



Trends in Enclosure and Durability Detailing: Wood-Frame Multi-Family

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*Disclaimer: This presentation was developed by a third party and is not
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Outline

- Multi-Family Construction Architectural Trends
- Detailing Strategies for Durability
- Critical Enclosure Hot Spots for Durability

Multi-Family Construction Architectural Trends

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- Mixed Used Development
 - Urban Infill
 - Retail at ground level
 - Residential above



Multi-Family Construction Architectural Trends

- Mixed Structural Systems
 - Reinforced Concrete Podiums and Parking Garage
 - Wood-Framed for Apartment Unit Levels



Multi-Family Construction Architectural Trends

- Complex Geometry
 - Offsets
 - Inside Corners
 - Outside Corners
 - Window Frames
 - Projected Balconies



Multi-Family Construction Architectural Trends

- Fenestration on Steroids
 - Punched Windows
 - Balcony Doors
 - Screen Doors
 - Lobby Curtain Walls
 - Storefronts



Multi-Family Construction Architectural Trends

- Mixed Façade Materials
 - Rainscreens
 - Metal Panels
 - Brick Masonry
 - Faux Stone
 - Adhered Masonry
 - Stucco
 - EIFS



Multi-Family Construction Architectural Trends

- Fast Paced Construction
 - Speed to Market
 - Pre-Rented
 - Pre-Leased
 - Low-Skilled Labor
 - Lack of Quality Control



Detailing Strategies for Durability

Detailing Strategies for Durability

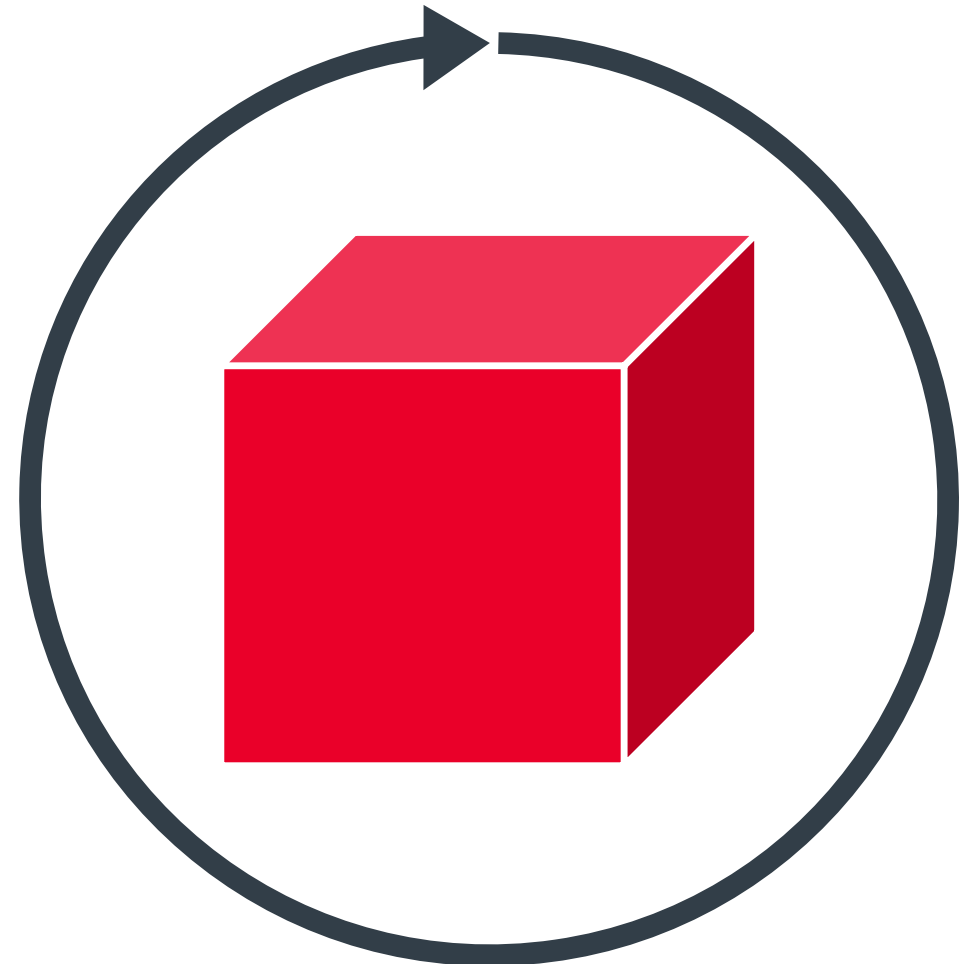
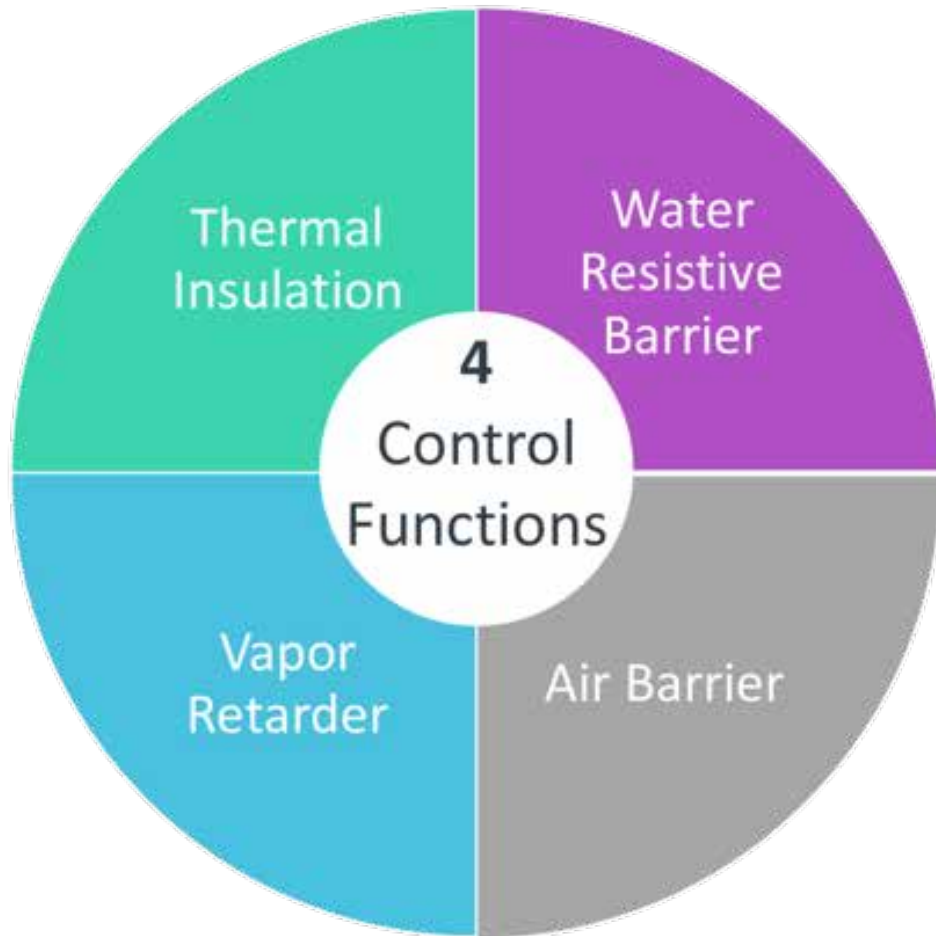
- Architectural Deflectors

- Roof Overhangs
- Coping Caps
- Cornices
- Ledges
- Balconies
- Belt Courses
- Window Frames
- Through-Wall Flashings



Detailing Strategies for Durability

- Control Layer Continuity



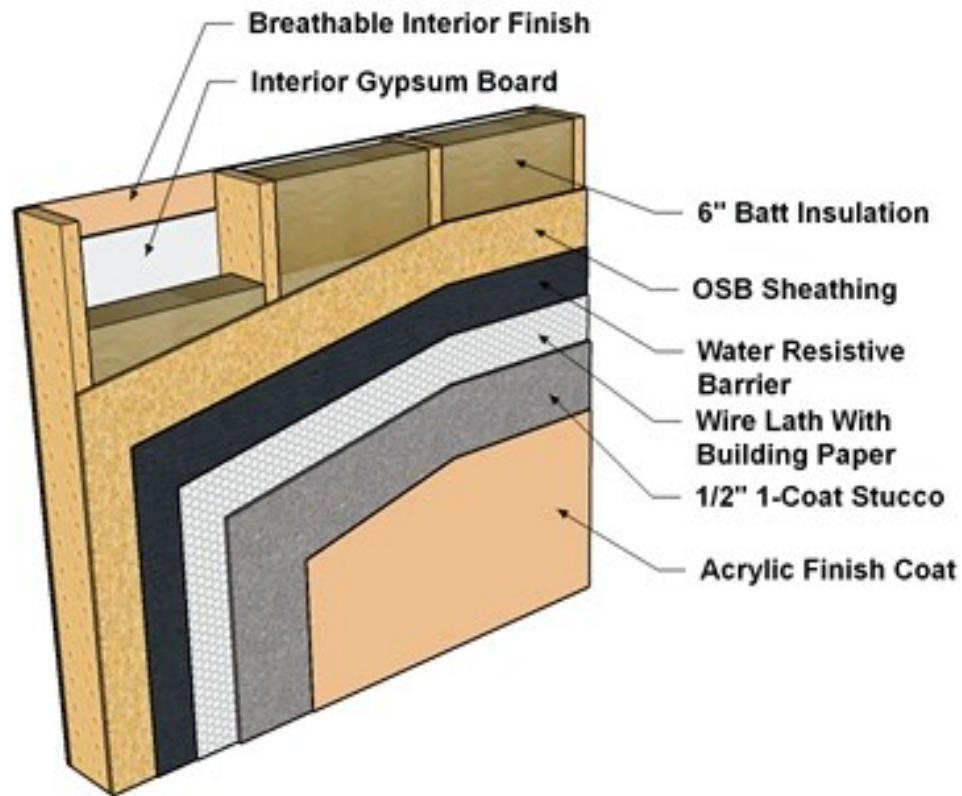
Detailing Strategies for Durability

- Material Selection

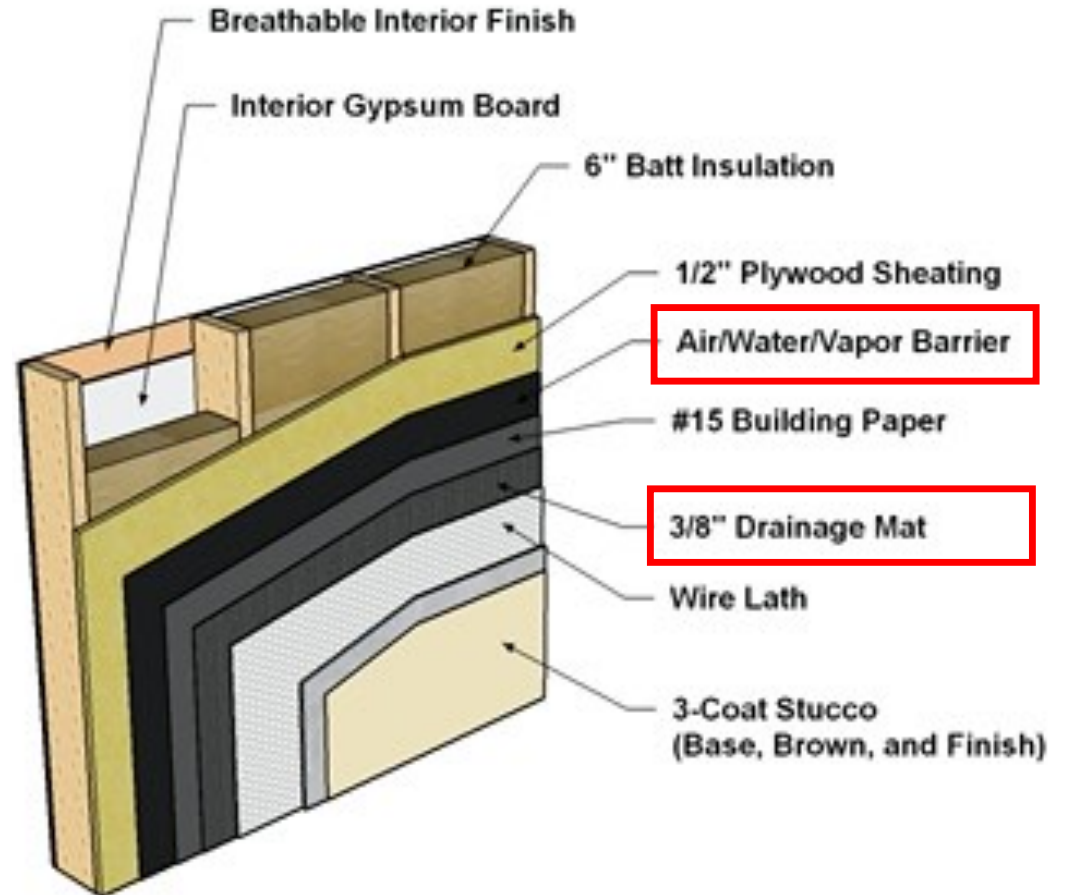


Detailing Strategies for Durability

- Redundancy



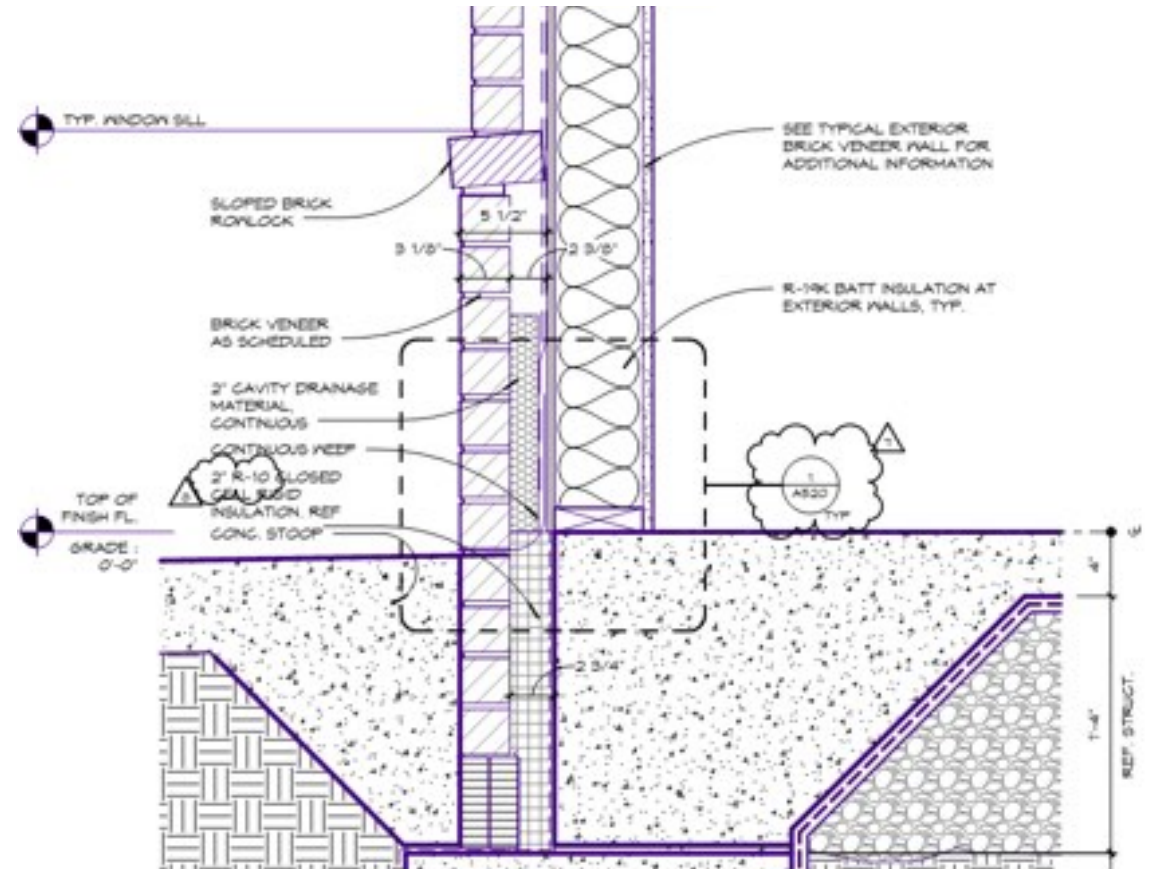
Mass Wall



Drainable Wall

Detailing Strategies for Durability

- Detail Every Detail on Paper



Detailing Strategies for Durability

- Mockups – Practice Makes Perfect



Detailing Strategies for Durability

- Test and Verify



Critical Enclosure Hot Spots for Durability

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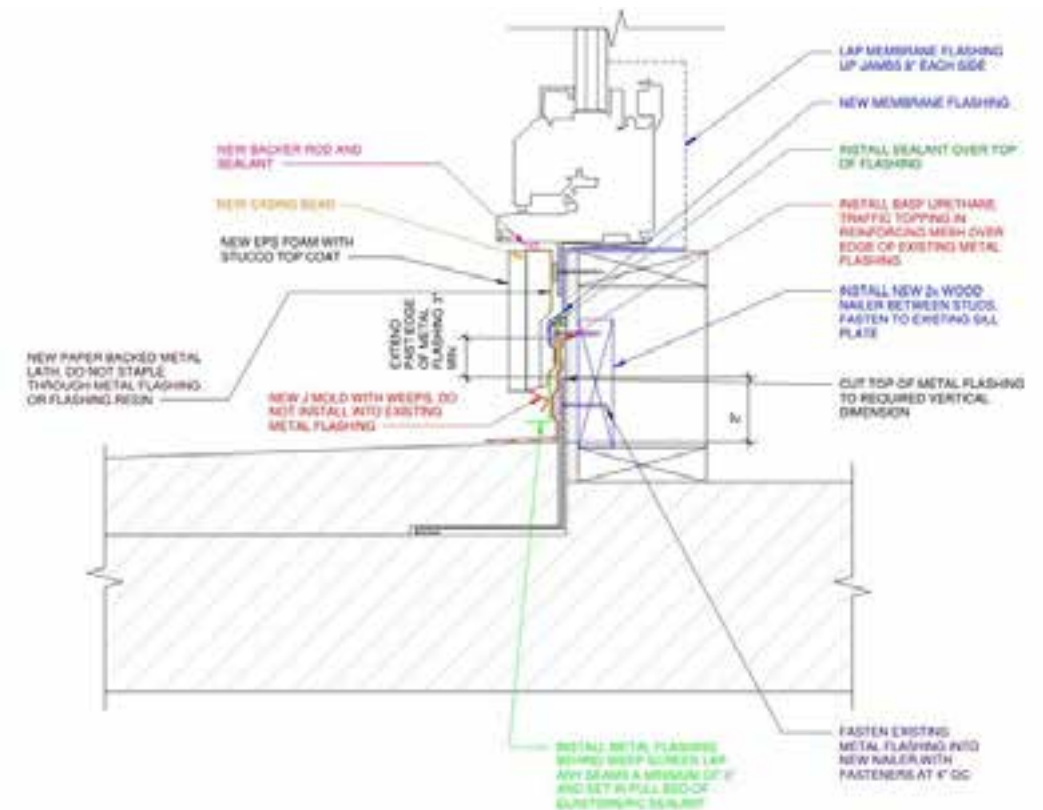
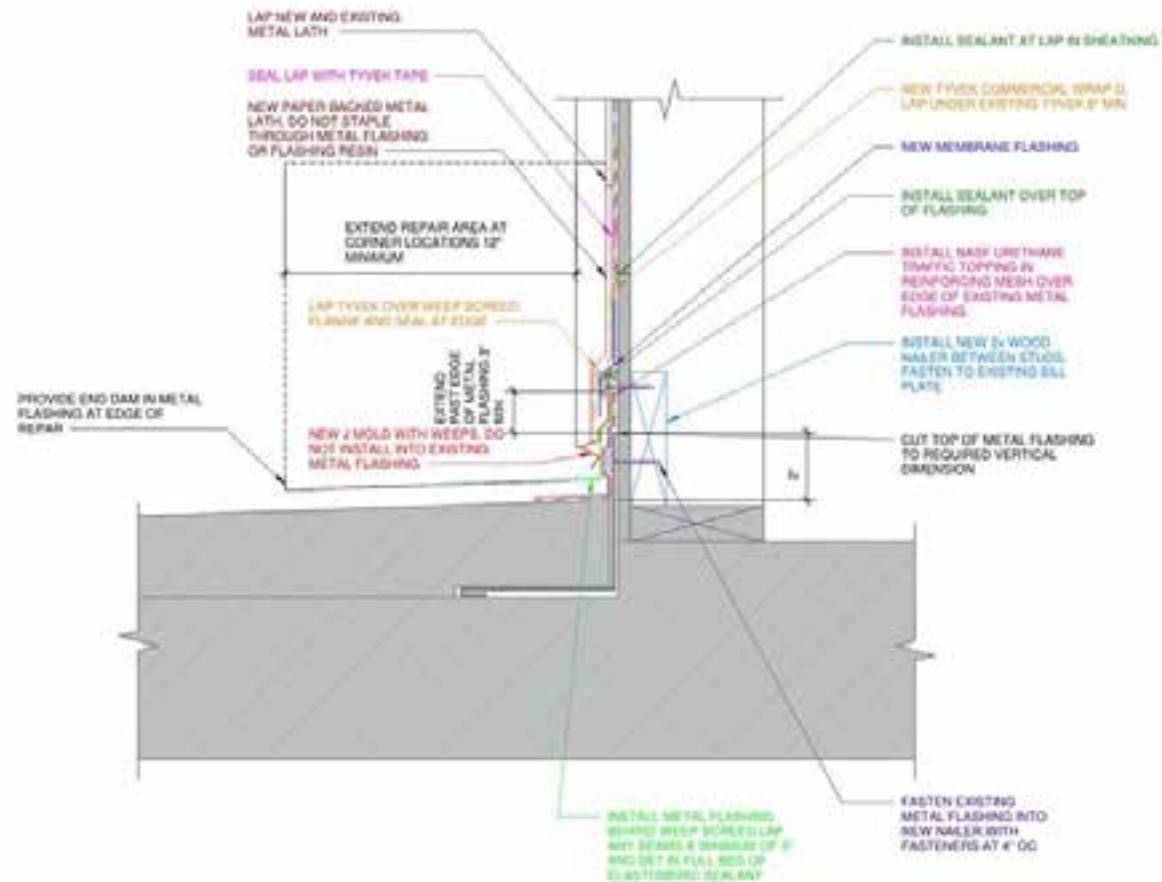
Critical Enclosure Hot Spots for Durability

- Podiums



Critical Enclosure Hot Spots for Durability

- Podiums



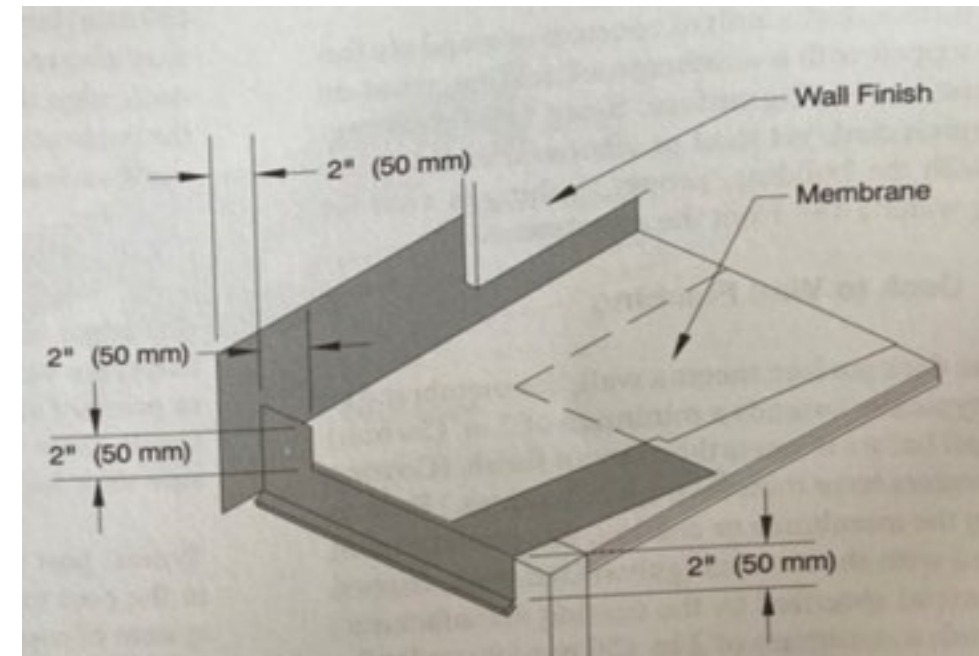
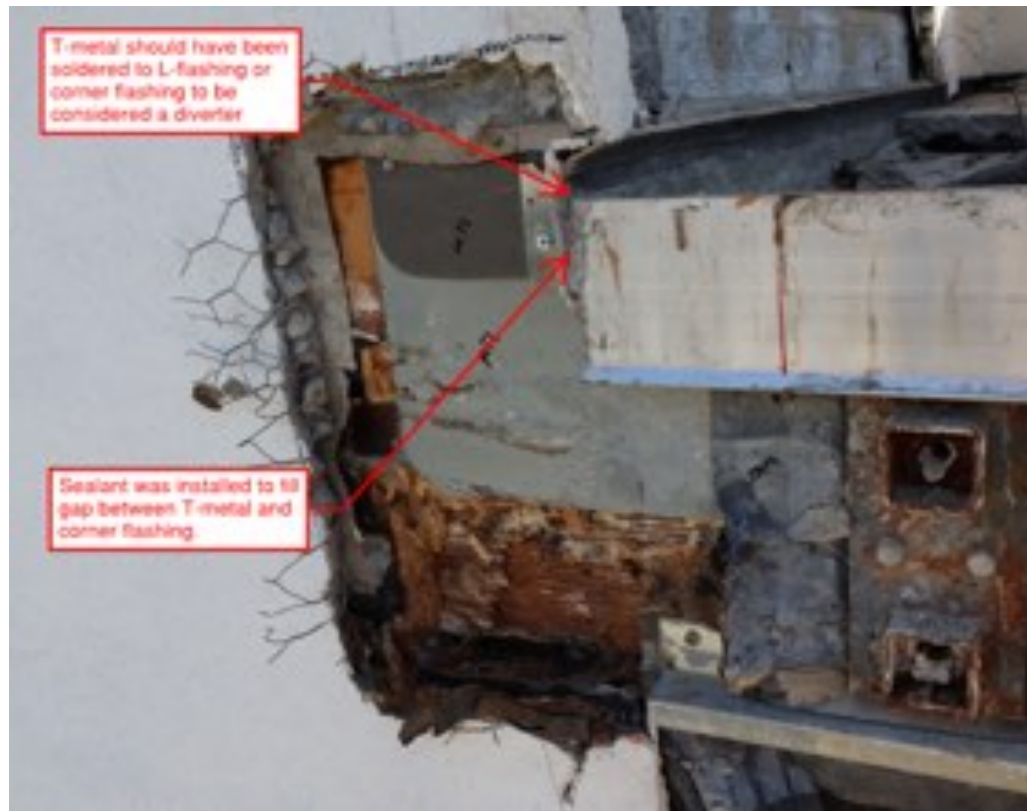
Critical Enclosure Hot Spots for Durability

- Balconies



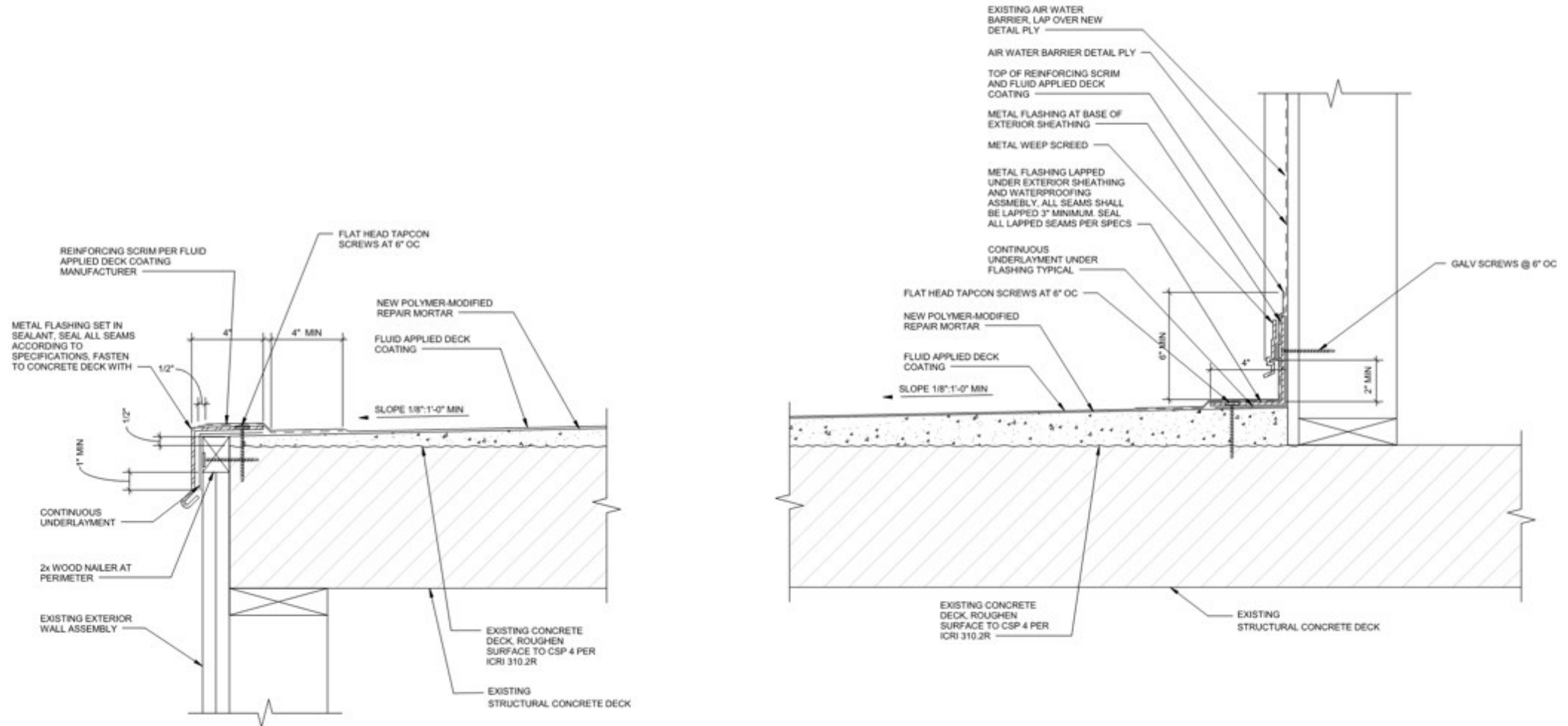
Critical Enclosure Hot Spots for Durability

- Balconies



Critical Enclosure Hot Spots for Durability

- Balconies



Critical Enclosure Hot Spots for Durability

- Punched Windows



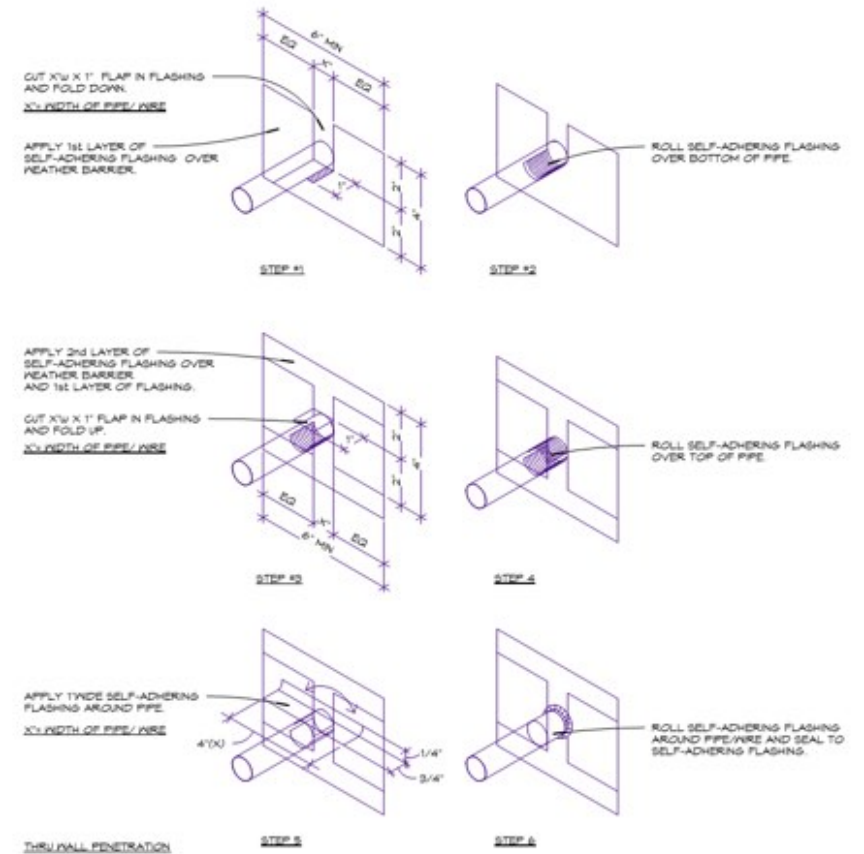
Critical Enclosure Hot Spots for Durability

- Punched Windows



Critical Enclosure Hot Spots for Durability

- Wall Penetrations



Summary

**Enhanced Design Detailing
+
Quality Detailing Installation
=
Durability
+
Resiliency!**



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