

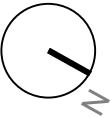
DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 1.2.1 OF THIS CODE

SUM OF SETBACKS: 25% OF LOT WIDTH = 15' - 11 1/4"
MIN. SIDE SETBACK FOR LOT GREATER THAN 60' IN WIDTH: 10% OF LOT WIDTH = 6'-4 1/2"

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

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

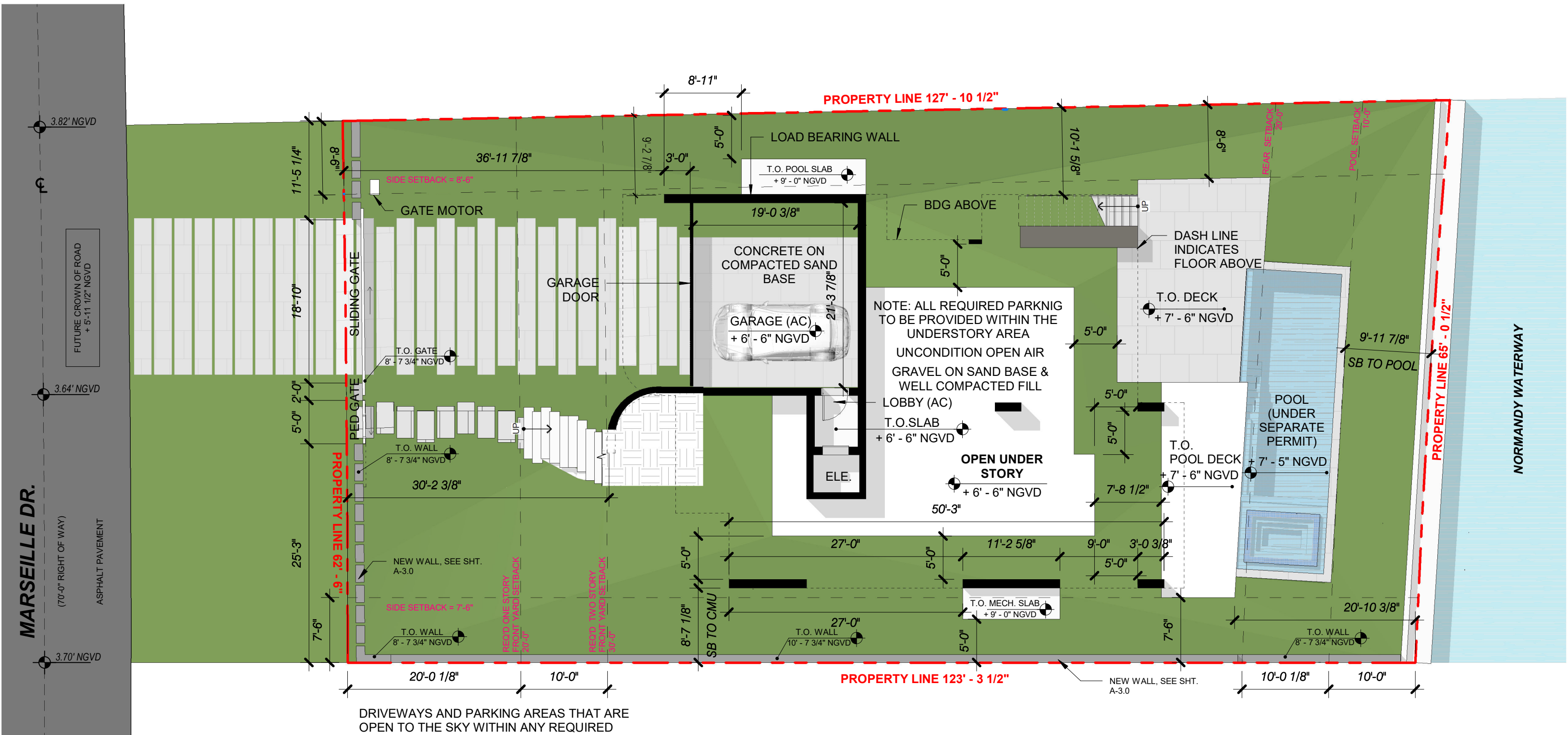


SITE PLAN

3/32" = 1'-0"

03.09.2025

DRB_A1.1



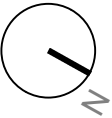
DRIVEWAYS AND PARKING AREAS THAT ARE OPEN TO THE SKY WITHIN ANY REQUIRED YARD SHALL BE COMPOSED OF POROUS PAVEMENT OR SHALL HAVE A HIGH ALBEDO SURFACE CONSISTING OF A DURABLE MATERIAL OR SEALANT, AS DEFINED IN SECTION 1.2.1 OF THIS CODE

GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

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CFZ DESIGN



UNDERSTORY FLOOR PLAN

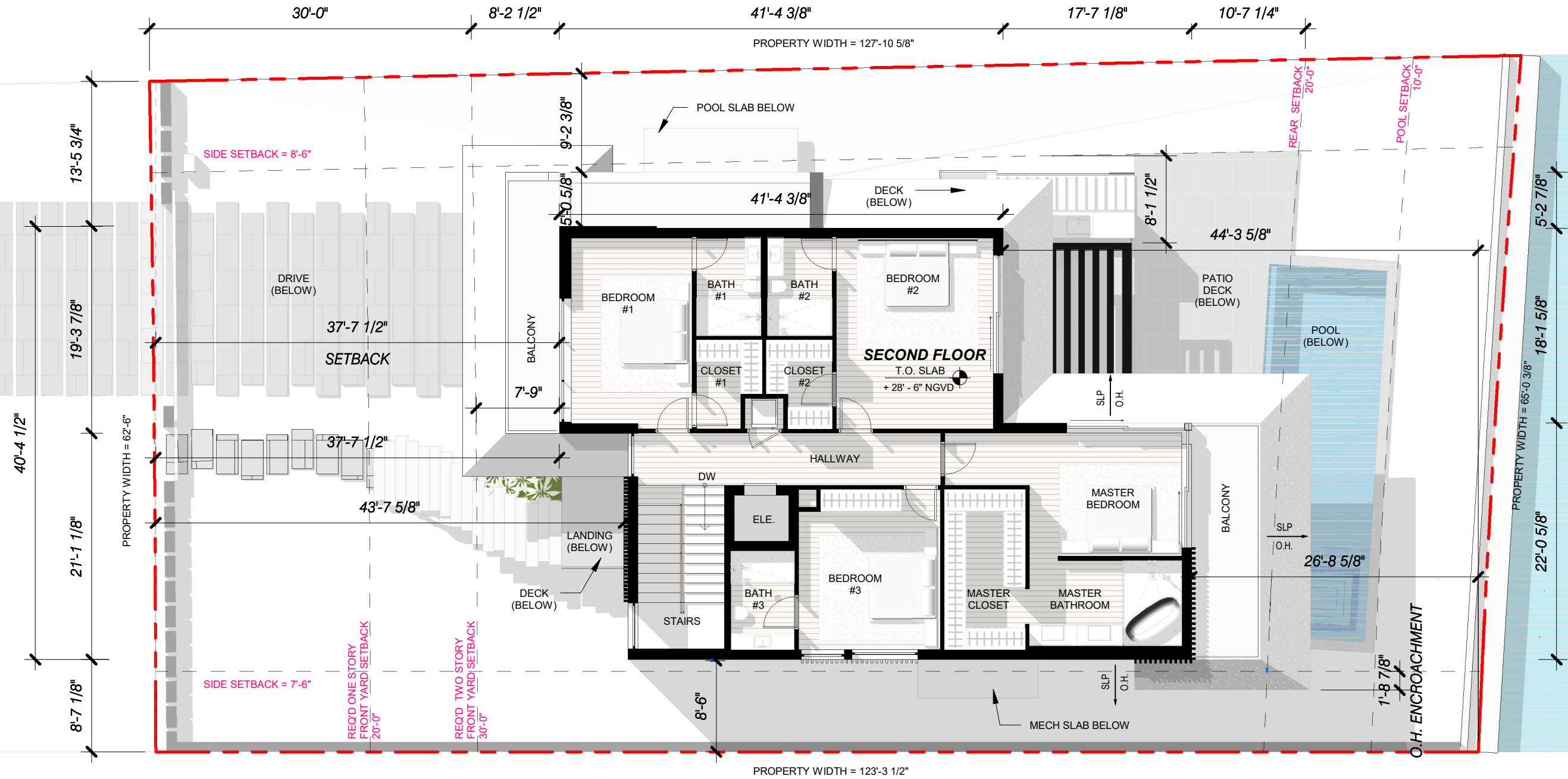
3/32" = 1'-0"

03.09.2025

DRB_A1.2

MARSEILLE DR.

LOT - 9

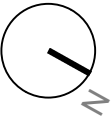


LOT - 11

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

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CFZ DESIGN



SECOND FLOOR PLAN

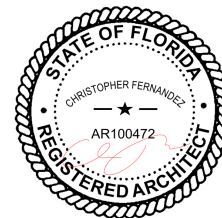
3/32" = 1'-0"

03.09.2025

DRB_A1.4

LOT - 11

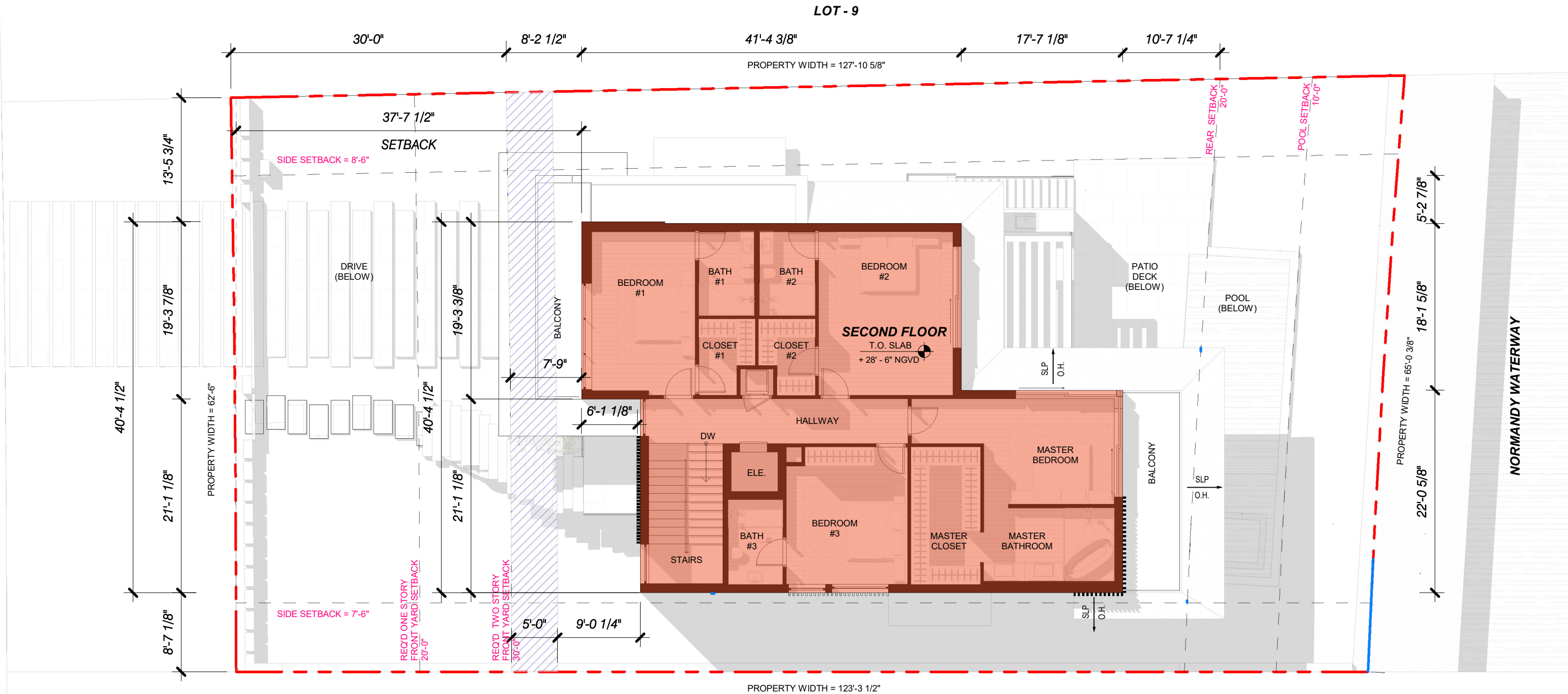
1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058





DRB_A1.5

THERE IS NO EXISTING STRUCTURE
PRESENT ON THE SITE.

MARSEILLE DR.

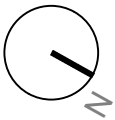
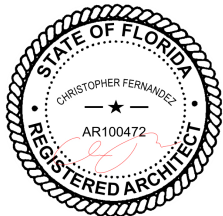


REQUIRED AREA IN SECOND FLOOR FRONT ELEVATION THAT SHALL BE SETBACK MIN. 5'-0" FROM THE MIN. REQUIRED SETBACK WHEN THE LOT COVERAGE IS 25% OR GREATER:		= 35% OF SECOND FLOOR = 0.35 x 1911.55 SF = 669.04 SF
		= 1911.55 SF (100 %)
PROPOSED		

LOT - 11

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN

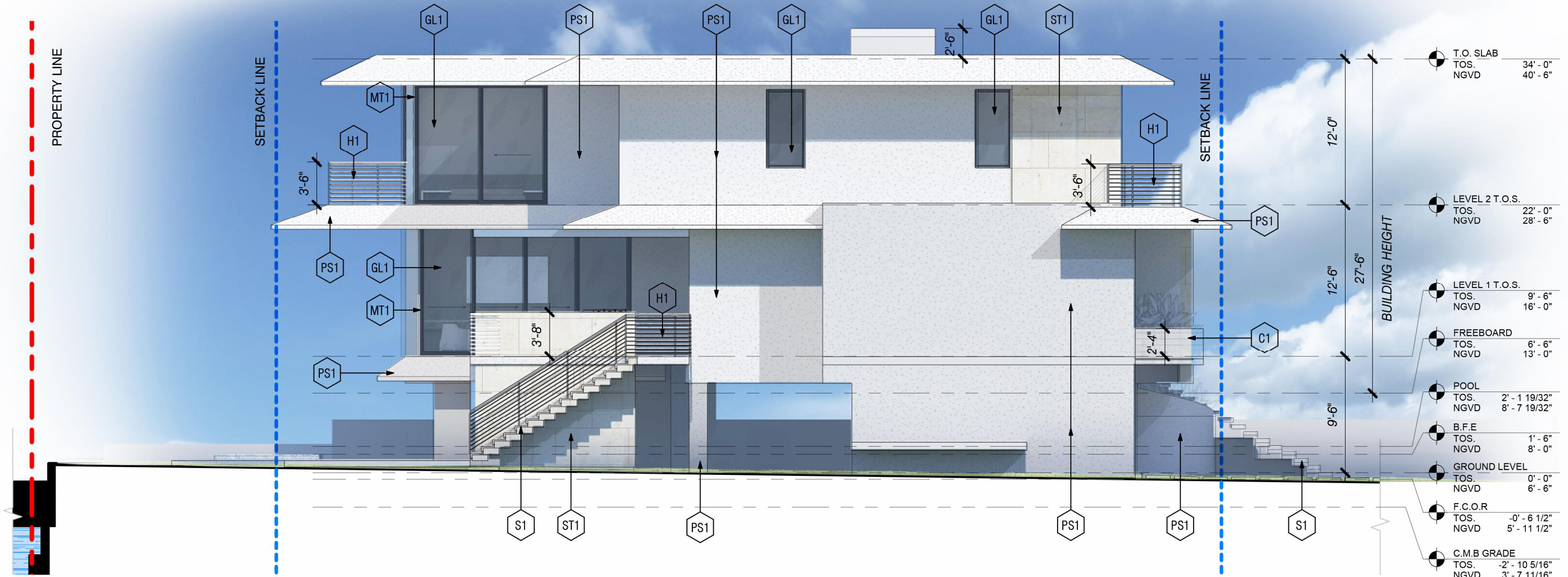


SECOND FLOOR FRONT
SETBACK COMPLIANCE

As indicated

03.09.2025

DRB_A1.6



1 NORTH ELEVATION
1/8" = 1'-0"

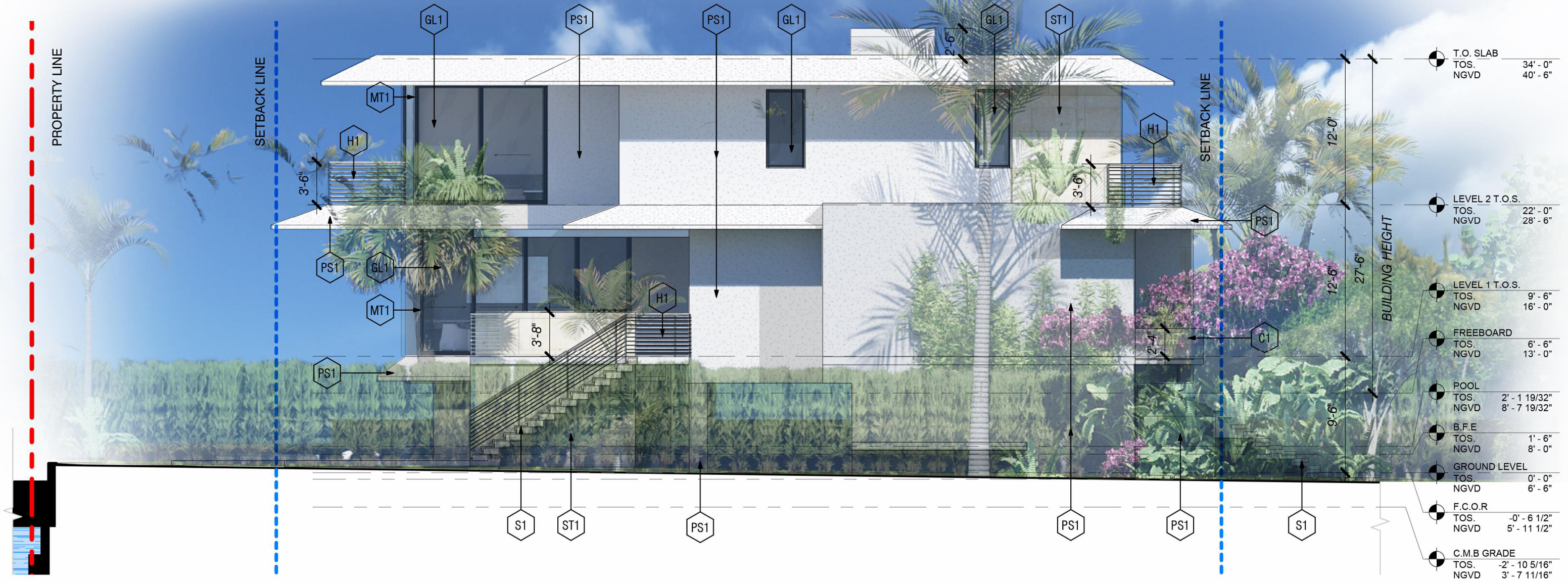


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CFZ DESIGN



ELEVATIONS NORTH

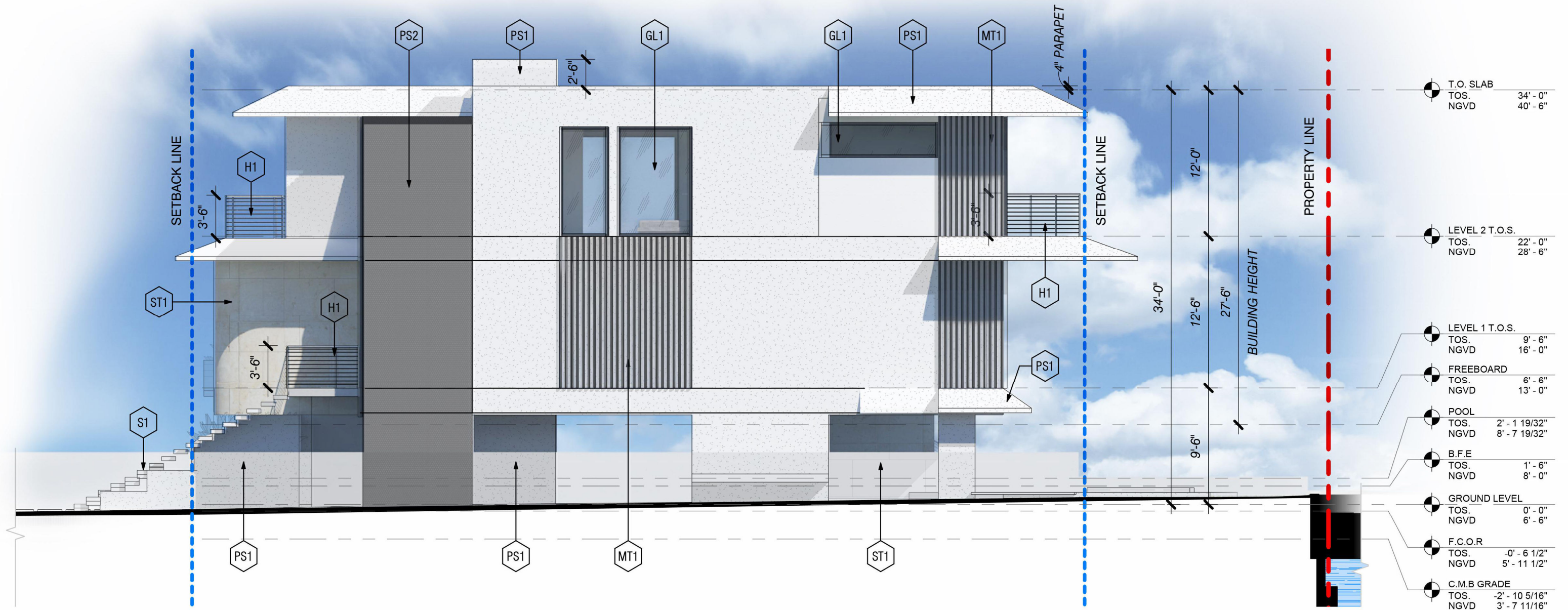


1 NORTH ELEVATION
1/8" = 1'-0"

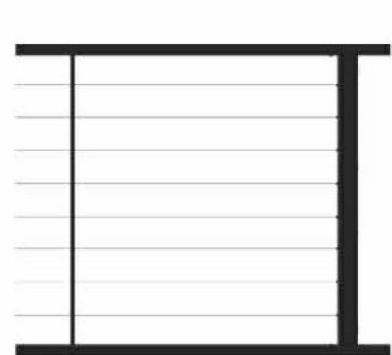


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1 SOUTH ELEVATION
1/8" = 1'-0"



H-1 CABLE HANDRAIL



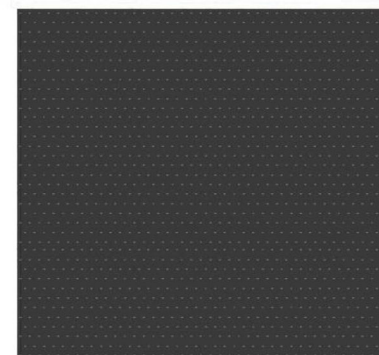
GL-1 GLASS WINDOW



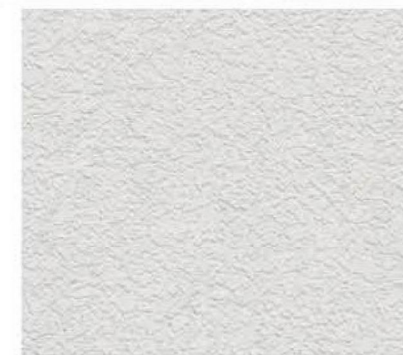
S1 STEPS / STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



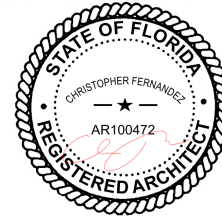
MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

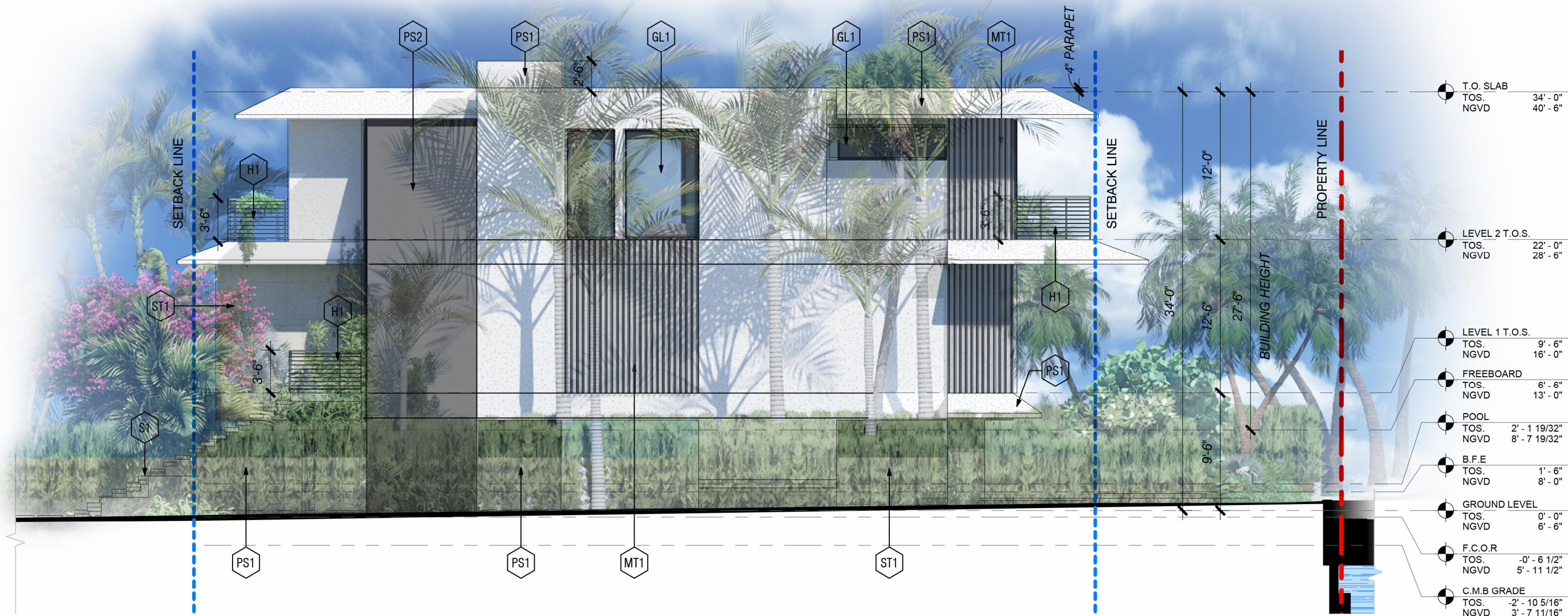
CFZ DESIGN



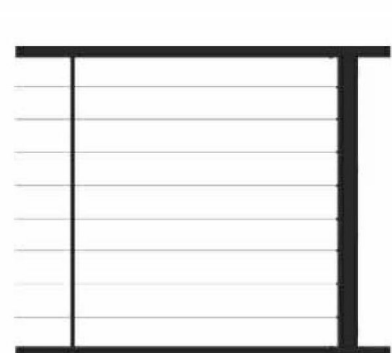
ELEVATIONS SOUTH

03.09.2025

DRB_A1.7a



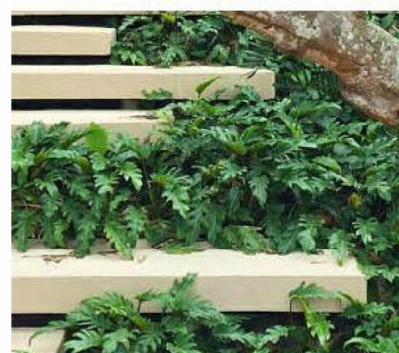
1 SOUTH ELEVATION
1/8" = 1'-0"



H-1 CABLE HANDRAIL



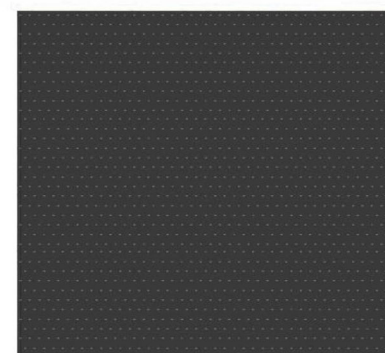
GL-1 GLASS WINDOW



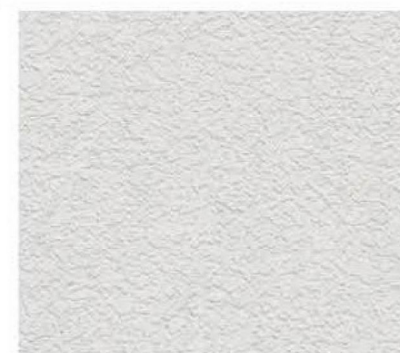
S1 STEPS / STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



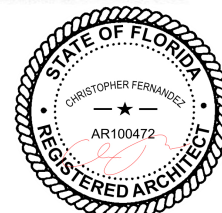
MT1 BLACK METAL



C1 BOARD CONCRETE

1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058

CFZ DESIGN



ELEVATIONS SOUTH WITH
LANDSCAPE

03.09.2025

DRB_A1.7b