



**KEYSTONE**  
ENGINEERING &  
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# **OCEANS ONE ELEVATOR LOBBY FENESTRATION PROJECT**

Project Summary #11  
Reporting Period: 12.25.2017 thru 1.5.2018  
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

A four-day week one commenced on December 26 with a skeleton crew of three assigned personnel making clear headway on window installations on the east-facing living room windows in Units 503, 603 and 1903. Excavation efforts were necessary in Unit 503 at the east living room window header and in Unit 802 at the south guest bedroom window sill where corroded reinforcing steel and distressed concrete was revealed after window removal. These two repair efforts were monitored by the engineer to ensure that ACI and ICRI repair standards were properly followed.

During week two, the “Bomb Cyclone” storm formed off the east coast of Florida and moved in a northward direction bringing with it freezing temperatures, hurricane-like winds and heavy rain which sent the increased eight assigned personnel indoors to focus on the completion of the interior finishes. No serious harm came to the building other than some loss of the Blue Max window film at the west lobby shearwall and as good fortune would have it, the long-awaited delivery of the Corian window sill material arrived giving the crew three days of indoor progress to install and complete the window assemblies in the west elevator lobbies from floor 22 down to floor 5. Plaster was applied in all the 01 and 02 stack Units where the window installations occurred.



Window install in progress in Unit 503 east living room



Concrete repair at living room header in Unit 503

Drywall being replaced at kneewall under living room window install in Unit 1903



Mechanically cleaned steel in window sill repair, Unit 802 guest bedroom





Corian window sills installed in the lobby at floor 20



Adhesive used to secure Corian window sills to kneewall cap

