



KEYSTONE
ENGINEERING &
CONSULTING, INC.

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OCEANS ONE ELEVATOR LOBBY FENESTRATION PROJECT

Project Summary #13
Reporting Period: 1.22.2018 thru 2.2.2018
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

This two-week period brought mild weather conditions with rain not a concern for the crew of seven workers. The window installation and painting for the 02 stack was completed. These windows included living room south and guest bedroom south of Units 2002, 1802, 802, and 402. Unit 902 was only the living room, and unit 502 was only the guest bedroom. On 2/2/18 Keystone Engineering inspected the finished product and was approved.

The crew focused their efforts on finishing the window installations at the 03 stack in the east facing guest bedroom windows of Units 1003 and 1103, the east facing living room windows of Unit 2203.

Plaster matching and painting at the interior walls quickly followed. On the exterior, crew members made progress in a downward direction from swing stage at the 03 east living room and 03 east guest bedroom window drops to apply the stucco and the first coat of Sherwin Williams' primer to the window installation return walls and sills.

For the next period of time the work will continue on the 03 stack.

Tomas Ponce, MSCE, P.E.
Structural Engineer
Keystone Engineering & Consulting, Inc.

Unit 2203 living room east opening



View of Unit 603 guest bedroom header excavation



Unit 603 header / Unit 703 guest bedroom sill excavation



Unit 703 guest bedroom excavation of knee wall



02 Stack window walls painted



02 Stack living room south 3 section fixed window walls painted

