

Port Royal Condominium

1700 North Atlantic Avenue
Cocoa Beach, Florida 32931

Balconies, Walkways and Exterior Building Condition Survey Report

Prepared By
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Florida Registered Professional Engineer
and Special Inspector #60965

January 20, 2023

Port Royal Condominium Condition Survey Report

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January 20, 2023

Port Royal Condominium
1700 North Atlantic Avenue
Cocoa Beach, FL 32931

Re: Condition Survey Report

EXECUTIVE SUMMARY

Keystone Engineering was contracted to provide an engineering inspection of the balconies and walkways at the Port Royal Condominium. The inspection was completed August 30, 2021 by the principal engineer of Keystone, and trained assistants.

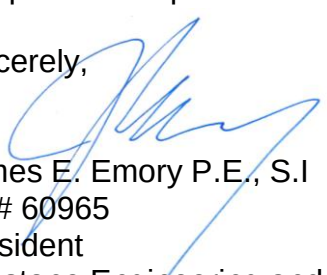
The **balcony inspection** revealed a significant and severe amount of structural damage on the balcony slabs, beams and columns. The **walkways inspection** also revealed a significant level of structural damage. The damage to the balconies and walkways are primarily due to the aged and deteriorated cored railings, tile and other improper floor coatings. Additionally, we noted aged sliding glass doors, as well as storm shutters that do not allow water to drain from the balconies.

Consideration should be given to a comprehensive balcony and walkway restoration project for needed concrete repairs and improved waterproofing. The project would include stripping all balcony and walkway floor finishes and proper structural repairs to the horizontal balcony and walkway slabs, and other areas of the structure as needed. The aged and deteriorated cored railings would be replaced with new, properly installed, surface-mounted versions. The new floor finish would be a decorative, waterproof coating system, designed for easy future repair and recoating.

The structural repairs will affect and continue under sliding glass doors in some cases. The concrete repairs and coating will require the removal, reinstallation or replacement of many of the shutters. New sliding glass doors will be needed in many cases and are recommended for better weatherproofing.

The following report provides additional details, as well as the described budgets, estimated quantities, and example photos. We strongly recommend initiating a competitive bid process for a comprehensive structural restoration project in early 2023.

Sincerely,



James E. Emory P.E., S.I
FL # 60965
President
Keystone Engineering and Consulting, Inc.



January 20, 2023

Port Royal Condominium
1700 North Atlantic Avenue
Cocoa Beach, FL 32931

Re: Condition Survey Report

Dear Board and Association Members:

Keystone Engineering was contracted to perform an inspection of the exterior building, balconies and walkways of Port Royal Condominium in Cocoa Beach, Florida. This inspection took place on August 30 and September 1, 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 and provide more depth of information and facilitate a dialogue of the specific project issues and options.

Facility Description

Port Royal Condominium consists of two (connected by an expansion joint), five-story, residential buildings, totaling 55 units. The units each have one private balcony. Access to the units is by the elevator and/or external walkways and stairs.

The building plans provided were prepared in August of 1983, suggesting it is approximately 40 years old. The horizontal structural slabs appear to be conventionally reinforced concrete. They are supported by structural load bearing beams and columns. The exterior walls are a masonry construction with a painted stucco finish. The balconies have a variety of coatings and tile, while the walkways have a floor coating system finish. Fall protection railings are an aged, cored aluminum picket system.

The inspection revealed a significant amount of structural concrete damage to the horizontal balcony and walkway slabs. This concrete damage is due to reinforcing steel corrosion and is being exacerbated by non-protective floor finishes, aged and deteriorated cored railings and aged sliding glass doors.

Project History

Keystone is unaware of the restoration work history at Port Royal, but we suspect that no comprehensive project has ever been completed. It appears some “patching” work has been completed on an as needed, reactive basis over the years. The quality of the work varied, but was generally not in accordance with industry standards set forth by the International Concrete Repair Institute (ICRI). It is our understanding that the buildings were painted about six years ago. It appears the painting project included “patching” the visible concrete spalls and cracking with “elastomeric patch” and other materials as a temporary measure. “Patched” concrete repairs involving reinforcing steel corrosion are short-term cosmetic solutions and spalling damage will worsen exponentially with time. Comprehensive structural repairs are needed at this time.

Investigation Methodology

The inspection process was completed on a visual, acoustical and hands-on basis by the undersigned Florida Registered Professional Engineer and Certified Special Inspector #60965 and trained assistants. Generally, the inspection of a coastal 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 or protect the balcony concrete slabs, a common project item, railings, floor finishes and possibly

shutters and sliding glass doors, will be affected and therefore must be considered as part of the repair process.

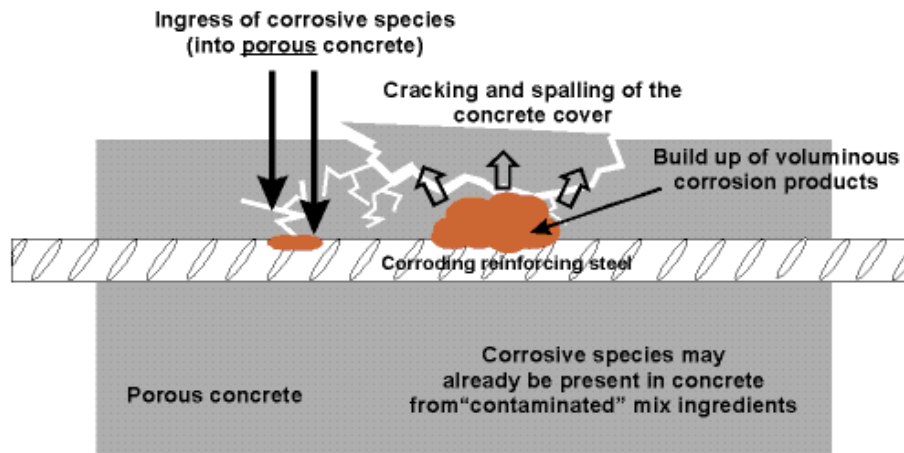
It should also be well understood that portions of the work anticipated are estimated quantities, while other items are fixed quantities. In general, all of the concrete repair work is an estimated quantity due to the number of variables involved and the high likelihood for hidden damage. Therefore, 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 of walls and floors, screened enclosure, 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

Port Royal is currently experiencing a significant and severe amount of corrosion induced concrete spalling damage on the balconies. Significant concrete damage also exists on the walkways and exterior walls. This is due to a combination of factors including the age of the building, proximity to the corrosive salt air, and the lack of previous comprehensive and proper restoration projects. There are also conditions that exist at the condominium that are known to lead to and exacerbate spalling as the building ages. These include the use of tile on balconies and the deteriorating condition of the floor protective coating system and perimeter sealants, the aged and deteriorating cored railings, lack of drainage at some sliding glass door tracks due to tile flooring, the lack of positive drainage at shutter frames, and aged fenestrations (sliding glass doors).

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 delamination of the stucco finishes, 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, and achieving positive drainage, 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 to 25 years of age, 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 more depending upon the level of protection from the elements employed. 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, performance and life expectancies.

Taking steps to reduce the cyclic nature of corrosion induced structural concrete damage is 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 from saltwater exposure 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 repair costs 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, sliding 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 encroaching the interior space, 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 reduced 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 consultant's thought process:

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 restoration. 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 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 and can eventually affect the building viability.

Cyclic Nature-Spalling will be cyclic on an older building (more than 20 years old) and should be planned for accordingly. Repaired areas should be semi-permanent repairs, 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 time frame 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. **Tile is an improper choice for exposed balconies. Tile does not provide protection from saltwater, keeps the balcony wetter, does not allow for waterproofing details, creates drainage issues at the sliders, hides damage longer, and makes the repair more difficult. Combining the two buildings, 35% of the balcony surface is tile.**

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.

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.

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.

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.

Project Phasing- While project phasing is feasible, phasing the project into multiple activities will add significantly to the overall cost, as contractors fees will increase for multiple mobilizations, and conditions will worsen with time. Contractors are also experiencing significant backlogs at this time. It would be advisable to strongly consider a single-phase project and either assess for the funds needed, or consider long-term association bank financing if necessary.

Florida Statute SB 4-D- Recently, the State of Florida has adopted this statute in reaction to the Champlain Towers South building collapse. This statute has several requirements you should become familiar with. One of the requirements is a “structural milestone inspection” which should be covered by this report. There are other requirements, such as the Structural Integrity Reserve Study (SIRS), which requires the structural milestone inspection and many other items. Structural repairs and other maintenance aspects, including funding reserves, are being required, and no longer optional. We feel this is going to create a significant backlog and bottleneck of structural restoration work over the next several years.

Major Project Considerations for Port Royal

Balconies –The balconies, are experiencing a severe and significant level of concrete spalling due to reinforcing steel corrosion. The concrete spalling is found on the balcony slab edges, floor surfaces, slab ceilings and under the sliding glass doors. Several factors are contributing to this high level of concrete spalling includes the age and coastal location of the buildings, the lack of previous proper repairs allowing the damage to grow exponentially, the high number of locations vulnerable to saltwater intrusion including the railings, floor finishes, shutters and sliding glass doors. Also potentially the wind tunnel effect of the two complexes to the east.

The floor coatings varied from unit to unit to include coatings and tile. They had various levels of wear and aging. The balcony floor finish is the first line of defense against the corrosive elements of the salt air. The lack of proper waterproof floor finishes are exacerbating the concrete damage, and will also be significantly affected by the concrete repairs. It is recommended that the coatings and tile be stripped from the balconies prior to concrete repairs. The tile, which lacks waterproofing qualities, generally conceals concrete damage until it becomes advanced. Advanced concrete spalling under tile is indicated by cracking and lifting of the tile.

The recommended floor coating finish as considered in the budget is a multi-layer, high-performance acrylic high build, single color, textured (knockdown) finish, with a faux grout line finish pattern. This system provides very good protection to the slab surface, while considering the ease of future structural repairs and the ability to repair the coating texture and recoat the surface with relative ease, and without the need to fully strip the floors for several future repair cycles.

Railings-The existing railing system is a typical aluminum picket system. The railings are badly deteriorated and need to be replaced. The attachment method is the undesirable cored-in-place style. It is well established that cored in place railings allow saltwater intrusion both internally and externally at the cores, and greatly exacerbates concrete spalling at the balcony and walkway edges. Surface mounted railings, properly installed using stainless steel anchors set in predrilled holes, filled with sealant can eliminate this situation. The existing railings are also beyond their service life and showing deterioration at the picket to bottom rail attachment, as well as the coating finish deterioration. The new railings would be a fully welded system with the PVDF (Kynar) finish appropriate for longevity in an oceanfront application. Surface mounted railings are also easily removed and reinstalled for future project needs.

Shutters-The current shutter installations have two fundamental and predominant issues; One is many lack proper drainage shims and are blocking water from existing the balcony. This is causing staining of the floor finish due to

dirt build up, deterioration of the floor coatings, which are not designed to tolerate standing water, slab saturation under the tile, and ultimately, structural damage to the concrete slab. The other issue is the numerous corroded fasteners used for the shutters, including abandoned fasteners. The corroding fasteners weaken the installation and also are staining the buildings finishes. There are numerous abandoned corroding shutter fasteners and many of the current corroding shutter fasteners will break during removal and require extraction. The shutters are also likely hiding concrete spalling from visual or acoustical detection.

The project recommends that all balcony shutters (an individual owner item) attached to the balcony slab floor or at the balcony edge floor or ceiling, be fully removed for the project. Once all concrete repairs are completed, and floor coatings installed, depending on their age and condition, the shutters can be reinstalled, or replaced, by a qualified shutter company. It is preferable to utilize a shutter contractor for this work contracted directly with the Association or unit owner, and not the restoration contractor. Since the shutter work removal can occur in phases, before the restoration work begins, and the shutter reinstallation/replacement can also occur in phases, once the restoration contractor has completed all work, a subcontractor is both feasible and preferred. One factor is the scarcity of resources, including labor, and handling the shutters it too taxing on the restoration contractors' resources as a non-core activity.

One aspect of the shutter to consider is its existing condition and the changes to the building codes since it was originally installed. It should first be determined by the shutter vendor whether a shutter can be simply removed and reinstalled, needs refurbishment to be reinstalled or must be replaced due to deterioration or building code changes. All reinstalled/replaced shutters need to include proper drainage shims, and stainless-steel fasteners set in predrilled holes filled with sealant.

Sliding Glass Doors (and windows)-The majority of the sliding glass doors appear to be from original construction. Many of them have corroded fasteners and do not properly drain due to the tile flooring being higher than the weep holes. Some of the sliding glass doors appear to have concrete spalling that extends under the door and into the interior space, and likely originated under the door, due to chronic saltwater intrusion. Doors that have concrete damage under the thresholds will likely need to be removed and then either reinstalled or replaced. If it is an original door, and/or a door in poor condition, replacement with a new code compliant model will be needed. A significant number of doors have visible spalling under the door track that likely extends to the interior space. There is also visible interior spalling at the doors in several units.

Sliding glass doors, like the shutters, are an individual owner item. However, it is recommended to consider replacing any aged or original sliding glass door as part of the restoration project. Properly specified and installed, new sliding glass doors, appropriate for an oceanfront exposure and performance, will provide

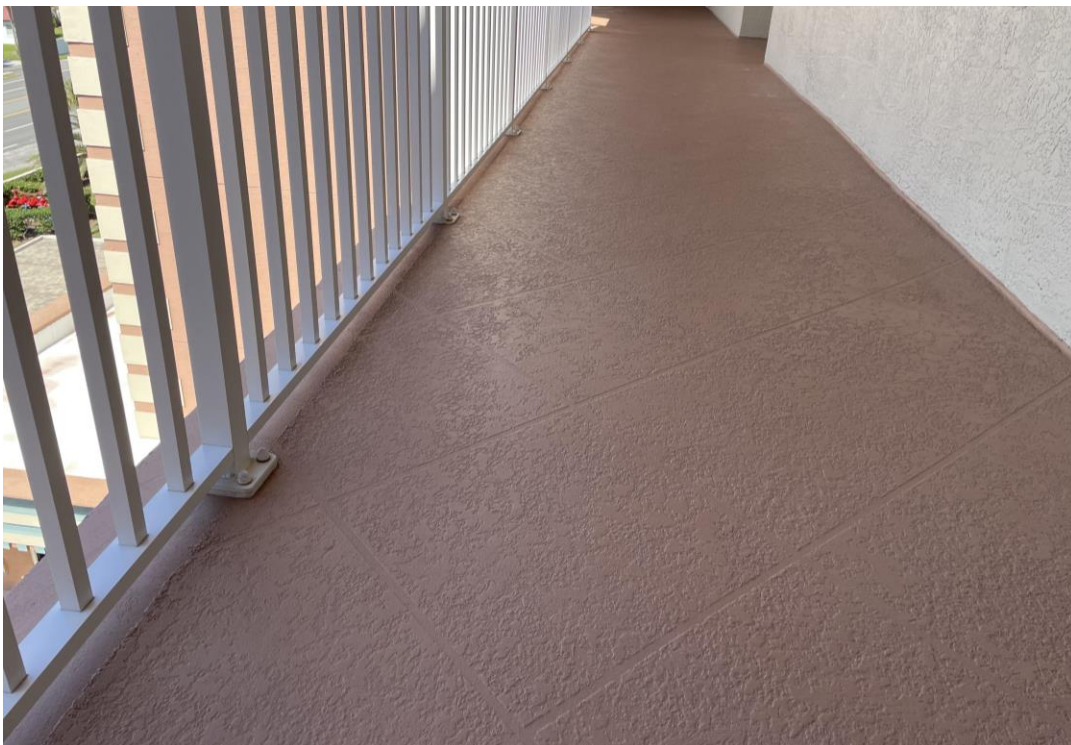
better protection for the structure and spalling, and also better performance for water resistance, storms, wind driven rain, high pressure differentials during tropical storms and thermal/energy considerations.

For sliding glass door replacements, it is advisable to have the doors and installation provided by the restoration contractor, and not a 3rd party subcontractor, as with the shutters. This is due to the fact that the most appropriate time to install a new slider is during the project (not before or after) especially if there is concrete repairs needed under the doors. It is best to install the doors before final floor coatings and sealants are installed. Doors installed after the project; many times damage the new floor finishes. Also, doors installed during the project will be inspected by the engineering team to ensure the installation meets the manufacturer's requirements. During a restoration project, logistically, is an ideal time for owners to replace sliding glass doors.

Walkways – The walkways also have a significant amount of concrete spalling. They do not have the detrimental factors of tile flooring and shutters with blocked drainage and corroding fasteners or aged sliding glass doors. They do have the aged and deteriorated cored railings and both concrete and water damage was evident near many of the rail posts. The coating system on the walkways will be significantly impacted during repairs and should be stripped and replaced.

The walkways budget considers making the needed structural concrete repairs. It includes replacement of the railings with a surface mounted system and floor coating system as described for the balconies.

Below is a photo example of a single color, knockdown texture, tile pattern coating system recommended for the balconies and walkways.



Recommendations Summary for a Restoration Project

- Discuss the proposed and recommended repairs and scope of work. Keystone will participate in discussion, and answers questions.
- Once decisions are made, put the project out for competitive sealed bids among the local restoration contractors.
- Determine project phases for budget considerations and logistics.
- Improve water intrusion resistance after repairs are completed

Structural Considerations

- In addition to the needed structural repairs due to concrete spalling, some additional measures should be considered. Substantial deflection was noted in the unit 136 balcony. That stack should have temporary shoring installed until the restoration project can be implemented.
- The installation of a corner column and beam for additional support at the large diagonal span for all four of the corner stacks' balconies should also be considered

Balconies/Sliding Glass Doors

- Strip existing coatings
- Remove existing railings
- Repair damaged concrete and stucco
- Replace floor coating system
- Remove/reinstall or replace shutters as needed to make concrete repairs and apply the new floor coating
- Replace aged sliding glass doors with proper coastal rated units, especially those with visible concrete damage
- Ensure positive drainage at sliding glass doors and shutter tracks
- Replace railings with Kynar coated, surface mounted railings

Walkways

- Strip existing coatings
- Remove existing railings
- Repair damaged concrete and stucco
- Replace floor coating system
- Ensure positive drainage
- Replace railings with Kynar coated, surface mounted railings

Exterior Walls

- Make stucco repairs and fully paint/seal exterior walls

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,

A handwritten signature in blue ink, appearing to read 'J. Emory', is written over the typed name and title.

James E. Emory, P.E., S.I.
Special Inspector PE60965
President
Keystone Engineering & Consulting, Inc.

Balconies

Port Royal Estimated Project Budget

Keystone Engineering
January 2023

	A	B	C	D	E	F
1		Budget - Port Royal Building 1 Balconies				All New Coatings and Railings
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 30,000.00	\$ 30,000.00
4	2	Floor Coating				
5		a. Coating Strip	3411	SF	\$ 5.00	\$ 17,055.00
6		b. Tile and Coating Strip	3219	SF	\$ 8.00	\$ 25,752.00
7	3	Concrete Repairs				
8		a. Floor Surface	597	SF	\$ 185.00	\$ 110,445.00
9		b. Slab Edge	277	LF	\$ 285.00	\$ 78,945.00
10		c. Slab Full Depth	799	SF	\$ 275.00	\$ 219,725.00
11		d. Column/Beam	3	CF	\$ 500.00	\$ 1,500.00
12		e. Small Repairs Allowance-Spots	300	EA	\$ 75.00	\$ 22,500.00
13		f. Ceiling Spalls	12	SF	\$ 225.00	\$ 2,700.00
14		g. Profiling Mortar	6630	SF	\$ 9.00	\$ 59,670.00
15		h. Sealant Joints	40	LF	\$ 18.00	\$ 720.00
16		i. Remove Abandoned Fasteners-allowance	500	EA	\$ 12.00	\$ 6,000.00
17	4	Int. Weather Barricade/Door Removal	155	LF	\$ 85.00	\$ 13,175.00
18		(interior finishes by others)				\$ -
19		a. Sliding Glass Door Reinstall-Panels	20	EA	\$ 500.00	\$ 10,000.00
20	5	Stucco Over Masonry Repairs Allowance	200	SF	\$ 38.00	\$ 7,600.00
21	6	Window Sill Allowance Est.	12	LF	\$ 85.00	\$ 1,020.00
22	7	Railings				
23		a. Remove & Replace with New Surface Mount Railings	760	LF	\$ 90.00	\$ 68,400.00
24	8	Screen Enclosures				
25		a. Remove and Replace with New	153	LF	\$ 130.00	\$ 19,890.00
26	9	Balcony Floor Coating System-				
27		a.New Full System	6630	SF	\$ 8.00	\$ 53,040.00
28		Building 1 Balconies Estimated Budget Total				\$ 748,137.00
29		Other Alternatives and Costs to Consider				
30	10	Shutter R&R by others Incl. Fasteners	as needed to access needed repairs and apply protective coatings			
31	11	New Sliding Glass Door				
32		a. 6' x 6'-8"	1	EA	TBD	
33		b. 8' x 6'-8"	1	EA	TBD	
34		c. 9' x 6'-8"	1	EA	TBD	
35	12	Exterior Walls Painting	1	LS	TBD	
36		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				
37						
38		*Roof Work may require additional efforts and a roofing contractor if it goes beyond a surface repair depth				

Balconies

Port Royal Estimated Project Budget

Keystone Engineering
January 2023

	A	B	C	D	E	F
1		Budget - Port Royal Building 2 Balconies				All New Coatings and Railings
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 30,000.00	\$ 30,000.00
4	2	Floor Coating				
5		a. Coating Strip	4846	SF	\$ 5.00	\$ 24,230.00
6		b. Tile and Coating Strip	1184	SF	\$ 8.00	\$ 9,472.00
7	3	Concrete Repairs				
8		a. Floor Surface	567	SF	\$ 185.00	\$ 104,895.00
9		b. Slab Edge	302	LF	\$ 285.00	\$ 86,070.00
10		c. Slab Full Depth	50	SF	\$ 275.00	\$ 13,750.00
11		d. Column/Beam	3	CF	\$ 500.00	\$ 1,500.00
12		e. Small Repairs Allowance-Spots	300	EA	\$ 75.00	\$ 22,500.00
13		f. Ceiling Spalls	20	SF	\$ 225.00	\$ 4,500.00
14		g. Profiling Mortar	6030	SF	\$ 9.00	\$ 54,270.00
15		h. Sealant Joints	40	LF	\$ 18.00	\$ 720.00
16		i. Remove Abandoned Fasteners-allowance	400	EA	\$ 12.00	\$ 4,800.00
17	4	Int. Weather Barricade/Door Removal	88	LF	\$ 85.00	\$ 7,480.00
18		(interior finishes by others)				\$ -
19		a. Sliding Glass Door Reinstall-Panels	12	EA	\$ 500.00	\$ 6,000.00
20	5	Stucco Over Masonry Repairs Allowance	200	SF	\$ 38.00	\$ 7,600.00
21	6	Window Sill Allowance Est.	12	LF	\$ 85.00	\$ 1,020.00
22	7	Railings				
23		c. Remove & Replace with New Surface Mount Railings	704	LF	\$ 90.00	\$ 63,360.00
24	8	Screen Enclosures				
25		a. Remove and Replace with New	164	LF	\$ 130.00	\$ 21,320.00
26	9	Balcony Floor Coating System-				
27		a.New Full System	6030	SF	\$ 8.00	\$ 48,240.00
28		Building 2 Balconies Estimated Budget Total				\$ 511,727.00
29		Other Alternatives and Costs to Consider				
30	10	Shutter R&R by others Incl. Fasteners	as needed to access needed repairs and apply protective coatings			
31	11	New Sliding Glass Door				
32		a. 6' x 6'-8"	1	EA	TBD	
33		b. 8' x 6'-8"	1	EA	TBD	
34		c. 9' x 6'-8"	1	EA	TBD	
35	12	Exterior Walls Painting	1	LS	TBD	
36		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				
37						
38		*Roof Work may require additional efforts and a roofing contractor if it goes beyond a surface repa				

	A	B	C	D	E	F
1		Port Royal Condominium Estimated Budget - Walkways Building 1 & 2				
2		<u>Item</u>	<u>Est. Qty.</u>	<u>Units</u>	<u>Estimated Unit Cost</u>	<u>Estimated Extended Cost</u>
3	1	Mobilization	1	EA	\$ 20,000.00	\$ 20,000.00
4	2	Floor Coating Strip	8400	SF	\$ 4.00	\$ 33,600.00
5	3	Concrete Repairs				
6		a. Floor Surface	1230	SF	\$ 160.00	\$ 196,800.00
7		b. Slab Edge	438	LF	\$ 225.00	\$ 98,550.00
8		c. Slab Full Depth	30	SF	\$ 240.00	\$ 7,200.00
9		d. Column/Beam/Header/Wall		CF	\$ 475.00	\$ -
10		e. Small/Spot Repairs Allowance		EA	\$ 75.00	\$ -
11		f. Ceiling Spalls	24	SF	\$ 195.00	\$ 4,680.00
12	4	Sealant				
13		a. Em-Seal Joint Replacement	24	LF	\$ 45.00	\$ 1,080.00
14	5	Walkway Railings		LF	\$ 28.00	\$ -
15		a. Remove & Replace with New Surface Mount Railings	1252	LF	\$ 90.00	\$ 112,680.00
16		b. Fill Core Holes	20	EA	\$ 35.00	\$ 700.00
17	6	Walkway Floor Coating System				
18		a. New Full System	8400	SF	\$ 8.00	\$ 67,200.00
19	7	Stairwell Floor Coating System				
20		a. Strip Existing Coating	1860	SF	\$ 4.00	\$ 7,440.00
21		b. New Full System	1860	SF	\$ 8.00	\$ 14,880.00
22	8	Walkway Railings		LF	\$ 28.00	\$ -
23		a. Remove & Replace with New Surface Mount Railings	360	LF	\$ 90.00	\$ 32,400.00
24		b. Fill Core Holes	20	EA	\$ 35.00	\$ 700.00
25	9	Stucco Over Masonry Repairs Allowance	200	SF	\$ 32.00	\$ 6,400.00
26	10	Window Sill Allowance	12	LF	\$ 75.00	\$ 900.00
27		Building 1 & 2 Walkways Estimated Budget Totals				\$ 605,210.00
28						
29		Contingencies need to be added to budget for increased costs that are probable due to hidden conditions				
30		and additional concrete damage that may exist or occur over time				

Balcony Quantities

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
1	Estimated Balcony Repair Quantities-Port Royal Building 1															
2	<u>Unit #</u>	<u>Balcony Surface Area (SF)</u>	<u>Railings/ Screen (LF)</u>	<u>Screen Shimmed</u>	<u>Floor Finish</u>	<u>Concrete Spall Surface (SF)</u>	<u>Concrete Spall Edge (LF)</u>	<u>Concrete Spall Full Depth (SF)</u>	<u>Concrete Spall Column- Beam (CF)</u>	<u>Small Repairs (EA)</u>	<u>Ceiling Spall</u>	<u>Weather Wall (LF)</u>	<u>Window Sill (LF)</u>	<u>Sliding Glass Door Condition</u>	<u>Shutters</u>	<u>Shutters Shimmed</u>
3	151	315	52	NA	Coating	60	16	0	0	0	0	8	0	Newer/ Fair	Roll Down at Door	Yes
4	141	315	52	NA	Tile	20	26	0	0	0	0	10	0	Older	Accord at Door	Yes
5	131	315	52	NA	Coating	72	36	0	0	0	0	10	0	Older	Roll Down at Door	Yes
6	121	315	52	NA	Coating	0	0	315	0	0	0	0	0	Older	None	NA
7	111	315	Screen 52	No	Tile	0	20	0	0	0	0	0	0		Roll Down at Door	Yes
8	152	118	15	NA	Coating	18	0	0	0	0	0	0	0	Older	Roll Down at Edge	No
9	142	118	15	NA	Tile	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	Yes
10	132	118	15	NA	Coating	60	0	0	0.5	0	0	0	0	Newer	Roll Down at Edge	Yes
11	122	118	15	NA	Tile	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	Yes
12	112	118	Screen 15	No	Coating	0	0	0	0	0	0	0	0	Newer	None	NA
13	153	205	24	NA	Coating	34	16	0	0	0	0	8	0	Newer/Fair	Roll Down at Edge	No
14	143	205	24	NA	Tile	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	No
15	133	205	24	NA	Coating	45	24	0	0	0	0	12	0	Older	Roll Down at Edge	Yes
16	123	205	24	NA	Coating	34	8	0	0	0	0	12	0	Older	Roll Down at Edge	Yes
17	113	205	Open	NA	Coating	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	Yes
18	154	205	24	NA	Tile	0	8	0	0	0	0	0	0	Older	Roll Down at Edge	No
19	144	205	24	NA	Coating	20	0	4	0	0	4	14	0	Older	Roll Down at Edge	Yes
20	134	205	24	NA	Coating	14	0	0	0	0	0	0	0	Newer	Roll Down at Edge	Yes
21	124	205	24	NA	Coating	62	0	0	0	0	0	18	0	Older	Roll Down at Edge	Yes
22	114	205	Screen 24	NA	Tile	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	No
23	155	97	13	NA	Coating	30	4	0	0	0	0	8	0	Older	Roll Down at Door	Yes
24	145	97	13	NA	Coating	18	6	0	0	0	0	0	0	Older	None	NA
25	135	97	13	NA	Tile	0	6	0	0	0	0	0	0	Older	Roll Down at Edge	Yes
26	125	97	13	NA	Coating	30	13	0	0	0	0	0	0	Older	Roll Down at Edge	Yes
27	115	97	Open	NA	Tile	0	0	0	0	0	0	0	0	Newer	None	NA
28	156	386	62	NA	Tile	38	14	16	0	0	8	24	0	Older	Roll Down at Door	Yes
29	146	386	62	NA	Tile	0	48	14	0	0	0	0	0	Older	Accord at Edge	Yes
30	136	386	62	NA	Coating	0	0	386	0	0	0	18	0	Older	Roll Down at Door	Yes
31	126	386	62	NA	Tile	42	32	64	0	0	0	13	0	Older	Accord at Edge	No
32	116	386	Screen 62	No	Tile	0	0	0	0	0	0	0	0		Roll Down at Door	Yes
33	<u>Totals</u>	<u>6630</u>	<u>760</u>	<u>0</u>		<u>597</u>	<u>277</u>	<u>799</u>	<u>0.5</u>	<u>0</u>	<u>12</u>	<u>155</u>	<u>0</u>			

Keystone Engineering		Balcony Quantities															August 2022	
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	
1	Estimated Balcony Repair Quantities-Port Royal Building 2																	
2	Unit #	Balcony Surface Area (SF)	Railings/Screen (LF)	Screen Shimmed	Floor Finish	Concrete Spall Surface (SF)	Concrete Spall Edge (LF)	Concrete Spall Full Depth (SF)	Concrete Spall Column-Beam (CF)	Concrete Spall Column- Beam (CF)	Small Repairs (EA)	Ceiling Spall	Weather Wall (LF)	Window Sill (LF)	Sliding Glass Door Condition	Shutters	Shutters Shimmed	
3	251	386	62	NA	Coating	90	18	20	0	0	0	0	18	0	Older	Accord at Edge	No	
4	241	386	62	NA	Coating	36	12	0	0	0	0	0	12	0	Older	Accord at Edge	No	
5	231	386	62	NA	Coating	58	48	18	0	0	0	0	12	0	Older	Accord at Edge	No	
6	221	386	62	NA	Coating	62	24	12	0	0	0	10	0	0	Older	Accord at Edge	No	
7	211	386	Screen 62	No	Coating	0	16	0	0	0	0	0	0	0	Newer	Roll Down at Door	Yes	
8	252	205	24	NA	Tile	0	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	Yes	
9	242	205	24	NA	Coating	36	18	0	0	0	0	0	16	0	Older	Roll Down at Edge	Yes	
10	232	205	24	NA	Tile	0	10	0	0	0	0	0	0	0	Older	Roll Down at Edge	No	
11	222	205	24	NA	Coating	24	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	Yes	
12	212	205	Screen 24	No	Tile	0	0	0	0	0	0	0	0	0	Newer	None	NA	
13	253	118	15	NA	Coating	19	15	0	0	0	0	0	0	0	Older	Roll Down at Edge	Yes	
14	243	118	15	NA	Coating	0	12	0	0	0	0	0	0	0	Older	None	NA	
15	233	118	15	NA	Tile	0	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	No	
16	223	118	15	NA	Coating	22	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	No	
17	213	118	Screen 15	No	Tile	0	12	0	0	0	0	0	0	0	Newer	None	NA	
18	254	111	13	NA	Coating	24	13	0	0	0.5	0	0	14	0				
19	244	111	13	NA	Tile	0	8	0	0	0	0	0	0	0	Older	Roll Down at Edge	No	
20	234	111	13	NA	Tile	0	4	0	0	0	0	0	0	0	Older	Roll Down at Edge	No	
21	224	111	13	NA	Coating	18	0	0	0	0	0	0	0	0	Older	Roll Down at Edge	Yes	
22	214	111	Screen 13	No	Tile	0	0	0	0	0	0	0	0	0	Newer	Roll Down at Edge		
23	255	386	62	NA	Coating	42	20	0	0	0	0	0	0	0	Older	Accord at Edge	Yes	
24	245	386	62	NA	Coating	46	20	0	0	0	0	0	8	0	Older	Accord at Edge	No	
25	235	386	62	NA	Coating	28	34	0	0	0	0	0	0	0	Older	Roll Down at Door	Yes	
26	225	386	62	NA	Coating	62	18	0	0	0	0	10	8	0	Older	None	NA	
27	215	386	Screen 62	No	Coating	0	0	0	0	0	0	0	0	0	Older	None	NA	
28	Totals	6030	704			567	302	50	0	0.5	0	20	88	0				

[illegible]

Example Photos



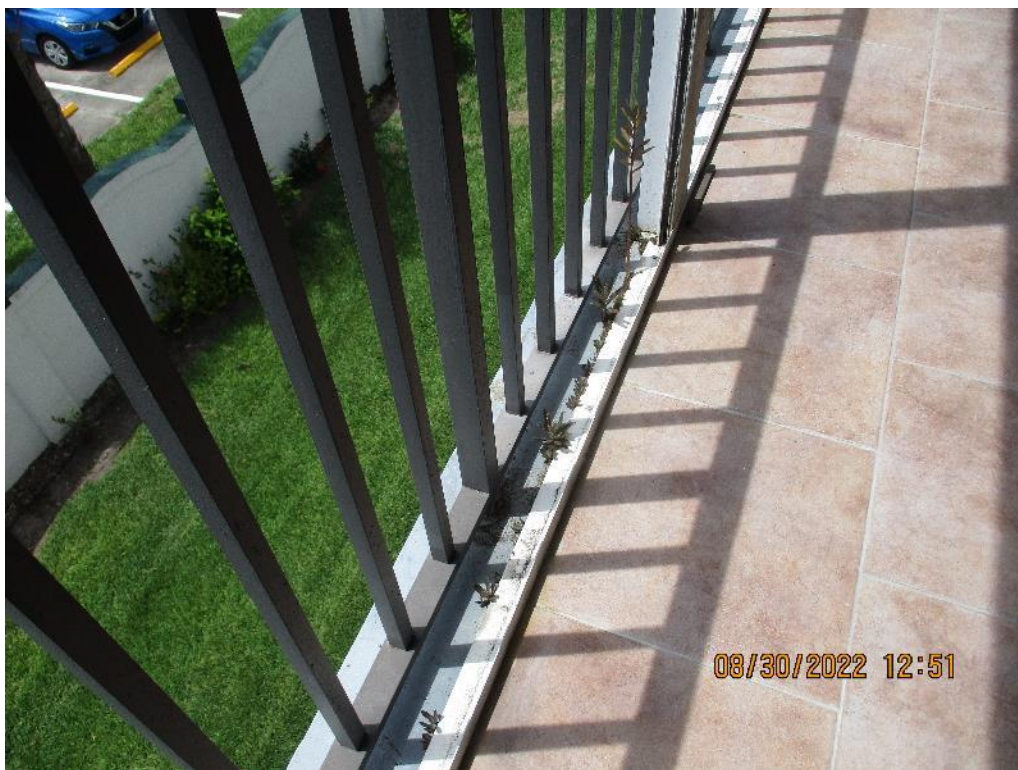
Column spall due to reinforcing steel corrosion (Unit 151)



Concrete damage at foam-filled rail post



Drainage inhibited by tiles and hurricane shutters without any shims under tracks



Drainage inhibited by hurricane shutters and tile holding moisture allows vegetation to grow.



Corroded fasteners in sliding glass door track, allowing saltwater intrusion and structural damage



Corroded fasteners in sliding glass door track, allowing saltwater intrusion and structural damage



Floor spall due to reinforcing steel corrosion at blocked shutter drainage



**Example view of floor concrete spalling at sliding glass door
due to reinforcing steel corrosion (Unit 203)**



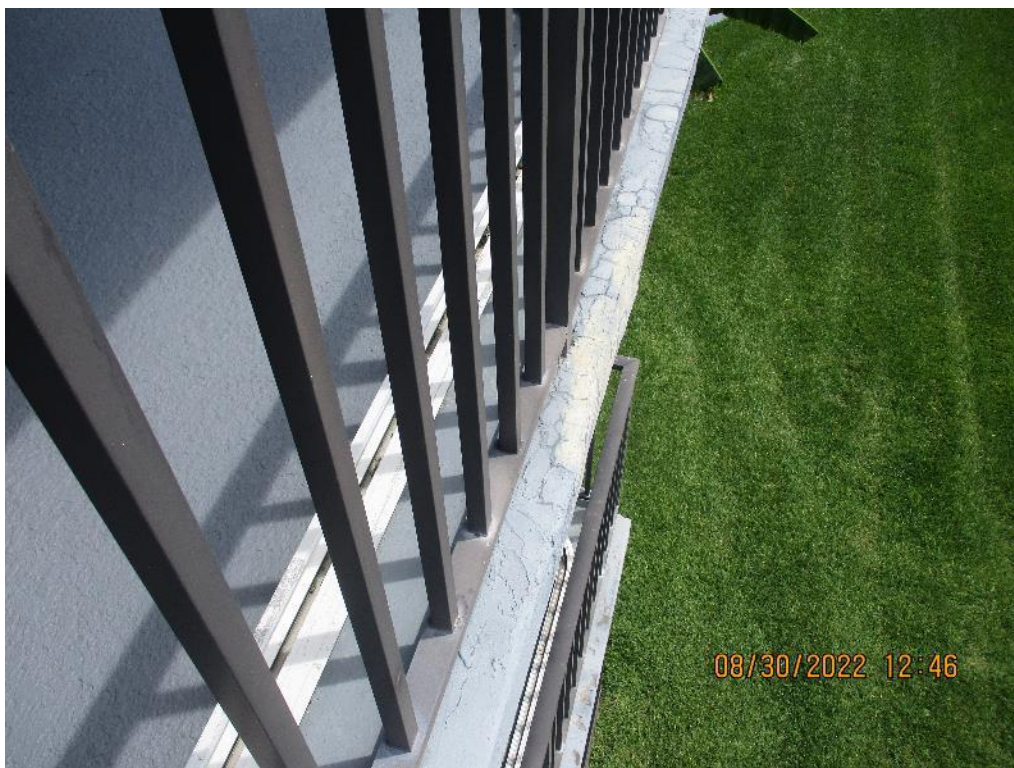
Floor surface concrete spalling due to reinforcing steel corrosion



Past spall repair in failure



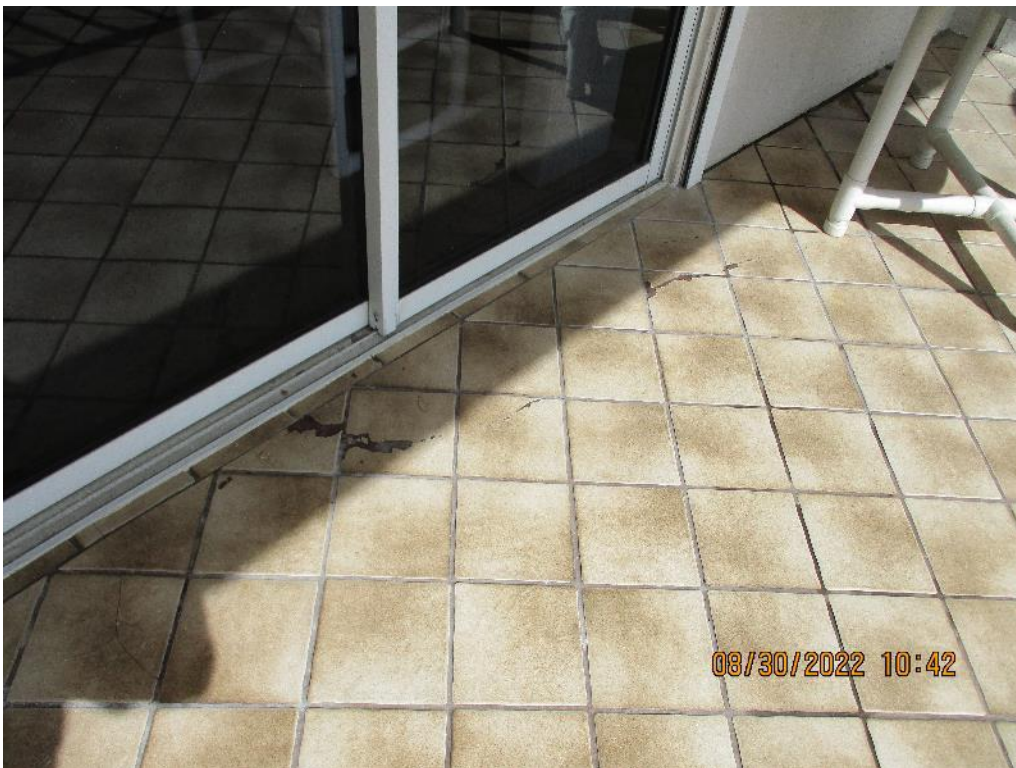
Balcony slab edge spall repair in failure



Balcony slab edge spall repair in failure



Edge spall along roof



Cracking tile is often an indication of concrete spalling below



Corroded fasteners on sliding glass door and shutter tracks; cracking tile indicative of spalling below



Example view of ceiling spall due to reinforcing steel corrosion



Edge spalls at the ceiling due to reinforcing steel corrosion



Edge spalls at the ceiling due to reinforcing steel corrosion



Interior tile cracking indicative of spalling below



Window sill spall on building exterior



Shutter track with installed shims to promote positive drainage



Concrete spalling at sliding glass door



Concrete spalling at sliding glass door



Concrete spalling at sliding glass door



Railing deterioration



Railing deterioration



Example view cored railings



Railing core starting to fail



Cored railing causing edge spalling



Edge spall due to reinforcing steel corrosion



Edge spall on ceiling due to reinforcing steel corrosion



Edge concrete spalling due to reinforcing steel corrosion



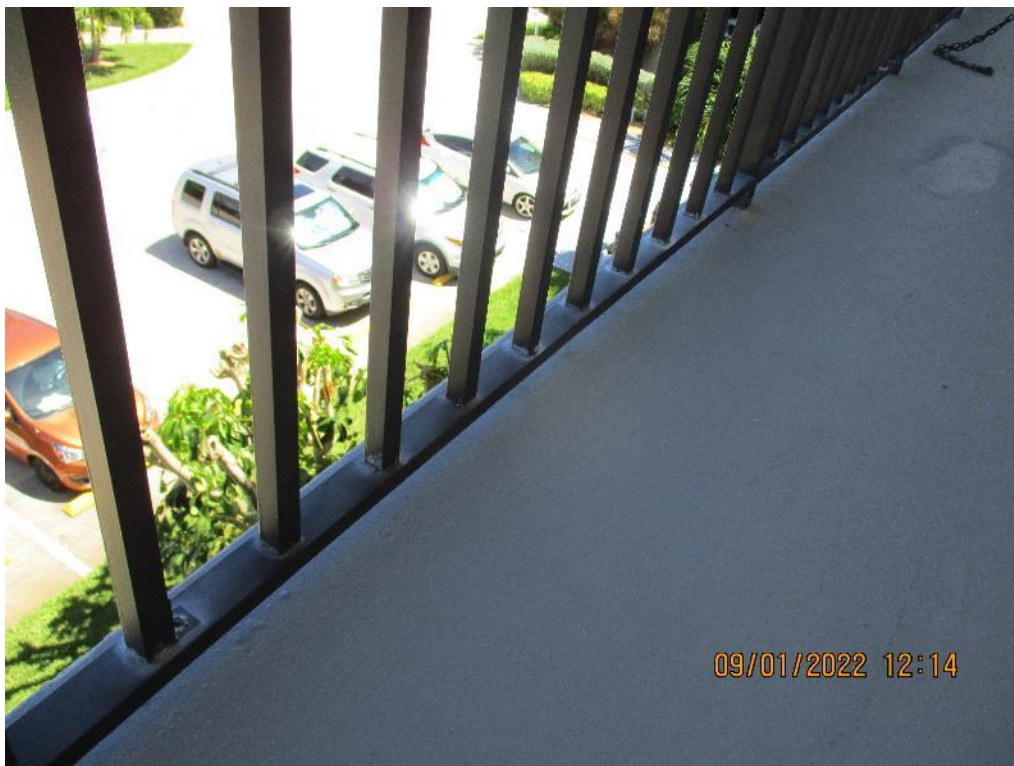
Concrete spalling along balcony edge due to reinforcing steel corrosion



Concrete spalling due to reinforcing steel corrosion at balcony edge



Surface spall along walkway



Deteriorated railing pickets along walkway



Edge spall on walkway



Edge spall on walkway



Example view of apparent water intrusion at walkway ceiling



Overview of complex



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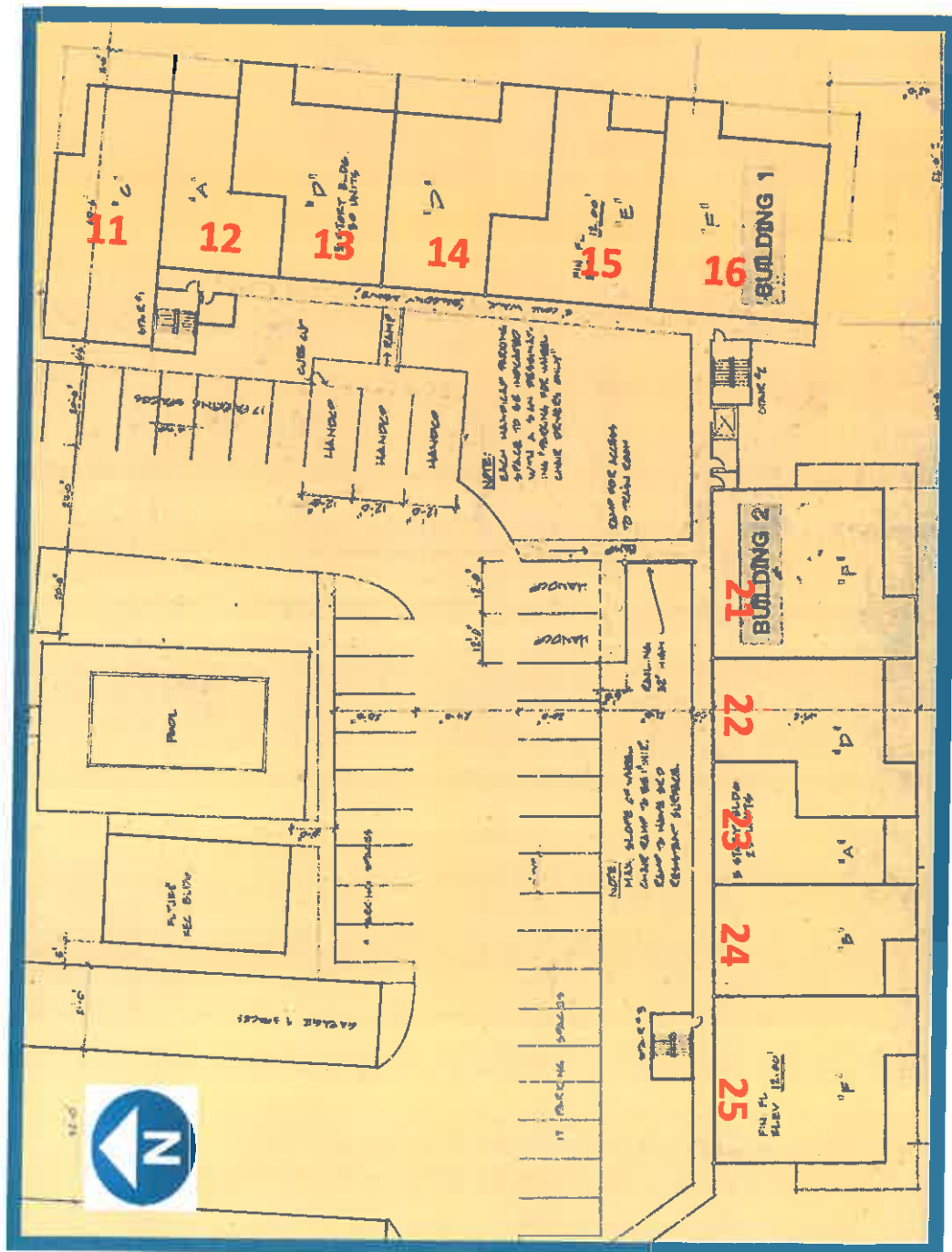
Fax: 321.459.2888

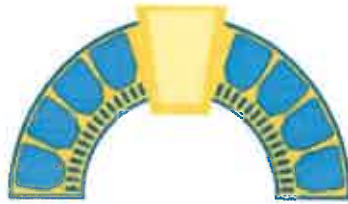
Site Map

Port Royal

1700 North Atlantic Avenue

Cocoa Beach, FL 32931





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Balcony Survey Map

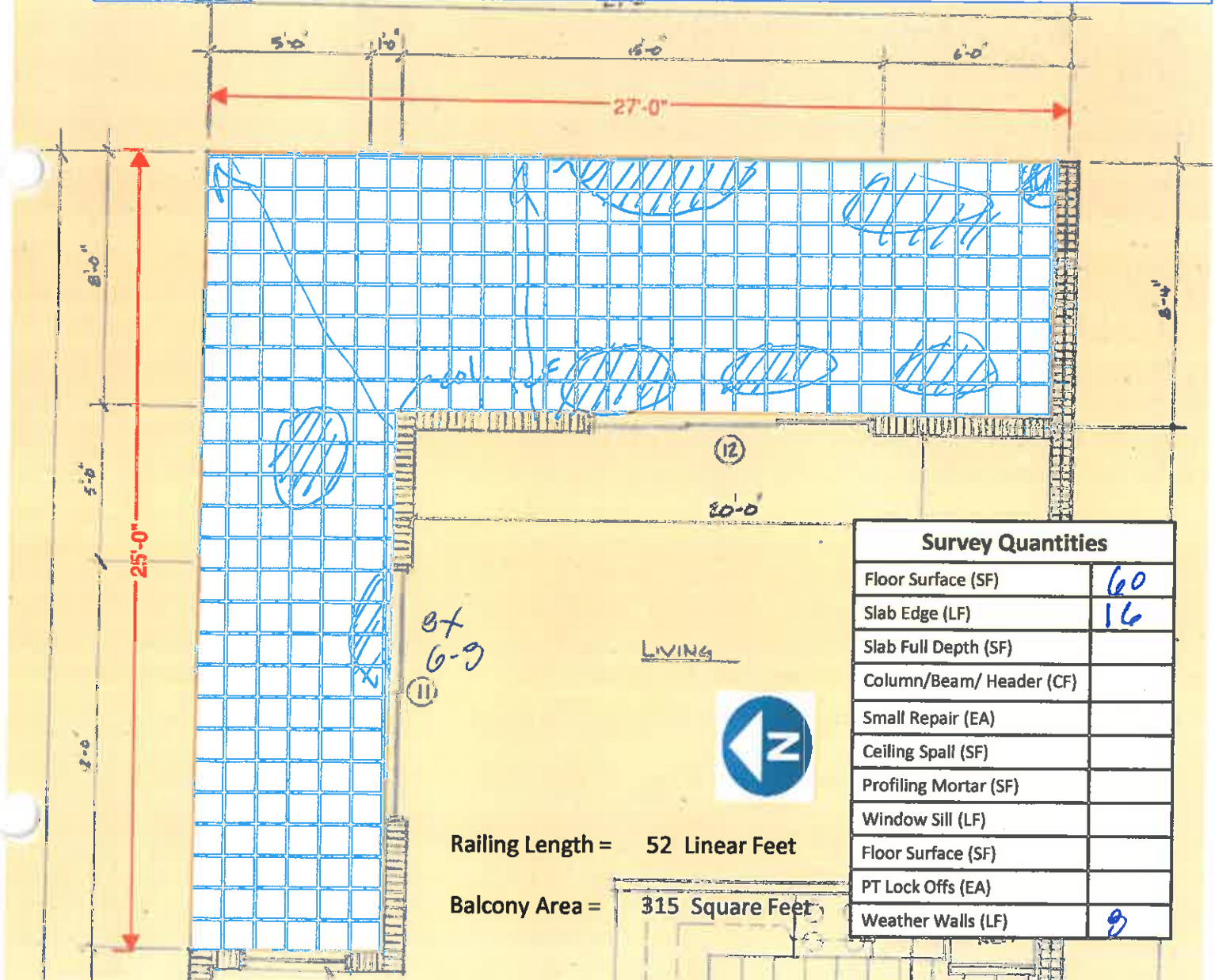
Project: Port Royal

Building 1

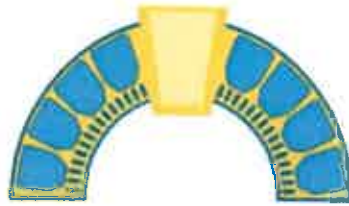
Unit # 151

Date: August 30, 2022

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



Survey Quantities	
Floor Surface (SF)	60
Slab Edge (LF)	16
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	9



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Balcony Survey Map

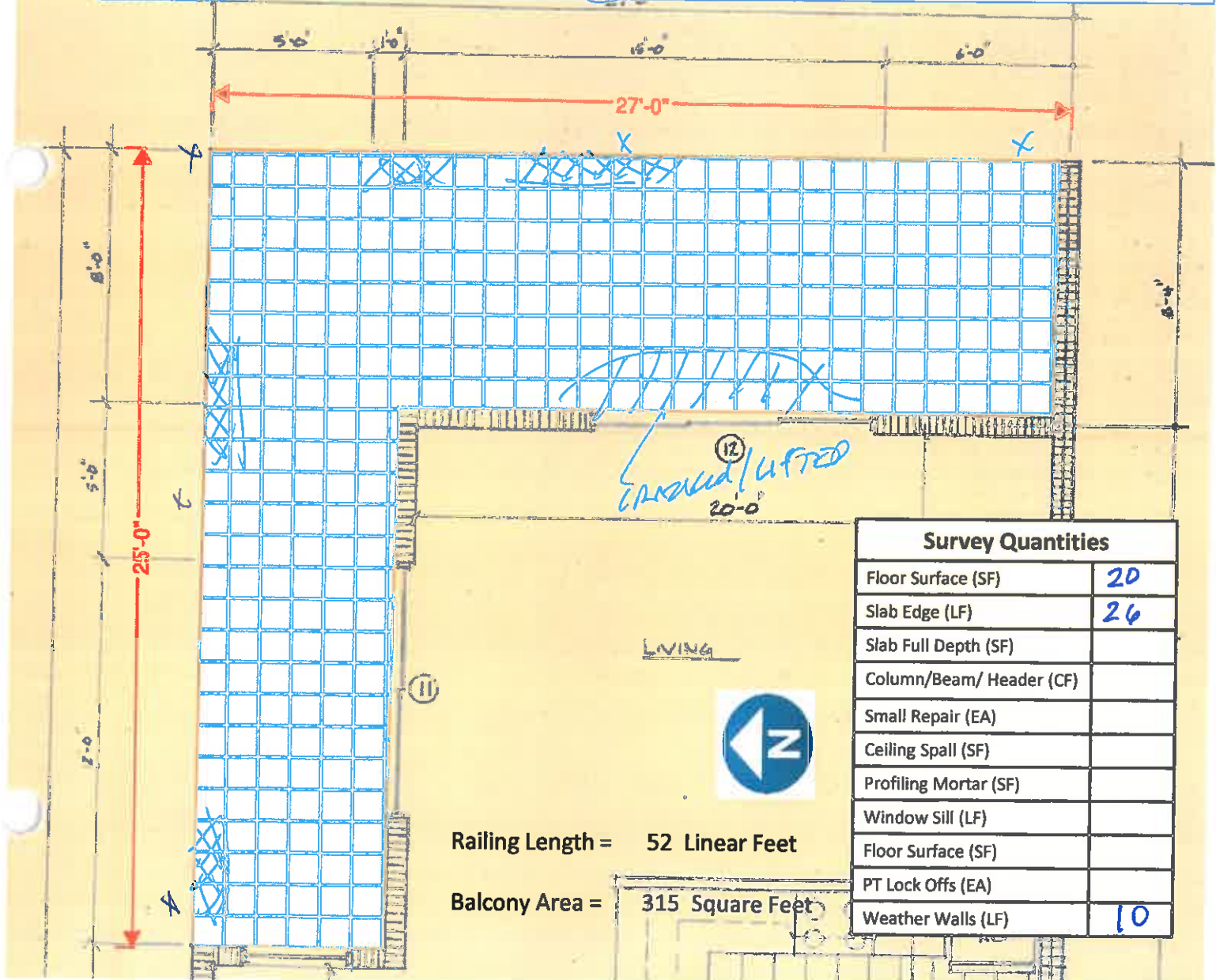
Project: Port Royal

Building 1

Unit # 141

Date: August 30, 2022

LEGEND		Railings		Sliding Doors			
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum		
	Spall Below	Condition: Good	Fair	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	
		Type	Accordion	Roll Down	Flooring		
		Location	Edge	Door	Type: Tile	Coating	Pattern





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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 131

Date: August 30, 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

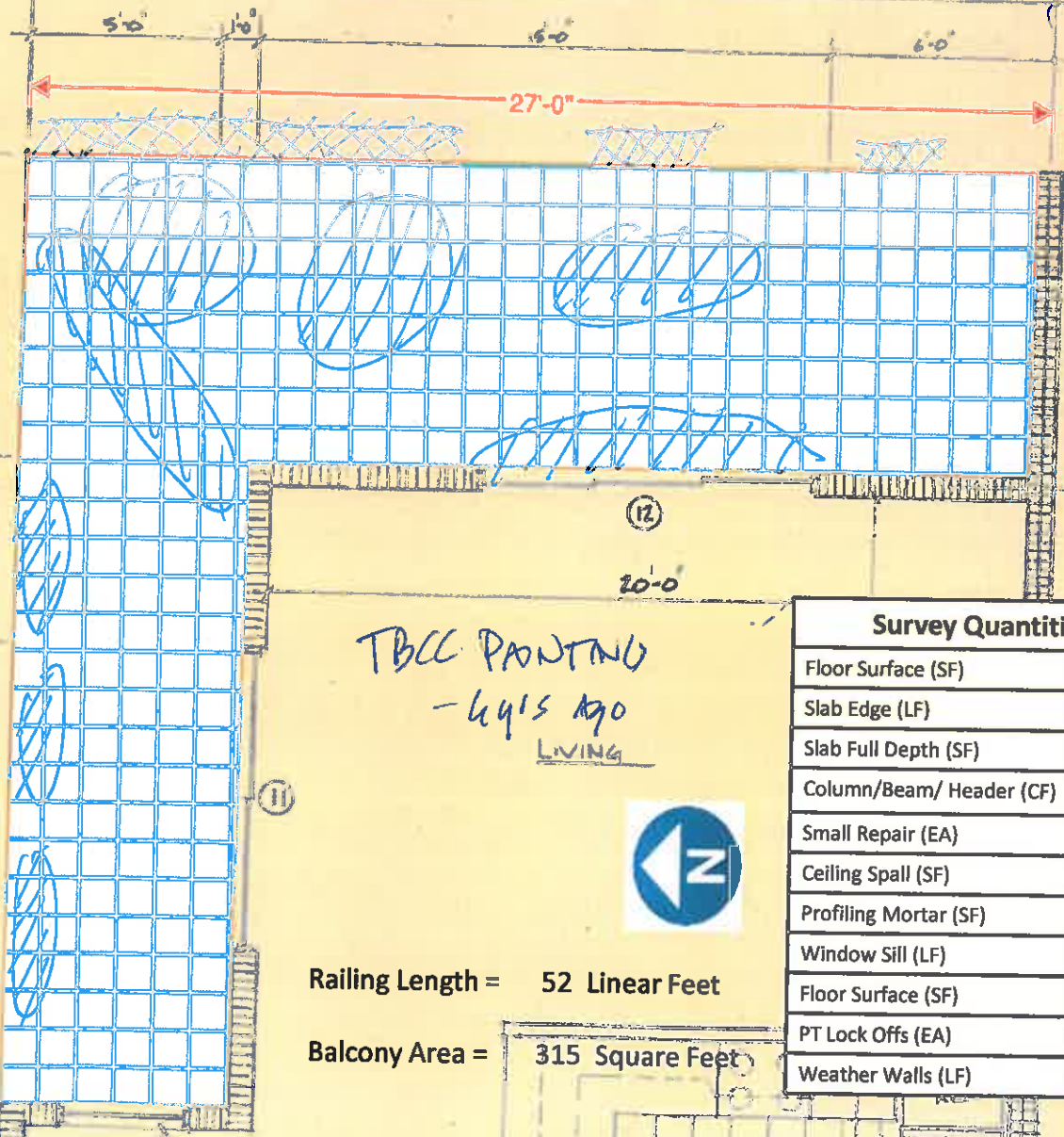
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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)	<u>72</u>
Slab Edge (LF)	<u>36</u>
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	<u>10</u>



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 121

Date: August 30, 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

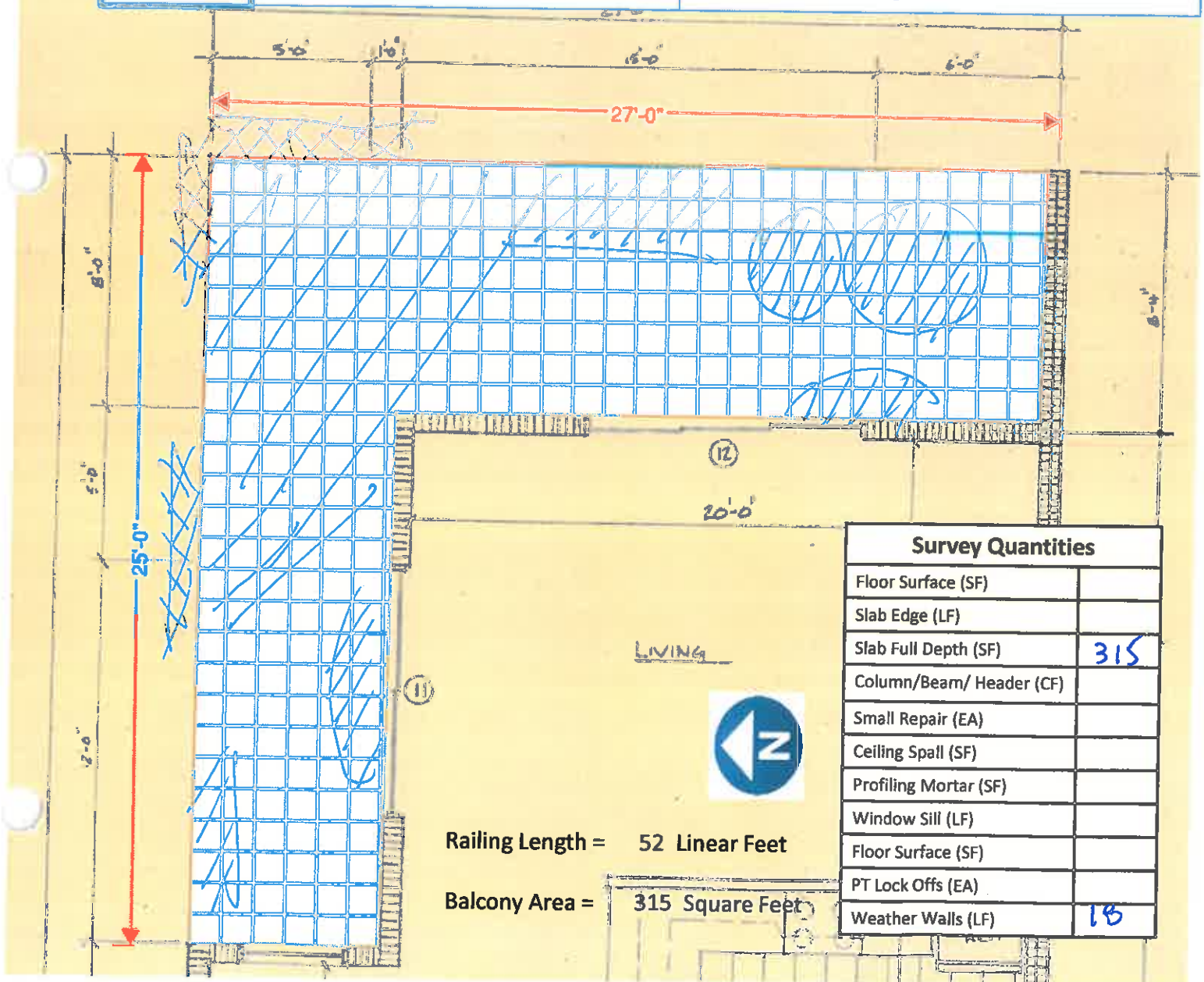
Yes No
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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)	315
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	18

Railing Length = 52 Linear Feet

Balcony Area = 315 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 10

Date: August 30, 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

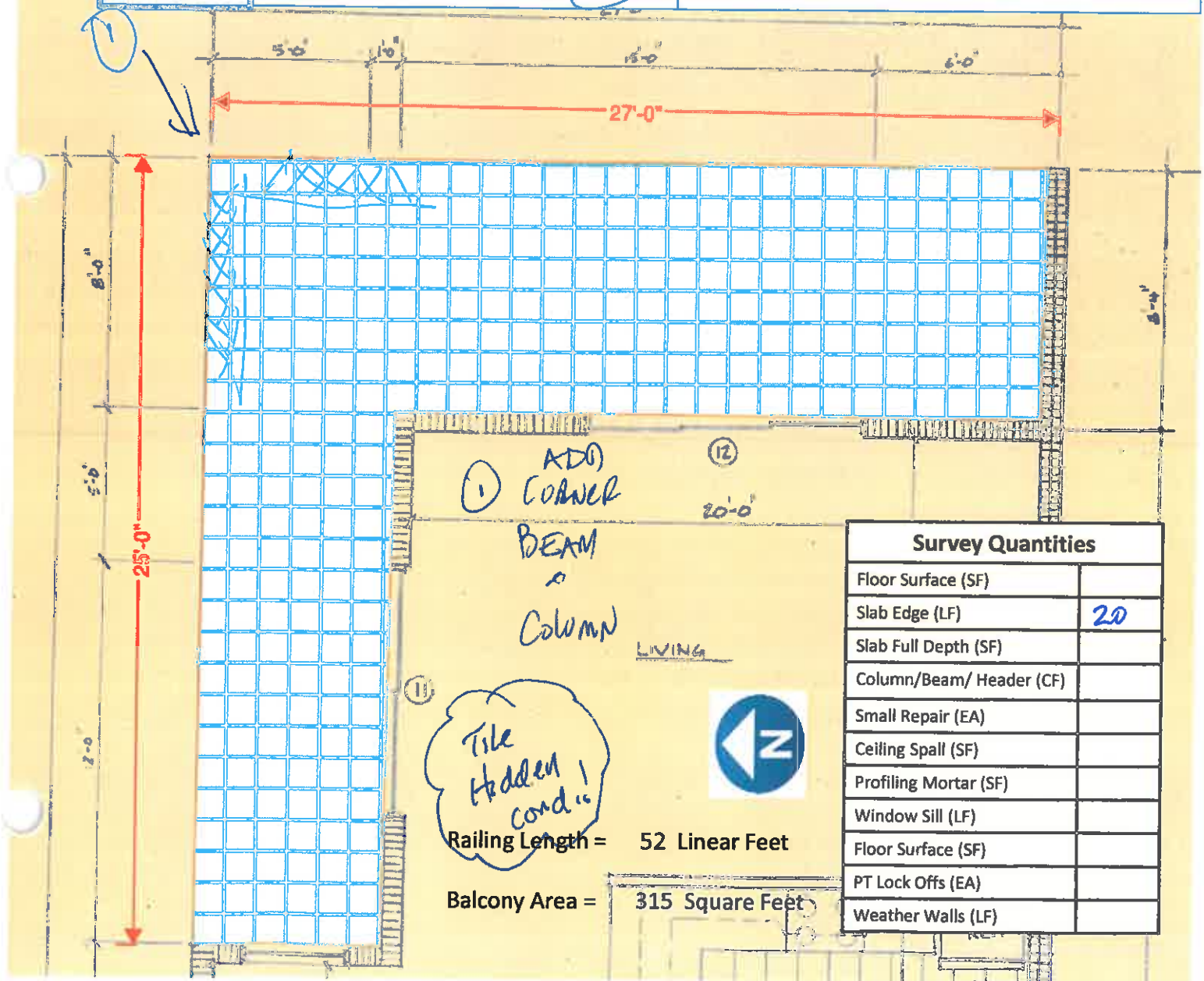
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

Sliding Doors

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

Flooring

Type: Tile Coating Pattern



Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	20
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	



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Balcony Survey Map

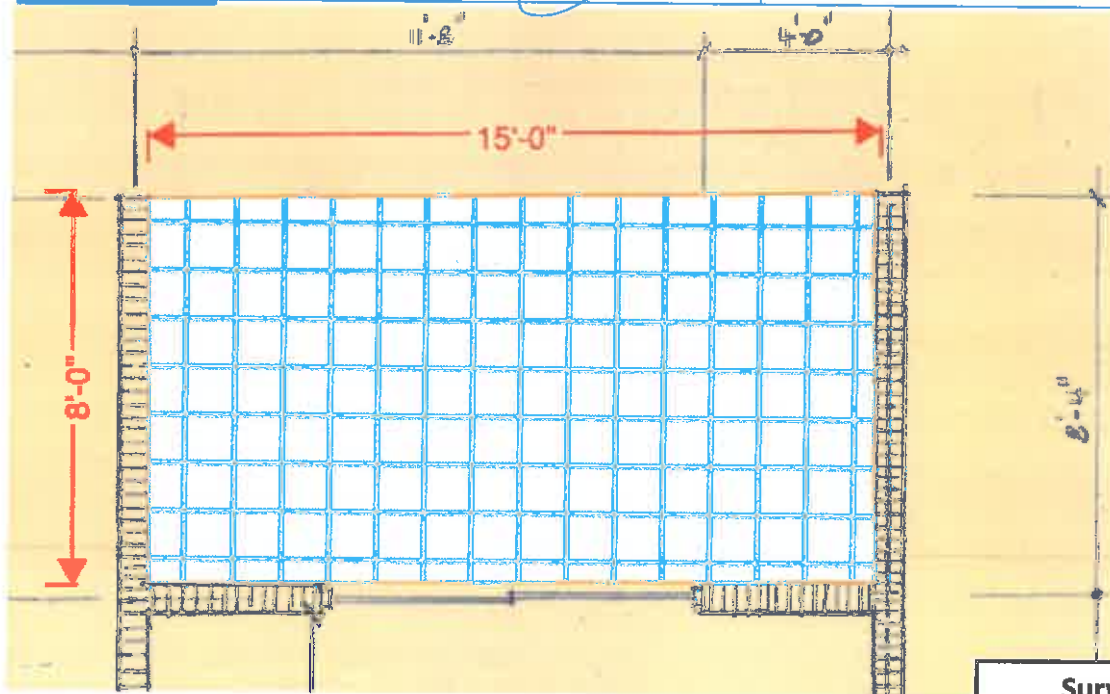
Project: Port Royal

Building 1

Unit # 142

Date: August 30, 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
		Type	Accordion Roll Down	Flooring	
		Location	Edge Door	Type:	Tile Coating Pattern

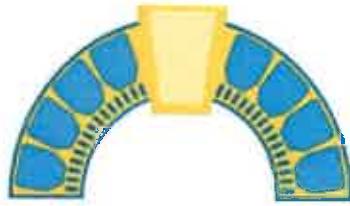


loose tile

Railing Length = 15 Linear Feet

Balcony Area = 118 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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	



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Balcony Survey Map

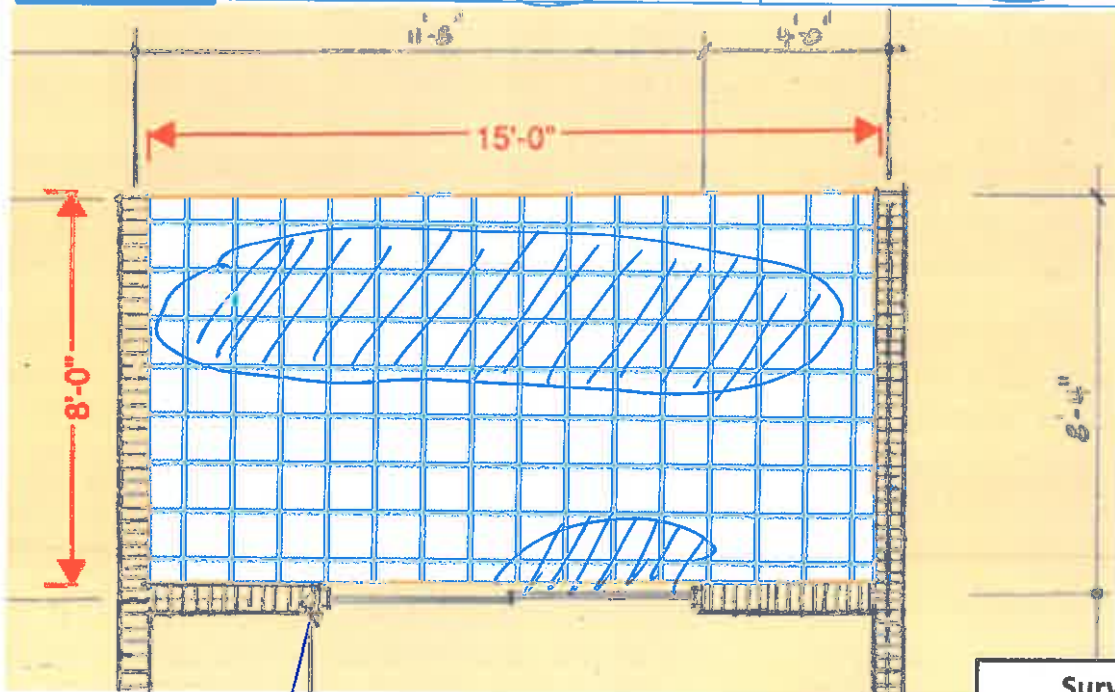
Project: Port Royal

Building 1

Unit # 132

Date: August 30, 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						
		Type	Accordion Roll Down						
		Location	Edge Door						
		Flooring							
				Type:	Tile Coating Pattern				



Wall
SE

Railing Length = 15 Linear Feet

Balcony Area = 118 Square Feet

Survey Quantities	
Floor Surface (SF)	60
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	.5
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	0



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 122

Date: August 30, 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

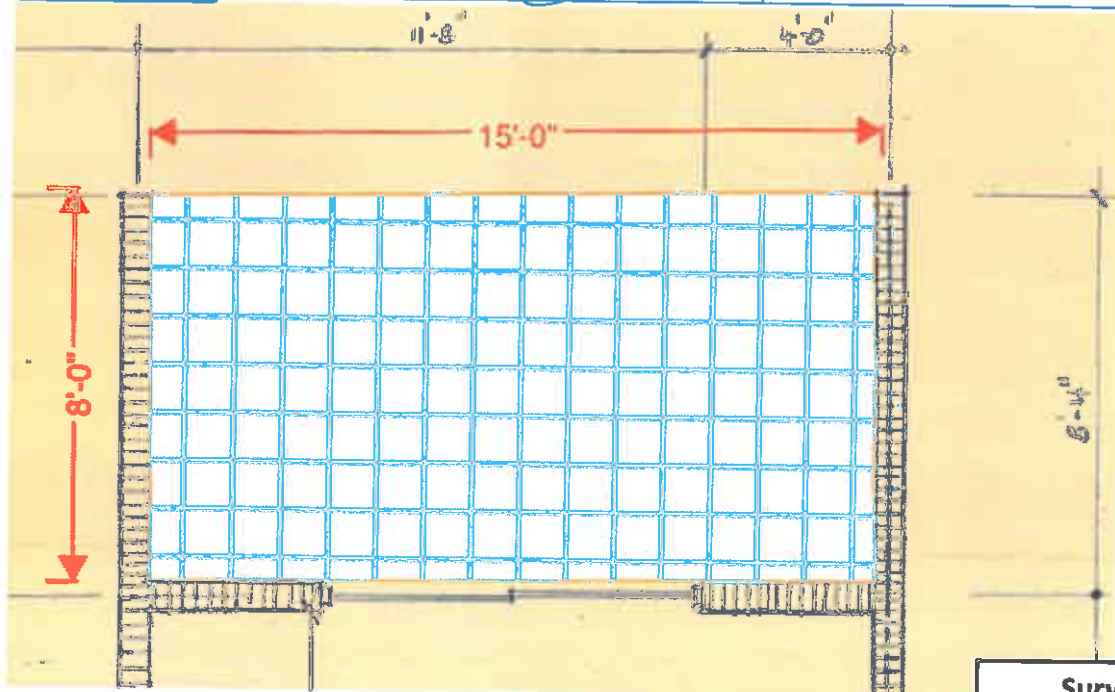
Shimmed: Yes No
Type: Accordion Roll Down
Location: Edge Door

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

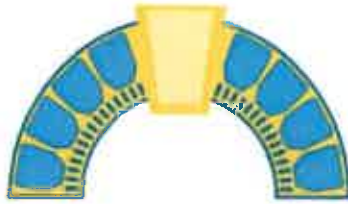


Survey Quantities

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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 15 Linear Feet

Balcony Area = 118 Square Feet



Balcony Survey Map

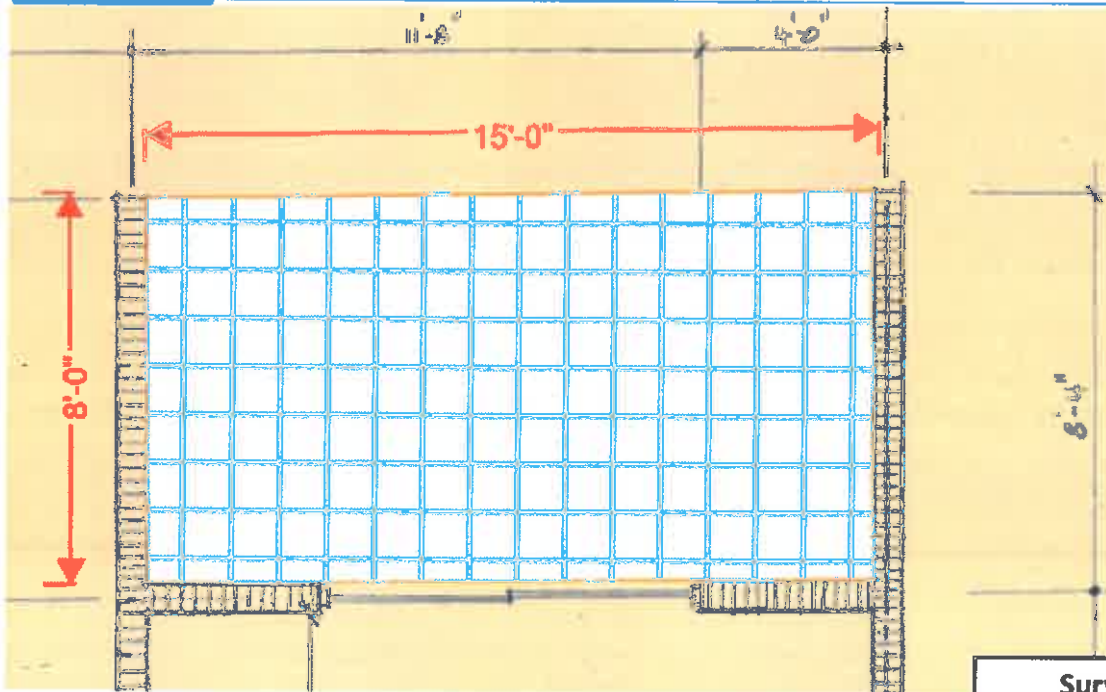
Project: Port Royal

Building 1

Unit # 112

Date: 9/1 August 30, 2022

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



Railing Length = 15 Linear Feet

Balcony Area = 118 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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 153

Date: August 30, 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
Type Accordion Roll Down
Location Edge Door

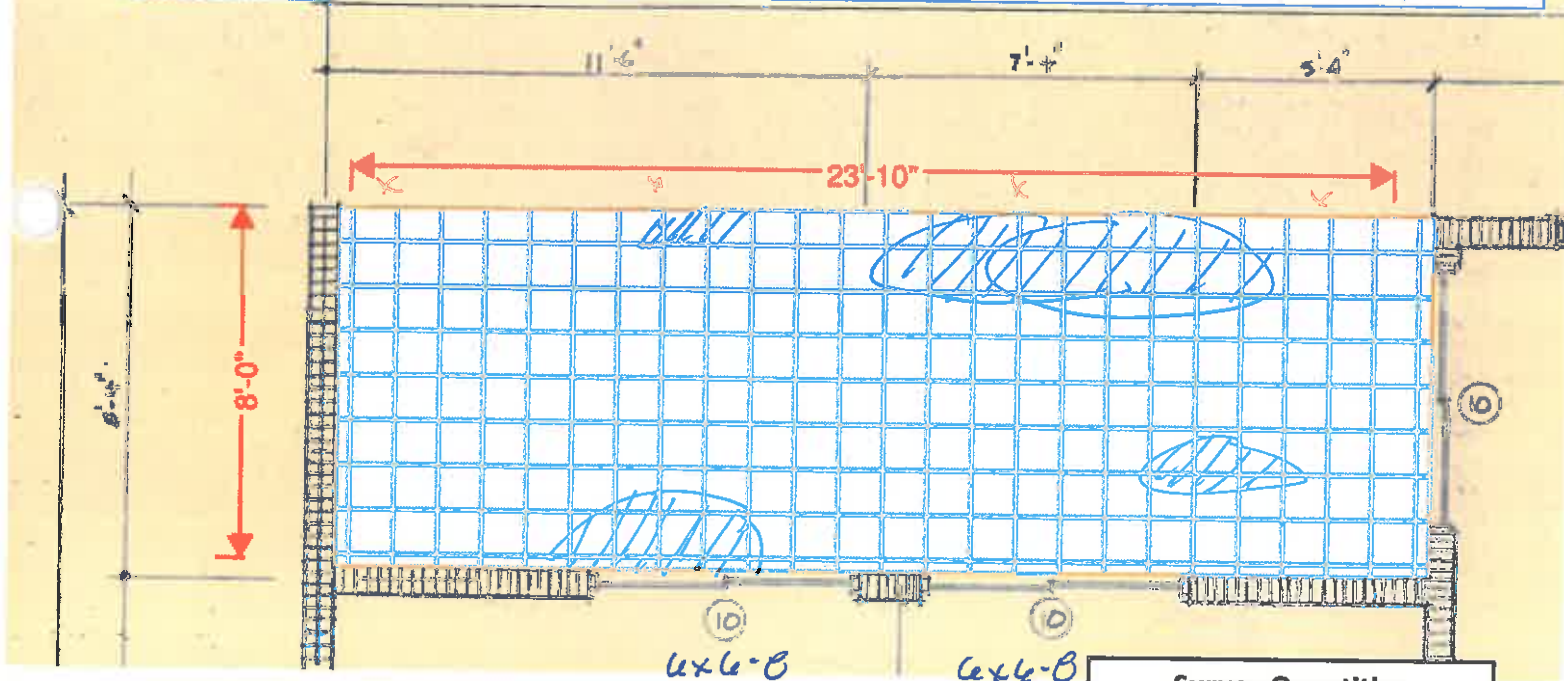
Sliding Doors

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

NON TEXT



same print ?

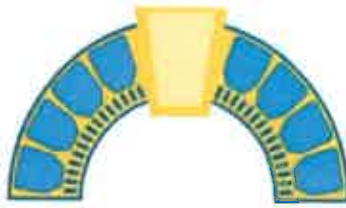


Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet

Survey Quantities

Floor Surface (SF)	<u>34</u>
Slab Edge (LF)	<u>16</u>
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	<u>8</u>



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 143

Date: August 30, 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

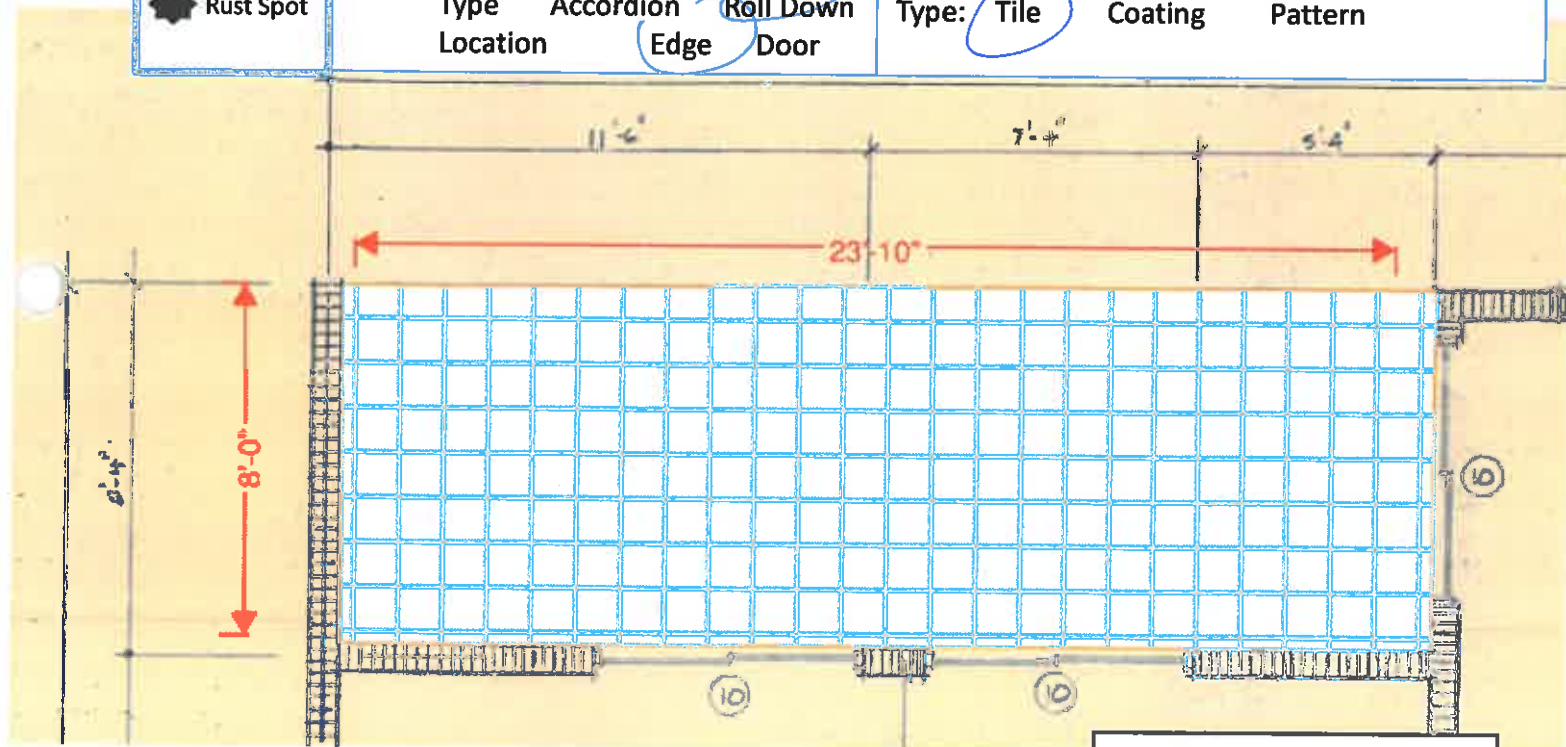
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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



EXTRAPOLATE Spalling
→ For tile
→ For Patched Edge

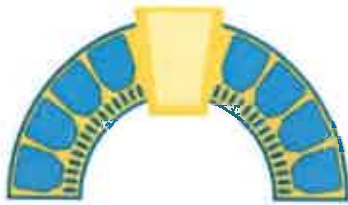


Railing Length = 24 Linear Feet

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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 133

Date: August 30, 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

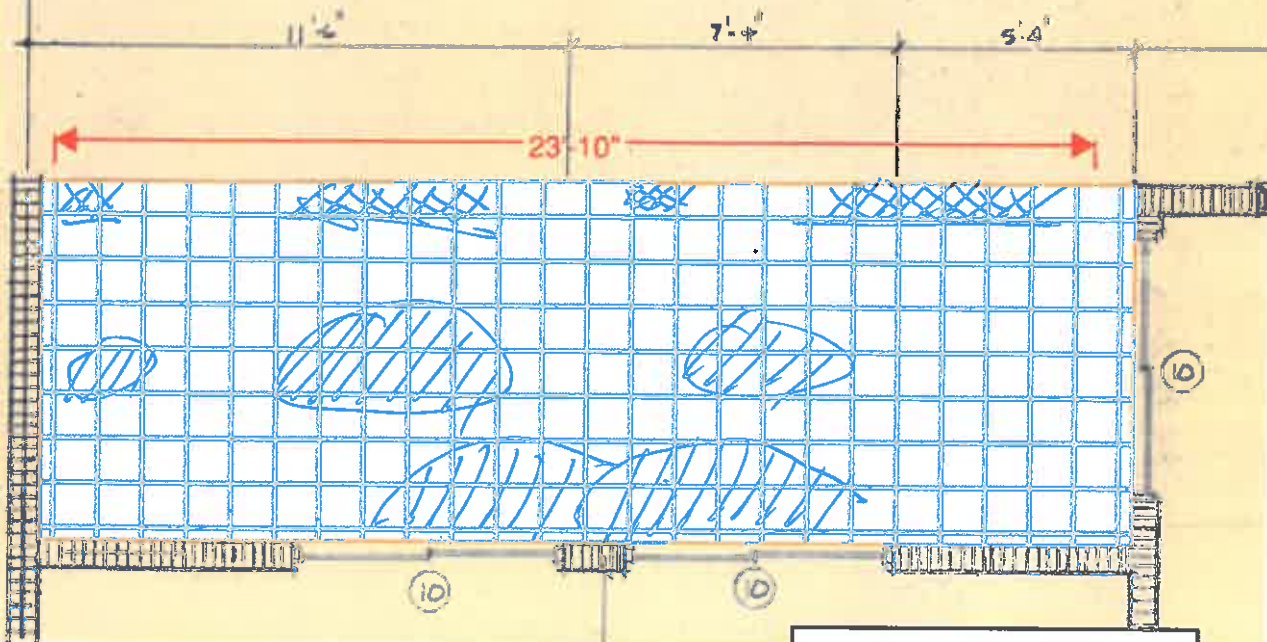
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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)	<u>15</u>
Slab Edge (LF)	<u>24</u>
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	<u>12</u>

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

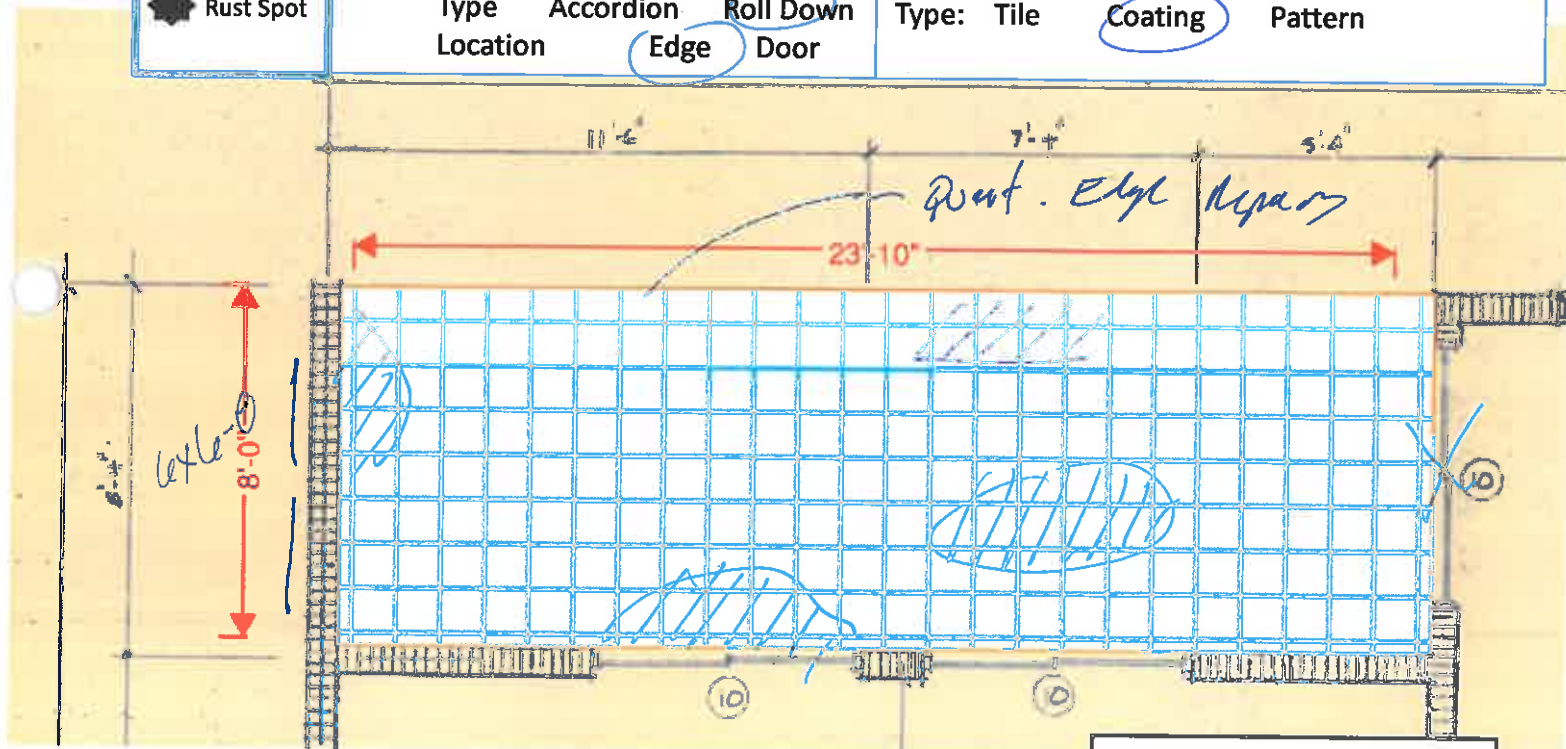
Project: Port Royal

Building 1

Unit # 123

Date: August 30, 2022

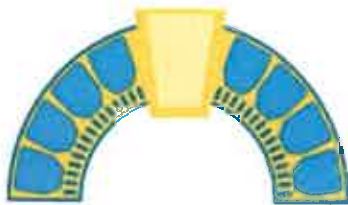
LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Yes	No
	Crack	Type: Cored	Surface Mount	Screen	
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters	Yes	No	
		Shimmed	Yes	No	
		Type	Accordion	Roll Down	
		Location	Edge	Door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



Survey Quantities	
Floor Surface (SF)	34
Slab Edge (LF)	8
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	12

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 113

Date: August 30, 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

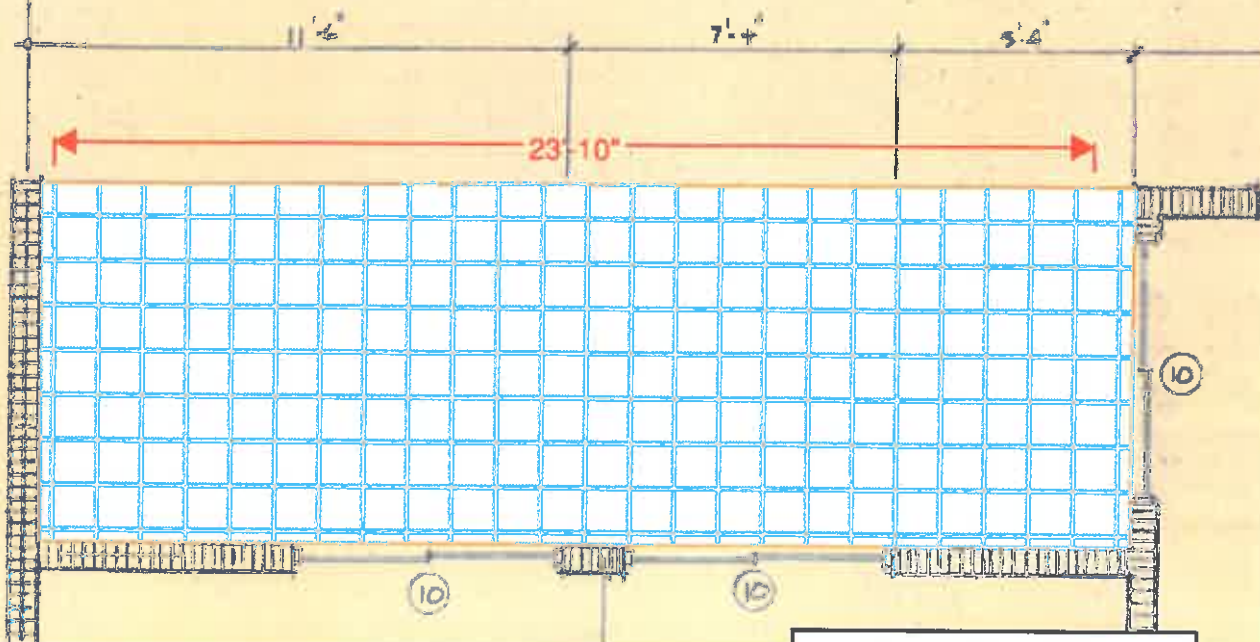
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 154

Date: August 30, 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

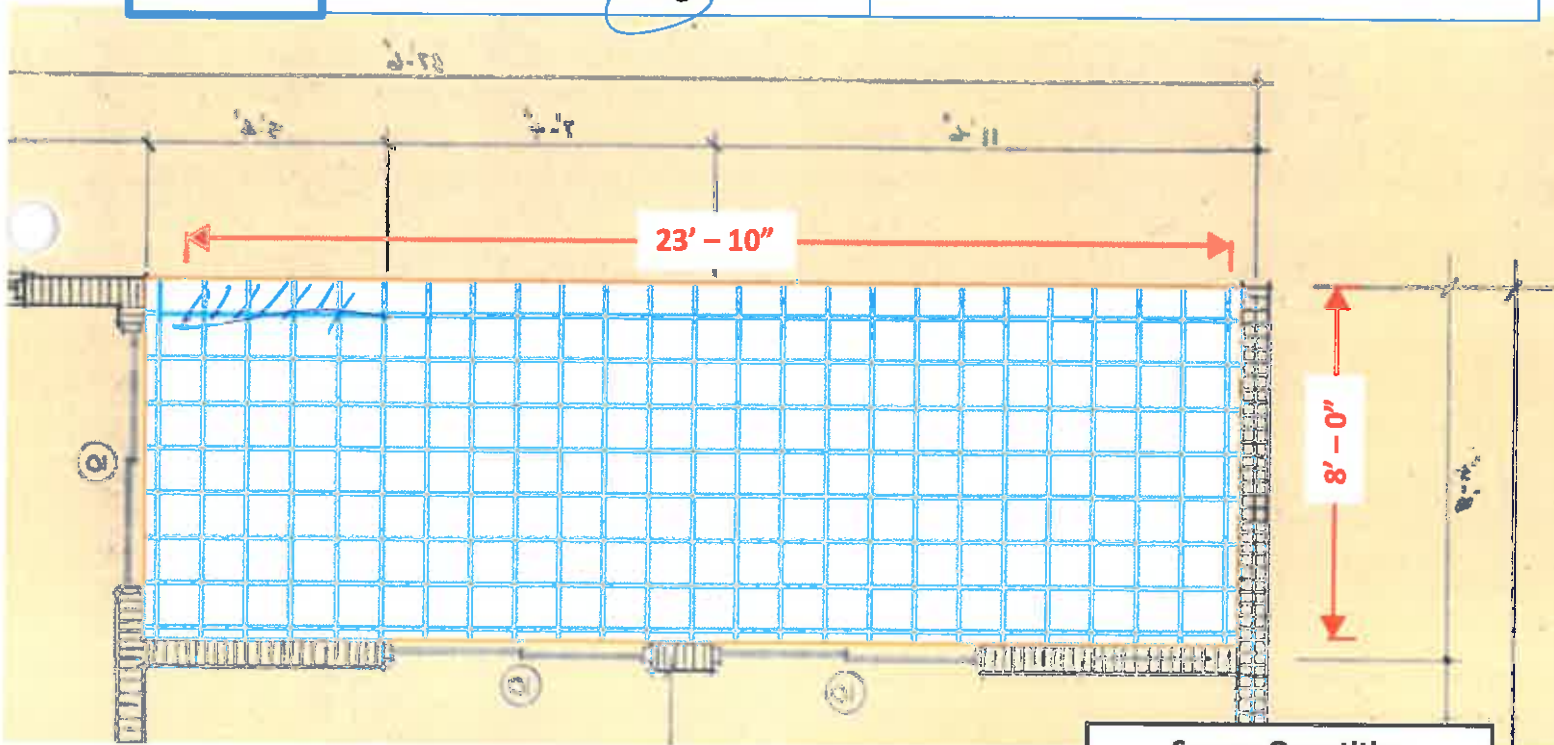
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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

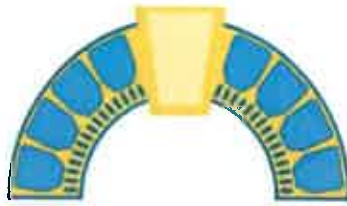


Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	<u>9</u>
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 144

Date: August 30, 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

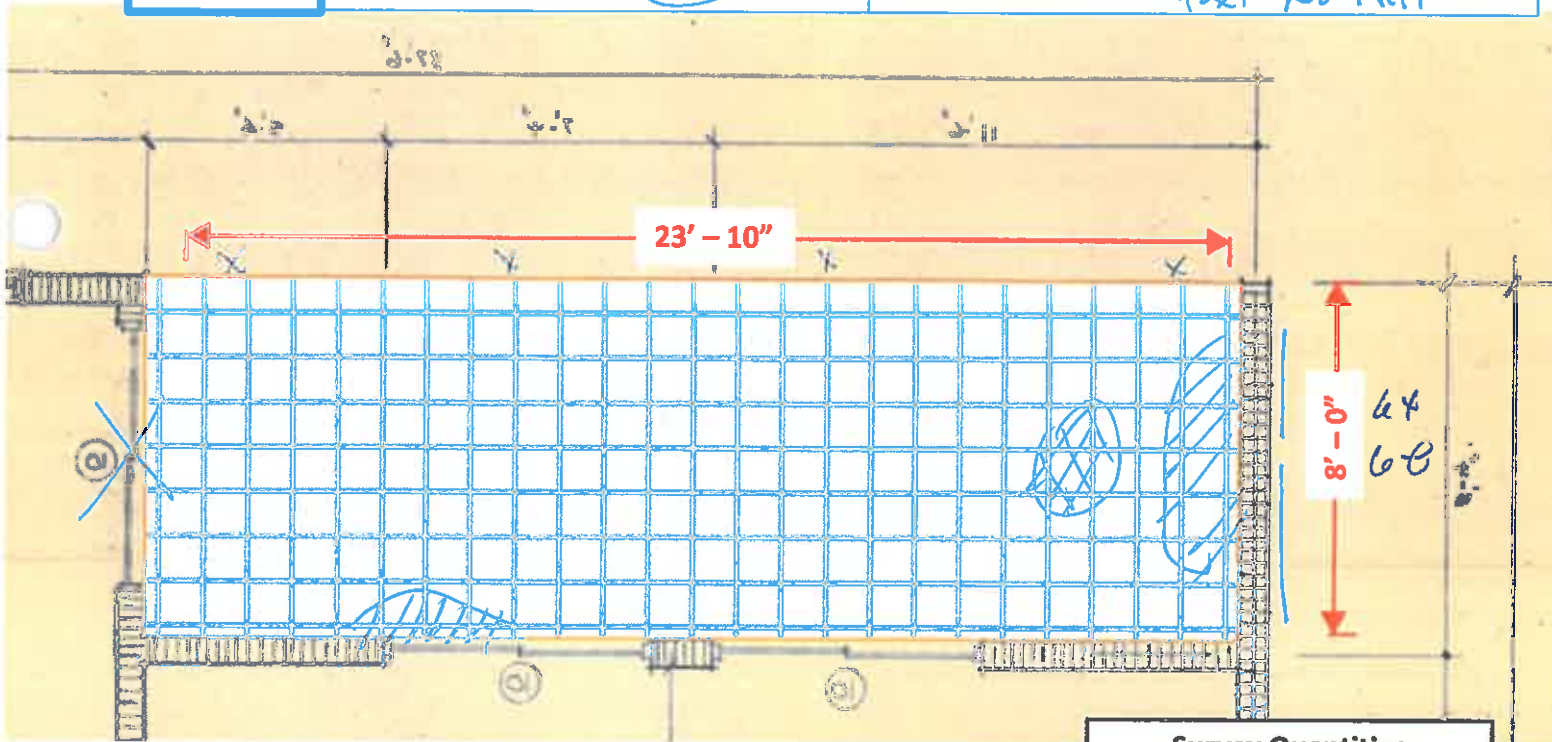
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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 Text Pattern NO PAT



Survey Quantities

Floor Surface (SF)	20
Slab Edge (LF)	
Slab Full Depth (SF)	4
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	4
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	14

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 13A

Date: August 30, 2022

LEGEND



Railings

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

Shutters

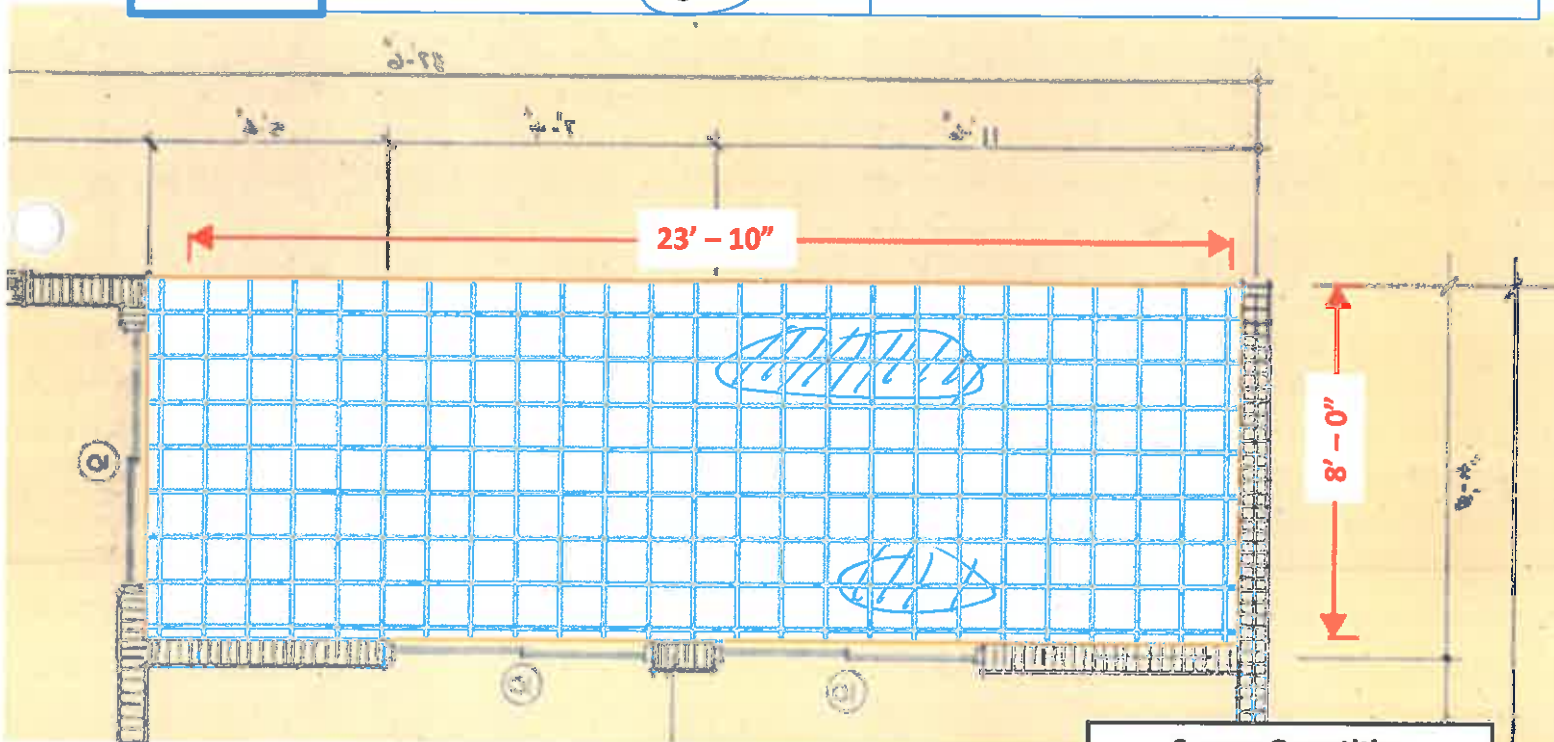
Shimmed Yes No
Type Yes No
Type Accordion Roll Down
Location Edge Door

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

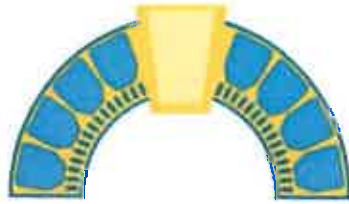


Survey Quantities

Floor Surface (SF)	<u>14</u>
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

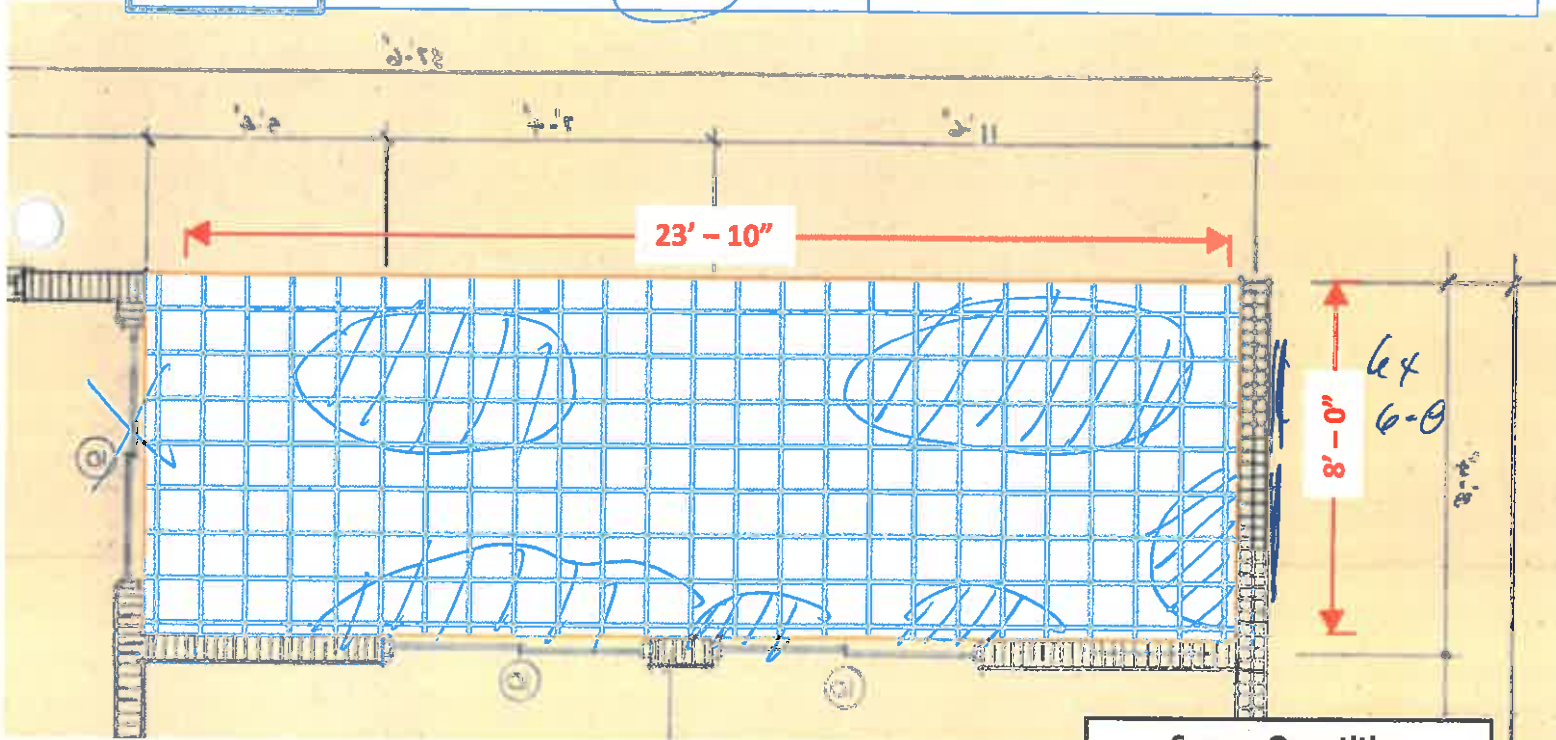
Project: Port Royal

Building 1

Unit # 124

Date: August 30, 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			
		Type	Accordion	Roll Down		Type:	Tile	Coating	Pattern
		Location	Edge	Door					



Survey Quantities	
Floor Surface (SF)	62
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	18

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 114

Date: August 30, 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

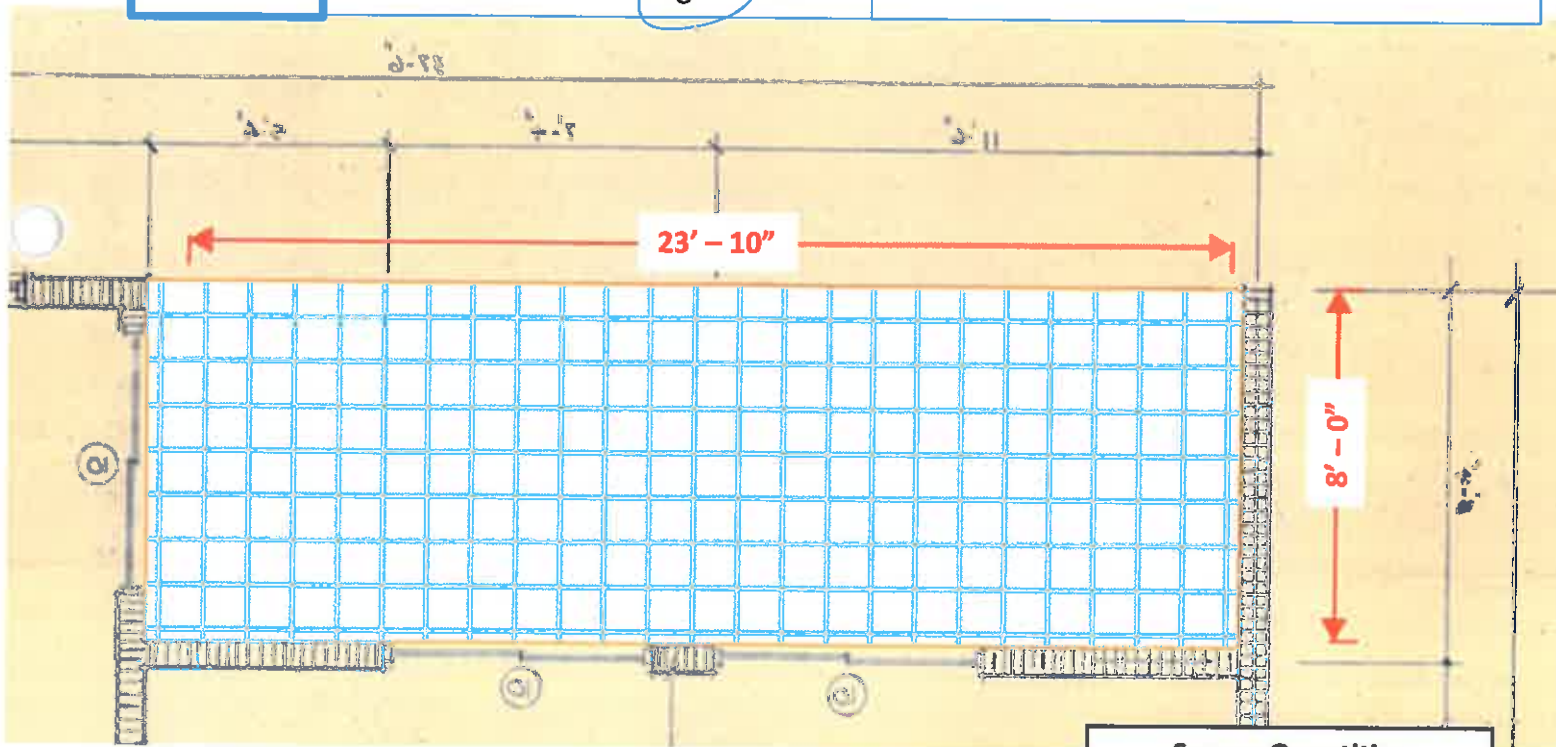
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Highlight
tiled Balcony
on QTYs!

EXTRA QTYs



Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

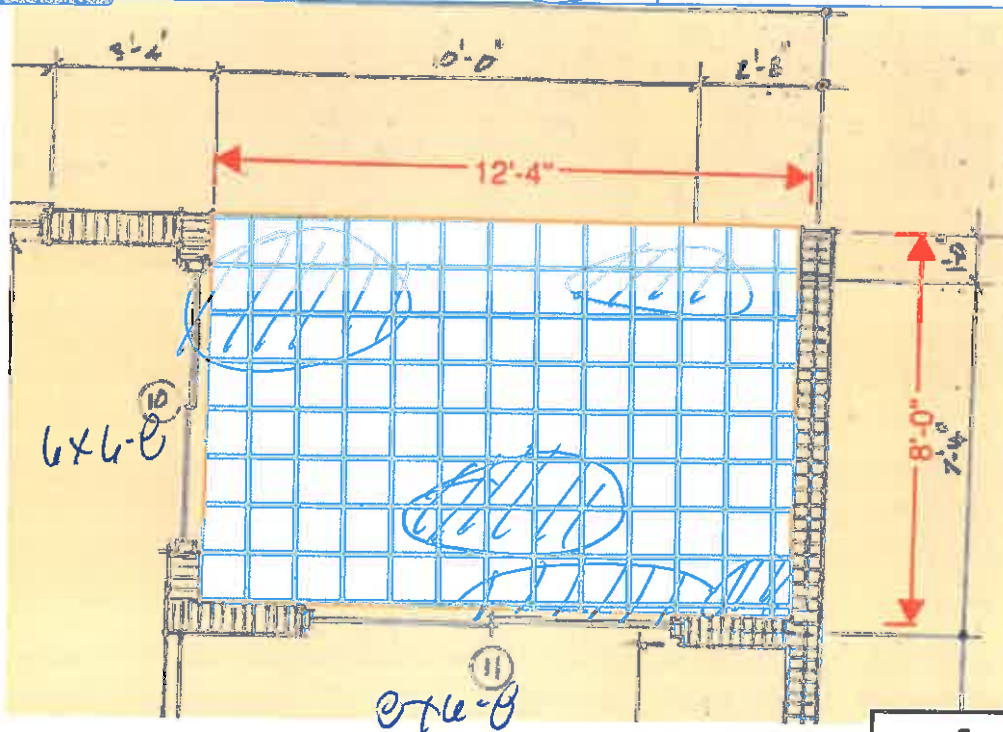
Project: Port Royal

Building 1

Unit # 155

Date: August 30, 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:	<u>Cored</u> Surface Mount Screen	Condition:	Good Fair Poor
	Rust Spot	Screen Shimmed:	Yes No	Age:	<u>Older</u> Newer
		Shutters	<u>Yes</u> No	Corroded Fasteners:	<u>Yes</u> No
		Shimmed	<u>Yes</u> No	Holes In Threshold:	<u>Yes</u> No
		Type	Accordion <u>Roll Down</u>	Flooring	
		Location	Edge <u>Door</u>	Type:	Tile <u>Coating</u> Pattern



Survey Quantities	
Floor Surface (SF)	30
Slab Edge (LF)	4
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	8

Railing Length = 13 Linear Feet

Balcony Area = 97 Square Feet



Project: Port Royal

Building_1

Unit # 45

Date: August 30, 2022

Survey Quantities	
Floor Surface (SF)	18
Slab Edge (LF)	6
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	



Railing Length = 13 Linear Feet

Balcony Area = 97 Square Feet



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Balcony Survey Map

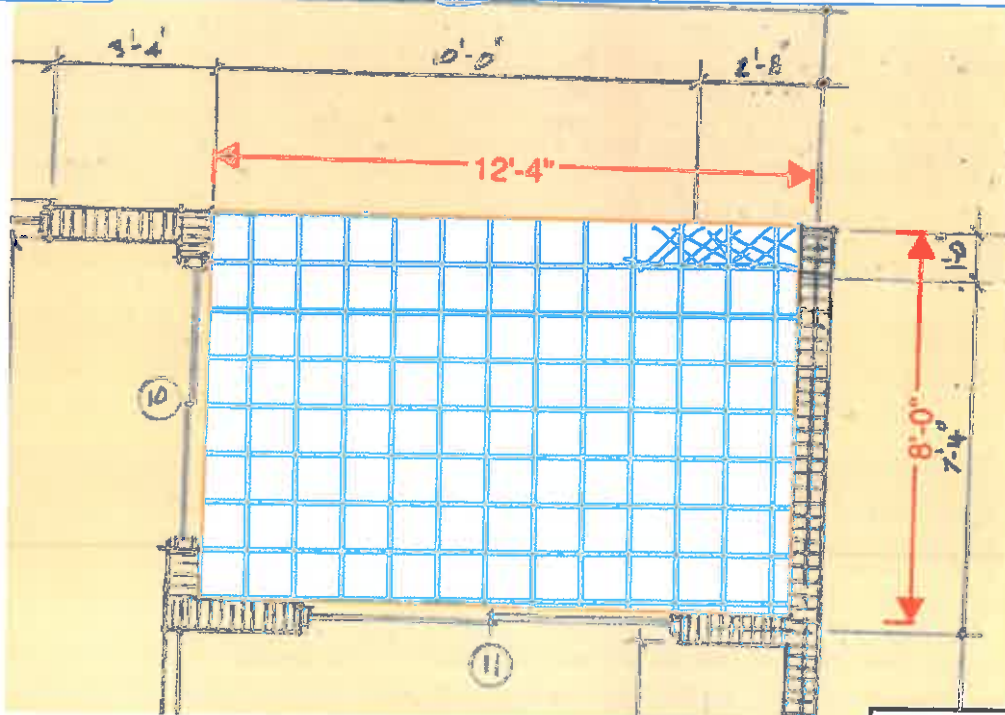
Project: Port Royal

Building 1

Unit # 135

Date: August 30, 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:	<u>Cored</u> Surface Mount Screen	Age:	<u>Older</u> Newer				
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes No				
		Shutters	<u>Yes</u> No	Holes In Threshold:	Yes No				
		Shimmed	<u>Yes</u> No						
		Type	Accordion <u>Roll Down</u>						
		Location	<u>Edge</u> Door						
				Flooring					
				Type:	<u>Tile</u>	Coating	Pattern		



Railing Length = 13 Linear Feet

Balcony Area = 97 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	6
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	



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Balcony Survey Map

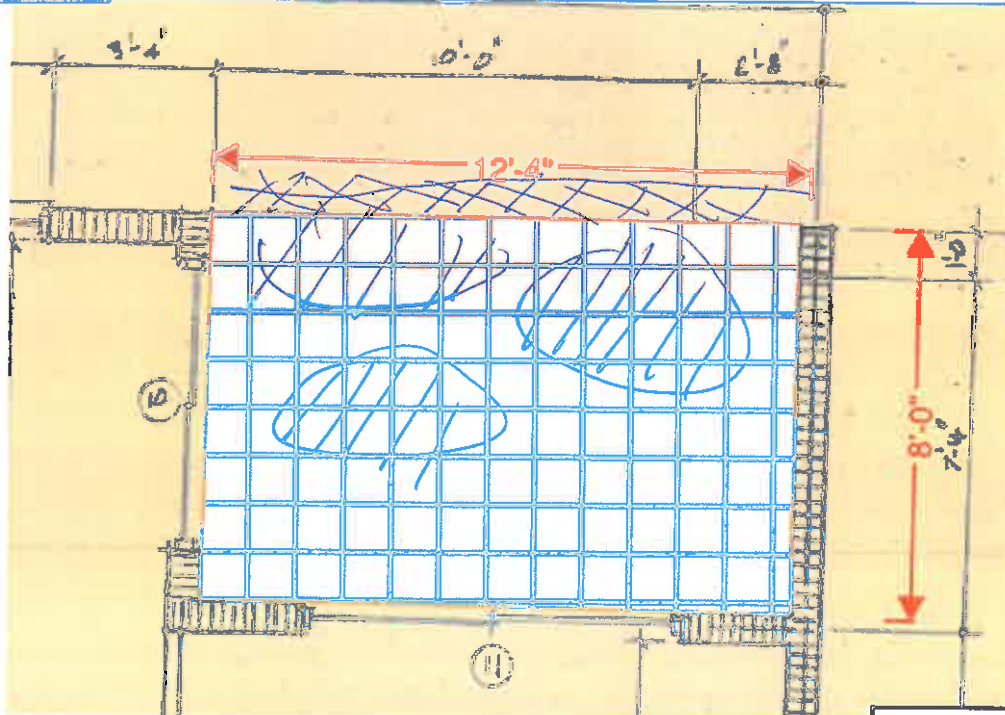
Project: Port Royal

Building 1

Unit # 125

Date: August 30, 2022

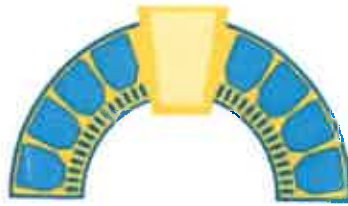
LEGEND		Railings		Sliding Doors	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum
	Spall Below	Condition: Good	Fair	Code Compliant: Yes	No
	Crack	Type: Cored	Surface Mount	Condition: Good	Fair
	Rust Spot	Screen Shimmed: Yes	No	Age: Older	Newer
		Shutters		Corroded Fasteners: Yes	
		Shimmed		No	
		Type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



Survey Quantities	
Floor Surface (SF)	30
Slab Edge (LF)	13
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 13 Linear Feet

Balcony Area = 97 Square Feet



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Balcony Survey Map

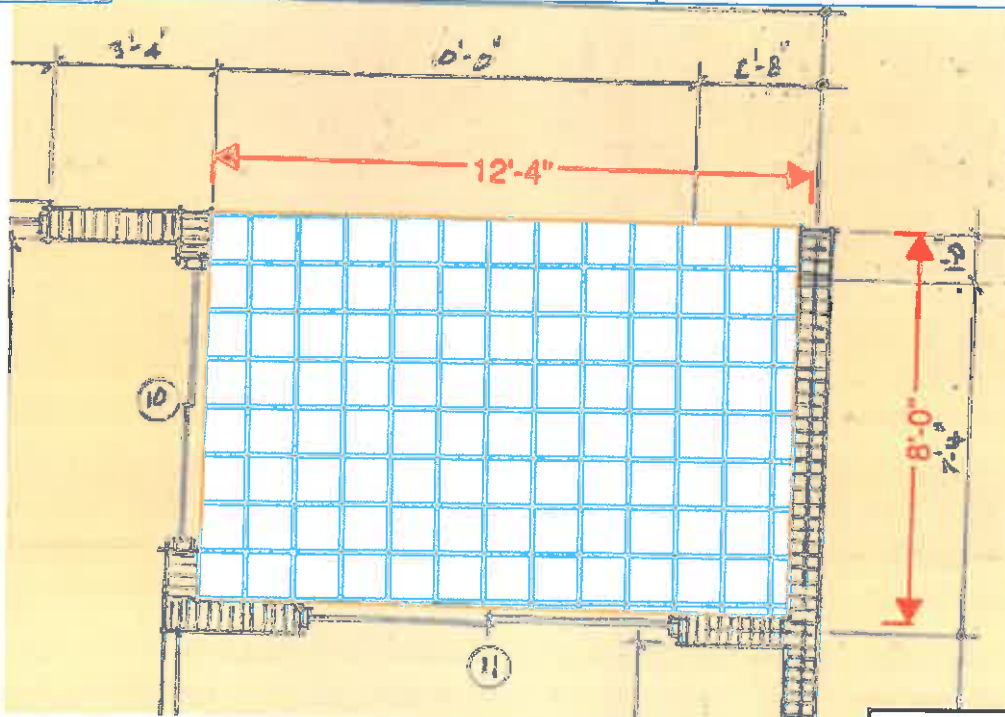
Project: Port Royal

Building 1

Unit # 115

Date: August 30, 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	Type:	Tile	Coating	Pattern
		Type	Accordion Roll Down				
		Location	Edge Door				



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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 13 Linear Feet

Balcony Area = 97 Square Feet



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Balcony Survey Map

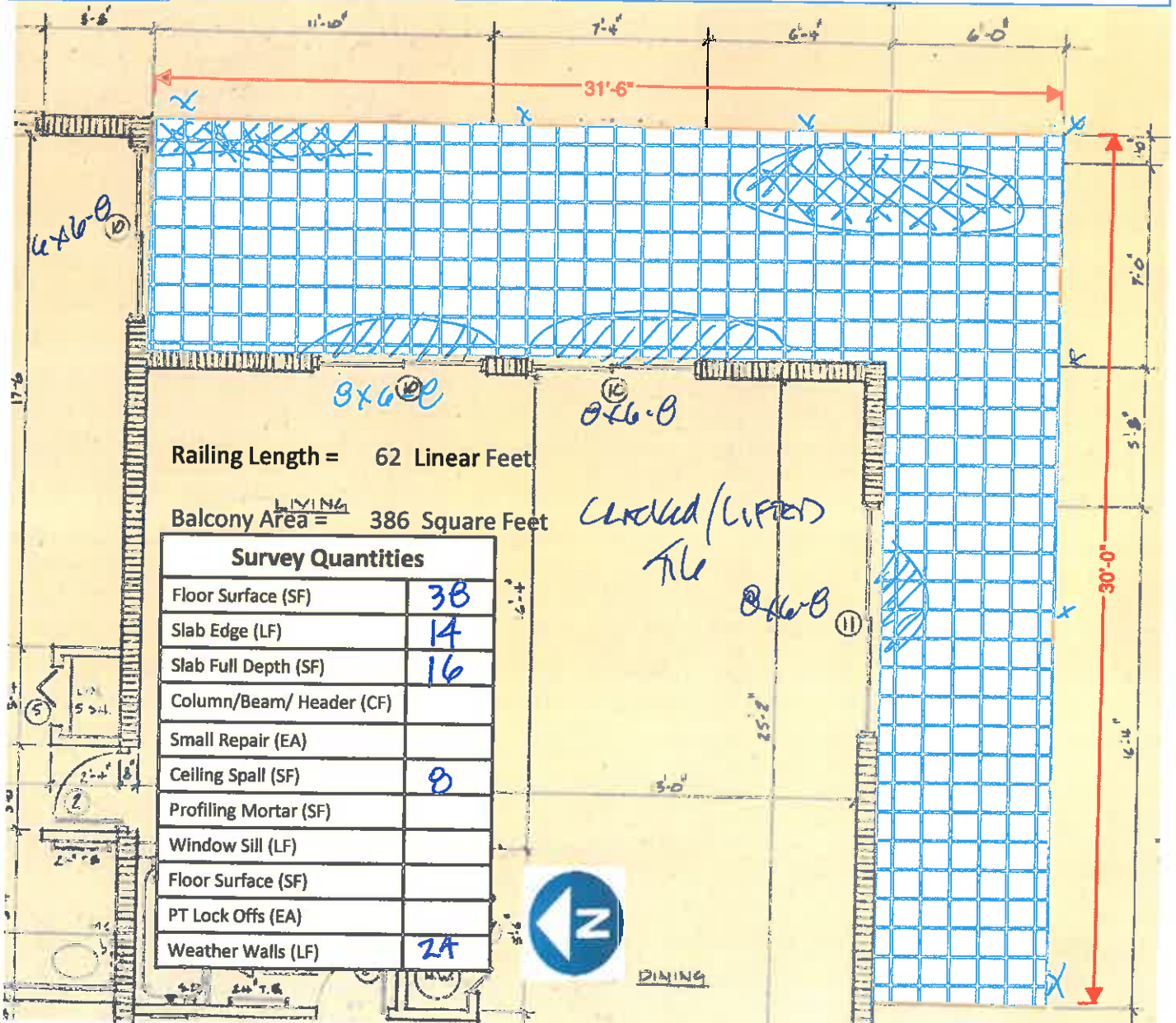
Project: Port Royal

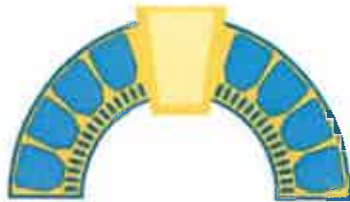
Building_1

Unit # 156

Date: August 30, 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
				Corroded Fasteners:	Yes No
				Holes In Threshold:	Yes No
		<u>Shutters</u>		<u>Flooring</u>	
		Shimmed	Yes No	Type:	Tile Coating Pattern
		Type	Accordion Roll Down		
		Location	Edge Door		





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Balcony Survey Map

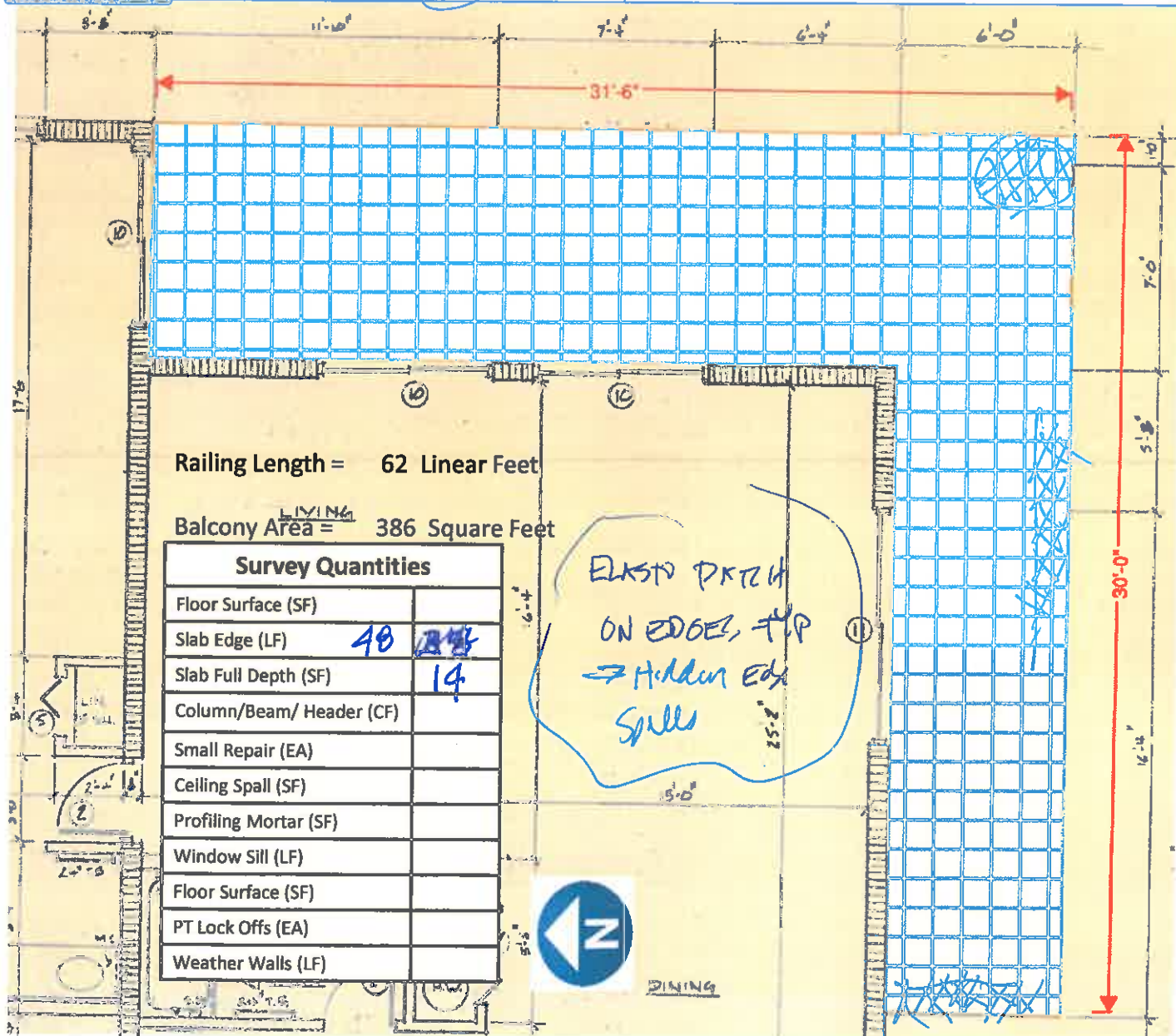
Project: Port Royal

Building 1

Unit # 144

Date: August 30, 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						
		Type	Accordion Roll Down						
		Location	Edge Door						
		<u>Flooring</u>							
		Type:	Tile Coating Pattern						





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Balcony Survey Map

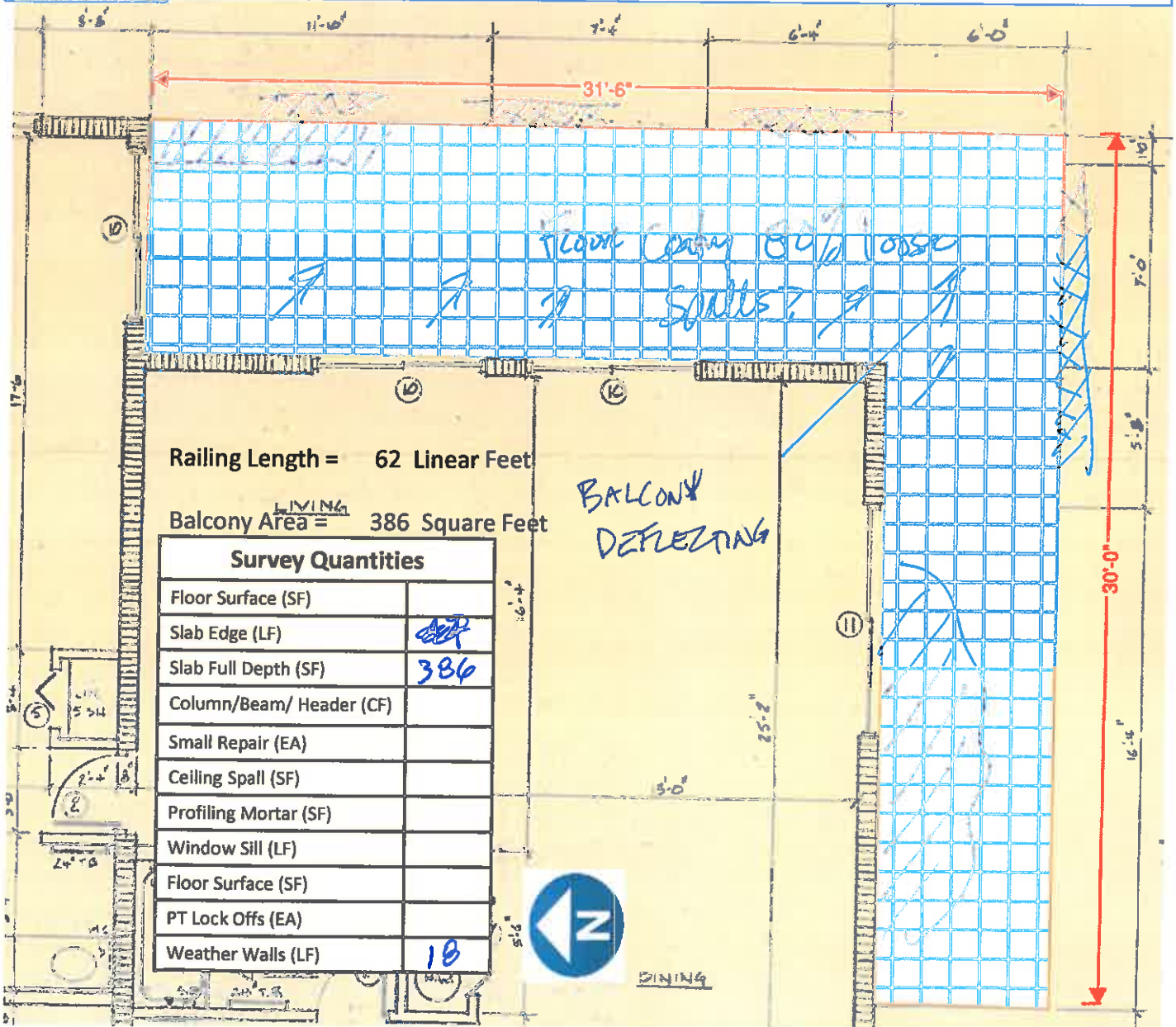
Project: Port Royal

Building 1

Unit # 134

Date: August 30, 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:	<u>Cored</u> Surface Mount Screen	Age:	<u>Older</u> Newer		
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	<u>Yes</u> No		
		Shutters	<u>Yes</u> No	Holes In Threshold:	Yes No		
		Shimmed	<u>Yes</u> No				
		Type	Accordion <u>Roll Down</u>				
		Location	Edge <u>Door</u>				
				Flooring			
				Type:	Tile <u>Coating</u> Pattern		
				<u>TEXT. NO PATT.</u>			





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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 126

Date: August 30, 2022

LEGEND		Railings		Sliding Doors		Flooring	
	Spall Above	Code Compliant: Yes	No	Vinyl	Aluminum		
	Spall Below	Condition: Good	Fair	Code Compliant: Yes	No		
	Crack	Type: Cored	Surface Mount	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	
		Type	Accordion	Roll Down	Type: Tile	Coating	Pattern
		Location	Edge	Door			

Handwritten notes:
- "Use post strong this corner" (circled)
- "old Repairs in failure" (circled)
- "31'-6\"/>

Railing Length = 62 Linear Feet
Balcony Area = 386 Square Feet

Floor Surface (SF)	42
Slab Edge (LF)	32
Slab Full Depth (SF)	64
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	18

Handwritten notes:
- "LIVING" (circled)
- "DINING" (circled)
- "30'-0\"/>



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Balcony Survey Map

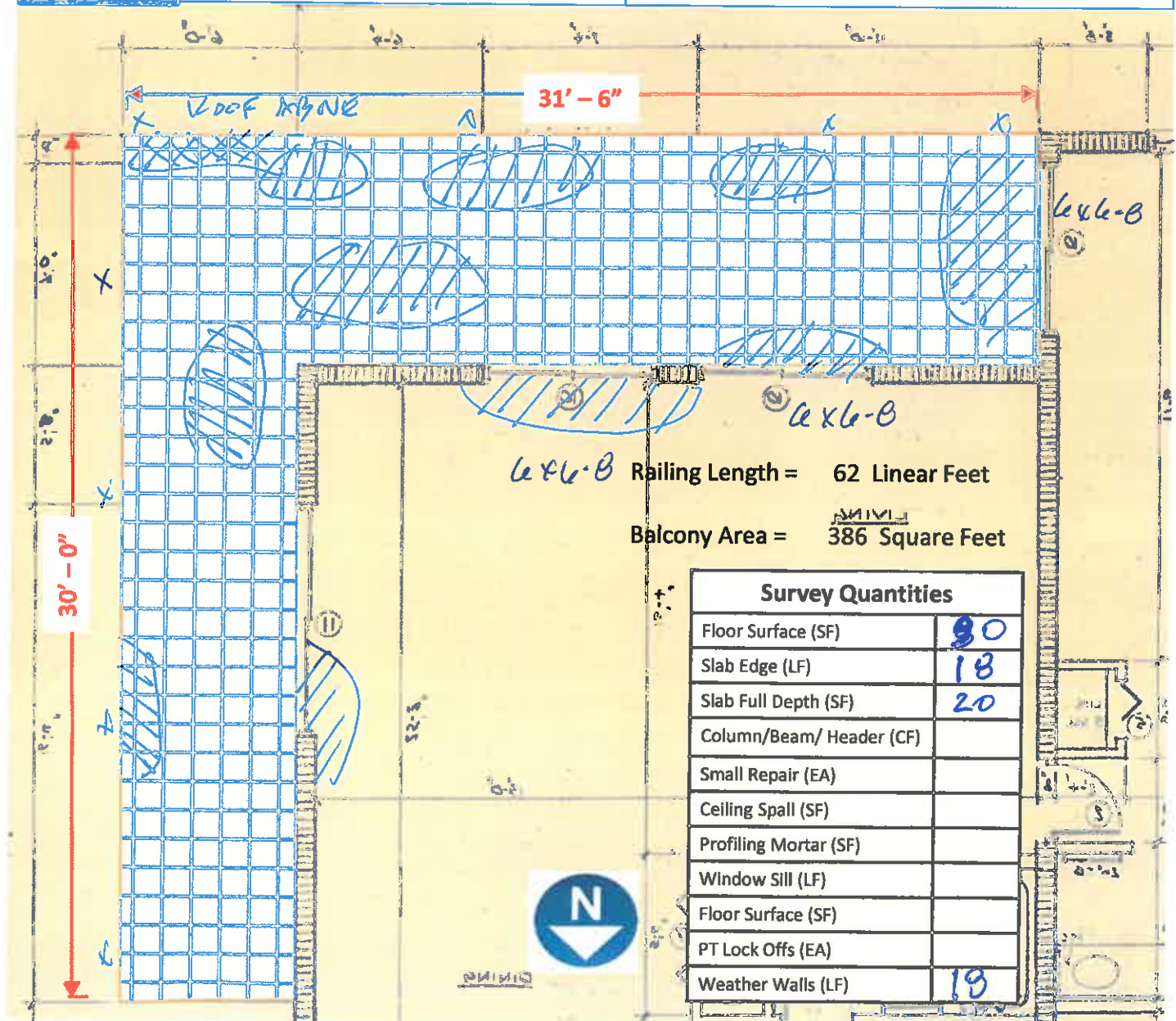
Project: Port Royal

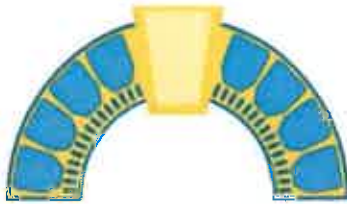
Building 2

Unit # 251

Date: August 30, 2022

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





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Balcony Survey Map

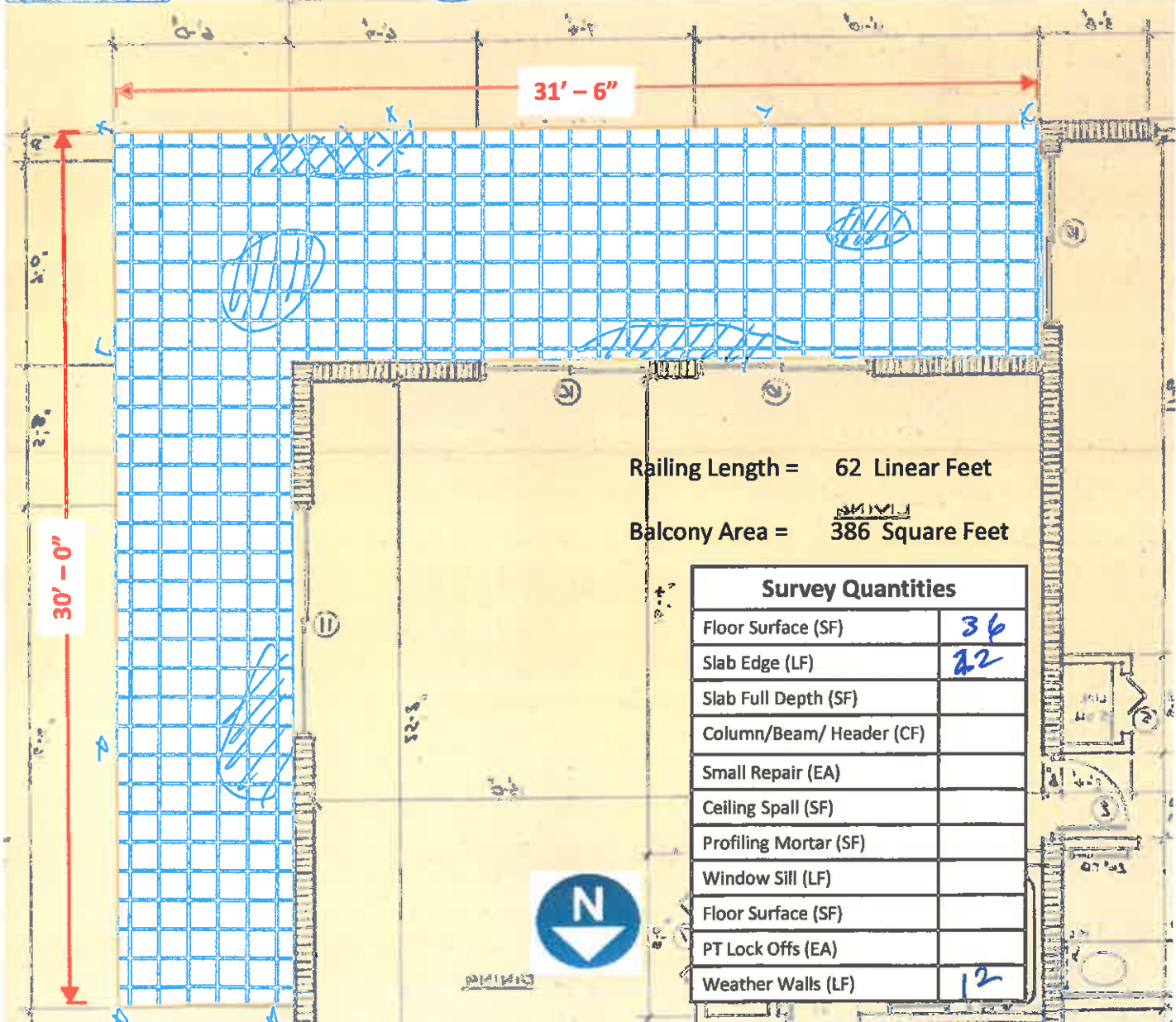
Project: Port Royal

Building: 2

Unit #: 241

Date: August 30, 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:	<u>Cored</u>	Surface Mount	Screen	Age:	<u>Older</u>	Newer	
	Rust Spot	Screen Shimmed:	Yes	No	Corroded Fasteners:	<u>Yes</u>	No		
		Shutters	Yes	No	Holes In Threshold:	Yes	No		
		Shimmed	Yes	No					
		Type	<u>Accordion</u>	Roll Down					
		Location	<u>Edge</u>	Door					
				Flooring					
				Type:	Tile	<u>Coating</u>	Pattern		





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Balcony Survey Map

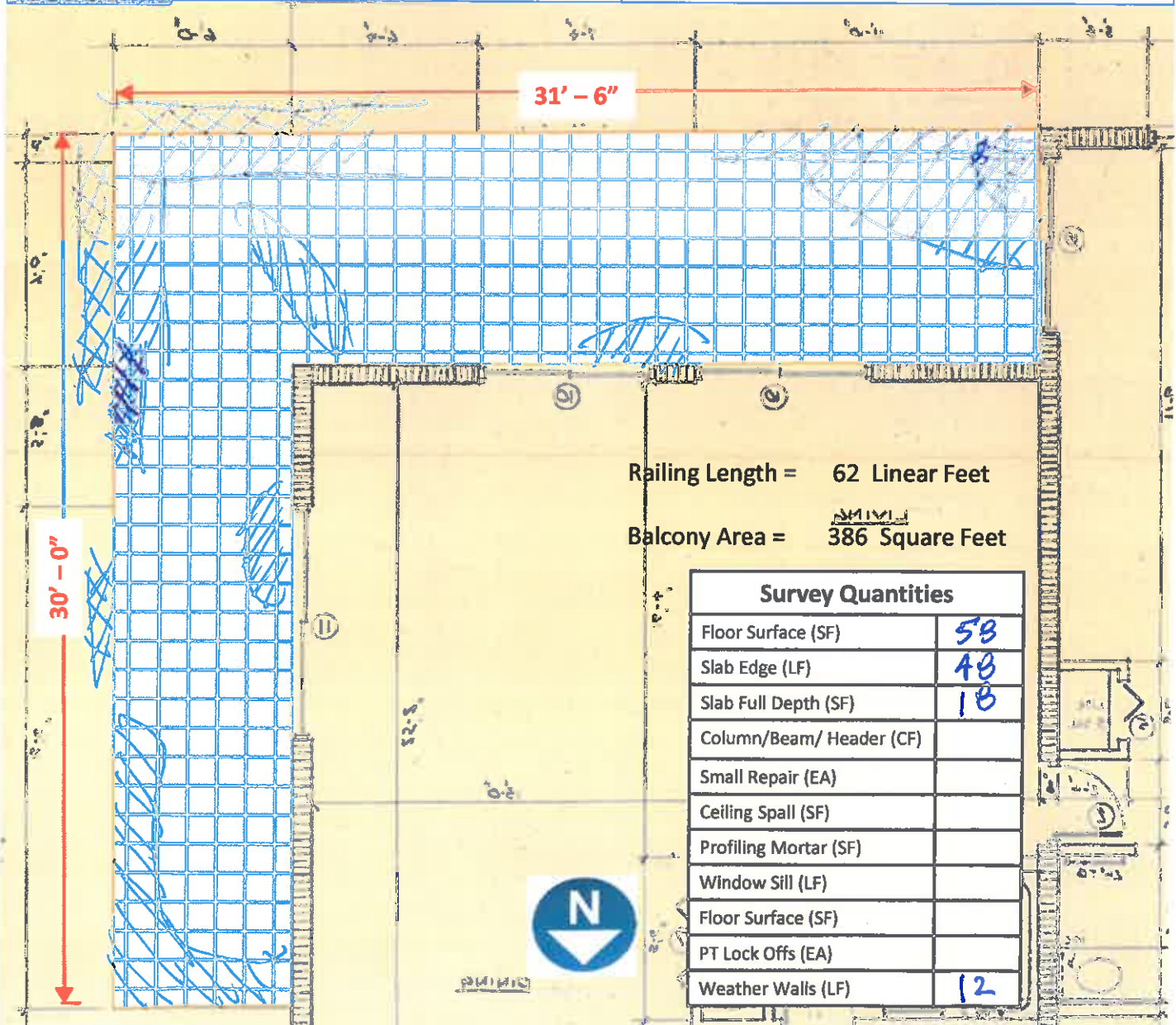
Project: Port Royal

Building 2

Unit # 231

Date: August 30, 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:	<u>Cored</u> Surface Mount Screen	Age:	<u>Older</u> Newer		
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	<u>Yes</u> No		
		Shutters	<u>Yes</u> No	Holes In Threshold:	Yes No		
		Shimmed	Yes <u>No</u>				
		Type	<u>Accordion</u> Roll Down				
		Location	<u>Edge</u> Door				
				Flooring			
				Type: Tile	<u>Coating</u>	Pattern	
				<u>TEXT. NO PART.</u>			



**Project: Port Royal**

Building_2

Unit # 22

Date: August 30, 2022

31' - 6"

30' - 0"

North Arrow

Survey Quantities	
Floor Surface (SF)	82
Slab Edge (LF)	24
Slab Full Depth (SF)	12
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	10
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

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Balcony Survey Map

Project: Port Royal

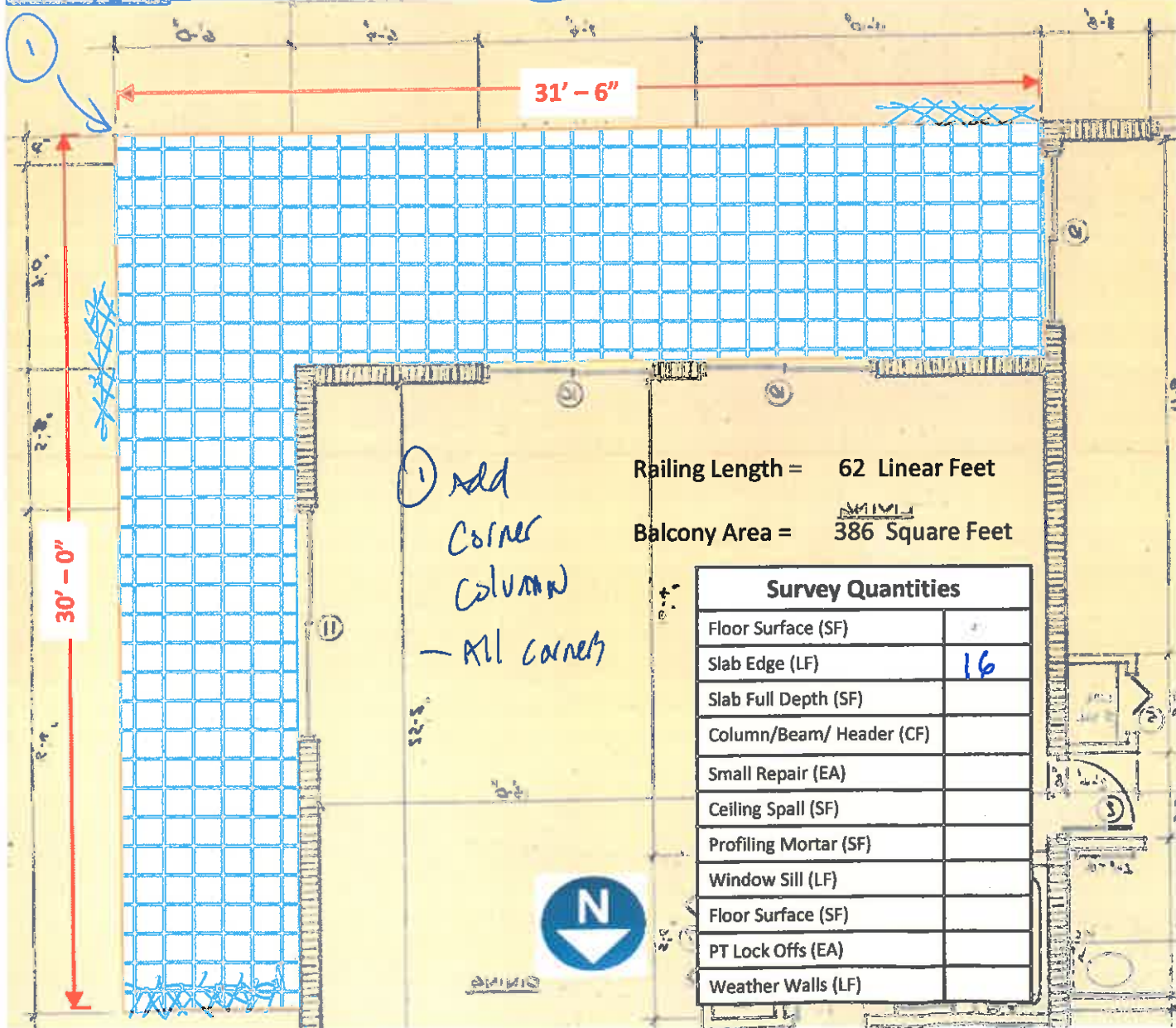
Building_2

Unit #

211

Date: August 30, 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		
				Holes In Threshold: Yes	No		
		<u>Shutters</u>		<u>Flooring</u>			
		Shimmed: Yes	No	Type: Tile	Coating	Pattern	
		Type: Accordion	Roll Down				
		Location: Edge	Door				





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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 252

Date: August 30, 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

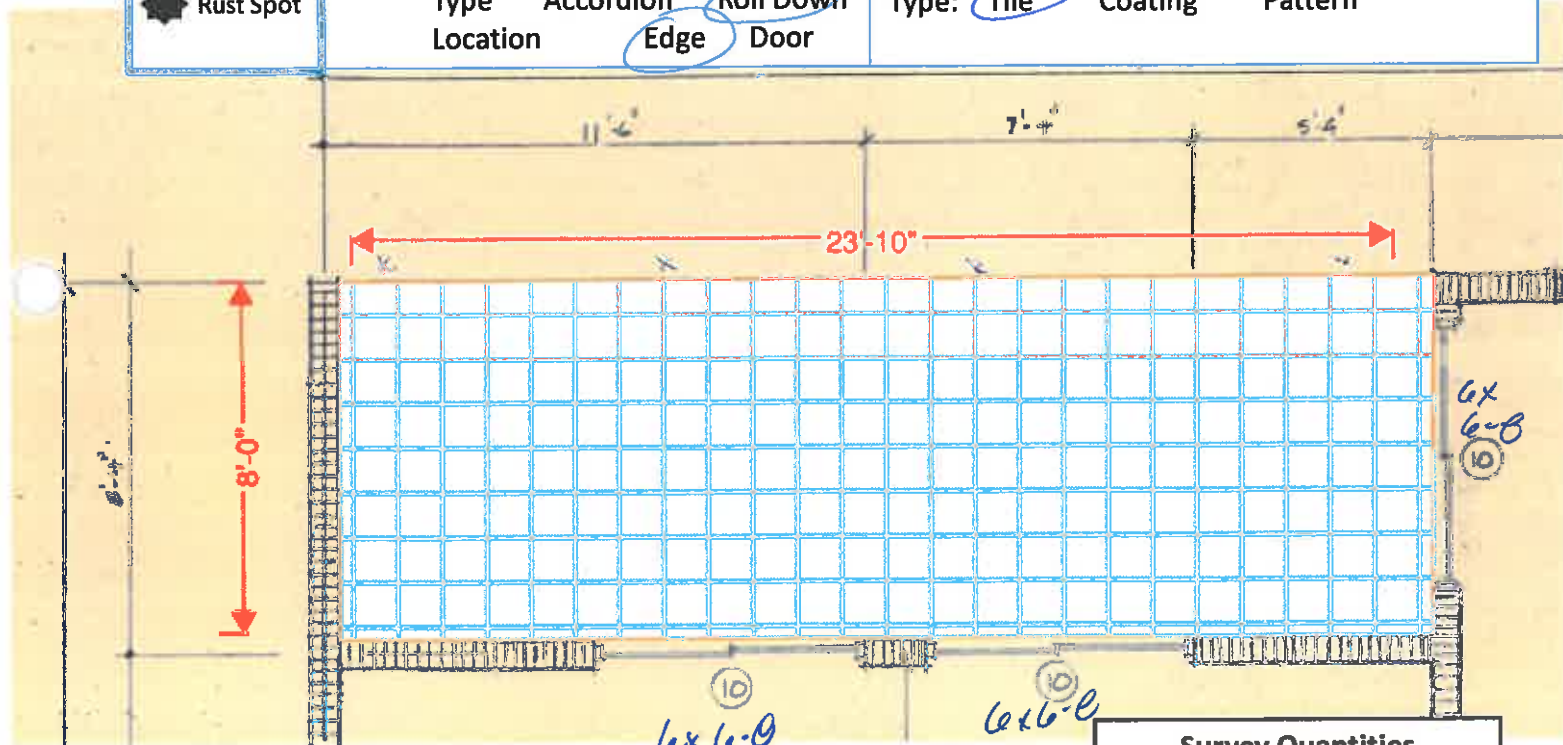
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 2

Unit # 242

Date: August 30, 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

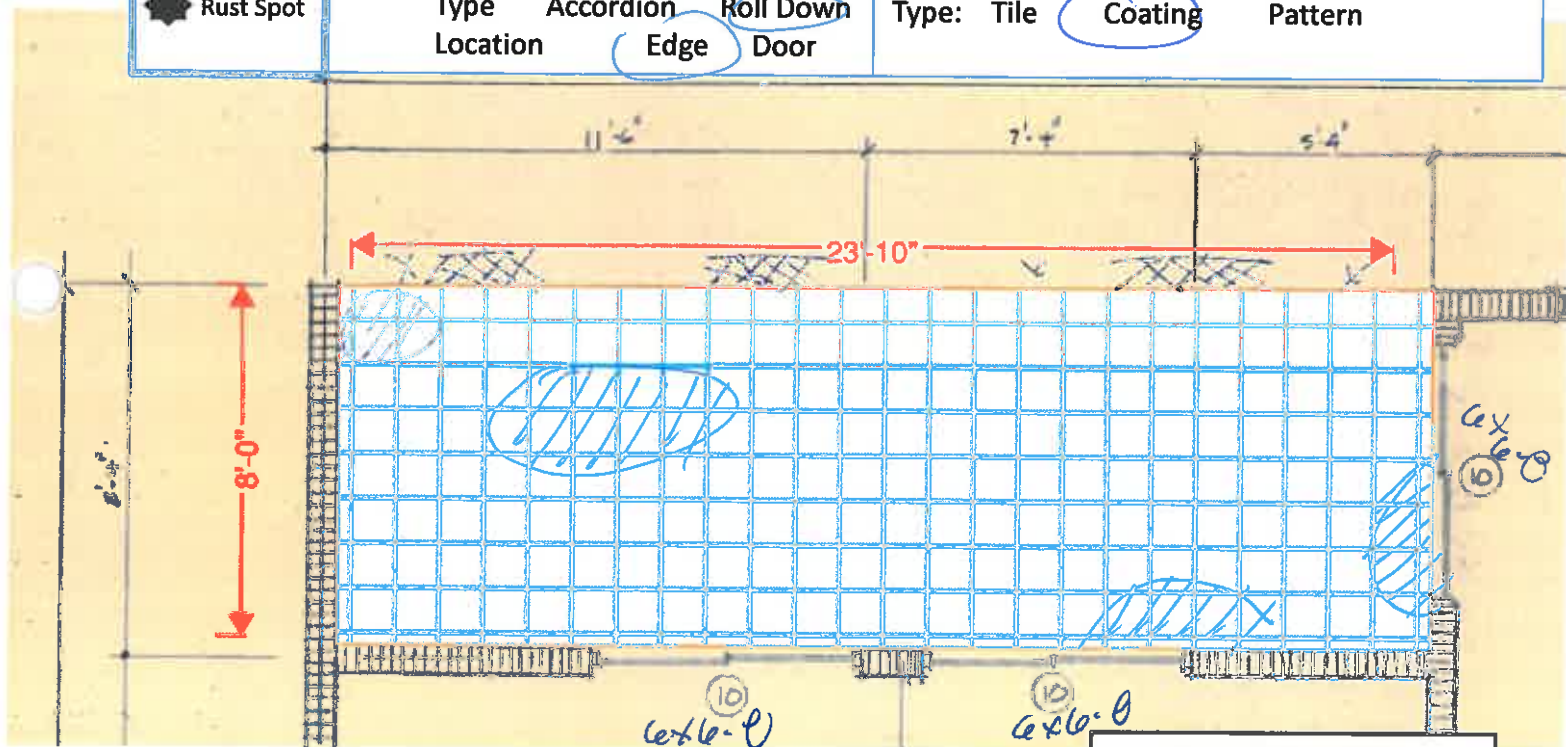
Shimmed Yes No
Type: Accordion Roll Down
Location: Edge Door

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

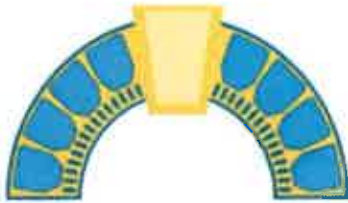


Survey Quantities

Floor Surface (SF)	36
Slab Edge (LF)	18
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	16

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

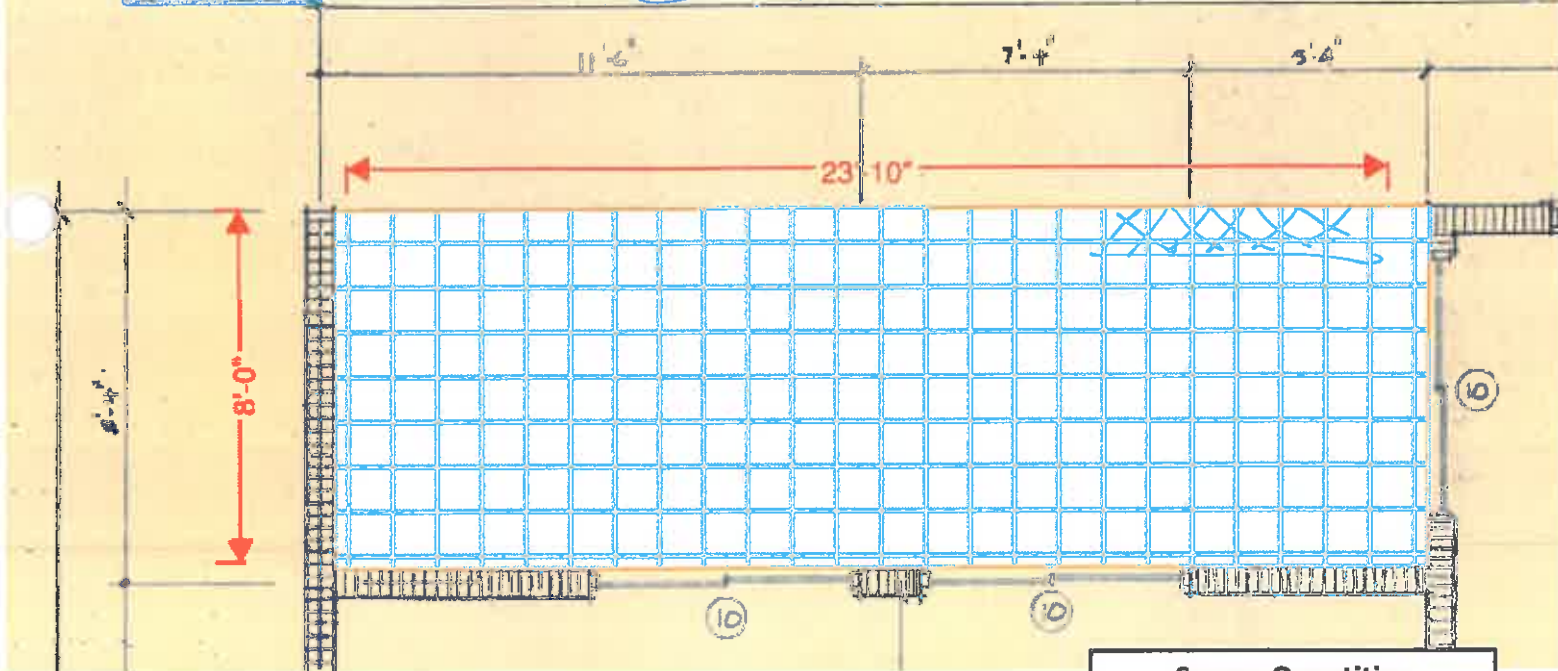
Project: Port Royal

Building: 1

Unit #: 232

Date: August 30, 2022

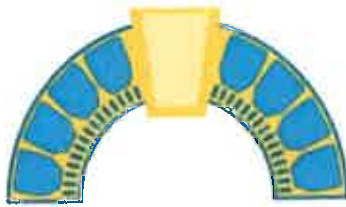
LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No		Yes No		
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor		Good Fair Poor		
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer		Older Newer		
	Rust Spot	Screen Shimmed: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



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	10
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



Balcony Survey Map

Project: Port Royal

Building 2

Unit # 212
Ground

Date: August 30, 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

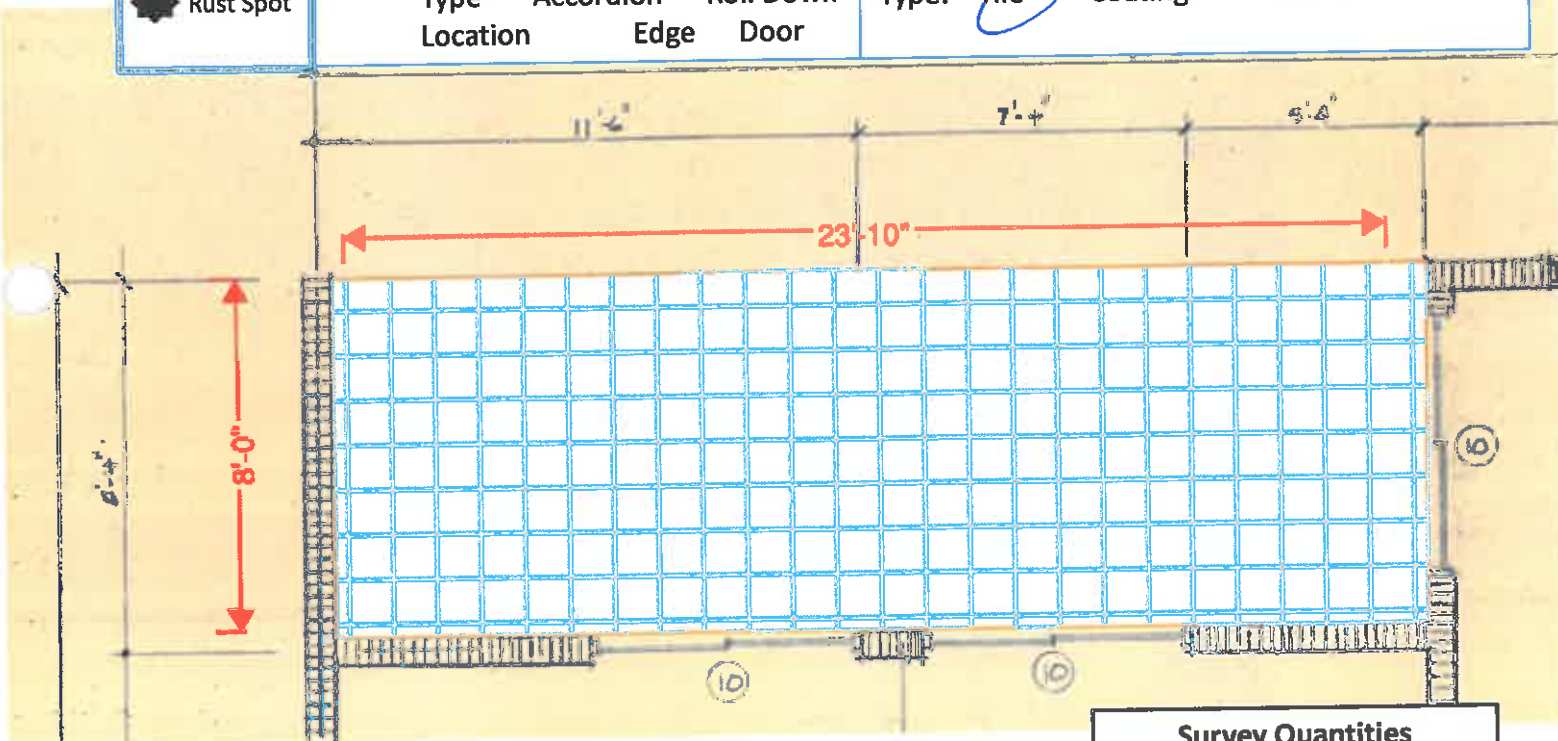
Yes No
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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

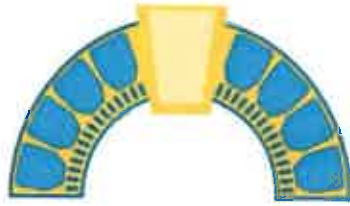


Survey Quantities

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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 24 Linear Feet

Balcony Area = 205 Square Feet



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Balcony Survey Map

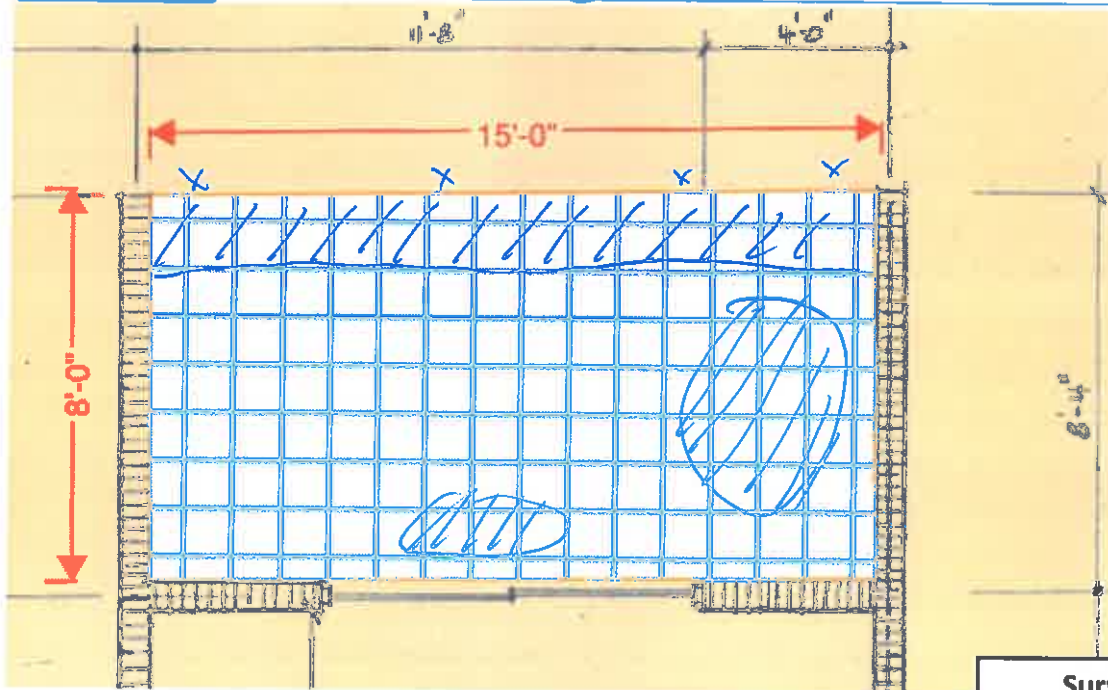
Project: Port Royal

Building 1

Unit # 253

Date: August 30, 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						
		Type	Accordion Roll Down						
		Location	Edge Door						
		Flooring							
				Type:	Tile	Coating	Pattern		



Survey Quantities	
Floor Surface (SF)	19
Slab Edge (LF)	15
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 15 Linear Feet

Balcony Area = 118 Square Feet



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Balcony Survey Map

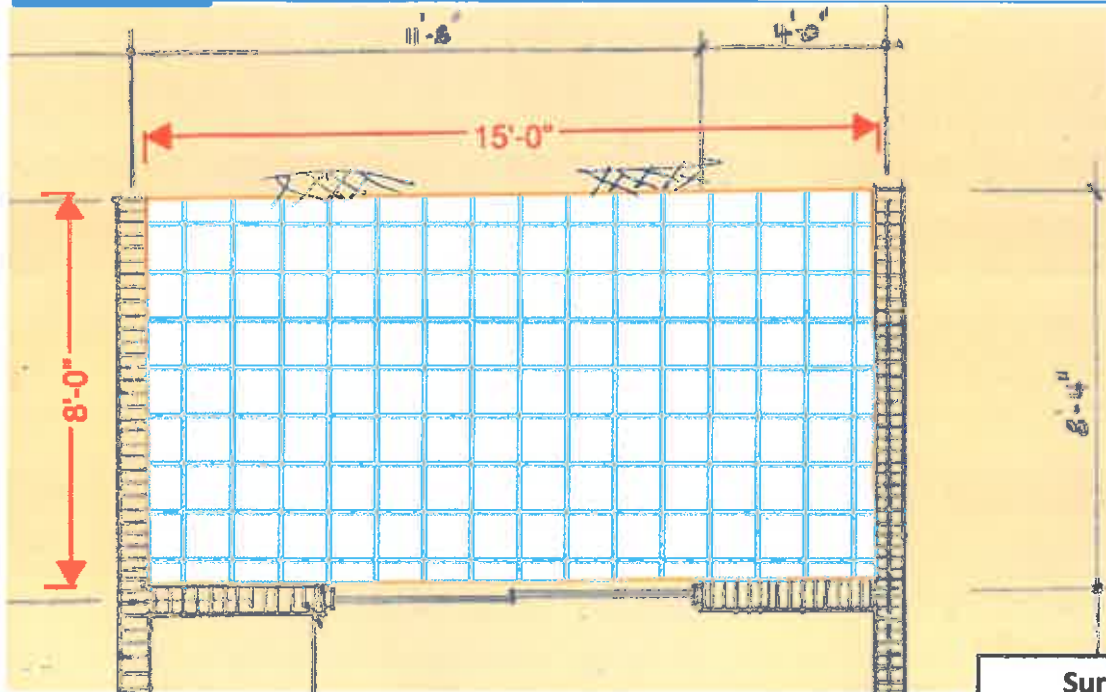
Project: Port Royal

Building 1

Unit # 2A3

Date: August 30, 2022

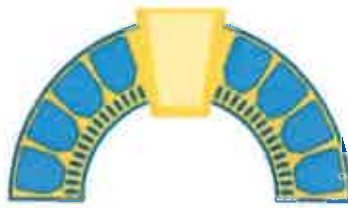
LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No		Yes		No
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor		Good		Fair Poor
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer		Older		Newer
	Rust Spot	Screen Shimmed:	Yes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



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	12
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 15 Linear Feet

Balcony Area = 118 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 233

Date: August 30, 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

Type Accordion Roll Down

Location Edge Door

Sliding Doors

Vinyl Aluminum

Code Compliant: Yes No

Condition: Good Fair Poor

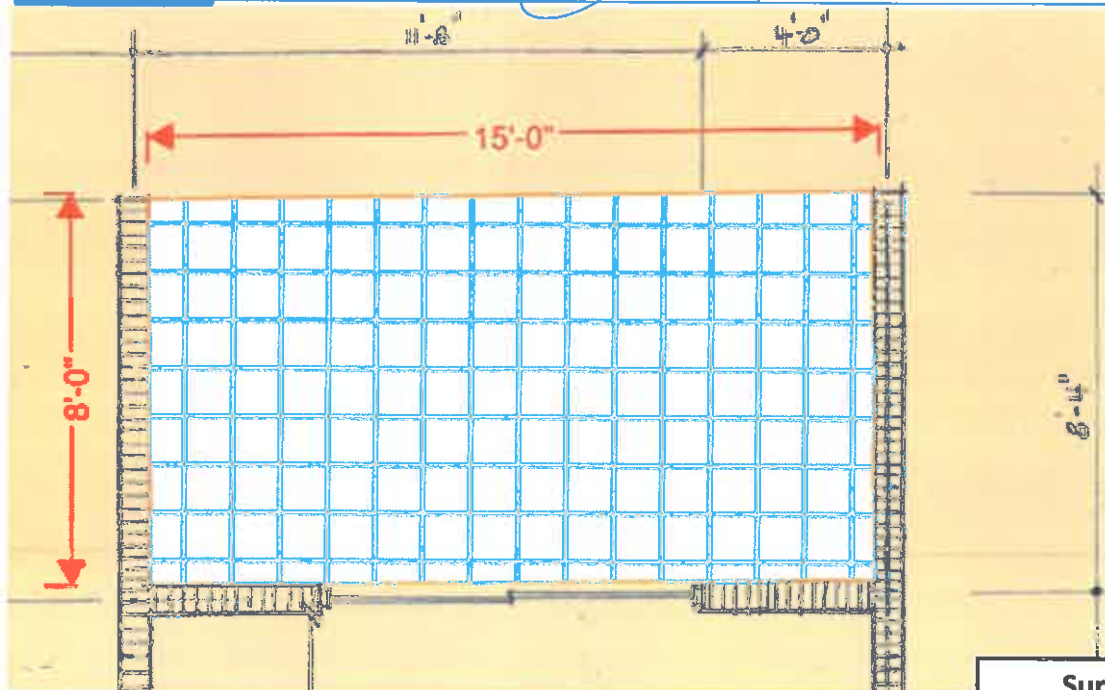
Age: Older Newer

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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 15 Linear Feet

Balcony Area = 118 Square Feet



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Balcony Survey Map

Project: Port Royal

Building 1

Unit # 223

Date: August 30, 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

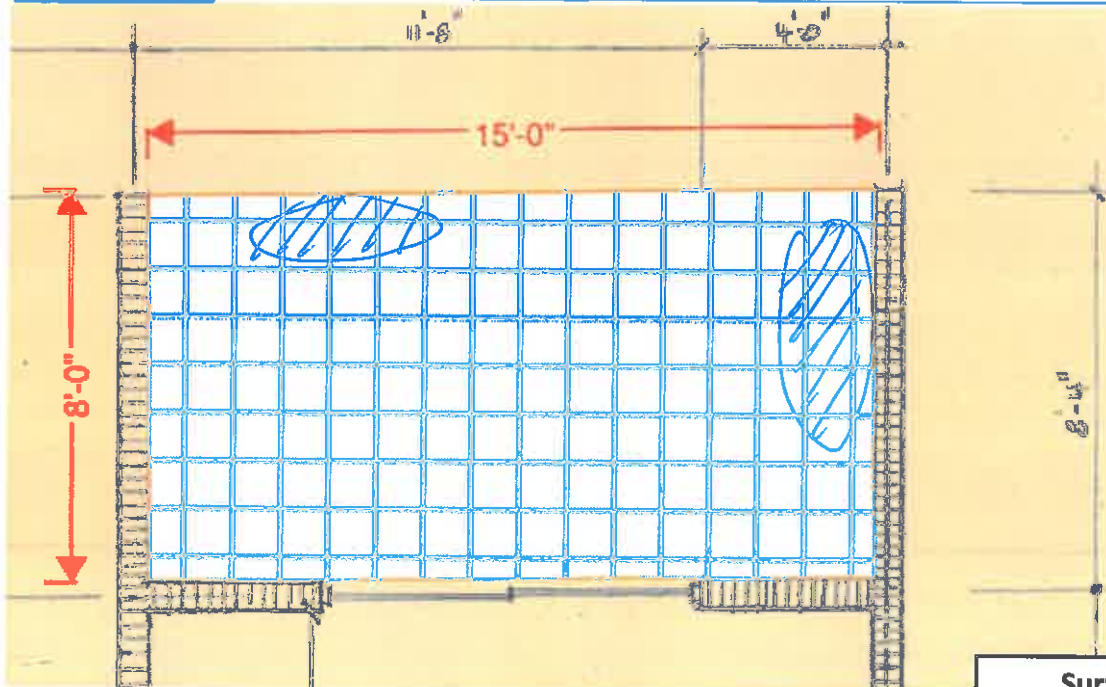
Shimmed Yes No
Type: Accordion Roll Down
Location: Edge Door

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)	<u>22</u>
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 15 Linear Feet

Balcony Area = 118 Square Feet



Balcony Survey Map

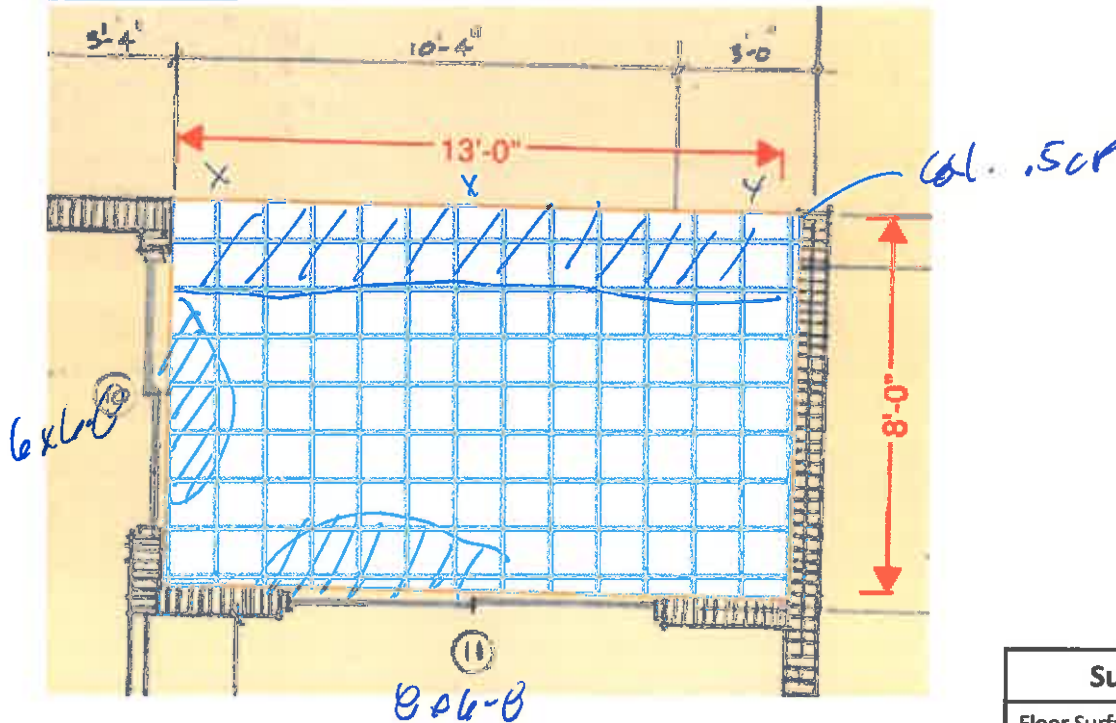
Project: Port Royal

Building 2

Unit # 254

Date: August 30, 2022

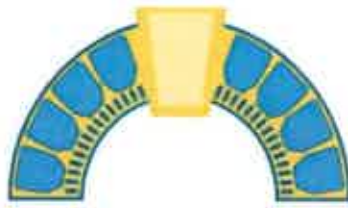
LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No	Yes	No	Yes	No
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor	Good	Fair	Poor	
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer	Older	Newer		
	Rust Spot	Screen Shimmed: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



Survey Quantities	
Floor Surface (SF)	24
Slab Edge (LF)	13
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	14

Railing Length = 13 Linear Feet

Balcony Area = 111 Square Feet



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Balcony Survey Map

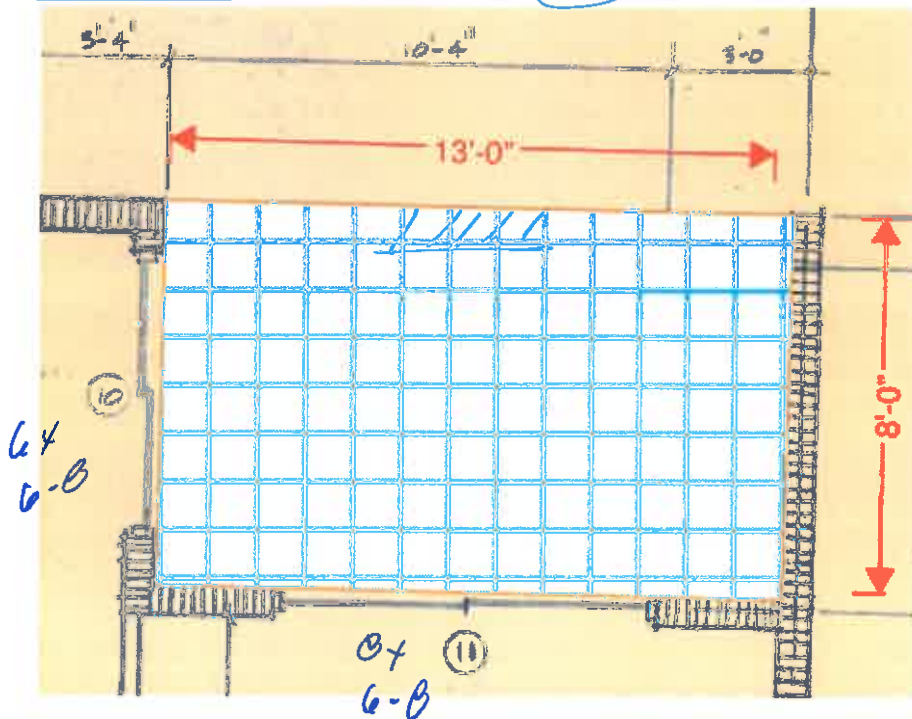
Project: Port Royal

Building 2

Unit # 244

Date: August 30, 2022

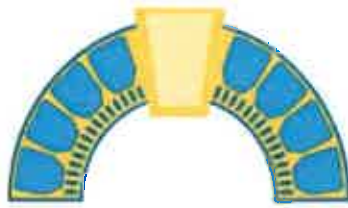
LEGEND		Railings		Sliding Doors		Vinyl		Aluminum	
	Spall Above	Code Compliant:	Yes No	Code Compliant:	Yes No				
	Spall Below	Condition:	Good Fair Poor	Condition:	Good Fair Poor				
	Crack	Type:	Cored Surface Mount Screen	Age:	Older Newer				
	Rust Spot	Screen Shimmed:	Yes No	Corroded Fasteners:	Yes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



Railing Length = 13 Linear Feet

Balcony Area = 111 Square Feet

Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	0
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	



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Balcony Survey Map

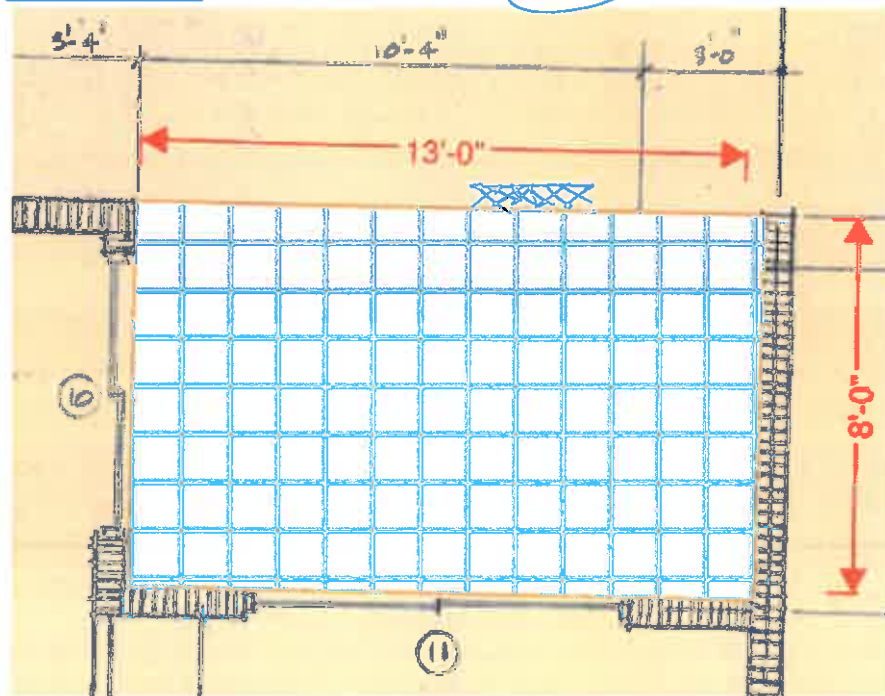
Project: Port Royal

Building 2

Unit # 234

Date: August 30, 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		Holes In Threshold:			
		Shimmed Yes No		Yes No			
		Type Accordion Roll Down		Type: Tile Coating Pattern			
		Location Edge Door					



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	4
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 13 Linear Feet

Balcony Area = 111 Square Feet



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Balcony Survey Map

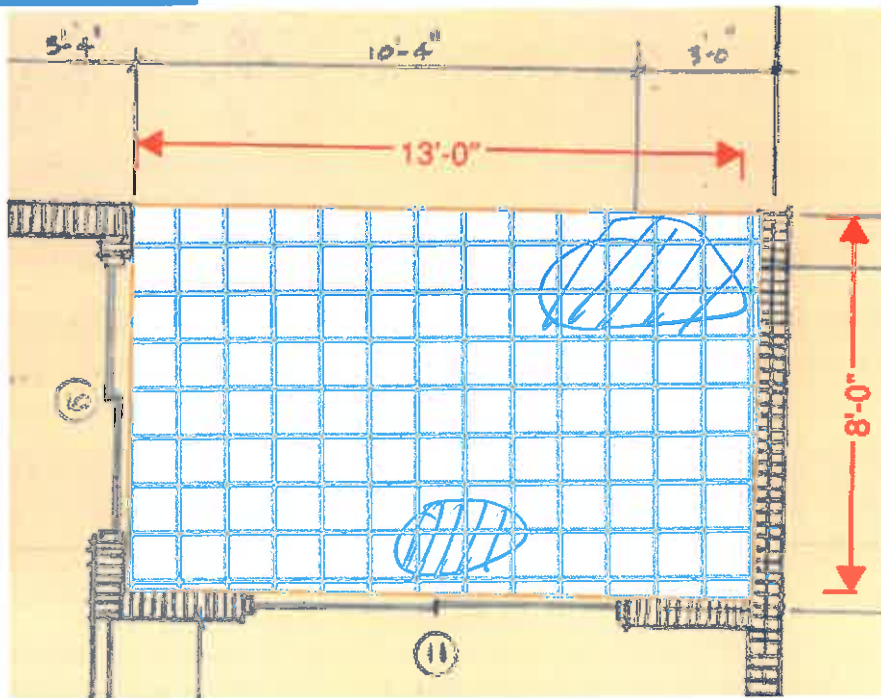
Project: Port Royal

Building 2

Unit # 224

Date: August 30, 2022

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



Survey Quantities	
Floor Surface (SF)	18
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 13 Linear Feet

Balcony Area = 111 Square Feet



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Balcony Survey Map

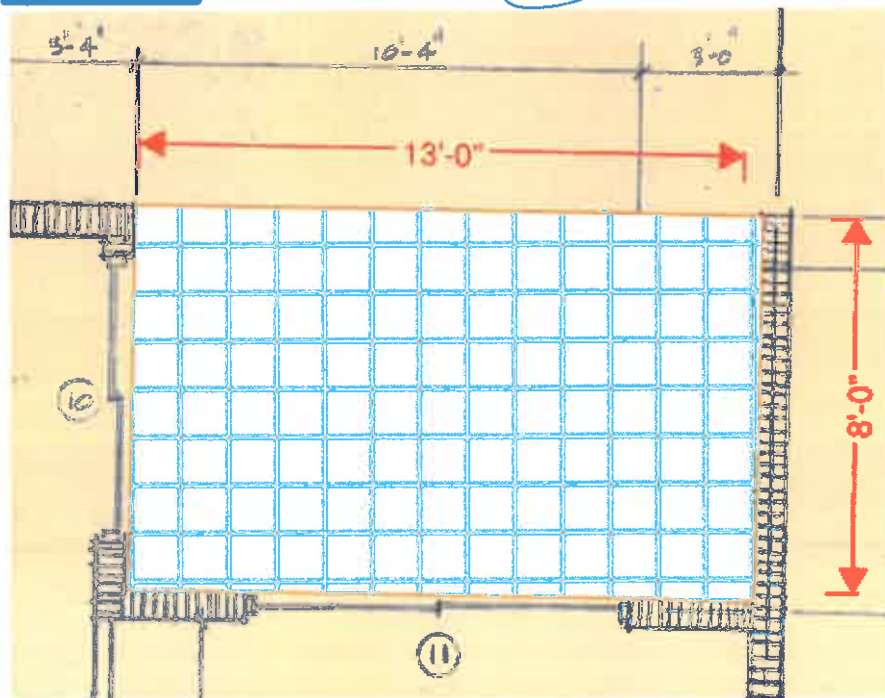
Project: Port Royal

Building 2

Unit # 214
Ground

Date: August 30, 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		Sliding Doors Code Compliant: Yes No Condition: Good Fair Poor Age: Older Newer Corroded Fasteners: Yes No Holes In Threshold: Yes No	
	Shutters Shimmed Yes No Type Accordion Roll Down Location Edge Door		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)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	

Railing Length = 13 Linear Feet

Balcony Area = 111 Square Feet

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Balcony Survey Map

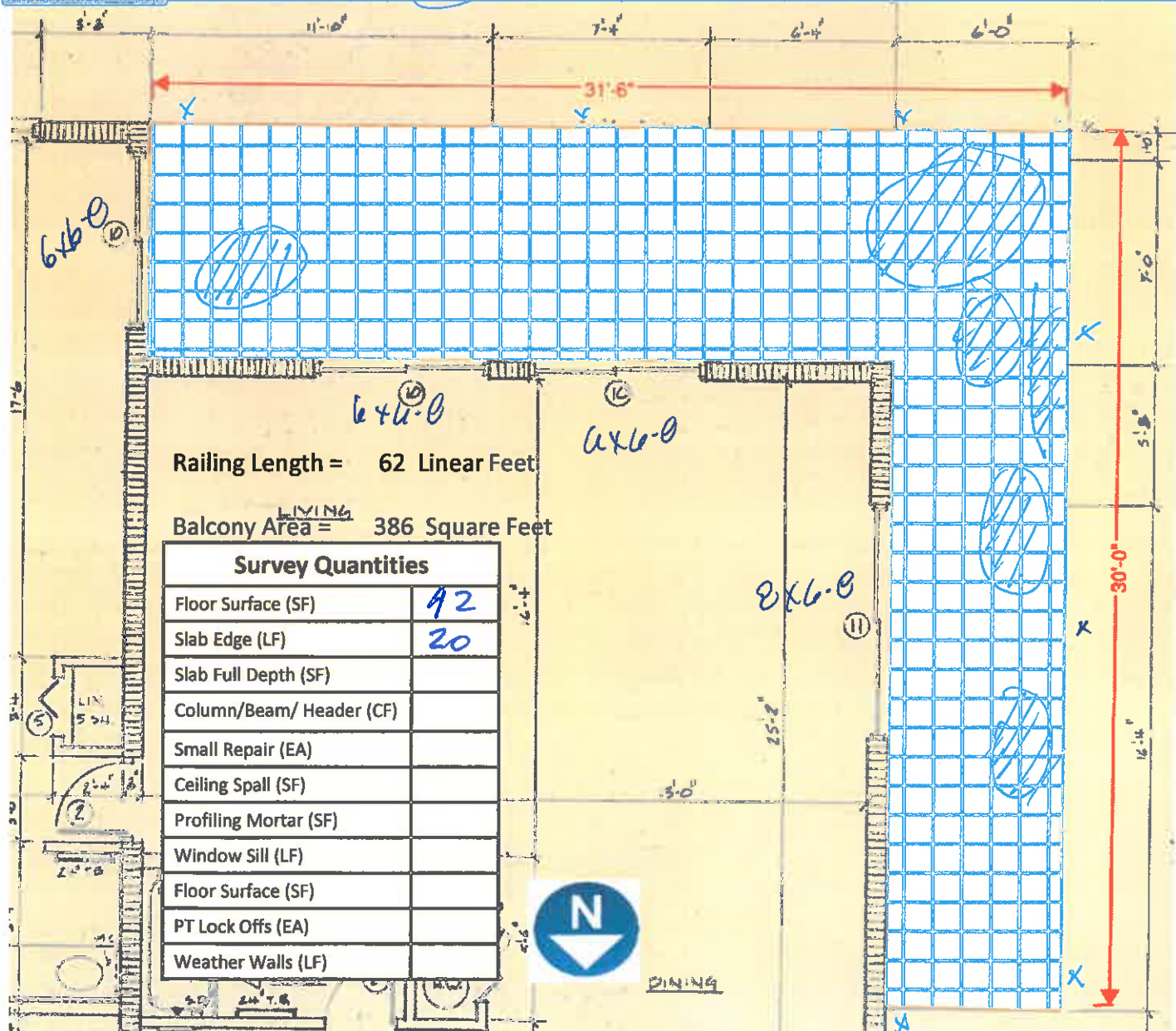
Project: Port Royal

Building 2

Unit # 255

Date: August 30, 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				
		Type	Accordion Roll Down				
		Location	Edge Door	<u>Flooring</u>			
				Type:	Tile Coating Pattern		





Project: Port Royal Building 2 Unit # 245 Date: August 30, 2022

Hand-drawn floor plan of a building with a blue grid overlay. The plan shows a rectangular area with dimensions 31'-6" by 30'-0". A table titled "Survey Quantities" is present, listing items like 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), Floor Surface (SF), PT Lock Offs (EA), and Weather Walls (LF). A north arrow points up. Various other dimensions and notes are scattered throughout the plan.

Survey Quantities

Floor Surface (SF)	46
Slab Edge (LF)	20
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (EA)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	
Floor Surface (SF)	
PT Lock Offs (EA)	
Weather Walls (LF)	0



Balcony Survey Map

Project: Port Royal

Building: 2

Unit #: 235

Date: August 30, 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

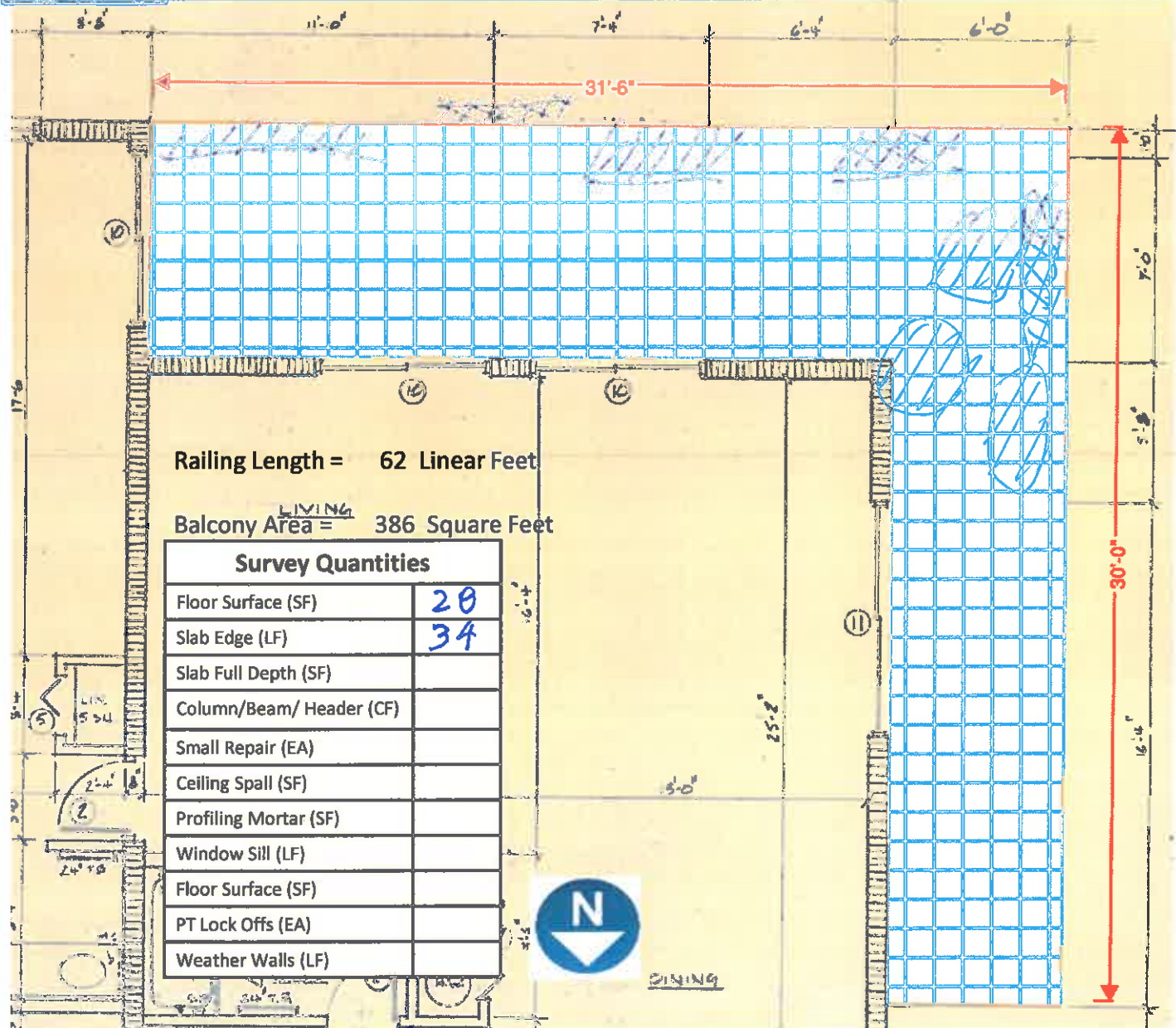
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

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

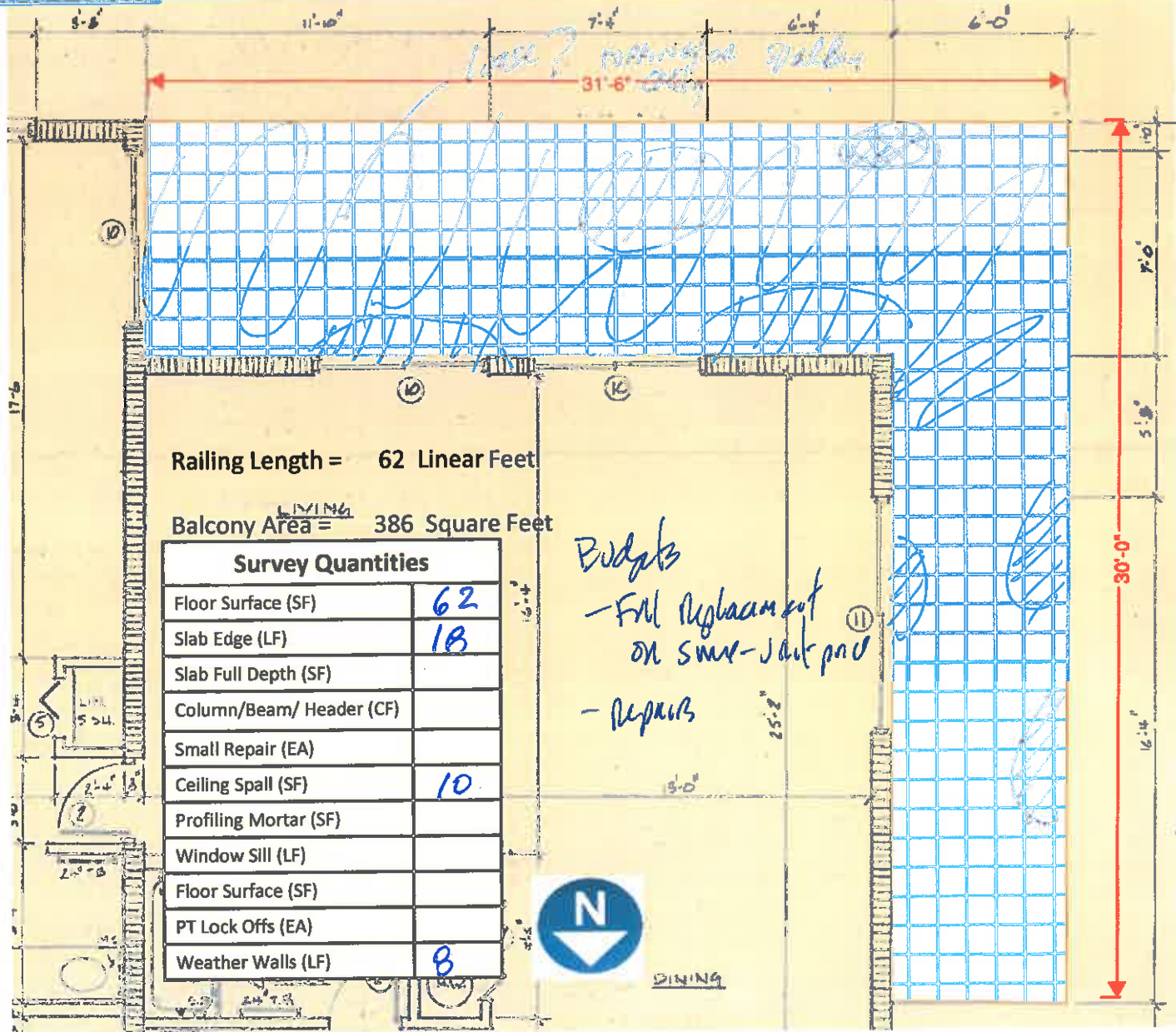
Project: Port Royal

Building_2

Unit # 225

Date: August 30, 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		
				Holes In Threshold:	Yes No		
		<u>Shutters</u>	Yes No	<u>Flooring</u>			
		Shimmed	Yes No	Type:	Tile Coating Pattern		
		Type	Accordion Roll Down				
		Location	Edge Door				





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Balcony Survey Map

Project: Port Royal

Building 2

Unit # 215

Date: August 30, 2022

Ground Floor

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

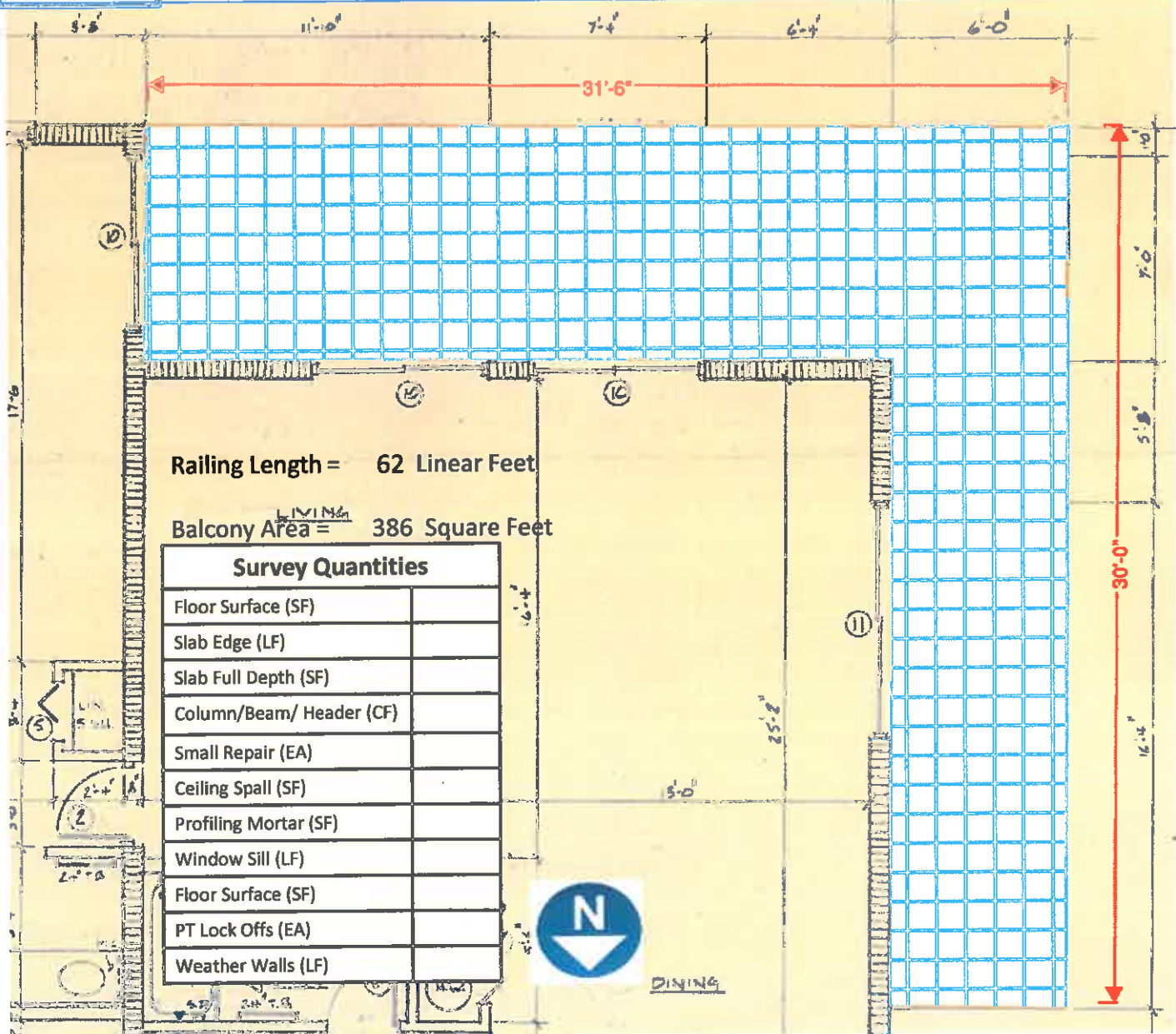
Shimmed Yes No
Type Accordion Roll Down
Location Edge Door

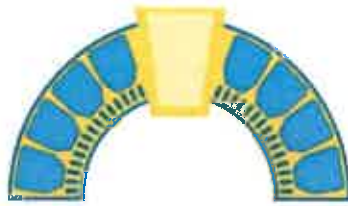
Sliding Doors

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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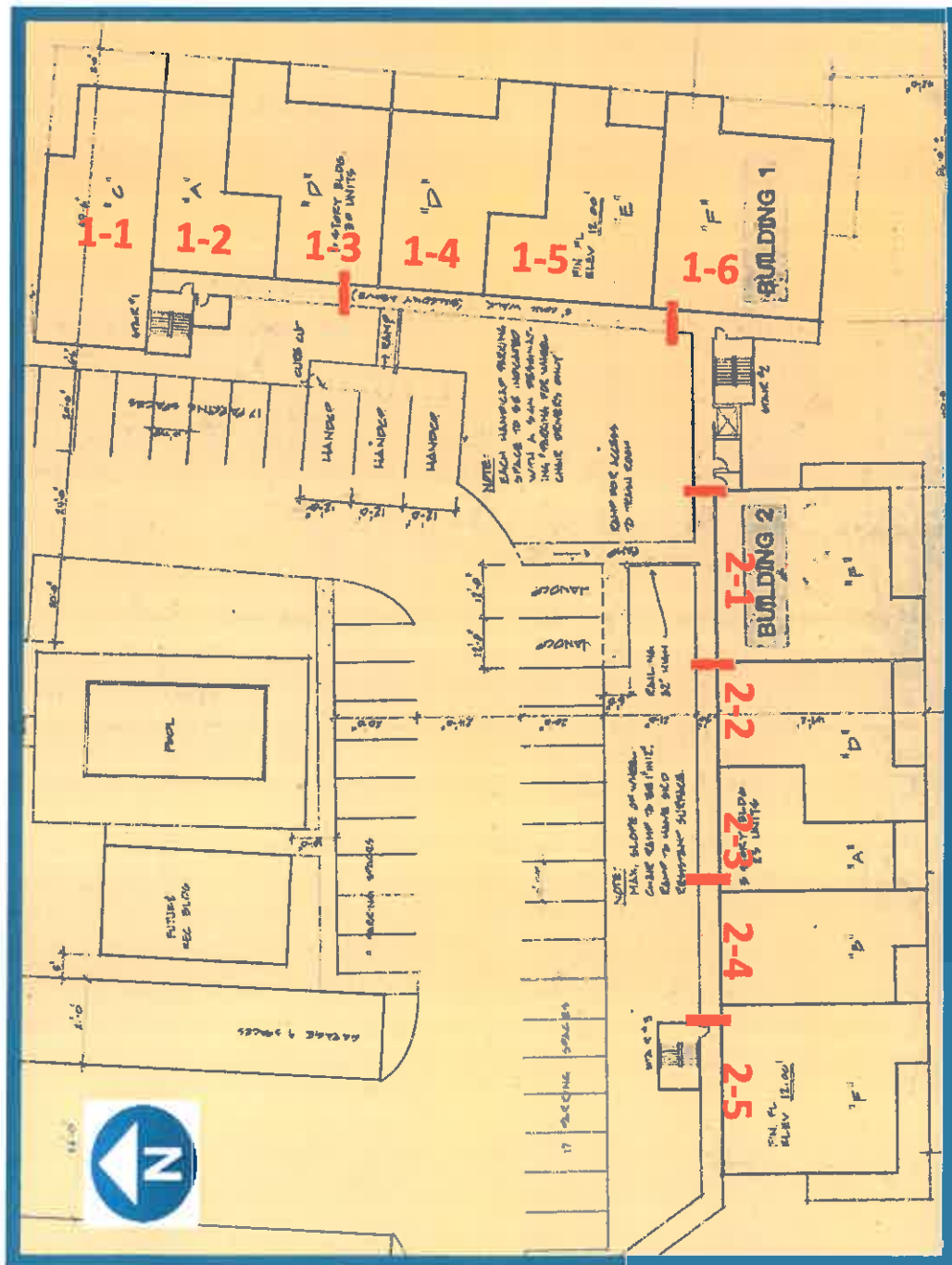
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Site Map

Port Royal

1700 North Atlantic Avenue

Cocoa Beach, FL 32931





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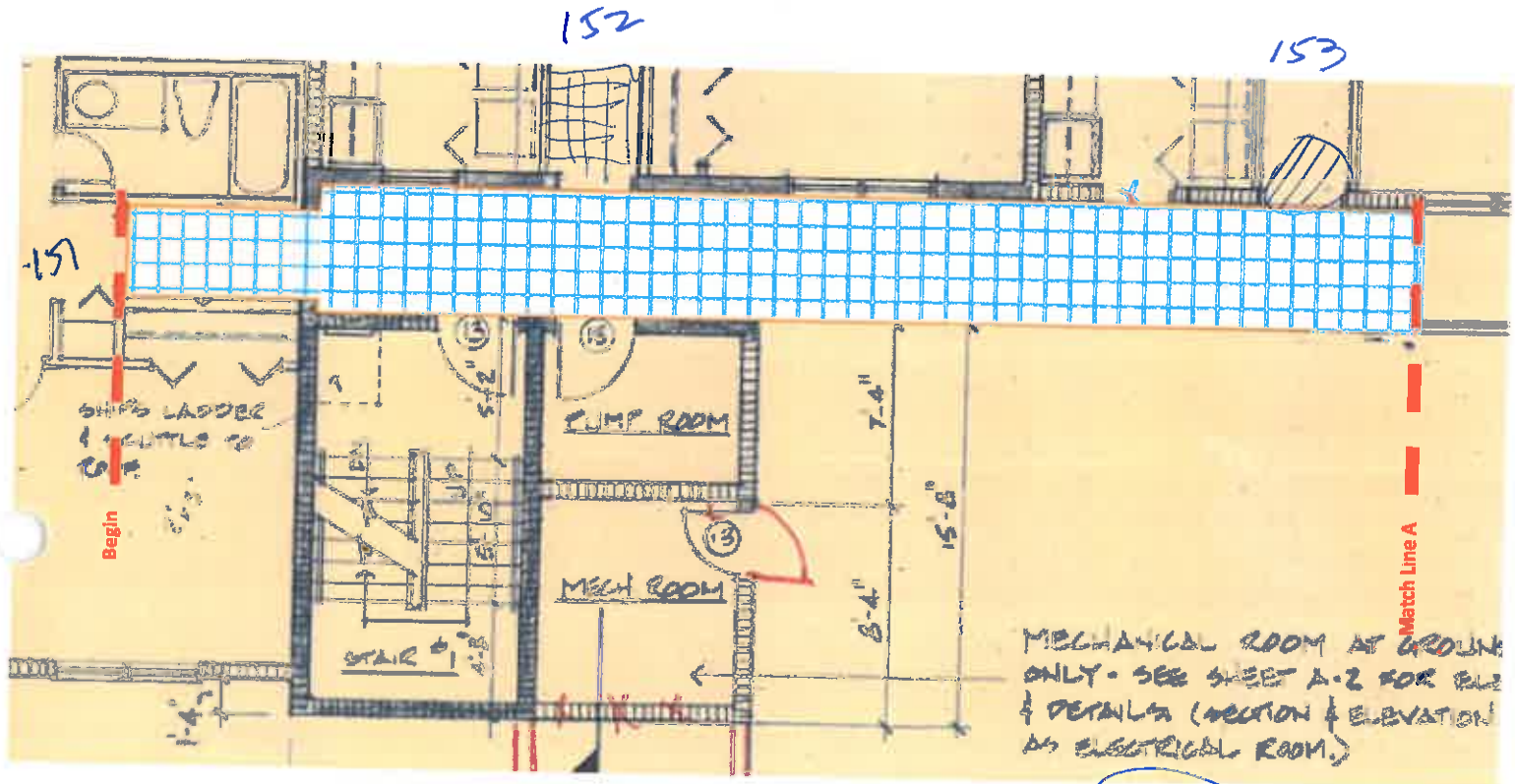
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Walkway Survey Map

Project: Port Royal

Floor # 5th

Date: 9/1 August 30, 2022



Survey Quantities	
Floor Surface (SF)	2
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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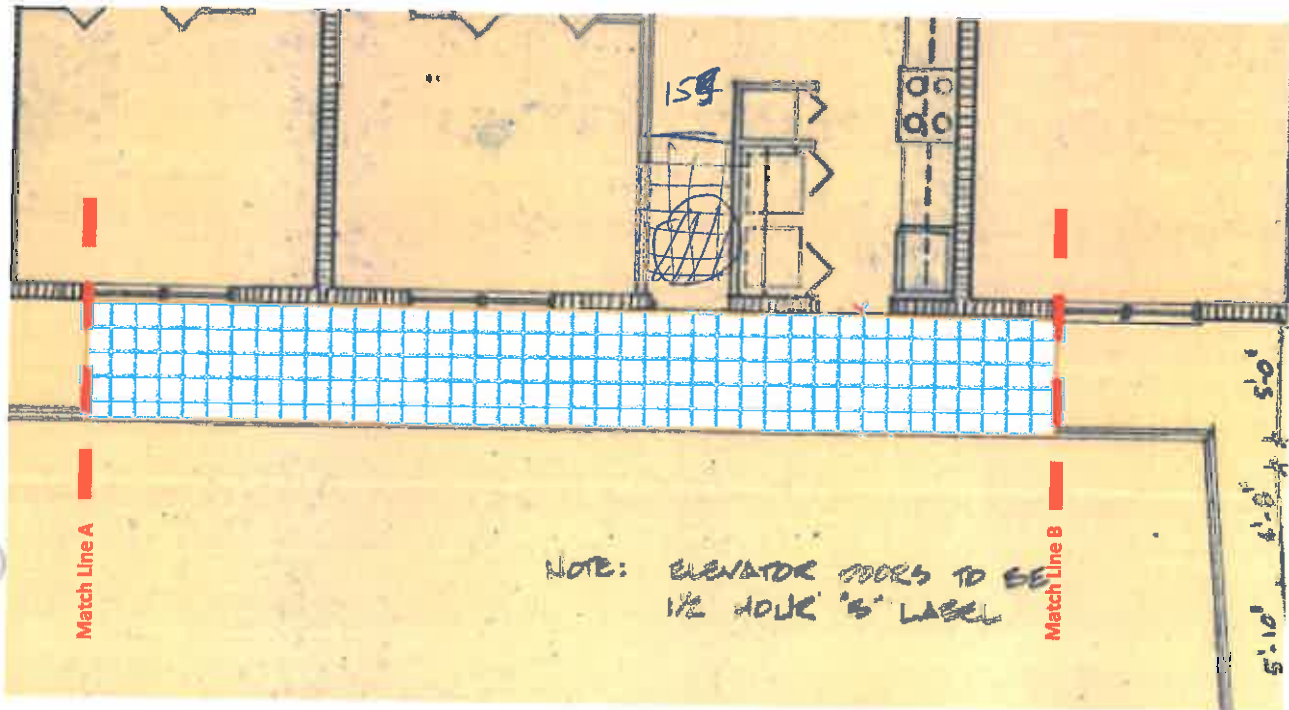
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Walkway Survey Map

Project: Port Royal

Floor # 5TH

Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	8
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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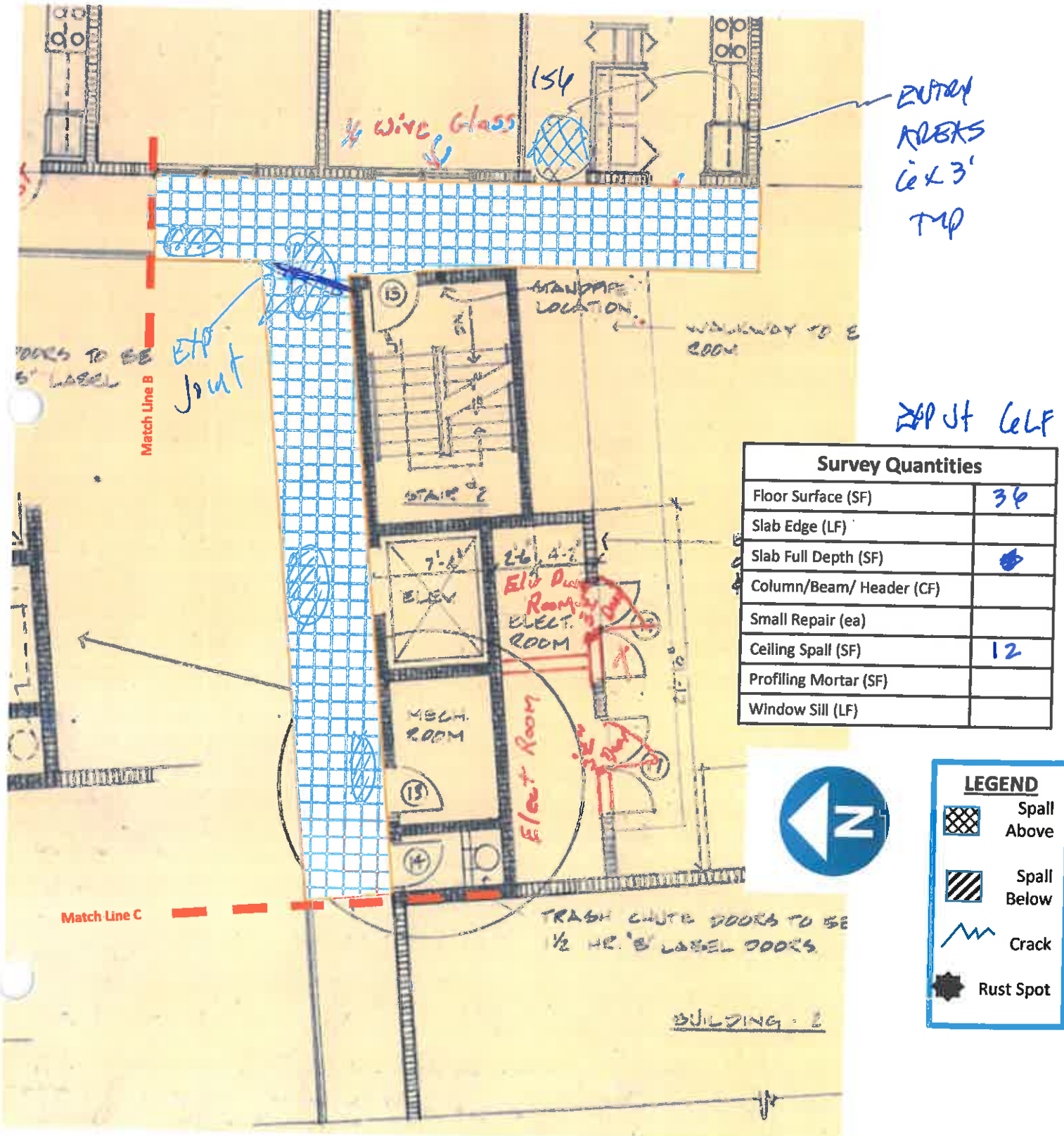
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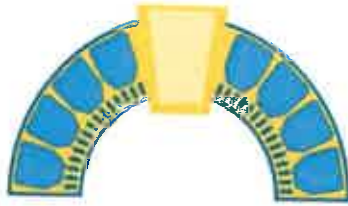
Walkway Survey Map

Project: Port Royal

Floor # 5TH

Date: August 30, 2022





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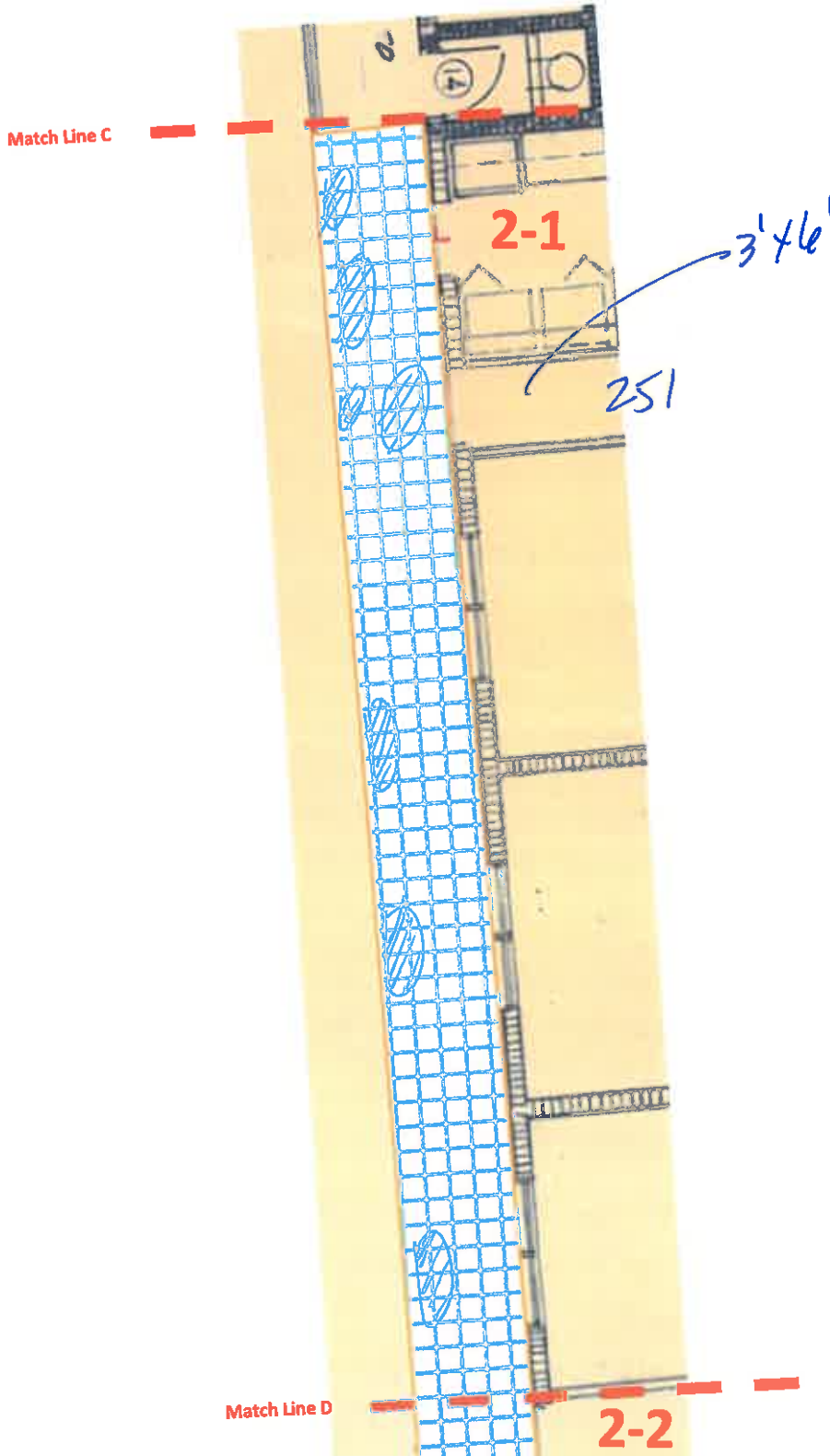
Fax: 321.459.2888

Walkway Survey Map

Project: Port Royal

Floor # 5th

Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	40
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

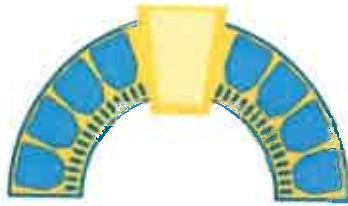
 Spall Above

 Spall Below

 Crack

 Rust Spot





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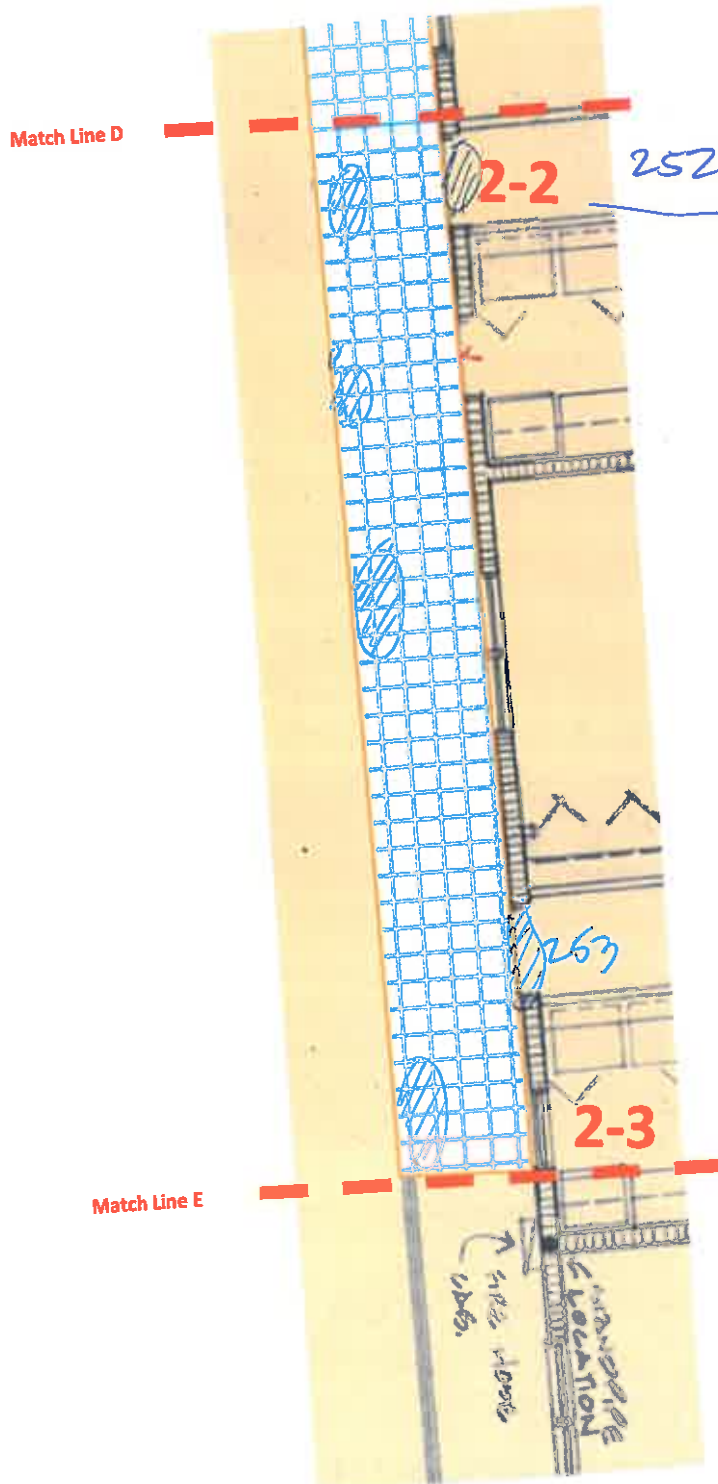
Fax: 321.459.2888

Walkway Survey Map

Project: Port Royal

Floor # 5th

Date: August 30, 2022



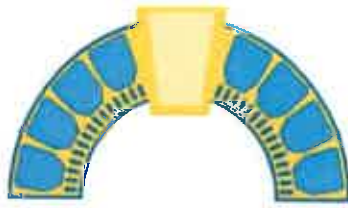
Add 3'x6' FOL
FOR UNIT ENTRIES

Survey Quantities	
Floor Surface (SF)	32
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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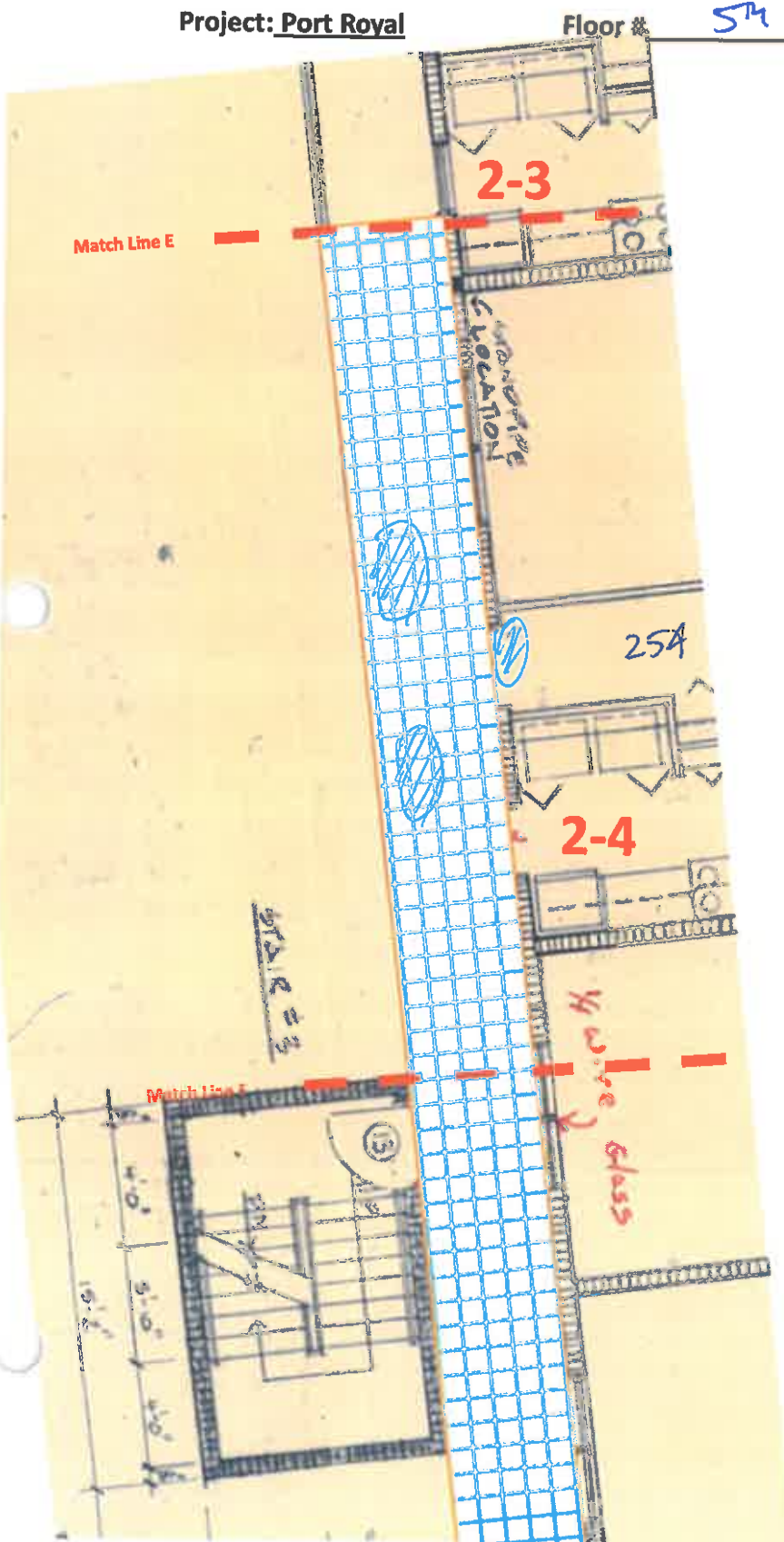
Walkway Survey Map

Project: Port Royal

Floor #

5th

Date: August 30, 2022



Survey Quantities

Floor Surface (SF)	18
Slab Edge (LF)	
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

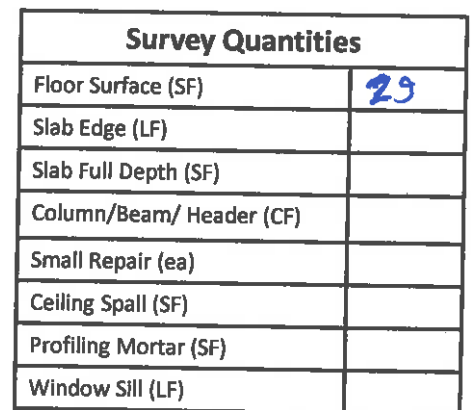
LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



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LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



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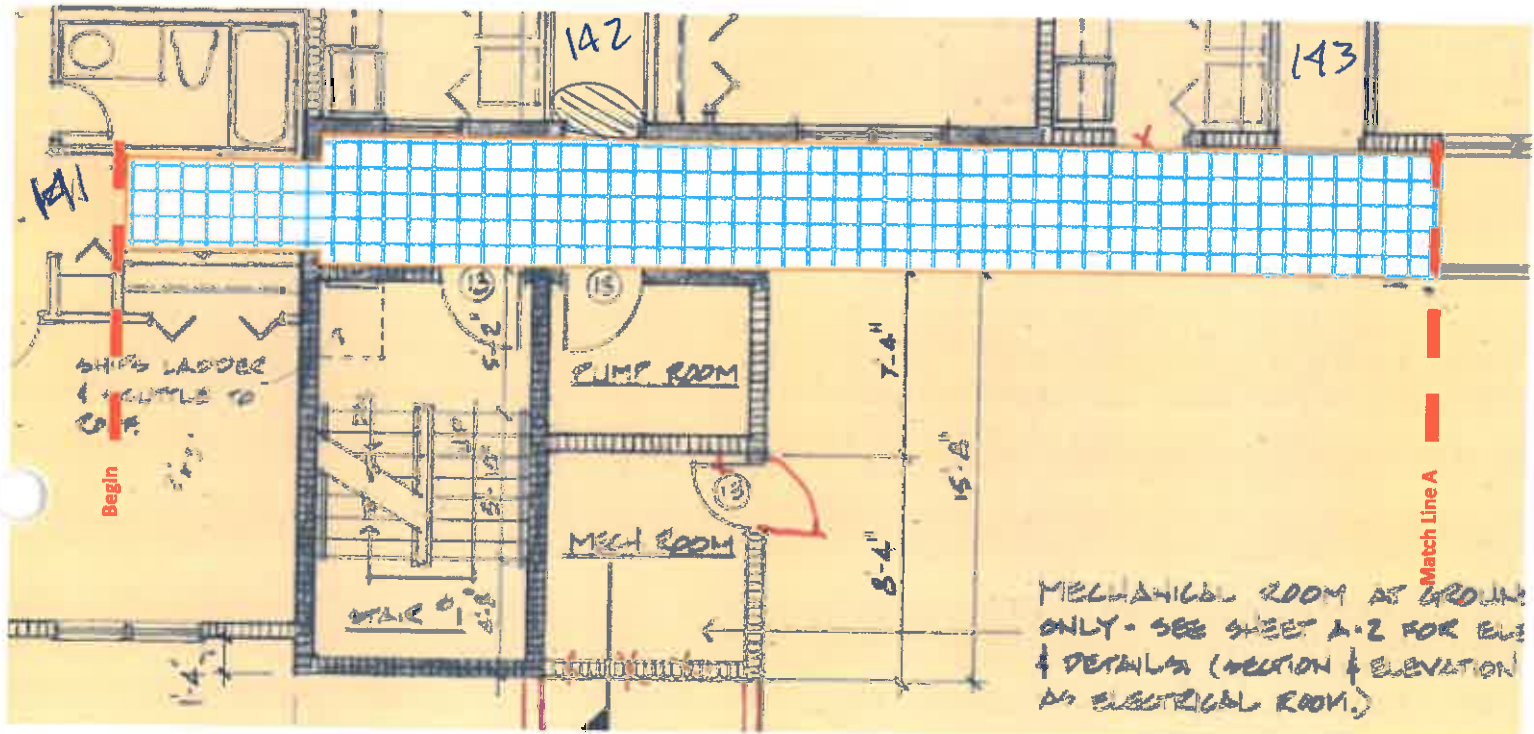
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Walkway Survey Map

Project: Port Royal

Floor # A-14

Date: August 30, 2022



→ MISSING TEXT
ALL FLOWS
@ 154/144
....

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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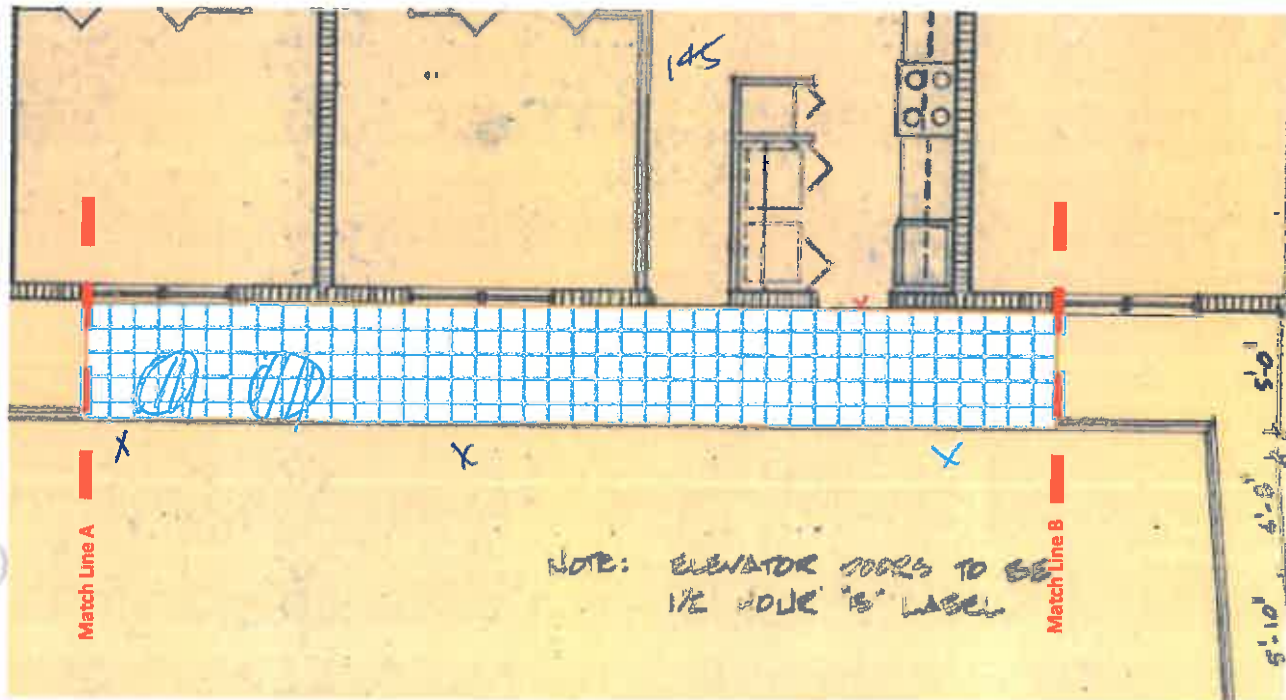
Fax: 321.459.2888

Walkway Survey Map

Project: Port Royal

Floor # 4th

Date: August 30, 2022

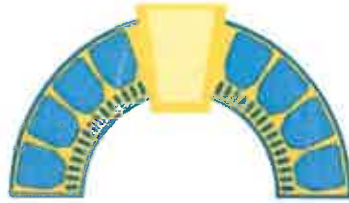


← MISSING AREA
ALL FLOORS
144 sq ft

Survey Quantities	
Floor Surface (SF)	10
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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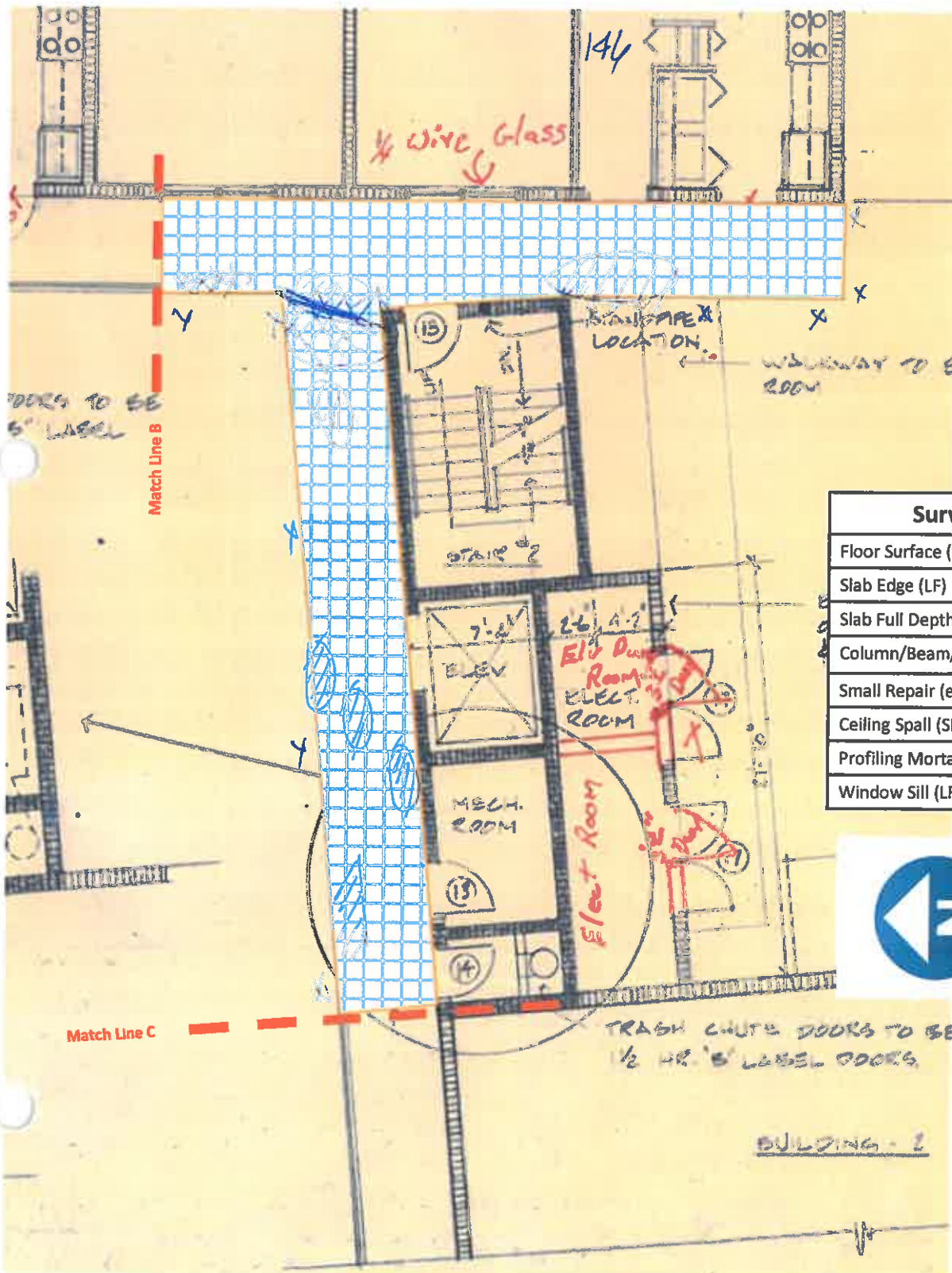
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Walkway Survey Map

Project: Port Royal

Floor # 4TH

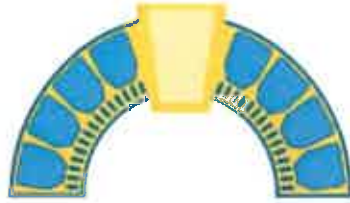
Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	34
Slab Edge (LF)	16
Slab Full Depth (SF)	10
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	0
Profiling Mortar (SF)	
Window Sill (LF)	



LEGEND	
	Spall Above
	Spall Below
	Crack
	Rust Spot



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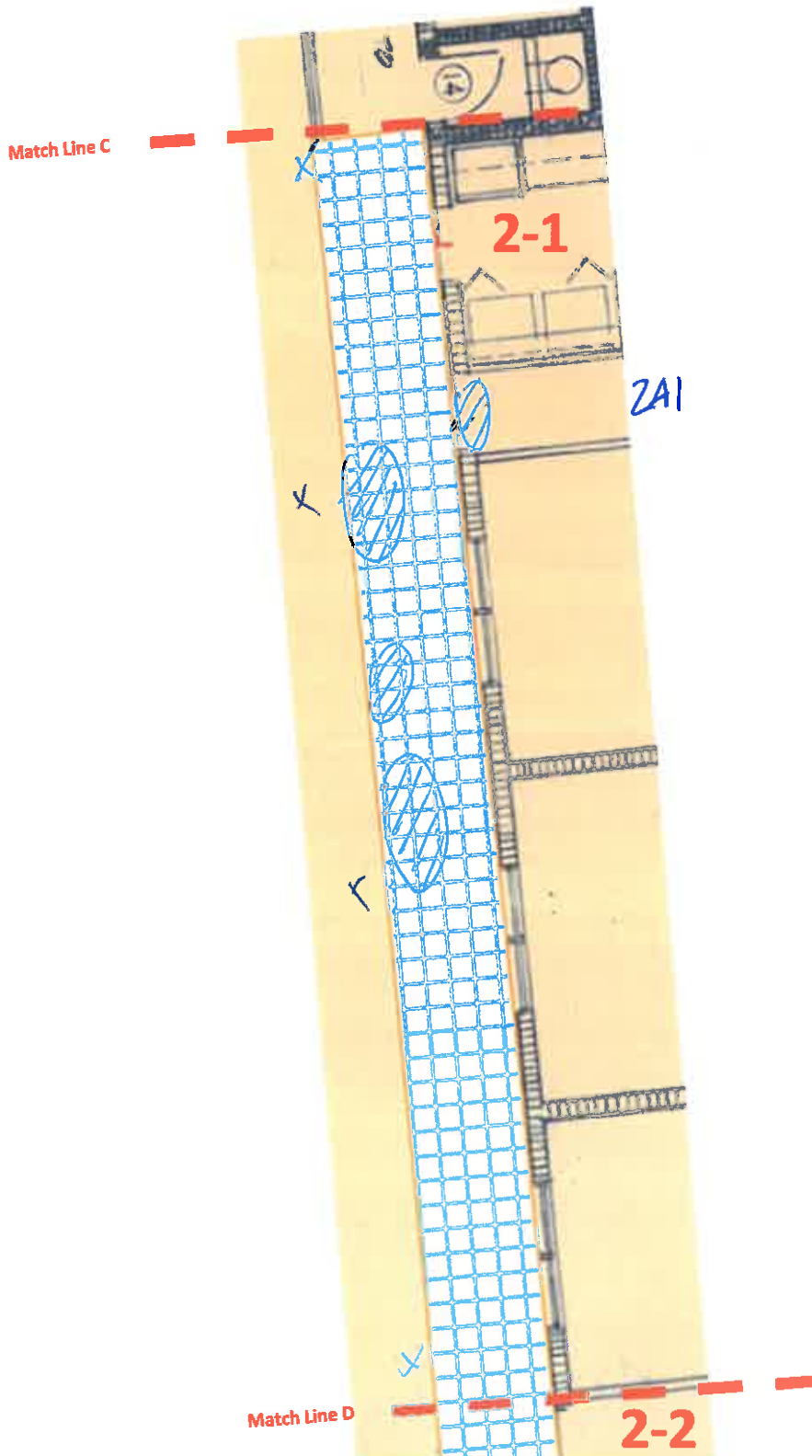
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Walkway Survey Map

Project: Port Royal

Floor # 4th

Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	28
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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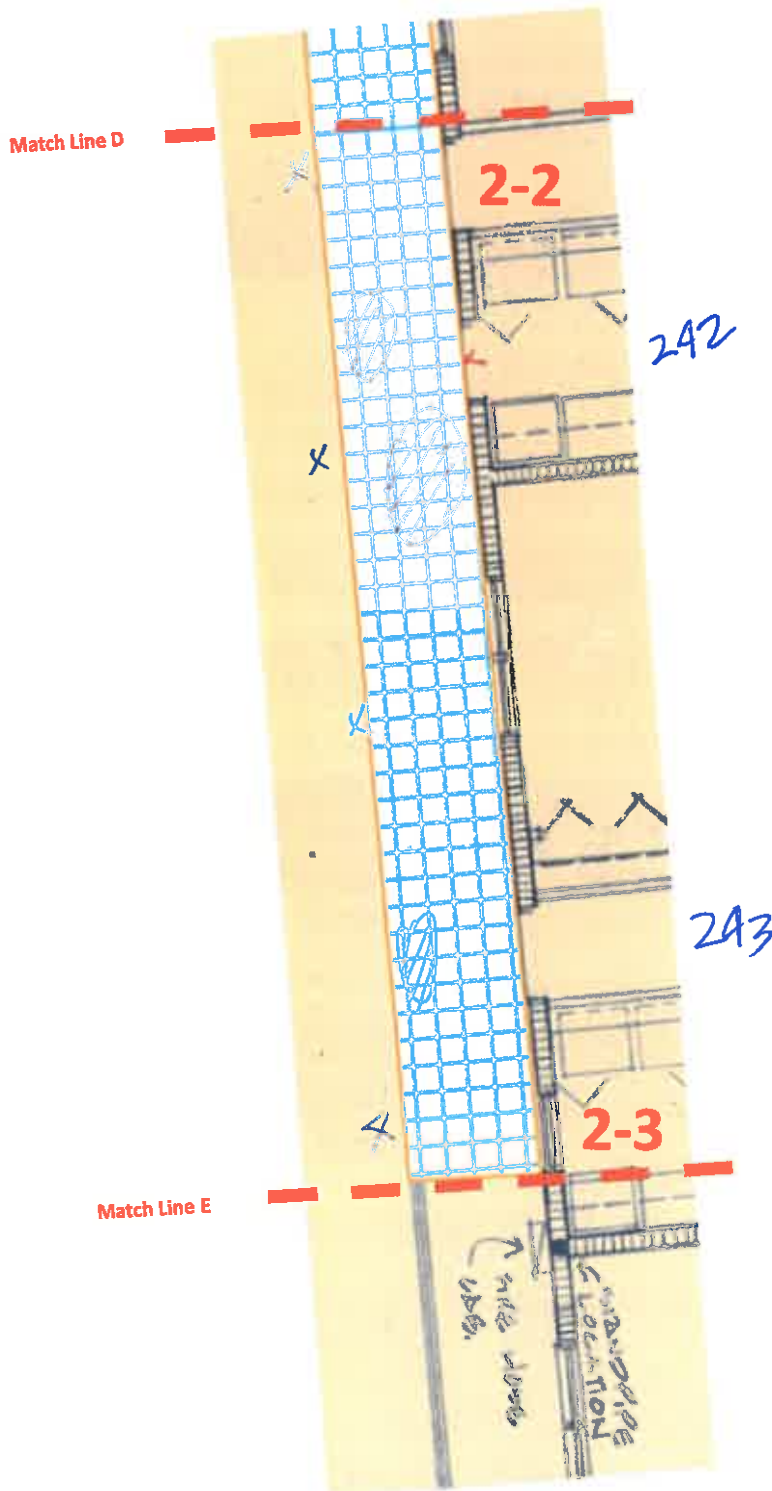
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Walkway Survey Map

Project: Port Royal

Floor # 4th

Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	22
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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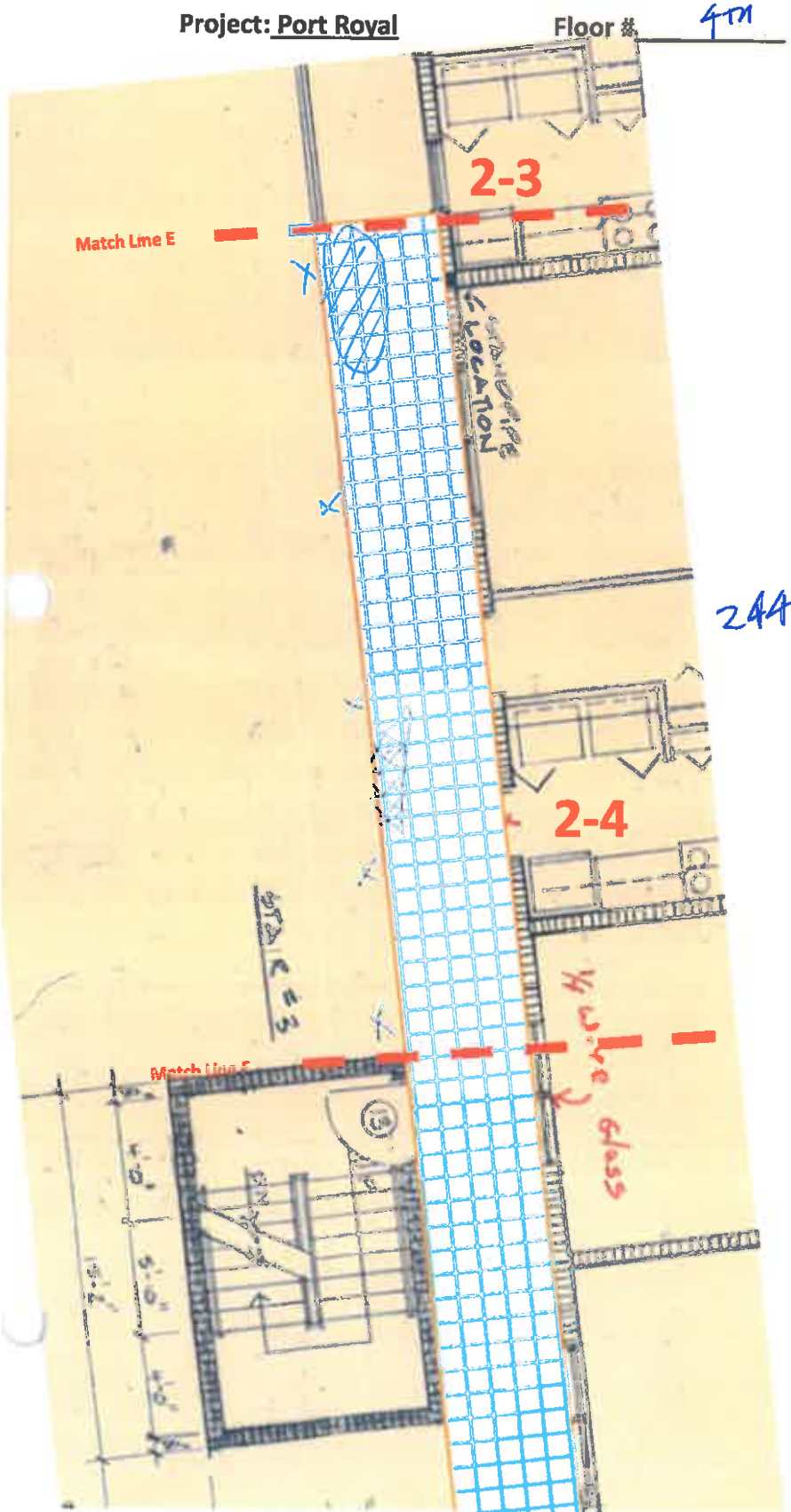
Walkway Survey Map

Project: Port Royal

Floor #

4TH

Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	14
Slab Edge (LF)	10
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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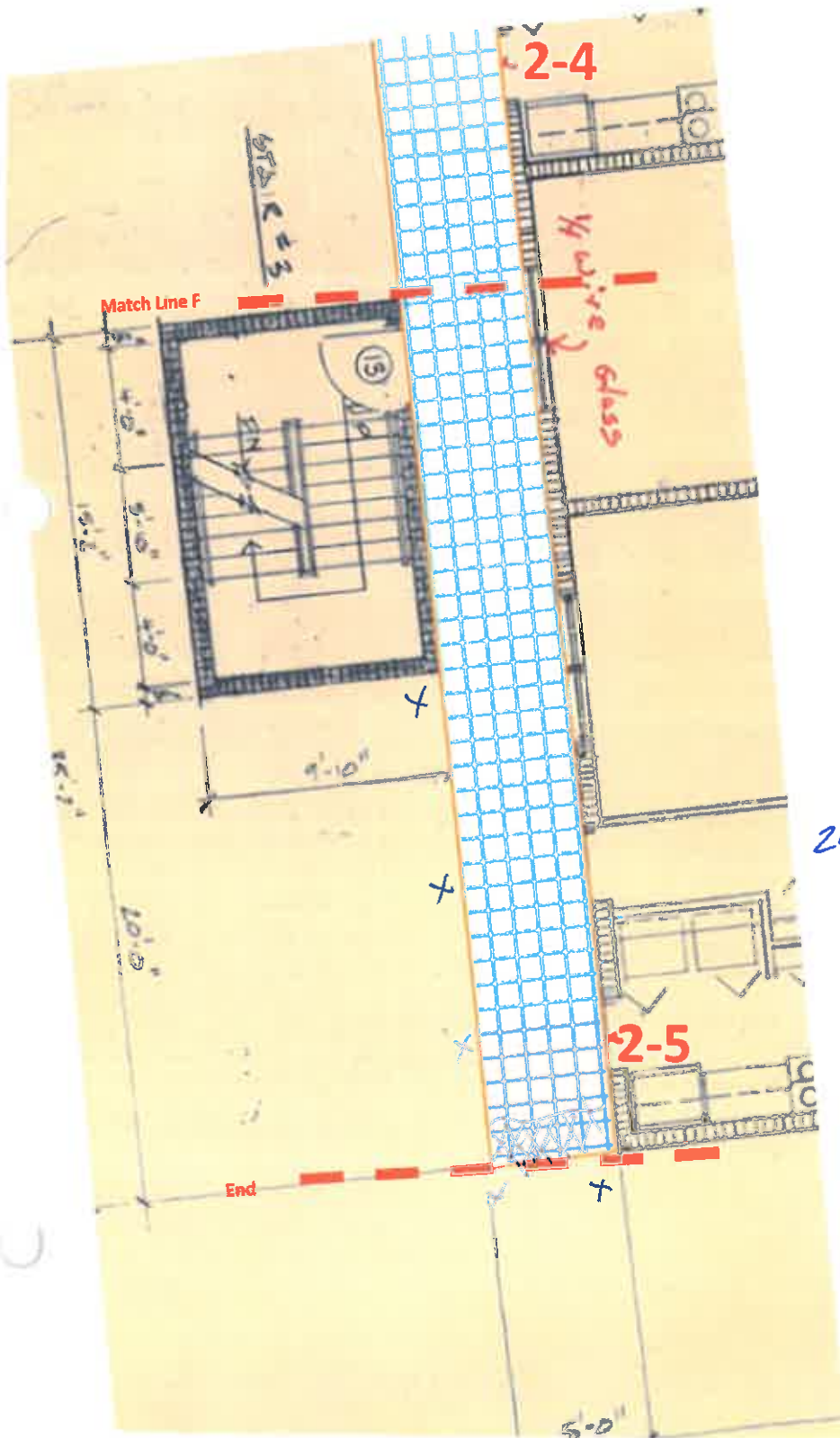
Fax: 321.459.2888

Walkway Survey Map

Project: Port Royal

Floor # 4th

Date: August 30, 2022

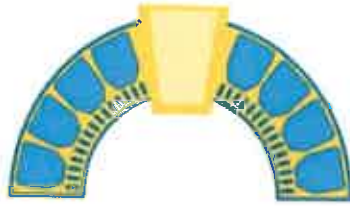


Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	6
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot





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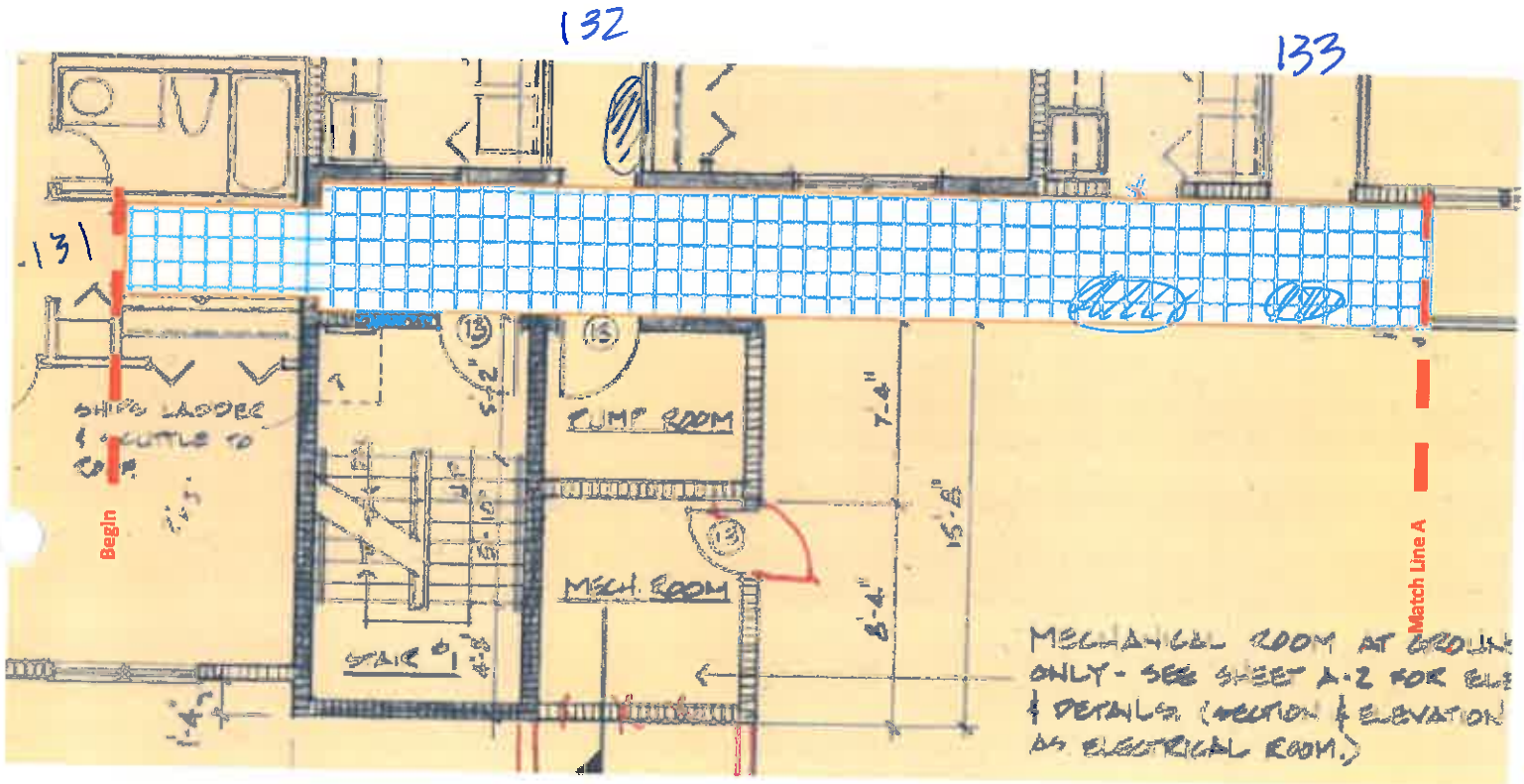
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Walkway Survey Map

Project: Port Royal

Floor # 3rd

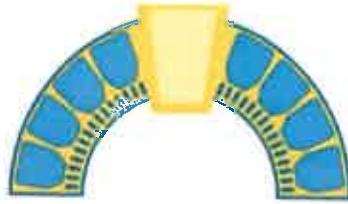
Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	12
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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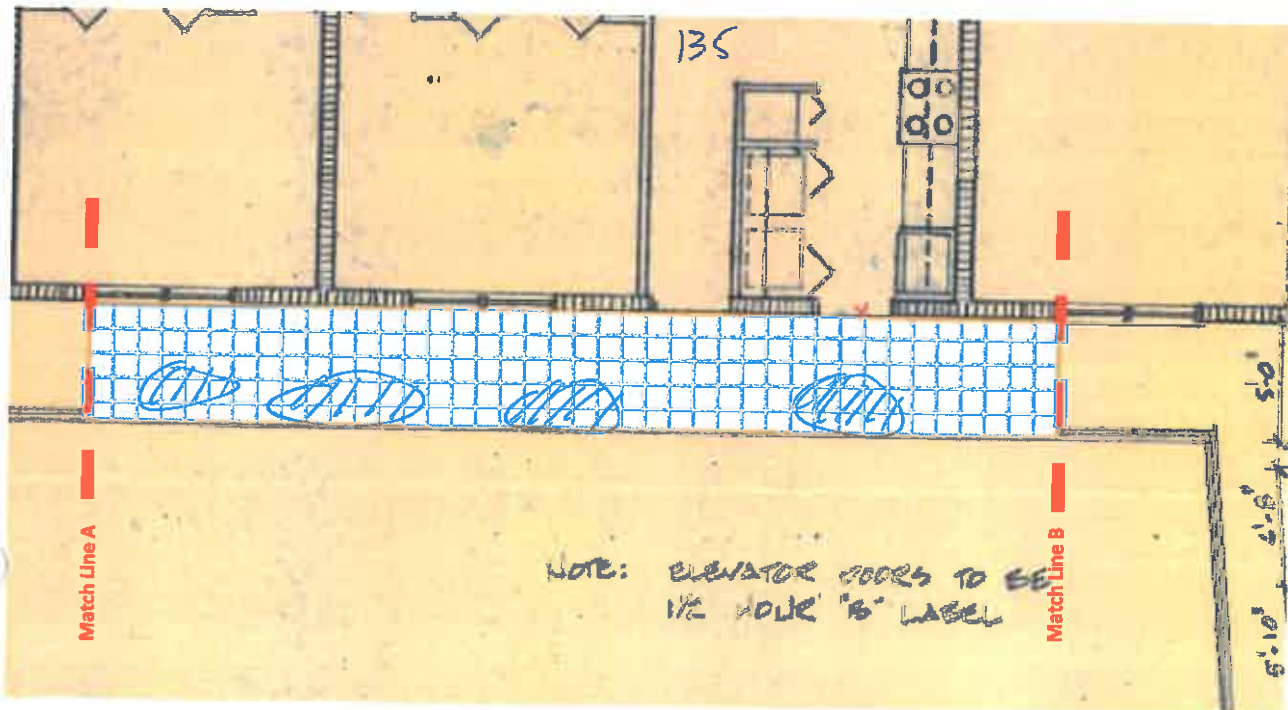
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Walkway Survey Map

Project: Port Royal

Floor # 3rd

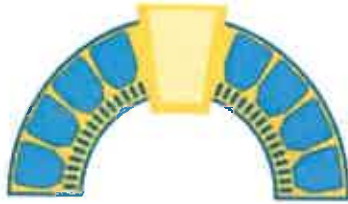
Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	19
Slab Edge (LF)	8
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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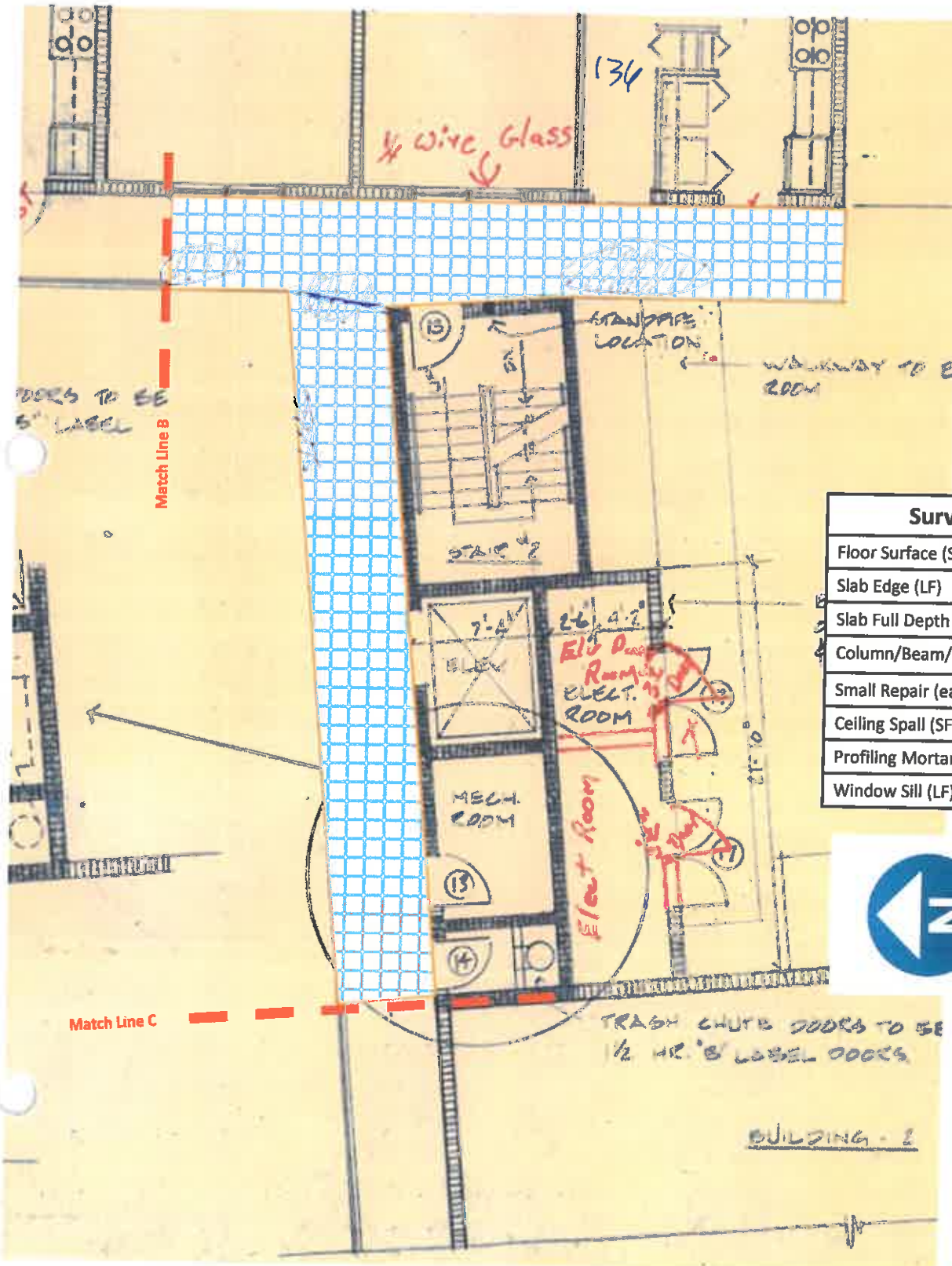
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Walkway Survey Map

Project: Port Royal

Floor # 3rd

Date: August 30, 2022

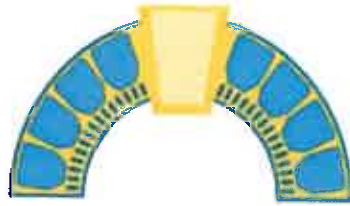


Survey Quantities	
Floor Surface (SF)	24
Slab Edge (LF)	10
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	



LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot



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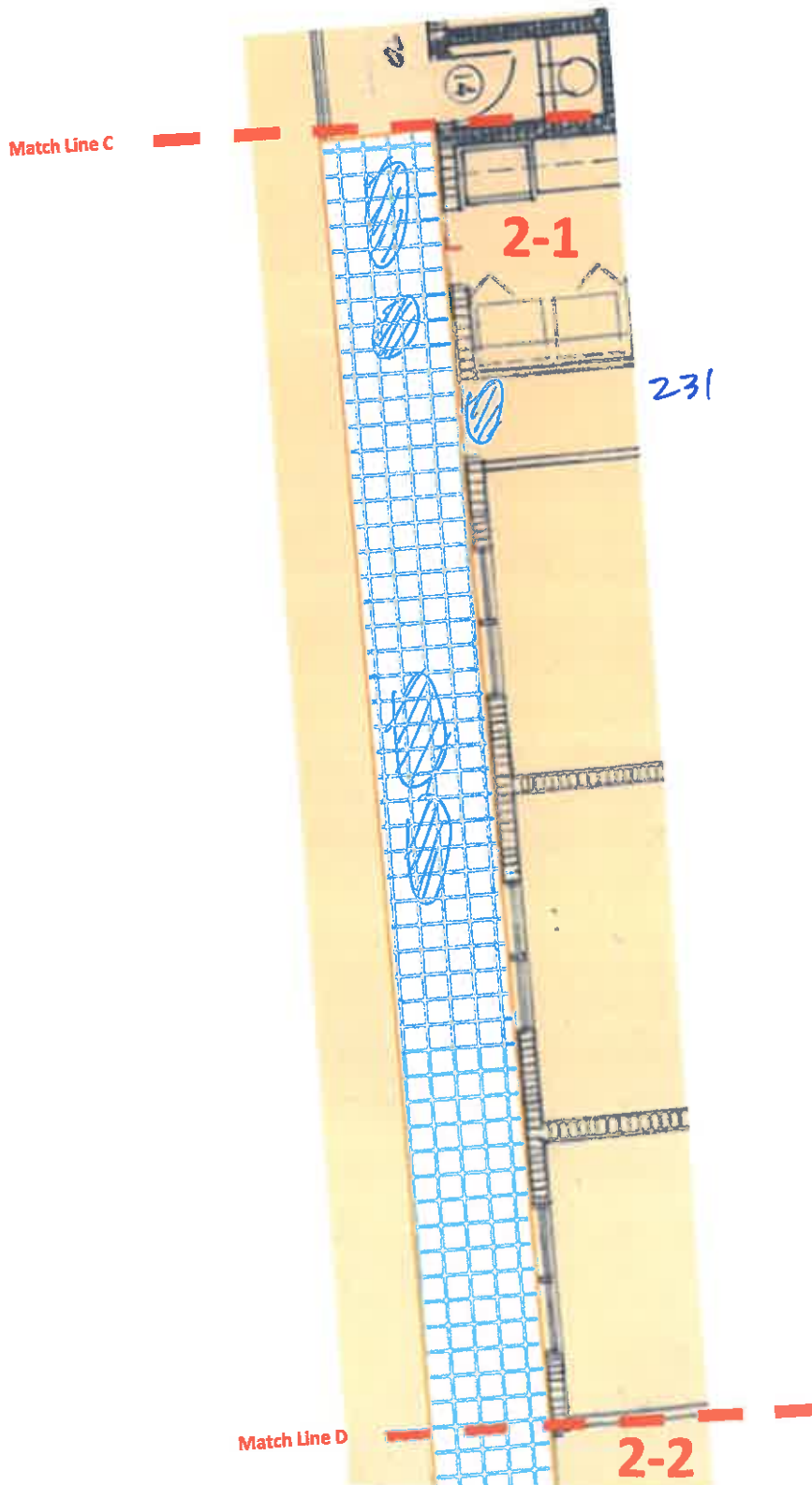
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Walkway Survey Map

Project: Port Royal

Floor #: 3rd

Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	30
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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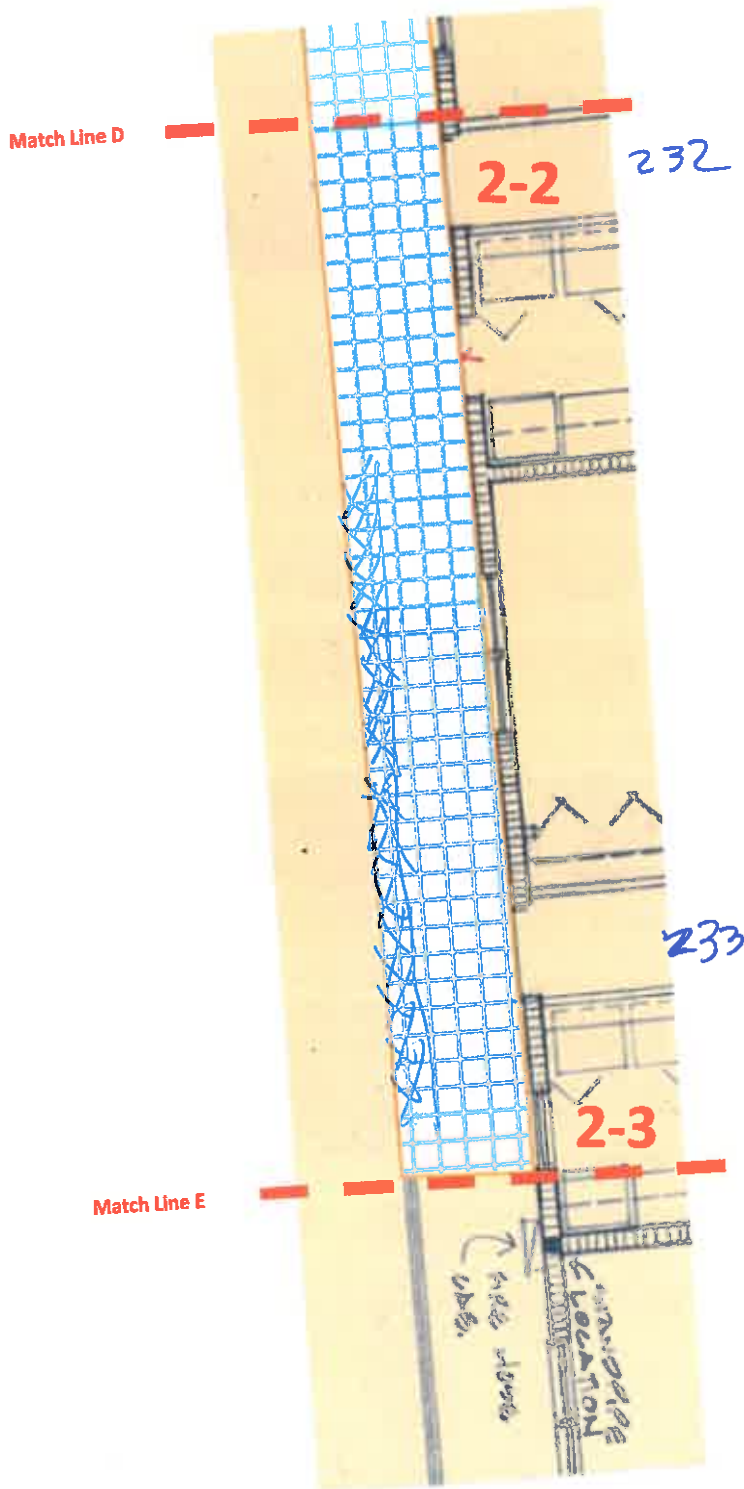
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Walkway Survey Map

Project: Port Royal

Floor # 2nd

Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	34
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

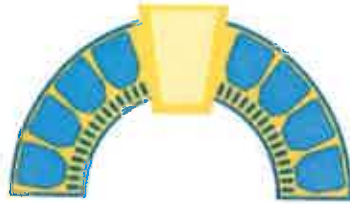
LEGEND

 Spall Above

 Spall Below

 Crack

 Rust Spot



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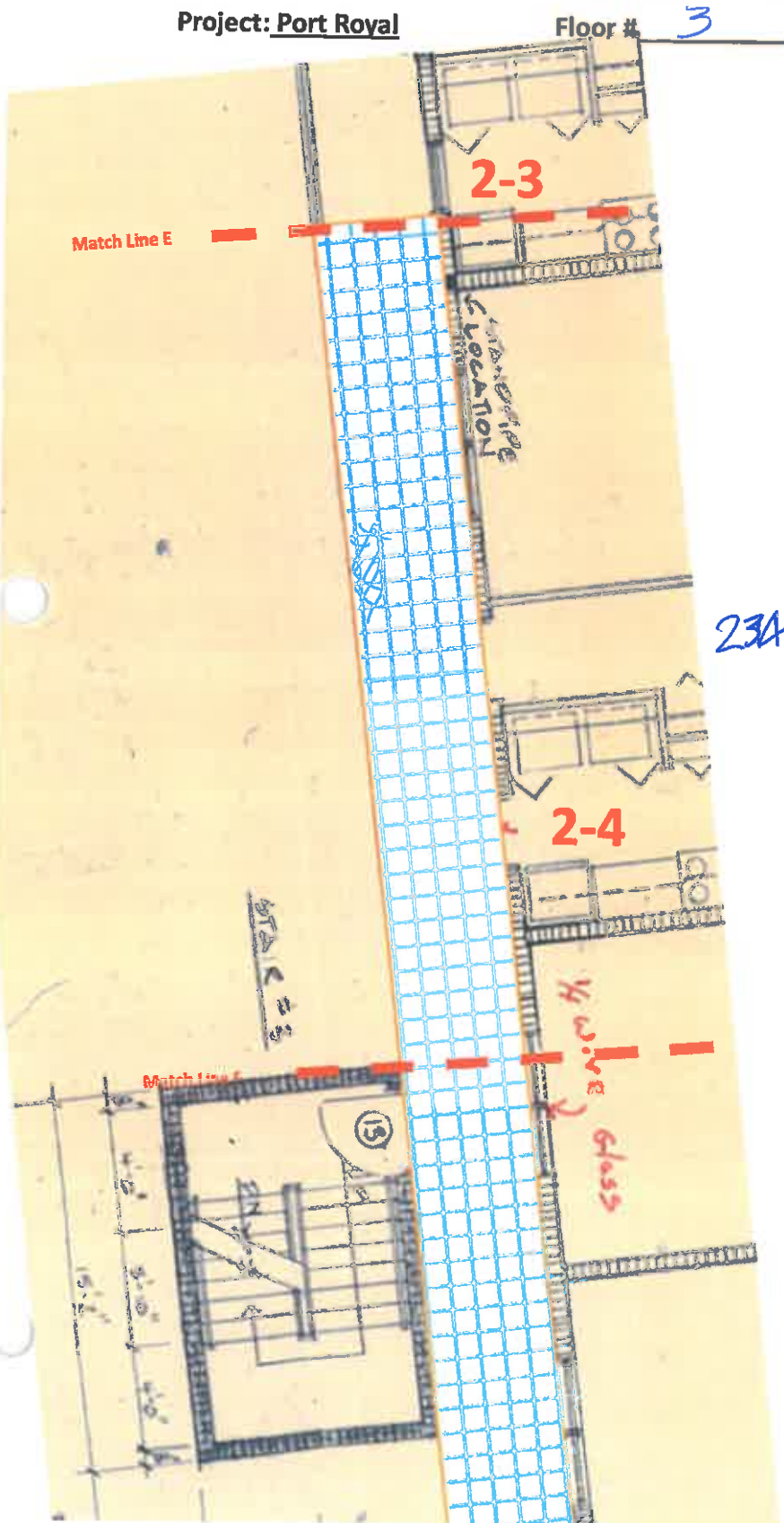
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Walkway Survey Map

Project: Port Royal

Floor # 3

Date: August 30, 2022



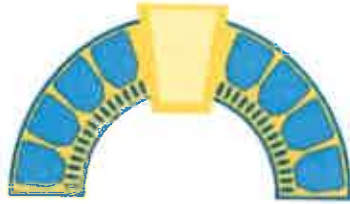
Survey Quantities

Floor Surface (SF)	
Slab Edge (LF)	12
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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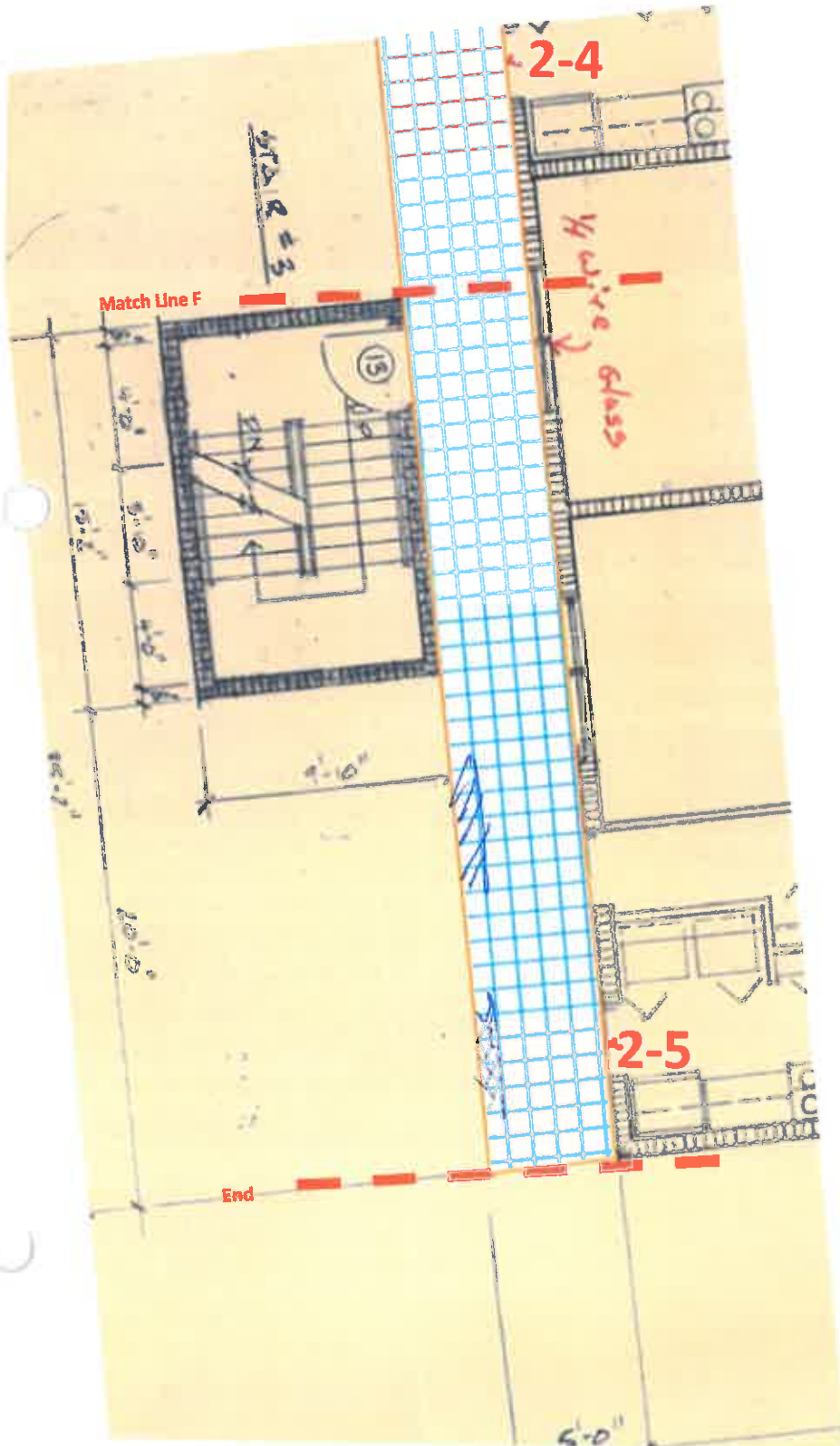
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Walkway Survey Map

Project: Port Royal

Floor # 3

Date: August 30, 2022



Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	24
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

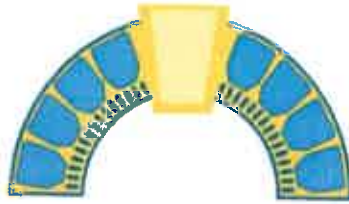
 Spall Above

 Spall Below

 Crack

 Rust Spot





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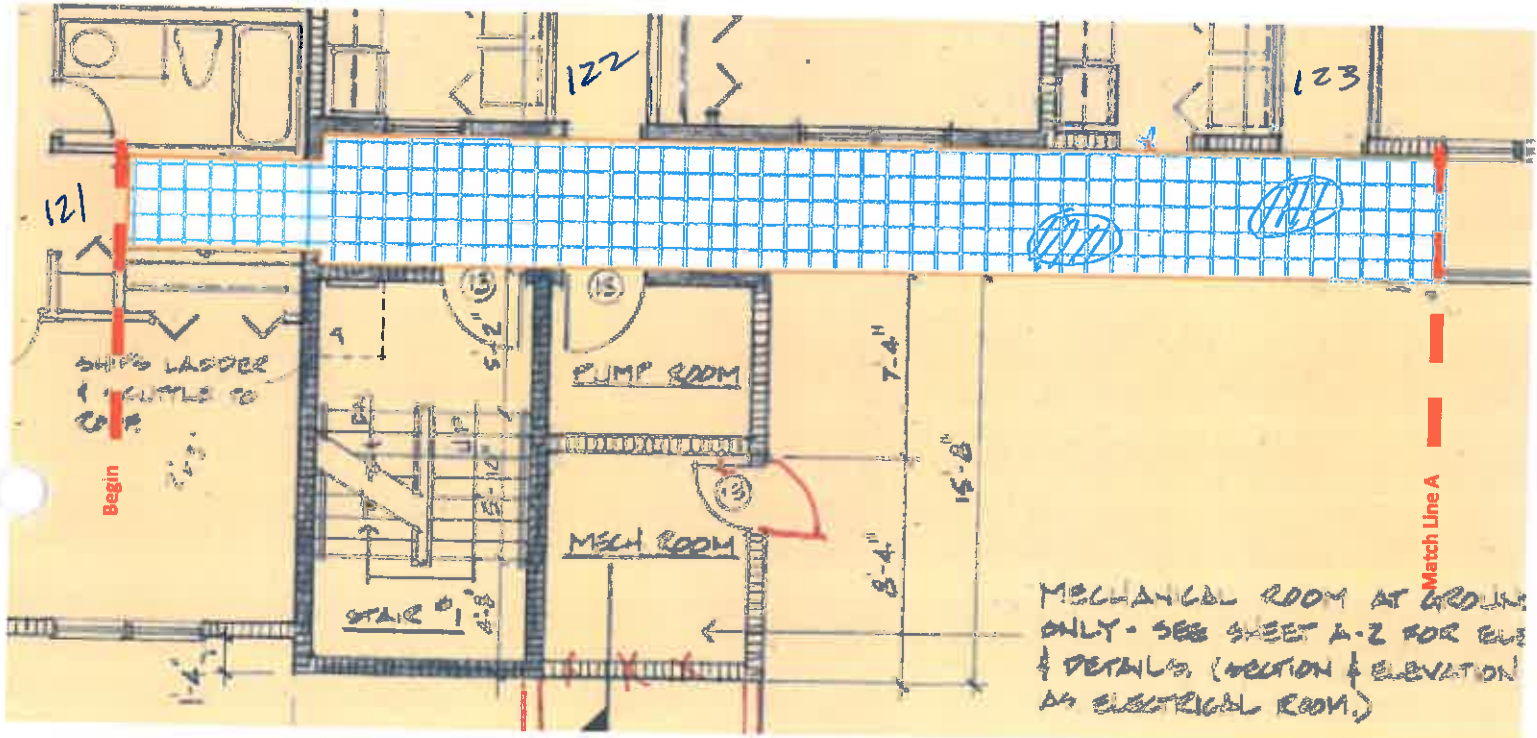
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Walkway Survey Map

Project: Port Royal

Floor # 2

Date: August 30, 2022



→
MISSIN
4 stair

Survey Quantities	
Floor Surface (SF)	16
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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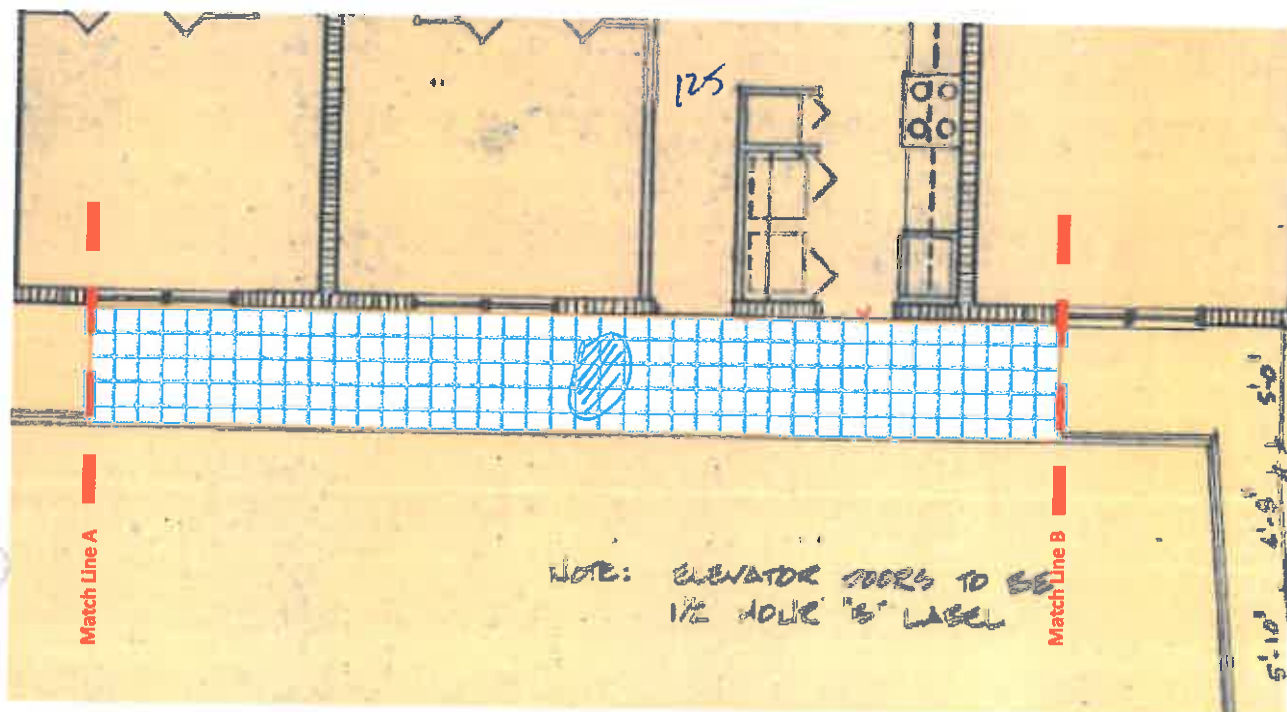
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Walkway Survey Map

Project: Port Royal

Floor # 2

Date: August 30, 2022

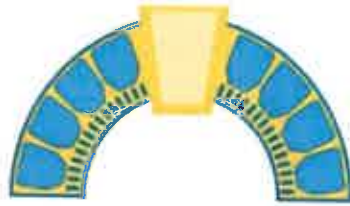


←
Missing
Asphalt

Survey Quantities	
Floor Surface (SF)	10
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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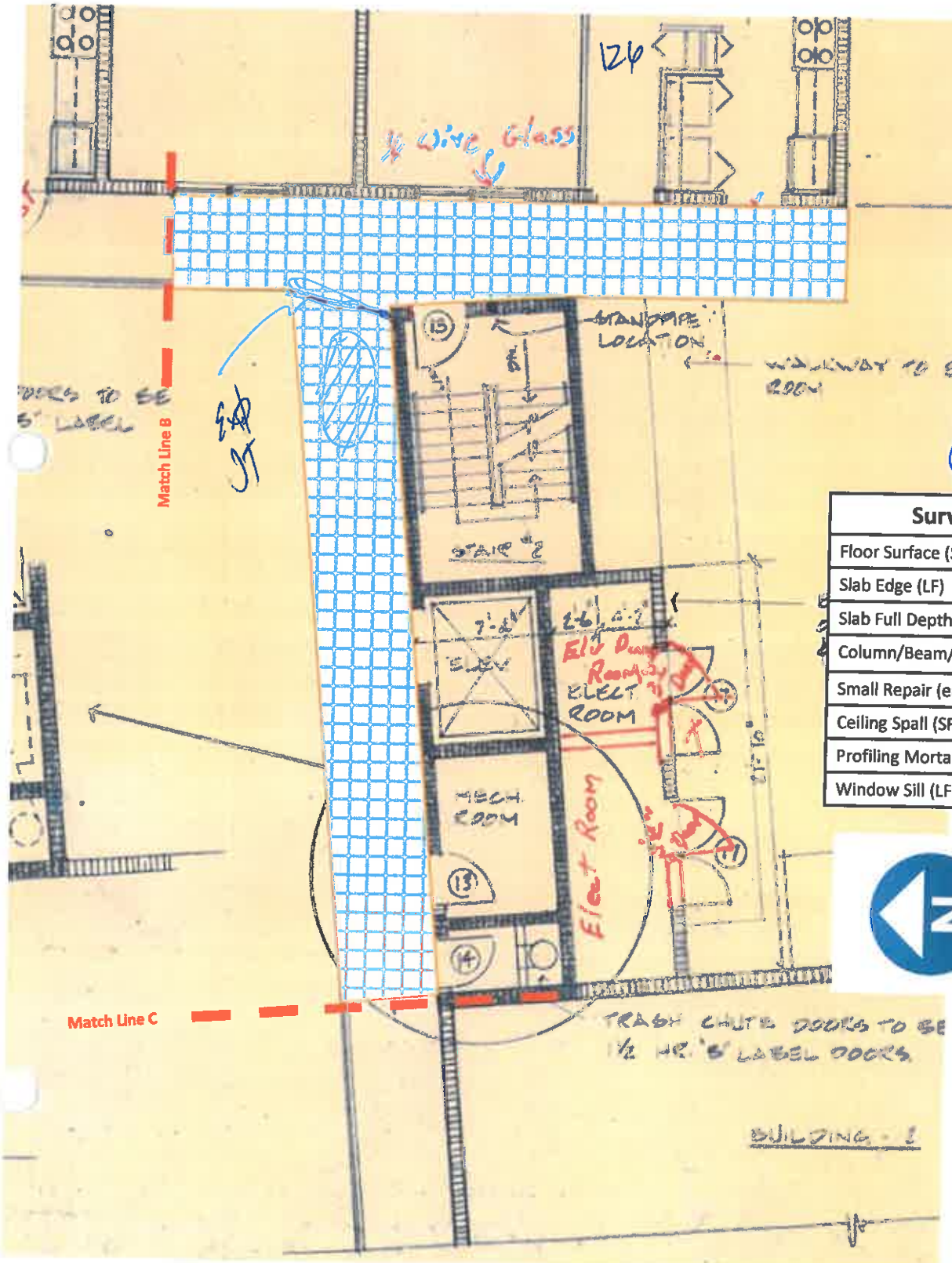
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Walkway Survey Map

Project: Port Royal

Floor # 2

Date: August 30, 2022



Per Floor
BSP It GLE

Survey Quantities

Floor Surface (SF)	12
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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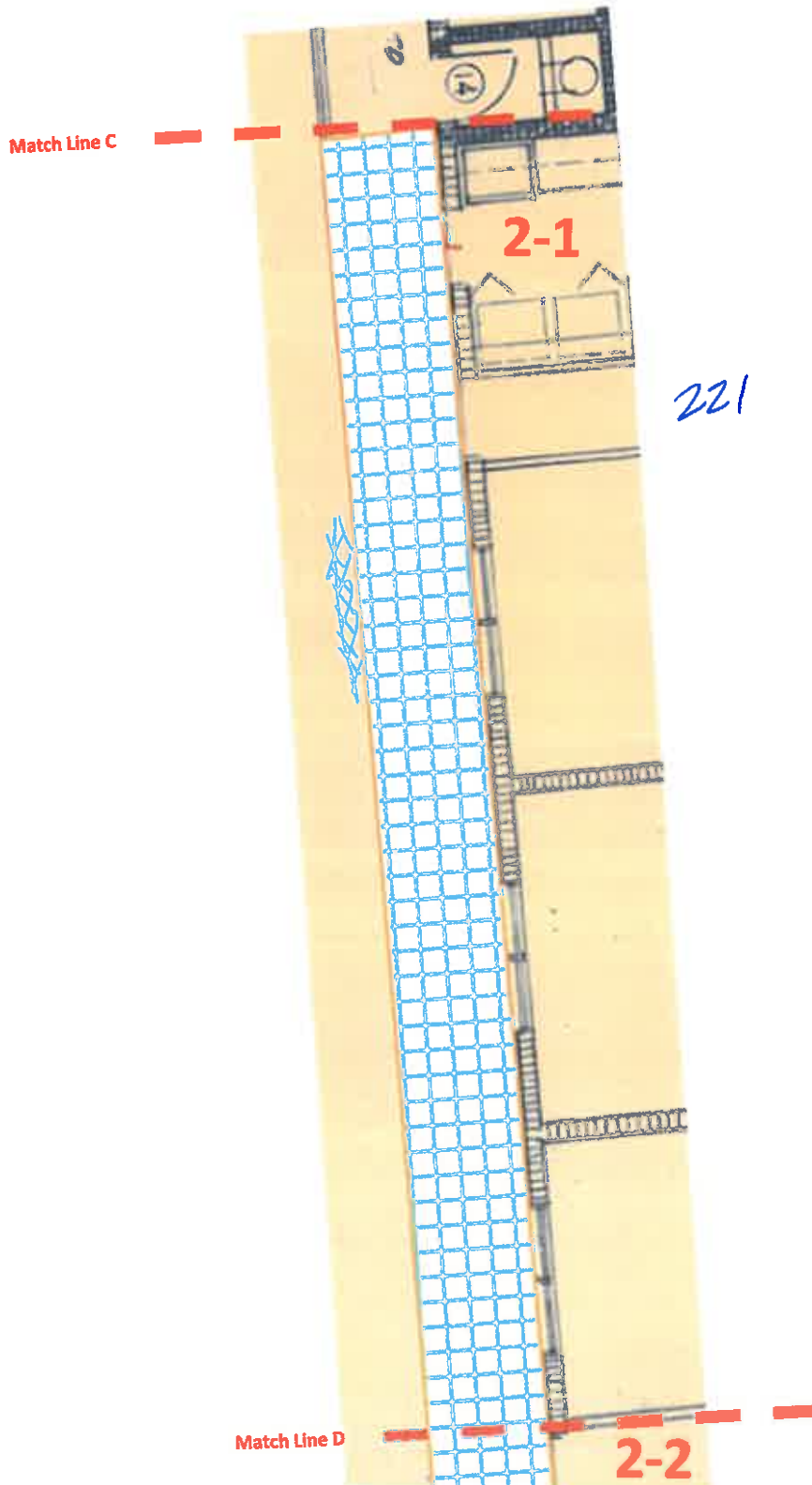
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Walkway Survey Map

Project: Port Royal

Floor # 2

Date: August 30, 2022

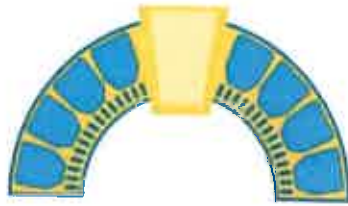


Survey Quantities	
Floor Surface (SF)	
Slab Edge (LF)	14
Slab Full Depth (SF)	
Column/Beam/ Header (CF)	
Small Repair (ea)	
Ceiling Spall (SF)	
Profiling Mortar (SF)	
Window Sill (LF)	

LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot





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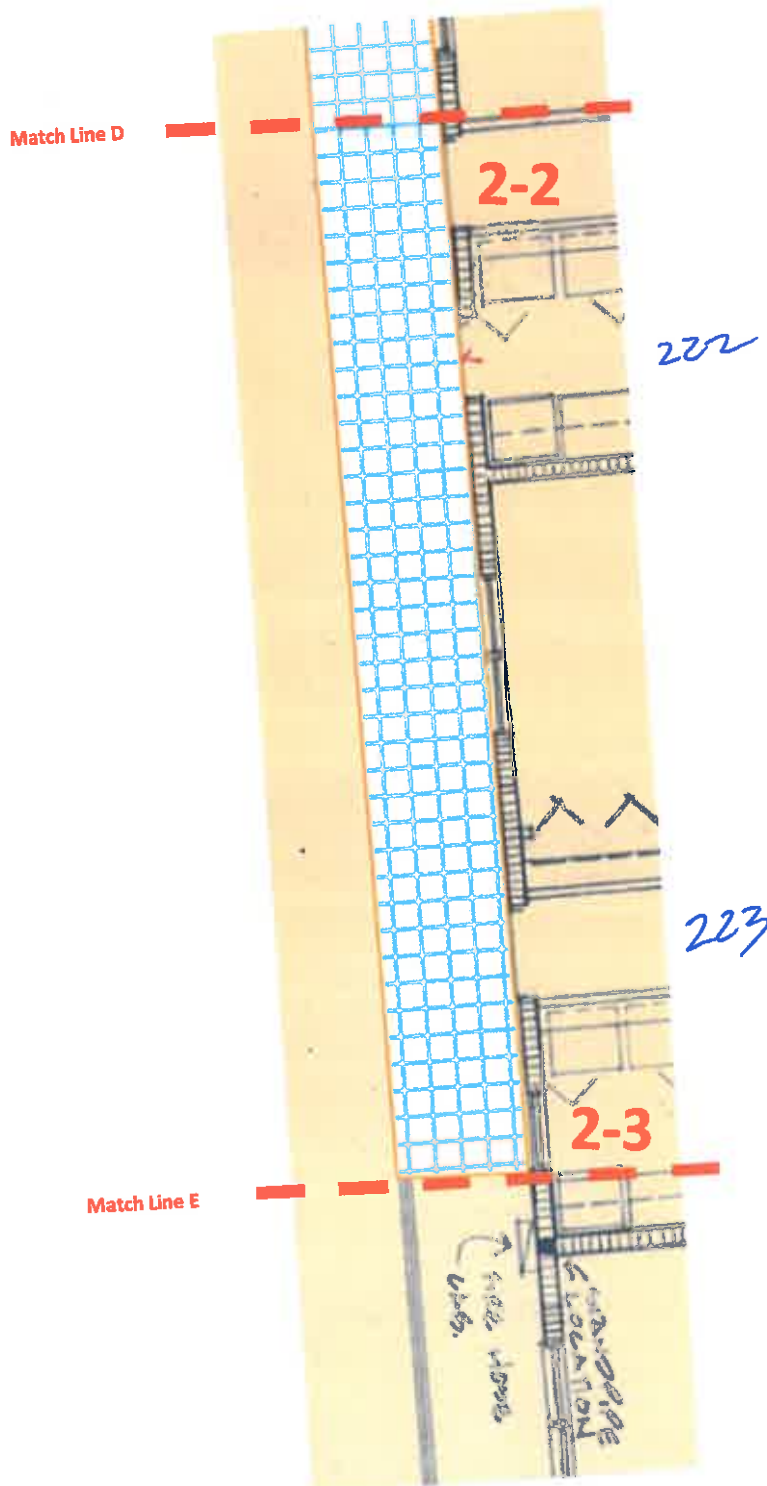
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Walkway Survey Map

Project: Port Royal

Floor # 2

Date: August 30, 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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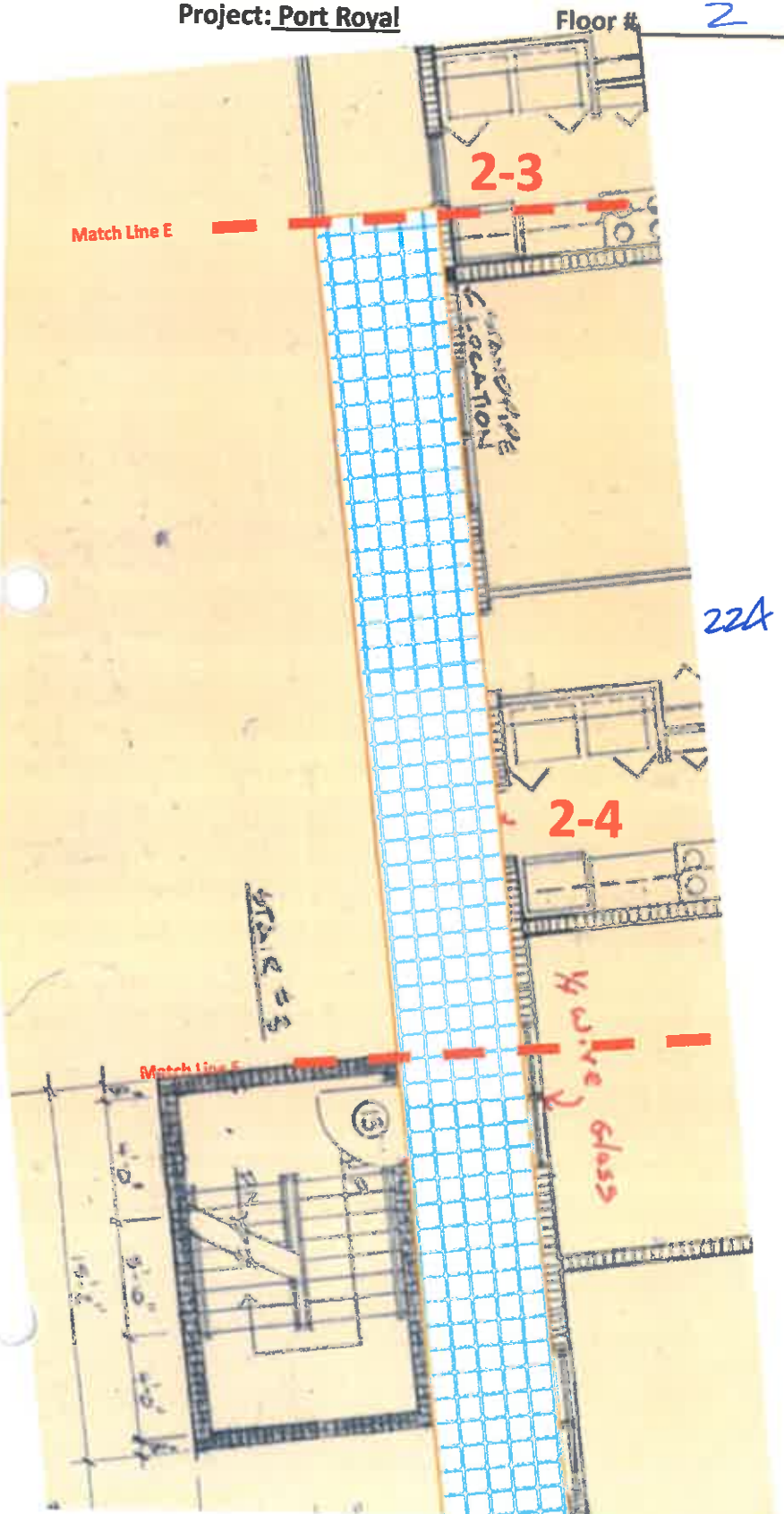
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Walkway Survey Map

Project: Port Royal

Floor # 2

Date: August 30, 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

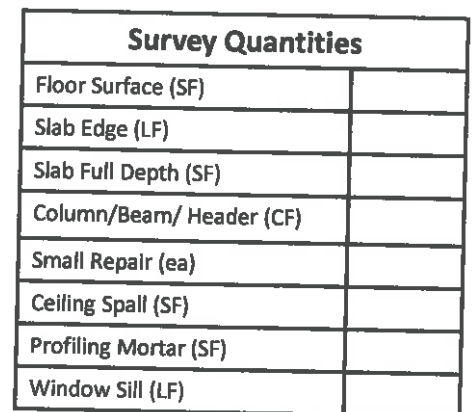
-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot





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LEGEND

-  Spall Above
-  Spall Below
-  Crack
-  Rust Spot