

**Ocean 21/22 Association Inc.**  
**Architectural Review Application Form**  
**Windows, Sliders, and Entry Doors**

1. Resident Name: \_\_\_\_\_ Building/Unit: \_\_\_\_\_
2. Phone Number: \_\_\_\_\_
3. General description of proposed work: \_\_\_\_\_  
\_\_\_\_\_
4. Contractor Name: \_\_\_\_\_ Phone Number: \_\_\_\_\_
5. Contractor Address: \_\_\_\_\_
6. **The Contractor license and liability insurance copy must be submitted with the ARB Application.**
7. Estimated start date of construction: \_\_\_\_\_ Estimated completion date: \_\_\_\_\_
8. I understand and agree that:
  - Nothing contained herein shall be construed to represent those alterations in accordance with these plans shall violate any provisions of the Building and Zoning Codes of Duval County to which the above property is subject. Further, nothing contained herein shall be construed as a waiver or modification of any said restrictions.
  - All required building permits shall be obtained from the above-mentioned government agency prior to the start of construction. Nothing contained herein shall be construed as a waiver of said requirement. **All PERMITS must be tacked to the inside of the unit entry door.** The association has the authority to inspect the job, and if no permits are present, your job could be placed on hold until valid permits are present.
  - Any exterior alterations undertaken before written approval is obtained are not permitted, and I may be required to restore the property to its former condition at my expense if such alterations are made and subsequently disapproved in whole or part. Further, I may be subject to a fine and any associated legal expenses.
  - Any approval is contingent upon the completion of alterations in a workmanlike manner and in accordance with the approval.
  - **Exterior Window Replacement** must be submitted to the Board of Directors for approval, and decisions made by the Board must be adhered to. The intent is to keep the exterior appearance of the buildings as uniform as possible. The windows to be installed shall be bronze on the exterior of the window so the color is uniform for the two condo complexes. All ocean/poolside windows and sliding doors must meet the turtle-tinted code requirements. The association recommends that the windows be rated for 120 mph winds, as the property is oceanfront, and the risk for strong storms, including hurricanes, is high. The interior color of the windows (the color that will be seen from the inside of the unit is up to the discretion of the unit owner, as it does not impact the look of the exterior of the building.
  - **There is a charge of \$250.00 per rough opening for Ocean 21-22 third-party general contractor to inspect for any spalling issues, R-Guard application on building rough opening, and oversee that product is installed to spec details. Please review Ocean 21-22 rough opening requirements. No substitution for R-Guard.**

Update on 1/2023

- If spalling is found at the time of inspection, the opening will be boarded up until Ocean 21-22 engineering inspects for repairs. This process could take up to 6 weeks to complete.
- Any damage to the exterior building from your contractor's installation will be your responsibility to repair. You must use Ocean 21-22 approved contractor for these repairs.
- **New Entry Door** must comply with guidelines set forth by the Board of Directors. Solid panel with a fire rating of 20 minutes.

**There is a charge of \$250.00 per rough opening for Ocean 21-22 third-party general contractor to inspect for any spalling issues, R guard application on building rough opening, and oversee that product is installed to spec details.**

- Residents are responsible for painting their entry door, and **YOU MUST** use the Association-provided color code.

• SW7069 (iron ore) - HP29 – 80-424 Gallon  
S1 4x 0.000

### **Approval Process**

1. Submit two copies of the attached ARB Application with the necessary supporting documentation.
  2. Approval or disapproval of applications shall be given to the applicant in writing by the ARB within 15 days of a complete application unless the applicant agrees to an extension.
  3. After approval by the ARB, the proposed improvements must be substantially commenced within three (3) months, or approval must once again be obtained from the BOARD.
  4. Once commenced, the changes must proceed diligently and be completed by the stated time on the application unless the BOARD allows an extension of time.
  5. Any owner may appeal an adverse decision by the BOARD to the Ocean 21-22 Board of Directors.
- I am familiar with the ARB Policies and Procedures of the Ocean 21/22 Association Inc.
  - I will store construction materials only in my unit rather than scattered in common areas, easements, or parking areas, and I will bear the cost of repairing any damages caused to such areas and ensure that all unused materials are removed from public view within seven (7) days following the completion of work.
9. Owner's signature: \_\_\_\_\_ Date \_\_\_\_\_
10. Received by: \_\_\_\_\_ Date \_\_\_\_\_

Please mail or deliver two copies of the completed application and all required documentation to the following:

Ocean 21/22 Association Inc.  
Atten: Office  
2100 Ocean Drive  
Jacksonville Beach, FL 32250  
904-249-3500  
Office@ocean2122.com

# R-Guard

AIR & WATER BARRIERS

## CMU/CIP Concrete Rough Opening - C1.1

### CMU/Cast-in-Place Concrete Wall Construction

**Field of wall** – Fill small voids and cracks (up to 1/2-inch) in the CMU surface with **FastFlash** or **Joint & Seam Filler**. Use a dry joint knife or trowel to press and spread 1 inch beyond each side to a thickness of 20-30 mils.

Repair larger cracks or voids with mortar.

**Best practice rough opening** – Apply a thick bead of **FastFlash** in each corner and in a zigzag pattern over the concrete block inside the rough opening and wall face surrounding the rough opening. Use a dry joint knife, trowel or chipper brush to spread the wet product to protect the rough opening with a seamless flashing membrane that extends no more than 1 inch over the face of the wall. Apply additional **FastFlash** as needed to create an opaque, monolithic

flashing membrane free of voids or pinholes. Allow to skin over.

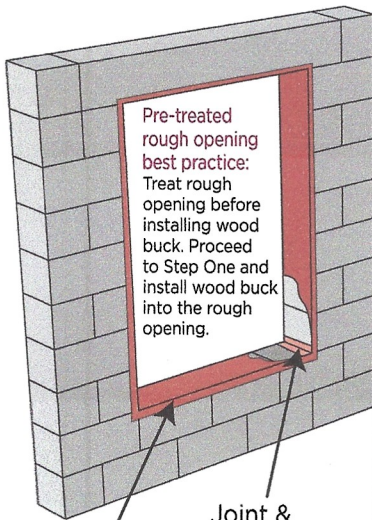
Spray or roller apply the selected R-Guard air and water-resistive barrier over the prepared wall. Apply sufficient product to cover the entire face of the structural wall.

**Wood buck** -- If wood bucks are not already installed, apply two thick beads of **FastFlash** or **Joint & Seam Filler** along the perimeter faces of the wood buck before attaching it to the structure while still wet. Install anchor bolts.

After installation of wood buck, spot and cover the installed heads of the anchor bolts. Apply a thick bead of **FastFlash** or **Joint & Seam Filler** to all inside corners of the wood buck. Use a dry joint knife or trowel to press and spread 1 inch beyond each side to a thickness of 20-30 mils.

Apply a thick bead of **FastFlash** or **Joint & Seam Filler** to the perimeter joint between the wood buck and the CMU wall. Use a dry trowel or spatula to tool and seal the joint. Create a profile that directs bulk water away from the joint. Allow **Joint & Seam Filler** to skin over.

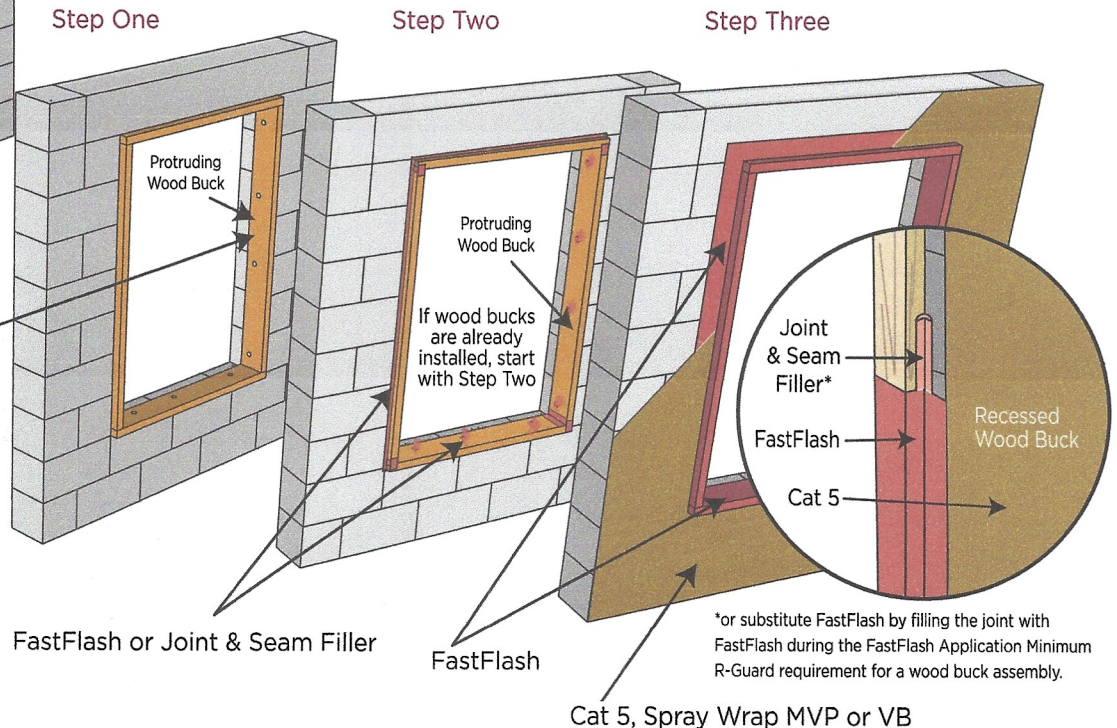
Apply a thick bead of **FastFlash** over the inside of the wood buck, extending it onto the wall surrounding the rough opening. Use a dry joint knife, chip brush or trowel to spread the wet product to create a seamless flashing membrane. To ensure the wood buck is adequately protected, make sure the membrane extends no more than 1 inch over the face of the wall. Apply additional **FastFlash** as needed to create an opaque, monolithic flashing membrane free of voids or pinholes.



Joint & Seam Filler  
FastFlash

Apply FastFlash or Joint & Seam Filler in a zig-zag pattern to the back of each wood buck and wet-set them into the rough opening.

Drill holes for wood buck, blow out holes, fill with FastFlash or Joint & Seam Filler and fasten wood bucks.



\*or substitute FastFlash by filling the joint with FastFlash during the FastFlash Application Minimum R-Guard requirement for a wood buck assembly.

# R-Guard

## Interior Air and Water Seal - S7.1

AIR & WATER BARRIERS

### Sheathing Wall Construction with gypsum, plywood or OSB sheathing.

Install the window “plumb, level and square” into the prepared rough opening.

Use **AirDam** as the interior air sealant to ensure compatibility with the treated rough opening and create a long-lasting, weather-tight seal. **AirDam** prevents bulk water and moist outside air from entering, and conditioned indoor air from escaping around the window. This ties the window into the larger air and water management system, and prevents water which may collect in the window frame from entering the conditioned space.

**Joint Size** – Sealant depth should be one-half the width of the joint. Maximum sealant depth should be ½ inch (13 mm). Minimum sealant depth should be ¼ inch (6mm). Minimum joint width should be ¼ inch (6mm).

**Joint Backing** – A properly sized non-gassing polyethylene foam backer rod should compress by 25-30% when installed. Install backer rod by compressing and rolling continuously into the joint channel without stretching or puncturing.

**Installation** – Install a continuous bead of **AirDam** without gaps or air pockets. Tool immediately with a dry spatula to ensure complete wetting of the joint bond surface and produce a smooth, concave joint profile.

**FastFlash** wraps into the rough opening in the structural wall. See detail S4.1.

