



KEYSTONE
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OCEANS ONE ELEVATOR LOBBY FENESTRATION PROJECT

Project Summary #8
Reporting Period: 11.13.2017 thru 11.24.2017
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

Other than the high-wind conditions that occurred on November 13th and 14th making it unsafe for the crew members to continue progress from the swing stages, the weather remained favorable for the nine assigned personnel for this two-week period, rigged at the west and south 01 master bedroom window drops. On November 21, rain-impacted progress at the 02 south window drops when high wind as rain swept through the region.

A punchlist inspection was performed by the engineer on November 17 that included the finished stucco at the west 01 window drop, master bedroom and guest bedroom walls and sills. The stucco adhesion issues were resolved at the west-facing center lobby shearwalls with the use of Durock as a base for the stucco application.

With the swing stage moved and rigged at the 02 south, master bedroom and guest bedroom window stacks, crew members can replace two windows per Unit at once expediting the project. Master bedroom and guest bedroom window installations were completed in Units 2002 and 1402 followed with plaster texture and painting at the bedroom walls and ceilings of these units, along with stucco work from the stage at the walls and sills.



Stage rigged at the 02 guest bedroom and master bedroom window stack

2017.11.15



Texture work in progress at ceiling and walls in Unit 2002 after window install

2017.11.15