

Youssef Hachem Consulting Engineering

October 9, 2024

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

RE: Haddon Hall – 1500 Collins Ave
Campton – 1451 Washington 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 buildings, the inspection was visual in nature.

Haddon Hall is a 3 story building, the Ground floor is elevated wood framing, the second, third floor, and roof are wood joist construction. There is a partial basement. The exterior walls are masonry walls with tie beams and columns. The stairs are wood framed construction.

The development plans call for the addition of a partial 4th floor on the North side of Haddon hall. The building CMU walls and wood framing are in fair condition. Moreover, structural strengthening will be required during construction for the new floor..

Campton building is a 2 story building, the Ground floor is elevated wood framing, the second, and roof are wood joist construction. The exterior walls are masonry walls with tie beams and columns. The stairs are wood framed construction.

The following is the bracing procedure to support the buildings:

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 and floors wood rafters/joists.
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. Concrete testing to determine concrete strength of the buildings.

3. 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). New rooms partition walls will be designed as shearwalls so the existing building and the new addition will work as a combined structural system so the whole structure will comply with the current requirements of the Florida Building Code, High velocity Hurricane Zone (HVHZ).
4. Steel bracing will be installed on the inside and outside of the buildings where permissible to support the exterior CMU walls
5. Demolish the interiors of the buildings, by removing the walls and floors.
6. Foundations will be installed for the new columns in the building to support the new floor and the modified load path of the existing floors.
7. The Walls tie beams at floor levels will be reinforced with steel channels along the length of the beams.
8. Steel columns will be installed to carry new concrete slabs on the interior of the buildings
9. The exterior walls, interior stud walls, and foundations will be strengthened to carry the additional load from the proposed floors.

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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