



Nichols House Museum

Mt Vernon Press

Mt Vernon St

Mt Vernon St

Mt Vernon St

Mt Vernon St

Mt Vernon St

Walnut St

Joy St

Appalachian Mountain Club

Chestnut St

Chestnut St

Walnut St

Beacon Hill Friends House

Bollard Group

Joy Pl

Chestnut St

Wadsworth Pl

Walnut St

Joy St

At Home Veterinary

Santander Bank ATM

Bloomberg

Beacon St

Beacon St

The Engineering Center Education Trust

Walnut St

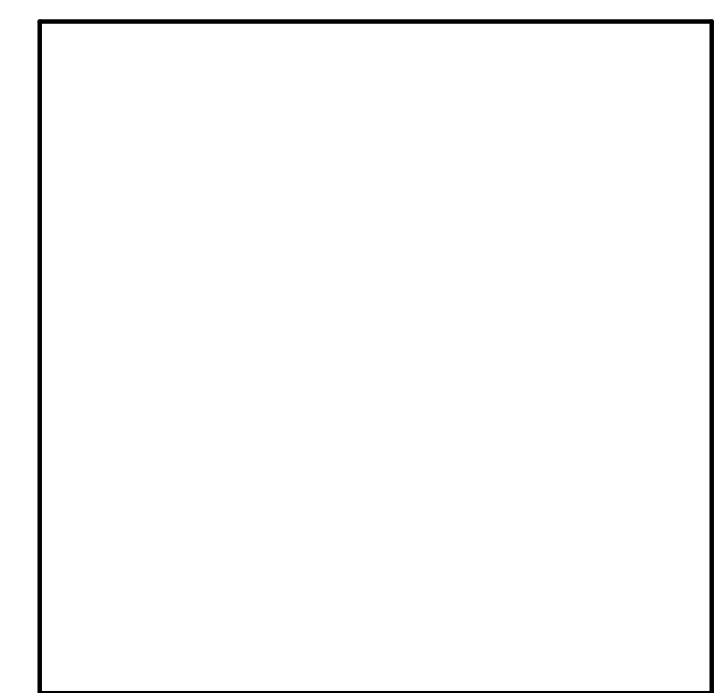
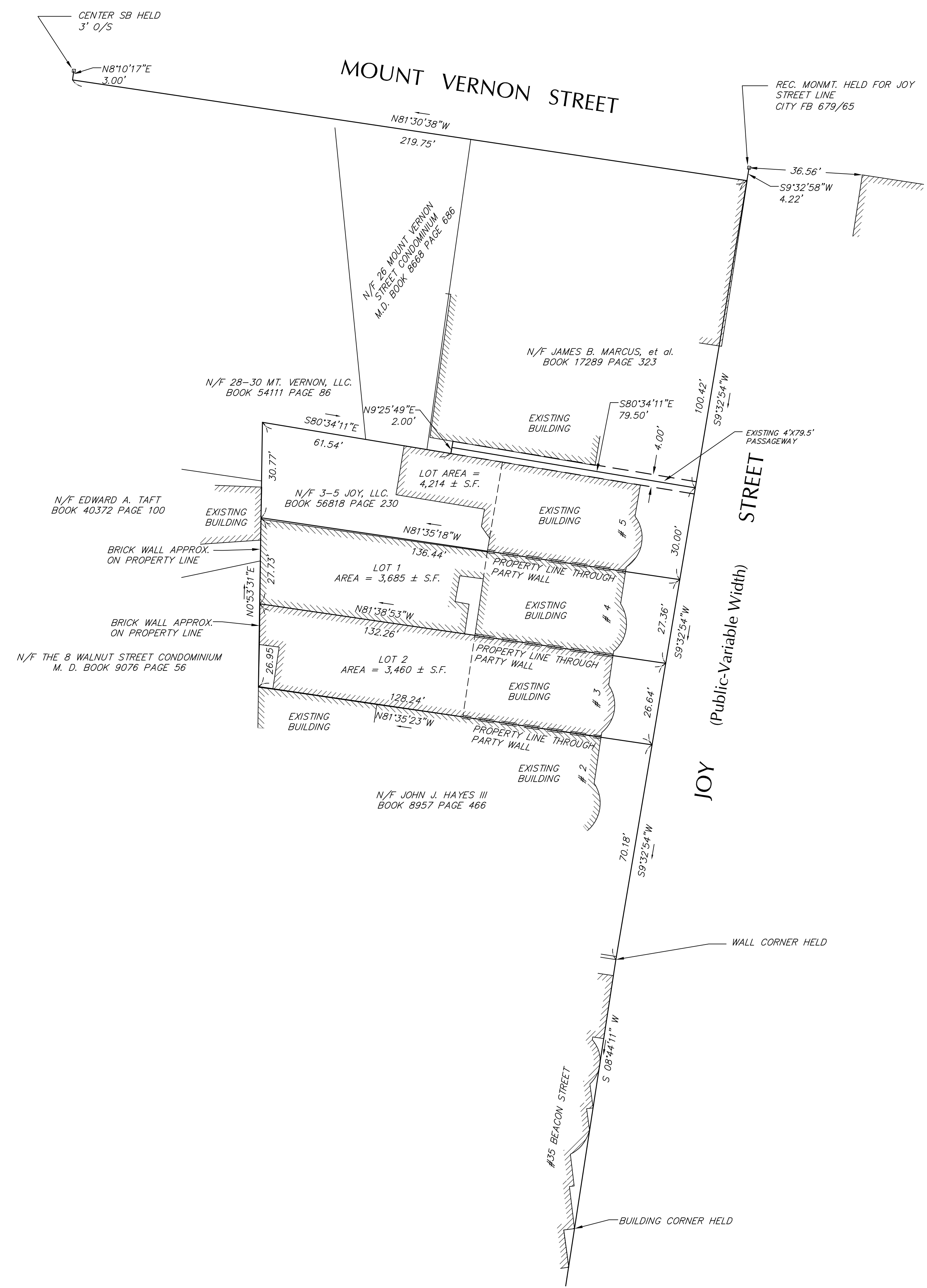
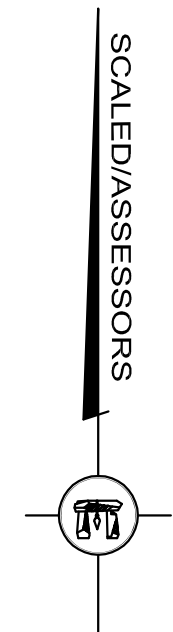
Joy St

Beacon St

Beacon St

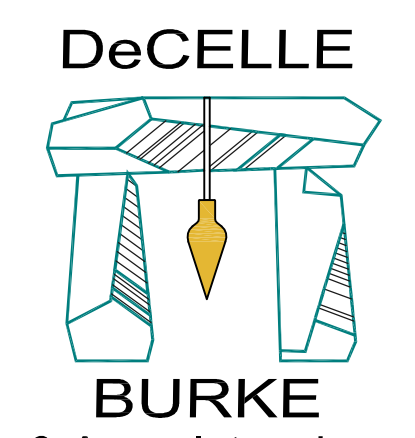
Google





I CERTIFY THAT THIS PLAN CONFORMS WITH THE RULES AND REGULATIONS OF THE REGISTER OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS

PLAN REFERENCES:  
 SUFFOLK COUNTY REGISTRY OF DEEDS  
 PLAN BOOK 24068 PAGE END  
 PLAN BOOK 7646 PAGE 552  
 PLAN BOOK 7775 PAGE END  
 PLAN BOOK 9076 PAGE 56  
 PLAN BOOK 5350 PAGE 210  
 PLAN BOOK 7274 PAGE 245  
 BOSTON ENGINEERING RECORDS  
 BOSTON FIELD BOOK 596 PAGE 52-55  
 BOSTON FIELD BOOK 679 PAGE 64-65



**DeCELLE  
 & Associates, Inc.**  
 1266 Furnace Brook Parkway, Suite 401 Quincy, MA 02169  
 (617) 405-5100 (O) (617) 405-5101 (F)

CLAUDIO SALA, PLS DATE

- GENERAL NOTES:
- LOCUS:  
 ASSESSORS: WARD 5, PARCEL 1600  
 WARD 5, PARCEL 1601  
 RECORD OWNER: 3-5 JOY LLC  
 DEED REFERENCE: BOOK 56818 PAGE 224  
 BOOK 56818 PAGE 227  
 BOOK 56818 PAGE 230  
 PLAN REFERENCE: N/A
  - THIS PLAN IS THE RESULT OF AN ON THE GROUND SURVEY PERFORMED BY THIS OFFICE IN OCTOBER AND NOVEMBER 2016.
  - THE PURPOSE OF THIS PLAN IS TO RE-ESTABLISH THE LOT LINE FORMERLY REMOVED BETWEEN #3 AND #4 JOY STREET.
  - NO DETERMINATION OF ZONING COMPLIANCE IS INTENDED OR IMPLIED BY THIS PLAN.

PROJECT TITLE & LOCATION:  
 PLAN OF LAND  
 3-4 JOY STREET  
 BOSTON, MA

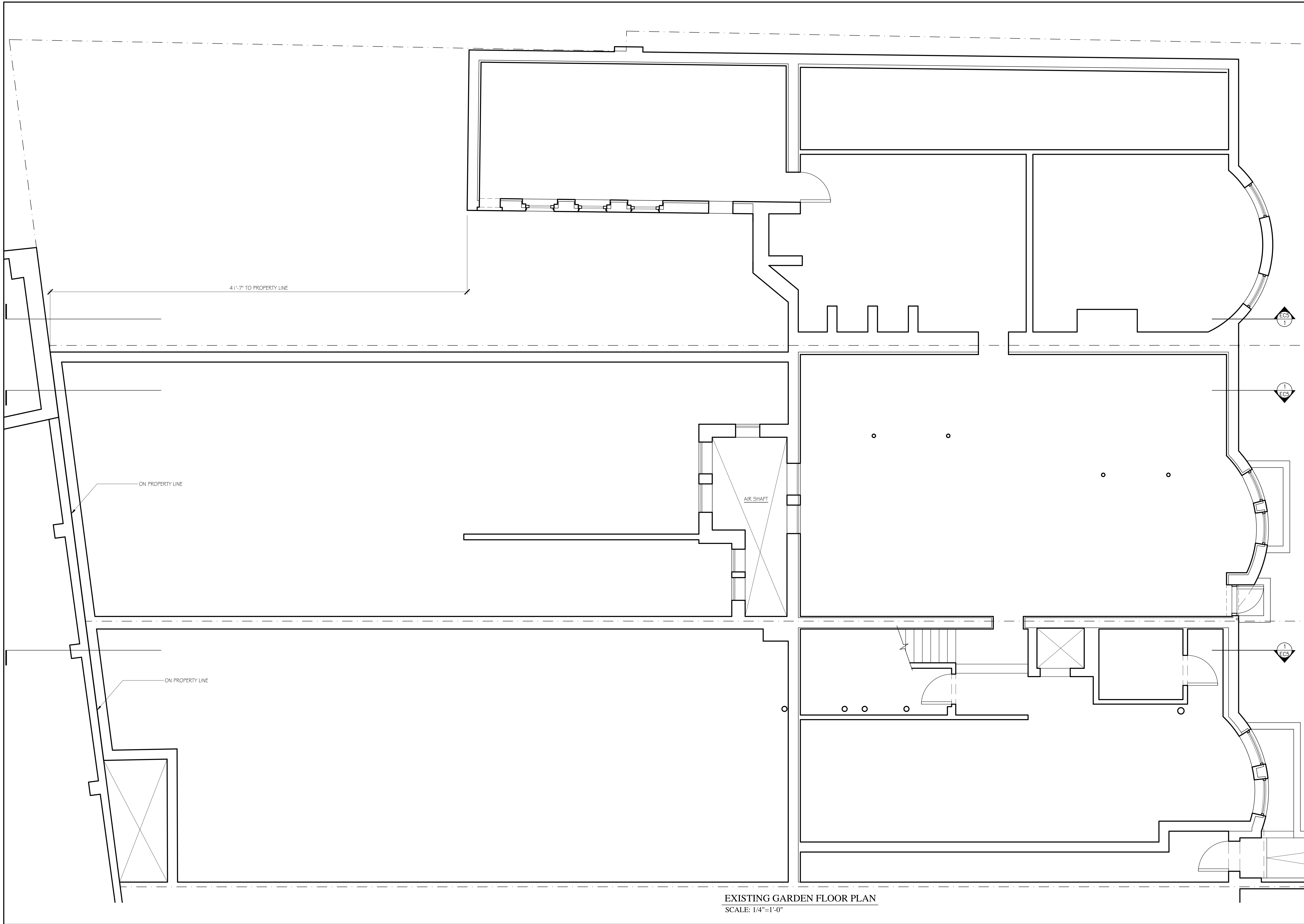
PLAN TITLE:  
 SUBDIVISION PLAN

PREPARED FOR:  
 BRIAN GATNIK  
 3-5 JOY LLC  
 60 ADAMS STREET, 3RD FLOOR  
 MILTON, MA 02186

DATE: DECEMBER 9, 2016  
 REVISED:

JOB NUMBER: 16.051 SHEET 1 OF 1  
  
 SCALE: 1"=20'

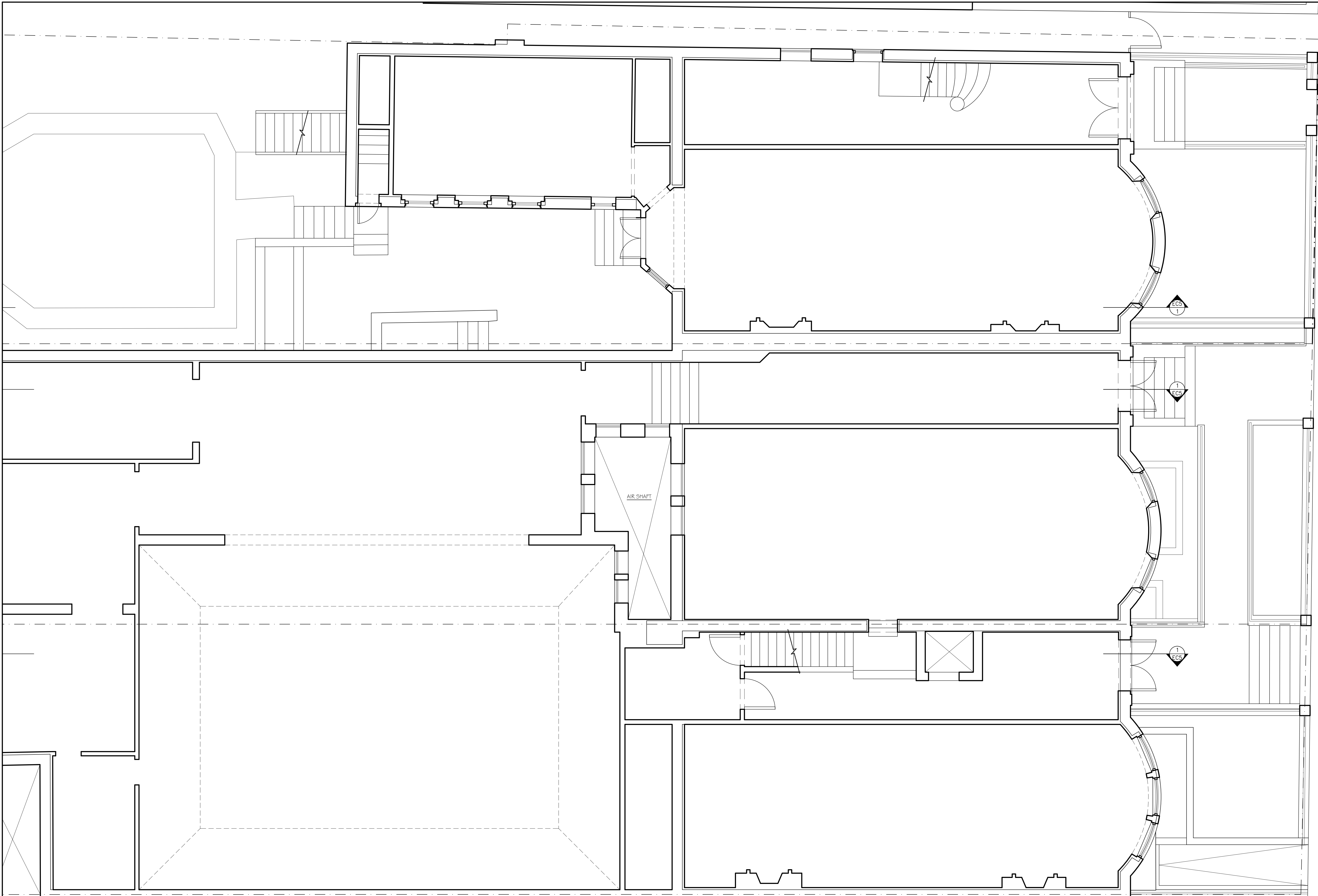




EXISTING GARDEN FLOOR PLAN  
SCALE: 1/4"=1'-0"

<b>GD</b> GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<b>BG</b> BEAUCHEMIN GRASSI INTERIORS	JOB NO: 1606
		SCALE: 1/4"=1'-0" DATE: 01.04.17
<b>3-5 JOY STREET</b> BOSTON, MA		REVISIONS
<b>EXISTING BASEMENT FLOOR PLAN</b>		EC1

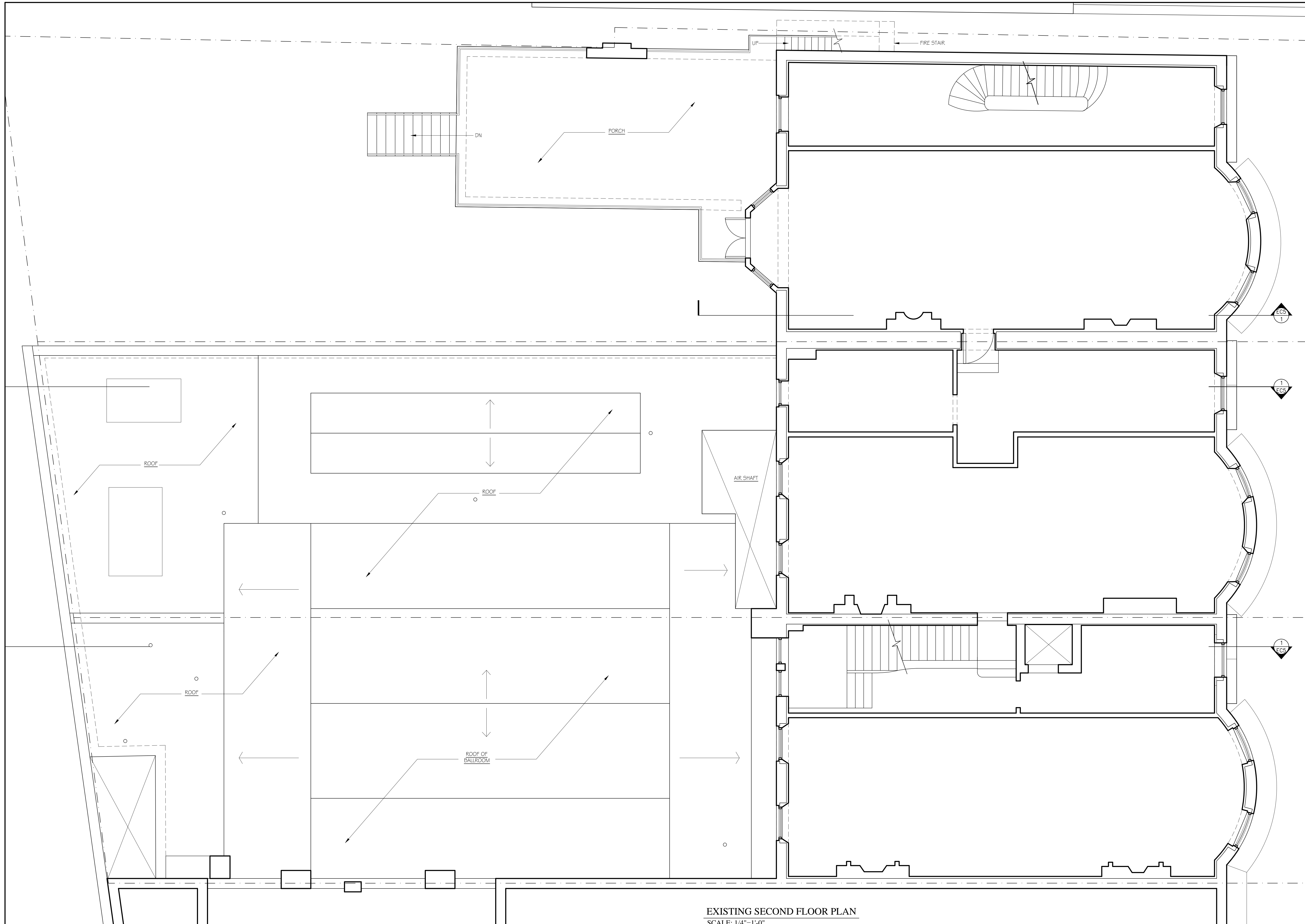




EXISTING FIRST FLOOR PLAN  
 SCALE: 1/4"=1'-0"

<b>GD</b> GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<b>BG</b> BEAUCHEMIN GRASSI INTERIORS	JOB NO: 1606
		SCALE: 1/4"=1'-0" DATE: 01.04.17
<b>3-5 JOY STREET</b> BOSTON, MA		REVISIONS
<b>EXISTING FIRST FLOOR</b> <b>PLAN</b>		
<b>EC-2</b>		

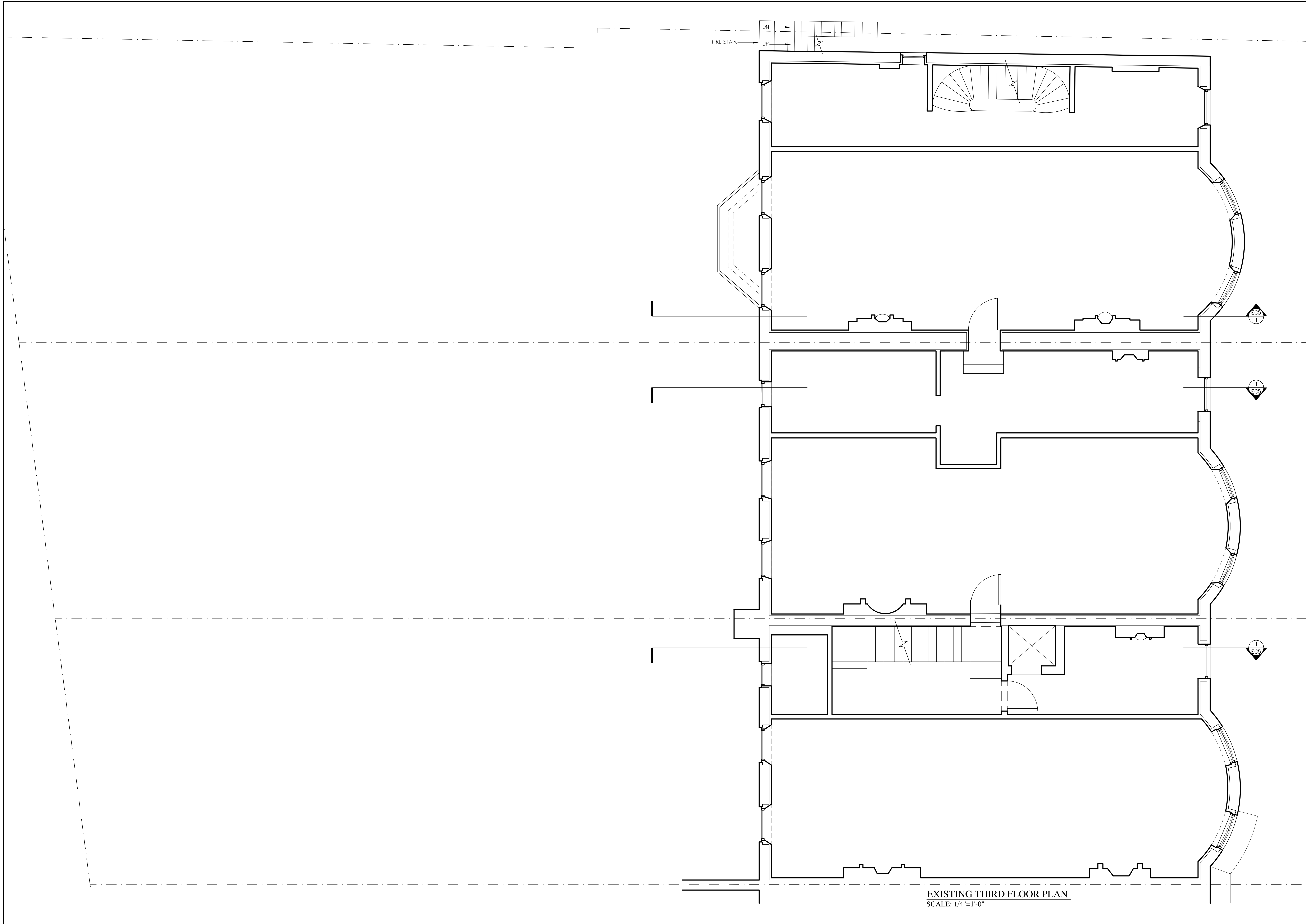




EXISTING SECOND FLOOR PLAN  
SCALE: 1/4"=1'-0"

<b>GD</b> GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	JOB NO.: 1606
	SCALE: 1/4"=1'-0" DATE: 01.04.17
<b>BG</b> BEAUCHEMIN GRASSI INTERIORS	REVISED
<b>3-5 JOY STREET</b> BOSTON, MA	
<b>EXISTING SECOND FLOOR PLAN</b>	
<b>EC-3</b>	





FIRE STAIR  
 DN  
 UP

EXISTING THIRD FLOOR PLAN  
 SCALE: 1/4"=1'-0"

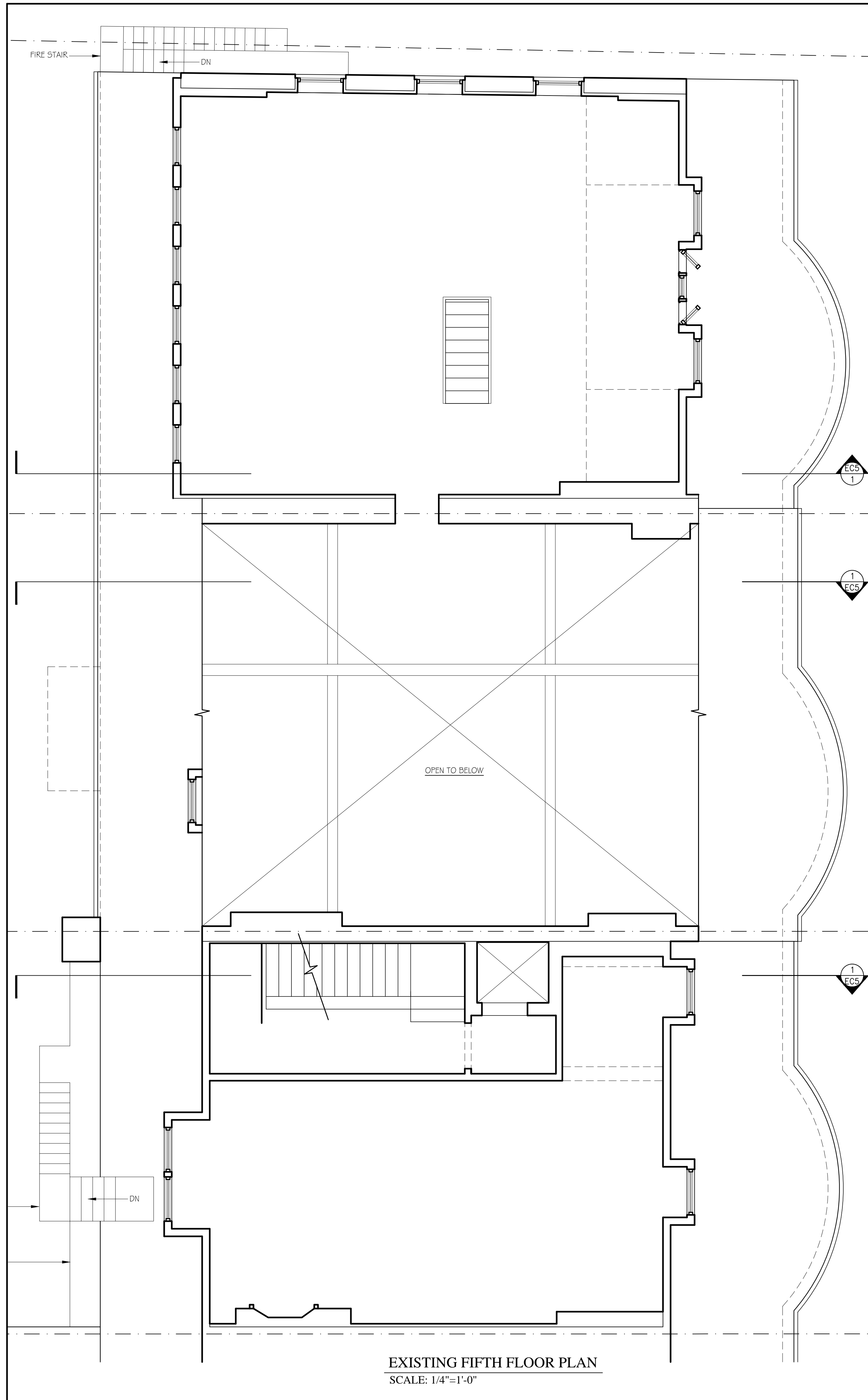
<b>GD</b> GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	JOB NO: 1606 SCALE: 1/4"=1'-0" DATE: 01.04.17	<b>BG</b> BEAUCHEMIN GRASSI INTERIORS
	EC-4 EXISTING THIRD FLOOR PLAN 3-5 JOY STREET BOSTON, MA	



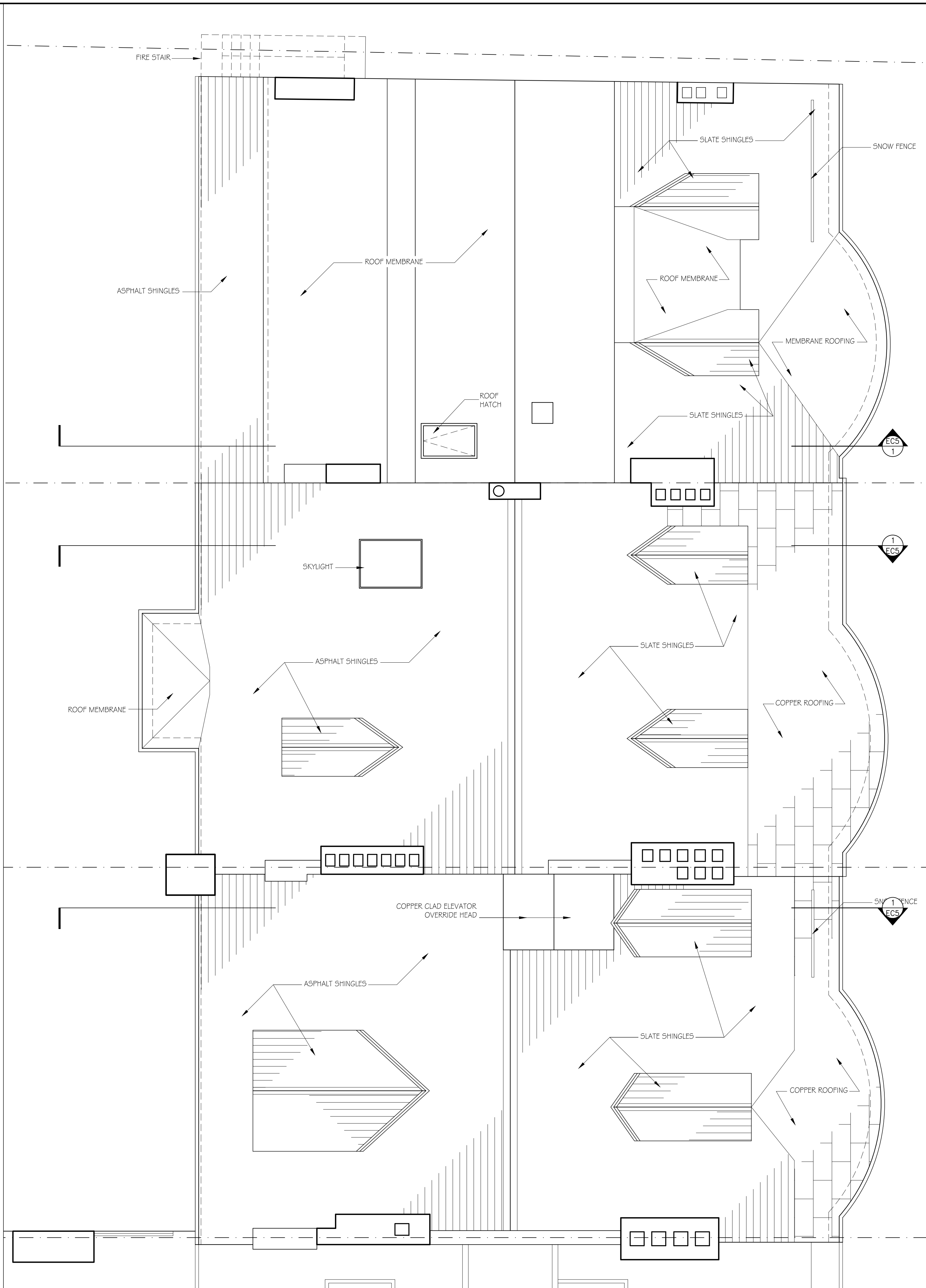


EXISTING FOURTH FLOOR PLAN  
SCALE: 1/4"=1'-0"

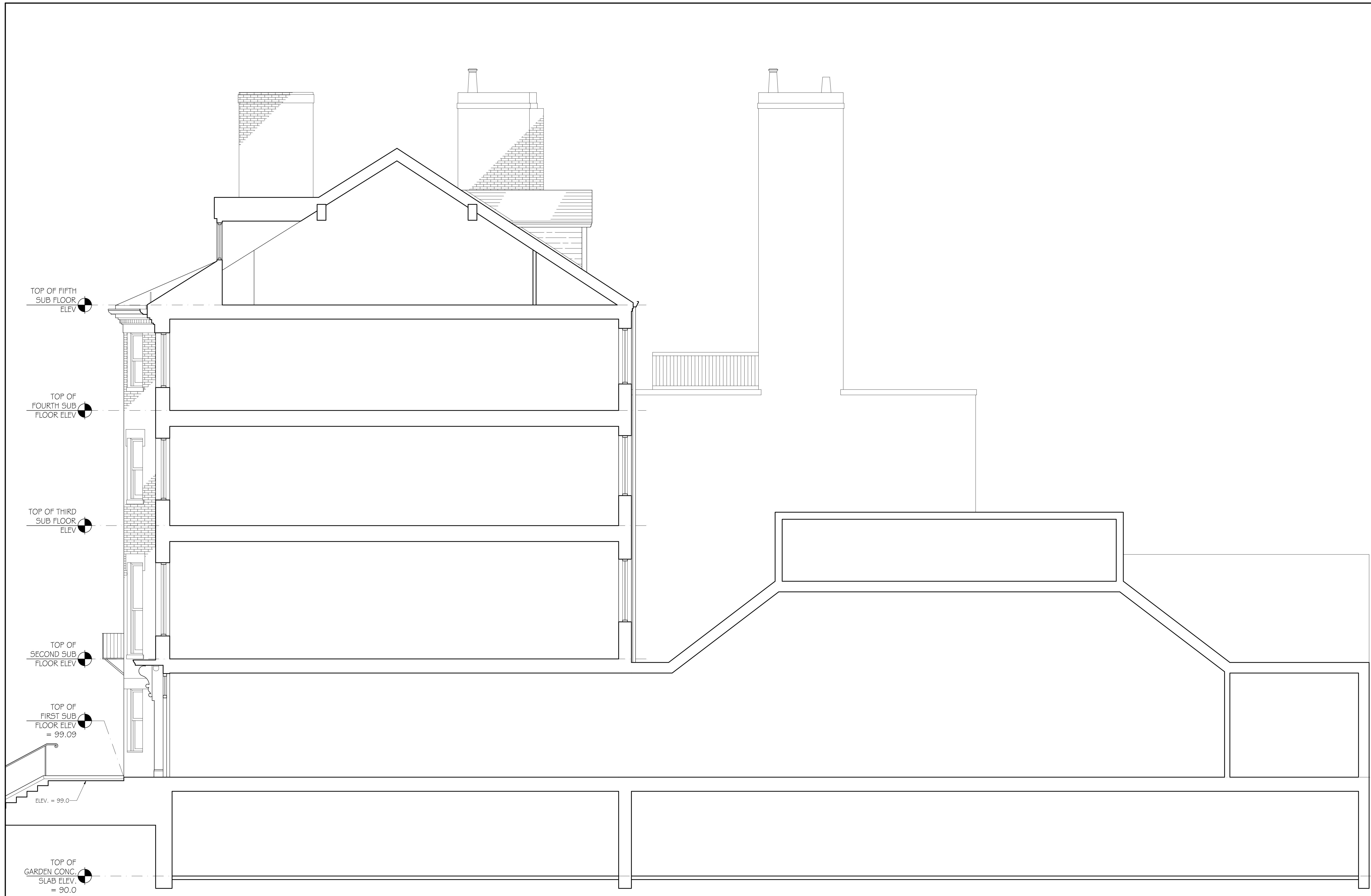
<b>GD</b> GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	JOB NO: 1606 SCALE: 1/4"=1'-0" DATE: 01.04.17	EC-5 3-5 JOY STREET BOSTON, MA	EC-5 EXISTING FOURTH FLOOR PLAN
	BEAUCHEMIN GRASSI INTERIORS REVISIONS		



EXISTING FIFTH FLOOR PLAN  
SCALE: 1/4"=1'-0"



<b>GD</b> GRASSI DESIGN GROUP 46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993	<b>BG</b> BEAUCHEMIN GRASSI INTERIORS	JOB NO: 1606 SCALE: 1/4"=1'-0" DATE: 01.04.17	REVISIONS 1 2 3 4 5 6 7 8 9 10
		<b>3-5 JOY STREET</b> BOSTON, MA	
<b>EXISTING FIFTH FLOOR AND ROOF PLANS</b>		<b>EC6</b>	



3 JOY STREET - EXISTING BUILDING SECTION  
 SCALE: 1/4" = 1'-0"

46 Waltham Street, Suite 3A  
 Boston, MA 02118  
 Phone 617-956-9992  
 Fax 917-956-9993

**GD** GRASSI DESIGN GROUP  
**BG** BEAUCHEMIN GRASSI INTERIORS

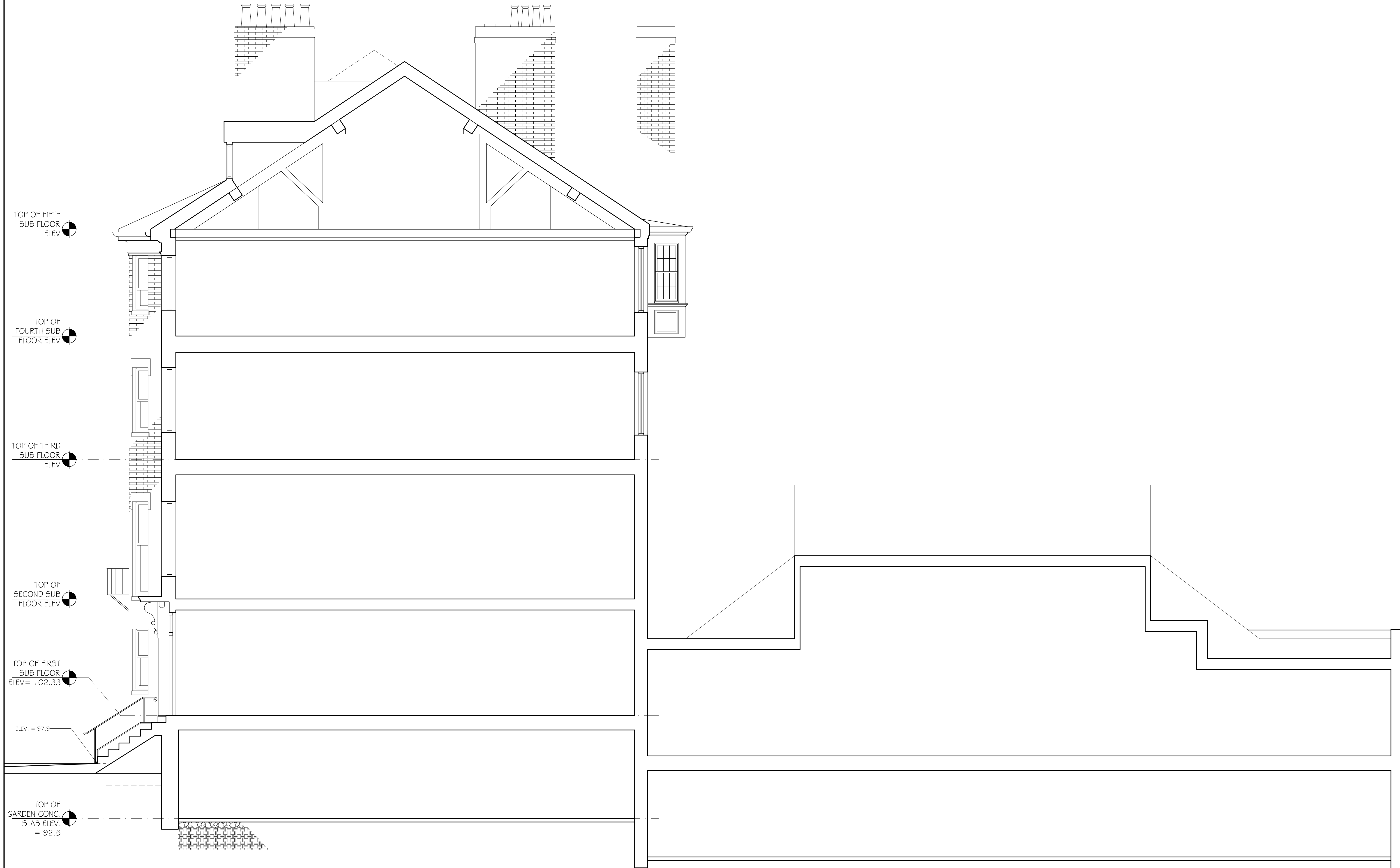
JOB NO.: 1606  
 SCALE: 1/4" = 1'-0"  
 DATE: 05.11.16  
 REVISED

**3 JOY STREET**  
 BOSTON, MA

**3 JOY STREET EXISTING  
 BUILDING SECTION**

**EC-5**





4 JOY STREET - EXISTING BUILDING SECTION  
 SCALE: 1/4" = 1'-0"

46 Waltham Street, Suite 3A  
 Boston, MA 02118  
 Phone 617-956-9992  
 Fax 917-956-9993

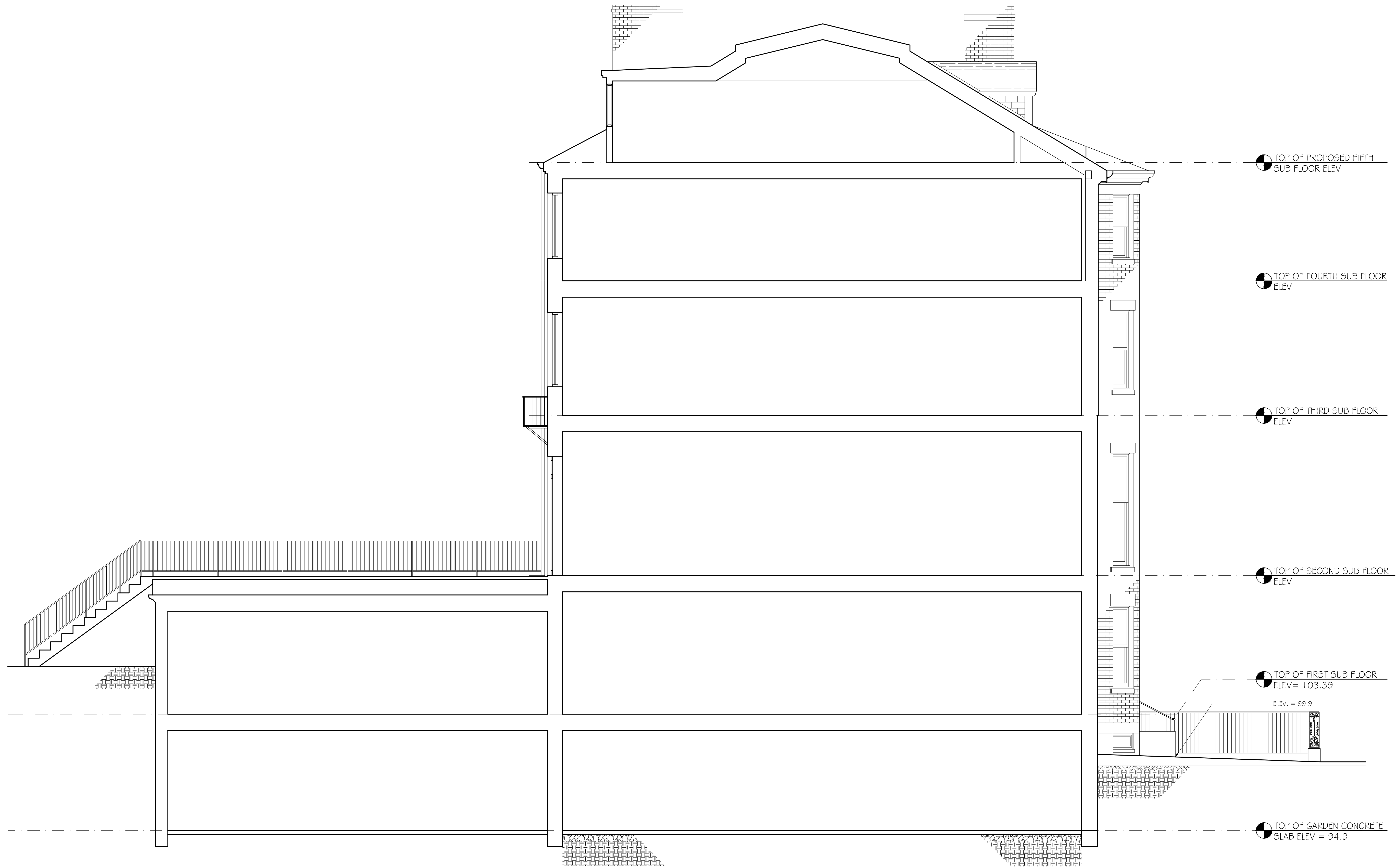
**GD** GRASSI DESIGN GROUP  
**BG** BEAUCHEMIN GRASSI INTERIORS

JOB NO.: 1606  
 SCALE: 1/4" = 1'-0"  
 DATE: 05.11.16  
 REVISED

**4 JOY STREET**  
 BOSTON, MA

**4 JOY STREET EXISTING  
 BUILDING SECTION**

**EC-5**



5 JOY STREET - EXISTING BUILDING SECTION  
 SCALE: 1/4" = 1'-0"



EXISTING FRONT ELEVATION  
SCALE: 1/4"=1'-0"

JOB NO: 1606	SCALE: 1/4"=1'-0"
DATE: 05.11.16	REVISED

3-5 JOY STREET  
BOSTON, MA

EXISTING FRONT  
ELEVATION

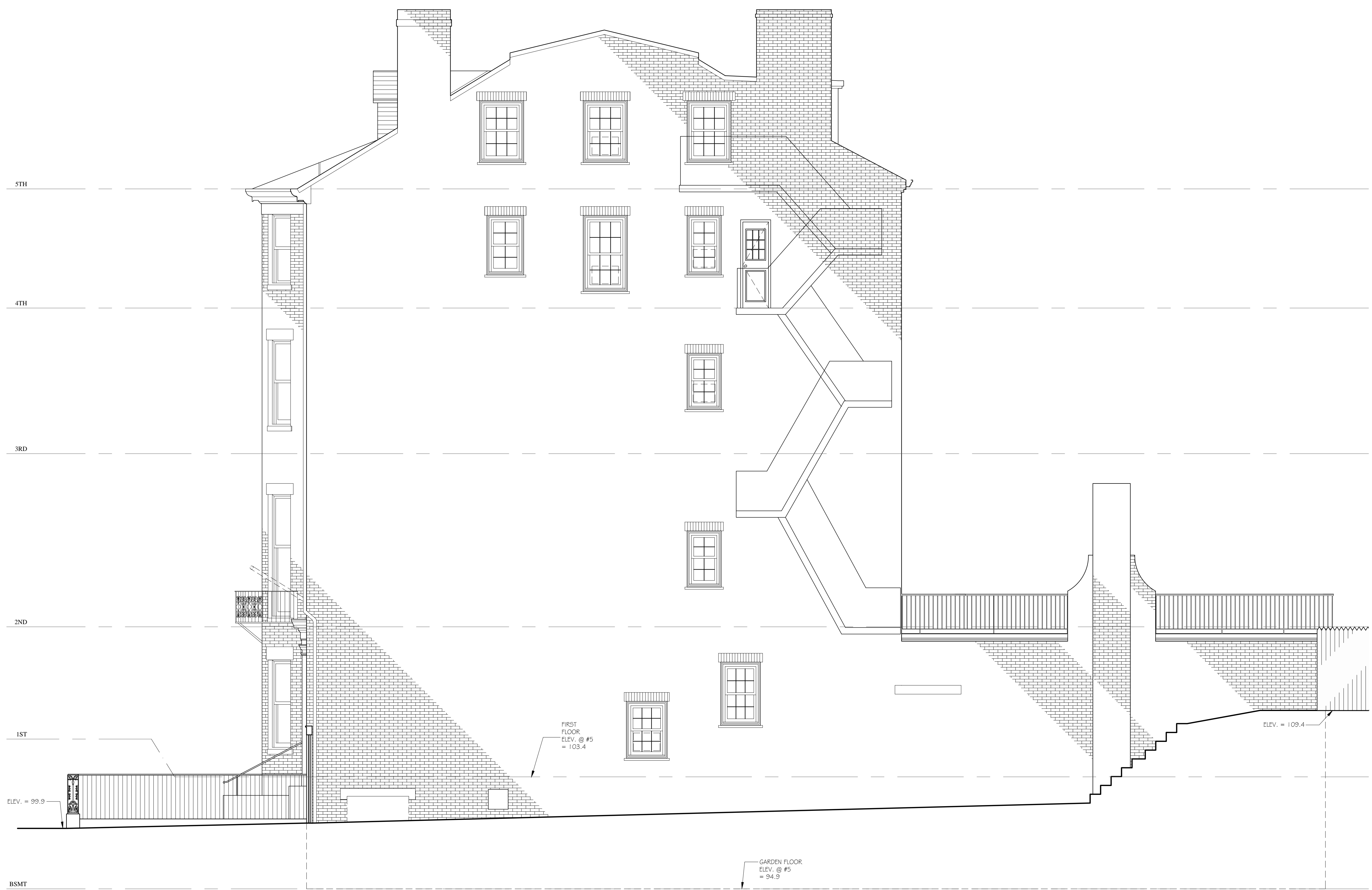




3, 4, 5 JOY STREET PARTIAL FRONT ELEVATION  
 SCALE: 1/4"=1'-0"



EXISTING REAR ELEVATION  
SCALE: 1/4"=1'-0"



5 JOY STREET - EXISTING NORTH BUILDING ELEVATION  
 SCALE: 1/4" = 1'-0"

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 Boston, MA 02118  
 Phone 617.956.9992  
 Fax 917.956.9993

GRASSI DESIGN GROUP  
 BEAUCHEMIN GRASSI INTERIORS

GD  
 BG

JOB NO.: 1606	SCALE: 1/4" = 1'-0"
DATE: 12.15.16	REVISED

3-5 JOY STREET  
 BOSTON, MA

EXISTING NORTH  
 ELEVATION

EC-13





3













2 40Y









3

















































4

4









4

4





























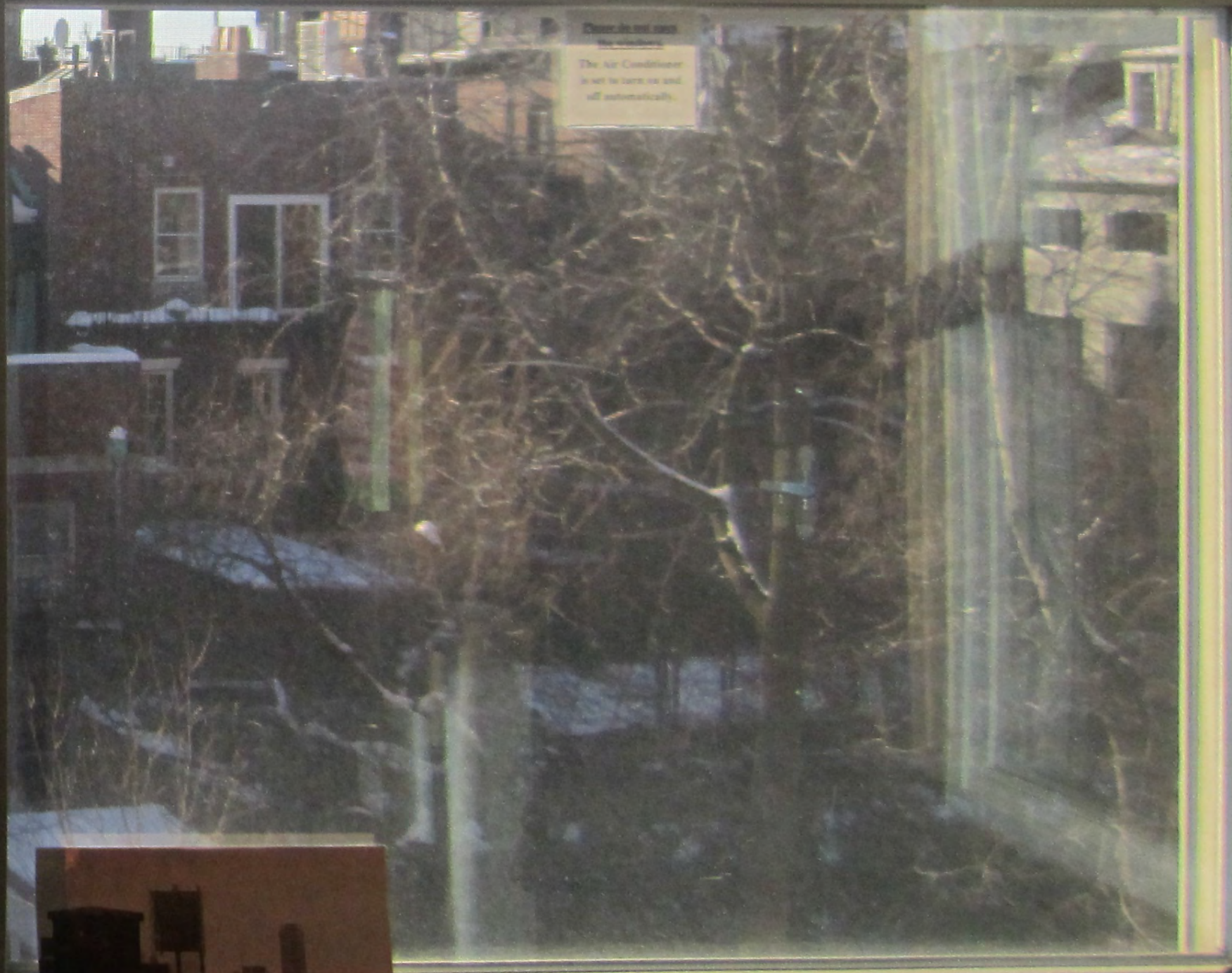








Please do not open the window.  
The Air Conditioner is set to turn on and off automatically.



Please do not open the window.  
The Air Conditioner is set to turn on and off automatically.

















5







4

5

EST. 1864

TOW ZONE  
NO STOPPING  
ANY TIME

hous.org





2NK 134

EMBREE  
ELEVATOR  
800-368-247

DRIVE SLOW





AMC

5





























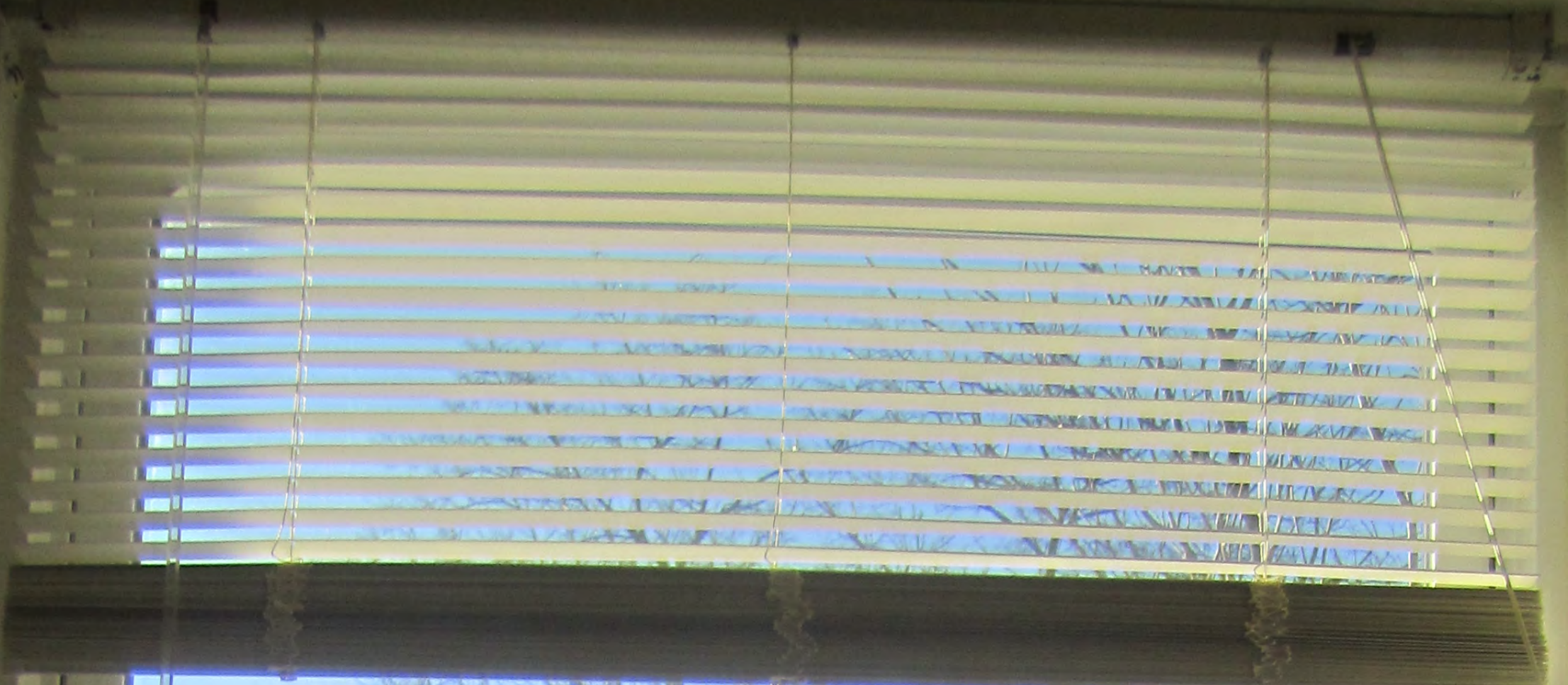




















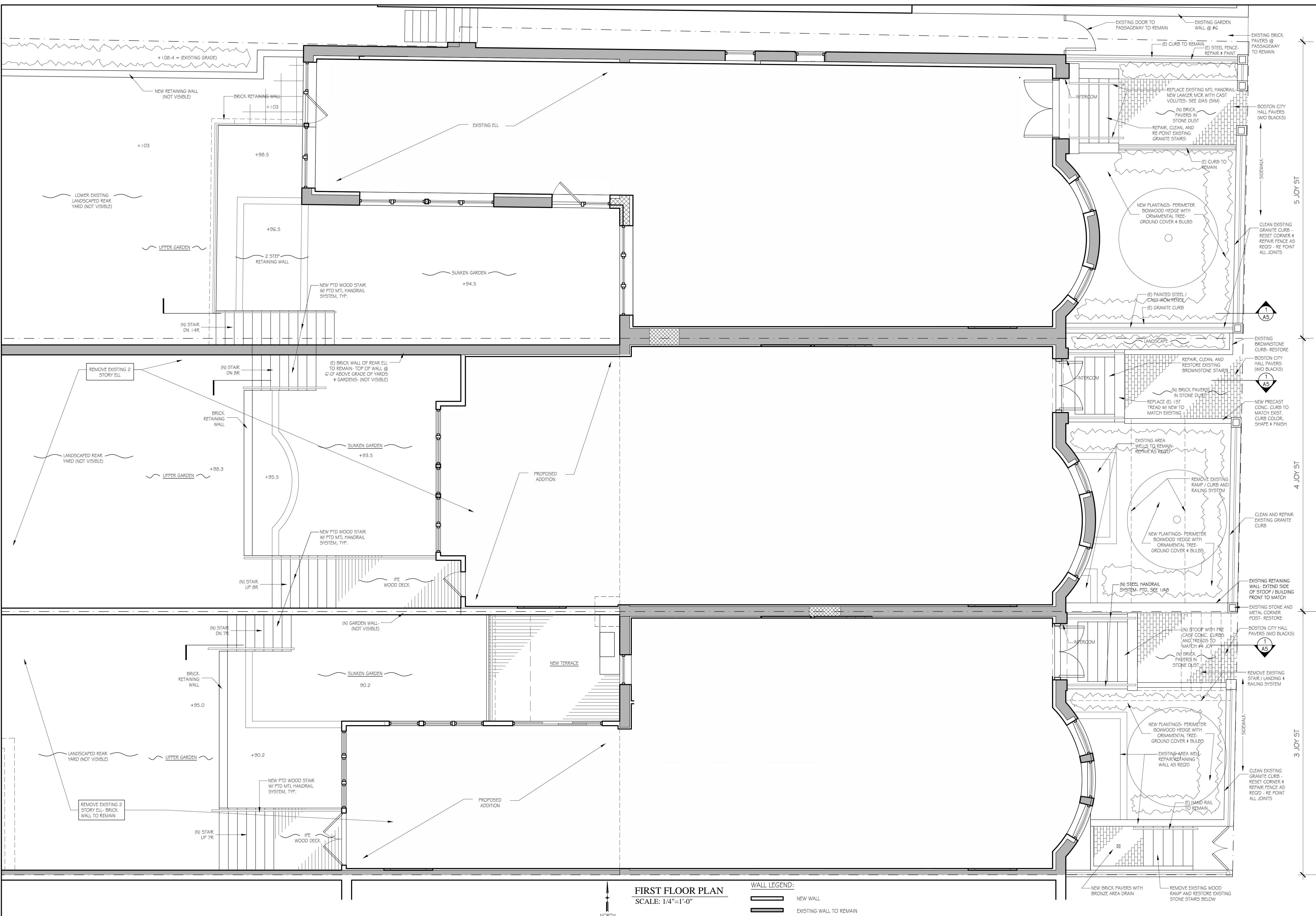












**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**WALL LEGEND:**

	NEW WALL
	EXISTING WALL TO REMAIN

46 Waltham Street, Suite 3A  
Boston, MA 02118  
Phone 617-956-9992  
Fax 917-956-9933

**GD** GRASSI DESIGN GROUP  
**BG** BEAUCHEMIN GRASSI INTERIORS

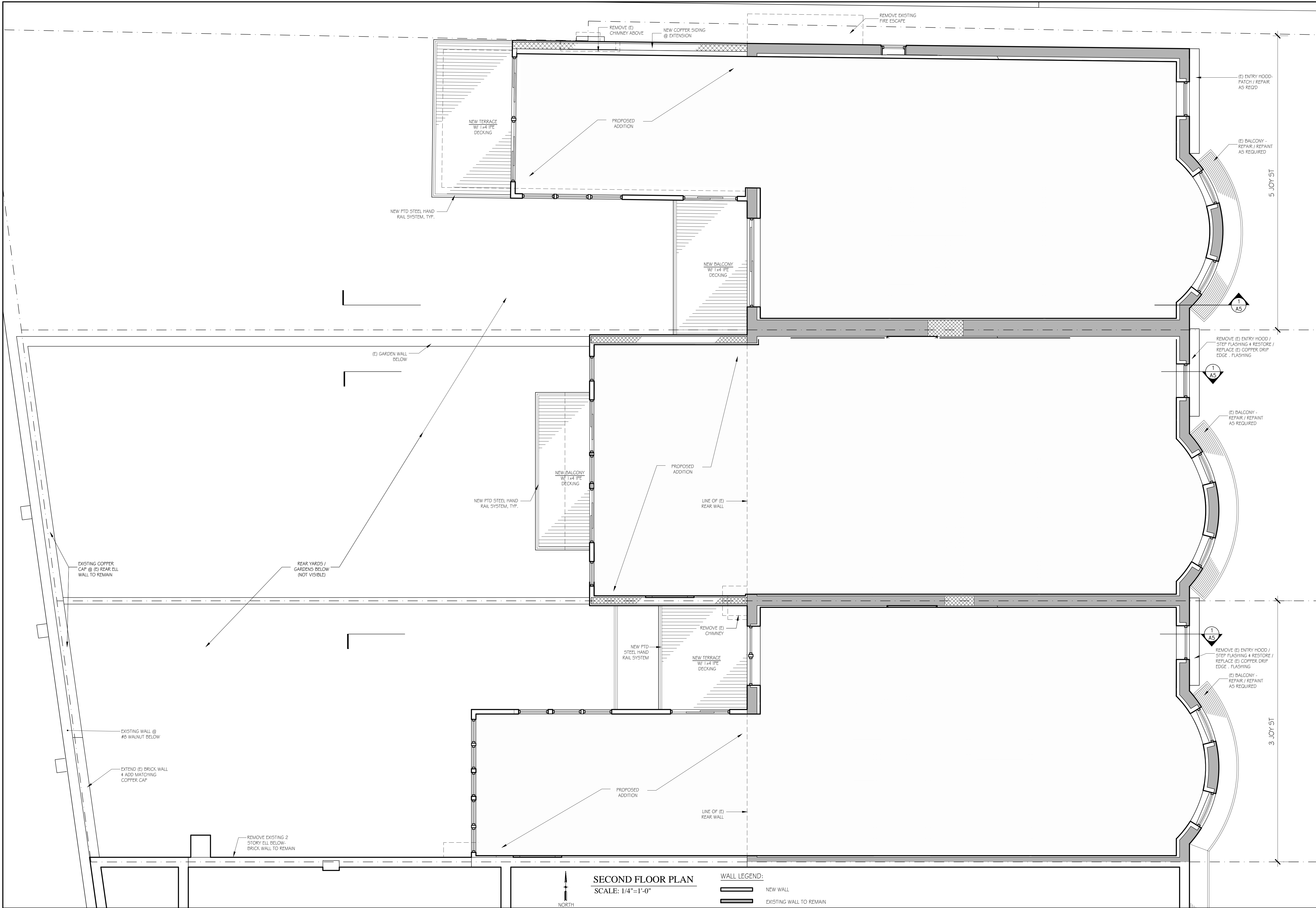
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DATE: 02.10.17  
REVISED

**3, 4, 5 JOY STREET**  
BOSTON, MA

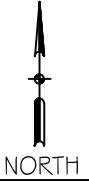
**FIRST FLOOR PLAN**

**A2**





**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**WALL LEGEND:**

	NEW WALL
	EXISTING WALL TO REMAIN

46 Waltham Street, Suite 3A  
Boston, MA 02118  
Phone 617-956-9992  
Fax 917-956-9993

**GD** GRASSI DESIGN GROUP  
**BG** BEAUCHEMIN GRASSI INTERIORS

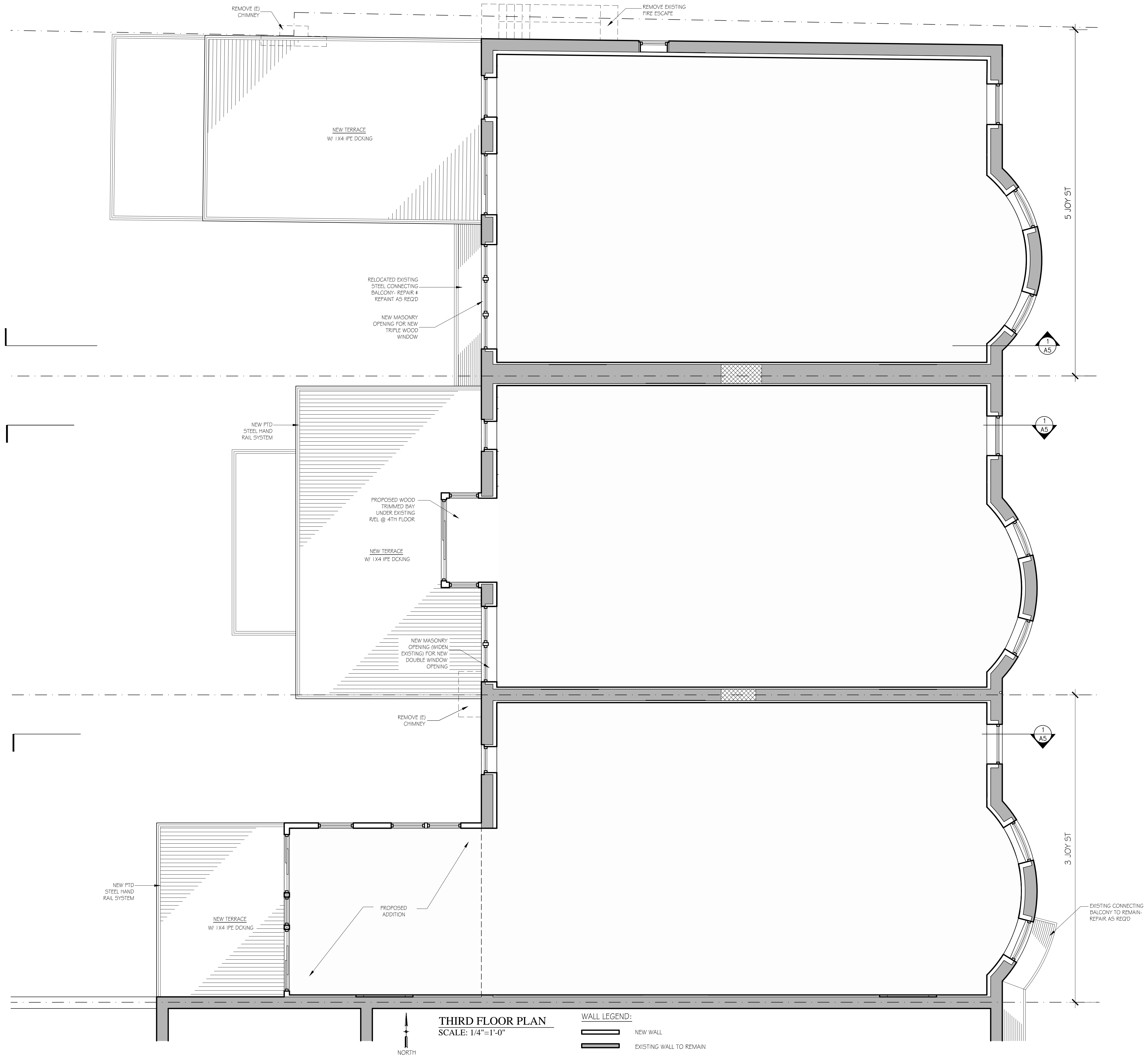
JOB NO: 1606	REVISIONS
SCALE: 1/4"=1'-0"	
DATE: 02.10.17	

**3, 4, 5 JOY STREET**  
BOSTON, MA

**SECOND FLOOR PLAN**

**A3**





**THIRD FLOOR PLAN**  
SCALE: 1/4"=1'-0"

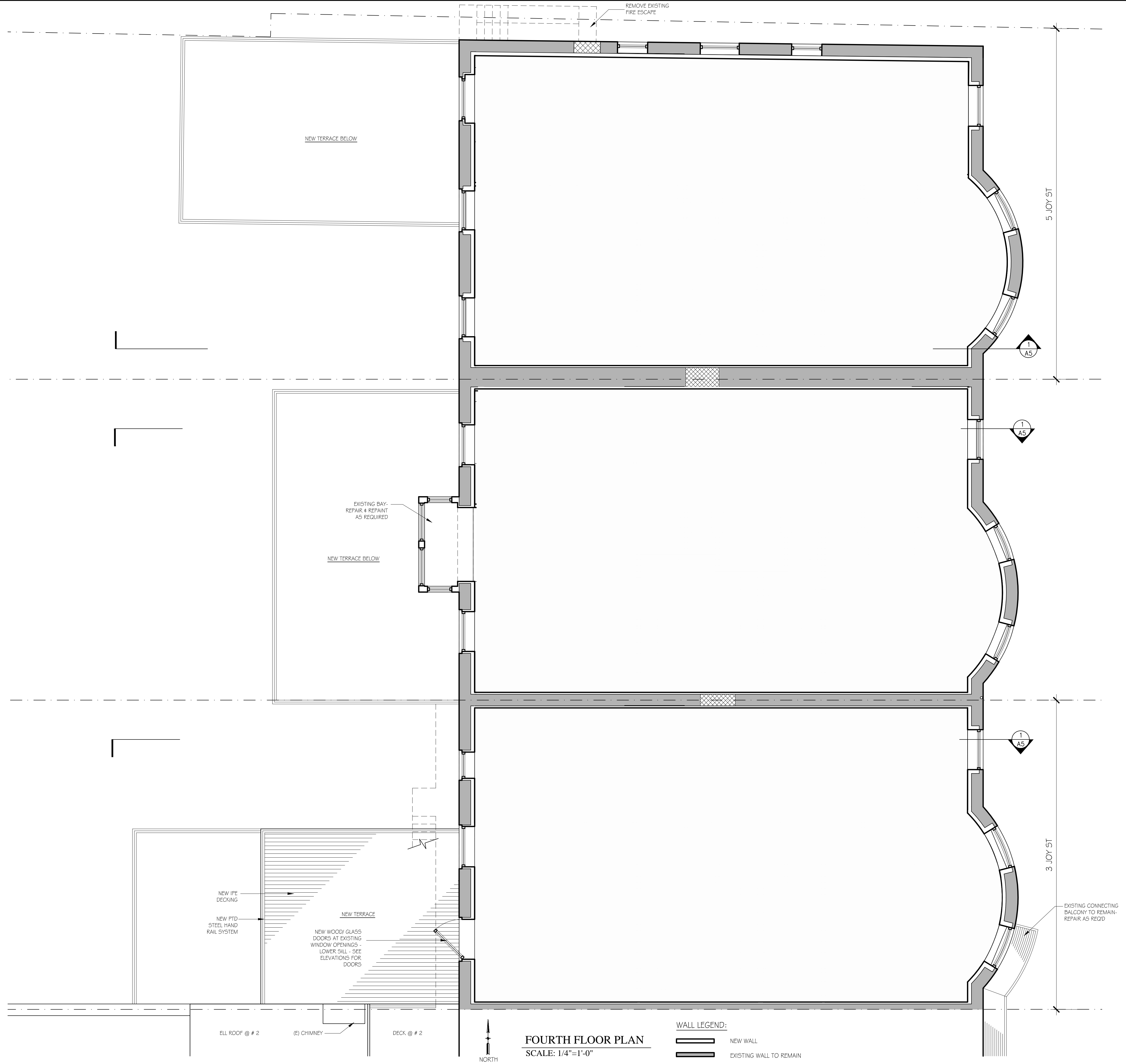
**WALL LEGEND:**  
 NEW WALL  
 EXISTING WALL TO REMAIN

JOB NO.: 1606	SCALE: 1/4"=1'-0"	DATE: 02.10.17	REVISED
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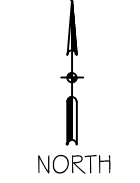
**3, 4, 5 JOY STREET**  
 BOSTON, MA

**THIRD FLOOR PLAN**





ELL ROOF @ # 2 (C) CHIMNEY DECK @ # 2



**FOURTH FLOOR PLAN**  
SCALE: 1/4"=1'-0"

**WALL LEGEND:**  
 NEW WALL  
 EXISTING WALL TO REMAIN

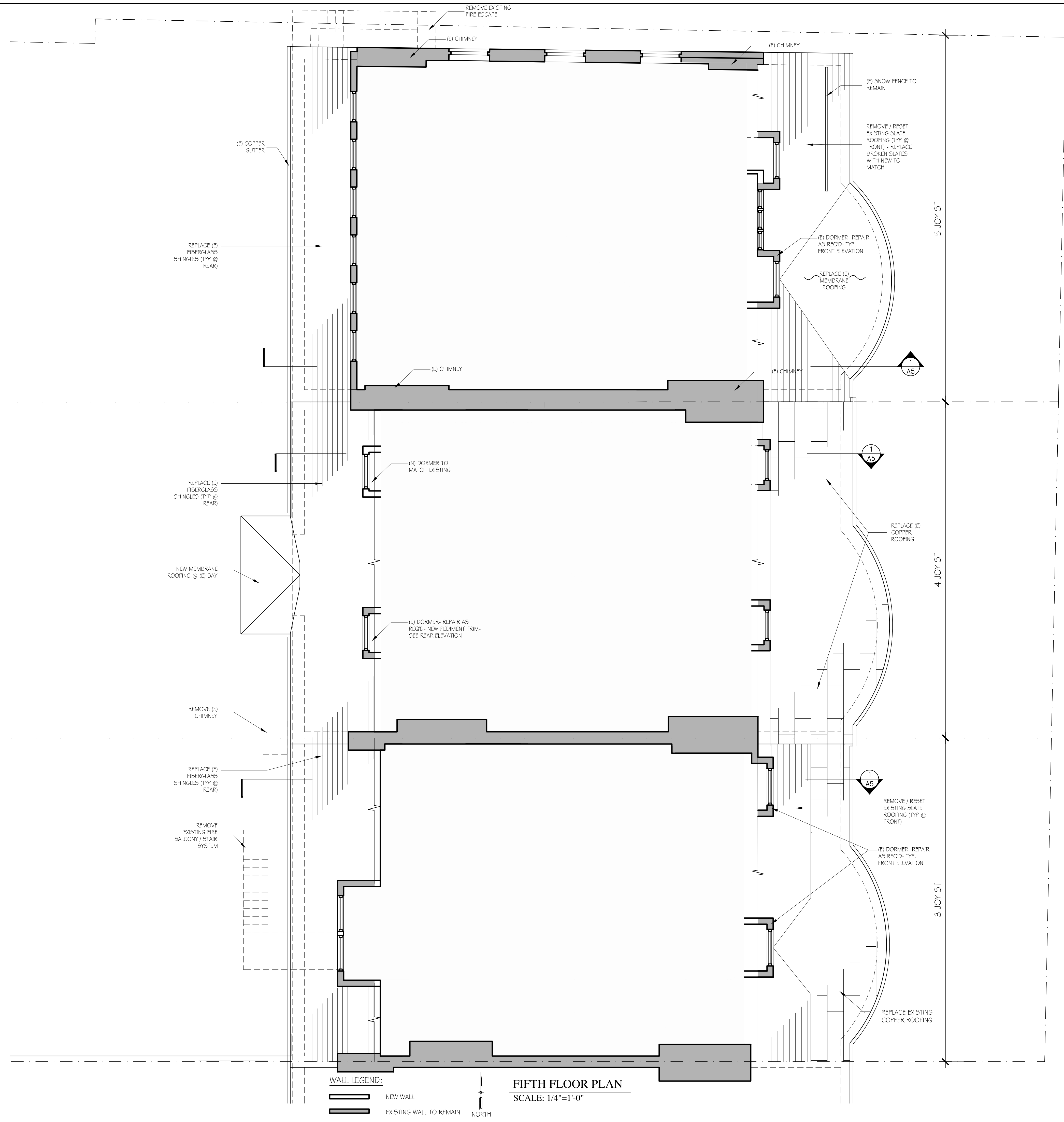
JOB NO: T606 SCALE: 1/4"=1'-0" DATE: 02.10.17 REVISED		<b>GD</b> <b>BG</b>	<b>GRASSI DESIGN GROUP</b> BEAUCHEMIN GRASSI INTERIORS	46 Waltham Street, Suite 3A Boston, MA 02118 Phone 617-956-9992 Fax 917-956-9993
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**3, 4, 5 JOY STREET**  
BOSTON, MA

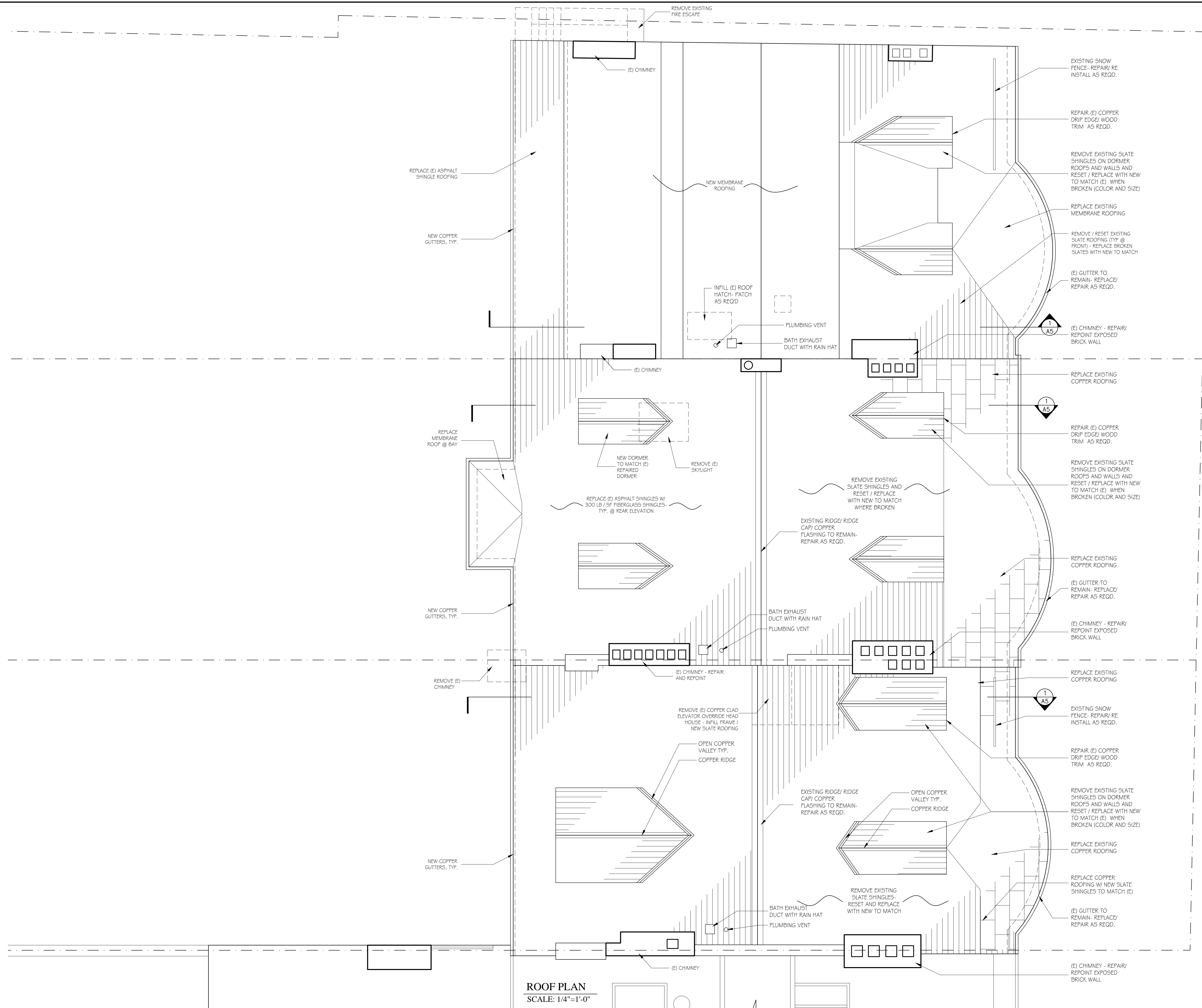
**FOURTH FLOOR PLAN**

**A5**









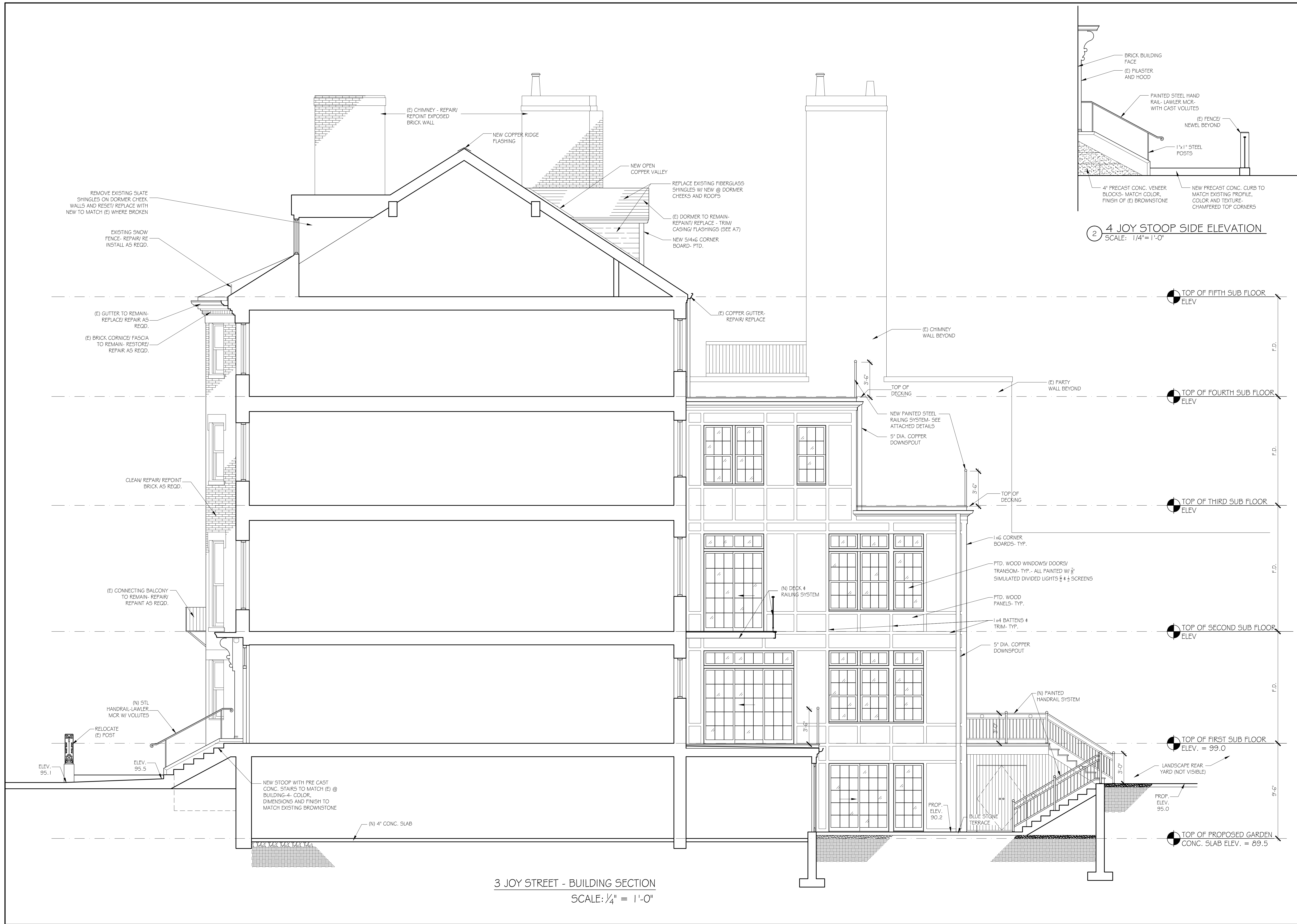
ROOF PLAN  
SCALE: 1/4"=1'-0"

JOB NO. 1606	SCALE: 1/4"=1'-0"
DATE: 02.10.17	REVISIONS

**3, 4, 5 JOY STREET**  
BOSTON, MA

**ROOF PLAN**





② 4 JOY STOOP SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

3 JOY STREET - BUILDING SECTION  
SCALE: 1/4" = 1'-0"

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Boston, MA 02118  
Phone 617-956-9992  
Fax 917-956-9993

**GD** GRASSI DESIGN GROUP  
**BG** BEAUCHEMIN GRASSI INTERIORS

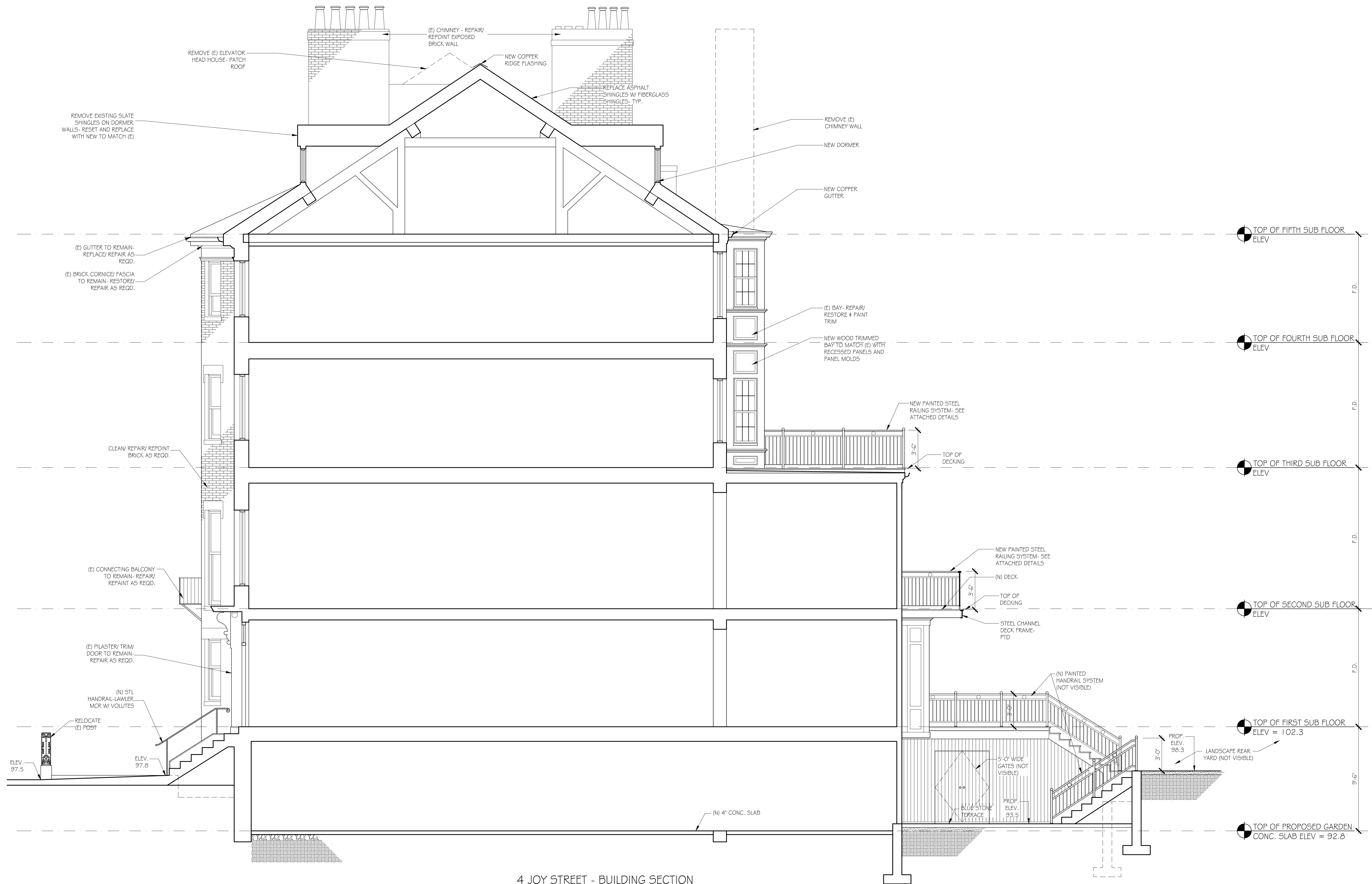
JOB NO: 1606  
SCALE: 1/4" = 1'-0"  
DATE: 02.10.17  
REVISED

**3 JOY STREET**  
BOSTON, MA

**#3 - BUILDING SECTION**

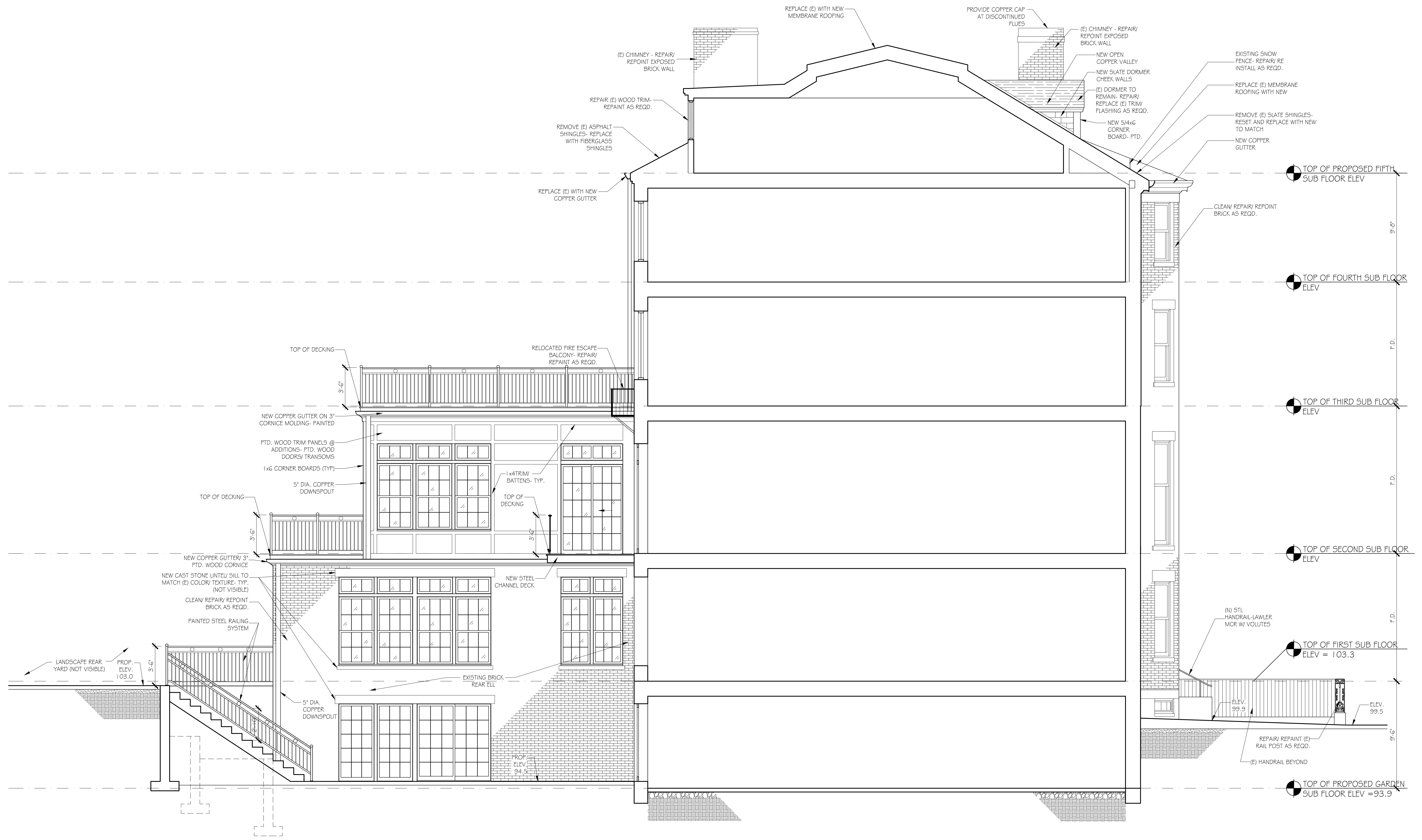
**A5**





4 JOY STREET - BUILDING SECTION  
 SCALE: 1/4" = 1'-0"





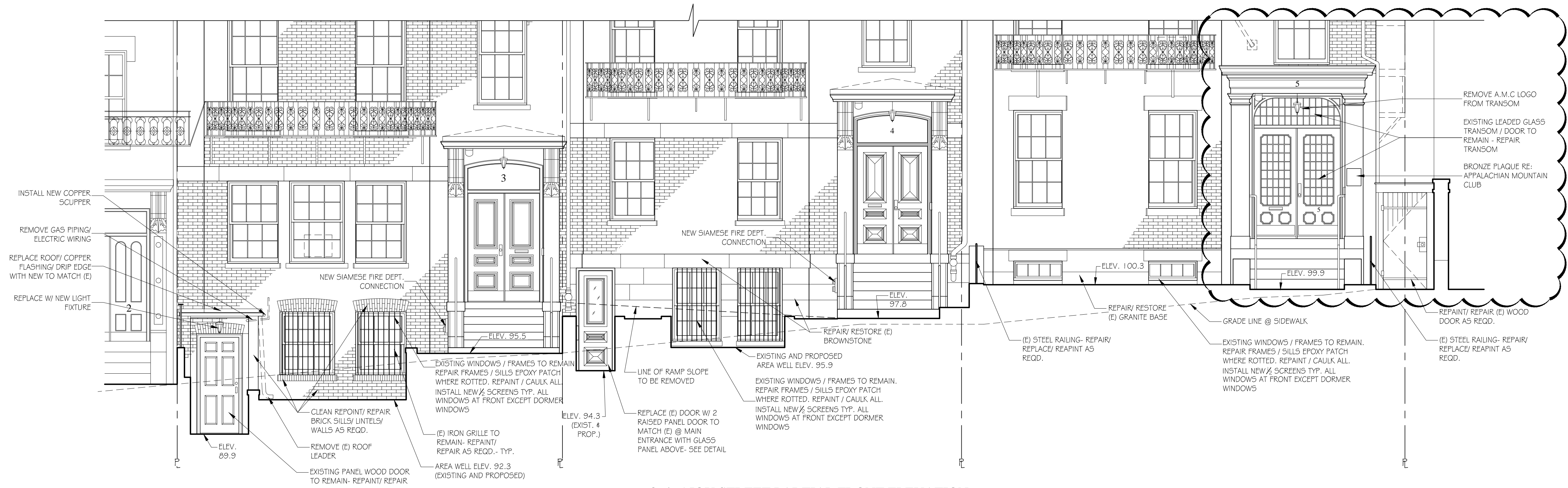
5 JOY STREET - BUILDING SECTION  
 SCALE: 1/4" = 1'-0"





3, 4, 5 JOY STREET FRONT ELEVATION  
SCALE: 1/4"=1'-0"

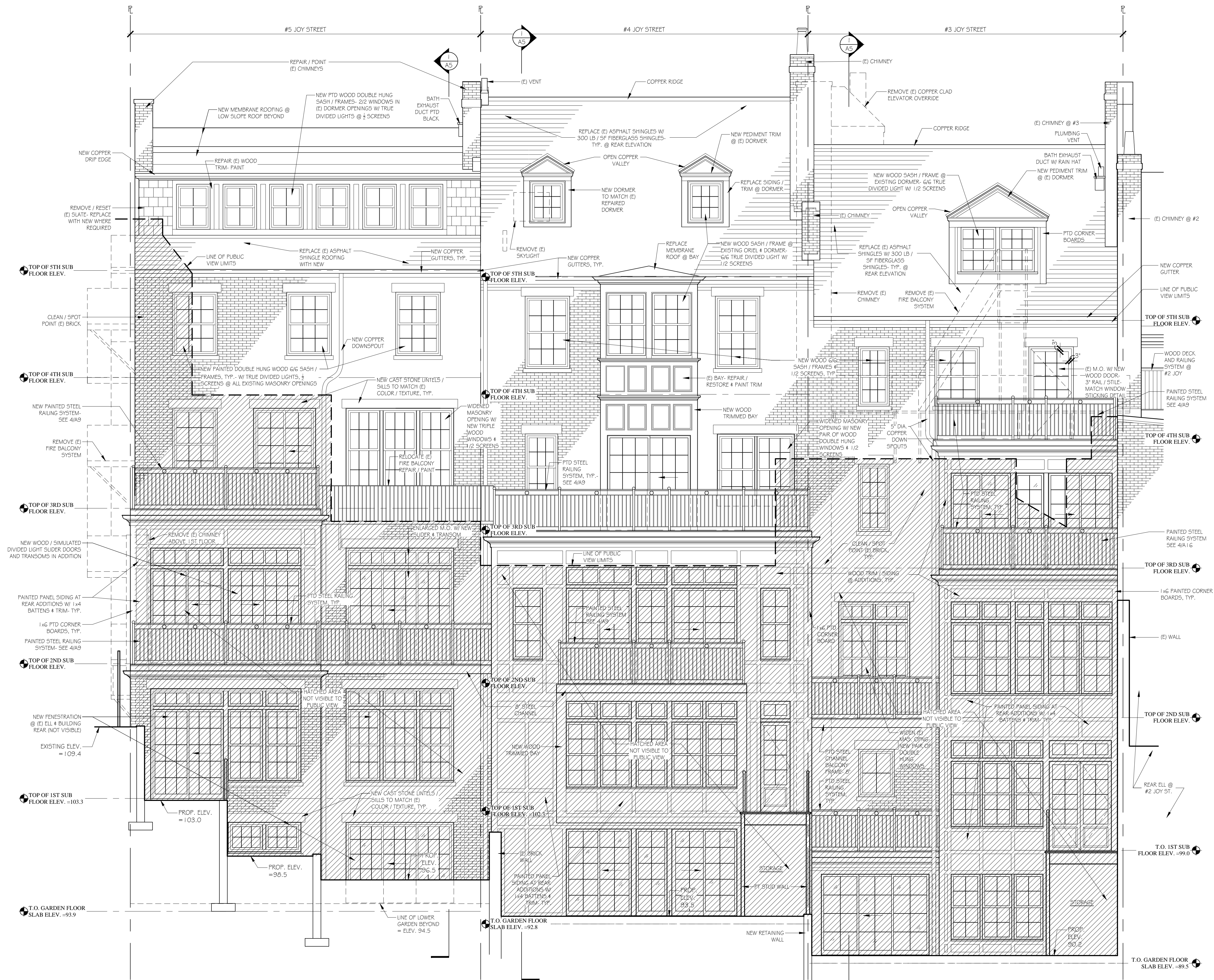




3, 4, 5 JOY STREET PARTIAL FRONT ELEVATION  
 SCALE: 1/4"=1'-0" #5 FRONT DOOR OPTION A

JOB NO. 1606
SCALE: 1/4"=1'-0"
DATE: 02.10.17
REVISED





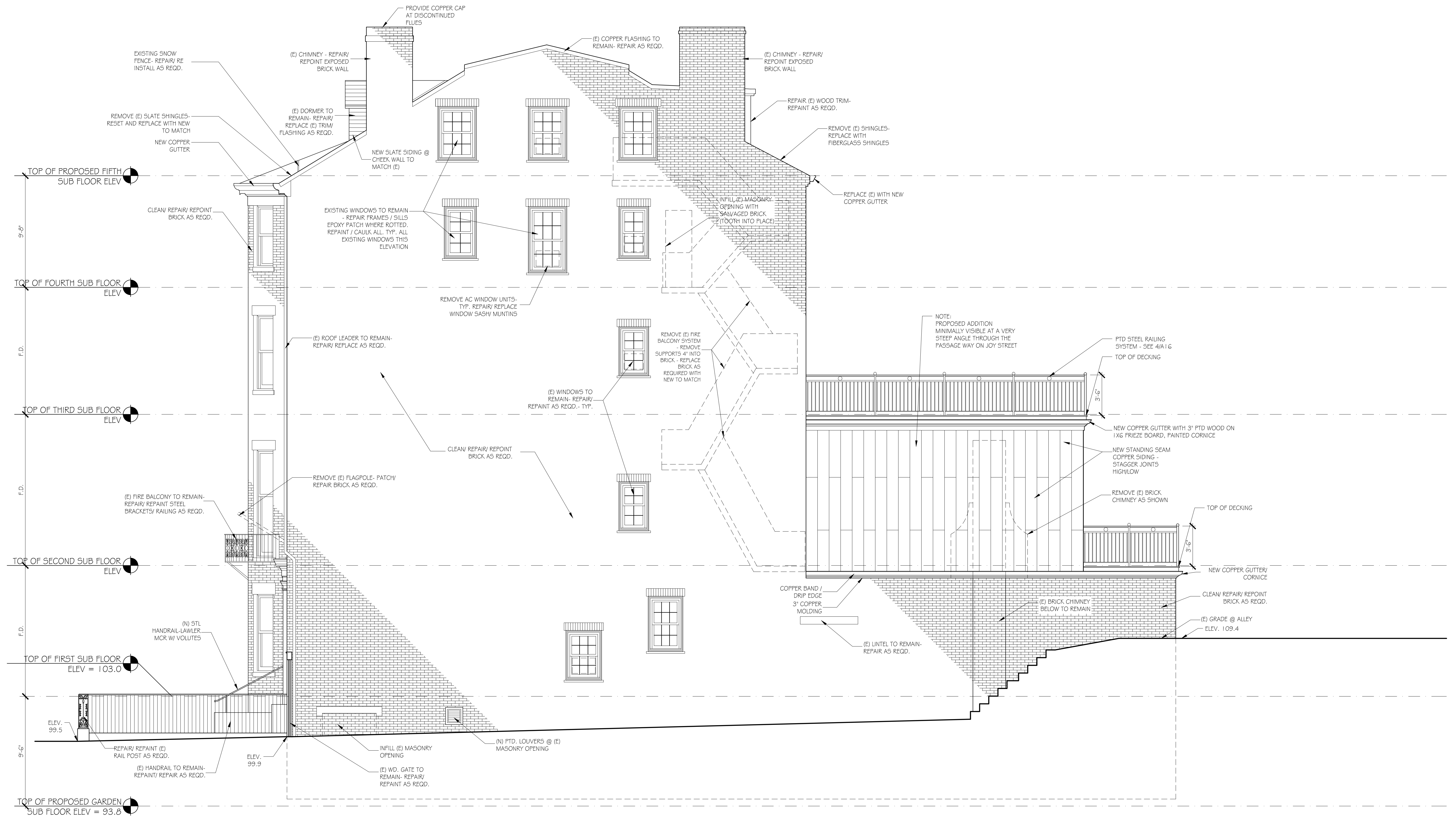
REAR BUILDING ELEVATION  
SCALE: 1/4"=1'-0" (FACING EAST)





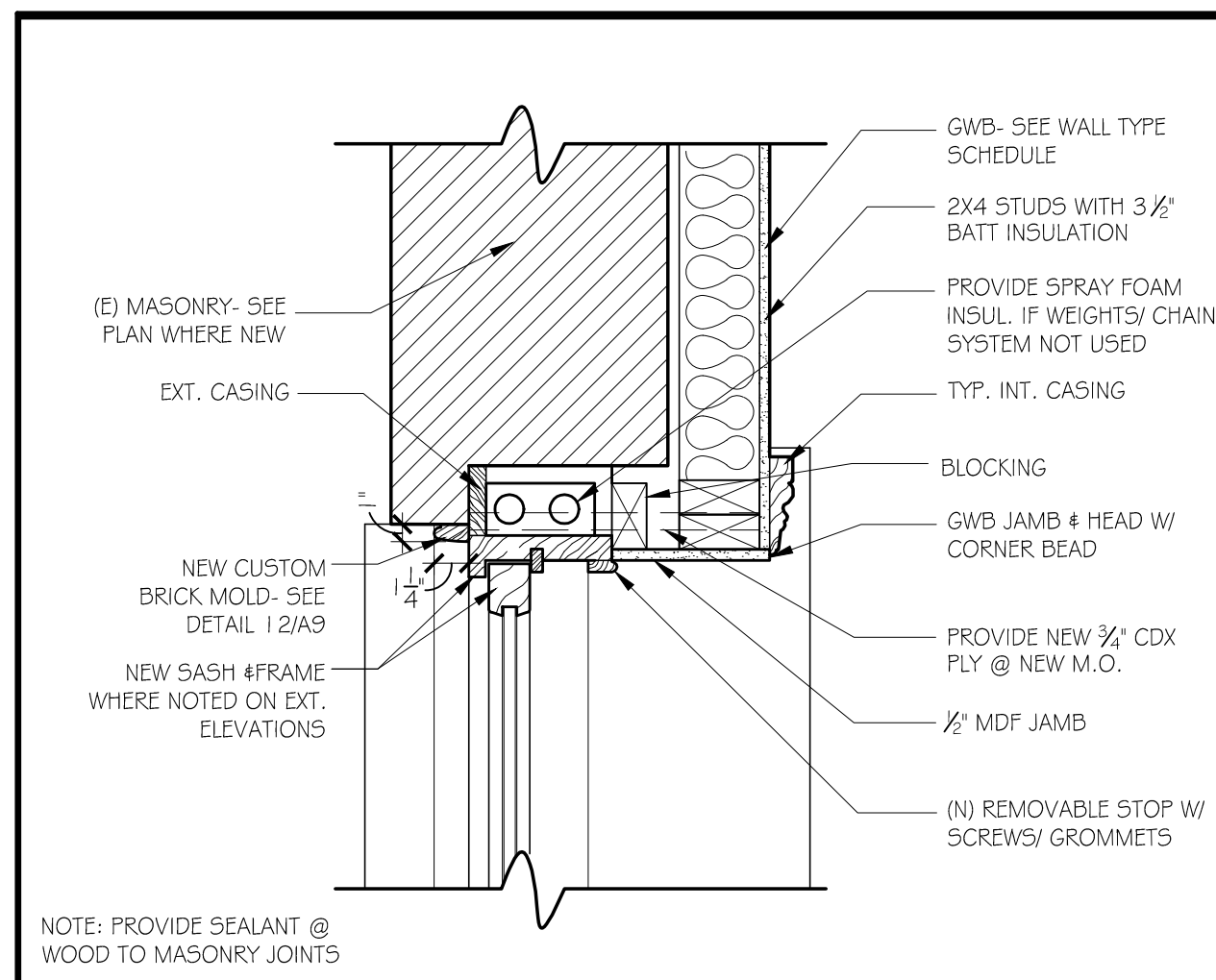
ELEVATION FROM 8 WALNUT REAR YARD  
SCALE: 1/4"=1'-0" (LOOKING EAST)



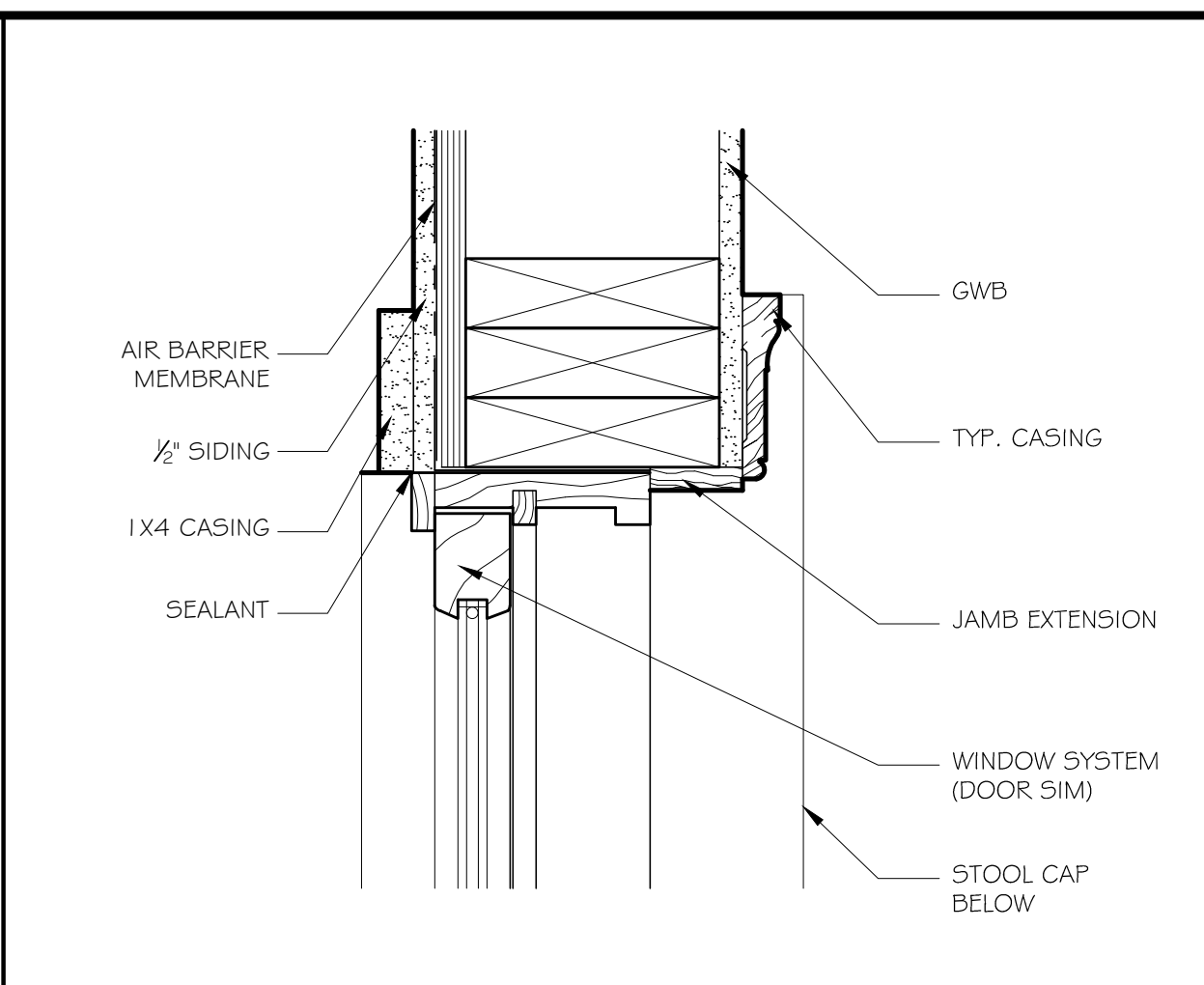


5 JOY STREET - NORTH BUILDING ELEVATION  
 SCALE: 1/4" = 1'-0"





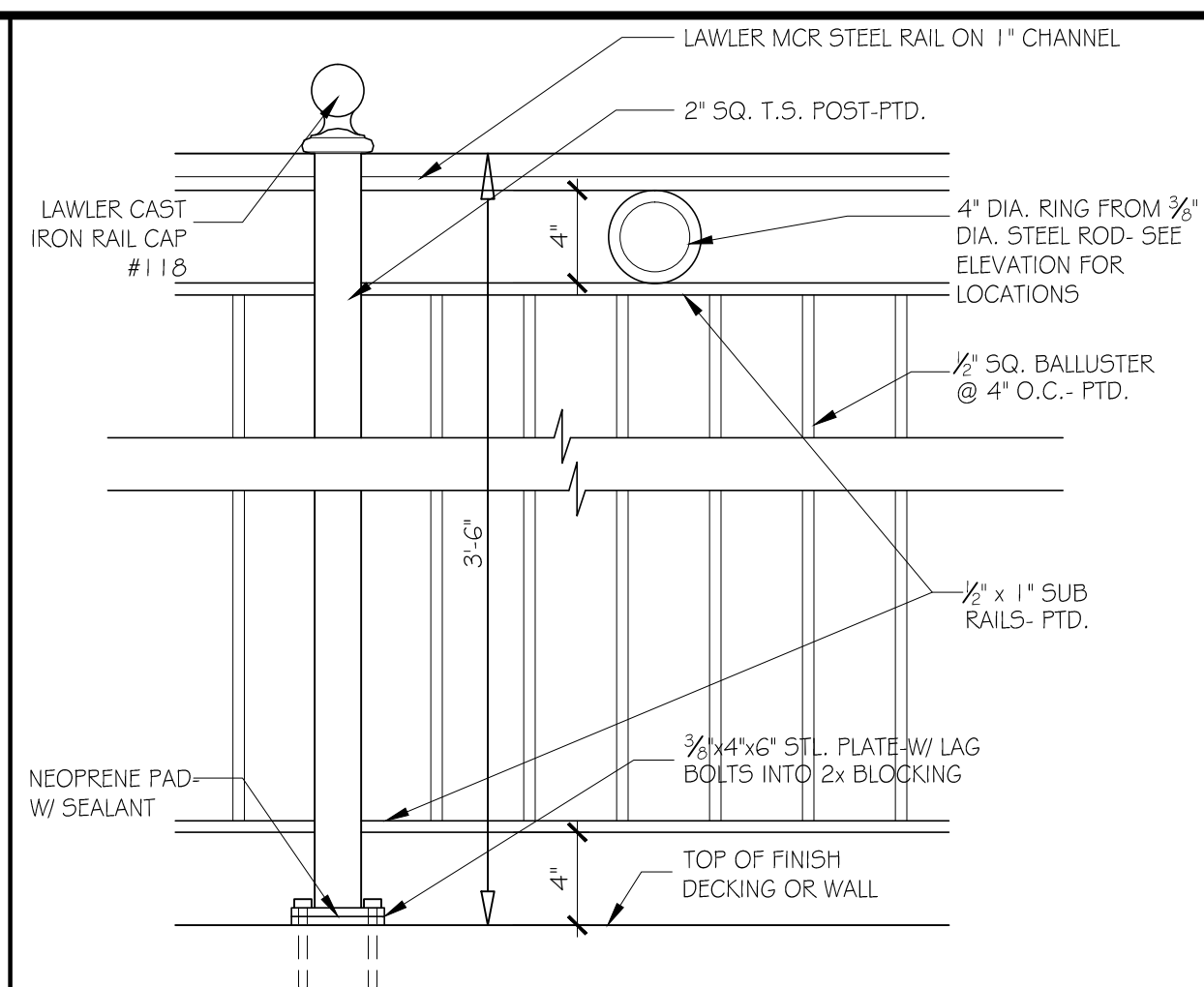
1 WINDOW JAMB DETAIL IN EXISTING MASONRY OPENING WITH REPLACEMENT WINDOW (HEAD SIM.) 1 1/2" = 1'-0"



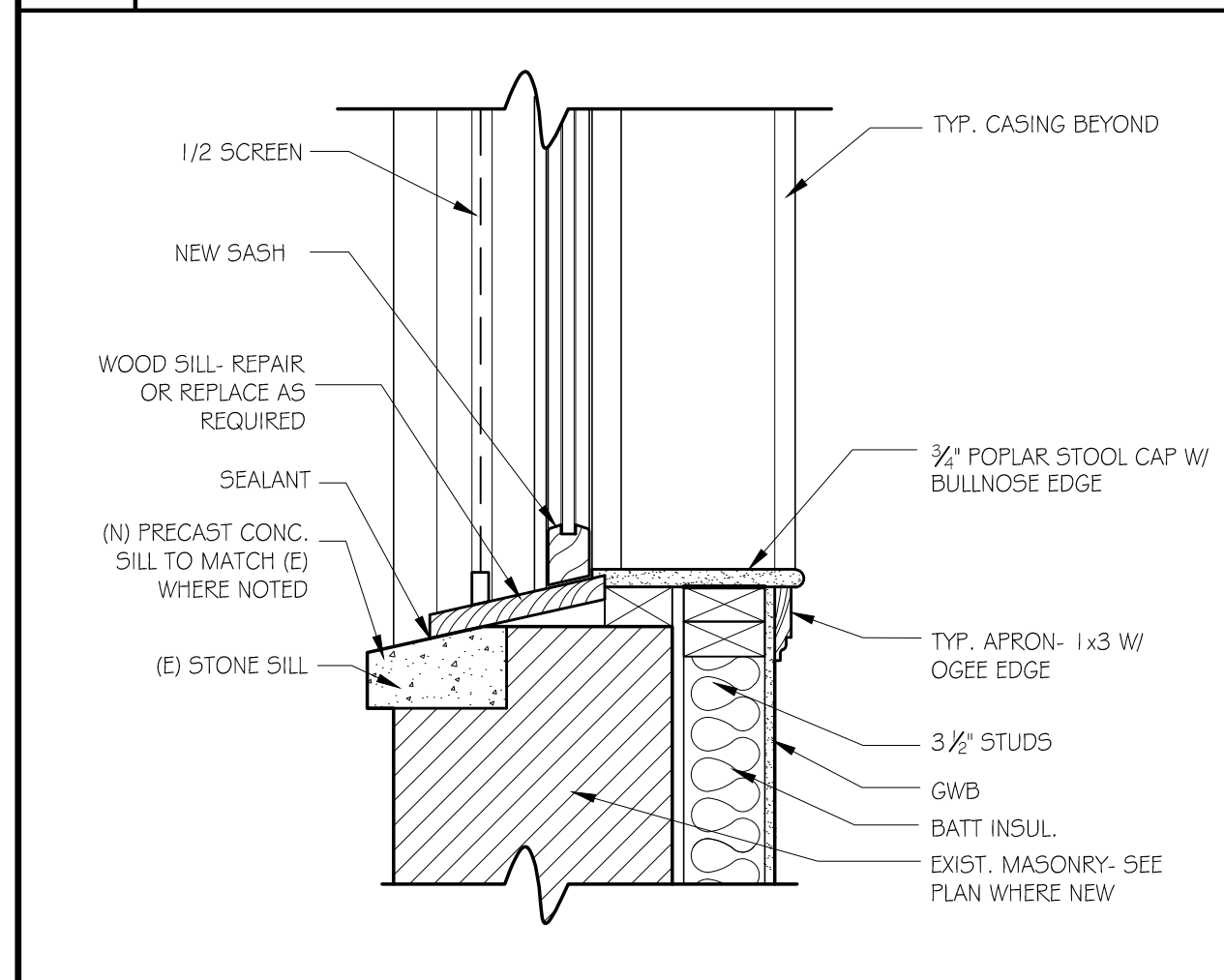
2 WINDOW HEAD DETAIL IN STUD WALL @ ADDITION (JAMB SIMILAR) 3" = 1'-0"



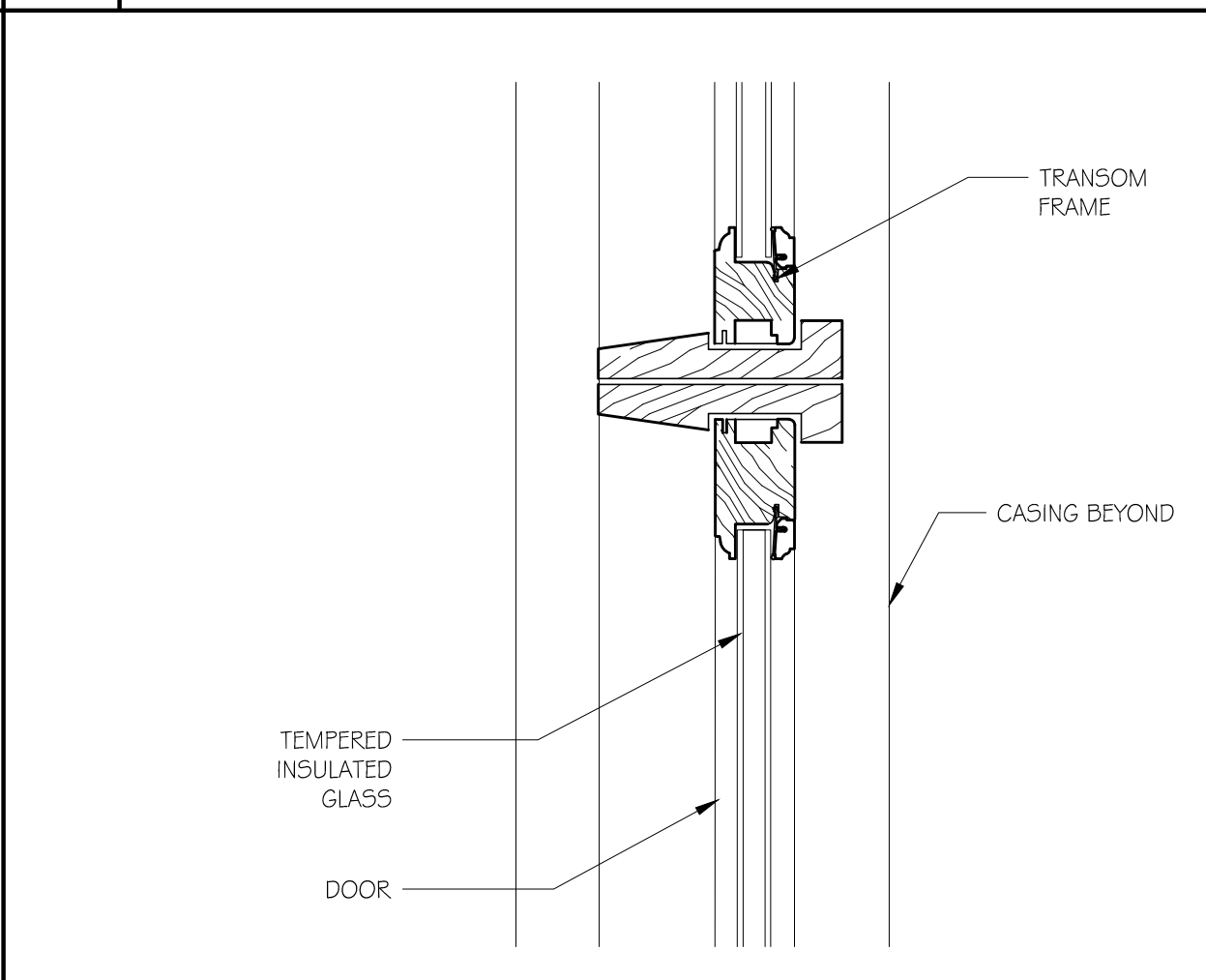
3 NOT USED



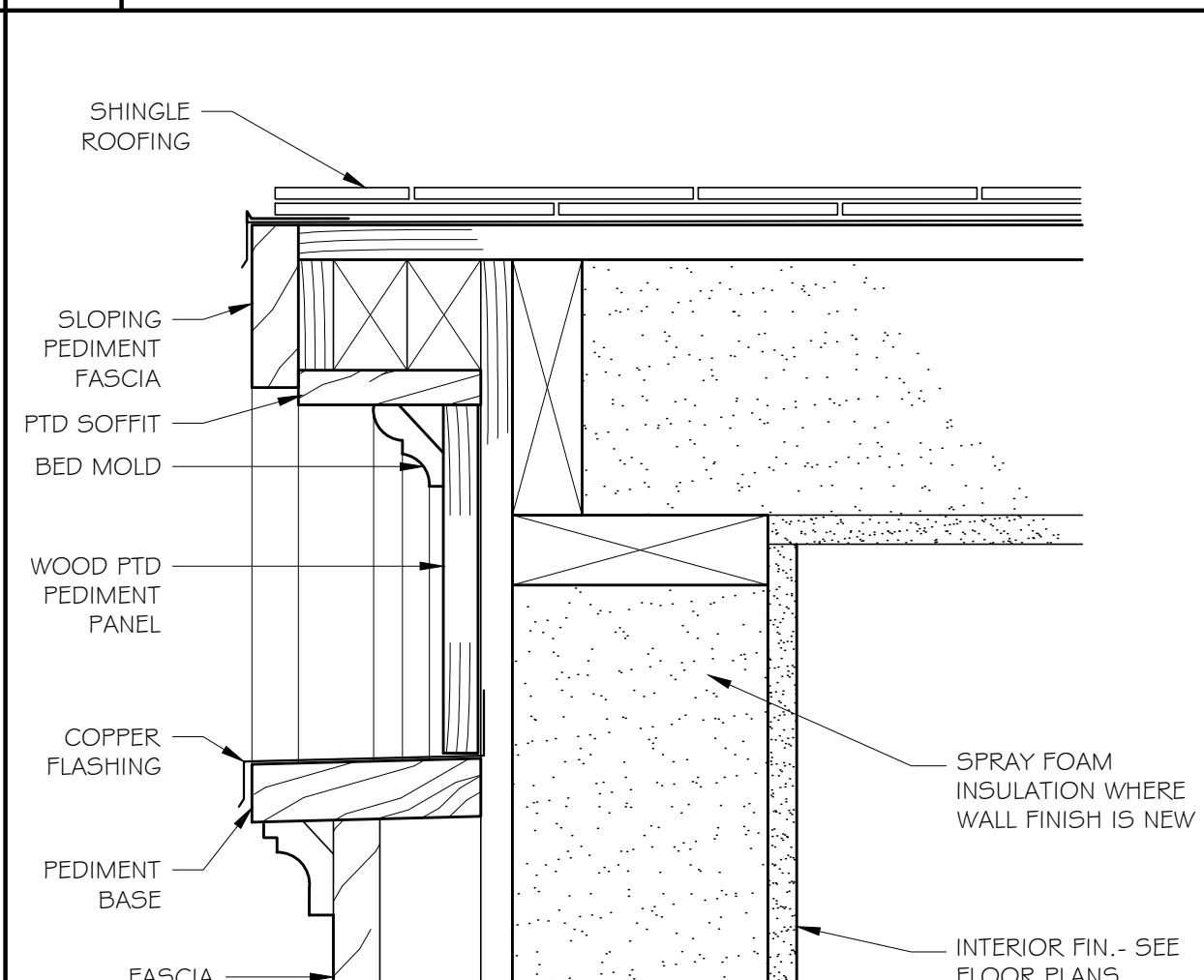
4 RAILING @ ROOF DECK DETAIL 1 1/2" = 1'-0"



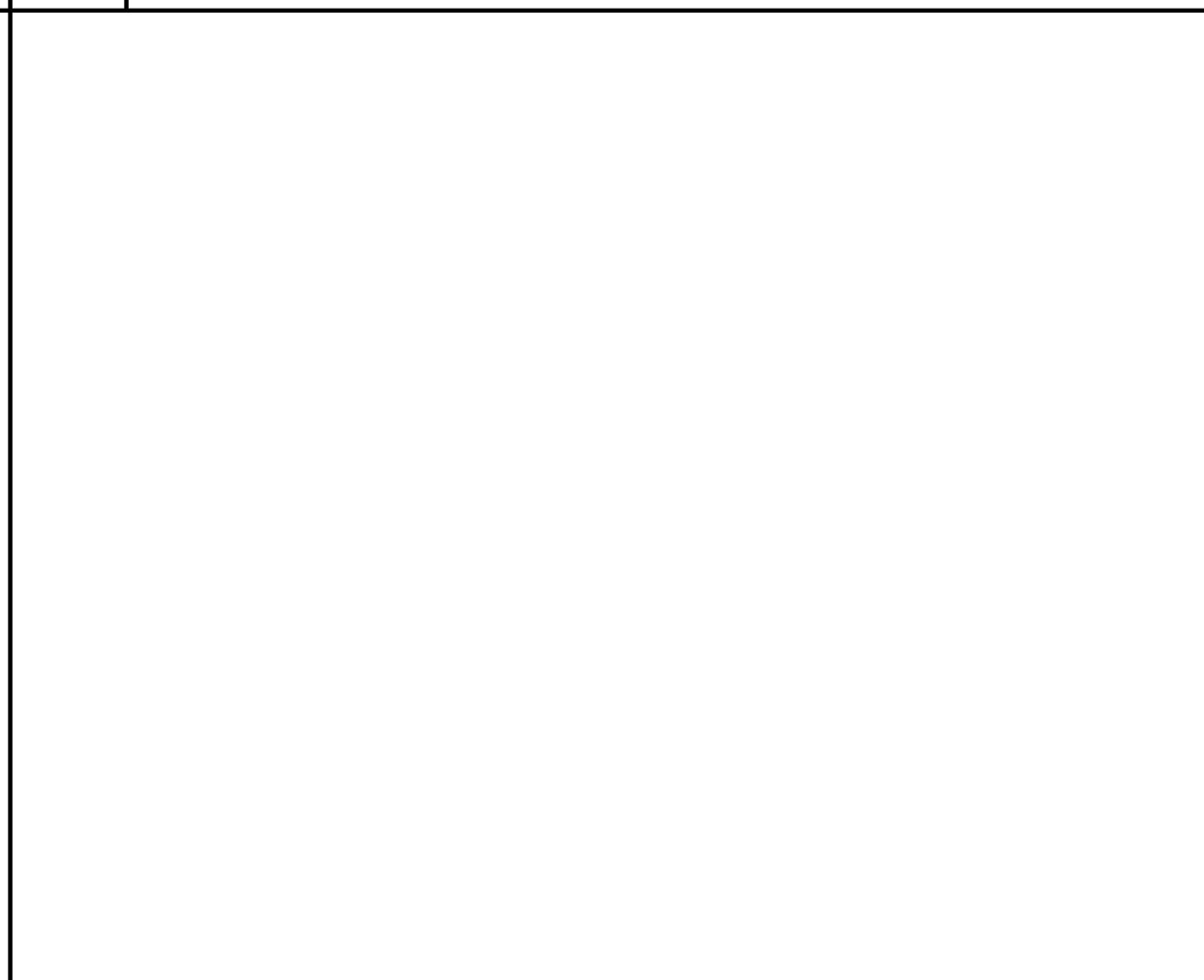
5 WINDOW SILL DETAIL IN (E) MASONRY OPENING WITH REPLACEMENT WINDOW 1 1/2" = 1'-0"



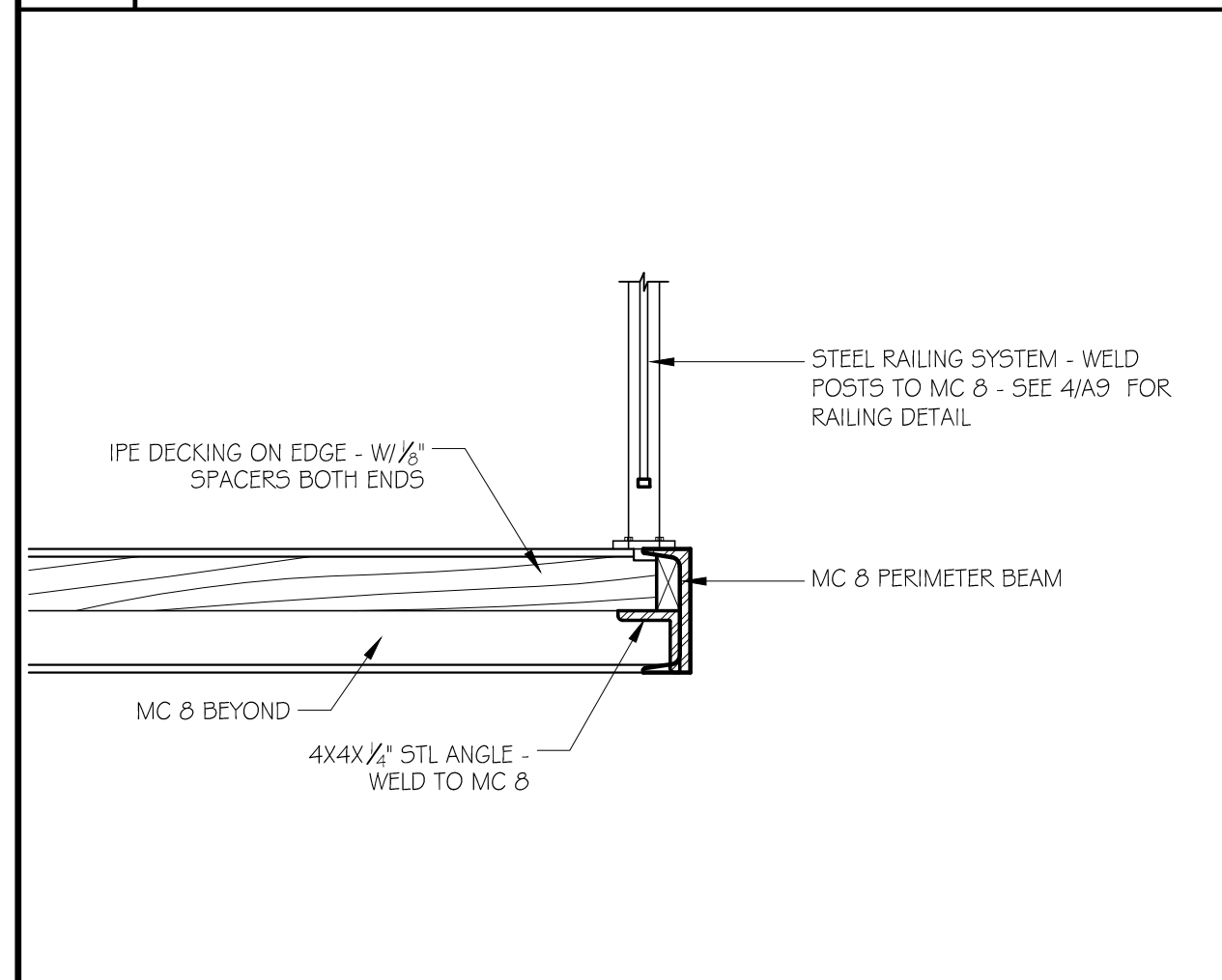
6 EXTERIOR DOOR HEAD DETAIL (JAMB SIM.) 3" = 1'-0"



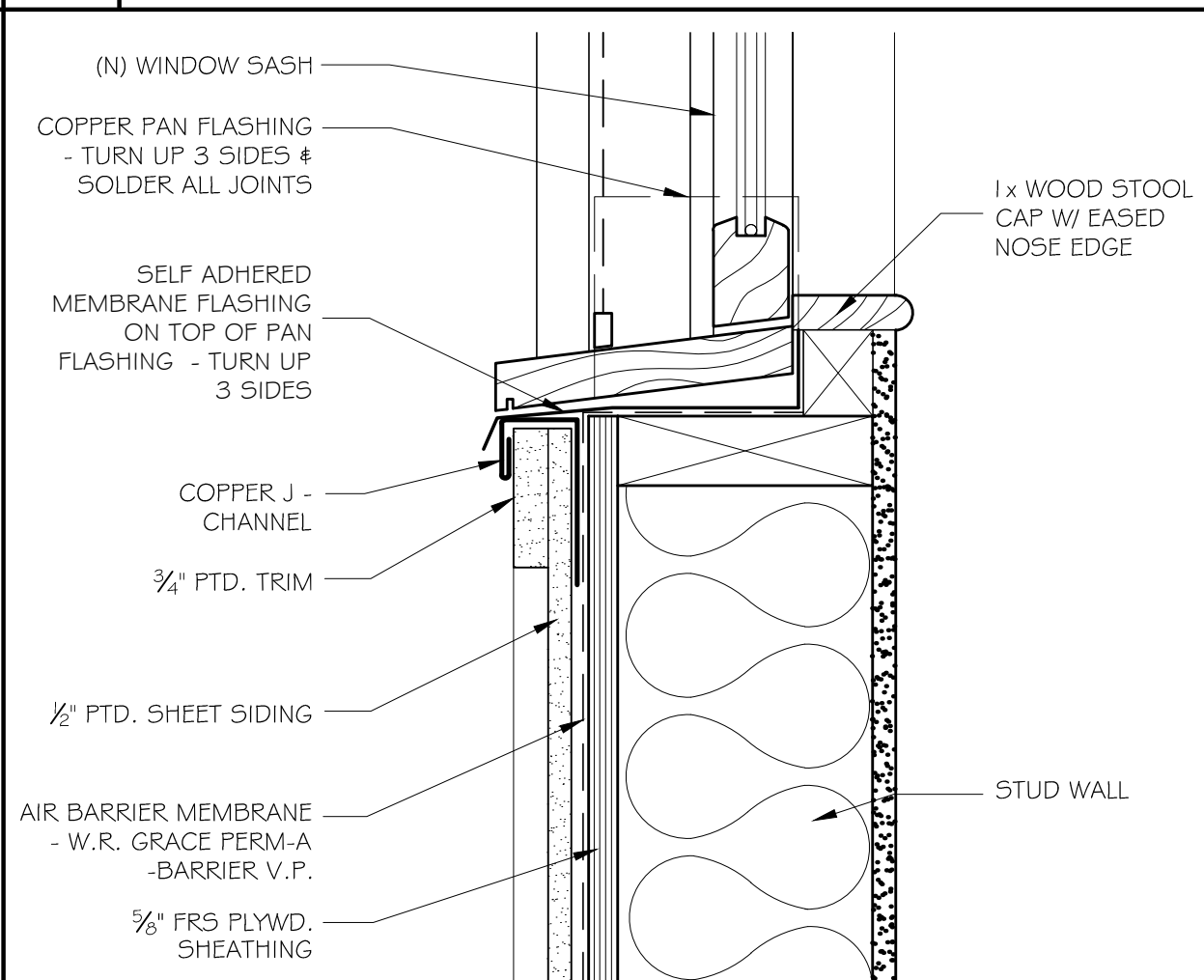
7 NOT USED



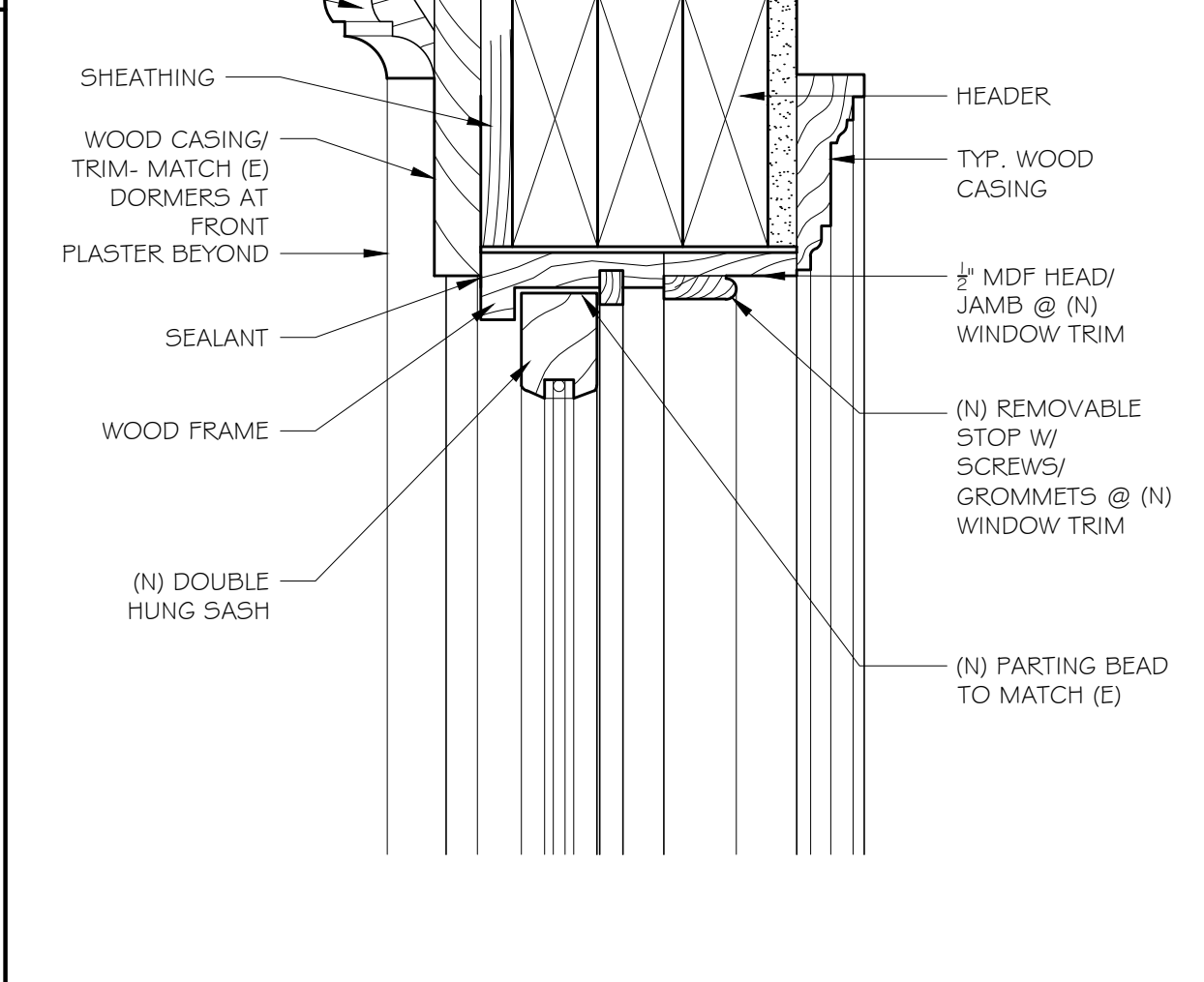
8 BALCONY AT EDGE DETAIL 1" = 1'-0"



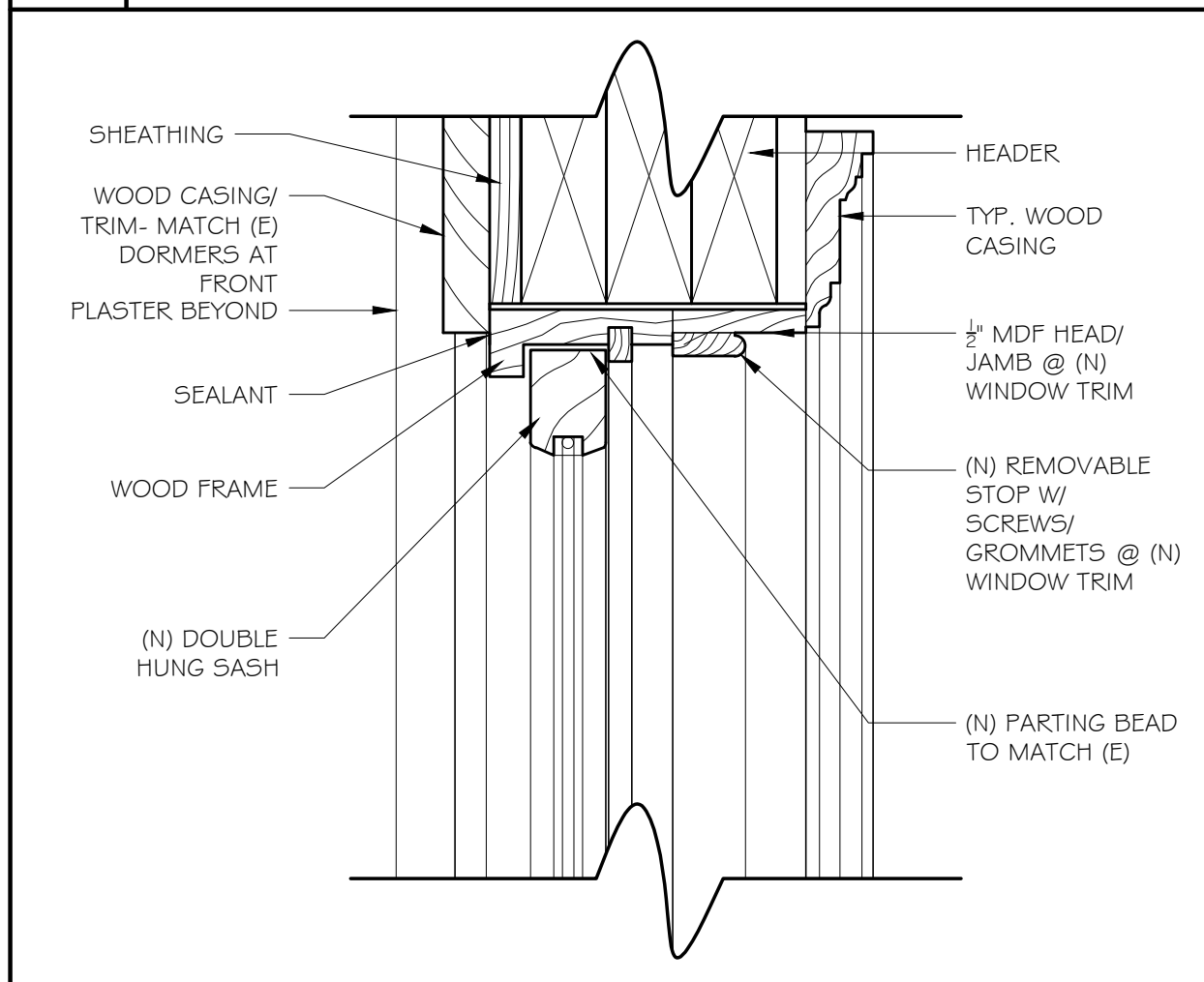
9 WINDOW SILL @ ADDITION STUD WALL 3" = 1'-0"



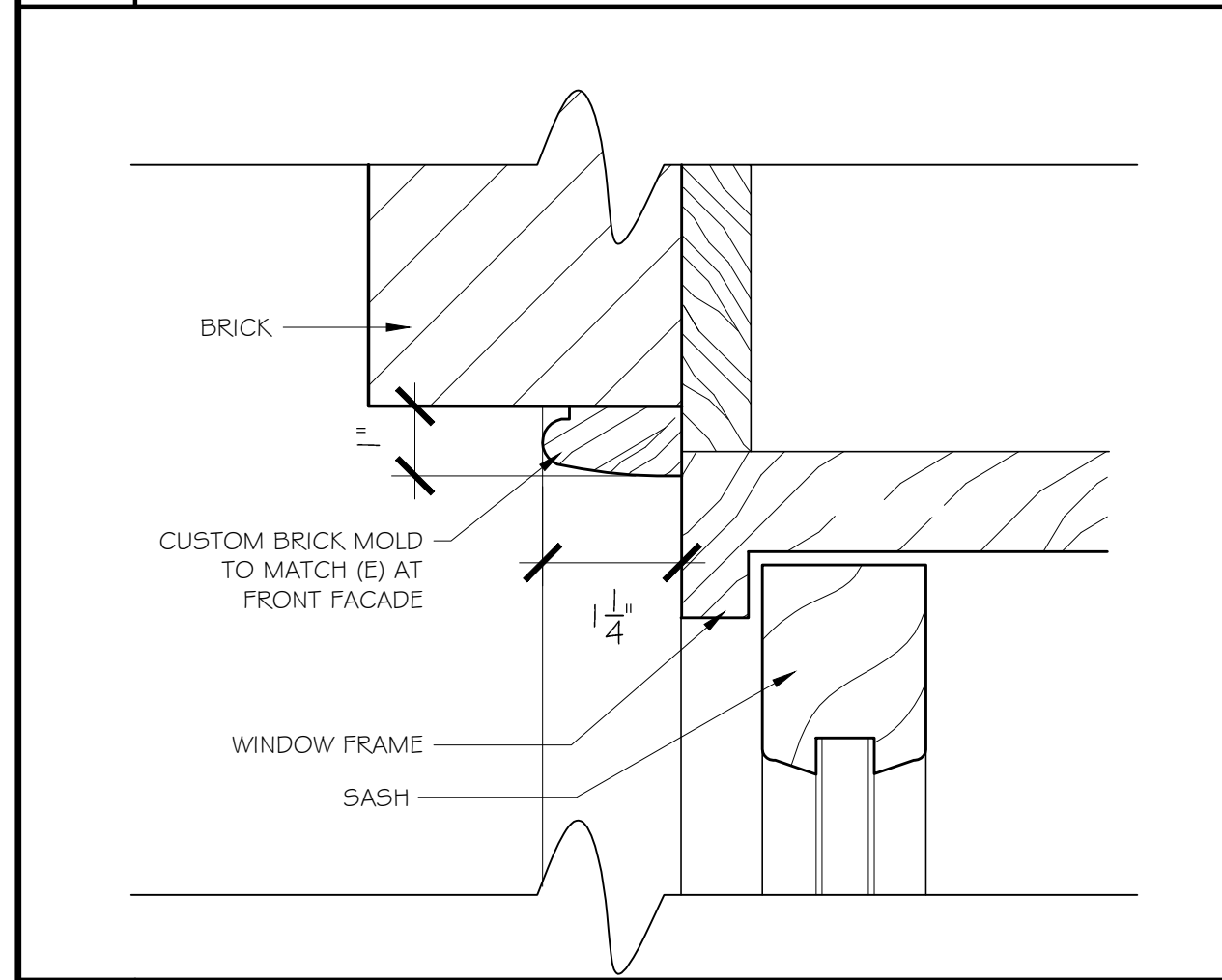
10 DORMER WINDOW HEAD DETAIL @ REAR 3" = 1'-0"



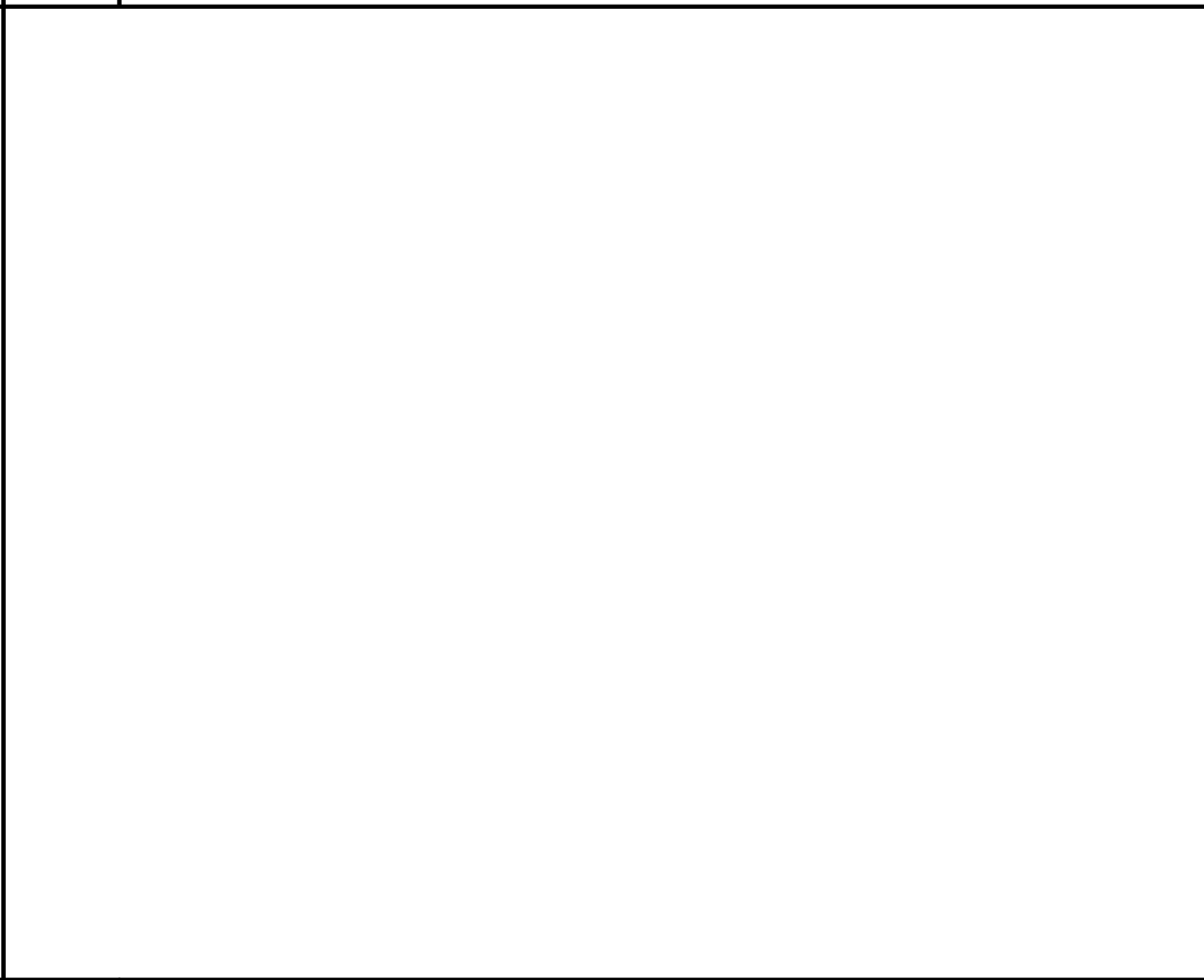
11 DORMER WINDOW HEAD DETAIL @ FRONT (JAMB SIMILAR FRONT & REAR) 3" = 1'-0"



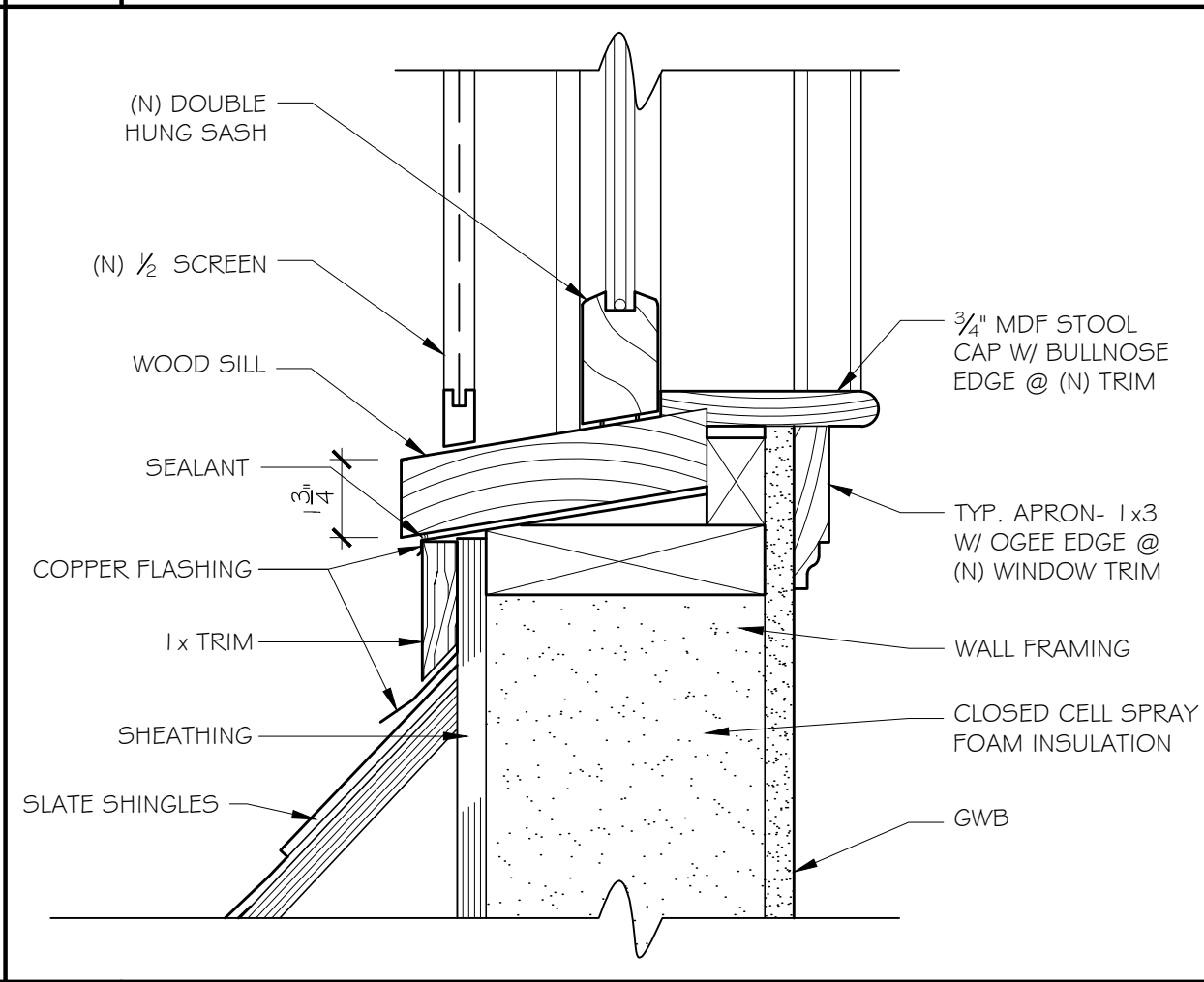
12 BRICK MOLD DETAIL 6" = 1'-0"



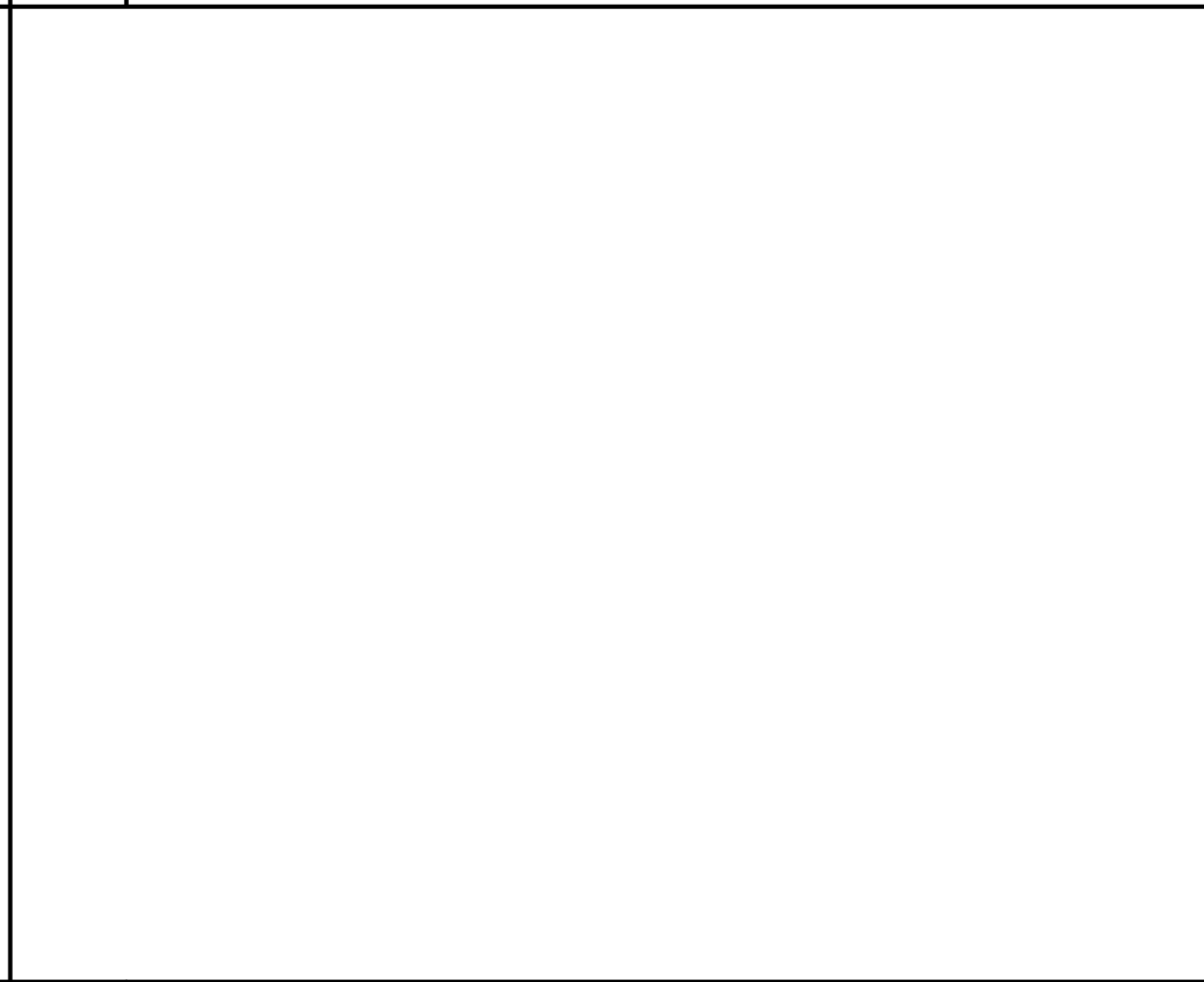
13 NOT USED



14 DORMER WINDOW SILL DETAIL 3" = 1'-0"



15 NOT USED



16 NOT USED





REAR BUILDING ELEVATION  
 SCALE: 1/4"=1'-0" (FACING EAST)



AREA OBSCURED  
BY PLANTINGS

AREA OBSCURED  
BY WALL



MODEL VIEW FROM WALNUT ST. / MT. VERNON STREET CORNER

MODEL VIEW FROM  
WALNUT ST./MT. VERNON  
ST. CORNER

3, 4, 5 JOY STREET  
BOSTON, MA

JOB NO: 1606  
SCALE: N/A  
DATE: 03.26.17  
REVISED

GD  
BG

GRASSI DESIGN GROUP

BEAUCHEMIN GRASSI INTERIORS

46 Waltham Street, Suite 3A  
Boston, MA 02118  
Phone 617-956-9992  
Fax 917-956-9993





AREA OBSCURED BY #8 WALNUT

VIEW OBSCURED BY RAILING

VIEW OBSCURED BY RAILING

MODEL VIEW FROM WALNUT ST. BETWEEN #8 AND #6

46 Waltham Street, Suite 3A  
Boston, MA 02118  
Phone 617-956-9992  
Fax 917-956-9993

GRASSI DESIGN GROUP  
BEAUCHEMIN GRASSI INTERIORS



JOB NO.: 1606	SCALE: N/A	DATE: 03.28.17	REVISED
---------------	------------	----------------	---------

3, 4, 5 JOY STREET  
BOSTON, MA

MODEL VIEW FROM WALNUT ST. BETWEEN #8 AND #6





BIRDS EYE MODEL VIEW OF REAR FROM NORTH WEST

BIRDS EYE MODEL VIEW  
OF REAR FROM NORTH  
WEST

3, 4, 5 JOY STREET  
BOSTON, MA

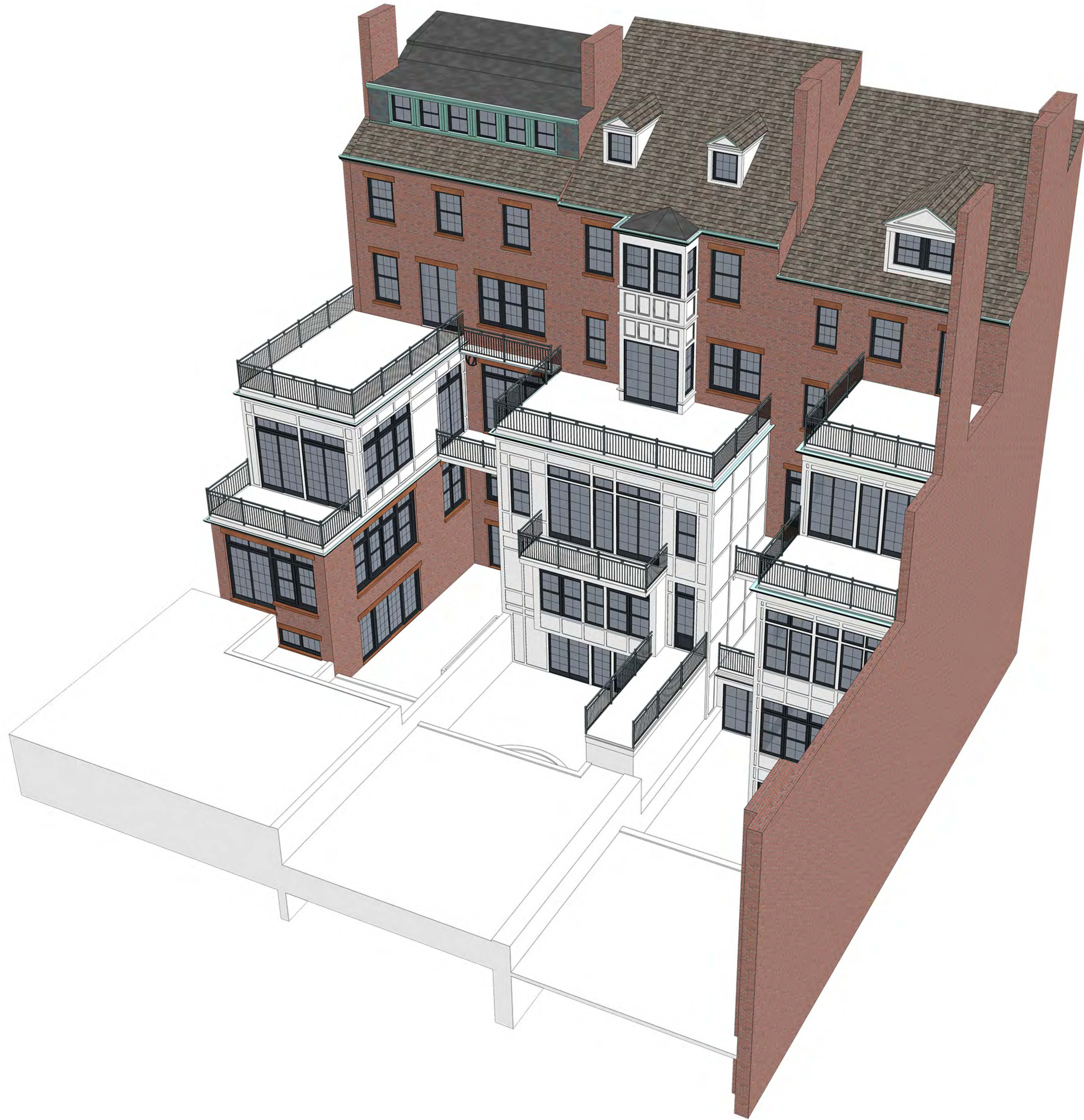
JOB NO.: 1606	SCALE: NA	DATE: 03.28.17	REVISED
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Boston, MA 02118  
Phone 617-956-9992  
Fax 917-956-9993





BIRDS EYE MODEL VIEW OF REAR FROM SOUTH WEST

BIRDS EYE MODEL VIEW  
OF REAR FROM SOUTH  
WEST

3, 4, 5 JOY STREET  
BOSTON, MA

JOB NO.: 1606	SCALE: N/A	DATE: 03.28.17	REVISED
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G D GRASSI DESIGN GROUP

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Boston, MA 02118  
Phone: 617-956-9992  
Fax: 917-956-9993





MODEL VIEW FROM WALNUT ST. BETWEEN #8 AND #6 - OPTION A

JOB NO.: 1606  
 SCALE: N/A  
 DATE: 03.28.17  
 REVISED

**3, 4, 5 JOY STREET**  
 BOSTON, MA

MODEL VIEW FROM  
 WALNUT ST. BETWEEN #8  
 AND #6 - OPTION A

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 Fax 917-956-9993



AREA OBSCURED  
BY PLANTINGS

AREA OBSCURED  
BY WALL



MODEL VIEW FROM WALNUT ST. / MT. VERNON STREET CORNER - OPTION A

MODEL VIEW FROM WALNUT  
ST. / MT. VERNON STREET  
CORNER - OPTION A

3, 4, 5 JOY STREET  
BOSTON, MA

JOB NO: 1606
SCALE: N/A
DATE: 03.26.17
REVISED

**GD**  
**BG**

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Fax 617-956-9993





MODEL VIEW FROM WALNUT ST. BETWEEN #8 AND #6 - OPTION B

AREA OBSCURED  
BY #8 WALNUT

VIEW OBSCURED  
BY RAILING

VIEW OBSCURED  
BY RAILING

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GRASSI DESIGN GROUP
BEAUCHEMIN GRASSI INTERIORS
JOB NO.: 1606
SCALE: N/A
DATE: 03.28.17
REVISED

3, 4, 5 JOY STREET  
BOSTON, MA

MODEL VIEW FROM  
WALNUT ST. BETWEEN #8  
AND #6 - OPTION B



AREA OBSCURED  
BY PLANTINGS

AREA OBSCURED  
BY WALL



MODEL VIEW FROM WALNUT ST. / MT. VERNON STREET CORNER - OPTION B

MODEL VIEW FROM WALNUT  
ST. / MT. VERNON STREET  
CORNER - OPTION B

3, 4, 5 JOY STREET  
BOSTON, MA

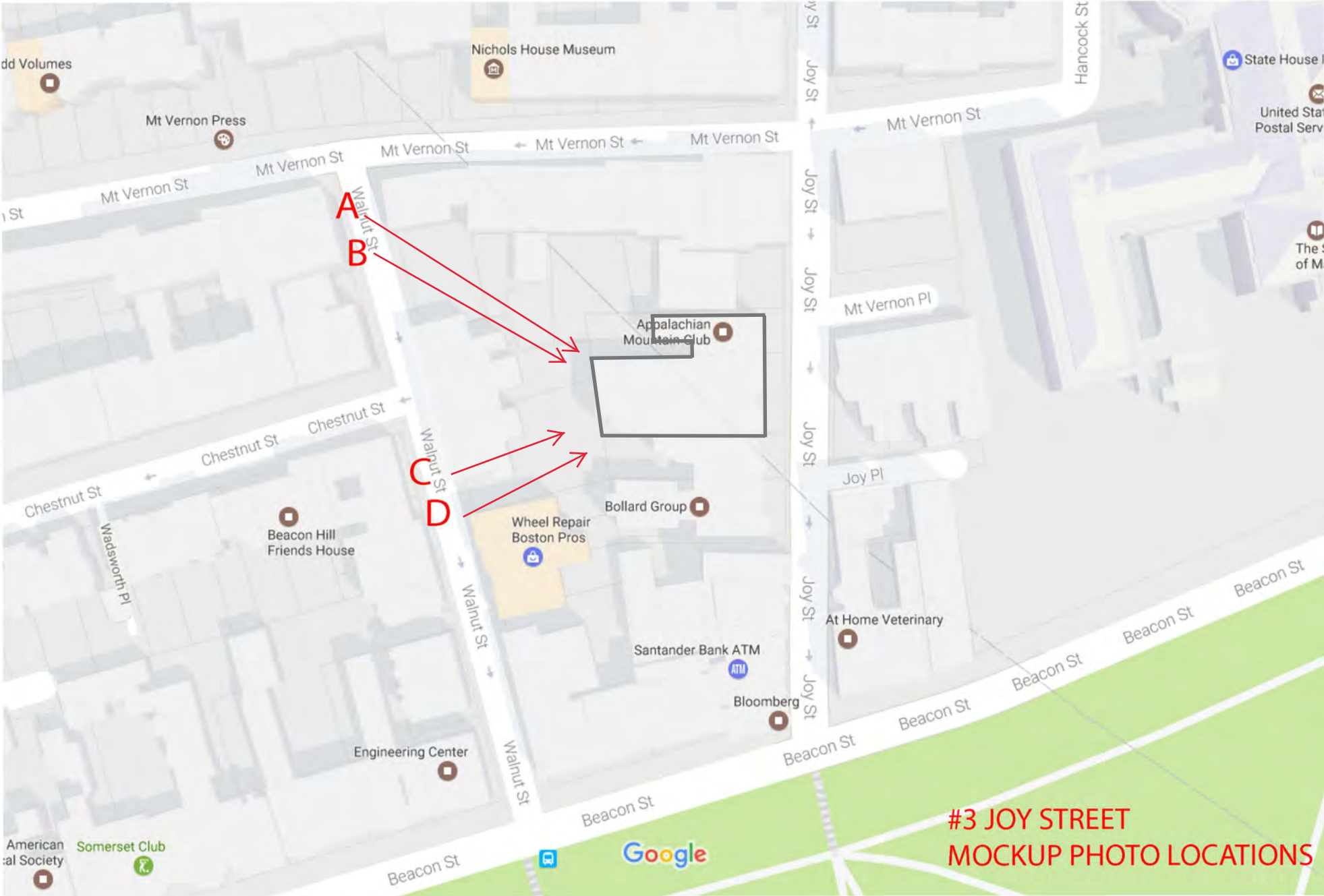
JOB NO: 1606  
SCALE: N/A  
DATE: 03.26.17  
REVISED

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A  
B

C  
D

#3 JOY STREET  
MOCKUP PHOTO LOCATIONS





#3 JOY



#3 JOY MOCKUP  
PHOTO: A





#3 JOY



#3 JOY MOCKUP  
PHOTO: B





#3 JOY

#3 JOY MOCKUP  
PHOTO: C

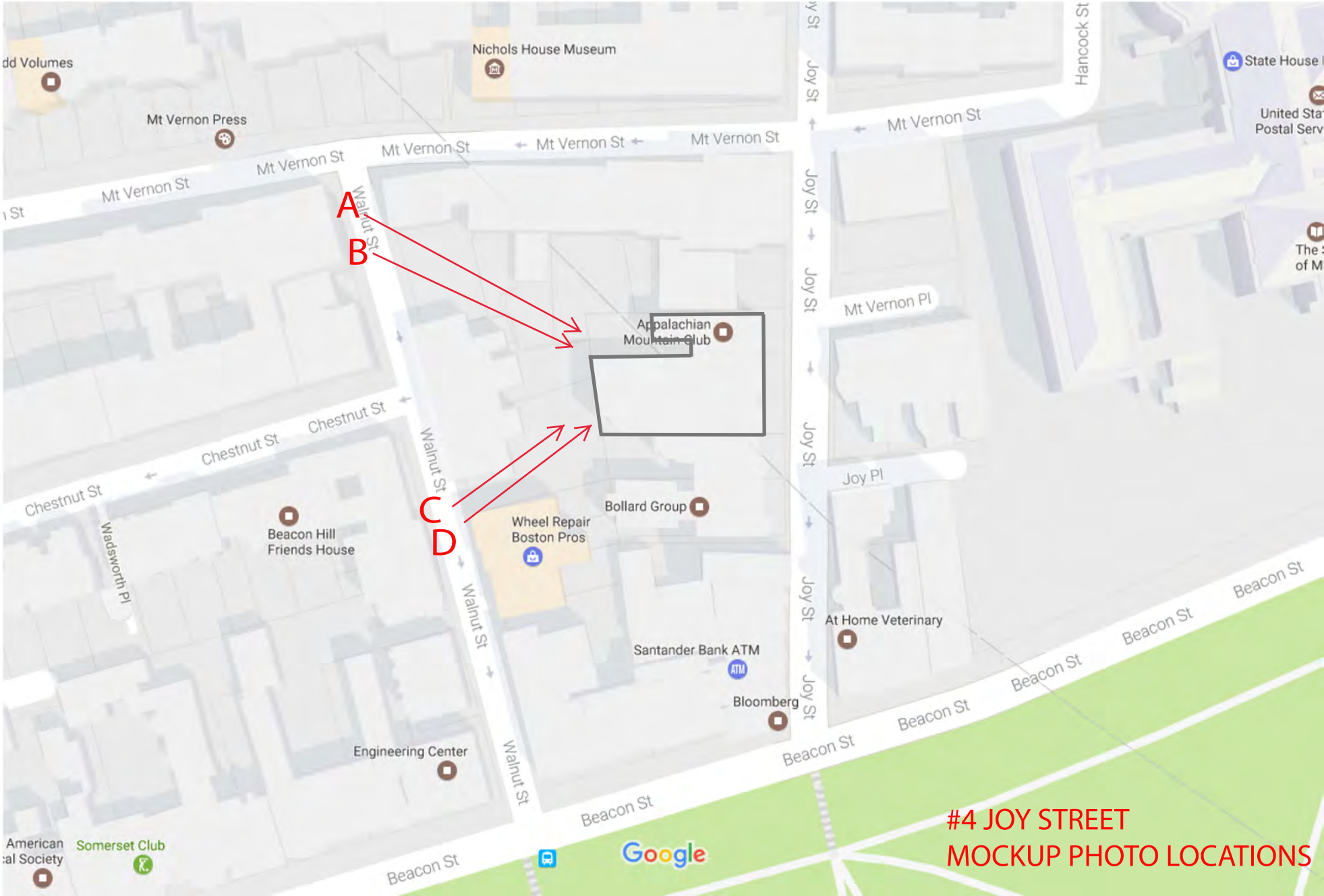


#3 JOY



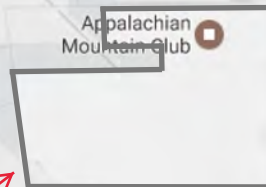
#3 JOY MOCKUP  
PHOTO: D





A  
B

C  
D



#4 JOY STREET  
MOCKUP PHOTO LOCATIONS





#4 JOY



#4 JOY MOCKUP  
PHOTO: A





#4 JOY



#4 JOY MOCKUP  
PHOTO: B





#4 JOY



#4 JOY MOCKUP  
PHOTO: C





#4 JOY

#4 JOY MOCKUP  
PHOTO: D





**#5 JOY STREET  
MOCKUP PHOTO LOCATIONS**





#5 JOY MOCKUP  
PHOTO: A





**#5 JOY MOCKUP  
PHOTO: B**



#5 JOY



#5 JOY MOCKUP  
PHOTO: C





#5 JOY



#5 JOY MOCKUP  
PHOTO: D



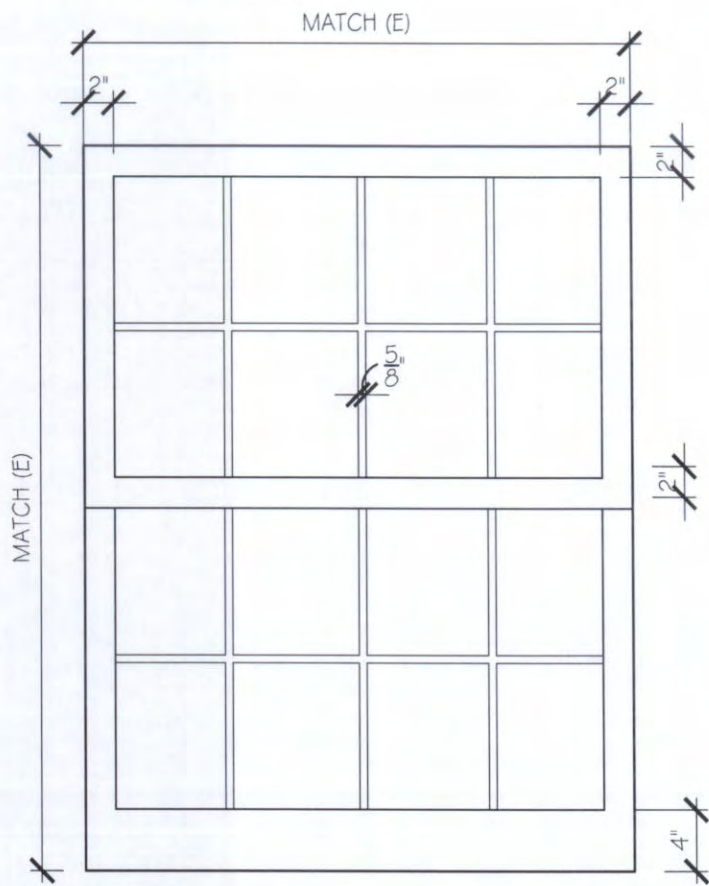


#5 JOY

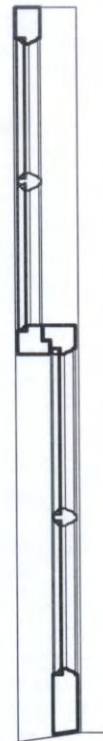


#5 JOY MOCKUP  
PHOTO: E





WINDOW ELEVATION



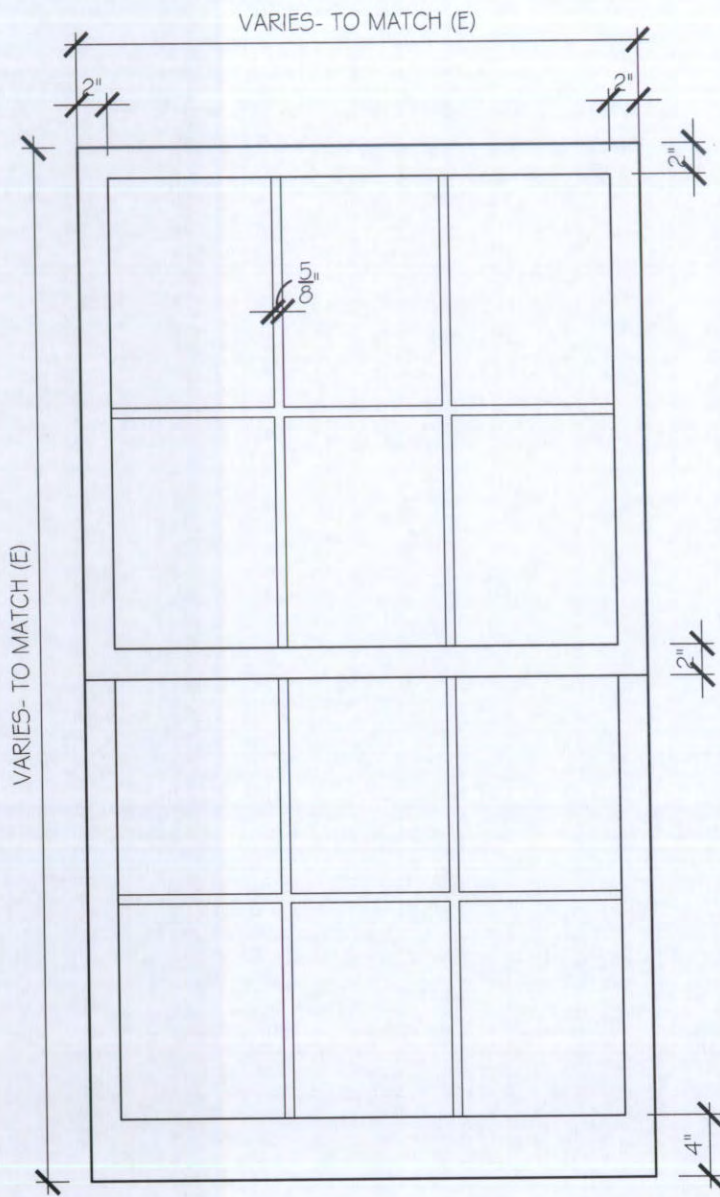
WINDOW SECTION

**3 JOY STREET**  
BOSTON MA

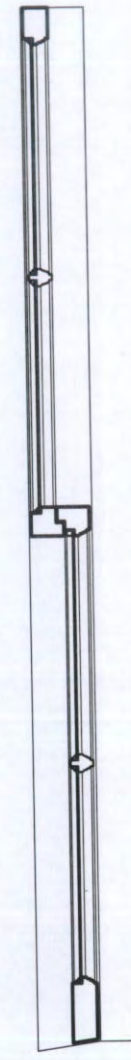
SCALE: 1" = 1'-0"  
JOB #: 1606  
DATE: 02.10.17

EXISTING AND PROPOSED FRONT DORMER WINDOW  
ELEVATION AND SECTION





WINDOW ELEVATION



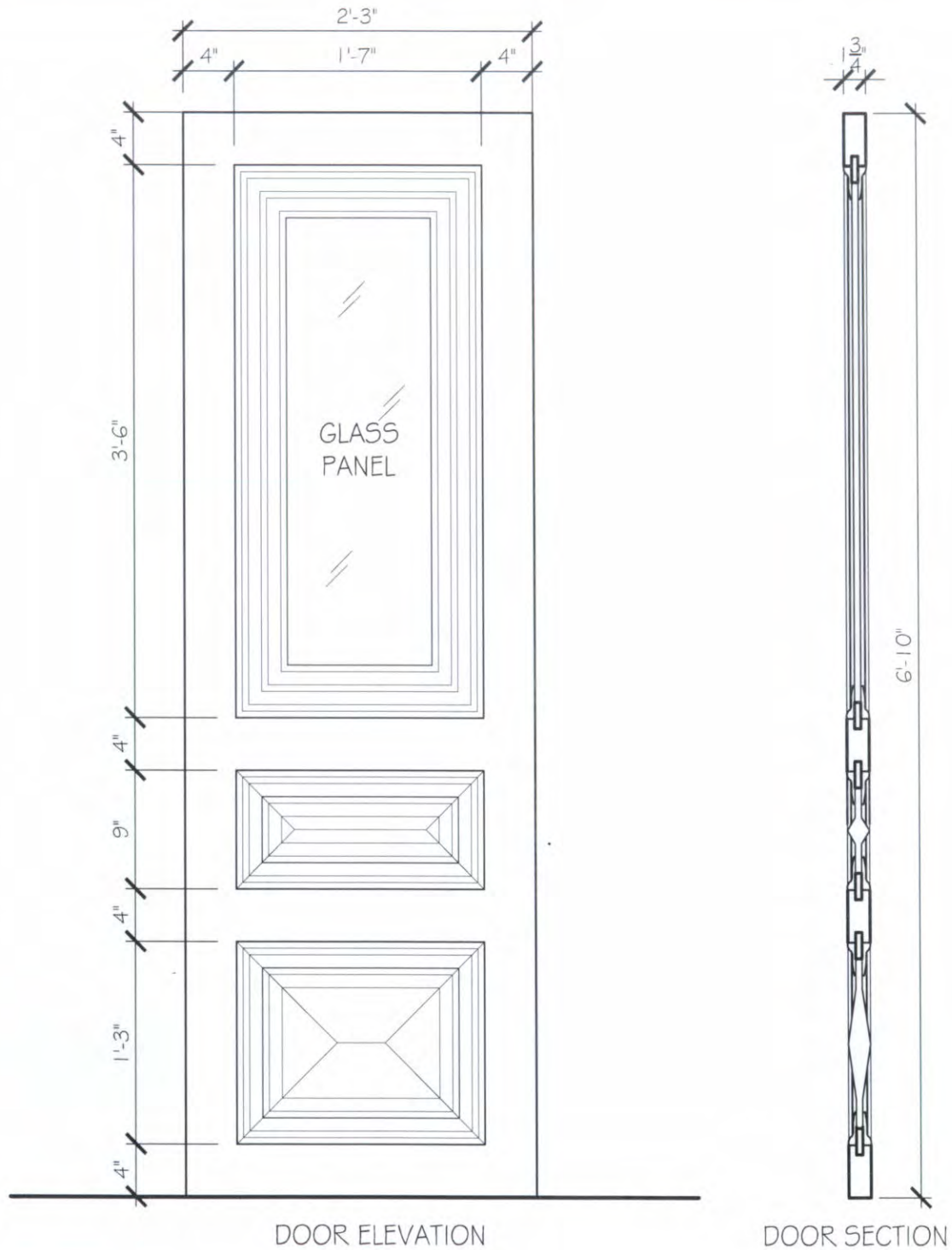
WINDOW SECTION

**3 JOY STREET**  
BOSTON MA

SCALE: 1" = 1'-0"  
JOB #: 1606  
DATE: 02.10.17

REPLACEMENT WINDOWS @ REAR - (DORMERS AND EXISTING MASONRY OPENINGS)





DOOR FINISH : PAINTED BLACK

HARDWARE: BALDWIN MORTISE LOCK & CYLINDER WITH  
69G3-BRISTOL ESTATE HANDLE SET- POLISHED BRASS FINISH

REPLACEMENT DOOR GARDEN AT #4

**4 JOY STREET**  
BOSTON MA

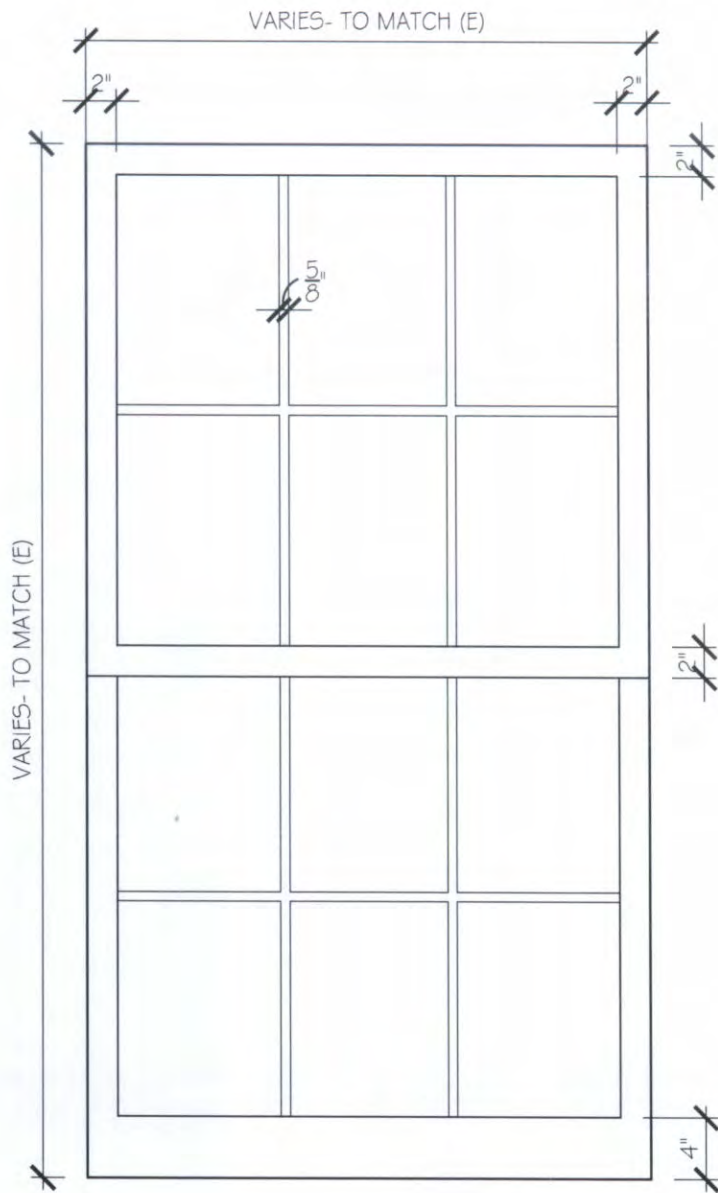
SCALE: 1" = 1'-0"  
JOB #: 1606  
DATE: 02.10.17



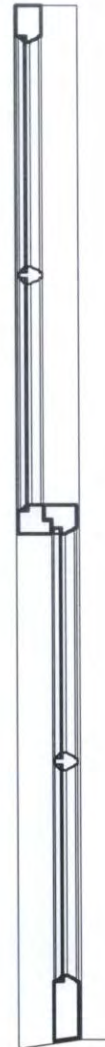
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WINDOW ELEVATION



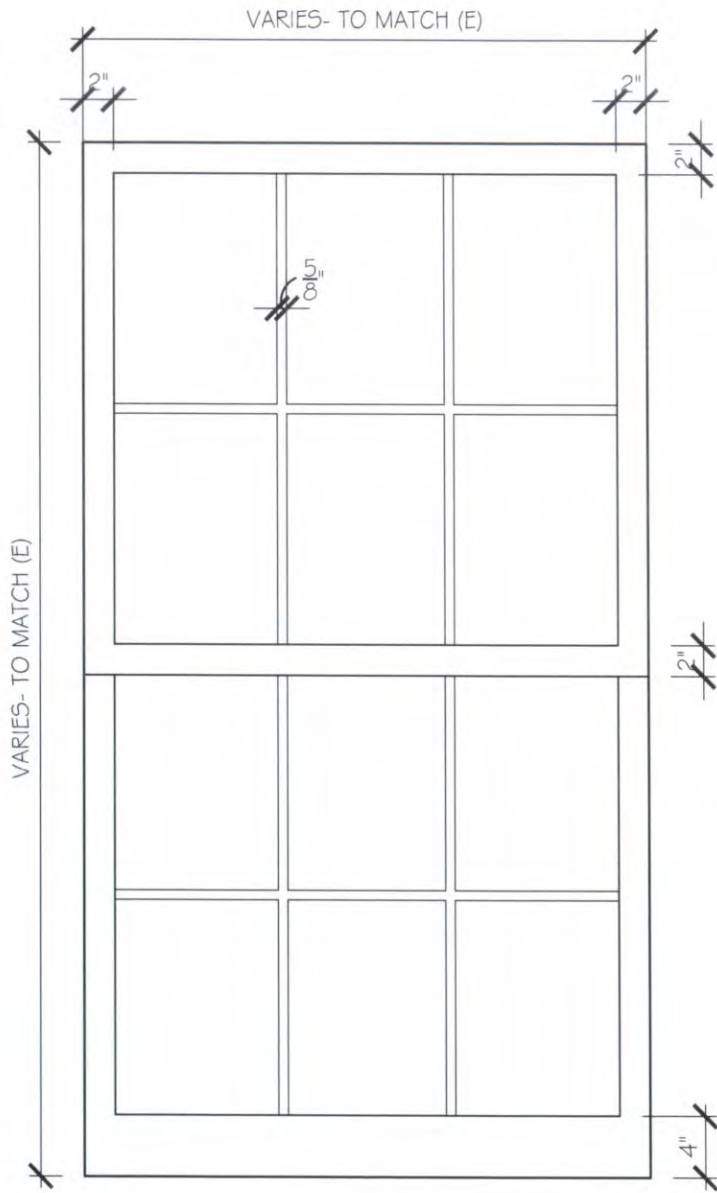
WINDOW SECTION

**4 JOY STREET**  
BOSTON MA

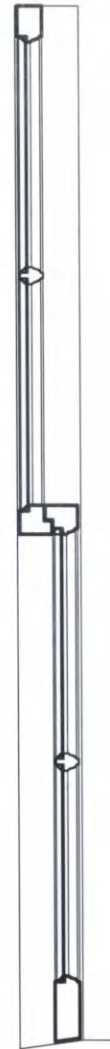
SCALE: 1" = 1'-0"  
JOB #: 1606  
DATE: 02.10.17

PROPOSED FRONT AND REAR DORMER WINDOWS  
AND REAR REPLACEMENT WINDOWS @ EXISTING  
MASONRY OPENINGS





WINDOW ELEVATION



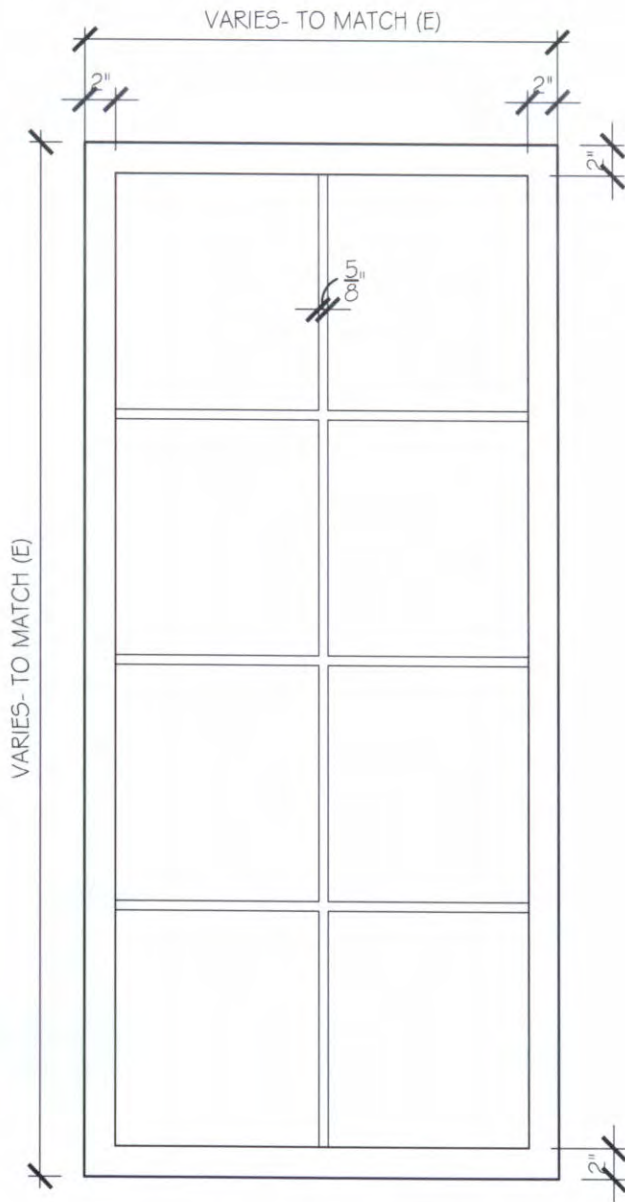
WINDOW SECTION

**5 JOY STREET**  
BOSTON MA

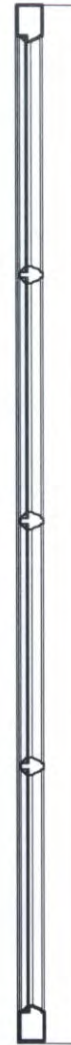
SCALE: 1" = 1'-0"  
JOB #: 1606  
DATE: 02.10.17

PROPOSED FRONT DORMER WINDOW





WINDOW ELEVATION



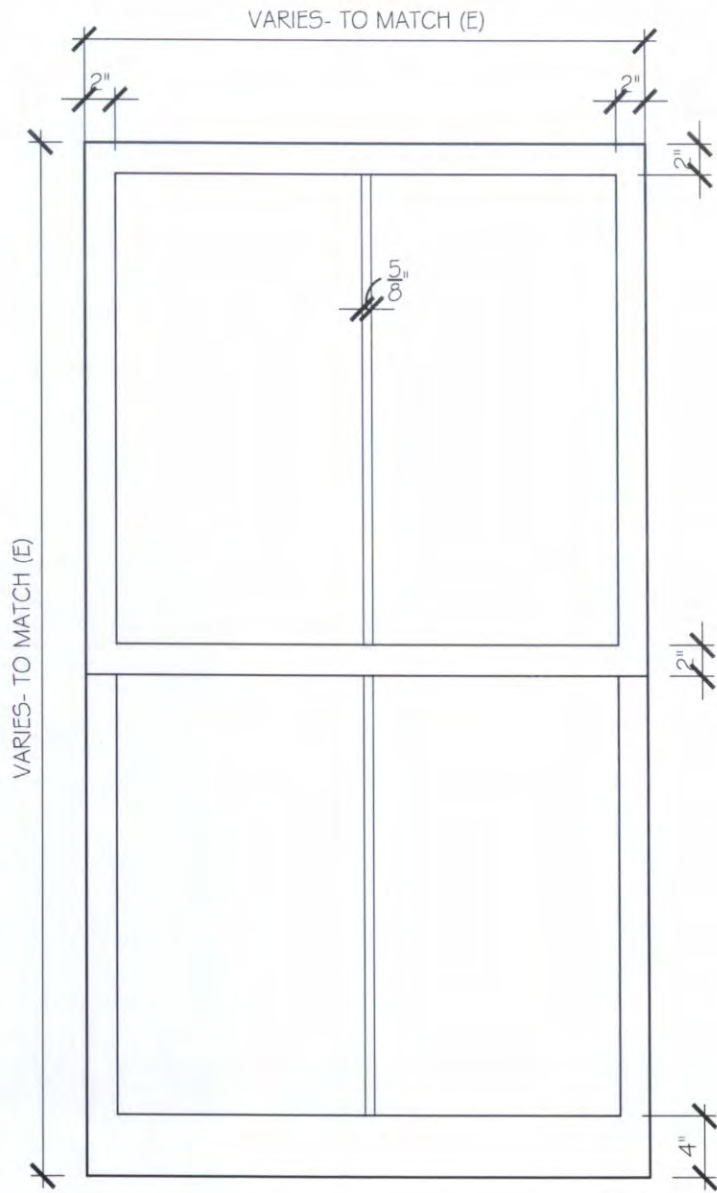
WINDOW SECTION

5 JOY STREET  
BOSTON MA

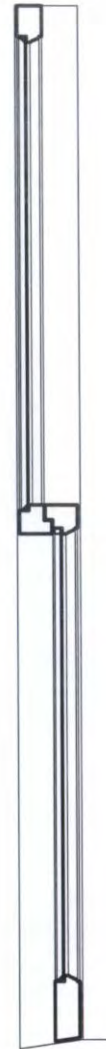
SCALE: 1" = 1'-0"  
JOB #: 1606  
DATE: 02.10.17

PROPOSED FRONT DORMER CASEMENT WINDOW





WINDOW ELEVATION



WINDOW SECTION

**5 JOY STREET**  
BOSTON MA

SCALE: 1" = 1'-0"  
JOB #: 1606  
DATE: 02.10.17

PROPOSED REAR DORMER WINDOWS

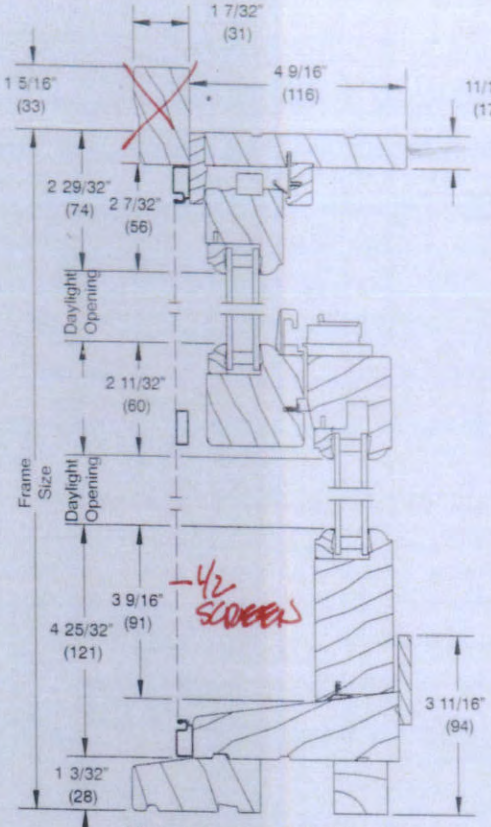


# WOOD ULTIMATE DOUBLE HUNG

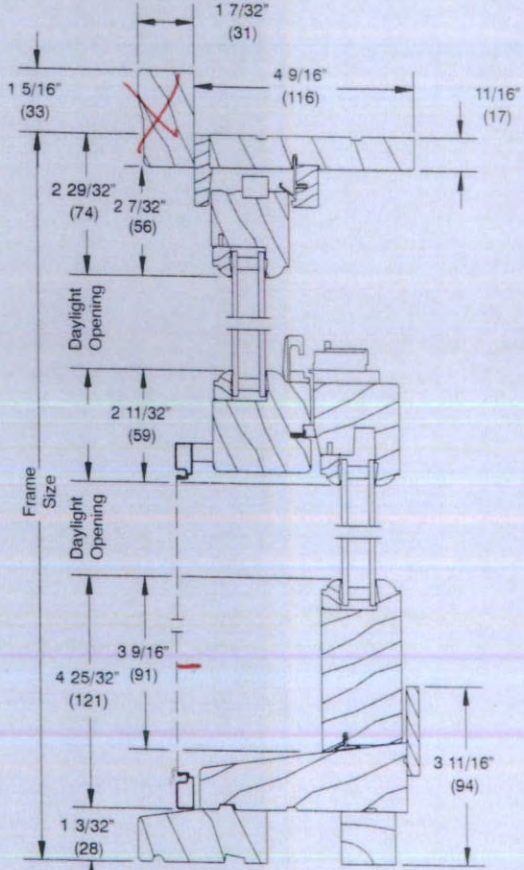
## SECTION DETAILS: OPERATING ONLY

SCALE: 3" = 1' 0"

*FOR WINDOWS IN  
REAL ADDITIONS -*

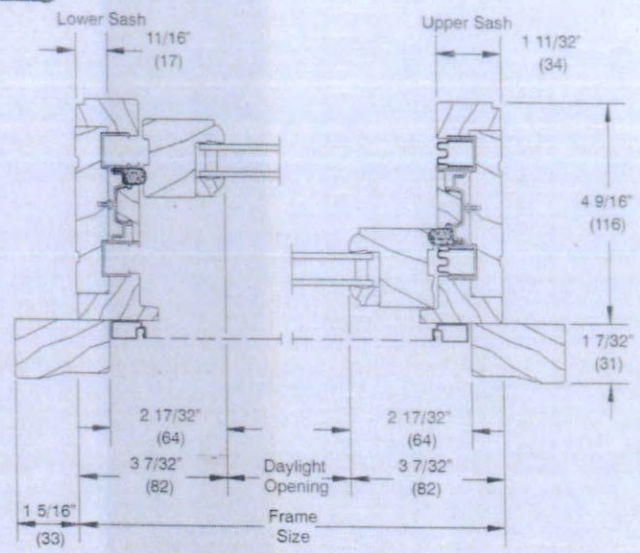


Head Jamb and Sill



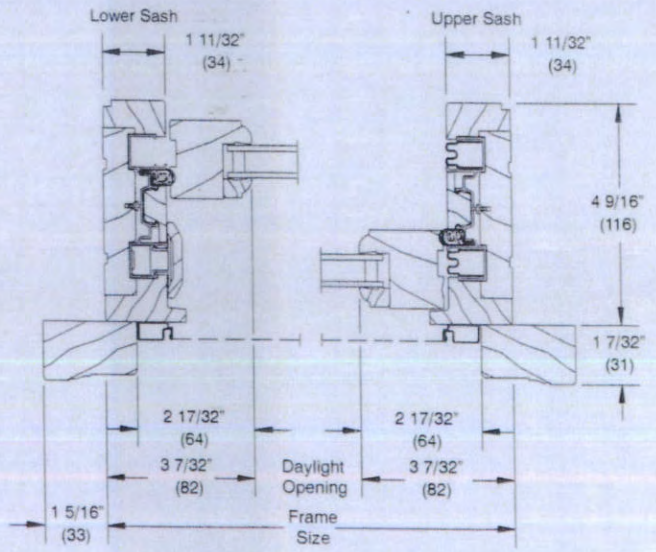
Head Jamb and Sill

### Double Hung



Double Hung Jamb  
Lower and upper sash

### Single Hung



Single Hung Jamb  
Lower and upper sash

**NOTE:**  
Optional half screen shown.



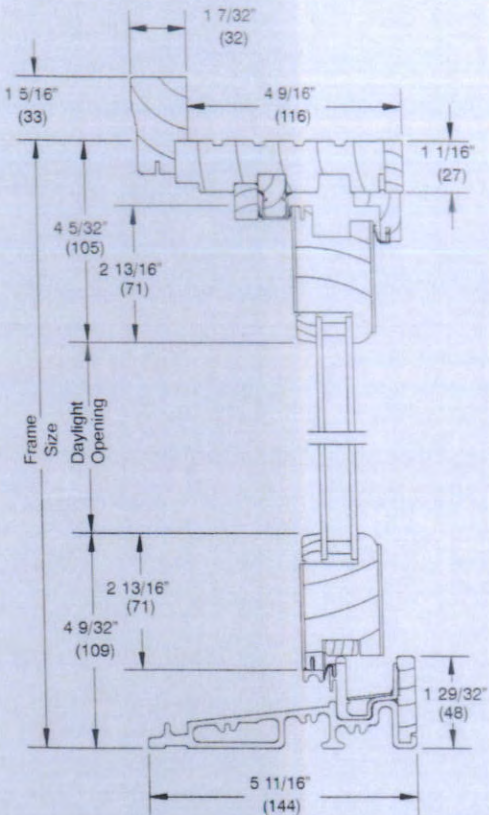
# WOOD TRIMLINE PATIO DOOR

SECTION DETAILS: 4 9/16" AND 6 9/16" SIDELITE

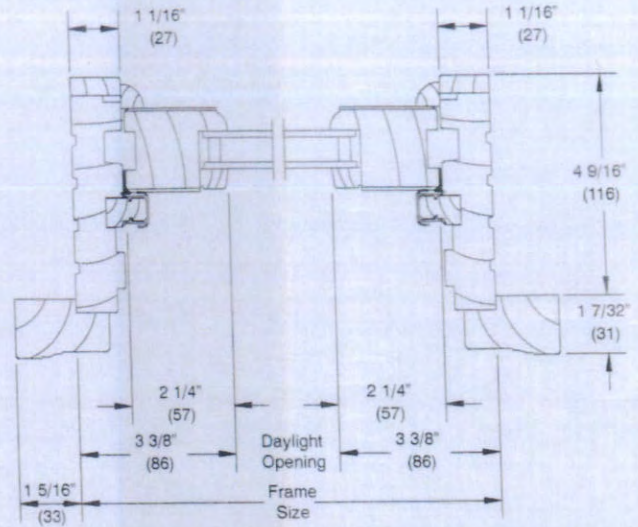
SCALE: 3" = 1' 0"

WOOD SILL & DOORS  
@ PEARL ADDITIONS -

## 4 9/16" Sidelite

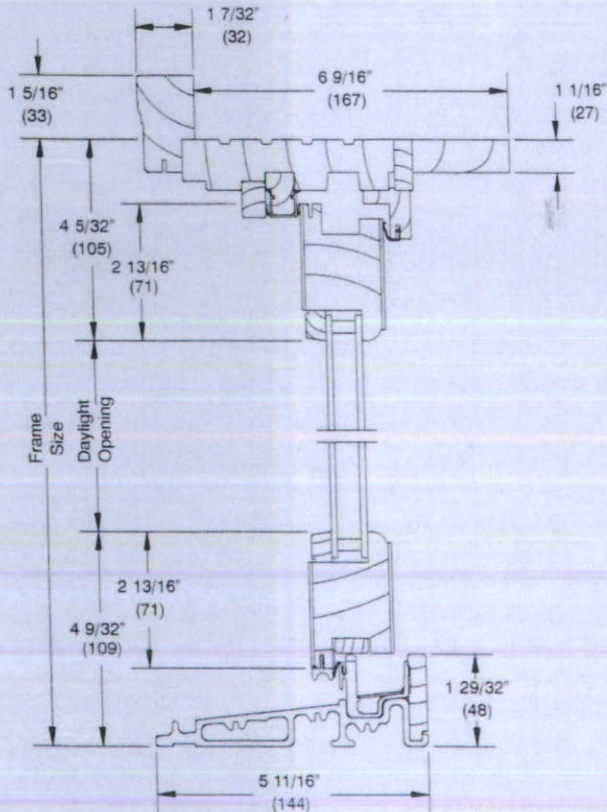


Head Jamb and Sill

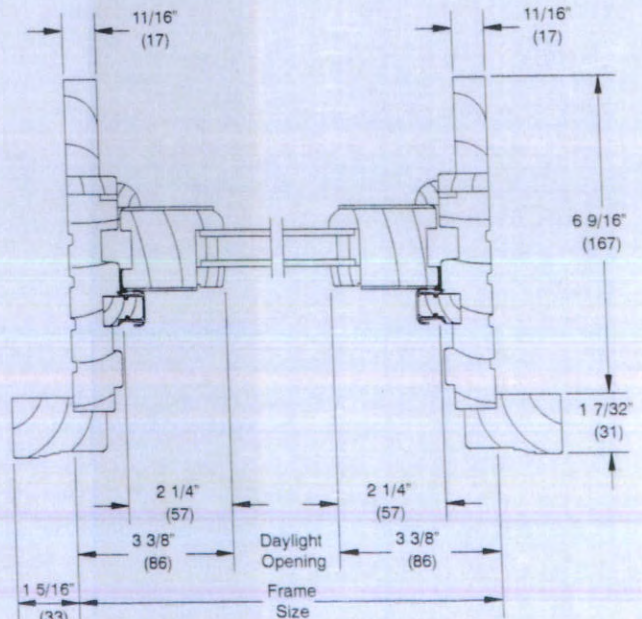


Jamb

## 6 9/16" Sidelite



Head Jamb and Sill



Jamb



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# The Lawler Line<sup>®</sup>



## Product Information

**Item No.:** 4-X  
Molded Volute

**Dimensions:**  
**Width:** 1 3/4 in.  
Rail end for Molded Cover Rail

**Weight:**  
1.75 lb.



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The Lawler Line®



Product Information

**Item No.:** MCR  
Molded Cover Rail

**Dimensions:**

**Height:** 1/2 in.

**Width:** 1 3/4 in.

**Weight:**

24 lb.



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\*PROVIDE 1" CHANNEL  
TO MOUNT RAIL COVER

HANDRAIL @ FRONT STOOP &  
DECK RAILS





Lighting / Outdoor Lighting / Outdoor Hanging Lights / Savoy House / SKU: SOY2533

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★★★★★ 35 Reviews | 6 Questions Answered

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**FREE Shipping**  
Get it by Wed, Feb 1

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Select Finish: **Textured Black**



Quantity: 1

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Need a personal shopper? Get free help from our lighting experts.

Call Us

#### Product Information:

- 10+ in Stock
- Fixture: 13.75" H x 8.25" W

#### Customers Also Viewed



1 Light Outdoor Han...  
★★★★★  
\$35.99



Kensington 1 Light ...  
★★★★★  
\$104.00



3 Light Outdoor Ha...  
★★★★★  
\$71.99



Saddler 2 Light Out...  
★★★★★  
\$143.99



New Street 1 Light ...  
★★★★★  
\$54.90

*FROST ENTRY PENDANT LIGHT*



**Flush Mount Wall Hydrants / Test Headers (Without Valves)**

A hydrant provides an auxiliary outlet for fire department use, while a test header provides a means to flow test a fire pump. These flush mounted units feature a body that's typically concealed behind a wall with only the plate, male snoots, and caps exposed.

250 GPM per outlet

- **2-way Standard Equipment:** Units are equipped with a brass concealed body, wall plate, 2½" F NPT x 2½" M NST gate valves (loose bonnet style) and 2½" caps.
- **3-way, 4-way, and 6-way Standard Equipment:** Units are equipped with a 6061-T6 aluminum concealed body, wall plate, 3" F NPT x 2½" M NST gate valves (loose bonnet style), and 2½" caps.



**420RBWH**

Part #	Type	Size & Configuration	Inlet Type	Inlet Location	A	B	C
420	2-Way	4" x 2½" x 2½"	Female NPT	Back	11½"	6½"	7"
421	2-Way	4" x 2½" x 2½"	Female NPT	Top / Bottom	12"	5½"	7"
422	2-Way	6" x 2½" x 2½"	Female NPT	Back	11½"	7½"	7 5/8"
423	2-Way	6" x 2½" x 2½"	Female NPT	Top / Bottom	12"	9½"	7 5/8"
430	3-Way	6" x 2½" x 2½" x 2½"	Groove	End	23½"	8½"	7"
431	3-Way	6" x 2½" x 2½" x 2½"	Groove	Back	19½"	10½"	7"
432	3-Way	6" x 2½" x 2½" x 2½"	Groove	Top / Bottom	19½"	8½"	7"
433	3-Way	6" x 2½" x 2½" x 2½"	Female NPT	End	23½"	8½"	7"
434	3-Way	6" x 2½" x 2½" x 2½"	Female NPT	Back	19½"	10½"	7"
435	3-Way	6" x 2½" x 2½" x 2½"	Female NPT	Top / Bottom	19½"	8½"	7"
440	4-Way	6" x 2½" x 2½" x 2½" x 2½"	Groove	End	30½"	8½"	7"
441	4-Way	6" x 2½" x 2½" x 2½" x 2½"	Groove	Back	26½"	10½"	7"
442	4-Way	6" x 2½" x 2½" x 2½" x 2½"	Groove	Top / Bottom	26½"	8½"	7"
443	4-Way	6" x 2½" x 2½" x 2½" x 2½"	Female NPT	End	30½"	8½"	7"
444	4-Way	6" x 2½" x 2½" x 2½" x 2½"	Female NPT	Back	26½"	10½"	7"
445	4-Way	6" x 2½" x 2½" x 2½" x 2½"	Female NPT	Top / Bottom	26½"	8½"	7"
450	4-Way	6" x 2½" x 2½" x 2½" x 2½" (Square)	Groove	Back	14½"	10½"	7"
451	4-Way	6" x 2½" x 2½" x 2½" x 2½" (Square)	Groove	Top / Bottom	14½"	8"	7"
460	6-Way	8" x 2½" x 2½" x 2½" x 2½" x 2½" x 2½"	Groove	End	44½"	9½"	7"

**Specify Finish:**

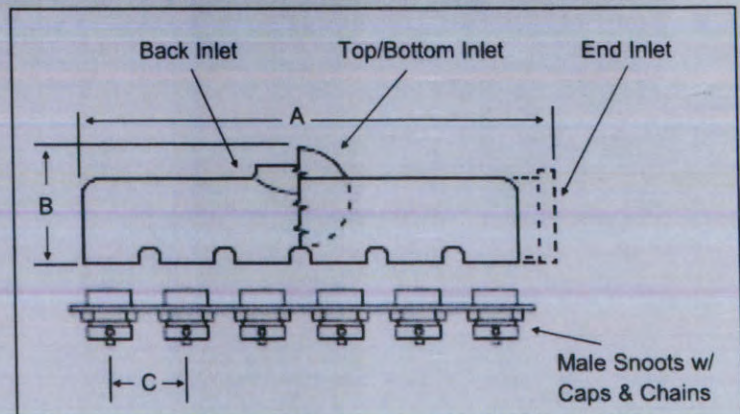
- RB Rough Brass
- PB Polished Brass
- PC Polished Chrome

**Specify Orientation:**

- Horizontal (standard)
- V Vertical

**Specify Wall Plate Lettering:**

- WH Wall Hydrant
- PT Fire Pump Test







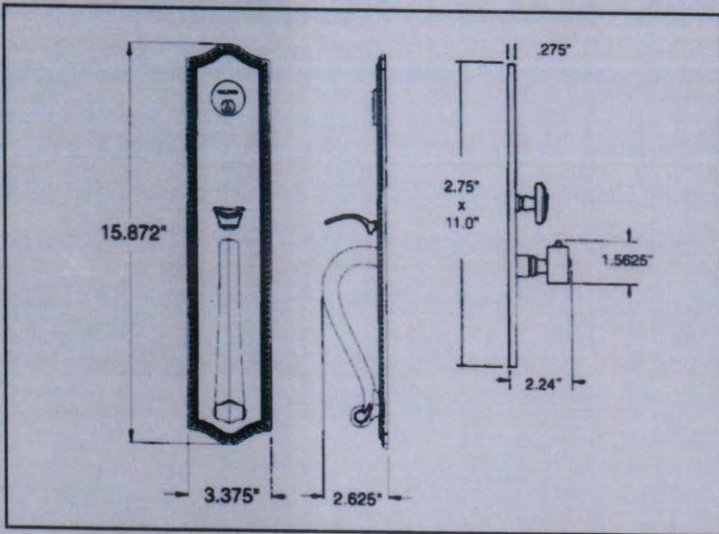
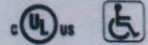
**Siedle Steel - Video Door station - Intercom Unit**  
Recess mounted with 2 push buttons (One shown)



# BALDWIN

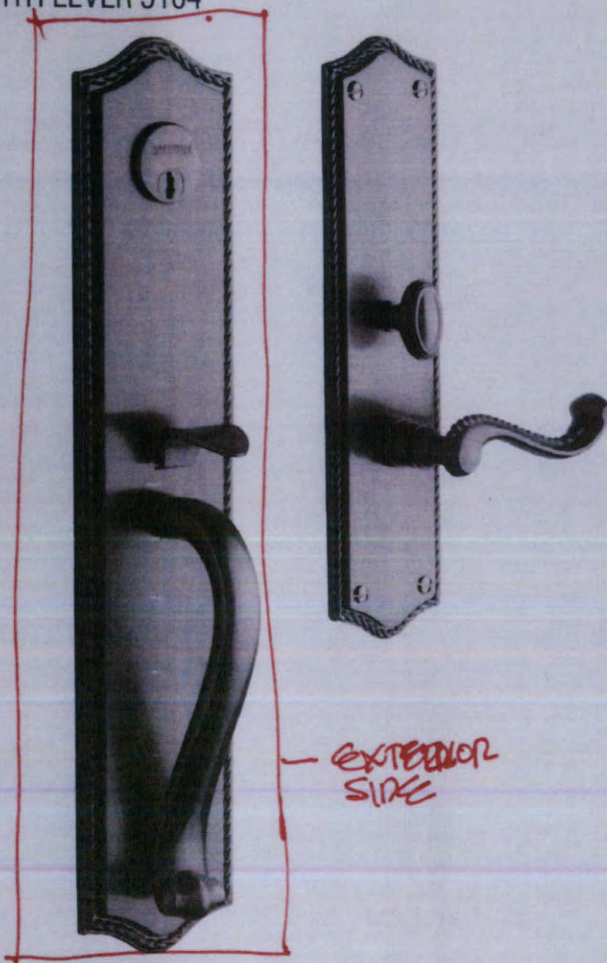
## 6963 - BRISTOL ESTATE HANDLESET

### SPECIFICATIONS



- > Accessibility Code (ADA) A117.1 for all levers.
- > Certified by Underwriters Laboratories (UL) for use on fire doors up to three-hour rating
- > U L10C / UBC 7-2 (1997) Positive Pressure Rated, UL10B Pressure Rated
- > Material: Solid Forged Brass

SHOWN WITH LEVER 5104



### TIER 1 FINISHES



### TIER 2 FINISHES



MAINS ENTRANCE DOOR  
HARDWARE

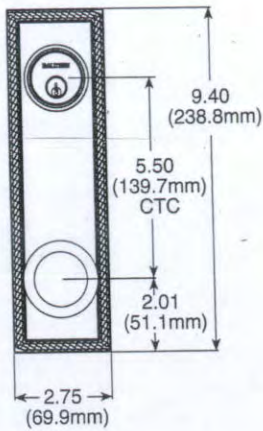


# IMAGES - DECORATIVE ROSES

Classic knob w/ Squared Rope rose  
DEADBOLT WITH ESCUTCHEON (NON-INTERCONNECT)



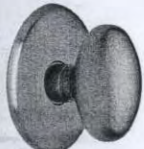
5405.xxx.D1JSR



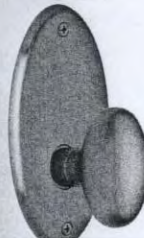
Approx. Size	Item #	Function	Wt.	031, 050, 102, 112, 150, 151, 190, 260, 264	003, 402, 412, 452
10"	5405.xxx.D1JSR	Single Cyl. Ddblt: 2-3/8" backset	5.7	\$315	325
10"	5405.xxx.D2JSR	Double Cyl. Ddblt: 2-3/8" backset	6.0	331	340
10"	5406.xxx.D1JSR	Single Cyl. Ddblt: 2-3/4" backset	5.7	315	325
10"	5406.xxx.D2JSR	Double Cyl. Ddblt: 2-3/4" backset	6.0	331	340

Not available with adjustable backset latch. Please order based on required backset.

Egg knob w/ Oval rose  
PASSAGE, PRIVACY & DUMMY



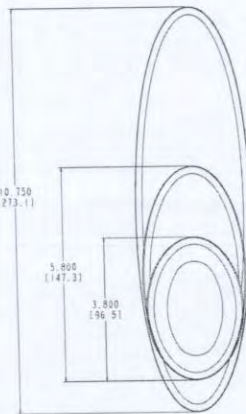
5425.xxx.PSCO



5425.xxx.PSED



5425.xxx.PSJO



Knob PROJECTION off door: 2.54"

Approx. Size	Item #	Function	Wt.	030, 031, 050, 102, 112, 150, 151, 190, 260, 264	003, 055, 056, 402, 412, 452
3"	5425.xxx.FDCO	Full Dummy	3.2	\$100	121
3"	5425.xxx.IDCO	Half Dummy	1.8	50	61
3"	5425.xxx.PSCO	Passage: 2-3/8" backset	3.7	121	147
3"	5425.xxx.PVCO	Privacy: 2-3/8" backset	3.8	121	147
3"	5425.xxx.PSCO	Passage: 2-3/4" backset	3.7	121	147
3"	5426.xxx.PVCO	Privacy: 2-3/4" backset	3.8	121	147
3"	RS54.xxx.PSCO	3" Passage Roses Only (pair)	1.0	42	58
3"	RS54.xxx.PVCO	3" Privacy Roses Only (pair)	1.0	42	58
5"	5425.xxx.FDEO	Full Dummy	3.6	142	163
5"	5425.xxx.IDEO	Half Dummy	2.2	71	82
5"	5425.xxx.PSEO	Passage: 2-3/8" backset	4.1	163	189
5"	5425.xxx.PVEO	Privacy: 2-3/8" backset	4.1	163	189
5"	5426.xxx.PSEO	Passage: 2-3/4" backset	4.1	163	189
5"	5426.xxx.PVEO	Privacy: 2-3/4" backset	4.1	163	189
5"	RS54.xxx.PSEO	5" Passage Roses Only (pair)	1.4	84	100
5"	RS54.xxx.PVEO	5" Privacy Roses Only (pair)	1.4	84	100
10"	5425.xxx.FDJO	Full Dummy	4.7	200	226
10"	5425.xxx.IDJO	Half Dummy	3.3	100	113
10"	5425.xxx.PSJO	Passage: 2-3/8" backset	5.2	221	252
10"	5425.xxx.PVJO	Privacy: 2-3/8" backset	5.2	221	252
10"	5426.xxx.PSJO	Passage: 2-3/4" backset	5.2	221	252
10"	5426.xxx.PVJO	Privacy: 2-3/4" backset	5.2	221	252
10"	RS54.xxx.PSJO	10" Passage Roses Only (pair)	2.2	142	163
10"	RS54.xxx.PVJO	10" Privacy Roses Only (pair)	2.2	142	163

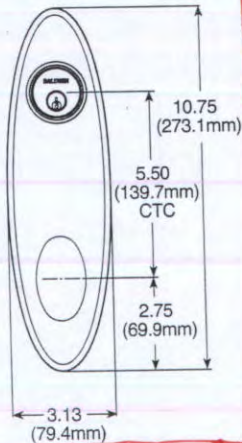
Egg knob w/ Oval rose  
DEADBOLT WITH ESCUTCHEON



5425.xxx.D1JO



- Now available -  
E1JO Interconnect  
UL & UL/c



Approx. Size	Item #	Function	Wt.	031, 050, 102, 112, 150, 151, 190, 260, 264	003, 055, 056, 402, 412, 452
10"	5425.xxx.D1JO	Single Cyl. Ddblt: 2-3/8" backset*	5.6	\$315	325
10"	5425.xxx.D2JO	Double Cyl. Ddblt: 2-3/8" backset*	5.9	331	340
10"	5425.xxx.E1JO	Interconnect w/ adjustable backset		440	450
10"	5426.xxx.D1JO	Single Cyl. Ddblt: 2-3/4" backset*	5.7	315	325
10"	5426.xxx.D2JO	Double Cyl. Ddblt: 2-3/4" backset*	6.0	331	340

\*Not available with adjustable backset latch. Please order based on required backset

To order with lever, please refer to our 3-step process on pg 6.

#4 JOY SERVANT ENTRY -  
IN POLISHED BRASS



HAND-CRAFTED

BALDWIN

SINCE 1946

Products Accessories Estate Door Accessories **0017.003**

## LETTER BOX PLATES

MODEL #:0017.003

### AVAILABLE FINISHES



**Shown:** Lifetime Polished Brass

### FEATURES



[Click Image to Zoom](#)

[Enlarge Image](#)

[Product Highlights](#)

[Technical Information](#)

[Warranty](#)

[Related Products](#)

Letter Box Plates, 10" x 3"

Designed for use on exposed doors to prevent wind from forcing rain and snow through the slot

Very large opening will accommodate small packages

Bronze spring keeps flap tightly closed at all times

Hinging back plate provides additional privacy and decorative appearance.

Not suitable for vertical installation

## CRAFTSMANSHIP

The tradition of craftsmanship and commitment to quality run deep at Baldwin. Since 1946, skilled artisans have forged Baldwin Estate hardware by hand, meticulously operating forges and hand-polishing each intricate knob, lever, and handleset. We still use time-tested techniques, such as heat forging, metal plating, and hand polishing. While many hardware manufacturers use the casting technique, Baldwin uses forging to create the flawless look that when polished, will

**MAIN ENTRANCE  
MAIL SLOT**





## V1996 Kickplates

V-PAC

8" x 34", Brass

Stock # N244-079

Finish:



Selected: Brass

Size:

8" x 30"

8" x 34"

\*Not all sizes are available in all finishes.

+ ADD TO PROJECT LIST

WHERE TO BUY »

### Product Overview

- Plate is easy to install
- Plastic cover protects finish during installation
- Includes fasteners
- Aluminum material
- Anodized surface for extra durability



#### Home Designs

A variety of knobs, pulls, cabinet catches and hinges designed to add the final detail to any kitchen or bathroom.

### Package Specifications

V-PAC

Stock #	N244-079
Catalog #	V1996
Material	Aluminum
UPC	038613244078
Quantity Per Package	1
Quantity Per Box	2 PK

### Documents



Technical Drawing



IMAGE

Line Art

### Related Products

MAINS ENTRANCE  
DOOR KICK PLATE





## English Gray

*Friendly and inviting, this strong neutral hue is one of the most versatile colors for home exteriors.*



U.S. Only

**Note:** It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.







## PRODUCT INFORMATION SHEET

### Slateline® Shingles

"The Look of Slate At A Fraction Of The Cost"



## PRODUCT INFORMATION

"Slateline's bold shadow lines and tapered cut-outs create the appearance of depth and dimension."

### Slateline® Lifetime Designer Shingles Offer You These Great Benefits:

- **Affordable Luxury** . . . Slateline® Shingles are only a fraction of the cost of traditional slate or wood shakes
- **Sophisticated Design** . . . Artisan-crafted shapes combined with a dimensional design result in a sophisticated beauty unmatched by typical shingles
- **Custom Color Palette** . . . Specially formulated color palette is designed to accentuate the shingle's natural appeal
- **High Performance** . . . Designed with Advanced Protection® Shingle Technology, which reduces the use of natural resources while providing excellent protection for your home (visit [gaf.com/aps](http://gaf.com/aps) to learn more)
- **StainGuard® Protection** . . . Helps ensure the beauty of your roof against unsightly blue-green algae
- **Highest Fire Rating** . . . Class A fire rating from Underwriters Laboratories
- **Stays In Place** . . . Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 130 mph (209 km/h)!†
- **The Ultimate Peace Of Mind** . . . Lifetime Ltd. transferable warranty with Smart Choice® Protection (non-prorated material and installation labor coverage) for the first ten years
- **Perfect Finishing Touch** . . . For the best look, use Timbertex® Premium Ridge Cap Shingles with StainGuard® protection

†This wind speed coverage requires special installation; see *GAF Shingle & Accessory Ltd. Warranty* for details.

\* See *GAF Shingle & Accessory Ltd. Warranty* for complete coverage and restrictions. The word "Lifetime" means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable.

## COLORS/AVAILABILITY

- **COLORS:** Antique Slate, Emerald Green, English Gray, Royal Slate, and Weathered Slate
- **REGIONAL AVAILABILITY:** Northeast, Southeast, Southwest, and Central Areas



## APPLICABLE STANDARDS & PROTOCOLS

- UL 790, Class A
- Dade County Approved 13-1104.08
- Florida Building Code Approved FL10124-R12
- UL 997 modified to 110 mph
- ASTM D7158, Class H
- ASTM D3161, Class F
- ASTM D3018, Type 1
- ASTM D3462
- ICC Evaluation Services ESR-1475
- ICC Evaluation Services ESR-3267\*\*\*
- Texas Department of Insurance
- CSA A123.5-98

Effective 7/1/08, existing NYC MEA's may be used but are no longer required.

\*\*\*Obtained ESR 3267 evaluation from ICC Evaluation Services based on compliance with the requirements of AC438, an acceptance criteria established by ICC Evaluation Services to evaluate asphalt shingles that contains performance tests in addition to those required by the building code. (ICC Evaluation Services provides technical evaluations of building products that directly address the issue of code compliance. Building inspectors use these evaluation reports to help determine code compliance and enforce building regulations.)

## PRODUCT/SYSTEM SPECIFICS††

- Fiberglass Asphalt Construction
- Dimensions (approx): 17" x 40"
- Exposure: 7.5"
- Bundles/Square: 3
- Pieces/Square: 48
- Nails/Square: 288
- StainGuard® Protection: Yes
- Hip/Ridge: Timbertex®
- Starter: WeatherBlocker™

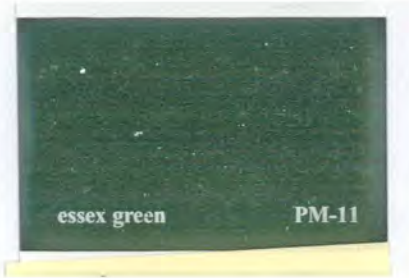
††Refer to complete application instructions.

## INSTALLATION

Detailed instructions are provided on the inside of each bundle wrapper of Stateline® shingles. Application sheets may also be obtained at [www.gaf.com](http://www.gaf.com).



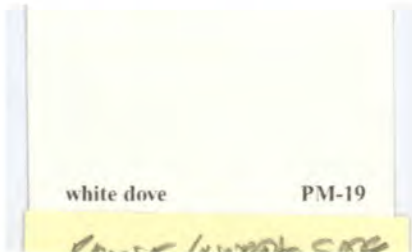
BENJAMIN MOORE CLASSIC PAINT COLORS



DOORS @ JOY STREET ELEVATION  
ESSEX GREEN PM-11



IRON WORK FRONT/REAR, AND  
WINDOWS & DOORS @ REAR ELEVATION  
BLACK PM-9



WINDOWS & TRIM @ FRONT & NORTH ELEVATIONS,  
REAR TRIM AND SIDING  
WHITE DOVE PM-19



**MIMIC**

Trowel applied,  
color matched,  
single component repair mortar  
for natural stone,  
cast stone and terracotta.

**WHERE TO USE**  
Repair and reconstruct  
brownstone, sandstone,  
limestone, cast stone,  
terracotta and concrete.

**PERFORMANCE CHARACTERISTICS**

- **Low shrinkage**
- Maintains integrity of repair, resists cracking.
- **Thermal compatibility**
- Prevents delamination due to temperature change.
- **Durable**
- Resistant to weathering action, excellent freeze/thaw stability and abrasion resistance.
- **Very low permeability**
- Resistant to deicing salts, chloride, and chemical attack, and environmental pollution.
- **Breathability**
- Will not cause damage to structure by restricting moisture vapor flow.
- **Shaveable**
- Recreate sharp edges and architectural details.
- **Single component**
- Easy to batch in less than full pail quantities.
- **Extensive color spectrum**
- Available in 19 standard colors and factory color matching.

**SURFACE PREPARATION**

- Remove loose and deteriorated material, laitance, dirt, dust, oil and any surface contaminants that will inhibit proper bond.
- Saw cut edges with a diamond blade at a 90° angle to eliminate feather edging. Avoid polishing the edges, as this will inhibit bond.
- Avoid bruising or micro cracking during surface preparation. Refer to ICRI Surface Preparation Guide 03732.
- Repair zone must be a minimum of 1/2 inch deep, of simple geometry, with no complex edge conditions.
- Avoid long narrow repairs; these have a greater tendency to crack.

- Apply *Conpro Start* where a consolidant is of benefit.
- Saturate substrate with clean water, (saturated surface dry/SSD), with no standing water during *Priming* or *Application*.
- Remove concrete from corroded steel and several inches beyond to expose non-corroded steel.
- Provide a 3/4 inch clearance between the concrete and steel.
- Damaged reinforcing steel should be inspected by a qualified engineer and appropriate action taken.

**PRIMING**

- **Stone, Terracotta and Concrete**
- Prime the prepared substrate including all edges with a bond coat of *MIMIC*. Work the bond coat into the substrate to ensure intimate contact and establish bond. The repair material must be applied while bond coat is wet. If the bond coat dries, remove and recoat.
- **Embedded Metal and Steel**
- Remove all scaling rust from embedded metal and steel.
- Apply *ECB* anti-corrosion coating.

**MIXING**

- Mechanically mix using a low speed drill (400 - 600 rpm) and mixing paddle or mortar mixer.
- Pour 2-1/2 quarts of potable water into a clean mixing vessel and slowly add all of the powder.
- Mix continuously for 3 minutes to a uniform, lump-free consistency.
- Add up to 1 pint of additional water if needed.
- Additional water will affect final color. For multiple batches do not vary the water addition rate.
- Mix only as much material as can be placed in 15 - 20 minutes.
- Do not over mix, as this will entrain excess air.
- Do not re-temper, this can affect color.

**APPLICATION**

- At the time of application, surfaces should be saturated surface dry (SSD) but hold no standing water.
- Follow instructions for *Priming*.
- Force the material against the edges of the repair, working toward the center.
- Material may be applied in multiple lifts of not less than 1/2 inch and no greater than 2 inches.
- Consolidate each lift and allow to stiffen to thumb-print hard before continuing.
- Scratch (cross-hatch) each lift to prepare surface for subsequent lift.
- Over-build final lift by 1/4 inch.
- Shave to final form with trowel edge up to 2 hours after application.
- Do not overwork the finish.
- Finishing techniques and the age of the material when shaved will have a significant affect on the appearance of the color.

**CURING**

- Keep damp with a fine mist of water for 24 hours. Refer to ACI 308R-01 for detailed curing recommendations. If repair is inaccessible, tape polyethylene over area to retain moisture. Do not allow polyethylene to contact material.
- Protect repair from direct sunlight, wind, rain and frost during curing period.

**CLEAN UP**

- Clean tools and equipment with water immediately after use. Cured material must be removed mechanically.



# MIMIC

## THEORETICAL YIELD

Yield per Pail	Repair Depth	Square Feet
0.42 cubic feet	1/2 Inch	10.08
0.42 cubic feet	1 Inch	5.04
0.42 cubic feet	1.5 Inches	3.36
0.42 cubic feet	2 Inches	2.52

## PRODUCT HANDLING

### Packaging

- 50 lbs. plastic pails.

### Shelf Life

- 18 months when properly stored.

### Storage

- Transport and store in cool, clean, dry conditions in unopened containers.
- High temperature or high humidity will reduce shelf life.

## LIMITATIONS

- Do not apply unless substrate and ambient temperature can be maintained at a minimum of 40°F for 24 hours. Refer to ACI Cold Weather Application Guidelines.
- Cold mixing water and low temperature will retard set. Hot water and high temperature will accelerate set.
- Protect application from precipitation and high wind for at least 24 hours.
- Do not add more water than specified – this will affect color and weaken material.
- Do not re-temper, as this will affect color.
- Avoid overworking material during placement as this will affect color and cause surface checking.
- Do not allow polyethylene or burlene to touch surface while curing as this will cause whitening of the material.

## HEALTH AND SAFETY

- Product is alkaline.
- Do not ingest.
- Avoid breathing dust.
- Avoid contact with skin and eyes.
- Refer to Material Safety Data Sheet (MSDS) for additional information.

## FIRST AID

- In case of skin contact, wash thoroughly with soap and water.
- For eye contact, flush immediately with a high volume of water for at least 15 minutes and contact a medical professional.
- For respiratory problems, remove person to fresh air.

## DISPOSAL

- Dispose of material in accordance with local, state or federal regulations.

## TECHNICAL DATA

Physical state and appearance		Dry, pigmented powder
Base		Portland cement
pH	Wet mix	>12
Water/dry material ratio		0.12
Water/cement ratio		0.50
Dry bulk density	ASTM C188	93 lbs./ft. <sup>3</sup>
Setting time by vicat needle	ASTM C191	Initial 30 minutes – Final 120 minutes
Water vapor transmission	ASTM E96	5.7 perms
Length change	ASTM C157	500 µstrains @ 28 days
Slant shear bond strength – epoxy	ASTM C882	1250 psi
		<b>7 Days      14 Days      28 Days</b>
Compressive strength* – psi	ASTM C109	3100      3400      3850
Tensile strength – psi	ASTM C307	250      475      530
Volatile Organic Compounds – VOC	Actual	0 g/L

\*Data presented applies to non-pigmented base material where noted.

### FOR PROFESSIONAL USE ONLY

Conproco Corp. warrants this product for one year from date of installation to be free from manufacturing defects and to meet the technical properties on the current technical data sheet if used as directed within shelf life. User determines suitability of product for use and assumes all risks. Buyer's sole remedy shall be limited to the purchase price or replacement of product exclusive of labor or cost of labor. September 2015.

NO OTHER WARRANTIES EXPRESS OR IMPLIED SHALL APPLY INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. CONPROCO CORP. SHALL NOT BE LIABLE UNDER ANY LEGAL THEORY FOR SPECIAL OR CONSEQUENTIAL DAMAGES.

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