

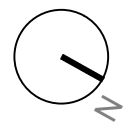
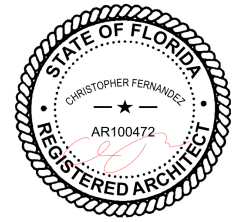
SUM OF SETBACKS: 25% OF LOT WIDTH = 15' - 11 1/4"
MIN. SIDE SETBACK FOR LOT GREATER THAN 60' IN WIDTH: 10% OF LOT WIDTH = 6'-4 1/2"

LOT 11

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

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CFZ DESIGN



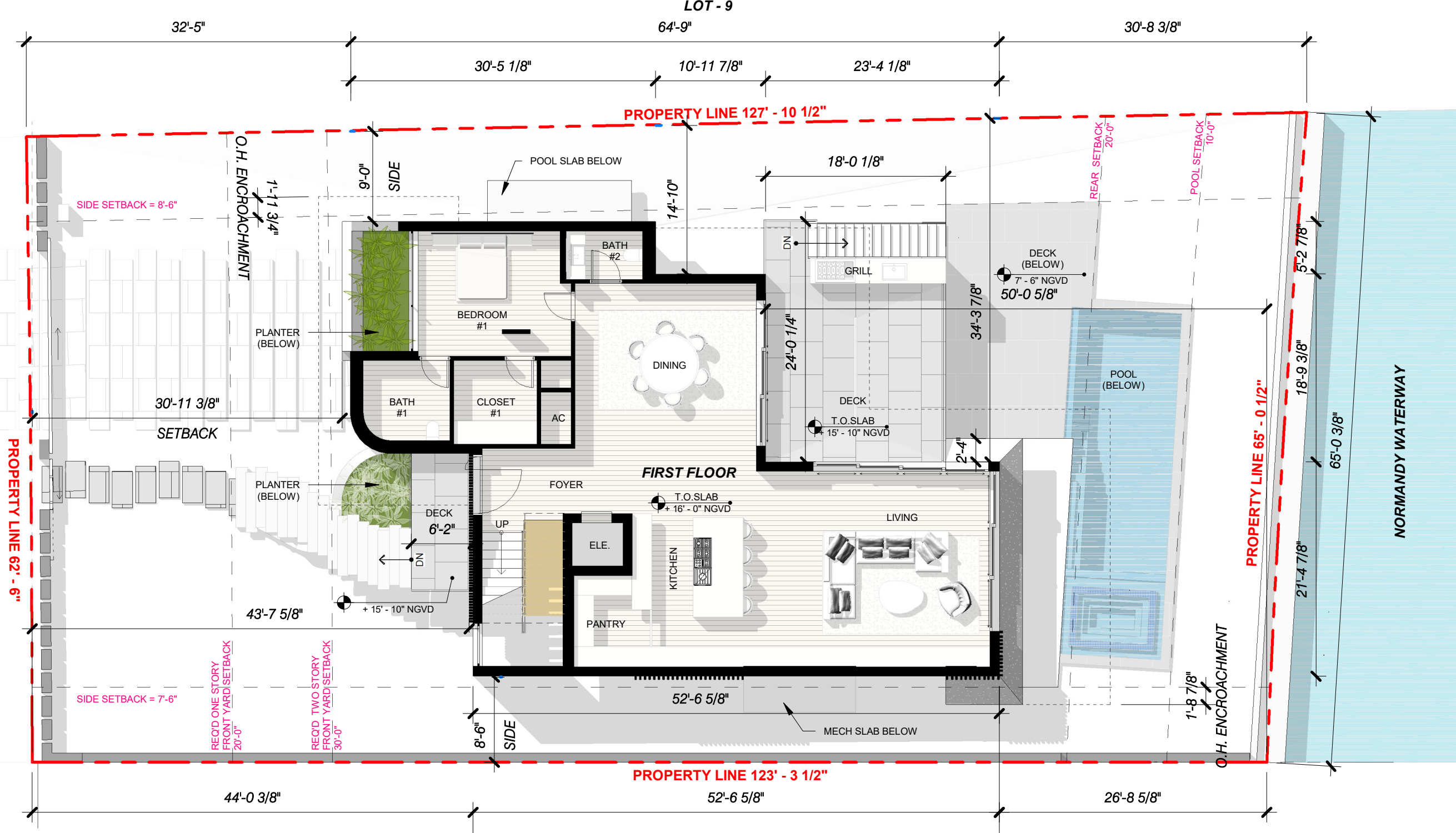
SITE PLAN

3/32" = 1'-0"

03.09.2025

DRB_A1.1

MARSEILLE DR.



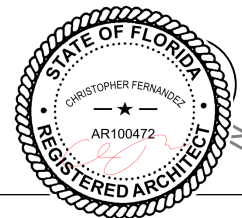
LOT - 11

GENERAL NOTE:

THERE IS NO EXISTING STRUCTURE PRESENT ON THE SITE.

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CFZ DESIGN



FIRST FLOOR PLAN

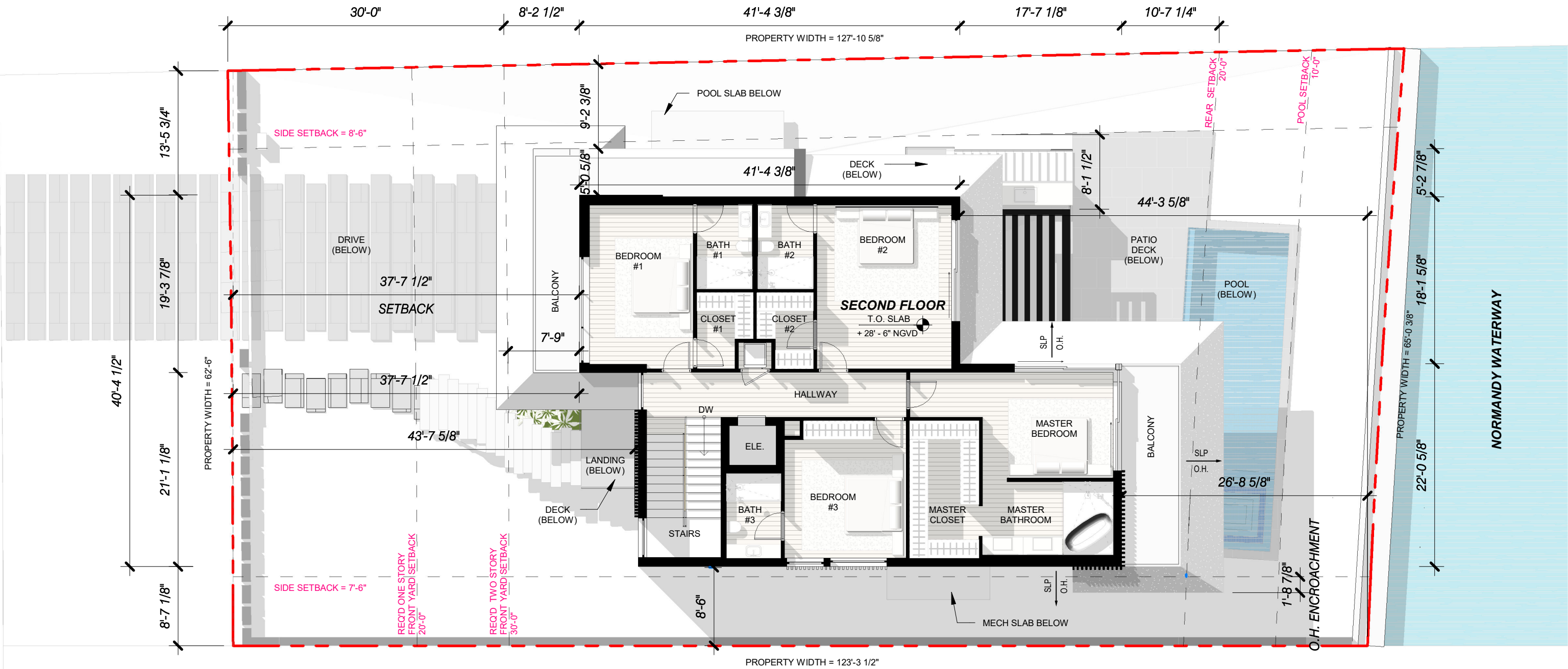
3/32" = 1'-0"

03.09.2025

DRB_A1.3

MARSEILLE DR.

LOT - 9



NORMANDY WATERWAY

LOT - 11

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

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CFZ DESIGN



SECOND FLOOR PLAN

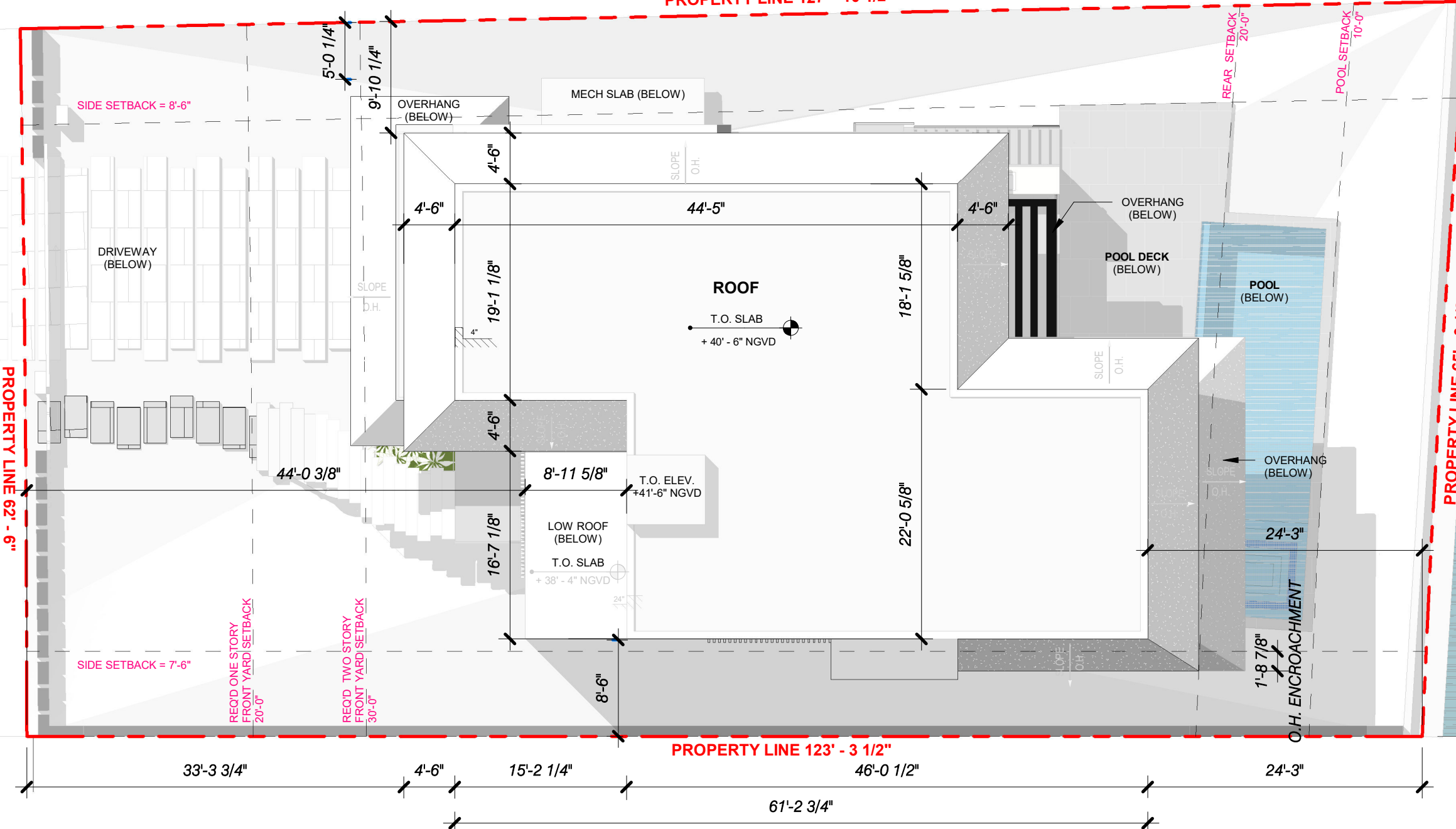
3/32" = 1'-0"

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DRB_A1.4

MARSEILLE DR.

PROPERTY LINE 127' - 10 1/2"

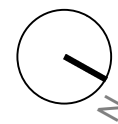
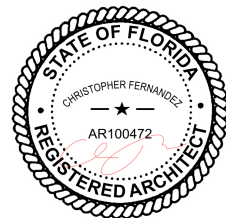


NORMANDY WATERWAY

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

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CFZ DESIGN



ROOF PLAN

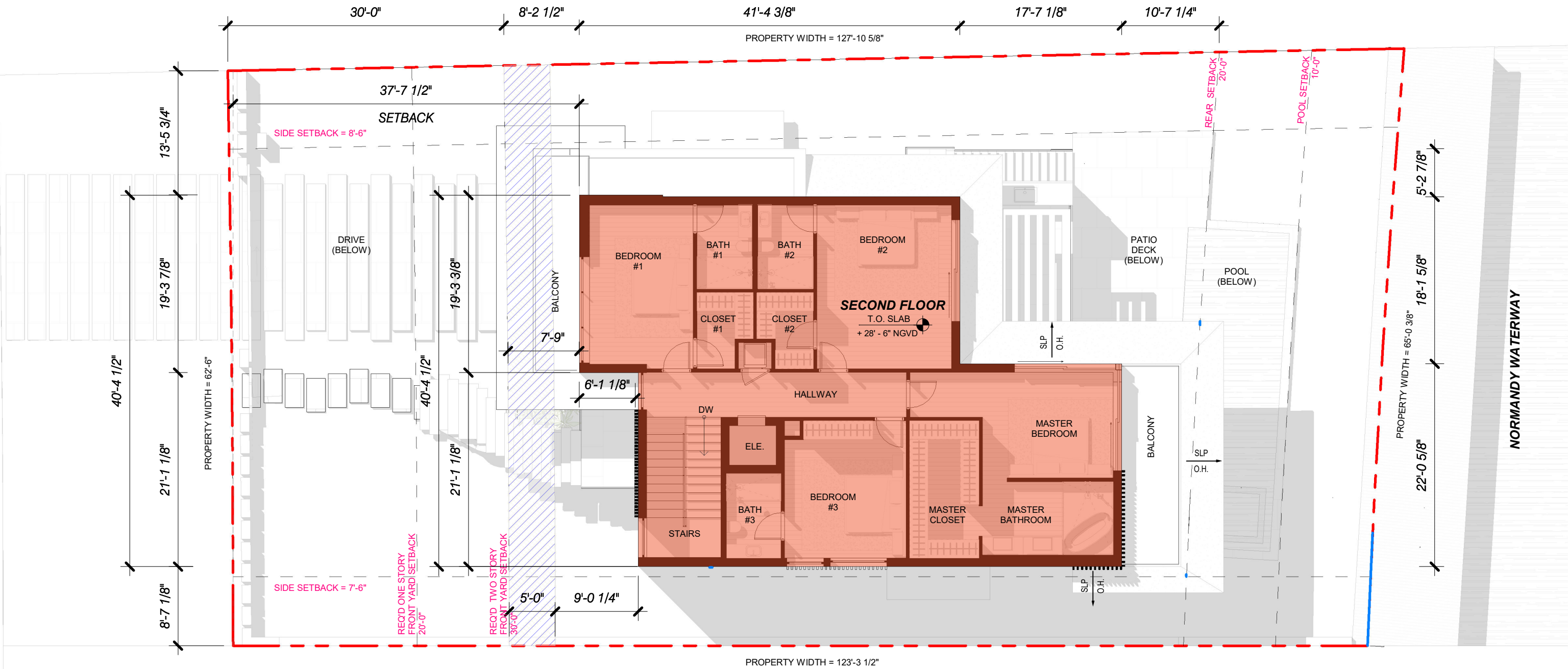
3/32" = 1'-0"

03.09.2025



DRB_A1.5

MARSEILLE DR.

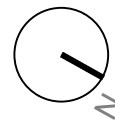
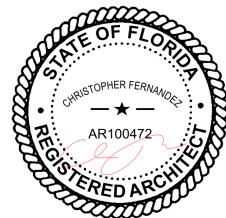
LOT - 9



NORMANDY WATERWAY

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
PROPOSED		= 1911.55 SF (100 %)

LOT - 11



SECOND FLOOR FRONT SETBACK COMPLIANCE

As indicated

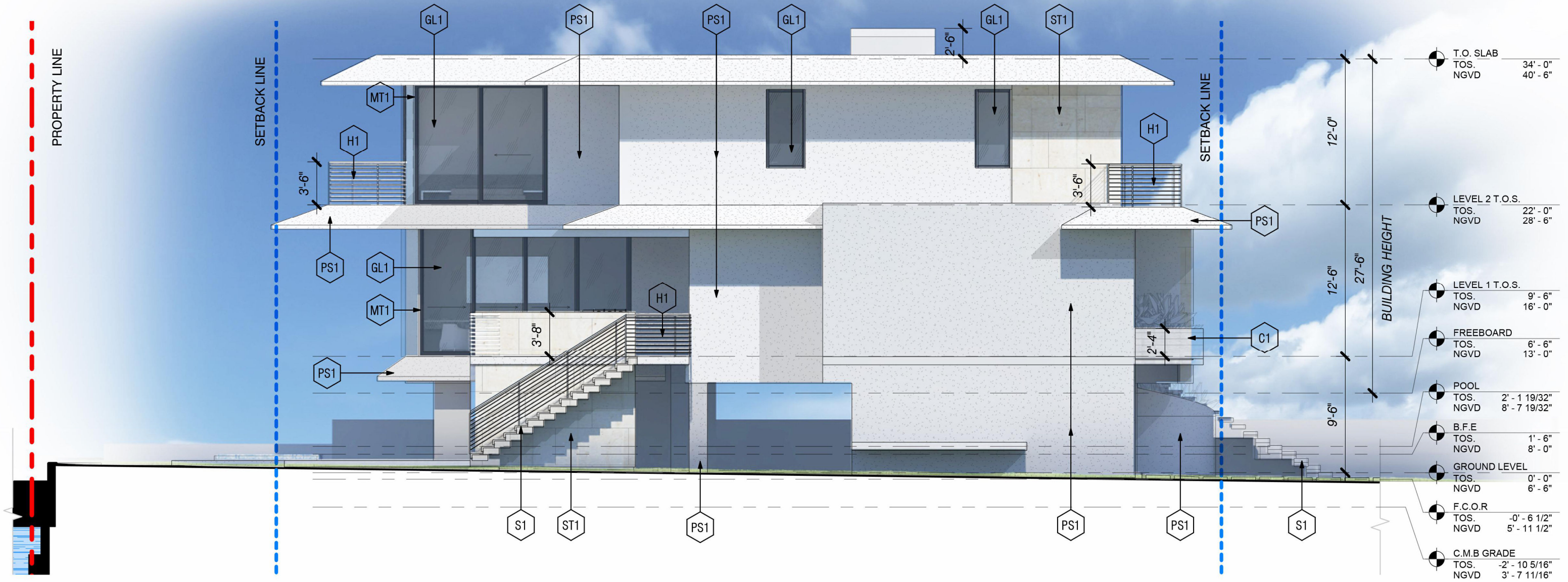
03.09.2025

DRB_A1.6

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CFZ DESIGN



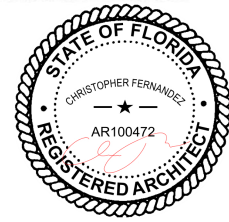


1 NORTH ELEVATION
1/8" = 1'-0"



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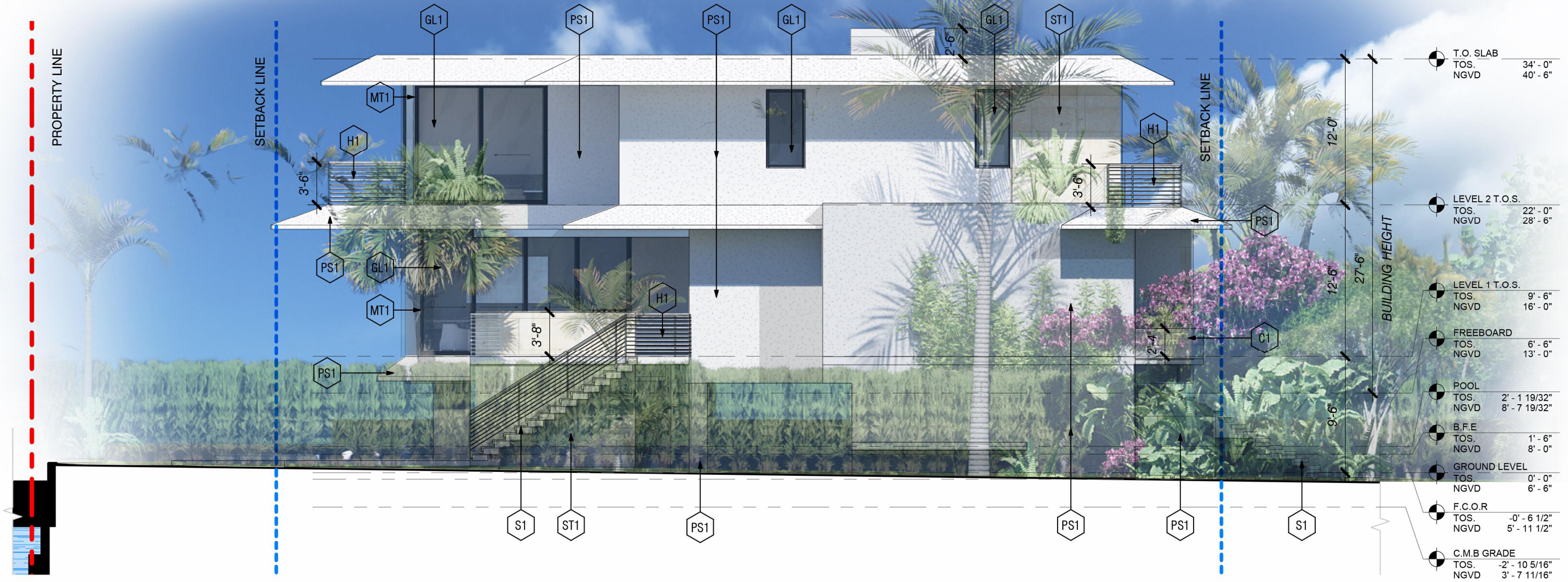
CFZ DESIGN



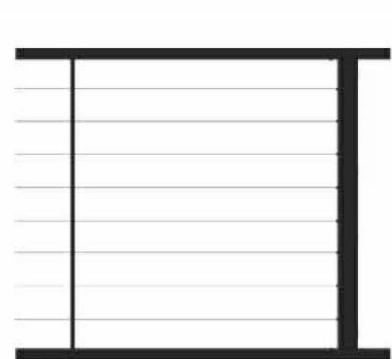
ELEVATIONS NORTH

03.09.2025

DRB_A1.6a



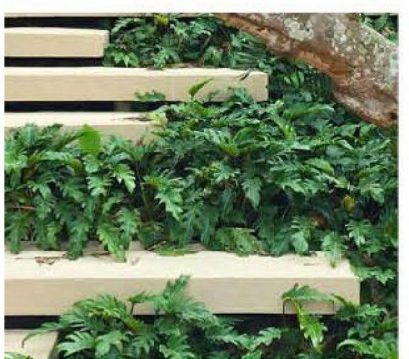
1 NORTH ELEVATION
1/8" = 1'-0"



H-1 CABLE HANDRAIL



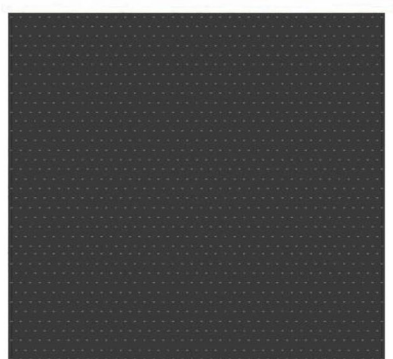
GL-1 GLASS WINDOW



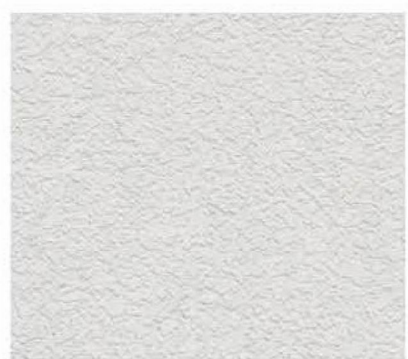
S1 STEPS /STAIRS



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

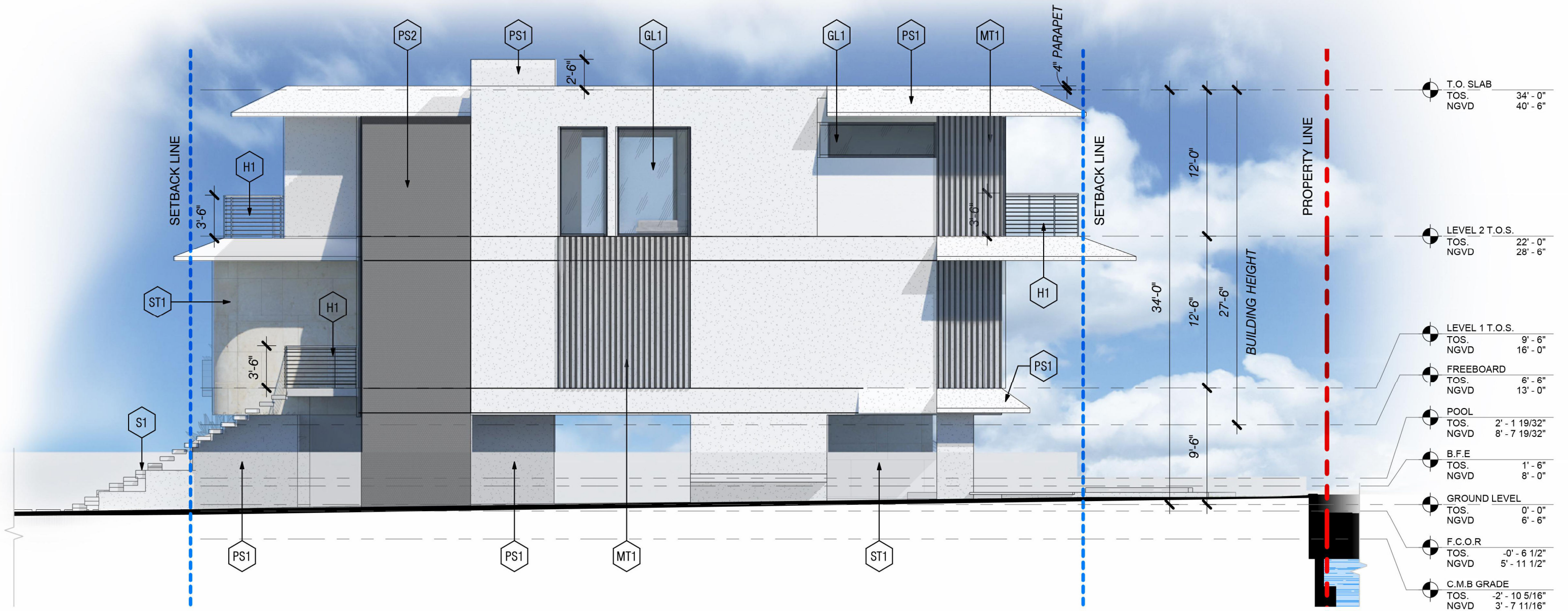
CFZ DESIGN



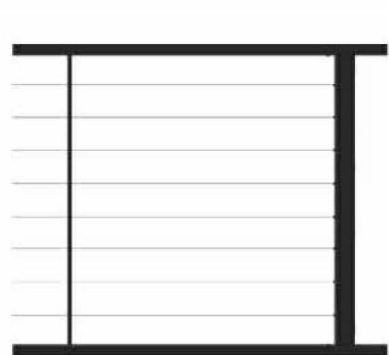
ELEVATIONS NORTH WITH LANDSCAPE

03.09.2025

DRB_A1.6b



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



H-1 CABLE HANDRAIL



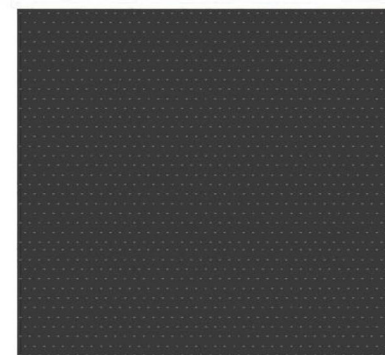
GL-1 GLASS WINDOW



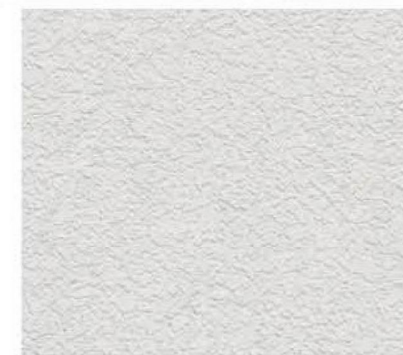
S1 STEPS /STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



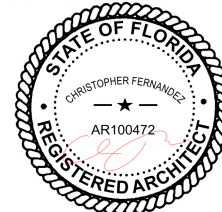
MT1 BLACK METAL



C1 BOARD CONCRETE

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

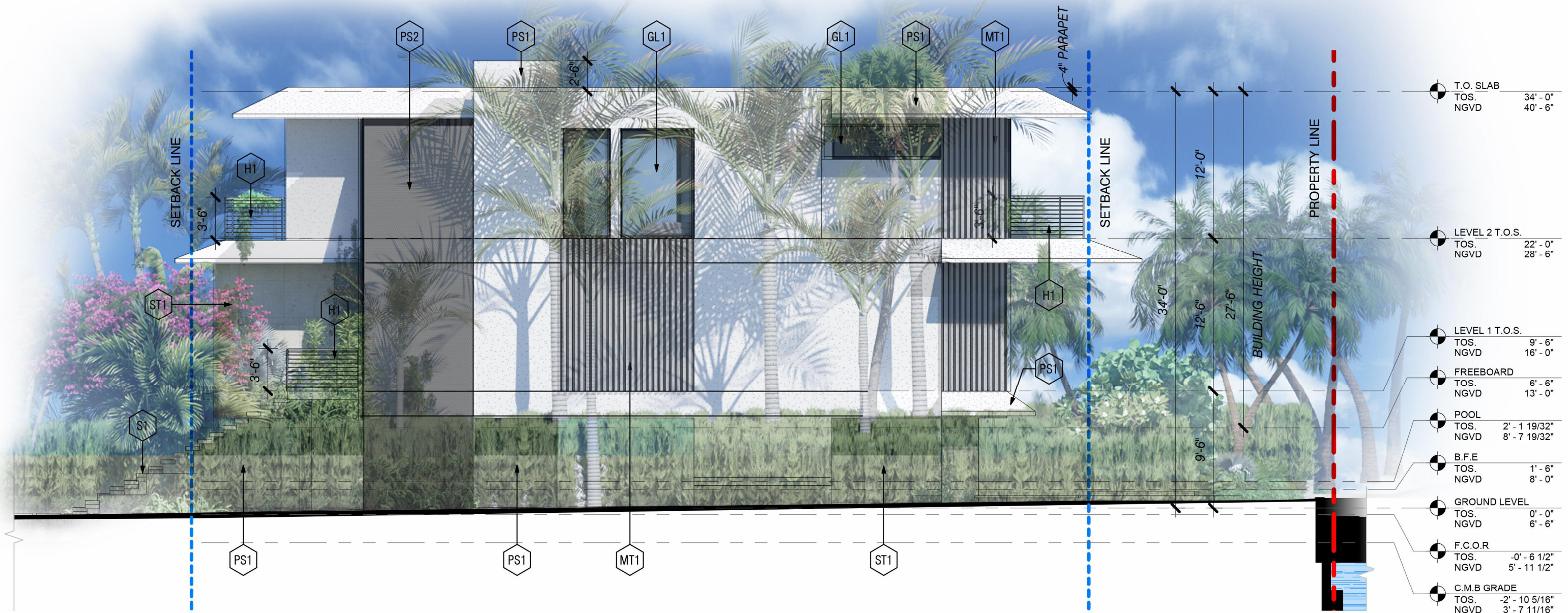
CFZ DESIGN



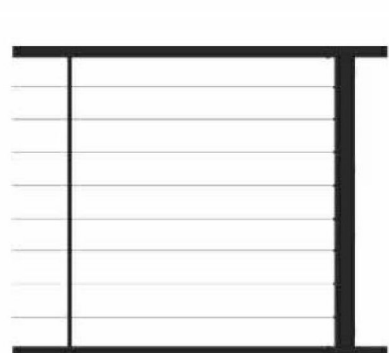
ELEVATIONS SOUTH

03.09.2025

DRB_A1.7a



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



H-1 CABLE HANDRAIL



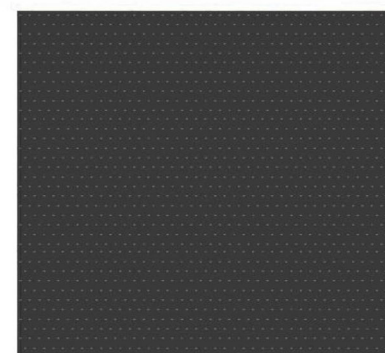
GL-1 GLASS WINDOW



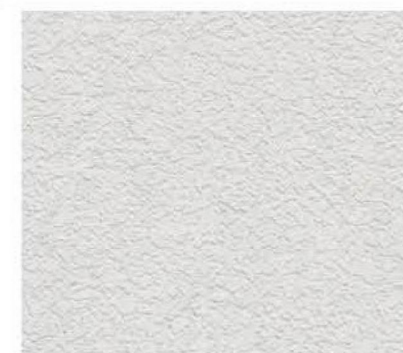
S1 STEPS / STAIRS



ST1 CORAL STONE



PS2 STUCCO BLACK



PS1 STUCCO WHITE



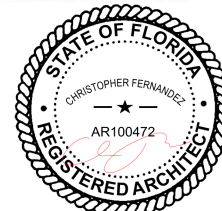
MT1 BLACK METAL



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