

# KELLY RESIDENCE

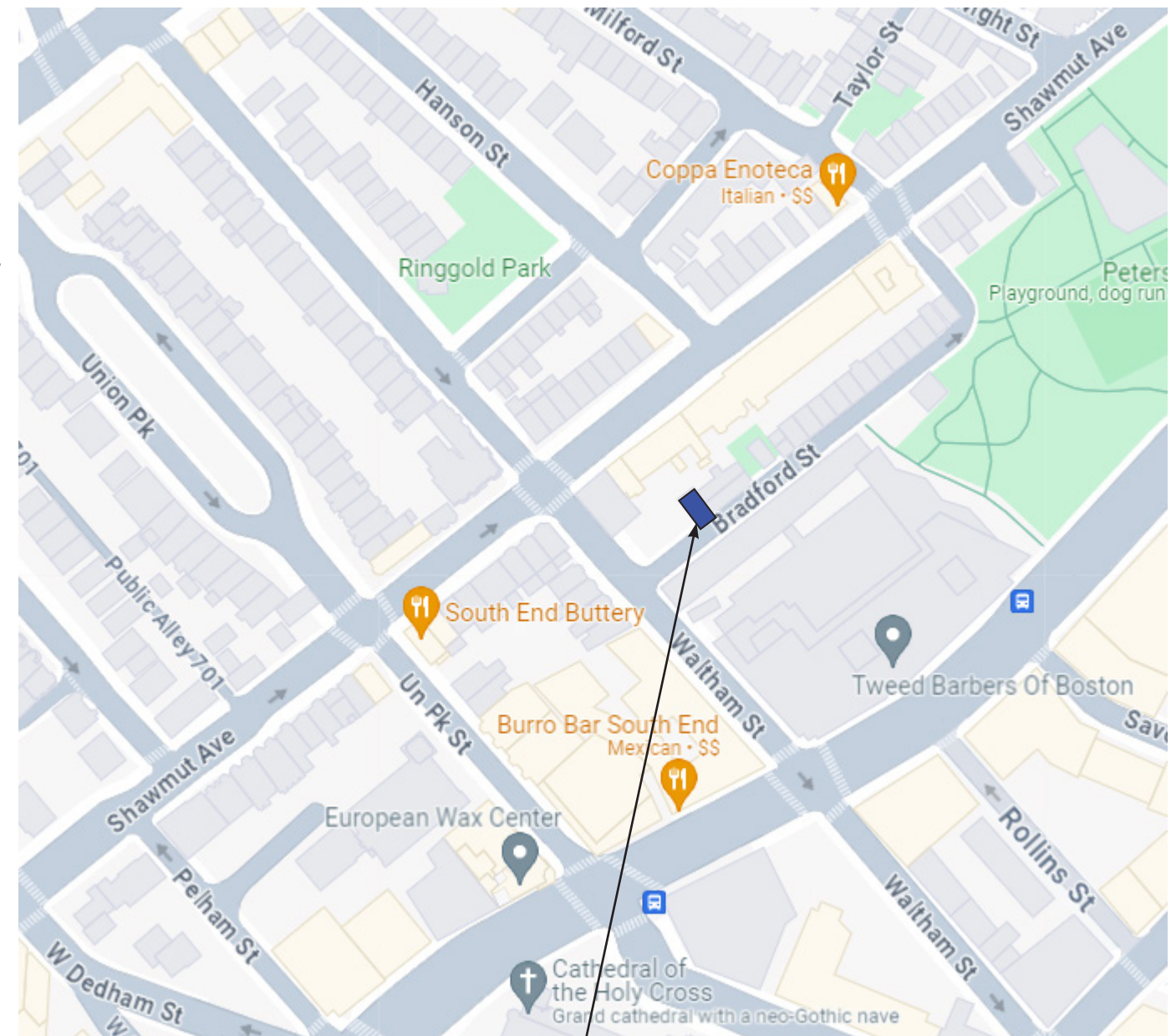
10 BRADFORD STREET  
BOSTON, MA

FOR SOUTH END LANDMARKS REVIEW

02.01.24

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LOCUS PLAN

10 BRADFORD STREET

**PROJECT SUMMARY:**

Existing solarium wall is constructed of wood, 2 right side-wall insulated units and rear-facing single-pane glass with interior storms. Millwork is deteriorated, flashing and glass gaskets have failed. Proposal is to install an integral insulated glass & extruded aluminum unit, properly flashed to the existing structure. This unit will have a longer life span and not require regular maintenance required by existing assembly.

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Boston, MA  
02.01.24

Proposed glass is to be comprised of all fixed, insulated units (no operable glass) to match existing configuration.



Existing conditions of deteriorated glazed skylight enclosure with failing seals.



Photo taken from inside of broken seals with condensation in panes.



Close up of condensation in panes.

EXISTING CONDITIONS

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A View from Waltham Street



Close up view of existing conditions

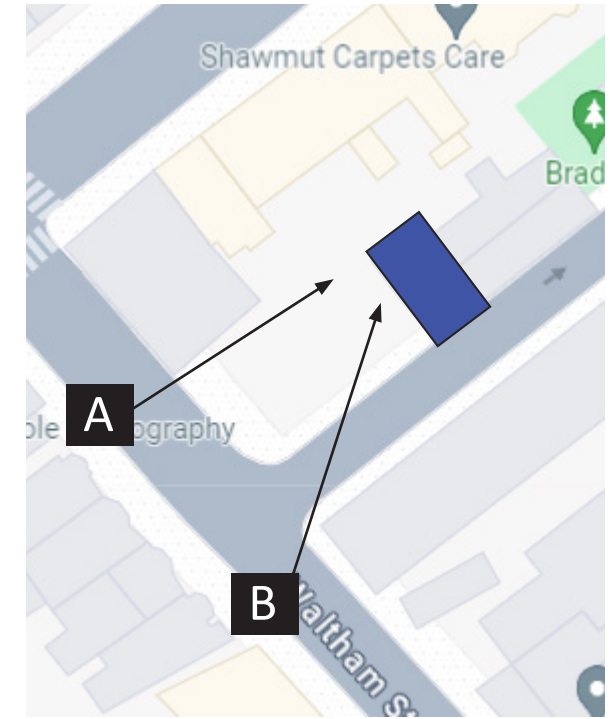


PHOTO KEY



B View from corner of Waltham and Bradford Streets



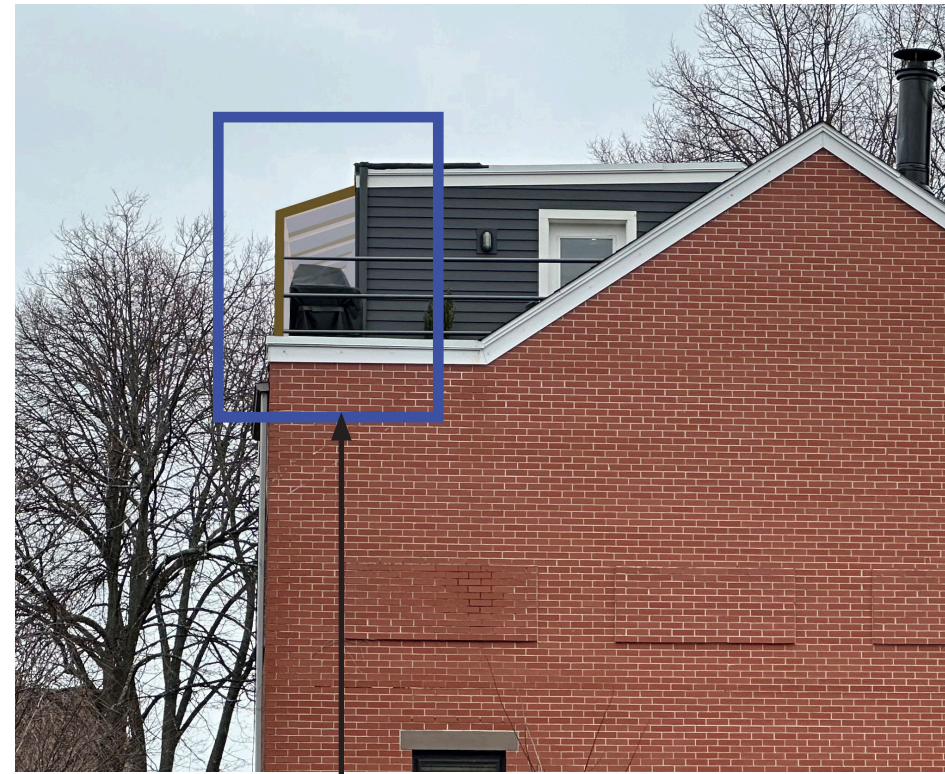
Close up view of existing conditions

RENDERINGS OF PROPOSED

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**A** View from Waltham Street



Close up view of proposed



**B** View from corner of Waltham and Bradford Streets



Close up view of proposed

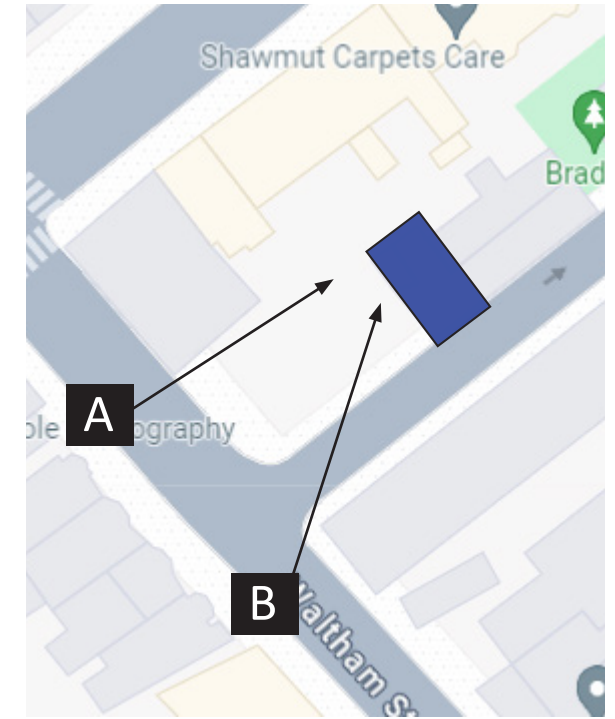


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**Sunroom**

**Specifications:**

**Model ESLT3GG**

**System 4 Straight Eaves Custom Aluminum Solarium**

4 - 30in bays long  
unit to be System 4 Straight Eave lean-to model  
unit will have integral double drainage system to channel any moisture outside  
glazing bars to be extruded aluminum for beauty and strength  
all aluminum to be fully thermally broken to prevent cold transfer  
integral shading track to be in all beams to allow for shades  
only marine grade Stainless Steel Fasteners to prevent rust and staining  
all glass sandwiched between EPDM gaskets to allow expansion & contraction  
paint finish to be **White** Baked-On enamel for a maintenance free finish  
all glass to be fully tempered for your security and safety  
left side to be glass, right side to be glass

**Approximate  
Sunroom Size:**

10' 7" long 2' 9 1/2" projection 7' 9" high

**Roof  
Glazing:**

**CONSERVAGLASS SELECT™ (MC-16)**  
**Exclusive High Performance Glazing**  
Multi-coat glazing technology (Code 78)  
Easy-Clean II Exterior Coating + Stay-Clean Technology  
Argon Gas filled for better insulation  
90% reduction in Total Solar Transmittance  
High Visible Transmittance  
R4.0 / U0.25 center of glass insulation value  
Stainless steel continuous bent spacers  
Dual poly-isobutylene and silicone seals  
Fully tempered insulated safety glass  
Protective Glass Masking

**Vertical Custom  
Glazing:**

**CONSERVAGLASS SELECT™ (MC-7E)**  
**Exclusive High Performance Glazing**  
Multi-coat glazing technology (Code 7E)  
Easy-Clean II Exterior Coating + Stay-Clean Technology  
Argon Gas filled for better insulation  
75% reduction in Total Solar Transmittance  
High Visible Transmittance  
R4.0 / U0.25 center of glass insulation value  
Stainless steel continuous bent spacers  
Dual poly-isobutylene and silicone seals  
Fully tempered insulated safety glass  
Protective Glass Masking



System 4E Sun & Stars

### STEP 9: STRAIGHT EAVE GLAZING BAR ASSEMBLY (For SLT Units Only)

- 9.1 For straight eave installation, the splice channel (HN1006), is used to join the front and roof glazing bars. See **Figure 9-1**.
- 9.2 Insert the splice channel into the hollow of each front and roof glazing bar where they intersect with one another.
- 9.3 To fasten the splice channel, four #10 x 1 1/2" PPSMNS screws are used. For these screws, four pilot holes (11/64" dia.) must be drilled into the splice channel and four clearance holes into the glazing bar. See **Figure 9-2**. The eave will be secured with two #10 x 1 1/2" screws. One into the roof bar and one into the front bar.
- 9.4 The front and roof glazing bars are installed into the sill and the ridge following the exact same procedure as a curved eave installation. Refer to **Step 11, Framing the Front and Roof**.

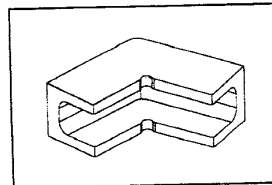


FIGURE 9-1  
Splice Channel

**IMPORTANT NOTE:**  
 3ft units with one piece of glass in the roof may require glass to be installed from the side and slid into place AND/OR  
 Roof glass can be installed into the ridge with eave attached afterwards.  
 When fastening great care must be taken as any contact with the glass may result in breakage.

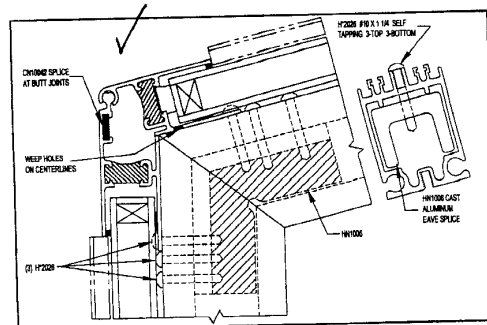


FIGURE 9-2  
SLT Eave Framing

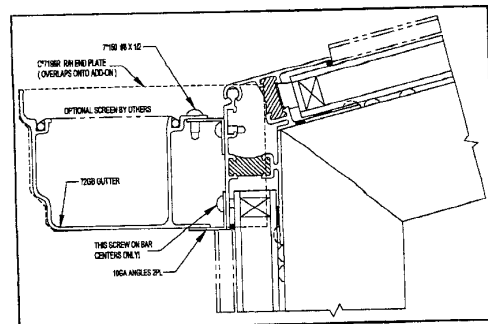


FIGURE 9-3  
SLT Optional Gutter



System 4E Sun & Stars

### STEP 8: SURFACE PREPARATION, RIDGE & RIDGE COUNTER FLASHING INSTALLATION (Cont'd)

- 8.5 There are two typical counter-flashing scenarios. The first is counter flashing to conventional construction the second is counter flashing to a masonry surface.
  - 8.5.1 When counter flashing to conventional construction, tuck the flashing up behind the siding and tar paper or similar. Run the flashing down over the flashing tab of the ridge. Seal with caulking. Tool caulking to provide a good quality seal. See **Figure 8-6**.
  - 8.5.2 When counter flashing to a masonry wall it will be necessary to cut a ridget into the wall. The ridget should be at least 1" deep and at a 10° upward slope. The counter flashing will need to be bent to fit into the ridget and travel downward over the flashing tab of the ridge. Seal the bottom edge of the flashing to the ridge and use a good masonry sealant to seal the top of the flashing in the ridget. Be sure the ridget has been cleaned and free of any dust. A masonry sealant must be used (supplied by others) and we strongly suggest following the manufacturer's instructions in regard to its application. Tool caulking to provide a good quality seal. See **Figure 8-7**.

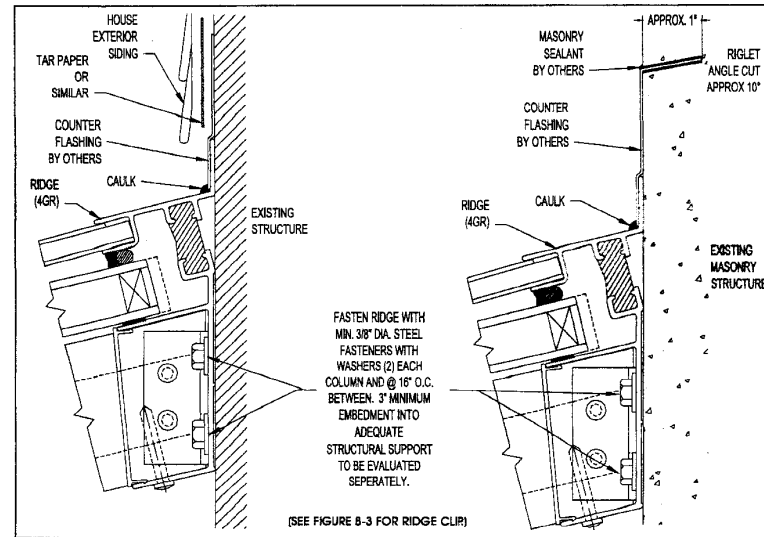


FIGURE 8-6  
Counter Flashing: *Conv. Constr.*

FIGURE 8-7  
Counter Flashing: *Masonry*

**IMPORTANT NOTES:**  
 There is no pre-fabricated ridge flashing provided with the System 4E units.  
 All flashing discussed in this section must be fabricated on site by the installer utilizing an aluminum break and coil stock.  
 Special attention must be given to the ridge flashing on all units.  
 The actual flashing you bend on site will differ in shape and/or style from unit to unit, but the purpose is the same, "KEEP THE WATER ON THE OUTSIDE".  
 Follow some general rules and the results will be effective.



System 4E Sun & Stars

### STEP 7: SILL & SILL FLASHING INSTALLATION (Cont'd)

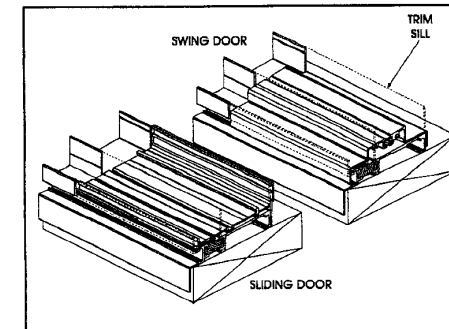


FIGURE 7-6  
Gable Sill Cutout and Layout Details

7.6 With the entire sill perimeter laid out and all door cutouts made, the sill may now be permanently fastened to the foundation after running two/three beads of caulk along the sill's underside for its entire length. The sill should be drilled for the type of fasteners being used and the holes should be located a minimum of 6" away from the glazing bar mounting locations. Use minimum 3/8" diameter for fastening to wood. A masonry anchor (not supplied) must be used when fastening the sill to masonry. Seal fasteners heads with caulk. The sill flashing must have a carefully positioned "butt" fit and be properly caulked (refer to **Paragraph 7.3.3** and **Figure 7-6**). See **Figures 7-8**.

7.7 Locate and install all sill angle clips on front sill as detailed in **Figures 7-9 & 7-10** and **Drawing No. 4E1505, page 62**. Wood or metal blocking below fasteners by others.

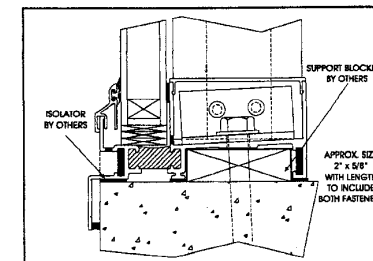


FIGURE 7-7  
Fastener Detail

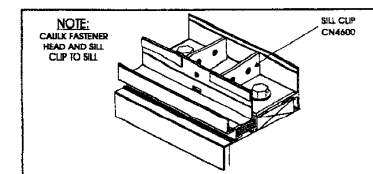


FIGURE 7-8  
Sill Clip Detail

**NOTE:**  
 MIN. 3/8" DIA. STEEL FASTENERS WITH WASHERS (2) EACH COLUMN AND @ 16" O.C. BETWEEN. 3" MIN. EMBEDMENT INTO ADEQUATE STRUCTURAL SUPPORT. TO BE EVALUATED SEPARATELY.

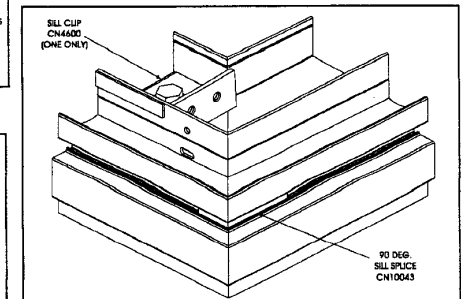


FIGURE 7-9  
Clip Detail at Right Gable (Left Gable Opposite)

Creative Sunrooms  
Frank  
401-318-2253

MATT Kelly  
~~scale  $\frac{1}{2}$ " = 1'~~  
N.T.S

