

Park Crest Lofts Construction Document Review & Construction Quality Assurance



This mixed use structure includes retail space on the ground floor, four levels of parking and 131 apartment units in this seven story, post-tensioned concrete frame structure. The site is located in Tyson's Corner, Virginia. The amenities include a fourth floor roof terrace with swimming pool and amenity building.

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

Value Added: Issues identified during D&A's technical review of the construction documents included placement of the vapor barrier, installation and attachment of the exterior metal panels and the plaza waterproofing. In conjunction with the project team, D&A was able to cost effectively resolve the vapor barrier issue by modifying the specified air barrier system to an air-vapor barrier system. Attachment of the metal panel system was revised to permit efficient installation sequencing while maintaining continuity of the air-vapor barrier system. Plaza waterproofing detailing was also modified in order to ensure continuity of the air-vapor barrier, maintain waterproofing integrity and ensure efficient construction sequencing.

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

Client: Crest Virginia, LLC

Contractor: Donohoe Construction

Duration: 2006-2008

Architect: DNC Architects