

INDEX OF SHEETS:

ARCHITECTURAL

C00 - COVER

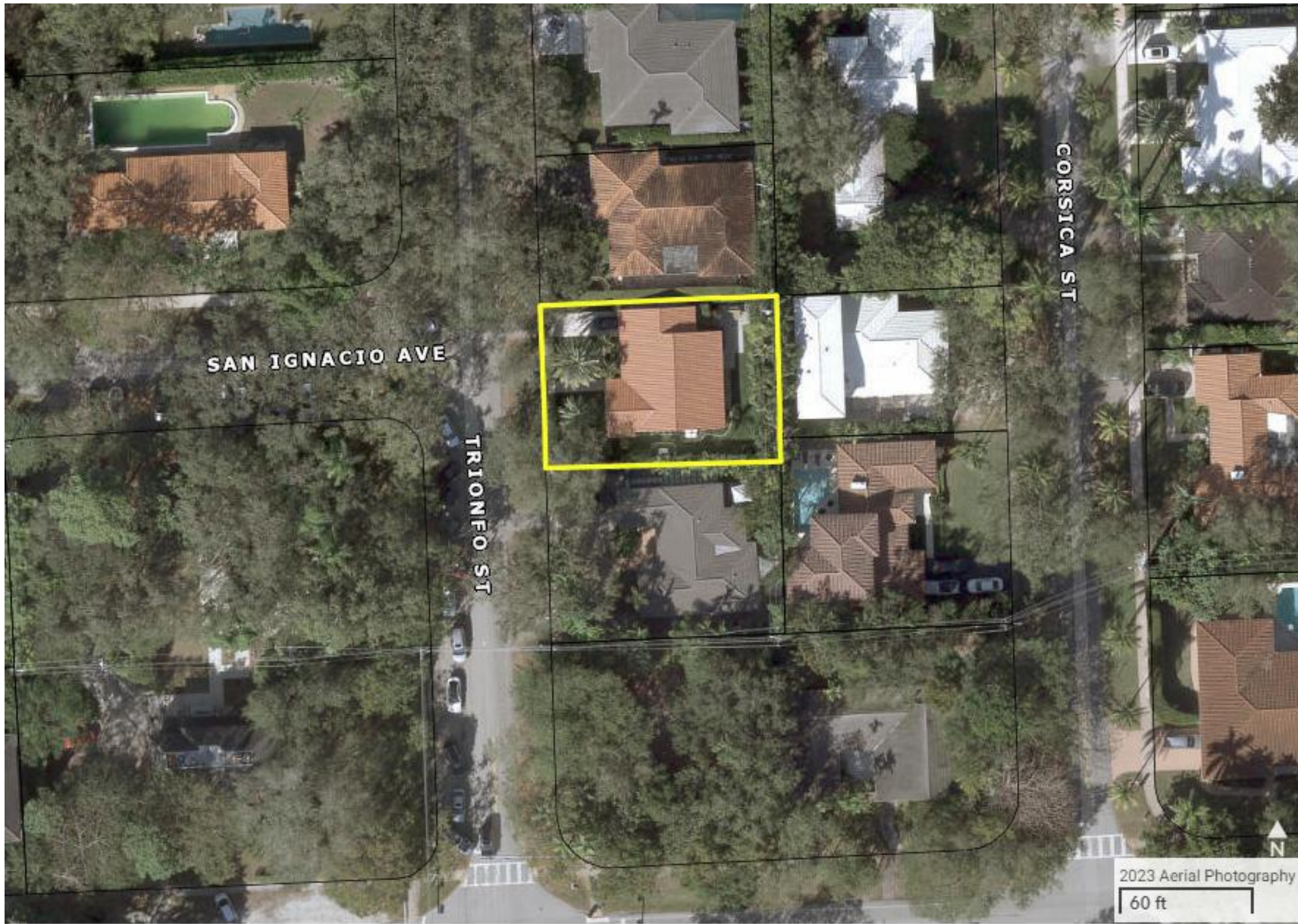
S100 - SITE PLAN

A100 - ENLARGED GARAGE PLAN -
ELEVATIONS

STRUCTURAL

S1 - STRUCTURAL PLAN, NOTES, SCHEDULE

S2 - STRUCTURAL DETAILS



AERIAL VIEW

PROPERTY INFORMATION:

FOLIO: 03-4130-008-0260

SUB-DIVISION: CORAL GABLES RIVIERA SEC PT 13

PROPERTY ADDRESS:
6901 TRIONFO
CORAL GABLES, FL 33146

OWNER: SERGEY KOTELNIKOV, ANNA ANDREEVA

PA PRIMARY ZONE: 0100 SINGLE FAMILY - GENERAL

PRIMARY LAND USE: 0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT

BEDS/BATHS/HALF: 3/2/0

FLOORS: 1

LIVING UNITS: 1

ACTUAL AREA: 2,241 S.F.

LIVING AREA: 1,794 S.F.

ADJUSTED AREA: 1,992 S.F.

LOT SIZE: 7,500 S.F.

YEAR BUILT: 1954

APPLICABLE CODES &
STANDARDS:

-ADHERE TO THE FLORIDA BUILDING CODE 8TH EDITION (2023)

-ENTIRE INSTALLATION SHALL BE IN ACCORDANCE WITH THE
NATIONAL ELECTRICAL CODE, LATEST EDITION NEC 2020 AND FBC
2023 AND SHALL COMPLY WITH ALL LOCAL RULES, AND
ORDINANCES.

SCOPE OF WORK:

EXTERIOR WORK ONLY

DEMOLITION

-DEMOLISH/REMOVE EXISTING GARAGE DOOR
-DEMOLISH/REMOVE PORTIONS OF NORTH GARAGE WALL FOR
INSTALLATION OF 2 NEW IMPACT WINDOWS

EXTERIOR

-REPLACE EXISTING GARAGE DOOR IN EXISTING GARAGE DOOR
OPENING
-INSTALL 2 NEW IMPACT WINDOWS AT NORTH EXTERIOR WALL OF
GARAGE

LEGAL DESCRIPTION:

30 54 41 PB 28-30
CORAL GABLES RIVIERA SEC 13
LOT 16 & N1/2 LOT 15 BLK 221
LOT SIZE 75,000 X 100
OR 20278-0114 03/2002 4
COC 23179-4535 02 2005 1

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ARCHITECTURE &
GARDEN

ARCHITECT

BUCK REILLY
5776 SW 74 Terrace
Miami, FL. 33143
786.291.4824
LICENSE #AR98431

Buck
Reilly

Digitally signed
by Buck Reilly
Date: 2025.02.05
11:37:06 -05'00'

SIGNED BY
BUCK REILLY
FLORIDA ARCHITECT
LICENSE #AR98431

REVISIONS

1 REVISION-NOV2024

KOTELNIKOV-ANDREEVA RESIDENCE
EXTERIOR RENOVATION

CORAL GABLES, FLORIDA 33146

DATE

29-JAN-2025

TO SCALE
WHEN PRINTED
AT 24" x36"

SHEET TITLE

COVER

SHEET NO.

C 00

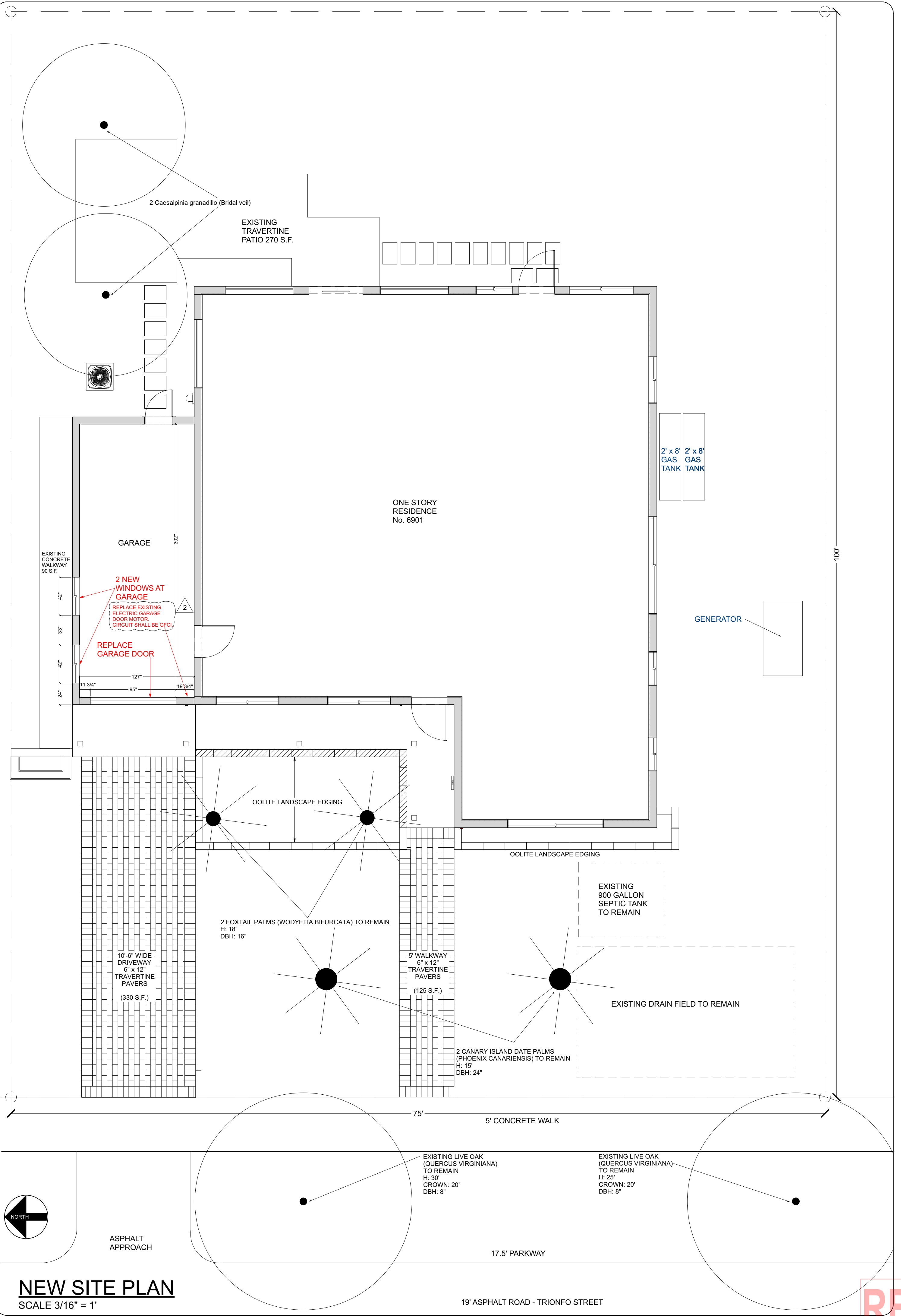
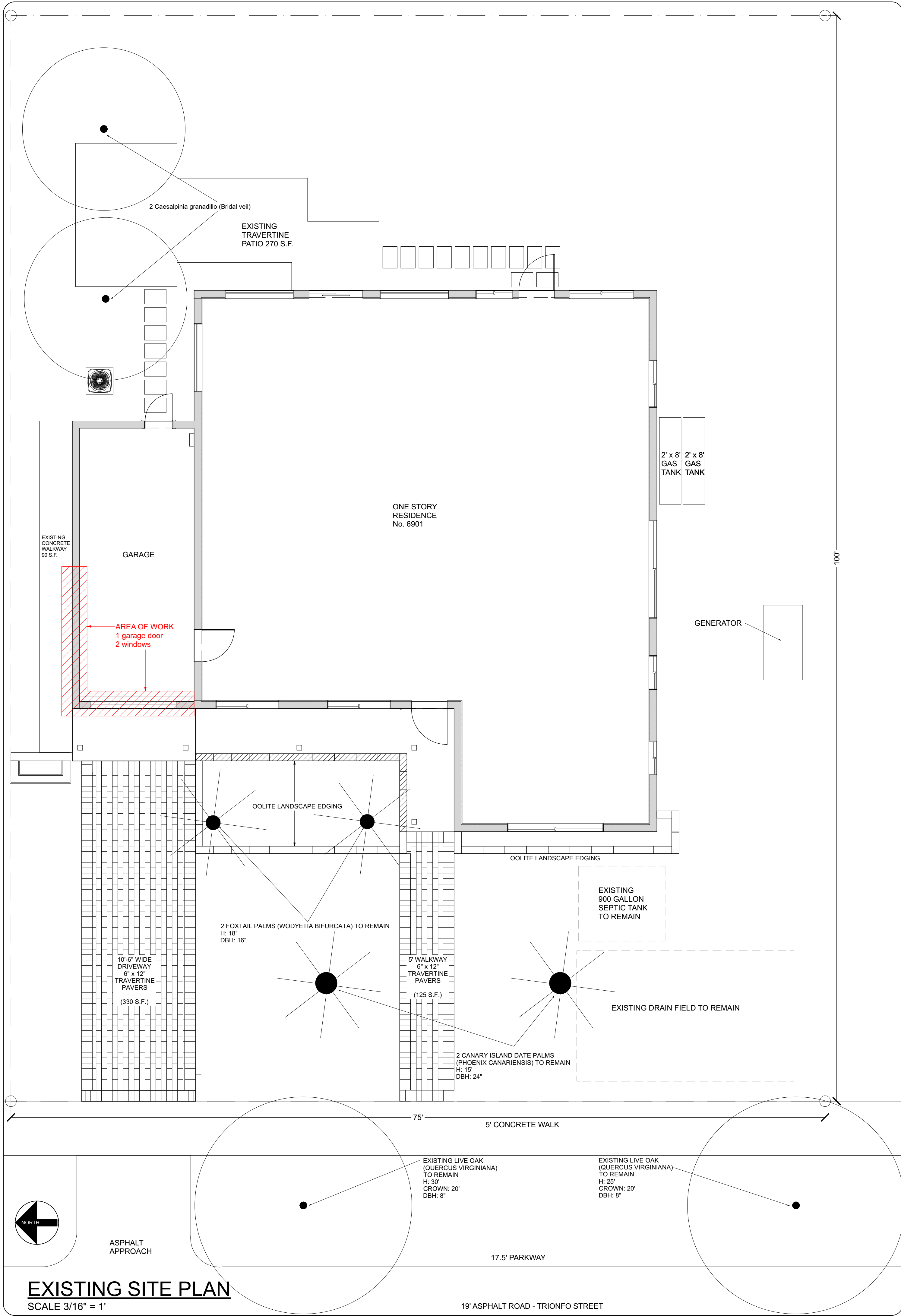


EXISTING FRONTYARD VIEW



NEW FRONTYARD VIEW

REJECTED
By City Architect



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REVISIONS

2 REVISION-JAN2025

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CORAL GABLES, FLORIDA 33146

DATE
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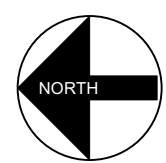
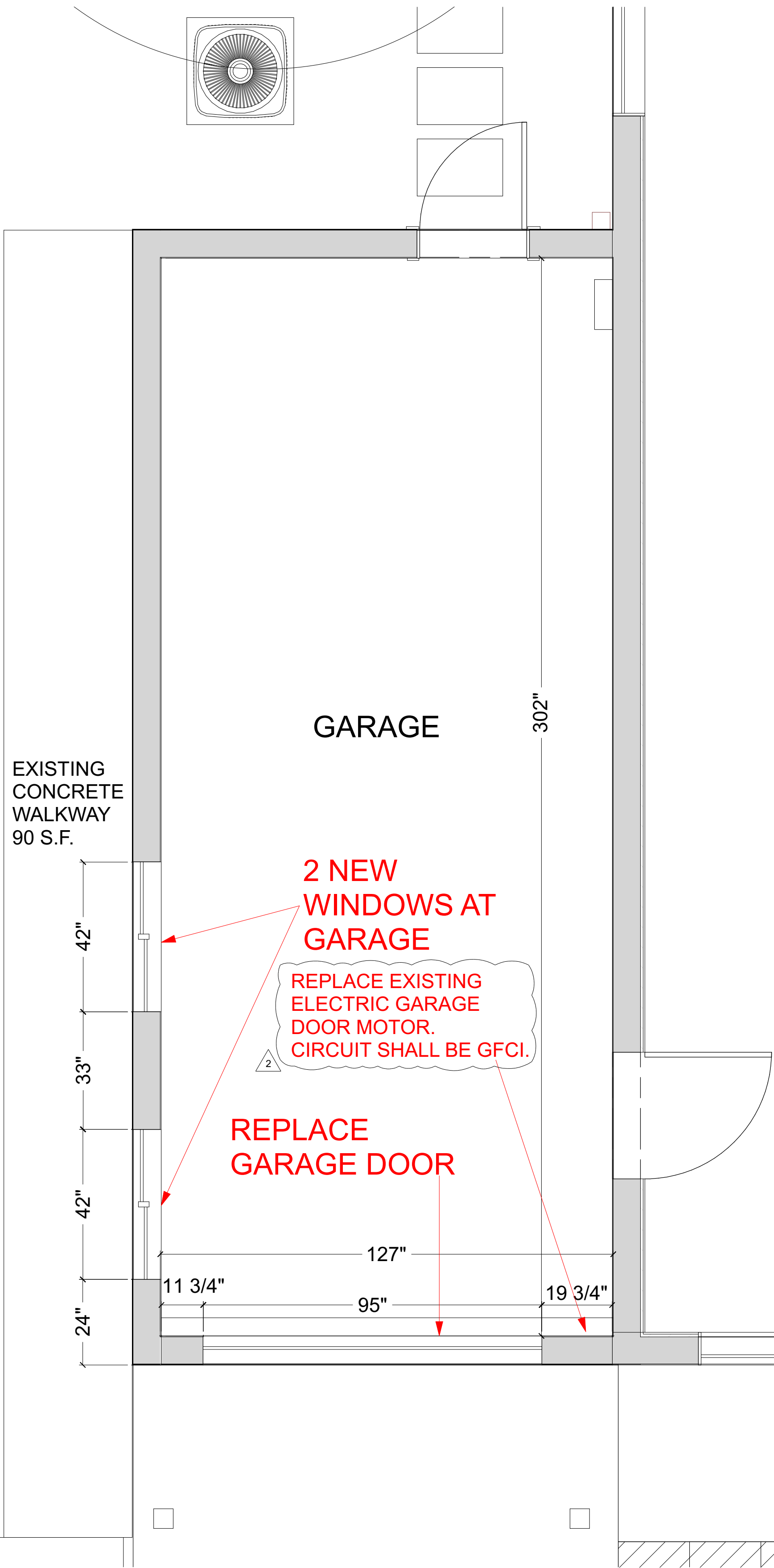
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SHEET TITLE
EXISTING & PROPOSED
SITE PLAN

SHEET NO.

S 100

REJECTED
By City Architect

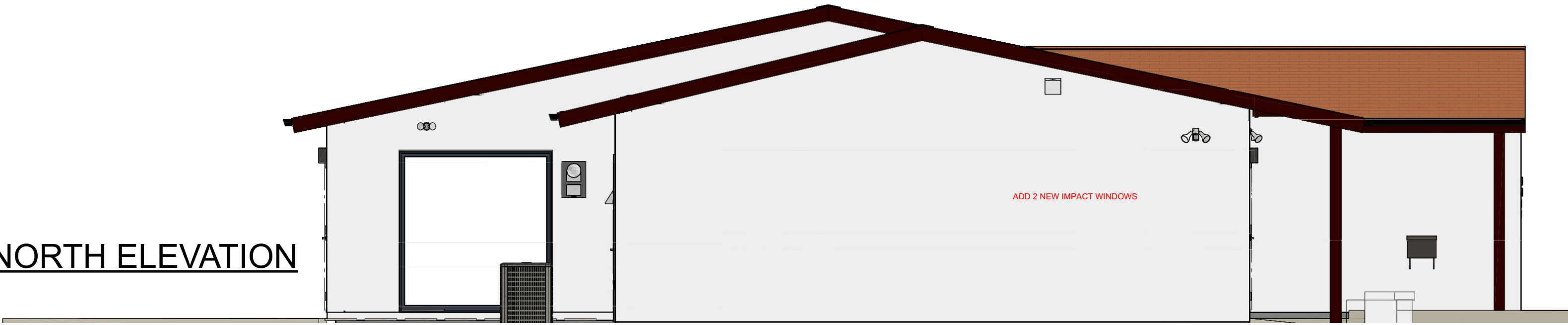


NEW GARAGE FLOOR PLAN

SCALE 1/2" = 1'

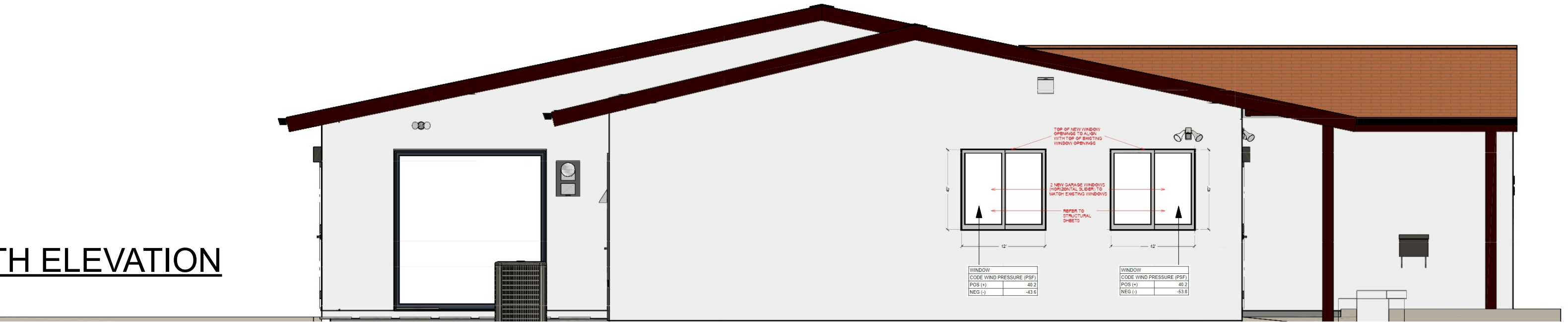
EXISTING NORTH ELEVATION

SCALE 1/4" = 1'



NEW NORTH ELEVATION

SCALE 1/4" = 1'



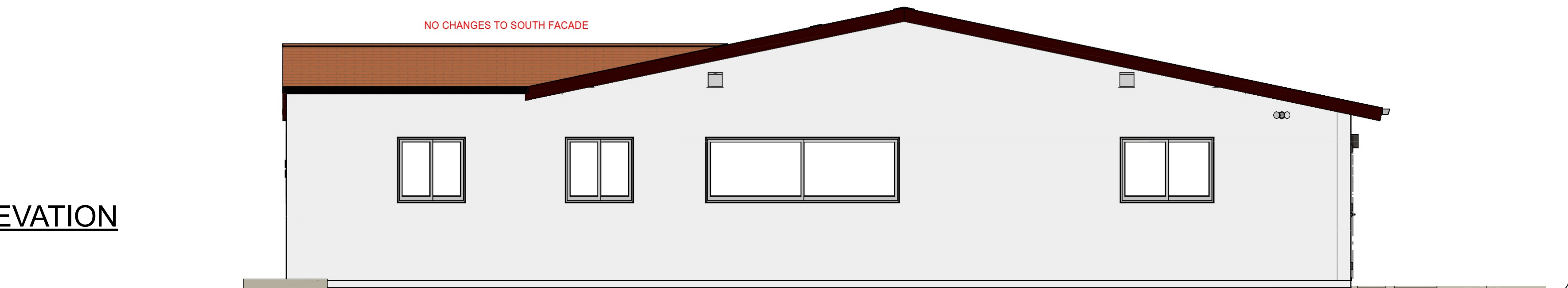
EAST ELEVATION

SCALE 1/4" = 1'



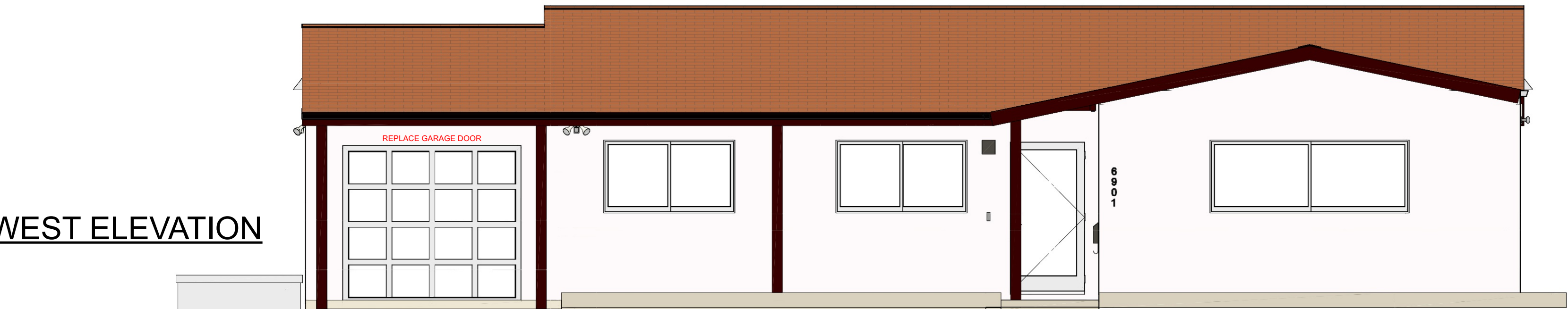
SOUTH ELEVATION

SCALE 1/4" = 1'



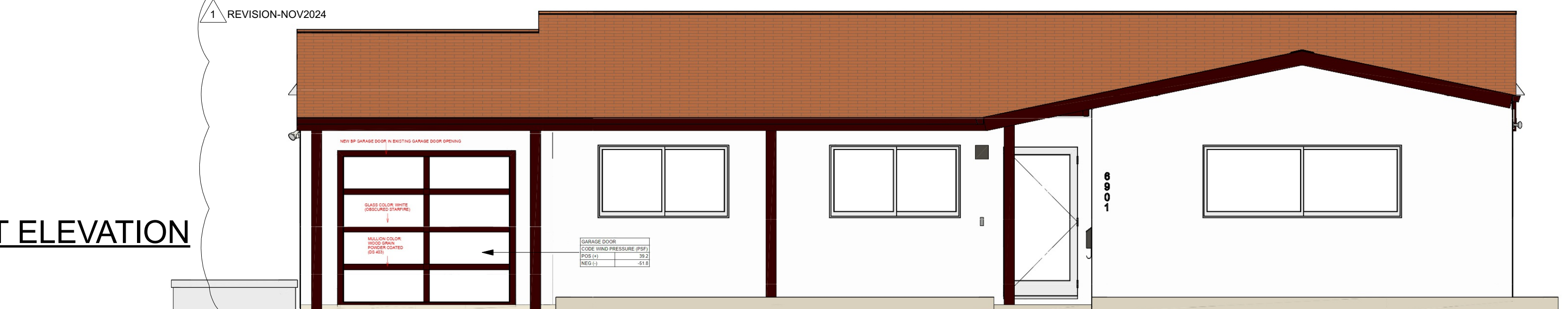
EXISTING WEST ELEVATION

SCALE 1/4" = 1'



NEW WEST ELEVATION

SCALE 1/4" = 1'



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