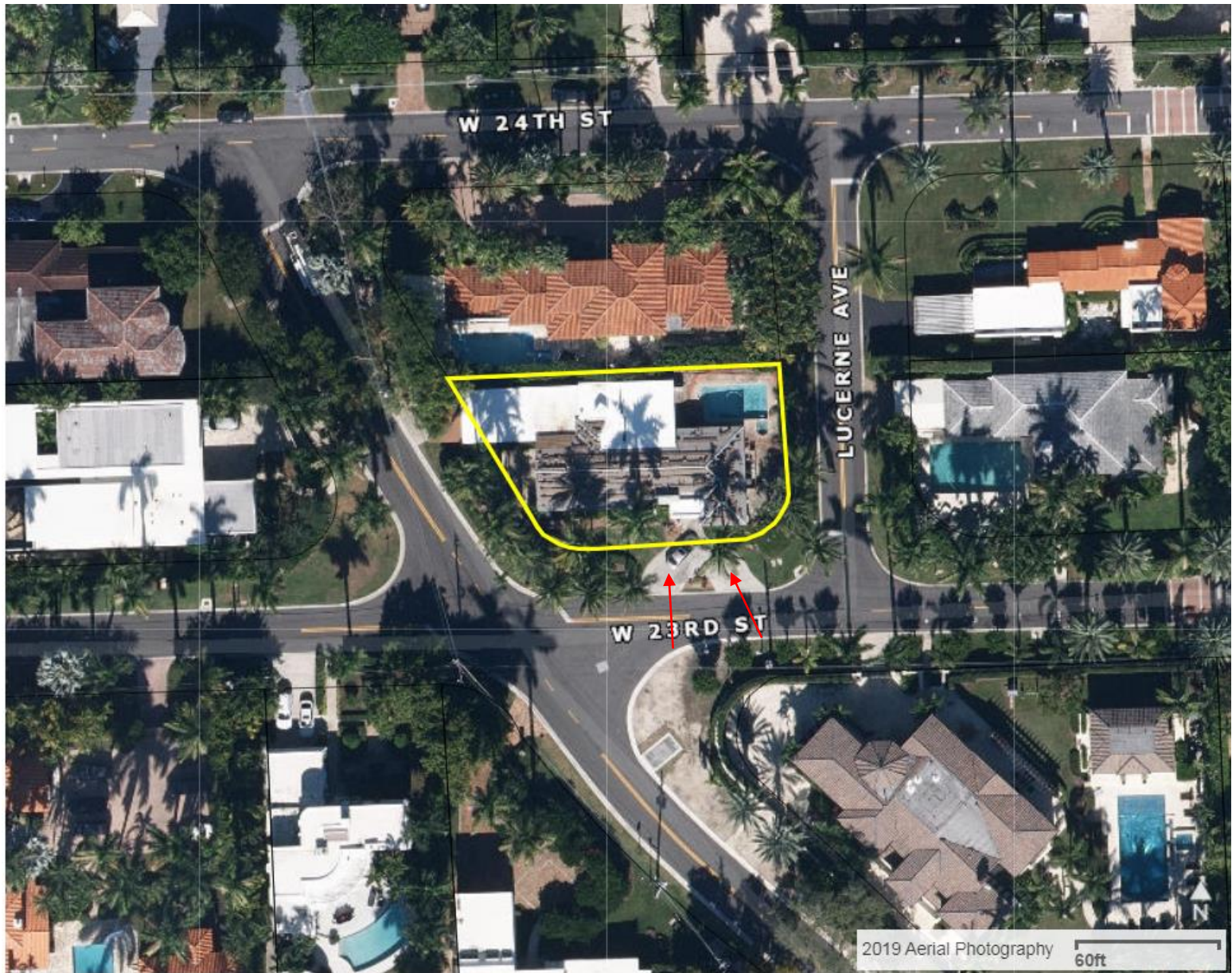


2301 Sunset Drive

Alteration to Driveway on 23rd Street



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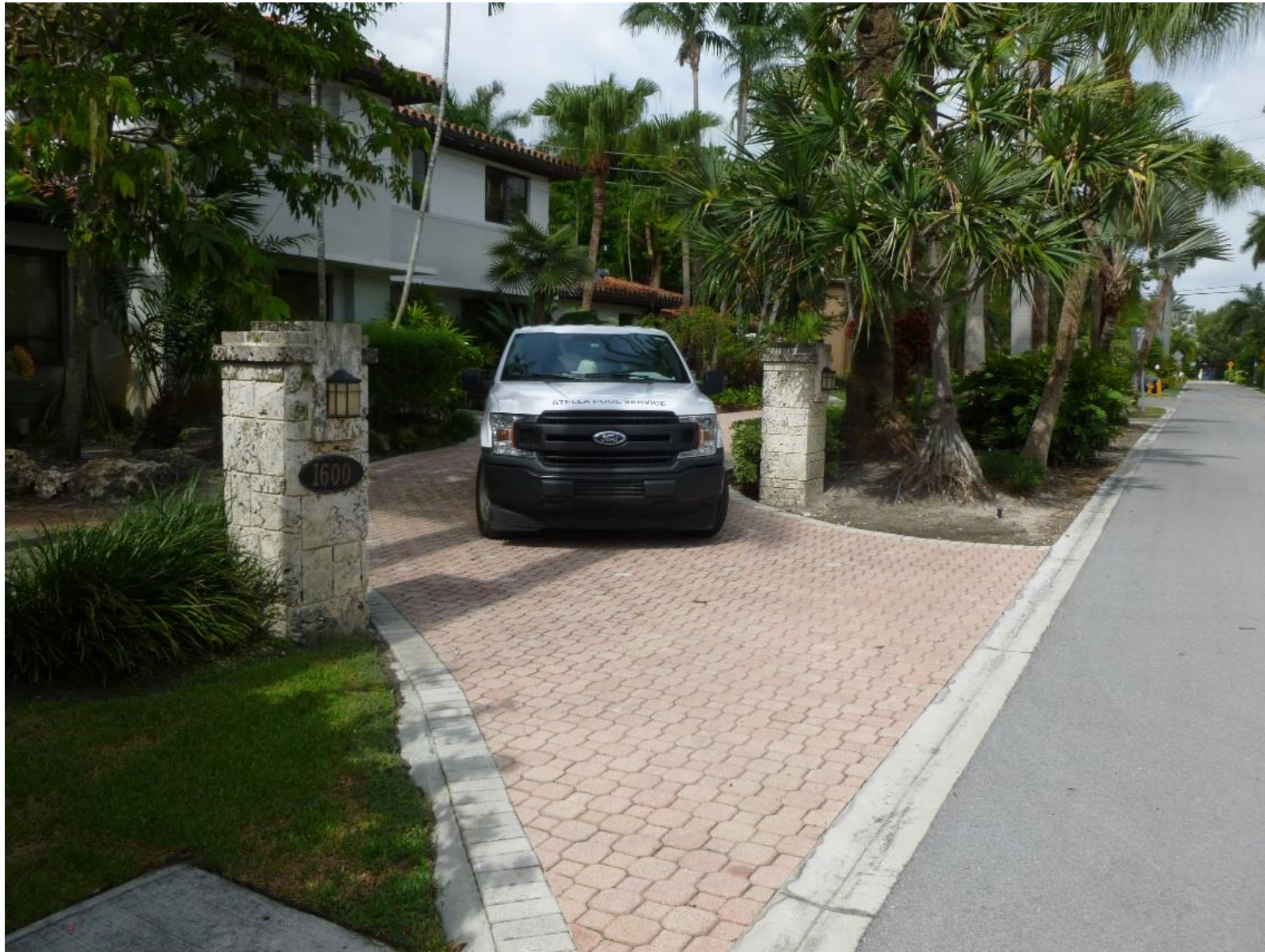
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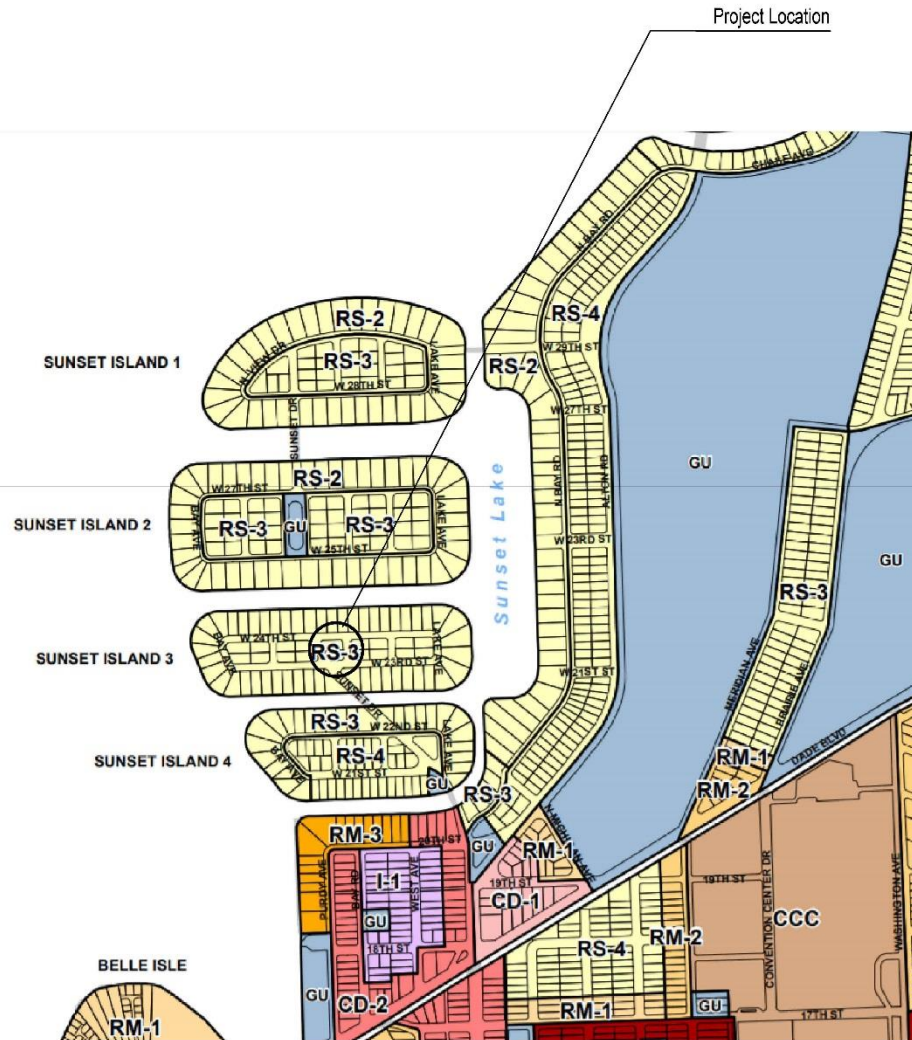


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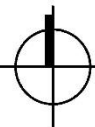






LOCATION MAP

SCALE: N.T.S.



KAUFFMAN RESIDENCE DRIVEWAY ALTERATION:

2301 SUNSET DRIVE
MIAMI BEACH, FL

N25

ARCHITECTURE CO.

6262 SW 40 Street
Suite 2A
Miami, Florida 33155
Phone 305-666-5151
Florida License AA 0003242

Scope of Work:

- Alteration of Existing Driveway
- Remove and replace material on Sunset Drive driveway

APPLICATION FOR 3 VARIANCES:

1. Side yard setback - Driveways shall have a minimum setback of four feet from each side property line.
Proposed = 1'-2"
2. Side facing a street previous area - At least 50 percent of the required side yard area facing a street shall be sodded or landscaped pervious open space
Proposed = 49%
3. Proximity to building - With the exception of driveways and paths leading to the building, paving may not extend any closer than five feet to the front of the building.
Proposed = 1'-4"

Effective Code

- Florida Building Code, Existing/Building 2017
- Florida Fire Prevention Code 2017
- NFPA Life Safety Code 2015 Edition

List of Drawings

Cover
Cover 2
A1.00 Existing Site Plan
A1.10 Demolition Plan
A1.20 Proposed Driveway
A1.21 Enlarged Driveway

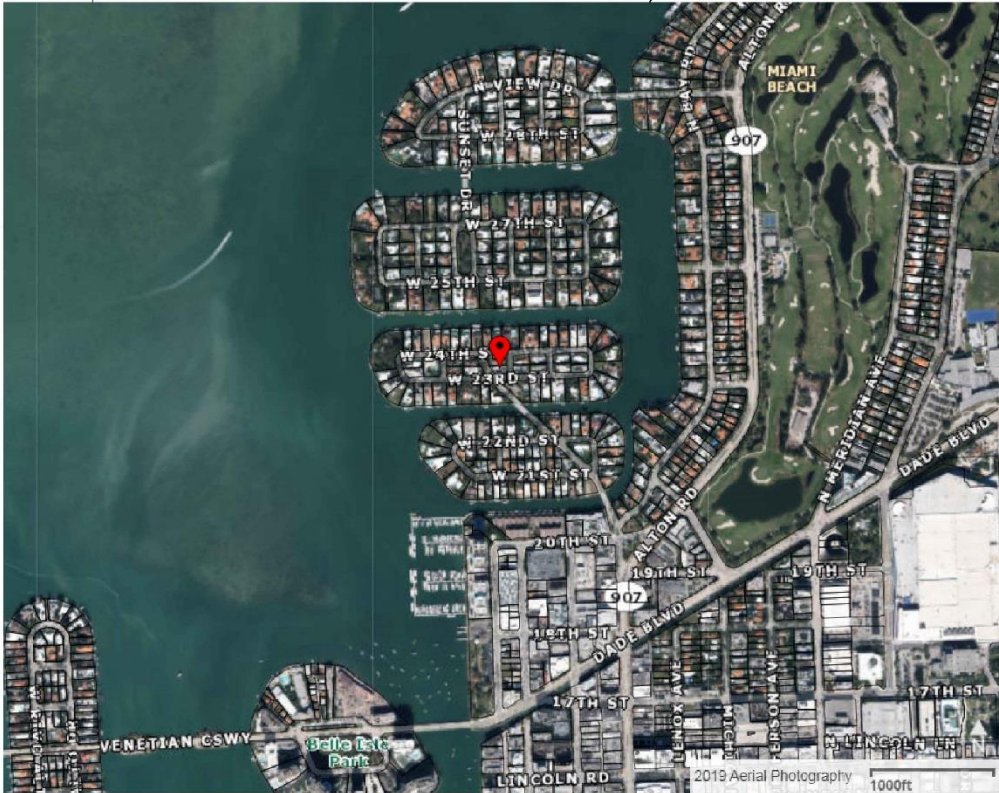


Norman Blandon

FINAL SUBMITTAL

August 10, 2020

Project Location



LOCATION MAP

SCALE: N.T.S.

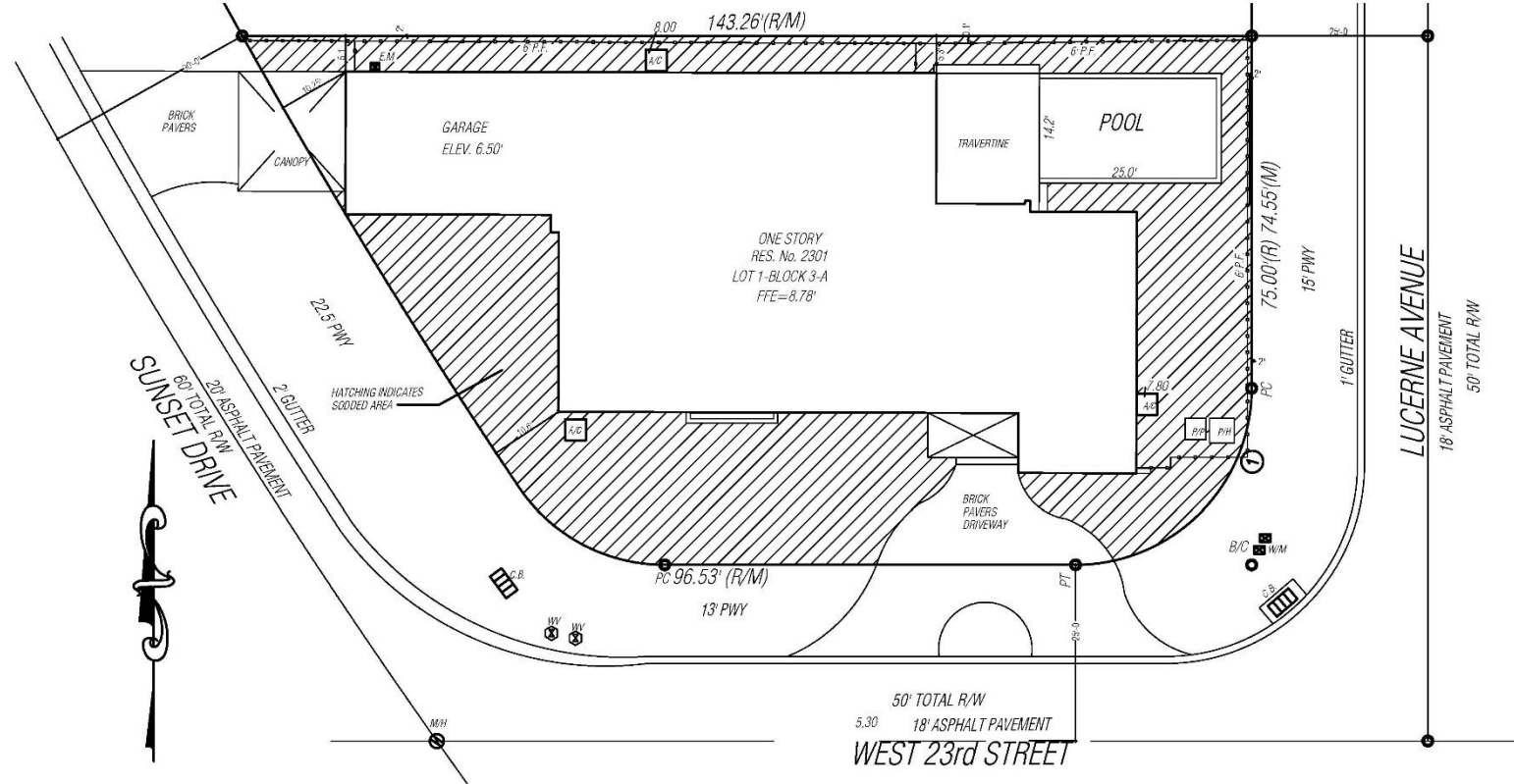


SINGLE FAMILY RESIDENTIAL - ZONING DATA SHEET

ITE M #	Zoning Information			
1	Address:	2301 Sunset Drive		
2	Folio number(s):	02-3229-001-1250		
3	Board and file numbers:	N/A		
4	Year built:	1947	Zoning District:	RS-3
5	Based Flood Elevation:	N/A	Grade value in NGVD:	N/A
6	Adjusted grade (Flood+Grade2):	N/A	Free board:	N/A
7	Lot Area:	9,134 s.f.		
8	Lot width:	75'	Lot Depth:	143.26'
9	Max Lot Coverage SF and %:	2,743 s.f. (30%)	Proposed Lot Coverage SF and %:	N/A
10	Existing Lot Coverage SF and %:	3,624 s.f. (39.6%)	Lot coverage deducted (garage/storage) SF:	N/A
11	Front Yard (Sunset Dr) Open Space SF and %:	1,133 s.f. (65.35%)	Front Yard (Lucerne Ave) Open Space SF and %:	979 s.f. (72.5%)
12	Max Unit Size SF and %:	4,567 s.f. (50%)	Existing Unit Size SF and %:	4,154 s.f. (45.4%)
13	Existing First Floor Unit Size:	3684 s.f.	Proposed First Floor Unit Size:	N/A
14	Existing Second Floor Unit Size:		Proposed Second Floor volumetric Unit Size SF and % (Note: to exceed 70% of the first floor or the main floor require DRB Approval):	N/A
15		N/A	Proposed Second Floor Unit Size SF and %:	N/A
16			Proposed Roof Deck Area SF and % (Note: Maximum is 25% of the enclosed floor area immediately below):	N/A
17	Height:	Required 24' 0"	Existing 14' 9"	Proposed N/A
18	Setbacks:			
19	Front First level:	30'-0"	16'-4" LUCERNE AV	NA
20			12'-0" W 23RD STREET	
21			0' SUNSET DRIVE	
22	Front Second level:	N/A	N/A	NA
23	Side 1:	N/A	N/A	NA
24	Side 2 or (Facing street):	7'-6"	N/A	NA
25	Rear:	20'-0"	N/A	NA
26	Accessory Structure Side 1:	N/A		
27	Accessory Structure Side 2 or (Facing st.):	N/A		
28	Accessory Structure Rear:	N/A		
29	Sum of Side yard:	N/A		
30				
31	Is located within a Local Historic District?			NO
32	Notes: Designated as an individual Historic Single Family Residence Site?			NO
33	If not, Determined to be Architecturally Significant?			NO
34	All other date information should be presented like the above format			
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Norman Blandon

State of Florida
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Norman Blandon
Date: 2020.08.10
17:18:07 -04'00'



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"

LEGAL DESCRIPTION:

LOT 1
BLOCK 3A
SUNSET ISLANDS - ISLAND NO. 3
PLAT BOOK 40 PAGE 8
PUBLIC RECORDS OF MIAMI-DADE
COUNTY, FLORIDA

Driveway Alteration:

2301 Sunset Drive
Miami Beach, Florida

N25
ARCHITECTURE CO.

6262 W. 49th Street
Suite 2A
Miami, Florida 33155
Phone 305-666-5151
Florida License AA 0003242

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Sheet Title:

EXISTING SITE

Issue Date:

Aug. 10, 2020 Final Submittal

Drawing No.:

A1.00

Professional of Record: Norman Blandon, R.A.
Registration No. AR-0016380



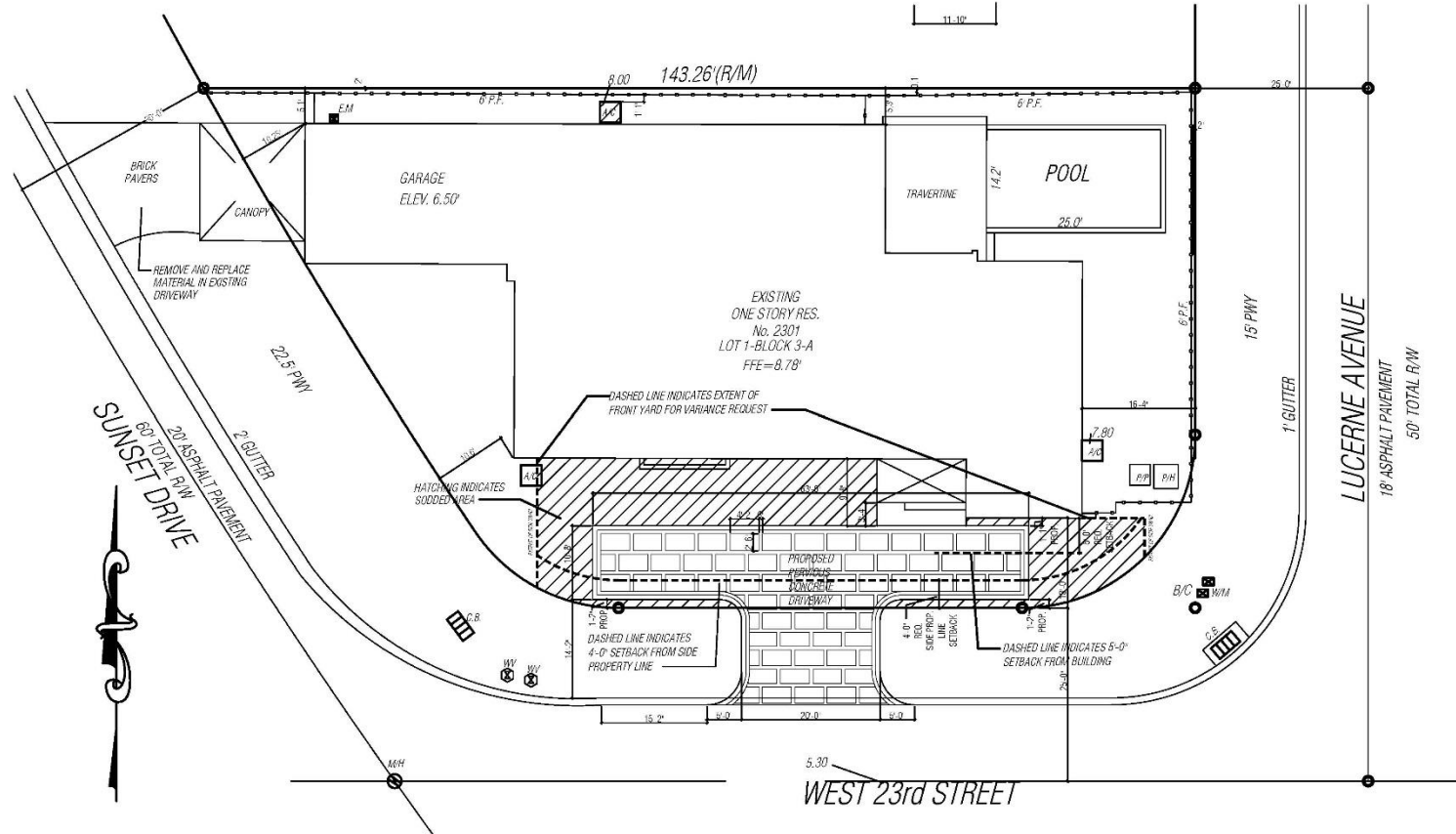
Norman
Blandon

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0 8 16 32

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SEALED AND APPROVAL BY ALL CITIES HAVING JURISDICTION



PROPOSED SITE PLAN

0 8' 16' 32' SCALE: 1/16" = 1'-0"

Driveway Alteration:

2301 Sunset Drive
Miami Beach, Florida

N25
ARCHITECTURE CO.

Suite 2A
Miami, Florida 33155
Phone 305-666-5153
Florida License #AA 0003242

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Sheet Title:

PROPOSED DRIVEWAY

Issue Date:

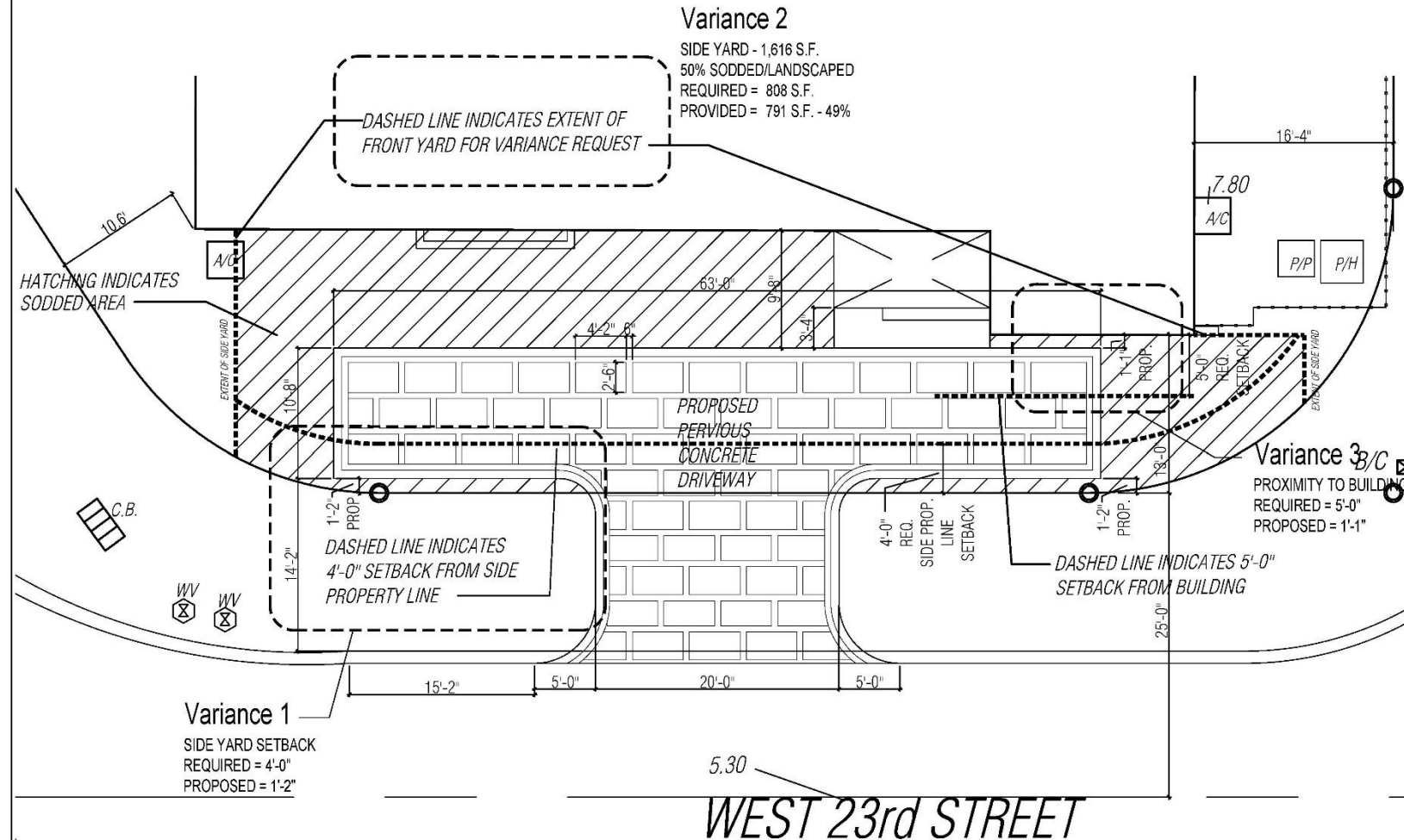
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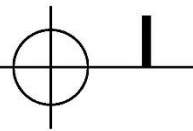


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PROPOSED SITE PLAN - ENLARGED

SCALE: 1/8" = 1'-0"



Driveway
Alteration:

2301 Sunset Drive
Miami Beach, Florida

N25
ARCHITECTURE CO.
6252 W 40 Street, Suite 2A
Miami, Florida 33155
Phone 305-666-5151
Florida License #AA 0003242

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Sheet Title:
PROPOSED DRIVEWAY
ENLARGED

Issue Date:
Aug. 10, 2020 Final Submittal

Drawing No.:
A1.21

Professional of Record; Norman Blandon, R.A.
Registration No. AR-0016380

Norman Blandon
Digitally signed by Norman Blandon
Date: 2020.08.10 17:13:02 -0400

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