

**Guidelines for Sliding Glass Doors, Windows, and Replacement and
New Porch Enclosures
Vista Del Mar
Revised June 2009**

- 1. The City of Jacksonville Beach requires certain specifications for coastal constructions. All new or replacement construction at Vista Del Mar must be approved by the VDM Board and presented in writing prior to the start of work.**
 - a. Building Permits are required.**
 - b. Windows, sliding doors, and all devices will comply with the City of Beach current wind codes. Exceptions may be available, if the interior sliding glass doors have not been removed. You contractor should request this option at the time of securing the permit and after Board approval**
 - c. Guard Rails on porches will be required on second and third floor units, whether they are open or enclosed. The guard rails are to be 42” inches in height, not to exceed 4” inch spacing, with bottom railing at 2” inches above floor level, and must meet building code specification. Bronze in color.**
- 2. The State of Florida , Department of Natural Resources, requires tinted glass that meets a transmitted light value of 45% or less (inside to outside transmittance) which shall be utilized on all windows and glass doors, visible from any point on the nesting beach area. (This the so called Turtle Tint Spec). Color must be approved by the VDM Board and VDM requires it on all doors and windows regardless of location.**
- 3. Vista Del Mar requires standardized enclosures on all replacement and new enclosures and windows.**
 - a. All glass enclosure frames will be constructed of aluminum metal with a bronze finish as approved by the Board.**
 - b. Windows facing the parking lot or ocean will require aluminum frames with bronze finish and approved “turtle tint glass”**
 - c. Installation specs of door tracks will be supplied by Vista Del Mar. Drilling and tapping into floor slabs and beams will not be allowed, except as specified and approved.**
- 4. General information for installing glass doors and fixed glass panels on Limited Common Element porches follows on pages 2 and 3.**

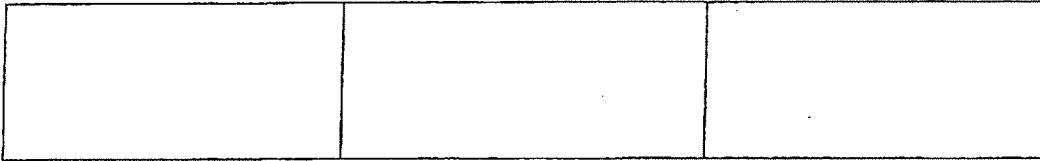
- a. For porches with openings of 9' in width or greater, 8' in height, the approved types will be three equal panels.

Three fixed Panels.

Two fixed panels and one moveable panel.

Three movable panels.

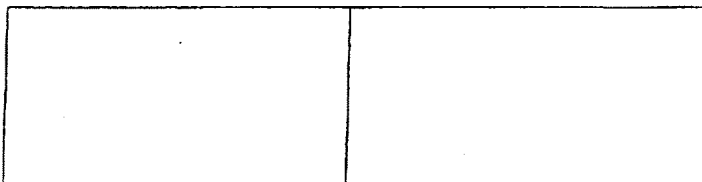
One fixed and two movable panels.



- b. For porches with openings less than 9' in width, 8' in height, the approved type will be two equal panels.

Two fixed panels

One fixed panel and one movable panel.



- c. Vista Del Mar will approve a solid wall on various walls; this allows owners to build cabinets or other interior items. Board approval of a drawing is required.

Page three

5. Other Information

- a. Porches may be screened. Board approval is required after a sketch is submitted.
- b. Full length windows facing the parking lot (approximately 72" in height from the floor level) must conform with present design. The bottom panel will be fixed and one top panel will slide horizontally or both top panels can be fixed.
- c. There will be no exterior guard rails on windows.
- d. Third Floor porch enclosures that have an opening greater than 8 feet in height, will be required to build down to 8 feet.
- e. The contracting and permitting of enclosures will be done by each Owner. Removal of any enclosure is the responsibility of the unit Owner, if work is required by the Association on the Limited Common Element such as beams, columns, walls, floors or ceilings.
- f. ALL ENCLOSURES MUST HAVE BOARD APPROVAL IN WRITING.
- g. Installation of supplemental air conditioner units must be approved by the Board of Directors. Units must be installed on the side wall of enclosed porches and must be painted to match existing color.
- h. Three types of enclosure or porch entry doors will be approved.
 1. A Full Glass Door
 2. A Shutter or louver type door
 3. A full wood type door