



## **ADDENDUM NO. FOUR TO THE CONSTRUCTION DOCUMENTS FOR:**

**PROJECT:** Cypress River Lofts, 1381, 1382, 1385, & 1389 Duane Street,  
Baton Rouge, LA 70802

**NUMBER:** 75-01-17

**DATE:** August 18, 2022

This Addendum (consisting of **13** letter size pages, **34** 24x36 size pages shall be attached to and shall become a part of the Contract Documents. The original Contract Documents shall be modified by this Addendum only to extent specifically stated herein.

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### **CLARIFICATIONS / REVISIONS TO THE DRAWINGS:**

#### **General:**

1. Sheet G0.00: Delete and replace with the attached.
2. Survey: Delete and replace with the attached.

#### **Architectural:**

1. Sheet A0.01: Add the attached to the set.
2. Sheet A0.02: Add the attached to the set.
3. Sheet A0.03: Add the attached to the set.
4. Sheet A1.00: Delete and replace with the attached.
5. Sheet A2.00: Delete and replace with the attached.
6. Sheet A2.01: Delete and replace with the attached.
7. Sheet A2.02: Delete and replace with the attached.
8. Sheet A3.00: Delete and replace with the attached.
9. Sheet A4.00: Delete and replace with the attached.
10. Sheet A4.01: Delete and replace with the attached.
11. Sheet A4.02: Delete and replace with the attached.
12. Sheet A5.01: Delete and replace with the attached.
13. Sheet A5.02: Delete and replace with the attached.

#### **Structural:**

1. Sheet S1.00: Delete and replace with the attached.
2. Sheet S1.20: Delete and replace with the attached.
3. Sheet S1.30: Delete and replace with the attached.
4. Sheet S2.00: Delete and replace with the attached.

5. Sheet S3.00: Delete and replace with the attached.
6. Sheet S3.01: Delete and replace with the attached.
7. Sheet S4.00: Delete and replace with the attached.
8. Sheet S4.20: Delete and replace with the attached.
9. Sheet S4.30: Delete and replace with the attached.

**Mechanical:**

1. Sheet M2.01: Delete and replace with the attached.
2. Sheet P1.00: Delete and replace with the attached.
3. Sheet P1.01: Delete and replace with the attached.
4. Sheet P1.02: Delete and replace with the attached

**Electrical:**

1. Sheet E1.00: Delete and replace with the attached.
2. Sheet E2.00: Delete and replace with the attached.
3. Sheet E3.00: Delete and replace with the attached.
4. Sheet E4.00: Delete and replace with the attached.
5. Sheet E5.00: Delete and replace with the attached.
6. Sheet E6.00: Delete and replace with the attached.

**CLARIFICATIONS / REVISIONS TO THE SPECIFICATIONS:**

**Architectural:**

1. Sheet Table of Contents:
  - a. After "06 60 00 Plastic Fabrications" add "07 13 35 26 Self-Adhered Waterproofing Membrane".
  - b. After "28 31 00 Fire Alarm & Smoke Detection System" add "31 31 16 Termite Control".
2. Section 07 13 26 Self-Adhered Sheet Waterproofing Membrane: include the attached specification.
3. Section 07 72 33 Roof Hatches:
  - a. Part 2.02.B: Delete and replace with the following:
  - B. Provide lever latch with key lock mechanism.
4. Section 07 60 00 Sheet Metal Flashing and Trim: delete and replace with the attached specification.
5. Section 10 28 00 Toilet & Bath Accessories
  - a. Part 3.04.B: Add the following after item 5:
    6. UFAS/ADA Compliant Unit:
      - a. Grab Bars as per paragraph 3.04.A.2, at toilet and tub/shower
      - b. Fold-Up, Phenolic, Bathtub Seat, Mfgr: ASI, Model: 8358.
      - c. Provide wood blocking within wall as required for loading bearing features.
6. Section 10 55 00 Postal Specialties:
  - a. Part 2.01: Delete and replace with the following:
    - 2.01 Horizontal Box Unit: Manufactured by Florence Corporation or approved equal.
      - A. Model: 4CADD-07+ (Florence, Basis of Design)

- B. Number of Mailboxes: One per building
  - C. Number of Compartments per Mailbox: 7 Mail, 2 Parcel
  - D. Provide aluminum tab black number ID's for each box.
  - E. Finish shall be baked-on aluminum powder coat from full color selection options
  - F. Provide with appropriate anchors for installation/location.
  - G. Provide three keys for each box, along with three master door keys.
7. Section 11 30 00 Residential Equipment
- a. Part 3.04.I: Delete and replace with the following:
    - l. Washer & Dryer for ADA compliant units:
      - 1. Washer: GE, Model: GFW550SSNWW
        - a. Features: 4.8 Cu.Ft. Capacity Electric Washer, Energy Star Rated, Front Load, ADA Compliant.
        - b. Utility Requirements: 120 V
      - 2. Dryer: GE, Model: GFD55ESSNWW
        - a. Features: 7.8 Cu.Ft. Capacity Electric dryer, Front Load, ADA Compliant.
        - b. Utility Requirements: 240/208 V
8. Section 31 31 16 Termite Control: include the attached specification.

**END OF ADDENDUM NO. FOUR**

# Section 31 31 16

## Termite Control

Specifications

31 31 16-1

### PART 1 - GENERAL

- 1.01 SECTION INCLUDES
  - A. Soil treatment for termite control below grade and foundation perimeter at new buildings.
- 1.02 RELATED SECTIONS
  - A. Section 03 30 00 – Cast-in-Place Concrete; Slabs on grade and foundations placed over treated soil.
  - B. Division 31 - Earthwork: Soils for earthwork and backfill materials.
- 1.03 REFERENCES
  - A. EPA - Environmental Protection Agency - Federal Insecticide, Fungicide and Rodenticide Act.
- 1.04 SUBMITTALS FOR REVIEW
  - A. Section 01 33 00 - Submittals: Procedures for submittals.
  - B. Product Data: Indicate toxicants to be used, composition by percentage, dilution schedule, intended application rate.
- 1.05 SUBMITTALS FOR INFORMATION
  - A. Section 01 33 00 - Submittals: Procedures for submittals.
  - B. Test Reports: Indicate regulatory agency approval reports when required.
  - C. Manufacturer's Application Instructions: Indicate caution requirements.
  - D. Manufacturer's Certificate: Certify toxicants meet or exceed specified requirements.
- 1.06 REGULATORY REQUIREMENTS
  - A. Conform to applicable code for requirements for application, application licensing, authority to use toxicant chemicals in accordance with EPA.
  - B. Provide certificate of compliance from authority having jurisdiction indicating approval of toxicants.
  - C. Contractor shall provide, written in the form of an insurance policy, 10% of the project construction cost or \$100,000, whichever is less, for damages to building and contents. Rating for insurance company shall be A-, IV (4).
- 1.07 SEQUENCING
  - A. Apply toxicant 12 hours prior to installation of vapor barrier under slabs-on-grade.
- 1.08 WARRANTY
  - A. Provide five year non-prorated warranty from the Date of Substantial Completion (not the application date).
  - B. Warranty: Include coverage for damage and repairs to building and building contents caused by termites. Repair damage. Re-treat where required at no additional cost.
  - C. Inspect and report annually to Owner in writing.
  - D. Include optional renewal policy on annual basis after fifth year; fee shall be equitable and agreed upon by applicator and the Owner.

### PART 2 - PRODUCTS

- 2.01 MATERIALS
  - A. Manufacturers:
    - 1. Dow AgroSciences
    - 2. FMC Corporation
    - 3. American Cyanamid Corp.
    - 4. Substitutions: Under provisions of Section 01 25 00.
  - B. The chemical to be used shall be one which is accepted by the U.S. Department of Agriculture, Division of Insecticides and Fungicides as having prolonged effectiveness as a toxicant against subterranean termites. In no event shall the anticipated effective duration of the termite chemical be for less than two years. The chemical shall be applied at the dosage rate recommended by the manufacturer and the U.S. Department of Agriculture.
  - C. Toxicant Chemical: EPA approved; synthetically color dyed to permit visual identification of treated soil.
  - D. Diluent: Recommended by toxicant manufacturer.

## Section 31 31 16 Termite Control

Specifications

31 31 16-2

- 2.02 MIXES
  - A. Mix toxicant to manufacturer's instructions.

### PART 3 - EXECUTION

- 3.01 EXAMINATION
  - A. Verify that soil surfaces are unfrozen, sufficiently dry to absorb toxicant, and ready to receive treatment.
  - B. Verify final grading is complete.
  - C. Notify Architect at least 48 hours prior to application.
- 3.02 APPLICATION
  - A. Spray apply toxicant in accordance with manufacturer's instructions.
  - B. Apply toxicant at locations indicated in Schedule at end of Section.
  - C. Apply extra treatment to structure penetration surfaces such as pipe or ducts, and soil penetrations such as grounding rods or posts.
  - D. Re-treat disturbed treated soil with same toxicant as original treatment.
  - E. If inspection or testing identifies the presence of termites, re-treat soil and re-test.
- 3.03 PROTECTION OF FINISHED WORK
  - A. Protect finished Work.
  - B. Do not permit soil grading over treated work.
  - C. Post signs in areas of application warning that poison has been applied; leave signs in place for minimum 2 weeks following application
- 3.04 SCHEDULES
  - A. Locations:
    - 1. Under slabs-on-grade at building.
    - 2. Soil within 10 ft. of building perimeter. Apply treatment to building perimeter after final grading is complete.
    - 3. All other areas as required to obtain Contractor's and/or manufacturer's warranty required by this Section.

**END OF SECTION**

## Section 07 60 00 Sheet Metal Flashing and Trim

Specifications

07 60 00 - 1

### PART 1 GENERAL

#### 1.01 SUMMARY

- A. Fabricated sheet metal items for roof work, including flashings, coping/fascia, joints, vents.
- B. Roof manufacturer's requirements for flashing and sheet metal work shall be met in order to comply with and maintain the roof warranty.
- C. Any conflicting requirements of this Section with the roof manufacturer's warranty requirements shall necessitate the Contractor to provide a higher quality product, installation, and/or quantity to satisfy warranty requirements.
- D. Manufactured coping systems at parapets and other locations detailed in drawings.

#### 1.02 SUBMITTALS

- A. Fabrication Drawings: Submit sheet metal fabrication shop drawings, drawn to scale, sheet metal components showing details of jointing and attachments, sizes, dimensions and shape of various members.
- B. Manufactured Items: Submit manufacturer's product data of required coping and flashing systems including related accessories.
- C. Submit manufacturer's standard color selection.
- D. All flashing and sheet metal materials, systems, and shop drawings shall be reviewed and approved by the roofing system manufacturer. Provide written endorsement from roof system manufacturer of all submitted proposed flashing details.

#### 1.03 JOB CONDITIONS

- A. Coordinate sheet metal with roofing, interfacing adjoining work for proper sequencing of each installation.
- B. Ensure weather resistance, durability of work and protection of material and finishes.

#### 1.04 WARRANTIES

- A. Flashing & coping systems: 2-year material and labor covering all defects in materials and workmanship within warranty period. To be combined with roofing warranty
- B. Fluoropolymer coatings: 5-years against cracking, fading, crazing, peeling, loss of cohesion and/or adhesion, and chalking.
- C. Walk-through inspection: Required at 11 month and 23 months prior to the end of the warranty periods.

### PART 2 PRODUCTS

#### 2.01 SHEET METAL MATERIALS

- A. Precoated Aluminum, with Kynar 500 paint finish, including all metallic colors, to match adjacent sheet metal / siding in finish and color; minimum 0.063 inch thick, unless otherwise indicated in drawings and elsewhere in this specification. 3003 alloy, meeting ASTM B-209. Use 2-coat fluoropolymer finish meeting AAMA 605.2-90 criteria on all exposed-to-view items. Use mill finish on all concealed items.
  - 1. Manufacturers
    - a. Petersen Aluminum
    - b. Ryerson Building Products
    - c. Unaclad
    - d. Substitutions: Section 01 63 00
- B. Lead: 4 lb. per sq.ft. (20 kg/m<sup>2</sup>), common desilverized pig lead.
- C. Counterflashing: .040 Aluminum (color clad type). minimum 16 oz./ s.f.
- D. Copper: Minimum 16 oz./sf.

#### 2.02 MISCELLANEOUS MATERIALS AND ACCESSORIES

- A. Welding: Perform welding of aluminum sheet metal to applicable ASTM standards.
- B. Fasteners: Provide only corrosion resistant treated or stainless steel.
  - 1. Screws: best type for the application. Include neoprene washers at exposed screw fasteners.
  - 2. Nails: Hot-dipped galvanized, minimum 12 gauge (2.5 mm) with large flat head annular or spiral thread type shank of sufficient length to penetrate substrate a minimum of 7/8 inch.
  - 3. Rivets: Compatible with aluminum

Specifications

## Section 07 60 00 Sheet Metal Flashing and Trim

Specifications

07 60 00 - 2

- C. Bituminous Coating: SSPC-Paint 12, solvent type bituminous mastic, nominally free of sulfur, compounded for 15-mil (0.38 mm) dry film thickness per coat.
- E. Roofing Cement: See Section 07 55 20.
- F. Metal Accessories: Clips, straps, anchoring devices and similar accessory units as required for installation of work, matching or compatible with material being installed, non-corrosive, size and gage required for performance.
- G. Sealant: type specified in Section 07 92 00.

### 2.03 FABRICATED UNITS

- A. Metal Fabrication: Shop-fabricate work to greatest extent possible; manufactured systems may be used, field fabricated shall be used only upon receiving Architect's specific approval per location. Comply with details, with applicable requirements of SMACNA "Architectural Sheet Metal Manual" and other recognized industry practices. Fabricate for waterproof and weather-resistant performance with expansion provisions for running work, sufficient to permanently prevent leakage, damage or deterioration of the work. Form work to fit substrates. Comply with material manufacturer instructions and recommendations. Form exposed sheet metal work without excessive oil-canning, buckling and tool marks, true to line and levels with exposed edges folded back to form hems.
- B. Expansion Joint Covers: Same as roofing manufacturer; equal to Johns Manville "Expand-O-Flash; use factory prefabricated corners, tees, crossovers, and transition items.
- C. Seams: Fabricate nonmoving seams in sheet metal with flat-lock seams. Tin edges to be seamed, form seams, and weld. Solder seams continuously at exposed side for waterproof performance. Smooth for visual appearance and, to provide even surface for application of overlaying roof membranes.
- D. Expansion Provisions: Fabricate as indicated. Include back-up and cover plates. Provide "hug" edges for cover plates.
- E. Corners and Intersections: Fabricate one-piece formed metal units at corners and intersections.
  - 1. Miter at each corner condition.
  - 2. Aluminum:
    - a. Double lap seam and solder both sides continuously.
    - b. At the outside corner of the drip, provide folded metal bridge to span the open corner. Weld bridge piece to each side of the within hem of drip.
  - 3. Extend each leg of the formed metal component up to 24 inches, unless indicated otherwise, and provide an expansion joint before continuation of the flashing.
- F. Sealant Joints: Where movable, non-expansion type joints are indicated or required for proper performance of work, form metal to provide for proper installation of elastomeric sealant, in compliance with industry standards.
- G. Separations: Separate metal from non-compatible metal or corrosive substrates by coating concealed surfaces at locations of contact, with bituminous coating or other permanent separation as recommended by manufacturer/fabricator.
- H. Copings: Minimum 0.063" thickness aluminum; use shop (or factory) prefabricated corners, tees, crossovers, and transitions for minimum 24" distances in each respective dimension from intercepts. Apply finish coatings after fabrication.
  - 1. Provide movement joints at maximum spacing of 10 feet.
  - 2. Provide for thermal expansion of exposed work exceeding 15 feet running length.
  - 3. No joints allowed within 2 feet of corner or intersection.
- I. Mastic: type recommended by roof system manufacturer for roof conditions and flashing materials used

### PART 3 EXECUTION

#### 3.01 SHEET METAL INSTALLATION REQUIREMENTS

- A. General: Except as otherwise noted, comply with manufacturer's installation instructions and recommendations, and SMACNA "Architectural Sheet Metal Manual".
  - 1. Anchor units of work to substrates securely.
  - 2. Conceal fasteners as much as possible.
  - 3. Set units true to line and level as indicated.
  - 4. Install work with laps, joints and seams which will be permanently watertight and waterproof.
  - 5. Bed flanges of work in a thickened coat of bituminous roofing cement where required for waterproof performance.

Specifications

## Section 07 60 00 Sheet Metal Flashing and Trim

Specifications

07 60 00 - 3

6. End laps: minimum 6 inches , sealed with flashing adhesive.
  - B. Workmanship: Form sheet metal accurately to the dimensions and shapes required. Finish molded and broken surfaces with true, sharp and straight lines and angles. Where intercepting other members, cope to an accurate fit and weld securely. Unless otherwise specifically permitted by the Architect, turn exposed edges back ½ inch.
  - C. Expansion: Form, fabricate and install sheet metal so as to adequately provide for expansion and contraction in the finished work.
  - D. Weatherproofing: Finish watertight and weathertight. Make lock seam work flat and true to line and sweated full of solder. Make lock seams and lap seams, when welded at least ½ inch (13 mm) wide, except that aluminum is to be welded. Where lap seams are not welded, lap according to pitch but in no case less than 3 inches (76 mm). Make flat and lap seams in direction of flow.
  - E. Joints: Join parts with rivets or sheet metal screws where necessary for strength or stiffness. Provide suitable watertight expansion joints as indicated on the Drawings or required for proper installation.
  - F. Nailing: Wherever possible, secure metal by means of clips or cleats without nailing through the metal. Unless indicated otherwise, space nails, rivets and screws not more than 8 inch (203 mm) apart and, where exposed to the weather, use lead washers. Nail into wood with barbed roofing nails 1-1/4 inch long by 11 gauge through flat tin discs. Fasten in masonry with expansion type anchors.
  - G. Welding: Thoroughly clean and tin joint materials prior to welding. Weld slowly in order to heat the seams thoroughly and to completely fill them with the weld. Make exposed welding on finished surfaces neat, full flowing and smooth.
- 3.02 METAL FLASHING AND COUNTERFLASHINGS
- A. Unless otherwise shown, all flashings shall be counterflashed.
  - B. Flashings and counterflashings generally shall not exceed 10 feet (3 m) in length. Flashings shall be free from longitudinal joints.
  - C. Extend flashing minimum of 8" beyond each side of opening; form end dams by turning-up material minimum 2" each end.
  - D. Counterflashings shall have both edges folded or returned upon themselves at least ½ inch and the lower edge shall overlap the flashing at least 4 inches with the lower edge parallel to the roof line. Counterflashing must be bent to the required shape before being placed.
  - E. Make joints between the units shall with a ½ inch (13 mm) expansion joint between sheets with 8 inches (203 mm) wide backup plates and 6 inches (152 mm) cover plates formed to exact profile of units. Fill space between copings and plates with 2 continuous beads of sealant.
  - F. Provide continuous cleats unless indicated otherwise.
- 3.03 VENT THROUGH ROOF FLASHING
- A. Provide sheet lead roof vent flashing where indicated.
  - B. Cement metal flange to surface of the roofing ply with hot bitumen or flashing cement. Over the flange apply strip flashing as described in Section 07 55 00 and as detailed.
- 3.04 CLEATS
- A. Provide continuous cleats where indicated or specified to secure loose edges of the sheet metalwork
  - B. Space butt joints approximately 1/8 inch (3 mm) apart.
  - C. Fasten cleats to the supporting construction with nails evenly spaced not over 12 inches on centers. Fasten to concrete or masonry with screws driven in expansion shields set in concrete or masonry. The cleat shall be of sufficient width to provide adequate bearing area to insure a rigid installation.
- 3.05 COPING/FASCIA
- A. Fabricate to profile shown without longitudinal joints. Provide continuous cleat at bottom of fascia section. No exposed fasteners permitted unless noted otherwise. Provide clips at cant edge at roof side. Installation shall be commensurate with fabrication requirements required elsewhere in this Section.
  - B. Provide ice-and-water shield over the cleat and mechanical fasteners as a substrate to the coping.
  - C. Provide expansion-contraction joints with backup and cover plates as indicated.
  - D. Fabricate internal, external corner units with mitered and continuously welded joints.

Specifications



## Section 07 60 00 Sheet Metal Flashing and Trim

Specifications

07 60 00 - 4

### 3.06 ROOF JOINTS

- A. Fabricate to profile shown without longitudinal joints. Provide continuous cleat at bottom of fascia. No exposed fasteners are permitted unless noted otherwise. Provide clips at cant edge at roof side.
- B. Provide expansion-contraction joints with backup and cover plates as indicated.
- C. Fabricate one-piece formed termination/connection units with mitered and continuously welded joints.

### 3.07 GRAVITY VENTS

- A. Fabricate as indicated.
- B. At Contractor's option, provide manufactured units made of aluminum, similar in design and size as that indicated and appropriate for use in each condition.

### 3.08 SHEET METAL MATERIAL SCHEDULE

- A. General: Provide the following types of sheet metal at the locations indicated.
- B. Lead:
  - 1. Plumbing piping roof vent flashings.
  - 2. Sheet lead pan under flashing membranes at roof drains w/clamping rings.
- C. Aluminum:
  - 1. Roof edge perimeter coping/fascia, .063" thickness minimum.
  - 2. Flashings and counterflashings at roof-wall juncture
  - 3. Flashings at roof curbs and penetrations
  - 4. Pipe collar flashings. .032, minimum
  - 5. Curbs and Gravity vents. (Or manufactured units at Contractor's option as described above.)
  - 6. Concealed sleeves for piping, other roof penetrations. .032, minimum

**END OF SECTION**

## Section 07 13 26 Self-Adhering Sheet Waterproofing Membrane

Specifications

07 13 26-1

### PART I GENERAL

#### 1.01 SECTION INCLUDES

- A. Rubberized Asphalt Sheet Membrane Waterproofing System

#### 1.02 RELATED SECTIONS

- A. Section 03 30 00 – Cast in Place Concrete
- B. Section 07 60 00 – Flashing and Sheet Metal
- C. Section 07 92 00 – Joint Sealants

#### 1.03 REFERENCES

- A. American Society for Testing and Materials (ASTM) International – Annual Book of ASTM Standards
  - 1. ASTM D412 – Standard Test Methods for Vulcanized Rubber and Thermoplastic Elastomers-Tension.
  - 2. ASTM E96 – Standard Test Methods for Water Vapor Transmission of Materials.
- B. Sheet Metal & Air Conditioning Contractors' National Association (SMACNA) – Architectural Sheet Metal Manual.

#### 1.04 DEFINITIONS

- A. Terminology: Refer to ASTM D1079 – Standard Terminology Relating to Roofing and Waterproofing and the glossary of the National Roofing Contractors Association (NRCA) Roofing and Waterproofing Manual for definitions of terms related to this section.

#### 1.05 SUBMITTALS

- A. Product Data: Provide copies of manufacturer's product data information and samples for each type of membrane product.
- B. Manufacturers Application Instructions: Provide manufacturer's application instructions that indicate preparation required, installation procedures, and detail drawings.
- C. Shop Drawings: Provide drawings to indicate specially configured metal flashing, jointing methods and locations and installation details as required by project conditions indicated.

#### 1.06 MANUFACTURER & CONTRACTOR QUALIFICATIONS

- A. Manufacturer Qualifications: Provide all primary membrane products, including sheet waterproofing membrane, primers and mastics offered by a single manufacturer.
- B. Installer Qualifications: Installer must be licensed or otherwise authorized by all federal, state and local authorities for installation of all membrane products to be installed under this section.

#### 1.07 REGULATORY REQUIREMENTS

- A. Install all membrane products in accordance with all applicable federal, state and local building codes.
- B. All work shall be performed in a manner consistent with current OSHA guidelines.

#### 1.08 PREINSTALLTION MEETING

- A. General Contractor: may conduct a pre-installation meeting at the site prior to commencing work of this section: Require attendance of entities directly concerned with membrane installation.
- B. Agenda: Installation procedures; safety procedures; coordination with installation and other work; availability of waterproofing materials; regulatory requirements; preparation and approval of substrate and penetrations through waterproofing; & items related to successful execution of work.
- C. Maintain one copy of manufacturer's application instructions and SDS sheet on the project site.

#### 1.09 DELIVERY, STORAGE, AND HANDLING

- A. Deliver product and other materials to site in manufacturer's unopened labeled packaging. Promptly verify quantities and conditions. Immediately remove damaged products from site.
- B. Store all products in manufacturer's unopened, labeled packaging until they are ready for installation.

## Section 07 13 26 Self-Adhering Sheet Waterproofing Membrane

Specifications

07 13 26-2

- C. Store rolls on a flat surface. Maximum stacking height shall not exceed TAMKO's recommendations. Store all rolls on end and do not double stack pallets.
- D. Store and dispose of solvent-based materials in accordance with all applicable federal, state and local regulations.
- E. Store products in weather protected environment out of direct sunlight, below 90°F, above 32°F clear of ground and moisture. All waterproof tarps shall be opaque.

### 1.10 WEATHER CONDITIONS

- A. Proceed with work only when existing and forecasted weather conditions will permit work to be performed in accordance with TAMKO's application instructions.
- B. Membrane must not be left exposed to sunlight for more than 30 days after installation.

### 1.11 LIMITED WARRANTY AND ARBITRATION AGREEMENT

- A. Manufacturer's Limited Warranty: Provide to the owner a Waterproofing, Fenestration Flashings, Underlayment's and Accessories Limited Warranty and Arbitration Agreement for the product listed below which includes a binding arbitration provision.
  - 1. Self-Adhering Sheet Waterproofing Membrane: TAMKO Waterproofing, Fenestration Flashings, Underlayment's and Accessories Limited Warranty and Arbitration Agreement.
  - 2. Term: The period of time is Limited Warranty lasts is five (5) years for TW-60 Self-Adhering Sheet Waterproofing Membrane.
  - 3. The limited warranty does not cover any cost or expenses associated with removal, excavation, or replacement of concrete or other materials in connection with the testing, repair, removal, or replacement of the product.

## PART II PRODUCTS

### 2.01 MANUFACTURERS/SYSTEM

- A. System: TW-15 breezeway system, including TW-60 self-adhering sheet waterproofing and associated materials by TAMKO Building Products, Inc., 220 West 4<sup>th</sup> Street, Joplin, MO 64801 (Basis of Design), or Equal.
- B. Requests for substitutions will be considered in accordance with provisions of Section 01 25 00.

### 2.02 MASTIC

- A. TAMKO® TWM-1 Mastic: Trowel grade, rubberized bitumen mastic that dries to a pliable seal allowing for minor expansion and contraction.

### 2.03 PRIMERS

- A. TAMKO® TWP-1 Primer: Quick dry, rubberized waterproofing primer formulated for the waterproofing contractor. Features a red tint to identify areas that have been primed with TWP-1 when compared to areas that have no been primed.
- B. TAMKO® TWP-2 Primer: Water based, rubberized waterproofing primer formulated for the waterproofing contractor.

### 2.04 MISCELLANEOUS COMPONENTS

- A. Provide flashing components, extruded anodized aluminum shapes, and spacers as per TW-15 balcony/breezeway system.

## PART III EXECUTION

### 3.01 EXAMINATION

- A. Examine substrates, areas and conditions, with installer present for compliance with requirements for installation tolerances and other conditions affecting performance.
  - 1. The surface must be dry and have a smooth (not broomed) finish and be free of form release agents, voids and sharp protrusions.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.
- C. If preparation is the responsibility of another installer, notify the architect or building owner of unsatisfactory preparation before proceeding.

## Section 07 13 26 Self-Adhering Sheet Waterproofing Membrane

Specifications

07 13 26-3

### 3.02 PREPARATION

- A. Condition and Cleaning of Subfloor: Subfloor shall be structurally sound. Any loose material must be removed before priming. General Contractor shall clean subfloor to remove mud, oil, grease, and other contaminating factors before further preparations.

### 3.03 PRIMING

- A. Priming is required on all surfaces. Thoroughly mix the primer. Apply at recommended coverage rates with a sprayer or long nap roller and allow drying as specified in the primer's application instructions.
  1. TAMKO® TWP-1 Primer: Apply primer to a properly prepared, clean surface. All surfaces that are to receive a waterproofing membrane shall be primed at the rate of 250 to 300 sq. ft. per gallon. Apply an even coat and allow drying. Refer to manufacturer's written application instructions for specific application rates and drying time. TWP-1 contains combustible solvents. Avoid exposure to sparks, open flame, heat, and other forms of ignition. Use in well-ventilated areas. Avoid breathing vapors. Refer to SDS for detailed product information and warnings.
  2. TAMKO® TWP-2 Primer: Apply primer to a properly prepared, clean surface. All surfaces that are to receive a waterproofing membrane shall be primed at the rate of 350 to 400 sq. ft. per gallon. Apply an even coat and allow drying. Refer to manufacturer's written applications instructions for specific application rates and drying time.

### 3.04 APPLICATION

- A. Installation: Install TW-15 breezeway/balcony system in strict accordance with manufacturer's instructions. See Detail below.
- B. Flashing: All penetrations and drains must be flashed with TW-60 membrane, extending the membrane a minimum of 6" on all sides. All cracks and joints must be sealed with a sealant suitable for use with rubberized asphalt per sealant manufacturer and flashed with a strip of TW-60 membrane centered on the crack and extending a minimum of 6" beyond the crack on all sides.
- C. Horizontal: Starting at the low point of the surface and working to the high point, install the sheet waterproofing membrane by simultaneously rolling the sheet into place while removing the release film. Side laps should be a minimum of 2 ½", and end laps should be a minimum of 5". Stagger all end laps. All edges terminating on a surface other than the waterproofing membrane should be sealed with TWM-1 Mastic or another compatible termination sealant. Roll the entire membrane as soon as possible with a minimum 75 lb. hard-surface or rubber-faced roller.
  1. When utilizing the waterproofing membrane for balconies and breezeways, roll membrane with a suitable hard-surface or rubber-faced roller. Incorporate proper drainage to prevent standing water by building in positive slope away from the wall. In situations where use of adequate slope to ensure drainage is not a feasible design option, install TAMKO® TW-60 Sheet Waterproofing Membrane with a minimum 5" lap at all junctions, thoroughly roll all laps, and seal all terminating edges with a sealant suitable for use with rubberized asphalt per sealant manufacturer. Alternatively, install TW-60 with a minimum 8" lap at all junctions and thoroughly roll all laps.
- D. Vertical: Install waterproofing membrane in lengths of 8' or less. Overlap edge seams a minimum of 2 ½". On walls greater than 8' apply in 8' sections, starting at the lowest point with the higher section overlapping the lower section a minimum of 5". Use heavy hand pressure or a suitable roller to press membrane firmly against wall and to seal all overlaps.

### 3.05 MEMBRANE PROTECTION

- A. Protection of the waterproofing membrane on vertical and horizontal surface is required immediately after installation with an appropriate protection course. For balcony and breezeway installations, use of protection course is not required.

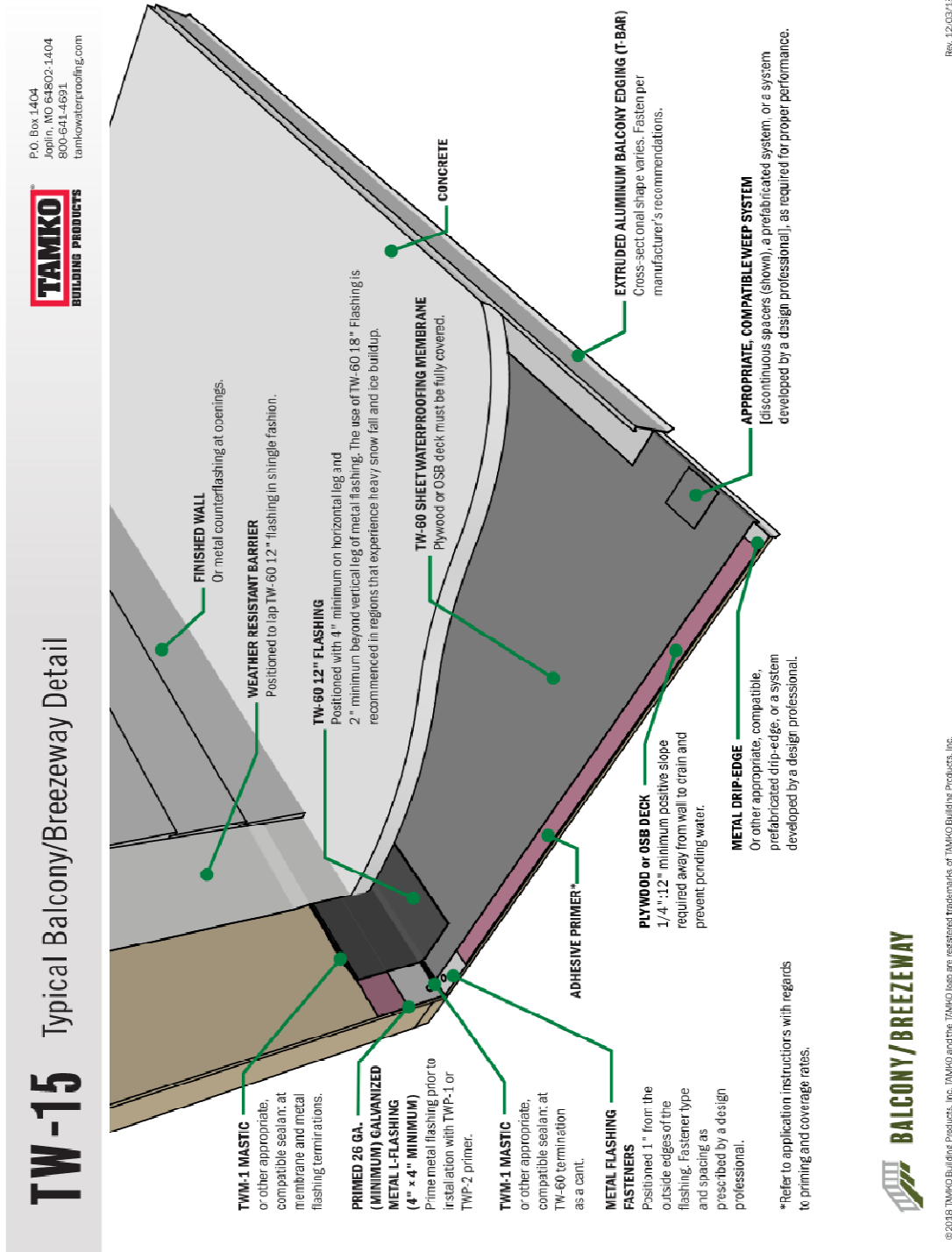
### 3.06 CLEAN UP

# Section 07 13 26 Self-Adhering Sheet Waterproofing Membrane

Specifications

07 13 26-4

- A. In areas where adjacent finished surfaces are soiled by work of this section, consult manufacturer of surfaces for cleaning advice and conform to their documented instructions. Remove all debris, tools, and equipment.



END OF SECTION



**GENERAL NOTES:**

- 1) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONES "AE" & "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 2203300242E, DATED MAY 2, 2008.
- 2) WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- 3) DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
- 4) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

**REFERENCE MAPS:**

1. ALTA/NSPS LAND TITLE SURVEY OF LOTS 12, S/2 LOT 13 FRONTING DUANE ST.; LOTS 7 & S/2 LOT 8 FRONTING GLACIER ST., BLOCK 280 OF THE SUBURB MAGNOLIA FOR THE E.B.R.P. HOUSING AUTHORITY. PREPARED BY MR ENGINEERING & SURVEYING, LLC, DATED 7/12/2017.
2. MAP SHOWING THE SURVEY OF LOTS 7, 9, 10, 11, 12 & THE SOUTH 1/2 OF LOTS 6, 8, 13, SQUARE 280 & PORTIONS OF LOTS 6, 7 & 9, SQUARE 281, SUBURB MAGNOLIA FOR JAMES R. HILL. PREPARED BY: TOXIE CRAFT DATED: 2-17-1981. ORIG: 893, BNDL: 7422
3. MAP SHOWING SURVEY OF LOTS 7, 9, 10, 11, 12, SOUTH 1/2 LOTS 13 & 6, SQUARE 281 AND PORTIONS OF LOTS 6, 7, & 9, SQUARE 281, SUBURB MAGNOLIA FOR EAST BATON ROUGE PARISH HOUSING AUTHORITY AND FIRST AMERICAN TITLE INSURANCE COMPANY. PREPARED BY: PHILIP THOMAS DATED: 1-28-2004.
4. MAP SHOWING A COMBINATION OF LOTS 9, 10, & 11 OF THE SUBURB MAGNOLIA INTO LOTS 9-A & 11-A FOR E.B.R.P. HOUSING AUTHORITY. PREPARED BY: MICKEY L. ROBERTSON DATED: 4-18-2016. ORIG: 871, BNDL: 12728
5. MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 7, 9, 10, 11, 12 & S/2 8 FRONTING ON GLACIER ST.; LOTS 9, 10 & 11 FRONTING ON OKLAHOMA ST.; LOTS 12, 14, 15, 16, S/2 13 & N/2 13 FRONTING DUANE ST. OF SQ. 280, BEING A PORTION OF THE SUBURB MAGNOLIA & SUBURB SWARTZ, LOCATED IN SECTION 51, T7S-R1E, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA FOR CORNERSTONE HOUSING, LLC. BY CSRS DATED: 5-2008

**LEGEND**

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- X X X FENCE
- S-S-S- SEWER LINE
- D-D-D- DRAINAGE LINE
- - - CULVERT
- - - GUARD RAIL
- OHE-OHE- OVERHEAD POWER
- - - ROAD CENTERLINE
- - - EDGE OF ROAD
- - - BUILDING SETBACK
- - - CONTOUR LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- TREE
- CURB INLET
- FIRE HYDRANT
- GAS VALVE
- TELEPHONE PEDESTAL
- POWER POLE
- SEWER MANHOLE
- SPOT ELEVATION

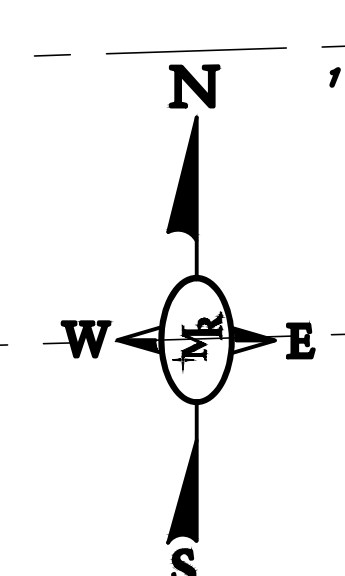
**REFERENCE BEARING: "N88°11'53"E"**

BASED UPON GPS OBSERVATIONS AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

**REFERENCE BENCHMARK:**

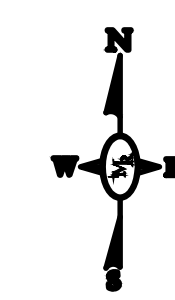
THE ELEVATIONS SHOWN ARE BASED ON LEICA SMARTNET BENCHMARK RTCM-REF 2232 "SUB1". ELEVATION=83.33 FT. (NAVD 88) (GEOID12A)

**GRAPHIC SCALE**

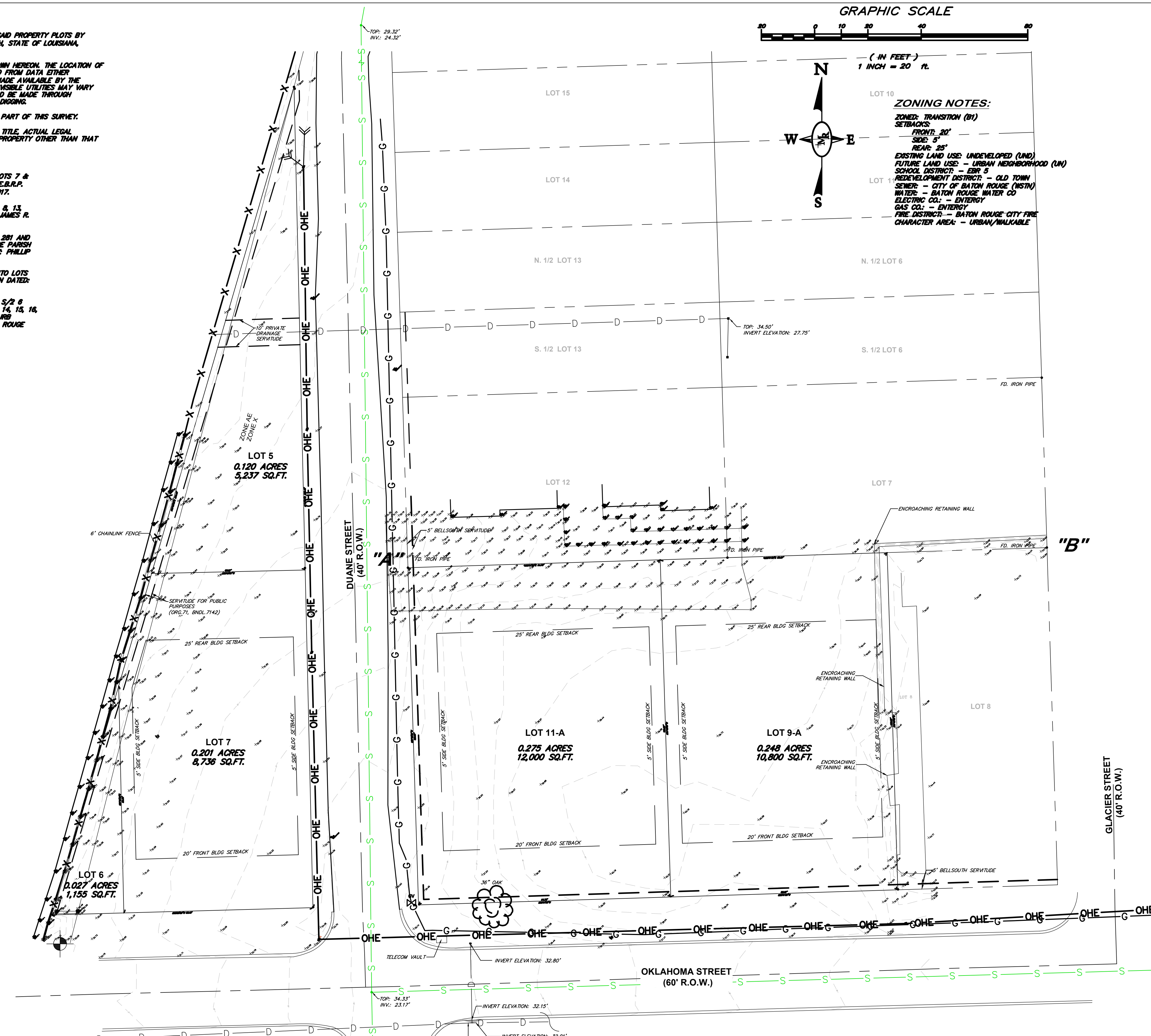


**ZONING NOTES:**

- ZONED: TRANSITION (B1)
- SETBACKS:
  - FRONT: 20'
  - SIDE: 5'
  - REAR: 25'
- EXISTING LAND USE: UNDEVELOPED (UN)
- FUTURE LAND USE: URBAN NEIGHBORHOOD (UN)
- SCHOOL DISTRICT: - EDW 5
- REDEVELOPMENT DISTRICT: - OLD TOWN
- SEWER: - CITY OF BATON ROUGE (NSTR)
- WATER: - BATON ROUGE WATER CO
- ELECTRIC CO.: - ENTERGY
- GAS CO.: - ENTERGY
- FIRE DISTRICT: - BATON ROUGE CITY FIRE
- CHARACTER AREA: - URBAN/WALKABLE



SCALE = 1"=2,000'



MAP SHOWING  
BOUNDARY & TOPOGRAPHIC  
SURVEY OF  
**LOTS 11-A & 9-A  
BLOCK 280**  
AND  
**PORTION OF LOTS 5,  
6, & 7 BLOCK 281**  
LOCATED IN  
SECTION 51, T7S-R1E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH,  
STATE OF LOUISIANA,  
FOR  
**PARTNERS-FOR-PROGRESS, INC.**



I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

MICKEY L. ROBERTSON, P.E., P.L.S. DATE

**MR ENGINEERING & SURVEYING, LLC**  
9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY	SCALE: 1"=20'	DRAWN: DKR
	DATE: 3/2018	CHECKED: MLR

