



PROJECT PROFILE:

Waterproofing Success at Watermill Place Condominiums - Arlington, MA

Property Manager: Barrington Management Inc.
General Contractor: Alpha Weatherproofing Corp.

Engineer: CBI Consulting Inc.
Waterproofing Manufacturer: Tremco Incorporated

CHALLENGE: The upper level carport at Watermill Place Condominiums had originally been waterproofed with a single-ply membrane that had failed and was allowing water to penetrate down through the topping slab and precast plank system onto vehicles parked on the lower level.

SOLUTION: The Alpha Weatherproofing team was called upon to install a waterproofing system.



1

PREPARATION (Photo 1)

- Reinforced plastic was erected under the slab to prevent leaking or damage to cars
- The topping slab was removed
- The failed membrane was removed and the surface was prepped using hydrodemolition



2

MEMBRANE WATERPROOFING (Photo 2)

- Cracks were saw cut, sealed and detailed
- Waterproofing was applied with gage rakes to ensure the proper mil thickness



3

TESTING (Photo 3)

- Numerous moisture tests were performed to ensure positive application
- Drains were plugged and a 24-hour water test was conducted



4

CONCRETE POUR: (Photo 4)

- A special protection course/drainage mat was installed
- 1.5-inch macro fiber reinforcement was added to the concrete to prevent cracking
- Line stripes and brick walkways were installed to complete the project

Facility owners and residents were pleased that the parking area was successfully restored to a waterproof and worry-free condition.