

GENERAL CONSTRUCTION NOTES:

1. ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE LOCAL & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
2. ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION AND NOTIFY ARCHITECT OF ALL DISCREPANCIES. DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DRAWINGS.
4. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONC. BLK. OR EDGE OF MONOLITHIC SLAB FOOTING UNLESS NOTED OTHERWISE. DOOR AND WINDOW SIZE OPENINGS TO BE VERIFIED WITH THE MANUFACTURER.
5. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH & INSTALL ALL ITEMS FOR COMPLETELY FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
6. INSULATE EXTERIOR MASONRY WALL WITH MIN. R-5 INSUL., EXTERIOR WD. FRAMED WALLS WITH R-11 INSUL. AND ATTIC SPACES WITH MIN. R-30 INSUL.
7. ALL WOOD IN CONTACT WITH CONC., MASONRY OR STL. SHALL BE PRESS. TRTD. WD. STRUCTURAL LUMBER TO BE A STRESS GRADE OF MIN. F = 1200 PSI (BENDING).
8. MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THHN" INSULATION.
9. PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.

DEMOLITION NOTES:

1. PROTECT ALL EXISTING BLDG AREAS WHICH ARE NOT TO BE AFFECTED BY THE CONSTRUCTION. PROTECT ALL EXISTING STRUCTURAL ELEMENTS OF THE BUILDING FROM DAMAGE DURING DEMOLITION & CONSTRUCTION.
 2. CLEAN UP ALL TRASH AND DEMOLISHED MATERIALS DAILY.
 3. REMOVE ALL EXISTING WALLS, FLOORING FINISHES, CEILING, MECHANICAL & ELECTRICAL COMPONENTS NOT TO BE REUSED IN THE AREA AS INDICATED ON THE DEMOLITION PLAN.
 4. REMOVE, STORE, AND PROTECT FROM DAMAGE ALL CONSTRUCTION MATERIALS, EQUIPMENT AND FIXTURES TO BE REUSED DURING CONSTRUCTION.
- ARCHITECTURAL NOTES:**
1. THE CONTRACTOR SHALL EXAMINE THE SITE WITH RESPECT TO ALL EXISTING CONDITIONS, EXISTING EQUIPMENT & MATERIALS, ECT., AND REVIEW THE ORIGINAL WORKING DRAWINGS OF THE BUILDING WITH RESPECT TO THE SCOPE OF THE WORK.
 2. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL PROVIDE ALL ELEMENTS OF THE SYSTEMS AS INTENDED BY THE DESIGN TO RESULT IN COMPLETE AND WORKABLE SYSTEMS IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES AND REGULATIONS.
 3. ALL DIMENSIONS ARE NOMINAL TO THE FACE OF STUDS, CONCRETE BLOCK, OR EDGE OF CONC. SLAB UNLESS NOTED OTHERWISE. DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. VERIFY ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCING CONSTRUCTION.
 4. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BUILDING.
 5. PROVIDE 2X4 WOOD BLOCKING BETWEEN THE STUDS IN AREAS TO HAVE EQUIPMENT, GRAB RAILS, BASE/VANITY/WALL CABINETS FOR MOUNTING THESE ITEMS.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.

SCOPE OF WORK:

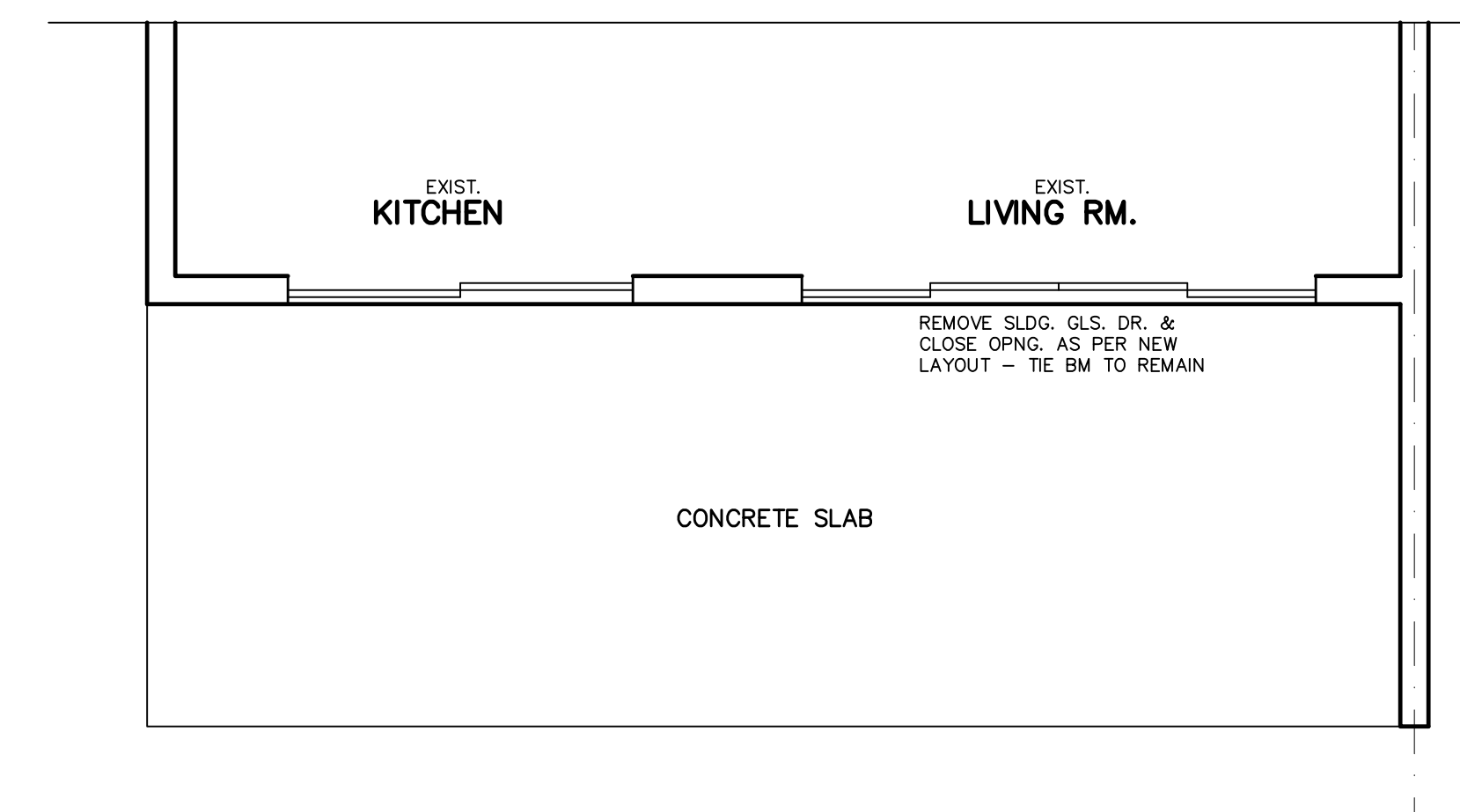
SCOPE OF WORK IS ADDITION TO EXISTING HOUSE. NEW OFFICE AND COVERED PORCH WITH FLAT CEILING. REMOVE EXISTING SLIDING GLASS DOOR FOR NEW OPENING. REMOVE AND REPLACE ALL EXISTING WINDOWS AND DOORS.

WIND DESIGN INFORMATION:

ARCHITECT:	JAMES E. GILGENBACH (FL AR7457)
WIND DESIGN STANDARD:	ASCE 7-22
BUILDING CODE:	FL BLDG CODE 2023 8TH ED.
ELECTRICAL CODE:	NATL ELECTRICAL CODE 2021 (NFPA 1 & 101)
DESIGN WIND SPEED:	ULTIMATE-170 MPH NOMINAL-132 MPH
DESIGN WIND VELOCITY PRESSURE:	41.1 PSF
IMPORTANCE FACTOR:	1.0
BUILDING OCCUPANCY CATEGORY:	"I1"
BUILDING WIND EXPOSURE CLASS:	"D"
INTERNAL PRESSURE COEFFICIENT:	+/-18
MEAN ROOF HEIGHT:	9.9 FT.
TYPE OF CONSTRUCTION:	CONC. BLK. ENCLOSED
ROOF DESIGN:	ROOF PITCH: 3/12
ROOF OVERHANG:	24"
ROOF DEAD LOAD:	SHINGLES / 17 PSF
IMPACT PROTECTION:	"IMPACT" GLAZING
CLASSIFICATION OF WORK:	LEVEL 2 (ALTERATION)
BLDG OCCUPANCY CLASSIFICATION:	R-3 (SINGLE-FAMILY)
BLDG TYPE OF CONSTRUCTION:	TYPE VB
BLDG - TOTAL # OF STORIES:	1 STORY

EXISTING AREA CALCS:

LIVING TOTAL:	1,373 S.F.
GARAGE:	231 S.F.
ENTRY PORCH:	16 S.F.
TOTAL:	1,620 S.F.



EXISTING / DEMOLITION PLAN

SCALE: 1/4" = 1'-0"

INDEX OF DRAWINGS

- A1 EXIST. DEMO/ARCH/SITE/NOTES
- A2 FOUND/ROOF/ELEVATION/DETAILS
- EM ELECTRICAL & MECHANICAL FLOOR PLAN

MASONRY WALL BEAM SCHEDULE:

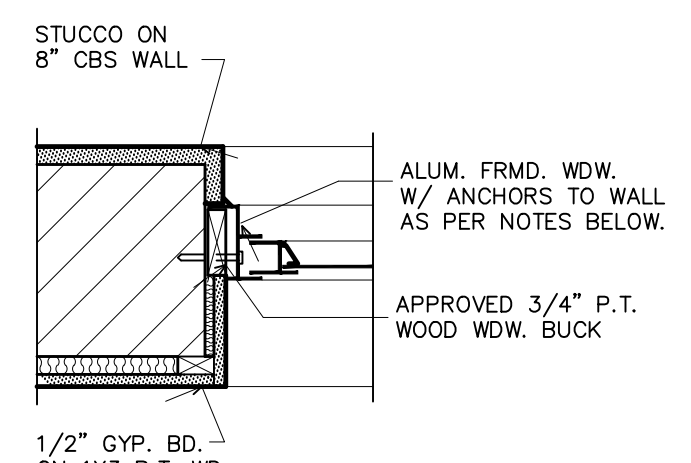
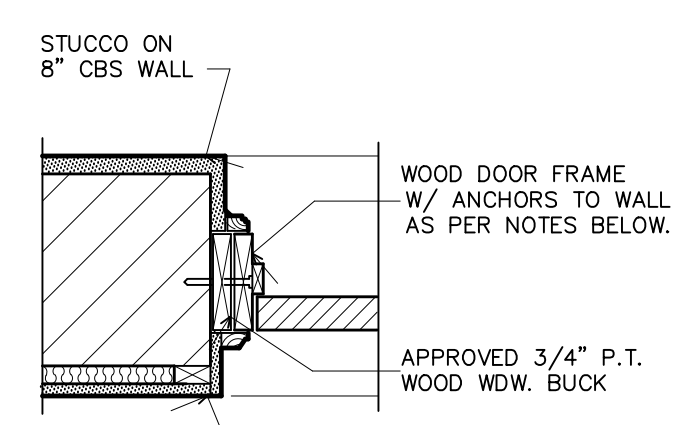
- BM.-1 8"W. X 12"DP. CONC. BM. W/ (2)#5 TOP & BOT. (TYP. TIE BM.)
- BM.-2 8"W. X 16"DP. CONC. BM. W/ (2)#5 TOP, (2)#5 MID. & (2)#5 BOT. & #5 STIRRUPS @ 12"O.C. THROUGH.

DOORS & WINDOWS:

WIND PRESSURE	ROUGH OPENINGS	
-37.0#,+34.0#	38"x62"MD.	1) 25 SH WDW
-44.9#,+34.0#	38"x62"MD.	2) 25 SH WDW
-35.1#,+32.1#	62"x82"MD.	3) 5068 SLDG. GLS. DRS.
-37.0#,+34.0#	74"x62"MD.	4) 6050 HOR. SLDR. WDW.
-37.0#,+34.0#	38"x42"MD.	5) 3034 HOR. SLDR. WDW.
-39.1#,+31.1#	98"x82"MD.	6) 8068 SLDG. GLS. DRS.
-39.1#,+31.1#	98"x82"MD.	7) 8068 SLDG. GLS. DRS.
-44.9#,+34.0#	62"x38"MD.	8) 5030 HOR. SLDR. WDW.

WINDOW GLAZING NOTE:

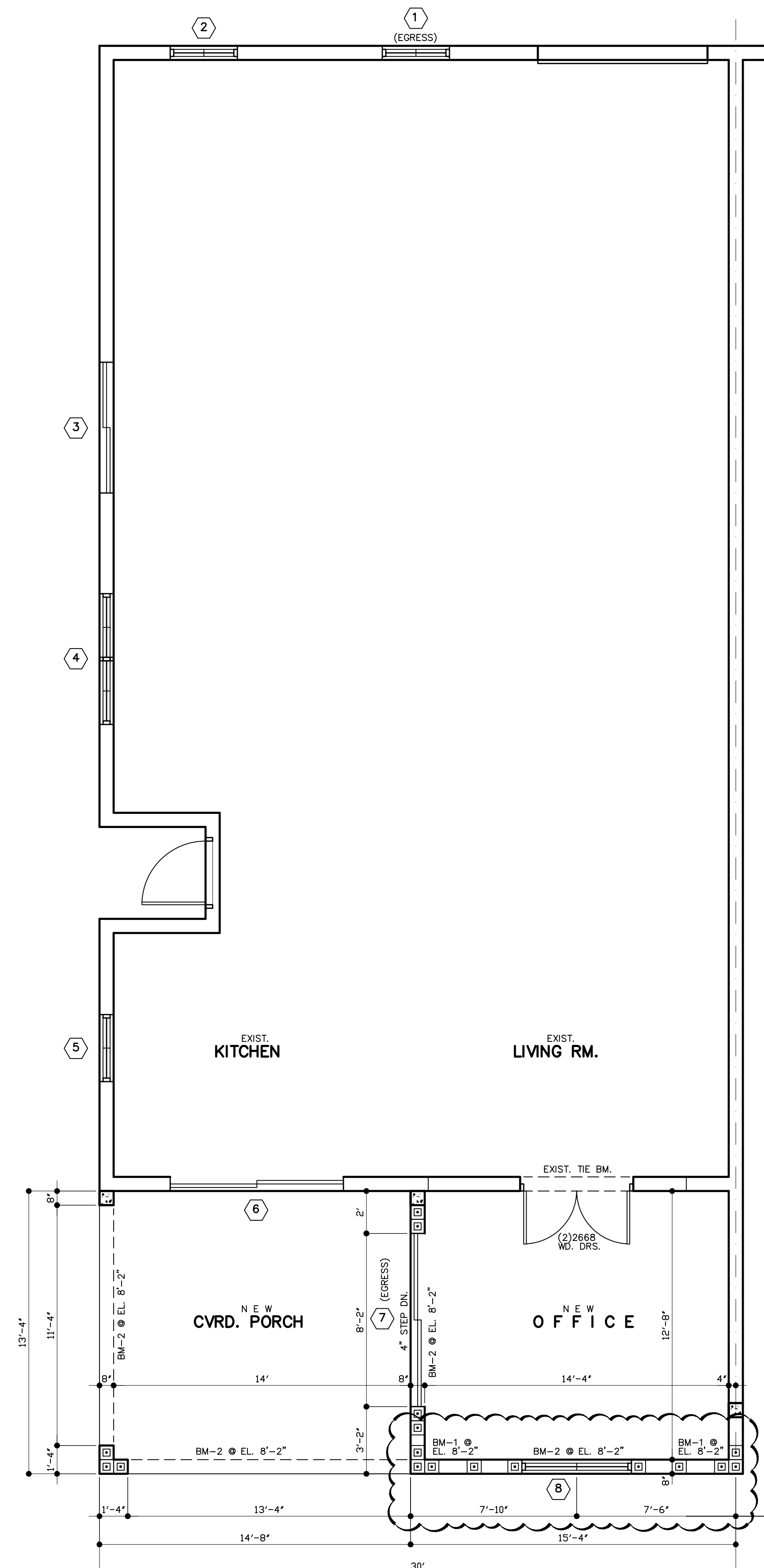
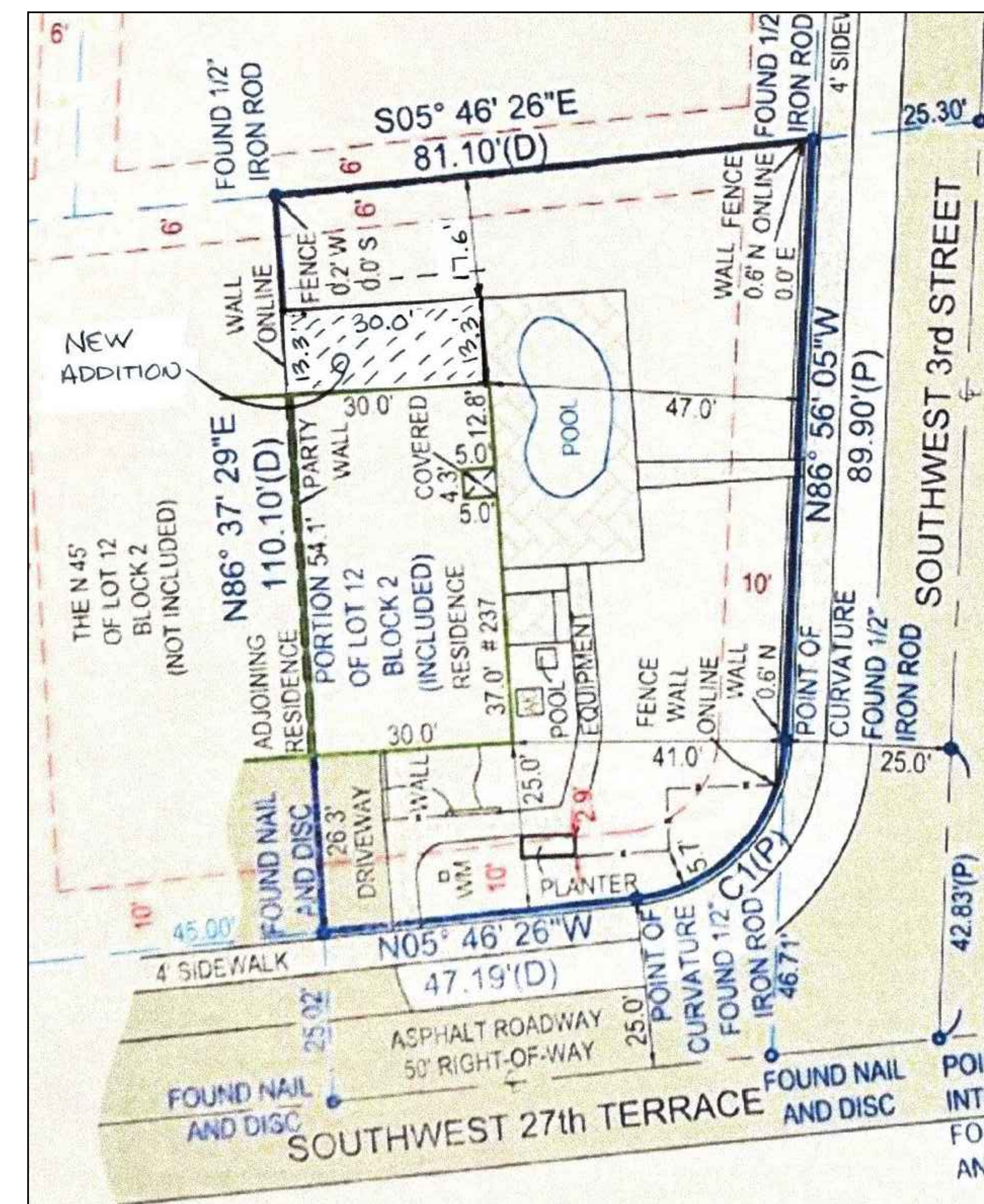
- PROVIDE "APPROVED" IMPACT GLAZING FOR ALL GLAZED OPENINGS IN EXTERIOR WALL W/ IMPACT RESISTANT WDW'S. AND DRS. AS PER F.B.C. SECTION #2411
- GLAZING TO BE TINTED (ENERGY CALCS)



ALL ANCHORAGE TO BE WITHIN 6" FROM EACH CORNER AND AS MAXIMUM OR 16" BETWEEN CENTERS. SHIMS TO BE USED TO FILL THE VOIDS AT ALL ANCHORAGE POINTS.

AT MASONRY WALL: 3/16" TAPCON ANCHOR THRU WOOD BUCK WITH MIN. 3/4" PENETRATION INTO CONCRETE.

AT WOOD FRMD. WALL: #10 SMS SCREWS WITH MIN. 3/4" PENETRATION OF THE WOOD FRAMING MEMBER.

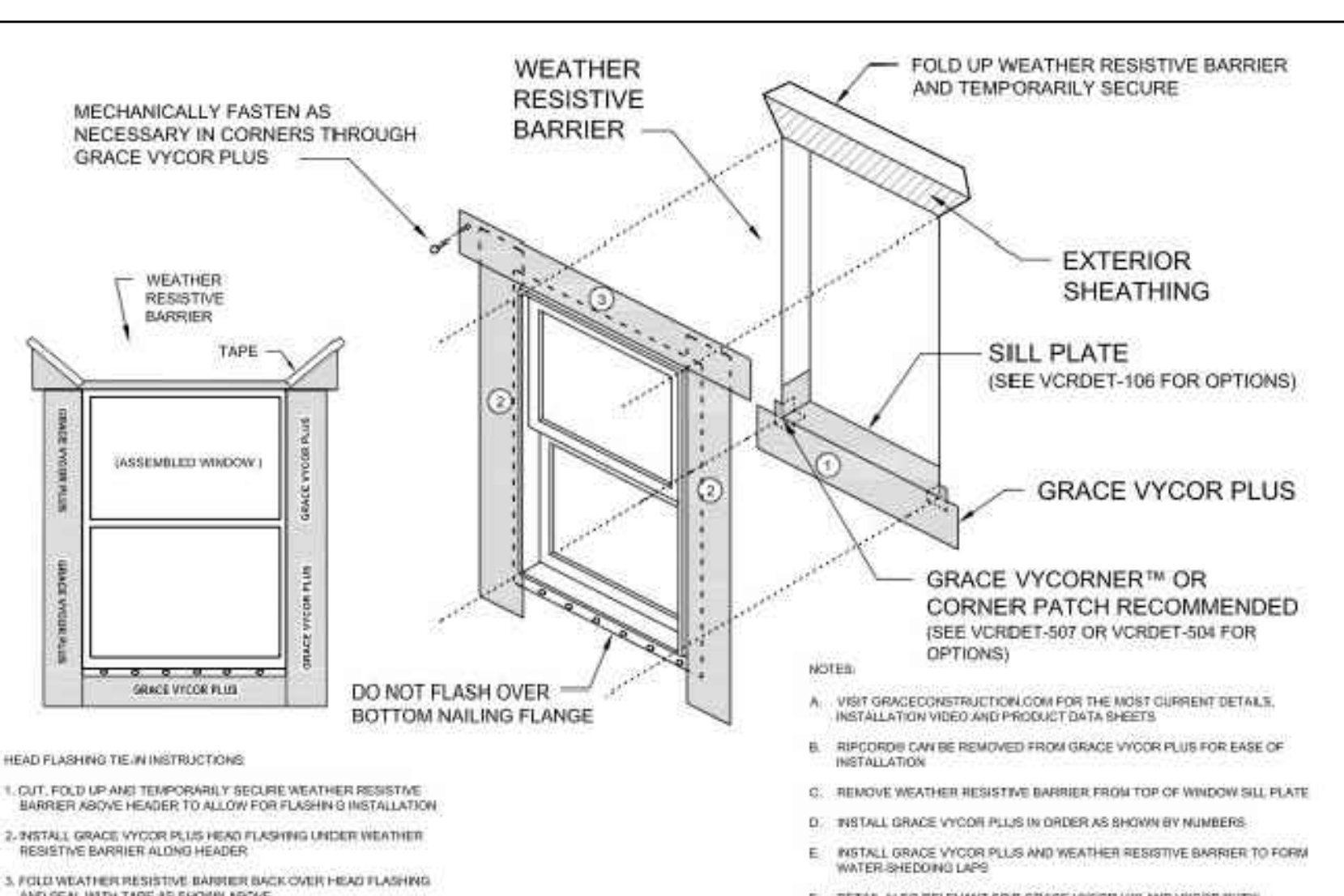


ARCHITECTURAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

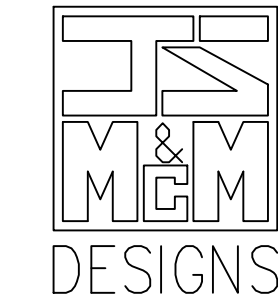
NEW AREA CALCS:

EXISTING TOTAL:	1,373 S.F.
NEW ADDITION:	204 S.F.
LIVING TOTAL:	1,577 S.F.
GARAGE:	231 S.F.
ENTRY PORCH:	16 S.F.
NEW CVRD. PORCH:	196 S.F.
TOTAL:	2,020 S.F.



FLASHING DETAIL

NOT TO SCALE

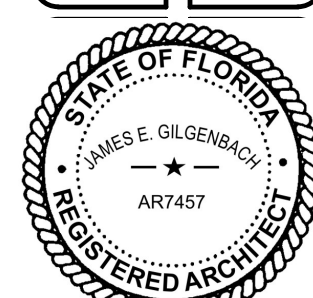


JS & MCM DESIGNS

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ARCHITECTURE

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PORT ST LUCIE
FLORIDA 34986
(954) 590 - 8970



REVISIONS:

REV: DEC 12, 2025
NEW HDR. SLDR.

1. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER ALL SCALED DIMENSIONS.

2. CONTRACTOR TO VERIFY ALL DIMENSIONS & ADVISE ARCHITECT OF ANY DISCREPANCIES. CONSTRUCTION SHALL NOT PROCEED UNTIL SAID DISCREPANCIES HAVE BEEN RESOLVED BY ARCHITECT.

3. NO MATERIALS OR SYSTEMS ARE TO BE FABRICATED UNTIL:

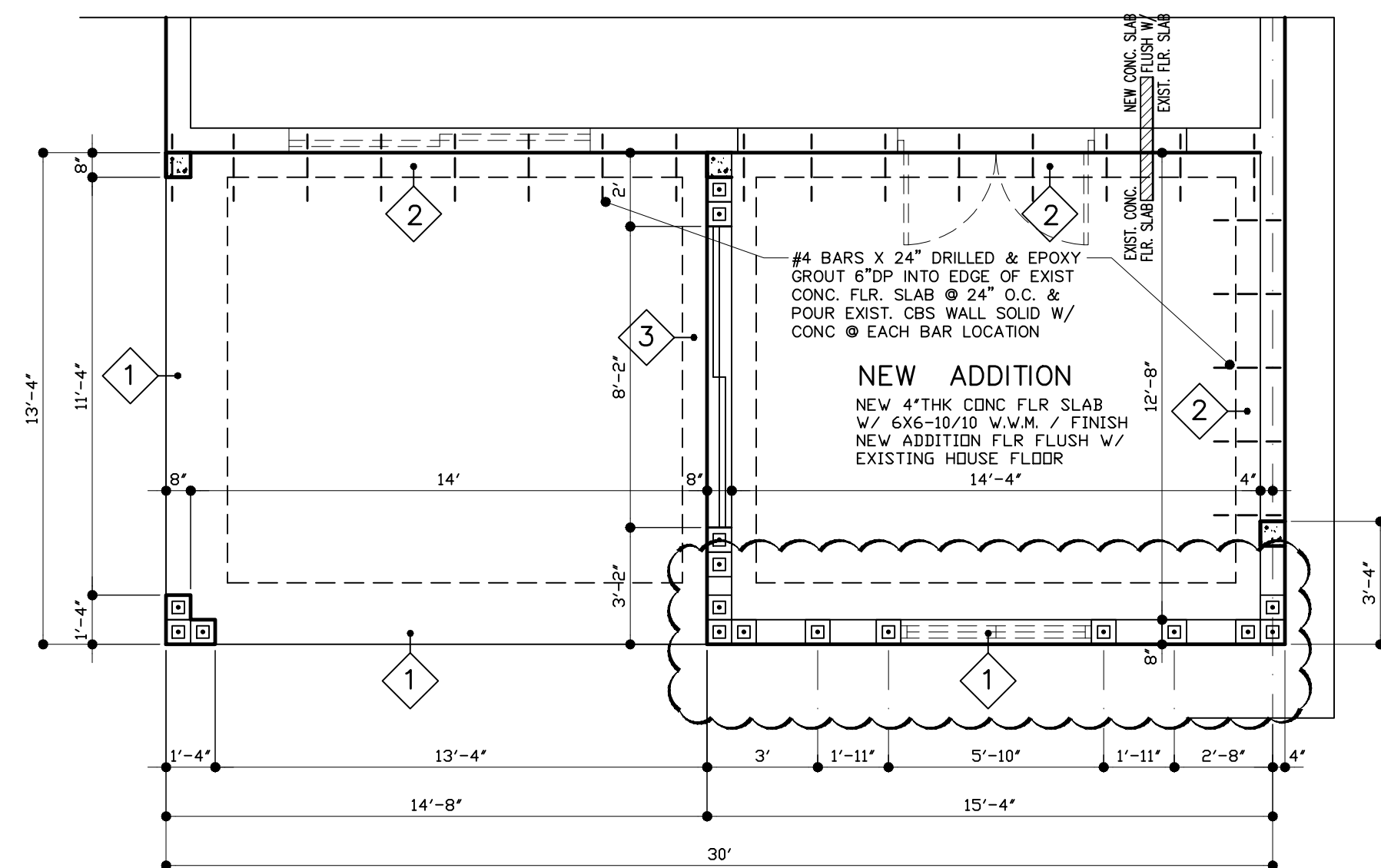
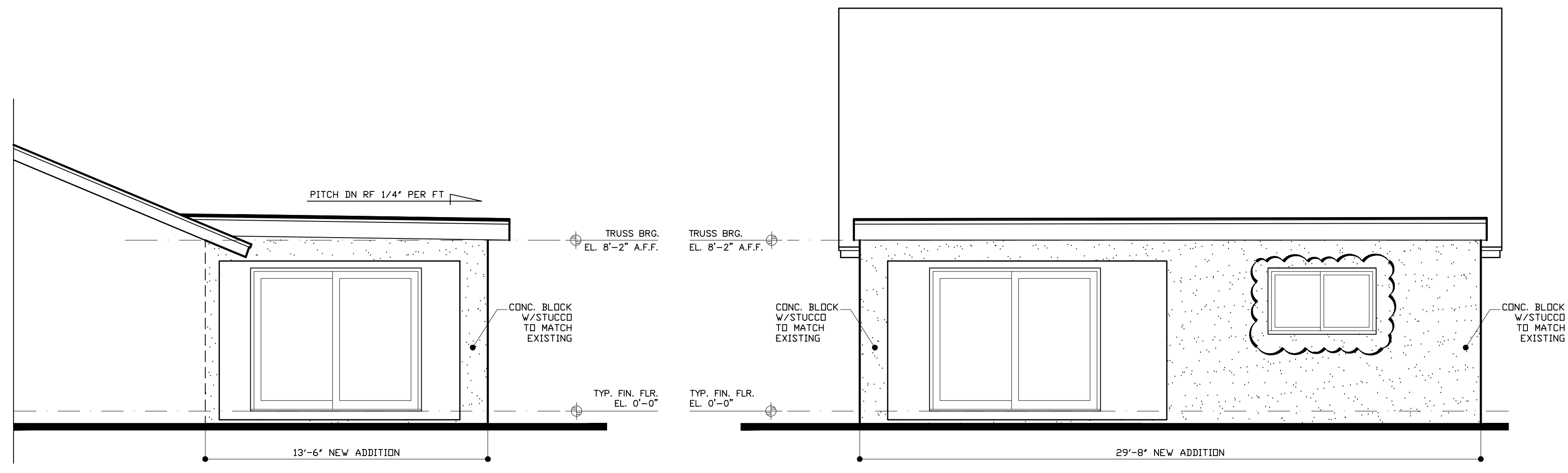
4. ALL DIMENSIONS HAVE BEEN VERIFIED BY THE CONTRACTOR.

5. SHOP DRAWINGS HAVE BEEN REVIEWED & ACCEPTED BY THE ARCHITECT.

RENOVATION TO EXISTING RESIDENCE OF LOUDEN RESIDENCE

2 3 7 S W 2 7 T H T E R R A C E
CITY OF DELRAY BCH., PALM BEACH COUNTY, FLORIDA 33445

DATE: 20 MAR '25
PROJECT NO: 25 - A04
SHEET: of 2 **A1**



FOUNDATION SCHEDULE

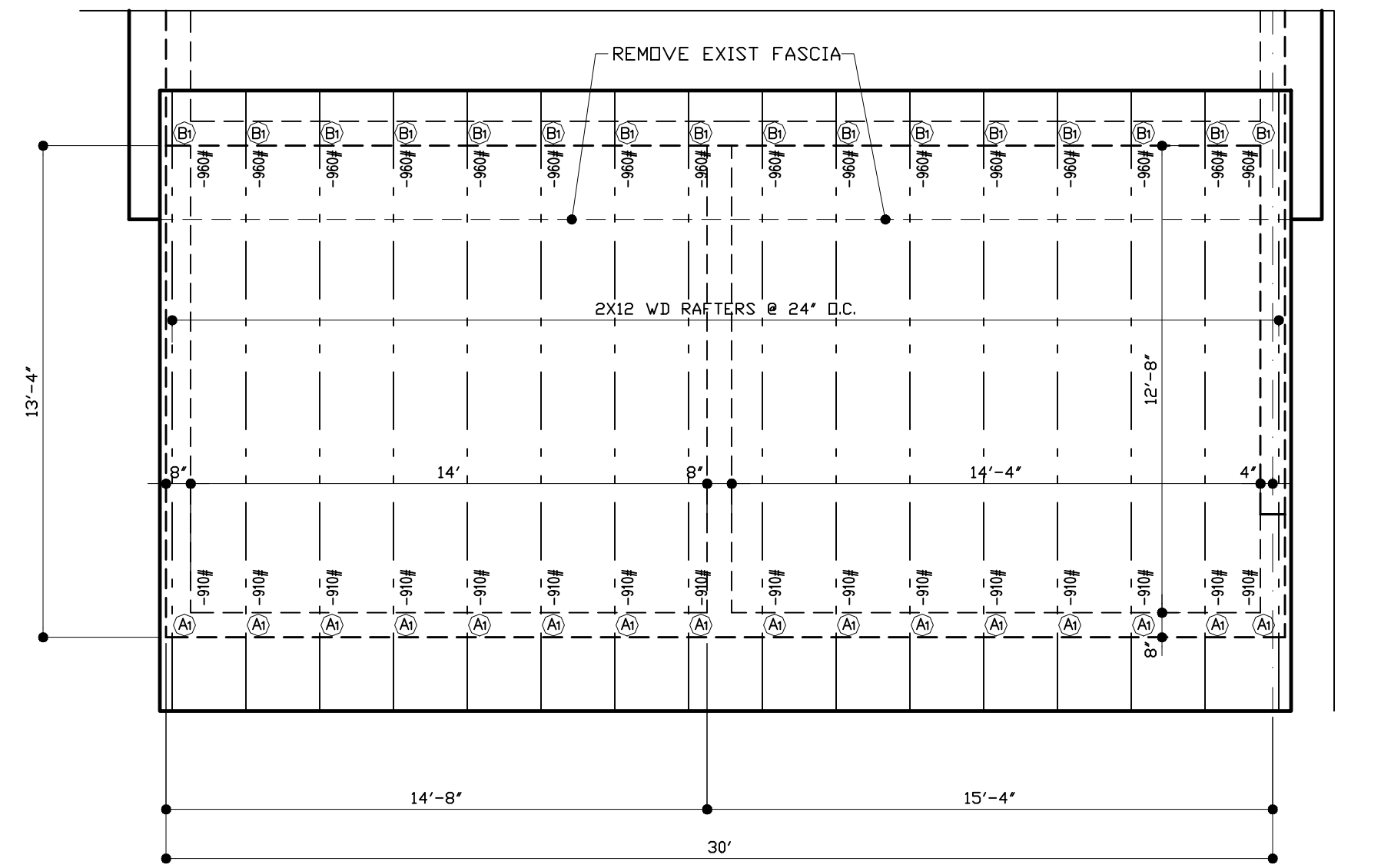
- 1 16" DP. X 18" W. CONCRETE MONOLITHIC FOOTING W/ (3) #5 REINF. BARS CONT. W/ #4 TRANSVERSE BARS @ 48" O.C.
- 2 10" DP. X 8" W. THICKENED CONCRETE SLAB EDGE W/ (1) #5 REINF. BAR CONT. & #4 BAR DRILLED & EPOXY GROUT INTO EDGE OF EXIST CONC FLR SLAB & POUR EXIST CBS WALL SOLID W/ CONC @ EACH BAR LOCATION.
- 3 12" DP. X 24" W. CONCRETE SPREAD FOOTING W/ (3) #5 REINF. BARS CONT. W/ #4 TRANSVERSE BARS @ 48" O.C.

FOUNDATION NOTES:

FLOOR SLAB: 4" CONC. SLAB W/ 6X6-10/10 W.W.M. ON 6 MIL POLYETH. VAPOR BARRIER ON COMPACTED TERMITE POISONED CLEAN FILL MIN. SOIL BEARING: 2000 P.S.F.
MIN. CONC. STRENGTH: 2500 P.S.I. AT 28 DAYS
TYPICAL TIE COL.: (1) #5 REINF. BAR VERT. & GROUTED SOLID IN CELL OF CONC. BLK. WALL W/ CONCRETE.
STARTER COL. 8" X 8" POURED CONC. TIE COL. W/ (2) #5 REINF. BARS VERT. & #2 TIE BARS @ 12" O.C. MAX.

FINISH FLOOR NOTE:

NEW ADDITION FLOOR TO BE FLUSH AND MATCH EXISTING FINISH FLOOR ELEVATION OF EXISTING HOUSE.



TRUSS ANCHORAGE NOTE:

- A TRUSS ANCHOR STRAP AT NEW CONC. BM. TO BE "SIMPSON" #16 GALV. MTL. RIVETED TRUSS ANCHOR
 - 1 (13)100 COMMON NAILS-TRUSS
 - (6)100 X 1 1/2" NAILS-SEAT PL
 - F1=335#, F2=635#, U=-1450#
- B TRUSS ANCHOR STRAP TO EXIST. CONC. BM. TO BE "SIMPSON" #16 GALV. MTL. RIVETED TRUSS ANCHOR
 - 1 (8)100 COMMON NAILS-TRUSS
 - (4)1/4" X 2 1/2" TAPCONS @ PRECAST WALL
 - F1=335#, F2=635#, U=-1175#

ROOF SHEATHING NOTE:

ROOF SHEATHING TO BE MIN. 5/8" EXT. 1, CDX PLYWD. W/ LNG. DIM. PERPENDICULAR TO FRMG. & END JNTS. STAGGERED, ROOF SHG. TO BE ATTACHED WITH 8D RING-SHANK NAILS AT 6" O.C. AT EDGES AND INTERMEDIATE FRAMING.
NAIL TO 2X FACIA BD @ 4" O.C.

ROOF LOADS	
TCLL:	30 PSF
TCDL:	15 PSF
BCLL:	00 PSF
BCDL:	10 PSF
TOTAL:	55 PSF

