

McHenry Row Apartments Construction Document Review & Quality Assurance during Construction



Mixed-use residential/retail project in Baltimore, MD. East building is 6 stories with 129 units and 25,400 sf of first floor retail space and West building is 6 stories with 121 units and 22,500 sf of first floor retail space. D&A provided design and construction phase services for waterproofing and building envelope including pre-construction drawing review and construction phase quality assurance. East and West buildings were designed with high efficiency proprietary composite steel-and-concrete floor decks supported on steel stud-framed walls above a cast-in-place concrete floor slab separating retail from residential space. The buildings have a highly efficient thermal envelope with exterior walls clad in masonry veneers.

Challenge: Review the construction document to identify air and water infiltration issues, vapor and thermal transmission through the exterior envelope.

Value Added: A primary issue identified during D&A's technical review of the construction documents included minimizing moisture condensation across the exterior wall section, which can corrode steel framing. D&A was able to cost effectively resolve the moisture issue by providing detailing recommendations that ensured continuity between the weather resistive barrier and door/window penetrations while maintaining functionality of the drainage plane at the exterior cavity wall construction.

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

Client/Contractor: Chesapeake Paper Board, LLC
Architect: The Martin Architectural Group

Duration: 2008 - 2011