



KEYSTONE
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OCEANS ONE ELEVATOR LOBBY FENESTRATION PROJECT

Project Summary #16
Reporting Period: 3.5.2018 thru 3.16.2018
City of Daytona Beach Shores Permit # 20171318

Prime Contractor: Flores-Hager & Associates
Superintendent: Matt Coats

PROJECT LOCATION

3051 South Atlantic Avenue, Daytona Beach Shores, Florida 32118

This two-week period brought good weather conditions with no rain for the crew of nine workers.

The crew focused their efforts on the window installations at the 03 and 04 stack. The east facing guest bedroom windows of unit 703, and the east master bedroom of units 1103, 1003, 1204, 603, 503, 2203, 803, 804 were completed.

Plaster matching and painting at the interior walls quickly followed. On the exterior, crew members made progress in a downward direction from two swing stages to apply the stucco and the first coat of Sherwin Williams' primer to the window installation return walls and sills.

The current living room still stucco slopes have 3 to 4 layers of cementitious material to make up the slope needed for the windows. The layers include grout that was used to wet set the original windows, two layers of stucco scratch coat, and one final layer to get the correct 5 degree slope that makes for over a 2 inch sill height. Almost all units have demonstrated horizontal, vertical and even perpendicular cracks. Some were so deteriorated that they had to be removed. The 03 guest bedroom stack being the worst so far and it's costing great effort when finishing the exterior of the fenestrations. These sills will be replaced with 2 layers of ½" durock with dymonic 100 flexible sealant between the layers. These layers will be fastened with 2.25" stainless steel tapcons. The correct sill slope will be made over top of these layers using stucco. Eight total sills were constructed on the 03 guest bedroom stack.

The washing and water proofing of the westerly facing common area elevator drop south wall return was completed. The wall had Sherwin Williams products applied to it including textured knife grade concrete patch, Modac acrylic texture coating, Loxon acrylic conditioner, and two coats of Superpaint which is a satin exterior paint and primer.





