

OBSERVATION REPORT

Project: **Strata Plan LMS 280 – Chateau Comox** File No. S18-558
1272 Comox Street Report No. **1**
Vancouver, B.C. Date: May 08, 2019

Client: Strata Plan LMS 280 – Chateau Comox Weather: Sun, 18°C
c/o Southview Property Management
110 – 7580 River Road
Richmond, B.C.
V6X 1X6

Attention: Mr. Kevin Green kevingreen@telus.net
Chateau Comox Strata Council chateaucomox@gmail.com
Mr. Chris Clark dcclark333@gmail.com
Mr. Don Davidson dondavidson67@yahoo.ca

Contractor: Spectrum Painting Ltd.
Attention: Mr. Adam Racanelli adam@spectrumpaintingltd.com
Mr. Sam Zukanovic sam@spectrumpaintingltd.com

ITEM: Building Envelope Field Review

Item	Comment	Action By	Date Cleared	Cleared By
1.1	John Drinkwater, P.Eng. of Spratt Emanuel Engineering Ltd. (SEE) attended the above noted development on May 8, 2019 to conduct a building envelope field review. The following are the observations of the writer.			
1.2	Spectrum Painting has begun work on the first drop of this project, Drop No. 1, located on the east half of the north elevation. At the time of review, pressure washing was complete and first coat paint application was underway on the stucco walls (Photo No. 1.1).			
1.3	For field walls areas, the contractor is utilizing Dulux Diamond exterior latex paint. Balcony guardrails and other metal components will be painted with Devoe Devlac 1437 enamel. Strata Council has approved the colour match for both products. SEE will send under separate cover a record of the products and colour match formulas for the strata's records (Photos No. 1.2 and 1.3).			
1.4	SEE reviewed the scope and extent of repainting. At window jambs, the paint application shall extend across both window perimeter sealant beads, terminating at the edge of the window frame. At the balcony soffits, the soffit shall be coated with flat sheen paint while the vertical surfaces and walls shall receive semi-gloss. The transition from flat to semi-gloss shall occur in the drip edge where available, or at the lowest edge of the 45° cant where no drip edge is cast into the concrete (Photos No. 1.4 to 1.6).			

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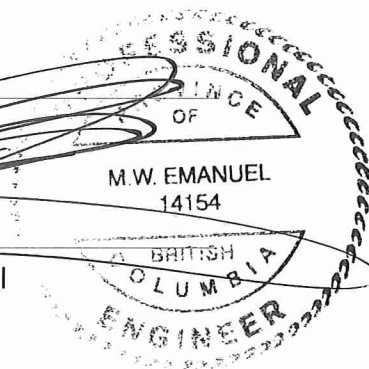
- 1.5 Drop No. 1, Level 8: Rusted steel and minor concrete spalls were uncovered along the concrete overhang and drip edge at the balcony. All loose concrete must be chipped away to expose 1" clear around the steel. The exposed steel shall be cleaned to a bright metal finish with a grinder then protected with a high zinc solid primer such as Galvacon. The concrete profile shall be reinstated with an overhead patching mortar such as Mapei Planitop and once secured, the acrylic stucco finish shall be reapplied (Photos No. 1.7 to 1.9). SP
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- 1.6 In preparation for the next drop which has known areas of delaminated acrylic stucco finish, SEE has requested Spectrum Painting provide a sample board of the acrylic stucco repair material for texture approval by the Strata Council.
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OBSERVER:


John Drinkwater, P.Eng.

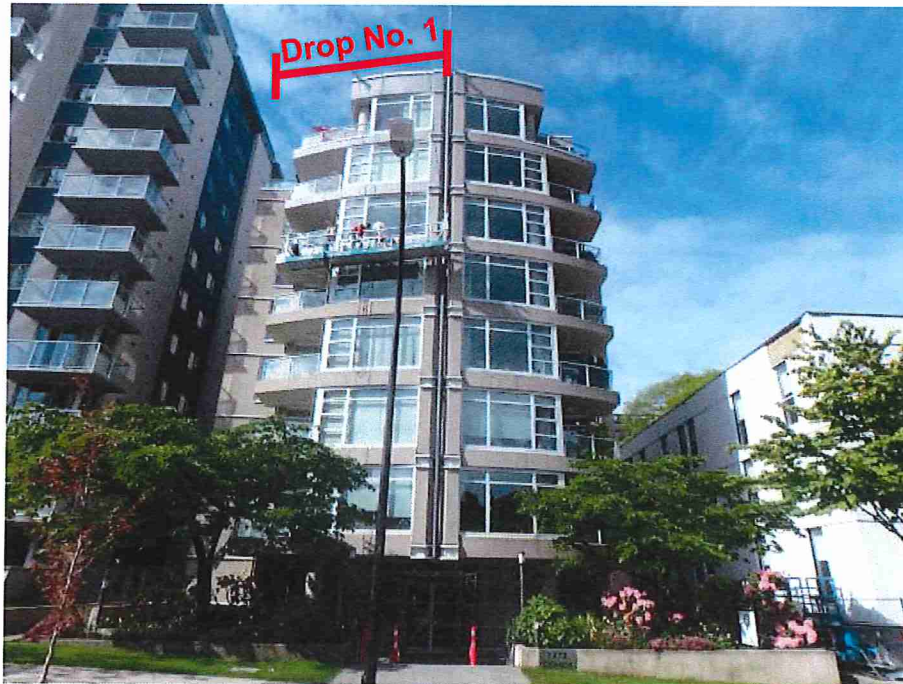
REVIEWER:


Mark W. Emanuel, P.Eng., Principal



JD / ke

STRATA PLAN LMS 280 - CHATEAU COMOX
1272 COMOX STREET, VANCOUVER, B.C.
PHOTOGRAPHS TAKEN BY JOHN DRINKWATER, P.ENG.
ON MAY 8, 2019



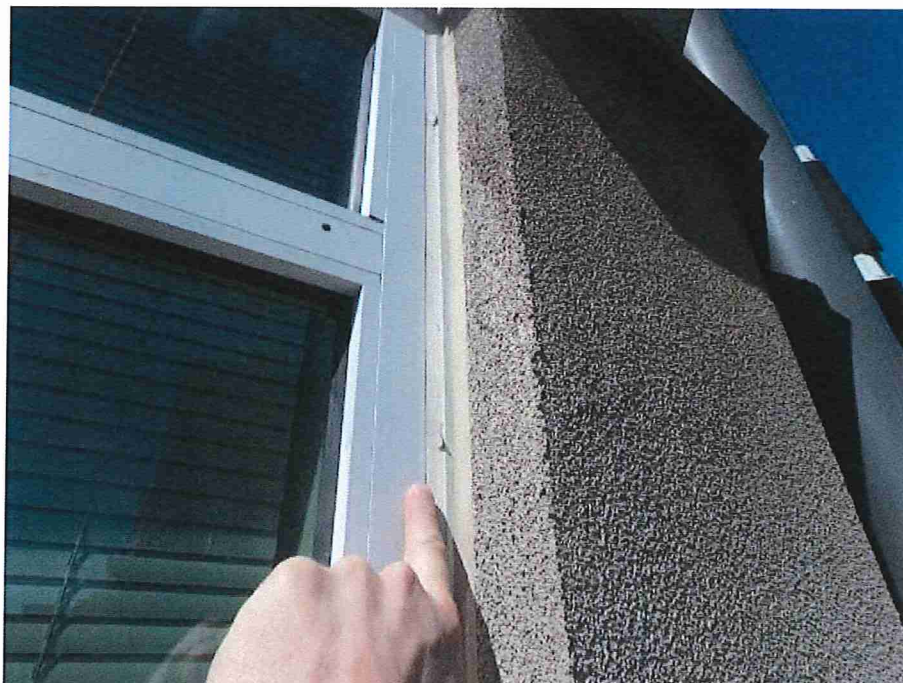
Photos No. 1.1 and 1.2



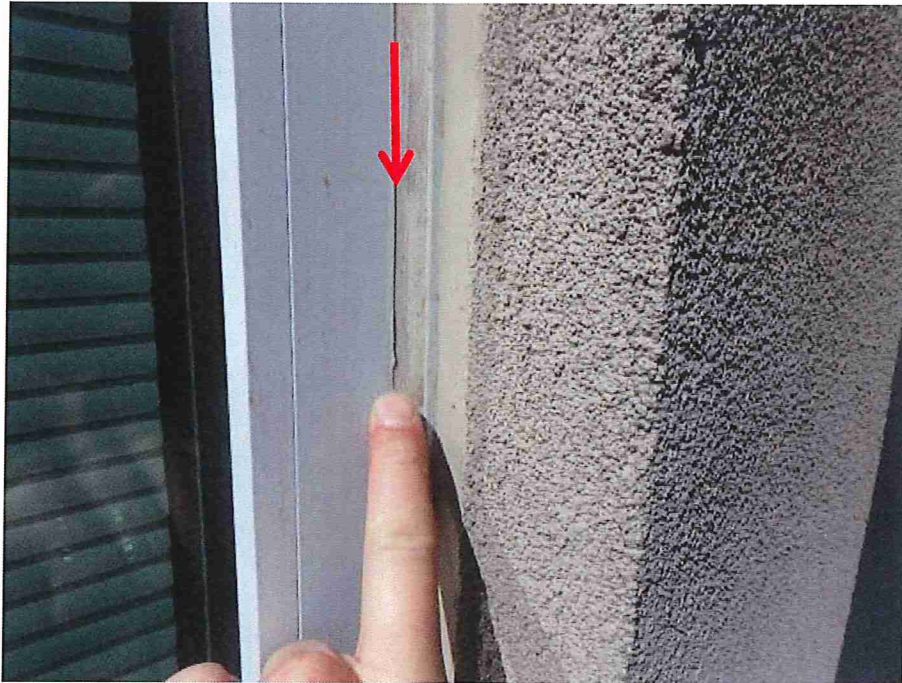
May 8, 2019



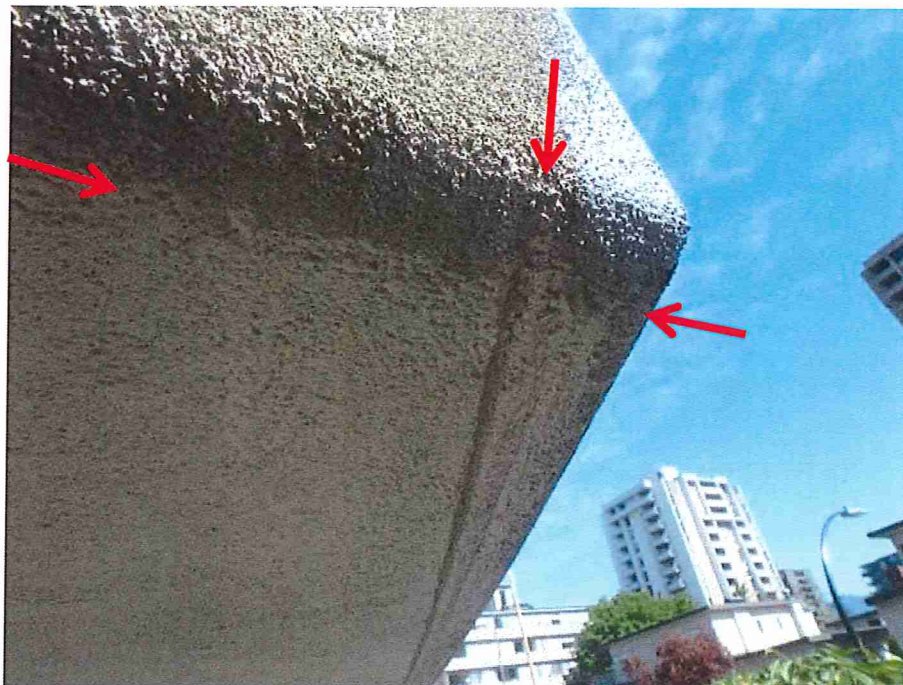
Photos No. 1.3 and 1.4



May 8, 2019



Photos No. 1.5 and 1.6



May 8, 2019



Photos No. 1.7 and 1.8

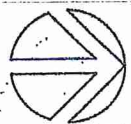


May 8, 2019

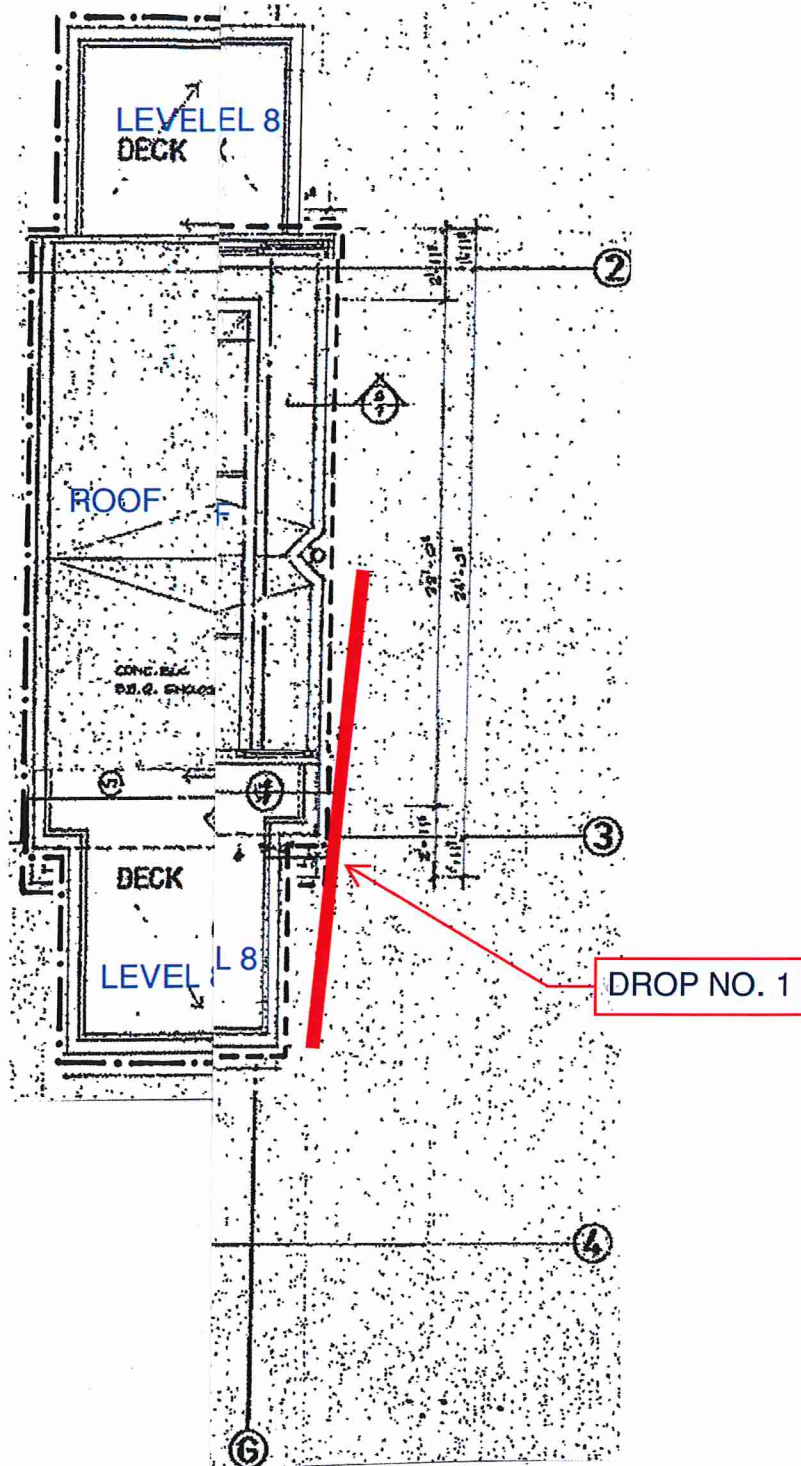


Photo No. 1.9

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PROJECT
NORTH



<u>MAINTENANCE</u> <u>1-2019</u> <u>OP PLAN</u>	DES.	J.D.	SCALE	N.T.S.
	DR.	A.F.	S18-558-B1	
	DATE	5/9/2019		
			SHEET B1	