



CONSTRUCTION OBSERVATION REPORT

Project: Luminato Condominiums
Client: Luminato Condominiums, LLC
Client's Rep.: Erin Cooperrider
GC / CM: Landry/French – Ed Pellerin

S.W.COLE Project No.: 16-0910
Date: 4/27/17
Weather: Overcast, 50's

Work in Progress: All trades active with interior and exterior build out.

Work Performed by S.W.COLE Rep.: Observations of fastener pattern on exterior sheathing.

General Observations and Discussions: As requested by Landry French (Ed Pellerin), we made a site visit to observe the nailing pattern used to fasten exterior sheathing on the west elevation prior to application of Hunter Panels. On site we met with Ed and Brian (framing subcontractor) and discussed the fastener and sheathing installation requirements. We understand from conversations with Ed that during previous inspections performed by the structural engineer of record the expectation was established for 8d nails to be used at 3 inches on center for panel edges and 6 inches on center in the field. We also understand that the sheathing should be relatively flat, but there are no specific requirements for joint locations/layout. Access was provided to the current work area via hydraulic scaffolding.

While on site, we made observations on the west building elevation between the second floor and the sixth floor from column lines A to A.8 and from the second floor to the fourth floor from A.8 to C lines. Sheathing consisted of 15/32 thick exterior grade plywood rated for exposure 1. Fasteners observed consisted of 8d ring-shank nails installed using a coil pneumatic gun. Generally sheathing appeared tight to the 16 inch on center framing with nails at the required 3 inch/6 inch pattern. The framers were available throughout the process to add nails as needed in the few areas where insufficient quantities were noted. We understand work remains pending above the fourth floor between A.8 and C and along the north elevation.

Prior to departing, we discussed our observations with Landry French.

Time On site: 2:00 – 4:00
Attachments: Photo
Sheet: 1 of 1

S.W.COLE Rep.: K. Gimpel

Rev. by:



