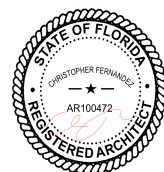


PREVIOUS APPROVED MASSING | 40 % UNIT SIZE



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



UNIT SIZE
DIAGRAMS-EXISTING 40%

03.31.2024

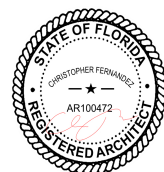
.A0.10D

PREVIOUS APPROVED MASSING AT 50 % UNIT SIZE



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



UNIT SIZE
DIAGRAMS-EXISTING 50%

03.31.2024

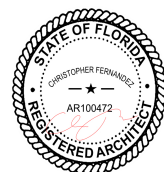
.A0.10E

PROPOSED APPROVED MASSING | 50 % UNIT SIZE AT BFE +1



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



UNIT SIZE
DIAGRAMS-PROPOSED 50%

03.31.2024

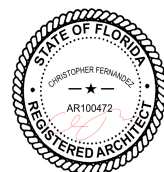
.A0.10F

PROPOSED APPROVED MASSING | 50 % UNIT SIZE AT BFE + FREEBOARD 5'-0"



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



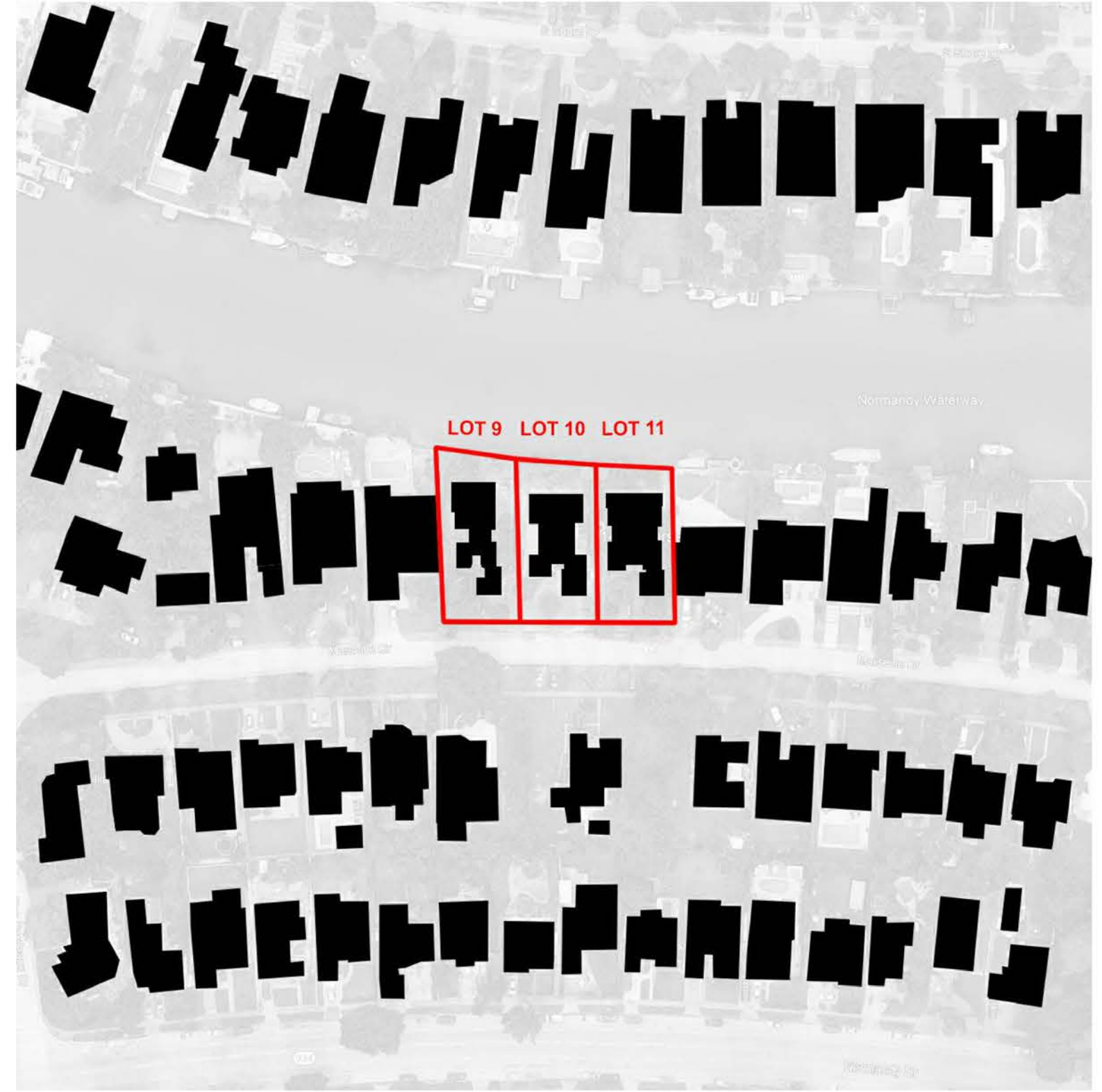
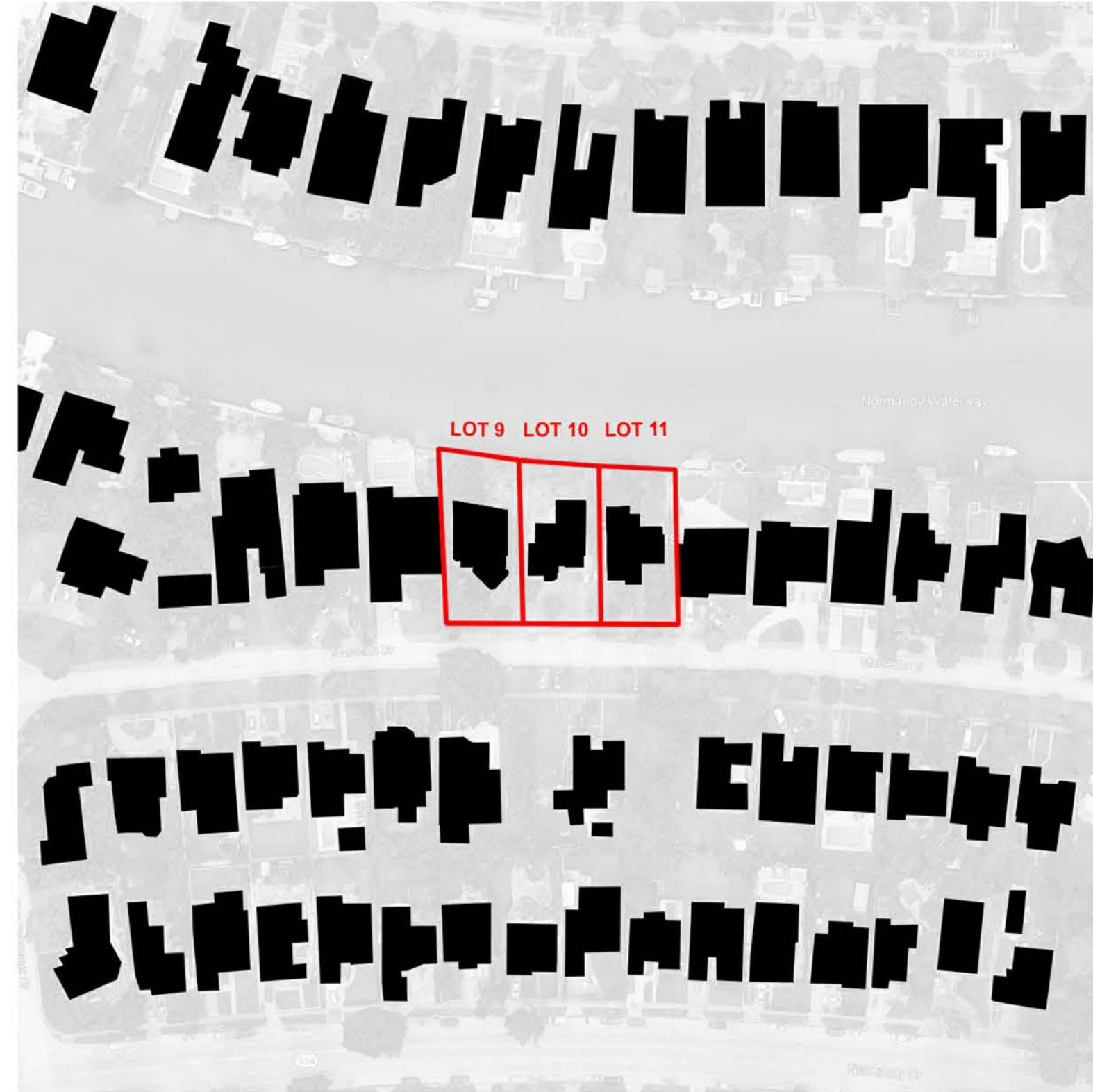
UNIT SIZE
DIAGRAMS-PROPOSED 50%

03.31.2024

.A0.10G

PROPOSED LOT COVERAGE

PREVIOUS APPROVED LOT COVERAGE



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN

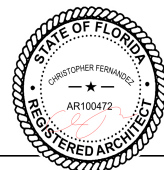
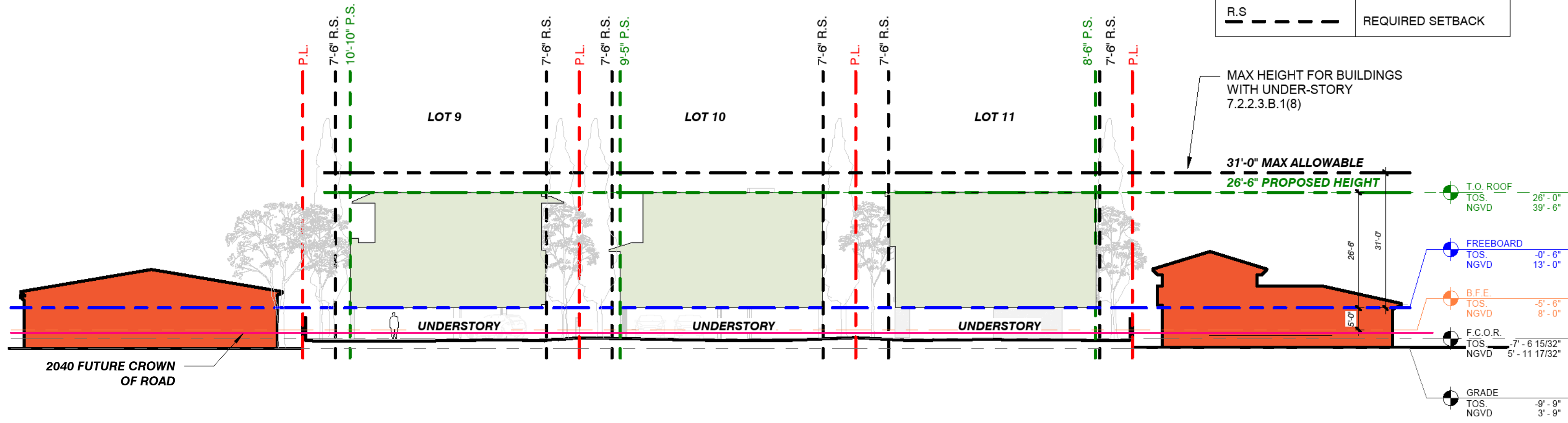


FIGURE PLAN DIAGRAM

03.31.2024

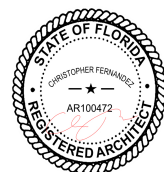
.A0.10H

P.S	PROPOSED SETBACK
P.L	PROPERTY LINE
R.S	REQUIRED SETBACK



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



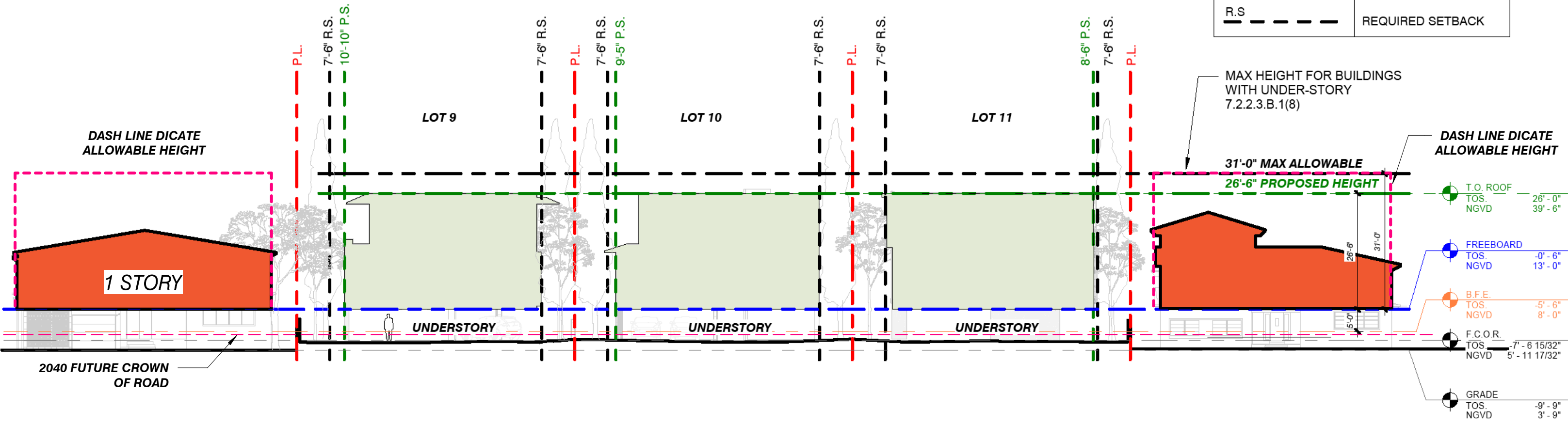
SECTION DIAGRAM
-EXISTING

03.31.2024

.A0.10I

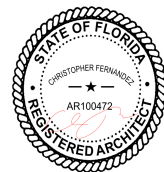
EXISTING BUILDINGS SHOWN AT FREEBOARD

P.S	PROPOSED SETBACK
P.L	PROPERTY LINE
R.S	REQUIRED SETBACK



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



SECTION DIAGRAMS @ FREEBOARD

03.31.2024

.A0.10J

LOT-9 LOT COVERAGE DIAGRAM

LOT	8,413.35 SF
ALLOWED	8,413.35 SF x 30% = 2,524 SF
LOT COVERAGE UNDER AC L-1:	1,989.31 SF
ABOVE FLOOR LOT COVERAGE UNDER AC L-2:	123.72 SF
ROOF COVERAGE > 5'	197.00 SF 14.80 SF 6.25 SF
GARAGE	192.92 SF
PROPOSED LOT COVERAGE	2436.68 SF (30.00%)

LOT-10 LOT COVERAGE DIAGRAM

LOT	7,997.30 SF
ALLOWED	7,997.30 SF x 30% = 2,399.19 SF
LOT COVERAGE UNDER AC: LEVEL 1	1,995 SF
LOT COVERAGE UNDER AC: LEVEL 2	143 SF
ROOF COVERAGE > 5':	189.68 SF 51.80 SF 19.52 SF
GARAGE REDUCTION:	0 SF
PROPOSED LOT COVERAGE	2,399 SF (29.37%)

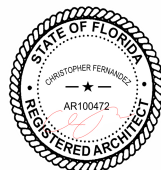
LOT-11 LOT COVERAGE DIAGRAM

LOT	7,798.79 SF
ALLOWED	7,798.79 SF x 30% = 2,339.63 SF
LOT COVERAGE UNDER AC:	1,848.28 SF
ABOVE FLOOR LOT COVERAGE UNDER AC:	90.47 SF 122.40 SF 276.80 SF
ROOF COVERAGE > 5':	0.00 SF
GARAGE REDUCTION:	0.00 SF
PROPOSED LOT COVERAGE	2,339.63 SF (30%)



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



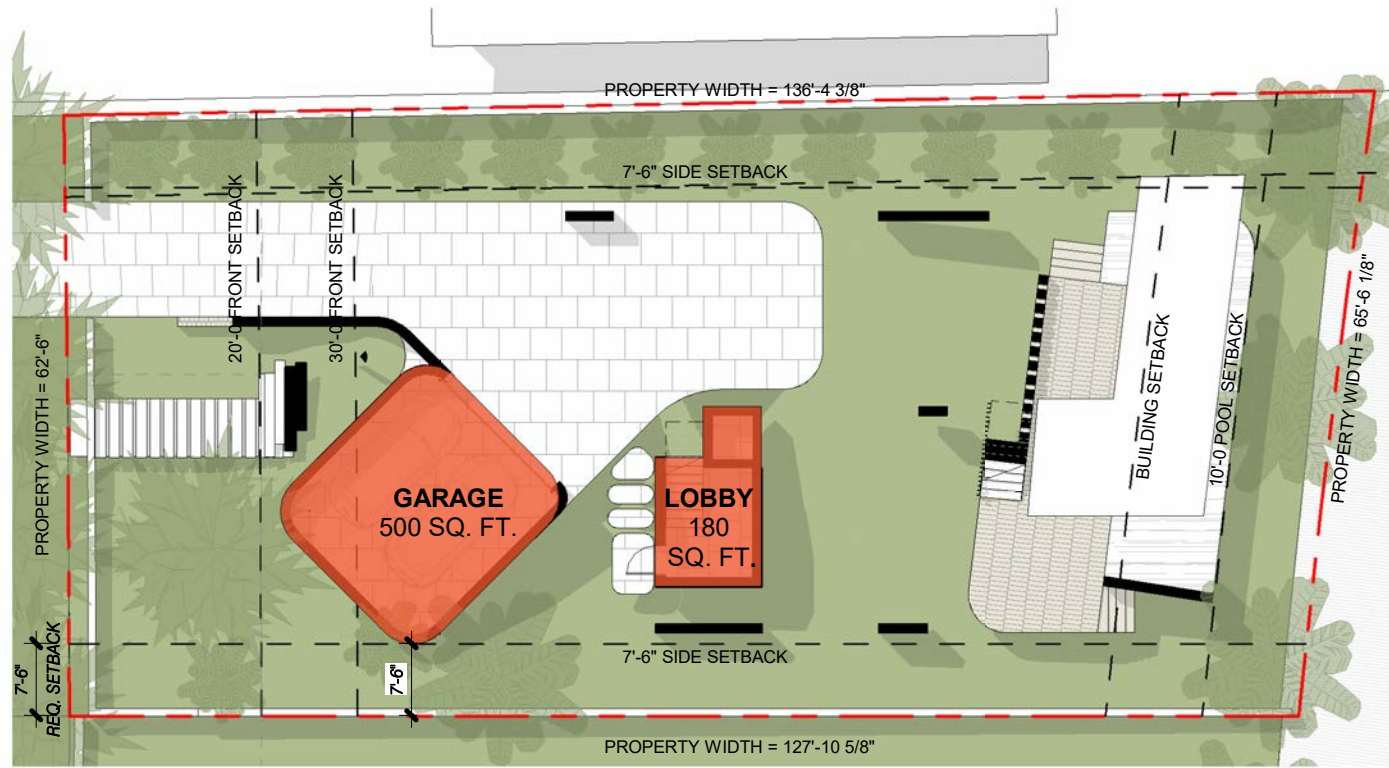
PROPOSED LOT
COVERAGE-LEVEL 1

As indicated

03.31.2024

.A0.09A

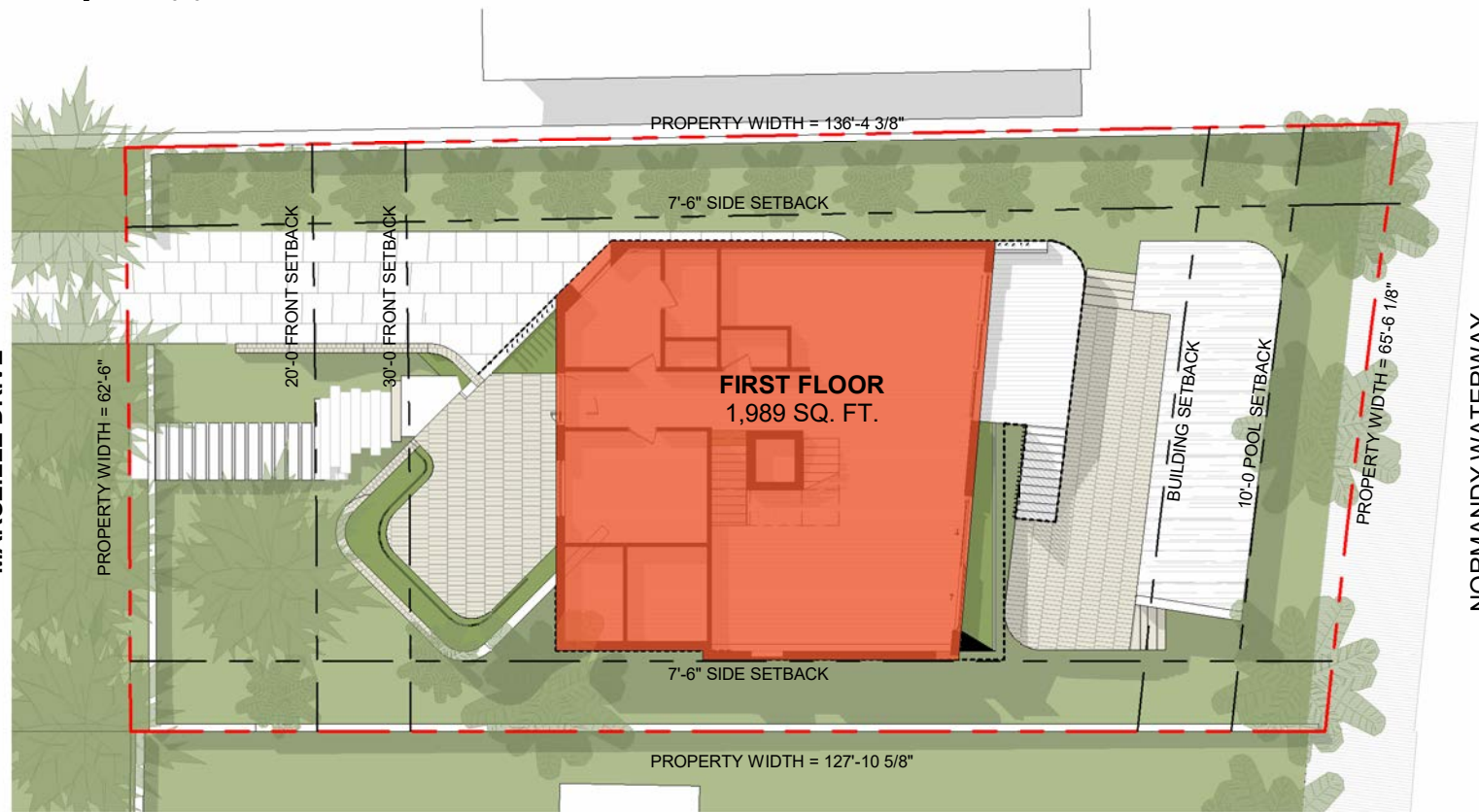
MARSEILLE DRIVE



PROPOSED UNIT SIZE	
LOT	8,389.97 SF
ALLOWED	8,389.97 SF x 50% = 4,194.98 SF
AC COVERAGE @ UNDERSTORY (LOBBY & GARAGE)	180 SF 500 SF
GARAGE	-500 SF
AC COVERAGE @ FIRST FLOOR	1,989 SF
AC COVERAGE @ SECOND FLOOR	2,025 SF
TOTAL UNIT SIZE:	(1,989+2,025+180+500-500) SF 4,194 SF (50%)

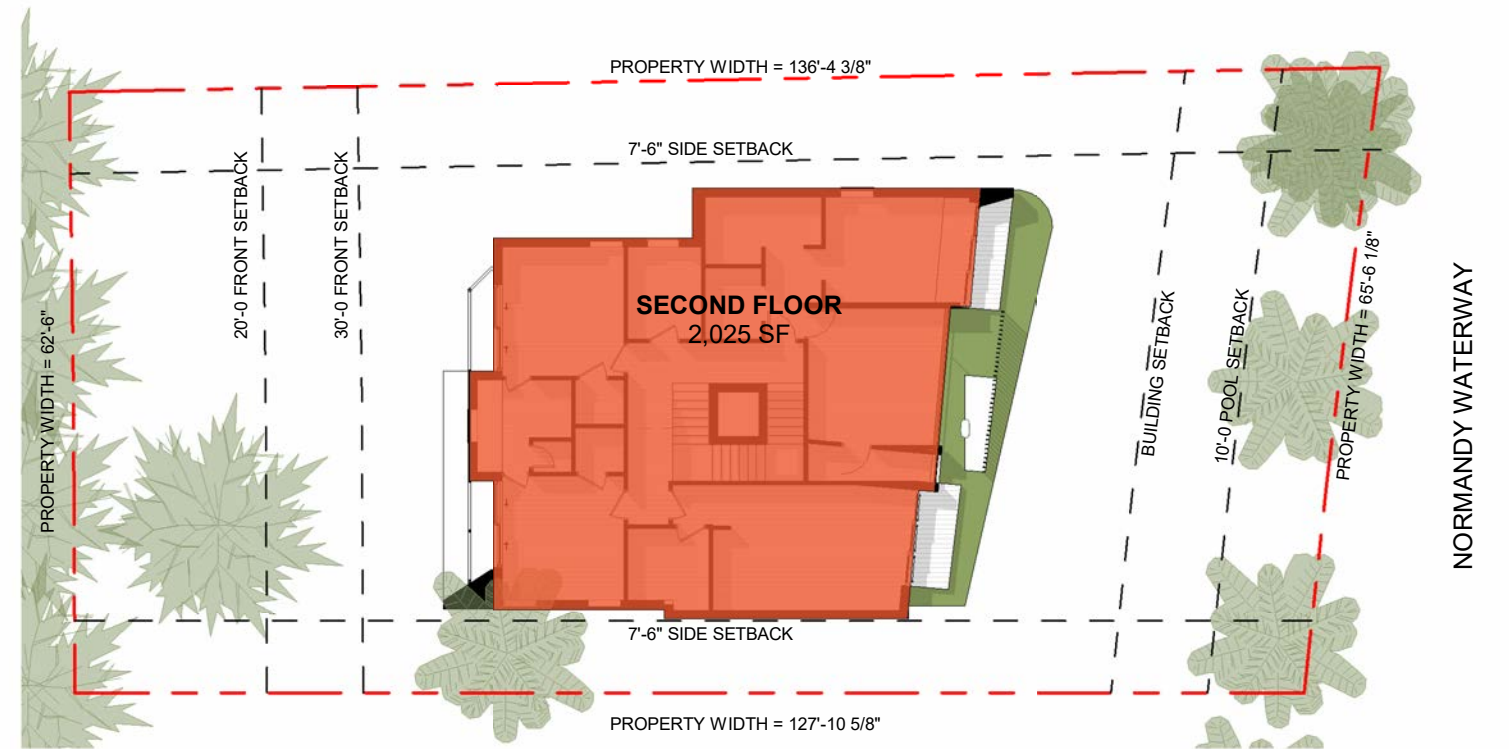
1 UNDERGROUND - UNIT SIZE
1" = 20'-0"

MARSEILLE DRIVE

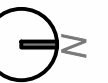


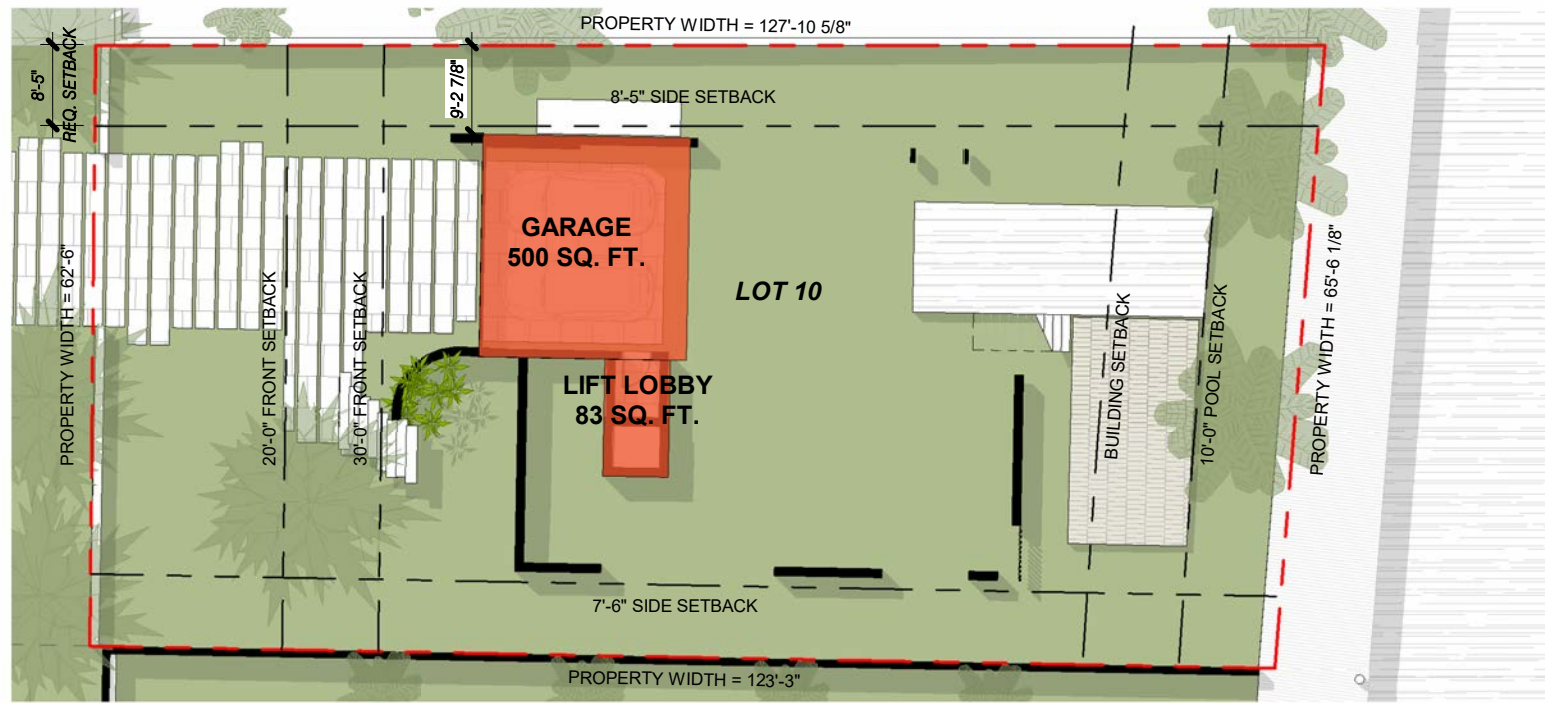
2 LEVEL 1 - UNIT SIZE
1" = 20'-0"

MARSEILLE DRIVE



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

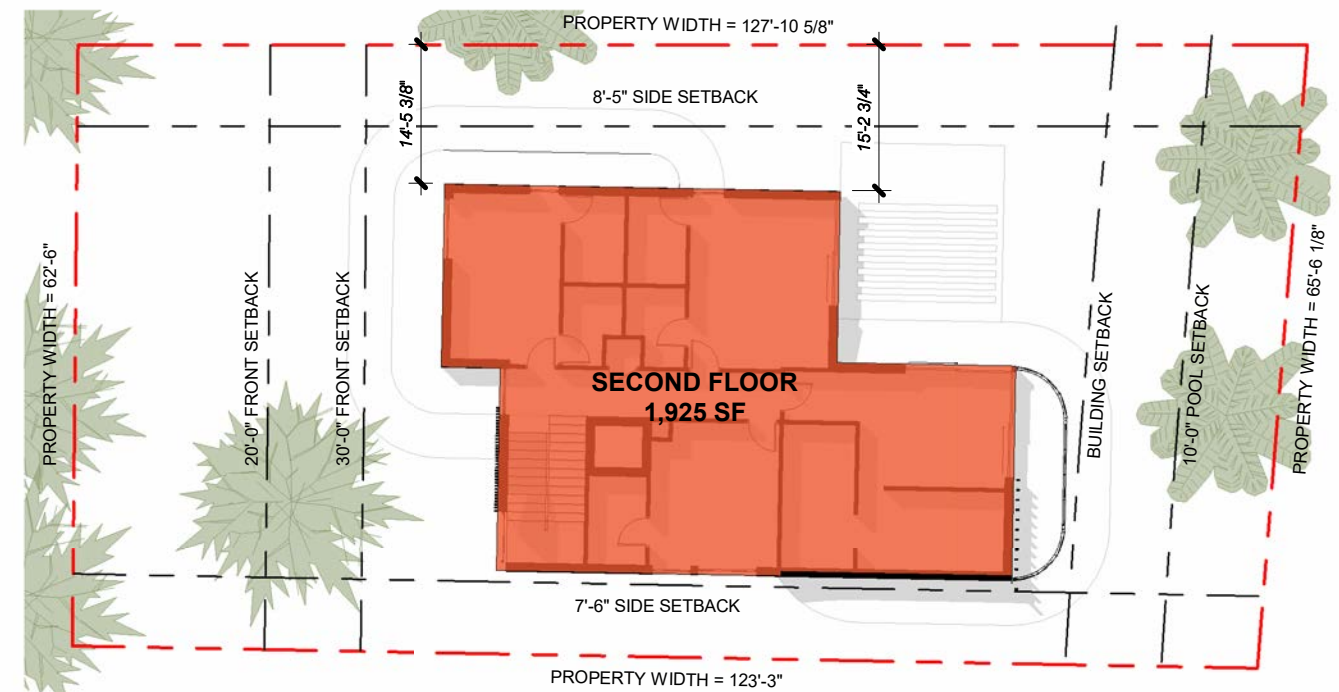
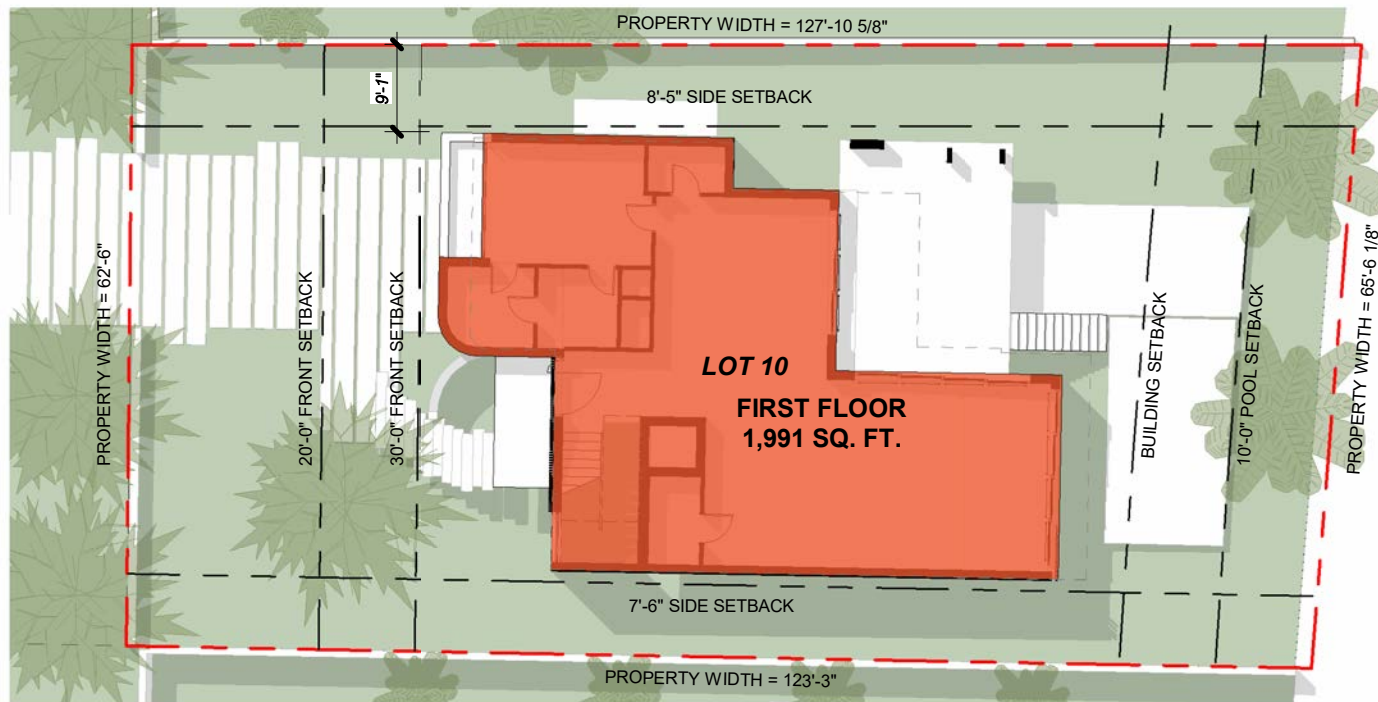




LOT 10 PROPOSED UNIT COVERAGE

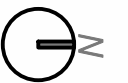
LOT	7997.30 SF
ALLOWED	7,997.30 x 50% = 3,998.65 SF
AC COVERAGE @ UNDERSTORY (LOBBY & GARAGE)	83 SF 500 SF
PROPOSED GARAGE	-500 SF
AC COVERAGE @ FIRST FLOOR	1,991 SF
AC COVERAGE @ SECOND FLOOR	1,925 SF
TOTAL UNIT COVERAGE:	(1,991+1,925+83+ 500- 500) SF 3,998 SF (50%)

1 LOT 10 - UNDERGROUND - UNIT SIZE -B
1" = 20'-0"

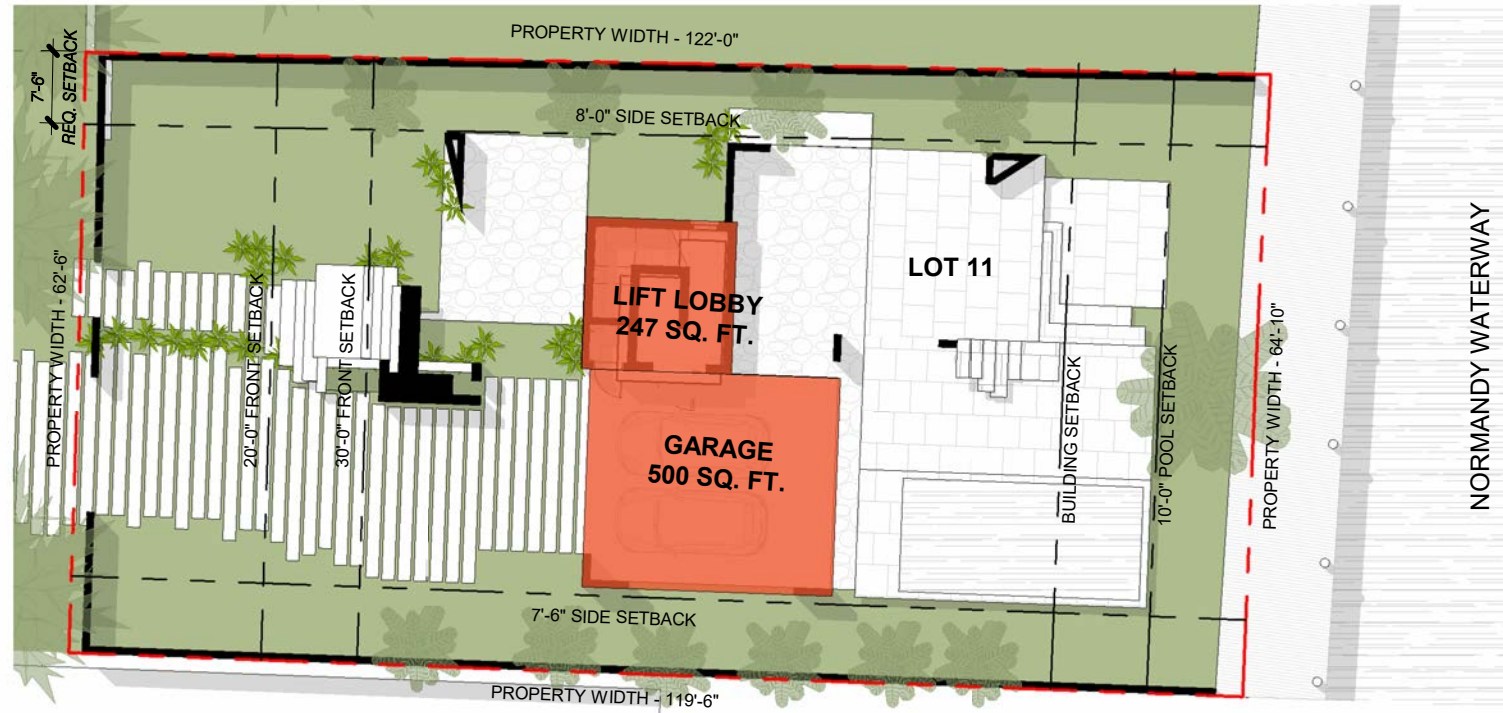


2 LOT - 10 LEVEL 1 - UNIT SIZE -B
1" = 20'-0"

3 LOT 10 - LEVEL 2 - UNIT SIZE -B
1" = 20'-0"



MARSEILLE DRIVE

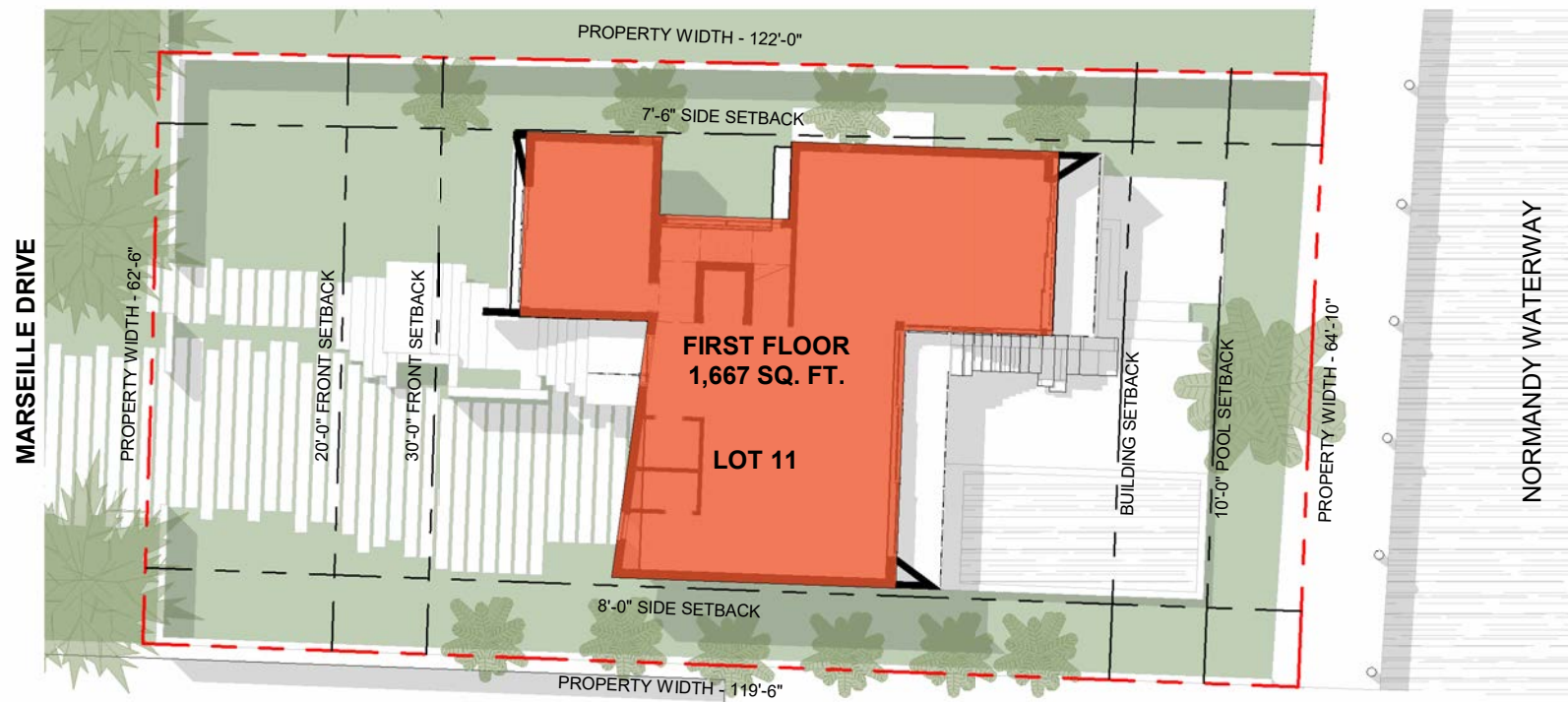


NORMANDY WATERWAY

LOT 11 - PROPOSED UNIT COVERAGE

LOT		7,798.79 SF
ALLOWED	7,798.79 x 50% =	3,899 SF
AC COVERAGE @ UNDERSTORY (LOBBY & GARAGE)		247 SF 500 SF
PROPOSED GARAGE		-500 SF
AC COVERAGE @ FIRST FLOOR		1,667 SF
AC COVERAGE @ SECOND FLOOR		1,984 SF
TOTAL UNIT COVERAGE:	(247+1,667+1984+500-500) SF	3,899 SF (50%)

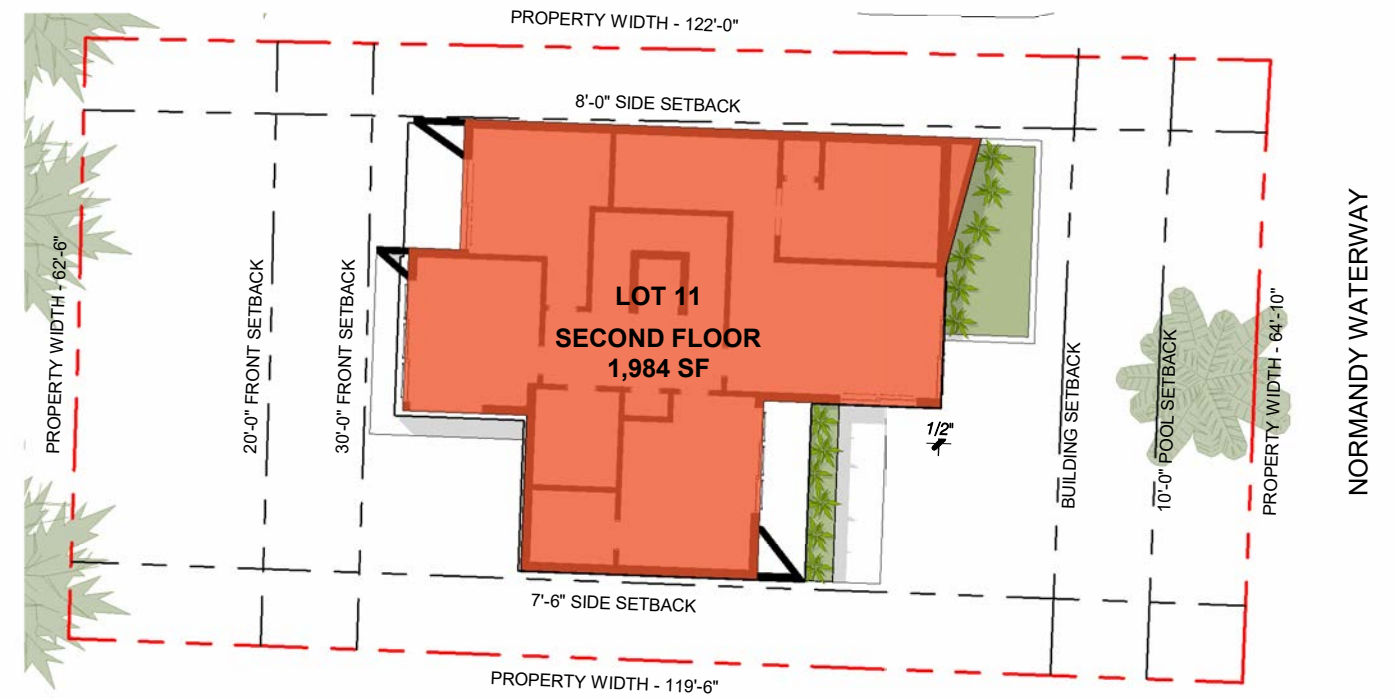
1 UNDERGROUND - UNIT SIZE -C
1" = 20'-0"



NORMANDY WATERWAY

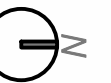
2 LEVEL 1 - UNIT SIZE -C
1" = 20'-0"

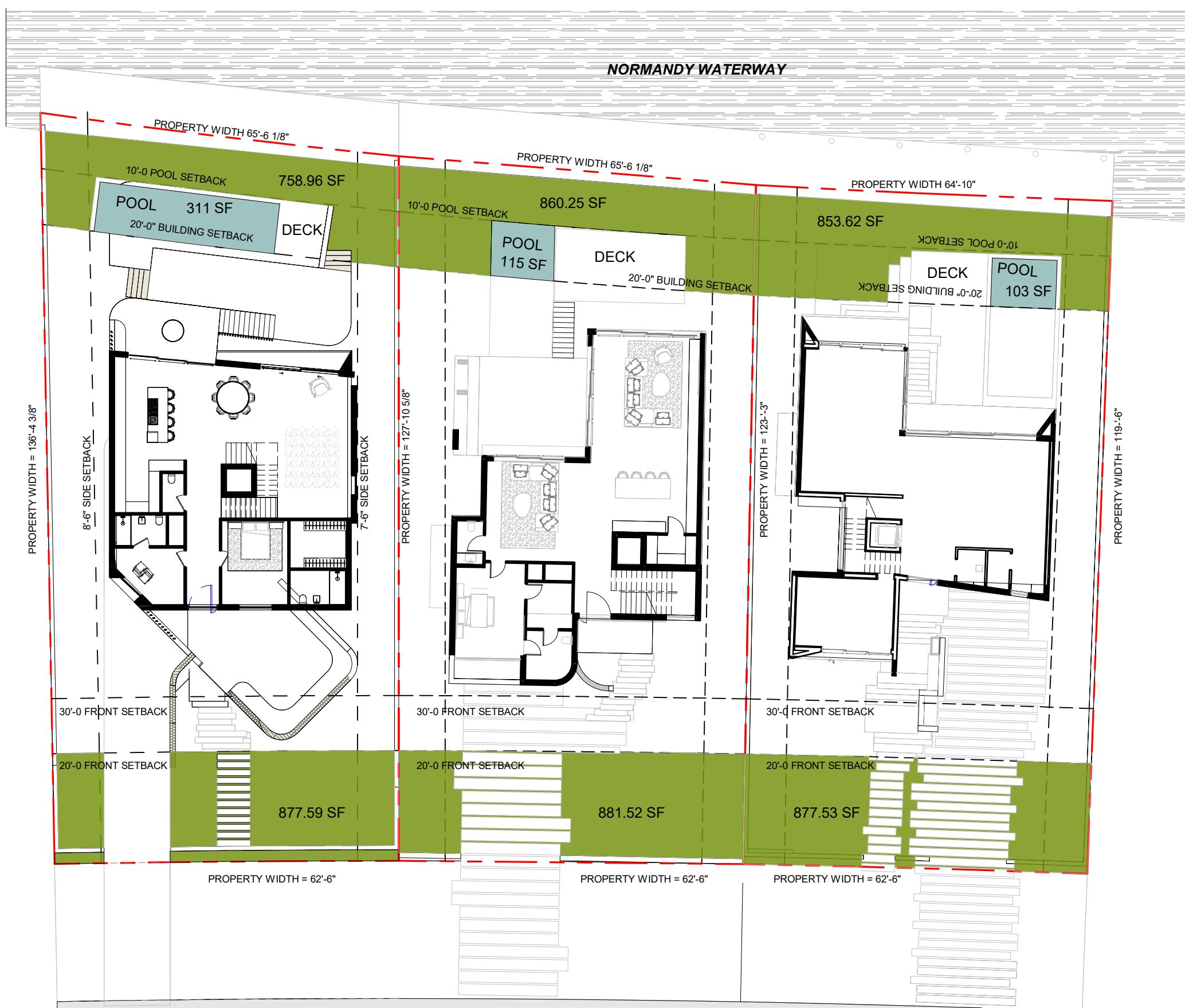
MARSEILLE DRIVE



NORMANDY WATERWAY

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

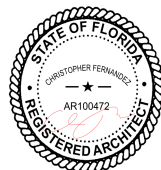




MARSEILLE DR.

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



FRONT & REAR YARD
DIAGRAM

LOT 9 - FRONT AND REAR COVERAGE

FRONT YARD AREA:	1,253.70 SF
MINIMUM REQUIRED OPEN SPACE:	877.59 SF (70%)
PROPOSED OPEN SPACE:	877.59 SF (70%)
REAR YARD AREA:	1,306.38 SF
MINIMUM REQUIRED OPEN SPACE:	914.46 SF (70%)
PROPOSED GREEN SPACE:	758.96 SF
PROPOSED POOL @ 50% AREA:	155.5 SF
TOTAL PROPOSED OPEN SPACE:	758.96 + 155.5 SF = 914.46 SF (70%)

LOT 10 - FRONT AND REAR COVERAGE

FRONT YARD AREA:	1,259.31 SF
MINIMUM REQUIRED OPEN SPACE:	881.52 SF (70%)
PROPOSED OPEN SPACE:	881.52 SF (70%)
REAR YARD AREA:	1,311.07 SF
MINIMUM REQUIRED OPEN SPACE:	917.75 SF (70%)
PROPOSED POOL @ 50% AREA:	57.5 SF
PROPOSED GREEN SPACE:	860.25 SF (70%)
TOTAL PROPOSED OPEN SPACE:	860.25 + 57.5 SF = 917.75 SF (70.00%)

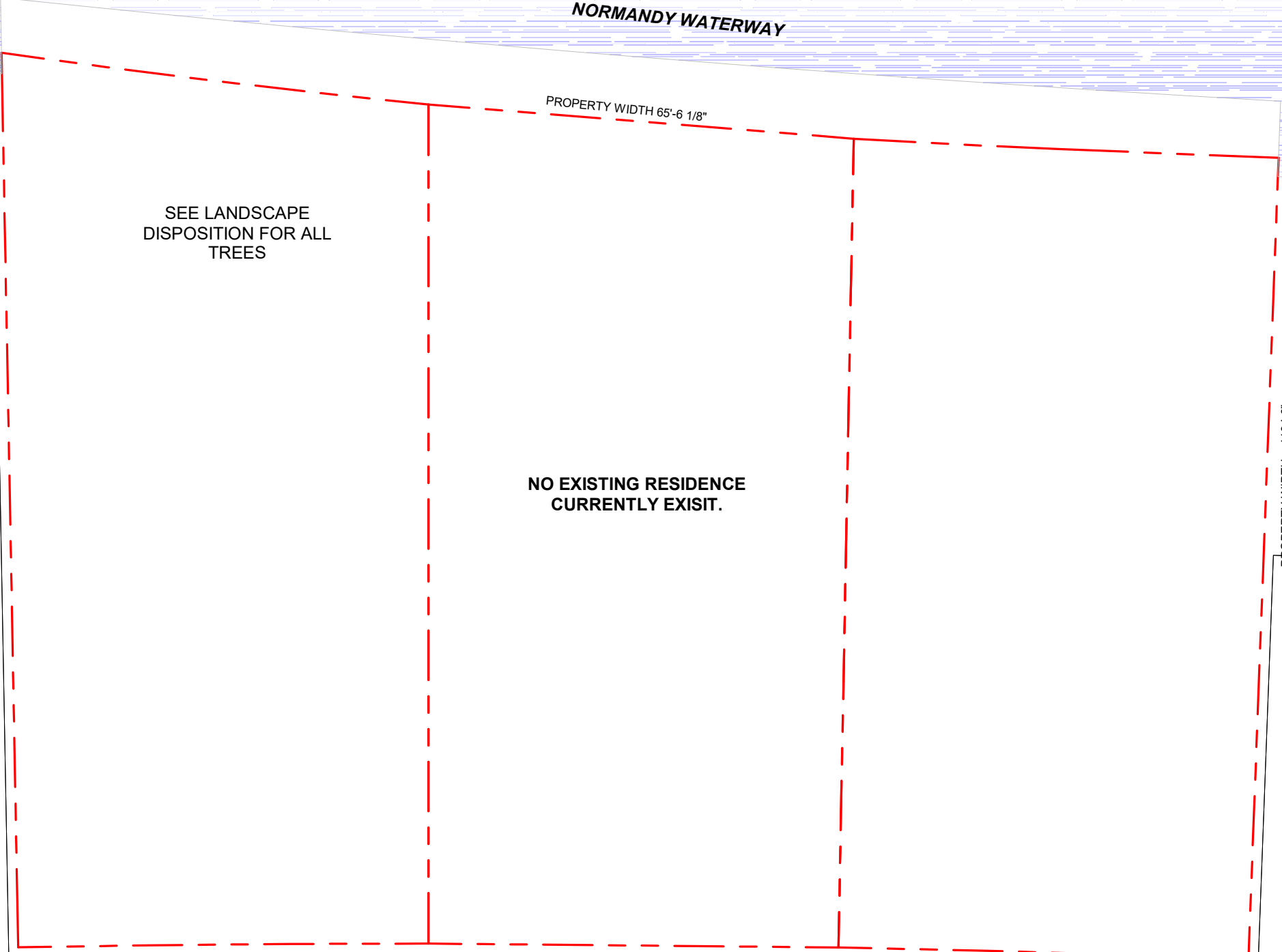
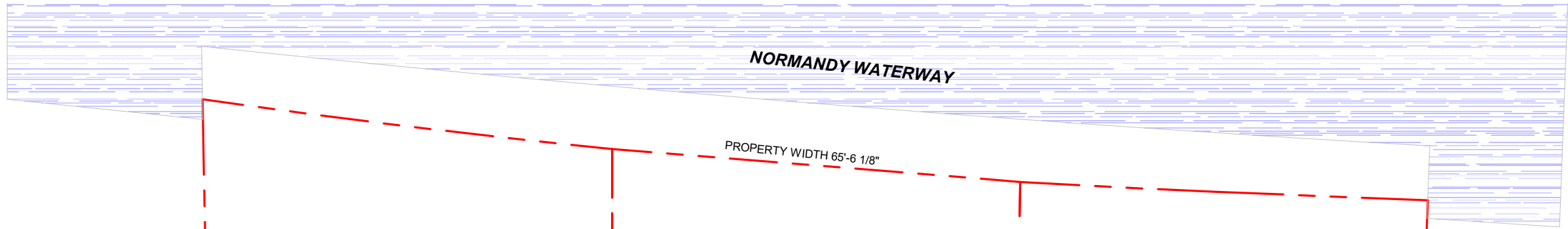
LOT 11 - FRONT AND REAR COVERAGE

FRONT YARD AREA:	1,253.62 SF
MINIMUM REQUIRED OPEN SPACE:	877.53 SF (70%)
PROPOSED OPEN SPACE:	877.53 SF (70%)
REAR YARD AREA:	1,293.03 SF
MINIMUM REQUIRED OPEN SPACE:	905.12 SF (70%)
PROPOSED GREEN SPACE:	853.62 SF
PROPOSED POOL @ 50% AREA:	51.5 SF
TOTAL PROPOSED OPEN SPACE:	853.62 + 51.5 SF = 905.12 SF (70.00%)

As indicated

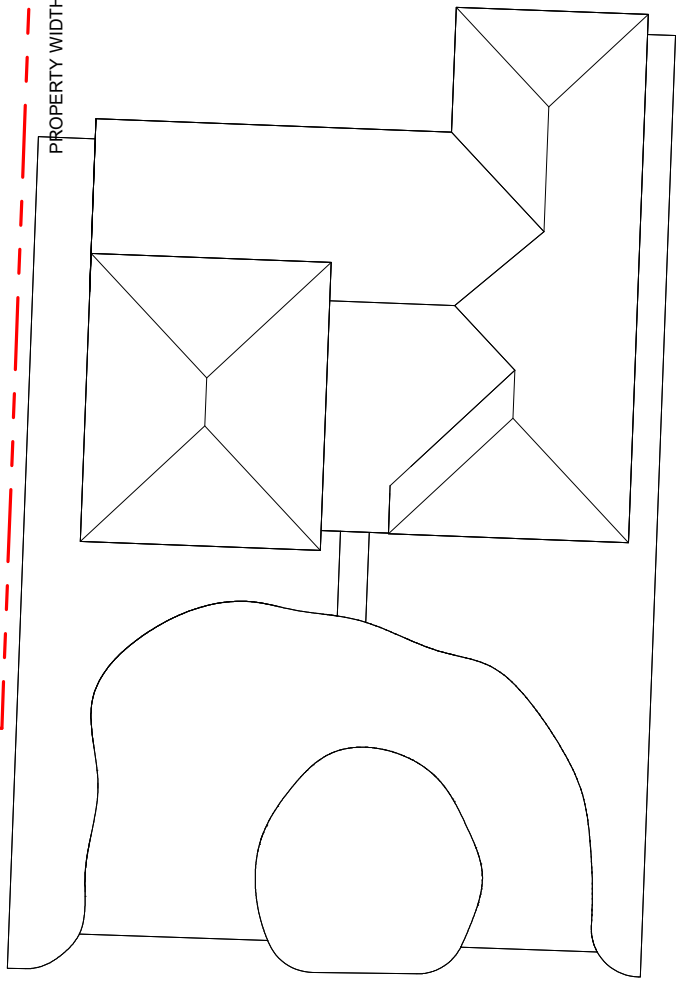
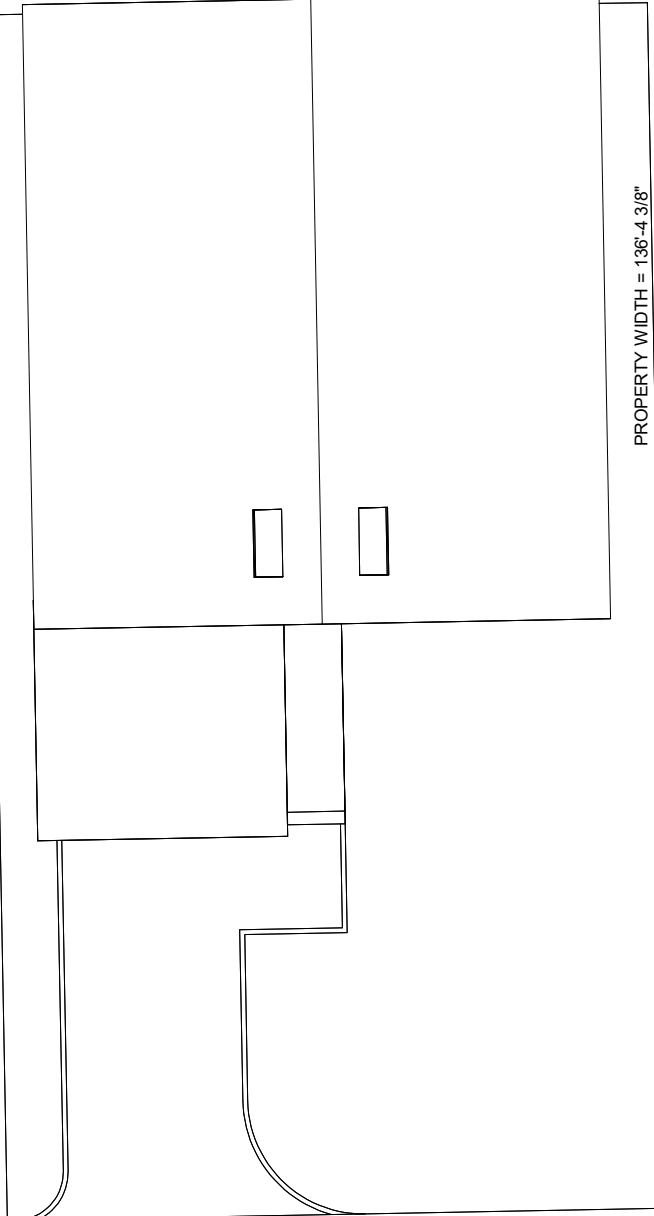
03.31.2024

.A0.11



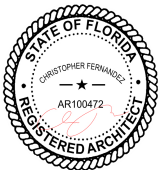
SEE LANDSCAPE
DISPOSITION FOR ALL
TREES

NO EXISTING RESIDENCE
CURRENTLY EXIST.



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN

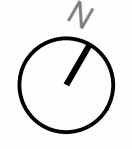


DEMOLITION PLAN

1" = 20'-0"

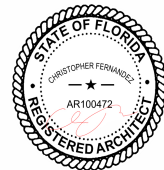
03.31.2024

.A0.12



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



SITE PLAN

1" = 20'-0"

03.31.2024

.A1.0

NORMANDY WATERWAY



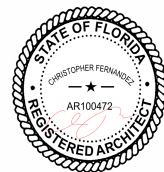
1435
MARSEILLE DR

1385
MARSEILLE DR

MARSEILLE DRIVE

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



FIRST LEVEL SITE PLAN

1" = 20'-0"

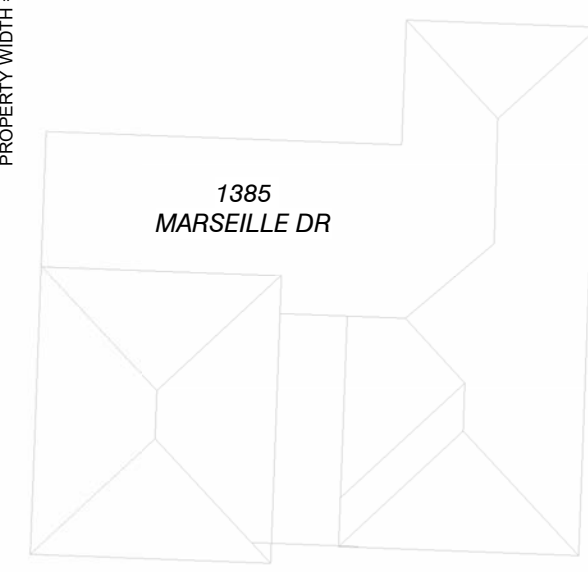
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.A1.2

NORMANDY WATERWAY



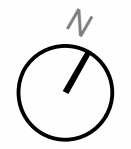
1435
MARSEILLE DR



1385
MARSEILLE DR

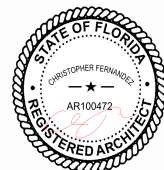


MARSEILLE DRIVE



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



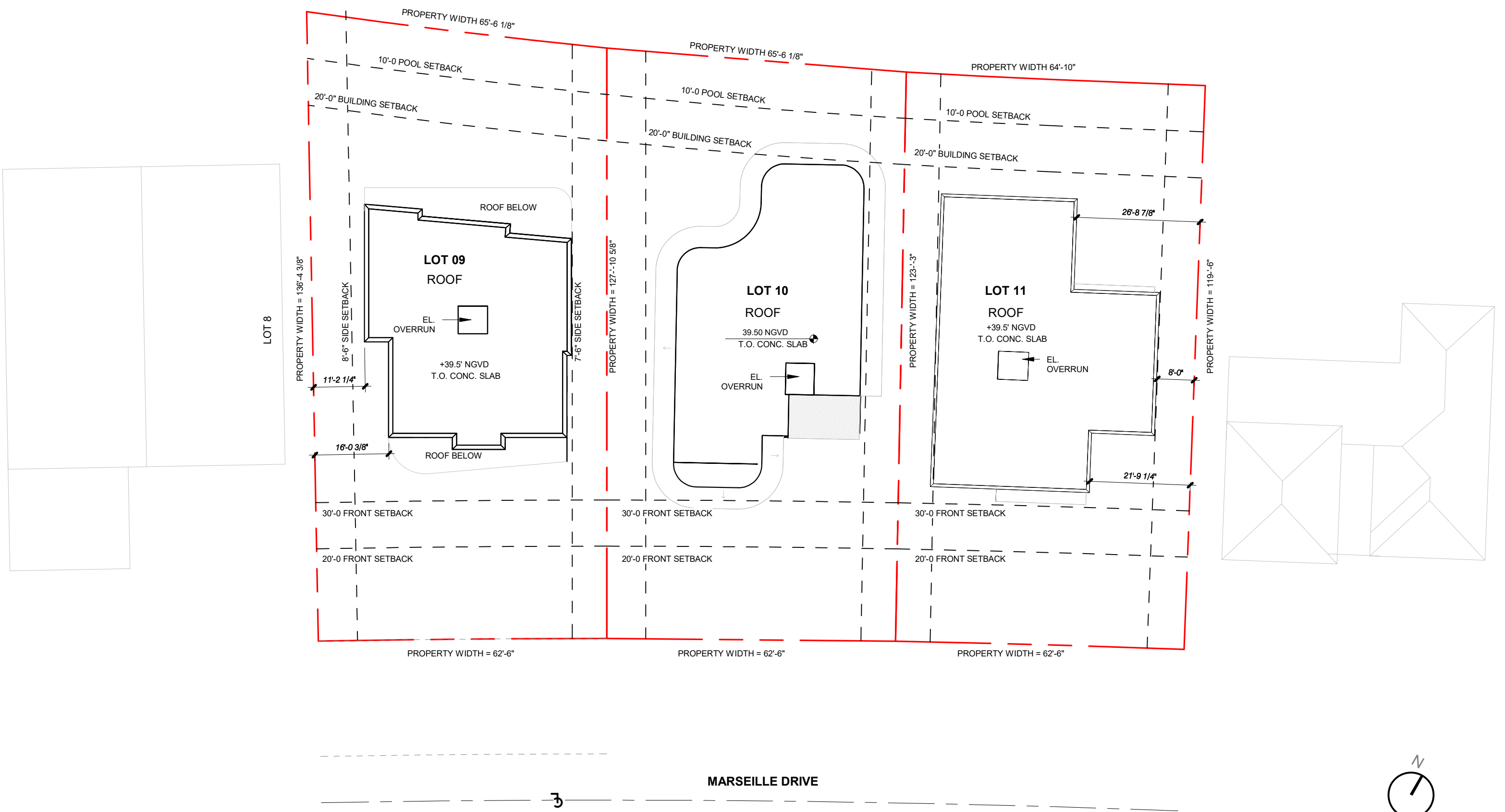
SECOND LEVEL SITE PLAN

1" = 20'-0"

03.31.2024

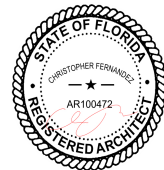
.A1.3

NORMANDY WATERWAY



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ DESIGN



ROOF LEVEL SITE PLAN

1" = 20'-0"

03.31.2024

.A1.4