



Existing Front 3D View



Proposed Front 3D View

170 Mt. Vernon Addition & Renovation

170 Mt Vernon St,
West Roxbury, MA 02132

Permit Set
05/25/2022

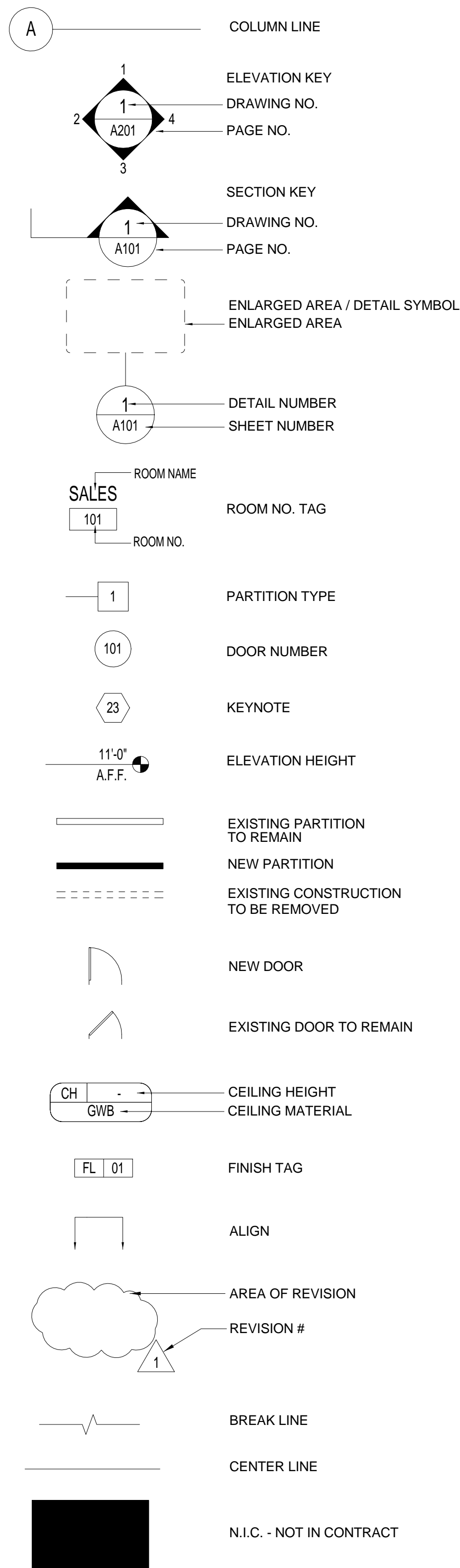
Project Description:

Renovation and addition to an existing single family detached dwelling. Scope includes minor changes on the first floor, opening the stairwell, and a new front porch. Demo the presently-unfinished attic portion of the second floor and replace with two bedrooms under a new roof with dormers.

ABBREVIATIONS

A.C.T.	ACOUSTICAL CEILING TILE	JAN	JANITOR
ADJ	ADJUSTABLE	K.P.	KICK PLATE
A.F.F.	ABOVE FINISHED FLOOR	LAM	LAMINATE
AL	ALUMINUM	LAV	LAVATORY
APPROX	APPROXIMATE	LBS	POUNDS
ARCH	ARCHITECTURAL	LCP	LEASE CONFIRMATION PLAN
BD	BOARD	LH	LEFT HAND
BLDG	BUILDING	LL	LANDLORD
BLKG	BLOCKING	LT	LIGHT TRACK
BM	BEAM	MAHOG	MAHOGANY
B.O.	BOTTOM OF	MAX	MAXIMUM
CLG	CEILING	MECH	MECHANICAL
CLR	CLEAR	MIN	MINIMUM
C.M.U.	CONCRETE MASONRY UNIT	MISC	MISCELLANEOUS
C.O.	CASED OPENING	M.O.	MASONRY OPENING
COL	COLUMN	MTD	MOUNTED
CONC	CONCRETE	MTL	METAL
CONSTR	CONSTRUCTION	MAT/MTL	MATERIAL
CONT	CONTINUOUS	NAT	NATURAL FINISH
CPM	CONSTRUCTION PROJECT	N.I.C.	NOT IN CONTRACT
MANAGER		NO	NUMBER
CPT	CARPET	NOM	NOMINAL
CTR	COUNTER	N.T.S.	NOT TO SCALE
C.T.	CERAMIC TILE	PLUMB	PLUMBING
DET	DETAIL	PLAM/PLM	PLASTIC LAMINATE
DIA	DIAMETER	PL	PLATE
DIM	DIMENSION	PR	PAIR
DISP	DISPENSER	PT	PAINT/PAINTED
DN	DOWN	PTN	PARTITION
D.O.	DOOR OPENING	PLYWD	PLYWOOD
DR	DOOR	Q.T.	QUARRY TILE
DWG	DRAWING	RAD	RADIUS
EA	EACH	REC	RECESSED
EXP.JT.	EXPANSION JOINT	REQ	REQUIRED
EQ	EQUAL	RH	RIGHT HAND
EQUIP	EQUIPMENT	RM	ROOM
E.W.C.	ELECTRIC WATER COOLER	R.O.	ROUGH OPENING
EXH	EXHAUST	RWD	REDWOOD
EXSTG	EXISTING	R.W.L.	RAIN WATER LEADER
EXT	EXTERIOR	S.C.	SOLID CORE
F.A.	FIRE ALARM	S.F.	SQUARE FOOT/FEET
F.E.	FIRE EXTINGUISHER	SHT	SHEET
F.E.C.	FIRE EXTINGUISHER CABINET	SIM	SIMILAR
FIN	FINISH	SPEC	SPECIFICATION
FIXT	FIXTURE	SQ	SQUARE
FL	FLUORESCENT	S.S.	STAINLESS STEEL
F.O.C.	FACE OF CONCRETE	STD	STANDARD
F.O.S.	FACE OF STUDS	STL	STEEL
FRT	FIRE RETARDANT	T&G	TONGUE AND GROOVE
TREATMENT		THR	THRESHOLD
FT	FOOT/FEET	T.O.	TOP OF
FURR	FURRING	TYP	TYPICAL
F.C.	FIXTURE CONTRACTOR	U.O.N.	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	VCT	VINYL COMPOSITE TILE
GL	GLASS	VERT	VERTICAL
GWB	GYP SUM WALL BOARD	W/	WITH
GYP	GYP SUM	W.C.	WATER CLOSET
H.C.	HOLLOW CORE	WD	WOOD
HDWD	HARDWOOD	W/O	WITHOUT
H.M.	HOLLOW METAL		
HVAC	HEATING VENTILATING & AIR CONDITIONING		
H.W.H.	HOT WATER HEATER		
H.W.	HOT WATER		
HOR	HORIZONTAL		
I.D.	INSIDE DIAMETER		
IN	INCH		
INSUL	INSULATION		
INT	INTERIOR		
INCL	INCLUDES		

GENERAL LEGEND



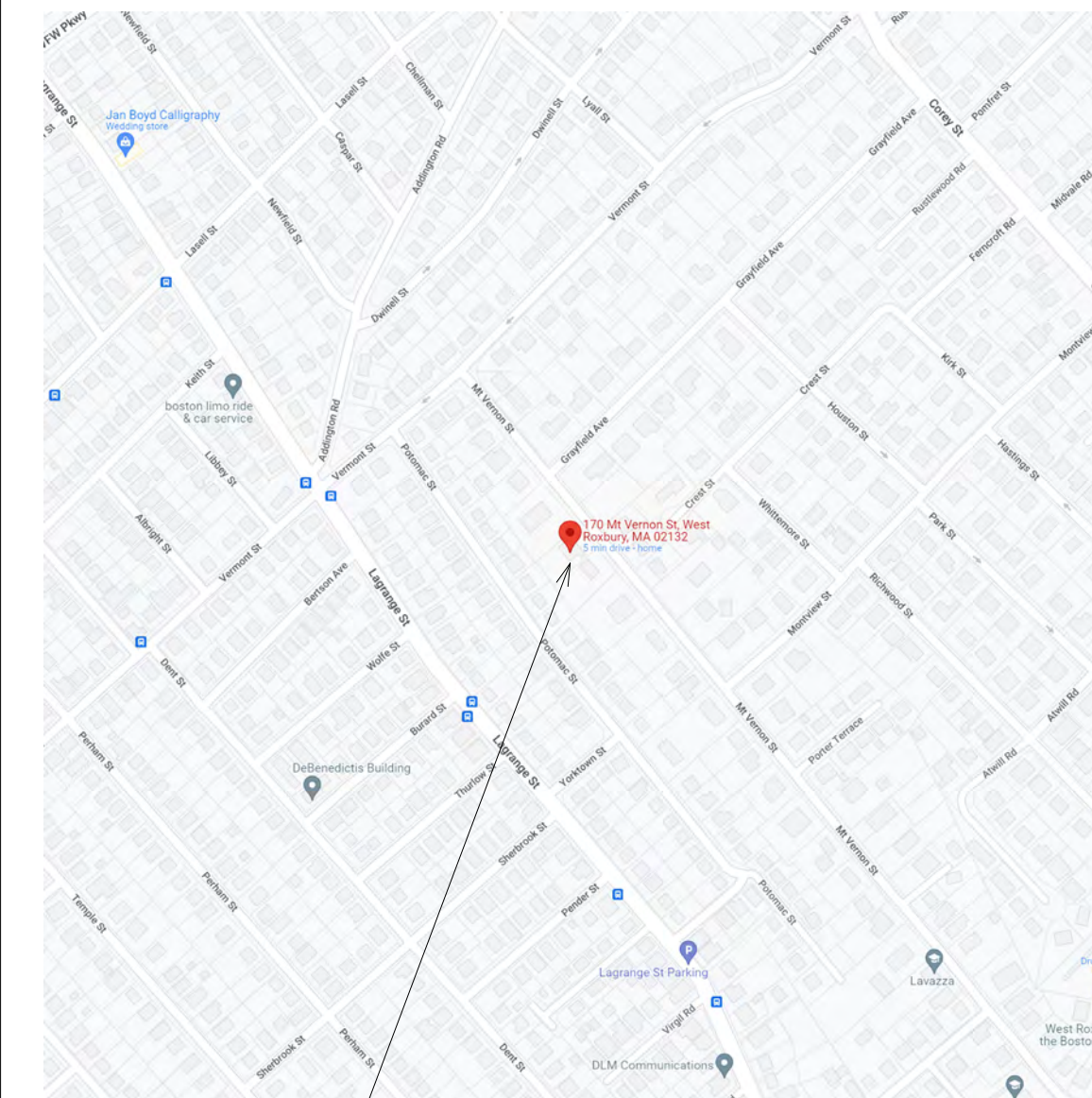
PROJECT DIRECTORY

CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubino, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derekubino.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Sohamate, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

PROJECT LOCALE



DRAWING LIST

Sheet List			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
00-General			
G-0.0	Cover Sheet		
G-0.1	Code and General Notes		
01-Survey			
V-1	Existing Plot Plan		
V-2	Proposed Plot Plan		
02-Structural			
S-1	Cover Sheets and Structural Notes		
S-2	Foundation Plan		
S-3	First Floor Framing Plan		
S-4	Second Floor Framing Plan		
S-5	Attic Framing Plan		
S-6	Roof Framing Plan		
S-7	Wind Detailing		
S-8	Structural Sections and Details		
03-Architectural			
A-1.0	Demo Floor Plans		
A-1.1	Demo Elevations		
A-2.1	Proposed Floor Plans		
A-2.2	Demo and Proposed Roof Plans		
A-2.3	Proposed RCPs		
A-3.1	Proposed Elevations		
A-3.2	Proposed Section 1, Hall Interior 3D View		
A-3.3	Proposed Section 2, Details & Schedules		
A-4.1	3D Views		

© Copyright 2022 Derek Rubino, Architect

CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubino, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derekubino.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Sohamate, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

--	--	05/25/2022	Permit Set
No	By	Date	Description

170 Mt. Vernon Addition and Renovation



D. Rubino

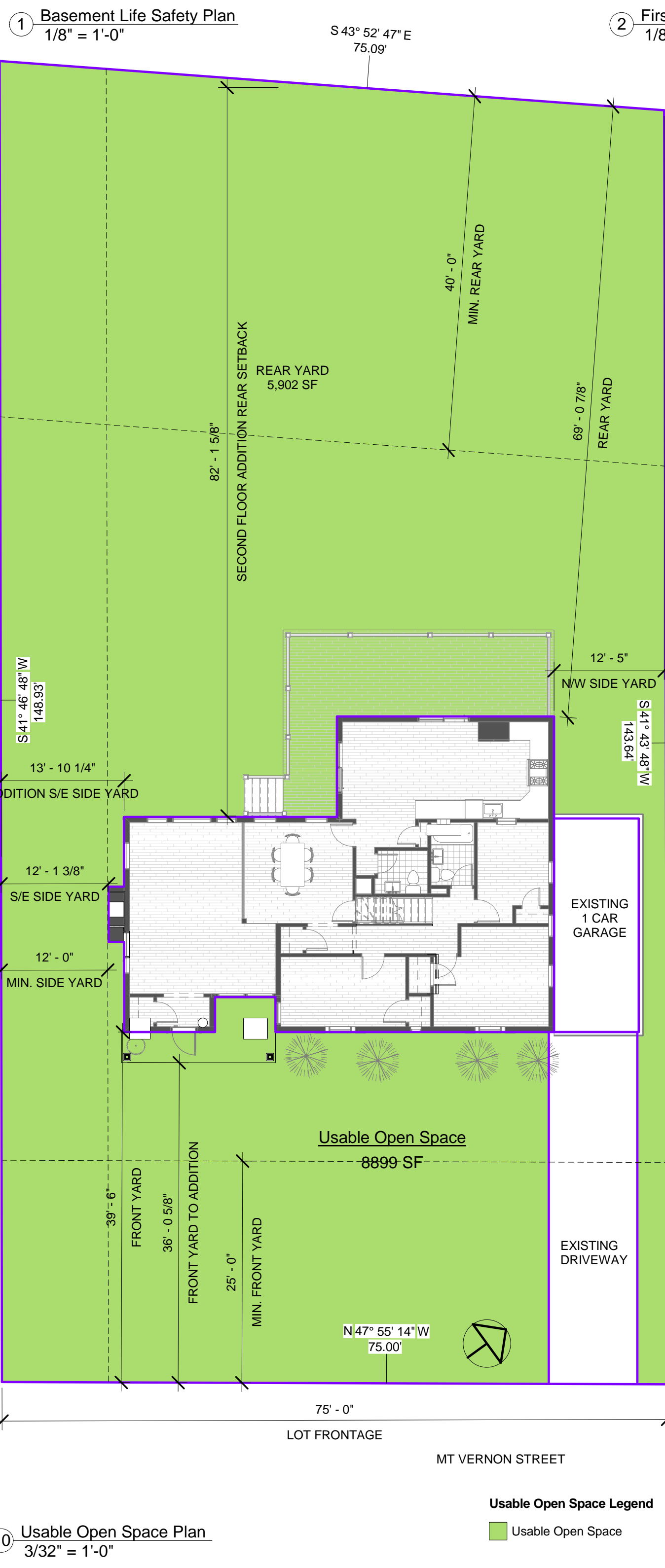
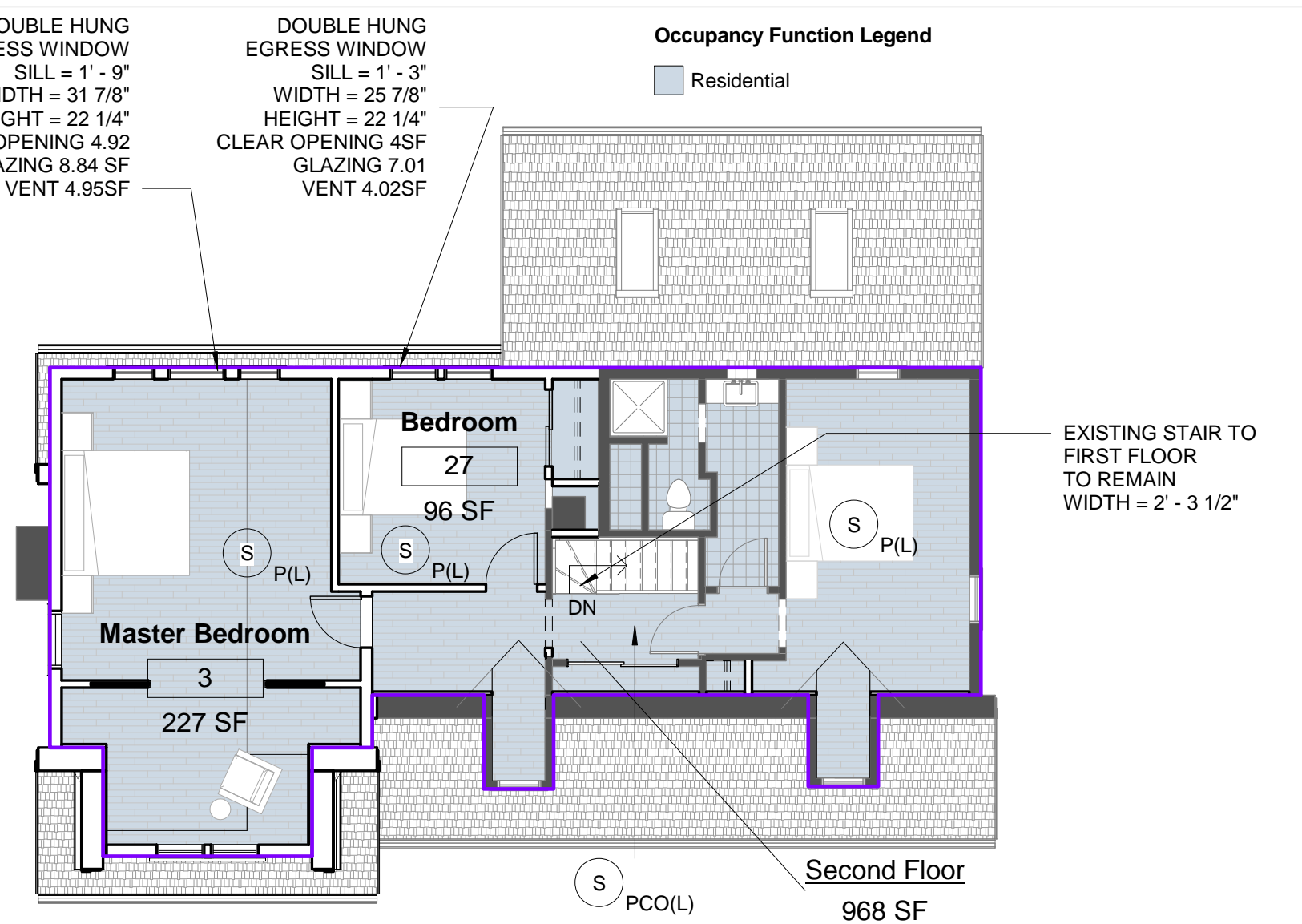
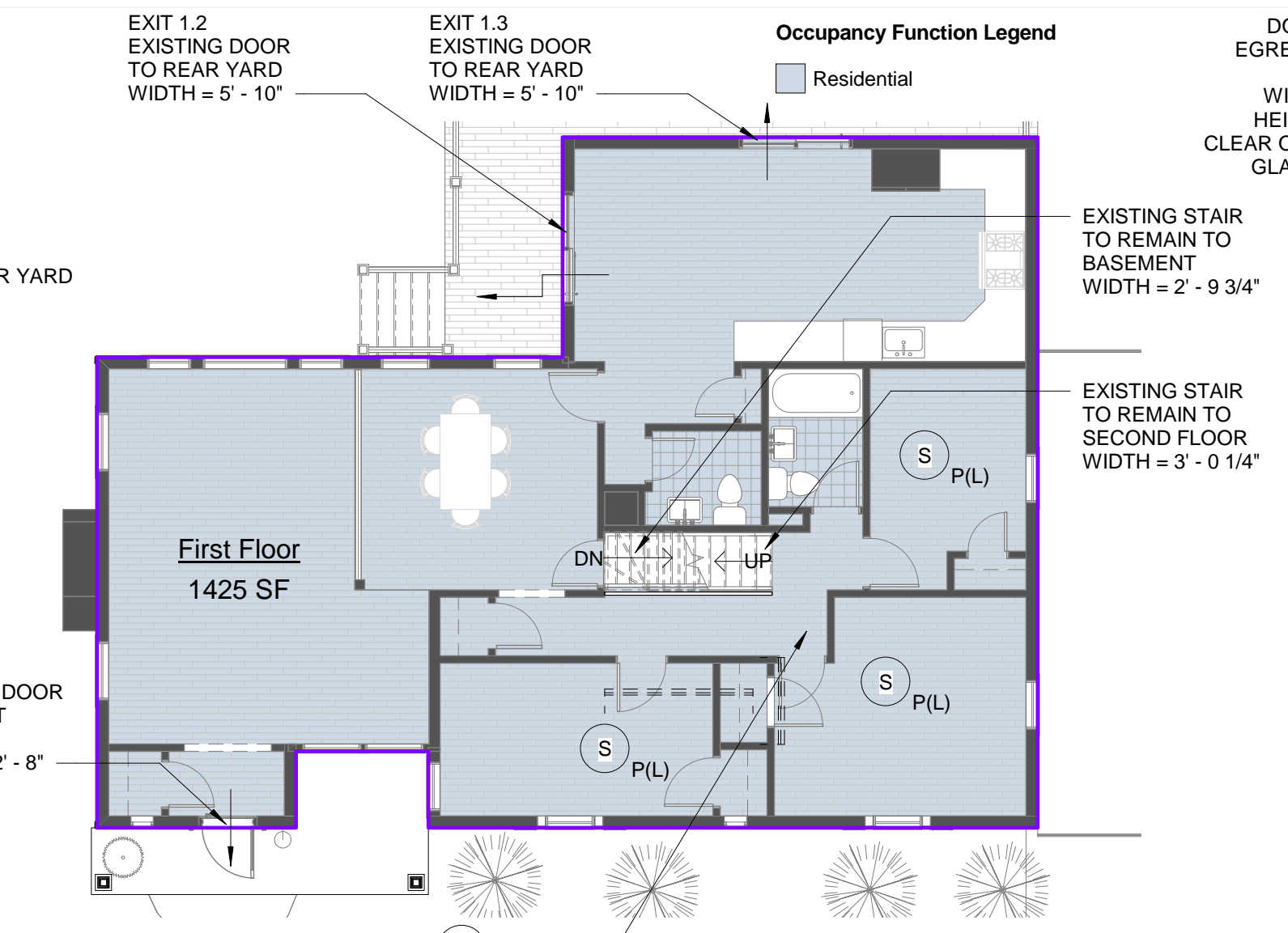
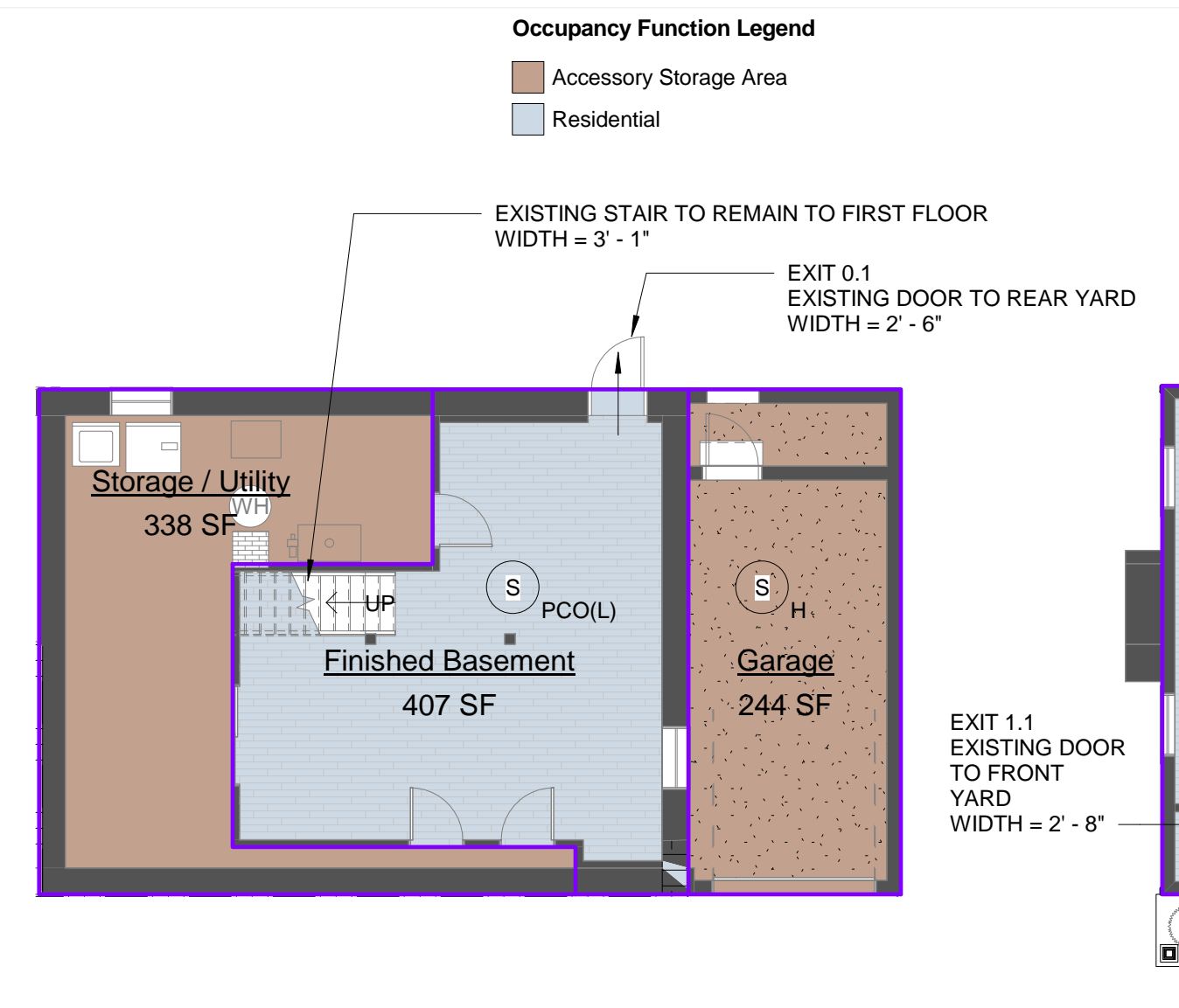
170 Mt Vernon St
West Roxbury, MA 02132

Cover Sheet

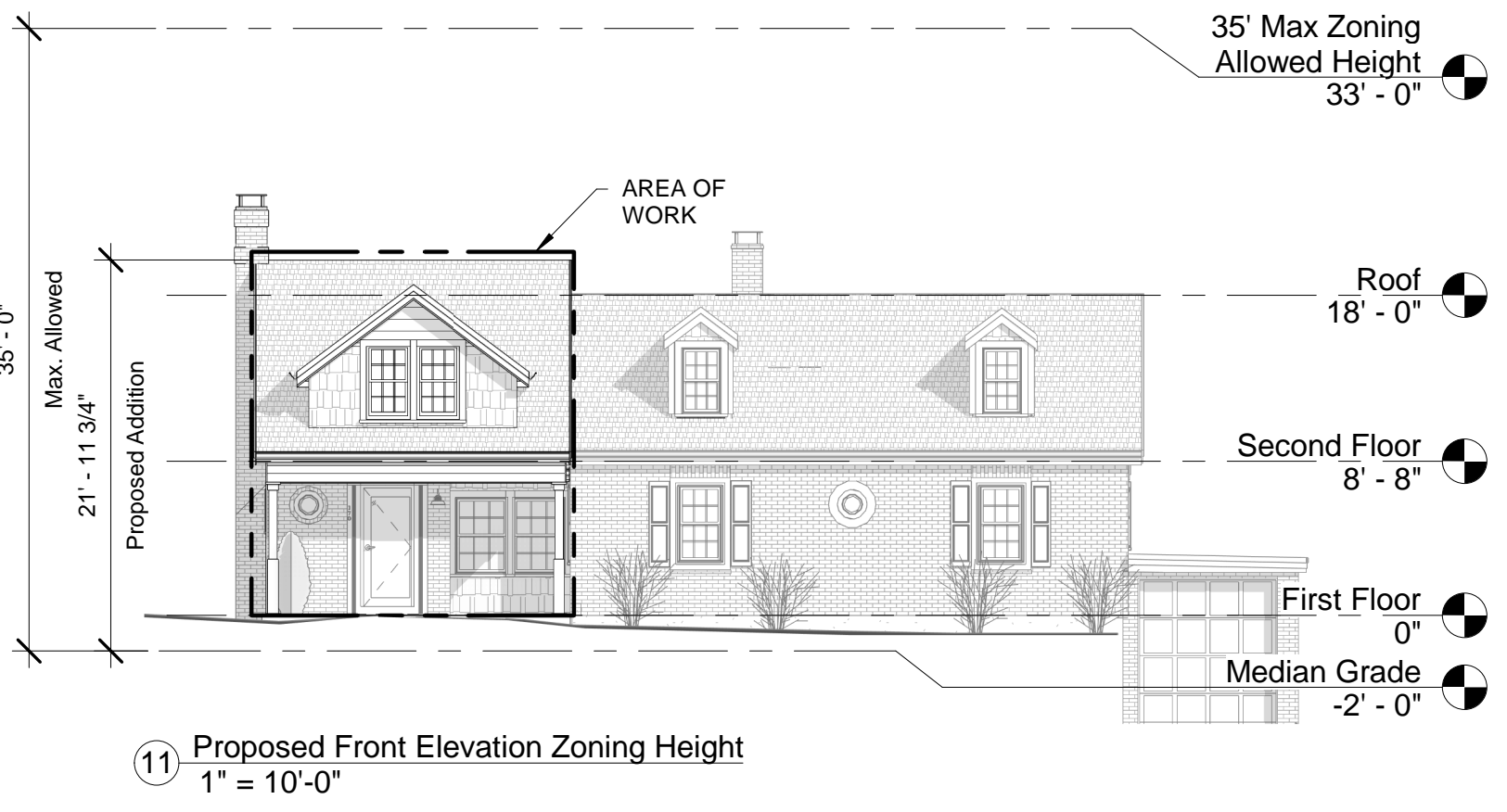
Checked By: _____ Checker

Job No: _____ 2172

G-0.0



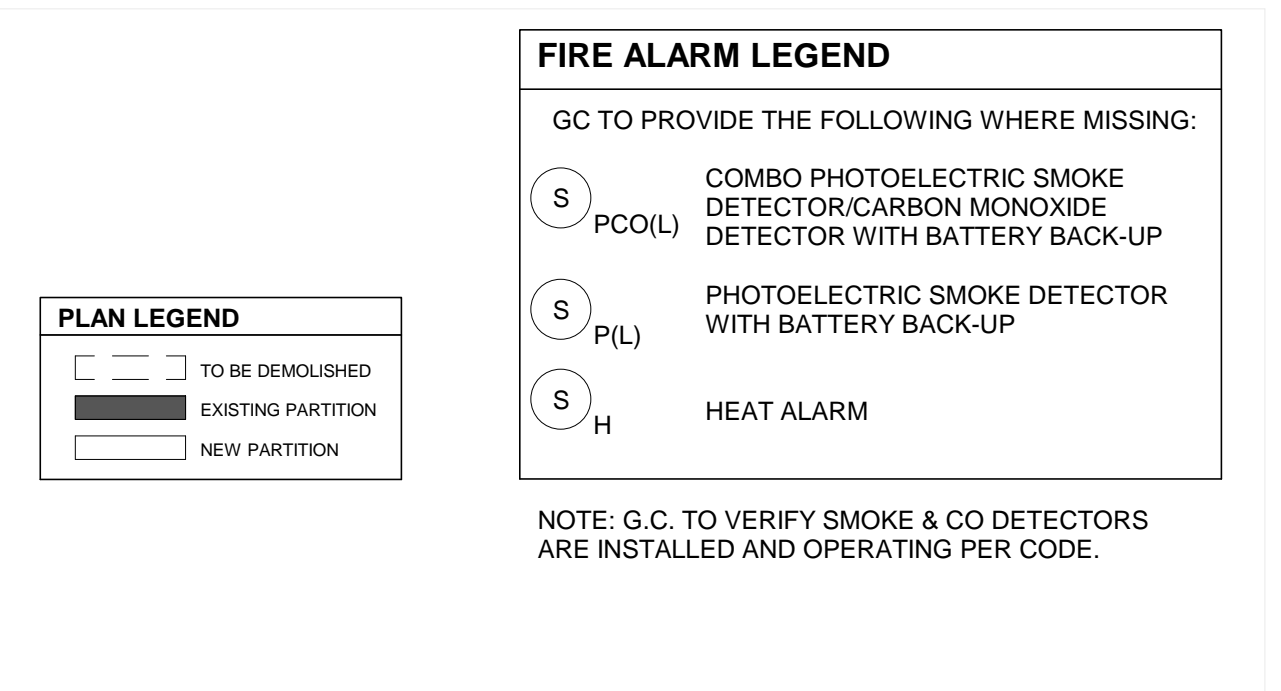
ZONING SUMMARY table with columns for Description, Code Reference, Required/Allowed, Existing, and Proposed. Includes details for General, Use, Lot Area, and various setbacks.



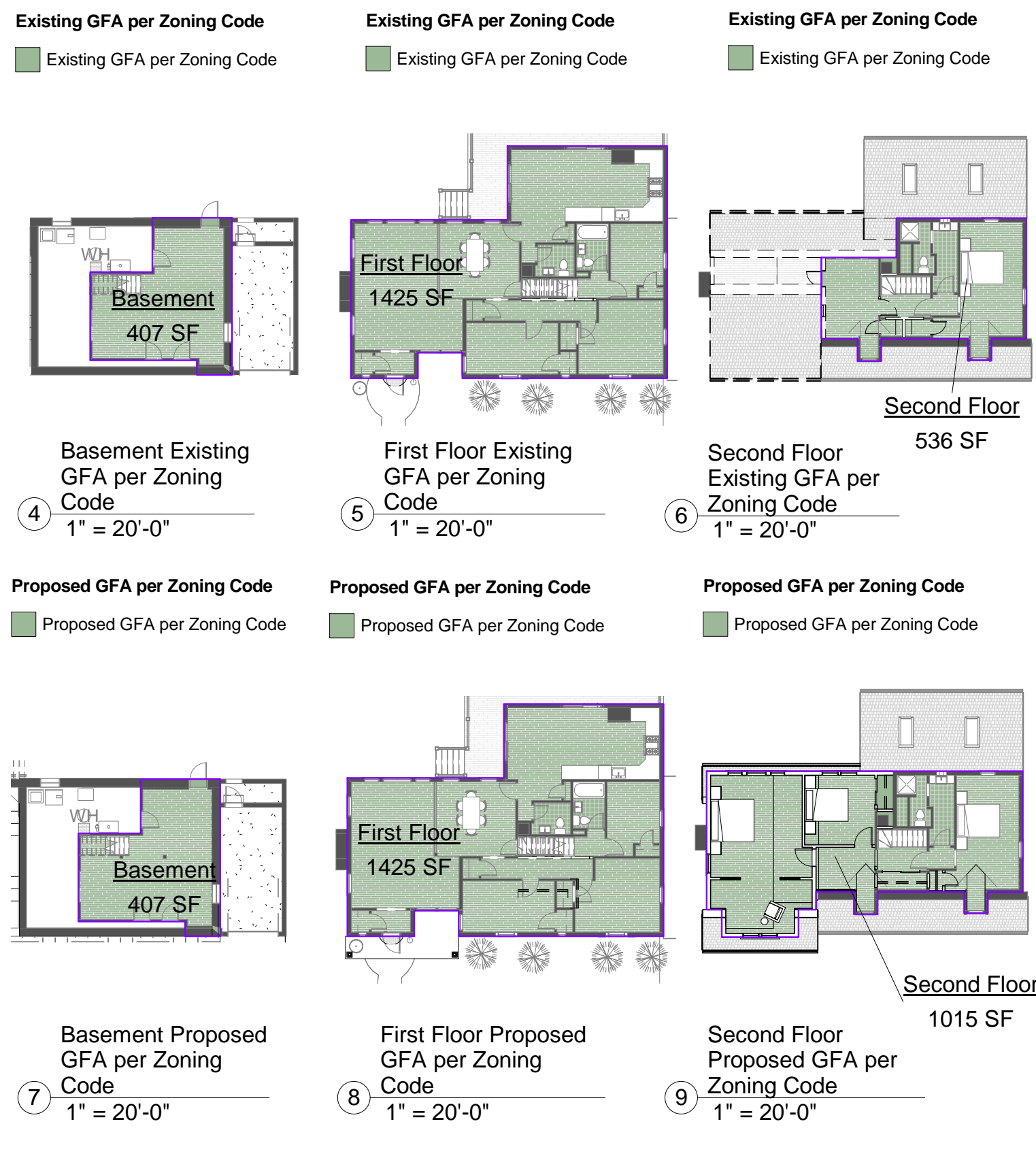
Area Schedule (Existing GFA per Zoning Code) table. Levels: Basement (407 SF), First Floor (1425 SF), Second Floor (536 SF), Grand total: 2368 SF.

Area Schedule (Proposed GFA per Zoning Code) table. Levels: Basement (407 SF), First Floor (1425 SF), Second Floor (1015 SF), Grand total: 2848 SF.

ENERGY EFFICIENCY table with columns for Energy Conservation, MRC 811 IECC 780 CMR APPENDIX AA, and Follow Stretch Energy Code. Includes performance metrics for various building systems.



Detailed CODE SUMMARY (RESIDENTIAL) table with columns for Code Reference, Required/Allowed, and Proposed. Covers general, building, fire, and mechanical requirements.



CLIENT: Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khhickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT: Derek Rubinoff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT: Anaf Beck-Nachtigal
anaf@derekrubinoff.com
(617) 777-2183

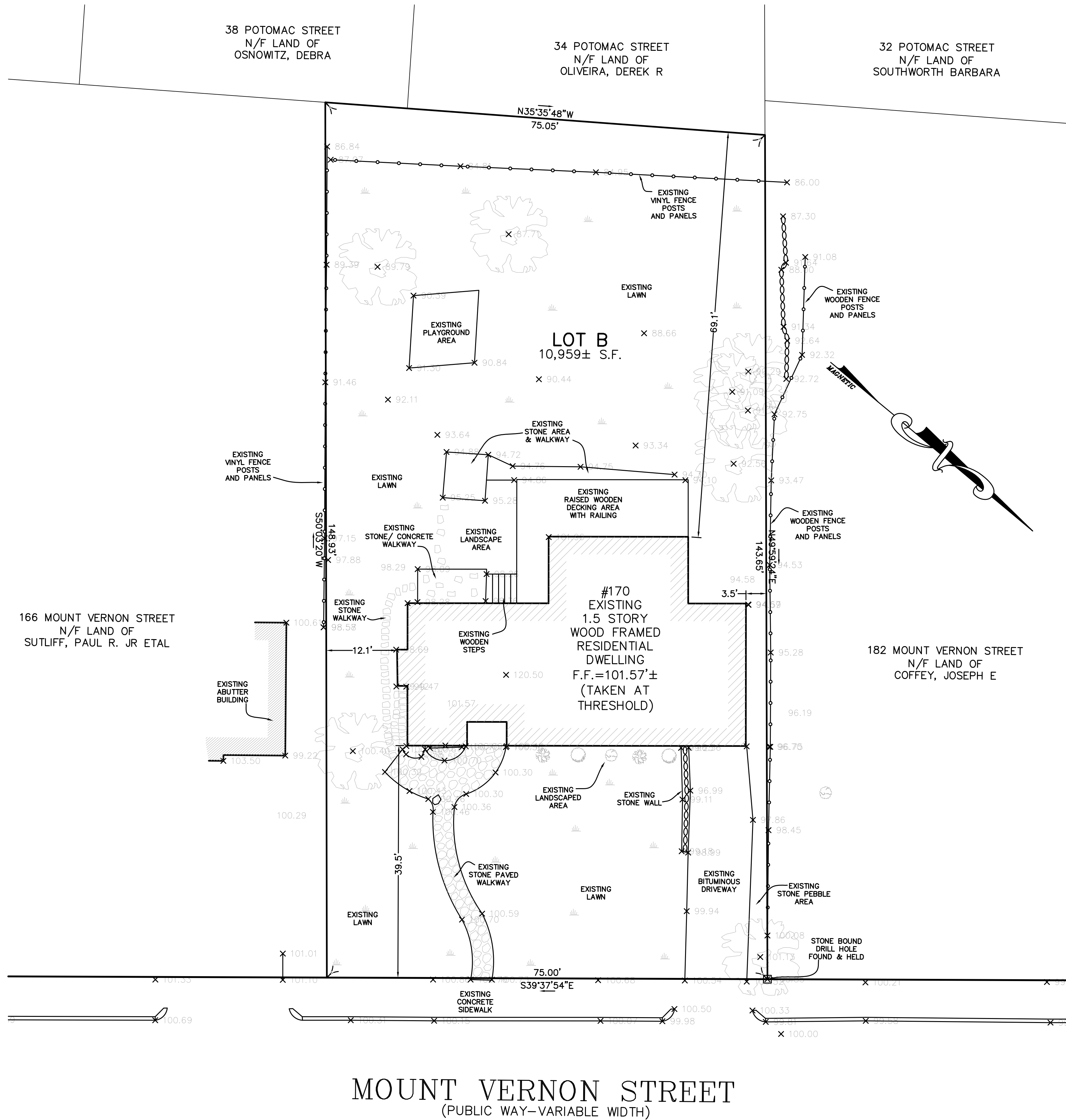
STRUCTURAL: SSB Engineering, LLC
146 Front St., Suite 301
Schaube, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

170 Mt. Vernon Addition and Renovation
Permit Set
No By Date Description
No. 20071 WEST ROXBURY, MA

Checked By: Job No: 2172

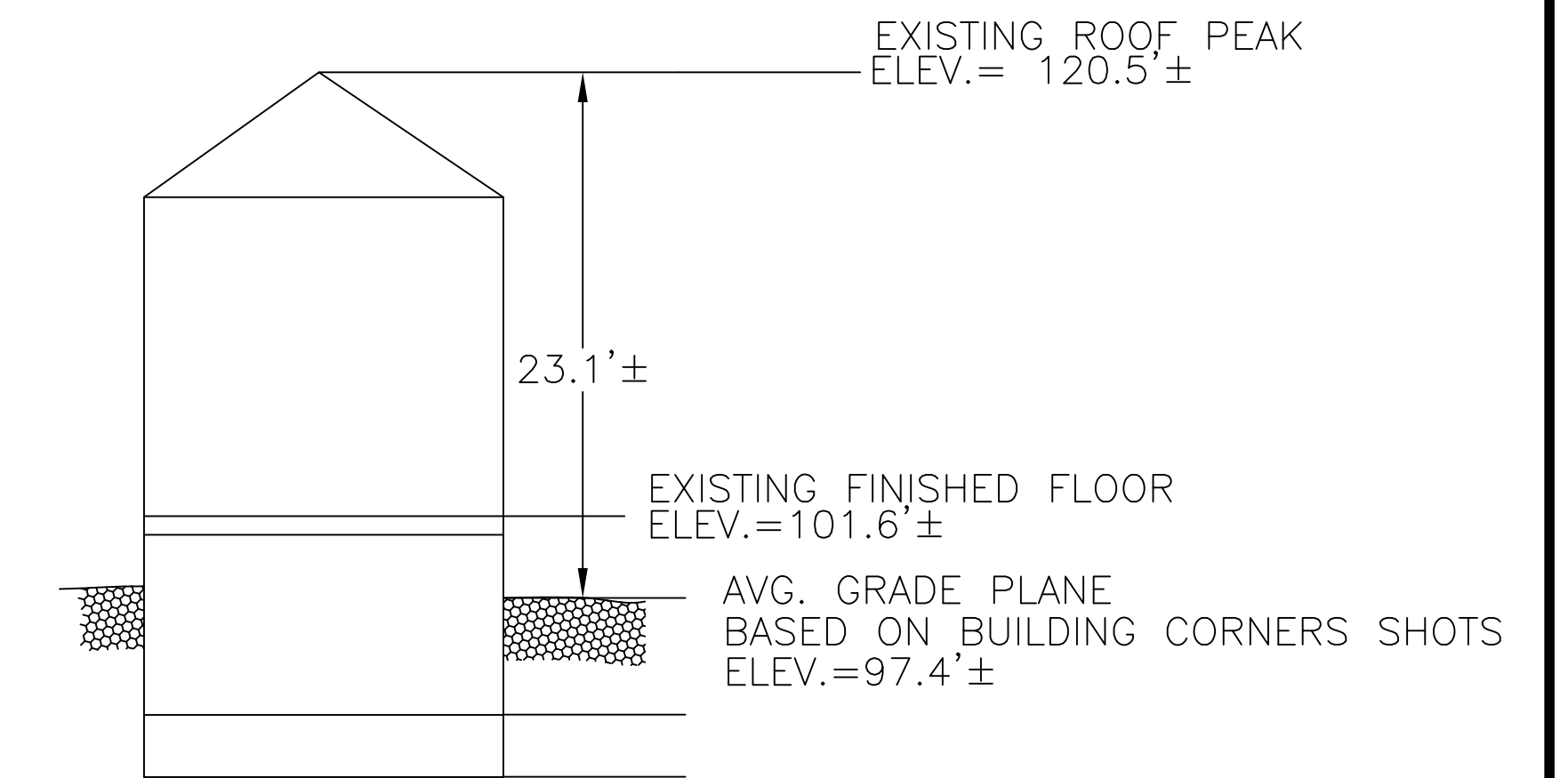
Code and General Notes
G-0.1

EXISTING LEGEND	
SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
-205	CONTOUR LINE (MJR)
-195	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE

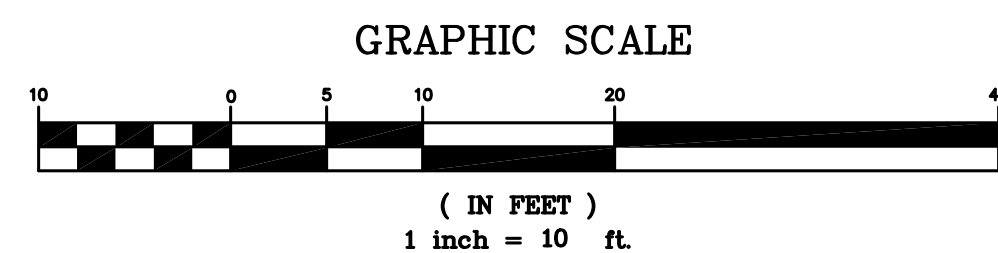


NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12-08-2021.
2. DEED REFERENCE: BOOK 59814 PAGE 337, PLAN REFERENCE: BOOK 5955 PAGE 217, SUFFOLK COUNTY REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25025C0066G, PANEL NUMBER 0066G, COMMUNITY NUMBER: 250286, DATED SEPTEMBER 25, 2009.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = 1F-8000 WEST ROXBURY NEIGHBORHOOD.

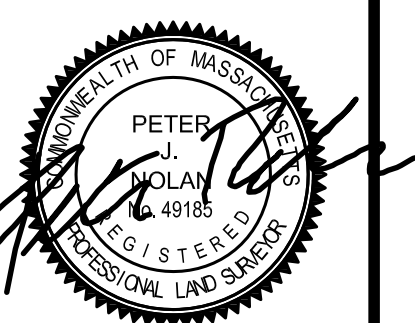


MOUNT VERNON STREET
(PUBLIC WAY-VARIABLE WIDTH)



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
COPYRIGHT 2022 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

SCALE	1"=10'
DATE	01/12/2022
SHEET	1
PLAN NO.	1 OF 1
CLIENT:	170 MOUNT VERNON STREET BOSTON, MASSACHUSETTS
DRAWN BY	PUN
CHKD BY	PUN
APPD BY	PUN
PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS 697 CAMBRIDGE STREET, SUITE 103 BRIGHTON MA 02135 PHONE: 857 891 7478/617 782 1533 FAX: 617 202 5691 EMAIL: pnolan@pnasurveyors.com	

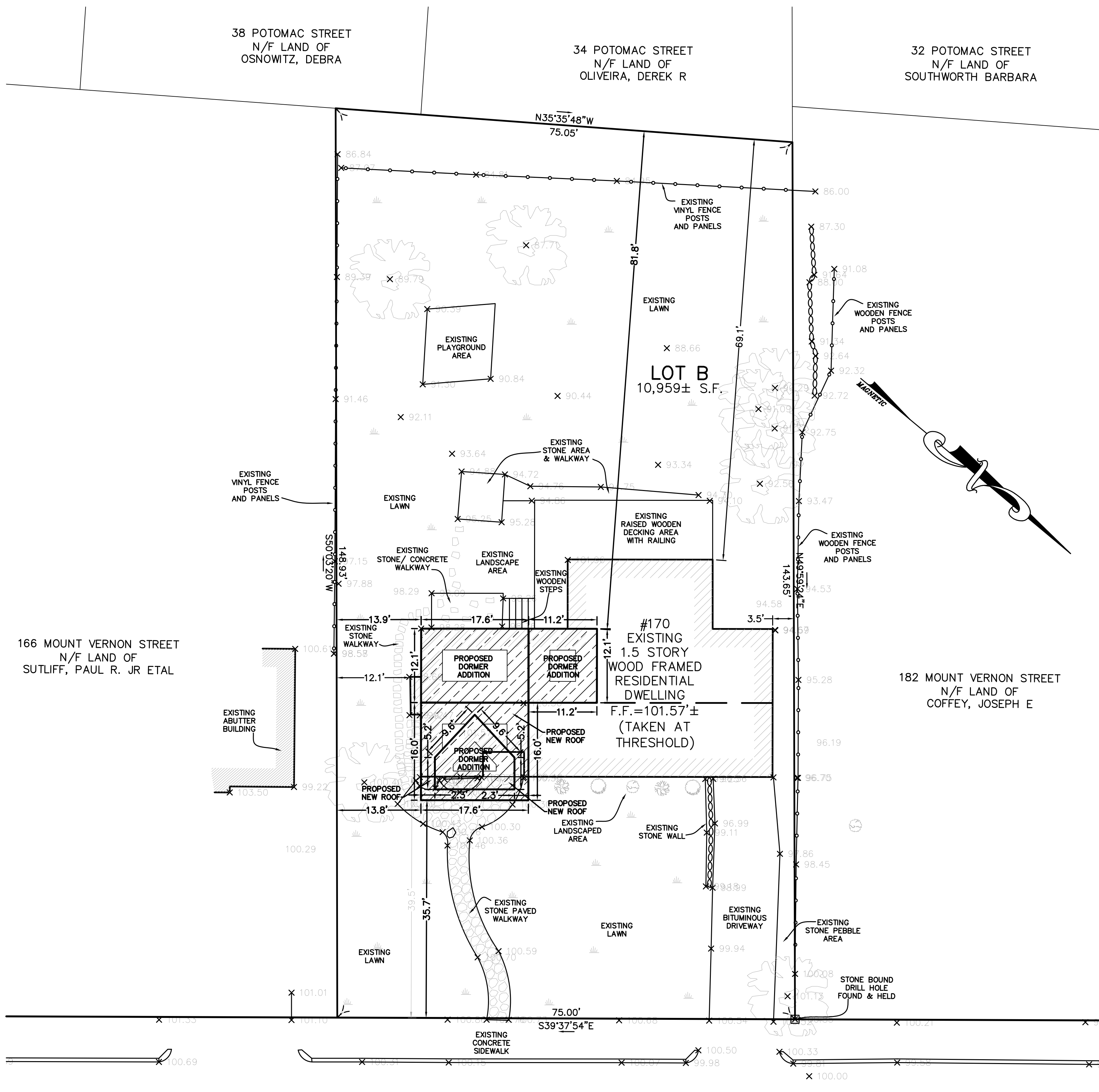


SHEET NO.

V-1

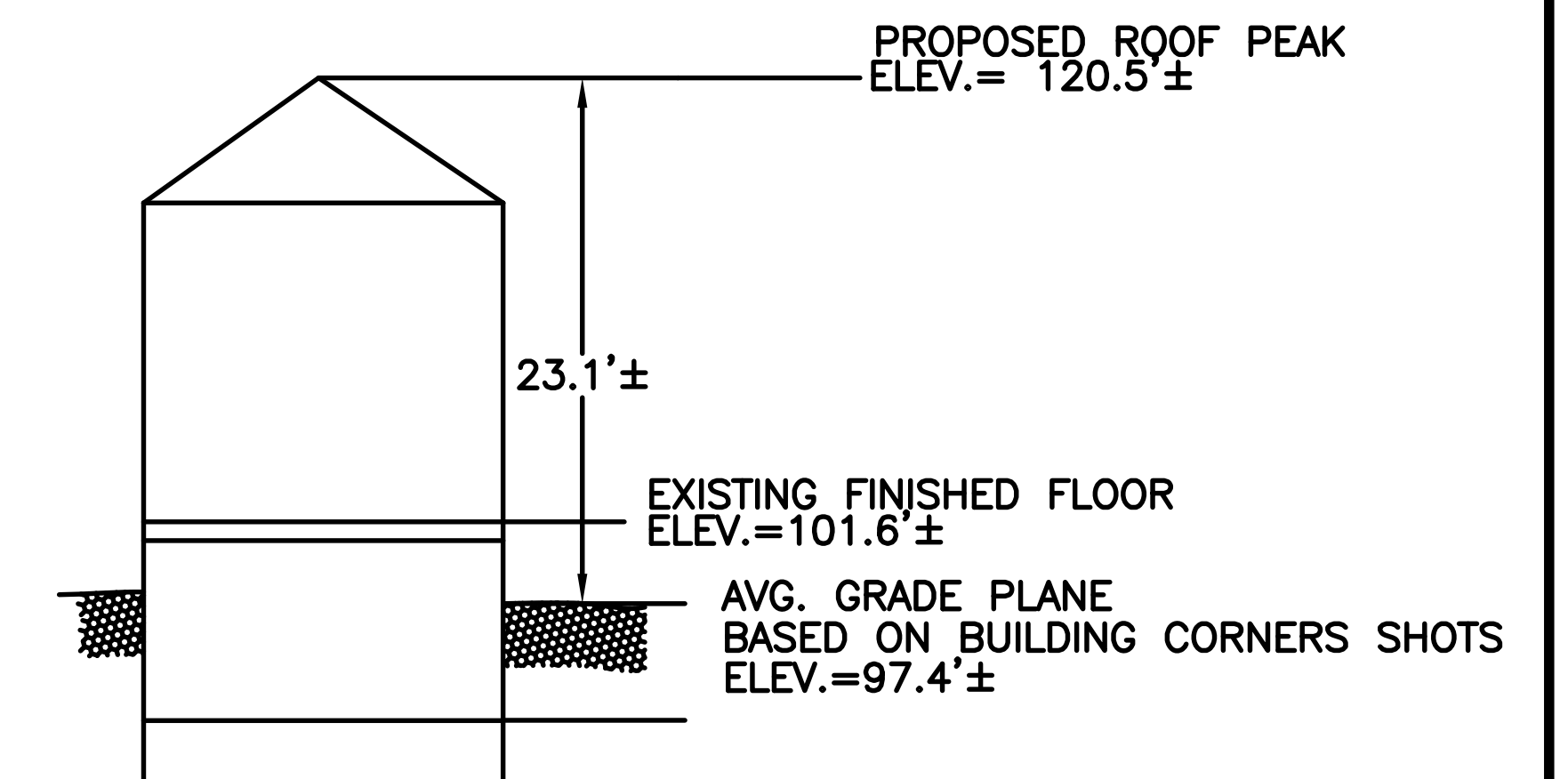
EXISTING LEGEND

SS	SEWER LINE
⊙	SEWER MANHOLE
W	WATER LINE
G	GAS LINE
⊕	UTILITY POLE
⊗	GAS VALVE
E	OVERHEAD ELECTRIC SERVICE
⊕	WATER VALVE
□	CATCH BASIN
○	FENCE
-205-	CONTOUR LINE (MJR)
-195-	CONTOUR LINE (MNR)
X	SPOT GRADE
⊕	DRAIN MANHOLE
⊕	HYDRANT
⊕	TREE



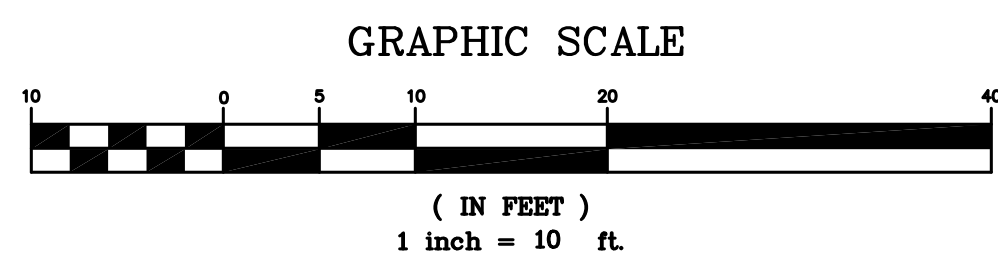
NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY PETER NOLAN & ASSOCIATES LLC AS OF 12-08-2021.
2. DEED REFERENCE: BOOK 59814 PAGE 337, PLAN REFERENCE: BOOK 5955 PAGE 217, SUFFOLK COUNTY REGISTRY OF DEEDS.
3. THIS PLAN IS NOT INTENDED TO BE RECORDED.
4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25025C0066G, PANEL NUMBER 0066G, COMMUNITY NUMBER: 250286, DATED SEPTEMBER 25, 2009.
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAN NO SUCH EASEMENTS EXIST.
6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS PETER NOLAN & ASSOCIATES LLC ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.
8. ZONING DISTRICT = 1F-8000 WEST ROXBURY NEIGHBORHOOD.



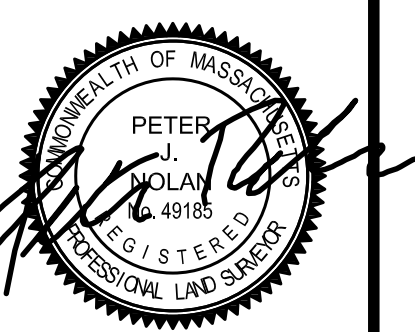
**PROPOSED PROFILE
NOT TO SCALE**

**MOUNT VERNON STREET
(PUBLIC WAY-VARIABLE WIDTH)**



PETER NOLAN & ASSOCIATES LLC SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, OR PROCEDURES UTILIZED BY THE CONTRACTOR, NOR FOR THE SAFETY OF PUBLIC OR CONTRACTOR'S EMPLOYEES, OR FOR THE FAILURE OF THE CONTRACTOR TO CARRY OUT THE WORKING ACCORDANCE WITH THE CONTRACT DOCUMENTS.
THE EXTENT OF PETER NOLAN & ASSOCIATES LIABILITY FOR THIS PLAN IS LIMITED TO THE EXTENT OF ITS FEE LESS THIRD PARTY COST
COPYRIGHT 2022 PETER NOLAN & ASSOCIATES LLC
All Rights Reserved

SCALE	1"=10'		
DATE	05/25/2022		
REV	DATE	REVISION	BY
SHEET	170 MOUNT VERNON STREET BOSTON, MASSACHUSETTS		
PLAN NO.	1 OF 1		
CLIENT:	PROPOSED PLOT PLAN OF LAND		
DRAWN BY	PETER NOLAN & ASSOCIATES LLC LAND SURVEYORS/CIVIL ENGINEERING CONSULTANTS		
CHKD BY	PUN		
APPD BY	PUN		
PHONE:	857 891 7478/617 782 1533	FAX:	617 202 5691
EMAIL:	pnolan@pnasurveyors.com		



SHEET NO.

V-2

STRUCTURAL DESIGN DRAWINGS

DESIGNER:

DEREK RUBINOFF

82 Spring Street, West Roxbury MA 02132

PROJECT / CLIENT:

KATIE & ALFONSO RESIDENCE

170 Mount Vernon Street, West Roxbury MA 02132

STRUCTURAL ENGINEER



SSB Engineering, LLC
146 Front Street, Schuette MA 02066
www.ssbengineering.com
857.504.1065

ENGINEER STAMP:



TARA LYNN STRASSBURG, P.E.

PROJECT SPECIFIC DESIGN CRITERIA:

- DESIGN CODES AND CRITERIA: THE MINIMUM STRUCTURAL DESIGN SHALL BE IN ACCORDANCE WITH THE MASSACHUSETTS STATE BUILDING CODE, IBC 2015, ASCE 7-10, AND ANSI/AWS D1.1 STRUCTURAL WELDING CODE - STEEL.
- IN ADDITION TO THE BUILDING DEAD LOADS, THE STRUCTURE IS DESIGNED FOR THE FOLLOWING LOADS:
CITY/TOWN OF DESIGN CRITERIA: BOSTON, MA
SNOW LOAD: GROUND SNOW LOAD (p_g) 40 PSF
WIND LOAD: BASIC WIND SPEED (V_{ult}) 128 MPH
- LIVE LOAD REDUCTION SHALL BE IN ACCORDANCE WITH ASCE 7-10.
- SOIL BEARING CAPACITY: FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON UNDISTURBED SOIL HAVING AN ASSUMED ALLOWABLE BEARING CAPACITY OF 1 TON PER SQUARE FOOT. SOIL BEARING CAPACITY TO BE DETERMINED BY SOIL TESTS PRIOR TO CONSTRUCTION. IF BEARING MATERIALS WITH LOWER BEARING CAPACITY ARE ENCOUNTERED, THE UNDERLYING UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER.

TIMBER FRAMING:

- FOR ROUGH WINDOW & DOOR (BOTH INTERIOR & EXTERIOR) OPENING UP TO 3- FEET USE 2x6 HEADER BEAM; FOR 3- TO 6-FOOT OPENINGS USE 2x8 HEADER BEAMS; AND, FROM 6- TO 8-FOOT OPENINGS USE 2x10 HEADER BEAMS; AND DOUBLES FOR 2x4 WALLS & TRIPLES FOR 2x6 WALLS, EXCEPT AS NOTED OTHERWISE ON THE PLANS OR SPECIFICATIONS. IF LVLs ARE SPECIFIED ON THE PLANS, PROVIDE SOLID 4x4 POST SUPPORTS FOR DBL HEADERS & SOLID 4x6 OR 6x6 DFL #2 POSTS FOR TPL HEADERS OR AS OTHERWISE SPECIFIED ON THE PLAN. CONTINUE ALL STRUCTURAL POSTS DOWN TO FOUNDATION OR BEAMS BELOW (SOLID BLOCK TO DROP BEAMS).
- ALL FRAMING LUMBER SHALL BE HEM-FIR GRADE #2 OR SPF (SPRUCE PINE FIR) GRADE #1 / #2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED), AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. MINIMUM TIMBER FRAMING MATERIAL PROPERTIES:
ALLOWABLE BENDING STRESS (F_b): 875 PSI MIN.
ALLOWABLE COMPRESSION STRESS (F_c): 1,150 PSI MIN.
MODULUS OF ELASTICITY (E): 1,400,000 PSI MIN.
OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.
- ALL EXTERIOR FRAMING SHALL BE PRESSURE TREATED (CCA TREATED) SOUTHERN YELLOW PINE GRADE #2.
- BUILT-UP BEAMS SHALL BE SPIKED AS FOLLOWS:
 - 3-PLY MAXIMUM, UNLESS OTHERWISE NOTED USING LVLs AND CONVENTIONAL FRAMING LUMBER SHALL BE FULLY SPIKED TOGETHER WITH 2-10D NAILS AT 12" O.C.
 - 4-PLY BUILT-UP FRAMING AND LVLs ARE TO BE SPIKED TOGETHER WITH THREE (3) SIMPSON SDS 1/2"x6" SCREWS @ 12" O.C. OR AS OTHERWISE NOTED ON THE DRAWINGS; OR AS RECOMMENDED BY THE MANUFACTURER.
- USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON; OR APPROVED EQUAL): JOIST OR BEAM HANGERS WHEN JOISTS OR BEAMS FRAME INTO ANOTHER JOIST OR BEAM MEMBER. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
- PROJECT EXTERIOR WALL FRAMING TO BE 2x6 @16" O.C.

CAST IN PLACE CONCRETE:

- CONCRETE WORK SHALL CONFORM TO THE LATEST AMERICAN CONCRETE INSTITUTE FOR "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS".
- CONCRETE: MINIMUM 28 DAY COMPRESSIVE STRENGTHS F'c (28-DAYS)
FOUNDATIONS 3,000 psi
SLAB-ON-GRADE 3,500 psi
CONCRETE SHALL HAVE A SLUMP OF NO MORE THAN 4 INCHES AND AIR ENTRAPMENT OF 4-6%. THE USE OF CALCIUM CHLORIDE IS NOT PERMITTED. PROVIDE PROPER CONCRETE PROTECTION OR HEAT IN COLD WEATHER AND MAINTAIN PROPER CURING PROCEDURES IN ACCORDANCE WITH THE A.C.I.
- BACKFILL UNDER ANY PORTION OF THE FOUNDATIONS SHALL BE COMPACTED IN 6 INCH LIFTS OF GRAVEL COMPACTED TO 90-95% OF MODIFIED PROCTOR DENSITY, AS APPROVED BY THE ENGINEER.

- DO NOT BACKFILL EXTERIOR WALLS ANY HIGHER THAN 3 FEET ABOVE THE TOP OF FOOTING UNTIL PERMANENT STRUCTURAL SUPPORTS (FRAMED FLOORS AND SLABS) ARE IN PLACE. BRACE ALL WALLS AND GRADE BEAMS DURING BACKFILLING, IF NECESSARY.
- NO FOUNDATION SHALL BE PLACED IN WATER OR ON FROZEN GROUND.
- FOOTINGS SHALL BE PROTECTED AGAINST FROST UNTIL PROJECT IS COMPLETED.
- NOTIFY BUILDING DEPARTMENT FOR INSPECTION AT LEAST 24 HOURS PRIOR TO SCHEDULED PLACEMENT OF CONCRETE.
- PLACEMENT OF CONCRETE POURS SHOULD HAVE A VERTICAL 2"x4" KEY WITH CONTINUOUS REINFORCEMENT (40 BAR DIAMETER MIN.) THROUGH THE CONSTRUCTION JOINT.
- DAMP PROOF ALL FOUNDATION WALLS BELOW GRADE, OTHER THAN FROST WALLS.

CAST IN PLACE CONCRETE REINFORCING:

- REINFORCING BARS SHALL CONFORM TO ASTM A615 OR A706 GRADE 60.
- REINFORCE ALL SLAB AS FOLLOWS UNLESS OTHERWISE NOTED, FURNISH WWF IN FLAT SHEETS:
SLABS ON GROUND: 6x6-W1.4xW1.4 (21#) WWF
- THE FOLLOWING MINIMUM CLEAR CONCRETE COVER SHALL BE PROVIDED UNLESS NOTED OTHERWISE ON THE DRAWINGS:
CONCRETE CAST AGAINST EARTH, ALL BAR SIZES 3"
CONCRETE EXPOSED TO EARTH OR WEATHER, ALL BAR SIZES 2"
- UNLESS NOTED OTHERWISE, BARS SHALL BE CONTINUOUS AND SHALL RUN CONTINUOUSLY AROUND CORNERS. BARS SHALL HAVE STANDARD HOOKS AT DISCONTINUOUS ENDS.
- SPLICES SHALL GENERALLY OCCUR AT MID-SPAN FOR TOP AND MIDDLE BARS AND AT SUPPORT FOR BOTTOM BARS AND SHALL BE STAGGERED. PROVIDE CLASS B SPLICES FOR ALL CONTINUOUS REINFORCEMENT, UNLESS OTHERWISE NOTED.
- ALL REINFORCING SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES. PROVIDE BAR SUPPORTS, SPACERS, AND ACCESSORIES RECOMMENDED IN THE ACI DETAILING MANUAL, PUBLICATION SP-66. ALL REINFORCEMENT DETAILING, LAP SPLICES, AND EMBEDMENTS SHALL CONFORM TO THIS MANUAL. ALL ACCESSORIES, SUCH AS SLAB BOLSTERS AND BEAM AND SLAB CHAIRS IN CONTACT WITH EXPOSED SURFACES SHALL BE PLASTIC-COATED.
- SET AND TIE ALL REINFORCEMENT BEFORE PLACING CONCRETE. SETTING DOWELS AND REINFORCEMENT INTO WET CONCRETE IS PROHIBITED.
- MINIMUM ANCHORAGE SPLICE REQUIREMENTS FOR REINFORCING BARS, AND TEMPERATURE REINFORCEMENT IN ALL CONCRETE SLABS SHALL BE ACCORDING TO ACI 318, UNLESS OTHERWISE SHOWN ON DRAWINGS.
- NO CONCRETE SHALL BE CAST BEFORE REVIEW AND APPROVAL OF THE REINFORCING AND EMBEDDED ITEMS HAVE BEEN OBTAINED FROM THE ENGINEER.
- ANY ADDITIONAL DRILLING OR CORING SHALL NOT DAMAGE REINFORCING BARS.
- SET ANCHOR BOLTS AND EMBEDDED PLATES REQUIRED FOR CONNECTION OF WORK BY OTHERS.

COORDINATION AND CONSTRUCTION:

- FIELD VERIFY EXISTING DIMENSIONS AND ELEVATIONS WHICH AFFECT FABRICATION PRIOR TO SUBMITTAL OF SHOP DRAWINGS AND FABRICATION.
- REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL, EMBEDDED ITEMS, SLEEVES, FLOOR PITCHES, FILLS, AND DEPRESSIONS.
- STRUCTURAL FRAMING PLANS ARE TYPICALLY DRAWN AS REFLECTED PLANS SHOWING BEAMS, WALLS, AND COLUMNS ON THE UNDERSIDE OF THE LEVEL SHOWN.
- BRACE ENTIRE STRUCTURE AS REQUIRED TO MAINTAIN STABILITY UNTIL COMPLETE AND FUNCTIONING AS THE DESIGNED UNIT.
- DO NOT BACKFILL FOUNDATION WALLS SPANNING BETWEEN BASEMENT SLABS AND STRUCTURAL FLOORS UNTIL SUPPORTING SLABS ARE IN PLACE.
- VERIFY EXACT SIZE AND LOCATION OF ALL WALL, FLOOR, AND ROOF OPENINGS PRIOR TO SUBMISSION OF SHOP DRAWINGS. SHOW ALL OPENINGS ON SHOP DRAWINGS.

DRAWING LIST	
S1	COVER SHEET AND STRUCTURAL NOTES
S2	FOUNDATION PLAN
S3	FIRST FLOOR FRAMING PLAN
S4	SECOND FLOOR FRAMING PLAN
S5	ATTIC FRAMING PLAN
S6	ROOF FRAMING PLAN
S7	WIND DETAILING
S8	STRUCTURAL SECTIONS AND DETAILS

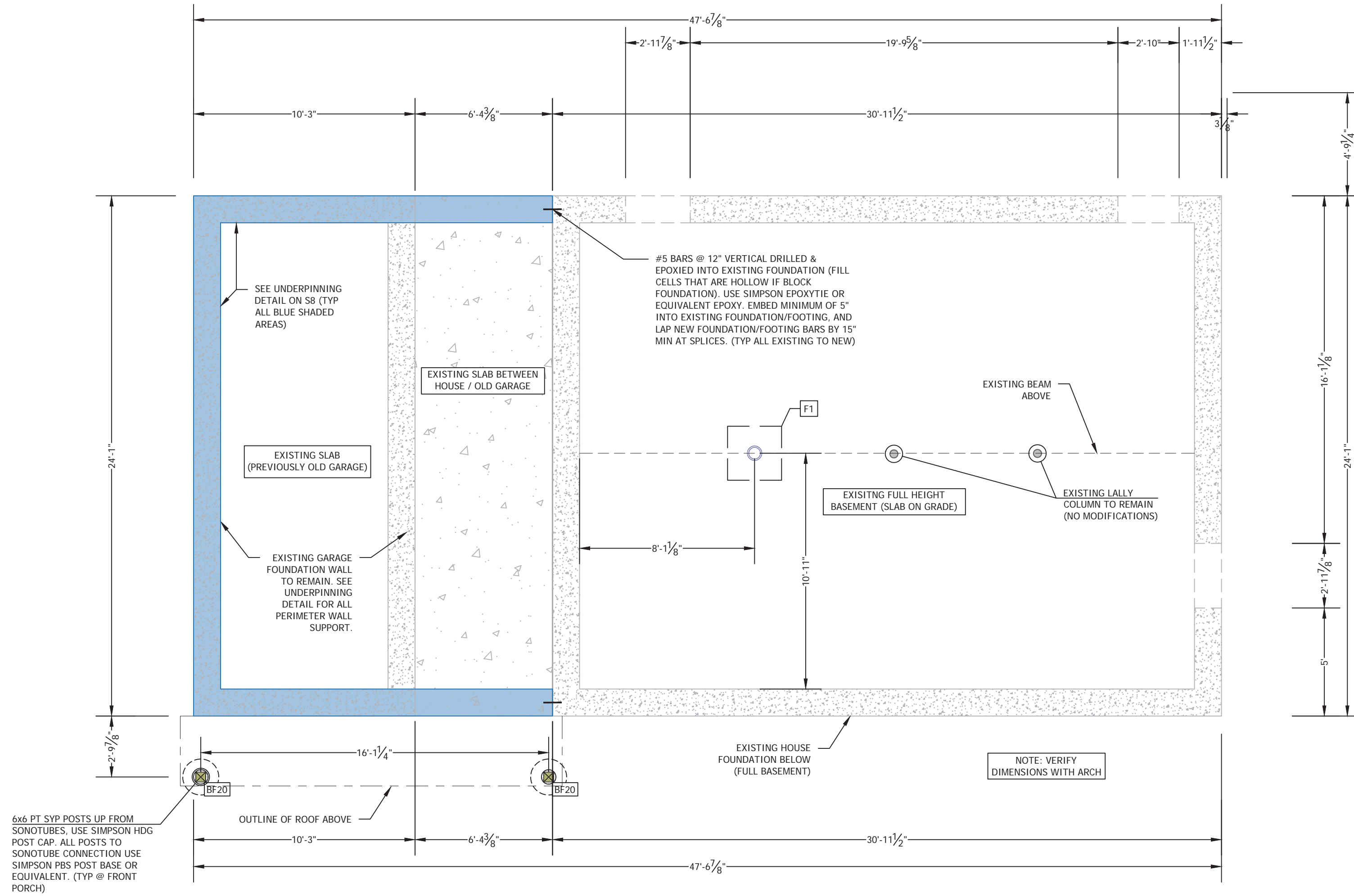
NO.	DATE	COMMENTS

PROJECT:
KATIE & ALFONSO RESIDENCE
170 MOUNT VERNON STREET,
WEST ROXBURY MA 02132

SHEET TITLE:
COVER SHEET and
STRUCTURAL NOTES

DRAWN BY:
D. Guerrero
CHECKED BY:
W. Green
SCALE:
NO SCALE
DATE:
May 03, 2022

S1
OF
S8



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

FOUNDATION LEGEND	
	FOUNDATION FOOTING
	FOUNDATION WALL
	FROST WALL
	EXISTING FOUNDATION WALL
	STRUCTURAL POST: LALLY COLUMN
	STRUCTURAL POST: STEEL HSS
	PIER FOOTING AND SIZE
PIER ABBREVIATIONS: BF20: 8" TUBE w/ BIGFOOT BF20 BASE. BF24: 10" TUBE w/ BIGFOOT BF24 BASE. BF28: 10" TUBE w/ BIGFOOT BF28 BASE. BF36: 12" TUBE w/ BIGFOOT BF36 BASE. 12": 12" SONOTUBE NOTE: NOT ALL PIER SIZES MAY BE USED ON THIS PLAN SET NOTE: 2'x2' PRECAST CONCRETE PIER MAY BE USED AS ALTERNATE FOR PIERS BF28 OR SMALLER.	

FOOTING / COLUMN SCHEDULE					
ID	LALLY ⁽¹⁾	FOOTING SIZE ⁽²⁾	FOOTING REINFORCEMENT ⁽³⁾	TOP PLATE	BOTTOM PLATE
F1	4" 16 ga.	30" (wide) x 30" (long) x 15" (deep)	(3) GRADE 60 #4 BARS E.W. @ BOTTOM	7/8" x 8 1/2" x 1/2" [4 ply] 3/4" x 8 1/2" x 1/2" [3 ply]	5 1/2" x 5 1/2" x 1/2"

⁽¹⁾ LALLY COLUMNS TO BE CONCRETE FILLED, 3000 PSI CONCRETE. MAXIMUM HEIGHT DESIGNED = 10'-0".
⁽²⁾ FOOTING TO BE SET BELOW TOP OF SLAB AT DEPTH NO LESS THAN SPECIFIED DEPTH OF FOOTING.
⁽³⁾ REINFORCED CONCRETE FOOTING TO HAVE SPECIFIED REBAR IN EACH DIRECTION, LOCATED IN THE BOTTOM 1/4 OF FOOTING DEPTH.
⁽⁴⁾ ALL LALLY COLUMNS TO HAVE BOTTOM PLATES ANCHORED TO FOOTING. USE LALLY LOCK SADDLE TOP PLATE BY DEAN COLUMN, OR USE TOP PLATES SPECIFIED IN SCHEDULE ABOVE.

- DRAWING NOTES:**
- FOUNDATION DESIGN IS BASED UPON AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 PSF. SOIL BEARING MATERIAL CAPACITY TO BE DETERMINED BY SOIL TESTS PRIOR TO CONSTRUCTION. IF BEARING MATERIALS WITH A LOWER BEARING CAPACITY THAN 1 TON PER SQUARE FOOT ARE ENCOUNTERED AT THE SPECIFIED ELEVATIONS, THE UNDERLYING MATERIAL SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO BE APPROVED BY THE ENGINEER.
 - ALL BACKFILL UNDER STRUCTURAL SLABS, MATS, AND OTHER FOUNDATION ELEMENTS SHALL BE COMPACTED IN MAX 6" LIFTS TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D1557, UNLESS OTHERWISE INDICATED OR SPECIFIED. FOUNDATION ELEMENTS SHALL REST ONLY ON SUITABLE UNDISTURBED OR COMPACTED STRUCTURAL FILL. STRUCTURAL FILL GRADATION SHALL BE NO LARGER THAN 1", BETWEEN 10% AND 60% PASSING THE NO. 20 SIEVE AND NO MORE THAN 5% PASSING THE NO. 200 SIEVE.
 - PROVIDE 6" MINIMUM CRUSHED STONE UNDER CONCRETE SLAB. GRADATION FOR CRUSHED STONE SHALL BE NO LARGER THAN 1", BETWEEN 10% AND 50% PASSING 3/4" AND NO MORE THAN 5% PASSING THE NO. 4 SIEVE. CRUSHED STONE REQUIRES COMPACTION BY MAKING AT LEAST THREE PASSES PER 6-INCH THICK LIFT (OR THINNER) BY A VIBRATORY PLATE COMPACTOR OR VIBRATORY ROLLER WITH MINIMUM STATIC WEIGHT OF 200 POUNDS. NO COMPACTION TESTING IS NECESSARY FOR THE CRUSHED STONE FILLS. CRUSHED STONE FILLS THICKER THAN 12 INCHES SHOULD BE PLACED IN ONE-FOOT LIFTS AND SHOULD BE MONITORED BY A TECHNICIAN OR GEOTECHNICAL ENGINEER.
 - PROVIDE SHEETING, BRACING AND UNDERPINNING TO PROTECT ADJACENT UTILITY STRUCTURES, AS REQUIRED.
 - OPEN EXCAVATIONS AROUND BUILDING PERIMETER MUST REMAIN DRY. REMOVE WATER FROM OPEN EXCAVATIONS PRIOR TO BACKFILLING.
 - SHORING AND BRACING FOR THE LATERAL SUPPORT OF EXCAVATION SHALL REMAIN IN PLACE UNTIL ALL PERMANENT STRUCTURAL SYSTEMS ARE COMPLETE AS APPROVED BY THE ENGINEER.
 - CONTRACTOR SHALL PROVIDE TEMPORARY BRACING FOR ALL FOUNDATION GRADE BEAMS DURING THE OPERATIONS OF BACKFILLING AND COMPACTION.
 - ALL REQUIRED INSERT SLEEVES, CONDUITS, EMBEDMENTS AND PENETRATIONS MUST BE VERIFIED WITH RESPECTIVE TRADES BEFORE CASTING CONCRETE.
 - NO FOUNDATION ELEMENT, BEAM OR SLABS SHALL BE PLACED ON FROZEN SOIL OR IN WATER.
 - THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR THE VALIDITY OF THE SUBSURFACE CONDITIONS DESCRIBED ON THE DRAWINGS, SPECIFICATIONS, BORING LOGS, OR TEST PITS. THE DATA IS INCLUDED ONLY TO ASSIST THE CONTRACTOR DURING BIDDING AND SUBSEQUENT CONSTRUCTION AND REPRESENT CONDITIONS ONLY OF THESE SPECIFIED LOCATIONS AT THE PARTICULAR TIME THEY WERE MADE.
 - ALL ORGANIC SOILS SUCH AS TOPSOIL OR ORGANIC FILL FOUND NEAR THE SURFACE IN SLAB LOCATIONS MUST BE REMOVED. THE UPPER TWO FEET OF FILL AND ANY ORGANIC FILL MATERIALS EXPOSED AT THE BASE OF EXCAVATION SHOULD BE REMOVED TO INORGANIC FILL OR UNDISTURBED SILTY SANDS. COMPACTED STRUCTURAL FILL SHALL BE USED AS NEEDED TO GRADE BEFORE GRAVEL BASE AND SLAB PLACEMENT.

NO.	DATE	COMMENTS

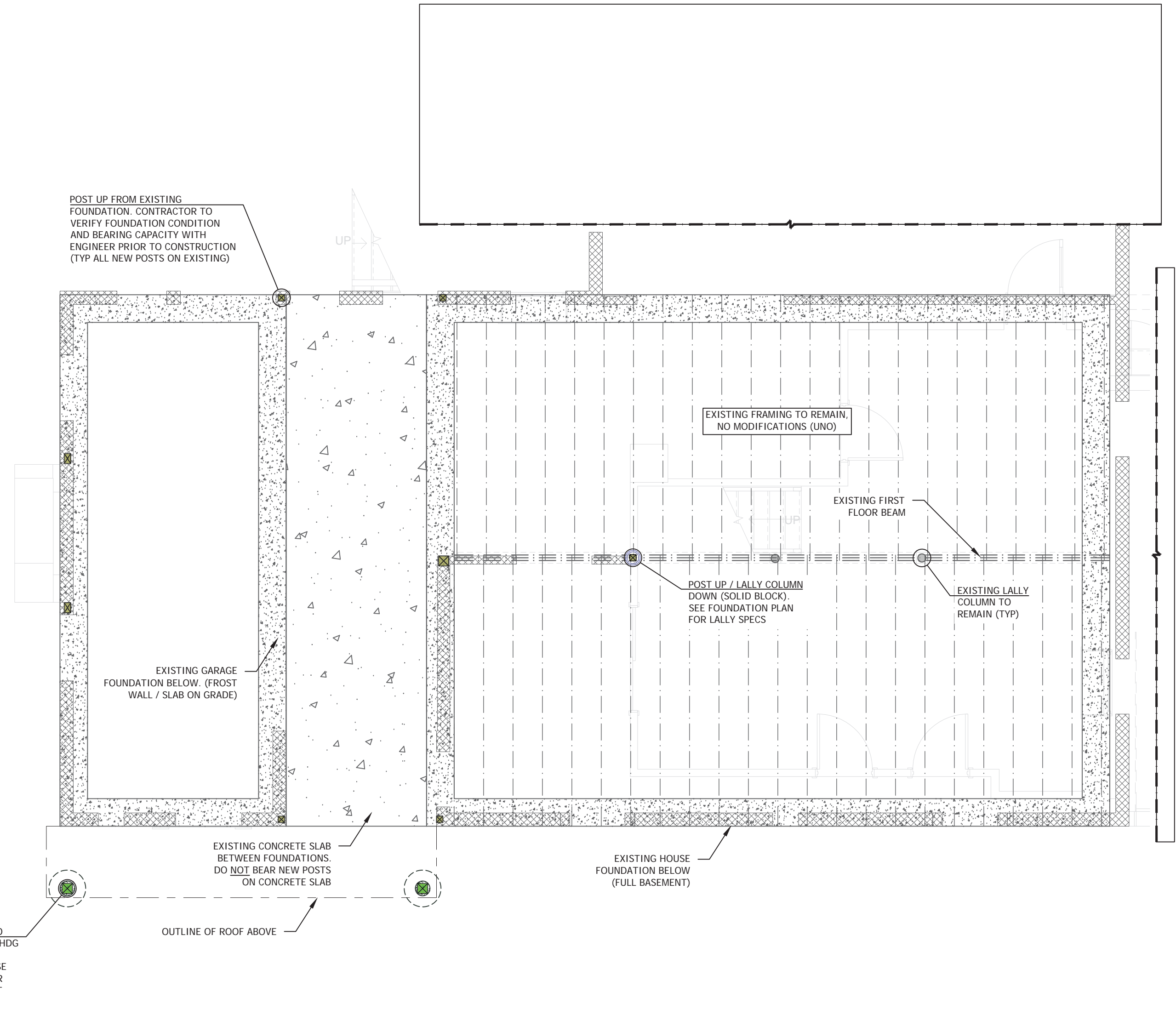
PLW-S-OZS

PROJECT:
KATIE & ALFONSO RESIDENCE
170 MOUNT VERNON STREET,
WEST ROXBURY MA 02132

SHEET TITLE:
FOUNDATION PLAN

DRAWN BY:
D. Guerrero
CHECKED BY:
W. Green
SCALE:
1/4" = 1'-0"
DATE:
May 03, 2022

S2
OF
S8



2 FIRST FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING LEGEND	
	STRUCTURAL BEAM: LVL
	STRUCTURAL BEAM: CONVENTIONAL LUMBER
	STRUCTURAL BEAM: STEEL
	FLOOR CEILING JOIST: CONVENTIONAL LUMBER
	ROOF RAFTER: CONVENTIONAL LUMBER
	BEARING WALL BELOW
	BEARING WALL ABOVE
	EXISTING BEARING WALL BELOW
	STRUCTURAL POST: LALLY COLUMN
	STRUCTURAL POST: STEEL HSS
	STRUCTURAL POST: LVL
	STRUCTURAL POST: CONVENTIONAL LUMBER
	STRUCTURAL POST ABOVE
DOOR/WINDOW HEADERS:	
	STANDARD HEADER (REFER TO STRUCTURAL NOTES, SHEET S1)
	(3) 2x8 SPF #2 CONTINUOUS HEADER w/ (2) 2x6 STUDS EACH END AND AT ALL STUD POCKETS
	(3) 1 1/2"x7 1/2" LVL 2.1E 3100 SP CONTINUOUS HEADER w/ 4x6 DFL #2 POSTS EACH END.

HANGER SCHEDULE	
MATERIAL	HARDWARE
(2) 1 1/2" LVLs	MGU3.63-SDS
(3) 1 1/2" LVLs	HGU5.50-SDS
(4) 1 1/2" LVLs	HGU7.25-SDS
HANGER NOTES:	
1. FOR ALL LVL HANGERS, USE SCREWS LONG ENOUGH TO ENGAGE ALL PLYS OF THE LVL BEING CONNECTED INTO.	
2. ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS.	
3. LVLs THAT FRAME AROUND STAIR OPENING MAY USE NAILED LVL HANGERS INSTEAD OF SCREWED HANGERS AS SHOWN IN HANGER SCHEDULE.	

DRAWING NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND FLOOR LAYOUTS. NOTIFY ENGINEER IF CONDITIONS VARY FROM SHOWN ON THESE PLANS. REFER TO GENERAL STRUCTURAL NOTES (SHEET S1) FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

TIMBER FRAMING MATERIALS:

1. TIMBER FRAMING MEMBERS SHOWN ON THIS PLAN HAVE BEEN DESIGNED TO MEET THE STANDARD FRAMING SPECIFICATIONS, NOTED IN THE GENERAL STRUCTURAL NOTES ON SHEET S1 OF THIS PLAN SET.

2. TIMBER FRAMING MEETING STANDARD SPECIFICATIONS, IN GENERAL, WILL BE ABBREVIATED ON THESE STRUCTURAL PLANS, UNLESS NOTED SPECIFICALLY OTHERWISE ON STRUCTURAL PLANS - ALL TIMBER FRAMING MATERIALS ARE TO MEET THE FOLLOWING SPECIFICATIONS:

CONVENTIONAL LUMBER:

- a. BOARDS & BEAMS
 - INTERIOR (UNTREATED): SPRUCE-PINE-FIR (SPF), GRADE #2
 - EXTERIOR (TREATED): SOUTHERN YELLOW PINE (SYP) PRESSURE TREATED (PT), GRADE #2.
- b. POSTS
 - INTERIOR (UNTREATED) - SPECIES AS NOTED ON DRAWING.
 - DOUGLAS-FIR-LARCH (DFL), GRADE #2.
 - EXTERIOR (TREATED): SOUTHERN YELLOW PINE (SYP) PRESSURE TREATED (PT), GRADE #2.

ENGINEERED LUMBER:

- a. I-JOISTS
 - SEE TO ENGINEERING PLANS FOR SPECIFICATIONS - JOIST TYPE/GRADE VARIES. REFER TO JOIST MANUFACTURER INSTRUCTIONS (AS WELL AS STRUCTURAL PLANS AND CALCULATIONS) FOR REQUIRED I-JOIST BRACING, STIFFENERS, and/or CONNECTORS.
 - JOIST HANGERS SHALL BE METAL AND ARE TO BE OF SUFFICIENT LOAD RATING TO CARRY DESIGN LOADS. HANGER TYPE/STYLE IS CONTRACTOR PREFERENCE. FOLLOW INSTALLATION REQUIREMENTS BY MANUFACTURER (FASTENERS, STIFFENERS, ETC) TO OBTAIN PROPER JOIST HANGER CAPACITY.
- b. BOARDS & BEAMS:
 - INTERIOR (UNTREATED): LAMINATED VENEER LUMBER (LVL) SOUTHERN-PINE (SP) , GRADE 2.1E 3100 SP, WIDTH 1 1/2" (UNO).
 - EXTERIOR (TREATED): PARALLEL STRAND LUMBER (PSL) w/ PRESERVATIVE TREATMENT. (BEAM SIZE AS NOTED ON STRUCTURAL FRAMING PLANS). EXTERIOR PSL HORIZONTAL MEMBERS TO BE TRUSJOIST® 2.0E PARALLAM® PLUS PSL SL2 MOIST USE RATED; OR AN APPROVED EQUIVALENT BY ENGINEER.
- c. POSTS:
 - INTERIOR (UNTREATED): LAMINATED VENEER LUMBER (LVL) SOUTHERN-PINE (SP), GRADE 1.8E 2650
 - EXTERIOR (TREATED): PARALLEL STRAND LUMBER (PSL) w/ PRESERVATIVE TREATMENT. (POST SIZE AS NOTED ON PLAN). EXTERIOR PSL HORIZONTAL MEMBERS TO BE TRUSJOIST® 2.0E PARALLAM® PLUS PSL SL2 MOIST USE RATED; OR AN APPROVED EQUIVALENT BY ENGINEER.

NO.	DATE	COMMENTS

RLW-S-OZM

PROJECT:
KATIE & ALFONSO RESIDENCE
170 MOUNT VERNON STREET,
WEST ROXBURY MA 02132

SHEET TITLE:
FIRST FLOOR FRAMING PLAN

DRAWN BY:
D. Guerrero

CHECKED BY:
W. Green

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

DATE:
May 03, 2022

S3
OF
S8



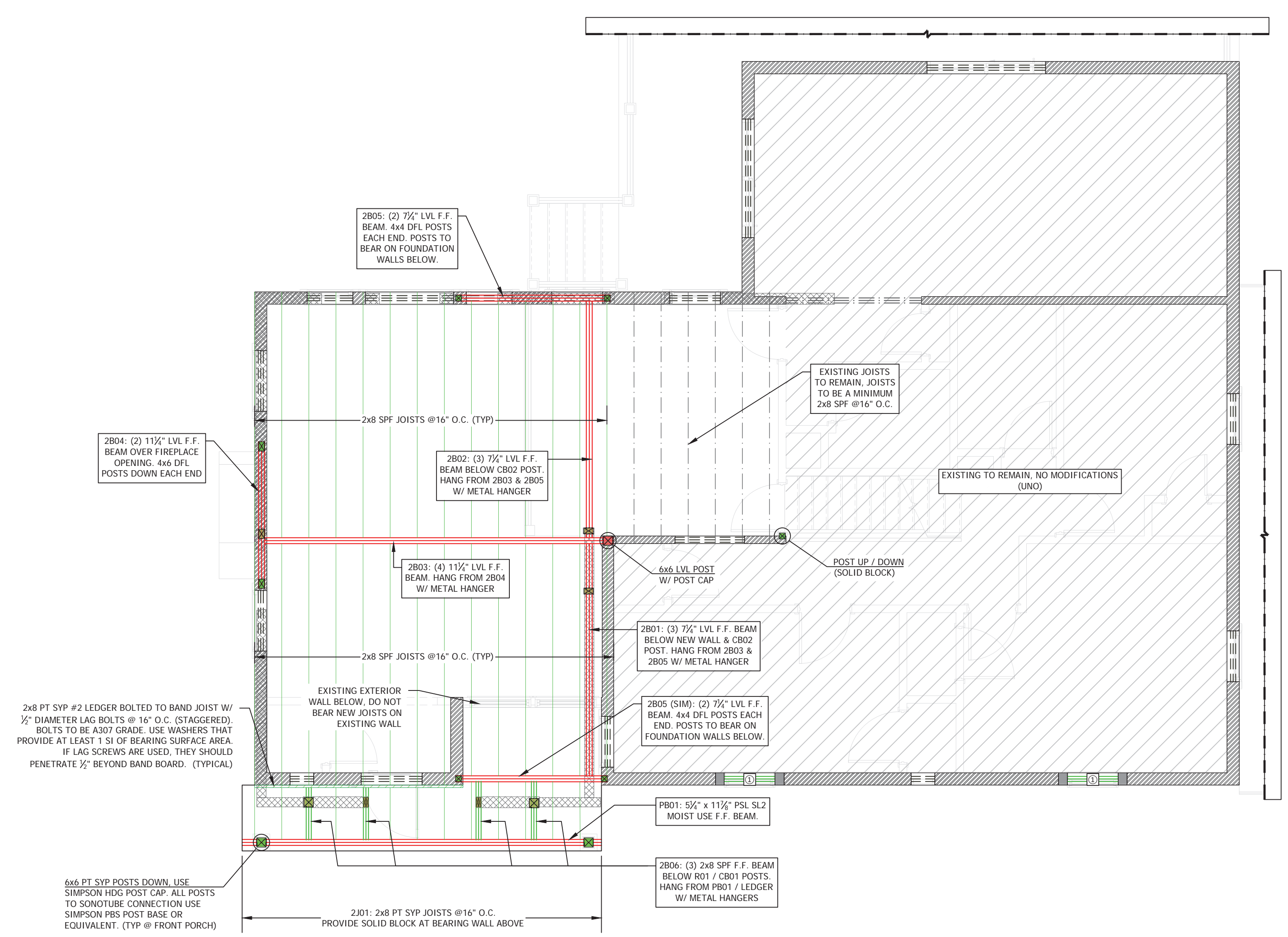
NO.	DATE	COMMENTS

PROJECT:
KATIE & ALFONSO RESIDENCE
170 MOUNT VERNON STREET,
WEST ROXBURY MA 02132

SHEET TITLE:
SECOND FLOOR FRAMING PLAN

DRAWN BY:
D. Guerrero
CHECKED BY:
W. Green
SCALE:
1/4" = 1'-0"
DATE:
May 03, 2022

S4
OF
S8



3 SECOND FLOOR FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING LEGEND	
	STRUCTURAL BEAM: LVL
	STRUCTURAL BEAM: CONVENTIONAL LUMBER
	STRUCTURAL BEAM: STEEL
	FLOOR CEILING JOIST: CONVENTIONAL LUMBER
	ROOF RAFTER: CONVENTIONAL LUMBER
	BEARING WALL BELOW
	BEARING WALL ABOVE
	EXISTING BEARING WALL BELOW
	STRUCTURAL POST: LALLY COLUMN
	STRUCTURAL POST: STEEL HSS
	STRUCTURAL POST: LVL
	STRUCTURAL POST: CONVENTIONAL LUMBER
	STRUCTURAL POST ABOVE
DOOR/WINDOW HEADERS:	
	STANDARD HEADER (REFER TO STRUCTURAL NOTES, SHEET S1)
	(3) 2x8 SPF #2 CONTINUOUS HEADER w/ (2) 2x6 STUDS EACH END AND AT ALL STUD POCKETS
	(3) 1 1/2 x 7 1/2 LVL 2.1E 3100 SP CONTINUOUS HEADER w/ 4x4 DFL #2 POSTS EACH END.

HANGER SCHEDULE	
MATERIAL	HARDWARE
(2) 1 1/2" LVLs	MGU3.63-SDS
(3) 1 1/2" LVLs	HGU5.50-SDS
(4) 1 1/2" LVLs	HGU7.25-SDS
HANGER NOTES:	
1. FOR ALL LVL HANGERS, USE SCREWS LONG ENOUGH TO ENGAGE ALL PLYS OF THE LVL BEING CONNECTED INTO.	
2. ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS.	
3. LVLs THAT FRAME AROUND STAIR OPENING MAY USE NAILED LVL HANGERS INSTEAD OF SCREWED HANGERS AS SHOWN IN HANGER SCHEDULE.	

DRAWING NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND FLOOR LAYOUTS. NOTIFY ENGINEER IF CONDITIONS VARY FROM SHOWN ON THESE PLANS. REFER TO GENERAL STRUCTURAL NOTES (SHEET S1) FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

TIMBER FRAMING MATERIALS:

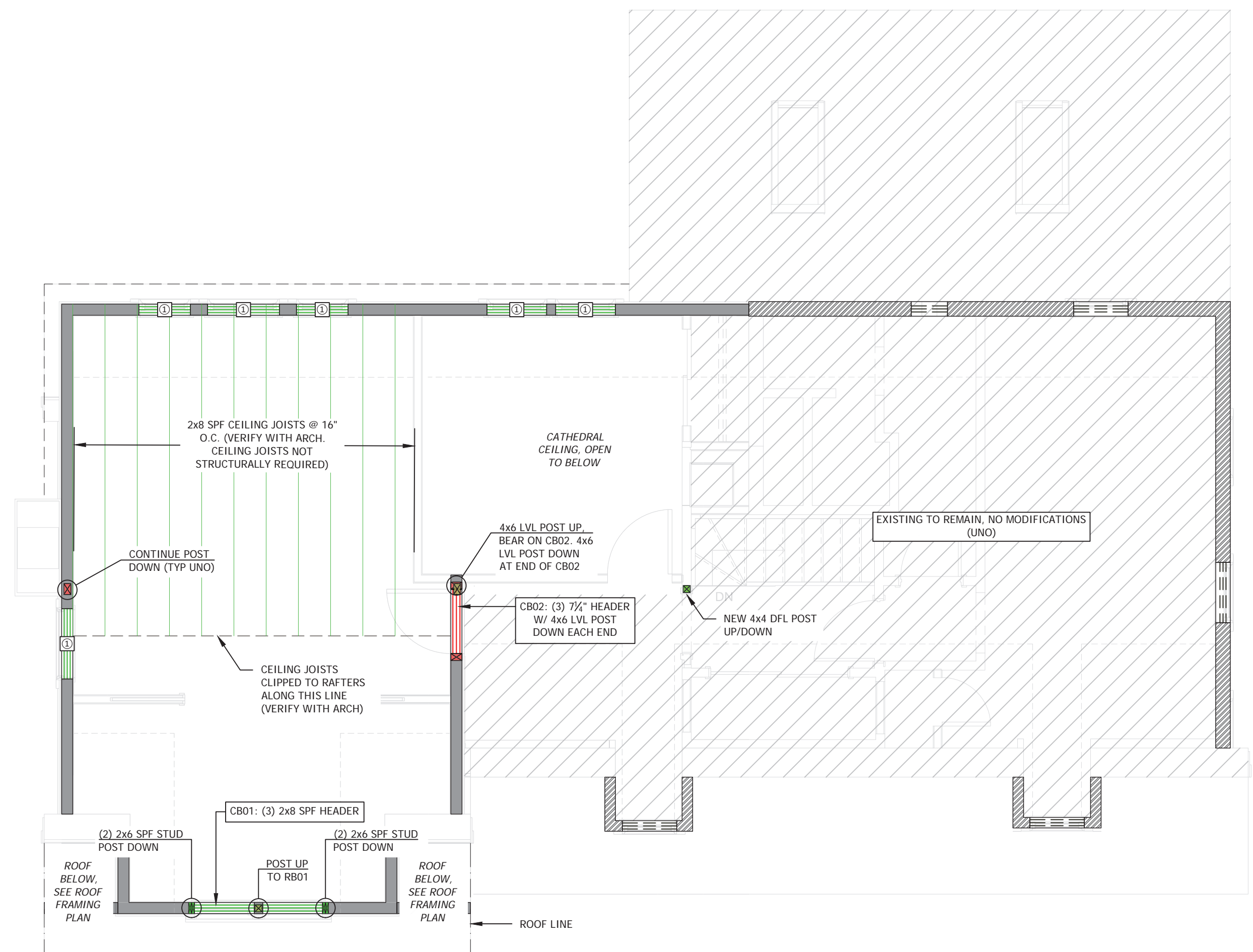
1. TIMBER FRAMING MEMBERS SHOWN ON THIS PLAN HAVE BEEN DESIGNED TO MEET THE STANDARD FRAMING SPECIFICATIONS, NOTED IN THE GENERAL STRUCTURAL NOTES ON SHEET S1 OF THIS PLAN SET.
2. TIMBER FRAMING MEETING STANDARD SPECIFICATIONS, IN GENERAL, WILL BE ABBREVIATED ON THESE STRUCTURAL PLANS, UNLESS NOTED SPECIFICALLY OTHERWISE ON STRUCTURAL PLANS - ALL TIMBER FRAMING MATERIALS ARE TO MEET THE FOLLOWING SPECIFICATIONS:

CONVENTIONAL LUMBER:

- a. BOARDS & BEAMS
 - INTERIOR (UNTREATED): SPRUCE-PINE-FIR (SPF), GRADE #2
 - EXTERIOR (TREATED): SOUTHERN YELLOW PINE (SYP) PRESSURE TREATED (PT), GRADE #2.
- b. POSTS
 - INTERIOR (UNTREATED) - SPECIES AS NOTED ON DRAWING.
 - DOUGLAS-FIR-LARCH (DFL), GRADE #2.
 - EXTERIOR (TREATED): SOUTHERN YELLOW PINE (SYP) PRESSURE TREATED (PT), GRADE #2.

ENGINEERED LUMBER:

- a. I-JOISTS
 - SEE TO ENGINEERING PLANS FOR SPECIFICATIONS - JOIST TYPE/GRADE VARIES. REFER TO JOIST MANUFACTURER INSTRUCTIONS (AS WELL AS STRUCTURAL PLANS AND CALCULATIONS) FOR REQUIRED I-JOIST BRACING, STIFFENERS, and/or CONNECTORS.
 - JOIST HANGERS SHALL BE METAL AND ARE TO BE OF SUFFICIENT LOAD RATING TO CARRY DESIGN LOADS. HANGER TYPE/STYLE IS CONTRACTOR PREFERENCE. FOLLOW INSTALLATION REQUIREMENTS BY MANUFACTURER (FASTENERS, STIFFENERS, ETC) TO OBTAIN PROPER JOIST HANGER CAPACITY.
- b. BOARDS & BEAMS:
 - INTERIOR (UNTREATED): LAMINATED VENEER LUMBER (LVL) SOUTHERN-PINE (SP) , GRADE 2.1E 3100 SP, WIDTH 1 1/2" (UNO).
 - EXTERIOR (TREATED): PARALLEL STRAND LUMBER (PSL) w/ PRESERVATIVE TREATMENT. (BEAM SIZE AS NOTED ON STRUCTURAL FRAMING PLANS). EXTERIOR PSL HORIZONTAL MEMBERS TO BE TRUSJOIST® 2.0E PARALLAM® PLUS PSL SL2 MOIST USE RATED; OR AN APPROVED EQUIVALENT BY ENGINEER.
- c. POSTS:
 - INTERIOR (UNTREATED): LAMINATED VENEER LUMBER (LVL) SOUTHERN-PINE (SP), GRADE 1.8E 2650
 - EXTERIOR (TREATED): PARALLEL STRAND LUMBER (PSL) w/ PRESERVATIVE TREATMENT. (POST SIZE AS NOTED ON PLAN). EXTERIOR PSL HORIZONTAL MEMBERS TO BE TRUSJOIST® 2.0E PARALLAM® PLUS PSL SL2 MOIST USE RATED; OR AN APPROVED EQUIVALENT BY ENGINEER.



4 ATTIC FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING LEGEND			
	STRUCTURAL BEAM: LVL		STRUCTURAL POST: LALLY COLUMN
	STRUCTURAL BEAM: CONVENTIONAL LUMBER		STRUCTURAL POST: STEEL HSS
	STRUCTURAL BEAM: STEEL		STRUCTURAL POST: LVL
	FLOOR CEILING JOIST: CONVENTIONAL LUMBER		STRUCTURAL POST: CONVENTIONAL LUMBER
	ROOF RAFTER: CONVENTIONAL LUMBER		STRUCTURAL POST ABOVE
	BEARING WALL BELOW	DOOR/WINDOW HEADERS:	
	BEARING WALL ABOVE		STANDARD HEADER (REFER TO STRUCTURAL NOTES, SHEET S1)
	EXISTING BEARING WALL BELOW		(3) 2x8 SPF #2 CONTINUOUS HEADER w/ (2) 2x6 STUDS EACH END AND AT ALL STUD POCKETS
			(3) 1 1/2"x7 1/2" LVL 2.1E 3100 SP CONTINUOUS HEADER w/ 4x6 DFL #2 POSTS EACH END.

HANGER SCHEDULE	
MATERIAL	HARDWARE
(2) 1 1/2" LVLs	MGU3.63-SDS
(3) 1 1/2" LVLs	HGU5.50-SDS
(4) 1 1/2" LVLs	HGU7.25-SDS

HANGER NOTES:

- FOR ALL LVL HANGERS, USE SCREWS LONG ENOUGH TO ENGAGE ALL PLYS OF THE LVL BEING CONNECTED INTO.
- ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS.
- LVLs THAT FRAME AROUND STAIR OPENING MAY USE NAILED LVL HANGERS INSTEAD OF SCREWED HANGERS AS SHOWN IN HANGER SCHEDULE.

DRAWING NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND FLOOR LAYOUTS. NOTIFY ENGINEER IF CONDITIONS VARY FROM SHOWN ON THESE PLANS. REFER TO GENERAL STRUCTURAL NOTES (SHEET S1) FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

TIMBER FRAMING MATERIALS:

1. TIMBER FRAMING MEMBERS SHOWN ON THIS PLAN HAVE BEEN DESIGNED TO MEET THE STANDARD FRAMING SPECIFICATIONS, NOTED IN THE GENERAL STRUCTURAL NOTES ON SHEET S1 OF THIS PLAN SET.

2. TIMBER FRAMING MEETING STANDARD SPECIFICATIONS, IN GENERAL, WILL BE ABBREVIATED ON THESE STRUCTURAL PLANS, UNLESS NOTED SPECIFICALLY OTHERWISE ON STRUCTURAL PLANS - ALL TIMBER FRAMING MATERIALS ARE TO MEET THE FOLLOWING SPECIFICATIONS:

CONVENTIONAL LUMBER:

- a. BOARDS & BEAMS
 - INTERIOR (UNTREATED): SPRUCE-PINE-FIR (SPF), GRADE #2
 - EXTERIOR (TREATED): SOUTHERN YELLOW PINE (SYP) PRESSURE TREATED (PT), GRADE #2.
- b. POSTS
 - INTERIOR (UNTREATED) - SPECIES AS NOTED ON DRAWING.
 - DOUGLAS-FIR-LARCH (DFL), GRADE #2.
 - EXTERIOR (TREATED): SOUTHERN YELLOW PINE (SYP) PRESSURE TREATED (PT), GRADE #2.

ENGINEERED LUMBER:

- a. I-JOISTS
 - SEE TO ENGINEERING PLANS FOR SPECIFICATIONS - JOIST TYPE/GRADE VARIES. REFER TO JOIST MANUFACTURER INSTRUCTIONS (AS WELL AS STRUCTURAL PLANS AND CALCULATIONS) FOR REQUIRED I-JOIST BRACING, STIFFENERS, and/or CONNECTORS.
 - JOIST HANGERS SHALL BE METAL AND ARE TO BE OF SUFFICIENT LOAD RATING TO CARRY DESIGN LOADS. HANGER TYPE/STYLE IS CONTRACTOR PREFERENCE. FOLLOW INSTALLATION REQUIREMENTS BY MANUFACTURER (FASTENERS, STIFFENERS, ETC) TO OBTAIN PROPER JOIST HANGER CAPACITY.
- b. BOARDS & BEAMS:
 - INTERIOR (UNTREATED): LAMINATED VENEER LUMBER (LVL) SOUTHERN-PINE (SP), GRADE 2.1E 3100 SP, WIDTH 1 1/2" (UNO).
 - EXTERIOR (TREATED): PARALLEL STRAND LUMBER (PSL) w/ PRESERVATIVE TREATMENT. (BEAM SIZE AS NOTED ON STRUCTURAL FRAMING PLANS). EXTERIOR PSL HORIZONTAL MEMBERS TO BE TRUSJOIST® 2.0E PARALLAM® PLUS PSL SL2 MOIST USE RATED; OR AN APPROVED EQUIVALENT BY ENGINEER.
- c. POSTS:
 - INTERIOR (UNTREATED): LAMINATED VENEER LUMBER (LVL) SOUTHERN-PINE (SP), GRADE 1.8E 2650
 - EXTERIOR (TREATED): PARALLEL STRAND LUMBER (PSL) w/ PRESERVATIVE TREATMENT. (POST SIZE AS NOTED ON PLAN). EXTERIOR PSL HORIZONTAL MEMBERS TO BE TRUSJOIST® 2.0E PARALLAM® PLUS PSL SL2 MOIST USE RATED; OR AN APPROVED EQUIVALENT BY ENGINEER.

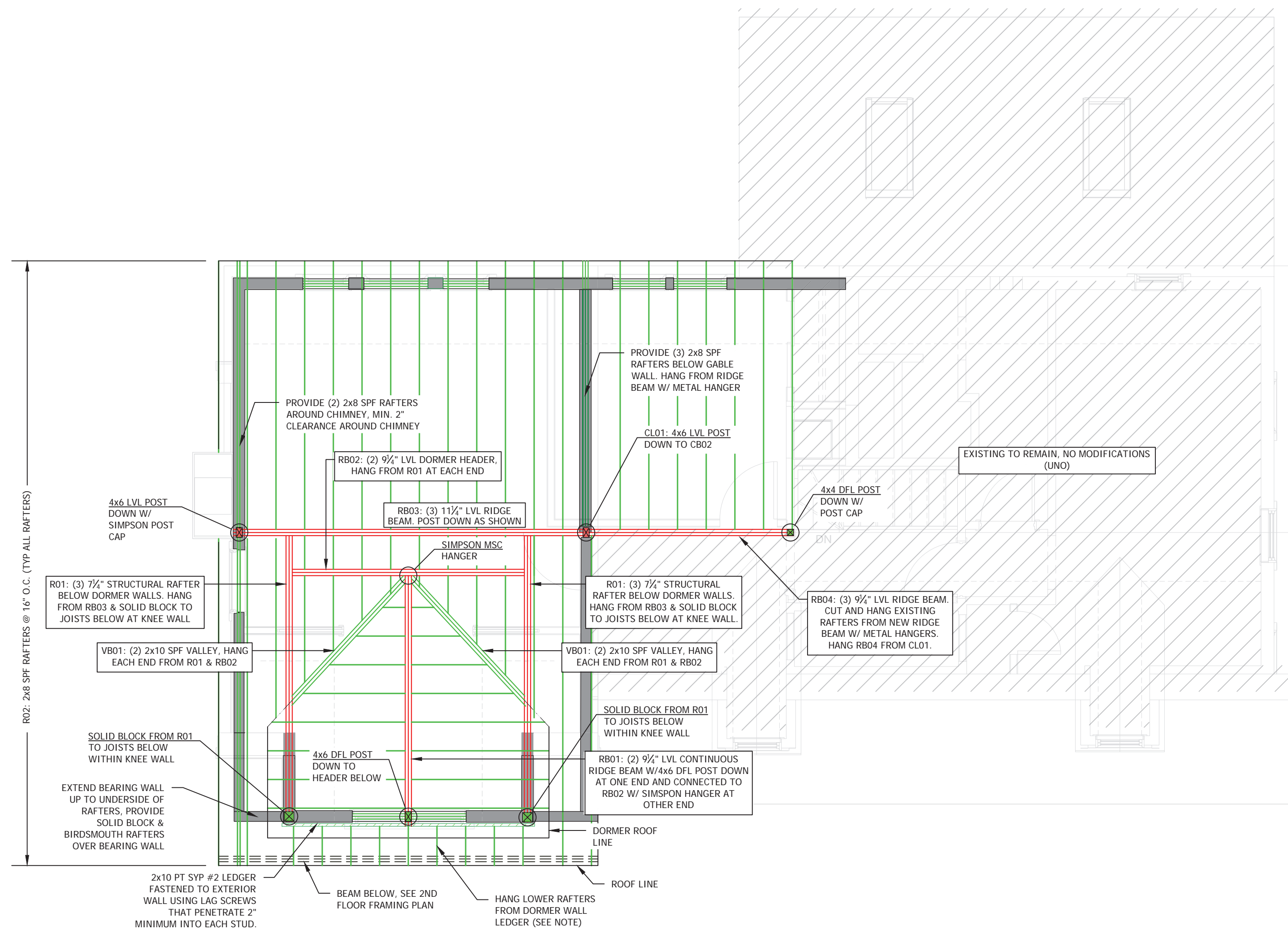
NO.	DATE	COMMENTS

PROJECT:
KATIE & ALFONSO RESIDENCE
170 MOUNT VERNON STREET,
WEST ROXBURY MA 02132

SHEET TITLE:
ATTIC FRAMING PLAN

DRAWN BY:
D. Guerrero
CHECKED BY:
W. Green
SCALE:
1/4" = 1'-0"
DATE:
May 03, 2022

S5
OF
S8



5 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

FRAMING LEGEND	
	STRUCTURAL BEAM: LVL
	STRUCTURAL BEAM: CONVENTIONAL LUMBER
	STRUCTURAL BEAM: STEEL
	FLOOR CEILING JOIST: CONVENTIONAL LUMBER
	ROOF RAFTER: CONVENTIONAL LUMBER
	BEARING WALL BELOW
	BEARING WALL ABOVE
	EXISTING BEARING WALL BELOW
	STRUCTURAL POST: LALLY COLUMN
	STRUCTURAL POST: STEEL HSS
	STRUCTURAL POST: LVL
	STRUCTURAL POST: CONVENTIONAL LUMBER
	STRUCTURAL POST ABOVE
DOOR/WINDOW HEADERS:	
	STANDARD HEADER (REFER TO STRUCTURAL NOTES, SHEET S1)
	(3) 2x8 SPF #2 CONTINUOUS HEADER w/ (2) 2x6 STUDS EACH END AND AT ALL STUD POCKETS
	(3) 1 1/2"x7 1/2" LVL 2.1E 3100 SP CONTINUOUS HEADER w/ 4x6 DFL #2 POSTS EACH END.

HANGER SCHEDULE	
MATERIAL	HARDWARE
(2) 1 1/2" LVLs	MGU3.63-SDS
(3) 1 1/2" LVLs	HGU5.50-SDS
(4) 1 1/2" LVLs	HGU7.25-SDS
HANGER NOTES:	
1. FOR ALL LVL HANGERS, USE SCREWS LONG ENOUGH TO ENGAGE ALL PLYS OF THE LVL BEING CONNECTED INTO.	
2. ALL CONVENTIONAL LUMBER TO USE FULLY NAILED METAL JOIST HANGERS.	
3. LVLs THAT FRAME AROUND STAIR OPENING MAY USE NAILED LVL HANGERS INSTEAD OF SCREWED HANGERS AS SHOWN IN HANGER SCHEDULE.	

DRAWING NOTES:

1. REFER TO ARCHITECTURAL PLANS FOR ELEVATIONS AND FLOOR LAYOUTS. NOTIFY ENGINEER IF CONDITIONS VARY FROM SHOWN ON THESE PLANS. REFER TO GENERAL STRUCTURAL NOTES (SHEET S1) FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

TIMBER FRAMING MATERIALS:

1. TIMBER FRAMING MEMBERS SHOWN ON THIS PLAN HAVE BEEN DESIGNED TO MEET THE STANDARD FRAMING SPECIFICATIONS, NOTED IN THE GENERAL STRUCTURAL NOTES ON SHEET S1 OF THIS PLAN SET.
2. TIMBER FRAMING MEETING STANDARD SPECIFICATIONS, IN GENERAL, WILL BE ABBREVIATED ON THESE STRUCTURAL PLANS, UNLESS NOTED SPECIFICALLY OTHERWISE ON STRUCTURAL PLANS - ALL TIMBER FRAMING MATERIALS ARE TO MEET THE FOLLOWING SPECIFICATIONS:

CONVENTIONAL LUMBER:

- a. BOARDS & BEAMS
 - INTERIOR (UNTREATED): SPRUCE-PINE-FIR (SPF), GRADE #2
 - EXTERIOR (TREATED): SOUTHERN YELLOW PINE (SYP) PRESSURE TREATED (PT), GRADE #2.
- b. POSTS
 - INTERIOR (UNTREATED) - SPECIES AS NOTED ON DRAWING.
 - DOUGLAS-FIR-LARCH (DFL), GRADE #2.
 - EXTERIOR (TREATED): SOUTHERN YELLOW PINE (SYP) PRESSURE TREATED (PT), GRADE #2.

ENGINEERED LUMBER:

- a. I-JOISTS
 - SEE TO ENGINEERING PLANS FOR SPECIFICATIONS - JOIST TYPE/GRADE VARIES. REFER TO JOIST MANUFACTURER INSTRUCTIONS (AS WELL AS STRUCTURAL PLANS AND CALCULATIONS) FOR REQUIRED I-JOIST BRACING, STIFFENERS, and/or CONNECTORS.
 - JOIST HANGERS SHALL BE METAL AND ARE TO BE OF SUFFICIENT LOAD RATING TO CARRY DESIGN LOADS. HANGER TYPE/STYLE IS CONTRACTOR PREFERENCE. FOLLOW INSTALLATION REQUIREMENTS BY MANUFACTURER (FASTENERS, STIFFENERS, ETC) TO OBTAIN PROPER JOIST HANGER CAPACITY.
- b. BOARDS & BEAMS:
 - INTERIOR (UNTREATED): LAMINATED VENEER LUMBER (LVL) SOUTHERN-PINE (SP) , GRADE 2.1E 3100 SP, WIDTH 1 1/2" (UNO).
 - EXTERIOR (TREATED): PARALLEL STRAND LUMBER (PSL) w/ PRESERVATIVE TREATMENT. (BEAM SIZE AS NOTED ON STRUCTURAL FRAMING PLANS). EXTERIOR PSL HORIZONTAL MEMBERS TO BE TRUSJOIST® 2.0E PARALLAM® PLUS PSL SL2 MOIST USE RATED; OR AN APPROVED EQUIVALENT BY ENGINEER.
- c. POSTS:
 - INTERIOR (UNTREATED): LAMINATED VENEER LUMBER (LVL) SOUTHERN-PINE (SP), GRADE 1.8E 2650
 - EXTERIOR (TREATED): PARALLEL STRAND LUMBER (PSL) w/ PRESERVATIVE TREATMENT. (POST SIZE AS NOTED ON PLAN). EXTERIOR PSL HORIZONTAL MEMBERS TO BE TRUSJOIST® 2.0E PARALLAM® PLUS PSL SL2 MOIST USE RATED; OR AN APPROVED EQUIVALENT BY ENGINEER.

NO.	DATE	COMMENTS

PROJECT:
KATIE & ALFONSO RESIDENCE
170 MOUNT VERNON STREET,
WEST ROXBURY MA 02132

SHEET TITLE:
ROOF FRAMING PLAN

DRAWN BY:
D. Guerrero
CHECKED BY:
W. Green
SCALE:
1/4" = 1'-0"
DATE:
May 03, 2022

S6
OF
S8



BRACED WALL REQUIREMENTS (130-140MPH) PER R602.10 FOR WSP				
		REQUIRED	ACTUAL	COMPLIANCE
R602.10.1.3	MAXIMUM BRACED WALL LINE SPACING	60 FEET	50 FEET	PASS
R602.10.3(1)	BRACING REQUIREMENTS BASED ON WIND SPEED (<130MPH)			
	# FEET OF BRACED WALL @1ST FLOOR	11 FEET	12 FEET	PASS
R602.10.5	MINIMUM LENGTH OF BRACED WALL PANELS	4 FEET	4 FEET	PASS

TABLE R602.2(3) REQUIREMENTS FOR WOOD STRUCTURAL PANEL WALL SHEATHING USED TO RESIST WIND PRESSURES									
MINIMUM NAIL		MINIMUM WOOD STRUCTURAL PANEL SPAN RATING	MINIMUM NOMINAL PANEL THICKNESS (INCHES)	MAXIMUM WALL STUD SPACING (INCHES)	PANEL NAIL SPACING		ULTIMATE DESIGN WIND SPEED (MPH)		
							WIND EXPOSURE CATEGORY		
SIZE	PENETRATION (IN.)				EDGES (INCHES O.C.)	FIELD (INCHES O.C.)	B	c	D
6d COMMON (2.0" x 0.113")	1.5	24/0	3/8	16	6	12	140	115	110
8d COMMON (2.5" x 0.131")	1.75	24/16	7/16	16	6	12	170	140	135
				24	6	12	140	115	110

FOR SI: 1 INCH = 25.4 MM, 1 FOOT = 304.8 MM, 1 MILE PER HOUR = 0.447 M/S; 1 KSI = 6.895 MPA.

1. PANEL STRENGTH AXIS PARALLEL OR PERPENDICULAR TO SUPPORTS. THREE-PLY PLYWOOD SHEATHING WITH STUDS SPACED MORE THAN 16 INCHES ON CENTER SHALL BE APPLIED WITH PANEL STRENGTH AXIS PERPENDICULAR TO SUPPORTS.
 2. TABLE IS BASED ON WIND PRESSURES ACTING TOWARD AND AWAY FROM BUILDING SURFACES IN ACCORDANCE WITH SECTION R301.2. LATERAL BRACING REQUIREMENTS SHALL BE IN ACCORDANCE WITH SECTION R602.10.
 3. WOOD STRUCTURAL PANELS WITH SPAN RATINGS OF WALL-16 OR WALL-24 SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/0 SPAN RATING. PLYWOOD SIDING RATED 16 O.C. OR 24 O.C. SHALL BE PERMITTED AS AN ALTERNATE TO PANELS WITH A 24/16 SPAN RATING. WALL-16 AND PLYWOOD SIDING 16 O.C. SHALL BE USED WITH STUDS SPACED NOT MORE THAN 16 INCHES ON CENTER.



BRACED WALL PLAN - 1ST FLOOR

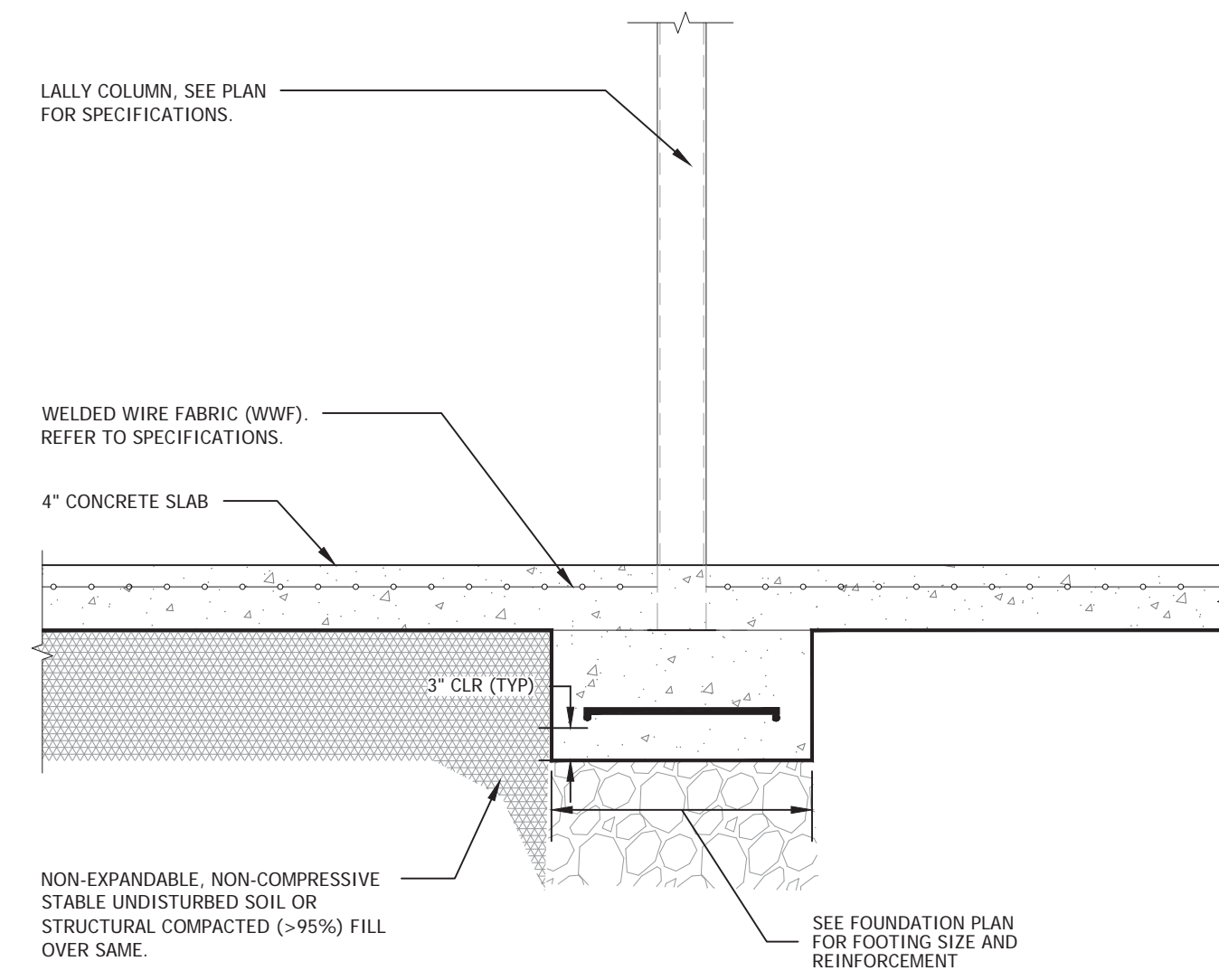
SCALE: 1/4" = 1'-0"

NO.	DATE	COMMENTS

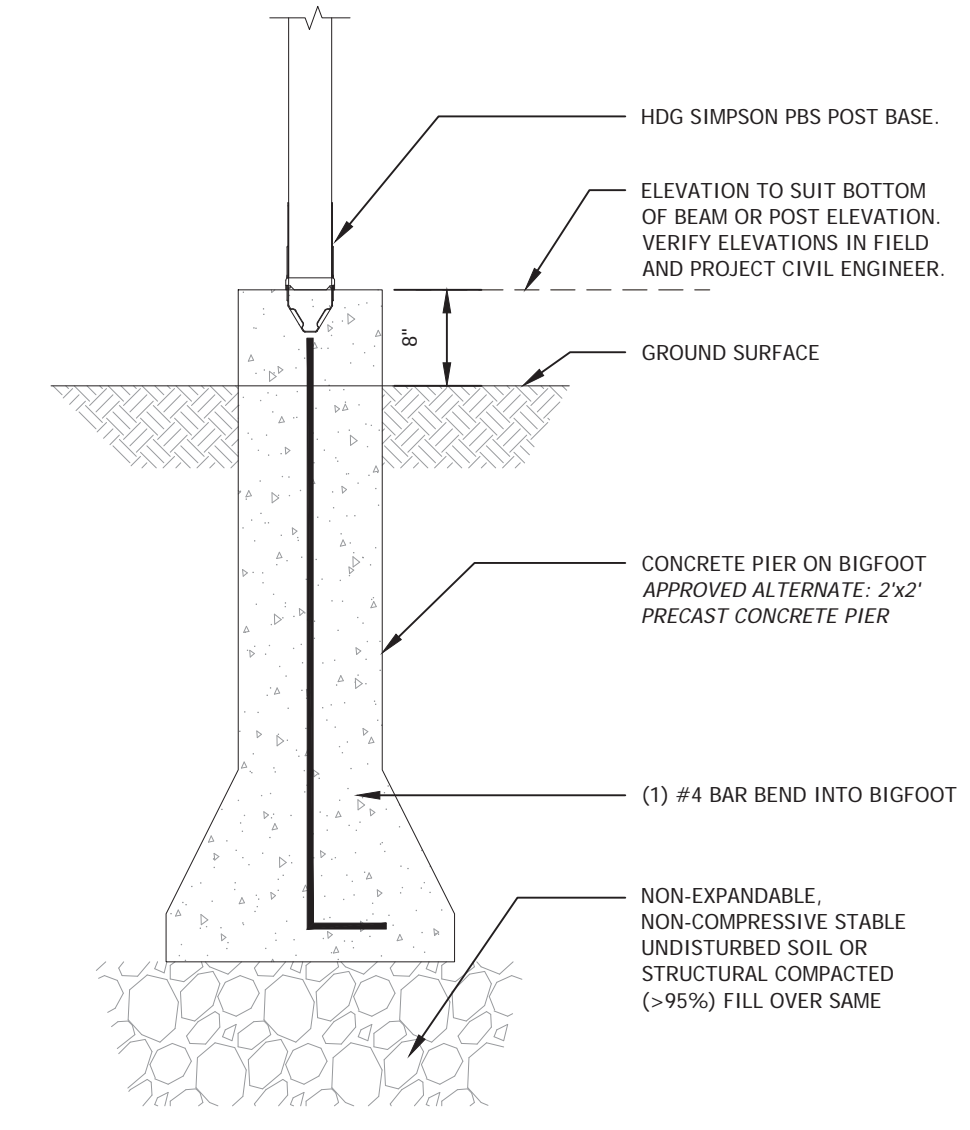
PROJECT:
KATIE & ALFONSO RESIDENCE
 170 MOUNT VERNON STREET,
 WEST ROXBURY MA 02132

SHEET TITLE:
WIND DETAILING

DRAWN BY:
 D. Guerrero
 CHECKED BY:
 W. Green
 SCALE:
 AS NOTED
 DATE:
 May 03, 2022

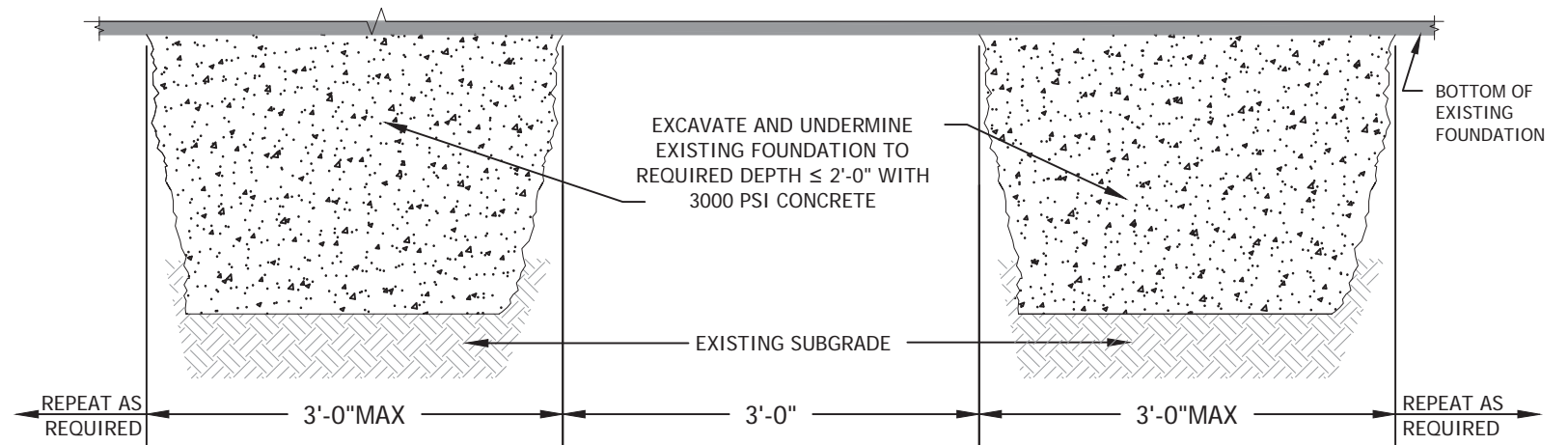


INTERIOR COLUMN FOOTING - TYPICAL
SCALE: 1/4" = 1'-0"

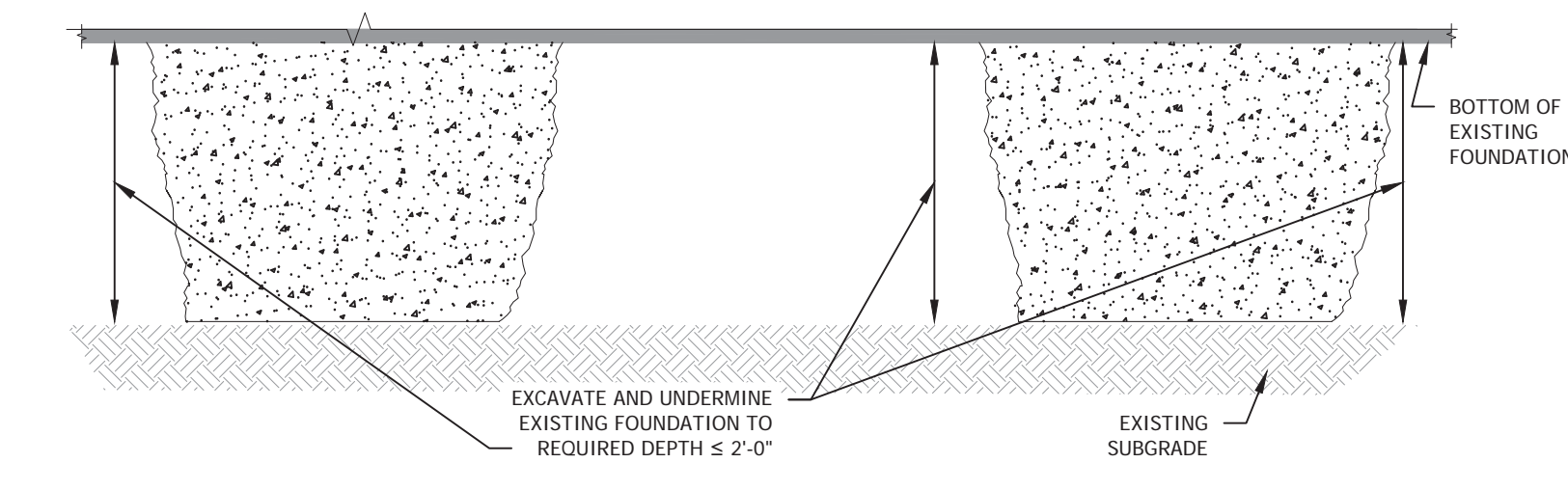


PIER FOOTING DETAIL - TYPICAL
SCALE: 1/4" = 1'-0"

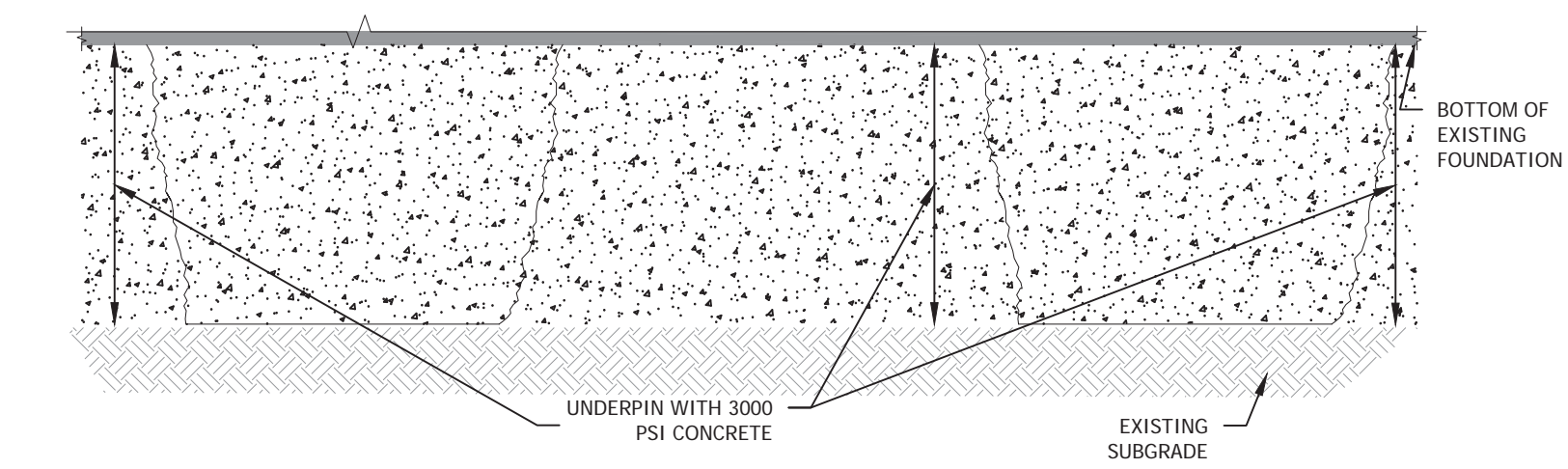
STEP 1:
EXCAVATE AND REMOVE (UNDERMINE) SUBGRADE BENEATH THE EXISTING FOUNDATION TO THE REQUIRED DEPTH, BUT NO MORE THAN 2'-0" WITH MAXIMUM LENGTH OF EXCAVATION EQUAL TO 3'-0" ALONG EXISTING FOUNDATION. THE UNDERMINED PITS MAY BE REPEATED TO THE REQUIRED EXTENT WHILE MAINTAINING 3'-0" MINIMUM LENGTH OF SUBGRADE INTACT BETWEEN PITS. THEN REPLACE EXCAVATED SUBGRADE WITH 3000 PSI CONCRETE FILLED TO THE BOTTOM OF EXISTING FOUNDATION WITH NO GAPS OR VOIDS TO ACHIEVE FULL BEARING. WAIT AT LEAST 3 DAYS BEFORE PROCEEDING.



STEP 2:
EXCAVATE AND REMOVE (UNDERMINE) SUBGRADE BETWEEN THE CONCRETE-FILLED PITS INSTALLED DURING PREVIOUS STEP.

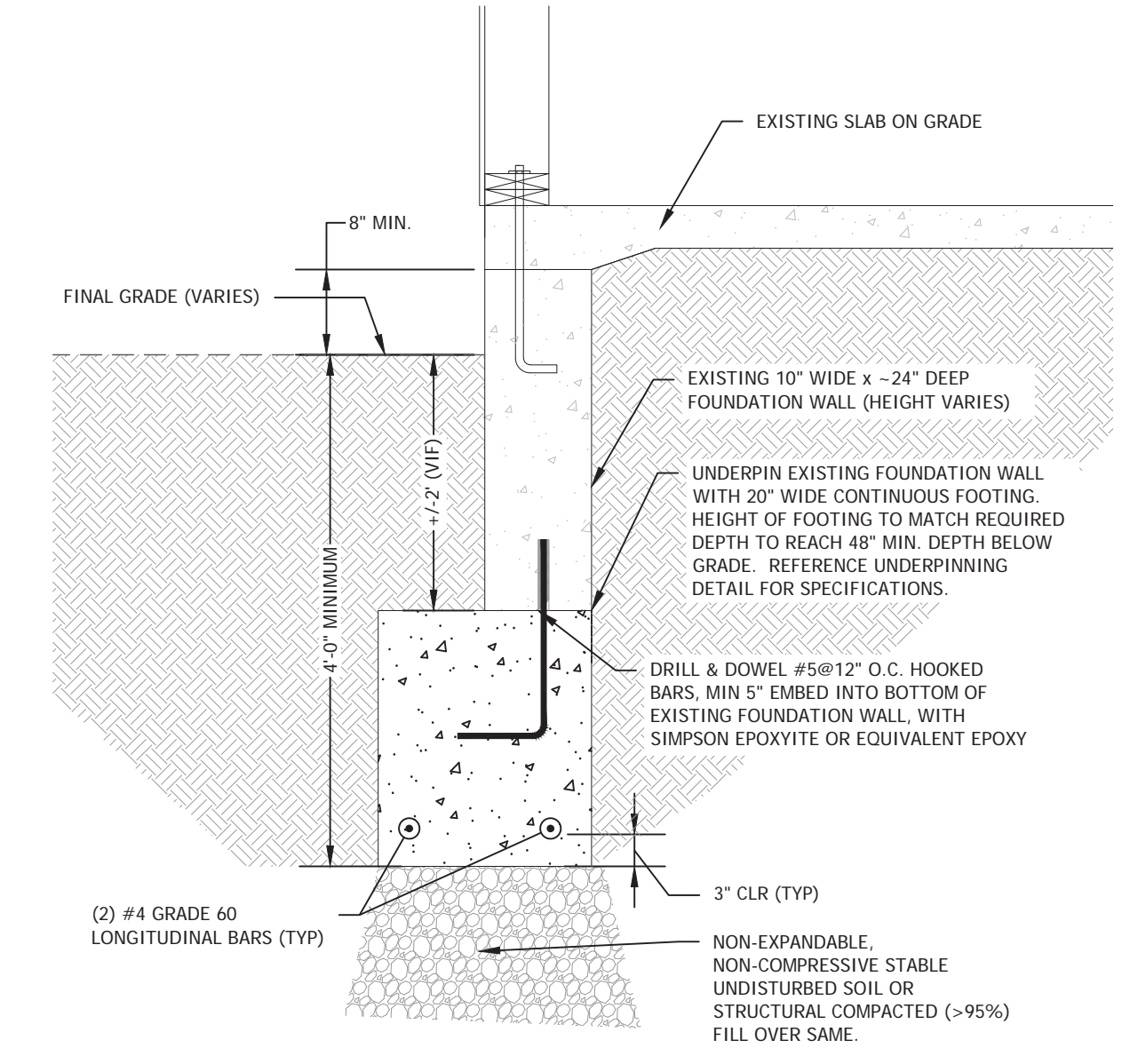


STEP 3:
REPLACE EXCAVATED SUBGRADE BETWEEN PITS WITH 3000 PSI CONCRETE. WAIT AT LEAST 3 DAYS BEFORE PROCEEDING.

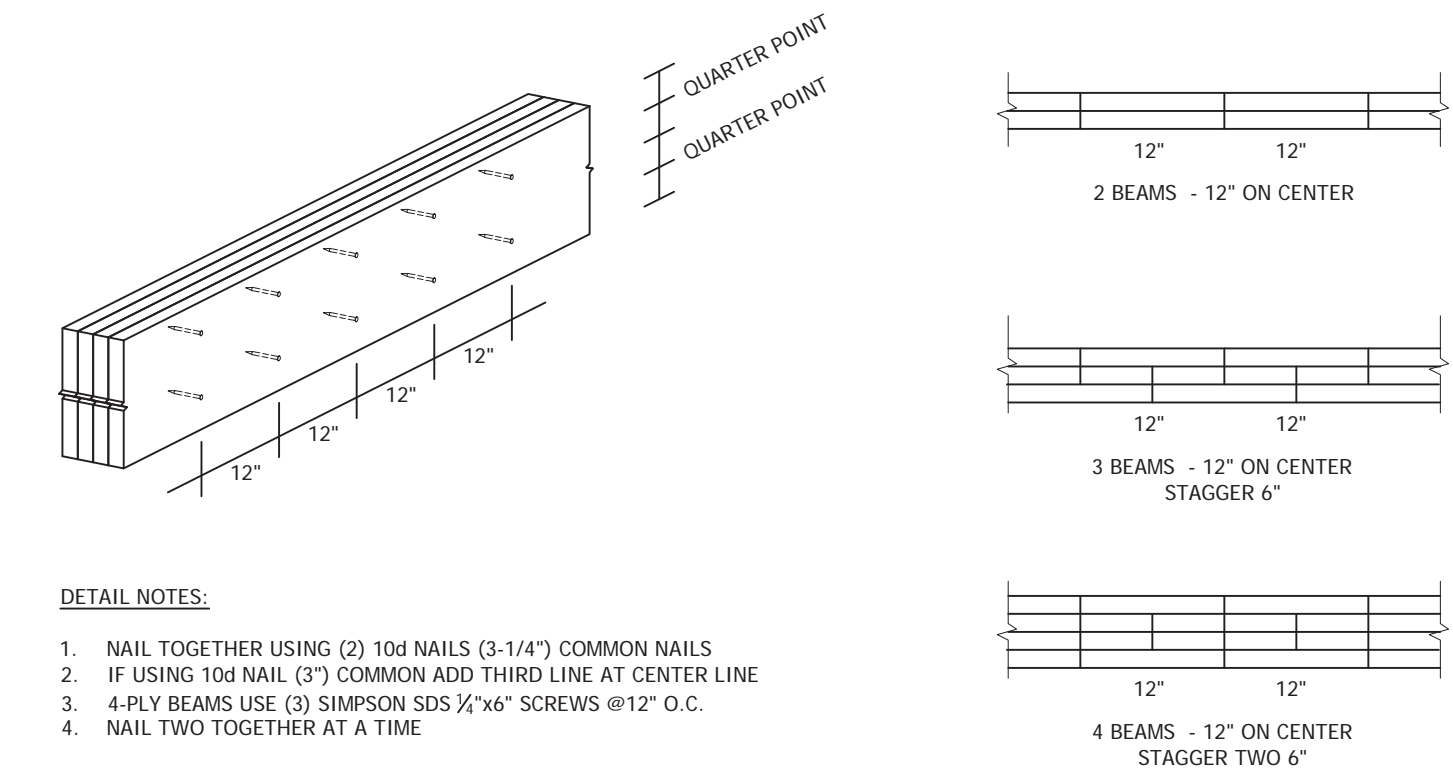


STEP 4:
IF THE REQUIRED DEPTH OF EXCAVATION BELOW THE BOTTOM OF EXISTING FOUNDATION EXCEEDS 2'-0" THE REPEAT STEPS ABOVE BENEATH THE PREVIOUS LINE OF UNDERPINNING.

TYPICAL UNDERPINNING DETAIL
SCALE: 1/4" = 1'-0"

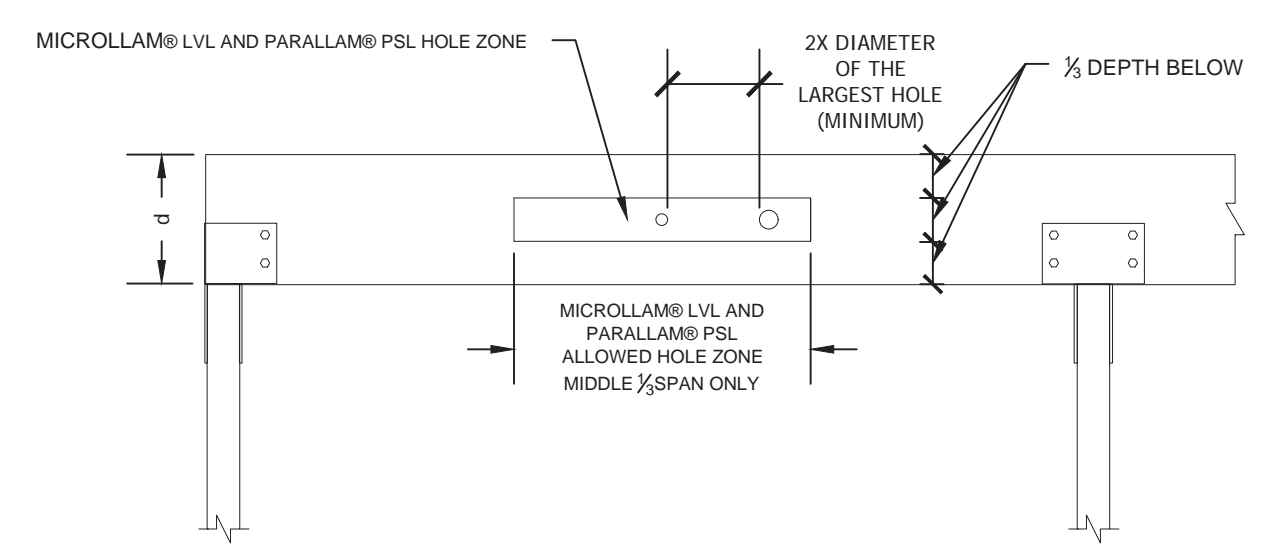


TYPICAL UNDERPINNING SECTION
SCALE: 1/4" = 1'-0"



- DETAIL NOTES:
1. NAIL TOGETHER USING (2) 10d NAILS (3-1/4") COMMON NAILS
 2. IF USING 10d NAIL (3") COMMON ADD THIRD LINE AT CENTER LINE
 3. 4-PLY BEAMS USE (3) SIMPSON SDS 1/4"x6" SCREWS @12" O.C.
 4. NAIL TWO TOGETHER AT A TIME

LVL NAILING SCHEDULE
SCALE: 1/4" = 1'-0"



Header or Beam Depth	Maximum Round Hole Size
4 1/2"	1"
5 1/2"	1 1/4"
7 1/4" - 20"	2"

- General Notes:
- Allowed hole zone suitable for headers and beams with uniform loads only.
 - Round holes only.
 - No holes in cantilevers.
 - No holes in headers or beams in plank orientation.
 - Other penetrations and loading conditions may be accept SYTable, contact engineer for approval.

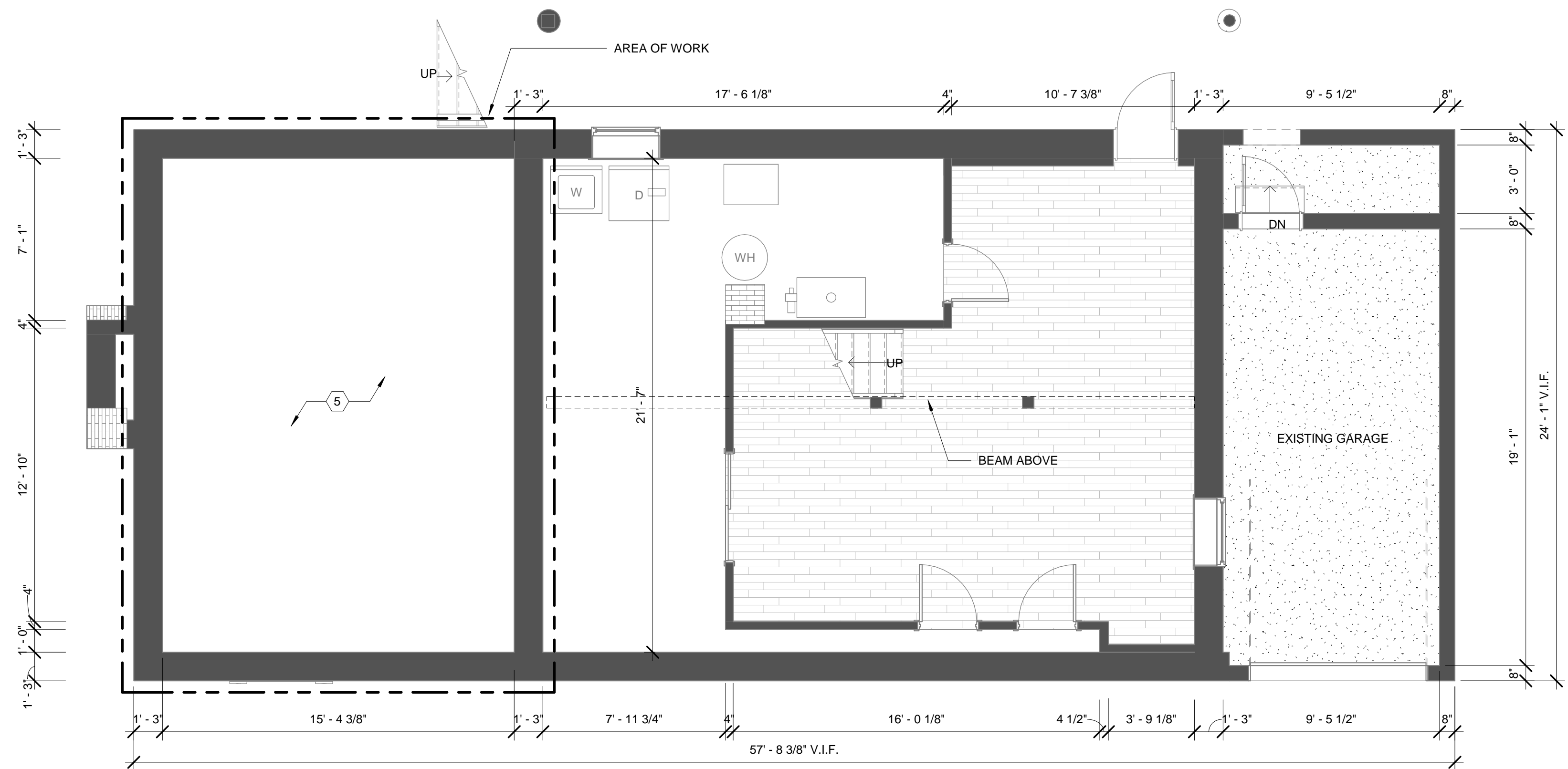
LVL AND PSL HEADER AND BEAM ALLOWABLE HOLES
SCALE: 1/4" = 1'-0"

NO.	DATE	COMMENTS

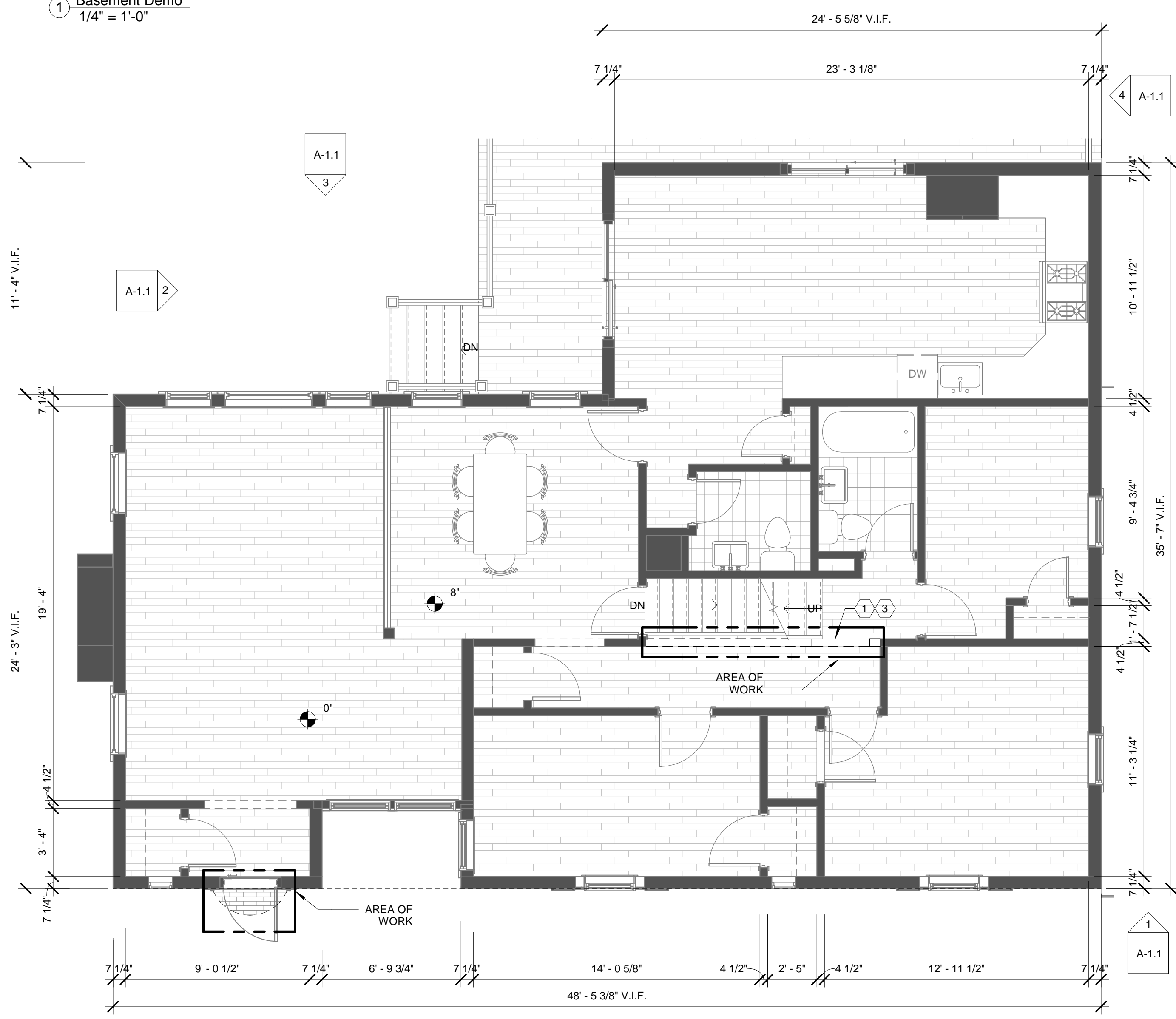
PROJECT:
KATIE & ALFONSO RESIDENCE
170 MOUNT VERNON STREET,
WEST ROXBURY MA 02132

SHEET TITLE:
STRUCTURAL SECTIONS AND DETAILS

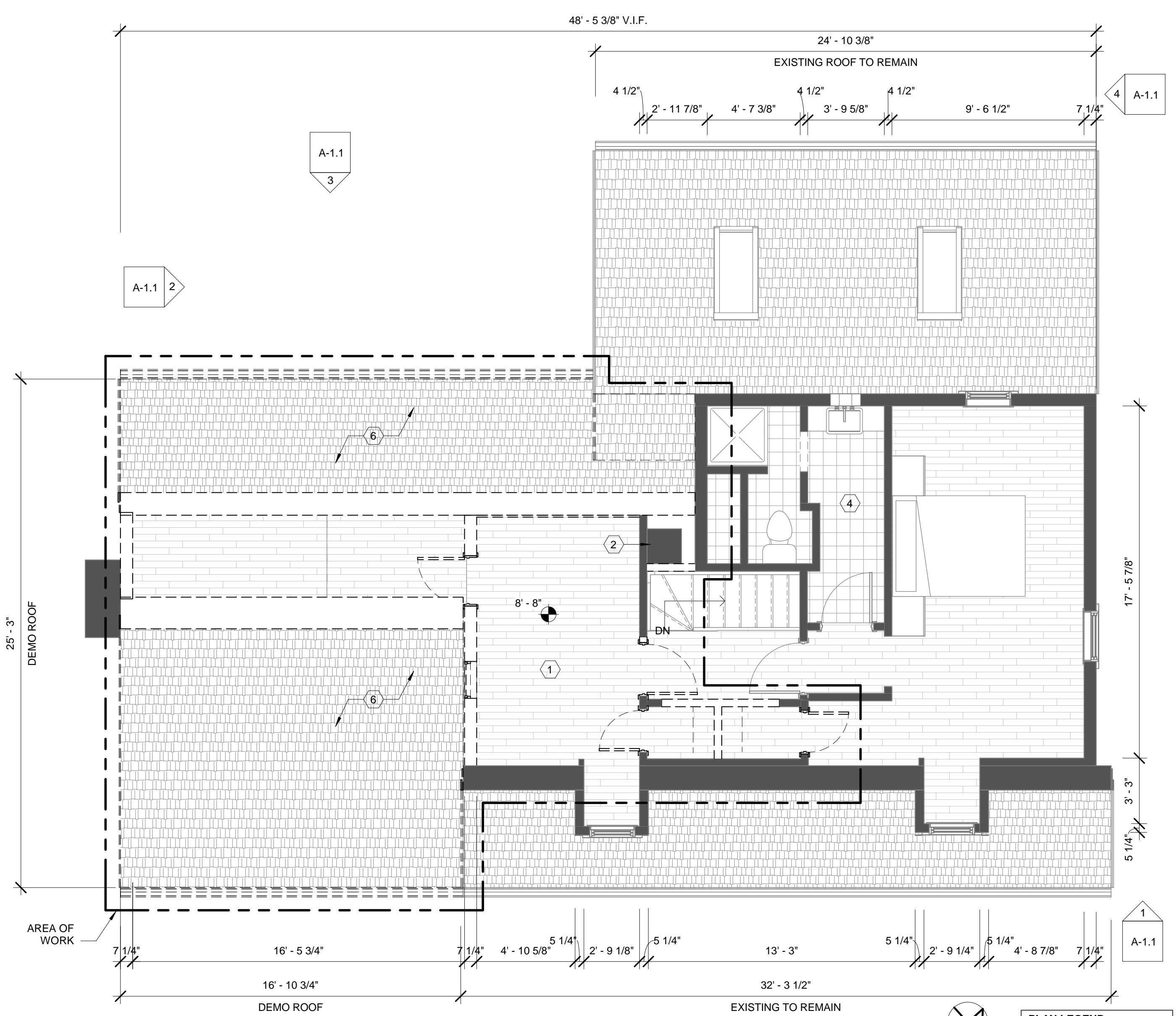
DRAWN BY:
D. Guerrero
CHECKED BY:
W. Green
SCALE:
AS NOTED
DATE:
May 03, 2022



1 Basement Demo
1/4" = 1'-0"



2 First Floor Demo
1/4" = 1'-0"



3 Second Floor Demo
1/4" = 1'-0"

DEMOLITION NOTES

- THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES AND INSTRUCTIONS. COORDINATE LOCATIONS OF PENETRATIONS WITH MEP FLOOR PLANS.
- COORDINATE THE LOCATION OF CONSTRUCTION TRASH DUMPSTERS WITH THE OWNER.
- VERIFY INTEGRITY OF FIRE RATED DEMISING PARTITIONS. ANY EXISTING OR NEW HOLES ARE TO BE PATCHED TO MATCH EXISTING AND FIRESTOPPED. ANY EXISTING OR NEW PENETRATIONS ARE TO BE SEALED TO MAINTAIN FIRE RATING.
- REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE. PATCH AND REPAIR ALL AREAS DAMAGED OF FIRESTOPPING TO MATCH EXISTING. MAINTAIN ALL FIRE RATINGS.
- PROVIDE A CLEAN, SMOOTH AND LEVEL SUBFLOOR READY TO RECEIVE NEW FINISH FLOORING. ANY HIGH POINTS ARE TO BE KNOCKED/GROUND DOWN, ANY CRACKS, HOLES OR OTHER DEPRESSIONS ARE TO BE FLASH PATCHED.
- REPAIR ANY DAMAGE TO BUILDING'S FACADE, SIDEWALK, FINISHES, AND DEMISING PARTITIONS PER OWNER'S DIRECTION.
- VERIFY WIDTH, DEPTH, HEIGHT, ITEMS TO REMAIN AND ANYTHING THAT MAY BE CONSIDERED AN UN-ANTICIPATED FIELD CONDITION WHICH WOULD ALTER THE INTENT OF THESE DRAWINGS.

DEMOLITION KEY NOTES

- DEMOLISH INTERIOR WALLS AND DOORS ONLY AS INDICATED.
- EXISTING CHIMNEY TO REMAIN.
- DEMOLISH PART OF WALL IN PREPARATION FOR NEW OPENING. COORDINATE WITH STRUCTURAL.
- EXISTING BATH TO REMAIN.
- GC TO INSPECT EXISTING FOUNDATION FOR PROPOSED SECOND FLOOR ADDITION. COORDINATE WITH STRUCTURAL FOR MIN. FOUNDATION REQUIREMENTS.
- DEMOLISH ROOF INCLUDING STRUCTURE, FINISHES AND GUTTER SYSTEM. TO BE COORDINATED WITH STRUCTURAL.

PLAN LEGEND

- [Hatched Area] TO BE DEMOLISHED
- [Dashed Line] EXISTING PARTITION
- [Solid Line] NEW PARTITION

DEREK RUBINOFF ARCHITECT

Derek Rubinoff, AIA, LEED AP, NCARB Principal
82 Spring Street, West Roxbury, MA 02132-4316
617.504.2599
inquiries@derek Rubinoff.com
www.derek Rubinoff.com

© Copyright 2022 Derek Rubinoff, Architect

CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubinoff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derek Rubinoff.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Schausville, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

No.	By	Date	Permit Set	Description
--	--	05/25/2022	Permit Set	

170 Mt. Vernon Addition and Renovation



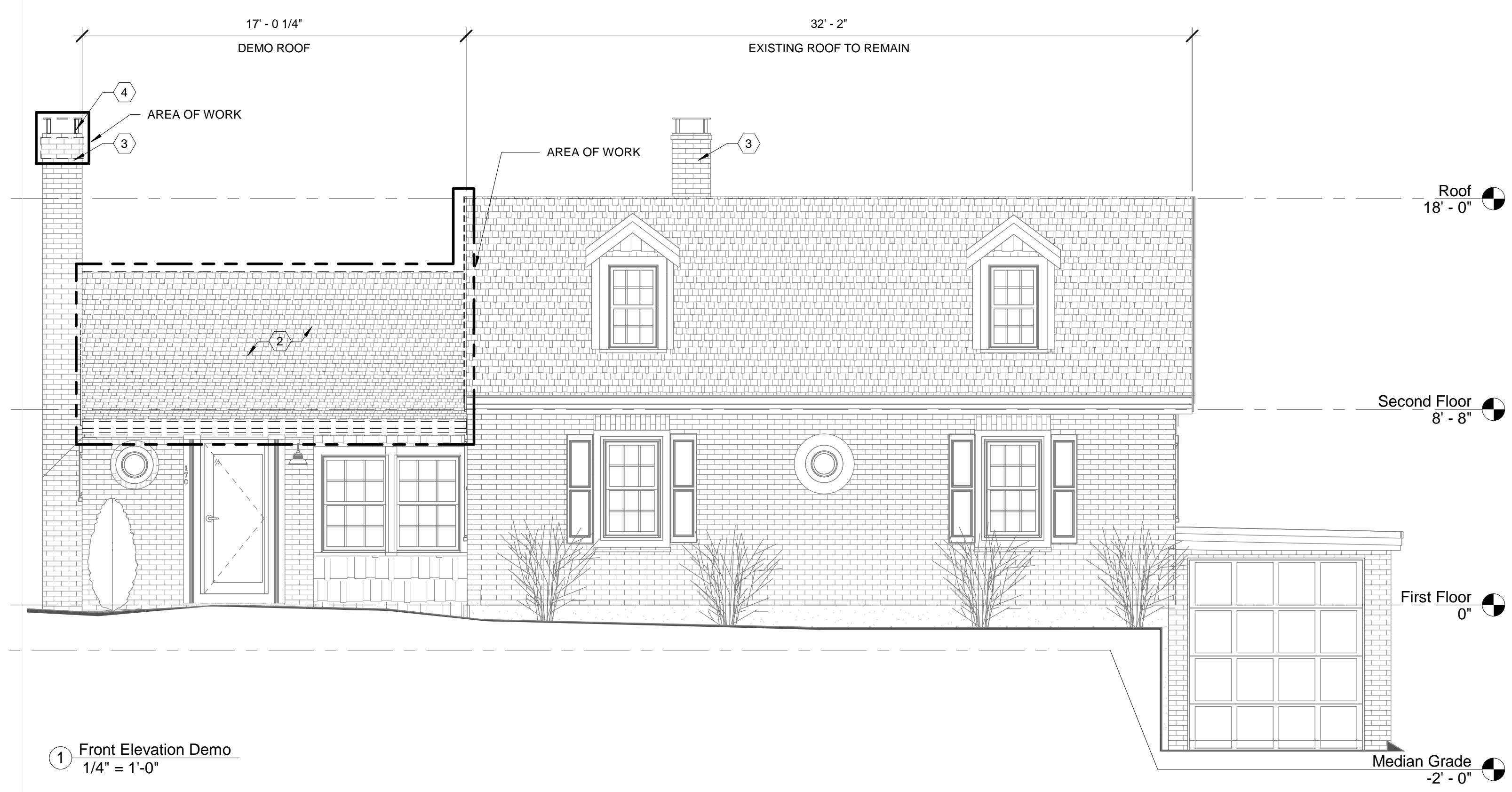
D. Rubinoff

170 Mt. Vernon St
West Roxbury, MA 02132

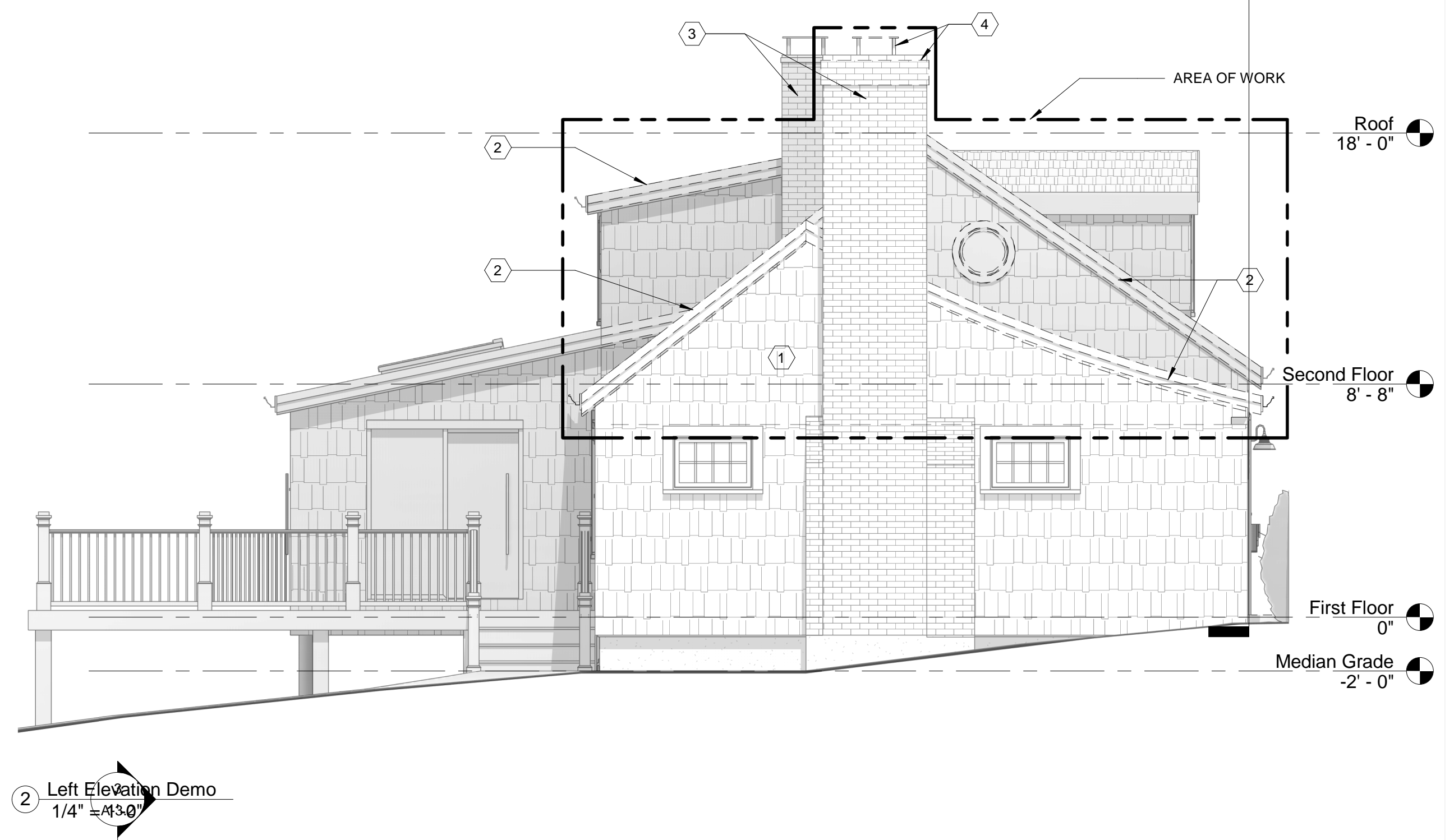
Demo Floor Plans

Checked By: _____ Checker
Job No: 2172

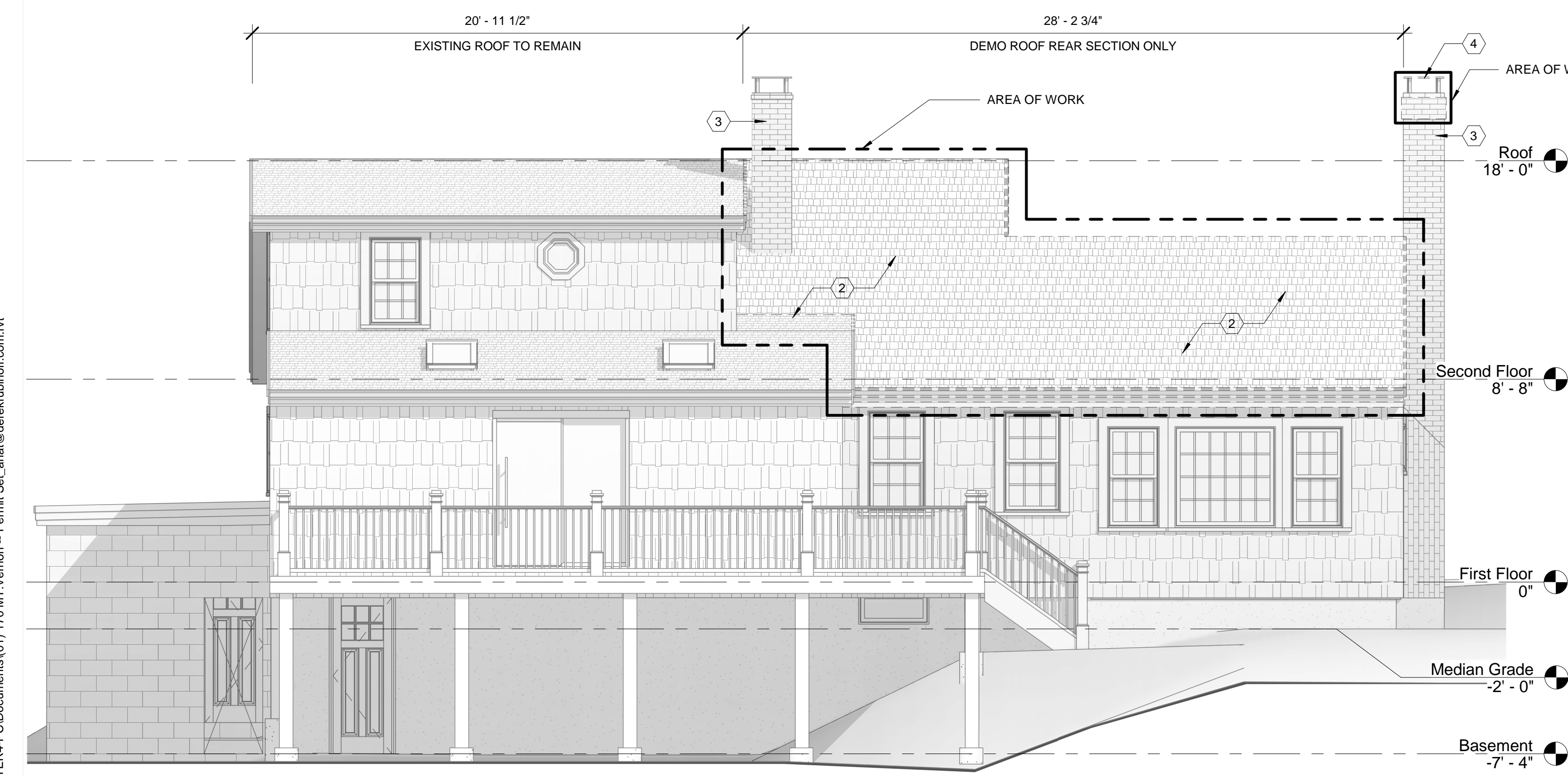
A-1.0



1 Front Elevation Demo
1/4" = 1'-0"



2 Left Elevation Demo
1/4" = 1'-0"



3 Rear Elevation Demo
1/4" = 1'-0"



4 Right Elevation Demo
1/4" = 1'-0"

DEMOLITION ELEVATION KEY NOTES

- 1 REMOVE PORTION OF EXTERIOR WALL IN WORK AREA.
- 2 REMOVE EXISTING ROOF AS INDICATED INCLUDING GUTTER SYSTEM. REMOVE EXISTING ROOF FRAMING.
- 3 CHIMNEY TO REMAIN.
- 4 REMOVE CHIMNEY CAP IN PREPARATION FOR CHIMNEY EXTENSION.

DEREK RUBINOFF ARCHITECT
 Derek Rubinoff, AIA, LEED AP, NCARB Principal
 82 Spring Street, West Roxbury, MA 02132-4316
 617.504.2599
 inquiries@derekubinoff.com
 www.derekubinoff.com

© Copyright 2022 Derek Rubinoff, Architect

CLIENT:
 Kathleen Hickey & Alfonso Pruneda Fuentes
 170 Mt. Vernon Street
 West Roxbury, MA 02132
 khickey@gmail.com, apruneda@bu.edu
 (617) 775-1273

ARCHITECT:
 Derek Rubinoff, Architect
 82 Spring St.
 West Roxbury, MA 02132-4316
CONTACT:
 Anat Beck-Nachtigal
 anat@derekubinoff.com
 (617) 777-2183

STRUCTURAL:
 SSB Engineering, LLC
 146 Front St. - Suite 301
 Scituate, MA 02066
Contact: Tara Strassburg
 Email: tara@ssbengineering.com
 Mobile: (917) 733-1822

No.	By	Date	Description
--	--	05/25/2022	Permit Set

170 Mt. Vernon Addition and Renovation



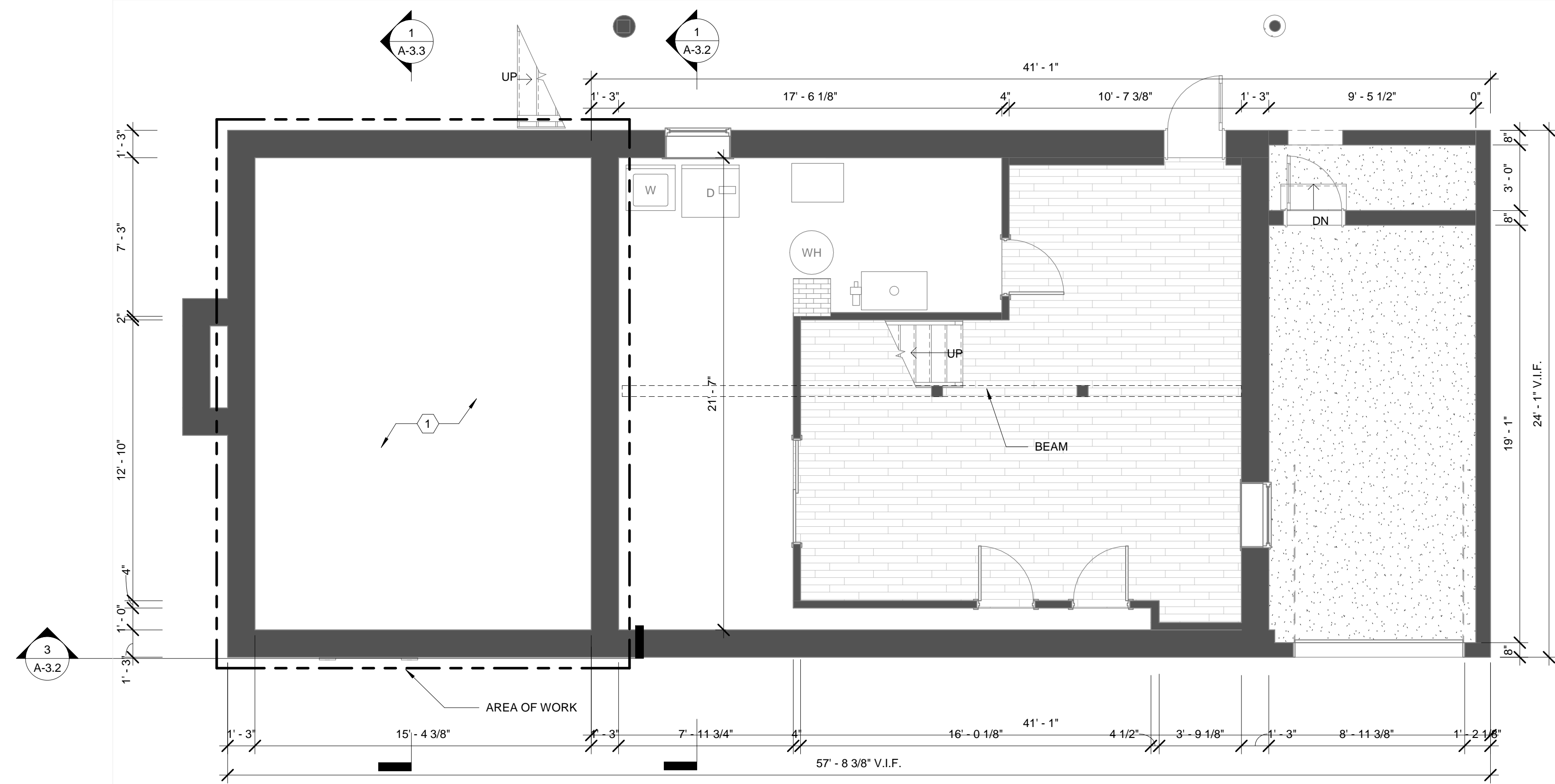
D. Rubinoff

170 Mt. Vernon St
 West Roxbury, MA 02132

Demo Elevations

Checked By: _____ Checker
 Job No: 2172

A-1.1



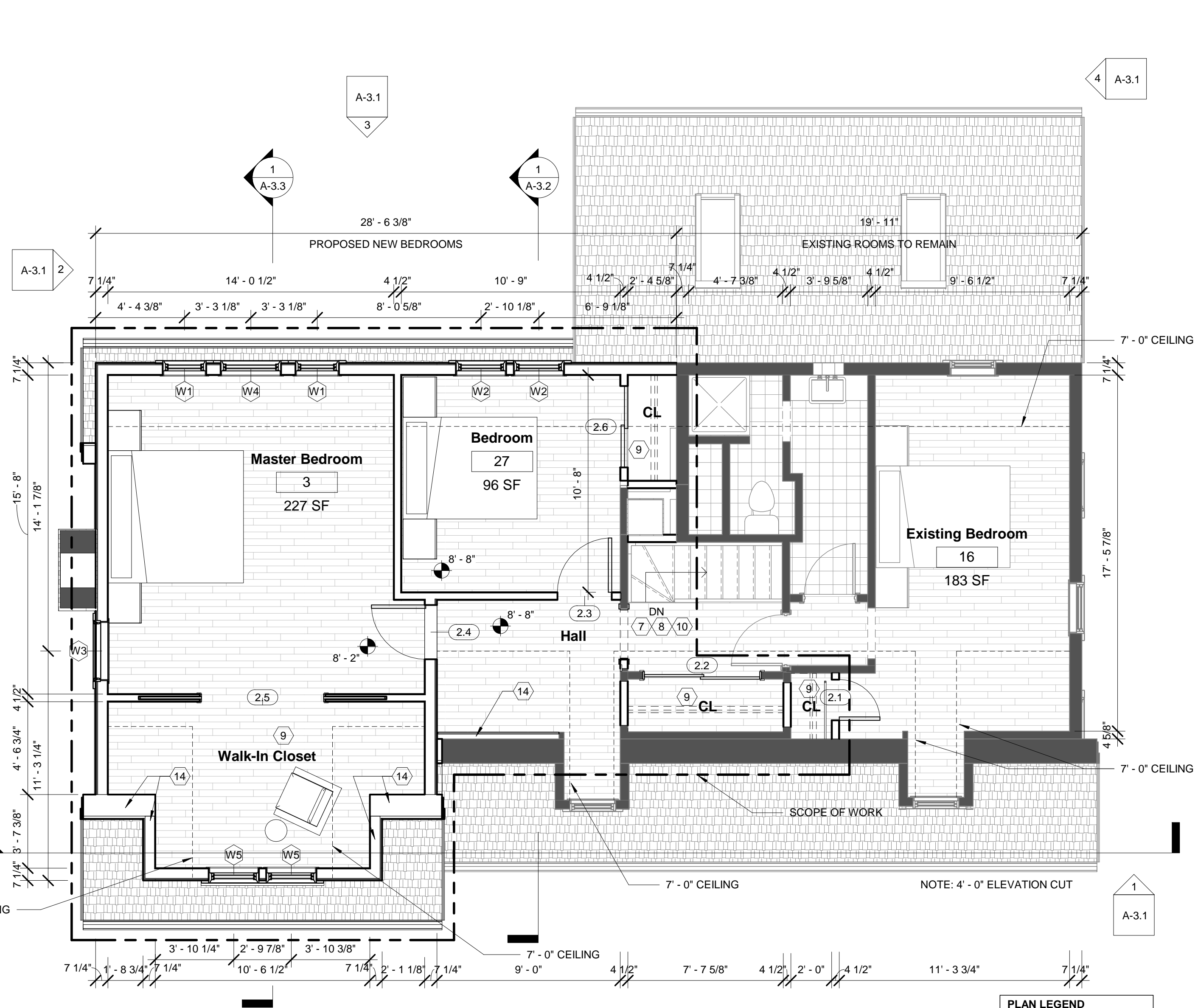
4 Proposed Basement Plan
1/4" = 1'-0"

- ### CONSTRUCTION PLAN KEY NOTES
- GC TO INSPECT EXISTING FOUNDATION FOR PROPOSED SECOND FLOOR ADDITION. COORDINATE WITH STRUCTURAL FOR MIN. FOUNDATION REQUIREMENTS.
 - INSTALL NEW RAILING 36" HEIGHT MIN. AFF. CROWN HERITAGE RAILING SYSTEM. PRIMED AND PAINTED WHITE. 4094, 4" BOX NEWELS, SQUARE TOP BALUSTERS, 1 3/4" 5106 STAINED, HANDRAIL FLOWED 82"OP. PRIMED AND PAINTED WHITE. FINAL SELECTION PER OWNER.
 - PATCH STAIR EDGE AS NEEDED. MATCH EXISTING TRIM WORK.
 - CONSTRUCT ENTRY CANOPY, WITH ARCHITECTURAL COLUMNS AND NEW EXTERIOR LANDING.
 - PROPOSED LANDING: 4" CONCRETE SLAB OVER CRUSHED STONE FINISH WITH EXTERIOR GRADE CONCRETE TILES. FINAL TILE SELECTION PER OWNER.
 - ARCHITECTURAL COLUMNS COORDINATE WITH STRUCTURAL. REVIEW ADDITIONAL INFO ON FRONT ELEVATION.
 - TYPICAL INTERIOR PARTITIONS TO BE 1/2" GWB ON EITHER SIDE OF 2X4 STUDS. COORDINATE WITH STRUCTURAL FOR REQUIRED COLUMN LOCATIONS.
 - TYPICAL: PROVIDE HARDWOOD FLOORING TO MATCH EXISTING THROUGHOUT, EXCEPT AT BATHROOMS.
 - PROVIDE SHELVING SYSTEM PER OWNER SELECTION.
 - TYPICAL: PROVIDE BLOW-IN IN GLUO CELLULOSE INSULATION INTO ANY UNINSULATED EXTERIOR WALL CAVITIES R-VALUE 3.5 PER INCH OR BETTER, MIN. R-20.
 - CONSTRUCT ROOF TO MATCH EXISTING ROOF PITCH. FINISH WITH CERTAINTED ARCHITECTURAL ASPHALT SHINGLES, COLOR AND SHAPE TO MATCH EXISTING.
 - CONSTRUCT SHED DORMERS AT BACK OF HOUSE. MATCH EXISTING. FOR ROOF PITCH LESS THAN 3/12" SLOPE PROVIDE TWO LAYERS OF UNDERLAYMENT. REVIEW MANUFACTURER RECOMMENDATIONS. MATCH EXISTING ROOFING FINISH.
 - PROVIDE OG-TRADITIONAL DURAGUTTER SYSTEM AND DOWNSPOUTS.
 - CONSTRUCT BUILT IN SHELVING SYSTEM PER OWNER SELECTION AT LOW CEILING AREAS/UNDER ROOF.

- ### CONSTRUCTION NOTES
- A. GENERAL**
- Repair any damaged stair treads and risers.
 - All new windows and exterior doors are to meet the requirements of the relevant stretch energy code.
 - G.C. is responsible for maintaining the fire rating integrity at all garage fire rated walls as well as at the slab and the ceiling/roofs.
 - Provide R-49 insulation at roof.
 - Provide R-20 insulation at exterior walls.
 - Sleeve, Firestop, and Caulk all penetrations of floors so that odors and/or liquids will not penetrate.
 - Provide a full cleaning, broom-swept, of project site, interior and exterior, prior to occupancy.
- B. LAYOUT**
- Layout partitions starting from conditions where alignment with existing conditions is shown. U.N.O.
 - Drawings are not to be scaled, dimensions govern. If dimensions are missing G.C. shall notify architect for direction in reasonable time.
 - All dimensions are from GWB finish surface to GWB finish surface, U.N.O. Applied materials are to be applied after finish dimensions have been confirmed.
 - G.C. to verify that all existing demising walls are plumb, if not, G.C. to provide and install furring and GWB to make plumb. Notify architect of any changes to layout or dimensions.
 - Layout shall be approved by architect prior to the commencement of framing.
 - All structure is to be protected in accordance with the Type 5B construction as required by 780 CMR. Refer to the code review and the structural drawings. SE drawings govern.
 - All stud plates on the basement floor should be P.T.
 - All GWB within 24" of the basement floor should be M.R.
- C. COORDINATION**
- G.C. shall verify all dimensions and notify architect immediately of any discrepancies.
 - G.C. to coordinate all trades prior to commencing work.
 - G.C. to notify architect after layout and prior to framing if, Dimension labeled +/- varies more than 2% from actual field measurement; Any discrepancy, omission or unanticipated field conditions alters the intent of these drawings. Any dimensions labeled "MIN" cannot be achieved.
 - G.C. shall supply field conditions and dimensions to the architect, Owner & Owner's Contractors upon request.
 - G.C. shall be responsible for all preparation work required to install all new finishes to manufacturer specifications.
 - G.C. to coordinate with Owner's vendors to allow for proper installation of all owner supplied items. G.C. to schedule delivery/installation dates at the beginning of the job to guarantee compliance with construction schedule.
 - Refer to partition type schedule for partition types.
 - Refer to electrical drawings for junction boxes.
 - G.C. to control and coordinate all mechanical specifications and requirements, notify architect if any discrepancies are found.
 - G.C. to verify layouts of all trades and engineers to prevent overlapping or disturbances between different subcontractors and vendors.



1 First Floor Proposed
1/4" = 1'-0"



2 Proposed Second Floor
1/4" = 1'-0"

PLAN LEGEND

- TO BE DEMOLISHED
- EXISTING PARTITION
- NEW PARTITION

DEREK RUBINOFF ARCHITECT

Derek Rubinoff, AIA, LEED AP, NCARB Principal
82 Spring Street, West Roxbury, MA 02132-4316
617.504.2599
Inquiries@derek Rubinoff.com
www.derek Rubinoff.com

© Copyright 2022 Derek Rubinoff, Architect

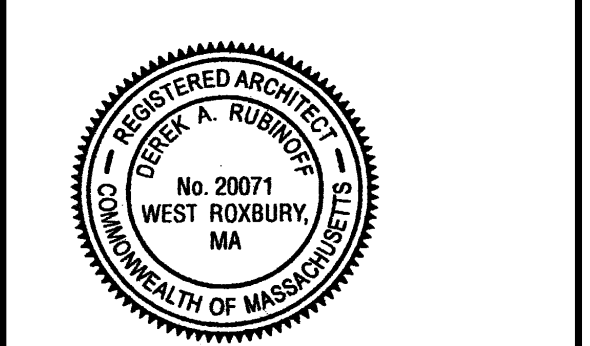
CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khhickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubinoff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derek Rubinoff.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Schaute, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

No.	By	Date	Description
--	--	05/25/2022	Permit Set

170 Mt. Vernon Addition and Renovation



170 Mt. Vernon St
West Roxbury, MA 02132

Proposed Floor Plans

Checked By: _____ Checker
Job No: _____ 2172

A-2.1

5/26/2022 11:53:52 AM C:\Users\DRUBINOFF\Documents\01170 Mt. Vernon - Permit Set - anat@derek Rubinoff.com.rvt

DEMOLITION NOTES

1. THIS DRAWING IS DIAGRAMMATIC AND SHOULD BE USED FOR REFERENCE ONLY. REFER TO SPECIFICATIONS FOR ADDITIONAL DEMOLITION NOTES AND INSTRUCTIONS. COORDINATE LOCATIONS OF PENETRATIONS WITH MEP FLOOR PLANS.
2. COORDINATE THE LOCATION OF CONSTRUCTION TRASH DUMPSTERS WITH THE OWNER.
3. VERIFY INTEGRITY OF FIRE RATED DEMISING PARTITIONS. ANY EXISTING OR NEW HOLES ARE TO BE PATCHED TO MATCH EXISTING AND FIRESTOPPED. ANY EXISTING OR NEW PENETRATIONS ARE TO BE SEALED TO MAINTAIN FIRE RATING.
4. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE. PATCH AND REPAIR ALL AREAS DAMAGED OF FIRESTOPPING TO MATCH EXISTING. MAINTAIN ALL FIRE RATINGS.
5. PROVIDE A CLEAN, SMOOTH AND LEVEL SUBFLOOR READY TO RECEIVE NEW FINISH FLOORING. ANY HIGH POINTS ARE TO BE KNOCKED/GROUND DOWN. ANY CRACKS, HOLES OR OTHER DEPRESSIONS ARE TO BE FLASH PATCHED.
6. REPAIR ANY DAMAGE TO BUILDING'S FACADE, SIDEWALK, FINISHES, AND DEMISING PARTITIONS PER OWNER'S DIRECTION.
7. VERIFY WIDTH, DEPTH, HEIGHT, ITEMS TO REMAIN AND ANYTHING THAT MAY BE CONSIDERED AN UN-ANTICIPATED FIELD CONDITION WHICH WOULD ALTER THE INTENT OF THESE DRAWINGS.

DEMOLITION KEY NOTES

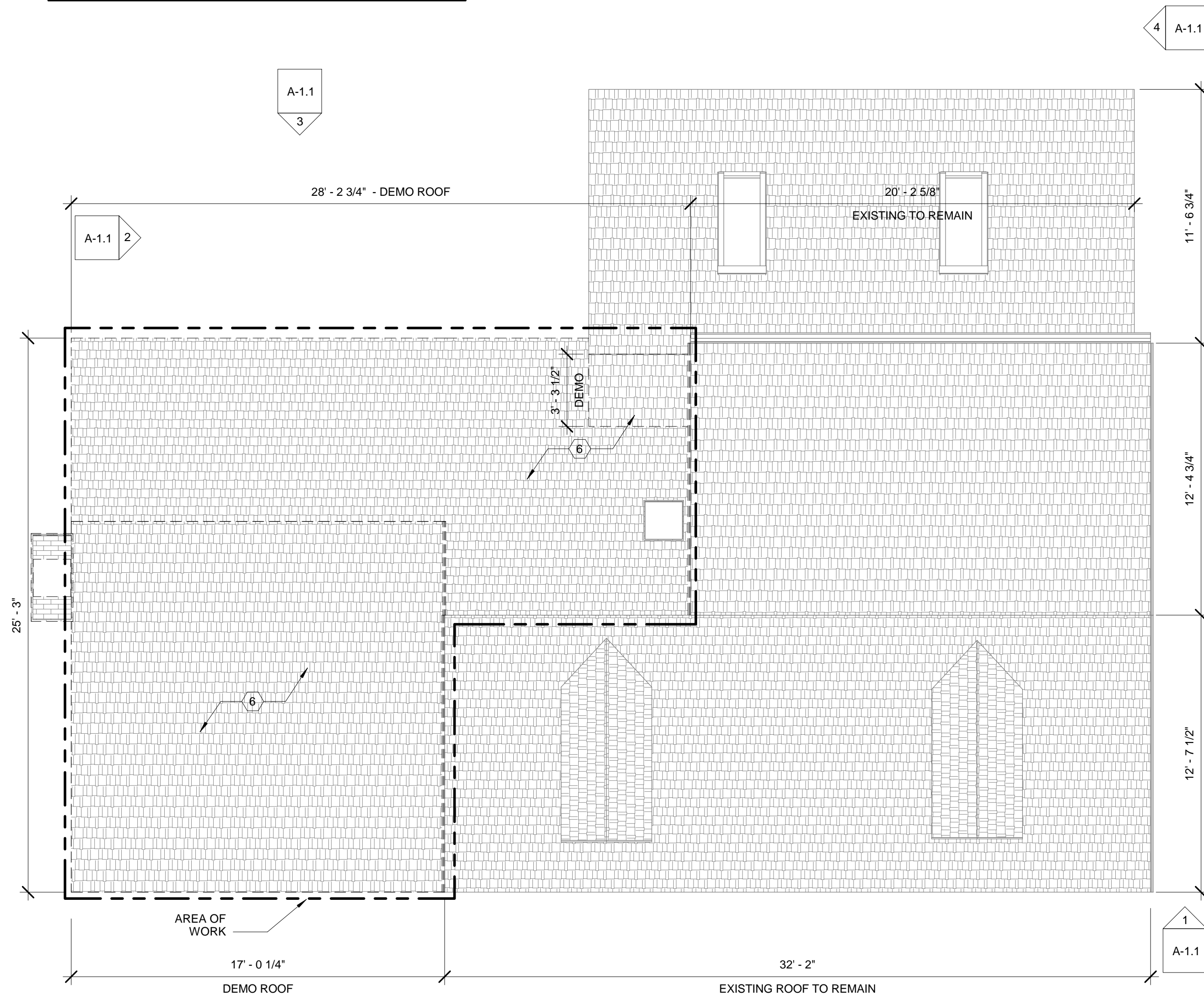
- 1 DEMO INTERIOR WALLS AND DOORS ONLY AS INDICATED.
- 2 EXISTING CHIMNEY TO REMAIN.
- 3 DEMO PART OF WALL IN PREPARATION FOR NEW OPENING. COORDINATE WITH STRUCTURAL.
- 4 EXISTING BATH TO REMAIN.
- 5 GC TO INSPECT EXISTING FOUNDATION FOR PROPOSED SECOND FLOOR ADDITION. COORDINATE WITH STRUCTURAL FOR MIN. FOUNDATION REQUIREMENTS.
- 6 DEMOLISH ROOF INCLUDING STRUCTURE, FINISHES AND GUTTER SYSTEM. TO BE COORDINATED WITH STRUCTURAL.

CONSTRUCTION PLAN KEY NOTES

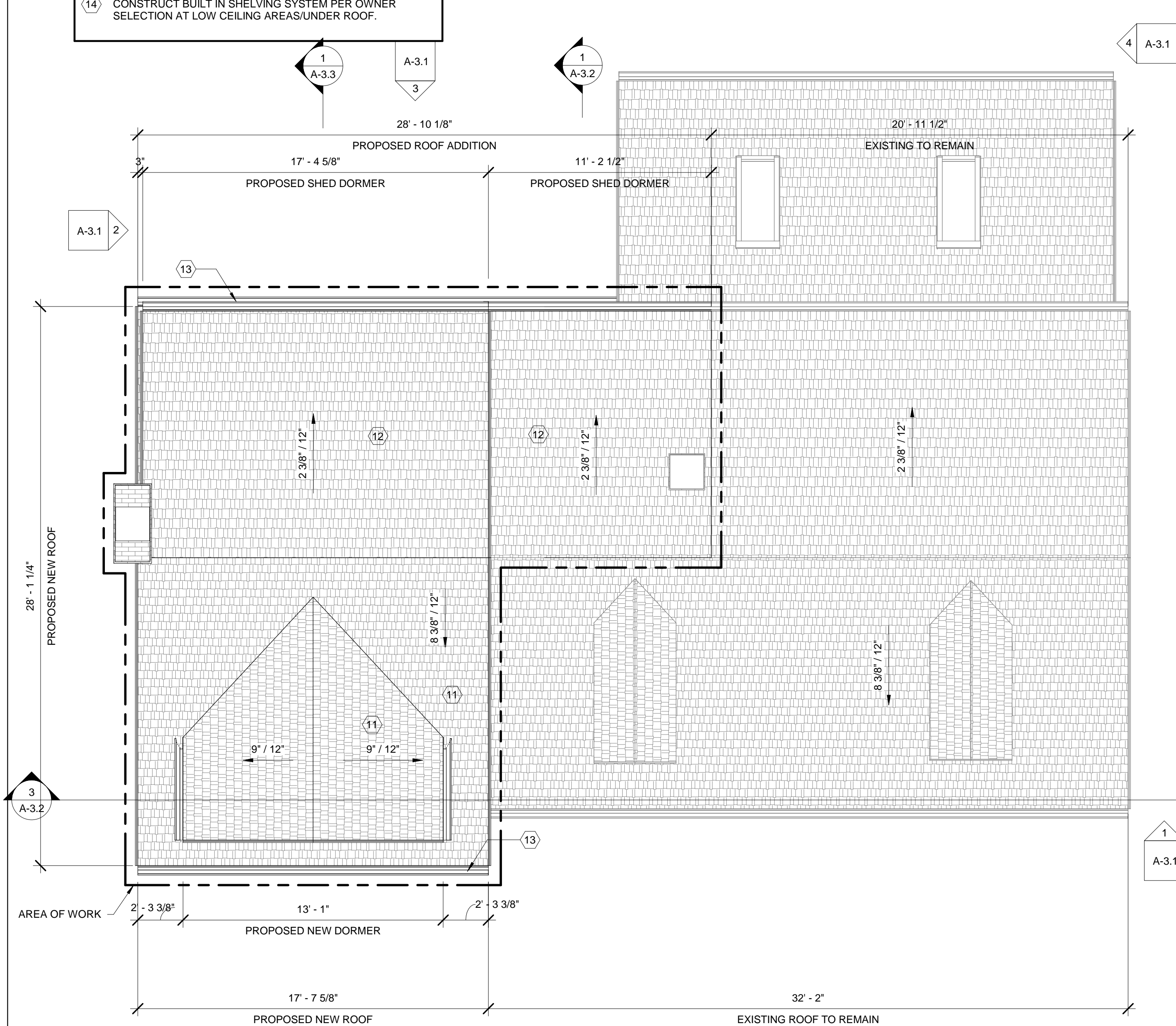
- 1 GC TO INSPECT EXISTING FOUNDATION FOR PROPOSED SECOND FLOOR ADDITION. COORDINATE WITH STRUCTURAL FOR MIN. FOUNDATION REQUIREMENTS.
- 2 INSTALL NEW RAILING 36" HEIGHT MIN. AFF. CROWN HERITAGE RAILING SYSTEM, PRIMED AND PAINTED WHITE. 4094, 4" BOX NEWELS, SQUARE TOP BALLUSTERS, 1 3/4" 5106 STAINED, HANDRAIL PLOWED 6210P, PRIMED AND PAINTED WHITE. FINAL SELECTION PER OWNER.
- 3 PATCH STAIR EDGE AS NEEDED. MATCH EXISTING TRIM WORK.
- 4 CONSTRUCT ENTRY CANOPY, WITH ARCHITECTURAL COLUMNS AND NEW EXTERIOR LANDING.
- 5 PROPOSED LANDING: 4" CONCRETE SLAB OVER CRUSHED STONE FINISH WITH EXTERIOR GRADE CONCRETE TILES. FINAL TILE SELECTION PER OWNER.
- 6 ARCHITECTURAL COLUMNS COORDINATE WITH STRUCTURAL. REVIEW ADDITIONAL INFO ON FRONT ELEVATION.
- 7 TYPICAL INTERIOR PARTITIONS TO BE 1/2" GWB ON EITHER SIDE OF 2X4 STUDS. COORDINATE WITH STRUCTURAL FOR REQUIRED COLUMN LOCATIONS.
- 8 TYPICAL: PROVIDE HARDWOOD FLOORING TO MATCH EXISTING THROUGHOUT, EXCEPT AT BATHROOMS.
- 9 PROVIDE SHELVING SYSTEM PER OWNER SELECTION.
- 10 TYPICAL: PROVIDE BLOWN-IN IGLOO CELLULOSE INSULATION INTO ANY UNINSULATED EXTERIOR WALL CAVITIES R-VALUE 3.5 PER INCH OR BETTER, MIN. R-20.
- 11 CONSTRUCT ROOF TO MATCH EXISTING ROOF PITCH. FINISH WITH CERTAINTEEED ARCHITECTURAL ASPHALT SHINGLES. COLOR AND SHAPE TO MATCH EXISTING.
- 12 CONSTRUCT SHED DORMERS AT BACK OF HOUSE. MATCH EXISTING. FOR ROOF PITCH LESS THAN 3/12' SLOPE PROVIDE TWO LAYERS OF UNDERLAYMENT. REVIEW MANUFACTURER RECOMMENDATIONS. MATCH EXISTING ROOFING FINISH.
- 13 PROVIDE OG-TRADITIONAL DURAGUTTER SYSTEM AND DOWNSPOUTS.
- 14 CONSTRUCT BUILT IN SHELVING SYSTEM PER OWNER SELECTION AT LOW CEILING AREAS/UNDER ROOF.

GENERAL ROOFING NOTES:

1. "Ice & Water Shield" roof underlayment shall be installed at all eaves and valleys. Two (2) courses of thirty six inch (36") with a six inch (6") overlapped joint, for a total coverage of sixty six inches (6").
2. Install flashing at all roof intersections, including but not limited to roof valleys, step flashing, head and sill flashing, drip edge flashing, and masonry flashing, unless otherwise noted.
3. Wherever roofing intersects vertical walls, install eighteen inches (18") of "Ice & Water Shield" of side wall flashing.
4. Install continuous "Cor-a-vent" Venting at all roof ridges and hips, except where spray-in insulation is applied.



1 Roof Plan Demo
1/4" = 1'-0"



2 Proposed Roof Plan
1/4" = 1'-0"

PLAN LEGEND

	TO BE DEMOLISHED
	EXISTING PARTITION
	NEW PARTITION

DEREK RUBINOFF ARCHITECT

Derek Rubinoff, AIA, LEED AP, NCARB Principal
82 Spring Street, West Roxbury, MA 02132-4316
617.504.2599
inquiries@derekubinoff.com
www.derekubinoff.com

© Copyright 2022 Derek Rubinoff, Architect

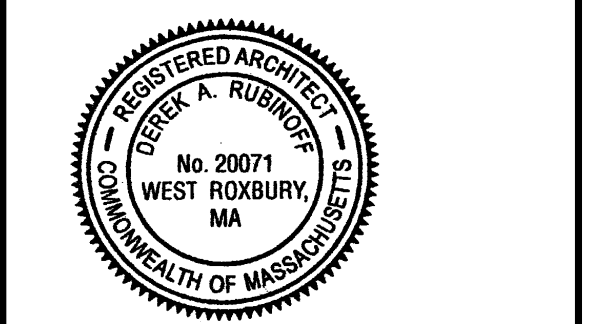
CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubinoff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derekubinoff.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Schuette, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

No.	By	Date	Permit Set	Description
--	--	05/25/2022	Permit Set	

170 Mt. Vernon Addition and Renovation



D. Rubinoff

170 Mt. Vernon St
West Roxbury, MA 02132

Demo and Proposed Roof Plans

Checked By: _____ Checker

Job No: _____ 2172

A-2.2

Electrical Fixture Schedule	
Family	Count
Outlet-Communications	1
Outlet-Communications-D	1
Outlet-Duplex	15
Switch-Dimmer	3
Switch-Dimmer-Three Way	1
Switch-Single	3

Lighting Fixture Schedule (GC to Furnish and Install)				
Type Mark	Count	Description	Comments	Lamp
LT-1	16	Downlight Recessed LED 4" Adjustable	IC-Rated	LED
LT-2	3	36" Closet Wall Light	Hardwired	LED

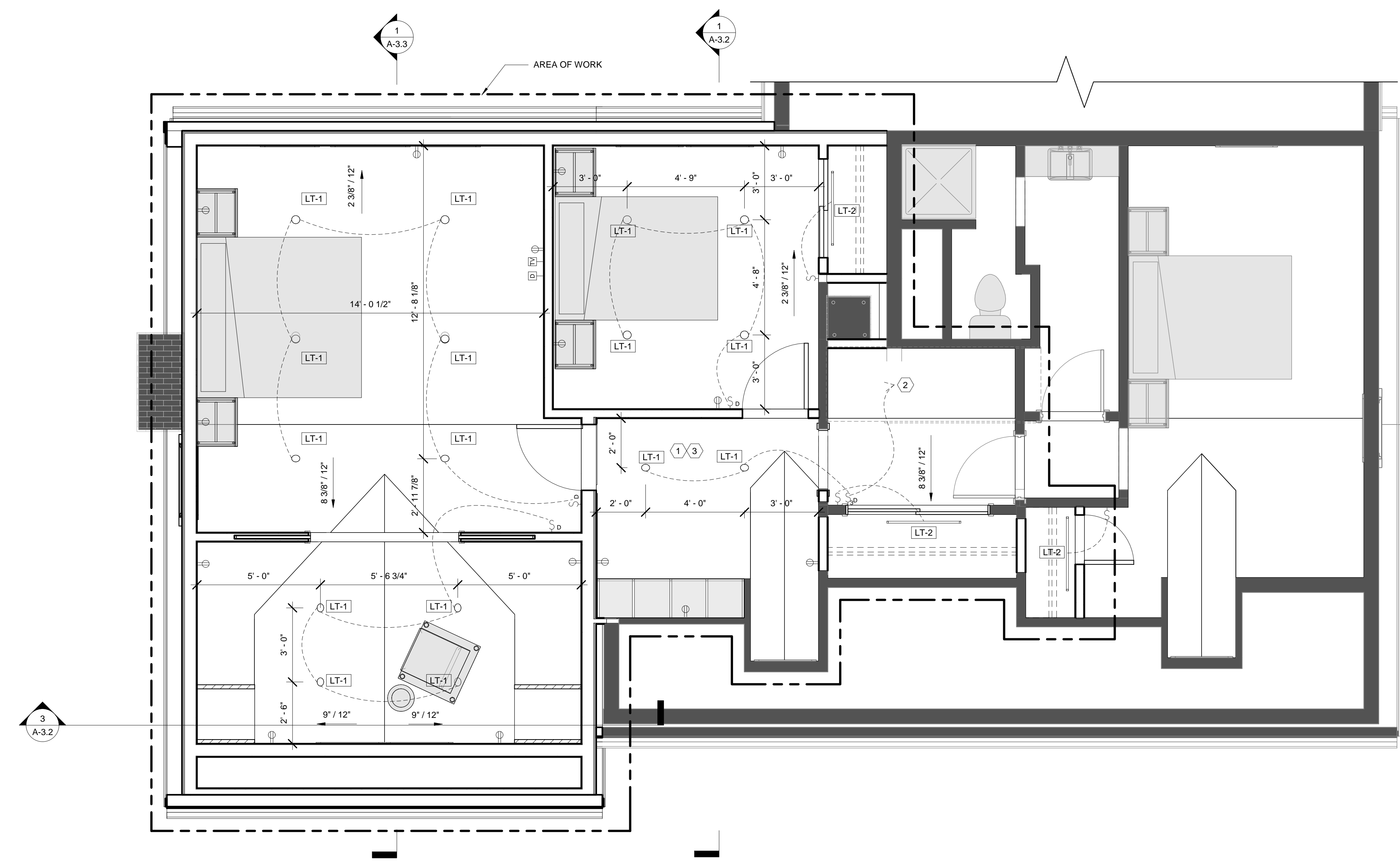
NOTES:
 1. LIGHT COLOR 2700K
 2. LIGHTS ON DIMMABLE SWITCH TO BE FULLY DIMMABLE

CONSTRUCTION CEILING PLAN KEY NOTES

- WALL OUTLETS SHOULD BE PLACED NO FURTHER THAN 12" APART, AT A HEIGHT OF BETWEEN 12"-18" AFF.
- 3-WAY SWITCH TO FIRST/SECOND FLOOR.
- CATHEDRAL CEILING ON SECOND FLOOR. PROVIDE "COLD ROOF" INSULATION IN THIS AREA. R-VALUE 49 MIN.

ELECTRICAL FIXTURE LEGEND

	3-WAY SWITCH
	SINGLE SWITCH
	DOUBLE SWITCH
	SWITCH ON DIMMER
	3-WAY SWITCH ON DIMMER
	TV CONNECTOR
	DATA
	BELL CHIME AND RING
	OUTLET DUPLEX
	OUTLET GFI
	OUTLET RANGE
	THERMOSTAT
	DOUBLE-DUPLEX OUTLET
	OUTDOOR OUTLET
	OUTLET DRYER



② Second Floor RCP
 3/8" = 1'-0"

DEREK RUBINOFF ARCHITECT
 Derek Rubinoff, AIA, LEED AP, NCARB Principal
 82 Spring Street, West Roxbury, MA 02132-4316
 617.504.2599
 Inquiries@derek Rubinoff.com
 www.derek Rubinoff.com

© Copyright 2022 Derek Rubinoff, Architect

CLIENT:
 Kathleen Hickey & Alfonso Pruneda Fuentes
 170 Mt. Vernon Street
 West Roxbury, MA 02132
 khickey@gmail.com, apruneda@bu.edu
 (617) 775-1273

ARCHITECT:
 Derek Rubinoff, Architect
 82 Spring St.
 West Roxbury, MA 02132-4316
CONTACT:
 Anat Beck-Nachtigal
 anat@derek Rubinoff.com
 (617) 777-2183

STRUCTURAL:
 SSB Engineering, LLC
 146 Front St. - Suite 301
 Scituate, MA 02066
 Contact: Tara Strassburg
 Email: tara@ssbengineering.com
 Mobile: (917) 733-1822

No.	By	Date	Permit Set	Description
--	--	05/25/2022	Permit Set	

170 Mt. Vernon Addition and Renovation



[Signature]

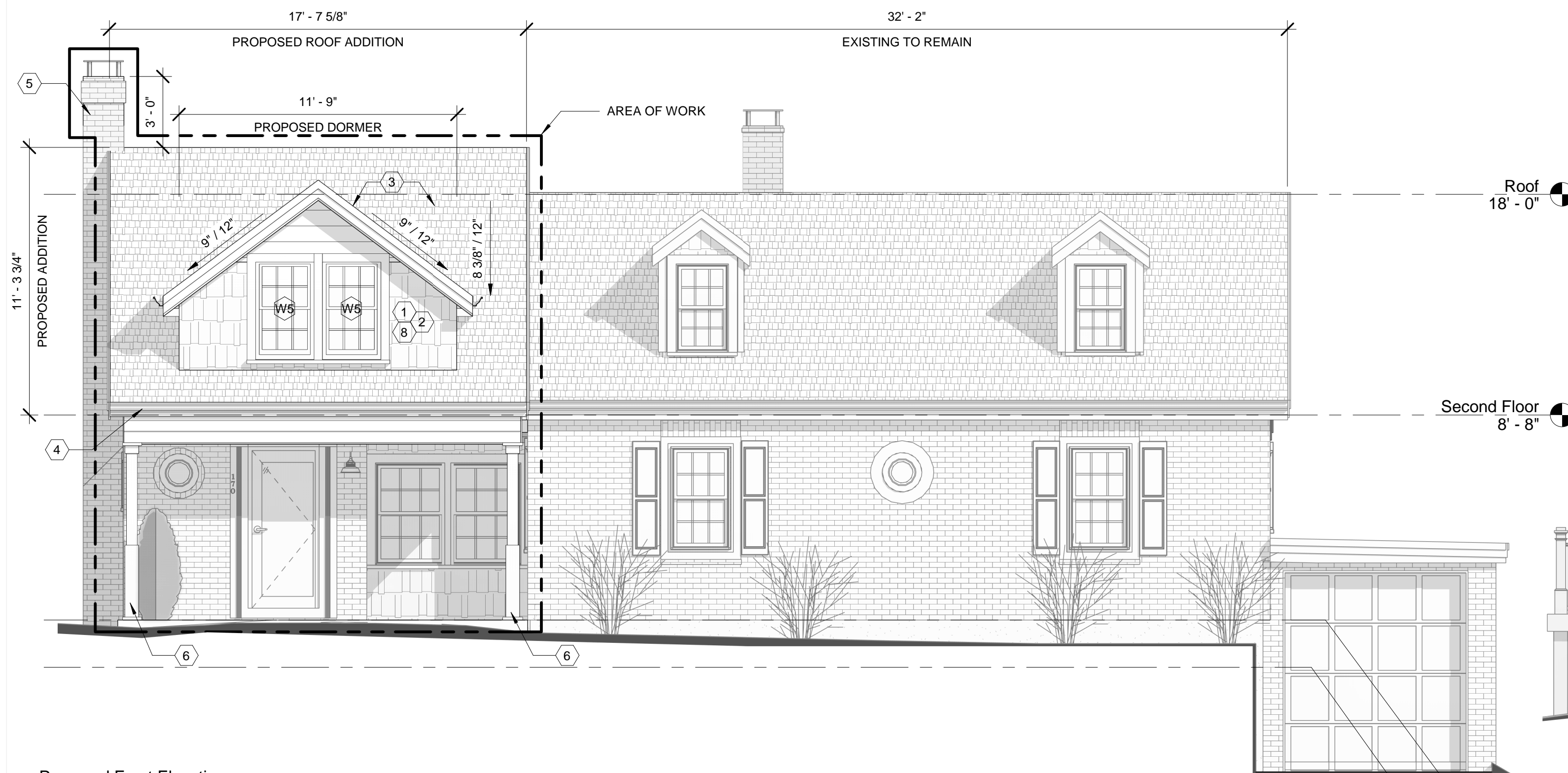
170 Mt. Vernon St
 West Roxbury, MA 02132

Proposed RCPs

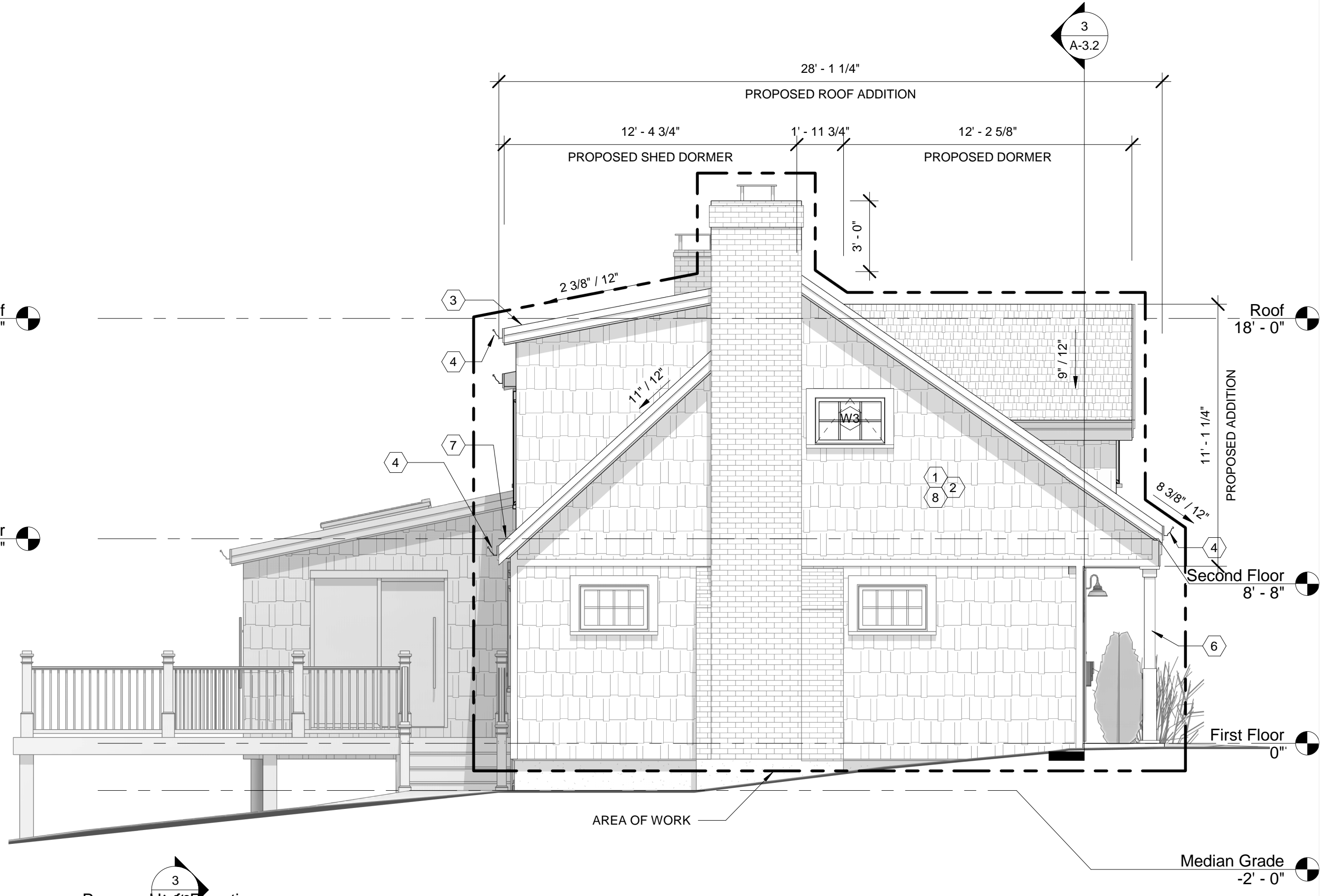
Checked By: _____ Checker
 Job No: _____ 2172

A-2.3

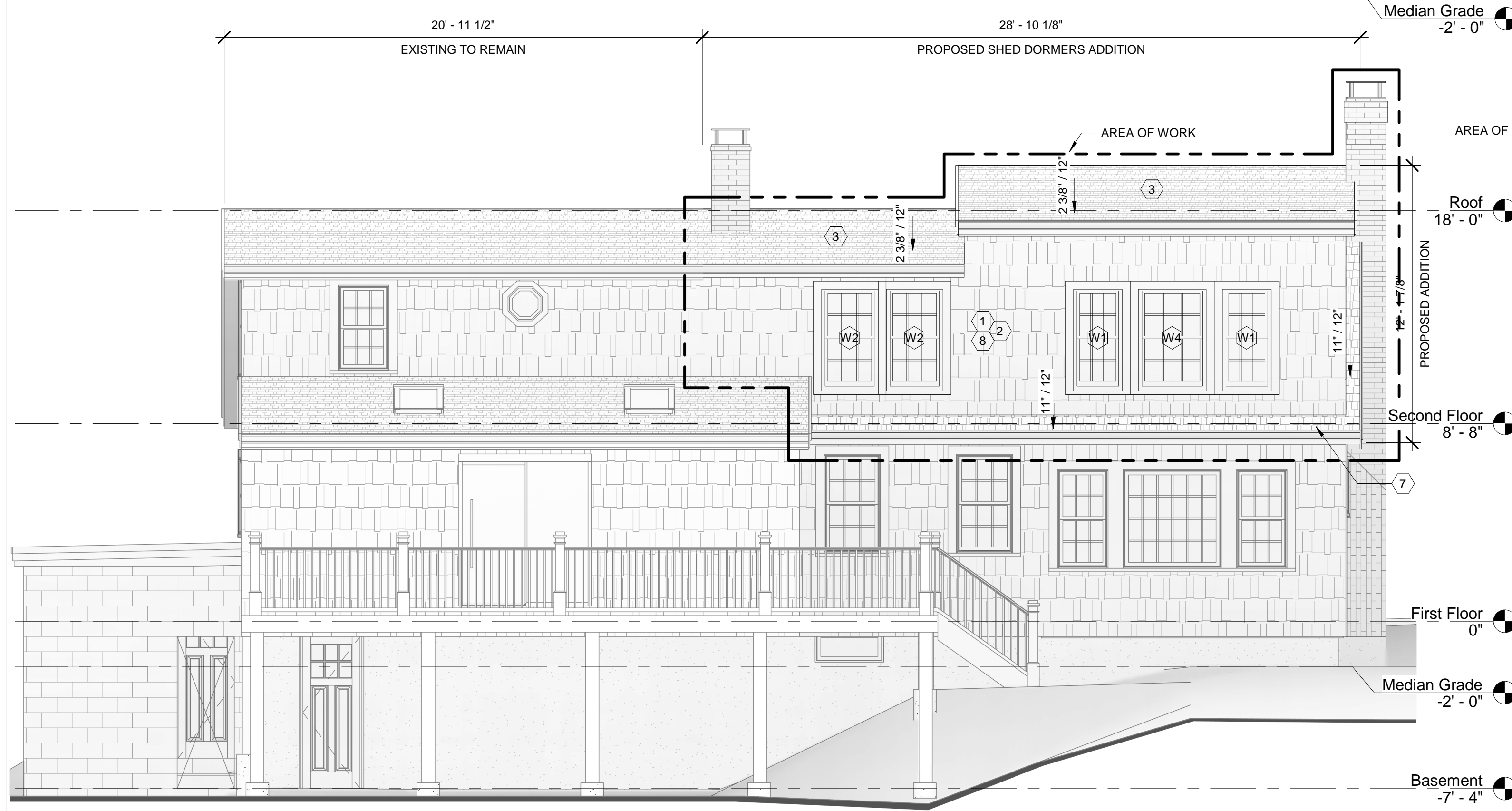
- CONSTRUCTION ELEVATION KEY NOTES**
- 1 TYPICAL: PROVIDE WOOD SIDING AND TRIM TO MATCH EXISTING (PTD CEDAR SHINGLES).
 - 2 NEW WINDOWS PER ENERGY CODE REQUIREMENTS IN CODE SUMMARY. WINDOWS AND EXTERIOR TRIM TO MATCH EXISTING.
 - 3 NEW ROOF FINISH TO MATCH EXISTING.
 - 4 PROVIDE NEW GUTTER AND DOWNSPOUT. OG-TRADITIONAL DURAGUTTER SYSTEM.
 - 5 EXTEND CHIMNEY WALLS AS NEEDED. MATCH EXISTING. TOP OF CHIMNEY MIN. 3' FROM TOP OF ROOF.
 - 6 CONSTRUCT COLUMNS TO BE COORDINATED WITH STRUCTURAL. FINISH WITH DSI COLUMNS, SQUARE RECESSED PANEL PEDESTAL POSTS, OR SIMILAR.
 - 7 CONSTRUCT DEMI ROOF RAKE. PROVIDE ARCHITECTURAL ASPHALT SHINGLES TO MATCH EXISTING.
 - 8 ALL TRIMS TO BE IN PVC.



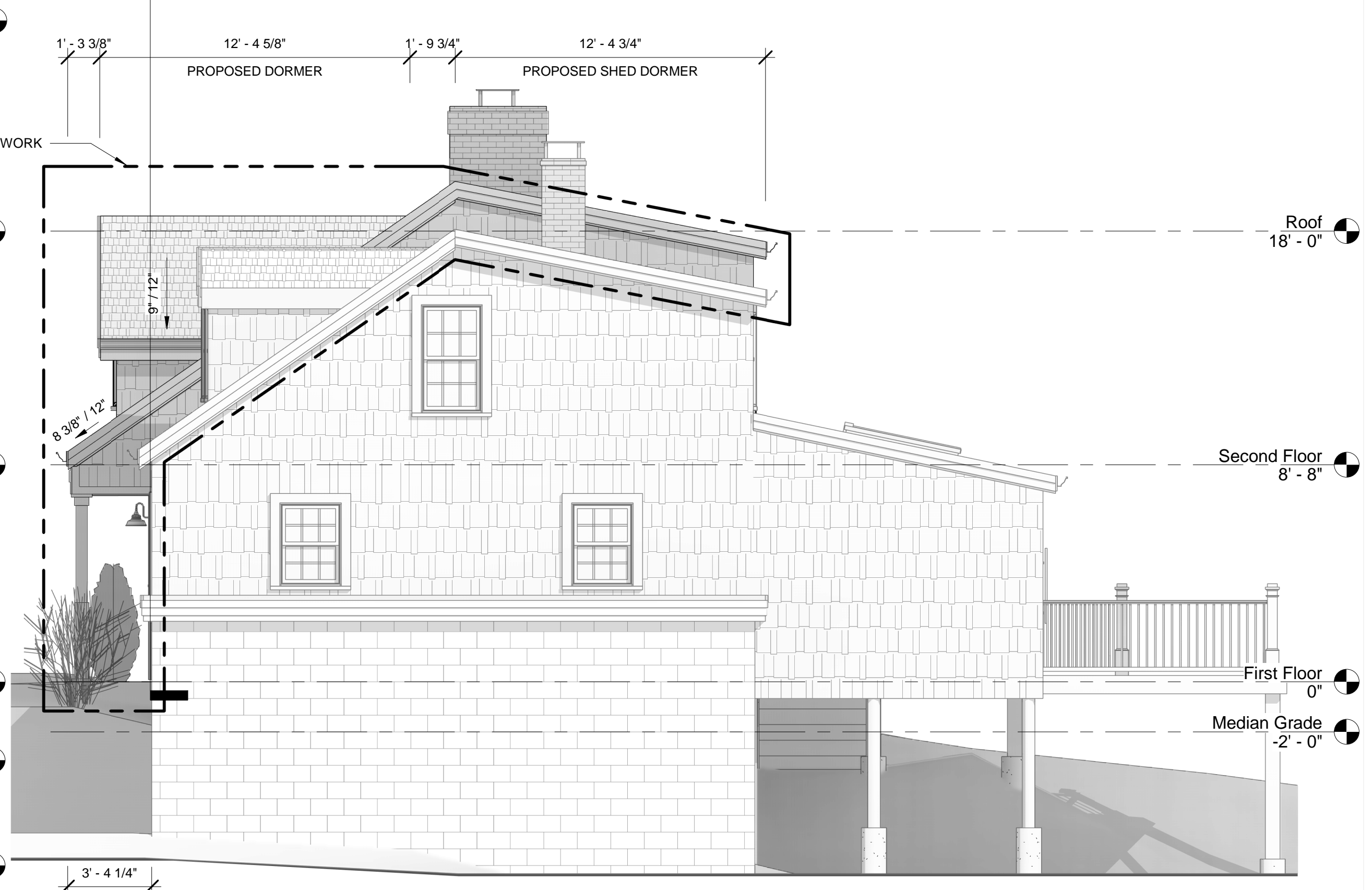
1 Proposed Front Elevation
1/4" = 1'-0"



2 Proposed Left Elevation
1/4" = 1'-0"



3 Proposed Rear Elevation
1/4" = 1'-0"



4 Option 3 Right Elevation
1/4" = 1'-0"

PLAN LEGEND

	TO BE DEMOLISHED
	EXISTING PARTITION
	NEW PARTITION

DEREK RUBINOFF ARCHITECT

Derek Rubinoff, AIA, LEED AP, NCARB Principal
82 Spring Street, West Roxbury, MA 02132-4316
617.504.2599
inquiries@derekubinoff.com
www.derekubinoff.com

© Copyright 2022 Derek Rubinoff, Architect

CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubinoff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derekubinoff.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Schaute, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

No.	By	Date	Permit Set	Description
--	--	05/25/2022	Permit Set	

170 Mt. Vernon Addition and Renovation



D. Rubinoff

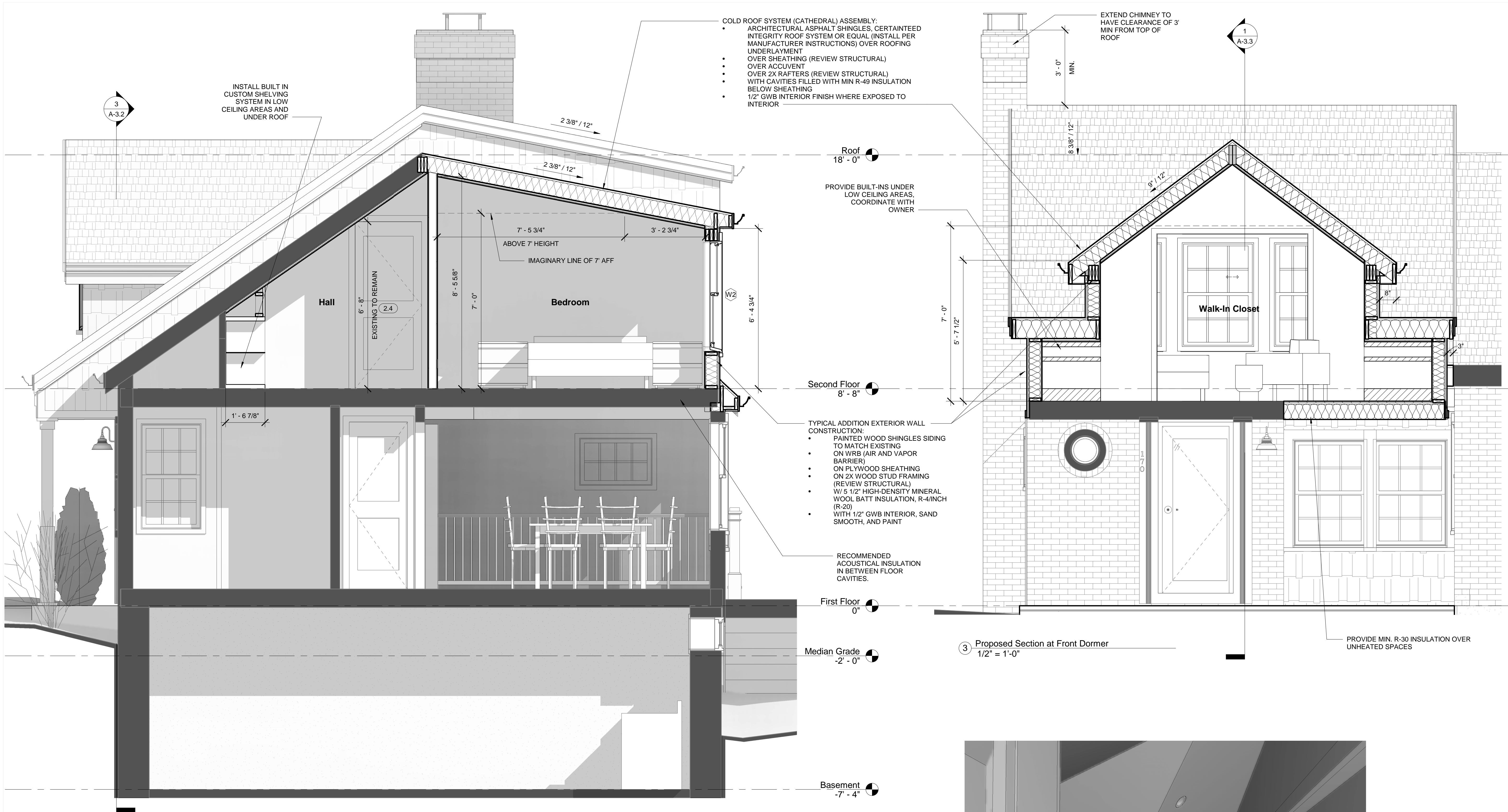
170 Mt. Vernon St
West Roxbury, MA 02132

Proposed Elevations

Checked By: _____ Checker: _____
Job No: _____ 2172

A-3.1

5/26/2022 11:56:33 AM C:\Users\DRACOMPUTER4\Documents\01170 Mt. Vernon - Permit Set_anat@derekubinoff.com.rvt



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

- GENERAL NOTES**
- The "General Contractor" (G.C.) shall adhere to all design and construction criteria included in these construction documents unless specifically modified by any Addendum or Modifications issued prior to execution of a Contract for Construction.
 - The G.C. is responsible for all work indicated or inferred on these construction documents unless specifically noted "by others" and/or "N.I.C." Also, in addition to their subcontractors, the G.C. is responsible for coordinating and scheduling the work noted "by others" and/or "N.I.C."
 - For the purpose of bidding, proprietary names identifying items of work are used solely to describe the standard of the project or the color of the finish, unless the items of work are explicitly noted as not having an equal. A schedule of items to be submitted for approval should be attached to the bid breakdown sheet with a final cut sheet proposal to be submitted to the Architect/owner for final approval, after the project is awarded.
 - The G.C. shall verify dimensions of the existing space and of any existing construction to remain by actual measurement before any work is performed. Notify Architect of any hidden conditions that will not allow execution of design intent as shown in CDs. G.C. to notify Architect of maximum ceiling height available prior to layout of ceiling. No fast tracking during demolition period. The G.C. shall be responsible for correcting any and all discrepancies found after the work is performed, at no additional expense to the Owner. All dimensions are to the face of finish G.W.B. unless otherwise noted. All elevations are noted from finish floor elevations.
 - Field conditions altering any dimensions should be immediately brought to the attention of the Architect.
 - The G.C. must immediately notify the Owner of any discrepancies in the construction documents and shall not proceed or allow sub-contractors to proceed with work in those areas until said discrepancies are resolved.
 - When changes are required, due to any reason, notify the Architect immediately and prior to performing any of the work in this area. Changes that alter the contract amount must have the written authorization of the Owner and the Architect prior to the commencement of such work.
 - The G.C. are to submit to the Owner a master construction schedule within one (1) week after the project is awarded. The G.C. shall also submit a list of subcontractors for the project, including name, address, telephone number and contact person.
 - Owner/Vendor submittals, all quotes, layouts, and specifications to be submitted to Owner (CC: Architect), for review and approval no later than 1 week after Bid due date.
 - All work shall be done in accordance with applicable codes and to the highest standards of trade practice.
 - The contractor shall remedy without cost to the Owner, any defects due to faulty workmanship.
 - The G.C. shall coordinate work of various trades in installation of interrelated work. Before installation or work by any trade begins, make proper provisions to avoid interferences. Changes required in work caused by neglect to do so shall be made at no cost to the Owner. This shall include work performed by any Owner Subcontractor/Vendor as well as those under contract to the G.C.
 - The G.C. and all subcontractors shall remove trash and debris daily from the tenant premises. The G.C. will arrange for debris removal by a local sanitary company and will be responsible for payment of fees for such unless otherwise noted. The G.C. will coordinate location of the dumpster with the Owner. Fees incurred due to storage of trash in other than designated areas will be the responsibility of the G.C.
 - For the duration of the construction period the G.C. shall keep the work area secured when unattended and shall supply a key to Owner.
 - The G.C. will provide an on-site superintendent for the duration of the construction project.
 - All hangers, channels, rods and other miscellaneous support steel shall be furnished and installed by the G.C. as necessary for proper support of suspended/ supported equipment and shall be fastened to steel, concrete, or masonry as per required.
 - Convenience outlets mounted 18" A.F.F. vertically. Convenience outlet to consist of body and plate (color: closest match to wall) in all public areas.
 - All exit doors shall have all hardware necessary to satisfy the requirements of the local building code.
 - The G.C. is responsible for providing a smooth level floor surface for the installation of new flooring.
 - The G.C. will set all ceilings, soffits, & track using a laser level to achieve a ceiling that is plumb, level, and square to all walls and soffits.
 - All work, materials and equipment shall be guaranteed for a period of one year (minimum) from date of final acceptance. The G.C. shall provide the Owner with all equipment manuals, warranties and operating instructions upon final acceptance.
 - The G.C. shall be responsible for coordinating with Owner on all work to be performed by the Owner. Any potential conflicts or delays caused by the Owner's subcontractors must be documented in writing to the Architect and the Owner before the delay is actually incurred for it to be considered. Otherwise the G.C. will be responsible for meeting the schedule as outlined in the contract.
 - The G.C. shall supply all materials, labor and coordination required for the installation of all Owner supplied items as described in the specifications.
 - The G.C. is responsible for all floor and wall penetrations for electrical and mechanical work. All such openings shall be framed and reinforced.



2 Hall Interior 3D View

© Copyright 2022 Derek Rubinoﬀ, Architect

CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubinoﬀ, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derekubinoﬀ.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Schaute, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

No.	By	Date	Permit Set	Description
--	--	05/25/2022	Permit Set	

170 Mt. Vernon Addition and Renovation

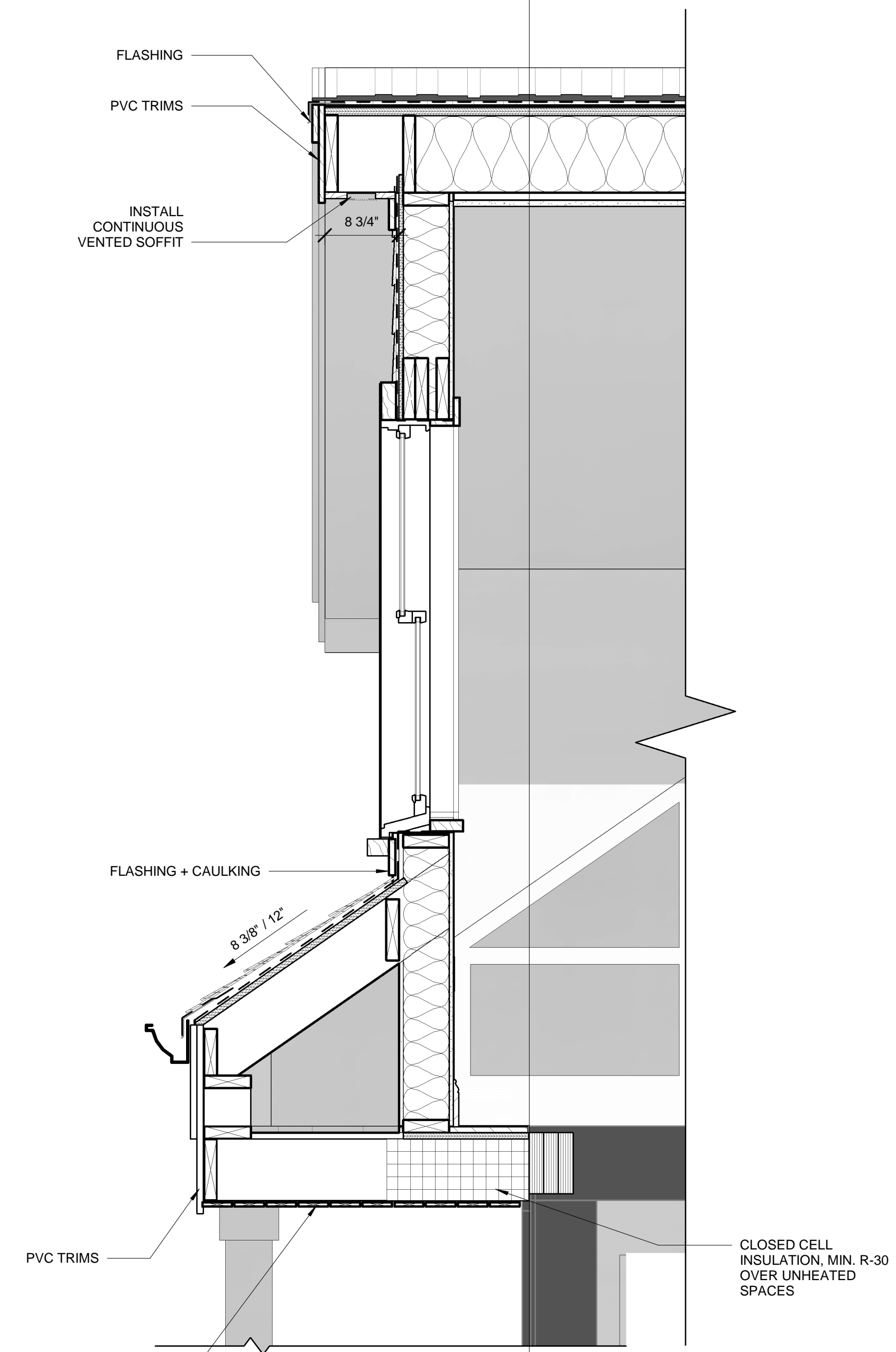
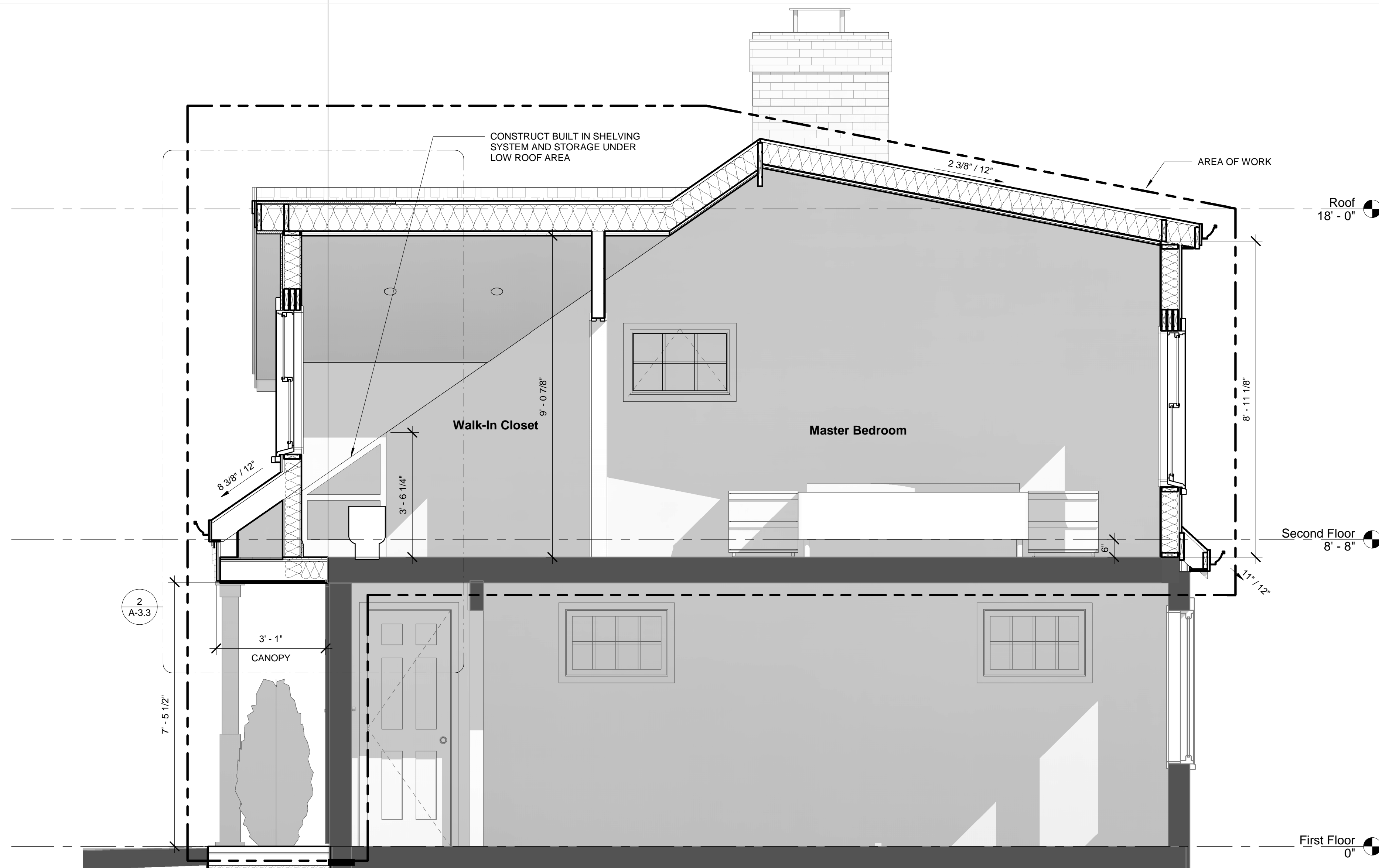


D. Rubinoﬀ

170 Mt. Vernon St
West Roxbury, MA 02132

Proposed Section 1, Hall Interior 3D View

Checked By: _____ Checker
Job No: 2172



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

2 Proposed Section - Callout 1
1" = 1'-0"

Door Schedule										
Door Number	Door Size	Description	Manufacturer	Model	Details				Finish	Comments
					Head	Jamb	Sill	Door		
2.1	24" X 50"	Single Swing								
2.2	68" x 5' 6"	Double Sliding								
2.3	32" x 80"	Single Swing								
2.4	32" x 80"	Single Swing								
2.5	72" x 80"	Double Pocket								
2.6	48" x 72"	Double Sliding								

DOORS NOTE:

- GC TO VERIFY ALL REPLACEMENT DOOR OPENING DIMENSIONS PRIOR TO PURCHASE.
- DOORS TO BE SOLID WOOD CORE, 2 PANEL TO MATCH EXISTING.
- FINISH AND PAINT TO MATCH EXISTING.
- EXTERIOR DOORS TO BE INSULATED WITH LOW E GLASS. FINISH AND COLOR TO MATCH EXISTING.
- EXTERIOR PATIO SLIDING DOOR TO BE ANDERSON 400 SERIES (OR EQUAL).
- ALL FINISHES FINAL SELECTION, MANUFACTURER AND MATERIALS BY OWNER.

DOOR HARDWARE NOTES:

- PROVIDE SCHLAGE HARDWARE SETS, OR EQUAL, CUSTOM ALEXANDRIA GLASS KNOB WITH CAMELOT TRIM IN SATIN NICKEL FINISH (TO MATCH EXISTING HARDWARE THROUGHOUT HOUSE).
- PROVIDE SCHLAGE, OR EQUAL, BED & BATH LOCK HARDWARE SET FOR ALL BEDROOMS AND BATHROOM DOORS.
- PROVIDE SCHLAGE HALL & CLOSET HARDWARE SET FOR ALL CLOSETS AND STORAGE DOORS.
- PROVIDE SCHLAGE HINGES (X) 4" ROUND HINGE 5/8" RADIUS
- PROVIDE DOOR OR WALL STOPS.

Window Schedule															
Type Mark	Count	Size		Type	Manufacturer	Model	Material	Finish	Detail			Glazing		Head Height	Comments
		Width	Height						Head	Jamb	Sill	Thickness	Type		
W1	2	2' - 1 5/8"	4' - 4 7/8"	Window-Double_Hung-Andersen-400_Series-Tilt_Wash	Andersen Corporation	400-Series Tilt-Wash Double Hung								5' - 7 7/8"	
W2	2	2' - 5 5/8"	4' - 4 7/8"	Window-Double_Hung-Andersen-400_Series-Tilt_Wash	Andersen Corporation	400-Series Tilt-Wash Double Hung								5' - 7 7/8"	
W3	1	3' - 0"	2' - 0 1/8"	Window-Awning-Andersen-400_Series_Single	Andersen Corporation	400-Series Awning								6' - 0 1/8"	
W4	1	2' - 11 5/8"	4' - 4 7/8"	Window-Double_Hung-Andersen-400_Series-Tilt_Wash	Andersen Corporation	400-Series Tilt-Wash Double Hung								5' - 7 7/8"	
W5	2	2' - 5 5/8"	4' - 0 7/8"	Window-Double_Hung-Andersen-400_Series-Tilt_Wash	Andersen Corporation	400-Series Tilt-Wash Double Hung								6' - 2 7/8"	

WINDOWS NOTES:

- GC TO VERIFY ALL REPLACEMENT WINDOW OPENING DIMENSION PRIOR TO PURCHASE.
- WINDOWS TO MATCH EXISTING.
- PROVIDE SCREEN AND HARDWARE FOR THE OPERABLE WINDOWS. HARDWARE TO MATCH WINDOW FINISH.
- LOW E GLASS.
- ANY WINDOW WITH SILL HEIGHT LOWER THAN 24" AND ABOVE 60" FROM GRADE TO HAVE FALL PROTECTION DEVICE.
- ANY WINDOW NEAR SHOWER OR TUB ENCLOSURE TO HAVE TEMPERED GLASS.

DEREK RUBINOFF ARCHITECT

Derek Rubinoff, AIA, LEED AP, NCARB Principal
82 Spring Street, West Roxbury, MA 02132-4316
617.504.2599
Inquiries@derekubinoff.com
www.derekubinoff.com

ARCHITECTURE • INTERIORS • CONSULTING ENVIRONMENTALISTS

© Copyright 2022 Derek Rubinoff, Architect

CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubinoff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derekubinoff.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Scituate, MA 02066
Contact: Tara Strassburg
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

No.	By	Date	Permit Set	Description
--	--	05/25/2022	Permit Set	

170 Mt. Vernon Addition and Renovation



[Signature]

170 Mt. Vernon St
West Roxbury, MA 02132

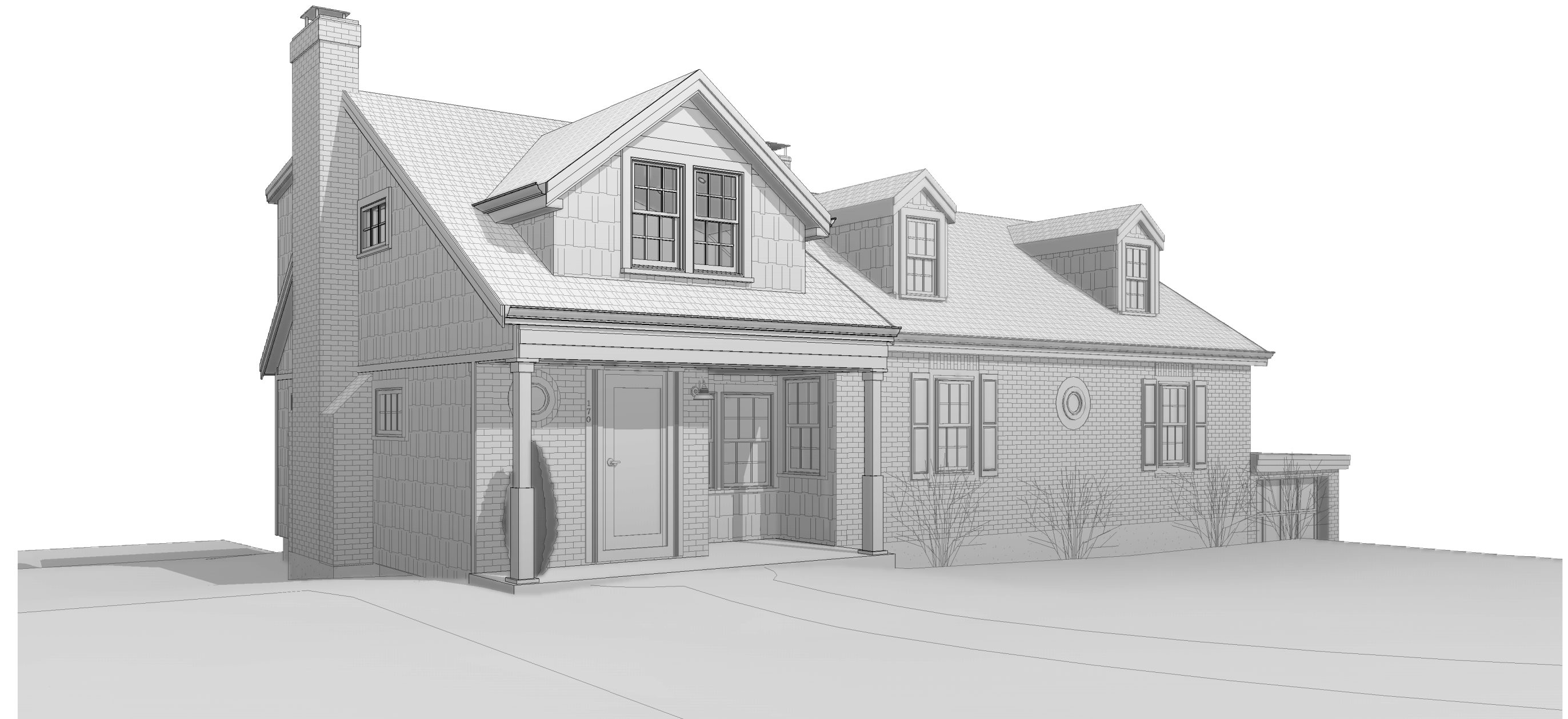
Proposed Section 2, Details & Schedules

Checked By: _____ Checker
Job No: _____ 2172

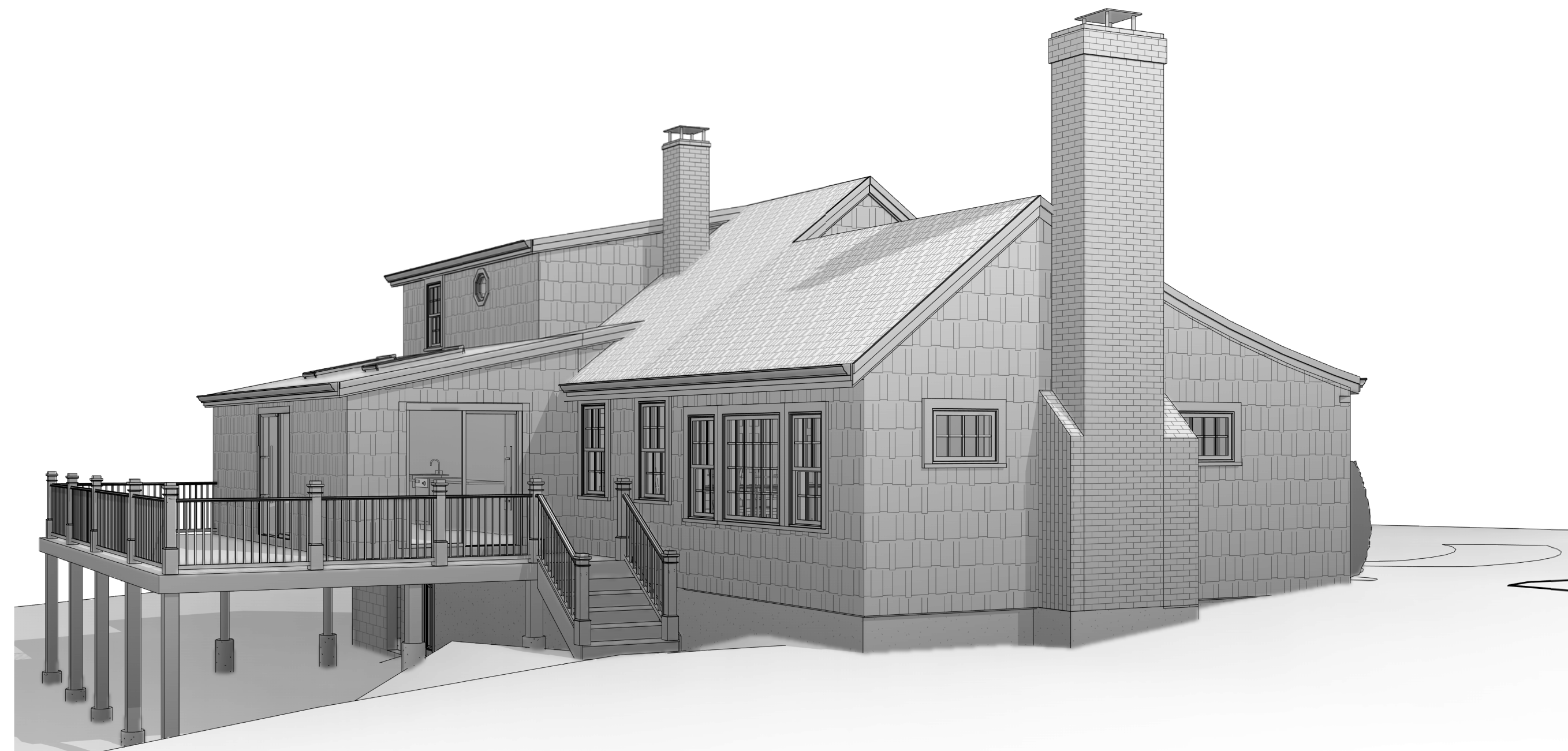
A-3.3



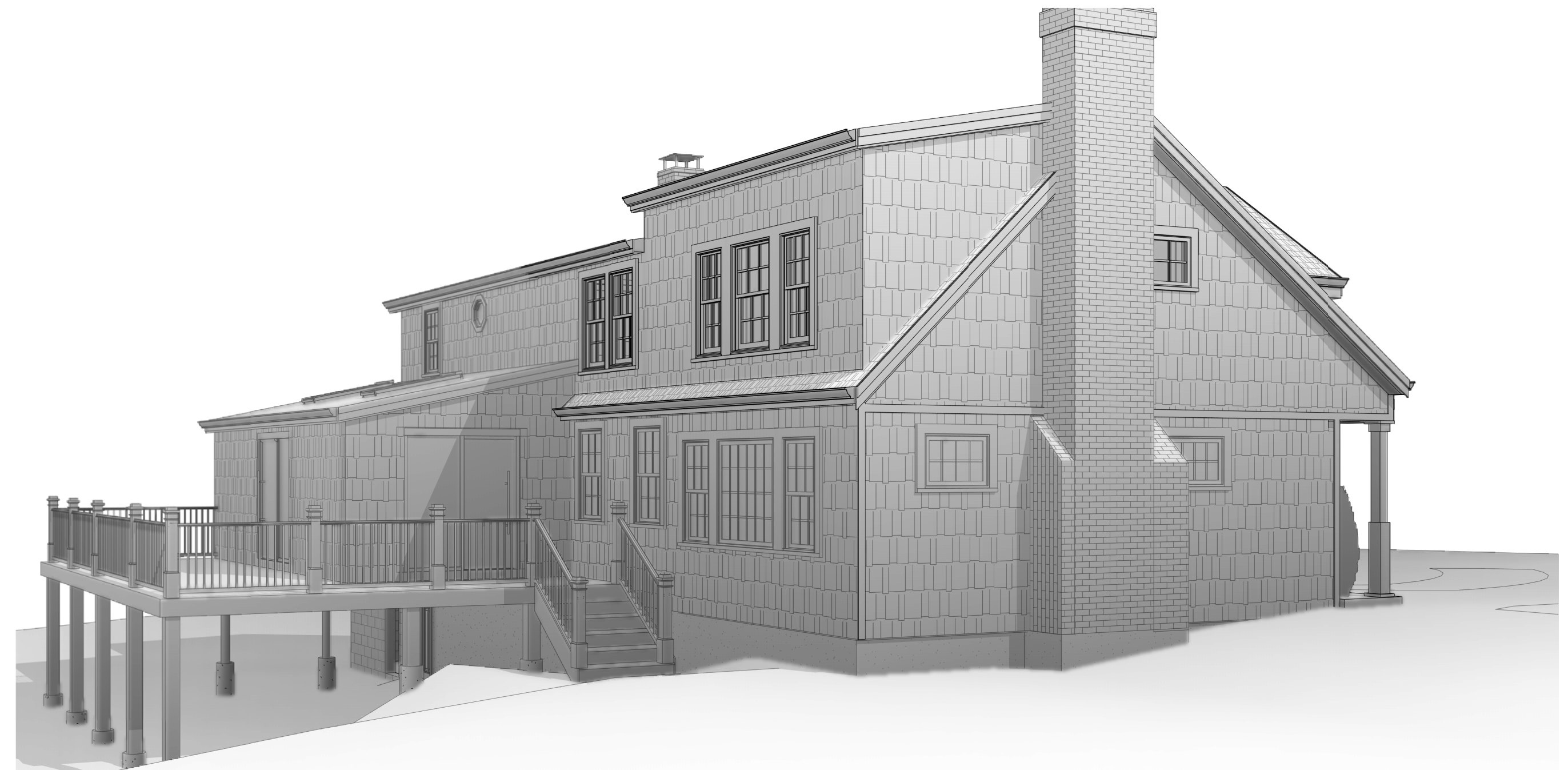
1 3D View 1 Existing



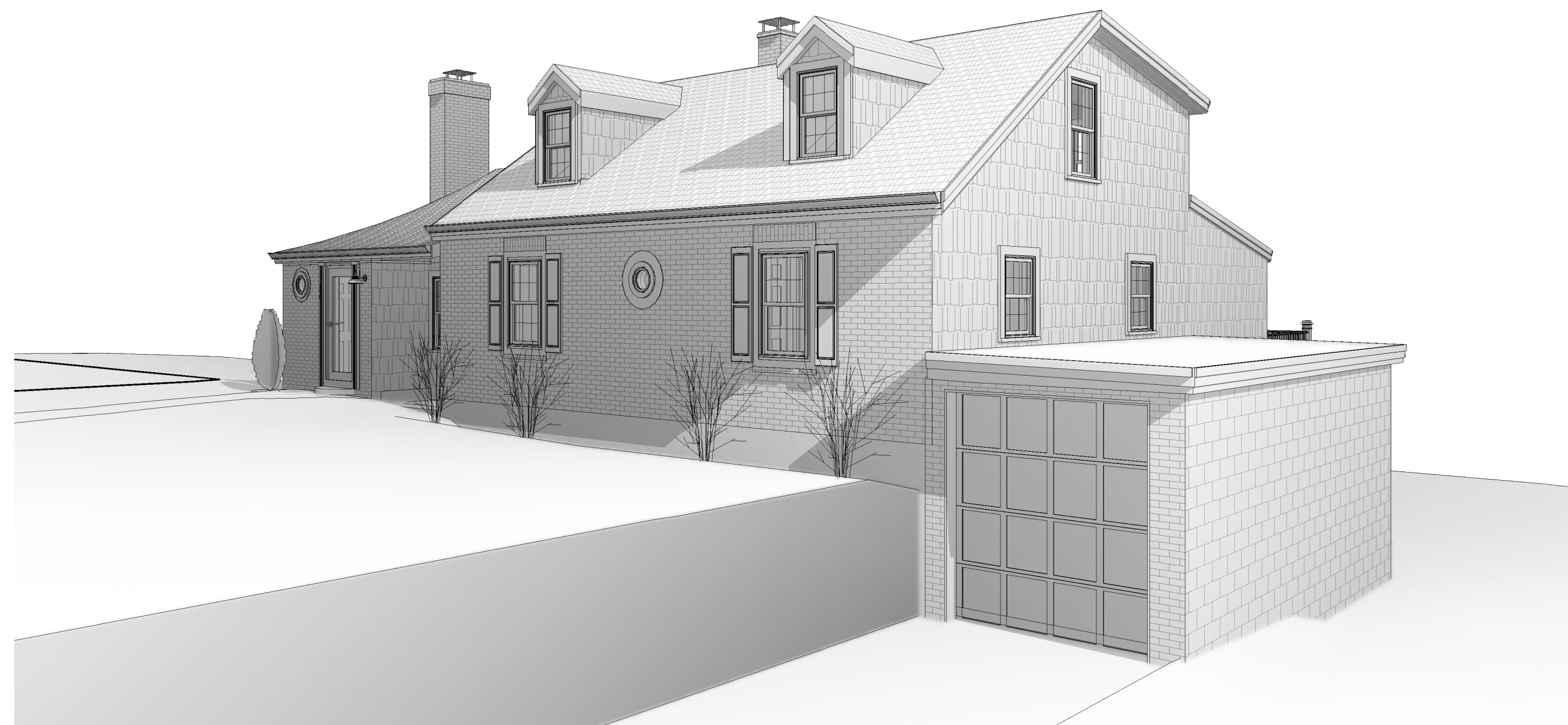
4 3D View 1 Proposed



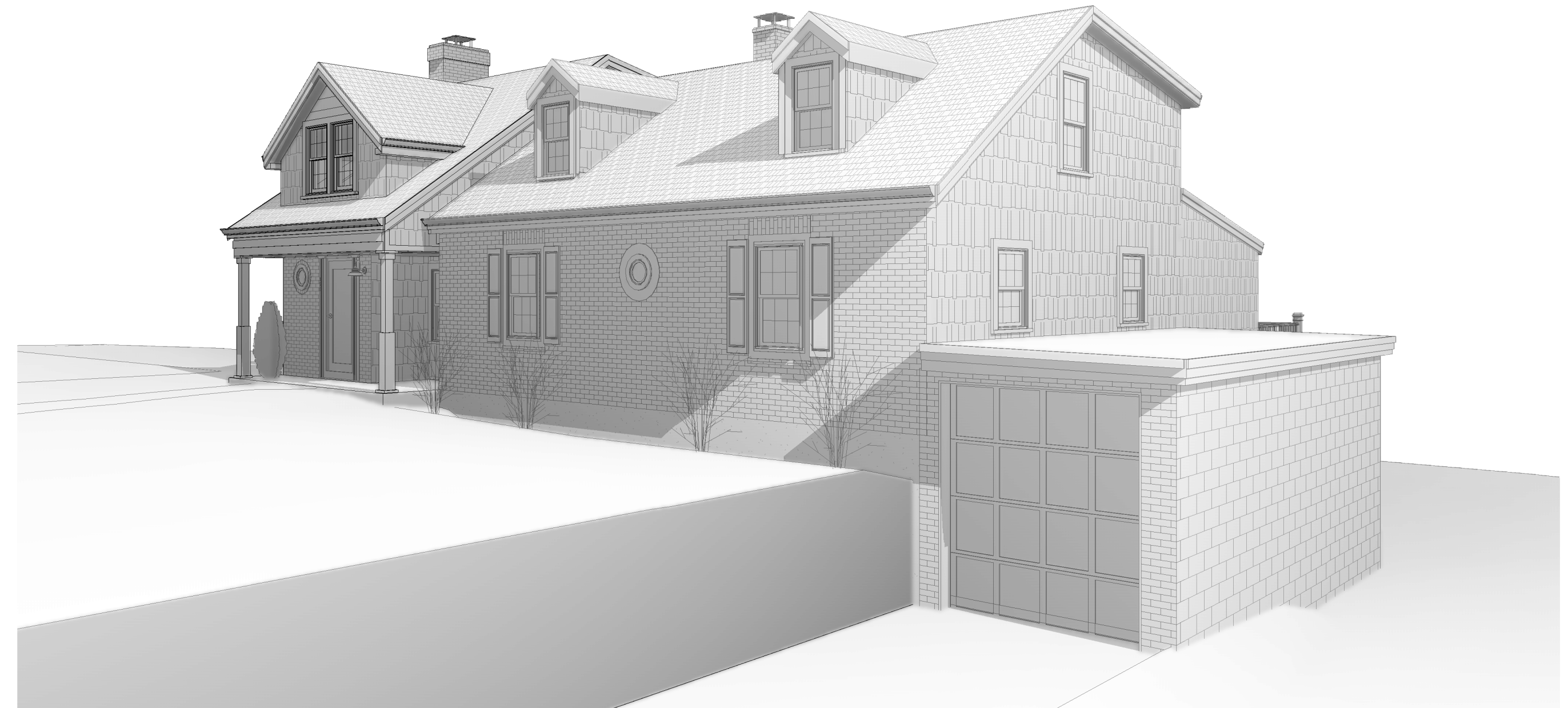
2 3D View 2 Existing



5 3D View 2 Proposed



3 3D View 3 Existing



6 3D View 3 Proposed

5/26/2022 11:57:24 AM C:\Users\DRACOMPUTER4-PC\Documents\01 170 Mt. Vernon - Permit Set - anat@derekubinooff.com.rvt

© Copyright 2022 Derek Rubinooff, Architect

CLIENT:
Kathleen Hickey & Alfonso Pruneda Fuentes
170 Mt. Vernon Street
West Roxbury, MA 02132
khickey@gmail.com, apruneda@bu.edu
(617) 775-1273

ARCHITECT:
Derek Rubinooff, Architect
82 Spring St.
West Roxbury, MA 02132-4316
CONTACT:
Anat Beck-Nachtigal
anat@derekubinooff.com
(617) 777-2183

STRUCTURAL:
SSB Engineering, LLC
146 Front St. - Suite 301
Scituate, MA 02066
Contact: **Tara Strassburg**
Email: tara@ssbengineering.com
Mobile: (917) 733-1822

No.	By	Date	Description
--	--	05/25/2022	Permit Set

170 Mt. Vernon Addition and Renovation



D.A.R.

170 Mt. Vernon St
West Roxbury, MA 02132

3D Views

Checked By: _____ Checker

Job No: _____ 2172

A-4.1



BC CALC® Member Report

2B01 (Flush Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

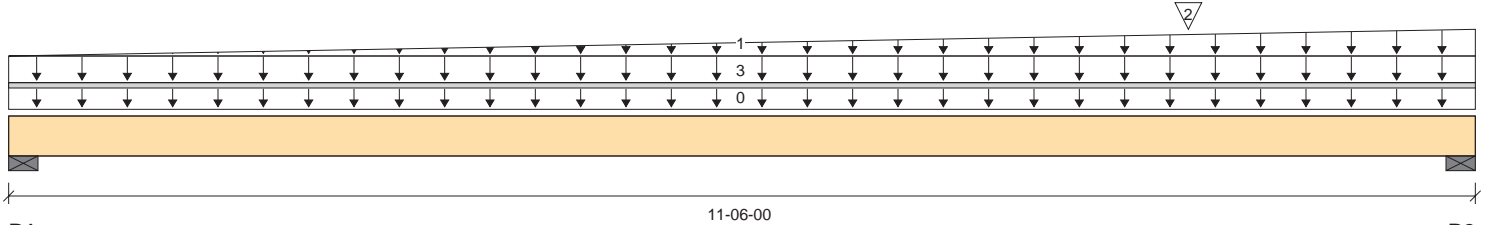
Specifier:

Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: ESR-1040

Company: SSB Engineering



Total Horizontal Product Length = 11-06-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"	307 / 0	430 / 0	216 / 0		
B2, 3-1/2"	307 / 0	983 / 0	966 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	11-06-00	Top	11					00-00-00
1	WALL	Trapezoidal (lb/ft)	L	00-00-00	11-06-00	Top	0	100				n/a
2	CB02	Conc. Pt. (lbs)	L	09-03-00	09-03-00	Top		558	1182			n/a
3	SECOND	Unf. Area (lb/ft²)	L	00-00-00	11-06-00	Top	40	10				01-04-00

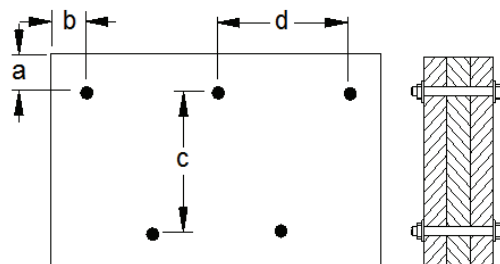
Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	3592 ft-lbs	35.5%	115%	3	08-02-07
End Shear	1898 lbs	22.8%	115%	2	10-07-04
Total Load Deflection	L/589 (0.225")	40.7%	n/a	3	06-02-15
Live Load Deflection	L/999 (0.108")	n/a	n/a	6	06-02-15
Max Defl.	0.225"	22.5%	n/a	3	06-02-15
Span / Depth	18.3				

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.
- Minimum bearing length for B1 is 1-1/2".
- Minimum bearing length for B2 is 1-1/2".
- Design based on Dry Service Condition.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume member is braced at all supports. See engineering report for the unbraced length.

Connection Diagram: Full Length of Member



Tara Lynn Strassburg



Triple 1-3/4" x 7-1/4" VERSA-LAM® LVL 2.1E 3100 SP



2B01 (Flush Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

BC CALC® Member Report

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

Specifier:

Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: ESR-1040

Company: SSB Engineering

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: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

BC CALC® Member Report

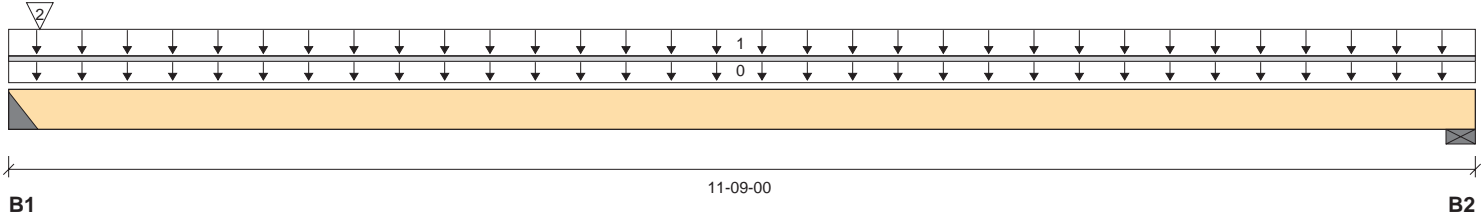
2B02 (Flush Beam)
Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering



Total Horizontal Product Length = 11-09-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 2"	310 / 0	3458 / 0	7208 / 0		
B2, 3-1/2"	317 / 0	187 / 0	92 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	100%	90%	115%	160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	11-09-00	Top		11				00-00-00
1	SECOND	Unf. Area (lb/ft²)	L	00-00-00	11-09-00	Top	40	10				01-04-00
2	CB02	Conc. Pt. (lbs)	L	00-03-00	00-03-00	Front		3359	7300			n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	1783 ft-lbs	18.6%	115%	3	04-00-15
End Shear	1458 lbs	17.5%	115%	2	00-09-04
Total Load Deflection	L/1079 (0.127")	22.3%	n/a	3	05-05-00
Live Load Deflection	L/999 (0.079")	n/a	n/a	6	05-05-00
Max Defl.	0.127"	12.7%	n/a	3	05-05-00
Span / Depth	18.9				

Bearing Supports

Bearing	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Hanger 2" x 5-1/4"	n/a	n/a	n/a	Hanger

Cautions

Concentrated side load(s) 2 are closer than 18" from end of member. Please consult a technical representative or Professional of Record.

Header for the hanger Hanger is a Triple 1-3/4" x 7-1/4" LVL beam.

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.

Minimum bearing length for B1 is 2-11/16".

Minimum bearing length for B2 is 1-1/2".

Hanger Manufacturer: Simpson Strong-Tie, Inc.

Design based on Dry Service Condition.

BC CALC® analysis is based on IBC 2018.

Calculations assume member is braced at all supports. See engineering report for the unbraced length.



Tara Lynn Strassburg



BC CALC® Member Report

2B02 (Flush Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

Specifier:

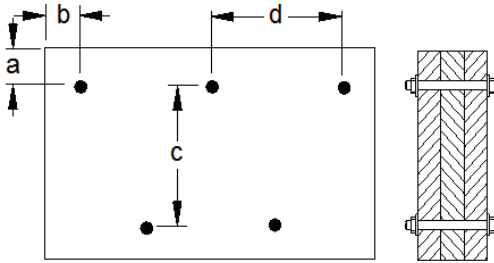
Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: ESR-1040

Company: SSB Engineering

Connection Diagram: Full Length of Member



a minimum = 2" c = 3-1/4"
b minimum = 2-1/2" d = 12"

Calculated Side Load = 0.0 lb/ft

Bolts are assumed to be Grade A307 or Grade 2 or higher.

Connectors are: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,



BC CALC® Member Report

2B03 (Flush Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

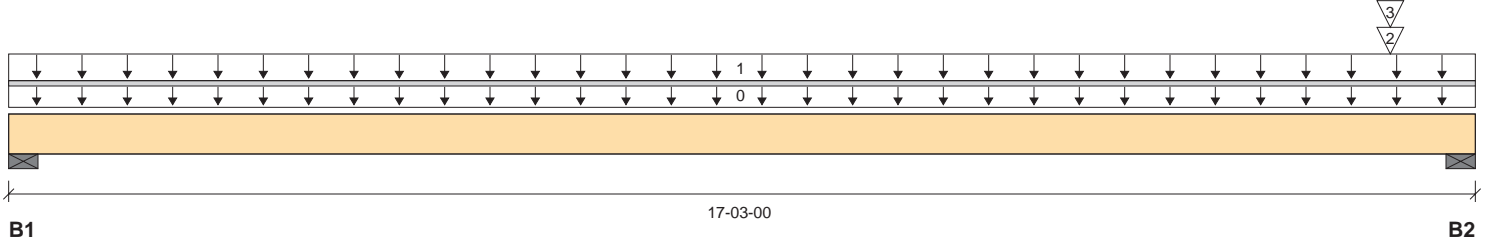
Specifier:

Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: ESR-1040

Company: SSB Engineering



Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"	4168 / 0	1436 / 0	375 / 0		
B2, 3-1/2"	4729 / 0	5469 / 0	7799 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	17-03-00	Top	23					00-00-00
1	SECOND	Unf. Area (lb/ft²)	L	00-00-00	17-03-00	Top	40	10				12-00-00
2	2B01	Conc. Pt. (lbs)	R	01-00-00	01-00-00	Front	310	3458	7208			n/a
3	2B02	Conc. Pt. (lbs)	R	01-00-00	01-00-00	Front	307	983	966			n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	23942 ft-lbs	62.3%	100%	1	09-01-01
End Shear	11549 lbs	67.1%	115%	3	16-00-04
Total Load Deflection	L/272 (0.74")	88.1%	n/a	1	08-10-04
Live Load Deflection	L/384 (0.524")	93.7%	n/a	4	08-07-08
Max Defl.	0.74"	74.0%	n/a	1	08-10-04
Span / Depth	17.9				

Cautions

Concentrated side load(s) 2,3 are closer than 18" from end of member. Please consult a technical representative or Professional of Record.

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.
- Minimum bearing length for B1 is 1-1/2".
- Minimum bearing length for B2 is 2-13/16".
- Design based on Dry Service Condition.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume member is fully braced.



Tara Lynn Strassburg



BC CALC® Member Report

2B03 (Flush Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

Specifier:

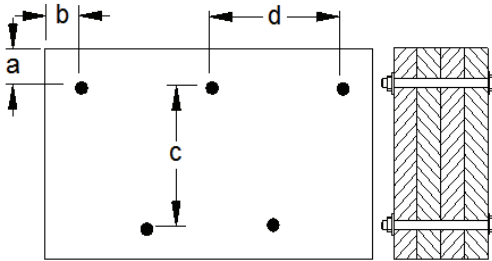
Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: ESR-1040

Company: SSB Engineering

Connection Diagram: Full Length of Member



a minimum = 2" c = 7-1/4"
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: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,



2B04 (Drop Beam)
Dry | 1 span | No cant.

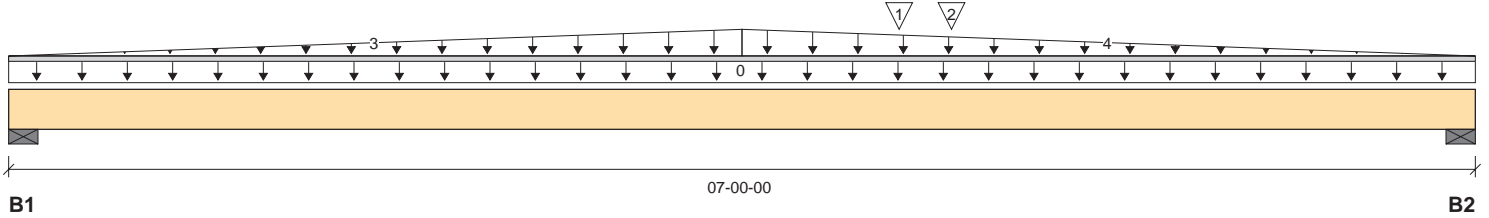
April 25, 2022 11:26:23

BC CALC® Member Report

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering



Total Horizontal Product Length = 07-00-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"	174 / 0	1217 / 0	2006 / 0		
B2, 3-1/2"	326 / 0	1835 / 0	3204 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	07-00-00	Top		11				00-00-00
1	RB03	Conc. Pt. (lbs)	L	04-03-00	04-03-00	Top		2422	5210			n/a
2	2B03	Conc. Pt. (lbs)	L	04-06-00	04-06-00	Top	500	200				n/a
3	WALL	Trapezoidal (lb/ft)	L	00-00-00	03-06-00	Top		0				n/a
4	WALL	Trapezoidal (lb/ft)	R	00-00-00	03-06-00	Top		0				n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	12499 ft-lbs	67.4%	115%	2	04-03-00
End Shear	5023 lbs	58.4%	115%	2	05-09-04
Total Load Deflection	L/999 (0.12")	n/a	n/a	2	04-00-12
Live Load Deflection	L/999 (0.077")	n/a	n/a	5	04-00-12
Max Defl.	0.12"	n/a	n/a	2	04-00-12
Span / Depth	7.0				

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.
- Minimum bearing length for B1 is 1-1/2".
- Minimum bearing length for B2 is 1-15/16".
- Design based on Dry Service Condition.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume member is braced at all supports. See engineering report for the unbraced length.



Tara Lynn Strassburg



BC CALC® Member Report

2B04 (Drop Beam)
Dry | 1 span | No cant.

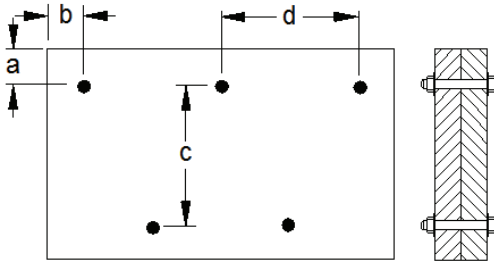
April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering

Connection Diagram: Full Length of Member



a minimum = 2" c = 7-1/4"
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: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,



BC CALC® Member Report

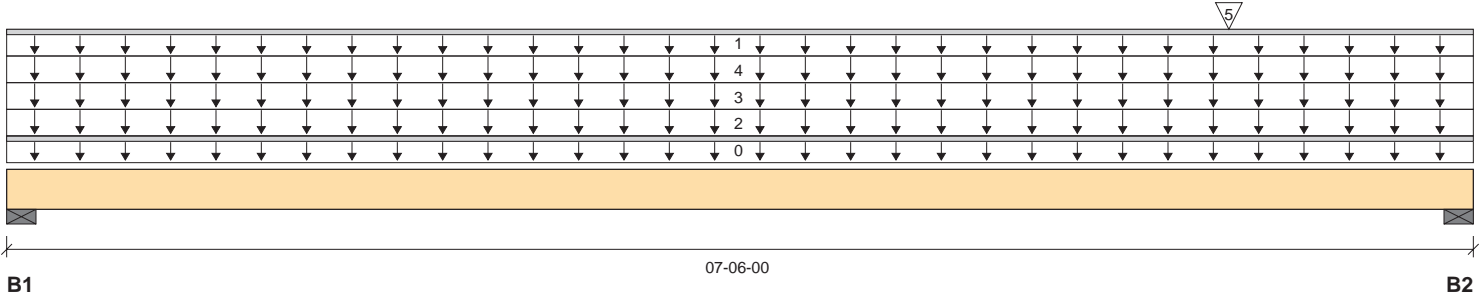
2B05 (Flush Beam)
Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
 Address: 170 Mount Vernon Street
 City, State, Zip: West Roxbury, MA, 02132
 Customer: Derek Rubinoff
 Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
 Description:
 Specifier:
 Designer: David Guerrero
 Company: SSB Engineering



Total Horizontal Product Length = 07-06-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"	1077 / 0	1058 / 0	913 / 0		
B2, 3-1/2"	1302 / 0	1191 / 0	979 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	07-06-00	Top		7				00-00-00
1	WALL	Unf. Lin. (lb/ft)	L	00-00-00	07-06-00	Front		100				n/a
2	SECOND	Unf. Area (lb/ft²)	L	00-00-00	07-06-00	Top	40	10				06-00-00
3	CEILING	Unf. Area (lb/ft²)	L	00-00-00	07-06-00	Top	10	5				03-06-00
4	ROOF	Unf. Area (lb/ft²)	L	00-00-00	07-06-00	Top		15	40			06-00-00
5	2B02	Conc. Pt. (lbs)	R	01-03-00	01-03-00	Front	317	187	92			n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	4353 ft-lbs	45.2%	115%	3	03-09-14
End Shear	2309 lbs	41.6%	115%	3	06-07-04
Total Load Deflection	L/452 (0.187")	53.0%	n/a	3	03-09-14
Live Load Deflection	L/999 (0.11")	n/a	n/a	6	03-09-14
Max Defl.	0.187"	18.7%	n/a	3	03-09-14
Span / Depth	11.7				

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.
- Minimum bearing length for B1 is 1-1/2".
- Minimum bearing length for B2 is 1-1/2".
- Design based on Dry Service Condition.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume member is fully braced.



Tara Lynn Strassburg



BC CALC® Member Report

2B05 (Flush Beam)
Dry | 1 span | No cant.

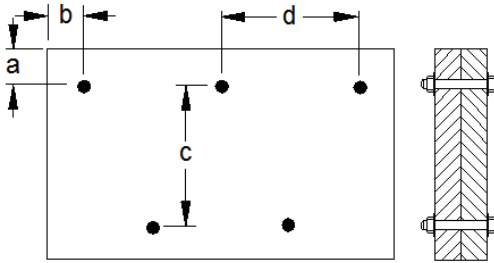
April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering

Connection Diagram: Full Length of Member



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

Calculated Side Load = 252.0 lb/ft
Bolts are assumed to be Grade A307 or Grade 2 or higher.
Connectors are: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

Triple 2 x 8 SPF #2

PASSED

2B06 (Drop Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

BC CALC® Member Report

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

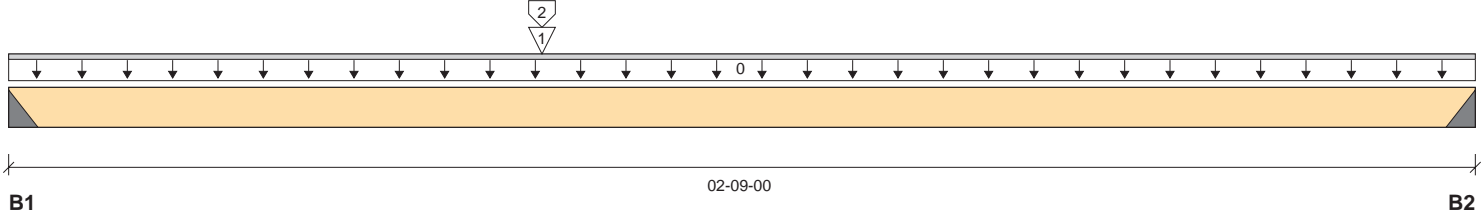
Specifier:

Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: NLGA

Company: SSB Engineering



Total Horizontal Product Length = 02-09-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 2"	875 / 0	755 / 0	389 / 0		
B2, 2"	476 / 0	416 / 0	211 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live	Dead	Snow	Wind	Roof Live	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	02-09-00	Top		7				00-00-00
1	R01	Conc. Pt. (lbs)	L	01-00-00	01-00-00	Top	1351	920				n/a
2	ROOF	Conc. Lin. (lb/ft)	L	01-00-00	01-00-00	Top		115	300			02-00-00

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	1456 ft-lbs	42.8%	100%	1	01-00-00
End Shear	1624 lbs	55.3%	100%	1	00-09-04
Total Load Deflection	L/999 (0.007")	n/a	n/a	3	01-03-05
Live Load Deflection	L/999 (0.004")	n/a	n/a	6	01-03-05
Max Defl.	0.007"	n/a	n/a	3	01-03-05
Span / Depth	4.2				

Bearing Supports

	Dim. (LxW)	Value	% Allow Support	% Allow Member	Material
B1	Hanger 2" x 4-1/2"	n/a	n/a	n/a	Hanger
B2	Hanger 2" x 4-1/2"	n/a	n/a	n/a	Hanger

Cautions

Header for the hanger Hanger is a Triple 1-1/2" x 7-1/4" LVL beam.

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.

Minimum bearing length for B1 is 1-1/2".

Minimum bearing length for B2 is 1-1/2".

Hanger Manufacturer: Simpson Strong-Tie, Inc.

Design based on Dry Service Condition.

The analysis of solid sawn wood members is in accordance with the NDS and is limited to the output shown above. All other support and design for these products, including but not limited to notching, connections, installation, and engineer/architect certification is the responsibility of the project's design professional of record.

BC CALC® analysis is based on IBC 2018.

Calculations assume member is fully braced.



Tara Lynn Strassburg

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

2J01 (Joist)

BC CALC® Member Report

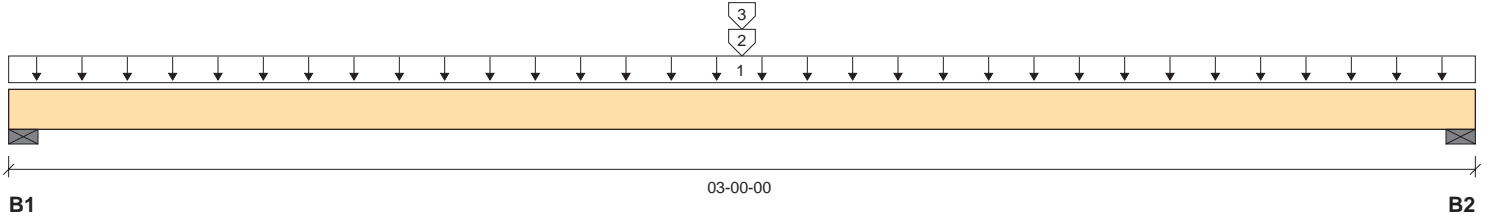
Dry | 1 span | No cant. | 16 OCS | Repetitive | Glued & nailed

April 25, 2022 13:19:05

Build 8381

Job name: Katie & Alfonso Residence
 Address: 170 Mount Vernon Street
 City, State, Zip: West Roxbury, MA, 02132
 Customer: Derek Rubinoff
 Code reports: NLGA

File name: 170 Mount Vernon Street, West Roxbury
 Description:
 Specifier:
 Designer: David Guerrero
 Company: SSB Engineering



Total Horizontal Product Length = 03-00-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"	80 / 0	163 / 0	200 / 0		
B2, 3-1/2"	80 / 0	163 / 0	200 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	100% Live	90% Dead	115% Snow	160% Wind	125% Roof Live	OCS
1	SECOND	Unf. Area (lb/ft²)	L	00-00-00	03-00-00	Top	40	10				16
2	WALL	Conc. Lin. (lb/ft)	L	01-06-00	01-06-00	Top		100				16
3	ROOF	Conc. Lin. (lb/ft)	L	01-06-00	01-06-00	Top		115	300			16

Controls Summary

Value	% Allowable	Duration	Case	Location	
Pos. Moment	447 ft-lbs	29.4%	115%	2	01-06-00
End Shear	352 lbs	31.2%	115%	2	00-10-12
Total Load Deflection	L/999 (0.006")	n/a	n/a	2	01-06-00
Live Load Deflection	L/999 (0.004")	n/a	n/a	5	01-06-00
Max Defl.	0.006"	n/a	n/a	2	01-06-00
Span / Depth	4.2				

BC FloorValue® Summary

BC FloorValue®: ██████████ Subfloor: 3/4" OSB, Glue + Nail
 Minimum Enhanced Premium Subfloor Rating: Premium
 Controlling Location: 01-08-12

Notes

Design meets Code minimum (L/240) Total load deflection criteria.
 Design meets User specified (L/480) Live load deflection criteria.
 Design meets arbitrary (1") Maximum Total load deflection criteria.
 Minimum bearing length for B1 is 1-1/2".
 Minimum bearing length for B2 is 1-1/2".
 Composite EI value based on 3/4" thick OSB sheathing glued and nailed to member.
 Design based on Dry Service Condition.
 The analysis of solid sawn wood members is in accordance with the NDS and is limited to the output shown above. All other support and design for these products, including but not limited to notching, connections, installation, and engineer/architect certification is the responsibility of the project's design professional of record.
 BC CALC® analysis is based on IBC 2018.
 Calculations assume member is fully braced.

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,



CB01 (Roof Beam)

Dry | 1 span | No cant.

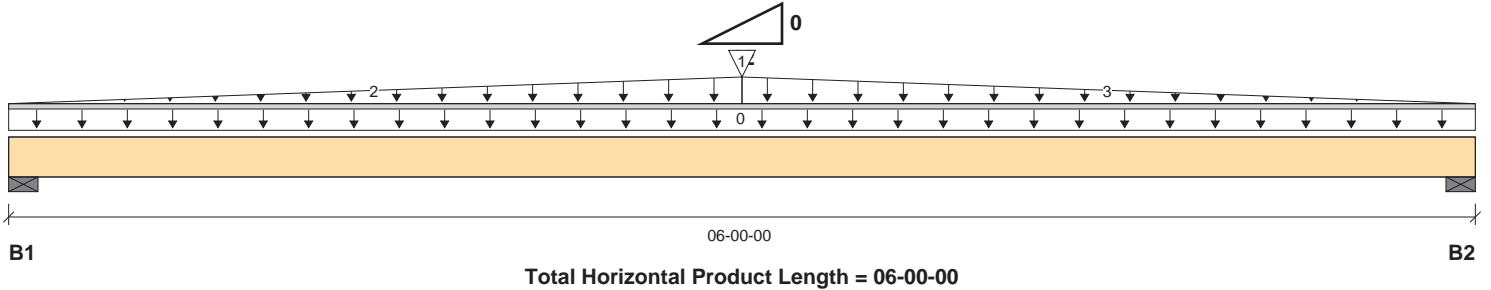
April 25, 2022 11:26:23

BC CALC® Member Report

Build 8381

Job name: Katie & Alfonso Residence
 Address: 170 Mount Vernon Street
 City, State, Zip: West Roxbury, MA, 02132
 Customer: Derek Rubinoff
 Code reports: NLGA

File name: 170 Mount Vernon Street, West Roxbury
 Description:
 Specifier:
 Designer: David Guerrero
 Company: SSB Engineering



Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		362 / 0	632 / 0		
B2, 3-1/2"		363 / 0	632 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	06-00-00	Top	7					00-00-00
1	RB01	Conc. Pt. (lbs)	L	03-00-00	03-00-00	Top		530	1264			n/a
2	WALL	Trapezoidal (lb/ft)	L	00-00-00	03-00-00	Top		0				n/a
3	WALL	Trapezoidal (lb/ft)	R	00-00-00	03-00-00	Top		0				n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	2646 ft-lbs	70.5%	115%	4	03-00-00
End Shear	988 lbs	29.2%	115%	4	05-01-04
Total Load Deflection	L/999 (0.059")	n/a	n/a	4	03-00-00
Live Load Deflection	L/999 (0.039")	n/a	n/a	5	03-00-00
Max Defl.	0.059"	n/a	n/a	4	03-00-00
Span / Depth	9.2				

Cautions

For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.
 For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.

Notes

Design meets Code minimum (L/180) Total load deflection criteria.
 Design meets Code minimum (L/240) Live load deflection criteria.
 Design meets arbitrary (1") Maximum Total load deflection criteria.
 Minimum bearing length for B1 is 1-1/2".
 Minimum bearing length for B2 is 1-1/2".
 Design based on Dry Service Condition.
 The analysis of solid sawn wood members is in accordance with the NDS and is limited to the output shown above. All other support and design for these products, including but not limited to notching, connections, installation, and engineer/architect certification is the responsibility of the project's design professional of record.
 BC CALC® analysis is based on IBC 2018.
 Calculations assume member is fully braced.

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,





CB02 (Floor Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

BC CALC® Member Report

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

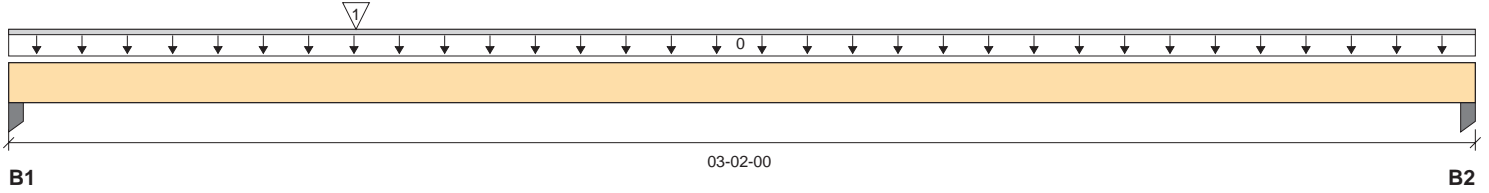
Specifier:

Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: ESR-1040

Company: SSB Engineering



Total Horizontal Product Length = 03-02-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 5-1/2"		3359 / 0	7300 / 0		
B2, 3-1/2"		558 / 0	1182 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	03-02-00	Top		11				00-00-00
1	RB03	Conc. Pt. (lbs)	L	00-09-00	00-09-00	Top		3882	8482			n/a

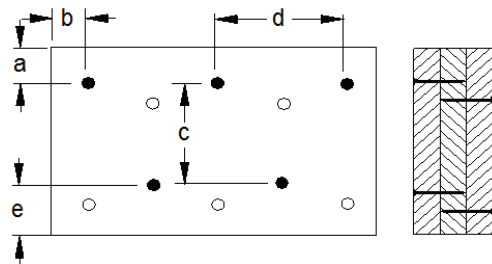
Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	3776 ft-lbs	26.6%	115%	1	00-09-00
End Shear	4252 lbs	51.1%	115%	1	01-00-12
Total Load Deflection	L/999 (0.017")	n/a	n/a	1	01-01-11
Live Load Deflection	L/999 (0.012")	n/a	n/a	2	01-01-07
Max Defl.	0.017"	n/a	n/a	1	01-01-11
Span / Depth	4.2				

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.
- Minimum bearing length for B1 is 2-11/16".
- Minimum bearing length for B2 is 1-1/2".
- Design based on Dry Service Condition.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume unbraced length of Top: 03-02-00, Bottom: 03-02-00.

Connection Diagram: Full Length of Member



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





Triple 1-3/4" x 7-1/4" VERSA-LAM® LVL 2.1E 3100 SP

PASSED

BC CALC® Member Report

CB02 (Floor Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

Specifier:

Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: ESR-1040

Company: SSB Engineering

Connection Diagram: Full Length of Member

Calculated Side Load = 0.0 lb/ft

Nailing applies to both sides of the member

Connectors are: 3-1/4 in. Pneumatic Gun Nails

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.

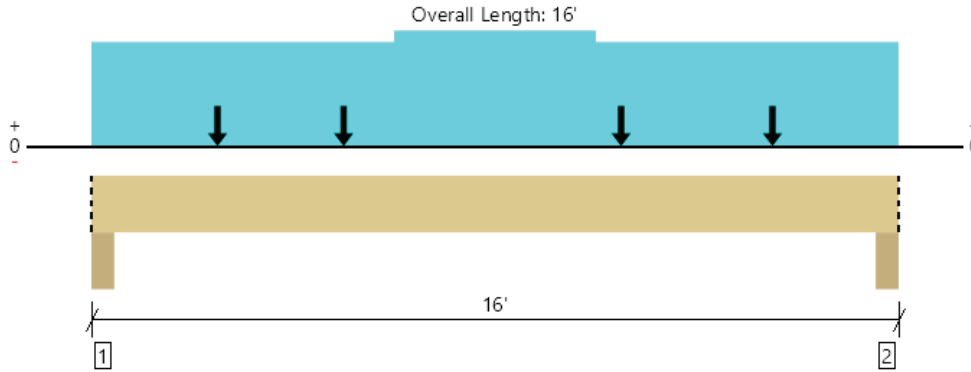


Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

Level, PB01

1 piece(s) 5 1/4" x 11 7/8" 2.0E Parallam® Plus PSL SL2 - Moist Use (16% < MC <= 28%)



All locations are measured from the outside face of left support (or left cantilever end). All dimensions are horizontal.

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3159 @ 4"	9745 (5.50")	Passed (32%)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Shear (lbs)	2755 @ 1' 5 3/8"	8196	Passed (34%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	10884 @ 8' 1 3/4"	18808	Passed (58%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.253 @ 7' 11 15/16"	0.767	Passed (L/727)	--	1.0 D + 0.75 L + 0.75 S (All Spans)
Total Load Defl. (in)	0.693 @ 7' 11 15/16"	1.022	Passed (L/266)	--	1.0 D + 0.75 L + 0.75 S (All Spans)

System : Roof
 Member Type : Drop Beam
 Building Use : Residential
 Building Code : IBC 2018
 Design Methodology : ASD
 Member Pitch : 0/12

- Deflection criteria: LL (L/240) and TL (L/180).
- Allowed moment does not reflect the adjustment for the beam stability factor.

Supports	Bearing Length			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Total	
1 - Column - SPF	5.50"	5.50"	1.78"	1481	1448	789	3718	Blocking
2 - Column - SPF	5.50"	5.50"	1.75"	1454	1416	775	3645	Blocking

- Blocking Panels are assumed to carry no loads applied directly above them and the full load is applied to the member being designed.

Lateral Bracing	Bracing Intervals	Comments
Top Edge (Lu)	16' o/c	
Bottom Edge (Lu)	16' o/c	

- Maximum allowable bracing intervals based on applied load.

Vertical Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 to 16'	N/A	22.6	--	--	
1 - Uniform (PSF)	0 to 16' (Top)	1' 6"	10.0	40.0	-	SECOND
2 - Point (lb)	2' 6" (Top)	N/A	416	476	211	2B07
3 - Point (lb)	13' 6" (Top)	N/A	416	476	211	2B07
4 - Point (lb)	5' (Top)	N/A	416	476	211	2B07 BELOW CB01
5 - Point (lb)	10' 6" (Top)	N/A	416	476	211	2B07 BELOW CB01
6 - Uniform (PSF)	0 to 6' (Top)	1' 6"	15.0	-	40.0	ROOF
7 - Uniform (PSF)	10' to 16' (Top)	1' 6"	15.0	-	40.0	ROOF
8 - Uniform (PLF)	6' to 10' (Top)	N/A	100.0	-	-	DORMER WALL

Weyerhaeuser Notes

Weyerhaeuser warrants that the sizing of its products will be in accordance with Weyerhaeuser product design criteria and published design values. Weyerhaeuser expressly disclaims any other warranties related to the software. Use of this software is not intended to circumvent the need for a design professional as determined by the authority having jurisdiction. The designer of record, builder or framer is responsible to assure that this calculation is compatible with the overall project. Accessories (Rim Board, Blocking Panels and Squash Blocks) are not designed by this software. Products manufactured at Weyerhaeuser facilities are third-party certified to sustainable forestry standards. Weyerhaeuser Engineered Lumber Products have been evaluated by ICC-ES under evaluation reports ESR-1153 and ESR-1387 and/or tested in accordance with applicable ASTM standards. For current code evaluation reports, Weyerhaeuser product literature and installation details refer to www.weyerhaeuser.com/woodproducts/document-library.

The product application, input design loads, dimensions and support information have been provided by ForteWEB Software Operator

ForteWEB Software Operator	Job Notes
William Green SSB Engineering (781) 689-6133 william@ssbengineering.com	Ceiling beam without lateral bracing



4/25/2022 1:53:14 PM UTC

ForteWEB v3.2, Engine: V8.2.0.17, Data: V8.1.0.16

File Name: 170 Mount Vernon Street, Boston MA



R01 (Rafter)

BC CALC® Member Report

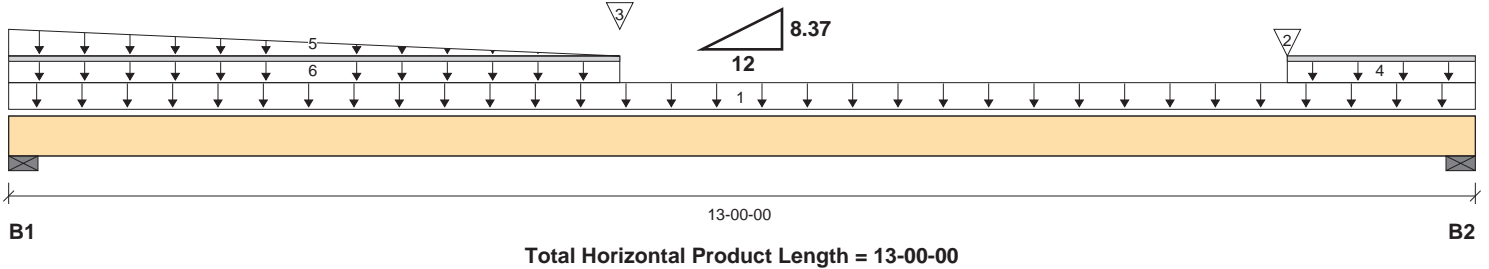
Dry | 1 span | No cant. | 16 OCS | Repetitive | 8.37/12

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
 Address: 170 Mount Vernon Street
 City, State, Zip: West Roxbury, MA, 02132
 Customer: Derek Rubinoff
 Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
 Description:
 Specifier:
 Designer: David Guerrero
 Company: SSB Engineering



Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		956 / 0	1398 / 0		
B2, 3-1/2"		958 / 0	1889 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
1	ROOF	Unf. Area (lb/ft²)	L	00-00-00	13-00-00	Top	15	40				01-04-00
2	RB02	Conc. Pt. (lbs)	R	01-08-00	01-08-00	Top		556	1116			n/a
3	VB01	Conc. Pt. (lbs)	R	07-07-00	07-07-00	Top		302	582			n/a
4	ROOF	Unf. Lin. (lb/ft)	R	00-00-00	01-08-00	Top	39	105				n/a
5	WALL	Trapezoidal (lb/ft)	R	07-07-00		Top	0					n/a
					13-00-00			100				
6	ROOF	Unf. Lin. (lb/ft)	R	07-07-00	13-00-00	Top	50	130				n/a

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	7044 ft-lbs	46.9%	115%	4	05-05-00
End Shear	2772 lbs	33.3%	115%	4	12-08-08
Total Load Deflection	L/219 (0.839")	82.3%	n/a	4	06-04-02
Live Load Deflection	L/340 (0.54")	70.6%	n/a	5	06-05-10
Max Defl.	0.839"	83.9%	n/a	4	06-04-02
Span / Depth	20.8				

Slope and Cut Length

	Slope	Fascia Depth	Horiz. Length	Product Length
Plumb Cut with Hanger to dbl. top plate	8.37/12	8-13/16"	13-00-00	16-03-04

Notes

- Design meets Code minimum (L/180) Total load deflection criteria.
- Design meets Code minimum (L/240) Live load deflection criteria.
- Design meets arbitrary (1") Maximum Total load deflection criteria.
- Minimum bearing length for B1 is 1-1/2".
- Minimum bearing length for B2 is 1-1/2".
- Design based on Dry Service Condition.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume member is fully braced.



Tara Lynn Strassburg



R01 (Rafter)

BC CALC® Member Report

Dry | 1 span | No cant. | 16 OCS | Repetitive | 8.37/12

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence

File name: 170 Mount Vernon Street, West Roxbury

Address: 170 Mount Vernon Street

Description:

City, State, Zip: West Roxbury, MA, 02132

Specifier:

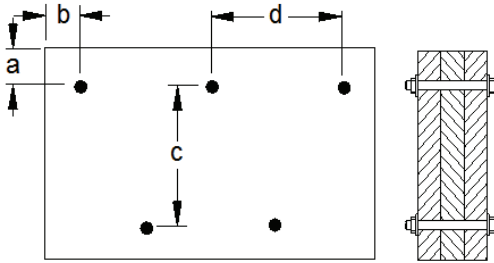
Customer: Derek Rubinoff

Designer: David Guerrero

Code reports: ESR-1040

Company: SSB Engineering

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: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

R02 (Rafter)

BC CALC® Member Report

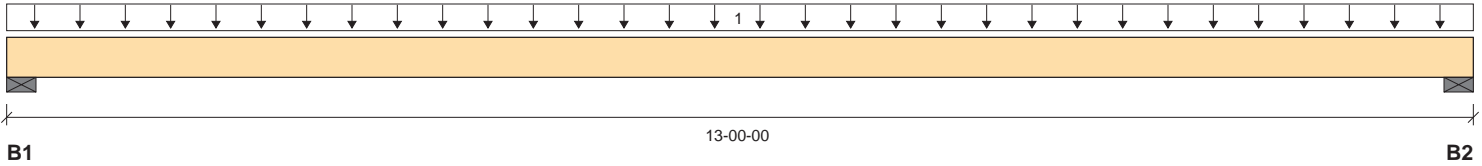
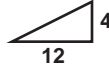
Dry | 1 span | No cant. | 16 OCS | Repetitive | 4/12

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
 Address: 170 Mount Vernon Street
 City, State, Zip: West Roxbury, MA, 02132
 Customer: Derek Rubinoff
 Code reports: NLGA

File name: 170 Mount Vernon Street, West Roxbury
 Description: WORST RAFTER
 Specifier:
 Designer: David Guerrero
 Company: SSB Engineering



Total Horizontal Product Length = 13-00-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		137 / 0	347 / 0		
B2, 3-1/2"		137 / 0	347 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
1	ROOF	Unf. Area (lb/ft²)	L	00-00-00	13-00-00	Top		15	40			01-04-00

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	1463 ft-lbs	96.2%	115%	4	06-05-08
End Shear	462 lbs	41.0%	115%	4	00-03-08
Total Load Deflection	L/230 (0.69")	78.3%	n/a	4	06-05-08
Live Load Deflection	L/321 (0.495")	74.8%	n/a	5	06-05-08
Max Defl.	0.69"	69.0%	n/a	4	06-05-08
Span / Depth	20.8				

Slope and Cut Length

	Slope	Fascia Depth	Horiz. Length	Product Length
Plumb Cut with Hanger to dbl. top plate	4/12	7-5/8"	13-00-00	13-10-14

Notes

- Design meets Code minimum (L/180) Total load deflection criteria.
- Design meets Code minimum (L/240) Live load deflection criteria.
- Design meets arbitrary (1") Maximum Total load deflection criteria.
- Minimum bearing length for B1 is 1-1/2".
- Minimum bearing length for B2 is 1-1/2".
- Design based on Dry Service Condition.
- The analysis of solid sawn wood members is in accordance with the NDS and is limited to the output shown above. All other support and design for these products, including but not limited to notching, connections, installation, and engineer/architect certification is the responsibility of the project's design professional of record.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume member is fully braced.

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,



BC CALC® Member Report

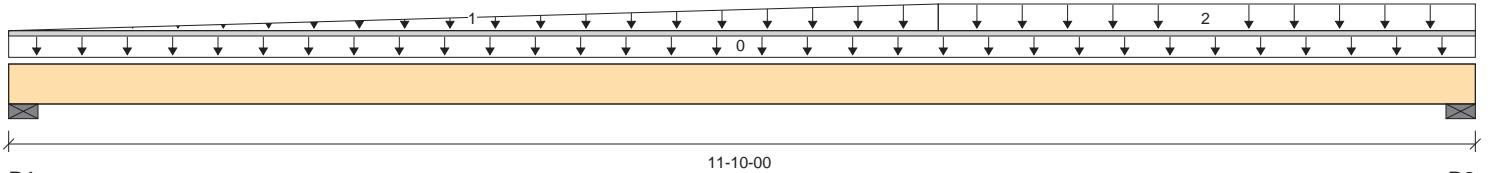
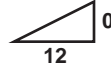
RB01 (Roof Beam)
Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
 Address: 170 Mount Vernon Street
 City, State, Zip: West Roxbury, MA, 02132
 Customer: Derek Rubinoff
 Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
 Description:
 Specifier:
 Designer: David Guerrero
 Company: SSB Engineering



Total Horizontal Product Length = 11-10-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		300 / 0	650 / 0		
B2, 3-1/2"		530 / 0	1264 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	11-10-00	Top	9					00-00-00
1	ROOF	Trapezoidal (lb/ft)	L	00-00-00	07-06-00	Top	0	0	0			n/a
2	ROOF	Unf. Area (lb/ft²)	L	07-06-00	11-10-00	Top	79	15	210	40		06-06-00

Controls Summary

Value	% Allowable	Duration	Case	Location	
Pos. Moment	4002 ft-lbs	26.2%	115%	4	06-10-01
End Shear	1405 lbs	19.9%	115%	4	10-09-04
Total Load Deflection	L/679 (0.201")	26.5%	n/a	4	06-02-11
Live Load Deflection	L/971 (0.141")	24.7%	n/a	5	06-02-11
Max Defl.	0.201"	20.1%	n/a	4	06-02-11
Span / Depth	14.8				

Cautions

For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.

For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.

Notes

- Design meets Code minimum (L/180) Total load deflection criteria.
- Design meets Code minimum (L/240) Live load deflection criteria.
- Design meets arbitrary (1") Maximum Total load deflection criteria.
- Minimum bearing length for B1 is 1-1/2".
- Minimum bearing length for B2 is 1-1/2".
- Design based on Dry Service Condition.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume member is fully braced.



Tara Lynn Strassburg



BC CALC® Member Report

RB01 (Roof Beam)
Dry | 1 span | No cant.

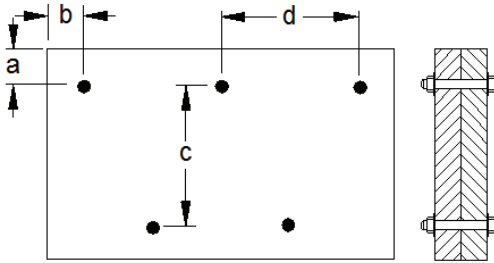
April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering

Connection Diagram: Full Length of Member



a minimum = 2" c = 5-1/4"
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: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

BC CALC® Member Report

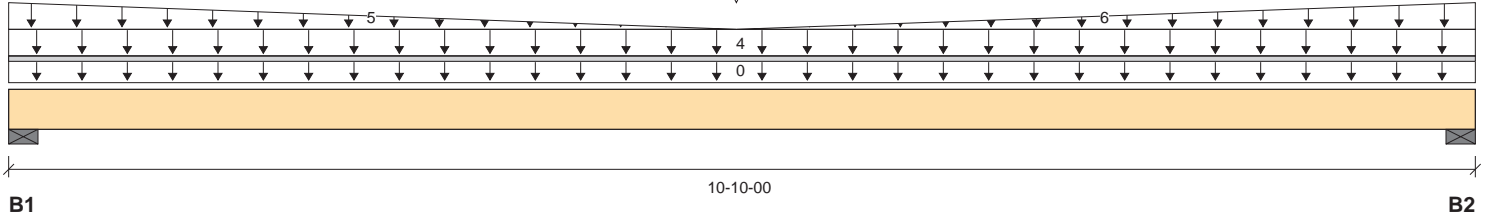
RB02 (Roof Beam)
Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering



Total Horizontal Product Length = 10'-10-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		556 / 0	1116 / 0		
B2, 3-1/2"		552 / 0	1108 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live				Roof Live		Tributary
							100%	90%	115%	160%	125%		
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	10-10-00	Top		9					00-00-00
1	RB01	Conc. Pt. (lbs)	L	05-04-08	05-04-08	Top		300	650				n/a
2	VB01	Conc. Pt. (lbs)	L	05-04-08	05-04-08	Top		161	272				n/a
3	VB01	Conc. Pt. (lbs)	L	05-04-08	05-04-08	Top		161	272				n/a
4	ROOF	Unf. Area (lb/ft²)	L	00-00-00	10-10-00	Top		15	40				01-00-00
5	ROOF	Trapezoidal (lb/ft)	L	00-00-00	05-04-08	Top		41	110				n/a
6	ROOF	Trapezoidal (lb/ft)	L	05-04-08	10-10-00	Top		0	0				n/a
								41	110				

Controls Summary

Value	% Allowable	Duration	Case	Location
Pos. Moment	6225 ft-lbs	40.8%	115%	4 05-04-08
End Shear	1561 lbs	22.1%	115%	4 01-00-12
Total Load Deflection	L/531 (0.234")	33.9%	n/a	4 05-04-08
Live Load Deflection	L/804 (0.155")	29.8%	n/a	5 05-04-08
Max Defl.	0.234"	23.4%	n/a	4 05-04-08
Span / Depth	13.5			

Cautions

For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.

For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.



Tara Lynn Strassburg



BC CALC® Member Report

RB02 (Roof Beam)
Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

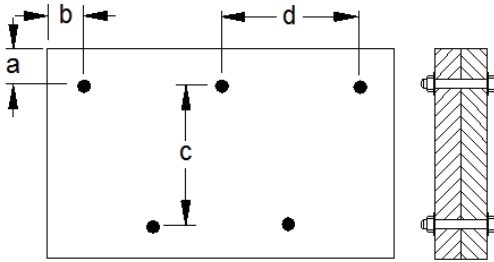
Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering

Notes

Design meets Code minimum (L/180) Total load deflection criteria.
Design meets Code minimum (L/240) Live load deflection criteria.
Design meets arbitrary (1") Maximum Total load deflection criteria.
Minimum bearing length for B1 is 1-1/2".
Minimum bearing length for B2 is 1-1/2".
Design based on Dry Service Condition.
BC CALC® analysis is based on IBC 2018.
Calculations assume member is fully braced.

Connection Diagram: Full Length of Member



a minimum = 2" c = 5-1/4"
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: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

BC CALC® Member Report

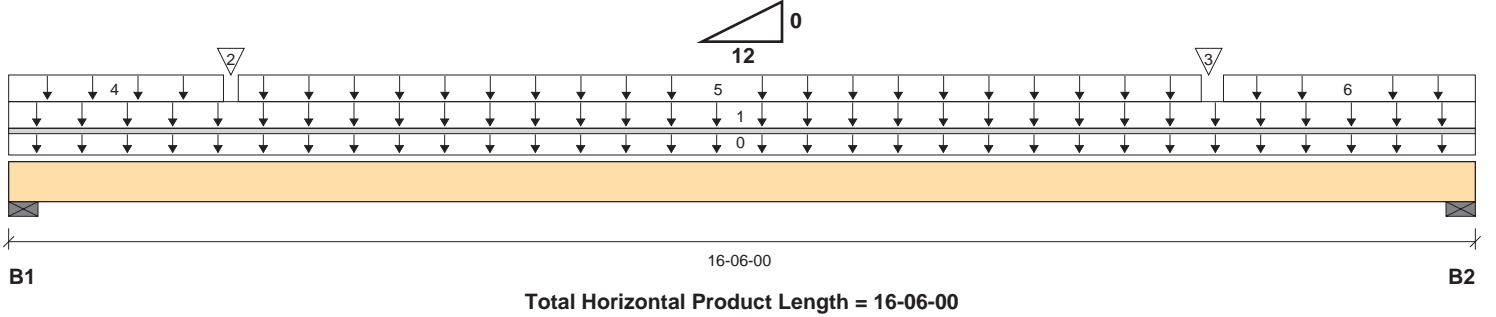
RB03 (Roof Beam)
Dry | 1 span | No cant.

April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering



Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		2422 / 0	5210 / 0		
B2, 3-1/2"		2369 / 0	5123 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live	Dead	Snow	Wind	Roof Live	Tributary
							100%	90%	115%	160%	125%	
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	16-06-00	Top	17					00-00-00
1	ROOF	Unf. Area (lb/ft²)	L	00-00-00	16-06-00	Top	15		40			07-00-00
2	R01	Conc. Pt. (lbs)	L	02-06-00	02-06-00	Top	1110		2115			n/a
3	R01	Conc. Pt. (lbs)	L	13-06-00	13-06-00	Top	1110		2115			n/a
4	ROOF	Unf. Area (lb/ft²)	L	00-00-00	02-05-00	Top	15		40			05-00-00
5	ROOF	Unf. Area (lb/ft²)	L	02-07-00	13-05-00	Top	15		40			01-00-00
6	ROOF	Unf. Area (lb/ft²)	L	13-08-00	16-06-00	Top	15		40			05-00-00

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	23452 ft-lbs	70.8%	115%	4	08-06-11
End Shear	6800 lbs	52.7%	115%	4	01-02-12
Total Load Deflection	L/208 (0.923")	86.3%	n/a	4	08-03-00
Live Load Deflection	L/305 (0.632")	78.8%	n/a	5	08-03-00
Max Defl.	0.923"	92.3%	n/a	4	08-03-00
Span / Depth	17.1				

Cautions

For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.
For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.

Notes

Design meets Code minimum (L/180) Total load deflection criteria.
Design meets Code minimum (L/240) Live load deflection criteria.
Design meets arbitrary (1") Maximum Total load deflection criteria.
Minimum bearing length for B1 is 1-15/16".
Minimum bearing length for B2 is 1-7/8".
Design based on Dry Service Condition.
BC CALC® analysis is based on IBC 2018.
Calculations assume member is fully braced.



Tara Lynn Strassburg



BC CALC® Member Report

RB03 (Roof Beam)
Dry | 1 span | No cant.

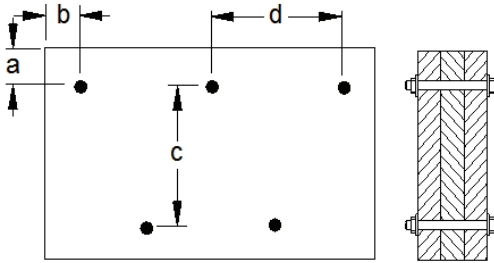
April 25, 2022 11:26:23

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description:
Specifier:
Designer: David Guerrero
Company: SSB Engineering

Connection Diagram: Full Length of Member



a minimum = 2" c = 7-1/4"
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: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,



RB04 (Roof Drop Beam)

Dry | 1 span | No cant.

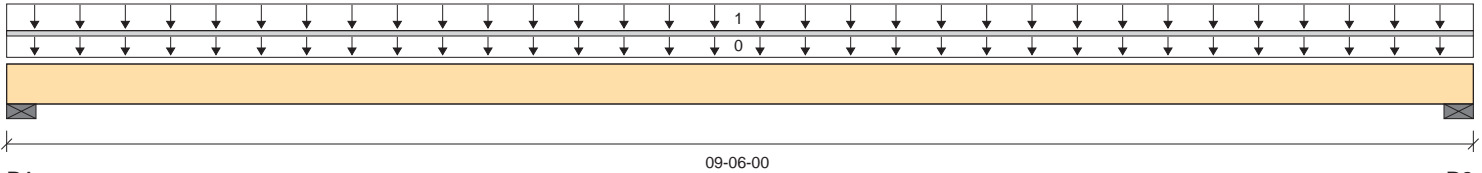
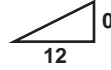
April 25, 2022 11:26:23

BC CALC® Member Report

Build 8381

Job name: Katie & Alfonso Residence
 Address: 170 Mount Vernon Street
 City, State, Zip: West Roxbury, MA, 02132
 Customer: Derek Rubinoff
 Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
 Description: LOWER RIDGE
 Specifier:
 Designer: David Guerrero
 Company: SSB Engineering



Total Horizontal Product Length = 09-06-00

Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		922 / 0	2280 / 0		
B2, 3-1/2"		922 / 0	2280 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live 100%	Dead 90%	Snow 115%	Wind 160%	Roof Live 125%	Tributary
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	09-06-00	Top		14				00-00-00
1	ROOF	Unf. Area (lb/ft²)	L	00-00-00	09-06-00	Top		15	40			12-00-00

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	6888 ft-lbs	30.1%	115%	4	04-09-00
End Shear	2486 lbs	23.4%	115%	4	01-00-12
Total Load Deflection	L/700 (0.155")	25.7%	n/a	4	04-09-00
Live Load Deflection	L/999 (0.11")	n/a	n/a	5	04-09-00
Max Defl.	0.155"	15.5%	n/a	4	04-09-00
Span / Depth	11.7				

Cautions

For roof members with slope (1/4)/12 or less final design must ensure that ponding instability will not occur.

For roof members with slope (1/2)/12 or less final design must account for Rain-on-Snow surcharge load.

Notes

- Design meets Code minimum (L/180) Total load deflection criteria.
- Design meets Code minimum (L/240) Live load deflection criteria.
- Design meets arbitrary (1") Maximum Total load deflection criteria.
- Minimum bearing length for B1 is 1-1/2".
- Minimum bearing length for B2 is 1-1/2".
- Design based on Dry Service Condition.
- BC CALC® analysis is based on IBC 2018.
- Calculations assume member is fully braced.



Tara Lynn Strassburg



RB04 (Roof Drop Beam)

Dry | 1 span | No cant.

April 25, 2022 11:26:23

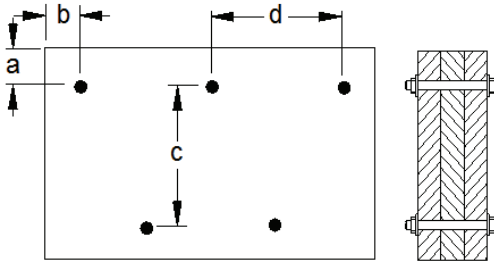
BC CALC® Member Report

Build 8381

Job name: Katie & Alfonso Residence
Address: 170 Mount Vernon Street
City, State, Zip: West Roxbury, MA, 02132
Customer: Derek Rubinoff
Code reports: ESR-1040

File name: 170 Mount Vernon Street, West Roxbury
Description: LOWER RIDGE
Specifier:
Designer: David Guerrero
Company: SSB Engineering

Connection Diagram: Full Length of Member



a minimum = 2" c = 5-1/4"
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: 1/2 in. Staggered Through Bolt

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.



Tara Lynn Strassburg

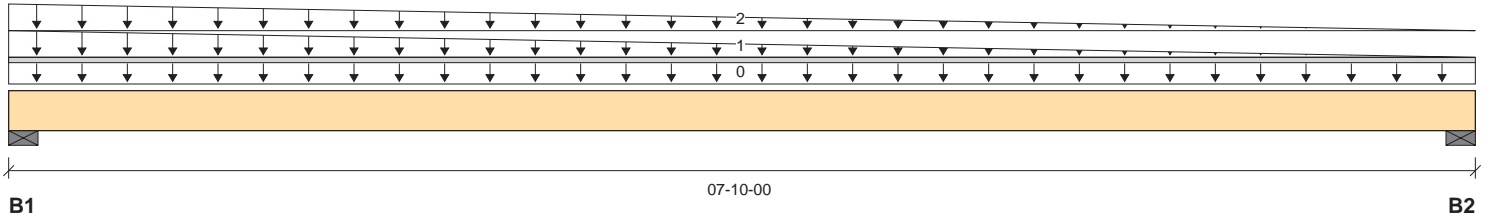
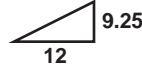
BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

BC CALC® Member Report

Build 8381

Job name: Katie & Alfonso Residence
 Address: 170 Mount Vernon Street
 City, State, Zip: West Roxbury, MA, 02132
 Customer: Derek Rubinoff
 Code reports: NLGA

File name: 170 Mount Vernon Street, West Roxbury
 Description:
 Specifier:
 Designer: David Guerrero
 Company: SSB Engineering



Reaction Summary (Down / Uplift) (lbs)

Bearing	Live	Dead	Snow	Wind	Roof Live
B1, 3-1/2"		302 / 0	582 / 0		
B2, 3-1/2"		161 / 0	273 / 0		

Load Summary

Tag	Description	Load Type	Ref.	Start	End	Loc.	Live	Dead	Snow	Wind	Roof Live	Tributary
							100%	90%	115%	160%	125%	
0	Self-Weight	Unf. Lin. (lb/ft)	L	00-00-00	07-10-00	Top		8				00-00-00
1	ROOF	Trapezoidal (lb/ft)	R	00-00-00	07-10-00	Top		0	0			n\A
2	ROOF	Trapezoidal (lb/ft)	R	00-00-00	07-10-00	Top		0	0	110		n\A
								39	105			

Controls Summary

	Value	% Allowable	Duration	Case	Location
Pos. Moment	1157 ft-lbs	29.3%	115%	4	03-05-06
End Shear	778 lbs	27.1%	115%	4	00-03-08
Total Load Deflection	L/999 (0.064")	n\A	n\A	4	03-09-08
Live Load Deflection	L/999 (0.041")	n\A	n\A	5	03-09-08
Max Defl.	0.064"	n\A	n\A	4	03-09-08
Span / Depth	9.6				

Slope and Cut Length

	Slope	Fascia Depth	Horiz. Length	Product Length
Plumb Cut with Hanger to dbl. top plate	9.25/12	11-11/16"	07-10-00	10-05-13

Notes

Design meets Code minimum (L/180) Total load deflection criteria.
 Design meets Code minimum (L/240) Live load deflection criteria.
 Design meets arbitrary (1") Maximum Total load deflection criteria.
 Minimum bearing length for B1 is 1-1/2".
 Minimum bearing length for B2 is 1-1/2".
 Design based on Dry Service Condition.
 The analysis of solid sawn wood members is in accordance with the NDS and is limited to the output shown above. All other support and design for these products, including but not limited to notching, connections, installation, and engineer/architect certification is the responsibility of the project's design professional of record.
 BC CALC® analysis is based on IBC 2018.
 Calculations assume member is fully braced.

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 adequacy, prior to anyone relying on such output as evidence of suitability for a particular application. The output here is based on building code-accepted design 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 before installation.

BC CALC®, BC FRAMER®, AJST™, ALLJOIST®, BC RIM BOARD™, BCI®, BOISE GLULAM™, BC FloorValue®, VERSA-LAM®, VERSA-RIM PLUS®,

