



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

Project Summary #12  
Reporting Period: 1.8.2018 thru 1.19.2018  
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

The two-week period commenced with the four assigned personnel making good progress on completing the window installations on the east-facing living room windows in Units 402 and 502 along with the needed excavation efforts at the window sills in both Units. On January 10 and 11, bitter cold temperatures of 30-degrees with constant rain and high-winds managed to delay the stucco and painting work at the west lobby shearwall, including final painting at the 02 south window stack exterior walls. Early in the week, a swing stage was rigged at the 03 guest bedroom window stack to allow for window installations and excavation repairs at the dedicated Units.

At the beginning of week two, window collapsing and sill repairs started at the 03 stack in the guest bedroom in Units 2003 and in the guest bedroom and east living room window in Unit 2103. Delaminated stucco repairs at the exterior and plaster finishes will soon follow in these Units inboard of the windows.

All window installations are completed at the 02 stack with a number of Units waiting on the delivery of the Corian sills and the window fastener coverplates.

Better weather is expected for the weeks ahead, which will allow the crew to get back on schedule.



**Sill repair work in progress at east guest bedroom window in Unit 2103**



**Original wet-set concrete at sill seen after window collapse in Unit 2103**



**Window install at east living room window in Unit 2103**



**Neighborhood watch committee in guest bedroom, Unit 2103**



**Photo shows recently cast sill at east guest bedroom window, Unit 2003**



**Window and fastener covers delivered safely**



**Delaminated plaster inboard  
of window opening, Unit  
2103 guest bedroom**



**Lattice trim piece at window juncture**