

**GARAGE CONVERSION  
SCOPE OF WORK:**

SCOPE OF WORK IS CONVERSION OF EXISTING CAR GARAGE TO A GYM.

**PROPERTY ADDRESS:**

7758 TENNYSON CT, BOCA RATON, FL 33433

**BUILDING CODE INFORMATION:**

ARCHITECT: JAMES E. GILGENBACH (FL AR7457)  
WIND DESIGN STANDARD: ASCE 7-10  
BUILDING CODE: FL BLDG CODE 2020, 7TH ED.  
ELECTRICAL CODE: NATL ELECTRICAL CODE 2017 (NFPA 70)  
DESIGN WIND SPEED: ULTIMATE-170 MPH  
NOMINAL-132 MPH  
DESIGN WIND VELOCITY PRESSURE: 41.1 PSF  
IMPORTANCE FACTOR: 1.0  
BUILDING OCCUPANCY CATEGORY: "II"  
BUILDING WIND EXPOSURE CLASS: "C"  
INTERNAL PRESSURE COEFFICIENT: +/- .18  
MEAN ROOF HEIGHT FROM GRADE: 30.0 FT.  
BUILDING DESIGN: ENCLOSED  
LEVEL OF ALTERATION: LEVEL 1 (ALTERATION)  
BLDG OCCUPANCY CLASSIFICATION: R-3 (RESIDENTIAL)  
BLDG TYPE OF CONSTRUCTION: TYPE V  
BLDG - TOTAL # OF STORIES: 2 STORY

**DEMOLITION NOTES:**

- PROTECT ALL EXISTING BUILDING AREAS WHICH ARE NOT TO BE AFFECTED BY THE CONSTRUCTION. PROTECT ALL EXISTING STRUCTURAL ELEMENTS OF THE BUILDING FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- CLEAN UP ALL TRASH AND DEMOLISHED MATERIALS DAILY.
- REMOVE ALL EXISTING WALLS, FLOORING FINISHES, CEILINGS, MECHANICAL AND ELECTRICAL COMPONENTS NOT TO BE REUSED IN THE AREA AS INDICATED ON THE DEMOLITION PLAN.
- REMOVE, STORE, AND PROTECT FROM DAMAGE ALL CONSTRUCTION MATERIALS, EQUIPMENT AND FIXTURES TO BE REUSED DURING CONSTRUCTION.

**ARCHITECTURAL NOTES:**

- 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.
- 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.
- 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 COMMENSING CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES BUILDING.
- PROVIDE 2X4 WOOD BLOCKING BETWEEN THE STUDS IN AREAS TO HAVE EQUIPMENT, GRAB BARS, BASE/VANITY/WALL CABINETS FOR MOUNTING THESE ITEMS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL DEBRIS FROM THE SITE.

**GENERAL CONSTRUCTION NOTES:**

- ALL WORK BY ALL TRADES TO BE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE, LOCAL, & GOVERNMENTAL CODES, ORDINANCES, STANDARDS AND RESTRICTIONS.
- ALL TRADES TO COORDINATE THEIR WORK WITH ALL OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.
- 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.
- 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.
- 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 COMPLETE FULLY OPERATIVE SYSTEMS IN FIRST CLASS WORKMANLIKE MANNER.
- 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.
- 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).
- MIN. ELECTRICAL WIRE SIZE SHALL BE #14 A.W.G. (EXCLUDING THE CONTROL WIRING). ALL CONDUCTORS SHALL BE "COPPER" WITH "THHN" INSULATION.
- PROVIDE "GFI" RECEPTACLES IN BATHROOMS, AT KITCHEN COUNTERS, IN GARAGE AND OUTSIDE LOCATIONS.
- SANITARY PLBG. PIPING TO HAVE MIN. 1/8" PER FT. PITCH AT ALL HORIZ. RUNS. PROVIDE CLEANOUTS AT THE BASE OF WASTE STACKS.

**WINDOW GLAZING NOTE:**

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

**SCHEDULES:**

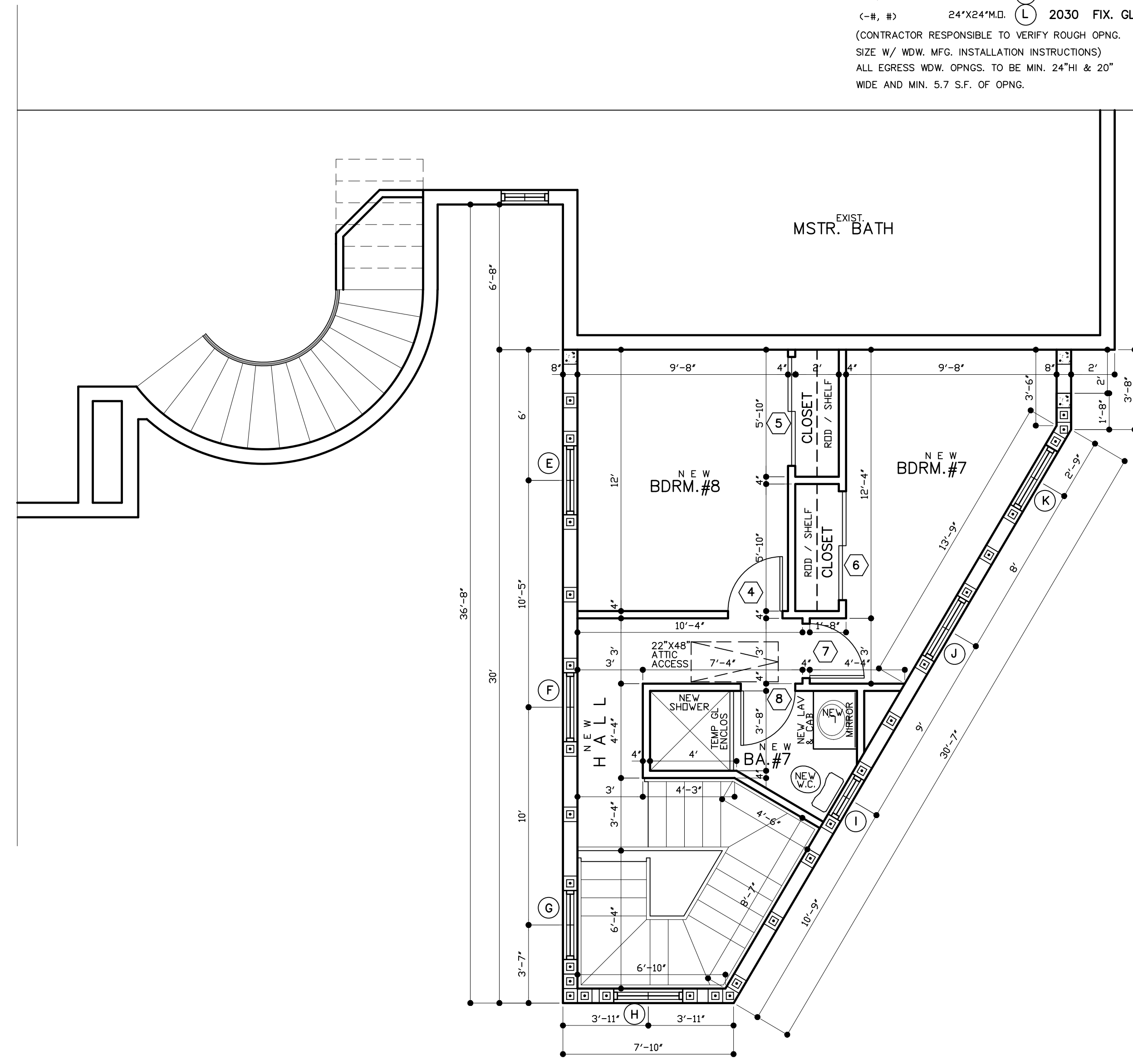
**DOORS:**

C-#, #)	ROUGH OPENINGS	DOORS
C-#, #)	74"X50"MD.	1 3080 WD DR.
C-#, #)		2 2880 WD DR.
C-#, #)		3 2880 WD DR.
C-#, #)		4 2680 WD DR.
C-#, #)		5 2680 BI-FLD. DR.
C-#, #)		6 2680 BI-FLD. DR.
C-#, #)		7 2680 WD DR.
C-#, #)		8 2680 WD DR.
C-#, #)		9 2680 WD DR.

**WINDOWS:**

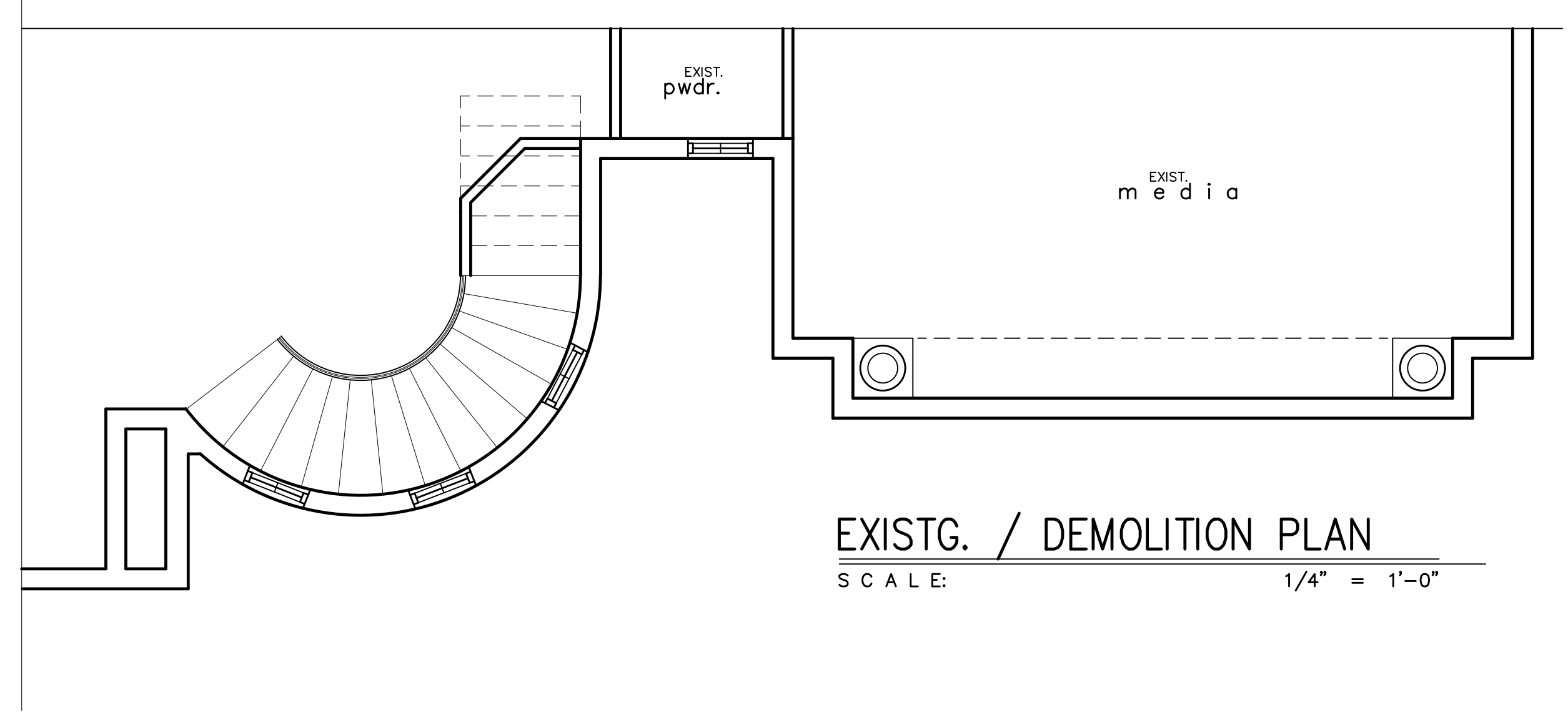
C-#, #)	ROUGH OPENINGS	WINDOWS
C-#, #)	38"X62"MD.	A 3050 HR. SLD. WDW.
C-#, #)	38"X62"MD.	B 3050 HR. SLD. WDW.
C-#, #)	38"X62"MD.	C 3050 HR. SLD. WDW.
C-#, #)	26"X122"MD.	D 20100 FIX GLASS WDW.
C-#, #)	38"X62"MD.	E 3050 HR. SLD. WDW.
C-#, #)	38"X62"MD.	F 3050 HR. SLD. WDW.
C-#, #)	38"X62"MD.	G 3050 HR. SLD. WDW.
C-#, #)	38"X62"MD.	H 3070 FIX. GLASS WDW.
C-#, #)	26"X38"MD.	I 2030 HR. SLD. WDW.
C-#, #)	38"X62"MD.	J 3050 HR. SLD. WDW.
C-#, #)	38"X62"MD.	K 3050 HR. SLD. WDW.
C-#, #)	24"X24"MD.	L 2030 FIX. GLASS WDW.

(CONTRACTOR RESPONSIBLE TO VERIFY ROUGH OPNG.  
SIZE W/ WDW. MFG. INSTALLATION INSTRUCTIONS)  
ALL EGRESS WDW. OPNGS. TO BE MIN. 24"HI & 20"  
WIDE AND MIN. 5.7 S.F. OF OPNG.



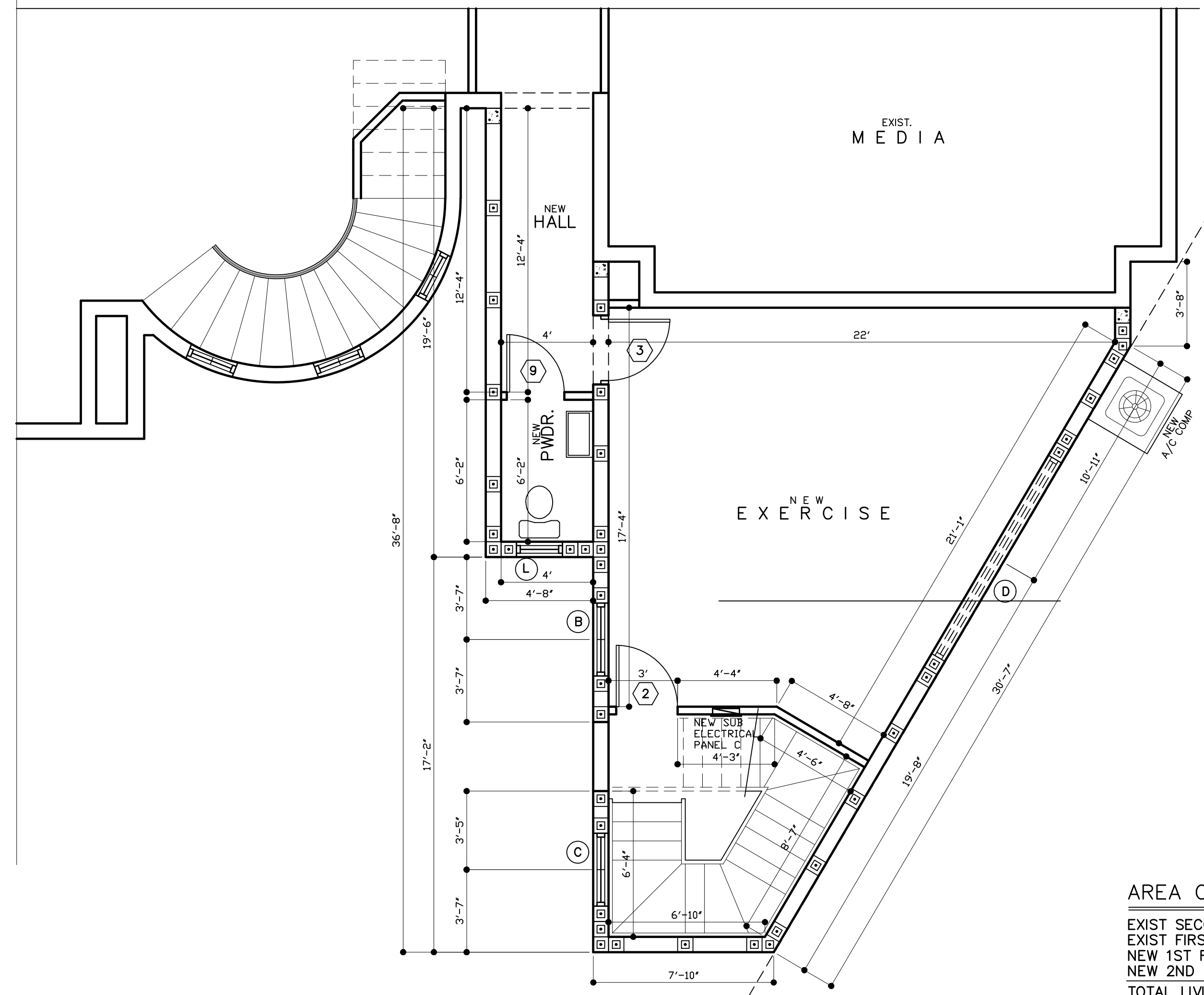
**SECOND FLOOR LEVEL  
ARCHITECTURAL FLOOR PLAN**

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



**EXISTG. / DEMOLITION PLAN**

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



**FIRST FLOOR LEVEL  
ARCHITECTURAL FLOOR PLAN**

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

**AREA CALC:**

EXIST SECOND FLOOR:	3,070 S.F.
EXIST FIRST FLOOR:	4,786 S.F.
NEW 1ST FLR ADDTN:	541 S.F.
NEW 2ND FLR ADDTN:	405 S.F.
TOTAL LIVING:	8,802 S.F.
SCREENED PORCH:	660 S.F.
STORAGE:	24 S.F.
GARAGE:	1,010 S.F.
ENTRY PORCH:	104 S.F.
<b>TOTAL:</b>	<b>10,600 S.F.</b>