

# Northbridge Memorial Town Hall

High Priority Exterior Repairs

August 09, 2012

7 Main Street, Whitinsville, Massachusetts 01588



## OWNER

Town of Northbridge  
7 Main Street  
Whitinsville, MA  
Phone: 508-234-2447  
Fax: 508-234-0814

## DRAWING LIST

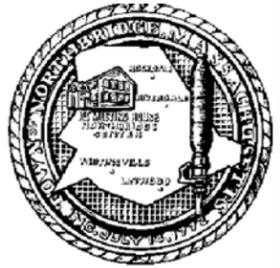
Cover Sheet & Drawing List  
A1 - Roof Plan  
A2 - Roof Plan and Details  
A3 - East Elevation  
A4 - South Elevation  
A5 - North Elevation  
A6 - West Elevation  
A7 - Photos

## ARCHITECT

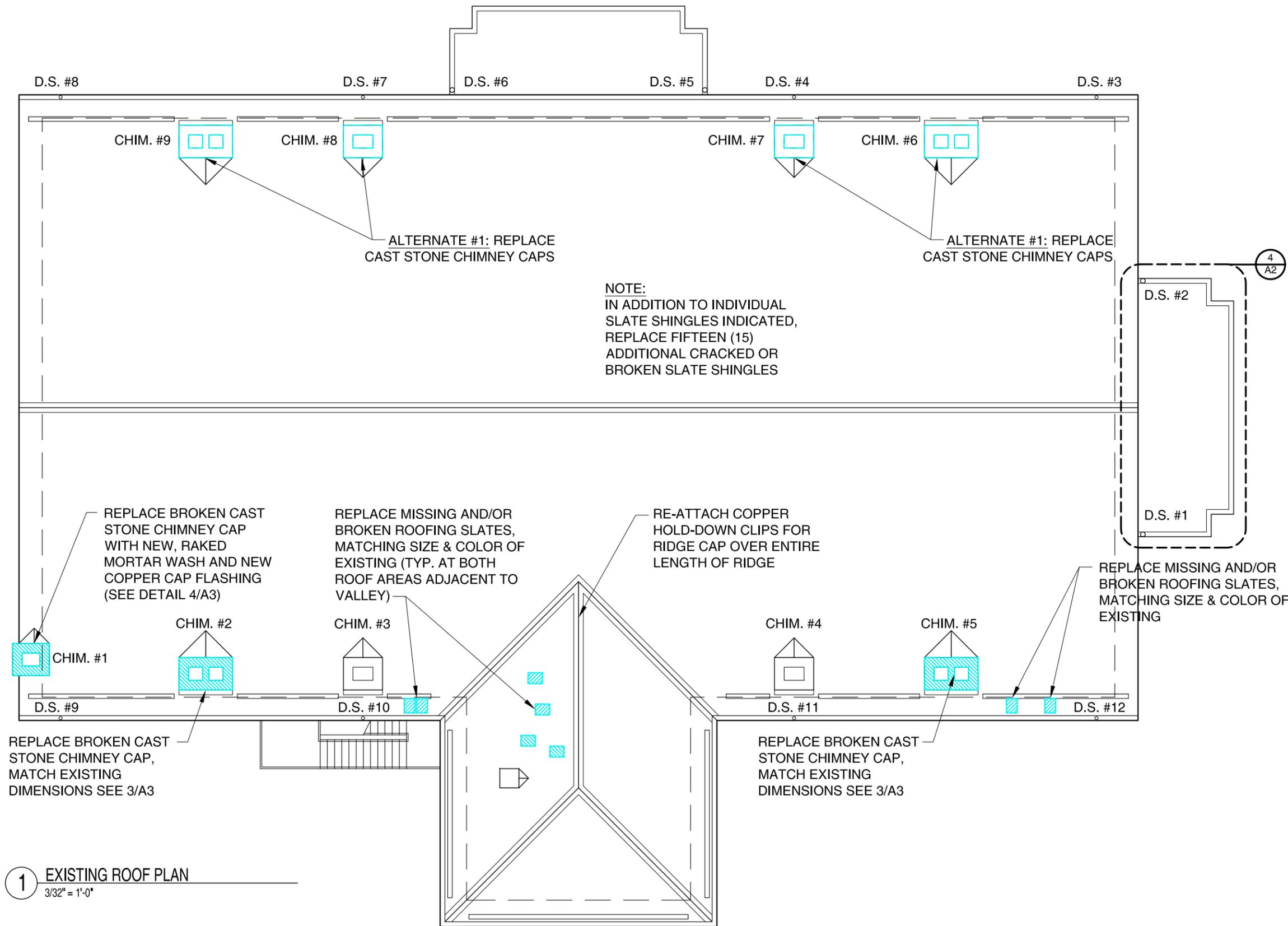


324 Broadway  
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**HIGH PRIORITY EXTERIOR REPAIRS :**  
**Masonry and Flashing : 08/09/2012**



**Northbridge Memorial  
Town Hall**  
7 Main Street  
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High Priority Exterior Repairs  
Masonry & Flashing Contract



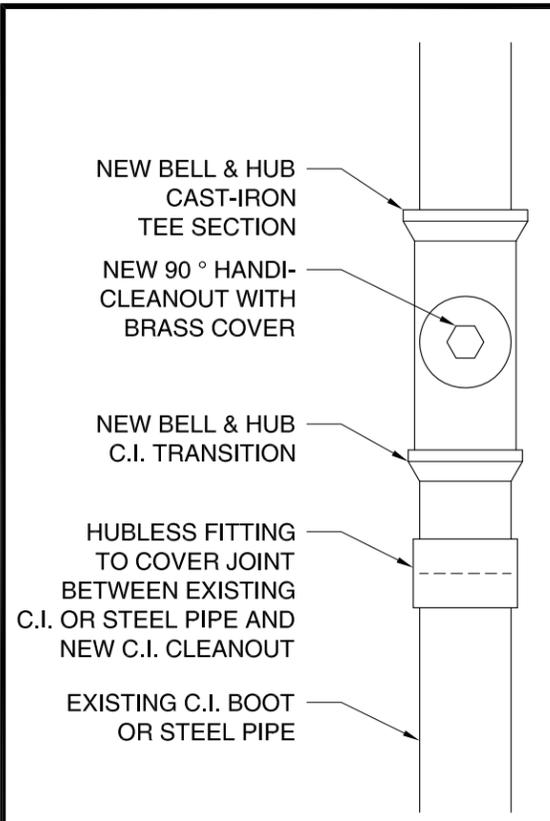
Date: 08/09/2012  
Scale: 3/32" = 1'  
Drawn By: JCH  
Reviewed By: WCK  
Project No: 1616.00

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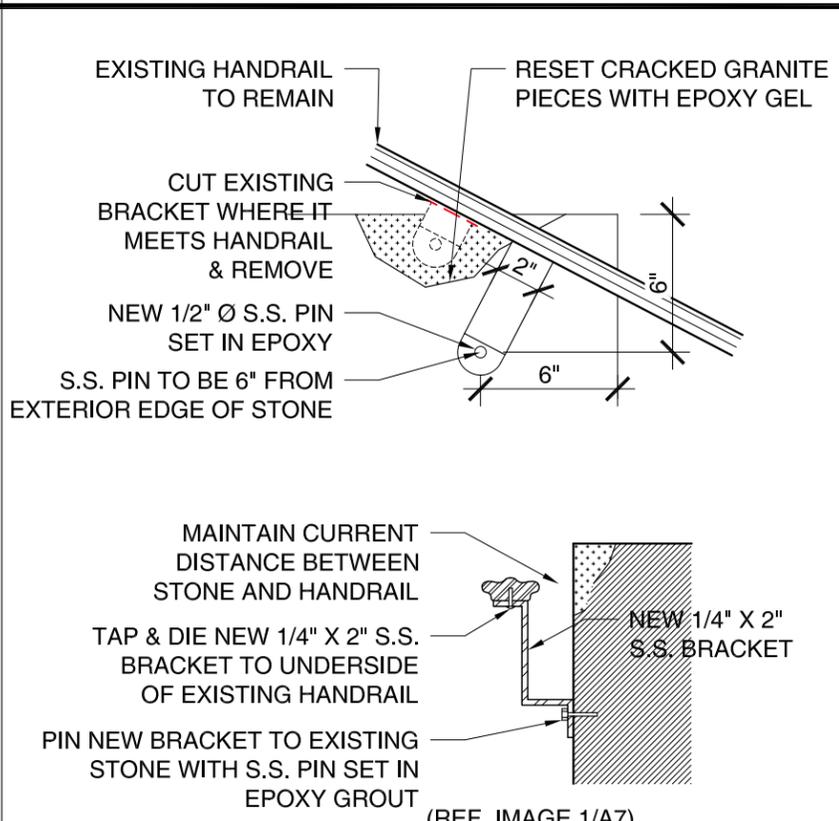
ROOF PLAN

A1

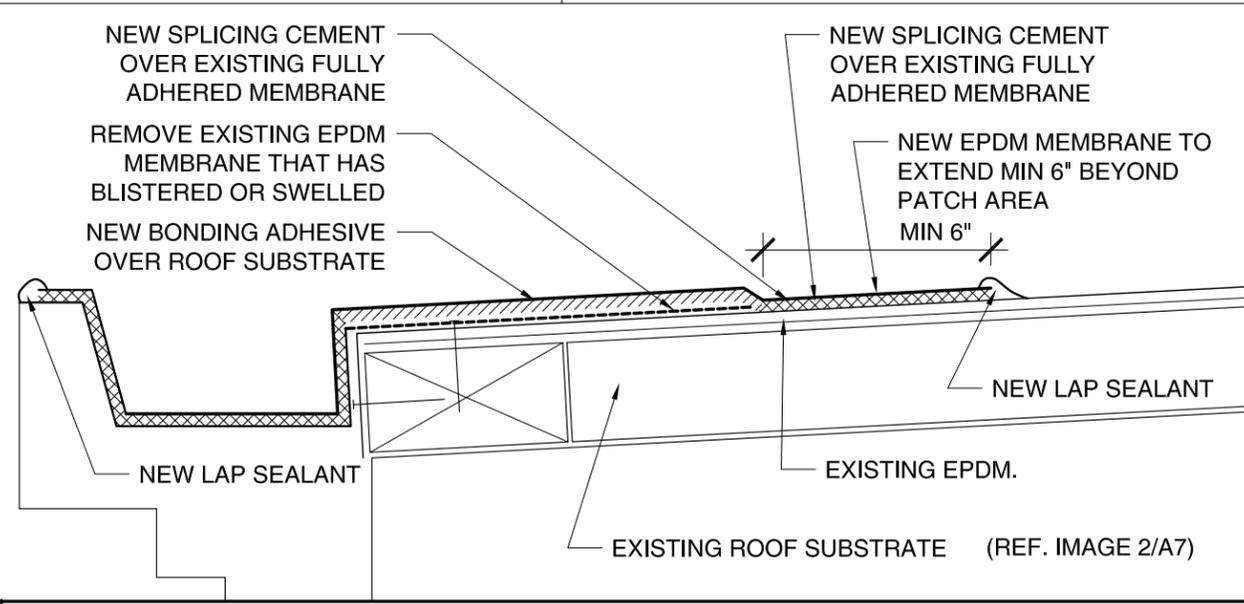
1 EXISTING ROOF PLAN  
3/32" = 1'-0"



**1** DETAIL @ DOWNSPOUT CLEAN-OUT  
1-1/2" = 1'-0"



**2** EAST ENTRY HAND RAIL (TYP. @ TWO LOCATIONS)  
1-1/2" = 1'-0"



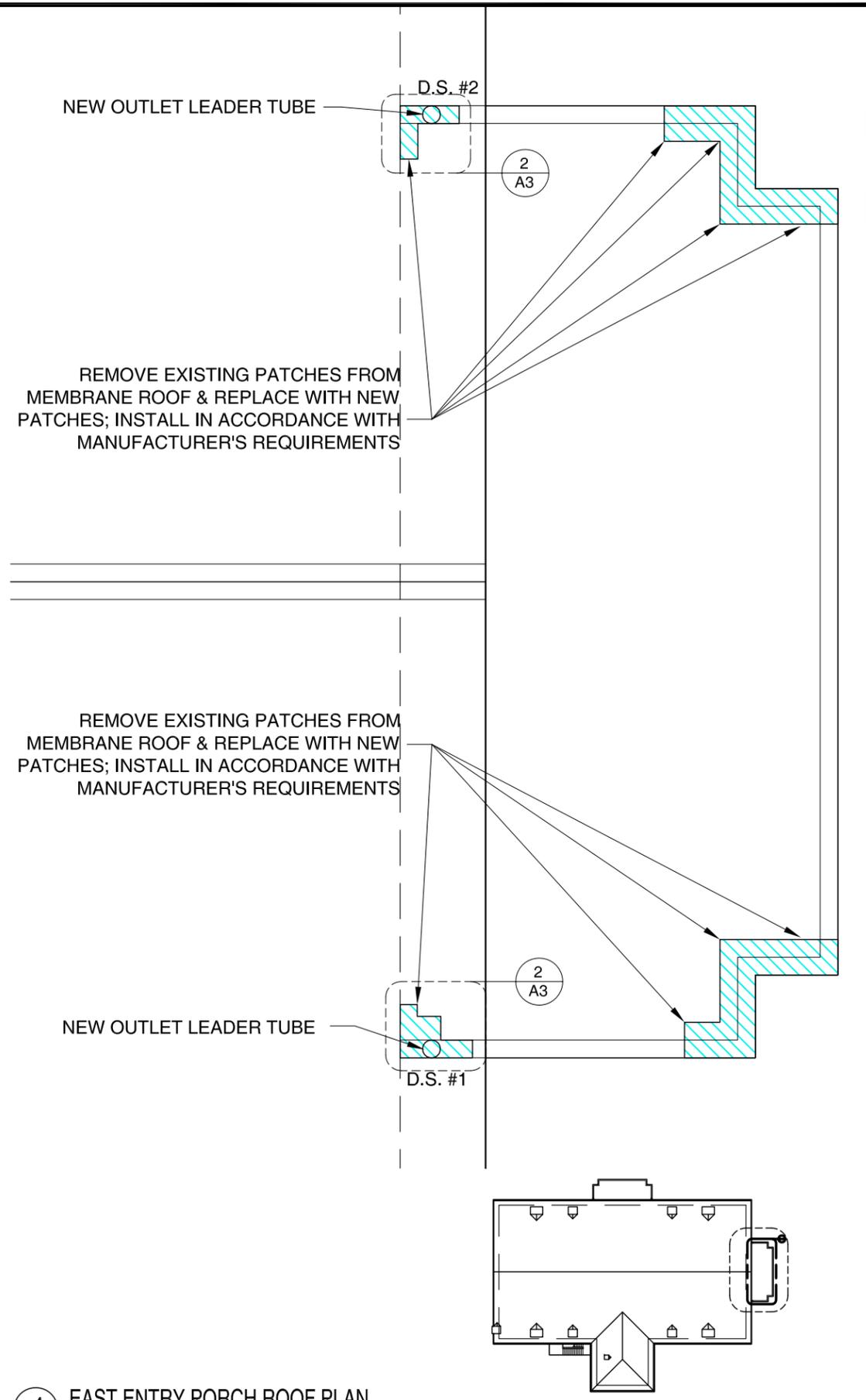
**GENERAL NOTES**

(1) REMOVE AND CLEAN DEBRIS FROM GUTTER PRIOR TO MEMBRANE REMOVAL

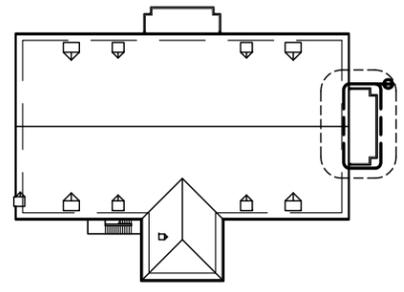
(2) USE MANUFACTURER'S APPROVED CLEANER TO CLEAN ROOF SURFACE BEYOND REPAIR TAPE WIDTH

(3) NEW EPDM MEMBRANE PATCHES TO BE IN-KIND MATCH OF EXISTING WITH REGARD TO TYPE OF PRODUCT & THICKNESS; PATCH TO OVERLAP EXISTING EPDM MEMBRANE MINIMUM OF 6"

**3** DETAIL @ MEMBRANE ROOF PATCH  
1-1/2" = 1'-0"



**4** EAST ENTRY PORCH ROOF PLAN  
1/4" = 1'-0"



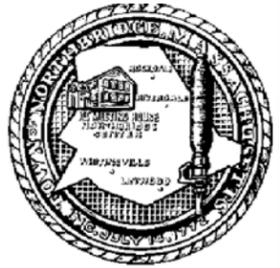
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**ROOF PLAN  
AND DETAILS**

**A2**



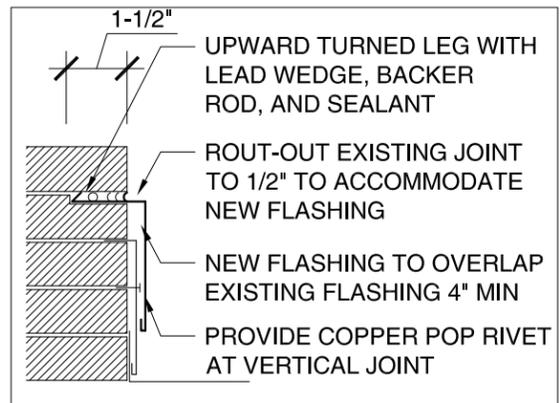
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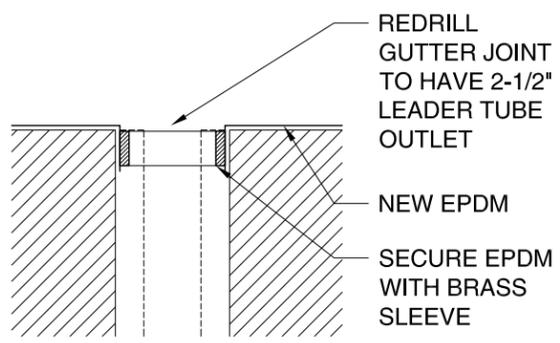
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EAST  
ELEVATION

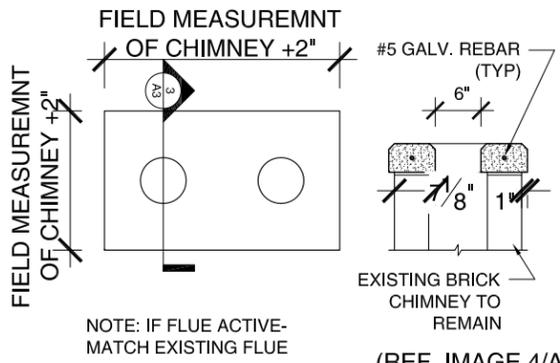
A3



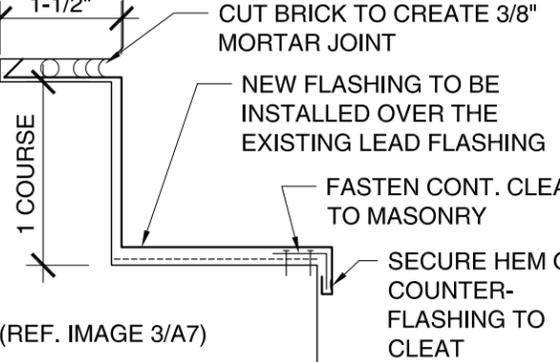
**1** DETAIL @ COUNTER-FLASHING REGLET  
1-1/2" = 1'-0"



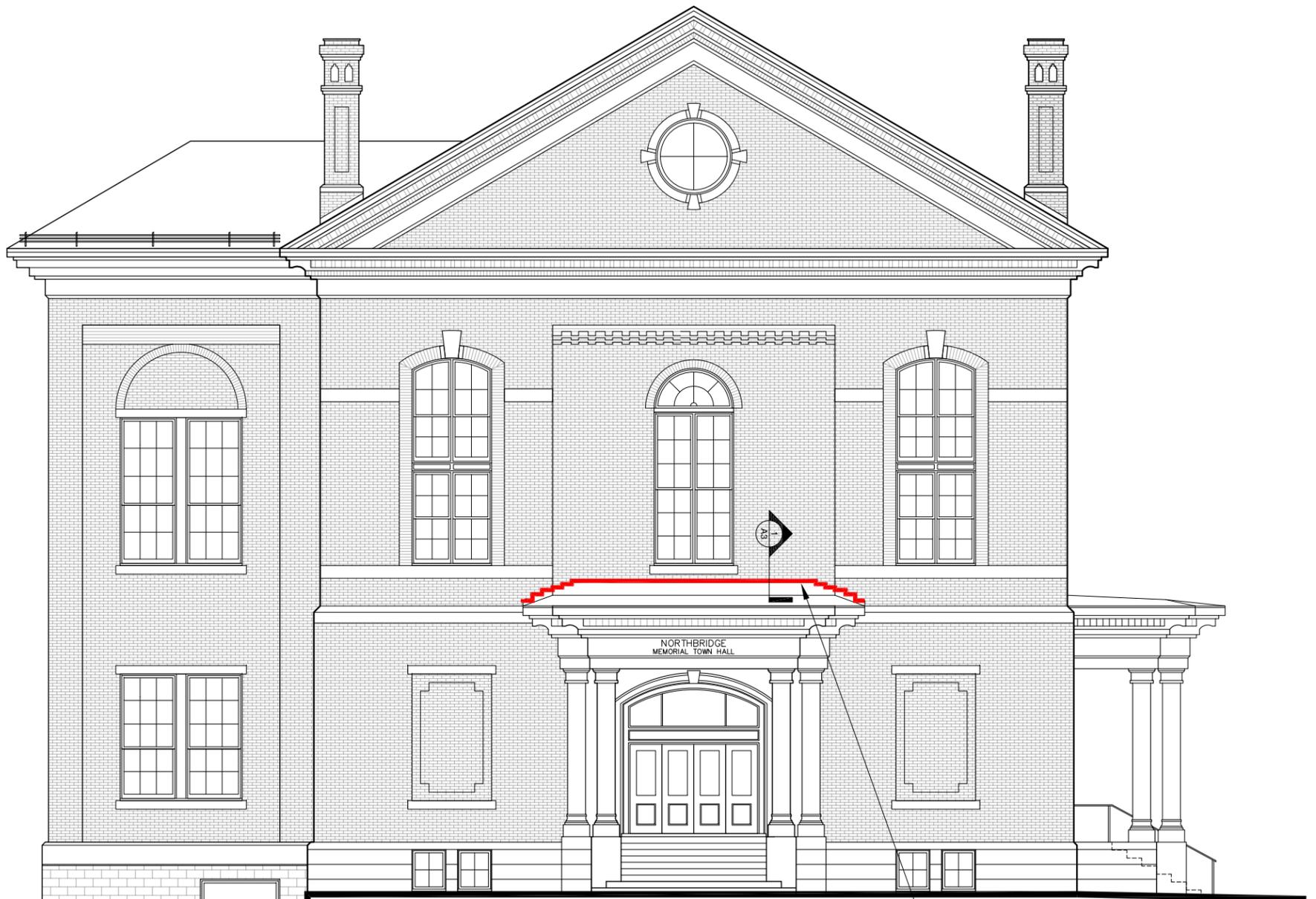
**2** DETAIL @ ENTRY PORCH GUTTER OUTLET  
1-1/2" = 1'-0"



**3** DETAIL @ CAST STONE CHIMNEY CAP (TYP)  
1-1/2" = 1'-0"

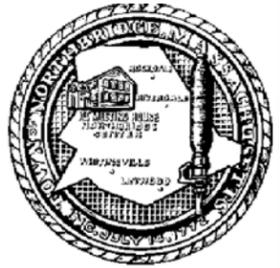


**4** DETAIL @ CHIMNEY LEDGE FLASHING  
3" = 1'-0"



CUT NEW REGLET IN MASONRY TO RECEIVE NEW METAL COUNTER-FLASHING; REMOVE 1/4" FROM UPPER PORTION OF (1) HORIZONTAL BRICK COURSE TO WIDEN REGLET JOINT TO 1/2" MIN.; TUCK END OF COUNTER-FLASHING INTO MORTAR JOINT UNDER STONE SILL (SEE DETAIL #1/A3)

**1** EXISTING EAST ELEVATION  
3/32" = 1'-0"



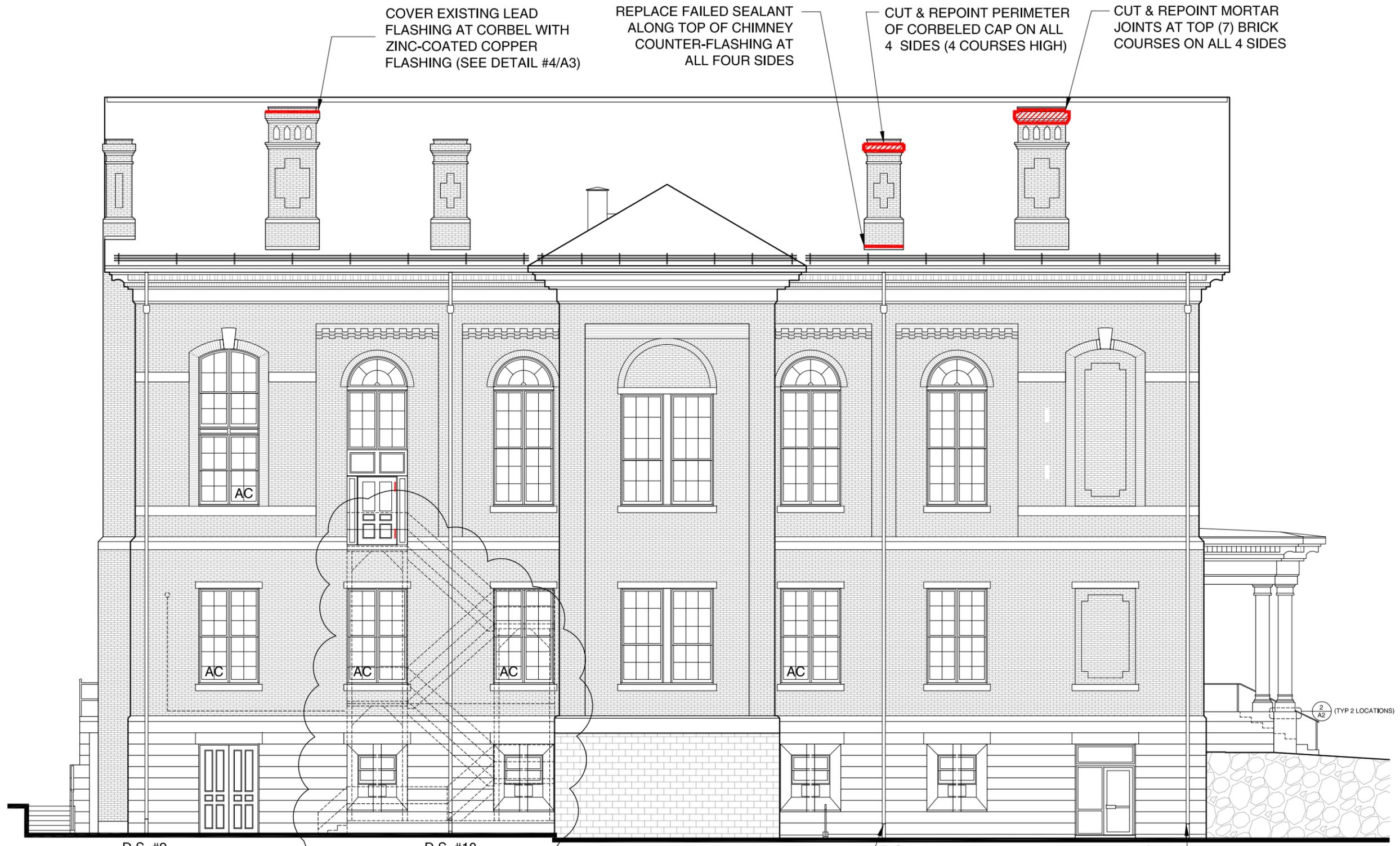
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SOUTH ELEVATION

A4



COVER EXISTING LEAD FLASHING AT CORBEL WITH ZINC-COATED COPPER FLASHING (SEE DETAIL #4/A3)

REPLACE FAILED SEALANT ALONG TOP OF CHIMNEY COUNTER-FLASHING AT ALL FOUR SIDES

CUT & REPOINT PERIMETER OF CORBELED CAP ON ALL 4 SIDES (4 COURSES HIGH)

CUT & REPOINT MORTAR JOINTS AT TOP (7) BRICK COURSES ON ALL 4 SIDES

AC

AC

AC

AC

AC

D.S. #9

D.S. #10

D.S. #11

D.S. #12

(TYP 2 LOCATIONS)

ALTERNATE #2:  
 COMPLETELY REMOVE EXISTING FIRE ESCAPE, INCLUDING ALL EMBEDDED STEEL IN BRICK MASONRY; PATCH HOLES IN MASONRY WITH WHOLE BRICK AND MORTAR TO MATCH EXISTING MATERIALS. SECURE DOOR WITH (2) 12" ALUMINUM ANGLES WITH 1-1/2" LEGS. FASTEN ONE LEG TO DOOR AND THE OTHER TO JAM ON EXTERIOR FACE, PRIME AND PAINT.

CUT-OFF 12" +/- FROM TOP OF EXISTING CAST IRON BOOT; PROVIDE NEW CAST IRON CLEAN-OUT WITH 90° TEE & BRASS CLEAN-OUT; TYP. AT (8) DOWNSPOUT LOCATIONS (D.S. #3 - #4 AND #7- #12)

REMOVE & REPLACE 12" SQUARE SECTION OF PAVEMENT TO STRAIGHTEN EXISTING CAST IRON BOOT THAT IS NOT PLUMB

1 EXISTING SOUTH ELEVATION  
 3/32" = 1'-0"



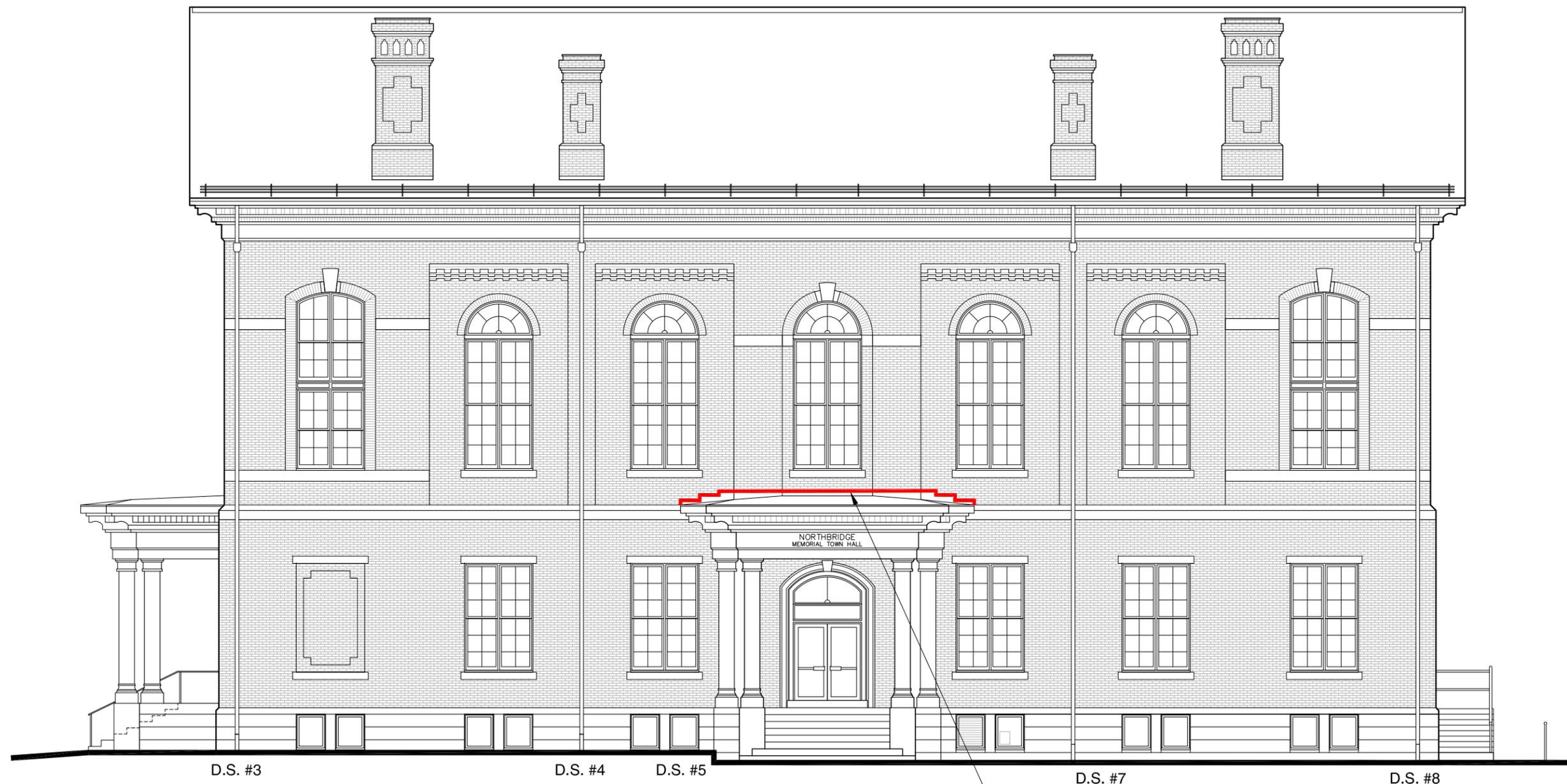
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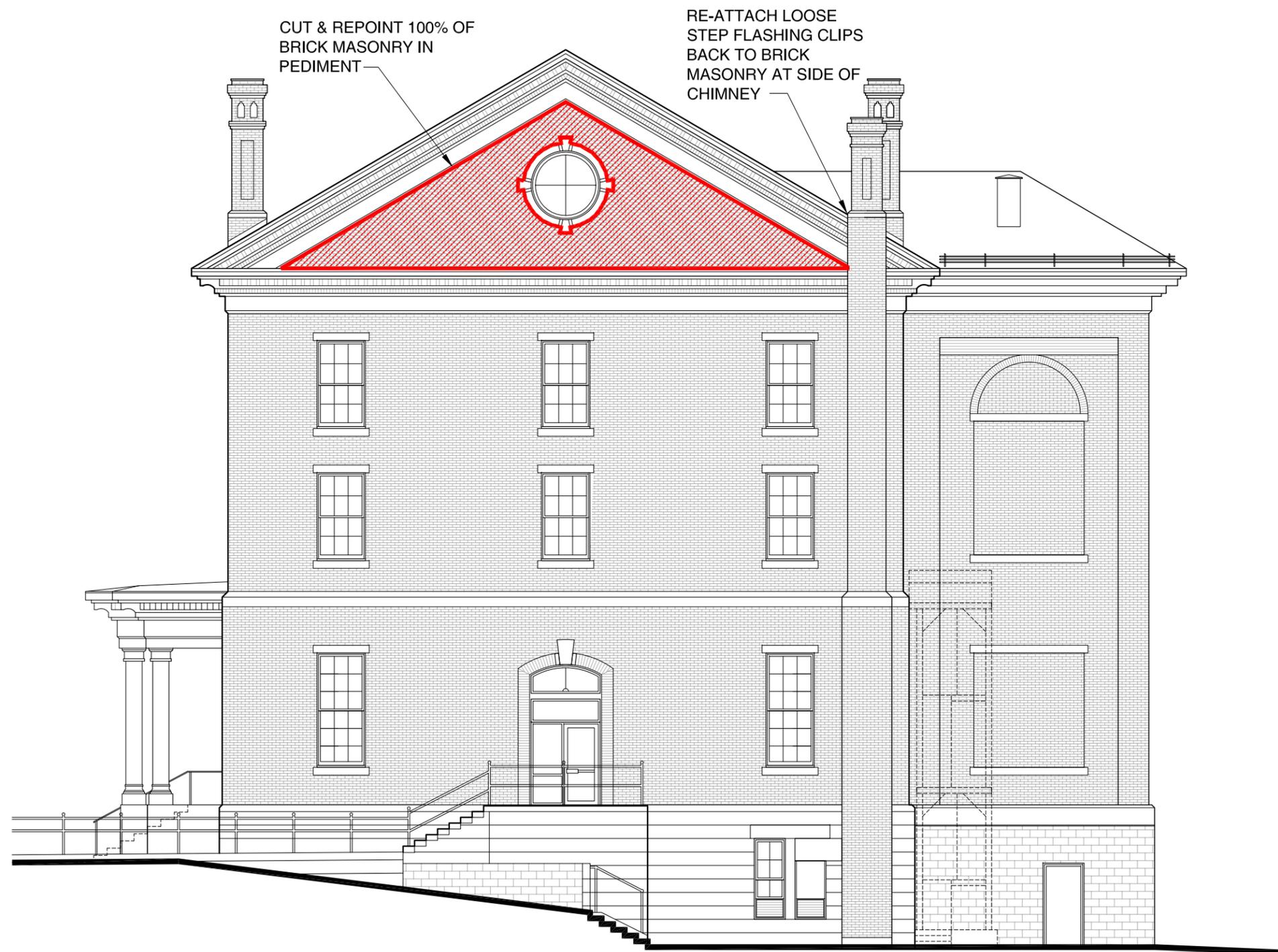
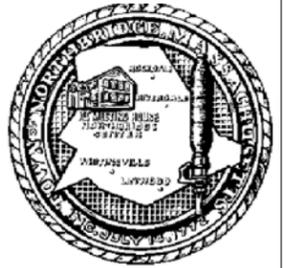
**NORTH  
ELEVATION**

**A5**



CUT NEW REGLET IN MASONRY TO RECEIVE NEW METAL COUNTERFLASHING; REMOVE 1/4" FROM UPPER PORTION OF (1) HORIZONTAL BRICK COURSE TO WIDEN REGLET JOINT TO 1/2" MIN.; TUCK END OF COUNTER-FLASHING INTO MORTAR JOINT UNDER STONE SILL (SEE DETAIL #1/A3)

**1** EXISTING NORTH ELEVATION  
3/32" = 1'-0"



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WEST  
ELEVATION

1 EXISTING WEST ELEVATION  
3/32" = 1'-0"



1 ENTRY HANDRAIL  
NTS



3 CHIMNEY FLASHING  
NTS



2 PORCH GUTTER  
NTS



4 CHIMNEY CAP  
NTS



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DETAIL PHOTOS

A7