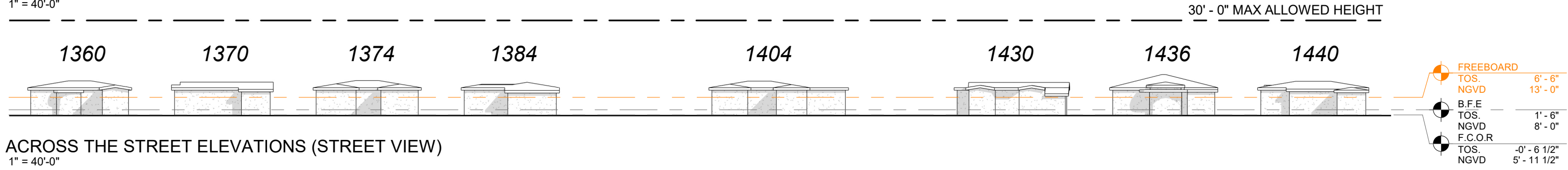


1 LOT 7-15 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"

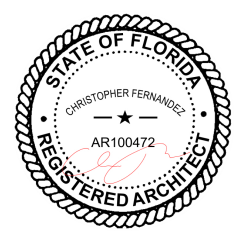


2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"



3 KEY CONTEXTUAL PLAN
1" = 100'-0"

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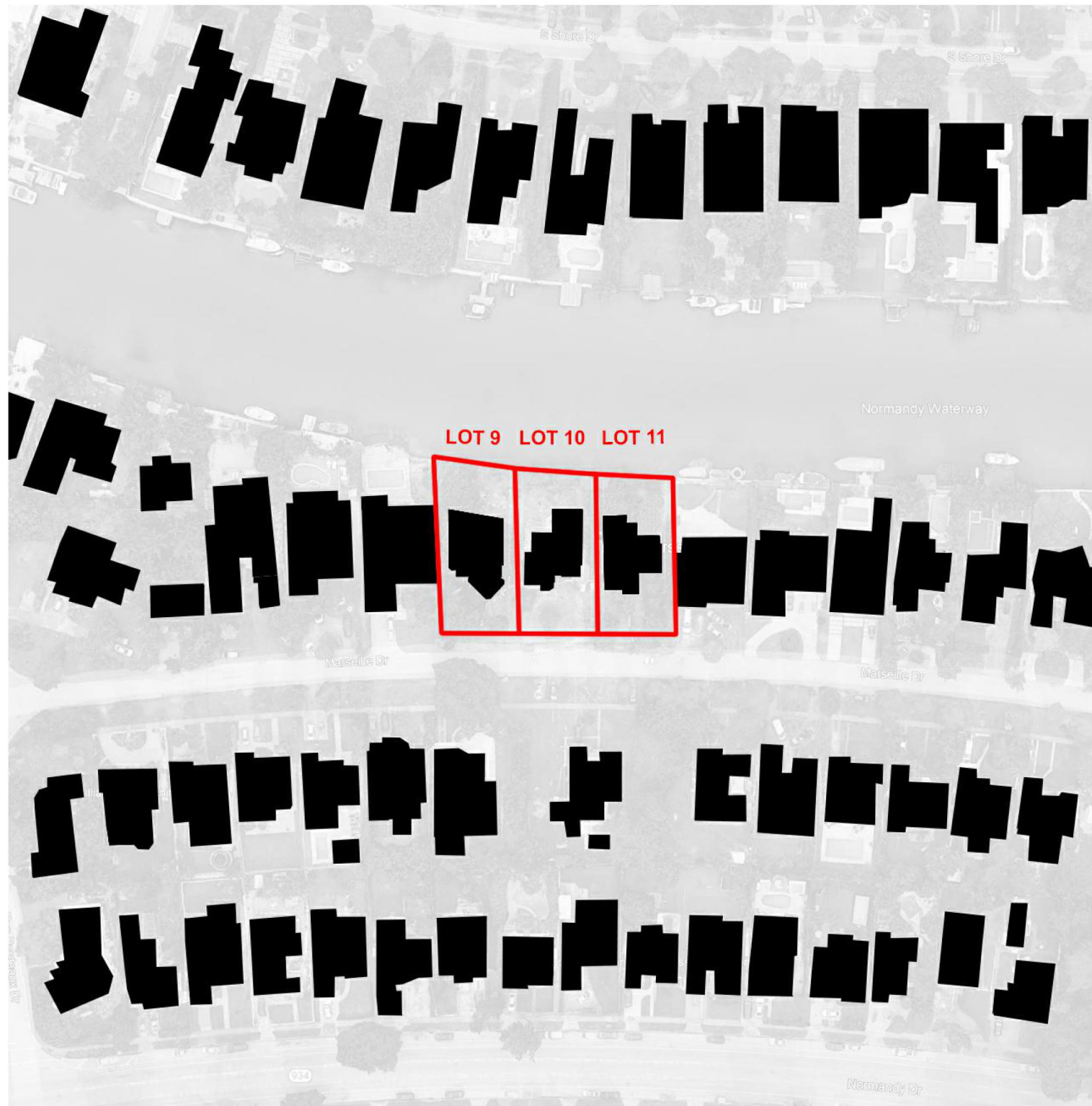
SECTION DIAGRAM
FREEBOARD

As indicated

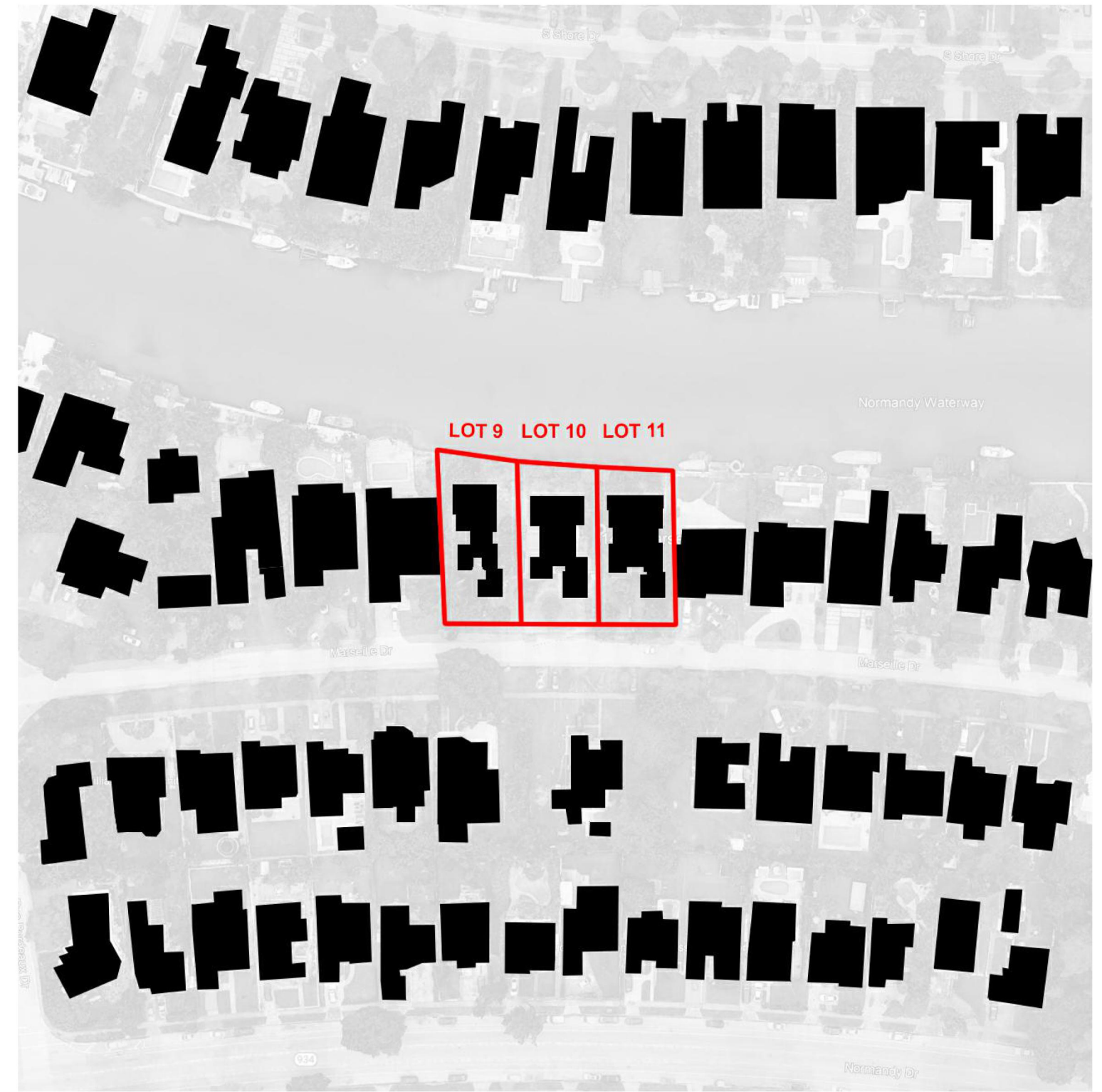
03-09-2025

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PROPOSED LOT COVERAGE



PREVIOUS APPROVED LOT COVERAGE



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CFZ DESIGN

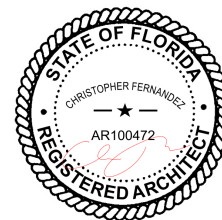


FIGURE PLAN DIAGRAM

03-09-2025

DRB_A0.09b

LOT - 10

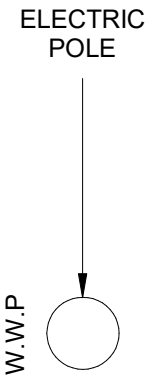
PROPERTY LINE 123' - 3 1/2"

MARSEILLE DR.

3.70' NGVD

3.64' NGVD

3.88' NGVD



PROPERTY LINE 62' - 6"

VACANT LOT
LOT 11

PROPERTY LINE 33' - 5 1/2"

NORMANDY WATERWAY

EXISTING SEAWALL →

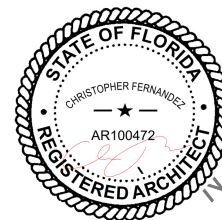
PROPERTY LINE 122' - 2 1/2"

LOT - 12

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

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CFZ DESIGN

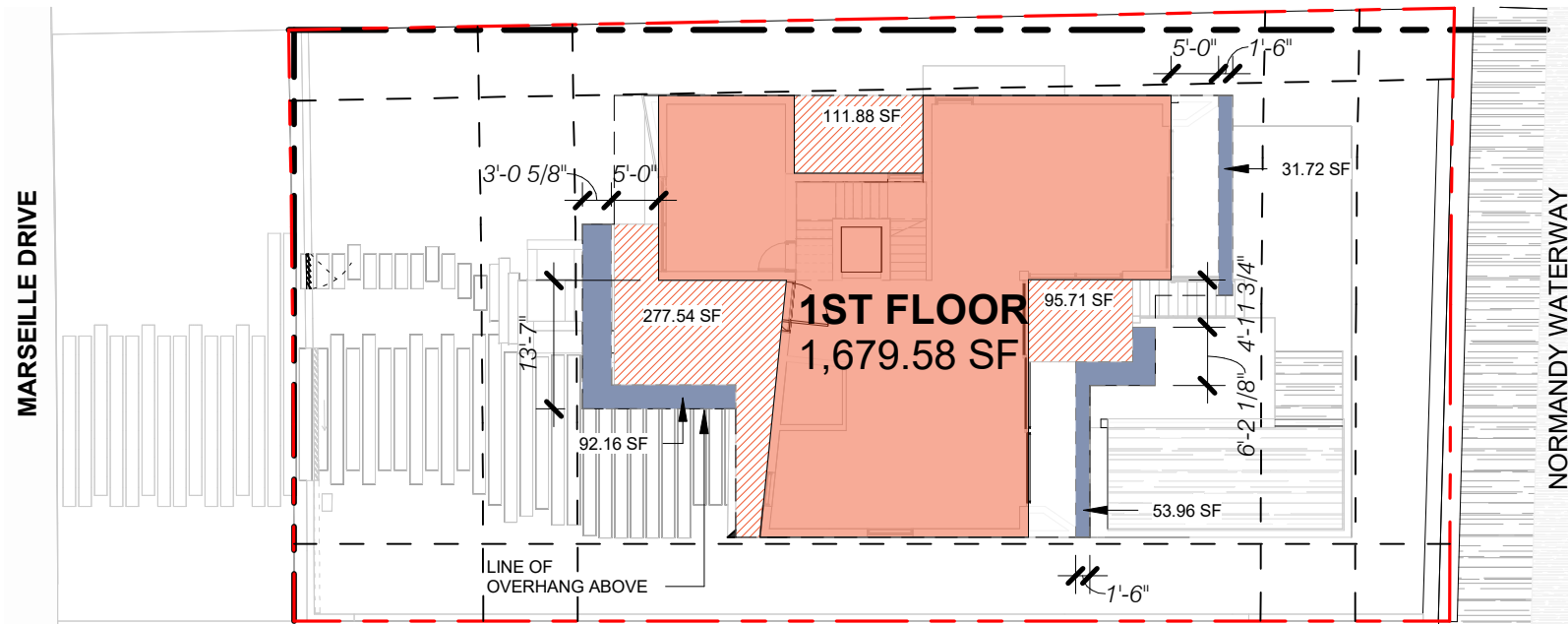


EXISTING / DEMO LOT
COVERAGE

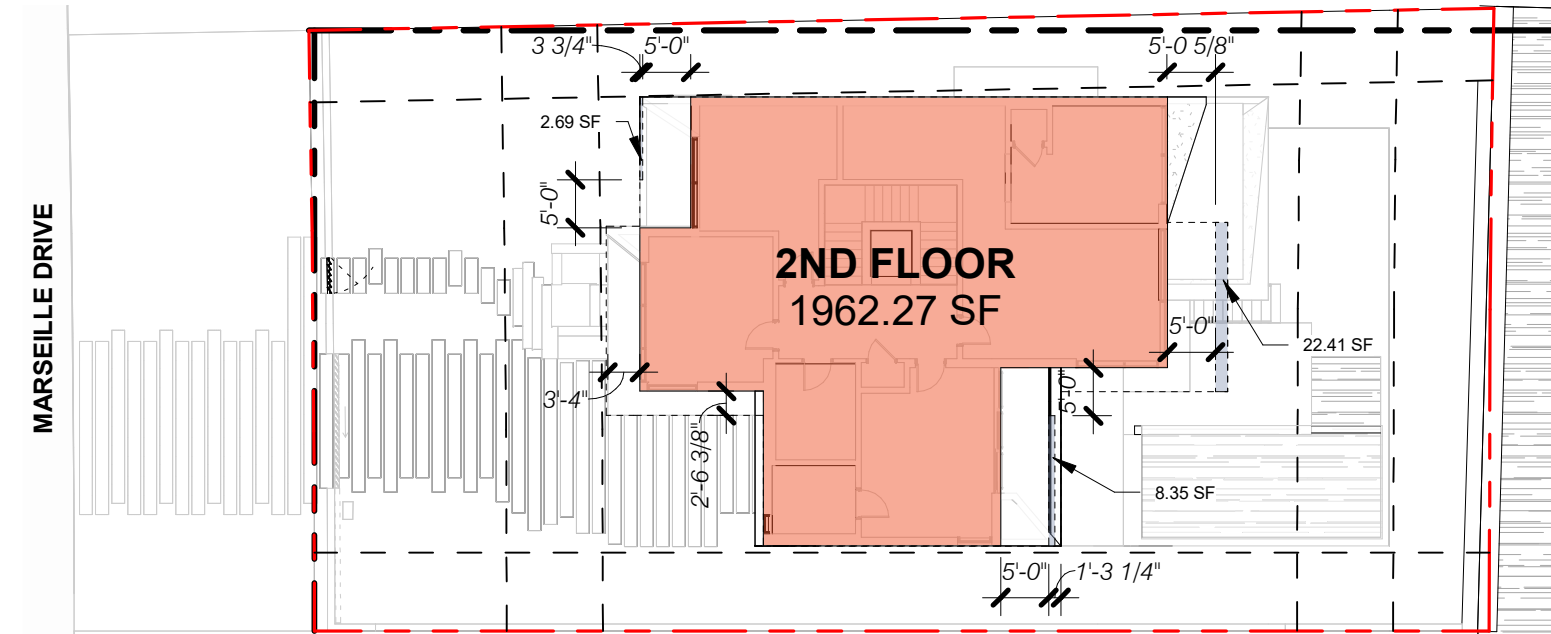
3/32" = 1'-0"

03-09-2025

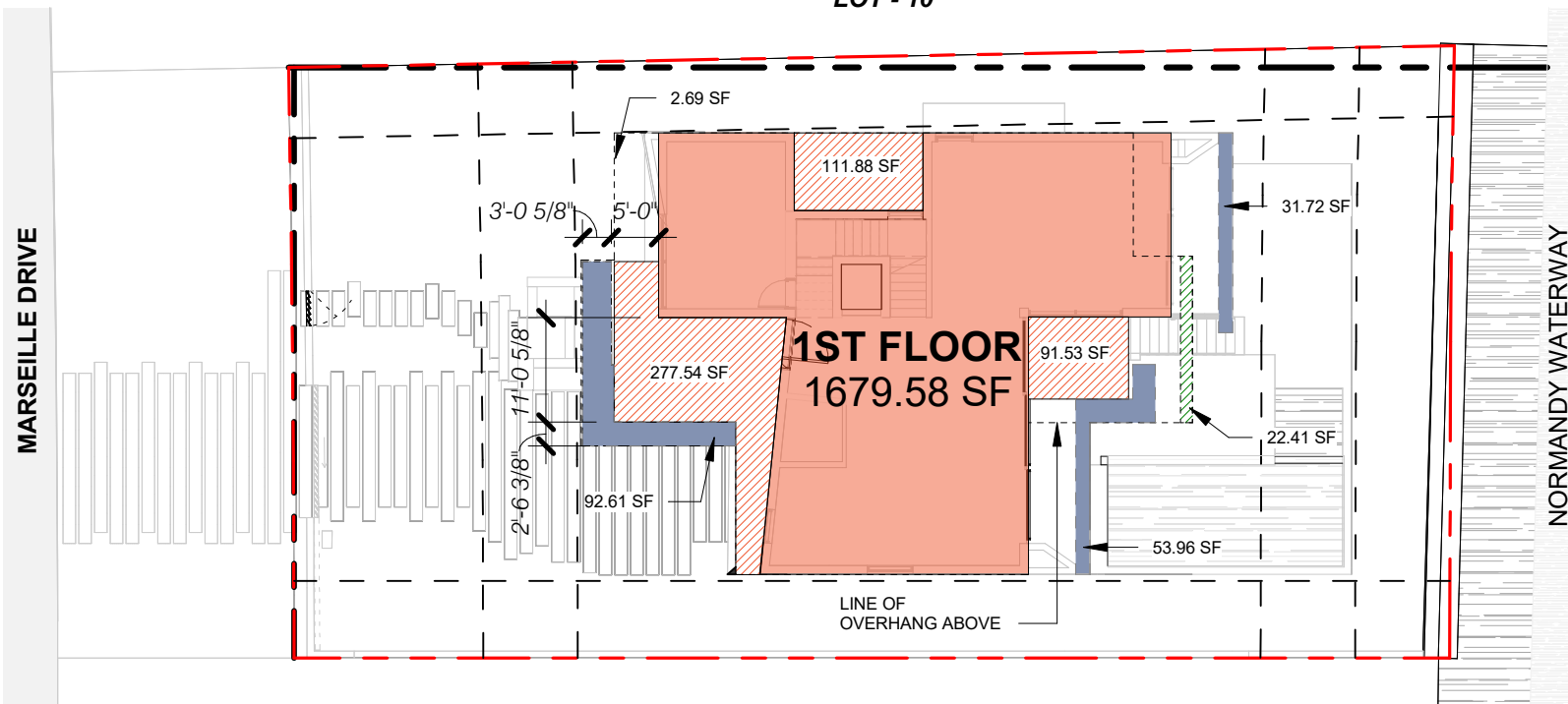
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1 PROPOSED LOT COVERAGE - LEVEL 1
1" = 20'-0"



2 PROPOSED LOT COVERAGE - LEVEL 2
1" = 20'-0"



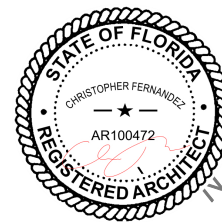
3 COMBINED LOT COVERAGE
1" = 20'-0"

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

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CFZ DESIGN



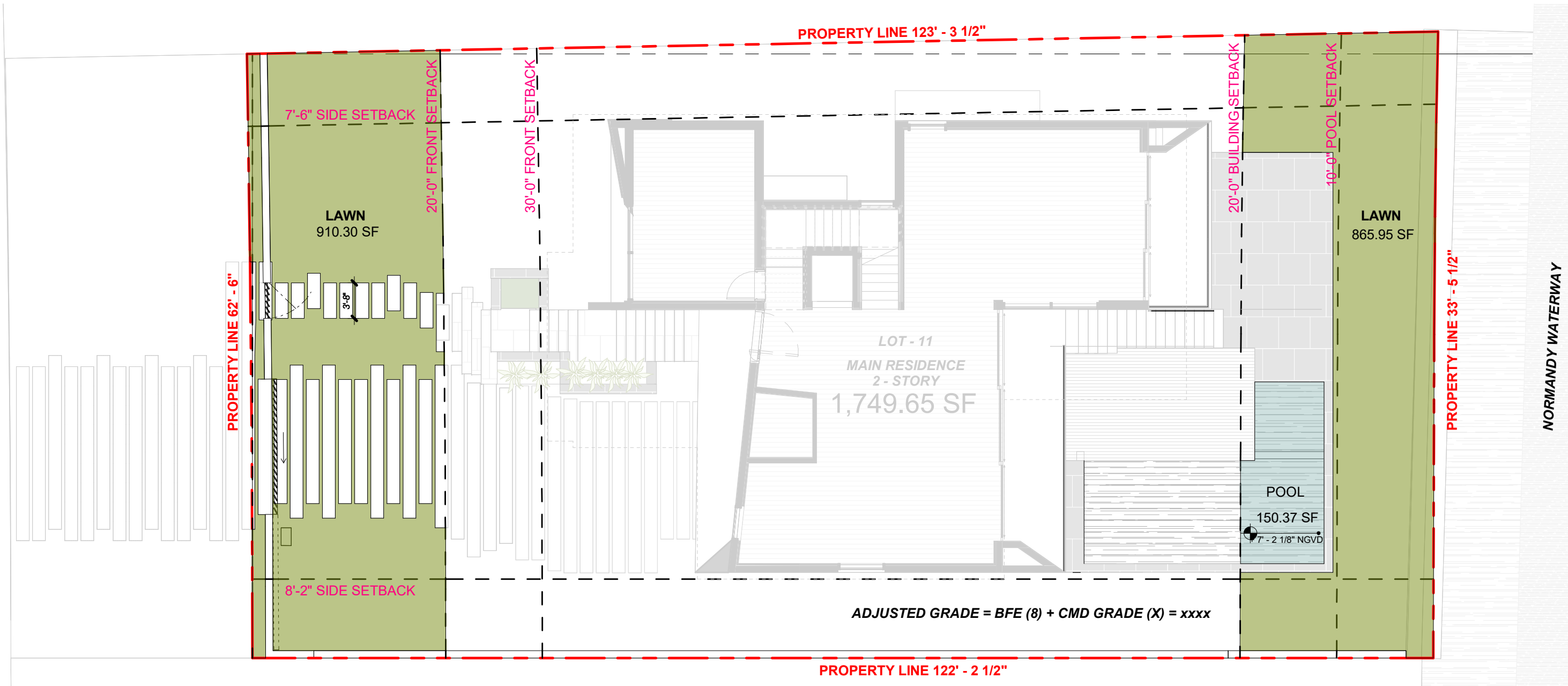
PROPOSED LOT COVERAGE

As indicated

03-09-2025

DRB_A0.10b

MARSEILLE DR.

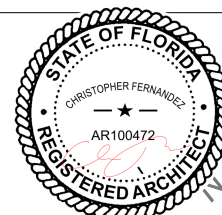


FRONT AND REAR COVERAGE

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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CFZ DESIGN

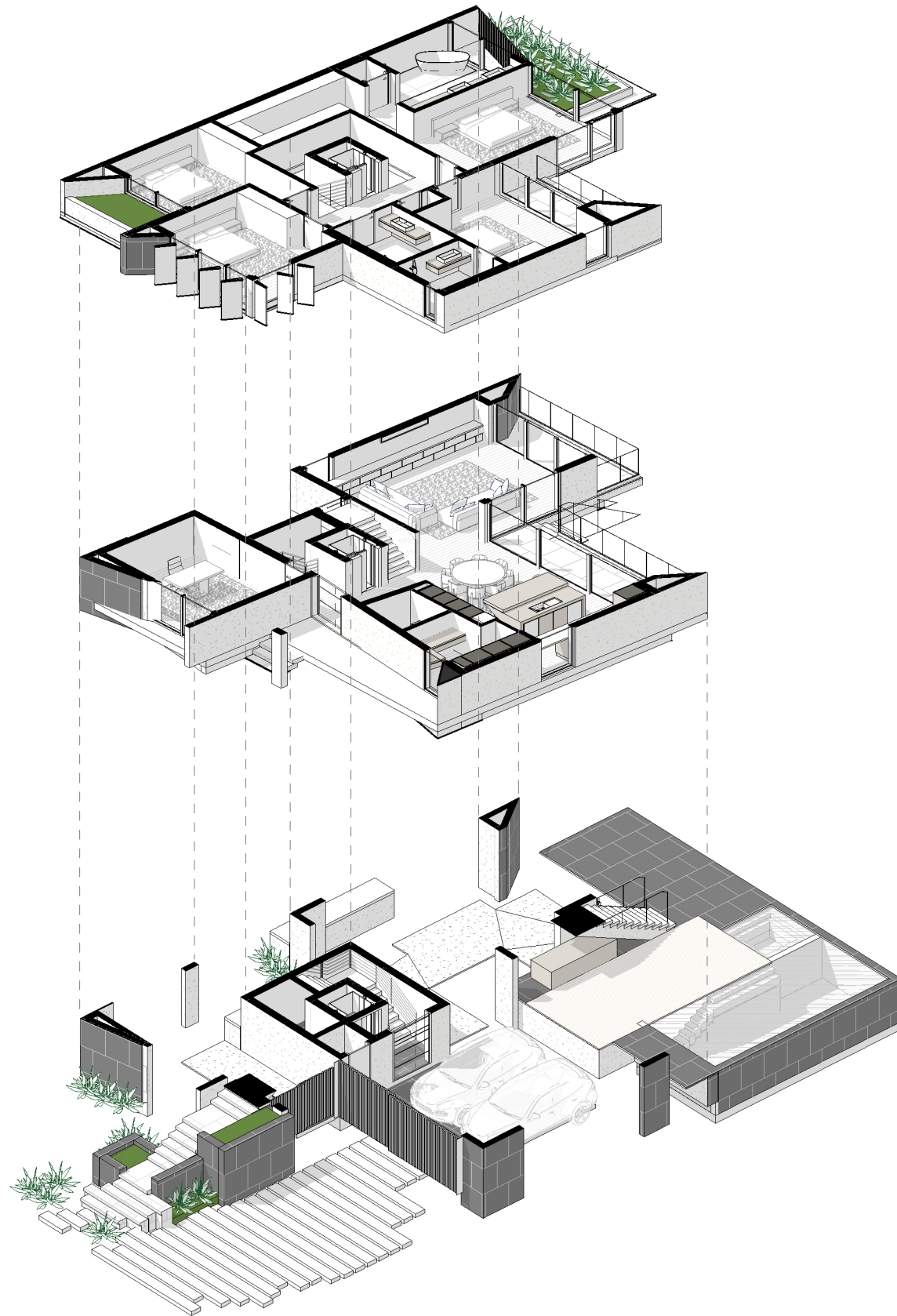


FRONT & REAR YARD DIAGRAM

As indicated

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DRB_A0.11



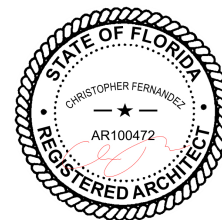
3 AXON EXPLODED SECOND FLOOR

2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

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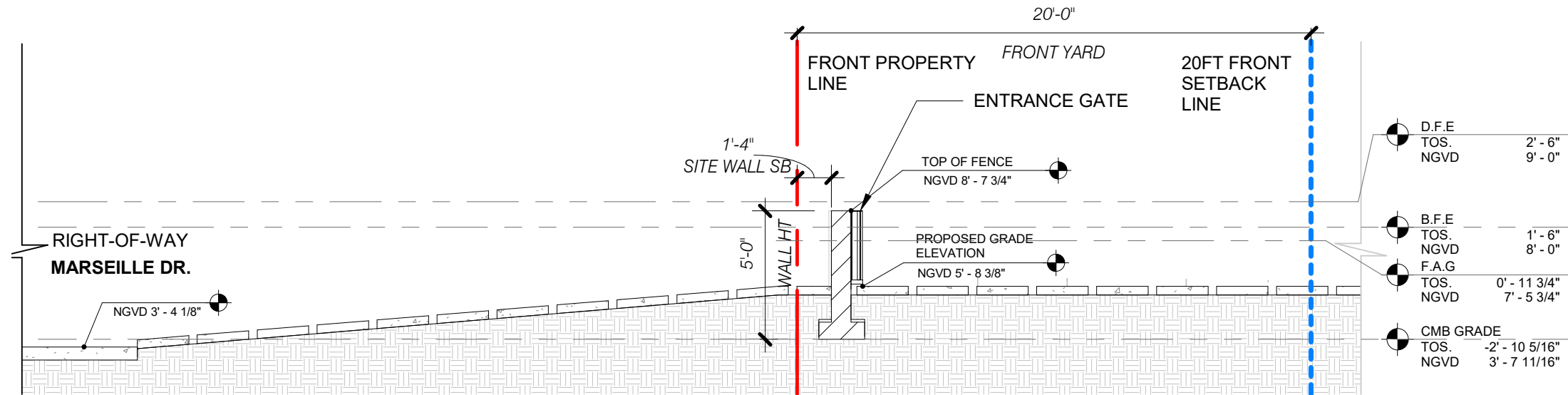
CFZ DESIGN



PROPOSED BUILDING -
AXON

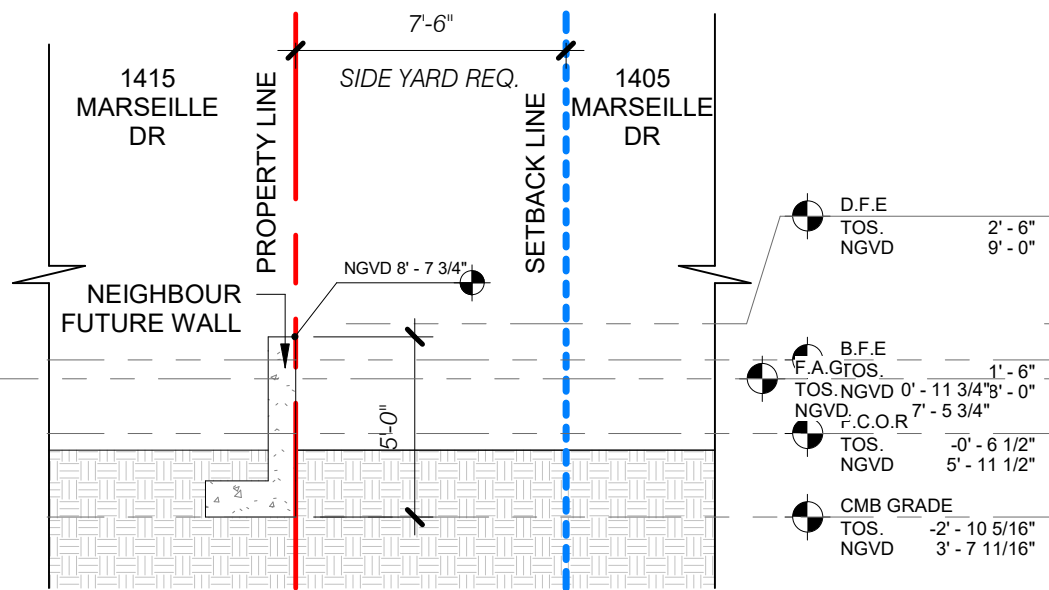
03-09-2025

DRB_A0.12

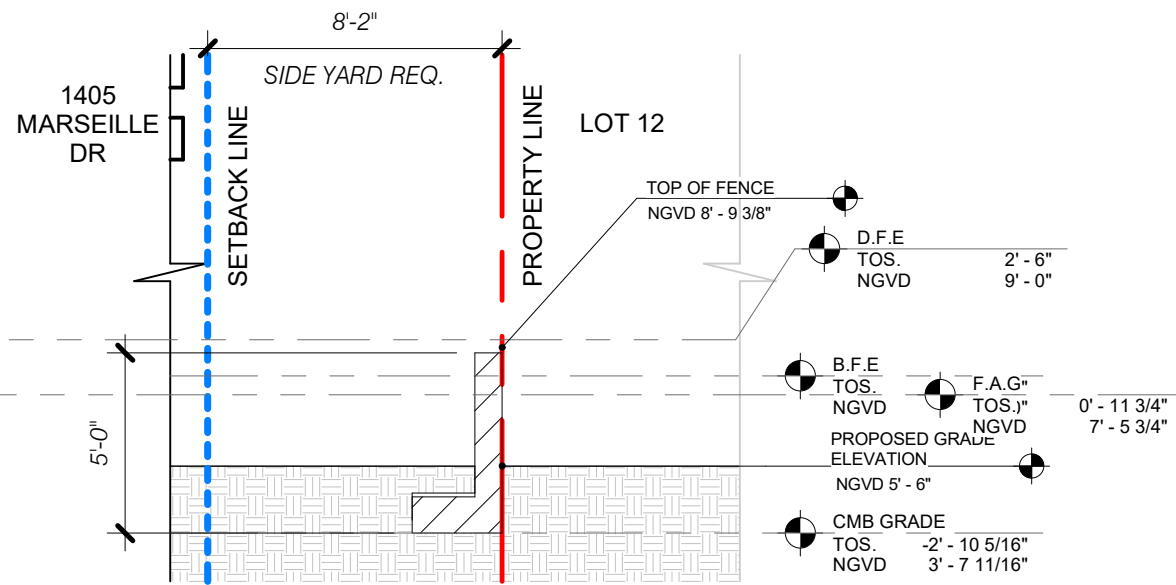


4 FRONT YARD SECTION A
3/16" = 1'-0"

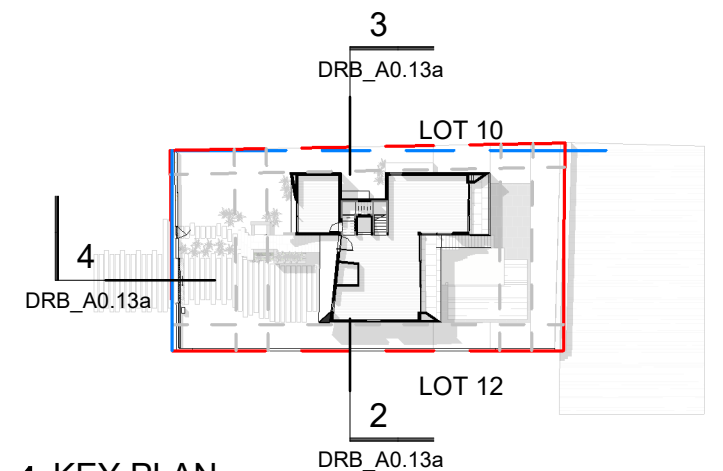
FUTURE ADJUSTED GRADE = 7.479 NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD



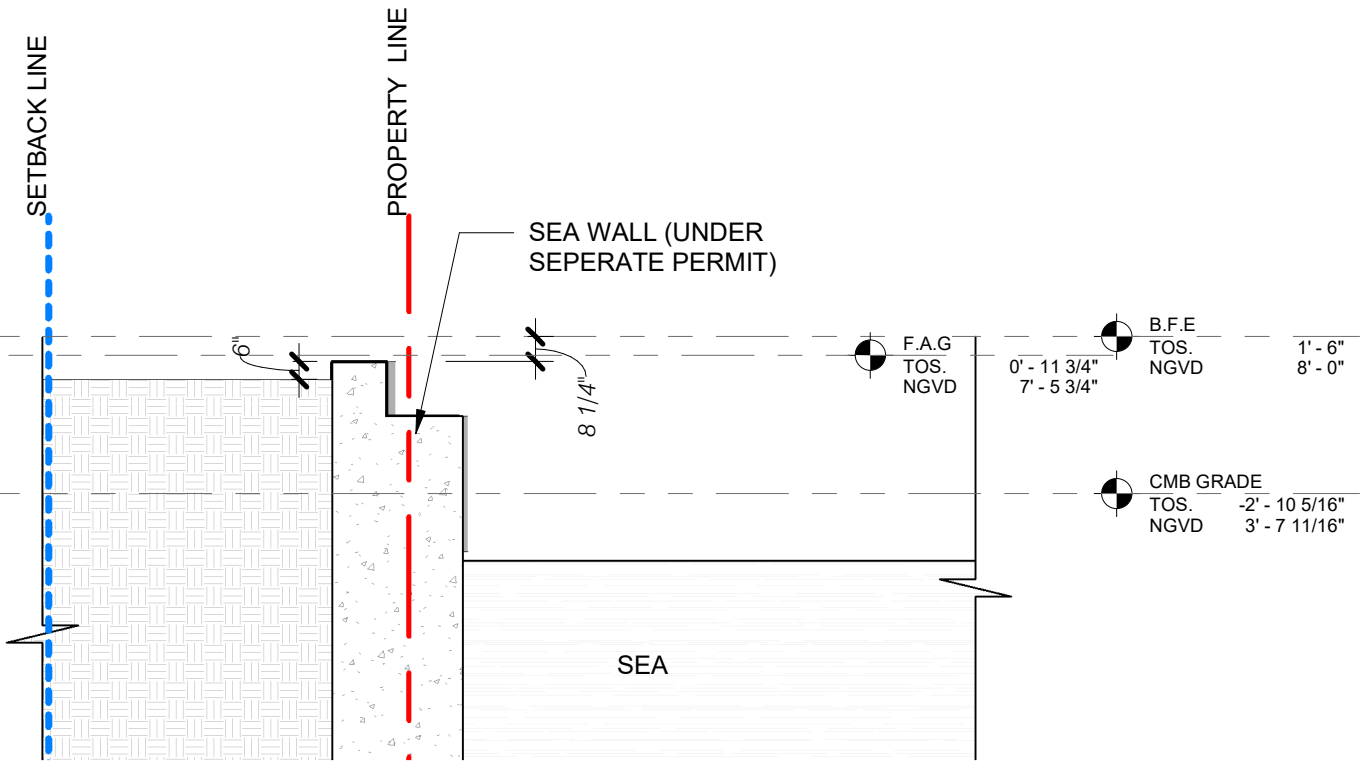
3 INTERIOR SIDE YARD SECTION A
3/16" = 1'-0"



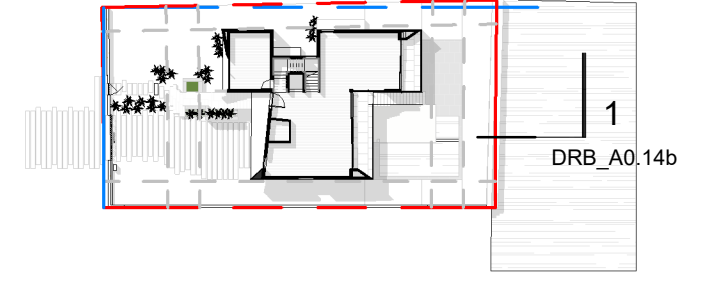
2 INTERIOR SIDE YARD SECTION B
3/16" = 1'-0"



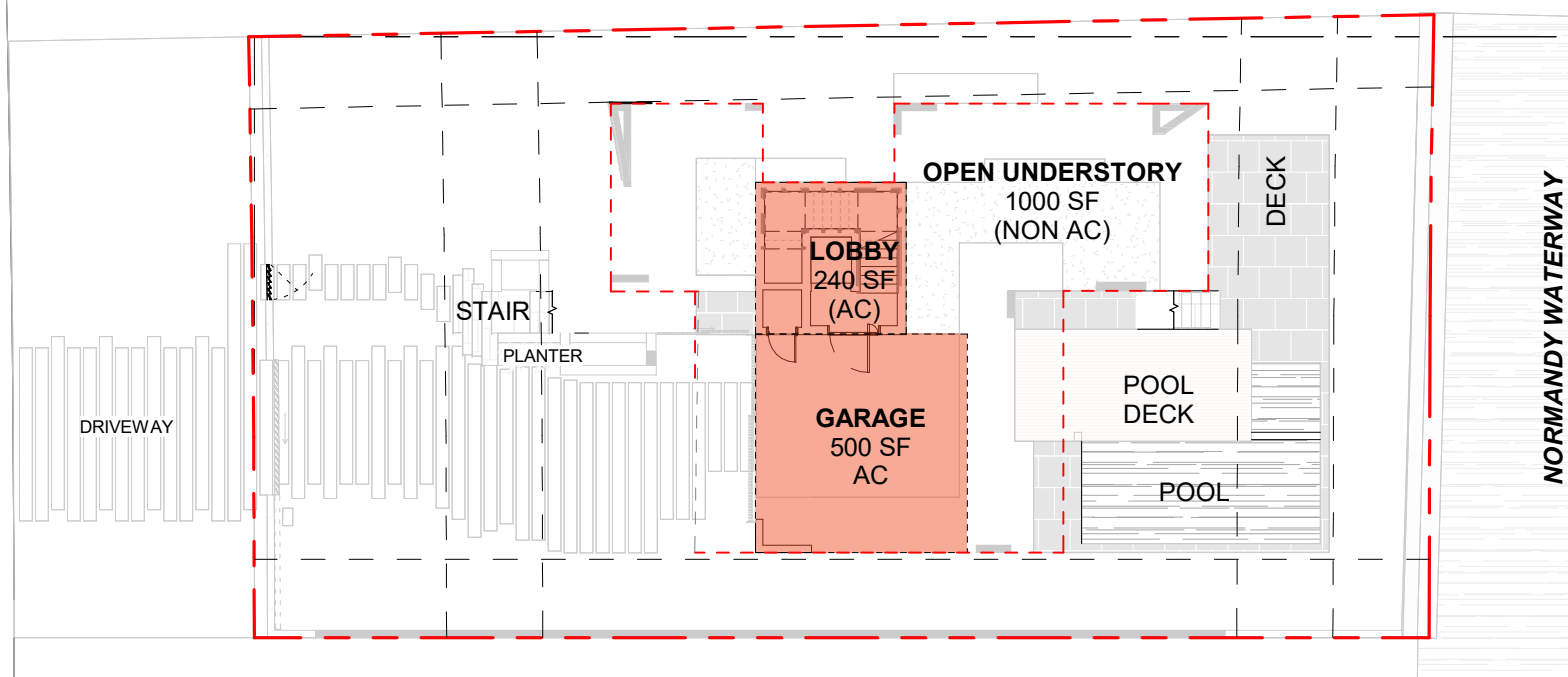
1 KEY PLAN
1" = 60'-0"



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

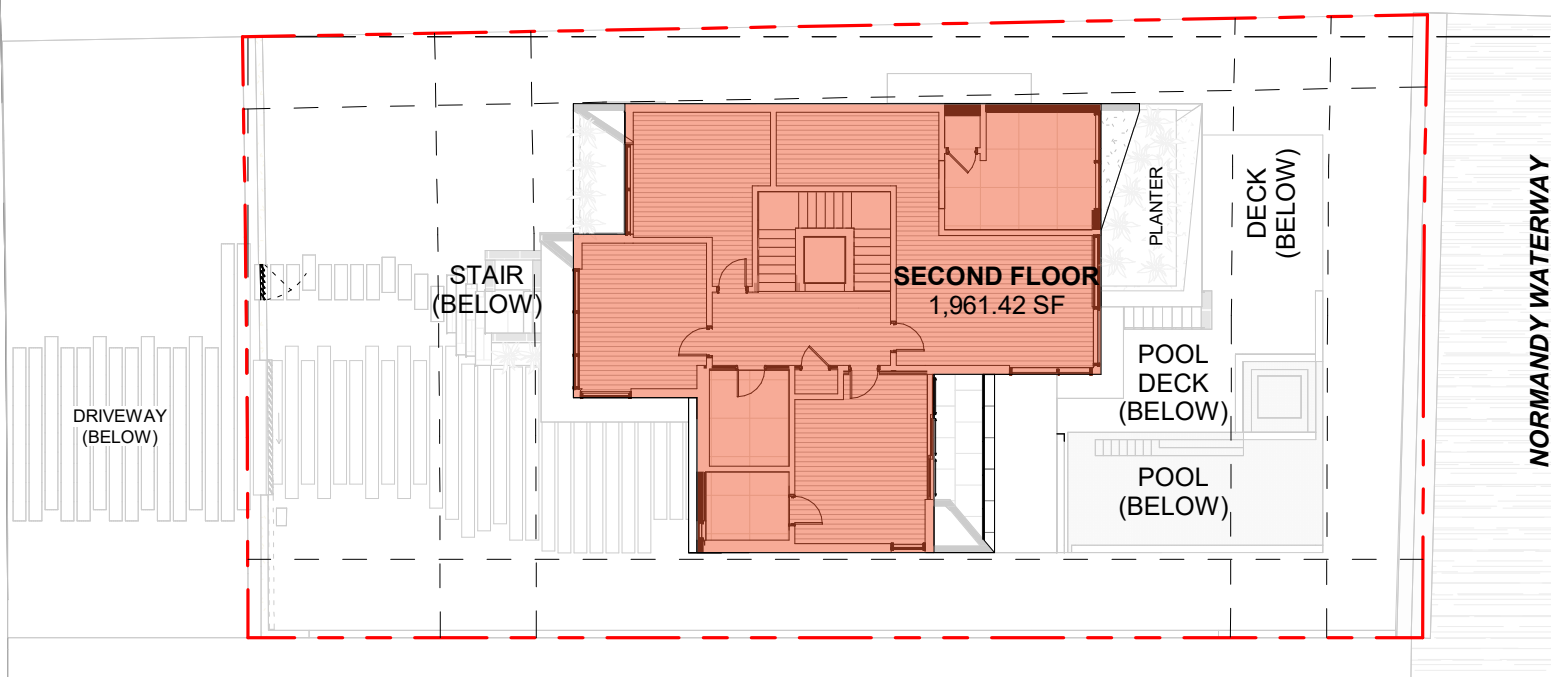


MARSEILLE DRIVE



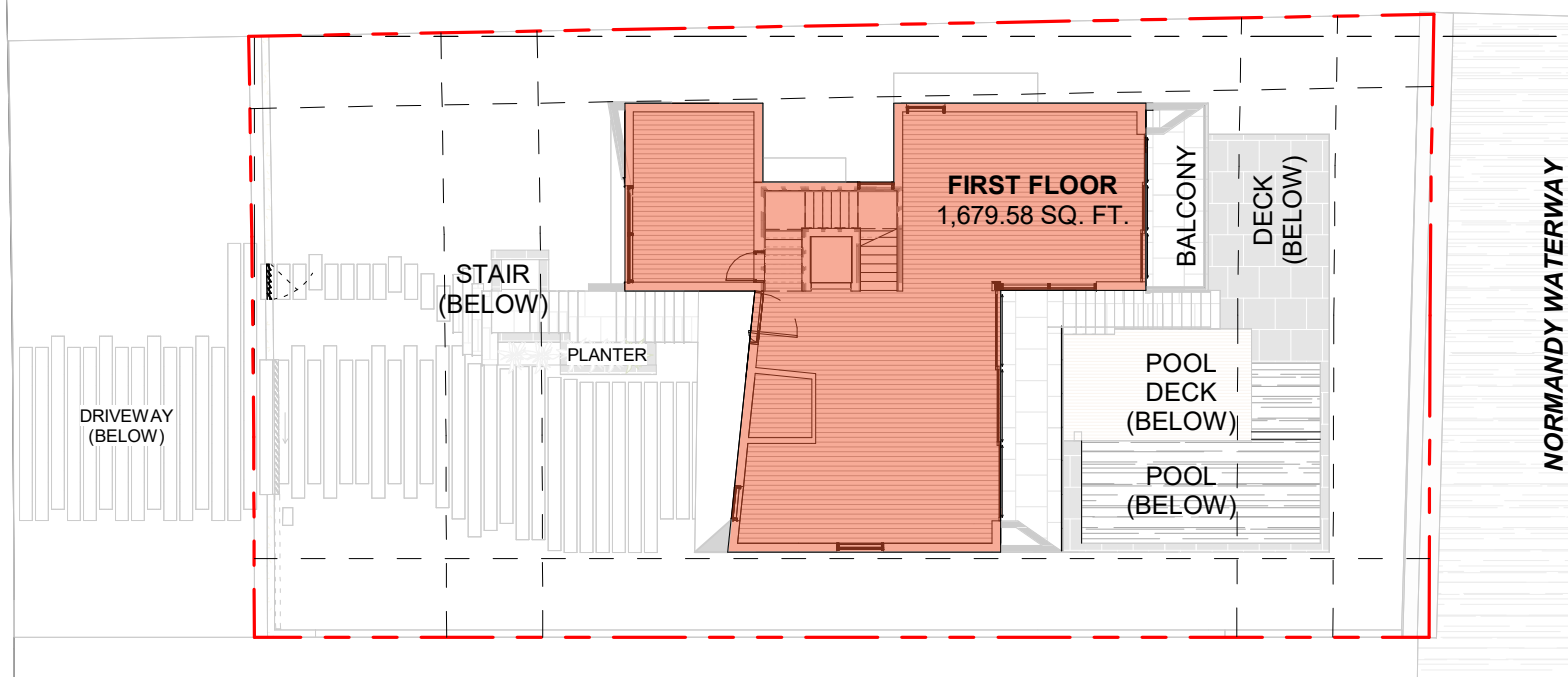
1 UNDERGROUND - PROPOSED UNIT SIZE
1" = 20'-0"

MARSEILLE DRIVE



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

MARSEILLE DRIVE



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

NORMANDY WATERWAY

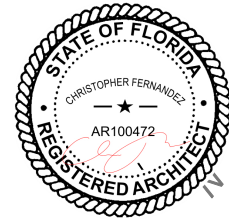
ENCLOSED UNDERSTORY AREA	
LOT	7,798.79.00 SF
ALLOWED	$7,798.79 * 5 \% = 389 \text{ SF (5\%)}$
PROPOSED UNDERSTORY	740.00 SF
GARAGE REDUCTION	-500.00 SF
TOTAL	240 SF (3.07 %)

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

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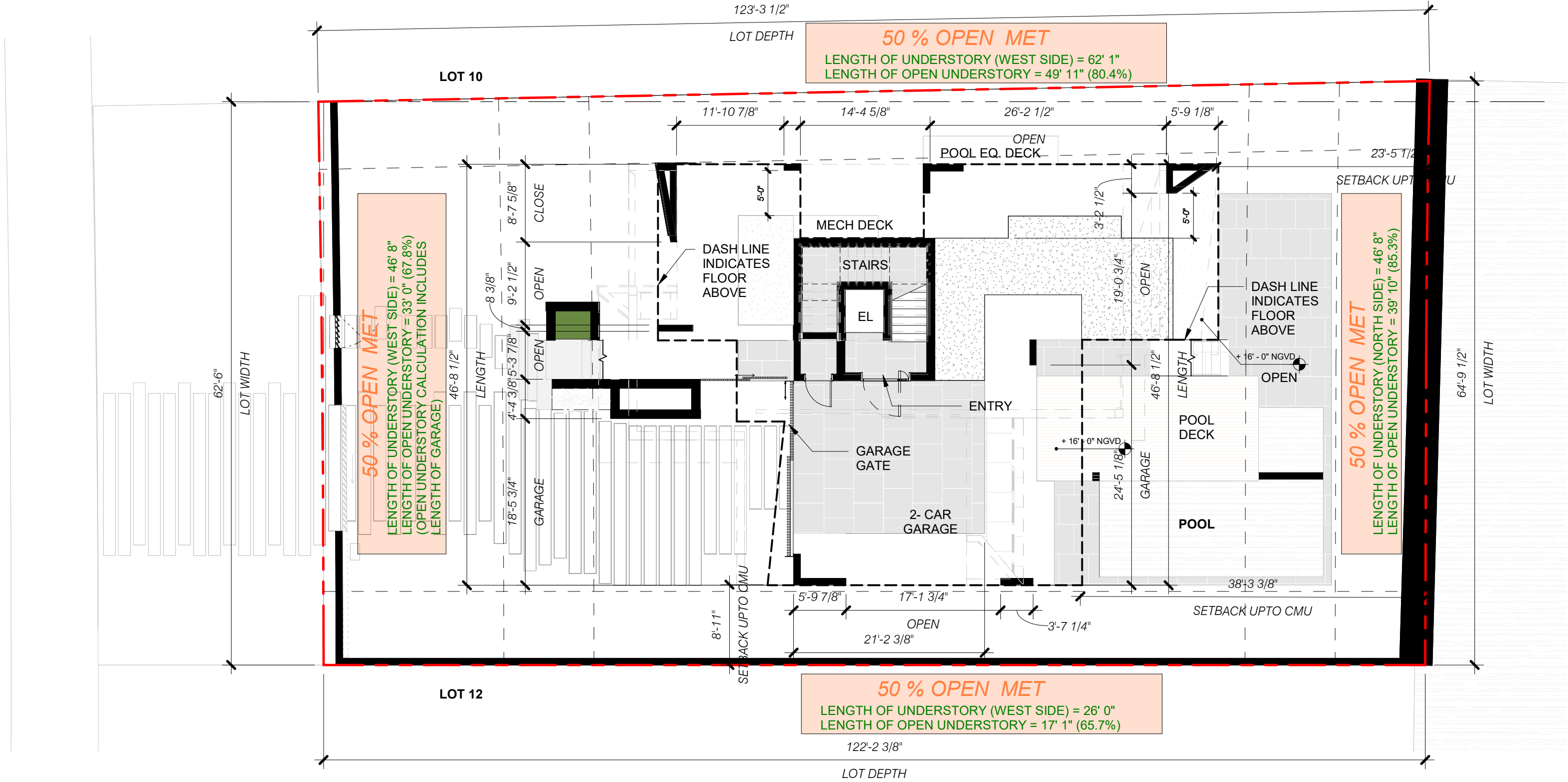
PROPOSED UNIT DIAGRAM

As indicated

03-09-2025

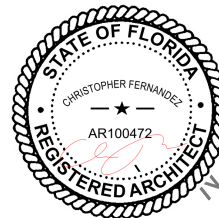
DRB_A0.15

MARSEILLE DR.



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CFZ DESIGN



UNDERSTORY DIAGRAM

3/32" = 1'-0"

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