

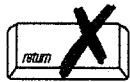
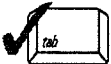


# WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

## A. General Information

**Important:**  
When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



1. Applicant:

Warren Russo  
Name

warrenrusso@live.com  
E-Mail Address

182 Northern Boulevard  
Mailing Address

Newburyport MA 01950  
City/Town State Zip Code

(978) 701-4561  
Phone Number

Fax Number (if applicable)

2. Representative (if any):

Brady-Built Sunrooms  
Firm

Kevin Keiler  
Contact Name

kevin@bradyrooms.com  
E-Mail Address

180 Southbridge St  
Mailing Address

Auburn MA 01501  
City/Town State Zip Code

508-798-2600  
Phone Number

Fax Number (if applicable)

## B. Determinations

1. I request the Newburyport Conservation Commission make the following determination(s). Check any that apply:

- a. whether the **area** depicted on plan(s) and/or map(s) referenced below is an area subject to jurisdiction of the Wetlands Protection Act.
- b. whether the **boundaries** of resource area(s) depicted on plan(s) and/or map(s) referenced below are accurately delineated.
- c. whether the **work** depicted on plan(s) referenced below is subject to the Wetlands Protection Act.
- d. whether the area and/or work depicted on plan(s) referenced below is subject to the jurisdiction of any **municipal wetlands ordinance or bylaw** of:

Newburyport  
Name of Municipality

- e. whether the following **scope of alternatives** is adequate for work in the Riverfront Area as depicted on referenced plan(s).



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## C. Project Description

1. a. Project Location (use maps and plans to identify the location of the area subject to this request):

<u>182 Northern Boulevard</u>	<u>Newburyport</u>
Street Address	City/Town
<u>76-257</u>	
Assessors Map/Plat Number	Parcel/Lot Number

b. Area Description (use additional paper, if necessary):

The area is a single family house lot. It is surrounded on all sides by other single family houses and side streets. There is no direct path to a wetlands or water area that does not cross an established road. The entire lot is sandy soil, with an almost immediate perk rate. There is an existing deck there now that was built to support the weight of a future addition.

c. Plan and/or Map Reference(s):

<u>Brady-Built sunroom plans</u>	<u>06/21/22</u>
Title	Date
<u>Plot plan</u>	<u>06/04/2012</u>
Title	Date
<u></u>	<u></u>
Title	Date

2. a. Work Description (use additional paper and/or provide plan(s) of work, if necessary):

Warren & Pat Russo have an existing 16' x 32' deck on the back side of their house. The deck was originally built for the purpose of a future sunroom, so the footings and supports were oversized at the time of construction to support the future load. Due to weather, wind, bugs, etc., most of the deck does not get used very often.

They are proposing to install a new 12' x 16'10 Brady Sunroom on a portion of the deck to get more use out of that area.

The deck and Sunroom are 6 Ft off the ground and the existing supports are fine. During the engineering of the room, it was discovered that one corner falls between two of the supports. This would not be adequate for today's requirements. So we are proposing to add one Helix Screw under that corner of the room. We use these in sensitive wetland areas because they only disturb 10 cups of soil per hole.

The Russos hired us because everything is built in our factory then delivered and set with a crane. So there will be no heavy machinery used in this area for the project.

When the deck was constructed, it was built as a cover area for the cars parked below as well. So there is little or no spacing between decking materials. Because the deck already exists, and the proposed Sunroom is not very large, we feel this entire project can be done with no impact to the wetlands area.

We respectfully request the board grant us permission to start the project.

Sincerely,

Kevin M. Kieler Chief Designer, Brady-Built Sunrooms



## WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

### C. Project Description (cont.)

b. Identify provisions of the Wetlands Protection Act or regulations which may exempt the applicant from having to file a Notice of Intent for all or part of the described work (use additional paper, if necessary).

There are 3 reasons why this would be exempt from a full NOI filing. 1 – The deck already exists and the sona tubes used to build the deck were sized to handle the future load of the addition. There will only be one Helix screw required on the far left corner. 2 – Because of this, and the fact that it is only a 192 Sq. FT. It would be consider a low Impact project under the wetland guidelines because there will be no excavation required and very little or no impact on the wetlands. 3 - There are no direct lines to any wetlands that do not cross an established street and or established single family home lot.

3. a. If this application is a Request for Determination of Scope of Alternatives for work in the Riverfront Area, indicate the one classification below that best describes the project.

- Single family house on a lot recorded on or before 8/1/96
- Single family house on a lot recorded after 8/1/96
- Expansion of an existing structure on a lot recorded after 8/1/96
- Project, other than a single-family house or public project, where the applicant owned the lot before 8/7/96
- New agriculture or aquaculture project
- Public project where funds were appropriated prior to 8/7/96
- Project on a lot shown on an approved, definitive subdivision plan where there is a recorded deed restriction limiting total alteration of the Riverfront Area for the entire subdivision
- Residential subdivision; institutional, industrial, or commercial project
- Municipal project
- District, county, state, or federal government project
- Project required to evaluate off-site alternatives in more than one municipality in an Environmental Impact Report under MEPA or in an alternatives analysis pursuant to an application for a 404 permit from the U.S. Army Corps of Engineers or 401 Water Quality Certification from the Department of Environmental Protection.

b. Provide evidence (e.g., record of date subdivision lot was recorded) supporting the classification above (use additional paper and/or attach appropriate documents, if necessary.)

See attached assessors card



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Newburyport  
City/Town

## WPA Form 1- Request for Determination of Applicability

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

### D. Signatures and Submittal Requirements

I hereby certify under the penalties of perjury that the foregoing Request for Determination of Applicability and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge.

I further certify that the property owner, if different from the applicant, and the appropriate DEP Regional Office were sent a complete copy of this Request (including all appropriate documentation) simultaneously with the submittal of this Request to the Conservation Commission.

Failure by the applicant to send copies in a timely manner may result in dismissal of the Request for Determination of Applicability.

Name and address of the property owner:

Warren Russo

Name

182 Northern Boulevard

Mailing Address

Newburyport

City/Town

MA

State

01950

Zip Code

Signatures:

I also understand that notification of this Request will be placed in a local newspaper at my expense in accordance with Section 10.05(3)(b)(1) of the Wetlands Protection Act regulations.

Signature of Applicant

07/18/22

Date

Signature of Representative (if any)

07/18/22  
Date



160 Southbridge St., Auburn, MA 01501

July 18, 2022

To: Conservation Commission Description of Project

182 Northern Blvd.

Warren & Pat Russo have an existing 16' x 32' deck on the back side of their house. The deck was originally built for the purpose of a future sunroom, so the footings and supports were oversized at the time of construction to support the future load. Due to weather, wind, bugs, etc., most of the deck does not get used very often.

They are proposing to install a new 12' x 16'10 Brady Sunroom on a portion of the deck to get more use out of that area.

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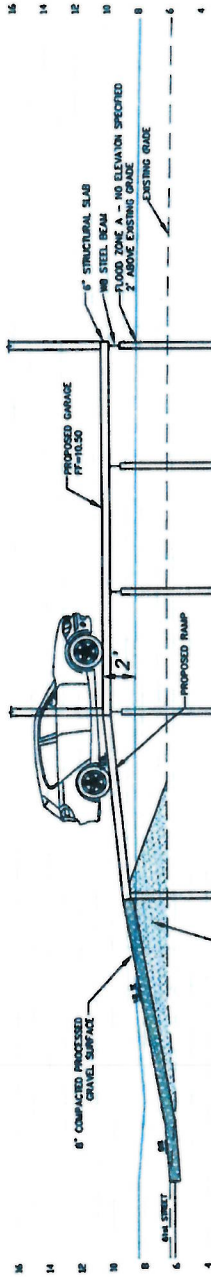
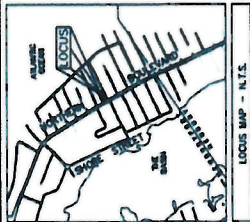
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Sincerely,

Kevin M. Kieler Chief Designer, Brady-Built Sunrooms





- LEGEND**
- CHAIN LINK FENCE
  - EXISTING UTILITY POLE
  - EXISTING SPOT ELEVATION
  - EXISTING CONTOUR
  - EXISTING SPOT ELEVATION
  - PROPOSED CONTOUR
  - CONCRETE-EXISTING DECK
  - DEMOLISH BITUMEN SURFACE 725 SF
  - PLANTING AREA "A" 1,600 SF
  - PLANTING AREA "B" 1,400 SF
  - PLANTING AREA "C" 1,310 SF

**SITE SECTION A-A**  
SCALE: HORIZ. 1"=4'-0"  
VERT. 1"=4'-0"

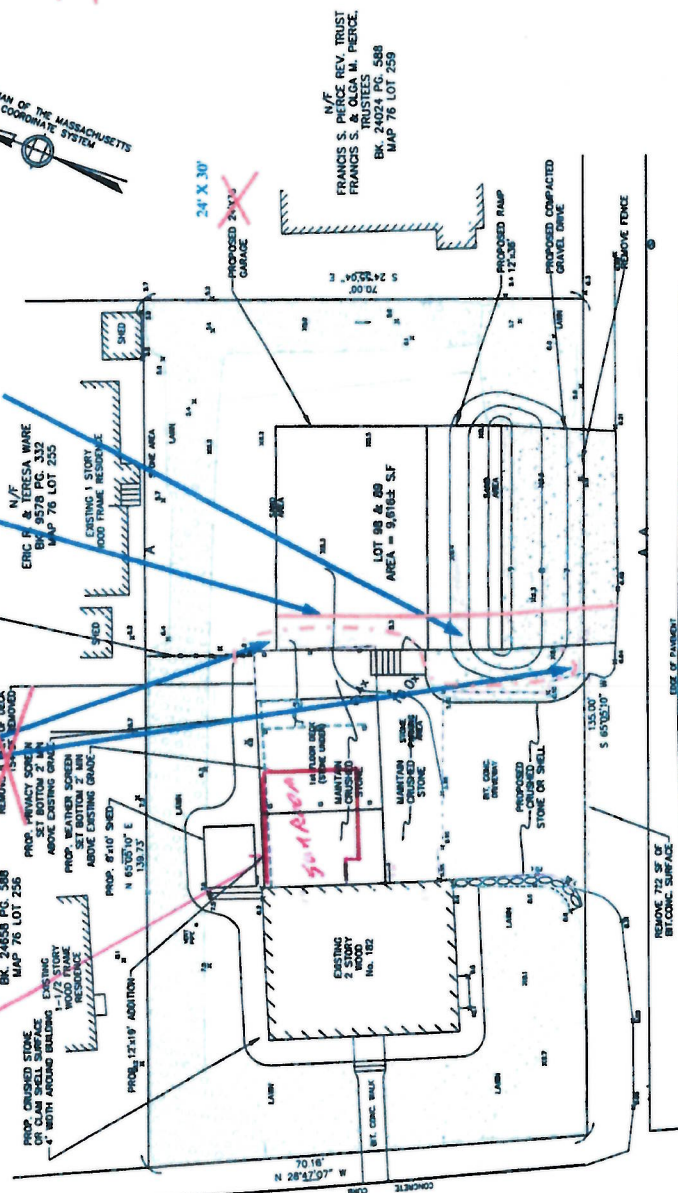
Extend path around deck. Extend path from drive to garage ramp. Gravel/Feston or shell.

Extend planting areas outside garage footprint not part of path areas.

New garage and ramp edge shifts 6 feet along with edge of grading.

Extend planting areas to include all areas outside garage footprint not part of path areas.

*Proposed 12' x 16' 10" Sun Room*



**Note: Mitigation areas** shown are minimum and will be met or exceeded by revision. All blue text and arrows, orange dashed and solid lines, and red cross-outs were added by Hughes Environmental Consulting on 10/11/2013.

N/F FRANCIS S. PRICE REV. TRUST FRANCIS S. & OLGA M. PRICE, TRUSTEES  
BK. 24024 PG. 588  
MAP 76 LOT 259

**NOTES**  
ELEVATIONS INDICATED ON PLAN ARE BASED ON NAVD 88 DATUM ANGEL WITH FLOOD ZONE A. NO ELEVATION REFERENCED, 2 FEET ABOVE EXISTING GRADE.  
THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS ON THE SUBJECT PROPERTY AND TO SHOW THE PROPOSED IMPROVEMENTS. THE PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY PERFORMED ON JUNE 1, 2012 BY DESIGN CONSULTANTS, INC.  
ADDITIONAL INFORMATION USED IN THE PREPARATION OF THIS PLAN WAS OBTAINED FROM THE CITY OF NEWBURYPORT ASSESSOR'S OFFICES.  
THIS PLAN IS THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THIS PLAN CONFORMS TO THE TECHNICAL AND PROCEDURAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS.

**LOCAL TITLE INFORMATION**  
LOT 101 WATER STREET  
OWNER: ELM STREET FARMS, INC.  
DEED REFERENCE: BK. 13033 PG. 321  
PLAN REFERENCE: PLAN 789 OF 1987  
ASSESSORS: MAP 31, LOT 6

**PLAN REFERENCES**  
PLAN 789 OF 1988  
PLAN 57 OF 1975  
PLAN BK. 114 PLAN #1  
1997 COUNTY UNDIST. PLAN # 2725

*Final Plan - APPROVED 10/11/13*

PROJECT: PLAN OF LAND IN  
DATE: 10/11/13  
SHEET: 1 OF 1

SITE PLAN TO ACCOMPANY  
NOTICE OF INTENT  
182 NORTHERN BOULEVARD  
WARREN P. RUSSO

DESIGN: [ ]  
DRAWING: [ ]  
CHECKED: JDC  
APPROVED: [ ]

NO.	DATE	BY	REVISIONS
1.	5-18-12	SMS	Remove item, add primary changing enclosure under deck
2.	11-1-12	SMS	Condition of / Deleted Architectural Detail
3.	5-17-13	SMS	Remove end of deck

SCALE: HORIZ. 1"=10'-0"  
VERT. 1"=4'-0"

Copyright © 2012 Design Consultants, Inc.  
**Design Consultants, Inc.**  
Consulting Engineers and Surveyors  
120 BROADWAY AVENUE  
NEWBURYPORT, MA 01945  
617-776-5600





# 182 NORTHERN BLVD

**Location** 182 NORTHERN BLVD

**MBLU** 76/ 257/ 11

**Owner** RUSSO WARREN P TRS

**Assessment** \$517,900

**PID** 5426

**Building Count** 1

## Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2022	\$218,000	\$299,900	\$517,900

## Owner of Record

**Owner** RUSSO WARREN P TRS  
**Co-Owner** WARREN P RUSSO TRUST  
**Address** 182 NORTHERN BLVD  
NEWBURYPORT, MA 01950

**Sale Price** \$0  
**Certificate**  
**Book & Page** 33834/0296  
**Sale Date** 02/03/2015  
**Instrument** 1F

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RUSSO WARREN P TRS	\$0		33834/0296	1F	02/03/2015
RUSSO WARREN P	\$430,000		21192/0398	00	07/07/2003
RIZZUTO ROCCO J TRS	\$0		12778/0571	1F	10/11/1994
RIZZUTO ROCCO J	\$0		5957/0307		03/19/1973


## Building Information

### Building 1 : Section 1

**Year Built:** 1955  
**Living Area:** 1,519

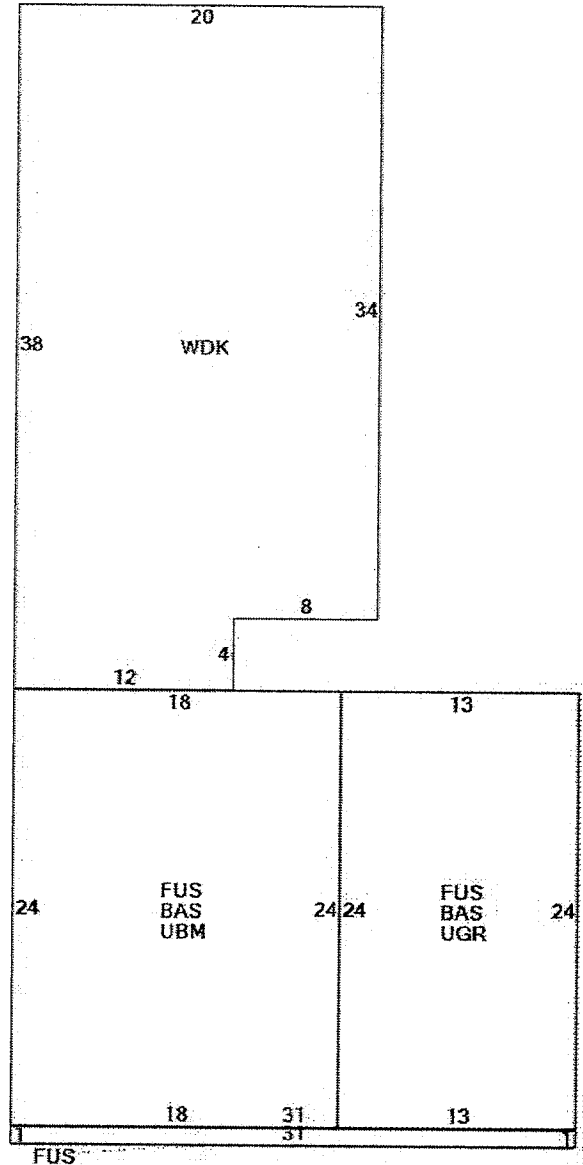
Building Attributes	
Field	Description
Style:	Colonial
Model	Residential
Grade:	Average

### Building Photo

 Building Photo  
(<https://images.vgsi.com/photos/NewburyportMAPhotos/A01\00\69\73.jpg>)

Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F GlS/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Carpet
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	8 Rooms
Cndtn	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

### Building Layout



(ParcelSketch.ashx?pid=5426&bid=5598)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
FUS	Upper Story, Finished	775	775	
BAS	First Floor	744	744	
UBM	Basement, Unfinished	432	0	
UGR	Garage, Unfinished	312	0	
WDK	Deck, Wood	728	0	
		2,991	1,519	

### Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL3	FIREPLACE 2 ST	1.00 UNITS	\$3,800	1

**Land**

**Land Use**

**Use Code** 1010  
**Description** SINGLE FAM

**Land Line Valuation**

**Size (Acres)** 0.22  
**Depth** 0  
**Assessed Value** \$299,900

**Outbuildings**

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR1	GARAGE-AVE			720.00 S.F.	\$20,700	1

**Valuation History**

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$200,800	\$296,300	\$497,100



# City of Newburyport 182 Northern Boulevard

07/18/2022



1:480

Data Sources: Produced by Merrimack Valley Planning Commission (MVPC) using data provided by the City of Newburyport & Massachusetts. MVPC AND THE CITY OF NEWBURYPORT MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY, COMPLETENESS, RELIABILITY, OR SUITABILITY OF THESE DATA. THE CITY OF NEWBURYPORT AND MVPC DOES NOT ASSUME ANY LIABILITY ASSOCIATED WITH THE USE OR MISUSE OF THIS INFORMATION.



Legend					
Municipal Boundary	Roads	Interstate	Major Road	Local Road	Railroad
Parcels	Road Right of Way	Paved	Unpaved		

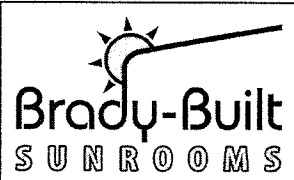


**DRAWING TABLE OF CONTENTS**

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	South West Isometric View
2	South East Isometric View
3	North East Isometric View
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5	Left Wall Elevation
6	Right Wall Elevation
7	Straight Beam Cross Section
8	Roof Plan
9	Sill Plan
10	Face Elevation with Overlays
11	Side Elevation with Overlays
12	Deck Support Plan
13	General Notes and Legend
14	Floor Framing Plan
15	D25 - Section at Ridge Connection
16	D47 - Section at Roof Connection
17	D205 - Plan at Left Wall Connection
18	D212 - Plan at Right Wall Connection
19	D298 - Section at Deck Connection
20	Shop Drawing B.1 - Beam A Finish Detail
21	Shop Drawing B.2 - Beam B Finish Detail
22	Shop Drawing S.1 - Sill Detail
23	Shop Drawing KW - Kneewall Plan
24	Shop Drawing - Roof Framing & Glass Info
25	East Elevation with Site Preparation

5-24-22	Permit Pack				
6-21-22	Revised Permit Set				

160 Southbridge St.  
 Auburn, MA 01501  
 Tel: 508-798-2600  
 Fax: 508-798-3034  
 www.sunroomsbybrady.com

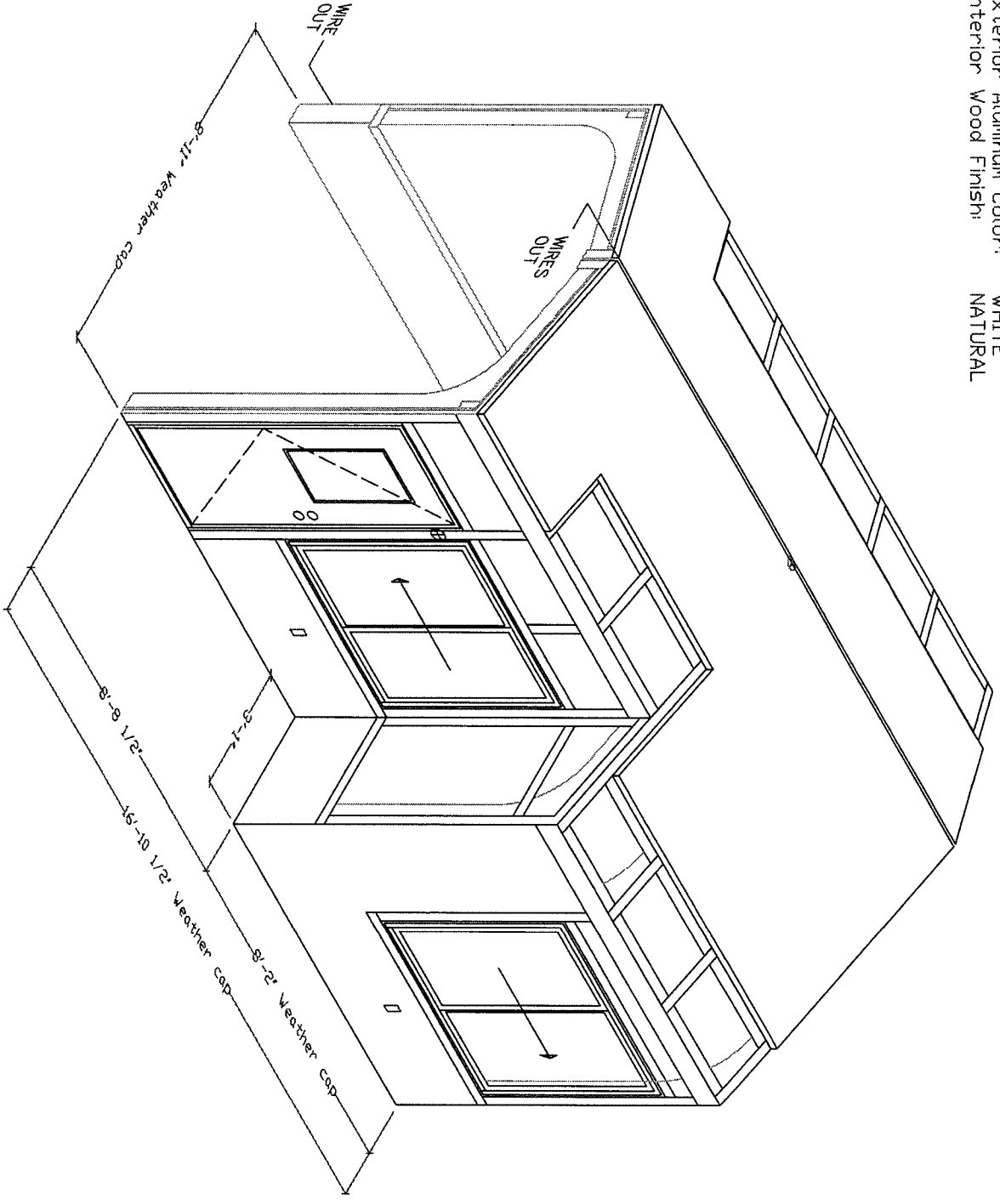


Drawn:	CS
Date:	5-24-22
Scale:	None
Cover	

Warren & Pat Russo  
 182 Northern Blvd.  
 Newburyport, MA  
 Confidential, Brady-Built Inc.

Sheet 1 of 25	4-19-22	Design Confirmation				
------------------	---------	---------------------	--	--	--	--

Exterior Aluminum Color: WHITE  
 Interior Wood Finish: NATURAL



CUSTOMER SIGNATURE \_\_\_\_\_  
 DATE \_\_\_\_\_

South West Isometric

160 Southbridge St.  
 Auburn, MA 01501  
 Tel: 508-798-2600  
 Fax: 508-798-3034  
 www.sunroomsbybrady.com



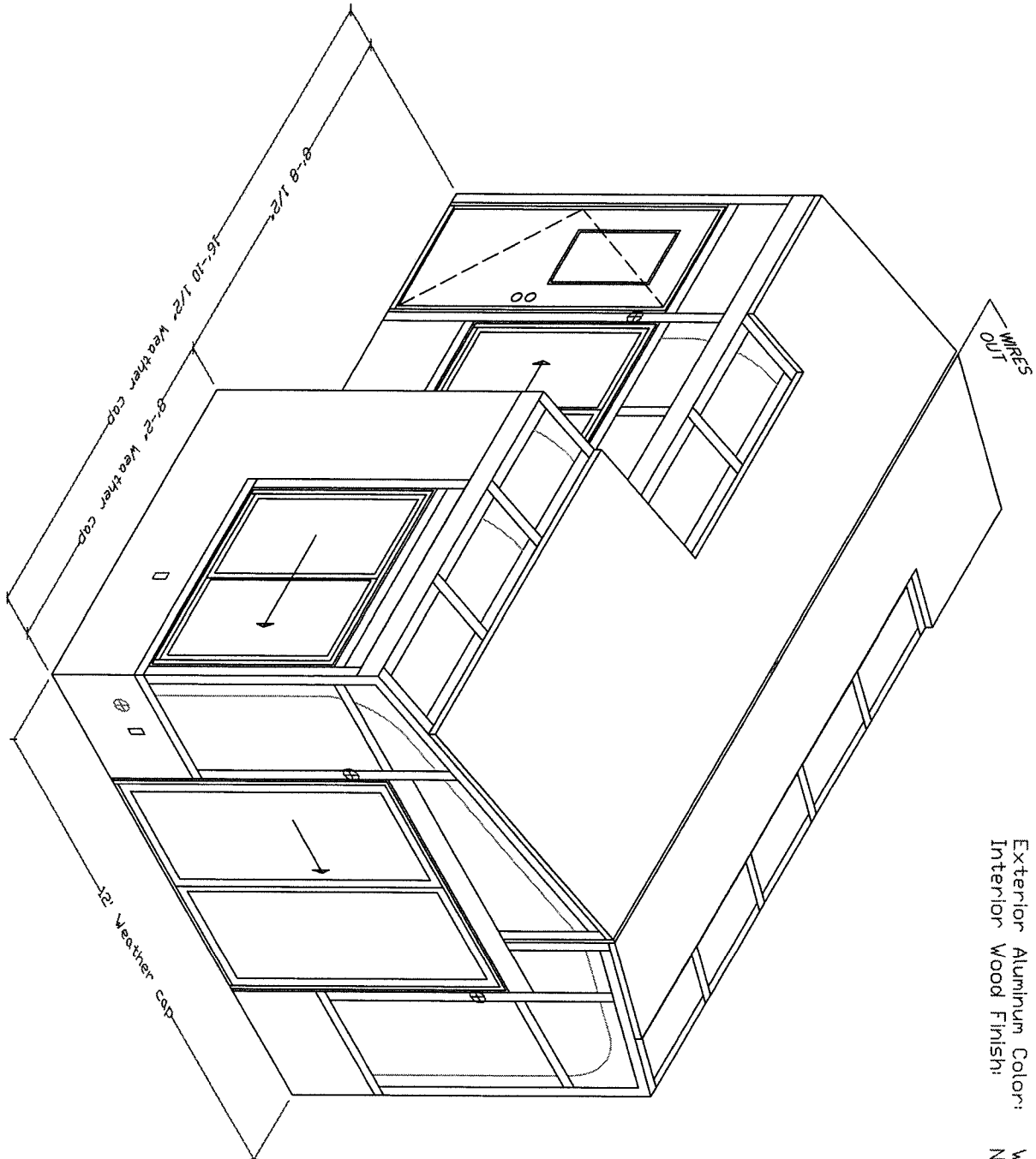
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 Scale: 5/16"=1'-0"  
 Iso1

Warren & Pat Russo  
 182 Northern Blvd.  
 Newburyport, MA

Confidential, Brady-Built Inc.

CUSTOMER SIGNATURE

DATE



Exterior Aluminum Color:  
Interior Wood Finish:

WHITE  
NATURAL

160 Southbridge St.  
Auburn, MA 01501  
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www.sunroomsbybrady.com



Drawn: MG  
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Warren & Pat Russo  
182 Northern Blvd.  
Newburyport, MA

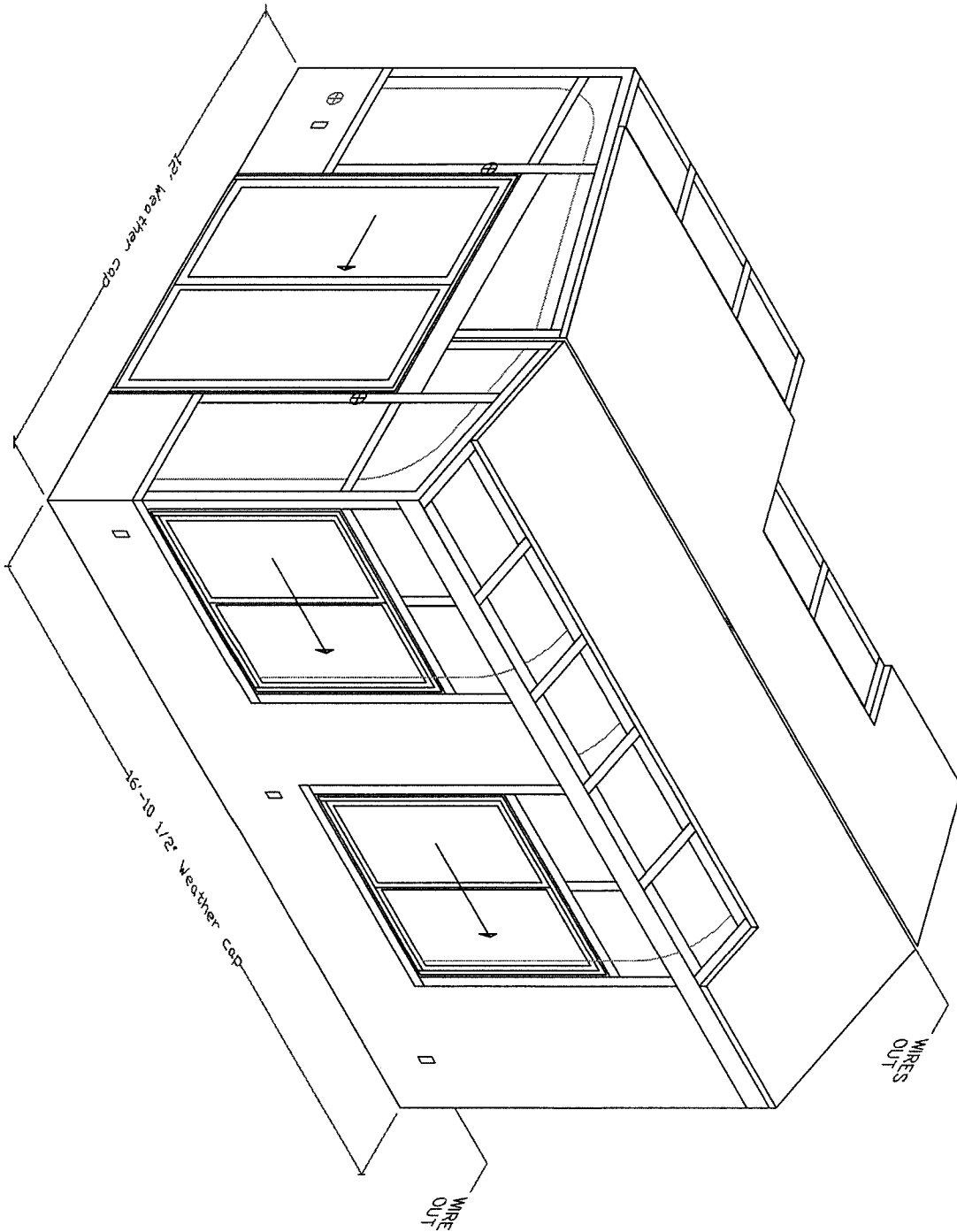
Iso2

Confidential, Brady-Built Inc.

Exterior Aluminum Color: WHITE  
Interior Wood Finish: NATURAL

CUSTOMER SIGNATURE

DATE



North East Isometric

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com



Drawn: MG  
Date: 4-19-22  
Scale: 5/16"=1'-0"  
Iso3

Warren & Pat Russo  
182 Northern Blvd.  
Newburyport, MA

Confidential, Brady-Built Inc.



Sheet  
4 of 25

3-09-22

Preliminary Drawing

4-11-22

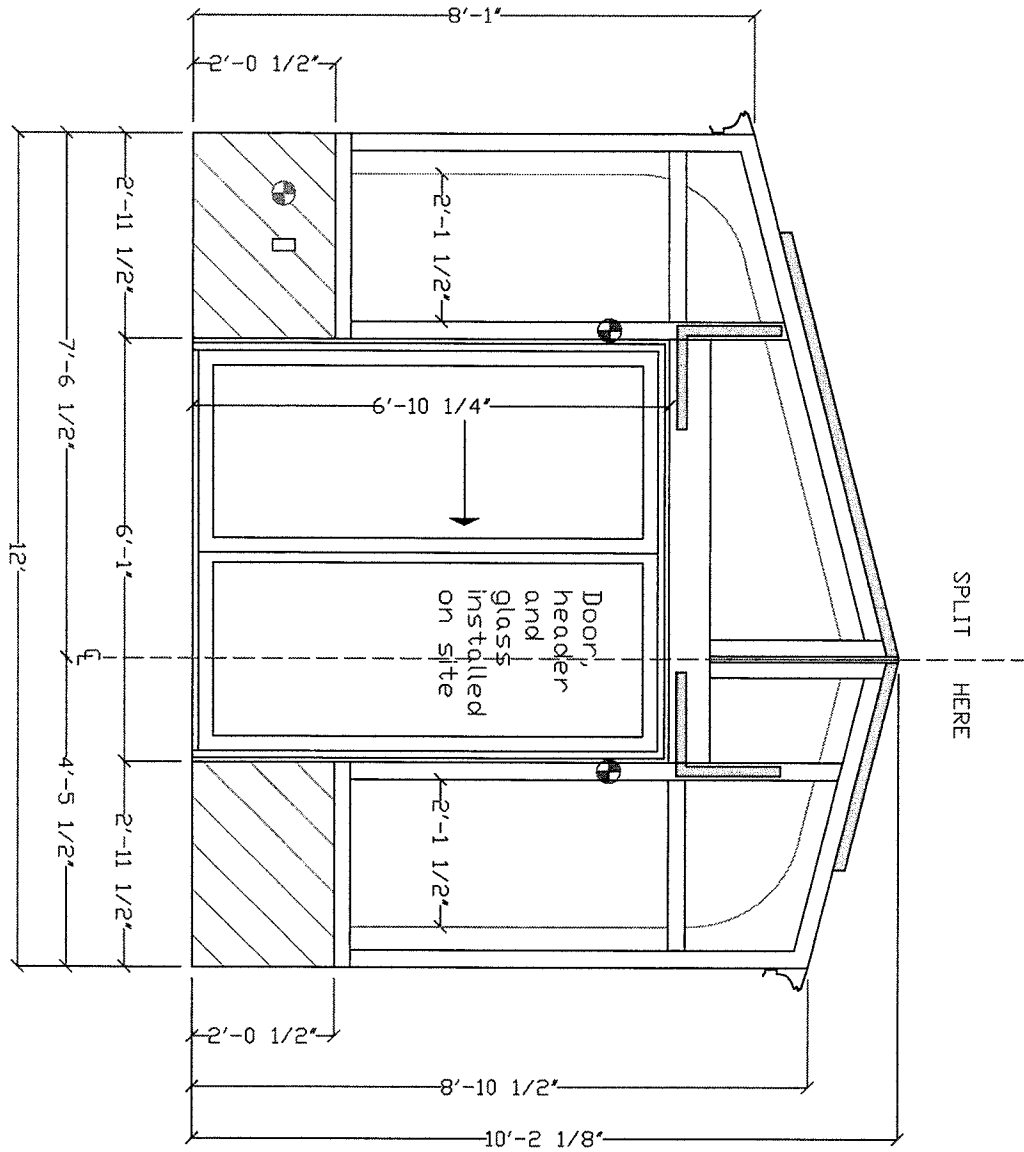
Revision 2

3-25-22

Revision 1

CUSTOMER SIGNATURE

DATE



Front Elevation

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com



Drawn: EF  
Date: 3-09-22  
Scale: 3/8"=1'-0"  
Front

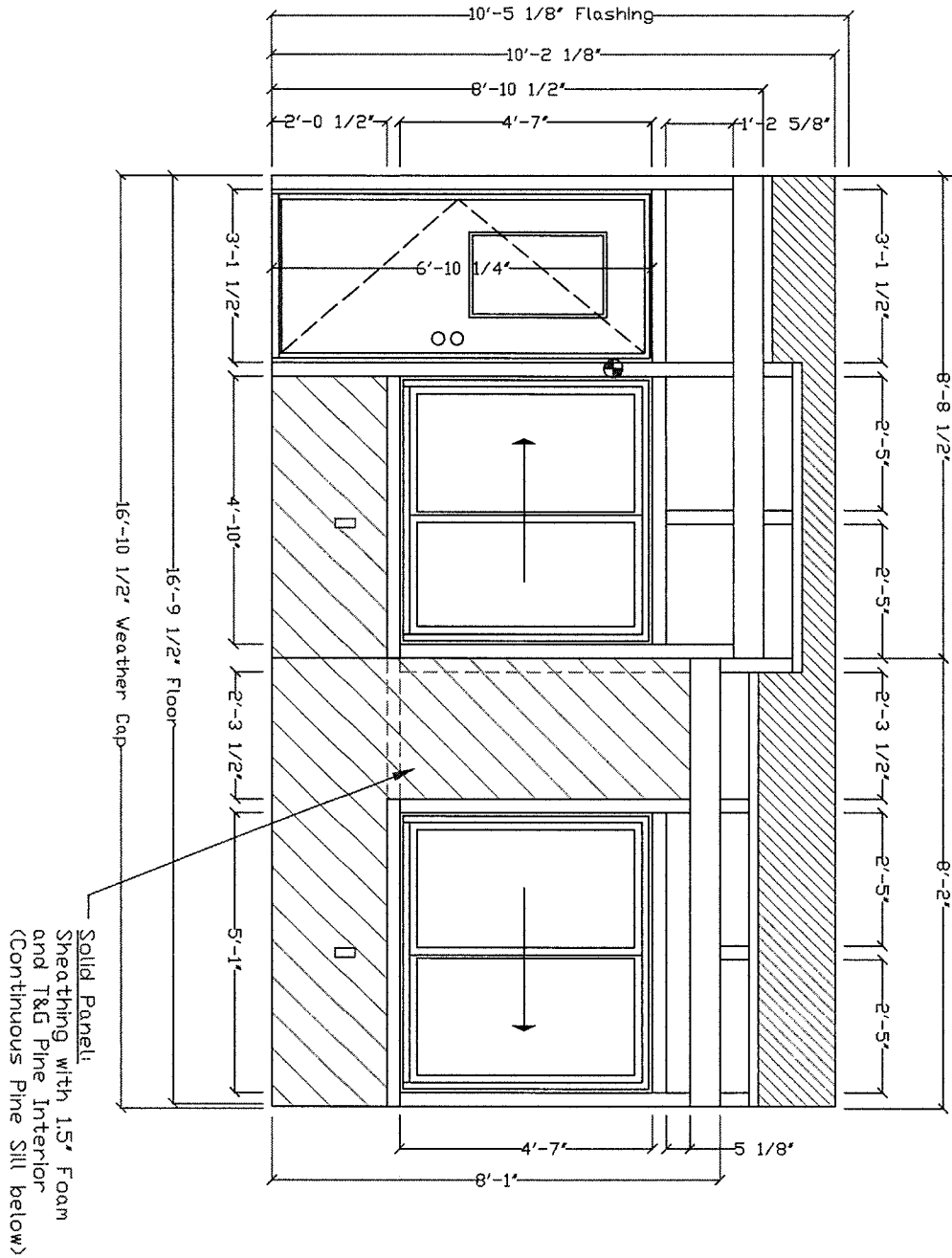
Warren & Pat Russo  
182 Northern Blvd.  
Newburyport, MA

Confidential, Brady-Built Inc.

Sheet 5 of 25	3-09-22	Preliminary Drawing	4-11-22	Revision 2		
	3-25-22	Revision 1				

CUSTOMER SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

Left Elevation



160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com



Drawn: EF  
Date: 3-09-22  
Scale: 5/16"=1'-0"  
Left

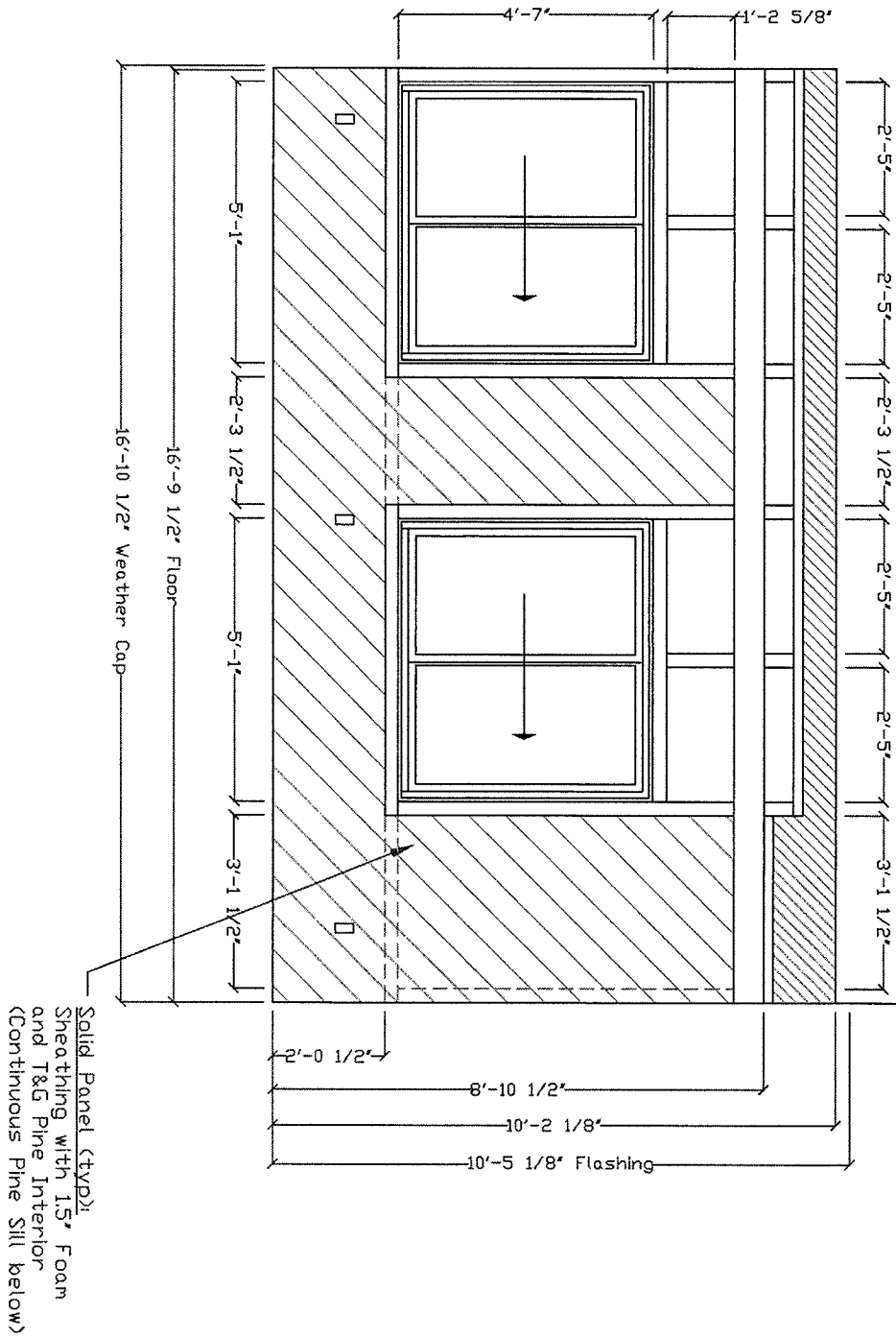
Warren & Pat Russo  
182 Northern Blvd.  
Newburyport, MA

Confidential, Brady-Built Inc.

CUSTOMER SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

Right Elevation



160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com



Drawn: EF  
Date: 3-09-22  
Scale: 5/16"=1'-0"  
Right

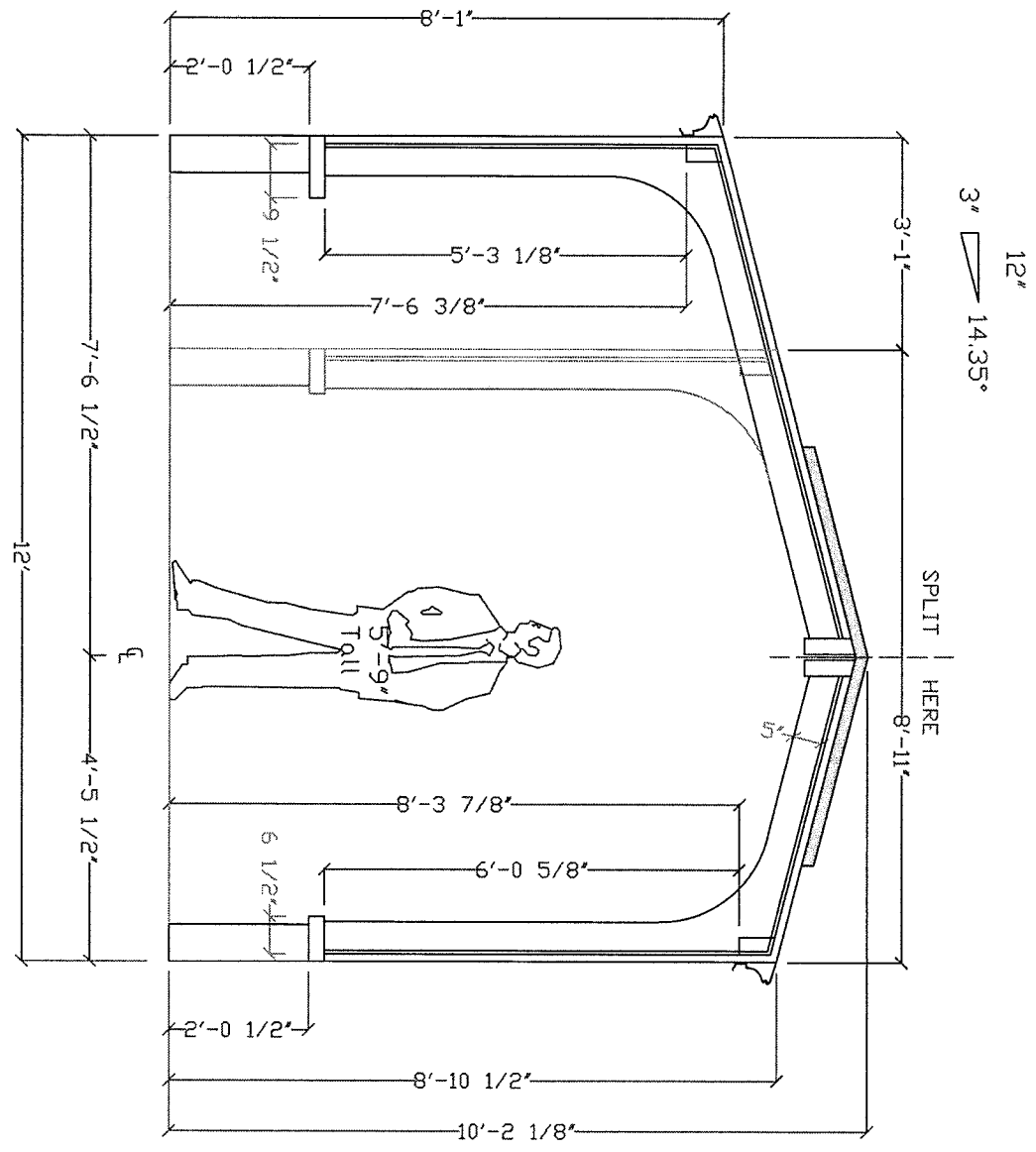
Warren & Pat Russo  
182 Northern Blvd.  
Newburyport, MA

Confidential, Brady-Built Inc.

Sheet 7 of 25	3-09-22	Preliminary Drawing	4-11-22	Revision 2		
	3-25-22	Revision 1				

CUSTOMER SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

Cross Section at Glued Laminated Timber Frame



160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com



Drawn: EF  
Date: 3-09-22  
Scale: 3/8"=1'-0"

Warren & Pat Russo  
182 Northern Blvd.  
Newburyport, MA

Beam

Confidential, Brady-Built Inc.

Sheet  
8 of 25

3-09-22

Preliminary Drawing

4-11-22

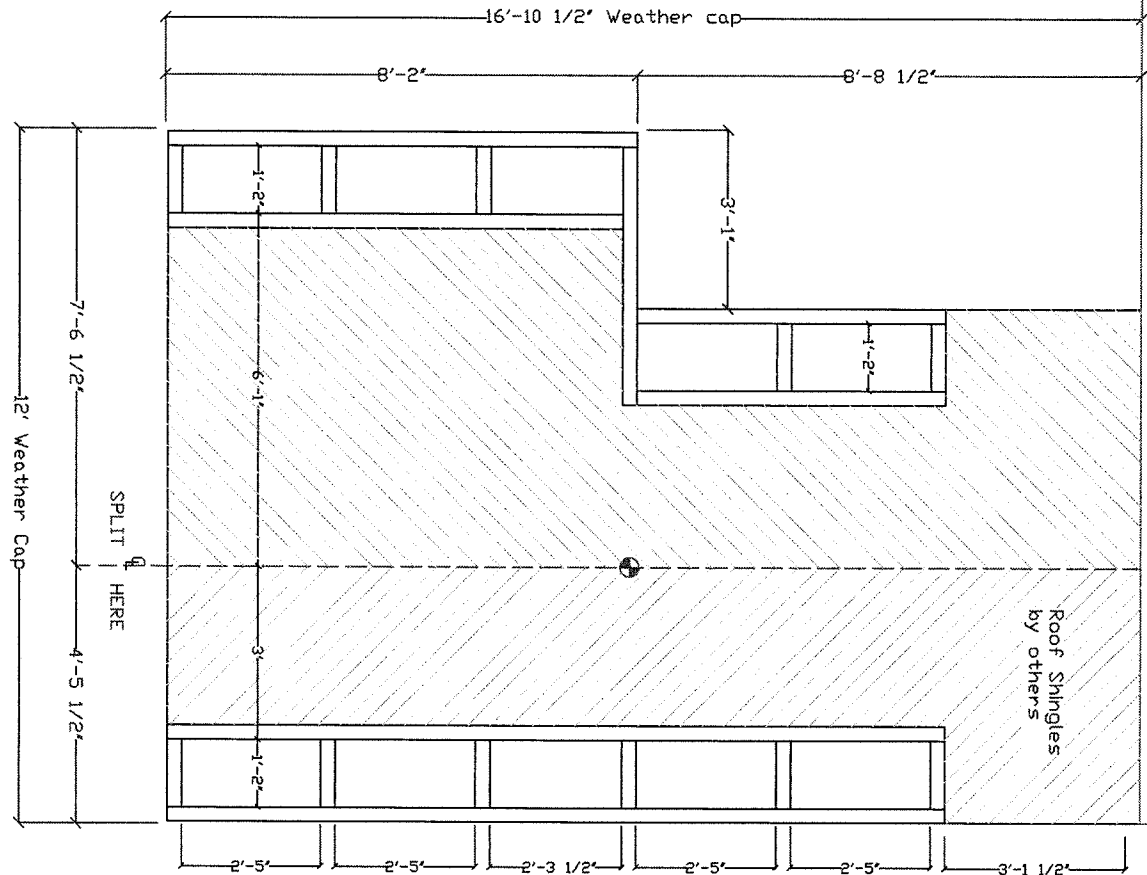
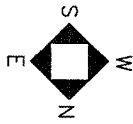
Revision 2

3-25-22

Revision 1

CUSTOMER SIGNATURE

DATE



Roof Plan

160 Southbridge St.  
Auburn, MA 01501  
Tel: 508-798-2600  
Fax: 508-798-3034  
www.sunroomsbybrady.com



Drawn: EF  
Date: 3-09-22  
Scale: 5/16"=1'-0"  
Roof

Warren & Pat Russo  
182 Northern Blvd.  
Newburyport, MA

Confidential, Brady-Built Inc.

Sheet  
9 of 25

3-09-22

Preliminary Drawing

4-11-22

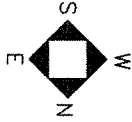
Revision 2

3-25-22

Revision 1

CUSTOMER SIGNATURE

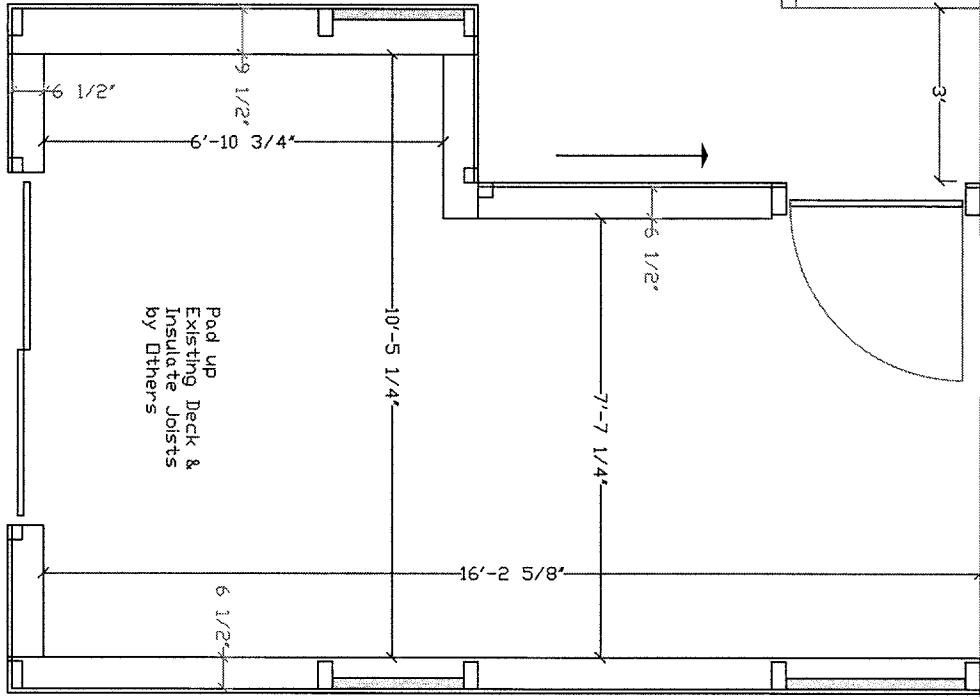
DATE



Existing Deck

Existing Door  
to Remain

Sill Plan



160 Southbridge St.  
Auburn, MA 01501  
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Drawn: EF  
Date: 3-09-22  
Scale: 5/16"=1'-0"

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Newburyport, MA

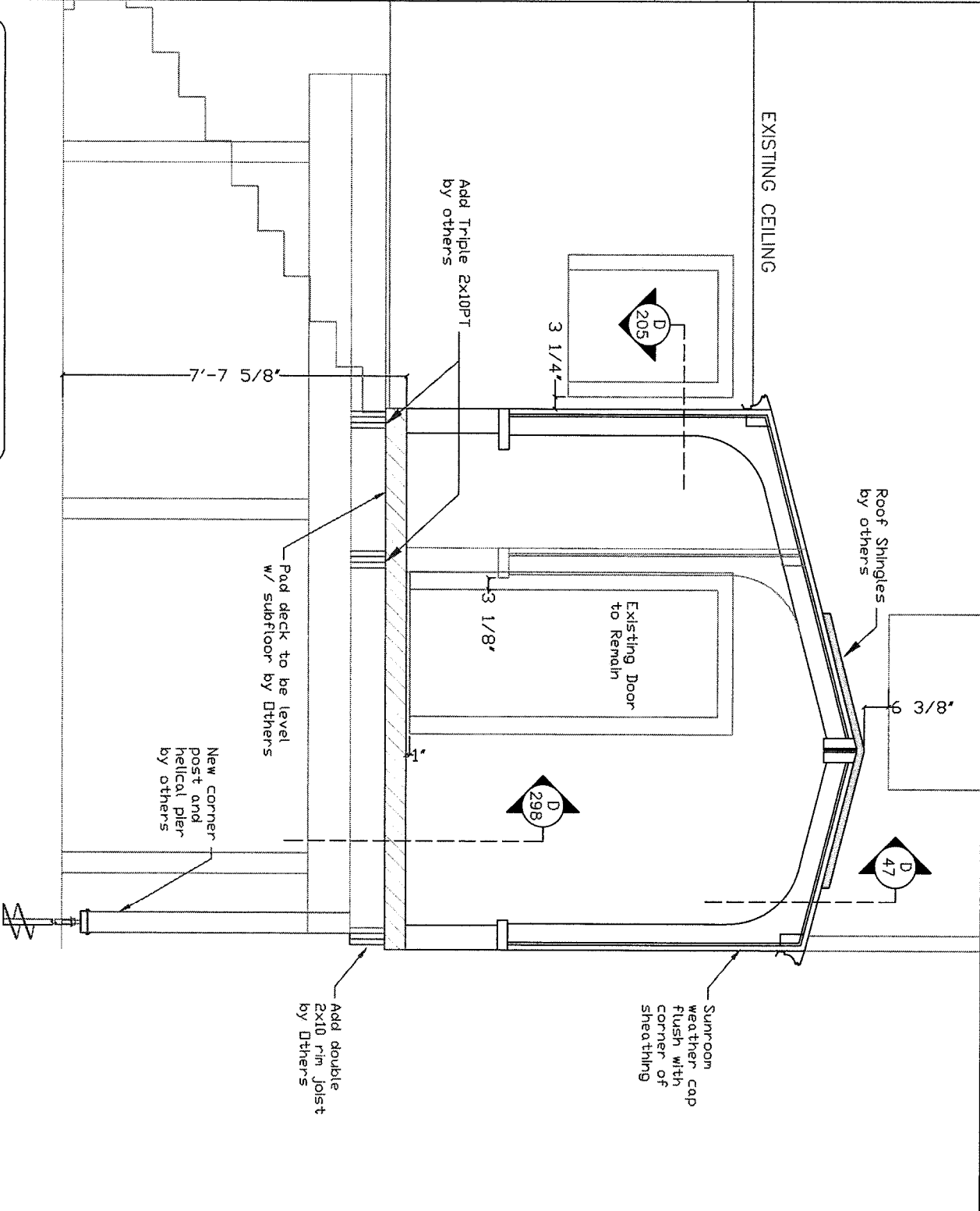
Sill

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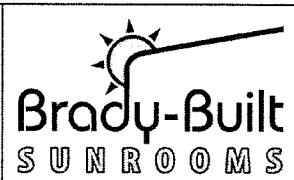
Sheet 10 of 25	3-09-22	Preliminary Drawing	4-11-22	Revision 2	6-21-22	Revised Permit Set
	3-25-22	Revision 1	5-25-22	Permit Set		

CUSTOMER SIGNATURE \_\_\_\_\_  
DATE \_\_\_\_\_

Overlay at East Elevation



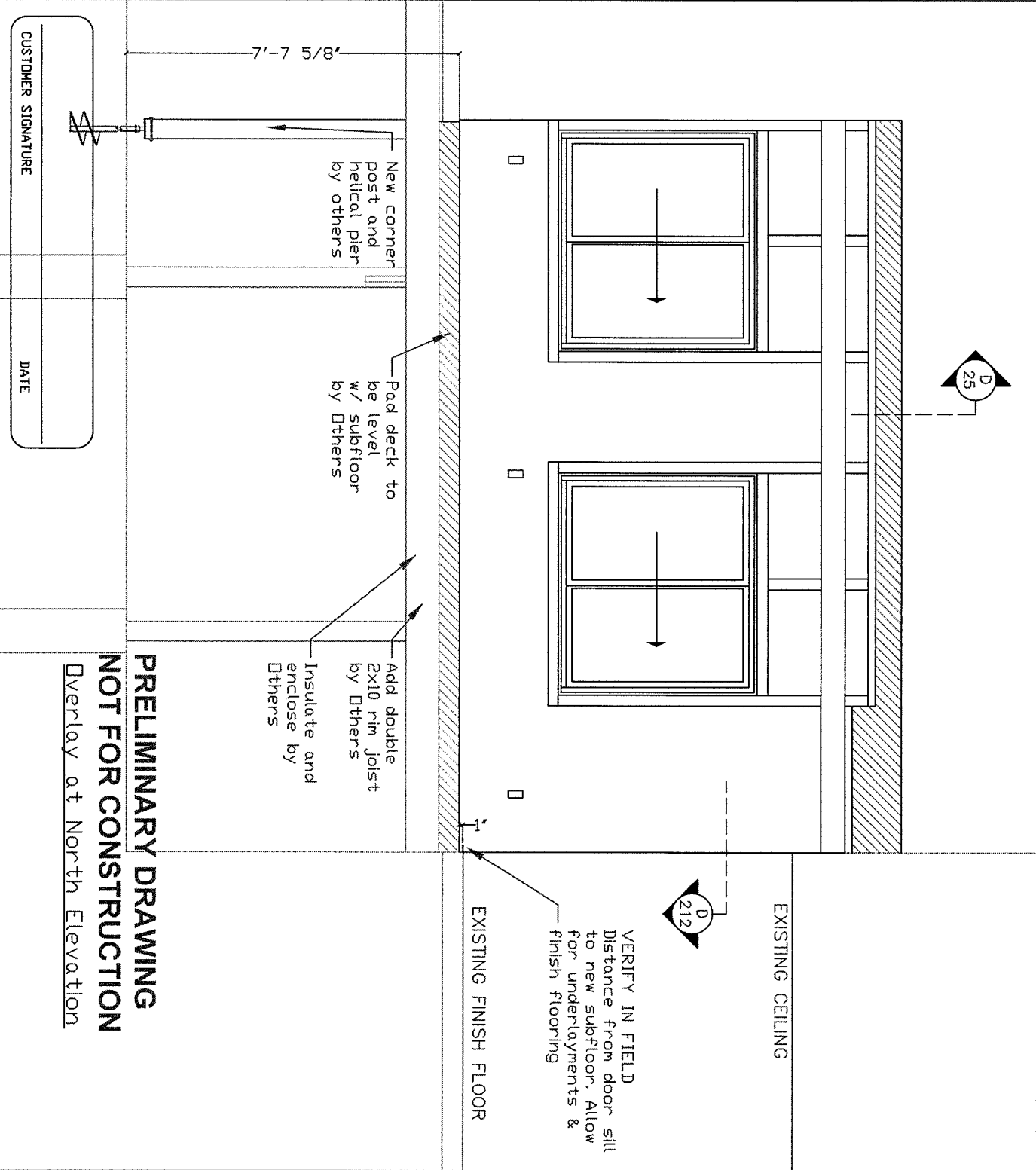
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Drawn: EF  
Date: 3-09-22  
Scale: 5/16"=1'-0"  
□Le

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Sheet 11 of 25	3-09-22	Preliminary Drawing	6-21-22	Revised Permit Set		
	5-25-22	Permit Set				



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DATE \_\_\_\_\_

**PRELIMINARY DRAWING**  
**NOT FOR CONSTRUCTION**  
 Overlay at North Elevation

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Drawn: EF  
 Date: 3-09-22  
 Scale: 5/16"=1'-0"

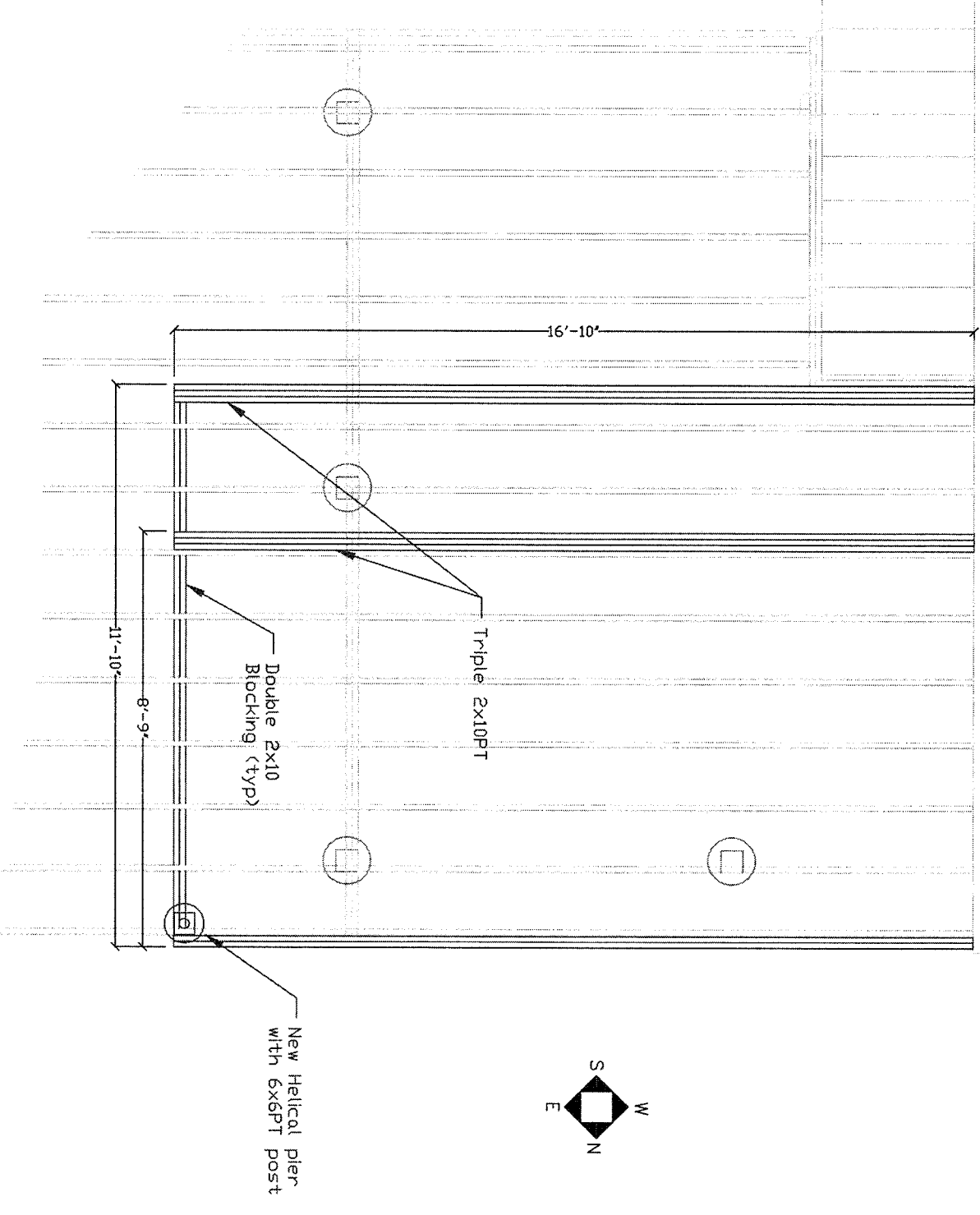
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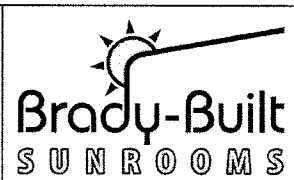


Sheet 12 of 25	4-11-22	Preliminary Drawing	6-21-22	Revised Permit Set		
	5-25-22	Permit Set				

Deck Support Plan  
All Work Shown By Others



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Drawn: MG  
Date: 4-11-22  
Scale: 5/16"=1'-0"  
Deck

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Sheet 13 of 25	3-09-22	Preliminary Drawing	4-11-22	Revision 2
	3-25-22	Revision 1		

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, this addition is categorized as a CATEGORY IV SUNROOM (conditioned, thermally isolated) Sunroom fenestrations conform to AAMA/NPEA/NSA 2100

OTHER NOTES & SPECIFICATIONS:

Exterior Aluminum Color: WHITE  
 Interior Wood Finish: NATURAL

GLASS AND GLAZING COMPONENTS:

Front & Endwalls: Fixed Insulated Glass Clear/LowE Tempered  
 Roof: Fixed Insulated Glass Bronze/LowE Tempered  
 Solid Roof Panel: SHINGLES BY OTHERS  
 Ice & Water Shield  
 3/4" Plywood Sheathing  
 Min (R-21) Rigid Foam Insulation  
 Pre-finished T&G Pine Interior

FRAMING/STRUCTURAL COMPONENTS:

Kneewall: 2x6 KD @ 16" OC  
 7/16" Zip System Sheathing  
 Unfinished Interior  
 QR-21 Fiberglass Insulation and pre-finished 1x8 T&G Pine supplied by Brady, installed by others)

DOORS:

Hinged Entry Door:

35.5"x81.5" Inswing  
 Primed Smooth Fiberglass  
 Half View Clear/LowE Tempered Glass  
 Dual Bore with Deadbolt Lock  
 Lever Handle, Oil Rubbed Bronze  
 No Screen Included

Sliding Door:

WINDOWS:

71.5"x81.5"  
 White Vinyl Interior/Exterior  
 Clear/LowE Tempered Glass  
 Screen Included  
 Sliding Window: 59.5"x53.5", 56.5"x53.5"  
 White Vinyl Interior/Exterior  
 Clear/LowE Tempered Glass  
 Screen Included

ELECTRICAL COMPONENTS:

- = 14-2 Romex Wire & Duplex Box for electrical plug
- = 14-2 Romex Wire & Exterior Box for light
- = 14-3 Romex Wire for ceiling fan/light

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

ALL FIXTURES & FINAL WIRING BY OTHERS

General Notes & Legend

CUSTOMER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

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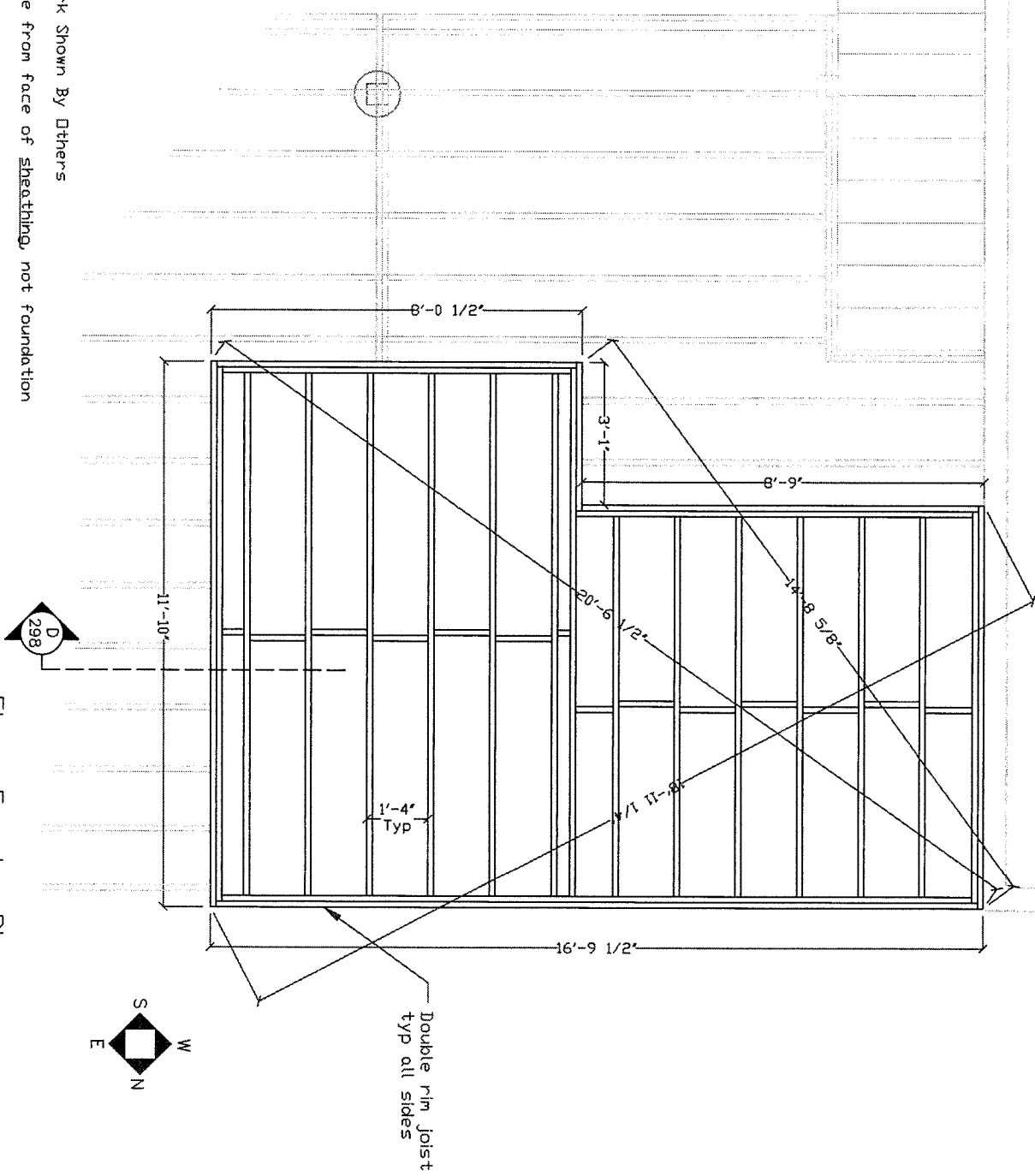


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Date:	3-09-22
Scale:	0.031009
Notes	

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**Notes:**  
 All Work Shown By Others  
 Measure from face of sheathing, not foundation  
 Fasten new joists to existing using SST H25A  
 Hurricane Tie (1) each side every 16" OC  
 Sunroom floor must be leveled at full span within  
 1/4" tolerance, squared within 1" tolerance

FLOOR Framing Plan



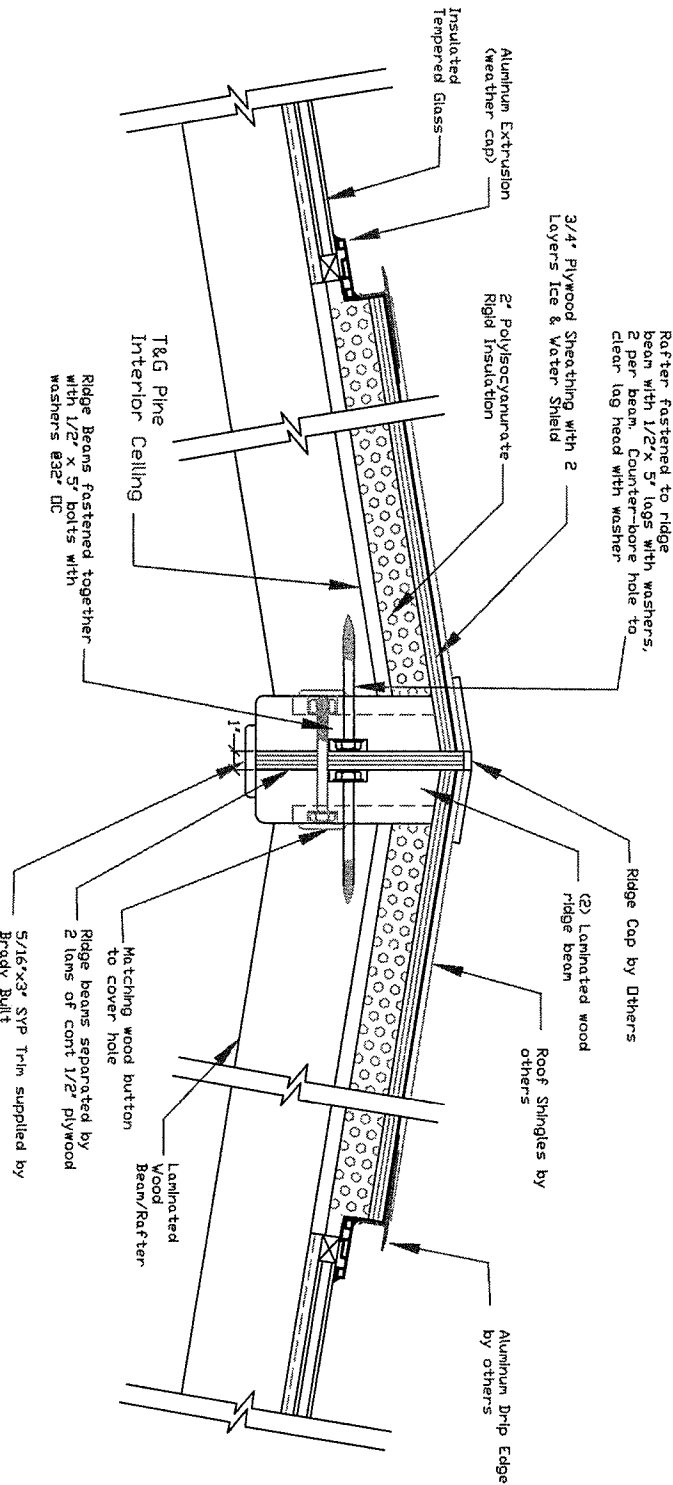
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Drawn: CS  
 Date: 5-24-22  
 Scale: 0.024255  
 FDN

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D-25  
Section at Ridge Connection

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Drawn: CS  
Date: 5-24-22  
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D25

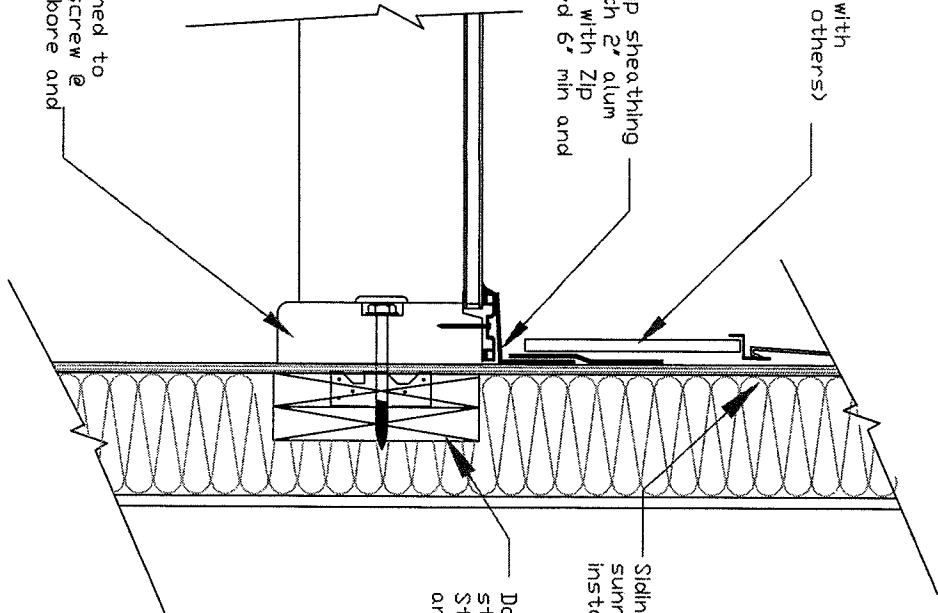
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Sunroom Glulam rafter fastened to blocking using 1/2" x 5" lag screw @ 32" OC with washer. Counter-bore and cap with wood button

Aluminum Flashing to extend up sheathing 4" min, nailed to sheathing with 2" alum roof nails. Top seam covered with Zip Tape, all vertical seams lapped 6" min and sealed with silicone

Finish PVC trim board with 1/2" flashing above (by others)



Sliding to be removed 4" min. above top of sunroom, replaced as needed after sunroom installation (by others)

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

D-47  
Section at Roof Connection

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Date: 5-24-22  
Scale: NTS  
D47

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Double 2x 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)

Aluminum "roll fin" flashing by Brady-Built

Remove existing siding/trim and replace after sunroom installation, seal as needed (by others)

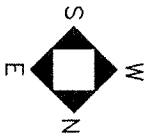
Aluminum extrusion and silicone seal by Brady-Built

Solid Panel Sheathing with 1 1/2" Foam and T&G Pine Interior (Continuous Pine Sill below)

Existing wall sheathing

Glulam End Post fastened w/ 1/2"x5" lag screw, counterbore and cap with wood button

SYP glulam sill (below)



D-205  
Plan View at Left wall Connection

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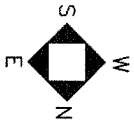
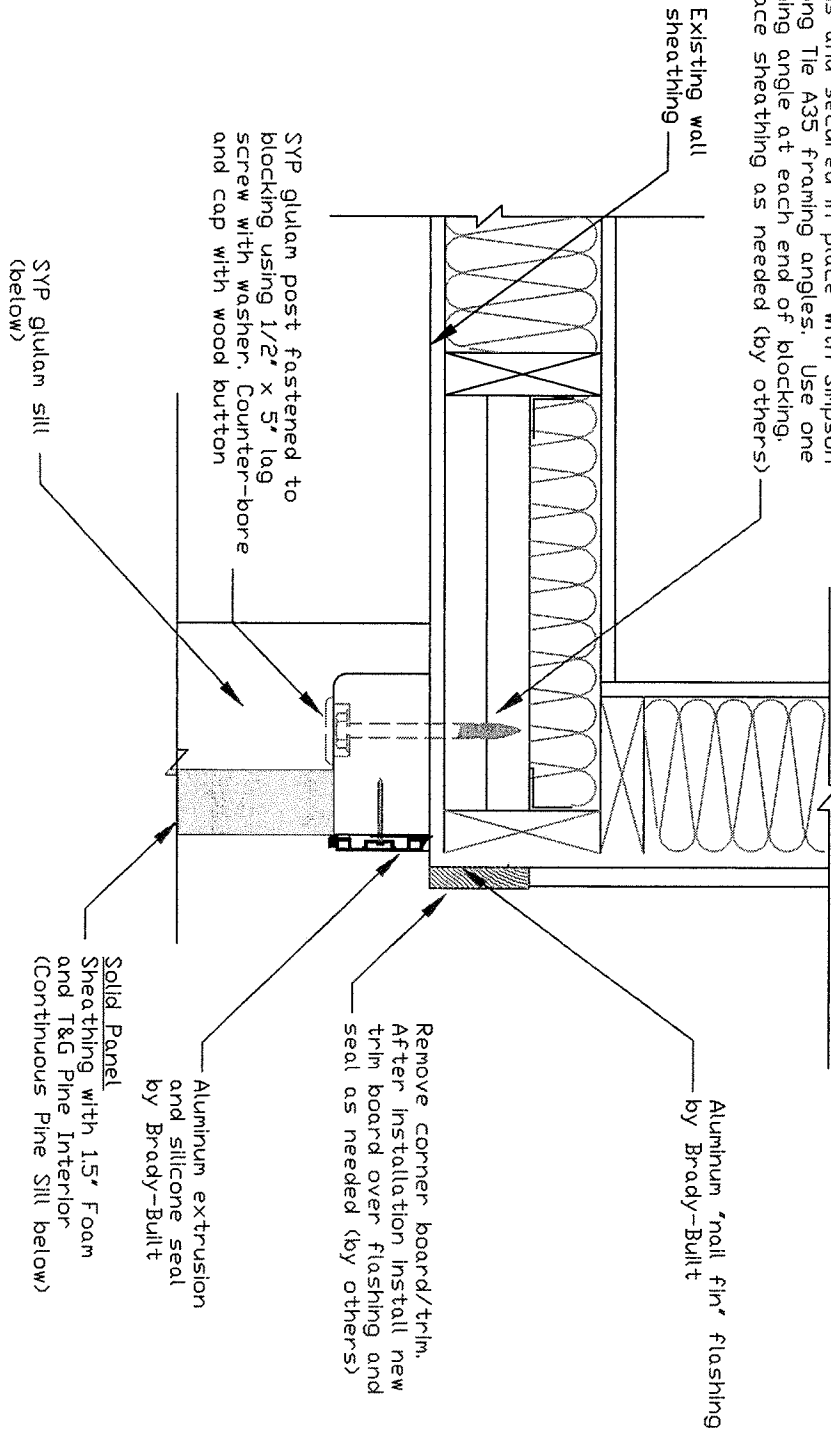


Drawn:	CS
Date:	5-24-22
Scale:	NTS
D205	

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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)



D-212  
Plan View at Right Wall Connection

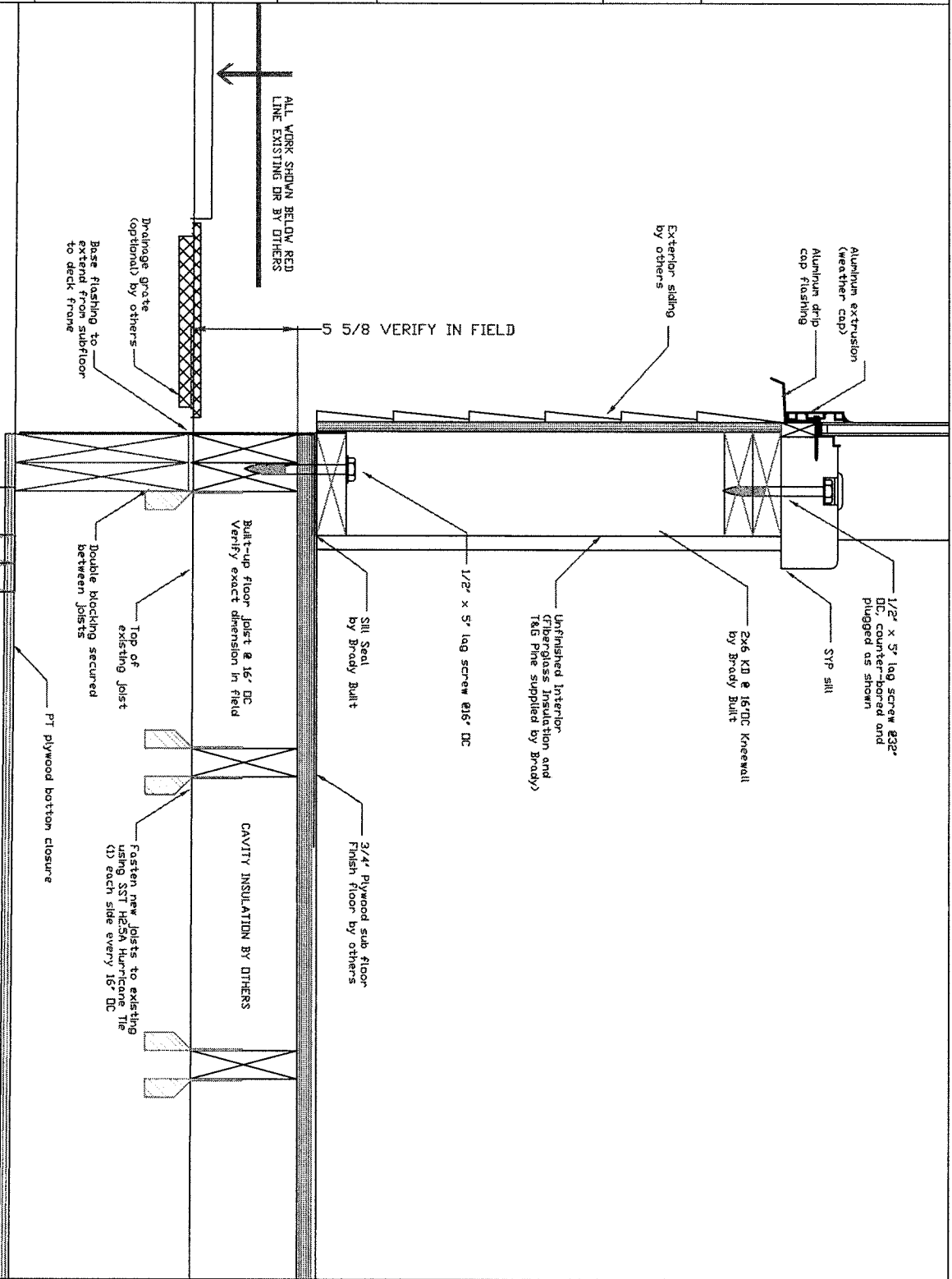
160 Southbridge St.  
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Drawn: CS  
Date: 5-24-22  
Scale: NTS  
D212

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D-298  
Section at Deck Connection

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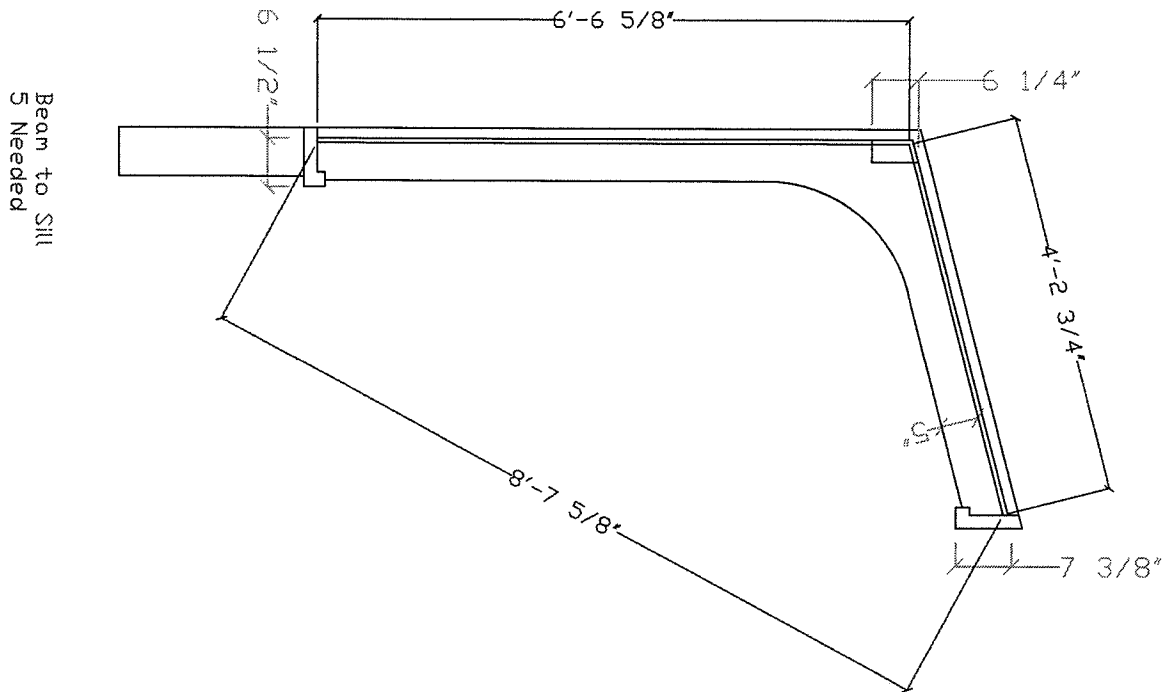
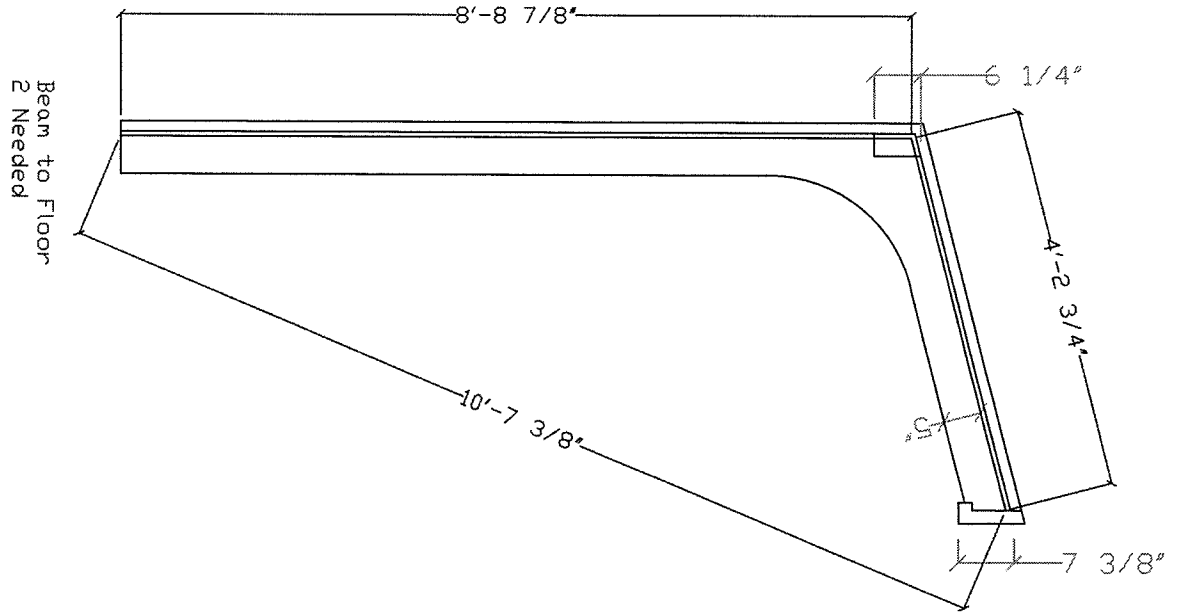


Drawn:	CS
Date:	5-24-22
Scale:	NTS
D298	

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Beam "A" Finish Detail  
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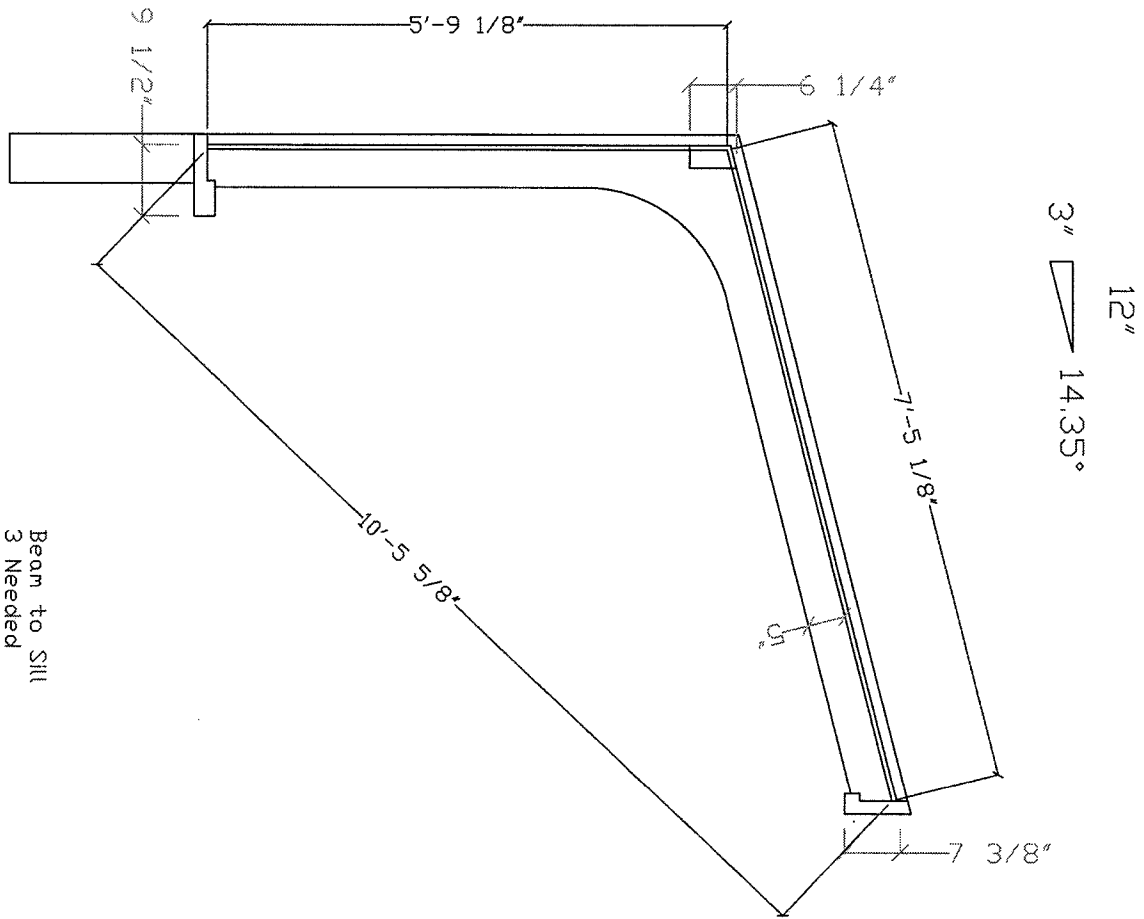


Drawn: MG  
Date: 5-4-22  
Scale: 0.040769  
B.1

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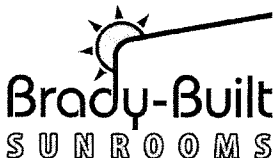
Sheet 21 of 25	5-4-22	Shop Drawing				
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Beam "B" Finish Detail  
For Shop Use Only

Beam to Sill  
3 Needed

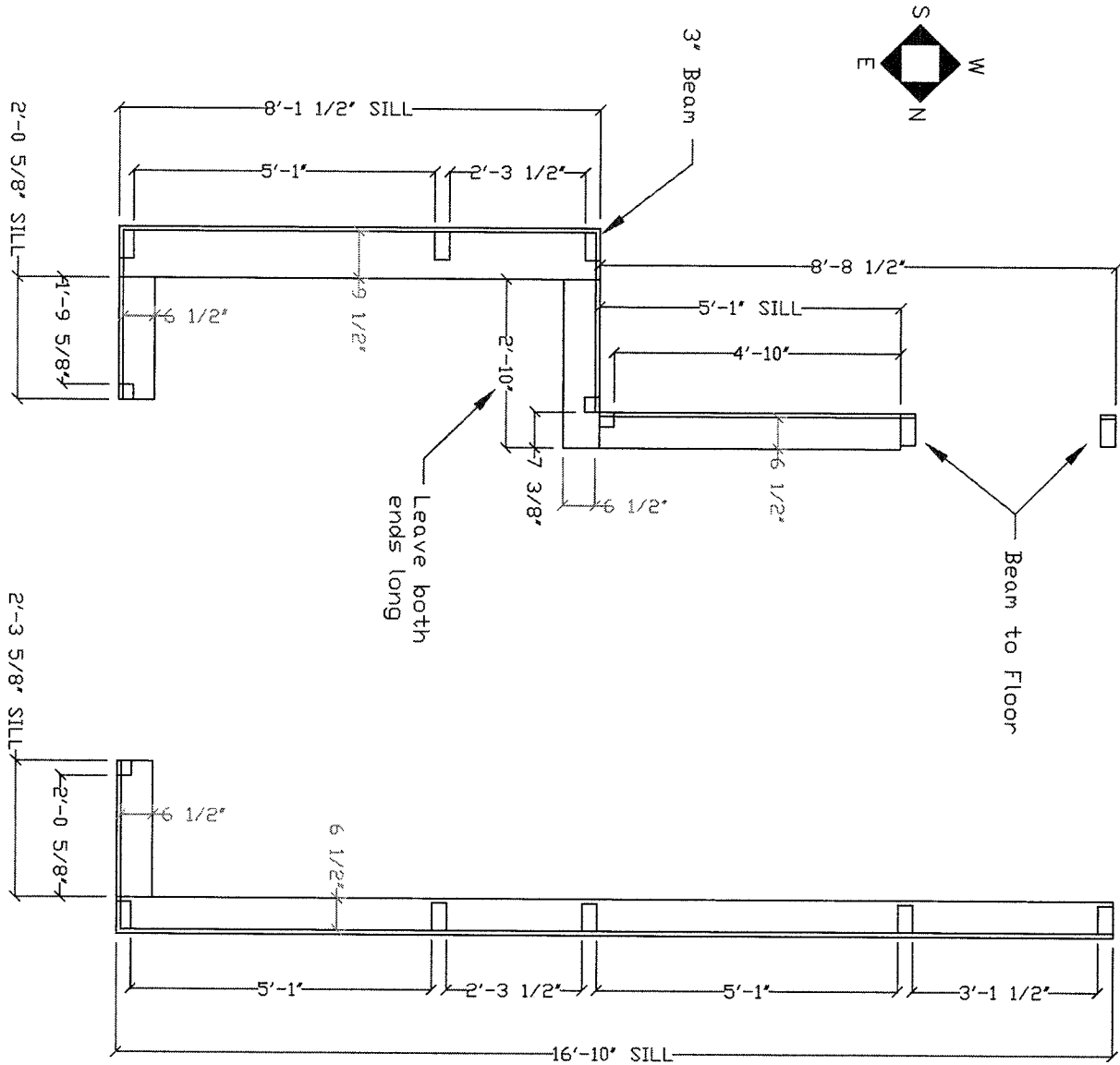
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Drawn:	MG
Date:	5-4-22
Scale:	0.040769
B.2	

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Sill Plan Detail  
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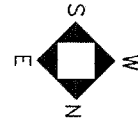
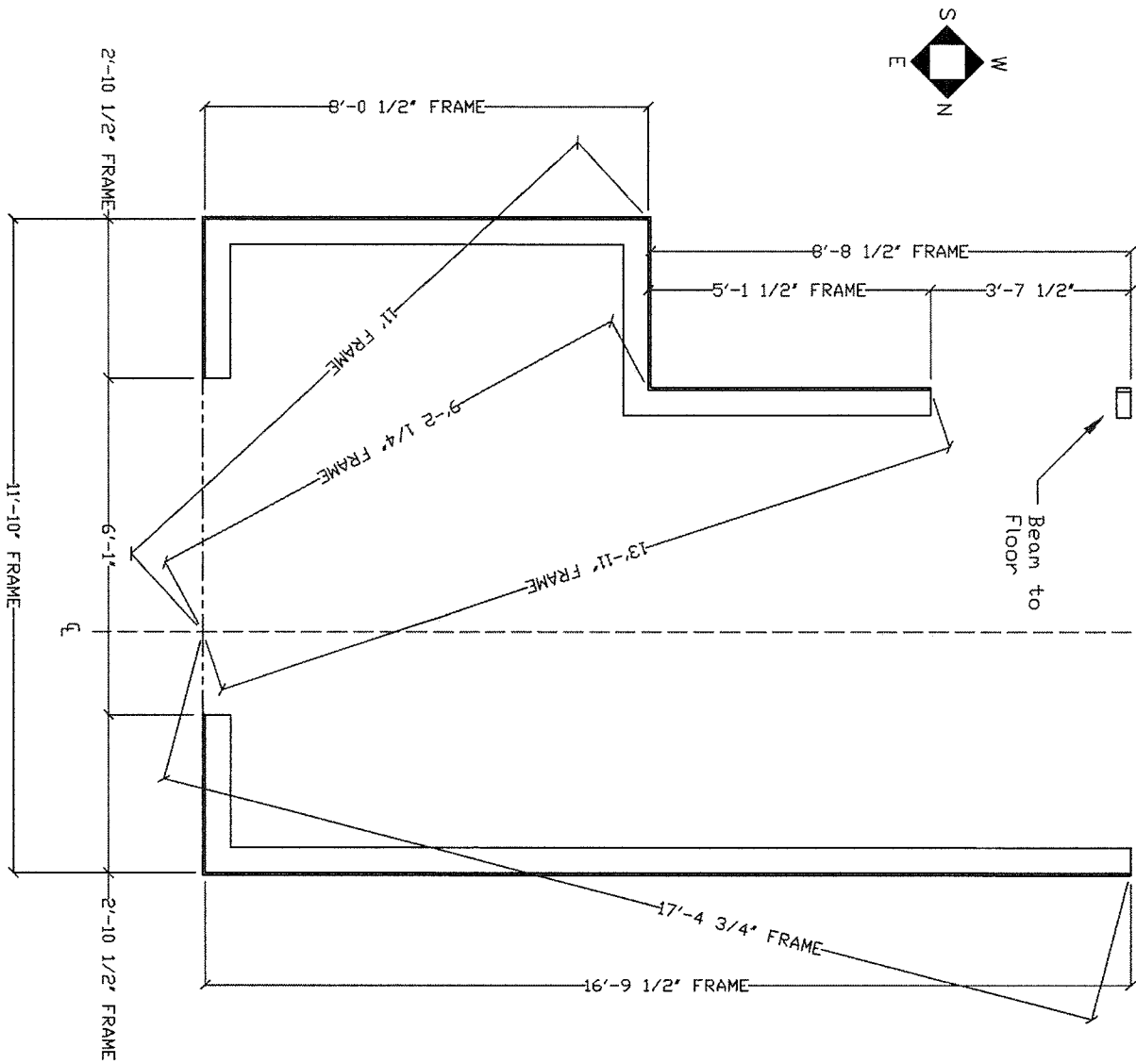
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Drawn: MG  
Date: 5-4-22  
Scale: 0.028886  
S.1

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Kneewall Plan  
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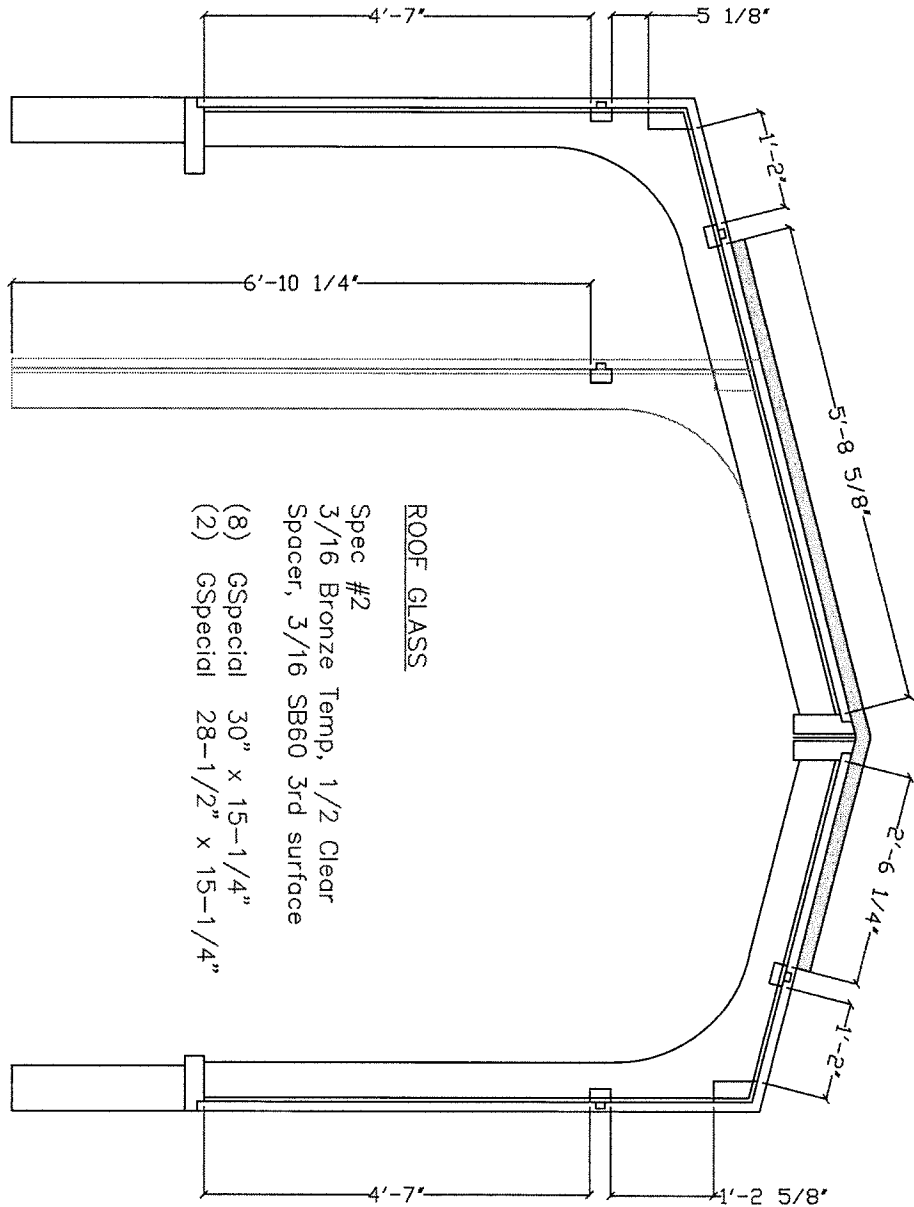


Drawn: MG  
Date: 5-23-22  
Scale: 0.026346

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KW

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Dimensions shown between framing.

Southwall Framing & Glass Info  
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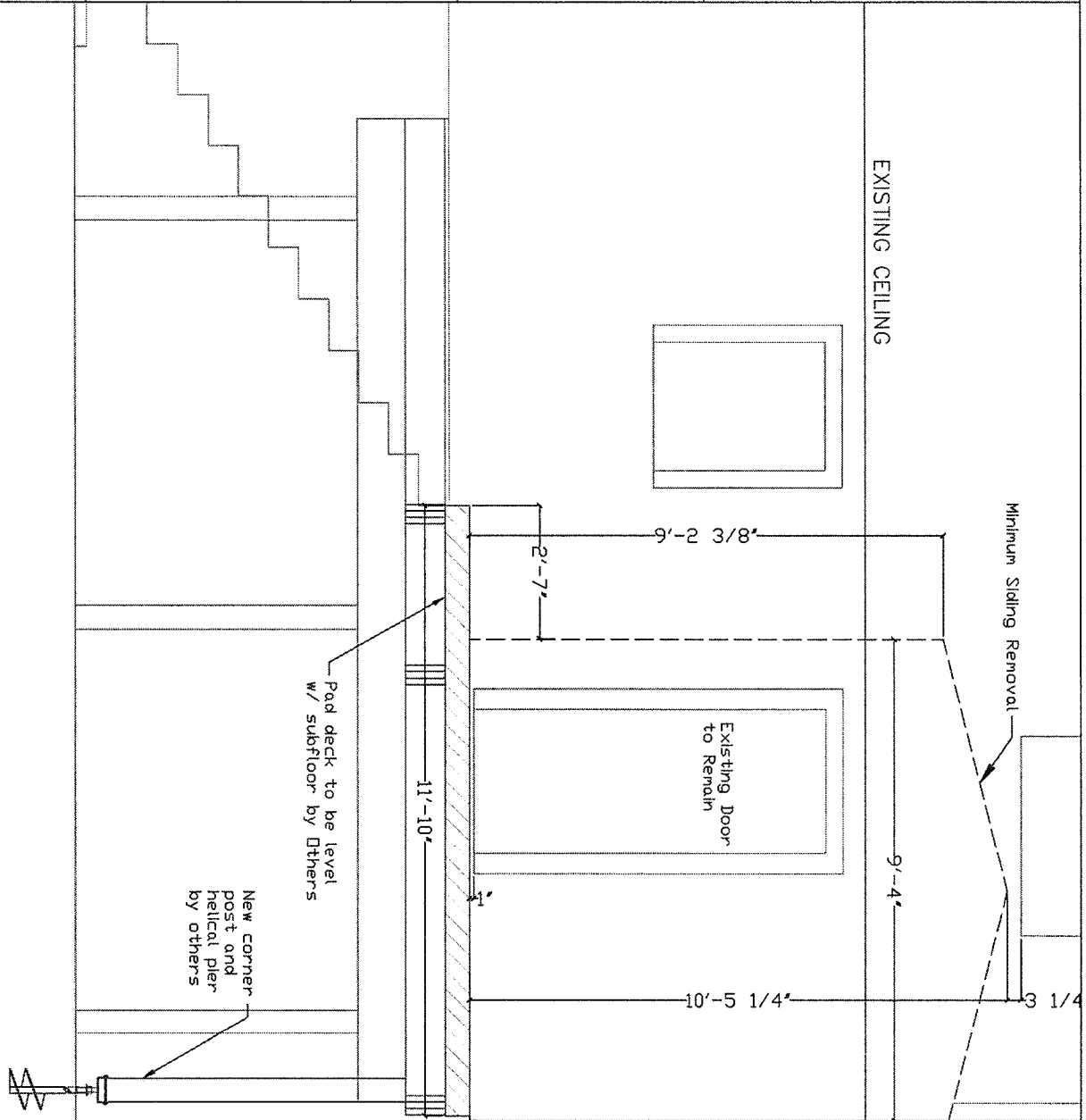
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Date: 5-4-22  
Scale: 0.038013  
Glass

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Sheet 25 of 25	5-24-22	Permit Pack			
	6-21-22	Revised Permit Set			

East Elevation with Site Preparation  
All Work Shown By Others



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Drawn: CS  
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COVL

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