

The Watermark Construction Document Review & Quality Assurance during Construction



Boutique multifamily/retail project consisting of a 6-story, concrete frame building containing 16 dwelling units over partial in-grade parking and residential lobby at the ground floor. Additional retail areas are located on the second floor and a shared terrace with the adjacent hotel. The exterior is primarily clad with natural stone, brick veneer and cast stone accents. Upper floors are clad with metal panels, synthetic trim and entablatures. Balconies are recessed and protected by a waterproof traffic coating. The project is located in Old Town Alexandria, VA overlooking the Potomac River.

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 several issues including weather resistive barrier (WRB) continuity and support of heavily corbelled brick cornices and provided remedial design recommendations. During construction, D&A addressed concerns with fenestration and panning installations, wall and roof penetration flashing, fluid-applied air barrier compatibility and D&A was able to recommend appropriate detailing modifications.

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

Client/Developer: IDI Strand, L.C.
Architect: Rust Orling Architecture

Contractor: John Moriarty + Associates
Duration: 2018-2020