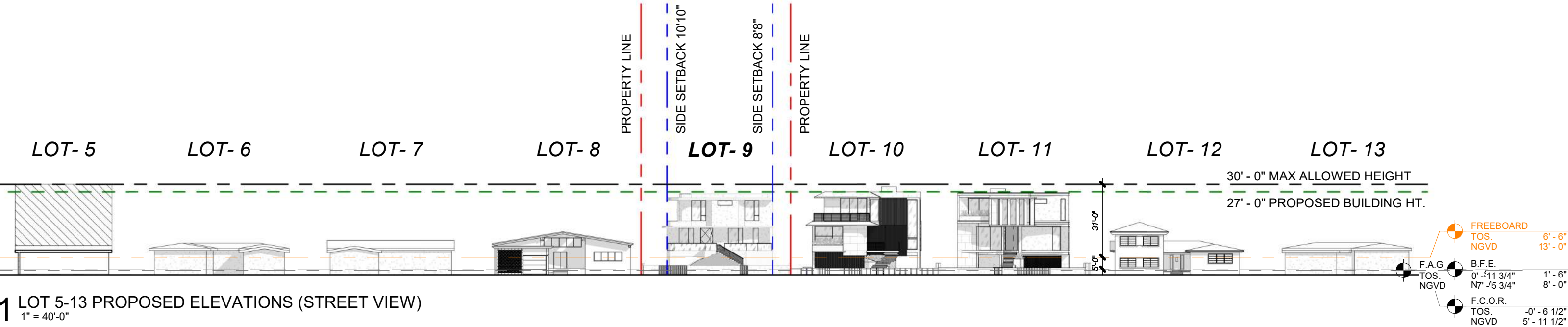
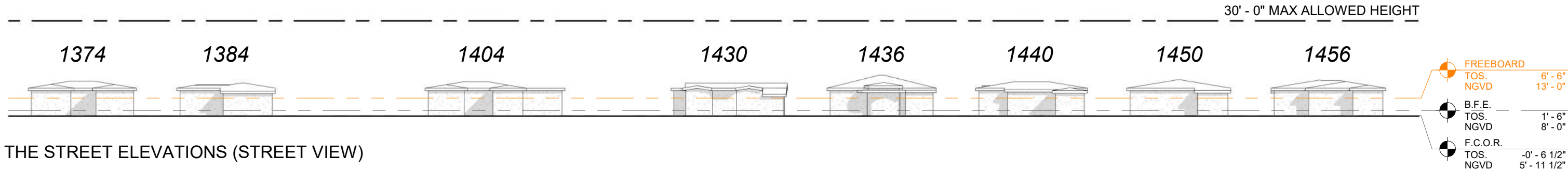
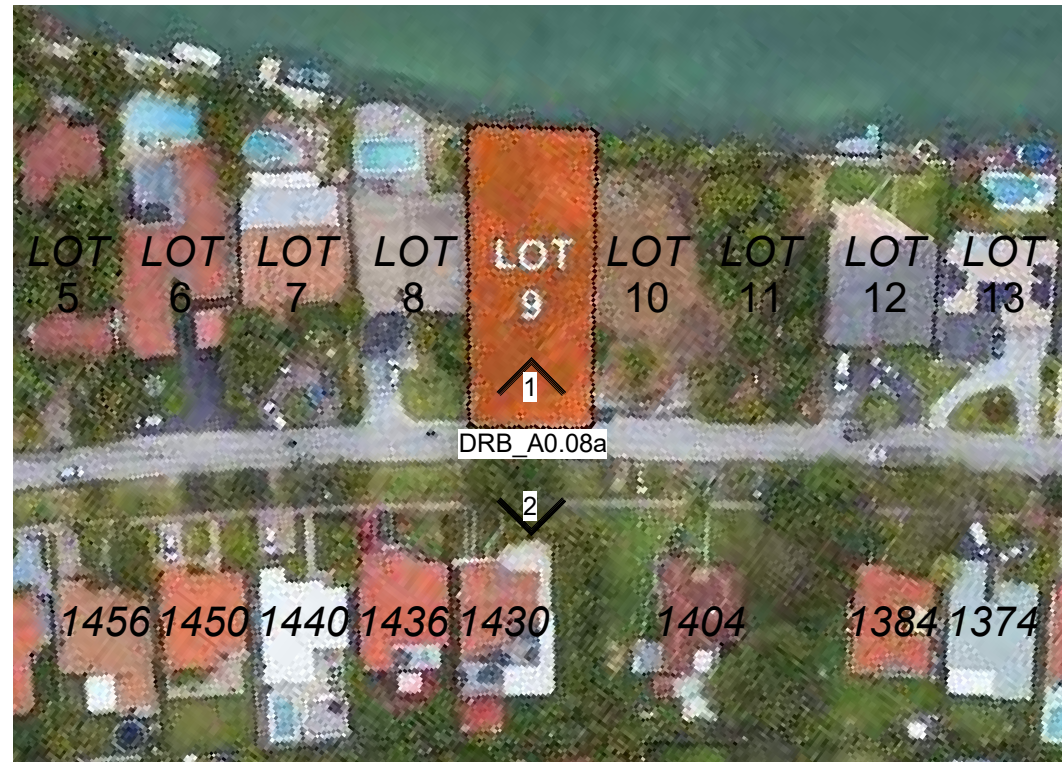




1 LOT 5-13 PROPOSED ELEVATIONS (STREET VIEW)
1" = 40'-0"

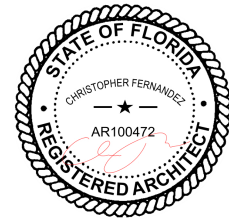


2 ACROSS THE STREET ELEVATIONS (STREET VIEW)
1" = 40'-0"



3 KEY CONTEXTUAL PLAN
5/64" = 1'

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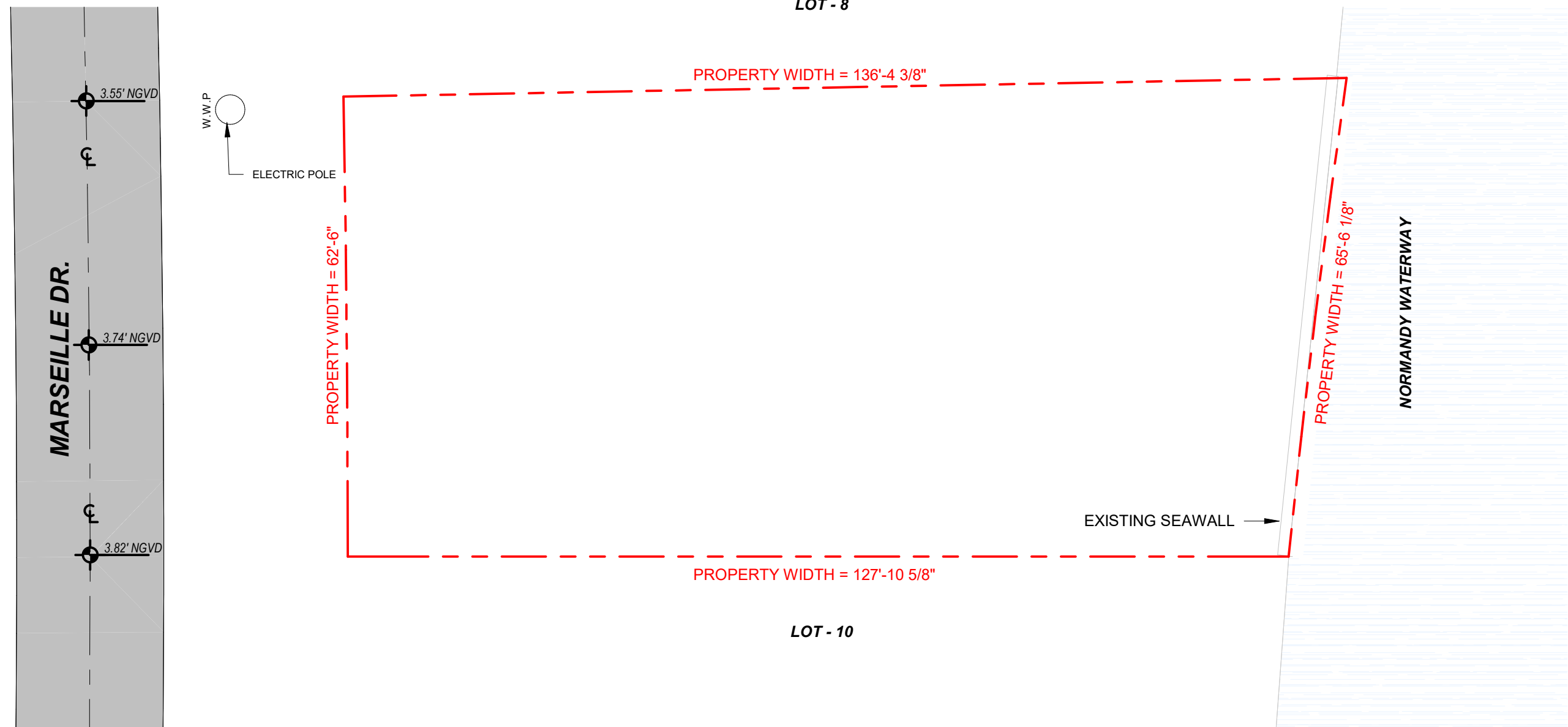


PROPOSED LOT COVERAGE



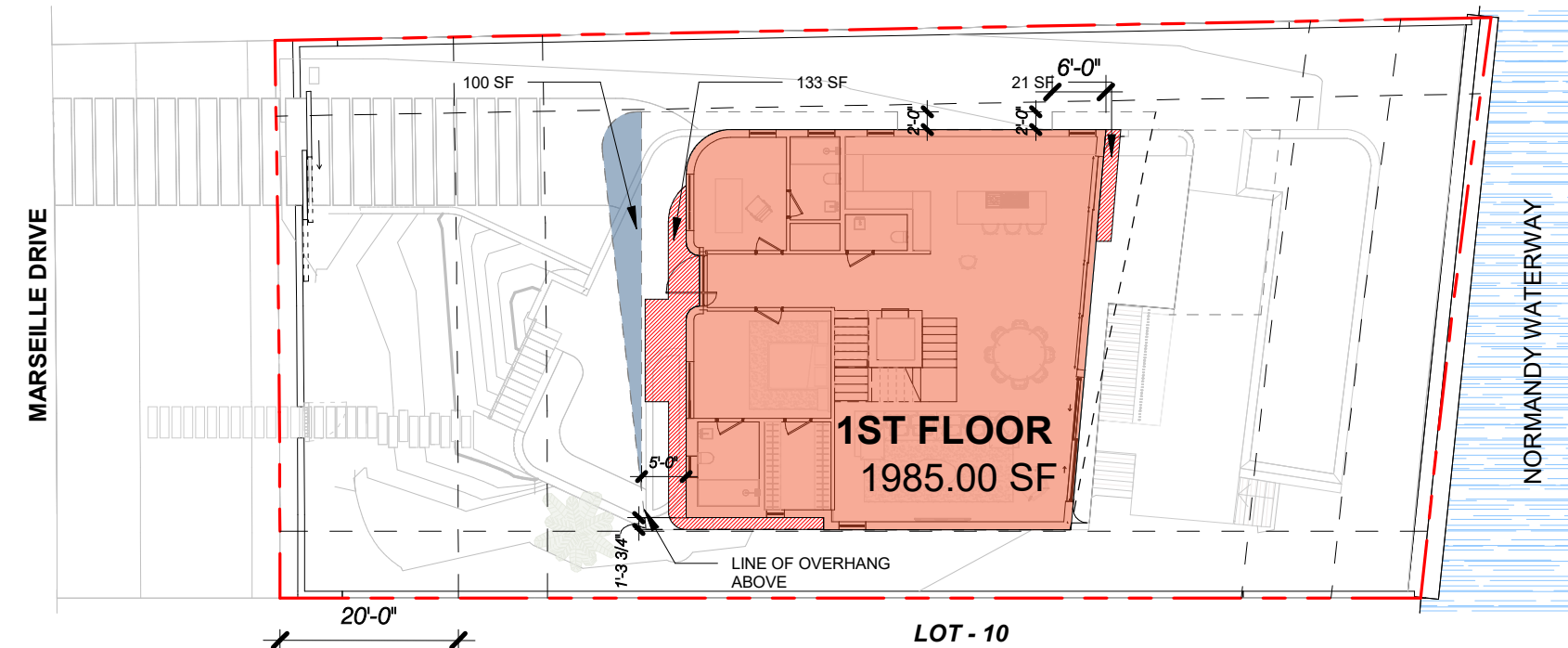
PREVIOUS APPROVED LOT COVERAGE



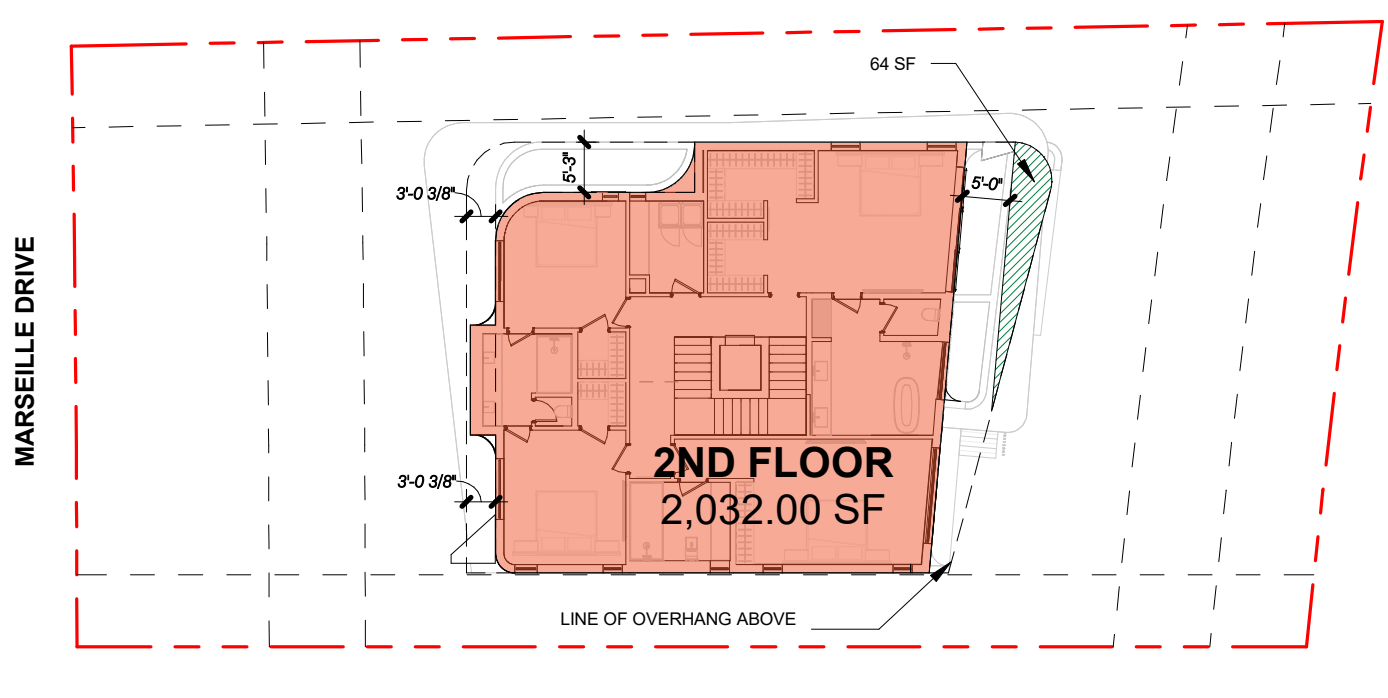


1 EXISTING / DEMO PLAN
1/16" = 1'-0"

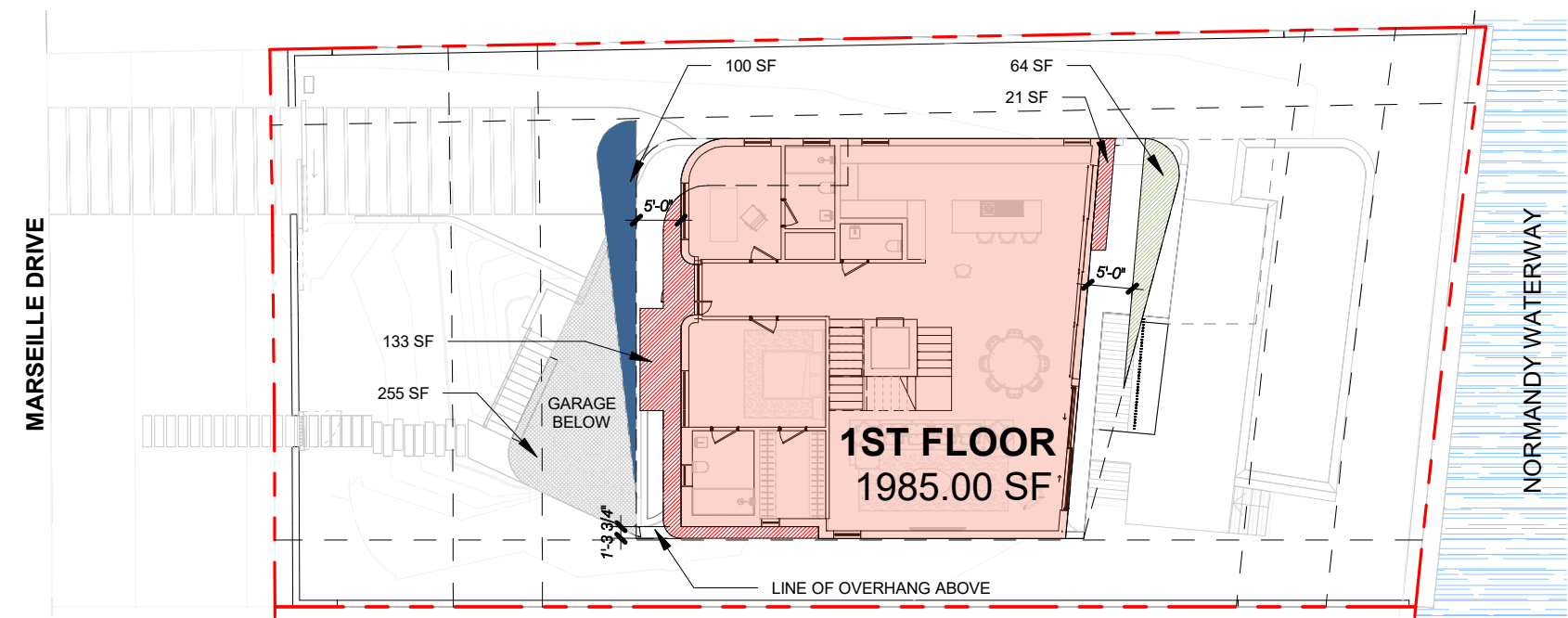
LOT - 8



1 FIRST FLOOR LOT COVERAGE
1" = 20'-0"



2 SECOND FLOOR LOT COVERAGE
1" = 20'-0"

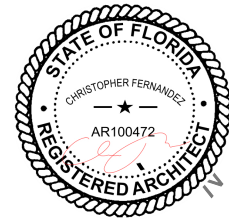


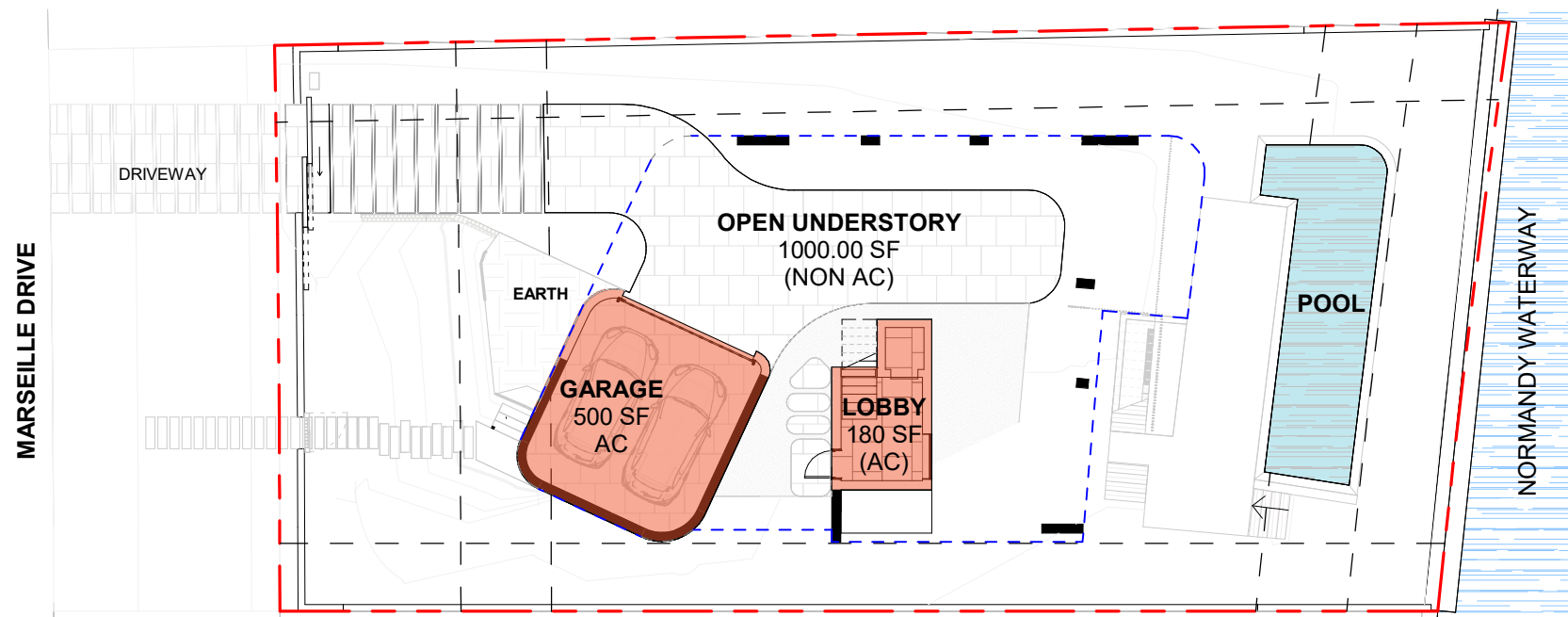
3 COMBINE LOT COVERAGE
1" = 20'-0"

PROPOSED LOT COVERAGE		
LOT SIZE		8,413.35 SF
ALLOWED = 30% OF LOT		2,519.70 SF
SECOND FLOOR ROOF OVERHANG		64.00 SF
SECOND FLOOR AC OVERHANG		(133.00 + 21.00)SF
		154.00 SF
FIRST FLOOR AC		1985.00 SF
FIRST FLOOR ROOF OVERHANG		100.00 SF
GARAGE OVERHANG		255.00 SF
GARAGE REDUCTION		500.00 SF
PROPOSED LOT COVERAGE		(2,560.00 - 500.00) SF
		2,058.00 SF (24.46 %)

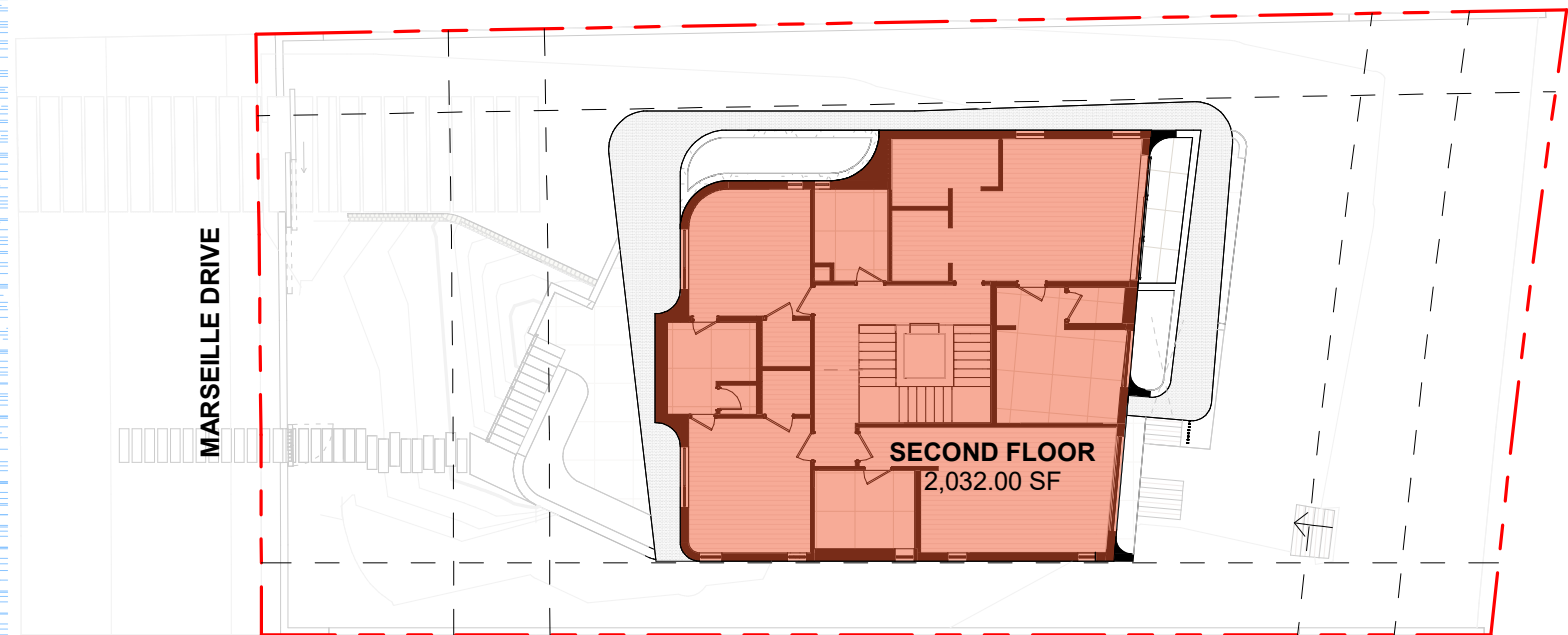
= AREA UNDER AC = ROOF OVERHANG > 5'-0" PROJECTION = AREA UNDER AC ABOVE = 2ND FLOOR ROOF OVERHANG > 5'-0" PROJECTION = GARAGE OVERHANG

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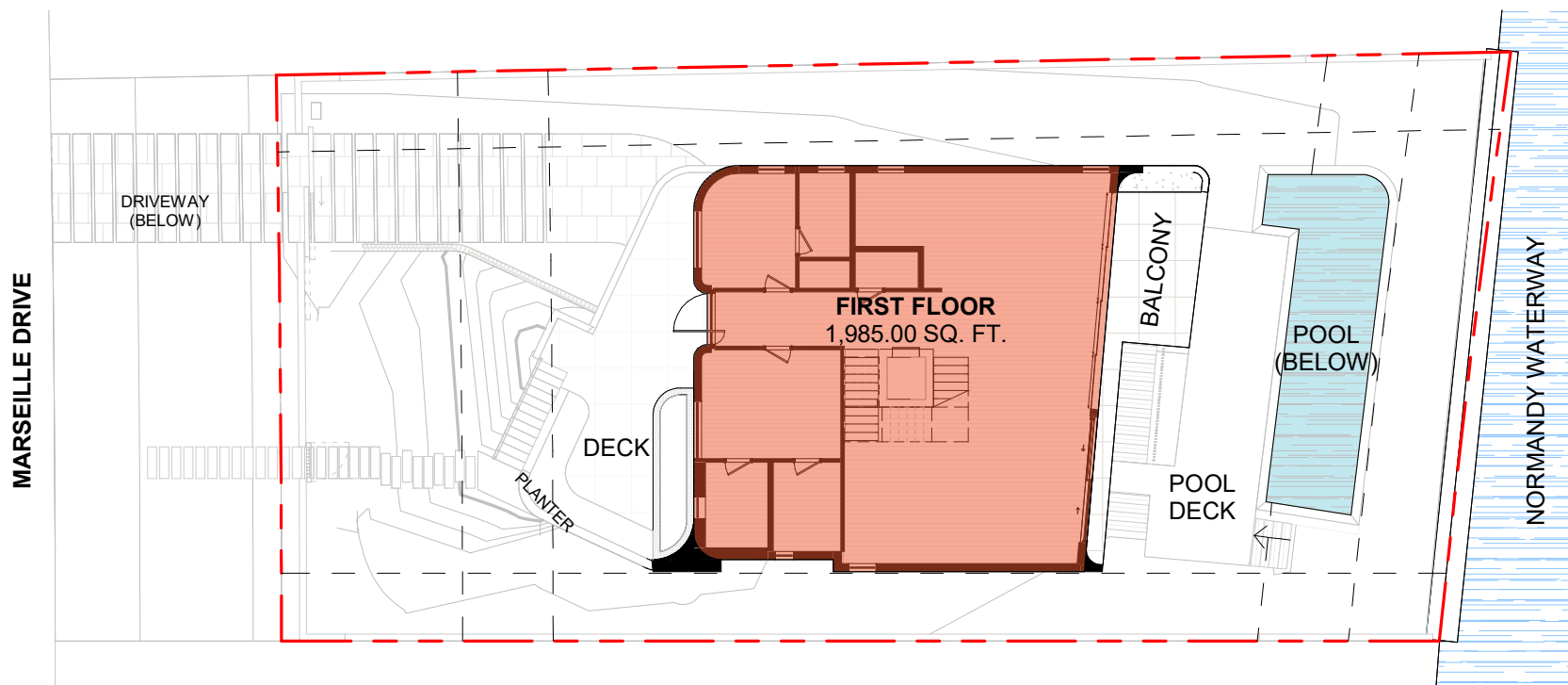




1 UNDERSTORY - UNIT SIZE
1" = 20'-0"



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



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

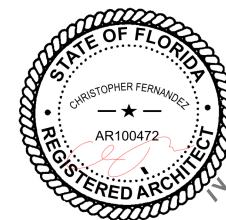
ENCLOSED UNDERSTORY AREA		
LOT		8,413.35 SF
ALLOWED	8,413.35 * 5 % =	420.66 SF (5%)
PROPOSED UNDERSTORY		680.00 SF
GARAGE REDUCTION		-500.00 SF
TOTAL		180 SF (2.14 %)

UNIT SIZE		
LOT		8,413.35 SF
ALLOWED	8,413.35 * 50 % =	4,206.60 SF
UNDERSTORY (AC)		680.00 SF
GARAGE REDUCTION		-500.00 SF
FIRST FLOOR		1,985.00 SF
SECOND FLOOR		2,032.00 SF
TOTAL		4,197.00 SF (49.88 %)

- 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

03.9.25

DRB_A0.10c

MARSEILLE DRIVE

LOT 8

LOT DEPTH

MOTOR COURT

50 % OPEN MET

LENGTH OF UNDERSTORY (WEST SIDE) = 46'-8"
LENGTH OF OPEN UNDERSTORY = 28'-4" (62.1%)

50 % OPEN MET

LENGTH OF UNDERSTORY (WEST SIDE) = 34'-0 1/5"
LENGTH OF OPEN UNDERSTORY = 34'-0"
(OPEN UNDERSTORY CALCULATION INCLUDES
LENGTH OF GARAGE)

LOT 10

50 % OPEN MET

LENGTH OF UNDERSTORY (SOUTH SIDE) = 34'-6 3/4"
LENGTH OF OPEN UNDERSTORY = 19'-0 1/2" (55.12%)

127'-10 5/8"

LOT DEPTH

LOT - 9
MAIN RESIDENCE
2 - STORY

GARAGE

OPEN UNDERSTORY

ENTRY

LOBBY

EL

POOL
EQUIPMENT
SLAB

POOL
DECK

BDG. ABV.

POOL

50 % OPEN MET

LENGTH OF UNDERSTORY (NORTH SIDE) = 43'-11"
LENGTH OF OPEN UNDERSTORY = 30'-6 3/4" (69.6%)

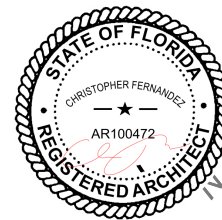
65'-6 1/8"
LOT WIDTH

LOT WIDTH

62'-6"

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



UNDERSTORY DIAGRAM

3/32" = 1'-0"

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DRB_A0.10d



MARSEILLE DR.

PROPERTY WIDTH = 136'-4 3/8"

PROPERTY WIDTH = 62'-6"

LAWN
931.00 SF

20'-0" FRONT SETBACK

30'-0" FRONT SETBACK

8'-6" SIDE SETBACK

7'-6" SIDE SETBACK

PROPERTY WIDTH = 127'-10 5/8"

BUILDING SETBACK

10'-0" POOL SETBACK

PROPERTY WIDTH 65'-6 1/8"

NORMANDY WATERWAY

POOL
385.16 SF
+ 8' - 2" NGVD

DECK

UP

LAWN
725.15 SF

LOT 11 - FRONT AND REAR COVERAGE

FRONT YARD AREA:

1,253.62 SF

MINIMUM REQUIRED OPEN SPACE:

877.53 SF (70%)

PROPOSED OPEN SPACE:



931.00 SF (74.2 %)

REAR YARD AREA:

1293.03 SF

MINIMUM REQUIRED OPEN SPACE:

905.12 SF (70%)

PROPOSED GREEN SPACE:



725.15 SF

PROPOSED POOL @ 50% AREA:



(50% OF 385.16) SF = 192.58 SF

TOTAL PROPOSED OPEN SPACE:

725.15 SF + 192.58 SF
= 917.73 SF (73.20%)

1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN

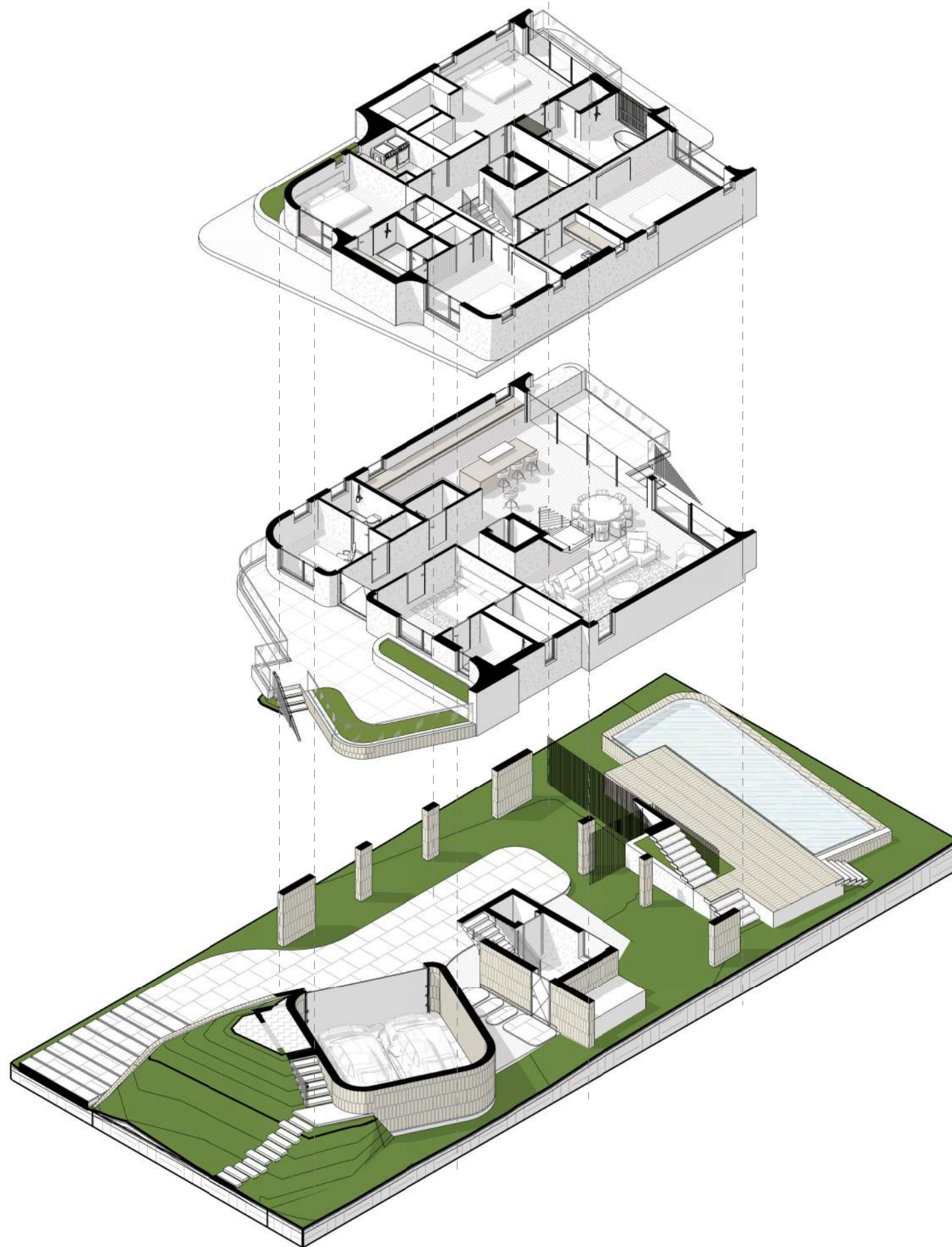


FRONT & REAR YARD
DIAGRAM

As indicated

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DRB_A0.11



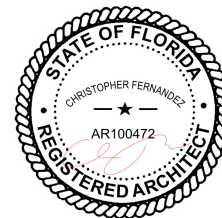
3 AXON EXPLODED SECOND FLOOR

2 AXON EXPLODED FIRST FLOOR

1 AXON EXPLODED UNDERSTORY FLOOR

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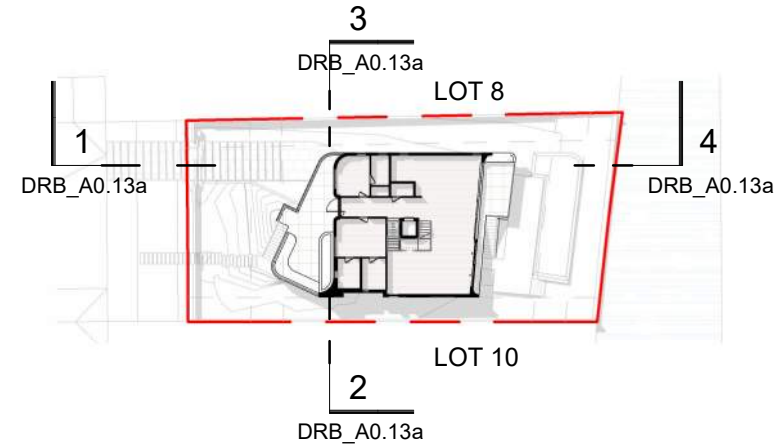
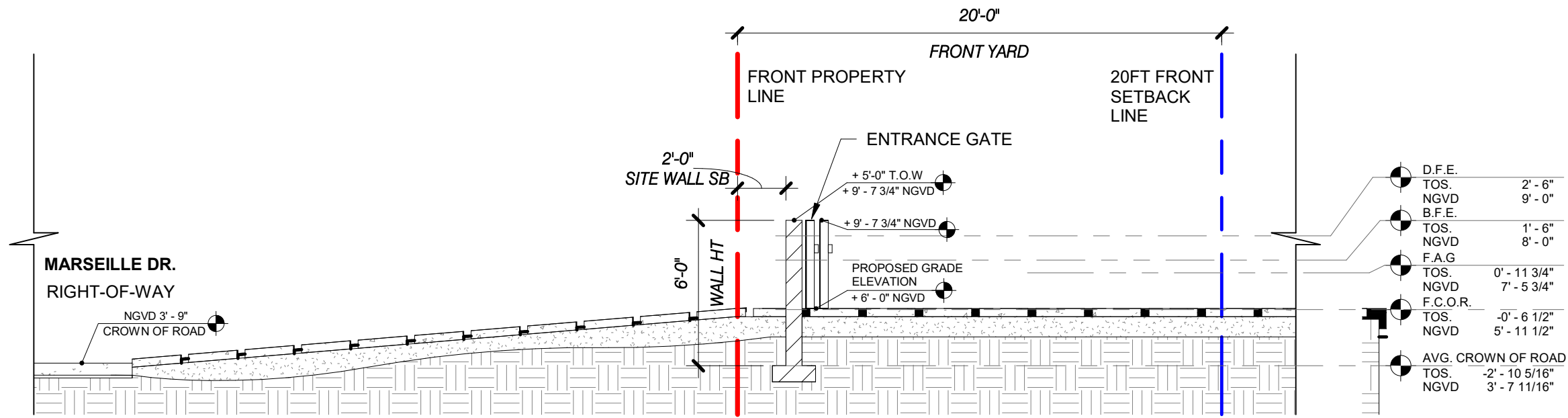
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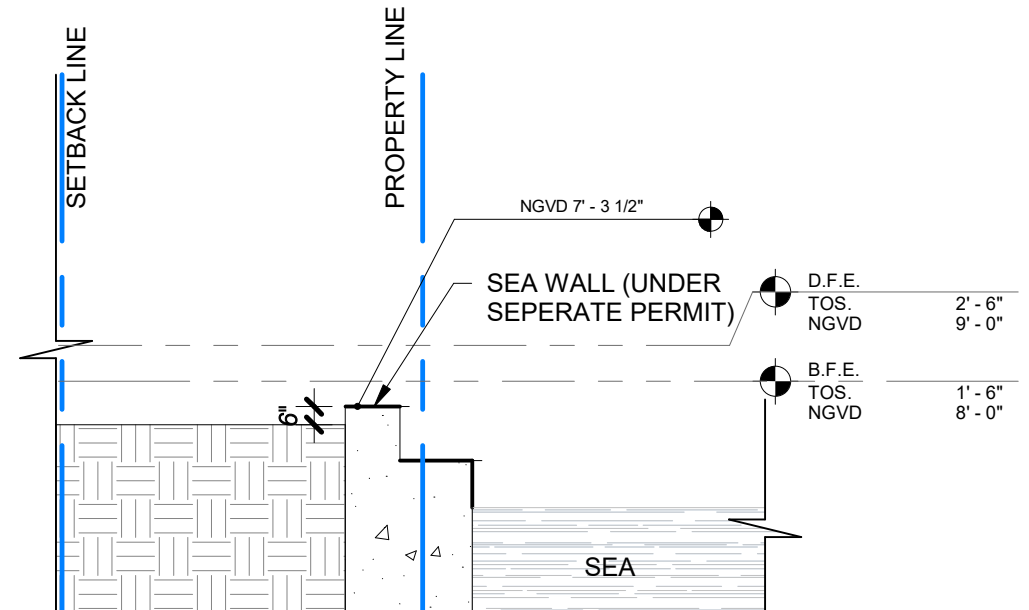
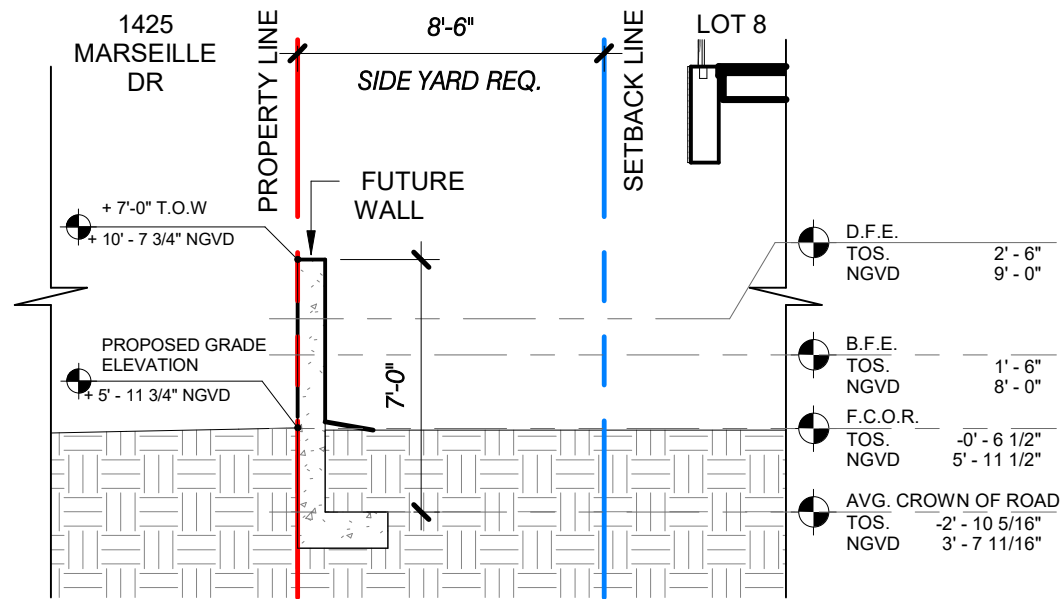
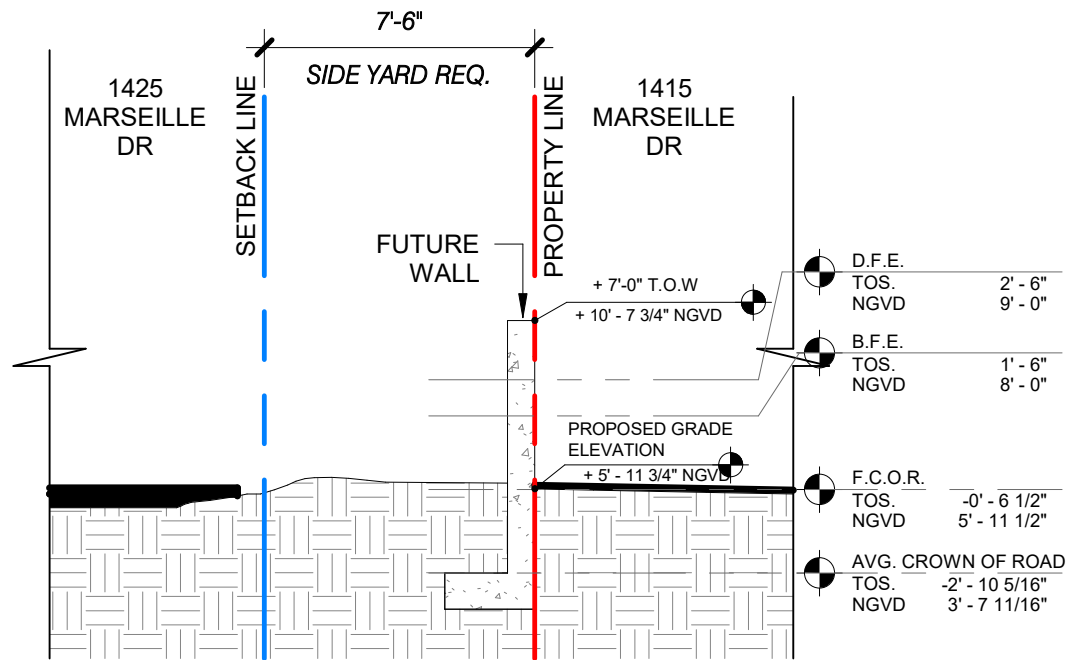
PROPOSED BUILDING -
AXON

03.9.25

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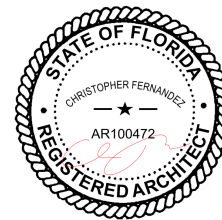


FUTURE ADJUSTED GRADE (F.A.G) = 7.479' NGVD
FUTURE CROWN OF ROAD = 5'-11 1/2" NGVD
BFE+1 = 9'-0 NGVD



1425 MARSEILLE DR | FINAL SUBMITTAL | DRB 24-1059

CFZ DESIGN



YARD SECTION

As indicated

03.9.25

DRB_A0.13a

