



HEADQUARTERS  
 10405 TECHNOLOGY TERRACE  
 LAKEWOOD RANCH, FL 34211  
 PH: 941-727-2600 FX: 941-758-5012  
 www.delta-engineers.com

**COPY DISTRIBUTION:**  
 Owner  
 Contractor  
 Architect / Engineer  
 Building Department

**FIELD OBSERVATION REPORT - Bldgs. #24**

Permit No. 18-177559-00 BC  
 Owner: Vintage Grand Condo Assn, Inc.  
 Project Address: 4017 Crockers Lake Blvd., Sarasota, FL  
 Contractor: RL James Inc  
 Inspector (s): Mark Boss PM  
 Type of Assessment: Progress

Project: R1503-302E  
 Contact: Glenn Ateilli  
 Phone/Fax: (941) 923-7380  
 Contact: Craig Nicholas / Robert Branscombe  
 Phone: (941)232-6486 / (239) 379-1978

**LEGEND:**  
 X: Complete  
 /: In Progress

Date: 04/10/19 Time: 11:30 AM Weather: Sunny Approx. Temp.: 78° F  
 Date: 04/11/19 Time: 8:05 AM Weather: Sunny Approx. Temp.: 68° F

Elevation	Demo	Gable Bracing	Gable Vents	Framing & strapping	Sheathing	Soffit	Window flashing	Window Install	Stucco Lath Acc	Stucco	Sealant	Attics	Painting	Punch	Comments
A	X	NA	NA	X	/							NA			
B	X	NA	NA	X	X										Contractor has provided new sheathing at frame walls (Photograph #2). Contractor has provided Simpson Strong-Tie hardware and screw at existing balcony built-up beam (Photograph #3). Contractor is providing Tyvek HomeWrap over new sheathing (Photograph #4).
C	X	NA	NA	X	X	/						NA			
D	X	X	X	X	X	X						X			Contractor has covered new sheathing with Tyvek HomeWrap. Top transition will be tied in, properly lapped and taped prior to stucco accessories and lath applications(Photograph #1).
E		NA	NA									NA			
F	/	NA	NA												Contractor has begun to remove stucco and Thermo-Ply at wall sections (Photograph #8).
G		NA	NA									NA			Contractor has removed stucco and Thermo-Ply sheathing exposing damaged framing (Photograph #7).
H	X	X	/	/								X			Contractor has provided gable end wall bracing and is framing out new vent locations (Photograph #5). Contractor is repairing damaged framing at window locations as identified and marked (Photograph #6).

**ACTION REQUIRED BY CONTRACTOR:**

- 1. HomeWrap at Top transition will be tied in, properly lapped and taped prior to stucco accessories and lath applications (Photograph #1).

**PREVIOUSLY NOTED ACTION REQUIRED BY CONTRACTOR:**

- 1. None

**ACTION REQUIRED BY OWNER:**

- 1. None

**ACTION REQUIRED BY ENGINEER:**

- 1. None

Based on the site observations conducted, this Firm certifies that to the best of its knowledge and belief, the Work has progressed as stated in accordance with the construction documents and that the information provided in this report is true and correct. This communication is intended as a record of the conditions observed as of the date of the site visit solely.

Engineer: *Steve Mainardi* Date: 4.15.19

**PHOTOGRAPHS**

**PHOTOGRAPH #1**



**BUILDING 24  
SECTION D**

Contractor has covered new sheathing with Tyvek HomeWrap. Top transition will be tied in, properly lapped and taped prior to stucco accessories and lath applications.

**PHOTOGRAPH #2**



**BUILDING 24  
SECTION B**

Contractor has provided new sheathing at frame walls.

**PHOTOGRAPH #3**



**BUILDING 24  
SECTION B**

Contractor has provided Simpson Strong-Tie hardware and screw at existing balcony built-up beam.

**PHOTOGRAPH #4**



**BUILDING 24  
SECTION B**

Contractor is providing Tyvek HomeWrap over new sheathing.

**PHOTOGRAPH #5**



**BUILDING 24  
SECTION H**

Contractor has provided gable end wall bracing and is framing out new vent locations.

**PHOTOGRAPH #6**



**BUILDING 24  
SECTION H**

Contractor is repairing damaged framing at window locations as identified and marked.

**PHOTOGRAPH #7**



**BUILDING 24  
SECTION G**

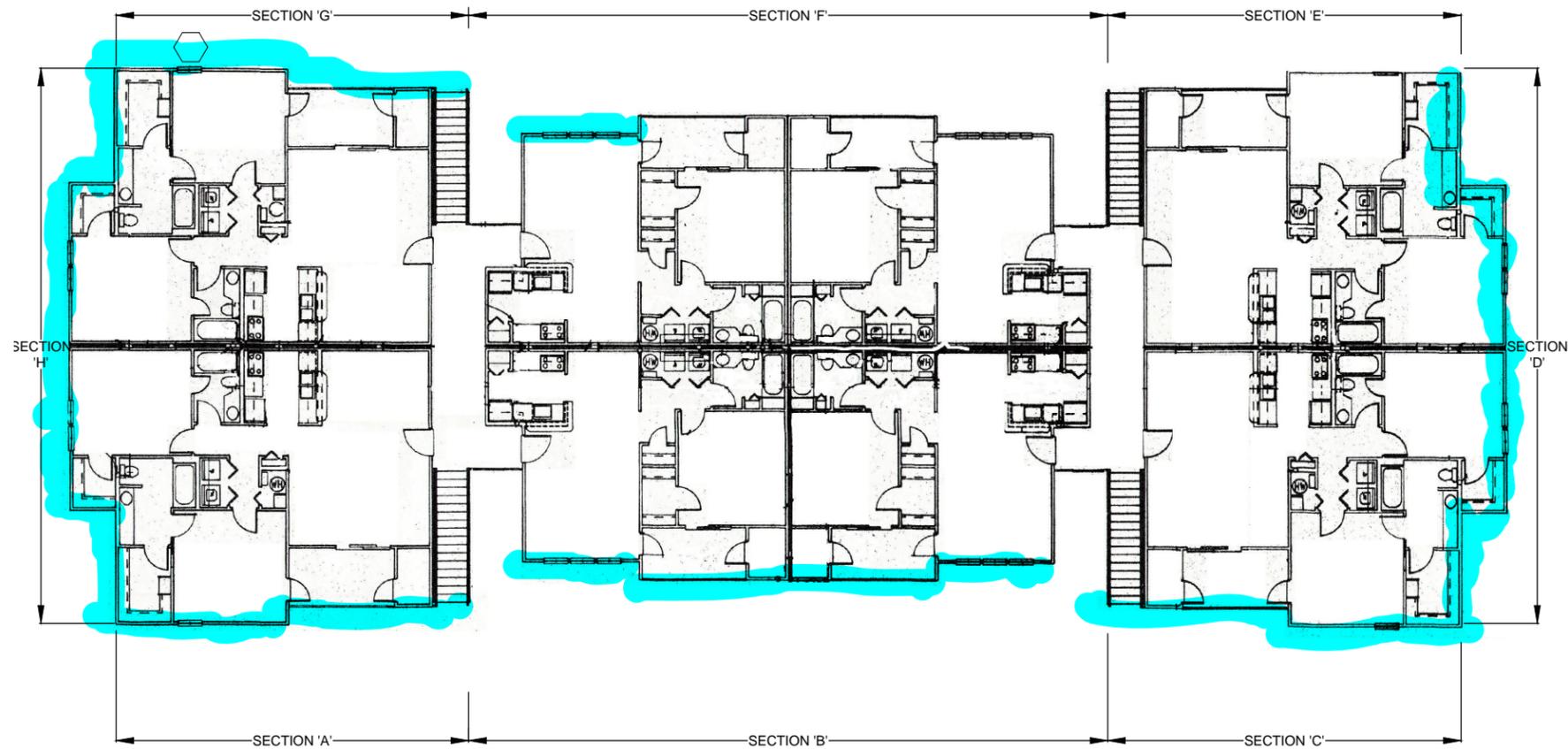
Contractor has removed stucco and Thermo-Ply sheathing exposing damaged framing.

**PHOTOGRAPH #8**



**BUILDING 24  
SECTION F**

Contractor has begun to remove stucco and Thermo-Ply at wall sections.



 DENOTES AREA OF WORK

1 TYPICAL PLAN - TYPE 2  
 S-1.0A SCALE: N.T.S. BUILDING: 24

DELTA JOB # R1503-302D  
 DRAWN BY: M.P.J.  
 CHECKED BY: C.M.D.  
 APPROVED BY: S.J.M.  
 DATE: 05/07/18

ISSUE DATES & REVISIONS

SHEET S-1.0A

SEAL:  
 STEVEN J. MAINARDI, P.E.  
 #56563

DRAWING TITLE:  
 TYPICAL PLAN - TYPE 2

PROJECT NAME:  
 WOOD FRAME REPAIRS & RELATED WORK (PHASE II)  
 VINTAGE GRANDE CONDOMINIUM ASSOCIATION, INC.  
 4012 CROCKERS LAKE BLVD., SARASOTA, FL 34238

TO THE BEST OF THE ENGINEER'S KNOWLEDGE, THESE PLANS AND SPECIFICATIONS COMPLY WITH THE 2017 FLORIDA BUILDING CODE AND THE APPLICABLE FIRE-SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY IN ACCORDANCE WITH CHAPTER 553 AND CHAPTER 633, FLORIDA STATUTES.

THIS DRAWING AND DESIGN IS VALID FOR A PERIOD OF 1 YEAR AFTER THE DATE IT IS SIGNED OR UNTIL A NEWER VERSION OF THE BUILDING CODE, HAVING JURISDICTION, IS ADOPTED, WHICH EVER OCCURS FIRST.

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CERTIFICATE OF AUTHORIZATION #8753