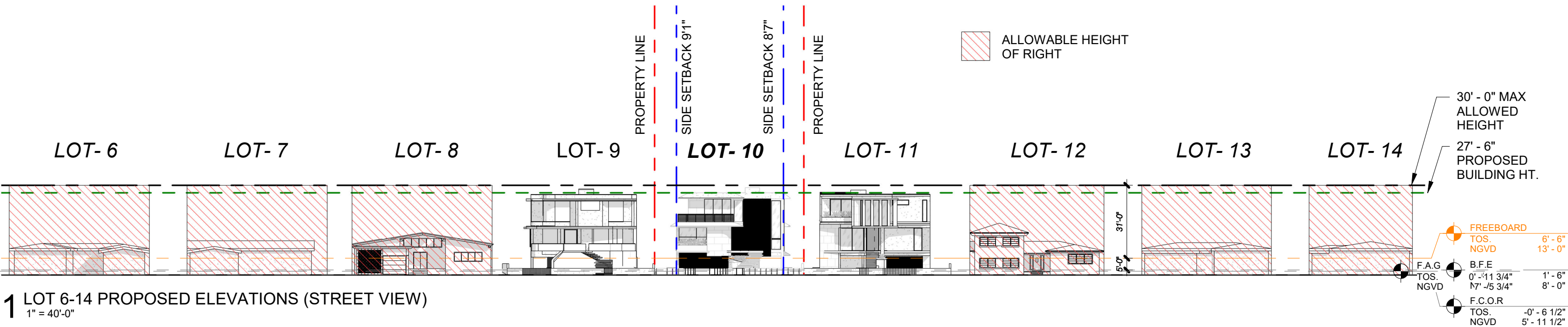
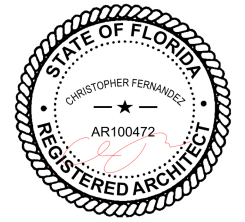


1415 MARSEILLE DRIVE | FINAL SUBMITTAL DRB File No. 24-1058



SECTION DIAGRAM
FREEBOARD

As indicated

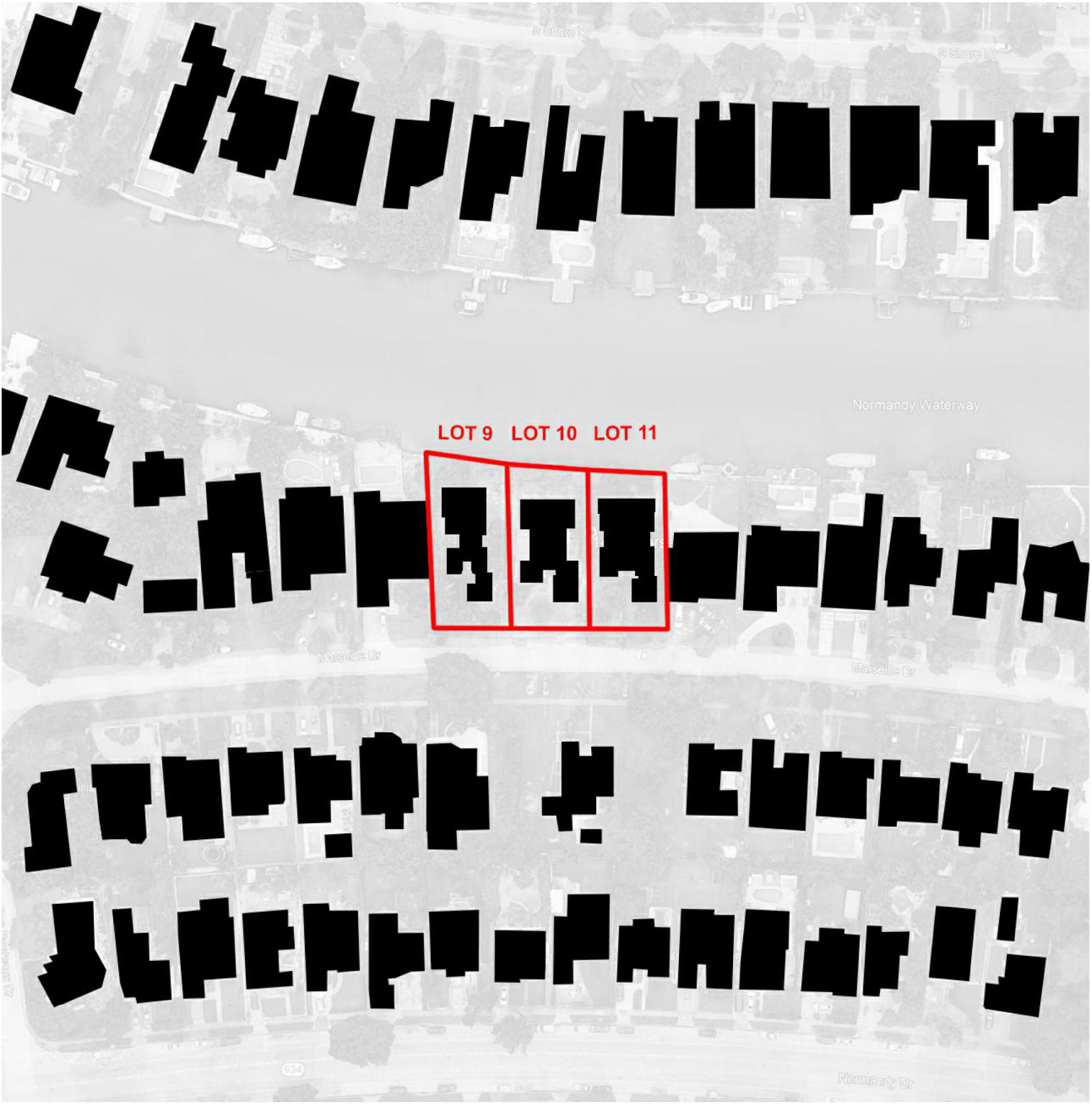
03.09.2025

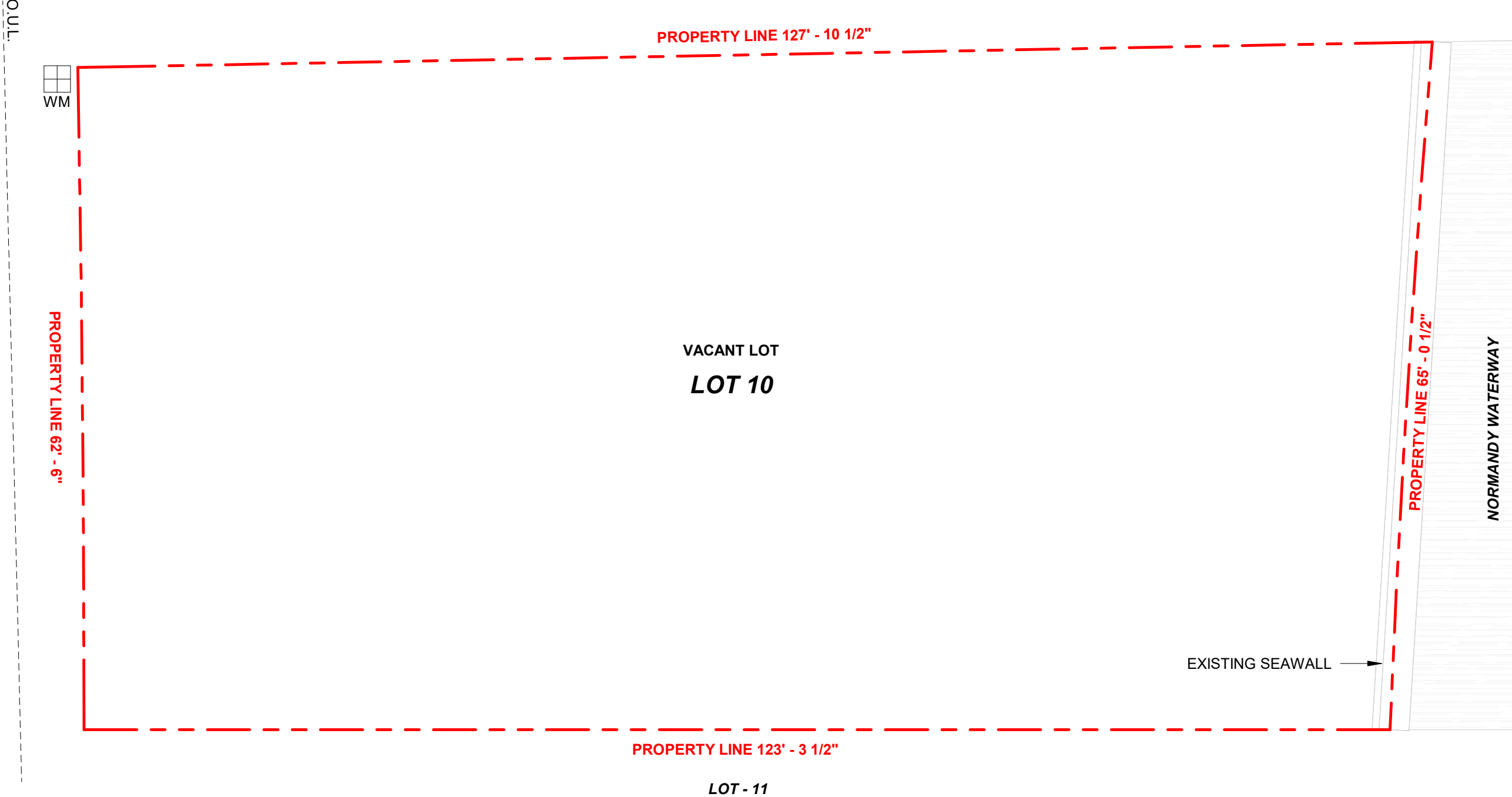
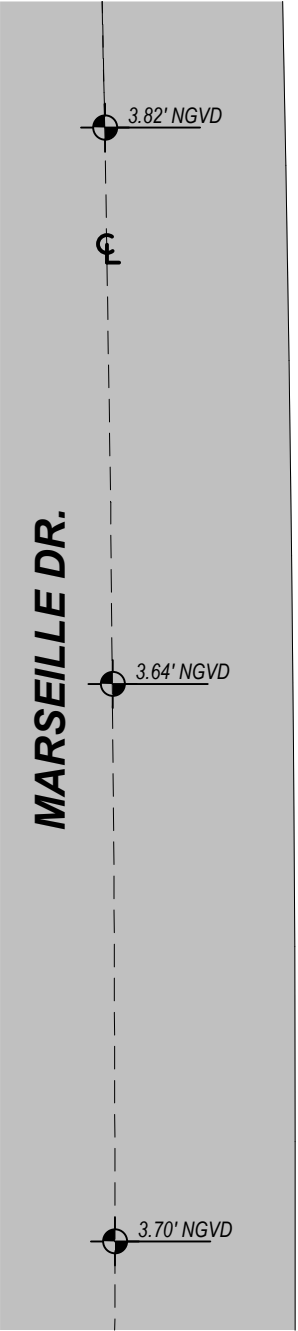
DRB_A0.09a

PROPOSED LOT COVERAGE



PREVIOUS APPROVED LOT COVERAGE





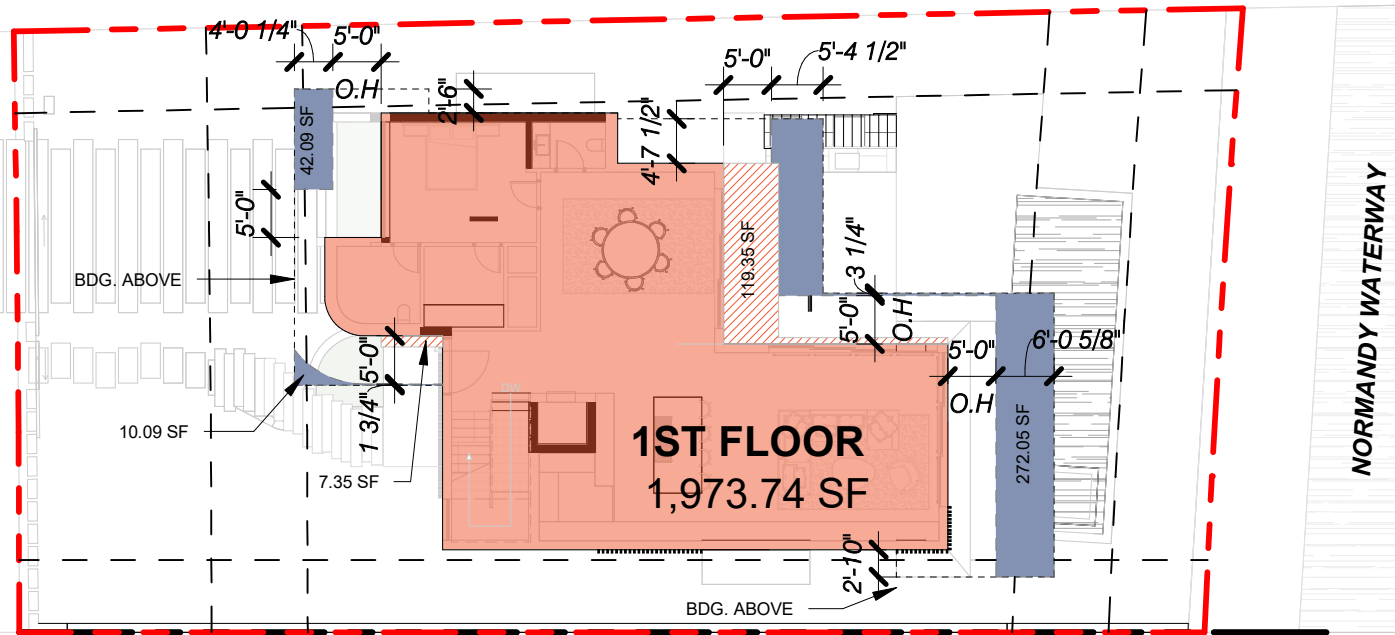
1 EXISTING LOT COVERAGE
3/32" = 1'-0"

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

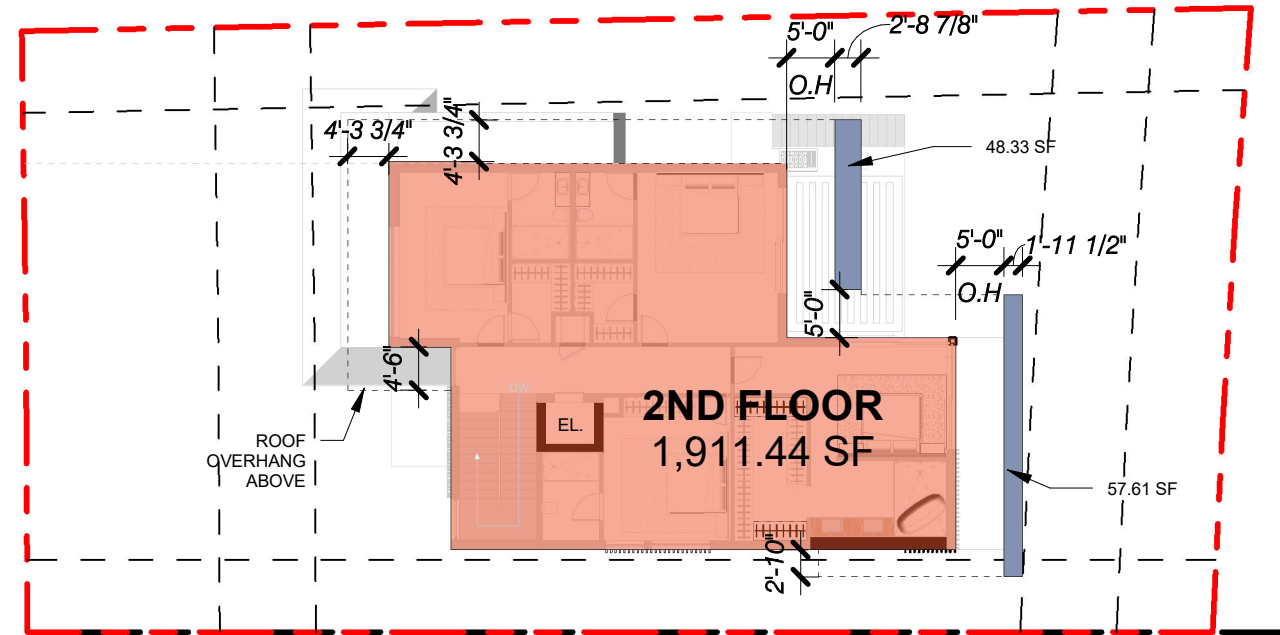


EXISTING / DEMO LOT
COVERAGE

MARSEILLE DR.

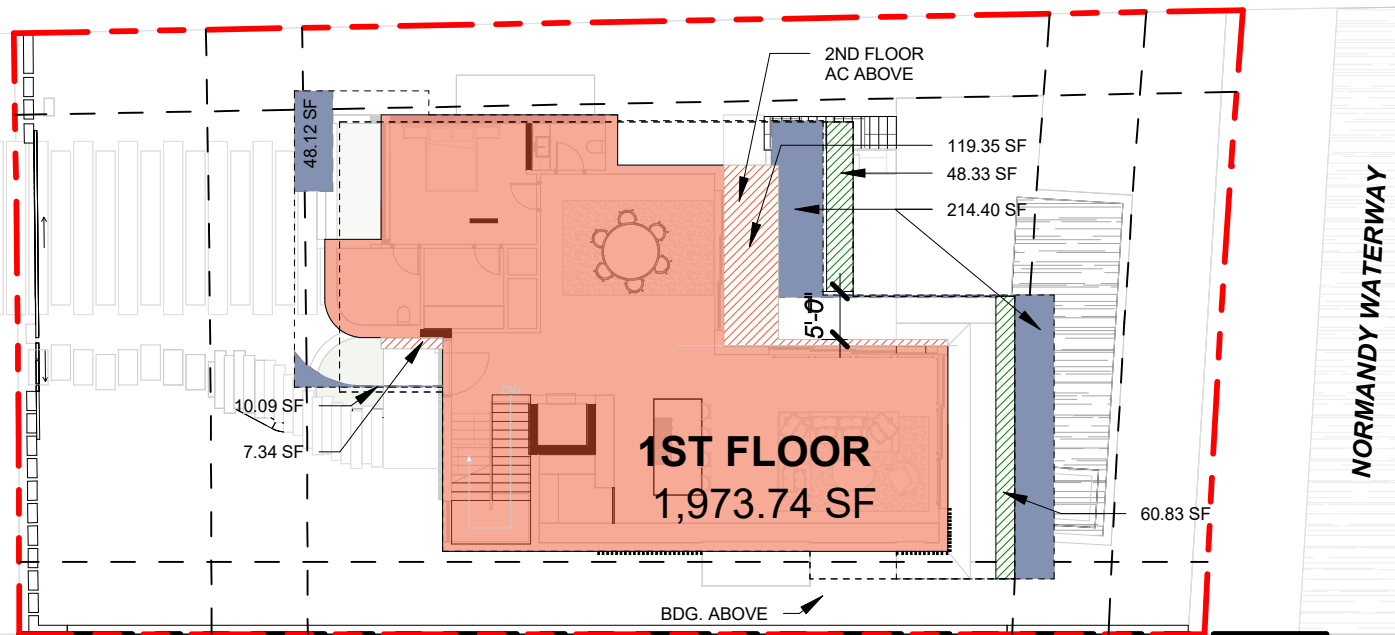


1 PROPOSED LOT COVERAGE - LEVEL 1
1" = 20'-0"



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

MARSEILLE DR.



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

PROPOSED LOT COVERAGE

LOT SIZE	7,976.98 SF
ALLOWED = 30% OF LOT	2,393.09 SF
2ND FLOOR ROOF OVERHANG	105.94 SF
1ST FLOOR AC	1,973.74 SF
2ND FLR AC	126.69 SF
1ST FLR ROOF OVERHANG	266.62 SF
GARAGE REDUCTION	480.00 SF
PROPOSED LOT COVERAGE	(2,472.99 - 480) SF
	1,992.99 SF (24.98 %)



= AREA UNDER AC



= ROOF OVERHANG > 5'-0" PROJECTION



= AREA UNDER AC ABOVE



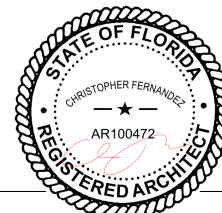
= 2ND FLOOR ROOF OVERHANG > 5'-0" PROJECTION



= GARAGE OVERHANG

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

CFZ DESIGN



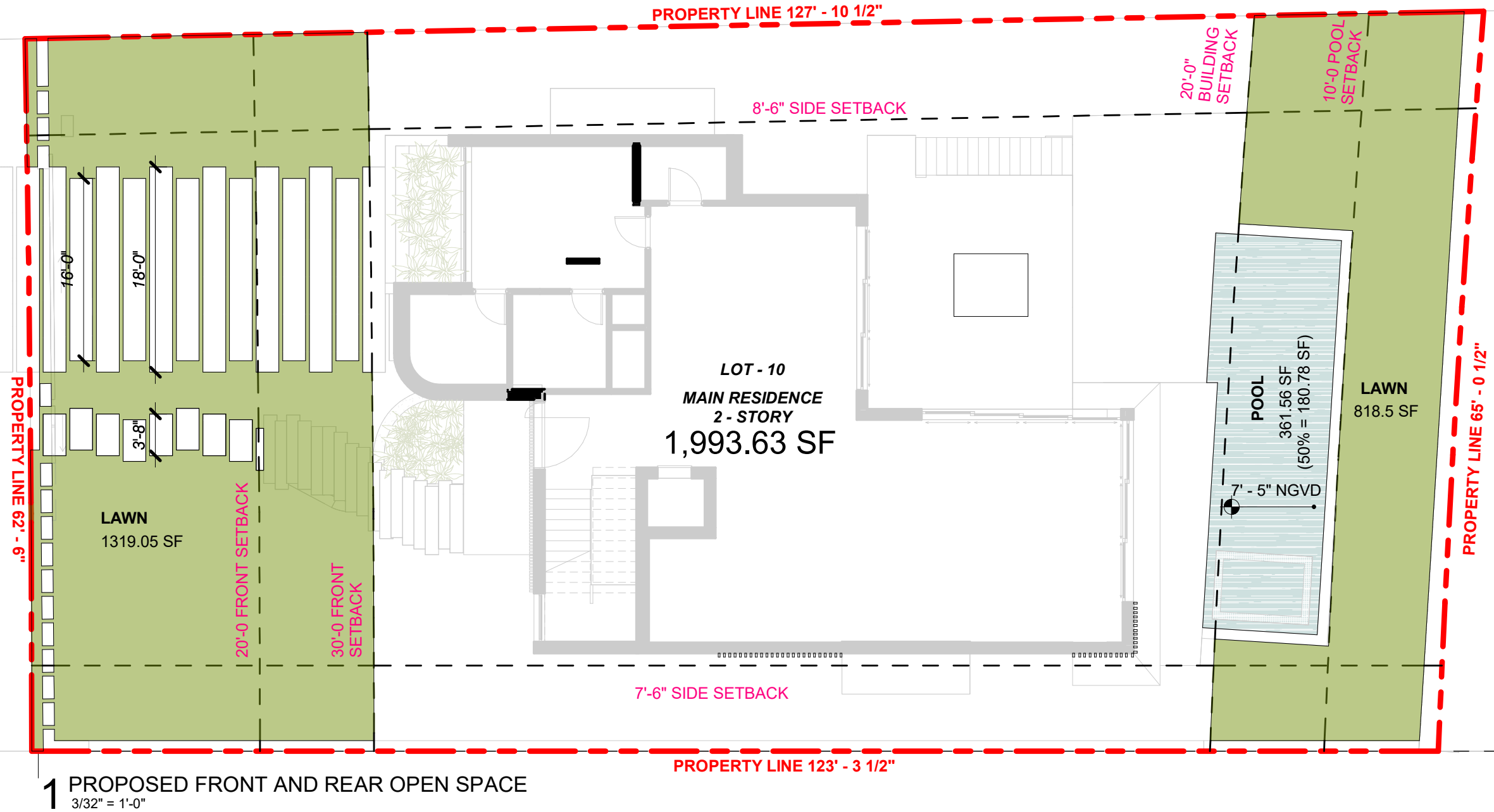
PROPOSED LOT COVERAGE

As indicated

03.09.2025

DRB_A0.10.b

MARSEILLE DR.



NORMANDY WATERWAY

1 PROPOSED FRONT AND REAR OPEN SPACE
3/32" = 1'-0"

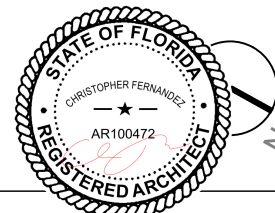
LOT 11 - FRONT AND REAR COVERAGE

FRONT YARD AREA:	1883.78 SF
MINIMUM REQUIRED OPEN SPACE:	1318.64 SF (70%)
PROPOSED OPEN SPACE: 	1319.05 SF (70.01%)

REAR YARD AREA:	1296.48 SF
MINIMUM REQUIRED OPEN SPACE:	907.53 SF (70%)
PROPOSED GREEN SPACE: 	818.54 SF
PROPOSED POOL @ 50% AREA:  (50% OF 361.56) SF = 180.78 SF	
TOTAL PROPOSED OPEN SPACE:	818.5 SF + 157 SF = 999.32 SF (77.07%)

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CFZ DESIGN

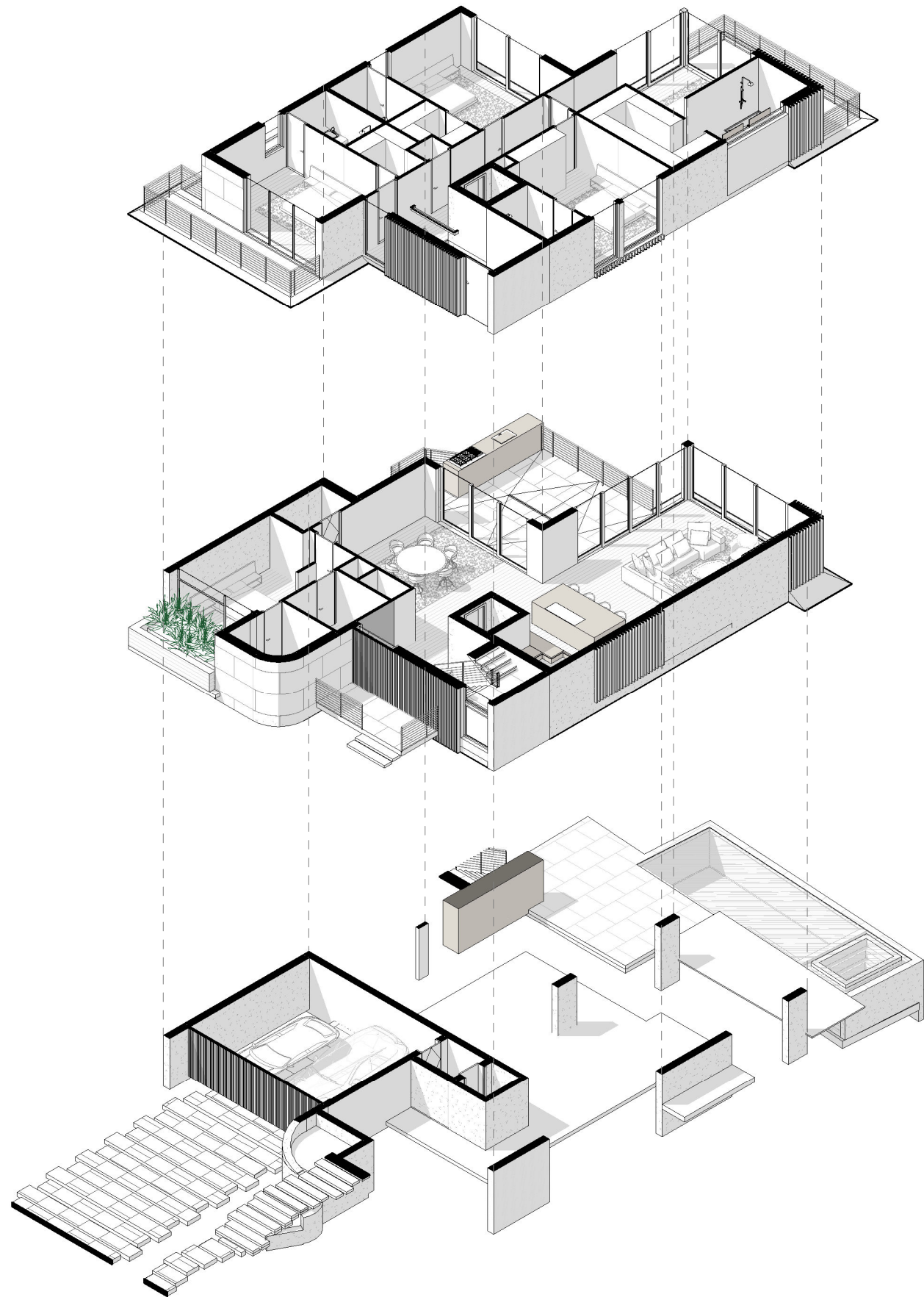


FRONT & REAR DIAGRAM

As indicated

03.09.2025

DRB_A0.11



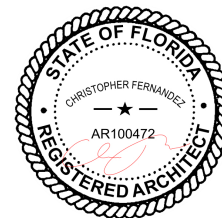
3 AXON EXPLODED SECOND FLOOR

2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

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

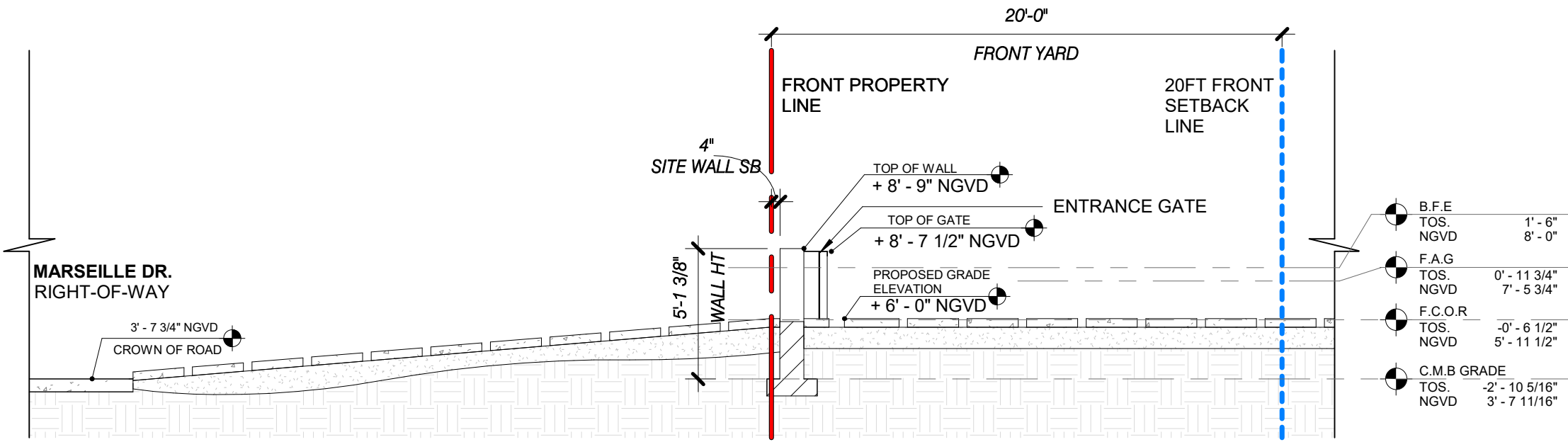
CFZ DESIGN



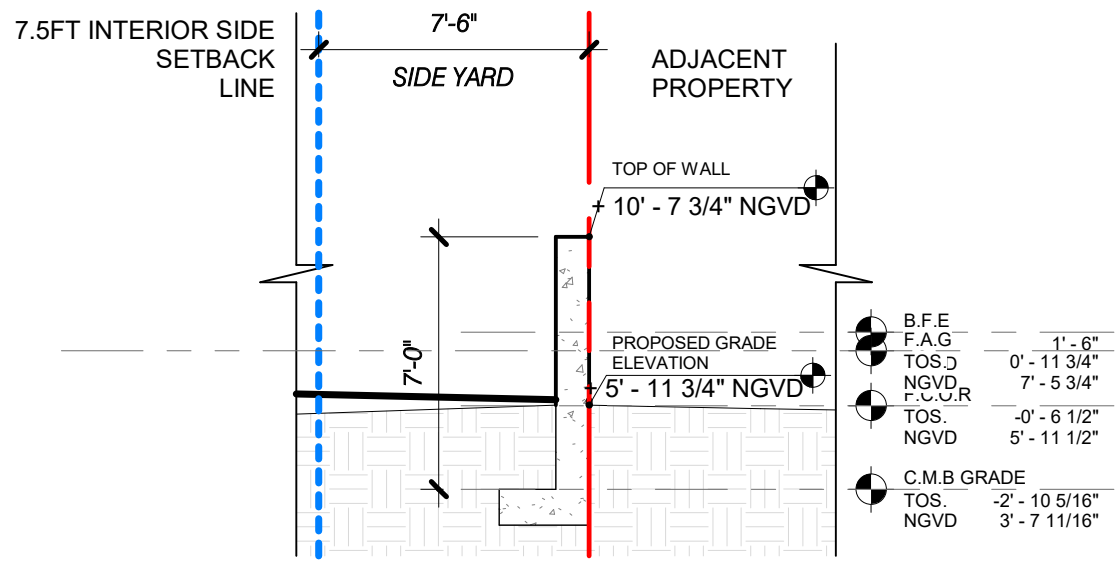
PROPOSED BUILDING -
AXON

03.09.2025

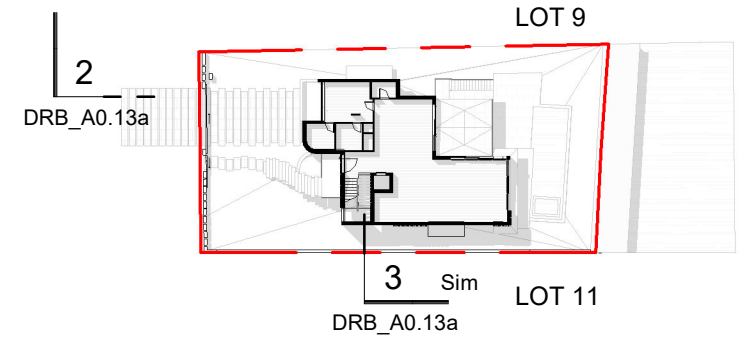
DRB_A0.12



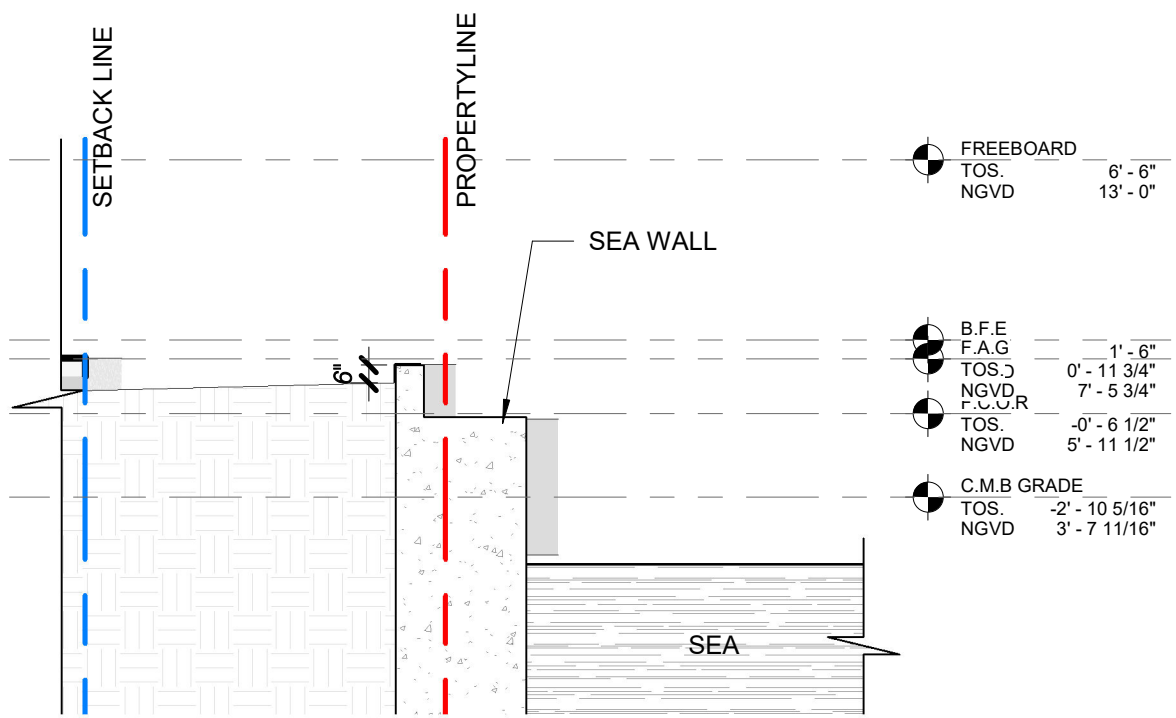
2 FRONT YARD SECTION
3/16" = 1'-0"



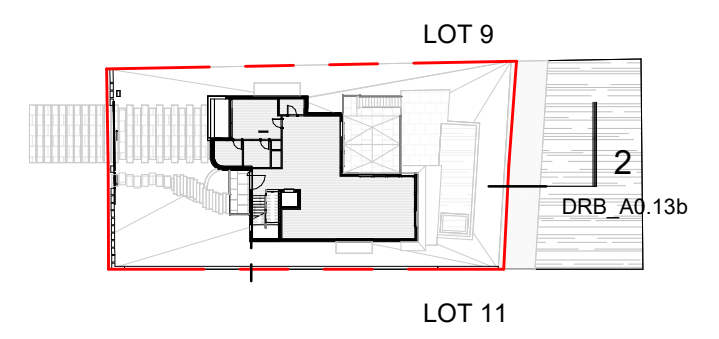
3 INTERIOR SIDE YARD SECTION 01
3/16" = 1'-0"



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

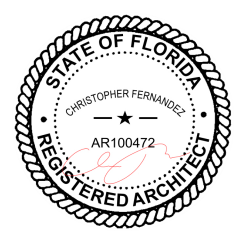


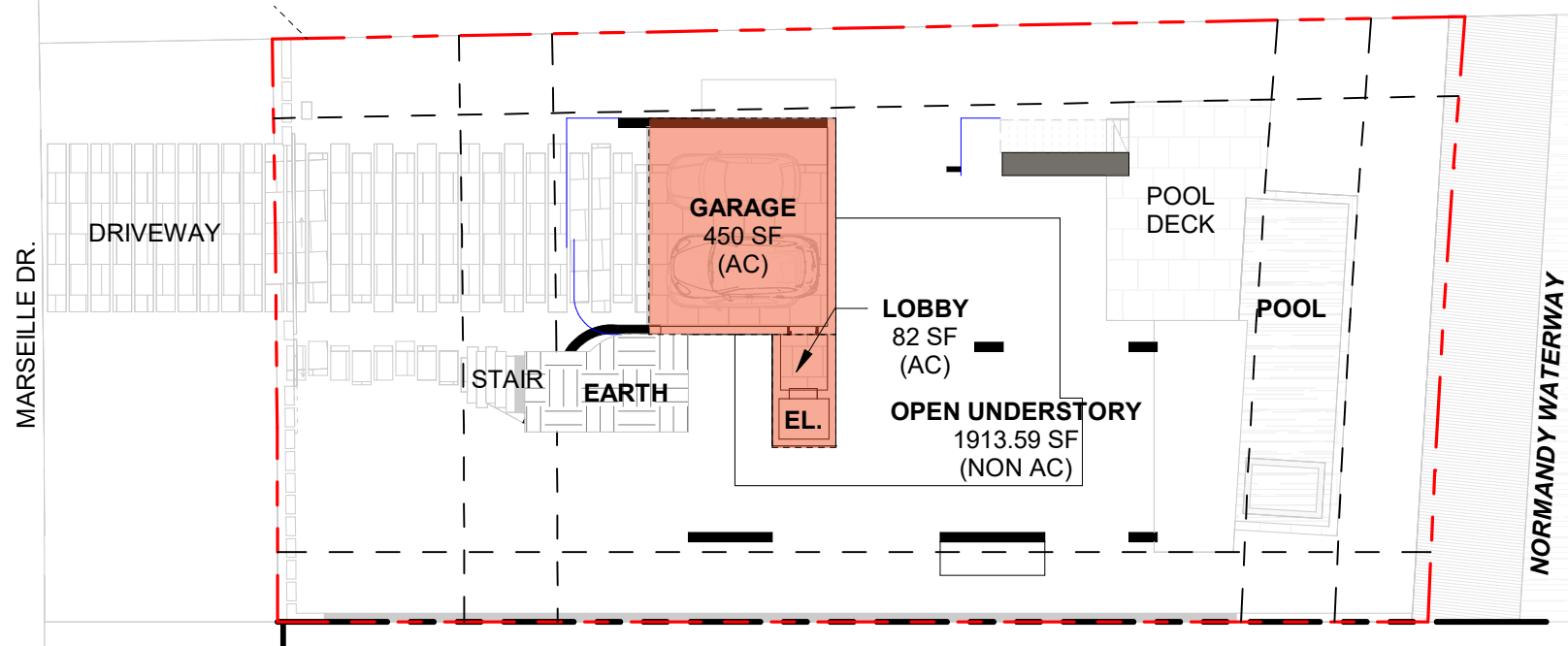
2 BACK YARD SECTION
3/16" = 1'-0"



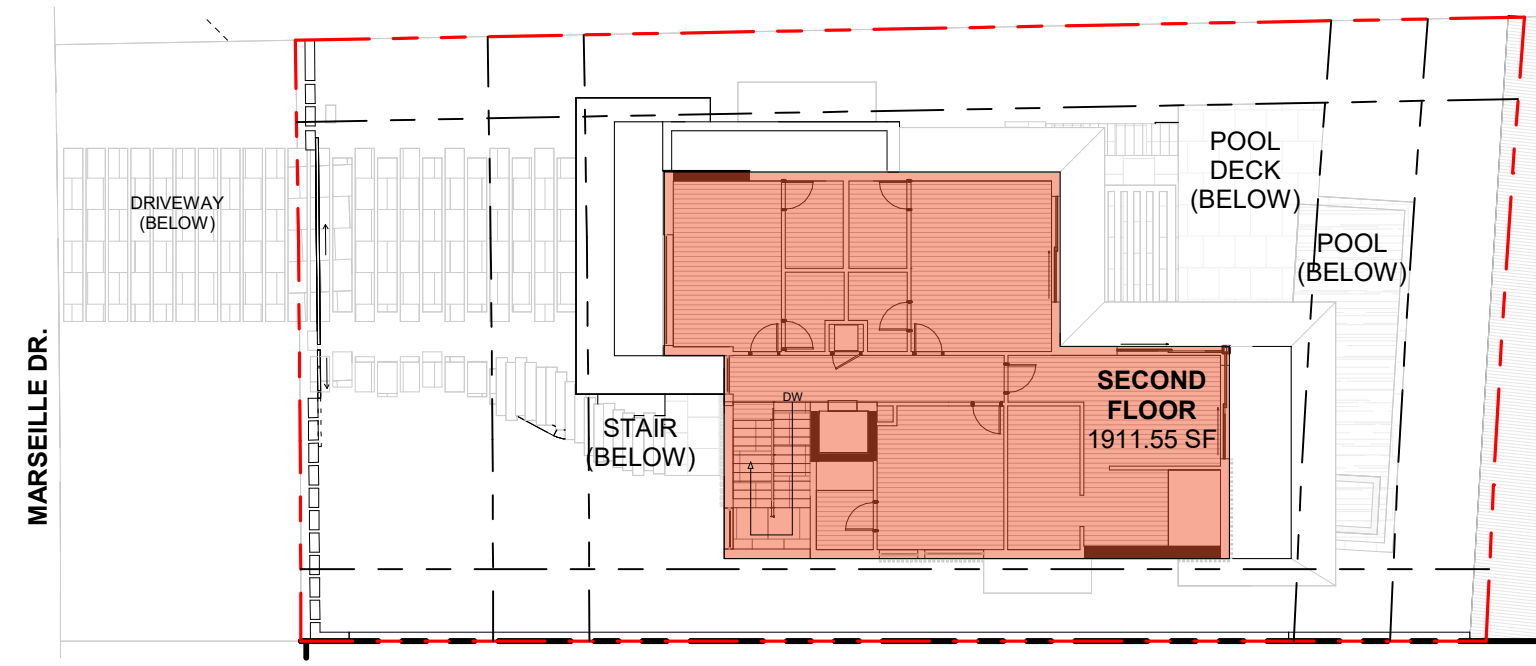
1 KEY_PLAN
1" = 60'-0"

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

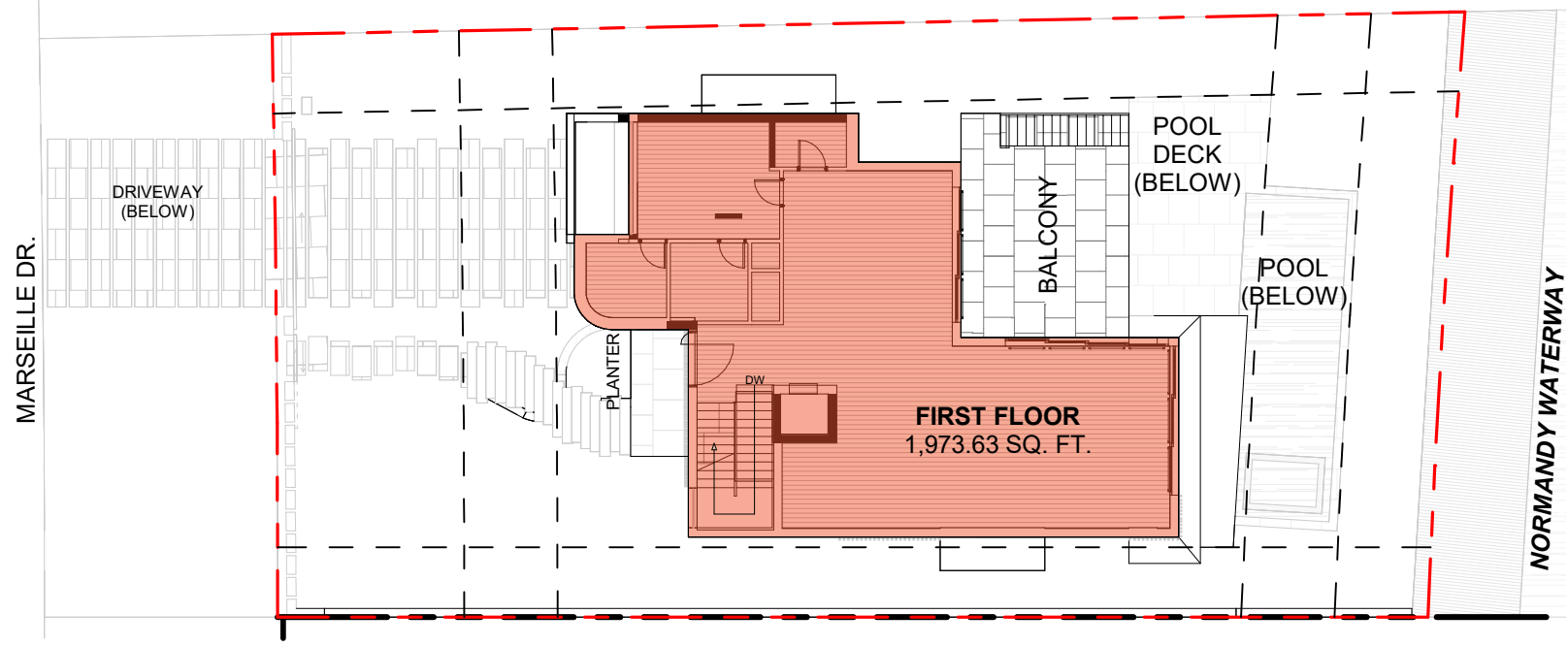




1 UNDERGROUND - UNIT SIZE
1" = 20'-0"



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



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

ENCLOSED UNDERSTORY AREA

LOT		7,976.98 SF
ALLOWED	$7,976.98 * 5 \% =$	398.84 SF (5%)
PROPOSED UNDERSTORY		532.00 SF
GARAGE REDUCTION		-450.00 SF
TOTAL		82 SF (1.00 %)

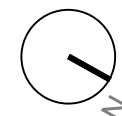
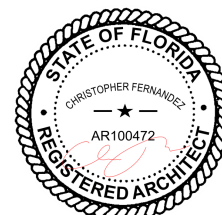
UNIT SIZE

LOT		7,976.98 SF
ALLOWED	$7,976.98 * 50 \% =$	3,988.49 SF
UNDERSTORY (AC)		532.00 SF
GARAGE REDUCTION		-450.00 SF
FIRST FLOOR		1,973.63 SF
SECOND FLOOR		1,911.55 SF
TOTAL		3,967.18 SF (49.73 %)

- 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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CFZ DESIGN

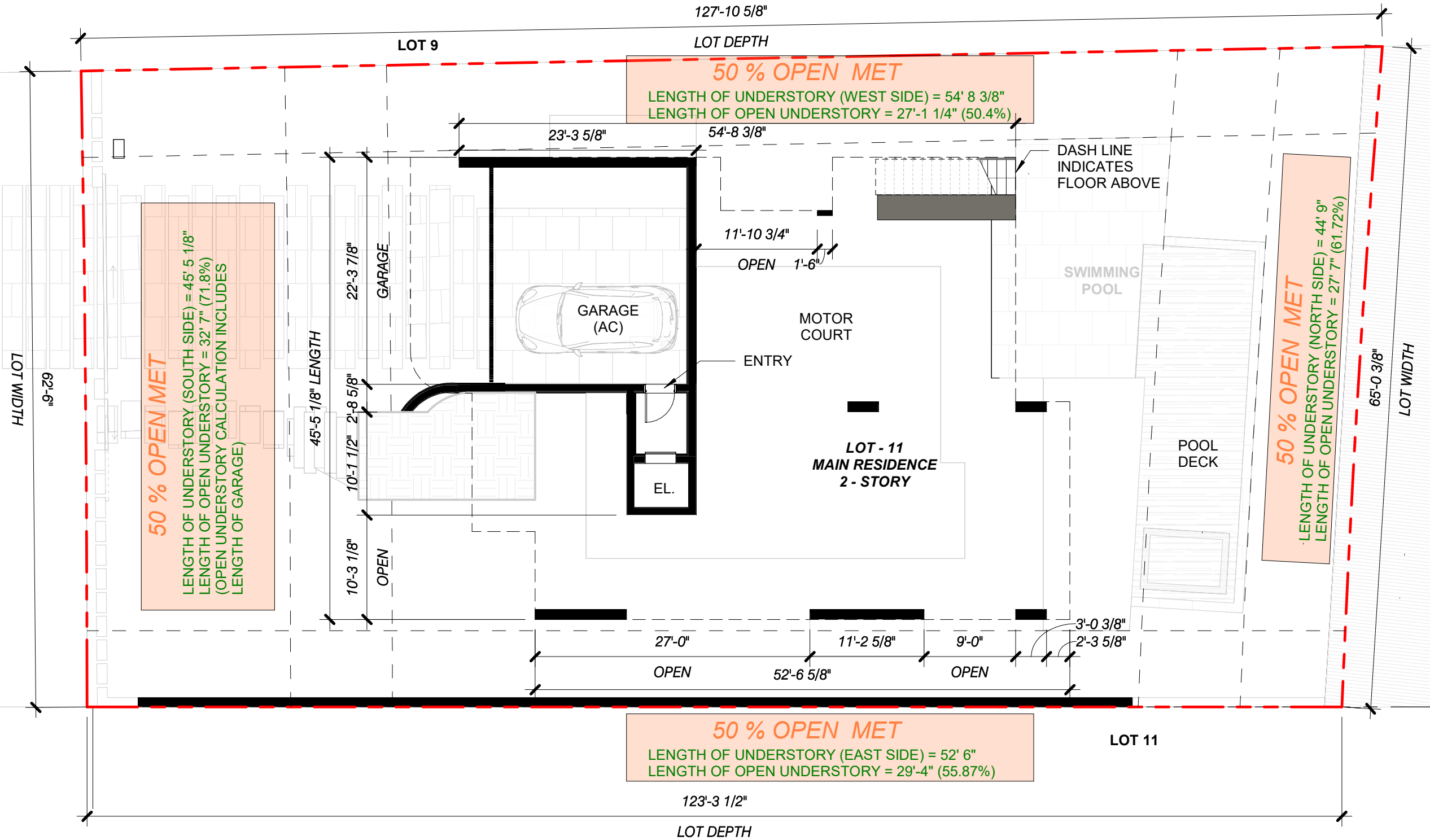


PROPOSED UNIT DIAGRAM

As indicated

03.09.2025

DRB_A0.15



1 UNDERSTORY DIAGRAM
3/32" = 1'-0"