

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
2	Pinecrest	2-21-25
3	Pinecrest	4-11-25
5	Pinecrest- Tree Permit	6-16-25

SCHEMATIC SET



JOB NUMBER:
CHECKED BY: GB
ISSUE DATE: 03/12/2025
SCALE: AS NOTED

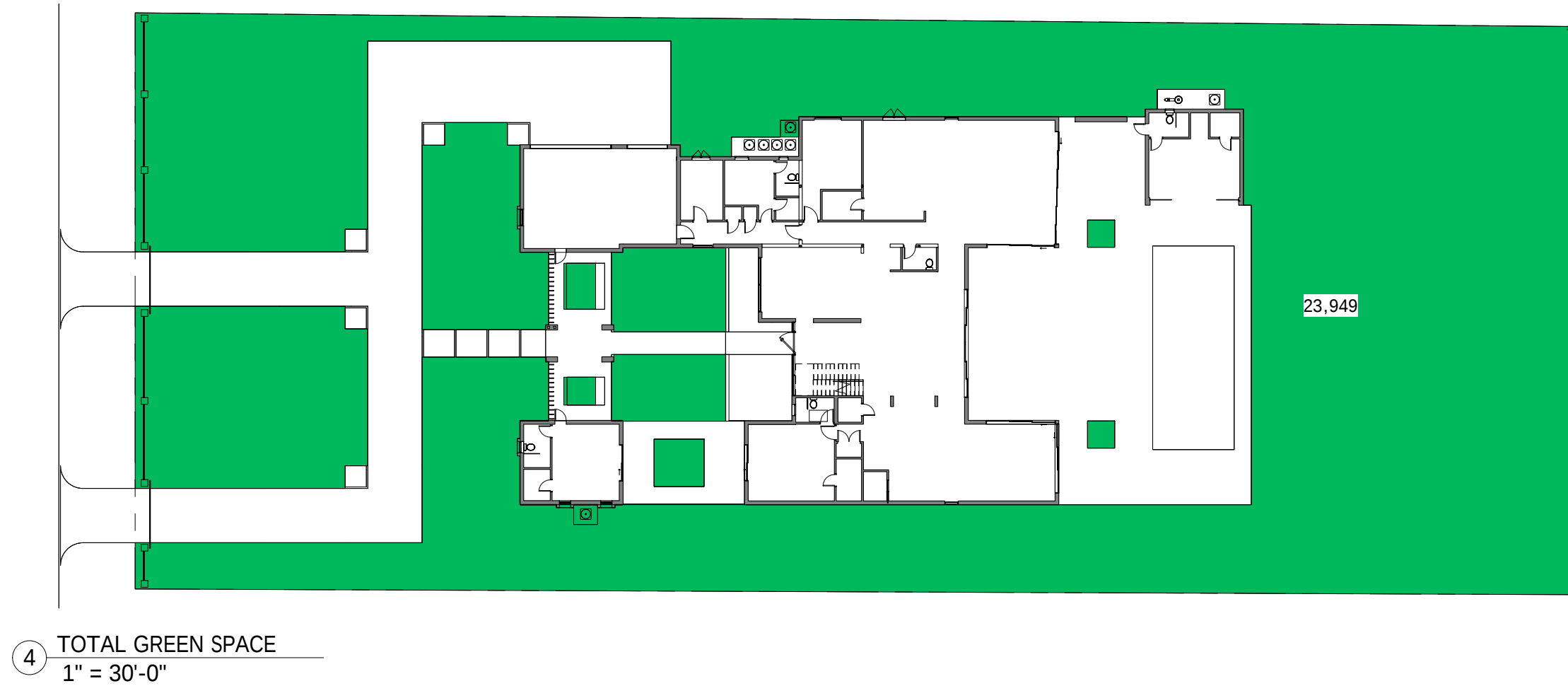
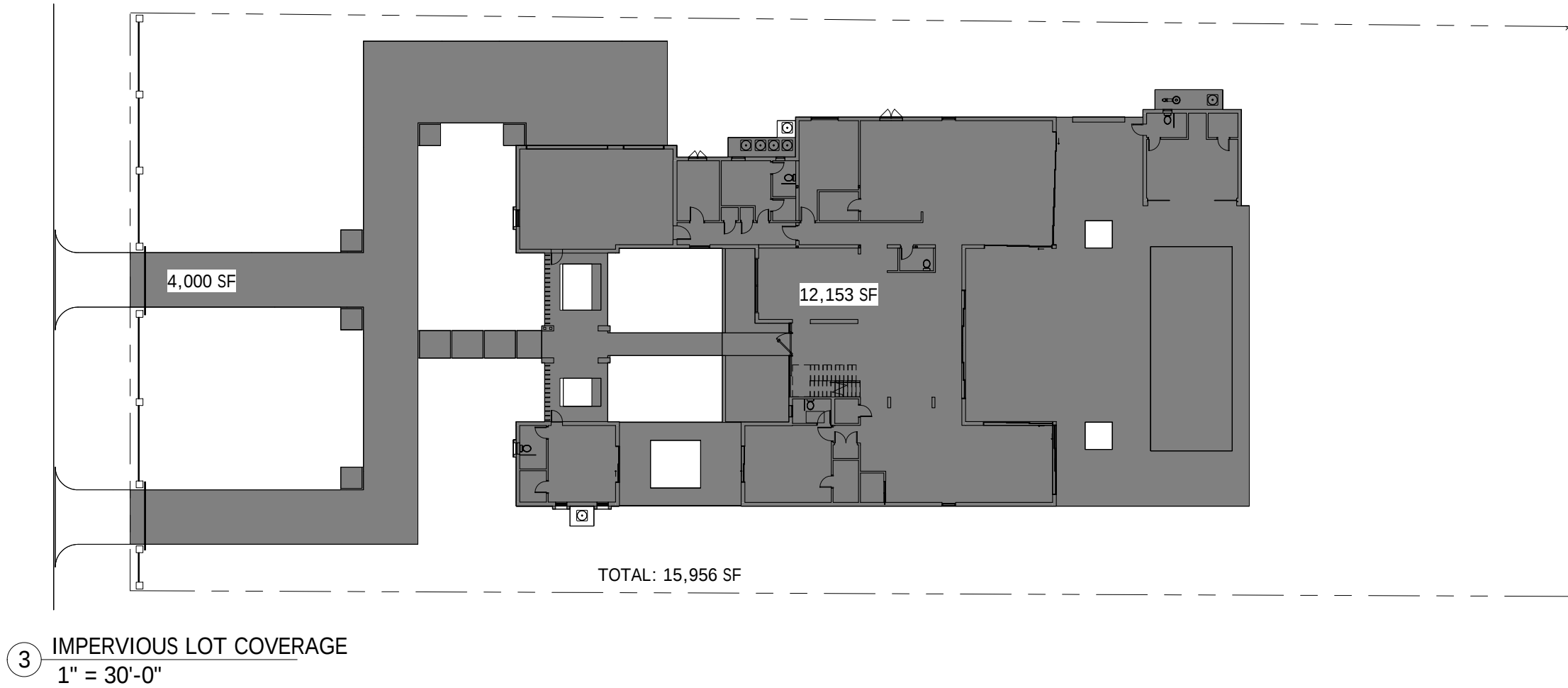
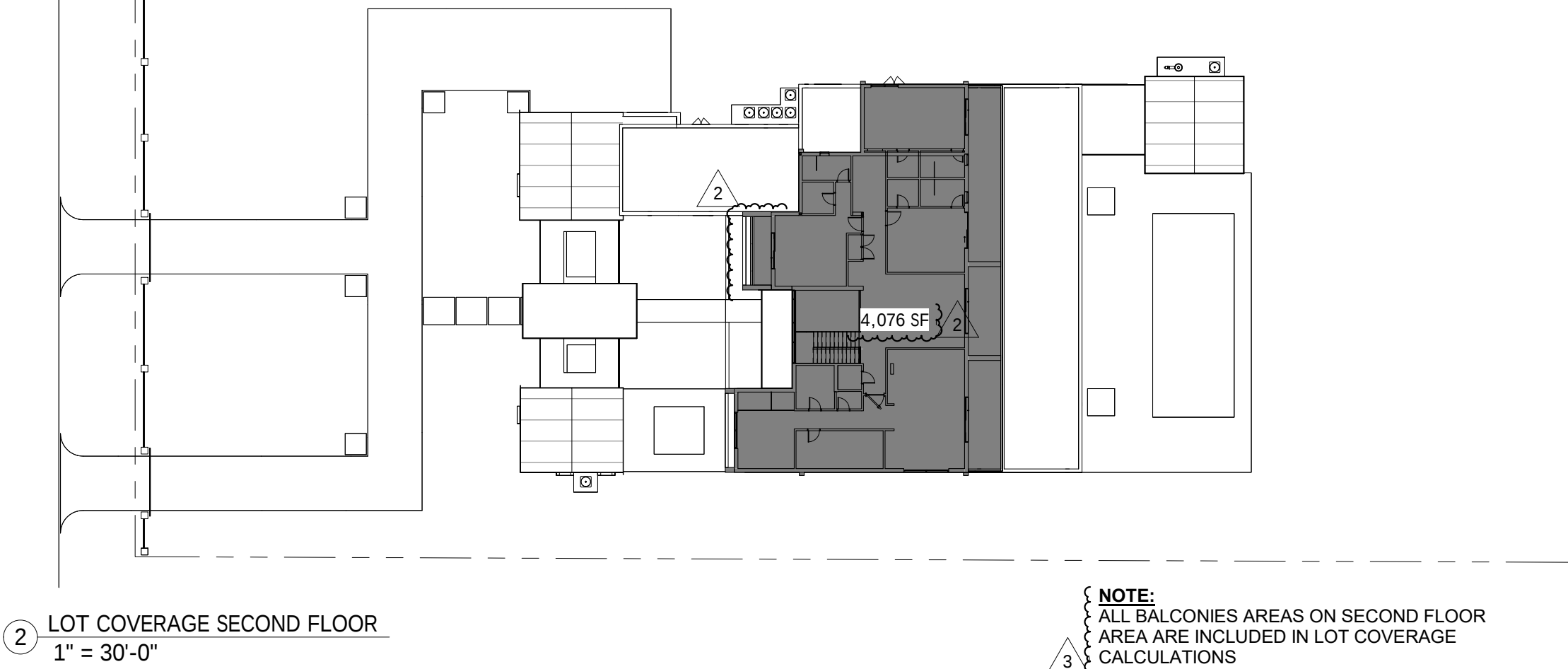
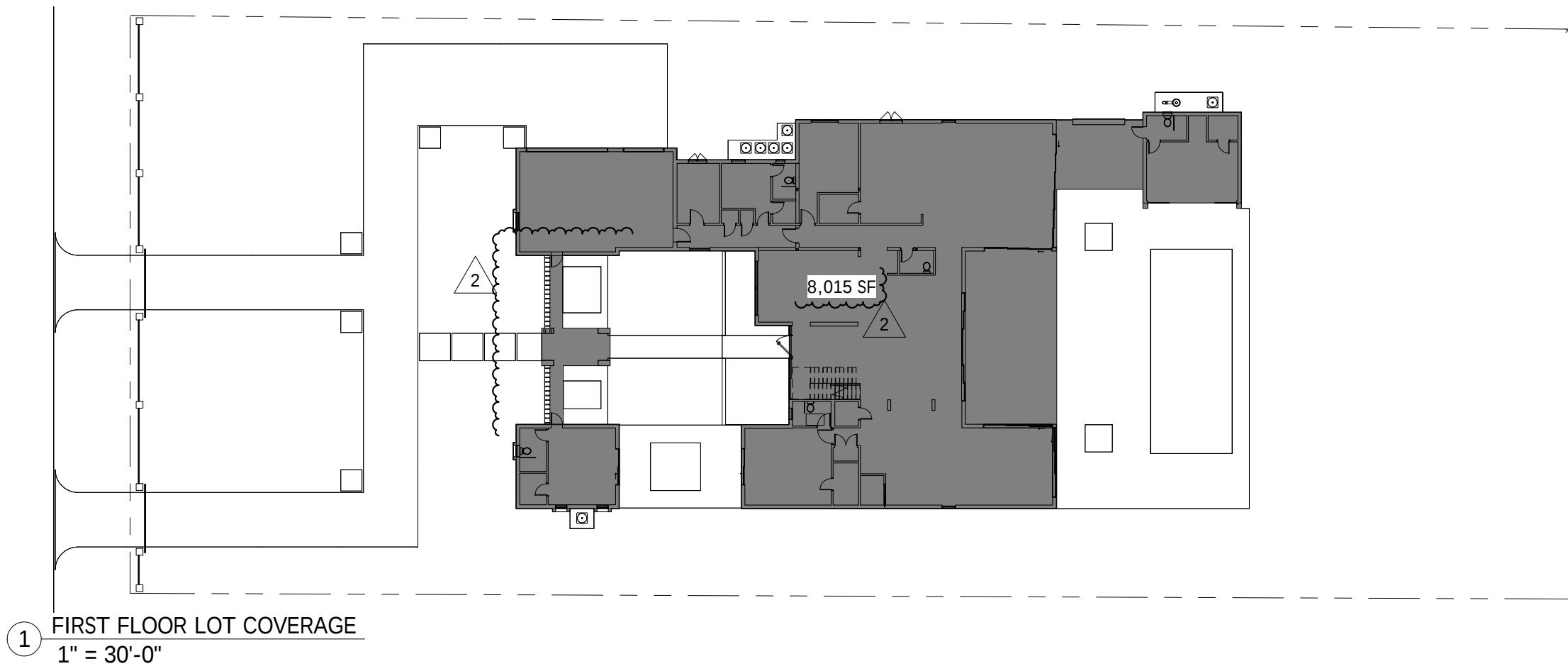
SHEET TITLE

ZONING
GRAPHICS

SHEET NUMBER

A100.1

COPYRIGHT BALLI-TRAUTMAN ARCHITECTS,
LLC
1533 SUNSET DRIVE SUITE 101, CORAL GABLES,
FL 33143



ZONING INFORMATION

DESCRIPTION		REQUIRED	PROVIDED	REMARKS
ZONING DISTRICT		EU-1		
SETBACKS	FRONT	50.0'	85'-2 1/2"	
	REAR	25.0'	72'-3 1/2"	
	INT SIDE (N)	127.04' x 15% = 19.0'	19'-0"	Lots whose frontage is less than 135 feet in width shall have an interior side yard setback on each side of 15 percent of the width with a setback of not less than 15 feet.
	INT SIDE (S)	127.04' x 15% = 19.0'	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	8,015 SF	19.8%	(+ 50 SF) TRANSFERRED TO SECOND FLOOR
LOT COVERAGE 2ND FL. (MAX. 10% LOT AREA)	4,032 SF (+ 50 SF)	4,076 SF	10.1%	
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
NON A/C	1ST FL. A/C LIVING AREA		5,973.98 SF		
	2ND FL A/C LIVING AREA		3,412.35 SF		
	TOTAL LIVING AREA		9,386.33 SF		
	GARAGE		798 SF		
	ENTRY PAVILLION		121 SF		
	COVERED TERRACE		1,109 SF		
GROSS BUILDING AREA			11,414.33 SF		