

## The Monarch at Waugh Chapel Construction Document Review & Quality Assurance during Construction



246-unit multifamily residential project consisting of two, 4-story, wood framed wings separated by a two-story amenity space and enclosing a landscaped courtyard containing a swimming pool. The exterior is primarily brick veneer, with cast stone accents and fiber cement panels, siding 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 design phase services to assure overall quality of the construction documents for constructability issues related to the waterproofing, building envelope (weather barriers, cladding, fenestration and roofing) along with fire and sound separations. During construction assured accepted design phase recommendations were appropriately implemented.

**Value Added:** D&A's technical review of the construction documents identified issues with cladding system installation while addressing wood frame shortening and transitions to structural steel framing and CMU backup. Additional concerns were identified with continuity of weather resistive barriers with interior vapor retarders and thermal continuity at multistory cantilevered bays. D&A was able to recommend appropriate detailing 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:** 2016-2018