



J. BELLIVEAU & ASSOCIATES, INC.
6175 NW 153rd STREET, SUITE #300
MIAMI LAKES, FLORIDA 33014
(305) 362-2252
(305) 362-2254 FAX

November 4, 2015

City of Sunny Isles Beach Building Official
City of Sunny Isles Beach Building Department
18070 Collins Avenue
Sunny Isles Beach, Florida 33160

Attention: Department of Building Recertification

ATTN.: CHIEF BUILDING INSPECTOR

RE: STRUCTURAL RECERTIFICATION OF Winston Tower 100 located at 250
174th Street, Sunny Isles Beach, Florida; Folio #31-2211-008-
0001

GENTLEMEN:

IN ACCORDANCE WITH SECTION 8-11(f), THIS OFFICE HAS INSPECTED THE
BUILDING LOCATED AT THE ABOVE ADDRESS.

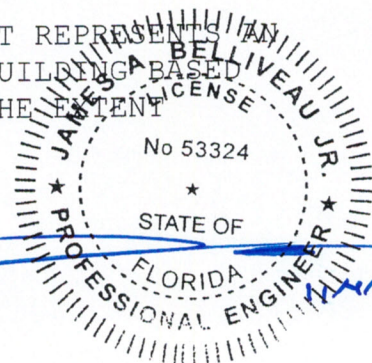
THIS OFFICE HAS VISUALLY EXAMINED THE BUILDING AND PRESENTS THE
ATTACHED INSPECTION REPORTS.

THERE ARE **NO REPAIRS REQUIRED**, TO THE STRUCTURAL SYSTEMS. ALL
REPAIRS WERE COMPLETED UNDER PERMIT NUMBERS B2009-1845, B2009-576,
AND B2015-358.

WE FIND THE BUILDING TO BE STRUCTURALLY SAFE FOR CONTINUED
OCCUPANCY.

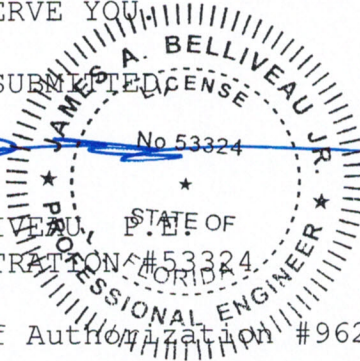
AS A ROUTINE MATTER, & IN ORDER TO AVOID POSSIBLE MISUNDERSTANDINGS,
NOTHING IN THIS REPORT SHOULD BE CONSTRUED DIRECTLY OR INDIRECTLY AS
A GUARANTEE FOR ANY PORTION OF THE BUILDING.

TO THE BEST OF OUR KNOWLEDGE AND ABILITY, THIS REPORT REPRESENTS AN
ACCURATE APPRAISAL OF THE PRESENT CONDITION OF THE BUILDING BASED
UPON CAREFUL EVALUATION OF OBSERVED CONDITIONS, TO THE EXTENT
REASONABLY POSSIBLE.



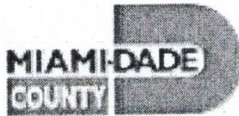
SHOULD ANY QUESTION ARISE, PLEASE FEEL FREE TO CALL. IT HAS BEEN A PLEASURE TO SERVE YOU

RESPECTFULLY SUBMITTED



JAMES A. BELLIVEAU, P.E.
FLORIDA REGISTRATION #53324

Certificate of Authorization #9626



BUILDING & NEIGHBORHOOD
COMPLIANCE DEPARTMENT

**MINIMUM INSPECTION PROCEDURAL GUIDELINES FOR
BUILDING'S STRUCTURAL RECERTIFICATION**

INSPECTION COMMENCED:

DATE: 08/21/2009

INSPECTION COMPLETED:

DATE: 01/27/2011

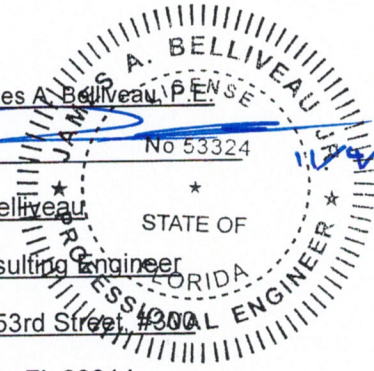
INSPECTION MADE BY: James A. Belliveau, P.E.

SIGNATURE: [Signature] No 53324

PRINT NAME: James A. Belliveau STATE OF

TITLE: Senior Consulting Engineer

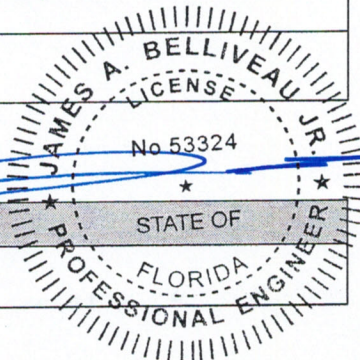
ADDRESS: 6175 NW 153rd Street, #200
Miami Lakes, FL 33014



1. DESCRIPTION OF STRUCTURE	
a. Name of Title:	Winston Towers 100 Assoc. c/o Angelina Saar
b. Street Address:	250 NE 174 th Street, Sunny Isles, Florida 33160
c. Legal Description:	
d. Owner's Name:	Winston Towers 100 Assoc. c/o Angelina Saar.
e. Owner's Mailing Address:	16105 NE 18 th Ave., North Miami Beach, Florida 33179
f. Building Official Folio Number:	31-2211-008-0001
g. Occupancy Classification:	R-2
h. Present Use:	Multi-Family Residential Condominium
i. General Description: (Type of Construction, Size, Number of Stories, and Special Features)	22 story multi-family condominium structure. The structure is a steel reinforced concrete type with concrete decks at each level and a flat roof on a concrete deck. The roof is covered with a coal tar and gravel type surface. There is a cooling tower on the roof structure. There is a parking garage beneath the building and to the perimeter in areas. There is a pool on the upper level of the garage at the south side exterior. The building is about 40 years old. All structural repairs have been completed under permit #B2009-576 and B2009-1845.
j. Additions to original structure:	None noted or reported

2. PRESENT CONDITION OF STRUCTURE	
a. General alignment:	
1. Bulging	Good
2. Settlement	Good
3. Deflections	Good
4. Expansion	Good
5. Contraction	Good
b. Portion showing distress	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
c. Surface conditions	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
d. Cracks	HAIRLINE (X) FINE () MEDIUM () WIDE () N/A ()
	All repaired and typical of this construction.
e. General extent of deterioration	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
f. Previous patching or repairs	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
g. Nature of present loading	Multi-family residential condominium.

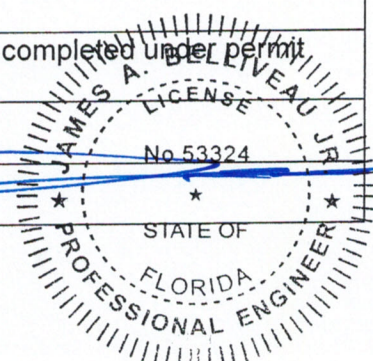
3. INSPECTIONS	
a. Date of notice of required inspection	July 29, 2010
b. Date(s) of actual inspection	Started pre notification in early 2009.
c. Name and qualification of individual submitting inspection report:	James A. Belliveau, P.E., Consulting Engineer
d. Description of any laboratory or other formal testing, if required, rather than manual or visual procedures	None.
e. Structural repair note appropriate line:	
1. None required	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
2. Required (describe and indicate acceptance)	



4. SUPPORTING DATA	
a. Sheet written data	40

b. Photographs	20
c. Drawings or sketches:	6

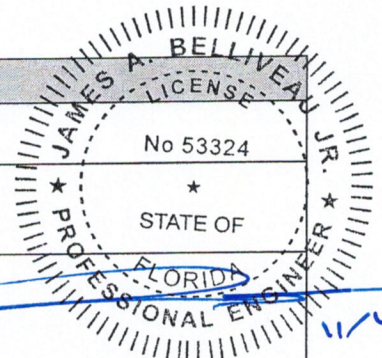
5. MASONRY BEARING WALL	
a. Concrete masonry units	Good
b. Clay tile or terra cotta units	None noted
c. Reinforced concrete tie columns	Good
d. Reinforced concrete tie beams	Good
e. Lintel	Good
f. Other type bond beams	Good
g. Masonry finishes – exterior	
1. Stucco	Good
2. Veneer	None
3. Paint only	Good
4. Other (describe)	None
h. Masonry finishes – interior	
1. Vapor barrier	Not visible
2. Purring and plaster	Good
3. Paneling	None noted
4. Paint only	Good
5. Other (describe)	None noted
i. Cracks:	All repaired and typical of this construction
1. Location	Beams() Columns() Other (X)
2. Description	Exterior walls and at spalled areas all repaired and good.
j. Spalling:	
1. Location	Beams(X) Columns(X) Other (X)
2. Description	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
k. Rebar corrosion-check appropriate line:	
1. None visible	



2. Minor-patching will suffice	
3. Significant-but patching will suffice	
4. Significant-structural repairs required	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
l. Samples chipped out for examination in spall areas:	
1. No.	
2. Yes - describe color texture, aggregate, general quality	As needed when staged for access. Typical rust color and soft at spall and good beyond.

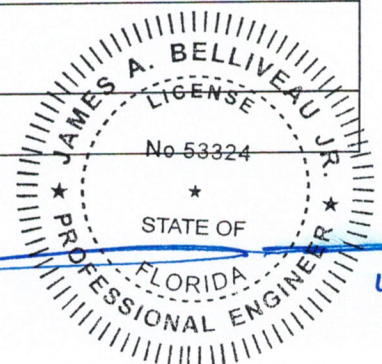
6. FLOOR AND ROOF SYSTEM	
a. Roof:	
1. Describe (flat, slope, type roofing, type roof deck, condition).	Flat with built up coal tar and gravel in fair overall condition.
2. Note water tanks, cooling towers, air conditioning equipment, signs, other heavy equipment and condition of support:	All cooling tower structural repairs have been completed under permit #B2015-358.
3. Note types of drains and scupper and condition cooling towers, air condition:	Appear adequate and operational.
b. Floor systems(s)	
1. Describe (type of system framing, material, spans, condition)	Steel reinforced concrete in good overall condition. All structural repairs have been completed under permit #B2009-576 and B2009-1845.
c. Inspection – note exposed areas available for inspection, and where it was found necessary to open ceilings, etc. for inspection of typical framing members.	All structural repairs have been completed under permit #B2009-576 and B2009-1845.

7. STEEL FRAMING SYSTEM	
a. Description	None noted.
b. Exposed Steel - describe condition of paint & degree of corrosion:	None noted.
c. Concrete or other fireproofing – note any cracking or spalling, and note where any covering was removed for inspection	None noted.
d. Elevator sheave beams & connections, and machine floor beams – note condition:	All elevators repaired and upgraded with completion in last few months; good overall.



8. CONCRETE FRAMING SYSTEM	
a. Full description of structural system	Steel reinforced concrete type structure including floors and roof with masonry infill walls with stucco.
b. Cracking	
1. Not significant	
2. Location and description of members affected and type cracking	Noted in walls and structural elements and repaired at exteriors under current permit noted.
c. General condition	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
d. Rebar corrosion - check appropriate line:	
1. Non visible	
2. Location and description of members affected and type cracking	
3. Significant but patching will suffice	
4. Significant - structural repairs required (describe)	All structural repairs have been completed under permit #B2009-576 and B2009-1845.
e. Samples chipped out in spall areas:	
1. No.	
2. Yes, describe color, texture, aggregate, general quality:	All areas as access provided. Typical rust colored and soft but good beyond spall. All repaired and good.

9. WINDOWS	
a. Type (Wood, steel, aluminum, jalousie, single hung, double hung, casement, awning, pivoted, fixed, other)	Aluminum single hung
b. Anchorage – type & condition of fasteners and latches:	Steel into concrete, fair.
c. Sealant – type of condition of perimeter sealant & at mullions:	All replaced under current permit noted, good.
d. Interiors seals – type & condition at operable vents:	Rubber and operational, fair.
e. General condition:	Fair overall.



10. WOOD FRAMING	
a. Type – fully describe if mill construction, light construction, major spans, trusses;	None noted.
b. Note metal fitting i.e., angles, plates, bolts, split pintles, pintles, other, and note condition:	
c. Joints – note if well fitted and still closed:	
d. Drainage – note accumulations of moisture:	
e. Ventilation –note any concealed spaces not ventilated:	
f. Note any concealed spaces opened for inspection:	

NOTES:

