

## The Sterling Construction Document Review & Quality Assurance during Construction



Multifamily/retail project consisting of a 16-story, concrete frame building containing 197 dwelling units, adjoining community center and landscaped entrance plaza over four levels of below-grade. The exterior is primarily clad with brick veneer and cast stone accents over a weather resistive barrier (WRB). The ground floor retail areas are accented with heavily articulated brick piers with cast stone panel bases punctuated by storefront glazing. Fenestration at the upper floors consists of aluminum windows and window wall systems enclosing some balconies. The project is located in Rockville, 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). During construction assured accepted design phase recommendations were appropriately implemented.

**Value Added:** D&A's fast-tracked technical review of the construction documents identified several issues including continuity of weather resistive barrier (WRB) with fenestration/flashing and waterproofing conflicts at elevated plaza walkways while providing remedial recommendations. During construction, D&A addressed fenestration flashing installation sequencing, mitigating perimeter water infiltration concerns and verified through testing.

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

**Client/Developer:** WFP Companies, Inc.  
**Architect:** VOA Incorporated

**Contractor:** Donohoe Construction  
**Duration:** 2005-2006