

River Bend Asset Description

The following data have been gathered from a review of the architectural and structural drawings and the on-site survey.

Overview

Riverbend Condominium consists of three occupied buildings:

- Building A – Four stories, each with seven units (numbered from X05 to X11, south to north) fronting the Banana River, a marine coastal estuary. Building A is oriented along a north/south axis.
- Building B – First floor parking. Floors 2 through 4 each with four units (numbered from X01 to X04, east to west). Building B is oriented along an east/west axis, the east end within 150 yards of the Atlantic Ocean.
- Building C – First floor parking. Floors 2 through 4 each with four units (numbered from X121 to X15, west to east). Building C is oriented along an east/west axis, the east end within 150 yards of the Atlantic Ocean.

There is an in-ground pool at the southwest corner of the property. Four water retention areas surround the property.

Structural

The condominium buildings are supported on a heavily reinforced structural mat foundation using spread footings. The buildings are constructed of reinforced concrete with unit masonry walls. Post-tensioned tendons reinforce the slabs, with additional reinforcement provided by deformed bars. Columns are reinforced with deformed bars. Common area walkways are cantilevered slabs.

Roof

The major roof element is composed of a post-tensioned concrete slab with parapet walls upon which two layers of a closed-cell, spray applied polyurethane (SPR) were applied, followed by the application of an elastomeric acrylic coating for water and ultraviolet light protection.

Polyurethane Roof	
Building	Area (ft²)
A	15,700
B	8,450
C	8,450
Total	32,600

The remainder of the roof system consists of fiber-cement barrel tiles at a 7/12 slope over one layer of Type 30 asphalt felt, encompassing approximately 13,900 ft².

Building Envelope

The building envelope (exterior vertical wall area) is 58,170 ft². The building envelope is surfaced with pigmented cementitious mortar (stucco). The stucco was coated with an Elastomeric acrylic paint on the vertical surfaces and acrylic paint on the horizontal surfaces in 2007.

Balconies

There are five unit types within the condominium. The total balcony area for 52 units is 12,130 square feet. The walkways are presently coated with a cementitious surfacer (for texture) and an acrylic latex coating. The balconies, as well as the walkways, are presently coated with a cementitious surfacer (for texture) and an acrylic latex coating.

Walkways

Elevated Walkways

Elevated walkways provide access to units on floors 2 through 4 in all three buildings. The total walkway area is 11,640 square feet. The walkways are presently coated with a cementitious surfacer (for texture) and an acrylic latex coating.

Overheads

Mirroring the walkways, overheads encompass 11,640 square feet. The overheads have the same covering as the walkways.

Stairwells

There are a total of four stairwells, two in Building A and one each in Buildings B and C. All stairwells are enclosed, with access through a single door on each floor. The north stairwell of Building A also has an access door to the roof.

Railings

Railings were specified to be constructed of extruded 6063-T5 aluminum using stainless steel fasteners. The specific color coated finish was not indicated in the specifications, but appears to be a polyester resin-based material.

Railings are provided along all common walkways and unit balconies. There are two styles of railing, one with straight pickets (ST) and one with curved pickets (NO). All railing stanchions on the second floor are mounted in aluminum baseplates. Railings on floors 3 and 4 are embedded into the concrete slab.

A summary of the railing assets is given in the table below.

Building	Quantity (lf)
A	1,672
B	995
C	995
Pool	270
Total	3,932

Type	Quantity (lf)
ST	3,002
NO	930
Total	3,932

Mounting	Quantity
Embed	499
Baseplate	252
Total	751

Doors

Sliding Glass Doors

Sliding glass doors (SGD) provide access from the unit to balconies or landings. Some units have an optional conventional door installed using the same basic materials (powder coated aluminum. For the purpose of estimating scope of work in this report, all balcony/landing access doors will be identified as SGD, as summarized in the table below.

Unit Type	No. of Units	SGD/Unit	Total
A	6	4	24
B	18	3	54
C	20	2	40
D	4	5	20
E	4	4	16
Total SGD			154

Common Area Doors

There are a variety of common area doors throughout the condominium, as summarized in the table below.

Type	Quantity	Paintable Area	Extended Area (ft2)
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Single Aluminum Storefront	2	NA	0
Double Aluminum Storefront	2	NA	0
Single Metal	29	110	3,190
Double Metal	2	220	660
Garage	2	600	1,200
Total Area			5,050

Elevators

There are two elevators serving floors 1 through 4. The elevators are hydraulically actuated. The elevator mechanical room is located on the first floor of the lobby.

Fire Suppression

Fire suppression water is provided by a diesel-driven pump unit located in a mechanical room in the north parking garage.

Marina

The existing docking facility consists of an E-W access pier from the upland property and a terminal N-S tee pier with finger piers designed for mooring fourteen (14) vessels. There are no structures over any portion of the marina. Outside of the Submerged Land Lease area is an approach channel to the docking facility that includes channel markers, per previous SJRWMD permit. The docking facility is limited by permit condition to the mooring of vessels (four (4) power and ten (10) non-powered vessels) owned by residents of the upland condominium. Activities at the dock facility are limited to mooring and cleaning of the vessels, and the only utilities provided are electric power and water.

Upland to the marina there is a 4' wide wooden walkway that connects the marina to the pool area. The walkway is about 130' in length.

Seawall/Bulkhead

The western boundary of the property is protected by a seawall/bulkhead. The seawall/bulkhead is constructed of pressure-treated lumber and piles and is approximately 3-1/2 feet high. The seawall/bulkhead extends for approximately 360 linear feet.

Pavement

The exterior parking areas include 22,150 square feet of asphalt pavement. The parking area includes 100 standard (9 feet wide) and 5 handicap (12 feet wide) spaces.

Perimeter Fencing

The north and south boundaries of the property have wall constructed of concrete block and stucco, with heights ranging from 2 to 5 feet. The eastern boundary has a wall constructed of concrete block and stucco, and is approximately 2 feet tall. The total area of the concrete block and stucco elements is approximately 6,700 square feet. There is also a 22-foot run of wooden fencing (5 feet tall) on the northwest corner of the property.