

Field Report

The Park Danforth **Project No:** 13-059-00
Portland ME **Field Report No:** 12

To: Mark Donovan **Time of Visit:** 8:00 AM
 PC Construction **Date of Visit:** 5/10/2016
 131 Presumpscot Street **Weather:** Clear, Sunny, 55F
 Portland ME

Submitted by: Kim McCarthy **Copies:**
Present: Scott Timmons (LBA), Kim McCarthy (LBA) Ron Norton Construction Management Consultir
Andrew Pires PC Construction
Kemp Carey PC Construction

Item	Description	Status:
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12.1	<u>WORK IN PROGRESS</u>	<div style="border: 1px solid black; padding: 2px;">Observation</div>
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Exterior

- a. Roof steel erection ongoing.
- b. Steel decking of roof ongoing
- c. Exterior CFMF framing through level 5 ongoing.
- d. East tower exterior sheathing application ongoing (courtyard side)
- e. East tower door and window weather barrier transition membrane application ongoing (courtyard side)
- f. Exterior window blocking ongoing
- g. Forest Ave terrace appears to have been poured, drain locations placed
- h. Forest Ave terrace masonry work underway
- i. Roof blocking ongoing.
- j. East tower roof installation ongoing

Garage

- k. Garage level masonry wall erection ongoing.
- l. Piping installation ongoing

Interior

- m. Interior partition framework ongoing through level 3
- n. Interior drywall at top of wall ongoing though level 3
- o. Top of wall firestopping at rated partitions ongoing through level 3
- p. Ceiling framing ongoing though level 3
- q. Level 1 MEP rough-ins ongoing
- r. Level 1 shower stall placement ongoing.
- s. Elevator A Masonry wall erection ongoing though to level 5
- t. Stair B installation ongoing
- u. Level 3 fireproofing ongoing

Item	Description	Status:
	<ul style="list-style-type: none"> v. Level 4 interior partition layout ongoing w. Level 4 fireproofing ongoing x. Level 5 concrete slab appears to have been placed y. Level 5 Interior partition layout underway 	
12.10	Wire mesh in the concrete at the 5th floor garden roof deck is exposed in some areas. See Photo A P17 of 18	Correct Work
12.2	<u>MOCK UP WALL</u>	Correct Work
	<ul style="list-style-type: none"> a. Flashings at lintel shall extend the full length of the lintel per 04 20 00-3.14. See Photo B P3 of 19 b. Brick ties shall be secured to stud framing per 04 20 00-3.12E. See photo A P4 of 18 c. Control joints at masonry openings shall be constructed in accordance with the Brick Industry Associations TN 18A, Figure 6 (see attachment 1 for reference) 	
12.3	<u>FIRE PROOFING</u>	CM follow up
	<ul style="list-style-type: none"> a. Protect installed spray-applied fireproofing in strict accordance with manufacturers instructions. b. Ensure all beams and the underside of all decks are sprayed. 	
12.4	Verify main electrical room equipment is protected from water	CM follow up
12.5	Verify that all acoustic insulation installed at interior partition tops are dry and free of moisture. Remove/replace any damaged sections in kind before infilling the remainder of the wall with drywall. See photo A P10 of 18	CM follow up
12.6	Correct Roof deck area at grid line F.4 between grid lines 8.5 and 9 to match PR 011 Roof Deck Second Egress Means . See Photo B P17 of 18.	Correct Work
12.7	Support is required at the base of all floor penetrations and ten vertical feet for plastic pipe, all sizes. Verify installation at all plastic pipes. Ref: Spec 230529 Part 3.7 F and G and reference MSS SP-694996 Pipe Hangers and Supports-Selection and Application	CM follow up
	See Photo B P13 of 18	
12.8	Verify that appropriate ammount of traniston membrane has been provided at all floor deflection joints at building exterior for expansion and/or deflection. Reference detail J6/A3/.11. See Photo A P3 of 18	CM follow up

Item	Description	Status:
12.9	<u>FIRESTOPPING</u> a. Verify firestopping along top of wall is providing a complete seal to underside of structure and that no gaps or breaks in the firestop exist. See photo A P12 of 18 b. Clean areas of firestopping overspray that may otherwise interfere with the installation of the remaining drywall and/or its' finished appearance. See photo A P11 of 18	Correct Work

Attached Sketches:



New Tower Construction looking southeast

A



Forest Ave Terrace

B



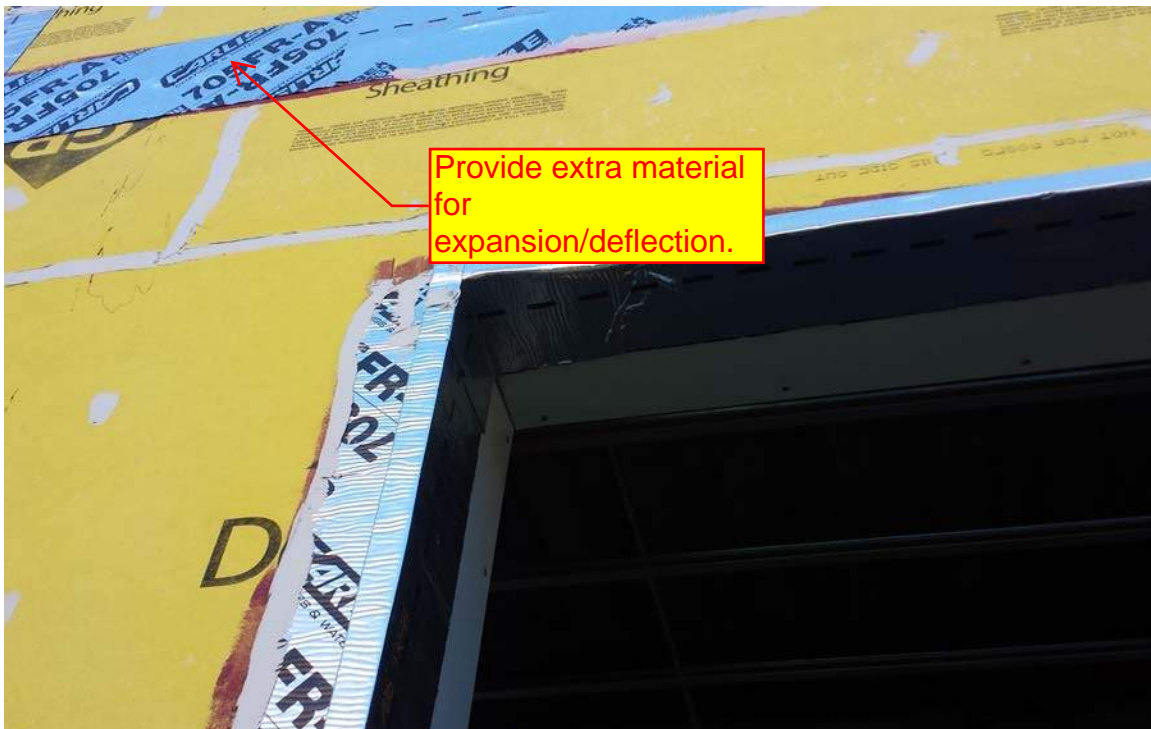
Terrace over garage entrance

A



Masonry at Forest Ave Terrace/Electrical room exterior

B



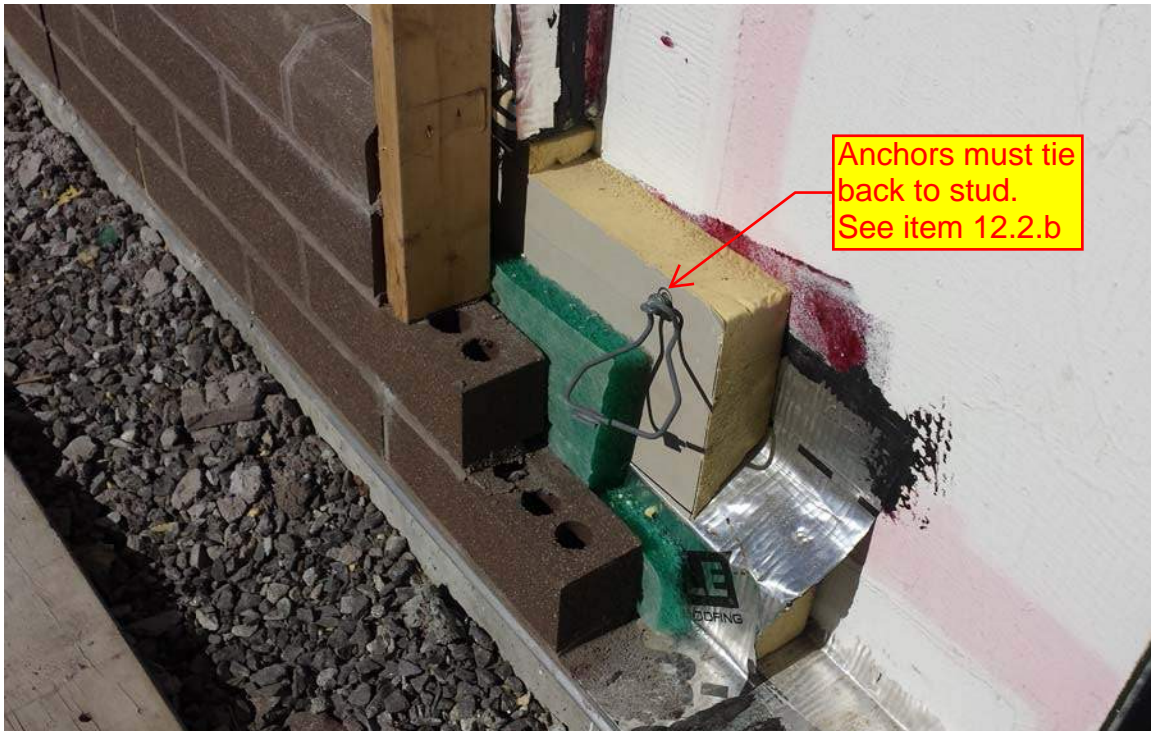
Window Flashing

A



Mock up wall

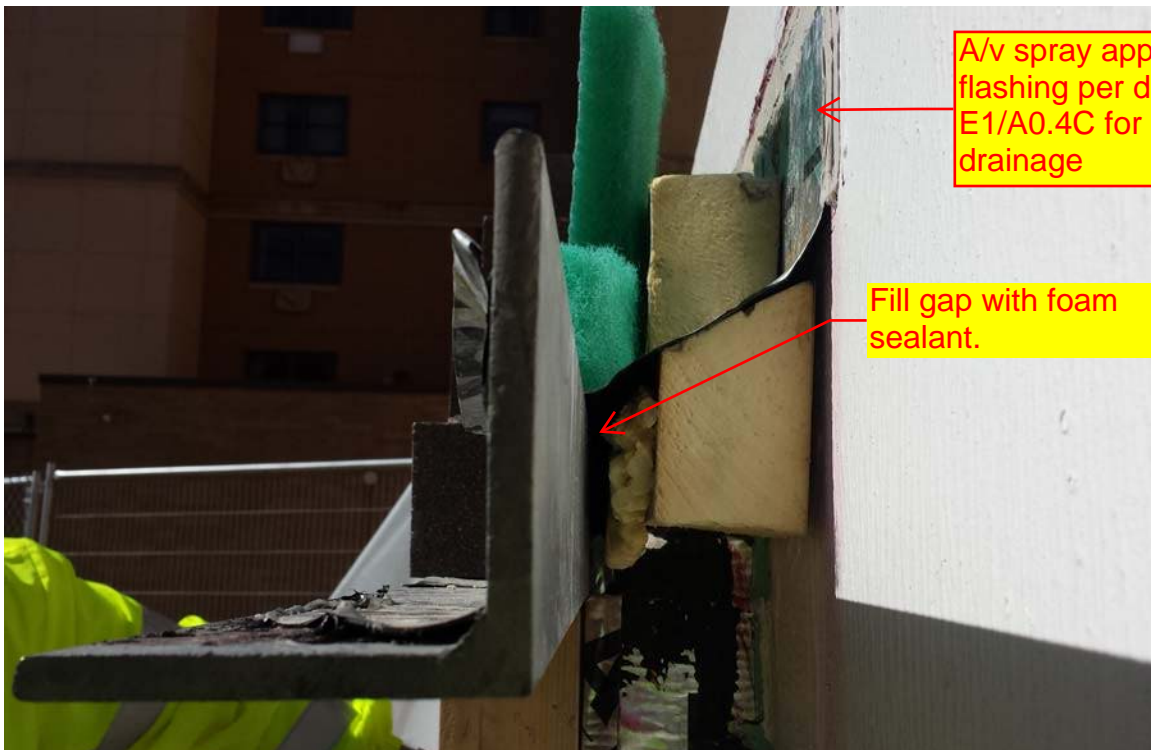
B



Anchors must tie back to stud.
See item 12.2.b

Mock up wall at base

A



A/v spray applied over flashing per detail E1/A0.4C for positive drainage

Fill gap with foam sealant.

Mock up wall at lintel

B



Tower east wing courtyard side

A



Tower west wing courtyard side

B



Tower east wing looking south west

A



Tower east wing looking north

B



tower west wing looking west

A



tower west wing looking south

B



Forest Ave Terrace

A



New Tower from Forest Ave at Arbor Street

B



Garage level east wing

A



Garage level west wing

B



Level 1 of tower, west wing, administrative area

A



Level 1 of tower, west wing, Elevator A

B



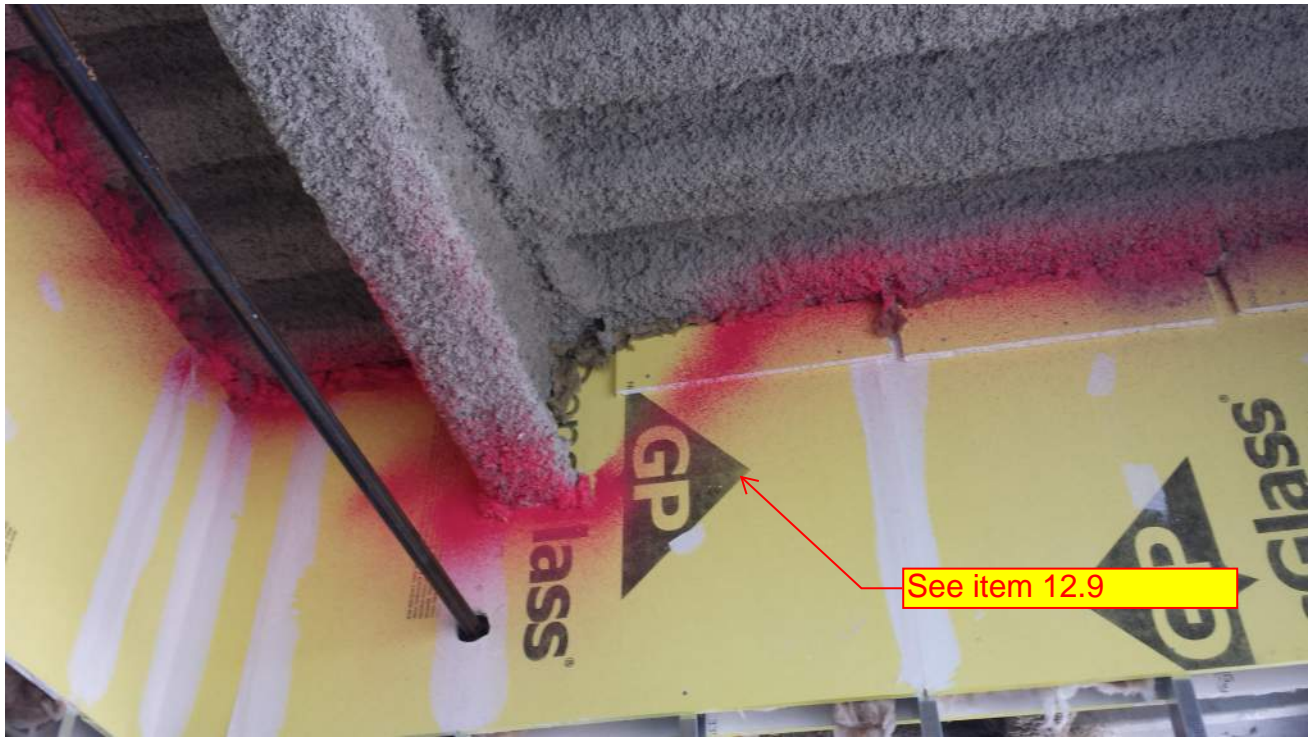
Level 1 of tower, west wing, administrative area

A



Level 1 of tower, west wing, administrative area

B



Level 1 of tower, administrative area

A



Level 1 of tower, looking west

B



Level 1 of tower, east wing at knuckle

A



Provide clamp at floor for all plastic piping per specifications. See item 12.7

Level 1 of tower



B



Level 2 of tower, east wing

A



Level 2 of tower, west wing

B



Level 3 of tower, east wing

A



Level 3 of tower, west wing

B



Level 4 of tower, east wing

A



Level 4 of tower, west wing

B



EXPOSED WIRE MESH AT ROOF DECK. SEE ITEM 12.10

Level 5 of tower garden roof deck

A



Revise framing per PR-011 Roof Deck Second Egress Means. See item 12.6

Level 5 of tower, garden roof deck

B



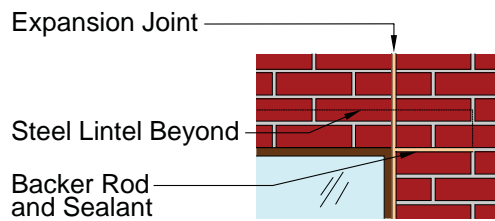
Level 5 of tower, west wing

A

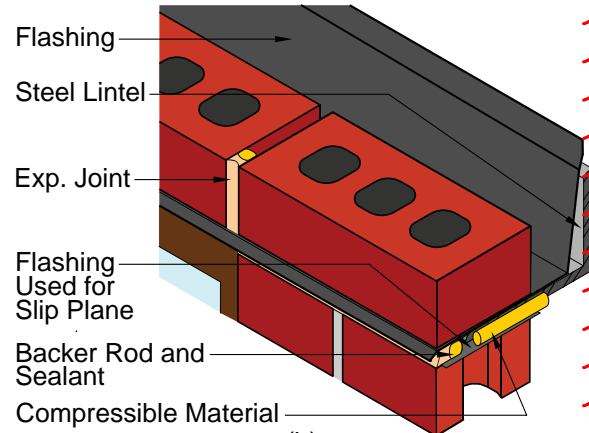


Level 5 of tower, east wing

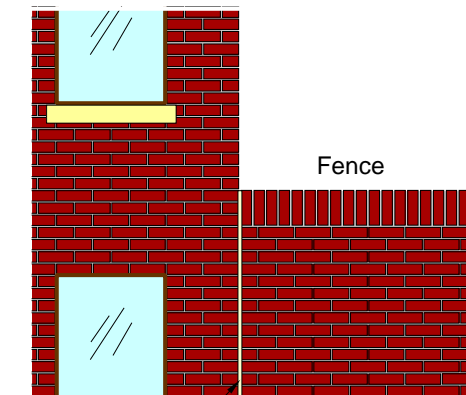
B



(a)

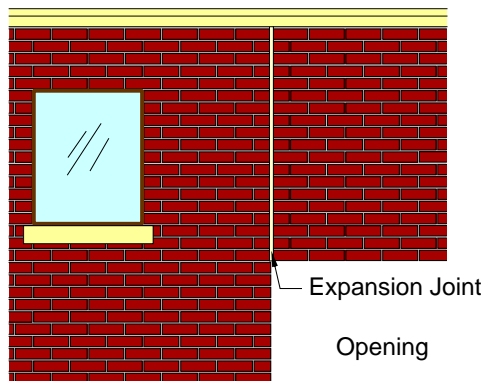


(b)

Figure 6**Expansion Joint at Loose Lintel**

Different Environmental Exposure

(a)



Different Support Conditions

(b)

Figure 7**Expansion Joints at Junctions**

Window and door openings weaken the wall and act as “natural” expansion joints. One alternative is to place expansion joints halfway between the windows. This requires a sufficiently wide section of masonry between the openings, typically 4 ft (1.2 m). It is often desirable to locate vertical expansion joints along the edge or jamb of the opening. In cases where the masonry above an opening is supported by shelf angles attached to the structure, a vertical expansion joint can be placed alongside the opening, continuing through the horizontal support.

If a vertical expansion joint runs alongside an opening spanned by a loose lintel as shown in **Figure 6a**, the loose steel lintel must be allowed to expand independently of the masonry. A slip plane should be formed by placing flashing above and below the angle. Mortar placed in front of the lintel is subject to cracking; thus, a backer rod and sealant should be used, as shown in **Figure 6b**. Because steel expands more than masonry, a $\frac{1}{8}$ to $\frac{1}{4}$ in. (3.2 to 6.4 mm) space should be left at each end of the lintel. These measures form a pocket that allows movement of the steel angle within the brickwork. Locating the expansion joint adjacent to the window will influence the dead weight of the masonry bearing on the lintel. Instead of the usual triangular loading, the full weight of the masonry above the angle should be assumed to bear on the lintel. See *Technical Note 31B* for more information about steel lintel design. If a vertical expansion joint cannot be built in this manner, do not place it alongside the opening.

Junctions. Expansion joints should be located at junctions of walls with different environmental exposures or support conditions. Separate portions of brickwork exposed to different climatic conditions should be separated with expansion joints since each area will move differently. An exterior wall containing brickwork that extends through glazing into a building’s interior should have an expansion joint separating the exterior brickwork from the interior brickwork. You may need to use expansion joints to separate adjacent walls of different heights to avoid cracking caused by differential movement, particularly when the height difference is very large. Examples are shown in **Figure 7**.

Parapets. Parapets with masonry exposed on the back side are exposed on three sides to extremes of moisture and temperature and may experience substantially different movement from that of the wall below. Parapets also lack the dead load of masonry above to help resist movement. Therefore, extend all vertical expansion joints through parapets. Since parapets are subject to more movement than the wall below, they must be treated differently. When vertical expansion joints are spaced more than 15 ft (4.6 m) apart, the placement and design of expansion joints through parapets need to accommodate this additional movement. In this situation, make