
DAVIDSON & ASSOCIATES

CONSTRUCTION ANALYSTS, INC.

The Beacon at Waugh Chapel Construction Document Review & Quality Assurance during Construction



The 298-unit multifamily residential project consisting of two, 4-story, wood framed buildings constructed around central courtyards, one of which contains a swimming pool. The exterior is primarily manufactured stone veneer, with cast stone accents and fiber cement panels and trim. Balconies are typically recessed with those located over conditioned space protected by a waterproof traffic coating. The project is located in Gambrills, MD.

Challenge: Provide overall review the construction documents for constructability issues related to the waterproofing, building envelope (weather barriers, cladding, fenestration and roofing) along with fire and sound separations.

Value Added: D&A's technical review of the construction documents identified issues with insufficient expansion and controls joints in the extensive manufactured stone veneer and fiber cement cladding as needed to address wood frame shortening. Working with the architect and manufacturers, D&A was able to effectively and aesthetically locate the requisite joints. During construction, was also able to identify simple solutions related to manufactured stone attachment negating extensive modifications.

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

Client/Developer: Bozzuto Development
Architect: The Martin Architectural Group

Contractor: Bozzuto Construction Company
Duration: 2011-2013