

PROJECT XYZ

SAMPLE CONSTRUCTABILITY REVIEW

1-Jan-00

Section II, Waterproofing Issues

<u>Item</u>			
<u>No.</u>	<u>Dwg.</u>	<u>Clarification</u>	<u>Notes</u>
1	1/A-XX	No curb is indicated for the exterior wall of the offices @ the north side of the building, grids 1-4. The exterior grade (concrete and landscaping) is only 2" below finish floor. Suggest adding a curb for waterproofing means.	
2	A-ZZ	Please provide waterproofing detail for duct penetration through the wall.	
3	A-ZZ	Please make notes on MEP drawings concerning how close conduits can be placed to each other, away from walls, away from curbs , etc... MEP Subs need this provided clearly to them prior to bid.	
4	A-XX	Need details for pipe penetrations larger than 6" diameter through EIFS. 11/A-YY has a maximum dimension of 6", but there are several overflow drains larger than 6".	
5	11/A-YY	Indicates only a single caulk joint for waterproofing protection, suggest adding flashing.	
6	A-XX	Elevation does not have a cut showing vertical transition from GFRC to EIFS, please provide this cut.	
7	A-ZZ	Suggest using expansion joint atop curb across center of roof in lieu of "low profile" model specified.	
8	1/A-XX	Only a caulk joint is indicated at louver sill, jamb and head. Suggest adding flashing at a minimum at sill. Also a good idea to flash head.	
9	1/A-ZZ	Scupper detail indicates only a single bead of sealant for protection, should this be a double caulk joint to assure this condition has both primary and secondary waterproofing protection? Also, should a trim piece be fabbed for the exterior face?	
10	1/A-ZZ	Roofing membrane is shown lapped the incorrect direction.	
11	07100	No flood testing is specified for balcony decks. Suggest adding this as the balconies are over occupied spaces.	

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12	07100	Waterproofing spec calls for mira drain protection board over balcony waterproofing, but details 1&2/A-XX do not indicate a protection/drainage board. Using the protection board is a good idea, suggest adding it to the details.	
13	A-ZZ, S-ZZ	There are several WF beams penetrating the parapet walls, 2 at each corner of the building. Suggest changing these to TS members for a better waterproofing condition. Also, will need to frame out around knife plates.	
14	10/A-XX	Metal sheds adjacent to loading dock show attaching the roof to the building. These sheds are only "shelters" not fully enclosed waterproof assemblies. Tying this shed roof into the building is a difficult waterproofing condition. Suggest moving the sheds a few inches off the building and making them stand alone structures.	
15	07000	Suggest providing acceptable detail/criteria for roof penetrations. Let Subs know now that duct supports must be round pipe, angles won't be permitted, etc... This will at a minimum establish a baseline level of quality and help eliminate future surprises to/from the Subs.	
16	1/A-YY	Vertical expansion joint detail is cut through plaster section, but please provide a detail cut at the GFRC wainscot and at the plaster indicating how those 2 products will meet. Plaster will likely need to wrap the corner behind the EJ and the GFRC will likely need a return leg behind the EJ to assure a solid seal.	
17	1/A-XX	Please provide a detail for the vertical joint between the metal panels and the CMU wall	
18	1/A-XX	Please provide a waterproofing detail for the wall shelving at the south elevation. Suggest eliminating wall shelving and purchasing shelving units to place in front of the wall to avoid the numerous penetrations through the plaster wall.	
19	A-XX	Please provide detail for window sill to GFRC wainscot. This condition occurs at 2 windows, rooms 1234 and 1235.	
20	21/A-YY	Suggest adding comment to exterior threshold detail that threshold be set in minimum 2 beads of sealant.	

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21	P-XX	Hose bib is graphically shown on the east face of the grid 1/A exterior corner, about 15 feet from the corner, which puts it centrally located amongst the planters in this area, but also in the GFRC wainscot. Suggest moving the Hose bib to the northern side of the 1/A corner, thus putting it in a plaster wall. It will be more aesthetically pleasing in the "alley-space" and will also be a better waterproofing condition.	
22	A-ZZ	Please provide a detail for the roofing termination to the metal panels at the penthouse.	
23	A-ZZ	AHU and other equipment pads do not call for sheet metal caps. Suggest using caps for protection. Most importantly edge protection.	
24	A-ZZ	Please provide a detail indicating the acceptable method for penetrating the roofing with equipment anchors.	
25	M-XX	Suggest making comment on Mechanical Drawings that all ductwork penetrating the building skin must be angled away from the building slightly (1/4" per foot for a minimum 3' suggested) to assure standing water conditions will not occur at the building atop the ductwork.	
26	21/A-YY	Indicates graphically appx a 3/4" caulk joint. Due to steel tolerances and the "air cushion" that must be used to account for those tolerances this gap will likely vary from very small to several inches wide. Suggest flashing this instead in order to properly waterproof the joint without an abnormally wide caulk joint and also to provide for a uniform, consistent, line for better aesthetic appearance.	
27	07000	The waterproofing membrane called out below the granite pavers is a very thick liquid boot product. This product will goop up at the perimeter and in doing so the "gooped-edges" will be in conflict with the square edge pavers. Because the gooped-edge is a requirement of the liquid boot system the granite pavers will need to have the underside beveled. Suggest using a different waterproofing membrane at these balcony locations to avoid this costly process.	

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28	11/A-YY	There are embeds in the concrete for the steel structure behind the plaster bump-outs around the building. The plaster face is only 7/8" off the face of steel, the weld for the beam to the embed is a 5/8" fillet weld, meaning with steel tolerances the edge of embed plate will need to be at least, if not more than, 1" from face of steel. ie, the edge of embed is 1/8" per plan past the face of plaster. This could probably be hidden by the caulk joint, but with the edge of steel this close to the edge of caulk joint over time the steel edge will become exposed a little bit. Just a small exposure to the elements will create rust streaks down the side of the building. Suggest revising this detail.	
29	A-XX	There is a somewhat odd flashing condition at grid Q/25. Suggest flagging this condition for field measurements, working this out in the field will likely be both an efficient way of solving the problem as well as an effective means.	
30	E-XX	Please provide a waterproofing method for the ductbank entering the basement electrical room @ grid 1/A. There are too many conduits and too little wall space for the conduits to penetrate the wall individually, with spacing per the waterproofing manufacturers guidelines.	
31	1/L-XX	Please confirm how the waterproofing membrane at the planters will terminate on the building walls. This membrane will need to be above the soil, please confirm how this condition will be addressed architecturally and how far above the soil the temrination needs to be.	
32	S-ZZ	Angle kickers for the roof screen need to be changed to pipe for better roofing condition.	