



# Arbordeau condominium complex

Devon, PA, USA



## Project Information

**Project category:**  
Residential

**Years of construction:**  
2020-2022

**Years of MAPEI involvement:**  
2020-2022

**MAPEI coordinators:**  
Joe Markert and David Marofsky

**Project owner:**  
Arbordeau Condominium Company

**General contractor:**  
Hudak Infrastructure

**Installer contractor:**  
Hudak Infrastructure

**Project manager:**  
Andon Hudak

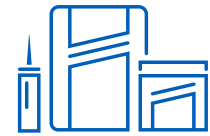
**Project size:**  
About 35,000 square feet (3 252 m<sup>2</sup>) over  
3 phases

- Phase 1 (ILE D'Huyere): 10,000 square feet (929 m<sup>2</sup>)
- Phase 2 (Dezac): 11,000 square feet (1 022 m<sup>2</sup>)
- Phase 3 (Gevrey): 14,000 square feet (1 301 m<sup>2</sup>)



## Project Overview

A waterproofing system featuring MAPEI's **Planiseal® CR1** membrane was installed in the underground parking structures at the upscale Arbordeau condominium complex.



## Products Used

**Mapedrain™ 30**  
**MAPEI LMR Fabric**  
**Planiseal CR1**



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## Blocking “l'eau” (water) at Arbordeau with liquid-applied waterproofing

Originally built in 1974, the Arbordeau condominium complex features 120 town houses and apartment flats that are situated on 15 acres in the heart of Devon, a quiet suburb that is outside of historic Philadelphia, Pennsylvania.

As the name “Arbordeau” suggests, the architecture of the complex is European style, meaning that the town houses and flats are grouped in clusters around circles. This design creates a sense of community, of space and of privacy, as each cluster has its own village feel. All parking is underground, and residents have direct access from their parking spots to their homes.

It was the underground parking that brought MAPEI to Arbordeau. By 2020, the waterproofing membranes over the parking garages needed repairs. Although the garages had been patched through the years, residents and property management at Arbordeau were looking for a long-lasting solution.

A design specification was written and a contractor, Hudak Infrastructure, was hired. However, the originally specified waterproofing product was expensive and, being familiar with MAPEI, Hudak reached out to the company for an alternative that would have the same warranty but be less expensive. MAPEI had just the right product with *Planiseal CRI*.

After meeting with MAPEI's technical service and sales representatives,

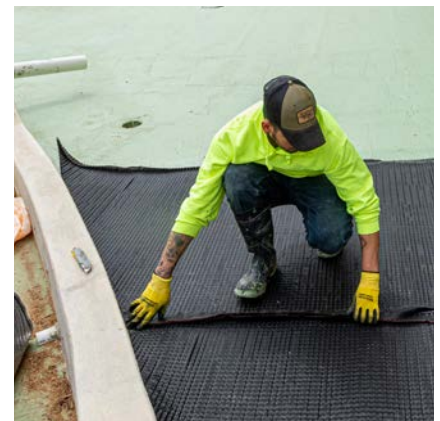
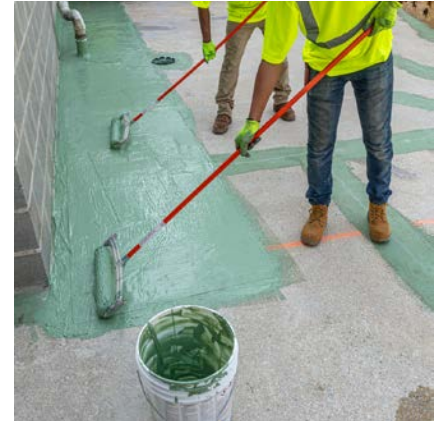
Arbordeau residents and property management agreed to the cost-saving solution. MAPEI's warranted waterproofing system solution featuring *Planiseal CRI* provided a much more efficient and effective solution to the parking garages' waterproofing needs. The switch was made and MAPEI was officially “on the job.”

### MAPEI on the job

The contractor, as well as property management, requested on-site training and supervision from MAPEI throughout the course of the installation. It was not because the products are difficult to install, but rather because the advice was so helpful that the install went quickly and smoothly. In addition, MAPEI's technical service team was able to train the installing crew on the appropriate way to apply *Planiseal CRI*.

Unlike other waterproofing membranes, *Planiseal CRI* is a single-component, 100%-solids, cold-fluid-applied, fast-setting structural membrane with low VOCs that can be applied in exterior and interior settings. Most waterproofing crews are used to mopping hot tar; MAPEI's *Planiseal CRI* applies like a coating with little to no VOCs, meaning that crews can use it indoors, on walls and in occupied spaces with little to no smell.

The application steps of the project were simple. First, the Hudak crew





# Blocking “l'eau” (water) at Arbordeau with liquid-applied waterproofing

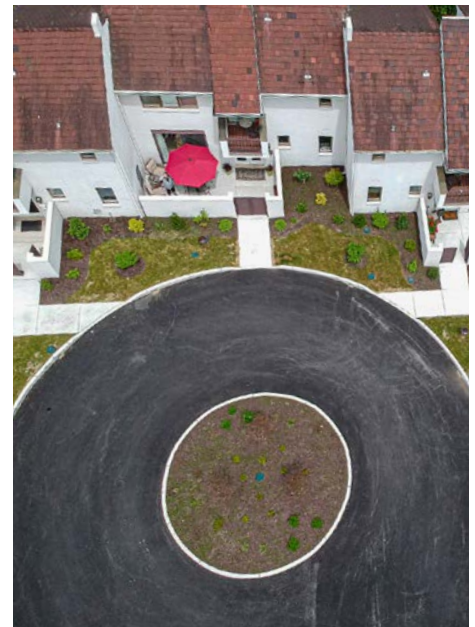
removed all debris from the substrate (including asphalt, soil, concrete curbs and vegetation), clearing the deck down to the structural slab. Any previous waterproofing membrane was removed via scarification and shotblasting.

Once the substrate was cleaned, the crew performed concrete repairs; then, sloping was created as needed for drainage. Next, using rollers, crew members installed two coats of *Planiseal CR1* – with **MAPEI LMR Fabric** embedded between the coats – on top of the properly prepared cracks and control joints. Then, on top of the waterproofing membrane, the crew installed **Mapedrain 30** drainage composite and new drains as needed.

“The entire project has been accomplished in three phases so far,” explained David Marofsky, MAPEI’s Concrete Restoration and Waterproofing Specialist, who was involved in the project.

Marofsky added, “Phase 1, known as ‘ILE D’Huyere,’ was August 2020 and encompassed 10,000 square feet [929 m<sup>2</sup>]. Phase 2, known as ‘Dezac,’ was in June of 2021 and was 11,000 square feet [1 022 m<sup>2</sup>] of waterproofing. Phase 3, known as ‘Gevrey,’ took place in June of 2022 and totaled 14,000 square feet [1 301 m<sup>2</sup>] for a grand total of approximately 35,000 square feet [3 252 m<sup>2</sup>] over two years.”

If there is a Phase Four, by all accounts it will be just as successful as the first three. And another parking garage will be watertight thanks to *Planiseal CR1*.



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