ADF REEF LLC

NEW TWO STORY
RESIDENCE

10840 OLD CUTLER ROAD
MIAMI, FLORIDA 33156

SEAL

GIORGIO LUIGI BALLI -AR13951

REVISIONS

NO.	DESC	DATE

PRELIM DESIGN

GIORGIO BALLI
AIA ARCHITECT PA
ARCHITECTURE INTERIORS CONSTRUCTION

JOB NUMBER:	
CHECKED BY:	GB
ISSUE DATE:	Issue Date
SCALE:	AS NOTED

SHEET TITLE

COVER

SHEET NUMBER

A-0

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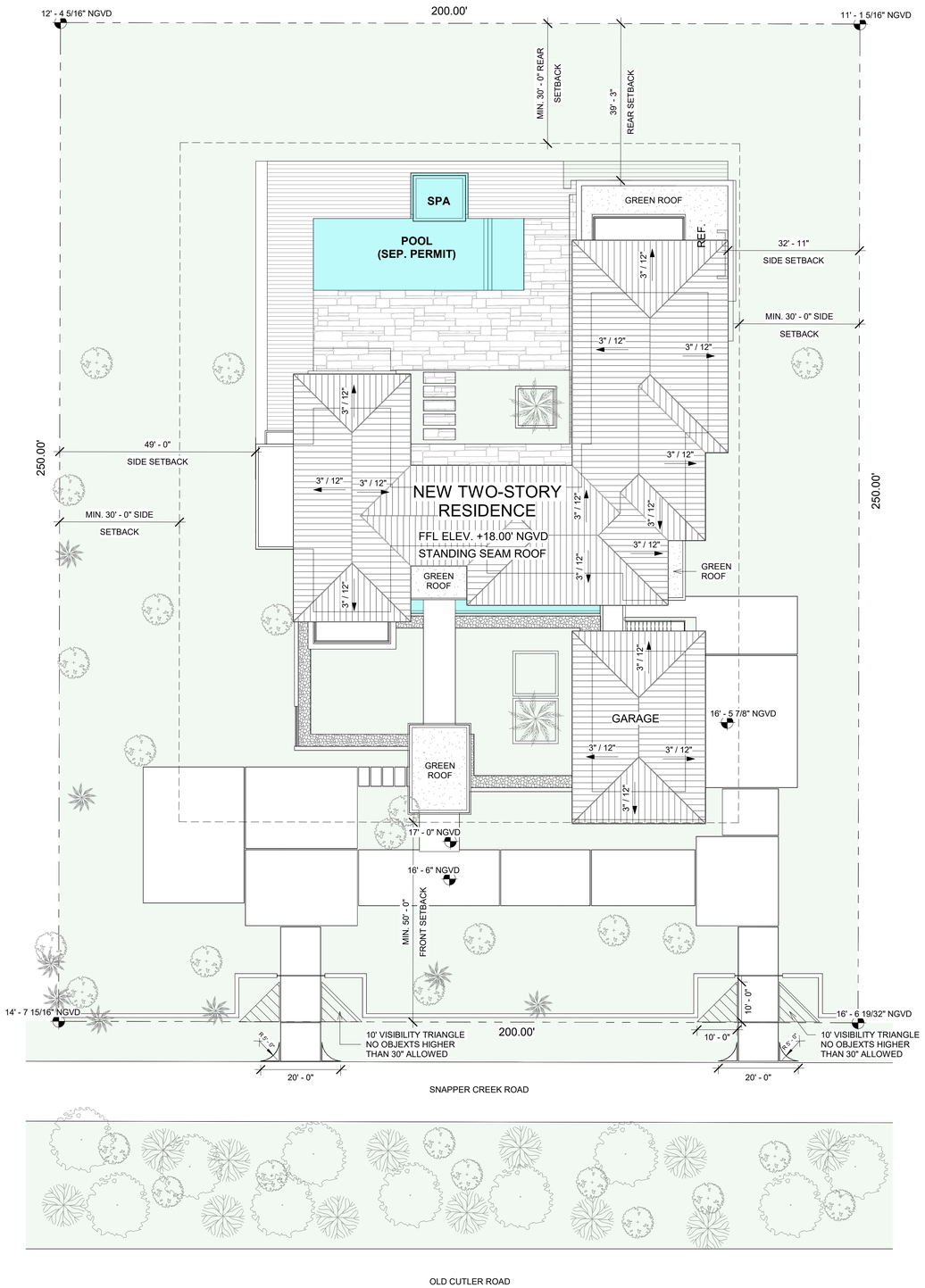
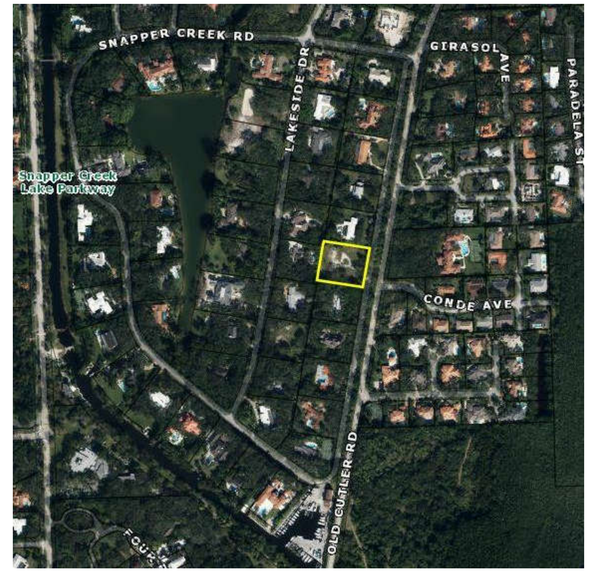
1533 SUNSET DRIVE SUITE 101, CORAL GABLES, FL 33143



1 SITE PLAN
1/16" = 1'-0"



FOLIO: 03-5107-004-0350
LEGAL NAME:
SNAPPER CREEK LAKES SUB
PB 57-86 LOT 6 BLK 3 LOT SIZE IRREGULAR FAU 30-5107-004-0350

ZONING: SFR
LOT SIZE: 50,000 SF

	ALLOWED	PROVIDED
FAR:	16,150 SF	10,254 SF
GROUND COVERAGE:	15% 7,500 SF	13.8% 6,932 SF

SETBACKS

FRONT:	50 FT MIN.	50 FT
REAR:	30 FT MIN.	39 FT 3 IN
SIDES:	30 FT MIN.	49 FT
		32 FT 11 IN

AREAS

FIRST FLOOR LIVING AREA:	4,143 SF
SECOND FLOOR LIVING AREA:	3,786 SF
GYM/STUDIO:	821 SF
TOTAL LIVING AREA:	8,750 SF
GARAGE:	821 SF
COVERED TERRACE:	683 SF
TOTAL AREA:	10,254 SF

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SITE PLAN &
ZONING

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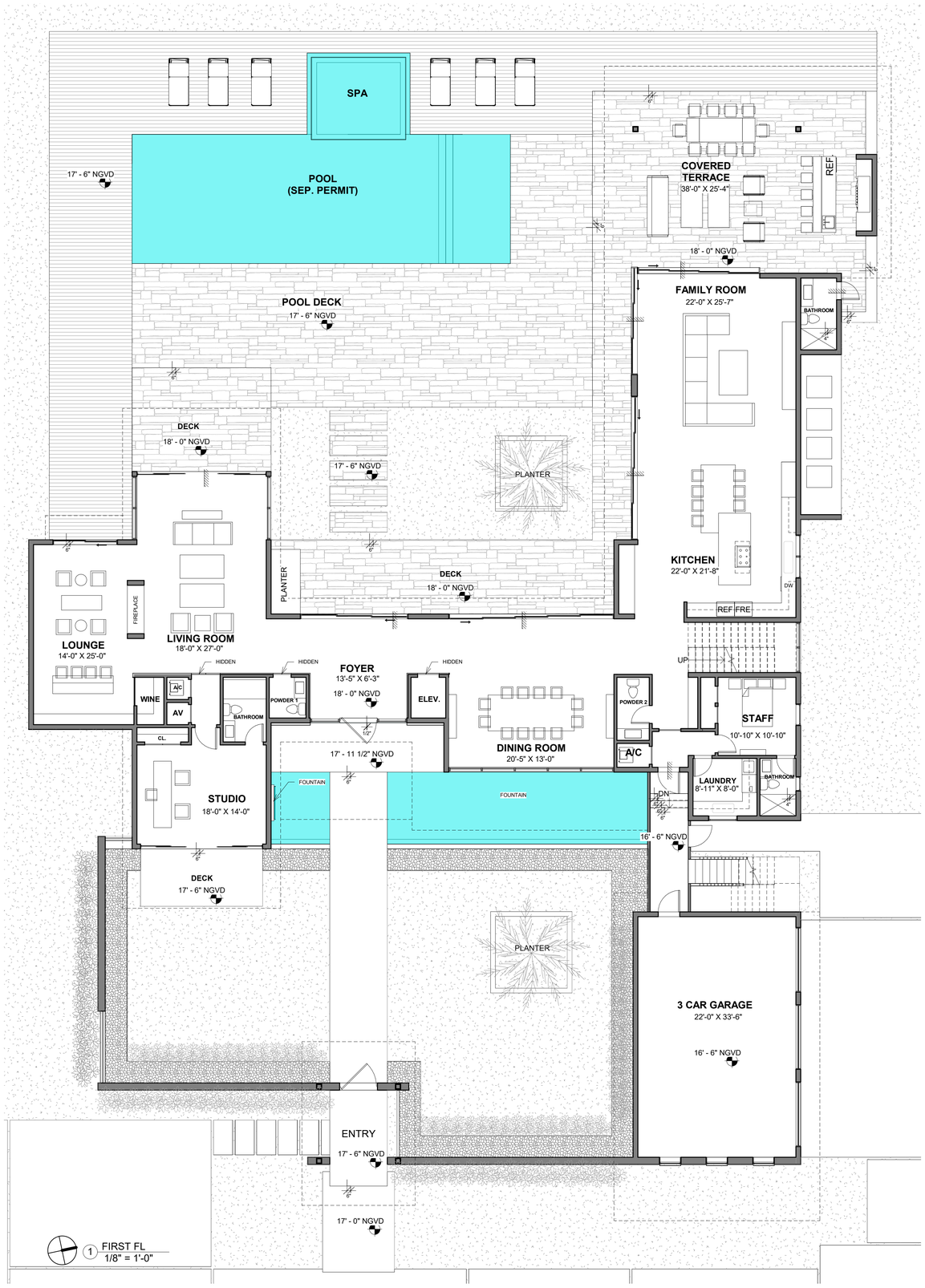

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FIRST FLOOR

SHEET NUMBER

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1 SECOND FL
1/8" = 1'-0"

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SECOND FLOOR

SHEET NUMBER

A-3

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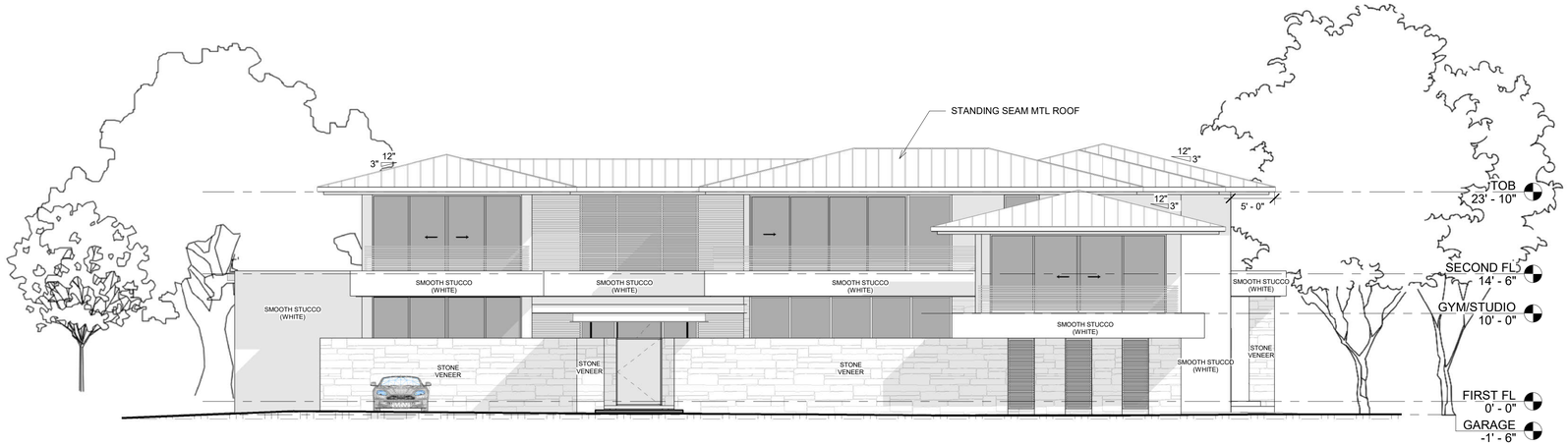
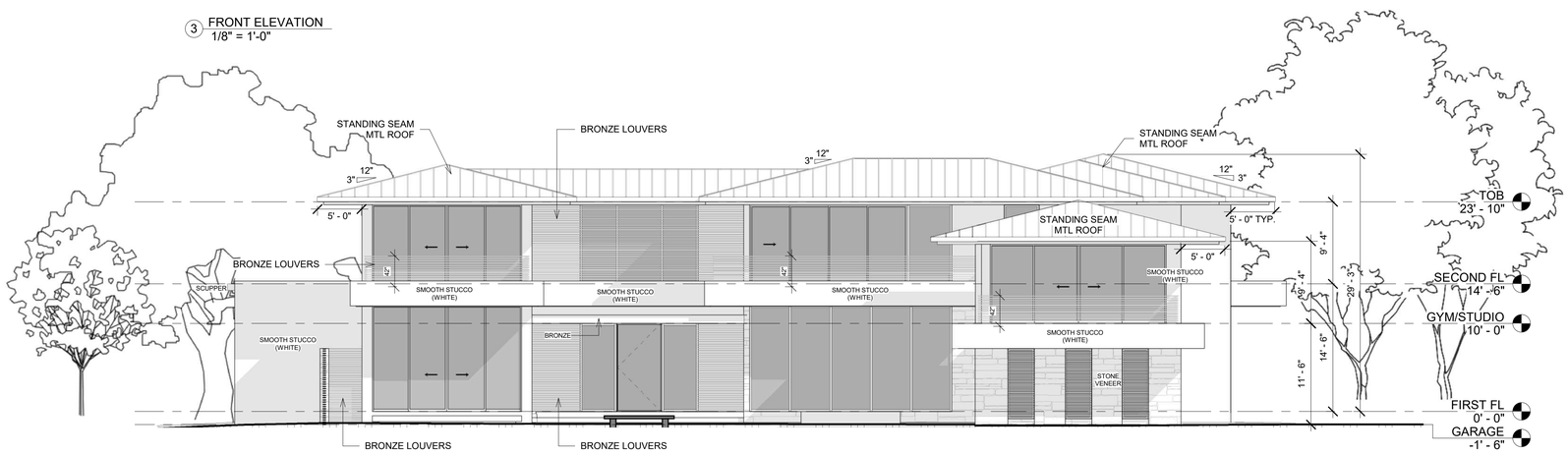
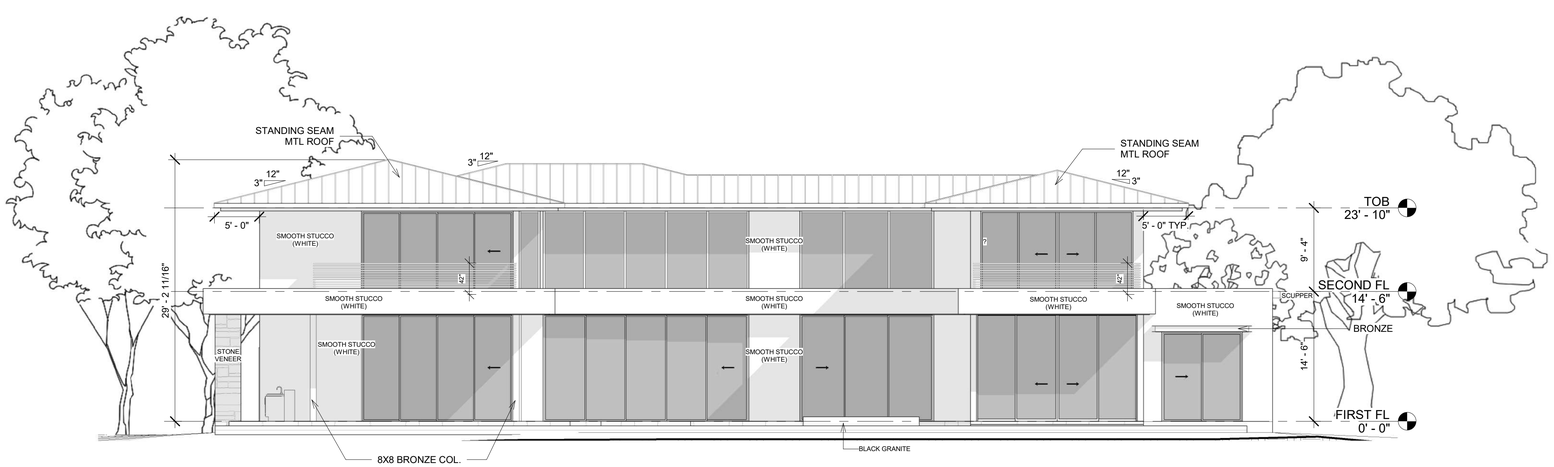


3 FRONT ELEVATION
1/8" = 1'-0"



1 EAST
1/8" = 1'-0"



2 WEST
1/8" = 1'-0"

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SHEET TITLE

ELEVATIONS
E/W

SHEET NUMBER

A-4

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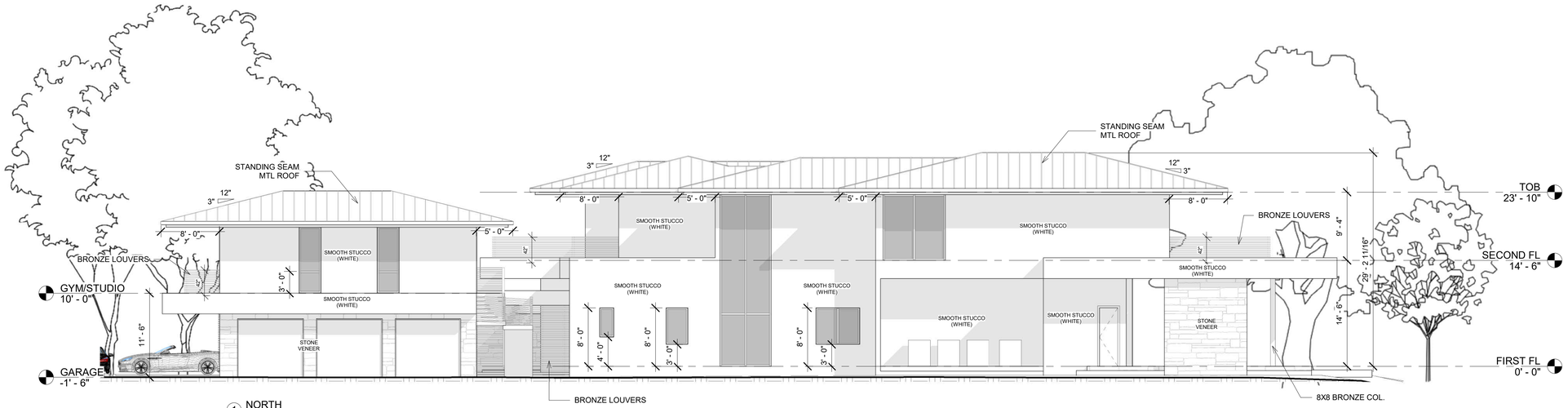
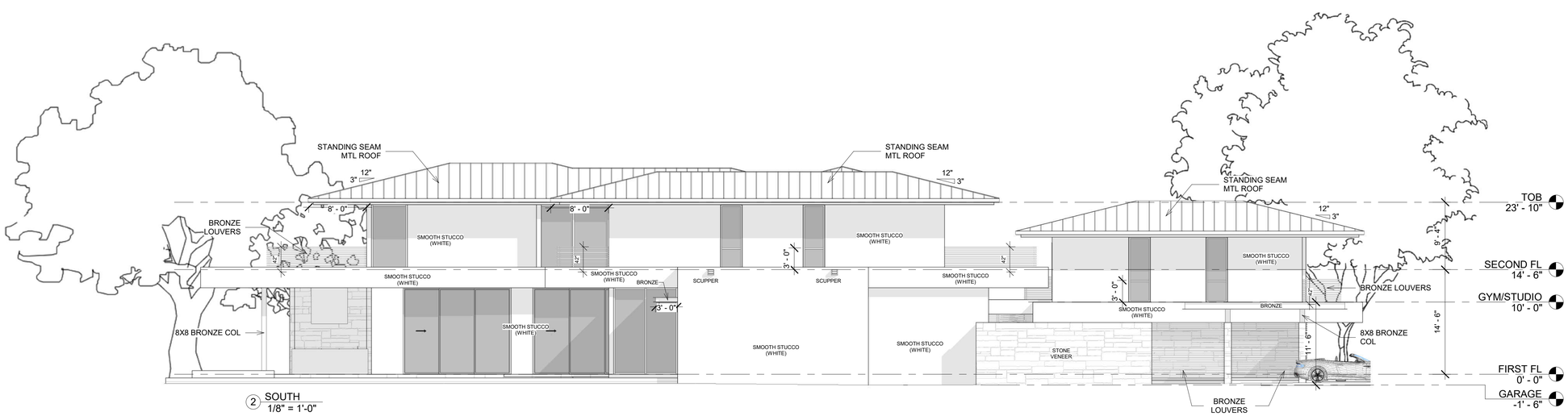


1 NORTH
1/8" = 1'-0"



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

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ELEVATIONS N/S

SHEET NUMBER

A-4.1

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AERIAL VIEW

FRONT VIEW

REAR VIEW

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SHEET TITLE

RENDERINGS

SHEET NUMBER

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