

PROJECT PROFILE

111 Maplewood Avenue, Portsmouth, NH

In the Nick of Time

Safety is always job one on any construction site. But 2020 has provided some unique challenges as COVID-19 shuts down jobsites throughout the country.

Luckily for the Streamline Waterproofing & Caulking crew, all the “heavy lifting” was complete at 111 Maplewood Avenue in Portsmouth, NH. The nearly 20,000-square-foot building is a one-story, multi-tenant office space with a partial walk-out basement located in downtown Portsmouth. By the time most jobs were shutting down, Project Manager Jason Marshall said only two crew members were needed to complete small details.

“Because the crew was small, we were able to social distance and ensure their safety,” said Marshall. “If this had happened in January when we had 12 guys on site, it would have been problematic because you have multiple people working closely together for all of your terminations and details. We lucked out and were basically done before the shutdown.”

The job, which began in February 2020, was broken down into six sections, Marshall said. The foundation walls were up against the property line on three sides.

“They excavated the whole site all at once and installed sheet piles,” Marshall said. “Then the concrete contractors poured a three-inch-thick concrete mud mat working slab in each of the phased areas. Then we would come in and apply the MiraPLY-H on the working mat, and MiraPLY-V up the sheet piles and plywood lagging walls. Then they poured the structural slab on top of that and did fine grades. Then we all moved to the next section and continued in that manner until all sections were complete.”

111 Maplewood Avenue at a glance

Location:

Portsmouth, NH

Architect:

Destefano Architects

Carlisle Coatings & Waterproofing Contractor:

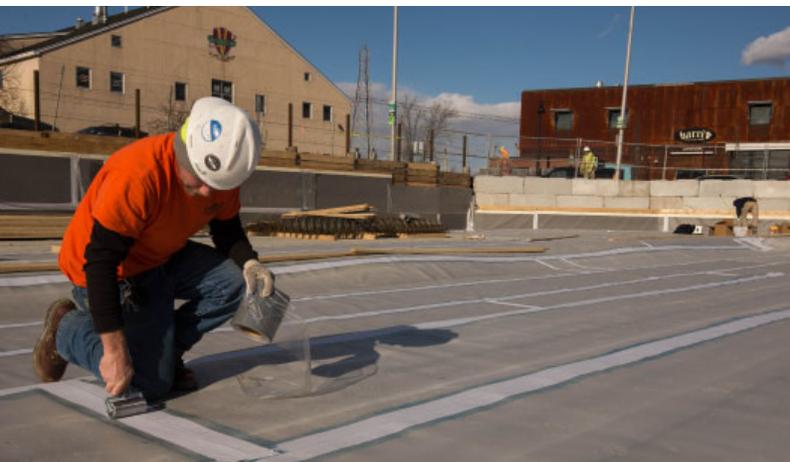
Streamline Waterproofing & Caulking

Carlisle Coatings & Waterproofing Products:

- MiraPly™-V with SeamLOCK™ Technology
- MiraDRI® 860/861
- CCW-703 LIQUISEAL®

Year Completed:

2020



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The most challenging part was in the basement area that contained two elevator pits. “They put a mud mat down and we installed MiraPLY-H under the elevator,” Marshall said. “Then we installed CCW 860 up the walls to the top of elevator pit. At the top we had a special detail where we used LIQUISEAL, then bedded it into the MiraPLY-H and attached a term bar, marrying the three products together. Once that was done, the embedded MiraPLY-H flap folded down onto the prepared substrate so we could tie in the rest of the slab.”

Marshall said the “tricky details” required a lot of coordination between trades. He said pre-construction meetings were crucial for sequencing with concrete subcontractors, rebar and steel contractors, his group, and the general contractor.

Marshall said the group had multiple meetings before the job started. They even extended the meetings to include mechanical trades having anything penetrating out of the walls or slab to ensure the integrity of the waterproofing membrane.

“These meetings are absolutely critical because you’ll have a lot of problems if you don’t,” Marshall said. “They are part of our business best practices because one trade will tell you they need to put four pipes here, but you may have two other trades that have penetrations you don’t know about. Next thing you know, you’ve got concrete poured and the surprise trade shows up with a core drill. They want to start coring through everything to snake their pipes through but now there is no way to get down there to make that connection. You’re in deep right there. Planning is key to avoiding these situations.”

The crew from Streamline Waterproofing & Caulking are certified CCW installers, having had private training some years ago. Marshall said his crew loves working with MiraPLY, particularly. In fact, he helps some general contractors write the specification to include MiraPLY and other CCW products.

“We’ve done a couple of other projects with MiraPLY and we like it,” Marshall said. “It’s easy to work with. It’s easy to make repairs and if you run into a tricky detail you have multiple options. If one product will not work, you can just shift gears and use a different accessory to make a connection or transition, for example.”

“My guys like the product a lot but we also appreciate the support from the CCW technical department. They are very helpful and we rely on them to sign off on any detail or technical alterations to previously determined details. That’s especially true on projects like this that have a full warranty,” Marshall finished.

