

KEYSTONE
ENGINEERING &
CONSULTING, INC.

Pineapple House Condominium

1437 Pineapple Avenue
Melbourne, Florida 32935

Walkways and Exterior Condition Survey Report

Prepared By
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Florida Registered
Professional Engineer #50068

September 23, 2022

Pineapple House Condominium Condition Survey Report

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September 23, 2022

Pineapple House Condominium Corp.
1437 Pineapple Avenue
Melbourne, Florida 32935

Re: Condition Survey Report – Exterior Building Elements

EXECUTIVE SUMMARY

Keystone Engineering was contracted to provide an engineering inspection of the balconies and walkways at the Pineapple House Condominium. The inspection was completed February 8 and 17, 2022 by the undersigned structural engineer with Keystone, and trained assistants.

The **balcony inspection** revealed a negligible level of structural damage on the balcony slabs, beams and columns. The **walkways inspection** also revealed a negligible level of structural damage. A **garage inspection** revealed some concerns of structural damage to some of the bearing walls and by the **pool area**.

The following report provides additional details, as well as the described budgets, estimated quantities, and example photos.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tomas Ponce", with a stylized flourish at the end.

Tomas Ponce P.E., MSCE
FL # 50068
Keystone Engineering & Consulting, Inc.

September 23, 2022

Pineapple House Condominium Corp.
1437 Pineapple Avenue
Melbourne, Florida 32935

Re: Condition Survey Report –Walkways, Stair Landings and Stairs

Dear Board and Association Members:

Keystone Engineering and Consulting, Inc. (Keystone) was contracted to perform an inspection of the west walkways and stair systems at the Pineapple House Condominium in Melbourne, Florida. The inspection was completed on February 17, 2022. Within this report, you will find a description of our inspection process, our findings, and recommendations, as well as budget estimates and options for the completion of a restoration project. Once this document is reviewed, Keystone can meet with the Association, provide more depth of information, and facilitate a dialogue of the specific project issues and options.

Facility Description

Pineapple House consists of an eight-story, post-tensioned, riverfront building constructed around 2006. The ground level floor consists of below building parking and common areas.

The poured in place concrete horizontal slabs are constructed with PT cables. They are supported by structural load bearing columns and walls. The exterior walls are a masonry/EIFS construction with a painted stucco finish. The walkways have a coating finish. The railings are top mounted and appear to be from original construction.

Project History

No repair projects have been completed at the Pineapple House over the years by other contractors. No information was available to review.

Investigation Methodology

The inspection process was completed on a visual, acoustical, and hands-on basis by the undersigned Florida Registered Professional Engineer and trained assistants. Generally, the inspection of a condominium focuses on the existing and potential for future concrete damage that occurs due to chloride-induced

reinforcing steel corrosion. This electrochemical phenomenon is normally the driving force in coastal building maintenance and repair efforts. As a result of the actual and potential concrete damage, affected building components such as floor finishes, safety railings, glass doors, windows and storm shutters are also evaluated as applicable.

The inspection process was completed in a non-destructive manner by the project engineer. The concrete damage evaluation was achieved by visual inspection, chain-drag, and hammer sounding. These devices, when utilized by personnel with appropriate experience, prove to be a cost-effective means of evaluating corrosion induced concrete damage and the overall condition of the structure. The inspection process described and completed are acceptable means in accordance with the International Concrete Repair Institute (ICRI) and the American Concrete Institute (ACI). The concrete evaluation performed is generally in accordance with:

ACI 201.1R-92 Guide for Making a Condition Survey of Concrete in Service

ACI 364.1R-07 Guide for Evaluation of Concrete Structures Before Rehabilitation

The results of the inspection and evaluation will generate an anticipated and recommended scope of work. It must be considered and understood that many work items identified are interrelated and therefore not easily or cost-effectively addressed separately. For example, in order to repair and/or protect the walkway concrete slabs, the railings and/or floor finishes will be affected and therefore must be considered as part of the repair process.

It should also be well understood that portions of the work anticipated are estimated quantities, while other items are fixed quantities. In general, all of the concrete and post tension cable repair work is an estimated quantity due to the number of variables involved and the high likelihood for hidden damage. Therefore, the concrete work is typically bid on a unit cost basis since we can establish the necessary concrete repair task items accurately but cannot estimate the exact quantities. Unit cost basis provides the fairest basis for both owner and contractor, as the contractor is paid only for the number of each units completed at the unit rate bid, whether the quantities are higher or lower than the engineer's estimate. The remainder of the bid items will generally be at fixed cost, as they are directly measurable quantities and known scope of work. Railing work, waterproofing/coating of walls and floors, window replacement and door replacement are examples of fixed items as both the task and quantities can be generally established accurately in advance.

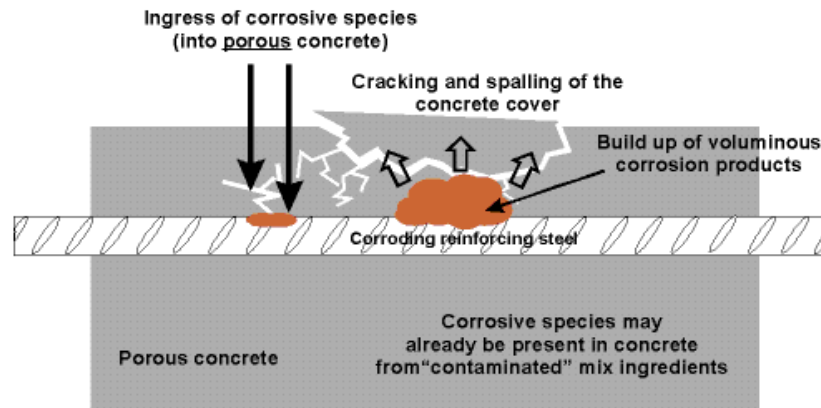
It should also be clear that the estimates provided are for budgetary purposes only. Actual bids will need to be solicited for cost purposes. Also, there is a high likelihood for additional damage and hidden conditions to be found during the work that will increase the units of work and the project budget. Proper

contingency estimates need to be considered and factored into the project budget estimate.

Concrete Damage General Discussion

Pineapple House is currently experiencing a minimal amount of corrosion induced concrete spalling damage on the walkways. Generally, this damage is in line with what we would expect on buildings of this age (16 to 17 years), history, location and construction type. The concrete damage, caused by chloride induced reinforcing steel corrosion, could be attributable to some variables from original construction, such as the quality of the concrete and the depth of concrete cover over the reinforcing steel. There are also conditions that exist that are known to lead to and exacerbate spalling as the building ages, and also adversely affect the PT cable system. All of these conditions can be improved to various degrees depending on the budget parameters.

Concrete spalling is due to the long-term exposure to the coastal salt air, whereby chlorides will migrate through the concrete and reach the reinforcing steel. Once the chlorides accumulate at the steel level within the slab, the corrosion process will accelerate in an exponential fashion, resulting in expanding steel reinforcement due to corrosion activity, internal delamination of the reinforced concrete, cracking and spalling of the surrounding concrete. Left unabated, this process will lead to increasingly costly building repair projects.



One of the most significant factors in the time and magnitude of reinforcing steel corrosion induced concrete damage is the ease of access for the chlorides to enter the concrete. Properly sealing and waterproofing the building, including all openings, penetrations, achieving positive drainage, and using properly installed stainless-steel anchors, will greatly minimize chloride intrusion and corrosion. As part of a restoration project for an aged building, both existing and future chloride contamination must be considered and reduced. Initial concrete spalling typically becomes noticeable as the building approaches 15-20 years of age, grows exponentially, and then cyclically thereafter depending on the level and quality of repairs and protective measures.

Quality, long lasting repairs are crucial in controlling future maintenance costs. Additionally, the control of the corrosion rate is the primary factor in reducing the rate and magnitude of future repair projects and costs. Proper structural concrete repairs should not become cyclic type repairs and should last for 20 to 30 years or longer depending upon the level of protection from the elements employed afterward. Original cyclic structural repairs to areas of the structure outside of past repairs can be controlled through corrosion mitigation. There are several corrosion mitigation strategies available, each with varying costs, performances, and life expectancies.

Taking steps to reduce the cyclic nature of corrosion induced structural concrete damage has proven to be a good investment of maintenance dollars. Eliminating the redundancy of repairs to the same area can be achieved by ensuring proper industry standard structural repairs are accomplished during the restoration project. Protecting the newly repaired areas and slowing/mitigating the corrosion in the surrounding areas will greatly reduce future maintenance costs, increase the time between repair cycles and lessen the magnitude of each repair cycle.

From a cost perspective, the structural concrete repairs alone are significant. However, additional costs need to be considered, and strategically avoided as best possible, including the many collateral building components and aspects of a restoration project. The engineering costs, access to the building via scaffolding/staging, building permits, storage, equipment, and manpower mobilization all add to the actual costs of accomplishing concrete repairs. Additionally, floor finishes, railings, screens, glass doors and shutters can be impacted during a restoration project, including the removal, reinstallation and/or replacement of these elements. The removal of these items to complete concrete repairs may require the owner to upgrade to newer models that are compliant with current building codes.

In severe cases of concrete damage occurring under and due to the door/window assemblies, they may need to be removed and a temporary barricade installed to accomplish the structural repairs. This type of repair can also affect the interior flooring and finishes of the unit. Lastly, a concrete restoration project causes a disruption to the quality of living at the facility, loss of use and rental income. Noise, vibration, dust and limited balcony access and view can all be expected.

Because of these direct structural issues, collateral and lifestyle issues and substantial costs, a restoration project should be given due consideration to implement the most cost-effective use of skilled labor, proper materials, and methods along with technology to extend the time between repair projects and reduce the magnitude of the corrosion induced damage in the future. Poorly executed restoration projects, with improper repairs and inadequate consideration for future protection will inevitably cost the Association significantly more in terms of dollars, inconvenience, and time.

General Industry Methodology

There are several basic aspects to concrete spalling and restoration that must be understood and accepted to allow for the findings and recommendations to be discussed productively. The following represents some basic industry positions that dictate the consultants thought process:

Post Tensioned Cables – Many newer generation condominiums are constructed using PT cables. PT cables are high strength steel strand cables run through greased vinyl sheathing inside the concrete slabs. There are typically hundreds of cables per floor. The cables are tensioned after the concrete cures to about 33,000 pounds. PT cables allow for both wider spans between support columns/walls and thinner slabs and concrete support elements. When reinforcing steel corrodes and causes spalling, the PT cables must be considered and, in many cases, temporarily relieved of their tension for the repairs to be completed safely. This is specialized work requiring experienced contractors.



Balcony Slab Edge Repairs with PT Cables Example

Spalling-Concrete spalling is delamination of the concrete from the expansive effects of reinforcing steel corrosion. Spalling occurs when chlorides migrate to the reinforcing steel, which changes the chemistry of the concrete and creates a corrosive environment. Spalling can be detected visually and/or acoustically and requires an experienced eye to distinguish between spalling and non-spalling and to extrapolate findings into estimated quantities.

Contractor Selection-Concrete restoration is a small, specialized, yet mature industry. While the work must be performed by a licensed general contractor under the supervision of an experienced professional engineer, not all general

contractors are experienced in concrete restoration of an existing occupied building. **Even less have experience in the potentially dangerous structural restoration involving post tension cables.** There is a relatively short, but high-quality list of local qualified restoration contractors. Restoration contractors generally perform best in their local region.

Repair Methods-Concrete restoration methods and materials are well established over the last 30 years, and the procedures and repairs followed in the industry follow the International Concrete Repair Institute (ICRI) standards and have proven to be both reliable and durable. There are no magic, short cut or permanent solutions. Concrete restoration/experience is learned “on the job”. By utilizing experienced restoration contractors, you will avoid having an unexperienced team “practice” on your building. These are structural repairs that left unchecked, can eventually affect the building viability and habitability.

Cyclic Nature-Spalling will be cyclic on an older building (more than 15-20 years old) and should be planned for accordingly. Repaired areas should be semi-permanent repairs (repairs will have an extended life if protective measures are implemented and maintained), as the chlorides have been removed in that area, and future spalling will occur in other areas where chlorides remain. A recommended repair cycle is 7 to 10 years to coordinate with painting cycles. A cycle of this period will keep spalling damage manageable.

Corrosion is Exponential-Once initiated on a building, spalling will worsen exponentially with time, with an acceleration after a 10-year cycle. Taking care of spalling on a 7 to 10-year cycle, coordinated with painting, and using maintenance friendly balcony finishes, has proven to be a cost-effective time frame and procedure. Allowing the spalling to continue beyond the 7 to 10-year time frame will result in accelerated damage and project costs.

Project Timing-Project timing will be dictated by the decision-making process and contractor availability. However, the lowest cost project is one that is done today, as a single-phase project. Unnecessarily delaying a project or doing it in multiple phases will increase the project costs due to increased corrosion damage and rate, inflation of costs, and mobilization costs. Financing is available to allow for payments over time, while getting the work done in a single, lower cost, lower impact project.

Balcony Floor Finishes-Exposed balcony (and walkway/stair) floor finishes should be a protective coating system that is aesthetically pleasing and easy to repair and renew during future repair cycles. **Coating over older, failing coating systems is generally not successful or recommended. Stripping the older coatings to the concrete surface and applying a new system is both effective and able to be warranted.**

Railing Systems-Cored in place railing systems are known to accelerate and exacerbate concrete spalling, particularly at the slab edges and locations of the post tension anchor heads. Cored railings feed salt-water into the slab on a nearly continuous basis. Properly installed “surface mounted” railings can eliminate the water intrusion at the rail post and greatly reduce the concrete damage.

Improper railing coatings along the coast can be problematic. Powder coating systems following AAMA 2604 are known to experience filiform corrosion which causes peeling of the coating finish. This necessitates the continuous repainting of the railing system. AAMA 2605 (PVDF or generally known as Kynar) utilizes a preferred chromium pretreatment process to provide excellent adhesion and weathering in a coastal exposure and greatly minimize filiform corrosion and peeling of the finish.

Sliding Glass Doors and Windows-The choice of sliding glass doors and windows for a coastal application must be given proper consideration. “Coastal Quality” products are recommended and should consider corrosion resistance, coating finish performance, superior water resistance, the use of all stainless-steel hardware, concealed/sealed stainless-steel fasteners, energy efficiency and proper tint. Many of these are not achieved with a “minimum” code compliant door. Lastly, proper installation is a must, for any door quality level.

Having new glass doors or panels installed over existing spalled concrete is becoming a common issue. Most door installers are either not going to recognize these issues, or purposely overlook them in order to not delay the installation. Buildings that have a concrete spalling history should have an inspection performed by an experienced individual before new glass is installed, either at the opening or perimeter of the balcony. **It is preferred to incorporate needed or desired sliding glass door replacements as part of the restoration project and under the umbrella of the chosen restoration contractor.**

Many times, concrete spalling occurs under a sliding glass door due to long term, chronic water intrusion at the door track. This spalling can encroach on the interior space and affect interior finishes during the repairs. **Sliding Glass Doors are typically owned by the individual unit owner and not the Association, which can complicate the project activities. Cooperation is needed between the unit owners and the Association to handle necessary sliding glass door removal and reinstallation/replacement as necessary to complete the project scope of work.** For sliding glass doors, subcontractors are generally NOT viable as the sliding glass door work is generally completed during the restoration work, making it difficult to interject a 3rd party subcontractor. Having the restoration contractor handle the sliding glass door installation also provides for installation inspections by the engineering team during the project.

Drainage- Shutter systems, screen enclosures, floor finishes and sliding glass door installations should all be designed such that water readily drains off the balcony.

Shutters-When installing shutters, the area of installation should be inspected in advance to ensure no concrete repairs are needed that would necessitate the future removal and reinstallation of the shutter. The shutter should be installed to the proper building code and with stainless steel fasteners and appropriate drainage shims. **Shutters are typically owned by the individual unit owner and not the Association, which can complicate the project activities. Cooperation is needed between the unit owners and the Association to handle necessary shutter removal and reinstallation/replacement as necessary to complete the project scope of work using a qualified shutter subcontractor.** For shutters, subcontractors are viable as the shutter work can be completed before and after the restoration work.

Water Intrusion-If water can get in, the salt can get in, which leads to concrete spalling. Sliding glass doors, floor finishes, railings, shutters, fasteners-should all be designed and installed such that water intrusion is minimized.

Project Considerations-Project considerations are primarily safety, asset preservation and aesthetics. It is up to the Association to decide on what level of asset preservation and aesthetics they wish to employ. The engineer can only make recommendations and explain consequences of the decisions. Safety is the only area where the engineer has to insist on a solution. **The Association can decide to adopt all, some, or none of the engineer's recommendations.**

Comprehensive Solution-A long-term comprehensive solution provided is the most effective at minimizing future restoration cycles and providing the most aesthetic result. It is the lowest cost over time, and considers proactive protective measures and maintainable coating finishes, and overall protection of the structure from the elements. **This is the highest reasonable level of consideration.**

Decision-Making-Not everyone wants the same level of building maintenance, aesthetic considerations or maintenance budget funding. Everyone will have their individual opinion of what is appropriate or acceptable. That is one of the challenges of providing consultation to a condominium, as we cannot provide any solution that will please all parties. Each of you has the discretion to agree or disagree with our recommendations.

Major Project Considerations for Pineapple House

BALCONIES/WALKWAYS/STAIRS-Concrete Spalling and Post Tension

Cable Repairs-The walkways are experiencing a negligible level of concrete slab edge spalling due to reinforcing steel corrosion that we would normally expect from less than 20-year-old post tensioned structure. No restoration work required in these areas.

Garage Walls – We noted some spalling on the top bearing surfaces of concrete walls. These areas that support concrete beams should be repaired by a qualified concrete contractor. There were also some cracks noted in some of the concrete masonry walls. These are not as critical by can be addressed at the same time as the bearing wall repairs.

Recommendations Summary for a Restoration Project

- **Discuss the budgets presented, for any questions. Keystone will participate in discussion.**
- **Once decisions are made, put the project out for competitive sealed bids among the local restoration contractors. All practical options could be bid for comparison.**
- **Consider a concrete and masonry wall repair project as recommended.**

The Corrosion Process with Chloride Contaminated Concrete

Since we cannot undo the cyclic corrosive effects of decades of exposure to salt air unless we fully remove all of the concrete slabs, we must consider other available techniques to minimize or at least slow the damage due to corrosion.

The concrete “spalling” damage occurring on the building is primarily caused by reinforcing steel corrosion. The reinforcing steel corrosion is due to ongoing exposure to salt air and eventual saturation with chlorides. It is helpful to have some basic understanding of this phenomenon when faced with decision-making responsibilities for repair of such structures.

Uncontaminated reinforced concrete provides a natural corrosion-inhibiting environment due to the protective nature of high alkalinity concrete surrounding the reinforcing steel. However, in salt-water environments, the chloride intrusion eventually breaks down the concrete’s natural ability to inhibit corrosion by creating corrosion cells throughout the concrete. A corrosive environment is created whereby corrosion cells are created due to slight variations in corrosion potential throughout the structure. This is due to the slight inconsistency of the chloride intrusion. Therefore, areas with higher levels of chlorides have higher corrosion potential versus adjacent areas with lower potentials. These higher potential areas (called anodes or anodic areas) corrode and spall, while lower potential areas (called cathodes) do not.

The proper understanding of the corrosion process allows for a project to address the problem of rebar corrosion as well as the symptom of concrete spalling. It is therefore an important aspect of the project to take measures to mitigate the corrosion of the reinforcing steel while also repairing the damaged concrete. Effective corrosion mitigation can delay or eliminate future concrete spalling from rebar corrosion.

For the specific situations on this project, the most effective solutions available to us involve reducing the exposure of the structural components of the building to the corrosive atmospheric elements along with the use of corrosion mitigation products. This is best accomplished by the elimination of the current cracking due to concrete spalling (by repairing the concrete structural spall to ICRI standards), reducing exposure at railing posts, fasteners, shutter tracks, glass doors and horizontal surfaces by utilizing proper fasteners, methods, sealants and coatings. While these efforts will not fully stop the effects of corrosion on the building structure, they can greatly reduce the magnitude and rate of their effects over time. This will save the Association substantially in terms of maintenance costs, future assessments, the inconvenience, and loss of use as a result of construction and the collateral costs of construction including removing, reinstalling and/or replacing components such as railings, coatings, shutters and doors.

Conclusion

Once the information in this report is reviewed, discussed, and understood, the Association can reach conclusions as to the planning and timing of the recommended repair work. Keystone Engineering can provide valuable input and services towards this discussion and decision-making process. Keystone can also provide the necessary services for the subsequent solicitation of bids for the work from qualified contractors as well as the oversight of the construction phase to ensure the work is properly executed, including control of the budget, quality of work, contractor payments and warranties.

It is our intention to assist and guide you to complete a quality and cost-effective project that will both enhance the value of your building, lower future maintenance costs and provide extended service life. Enclosed you will find survey summary quantities, survey results and project budget estimates. The actual survey maps are also enclosed. We look forward to meeting and discussing the project further in order to assist with the ongoing decision process.

Sincerely,

Tomas Ponce MSCE, P.E.
FL # 50068
Keystone Engineering & Consulting, Inc.
Structural Engineer

Balconies

Pineapple House Estimated Project Budget

Keystone Engineering
September 2022

	A	B	C	D	E	F	G
1		Budget-Pineapple House Balconies				Repair Existing Coatings/Railings	All New Coatings and Railings
2		No work recommended at this time					
3		Item	Est. Qty.	Units	Estimated Unit Cost	Estimated Extended Cost	Estimated Extended Cost
4	1	Mobilization	0	EA	\$ 45,000.00	\$ -	\$ -
5	2	Floor Coating					
6		a. Coating Strip	0	SF	\$ 5.00		\$ -
7		b. Tile Strip	0	SF	\$ 8.00		\$ -
8		b. Coating Prep	0	SF	\$ 1.50	\$ -	
9	3	Concrete Repairs					
10		a. Floor Surface	0	SF	\$ 185.00	\$ -	\$ -
11		b. Slab Edge	0	LF	\$ 285.00	\$ -	\$ -
12		c. Slab Full Depth	0	SF	\$ 275.00	\$ -	\$ -
13		d. Column/Beam	0	CF	\$ 500.00	\$ -	\$ -
14		e. Small Repairs Allowance-Spots	0	EA	\$ 75.00	\$ -	\$ -
15		f. Ceiling Spalls	0	SF	\$ 225.00	\$ -	\$ -
16		g. Profiling Mortar	0	SF	\$ 9.00	\$ -	\$ -
17		h. Crack Repairs Floor Slab	0	LF	\$ 8.00	\$ -	\$ -
18		i. Post Tension Cable Repair and Lock Off/Splice	0	EA	\$ 2,400.00	\$ -	\$ -
19		j. Remove Aboarded Fasteners-allowance	0	EA	\$ 12.00	\$ -	\$ -
20	4	Int. Weather Barricade/Door Removal	0	EA	\$ 85.00	\$ -	\$ -
21		(interior finishes by others)					\$ -
22		a. Sliding Glass Door Reinstall-Panels	0	EA	\$ 500.00	\$ -	\$ -
23	5	Stucco Over Masonry Repairs Allowance	0	SF	\$ 38.00	\$ -	\$ -
24	6	Window Sill Allowance Est.	0	LF	\$ 85.00	\$ -	\$ -
25	7	Railings					
26		a. Remove and Reinstall as needed	0	LF	\$ 24.00	\$ -	\$ -
27		b. Regrout Rail Posts	0	EA	\$ 45.00	\$ -	\$ -
28		c. Replace with New Surface Mount Railings	0	LF	\$ 90.00	\$ -	\$ -
29		d. Fill Core Holes	0	EA	\$ 35.00	\$ -	\$ -
30	8	Balcony Floor Coating System-					
31		a.New Full System	0	SF	\$ 8.00		\$ -
32		b. New topcoat over existing coating	0	SF	\$ 3.00	\$ -	\$ -
33		c. Repair Base Coat	0	SF	\$ 8.00	\$ -	\$ -
34		Balconies Estimated Budget Total				\$ -	\$ -
35		Other Alternatives and Costs to Consider					
36	9	Shutter R&R by others Incl. Fasteners	as needed to access needed repairs and apply protective coatings				
37	10	New Sliding Glass Door					
38		a. 12' x 6'-8"	1	EA	TBD		
39		b. 8' x 6'-8"	1	EA	TBD		
40		c. 6' x 6'-8"	1	EA	TBD		
41	11	Exterior Walls Painting	1	LS	TBD		
42	12	PT Cable Replace-If Needed			T&M		
43		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time					
44							
45		*Roof Work may require additional efforts and a roofing contractor if it goes beyond a surface repair depth					

Pineapple House
Estimated Project Budget

Keystone Engineering
September 2022

Walkways

	A	B	C	D	E	F	G
1		Budget-Sunset Harbor Walkways				Repair Existing Coatings/Railings	All New Coatings and Railings
2		No work recommended at this time					
3		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>	<u>Estimated Extended Cost</u>
4	1	Mobilization	0	EA	\$ 25,000.00	\$ -	\$ -
5	2	Floor Coating					
6		a. Coating Strip	0	SF	\$ 5.00		\$ -
7		b. Coating Prep	0	SF	\$ 1.50	\$ -	
8	3	Concrete Repairs					
9		a. Floor Surface	0	SF	\$ 185.00	\$ -	\$ -
10		b. Slab Edge	0	LF	\$ 285.00	\$ -	\$ -
11		c. Slab Full Depth		SF	\$ 275.00	\$ -	\$ -
12		d. Column/Beam	0	CF	\$ 500.00	\$ -	\$ -
13		e. Small Repairs Allowance-Spots	0	EA	\$ 75.00	\$ -	\$ -
14		f. Ceiling Spalls		SF	\$ 225.00	\$ -	\$ -
15		g. Profiling Mortar	0	SF	\$ 9.00	\$ -	\$ -
16		h. Crack Repairs Floor Slab		LF	\$ 8.00	\$ -	\$ -
17		i. Post Tension Cable Repair and Lock Off/Splice		EA	\$ 1,500.00	\$ -	\$ -
18	4	Stucco Over Masonry Repairs Allowance	0	SF	\$ 38.00	\$ -	\$ -
19	5	Window Sill Allowance Est.	0	LF	\$ 80.00	\$ -	\$ -
20	6	Railings					
21		a. Remove and Reinstall as needed	0	LF	\$ 24.00	\$ -	\$ -
22		b. Regrout Post Pockets	0	EA	\$ 45.00	\$ -	\$ -
23		c. Fill Abandoned Core Holes	0	EA	\$ 90.00	\$ -	\$ -
24		d. Replace with New Surface Mount Railings	0	LF	\$ 90.00	\$ -	\$ -
25	7	Walkway Floor Coating System-					
26		a. Floor Coating Repair- Concrete Repairs or Loose Coating Finish	0	SF	\$ 8.00	\$ -	
27		b. New topcoat over existing coating	0	SF	\$ 4.00	\$ -	\$ -
28		c. New Coating System	0	SF	\$ 8.00		\$ -
29		Walkways Estimated Budget Total				\$ -	\$ -
30							
31		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions and additional concrete damage that may exist or occur over time					
32							
33		*Roof Work may require additional efforts and a roofing contractor if it goes beyond a surface repair depth					

[illegible]

[illegible]

Example Photos



Evidence of ponding water on the balcony surface. (Unit 407)
Could be improved during a future restoration project



Loose stucco on wall (Unit 801)
Repair at next painting cycle



Soffit separation and rust spots (Unit 802)



Stained balcony surface. Possible candidate for cleaning and recoating as part of the next painting project. Drainage could be improved during a future restoration project.



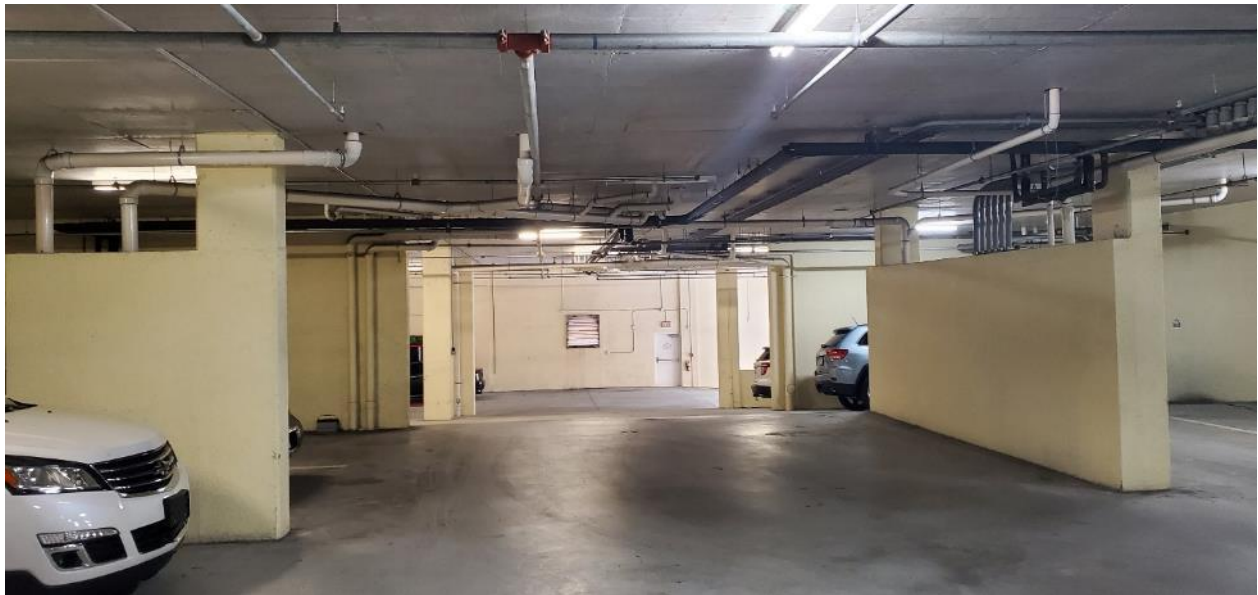
Example of surface mounted railings



Example of floor coatings on exterior walkways



Missing fastener cap on walkway railing (7th Floor)
Consider repainting railings during next building painting project.



Example view of garage



Concrete wall in garage with cracks
Monitor for potential future concrete repair



Concrete wall in garage with cracks and spalls
Monitor for potential future concrete repair



Concrete wall in garage with cracks and spalls
Repair cracks and repaint, monitor for potential future concrete repair



View of pool pump room (3rd Floor)



View of pool pump room (3rd Floor)



View of spalled knee wall in pool pump room (3rd Floor)
Monitor for potential future concrete repair



KEYSTONE

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Balcony Survey Map

Project: Pineapple House

Unit # 801

Date: February 17, 2022

LEGEND	
	Spall Above
	Spall Below
	Crack
	Rust Spot

Railings	
Code Compliant:	Yes No
Condition:	Good Fair Poor
Type:	Cored Surface Mount Screen
Screen Shimmed:	Yes No

Shutters	
Shimmed	Yes No
Edge	Door
Accordion	Roll Down

Sliding Doors	
Code Compliant:	Yes No
Condition:	Good Fair Poor
Age:	Older Newer
Corroded Fasteners:	Yes No
Holes In Threshold:	Yes No

Flooring	
Type:	Tile Coating Pattern

South Penthouse Living Room/Kitchen





KEYSTONE

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KeystoneEngineeringPE.com Fax: 321.459.2888

Balcony Survey Map

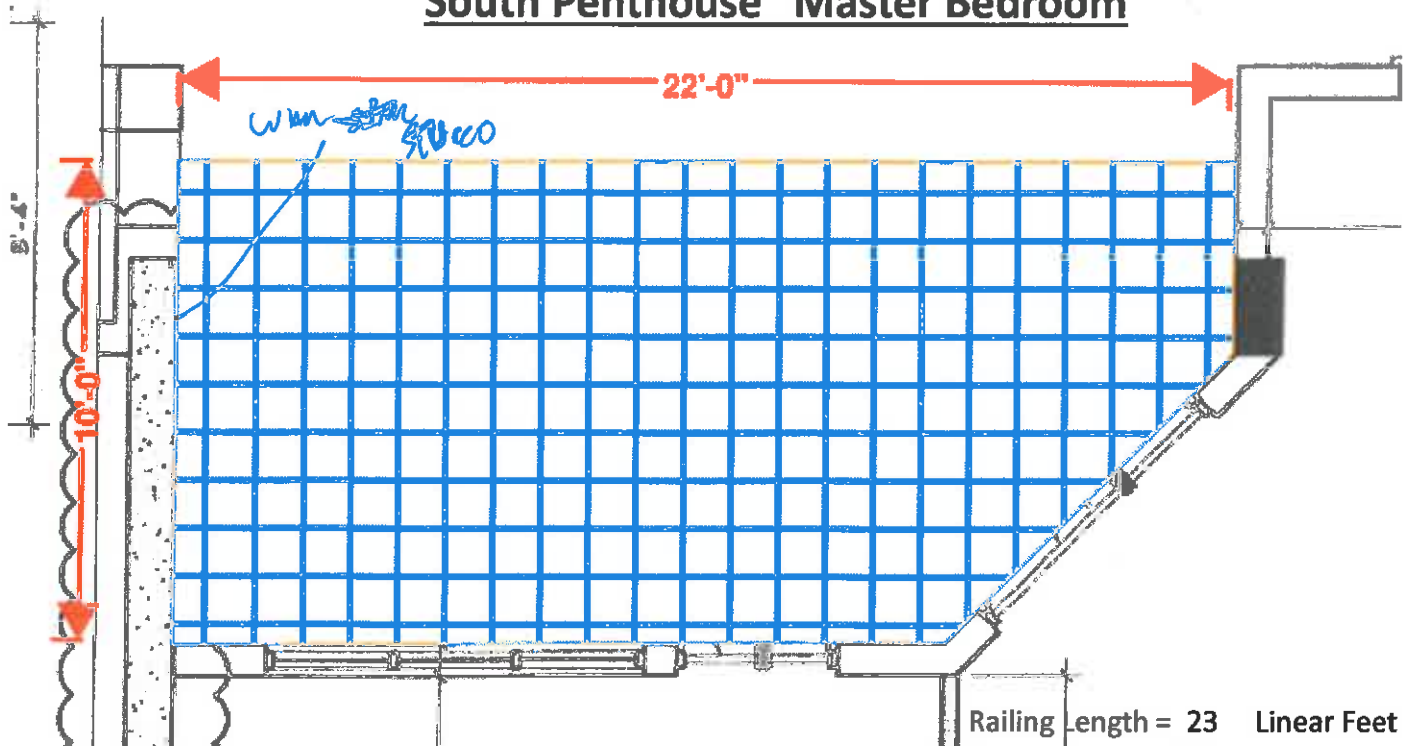
Project: Pineapple House

Unit # 801

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl Aluminum	
	Spall Above	Code Compliant:	<u>Yes</u> No	Code Compliant:	<u>Yes</u> No		
	Spall Below	Condition:	<u>Good</u> Fair Poor	Condition:	<u>Good</u> Fair Poor		
	Crack	Type:	Cored <u>Surface Mount</u> Screen	Age:	<u>Older</u> Newer		
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No		
		Shutters	Yes <u>No</u>	Holes In Threshold:	Yes No		
		Shimmed	Yes No				
		Edge	Door				
		Accordion	Roll Down				
				Flooring			
				Type: Tile	<u>Coating</u>	Pattern	

South Penthouse Master Bedroom



Railing Length = 23 Linear Feet
Balcony Area = 205 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



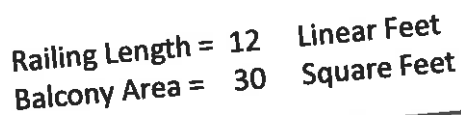


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Date: February 17, 2022

Unit # 91

South Penthouse Library



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Grout (CF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 802

Date: February 17, 2022

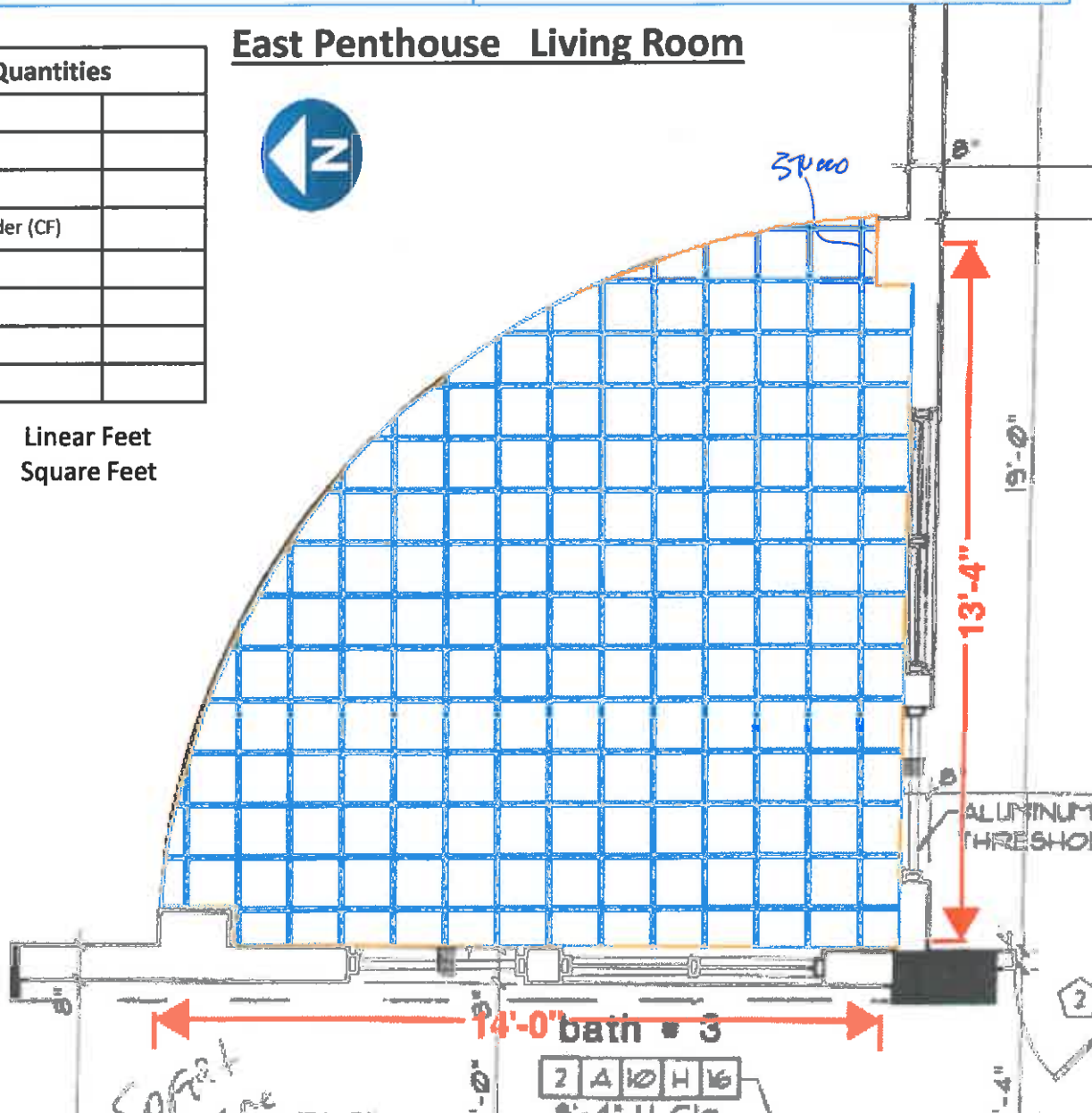
FRENCH DOORS / WINDOWS

LEGEND		Railings		Sliding Doors		Vinyl Aluminum	
	Spall Above	Code Compliant:	<u>Yes</u> No	Code Compliant:	Yes No		
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor		
	Crack	Type:	Cored <u>Surface Mount</u> Screen	Age:	Older Newer		
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No		
		<u>Shutters</u>	Yes <u>No</u>	Holes In Threshold:	Yes No		
		Shimmed	Yes No				
		Edge Door					
		Accordion Roll Down					
				<u>Flooring</u>			
				Type: Tile	<u>Coating</u>	Pattern	

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Railing Length = 44 Linear Feet
Balcony Area = 154 Square Feet

East Penthouse Living Room





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Balcony Survey Map

Project: Pineapple House

Unit # 802

Date: February 17, 2022

FLORIDA DOORS / WINDOWS

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Shimmed Yes No
Edge Door
Accordion Roll Down

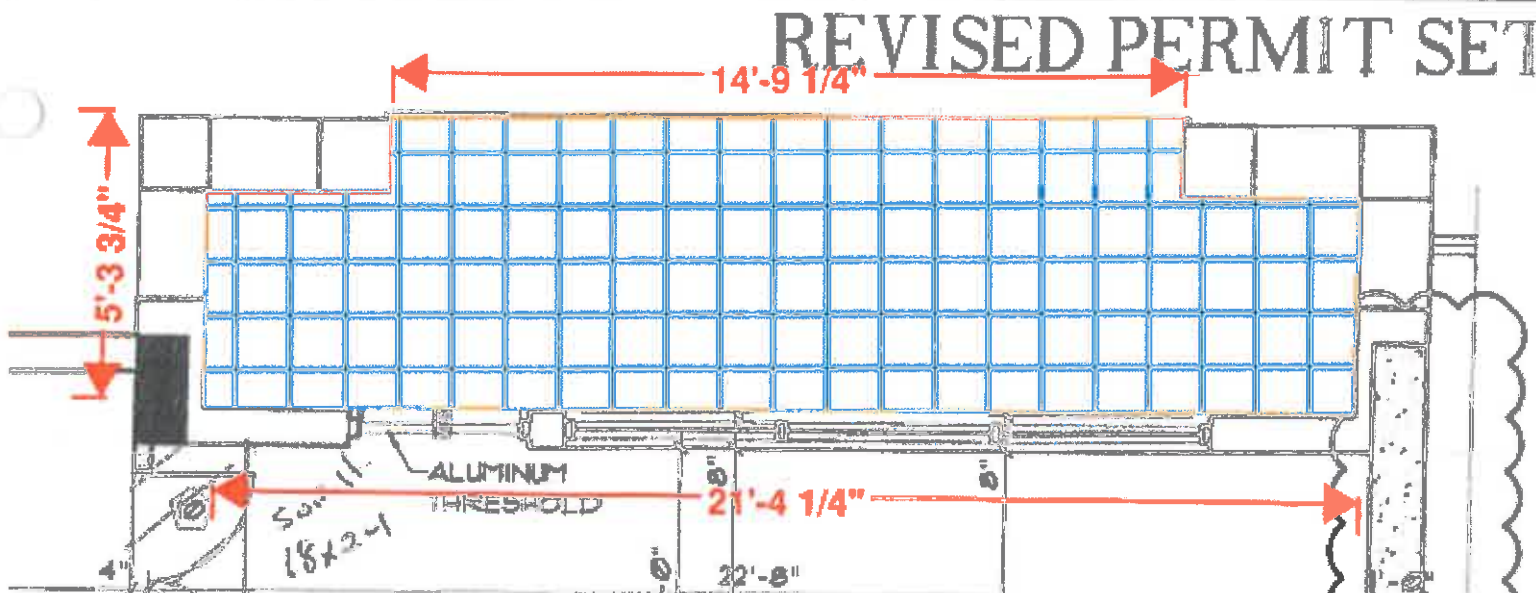
Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

East Penthouse Family Room



Railing Length = 15 Linear Feet
Balcony Area = 107 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

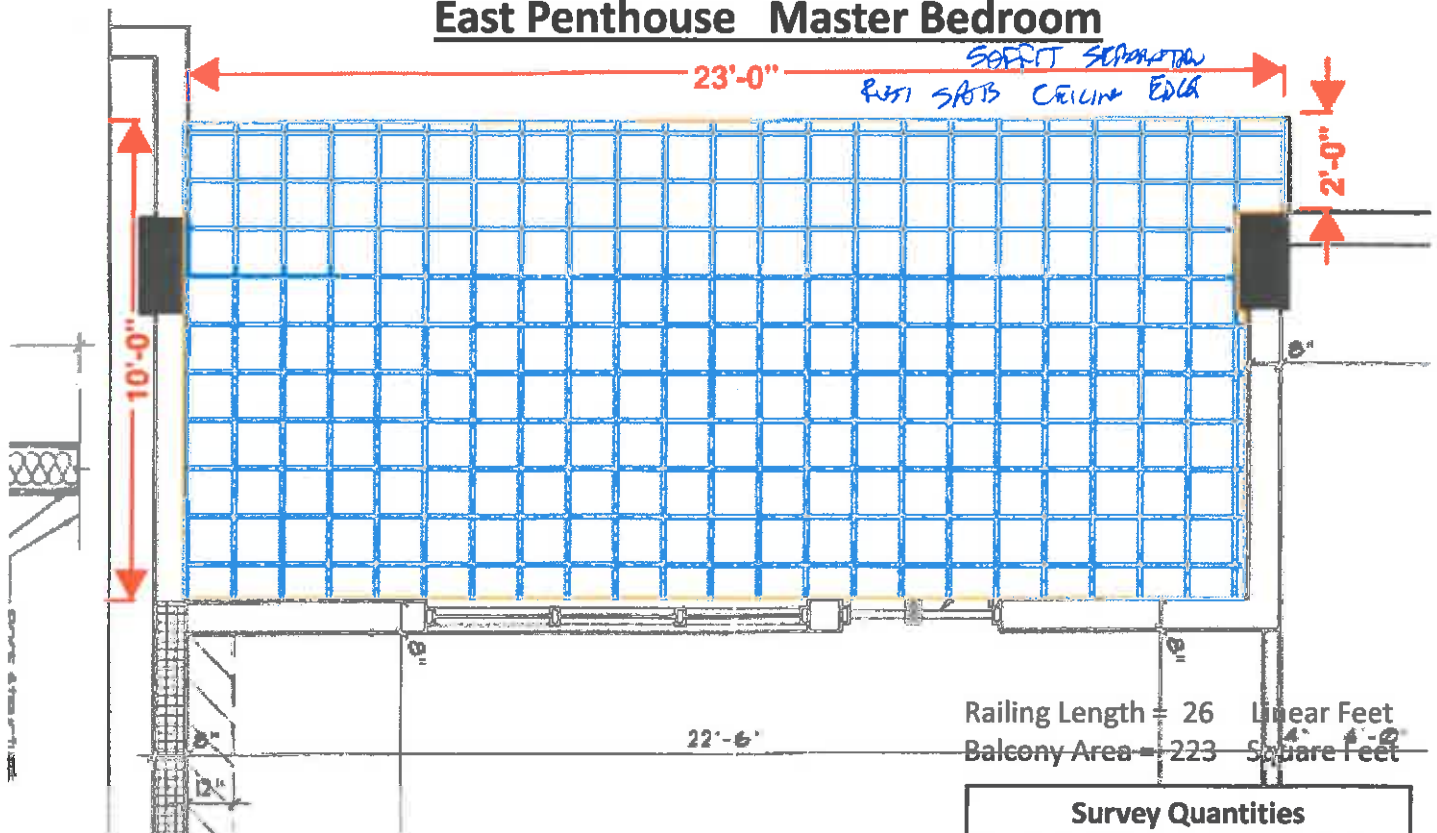
Project: Pineapple House

Unit # 802

Date: February 17, 2022

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair Poor	Code Compliant: Yes	No
	Crack	Type: Cored	Surface Mount Screen	Condition: Good	Fair Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	Yes No	Corroded Fasteners: Yes	No
		Shimmed	Yes No	Holes In Threshold: Yes	No
		Edge	Door	Flooring	
		Accordion	Roll Down	Type: Tile	Coating Pattern

East Penthouse Master Bedroom



Railing Length = 26 Linear Feet
Balcony Area = 223 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Pineapple House

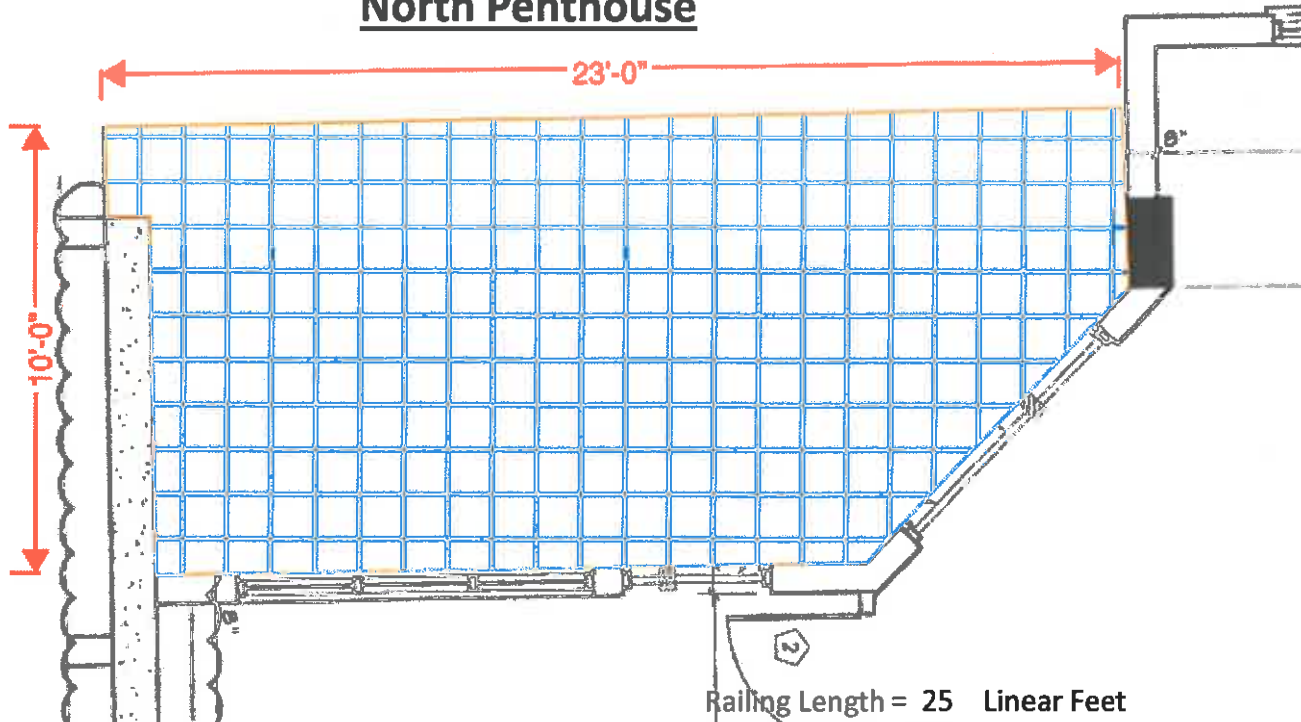
Unit # 803

Date: February 17, 2022

French Doors / Windows

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes	No	Code Compliant:	Yes	No		
	Spall Below	Condition:	Good	Fair	Poor	Condition:	Good	Fair	Poor
	Crack	Type:	Cored	Surface Mount	Screen	Age:	Older	Newer	
	Rust Spot	Screen Shimmed:	Yes	No		Corroded Fasteners:	Yes	No	
		Shutters	Yes	No		Holes In Threshold:	Yes	No	
		Shimmed	Yes	No					
		Edge	Door						
		Accordion	Roll Down						
						Flooring			
						Type:	Tile	Coating	Pattern

North Penthouse



Railing Length = 25 Linear Feet
Balcony Area = 207 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 803

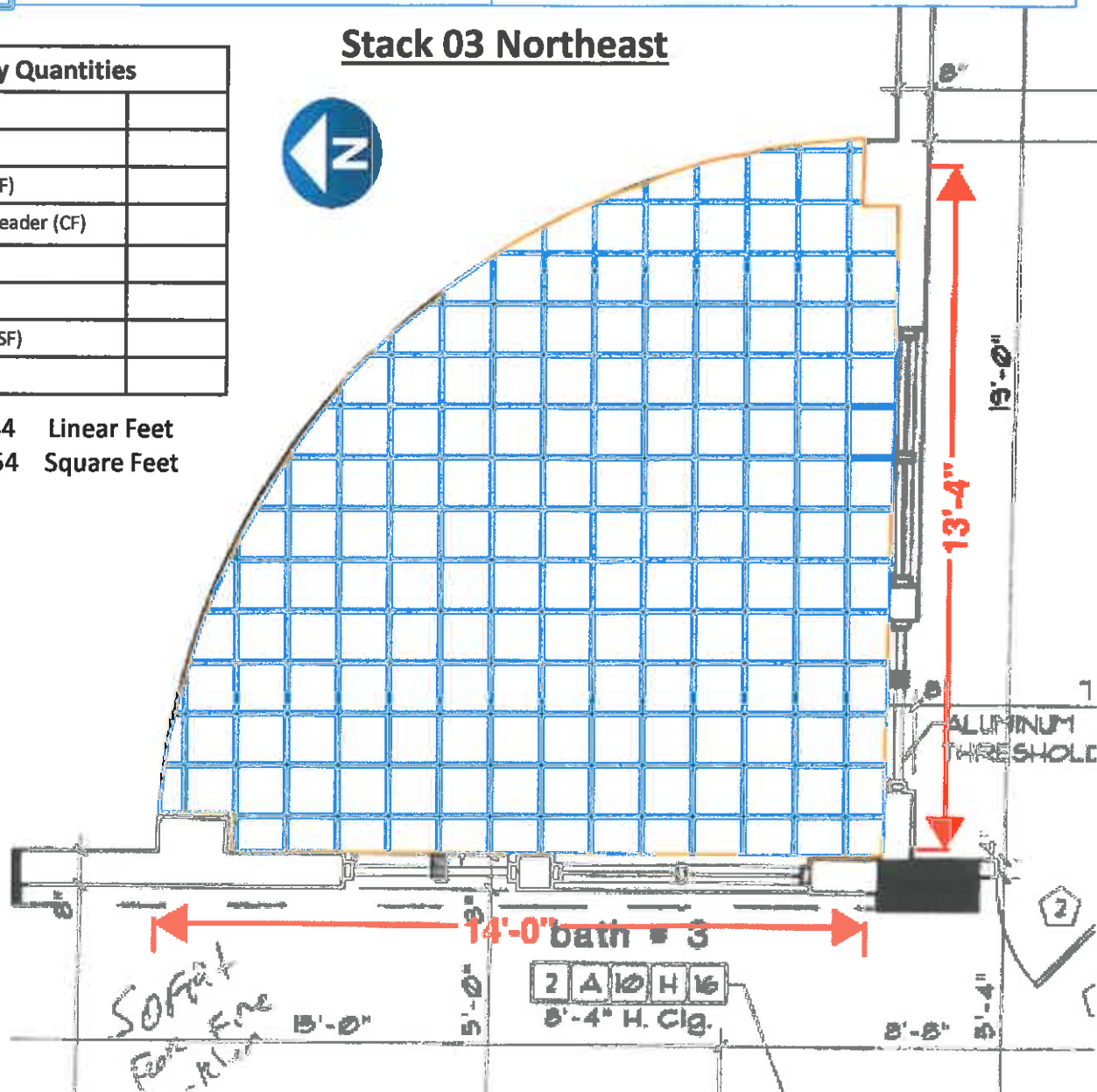
Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Flooring	
	Spall Above	Code Compliant:	Yes No	Vinyl	Aluminum		
	Spall Below	Condition:	Good Fair Poor	Code Compliant:	Yes No		
	Crack	Type:	Cored Surface Mount Screen	Condition:	Good Fair Poor		
	Rust Spot	Screen Shimmed:	Yes No	Age:	Older Newer		
		Shutters	Yes No	Corroded Fasteners:	Yes No		
		Shimmed	Yes No	Holes In Threshold:	Yes No		
		Edge	Door				
		Accordion	Roll Down	Type:	Tile Coating Pattern		

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Railing Length = 44 Linear Feet
Balcony Area = 154 Square Feet

Stack 03 Northeast





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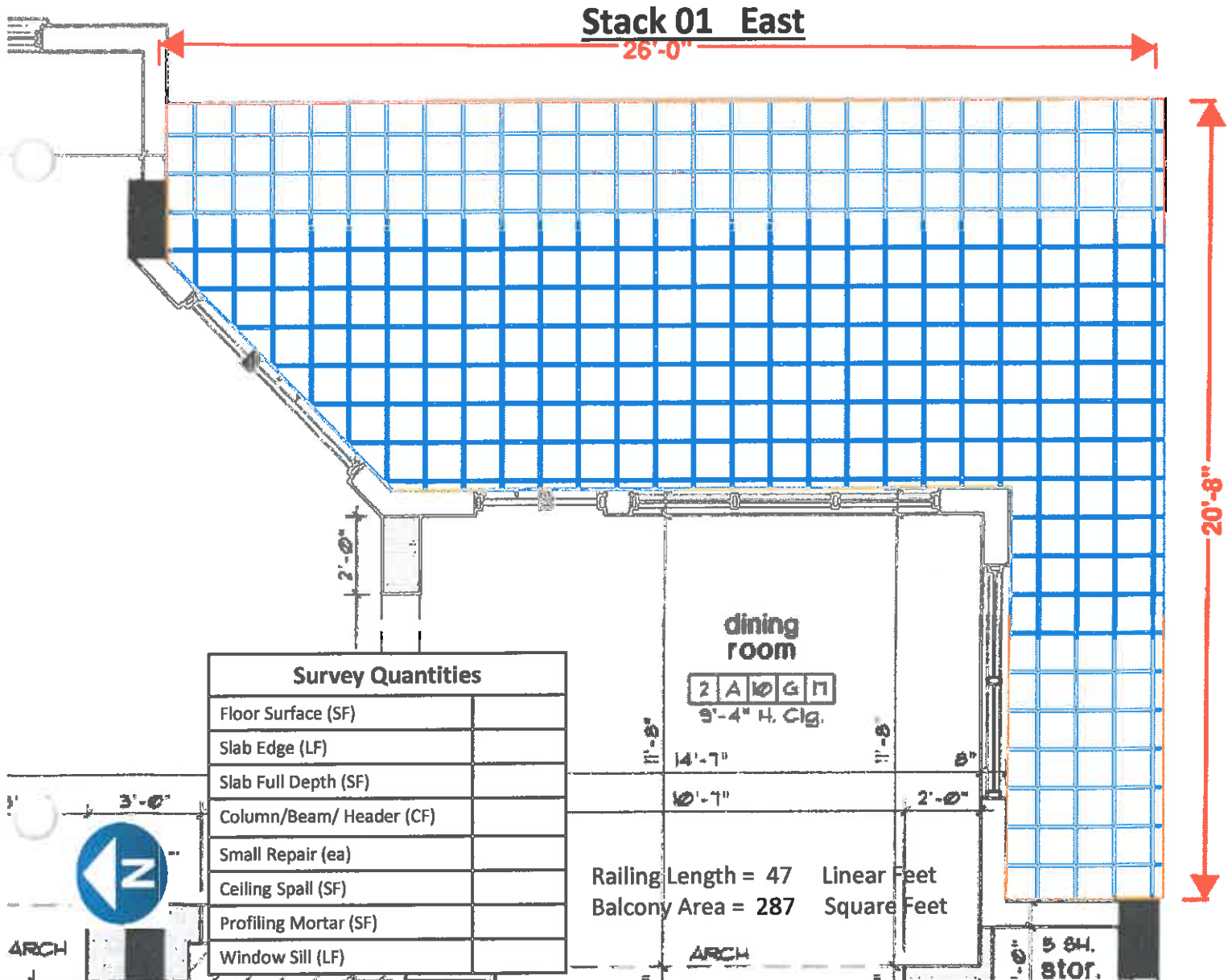
Balcony Survey Map

Project: Pineapple House

Unit # 701

Date: February 17, 2022

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant:	Yes No	Vinyl	Aluminum
	Spall Below	Condition:	Good Fair Poor	Code Compliant:	Yes No
	Crack	Type:	Cored Surface Mount Screen	Condition:	Good Fair Poor
	Rust Spot	Screen Shimmed:	Yes No	Age:	Older Newer
		Shutters	Yes No	Corroded Fasteners:	Yes No
		Shimmed	Yes No	Holes In Threshold:	Yes No
		Edge	Door	Flooring	
		Accordion	Roll Down	Type: Tile	Coating Pattern





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Balcony Survey Map

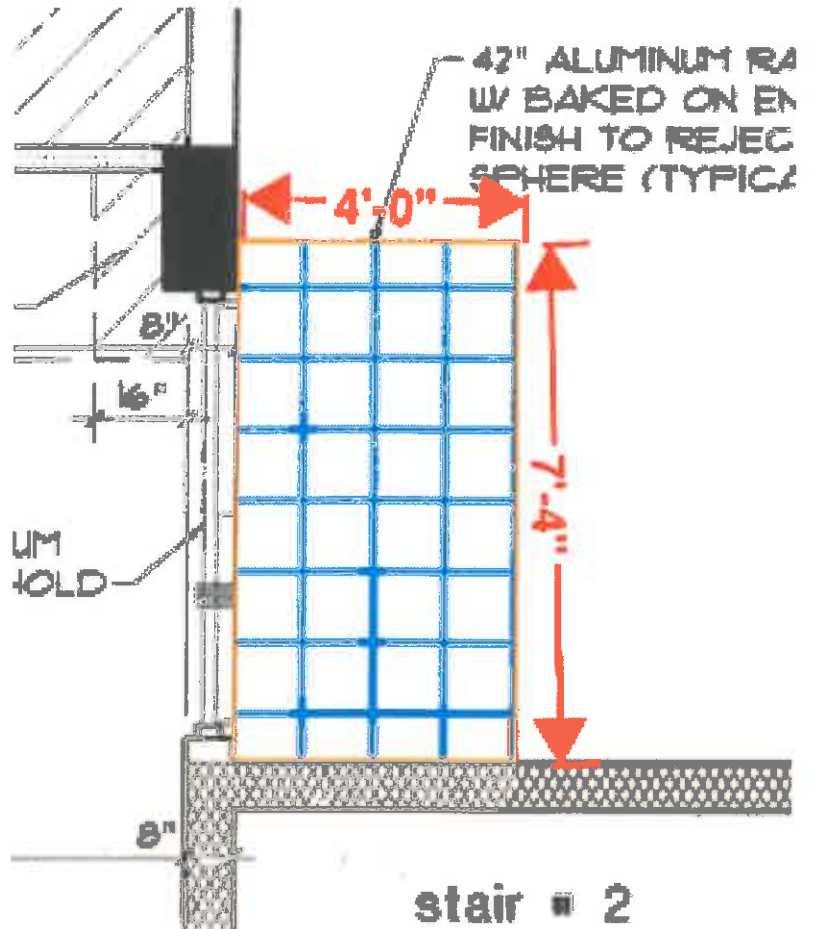
Project: Pineapple House

Unit # 801

Date: February 17, 2022

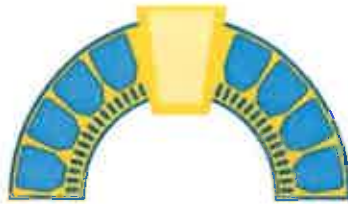
LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: <u>Yes</u>	No	Vinyl	Aluminum
	Spall Below	Condition: <u>Good</u>	Fair Poor	Code Compliant: <u>Yes</u>	No
	Crack	Type: Cored <u>Surface Mount</u>	Screen	Condition: <u>Good</u>	Fair Poor
	Rust Spot	Screen Shimmed: Yes No		Age: <u>Older</u>	Newer
		<u>Shutters</u>	Yes <u>No</u>	Corroded Fasteners: Yes No	
		Shimmed	Yes No	Holes In Threshold: Yes No	
		Edge Door		<u>Flooring</u>	
		Accordion Roll Down		Type: Tile <u>Coating</u>	Pattern

Stack 01 South



Railing Length = 47 Linear Feet
Balcony Area = 29 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Pineapple House

Unit # 601

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Vinyl Aluminum

Yes No

Good Fair Poor

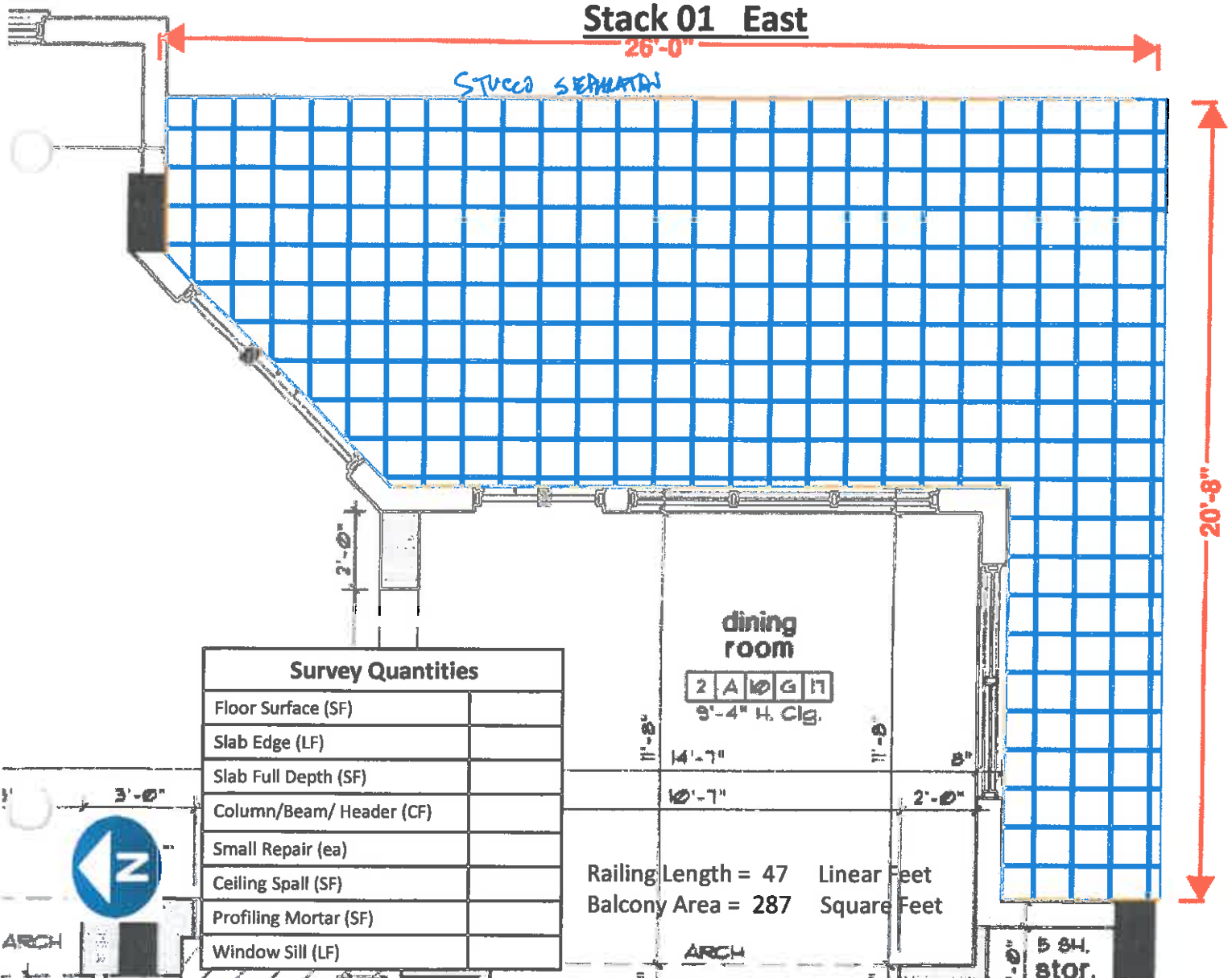
Older Newer

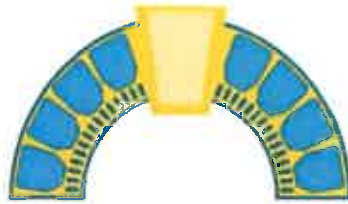
Yes No

Yes No

Flooring

Type: Tile Coating Pattern





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Balcony Survey Map

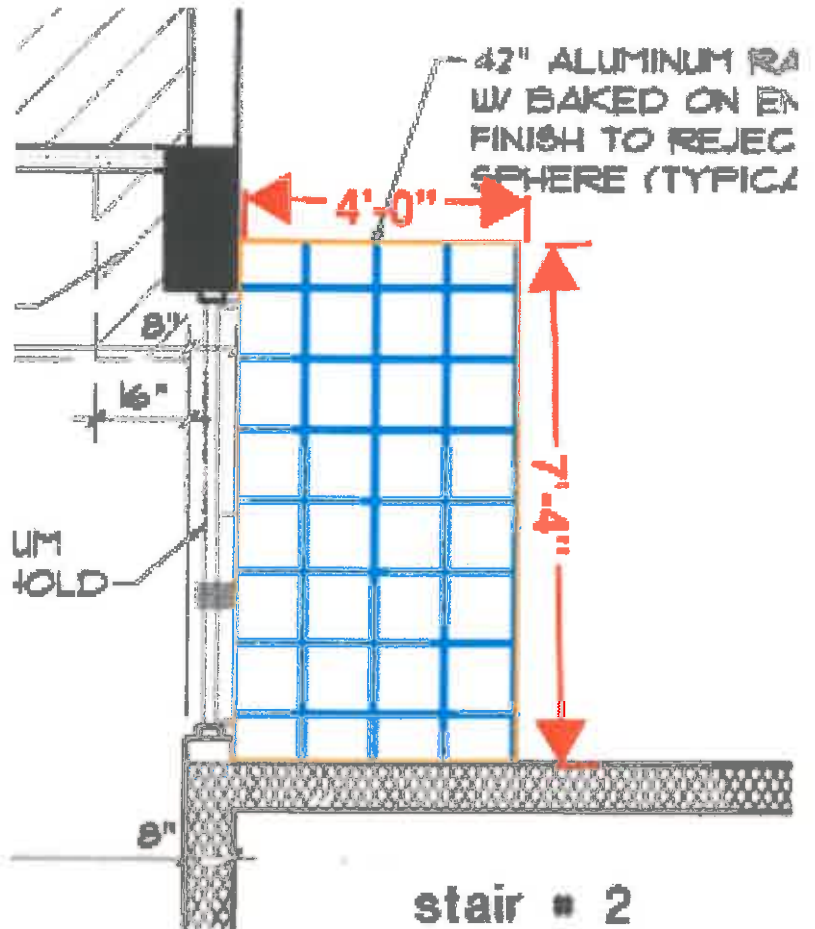
Project: Pineapple House

Unit # 601

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No		
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor		
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer		
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No		
		Shutters	Yes No	Holes In Threshold:	Yes No		
		Shimmed	Yes No				
		Edge Door					
		Accordion Roll Down					
		Flooring					
		Type:	Tile Coating Pattern				

Stack 01 South



Railing Length = 47 Linear Feet
Balcony Area = 29 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 501 ^{N/A}

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

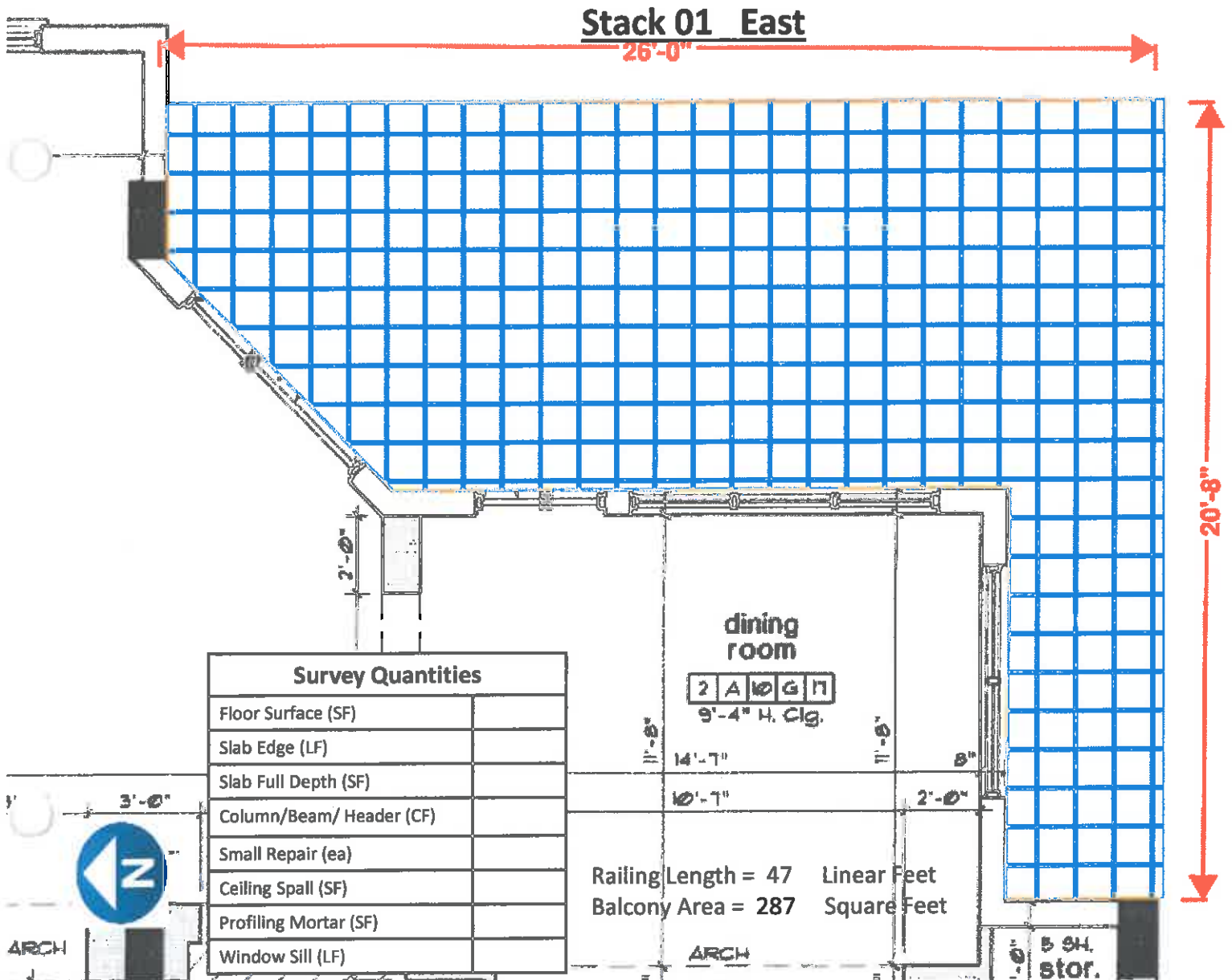
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern





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Balcony Survey Map

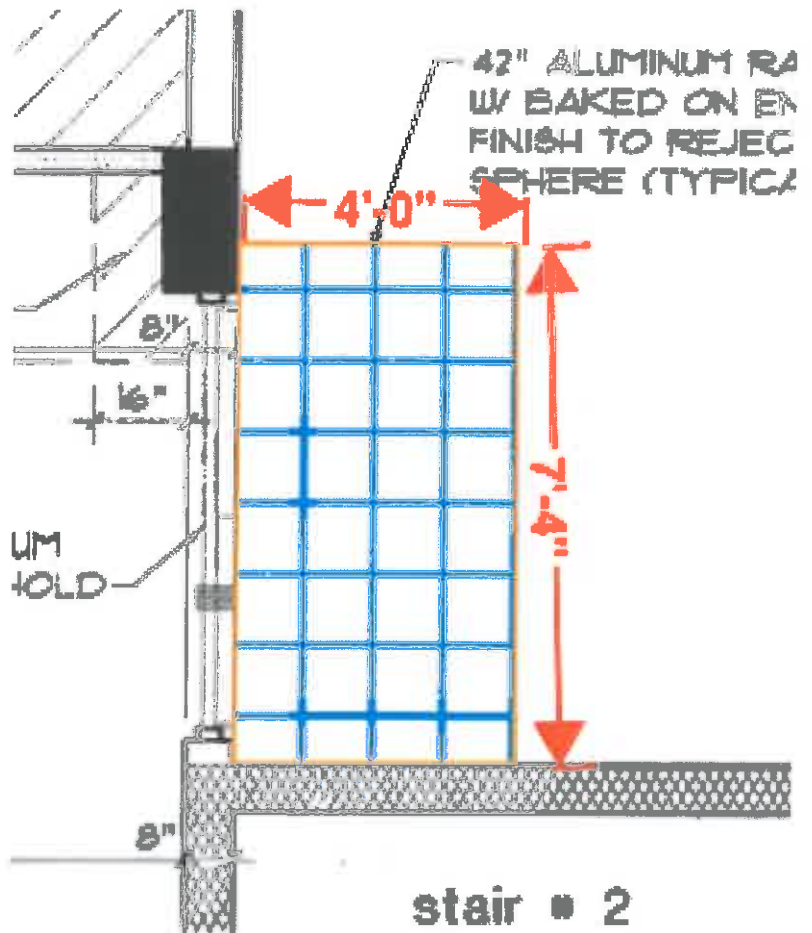
Project: Pineapple House

Unit # 301 ^{N/A}

Date: February 17, 2022

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair Poor	Code Compliant: Yes	No
	Crack	Type: Cored	Surface Mount Screen	Condition: Good	Fair Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		<u>Shutters</u>		Corroded Fasteners: Yes	No
		Shimmed	Yes No	Holes In Threshold: Yes	No
		Edge	Door	<u>Flooring</u>	
		Accordion	Roll Down	Type: Tile	Coating Pattern

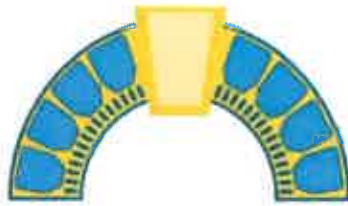
Stack 01 South



Railing Length = 47 Linear Feet
Balcony Area = 29 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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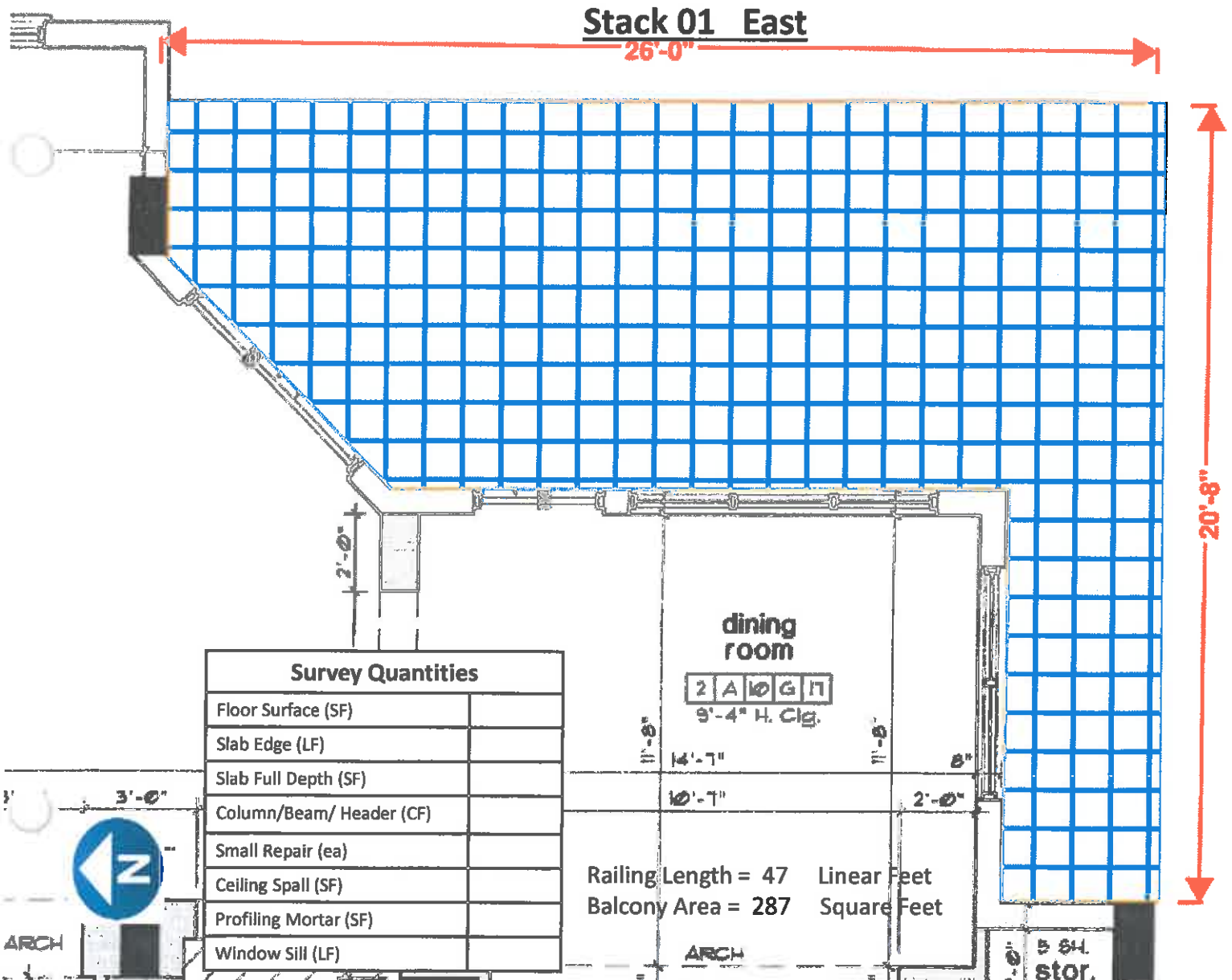
Balcony Survey Map

Project: Pineapple House

Unit # 401

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	<u>Yes</u>	No	Code Compliant:	<u>Yes</u>	No		
	Spall Below	Condition:	<u>Good</u>	Fair	Condition:	<u>Good</u>	Fair	Poor	
	Crack	Type:	<u>Cored</u>	<u>Surface Mount</u>	Screen	Age:	<u>Older</u>	Newer	
	Rust Spot	Screen Shimmed:	Yes	No		Corroded Fasteners:	Yes	No	
		Shutters	Yes	<u>No</u>		Holes In Threshold:	Yes	No	
		Shimmed	Yes	No					
		Edge	Door						
		Accordion	Roll Down						
						Flooring			
						Type:	Tile	<u>Coating</u>	Pattern





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Date: February 17, 2022

42" ALUMINUM RAILWAY BAKED ON ENAMEL FINISH TO REJECT SPHERE (TYPICAL)

4'-0"

7'-4"

8"

16"

U/M HOLD

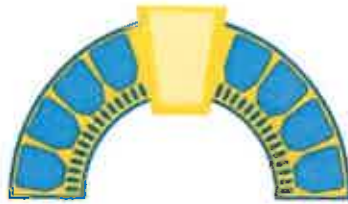
8"

stair # 2

Railing Length = 47 Linear Feet
Balcony Area = 29 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 301

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Vinyl Aluminum

Flooring

Type: Tile Coating Pattern

Stack 01 East

26'-0"

20'-8"

dining
room

2 A 10 G 17
9'-4" H. Clg.

11'-8"

14'-7"

11'-8"

8"

10'-7"

2'-0"

Railing Length = 47 Linear Feet
Balcony Area = 287 Square Feet

ARCH

B SH.
stor.

Survey Quantities

Floor Surface (SF)

Slab Edge (LF)

Slab Full Depth (SF)

Column/Beam/ Header (CF)

Small Repair (ea)

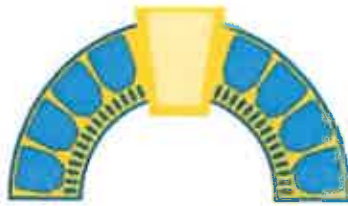
Ceiling Spall (SF)

Profiling Mortar (SF)

Window Sill (LF)



4RCH



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Balcony Survey Map

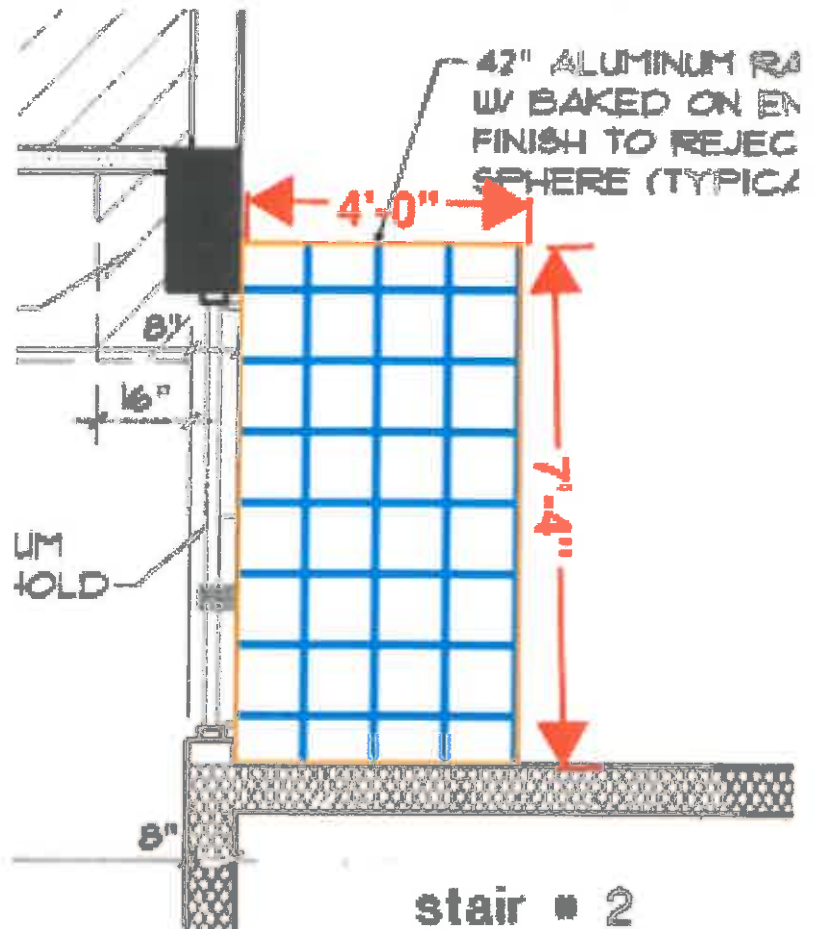
Project: Pineapple House

Unit # 301

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No		
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor		
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer		
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No		
		<u>Shutters</u>	Yes No	Holes In Threshold:	Yes No		
		Shimmed	Yes No				
		Edge Door					
		Accordion Roll Down					
				<u>Flooring</u>			
				Type:	Tile Coating Pattern		

Stack 01 South



Railing Length = 47 Linear Feet
Balcony Area = 29 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 702

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

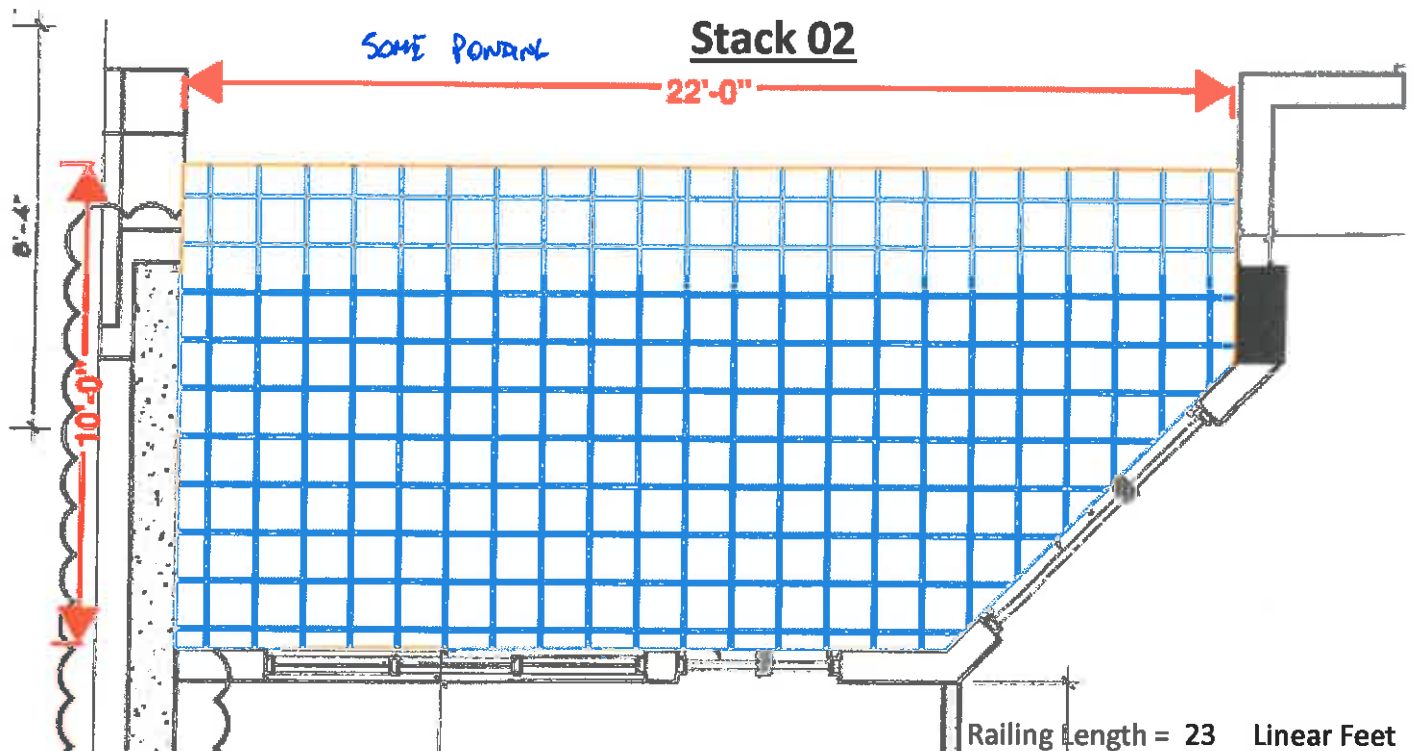
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

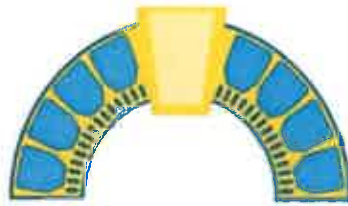


Railing Length = 23 Linear Feet
Balcony Area = 205 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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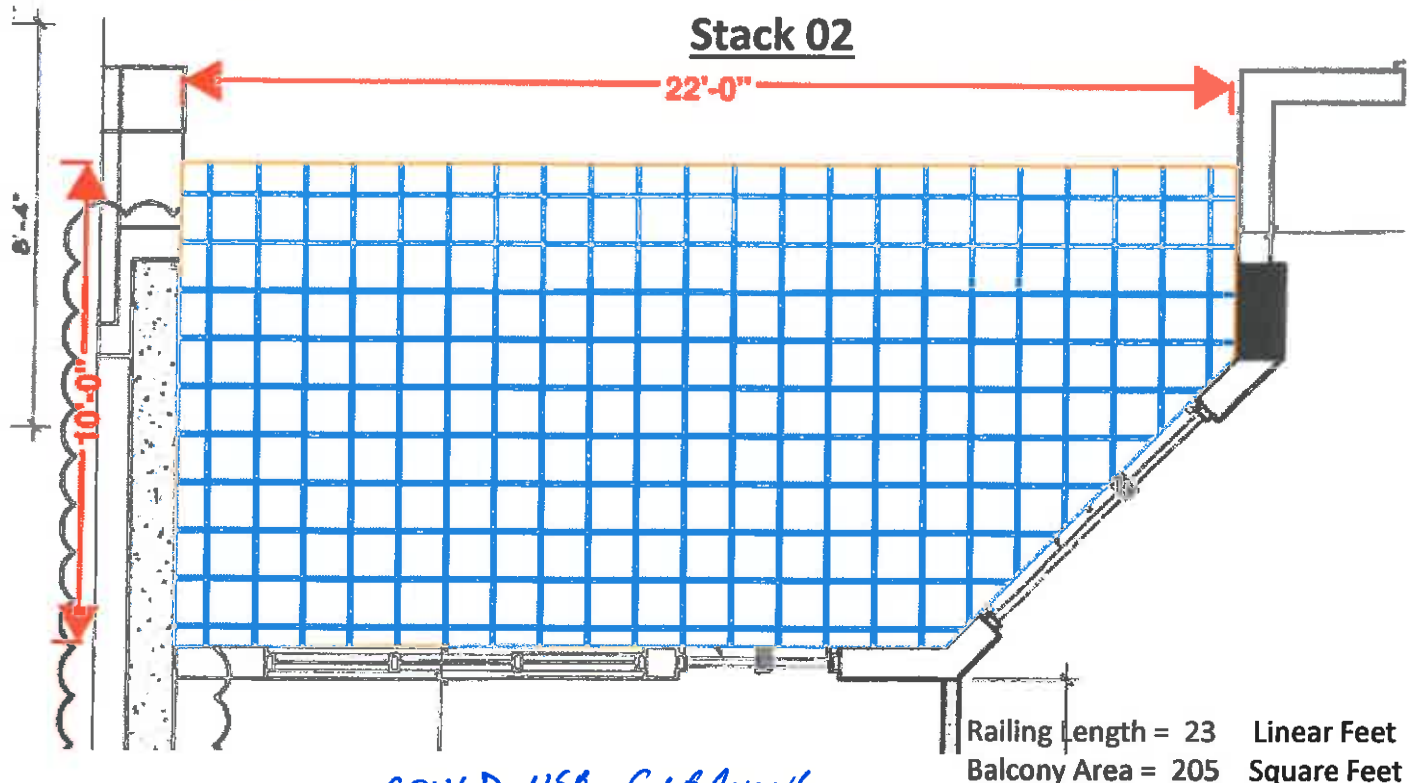
Balcony Survey Map

Project: Pineapple House

Unit # 602

Date: February 17, 2022

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: <u>Yes</u>	No	Vinyl	Aluminum
	Spall Below	Condition: <u>Good</u>	Fair Poor	Code Compliant: <u>Yes</u>	No
	Crack	Type: Cored <u>Surface Mount</u>	Screen	Condition: <u>Good</u>	Fair Poor
	Rust Spot	Screen Shimmed: Yes No		Age: <u>Older</u>	Newer
		<u>Shutters</u>	Yes <u>No</u>	Corroded Fasteners: Yes No	
		Shimmed	Yes No	Holes In Threshold: Yes No	
		Edge Door		<u>Flooring</u>	
		Accordion Roll Down		Type: Tile <u>Coating</u>	Pattern



COULD USE CLEANING
&
RESURFACING

WINDOW SILL SPOT IN BR



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Date: February 17, 2022

Stack 02

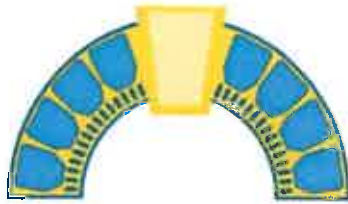
22'-0"

8'-4"

10'-0"

Railing Length = 23 Linear Feet
Balcony Area = 205 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Pineapple House

Unit # 407

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

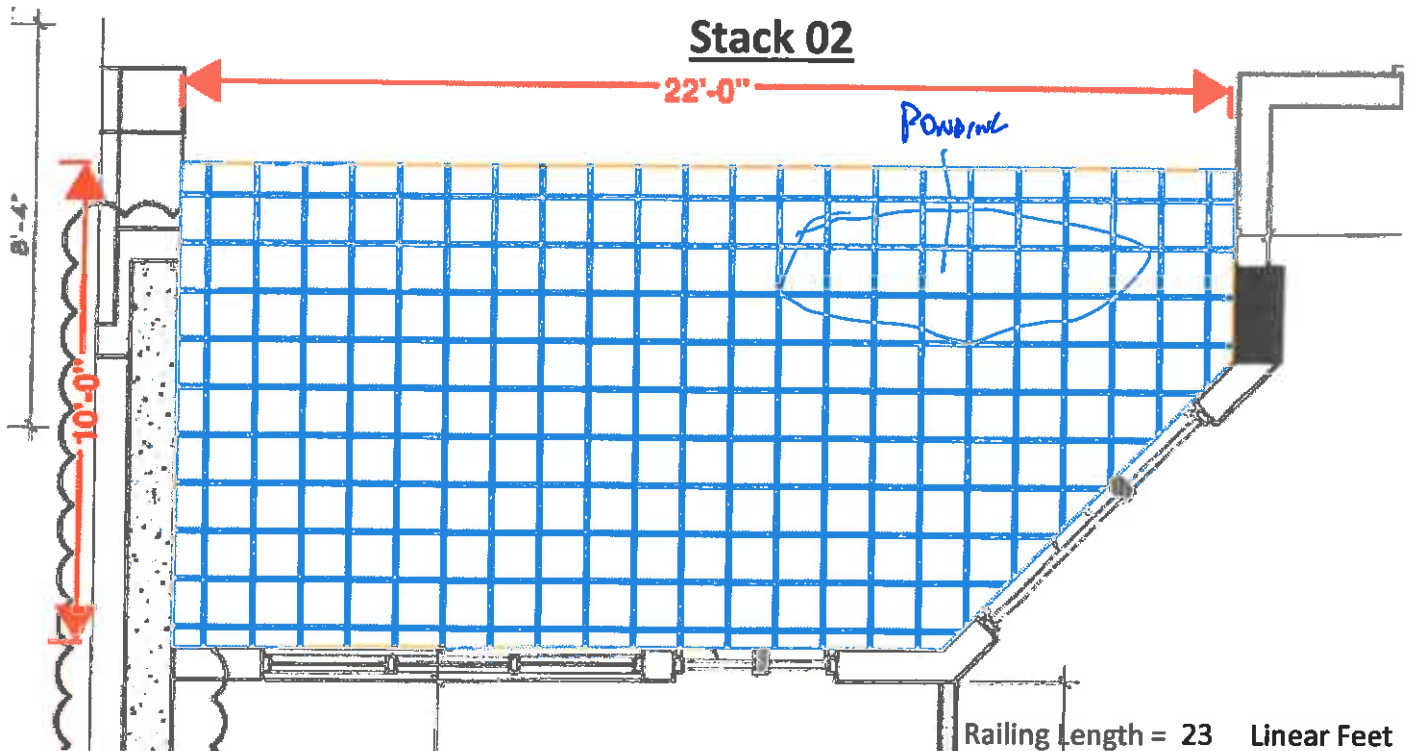
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Railing Length = 23 Linear Feet
Balcony Area = 205 Square Feet

VIDEO SENT BY OWNER
SHOWS PONDING DURING RAIN
SHOULD DO FLOOD TEST
AT SOME POINT.



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Pineapple House

Unit # 302 NA

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

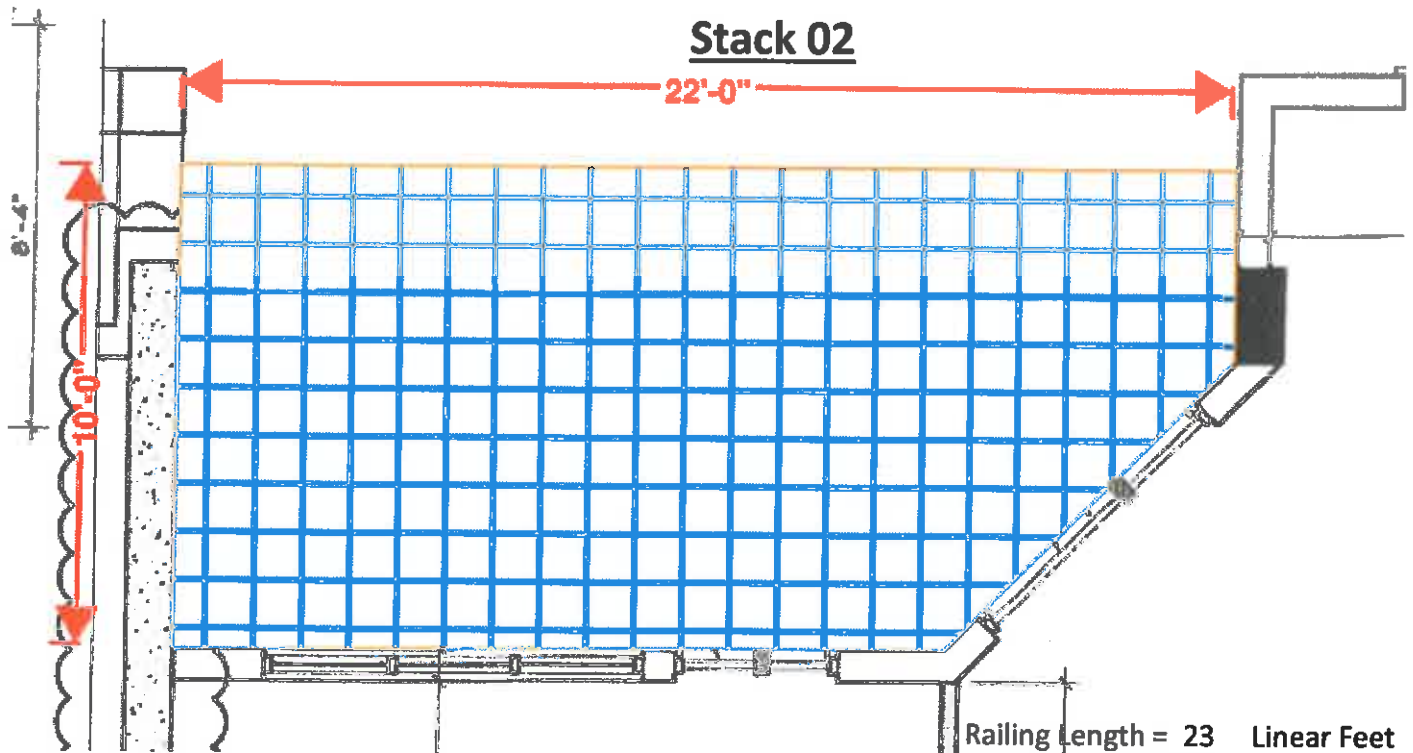
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Railing Length = 23 Linear Feet
Balcony Area = 205 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

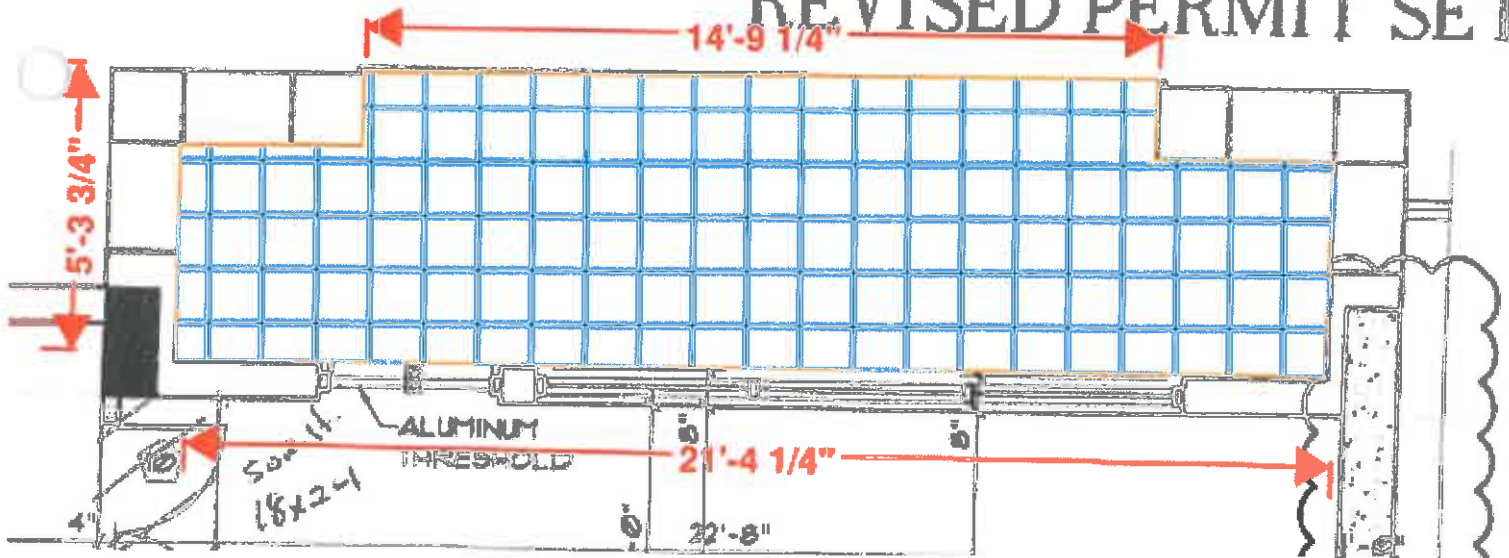
Unit # 703

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	<u>Yes</u>	No	Code Compliant:	<u>Yes</u>	No		
	Spall Below	Condition:	<u>Good</u>	Fair	Condition:	<u>Good</u>	Fair	Poor	
	Crack	Type:	<u>Cored</u>	<u>Surface Mount</u>	Screen	Age:	<u>Older</u>	Newer	
	Rust Spot	Screen Shimmed:	Yes	No		Corroded Fasteners:	Yes	No	
		<u>Shutters</u>	Yes	<u>No</u>		Holes In Threshold:	Yes	No	
		Shimmed	Yes	No					
		Edge	Door						
		Accordion	Roll Down						
						<u>Flooring</u>			
						Type:	Tile	<u>Coating</u>	Pattern

Stack 03 East

REVISED PERMIT SET



Railing Length = 15 Linear Feet
Balcony Area = 107 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Date: February 17, 2022

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Railing Length = 44 Linear Feet
Balcony Area = 154 Square Feet

Stack 03 Northeast

y Quantities	
(SF)	
leader (CF)	
(SF)	

4 Linear Feet
54 Square Feet

ALUMINUM THRESHOLD

2

2

8'-0"

5'-4"

8'-8"

5'-0"

5'-0"

14'-0" bath = 3

13'-4"

19'-0"

8'-4" H. Clg.

2 A 10 H 16

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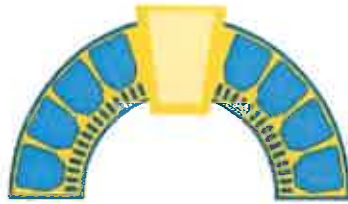
8'-0"

8'-0"

8'-0"

8'-0"

8'-0"</



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Balcony Survey Map

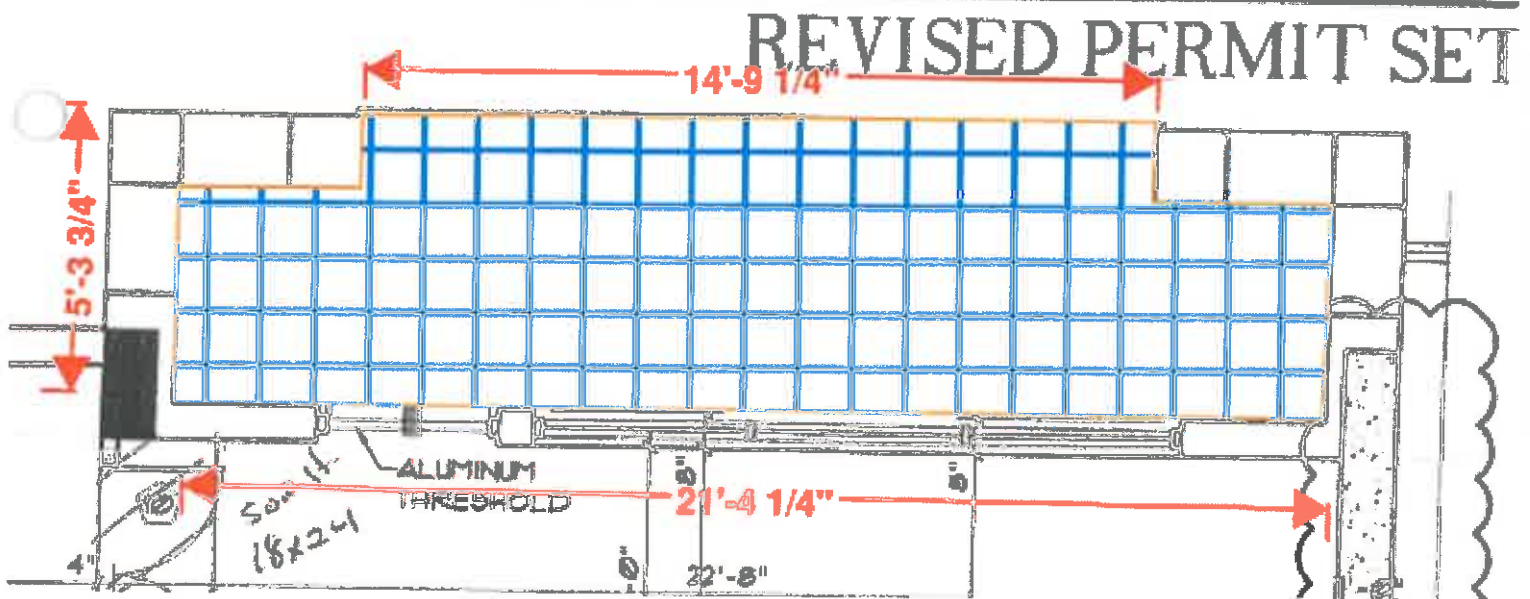
Project: Pineapple House

Unit # 603

Date: February 17, 2022

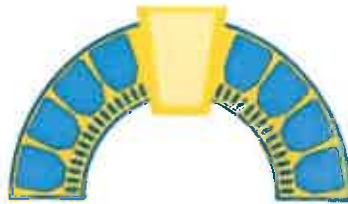
LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes	No	Code Compliant:	Yes	No		
	Spall Below	Condition:	Good	Fair	Poor	Condition:	Good	Fair	Poor
	Crack	Type:	Cored	Surface Mount	Screen	Age:	Older	Newer	
	Rust Spot	Screen Shimmed:	Yes	No		Corroded Fasteners:	Yes	No	
		Shutters	Yes	No		Holes In Threshold:	Yes	No	
		Shimmed	Yes	No		Flooring			
		Edge	Door			Type:	Tile	Coating	Pattern
		Accordion	Roll Down						

Stack 03 East



Railing Length = 15 Linear Feet
Balcony Area = 107 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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Balcony Survey Map

Project: Pineapple House

Unit # 403

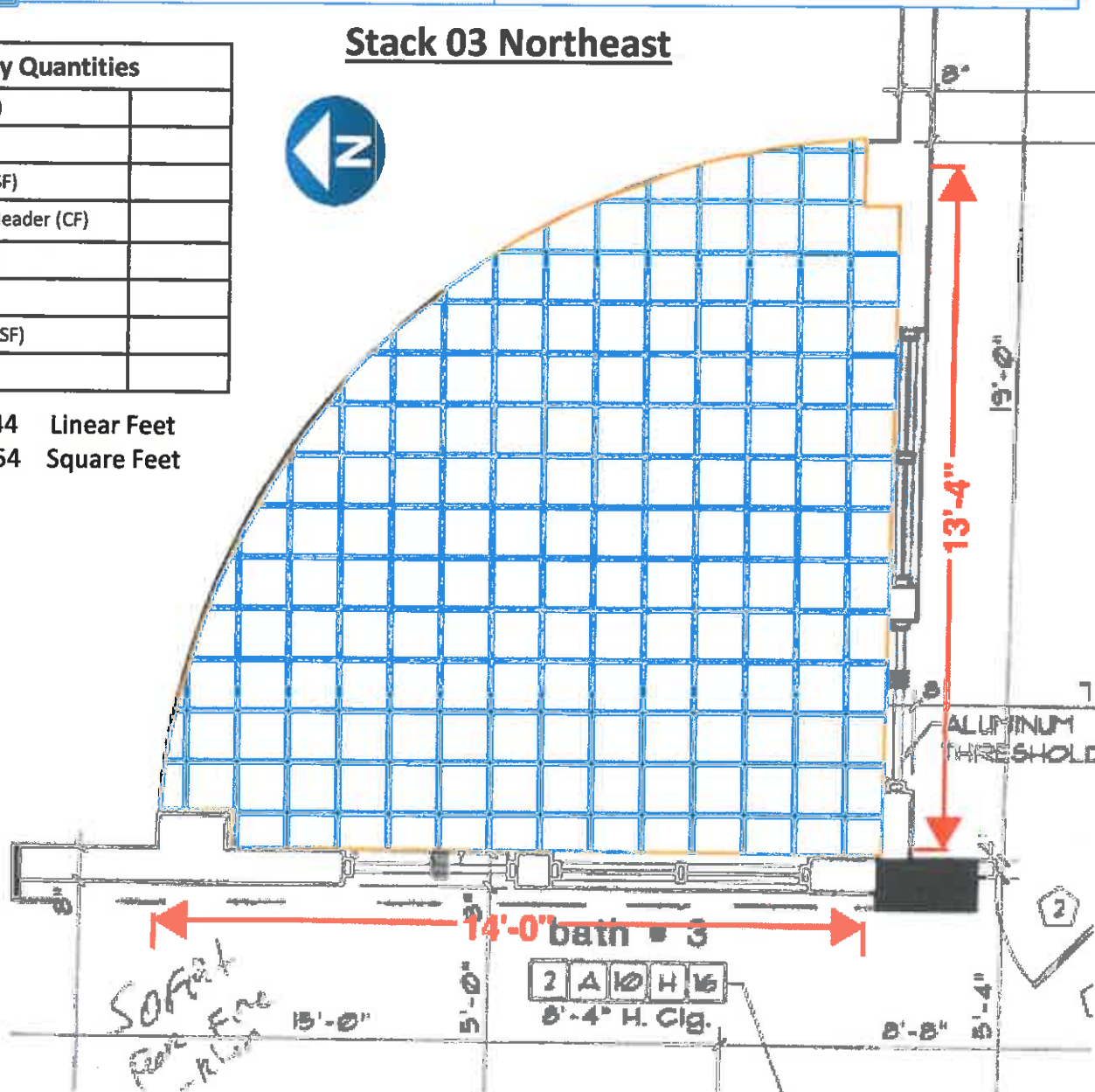
Date: February, 2022

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: <u>Good</u>	Fair Poor	Code Compliant: Yes	No
	Crack	Type: Cored <u>Surface Mount</u>	Screen	Condition: Good	Fair Poor
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	Yes <u>No</u>	Corroded Fasteners: Yes	No
		Shimmed	Yes No	Holes In Threshold: Yes	No
		Edge	Door	Type: Tile	<u>Coating</u> Pattern
		Accordion	Roll Down		

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Railing Length = 44 Linear Feet
Balcony Area = 154 Square Feet

Stack 03 Northeast





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Balcony Survey Map

Project: Pineapple House

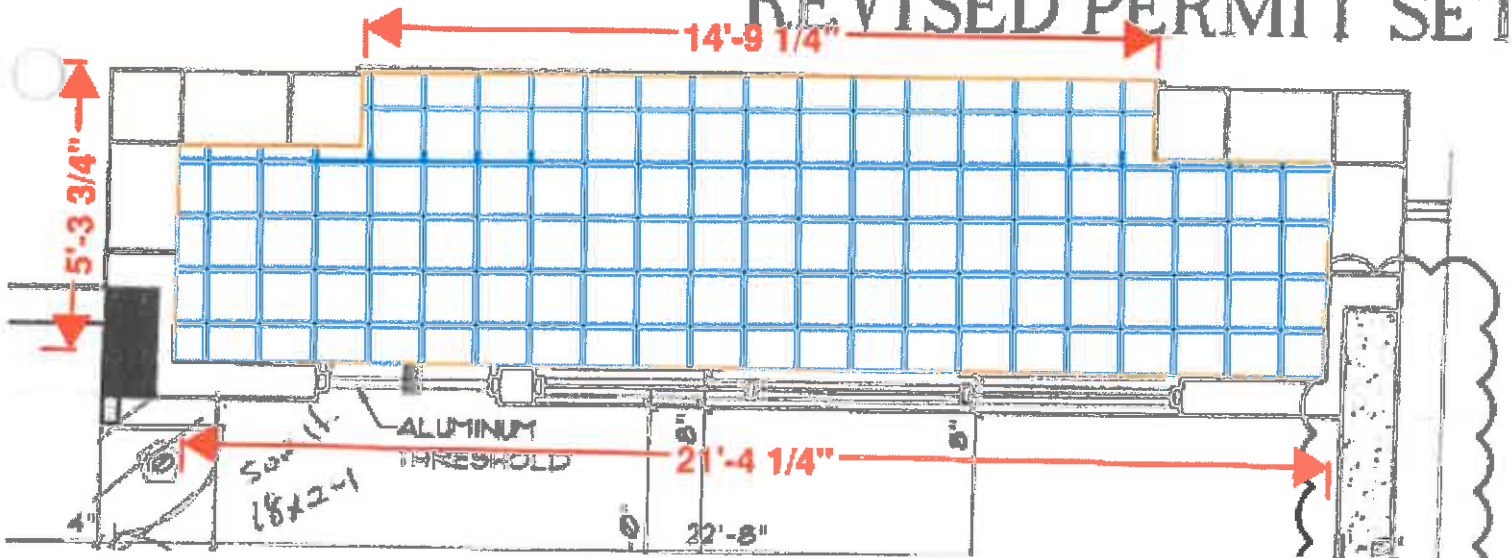
Unit # 403

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No				
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor				
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer				
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No				
		Shutters	Yes No	Holes In Threshold:	Yes No				
		Shimmed	Yes No						
		Edge	Door						
		Accordion	Roll Down						
				Flooring					
				Type:	Tile Coating Pattern				

Stack 03 East

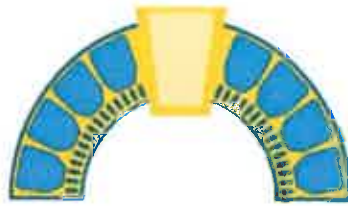
REVISED PERMIT SET



Railing Length = 15 Linear Feet
Balcony Area = 107 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 503

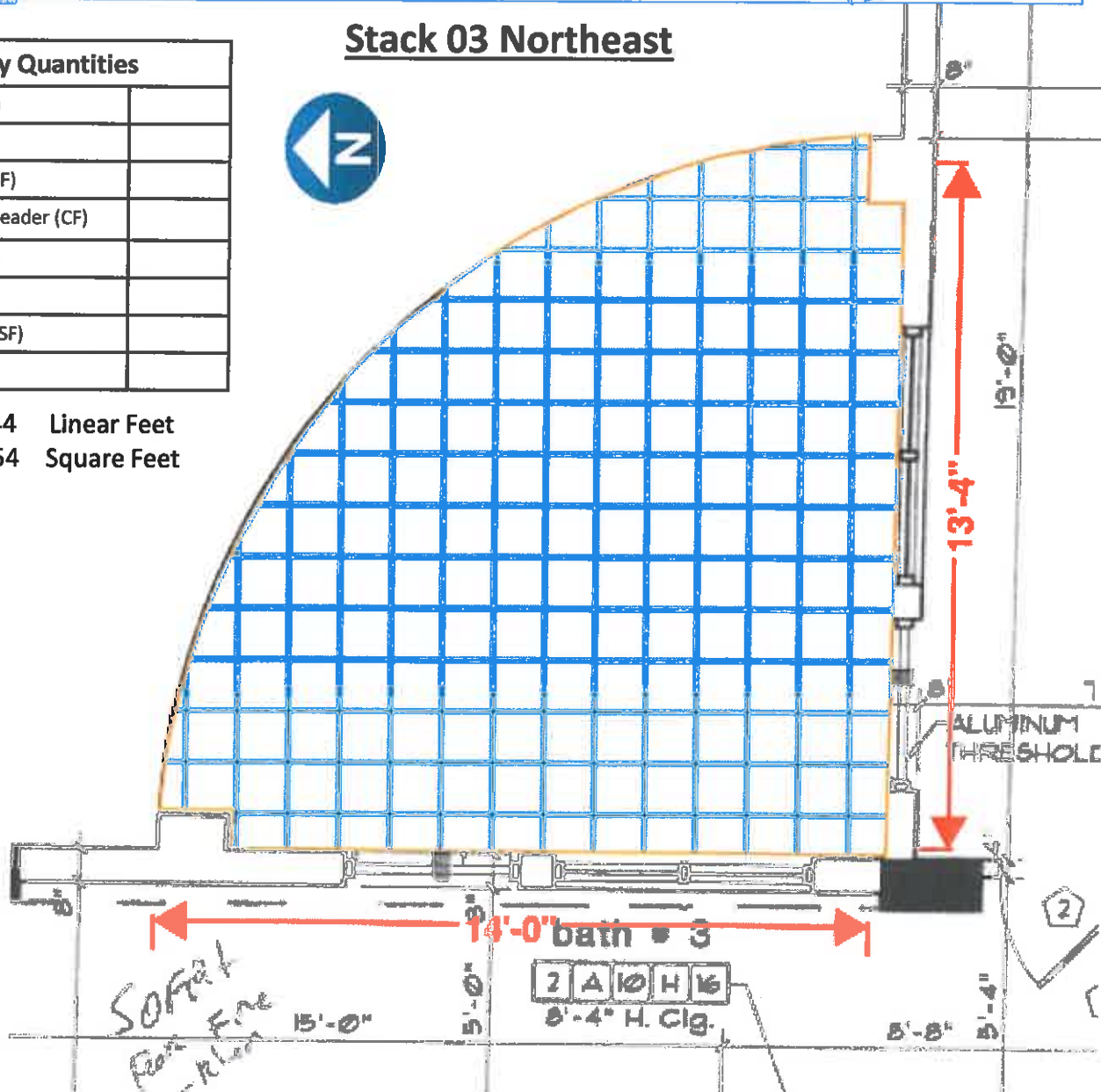
Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes	No	Code Compliant:	Yes	No		
	Spall Below	Condition:	Good	Fair	Condition:	Good	Fair	Poor	
	Crack	Type:	Cored	Surface Mount	Age:	Older	Newer		
	Rust Spot	Screen Shimmed:	Yes	No	Corroded Fasteners:	Yes	No		
		Shutters	Yes	No	Holes In Threshold:	Yes	No		
		Shimmed	Yes	No					
		Edge	Door						
		Accordion	Roll Down						
		Flooring							
		Type:	Tile	Coating	Pattern				

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Railing Length = 44 Linear Feet
Balcony Area = 154 Square Feet

Stack 03 Northeast





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Balcony Survey Map

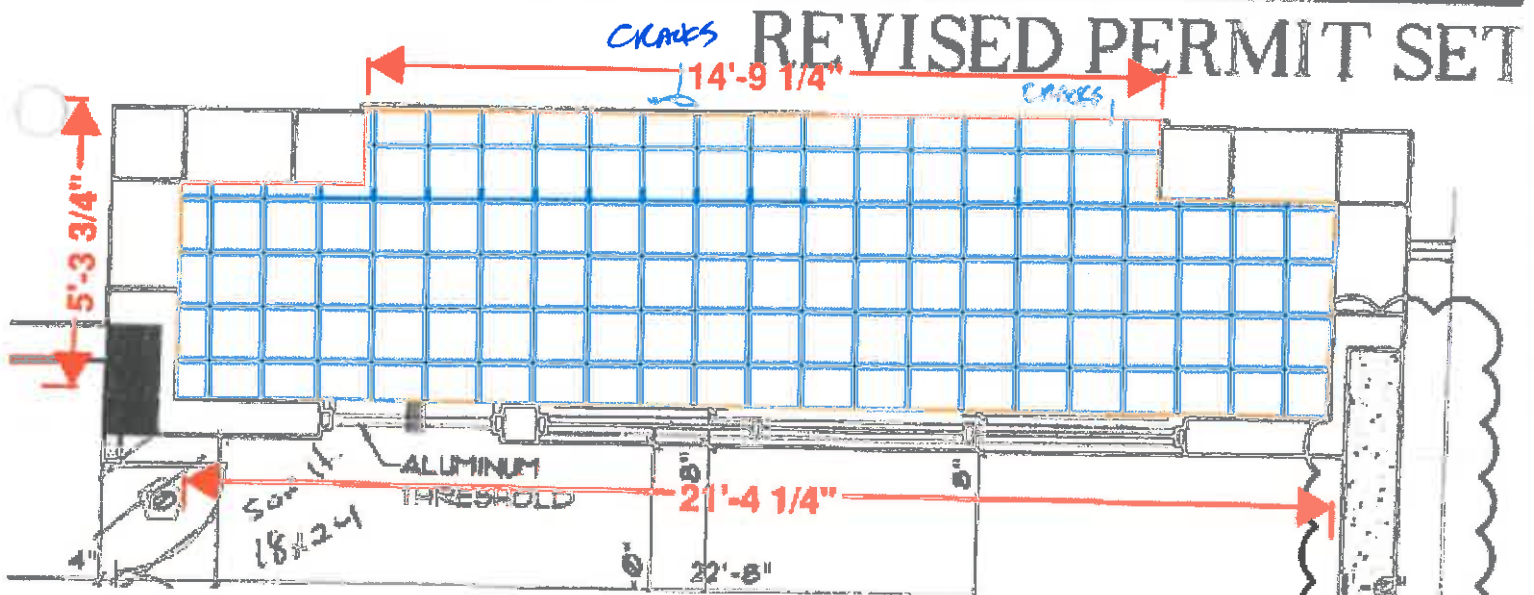
Project: Pineapple House

Unit # 503

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No				
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor				
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer				
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No				
		Shutters	Yes No	Holes In Threshold:	Yes No				
		Shimmed	Yes No						
		Edge Door							
		Accordion Roll Down							
		Flooring							
		Type:	Tile Coating Pattern						

Stack 03 East



Railing Length = 15 Linear Feet
Balcony Area = 107 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 303 *4/A*

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

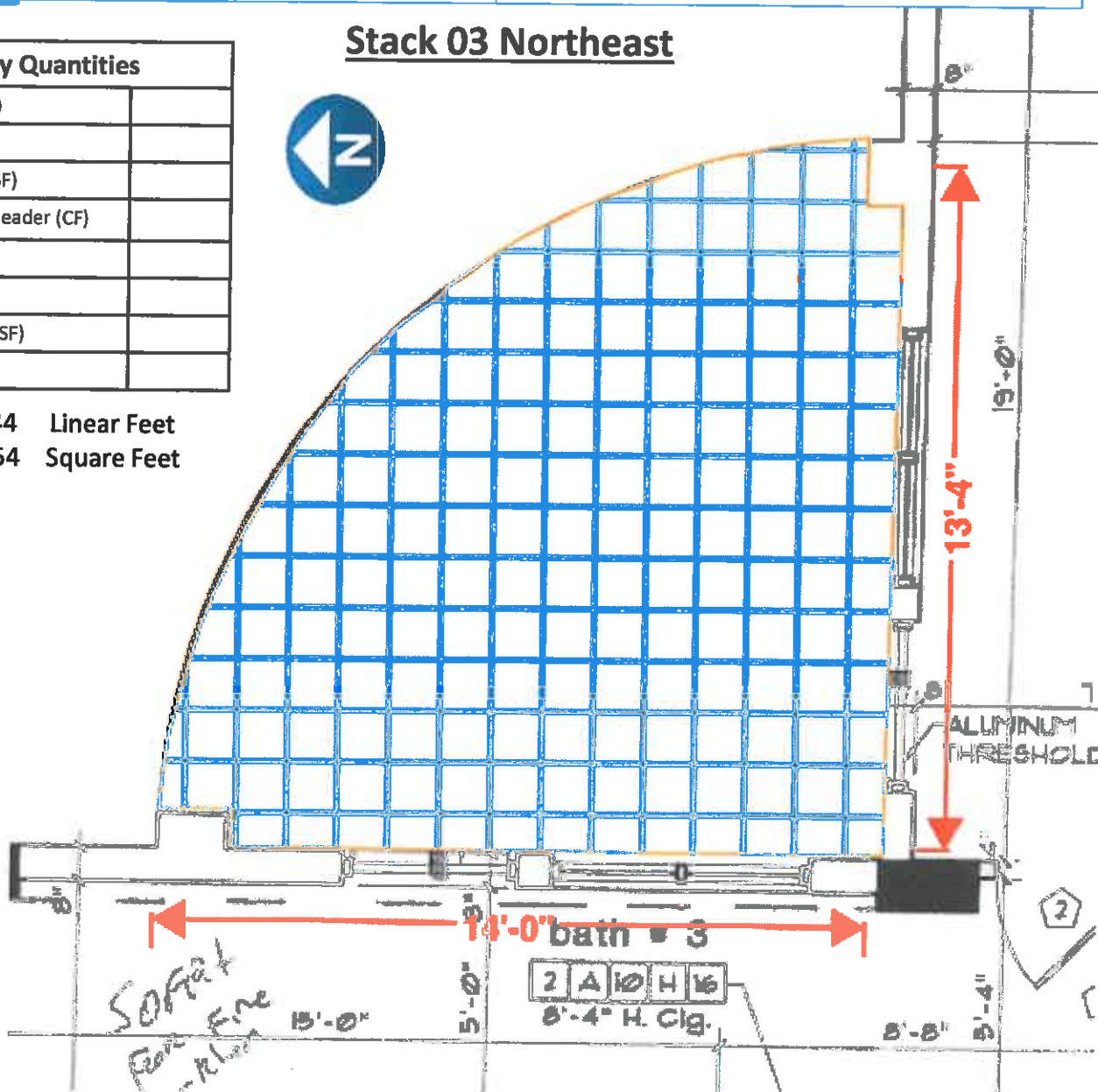
Flooring

Type: Tile Coating Pattern

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

Railing Length = 44 Linear Feet
Balcony Area = 154 Square Feet

Stack 03 Northeast





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Balcony Survey Map

Project: Pineapple House

Unit #

303 *N/A*

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

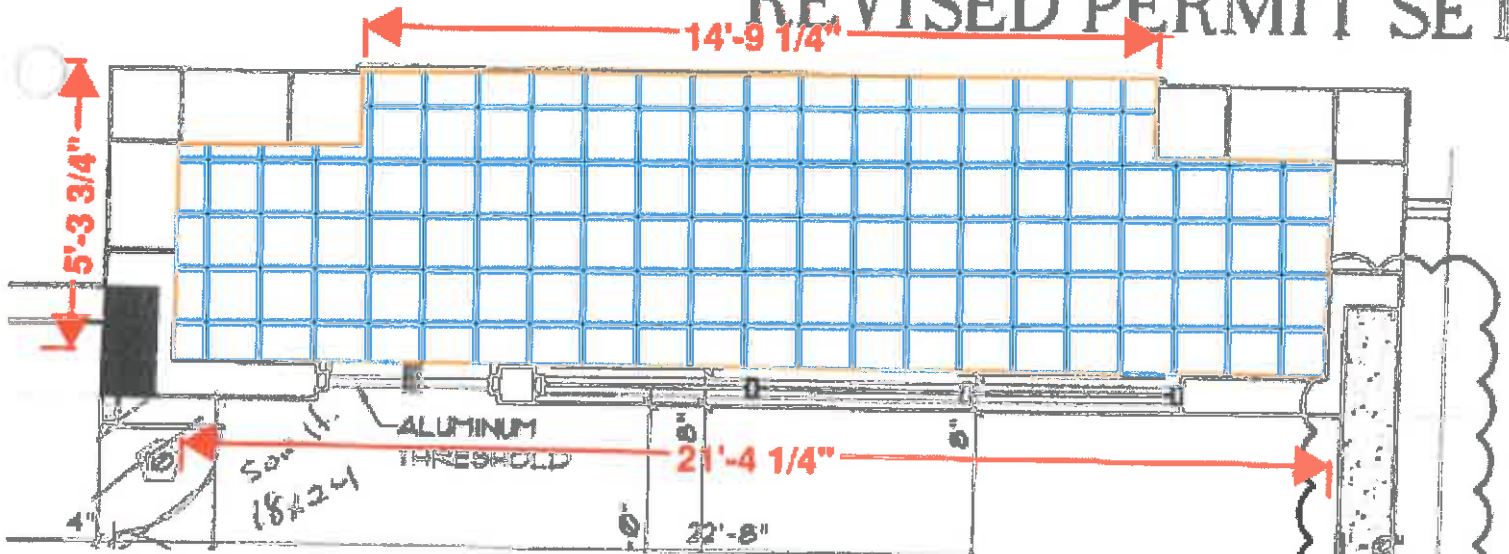
Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

Stack 03 East

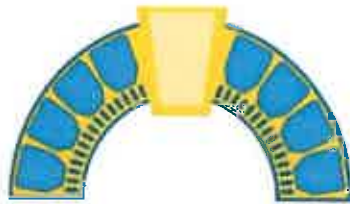
REVISED PERMIT SET



Railing Length = 15 Linear Feet
Balcony Area = 107 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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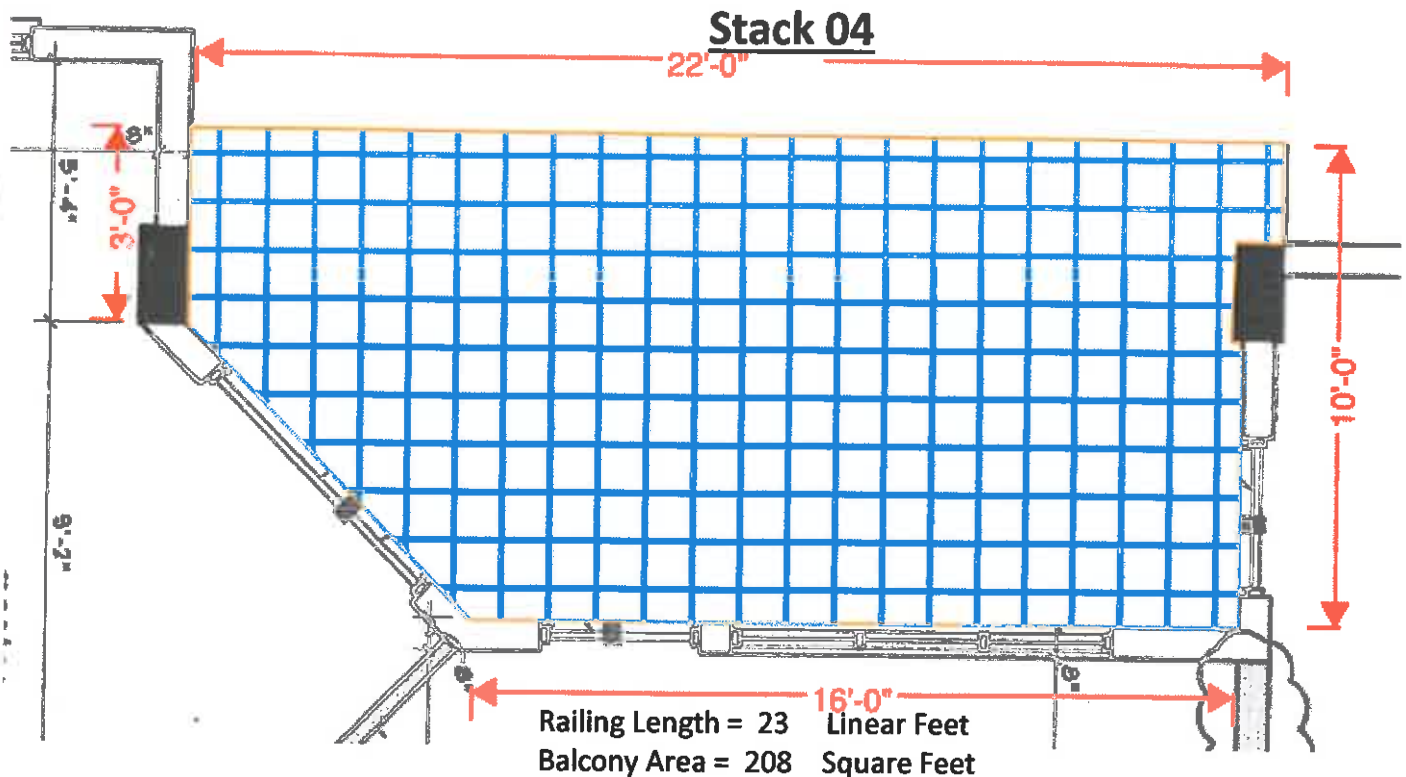
Balcony Survey Map

Project: Pineapple House

Unit # 801

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Flooring	
	Spall Above	Code Compliant: <u>Yes</u>	No	Code Compliant: <u>Yes</u>	Vinyl	Aluminum	
	Spall Below	Condition: <u>Good</u>	Fair	Condition: <u>Good</u>	<u>Good</u>	Fair	Poor
	Crack	Type: <u>Surface Mount</u>	Screen	Age: <u>Older</u>	Older	Newer	
	Rust Spot	Screen Shimmed: Yes	No	Corroded Fasteners: Yes	No		
		Shutters	Yes <u>No</u>	Holes In Threshold: Yes	No		
		Shimmed	Yes No				
		Edge	Door	Type: Tile	<u>Coating</u>	Pattern	
		Accordion	Roll Down				



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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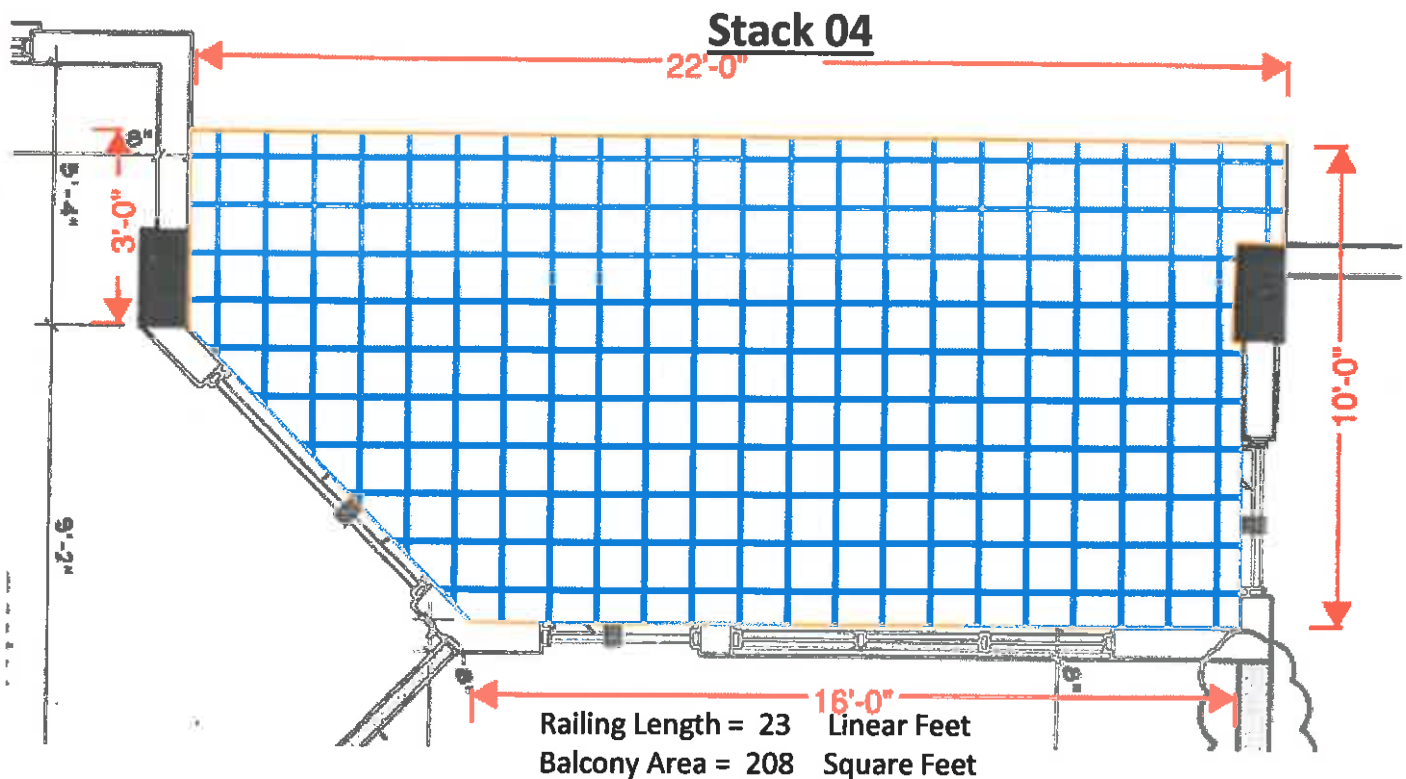
Balcony Survey Map

Project: Pineapple House

Unit # 704

Date: February 17, 2022

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: <u>Yes</u>	No	Vinyl	Aluminum
	Spall Below	Condition: <u>Good</u>	Fair Poor	Code Compliant: <u>Yes</u>	No
	Crack	Type: Cored <u>Surface Mount</u>	Screen	Condition: <u>Good</u>	Fair Poor
	Rust Spot	Screen Shimmed: Yes No		Age: <u>Older</u>	Newer
		<u>Shutters</u>	Yes <u>No</u>	Corroded Fasteners: Yes No	
		Shimmed	Yes No	Holes In Threshold: Yes No	
		Edge Door		<u>Flooring</u>	
		Accordion Roll Down		Type: Tile <u>Coating</u>	Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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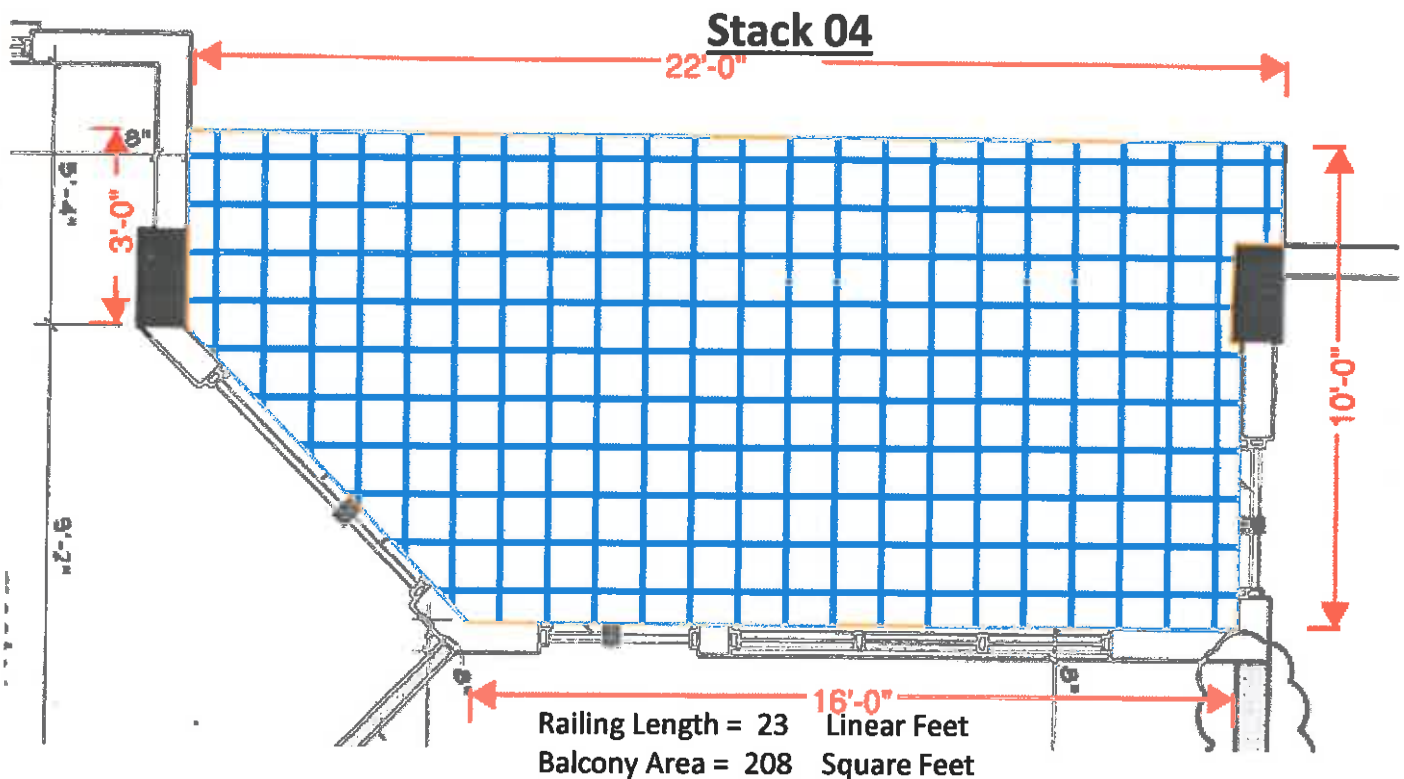
Balcony Survey Map

Project: Pineapple House

Unit # 604

Date: February 17, 2022

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant:	Yes No	Vinyl	Aluminum
	Spall Below	Condition:	Good Fair Poor	Code Compliant:	Yes No
	Crack	Type:	Cored Surface Mount Screen	Condition:	Good Fair Poor
	Rust Spot	Screen Shimmed:	Yes No	Age:	Older Newer
		Shutters	Yes No	Corroded Fasteners:	Yes No
		Shimmed	Yes No	Holes In Threshold:	Yes No
		Edge Door		Flooring	
		Accordion Roll Down		Type: Tile	Coating Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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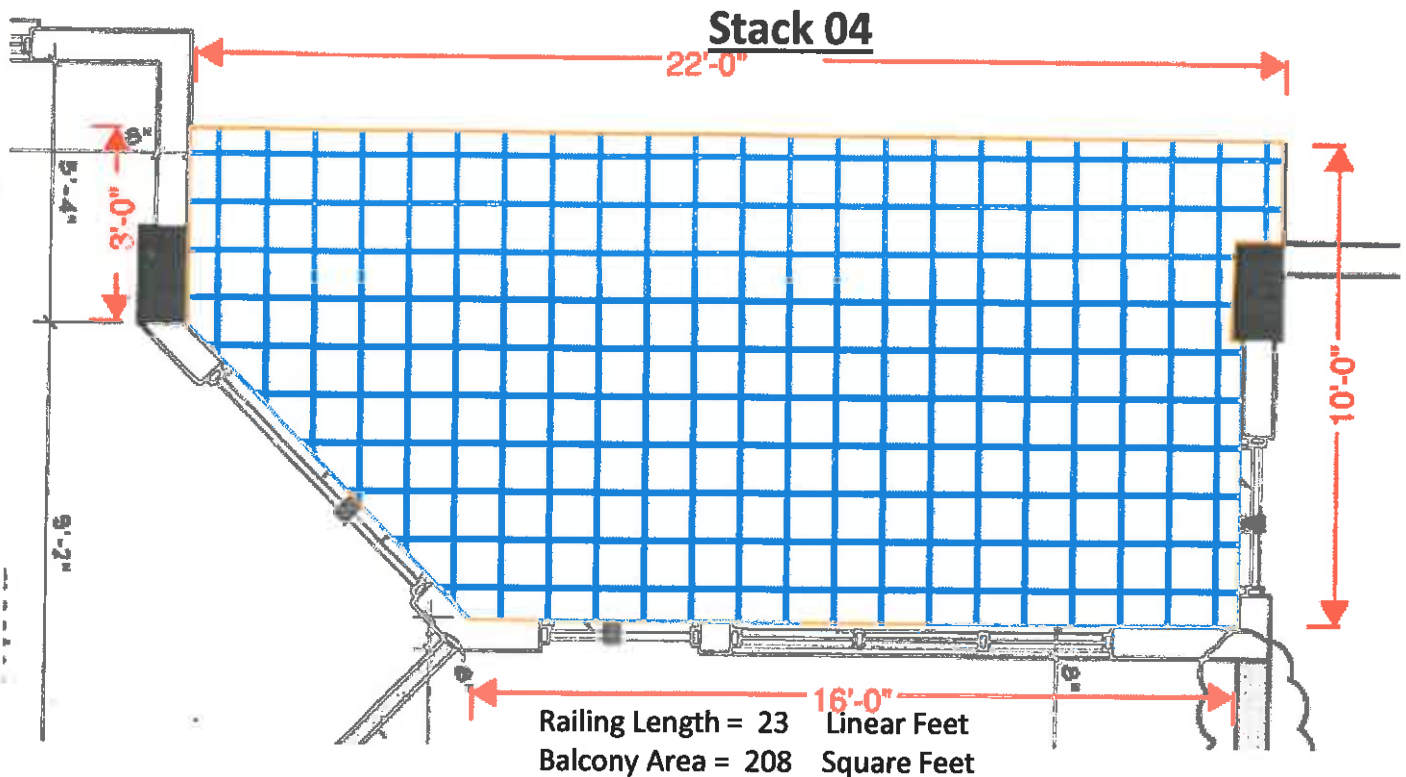
Balcony Survey Map

Project: Pineapple House

Unit # 504

Date: February 17, 2022

LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: <u>Yes</u>	No	Vinyl	Aluminum
	Spall Below	Condition: <u>Good</u>	Fair Poor	Code Compliant: <u>Yes</u>	No
	Crack	Type: <u>Surface Mount</u>	Cored Screen	Condition: <u>Good</u>	Fair Poor
	Rust Spot	Screen Shimmed: Yes No		Age: <u>Older</u>	Newer
		Shutters	Yes <u>No</u>	Corroded Fasteners: Yes No	
		Shimmed	Yes No	Holes In Threshold: Yes No	
		Edge Door			
		Accordion Roll Down			
				Flooring	
				Type: Tile <u>Coating</u>	Pattern



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 404 N/A

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

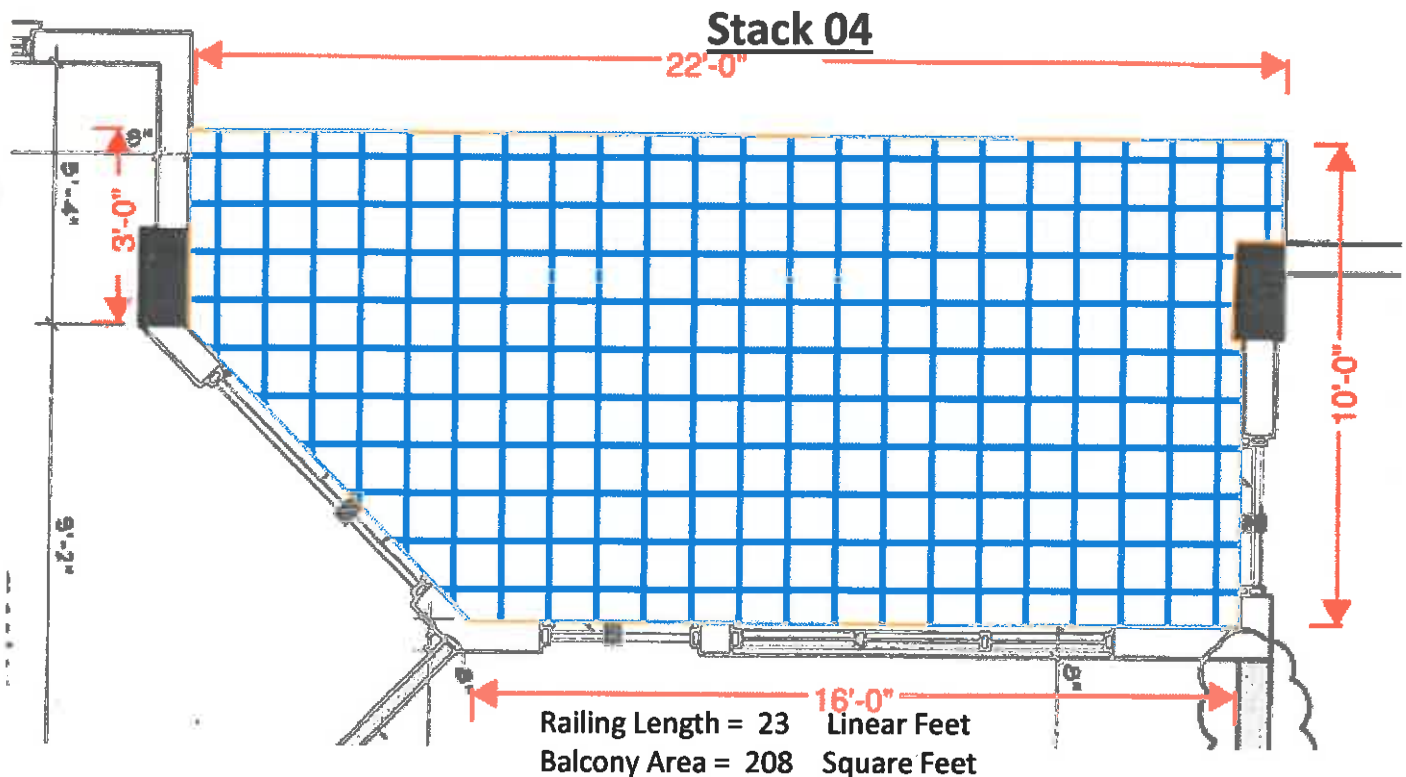
Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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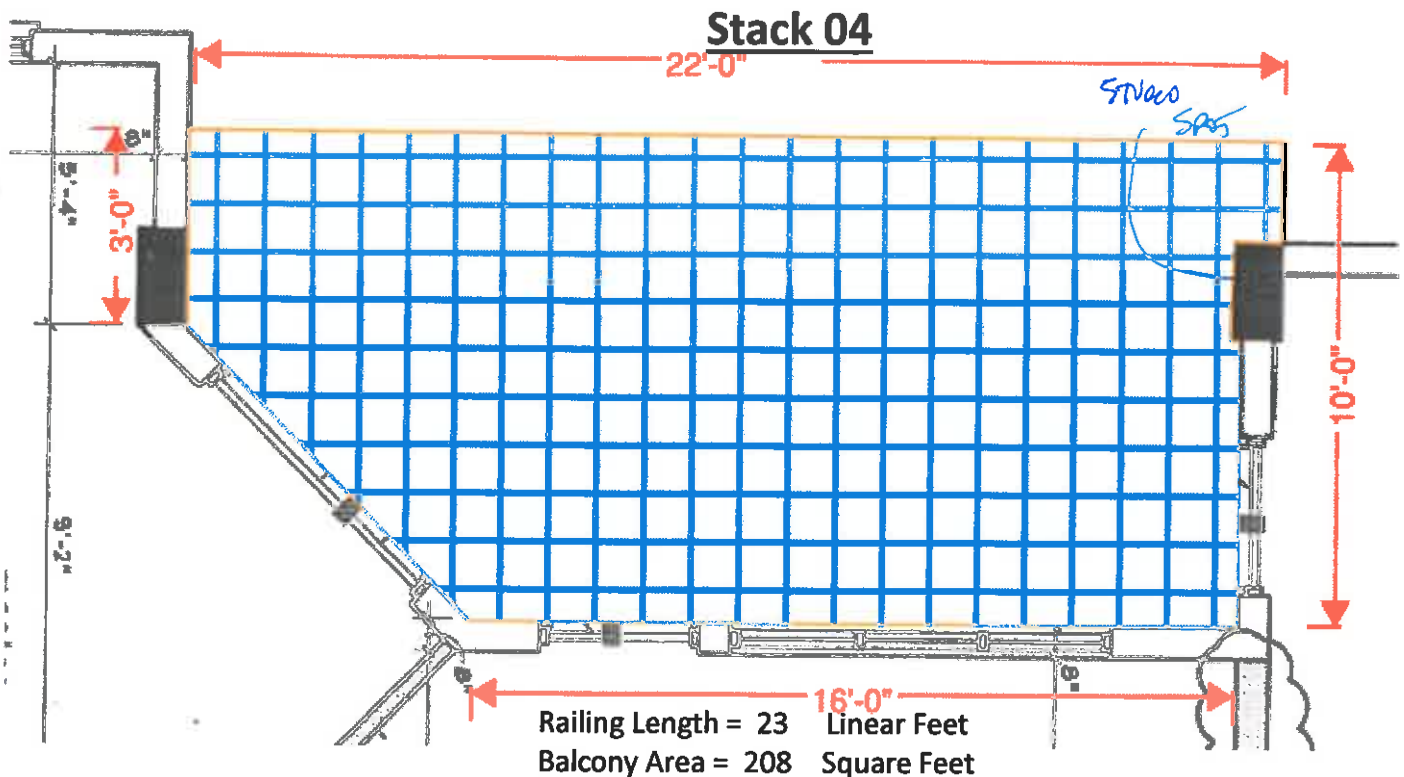
Balcony Survey Map

Project: Pineapple House

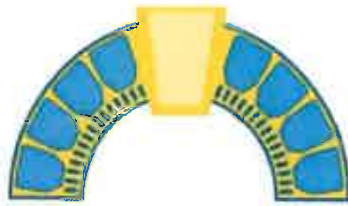
Unit # 304

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No				
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor				
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer				
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No				
		Shutters	Yes No	Holes In Threshold:	Yes No				
		Shimmed	Yes No						
		Edge	Door						
		Accordion	Roll Down						
				Flooring					
				Type:	Tile Coating Pattern				



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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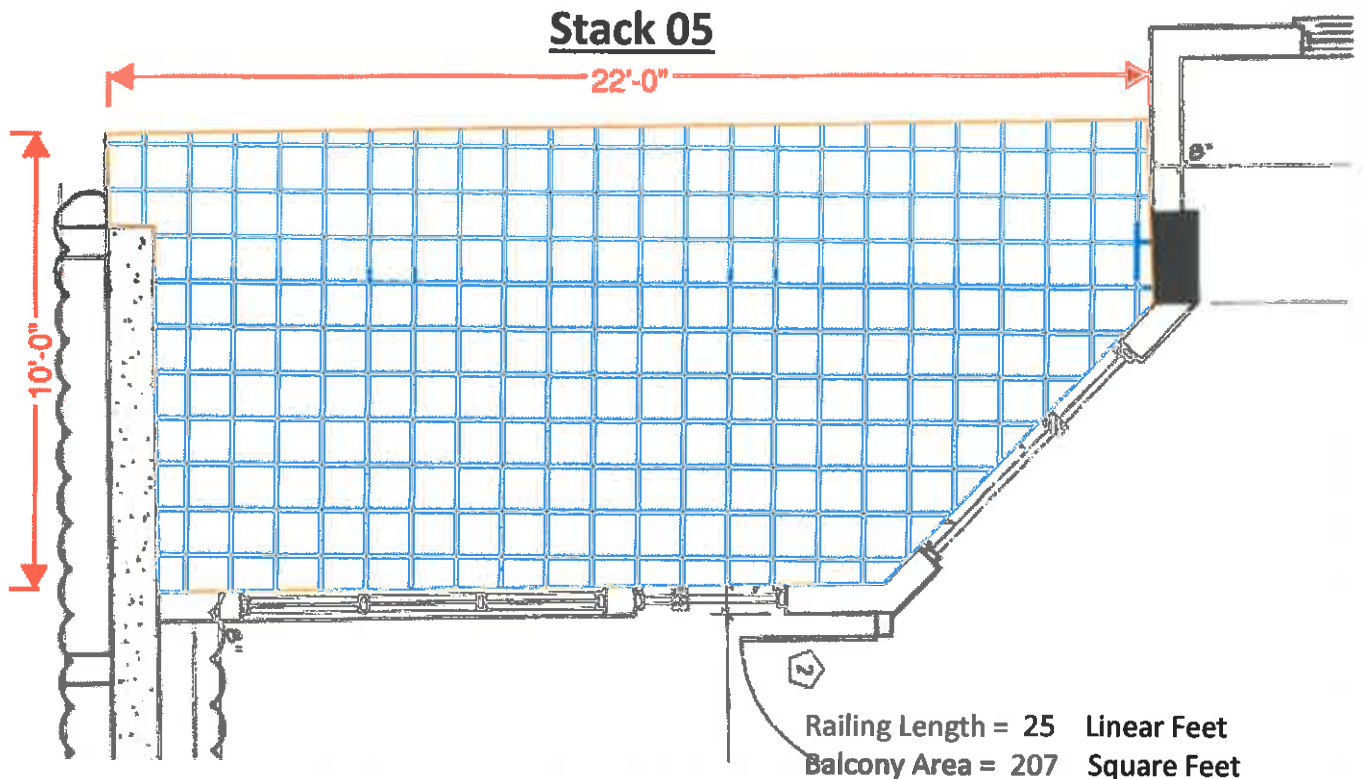
Balcony Survey Map

Project: Pineapple House

Unit # 705

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	<u>Yes</u>	No	Code Compliant:	<u>Yes</u>	No		
	Spall Below	Condition:	<u>Good</u>	Fair Poor	Condition:	<u>Good</u>	Fair Poor		
	Crack	Type:	<u>Cored</u>	<u>Surface Mount</u>	Screen	Age:	<u>Older</u>	Newer	
	Rust Spot	Screen Shimmed:	Yes	No		Corroded Fasteners:	Yes	No	
		<u>Shutters</u>	Yes	<u>No</u>		Holes In Threshold:	Yes	No	
		Shimmed	Yes	No					
		Edge	Door						
		Accordion	Roll Down						
						<u>Flooring</u>			
						Type:	Tile	<u>Coating</u>	Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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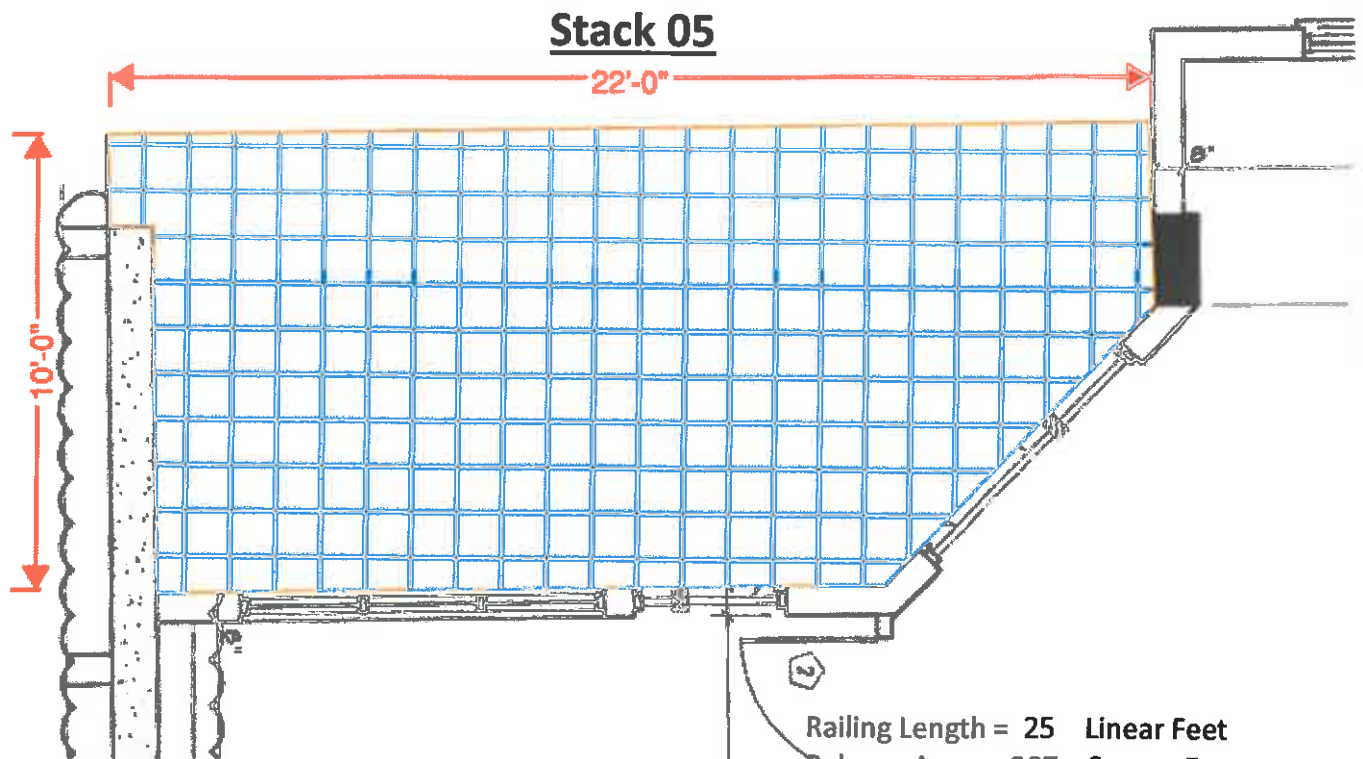
Balcony Survey Map

Project: Pineapple House

Unit # 608

Date: February 17, 2022

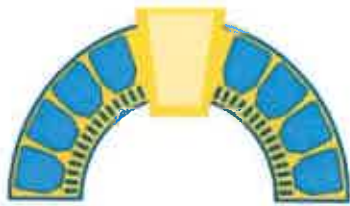
LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No				
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor				
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer				
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No				
		Shutters	Yes No	Holes In Threshold:	Yes No				
		Shimmed	Yes No						
		Edge	Door						
		Accordion	Roll Down						
				Flooring					
				Type:	Tile Coating Pattern				



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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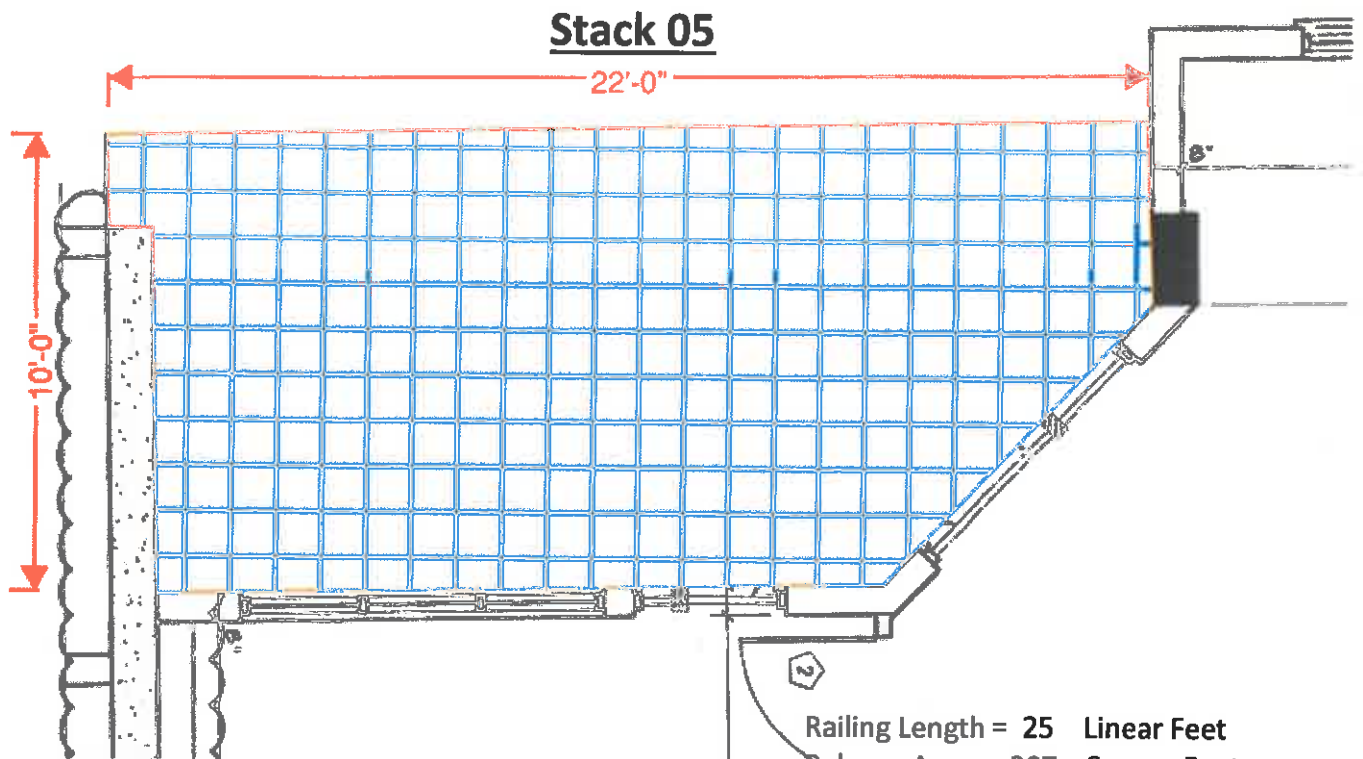
Balcony Survey Map

Project: Pineapple House

Unit # 505

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No				
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor				
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer				
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No				
		Shutters	Yes No	Holes In Threshold:	Yes No				
		Shimmed	Yes No						
		Edge	Door						
		Accordion	Roll Down						
				Flooring					
				Type:	Tile Coating Pattern				

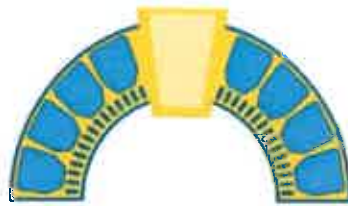


Railing Length = 25 Linear Feet
Balcony Area = 207 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 405

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Shimmed Yes No
Edge Door
Accordion Roll Down

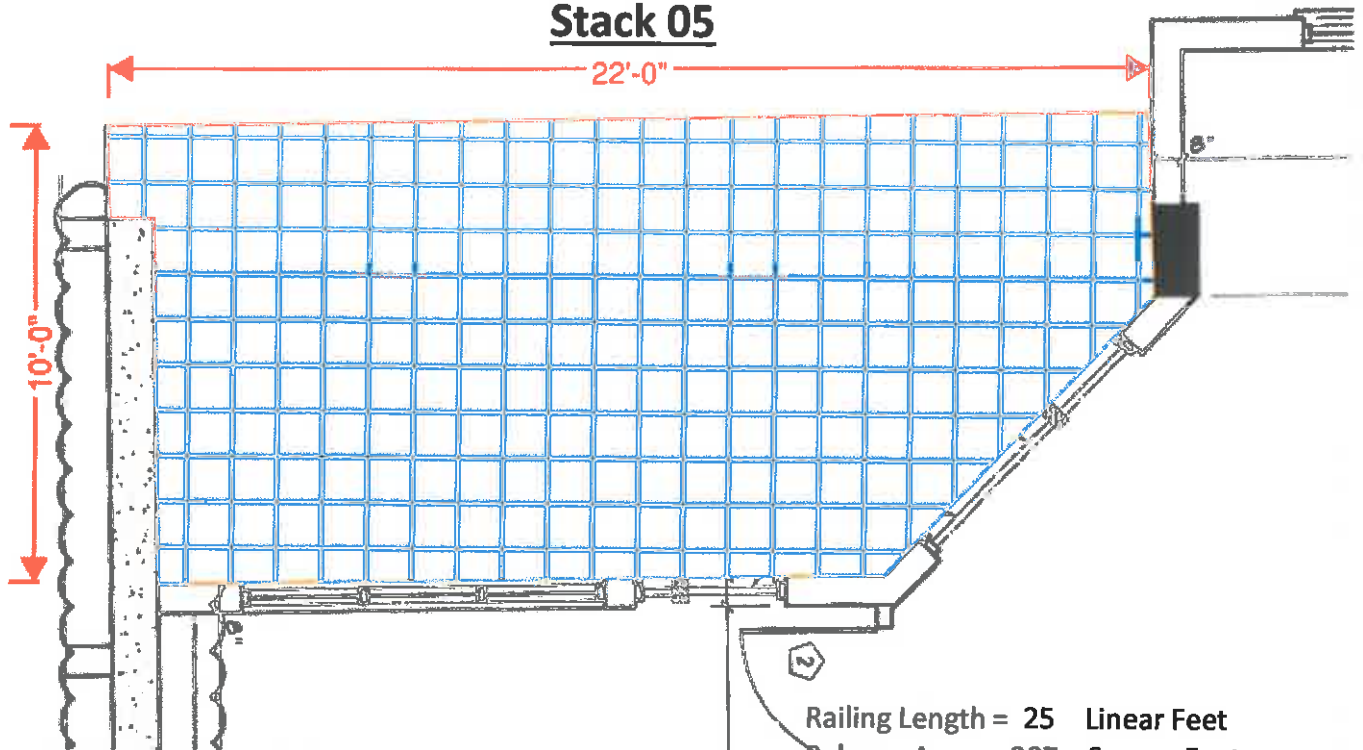
Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

Stack 05



Railing Length = 25 Linear Feet
Balcony Area = 207 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Celling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 305 ^{N/A}

Date: February 17, 2022

LEGEND



Spall
Above



Spall
Below



Crack



Rust Spot

Railings

Code Compliant: Yes No
Condition: Good Fair Poor
Type: Cored Surface Mount Screen
Screen Shimmed: Yes No

Shutters

Yes No
Shimmed Yes No
Edge Door
Accordion Roll Down

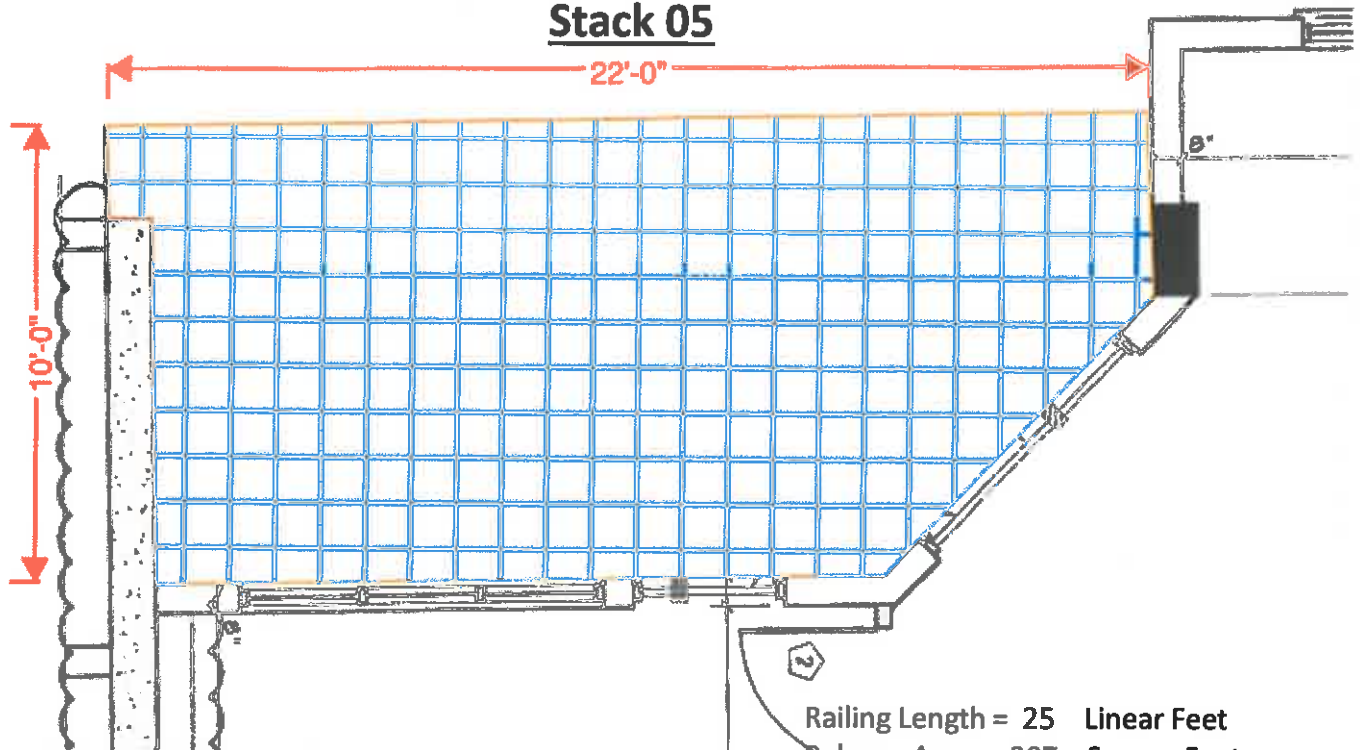
Sliding Doors

Vinyl Aluminum
Code Compliant: Yes No
Condition: Good Fair Poor
Age: Older Newer
Corroded Fasteners: Yes No
Holes In Threshold: Yes No

Flooring

Type: Tile Coating Pattern

Stack 05



Railing Length = 25 Linear Feet
Balcony Area = 207 Square Feet

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

Project: Pineapple House

Unit # 706

Date: February 17, 2022

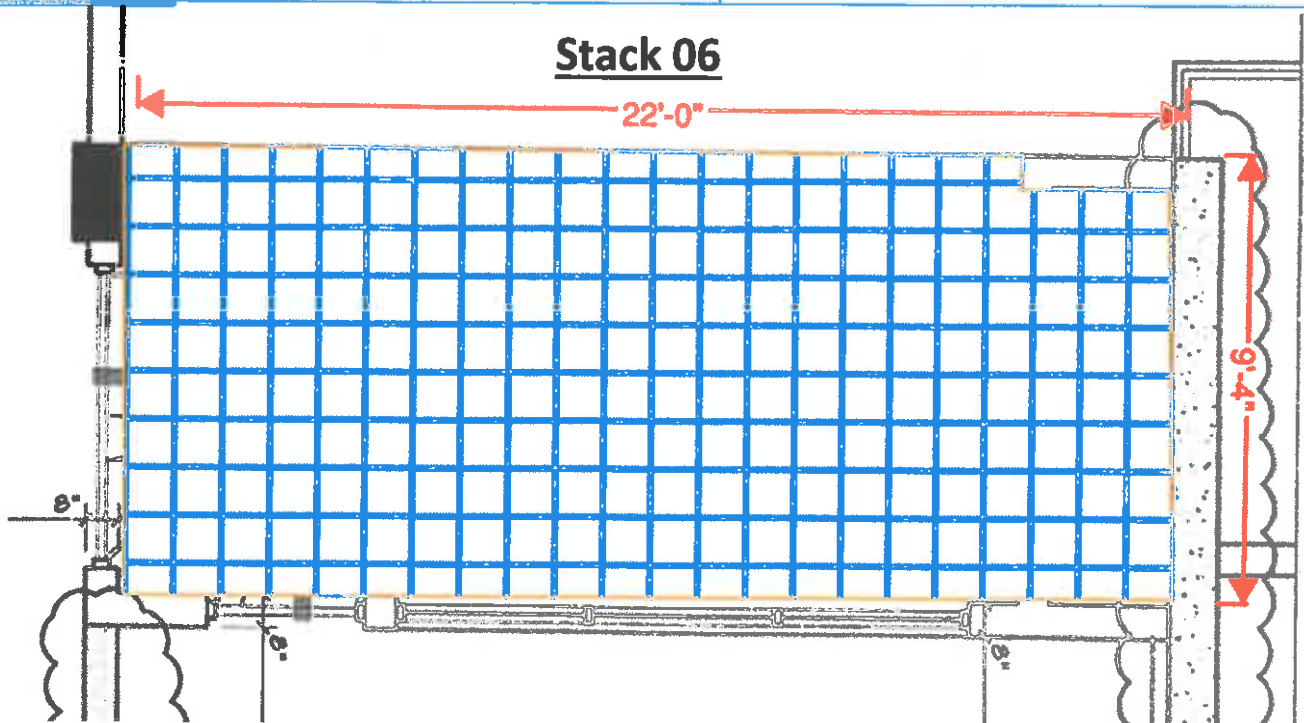
LEGEND	
	Spall Above
	Spall Below
	Crack
	Rust Spot

Railings	
Code Compliant:	Yes No
Condition:	Good Fair Poor
Type:	Cored Surface Mount Screen
Screen Shimmed:	Yes No

Shutters	
Shimmed	Yes No
Edge	Door
Accordion	Roll Down

Sliding Doors	
Vinyl	Aluminum
Code Compliant:	Yes No
Condition:	Good Fair Poor
Age:	Older Newer
Corroded Fasteners:	Yes No
Holes In Threshold:	Yes No

Flooring	
Type:	Tile Coating Pattern



Railing Length = 22 Linear Feet
Balcony Area = 154 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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Balcony Survey Map

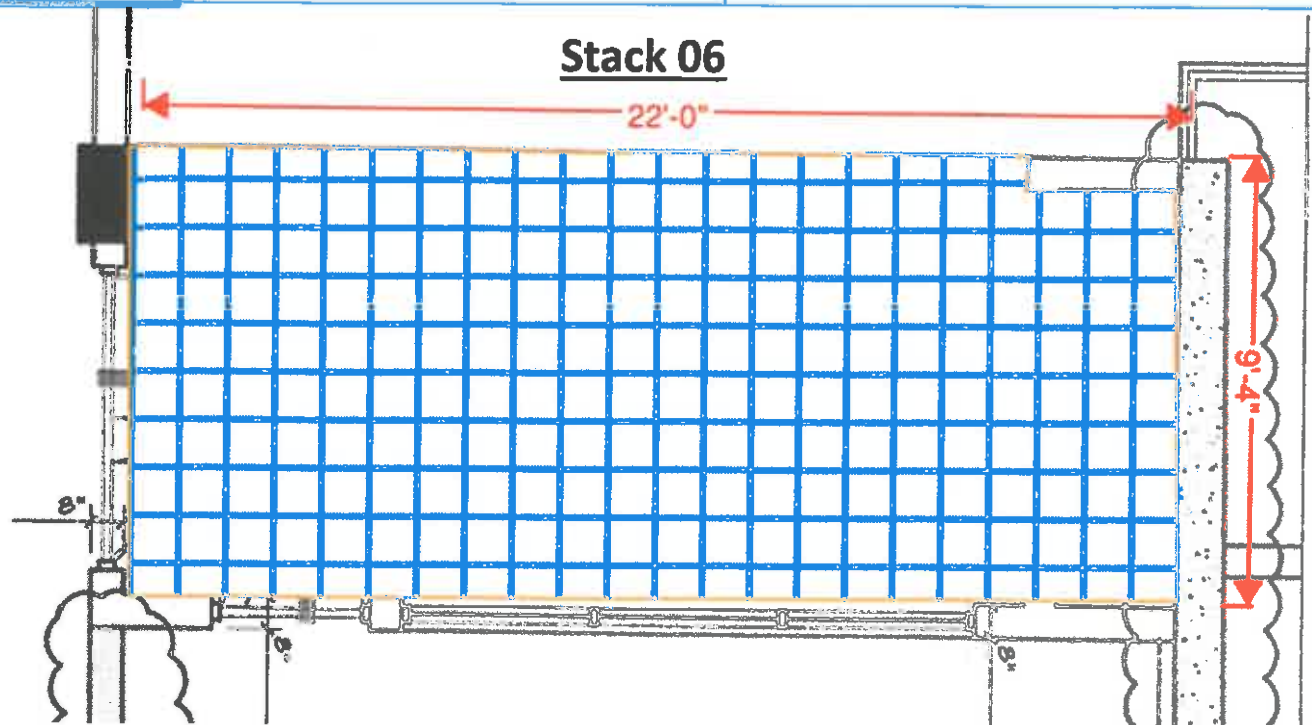
N/A

Project: Pineapple House

Unit # 606

Date: February 17, 2022

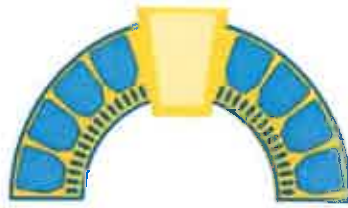
LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No				
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor				
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer				
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No				
		Shutters	Yes No	Holes In Threshold:	Yes No				
		Shimmed	Yes No						
		Edge	Door						
		Accordion	Roll Down						
				Flooring					
				Type:	Tile	Coating	Pattern		



Railing Length = 22 Linear Feet
Balcony Area = 154 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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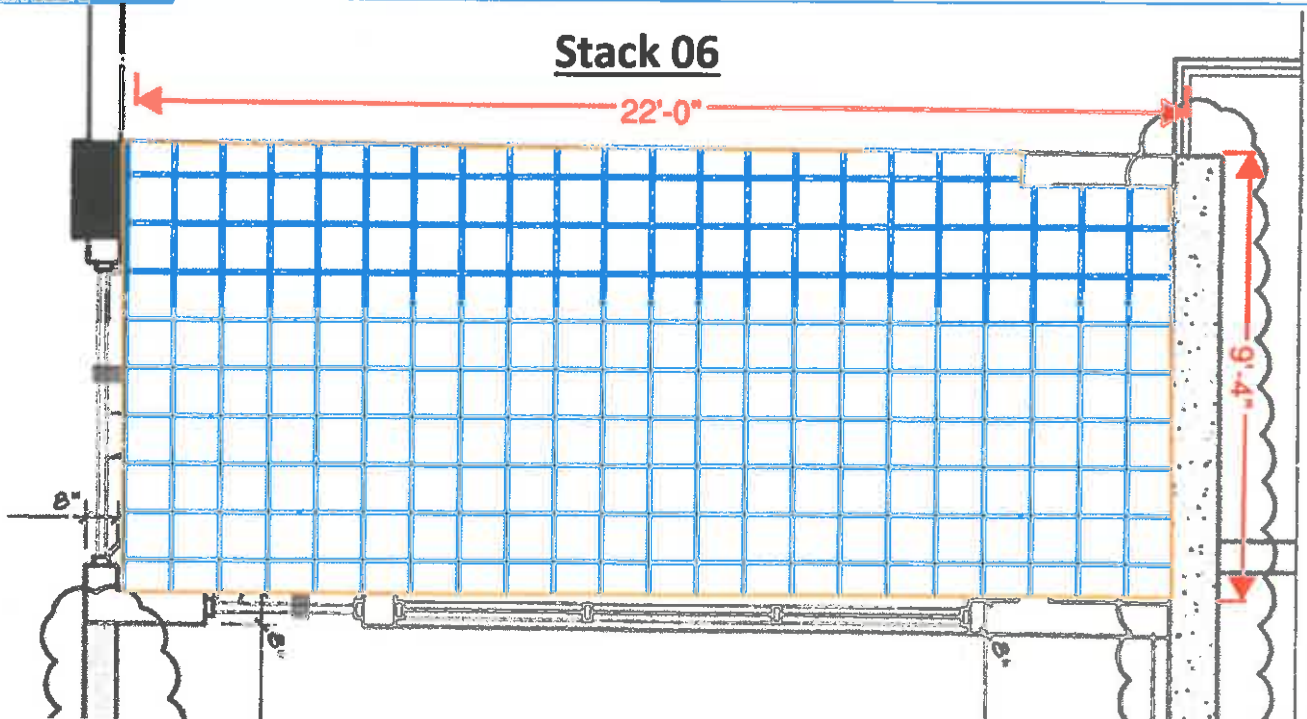
Balcony Survey Map

Project: Pineapple House

Unit # 506

Date: February 17, 2022

LEGEND		Railings			Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes	No	Code Compliant:	Yes	No			
	Spall Below	Condition:	Good	Fair	Poor	Condition:	Good	Fair	Poor	
	Crack	Type:	Cored	Surface Mount	Screen	Age:	Older	Newer		
	Rust Spot	Screen Shimmed:	Yes	No	Corroded Fasteners:	Yes	No			
		Shutters	Yes	No	Holes In Threshold:	Yes	No			
		Shimmed	Yes	No						
		Edge	Door							
		Accordion	Roll Down							
		Flooring								
		Type:	Tile	Coating	Pattern					



Railing Length = 22 Linear Feet
Balcony Area = 154 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



406
14
Club House



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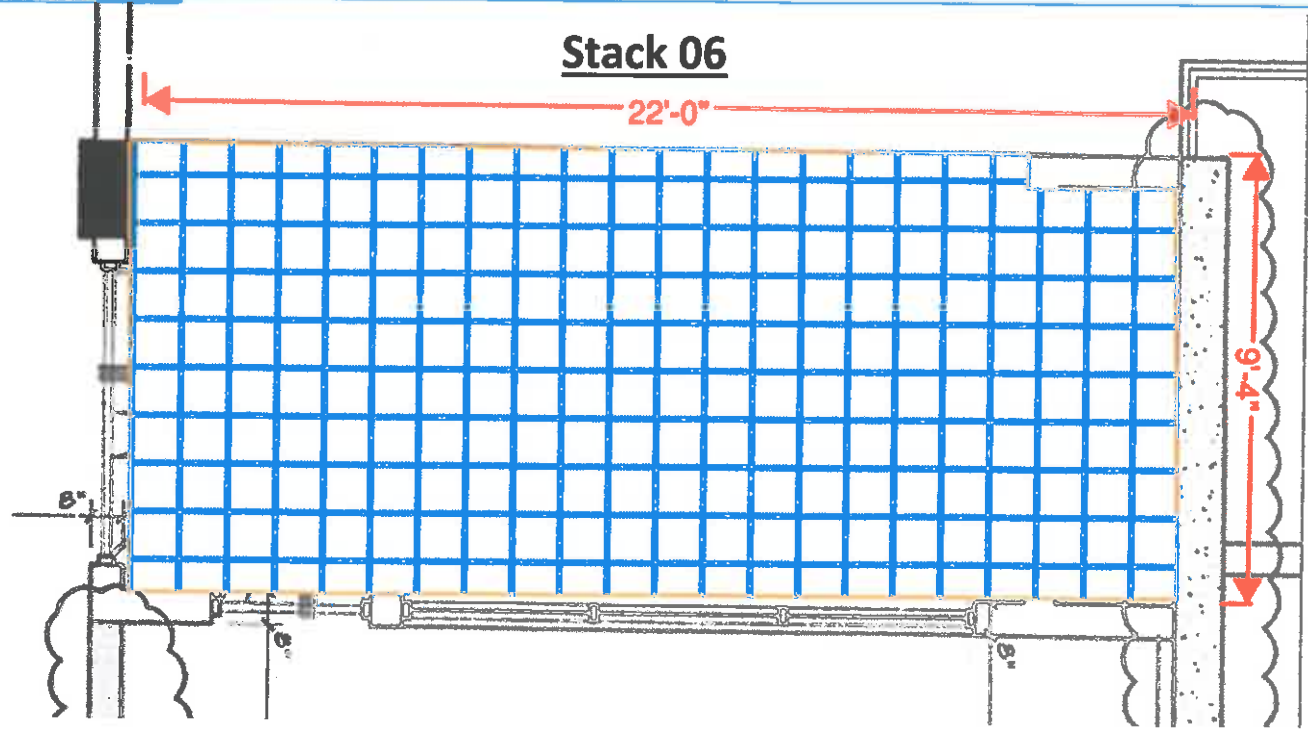
Balcony Survey Map *N/A*

Project: Pineapple House

Unit # 306

Date: February 17, 2022

LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No	Condition:	Good Fair Poor	Age:	Older Newer
	Spall Below	Type:	Cored Surface Mount Screen	Age:	Older Newer	Corroded Fasteners:	Yes No	Holes In Threshold:	Yes No
	Crack	Screen Shimmed:	Yes No						
	Rust Spot	Shutters		Yes No					
		Shimmed	Yes No						
		Edge	Door						
		Accordion	Roll Down						
				Flooring					
				Type:	Tile	Coating	Pattern		



Railing Length = 22 Linear Feet
Balcony Area = 154 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

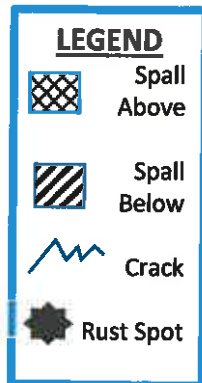




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Floor

8



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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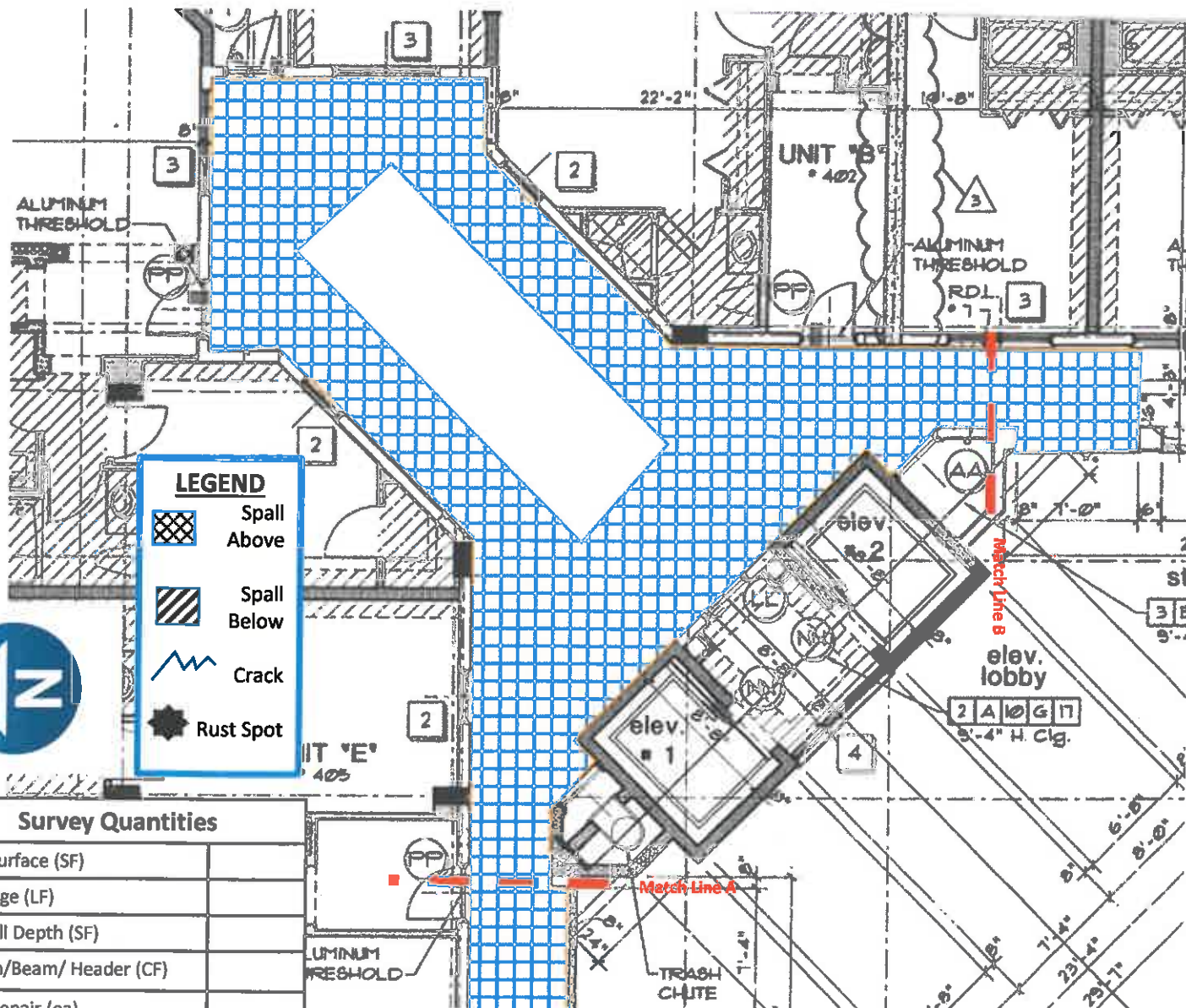
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Walkway Survey Map

Project: Pineapple House

Floor # 8

Date: February 8, 2022

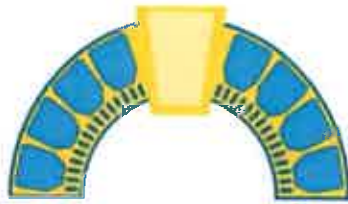


LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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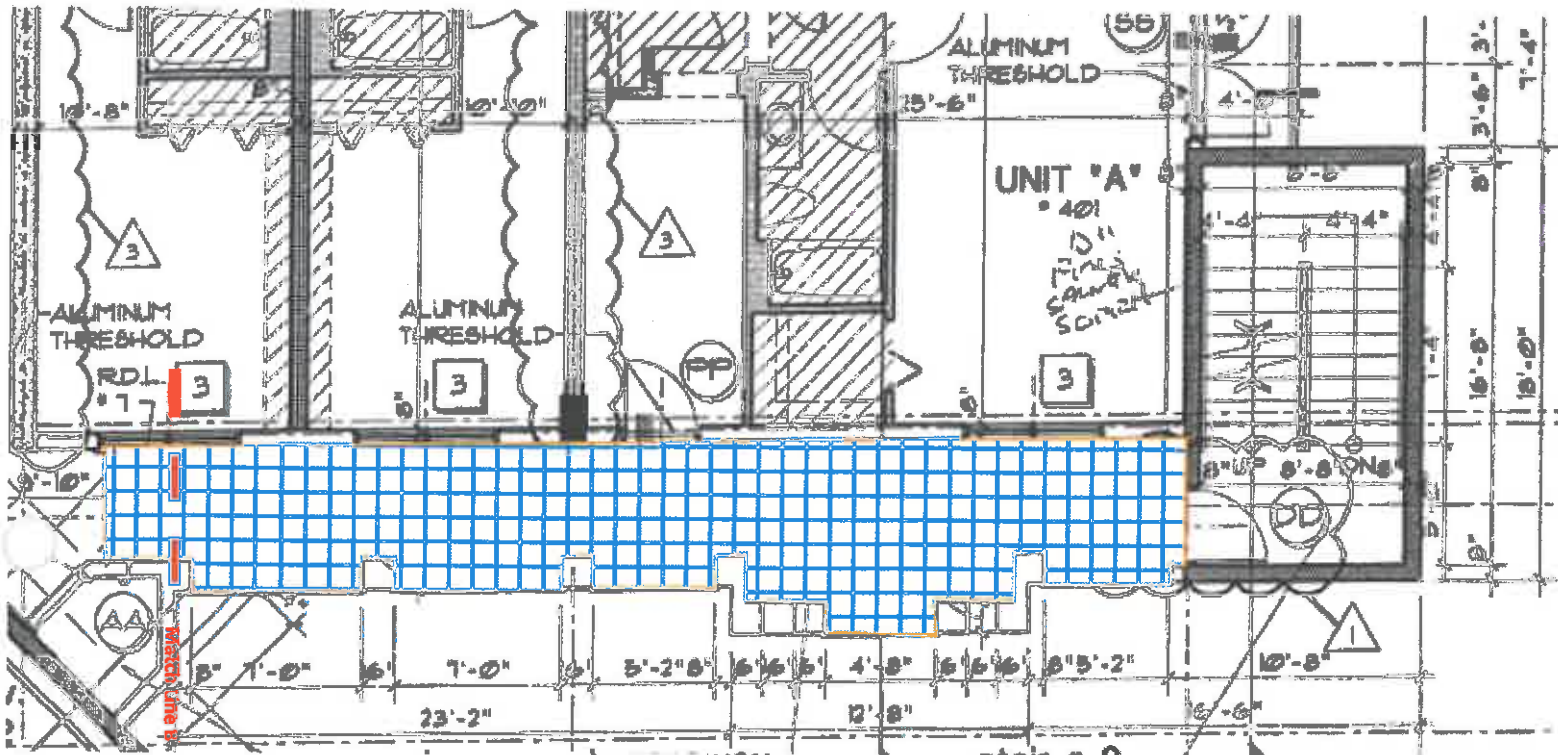
Fax: 321.459.2888

Walkway Survey Map

Project: Pineapple House

Floor # 8

Date: February 8, 2022



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



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Walkway Survey Map

Project: Pineapple House

Floor # 7

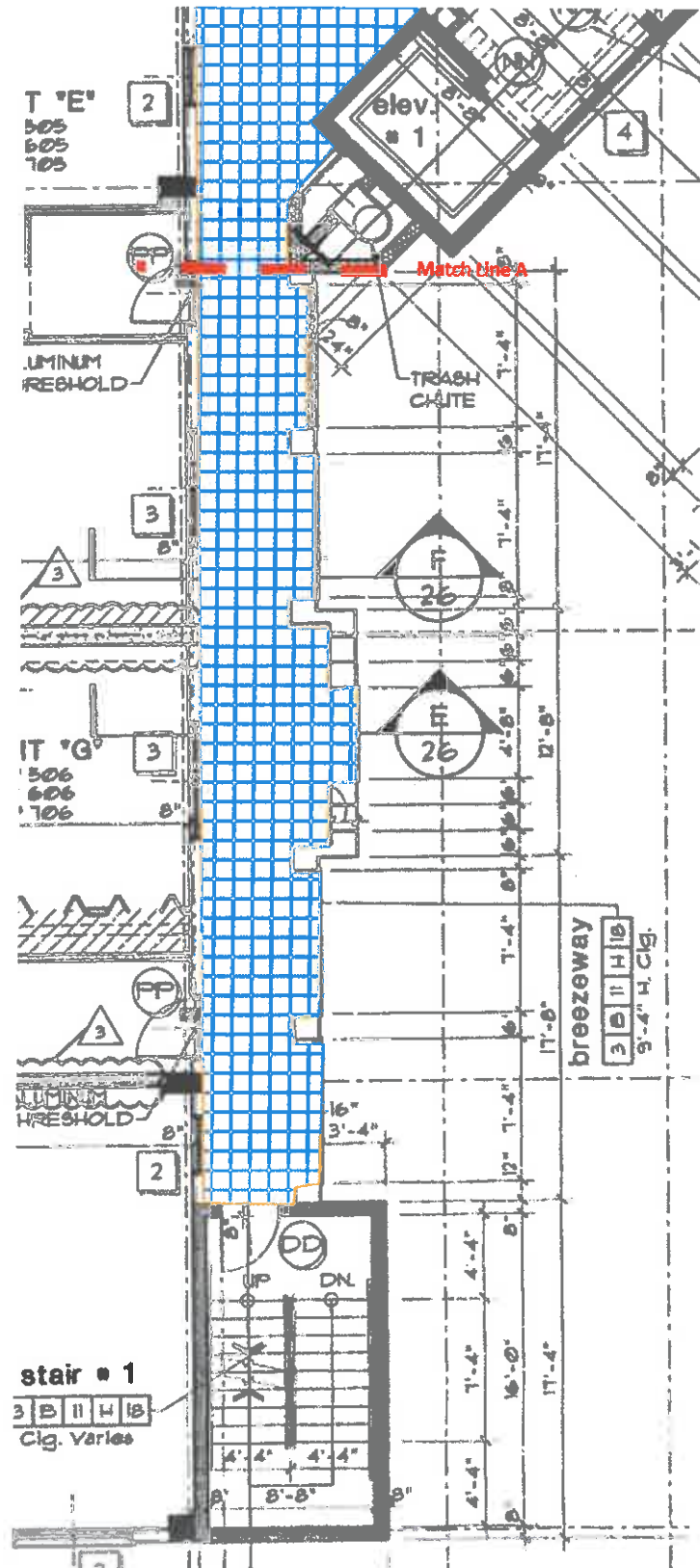
Date: February 8, 2022



LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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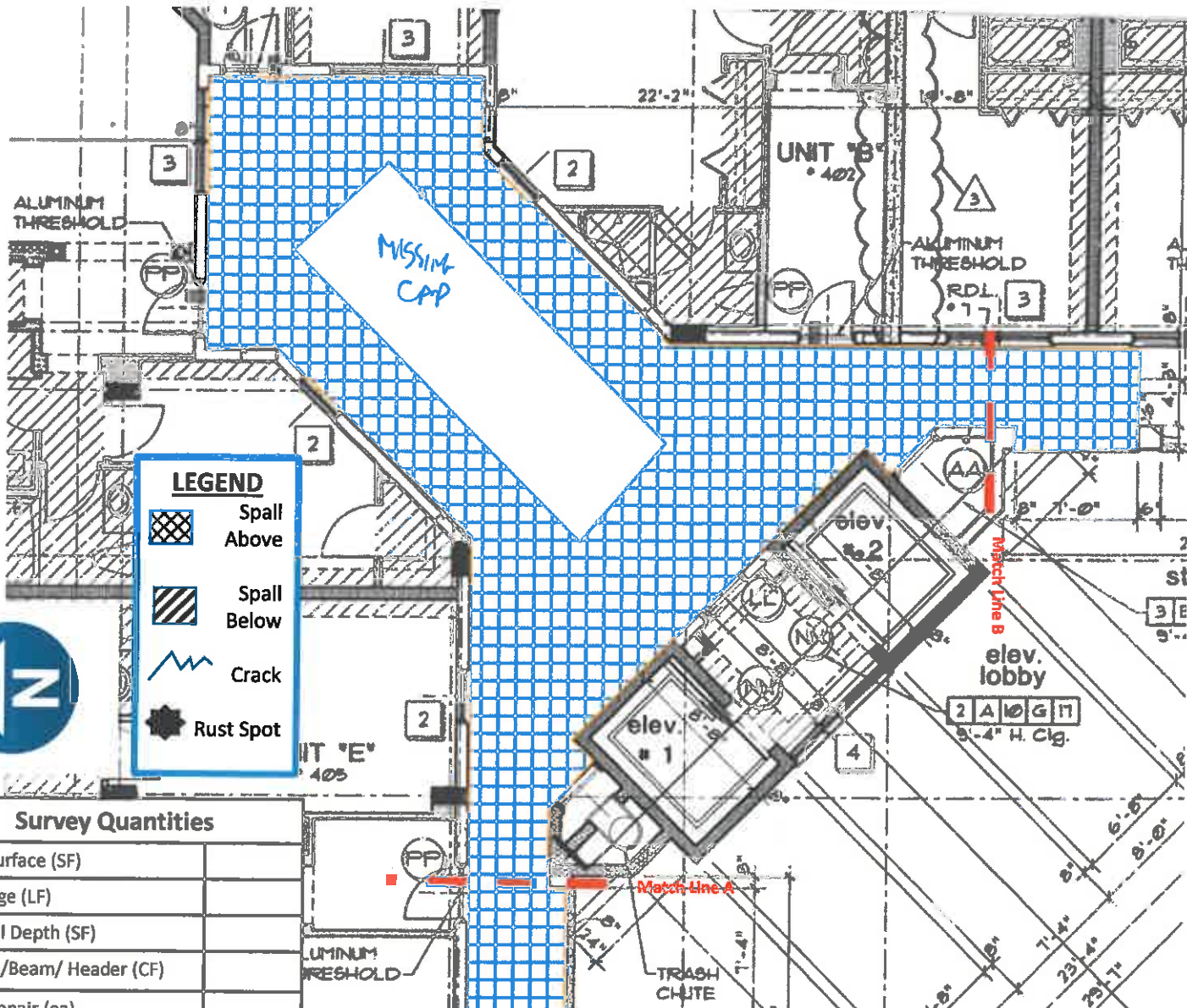
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Walkway Survey Map

Project: Pineapple House

Floor # 7

Date: February 8, 2022



LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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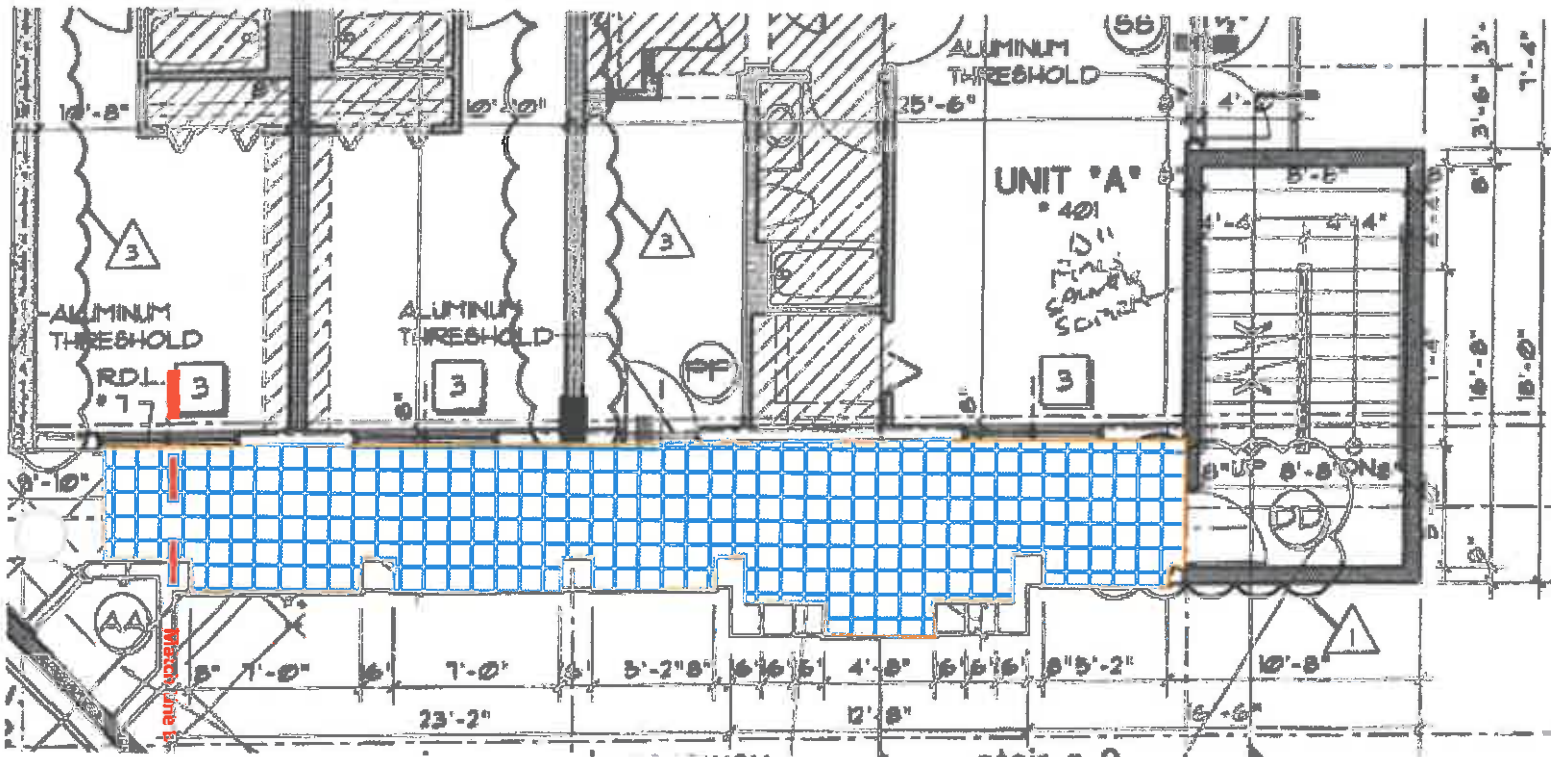
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Walkway Survey Map

Project: Pineapple House

Floor # 7

Date: February 8, 2022



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



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Walkway Survey Map

Project: Pineapple House

Floor # 6

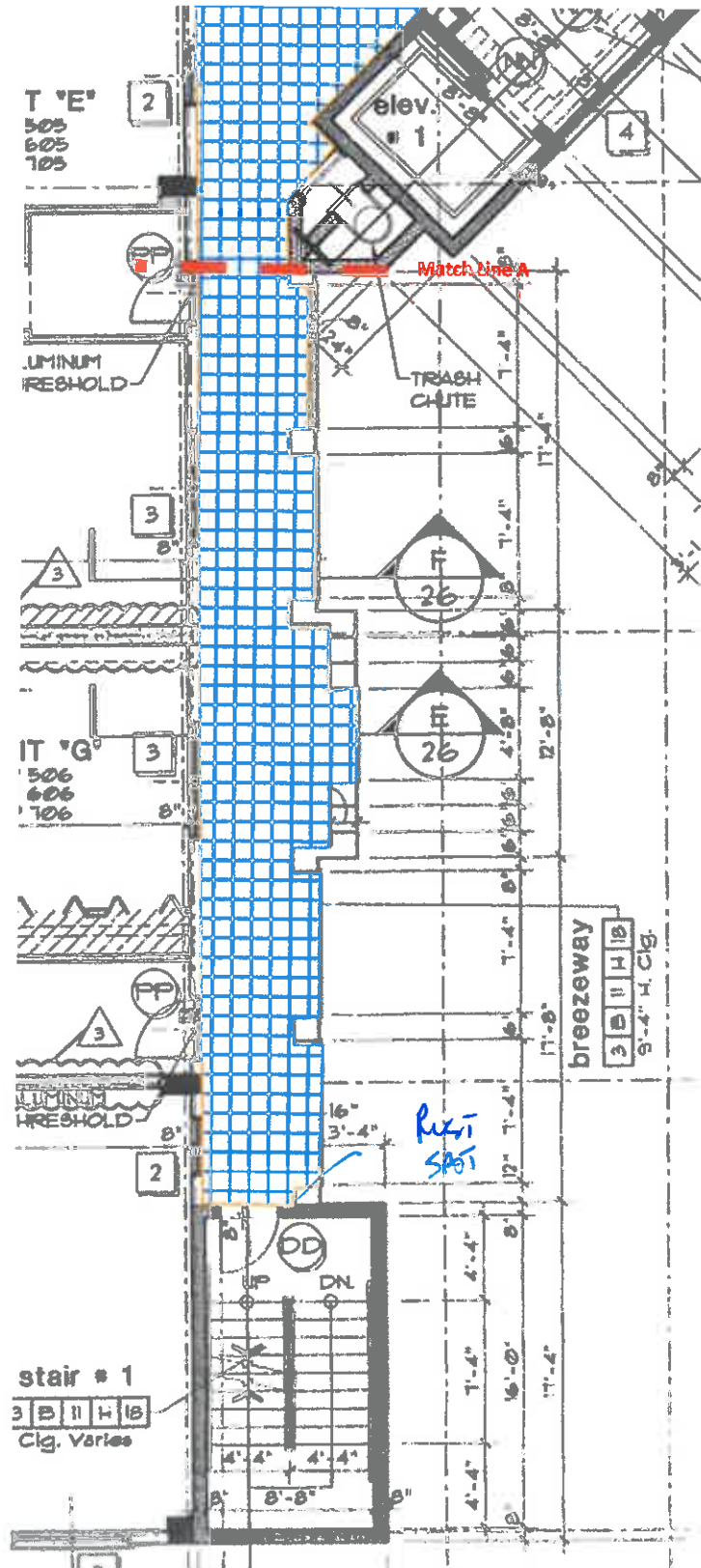
Date: February 8, 2022



LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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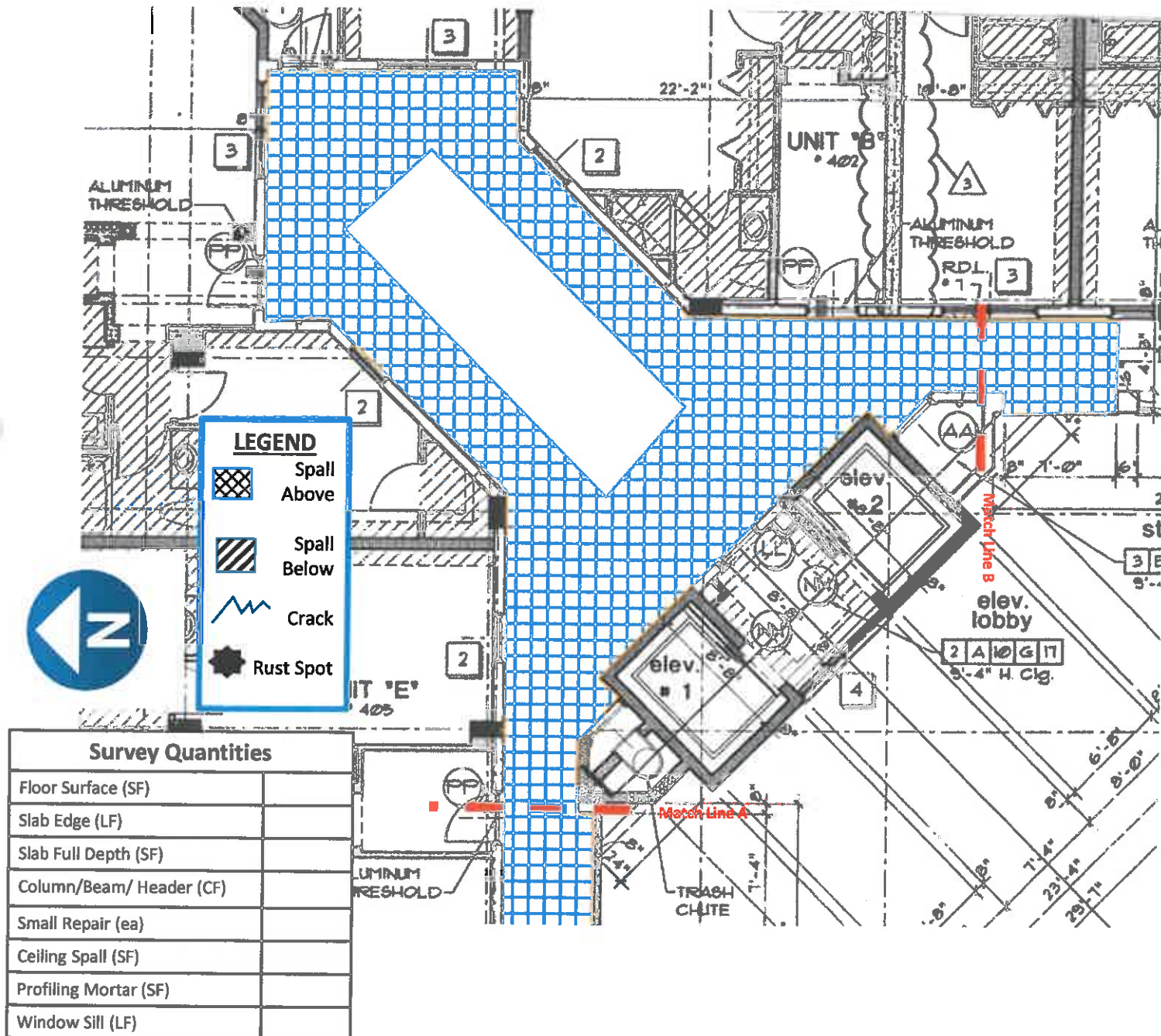
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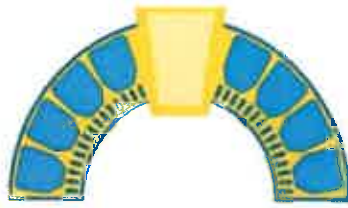
Walkway Survey Map

Project: Pineapple House

Floor # 6

Date: February 8, 2022





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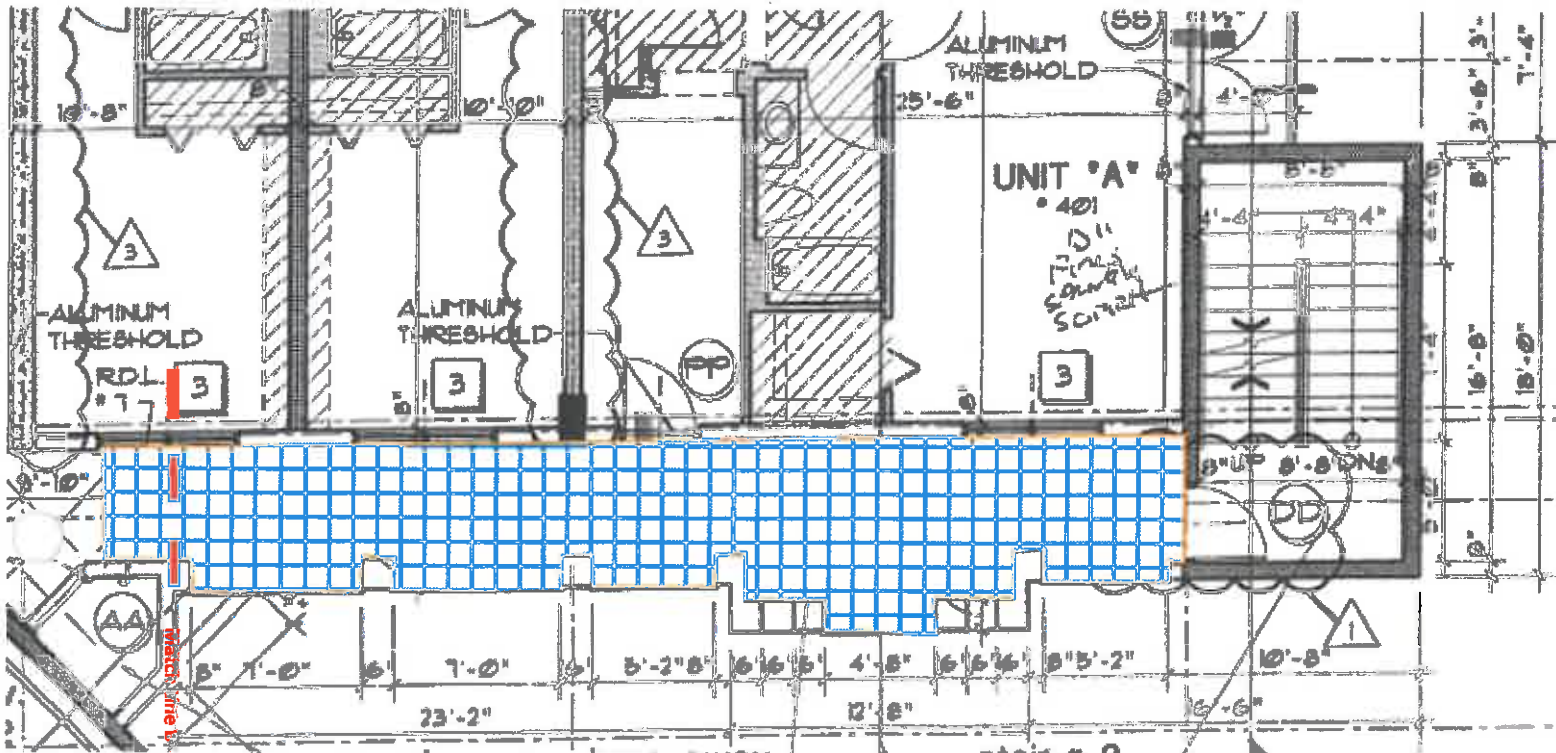
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Walkway Survey Map

Project: Pineapple House

Floor # 6

Date: February 8, 2022



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

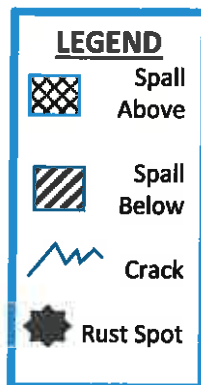
LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot



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Date: February 8, 2022



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



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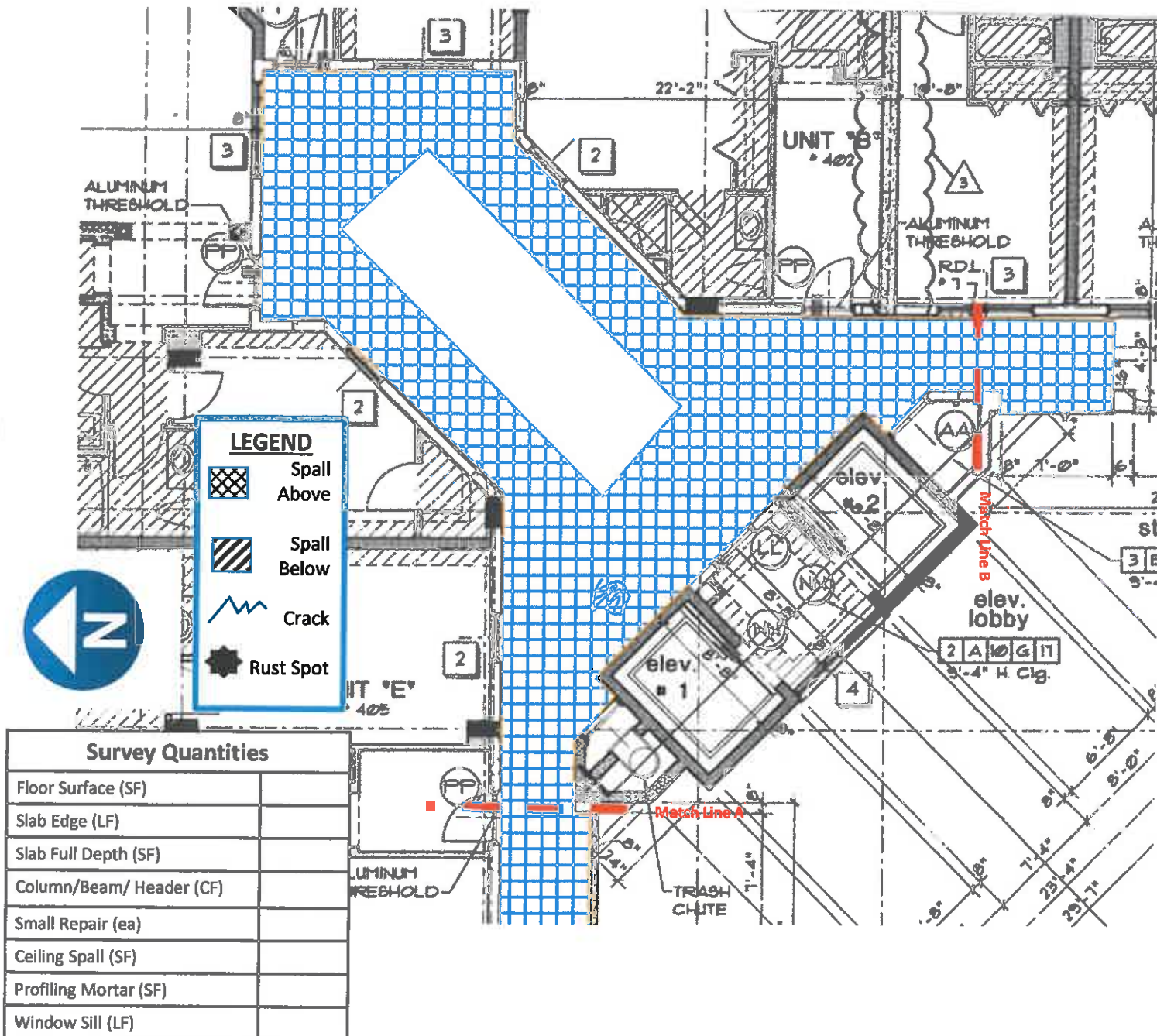
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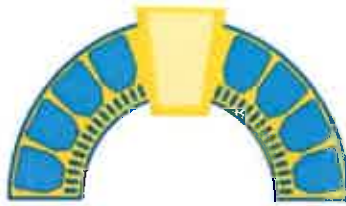
Walkway Survey Map

Project: Pineapple House

Floor # 5

Date: February 8, 2022





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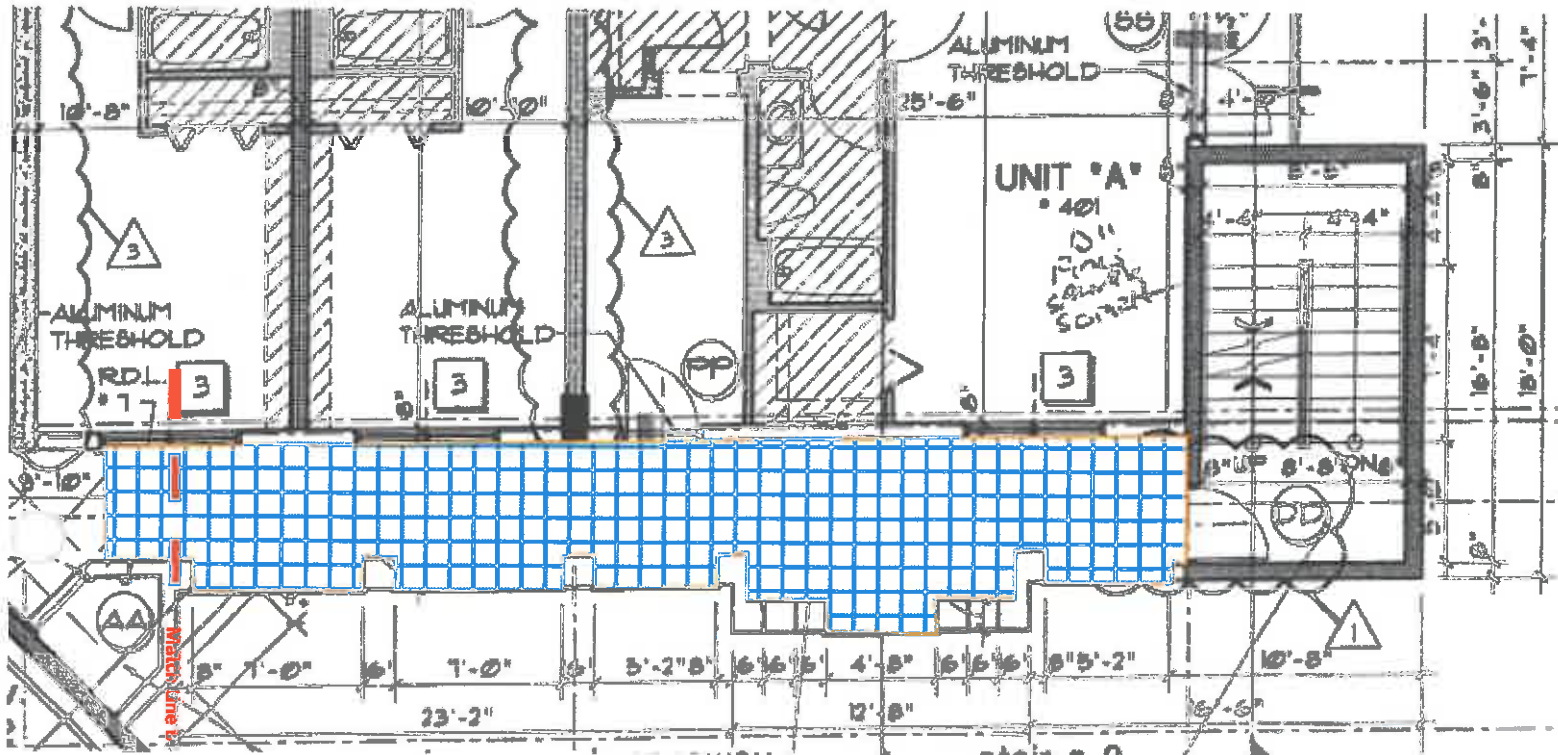
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Walkway Survey Map

Project: Pineapple House

Floor # 5

Date: February 8, 2022



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



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Walkway Survey Map

Project: Pineapple House

Floor # 4

Date: February 8, 2022

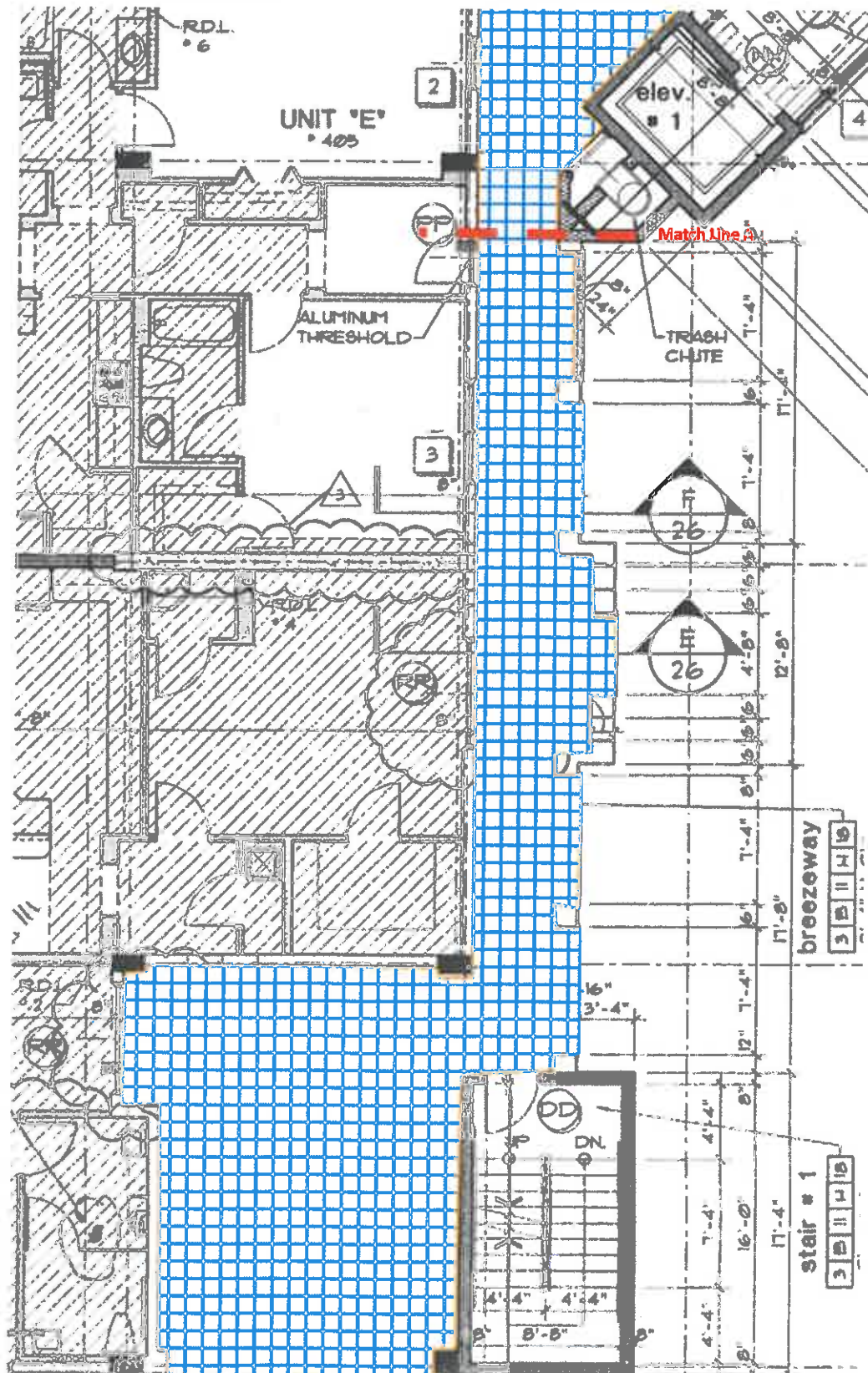


LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

Survey Quantities

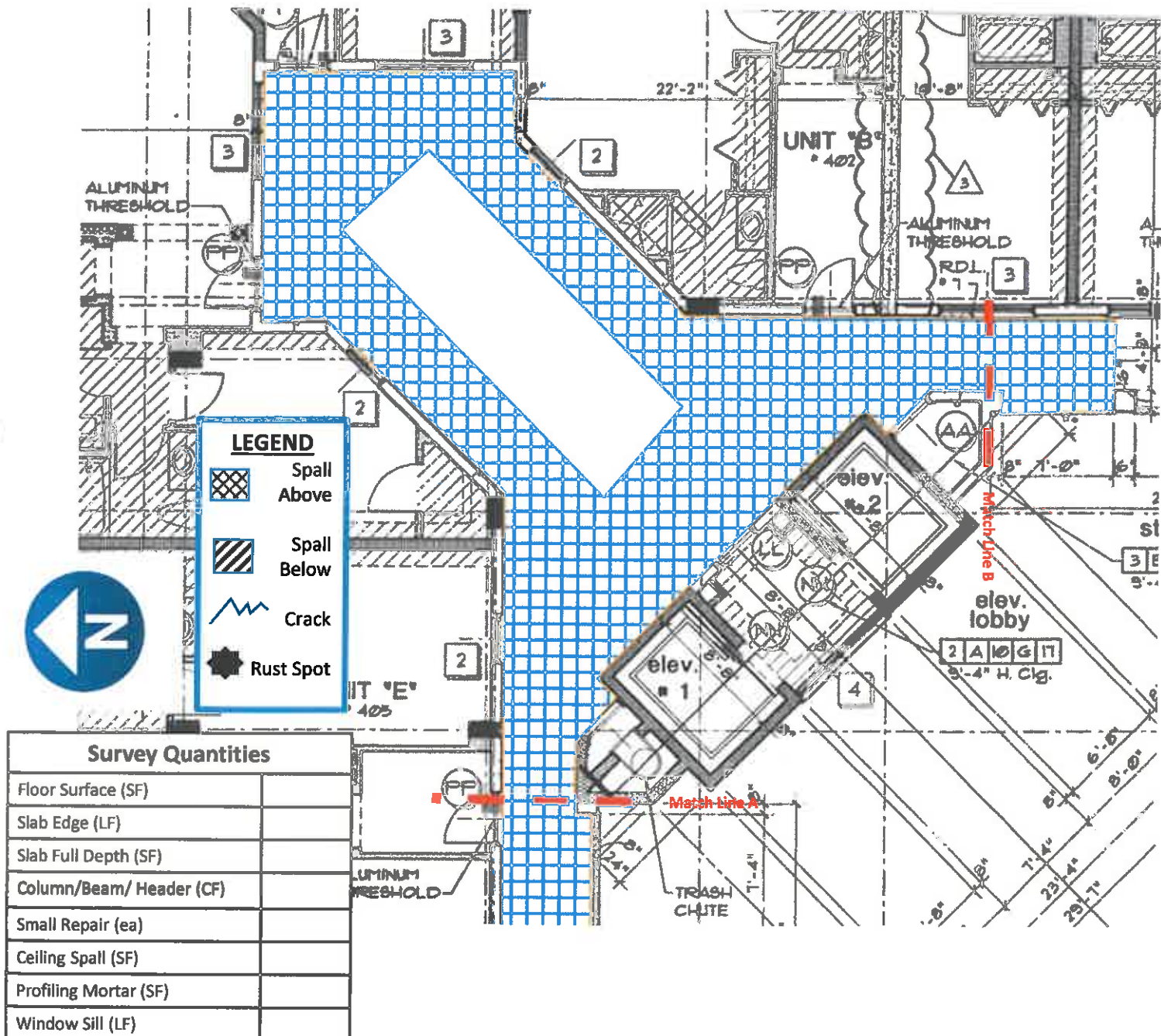
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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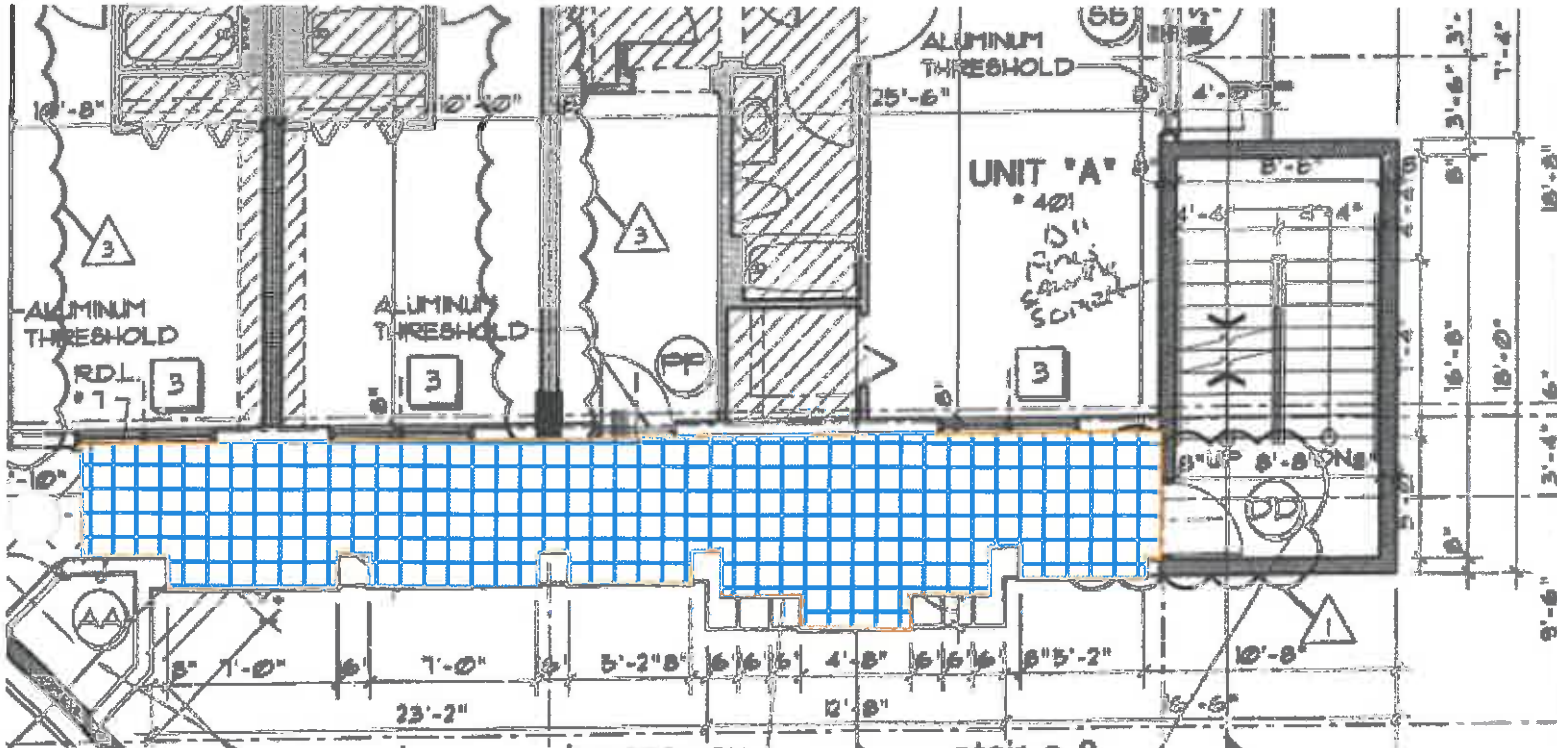
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Walkway Survey Map

Project: Pineapple House

Floor # 4

Date: February 8, 2022



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



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Walkway Survey Map

Project: Pineapple House

Floor # 3

Date: February 8, 2022



LEGEND



Spall
Above



Spall
Below



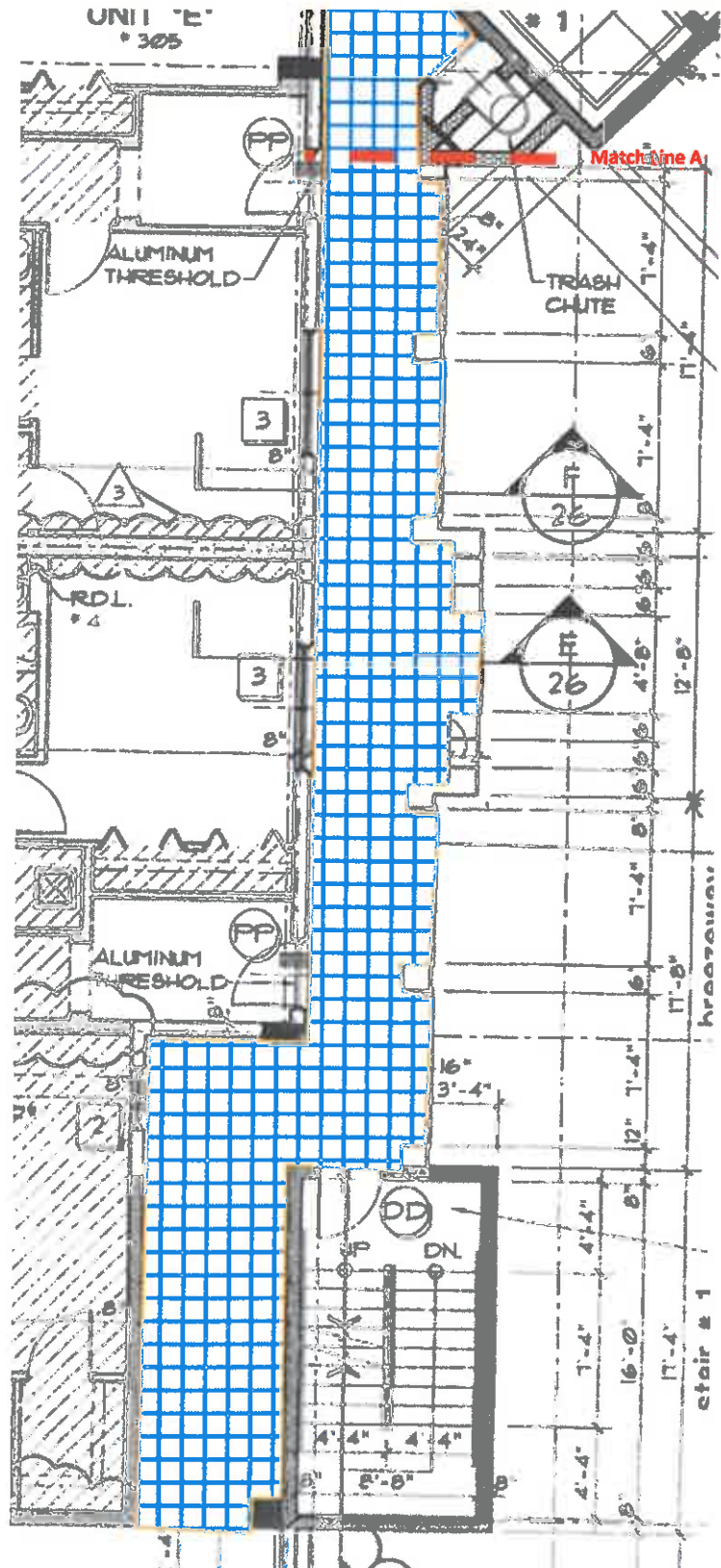
Crack



Rust Spot

Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	





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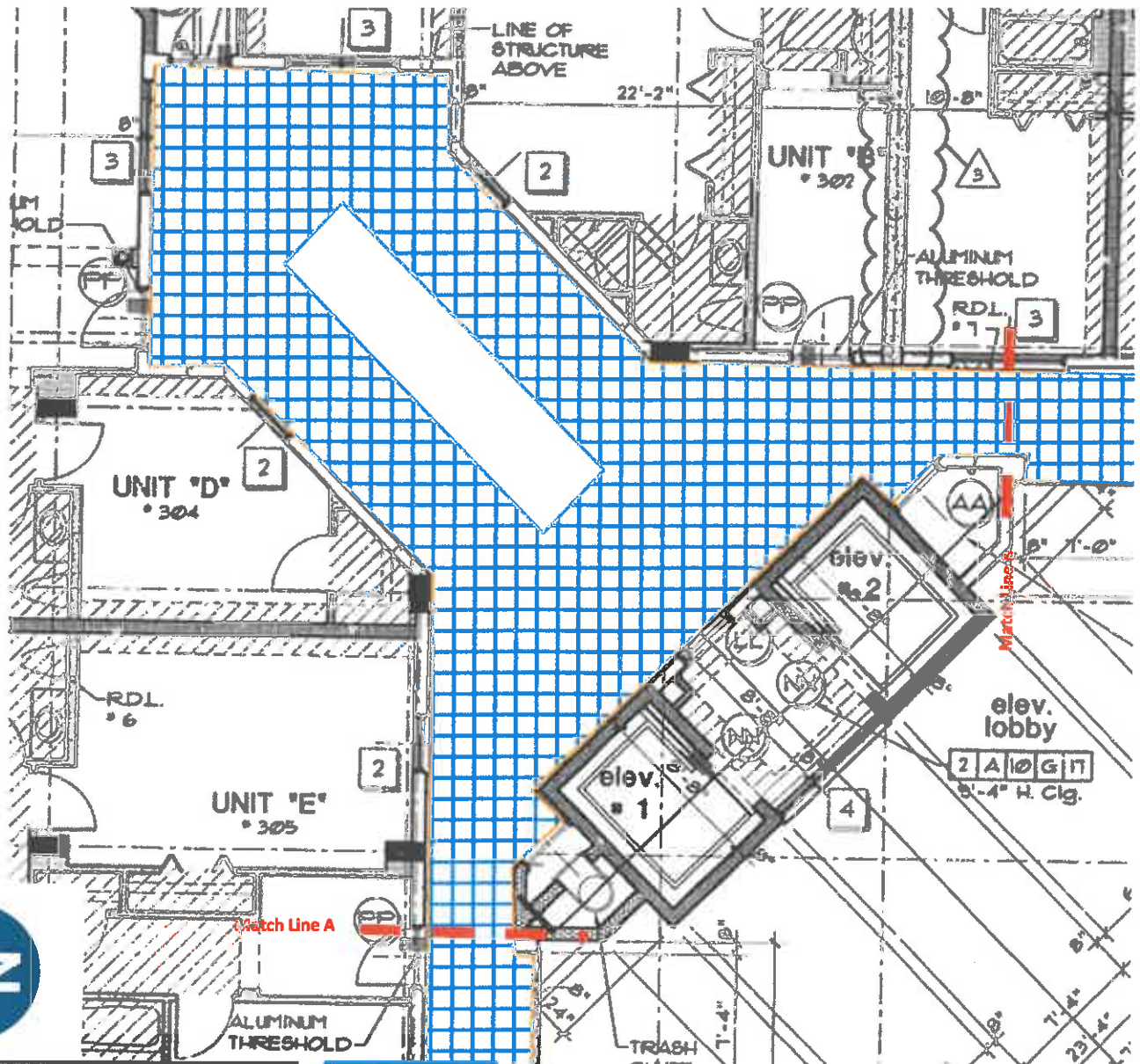
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Walkway Survey Map

Project: Pineapple House

Floor # 3

Date: February 8, 2022



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

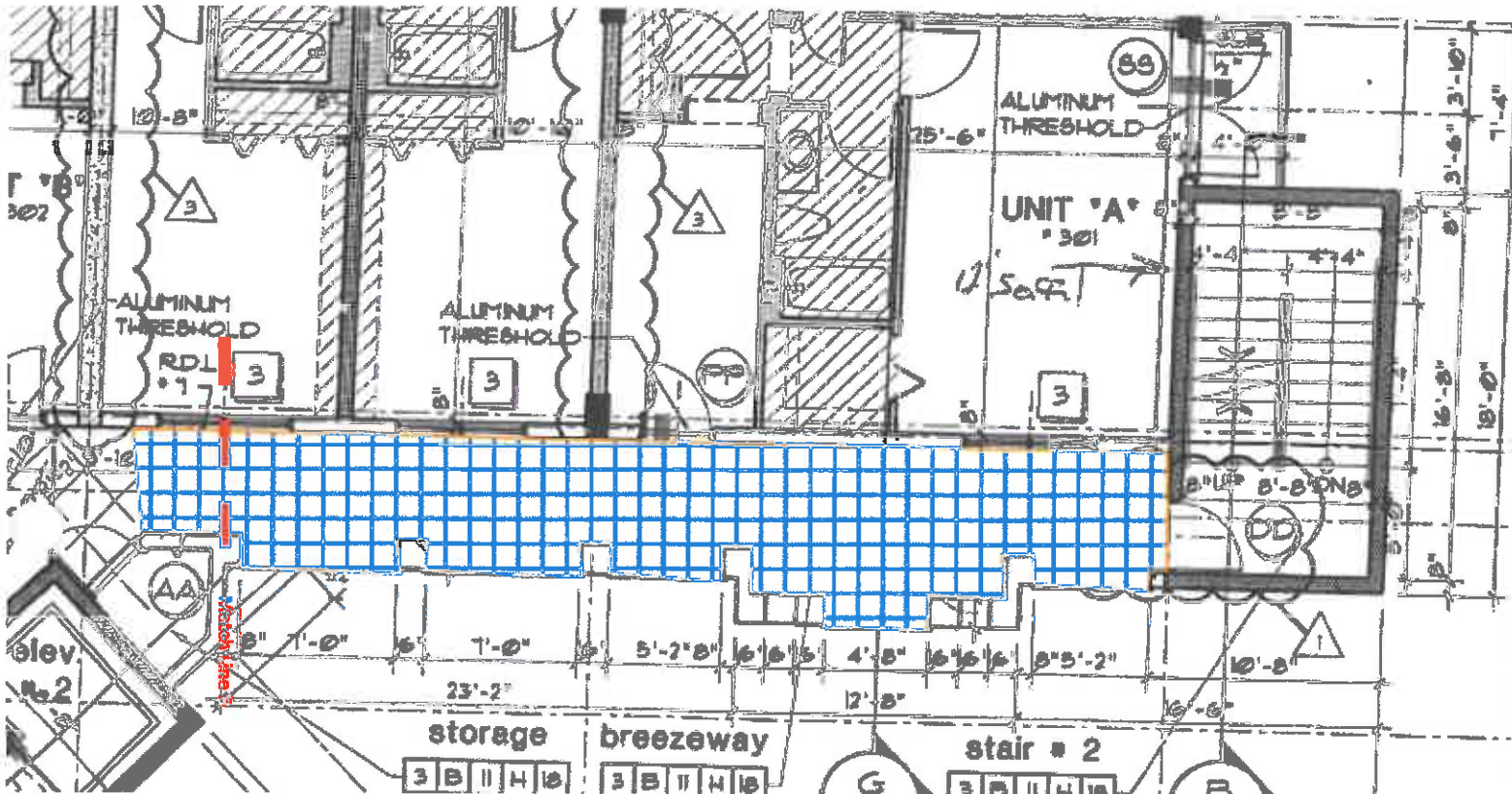
LEGEND

- Spall Above
- Spall Below
- Crack
- Rust Spot



Fax: 321.459.2888

Date: February 8, 2022



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND



**Spall
Above**



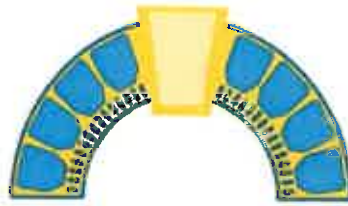
**Spall
Below**



Crack



Rust Spot



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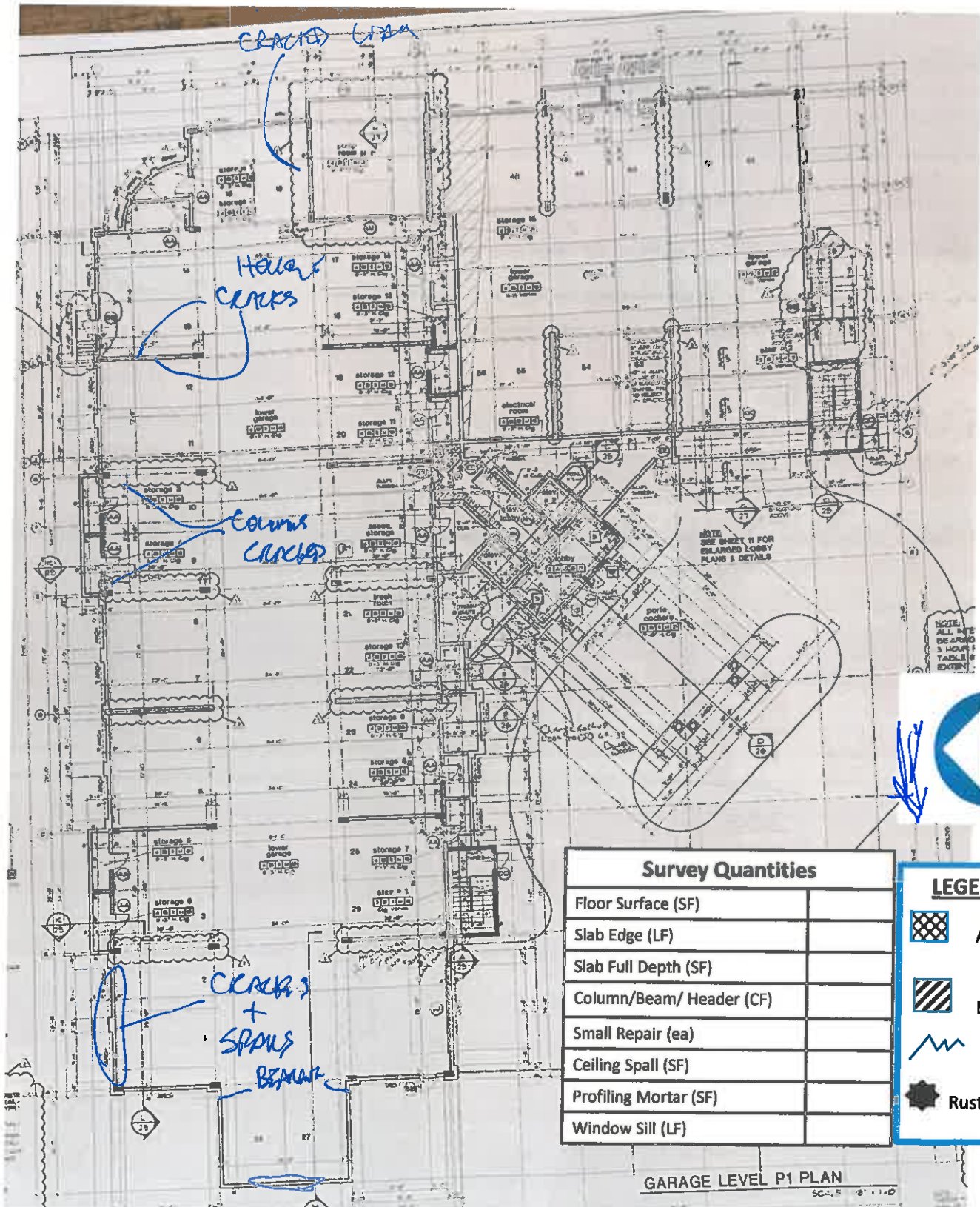
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Garage Survey Map

Project: Pineapple House

Floor # P1

Date: February 8, 2022



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot

GARAGE LEVEL P1 PLAN

SCALE: 1/8" = 1'-0"



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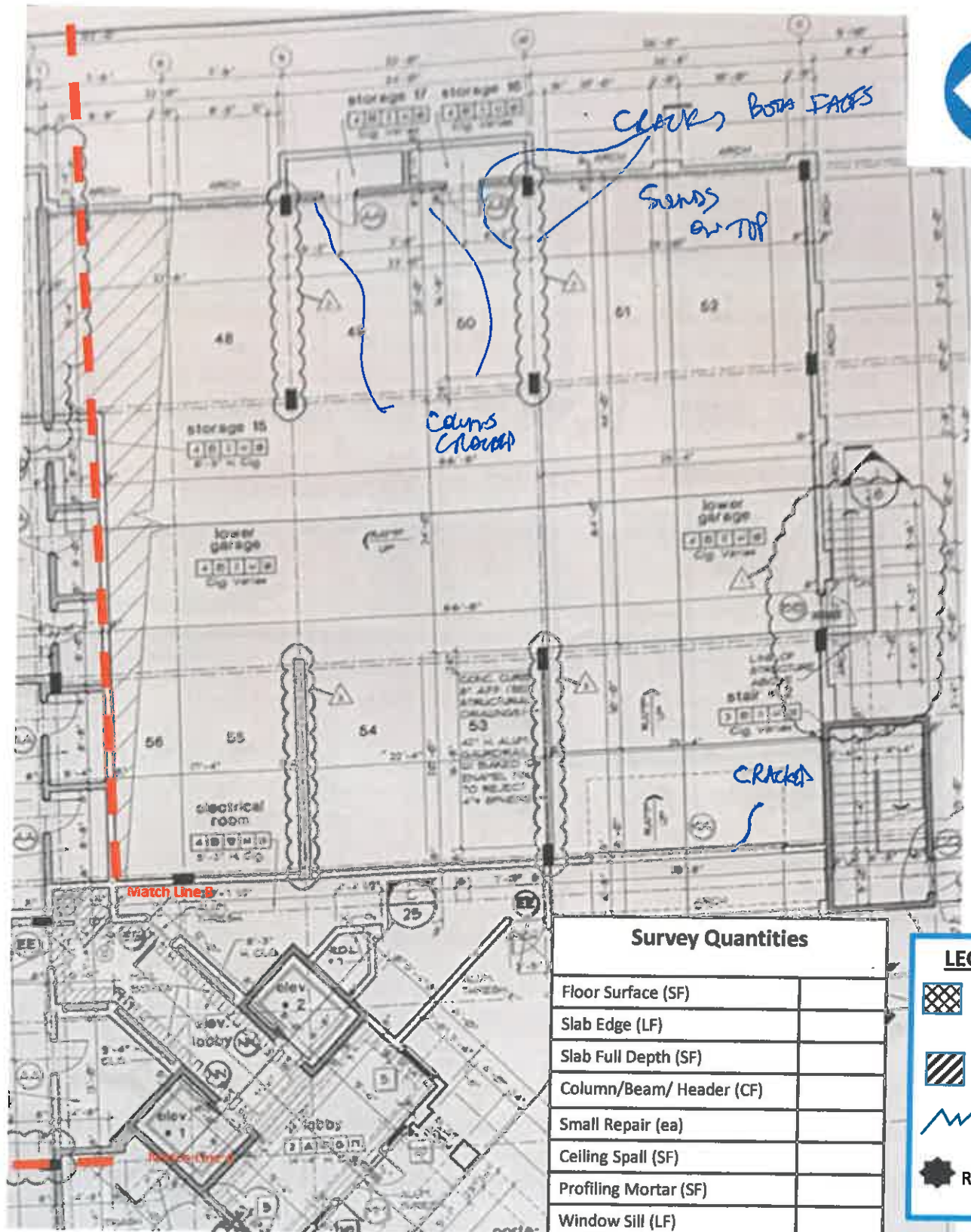
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Garage Survey Map

Project: Pineapple House

Floor # P1

Date: February 8, 2022





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Date: February 8, 2022



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

	Spall Above
	Spall Below
	Crack
	Rust Spot