

HARDING HOTEL

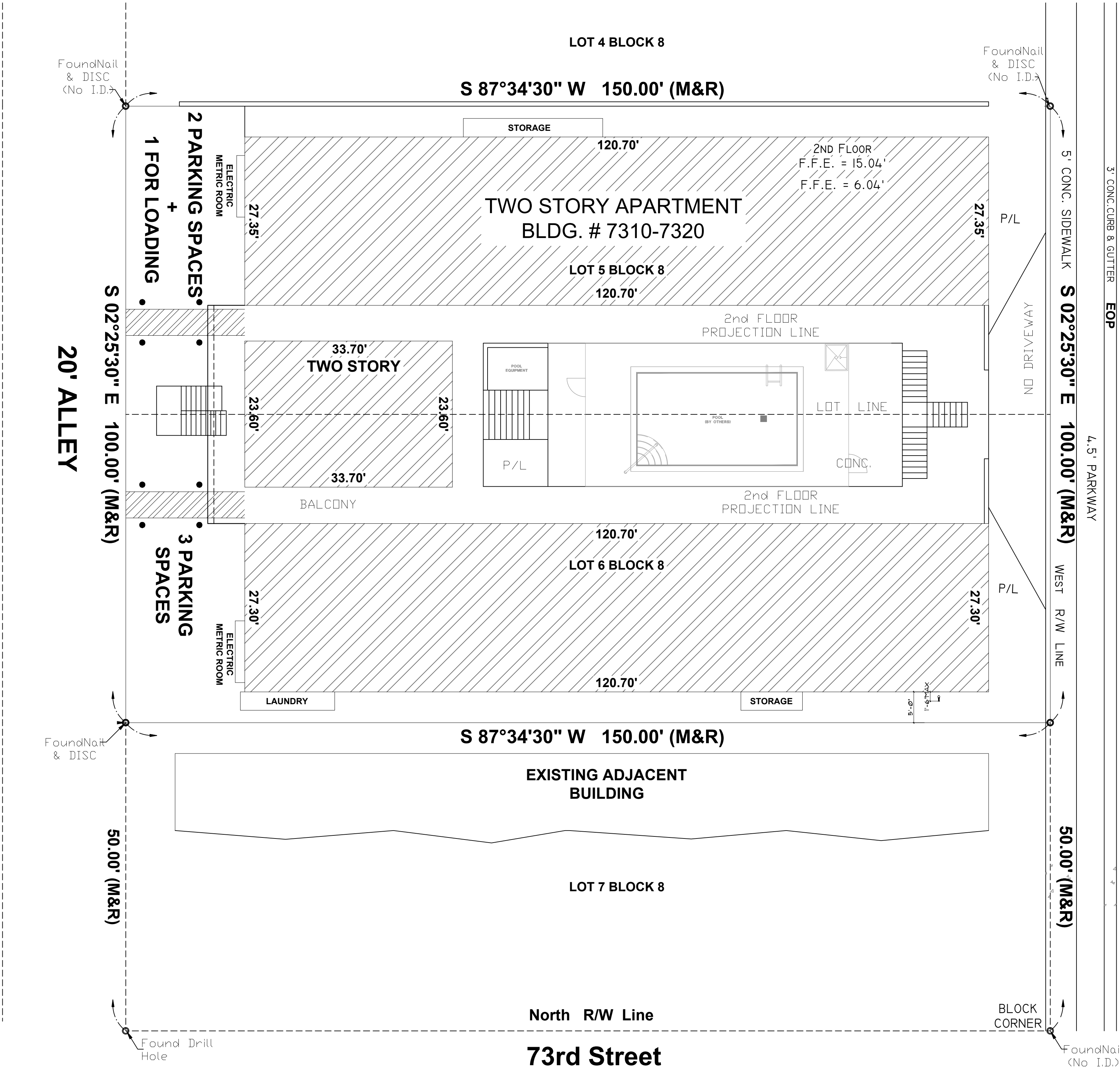
HARDING HOTEL LLC

7310 HARDING AVE,
MIAMI BEACH, FL. 33139

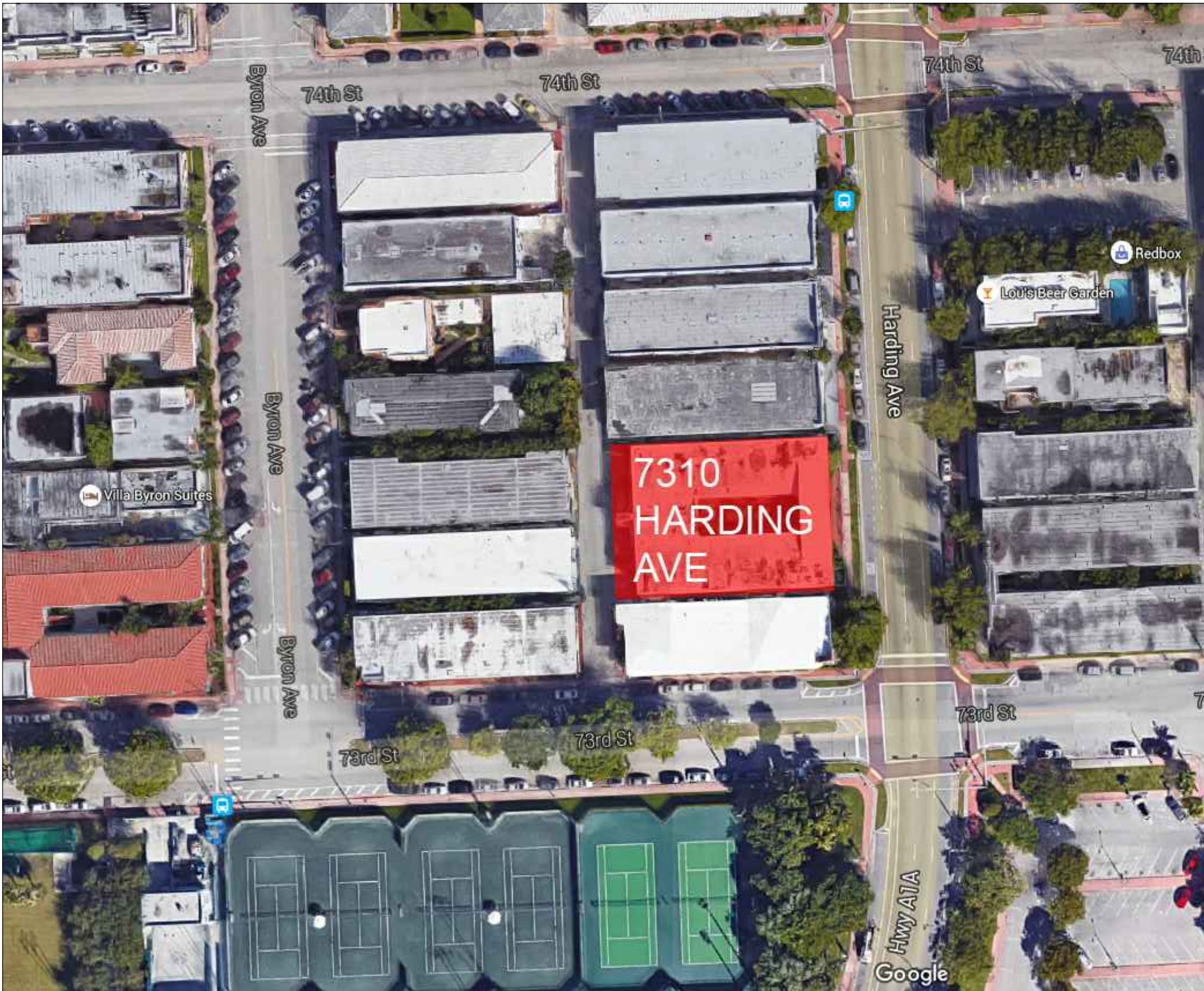
Drawn by:			
JD JD Engineering & Construction Corp.			
Phone:	(786) 312-6511	Web Site:	www.jd-miami.com
Fax:	(305) 603-9615	Address:	1231 W 14th St. Suite101
Email:	yoel@jd-miami.com		Miami Beach, Fl. 33139
CERTIFICATE OF AUTHORIZATION: No. 29200			
JOSE L. GUZMAN, P.E. No. 56138			
RICARDO N. LOPEZ, P.E. No. 59400			
RICARDO PEREZ, P.E. No. 58728			

- Design Review Board Final Submission: July 15, 2016
1. A variance, pursuant to Section 138-172, to relocate the ground level sign, partially, to the second floor;
 2. A variance, pursuant to Section 138-172, allowing for the overall sign area to be 69.24 square feet.





HARDING AVENUE
(80' PUBLIC RIGHT-OF-WAY)
ASPHALT PAVEMENT



SCOPE OF WORK

- DESIGN REVIEW BOARD APPLICATION FOR PROPOSED SIGN LOCATED AT FRONT FACADE.
- SIGN VARIANCE REQUEST.

LEGAL DESCRIPTION

HARDING HOTEL
LOTS 5 AND 6, IN BLOCK 8, OF "TOWNSITE OF HARDING ", ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 34 AT PAGE 4 OF THE PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ZONING REQUIREMENTS			
ZONING CLASSIFICATION:RM-1 MULTIPLE FAMILY, LOW INTENSITY			
OCCUPANCY CLASSIFICATION:			
R1 (EXISTING 20 APARTMENTS UNITS)			
R2 (EXISTING 28 HOTEL UNITS)			
ALTERATION LEVEL 2. PER SECTION 305 FBC			
TYPE OF CONSTRUCTION: VA			
	EXISTING	PROPOSED	
RECEPTION	0	1	
APARTMENT UNITS	20	-	
HOTEL UNITS	28	36	
	EXISTING	REQUIRED	PROPOSED
MINIMUM UNIT	200.00 SQ.FT.	15%-300-335 sq.ft	5 UNITS (13.9%)-300-335 sq.ft
		85%-MORE THAN 335 sq.ft.	31 UNITS (86.1%)-MORE THAN 335 sq.ft.
AVERAGE UNIT	305.00 SQ.FT.	N/A	398.33 SQ.FT.
INTERIOR RENOVATION.			
CHANGE OF USE. (ONLY HOTEL UNIT)			
RAILING, WINDOWS & EXTERIOR DOORS ON SEPARATED PERMIT.			
FIRE NOTE:			
- THE BUILDING IS FULLY SPRINKLED.			
- AS PER CHAPTER 43 CLASSIFICATION OF WORK IS			
"MODIFICATION" (3) AS PER SECTION 43.2.2.1.3. STATEMENT.			

OWNER:

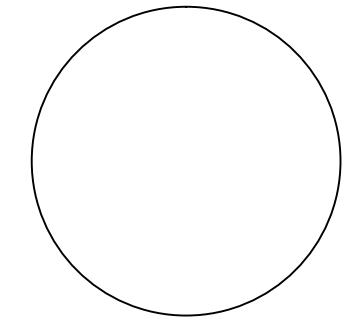
**HARDING
HOTEL LLC**

1680 MERIDIAN AVE
SUITE # 102
MIAMI BEACH, FL 33139

JOB TITLE:

**PROPOSED
SIGN**

7310 HARDING AVE
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CONSULTANT:



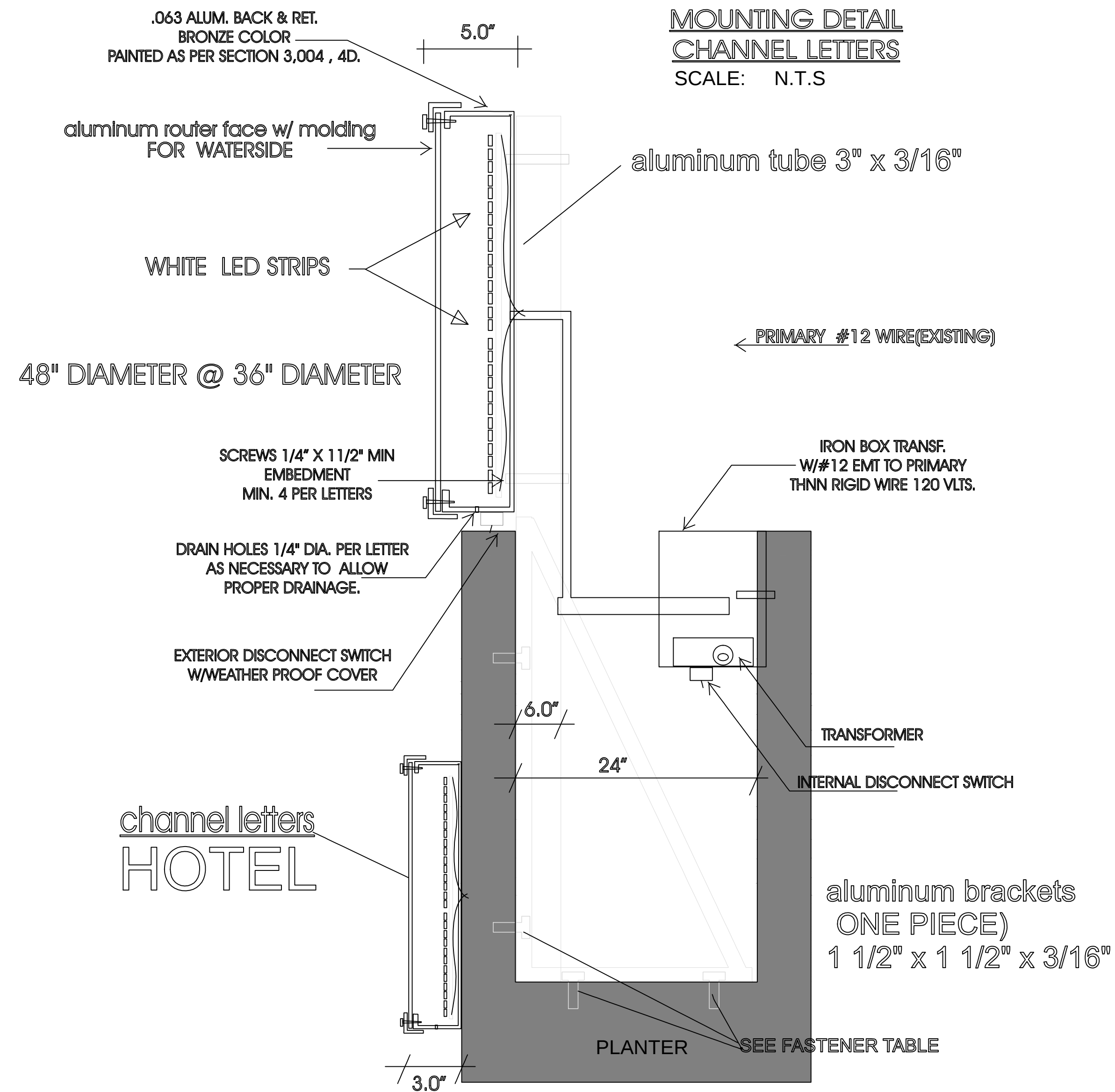
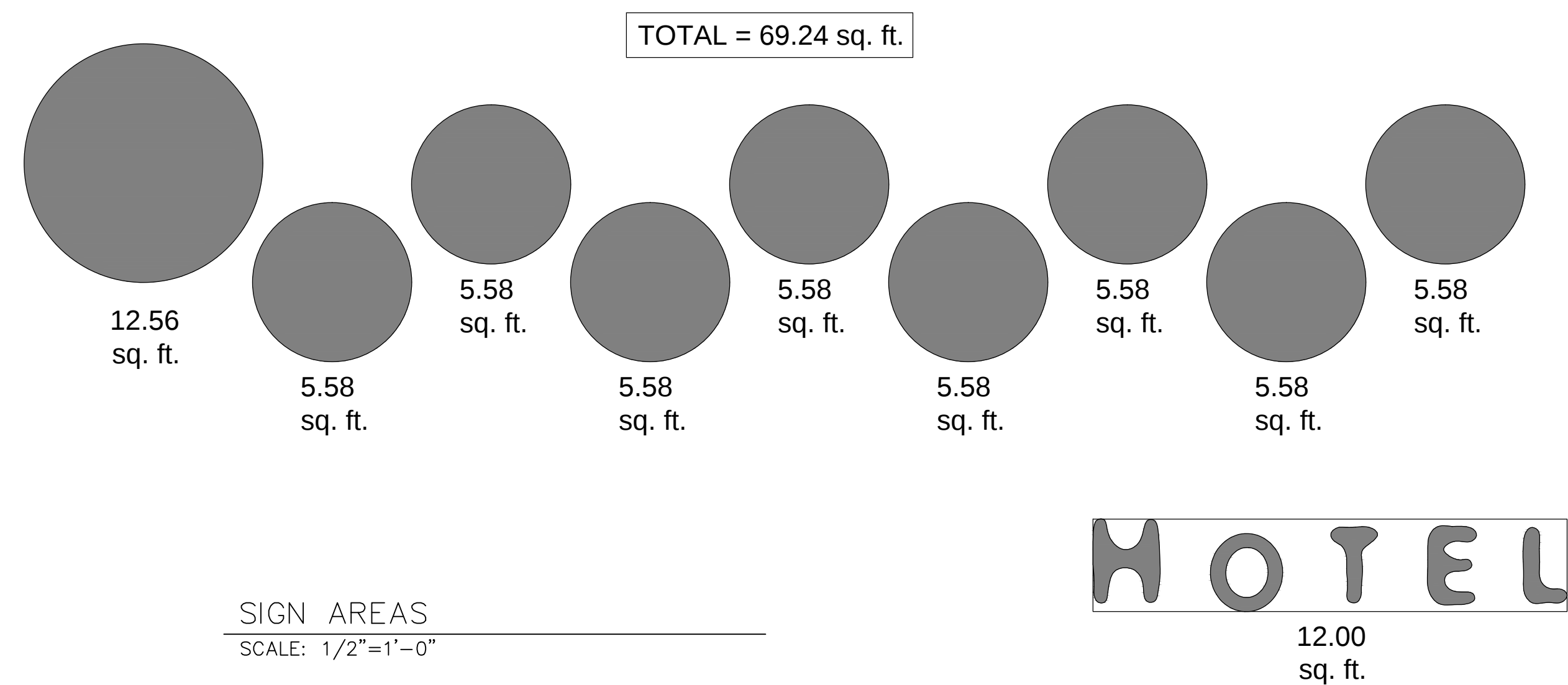
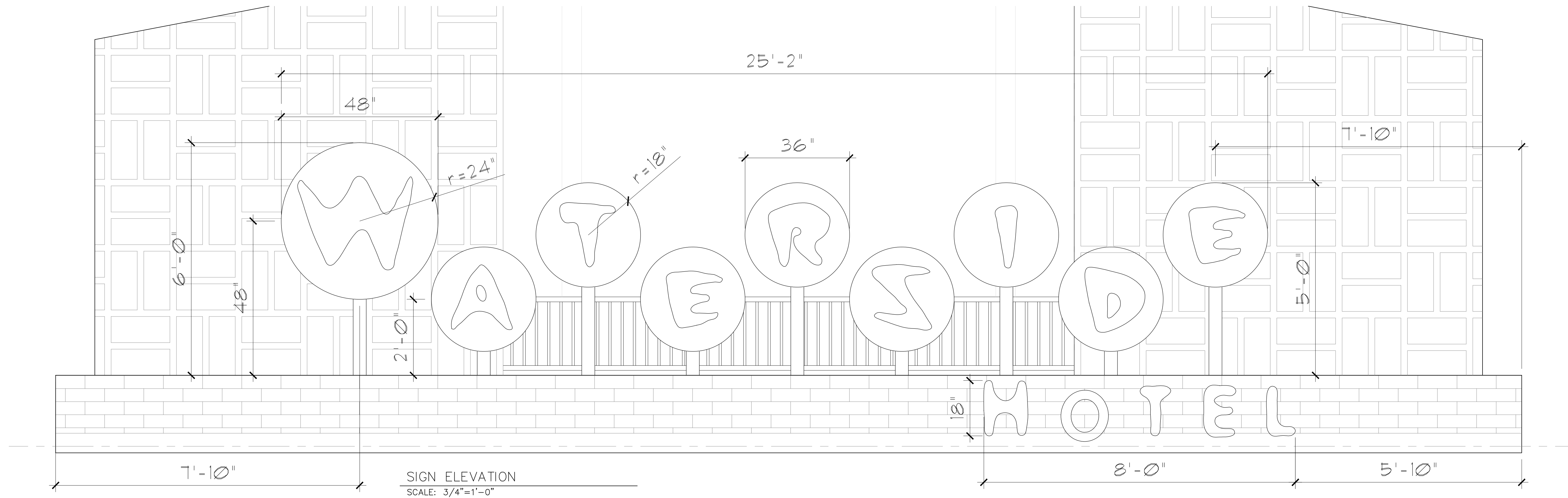
REVISIONS:

JOB:

1606

SHEET:

A-0.0



ALL FABRICATION & INSTALLATION ACCORDING TO NEC 600-3

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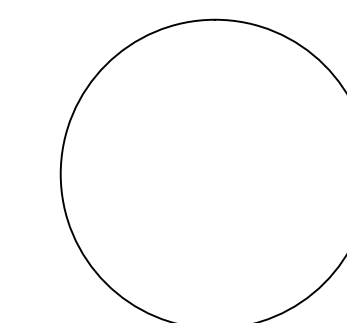
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**FRONT
ELEVATION**



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REVISIONS:

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SHEET:

A-0.4

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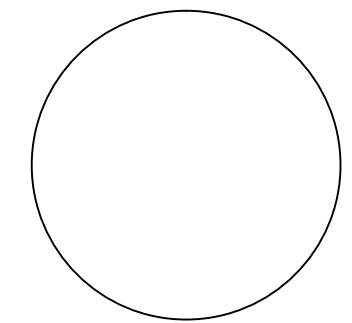
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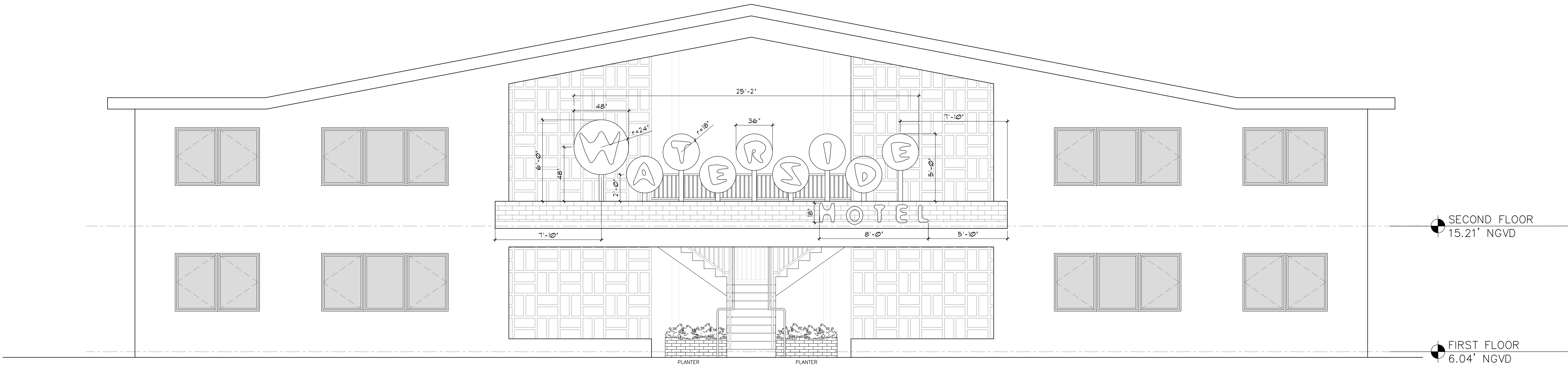
JOB:

1606

SHEET:

A-0.3

ORIGINAL ISSUE DATE: 2016-07-01
PLOT DATE: 2016-07-14



1 EAST ELEVATION
E8C, 1/4" = 1'-0"



FRONT RENDERING

DAY VIEW



FRONT RENDERING

NIGHT VIEW

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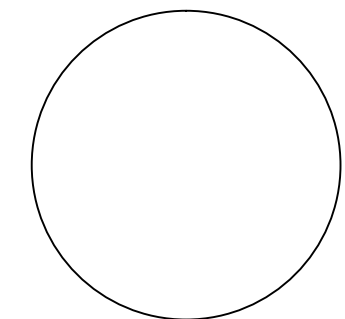
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A-1.9

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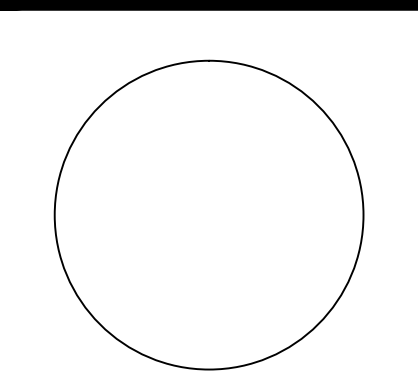
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A-1.10

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COURTYARD RENDERING

DAY VIEW