



November 2, 2018

The Clifton Hotel – 1343 Collins Ave
ATTN: Henry Vidal
MEPFP Consulting Engineers
241 NW S River DR
Miami, FL 33128

Re: No Objection of new service / service upgrade

Dear Mr. Vidal:

The following information is provided in response to your inquiry concerning your remodeling project / upgrade power at The Clifton Hotel located at 1343 Collins Ave. You have requested to provide you with 120/208V 3PH power for a 1,000A main.

FPL has no objection in providing you power with a vault room size of 17.5' x 13' x 12'H. Please be sure that the vault room is accessible and is at ground level of the building.

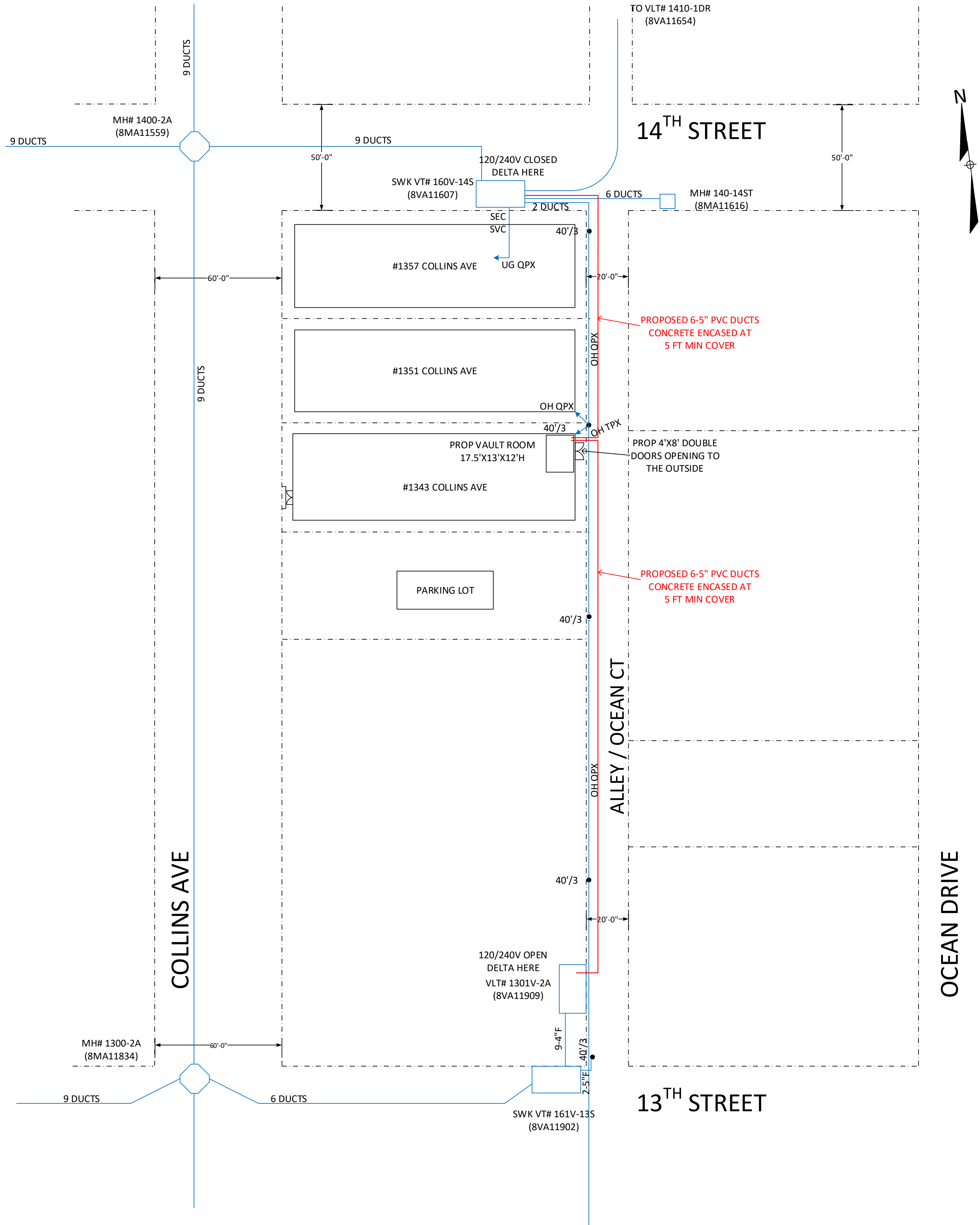
New duct bank along the alley / Ocean Ct would have to be installed to feed the new vault room as shown on the conceptual drawing provided to you.

Please contact me at 305-377-6202 should you have any questions or concerns.

Yours truly,

Rita Suarez

Rita Suarez
Senior Engineer



Call **SUNSHINE** before digging
1-800-432-4770

American Disabilities
IF POLE PLACEMENT LOCATION DOES NOT MEET THE MINIMUM SINGLE POINT DISTANCE OF 32" FROM EDGE OF CURB OR BACK OF SIDEWALK, CONTACT YOUR CCR FOR FRUTHER INSTRUCTIONS.

PRINTED ON: 5 JUN 2018 9:41 AM

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4				
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NO.	DATE	AS-BUILT	AUTH. No.	REVISION

AS-BUILT COPY	AS-BUILT CREW PRINT
INITIALS _____ DATE _____	FOREMAN'S SIGNATURE _____ DATE _____
JOB CERTIFIED COMPLETED AS SHOWN ON THE AS-BUILT PRINT. MATERIAL CHANGES SHOWN ON ROS	
SUPERVISOR'S SIGNATURE _____ DATE _____	
ALL REQUIRED GROUND RODS HAVE BEEN DRIVEN & VERIFIED TO BE WITHIN FPL STANDARDS. VALUES ARE SHOWN AT ALL LOCATIONS.	
FOREMAN'S SIGNATURE _____ DATE _____	

Easement ?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Survey/Stake?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Work with SMO?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Tree Work?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Designer/Stake	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	CT/Special Mtr?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Tree Access?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Tree Staking Req'd	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Map Posting?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Trench Feet	0'		
DDBS	8-7655-1890-4-1				
Posted By:	-				
		CITY <input checked="" type="checkbox"/> WMD	DR. DIST	COUNTY AIR	STATE RD.
		RR XING	COUNTY RD	TRANSM.	FAA
		Telephone Request? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	CATV Request	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	

JOB OWNER	RITA SUAREZ
PHONE	305-377-6202
DESIGNED BY	RITA SUAREZ
DRAWN BY	RPS
DATE	05-JUN-2018
MAP NO.	- U-0252
SIZE	0 15' 30' 60'
D	1" = 30' SCALE

Substation: - VENETIAN	Feeder: - F804440
CONCEPTUAL FOR CLIFTON HOTEL @ 1343 COLLINS AVE, MIAMI BEACH	
DWG No. JOB SKETCH	SHT 1 OF 1
WR XXXXX -	M/A CD -

TWP: 53 RGE: 42 SEC: 34 QTR: ##



October 11, 2018

Historic Resource Report
The Clifton Hotel
1343 Collins Avenue
Miami Beach, FL 33139

Legal Description: Lot 14, Block 18, Ocean Beach Addition No. 2 Subdivision, as recorded in Plat Book 2 at Page 56 of the public records of Miami-Dade County, Florida

Year Built: 1948

Original Architect: Gerard Pitt

Gerard Pitt (1885–1971) was born in New Rochelle, New York, and graduated from Columbia University in 1907. In his early career, he worked in New York City and Detroit, Michigan. He moved to Miami in 1930 and was in partnership with George L. Pfeiffer from 1940 to 1941. Pitt served as supervising architect for the southeast district of the Florida Hotel Commission from 1935 to 1957. In Miami Beach, he designed dozens of mostly small-scale apartment buildings in the Art Deco and Post-War Modern styles from 1939 to the mid-1960s, when he was in his 80s. He was one of the most prolific architects in the North Beach area with at least 59 buildings to his credit in the North Shore and Normandy Isles neighborhoods.

Building Description: The Clifton is a 2-story hotel building in the Art Deco style, designed by Architect Gerard Pitt and built by Stanger & Shenkin Construction.

It's design is composed of 3 strong horizontal layers, each comprised of a significant configuration, from an asymmetrical ground floor plane, a symmetrical second floor and a stark parapet capped by minimal band. Two layers of concrete eyebrows strengthen the horizontality of the primary facade (West) and wrap on the North and South the same distance as single 6" stucco band that equally borders the distance of a single room bay of approximately 12'.

The building has a parapet capped by a 6" horizontal band that follows the perimeter of the structure, covering a flat roof and existing solar panels.

Fenestration pattern on the second floor of the West Facade follow a rigid symmetry while on the ground floor the main entrance and lobby area are displaced expressing a non-symmetrical composition.

The windows facing west are single hung, white aluminum frame and clear glass, on the north and south facade horizontal sliders have been installed; the east facade has a combination of horizontal sliders and fixed glass units.

The structural system is concrete block stucco. The foundation system consists of spread footers. Exterior walls finishes are painted smooth stucco with stucco bands.



Youssef Hachem Consulting Engineering

November 1, 2018

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

RE: Clifton Hotel
1343 Collins Ave
Miami Beach, Florida 33139
Renovation and addition of 3rd floor

Dear Official:

We have inspected the building 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 1948 and consists of two floors of hotel rooms. The Ground floor is 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 development plans call for the addition of a third floor. The building CMU walls and wood framing are in good condition. Moreover, structural strengthening will be required during construction for the new floor.

The following is the bracing procedure to support the building:

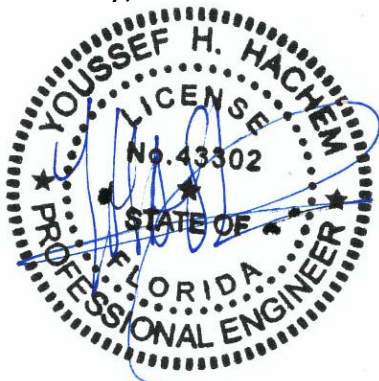
1. Strip and remove all existing non-structural wall and ceiling finishes (stucco, plaster, drywall, etc.) to expose all masonry walls, concrete tie beams and tie column and Ground, second, and roof wood rafters/joists.
2. Inspect all existing exposed concrete tie beams and columns. Any damaged concrete (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.
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. All wood elements in the building being floor joists or interior stud walls will be repaired based on the extent of damage of those elements.

Youssef Hachem Consulting Engineering

5. Foundations will be reinforced using helical piles. New foundations, if needed, will be installed for the new columns in the building to support the new floor and the modified load path of the existing floors.
6. With the columns extending up to the third floor, the construction of the third floor will commence out of Steel stud framing walls and roof.
7. The exterior walls, interior stud walls, and foundations will be strengthened to carry the additional load from the proposed floor.
8. Wood floor joists will be tension strapped to the walls to create the floor diaphragms needed to resist the windloads.

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

The Clifton Hotel
1343 Collins Avenue
Loading Operations

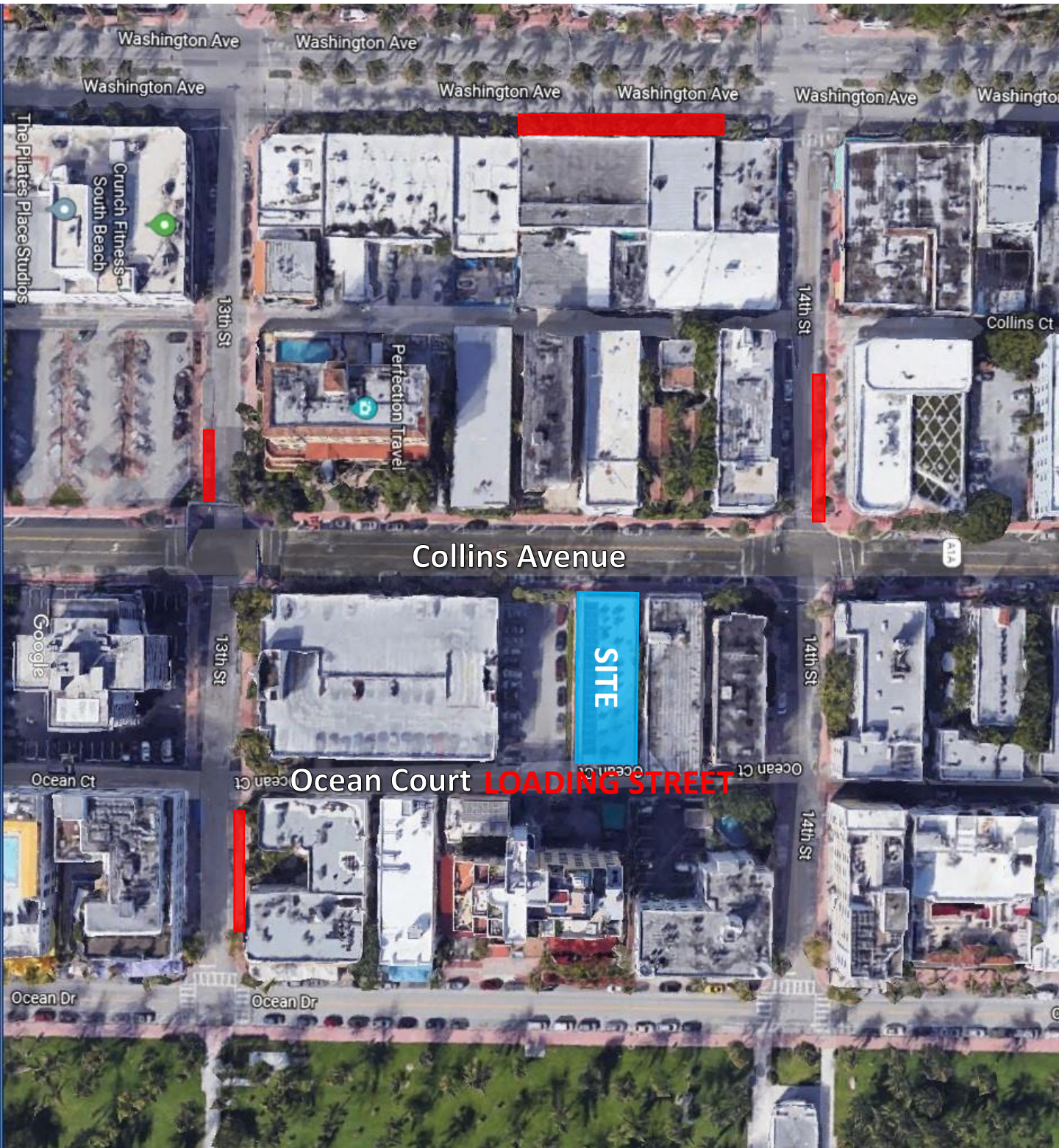
Location: The Clifton Hotel is a contributing building located within the Ocean Drive/Collins Historic District and the Miami Beach Architectural District. It is located near the center of the block between 13th and 14th Streets on the east side of Collins Avenue.

Existing Passenger Loading: Currently passenger loading occurs in front of the hotel's front doors; north bound, on the east side of Collins Avenue. A passenger loading sign exists in front of the Property (refer to the photographs, attached hereto as Exhibit A).

Proposed Passenger Loading: The proposed project results in the loss of four (4) existing units and the incorporation of twelve (12) new units, for a net growth of eight (8) additional units. The new units result in the requirement for 1-loading space for the Property, and or a waiver from the Historic Preservation Board. The Applicant seeks the waiver of the required loading space as passenger loading will continue to occur within the same location, in front of the Property, where passenger loading currently exists.

Existing Commercial Loading: Commercial loading currently takes place on the east side of the Property, along Ocean Court. Ocean Court provides two (2) lanes heading north bound.

Proposed Commercial Loading: The new units will not result in any change in operations. As such, the Applicant proposes to continue to use Ocean Court and local public loading spaces, to continue to satisfy its limited needs.



Loading Zone

October 11, 2018

1343 Collins Avenue, LLC
c/o Mr. Joshua Bird
General Counsel
Hawkins Way Capital, LLC

Re: The Clifton Hotel – Traffic Statement

Dear Mr. Bird:

Per your request, Traf Tech Engineering, Inc. conducted a traffic statement associated with the proposed expansion of the existing Clifton Hotel located at 1343 Collins Avenue in the City of Miami Beach in Miami-Dade County, Florida. Figure 1 on the following Page shows the location of the project site. This report documents the projected trip generation and the traffic impacts to the surrounding street system. The following is a summary of our findings.

Trip Generation

A trip generation analysis was performed using the trip generation rates published in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual* (10th Edition). The trip generation analysis was undertaken for daily and PM peak hour. The analysis was based on the following assumptions:

PROPOSED ADDITION

- o From 35 hotel rooms to 45 hotel rooms (+10 rooms)

According to ITE's *Trip Generation Manual* (9th Edition), the trip generation rates used for the proposed addition are:

HOTEL (ITE Land Use 310)

Daily Trip Generation

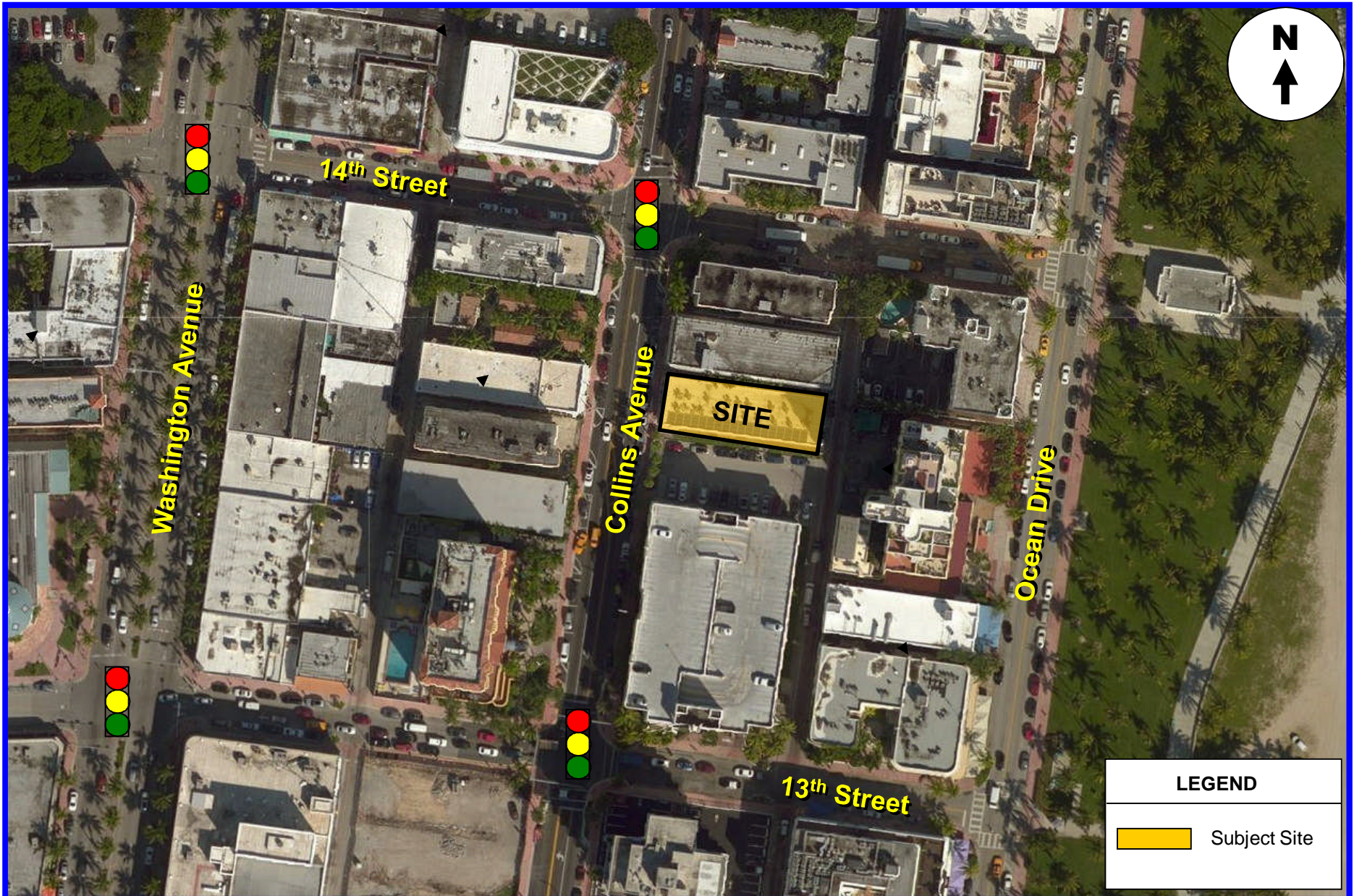
$$T = 8.36 (X)$$

Where T = number of daily trips, X = number of rooms

PM Peak Hour of the Adjacent Street

$$T = 0.60 (X) \text{ (51\% inbound and 49\% outbound)}$$

Where T = number of peak hour trips, X = number of rooms



Using the above-listed equations from the ITE document, a trip generation analysis was undertaken for the proposed hotel addition. The results of this effort are documented in Table 1.

TABLE 1 Trip Generation Analysis Clifton Hotel					
Land Use	Hotel Expansion	Daily Trips	PM Peak Hour		
			Ins	Out	Total
PROPOSED ADDITION					
Hotel	10	84	3	3	6

Source: ITE Trip Generation Manual (9th Edition)

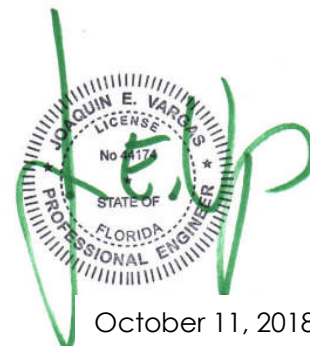
As indicated in Table 1, the proposed expansion project is projected to generate approximately 84 new daily trips and approximately six (6) new PM peak hour trips (3 inbound and 3 outbound). Therefore, the proposed expansion project is anticipated to have a de-minimus traffic impact to the surrounding street system (one new peak hour trip every 10 minutes). Figure 2 depicts the new traffic impacts on the surrounding street system. The trip distribution was based on Traffic Analysis Zone (TAZ) 628, which is applicable to the location of the project site. As indicated in Figure 2, the maximum traffic impact on any directional roadway segment is two (2) new vehicles trips in a one-hour period, which is insignificant from a traffic engineering standpoint (one new vehicle trip every 30 minutes).

In summary, the proposed Clifton Hotel's expansion project is projected to generate insignificant traffic volumes to the surrounding street system.

Sincerely,

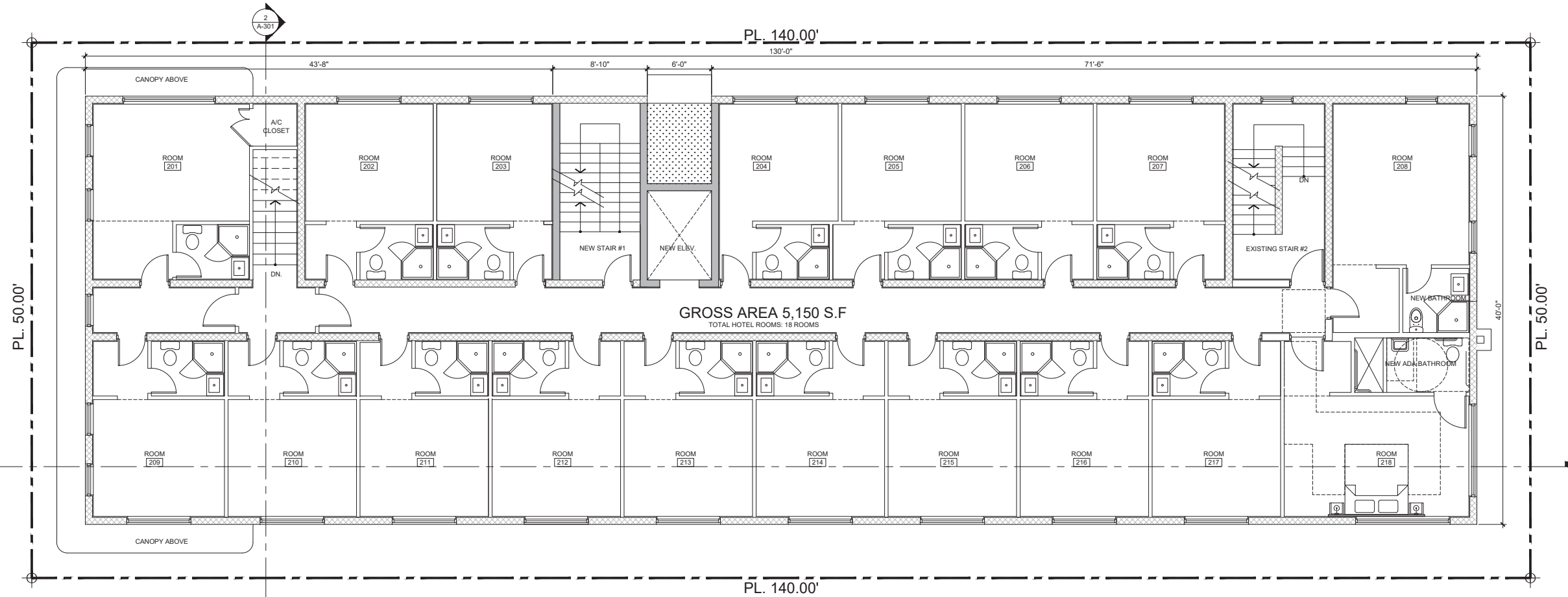
TRAF TECH ENGINEERING, INC.

Joaquin E. Vargas, P.E.
Senior Transportation Engineer

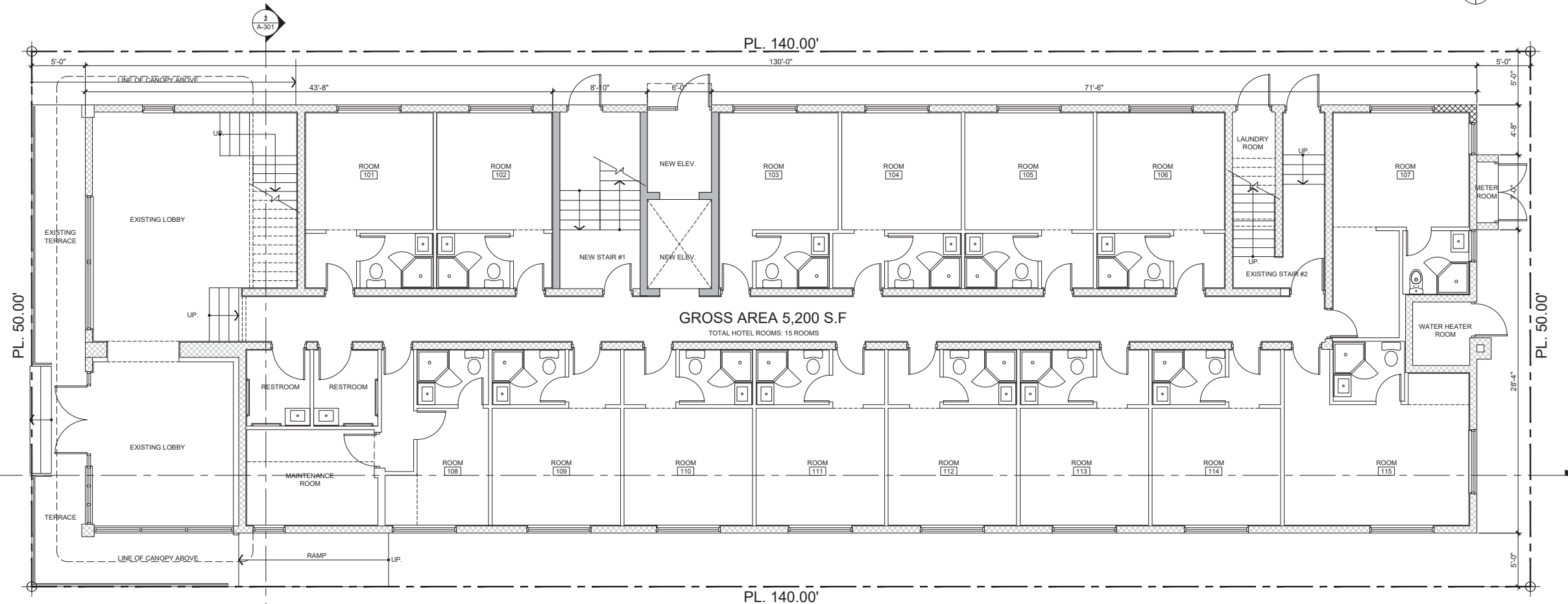




APPENDIX A
Site Plan – Clifton Hotel



PROPOSED 2ND FLOOR PLAN



PROPOSED 1ST FLOOR PLAN

WALL LEGEND:

- NEW C.M.U. WALL
- INTERIOR PARTITION
- EXISTING CMU WALL
- PROPOSED PLANTER

CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

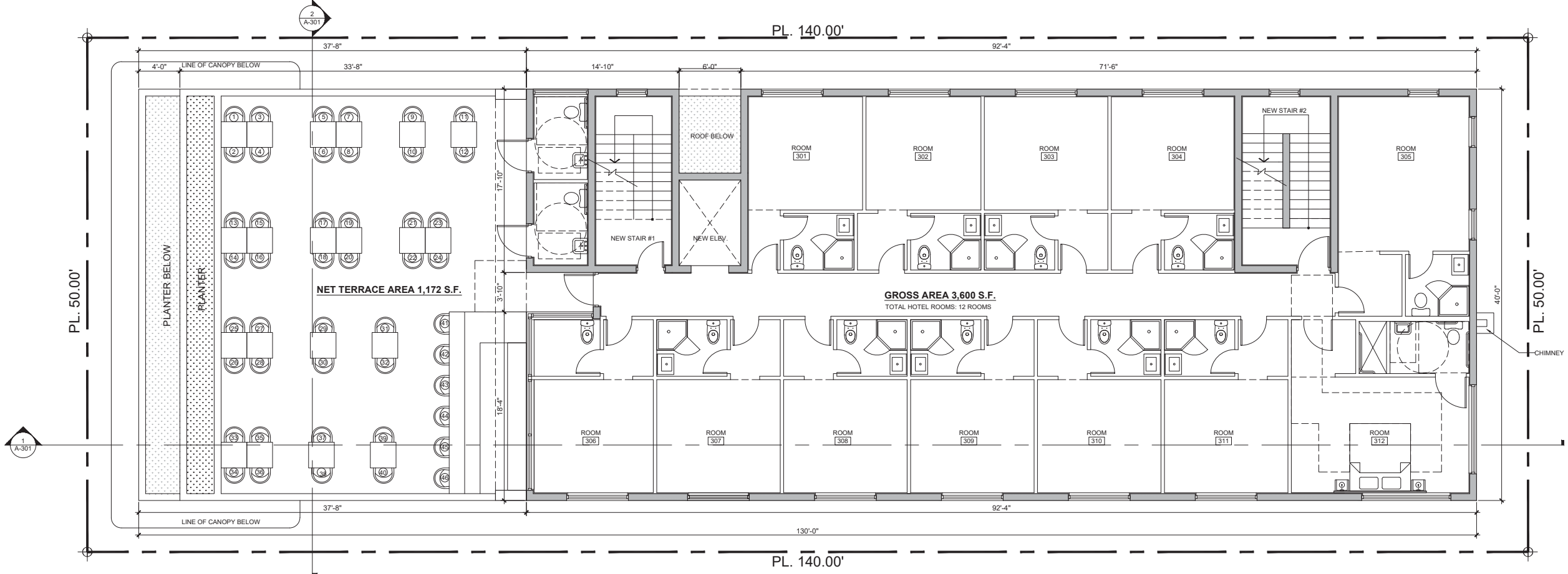
DATE	REVISION

DWG. TITLE	PROPOSED 1ST & 2ND FLOOR PLAN
SCALE	3/16" = 1'-0"
PROJECT NO.	2018-18
DATE	10-15-18
SHEET NUMBER	A-101

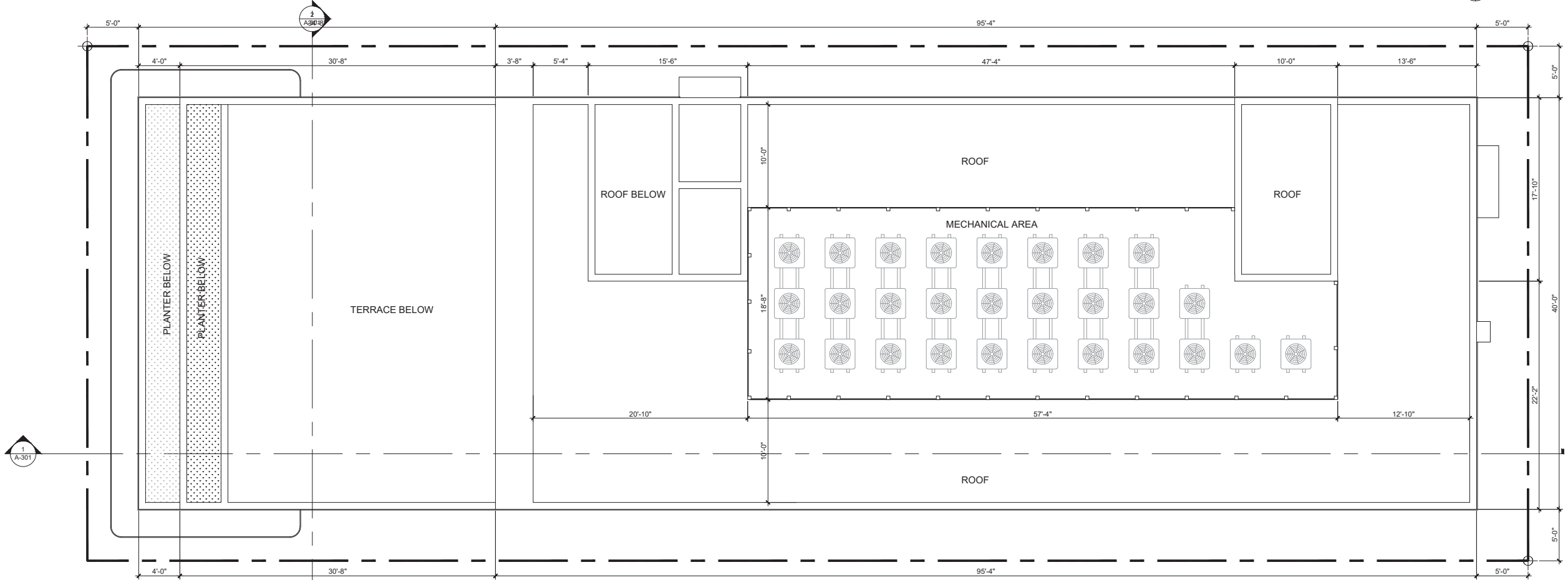
CLIFTON HOTEL
1343 COLLINS AVE
MIAMI BEACH, FL 33139

DATE	REVISION

DWG. TITLE	PROPOSED 3RD FLOOR PLAN
SCALE	3/16" = 1'-0"
PROJECT NO.	
DATE	2018-18
SHEET NUMBER	10-15-18



PROPOSED 3RD FLOOR PLAN



PROPOSED ROOF PLAN

WALL LEGEND:

- NEW C.M.U. WALL
- INTERIOR PARTITION
- EXISTING CMU WALL
- PROPOSED PLANTER