
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

1201 North Royal Street Construction Document Review & Quality Assurance during Construction



73-unit multifamily project consisting of a 7-story, post-tension concrete frame building and a separate 3-story building containing dedicated art space and multi-level dwelling units. The buildings are connected by a 2nd floor skybridge and constructed on a shared, 2-level, below-grade parking garage. The exterior is primarily brick veneer with cast stone at the lower levels with metal panels composing the balance of the cladding system. Fenestration consists of an aluminum frame, slab-edge bypass window wall system with storefront at the art spaces and entrances. The project is located in Old Town Alexandria, VA.

Challenge: Provide overall technical review of the construction documents related to waterproofing, building envelope (air barriers, cladding, fenestration and roofing) at critical design phases while emphasizing constructability and economy. Implement construction phase quality assurance program to address building envelope components and system installations.

Value Added: D&A's technical review of the construction documents identified issues with integration of waterproofing systems with air barrier components, veneers and cladding. D&A assisted with the complex detailing required at the expansion joint between the skybridge and main tower. During construction, D&A's timely on-site reviews at critical stages ensured integrity of the building envelope was maintained.

Service performed: Technical review of construction documents (drawings and specifications); quality assurance during construction.

Client/Developer: Carr City Centers
Architect: SK+I Architecture

Contractor: WCS Construction
Duration: 2019-2022