

Dec. 2009, Country Road performs **special project** work on dilapidated balcony that was structurally compromised by age and water damage to wood supports.



Balcony Reconstruction Project. Photos to left and right show partial new rafter installs, first layer of steel reinforcing brackets, and replacement of vertical wall studs both sides.



Photos above to left and right show 2nd layer of steel reinforcing brackets on double rafter. The 2nd bracket was five ft. in length. All steel and wood was primed on all six sides PRIOR to install, except for wood encased within the stucco structure, which is protected by moisture barrier paper.

This balcony was the worst we have encountered during the past 23 years.



Completed job, Owner reports he was very pleased with results.

Photo above left shows most but not all new rafters installed, and before fire blocking was installed between, followed by moisture paper, metal lath, and three separate coats of stucco.

Project planned, implemented and supervised by Rob Sackett, Ops. Mgr. Photos by R.S.