



**MOXY HOTEL**  
**ROOF TOP TERRACE**

**CITY OF MIAMI BEACH**  
**HISTORIC PRESERVATION**  
**BOARD/ HPB21-0472**

**AUGUST 02, 2021**

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Man  
uel  
Rey

Digitally signed  
Manuel Rey  
Date: 2021.08.02  
14:10:00 -04'00'

A circular professional seal for Manuel Rey, a Registered Architect in the State of Florida. The seal contains the text "STATE OF FLORIDA", "MANUEL REY", and "REGISTERED ARCHITECT" around the perimeter, with the license number "AR8617" in the center.



**MOXY HOTEL  
ROOF TOP  
CITY OF MIAMI BEACH  
HISTORIC PRESERVATION  
BOARD/ HPB21-0472**

AUGUST 02, 2021

**SCOPE OF WORK**  
REVIEW & APPROVAL OF ROOF TOP TRELLIS, ROOF TOP PREP KITCHEN & ROOF TOP STORAGE ROOM 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 10/ 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 2010	
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./ 100 GROSS AS PER	1 OCCUPANTS
TOTAL		348 OCCUPANTS

STAMP:

MANUEL REY  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF FLORIDA LICENSE NO. 8617  
44400003727 08/2000/1942

7265 NE 4ND AVE, SUITE 101  
MIAMI FL 33138  
786.953.7455  
WWW.SALADINODESIGN.COM

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

OWNER: **LIGHTSTONE**  
460 PARK AVENUE  
NEW YORK, NY 10022

M.E.P.: **ARPE ENGINEERING**  
2020 PONCE DE LEON BLVD, SUITE 1002  
CORAL GABLES, FL 33134  
PH: 305.444.9809

STRUCTURAL: **YHCE ENGINEERING**  
99 NW 27TH AVE  
MIAMI, FL 33125  
PH: 305.969.9423

MTC1/ PRIVATE PROVIDER:

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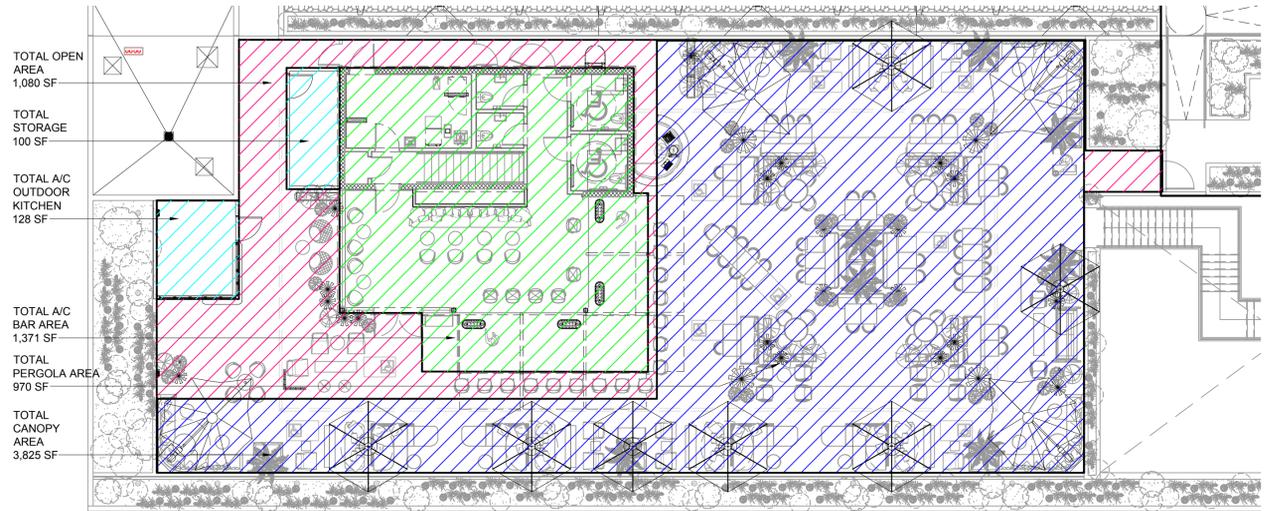
ISSUE	DATE	FOR

PROJECT NO: 1915 DRAWN BY: CAPU  
SCALE: CHECKED BY: SS  
DATE: \_\_\_\_\_  
DRAWING: \_\_\_\_\_

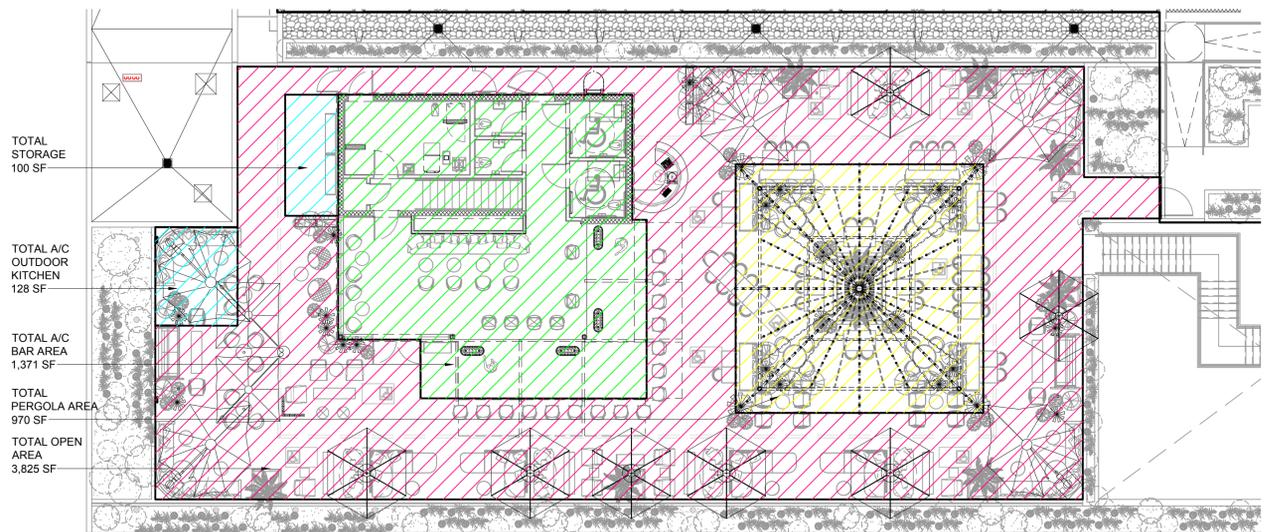
ZONING INFO  
ROOF TERRACE SITE PLAN  
& SURVEY REFERENCE

SHEET NO. **A0.01A**  
HISTORIC PRESERVATION BOARD

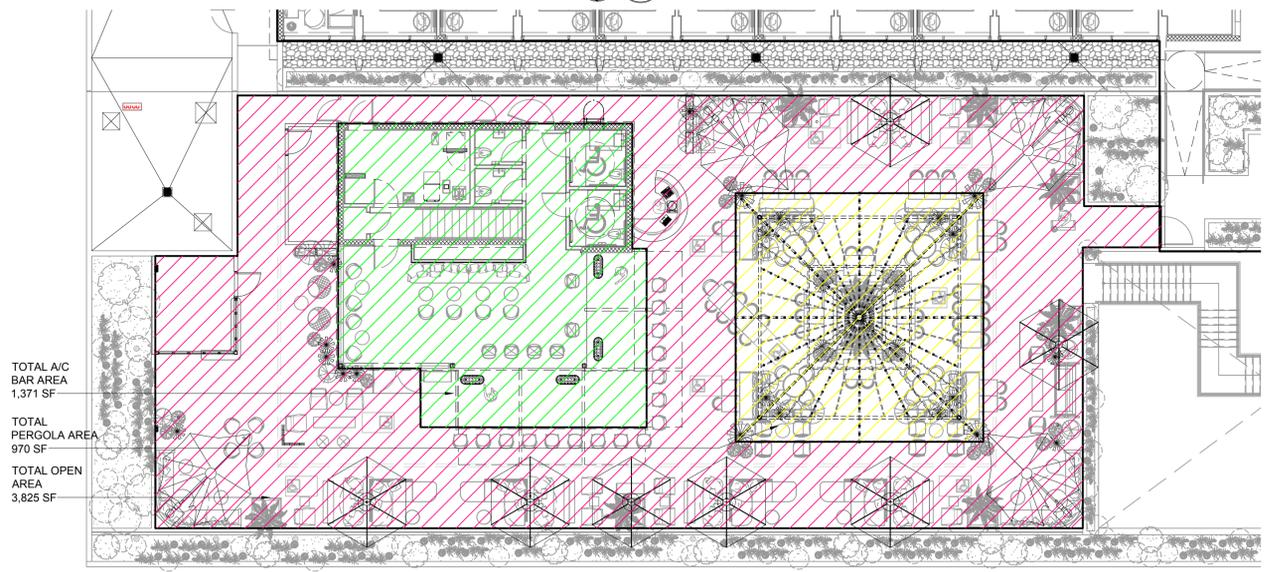
ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS



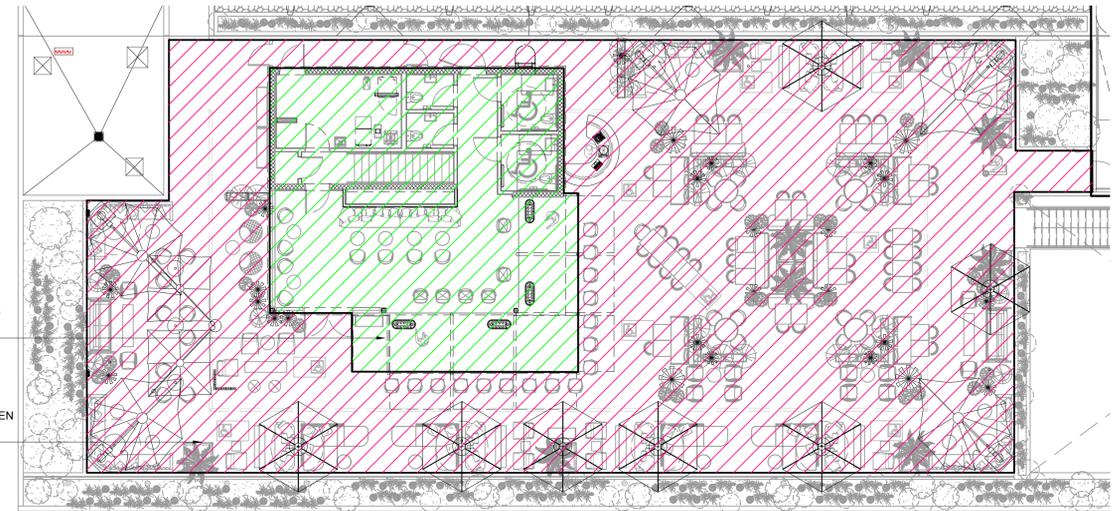
5 SITE PLAN W/ BAR, CANOPY, KITCHEN, & PERGOLA  
SCALE 3/32"=1'-0"



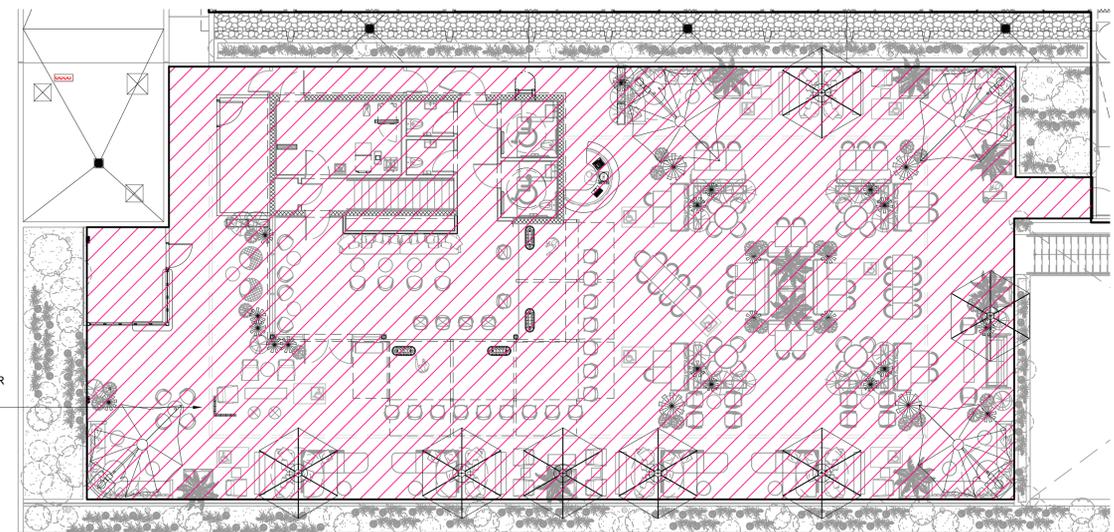
4 SITE PLAN W/ BAR, PERGOLA, KITCHEN, & STORAGE  
SCALE 1/16"=1'-0"



3 SITE PLAN W/ BAR & PERGOLA  
SCALE 3/32"=1'-0"



2 TOTAL SITE PLAN W/ BAR  
SCALE 3/32"=1'-0"



1 TOTAL AREA SITE PLAN  
SCALE 3/32"=1'-0"

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SETBACKS:		
ABOVE GROUND LEVEL UP TO 35'-0" (LEVEL 2)	REQUIRED	PROPOSED @ ROOF TERR.
FRONT SETBACK (WEST)	15'-0"	5'-0"
SIDE SETBACK (NORTH)	0'-0"	24'-0"
SIDE SETBACK (SOUTH)	0'-0"	24'-0"
REAR SETBACK (EAST)	13'-0"	16'-0"

FLOOR AREA RATIO		
TOTAL A/C BAR AREA		1,371 S.F.
TOTAL PERGOLA AREA (PERGOLA S.F. REMOVED @ TOTAL COVERED AREAS)		970 S.F.
TOTAL A/C OUTDOOR KITCHEN AREA		128 S.F.
TOTAL STORAGE AREA		100 S.F.
TOTAL CANOPY AREA		3,433 S.F.
TOTAL OF COVERED AREAS		5,032 S.F.
TOTAL OPEN AREA		6,112 S.F.
TOTAL LEFT OVER OPEN AREA		1,080 S.F.

ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS

STAMP:

MANUEL REY  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF FLORIDA LICENSE NO. 8617  
AA#2003757 IB#26001842

2  
SALADINO DESIGN STUDIOS  
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REVISIONS	
ISSUE	ISSUE DATE/FOR

PROJECT NO: 1915 DRAWN BY: CAPU  
SCALE: CHECKED BY: SS  
DATE:   
DRAWING:  
FLOOR AREA RATIO

SHEET NO. **A0.00A**  
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