

RESIDENCE:
GS JPD 10635
LLC

10635 SW 63 AV
MIAMI, FL

SEAL

BALLI-TRAUTMAN ARCHITECTS LLC -AA26002968

GIORGIO LUIGI BALLI -AR13951
DAVID SCOTT TRAUTMAN -AR15045

REVISIONS

NO.	DESC	DATE

SCHEMATIC SET



JOB NUMBER:
CHECKED BY: GB
ISSUE DATE: 11/11/2024
SCALE: AS NOTED

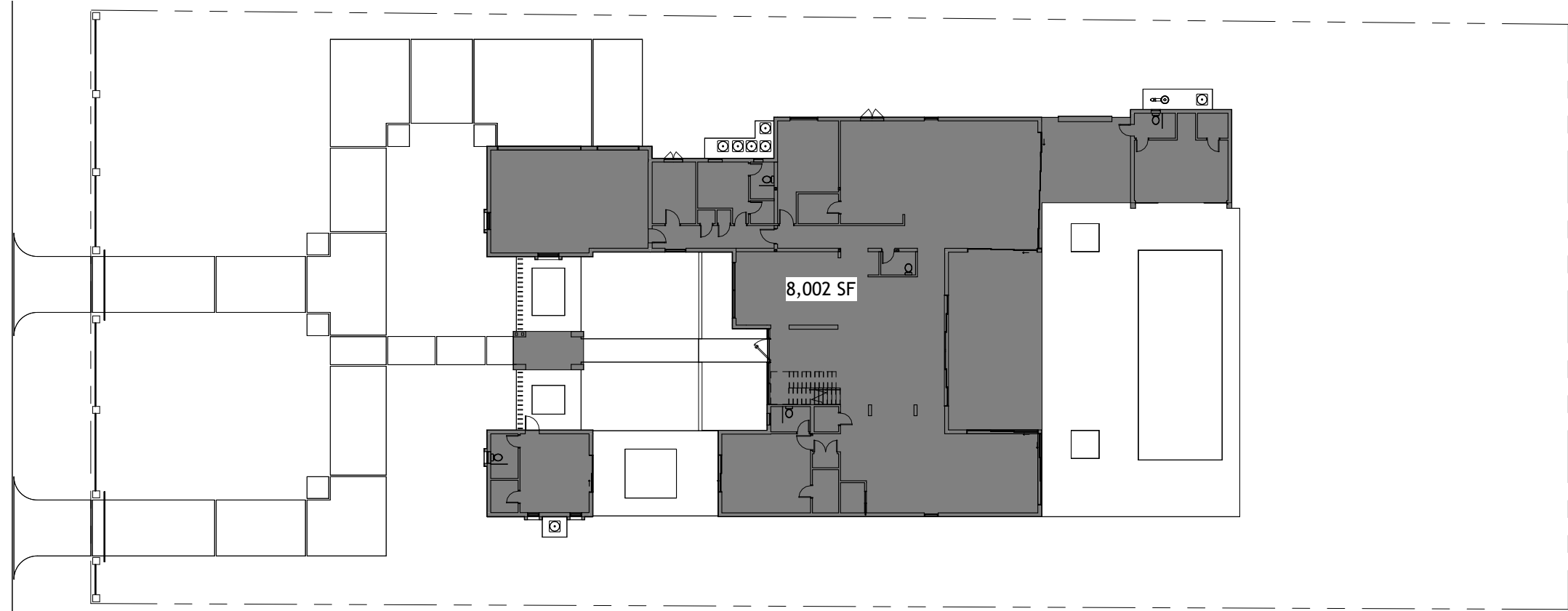
SHEET TITLE

ZONING
GRAPHICS

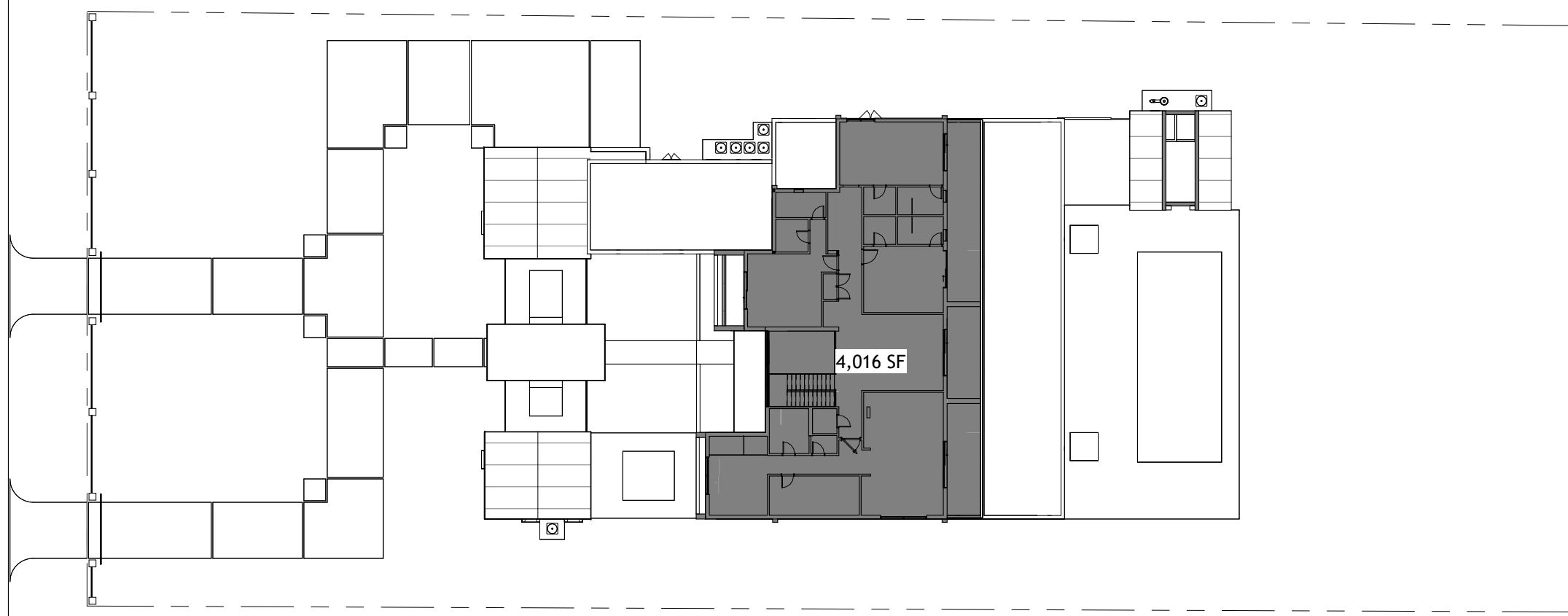
SHEET NUMBER

A100.1

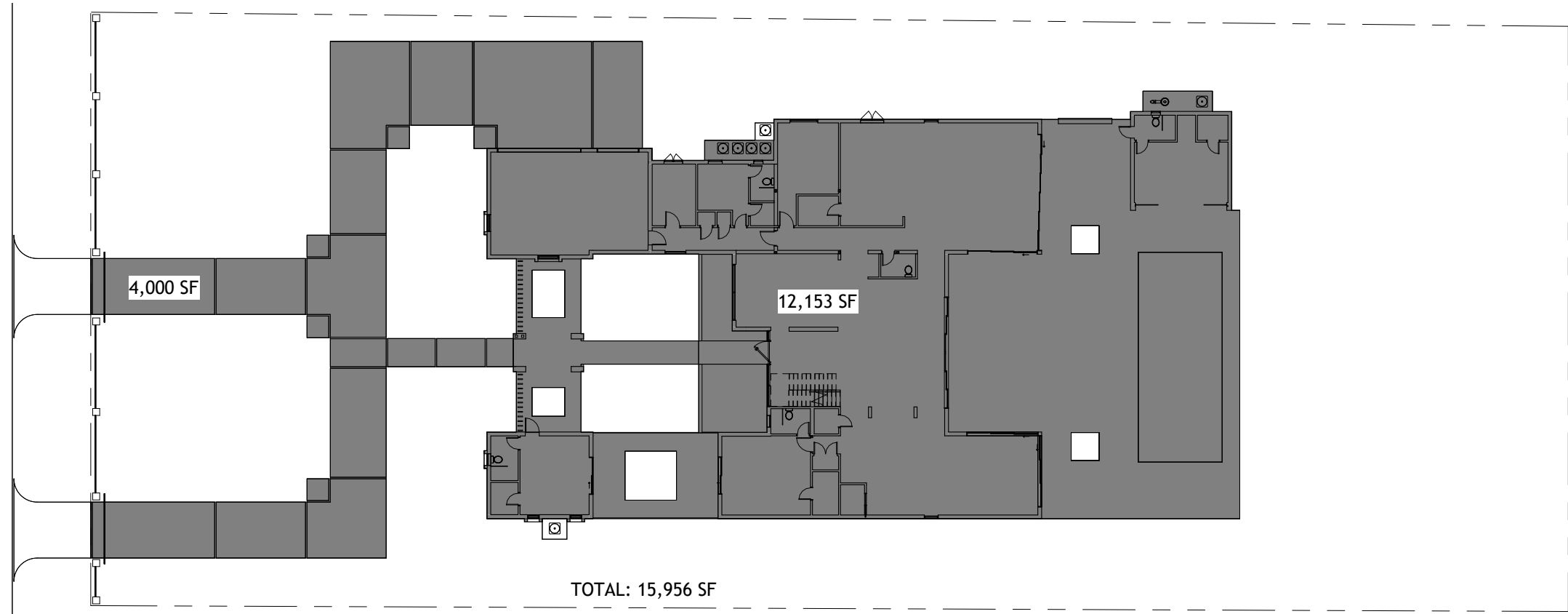
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1533 SUNSET DRIVE SUITE 101, CORAL GABLES,
FL 33143



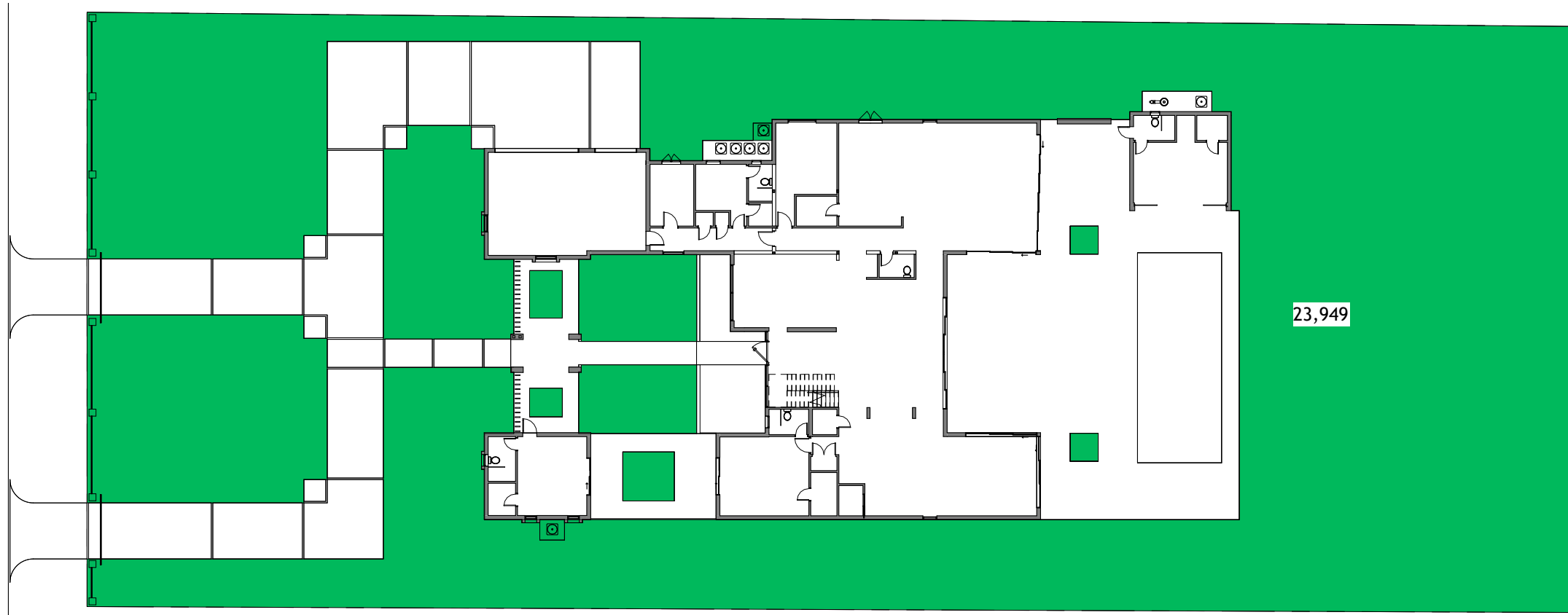
1 FIRST FLOOR LOT COVERAGE
1" = 30'-0"



2 LOT COVERAGE SECOND FLOOR
1" = 30'-0"



3 IMPERVIOUS LOT COVERAGE
1" = 30'-0"



4 TOTAL GREEN SPACE
1" = 30'-0"

ZONING INFORMATION

DESCRIPTION		REQUIRED	PROVIDED	REMARKS
ZONING DISTRICT		EU-1		
SETBACKS	FRONT	50.0'	81'-1 1/2"	
	REAR	25.0'	72'-3 1/2"	
	INT SIDE (N)	20.0'	19'-0"	
	INT SIDE (S)	20.0'	19'-0"	
BUILDING HEIGHT		35.0'	34.5'	
FLOOD ZONE		X		
CROWN OF THE ROAD ELEV.		10.8'		

ZONING DATA

DESCRIPTION	ALLOW / REQD.	AREA PROVIDED	% OF LOT AREA	REMARKS
LOT AREA		40,321 SF	100%	
LOT COVERAGE 1ST FL (MAX. 20% LOT AREA)	8,065 SF	8,002 SF	19.8%	
LOT COVERAGE 2ND FL (MAX. 10% LOT AREA)	4,032 SF	4,016 SF	9.9%	
GREEN AREA (MIN. 55% LOT AREA)	MIN: 22,177 SF	24,147 SF	60.2%	
IMPERVIOUS AREA (MAX. 45% LOT AREA)	18,144 SF	15,956 SF	39.7%	

BUILDING DATA

DESCRIPTION		ALLOW / REQ.	AREA PROVIDED	%	REMARKS
	1ST FL. A/C LIVING AREA		5,997 SF		
	2ND FL A/C LIVING AREA		3,165 SF		
			9,162 SF		
NON A/C	GARAGE		798 SF		
	ENTRY PAVILLION		121 SF		
	COVERED TERRACE		1,109 SF		
			11,419 SF		