

REQ. SUM OF YARD 25% OF LOT WIDTH = 62'-6" X 25% = 15' - 7 1/2"  
 PROPOSED SUM OF YARD = 16' - 6 7/8"

SUM OF SETBACKS 25% OF LOT WIDTH = 15' - 7.5"  
 MIN. SIDE SETBACK 10% = 6'-3"

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 24-1057

CFZ DESIGN



SITE PLAN

3/32" = 1'-0"

03-09-2025

DRB\_A1.1



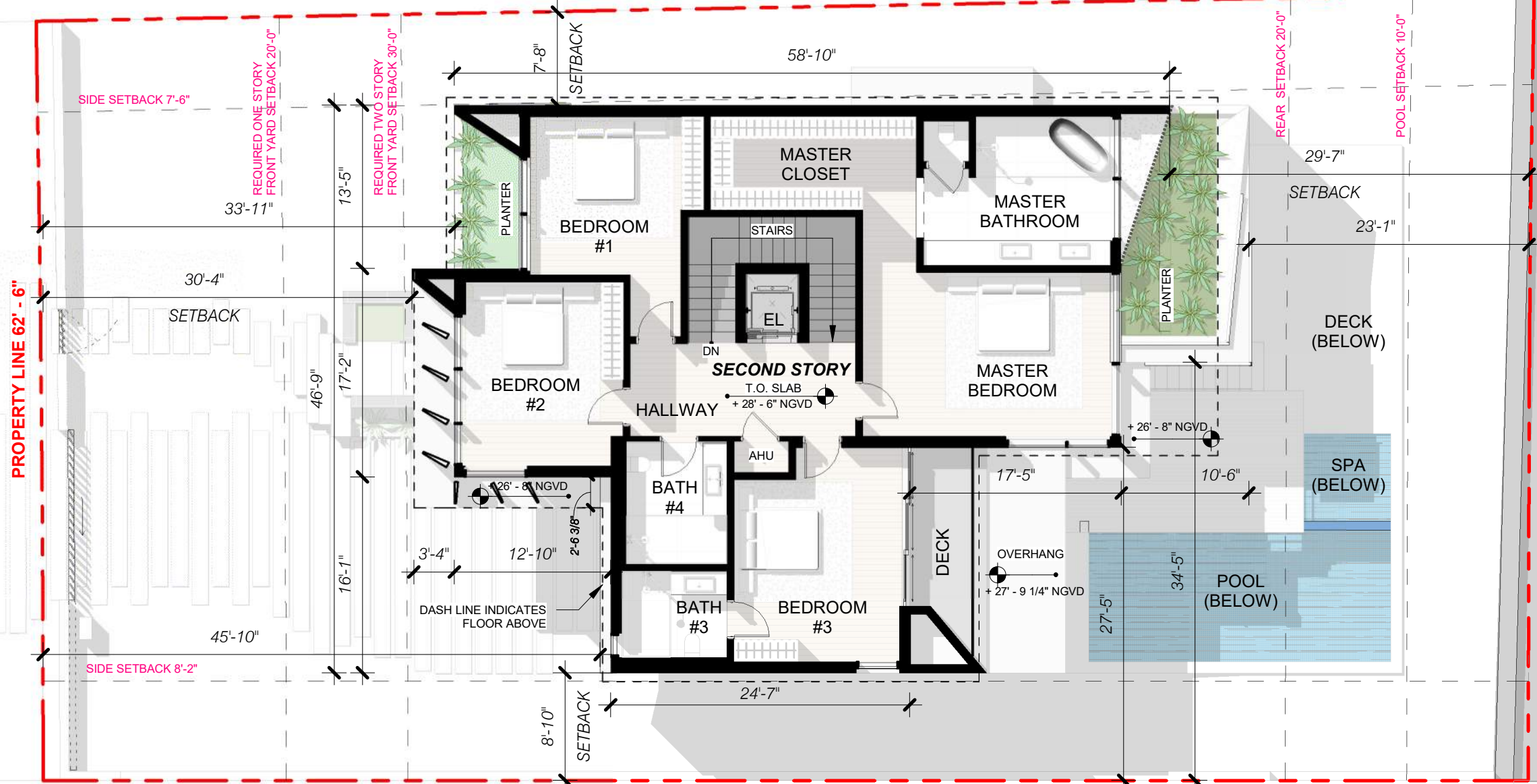


MARSEILLE DR.

(70'-0" RIGHT OF WAY)

LOT 10

PROPERTY LINE 123' - 3 1/2"



LOT 12

PROPERTY LINE 122' - 2 1/2"

PROPERTY LINE 33' - 5 1/2"

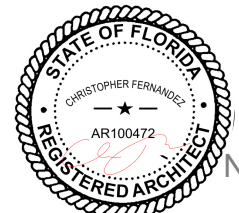
NORMANDY WATERWAY

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

MARSEILLE DR.

(70'-0" RIGHT OF WAY)

LOT 10

54'-10" PROPERTY LINE 123' - 3 1/2"

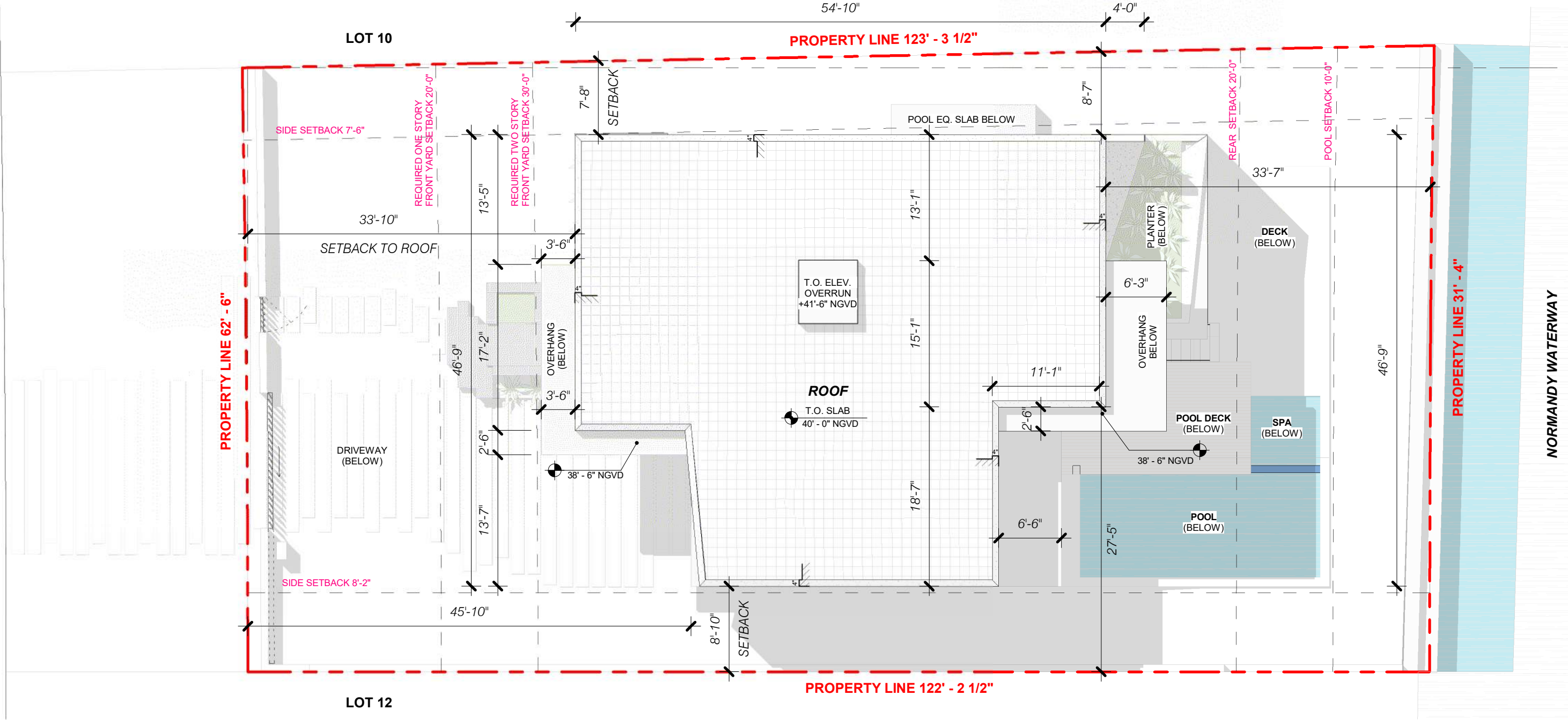
PROPERTY LINE 62' - 6"

PROPERTY LINE 31' - 4"

LOT 12

PROPERTY LINE 122' - 2 1/2"

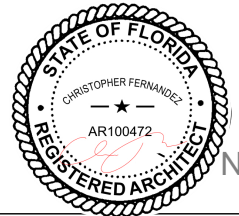
NORMANDY WATERWAY



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

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CFZ DESIGN



ROOF PLAN

3/32" = 1'-0"

03-09-2025

DRB\_A1.5



PROPERTY LINE

SETBACK LINE

SETBACK LINE



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

T.O. ROOF	TOS.	33'-6"
	NGVD	40'-0"
LEVEL 2 T.O.S.	TOS.	22'-0"
	NGVD	28'-6"
LEVEL 1 T.O.S.	TOS.	9'-6"
	NGVD	16'-0"
FREEBOARD	TOS.	6'-6"
	NGVD	13'-0"
B.F.E.	TOS.	1'-6"
	NGVD	8'-0"
UNDERSTORY LEVEL	TOS.	0'-0"
	NGVD	6'-6"
DRIVEWAY	TOS.	-0'-6"
	NGVD	6'-0"
F.C.O.R.	TOS.	-0'-6 1/2"
	NGVD	5'-11 1/2"
CMB GRADE	TOS.	-2'-10 5/16"
	NGVD	3'-7 11/16"



GLASS & RAILING  
GL1



F1



F2



ST2



PS1



PS2



LOUVERS & GATES  
MTL 1



WINDOW FRAMES  
MTL 2

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CFZ DESIGN



ELEVATIONS NORTH WITH  
LANDSCAPE









03-09-2025

DRB\_A1.6b



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

T.O. ROOF	TOS.	33' - 6"
	NGVD	40' - 0"
LEVEL 2 T.O.S.	TOS.	22' - 0"
	NGVD	28' - 6"
LEVEL 1 T.O.S.	TOS.	9' - 6"
	NGVD	16' - 0"
FREEBOARD	TOS.	6' - 6"
	NGVD	13' - 0"
D.F.E.	TOS.	2' - 6"
	NGVD	9' - 0"
B.F.E.	TOS.	1' - 6"
	NGVD	8' - 0"
UNDERSTORY LEVEL	TOS.	0' - 0"
	NGVD	6' - 6"
DRIVEWAY	TOS.	-0' - 6"
	NGVD	6' - 0"
F.C.O.R.	TOS.	-0' - 6 1/2"
	NGVD	5' - 11 1/2"
CMB GRADE	TOS.	-2' - 10 5/16"
	NGVD	3' - 7 11/16"

							
GLASS & RAILING GL1	F1	OAK F2	LIGHT CREAM / BEIGE FLOOR PÁVER ST2	BEIGE PLASTER / STUCCO PS1	STUCCO WHITE PS2	BRONZE LOUVERS & GATES MTL 1	WINDOW FRAMES MTL 2

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**CFZ DESIGN**



ELEVATIONS SOUTH

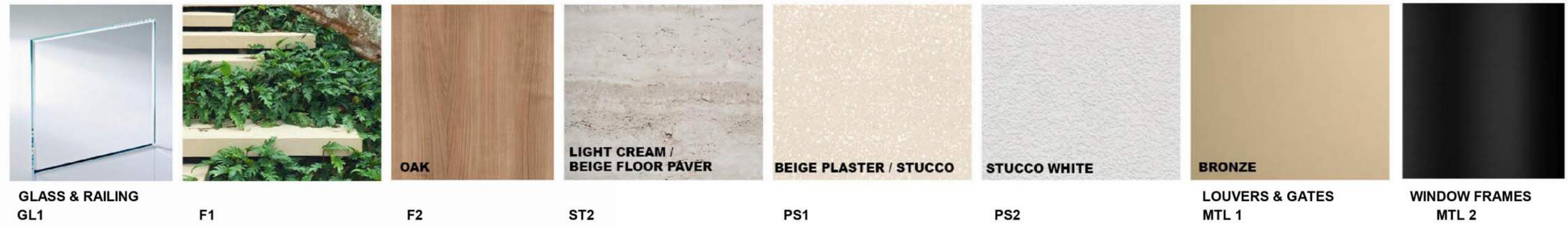
03-09-2025

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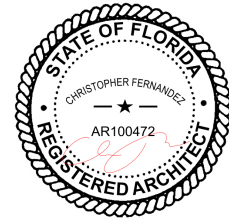
T.O. ROOF	TOS.	33' - 6"
	NGVD	40' - 0"
LEVEL 2 T.O.S.	TOS.	22' - 0"
	NGVD	28' - 6"
LEVEL 1 T.O.S.	TOS.	9' - 6"
	NGVD	16' - 0"
FREEBOARD	TOS.	6' - 6"
	NGVD	13' - 0"
D.F.E.	TOS.	2' - 6"
	NGVD	9' - 0"
B.F.E.	TOS.	1' - 6"
	NGVD	8' - 0"
UNDERSTORY LEVEL	TOS.	0' - 0"
	NGVD	6' - 6"
DRIVEWAY	TOS.	-0' - 6"
	NGVD	6' - 0"
F.C.O.R.	TOS.	-0' - 6 1/2"
	NGVD	5' - 11 1/2"
CMB GRADE	TOS.	-2' - 10 5/16"
	NGVD	3' - 7 11/16"

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



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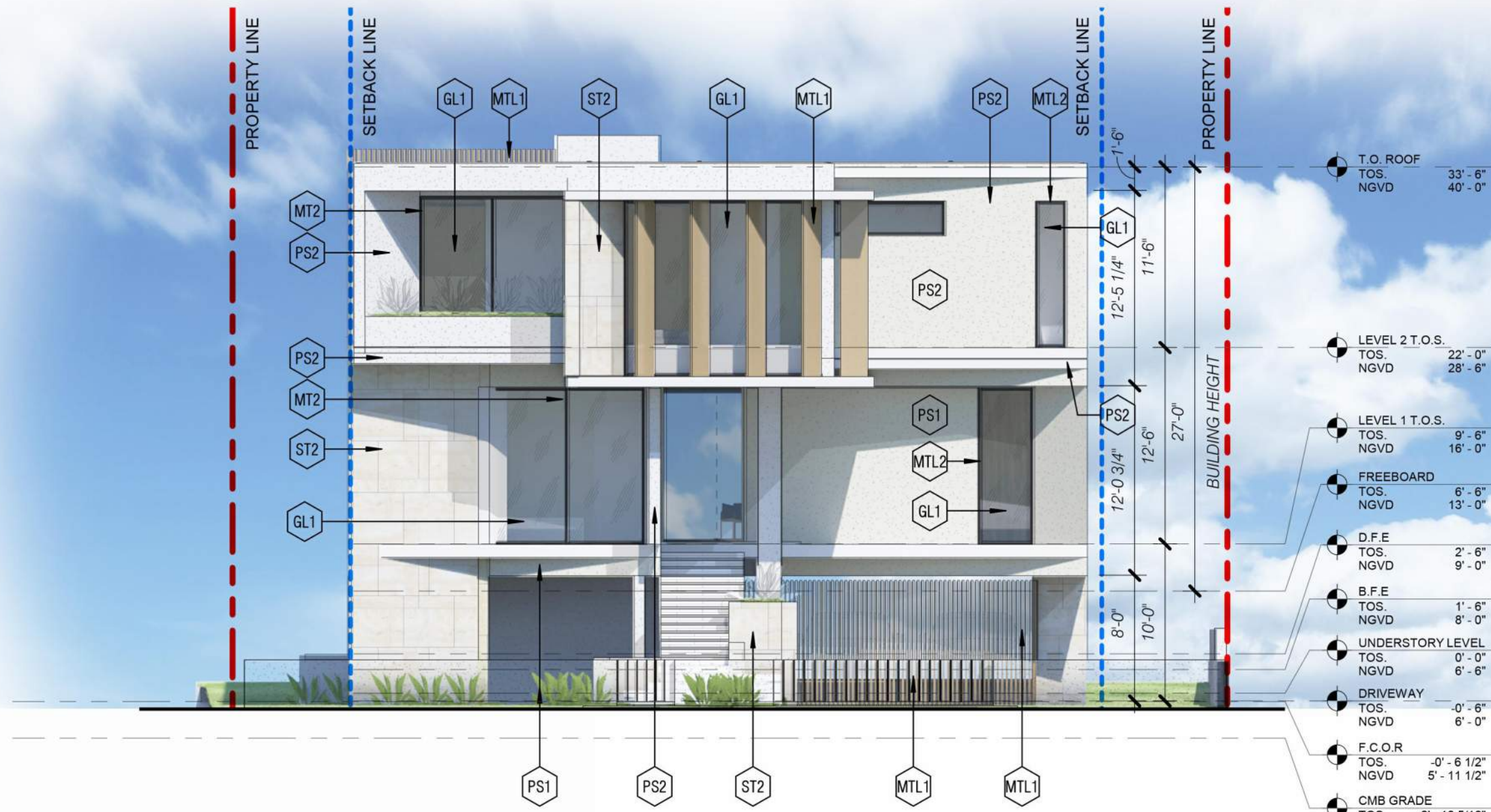
**CFZ DESIGN**



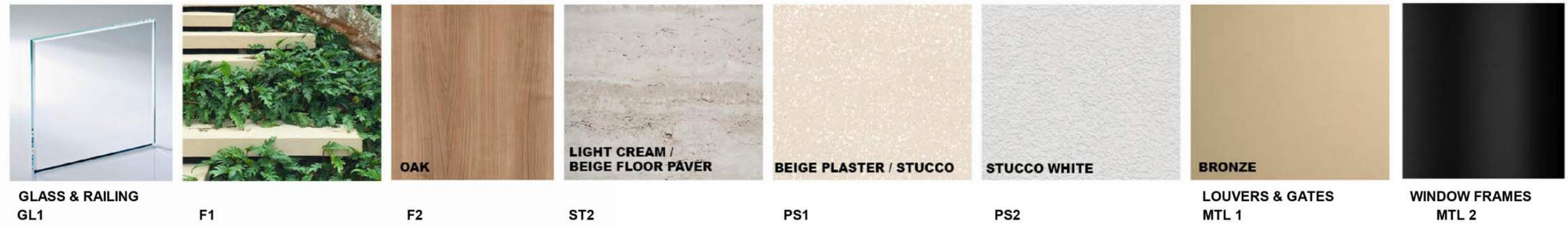
ELEVATIONS SOUTH WITH LANDSCAPE

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**1 EAST ELEVATION**  
1/8" = 1'-0"



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