



HPB Final Submittal



MIAMI BEACH, FL

REQUESTS:

Certificate of Appropriateness for design of a sign and any minimal demolition associated with the placement of same;

A variance to exceed the maximum area allowed for a wall sign located on the south facade: Maximum: 27.4' x 0.33 sf= 9 s.f., Proposed: 32.25 s.f.

A variance to relocate an allowable wall sign from the first floor to the top of the building on the south façade.

A variance to exceed the maximum area allowed for a projecting sign located on the east facade: Maximum: 15 s.f., Proposed: 42.5 s.f.



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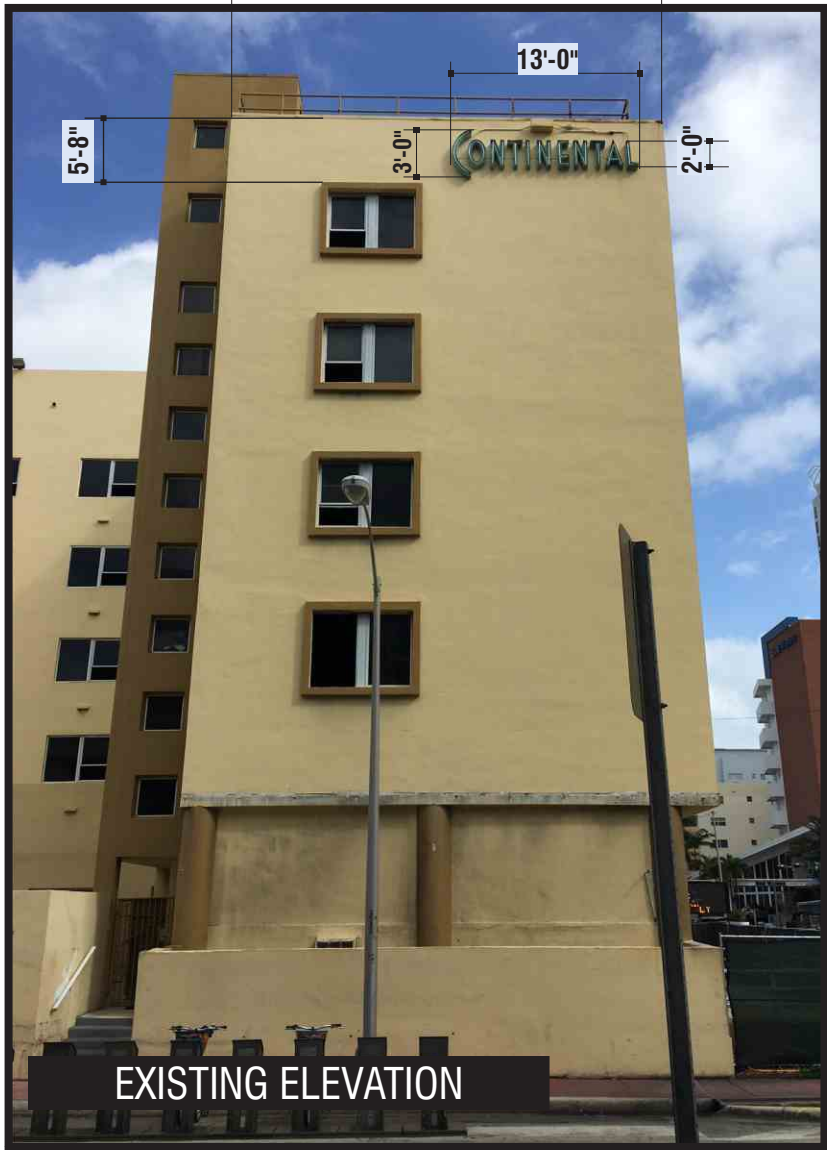
11/09/2017



24" REVERSE CHANNEL L.E.D. Letter Set
RED Halo Illumination

SIGN 2

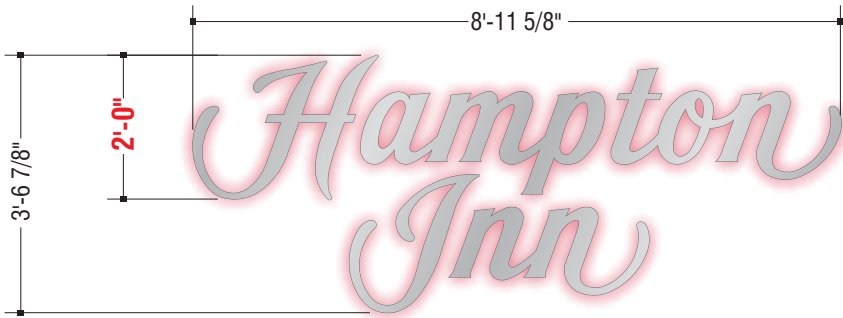
EXISTING "CONTINENTAL" LETTER SET TO REMAIN
27'-4"



EXISTING ELEVATION

REFERENCE DRAWINGS
B72653B
for fabrication & color details.

SOUTH ELEVATION



Letter Set Layout

32.02 S.F.
SCALE: 3/8" = 1'-0"



PROPOSED DAY ELEVATION



PROPOSED NIGHT ELEVATION

MIAMI BEACH, FL



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CUSTOMER: Hampton Inn

LOCATION: Miami Beach, FL

SALESMAN: L. Jones DESIGNER: MSO

DATE: 3/8/17

☒ Artwork
☒ Design
☒ Survey
All boxes checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item #

Job #

-001

-002

-003

REVISION:	INITIALS:	DATE:
A Rev Continental to remain	MSO	3/14/17
B Rev 36" to 24"	MSO	3/16/17
C Rev. Remote to SC	MSO	7/10/17
D Rev face lit to halo	MSO	8/15/17
E Night view	MSO	9/20/17
F Full Building Night view	MSO	10/23/17
G Add SF	MSO	10/24/17
H Rev Dims Note South Elev	MSO	11/7/17
I Note Continental exisit to remain	MSO	11/9/17
J	-	-

B72653A1



24" REVERSE CHANNEL L.E.D. Letter Set
RED Halo Illumination



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☒ Design
☒ Survey
All boxes checked to Enter Order

LISTED

COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item #

Job #

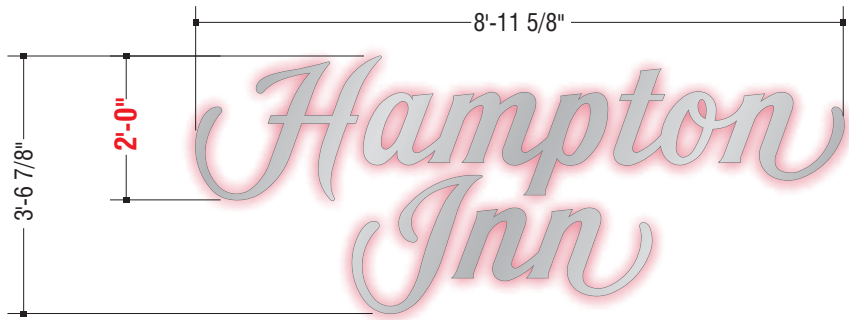
-001

-002

-003

REVISION:	INITIALS:	DATE:
A Rev Face lit to Halo	MSO	3/14/17
B Delete Sign 1	MAK	9/8/17
C Remove Sign 3 (18") from page	MSO	9/12/17
D Add SF	MSO	10/24/17
E -	-	-
F -	-	-
G -	-	-
H -	-	-
I -	-	-
J -	-	-

B72653B



SIGN 2 LETTER SET LAYOUT 32.02 S.F.
CUSTOM HALO ILLUMINATED CHANNEL LETTERS
FACES & RETURNS - PAINT TO MATCH BRUSHED ALUMINUM
RED HALO ILLUMINATION
SCALE: 3/8" = 1'- 0"

General vertical letter section
LED back lit letter mounted

D

F

E

G

A

C

B

H

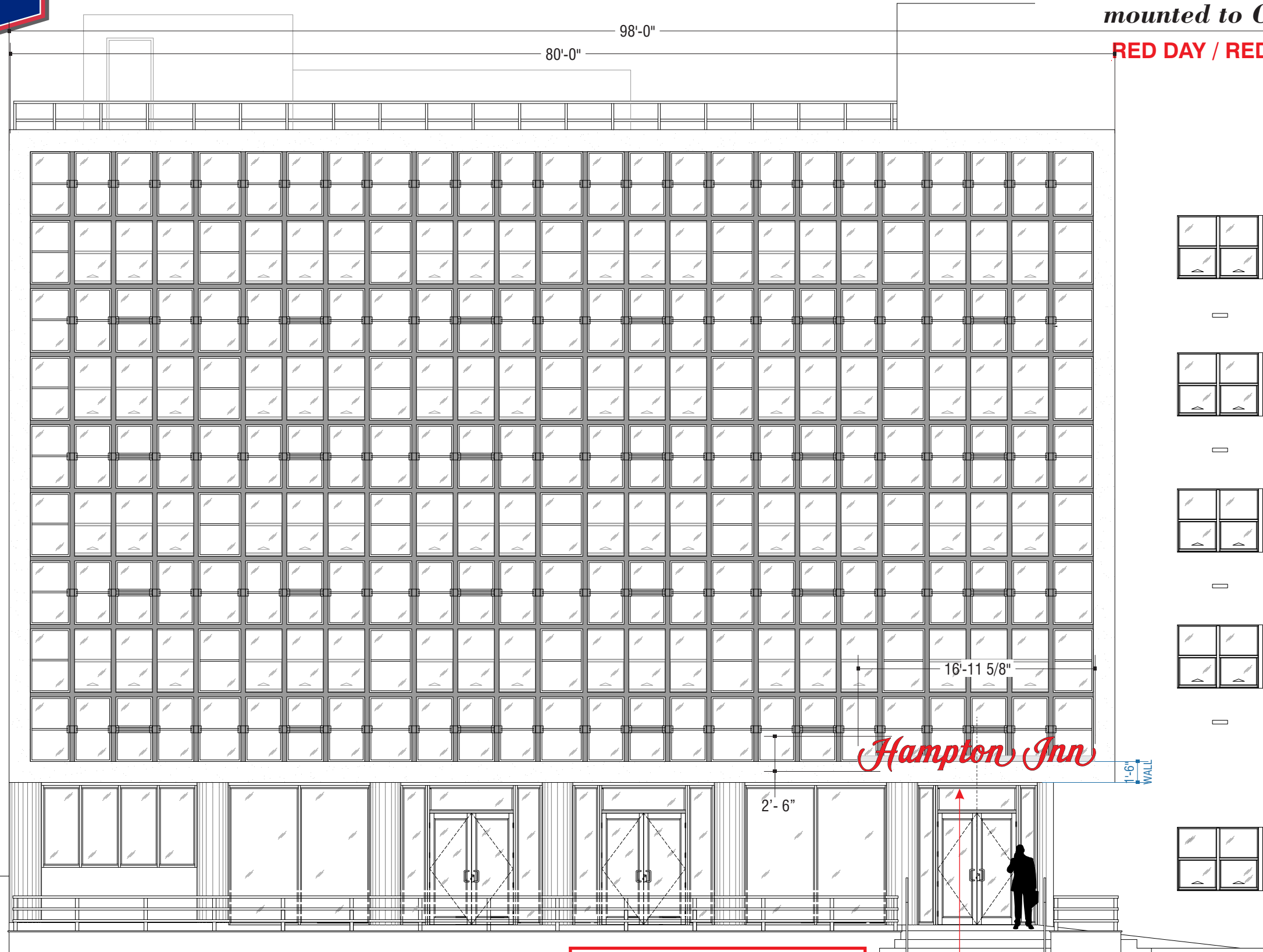
(A) ILLUMINATION	LED TYPE	G.E.
	COLOR	RED
(B) POWER SUPPLY	TYPE	PER MANUF.
		INSIDE TRANSF. BOX
		BEHIND WALL
(C) FACE	MATERIAL	.100 ALUMINUM
	COLOR	TO MATCH
		BRUSHED ALUMINUM
(D) RETURN	MATERIAL	.063 ALUMINUM
	COLOR	BRUSHED ALUMINUM
	DEPTH	5"
(E) BACK	MATERIAL	.150 POLYCARBONATE
	COLOR	2447 WHITE DIFFUSER
	VINYL	-
(F) MOUNTING	TYPE	ALUMINUM TUBE SPACER
	FASTENER	1/4-20NC THREADED ROD
	STAND-OFF	1.5"-PAINT WHITE
(G) ELECTRICAL	TYPE	PASS THRU
		-
(H) SWITCH	TYPE	DISCONNECT/TOGGLE
	LOCATION	BY ELECTRICIAN

*WEEP HOLE(S) PER MFG. STANDARDS
*CAULK REQUIRED
*UL LISTED PRODUCT -VISIBLE LABELS
*ALL ELECTRICAL OUTS LOCATED FOR RACEWAY OR REMOTE APPLICATION

MIAMI BEACH, FL



SPECIAL 30" Internally Illuminated Raceway L.E.D. Letter Set
mounted to Canopy
RED DAY / RED NIGHT



SIGN **3** ENTRY ELEVATION
EAST

SCALE: 1/8" = 1'- 0"

REFERENCE DRAWINGS
B72653E
for fabrication & color details.

42.43 S.F.

MIAMI BEACH, FL



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CUSTOMER: Hampton Inn

LOCATION: Miami Beach, FL

SALESMAN: L. Jones DESIGNER: MSO

DATE: 3/8/17

☒ Artwork
☒ Design
☒ Survey
All boxes checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____
Job # _____
-001 _____
-002 _____
-003 _____

REVISION:	INITIALS:	DATE:
A	MSO	8/21/17
B	MSO	8/25/17
C	MAK	9/8/17
D	MSO	9/20/17
E	MSO	10/24/17
F	MSO	11/7/17
G	-	-
H	-	-
I	-	-
J	-	-

B72653C



SPECIAL 30" Internally Illuminated Raceway L.E.D. Letter Set mounted to Canopy
RED DAY / RED NIGHT

NIGHT VIEW



SIGN **3** ENTRY ELEVATION
EAST

SCALE: N.T.S

MIAMI BEACH, FL



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DATE: 3/8/17

☒ Artwork
☒ Design
☒ Survey
All boxes checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____
Job # _____
-001 _____
-002 _____
-003 _____

REVISION:	INITIALS:	DATE:
A	MSO	8/21/17
B	MSO	8/25/17
C	MAK	9/8/17
D	MSO	9/20/17
E	MSO	10/23/17
F	MSO	10/24/17
G	MSO	11/7/17
H	-	-
I	-	-
J	-	-

A Add Set lower elevation
B Rev Halo to face lit top of canopy
C Increase letter size
D Night view
E Full Building Night view
F Add SF
G Note Elev
H -
I -
J -

B72653D



SPECIAL 30" Internally Illuminated Raceway L.E.D. Letter Set
mounted to Canopy
RED DAY / RED NIGHT



NOTE:
PRELIMINARY ONLY!!

SITE CONDITIONS
MAY REQUIRE
SPECIAL INSTALL/
MOUNTING.

SURVEY AND
ADDITIONAL
BUILDING DETAILS
REQUIRED
PRIOR TO MFG!!

SIGN 3

CHANNEL LETTERS MOUNTED TO CANOPY

WHITE DAY/WHITE NIGHT

42.43 S.F.

SCALE: 1/4"=1'-0"

5" (127mm) DEEP CHANNEL LETTERS with REMOTE POWER SUPPLIES.

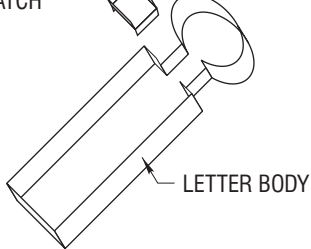
.040" (1mm) THK. ALUM. RETURNS with .063" (1.6mm) THK. ALUM.
CAD CUT BACKS. RETURNS PAINTED 313 DK. BRONZE (PMS 412C).

.177" (4.5mm) THK. CYRO SG 3RK32 RED FACES.

1" (25.4mm) DK. BRONZE JEWELITE RETAINER (OR APPROVED EQUIV.)
TO BE USED PER MANUFACTURER'S RECOMMENDATIONS.
USE FABRICATED ALUM. RETAINER FOR LETTER SETS OVER
48" (1219mm) TALL ("H"). PAINT TO MATCH RETURNS.

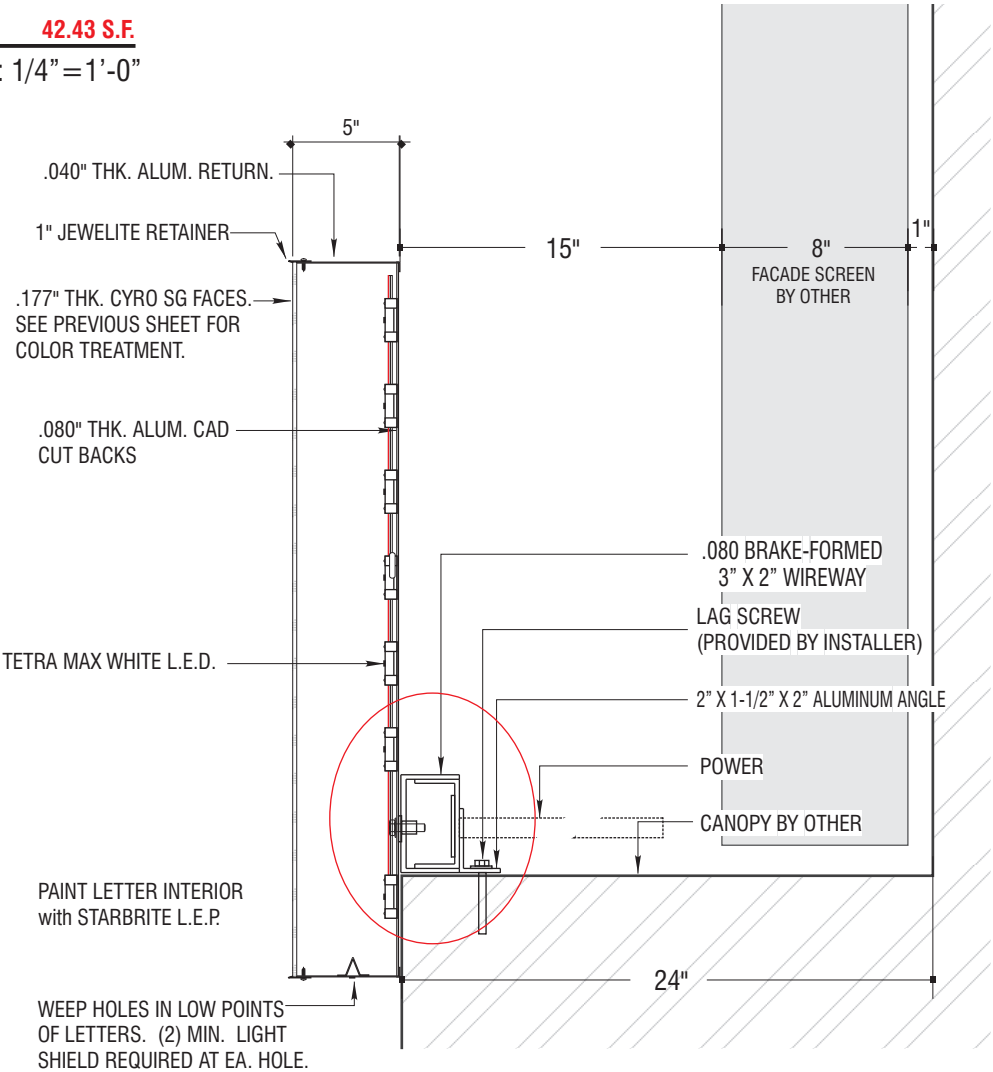
RED L.E.D. ILLUMINATION (G.E. OR APPROVED EQUIV.).
INSTALL L.E.D. PER MANUFACTURER'S RECOMMENDATIONS.

.040" THK. ALUM. BRIDGE
COVER. PAINT TO MATCH
RETURNS.



TYPICAL BRIDGE DETAIL NTS

ALL ILLUMINATED SIGNAGE REQUIRE THE CLIENT'S ELECTRICIAN
TO FURNISH & INSTALL A COMPLETE PHOTOCELL AND/OR TIME CLOCK
TO ALLOW SIGNS TO OPERATE AT DESIGNATED INTERVALS. HOWEVER,
SIGN SHALL NEVER OPERATE ON A 24/7 BASIS.



MIAMI BEACH, FL



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CUSTOMER: Hampton Inn

LOCATION: Miami Beach, FL

SALESMAN: L. Jones **DESIGNER:** MSO

DATE: 3/8/17

☒ Artwork
☒ Design
☒ Survey
All boxes checked to Enter Order



COMPANION FILES

PRODUCTION PROCESSING

Kieffer Item # _____

Job # _____

-001 _____

-002 _____

-003 _____

INITIALS:	DATE:
MSO	8/21/17
MAK	9/8/17
MSO	10/24/17
MSO	11/9/17
.	.
.	.
.	.
.	.
.	.

REVISION:	DATE:
A Add Set lower elevation	8/21/17
B 30" Letters	9/8/17
C Add SF	10/24/17
D Add Detail	11/9/17
E	.
F	.
G	.
H	.
I	.
J	.

B72653E



S I T E I N F O R M A T I O N

SITE ANALYSIS:

LOT AREA 27,914 S.F.
ZONING RM-2

	REQUIRED	PROVIDED	
BUILDING HEIGHT	75'-0"	58'-7"	(EXIST. HOTEL)
BUILDING HEIGHT	75'-0"	37'-9"	(NEW RETAIL)
STORIES	8	5	(EXIST. HOTEL)
STORIES	8	3	(NEW RETAIL)
FLOOR AREA RATIO (2)	55,828 SF	55,461.16 SF	

SETRACKS (RETAIL)

	REQUIRED	PROVIDED	
FRONT	20'-0"	15'-0" *	
REAR	14'-0"	16'-0"	
SIDE STREET (NORTH)	16'-0"	5'-0" **	
SIDE STREET (SOUTH)	16'-0"	95'-0"	
PROJECTION (NORTH)	1'-3"	2'-0" *****	

SETRACKS (EXISTING HOTEL)

	REQUIRED	PROVIDED	
FRONT	20'-0"	15'-0"	
REAR	14'-0"	5'-0" ***	
SIDE STREET (NORTH)	16'-0"	105'-0"	
SIDE STREET (SOUTH)	16'-0"	5'-0" ****	

PARKING

HOTEL (EXIST)	25	25
RETAIL (NEW)	27.85	45
LOADING (EXIST. HOTEL)	2	2
LOADING (NEW RETAIL)	2	2
TOTAL	57	74 (26 ON OPEN ROOF)

BICYCLE PARKING

HOTEL & RETAIL 16 (EXISTING)

VARIANCES

- * 5'-0" VARIANCE REQUESTED
** 11'-0" VARIANCE REQUESTED (NORTH)
*** 9'-0" VARIANCE REQUESTED FOR CONTINUATION OF EXIST BLDG.
**** 11'-0" VARIANCE REQUESTED (SOUTH)
***** 9" VARIANCE REQUESTED

SCHEDULE OF AREAS:

FLOOR AREA RATIO CALCULATIONS

EXIST. HOTEL (EXCLUDED TRASH)

BASEMENT	3,317.27 SF
GROUND	8,063.37 SF
SECOND	8,185.11 SF
THIRD	8,185.11 SF
FOURTH	7,961.78 SF
FIFTH	7,961.78 SF
ROOF	645.74 SF
TOTAL	44,320.16 SF

NEW RETAIL (EXCLUDING TRASH & CAR ELEVATOR)

GROUND	8,185.00 SF
SECOND	2,119.00 SF
THIRD	445.00 SF
ROOF	445.00 SF
TOTAL	11,141.00 SF

BUILDING SLAB AREA:

NEW RETAIL

BASEMENT	79.82 SF
GROUND	8,957.91 SF
SECOND	10,372.58 SF
THIRD	8,692.77 SF
ROOF	8,692.77 SF
TOTAL	36,795.85 SF

SCHEDULE OF EXISTING HOTEL UNITS

1st LEVEL

ROOM #	PROP.
101	290 sf
102	274 sf
103	258 sf
104	245 sf
105	289 sf
106	240 sf
107	266 sf
108	282 sf

TYPICAL LEVEL 2nd / 3rd

ROOM #	PROP.
201-301	394 sf
202-302	271 sf
203-303	293 sf
204-304	294 sf
205-305	294 sf
206-306	281 sf
207-307	355 sf
208-308	276 sf
209-309	298 sf
210-310	297 sf
211-311	279 sf
212-312	297 sf
214-314	297 sf
215-315	272 sf
216-316	288 sf
217-317	250 sf
218-318	297 sf
219-319	254 sf
220-320	248 sf
221-321	280 sf
222-322	244 sf
223-323	266 sf
224-324	282 sf

TYPICAL LEVEL 4th / 5th

ROOM #	PROP.
401-501	394 sf
402-502	271 sf
403-503	293 sf
404-504	294 sf
405-505	294 sf
406-506	281 sf
407-507	351 sf
408-508	276 sf
409-509	254 sf
410-510	297 sf
411-511	276 sf
412-512	297 sf
414-514	297 sf
415-515	248 sf
416-516	288 sf
417-517	236 sf
418-518	260 sf
419-519	258 sf
420-520	248 sf
421-521	257 sf
422-522	244 sf
423-523	266 sf
424-524	282 sf

NUMBER OF UNITS:

	PROP.
1st LEVEL	8
2nd LEVEL	23
3rd LEVEL	23
4th LEVEL	23
5th LEVEL	23
TOTAL	100

SCOPE OF WORK

FIRST SUBMITTAL 1-31-2017

FINAL SUBMITTAL 2-27-2017

SCOPE OF WORK:

- NEW 3 STORY RETAIL ACCESSORY BUILDING WITH PARKING ABOVE.
- VESTIBULE COMMUNICATION WITH EXISTING HISTORIC HOTEL LOBBY

Miami Beach, FL



ACCOUNT: Hampton Inn

LOCATION: Miami Beach, FL

ACCT. REP: L. Jones

DESIGNER: MSO

DATE: 9/26/17

COMPANION FILES



PRODUCTION PROCESSING

Kieffer Item #

Job #

-001

-002

-003

-004

-005

REVISIONS:

A Rev Site Info more legible

B

C

D

E

F

G

H

INITIALS & DATE:

MSO 10/23/17

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