

BALCONY REPAIR SCOPE OF WORK

Shadowbrook Condominiums
Milford, MA

TABLE OF CONTENTS

Shadowbrook Condominiums
Milford, MA

Balcony Repair Scope of Work

Part 1 --- General	Page 1
Part 2 --- Materials	Page 2
2.1, Basic Scope	Page 2
2.2, Alternate Materials	Page 4
Part 3 --- Execution	Page 5
3.0, General	Page 5
3.1, Wood Deck Construction	Page 5
3.2, Balcony Rails	Page 5
3.3, Waterproofing (Liquid Membrane)	Page 6
3.4, Decking	Page 8

Alternate Scope: Membrane Roofing & Related Work

Part 1 --- General	Page 1
1.0, General	Page 1
1.1, Description	Page 1
1.2, Reference Documents	Page 1
1.3, Quality Assurance	Page 2
1.4, Warranty	Page 2
Part 2 -- Products	Page 2
Part 3 --- Execution	Page 3

List of Sketches

- SKA – 1.0, Drawing Notes
- SKA – 1.1, Framing Plan, New Deck
- SKA – 1.2, Detail
- SKA – 1.3, Detail
- SKA – 1.4, Section at Balcony Corner Posts
- SKA – 1.5, New Section at Door with Framing Splice
- SKA – 1.6, Detail with Framing Splice
- SKA – 1.7, Section at New Deck Edge & edge Metal Profile
- SKA – 1.8, Section at Base of Wall
- SKA – 1.9, Liquid Membrane Isometric

BALCONY REPAIR SCOPE OF WORK**PART 1 --- GENERAL**

- A. The work provided for herein is to be performed at the existing wood balconies associated with second and third floor dwelling units. The extent of the scope required depends on the condition of the balcony under consideration and the desired approach of the unit Owner. In terms of scope some or all of the following may be required:
- a. Demolish the existing wood balconies. Retain the following for reuse: The vented strip cladding at undersides, decorative column covers and the railings. If required, each of these will be replaced with new but to match the existing as much as possible.
 - b. Rebuild the balconies: Provide new structural framing and balcony-to-building connection. At the wall, cut the existing balcony joists off and provide new joists using the detailed splice connection.
 - c. Once new balconies are framed, provide new marine-grade plywood to balcony floor joists to receive waterproofing system. Some unit Owners may opt to only leave the marine-grade plywood exposed without waterproofing.
 - d. Apply liquid membrane plastic waterproofing to the marine grade plywood. See Part 2 below for a list of required materials for this application. A list of alternate materials is also provided.
 - e. Remove the existing sliding glass door, provide new metal flashing as detailed and extend the liquid membrane up onto the new flashing. At the doorjamb provide watertight end-dams using the liquid membrane plastic.
 - f. Replace the wall cladding to the left and right side of the balcony doors if required or directed by the unit Owner. Extend the liquid membrane plastic waterproofing up underneath the new cladding; however, if the cladding is to remain, terminate the liquid membrane as high up the wall as possible.
 - g. At all vertical surfaces such as adjacent brick or mansard roofs extend the liquid membrane up onto the vertical surface.
 - h. Reinstall underside vented cladding, column covers and rails.
- B. The unit Owner will enter into an Agreement with the contractor for work described herein. The Management Company may facilitate the transaction. The Agreement can include some or all of the scope items described herein as determined by the Owner after review of actual conditions.

PART 2 --- MATERIALS2.1 Basic Scope

- A. Wood framing: For wood framing, provide dimensional lumber in sizes indicated, consisting of kiln-dried HEM/FIR, Number 2 or better.
- a. 2 x 4: 1500 Fb; 1725 bending with repetitive use factor
 - b. 2 x 6: 1300 Fb; 1430 bending with repetitive use factor
 - c. 2 x 8: 1200 Fb; 1380 bending with repetitive use factor
 - d. 2 x 10: 1100 Fb; 1210 bending with repetitive use factor
 - e. 2 x 12: 1000 Fb; 1150 bending with repetitive use factor
 - f. 4 x 4: 1300 Fb; 1430 bending with repetitive use factor
- B. Wood balcony floor substrate: Provide marine-grade, Douglas fir or Western Larch, 4' - 0" x 8' - 0" x 5/8" thick plywood sheet. The plywood shall be dry prior to placing any waterproofing material or roofing membrane. The moisture content shall be determined using a hand-held moisture meter.
- C. Connections: Provide wood framing and other connections as follows:
- a. Provide all connections as detailed.
 - b. Wood floor-to-balcony joists provide per detail SKA-1.1, SKA-1.2, SKA-1.5 and SKA-1.6.
 - c. Wood joist connections: Provide lag bolt connections where indicated and provide Simpson joist hangers, straps or other connections, with Simpson Joist Hanger nails sized for the member and hanger.
 - d. Post-to-joist: Provide connection as detailed. Splice post sections together as detailed.
- D. Liquid Membrane Waterproofing: The liquid membrane waterproofing system shall be as provided by Liquid Plastics, Inc., Middletown, CT. Telephone 1-860-613-2688. Comparable products by Kemper Systems, Inc. (Teaneck, NJ, 1-201-833-8898) are acceptable. Based on Liquid Membrane Plastic, from the bottom (plywood substrate) up the waterproofing system shall consist of the following layers:
- a. Carrier membrane adhered with Decostik to the plywood
 - b. Deconthane EC with Remat Premium reinforcing incorporated
 - c. Deconthane SP topcoat
 - d. Color: The color of the liquid membrane shall match as close as possible the paint color sample/paint formula as provided by the management company.

- E. Door flashing: Provide 1-1/2" x 1-1/2", 0.060" thick aluminum angle. Color and finish shall match the existing doorsill. Attach the angle using compatible screws.
- F. Balcony deck surface: Provide TREX ORIGINALS™ as manufactured by Trex Company, Inc. 160 Exeter Drive, Winchester, VA. Telephone 1-888-289-8739/1-542-6300. Provide in sizes and colors selected by the Owner. Provide manufacturer recommended sleepers for placing the *Trex Deck* on the waterproofing surface. Attach decking using manufacturer approved fasteners.
- G. Protection board: On top of the liquid membrane plastic and underneath the sleepers, provide HP Protective Mat as manufactured by Carlisle Syntec Incorporated (see below for information).
- H. Balcony edge metal: Provide 0.50" thick aluminum in bronze. The metal shall be incorporated into the waterproofing and shall be bent to the profile indicated. The profile shall vary in dimension so as to provide water runoff in one direction. At the shallow end, the metal shall be to a depth of 2" and at the large end it shall be to a depth of 4".
- I. Vented underside cladding: Reuse existing or if required provide strip-style vent-cladding to match the existing.
- J. Column covers: Reuse existing or if required provide new to match the existing for size, shape and profile.
- K. Metal rails performance criteria: For purposes of this scope, the term guardrails shall be used and the term shall be understood to mean the same as metal rails.
 - a. Reuse the existing metal rails, unless replacement is required due to damage, or if the existing rails do not meet the requirements set forth herein. When replacing, match the existing as much as possible but meet established criteria herein.
 - b. Provide rail connection to 1) the plywood substrate, 2) balcony support posts and 3) the walls.
 - c. If required, replace the existing metal rails with new if the existing are damaged, rusted, corroded, etc. or if the rails do not comply with the code and related requirements set forth herein.
 - d. Install the railings to meet the following criteria:
 - i. All handrails shall meet the structural loading requirements of 780 CMR 16, and shall include the guard railings and all related connections.
 - ii. The railing shall withstand a concentrated load in any direction. The magnitude of the load shall be 200 lb./ft.

- iii. The height of the guardrails shall be 42". Vertical members shall be spaced 4" on center. Provide bottom horizontal rails at 3-1/2" off the composite deck surface.
- L. Metal rail refurbishment materials: The intent is to salvage the existing metal rails for reuse. Refurbishing includes rust treatment and painting. Depending on the extent of rust and corrosion, provide from among the following products as manufactured by Rust-Oleum Brands, 11 Hawthorn Parkway, Vernon Hills, IL 60061. Telephone 1-800-553-8444.
- a. For rails with light-to-moderate rust, use Clean Metal Primer followed by Stops-Rust oil based topcoat. Color: Black.
 - b. For rails with moderate rust, use Rusty Metal Primer followed by Stops-Rust oil based topcoat. Color: Black.
 - c. For rails with heavy rust, use Rust Reformer followed by Stops-Rust oil based topcoat. Color: Black

2.2 Alternate Materials

- A. At the unit Owner's option, provide an ethylene diene monomer (EPDM) membrane system in lieu of the specified liquid membrane plastic waterproofing. The unit Owner retains the right to request pricing for the EPDM as an alternate to the basic scope.
- B. At the unit Owner's option, provide an EPDM membrane system as manufactured by Carlisle Syntec Incorporated, P.O Box 7000, Carlisle, PA. Telephone 1-717-245-7000. Or provide compatible materials by Firestone Building Products Corporation, Carmel, IN. A specification for this alternate follows this section and is based on the use of Carlisle.

PART 3 --- EXECUTION

3.0 General

- A. The arrangement of Part 3 --- Execution assumes complete deck demolition, rebuilding and waterproofing.
- B. Where limited portions of the Work are begin performed, refer to and comply with only the applicable sections.

3.1 Wood Deck Construction

- B. Demolish the existing wood decks and legally dispose of all materials. Dispose of materials in strict accordance with governing laws, rules, regulations and statutes.
- C. Salvage the balcony rails, column covers and underside cladding for reinstallation (reuse). If required due to water or other damage, provide new rails, column covers and cladding to match the existing.
- D. Reframe and construct new balconies in accordance with the applicable details. Make joist splice connections as detailed.
 - a. Construct new wood balconies in accordance with the Massachusetts State Building Code, 780 CMR, including but not limited to 780 CMR 23, *Wood* and the tables therein, including but not limited to Table 2305.2, *Fastening Schedule*.
 - b. When making a splice connection from existing floor joists to the new balcony joists, set the splice connection(s) and new cross blocking (between joists) on (bearing on) the exterior wall. If not possible, comply with limits shown in the details.

3.2 Balcony Rails

- A. Attach new or salvaged balcony rails to comply with the Massachusetts State Building Code, 780 CMR and to meet requirements set forth above. Attach the rails at the following locations:
 - c. To the building wall at the ends and to the support posts (columns).
 - d. To the plywood substrate. At the substrate connection, run the liquid membrane up onto the support post of the rail, including over the attachment flange and fasteners. Run the liquid membrane as high up the post as possible.
- B. Attach salvaged rails only after refurbishment and painting is completed.
- C. Refurbishment: With the unit owner, determine the required level of metal rail refurbishment, so as to determine required materials.

- C. Refurbishment: With the unit owner, determine the required level of metal rail refurbishment, so as to determine required materials.
- a. When using Clean Metal Primer, sand the entire surface of the rail to remove loose paint and rust. Apply Clean Metal Primer in accordance with the manufacturer's instructions. Once dry, apply 2-coats of Stops-Rust topcoat per manufacturer's instructions including for the time required between coats.
 - b. When using Rusty Metal Primer, sand the entire surface of the rail to remove loose paint and rust. Apply Rusty Metal Primer in accordance with the manufacturer's instructions. Once dry, apply 2-coats of Stops-Rust topcoat per manufacturer's instructions including for the time required between coats.
 - c. When using Rust Reformer, follow the manufacturer's instructions. Once dry, apply 2-coats of Stops-Rust topcoat or other oil-based topcoat as recommended by the manufacturer.

3.3 Waterproofing (Liquid Membrane)

- A. Prior to undertaking the Work, the Contractor shall contact and obtain the manufacturer's latest printed instructions, specifications and details including for the wood plywood substrate.
- B. Install the liquid membrane plastic to the entire area of the plywood substrate and related construction in strict accordance with the latest version of the manufacturer's instructions, specifications and details. Install the system to obtain the manufacturer's 15-year warranty, including for the minimum material thicknesses for total and each layer.
- C. Install the system only when the substrate is dry. The substrate moisture content shall be verified using a hand-held moisture meter and materials shall only be applied when the moisture content is 14% or less.
 - a. Do not install the liquid membrane when rain is forecasted for the next 48 hours.
- D. Install the system only when the substrate is clean, free of dirt and debris, grease, etc. If there is grease or other materials that are not easily removed, replace the substrate.
- E. Sliding Glass Door: At the sliding glass door:
 - a. Remove the existing door.
 - b. Install new metal flashing, consisting of a vertical back leg. Attach the flashing to the floor at 6" on center. Use compatible nails.

- c. Run the liquid membrane up into the door opening and onto the metal flashing. Run the liquid membrane onto the back vertical leg of the flashing.
 - d. At the doorjamb, run the liquid membrane onto the doorjamb to provide a continuous application from the vertical back leg to the doorjamb, so as to form watertight end dam at the jamb. If required by the manufacturer, use accessory materials between substrates such as anti-fracture membrane.
 - e. Once the liquid membrane is installed and has fully cured in accordance with the manufacturer's instructions, reinstall the sliding glass door.
- F. Balcony Back Wall: At the back wall of the balcony, run the liquid membrane up the wall as high as possible, but only to the height of where the composite deck will occur.
- a. If replacing the wall cladding, run the liquid membrane up behind the wall cladding on the substrate to a minimum height of 6".
- G. Sides of Balcony at Back Wall: Where the balconies intersect at their sides, there is a short return sometimes consisting of brick and in some cases consisting of roof shingles applied to a mansard roof.
- a. Return the liquid membrane onto the sidewall and/or mansard and bring it to the outer edge see SKA – 1.9.
 - b. In the event that the brick/mansard does not contact the side of the balcony, run the liquid membrane onto the adjacent wall surface but over to the adjacent brick or mansard.
- H. Side Framing of Balcony: Return the liquid membrane down onto the side framing of the balcony (see SKA – 1.9).
- I. Lap the liquid membrane onto the edge metal.
- J. Run the liquid membrane up onto the 4 x 4 framing posts a minimum of 6". Do not lap the liquid membrane onto the column (post) covers. The column covers shall conceal the wood posts and liquid membrane.
- K. Run the liquid membrane up onto the rail vertical posts and to cover the attachment flange and bolt connections.
- L. Once the liquid membrane has cured, and prior to installing the composite deck, lay the protection board onto the liquid membrane at locations where the composite deck sleepers will be laid.

3.4 Decking

- A. Lay the composite deck in strict accordance with the manufacturer's instructions. Install decking to wood or composite sleepers as provided and recommended by the manufacturer.
 - a. In terms of thickness, size the sleepers so that the height of the composite deck does not come up higher than the doorsill. Also, size sleepers so that composite deck fasteners do not contact or penetrate the liquid membrane.
 - b. Lay the sleepers running from back-to-front so that water drains to the outside edge of the balcony.
 - c. Lay the sleepers at 16" on center. Prior to placing the sleepers, be sure the liquid membrane is fully cured.
 - d. Lay protection board under the sleeper. The sleeper shall be centered on the protection board and the protection board shall be sized 4" larger than the sleeper.
- B. Once protection board and sleepers are installed, mechanically attach the composite decking to the sleepers. As stated, under no circumstances shall the length the fastener be long enough to contact or penetrate the full thickness of the sleeper so as to avoid penetrating the liquid membrane waterproofing.
- C. Leave a minimum 2" gap between the end of the composite decking and the wall or sliding glass door so as to provide for airflow and drying.
- D. Cut the decking around the support posts and railings. Rest the column covers on the decking.
- E. Reinstall the vented cladding at the balcony underside, or replace with new to match the existing.

END OF SECTION

ALTERNATE SCOPE: MEMBRANE ROOFING AND RELATED WORK

Shadowbrook Condominiums
Milford, MA

ALTERNATE SCOPE: MEMBRANE ROOFING & RELATED WORKPART 1- GENERAL1.0 General

- A. The basic scope of work for waterproofing of the wood-framed balconies includes application of liquid membrane plastic. However, at the unit Owner's option, an ethylene, diene monomer membrane (EPDM) may be installed.
- B. The Work of this specification includes installation of the EPDM membrane and assumes all related work of balcony repair/rebuilding has been completed and that the plywood substrate is in place.
 - a. The installation shall include underlay board, edge metal and required blocking, as well as protection board so that a new composite wood deck can be installed onto the topside of the EPDM membrane.
- C. The roof membrane and related materials specified herein are as manufactured by Carlisle Syntec (Carlisle, PA). Use of similar systems by other manufacturers is acceptable but only if equivalent in every way to the specified system.

1.1 Description

- A. The installed roof membrane shall be a class "A" rated and shall meet Factory Mutual uplift requirements for a 1-60 roof system. The new roof shall consist of an 0.060 thick, black, adhered EPDM membrane installed over mechanically attached underlay as follows:
 - a. Sure-Seal® (black), non-reinforced EPDM membrane as manufactured by Carlisle SynTec, Inc., Carlisle, PA (1-800-4-SYNTEC).
 - b. Equivalent systems by Firestone Building Products (Carmel, IN) are acceptable provided systems are comparable or better in every capacity.

1.2 Reference Documents

- A. Unless otherwise stated or modified herein, design and installation shall comply with the requirements of the Massachusetts State Building Code, including energy conservation provisions; Factory Mutual (FM) publications 1-28, 1-29 and 1-49 for wood blocking; applicable industry standards; and the manufacturer's published specifications, instruction and other technical literature, including (but not necessarily limited to):
 - a. Carlisle's Guide-Spec, Sure-Seal® Adhered Roofing System
 - b. Carlisle's, Part 1 – Design Guide: Sure-Seal® EPDM Roofing Systems, Adhered, including attachments
 - c. Carlisle's, Part 2 – Application: Sure-Seal® Design "A" Adhered Roofing System and attachments, and Carlisle's universal details.

1.3 Quality Assurance

- The roof system shall be installed by a manufacturer-approved applicator.
- Upon completion of the installation, a manufacturer's Technical Representative will conduct an inspection to ascertain that the roofing system has been installed with the applicable requirements.

1.4 Warranty

- Provide the Owner a fifteen-year, Goldseal, total system no dollar limit (NDL), watertight warranty with an additional two years watertight on labor by the Contractor.

PART 2 – PRODUCTS

2.0 General

- A. Unless otherwise indicated the components of the roofing system including the membrane, underlay, mechanical fasteners, adhesives, flashings, edge metal and other materials required to complete the Work shall be of one manufacturer and are based on Carlisle.
 - a. Membrane: Sure-Seal®, 0.060" thick, non-reinforced EPDM. Attach the EPDM membrane to the underlay using Fast 100 adhesive.
 - b. Underlay: Owens-Corning, StrataGuard™ 0.25" thick, 800 psi. Provide as a substrate for the EPDM membrane. The StrataGuard™ shall be applied directly to the wood substrate.
- B. Fasteners: Attach the underlay using HP Fastener with 3" diameter metal plate washers. Plastic washers are not acceptable. The length of the fasteners shall be as required to fully penetrate the underside of the plywood substrate; however, but no so long as to interfere with the balcony underside cladding.
- C. Adhesive & Accessories: As required, provide: Fast 100 Bonding Adhesive, Cured EPDM Flashing, Pressure-Sensitive Flashing, Elastoform Flashing, Termination Bars, Water Cut-off Mastic and Pourable Sealer.
- D. Other Products: As required, provide: Pre-molded Pipe Seals, Pressure-Sensitive Inside/Outside Corners, Pipe Seals, Pourable Sealer Pockets; and manufacturer approved protection board for use underneath the composite deck.
- E. Termination Bars & Flashing: As required, provide manufacturers approved termination bars, and two-piece surface-applied counter flashing.
- F. Edge Metal: Provide shop fabricated edge metal consisting of 0.050" aluminum with galvanized continuous cleat. Submit for color approval prior to fabrication.
 - a. Install to comply with FM requirements and provide required accessories, including pre-fabricated welded corners, end caps, and transition pieces.

PART 3 – EXECUTION

- A. This section assumes completion of deck framing and/or rebuilding as required elsewhere and that the plywood substrate is installed.
- B. Prior to installing new roof materials, inspect the attachment of the roof deck. Where not fastened or fastening does not meet criteria herein, screw-attach the plywood at 8" on center at edges and 6" on center at the field areas.
- C. Prior to installation of the underlay, be sure the plywood substrate and any related construction including wood blocking, etc. is dry. Determine it is dry using a hand-held moisture meter. The moisture content as measured by the meter shall be 14% or less.
- D. Install new roof system components in strict accordance with the requirements set forth herein including referenced documents and those applicable publications of the manufacturer, including written instructions, specifications and details.
- E. Underlay: Secure the underlay and insulation using mechanical fasteners at a rate required to meet FM 1-60 requirements, including for perimeter and corner enhancements as required by FM document 1-29.
- F. Membrane: Install the membrane, fully adhering it to the substrate (underlay) using the approved adhesive. The membrane shall be run up any adjacent wall surfaces and be terminated in strict accordance with the manufacturer's details.
 - a. As much as possible, provide EPDM membrane under the door and onto adjacent wall/mansard surfaces similar to what is provided for under liquid membrane.
- G. Do not use adjoining sections of the membrane that overlap. Each balcony shall be clad with a single piece of membrane without seams or laps.
- H. Membrane terminations shall be high enough not to void the warranty requirements. Provide membrane terminations consisting of a mechanically anchored termination bar and two-piece metal counter flashing wherever possible.
- I. Flashing: When feasible, flash all walls/curbs, and other terminations with continuous deck membrane. When not feasible use a separate piece of Cured EPDM Flashing. All related flashing and roof edge work shall be installed in strict accordance with the manufacturer's details and include termination bars, cut off mastic and counter flashing installed over the termination bars.
- J. Uncured Elastoform Flashing and Pressure-Sensitive Uncured Flashing shall be limited to inside/outside corners, scuppers, or other unusually shaped walls or penetrations where the use of Cured EPDM Flashing, Pressure-Sensitive Flashing or Prefabricated accessories is not practical.
- K. Terminate Flashing in accordance with appropriate manufacturer's termination details unless otherwise indicated.

- L. Edge metal: Provide wood blocking for edge metal such as gravel stop attachment. Wood blocking shall be in accordance with FM publication 1 – 49. Install new edge metal in accordance with FM requirements.
- M. Once the roof membrane is installed: Install manufacturer approved protection board on the membrane for installation of the composite deck material. The installation of the deck shall not void the membrane warranty.

END OF SECTION

DRAWING SKETCHES/DETAILS

Shadowbrook Condominiums
Milford, MA

DRAWING NOTES

- THE INTENT IS FOR THE LIQUID MEMBRANE PLASTIC TO PROVIDE A BARRIER AT HORIZONTAL BALCONY SURFACES. THE LIQUID MEMBRANE SHALL EXTEND UP ONTO ALL ADJACENT VERTICAL SURFACES AS WELL.
- AT THE SLIDING GLASS DOOR, EXTEND THE LIQUID MEMBRANE TO UP UNDER THE DOOR AND ONTO A NEW METAL SILL. THE NEW METAL SILL IS TO FORM A 1- $\frac{1}{2}$ " VERTICAL BACK LEG. EXTEND THE LIQUID MEMBRANE ONTO THE DOORJAMB AS WELL TO A MINIMUM HEIGHT OF 1- $\frac{1}{2}$ " OR TO MATCH THE VERTICAL BACK FLASHING LEG.
- IF REPLACING THE REAR BALCONY WALL, EXTEND THE LIQUID MEMBRANE ONTO THE WALL CLADDING SUBSTRATE, TO A MINIMUM HEIGHT OF 6". IF NOT REPLACING THE WALL CLADDING, EXTEND THE LIQUID MEMBRANE UP ONTO THE WALL TO A HEIGHT TO MATCH THE TOP OF THE COMPOSITE DECKING.
- AT THE SIDES OF THE BALCONY, WHERE THE ADJACENT CLADDING IS BRICK OR MANSARD ROOF, EXTEND THE LIQUID MEMBRANE UP ONTO THE BRICK/MANSARD A MINIMUM OF 4". IN ALL CASES, IF THERE ARE WEEP HOLES IN THE BRICK, DO NOT BLOCK OR OTHERWISE COVER THEM WITH THE MEMBRANE MATERIAL. THE LIQUID MEMBRANE SHOULD RUN CONTINUOUS FROM THE BACK TO THE SIDEWALL.
- EXTEND THE LIQUID MEMBRANE UP SUPPORT POSTS A MINIMUM OF 6". DO NOT EXTEND LIQUID MEMBRANE UP ONTO COLUMN COVERS.

COPYRIGHT

PROJECT NAME

DRAWING DATA

DRAWING TITLE / NUMBER

**GORMAN RICHARDSON
ARCHITECTS, INC.**
11 STREET
MILFORD, MA 01748
TEL: 508.437.2590 FAX: 508.435.0072

Client:

**THAYER &
ASSOCIATES**
1 SHADOWBROOK LANE
MILFORD, MA 01757

© COPYRIGHT 2005
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN IS
AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON
ARCHITECTS, INC. AND AS SUCH SHALL NOT BE REPLICATED IN ANY
FORM, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS
WRITTEN CONSENT OF GORMAN RICHARDSON ARCHITECTS, INC.

THIS INFORMATION PROVIDED VIA ELECTRONIC MEDIA IS NOT
GUARANTEED OR WARRANTED AGAINST DEFECTS, INCLUDING BUT
NOT LIMITED TO DESIGN CALCULATION, DATA TRANSLATION OR
TRANSMISSION, OR STORAGE OR CORRUPTION.

Date : 09/28/2005

**SHADOWBROOK
CONDOMINIUMS**

1 SHADOWBROOK LANE
MILFORD, MA 01757

Project Number : 2005068.01

Revised Sheet :

Scale : N.T.S.

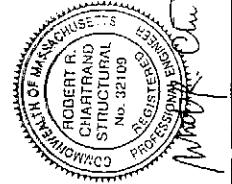
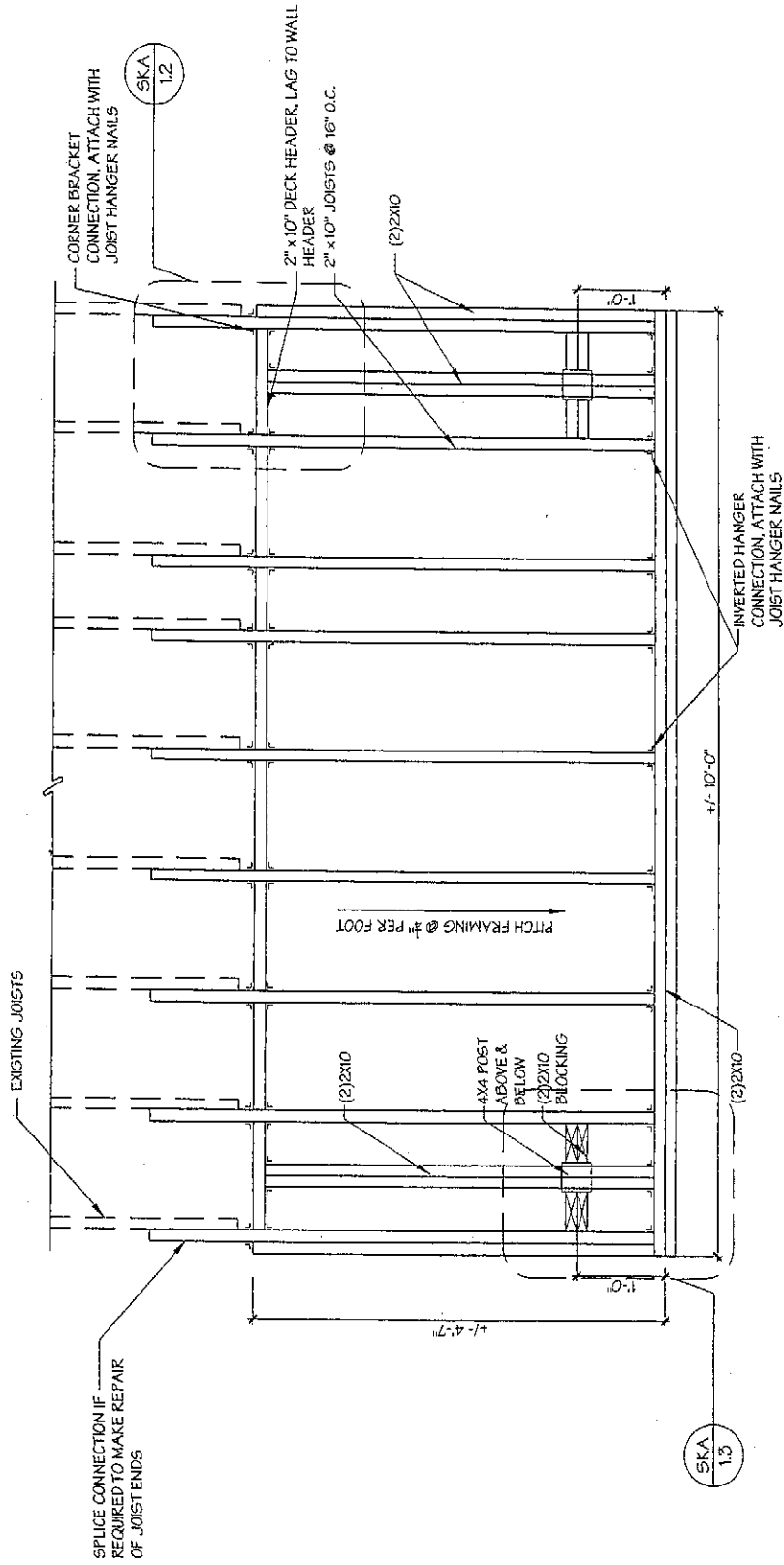
Drawn By : LU

Checked By : NR

File Name : SKA-1.0.dwg

DRAWING NOTES

SKA-1.0



**FRAMING PLAN,
NEW DECK**

SKA-1.1

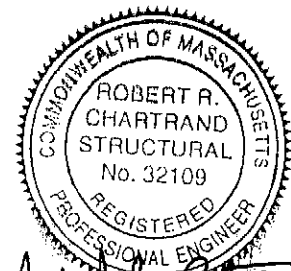
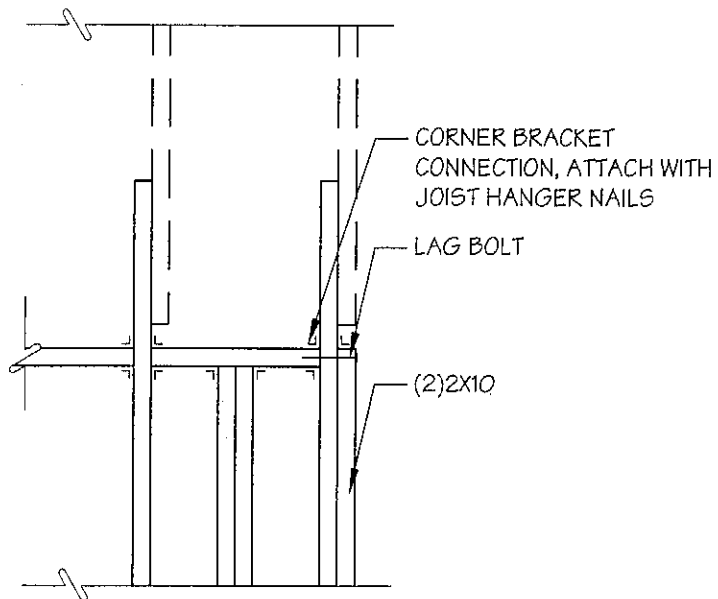
Scale:	3/4"=1'-0"
Date:	09/26/2006
Proj. No.:	2005088.01
Drawn By:	LU
Checked By:	NR
File Name:	

No.	Description	Date

© 2006 GORMAN RICHARDSON ARCHITECTS, INC. All rights reserved. This drawing is the property of Gorman Richardson Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Gorman Richardson Architects, Inc.

**GORMAN
RICHARDSON
ARCHITECTS**
7 MAIN STREET
SCARSDALE, MASSACHUSETTS 01783
508.544.2800 508.452.0723 FAX

**SHADOWBROOK
CONDOMINIUMS**
1 SHADOWBROOK LANE
MILFORD, MA 01757



Robert R. Chartrand

COPYRIGHT

PROJECT NAME

DRAWING DATA

DRAWING TITLE / NUMBER

GORMAN RICHARDSON ARCHITECTS, INC.

100 N STREET
MILFORD, MA 01748
TEL 508.497.2590 FAX 508.436.0072

Client:

THAYER & ASSOCIATES
1 SHADOWBROOK LANE
MILFORD, MA 01757

© COPYRIGHT 2006
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN IS AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON ARCHITECTS, INC. AND AS SUCH SHALL NOT BE REPLICATED IN ANY FORM, DIGITAL OR OTHERWISE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF GORMAN RICHARDSON ARCHITECTS, INC.

THIS INFORMATION PROVIDED VIA ELECTRONIC MEDIA IS NOT GUARANTEED OR WARRANTED AGAINST DEFECTS, INCLUDING BUT NOT LIMITED TO SEARCH CALCULATION, DATA TRANSMISSION OR TRANSMISSION, OR ERRORS OR OMISSIONS.

Date : 09/26/2005

SHADOWBROOK CONDOMINIUMS

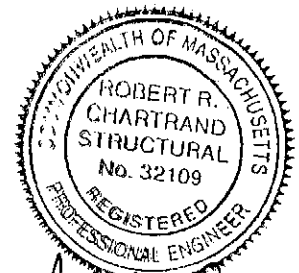
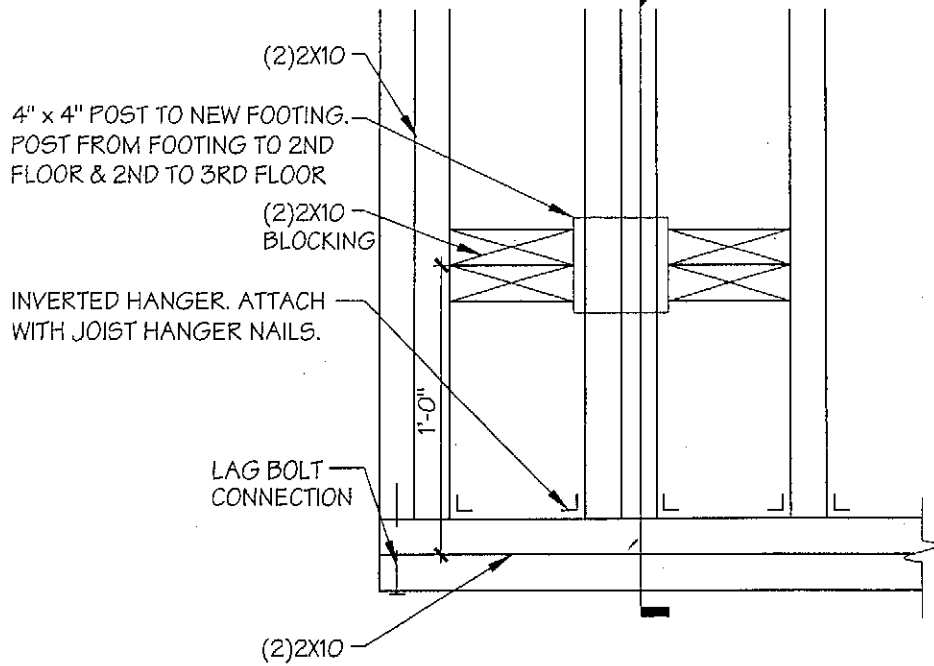
1 SHADOWBROOK LANE
MILFORD, MA 01757

Project Number. : 2005068.01

Revised Sheet : _____
Scale : 3/4" = 1'-0"
Drawn By : LU
Checked By : NR
File Name : SKA-1.2.dwg

DETAIL

SKA-1.2



Robert R. Chartrand

COPYRIGHT

PROJECT NAME

DRAWING DATA

DRAWING TITLE / NUMBER

GORMAN RICHARDSON
ARCHITECTS, INC.
100 N STREET
MILFORD, MA 01757
PH: 508.435.0072 FAX 508.435.0072

© COPYRIGHT 2006
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN IS
AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON
ARCHITECTS, INC. AND AS SUCH SHALL NOT BE REPLICATED IN ANY
FORM, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS
WRITTEN CONSENT OF GORMAN RICHARDSON ARCHITECTS, INC.

THIS INFORMATION PROVIDED VIA ELECTRONIC MEDIA IS NOT
GUARANTEED OR WARRANTED AGAINST DEFECTS, INCLUDING BUT
NOT LIMITED TO DESIGN CALCULATION, DATA TRANSLATION OR
TRANSMISSION, OR ERRORS OR OMISSIONS.

Date: 09/28/2005

SHADOWBROOK
CONDOMINIUMS

1 SHADOWBROOK LANE
MILFORD, MA 01757

Project Number: 2005068.01

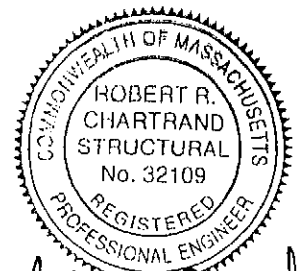
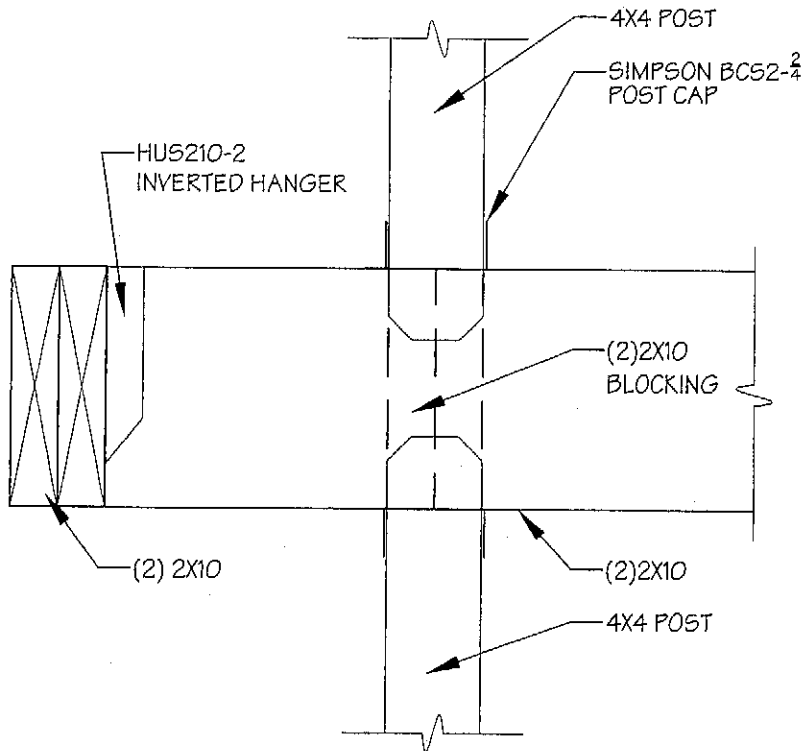
Revised Sheet :
Scale : 1-1/2" = 1'-0"
Drawn By : LU
Checked By : NR
File Name : SKA-1.3.dwg

DETAIL

SKA-1.3

Client:

THAYER &
ASSOCIATES
1 SHADOWBROOK LANE
MILFORD, MA 01757



Robert R. Chartrand

COPYRIGHT

PROJECT NAME

DRAWING DATA

DRAWING TITLE / NUMBER

GORMAN RICHARDSON
ARCHITECTS, INC.
111 STREET
MILFORD, MA 01748
TEL: 497.2590 FAX 508.435.0072

© COPYRIGHT 2006
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN IS
AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON
ARCHITECTS, INC. AND AS SUCH SHALL NOT BE DUPLICATED IN ANY
FORM, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS
WRITTEN CONSENT OF GORMAN RICHARDSON ARCHITECTS, INC.

THIS INFORMATION PROVIDED VIA ELECTRONIC MEDIA IS NOT
GUARANTEED OR WARRANTED AGAINST DEFECTS, INCLUDING BUT
NOT LIMITED TO DESIGN CALCULATION, DATA TRANSLATION OR
TRANSMISSION, OR ERRORS OR OMISSIONS.

Date: 09/26/2005

SHADOWBROOK
CONDOMINIUMS

1 SHADOWBROOK LANE
MILFORD, MA 01757

Project Number: 2005068.01

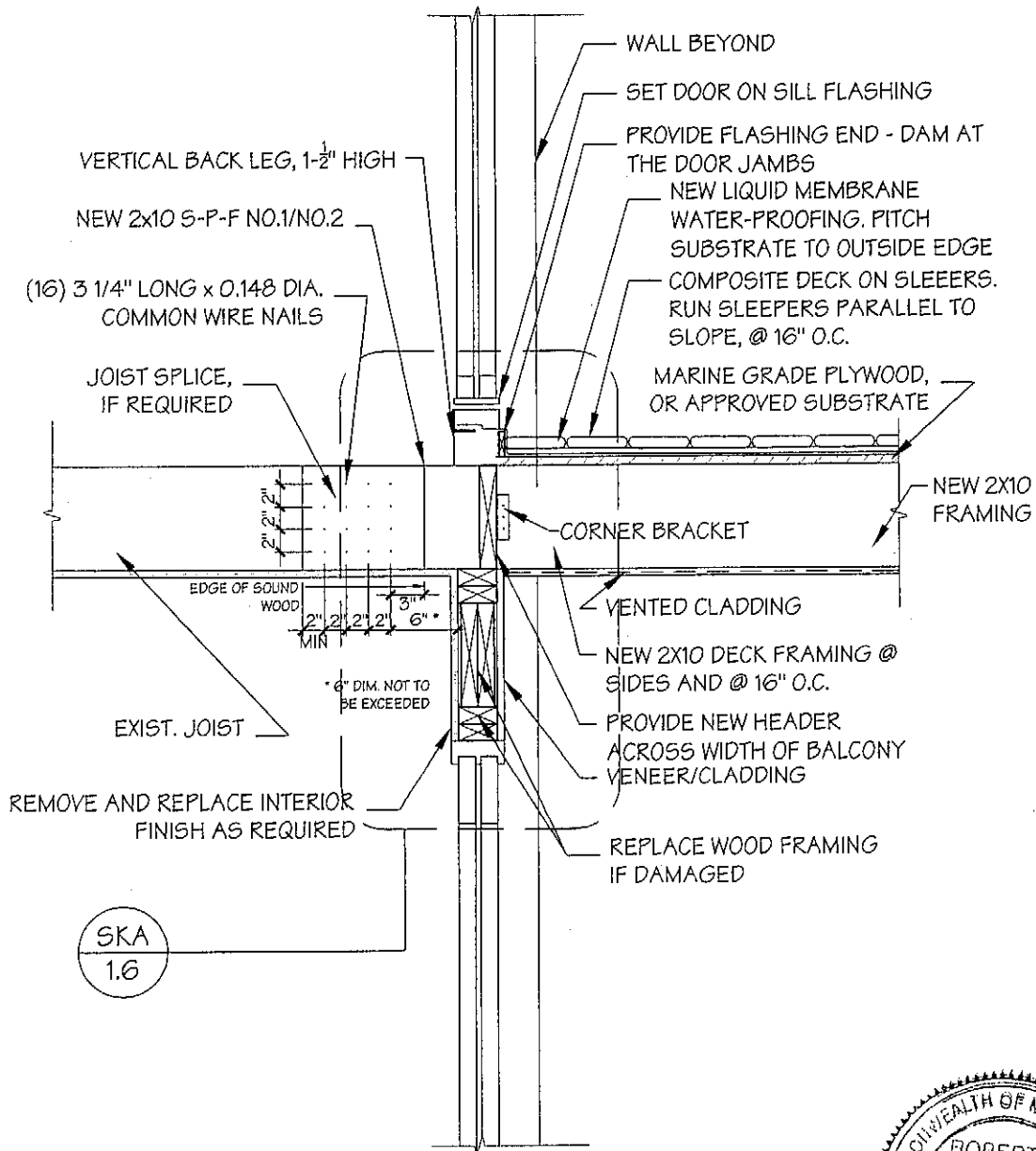
Revised Sheet: _____
Scale: 1-1/2" = 1'-0"
Drawn By: LU
Checked By: NR
File Name: SKA-1.4.dwg

SECTION @ BALCONY
CORNER POSTS

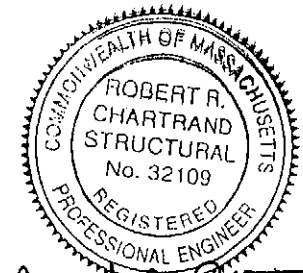
SKA-1.4

Client:

THAYER &
ASSOCIATES
1 SHADOWBROOK LANE
MILFORD, MA 01757

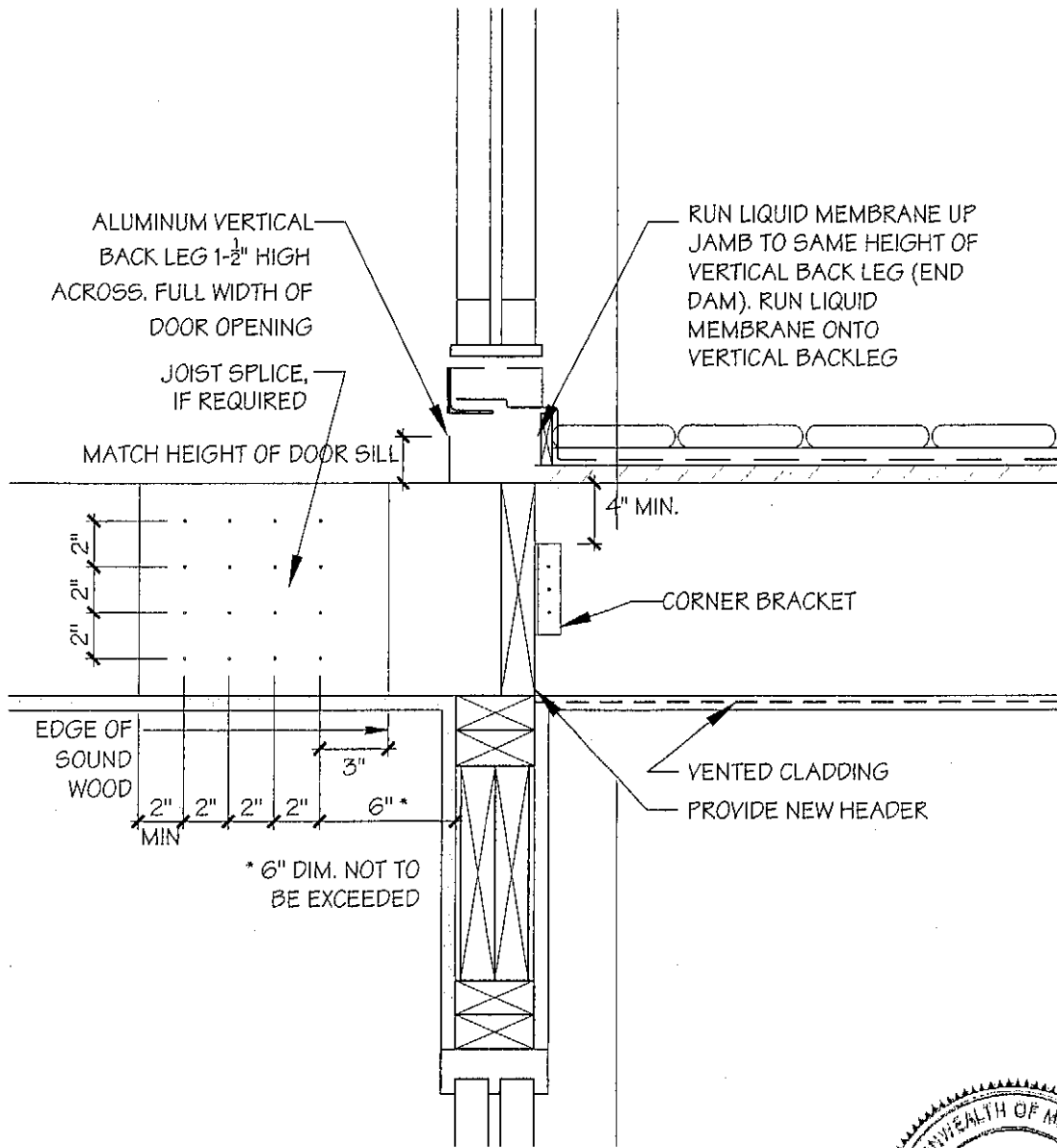


SKA
1.6

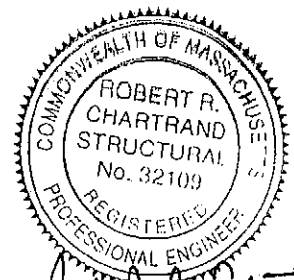


Robert R. Chartrand

COPYRIGHT	PROJECT NAME	DRAWING DATA	DRAWING TITLE / NUMBER
<p>GORMAN RICHARDSON ARCHITECTS, INC. 100 STATE STREET MILFORD, MA 01748 401.497.2590 FAX 508.435.0072</p>	<p>SHADOWBROOK CONDOMINIUMS 1 SHADOWBROOK LANE MILFORD, MA 01757</p>	<p>Revised Sheet : _____ Scale : 3/4" = 1'-0" Drawn By : LU Checked By : NR File Name : SKA-1.5.dwg</p>	<p>NEW SECTION @ DOOR W/ FRAMING SPLICE</p>
<p>Client: THAYER & ASSOCIATES 1 SHADOWBROOK LANE MILFORD, MA 01757</p>	<p>Date : 09/29/2005 Project Number : 2005068.01</p>		<p>SKA-1.5</p>



EXPLODED VIEW OF DOORSILL



Robert R. Chartrand

COPYRIGHT

PROJECT NAME

DRAWING DATA

DRAWING TITLE / NUMBER

GORMAN RICHARDSON ARCHITECTS, INC.

111 STREET
MILFORD, MA 01748
978.2590 FAX 508.435.0072

Client:

THAYER & ASSOCIATES
1 SHADOWBROOK LANE
MILFORD, MA 01757

© COPYRIGHT 2004
ALL GRAPHIC AND WRITTEN INFORMATION APPEARING HEREIN IS AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON ARCHITECTS, INC. AND AS SUCH SHALL NOT BE DUPLICATED IN ANY FORM, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS WRITTEN CONSENT OF GORMAN RICHARDSON ARCHITECTS, INC.

THIS INFORMATION PROVIDED VIA ELECTRONIC MEDIA IS NOT GUARANTEED OR WARRANTED AGAINST DEFECTS, INCLUDING BUT NOT LIMITED TO DESIGN CALCULATION, DATA TRANSMISSION OR TRANSMISSION, OR ERRORS OR OMISSIONS.

Date : 09/26/2005

SHADOWBROOK CONDOMINIUMS

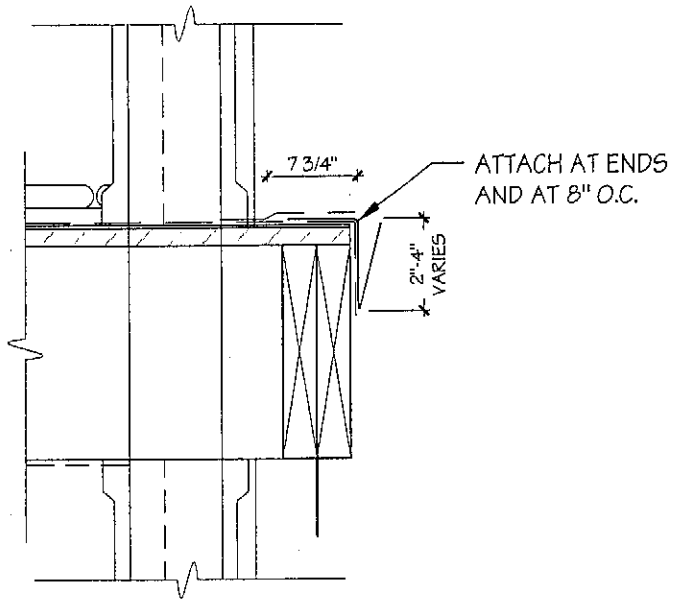
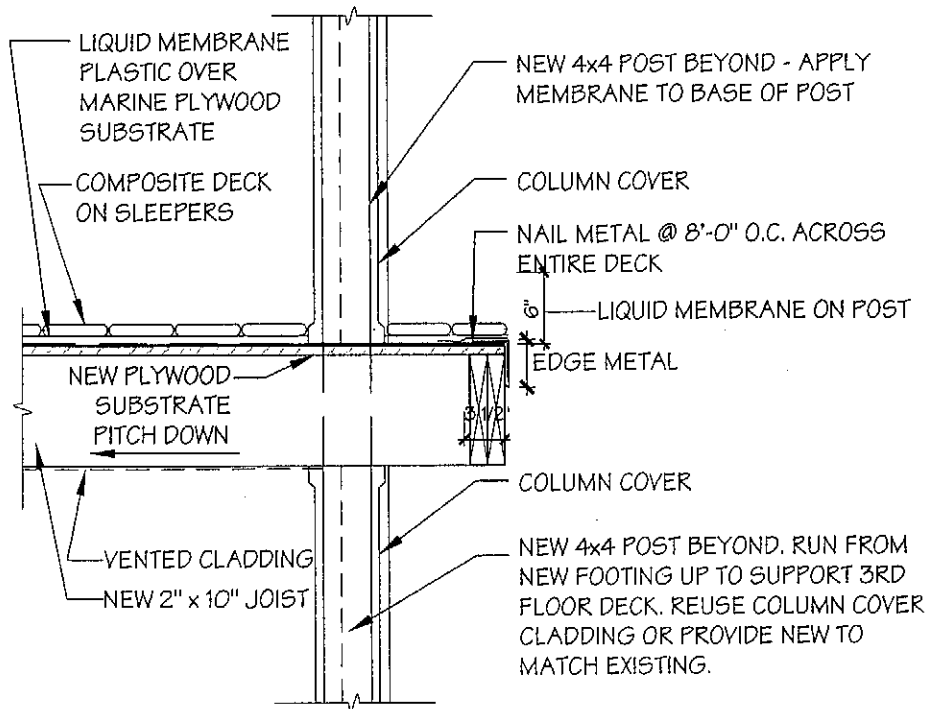
1 SHADOWBROOK LANE
MILFORD, MA 01757

Project Number : 2005068.01

Revised Sheet : _____
Scale : 1-1/2" = 1'-0"
Drawn By : LU
Checked By : NR
File Name : SKA-1.6.dwg

DETAIL WITH FRAMING SPLICE

SKA-1.6



EDGE METAL PROFILE
N.T.S.

GORMAN RICHARDSON
ARCHITECTS, INC.

100 STATE STREET
MILFORD, MA 01748
TEL: 508.497.2590 FAX: 508.435.0072

Client:

THAYER &
ASSOCIATES
1 SHADOWBROOK LANE
MILFORD, MA 01757

© COPYRIGHT 2005
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN IS
AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON
ARCHITECTS, INC. AND AS SUCH SHALL NOT BE DUPLICATED IN ANY
FORM, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS
WRITTEN CONSENT OF GORMAN RICHARDSON ARCHITECTS, INC.

THIS INFORMATION PROVIDED VIA ELECTRONIC MEDIA IS NOT
GUARANTEED OR WARRANTED AGAINST DEFECTS, INCLUDING BUT
NOT LIMITED TO DESIGN CALCULATION, DATA TRANSLATION OR
TRANSMISSION, OR ERROR OR OMISSIONS.

Date: 09/26/2005

SHADOWBROOK
CONDOMINIUMS

1 SHADOWBROOK LANE
MILFORD, MA 01757

Project Number: 2005068.01

PROJECT NAME

DRAWING DATA

DRAWING TITLE/NUMBER

Revised Sheet:

Scale: AS NOTED

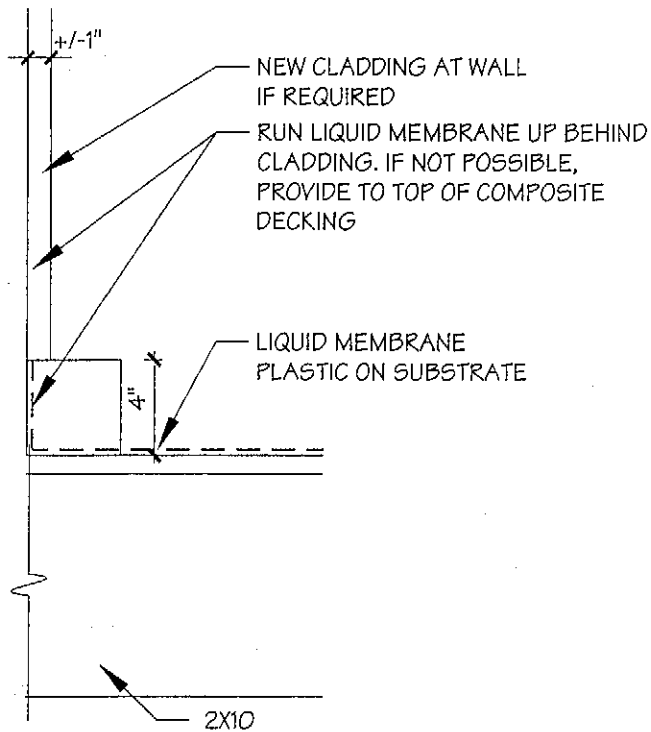
Drawn By: LU

Checked By: NR

File Name: SKA-1.7.dwg

SECTION @ NEW DECK
EDGE & EDGE METAL
PROFILE

SKA-1.7



**GORMAN RICHARDSON
 ARCHITECTS, INC.**
 100 STREET
 BOSTON, MA 01744
 617.2590 FAX 508.435.0072

Client:

**THAYER &
 ASSOCIATES**
 1 SHADOWBROOK LANE
 MILFORD, MA 01757

© COPYRIGHT 2005
 ALL DRAWING AND WRITTEN INFORMATION APPEARING HEREIN IS
 AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON
 ARCHITECTS, INC. AND AS SUCH SHALL NOT BE REPRODUCED IN ANY
 FORM, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS
 WRITTEN CONSENT OF GORMAN RICHARDSON ARCHITECTS, INC.

THIS INFORMATION PROVIDED VIA ELECTRONIC MEDIA IS NOT
 GUARANTEED OR WARRANTED AGAINST DEFECTS, INCLUDING BUT
 NOT LIMITED TO DESIGN CALCULATION, DATA TRANSLATION OR
 TRANSMISSION, OR ERRORS OR OMISSIONS.

Date : 09/29/2005

**SHADOWBROOK
 CONDOMINIUMS**

1 SHADOWBROOK LANE
 MILFORD, MA 01757

Project Number : 2005068.01

PROJECT NAME

DRAWING DATA

DRAWING TITLE / NUMBER

Revised Sheet :

Scale : 1-1/2" = 1'-0"

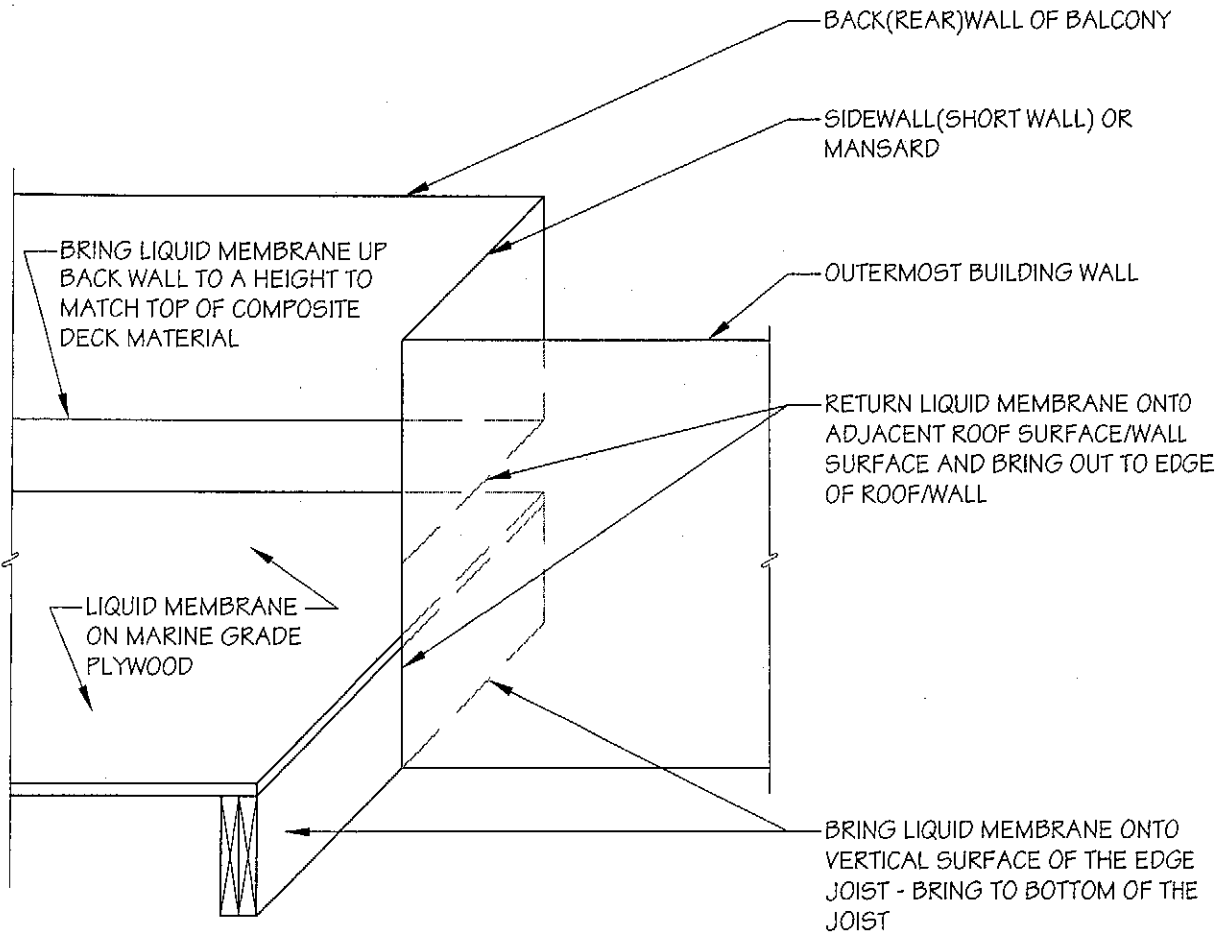
Drawn By : LU

Checked By : NR

File Name : SKA-1.8.dwg

**SECTION @
 BASE OF WALL**

SKA-1.8



GORMAN RICHARDSON
ARCHITECTS, INC.

100 STREET
MILFORD, MA 01748
508.487.2590 FAX 508.435.0072

Client:

THAYER &
ASSOCIATES
1 SHADOWBROOK LANE
MILFORD, MA 01757

COPYRIGHT

PROJECT NAME

DRAWING DATA

DRAWING TITLE / NUMBER

© COPYRIGHT 2006
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN IS
AND SHALL REMAIN THE PROPERTY OF GORMAN RICHARDSON
ARCHITECTS, INC. AND AS SUCH SHALL NOT BE REPRODUCED IN ANY
FORM, DISCLOSED OR OTHERWISE USED WITHOUT THE EXPRESS
WRITTEN CONSENT OF GORMAN RICHARDSON ARCHITECTS, INC.

THIS INFORMATION PROVIDED VIA ELECTRONIC MEDIA IS NOT
GUARANTEED OR WARRANTED AGAINST DEFECTS, INCLUDING BUT
NOT LIMITED TO DESIGN CALCULATION, DATA TRANSLATION OR
TRANSMISSION, OR ERRORS OR OMISSIONS.

Date: 09/26/2005

SHADOWBROOK
CONDOMINIUMS

1 SHADOWBROOK LANE
MILFORD, MA 01757

Project Number: 2005068.01

Revised Sheet:

Scale: 3/4" = 1'-0"

Drawn By: LU

Checked By: NR

File Name: SKA-1.9.dwg

LIQUID MEMBRANE
ISOMETRIC

SKA-1.9