

PROPERTY ADDRESS:

1409 Washington Avenue
Miami Beach, Florida 33139

SURVEYOR NOTES

- #1 Lands Shown Hereon were not abstracted for Easement and/or Right of Way Records. The Easement Right of Way that are shown on survey are as per plat of record unless otherwise noted.
- #2 Benchmark: Miami-Dade County Public Works Dep. BM Name 13-148-R, BM Locator 3220 N, BM Elev. 6.35'
- #3 Bearings as Shown hereon are Based upon Washington Avenue, N08°00'00"E
- #4 Please See Abbreviations
- #5 Survey is incomplete Without Sheet 2 of 2
- #6 Drawn By: F.O. Date: 12-05-2015
- #7 Complete Field Survey Date: 12-03-2015
- #8 Disc No 2015, Station Surveying Scion
- #9 Last Revised:
- #10 Legal Description Furnished by client.
- #11 This Certification is only for the lands as described. It is not a certification of Title, Zoning, Easements, or Freedom of Encumbrances. ABSTRACT NOT REVIEWED.
- #12 There may be additional Restrictions not shown on this survey that may be found in the Public Records of Miami-Dade County, examination of ABSTRACT OF TITLE will have to be made to determine record instruments, if any affecting this property.
- #13 ACCURACY: The expected use of the land, as classified in the Minimum Technical Standard (SJ-17.050), is "Residential". The Minimum relative distance accuracy for this type of boundary survey is 1 foot in 10,000 feet. The accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- #14 Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown hereon.
- #15 Not Valid without one signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- #16 Contact the appropriate authority prior to any design work on information.
- #17 Underground utilities are not depicted hereon, contact the appropriate authority prior to any design work or construction on the property herein described. Surveyor shall be notified as to any deviation from utilities shown hereon.
- #18 Ownership Subject to OPINION OF TITLE.

ABBREVIATIONS

- A = ARC DISTANCE
AVE. = AVENUE
ASPH. = ASPHALT
A/C = AIR CONDITIONER
BLDG. = BUILDING
B.COR. = BLOCK CORNER
C.B. = CATCH BASIN
CLF. = CHAIN LINK FENCE
CONC. = CONCRETE
COL. = COLUMN
C.U.P. = CONCRETE UTILITY POLE
C.L.P. = CONCRETE LIGHT POLE
CBS. = CONCRETE BLOCK STRUCTURE
C.M.F. = CANAL MAINTENANCE EASEMENT
D. = DIRECTION
D.W. = DRAINAGE
D.M.F. = DRAINAGE & MAINTENANCE EASEMENT
ENC. = ENCROACHMENT
E.T.P. = ELECTRIC TRANSFORMER PAD
F.P.L. = FLORIDA POWER AND LIGHT
F.H. = FIRE HYDRANT
F.I.P. = FOUND IRON PIPE
F.C. = FINISH COLOR
F.D.H. = FOUND DRILL HOLE
F.R. = FOUND REBAR
F.D. = FOUND DIM.
F.N. = FOUND NAIL
F.T. = IRON FENCE
L. = LENGTH
M.L.P. = METAL LIGHT POLE
M.F. = MEASURED
M.H. = MANHOLE
NGVD = NATIONAL GEODETIC VERTICAL DATUM
N.T.S. = NOT TO SCALE
O.E. = OVERHEAD ELECTRIC LINE
O.L. = OIL LINE
P.C.P. = PERMANENT CONTROL POINT
P.C. = POINT OF CURVATURE
R. = RADIUS
RES. = RESIDENT
SDW/LK. = SIDEWALK
T. = TANGENT
U.E. = UTILITY EASEMENT
W.F. = WOOD FENCE
W.V. = WATER VALVE
W.U.P. = WOOD UTILITY POLE
=IRON FENCE
=CHAIN LINK FENCE
=WOOD FENCE
=CBS WALL
=OVERHEAD FLEC
=CENTER LINE
=EASEMENT
=DENOTES ELEVATIONS
=BUILDING
=DISTANCE
=CATCH BASIN
=WATER METER
=W.U.P.
=STATE ROAD
=US HIGHWAY
=INTERSTATE
=MONITORY WELL

ELEVATION INFORMATION

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929

Comm Panel 120651
Panel # 0317
Firm Zone: "AE"
Date of Firm: 09-11-2009
Base Flood Elev. 8.00'
F.Floor Elev. N/A
Garage Elev. N/A
Suffix: "L"
Elev. Reference to NGVD 1929

CERTIFIED ONLY TO:

Acastar Miami LLC

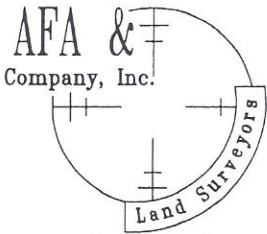
LEGAL DESCRIPTION:

Lot 12, Block 26, "OCEAN BEACH ADDITION No. 2", according to the Plat Thereof, as recorded in Plat Book 2, Page 56, of the Public Records of Miami-Dade County, Florida.

This certifies that the survey of the property described hereon was made under my supervision & that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter SJ-17.050 of Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
& That the Sketch hereon is a true and accurate representation thereof to the best of my knowledge and Belief, subject to notes and notations shown hereon.

Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida

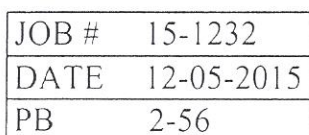
Not Valid unless Signed & Stamped with Embossed Seal




Professional
Surveyors & Mappers LB 7498
13050 S.W. 133rd Court
Miami Florida, 33186
E-mail: afaco@bellsouth.net
Ph. # (305) 234-0588
Fax # (206) 495-0778

JOB #	15-1232
DATE	12-05-2015
PB	2-56

Sheet 2 of 2



Survey is Incomplete without sheet 1 of 2
Scale of Drawing 1"=20'
Drawn By: E.O. Date: 12-05-2015
Completed Field Survey Date: 12-03-2015
AFA & COMPANY, INC. LB #7498
Professional Land Surveyors and Mappers
13050 SW 133rd CT Miami, Florida 33186
PH: 305-234-0588 FX: 206-495-0778


Armando F. Alvarez
Professional Surveyor & Mapper #5526
State of Florida
Not Valid unless Signed & Stamped with Embossed Seal

ELEVATION CERTIFICATE

Important: Read the instructions on pages 1-9.

OMB No. 1660-0008
Expiration Date: July 31, 2015

SECTION A - PROPERTY INFORMATION

A1. Building Owner's Name Acastar Miami LLC

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.
1409 Washington Avenue

City Miami Beach

State FL

ZIP Code 33139

A3. Property Description (Lot and Block Numbers, Tax Parcel Number, Legal Description, etc.)
PB 2-56 Lot 12 Block 26 "Ocean Beach" Of :Rec Miami Dade Co Florida.

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.) Commercial

A5. Latitude/Longitude: Lat. 25 Deg 47'08.73" N Long. 80 Deg 07'54.09" W

Horizontal Datum: ☐ NAD 1927 ☒ NAD 1983

A6. Attach at least 2 photographs of the building if the Certificate is being used to obtain flood insurance.

A7. Building Diagram Number 1A

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s) N/A sq ft

b) Number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A8.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

A9. For a building with an attached garage:

a) Square footage of attached garage N/A sq ft

b) Number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade N/A

c) Total net area of flood openings in A9.b N/A sq in

d) Engineered flood openings? ☐ Yes ☒ No

SECTION B - FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1. NFIP Community Name & Community Number
City Of Miami Beach 120651

B2. County Name
Miami Dade County

B3. State
Florida

B4. Map/Panel Number
12086C -0317

B5. Suffix
L

B6. FIRM Index Date
09/11/2009

B7. FIRM Panel
Effective/Revised Date
09/11/2009

B8. Flood
Zone(s)
"AE"

B9. Base Flood Elevation(s) (Zone
AO, use base flood depth)
8.0

B10. Indicate the source of the Base Flood Elevation (BFE) data or base flood depth entered in Item B9.

☐ FIS Profile ☒ FIRM ☐ Community Determined ☐ Other/Source: _____

B11. Indicate elevation datum used for BFE in Item B9: ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: N/A ☐ CBRS ☐ OPA

SECTION C - BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction

*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations - Zones A1-A30, AE, AH, A (with BFE), VE, V1-V30, V (with BFE), AR, AR/A, AR/AE, AR/A1-A30, AR/AH, AR/AO. Complete Items C2.a-h below according to the building diagram specified in Item A7. In Puerto Rico only, enter meters.

Benchmark Utilized: Name D-148 Elev 5.91

Vertical Datum: NGVD 1929

Indicate elevation datum used for the elevations in items a) through h) below. ☒ NGVD 1929 ☐ NAVD 1988 ☐ Other/Source: _____

Datum used for building elevations must be the same as that used for the BFE.

Check the measurement used.

a) Top of bottom floor (including basement, crawlspace, or enclosure floor) 6.10 ☒ feet ☐ meters

b) Top of the next higher floor N/A ☐ feet ☐ meters

c) Bottom of the lowest horizontal structural member (V Zones only) N/A ☐ feet ☐ meters

d) Attached garage (top of slab) N/A ☐ feet ☐ meters

e) Lowest elevation of machinery or equipment servicing the building N/A ☐ feet ☐ meters

(Describe type of equipment and location in Comments)

f) Lowest adjacent (finished) grade next to building (LAG) 5.80 ☒ feet ☐ meters

g) Highest adjacent (finished) grade next to building (HAG) 5.93 ☒ feet ☐ meters

h) Lowest adjacent grade at lowest elevation of deck or stairs, including structural support N/A ☐ feet ☐ meters

SECTION D - SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by law to certify elevation information. I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.

☒ Check here if comments are provided on back of form.

☒ Check here if attachments.

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

Certifier's Name Armando F Alvarez 3rd

License Number 5526

Title Surveyors & Mappers

Company Name AFA & COMPANY, INC

Address 13050 Southwest 133rd Court

City MIAMI

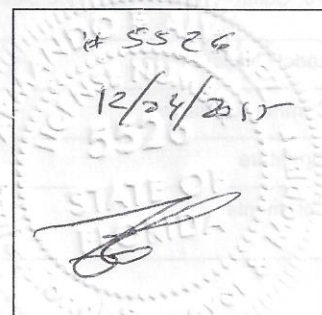
State FL

ZIP Code 33186

Signature

Date 12-04-2015

Telephone 305.234.0588



IMPORTANT: In these spaces, copy the corresponding information from Section A.		FOR INSURANCE COMPANY-USE
Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No. 1409 Washington Avenue		Policy Number:
City Miami Beach	State FL ZIP Code 33139	Company NAIC Number:

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION (CONTINUED)

Copy both sides of this Elevation Certificate for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments CROWN ROAD ELEV + 6.06

A5) COORDINATES OBTAINED FROM GOOGLE EARTH

Signature

Date 12-04-2015

SECTION E – BUILDING ELEVATION INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO AND ZONE A (WITHOUT BFE)

For Zones AO and A (without BFE), complete Items E1–E5. If the Certificate is intended to support a LOMA or LOMR-F request, complete Sections A, B, and C. For Items E1–E4, use natural grade, if available. Check the measurement used. In Puerto Rico only, enter meters.

- E1. Provide elevation information for the following and check the appropriate boxes to show whether the elevation is above or below the highest adjacent grade (HAG) and the lowest adjacent grade (LAG).
- a) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- b) Top of bottom floor (including basement, crawlspace, or enclosure) is _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.
- E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 8–9 of Instructions), the next higher floor (elevation C2.b in the diagrams) of the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E3. Attached garage (top of slab) is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E4. Top of platform of machinery and/or equipment servicing the building is _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.
- E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown. The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without a FEMA-issued or community-issued BFE) or Zone AO must sign here. The statements in Sections A, B, and E are correct to the best of my knowledge.

Property Owner's or Owner's Authorized Representative's Name

Address	City	State	ZIP Code
Signature	Date	Telephone	
Comments			

☐ Check here if attachments.**SECTION G – COMMUNITY INFORMATION (OPTIONAL)**

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Sections A, B, C (or E), and G of this Elevation Certificate. Complete the applicable item(s) and sign below. Check the measurement used in Items G8–G10. In Puerto Rico only, enter meters.

- G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)
- G2. ☐ A community official completed Section E for a building located in Zone A (without a FEMA-issued or community-issued BFE) or Zone AO.
- G3. ☐ The following information (Items G4–G10) is provided for community floodplain management purposes.

G4. Permit Number	G5. Date Permit Issued	G6. Date Certificate Of Compliance/Occupancy Issued
-------------------	------------------------	---

- G7. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement
- G8. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum _____
- G9. BFE or (in Zone AO) depth of flooding at the building site: _____ ☐ feet ☐ meters Datum _____
- G10. Community's design flood elevation: _____ ☐ feet ☐ meters Datum _____

Local Official's Name	Title
Community Name	Telephone
Signature	Date
Comments	

☐ Check here if attachments.

Building Photographs

See Instructions for Item A6.

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

1409 Washington Avenue

Policy Number:

City Miami Beach

State FL

ZIP Code 33139

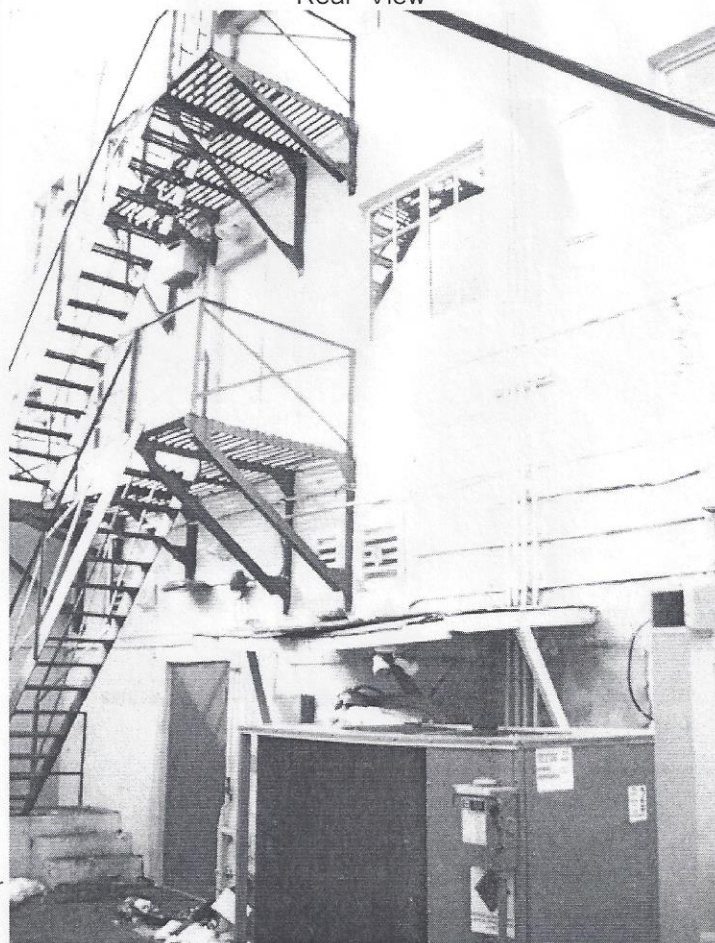
Company NAIC Number:

If using the Elevation Certificate to obtain NFIP flood insurance, affix at least 2 building photographs below according to the instructions for Item A6. Identify all photographs with date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8. If submitting more photographs than will fit on this page, use the Continuation Page.

Front View



Rear View



Building Photographs

Continuation Page

IMPORTANT: In these spaces, copy the corresponding information from Section A.

FOR INSURANCE COMPANY USE

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.

Policy Number:

City

State

ZIP Code

Company NAIC Number:

If submitting more photographs than will fit on the preceding page, affix the additional photographs below. Identify all photographs with: date taken; "Front View" and "Rear View"; and, if required, "Right Side View" and "Left Side View." When applicable, photographs must show the foundation with representative examples of the flood openings or vents, as indicated in Section A8.



REEF APARTMENT-HOTEL
1409-1411 WASHINGTON AVENUE, MIAMI BEACH

This three-story building in classic Art Deco style was built in 1935 in the heart of Miami Beach's developing commercial district. A restaurant occupied the entire ground floor, and furnished apartments and hotel rooms were on the upper floors. The building cost \$36,000 and its architect was Victor H. Nellenbogen, misspelled on the Permit Card (see Biography following). It is now a Contributing structure in both the National Register and local historic districts.

The building permit was issued on November 6, 1935, and the building was ready for occupancy on January 15, 1936. Owner and operator was Jack P. Broome, who ran a "curbside" eatery with live music at 1108 Biscayne Boulevard in Miami that was also called The Reef.¹ The restaurant in this Miami Beach building was called "Chicken Jack's," specializing in chicken, steak, and Florida lobster. To announce its opening on January 24, 1936, airplanes dropped 10,000 advertising balloons over the Miami area.

The building at its opening received an extensive writeup in the *Miami Herald*² that includes a rendering, interior photographs of an apartment and the restaurant, and a photo of Mr. Broome and his *maitre d'*, George Bozarth. In addition, original plans, though of limited legibility, were found on Microfilm #7542 in the Miami Beach Building Department.

This building is now a historic gem, but when it was new the *Herald* hailed it as "the latest type modern architecture." Typical of Art Deco, the front façade is symmetrical and divided into three sections: vertical ribs define the center section, ornamented with bas relief panels, and the side sections have horizontal lines

¹ "Chicken Jack's, New Restaurant in Miami Beach, Opens Service," *Miami Herald*, Jan. 24, 1936.

² "Apartment Hotel Near Completion," Jan. 7, 1936; "Chicken Jack's..." and "New Restaurant Presents Attractive Scene," Jan. 24, 1936.

incised in the stucco and wrapping around the corners. There are also corner windows that were originally steel casements³ but were replaced with aluminum awning-type windows in 1963.⁴ Dentil molding decorates the parapet.

The building's most notable feature is the stainless steel marquee that extends across almost the entire front at the first story. (Nellenbogen designed a similar marquee on the Savoy Plaza Hotel, 425 Ocean Drive, also in 1935.) This was the grand entrance to the restaurant, "illuminated by neon tubing in colors."⁵ Beneath the marquee, the front façade of the restaurant had glass-paneled double doors at the center, with horizontal push-bars. To either side of the door was a round-ended swath of windows described in the newspaper as a novel feature: "disappearing windows for ventilation, giving the impression of a continental sidewalk café." While it is unclear what "disappearing" windows were, the plans show the front windows ---two on each side -- in three horizontal panels. These may be three sashes that could be pushed together, or they may have folded up so as to "disappear."

The newspaper also documents that the first story was faced in "green and walnut colored vitrolite, contrasting against aluminite (sic) metal-covered sash doors and frames," and "two columns of illuminated structural glass adorn each side of the entrance." The plans show a window opening into the restaurant on the north elevation, since the building next door at the time had a large setback.

In addition to signage on the marquee, the rendering and the plans both show a fin sign at the parapet, and the newspaper describes another novel feature: "on the top of the building is a large electrical sign featuring an animated rooster design in multicolors....The animated "rooster" crows periodically." The

³ *Miami Herald*, Jan. 7, 1936.

⁴ Building Permit Card #1259.

⁵ *Miami Herald*, Jan. 7, 1936.

Permit Card notes that the neon lights were “reconnected” in November 1945, at the end of the World War II and its blackouts.

The rooster motif was continued on the interior of Chicken Jack’s, in a large five-color medallion of a rooster in the terrazzo floor at the entrance, the “pattern as selected by owner,” according to the plans.. It still survives, although the \$5 gold piece that was “securely anchored” as the eye⁶ has long ago disappeared.

The restaurant accommodated 164 diners and was described as a “dining patio.” Centered at the rear wall was a U-shaped stainless steel counter “where quick service may be had.” There was seating in upholstered booths to both sides of the counter, and the front section was filled with free-standing tables, as seen in the newspaper photograph. Plain, hanging light fixtures are also seen in the photo. Chicken Jack’s was only here for a year, however. By the end of 1936 it had become “Goldhagen’s Roumanian Restaurant,” according to the Permit Card, and later the Frank Romano Restaurant (1940-42 City Directories) and Roma Restaurant, but the rooster still remained on the floor.

Above the restaurant, the twelve-unit Reef Apartment Hotel was accessed through a door to the right of the restaurant that led to a stairway. A detail of the decorative stair railing is in the plans. The Reef consisted of four efficiency apartments, four one-bedroom units and four hotel rooms, all “fitted in the modern manner. Furniture harmonizes with the modern construction,”⁷ and the apartment kitchens had electric refrigerators.

---Carolyn Klepser, researcher

Dec. 6, 2015

⁶ “Chicken Jack’s...” *Miami Herald*, Jan. 24, 1936, p. 15A.

⁷ “New Hotel Houses Unique Restaurant,” *Miami Herald*, Jan. 24, 1936, p. 15A.

ARCHITECT BIOGRAPHY

Victor H. Nellenbogen (1888-1959), born in Budapest, immigrated to the U.S. at age two, received a diploma from the Cooper Union in New York City in 1908, and in his early career (1911) designed hotels for the Canadian Pacific Railway. In 1914 he was working as a draftsman for Thomas Lamb in New York.⁸ He came to Miami around 1920 to work with Martin L. Hampton and August Geiger, and opened a private practice here in 1928.⁹ He took a sketching trip to Spain with Martin Hampton in 1923 to study the architecture. He is one of Miami's best transitional architects, who designed notable works in both Mediterranean and Art Deco styles. Some of his best-known buildings in Miami Beach are:

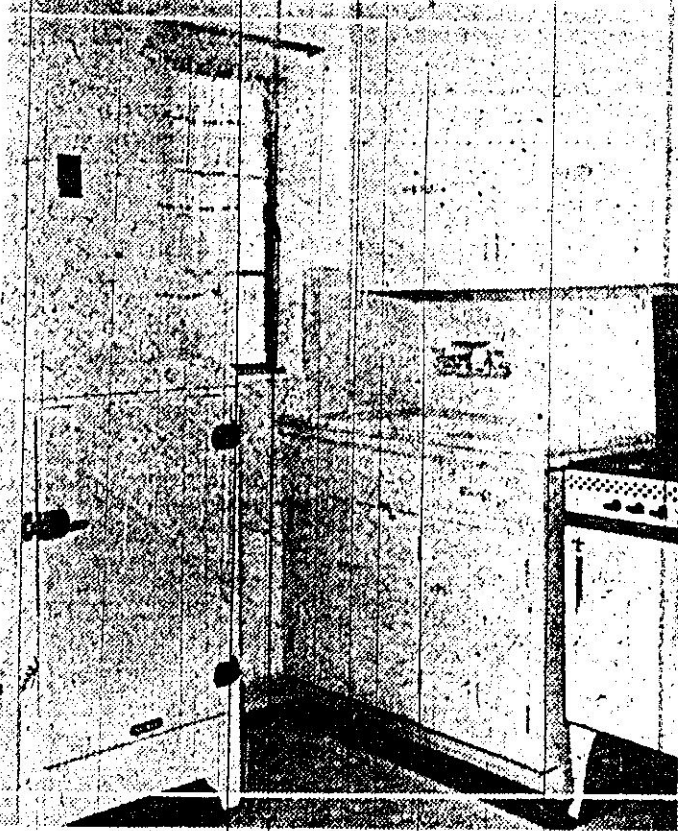
Bowman Hotel (Shep Davis Plaza)	220 23rd Street
Alamac Hotel	1300 Collins Ave.
Savoy Plaza	425 Ocean Drive
Rivoli Apts. (Banana Republic)	800 Collins Ave.
Lord Tarleton Hotel (Crown Apts.)	4041 Collins Ave.
Olsen Hotel	7300 Ocean Terrace
Sterling Bldg. remodeling, 1941	927 Lincoln Road

⁸ 1914 Draft Records, ancestry.com

⁹ AIA records, Coral Gables and Washington DC; and obituary, [Miami Herald](#), Nov. 16 1959.

n Miami Beach, Opens Service

TS MODERNLY FURNISHED



NEW HOTEL HOUSES UNIQUE RESTAURANT

Modern Apartments and Conveniences Afforded In Living Units of Building

Completion of the Reef Apartment Hotel, 1409-11 Washington avenue, Miami Beach, has been announced by Jack Broome, owner and operator. The hotel, which was ready for occupancy on January 15, is practically filled, Mr. Broome reports.

There are 19 living units in the three-story structure, consisting of

hotel rooms, four efficiency apartments and four other apartments comprising living room, bedroom, kitchenette, dinette and bath.

The building is only one minute from the ocean beach, convenient to all forms of transportation and close to schools.

The apartments and hotel rooms are fitted in the modern manner. Furniture harmonizes with the modern construction. Kitchens in apartments have drainboard sinks in colored tile and electric refrigeration is provided. Dinette seats and tables are of hardwood.

The first floor of the hotel building is devoted to Chicken Jack's restaurant, which is opening today, and which also is owned and operated by Mr. Broome.

VIATION SCHOLARSHIPS FOR TWO MIAMI BOYS

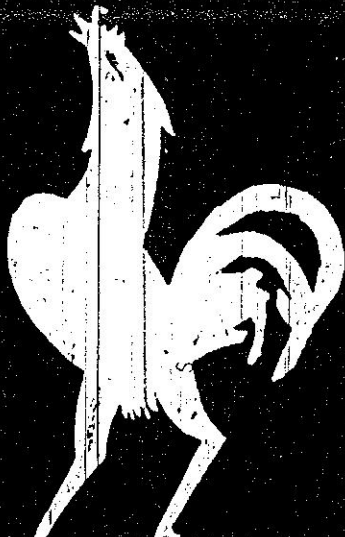
Scholarships for training in aeronautics at the University of Florida rewarded this week to two Miami boys, James M. Connelly and John W. Reger, and a Homestead youth, William J. McCollough, who had met the requirements specified by C. R. Coach-

man, state supervisor of aeronautical education. It was announced yesterday. Lula Mae Harrison, county supervisor of the adult education department of the works progress administration, under whose supervision the three boys qualified, said the scholarship course would include a 10 weeks' training in aeronautics at Gainesville.

NOW!
You Can Eat
In Comfort
In a Booth

Let's all go to see the only upholstered, practical hinge seat in Florida at

Chicken Jack's
Manufactured by
De MASO
FURNITURE CO.
Factory—191 N. E. 28th St.



CHICKEN JACK'S

NEW RESTAURANT PRESENTS ATTRACTIVE SCENE



Above view shows a section of the new Chicken Jack's restaurant, first floor of the new Reef Apartment Hotel, 1409 Washington avenue, which will open today. Chicken, Florida lobster and steaks are featured on the menu. George Bozarth, left, is maitre d'hotel. Jack Broome, right, is owner of the restaurant and of the building, which was recently completed.

20 ARE NOMINATED FOR C. OF C. BOARD

Final Ballots Will Be Sent Out By Miami Beach Organization

Twenty persons were nominated yesterday for the board of governors of the Miami Beach Chamber of Commerce in the organization's annual primary election, according to J. W. Ware, chairman of the election tellers' committee.

Final ballots will be sent out today with the 20 names. Thirteen of the 20 nominees will be elected to serve on the board until this time in 1937. From those elected, a president, first and second vice presidents will be chosen.

Thomas J. Pancoast, president, who has retained the office since the chamber of commerce was organized in 1921, led the list of nominees with the highest number of votes received. Others who were nominated in the order of votes they received were Charles W. Chase, Jr., Charles L. Clements, Dr. Elisha A. King, Catchings Therrel, R. L. Ellis, Thomas H. Beddall, John A. Benson, Sol S. Gold-

witz, Mrs. R. Newberg, Mrs. H. Ollphant, Mrs. J. Pallot, Mrs. I. Rosen-

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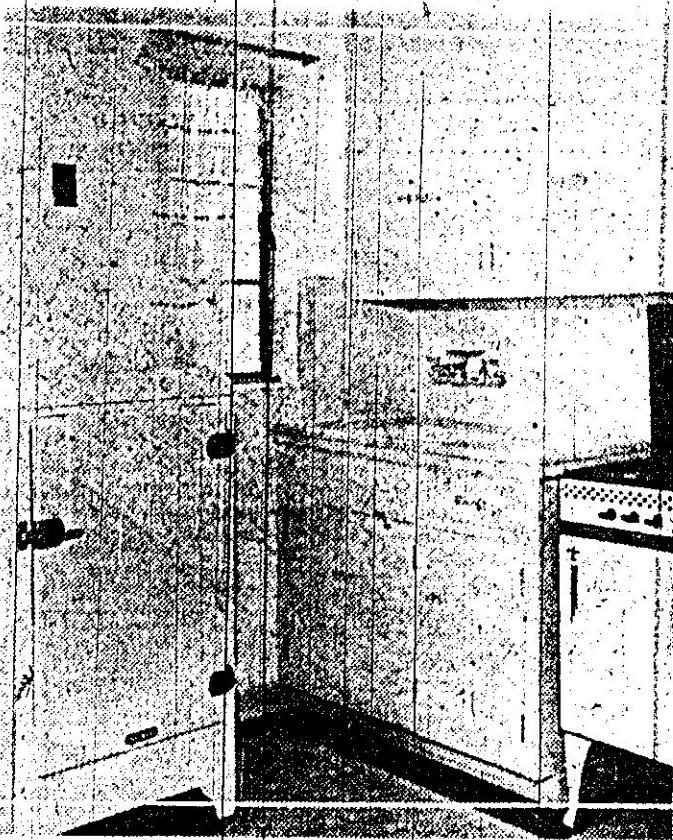
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n Miami Beach, Opens Service

ITS MODERNLY FURNISHED



NEW HOTEL HOUSES UNIQUE RESTAURANT

Modern Apartments and Conveniences Afforded In Living Units of Building

Completion of the Reef Apartment Hotel, 1409-11 Washington avenue, Miami Beach, has been announced by Jack Broome, owner and operator. The hotel, which was ready for occupancy on January 15, is practically filled, Mr. Broome reports.

There are 19 living units in the three-story structure, consisting of

hotel rooms, four efficiency apartments and four other apartments comprising living room, bedroom, kitchenette, dinette and bath.

The building is only one minute from the ocean beach, convenient to all forms of transportation and close to schools.

The apartments and hotel rooms are fitted in the modern manner. Furniture harmonizes with the modern construction. Kitchens in apartments have drainboard sinks in colored tile and electric refrigeration is provided. Dinette seats and tables are of hardwood.

The first floor of the hotel building is devoted to Chicken Jack's restaurant, which is opening today, and which also is owned and operated by Mr. Broome.

VIATION SCHOLARSHIPS WON BY TWO MIAMI BOYS

Scholarships for training in aerobics at the University of Florida rewarded this week to two Miami boys, James M. Connelly and John W. Reger, and a Homestead youth, William J. McCollough, who had met the requirements specified by C. R. Coach-

man, state supervisor of aeronautical education. It was announced yesterday. Lula Mae Harrison, county supervisor of the adult education department of the works progress administration, under whose supervision the three boys qualified, said the scholarship course would include a 10 weeks' training in aeronautics at Gainesville.

NOW!
You Can Eat
In Comfort
In a Booth

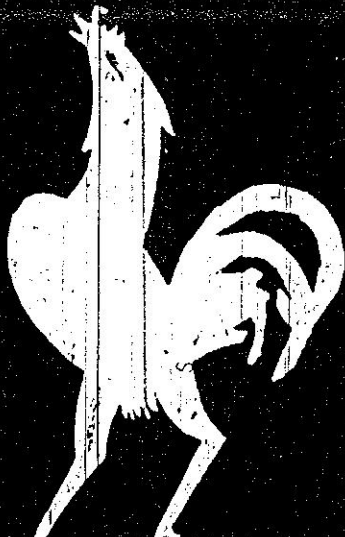
Let's all go to see the only upholstered, practical hinge seat in Florida at

Chicken Jack's

Manufactured by

De MASO
FURNITURE CO.

Factory—151 N. E. 28th St.



CHICKEN JACK'S

Chicken Jack's, New Restaurant

PATIO DINING PLACE IN HOTEL BUILDING

Establishment Offers Attractive Surroundings and Features Many Food Specialties

Chicken Jack's, 1409-11 Washington avenue, Miami Beach, a novel idea in restaurant construction and operation, is now open for business. Jack Broome is owner and operator.

Chicken Jack's will specialize in milk-fed chickens, Florida lobsters and charcoal-broiled steaks, offered at popular prices.

The restaurant consists of a dining patio accommodating 164 diners. Centering on the entrance at the rear is a stainless steel counter where quick service may be had. On either side of this counter attractive booths are arranged for those who desire a note of privacy. These booths were designed and built by the DeMasco Furniture Company. According to Mr. DeMasco, these afford exceptional comfort and use the first upholstered practical hinge seat to be introduced in this field in Florida.

The floor is laid with terrazzo in five colors, divided by brass strips. In the center of the patio is a replica of a large rooster, inlaid with colored marble chips. A \$5 gold piece forms the eye of the fowl, which is securely anchored into the terrazzo.

The restaurant is on the ground floor of the Reef Apartment Hotel building, also owned and operated by Mr. Broome. The exterior of the building is of the latest type modern architecture.

Facing Washington avenue, the front has a stainless steel marquee,

upon which Neon lettering and illuminated decorations, designed and installed by the Flexlume Daniel Neon Company, are placed.

Below the marquee the entire front is faced with green and walnut colored vitrolite, contrasting against aluminum metal-covered sash doors and frames. Two columns of illuminated structural glass, adorn each side of the entrance. The ceiling of the marquee also is illuminated with Neon tubing.

On top of the building is a large electrical sign, featuring an animated rooster design in multicolors. The sign was designed and installed by the Flexlume Daniel Neon Company. The animated "rooster" crows periodically.

The restaurant is equipped with disappearing windows for ventilation, giving the impression of a continental sidewalk cafe.

Breakfasts, luncheons and dinners are served, and a la carte service is available at all hours.

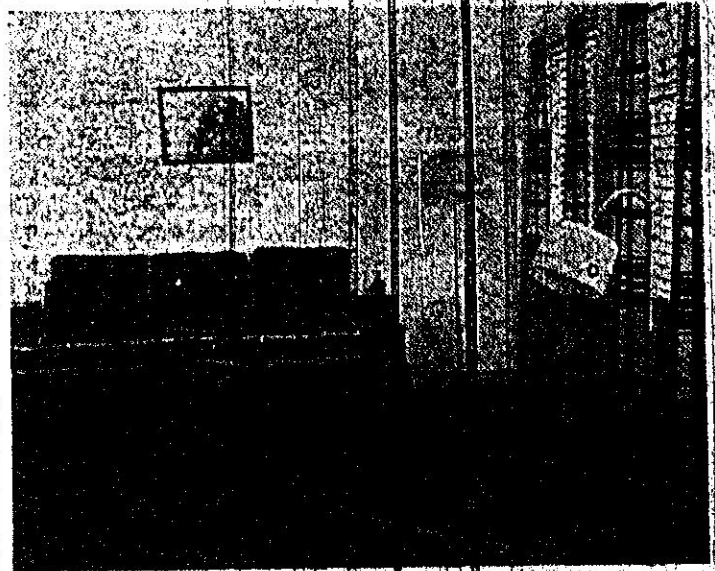
Mr. Broome also operates the Reef, a curb service stand, at 1106 Biscayne boulevard, Miami, where a five-piece orchestra entertains nightly.

Ten thousand balloons, featuring the opening of Chicken Jack's, will be dropped from airplanes and scattered over the Metropolitan Miami area today, Mr. Broome said.

George Bozarth has assumed his duties as maitre d'hotel of Chicken Jack's. Mr. Broome announced yesterday. Mr. Bozarth has had wide experience in the culinary art, having been connected with the Drake Hotel, Chicago; Congress Hotel, Chicago; Knickerbocker Hotel, Chicago, and the Hotel Winton at Cleveland.

Frank Mauk, formerly with Hotel Seminole and Windsor Hotel, Jacksonville, has joined Chicken Jack's as steward. Mr. Mauk is well known in Miami, having operated his own restaurant business here for seven years.

REEF APARTMENT HOTEL UN



Illustrated above, left, is a corner of one of the living rooms in the new Reef Apartment Hotel, 1409-11 Washington avenue, Miami Beach. At the right is a view in the kitchenette. The living quarters are attractively draped and decorated, and modern furniture is installed. In each kitchenette is an electrical refrigerator, built-in sink and drainboard and cabinet.

CONTRACT BRIDGE

How to Play
AND
How to Win

By JOSEPHINE CULBERTSON

Against the Odds

IN all of the best books and articles on Bridge much emphasis has been laid on the mathematical aspects of the game. The opinion is widespread that a "mathematical mind" is required for proficiency at Bridge. But, as a matter of sober fact, many of the greatest experts of the game are more weird than wonderful in their knowledge of the oldest sciences. This does not prove that mathematics is unimportant, merely that it must not be followed blindly in bridge. Inferences derived from the bidding and play often reveal situations which the mathematician could never discover.

West, dealer.
Neither side vulnerable.

♠ QJ1098
♥ AQ84
♦ 5
♣ 873
 ♠ A
♥ 73
♦ AK109
♣ 842
 ♠ 962
 ♠ K
♥ KJ10962
♦ 7
♣ AQJ105
 The bidding:
 West North East South
 1♦ 1♠ 2♦ 3♥
 Double Pass Pass Redouble
 Pass Pass Pass

the singleton Ace of spades, the dummy would furnish discards for all of the doubtful clubs. The only other chance for the contract was the club finesse—merely a fifty per cent chance. The odds against a specific player dealt the singleton Ace of spades was well over 100 to 1. The mathematician would have had no hesitation in discarding a club on the spade lead.

But South, went deeper into the matter. If West, a very fine player, had held the King of clubs, he would have recognized the necessity of obtaining a trick in that suit before relinquishing control of the spade suit. He would have led a club, or a low diamond to enable his partner to lead a club. West had obviously underlined at least the Ace and more probably the Ace-King of diamonds with only a singleton in the dummy! This must have been part of his original plan and could be accounted for only by a holding of the lone spade Ace. South therefore ruffed the spade with the nine, drew the trumps, and took the club finesse.

TOMORROW'S HAND

North, dealer.
Both sides vulnerable.

♠ A1095
♥ AKJ53
♦ 1743
♣ —
 ♠ 842 North ♠ K76

JACK BROOME:

Your friends
know that

CHICKEN JACK'S

will be a
delightful spot
and you will
serve only the
best in food
and drink.

May you enjoy
unbounded
success.



—A Well Wisher

ground floor a restaurant, to be known as "Chicken Jack's," owned and operated by Mr. Broom. Victor H. Nellenbogen, of the Prufest-Wien Construction Company are general contractors.

APARTMENT HOTEL NEAR COMPLETION

Structure Will Also House Owner's Restaurant

The Reef Apartment Hotel, 1400-11 Washington avenue, Miami Beach, will be ready for occupancy January 15, according to Jack Broom, owner and operator.

The building was designed by Victor H. Nellenbogen and was built by the Prufest-Wien Construction Company. The facade is finished with vitrolite, in walnut and green colors, and all the glass is framed with metal.

There are 12 units in the three-story structure, consisting of hotel rooms, four efficiency apartments and four apartments comprising living room, bedroom, kitchenette, dinette and bath. All rooms are light, airy and modernly furnished.

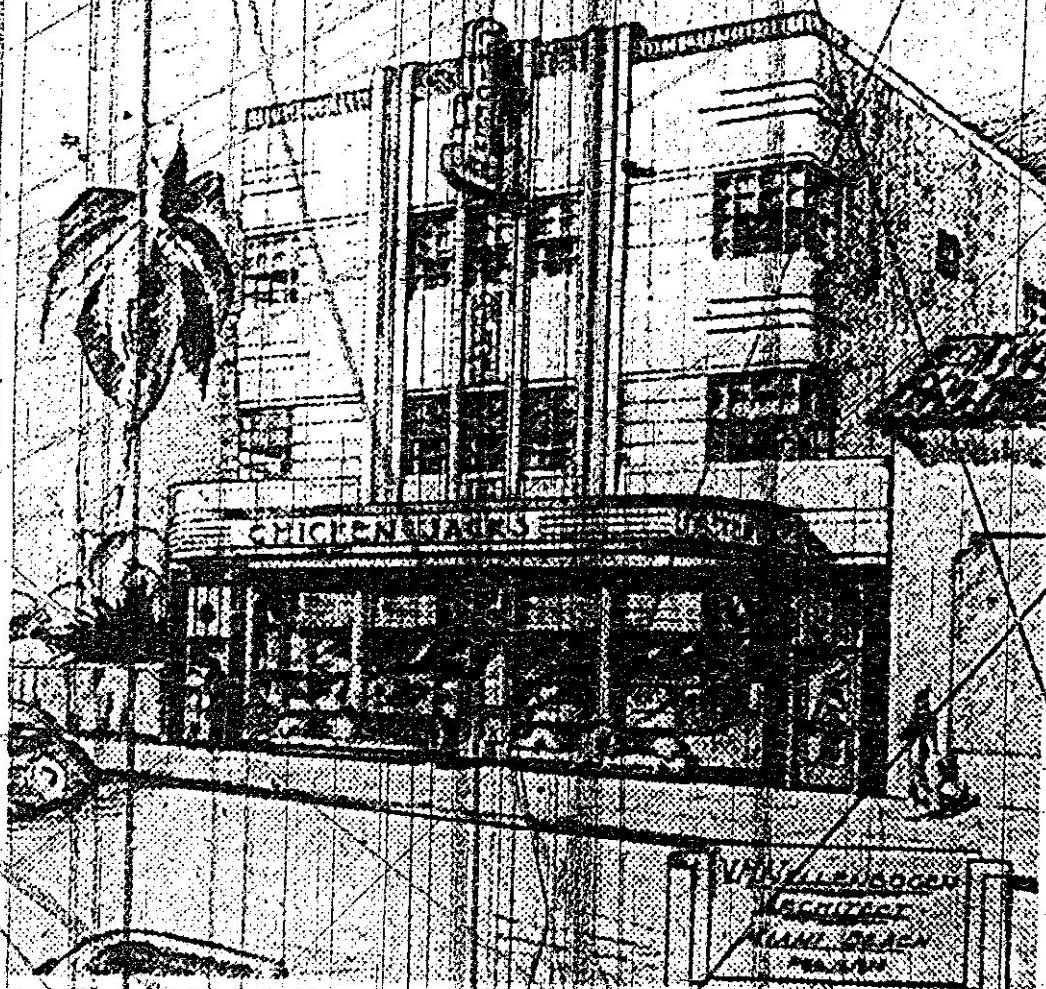
Chicken Jack's restaurant, also operated by Mr. Broom, is a novel idea in restaurant construction and operation, featuring distinctive equipment, service and cuisine. It will be located on the ground floor.

Chicken Jack's will specialize in milk-fed chickens, Florida lobsters and charcoal-broiled steaks, expertly prepared and offered at popular prices.

The restaurant is equipped with disappearing windows for ventilation, giving the impression of a continental sidewalk cafe.

Another feature of the construction is the steel casement, automatic, adjustable windows built around the corners of the building at an angle of 90 degrees. This vantage point affords a panoramic view of Miami Beach skyline. A marquee in stainless steel adorns the entrance and will

REEF APARTMENT HOTEL TO OPEN SOON



Shown above is the architect's drawing of the Reef Apartment Hotel, 1409-11 Washington avenue, Miami Beach. The hotel is expected to be ready for occupancy by January 15, Jack Broom, owner, said. On the ground floor a restaurant, to be known as Chicken Jack's, will be operated by Mr. Broom. Victor H. Neffenhauer, the architect, and Prufert-Wien Construction Company are general contractors.

APARTMENT HOTEL NEAR COMPLETION

Structure Will Also House Owner's Restaurant

be illuminated by neon tubing in colors.

Mr. Broom also operates the Reef, eat and drink stand at 1108 Biscayne boulevard, Miami.

WALL STREET BRIEFS

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Youssef Hachem Consulting Engineering

January 7, 2016

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

RE: Bohemian Hotel
1409 Washington Ave
Miami Beach, Florida 33139
Demolition, Renovation, and bracing of the existing building

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 1935, and is a three story structure. Currently, it consists of two floors of residential units over retail space on the ground floor. There is an accessory structure on the East portion of the property. The Ground floor is a concrete slab on grade, the second floor is a combination of steel and wood construction. The third floor, and roof are wood joist construction. The exterior walls are masonry walls with tie beams and columns. The stairs are concrete cast in place construction.

The development plans call for the addition of a fourth floor and rooftop pool and extending the building to the east portion of the property. The building CMU walls and wood framing are in good condition. There are steel round columns and concrete encased steel beams framing the ground floor ceiling. Moreover, structural strengthening will be required during construction for the new floor and rooftop pool.

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 column and Ground, second, and third 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.
3. The Second, third floor and roof joists will be shored by using Heavy Duty post shores between floors.
4. Since the development plans call for preserving the West portion of the building's floors and walls, and the fact that the second floor framing is steel beams encased in concrete supported by steel columns, the building can be braced by connecting the

Youssef Hachem Consulting Engineering

East portion of the North and South walls with steel beams and corner braces at the second, third, and roof levels

5. 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).
6. 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.
7. The exterior walls, interior stud walls, and foundations will be strengthened to carry the additional load from the proposed floor addition through the installation of steel columns in the wall partitions.

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