

STRUCTURAL ASSESSMENT
FOR PROPOSED DEVELOPMENT

SAN JUAN HOTEL

1680 Collins Ave
Miami Beach, Florida

Prepared for

Nawaz Gilani

February 4, 2026

PREPARED BY



99 NW 27 AVE, Miami, FL. 33125, (305) 969-9423, Fax (305) 969-9453

Youssef Hachem Consulting Engineering

TABLE OF CONTENTS

I. Introduction	Page 3
II. Methodology	Page 4
III. Feasibility of development	Page 5
Appendix A - Photos	Page 8

STRUCTURAL ASSESSMENT for
1680 Collins Ave
Miami Beach, Florida

I. INTRODUCTION

General

Per the request of Mr. Gilani, we have conducted a visual structural condition assessment on the existing structure located at 1680 Collins Ave in Miami Beach, Florida.

The purpose of the inspection is to assess the structural condition of the property to determine the feasibility of the substantial development of the structure.

Structural System

The existing structure is a three-story masonry building, with partial basement and partial fourth floor. The Building Structural System is as follows:

- Basement:
 - Concrete walls and slab
- First -third Floors:
 - Elevated wood floor framing, with wood
 - Exterior 3 cell CMU walls
 - Interior wood load bearing stud walls
- Roof
 - Wood floor framing, with wood planking

II. METHODOLOGY

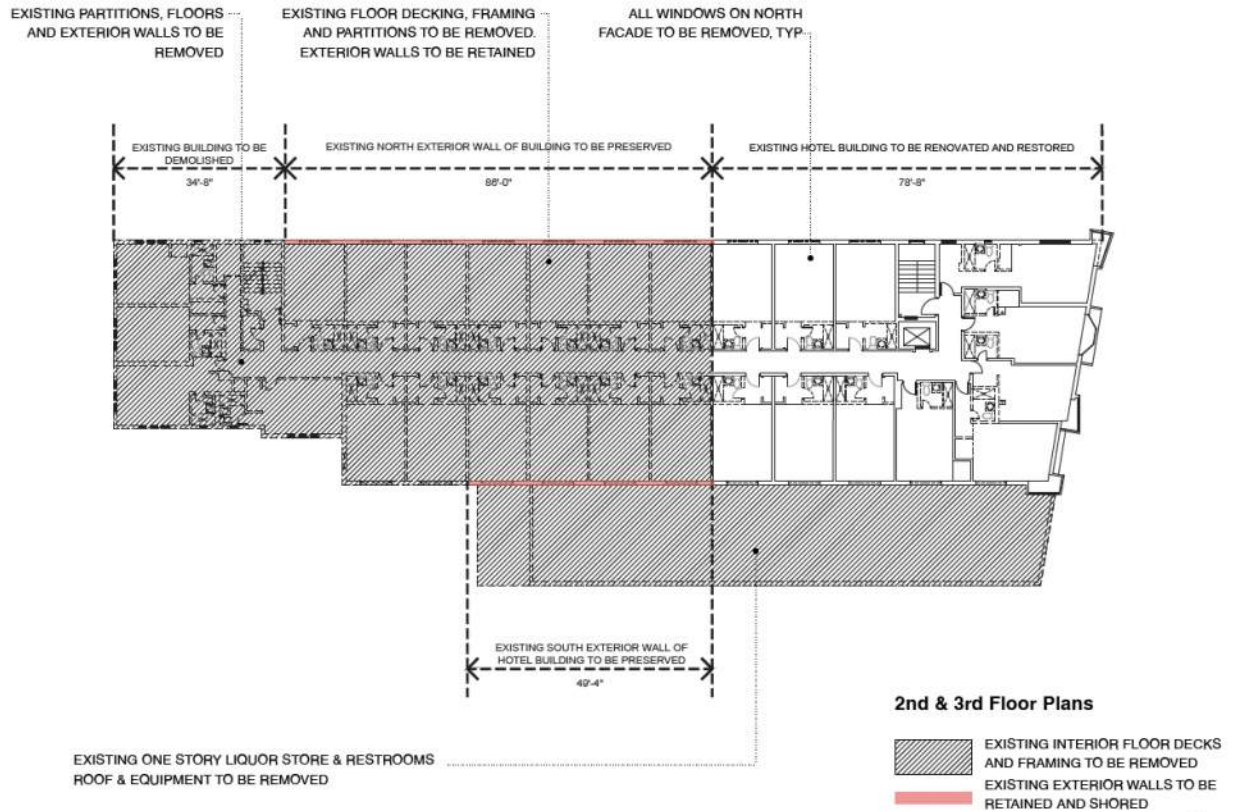
This inspection was visual in nature from the exterior and interior of the building. Our office did not perform any destructive or non-destructive testing, however Mr. Gilani will engage a company of their choosing to perform concrete core samples to test for:

- 1- Concrete compressive strength
- 2- Extent of Carbonation
- 3- Chloride Content

Preliminary structural analysis was performed to assess the additional load on the existing structure, and the effects of the new construction on the historic building.

III. FEASIBILITY OF DEVELOPMENT

Based on HPB application HPB25-0683 by Shulman and Associates dated 1/18/26, the existing hotel structure will undergo major renovation / addition. As per figure below,



Demolition:

- 1- The west 34'-8" of building including basement will be demolished, including basement.
- 2- The middle 86' of the building will also be demolished, while preserving the exterior masonry walls.
- 3- The Eastern 78'-8" of the building will be protected and preserved

The West portion will be demolished, and no other preservation work is needed. However, for the middle portion of the building, the North and South exterior walls will have to be braced either from the outside or the inside of the building before the demolition of the interior. Moreover, the Eastern remaining portion of the building will have to be shored before the demolition of the middle part of the building.

Examples of bracing the walls of a building will performing complete interior demolition are:

The Carlton Hotel, 1433 Collins Ave in 2015

The Ansonia Hotel, 336 21 St in 2013

Collins Park Hotel, 2000 Park Ave in 2011

Kaskades Hotel, 300 17 St in 2013

Golden Sands Hotel, 6901 Collins Ave in 2014

South Seas Hotel, 1751 Collins Ave in 2023

Richmond Hotel, 1757 Collins Ave 2023

Moxy Hotel, 915 Washington Ave in 2018

Please photos in appendix for sample bracing of the above mentioned projects

Reconstruction:

- 1- The new building and basement will be constructed on the clear land. Augercast piles will be installed to support the new 5 story and basement structure.
- 2- During the demolition phase before reconstruction the middle section walls are braced for stability and the eastern portion of the building is shored to protect the existing structure
- 3- The basement will be excavated, the excavation has to be performed in a way to protect the remaining structure, that can be done by either Deep Soil Mixing (DSM), or by steel sheet piles driven to create a coffer dam. DSM is a process of mixing the ground with cement to create a concrete plug to allow excavation without dewatering. As for the sheet piles, they have to installed by pushing and not vibration to avoid damaging the existing and neighboring structures. Dewatering will have to be performed to control groundwater levels during construction.
- 4- As for the middle section, the existing foundations for the reaming walls will have to be strengthened with installation of piles such as micropiles. New steel columns on the inside of the existing walls will be installed for the new floor slabs.

- 5- The eastern remaining section of the building will also be strengthened by installing rebars in the existing walls and the foundations will be strengthened same as the middle section of the building.

- 6- Building construction and standards of the 1940's are not up to current standards. This applies to this structure and other structures built in the 1940's. This building under current building code is not up to code, and part of the renovation is to bring it up to code. The structure's roof connections for wind uplift forces, and for wind lateral resistance are non-existent. To develop this building, it has to undergo level III alteration of the Florida Building Code 2023 for existing structures. This means that the building has to be strengthened to comply with the current Florida Building Code. Which means that the roof connection tie downs have to be implemented to strengthen the roof, and lateral load structural systems have to be installed such as shearwalls. Wall openings such as doors and windows and the exterior wood walls have to be reinforced. Hence, the foundations also have to be strengthened to resist such lateral loads.

- 7- Concrete restoration is expected to be performed on the remaining structure, the extent of repair will be based on structural assessment after the demolition of the finishes.

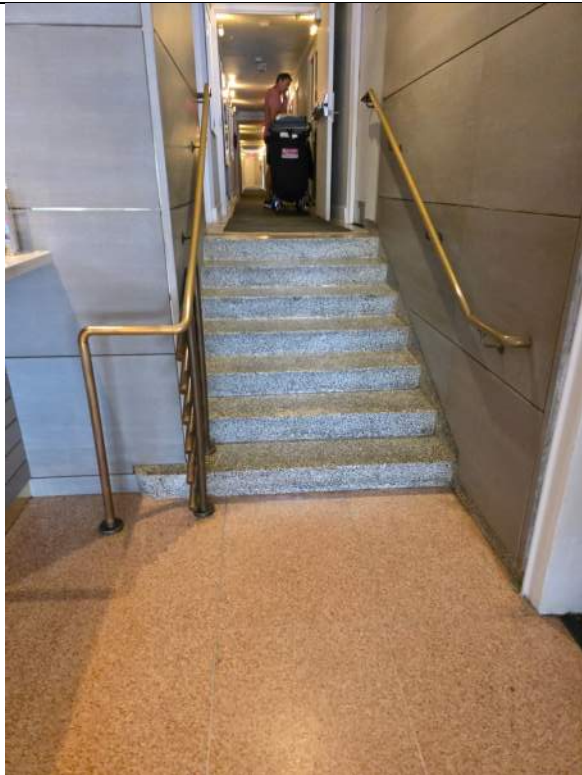
APPENDIX A
PHOTOS



Front East Elevation



Retail at SE corner



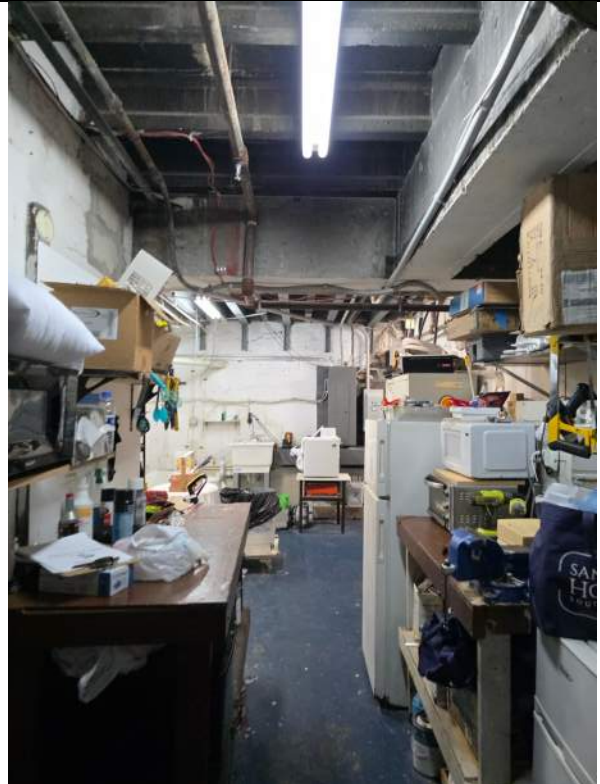
Lobby / first floor elevation change



Crawl space under first floor



Crawl space under first floor



Existing basement



North Alley view looking East



South Elevation looking West



Concrete restoration of corner columns



Roof view looking West



Carlton Hotel Interior bracing



Carlton dewatering well point system



Carlton foundations improvements



Ansonia bracing (in background)



Plymouth Shoring



Collins Park bracing



Collins Park bracing



Collins Park bracing



Collins Park bracing



Golden Sands Bracing



Golden Sands Bracing



Golden Sands Bracing



Kaskades Bracing



Kaskades Bracing



Moxy Bracing



Richmond Bracing



South Seas bracing



Richmond and South Seas Bracing