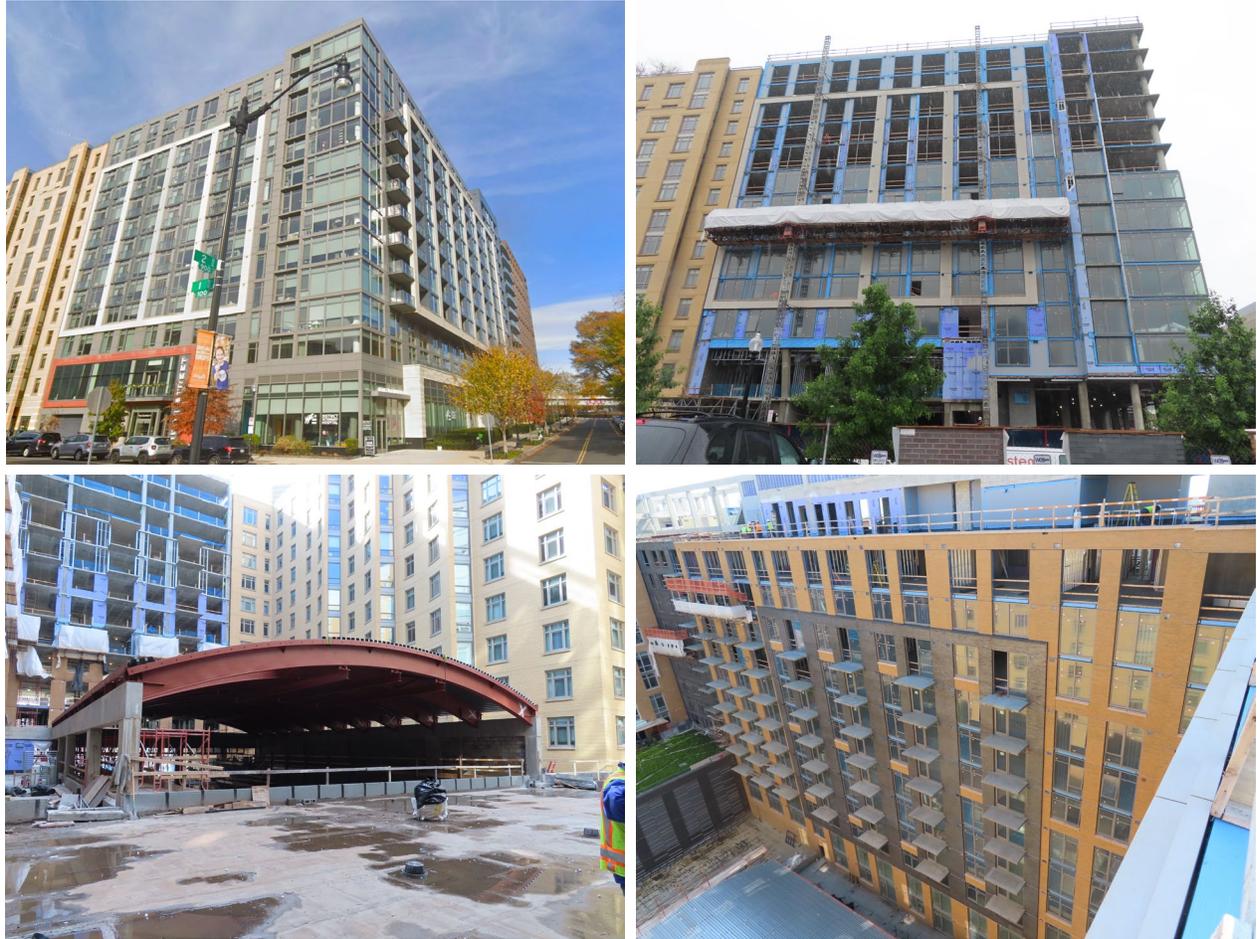


## 150 I Street (The Garrett at the Collective) Construction Document Review & Quality Assurance during Construction



Phase 3 of multiphase, mixed-use project consisting of a 13-story, post-tensioned concrete building with approximately 375 apartment units over a shared multi-level below grade parking structure. The exterior is primarily brick veneer, with cast stone accents, a granite base and metal panel cladding over steel stud framing. Fenestration consists of aluminum-frame curtain wall and storefront systems, windows and terrace doors. Amenities include, but are not limited to: landscaped courtyard, green roofs, outdoor spas, indoor basketball and racquetball courts and a roof level tennis court. The building is USGBC LEED registered and located in SE Washington, D.C.

**Challenge:** Review the design phase construction documents to identify air and water infiltration issues, vapor and thermal transmission through the exterior envelope and provide solutions. Provide quality assurance review of building envelope installation throughout the construction phase.

**Value Added:** A significant issue identified during D&A's technical design phase review included proper detailing of expansion joints between the current building and adjacent completed phases, particularly at the below grade parking structure, the sunken basketball court in the courtyard and roof level tennis court. D&A was able to recommend appropriate detailing for efficient and effective installation. During the construction phase, D&A's timely review of air barrier, fenestration, and cladding installations ensured consistency and proper integration while resolving field issues as they arose.

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

**Client/Contractor:** WC Smith / WCS Construction

**Duration:** 2017 - 2021

**Architect:** SK-I Architecture