

## MARLBOROUGH HOUSE

### Project Details

Project No.	1196.00
Year of Completion	1998–Present
Location	Coquitlam, BC

### Project Team

Client	Strata Plan LMS 2134
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### RDH Services

- Condition assessment
- Construction documents
- Tendering
- Field review

### RDH Staff

Principal	Dave Ricketts
Key Staff	Kathleen Smith
	Mike Battistel

### Project Description

- Floor Area: 265,000 sq ft
- Number of Suites: 194
- Number of Storeys: 4
- Use/Occupancy: Residential
- Face seal stucco wall assemblies.
- Vinyl frame, double-glazed windows.
- Cornice details at roof and intermediate floors.
- While this building has wall assemblies that are sensitive to moisture ingress, the cornices provide protection.
- Pro-active maintenance and improvements to cornice detailing and balconies have allowed the building enclosure for this complex to perform adequately for many years.
- Periodic verification of acceptable performance through moisture probes and exploratory openings has facilitated a focused maintenance program.
- Good example of moisture management by controlling exposure through relatively small overhangs.



# Project Profile