

Youssef Hachem Consulting Engineering

June 17, 2016

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

RE: 915-955 Washington Ave
Miami Beach, Florida 33139
Demolition, Renovation, and bracing of the existing buildings

Dear Official:

We have inspected the buildings at the above mentioned addresses, the purpose of the inspection is to assess the structural condition of the buildings, the inspection was visual in nature. The Buildings inspected are as follows:

- 1- 915 Washington Ave including addresses 915-943 Washington Ave
- 2- 947 Washington Ave
- 3- 955 Washington Ave

The 915 building was built in 1936, the 947 building was built in building was built in 1942, and the 955 building was built in 1936. All buildings are one story retail structures. The Ground floor is a concrete slab on grade, the roofs are wood construction. The exterior walls are masonry walls with tie beams and columns.

The development plans call for new hotel building over six lots (folios 02-3234-008-1400, 1410, 1420) with the preservation of the historic facades. The buildings CMU walls are in good condition.

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

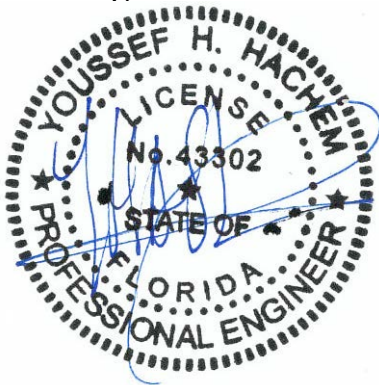
1. Strip and remove all existing non-structural wall and ceiling finishes (stucco, plaster, drywall, etc.) to expose all masonry walls, concrete tie beams and tie columns.
2. Inspect all existing exposed concrete tie beams and columns. Any damaged concrete (cracking, spalling, etc.) and rusted reinforcing 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 West portion of the buildings' facades (fronting Washington Ave), helical piles and pile caps will be installed to brace the facades of the buildings from the inside of the existing stores.

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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).
5. Attached are plans for the bracing of west wall of the buildings, the bracing can be adjusted, as needed when finishes are removed, and site conditions are exposed.
6. Please see listed below photos of interior roof elements

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

Sincerely,



Youssef Hachem, PhD, P.E.
FL. P.E. 43302



Roof of unit 933 Washington



overall exterior west elevation view



overall exterior west elevation view