

Ocean 21/22 Association, Inc.
Architectural Review Board (ARB) Application
Windows, Sliders, and Entry Doors

Applicant Information

Resident Name:	
Building/Unit:	
Phone Number:	
Description of Proposed Work:	

Contractor Information

Contractor Name:	
Phone Number:	
Contractor Address:	

Required Documents: • Contractor License • Liability Insurance

Project Timeline

Estimated Start Date:	
Estimated Completion Date:	

Acknowledgments & Agreements

- All work must follow Alta Engineering Window & Slider Specifications.
- All alterations must comply with Duval County Building & Zoning Codes.
- Building permits must be obtained and displayed before work begins.
- Unauthorized exterior alterations may result in fines and restoration costs.
- ARB Application must be submitted with application fee. A board member must approve before any work begins.
- Contractors must follow approved window specifications and installation procedures.
- Failure to submit a complete application package may result in project delays.

Window Requirements

- Exterior: Bronze
- Ocean/Poolside: Turtle-Tint Brown
- Wind Rating: 120 mph
- Interior: Owner's discretion

Inspection Fees

- \$250.00 per rough opening inspection
- Spalling may result in boarding until repair inspection (up to 6 weeks)

Entry Door Requirements

- Solid panel, 20-min fire rating
- Paint: Sherwin Williams SW7069 Iron Ore – HP29 – 80-424 Gallon

Slider Requirements

- Large balconies: 4 or 5 panels
- Units A & F: 2 or 3 panels
- Units B & E (bedrooms): 2 panels
- \$250 inspection fee applies

Approval Process

1. Submit two copies of the application with supporting documents.
2. ARB will respond within 15 days (unless extended).
3. Work must begin within 3 months or reapproval is required.
4. Work must be completed on schedule unless extended.
5. Owners may appeal ARB decisions to the Board of Directors.

Owner's Responsibilities

- I have read and understand the ARB Policies & Procedures.
- Materials must be stored inside my unit.
- I am responsible for damages caused by my contractor.
- Unused materials must be removed within 7 days of completion.

Signatures

Owner's Signature:	Date:
Contractor Acknowledgment (Receipt of Alta Engineering Specs):	Date:
Received By (Association): Approved / Denied	Date:

Submission Instructions

Ocean 21/22 Association, Inc.
Attn: Office
2100 Ocean Drive
Jacksonville Beach, FL 32250
Phone: (904) 249-3500
Email: Office@ocean2122.com



PROSOCO

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.

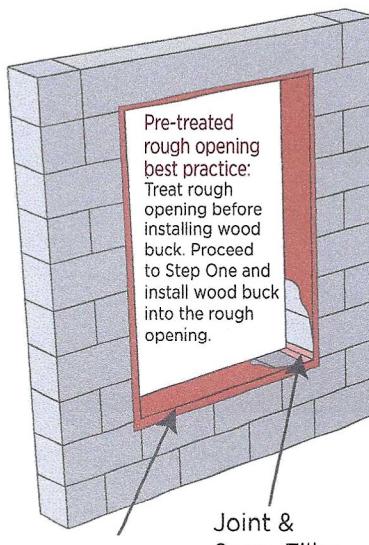
Spray or roller apply the selected R-Guard air and water-resistive barrier over the prepared wall. Apply sufficient product to cover the entire face of the structural wall.

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.

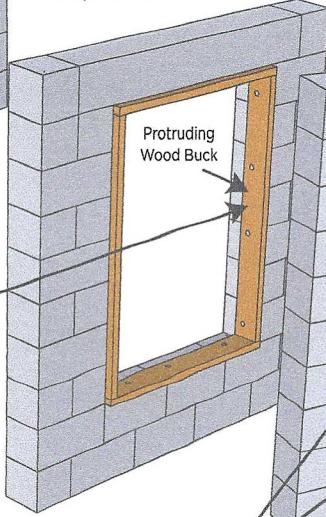


FastFlash
Joint & Seam Filler

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.

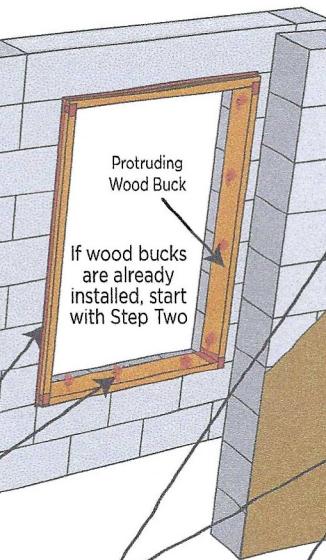
Drill holes for wood buck, blow out holes, fill with FastFlash or Joint & Seam Filler and fasten wood bucks.

Step One



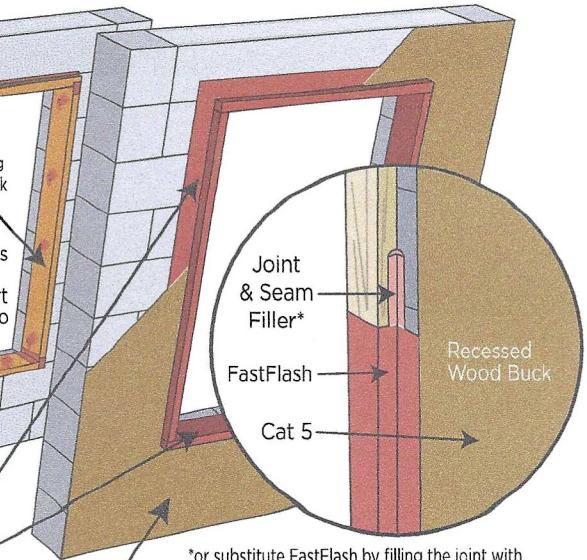
FastFlash or Joint & Seam Filler

Step Two



FastFlash

Step Three



Cat 5, Spray Wrap MVP or VB

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

CMU/CIP Concrete Rough Opening - C1.1

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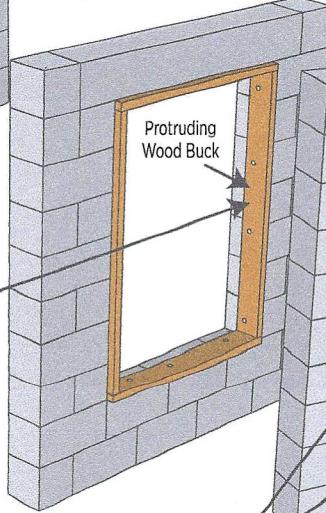
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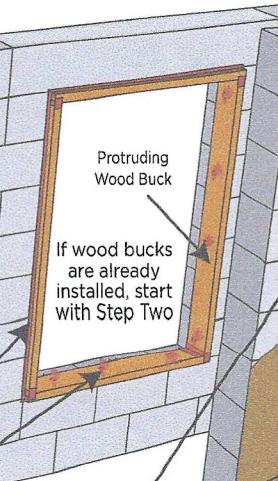
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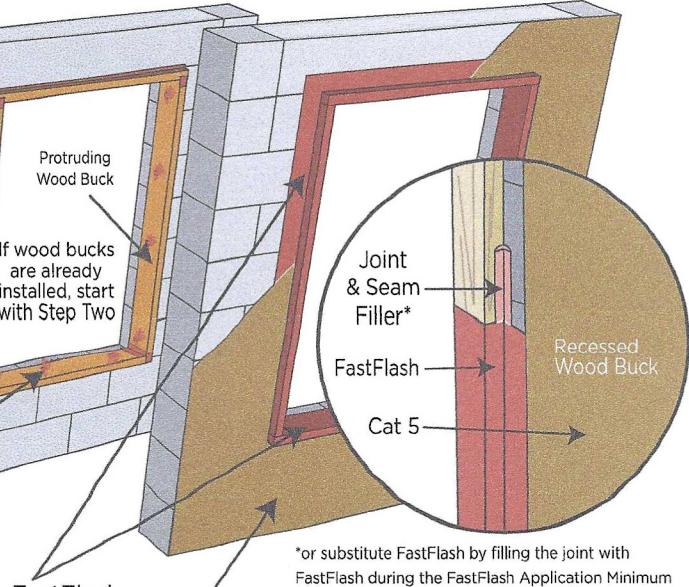
FastFlash or Joint & Seam Filler

Step Two



FastFlash

Step Three



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Cat 5, Spray Wrap MVP or VB

Window & Door Replacements

for:
Ocean 21-22 Condominiums

2100 Ocean Drive South,
Jacksonville Beach, FL 32250

Site location



1 - SITE LOCATION PLAN
N.T.S.



2 - VICINITY MAP
N.T.S.



Code Summary:

Code: FBC 8th Edition
Existing Building Code
ASCE 7

Construction Type: V
Use: R-2
Protection: None
Design Criteria Summary:

Existing Building Classification: Repair
Wind design criteria per Section 1606.2, ASCE 7
Ultimate wind speed: 135 mph
Risk Category: II
Mean roof height: ~70'-0"
Exposure category: D
Enclosure classification: Enclosed
Internal pressure coef: 1.0:1.0
Roof slope: 0:12

Wall Design Pressures:
Components and Cladding: (Table 30.7-2)
LRFD

Zone 4: 54 / -54 PSF
Zone 5: 54 / -58 PSF

ASD
Zone 4: 33 / -33 PSF
Zone 5: 33 / -40 PSF
Corner Zone: 10'-0"

Sheet Index:

1.0 - Cover Sheet
2.01 - Notes
2.02 - Notes
2.03 - Notes
5.01 - Details: Window
5.02 - Details: SGD I
5.03 - Details: SGD II

Scope of Works:

General

1. Protect portions of the building not being repaired.
2. Protect interior of structure at the end of each work day.

Windows:

1. Remove and salvage all window treatments and blinds.
2. Remove and dispose of existing windows.
3. Remove interior finishes as necessary.
4. Remove existing window. Take care not to damage the wall surround.
5. Add supplemental inorganic backs and shims as required to achieve proper shim space.
6. Reth rough opening.
7. Install new windows per ASTM E2112, the manufacturer's instructions, Florida Product Approval, and as detailed.
8. Take care to provide and secure mull clips per manufacturer's instructions.
9. Install new exterior stucco as required. This may require complete removal and replacement of the stucco panel common with the wall.
10. Install new low-expansion foam insulation around the entire window.
11. Install new air-barrier sealant between the interior face of the window frame and rough opening.
12. Install new exterior perimeter sealant.
13. Apply sealant to full height and top and bottom terminations of mullions.
14. Replace interior finishes to match existing.
15. Paint the wall area planar with the repair locations.

Sliding Glass Doors (SGD):

1. Remove existing sliding glass door.
2. Install new curb and sill pan.
3. Install new door per ASTM E2112, the manufacturer's instructions, and as detailed.
4. Install new low-expansion foam insulation around the entire door.
5. Install new sealant between frame and rough opening.
6. Replace interior finishes to match.
7. Install new exterior perimeter sealant.

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Jacksonville, Florida 32256
www.altengineeringco.com

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Project Name:
Window & Door Replacements

for:
Ocean 21-22
Condominium

2100 Ocean Drive South,
Jacksonville, FL 32250

Brett D. Newkirk
RL PE 62476

Sheet Index:
1.0 - Cover Sheet
2.01 - Notes
2.02 - Notes
2.03 - Notes
5.01 - Details: Window
5.02 - Details: SGD I
5.03 - Details: SGD II

Revisions:

No.	Description	Date
-	For Review	08/26/24

Sheet:

1.01

All repair details and the extent of the designated repairs are subject to field mock ups. Alta reserves the right to amend, modify or change the drawing details or the extent of repairs to suit the site conditions, as they are uncovered. For this reason, the owner shall engage Alta to review the initial demolition and implementation of all repair details. These drawings are invalid and void without such a review and confirmation of the adequacy of the design by Alta.

07 90 00 SEALANTS

All exterior sealants shall be DowSIL Silicone or approved equivalent paintable silicone sealant unless otherwise specified.

Brush grade sealant shall be BASF textured patching compound or approved equivalent.

Metal to metal sealants shall be Dow 791 or approved equivalent.

All backer rod shall be dual-cell.

Bond breaker tape shall be as manufactured by Pecora or approved equivalent. Width, as required to properly back joint.

Joint preparation, cleaning and installation shall be in strict accordance with the manufacturers instructions and ASTM C 1193.

Verify compatibility of sealant or the requirement of primers with all substrates to be sealed with the manufacturer.

Clean all areas to be sealed to remove all laitance.

Sealants shall be toolled smooth, straight and uniform. Use tape to ensure straight lines and to prevent stray sealant overages.

All sealant joints shall be backed with bond breaker tape or backer rod.

Sealants shall be of an approved profile and provide the minimum bond face required by the manufacturer.

Remove all sealant spills and overages from building surfaces.

All polyurethane sealants shall be painted.

08 53 13 WINDOWS AND DOORS

1. PERFORMANCE REQUIREMENTS

- A. Fenestrations shall be compliant with AAMA 101.
- B. Structural Capacity: Compliant with ASTM E 330 at the listed design pressure.
- C. Water Penetration Resistance: No penetration at 7.5 psi per ASTM E 331 & ASTM E 547.
- D. Air Infiltration: Infiltration rate shall not exceed 0.30 cfm/sf at 6.24 psf per ASTM E 283.
- E. Impact Resistance: Large and small missile per ASTM E1886.
- F. Visible Light Transmission: <45% per Florida Statute 161.163 and Florida Administrative Code Rule 62B-55.
- G. Condensation Resistance Factor >0.35 per AAMA 1503.1
- H. U Value: >0.20 per AAMA 1503.1
- I. Shading Coefficient: .30
- J. Solar Heat Gain Coefficient: <0.30 per AAMA 1503.1
- K. Forced Entry Resistance: Level 10 per AAMA 1302.5-76, Test A-G.
- L. Installation Warranty: 2 years.
- M. Manufacturer's Warranty: Standard.
- N. Coating Warranty: 10 years.

2. MATERIALS

- A. Type: Vinyl or Aluminum
- B. Acceptable Manufacturers: Window, PGT, CWS or approved equivalent
- C. Frame: Box frame.
- D. Style: (To match existing styles) Fixed, casement, and horizontal roller
- E. Hardware: AISI 316 Stainless steel, style as selected by the owner
- F. Screws: AISI 316 Stainless steel 3/16" diameter concrete screws of sufficient length to engage the CMU substrate by 1-1/2".
- G. Coating on Aluminum: 70% PVDF compliant with AAMA 2605.
- H. Color: To match existing
- I. Roller Assemblies/internal hardware components: Aluminum, non magnetic stainless steel, or other materials warranted by the manufacturer to be non-corrosive and compatible with the aluminum window materials.
- J. Glazing:
 - a. Type: Insulating Coated Glass;
 - b. Design 1 5/16" VE4-2M Insulating Coated Glass as manufactured by Viracor or approved equivalent
 - c. Exterior Glass Ply: 1/8" HS Glass
 - d. Coating: Viracor VE-2M Low E are approved equivalent on #2 surface
 - e. Airspace: 1/2" mill finish
 - f. Silicone: Dow 995 Black or approved equivalent
 - g. Interior Glass Ply: 1/8" Clear, HS Glass
 - h. Interlayer: .090 PVB (BD based on framing and design pressure)
 - i. Interior Glass Ply: 1/8" Clear, HS Glass

3. EXECUTION

- A. All new fenestration assemblies shall be stored and transported in such a manner to prevent scratching, deformation, or racking of the frames. Units containing such damage shall be replaced at the contractor's expense.
- B. Contractor shall verify that new fenestrations are sized to match existing windows.
- C. New fenestrations shall be installed in accordance with ASTM E 2112, the Florida Building Product Approval, the manufacturer's installation instructions, and the project details.
- D. Set fenestration units plumb, level, and true to line, without warp or rack of frames or sash. Provide proper support and anchor securely in place.
- E. Do not penetrate the sill of the fenestration to install alarm wire sensors. If required, sensors must be installed in the jamb.
- F. Use non-expanding foam insulation to seal voids between the fenestration, bucks and the rough opening.
- G. Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials by complying with the requirements specified under paragraph "Dissimilar Materials" in the Appendix to AAMA 101.D.
- H. Install perimeter sealants and wall coating in accordance with the project documents and the manufacturer's specifications.
- I. All installation screw shanks shall be dipped in sealant prior to installation and screw heads capped with sealant following installation.
- J. Contractor shall final clean all replacement fenestrations per manufacturer's instructions.

4. Work Performance Field Verification:

- A. Watertight performance of all work is required.
- B. All newly installed windows must pass a visual inspection, operation test, an AAMA 503-08 diagnostic hose test (for fixed glass and perimeter seal), and an AAMA 511-08 4.2.1.3.1 Sill Dam Test (for operable units) following completed installation and prior to the installation of interior trim components. An AAMA 502-08 Chamber test is permissible in lieu of the aforementioned testing. Testing shall be at the owner's expense.
- C. New fenestrations that do not pass the test shall be repaired or replaced per the engineer's discretion. Re-testing, if required, shall be at the contractor's expense.

09 24 23 STUCCO

Stucco shall be applied over the WRB, furring, felt paper and metal lath in strict accordance with ASTM C 926 and ASTM C 1063 and the PCA Plaster/Stucco Manual.

Lath shall be BASF perma lath or approved fiberglass equivalent.

Do not use staples or nails. Do not compress furring during fastener installation.

Fiberglass lath shall be secured with washer head screws per the manufacturer's instructions.

All stucco accessories shall be plastic.

Draining accessories shall have solid vertical flanges.

Felt shall be No. 15.

Paper backed lath shall not be used.

Furring shall be BASF Drainage Mat DF, Sto 81208 DrainScreen Drainage Mat, WaterWay 9714A or approved plastic equivalent with a minimum profile of 1/4-inch.

Control joints shall not be rigidly secured to the substrate. Control joints must be secured by wire-tieing to the lath.

All plastic accessories and grounds shall be sealed at their intersections and abutments prior to application of stucco.

All bands shall be applied to the surface of the brown coat.

All stucco terminations or abutments to dissimilar materials shall be with plastic accessories with a minimum gap of 3/8-inch to allow for the installation of a backed stucco joint.

All base of wall stucco terminations shall have drain provisions compliant with the Northwest Wall and Ceiling Bureau typical details.

Stucco texture shall match the existing. Where repairs are completed, existing texture shall be removed and new texture shall be continued to the next plane change or wall disruption.

Stucco shall be moist cured by fogging twice daily for the first 3 days after installation.

09 24 23.13 DIRECT APPLIED STUCCO

Stucco shall be applied in strict accordance with ASTM C 926 and ASTM C 1063 and the PCA Plaster/Stucco Manual.

All stucco accessories shall be plastic.

All stucco terminations or abutments to dissimilar materials shall be with plastic accessories with a minimum gap of 3/8-inch to allow for the installation of a backed stucco joint.

All direct applied stucco shall be applied over a dash bond coat with integral bonding agent.

Surface applied bonding agents shall not be used.

Stucco texture shall match the existing. Where repairs are completed, existing texture shall be removed and new texture shall be continued to the next plane change or wall disruption.

Stucco shall be moist cured by fogging twice daily for the first 3 days after installation.

Stucco application and stucco patching shall comply with specification.

09 91 00 PAINTING

Paint applied to ferrous metal surfaces shall be (1) coat of Corotech V131 Universal Alkyd Metal Primer followed by (1) coat of Corotech V331 Acrylic DTM Semi-gloss Paint or approved equivalent paint system.

Paint applied to stucco shall be (1) coat of Benjamin Moore N448 Ultra Spec satin finish over (2) coats of Benjamin Moore 055 Super Spec Masonry Elastomeric over (1) coat of Benjamin Moore 066 Acrylic Masonry Sealer (if required by the mfg.) or approved equivalent elastomeric paint system.

Paint applied to wood shall be (2) coats Benjamin Moore Ultra Spec EXT House Paint N448 over (1) coat of Benjamin Moore 094 Fresh Start Alkyd Primer (if over new wood or if required by the manufacturer on previously painted wood) or approved equivalent paint system.

Prepare all metal surfaces to receive paint to an SSPC-3 finish.

Clean, sand, wash and prime all existing surfaces to be painted to remove all surface blemishes per the manufacturer's requirements. All existing sealed or delaminated paint shall be removed by means necessary.

Stucco shall be permitted to cure for 28-days prior to painting. Prior to painting, all plastic shrinkage cracks shall be detailed with brush-grade sealant per the manufacturer's instructions. Take care to force sealant into the depth of the crack.

Prior to painting all dissimilar material abutments and all similar material abutments shall be sealed with a properly profiled and backed high-quality polyurethane sealant. All sealants shall be continuous and foamed.

Protect surfaces not to be painted. Contractor shall be responsible for cleaning or replacing all property affected by over spray.

Prime surfaces (new and existing) per the manufacturer's recommendations.

Paint and coatings shall be installed in strict accordance with the manufacturer's specifications and shall be suitable for use over the substrate applied.

Color shall be selected by the owner.

Finished paint surface shall be smooth and free of streaks, drips, piles, brush end marks, off-color areas or omitted areas.

Color shall match the existing appearance of the building.

Paint shall be applied to cover the entire planar wall surface if any portion of the wall plane is repaired or affected by the repair work. Paint application shall be vertically and laterally extended to the nearest interior or exterior corner (laterally) and the soffit or ground (vertically).

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Window & Door Replacements

for:

Ocean 21-22
Condominium

2100 Ocean Drive South
Jacksonville, FL 32250

Brett D. Newkirk
R.PE4247#

Sheet Index:
1.01 - Cover Sheet
2.01 - Notes
2.02 - Notes
2.03 - Notes
3.01 - Details: Window
3.02 - Details: SGD I
3.03 - Details: SGD II

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No.	Description	Date
-	For Review	08/26/24

Sheet:

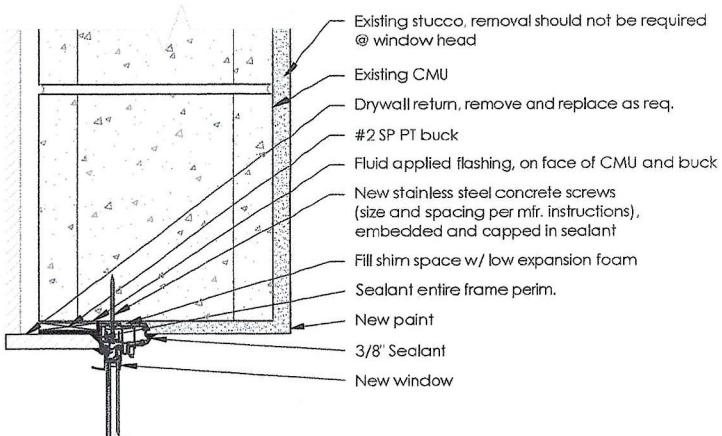
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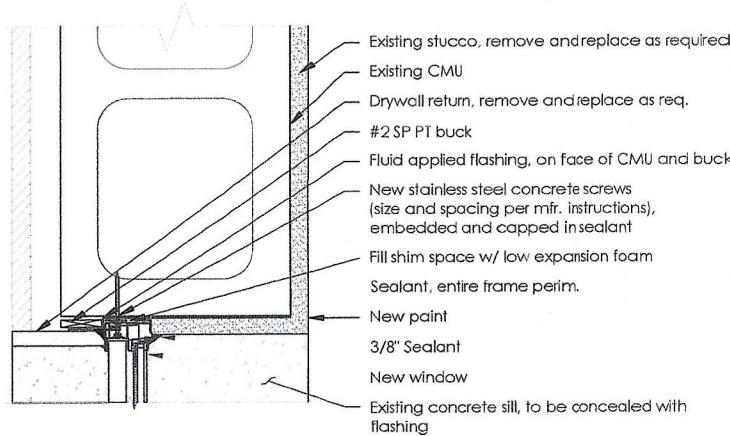
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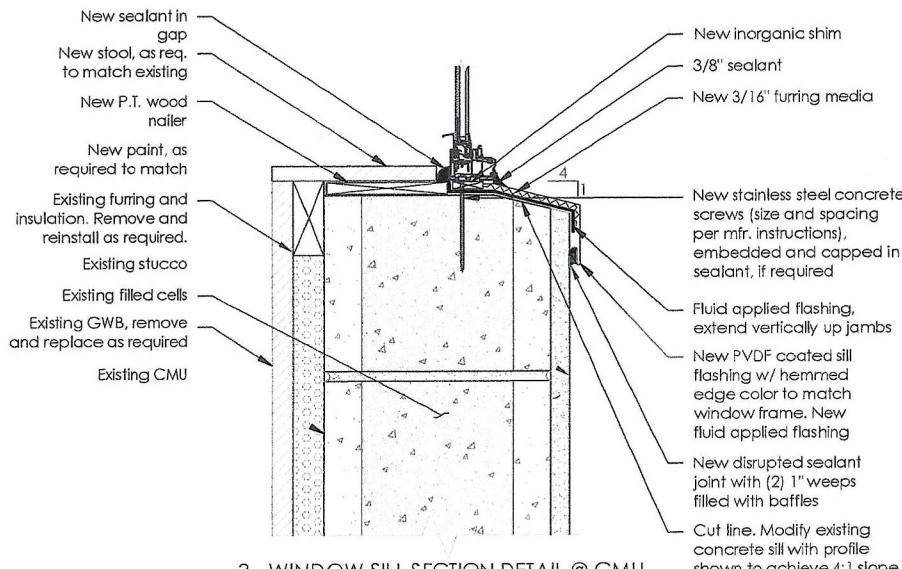
1 - WINDOW HEAD SECTION DETAIL @ CMU

Scale: 3"=1'-0"



2 - WINDOW JAMB SECTION DETAIL @ CMU

Scale: 3"=1'-0"



3 - WINDOW SILL SECTION DETAIL @ CMU

Scale: 3"=1'-0"

Brett D. Newkirk
FLPE 62474

Sheet Index:
1.01 - Cover Sheet
2.01 - Notes
2.02 - Notes
2.03 - Notes
5.01 - Details: Window
5.02 - Details: SGD I
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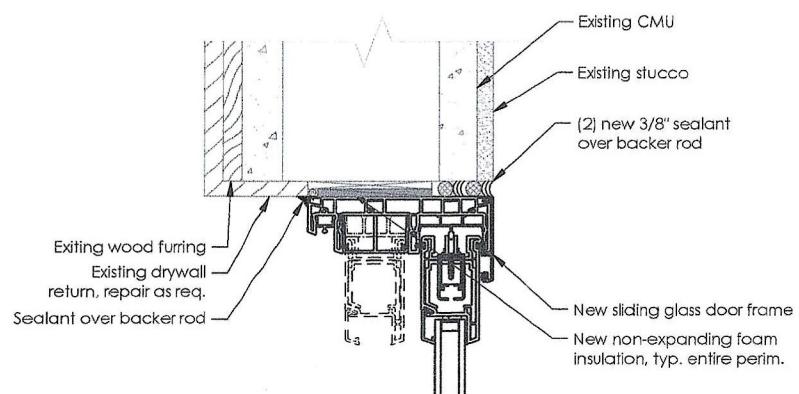
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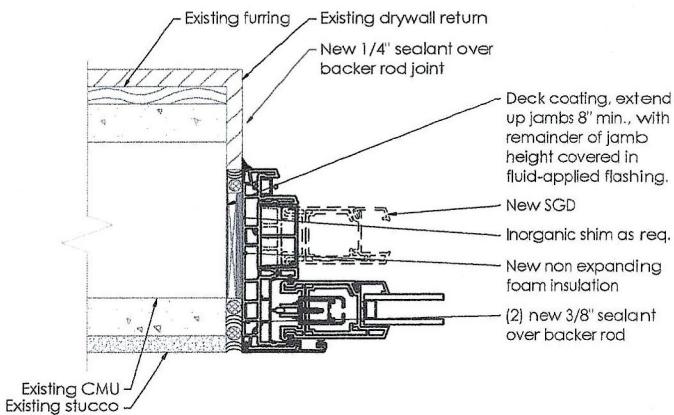
Brett D. Newkirk
PE 62476

Sheet Index:
1.01 - Cover Sheet
2.01 - Notes
2.02 - Notes
5.01 - Details: SGD
5.02 - Details: SGD I
5.03 - Details: SGD II



1 - SGD DOOR HEAD DETAIL

Scale: 3'-0"



2 - SGD JAMB SECTION

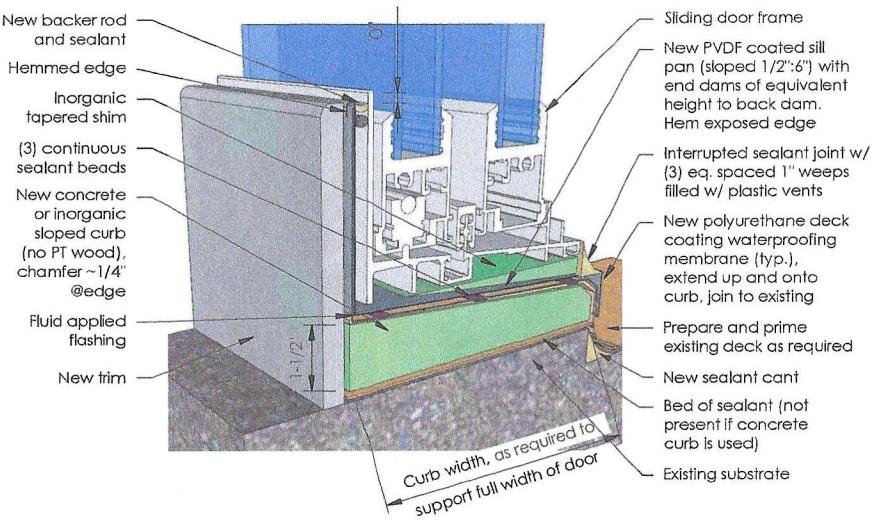
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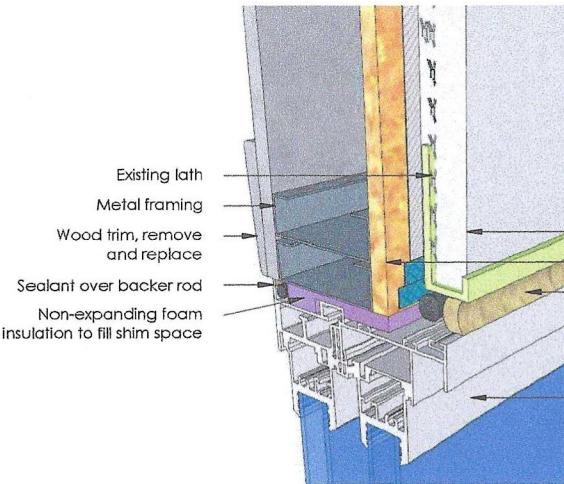
Sheet:

5.02



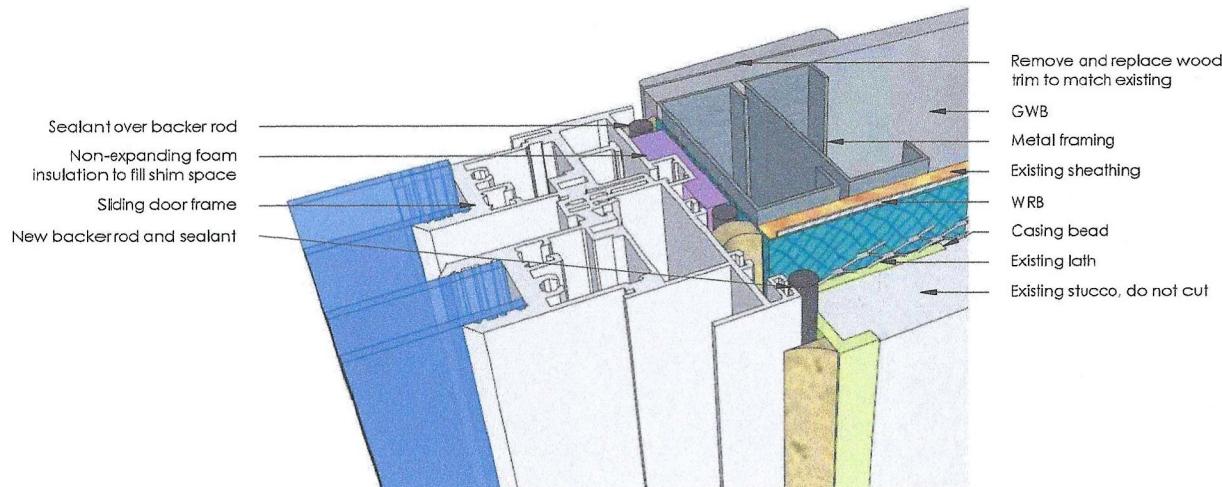
1 - SLIDING GLASS DOOR SILL CMU/FRAME

Scale: N.T.S.



2 - SLIDING GLASS DOOR HEAD - METAL FRAMING

Scale: N.T.S.



3 - SLIDING GLASS DOOR JAMB - METAL FRAMING

Scale: N.T.S.

Brett D. Newkirk
R. PE 02476

Sheet Index:
1.01 - Cover Sheet
2.01 - Notes
2.02 - Notes
2.03 - Notes
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