
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

7th & Pennsylvania Avenue Construction Document Review & Quality Assurance during Construction



Award winning, mixed use (office and retail) project consists of a four-story, steel-frame infill building nestled between existing office building, historic Penn Theater and existing row house. The exterior is primarily clad in zinc rain screen panels, with precast concrete panels formed with laser-cut tile and copper cladding above main entrance, all installed over a fluid-applied, vapor-permeable air barrier system. Roofing consists of TPO membrane. The building is USGBC LEED registered and located in Capital Hill/Eastern Market area of 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. Identify critical detailing needs where new construction intersects existing, adjacent buildings. Provide quality assurance review of the building envelope installation throughout the construction phase.

Value Added: A significant issue identified during D&A's technical design review of the construction documents included proper detailing of the precast cladding attachment to the structure while maintaining air barrier integrity and construction sequencing. Similar issues encountered with integration of the rain screen zinc and copper cladding systems with the fenestration for weather resistance. D&A worked with the Architect, General Contractor and subcontractors through both the design and construction phases to ensure proper building envelope performance.

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

Client/Contractor: Stanton Development Corporation

General Contractor: American Property Construction

Architect: Esocoff and Associates

Duration: 2009 - 2014