

## Intersection at O Construction Document Review & Quality Assurance during Construction



11-story concrete frame mixed-use building with one level of below grade parking located on tight urban site in NW Washington, DC. Retail and local church parish offices located on ground level. Balance of building consists of 79 residential dwelling units and amenities including 9<sup>th</sup> floor common terrace and 11<sup>th</sup> floor private terraces. Exterior clad with brick veneer and metal rainscreen panel accents over fluid-applied, vapor-permeable air barrier on sheathed, cold formed metal frame backup walls. Fenestration consists of aluminum frame windows, window wall and curtain wall systems.

### Challenge:

- Provide overall building envelope, fire- and sound-rated construction consulting during the design phase focused on constructability issues related to the below-/above-grade waterproofing, building envelope (air barriers, cladding, fenestration, roofing), fire- and sound-rated assemblies.

### Value Added:

- Our design phase reviews assisted project team with ensuring building envelope system integrity, especially concerning integration detailing and construction for unit skylight monitor shafts and bio-retention planters at vegetative roof and terrace assemblies.
- D&A identified areas where detailing for integration of fire-rated partitions and shaft walls was insufficient while during construction field reviews confirmed appropriate sequencing and continuity was provided. Similarly, our detailed reviews confirmed code council recommended enhanced floor-ceiling assembly sound ratings were readily achievable.

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

**Developer/Client:** Roadside Development

**Contractor:** McCullough Construction

**Architect:** Shalom Baranes Associates

**Duration:** 2020 - 2023