



SEDA GHAZARYAN

229 WASHINGTON AVE. #3

WINTHROP, MA 02152

PROJECT# 22006: 3RD FLOOR SUNROOM
RECONFIGURATION

Label	Title
G1.00	Cover Page
G1.01	Notes & Specifications
A1.00	Demoliton/Proposed Plans

PERMIT SET - 3/24/2022

Objective: Split sunroom into sunroom/office space. Remove 2 doorways and widen.

PERSPECTIVE VIEW

AERIAL VIEW

PROPERTY INFORMATION

Property Information (per assessor) Address: 229 Washington Ave. Parcel ID: 2997 Book/Page: 193/127 Occupancy: Res Condo Year Built: 1900 Zoning: Finished Area (SF): 860 sq. feet Bed/Baths: 2/1
Floor Area (per assessor) Lot Size: Frontage: N/A FAR - Max: N/A Lot Coverage % - Max: N/A Building Area - Current: N/A Lot Coverage % - Current: N/A Finished Area - Proposed: N/A Lot Coverage % - Proposed: N/A

REVISION TABLE	NUMBER	DATE	REVISED BY	DESCRIPTION

GHZARYAN Residence
229 Washington Ave.
Winthrop, MA

Cover Page

DRAWINGS PROVIDED BY:

Marcia Construction, Inc.
50 Watts St.
Chelsea, MA

DATE:
3/24/2022

SCALE:
AS NOTED

SHEET:
G1.00

GENERAL NOTES AND SPECIFICATIONS:

1. THE BUILDER SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES.

2. WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND PROPER FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS. THE GENERAL CONTRACTOR SHALL NOTIFY THIS OFFICE WITH ANY PLAN CHANGES REQUIRED FOR DESIGN AND FUNCTION OF PLUMBING, HVAC AND ELECTRICAL SYSTEMS.

4. THE GENERAL CONTRACTOR SHALL FULLY COMPLY WITH THE 2015 IBC AND ALL ADDITIONAL STATE AND LOCAL CODE REQUIREMENTS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY WORK KNOWINGLY PERFORMED CONTRARY TO SUCH LAWS, ORDINANCES, OR REGULATION. THE CONTRACTOR SHALL ALSO PERFORM COORDINATION WITH ALL UTILITIES AND STATE SERVICE AUTHORITIES.

5. THIS OFFICE SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS AND METHODS, ACTS OR OMISSIONS OF THE CONTRACTOR OR SUBCONTRACTOR, OR FAILURE OF ANY OF THEM TO CARRY OUT WORK IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS, AND DEFECT DISCOVERED IN THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THIS OFFICE BY WRITTEN NOTICE BEFORE PROCEEDING WITH WORK. REASONABLE TIME NOT ALLOWED THIS OFFICE TO CORRECT THE DEFECT SHALL PLACE THE BURDEN OF COST AND LIABILITY FROM SUCH DEFECT UPON THE CONTRACTOR.

6. STRUCTURES SHALL BE ADEQUATELY BRACED FOR WIND LOADS UNTIL THE ROOF, FLOOR AND WALLS HAVE BEEN PERMANENTLY FRAMED TOGETHER AND SHEATHED.

7. INSTALL POLYISOCYANURATE FOAM TYPE INSULATION AT FLOOR AND PLATE LINES, OPENINGS IN PLATES, CORNER STUD CAVITIES AND AROUND DOOR AND WINDOW ROUGH OPENING CAVITIES.

8. INSTALL WATERPROOF GYPSUM BOARD AT ALL WATER SPLASH AREAS TO MINIMUM 70" ABOVE SHOWER DRAINS.

9. PROVIDE SOLID BLOCKING UNDER ALL BEARING WALLS PERPENDICULAR TO JOISTS AND OTHER BEARING POINTS NOT OTHERWISE PROVIDED WITH SUPPORT.

10. INSULATE WASTE LINES FOR SOUND CONTROL.

11. EXHAUST ALL VENTS AND FANS DIRECTLY TO OUTSIDE VIA METAL DUCTS, PROVIDE 90 CFM (MIN) FANS TO PROVIDE 5 AIR CHANGES PER HOUR IN BATHS CONTAINING TUB AND / OR SHOWER AND IN LAUNDRY ROOMS.

12. ALL RECESSED LIGHTS IN INSULATED CEILINGS TO HAVE THE I.C. LABEL.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

BUILDING PERFORMANCE:

1. HEAT LOSS CALCULATIONS SHALL COMPLY WITH THE REQUIREMENTS OF REGIONAL AND LOCAL CODES. SEE CALCULATIONS.

2. PORCHES, DECKS, FOUNDATION, FIREPLACE ENCLOSURES, AND GARAGE AREAS NOT INCLUDED IN LIVING AREA.

3. ALL EXHAUST FANS TO BE VENTED DIRECTLY TO THE EXTERIOR.

4. ALL PENETRATIONS OF THE BUILDING ENVELOPE SHALL BE SEALED WITH CAULK OR FOAM.

CARPENTRY:

SAWN LUMBER DESIGN IS BASED ON THE NATIONAL DESIGN SPECIFICATION, LATEST EDITION. SAWN LUMBER SHALL CONFORM TO WEST COAST LUMBER INSPECTION BUREAU OR WESTERN WOOD PRODUCTS ASSOCIATION GRADING RULES. ALL LUMBER NOT SPECIFICALLY NOTED TO BE D.F. #2 OR BETTER. ALL WOOD IN PERMANENT CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED UNLESS AN APPROVED BARRIER IS PROVIDED. FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON STRONG-TIE COMPANY (OR ENGINEER APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HU OF SIZE RECOMMENDED FOR MEMBER. ALL HANGERS AND NAILS IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE SIMPSON Z-MAX HANGERS OR STAINLESS STEEL. ALL SHEAR WALL SHEATHING NAILS SHALL BE COMMON NAILS. ALL FRAMING NAILS SHALL BE COMMON NAILS. OR HOT DIPPED GALVANIZED BOX NAILS. FRAMING NAILS SHALL BE PER IBC TABLE 2304.9.1 OR IRC TABLE R602.3(1).

PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS 1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" OR APA PRP-108 PERFORMANCE STANDARDS. UNLESS NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANELS ENDS AND EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF SHEATHING AND SUB-FLOORING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. ROOF SHEATHING SHALL EITHER BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLYCLIPS. SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2X FRAMING AT ALL PANEL EDGES. NAILING NOT SPECIFICALLY IDENTIFIED ON THE DRAWINGS TO CONFORM WITH IRC TABLE R602.3(1).

GLUED LAMINATED MEMBERS SHALL BE FABRICATED IN CONFORMANCE WITH U.S. PRODUCT STANDARD PS 56, "STRUCTURAL GLUED LAMINATED TIMBER" AND AMERICAN INSTITUTE OF TIMBER CONSTRUCTION, AITC 117. EACH MEMBER SHALL BEAR AN AITC OR APA-EWS IDENTIFICATION MARK AND BE ACCOMPANIED BY A CERTIFICATE OF CONFORMANCE. ONE COAT OF END SEALER SHALL BE APPLIED IMMEDIATELY AFTER TRIMMING IN EITHER SHOP OR FIELD. GLULAM HANGERS NOT SHOWN SHALL BE SIMPSON EG.

PREMANUFACTURED WOOD JOISTS: PREMANUFACTURED WOOD JOISTS SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS, MANUFACTURED BY THE TRUS JOIST COMPANY, OR AN ENGINEER APPROVED EQUAL. PROVIDE BRIDGING IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDATIONS. JOISTS AND BRIDGING SHALL BE CAPABLE OF RESISTING THE WIND UPLIFT NOTED ON THE DRAWINGS. THE JOIST MANUFACTURER SHALL VISIT JOB SITE AS REQUIRED AND VERIFY THE PROPER INSTALLATION OF JOISTS IN WRITING TO THE ARCHITECT/ENGINEER. PREMANUFACTURED WOOD JOIST ALTERNATES WILL BE CONSIDERED, PROVIDED THE ALTERNATE IS COMPATIBLE WITH THE LOAD CAPACITY, STIFFNESS, DIMENSIONAL, AND FIRE RATING REQUIREMENTS OF THE PROJECT, AND IS ICBO APPROVED.

LUMBER SPECIES:
A POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2

B EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER

C SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.

D ALL STUDS TO BE DF#2 OR BETTER.

E PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
ROOF SHEATHING SHALL BE 1/2" CDX INT-APA RATED 32/16.
WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

F. 'I' JOISTS SHALL BE MANUFACTURED BY TRUS JOIST OR ENGINEER APPROVED EQUAL.

G. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

SKYLIGHTS ARE TO BE GLAZED WITH TEMPERED GLASS ON OUTSIDE AND LAMINATED GLASS ON THE INSIDE (UNLESS PLEXIGLASS). GLASS TO HAVE MAXIMUM CLEAR SPAN OF 25 IN. AND FRAME IS TO BE ATTACHED TO A 2x CURB WITH A MINIMUM OF 4 IN. ABOVE ROOF PLANE.

ALL TUB AND SHOWER ENCLOSURES ARE TO BE GLAZED WITH SAFETY GLASS.

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING. PROVIDE 1/2 IN. DEADBOLT LOCKS ON ALL EXTERIOR DOORS, AND LOCKING DEVICES ON ALL DOORS AND WINDOWS WITHIN 10 FT. (VERTICAL) OF GRADE. PROVIDE PEEPHOLE 54-66 IN. ABOVE FIN. FLOOR ON EXTERIOR ENTRY DOORS.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

INSULATE ALL ACCESS DOORS/ HATCHES TO CRAWL SPACES AND ATTICS TO THE EQUIVALENT RATING OF THE WALL, FLOOR OR CEILING THROUGH WHICH THEY PENETRATE. UNO ON PLANS.

ATTIC R-49
WALLS R-21
FLOORS R-30

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2015 EDITION OF THE I.R.C.

PROVIDE SPECIAL INSPECTION, SPECIAL TESTING, REPORTING AND COMPLIANCE PROCEDURES ACCORDING TO THE 2015 INTERNATIONAL BUILDING CODE.

SPECIAL INSPECTOR QUALIFICATIONS: DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION IN QUESTION. PRIOR TO THE BEGINNING OF CONSTRUCTION, REVIEW THE SPECIAL INSPECTION REQUIREMENTS WITH THE ARCHITECT, ENGINEER, BUILDING OFFICIAL, GENERAL CONTRACTOR AND SPECIAL INSPECTORS.

DUTIES OF THE SPECIAL INSPECTOR INCLUDE, BUT ARE NOT LIMITED TO:
OBSERVE THE WORK FOR CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS. BRING DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE GENERAL CONTRACTOR FOR BUILDING OFFICIAL.
FURNISH INSPECTION REPORTS FOR EACH INSPECTION TO THE BUILDING OFFICIAL, ARCHITECT, ENGINEER, GENERAL CONTRACTOR AND OWNER IN A TIMELY MANNER.
SUBMIT A FINAL REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS INSPECTED, AND WHETHER THE WORK IS IN CONFORMANCE WITH THE APPROVED PERMIT DRAWINGS AND SPECIFICATIONS.

DUTIES OF THE GENERAL CONTRACTOR INCLUDE, BUT ARE NOT LIMITED TO:
NOTIFY SPECIAL INSPECTOR THAT WORK IS READY FOR INSPECTION AT LEAST 24 HOURS BEFORE THE INSPECTION IS REQUIRED.
MAINTAIN ACCESS TO WORK REQUIRING SPECIAL INSPECTION UNTIL IT HAS BEEN OBSERVED AND INDICATED TO BE IN CONFORMANCE BY THE SPECIAL INSPECTOR AND APPROVED BY THE BUILDING OFFICIAL.
PROVIDE THE SPECIAL INSPECTOR WITH ACCESS TO APPROVED PERMIT DRAWINGS AND SPECIFICATIONS AT THE JOB SITE.
MAINTAIN JOB-SITE COPIES OF ALL REPORTS SUBMITTED BY THE SPECIAL INSPECTOR.

DEFINITIONS:
CONTINUOUS INSPECTION: THE SPECIAL INSPECTOR IS OBSERVING THE WORK REQUIRING SPECIAL INSPECTION AT ALL TIMES.
PERIODIC INSPECTION: THE SPECIAL INSPECTOR IS ON SITE AS REQUIRED TO CONFIRM THAT THE WORK REQUIRING SPECIAL INSPECTION IS IN CONFORMANCE.

DISCLAIMERS:

1. HOMEOWNER & CONTRACTOR: TO VERIFY ALL DIMENSIONS,STRUCTURAL DETAILS, AND BUILDING CODES, AND GRADE REQUIREMENTS.

2. HOMEOWNER WILL TAKE NECESSARY PRECAUTIONS TO REMOVE OR RELOCATE ITEMS OF VALUE TO BE REUSED AND/ OR SAVED, OR IN ANY DANGER OF BEING DAMAGED DUE TO CONSTRUCTION PROCESS.

3. TO THE BEST OF MY KNOWLEDGE, THESE PLANS ARE DRAWN TO COMPLY WITH OWNER'S AND/OR BUILDER'S SPECIFICATIONS AND ANY CHANGES MADE ON THEM AFTER PRINTS ARE MADE WILL BE DONE AT THE OWNER'S AND/OR BUILDER'S EXPENSE AND RESPONSIBILITY. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ENCLOSED DRAWING. THE WILBUR GROUP, INC IS NOT LIABLE FOR ERRORS ONCE CONSTRUCTION HAS BEGUN. WHILE EVERY EFFORT HAS BEEN MADE IN PREPARATION OF THIS PLAN TO AVOID MISTAKES, THE MAKER CAN NOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR OF THE JOB MUST CHECK ALL DIMENSIONS AND OTHER DETAILS PRIOR TO CONSTRUCTION AND BE SOLELY RESPONSIBLE THEREAFTER.

ABBREVIATIONS

A.C.P.	ACOUSTIC CEILING PANEL	D.A.	DOUBLE ACTING	K.	KIP	R.D.	ROAD
A/C	AIR CONDITION	D.S.	DOWNSPOUT	L.B.L.	LABEL	R.D.	ROOF DRAIN
A.F.F.	ABOVE FINISH FLOOR	D.	DRAIN	L.V.	LAVATORY	R.W.L.	RAIN WATER LEADER
ALUM.	ALUMINUM	DWG.	DRAWING	L.G.	LENGTH LONG	RSH.	ROUGH
A.B.	ANCHOR BOLT	D.W.	DRYWALL	L.T.L.	LINTEL	SECT.	SECTION
A.	AND	E.A.	EACH	L.V.R.	LOUVER	S.S.	SERVICE SINK
A.	ANGLE	E.P.	EACH FACE	L.P.	LOFT POINT	S.S.	STAINLESS STEEL
APPROX.	APPROXIMATELY	E.V.	EACH WAY	M.H.	MANHOLE	S.V.	SHEET VINYL
ARCH.	ARCHITECTURAL	ELEC.	ELECTRIC	H.	HARDLE	S.V.	SHOP VELD
ASB.	ASPHALT & GRAVEL	E.P.C.	ELECTRIC WATER COOLER	M.B.	MASONRY	S.D.R.	SLIDING DOOR
BL.	BASE LINE	ELEV.	ELEVATOR, ELEVATION	M.O.	MASONRY OPENING	S.C.	SOLID CORE
B.PL.	BASE PLATE	EL.	ELEVATION	MATL.	MATERIAL	SPEC.	SPECIFICATION
BEAM	BEAM	ENCL.	ENCLOSURE ENCLOSURE	MECH.	MECHANICAL	SPE.	SPRINKLER
BPC.	BED PAN	ENS.	ENGINEERING(S)	M.T.L.	MATERIAL	SQ. FT.	SQUARE FEET
BLKG.	BLOCKING	ENT.	ENTRANCE	MIN.	MINIMUM	STD.	STANDARD
B.S.	BOTH SIDES	EQ.	EQUAL	MISC.	MISCELLANEOUS	STL.	STEEL
B.V.	BOTH WAYS	EQUIP.	EQUIPMENT	MTE.	MOUNTING	STRUC.	STRUCTURAL
BOT.	BOTTOM	EXIST.	EXISTING	NOH.	NOMINAL	SUSP.	SUSPENDED
BRK.	BRICK	EXP.	EXPANSION, EXPOSED	N.T.C.	NOT IN CONTRACT	SYMM.	SYMMETRICAL
BLD'G.	BUILDING	E.B.	EXPANSION JOINT	N.T.S.	NOT TO SCALE	TELE.	TELEPHONE
B.I.	BOTTOM OF . . .	E.J.	EXPANSION JOINT	NO. #	NUMBER	TLB.	THOUSAND POUND
CFT.	CARPET	EXTER.	EXTERIOR	NC.	NURSE CALL	THRD.	THRESHOLD
CLG.	CEILING	F.B.	FACE BRICK	OFF.	OFFICE	TOL.	TOILET
CL.	CENTER LINE	F.	FACE OF . . .	O.C.	ON CENTER	TJ.	TOP OF . . .
C.T.C.	CERAMIC TILE COVE	F.T.O.F.	FACE TO FACE	OPG.	OPENING	TB.	TOKEN BAR
C.T.	CERAMIC TILE	FT.	FEET, FOOT	OPP.	OPPOSITE	TRU-SLE	TRU-GLAZE
CERH.	CERAMIC GUARD	F.V.	FIELD YIELD	OZ.	OUNCE	T.	TREAD
C.F.	CEMENT FIBERBOARD	FIN.	FINISH	O.D.	OUTSIDE DIAMETER	TYP.	TYPICAL
C.L.F.	CHAIN LINK FENCE	F.E.C.	FIRE EXTINGUISHER CABINET	O.T.	OUTSIDE FACE	UG.	UNDERCUT
CR.	CHAIR RAIL	F.H.G.	FIRE HOSE CABINET	O.A.	OVERALL	UNF.	UNFINISHED
G.O.	CLEAN OUT	FLASHG.	FLASHING	O.H.D.	OVERHEAD DOOR	U.N.O.	UNLESS NOTED OTHERWISE
CL.R.	CLEAN RANGE	F.L.R.	FLOOR	OPI.	OWNER FURNISHED AND INSTALLED	V.F.	VENT PIPE
CLS.R.	CLOSER	FLRG.	FLOORING	OFCI.	OWNER FURNISHED CONTRACTOR INSTALLED	VERT.	VERTICAL
CLS.	CLOSET	F.D.	FLOOR DRAIN	PT.	PNEUMATIC TUBE SYSTEM	VIN.	VINYL
CLK.	COAT HOOK	FLURK.	FLUORESCENT	PTD.	PAINTED	V.I.P.	VENT IN FIELD
COL.	COLUMN	FTG.	FOOTING	PNL.	PANEL	V.G.T.	VINYL COMPOSITION TILE
G.M.	COGGA MAT	FRT.	FIRE RETARDANT TREATED	P.H.	PARTIAL HEIGHT	V.B.G.	VINYL BASE COVE
CONC.	CONCRETE	FDN.	FOUNDATION	P.F.	PARTICLE FILLED	V.B.S.	VINYL BASE STRAIGHT
C.B.	CONCRETE BLOCK	F.H.	FULL HEIGHT	PTH.	PARTITION	V.T.R.	VENT THRU ROOF
CONC. BD.	CONCRETE BOUND	FUS.LINK.	FUSIBLE LINK	PLA.S.	PLASTIC	V.V.G.	VINYL WALL COVERING
C.M.U.	CONCRETE MASONRY UNIT	GA.	GAUGE OR GAUGE	PL.	PLASTIC	WGCT.	WAINSCOT
CONSTR.	CONSTRUCTION	GA.V.	GALVANIZED	P.LAM.	PLASTIC LAMINATE	WGL.	WATER GLAZE
CONT.	CONTINUOUS	G.C.	GENERAL CONTRACTOR	PLUM.	PLUMBING	WT.	WEIGHT
G.J.	CONTROL JOINT	GL.	GLASS	P.S.I.	POUNDS / SQUARE INCH	WV.F.	WELDED WIRE FABRIC
G.O.	CORNER GUARD	G.R.R.	GRAB RAIL	P.S.F.	POUNDS / SQUARE FOOT	W.G.	WIRE GLASS
CORR.	CORRIDOR	G.Y.F. BD.	GYPSUM WALLBOARD	PREF.	PREFINISHED	W.M.	WIRE MESH
GTKB.	COUNTERSUNK	G.Y.B.	GYPSUM WALLBOARD	P.M.	PRESSED METAL	W.	W
CBS.	COURSE	HDP.	HANDCAP	PROP.	PROPERTY / PROPOSED	W.D.	WITHOUT
CYL.	CYLINDER	HDNR.	HARDWARE	G.T.	QUARRY TILE	W.D.	WOOD
CH.	CEILING HEIGHT	H.D.	HEAVY DUTY	G.T.C.	QUARRY TILE COVE	WB.	WOOD BASE
DEPT.	DEPARTMENT	HGT. . HT.	HEIGHT	R.	RADIUS / RISER	W.P.	WORKING POINT
DEP.	DEPRESSION	H.G.	HOLLOW GORE	REC.	RECEPTACLE ELECTRICAL	W.P.	WATERPROOF
DIG.	DIAGONAL	H.M.	HOLLOW METAL	REF.	REFERENCE		
DIAMETER.	ROUND	HORIZ.	HORIZONTAL	REINF.	REINFORCING(S)		
DIM.	DIMENSION	H.B.	HOSE BIBB	REIN.	REMOVE		
DO.	DITTO	H.V.H.	HOT WATER HEATER	REQ'D.	REQUIRED		
DR.	DOOR	HUMI.	HUMIGUARD CEILING	REV.	REVISION / REVERSE		
D.L.	DOCK LEVELER	IN (F)	INCHES	R.F.	RIGID FRAME		

REVISION TABLE

NUMBER	DATE	REVISION BY	DESCRIPTION

GHAZARYAN Residence

22q Washington Ave.

Winthrop, MA

DRAWINGS PROVIDED BY:

Marcia Construction, Inc.

50 Watts St.

Chelsea, MA

DATE:

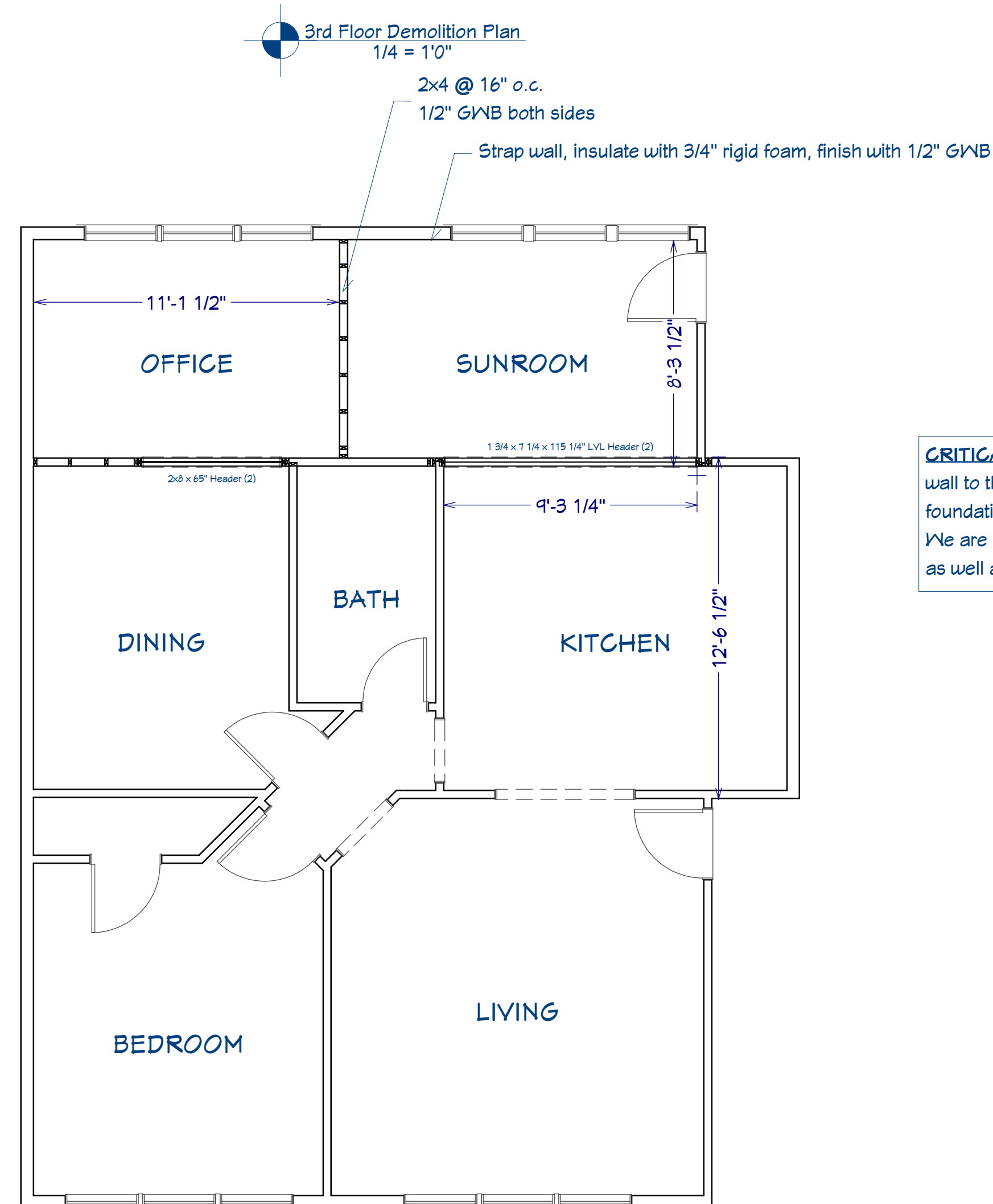
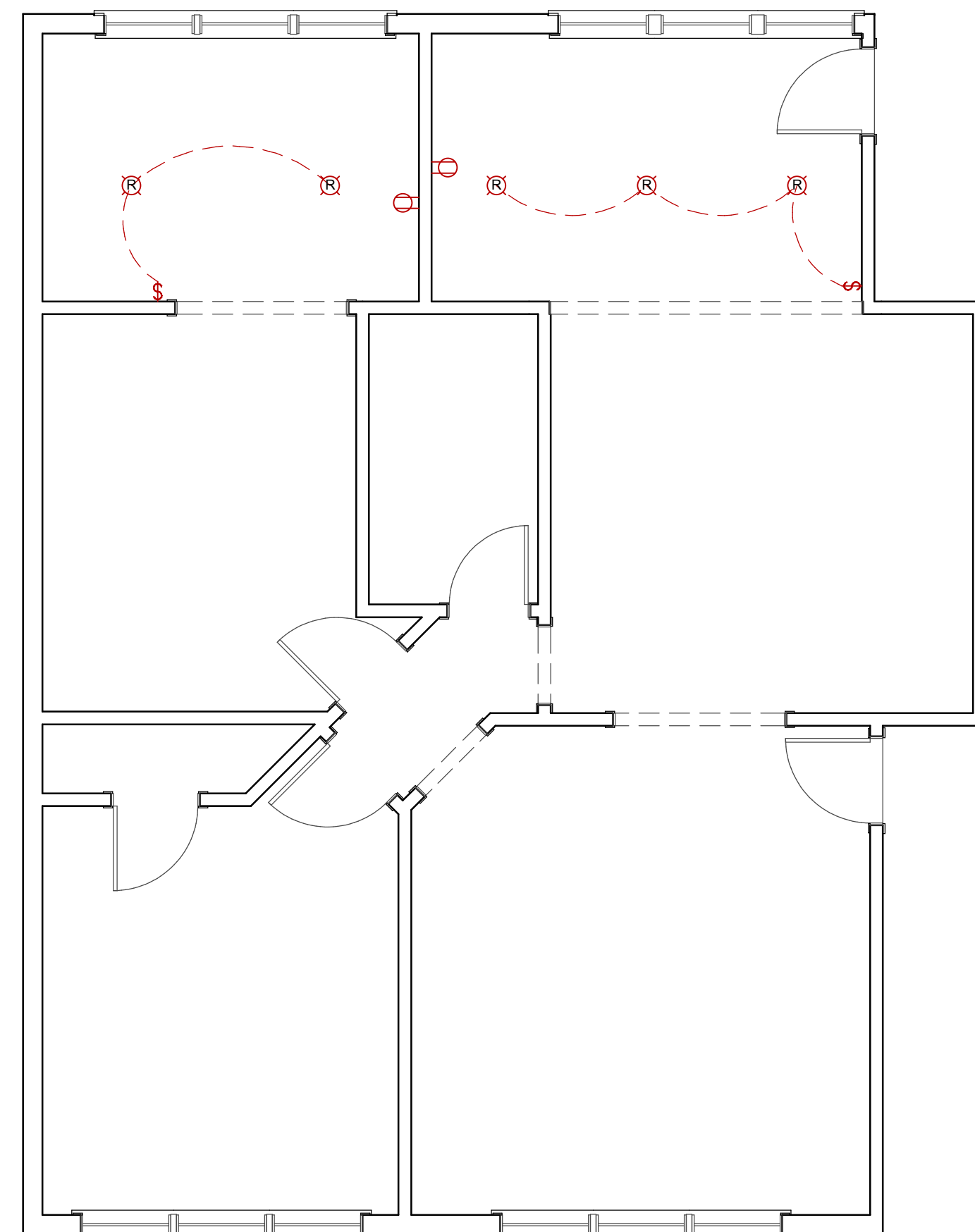
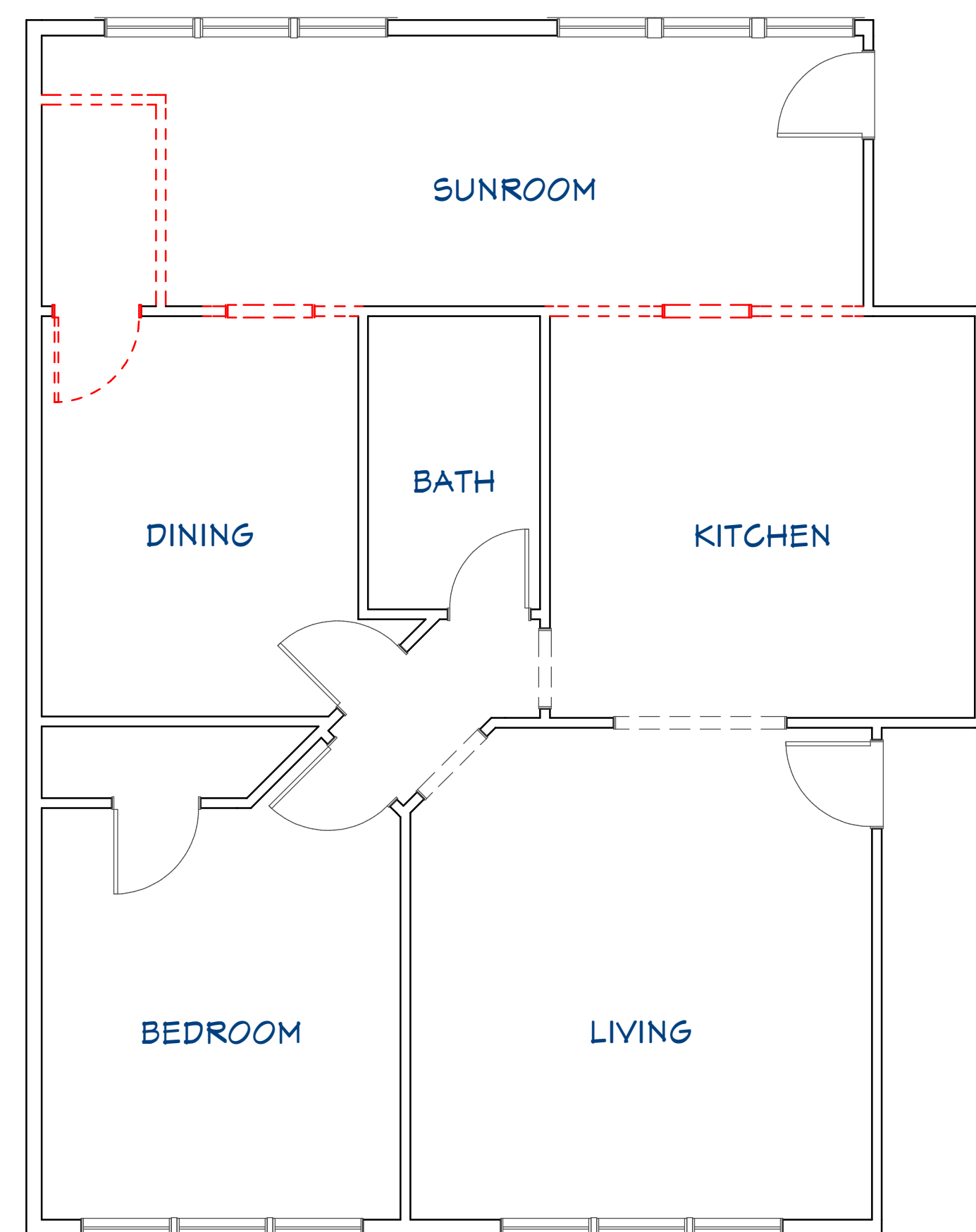
3/24/2022

SCALE:

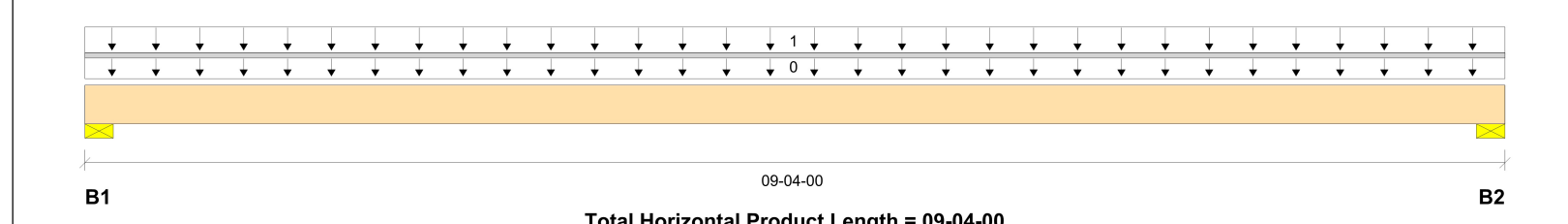
AS NOTED

SHEET:

G1.01



CRITICAL NOTE: Assumption that when the unit below opened up the wall to the sunroom, proper point loads were properly carried to adequate foundations in the basement, or any other means to support the loads. We are assuming the unit below had an engineering stamp and affidavit, as well as passing minimum required inspections, for their project.



Reaction Summary (Down / Uplift) (lbs)					
Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		501 / 0	1867 / 0		
B2, 3-1/2"		501 / 0	1867 / 0		

Load Summary							Live	Dead	Snow	Wind	Roof Live	Tributary
Tag	Description	Load Type	Ref.	Start	End	Loc.	100%	90%	115%	160%	125%	
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	09-04-00	Top		7				00-00-00
1	Roof	Unf. Area (lb/ft²)	L	00-00-00	09-04-00	Top		10	40			10-00-00

Controls Summary	Value	% Allowable	Duration	Case	Location
Pos. Moment	4995 ft-lbs	51.9%	115%	1	04-08-00
End Shear	1913 lbs	34.5%	115%	1	00-10-12
Total Load Deflection	L/328 (0.325")	73.2%	n/a	1	04-08-00
Live Load Deflection	L/416 (0.256")	86.6%	n/a	2	04-08-00
Max Defl.	0.325"	32.5%	n/a	1	04-08-00
Span / Depth	14.7				

Bearing Supports	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Wall/Plate	3-1/2" x 3-1/2"	2368 lbs	n/a	25.8%
B2	Wall/Plate	3-1/2" x 3-1/2"	2368 lbs	n/a	25.8%
					Unspecified

Notes

Design meets Code minimum (L/240) Total load deflection criteria.

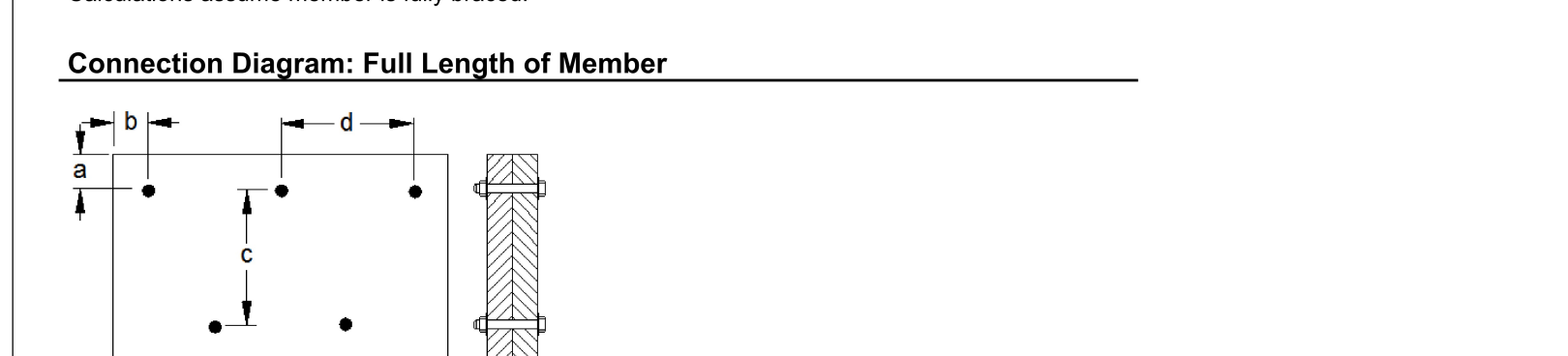
Design meets Code minimum (L/360) Live load deflection criteria.

Design meets arbitrary (1") Maximum Total load deflection criteria.

BC CALC® analysis is based on IBC 2009.

Design based on Dry Service Condition.

Calculations assume member is fully braced.



Code reports: ESR-1040 Company:

Connection Diagram: Full Length of Member

a minimum = 2" c = 3-1/4"
b minimum = 2-1/2" d = 24"

Calculated Side Load = 0.0 lb/ft
Bolts are assumed to be Grade A307 or Grade 2 or higher.
Connectors are 7/8" Strong-Tie Strap.

Disclosure

Use of the Boise Cascade Software is subject to the terms of the End User License Agreement (EULA). Completeness and accuracy of input must be reviewed and verified by a qualified engineer or other appropriate expert to assure its use is equivalent to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-acceptance properties and analysis methods. Installation of Boise Cascade engineered wood products must be in accordance with current Installation Guide and applicable building codes. To obtain Installation Guide or ask questions, please call (800)232-0788

BC CALC®, BC FRAMER®, AJS™,
ALLJOIST®, BC RIM BOARD™, BCI®,
BOISE GLULAM™, BC FloorValue®,
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REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

GHZARYAN Residence
229 Washington Ave.
Winthrop, MA

Demolition/Proposed Plans

DRAWINGS PROVIDED BY:
Marcla Construction, Inc.
50 Watts St.
Chelsea, MA

DATE:

3/24/2022

SCALE:

AS NOTED

SHEET:

A1 00