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18-47

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**TOWN OF BELMONT
ZONING BOARD OF APPEALS**

CASE NO. 18-47

APPLICANT: HCR Construction, Inc. Brian Powderly, Agent

PROPERTY: 25 Greybirch Circle Lot 72

DATE OF PUBLIC HEARING: December 3, 2018

MEMBERS SITTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Andrew Plunkett
Casey Williams, Associate Member
Blake Currier, Associate Member

MEMBERS VOTING: Nick Iannuzzi, Chairman
Jim Zarkadas
Andrew Plunkett
Casey Williams, Associate Member
Blake Currier, Associate Member

Introduction

This matter came before the Board of Appeals ("Board") of the Town of Belmont ("Town") acting as Variance and Special Permit Granting Authority under the Zoning By-Law of the Town of Belmont, Massachusetts ("By-Law") and Chapter 40A of the Massachusetts General Law ("Zoning Act"). The Applicant HCR Construction, Brian Powderly, agent ("Applicant") requests One Special Permit under Section 4.2.2 A. 7 of the Zoning By-Laws to reduce the rear setback requirements to not less than then side requirements to construct a new single family structure. The required rear setback is 40.0', the rear setback of the existing building is 26.4', the proposed rear setback for the new structure is 30.0' at 25 Greybirch Circle located in a Single Residence A (SRA) Zoning District.

The Board held a duly noticed hearing on the application on December 3, 2018, The Applicant, Brian Powderly made a presentation to the Board.

Proposal

The applicant proposes to tear down the existing ranch structure and build a new two and a half story building. The proposed structure is in compliance with all the intensity regulations of the Town of Belmont Zoning By-Laws with the exception of one of the rear setbacks. The property is on a corner lot. §4.2.2A-7 of the By-Law allows the Zoning Board of Appeals to allow a reduced rear setback for corner lots to not less than the required side setback requirement, in this district 15.0'.

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Case # 18-47

Address: 25 Greybirch Circle

Gregg Haladyna, on behalf of the owner residing at 15 Greybirch Circle, although in support of the proposed project raised 3 concerns. 1. That the new structure be constructed at the location proposed on the plans and the plot plan submitted by the applicant. 2. That no windows be allowed on the second floor of the West elevation and 3. No additional water be discharged to their property in result of this new construction.

The Board responded to the raised concerns as follows. 1. It is a requirement by the Office of Community Development to receive an as-built plot plan when the foundation walls are constructed, and that to adhere to the original proposal is mandatory. 2. The Board does not regulate any window installments or finishes and such a condition would be unlawful. 3. The property is located in an area protected by conservation laws and that such laws prohibit storm damage and downstream and off-site flooding.

Conclusion

On December 3rd, 2018, the Board deliberated on The Applicant, HCR Construction, Brian Powderly, Agent's ("Applicant") request for One Special Permit under Section 4.2.2 A. 7 of the Zoning By-Laws to reduce the rear setback requirements to not less than the side requirements to construct a new structure. The required rear setback is 40.0' and the proposed is 30.0' at 25 Greybirch Circle located in a Single Residence A (SRA) Zoning District.

Based on the foregoing factors, the Board determined that the applicant's proposal did not have any adverse effects to the Town or the neighborhood and that the proposed request will be in harmony with the neighborhood and general purpose and intent of the By-law.

Accordingly, **upon motion duly made by Chair Nick Ianuzzi and seconded by Jim Zarkadas, the Board voted 5-0 to grant the Applicant One (1) Special Permit as requested.**

For the Board:



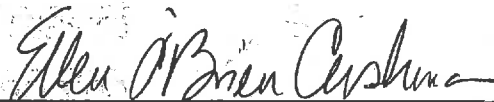
Ara Yogurtian
Assistant Director
Office of Community Development

Dated: March 8, 2019

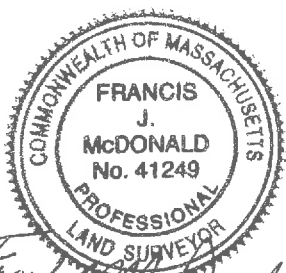
CERTIFICATION

I, Ellen O'Brien Cushman, hereby certify that twenty (20) days have elapsed after the decision was filed in the office of the Belmont Town Clerk on March 8, 2019, and further I certify that no appeal has been filed with regard to the granting of said one (1) Special Permit with zero (0) conditions.

May 23, 2019



Ellen O'Brien Cushman, Town Clerk
Belmont, MA



Zoning Compliance Check List (Registered Land Surveyor)

Francis J. McDonald

Property Address: 25 GREYBIRCH CIRCLE

Zone: SR-A

Surveyor Signature and Stamp: _____

Date: 3/5/2018

	REQUIRED	EXISTING	PROPOSED
Lot Area	25,000 SF	13,228 SF	13,228 SF
Lot Frontage	125 FT.	192.62 FT.	192.62 FT.
Floor Area Ratio	N/A	N/A	N/A
Lot Coverage	20% MAX	19.4%	18%
Open Space	50% MIN	76%	73%
Front Setback	30 FT.	26.5 FT.	30.3 FT.
Side Setback	15 FT.	10.8 FT.	15.3 FT.
Side Setback	N/A	N/A	N/A
Rear Setback	40 FT.	26.4 FT.	30.3 FT.
Building Height	36 FT. MAX	13.7 FT.	25.4 FT.
Stories	2 1/2 MAX	1	2 1/2 MAX
1/2 Story Calculation			
Basement LH 213.17 BF 205.5 AVE GRADE 211.5			
which LEAVES 78% BELOW GRADE			

NOTES:
ZONING BOA CASE 18-17 DEC. 3, 2018

220 Occidental Ave. S., Seattle, WA 98104
888-453-8358 x6131

April 12, 2019

Matt Rimkus
Chelmsford Lumber
201 Boston Road
Chelmsford, MA 01824

Subject: **Tech Call #: 100488**
25 Grey Birch
Belmont, MA

Attached are Trus Joist® structural member calculations for the referenced project. The attached calculations were prepared using accepted design values for Trus Joist® products and software analysis in conformance with accepted engineering practices. With respect to design values for Trus Joist® products as well as conditions of use, and design and installation guidance, please refer to International Code Council Evaluation Reports ICC-ES ESR-1153 and ESR-1387; ICC reports can be obtained via the Internet at www.icc-es.org.

The attached calculations are provided as a supplement to the work of the project designer. The product application, input design loads, dimensions and support information have been provided by **Matt Rimkus – Chelmsford Lumber**. I have not reviewed the project plans or field conditions. The proper authority is to review the calculation inputs and confirm they are consistent with the intent of the overall building design. If the attached calculations are not consistent with the building design, they should be rejected or returned to us to be corrected.

The calculations apply only to Trus Joist® products for the referenced project. Uniformly loaded joist members verifiable through product literature span charts may not have been included in this package.

Neither the undersigned engineer nor Weyerhaeuser NR Company is acting as the engineer of record for the referenced project. Weyerhaeuser warrants that the sizing of its products as set forth in the calculation will be in accordance with Weyerhaeuser product design criteria and published design values.

Please call if you have any questions.

Cordially,

Jason O. Shumaker, PE
Product Support Engineer



Digitally signed by Jason Shumaker
DN: c=US, st=Ohio, l=Pickerington, o=Weyerhaeuser,
ou=Product Support Engineer, cn=Jason Shumaker,
email=Jason.Shumaker@Weyerhaeuser.com
Date: 2019.04.12 07:02:41 -04'00'

Signed for attached Forte® Member Calculations dated:
4/10/2019 2:13:56 PM



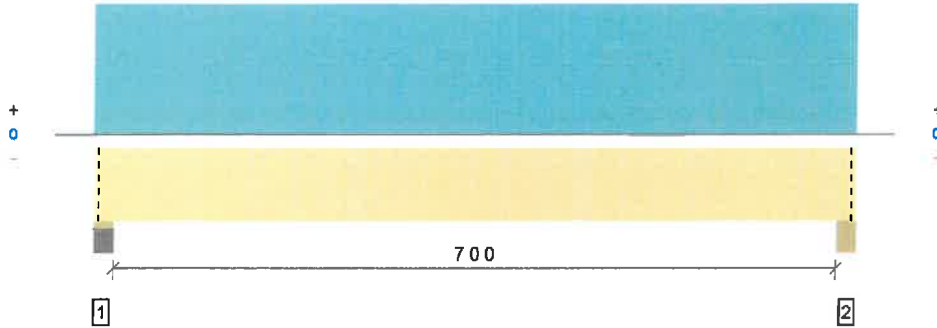
JOB SUMMARY REPORT
25 Grey Birch Belmont Ma.4te

01: Basement beams			
Member Name	Results	Current Solution	Comments
basement girder left	Passed	3 Piece(s) 1 3/4" x 9 1/2" 2.0E Microllam® LVL	
basement girder right	Passed	3 Piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL	
02: 2nd floor beams			
Member Name	Results	Current Solution	Comments
beam betw LR and FR	Passed	3 Piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL	
beam over pantry and stair	Passed	2 Piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL	
Beam over dining room	Passed	3 Piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL	
garage beams	Passed	4 Piece(s) 1 3/4" x 18" 2.0E Microllam® LVL	
garage header	Passed	2 Piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL	
03: attic beams			
Member Name	Results	Current Solution	Comments
beam over bedroom 4	Passed	4 Piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL	
beam over stair and br4 and 5 shared bath	Passed	3 Piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL	
beam over bedroom 2	Passed	4 Piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL	

Forte Software Operator	Job Notes
Matthew Rimkus Chelmsford Lumber (978) 244-0222 matrimkus@chelmsfordlumbercorp.com	25 Grey Birch Belmont Ma

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Forte v5.4, Design Engine: V7.1.1.3
25 Grey Birch Belmont Ma.4te

Overall Length: 7 11 0



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7519 @ 0 4 0	16314 (5.50")	Passed (46%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	5145 @ 1 3 0	9476	Passed (54%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	12481 @ 3 11 8	17662	Passed (71%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.121 @ 3 11 8	0.242	Passed (L/717)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.186 @ 3 11 8	0.363	Passed (L/467)	--	1.0 D + 1.0 L (All Spans)

System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2012
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 7 11 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 7 11 0 o/c unless detailed otherwise.

Supports	Bearing			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Plate on concrete - SYP	5.50"	5.50"	2.53"	2621	4898	7519	Blocking
2 - Column - SPF	5.50"	5.50"	1.98"	2621	4898	7519	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 0 0 to 7 11 0	N/A	14.5		
1 - Uniform (PSF)	0 0 0 to 7 11 0 (Front)	13 9 0	12.0	40.0	Residential - Living Areas
2 - Uniform (PSF)	0 0 0 to 7 11 0 (Front)	13 9 0	12.0	30.0	Residential - Living Areas
3 - Uniform (PSF)	0 0 0 to 7 11 0 (Front)	13 9 0	10.0	20.0	Residential - Living Areas
4 - Uniform (PLF)	0 0 0 to 7 11 0 (Front)	N/A	95.0	-	
5 - Uniform (PLF)	0 0 0 to 7 11 0 (Front)	N/A	85.0	-	

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 technical 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.

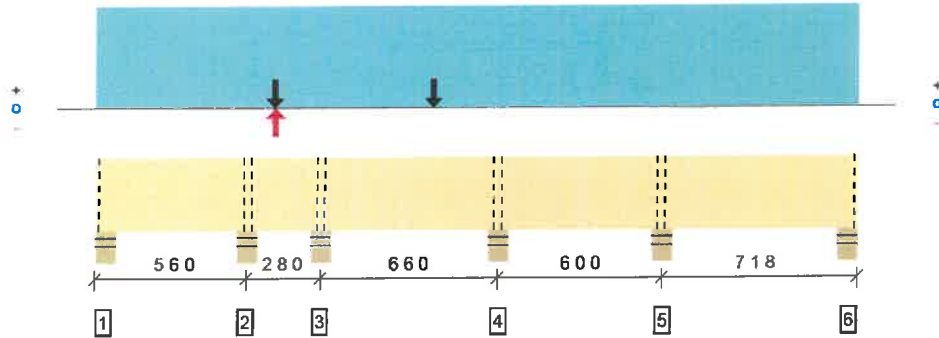
The product application, input design loads, dimensions and support information have been provided by Forte Software Operator



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Forte v5.4, Design Engine: V7.1.1.3
25 Grey Birch Belmont Ma.4te

Overall Length: 27 9 8



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern) [Group]
Member Reaction (lbs)	9588 @ 8 2 0	12272 (5.50")	Passed (78%)	--	1.0 D + 1.0 L (Adj Spans) [1]
Shear (lbs)	5086 @ 13 5 6	11845	Passed (43%)	1.00	1.0 D + 1.0 L (Adj Spans) [1]
Moment (Ft-lbs)	7153 @ 12 3 8	26772	Passed (27%)	1.00	1.0 D + 1.0 L (Alt Spans) [1]
Live Load Defl. (in)	0.033 @ 12 3 8	0.217	Passed (L/999+)	--	1.0 D + 1.0 L (Alt Spans) [1]
Total Load Defl. (in)	0.045 @ 12 3 8	0.325	Passed (L/999+)	--	1.0 D + 1.0 L (Alt Spans) [1]

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 27 10 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 27 10 0 o/c unless detailed otherwise.

System : Floor
 Member Type : Drop Beam
 Building Use : Residential
 Building Code : IBC 2012
 Design Methodology : ASD

Supports	Bearing			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Stud wall - SPF	5.50"	5.50"	1.50"	519	1722/-116	2241/-116	Blocking
2 - Stud wall - SPF	5.50"	5.50"	2.93"	1326	5221/-1125	6547/-1125	Blocking
3 - Stud wall - SPF	5.50"	5.50"	4.30"	2422	7166/-296	9588/-296	Blocking
4 - Stud wall - SPF	5.50"	5.50"	4.25"	2385	7094	9479	Blocking
5 - Stud wall - SPF	5.50"	5.50"	2.84"	1341	4994	6335	Blocking
6 - Stud wall - SPF	5.50"	5.50"	1.50"	673	2190/-160	2863/-160	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 0 0 to 27 9 8	N/A	18.2		
1 - Uniform (PSF)	0 0 0 to 27 9 8 (Front)	16 0 0	12.0	40.0	Residential - Living Areas
2 - Point (lb)	12 3 8 (Front)	N/A	1536	3488	Linked from: beam betw LR and FR, Support 1
3 - Point (lb)	6 6 0 (Front)	N/A	1289	2320/-103	Linked from: beam over pantry and stair, Support 3

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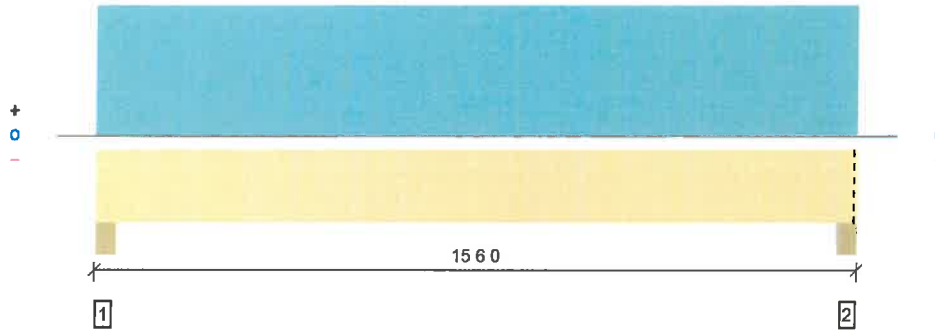
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 25 Grey Birch Belmont Ma.4te

Overall Length: 15 6 0



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	5023 @ 0 4 0	20934 (5.50")	Passed (24%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	4085 @ 1 5 6	11845	Passed (34%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	17827 @ 7 9 0	26772	Passed (67%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.357 @ 7 9 0	0.371	Passed (L/498)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.515 @ 7 9 0	0.742	Passed (L/346)	--	1.0 D + 1.0 L (All Spans)

System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2012
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 15 6 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 15 6 0 o/c unless detailed otherwise.

Supports	Bearing			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Column - SPF	5.50"	5.50"	1.50"	1536	3488	5024	None
2 - Column - SPF	5.50"	5.50"	1.50"	1536	3488	5024	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 0 0 to 15 6 0	N/A	18.2		
1 - Uniform (PSF)	0 0 0 to 15 6 0 (Front)	15 0 0	12.0	30.0	Residential - Living Areas

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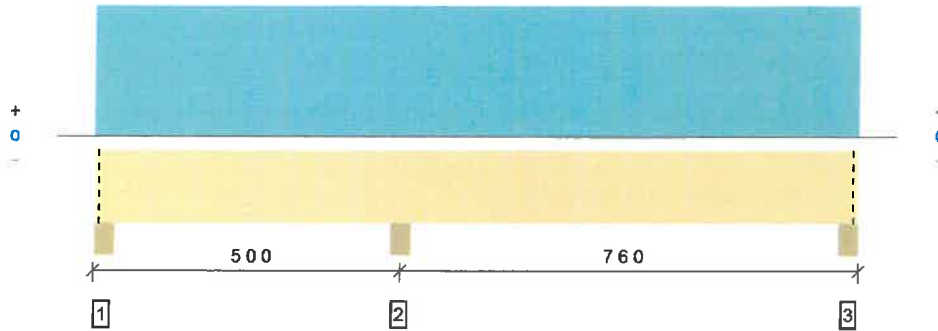
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25 Grey Birch Belmont Ma.4te

Overall Length: 12 6 0



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	8341 @ 5 0 0	13956 (5.50")	Passed (60%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	3323 @ 6 2 10	7897	Passed (42%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	-5394 @ 5 0 0	17848	Passed (30%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.039 @ 8 9 13	0.179	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.059 @ 8 10 4	0.358	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)

System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2012
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 12 6 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 12 6 0 o/c unless detailed otherwise.

Supports	Bearing			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Column - SPF	5.50"	5.50"	1.50"	641	1675/-573	2316/-573	Blocking
2 - Column - SPF	5.50"	5.50"	3.29"	3066	5275	8341	None
3 - Column - SPF	5.50"	5.50"	1.50"	1289	2320/-103	3609/-103	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 0 0 to 12 6 0	N/A	12.1		
1 - Uniform (PSF)	0 0 0 to 12 6 0 (Front)	13 9 0	12.0	30.0	Residential - Living Areas
2 - Uniform (PLF)	0 0 0 to 12 6 0 (Front)	N/A	85.0	-	
3 - Uniform (PSF)	0 0 0 to 12 6 0 (Front)	13 9 0	10.0	20.0	

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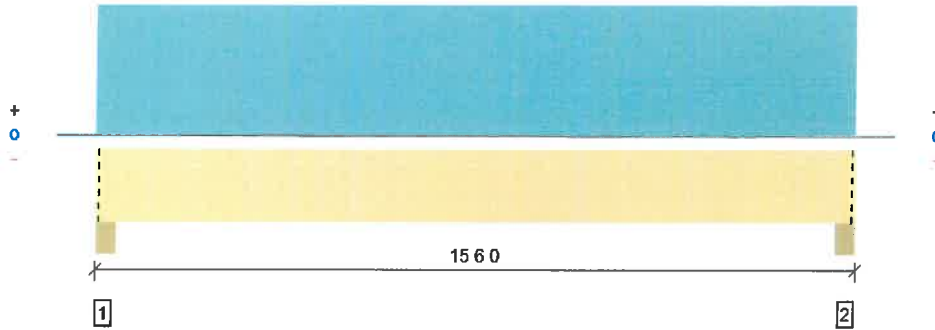
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Forte Software Operator	Job Notes
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25 Grey Birch Belmont Ma.4te

Overall Length: 15 6 0



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3566 @ 0 4 0	20934 (5.50")	Passed (17%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	2900 @ 1 5 6	11845	Passed (24%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	12657 @ 7 9 0	26772	Passed (47%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.270 @ 7 9 0	0.371	Passed (L/659)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.365 @ 7 9 0	0.742	Passed (L/487)	--	1.0 D + 1.0 L (All Spans)

System : Floor
Member Type : Flush Beam
Building Use : Residential
Building Code : IBC 2012
Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 15 6 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 15 6 0 o/c unless detailed otherwise.

Supports	Bearing			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Column - SPF	5.50"	5.50"	1.50"	931	2635	3566	Blocking
2 - Column - SPF	5.50"	5.50"	1.50"	931	2635	3566	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 0 0 to 15 6 0	N/A	18.2		
1 - Uniform (PSF)	0 0 0 to 15 6 0 (Front)	8 6 0	12.0	40.0	Residential - Living Areas

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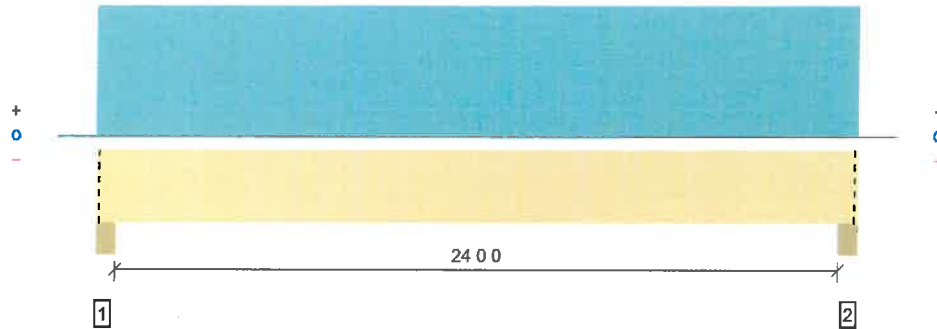
The product application, input design loads, dimensions and support information have been provided by Forte Software Operator



Forte Software Operator	Job Notes
Matthew Rimkus Chelmsford Lumber (978) 244-0222 mattrimkus@chelmsfordlumbercorp.com	25 Grey Birch Belmont Ma

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Forte v5.4, Design Engine: V7.1.1.3
25 Grey Birch Belmont Ma.4te

Overall Length: 24 11 0



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	6737 @ 0 4 0	27913 (5.50")	Passed (24%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	5678 @ 1 11 8	23940	Passed (24%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	39749 @ 12 5 8	77506	Passed (51%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.436 @ 12 5 8	0.808	Passed (L/668)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.655 @ 12 5 8	1.212	Passed (L/444)	--	1.0 D + 1.0 L (All Spans)

System : Floor
Member Type : Drop Beam
Building Use : Residential
Building Code : IBC 2012
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 16 3 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 24 11 0 o/c unless detailed otherwise.
- Member should be side-loaded from both sides of the member to prevent rotation.

Supports	Bearing			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Column - SPF	5.50"	5.50"	1.50"	2252	4485	6737	Blocking
2 - Column - SPF	5.50"	5.50"	1.50"	2252	4485	6737	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 0 0 to 24 11 0	N/A	36.8		
1 - Uniform (PSF)	0 0 0 to 24 11 0 (Front)	12 0 0	12.0	30.0	Residential - Living Areas

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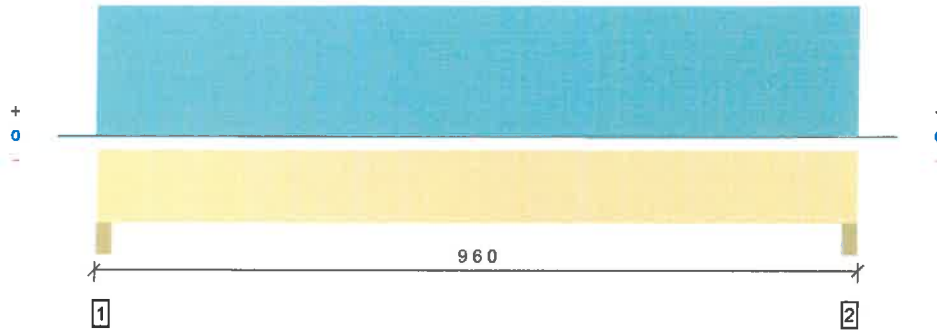
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Forte v5.4, Design Engine: V7.1.1.3
25 Grey Birch Belmont Ma.4te

Overall Length: 9 6 0



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	3511 @ 0 3 0	11419 (4.50")	Passed (31%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	2502 @ 1 4 6	9081	Passed (28%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	7484 @ 4 9 0	20525	Passed (36%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.093 @ 4 9 0	0.300	Passed (L/999+)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.132 @ 4 9 0	0.450	Passed (L/815)	--	1.0 D + 1.0 S (All Spans)

System : Wall
Member Type : Header
Building Use : Residential
Building Code : IBC 2012
Design Methodology : ASD

- Deflection criteria: LL (L/360) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 9 6 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 9 6 0 o/c unless detailed otherwise.

Supports	Bearing			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Total	
1 - Trimmer - SPF	4.50"	4.50"	1.50"	1041	713	2470	4224	None
2 - Trimmer - SPF	4.50"	4.50"	1.50"	1041	713	2470	4224	None

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 0 0 to 9 6 0	N/A	12.1			
1 - Uniform (PSF)	0 0 0 to 9 6 0	13 0 0	15.0	-	40.0	Residential - Living Areas
2 - Uniform (PSF)	0 0 0 to 9 6 0	1 0 0	12.0	30.0	-	
3 - Uniform (PSF)	0 0 0 to 9 6 0	12 0 0	-	10.0	-	ceiling

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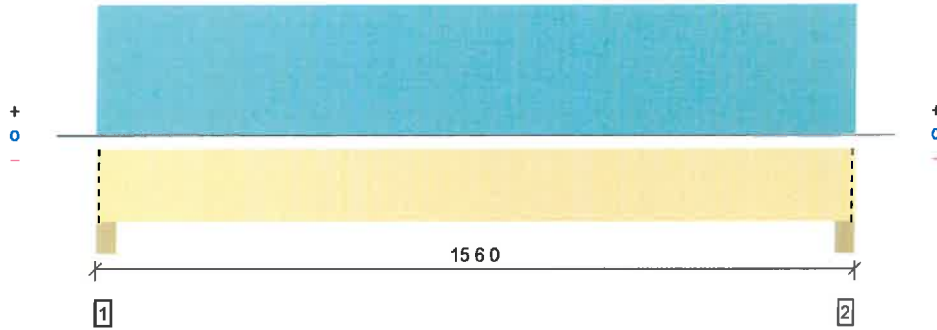
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Forte v5.4, Design Engine: V7.1.1.3
25 Grey Birch Belmont Ma.4te

Overall Length: 15 6 0



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7056 @ 0 4 0	27913 (5.50")	Passed (25%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	5738 @ 1 5 6	18163	Passed (32%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	25042 @ 7 9 0	41051	Passed (61%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.351 @ 7 9 0	0.371	Passed (L/506)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.542 @ 7 9 0	0.742	Passed (L/328)	--	1.0 D + 1.0 S (All Spans)

System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2012
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 15 6 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 15 6 0 o/c unless detailed otherwise.
- Member should be side-loaded from both sides of the member to prevent rotation.

Supports	Bearing			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Total	
1 - Column - SPF	5.50"	5.50"	1.50"	2484	1163	4573	8220	Blocking
2 - Column - SPF	5.50"	5.50"	1.50"	2484	1163	4573	8220	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 0 0 to 15 6 0	N/A	24.2			
1 - Uniform (PSF)	0 0 0 to 15 6 0 (Front)	7 6 0	10.0	20.0	-	Residential - Living Areas
2 - Uniform (PSF)	0 0 0 to 15 6 0 (Top)	14 9 0	15.0	-	40.0	

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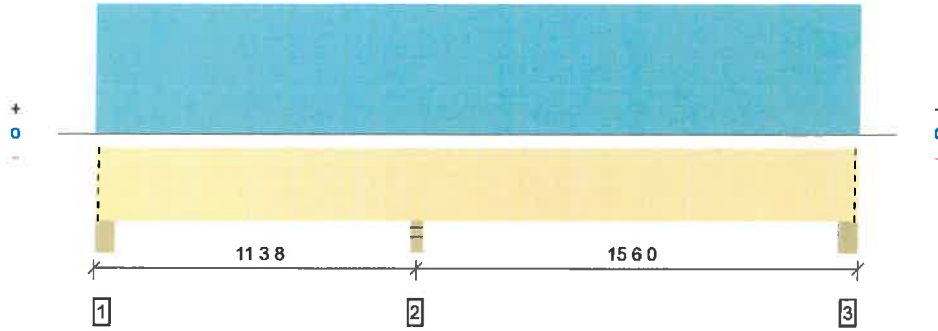
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 25 Grey Birch Belmont Ma.4te

3 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL
Overall Length: 26 9 8


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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7807 @ 11 3 8	7809 (3.50")	Passed (100%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	3728 @ 12 5 2	11845	Passed (31%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	-10763 @ 11 3 8	26772	Passed (40%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.176 @ 19 4 8	0.379	Passed (L/999+)	--	1.0 D + 1.0 L (Alt Spans)
Total Load Defl. (in)	0.257 @ 19 5 12	0.758	Passed (L/709)	--	1.0 D + 1.0 L (Alt Spans)

System : Floor

Member Type : Flush Beam

Building Use : Residential

Building Code : IBC 2012

Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 26 10 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 26 10 0 o/c unless detailed otherwise.

Supports	Bearing			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Column - SPF	5.50"	5.50"	1.50"	625	1571/-457	2196/-457	Blocking
2 - Stud wall - SPF	3.50"	3.50"	3.50"	2805	5003	7808	None
3 - Column - SPF	5.50"	5.50"	1.50"	1077	2045/-125	3122/-125	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 0 0 to 26 9 8	N/A	18.2		
1 - Uniform (PSF)	0 0 0 to 26 9 8 (Front)	15 0 0	10.0	20.0	ceiling

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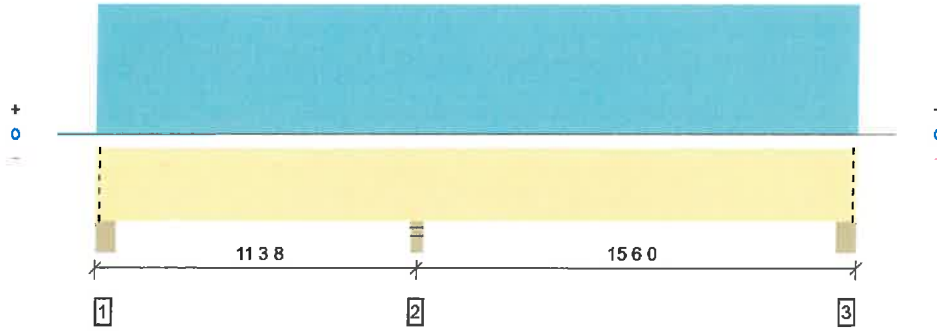


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25 Grey Birch Belmont Ma.4te

3 piece(s) 1 3/4" x 11 7/8" 2.0E Microllam® LVL

Overall Length: 26 9 8



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

Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7807 @ 11 3 8	7809 (3.50")	Passed (100%)	--	1.0 D + 1.0 L (All Spans)
Shear (lbs)	3728 @ 12 5 2	11845	Passed (31%)	1.00	1.0 D + 1.0 L (All Spans)
Moment (Ft-lbs)	-10763 @ 11 3 8	26772	Passed (40%)	1.00	1.0 D + 1.0 L (All Spans)
Live Load Defl. (in)	0.176 @ 19 4 8	0.379	Passed (L/999+)	--	1.0 D + 1.0 L (All Spans)
Total Load Defl. (in)	0.257 @ 19 5 12	0.758	Passed (L/709)	--	1.0 D + 1.0 L (All Spans)

System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2012
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 26 10 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 26 10 0 o/c unless detailed otherwise.

Supports	Bearing			Loads to Supports (lbs)			Accessories
	Total	Available	Required	Dead	Floor Live	Total	
1 - Column - SPF	5.50"	5.50"	1.50"	625	1571/-457	2196/-457	Blocking
2 - Stud wall - SPF	3.50"	3.50"	3.50"	2805	5003	7808	None
3 - Column - SPF	5.50"	5.50"	1.50"	1077	2045/-125	3122/-125	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Comments
0 - Self Weight (PLF)	0 0 0 to 26 9 8	N/A	18.2		
1 - Uniform (PSF)	0 0 0 to 26 9 8 (Front)	15 0 0	10.0	20.0	ceiling

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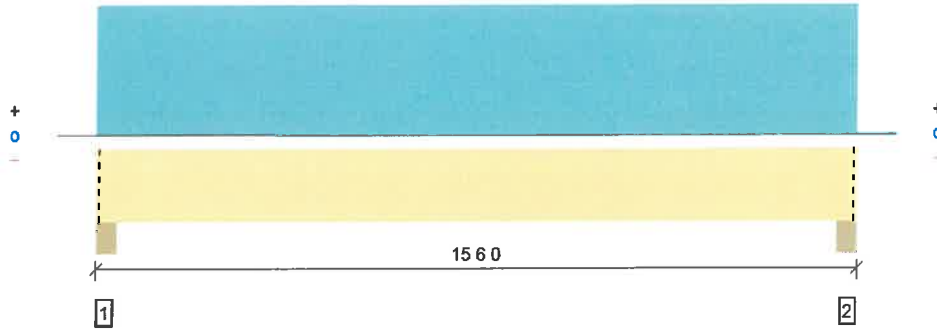
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Overall Length: 15 6 0



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Design Results	Actual @ Location	Allowed	Result	LDF	Load: Combination (Pattern)
Member Reaction (lbs)	7056 @ 0 4 0	27913 (5.50")	Passed (25%)	--	1.0 D + 1.0 S (All Spans)
Shear (lbs)	5738 @ 1 5 6	18163	Passed (32%)	1.15	1.0 D + 1.0 S (All Spans)
Moment (Ft-lbs)	25042 @ 7 9 0	41051	Passed (61%)	1.15	1.0 D + 1.0 S (All Spans)
Live Load Defl. (in)	0.351 @ 7 9 0	0.371	Passed (L/506)	--	1.0 D + 1.0 S (All Spans)
Total Load Defl. (in)	0.542 @ 7 9 0	0.742	Passed (L/328)	--	1.0 D + 1.0 S (All Spans)

System : Floor
 Member Type : Flush Beam
 Building Use : Residential
 Building Code : IBC 2012
 Design Methodology : ASD

- Deflection criteria: LL (L/480) and TL (L/240).
- Top Edge Bracing (Lu): Top compression edge must be braced at 15 6 0 o/c unless detailed otherwise.
- Bottom Edge Bracing (Lu): Bottom compression edge must be braced at 15 6 0 o/c unless detailed otherwise.
- Member should be side-loaded from both sides of the member to prevent rotation.

Supports	Bearing			Loads to Supports (lbs)				Accessories
	Total	Available	Required	Dead	Floor Live	Snow	Total	
1 - Column - SPF	5.50"	5.50"	1.50"	2484	1163	4573	8220	Blocking
2 - Column - SPF	5.50"	5.50"	1.50"	2484	1163	4573	8220	Blocking

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

Loads	Location (Side)	Tributary Width	Dead (0.90)	Floor Live (1.00)	Snow (1.15)	Comments
0 - Self Weight (PLF)	0 0 0 to 15 6 0	N/A	24.2			
1 - Uniform (PSF)	0 0 0 to 15 6 0 (Front)	7 6 0	10.0	20.0	-	Residential - Living Areas
2 - Uniform (PSF)	0 0 0 to 15 6 0 (Top)	14 9 0	15.0	-	40.0	

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Member Data**Description:****Standard Load:**

Live Load: 40 PLF

Dead Load: 10 PLF

Member Type: Beam

Top Lateral Bracing: Continuous

Bottom Lateral Bracing: Continuous

Moisture Condition: Dry

Deflection Criteria: L/360 live, L/240 total

Deck Connection: Nailed

Filename: Beam3

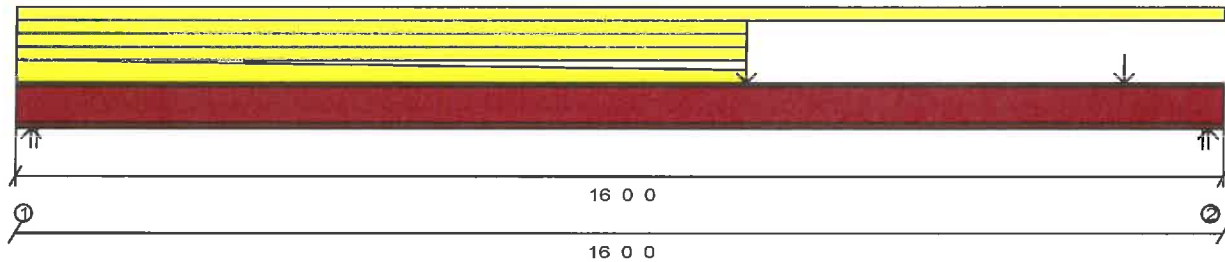
Application: Floor

Building Code: IBC/IRC

Member Weight: 30.0 PLF

Other Loads

Type (Description)	Side	Begin	End	Trib. Width	Other Start	End	Dead Start	End	Category
Replacement Uniform (PSF)	Top	0' 0.00"	16' 0.00"	16' 0.00"	40		10		Live
Replacement Uniform (PSF)	Top	0' 0.00"	9' 8.00"	13' 9.00"	30		12		Live
Replacement Uniform (PSF)	Top	0' 0.00"	9' 8.00"	13' 9.00"	20		10		Live
Additional Uniform (PLF)	Top	0' 0.00"	9' 8.00"		0		95		Live
Replacement Tapered (PLF)	Top	0' 0.00"	9' 8.00"		0	0	85	0	Live
Point (LBS)	Top	9' 8.00"			1300		640		Live
Point (LBS)	Top	14' 8.00"			5275		3066		Live

**Product Data**

D	Wweb	Sx	Fy	Fy'	Fy'''	Ix	Lc	Lu
ft	ft	in3	psi	psi	psi	in4	ft	ft
10.50	0.300	32.40	36000	0	54200	170.00	13.1	6.1
Compact Section								
d/Af	EI	K	Live	Total				
1/in	LBS.in2							
3.530	4930.0x10^6	0.000	L/360	L/240				

Load Pattern: Total Load D

$$F_b = 0.66 \text{ psi} * F_y \quad M_a = -1384' \# \quad V_a = -20176 \#$$

Factored Loads Applied:**Distributed Loads:**

0.0000'	- 0.7479'	672.50 plf
0.7479'	- 1.7146'	659.75 plf
1.7146'	- 2.6813'	651.25 plf
2.6813'	- 3.6479'	642.75 plf
3.6479'	- 4.6146'	634.25 plf
4.6146'	- 5.5813'	625.75 plf
5.5813'	- 6.5479'	617.25 plf
6.5479'	- 7.5146'	608.75 plf
7.5146'	- 8.4813'	600.25 plf
8.4813'	- 9.4479'	587.50 plf
9.4479'	- 14.4479'	190.00 plf
14.4479'	- 15.5625'	190.00 plf

Point Loads:

9.4479'	640.00 #
14.4479'	3066.00 #

Point Loads Over Bearings:**Reactions:**

0.0000'	4879.73 #
15.5625'	5930.93 #

Segment(ft)	1(ft)	Fb(psi)	Ma('#)'
0.00 - 15.56	0.00	0.66Fy	-1384

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**Passing is defined as when the member, floor joist, beam or girder, shown on this drawing meets applicable design criteria for Loads, Loading Conditions, and Spans listed on this sheet. The design must be reviewed by a qualified designer or design professional as required for approval. This design assumes product installation according to the manufacturer's specifications.

Load Pattern: Total Load D+L Defl: L / 240

Fb = 0.66psi * Fy Ma = -1384'# Va = -20176#

For total load deflection

Factored Loads Applied:

Distributed Loads:

0.0000'	-	0.7479'	2000.00 plf
0.7479'	-	1.7146'	1987.25 plf
1.7146'	-	2.6813'	1978.75 plf
2.6813'	-	3.6479'	1970.25 plf
3.6479'	-	4.6146'	1961.75 plf
4.6146'	-	5.5813'	1953.25 plf
5.5813'	-	6.5479'	1944.75 plf
6.5479'	-	7.5146'	1936.25 plf
7.5146'	-	8.4813'	1927.75 plf
8.4813'	-	9.4479'	1915.00 plf
9.4479'	-	14.4479'	830.00 plf
14.4479'	-	15.5625'	830.00 plf

Point Loads:

9.4479'	1940.00 #
14.4479'	8341.00 #

Point Loads Over Bearings:

Reactions:

0.0000'	15272.07 #
15.5625'	18569.04 #

Segment(ft) 1(ft) Fb(psi) Ma('#)'

0.00 - 15.56 0.00 0.66Fy -1384

Deflection @ 7.7812' : 0.5206"

Segment(ft) 1(ft) Fbn(psi) Man('#)'

15.56 - 15.57 0.00 0.66Fy -1384 ***** Fy 0

Load Pattern: Total Load L Defl: L / 360

Fb = 0.66psi * Fy Ma = -1384'# Va = -20176#

For live load deflection

Factored Loads Applied:

Distributed Loads:

0.0000'	-	0.7479'	1327.50 plf
0.7479'	-	1.7146'	1327.50 plf
1.7146'	-	2.6813'	1327.50 plf
2.6813'	-	3.6479'	1327.50 plf
3.6479'	-	4.6146'	1327.50 plf
4.6146'	-	5.5813'	1327.50 plf
5.5813'	-	6.5479'	1327.50 plf
6.5479'	-	7.5146'	1327.50 plf
7.5146'	-	8.4813'	1327.50 plf
8.4813'	-	9.4479'	1327.50 plf
9.4479'	-	14.4479'	640.00 plf
14.4479'	-	15.5625'	640.00 plf

Point Loads:

9.4479'	1300.00 #
14.4479'	5275.00 #

Deflection @ 7.7812' : 0.3587"

Bearings and Reactions

	Location	Type	Material	Input Length	Min Required	Gravity Reaction	Gravity Uplift
1	0' 0.000"	Wall	Steel	3.500"	N/A	15272#	--
2	16' 0.000"	Wall	Steel	3.500"	N/A	18569#	--

Maximum Load Case Reactions

Used for applying point loads (or line loads) to carrying members

	Live	Dead
1	10392#	4880#
2	12638#	5931#

Design spans

15' 6.750"

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Product: W 10 x 30 (36ksi)**PASSES DESIGN CHECKS**

Design assumes continuous lateral bracing along the top chord.
Design assumes continuous lateral bracing along the bottom chord.

Allowable Stress Design

	Actual	Allowable	Capacity	Location	Loading
Positive Moment	59.01'k#	64.15'k#	91%	8'	Total Load D+L
Shear	18.57k#	45.36k#	40%	16'	Total Load D+L
LL Deflection	0.3587"	0.5188"	L/520	8'	Total Load L
TL Deflection	0.5206"	0.7781"	L/358	8'	Total Load D+L
LL Defl., Lt.	N/A				
TL Defl., Lt.	N/A				
LL Defl., Rt.	N/A				
TL Defl., Rt.	N/A				

Control: Positive Moment

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Load Short Form
1ST FLOOR
SG TORRICE

Job:
Date: Apr 09, 2019
By:

80 INDUSTRIAL WAY, WILMINGTON, MA 01887 Phone: 978-657-7779

Project Information

For: 25 GREYBIRCH CIRCLE, SENECA
BELMONT, MA

Design Information

	Htg	Clg		Infiltration	
Outside db (°F)	3	88	Method		Simplified
Inside db (°F)	72	70	Construction quality		Semi-tight
Design TD (°F)	70	18	Fireplaces		1 (Semi-tight)
Daily range	-	M			
Inside humidity (%)	30	50			
Moisture difference (gr/lb)	30	40			

HEATING EQUIPMENT

Make
Trade
Model
AHRI ref

Efficiency 80 AFUE
Heating input 0 Btuh
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 1113 cfm
Air flow factor 0.037 cfm/Btuh
Static pressure 0 in H2O
Space thermostat

COOLING EQUIPMENT

Make
Trade
Cond
Coil
AHRI ref
Efficiency 0 SEER
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 1113 cfm
Air flow factor 0.063 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.81

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
MUD RM	126	2598	572	96	36
DINING RM	202	2868	1882	105	119
FOYER/ST	163	1632	409	60	26
FAM RM	240	4087	4068	150	258
LIVING RM	225	4225	3316	155	210
KITCHEN	520	6801	5303	250	336
BATH	28	0	0	0	0
PANTRY	35	0	0	0	0
FINISHED BASEMENT	1539	8043	2020	296	128

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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...pLOAD CALCS\25 GREYBIRCH CIRCLE BELMONT MA.rup Calc = MJ8 Front Door faces: N

1ST FLOOR	d	3077	30254	17571	1113	1113
Other equip loads			0	0		
Equip. @ 0.93 RSM				16358		
Latent cooling				4081		
TOTALS		3077	30254	20439	1113	1113

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...pload CALCS\25 GREYBIRCH CIRCLE BELMONT MA.rup Calc = MJ8 Front Door faces: N

Load Short Form
2ND FLOOR
SG TORRICE

Job:
Date: Apr 09, 2019
By:

80 INDUSTRIAL WAY, WILMINGTON, MA 01887 Phone: 978-657-7779

Project Information

For: 25 GREYBIRCH CIRCLE, SENECA
BELMONT, MA

Design Information

	Htg	Clg		Infiltration
Outside db (°F)	3	88	Method	Simplified
Inside db (°F)	72	70	Construction quality	Semi-tight
Design TD (°F)	70	18	Fireplaces	1 (Semi-tight)
Daily range	-	M		
Inside humidity (%)	30	50		
Moisture difference (gr/lb)	30	40		

HEATING EQUIPMENT

Make
Trade
Model
AHRI ref

Efficiency 0 AFUE

Heating input 0 Btuh

Heating output 0 Btuh

Temperature rise 0 °F

Actual air flow 1135 cfm

Air flow factor 0.033 cfm/Btuh

Static pressure 0 in H2O

Space thermostat

COOLING EQUIPMENT

Make
Trade
Cond
Coil
AHRI ref

Efficiency 0 SEER

Sensible cooling 0 Btuh

Latent cooling 0 Btuh

Total cooling 0 Btuh

Actual air flow 1135 cfm

Air flow factor 0.059 cfm/Btuh

Static pressure 0 in H2O

Load sensible heat ratio 0.90

ROOM NAME	Area (ft²)	Htg load (Btuh)	Clg load (Btuh)	Htg AVF (cfm)	Clg AVF (cfm)
BR 5	203	2980	1737	98	103
BR 4	203	3166	2102	105	125
BR 4 & 5 BATH	60	572	172	19	10
HALL/ST	205	1716	1826	57	108
2 BATH	76	1120	771	37	46
BR 3	194	1880	1517	62	90
BR 2	194	2738	2010	90	119
2 HALL	94	195	135	6	8
M WIC	108	1698	1089	56	65
W/D	72	150	626	5	37
M BATH	191	2331	1142	77	68
M BR	698	15798	6023	522	357

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...p\LOAD CALCS\25 GREYBIRCH CIRCLE BELMONT MA.rup Calc = MJ8 Front Door faces: N

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2ND FLOOR	d	2297	34346	19151	1135	1135
Other equip loads			0	0		
Equip. @ 0.93 RSM				17830		
Latent cooling				2060		
TOTALS		2297	34346	19890	1135	1135

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



Component Constructions
2ND FLOOR
SG TORRICE

Job:
 Date: Apr 09, 2019
 By:

80 INDUSTRIAL WAY, WILMINGTON, MA 01887 Phone: 978-657-7779

Project Information

For: 25 GREYBIRCH CIRCLE, SENECA
 BELMONT, MA

Design Conditions

Location:			Indoor:	Heating	Cooling
Laurence G Hanscom, MA, US			Indoor temperature (°F)	72	70
Elevation: 135 ft			Design TD (°F)	70	18
Latitude: 42°N			Relative humidity (%)	30	50
			Moisture difference (gr/lb)	30.1	40.3
Outdoor:	Heating	Cooling	Infiltration:		
Drybulb (°F)	3	88	Method	Simplified	
Dailyrange (°F)	-	20 (M)	Construction quality	Semi-tight	
Wet bulb (°F)	-	72	Fireplaces	1 (Semi-tight)	
Wind speed (mph)	15.0	7.5			

Construction descriptions

	Or	Area ft²	U-value Btuh/ft²·°F	Insul R ft²·°F/Btuh	Htg HTM Btuh/ft²	Loss Btuh	Clg HTM Btuh/ft²	Gain Btuh
Walls								
12F-0sw: Frm wall, vnl ext, 3/8" wood shth, r-21 cav ins, 1/2" gypsum	n	320	0.065	21.0	4.52	1443	1.19	381
board int fnsh, 2"x6" wood frm, 16" o.c. stud	e	576	0.065	21.0	4.52	2602	1.19	687
	s	374	0.065	21.0	4.52	1687	1.19	445
	w	563	0.065	21.0	4.52	2541	1.19	671
	all	1832	0.065	21.0	4.52	8274	1.19	2185
Partitions								
(none)								
Windows								
3 glazing, clr low-e outr, 1/4" gap, insulated vinyl frm mat, clr mid, air	n	54	0.300	0	20.9	1126	11.2	602
gas, 1/8" thk, clr low-e innr; 3 glazing, clr low-e outr, 1/4" gap, insulated	e	108	0.300	0	20.9	2252	33.6	3626
vinyl frm mat, clr mid, air gas, 1/8" thk, clr low-e innr; 6.67 ft head ht	w	122	0.300	0	20.9	2533	33.6	4079
	all	284	0.300	0	20.9	5911	29.3	8307
Doors								
(none)								
Ceilings								
16B-38ad: Attic ceiling, asphalt shingles roof mat, r-38 ceil ins, 1/2"		2297	0.026	38.0	1.81	4150	1.38	3168
gypsum board int fnsh								
Floors								
19A-0bswp: Part floor, hrd wd flr fnsh, frm flr, 6" thkns, 1/2" gypsum		758	0.295	0	7.70	5838	2.01	1520
board int fnsh								

Component Constructions

1ST FLOOR

SG TORRICE

Job:
Date: Apr 09, 2019
By:

80 INDUSTRIAL WAY, WILMINGTON, MA 01887 Phone: 978-657-7779

Project Information

For: 25 GREYBIRCH CIRCLE, SENECA
BELMONT, MA

Design Conditions

Location:			Indoor:		Heating	Cooling
Laurence G Hanscom, MA, US			Indoor temperature (°F)		72	70
Elevation: 135 ft			Design TD (°F)		70	18
Latitude: 42°N			Relative humidity (%)		30	50
			Moisture difference (gr/lb)		30.1	40.3
Outdoor:	Heating	Cooling	Infiltration:			
Drybulb (°F)	3	88	Method		Simplified	
Dailyrange (°F)	-	20 (M)	Construction quality		Semi-tight	
Wet bulb (°F)	-	72	Fireplaces		1 (Semi-tight)	
Wind speed (mph)	15.0	7.5				

Construction descriptions

Walls

12F-0sw: Frm wall, vnl ext, 3/8" wood shth, r-21 cav ins, 1/2" gypsum board int fnsh, 2"x6" wood frm, 16" o.c. stud

Or	Area ft²	U-value Btuh/ft²·°F	Insul R ft²·°F/Btuh	Htg HTM Btuh/ft²	Loss Btuh	Clg HTM Btuh/ft²	Gain Btuh
n	63	0.065	21.0	4.52	285	1.19	75
e	372	0.065	21.0	4.52	1681	1.19	444
s	257	0.065	21.0	4.52	1159	1.19	306
w	372	0.065	21.0	4.52	1681	1.19	444
all	1064	0.065	21.0	4.52	4804	1.19	1268
n	311	0.039	0	2.93	911	0.10	32
e	468	0.039	0	2.93	1373	0.10	48
s	311	0.039	0	2.93	911	0.10	32
w	468	0.039	0	2.93	1373	0.10	48
all	1557	0.039	0	2.93	4569	0.10	161

Partitions

12C-0sw: Frm wall, stucco ext, r-13 cav ins, 2"x4" wood frm, 16" o.c. stud

	227	0.091	13.0	6.32	1432	1.33	302
--	-----	-------	------	------	------	------	-----

Windows

3 glazing, clr low-e outr, 1/4" gap, insulated vinyl frm mat, clr mid, air gas, 1/8" thk, clr low-e innr: 3 glazing, clr low-e outr, 1/4" gap, insulated vinyl frm mat, clr mid, air gas, 1/8" thk, clr low-e innr; 6.67 ft head ht

e	54	0.300	0	20.9	1126	33.6	1813
e	42	0.300	0	20.9	876	33.6	1410
s	54	0.300	0	20.9	1126	18.6	1003
w	54	0.300	0	20.9	1126	33.6	1813
all	204	0.300	0	20.9	4253	29.6	6039

Doors

11D0: Door, wd sc type

w	42	0.390	0	27.1	1138	11.5	484
n	21	0.390	0	27.1	569	11.5	242
all	63	0.390	0	27.1	1708	11.5	726

Ceilings (none)

Floors

21A-32c: Bg floor, light dry soil, 8' depth, carpet flr fnsh

	1539	0.020	0	1.39	2139	0	0
--	------	-------	---	------	------	---	---

Project Summary
1ST FLOOR
SG TORRICE

Job:
Date: Apr 09, 2019
By:

80 INDUSTRIAL WAY, WILMINGTON, MA 01887 Phone: 978-657-7779

Project Information

For: 25 GREYBIRCH CIRCLE, SENECA
BELMONT, MA

Notes: Distributor is not responsible for the accuracy of the load calculation if inaccurate/incomplete construction information is provided by the dealer. It is the sole responsibility of the dealer to ensure that the duct system is adequately sized for the airflow capacity of the specified equipment

Design Information

Weather: Laurence G Hanscom, MA, US

Winter Design Conditions

Outside db 3 °F
Inside db 72 °F
Design TD 70 °F

Summer Design Conditions

Outside db 88 °F
Inside db 70 °F
Design TD 18 °F
Daily range M
Relative humidity 50 %
Moisture difference 40 gr/lb

Heating Summary

Structure 22892 Btuh
Ducts 7361 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Humidification 0 Btuh
Piping 0 Btuh
Equipment load 30254 Btuh

Sensible Cooling Equipment Load Sizing

Structure 14727 Btuh
Ducts 2844 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Blower 0 Btuh
Use manufacturer's data n
Rate/swing multiplier 0.93
Equipment sensible load 16358 Btuh

Infiltration

Method Simplified
Construction quality Semi-tight
Fireplaces 1 (Semi-tight)

Latent Cooling Equipment Load Sizing

Structure 2276 Btuh
Ducts 1805 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Equipment latent load 4081 Btuh

	Heating	Cooling
Area (ft ²)	3077	3077
Volume (ft ³)	15385	15385
Air changes/hour	0.20	0.10
Equiv. AVF (cfm)	52	25

Equipment Total Load (Sen+Lat) 20439 Btuh
Req. total capacity at 0.70 SHR 1.9 ton

Heating Equipment Summary

Make
Trade
Model
AHRI ref
Efficiency 80 AFUE
Heating input 0 Btuh
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 1113 cfm
Air flow factor 0.037 cfm/Btuh
Static pressure 0 in H2O
Space thermostat

Cooling Equipment Summary

Make
Trade
Cond
Coil
AHRI ref
Efficiency 0 SEER
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 1113 cfm
Air flow factor 0.063 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.81

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



wrightsoft®
HVAC Load Calculation Software

Right-Suite® Universal 2019 19.0.04 RSU20134

...LOAD CALCS\25 GREYBIRCH CIRCLE BELMONT MA.rup Calc = MJ8 Front Door faces: N

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Project Summary
2ND FLOOR
SG TORRICE

Job:
Date: Apr 09, 2019
By:

80 INDUSTRIAL WAY, WILMINGTON, MA 01887 Phone: 978-657-7779

Project Information

For: 25 GREYBIRCH CIRCLE, SENECA
BELMONT, MA

Notes: Distributor is not responsible for the accuracy of the load calculation if inaccurate/incomplete construction information is provided by the dealer. It is the sole responsibility of the dealer to ensure that the duct system is adequately sized for the airflow capacity of the specified equipment

Design Information

Weather: Laurence G Hanscom, MA, US

Winter Design Conditions

Outside db 3 °F
Inside db 72 °F
Design TD 70 °F

Summer Design Conditions

Outside db 88 °F
Inside db 70 °F
Design TD 18 °F
Daily range M
Relative humidity 50 %
Moisture difference 40 gr/lb

Heating Summary

Structure 29861 Btuh
Ducts 4485 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Humidification 0 Btuh
Piping 0 Btuh
Equipment load 34346 Btuh

Sensible Cooling Equipment Load Sizing

Structure 16380 Btuh
Ducts 2772 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Blower 0 Btuh
Use manufacturer's data n
Rate/swing multiplier 0.93
Equipment sensible load 17830 Btuh

Infiltration

Method Simplified
Construction quality Semi-tight
Fireplaces 1 (Semi-tight)

Latent Cooling Equipment Load Sizing

Structure 964 Btuh
Ducts 1096 Btuh
Central vent (0 cfm)
(none) 0 Btuh
Equipment latent load 2060 Btuh

	Heating	Cooling
Area (ft ²)	2297	2297
Volume (ft ³)	20669	20669
Air changes/hour	0.22	0.10
Equiv. AVF (cfm)	75	35

Equipment Total Load (Sen+Lat) 19890 Btuh
Req. total capacity at 0.70 SHR 2.1 ton

Heating Equipment Summary

Make
Trade
Model
AHRI ref

Efficiency 0 AFUE
Heating input 0 Btuh
Heating output 0 Btuh
Temperature rise 0 °F
Actual air flow 1135 cfm
Air flow factor 0.033 cfm/Btuh
Static pressure 0 in H2O
Space thermostat

Cooling Equipment Summary

Make
Trade
Cond
Coil
AHRI ref
Efficiency 0 SEER
Sensible cooling 0 Btuh
Latent cooling 0 Btuh
Total cooling 0 Btuh
Actual air flow 1135 cfm
Air flow factor 0.059 cfm/Btuh
Static pressure 0 in H2O
Load sensible heat ratio 0.90

Calculations approved by ACCA to meet all requirements of Manual J 8th Ed.



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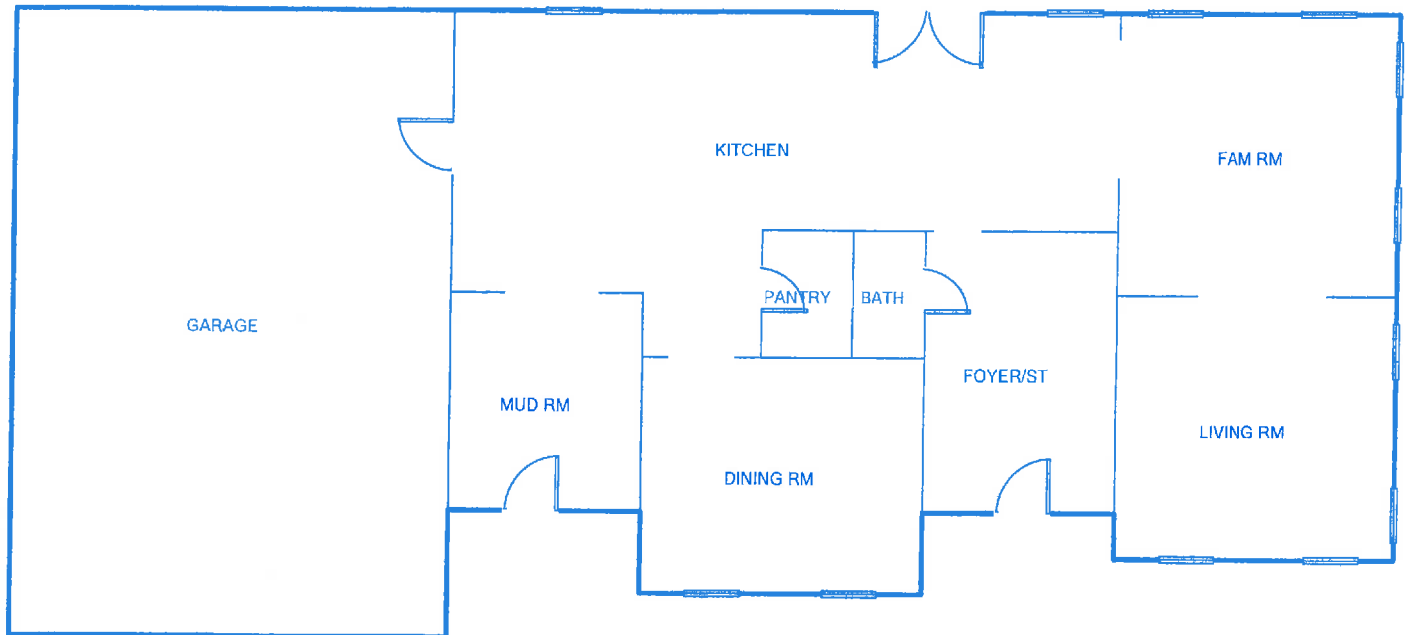
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FIRST FLOOR



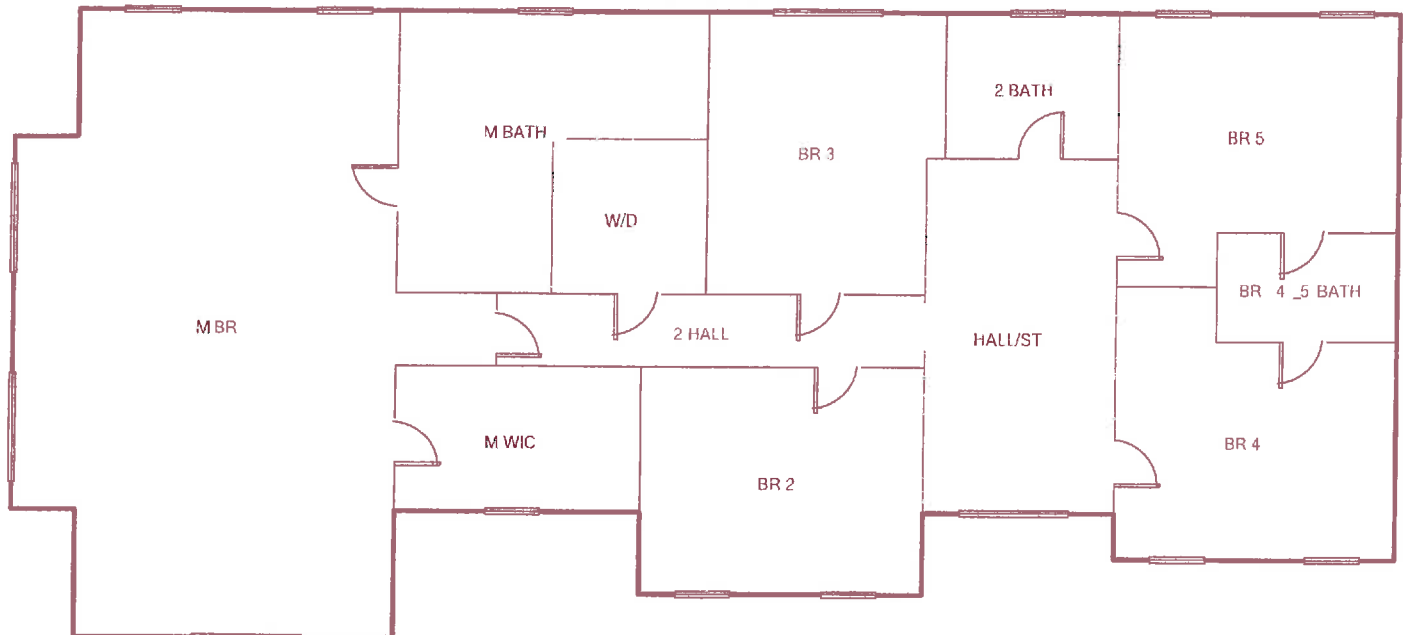
Job #:
Performed for:
25 GREYBIRCH CIRCLE
BELMONT, MA

SG TORRICE
80 INDUSTRIAL WAY
WILMINGTON, MA 01887
Phone: 978-657-7779

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... GREYBIRCH CIRCLE BELMONT M



SECOND FLOOR



Job #:
Performed for:
25 GREYBIRCH CIRCLE
BELMONT, MA

SG TORRICE
80 INDUSTRIAL WAY
WILMINGTON, MA 01887
Phone: 978-657-7779

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... GREYBIRCH CIRCLE BELMONT M



BASEMENT

FINISHED BASEMENT

Job #:
Performed for:
25 GREYBIRCH CIRCLE

BELMONT, MA

SG TORRICE

80 INDUSTRIAL WAY
WILMINGTON, MA 01887
Phone: 978-657-7779

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... GREYBIRCH CIRCLE BELMONT M