

CHATHAM TOWNHOUSE SITE CONFERENCE - 10/18/2014

{ Onsite consultation with Burnham Quint, of Burnham Company }

CONTRACTOR OBSERVATIONS / RECOMMENDATIONS :

DRAINAGE ISSUES WITH BUILDING :

- 1) DETERIORATION OF SILLS & WOODWORK DUE TO PROXIMITY TO GROUND
- 2) WATER TRAPPED BETWEEN BUILDING & RAMP IN FRONT

RECOMMENDED SOLUTIONS -

- 1) LOWER GRADE AROUND PERIMETER OF BUILDING TO ALLOW AT LEAST 18" OF GRANITE REVEAL WITH CURRENT FLOOR ELEVATION. TEMPORARILY RAISE BUILDING TO CONSTRUCT A CONCRETE WALL CRAWLSPACE, WITH GRANITE LEVELED ON TOP OF CONCRETE TO SUPPORT BUILDING. CRAWLSPACE FLOOR TO BE STONE OVER POLY BLANKET. INSTALL PROPER VENTING TO CIRCULATE AIR IN CRAWLSPACE TO REMOVE MOISTURE. PROVIDE SWALE ON SOUTH SIDE OF BUILDING TO DIVERT WATER AWAY FROM STRUCTURE.
- 2) REMOVE CONCRETE RAMP; REPLACE WITH WOOD RAMP AND DRAINAGE TO DIVERT WATER AWAY FROM STRUCTURE. EXTEND PARKING BEYOND EXISTING AND SLOPE AWAY FROM BUILDING.

ADA ACCESS :

CONSTRUCT WOOD RAMP TO ADA SPECIFICATIONS PARALLEL WITH NORTHERLY SIDE OF BUILDING, OFFSET TO ALLOW FOR SNOW DROP OFF ROOF. PROVIDE ACCESS FOR SNOWBLOWER FROM PARKING AREA FOR SNOW REMOVAL. SECOND ACCESS TO EITHER EXISTING REAR SHED, OR TO AN ADDITION TO THE SHED, WITH ROOFLINE CONTINUED FROM EXISTING TOWNHOUSE.

HEATING SYSTEM :

INSTALL FORCED HOT AIR FURNACE IN OFFICE / SHED AREA. PROVIDE 2 HOT AIR OUTLETS IN CEILING, WITH DUCTWORK HIDDEN IN ATTIC. 2 COLD AIR RETURNS WITH GRATES IN REAR WALL OF MEETING ROOM.

OTHER :

- 1) LIGHTING AND SAFETY UPGRADES TO CODE AS OUTLINED IN FIRE MARSHALL'S & LOSS PREVENTION SPECIALIST REPORTS.
- 2) CONSTRUCT SEPTIC SYSTEM AS SHOWN. WELL TO BE LOCATED ACROSS STREET ON PARSONAGE LOT. USE DIRECTIONAL DRILLING UNDER ROAD. USE HIGH GRADE HDPE WATER PIPE IN INSULATED SLEEVE FROM CURB STOP TO BUILDING TO MINIMIZE POTENTIAL FOR FREEZING.