

REMODELING FOR THE:
VICH RESIDENCE
826 ORTEGA AVENUE
CORAL GABLES, FLORIDA 33134



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2

Elec.

6.27.25

AUGUST 22, 2024
Rev 1- March 15, 2025
Rev 2- June 27, 2025

PLANS PREPARED BY:
ROBERTO S. VICH, RA
LIC No. AR006693
2850 SW 139 AVE
Miami, FL 33175
(786) 229-4381

Remodeling For The
VICH RESIDENCE
Ortega Avenue Coral Gables, Florida 33134

Setback Requirements

Front Min. Required: 15.00'
Existing Front Setback: 15.00'

Rear Min. Required: 10.00'
Rear Main Bldg: 22.70' (Exist.)
Rear Auxiliary Structure: 5.10' (Exist.)

Side Setbacks: 75.00 x 0.2 = 15.00' Total
Side West Required: 5.00'
Side West Main Bldg: 5.60' (Exist.)
Side west Auxiliary Structure: 1.90' (Exist.)

Side east Required: 10.00'
Side East: 21.60' (Exist.)
Side East Auxiliary Structure: 52.96' (Exist.)

Lot Coverage

Property Lot Area 7,500 Sq. Ft.
Main House 1st Floor 1,713 Sq. Ft.
Existing Carport 240 Sq. Ft.
Existing accessory detached garage 484 Sq. Ft.

Allowed Max. Lot Coverage (Principal Building) 2,625 Sq. Ft. (35%)
Existing Lot Coverage (Main House + Carport) 1,953 Sq. Ft. (26%)
New Porch Roof 53 Sq. Ft.
Provided Lot Coverage (Main House + Carport + New Porch Roof) 2,006 Sq. Ft. (26.7%)

Max Lot Coverage Allowed (Principal Bldg. & Accessory Structure) 3,375 Sq. Ft. (45%)
Existing Lot Coverage (Main House + Carport + Garage) 2,437 Sq. Ft. (32.5%)
Provided Lot Coverage (Main House + Carport + Garage + New Porch) 2,490 Sq. Ft. (33.2%)

Min. Landscaped Area Required 3,000 Sq.Ft (40%)
Landscaped Area =
Lot Area - (Lot Coverage + Driveway + Sidewalks + utilities slabs + pool & pooldeck)
7500 - (2,490 + 801 + 682) 3,527 Sq. Ft. (47%)

Required Min. Front Yard Landscaped Area 600 Sq. Ft. (20% of 40%)
Provided Front Yard Landscaped Area 838 Sq. Ft. (27.9% of 40%)

Site Notes

Drainage Note: All rainwater shall be retained within the property lines.

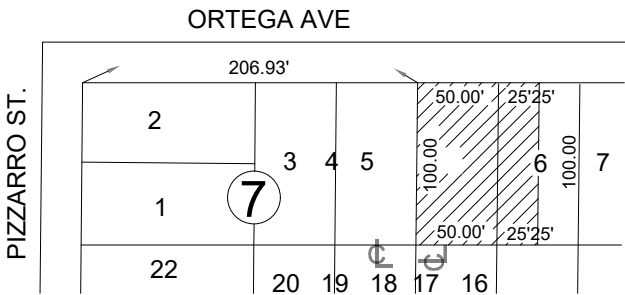
Existing ground has slope of less than 2%.

Legal Description

Lot 5 and the west 25' of lot 6, block 7, Coral Gables Granada section according to the plat thereof, as recorded in Plat Book 8, page 113, of the public records of Miami-Dade County, Florida.

Scope of Work

- 1-Demolish existing porch & main entrance door.
- 2-Provide new entry porch, concrete steps and walkway.
- 3-Relocate & replace the entry door by an impact resistant double aluminum & clear glass door.
- 4-Relocate the existing lighting fixtures at the main entrance.
- 5-Replace the Carport secondary entrance existing sliding doors by an impact resistant single aluminum & clear glass door with sidelights.



Floor Area Ratio

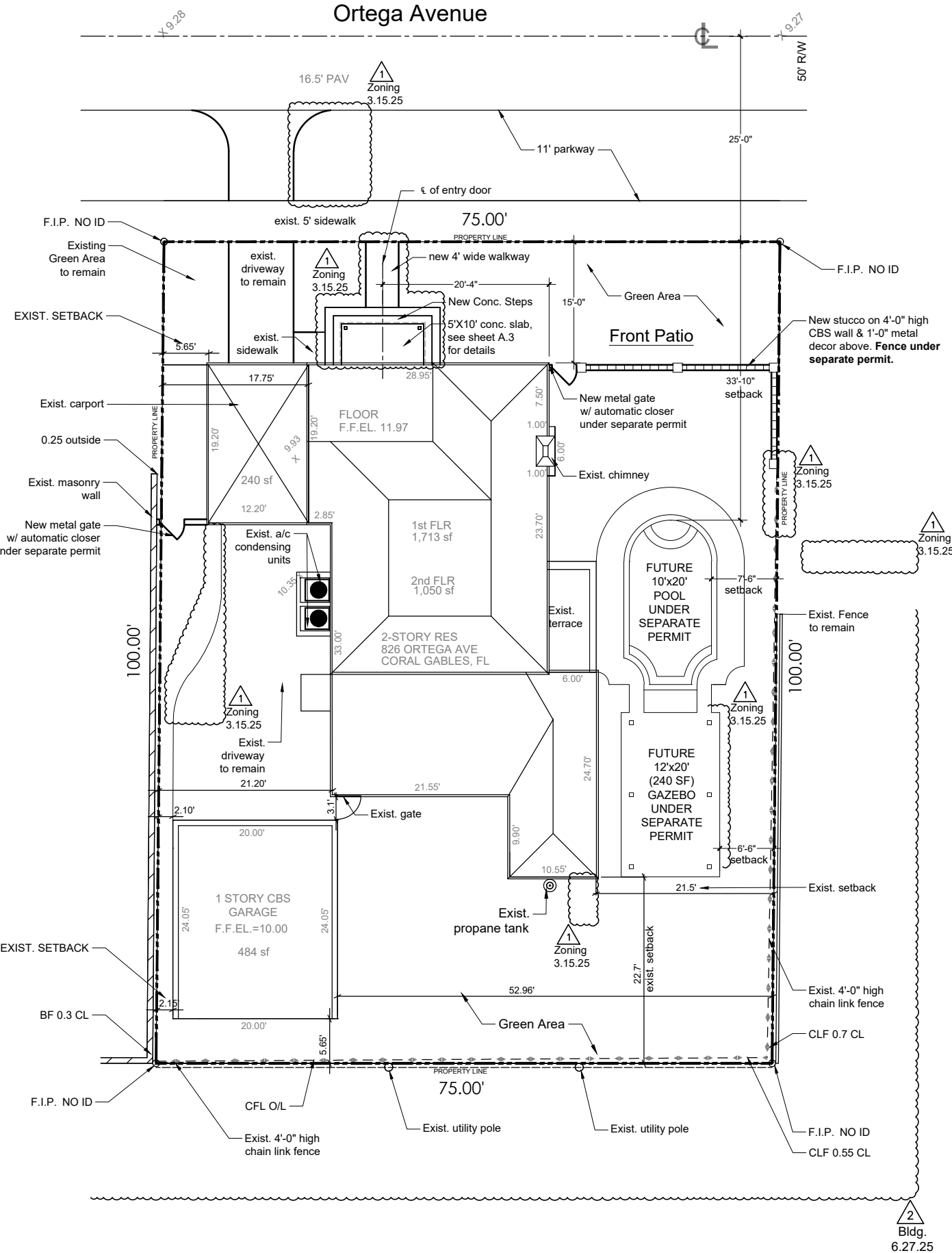
Property Lot Area 7,500 Sq. Ft.
1st 5000 Sq. Ft. (5,000 x 0.48) 2,400 Sq. Ft.
2nd 5000 Sq.Ft. (2,500 x 0.35) 875 Sq. Ft.
Remaining Sq.Ft. (0 x 0.30) 0 Sq.Ft.
Total Floor Area Allowable 3,275 Sq. Ft.
Total Existing Living Area 3,150 Sq. Ft.

Building Code Criteria

- Florida Building Code - Building 8th Edition (2023)
- Florida Building Code - Residential 8th Edition (2023)
- Florida Building Code - Existing Building 8th Edition (2023)
- NFPA 70 2023 Edition, National Electrical Code
- Florida Building Code - Mechanical 8th Edition (2023)
- Florida Building Code - Plumbing 8th Edition (2023)
- Florida Building Code - Energy Conservation 8th Edition (2023)
- Florida Fire Prevention Code 8th Edition (2023)

Septic Note

There are no pertinent features on adjacent properties or across the street that will affect the existing system.



Property Site Plan
1/16" = 1'-0"

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REGISTERED ARCHITECT
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AR006693

PROJECT
An Interior Remodeling
For The:
VICH RESIDENCE
826 Ortega Residence
Coral Gables, Florida 33134

SEAL

SHEET TITLE

SITE PLAN
NOTES
& ZONING DATA

SHEET TITLE REFERENCE

ALL CONCEPT DESIGNS, ARRANGEMENTS, DRAWINGS AND SPECIFICATIONS ARE OWNED BY, AND ARE THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONJUNCTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF: BROCKHOUSE ASSOCIATES, PA.

REVISION
REV 1 - 3.15.2025
REV 2 - 6.27.2025

DESIGNED BY R.S.V.

DRAWN BY R.A.

APPROVED BY N.H.A.

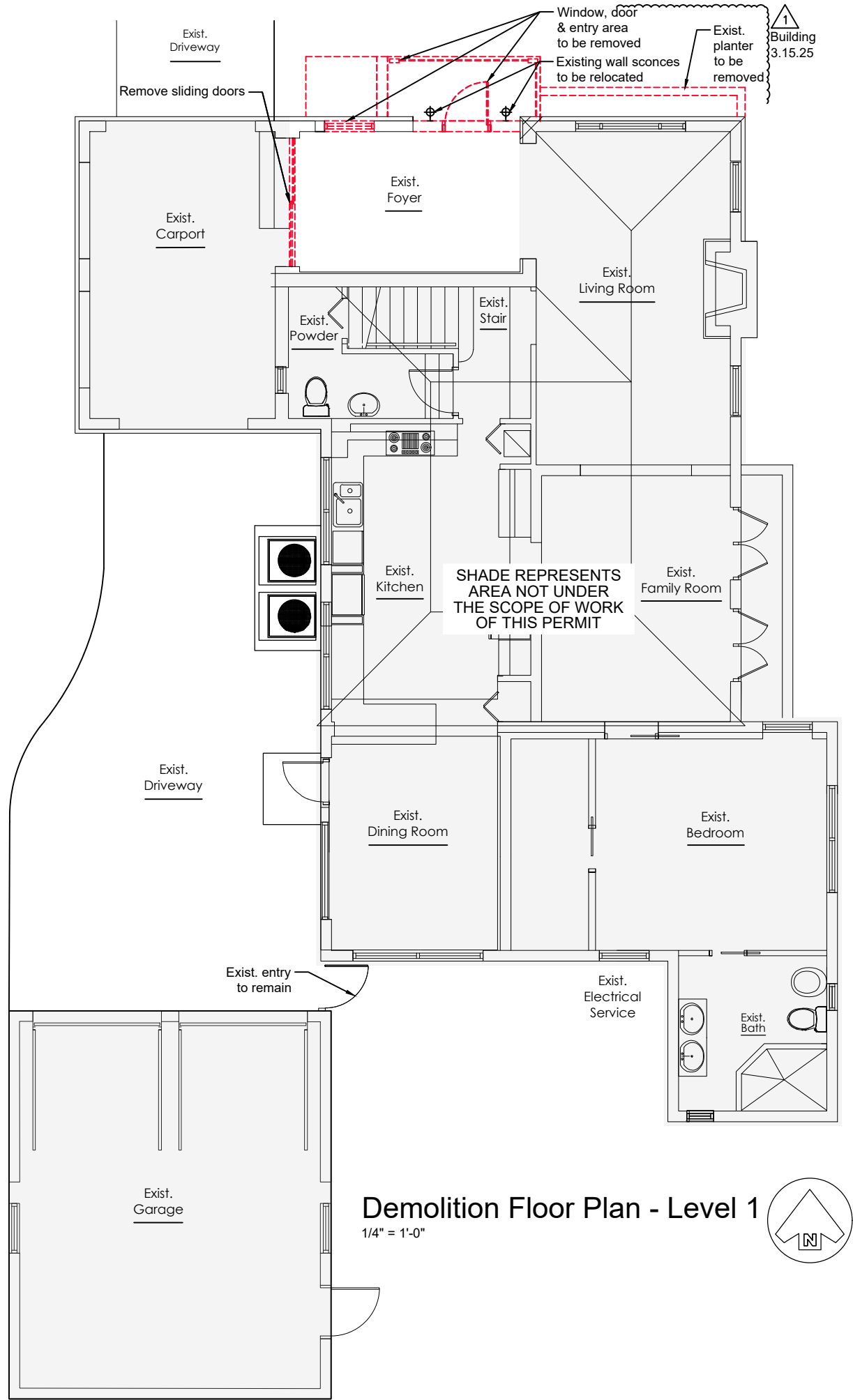
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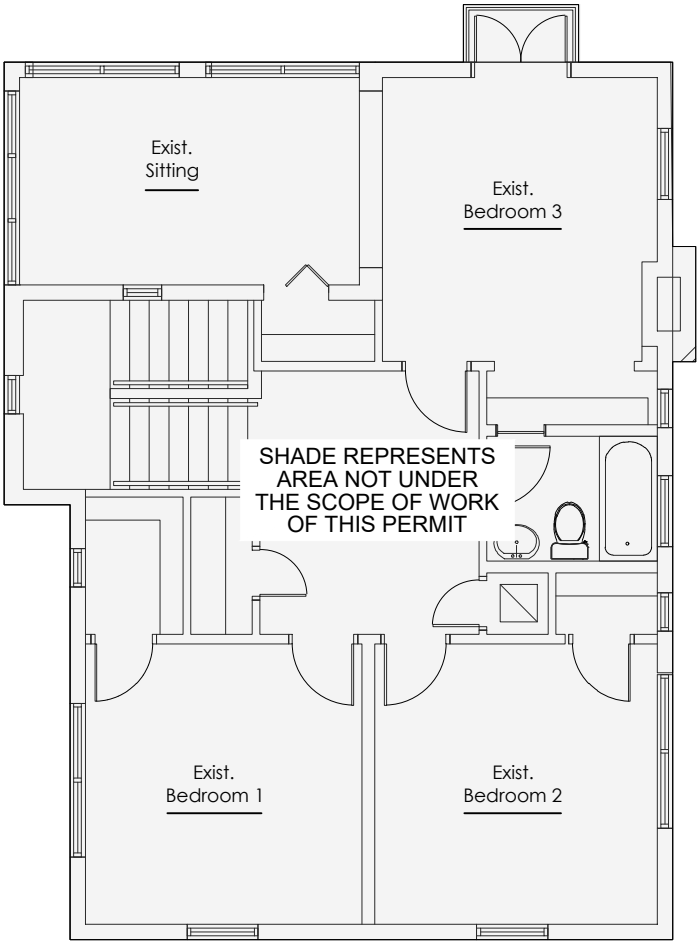
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A.1



Demolition Floor Plan - Level 1

1/4" = 1'-0"



Existing Floor Plan - Level 2

1/4" = 1'-0"

Note

There is no scope of work on the second floor as part of this permit. Floor plan shown for general reference only.

1
Building
3.15.25

Demolition Legend

- Existing Exterior/Interior Walls to Remain
- Existing (to be removed)
- Area of existing residence to remain

Demolition Notes

- Contractor to remove existing partitions and doors.
- All applicable utility companies must be notified of the demolition to take place.
- All utility lines must be properly capped-off and sealed if required.
- Contractor shall comply with all applicable local, state and federal buildings codes. permit shall be posted on a visible place at all times.
- Contractor to remove, relocate or re-route, as necessary, all utility lines encountered during demolition and construction.
- Contractor must notify architect immediately of any unexpected or unknown conditions, any discrepancies with the drawings and/or contract documents, any errors and omissions on the drawings and/or the field prior to bidding, before proceeding with work and/or shop.

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DEMOLITION
PLAN

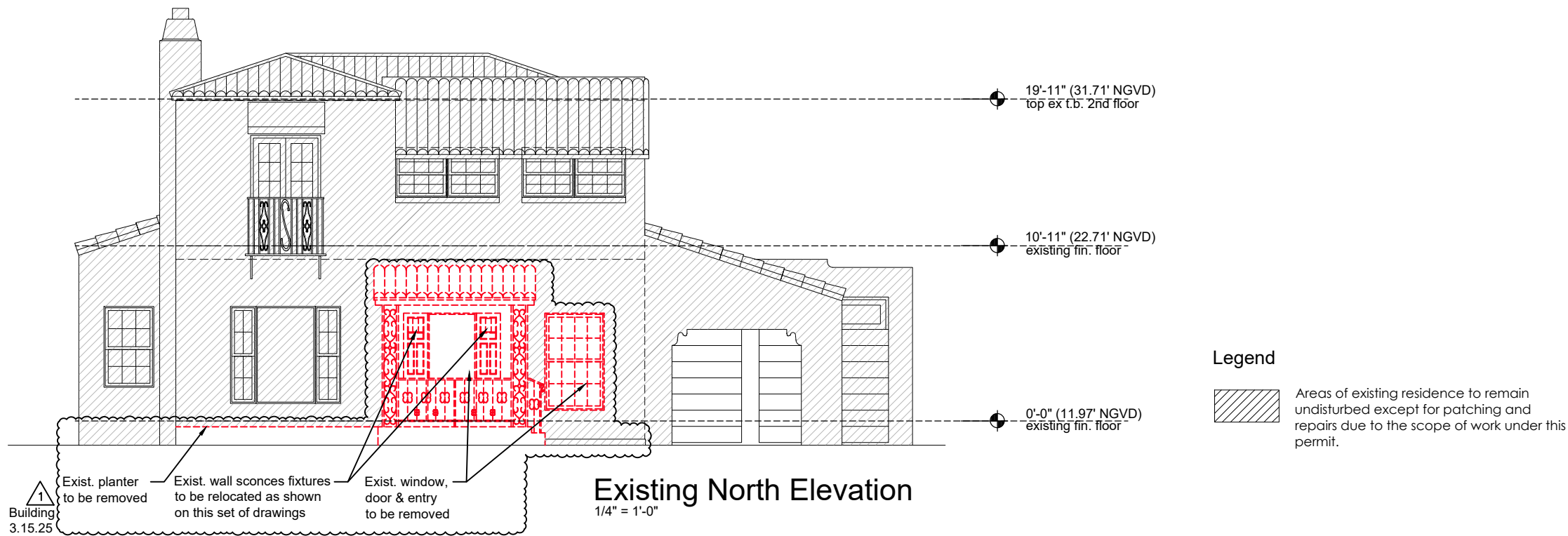
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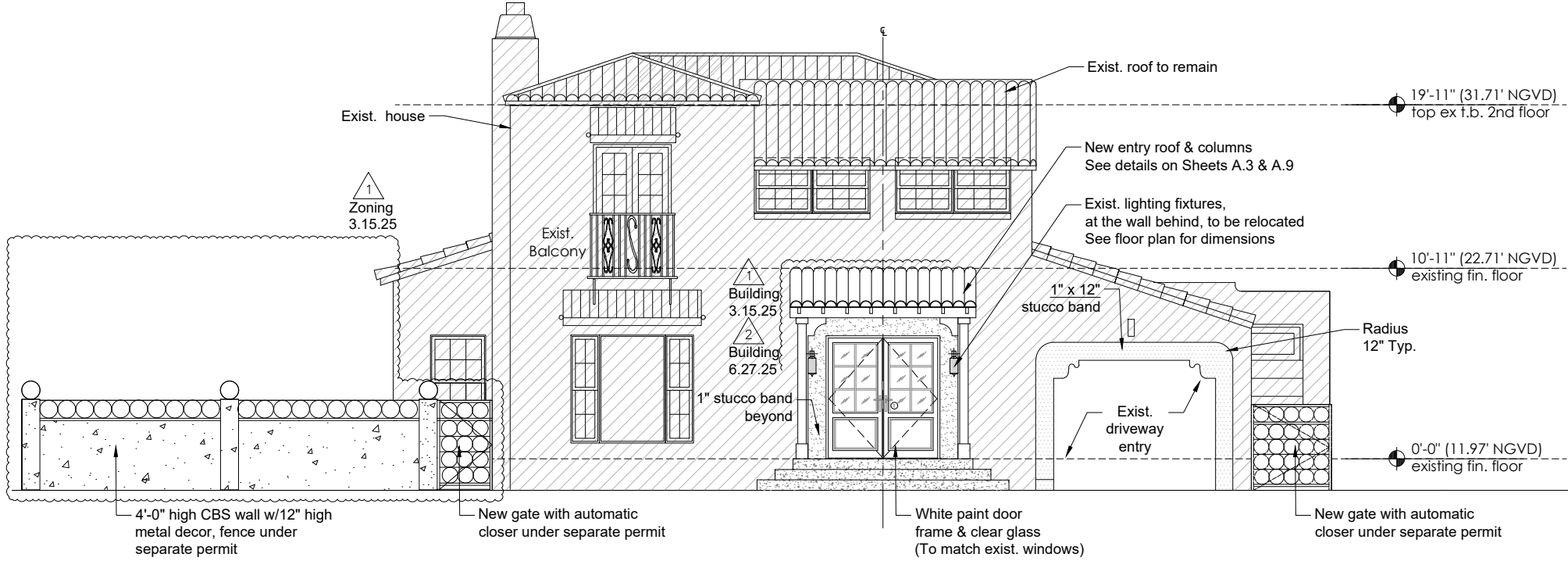
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REV 2 - 6.27.2025

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A.2





Proposed North Elevation
1/4" = 1'-0"

Refer to New Structural
Sheets included as part of
Revision 1 for Structural
Details

- Legend
- Areas of existing residence to remain.
 - Proposed work



Proposed East Elevation
1/4" = 1'-0"

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SHEET TITLE
**PROPOSED
ELEVATIONS**

SHEET TITLE REFERENCE

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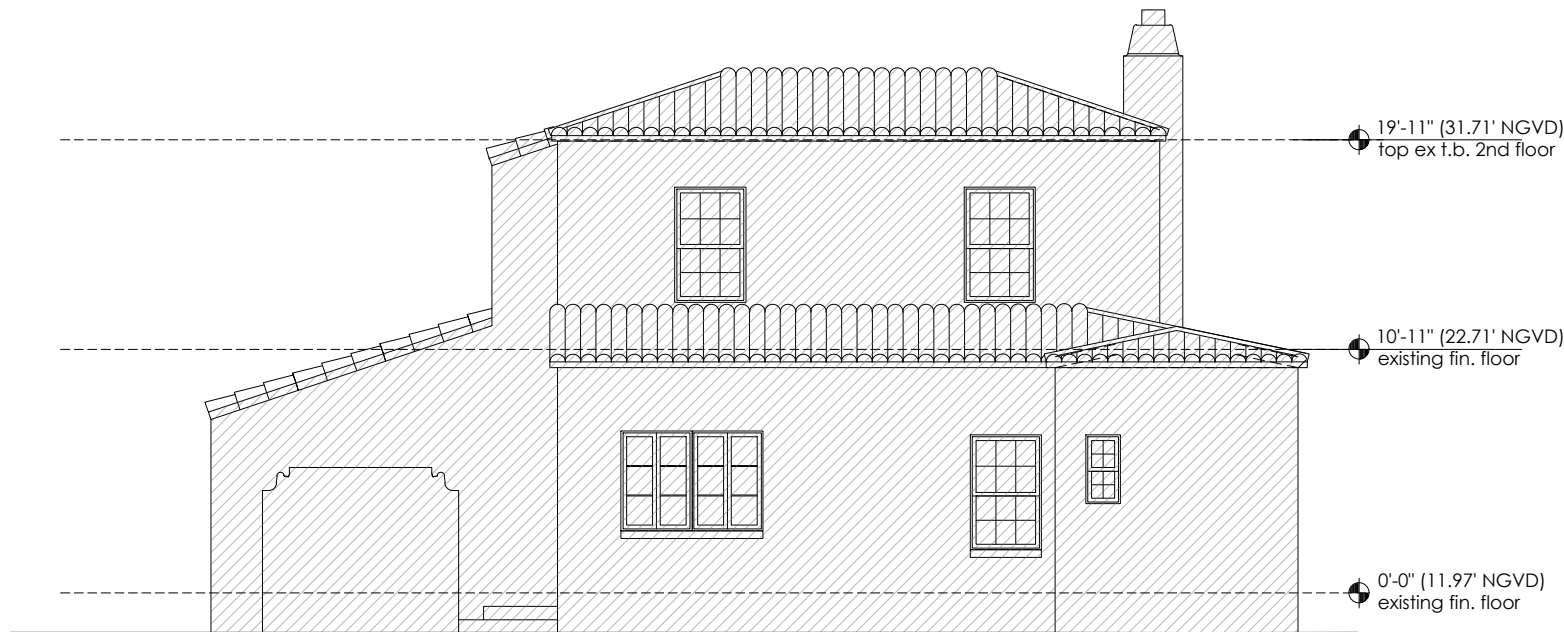
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Existing South Elevation
1/4" = 1'-0"





Existing West Elevation
1/4" = 1'-0"



Proposed South Elevation (Existing to Remain Undisturbed)

1/4" = 1'-0"

Legend

-  Areas of existing residence to remain.
-  Proposed work



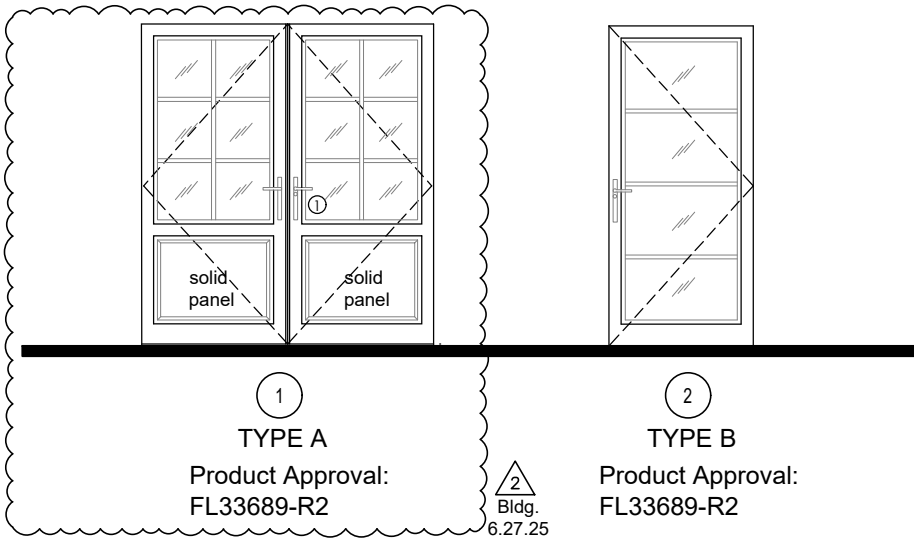
Proposed West Elevation

1/4" = 1'-0"

DOOR NOTES:

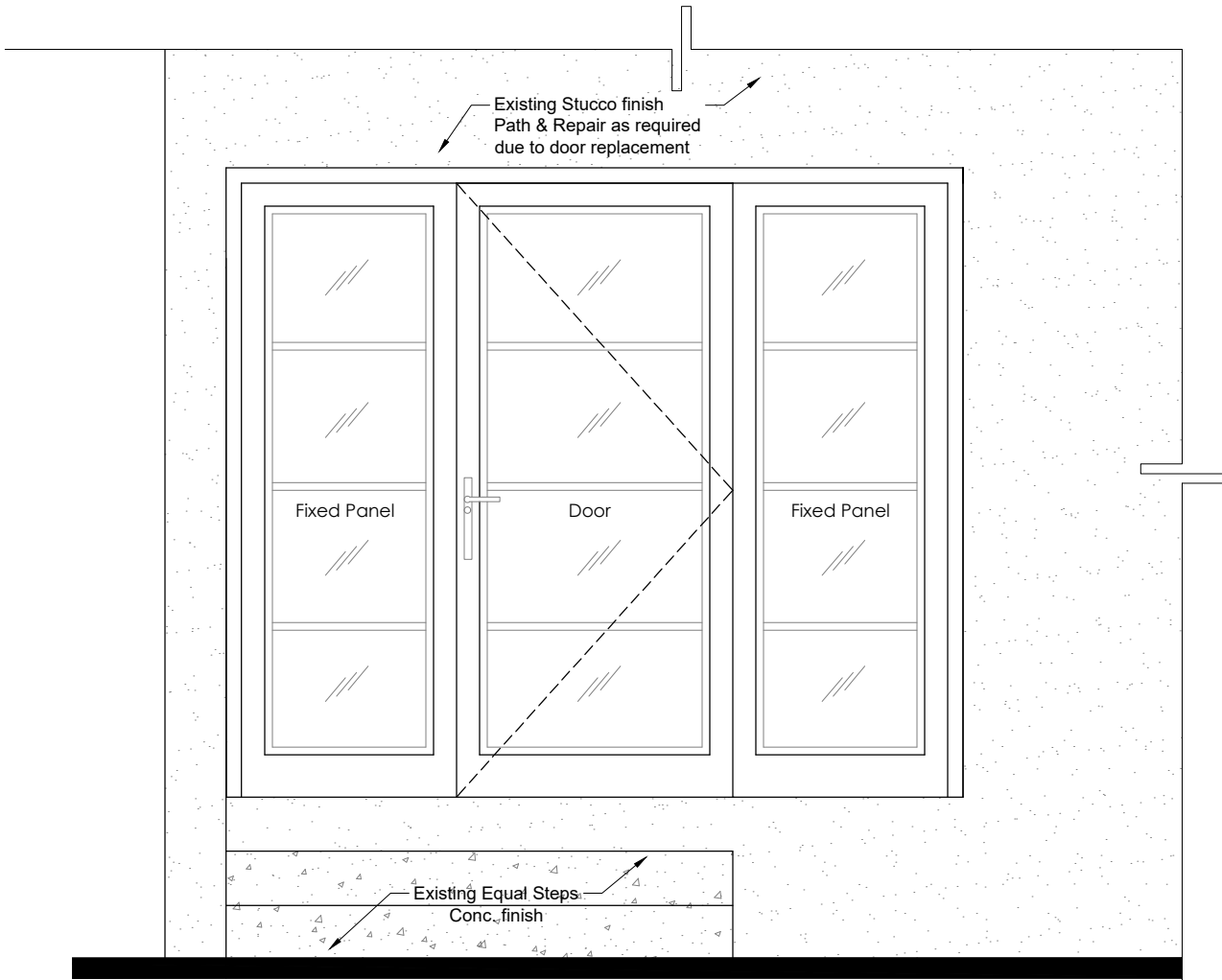
- All exterior new doors shall be impact resistant & Miami-Dade county product approved. Contractor shall verify all door heights & overall sizes at field before fabrication. Contractor shall notify the Architect in case of discrepancies.
- All door hardware shall be lever type (ada compliant) and finishes as per owner's or interior designer's specifications.
- Egress door. Finished floor at the egress door shall be not more than 1 1/2" lower than the top of the threshold or the landing on the exterior side shall be not more than 7 3/4" below the top of the threshold per FBC -R 311.3.1.

Door Schedule				
○	Size (W x H)	Type	Description	Product Approval
1	6'-0" x 6'-8"	A	Impact Resistant, approved for HVHZ, Pair 3'-0" x 6'-8" alum. & clear glass doors	FL33689-R2
2	3'-0" x 6'-8"	B	Impact Resistant, approved for HVHZ, 3'-0" x 6'-8" alum. clear glass door & side fixed panels, 2'-6" x 6'-8" each	FL33689-R2



Doors Elevation

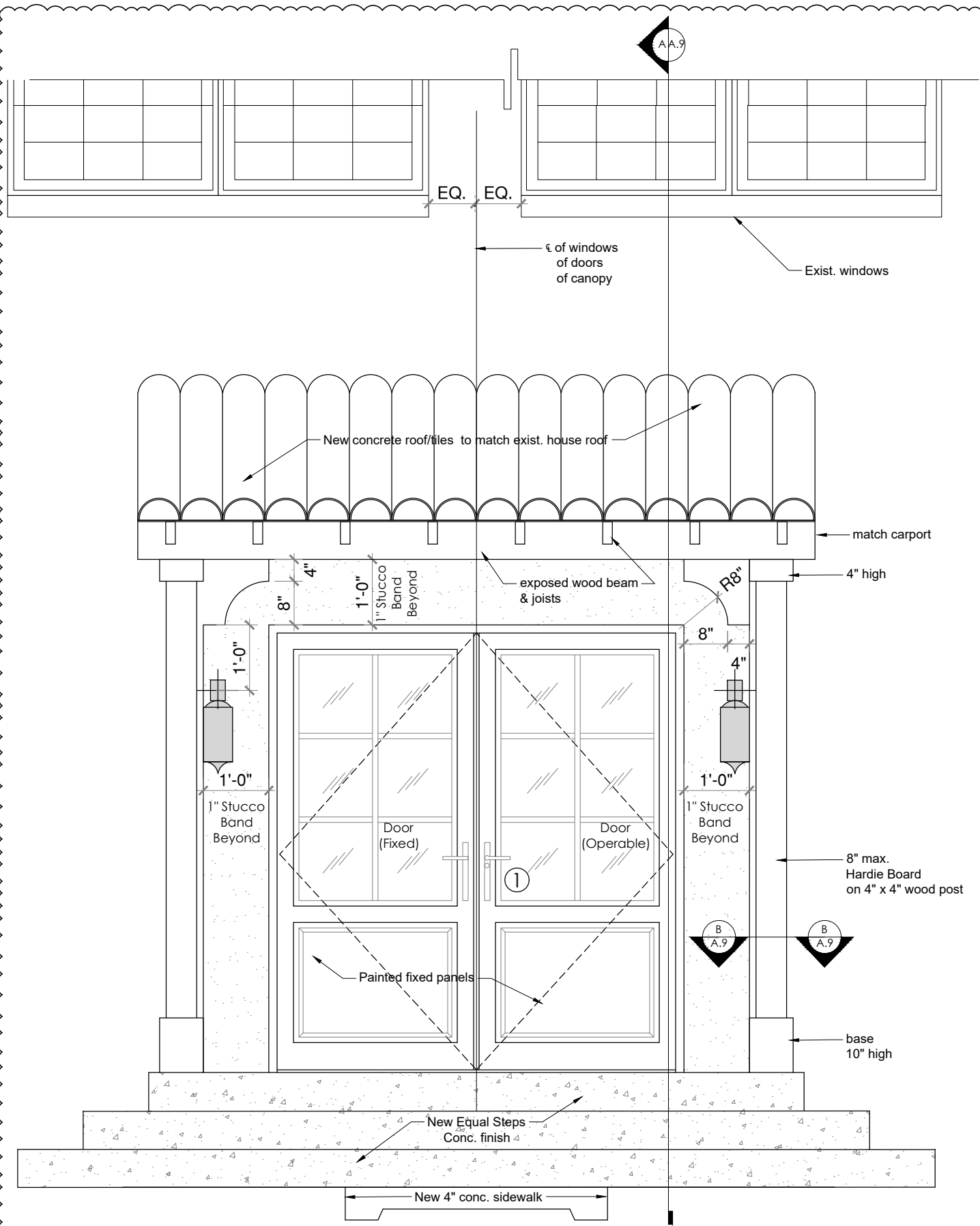
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Elevation Detail
Secondary Entry Area

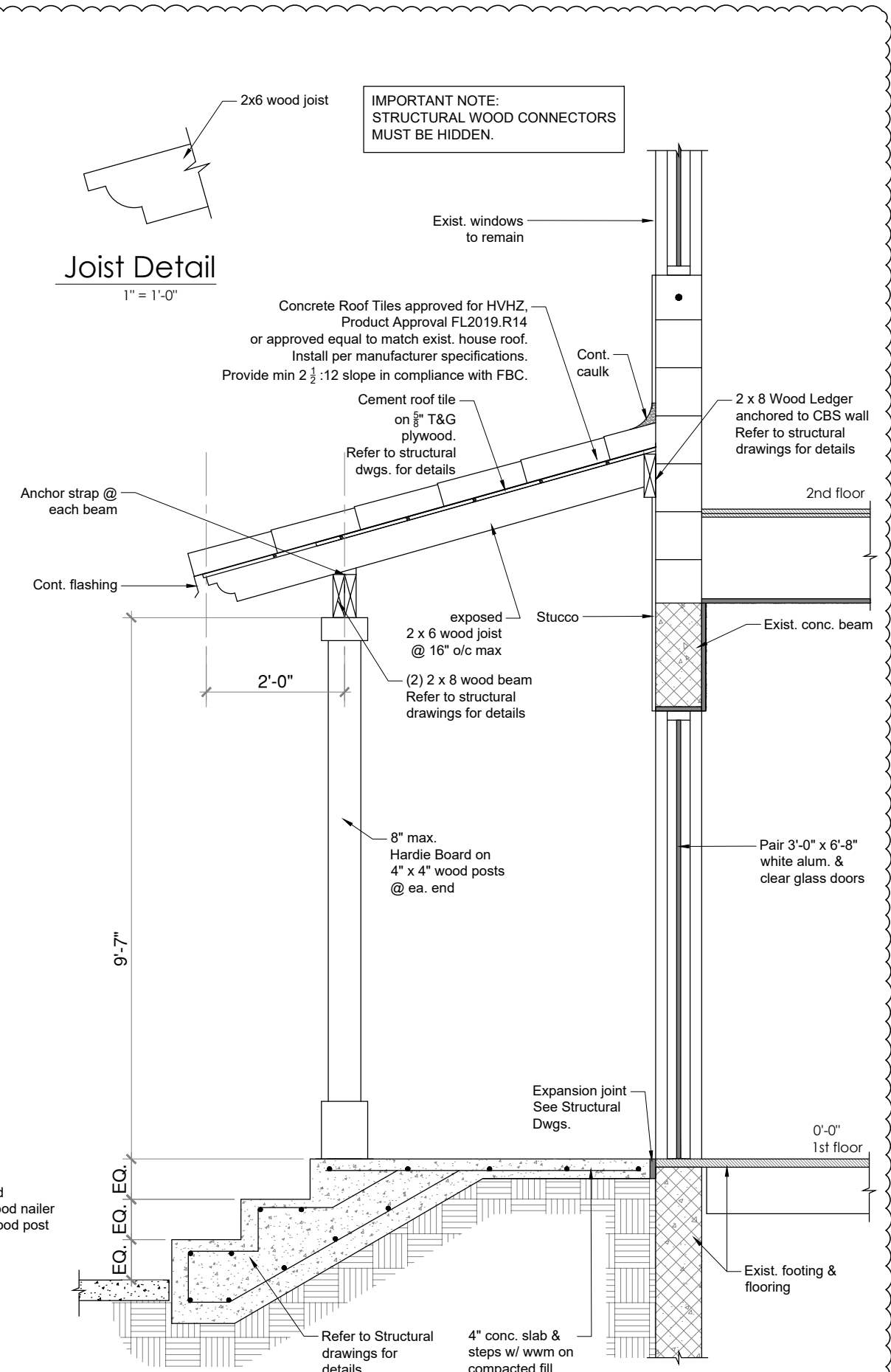
1/2" = 1'-0"

Note: Refer to New Structural Sheets included
as part of Revision 1 for Structural Details



Elevation Detail
Main Entry Area
1/2" = 1'-0"

Section "B-B"
1" = 1'-0"



Section "A"
1/2" = 1'-0"

2 Bldg.
6.27.25
1 Bldg.
3.15.25

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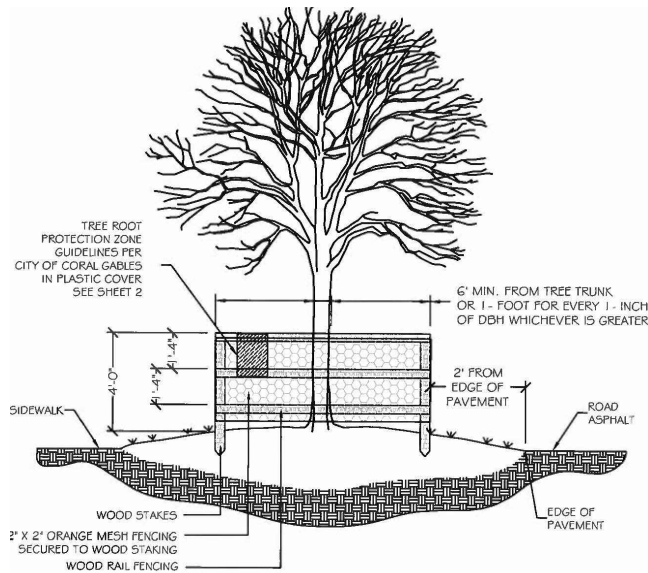
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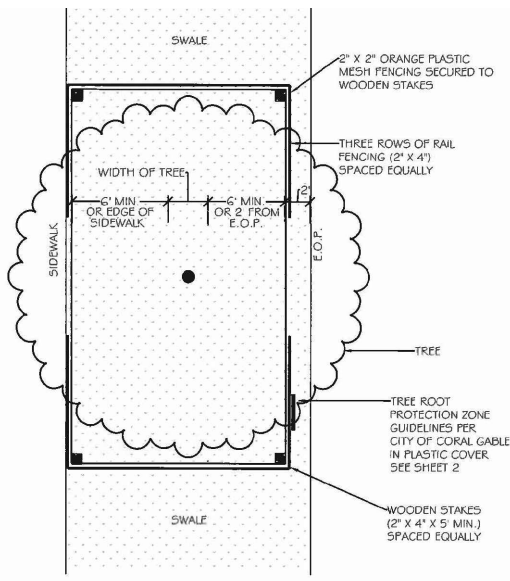
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A.9



- NOTES
- WOODEN STAKES (2"X4"X5' MIN.) ON 5' CENTERS - TO SUPPORT RAIL FENCING
 - BARRIER TO FORM A CONTINUOUS BARRIER AROUND THE TREE OR GROUP OF TREES
 - THREE ROWS OF RAIL FENCING (2"X4") SPACED EQUALLY TO BE PLACED AROUND ALL EXISTING TREES TO REMAIN - AT THE START OF THE PROJECT - FENCE TO REMAIN IN PLACE THROUGHOUT THE DURATION OF THE PROJECT
 - CONTRACTOR SHALL TAKE EXTRA CARE DURING EARTHWORK AND UTILITY OPERATIONS TO PROTECT ALL EXISTING TREES - AND SHALL BE RESPONSIBLE TO REPLACE ANY TREES DAMAGED DURING CONSTRUCTION.



TREE ROOT PROTECTION ZONE
TO BE POSTED ON TREE PROTECTION FENCE - PROTECTED WITH
PLASTIC COVER

- NO EXCAVATION
- NO STORAGE OF CONSTRUCTION
- BUILDING MATERIALS OR TRAILERS
- NO SPILLAGE OR DUMPING OF FUEL
- OR OTHER CHEMICALS OR LIQUIDS
- NO GRADE CHANGES
- NO EQUIPMENT OPERATION
- NO ENTRANCE INTO ENCLOSURE
- NO TEMPORARY REMOVAL OF ENCLOSURE
- CONTACT PERSON RESPONSIBLE FOR SITE INFORMATION

Typical Tree Protection Details
City of Coral Gables
Dept. of Public Works

Green Area Diagram Legend

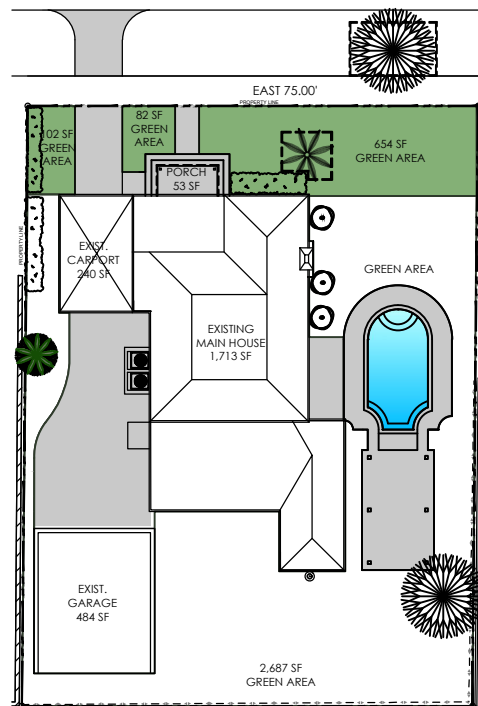
- Principal Building & Accessory Structures
- Front Yard Landscaped Area
- Landscape Area
- Driveway, Sidewalks, and slabs

Green Area Calculations

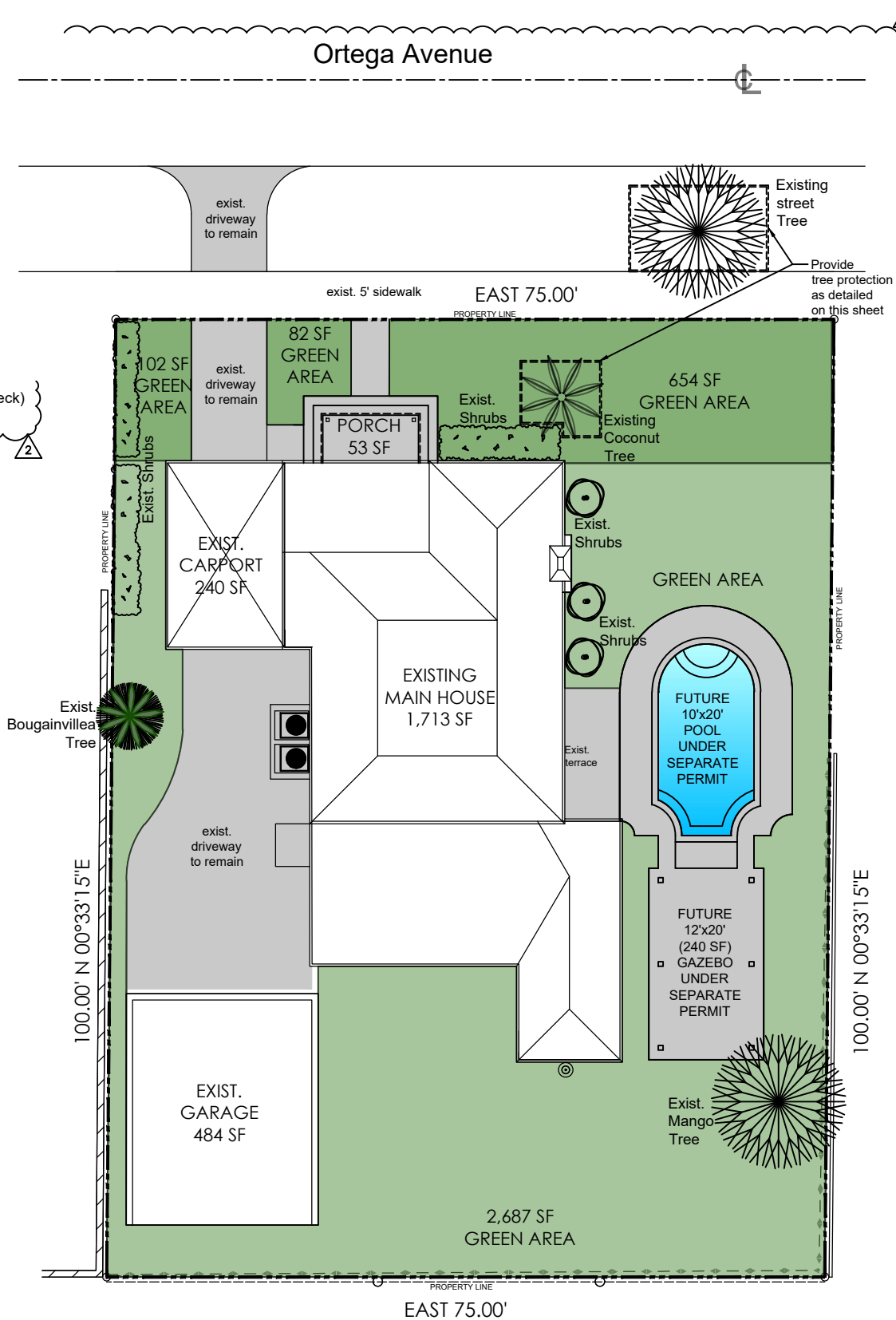
Min. Landscaped Area Required 3,000 Sq.Ft (40%)
Landscaped Area =
Lot Area - (Lot Coverage + Driveway + Sidewalks + utilities slabs + pool & pooldeck)
7500 - (2,490 + 801 + 682) 3,527 Sq. Ft. (47%)

Required Min. Front Yard Landscaped Area 600 Sq. Ft. (20% of 40%)
Provided Front Yard Landscaped Area 838 Sq. Ft. (27.9% of 40%)

IMPORTANT NOTE: ALL TREES,
AND BUSHES & SHRUBS ARE
EXISTING TO REMAIN.



Front Yard Landscape Diagram 1/32" = 1'-0"
Minimum Required: 3,000 SF x 20% = 600 SF
Provided: 27.9% = 838 SF



Site Plan - Landscape Diagram 1/16" = 1'-0"
Minimum Required: 7,500 SF x 40% = 3,000 SF
Provided: 47% = 3,527 SF