

Chevy Chase Lake Construction Document Review & Quality Assurance during Construction



Three-phase mixed-use (residential and retail) project located in Montgomery County, MD and consisting of two, post-tensioned concrete buildings and one wood-frame building on concrete podium with more than 500 multifamily units surrounding a shared plaza over a multi-level below grade parking structure extending beneath the buildings. The exterior is primarily brick veneer, with cast stone accents and metal panel cladding over stud framing. Building 1 (The Claude) provides direct access to the new Purple Line light-rail system via an elevated courtyard connected to the system platform. Building 2 (Ritz-Carlton Residences) contains a ground floor restaurant while Building 3 (The Barrett) contains a major grocery chain. Amenities include, but are not limited to: multiple landscaped courtyards, a swimming pool, penthouse level terraces and green roofs.

Challenge: The compressed construction document preparation schedule required and expedited review for issues related to air and water infiltration, vapor and thermal transmission through the building envelope, along with veneer and cast stone element support through spray foam air barrier.

Value Added: Although the exterior wall design across the buildings incorporated the same spray foam air barrier system in spite of differing backup construction and fenestration systems, D&A was able to identify constructability issues across the systems and provide component and detail recommendations accommodating the necessary sequencing of the trades while maintaining continuity of the building envelope (below grade waterproofing, exterior walls and roof systems).

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

Developer/Contractor: Bozzuto Development Group/BCC

Duration: 2018 - 2023

Architect: The Martin Architectural Group (Architect of Record), DMSASS (Design Architect)