

Sunset 8 LLC

Tuesday, April 19, 2022

Mr. Ramon Trias
Planning and zoning Director
City of Coral Gables
427 Biltmore Way, 2nd Floor
Coral Gables, Florida 33134

**Re: Statement of Use/ Conditional Use with Site Plan Review Application/
Property Located at 601 Sunset Drive, Coral Gables, Florida**

Dear Mr. Trias:

On behalf of Sunset 8 LLC (the “**Applicant**”), we respectfully submit this Statement of Use in connection with the enclosed Planning Division Application for the proposed development of two (2) single family homes at the referenced property (the “**Property**”) in accordance with section 3-206 of the City of Coral Gables Zoning Code. As discussed below, the proposed project will permit the construction of two beautiful single-family homes in scale and character with other homes in the neighborhood and consistent with the existing development trend along Sunset Drive.

I PROPERTY INFORMATION

The Property is comprised of 31,000 square feet of land and has a frontage along Sunset Drive, Tordera St. and Almansa St. The Property consists of six individually platted lots (lots 13 through 18, Block 236) of the plat entitled “Coral Gables, Riviera Section Part 11” as recorded in Plat Book 28, page 23 of the public Records of Miami-Dade County, Florida. The Property is currently vacant land.

Pursuant to the City’s Future Land Use Map, the Property is currently designated Low Density and is zoned Single Family (SFR). The Applicant seeks approval for the separation of the Property into two distinct single-family lots (“**Proposed Lot Separation**”). As discussed further below, the approval of the Proposed Lot Separation will permit the development of appropriately scaled single family residences in harmony with the quality and size of the existing homes within the neighborhood. The proposed request is also consistent with the Property’s underlying land use and zoning designations.

II ANALYSIS FOR PROPERTY SEPARATION

As detailed in the enclosed plans prepared by Studio Anda, the Applicant seeks to separate the Property into two lots and develop a high quality, single-family residence on each lot. The proposed separation would preserve the existing platted north-south boundary of the underlying lots to create a

western lot (the “**West Parcel**”) and a eastern lot (the “**East Parcel**”) of equal size, depth, and width. The proposed West parcel consists of lots 16 through 18 and is located at the northeast intersection of Tordera Street and Sunset Drive while the East Parcel consists of lots 13 through 15 and is located at the northwest intersection of Almansa Street and Sunset Drive. As discussed below, The Proposed Lot Separation and construction of single-family residences on the West and East Parcel comply with the applicable criteria established in Section 3-206(F) of Zoning Code and should be approved.

1. **That the building site(s) created would have a lot area equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The Development Review Official may determine that the comparison of building sites within one thousand (1,000) feet of the subject property shall be based on one (1) or more of the following: building sites located on the same street as the subject property; building sites with similar characteristics such as golf course frontage, water frontage, cul-de-sac frontage; and, building sites within the same platted subdivision.**

As mentioned above, the Proposed Lot Separation would divide the Property along Sunset Drive into two distinct building sites with a lot size of approximately 15,500 square feet each. By comparison, most of the properties along Sunset Drive and within the Rivera Section 11 plat are either equal or smaller than the proposed lots at the property. As illustrated in the Chart, over 90% of the properties fronting directly onto Sunset Drive contain a lot size equal to or less than 15,000 square feet. As such, the Proposed Lot Separation would result in creating a building site that will be more in proportion to the residential properties in the neighborhood. Additionally, the Proposed Lot Separation is consistent with the character of the surrounding neighborhood with respect to the scale and intensity.

	Address	Lot Size (Sq. ft.)
1	6950 Granada Blvd	15,000
2	6845 Veronese St.	10,000
3	533 Sunset Dr.	29,453
4	545 Sunset Dr.	7,950
5	6945 Almansa St.	7,950
6	615 Sunset Dr.	10,400
7	629 Sunset Dr.	10,400
8	705 Sunset Dr.	10,300
9	711 Sunset Dr.	12,700
10	741 Sunset Dr.	18,880
11	6930 Altamira St.	10,100
12	811 Sunset Dr.	10,100
13	825 Sunset Dr.	10,000
14	855 Sunset Dr.	10,000
15	901 Sunset Dr.	5,000*
16	921 Sunset Dr.	
17	925 Sunset Dr.	
18	927 Sunset Dr.	
19	929 Sunset Dr.	
20	937 Sunset Dr.	10,000

21	1001 Sunset Dr.	12,400
22	1011 Sunset Dr.	12,400
23	1025 Sunset Dr.	8,184
24	1075 Sunset Dr.	13,640
25	1101 Sunset Dr.	13,128
26	1111 Sunset Dr.	12,000
27	1221 Sunset Dr.	12,000
28	1131 Sunset Dr.	11,500
29	1141 Sunset Dr.	9,500
30	1151 Sunset Dr.	12,000
31	1161 Sunset Dr.	12,000
32	6945 Almansa St.	7,950
33	545 Sunset Dr.	7,950
34	533 Sunset Dr.	29,453
35	6945 Veronese St	10,000
36	6950 Granada Blvd	15,000
37	6945 Almansa St	7,950

- 2 That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots, or are code specific such as properties having two (2) or more zoning or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).**

The existing Property comprises the entire front portion of the block fronting onto sunset Drive. Additionally, the property is uniquely situated in that it has three frontages with access onto Sunset Drive, Almansa St. and Tordera St. The Existing Property is one of the only properties fronting Sunset Drive, a major arterial roadway, that maintains a lot area over 20,000 square feet. The sizeable lot area of the Property coupled with the potential to construct a “McMansion” would disrupt the appealing scale and aptly designed residences in the area, and specifically along Sunset Drive. Thus, the Proposed Lot Separation would reduce the building site into lots of comparable size with those of the surrounding neighborhood, assist with reducing the building massing along Sunset Drive, and alleviate the number of frontage roads.

- 3. That the proposed building site(s) maintains and preserves open space and specimen trees, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.**

The proposed development on the West Parcel and East Parcel are designed to provide over 60% green area on each lot where only 40% is required. The enhanced landscaping and preservation of certain specimen trees at the Property promotes the lush canopy setting unique to the City of Coral Gables and enhances the visual attractiveness of the Property for the residents, neighbors and commuters traveling along sunset Drive.

4. That the application satisfies at least three (3) of the following four (4) criteria:

- a. That the building site(s) created would have a street frontage, golf course frontage (if applicable), and water frontage (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.

The Property is uniquely situated along three street frontages: Almansa St. to the east, Tordera St. to the west and Sunset Dr. to the south. The property existing primary frontage along Sunset Dr. is approximately 200 feet wide with a depth of approximately 154 feet along both Almansa St and Tordera St. However, the Proposed Lot Separation will reduce the width of the building sites along Sunset Dr. to approximately 100 feet, which is more in line with the width of other lots along this corridor. Additionally, as discussed above, the Proposed Lot Separation will create two building sites that are still larger than most of the other lots in the area.

- b. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

The Development of the Project is designed in accordance to the specific development regulations provided in Section 4-101 of the City's Zoning Code. As detailed in then site plan, the Project is in compliance with the minimum setbacks, lot width and depth, lot area and ground coverage required for SFR zoned properties.

- c. That no restrictive covenants, encroachments, easements, or the like exist which would prevent the separation of the site. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.

The Property is currently vacant land. At one point there was an abandon house which was deemed an Unsafe structure by the city.

- d. That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.

The current owner acquired the property in 2019, At the time the Applicant obtained the property it was vacant land. Although the applicant has not owned the property for 10 years, he has been a resident of coral cables all his life and currently lives four streets from the current property. The applicant purchased the property in an effort build his family a home and enhanced the property, making two beautiful homes and making the neighborhood prettier.

III **CONCLUSION**

In light of the forgoing, the proposed separation of the property into two distinct lots is consistent with the scale and character of the surrounding residential neighborhood and complies with the applicable criteria for approval under City's Zoning code. The proposed project will also finally replace the demolished unsafe home with two new beautiful homes that will for certain enhance the visual aesthetics and property values in the area.

We look forward to your favorable consideration of our application. As always, should you have any questions or need any additional information, please don't hesitate to call me. 786-201-2563

Thank you,

A handwritten signature in black ink, appearing to read 'Andres Mejia', written in a cursive style.

Andres Mejia



City of Coral Gables Planning Division Application

305.460.5211

planning@coralgables.com

www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- ☐ Abandonment and Vacations
- ☐ Annexation
- ☐ Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- ☐ Comprehensive Plan Map Amendment - Small Scale
- ☐ Comprehensive Plan Map Amendment - Large Scale
- ☐ Comprehensive Plan Text Amendment
- ☐ Conditional Use - Administrative Review
- ☐ Conditional Use without Site Plan
- ☒ Conditional Use with Site Plan
- ☐ Development Agreement
- ☐ Development of Regional Impact
- ☐ Development of Regional Impact - Notice of Proposed Change
- ☐ Mixed Use Site Plan
- ☐ Planned Area Development Designation and Site Plan
- ☐ Planned Area Development Major Amendment
- ☐ Restrictive Covenants and/or Easements
- ☐ Site Plan
- ☐ Separation/Establishment of a Building Site
- ☐ Subdivision Review for a Tentative Plat and Variance
- ☐ Transfer of Development Rights Receiving Site Plan
- ☐ University Campus District Modification to the Adopted Campus Master Plan
- ☐ Zoning Code Map Amendment
- ☐ Zoning Code Text Amendment
- ☐ Other: _____

General information

Street address of the subject property: 601 Sunset DR

Property/project name: Sunset

Legal description: Lot(s) PB 28-23 LOTS 13 THRU 18

Block(s) 236 Section (s) C GABLES RIVIERA SEC 11 REV PL

Property owner(s): Sunset 8 LLC

Property owner(s) mailing address: 7800 Red Rd ste 206 miami, 33143

Telephone: Business 7862012563 Fax _____
Other _____ Email andres @ amminvestments.com

Applicant(s)/agent(s): andres mejia

Applicant(s)/agent(s) mailing address: 7800 Red Rd ste 206 miami fl 33143

Telephone: Business 7862012563

Fax _____

Other _____

Email andres @ amminvestments.com

Property information

Current land use classification(s): vacant residential

Current zoning classification(s): single family-general

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- ☐ Aerial.
- ☐ Affidavit providing for property owner's authorization to process application.
- ☐ Annexation supporting materials.
- ☐ Application fees.
- ☐ Application representation and contact information.
- ☐ Appraisal.
- ☐ Architectural/building elevations.
- ☐ Building floor plans.
- ☐ Comprehensive Plan text amendment justification.
- ☐ Comprehensive Plan analysis.
- ☐ Concurrency impact statement.
- ☐ Encroachments plan.
- ☐ Environmental assessment.
- ☐ Historic contextual study and/or historical significance determination.
- ☐ Landscape plan.
- ☐ Lighting plan.
- ☐ Massing model and/or 3D computer model.
- ☐ City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- ☐ Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- ☐ Parking study.
- ☐ Photographs of property, adjacent uses and/or streetscape.
- ☐ Plat.
- ☐ Property survey and legal description.

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- ☐ Public Realm Improvements Plan for mixed use projects.
- ☐ Public school preliminary concurrency analysis (residential land use/zoning applications only).
- ☐ Sign master plan.
- ☐ Site plan and supporting information.
- ☐ Statement of use and/or cover letter.
- ☐ Streetscape master plan.
- ☐ Traffic accumulation assessment.
- ☐ Traffic impact statement.
- ☐ Traffic impact study.
- ☐ Traffic stacking analysis.
- ☐ Utilities consent.
- ☐ Utilities location plan.
- ☐ Vegetation survey.
- ☐ Video of the subject property.
- ☐ Warranty Deed.
- ☐ Zoning Analysis (Preliminary).
- ☐ Zoning Code text amendment justification.
- ☐ Other: _____

Application submittal requirements

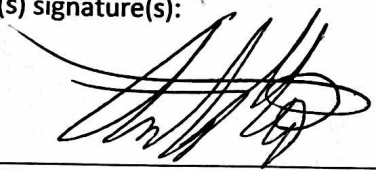
1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copy. One (1) thumb-drive of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 MB.

Applicant/agent/property owner affirmation and consent

(I) (We) affirm and certify to all of the following:

1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request;
or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Sunset 8 LLC / Alvaro Andres Mejia
Property owner(s) signature(s):	Property owner(s) print name:
Property owner(s) signature(s):	Property owner(s) print name:

Address: 601 Sunset Dr Coral Gables FL 33146

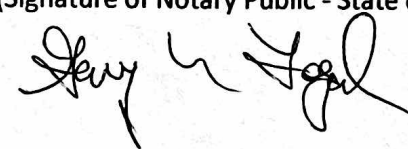
Telephone: 786-201-2563	Fax:	Email: Andres@amminvestments.com
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NOTARIZATION

STATE OF FLORIDA/COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 24th day of February, 2021 by Alvaro Andres Mejia

(Signature of Notary Public - State of Florida)





GARY L. FOGAL
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG218519
 Expires 6/3/2022

(Print, Type or Stamp Commissioned Name of Notary Public)
☐ Personally Known OR ☒ Produced Identification; Type of Identification Produced Florida Driver License

SUNSET RESIDENCE
601 SUNSET DRIVE - EAST
CORAL GABLES, FLORIDA

SUBMITTAL COMPARISONS



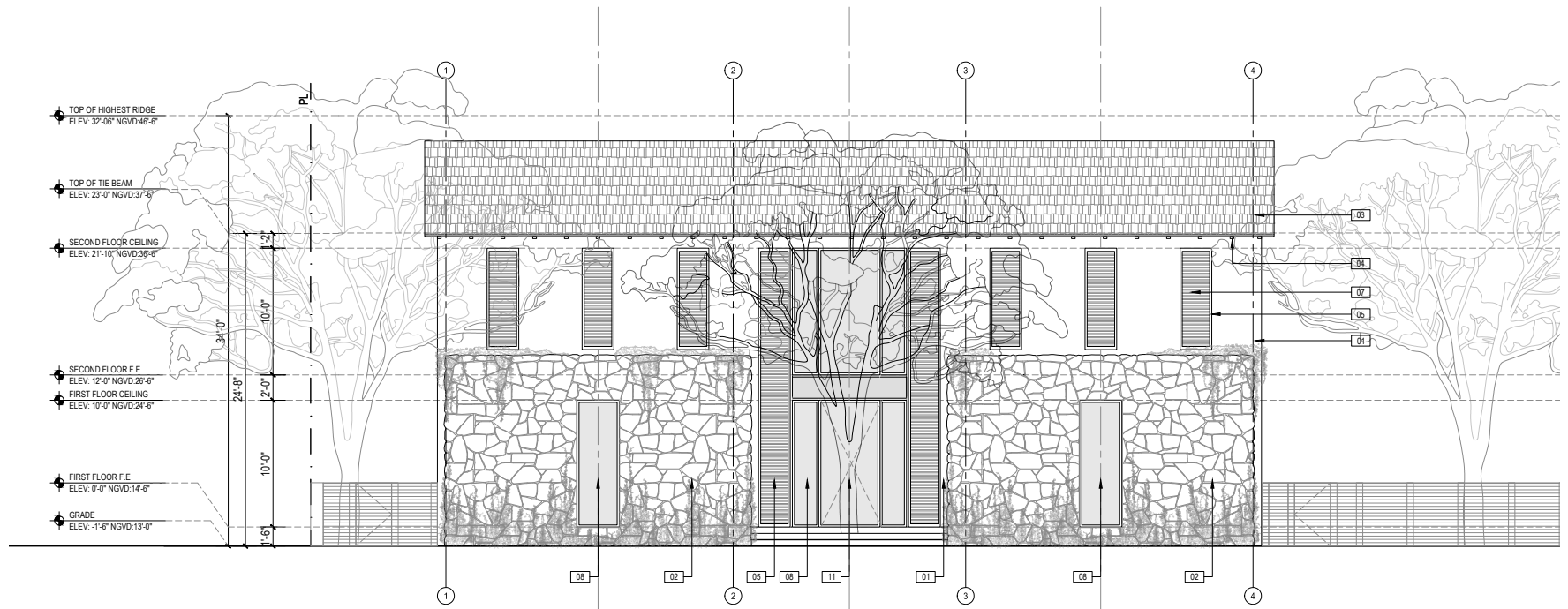
1. RESTUDY FRONT MASSING AND USE OF PLANTERS

2. CORRECT PLANS TO REPRESENT WHAT IS BEING SHOWN AND DETAILING

3. DETAIL DESIGN

4. GARAGE IS APPROPRIATE IN FRONT, RESTUDY MATERIAL USE.





NEW SUBMITTAL



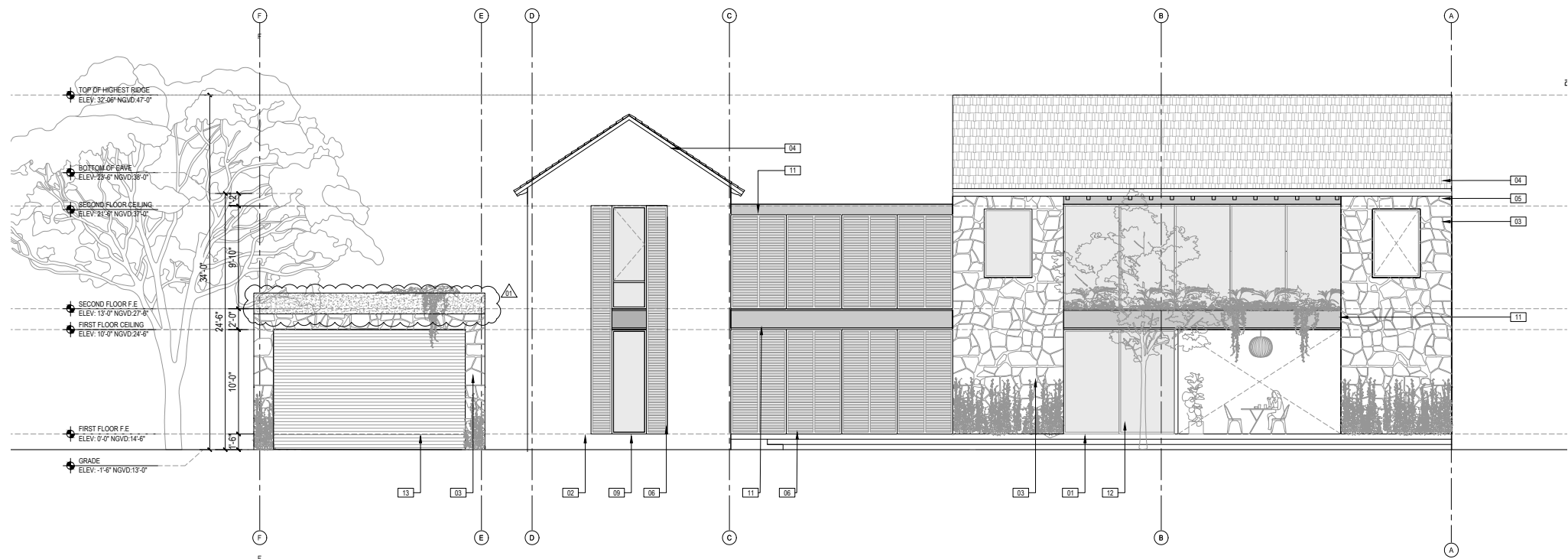
PREVIOUS SUBMITTAL

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- 02 HIGH QUALITY SMOOTH STUCC WHITE
- 03 ROUGH CUT KEYSTONE
- 04 FLAT TILE ROOF
- 05 WOOD OUTLOOKERS
- 06 IPE LOUVER
- 07 IPE SIDING
- 08 BRONZE ALUMINUM WINDOW IMPACT GLAZING



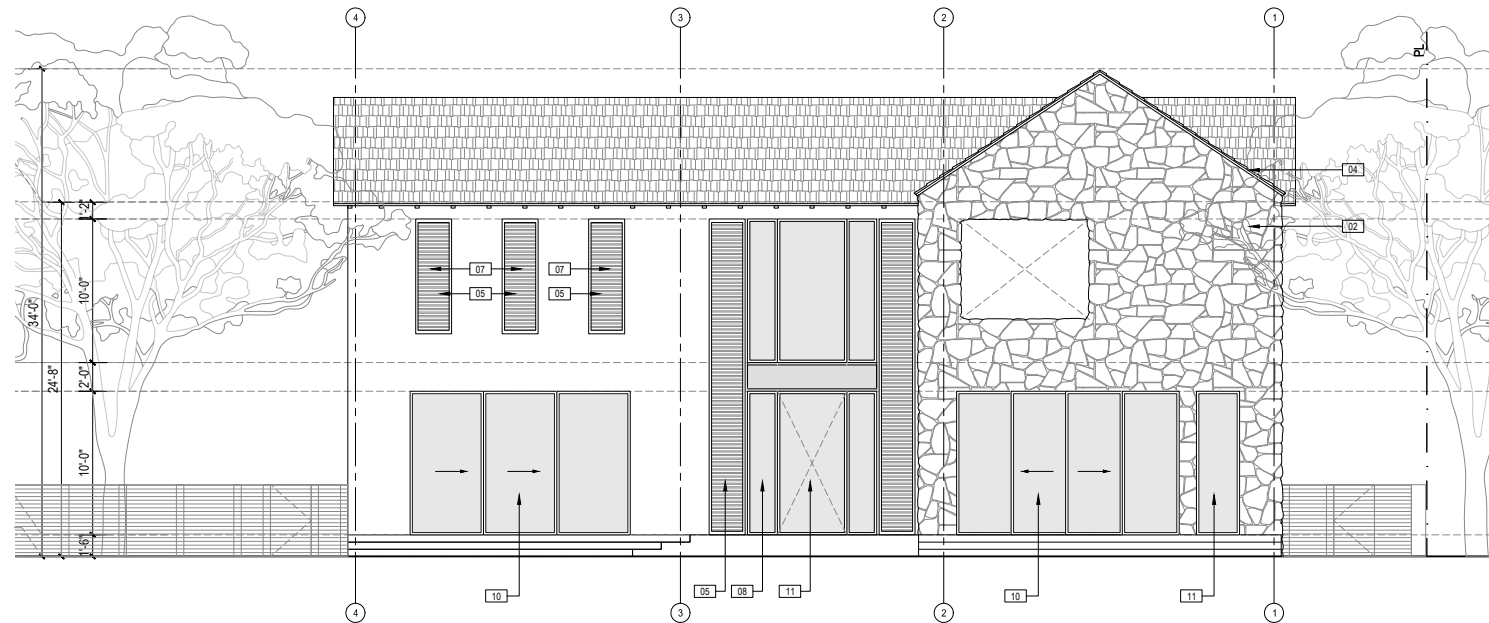


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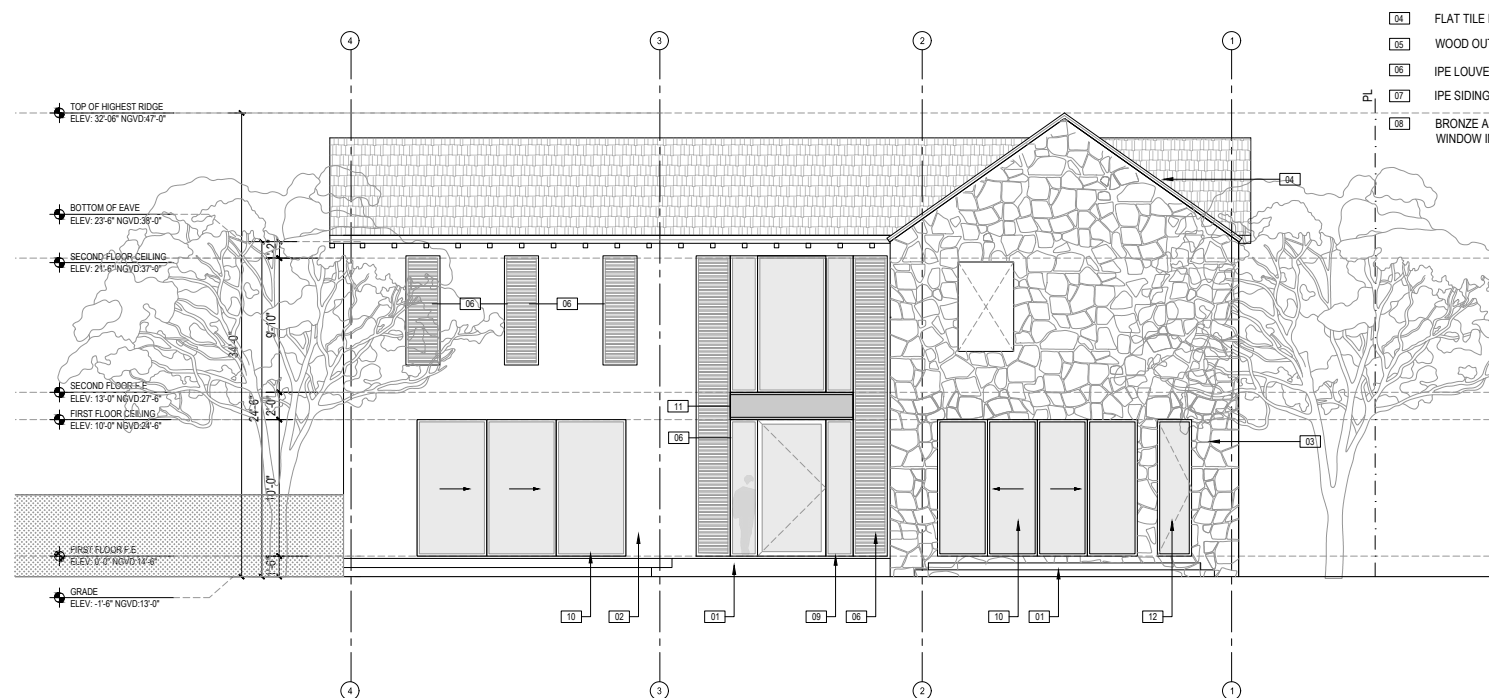


PREVIOUS SUBMITTAL





NEW SUBMITTAL

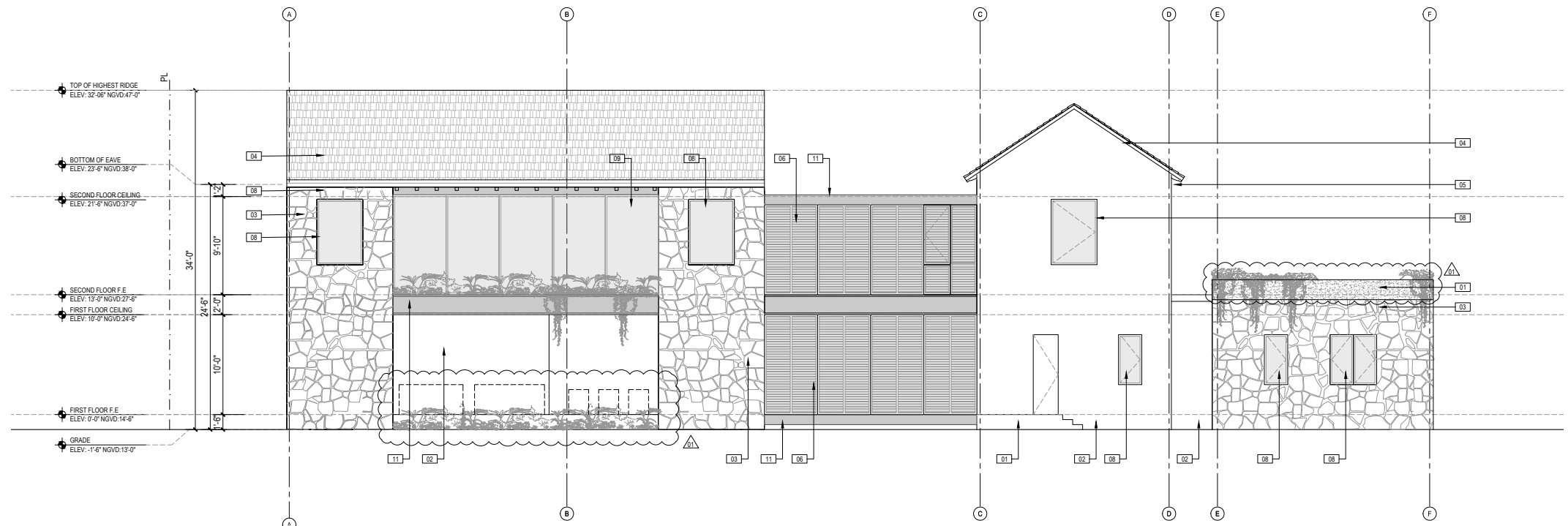


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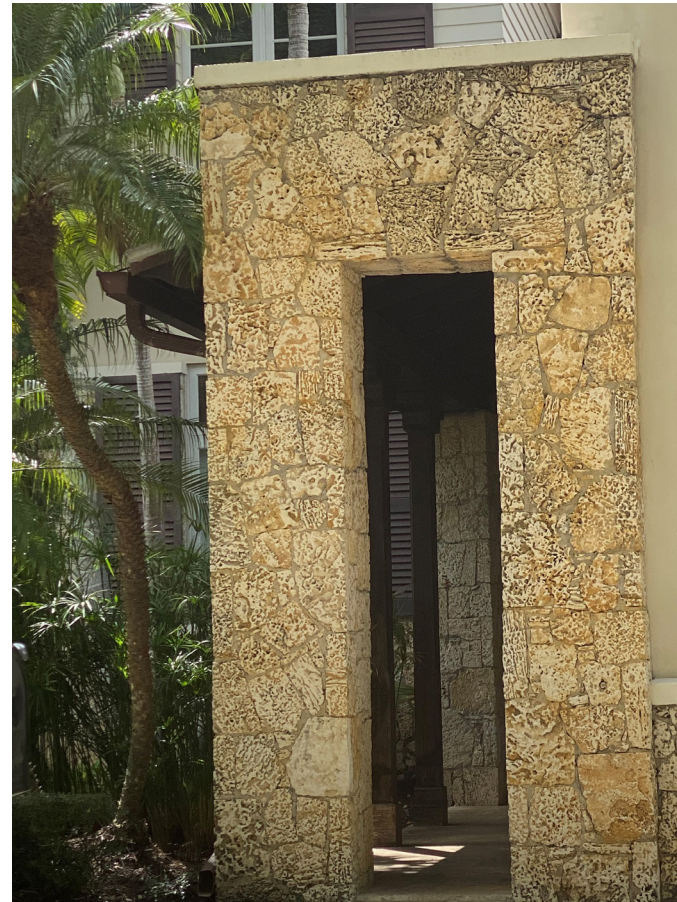


PREVIOUS SUBMITTAL





CORAL GABLES RESIDENCE



CORAL GABLES RESIDENCE



CORAL GABLES COUNTRY CLUB



CORAL GABLES RESIDENCE




1920 GRANADA BLVD



CORAL GABLES COUNTRY CLUB







STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

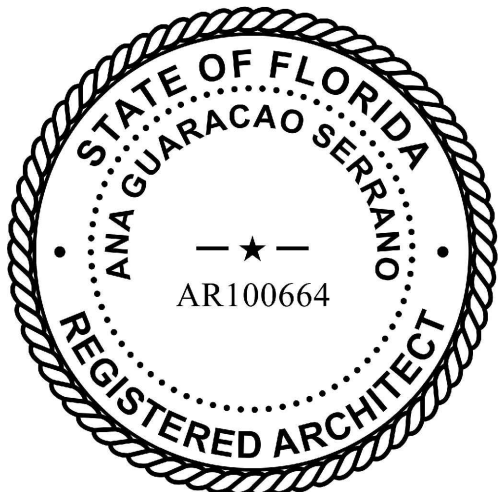
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454



STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



	04.07.2022	BOA REV.2
	01.28.2022	BOA REV.1

NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

This drawing is the property of Studio Anda LLC unless otherwise provided for by contract. The contents of this drawing are confidential and shall not be transmitted to any other party except as agreed to by the architect.

*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2021).

PROJECT ID: <p>1001</p>	DRAWN BY: <p>MG</p>
PRINT DATE: <p>04.07.22</p>	SCALE: <p>NA</p>

DRAWING TITLE:

RENDER

SHEET NO.

R001



PROJECT TITLE:
SUNSET RESIDENCE - EAST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

ARCHITECT:
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:



02	04.07.2022	BOA REV.2
01	01.28.2022	BOA REV.1
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PROJECT ID: 1001	DRAWN BY: MG
PRINT DATE: 04.07.22	SCALE: NA

DRAWING TITLE:


RENDER

SHEET NO.

R002







STUDIO ANDA

PROJECT TITLE:
SUNSET RESIDENCE - EAST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

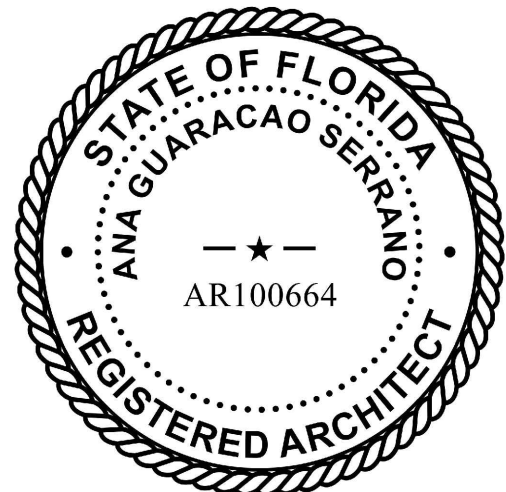
ARCHITECT:
ANA GUARACAO SERRANO
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MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02

04.07.2022

BOA REV.2

01

01.28.2022

BOA REV.1

NO.

DATE

DESCRIPTION

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1001

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MG

PRINT DATE:
04.07.22

SCALE:
NA

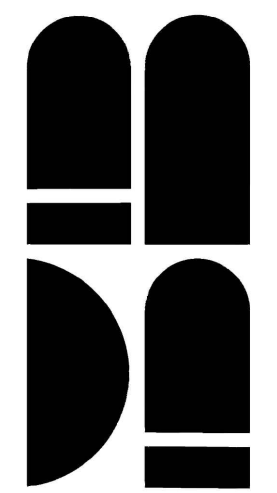
DRAWING TITLE:

RENDER

SHEET NO.

R003





STUDIO ANDA

PROJECT TITLE:
SUNSET RESIDENCE - EAST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

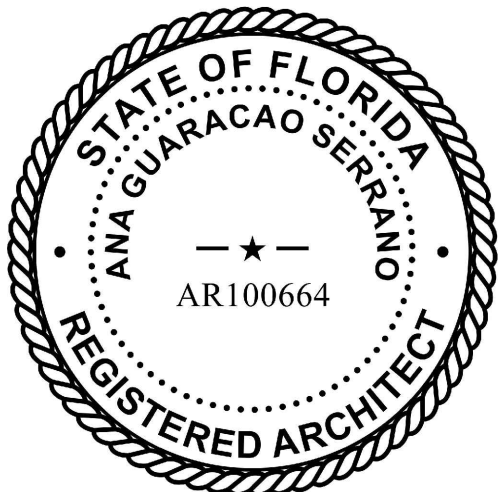
ARCHITECT:
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1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02

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01

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PROJECT ID:
1001

DRAWN BY:
MG


PRINT DATE:
04.07.22

SCALE:
NA

DRAWING TITLE:
RENDER

SHEET NO.
R004





STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

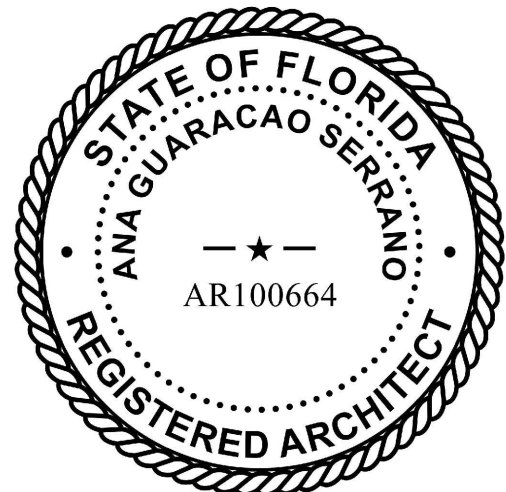
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STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



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04.07.2022

BOA REV.2

01

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PROJECT ID:

1001

DRAWN BY:

MG

PRINT DATE:

04.07.22

SCALE:

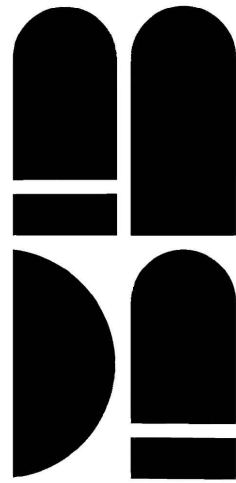
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DRAWING TITLE:

RENDER

SHEET NO.

R005



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

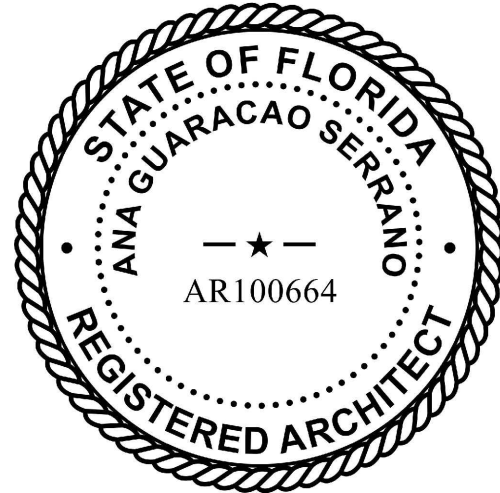
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

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PROJECT ID:

1001

DRAWN BY:

MG

PRINT DATE:

04.07.22

SCALE:

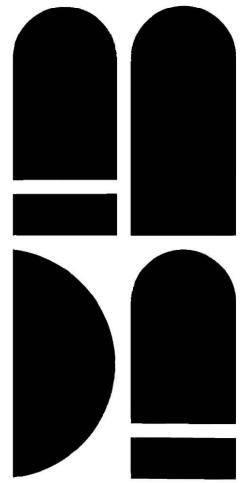
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DRAWING TITLE:

RENDER

SHEET NO.

R006



STUDIO ANDA

PROJECT TITLE:
SUNSET RESIDENCE - EAST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

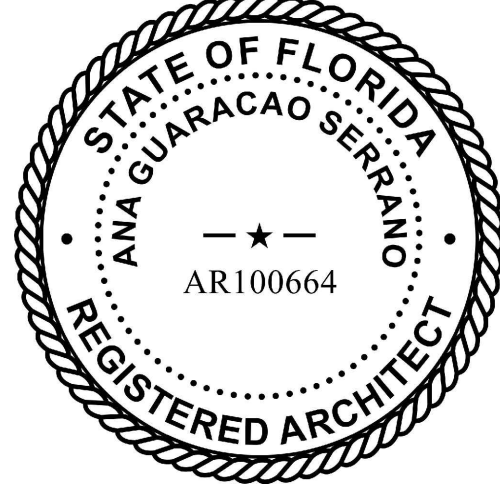
ARCHITECT:
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

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PROJECT ID:
1001

DRAWN BY:
MG

PRINT DATE:
04.07.22

SCALE:
NA

DRAWING TITLE:

RENDER

SHEET NO.

R007

ARCHITECTURE SHEET INDEX

GENERAL	
A001	INDEX AND DATA
A002	CONTEXT AND EXISTING PHOTOS
A003	CONTEXT AND EXISTING PHOTOS
A004	SITE SURVEY
A005	ZONING DATA
A100	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A301	SECTIONS
A500	DETAIL

GRAPHICAL SYMBOLS

B

A5-45

SECTION LETTER / LETTER

25

A5-45

SHEET NUMBER

25

A5-45

DETAIL NUMBER

25

A5-45

SHEET NUMBER

25

A5-45

OPP.

DETAIL DRAWN OPPOSITE REFERENCE LOCATION

DETAIL REFERENCE

25

A5-45

SIM.

DETAIL DRAWN SIMILAR TO REFERENCE LOCATION

DETAIL REFERENCE

25

A5-45

LARGE SCALE REFERENCE

DESCRIPTION (FLOOR)

XX-XX

ELEVATION MARK

ROOM

XXX

ROOM NAME

ROOM NUMBER

GYP

9'-0"

FINISH CEILING HEIGHT

108

DOOR TAG

XX

WINDOW TAG

00

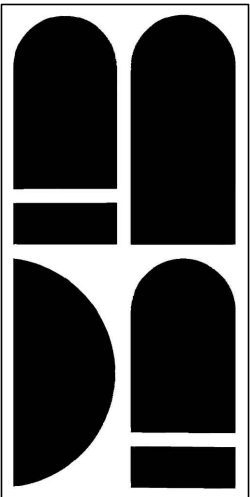
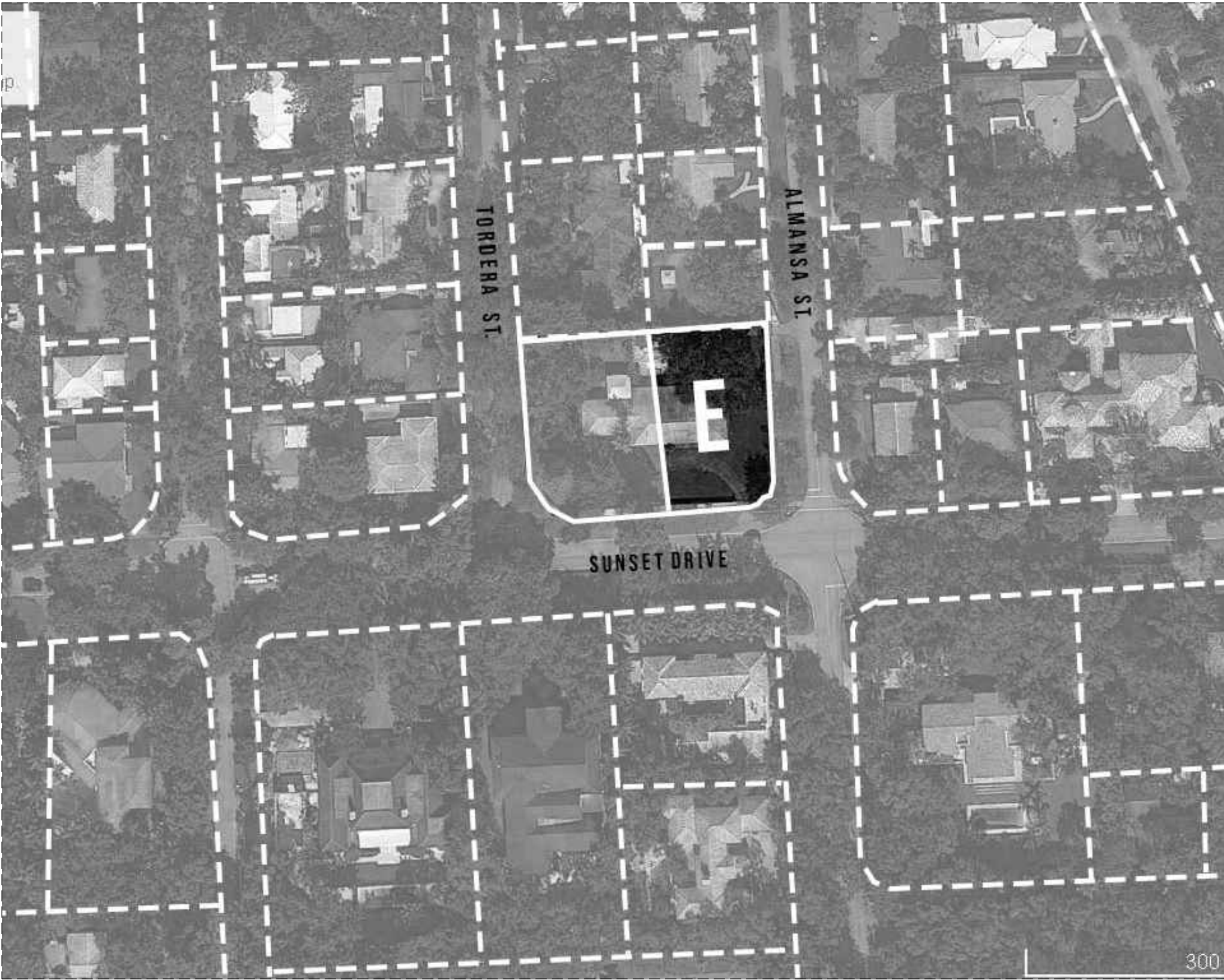
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REVISION TAG

XX

KEY NOTE

LOCATION:



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

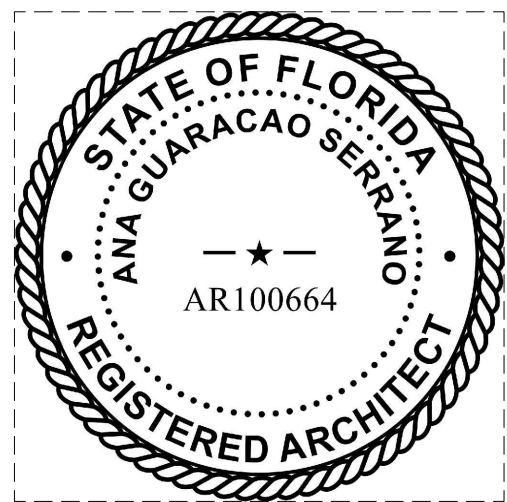
ANA GUARACAO SERRANO
LIC#:AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

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PROJECT ID:

1001

DRAWN BY:

MG

PRINT DATE:

04.07.22

SCALE:

DRAWING TITLE:

INDEX & DATA

SHEET NO.

A001

KEY MAP:



4600 SUNSET DRIVE
Scale: N.T.S

5



615 SUNSET DRIVE
Scale: N.T.S

4



6945 ALMANSA STREET
Scale: N.T.S

3



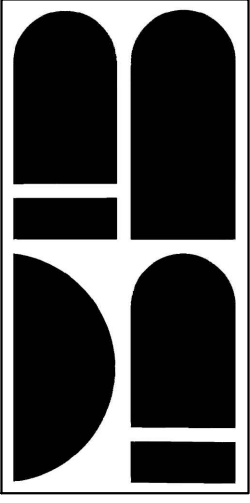
630 SUNSET DRIVE
Scale: N.T.S

2



613 SUNSET DRIVE
Scale: N.T.S

1



STUDIO ANDA

PROJECT TITLE:
SUNSET RESIDENCE - EAST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

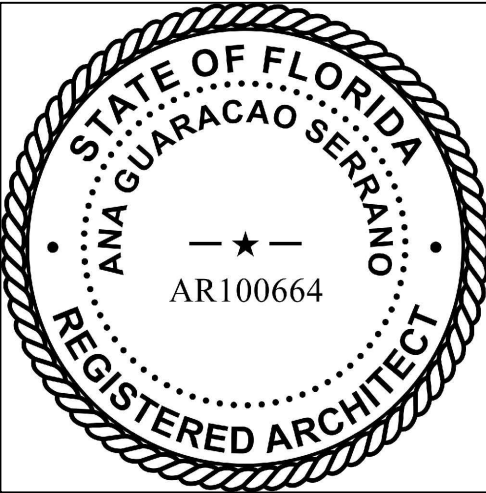
ARCHITECT:
ANA GUARACAO SERRANO
LIC#:AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



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PROJECT ID: 1001
DRAWN BY: MG

PRINT DATE: 04.07.22
SCALE:

DRAWING TITLE:

CONTEXT IMAGES

SHEET NO.

A002



NORTH SITE VIEW
Scale: N.T.S

5



SITE PICTURES
Scale: N.T.S

2



NORTH WEST SITE VIEW
Scale: N.T.S

4



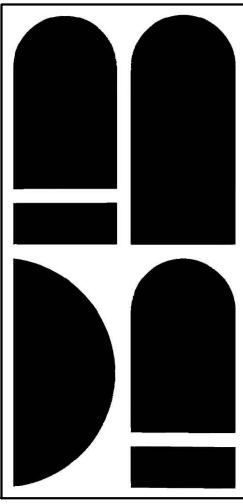
NORTH SITE VIEW
Scale: N.T.S

3



SIDE WALK PICTURES
Scale: N.T.S

1



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

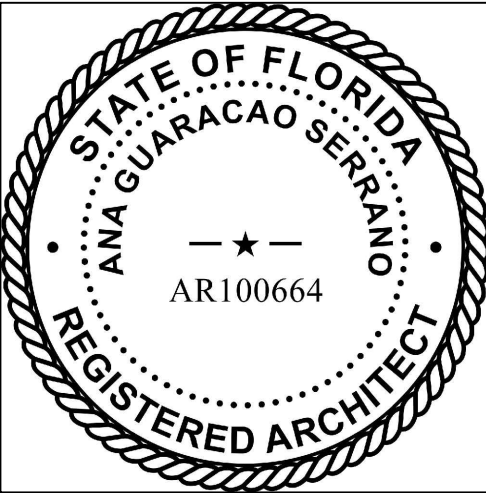
ANA GUARACAO SERRANO
LIC#:AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

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PROJECT ID:

1001

DRAWN BY:

MG

PRINT DATE:

04.07.22

SCALE:

DRAWING TITLE:

SITE IMAGES

SHEET NO.

A003

LAND SURVEYORS - PLANNERS

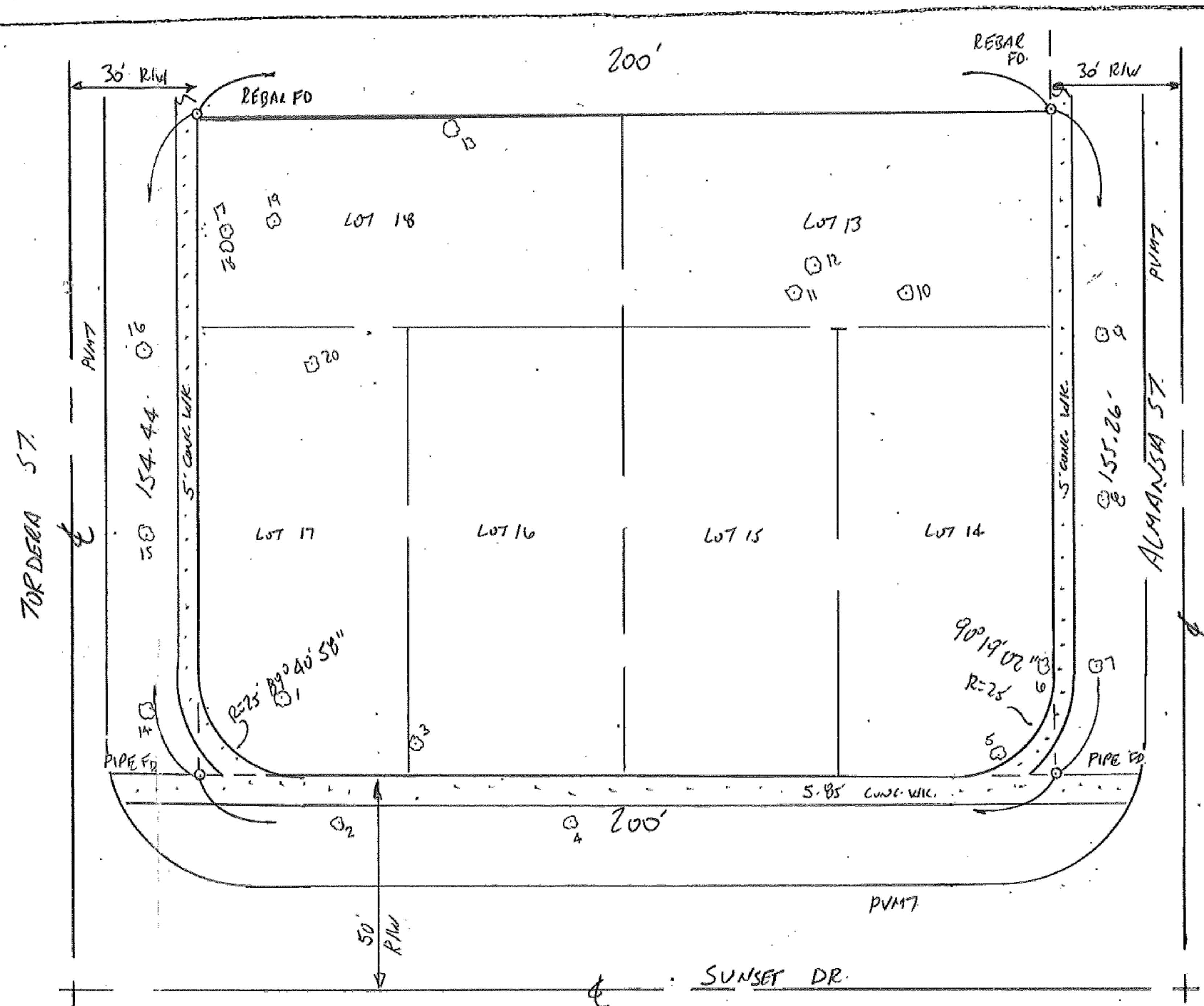
15358 S.W. 140 St. Miami, Fl. 33196

Lots 13 thru 18 in Block 236 of REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11, according to the plat thereof, as recorded in Plat Book 28 at Page 23 of the Public Records of Miami-Dade County, Florida.

- 1). Legal description provided by client.
- 2). Only record plat easements are shown.
- 3). Right of way information obtained from record plat.

SUNSET 8, LLC, a Florida Limited Liability Company
Halpern Rodriguez, LLP
Old Republic National Title Insurance Company

<u>NO.</u>	<u>SPECIE</u>	<u>DIAMETER</u>	<u>HEIGHT</u>	<u>CANOPY</u>
1	Orchid	1.5'	35'	30'
2	Black Olive	0.8'	30'	15'
3	Oak	2.5'	35'	40'
4	Ficus	Cluster		
5	Tropical Almond	1.4'	25'	15'
6	Gumbo Limbo	1.0'	20'	15'
77-8	Oak	0.8'	25'	15'
9	Oak	0.3'	15'	8'
10	Oak (2)	1.5'	45'	40'
11	Gumbo Limbo	1.5'	45'	30'



<u>NO.</u>	<u>SPECIE</u>	<u>Diameter</u>	<u>height</u>	<u>canopy</u>
12	Oak	2.0'	45'	30'
13	Mango	1.5'	35'	20'
14	Oak	0.7'	25'	15'
15	Oak	1.3'	30'	25'
16	Oak	1.1'	30'	20'
17-18	Queen Palm	0.7'	35'	10'
19	Oak	2.3'	35'	45'
20	Avocado	0.7'	25'	15'

SURVEY FOR: SUNSET 8, LLC 601 Sunset Dr. Coral Gables, Fl. 33143

SURVEYORS CERTIFICATE:NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL." I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

LB # 4680

JOSEPH L. MARTIN
PROFESSIONAL LAND SURVEYOR # 4368
STATE OF FLORIDA

REVISIONS			BY	DATE
TREES			JLM	12-16-2019
DRAWN BY			SCALE	DATE
JLM			1"=30'	4-4-2019
FB./PG.			JOB #	
			2019-	

TUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

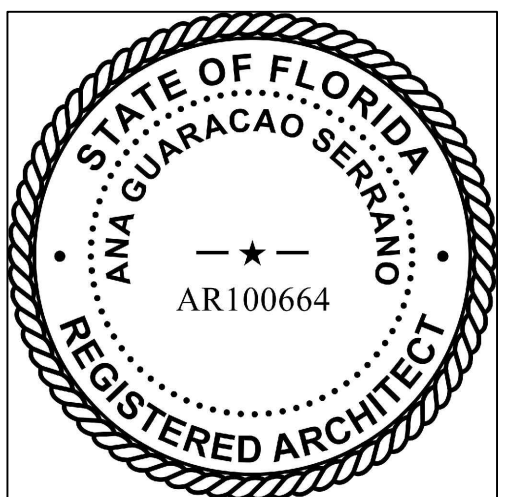
ANA GUARACAO SERRANO
LIC#:AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI,FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO.	DATE	DESCRIPTION
-----	------	-------------

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PROJECT ID:	DRAWN BY:
1001	MG

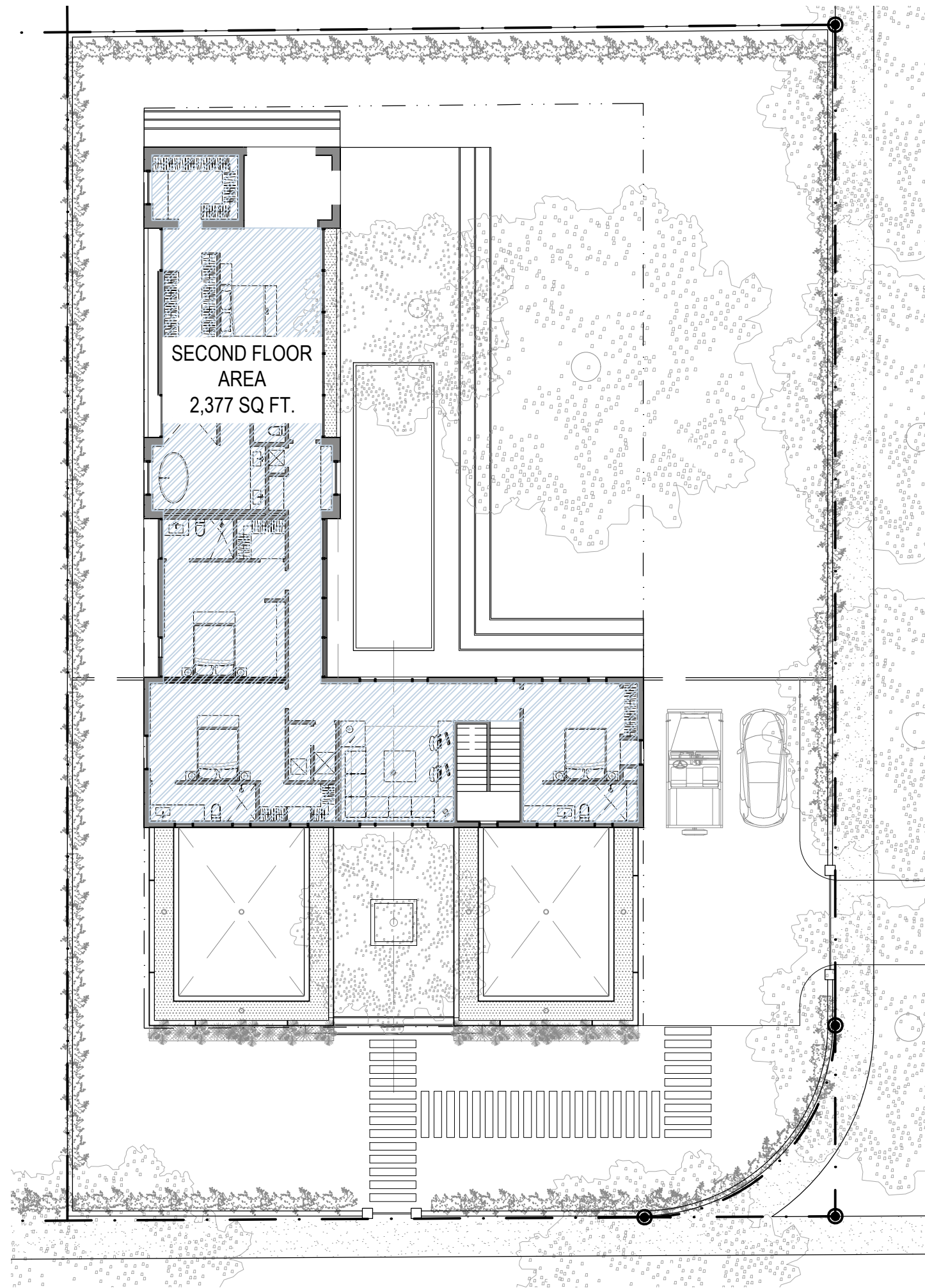
PRINT DATE:	SCALE:
04.07.22	

DRAWING TITLE:

TREE SURVEY

SHEET NO. _____

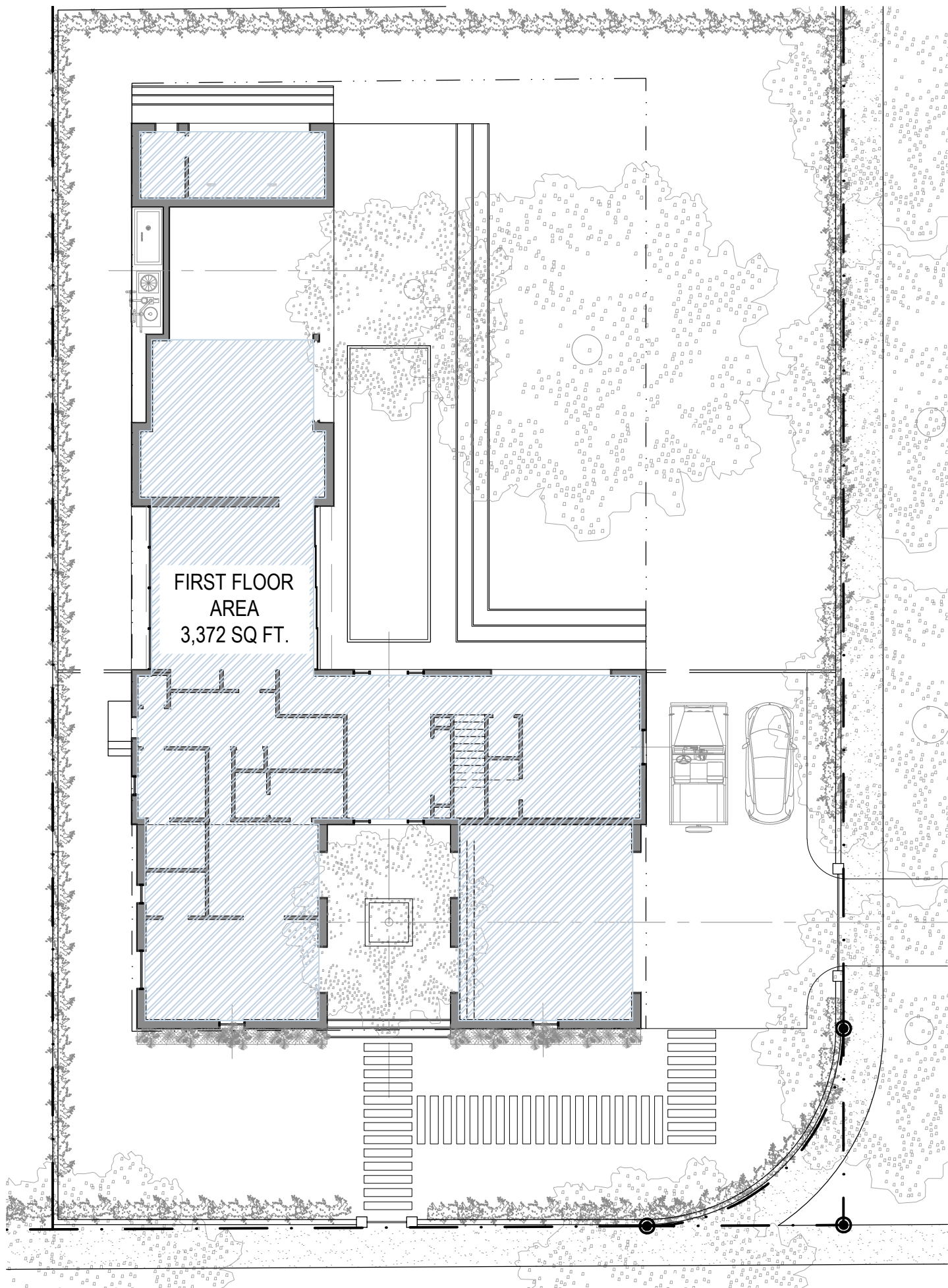
A004



FLOOR AREA CALCULATIONS - SECOND FLOOR

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

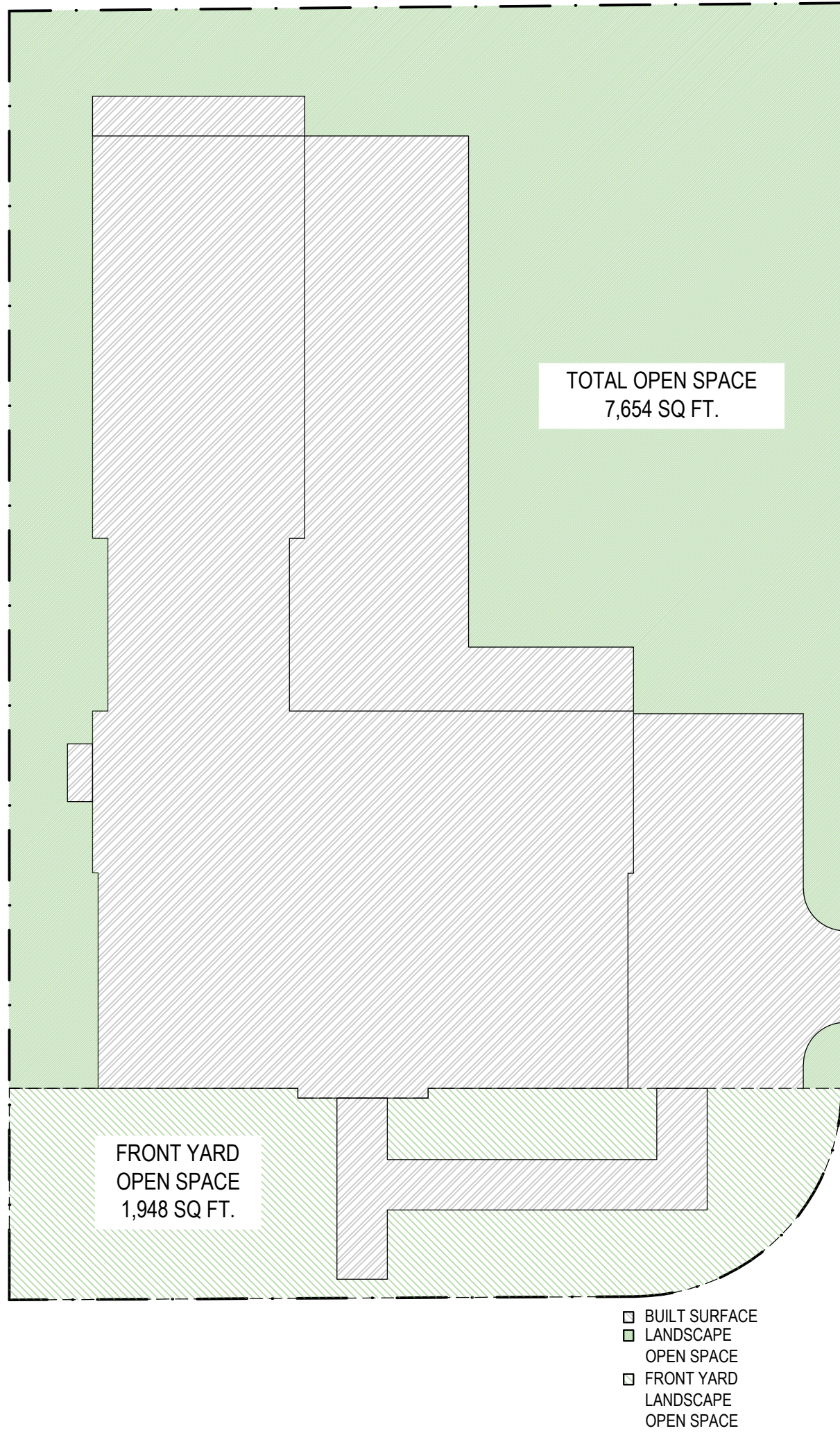
4



FLOOR AREA CALCULATIONS - FIRST FLOOR

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

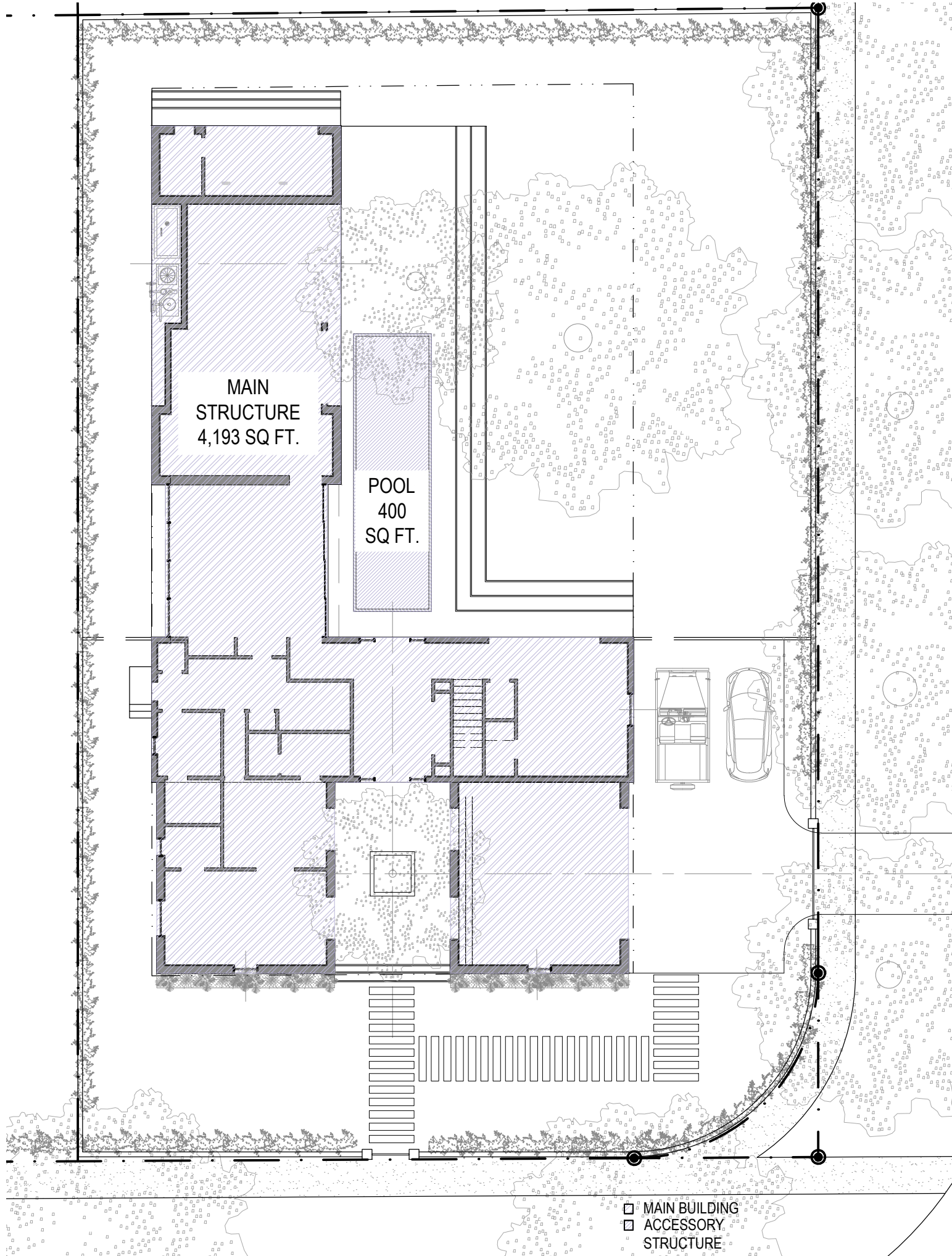
3



OPEN SPACE DIAGRAMS

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

2



GROUND COVERAGE DIAGRAMS

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

1

PROJECT & ZONING DATA

SITE INFORMATION:

TYPE	:SFR
LOT AREA	:15,500 Sq.Ft
LEGAL DESCRIPTION	:LOTS 13, 14, AND 15, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOT SIZE 100' X 154'-8"
FEMA FIRM ZONE	:FLOOD ZONE X

GROUND COVERAGE:	MAX ALLOWED	PROPOSED
MAIN STRUCTURE	:35% (5,425 Sq.Ft)	: 4,193 Sq.Ft.
TOTAL (INC AUX.)	:45% (6,975 Sq.Ft)	: 4,593 Sq.Ft.

LANDSCAPE OPEN SPACE:	MIN ALLOWED	PROPOSED
FRONT YARD	:40%(6,200 Sq.Ft)	: 7,654 Sq.Ft
	:20%(1,240 Sq.Ft)	: 1,948 Sq.Ft

MAX F.A.R.	MAX ALLOWED
48% OF 5,000	: 2,400 Sq. Ft
35% OF NEXT 5,000	: 1,750 Sq. Ft
30% OF REMAINING	: 1,650 Sq. Ft
TOTAL	: 5,800 Sq. Ft

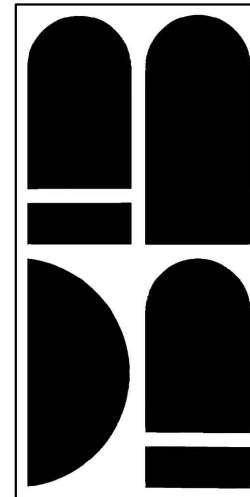
F.A.R PROPOSED	PROPOSED
FIRST FLOOR	: 3,372 Sq. Ft.
SECOND FLOOR	: 2,377 Sq. Ft.
TOTAL	: 5,749 Sq. Ft.

BUILDING HEIGHT:	MAX ALLOWED	MAX PROPOSED
	:25'	:23'-6"
	(TO EAVE)	(TO EAVE)

MAIN BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT	:25'	:25'
SIDE (STREET)	:25'	:25'
SIDE (INTERIOR)	:10'	:10'
REAR	:10'	:10'

NOTES:

- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS
- ALL RAINWATER MUST BE RETAINED WITHIN PRIVATE PROPERTY.
- ALL REQUIREMENTS FOR LANDSCAPE AS LISTED IN ZONING CODE ARTICLE 5, DIVISION 11 WILL BE COMPLIED WITH.
- ALL POOL GATES ARE SELF CLOSING AND SELF LATCHING



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

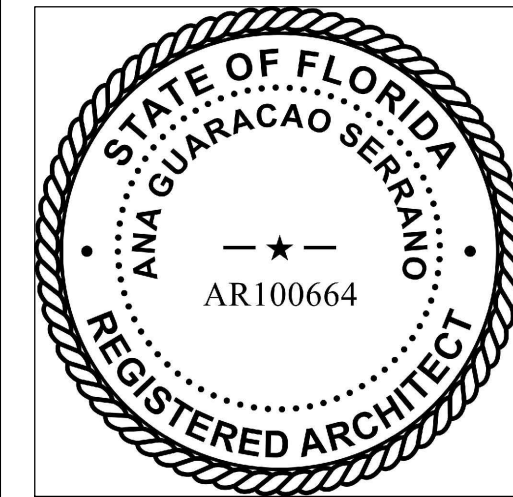
ANA GUARACAO SERRANO
LIC#:AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID: 1001
DRAWN BY: MG

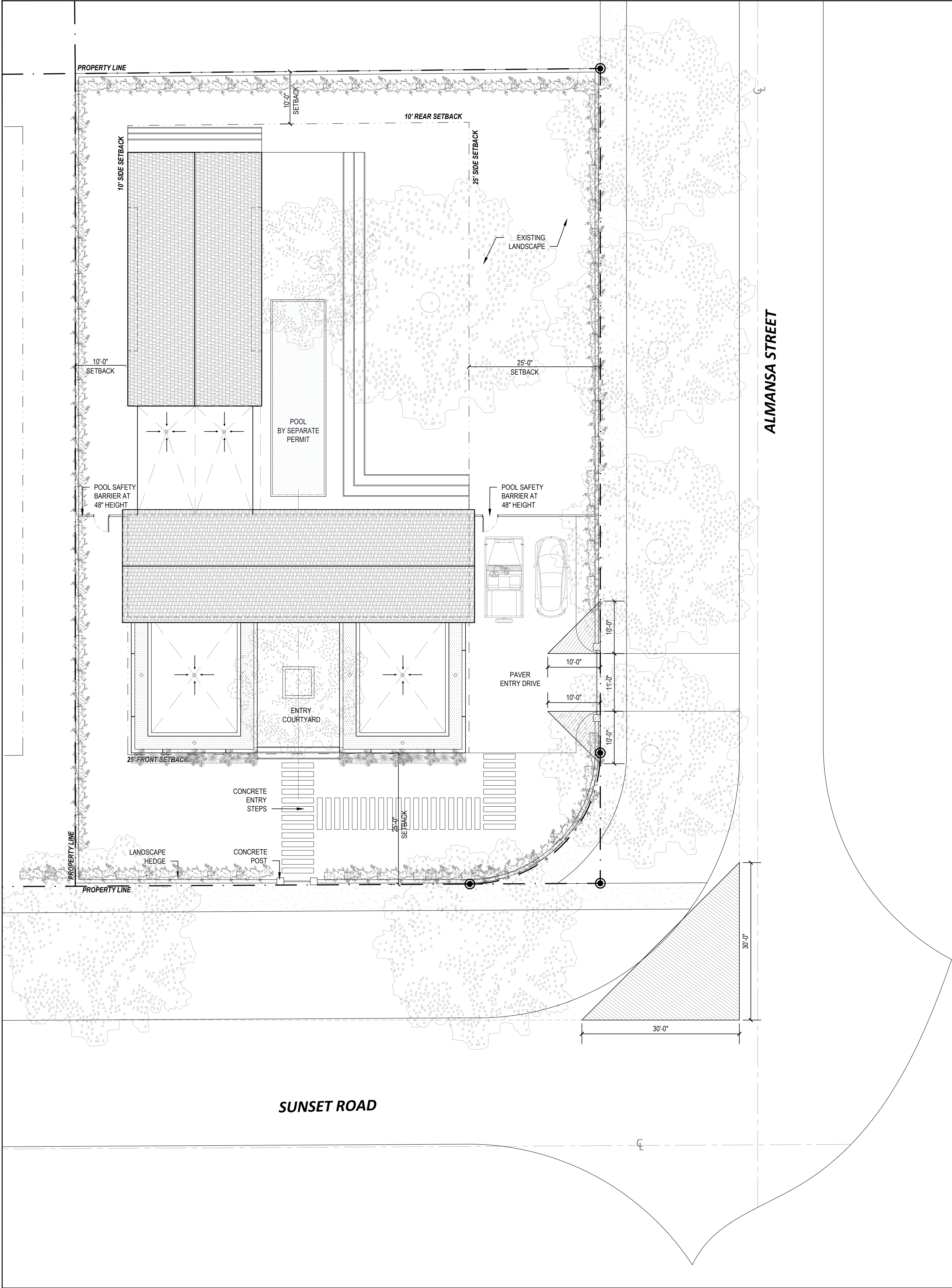
PRINT DATE: 04.07.22
SCALE:

DRAWING TITLE:

ZONING DATA

SHEET NO.

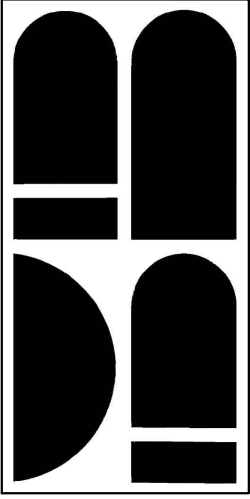
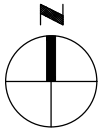
A005



PROJECT & ZONING DATA

SITE INFORMATION:		
TYPE	:SFR	
LOT AREA	:15,500 Sq.Ft	
LEGAL DESCRIPTION	:LOTS 13, 14, AND 15, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II",ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOT SIZE 100' X 154'-8"	
FEMA FIRM ZONE	:FLOOD ZONE X	
GROUND COVERAGE:	MAX ALLOWED	PROPOSED
MAIN STRUCTURE	:35% (5,425 Sq.Ft)	: 4,193 Sq.Ft.
TOTAL (INC AUX.)	:45% (6,975 Sq.Ft)	: 4,593 Sq.Ft.
LANDSCAPE OPEN SPACE:	MIN ALLOWED	PROPOSED
FRONT YARD	:40%(6,200 Sq.Ft)	: 7,654 Sq.Ft
	:20%(1,240 Sq.Ft)	: 1,948 Sq.Ft
MAX F.A.R.	MAX ALLOWED	
48% OF 5,000	: 2,400	Sq. Ft
35% OF NEXT 5,000	: 1,750	Sq. Ft
30% OF REMAINING	: 1,650	Sq. Ft
TOTAL	: 5,800	Sq. Ft
F.A.R PROPOSED	PROPOSED	
FIRST FLOOR	: 3,372	Sq. Ft.
SECOND FLOOR	: 2,377	Sq. Ft.
TOTAL	: 5,749	Sq. Ft.
BUILDING HEIGHT:	MAX ALLOWED	MAX PROPOSED
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	(TO EAVE)	(TO EAVE)
MAIN BUILDING SETBACKS:	REQUIRED	PROPOSED
FRONT	:25'	:25'
SIDE (STREET)	:25'	:25'
SIDE (INTERIOR)	:10'	:10'
REAR	:10'	:10'

- NOTES:
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS
 - ALL RAINWATER MUST BE RETAINED WITHIN PRIVATE PROPERTY.
 - ALL REQUIREMENTS FOR LANDSCAPE AS LISTED IN ZONING CODE ARTICLE 5, DIVISION 11 WILL BE COMPLIED WITH.
 - ALL POOL GATES ARE SELF CLOSING AND SELF LATCHING



PROJECT TITLE:
SUNSET RESIDENCE - EAST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

ARCHITECT:
ANA GUARACAO SERRANO
LIC#:AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:

02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

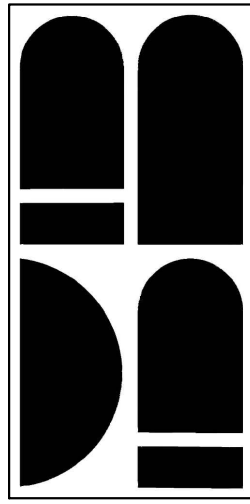
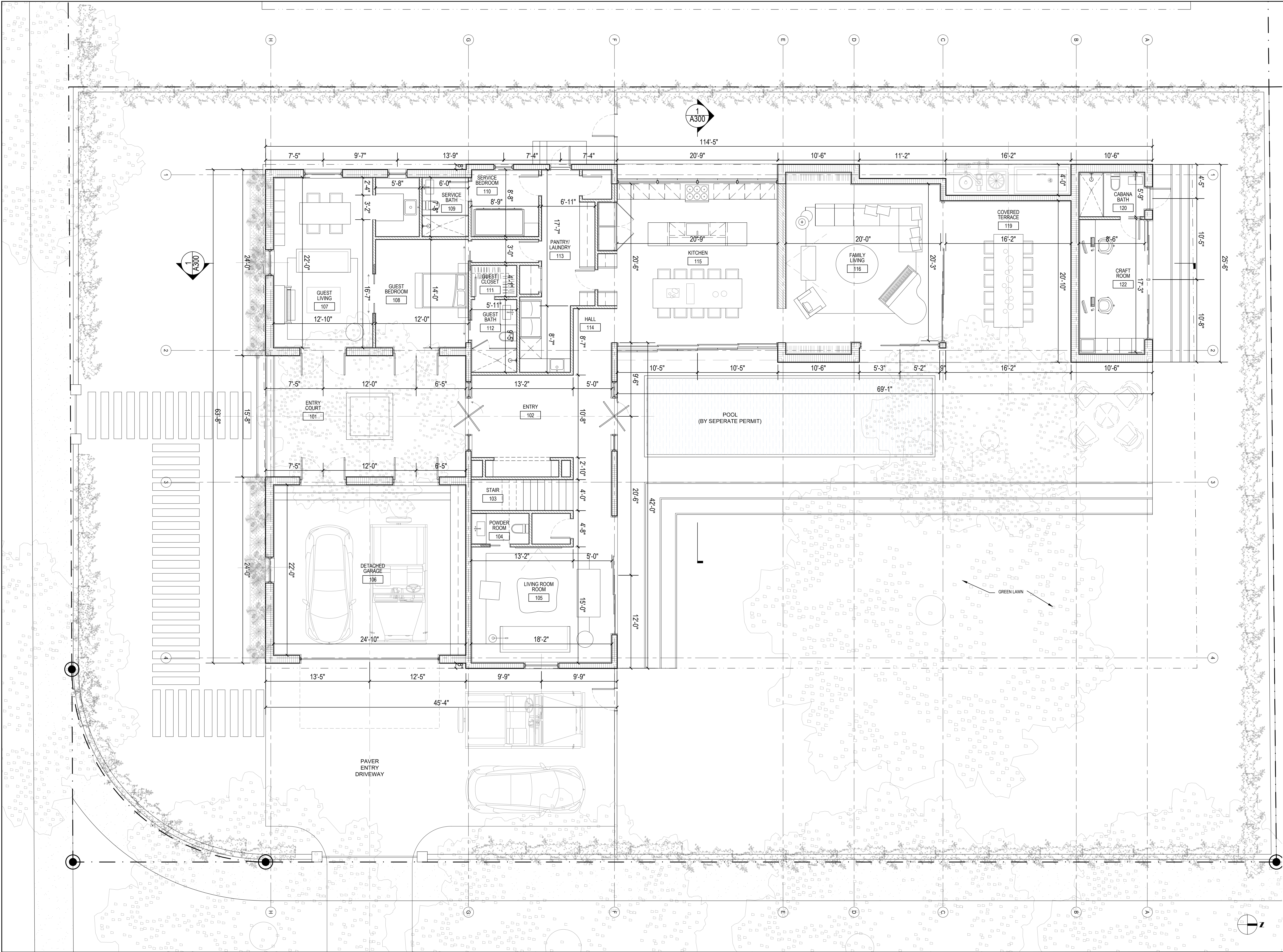
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PROJECT ID: 1001	DRAWN BY: MG
PRINT DATE: 04.07.22	SCALE: 3/32"=1'-0"

DRAWING TITLE:
SITE PLAN

SHEET NO.
A100



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

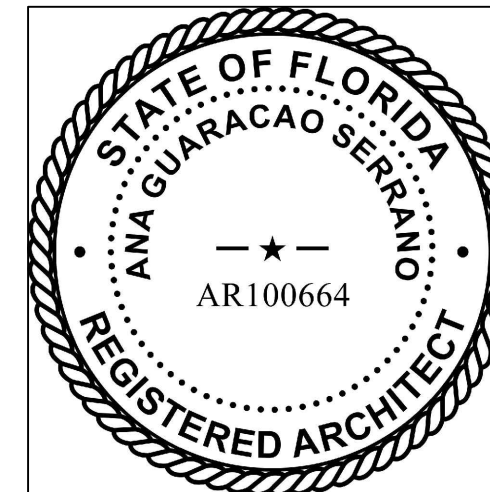
ANA GUARACAO SERRANO
LIC#AR100664
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MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2021).

PROJECT ID:

1001

DRAWN BY:

MG

PRINT DATE:

04.07.22

SCALE:

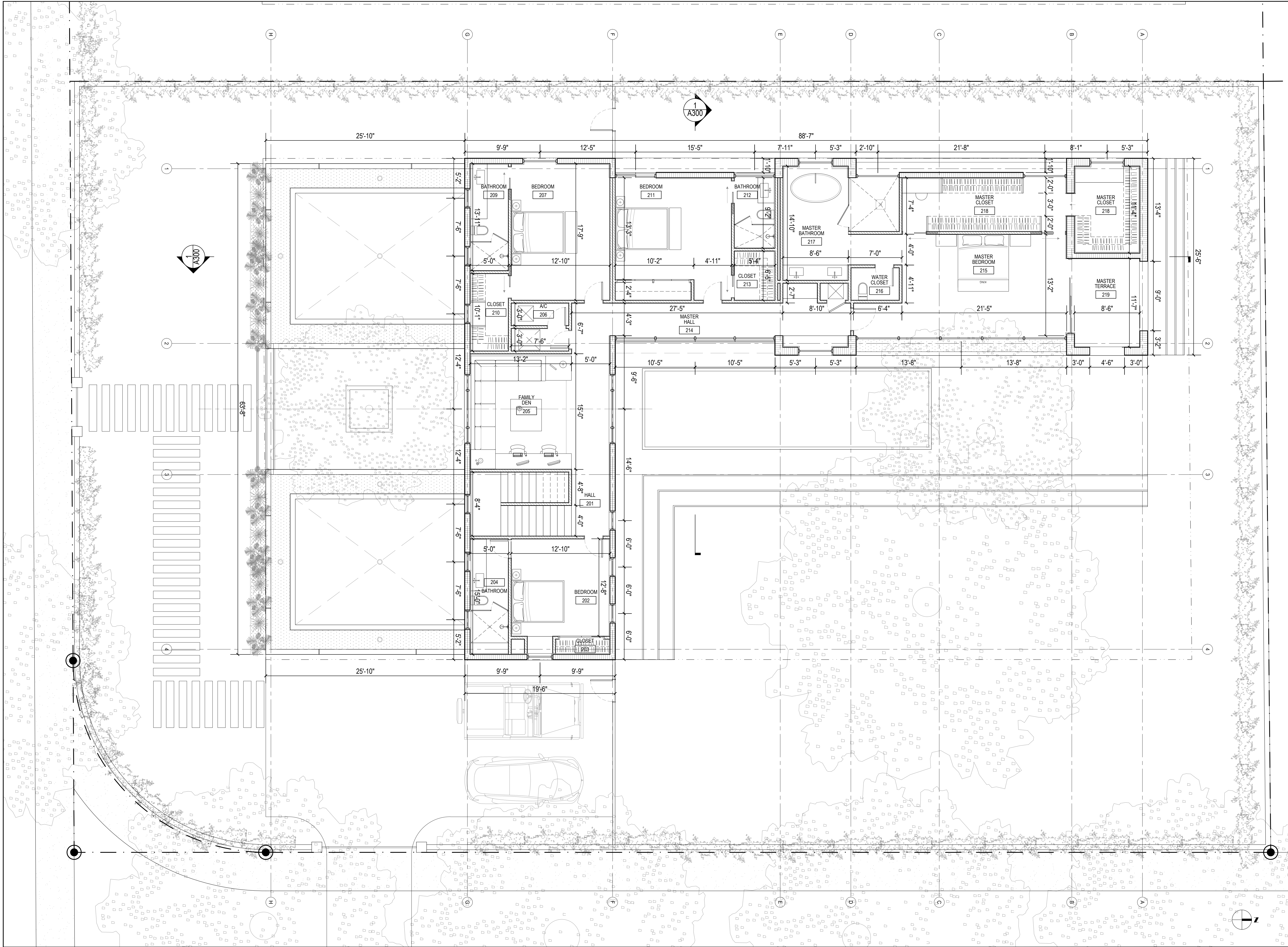
3/16"-1'-0"

DRAWING TITLE:

FIRST
FLOOR PLAN

SHEET NO.

A101



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

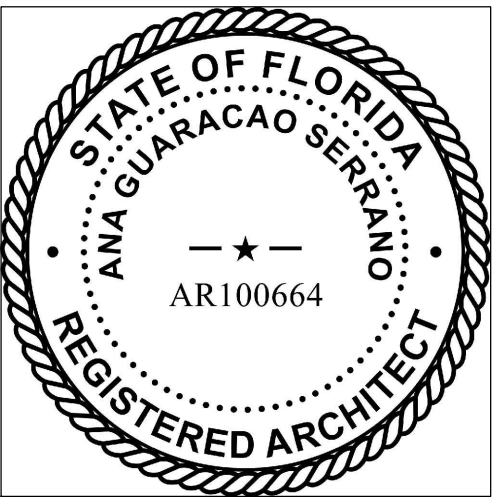
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

MG

PRINT DATE:

04.07.22

SCALE:

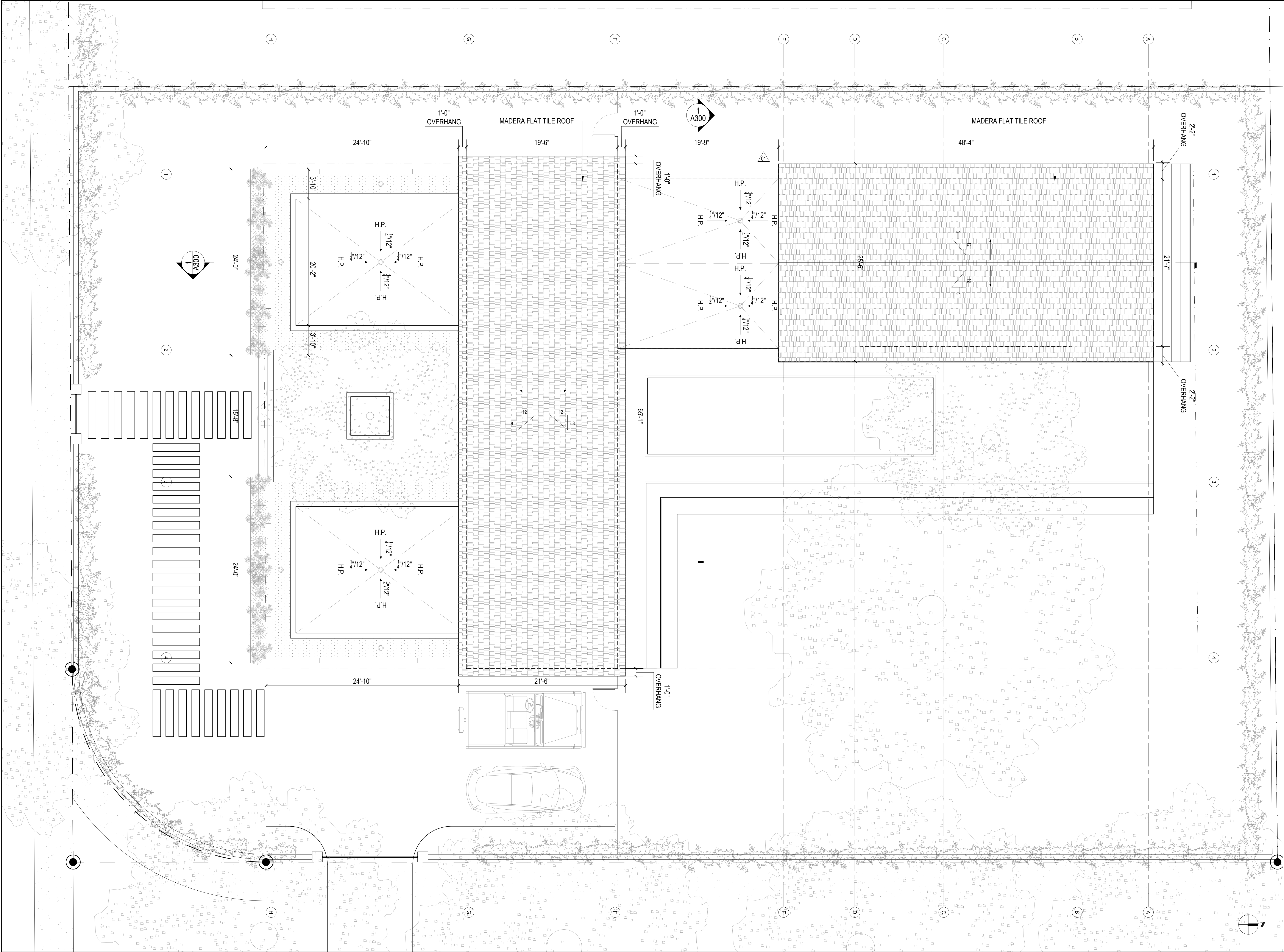
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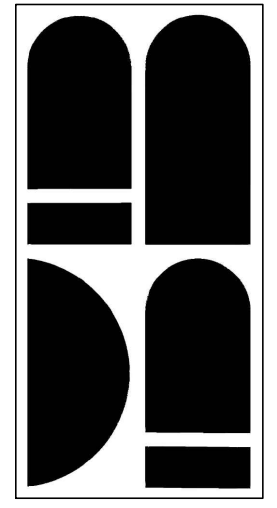
DRAWING TITLE:

SECOND
FLOOR PLAN

SHEET NO.

A102





STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

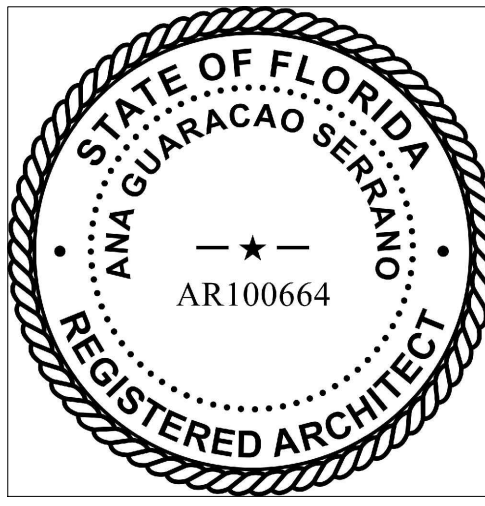
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



NO.	DATE	DESCRIPTION
02	04.07.2022	BOA REV.2
01	01.28.2022	BOA REV.1

SHEET ISSUE/ REVISION LOG

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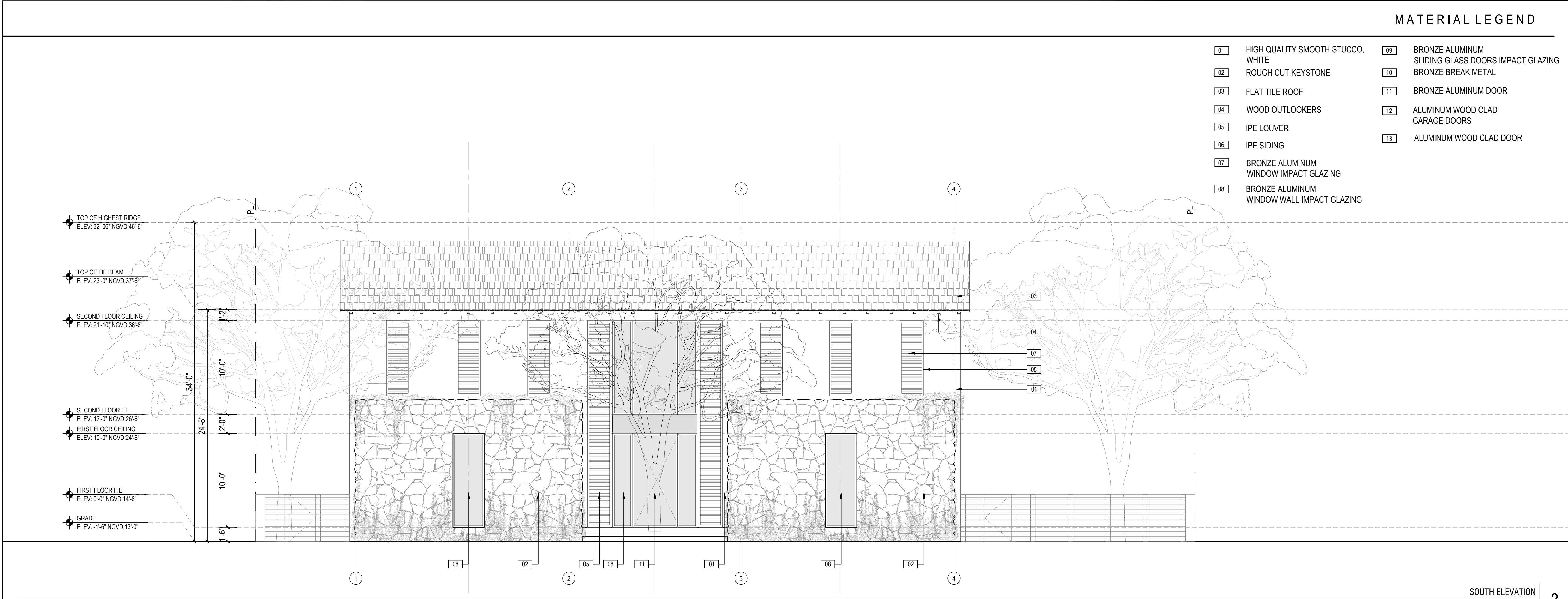
PROJECT ID:	DRAWN BY:
1001	MG
PRINT DATE:	SCALE:
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DRAWING TITLE:

ROOF PLAN

SHEET NO.

A103



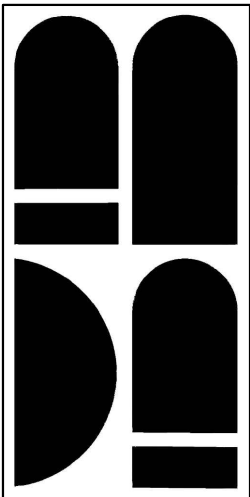
SOUTH ELEVATION
Scale: 3/16" = 1'-0"

2



WEST ELEVATION
Scale: 3/16" = 1'-0"

1



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

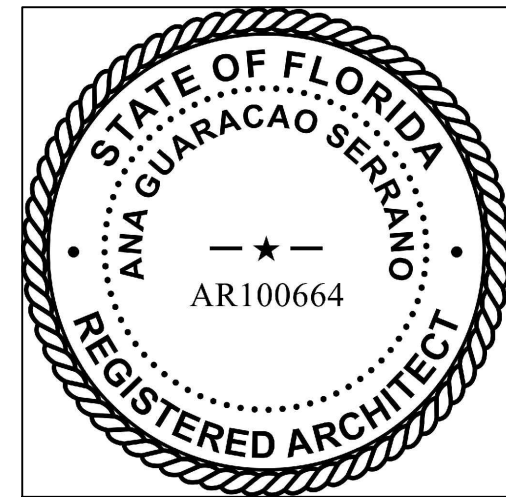
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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"In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2021).

PROJECT ID:

1001

PRINT DATE:

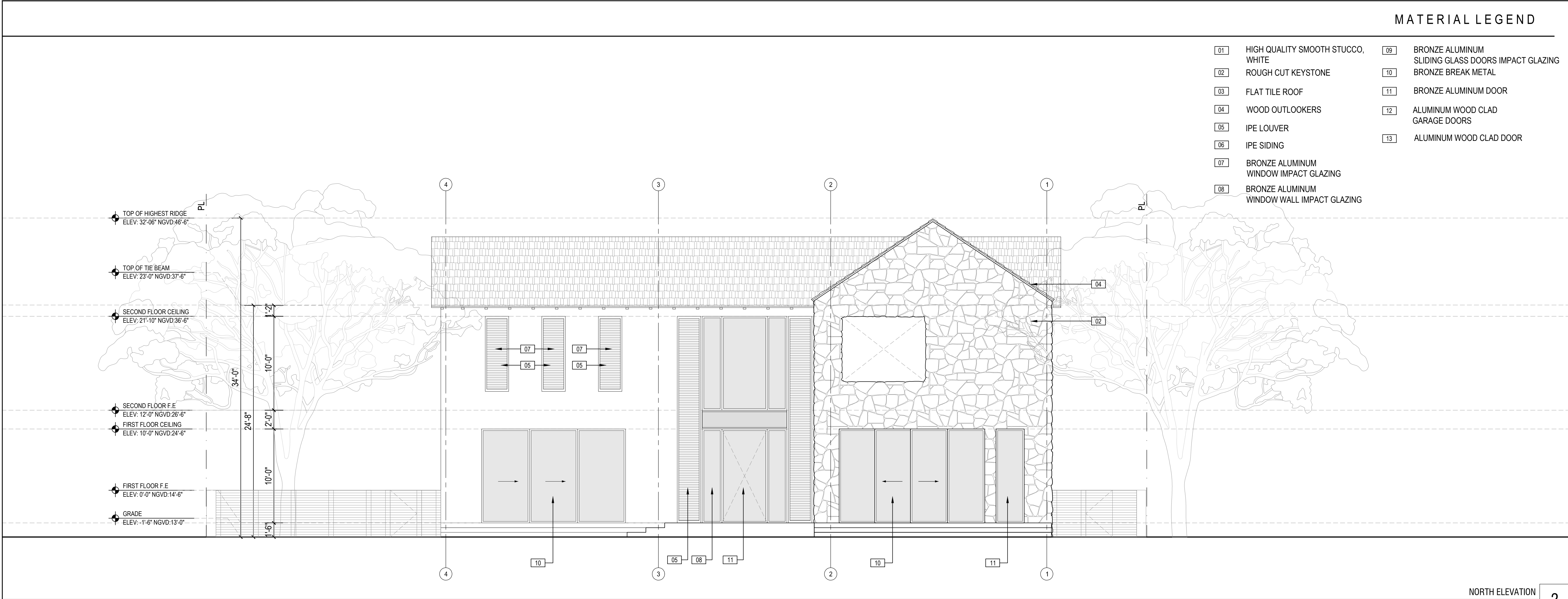
04.07.22

DRAWING TITLE:

ELEVATIONS

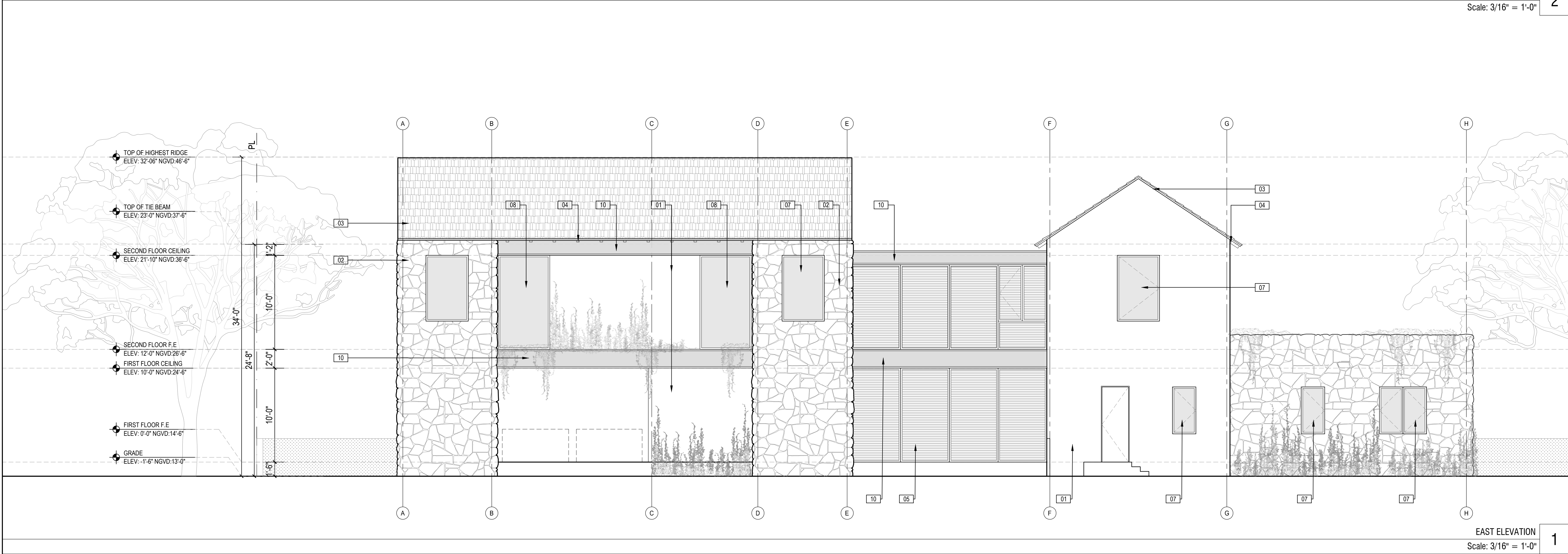
SHEET NO.

A200



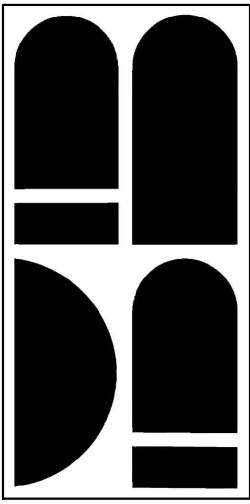
NORTH ELEVATION
Scale: 3/16" = 1'-0"

2



EAST ELEVATION
Scale: 3/16" = 1'-0"

1



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

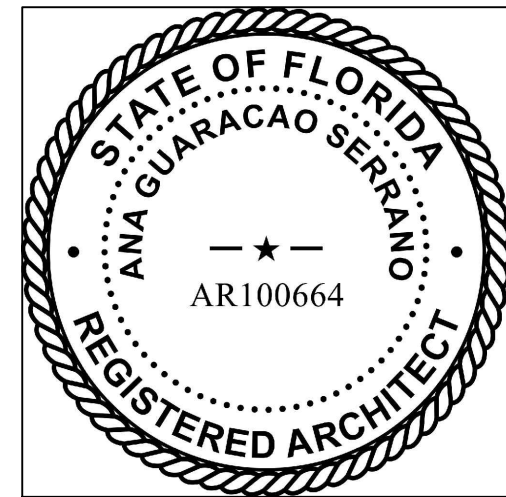
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02	04.07.2022	BOA REV.2
01	01.28.2022	BOA REV.1
NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

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PROJECT ID:	DRAWN BY:
1001	MG

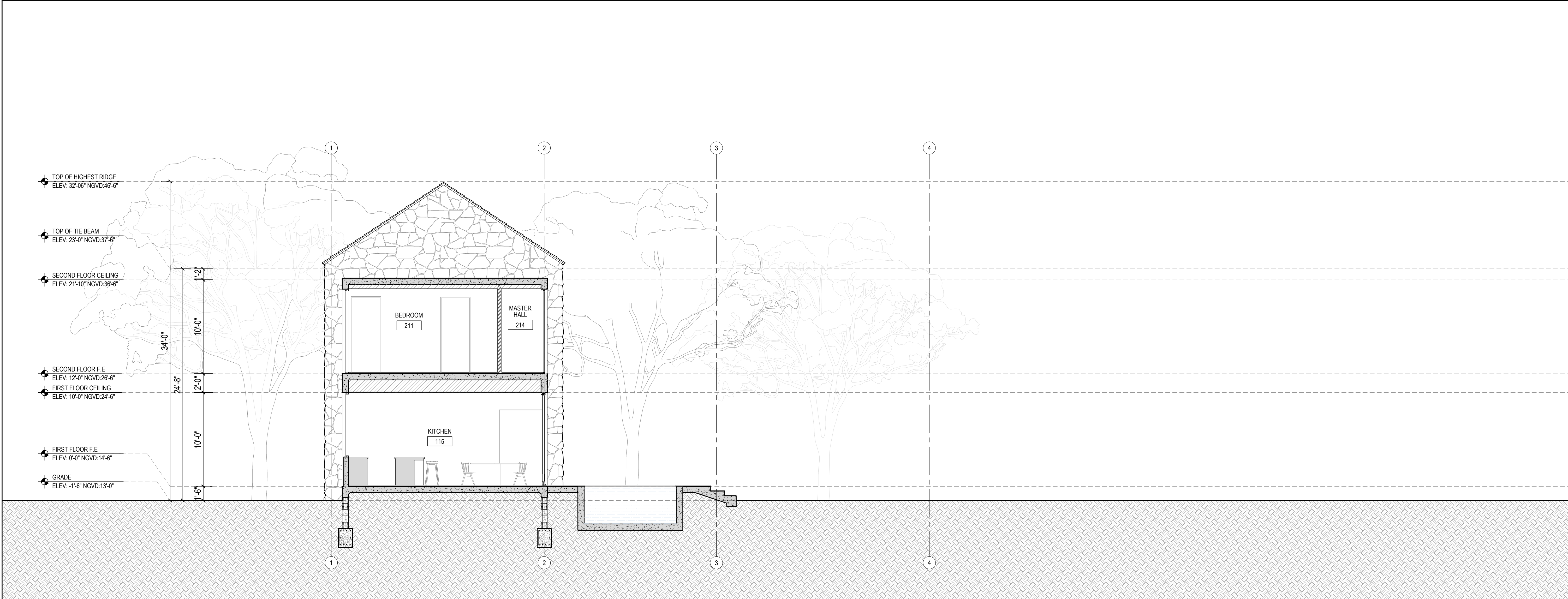
PRINT DATE:	SCALE:
04.07.22	1/4"=1'-0"

DRAWING TITLE:

ELEVATIONS

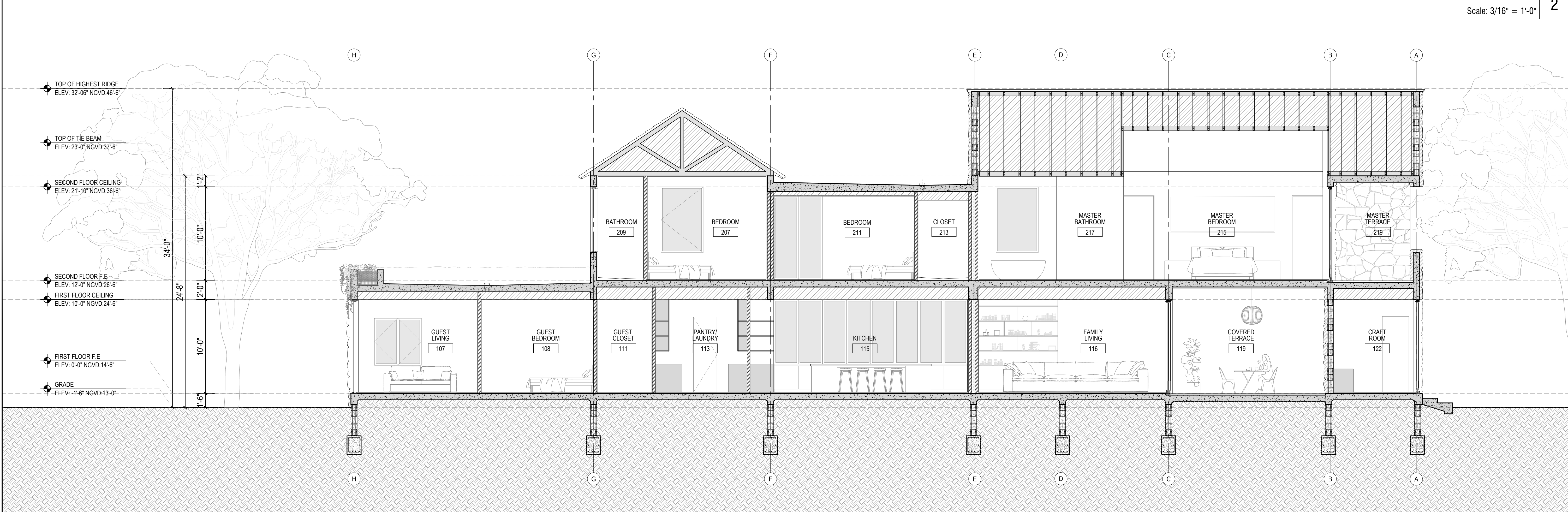
SHEET NO.

A201



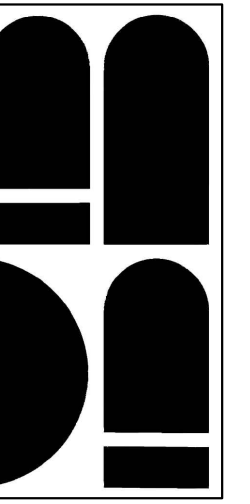
CROSS SECTION
Scale: 3/16" = 1'-0"

2



LONGITUDINAL SECTION
Scale: 3/16" = 1'-0"

1



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

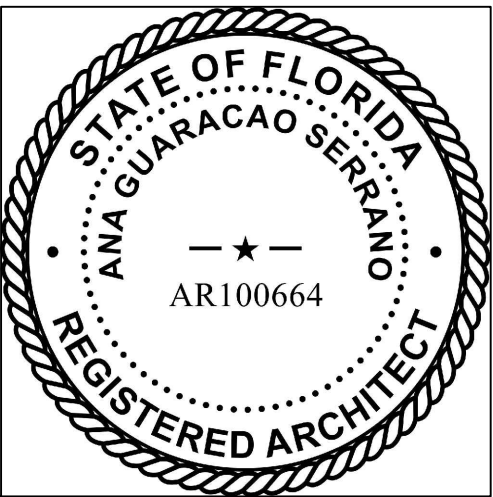
ANA GUARACAO SERRANO
LIC#:AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

MG

PRINT DATE:

04.07.22

SCALE:

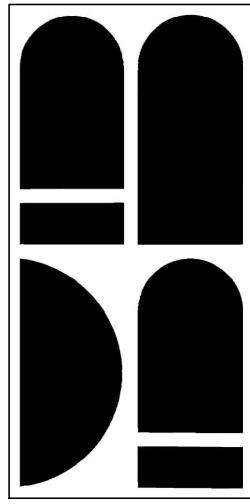
3/16"-1'-0"

DRAWING TITLE:

SECTIONS

SHEET NO.

A300



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - EAST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

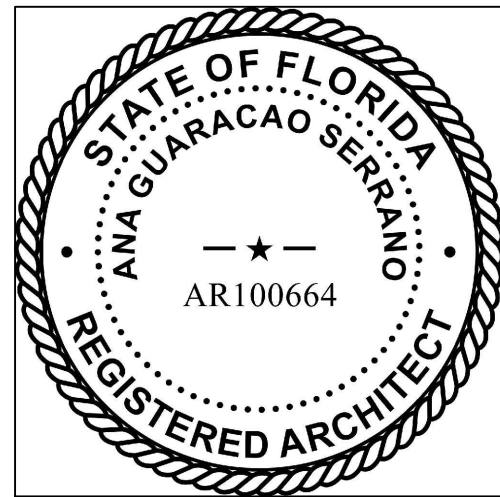
ANA GUARACAO SERRANO
LIC#AR100664
1800 N BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH:(214)708-7454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

MG

PRINT DATE:

04.07.22

SCALE:

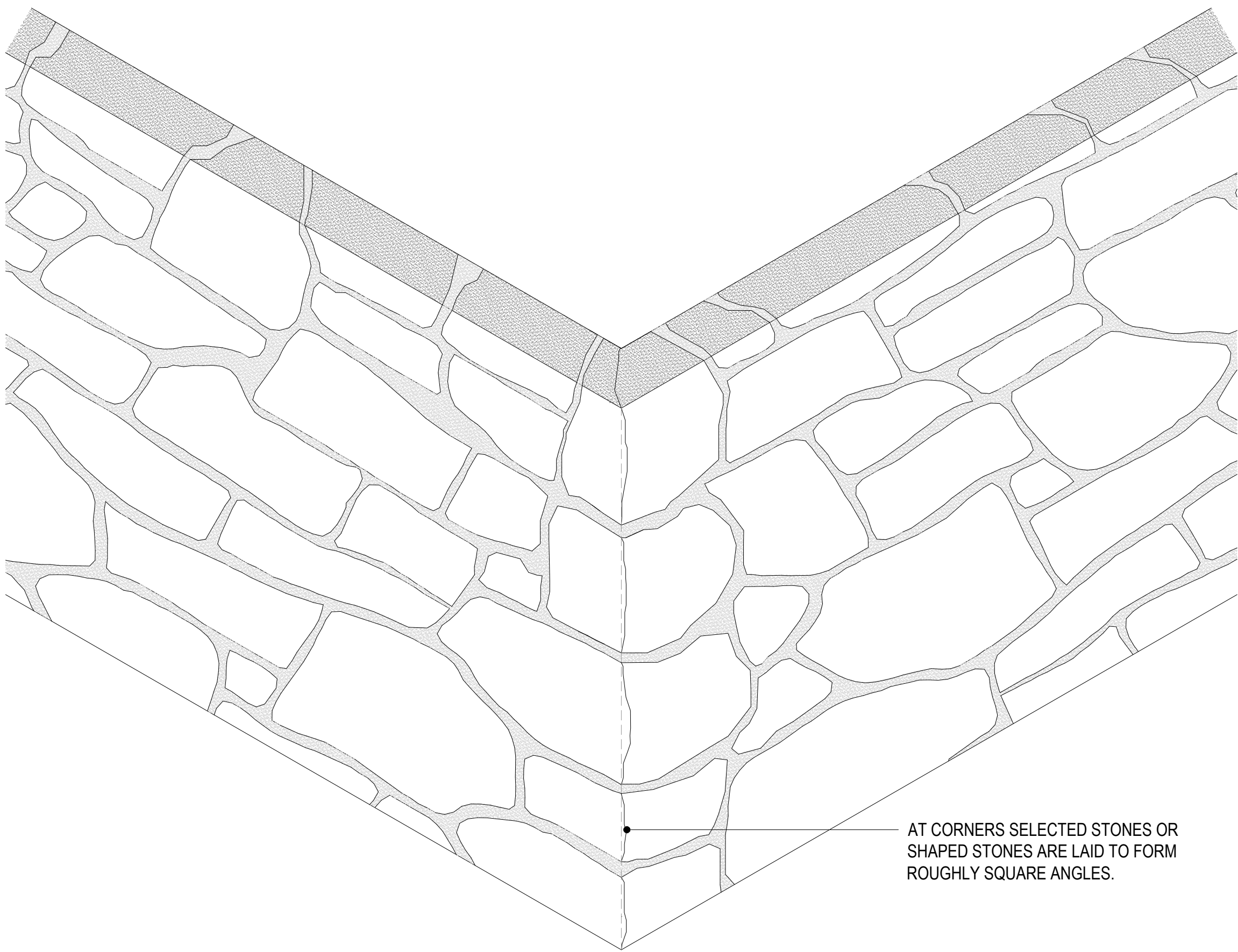
2"=1'-0"

DRAWING TITLE:

WALL
DETAILS

SHEET NO.

A500

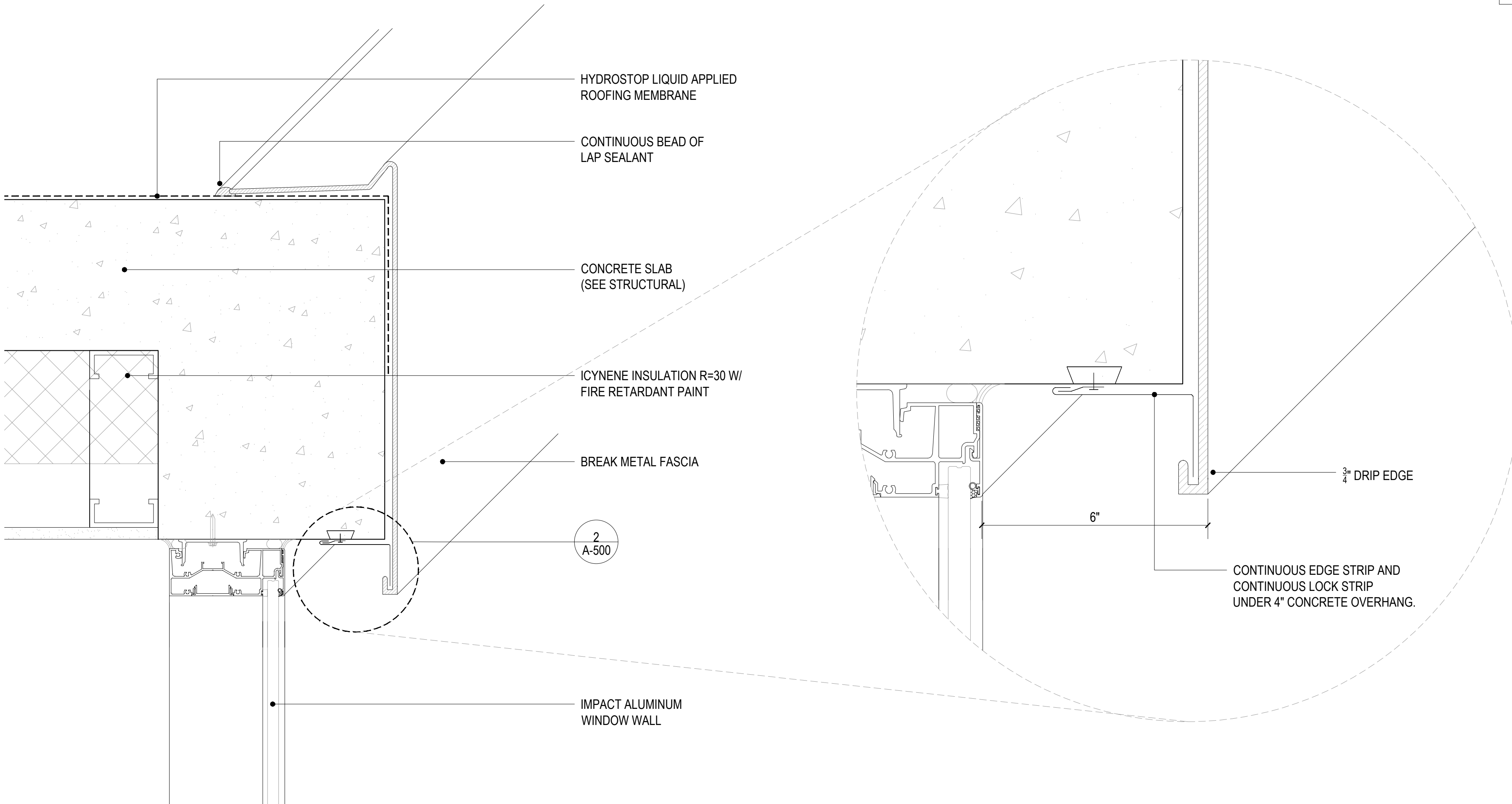


AT CORNERS SELECTED STONES OR
SHAPED STONES ARE LAID TO FORM
ROUGHLY SQUARE ANGLES.

TYPICAL CORNER STONE DETAIL - UNCOURSED RANDOM RUBBLE

Scale: 1-1/2" = 1'-0"

1



HYDROSTOP LIQUID APPLIED
ROOFING MEMBRANE

CONTINUOUS BEAD OF
LAP SEALANT

CONCRETE SLAB
(SEE STRUCTURAL)

ICYNENE INSULATION R=30 W/
FIRE RETARDANT PAINT

BREAK METAL FASCIA

IMPACT ALUMINUM
WINDOW WALL

3/4" DRIP EDGE

CONTINUOUS EDGE STRIP AND
CONTINUOUS LOCK STRIP
UNDER 4" CONCRETE OVERHANG.

TYP. BREEZEWAY- FLAT ROOF EDGE DETAIL.

Scale: 3" = 1'-0"

1

SUNSET RESIDENCE
601 SUNSET DRIVE - WEST
CORAL GABLES, FLORIDA

SUBMITTAL COMPARISONS



1. RESTUDY FRONT FACADE.

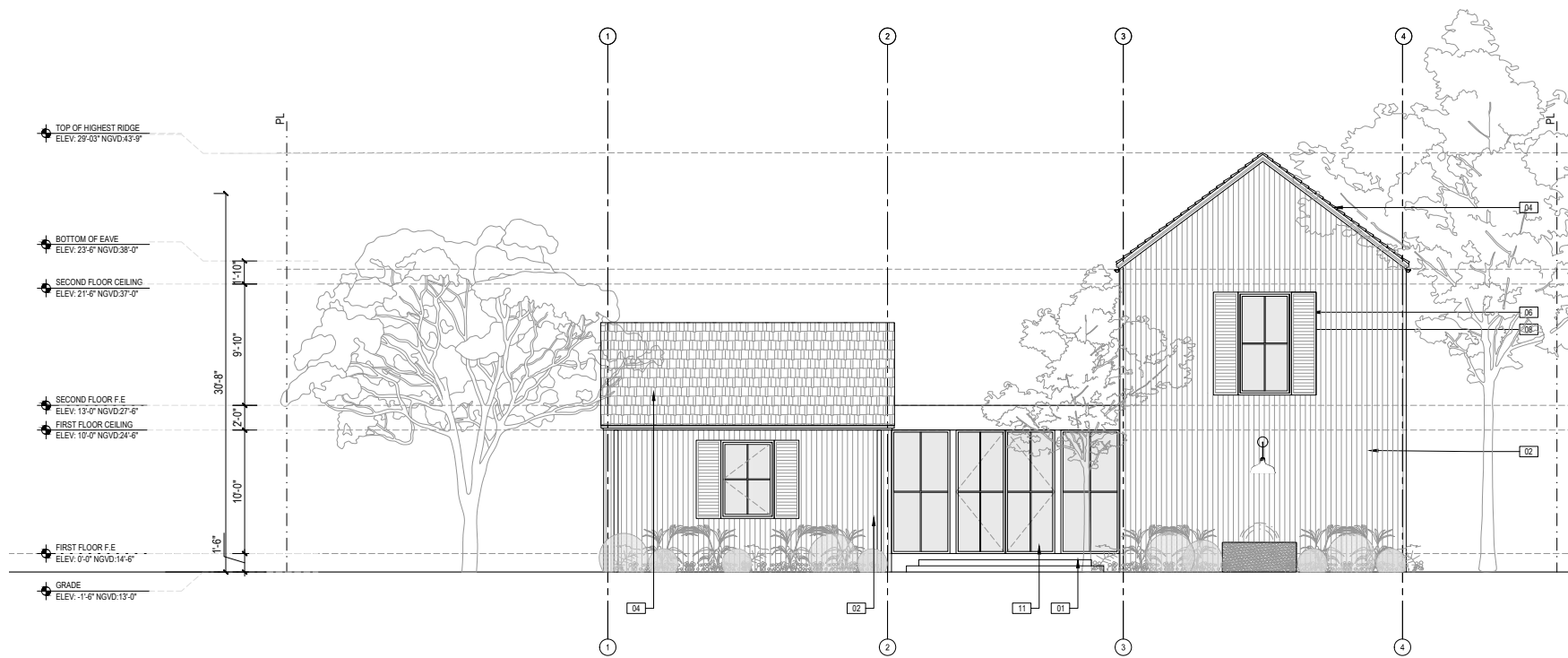
2. RESTUDY MASSING AT LIVING ROOM.

3. RESTUDY CONNECTION TO ENTRY ELEMENTS.

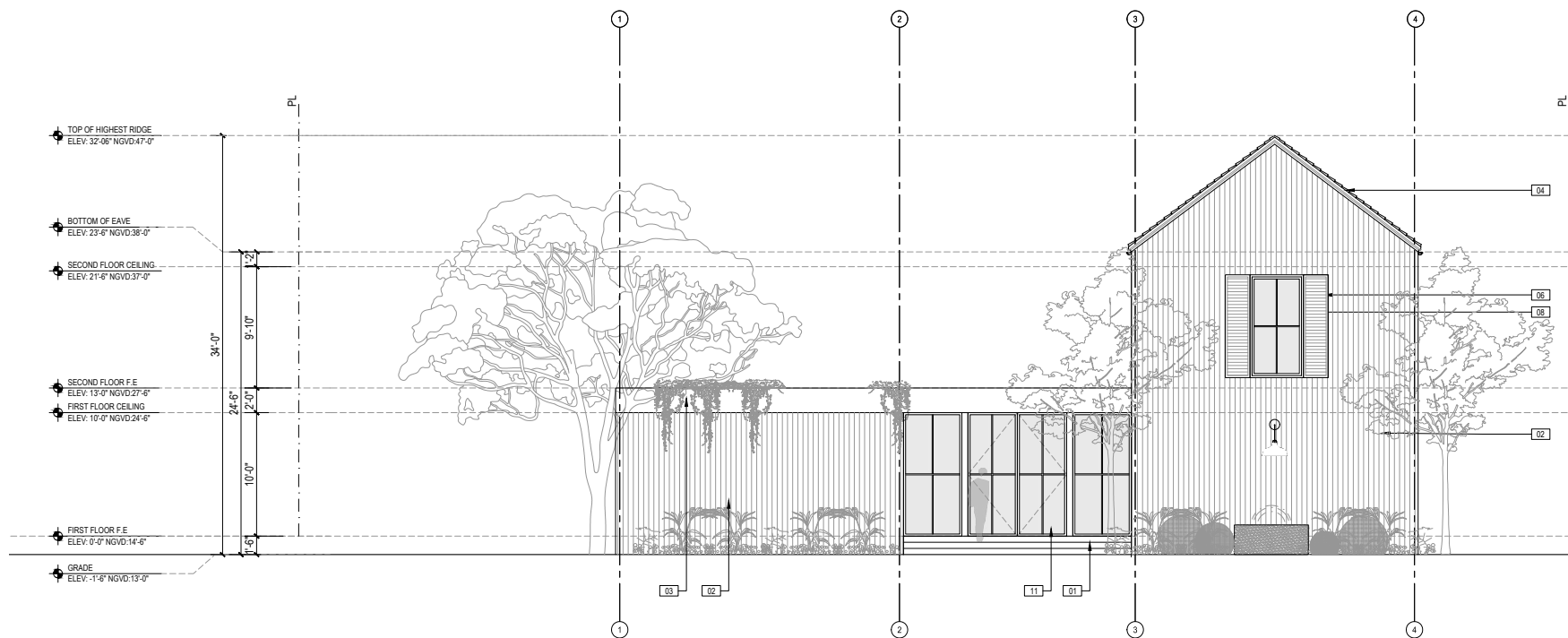
4. RESTUDY GARAGE SIZE / DOOR SIZE / DOOR STYLE.

5. RECONFIGURE FRONT LIVING / ENTRY AREA



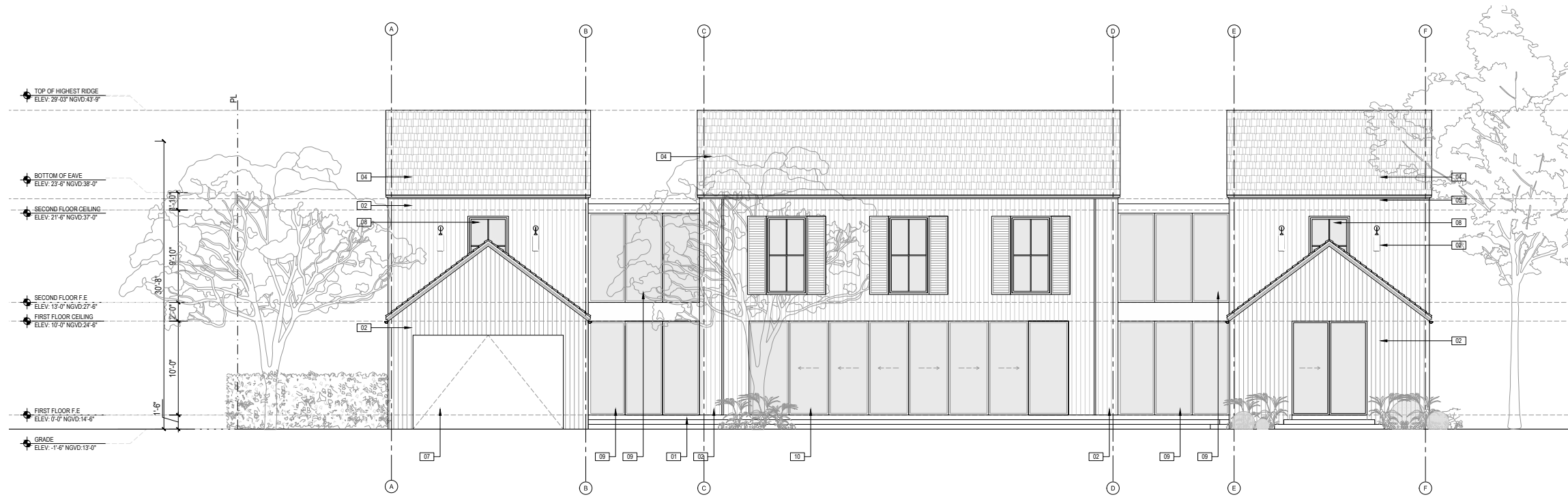


NEW SUBMITTAL

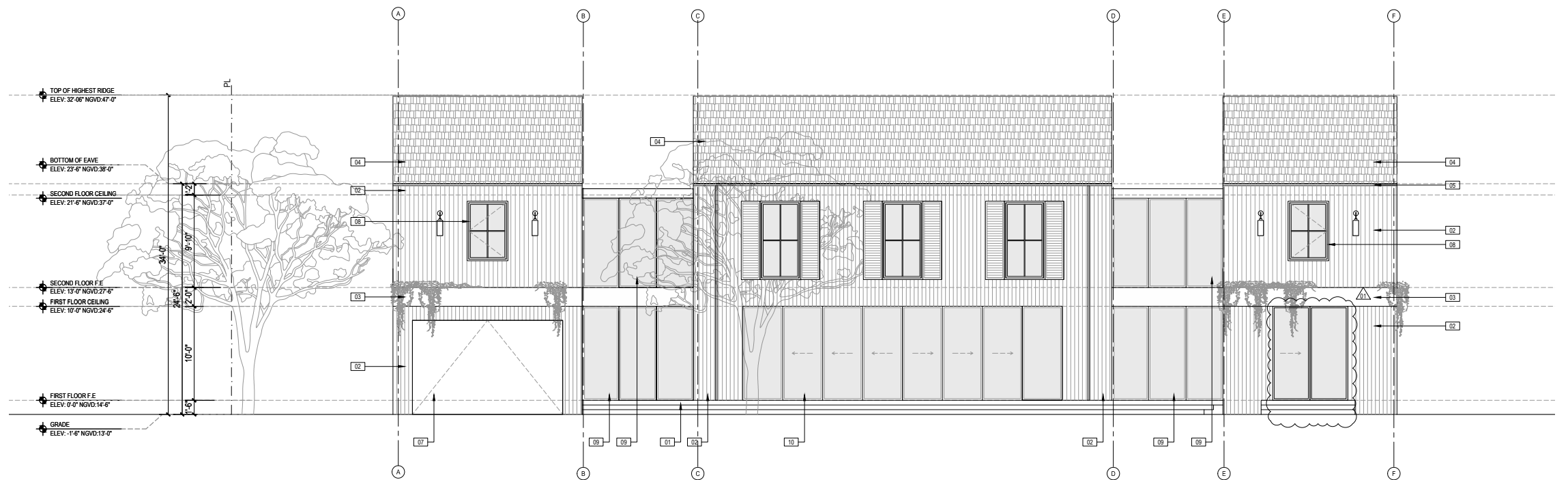


PREVIOUS SUBMITTAL



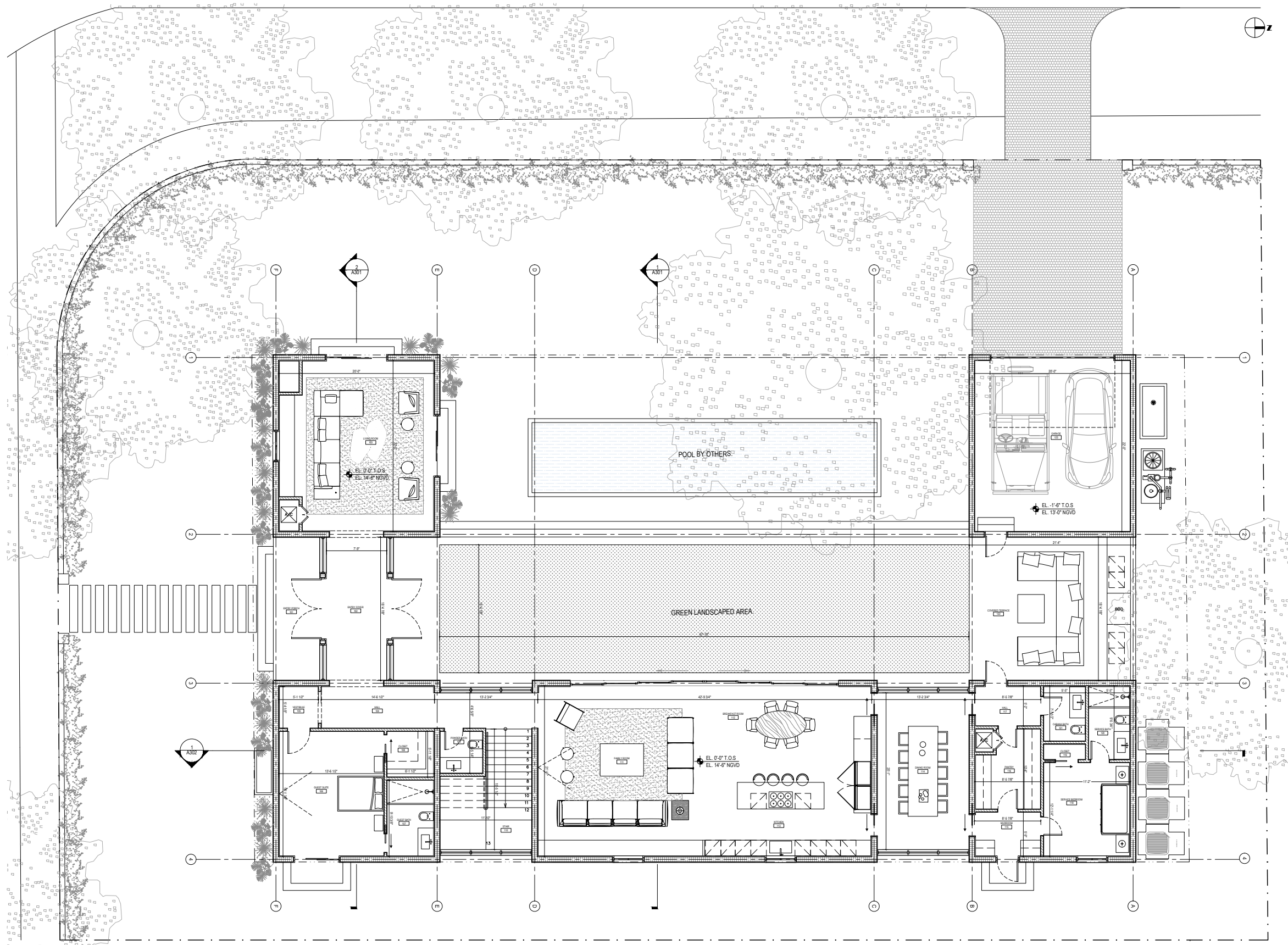


NEW SUBMITTAL



PREVIOUS SUBMITTAL

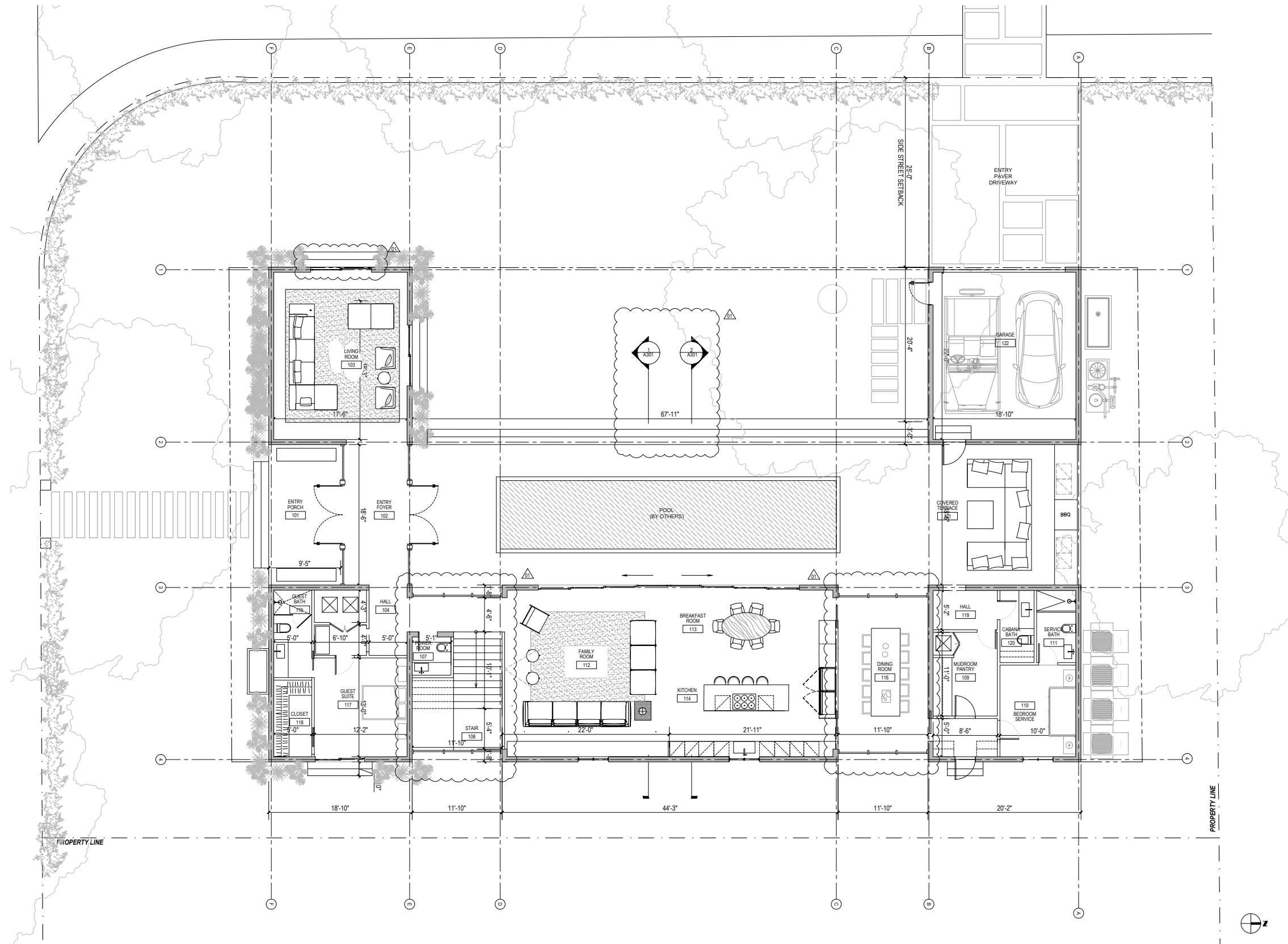




NEW SUBMITTAL

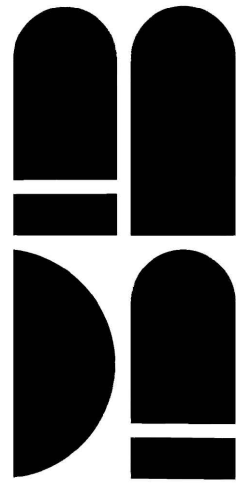
FIRST FLOOR PLAN
NEW VS 02.17.22 SUBMITTAL





PREVIOUS SUBMITTAL

FIRST FLOOR PLAN
NEW VS 02.17.22 SUBMITTAL



STUDIO ANDA

PROJECT TITLE:
SUNSET RESIDENCE - WEST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

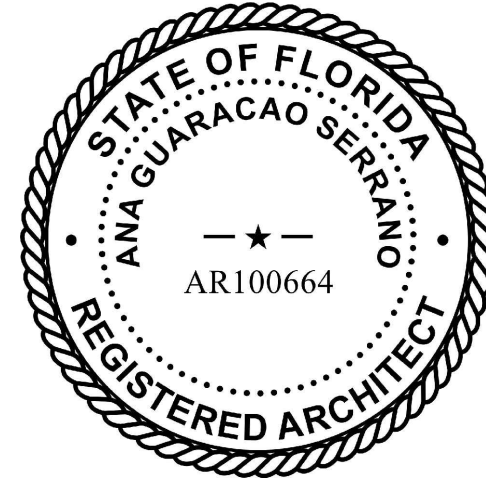
ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02	04.07.2022	BOA REV.2
01	01.28.2022	BOA REV.1
NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

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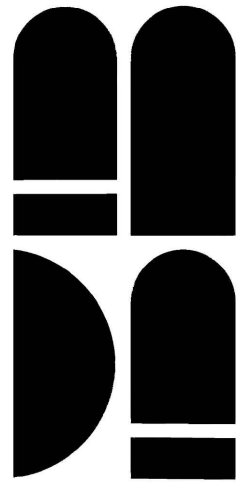
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PRINT DATE: 04.07.22	SCALE: 1/4"=1'-0"

DRAWING TITLE:

RENDERING

SHEET NO.

R001



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

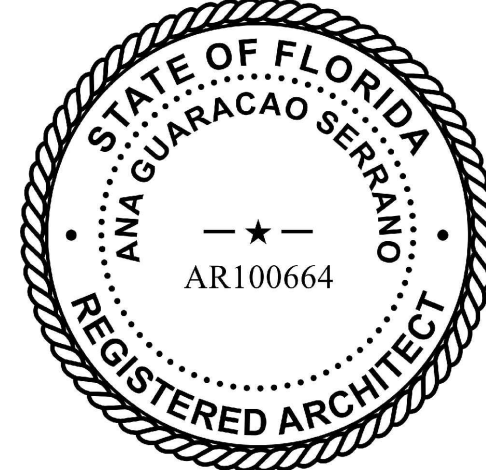
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

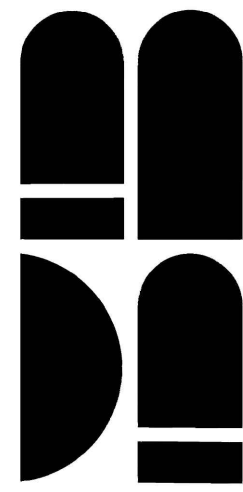
1/4"=1'-0"

DRAWING TITLE:

RENDERING

SHEET NO.

R002



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

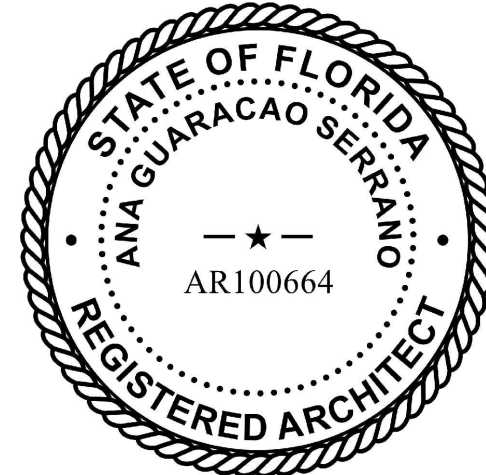
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

1/4"=1'-0"

DRAWING TITLE:

RENDERING

SHEET NO.

R003



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

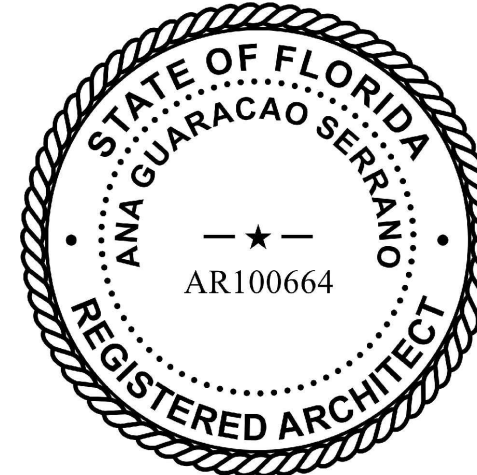
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

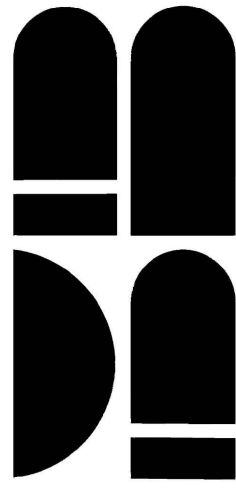
1/4"-1'-0"

DRAWING TITLE:

RENDERING

SHEET NO.

R004



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

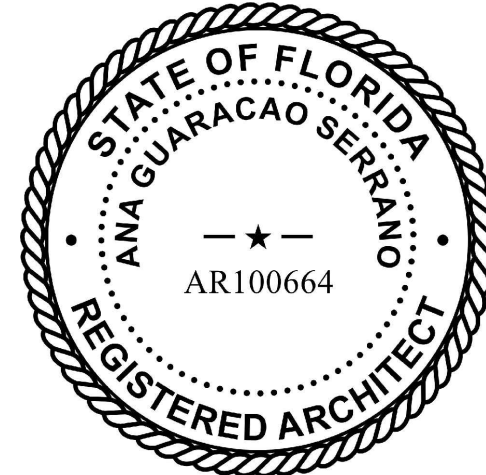
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

1/4"=1'-0"

DRAWING TITLE:

RENDERING

SHEET NO.

R005

ARCHITECTURE SHEET INDEX

GENERAL	
A001	INDEX AND DATA
A002	CONTEXT AND EXISTING PHOTOS
A003	CONTEXT AND EXISTING PHOTOS
A004	SURVEY
A100	SITE PLAN
A00b	ZONING DATA
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	ELEVATIONS
A201	ELEVATIONS
A301	SECTIONS
A302	SECTIONS

GRAPHICAL SYMBOLS

B

A5.45

SECTION LETTER / LETTER

25

A5.45

SHEET NUMBER

25

A5.45

DETAIL NUMBER

25

A5.45

SHEET NUMBER

25

A5.45

OPP.

DETAIL
DRAWN
OPPOSITE
PAGE TO
REFERENCE
LOCATION

DETAIL
REFERENCE

25

A5.45

SIM.

DETAIL
DRAWN
SIMILAR TO
REFERENCE
LOCATION

DETAIL
REFERENCE

25

A5.45

LARGE
SCALE
REFERENCE

ELEVATION MARK

XX

XX

ROOM

9'-0"

GYP

ROOM NAME
ROOM NUMBER

108

FINISH
CEILING HEIGHT

XX

DOOR TAG

XX

WINDOW TAG

00

XX

REVISION TAG

XX

KEY NOTE

XX-XX

DESCRIPTION (FLOOR)

XX-XX

DESCRIPTION (FLOOR)

LOCATION:

STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:

02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

DRAWING TITLE:

INDEX & DATA

SHEET NO.

A001

KEY MAP:



4600 SUNSET DRIVE
Scale: N.T.S

5



615 SUNSET DRIVE
Scale: N.T.S

4



6945 ALMANSA STREET
Scale: N.T.S

3



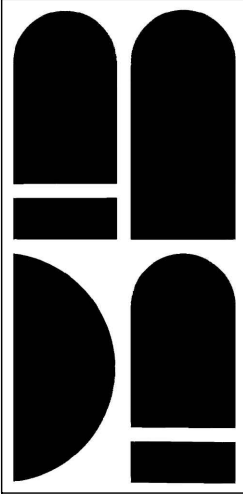
630 SUNSET DRIVE
Scale: N.T.S

2



613 SUNSET DRIVE
Scale: N.T.S

1



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

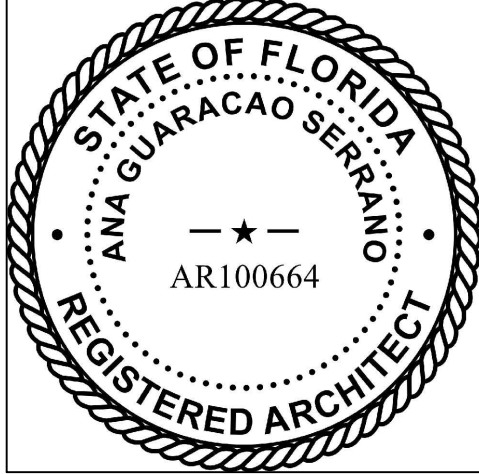
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

DRAWING TITLE:

CONTEXT IMAGES

SHEET NO.

A002



NORTH SITE VIEW
Scale: N.T.S

5



SITE PICTURES
Scale: N.T.S

2



NORTH WEST SITE VIEW
Scale: N.T.S

4



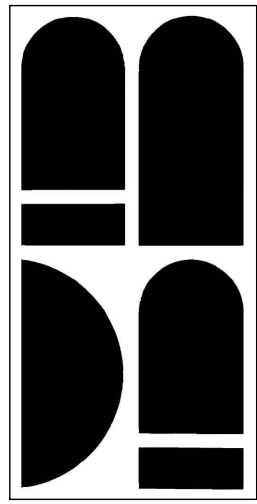
NORTH SITE VIEW
Scale: N.T.S

3



SIDE WALK PICTURES
Scale: N.T.S

1



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

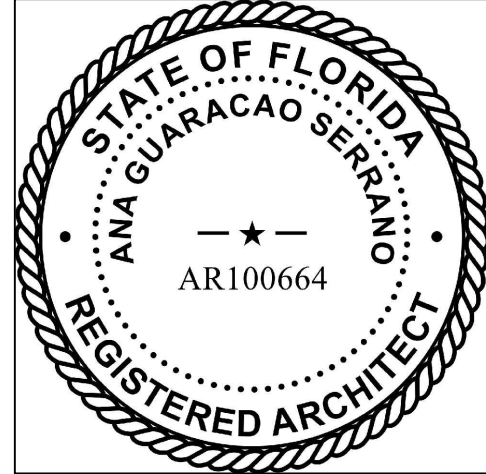
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

DRAWING TITLE:

SITE IMAGES

SHEET NO.

A003

COUNTY-WIDE LAND SURVEYORS INC.
LAND SURVEYORS - PLANNERS

P.O. BOX 823271 SOUTH FLORIDA, FL. 33082-3271 (305) 772-0766

15358 S.W. 140 St. Miami, FL 33196

LEGAL DESCRIPTION

Lots 13 thru 18 in Block 236 of REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART 11, according to the plat thereof, as recorded in Plat Book 28 at Page 23 of the Public Records of Miami-Dade County, Florida.

SURVEYORS NOTES:

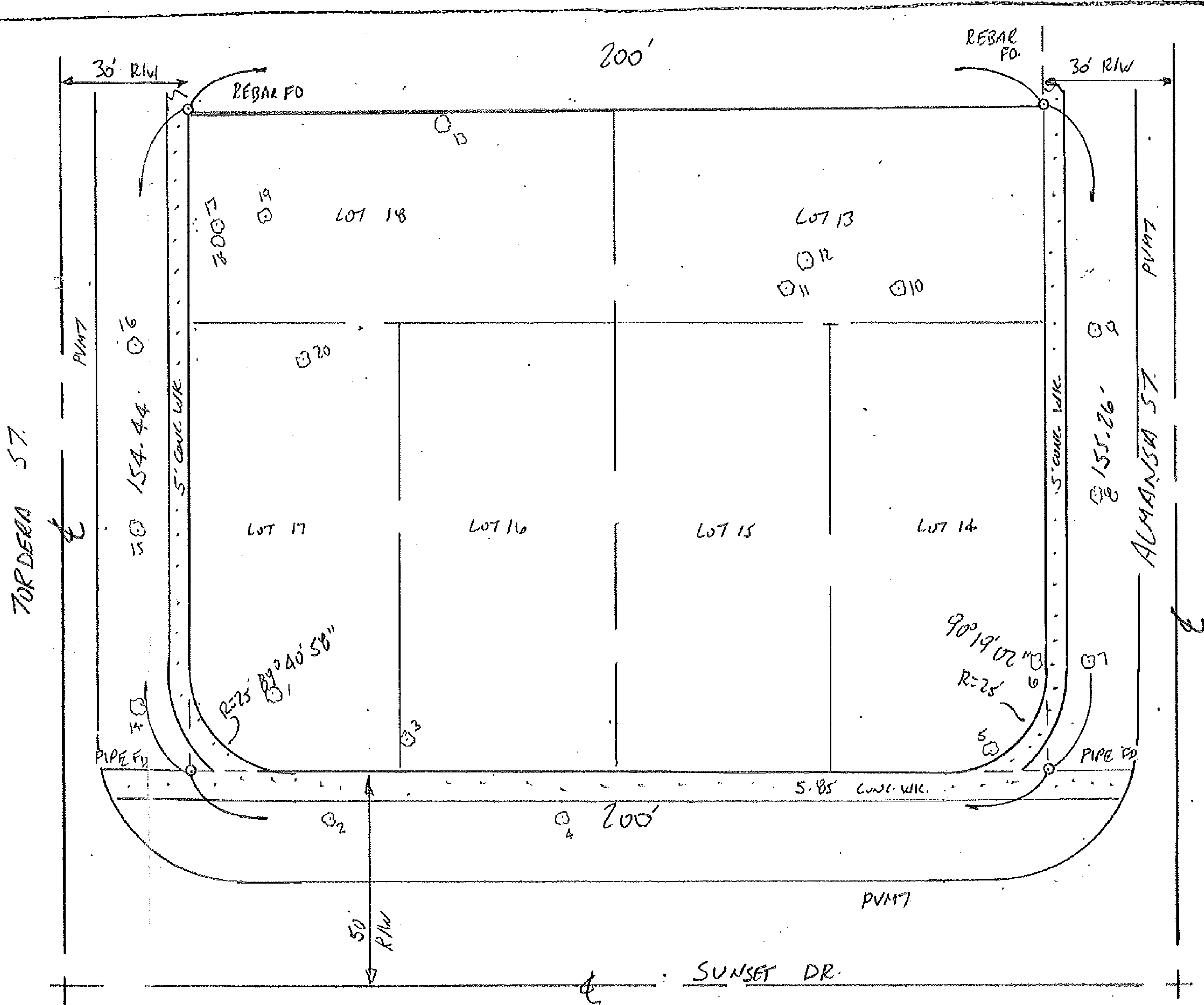
- 1). Legal description provided by client.
- 2). Only record plat easements are shown.
- 3). Right of way information obtained from record plat.

CERTIFIED TO:

SUNSET 8, LLC, a Florida Limited Liability Company
Halpern Rodriguez, LLP
Old Republic National Title Insurance Company

TREE LEGEND

NO.	SPECIE	DIAMETER	HEIGHT	CANOPY
1	Orchid	1.5'	35'	30'
2	Black Olive	0.8'	30'	15'
3	Oak	2.5'	35'	40'
4	Ficus	Cluster		
5	Tropical Almond	1.4'	25'	15'
6	Gumbo Limbo	1.0'	20'	15'
7-8	Oak	0.8'	25'	15'
9	Oak	0.3'	15'	8'
10	Oak (2)	1.5'	45'	40'
11	Gumbo Limbo	1.5'	45'	30'



NO.	SPECIE	Diameter	height	canopy
12	Oak	2.0'	45'	30'
13	Mango	1.5'	35'	20'
14	Oak	0.7'	25'	15'
15	Oak	1.3'	30'	25'
16	Oak	1.1'	30'	20'
17-18	Queen Palm	0.7'	35'	10'
19	Oak	2.3'	35'	45'
20	Avocado	0.7'	25'	15'

BOUNDARY SURVEY					
SURVEY FOR: SUNSET 8, LLC 601 Sunset Dr. Coral Gables, Fl. 33143					
SURVEYORS CERTIFICATE: NOTE: "NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL." I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.					
LB # 4680					
REVISIONS		BY	DATE		
TREES		JLM	12-18-2019		
DRAWN BY		SCALE	DATE	FB./PG.	JOB #
JLM		1"=30'	4-4-2019		2019.

JOSEPH L. MARTIN
PROFESSIONAL LAND SURVEYOR # 4368.
STATE OF FLORIDA



PROJECT TITLE:
SUNSET RESIDENCE - WEST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

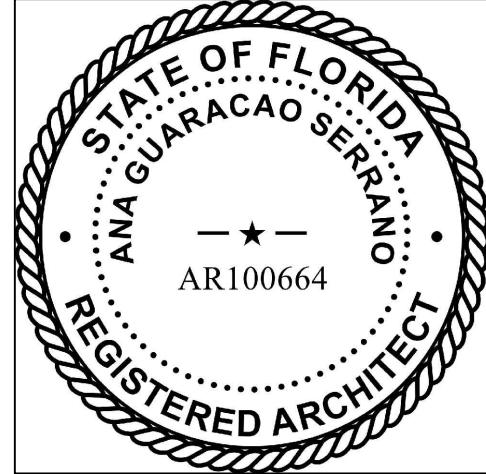
ARCHITECT:
ANA GUARACAO SERRANO
LIC# AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID: 1001
DRAWN BY: AB

PRINT DATE: 04.07.22
SCALE:

DRAWING TITLE:

TREE SURVEY

SHEET NO.

A004

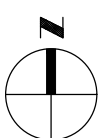


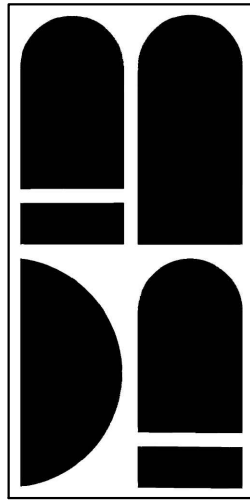
TYPE	:SFR
LOT AREA	:15,500 Sq.Ft
LEGAL DESCRIPTION	:LOTS 16, 17, AND 18, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II",ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. LOT SIZE 100' X 154'-8"
FEMA FIRM ZONE	:FLOOD ZONE X

MAIN BUILDING SETBACKS:		
	REQUIRED	PROPOSED
FRONT	:25'	:29'-11"
SIDE (STREET)	:25'	:25'
SIDE (INTERIOR)	:10'	:10'
REAR	:10'	:18'

FRONT	:25'	:29'-11"
SIDE (STREET)	:25'	:25'
SIDE (INTERIOR)	:10'	:10'
REAR	:10'	:18'

- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DETAILS
- ALL RAINWATER MUST BE RETAINED WITHIN PRIVATE PROPERTY.
- ALL REQUIREMENTS FOR LANDSCAPE AS LISTED IN ZONING CODE ARTICLE 5, DIVISION 11 WILL BE COMPLIED WITH.
- ALL POOL GATES ARE SELF CLOSING AND SELF LATCHING





STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE

CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

ANA GUARACAO SERRANO

LIC#: AR100664

1800 NORTH BAYSHORE DRIVE, #402

MIAMI, FL 33132

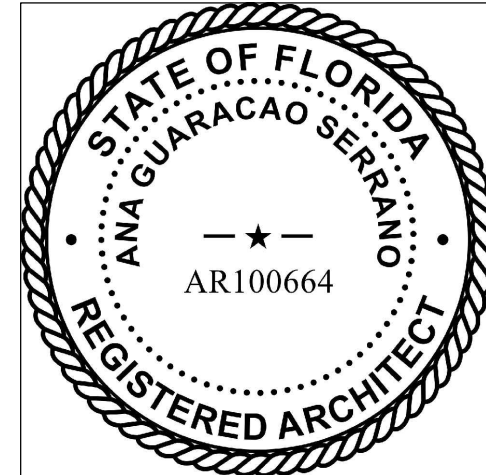
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

DRAWING TITLE:

ZONING
DATA

SHEET NO.

A100B

PROJECT & ZONING DATA

SITE INFORMATION:

TYPE :SFR
LOT AREA :15,500 Sq.Ft
LEGAL DESCRIPTION :LOTS 16, 17, AND 18, BLOCK 236, "REVISED PLAT OF CORAL GABLES RIVIERA SECTION PART II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 23, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
FEMA FIRM ZONE LOT SIZE 100' X 154'-8" :FLOOD ZONE X

GROUND COVERAGE: MAX ALLOWED PROPOSED
MAIN STRUCTURE :35% (5,425 Sq.Ft) : 3,628 Sq.Ft.
TOTAL (INC AUX.) :45% (6,975 Sq.Ft) : 4,520 Sq.Ft.

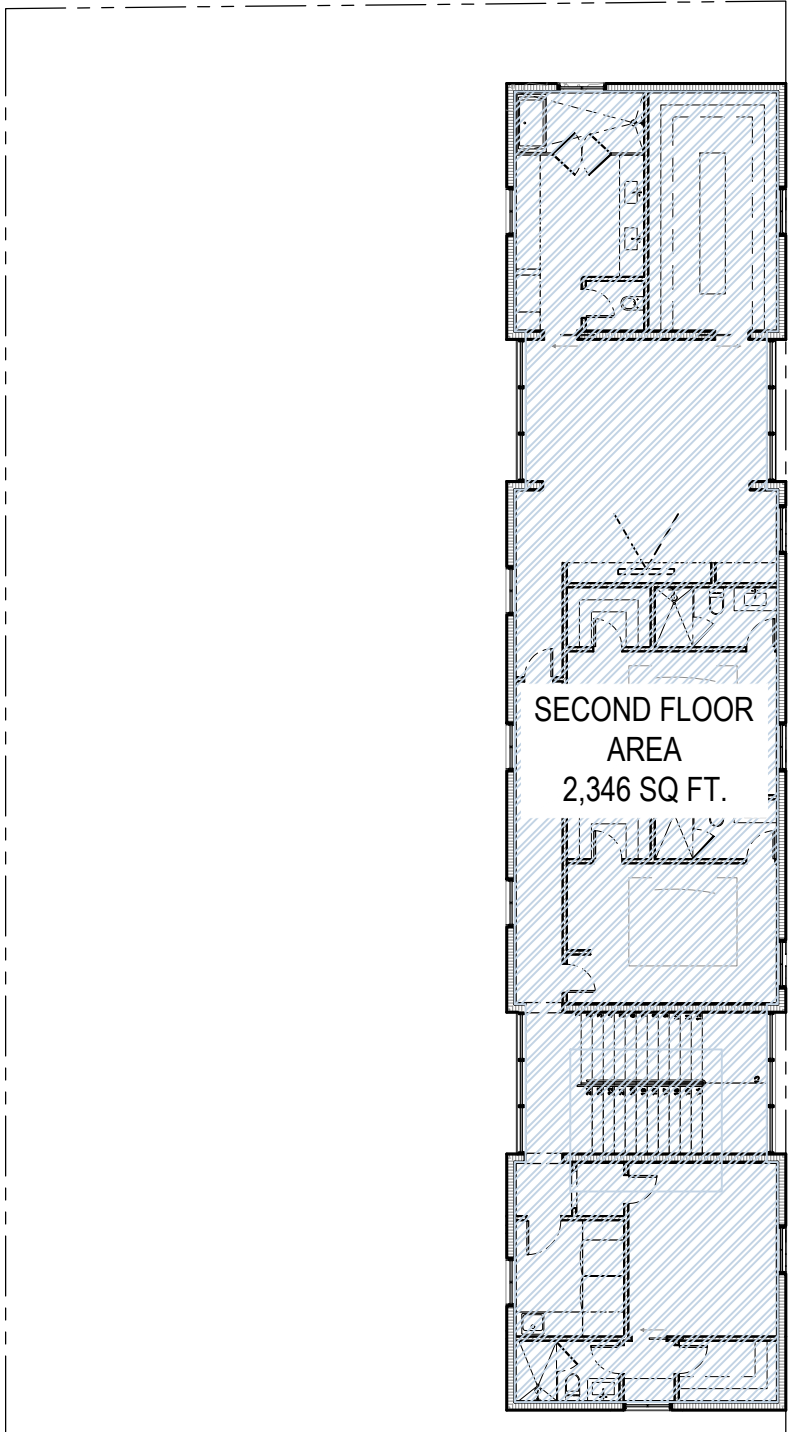
LANDSCAPE OPEN SPACE: MIN ALLOWED PROPOSED
TOTAL OPEN SPACE :40%(6,200 Sq.Ft) : 10,281 Sq.Ft
FRONT YARD :20%(1,240 Sq.Ft) : 2,630 Sq.Ft

MAX F.A.R. MAX ALLOWED
48% OF 5,000 : 2,400 Sq. Ft
35% OF NEXT 5,000 : 1,750 Sq. Ft
30% OF REMAINING : 1,650 Sq. Ft
TOTAL : 5,800 Sq. Ft

F.A.R PROPOSED PROPOSED
FIRST FLOOR : 2,939 Sq. Ft.
GARAGE : 440 Sq. Ft.
SECOND FLOOR : 2,346 Sq. Ft.
TOTAL : 5,725 Sq.Ft.

BUILDING HEIGHT: MAX ALLOWED MAX PROPOSED
:25' :23'-6"
(TO EAVE) (TO EAVE)

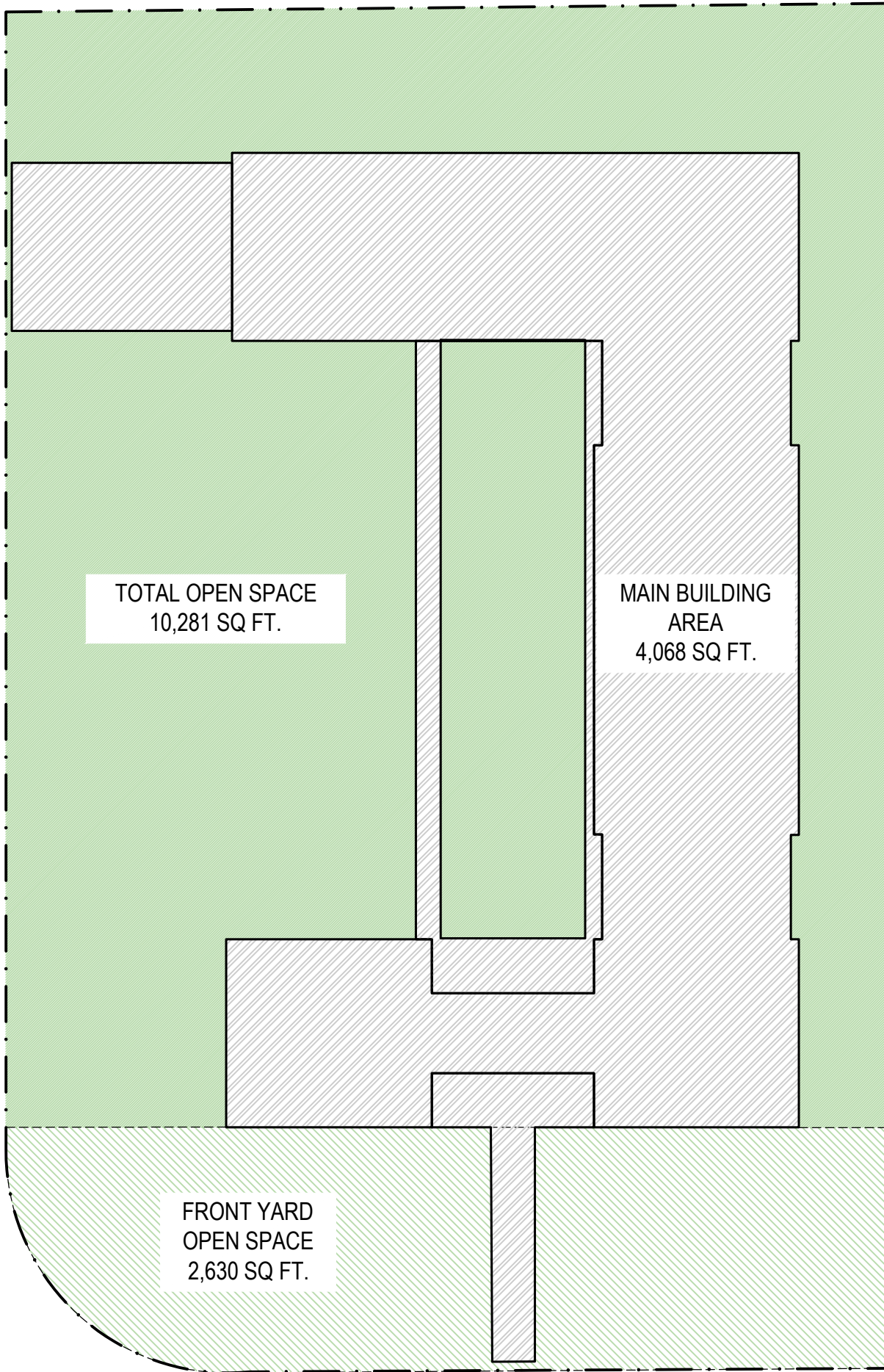
MAIN BUILDING SETBACKS: REQUIRED PROPOSED
FRONT :25' :29'-11"
SIDE (STREET) :25' :25'
SIDE (INTERIOR) :10' :10'
REAR :10' :18'



FLOOR AREA CALCULATIONS - SECOND FLOOR

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

4

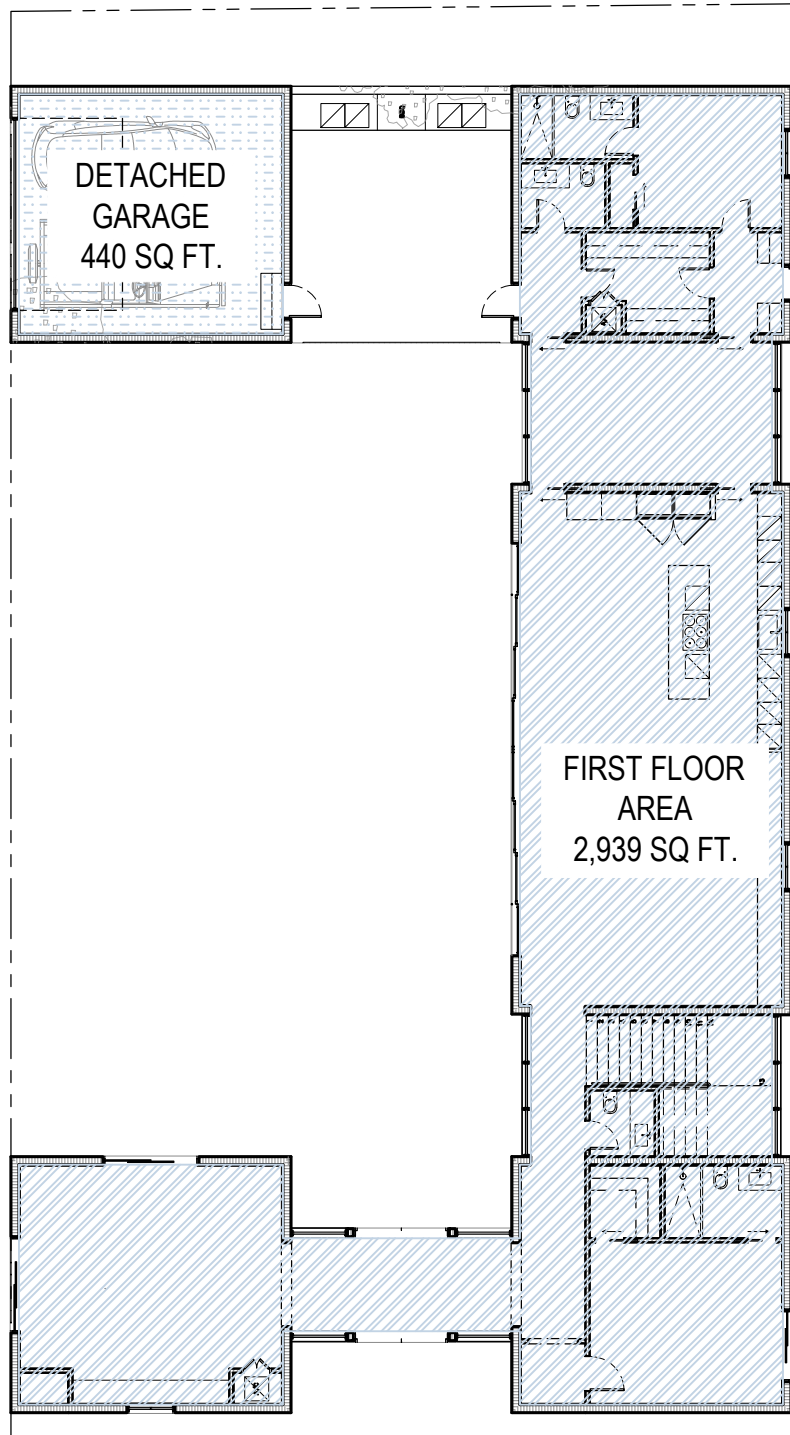


□ BUILT SURFACE
□ LANDSCAPE
□ OPEN SPACE
□ FRONT YARD
□ LANDSCAPE
□ OPEN SPACE

OPEN SPACE DIAGRAMS

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

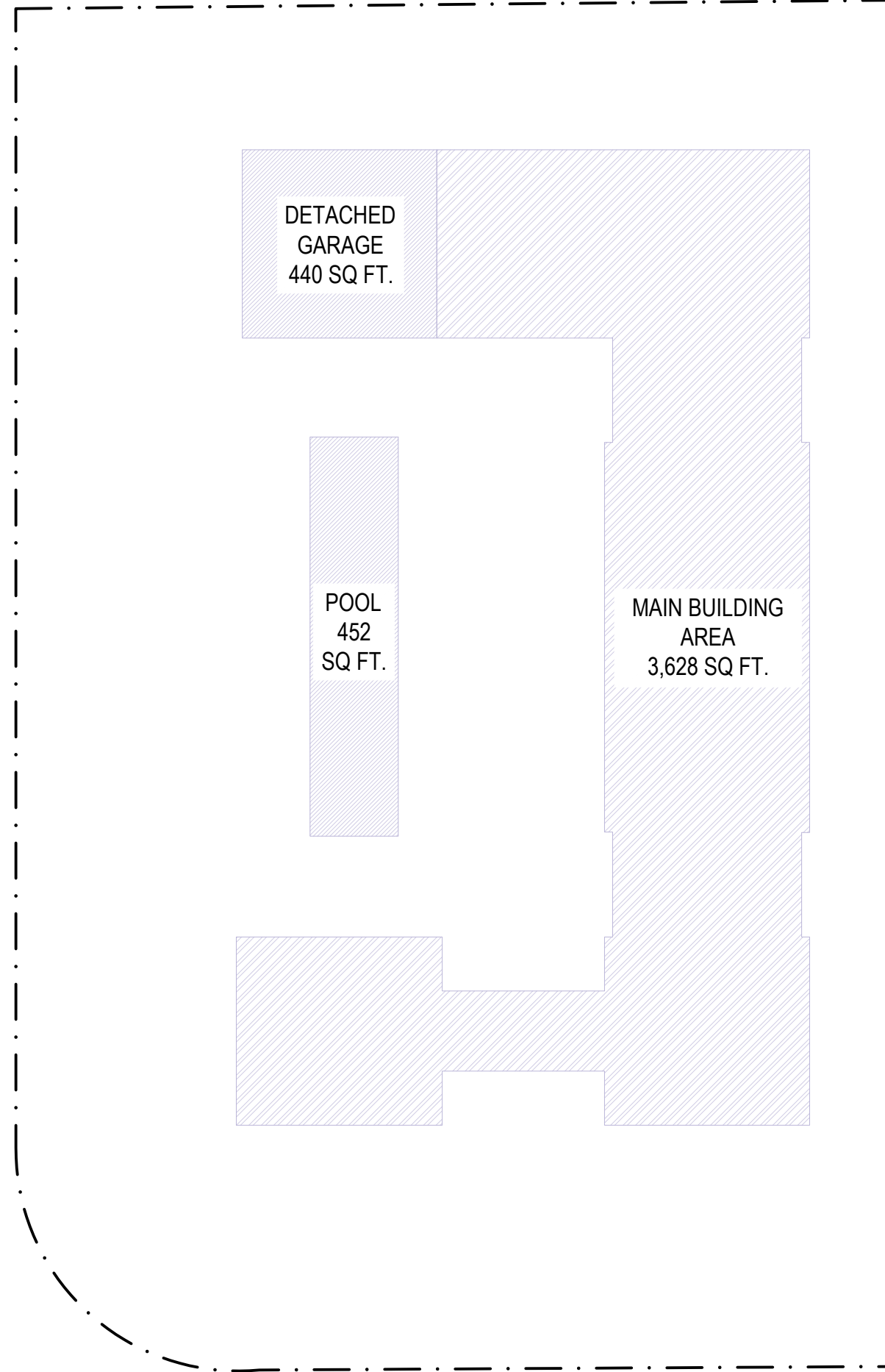
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FLOOR AREA CALCULATIONS - FIRST FLOOR

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

3

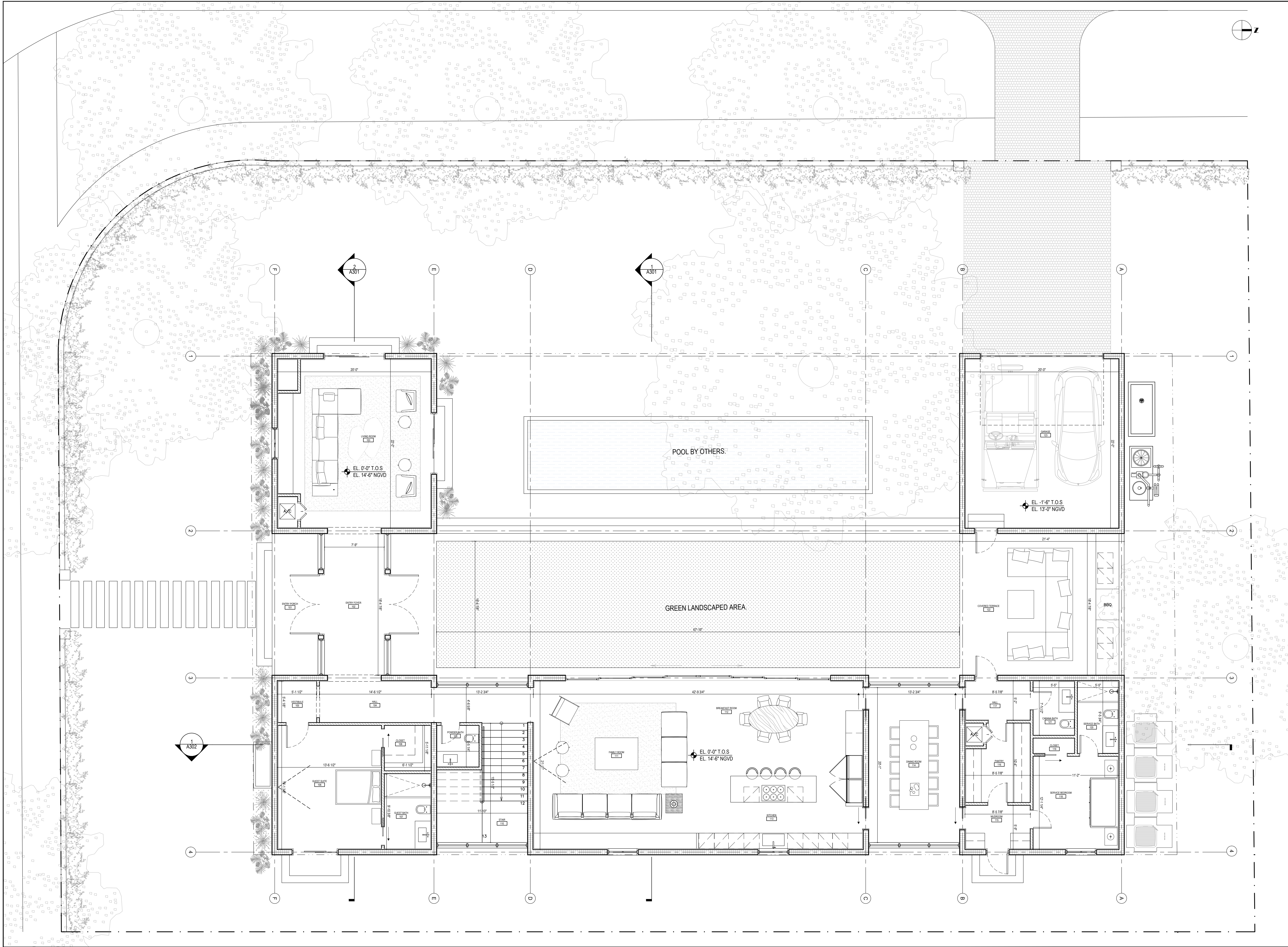


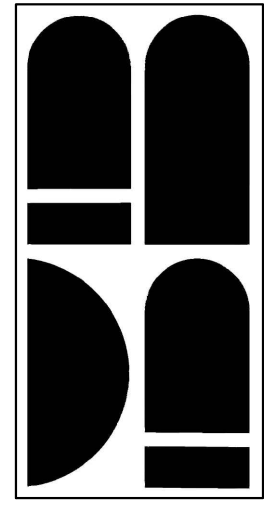
□ MAIN BUILDING
□ ACCESSORY
□ STRUCTURE

GROUND COVERAGE DIAGRAMS

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

1





STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

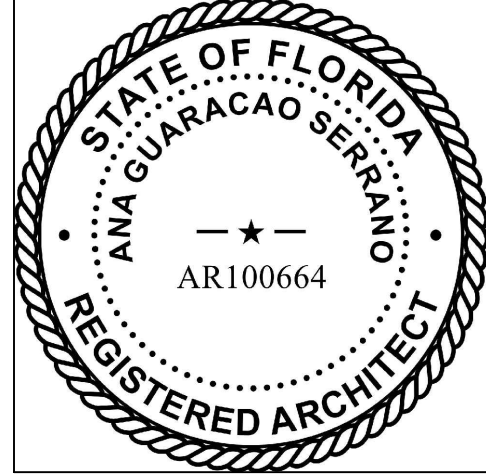
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:

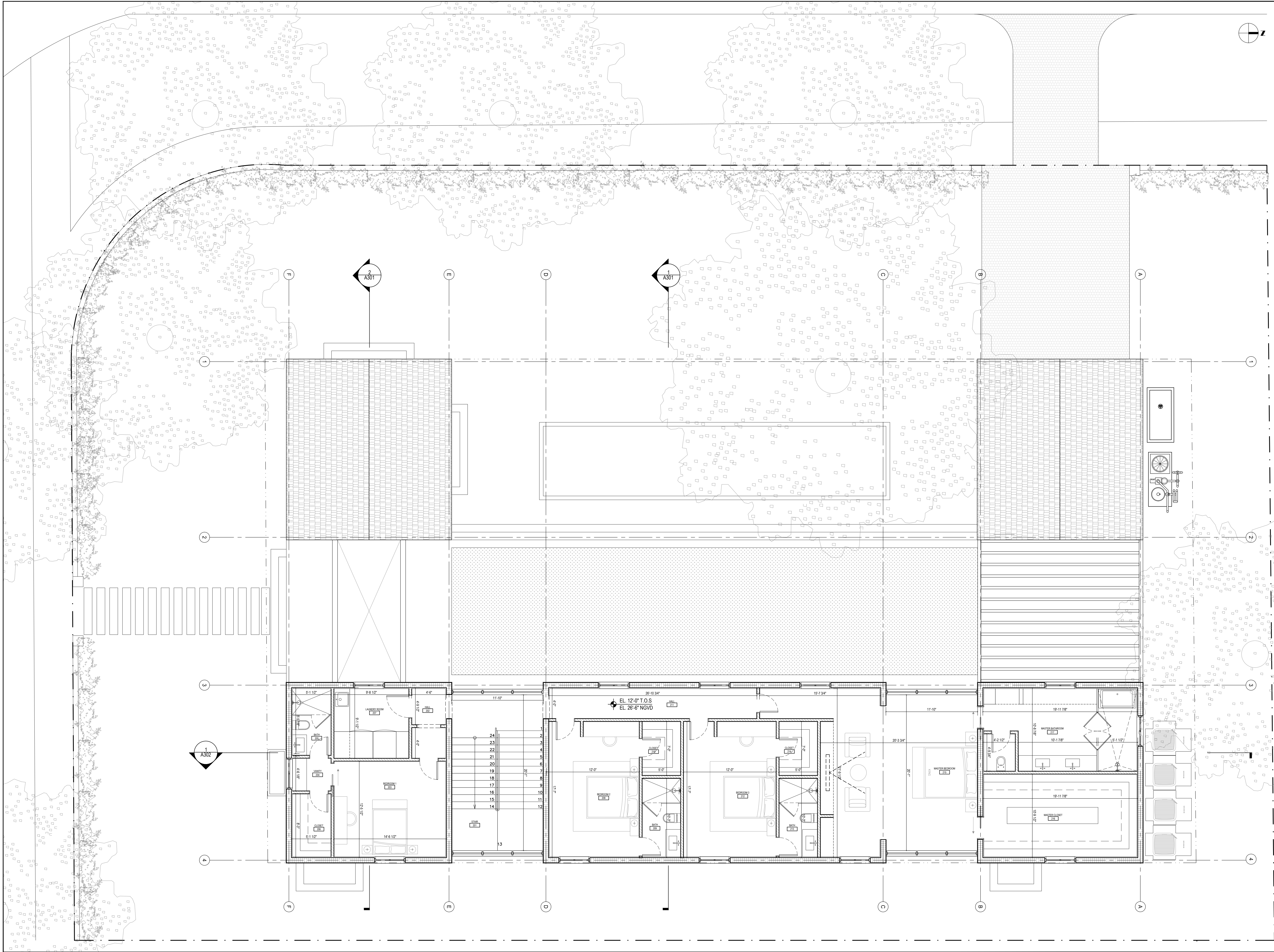


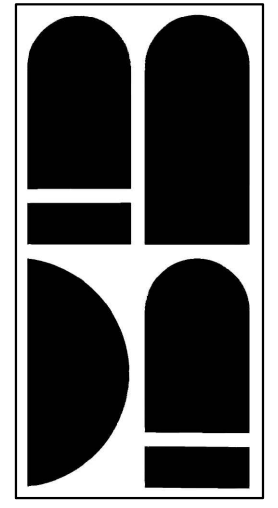
02	04.07.2022	BOA REV.2
01	01.28.2022	BOA REV.1

NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		
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*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).		

PROJECT ID:	DRAWN BY:
1001	AB
PRINT DATE:	SCALE:
04.07.22	3/16"-1'-0"

DRAWING TITLE:
FIRST FLOOR PLAN
SHEET NO.
A101





STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

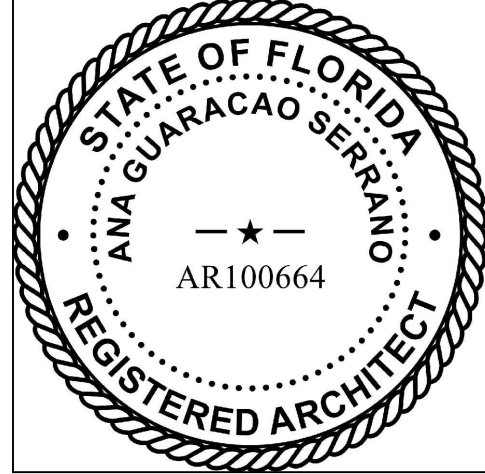
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02	04.07.2022	BOA REV.2
01	01.28.2022	BOA REV.1

NO.	DATE	DESCRIPTION
SHEET ISSUE/ REVISION LOG		

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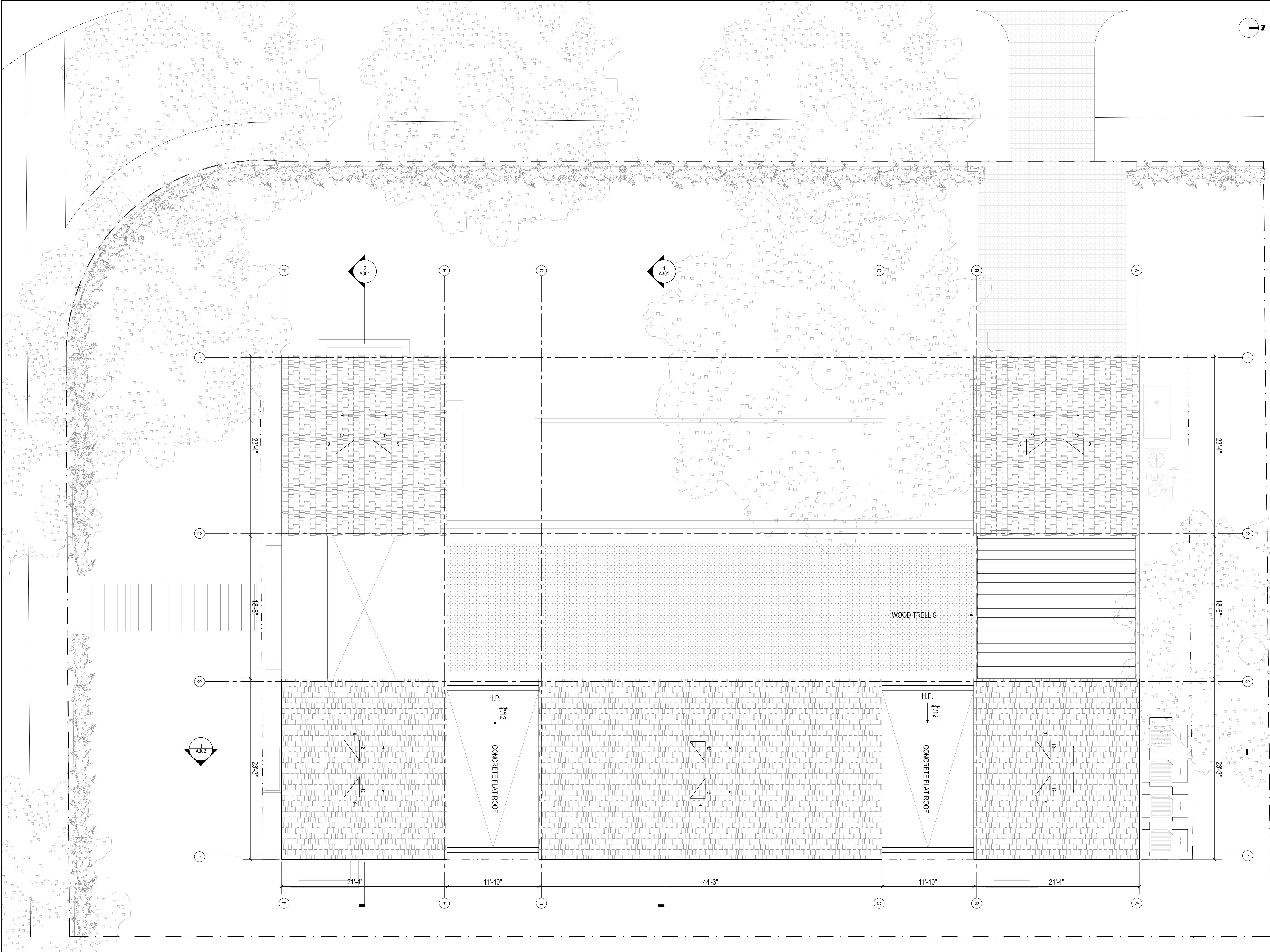
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1001	AB
PRINT DATE:	SCALE:
04.07.22	3/16"-1'-0"

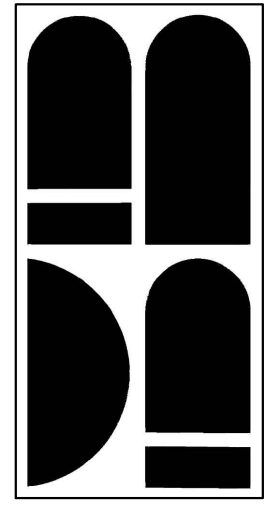
DRAWING TITLE:

SECOND FLOOR PLAN

SHEET NO.

A102





STUDIO ANDA

PROJECT TITLE:
SUNSET RESIDENCE - WEST

PROJECT LOCATION:
601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):
SUNSET 8, LLC

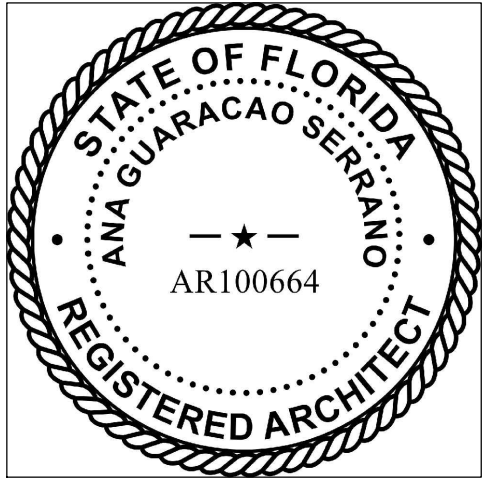
ARCHITECT:
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02	04.07.2022	BOA REV.2
01	01.28.2022	BOA REV.1

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PROJECT ID: 1001	DRAWN BY: AB
PRINT DATE: 04.07.22	SCALE: 3/16"-1'-0"

DRAWING TITLE:

ROOF PLAN

SHEET NO.

A103

PROJECT TITLE

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:
ANA GUARAGUAS-SERRANO

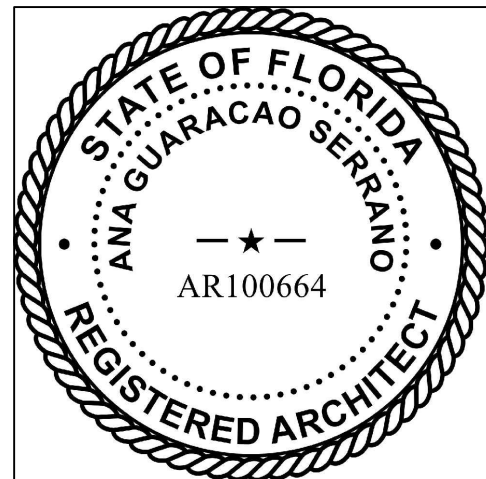
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING

MEP ENGINEERING:

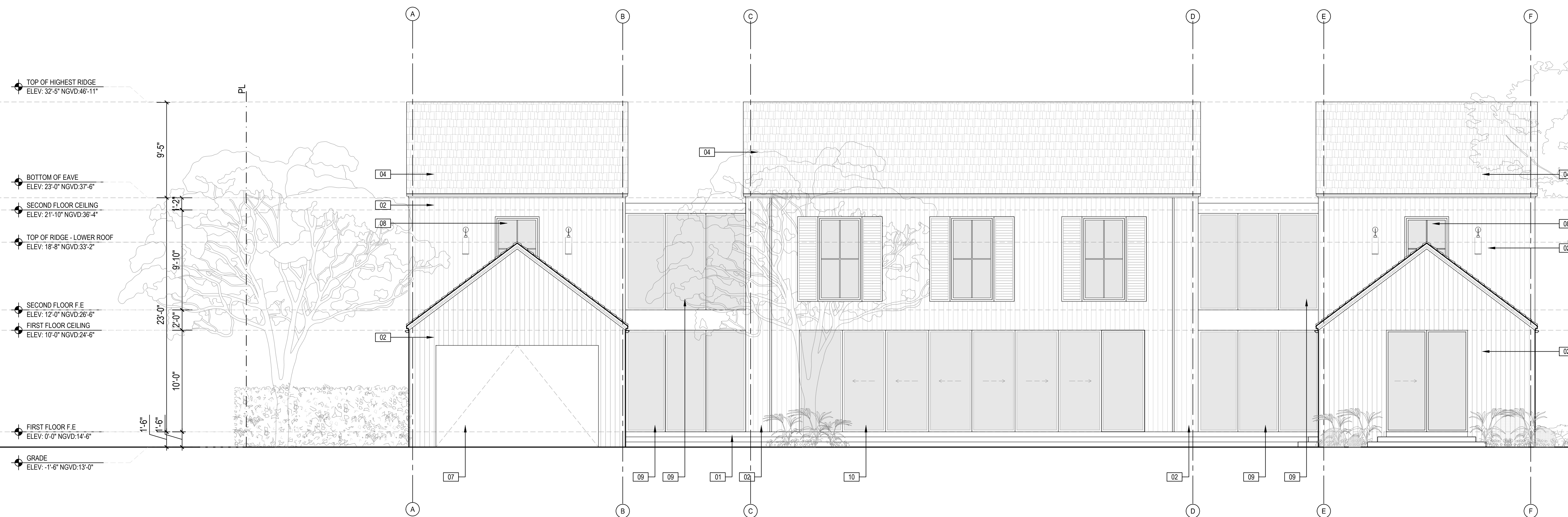
LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



SOUTH ELEVATION
Scale: 3/16" = 1'-0"

2



WEST ELEVATION
Scale: 3/16" = 1'-0"

1

02	04.07.2022	BOA REV.2
01	01.28.2022	BOA REV.1
NO.	DATE	DESCRIPTION
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PROJECT ID:	DRAWN BY:
1001	AB

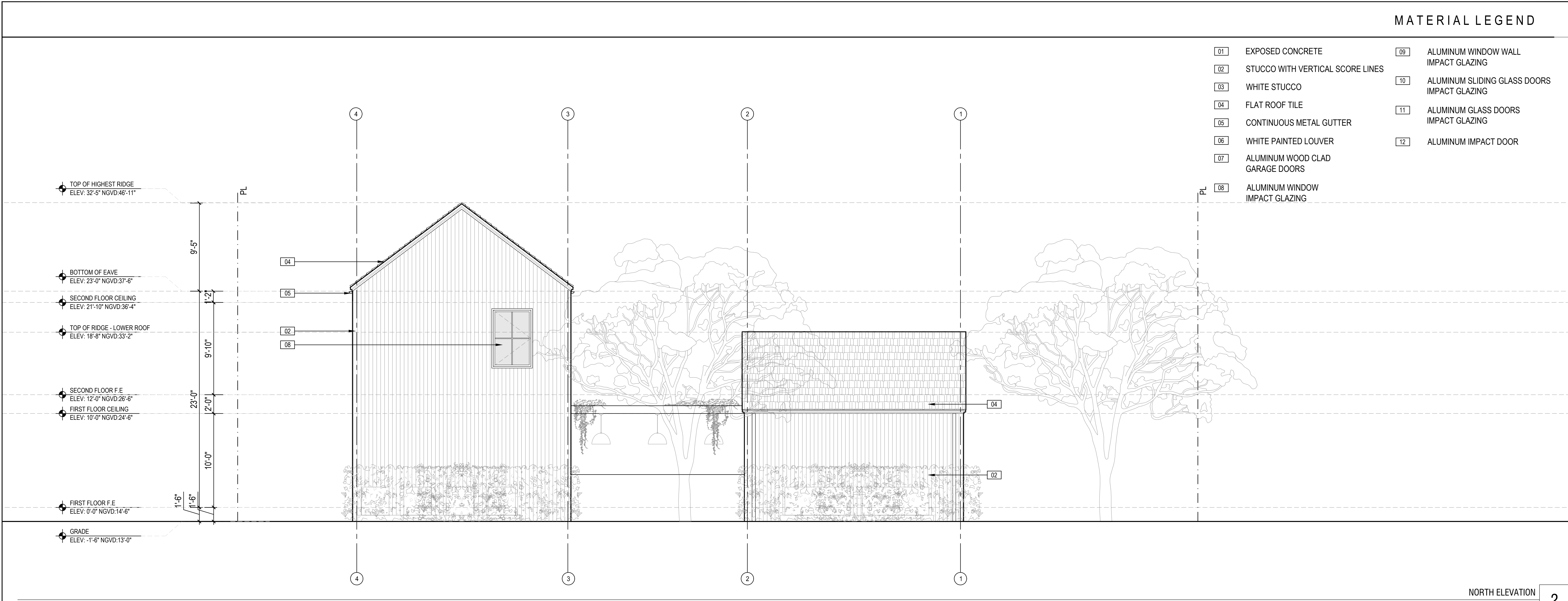
PRINT DATE:	SCALE:
04.07.22	3/16" - 1'-0"

DRAWING TITLE:

ELEVATIONS

SHEET NO.

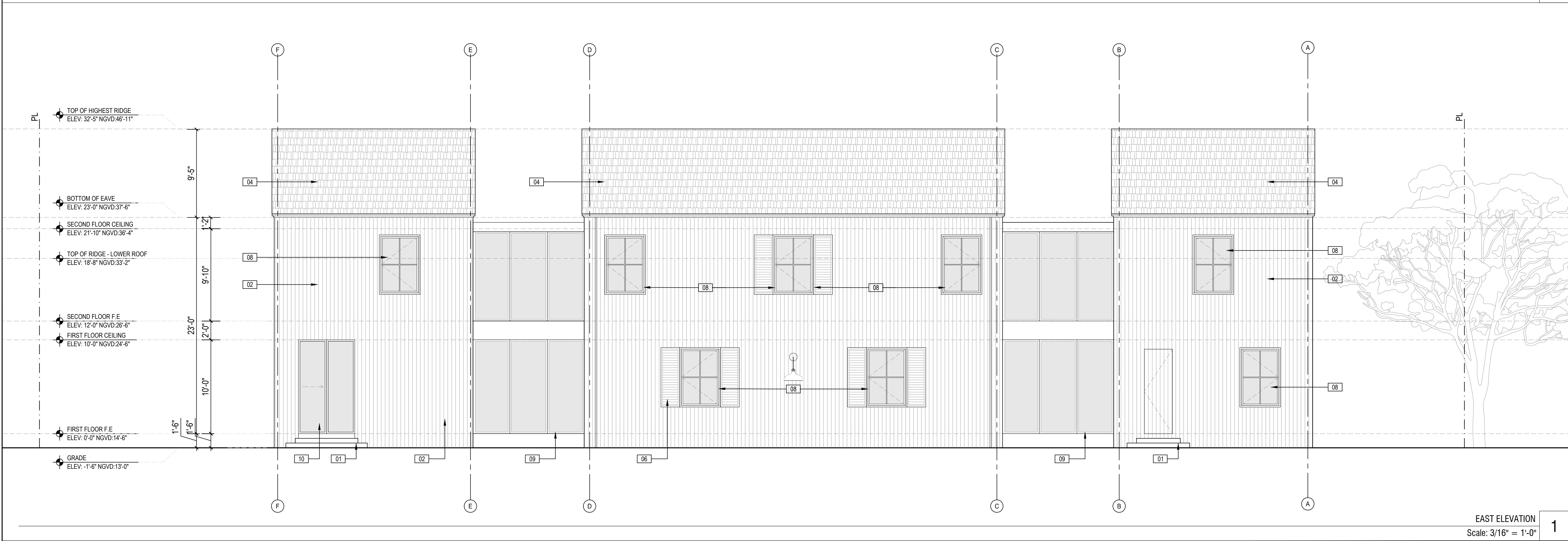
A200



NORTH ELEVATION

Scale: 3/16" = 1'-0"

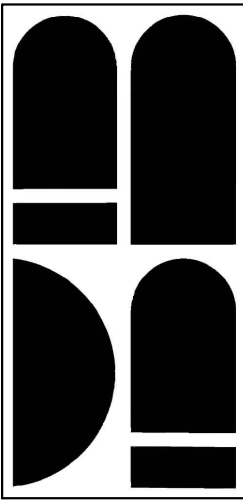
2



EAST ELEVATION

Scale: 3/16" = 1'-0"

1



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

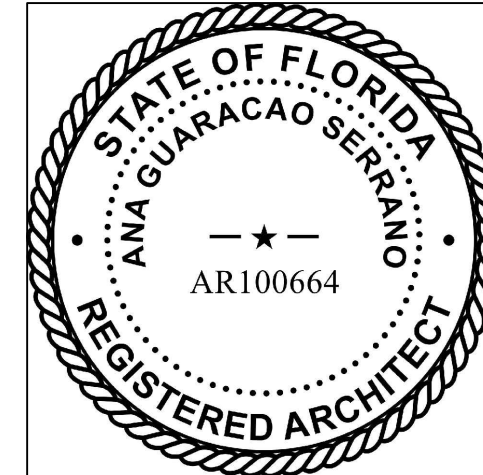
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

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PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

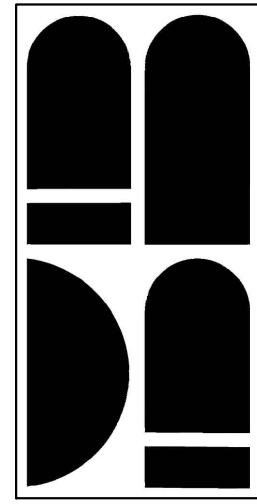
3/16"-1'-0"

DRAWING TITLE:

ELEVATIONS

SHEET NO.

A201



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

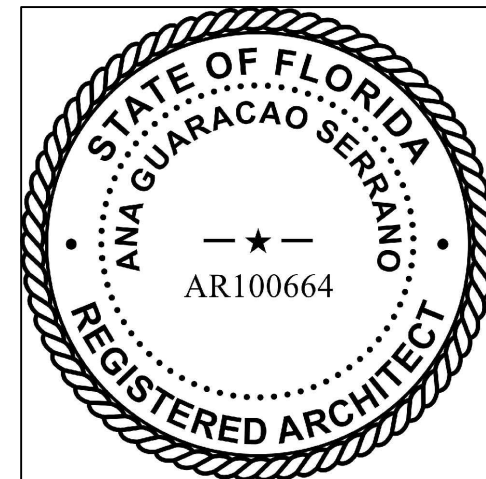
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

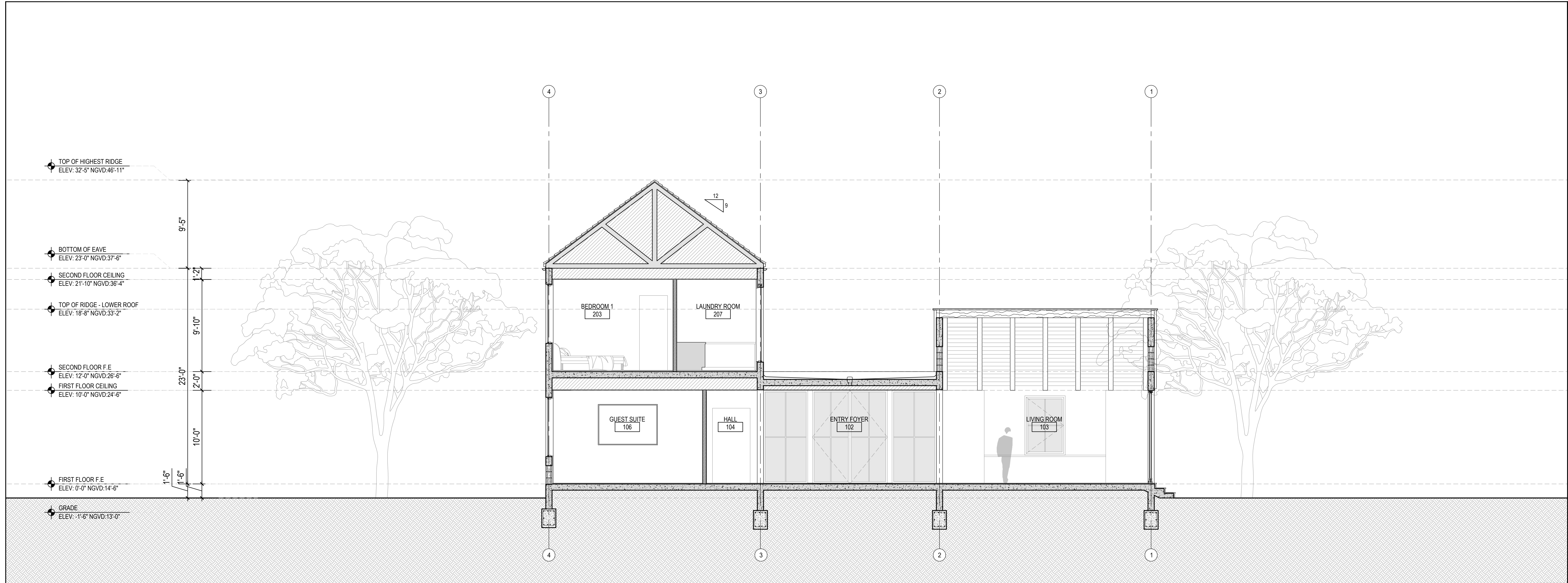
LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



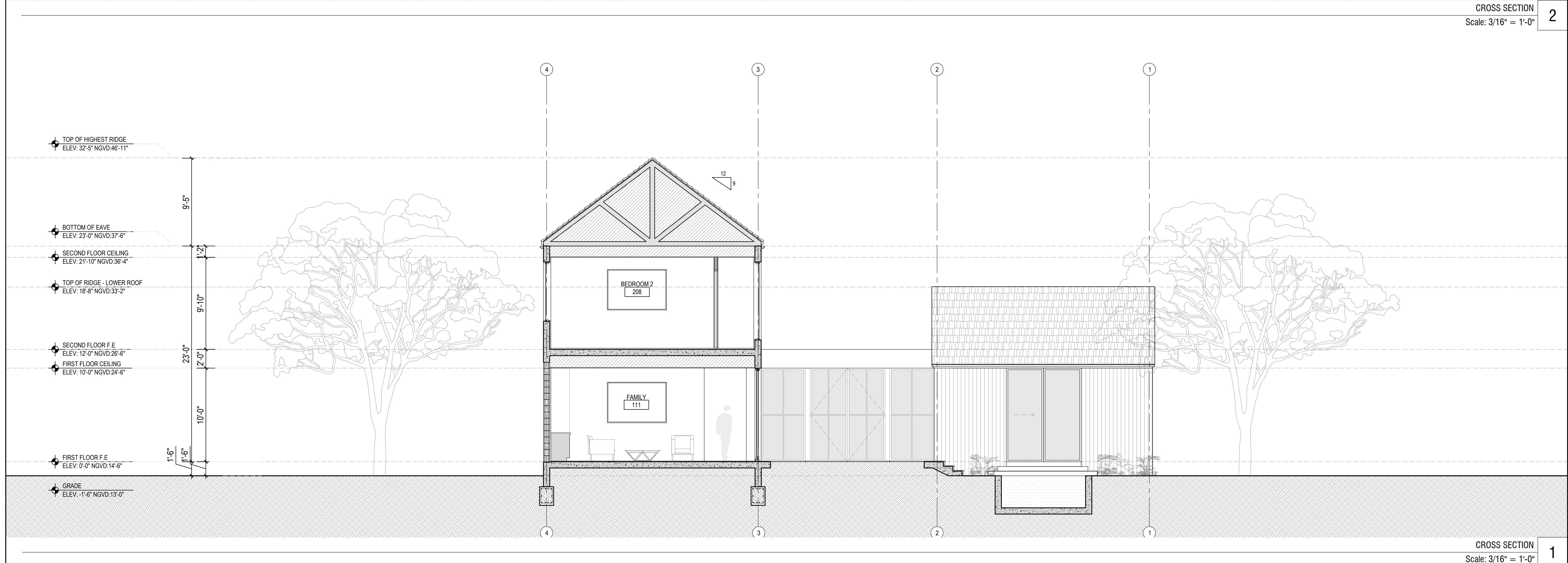
CROSS SECTION
Scale: 3/16" = 1'-0"

2



CROSS SECTION
Scale: 3/16" = 1'-0"

1



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

This drawing is the property of Studio Anda LLC unless otherwise provided for by contract. The contents of this drawing are confidential and shall not be transmitted to any other party except as agreed to by the architect.

*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).

PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

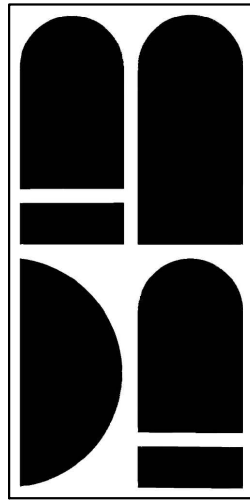
1/4"=1'-0"

DRAWING TITLE:

SECTIONS

SHEET NO.

A301



STUDIO ANDA

PROJECT TITLE:

SUNSET RESIDENCE - WEST

PROJECT LOCATION:

601 SUNSET DRIVE
CORAL GABLES, FL 33143

PROJECT CLIENT/OWNER(S):

SUNSET 8, LLC

ARCHITECT:

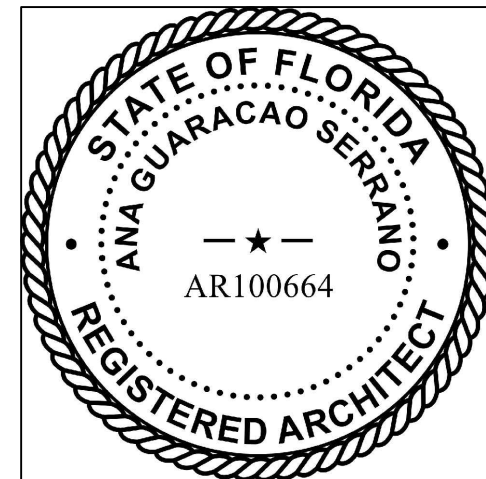
ANA GUARACAO SERRANO
LIC#: AR100664
1800 NORTH BAYSHORE DRIVE, #402
MIAMI, FL 33132
PH: (214)708-1454

STRUCTURAL ENGINEERING:

MEP ENGINEERING:

LANDSCAPE ARCHITECT:

PROFESSIONAL SEALS:



02 04.07.2022 BOA REV.2

01 01.28.2022 BOA REV.1

NO. DATE DESCRIPTION

SHEET ISSUE/ REVISION LOG

This drawing is the property of Studio Anda LLC unless otherwise provided for by contract. The contents of this drawing are confidential and shall not be transmitted to any other party except as agreed to by the architect.

*In my professional judgement and to the best of my knowledge and belief, these plans and specifications comply with F.B.C. 7th Edition (2020).

PROJECT ID:

1001

DRAWN BY:

AB

PRINT DATE:

04.07.22

SCALE:

1/4"=1'-0"

DRAWING TITLE:

SECTIONS

SHEET NO.

A302

LONGITUDINAL SECTION

Scale: 3/16" = 1'-0"

1