PREVIOUS APPROVED MASSING |40 % UNIT SIZE



PREVIOUS APPROVED MASSING AT 50 % UNIT SIZE



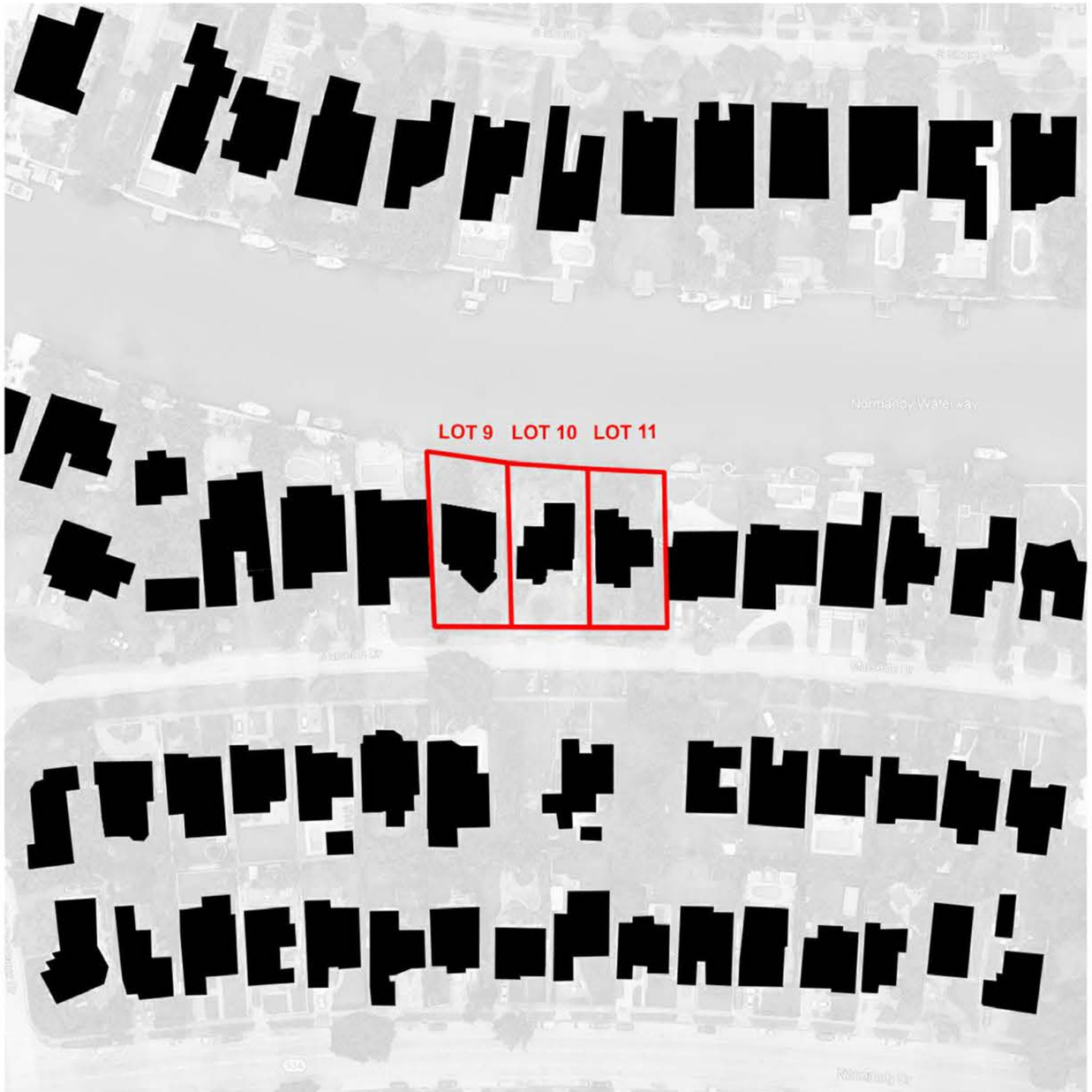
PROPOSED APPROVED MASSING |50 % UNIT SIZE AT BFE +1



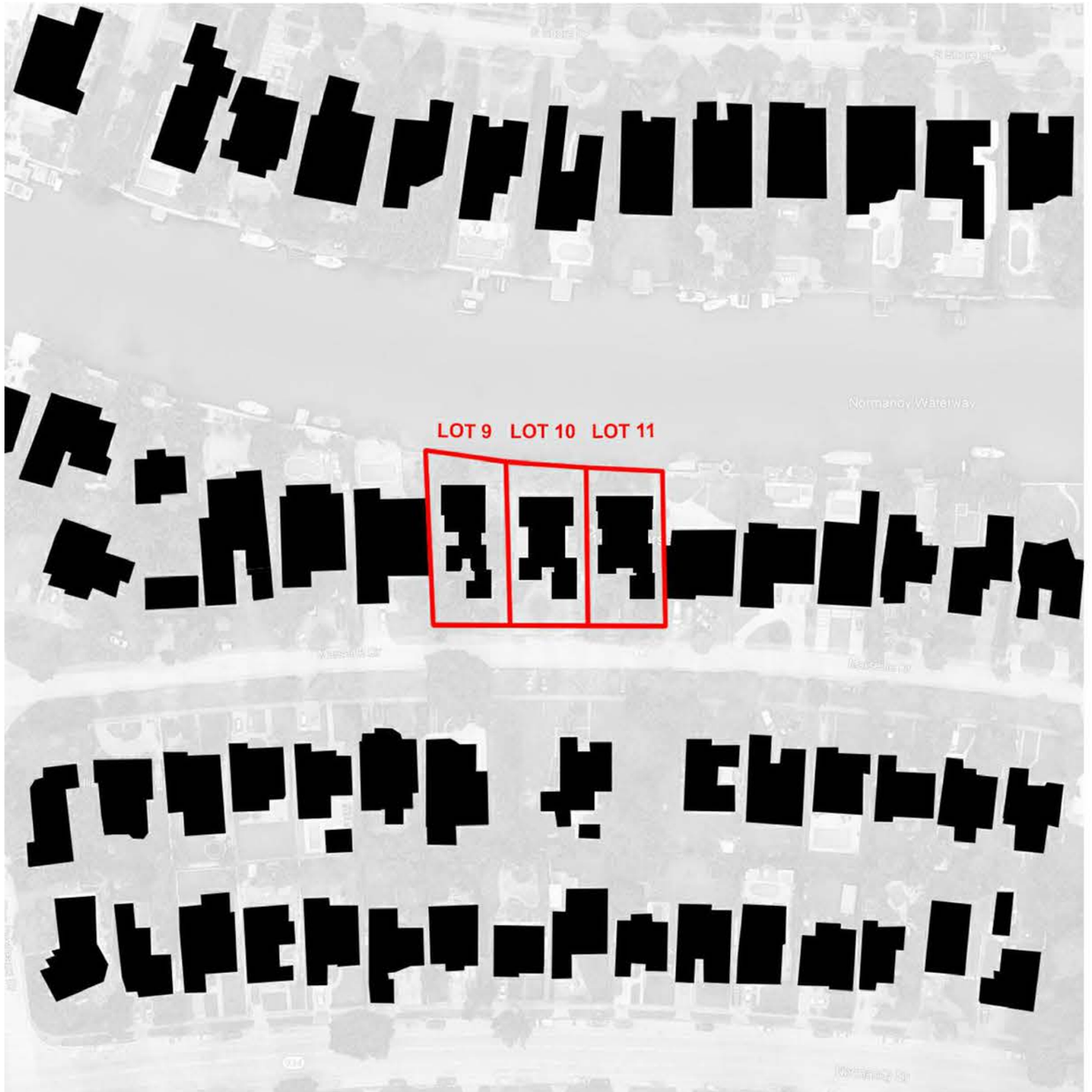
PROPOSED APPROVED MASSING |50 % UNIT SIZE AT BFE + FREEBOARD 5'-0"

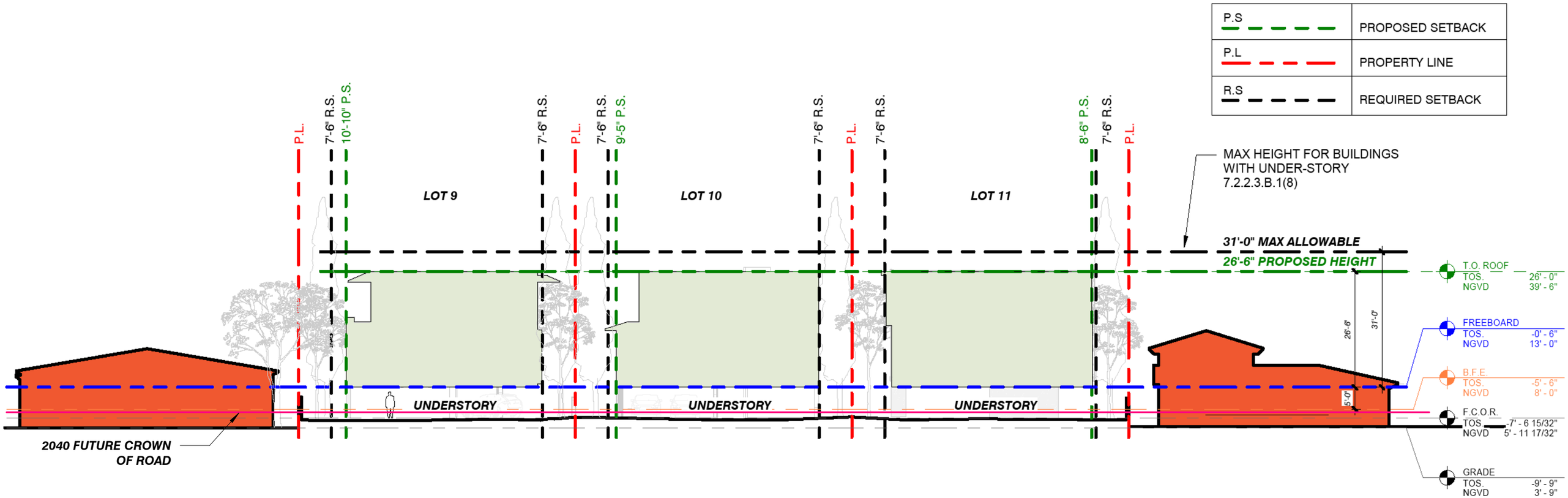


PROPOSED LOT COVERAGE

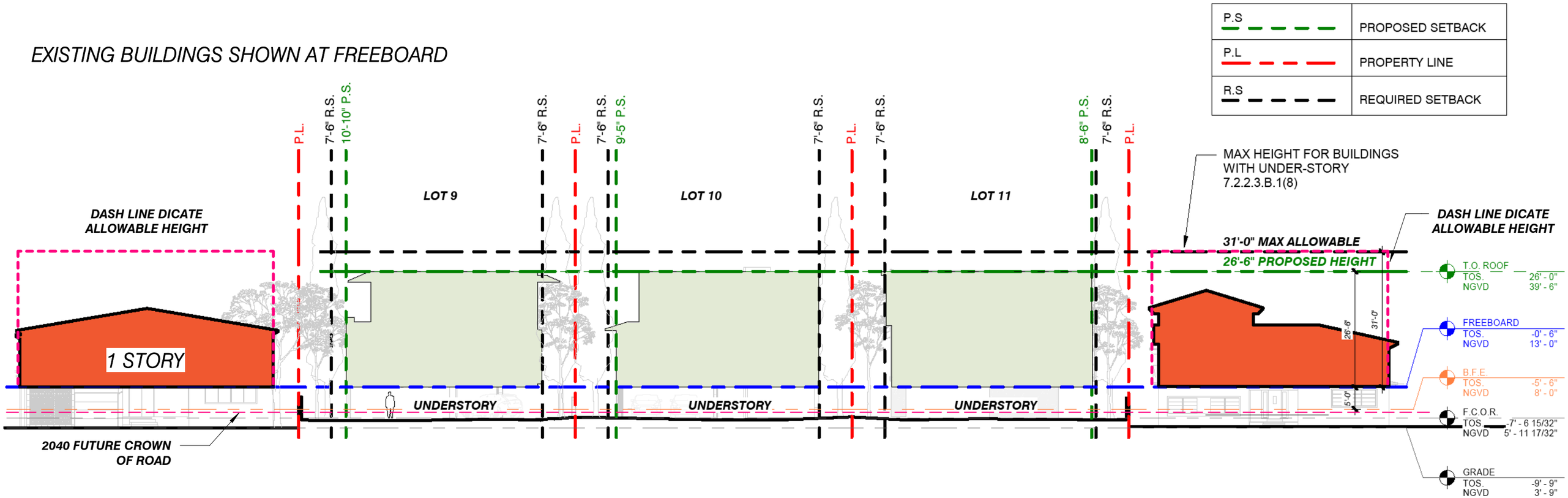


PREVIOUS APPROVED LOT COVERAGE




P.S
PROPOSED SETBACK
P.L
PROPERTY LINE
R.S
REQUIRED SETBACK
P.L.
7'-6" R.S.
10'-10" P.S.
7'-6" R.S.
P.L.
7'-6" R.S.
9'-5" P.S.
7'-6" R.S.
P.L.
7'-6" R.S.
8'-6" P.S.
7'-6" R.S.
P.L.
LOT 9
LOT 10
LOT 11
MAX HEIGHT FOR BUILDINGS
WITH UNDER-STORY
7.2.2.3.B.1(8)
31'-0" MAX ALLOWABLE
26'-6" PROPOSED HEIGHT
UNDERSTORY
UNDERSTORY
UNDERSTORY
2040 FUTURE CROWN
OF ROAD
T.O. ROOF
TOS. 26' - 0"
NGVD 39' - 6"
FREEBOARD
TOS. -0' - 6"
NGVD 13' - 0"
B.F.E.
TOS. -5' - 6"
NGVD 8' - 0"
F.C.O.R.
TOS. -7' - 6 15/32"
NGVD 5' - 11 17/32"
GRADE
TOS. -9' - 9"
NGVD 3' - 9"
26'-6"
31'-0"
5'-0"

EXISTING BUILDINGS SHOWN AT FREEBOARD



LOT-9 LOT COVERAGE DIAGRAM

LOT		8,413.35 SF
ALLOWED	8,413.35 SF x 30% =	2,524 SF
LOT COVERAGE UNDER AC L-1:		1,989.31 SF
ABOVE FLOOR LOT COVERAGE UNDER AC L-2 :		123.72 SF
ROOF COVERAGE > 5'		197.00 SF 14.80 SF 6.25 SF
GARAGE		192.92 SF
PROPOSED LOT COVERAGE		2436.68 SF (30.00%)

LOT-10 LOT COVERAGE DIAGRAM

LOT	7,997.30 SF	
ALLOWED	7,997.30 SF x 30% =	2,399.19 SF
LOT COVERAGE UNDER AC: LEVEL 1		1,995 SF
LOT COVERAGE UNDER AC: LEVEL 2		143 SF
ROOF COVERAGE > 5':		189.68 SF 51.80 SF 19.52 SF
GARAGE REDUCTION:		0 SF
PROPOSED LOT COVERAGE		2,399 SF (29.37%)

LOT-11 LOT COVERAGE DIAGRAM

LOT	7,798.79 SF	
ALLOWED	7,798.79 SF x 30% =	2,339.63 SF
LOT COVERAGE UNDER AC:		1,848.28 SF
ABOVE FLOOR LOT COVERAGE UNDER AC:		90.47 SF 122.40 SF 276.80 SF
ROOF COVERAGE > 5':		0.00 SF
GARAGE REDUCTION:		0.00 SF
PROPOSED LOT COVERAGE		2,339.63 SF (30%)



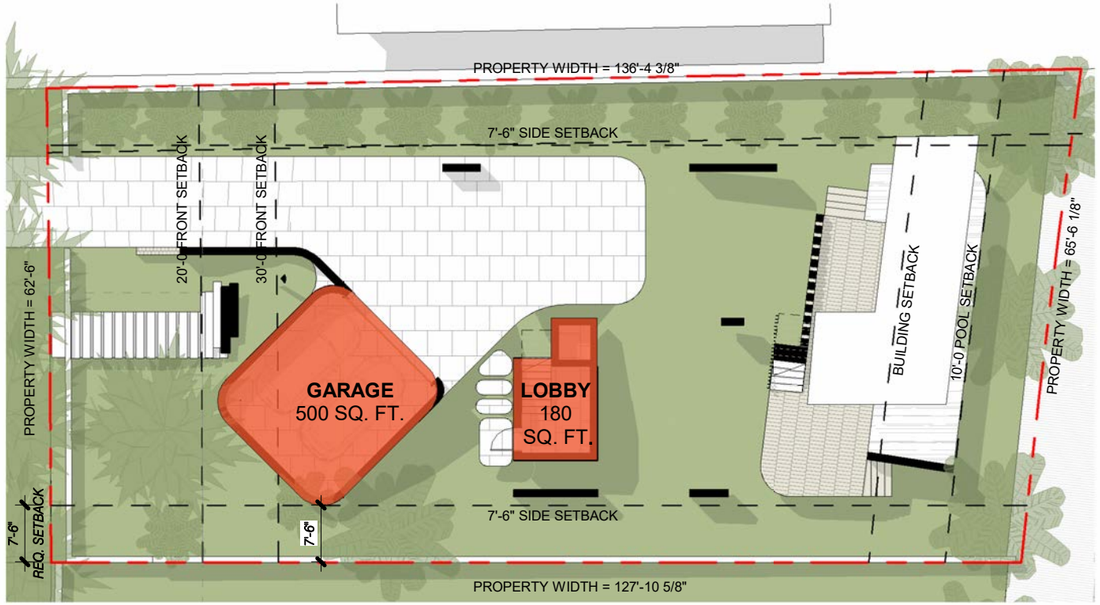
MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

CFZ **DESIGN**

PARAMETRIKA Land & Design

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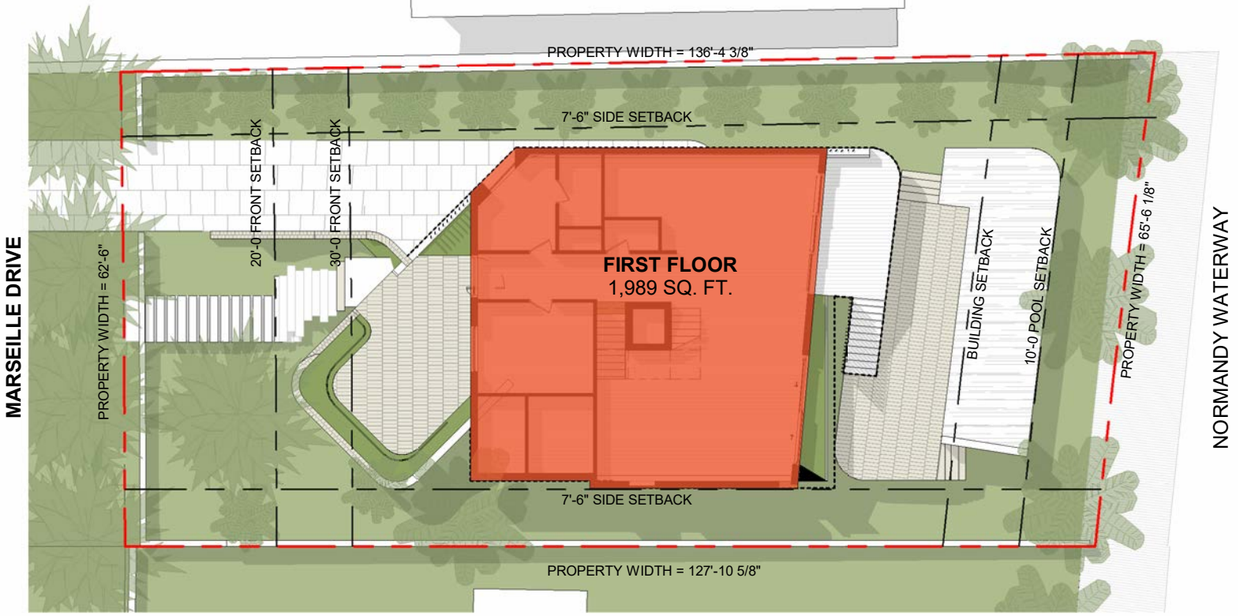
PROPOSED LOT COVERAGE-LEVEL 1 | *As indicated* | *03.31.2024* | *.A0.09A*



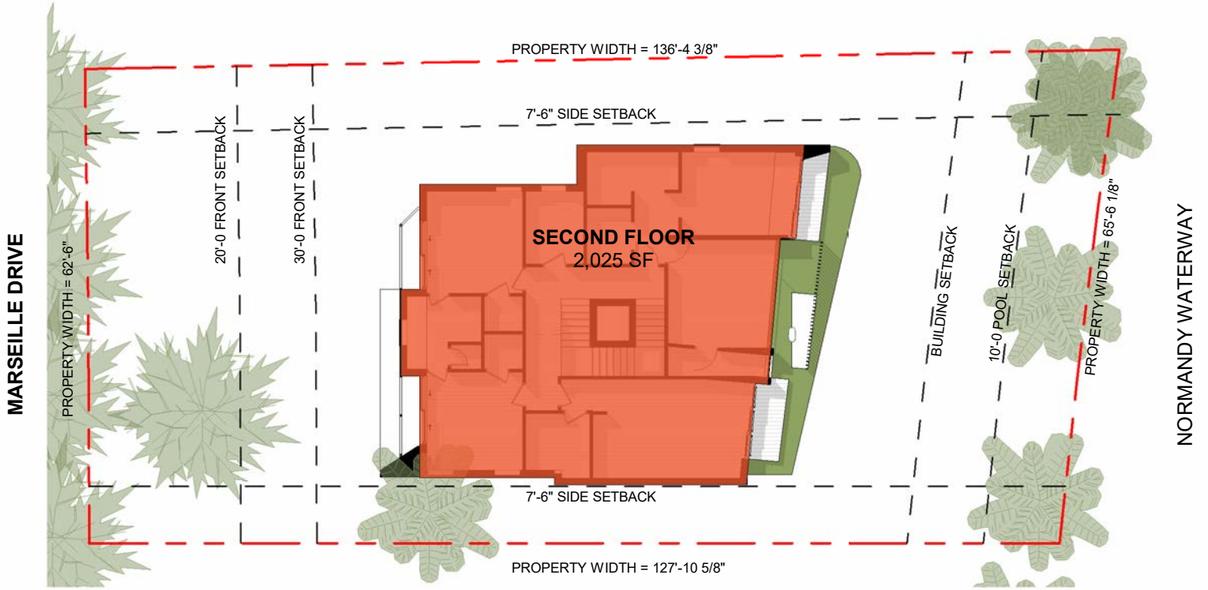
1 UNDERGROUND - UNIT SIZE
1" = 20'-0"

PROPOSED UNIT SIZE

LOT		8,389.97 SF
ALLOWED	8,389.97 SF x 50% =	4,194.98 SF
AC COVERAGE @ UNDERSTORY (LOBBY & GARAGE)		180 SF 500 SF
GARAGE		-500 SF
AC COVERAGE @ FIRST FLOOR		1,989 SF
AC COVERAGE @ SECOND FLOOR		2,025 SF
TOTAL UNIT SIZE:		(1,989+2,025+180+500-500) SF 4,194 SF (50%)



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



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

N

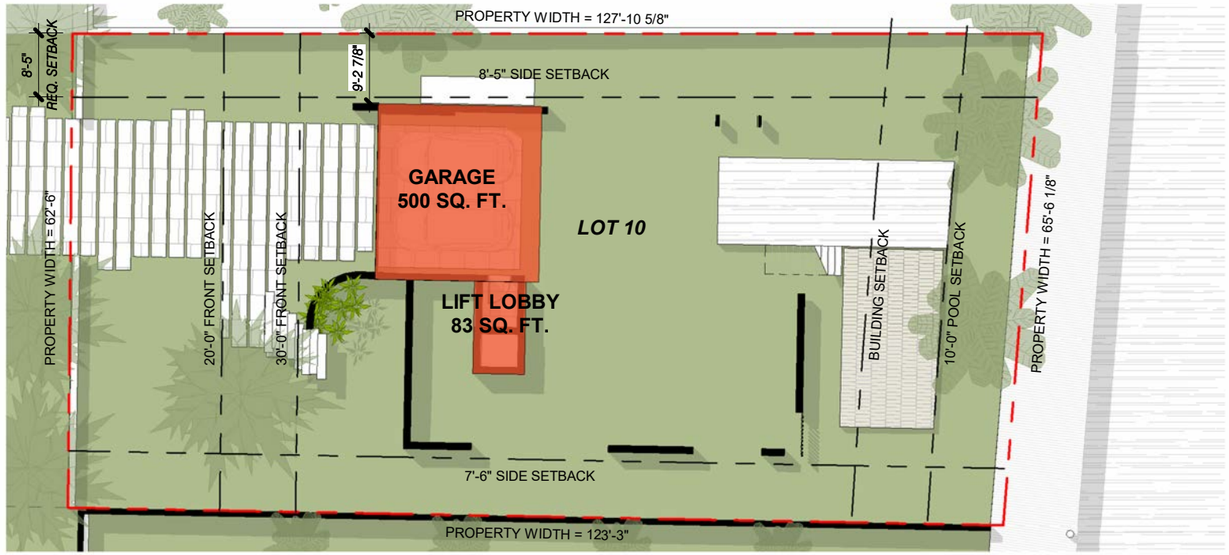
MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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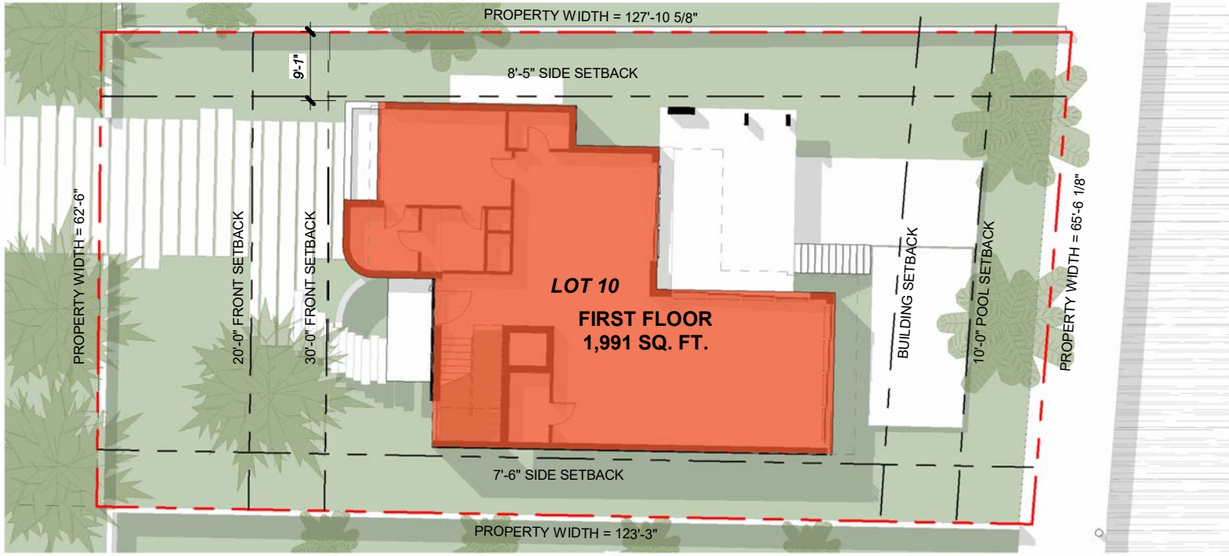
PROPOSED UNIT DIAGRAM-LOT 9 | *As indicated* | *03.31.2024* | *.A0.10-A*



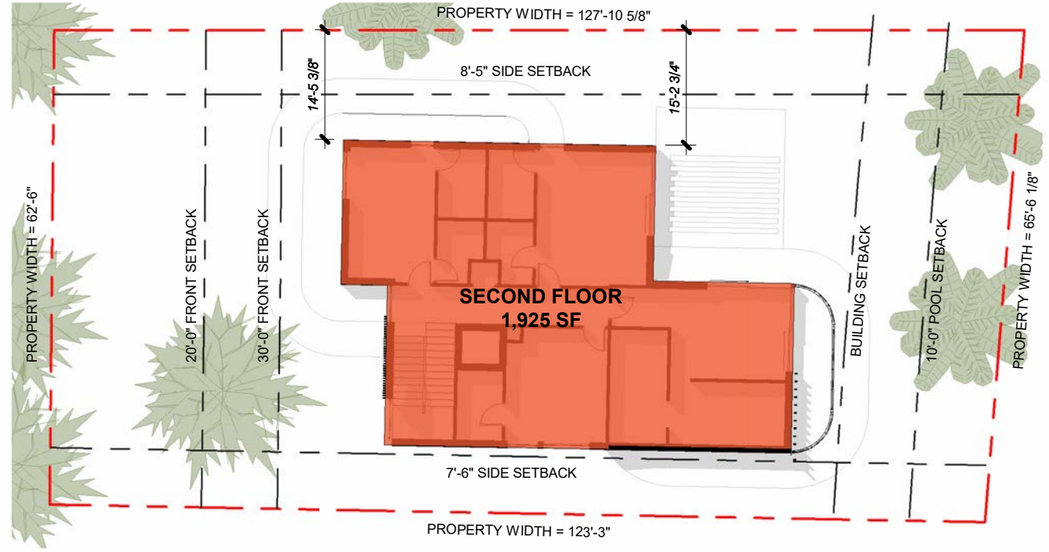
1 LOT 10 - UNDERGROUND - UNIT SIZE -B
1" = 20'-0"

LOT 10
PROPOSED UNIT COVERAGE

LOT		7997.30 SF
ALLOWED	7,997.30 x 50% =	3,998.65 SF
AC COVERAGE @ UNDERSTORY (LOBBY & GARAGE)		83 SF 500 SF
PROPOSED GARAGE		-500 SF
AC COVERAGE @ FIRST FLOOR		1,991 SF
AC COVERAGE @ SECOND FLOOR		1,925 SF
TOTAL UNIT COVERAGE:		(1,991+1,925+83+ 500- 500) SF **3,998 SF (50%)**



2 LOT - 10 LEVEL 1 - UNIT SIZE -B
1" = 20'-0"



3 LOT 10 - LEVEL 2 - UNIT SIZE -B
1" = 20'-0"

N

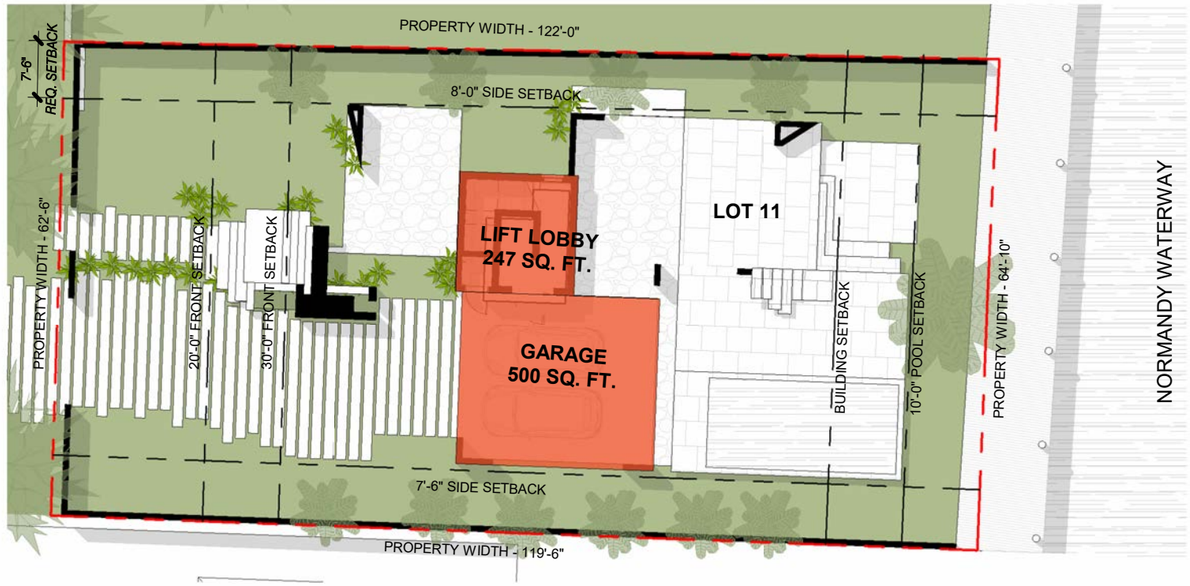
MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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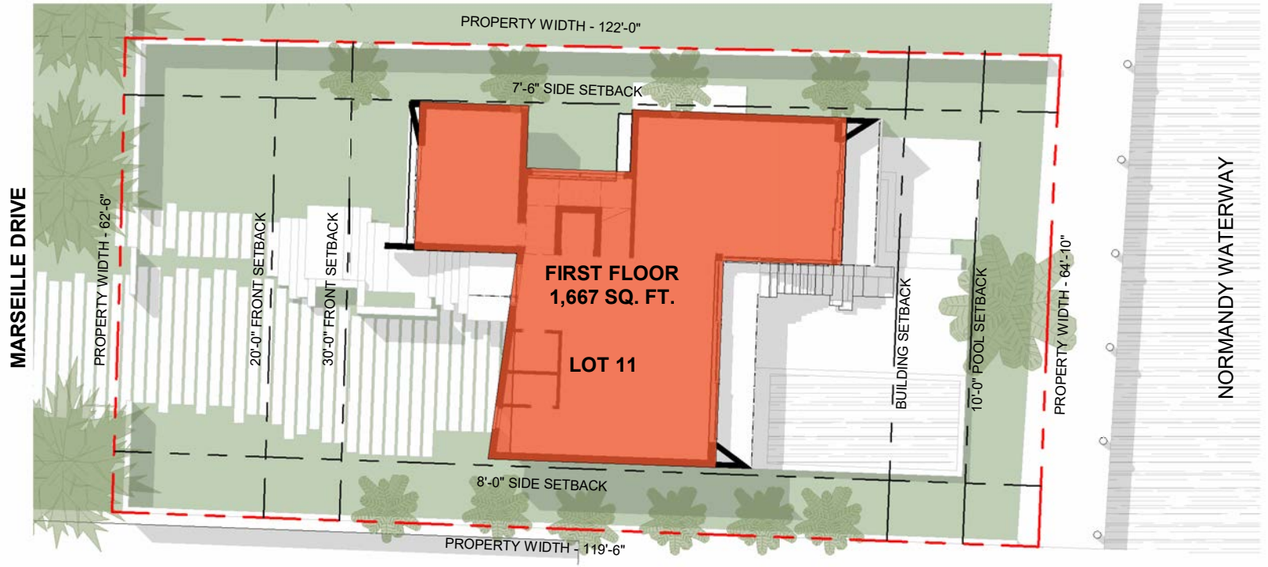
PROPOSED UNIT DIAGRAM-LOT 10	*As indicated*	*03.31.2024*	*.A0.10-B*



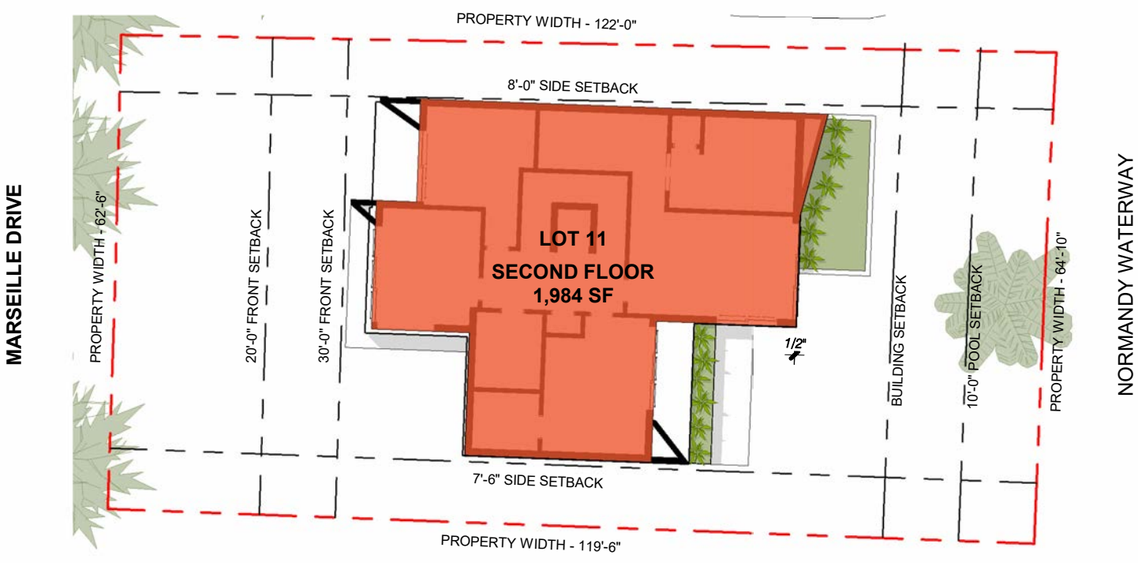
1 UNDERGROUND - UNIT SIZE -C
1" = 20'-0"

LOT 11 - PROPOSED UNIT COVERAGE

LOT		7,798.79 SF
ALLOWED	7,798.79 x 50% =	3,899 SF
AC COVERAGE @ UNDERSTORY (LOBBY & GARAGE)		247 SF 500 SF
PROPOSED GARAGE		-500 SF
AC COVERAGE @ FIRST FLOOR		1,667 SF
AC COVERAGE @ SECOND FLOOR		1,984 SF
TOTAL UNIT COVERAGE:	(247+1,667+1984+500-500) SF	
		3,899 SF (50%)



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



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

N

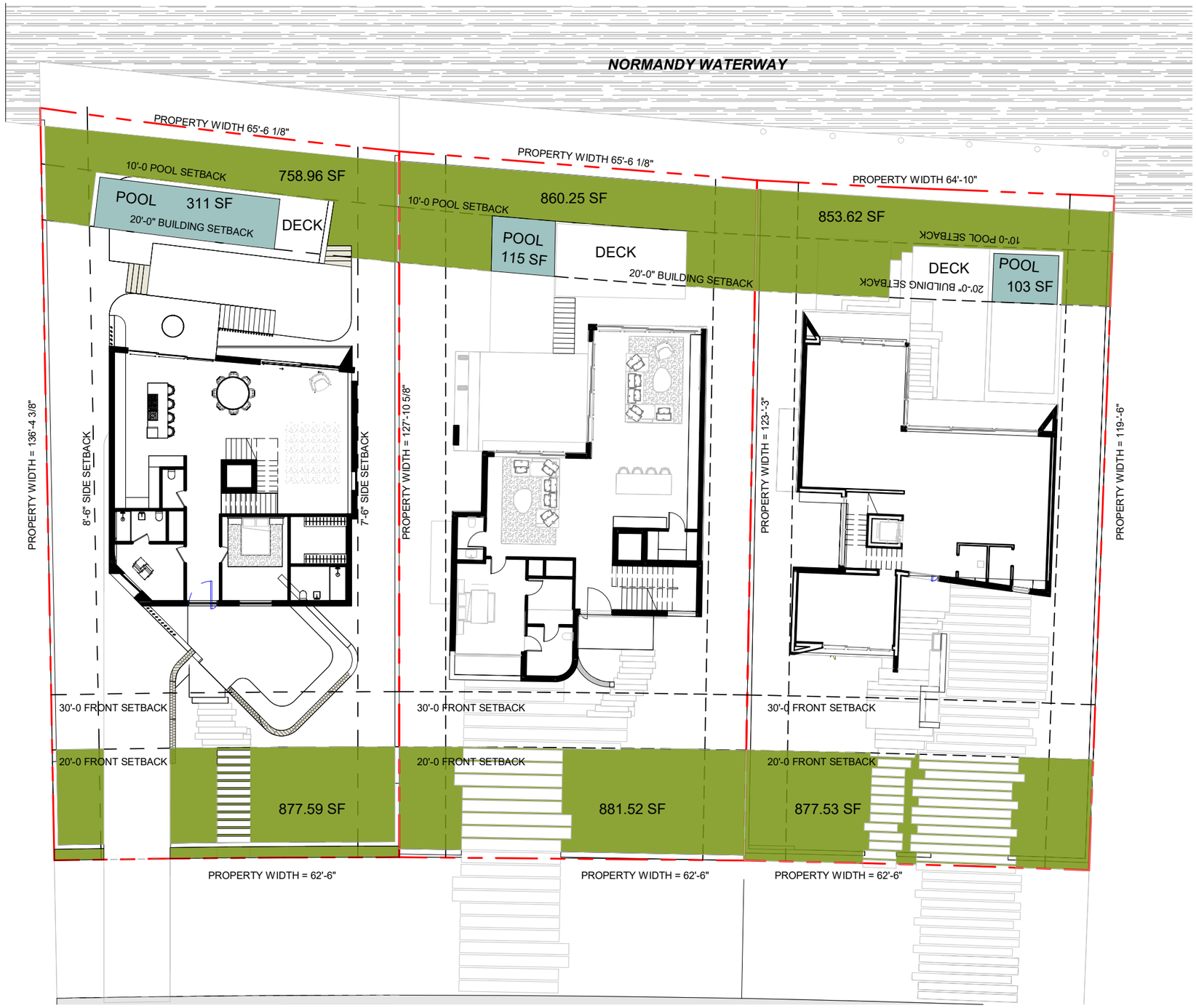
MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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PROPOSED UNIT DIAGRAM-LOT 11	*As indicated*	*03.31.2024*	*.A0.10-C*



MARSEILLE DR.

LOT 9 - FRONT AND REAR COVERAGE

FRONT YARD AREA:		1,253.70 SF
MINIMUM REQUIRED OPEN SPACE:		877.59 SF (70%)
PROPOSED OPEN SPACE:		877.59 SF (70%)
REAR YARD AREA:		1,306.38 SF
MINIMUM REQUIRED OPEN SPACE:		914.46 SF (70%)
PROPOSED GREEN SPACE:		758.96 SF
PROPOSED POOL @ 50% AREA:		155.5 SF
TOTAL PROPOSED OPEN SPACE:		758.96 + 155.5 SF =914.46SF (70%)

LOT 10 - FRONT AND REAR COVERAGE

FRONT YARD AREA:		1,259.31 SF
MINIMUM REQUIRED OPEN SPACE:		881.52 SF (70%)
PROPOSED OPEN SPACE:		881.52 SF (70%)
REAR YARD AREA:		1,311.07 SF
MINIMUM REQUIRED OPEN SPACE:		917.75 SF (70%)
PROPOSED POOL @ 50% AREA:		57.5 SF
PROPOSED GREEN SPACE:		860.25 SF (70%)
TOTAL PROPOSED OPEN SPACE:		860.25 + 57.5 SF = 917.75 SF (70.00%)

LOT 11 - FRONT AND REAR COVERAGE

FRONT YARD AREA:		1,253.62 SF
MINIMUM REQUIRED OPEN SPACE:		877.53 SF (70%)
PROPOSED OPEN SPACE:		877.53 SF (70 %)
REAR YARD AREA:		1293.03 SF
MINIMUM REQUIRED OPEN SPACE:		905.12 SF (70%)
PROPOSED GREEN SPACE:		853.62 SF
PROPOSED POOL @ 50% AREA:		51.5 SF
TOTAL PROPOSED OPEN SPACE:		853.62 + 51.5 SF = 905.12 SF (70.00%)

NORMANDY WATERWAY

PROPERTY WIDTH 65'-6 1/8"

SEE LANDSCAPE DISPOSITION FOR ALL TREES

NO EXISTING RESIDENCE CURRENTLY EXISIT.

PROPERTY WIDTH = 136'-4 3/8"

PROPERTY WIDTH = 119'-6"

PROPERTY WIDTH = 62'-6"

MARSEILLE DR.

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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DEMOLITION PLAN *1" = 20'-0"* *03.31.2024* *.A0.12*

NORMANDY WATERWAY

1433
MARSEILLE
DR

1385
MARSEILLE
DR

PROPERTY WIDTH = 136'-4 3/8"

PROPERTY WIDTH 65'-6 1/8"

PROPERTY WIDTH 65'-6 1/8"

PROPERTY WIDTH 64'-10"

7'-6" 8'-5" 7'-6" 7'-6" 7'-6"

10'-0 3/8" 10'-0 1/4" 23'-6 5/8" 23'-1 3/8" 3'-3 5/8"

10'-0 POOL SETBACK

20'-0" BUILDING SETBACK

10'-0 POOL SETBACK

20'-0" BUILDING SETBACK

10'-0" 10'-0 POOL SETBACK

20'-0" BUILDING SETBACK

8'-6" SIDE SETBACK

7'-6" SIDE SETBACK

PROPERTY WIDTH = 127'-10 5/8"

PROPERTY WIDTH = 123'-3"

PROPERTY WIDTH = 119'-6"

54'-0 3/8"

38'-0 7/8"

8'-9 1/2"

7'-6"

15'-1 1/4"

7'-7 7/8"

8'-10 1/4"

LOT 9

LOT 10

LOT 11

16'-1 3/4"

7'-7 5/8"

9'-1"

30'-0 FRONT SETBACK

30'-0 FRONT SETBACK

30'-0 FRONT SETBACK

20'-0 FRONT SETBACK

20'-0 FRONT SETBACK

20'-0 FRONT SETBACK

44'-8 5/8" 10'-0" 20'-0"

32'-3 4" 32'-1 3/4"

43'-10 1/8" 10'-0" 20'-0"

37' 1/2" 34'-7 1/8" 10'-0" 20'-0"

49'-3"

7'-6" 8'-5" 7'-6" 7'-6" 7'-6"

PROPERTY WIDTH = 62'-6"
LOT WIDTH

PROPERTY WIDTH = 62'-6"
LOT WIDTH

PROPERTY WIDTH = 62'-6"
LOT WIDTH

N

MARSEILLE DRIVE *(FUTURE CROWN OF ROAD 5'-11 17/32")*

℄ +3.74' ℄ +3.64' ℄ +3.67'

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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SITE PLAN *1" = 20'-0"* *03.31.2024* *.A1.0*

NORMANDY WATERWAY

1435
MARSEILLE DR

1385
MARSEILLE DR

PROPERTY WIDTH 65'-6 1/8"

PROPERTY WIDTH 65'-6 1/8"

PROPERTY WIDTH 64'-10"

7.63 NGVD

7'-6"

8'-5"

7'-6"

10'-0 POOL SETBACK

20'-0" BUILDING SETBACK

POOL

POOL DECK

10'-0 POOL SETBACK

20'-0" BUILDING SETBACK

POOL DECK

POOL

10'-0 POOL SETBACK

9'-8"

6.06 NGVD

20'-0" BUILDING SETBACK

8'-10 1/4"

POOL DECK

POOL

7.63 NGVD

7.63 NGVD

UNDERSTORY

UNDERSTORY

UNDERSTORY

5.67 NGVD

6.13

GARAGE
44

9'-7 1/4"

5.82 NGVD

8'-10 1/4"

PROPERTY WIDTH = 136'-4 3/8"

8'-6" SIDE SETBACK

MOTOR
COURT

7'-6" SIDE SETBACK

PROPERTY WIDTH = 127'-10 5/8"

PROPERTY WIDTH = 123'-3"

7'-11 1/2"

16'-1 1/2"

PROPERTY WIDTH = 119'-6"

5.60 NGVD

GARAGE
43

6.00 NGVD

GARAGE
42

30'-0 FRONT SETBACK

30'-0 FRONT SETBACK

30'-0 FRONT SETBACK

20'-0 FRONT SETBACK

7.75 NGVD

20'-0 FRONT SETBACK

20'-0 FRONT SETBACK

21'-9"

7'-6"

8'-5"

40'-5 5/8"

10'-0"

20'-0"

7'-6"

7'-6"

52'-7"

53'-0 7/8"

8'-0"

PROPERTY WIDTH = 62'-6"

PROPERTY WIDTH = 62'-6"

PROPERTY WIDTH = 62'-6"

SLIDING GATE

PED. GATE

N

12'-0"

18'-0"

18'-0"

0"

MARSEILLE DRIVE (FUTURE CROWN OF ROAD 5'-11 17/32")

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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UNDERSTORY PLAN | 1" = 20'-0" | 03.31.2024 | .A1.1



MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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FIRST LEVEL SITE PLAN | 1" = 20'-0" | 03.31.2024 | .A1.2

NORMANDY WATERWAY

1435
MARSEILLE DR

1385
MARSEILLE DR

PROPERTY WIDTH 65'-6 1/8"
10'-0 POOL SETBACK
20'-0" BUILDING SETBACK
PROPERTY WIDTH = 136'-4 3/8"
11'-2 1/4"
8'-6" SIDE SETBACK
7'-6" SIDE SETBACK
MASTER BEDROOM 14
MASTER BATHROOM 13
BEDROOM 11
LAUNDRY 15
HALLWAY 12
BATHROOM 16
BEDROOM 8
BATHROOM 10
BEDROOM 9
30'-0 FRONT SETBACK
20'-0 FRONT SETBACK
8'-6"
40'-11 1/4"
38'-3 3/4"
7'-6"
8'-5"
PROPERTY WIDTH = 62'-6"

PROPERTY WIDTH 65'-6 1/8"
10'-0 POOL SETBACK
20'-0" BUILDING SETBACK
27'-6 3/4"
26'-2 3/8"
PROPERTY WIDTH = 127'-10 5/8"
79'-5 3/8"
28.00 NGVD
MASTER BEDROOM 18
BEDROOM 17
28.00 NGVD
BATH 20
7'-6"
BATH 21
HALLWAY 28
BATH 22
2'-1 3/8"
14'-7 1/4"
BEDROOM 23
9'-10" O.H.
30'-0 FRONT SETBACK
20'-0 FRONT SETBACK
38'-3 1/4"
26'-3 1/8"
43'-10 3/8"
PROPERTY WIDTH = 62'-6"

PROPERTY WIDTH 64'-10"
29'-7 1/2"
10'-0 POOL SETBACK
20'-0" BUILDING SETBACK
PROPERTY WIDTH = 123'-3"
51'-7"
45'-10 3/4"
45'-9 3/4"
27'-4 7/8"
BEDROOM 27
28.13
MASTER BEDROOM 26
HALLWAY 29
29'-8 1/8"
BEDROOM 25
8'-10 1/8"
BEDROOM 24
24'-11 5/8"
SEC. SIDE SETBACK
7'-6"
30'-0 FRONT SETBACK
20'-0 FRONT SETBACK
30'-6 1/8"
7'-6"
7'-6"
46'-8 3/8"
8'-0"
PROPERTY WIDTH = 62'-6"
PROPERTY WIDTH = 119'-6"

MARSEILLE DRIVE

N

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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SECOND LEVEL SITE PLAN *1" = 20'-0"* *03.31.2024* *.A1.3*

NORMANDY WATERWAY

PROPERTY WIDTH 65'-6 1/8"

PROPERTY WIDTH 65'-6 1/8"

PROPERTY WIDTH 64'-10"

10'-0 POOL SETBACK

10'-0 POOL SETBACK

10'-0 POOL SETBACK

20'-0" BUILDING SETBACK

20'-0" BUILDING SETBACK

20'-0" BUILDING SETBACK

LOT 8

PROPERTY WIDTH = 136'-4 3/8"

ROOF BELOW

LOT 09

ROOF

EL.
OVERRUN

+39.5' NGVD
T.O. CONC. SLAB

8'-6" SIDE SETBACK

11'-2 1/4"

16'-0 3/8"

ROOF BELOW

7'-6" SIDE SETBACK

PROPERTY WIDTH = 127'-10 5/8"

LOT 10

ROOF

39.50 NGVD
T.O. CONC. SLAB

EL.
OVERRUN

PROPERTY WIDTH = 123'-3"

LOT 11

ROOF

+39.5' NGVD
T.O. CONC. SLAB

EL.
OVERRUN

26'-8 7/8"

8'-0"

21'-9 1/4"

PROPERTY WIDTH = 119'-6"

30'-0 FRONT SETBACK

30'-0 FRONT SETBACK

30'-0 FRONT SETBACK

20'-0 FRONT SETBACK

20'-0 FRONT SETBACK

20'-0 FRONT SETBACK

PROPERTY WIDTH = 62'-6"

PROPERTY WIDTH = 62'-6"

PROPERTY WIDTH = 62'-6"

MARSEILLE DRIVE

N

MARSEILLE LOTS 9, 10, 11 | FINAL SUBMITTAL

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AR100472
REGISTERED ARCHITECT

ROOF LEVEL SITE PLAN *1" = 20'-0"* *03.31.2024* *.A1.4*