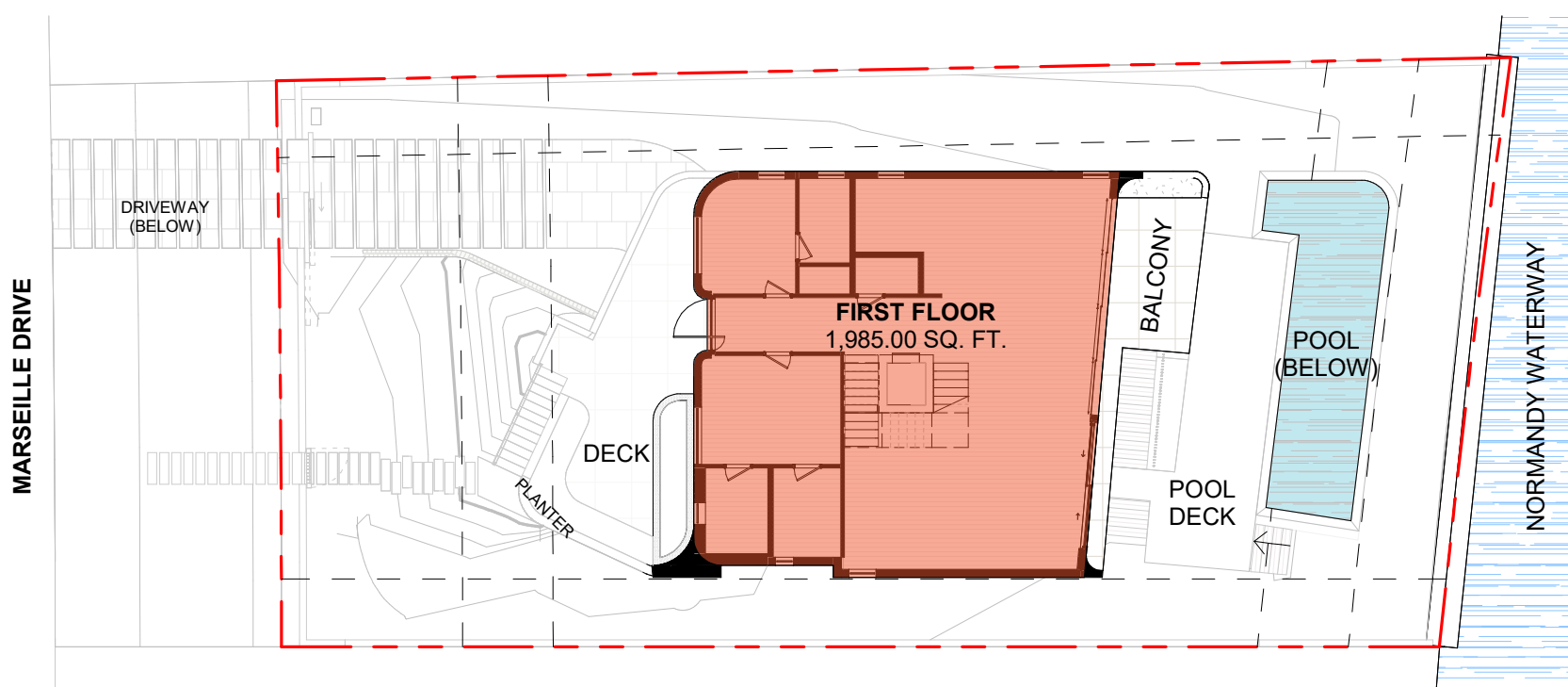
DRB_A0.10b



1 UNDERSTORY - UNIT SIZE
1" = 20'-0"



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



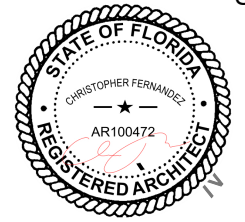
2 LEVEL 1 - PROPOSED UNIT SIZE
1" = 20'-0"

| ENCLOSED UNDERSTORY AREA | | |
|--------------------------|------------------|-----------------|
| LOT | | 8,413.35 SF |
| ALLOWED | 8,413.35 * 5 % = | 420.66 SF (5%) |
| PROPOSED UNDERSTORY | | 680.00 SF |
| GARAGE REDUCTION | | -500.00 SF |
| TOTAL | | 180 SF (2.14 %) |

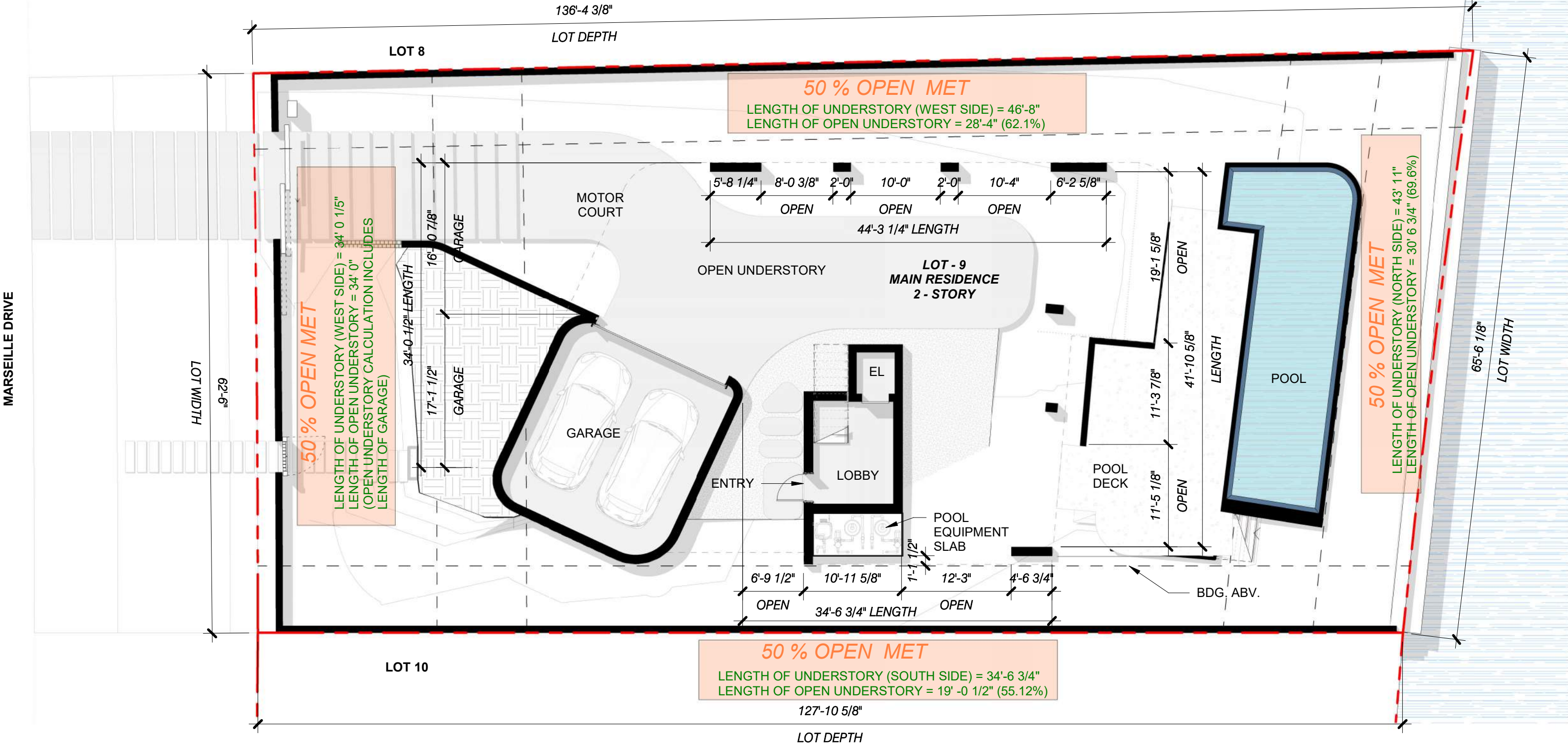
| UNIT SIZE | | |
|------------------|-------------------|-----------------------|
| LOT | | 8,413.35 SF |
| ALLOWED | 8,413.35 * 50 % = | 4,206.60 SF |
| UNDERSTORY (AC) | | 680.00 SF |
| GARAGE REDUCTION | | -500.00 SF |
| FIRST FLOOR | | 1,985.00 SF |
| SECOND FLOOR | | 2,032.00 SF |
| TOTAL | | 4,197.00 SF (49.88 %) |

- 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 24-1059



MARSEILLE DRIVE



MARSEILLE DR.

PROPERTY WIDTH = 136'-4 3/8"

PROPERTY WIDTH = 62'-6"

LAWN
931.00 SF

20'-0" FRONT SETBACK

30'-0" FRONT SETBACK

8'-6" SIDE SETBACK

7'-6" SIDE SETBACK

PROPERTY WIDTH = 127'-10 5/8"

BUILDING SETBACK

10'-0" POOL SETBACK

PROPERTY WIDTH 65'-6 1/8"

NORMANDY WATERWAY

POOL
385.16 SF
+ 8' - 2" NGVD

DECK

UP

LAWN
725.15 SF

LOT 11 - FRONT AND REAR COVERAGE

FRONT YARD AREA:

1,253.62 SF

MINIMUM REQUIRED OPEN SPACE:

877.53 SF (70%)

PROPOSED OPEN SPACE:



931.00 SF (74.2 %)

REAR YARD AREA:

1293.03 SF

MINIMUM REQUIRED OPEN SPACE:

905.12 SF (70%)

PROPOSED GREEN SPACE:



725.15 SF

PROPOSED POOL @ 50% AREA:



(50% OF 385.16) SF = 192.58 SF

TOTAL PROPOSED OPEN SPACE:

725.15 SF + 192.58 SF
= 917.73 SF (73.20%)

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

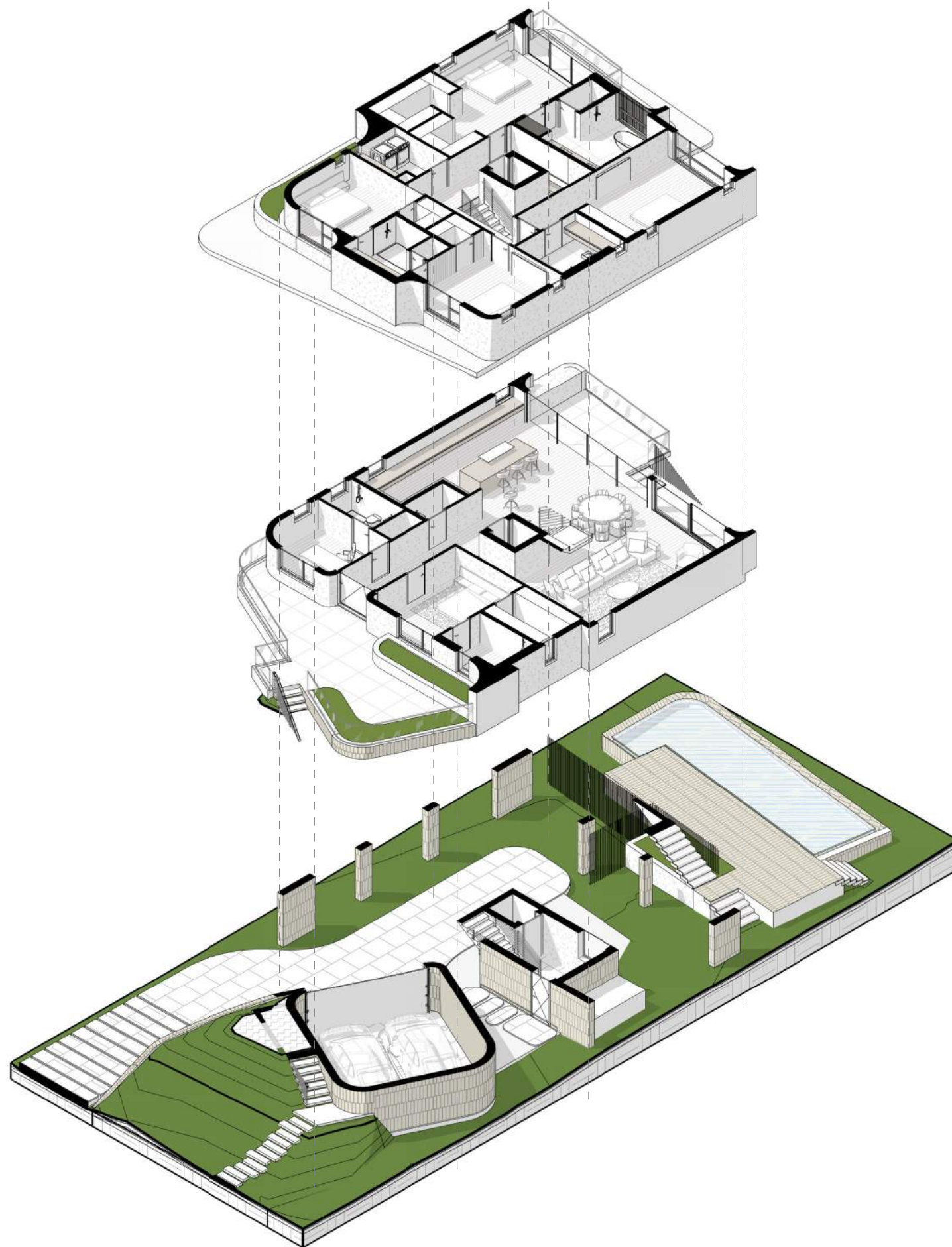


FRONT & REAR YARD
DIAGRAM

As indicated

03.9.25

DRB_A0.11



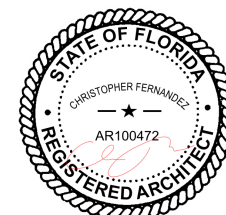
3 AXON EXPLODED SECOND FLOOR

2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

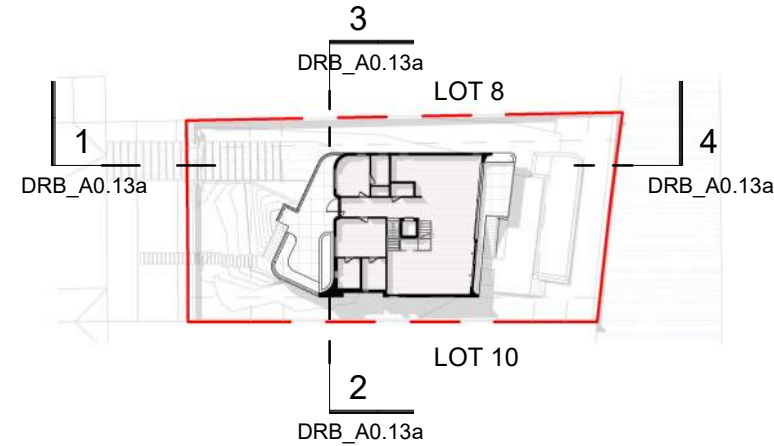
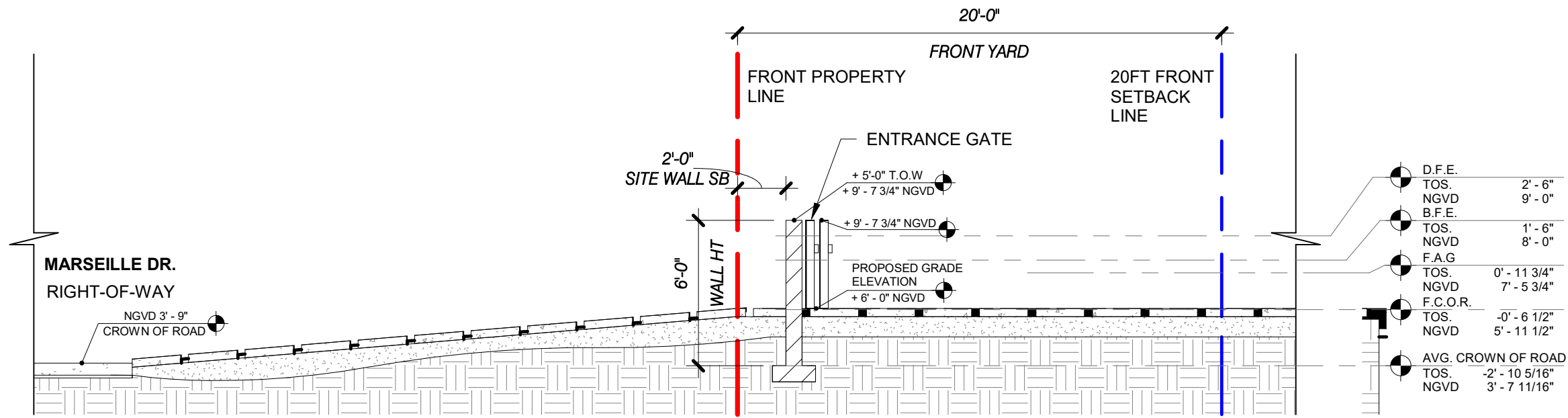
CFZ DESIGN



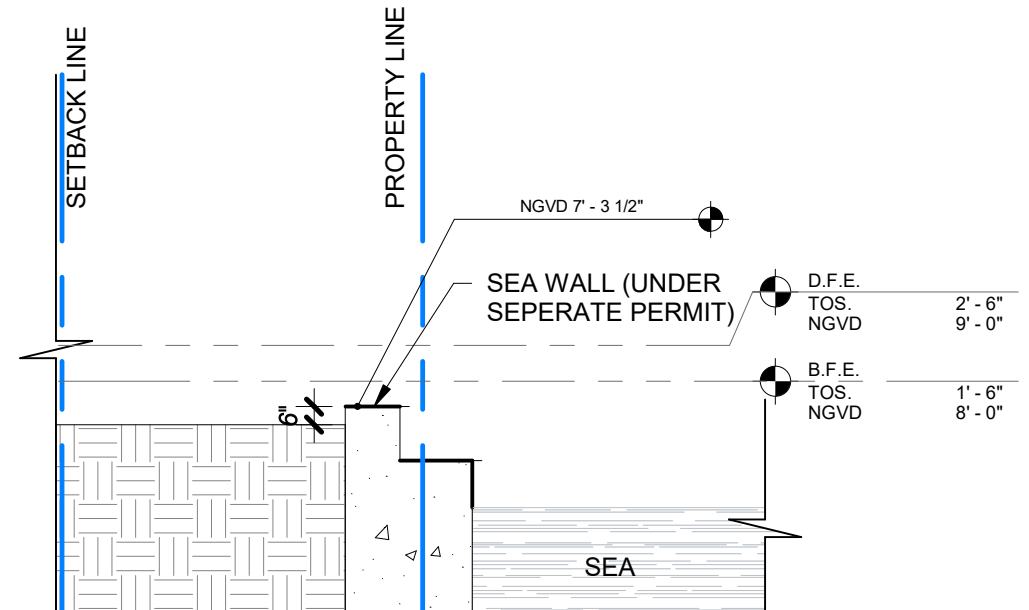
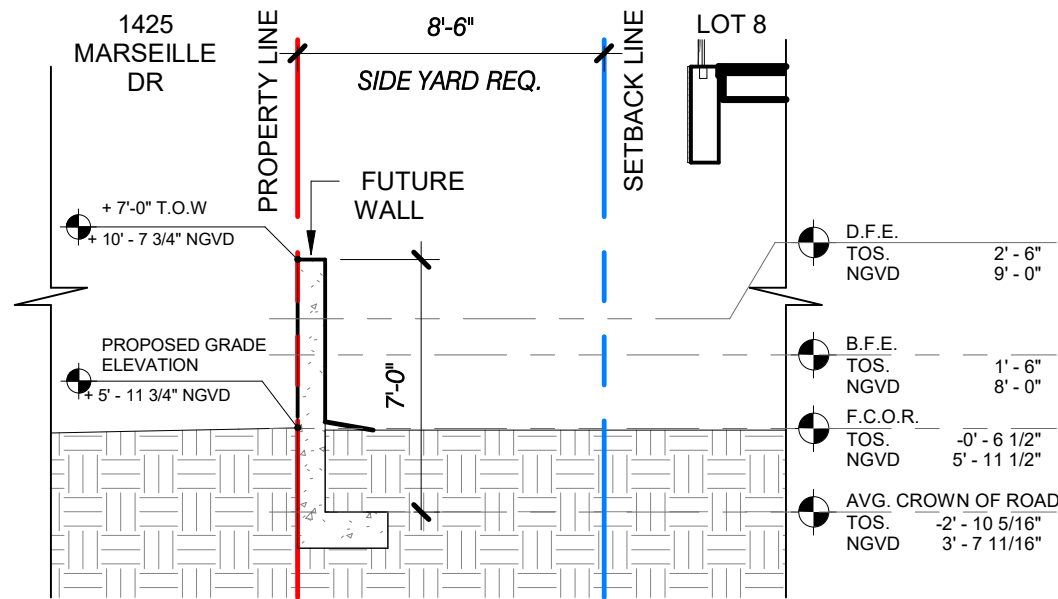
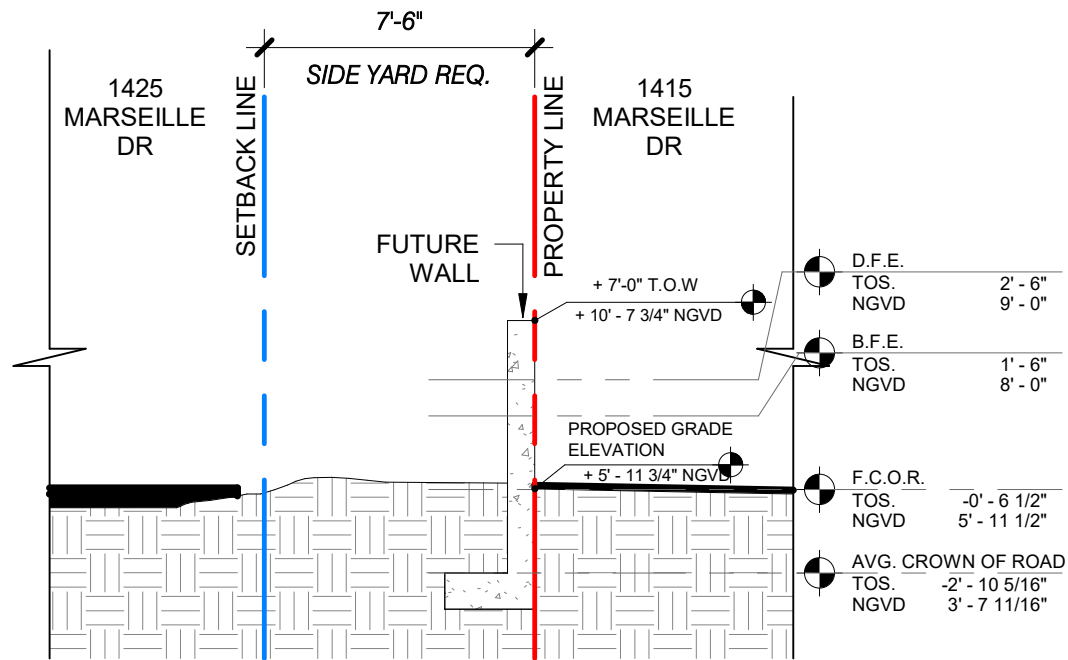
PROPOSED BUILDING -
AXON

03.9.25

DRB_A0.12

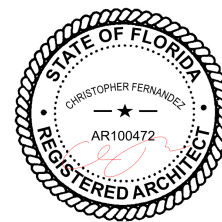


FUTURE ADJUSTED GRADE (F.A.G) = 7.479' NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

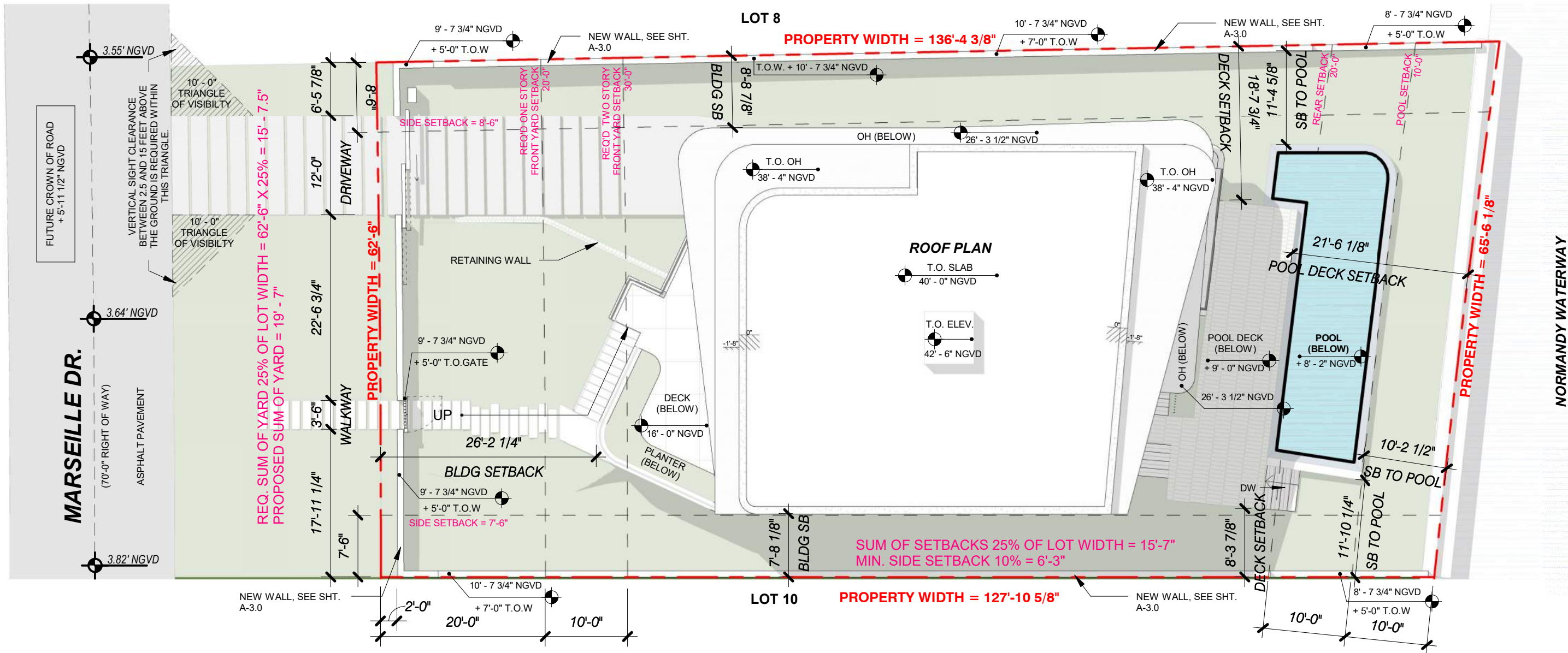


YARD SECTION

As indicated

03.9.25

DRB_A0.13a



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

GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



SITE PLAN

As indicated

03.9.25

DRB_A1.1