

College Square (Compass at the Grove) **Construction Document Review & Quality Assurance during Construction**



306-unit multifamily residential project consisting of two, 4-story, wood framed buildings with a leasing center, two-story clubhouse and additional amenities including roof terraces at each building. The main entrance to the complex is accentuated by a porte cochere with its design recreated as a deep cornice above the clubhouse and supported by steel struts. The exterior is primarily manufactured stone veneer, with cast stone accents and fiber cement panels, siding and trim. Balconies are a combination of cantilevered and recessed configurations. The project is located in Newark, DE.

Challenge: Provide design phase services to assure overall quality of the construction documents for constructability issues related to the waterproofing, building envelope (weather barriers, cladding, fenestration and roofing). During construction assured accepted design phase recommendations were appropriately implemented.

Value Added: D&A's technical review of the construction documents identified issues with cladding system installation while addressing wood frame shortening and transitions to structural steel framing and CMU backup. Additional concerns regarding roof terrace feature installation sequencing were identified and addressed to ensure roof membrane integrity. D&A was able to recommend detailing modifications throughout the design and construction phases where appropriate.

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

Client/Developer: Cornerstone Tracey LLC
Architect: The Martin Architectural Group

Contractor: Bozzuto Construction Company
Duration: 2019-2022