



MOXY HOTEL
ROOF TOP TERRACE

CITY OF MIAMI BEACH
HISTORIC PRESERVATION
BOARD/ HPB20-0438

SEPTEMBER 21, 2020

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HISTORIC PRESERVATION BOARD	
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MOXY HOTEL ROOF TOP

CITY OF MIAMI BEACH
HISTORIC PRESERVATION
BOARD/ HPB20-0438

SEPTEMBER 21, 2020

SCOPE OF WORK

REVIEW & APPROVAL OF ROOF TOP TRELLIS BY HISTORIC PRESERVATION BOARD.

PROJECT DATA

PROPERTY ADDRESS:	915 WASHINGTON AVE MIAMI BEACH, FL 33139
FOLIO NUMBERS:	02-3234-008-1400
LEGAL DESCRIPTION:	OCEAN BEACH ADD NO 2 PB 2-56 LOTS 10 TO 13 INC BLK 31 LOT SIZE 200,000 X 130 OR 14632-2126 0190 1
PA PRIMARY ZONE	6400 COMMERCIAL - CENTRAL
PRIMARY LAND USE:	1111 STORE: RETAIL OUTLET
OCCUPANCY:	ASSEMBLY-2/ GROUP B
CONSTRUCTION TYPE:	TYPE I-B
INTERIOR FINISH CLASS:	CLASS B
SQUARE FOOTAGE/AREAS OF WORK:	LOUNGE: 1,356 S.F. RESTAURANT: 2,387 S.F. OUTDOOR LOUNGE: 1,600 S.F. ROOF TERRACE: 6,112 S.F. TOTAL: 11,455 S.F.
SPRINKLERED & FIRE ALARM:	YES

APPLICABLE CODES

FLORIDA BUILDING CODE, EXISTING 2017 6TH EDITION
LIFE SAFETY CODE (NFPA 1 & 101), 2015 EDITION
NFPA 101 STANDARD FOR PORTABLE FIRE EXTINGUISHER, 2013 EDITION
NFPA 13 STANDARD FOR INSTALLATION OF SPRINKLERS, 2013 EDITION
NFPA 70/ NATIONAL ELECTRICAL CODE, 2014 EDITION
NFPA 72/ NATIONAL FIRE ALARM CODE, 2013 EDITION
NFPA 110/ STANDARD FOR EMERGENCY AND STAND-BY POWER SUPPLY
NATIONAL FIRE PREVENTION ASSOCIATION, 10 EDITION 2010
FLORIDA FIRE PREVENTION CODE, 6TH EDITION
FLORIDA ACCESSIBILITY CODE, 2017 EDITION
JURISDICTION: CITY OF MIAMI BEACH

LIFE SAFETY

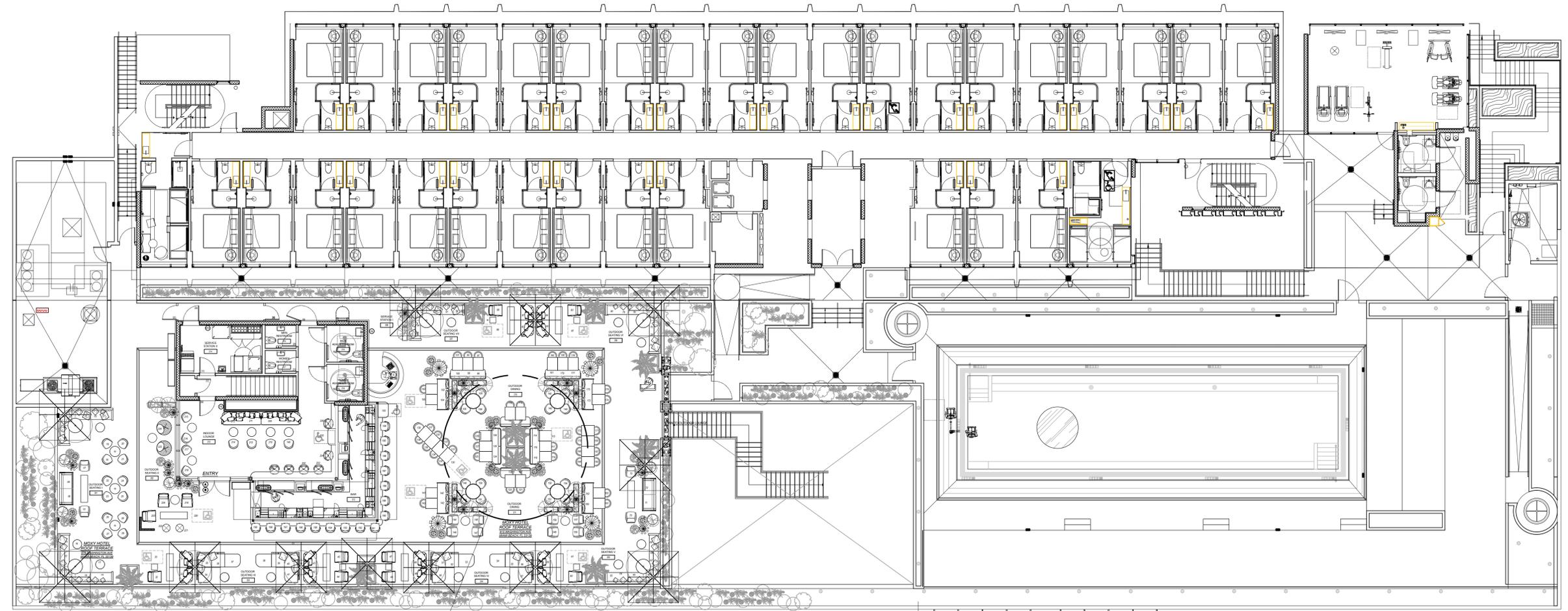
OCCUPANCY TYPE	ASSEMBLY A-2
TOTAL AREA	6,112 S.F.
TOTAL OCCUPANCY LOAD INSIDE	348 OCCUPANTS

NUMBER OF SEATS

INDOOR	N/A
OUTDOOR	226 SEATS
TOTAL	226 SEATS

OCCUPANCY AREAS

UNCONCENTRATED OCCUPANCY	4,435 SQ. FT./ 15 NET	296 OCCUPANTS
BAR PATRON STANDING SPACE	360 SQ. FT./ 7 NET	51 OCCUPANTS
BAR	110 SQ. FT./ 1 OCCUPANT PER 100 GROSS SQ. FT. (1.12)	1 OCCUPANTS
TOTAL		348 OCCUPANTS



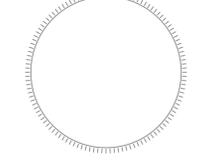
ROOF TOP TRELLIS
SEE SHT. A0.07 & A0.08

1 ROOF TERRACE SITE PLAN
SCALE: 3/32" = 1'-0"

ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS



**SALADINO
DESIGN
STUDIOS**
7265 NE 4ND AVE, SUITE 101
MIAMI FL 33138
786.953.7455
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MANUEL REY
REGISTERED PROFESSIONAL
ARCHITECT
STATE OF FLORIDA LICENSE No. 8617
AA#26003757 IB#26001842

PROJECT:
MOXY HOTEL
915 WASHINGTON AVE
MIAMI BEACH, FL 33139

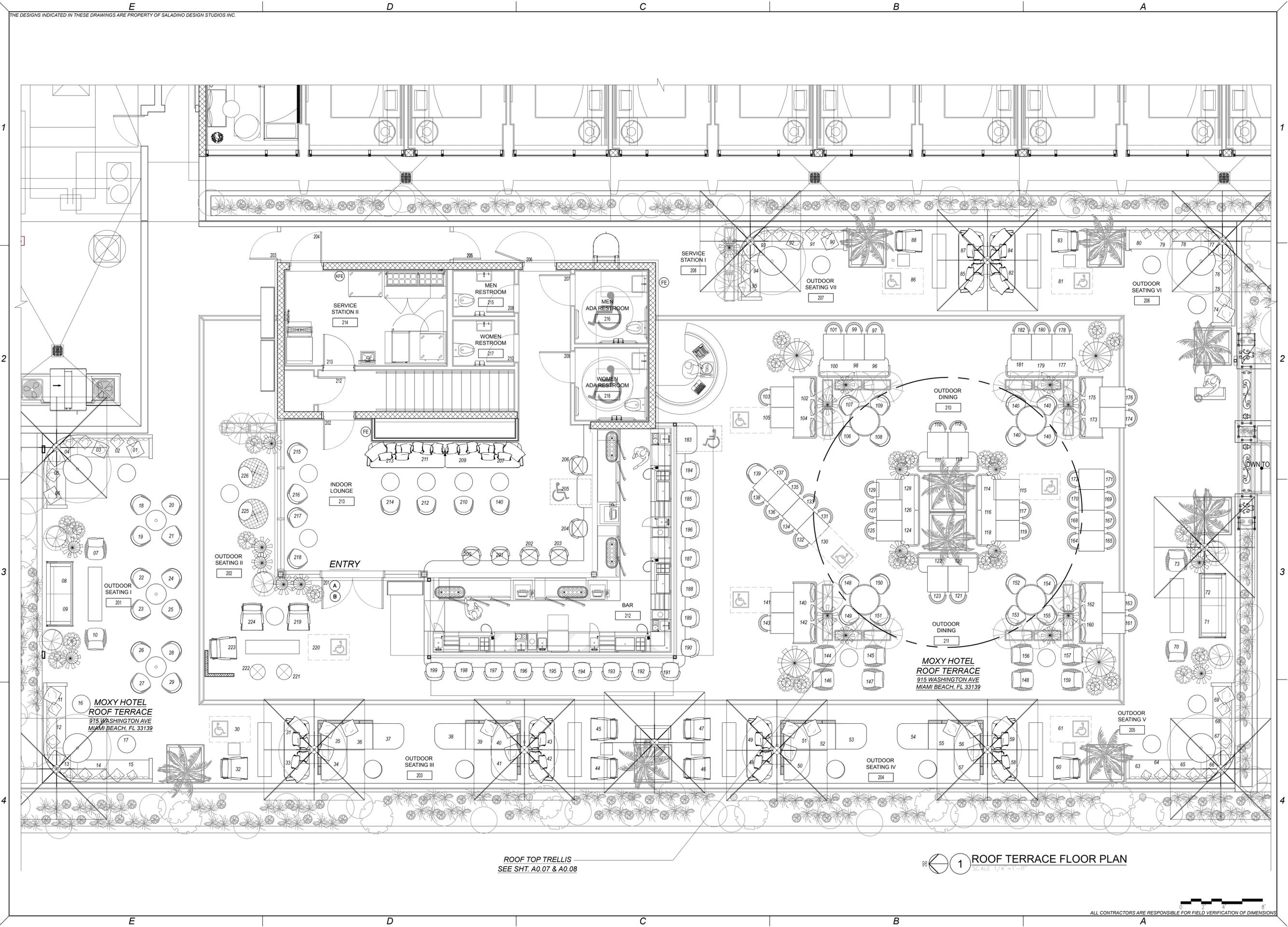
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REVISIONS		
ISSUE	ISSUE DATE/FOR	

PROJECT No: 1915 DRAWN BY: CAPU
SCALE: CHECKED BY: SS
DATE:

DRAWING:
ZONING INFO
ROOF TERRACE
SITE PLAN

SHEET NO.
A0.01A
HISTORIC PRESERVATION
BOARD



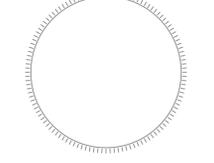
ROOF TOP TRELLIS
SEE SHT. A0.07 & A0.08

1 ROOF TERRACE FLOOR PLAN
SCALE: 1/4" = 1'-0"

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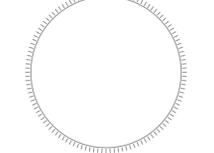
PROJECT No: 1915 DRAWN BY: CAPU
SCALE: CHECKED BY: SS
DATE:

DRAWING:
ROOF TERRACE
FLOOR PLAN

SHEET NO.
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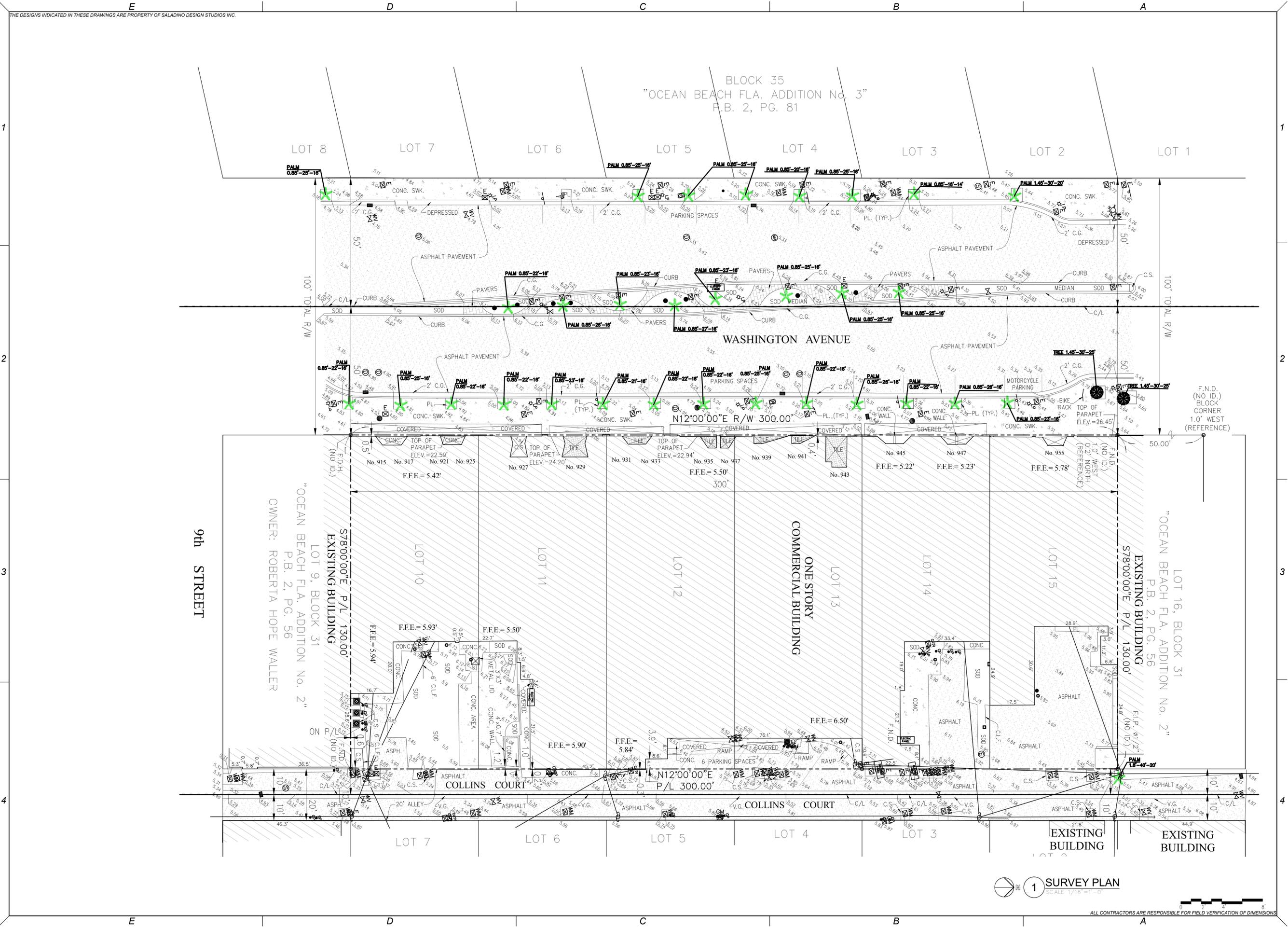
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PROJECT No: 1915 DRAWN BY: CAPU
 SCALE: CHECKED BY: SS
 DATE:
 DRAWING: SURVEY PLAN

SHEET NO.
A0.02
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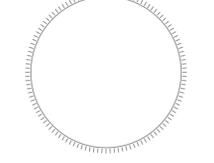
1 SURVEY PLAN
 SCALE 1/8\" = 1'-0\"

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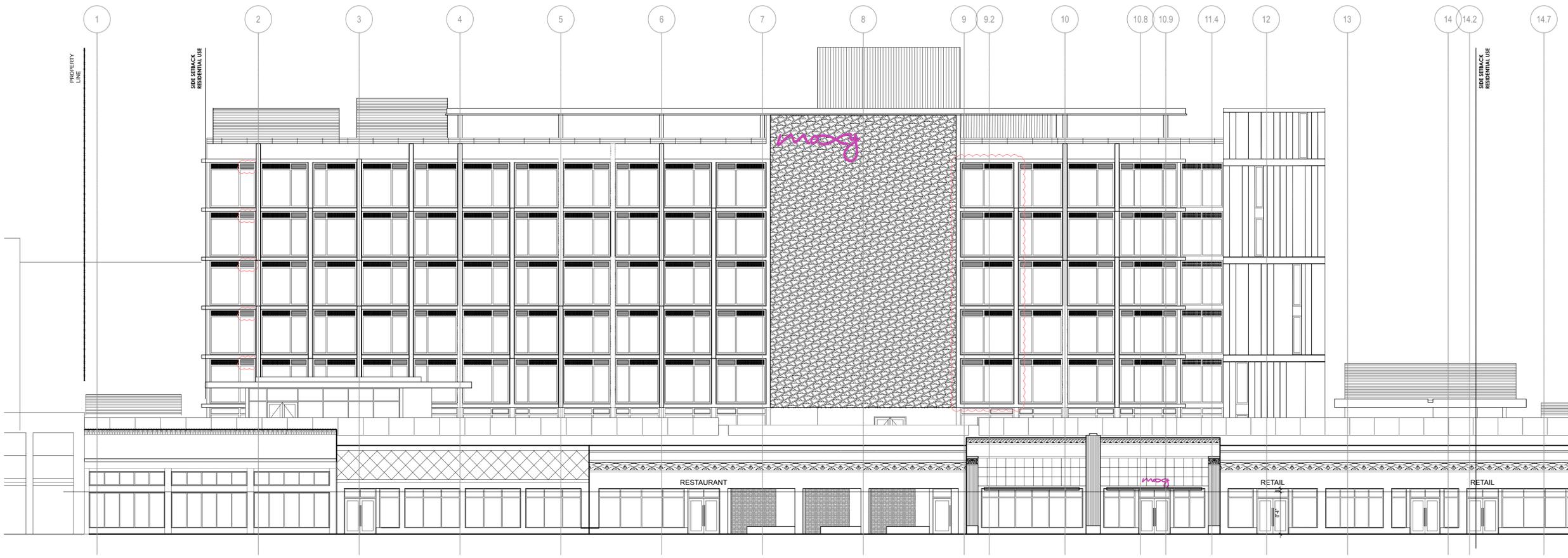
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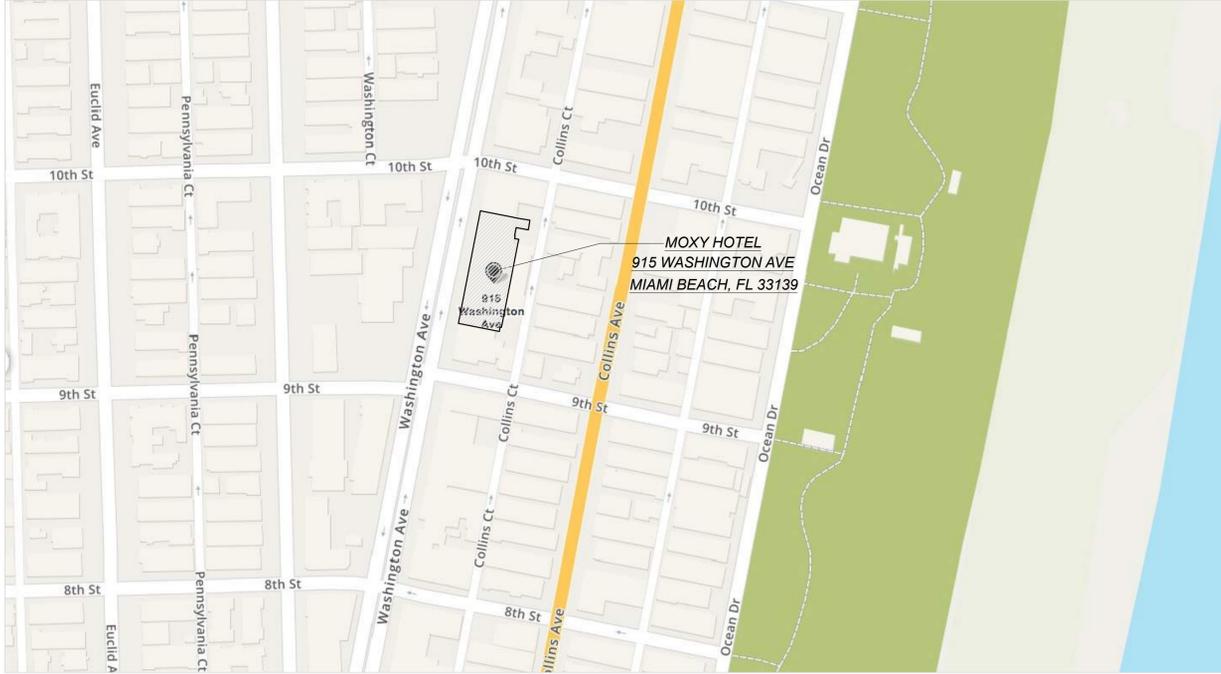
DRAWING:
WEST ELEVATION

SHEET NO.
A0.03
HISTORIC PRESERVATION BOARD

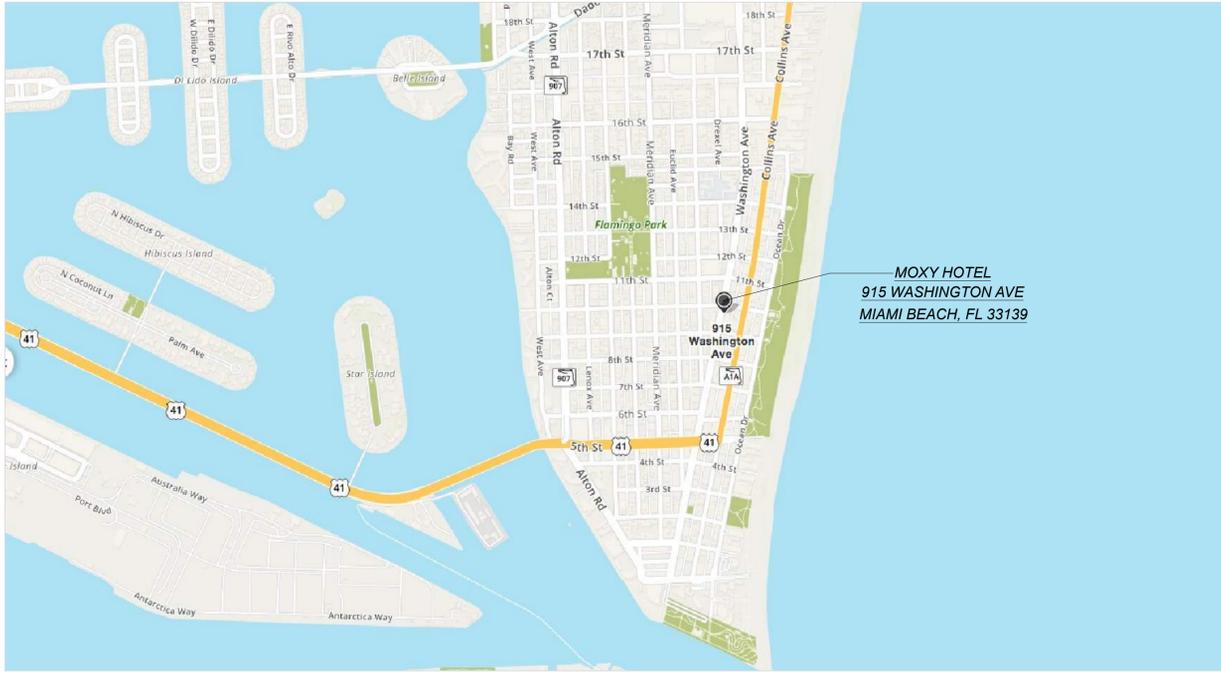


1 WEST ELEVATION
SCALE 3/32"=1'-0"

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2 MOXY HOTEL LOCATION
SCALE: N.T.S.



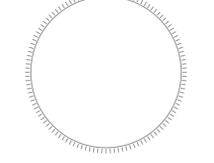
1 MOXY HOTEL SITE MAP
SCALE: N.T.S.



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DRAWING: ENLARGED MAP LOCATIONS

SHEET NO.
A0.04
HISTORIC PRESERVATION BOARD



4 REFERENCE PHOTO
SCALE: N.T.S.



3 REFERENCE PHOTO
SCALE: N.T.S.



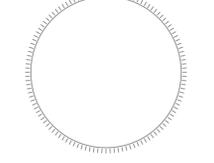
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1 REFERENCE PHOTO
SCALE: N.T.S.



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DRAWING: REFERENCE PHOTO

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4 REFERENCE PHOTO
SCALE: N.T.S.



3 REFERENCE PHOTO
SCALE: N.T.S.



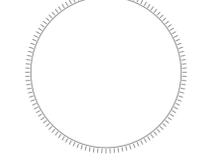
2 REFERENCE PHOTO
SCALE: N.T.S.



1 REFERENCE PHOTO
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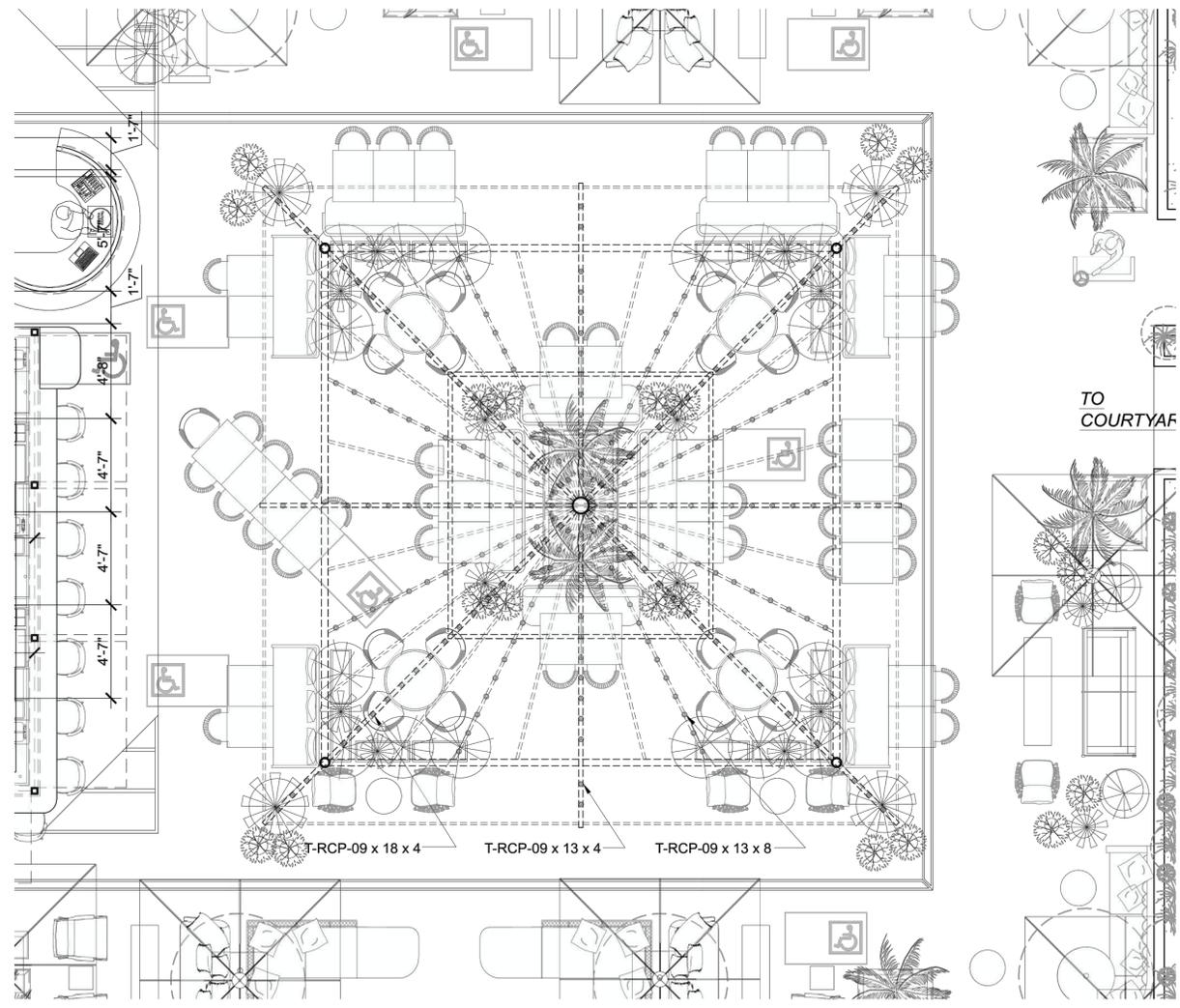
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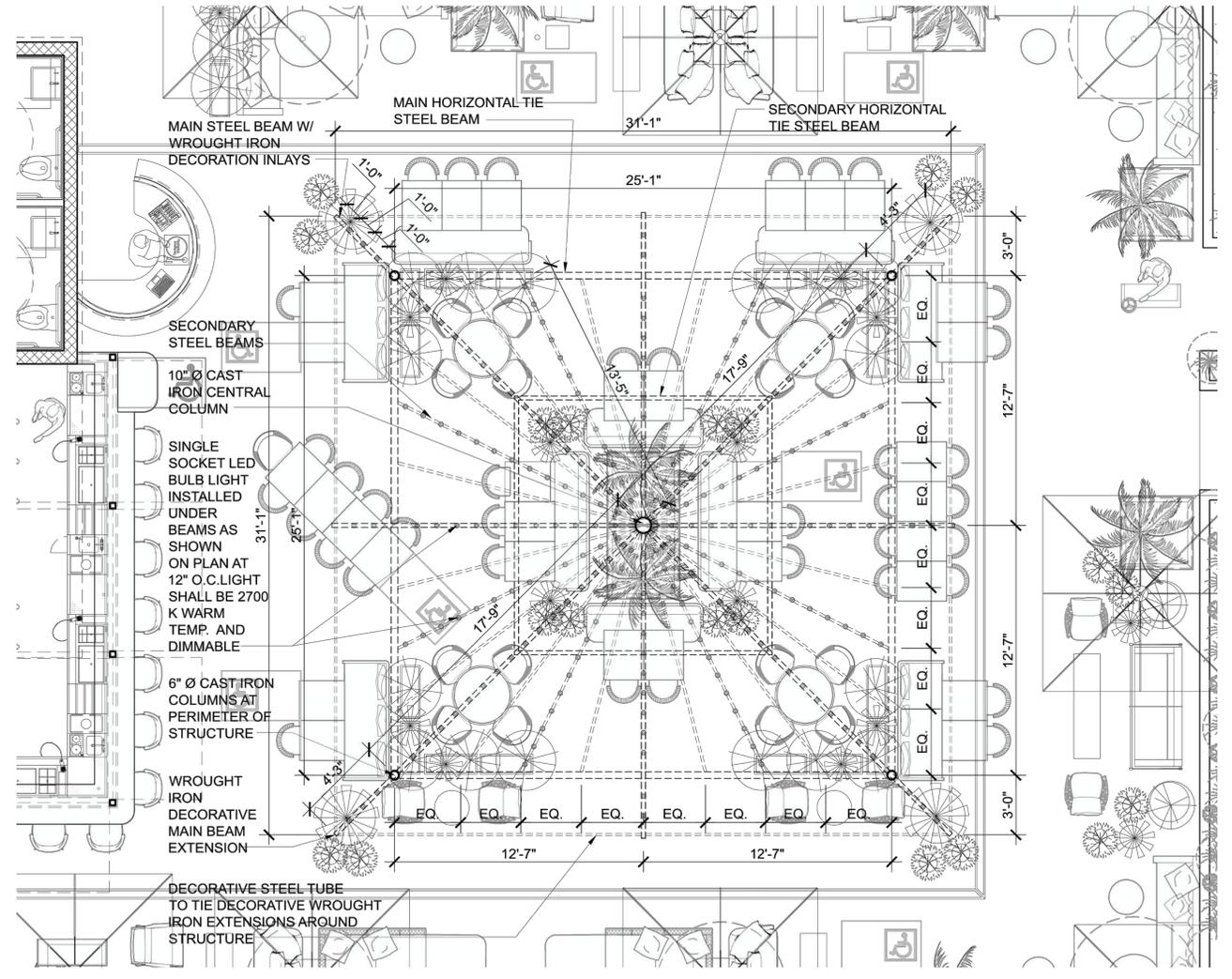
DRAWING:
SURROUNDING SITE PHOTO

SHEET NO.
A0.06
HISTORIC PRESERVATION BOARD

T-RCP LIGHTING SCHEDULE					
IMAGE	SYMBOL	TAG	TYPE	QUANTITY	DESCRIPTION
		T-RCP-01	PENDANT LIGHT	03	DECORATIVE CHANDELER - MODEL T.B.D.
		T-RCP-02	RECESSED LIGHT	12	JUNO LIGHTING 2" IC 600 LUMENS LED ROUND - NARROW FLOOD OPTIC WHITE COLOR, 3" Dia x 4" H MR 18 HALOGEN, 50 WATTS, 120 VOLT 2700 K TRIM TO BE PAINTED WITH ELECTROSTATIC PAINT TO MATCH CEILING FINISH COLOR
		T-RCP-03	RECESSED LIGHT	4	JUNO LIGHTING 2" IC 600 LUMENS LED ROUND SPOT OPTIC WHITE COLOR, 3" Dia x 4" H MR 18 HALOGEN, 50 WATTS, 120 VOLT 2700 K - TRIM TO BE PAINTED WITH ELECTROSTATIC PAINT TO MATCH CEILING FINISH COLOR
		T-RCP-04	RECESSED LIGHT	3	JUNO LIGHTING 2" IC 600 LUMENS LED ROUND FLOOD OPTIC BRONZE COLOR, 3" Dia x 4" H MR 18 HALOGEN, 50 WATTS, 120 VOLT. FIXTURES AT CORRIDOR TO HAVE TRIM PAINTED W/ ELECTROSTATIC PAINT TO MATCH CEILING FINISH COLOR
		T-RCP-05	CEILING FLUSH LIGHT	8	DECORATIVE CEILING FLUSH MOUNTED LIGHT - MODEL T.B.D.
		T-RCP-06	LED STRIP	44 L.F.T.	SS11 5W 24V RGB DYNAMIC STRIP - WITH CHANNEL AND DIFFUSER W/ FROSTED FINISH 1 x LED1 5W/24V LED 1.5 WATTS PER FOOT
		T-RCP-07	PANEL LIGHTING	3	VESTIGATE LP-262 W-27-05 24"x24" PANEL LIGHTING WHITE COLOR FRAMING LED, 40 WATTS, 120 VOLT 3000 LUMENS LIGHTLOGY REEL CEILING MOUNT LIGHT 5" Ø, BLACK FINISH, 750 LUMENS W/ 2700K, 15 W
		T-RCP-08	CEILING FLUSH LIGHT	1	CALL-ARC 2000 LED LIGHT BULB W/ FILAMENT G SHAPE (GGFL) 2.7K, 3W, CLEAR GLASS FINISH, 250 LUMENS W/ MOUNTING APPROPRIATE CABLE AND BLACK SOCKET FINISH
		T-RCP-09	LED SINGLE BULB W/ SOCKET MOUNTED ON CONDUCTOR	228	CALL-ARC 2000 LED LIGHT BULB W/ FILAMENT G SHAPE (GGFL) 2.7K, 3W, CLEAR GLASS FINISH, 250 LUMENS W/ MOUNTING APPROPRIATE CABLE AND BLACK SOCKET FINISH



1 ROOF TERRACE TRELLIS RCP
SCALE 1/4" = 1'-0"

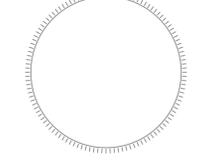


1 ROOF TERRACE TRELLIS PLAN
SCALE 1/4" = 1'-0"

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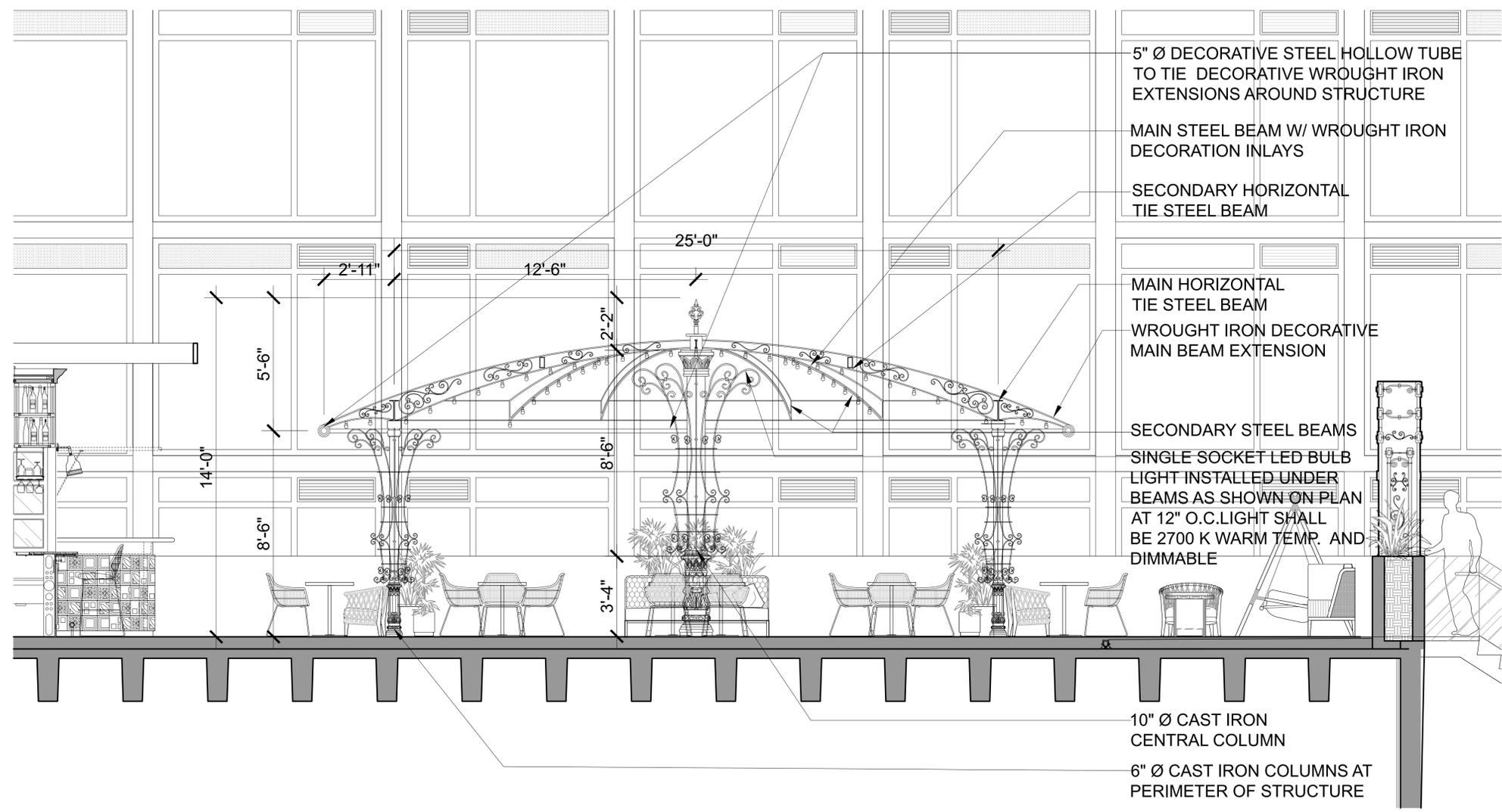
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SCALE: CHECKED BY: SS
DATE:

DRAWING:
ENLARGED TRELLIS PLAN &
ENLARGED TRELLIS RCP

SHEET NO.
A0.07
HISTORIC PRESERVATION BOARD



- 5" Ø DECORATIVE STEEL HOLLOW TUBE TO TIE DECORATIVE WROUGHT IRON EXTENSIONS AROUND STRUCTURE
- MAIN STEEL BEAM W/ WROUGHT IRON DECORATION INLAYS
- SECONDARY HORIZONTAL TIE STEEL BEAM
- MAIN HORIZONTAL TIE STEEL BEAM
- WROUGHT IRON DECORATIVE MAIN BEAM EXTENSION
- SECONDARY STEEL BEAMS
- SINGLE SOCKET LED BULB LIGHT INSTALLED UNDER BEAMS AS SHOWN ON PLAN AT 12" O.C. LIGHT SHALL BE 2700 K WARM TEMP. AND DIMMABLE
- 10" Ø CAST IRON CENTRAL COLUMN
- 6" Ø CAST IRON COLUMNS AT PERIMETER OF STRUCTURE

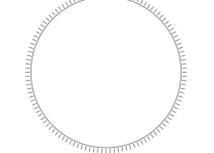
1 ROOF TERRACE TRELLIS WEST ELEVATION
SCALE: 1/4"=1'-0"



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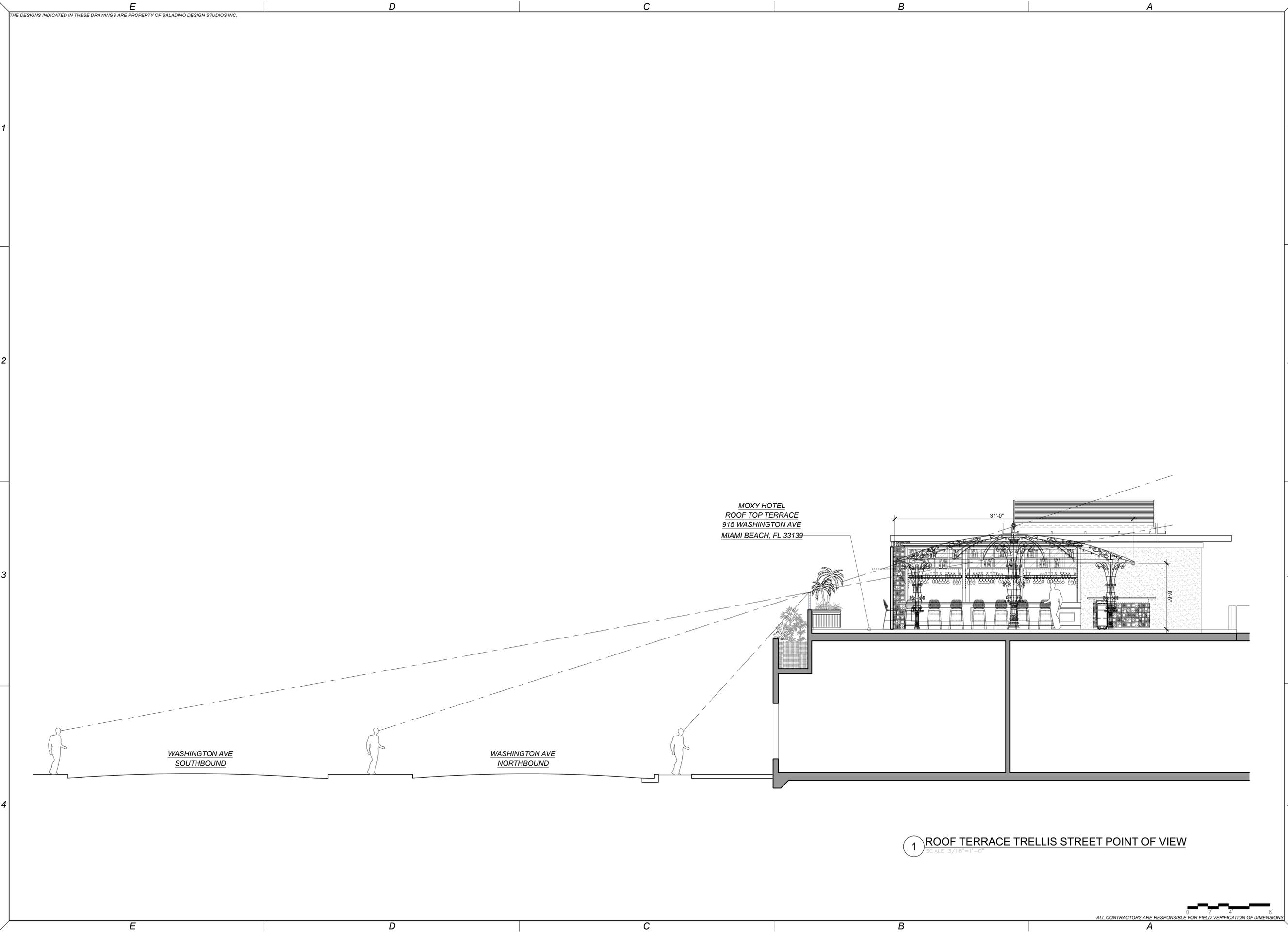
REVISIONS		
ISSUE	DATE	FOR

PROJECT No: 1915 DRAWN BY: CAPU
SCALE: CHECKED BY: SS
DATE:

DRAWING:
ROOF TERRACE TRELLIS
SOUTH ELEVATION

SHEET NO.
A0.08
HISTORIC PRESERVATION BOARD

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MOXY HOTEL
ROOF TOP TERRACE
915 WASHINGTON AVE
MIAMI BEACH, FL 33139

31'-0"

9'-8"

WASHINGTON AVE
SOUTHBOUND

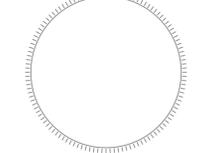
WASHINGTON AVE
NORTHBOUND

1 ROOF TERRACE TRELLIS STREET POINT OF VIEW
SCALE: 3/16"=1'-0"

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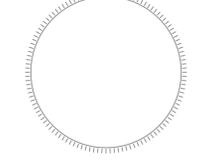
DRAWING:
ROOF TERRACE TRELLIS
STREET POINT OF VIEW

SHEET NO.
A0.09
HISTORIC PRESERVATION
BOARD

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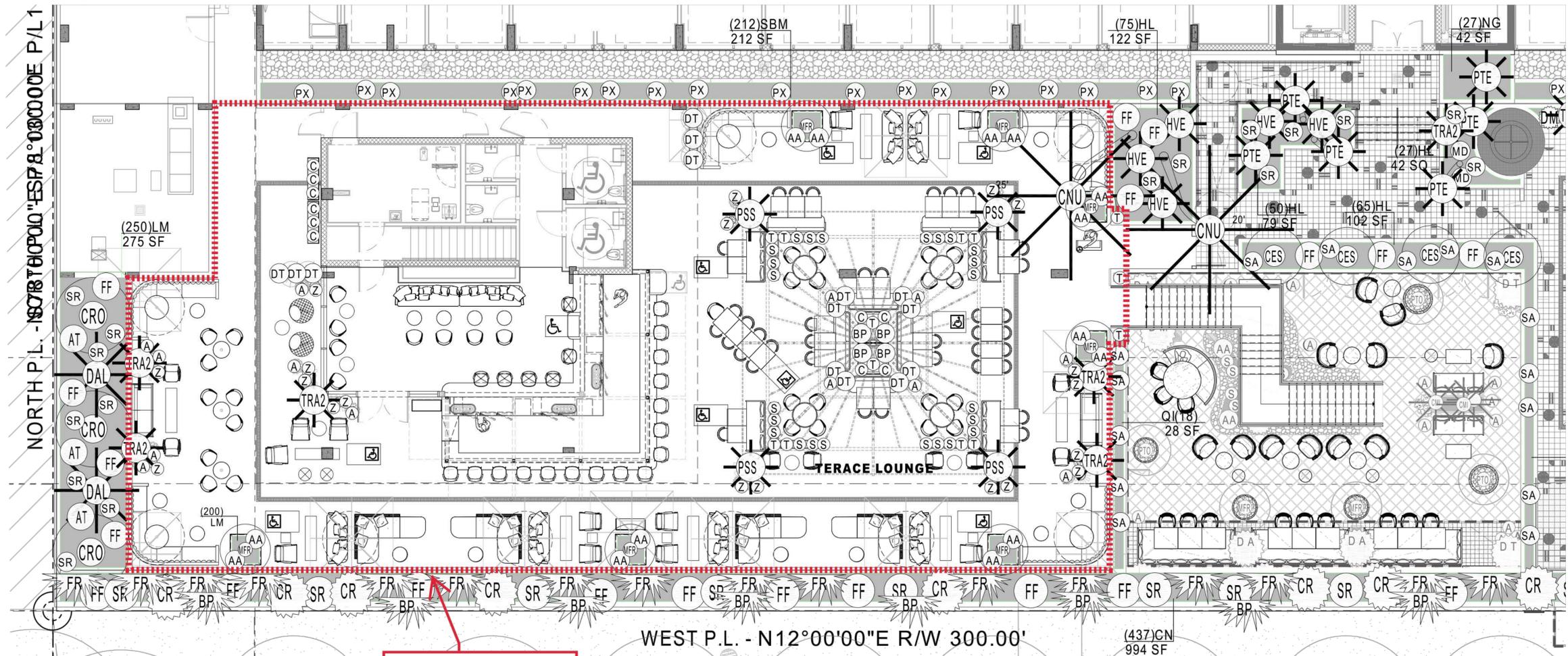
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DRAWING:
 LANDSCAPE PLAN

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LIMIT OF TERRACE PLANTING SCOPE

NATURALFICIAL, INC. | MOXY MIAMI BEACH | LVL 2 TERRACE PLANT LIST: 2020.09.03

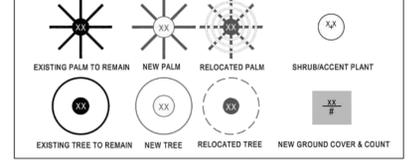
QTY	ABRV.	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	FL. NATIVE	DROUGHT TOLERANT		
					YES	NO	YES	NO
TREES								
7	MFR	<i>Myrcianthes fragrans</i>	Simpson Stopper	Tree form, Multi branch, 10' HT.	X		X	
PALMS								
4	PSS	<i>Pseudophoenix sargentii</i>	Buccaneer Palm	4' HT. Double Trunk	X		X	
5	TRA	<i>Thrinax radiata</i>	Florida Thatch Palm	25G. Double Trunk	X		X	
ACCENTS								
14	AA	<i>Agave attenuata</i>	Spineless Agave	7G.			X	X
13	A	<i>Aloe vera sp.</i>	Same	3G.			X	X
10	C	<i>Cereus peruvianus</i>	Peruvian Cactus	4'-6' HT.			X	X
14	DT	<i>Dracaena tarzan</i>	Same	14" HT. 'Staggered' Bush from Sunshine Tropical Foliage Nursery			X	X
24	SA	<i>Sansevieria African King</i>	Same	7G.	X		X	
19	Z	<i>Zamia pumila</i>	Coontie	3G.			X	X
GROUND COVERS								
200	LM	<i>Lantana montevidensis</i>	Purple Trailing Lantana	1G. @ 12" O.C. Use as filler in all square & rectangular planters.	X		X	
VINES								
4	BP	<i>Bougainvillea 'Pink'</i>	Pink Bougainvillea	45G. On trellis			X	X
13	T	<i>Thunbergia grandiflora</i>	Sky Vine	3G.	X			X

LANDSCAPE NOTE:
 LANDSCAPE DESIGN, PRODUCTION, & INSTALLATION
 DONE BY NATURALFICIAL/LC2600548

LVL 2 GRAPHIC LEGEND



PLANT SYMBOLS



1 ROOF TERRACE LANDSCAPE PLAN
 SCALE: N.T.S.

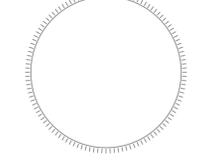
ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS



2 ROOF TERRACE SOUTHSIDE RENDERING
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RENDERING

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