

GENERAL NOTES

- AIA Documents A201, "General Conditions Of The Contract For Construction, Latest Edition," shall govern all work under this Contract and shall apply to all trades and is hereby incorporated into these documents.
- All work shall comply with all applicable National Codes, the latest edition of the 2023 Florida Building Code (herein also referred to as F.B.C.) - Residential, 8th Edition, and updated Local Zoning Ordinances.
- The Contractor shall field verify all dimensions and existing conditions and notify the Architect of all discrepancies or needed interpretations prior to commencing construction.
- Omissions from drawings and/or mis-description of details of work which are manifestly necessary to carry out intent of drawings or are customarily performed shall not relieve contractor from performing such omitted or mis-described details or work, but shall be performed as if fully and correctly set forth and described in drawings using most appropriate method, with final approval issued by Architect to alleviate conflicts of scheduling, drawings, details, and/or specifications.
- All work shall be performed in the best and most professional manner by mechanics skilled in their respective trades.
- Contractor shall be responsible for quality and performance of all materials, appliances, and work. All materials, equipment, and systems shall be installed in strict accordance with applicable standards and manufacturers written specifications, instructions, and recommendations. Contractor shall review all shop drawings such as and not limited to roof trusses, doors, windows and hardware. Contractor will inform the Architect of any item which deviates from the working drawings.
- These plans may be used only under such conditions in which all applicable safety laws, rules and regulations are the sole responsibility of the contractor.
- Written dimensions have precedence over scaled dimensions. Do not scale drawings. Field verify all dimensions.
- Contractor is responsible that easements and setbacks are not encroached.
- Coordinate Architectural drawings with Structural, Mechanical, Plumbing, and Electrical drawings. Any discrepancies are to be brought to Architect's attention for clarification prior to bidding and work.
- Contractor shall verify and coordinate all rough openings for scheduled doors, windows, and hardware, clearances for all equipment and appliances to be part of the work, and fixture locations and clearances.
- Typically all windows and doors to be in accordance to that specified in the drawings and applicable items of Chapter 24 of The Florida Building Code (latest edition).
- Provide all site clearing, excavating to required grades and lines, back fill, grading fill, compaction and de-watering as required to execute the work. All fill under slabs shall be compacted with fine sand fill set in 6" layers to 95% density ASTM 1157. Verify against Structural drawings. Preserve all existing trees and shrubs unless otherwise specified by landscape plan or Owner.
- Contractor shall remove all construction debris and leave the site graded as indicated on the site plan or as specified by Architect/Owner.
- All concrete work at ground level shall have 6 Mil thick Visqueen vapor Barrier, or approved equal. Lap visqueen by min. 6" fully duct tape along length of lap.
- Finish grade shall slope away from building walls and property lines. Refer to Site Plan.
- All gates to be self closing and latching.
- Refer to engineering drawings for all engineering information (coordinate against Architectural).
- Rainwater shall direct itself to existing catch basins.
- All work shall comply with chapter 10 (means of egress) of the 2023 Florida Building Code and NFPA 101. Typical throughout these documents.
- Elevations shown on the plan refer to National Geodetic Vertical Datum (N.G.V.D.).
- Termite protection shall be provided by registered termiticides or other approved methods of termite protection labeled for use as a preventative treatment to new construction -- All new structures shall comply to section 1B16 of F.B.C.
- UTILITY NOTES:**
 - General Contractor to verify exact locations of the following outside the property line:
 - Electric Service.
 - Gas
 - Water Main.
 - Telephone.
 - All above and associated work utilities shall be as per enforced edition of the Florida Building Code F.B.C. and all applicable Codes.
 - Contractor shall verify the locations of all utilities, overhead and underground, prior to construction and coordinate with Architect/Owner prior to start of work.
 - Electrical power, telephone, water and gas shall be run as required to meet existing service. All to be verified with Architect/Owner. The Contractor shall coordinate tie-ins and service with utility companies prior to start of work.
- All pre-manufactured items such as exterior shutters and doors, but not limited to these, shall be under a separate permit if required. General contractors and any subcontractor providing the above items shall provide signed and sealed calculations and shop drawings. All submissions shall be according to N.F.P.A. 101 and the latest edition of the F.B.C. for A/E approval prior to fabrication and ordering. All manufactured items shall meet high velocity hurricane zone (HVHZ) prior to ordering and work, typical throughout project. Refer to Structural engineering sheets for applicable information, i.e. wind pressure calculations, etc.
- Typical throughout project: Where slope is indicated with an arrow, contractor to provide 1/4" per ft. min. slope or as noted.
- For septic tank and drain field refer to plumbing drawings (when applicable).
- Every closet door latch shall be operable by a child from inside the closet.
- Every bathroom door shall be operable from the outside during an emergency when locked. Per life safety code 21.2.4.4
- All window, exterior doors and shutters to have current Miami - Dade county product approval.
- All glazing within 60" of tub or shower shall have safety glazing per section 2406.4.5 F.B.C. - Typical
- The plans and specifications are not intended to depict each and every detail as the party in the field. The contractor is in the best position to verify that all conditions are completed to provide a watertight structure.
- FEMA NOTES:** (when applicable)
 - All walls below base flood elevation shall receive M.R. gypsum wall board & 1 coat plaster finish.
 - All Electrical, Mechanical & Plumbing shall be above base flood elevation.

LEGAL DESCRIPTION

18 54 41 PB 10-52
CORAL GABLES COUNTRY CLUB SEC 3
LOT 6 BLK 46
LOT SIZE SITE VALUE
OR 9504-1369

ZONING (SFR - SINGLE FAMILY)

SETBACKS	REQUIRED	EXISTING
FRONT	25'-0"	22'-5"
SIDE (NORTH)	5'-0"	3'-2"
SIDE (SOUTH)	5'-0"	3'-11"
REAR	10'-0"	5'-0"

PROPERTY AREA	5,423 SF / 43560 = .12 ACRES
MAX BLDG./ LOT COVERAGE	35/45% (2,440.35 SF) 42.1%
OPEN SPACE 40% MIN	2,169 SF 2,175 SF
GREEN SPACE PROVIDED 36.4%	1,973 SF

AREA BREAKDOWN FOR BUILDING SQUARE FOOTAGE

	ALLOWED	PROPOSED
FLOOR AREA RATIO (F.A.R.)	2,548 SF	2,548 SF
FIRST FLOOR UNDER AIR	1,421 SF	1,421 SF
SECOND FLOOR UNDER AIR	1,127 SF	1,127 SF

SCOPE OF WORK

RENOVATION OF EXISTING EXTERIOR AND INTERIOR + ADDITION

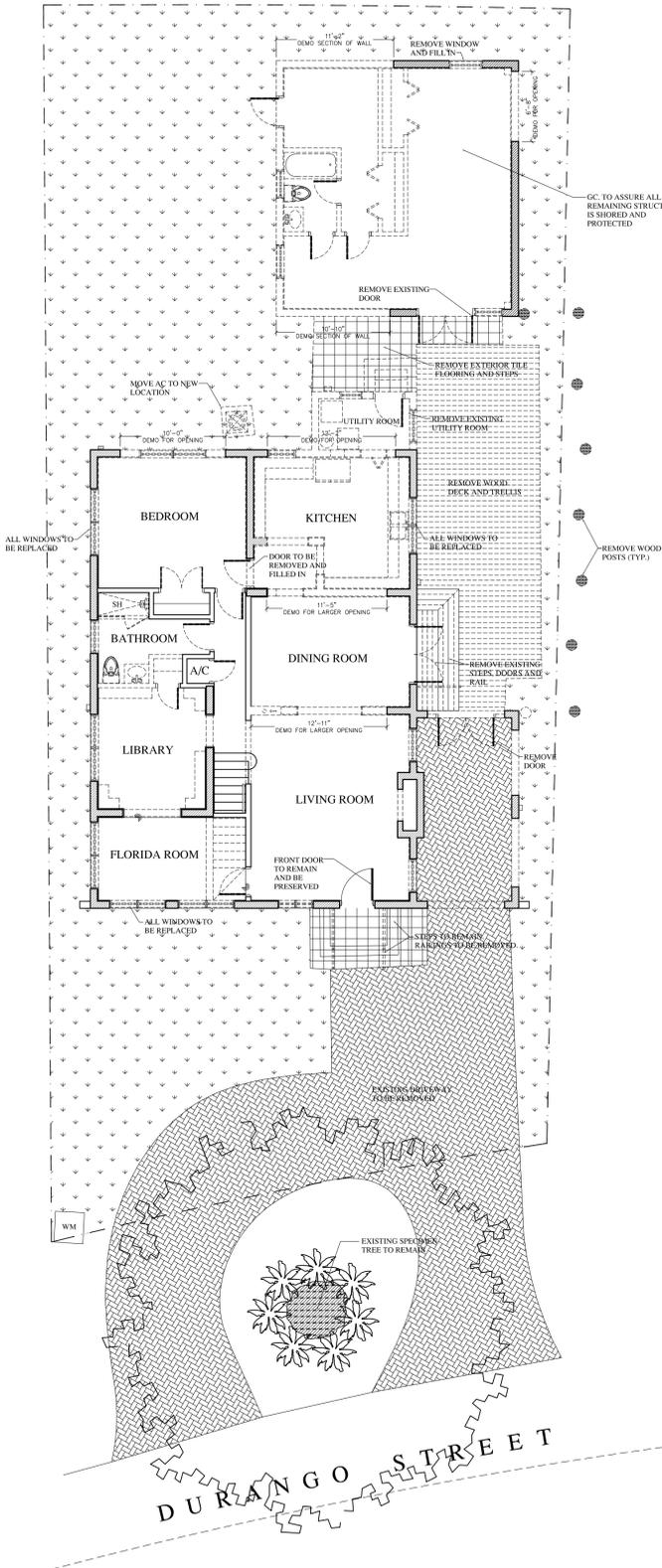
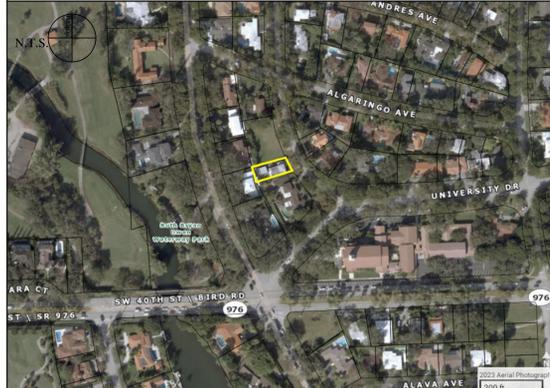
SYMBOL LEGEND

SYMBOL	DESCRIPTION
	NEW 8" C.M.U. WALL
	MTL FRAMING 24" O.C. W 5/8" GYP. BD. EA SIDE
	EXISTING ELEMENTS TO REMAIN
	ELEMENTS TO BE DEMO

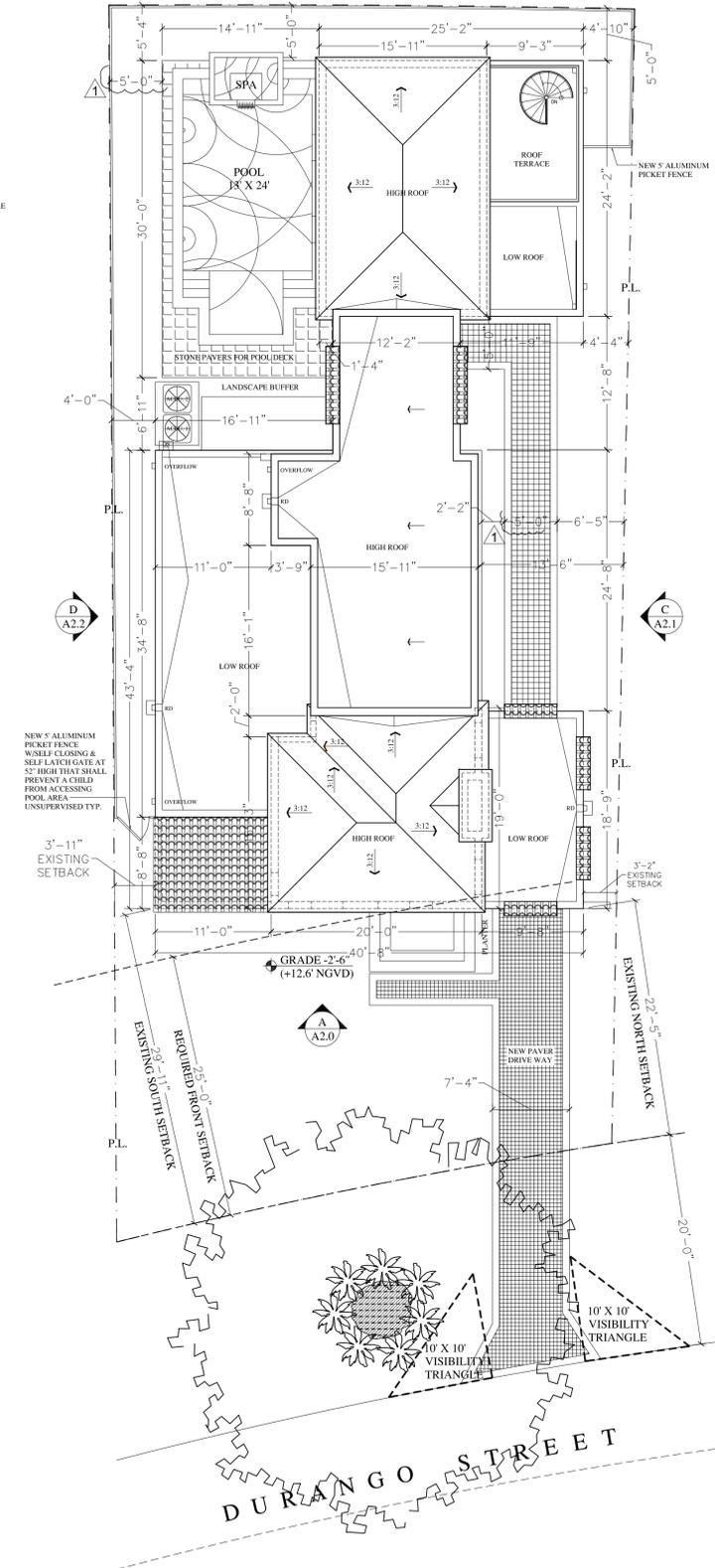
DEMOLITION NOTES

- DASHED ITEMS, INCLUDING WALLS, AS INDICATED ON PLANS ARE TO BE REMOVED.
- SELECTIVE REMOVAL AND OFF SITE DISPOSAL INCLUDES:
 - FLOOR FINISH AND THIN SET/ THICKSET REMOVAL
 - CARPET REMOVAL
 - FRAME WALLS AND WALL BOARD
 - INDICATED INTERIOR DOORS
 - INTERIOR FINISHES AS INDICATED
 - BREAK ROOM APPLIANCES (ASK OWNER IF TO BE DISPOSED)
- OWNER OR ARCHITECT TO ASSUME NO RESPONSIBILITY FOR THE ACTUAL CONDITIONS ON SITE.
- WHEN APPLICABLE, PROTECT EXISTING FINISH WORK ON SITE FROM DAMAGE DUE TO NEW CONSTRUCTION.
- CONTRACTOR TO REPAIR ANY (AT NO COST TO THE OWNER) ON SITE OR ON ADJACENT FACILITIES DUE TO DAMAGES.
- CONTRACTOR TO IDENTIFY, STUB OFF AND DISCONNECT UTILITY SERVICE CONTRACTOR TO OBTAIN ALL APPLICABLE PERMITS PRIOR TO BEGINNING WORK
- DEMOLITION WORK TO BE IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF ALL CODES HAVING JURISDICTION OVER THE PROJECT.
- CONTRACTOR TO PROVIDE BRACING AND SHORING TO PREVENT THE SETTLEMENT OR COLLAPSE OR STRUCTURE WHEN APPLICABLE.
- REFER TO STRUCTURAL DRAWINGS WHEN ALTERING STRUCTURAL WALLS.
- SEE ELEVATIONS FOR ADDITIONAL INFORMATION AND NOTES ABOUT DEMOLITION
- FRONT STEPS TO REMAIN
- DRYWALL TO BE STRIPPED ON MASONRY WALLS
- G.C. TO ENSURE ALL POWER, WATER, AND OTHER UTILITY IS SHUT OFF PRIOR TO DEMOLITION.

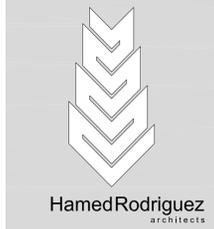
LOCATION MAP



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



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



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REV.	DATE	COMMENT
1	1-29-25	ZONING OBS.

RESTORATION & ADDITION FOR:

Dr. Curia Residence

3920 Durango Street
Coral Gables, Florida

OWNERSHIP AND USE OF THESE DOCUMENTS SPECIFICATIONS AS INSTRUMENTS OF ARE AND SHALL REMAIN THE PROPERTY OF ARCHITECT WHETHER THE PROJECT THEY MADE FOR IS EXECUTED OR NOT. THEY NOT BE USED BY THE OWNER OR OTHERS, OTHER PROJECTS OR FOR ADDITIONS TO PROJECT BY OTHERS, EXCEPT BY AGREEMENT WRITING AND WITH APPROPRIATE TO THE ARCHITECT.

PROJECT NO.: -
ISSUE DATE: 5.03.24
PLOT DATE: 12.02.24
SCALE: AS NOTED
DRAWN BY: HRA
CHECKED BY: HR

SHEET TITLE:

PROPOSED SITE PLAN

SHEET NUMBER:

A 1.0

REV.	DATE	COMMENT
1	1-29-25	ZONING OBS.

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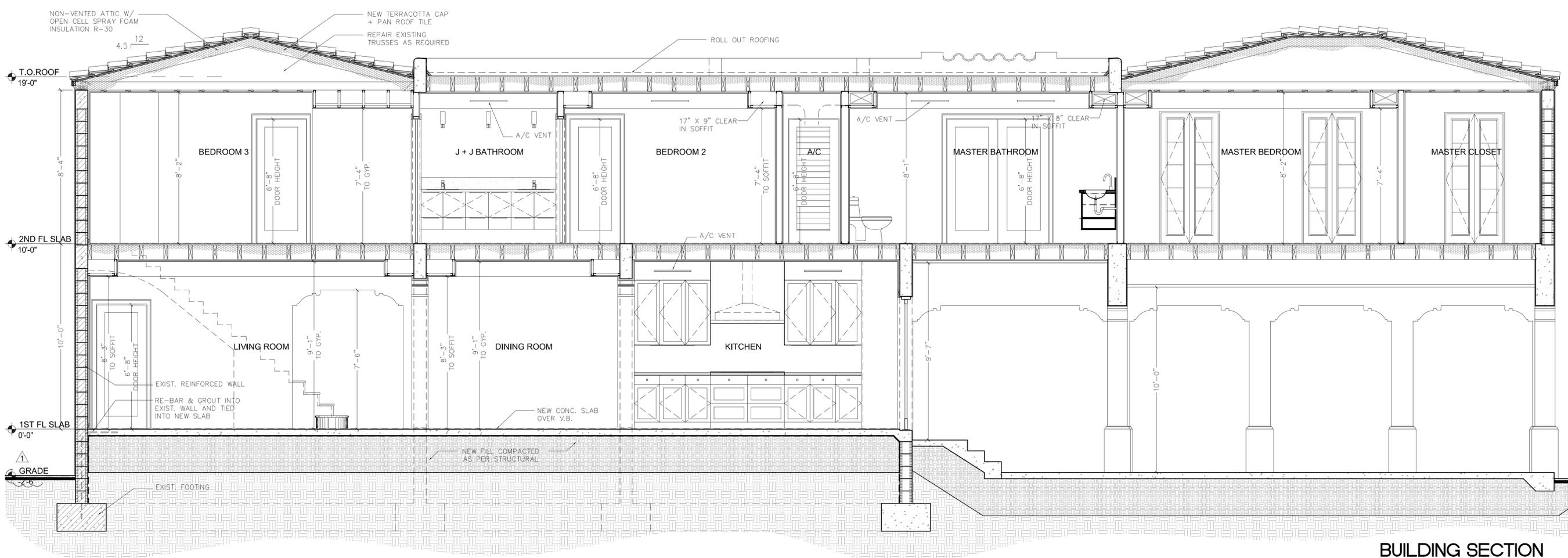
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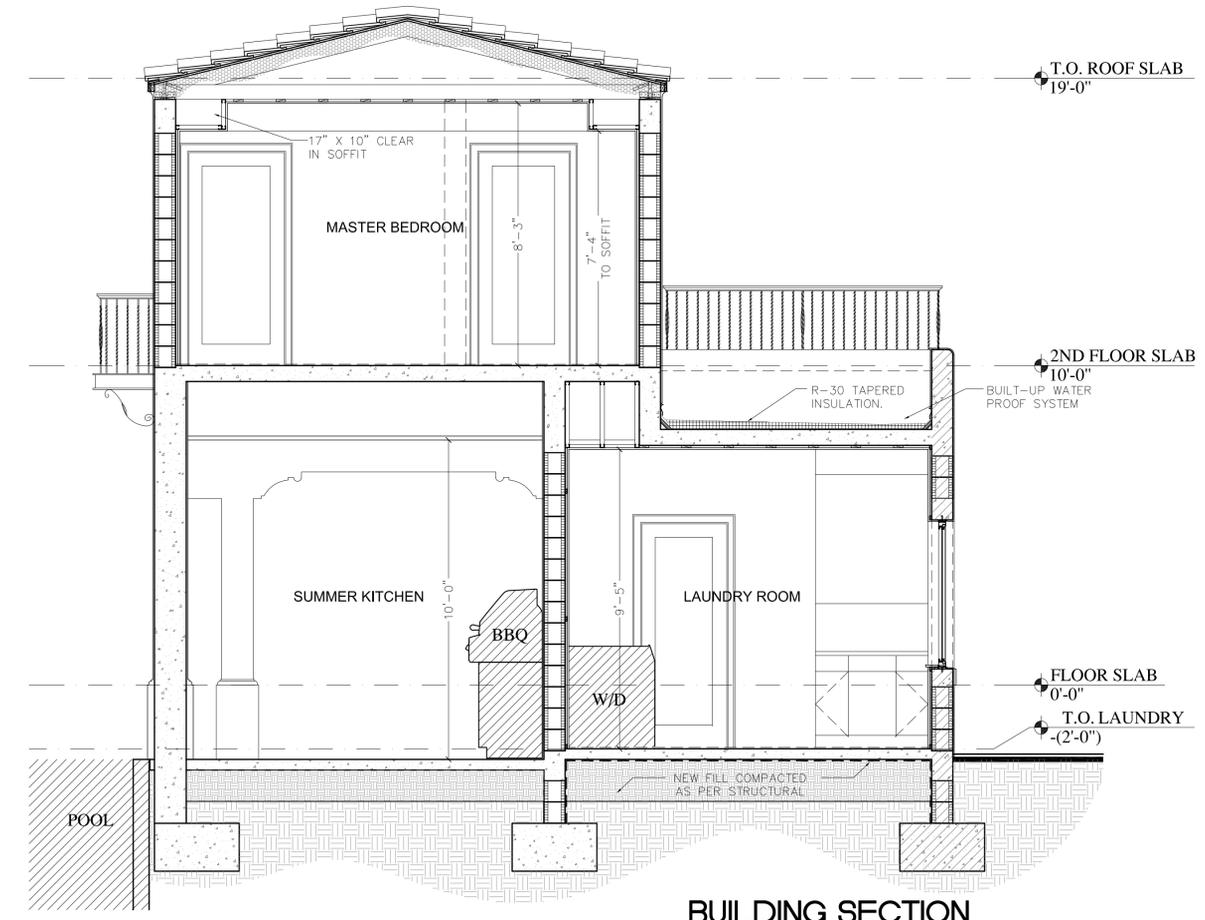
SECTIONS

SHEET NUMBER:

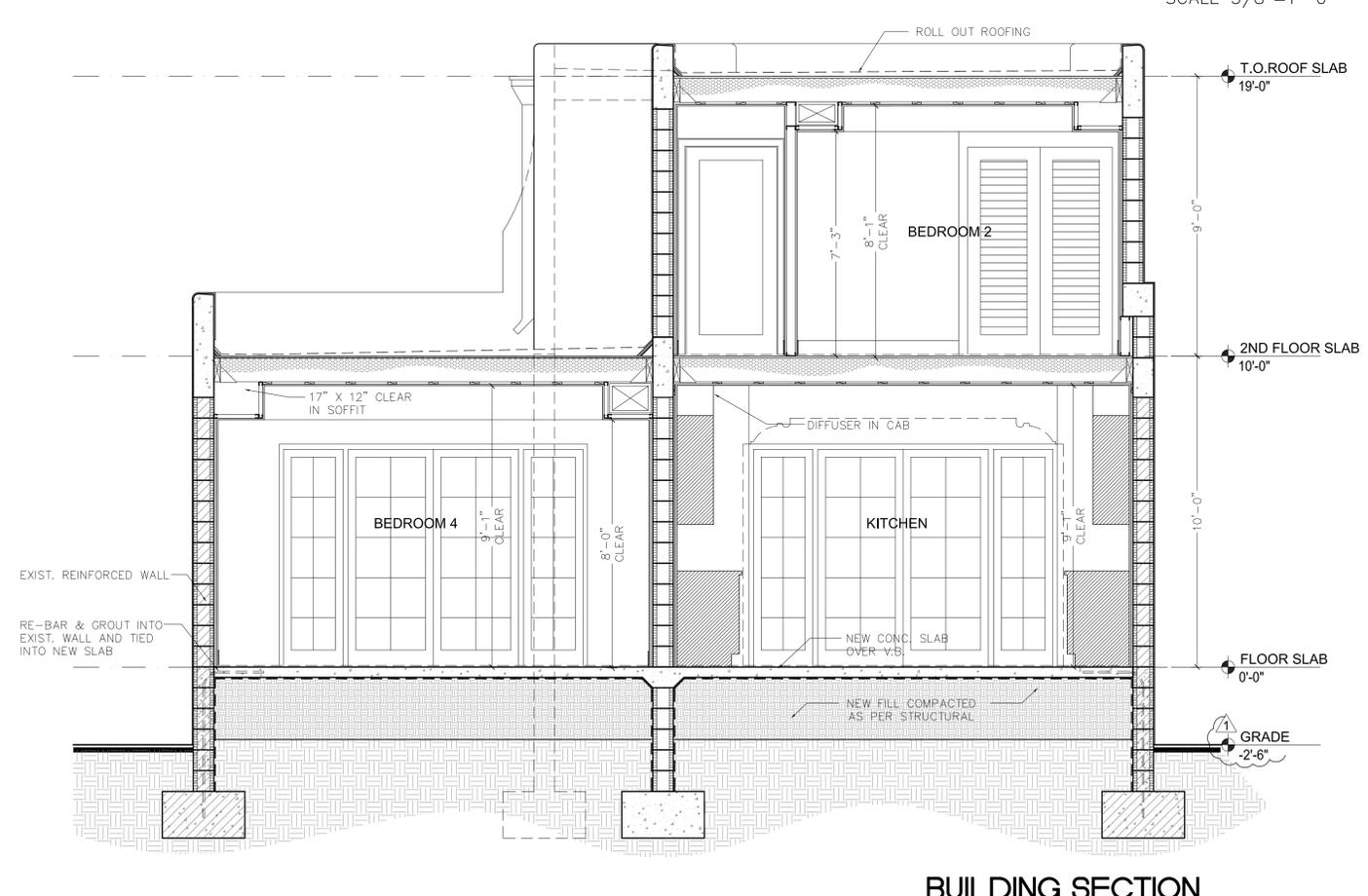
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BUILDING SECTION
SCALE 3/8"=1'-0"



BUILDING SECTION
SCALE 3/8"=1'-0"



BUILDING SECTION
SCALE 3/8"=1'-0"