

Youssef Hachem Consulting Engineering

June 22, 2016

Building Official  
City of Miami Beach  
1700 Convention Center Dr.  
Miami Beach, Florida 33139

RE: 1610 Euclid Ave  
Miami Beach, Florida 33139  
Demolition, Renovation, and bracing of the existing building

Dear Official:

We have inspected the buildings at the above mentioned address, the purpose of the inspection is to assess the structural condition of the building, the inspection was visual in nature.

The building was built in 1926, The first, and second floors are wood joists supporting wood planking. The roof is also of wood construction. The exterior walls are masonry walls with tie beams and columns.

The development plans call for demolition of the interior and new buildout of the building, with the preservation of all the exterior the historic facades. The building's CMU walls are in fair condition.

The following is the bracing procedure to support the building for the construction phase of the project development

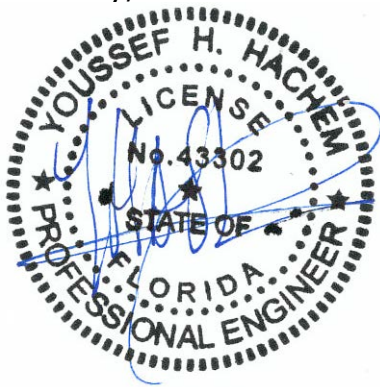
1. Strip and remove all existing non-structural wall and ceiling finishes (stucco, plaster, drywall, etc.) to expose all masonry walls, concrete tie beams and tie columns.
2. Inspect all existing exposed concrete tie beams and columns. Any damaged concrete (cracking, spalling, etc.) and rusted reinforcing bars - will be repaired or replaced, so as to restore the elements to their original design strength and capacity.
3. Since the development plans call for preserving the buildings' facades, helical piles and pile caps will be installed to brace the facades of the buildings from the inside of the existing building on the North elevation, and the from outside of the building on the remaining elevations.

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4. Existing exterior masonry walls will be reinforced using vertical #5 rebars (continuous from the footing to the roof beams) spaced at 24" o.c., placed in grout/concrete filled block cells. This reinforcement will significantly add to the load capacity of the existing old masonry walls (to resist downward loads and lateral wind). This is so the walls will comply with the current requirements of the Florida Building Code, High velocity Hurricane Zone (HVHZ).

If you have any questions, please do not hesitate to contact us at 305-969-9423

Sincerely,



Youssef Hachem, PhD, P.E.  
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