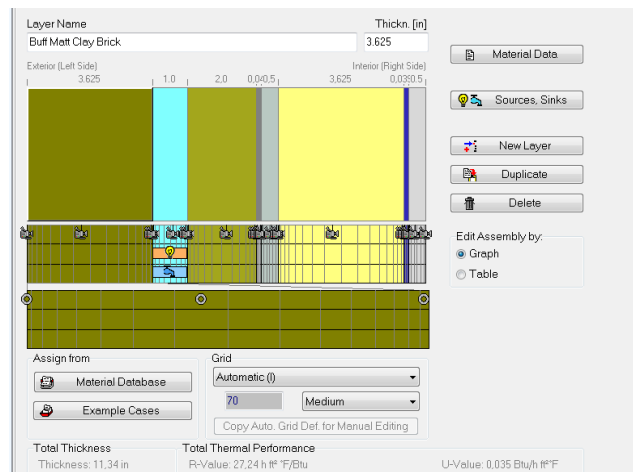


800 New Jersey Ave. (The Agora at the Collective) Construction Document Review & Quality Assurance during Construction



Mixed Use / Residential: an 11-story, 328 unit reinforced concrete apartment structure with a ground floor grocery store and retail areas, a three-level, below grade reinforced concrete parking garage and two levels of parking above the grocery store. The exterior is a combination of glass window walls with brick veneer, and cast stone accents over steel stud framing. Amenities include elevated landscaped courtyards and green roofs and a rooftop swimming pool. The building is located in SE, Washington D.C.

Challenge: Review the design phase construction documents to identify air and water infiltration issues, vapor and thermal transmission through the exterior envelope and provide solutions. Provide quality assurance review of building envelope installation throughout construction phase.

Value Added: During the design phase review D&A tasked with minimizing moisture condensation across the exterior wall section, which can corrode steel framing. D&A was able to cost effectively resolve the moisture issue utilizing hygrothermal analysis, identifying the need for a vapor permeable air barrier and variable permeability interior vapor retarder that with appropriate detailing promotes bi-directional drying of the wall assemblies. During construction D&A emphasized the need for water testing of limited penetration resistance rated terrace doors. Testing revealed a fabrication error that was readily addressed prior to building completion.

Service performed: Technical construction document review of plans; quality assurance during construction.

Client/Contractor: WC Smith / WCS Construction

Duration: 2013 - 2018

Architect: SK+I Architecture