

The Enclave Condominium Construction Document Review & Quality Assurance during Construction



80-unit residential condominium project consisting of two 4-story, wood framed buildings constructed on partially in-ground concrete parking garages. The exterior is primarily brick veneer with a fiber cement panel rainscreen system and fiber cement trim. Structural wood sheathing incorporating and integral weather barrier is installed behind the cladding systems. Concrete patios are protected by a waterproof traffic coating with upper balconies consisting of open-frame decking. The project is located in Fairfax City, VA.

Challenge: Provide overall review the construction documents for constructability issues related to the waterproofing, building envelope (weather barriers, cladding, fenestration and roofing) along with fire and sound separations.

Value Added: D&A's technical review of the construction documents identified issues with integration of waterproofing systems with weather resistive barrier components, veneers and cladding. During construction, D&A's timely on-site reviews at critical stages ensured integrity of the building envelope was maintained.

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

Client/Developer: The IDI Group Companies
Architect: Heffner Architects, PC

Contractor: John Moriarty Associates
Duration: 2016-2017