

# **OCEANS ONE FENESTRATION PROJECT**

## **Flores-Hager & Associates Keystone Engineering and Consulting Project Summary # 1 July 31<sup>st</sup> through August 18<sup>th</sup>, 2017 City of Daytona Beach Shores Permit # 20171318**

These Project Summaries will be published by Keystone and submitted bi-weekly to provide information relative to the overall progress, including photographs of each step of the construction as it proceeds. Weather has been typical for August in Florida with daily high temperatures in the low 90's and rainfall an expected interruption to the workday.

The project commenced on July 31, 2017 with a three-man crew fabricating barriers and signage that was erected at the main entrance to the lobby to avert civilians from entering or exiting this area during construction overhead. The FHA personnel increased to six workers during the week of August 7<sup>th</sup> and seven for the week of August 14, 2017.

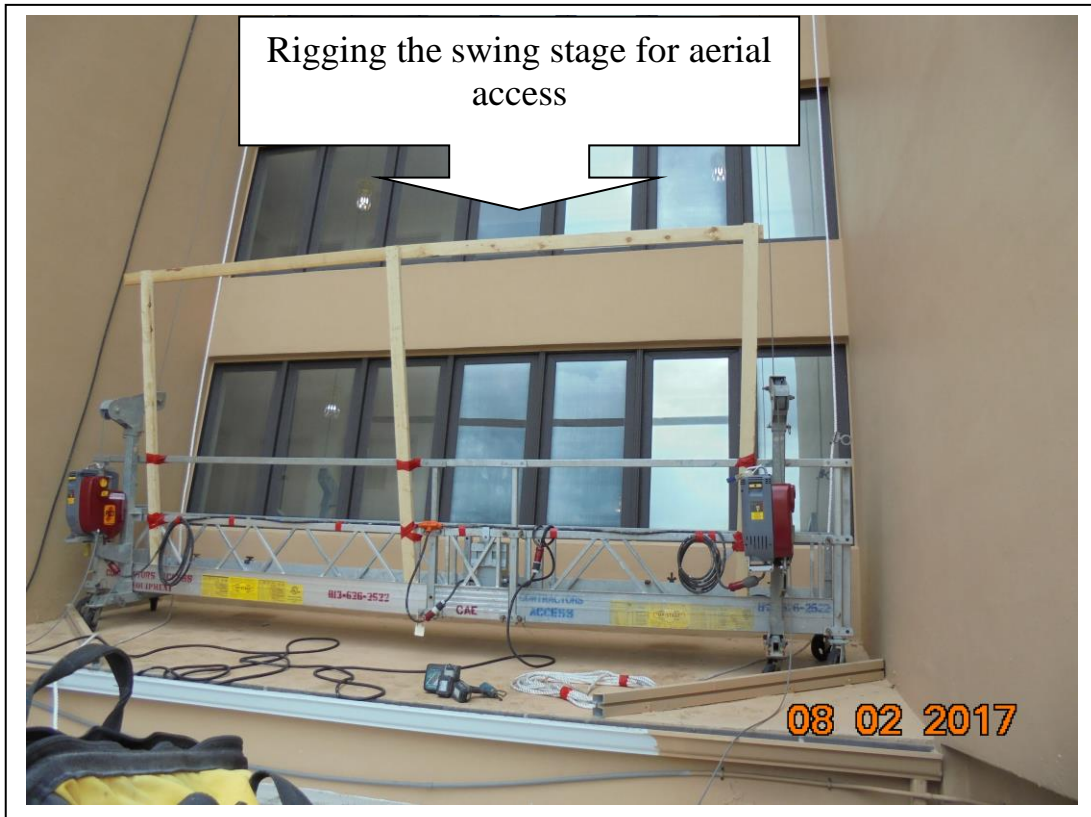
The fenestration replacement at the 20<sup>th</sup>, 21<sup>st</sup> and 22<sup>nd</sup> floor elevator lobbies has advanced rapidly with the installation of the ES manufactured, heavy commercial, storefront assemblies comprised of large-missile compliant insulated glazing with a Low-e coating for improved energy efficiency. Removal of windows at the 19<sup>th</sup> floor opening began as scheduled on August 18, 2017 to continue the assembly-line strategy.

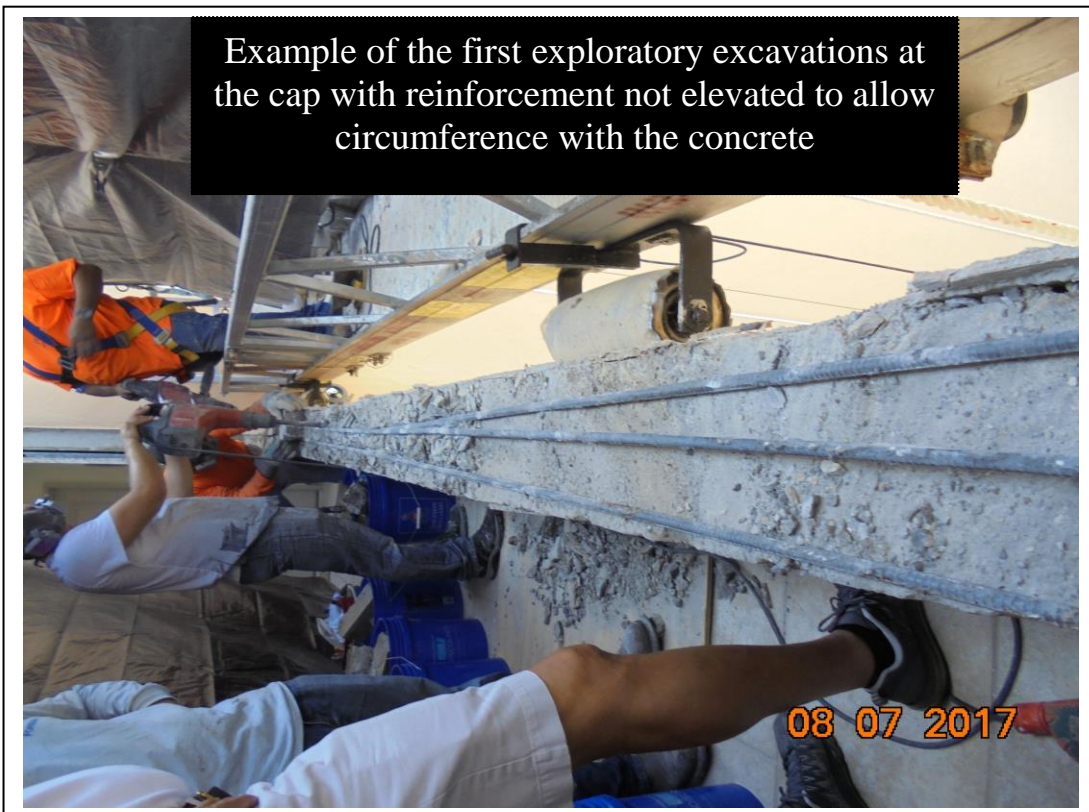
Keystone has been on-site almost every day since commencement to monitor work underway and provide on-going directions as the mockups of all activities develop. The engineer's site visit on August 7, 2017 confirmed the original construction windows were installed on a concrete cap with improperly placed reinforcing steel to address anticipated minimum live load requirements in a high-rise application. The discovered reinforcing detail for creating a rigid connection between the cast-in-place kneewall and cap was observed to be (3) ½" diameter grade-60 bars placed horizontally directly on the kneewall with no vertical dowels to reasonably connect the two structural members.

Once the existing windows and concrete cap are removed, the sill of the opening is precisely leveled using a laser level and 2x-buck as a template for the horizontal plane. Design of the replacement panels incorporate a snap extrusion at the stiles, rather than traditional mullions, which negates the worry of attaining and maintain the seal at the two

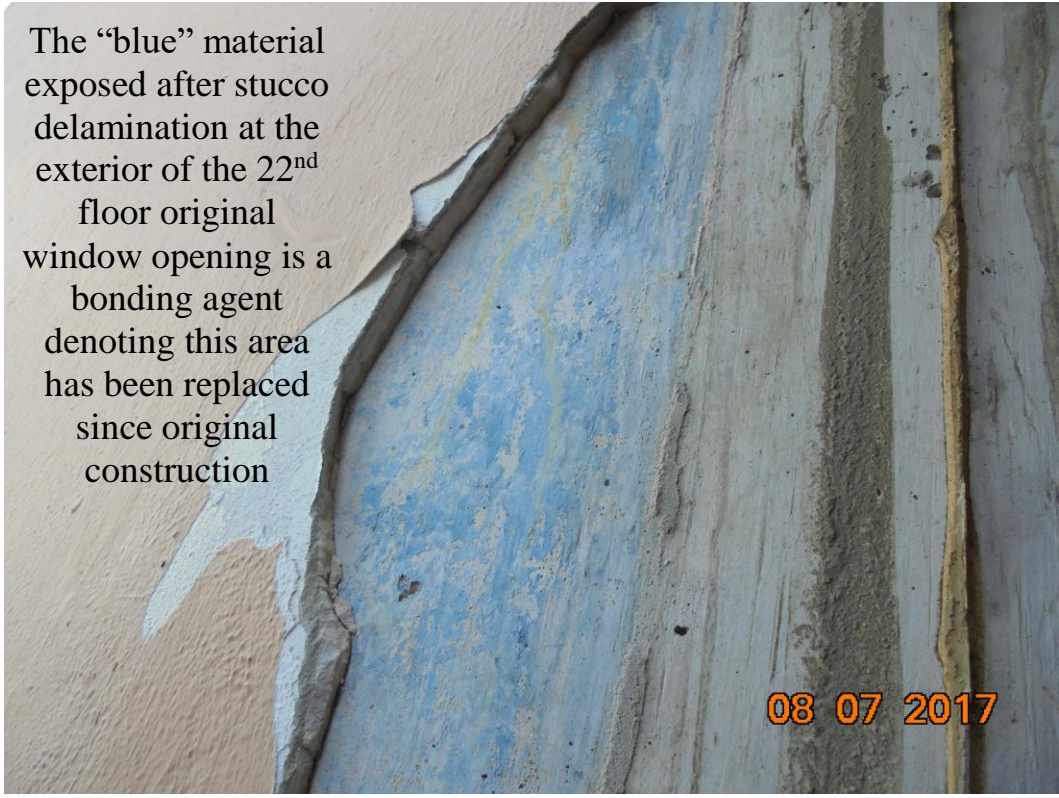
mullion junctures. After the abutting panels are snapped in-place there are eight ¼” long stainless steel though bolts installed. The head and sill of each panel is secured to the structural concrete with four 5” long stainless steel Tapcon style masonry anchors to achieve the Notice of Acceptance requirements for embedment into the substrate.

Interior finishes kicked off during the week of August 14<sup>th</sup> with pressure treated furring strips being installed at the 21<sup>st</sup> and 22<sup>nd</sup> floor followed by installation of the ¾” foil-faced insulation. The popcorn texture adjacent to the installed fenestrations has also got underway with the base coat ready for “shooting” the texture on August 21, 2017 that will be experimented with until a satisfactory blend with the adjacent surfaces is achieved.

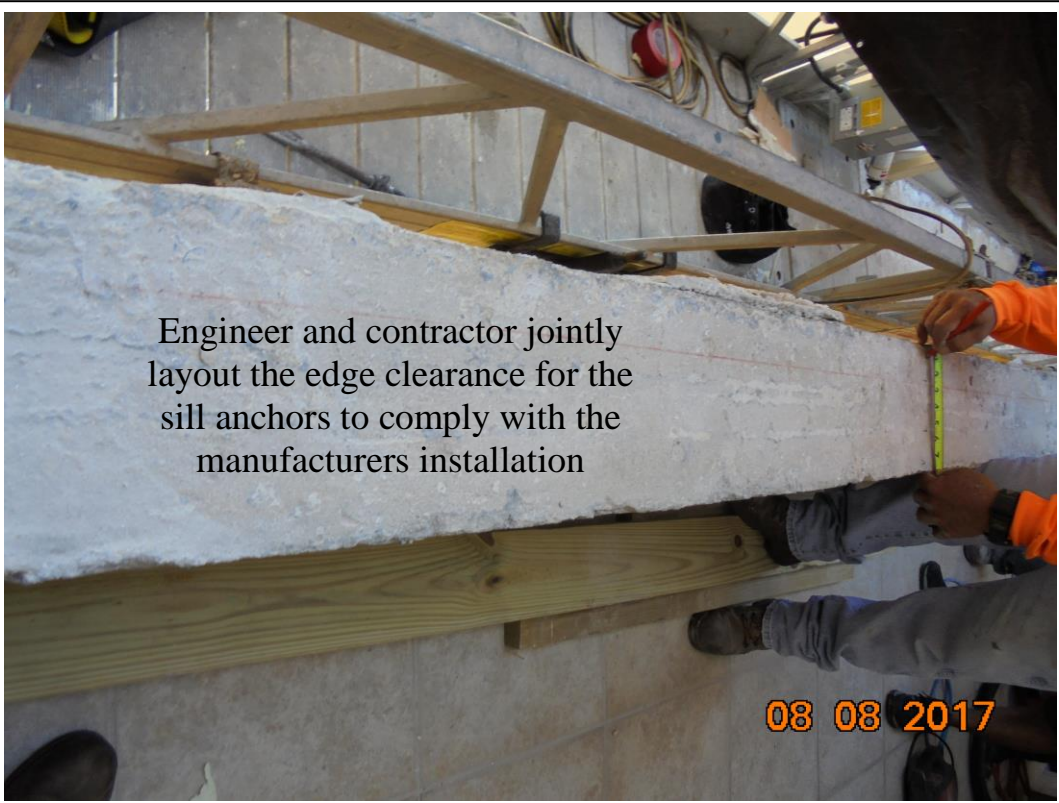


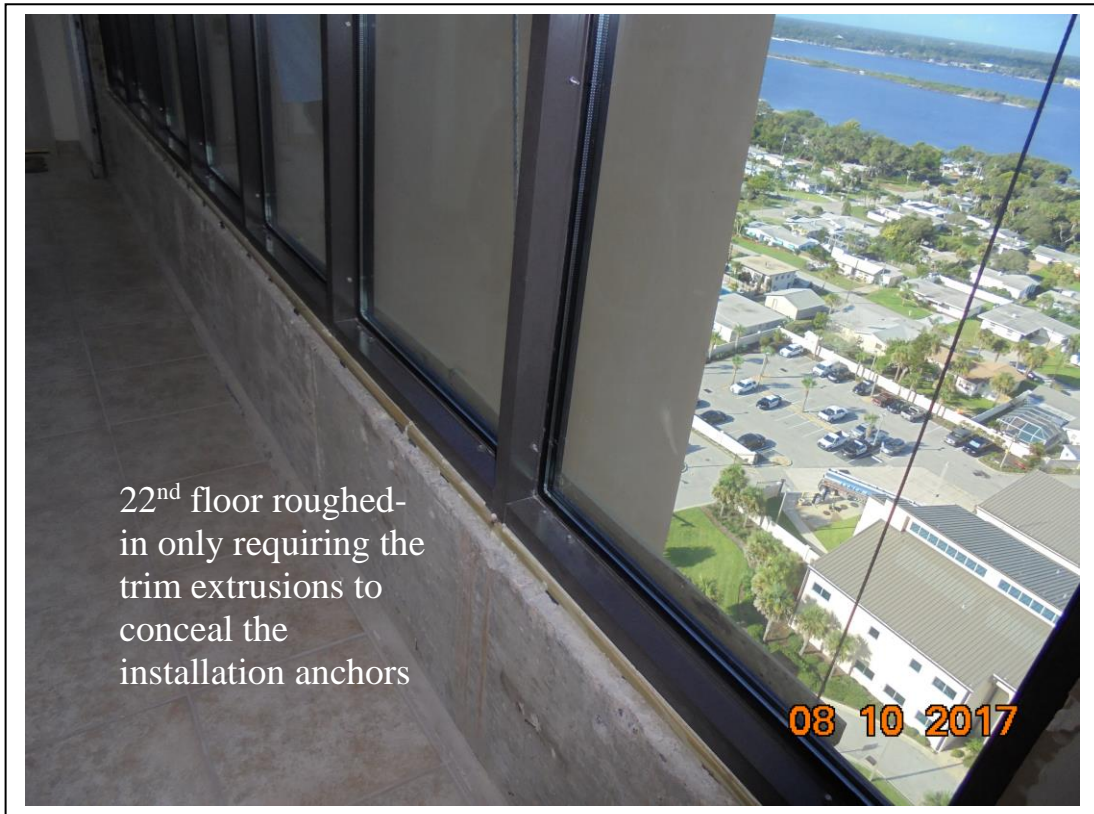


The “blue” material exposed after stucco delamination at the exterior of the 22<sup>nd</sup> floor original window opening is a bonding agent denoting this area has been replaced since original construction



Engineer and contractor jointly layout the edge clearance for the sill anchors to comply with the manufacturers installation







Arrows point to structural shims placed at each anchorage location

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Suitably treated lumber installed at inside of kneewall with foil faced insulation awaiting the engineers' and city's inspection prior to hanging the drywall