

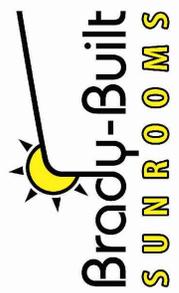
DRAWING TABLE OF CONTENTS

SHEET NO.

DESCRIPTION

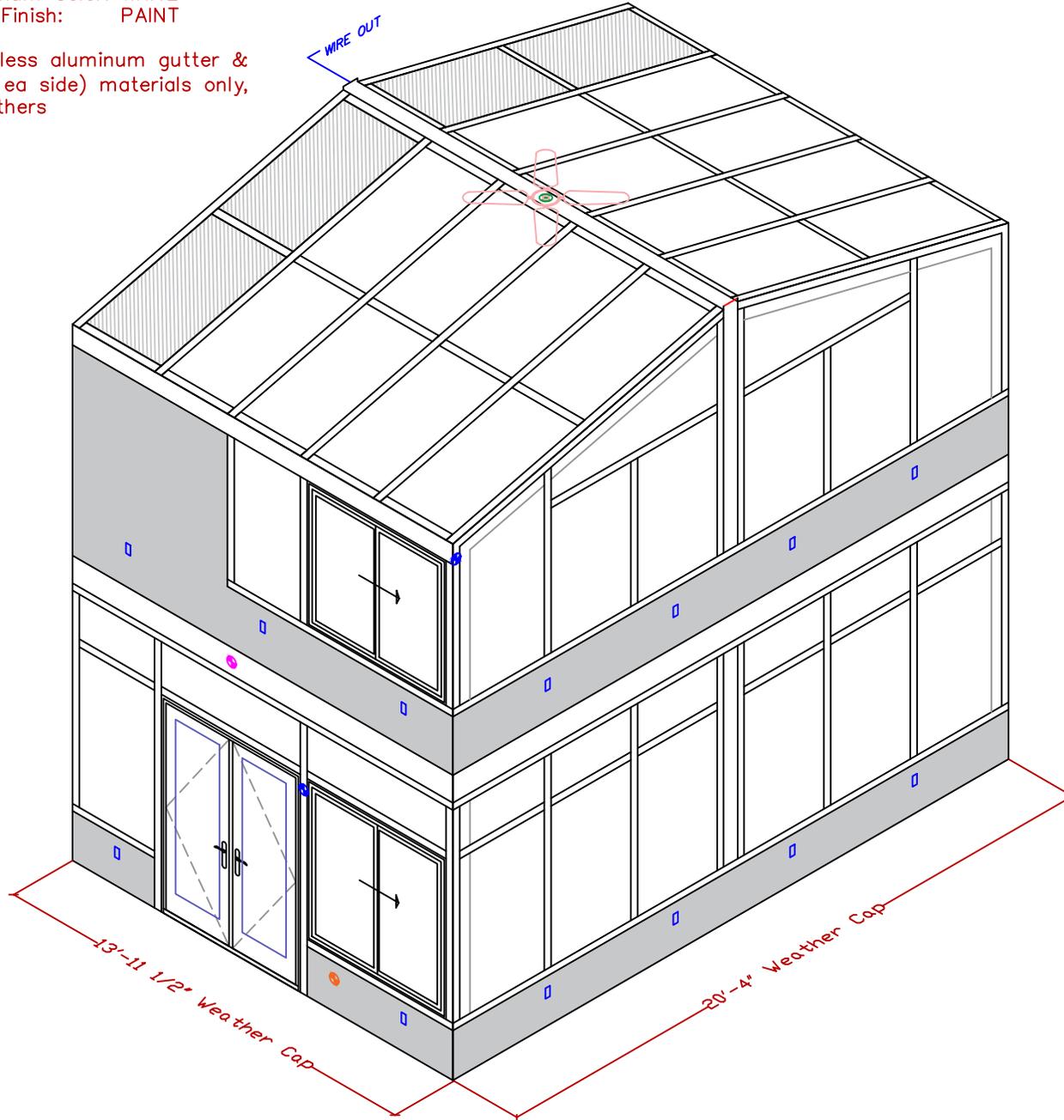
1. Front Left Isometric View
2. Front Right Isometric View
3. Cross Section at Frame
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5. Left Elevation
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7. Roof Plan
8. 1st Floor Sill Plan
9. 2nd Floor Sill Plan
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23. Shop Drawing S.a - 1st Floor Sill Detail
24. Shop Drawing S.b - 2nd Floor Sill Detail
25. Shop Drawing G.1 - Roof Framing & Glass Specs

12-26-24 For Construction

160 Southbridge St. Auburn, MA 01501 Tel: 508-798-2600 Fax: 508-798-3034 www.sunroomsbybrady.com			Drawn: MG Date: 12-26-24 Scale: NTS		Sonia Kumar & Nate Harrison 29 Trowbridge Street Belmont, MA 02478
			Cover Confidential, Brady-Built Inc.		

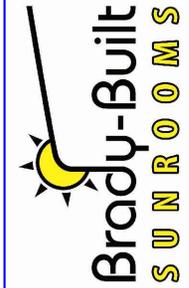
Exterior Aluminum Color: WHITE
Interior Wood Finish: PAINT

Includes seamless aluminum gutter & downspout (1 ea side) materials only, installed by others



Isometric View Front Left

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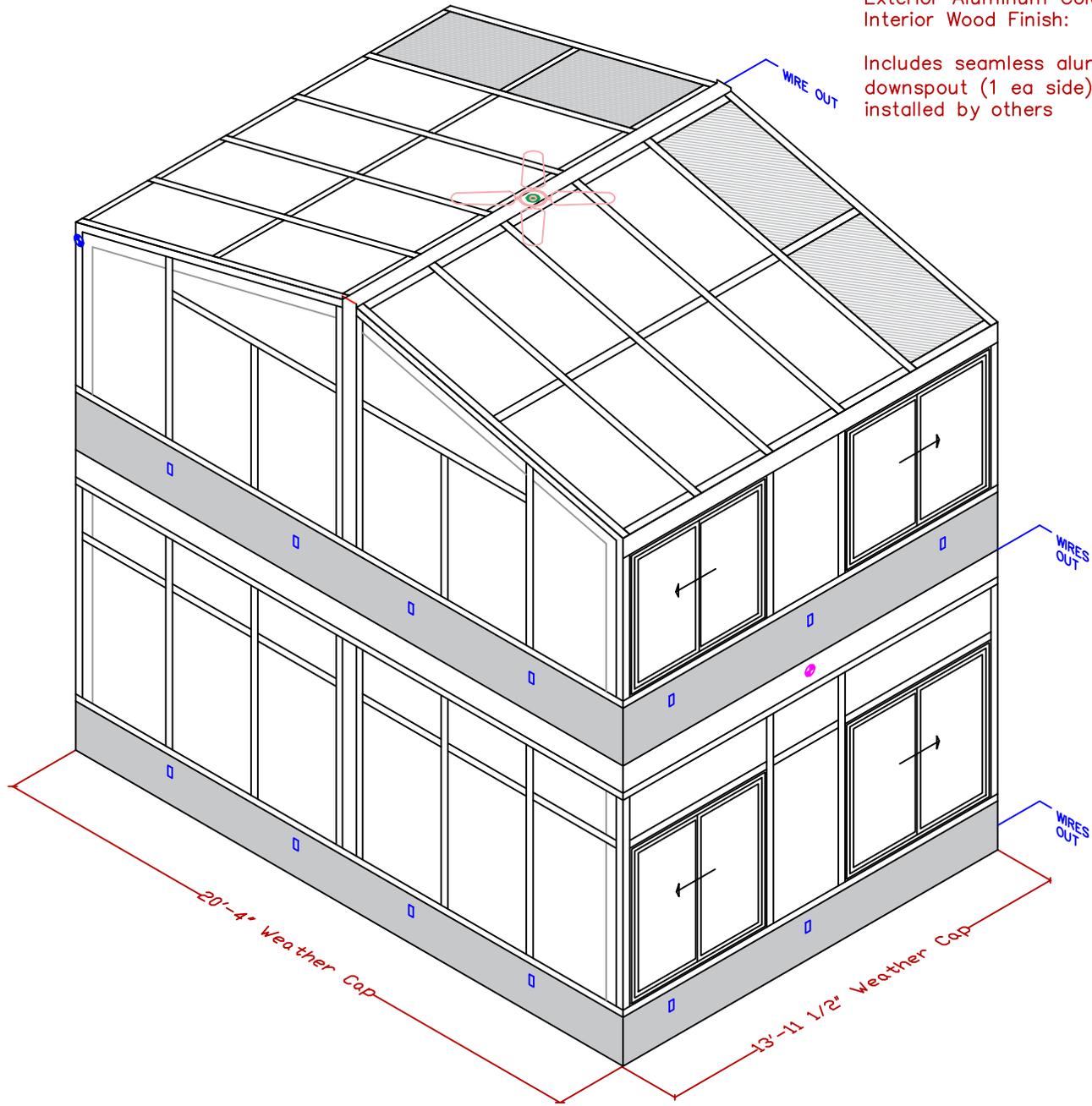


Drawn:	MG
Date:	11-19-24
Scale:	0.019645

Iso

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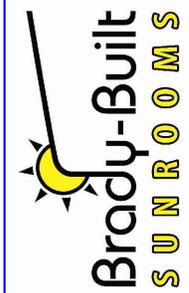


Isometric View Front Right

Exterior Aluminum Color: WHITE
Interior Wood Finish: PAINT

Includes seamless aluminum gutter & downspout (1 ea side) materials only, installed by others

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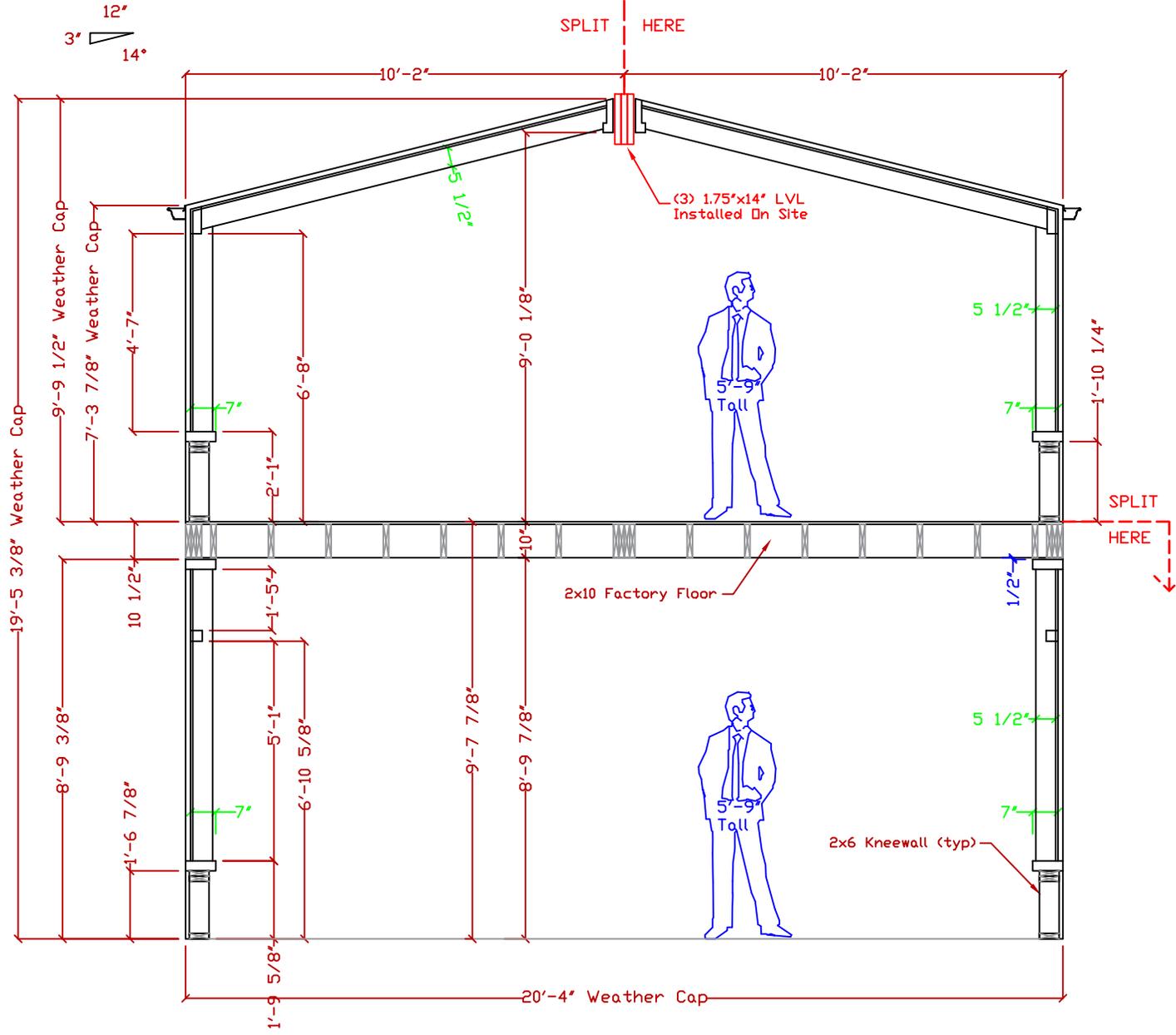


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Iso2

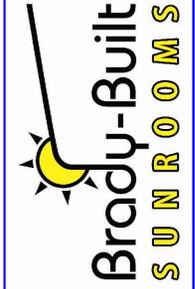
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Cross Section at Frame

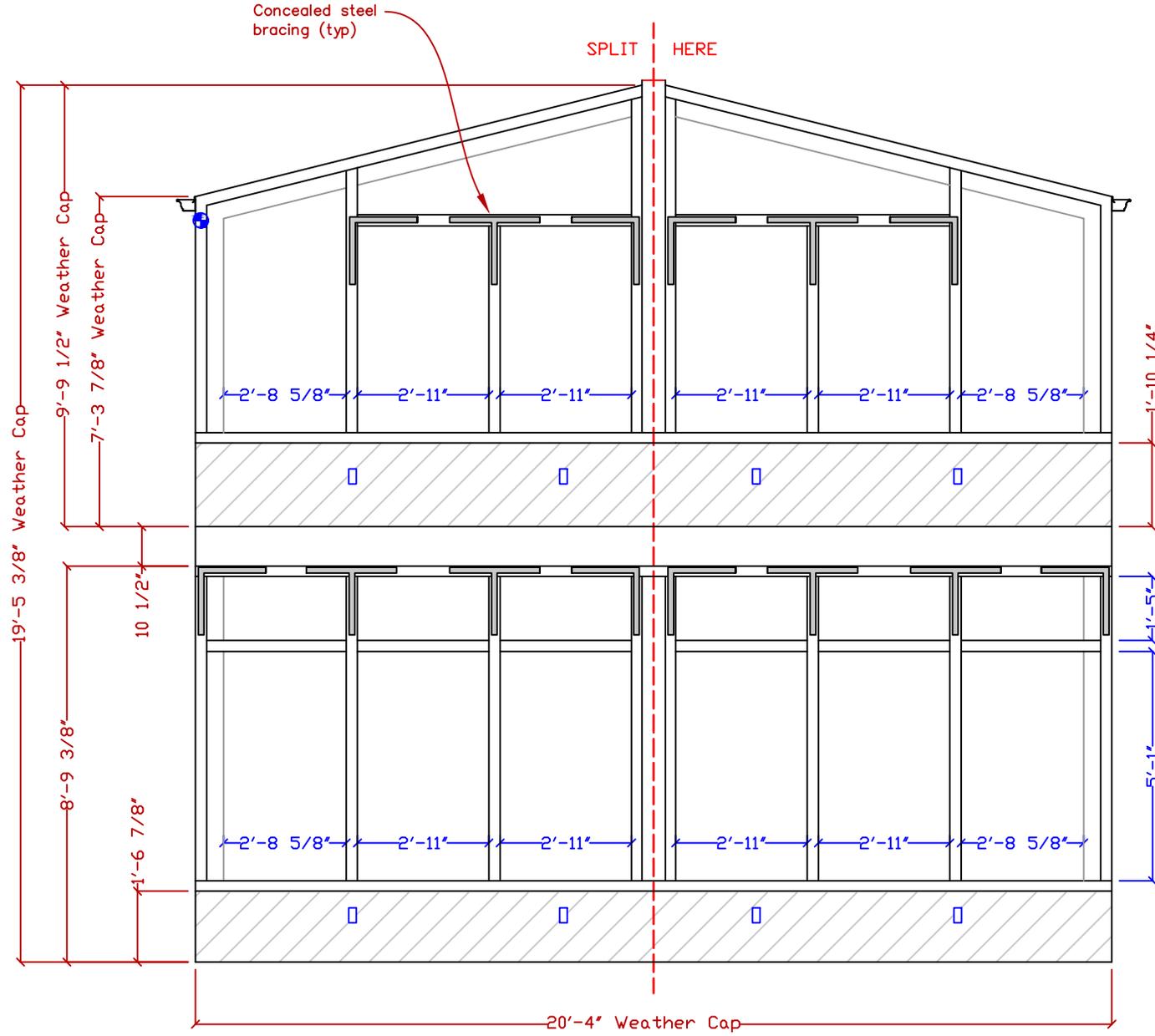
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Drawn: MG
Date: 10-29-24
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Beam

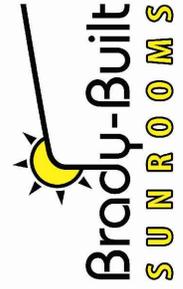
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Front Elevation

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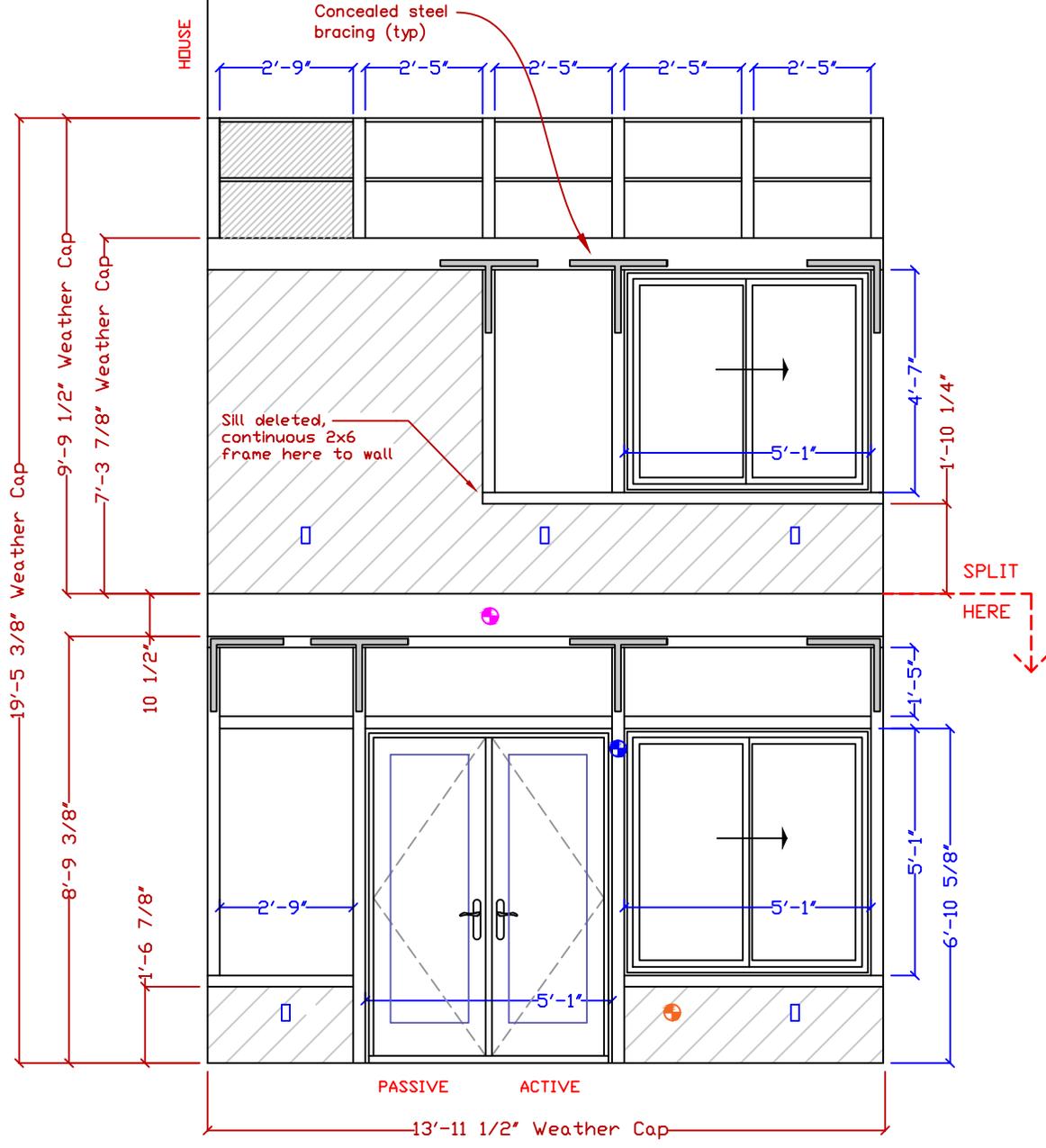


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Scale: 0.023540
Front

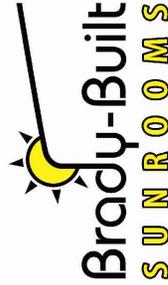
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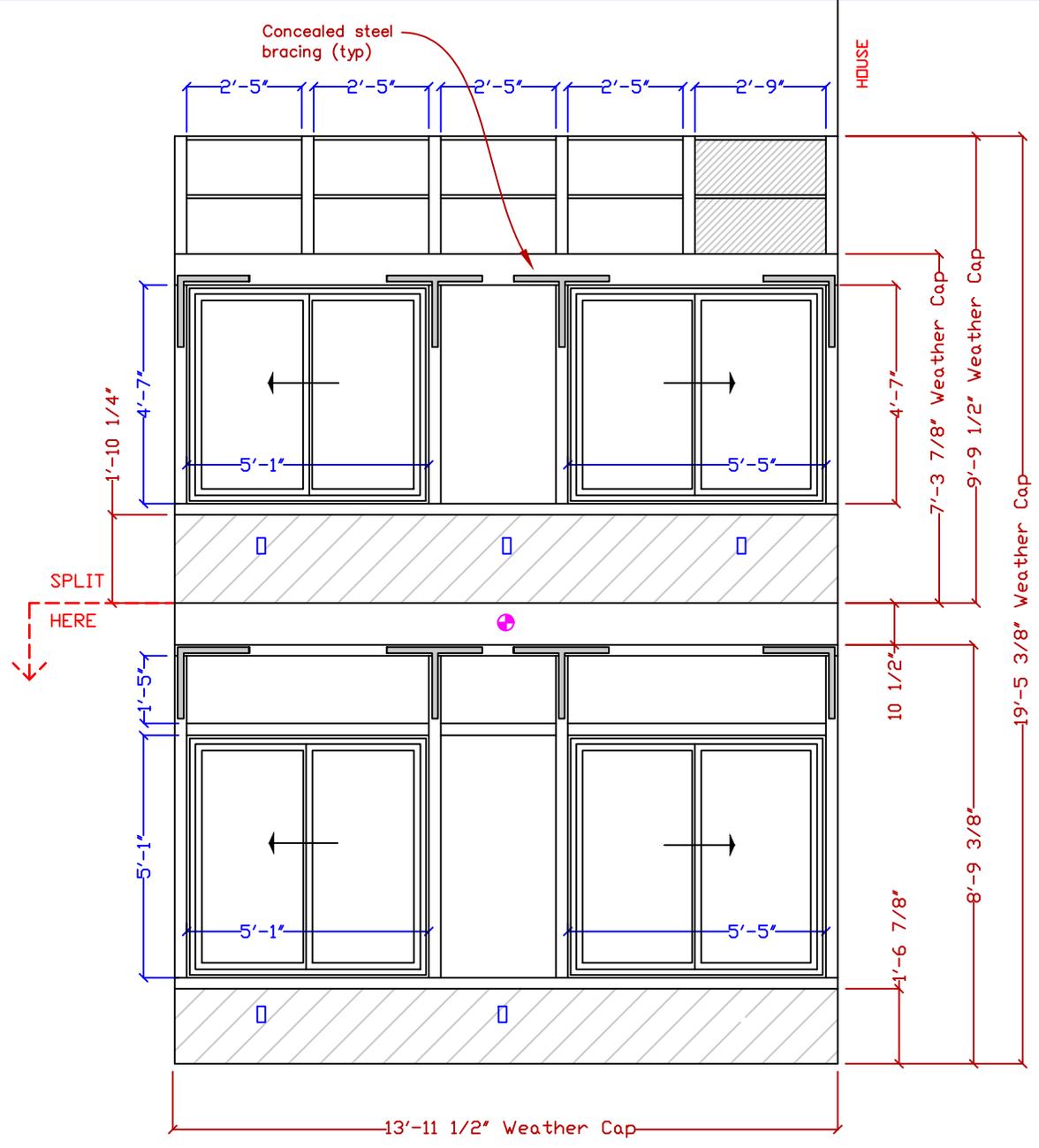
Sheet 5 of 25	10-29-24 11-8-24	Preliminary Drawing Revision 1	11-19-24 11-27-24	Revision 2 Revision 3	12-20-24	Add steel
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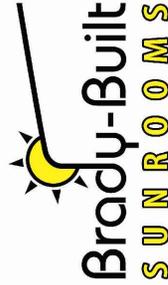
Left Elevation

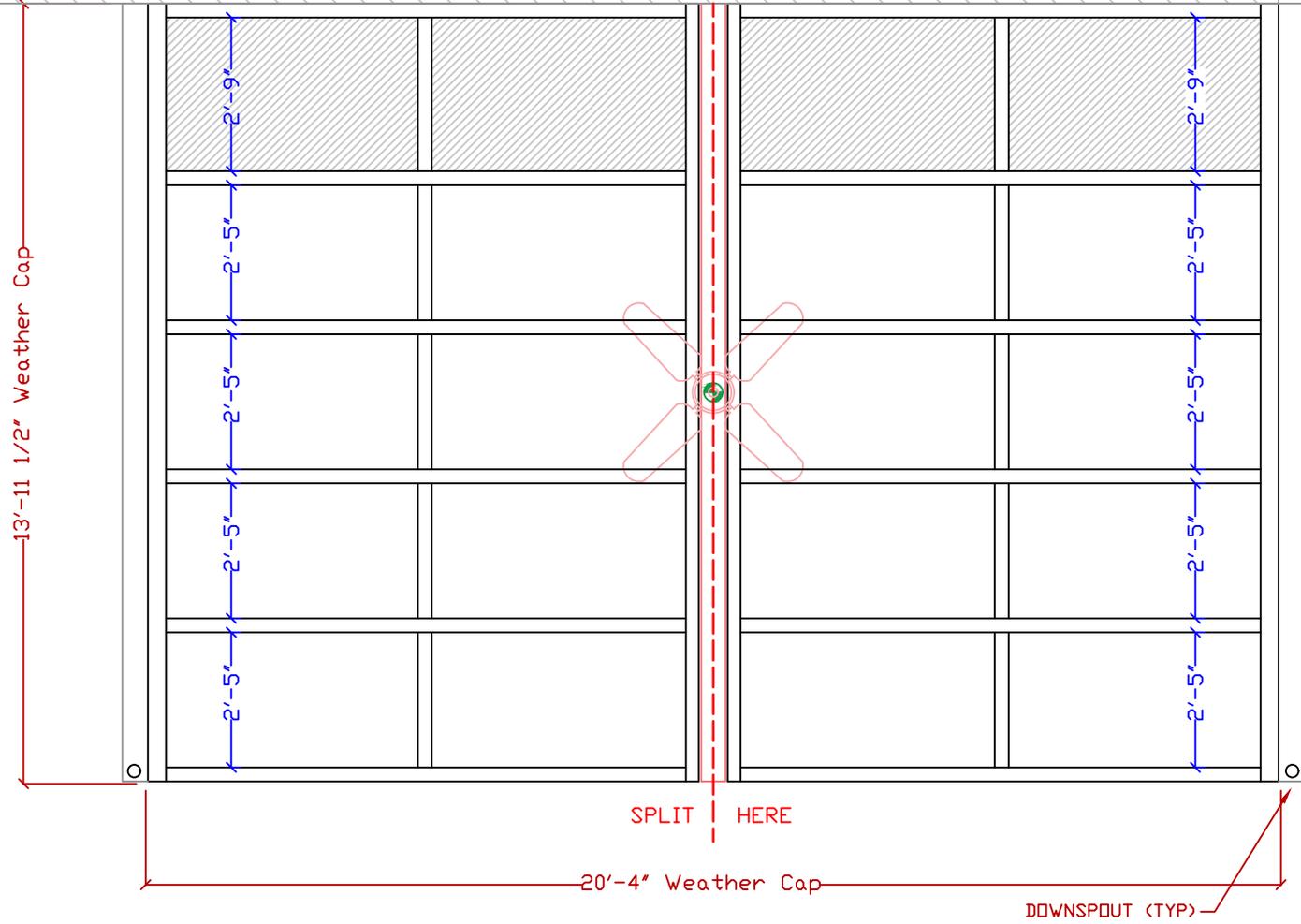
160 Southbridge St. Auburn, MA 01501 Tel: 508-798-2600 Fax: 508-798-3034 www.sunroomsbybrady.com		Drawn: MG	Sonia Kumar & Nate Harrison 29 Trowbridge Street Belmont, MA 02478
Date: 10-29-24		Scale: 0.023540	
Left		Confidential, Brady-Built Inc.	

Sheet 6 of 25	10-29-24	Preliminary Drawing	11-19-24	Revision 2	12-20-24	Add steel
	11-8-24	Revision 1	11-27-24	Revision 3		



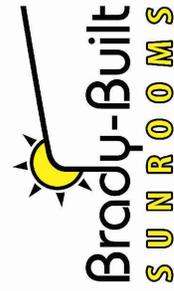
Right Elevation

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			Date: 10-29-24	29 Trowbridge Street	
	Scale: 0.023540	Right		Belmont, MA 02478	
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Roof Plan

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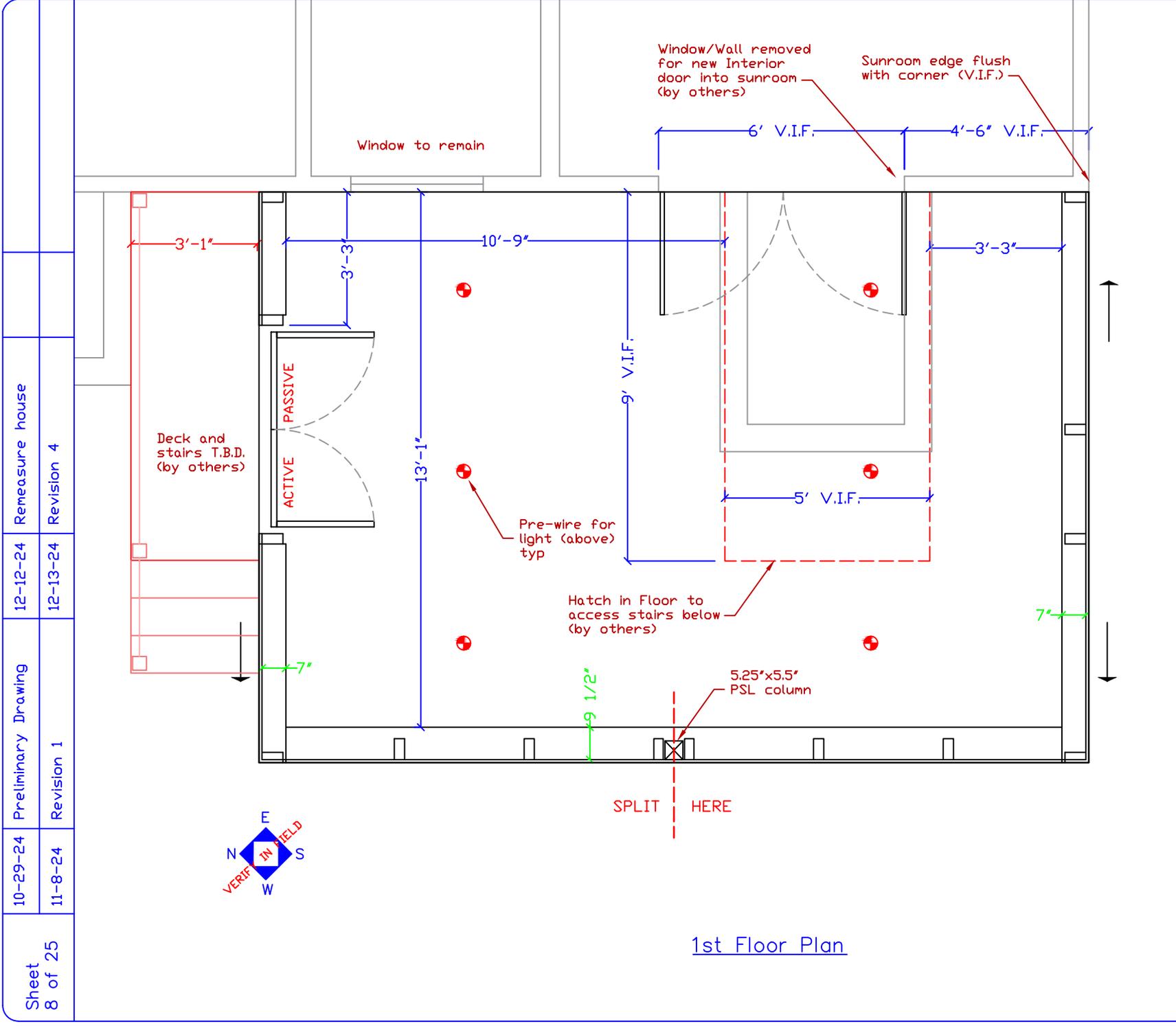


Drawn: MG
Date: 10-29-24
Scale: 5/16"=1'-0"

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Roof

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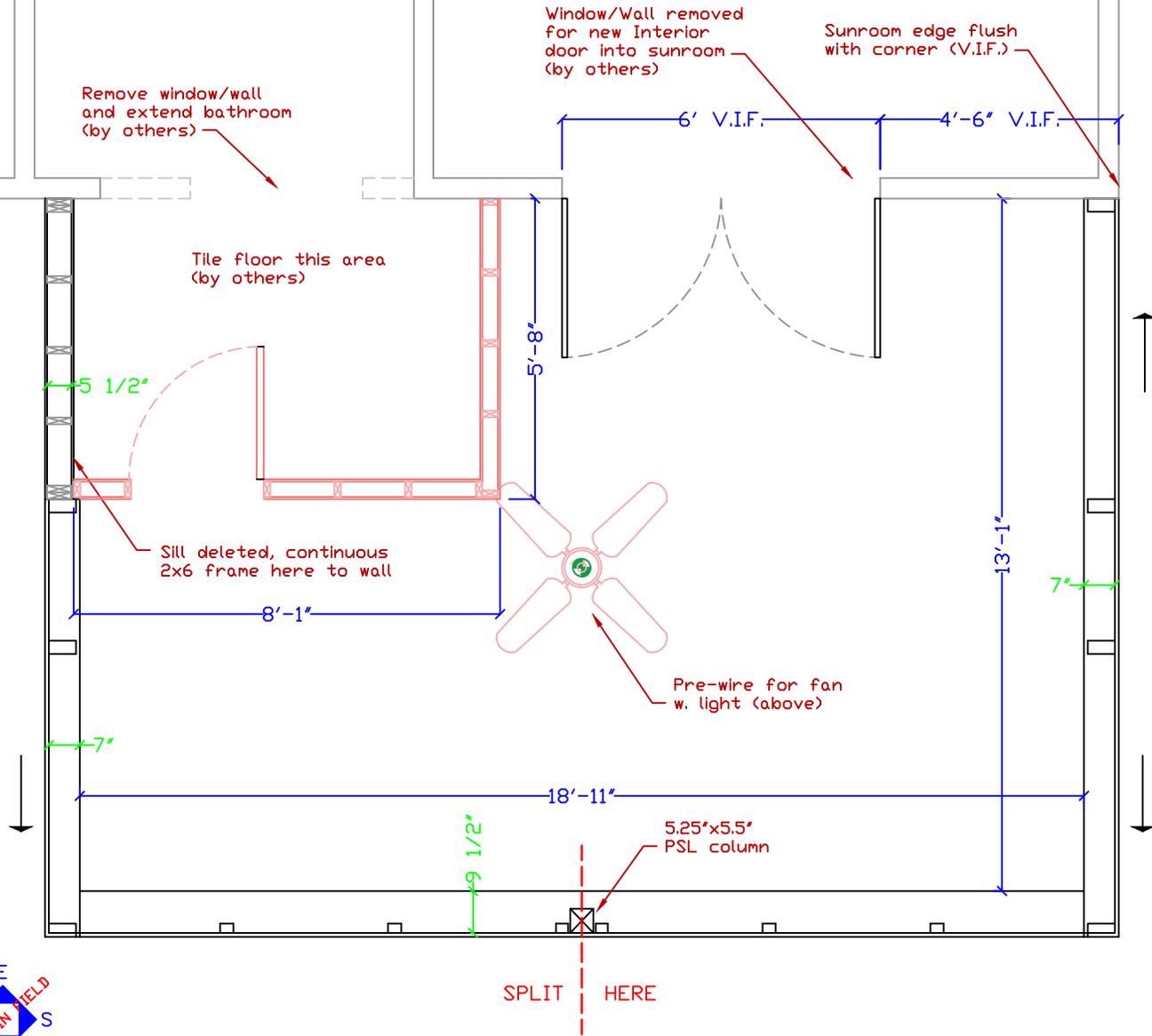
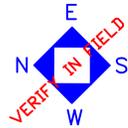


1st Floor Plan

10-29-24	Preliminary Drawing	12-12-24	Remeasure house
11-8-24	Revision 1	12-13-24	Revision 4

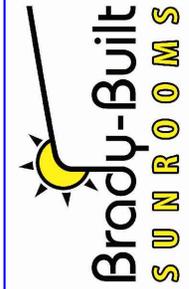
Sheet 8 of 25	VERIFIED IN FIELD	Deck and stairs T.B.D. (by others)	Window to remain	Window/Wall removed for new Interior door into sunroom (by others)	Sunroom edge flush with corner (V.I.F.)
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2nd Floor Plan

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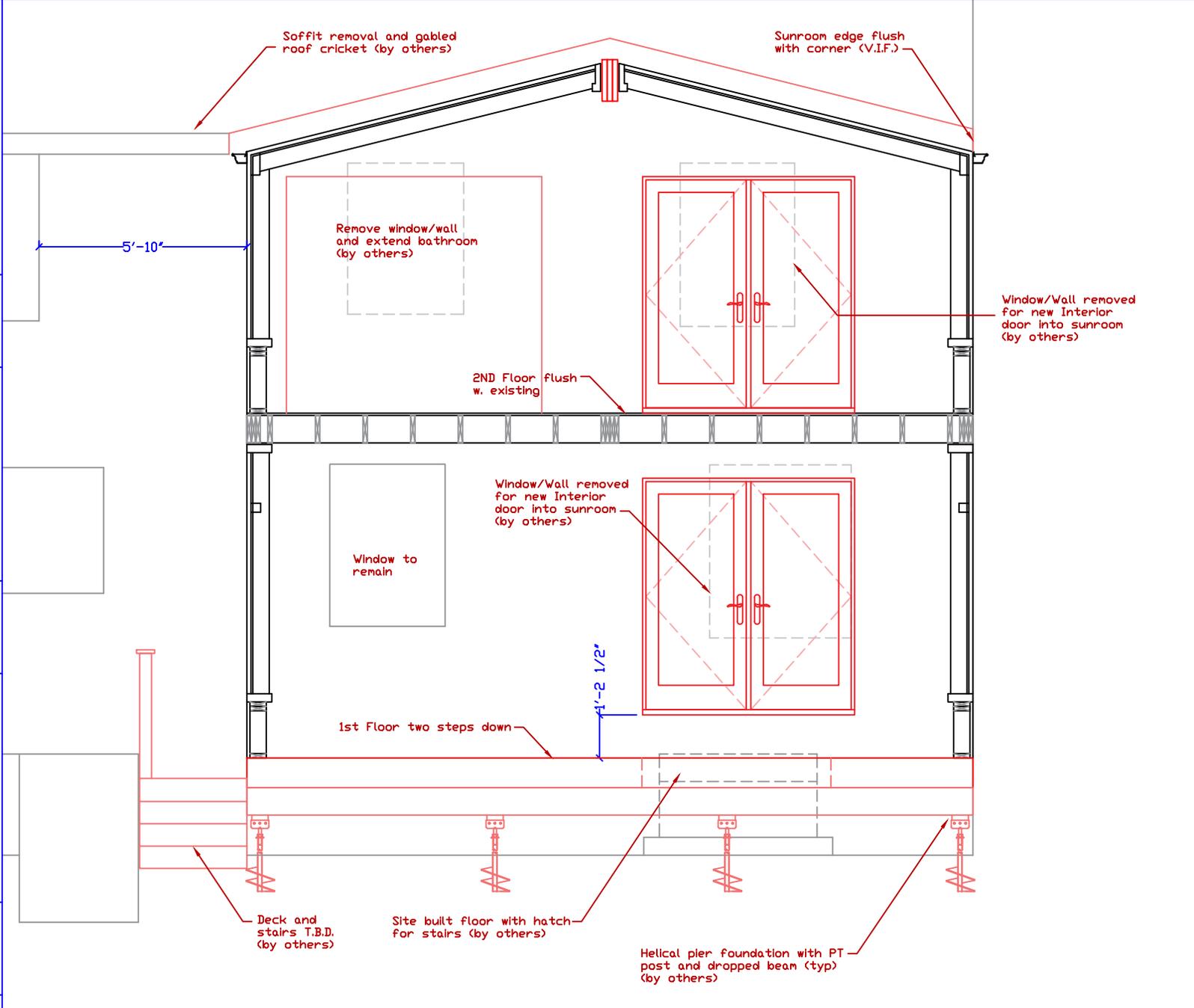


Drawn: MG
Date: 10-29-24
Scale: 5/16"=1'-0"

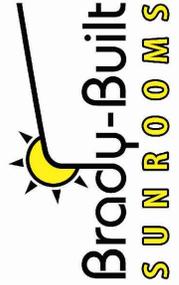
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Belmont, MA 02478

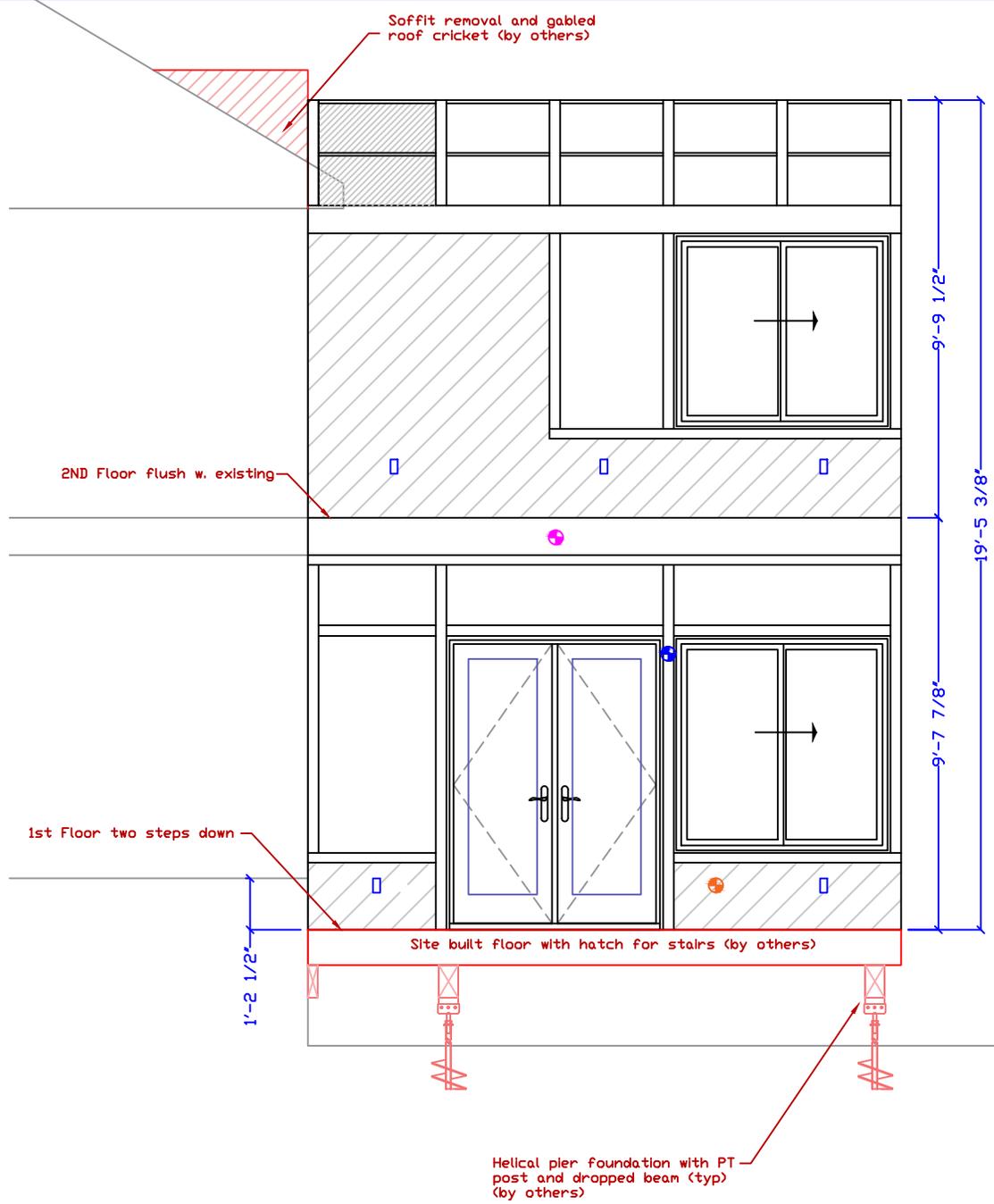
Sill2

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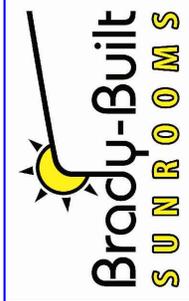
Face Elevation Overlay

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Side Elevation Overlay

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Drawn: MG
Date: 10-29-24
Scale: 1/4" = 1'-0"
OLs

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GENERAL SPECIFICATIONS:

All structural frame components with mortise & tenon joinery and fastened mechanically using 1/2"x5" lag screws w/ washers

All Fixed Glass Units Dual Seal w/ 7/8" Overall thickness unless specified otherwise

Exterior Weather Cap to be Aluminum extrusion 6063 Alloy/ T5 Temper with color matched Duracron finish

Standard Flashing shapes to be Aluminum .040 with color matched Duracron finish

GLULAM BEAM SPECIFICATIONS:

Moisture Content < 16%
Laminations t=1/4"
Southern Yellow Pine 24F-V3 SP/SP
(AITC Manual)
Fb = 2400 psi
Fv = 200 psi
E = 1,800,000 psi

Fc (perp to grain) = 650 psi
Fc (par to grain) = 1700 psi
Ft (par to grain) = 1150 psi
Eaxial = 1,600,000 psi
K = 20.6

COMPLIANCE STATEMENT:

As per R301.2.1.1.1: This addition is categorized as a CATEGORY V SUNROOM (conditioned, not thermally isolated.) Sunroom fenestrations conform to AAMA/NPEA/NSA 2100

OTHER NOTES & SPECIFICATIONS:

Exterior Aluminum Color: WHITE
Interior Wood Finish: PAINT *

* Approved paint color: Sherwin Williams #7070 "Site White" Satin Finish

Includes seamless aluminum gutter & downspout (1 ea side) materials only, installed by others

All wires with 25' whip from exit point unless specified otherwise

All fixtures & final wiring by others

GLASS AND GLAZING COMPONENTS:

Front & Endwalls: Fixed Insulated Glass
Clear/LowE Tempered

Roof: Fixed Insulated Glass
Bronze/LowE Tempered

Solid Roof Panel: Aluminum Sheet Exterior
Plywood Sheathing
Rigid Foam Insulation
Primed Sheetrock Interior

FRAMING/STRUCTURAL COMPONENTS:

Kneewall/ Solid Wall: 2x6 KD @ 16" OC
7/16" Zip System Sheathing
Unfinished Interior
(Insulation and Sheetrock by others)

Floor System: 2x10 KD @ 16" OC
3/4" CDX plywood sub floor
(Insulation and bottom drywall closure by others)

DOORS:

Double Inswing Patio Door 59.25"x81.5"
Wood Interior/ Clad Exterior
Full View Clear/LowE Tempered Glass
Multi Point Lockset
Satin Nickel Hardware
No Screen Included

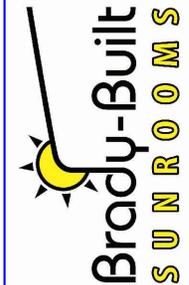
WINDOWS:

Sliding Window 63.5"x59.5"; 63.5"x53.5"; 59.5"x59.5"; 59.5"x53.5"
White Vinyl Interior/ Exterior
Clear/LowE Tempered Glass
Color Matched Frame, Sash, Hardware
Screen Included

ELECTRICAL COMPONENTS:

- = 14-2 Romex Wire & Duplex Box for electrical plug
- ⊕ = 14-2 Romex Wire only for exterior GFCI plug
- ⊕ = 14-2 Romex Wire & Exterior Box for light
- ⊕ = 14-3 Romex Wire for ceiling fan/light
- ⊕ = 14-2 Romex Wire for 4" recessed LED light
- ⊕ = 14-2 Romex Wire for exterior accent light

General Notes and Legend



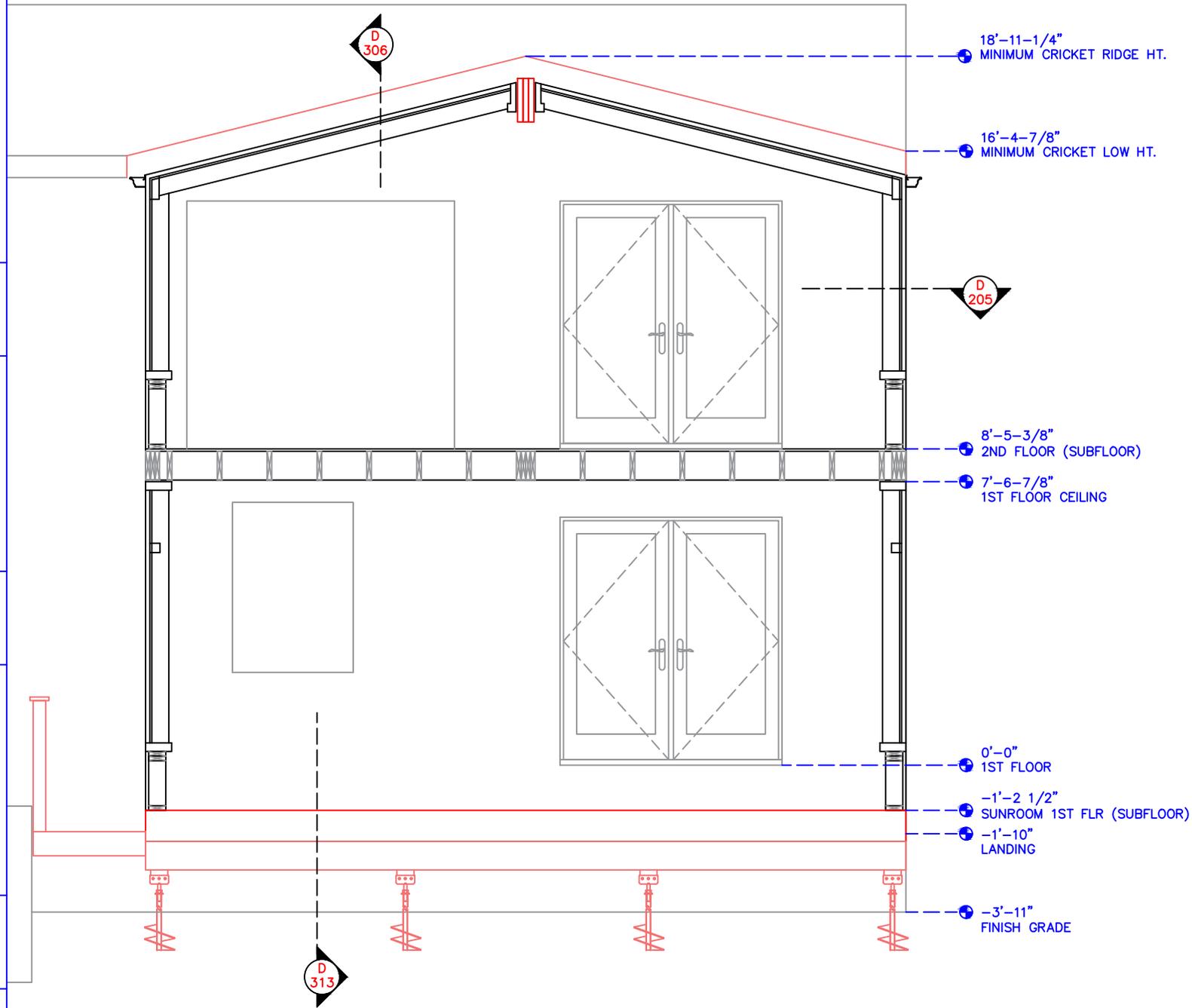
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Date: 10-29-24
Scale: NTS

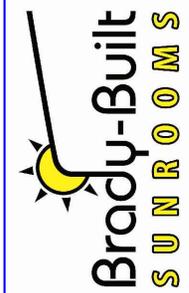
Notes

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Site Elevations
To be Verified in Field



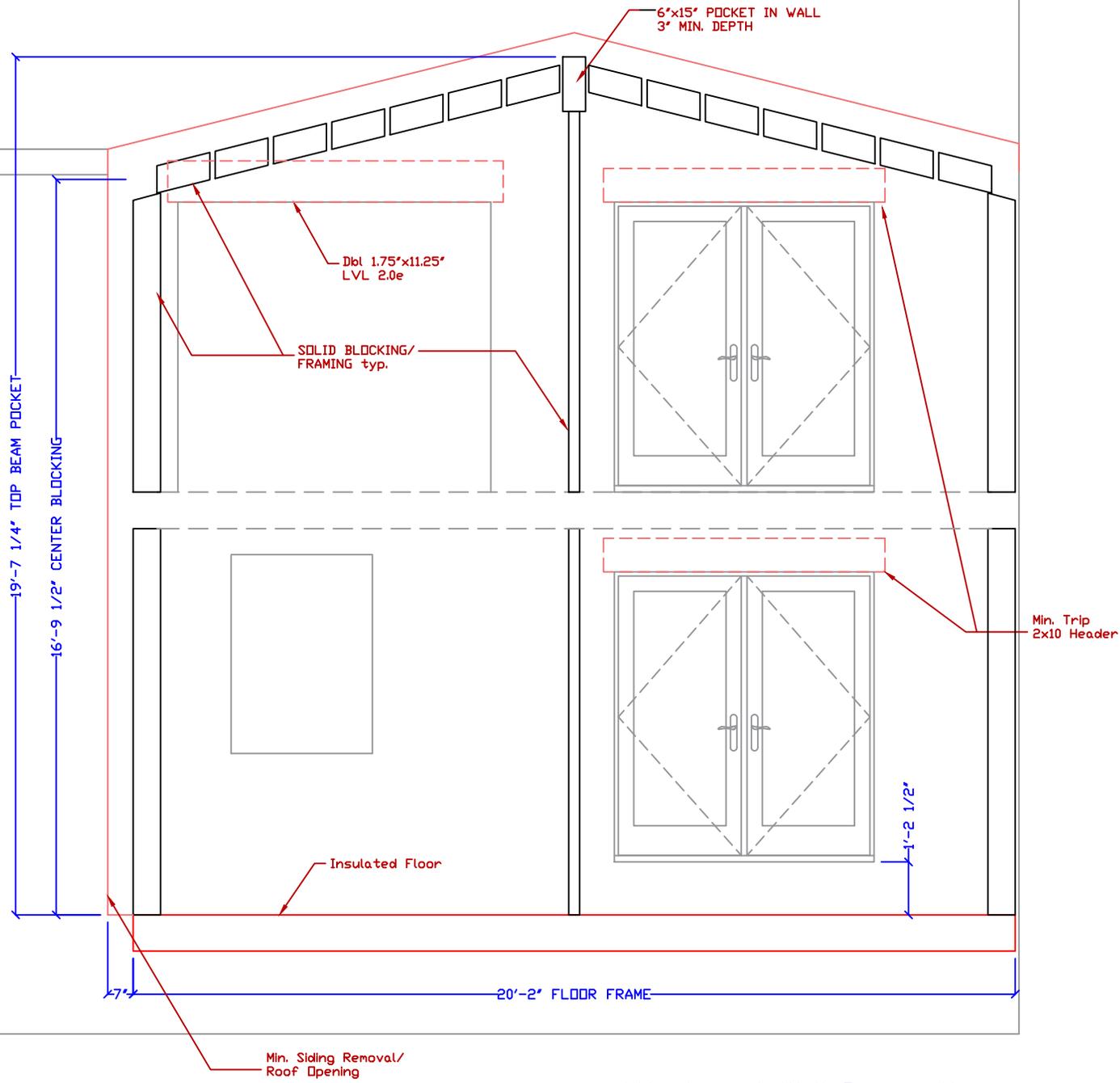
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Drawn:	MG
Date:	12-26-24
Scale:	NTS

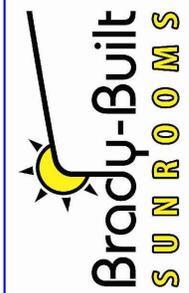
SP1

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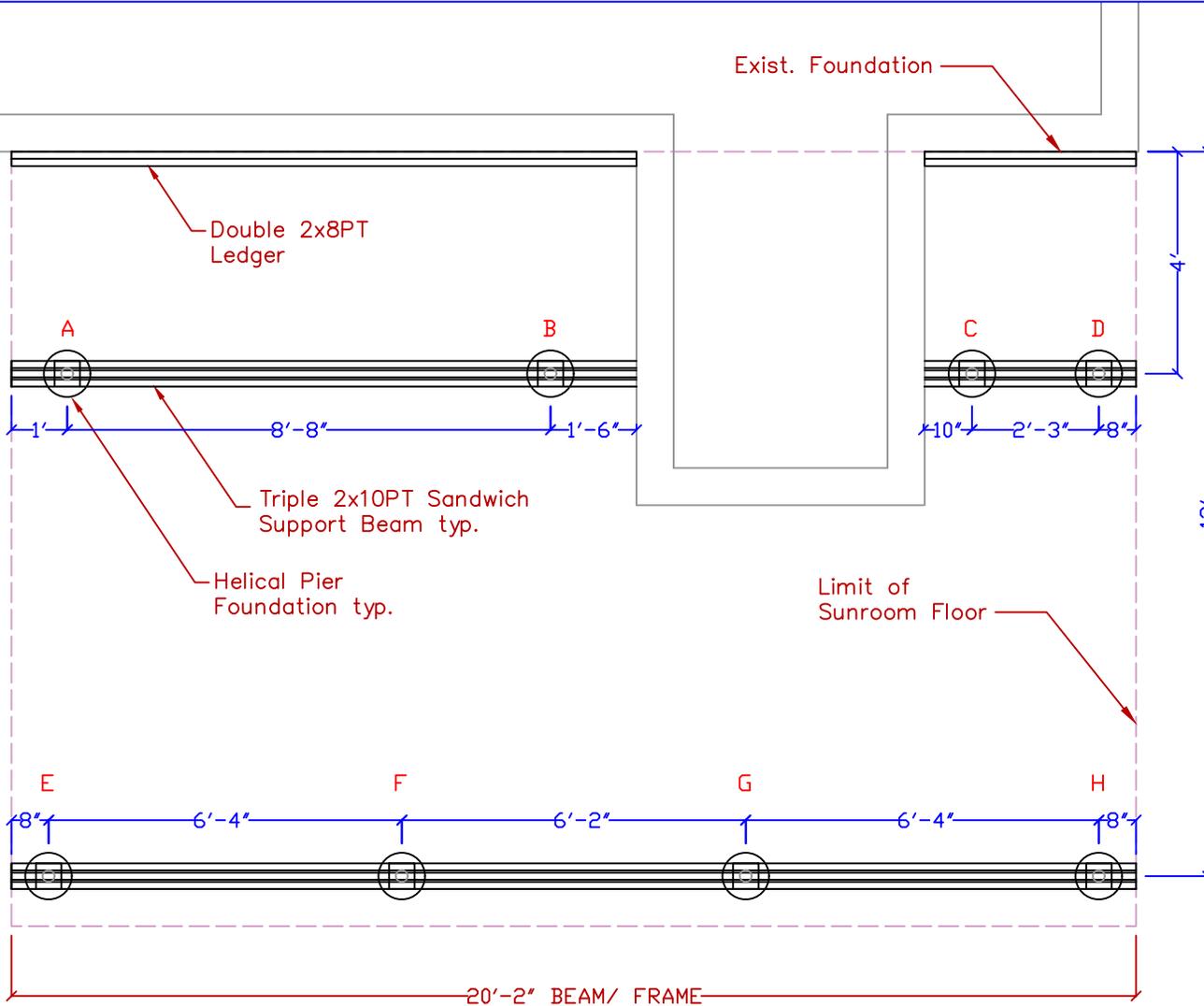
Attachment Wall Preparation
All Work Shown By Others



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Date:	12-26-24
Scale:	NTS
SP2	

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Notes:

Measure from face of house sheathing not face of foundation

Helical screw at each pier location to be sized to adequately support a minimum imposed load value shown as per TABLE 1

Install SST H2.5A Connectors from support beams to floor joists above

Install temporary bracing to stabilize beams during installation

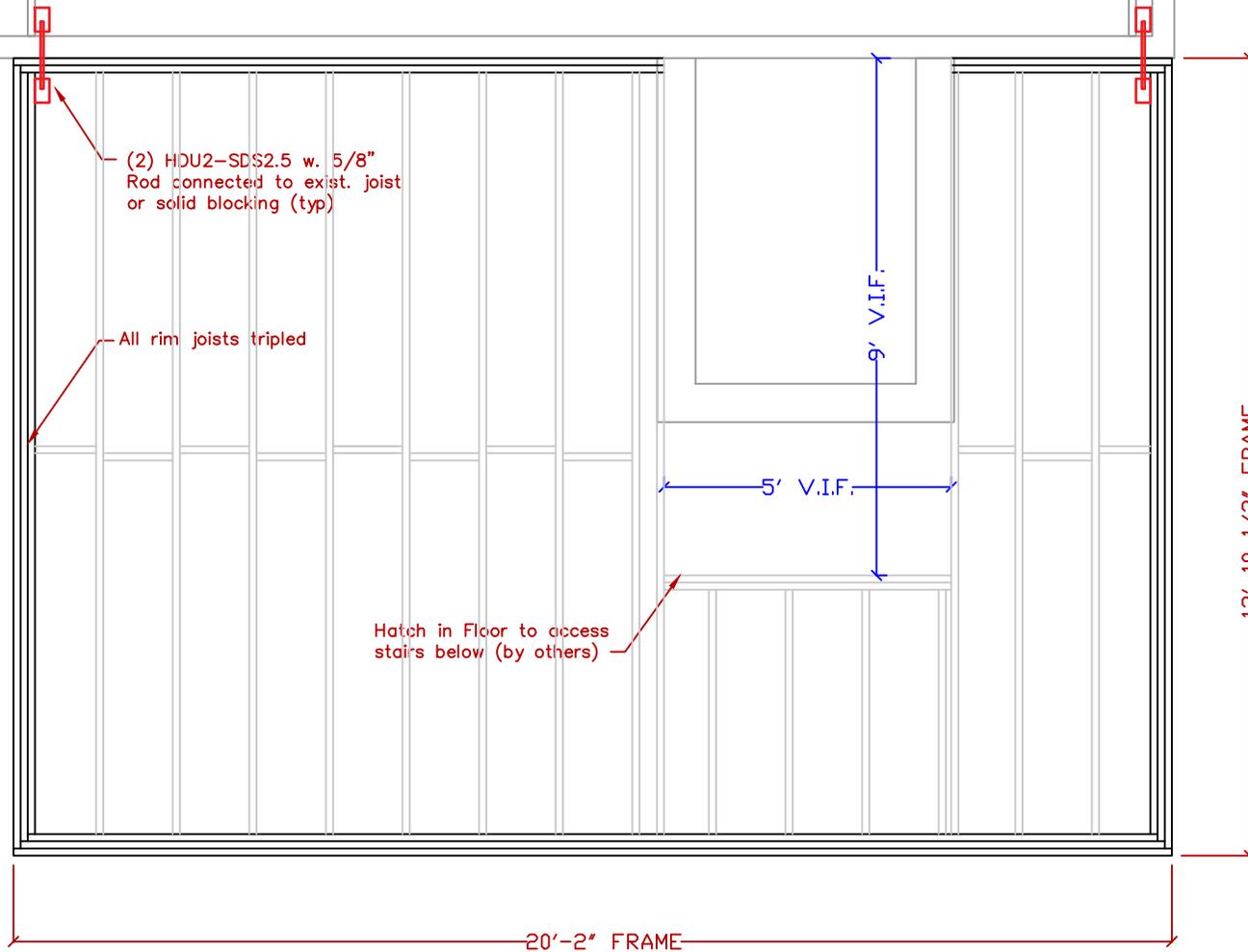
TABLE 1: MINIMUM LOAD BEARING OF HELICAL PIERS

PIER	MINIMUM LOAD (lbs)
A	4200#
B	6300#
C	3900#
D	2000#
E	3200#
F	4100#
G	4100#
H	3200#



Foundation Plan
All Work Shown By Others

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Drawn: MG	Date: 12-16-24
	Scale: 5/16"=1'-0"
Fdn	
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1st Floor Notes:

ALL WORK SHOWN BY OTHERS

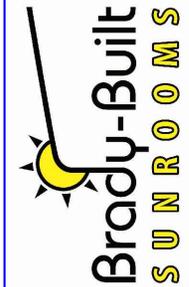
Measure from face of sheathing, not foundation

2x10 joists at 16" OC (typ) support at each end with SST LU210Z galvanized hangers. Insulate between joists using (min) R-30 fiberglass batts, vapor barrier up. Close new floor structure with 3/4" CDX plywood sub floor. Close bottom of structure with 1/2" PT plywood

Floor structure must be leveled at full span within 1/4" tolerance, squared within 1" tolerance



1st Floor Framing Plan



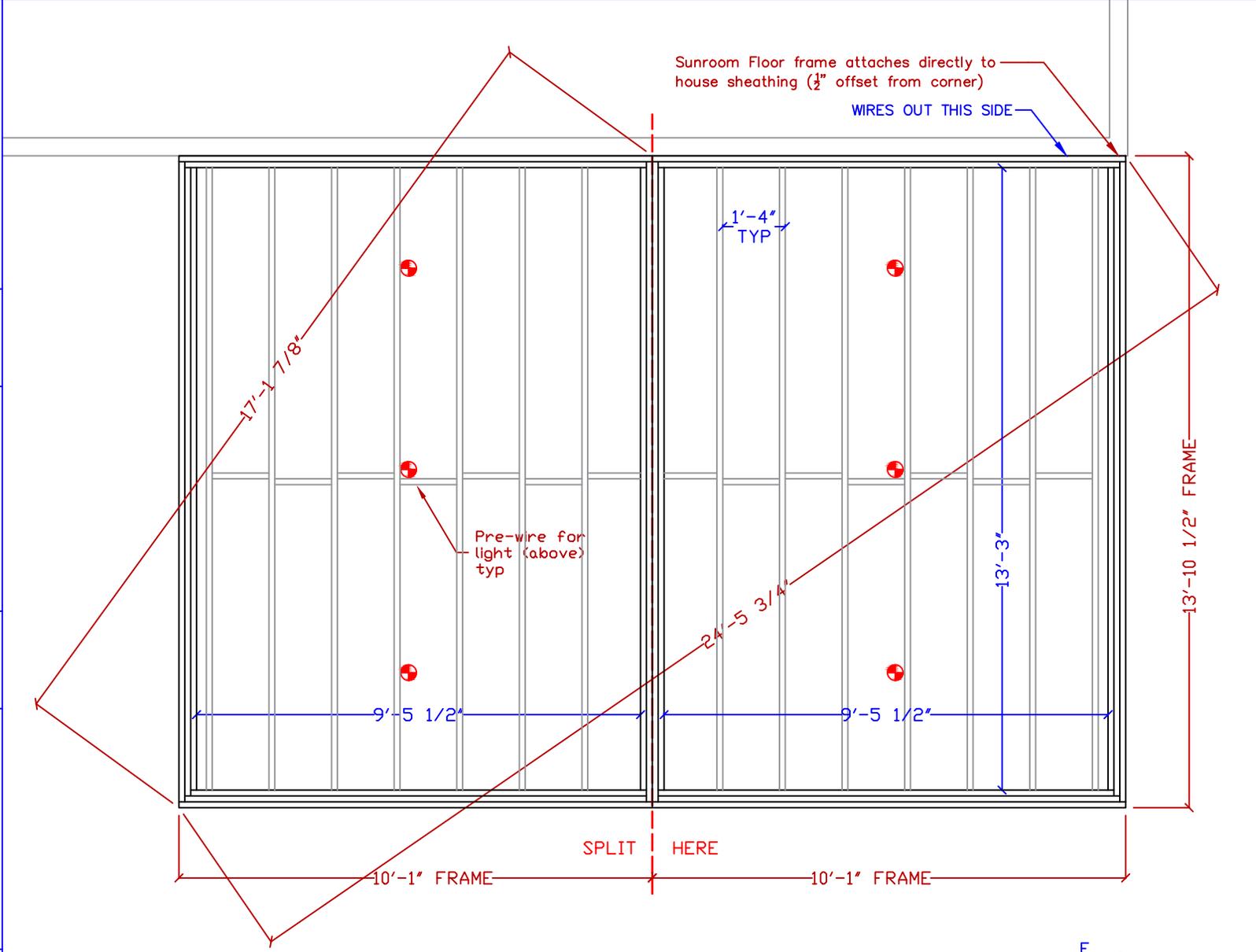
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Drawn:	MG
Date:	12-16-24
Scale:	5/16"=1'-0"

Floor1

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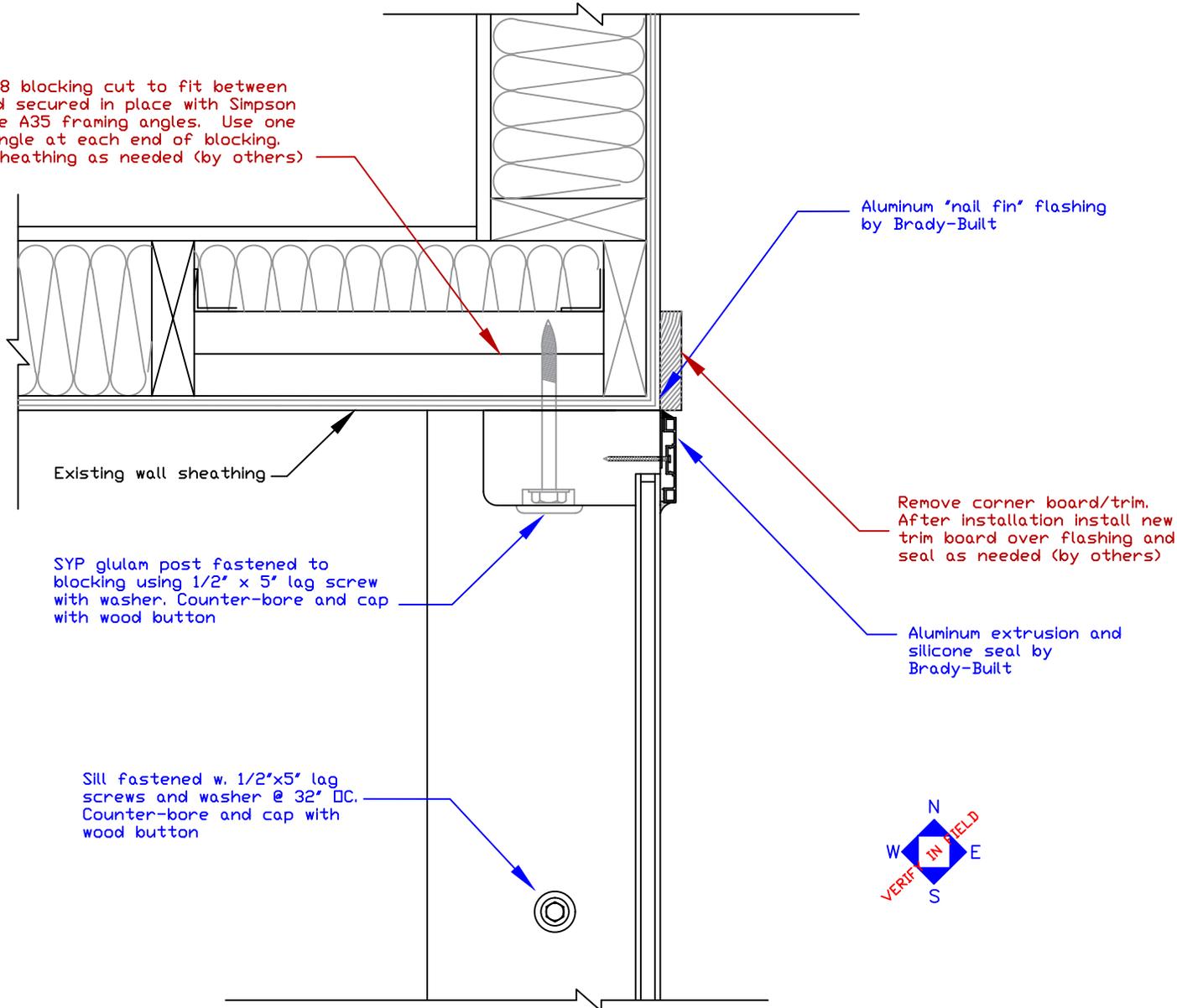
2nd Floor Notes:
 2x10 joists at 16" OC (typ) support at each end with SST LU210Z galvanized hangers. Perimeter joists to be 2x10 PT
 NO INSULATION/BOTTOM PLYWOOD (Insulation and ceiling closure by others)
 NOTE: Subfloor to be screwed, not nailed, for additional access

2nd Floor Framing Plan



160 Southbridge St. Auburn, MA 01501 Tel: 508-798-2600 Fax: 508-798-3034 www.sunroomsbybrady.com				Floor 2	
Drawn: MG	Date: 12-16-24	Scale: 5/16"=1'-0"	Confidential, Brady-Built Inc.		
Sonia Kumar & Nate Harrison 29 Trowbridge Street Belmont, MA 02478					

Double 2x8 blocking cut to fit between studs and secured in place with Simpson Strong Tie A35 framing angles. Use one framing angle at each end of blocking. Replace sheathing as needed (by others)



Existing wall sheathing

SYP glulam post fastened to blocking using 1/2" x 5" lag screw with washer. Counter-bore and cap with wood button

Sill fastened w. 1/2"x5" lag screws and washer @ 32" OC. Counter-bore and cap with wood button

Aluminum "nail fin" flashing by Brady-Built

Remove corner board/trim. After installation install new trim board over flashing and seal as needed (by others)

Aluminum extrusion and silicone seal by Brady-Built



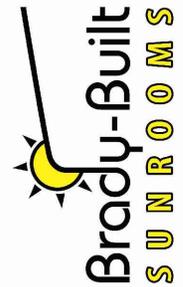
D-205 (Plan View)
Typical Detail at End Wall Connection

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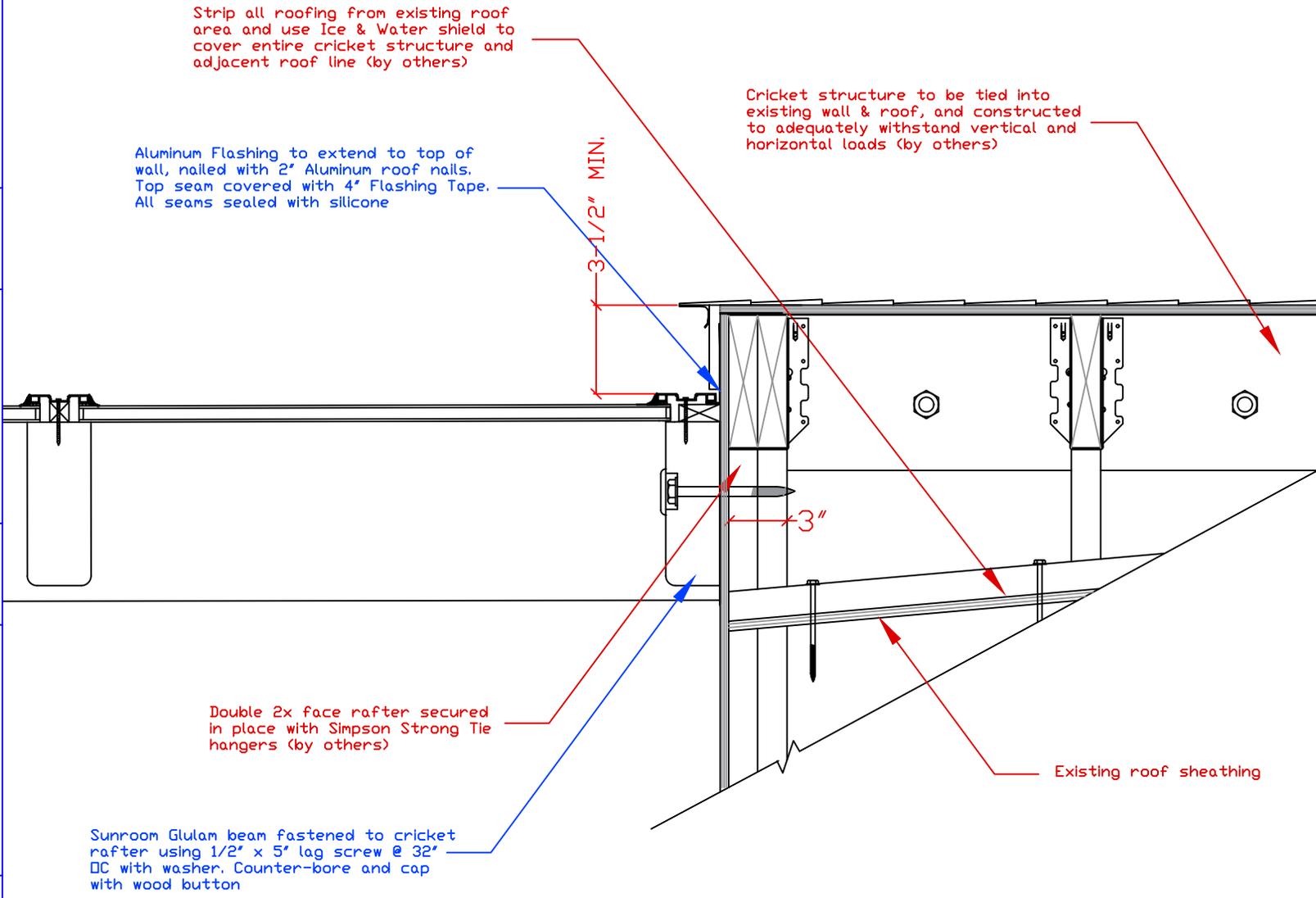
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Date:	12-26-24
Scale:	NTS

D205

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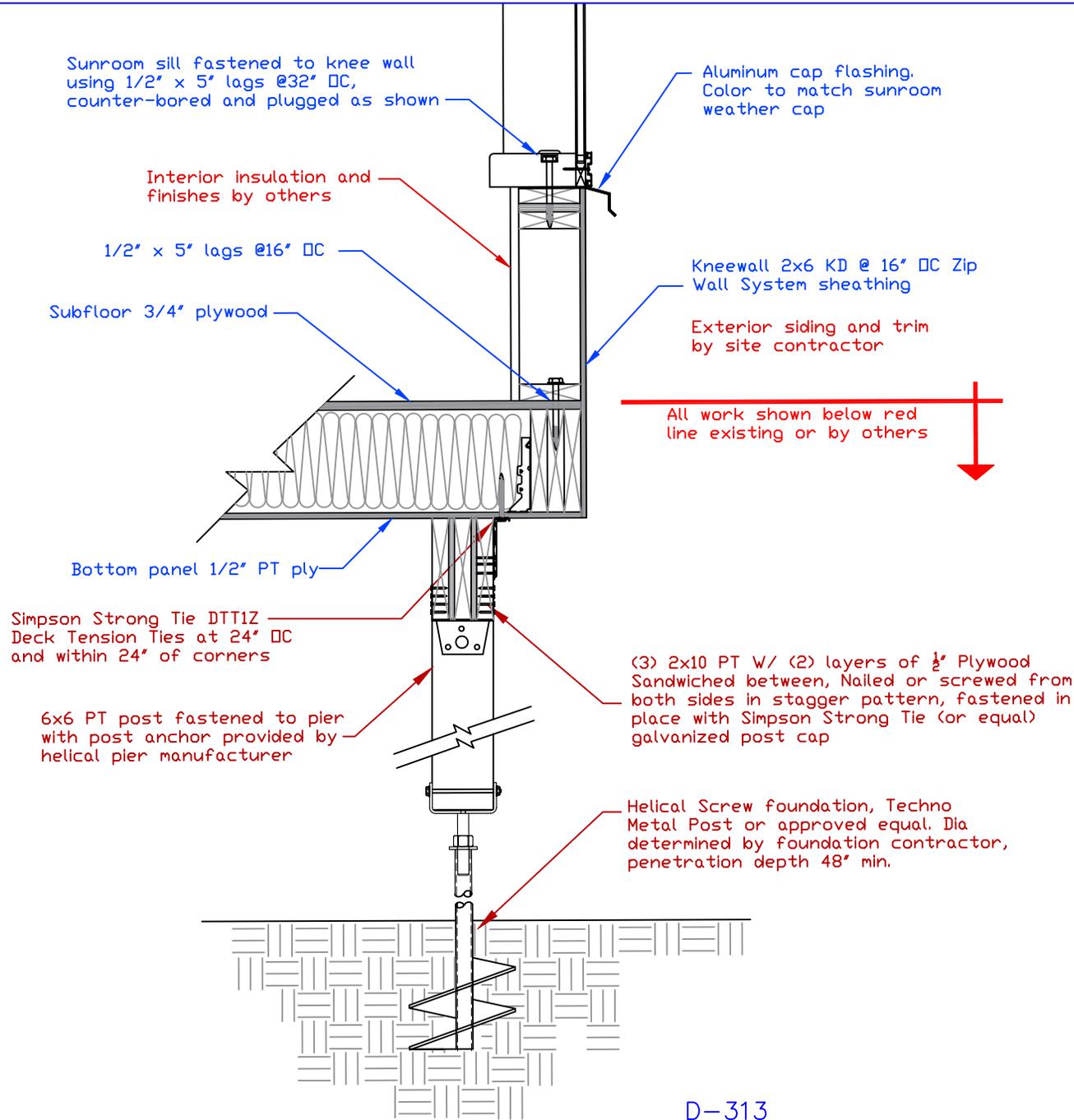


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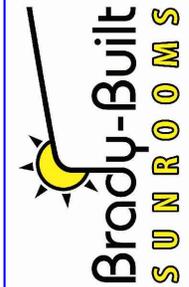


D-306
Typical Detail at Roof Rafter Connection

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D-313
Typical Detail at Foundation/
Floor/ Sill Connection



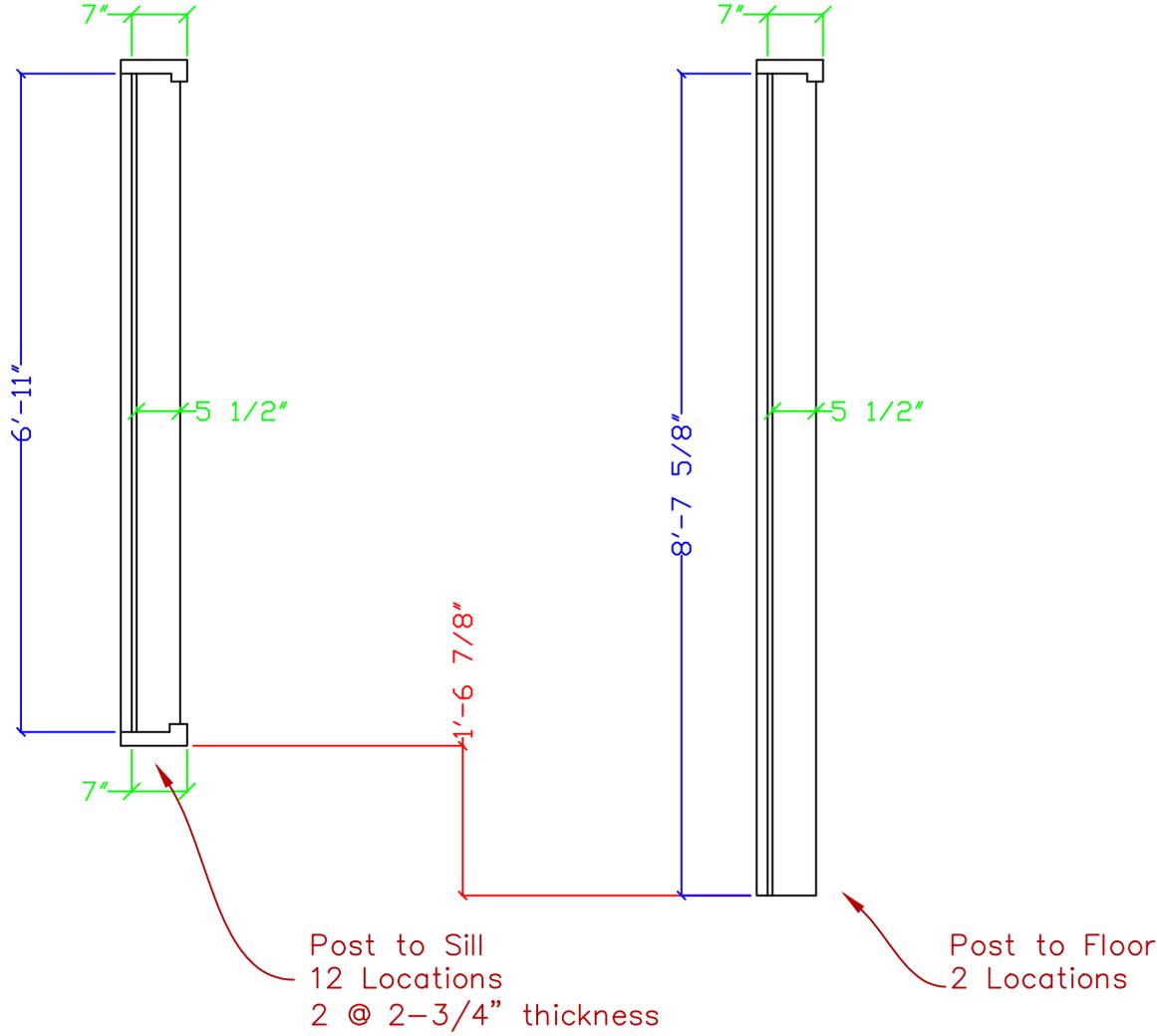
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Date:	12-26-24
Scale:	NTS

D313

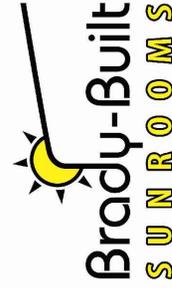
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Cross Section with Frame Detail "A"
For Shop Use Only

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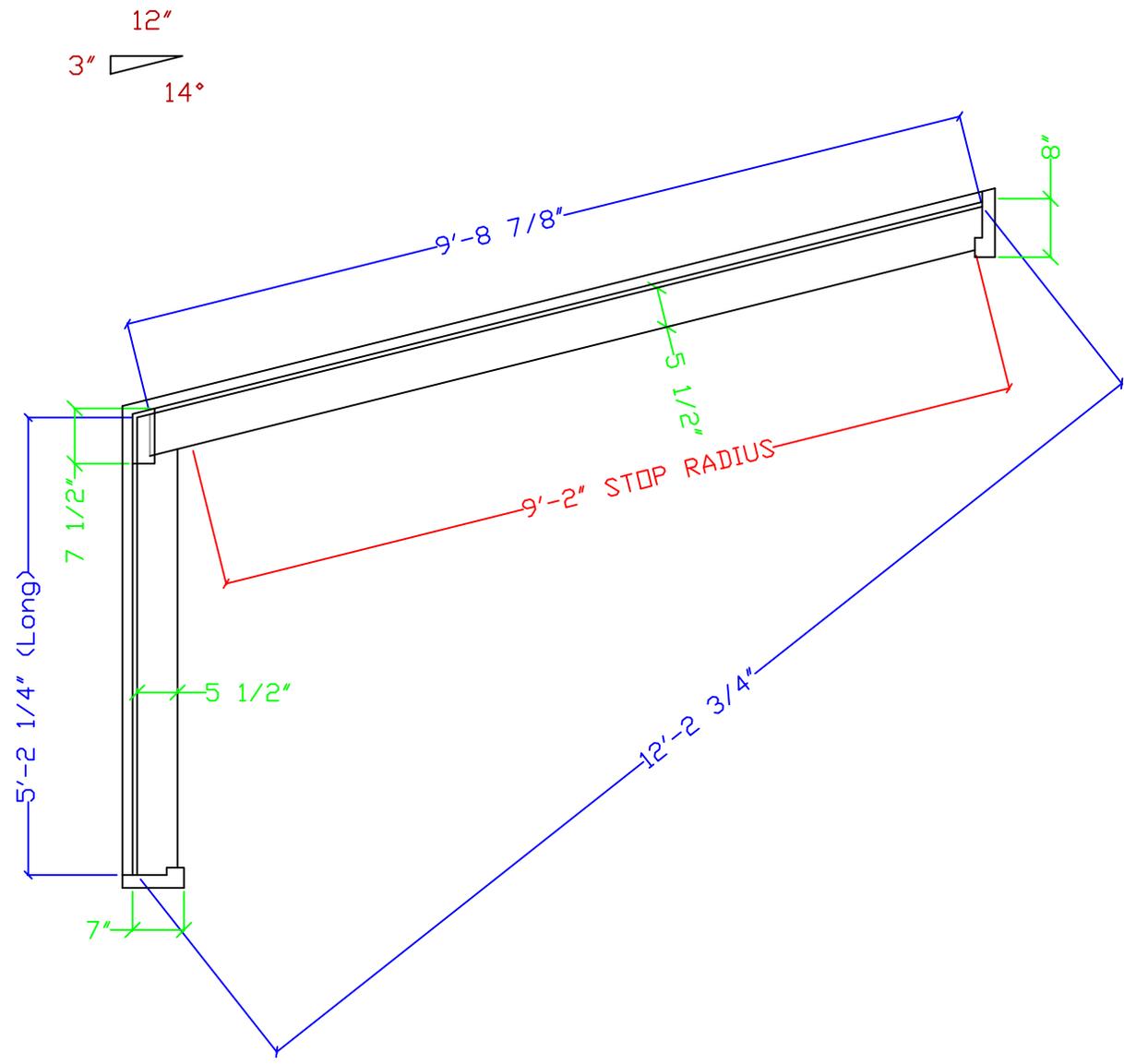


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Date: 12-13-24
Scale: NTS

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Belmont, MA 02478

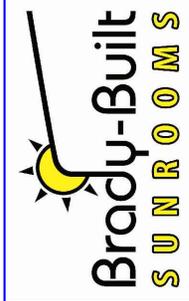
B.a

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Cross Section with Frame Detail "B"
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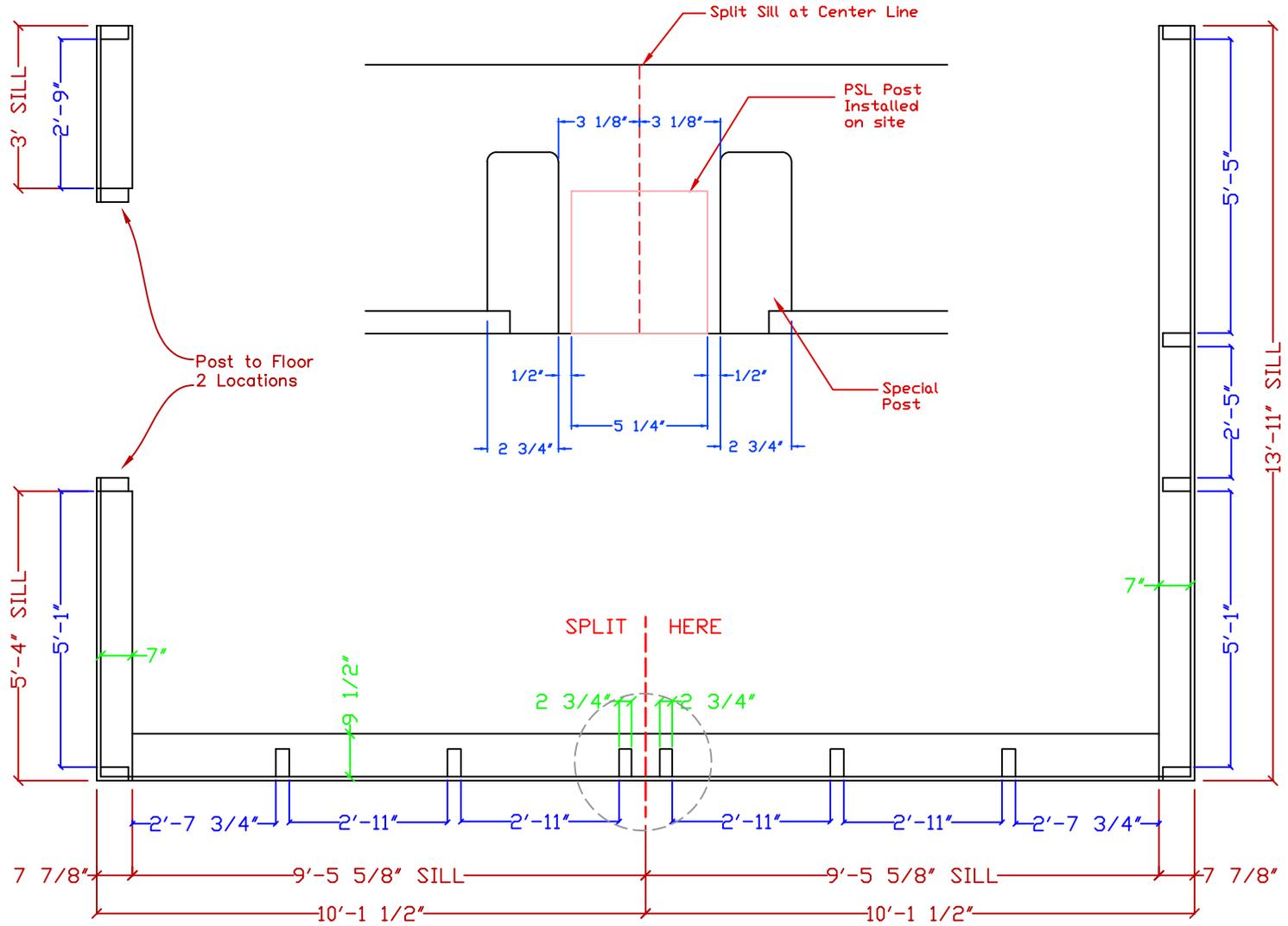
160 Southbridge St.
Auburn, MA 01501
Tel: 508-798-2600
Fax: 508-798-3034
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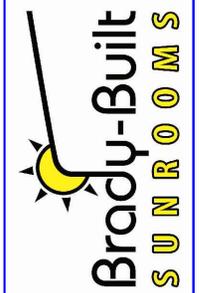
Drawn:	MG
Date:	12-13-24
Scale:	NTS

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B.b
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Sill Plan Detail - 1st Floor "A"
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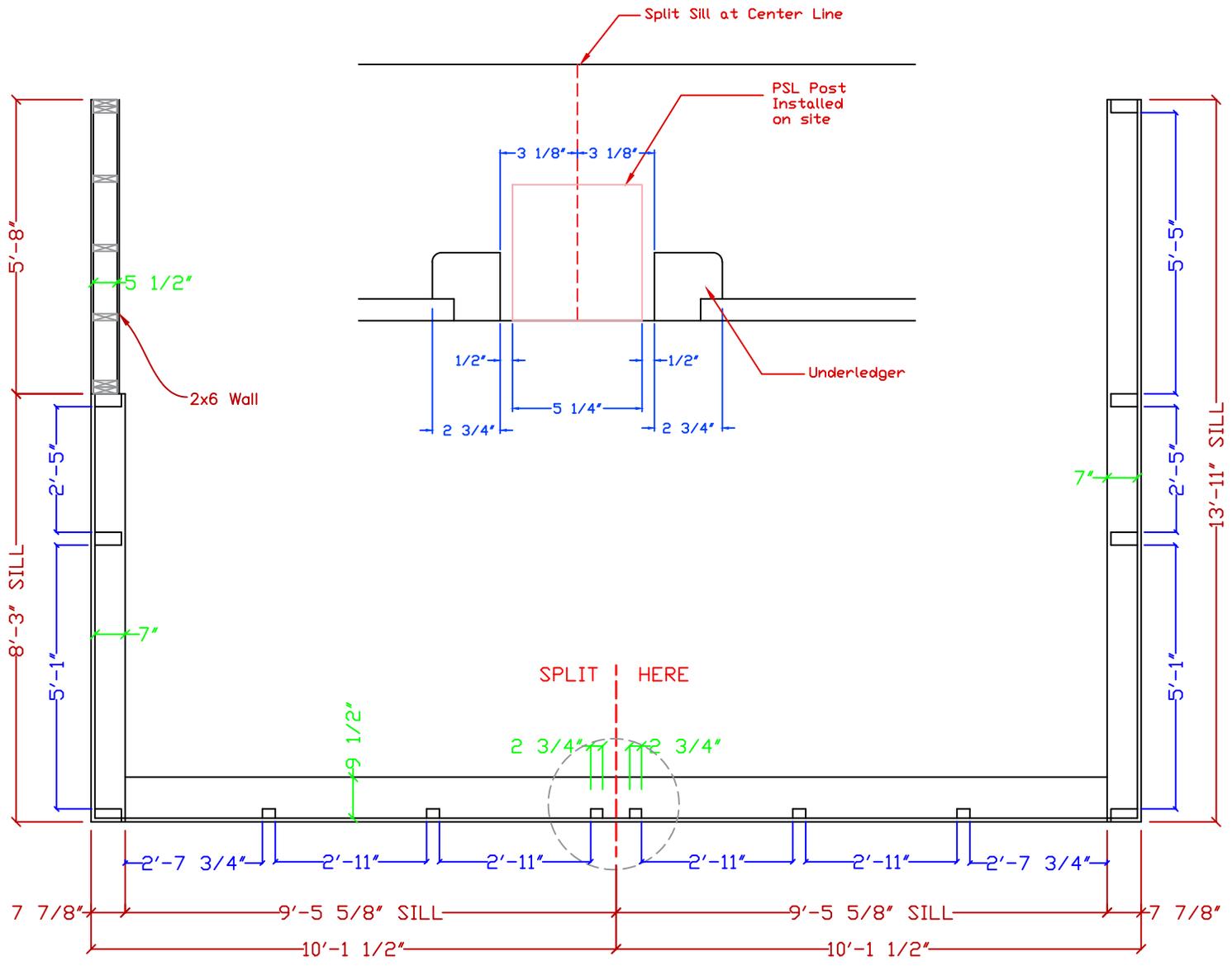
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Drawn:	MG
Date:	12-13-24
Scale:	NTS

S.a

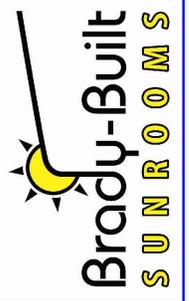
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Sill Plan Detail - 2nd Floor "B"
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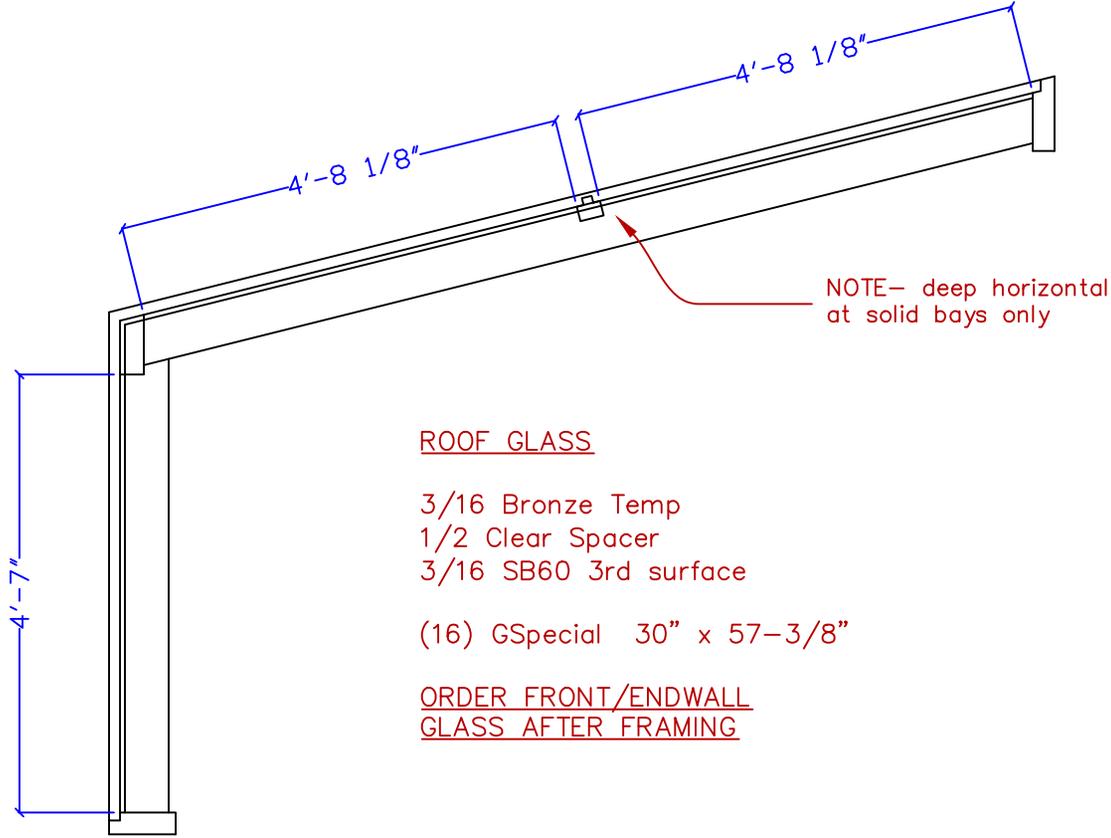
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Drawn:	MG
Date:	12-13-24
Scale:	NTS
S.b	

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Dimensions shown between framing



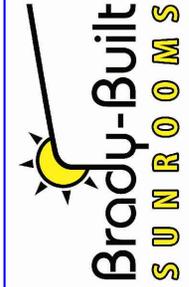
ROOF GLASS

- 3/16 Bronze Temp
- 1/2 Clear Spacer
- 3/16 SB60 3rd surface

(16) GSpecial 30" x 57-3/8"

ORDER FRONT/ENDWALL
GLASS AFTER FRAMING

Roof Frame Spacing & Glass Info
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G.1

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