



VIA EMAIL AND U.S. MAIL

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June 11, 2009

Ms. Sandy Faulconer  
Mariner Beach Club Condominium Association, Inc.  
34938 Double Eagle Court  
Zephyrhills, FL 33541

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Email: geminisandy0528@aim.com

**Subject: Field Observation Report 2 – Monday, July 27, 2009  
Mariner Beach Club – Structural Restoration  
St. Petersburg Beach, Florida**

Dear Ms. Faulconer:

Biller Reinhart Structural Group, Inc. (BillerReinhart) conducted a site visit on Monday, July 27, 2009. Clayton L. Prescott, E.I. of BillerReinhart visited the project site. Also present at the site was Mr. Chris Martin (Ash Engineering), Mr. Bruce Cooper (St. Pete Beach Building Department), Dave Miller (Wilson Kehoe Miller Corp.), Marty Kehoe (Wilson Kehoe Miller Corp.), and Ryan Kehoe (Wilson Kehoe Miller Corp.). The purpose of the site visit was to discuss multiple construction and code questions in order to recommend appropriate restoration options. The following items were discussed and/or observed:

1. The exterior walkway slabs, both elevated and on grade, are to be sloped away from the structure and/or toward the catch basins with a slope of ¼” per 12 inches.
2. The deco drain shown in the Ash Engineering diagram is being replaced by the 18 new/restored catch basins.
3. The two catch basins on the north side of the south building and are located on top of proposed column footings are to be shifted toward to avoid conflicts with the column footing.
4. The drywells for the air conditioning condensate lines for the north building are to be moved the north side of the building.
5. The slab on the north and west side of the south building was originally shown to be replaced 4 inches lower than it’s current elevation in order to provide additional water intrusion mitigation. In order to facilitate site drainage however, the slabs will be replaced at the same elevation as they

are currently at and the sliding glass door assemblies will be installed on top of a cast-in-place curb. According to the *Florida Building Code* Section 1008.1.6 the threshold height must be limited to a maximum of 7 3/4”.

6. The CIP curbs installed for the sliding glass door assemblies was verbally approved by Bruce Cooper on site due to the doors not being the primary means of egress.
7. WKM reported that the condominium association did not like the proposed patterns that will go on the Increte overlay system.
8. WKM is looking into the cost difference of installing brick pavers for the first floor exterior walkways rather than installing a concrete slab on grade.
9. Bruce Cooper is researching to verify that a 20 min. fire rated door will be sufficient for the laundry room and storage room doors.
10. Bruce Cooper is researching to verify that the 4 inch step down from the second floor interior to the second floor exterior walkway is acceptable by code.
11. The exterior slab on the west side of Unit 101 will be removed and replaced 1 inch lower than its current elevation.
12. The exterior timber framed balcony on the west side of Unit 201 will be removed and replaced with the proposed concrete elevated slab 1 inch lower than the current elevation.

Please note that construction observation by the engineer or engineer’s staff does not relieve the contractor of his obligations under the under the construction contract – including but not limited to accuracy, means and methods of construction, and responsibility for jobsite safety.

Sincerely,

**Billier Reinhart Structural Group, Inc.**

State of Florida Certificate of Authorization No. 9149

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Michael H. Biller, P.E., President  
Florida P.E. No. 49972

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Clayton L. Prescott, E.I.  
Structural Engineer

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*Field Observation Report 1 – Thursday June 4, 2009*  
*Mariner Beach Club – Structural Restoration*  
*St. Petersburg Beach, Florida*

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