



ADDENDUM NO. SIX TO THE CONSTRUCTION DOCUMENTS FOR:

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

NUMBER: 75-01-17

DATE: March 3, 2023

This Addendum (consisting of **3** letter size pages, **2** 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.

CLARIFICATIONS / REVISIONS TO THE DRAWINGS:

Survey:

1. Survey: Delete and replace with the attached dated 2-13-2022.

Civil:

1. Sheet C2.01: Delete and replace with the attached.

CLARIFICATIONS / REVISIONS TO THE SPECIFICATIONS:

Architectural:

1. Section 07 27 00 Weather Barriers: Replace with attached revised Specification.

END OF ADDENDUM NO. SIX

Section 07 27 00 Weather Barriers

Specifications

07 27 00-1

PART 1 – GENERAL

1.1 SUMMARY

- A. Section includes
 1. Water resistive barriers and air barrier assembly in exterior walls; weather barriers.
 2. Provide flashing terminations at material transitions, openings, and perimeter of building faces (horizontal and vertical).

1.2 REFERENCES

- A. ASTM International:
 1. ASTM E283 - Standard Test Method for Determining the Rate of Air Leakage Through Exterior Windows, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen.
 2. ASTM E330 - Standard Test Method for Structural Performance of Exterior Windows, Curtain Walls, and Doors By Uniform Static Air Pressure Difference.
- B. Sealant, Waterproofing and Restoration Institute:
 1. SWRI - Sealant Specification.

1.3 PERFORMANCE REQUIREMENTS

- A. Thickness: 0.121 inches average.
- B. Breaking Strength Test: 94 pounds mean value per ASTM D 5034.
- C. Water Vapor Transmission: 9-15 perms (grains per hr.in.Hg.sqft) per ASTM E96, desiccant method.
- D. Pliability: No signs of cracking per AC38, Sec. 3.3.4.
- E. Ultraviolet Exposure: Not less than 10 months prior to exterior cladding coverage.
- F. Accelerated Aging Cycling: No signs of failure at 21 days per AC38.
- G. Water Resistance Test: Exceeds one hour per ASTM D779.
- H. Elongation: 1.9 inches mean value per ASTM D 5034, 4 inch wide sample.

1.4 SUBMITTALS

- A. Section 01 33 00 - Submittal Procedures: Submittal procedures.
- B. Product Data: Submit data on material characteristics, performance criteria, limitations.
- C. Submit detail drawings of all flashing termination conditions, typical opening details, and perimeter of building faces (horizontal and vertical).
- D. Sample of Warranty.

1.5 WARRANTY

- A. Provide ten (10) product and labor limited warranty as provided by the manufacturer for wood-framed multi-family buildings.

1.6 PRE-INSTALLATION MEETING

- A. The contractor shall request a meeting with the Architect and the Manufacturer's Authorized Representative to review the installation requirements of the weather barrier and all associated components. Meeting shall occur no less than 7 days prior to the scheduled start of work. Contractor shall provide a mockup in place of all unique conditions for observation and comment. At a minimum the following shall be presented in mock up form: one (1) complete window, one (1) complete door, and all transitions. If required by Manufacturer's Authorized Representative, revisions to the installation shall be made, reviewed and approved by Architect and Manufacturer's Authorized Representative prior to the start of installation of weather barrier.

1.7 SEQUENCING

- A. Section 01 10 00 - Summary: Work sequence.
- B. Sequence Work to permit installation of materials in conjunction with related materials and seals.

1.8 COORDINATION

- A. Coordinate the Work of this section with sections referencing this section.

Section 07 27 00

Weather Barriers

Specifications

07 27 00-2

PART 2 – PRODUCTS

2.1 WEATHER BARRIERS

- A. Manufacturers:
 - 1. Dupont Tyvek Commercial Wrap D, Basis of Design
 - 2. Equivalent by Grace
 - 3. Substitutions: 01 25 00

2.2 ACCESSORIES

- A. Tape: compatible with sheet material.
- B. Attachments: Galvanized steel bars and anchors.

PART 3 – EXECUTION

3.1 Installation

- A. Installation: Comply with manufacturer's installation instructions including but not limited to the requirements specified in this section. Sequence construction such that barrier material is not exposed for more than 12 months before covering material is applied.
- B. At locations with Stucco/ Portland Cement Plaster, provide one layer of corrugated Tyvek "Stucco Wrap" (or approved equal) over the weather barrier.
- C. Overlaps: Install shingle style to shed water, with minimum 2 inch (50 mm) overlap horizontally, 6 inch (300 mm) overlap vertically, and 12 inches (600 mm) overlap at corners, at all locations where this is possible.
- D. Fasteners at Metal Studs: Use manufacturer's recommended fasteners with up to 2 inch (50 mm) plastic disk around shank of No. 10 stainless steel self-taping screws. Use 2 inch (50 mm) long screws when 1/2 inch (12 mm) thick gypsum board is used.
- E. Fastener Pattern: Attach one fastener or more every 24 inches (600 mm) in horizontal and vertical direction.
- F. Edge Seal Where Material is Sealed to Itself: Construction Tape.
- G. Edge Seal Where Material is Sealed to Adjacent Material: Install approved sealant on the substrate 1 inch to 2 inches back from the edge of the barrier material. Press barrier material into the sealant to seal to create air and water seal. If required by location of termination, provide furring strip to hold the barrier material in place.
- H. Edge Seal at Penetrations: Install approved sealant on the substrate 1 inch (25 mm) back from the edge of the cut. Press barrier material into the sealant to create air and water seal. Install Flashing on the exterior of the barrier material to join the material to the penetration.
- I. Final Inspection of barrier material: When each section is complete, the installer shall visually inspect the installation and verify that all rows of material have overlapped the row below it, that all materials and components have been installed in a shingle fashion, that the fasteners are the proper ones, that the nailing pattern is correct, that all penetrations and terminations have been done correctly and that doors and windows have been properly flashed

3.2 PROTECTION OF INSTALLED CONSTRUCTION

- A. Section 01 70 00 - Execution and Closeout Requirements: Protecting installed construction.
- B. Do not permit adjacent work to damage work of this section.

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 2203300245E, 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, SERVITUDES, 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 6 FRONTING GLACIER ST., BLOCK 280 OF THE SUBURB MAGNOLIA FOR THE E.B.R.P. HOUSING AUTHORITY. PREPARED 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 & 8, SQUARE 281, SUBURB MAGNOLIA FOR JAMES R. HILL. PREPARED BY: TONIE CRAFT DATED: 2-17-1981. ORIG. 693, 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, 8, SQUARE 281, SUBURB MAGNOLIA FOR EAST BATON ROUGE PARISH HOUSING AUTHORITY AND FIRST AMERICAN TITLE INSURANCE COMPANY. PREPARED BY: PHILLIP 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. 511, BNDL: 12726
5. MAP SHOWING BOUNDARY AND TOPOGRAPHIC SURVEY OF LOTS 7, 9, 10, 11, 12 & S/2 6 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 SWART, LOCATED IN SECTION 51, T1S-R1E, G.L.D., EAST BATON ROUGE PARISH, LOUISIANA FOR CORNERSTONE HOUSING, LLC. BY CSRS DATED: 5-2008

LEGEND

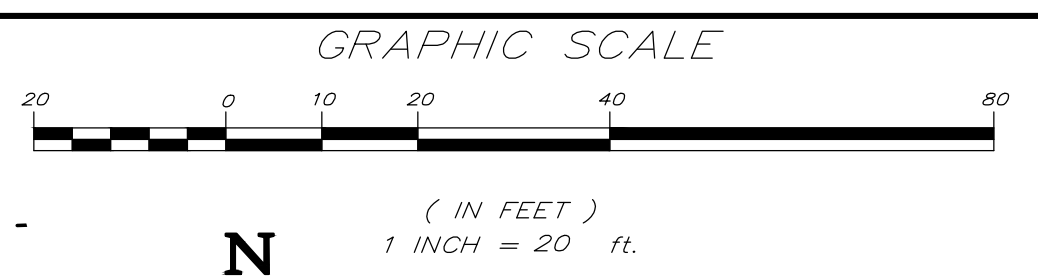
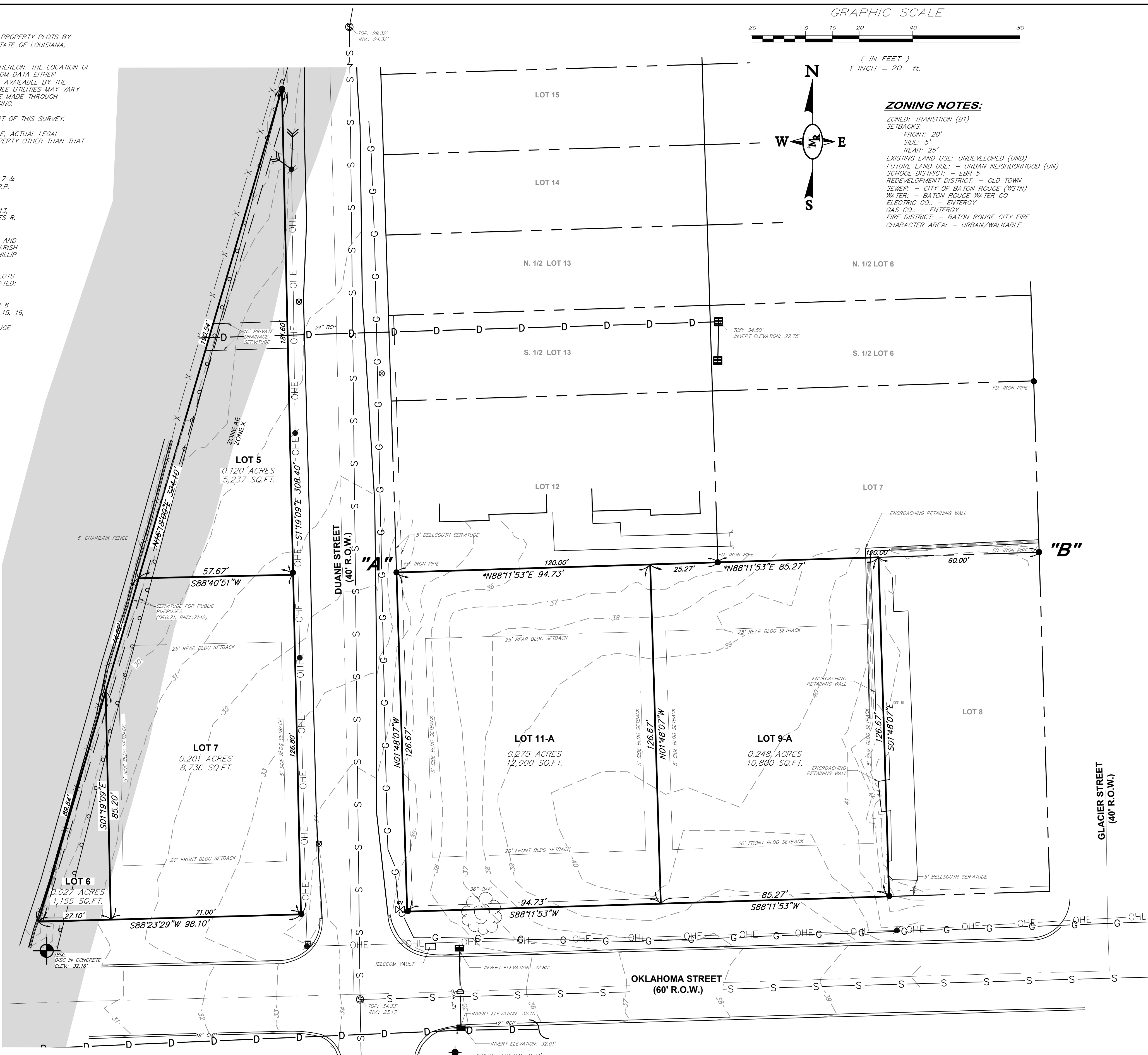
- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- x-x-x-x-x FENCE
- s-s-s-s-s SEWER LINE
- o-o-o-o-o DRAINAGE LINE
- c-c-c-c-c CULVERT
- g-g-g-g-g GUARD RAIL
- o-h-e-o-h-e- OVERHEAD POWER
- r-c-r-c-r-c- ROAD CENTERLINE
- e-e-e-e-e EDGE OF ROAD
- b-s-b-s-b-s- BUILDING SETBACK
- c-o-n-t-o-u-r- CONTOUR LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- 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 "SJB1" ELEVATION=83.33 FT. (NAVD 88) (GEOID124)



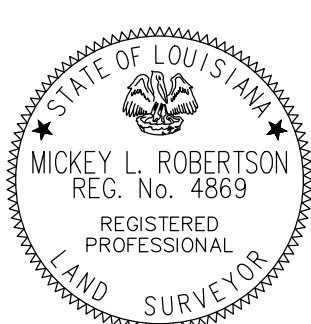
ZONING NOTES:

- ZONED: TRANSITION (B1)
- SETBACKS:
 FRONT: 20'
 SIDE: 5'
 REAR: 25'
- EXISTING LAND USE: UNDEVELOPED (UN)
- FUTURE LAND USE: URBAN NEIGHBORHOOD (UN)
- SCHOOL DISTRICT: - EDR 5
- REDEVELOPMENT DISTRICT: - OLD TOWN
- SEWER: - CITY OF BATON ROUGE (WSTN)
- 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.



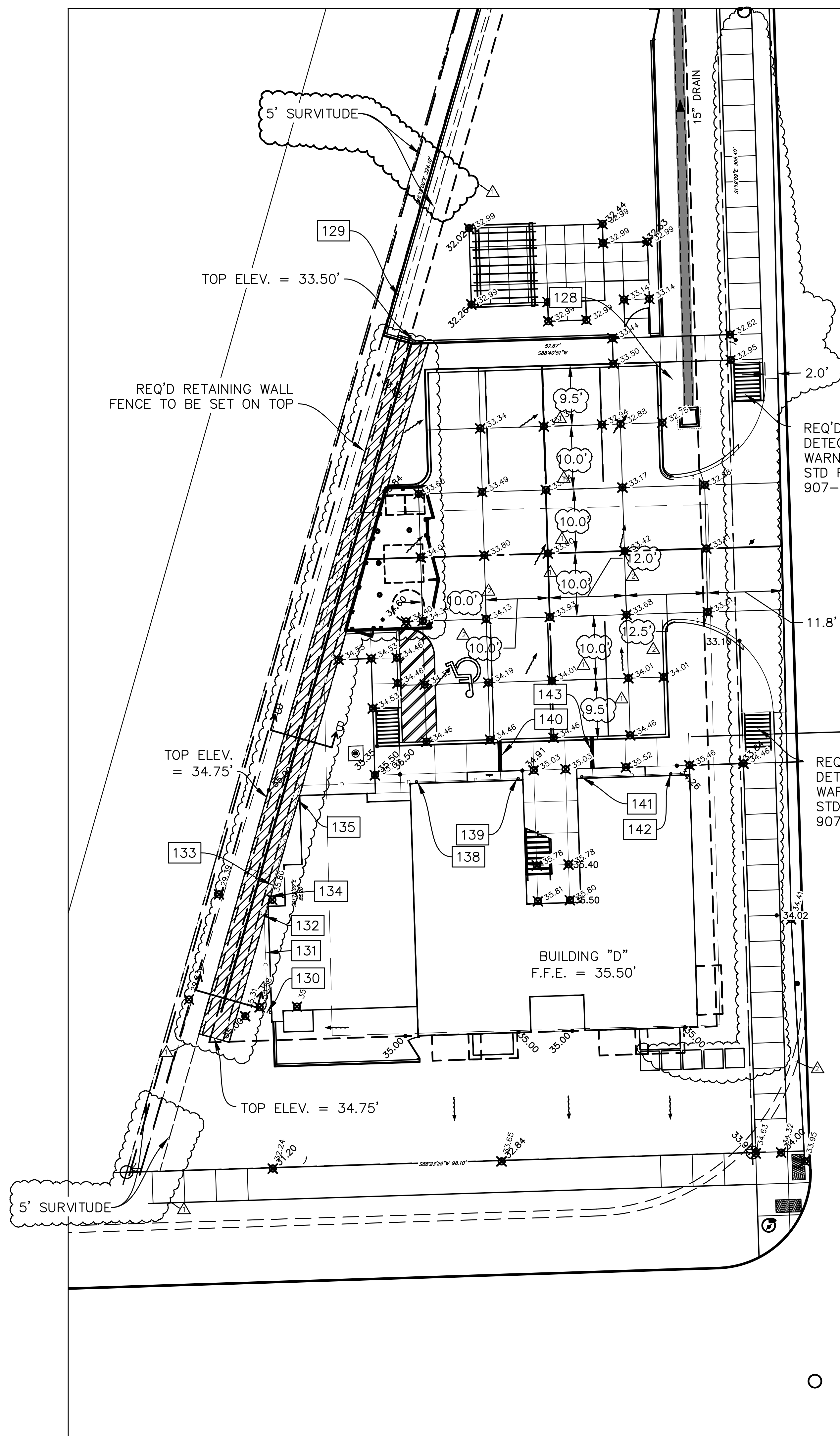
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL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

Mickey L. Robertson
 MICKEY L. ROBERTSON, P.E., P.L.S.
 02-13-2023
 DATE

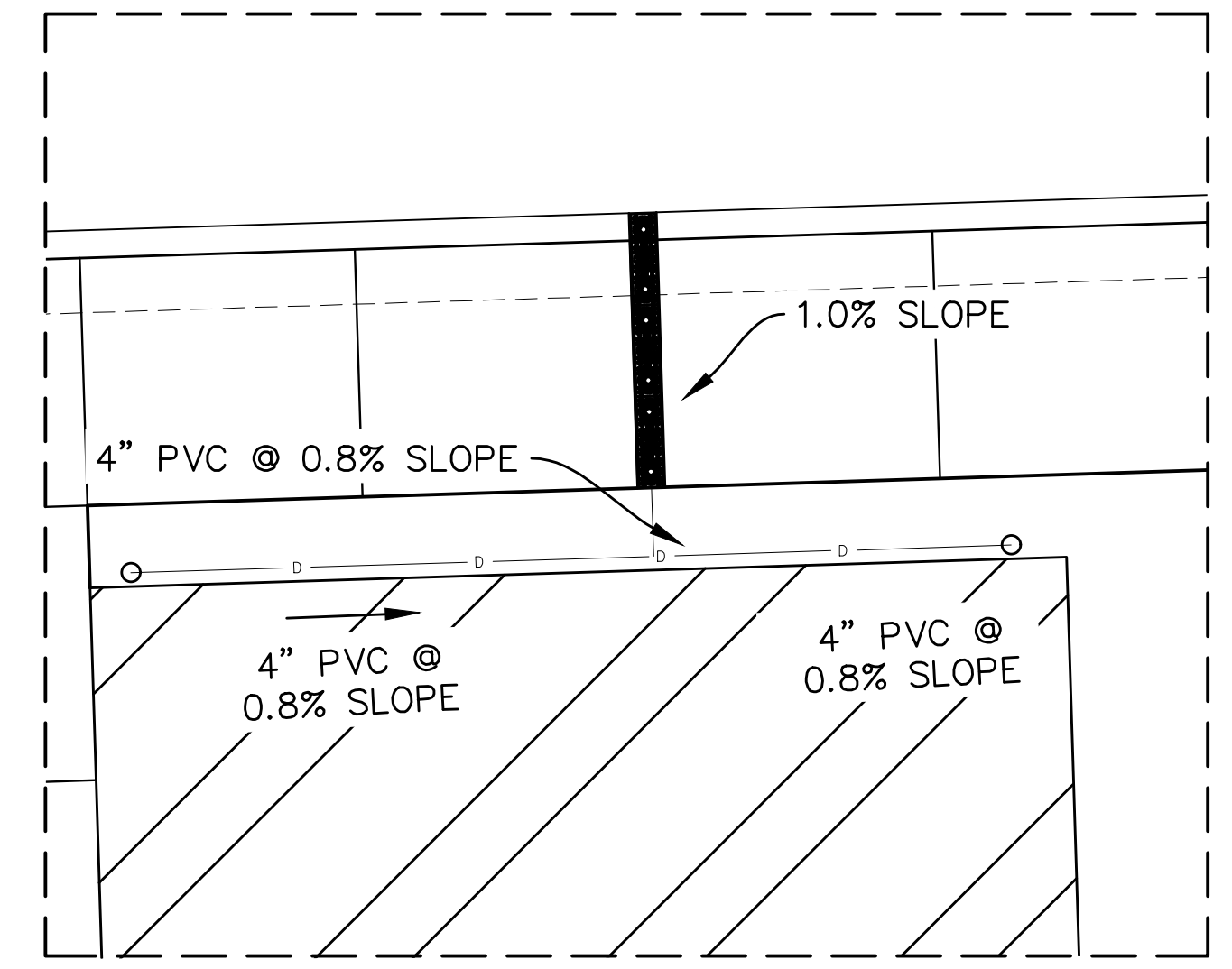
MR ENGINEERING & SURVEYING, LLC
 9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

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

C:\USERS\ADMIN\APPDATA\LOCAL\TEMPORARY INTERNET FILES\CONTENT.IE5\20130304\BORDER_SOUTH_BOUNDARY.dwg (2013-03-04 10:00:00 AM) (2013-03-04 10:00:00 AM)

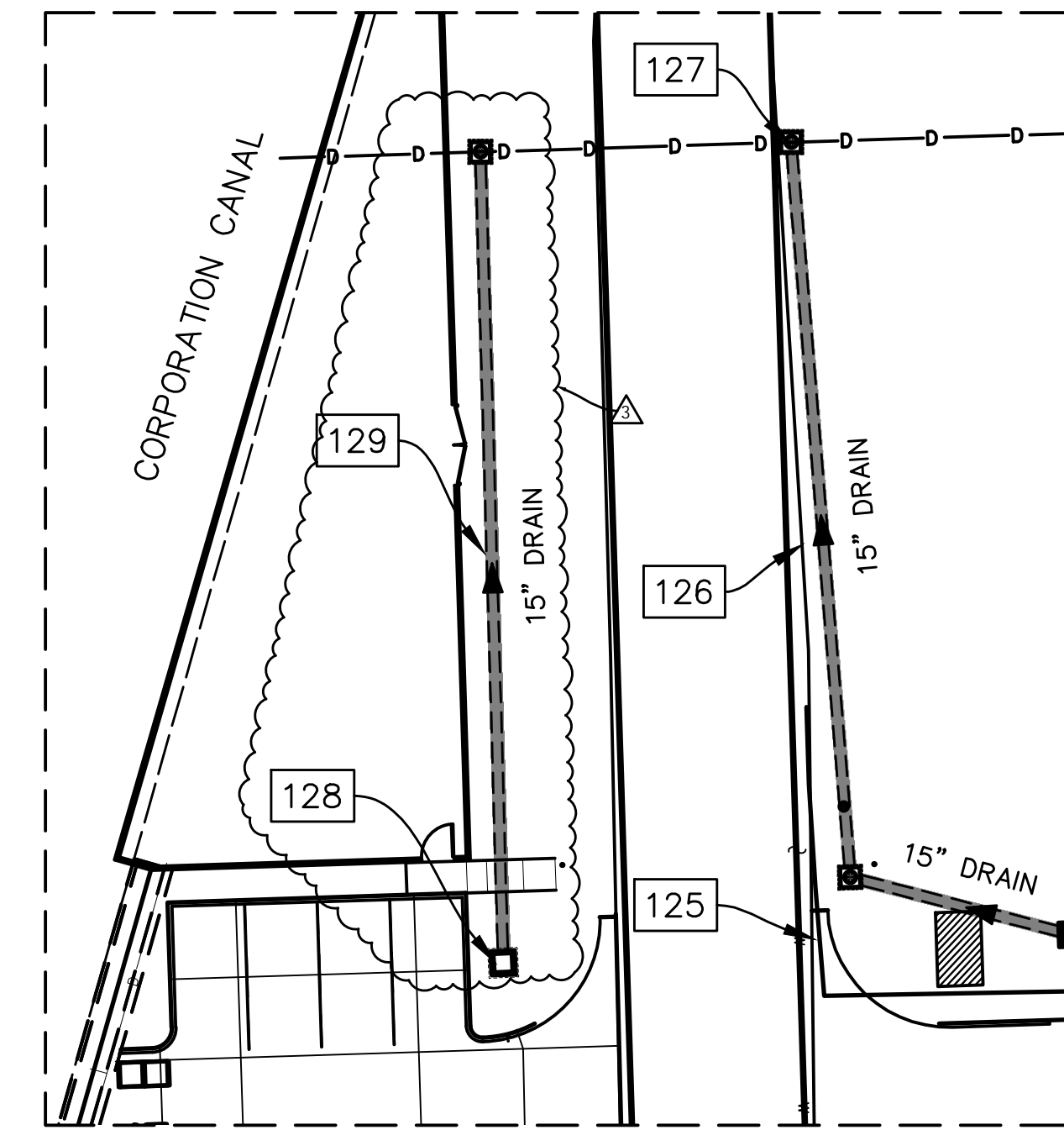


	STRUCTURE	TYPE	TOP ft	INVERT ft	NORTHING	EASTING
Bldg A	100	DOWNSPOUT	--	35.16	SEE ARCHITECTURAL PLANS	
	101	DOWNSPOUT	--	35.13		
	103	DOWNSPOUT	--	37.05		
	104	DOWNSPOUT	--	37.02		
Bldg B	106	DOWNSPOUT	--	38.83		
	107	DOWNSPOUT	--	38.86		
	109	DOWNSPOUT	--	40.35		
	110	DOWNSPOUT	--	40.32		
Bldg C	112	DOWNSPOUT	--	41.61		
	114	DOWNSPOUT	--	41.46		
	116	DOWNSPOUT	--	41.35		
	118	DOWNSPOUT	--	41.51		
121	GRATE INLET	33.00	29.45	703853.5	3327166.3	
123	GRATE INLET	33.50	27.95	703855.1	33272216.3	
125	DRAIN MANHOLE (CPS 702-20)	32.40	27.64	703852.8	3327134.7	
127	GRATE INLET (CPS 702-20)	MATCH EXIST.	26.65	703951.7	3327131.6	
128	CATCH BASIN	32.50	25.00	703855.3	3327094.0	
Bldg D	130	DOWNSPOUT	--	34.19	SEE ARCHITECTURAL PLANS	
	132	DOWNSPOUT	--	34.07		
	134	DOWNSPOUT	--	34.02		
	138	DOWNSPOUT	--	33.68		
	139	DOWNSPOUT	--	33.58		
	141	DOWNSPOUT	--	33.66		
142	DOWNSPOUT	--	33.76			



TYPICAL DOWNSPOUT CONFIGURATION
BLDG. A, B, & D

NO.	LENGTH ft	DIA in	MATERIAL	PIPES				SLOPE ft/ft
				US STR	US INV ft	DS STR	DS INV ft	
102	5.0		TRENCH DRAIN	--	35.07	--	35.02	0.01
105	5.0		TRENCH DRAIN	--	36.96	--	36.91	0.01
108	5.0		TRENCH DRAIN	--	38.77	--	38.72	0.01
111	5.0		TRENCH DRAIN	--	40.26	--	40.21	0.01
113	16.0	6	PVC	112	41.61	114	41.48	0.008
115	10.0	6	PVC	114	41.46	116	41.38	0.008
117	16.0	6	PVC	118	41.51	116	41.38	0.008
119	19.8	6	PVC	116	41.35	120	41.19	0.008
120	5.0		TRENCH DRAIN	--	41.19	--	41.14	0.01
122	150.0	12	PVC	121	29.45	123	27.95	0.01
124	31.6	15	RCP	123	27.95	125	27.64	0.01
126	99.0	15	RCP	125	27.64	127	26.65	0.01
129	52.4	15	RCP	128	25.00	Canal	24.48	0.01
131	15.2	6	FLEX PIPE	130	34.19	132	34.07	0.008
133	6.6	6	FLEX PIPE	132	34.07	134	34.02	0.008
135	41.9	6	FLEX PIPE	134	34.02	138	33.68	0.008
140	5.0		TRENCH DRAIN	--	33.57	--	33.52	0.01
143	5.0		TRENCH DRAIN	--	33.65	--	33.60	0.01



INSET A

- NOTES:**
- SITE LAYOUT OF RETAINING WALL, BUILDINGS AND ALL PAVING SHALL BE PERFORMED BY A LOUISIANA LICENSED LAND SURVEYOR PRIOR TO CONSTRUCTION.
 - FINAL RETAINING WALL SUBMITTAL SHALL BE APPROVED BY CIVIL ENGINEER, STRUCTURAL ENGINEER, AND ARCHITECT. A PRE-INSTALLATION MEETING SHALL BE REQUIRED IN THE FIELD JUST PRIOR TO INSTALLATION OF RETAINING WALL.
 - CONTRACTOR SHALL NOTIFY ARCHITECT WITHIN 24 HOURS OF COMPLETION OF RETAINING WALL INSTALLATION TO SCHEDULE AN IN FIELD REVIEW WITH THE CIVIL ENGINEER, STRUCTURAL ENGINEER, AND ARCHITECT.

3	ADDENDUM NO.6	03/03/23
2	ADDENDUM NO.5	11/23/22
1	ADDENDUM NO.3	05/05/21
REVISION	DATE	

Construction Documents
for
Cypress River Lofts

Oklahoma Street at Duane Street
Baton Rouge, Louisiana 70802

GRADING & DRAINAGE PLAN

REMSON|HALEY|HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802
© 2021 REMSON HALEY HERPIN ARCHITECTS
A PROFESSIONAL ARCHITECTURAL CORPORATION

2-12-2021	C2.01
ISSUE DATE	
75-01-17	
PROJECT NO.	