



KEYSTONE
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OCEANS ONE ELEVATOR LOBBY FENESTRATION PROJECT

Project Summary #6
Reporting Period: 10.16.2017 thru 10.27.2017
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

To meet their goal of completing the remaining window wall installations at the 2nd and 3rd floor elevator lobbies, the crew swelled from six to eight assigned personnel during the second week of this period. The weather did not impact the routine, except on October 18th when elevated wind conditions restricted the safe use of the swing stage located at the west elevation of the 01 stack master bedroom and guest bedroom window drops. Gypsum board installation was completed at the abutting walls and ceilings inboard of the lobby windows at the 2nd, 3rd and 4th floors. White Corian sill material arrived and was quickly installed at the knee wall cap at the penthouse elevator lobby as a mockup for acceptance. Interior painting at the lobby walls with an orange peel texture matched the existing closely and that activity was completed from the 16th to penthouse floors. Gypsum board installation was finished in the master bedrooms and guest bedrooms in Units 1701, 1801, 1901, 2001, and 2101.

Other activities performed included the removal of stucco from the exterior lobby walls from the 2nd to penthouse floors. A swing stage was rigged at the west side of the upper roof to allow access to the lobby shearwalls for stucco replacement. In unison, crew members prepared the stage at the west elevation 01 stack for upcoming stucco repair work at the window sills and window inset walls outside of the guest bedrooms and master bedrooms at Units 1701, 1801, 1901, 2001 and 2101.

Finished and painted interior knee wall with Corian sill mockup installed at the penthouse floor



Plaster work in progress in Unit 1801 master bedroom







