



# Historic Preservation Board

FINAL SUBMISSION  
 25th of July, 2016  
 915 Washington Avenue  
 Miami Beach, FL

- Scope of Work
- Addition of a 7 story hotel tower at the eastern side of the property
  - Partial demolition of the existing buildings
  - New amenities deck, landscape design and courtyard (ground level, 2nd level and roof top)
  - Complete renovation of the existing retail buildings to include:
    - Renovation to existing historic facade
    - Replacement of all existing windows and storefront systems
    - Concrete and stucco repairs if needed

moxy HOTELS - MIAMI BEACH, FLORIDA

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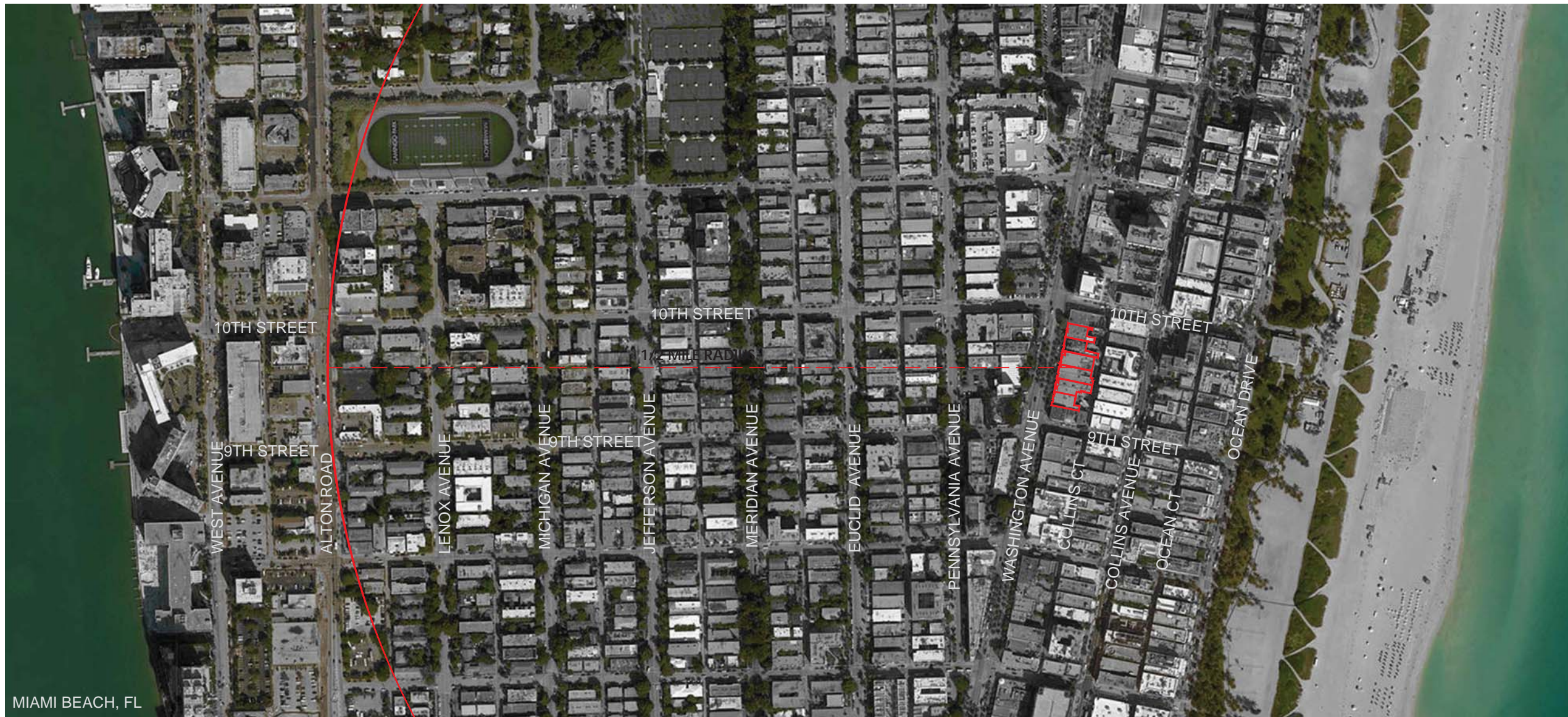
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# COVER SHEET

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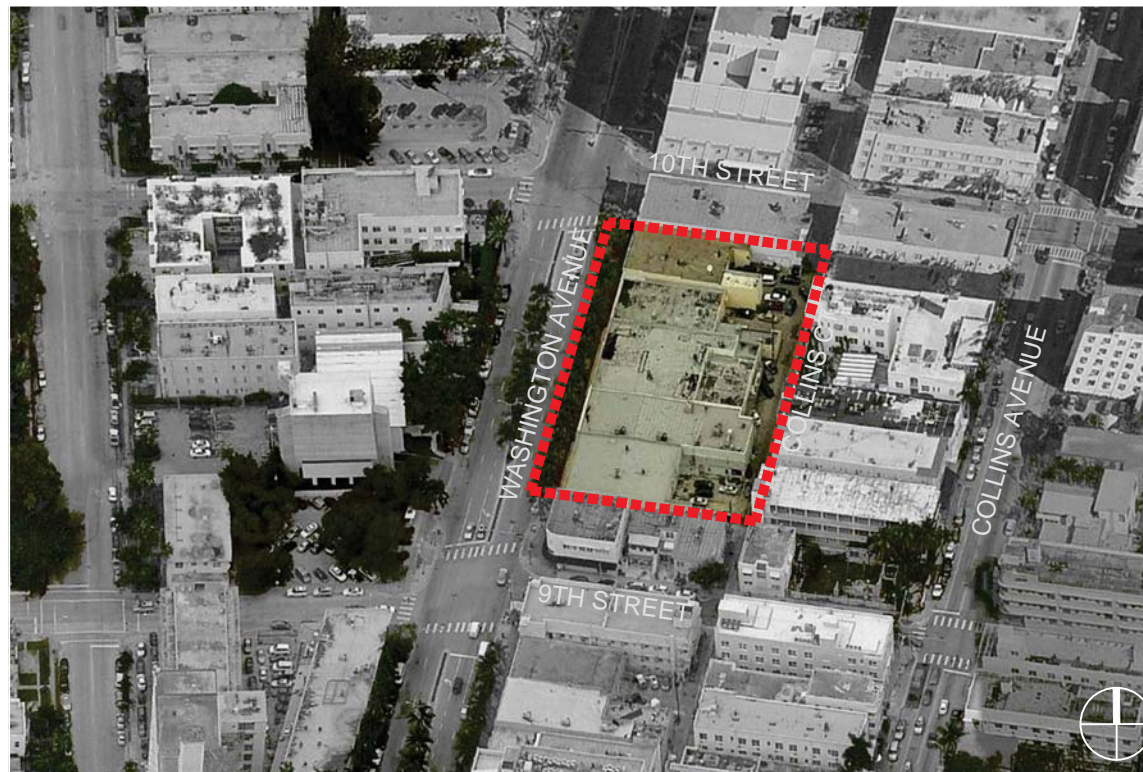
EAST SIDE



WEST SIDE



NORTH SIDE



SOUTH SIDE



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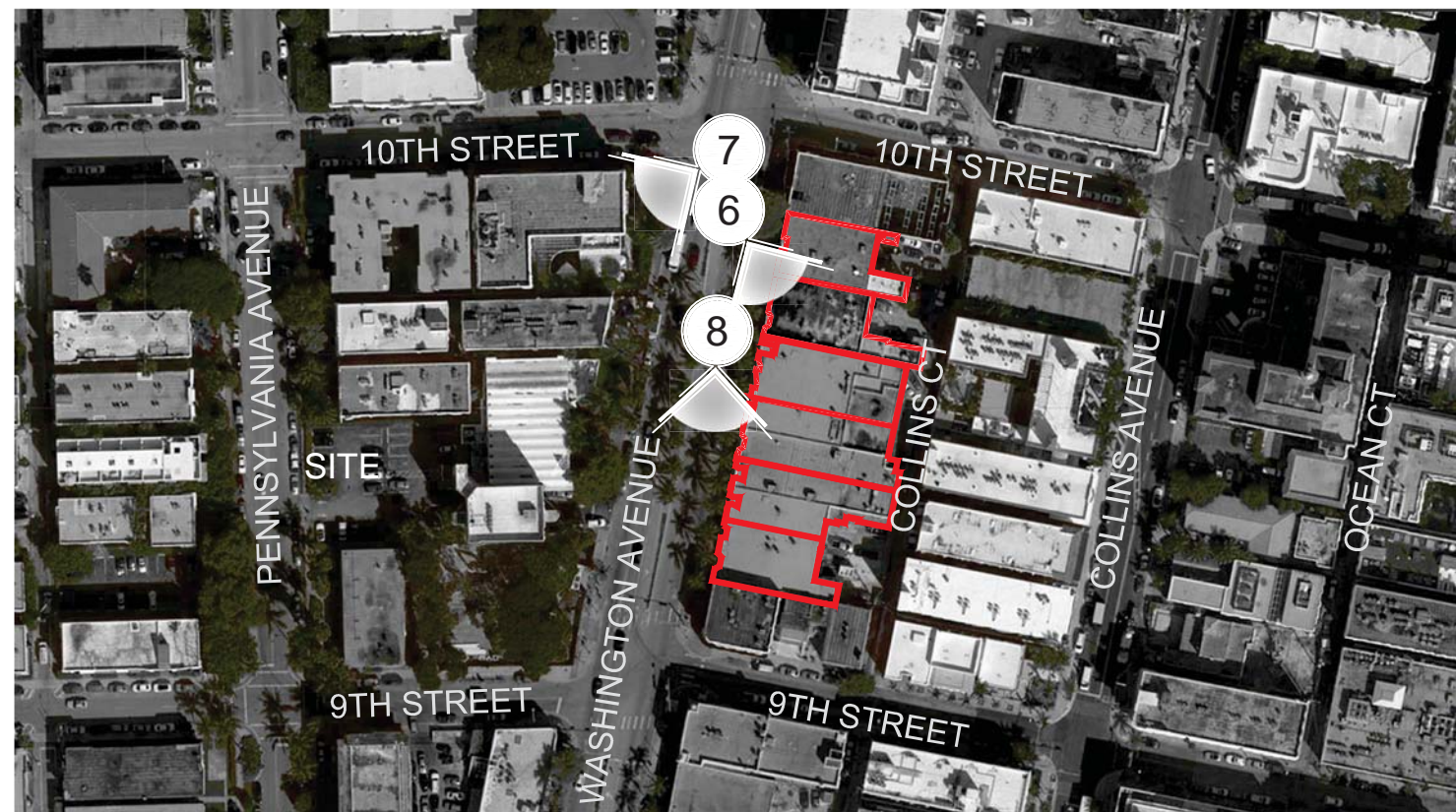
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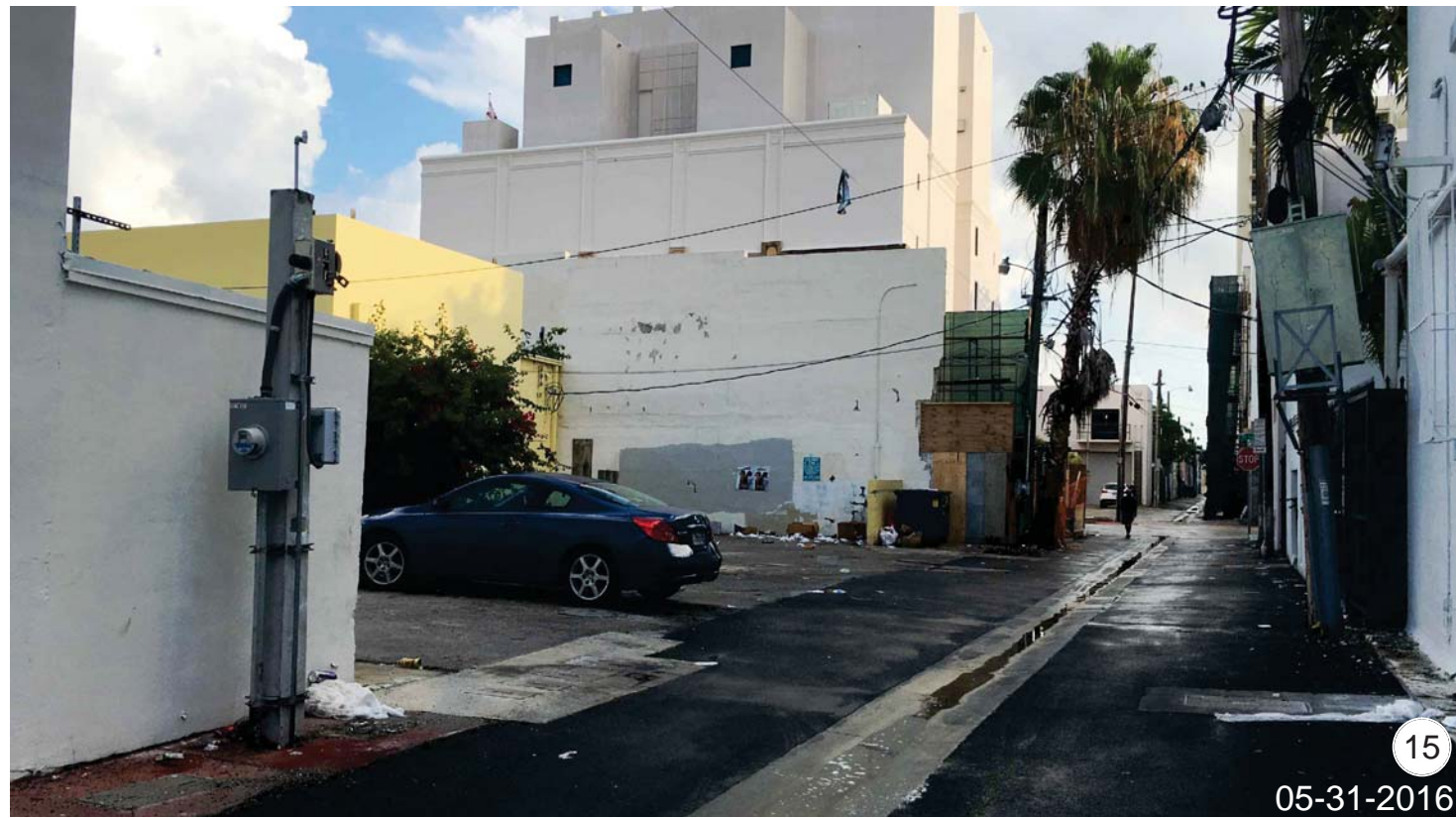
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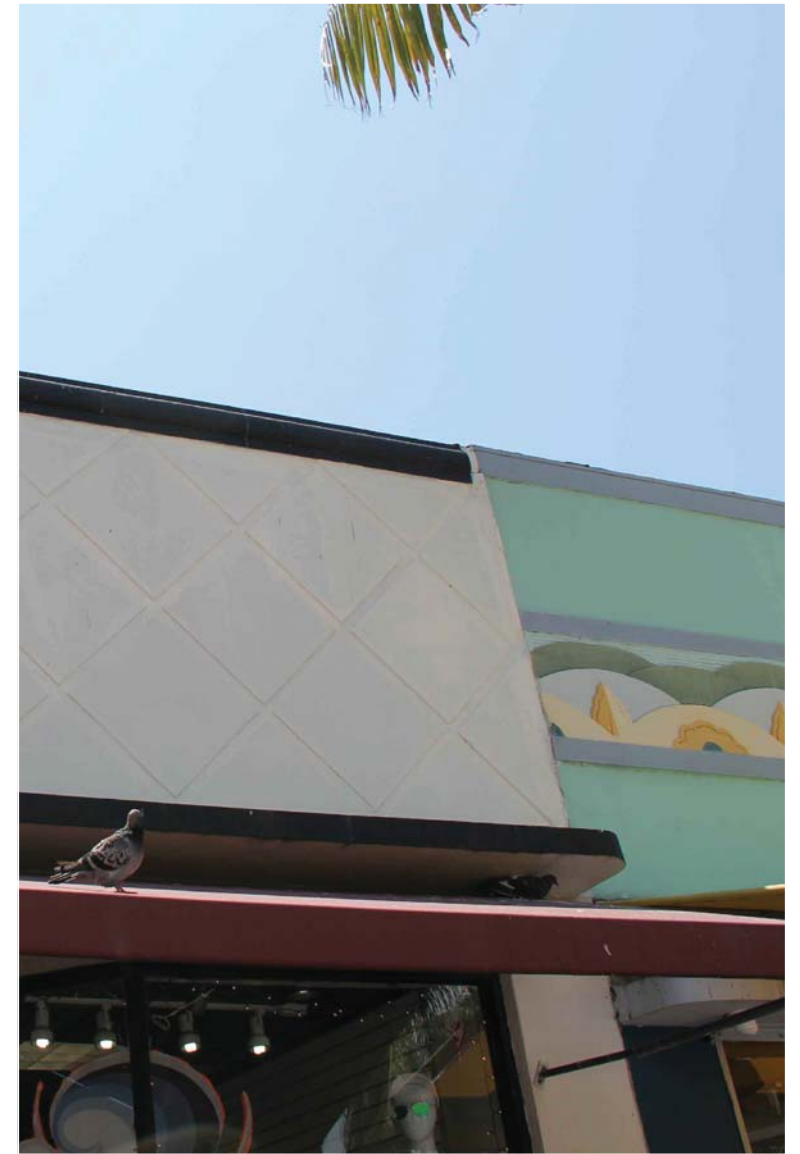




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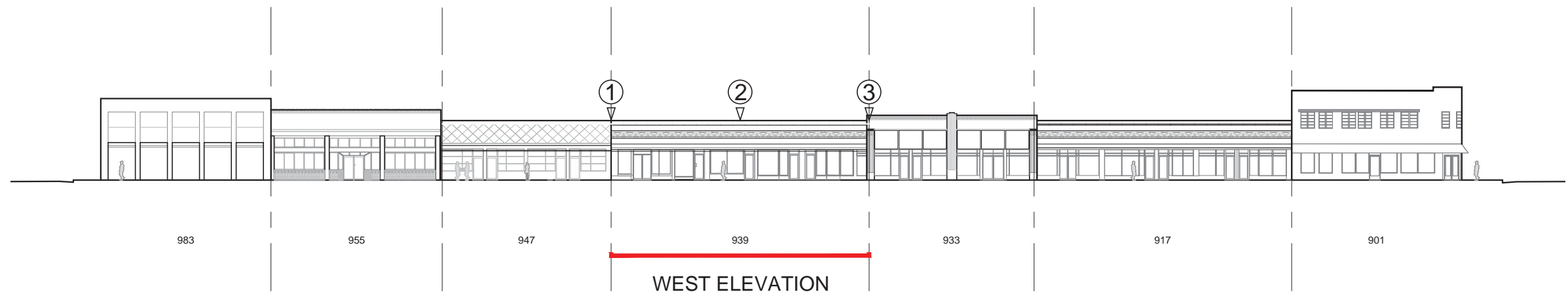
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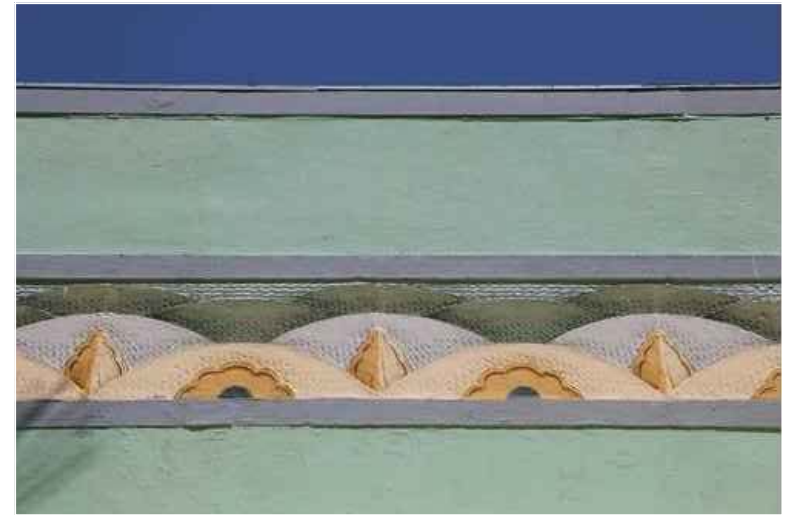




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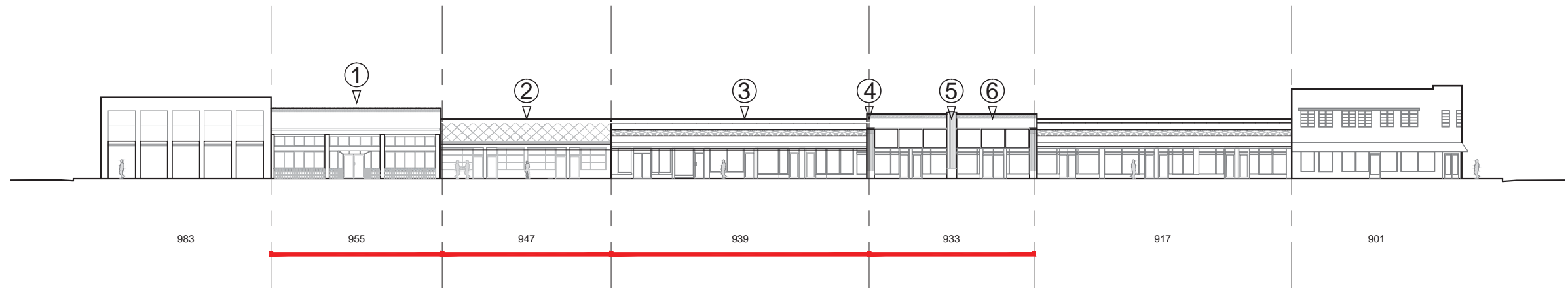
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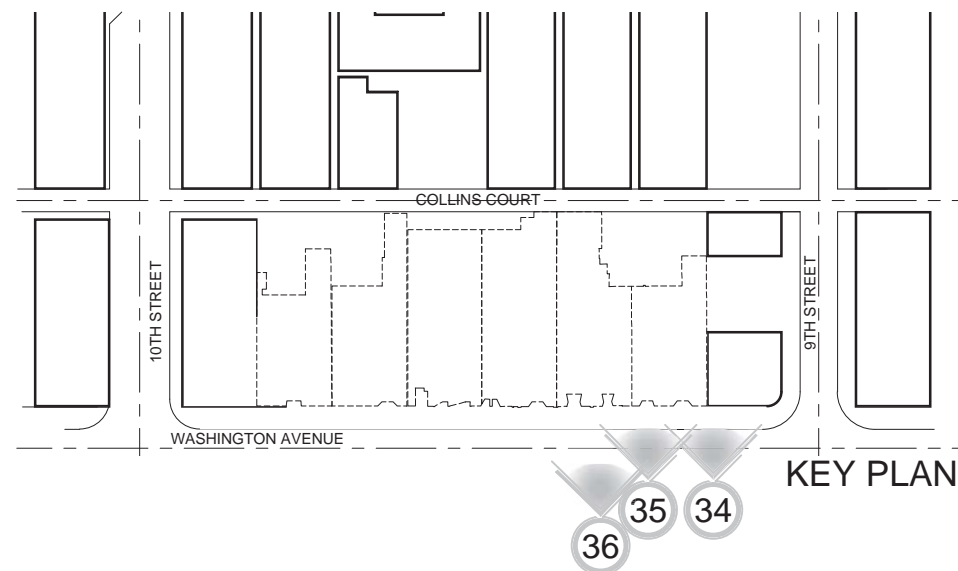
36  
06-15-2016  
Pizza 921 Washington Avenue



35  
06-15-2016  
Taylor Shop 917 Washington Avenue



34  
06-15-2016  
Liquors 917 Washington Avenue



1611  
**moxy**  
HOTELS  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER  
**ROCKWELLGROUP**  
5 Union Square West  
New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER  
**NATURAFICIAL**  
P.O. Box 330185  
Coconut Grove, FL 33233  
O: 305.321.2341

LIGHTING DESIGNER  
**BOLD**  
227 West 29th Street  
New York, NY 10001  
O: 212.674.6500

**KOBI KARP**  
ARCHITECTURE  
INTERIOR DESIGN  
PLANNING  
2915 Biscayne Boulevard, Suite 200  
Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766  
AIA ASID NCARB  
License #AR0012578  
WWW.KOBIKARP.COM

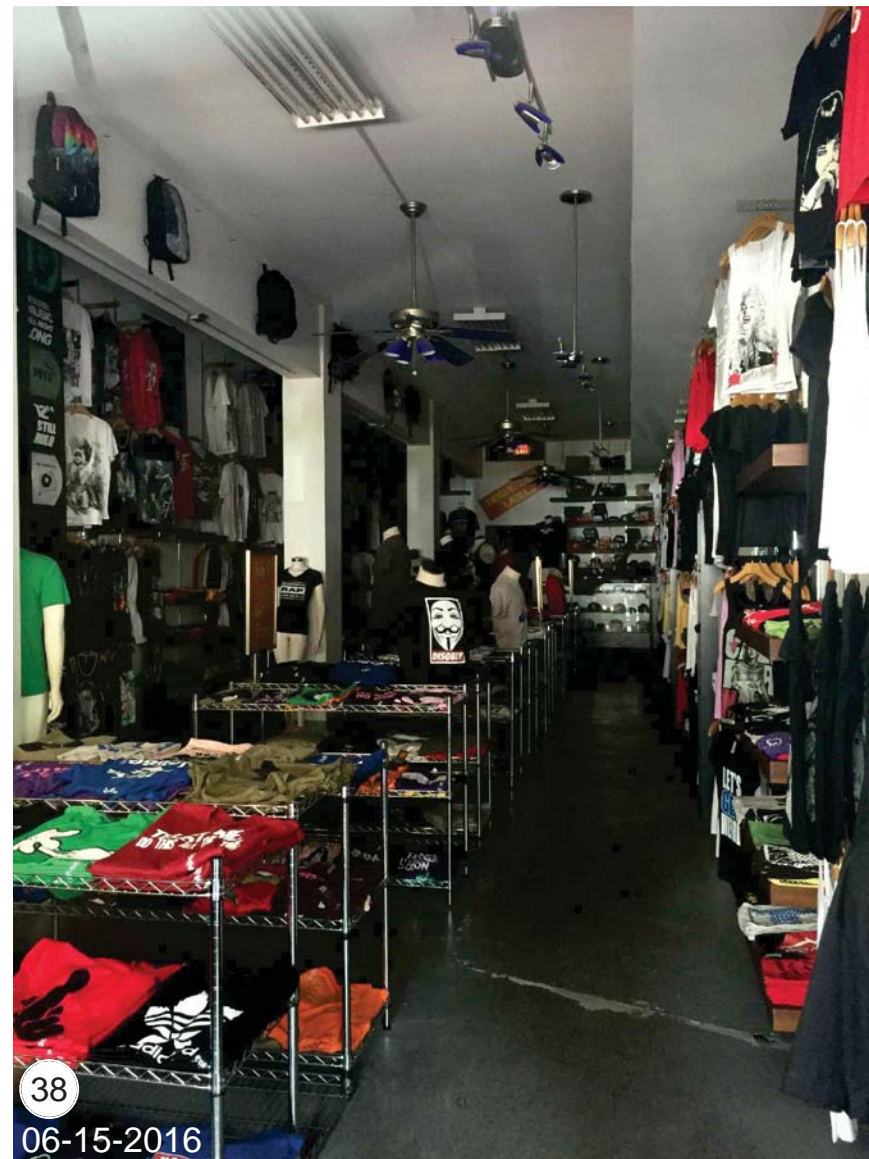
Historic Preservation Board Submission  
**INTERIOR PHOTOS**  
not to scale  
07-072016  
A 1.15

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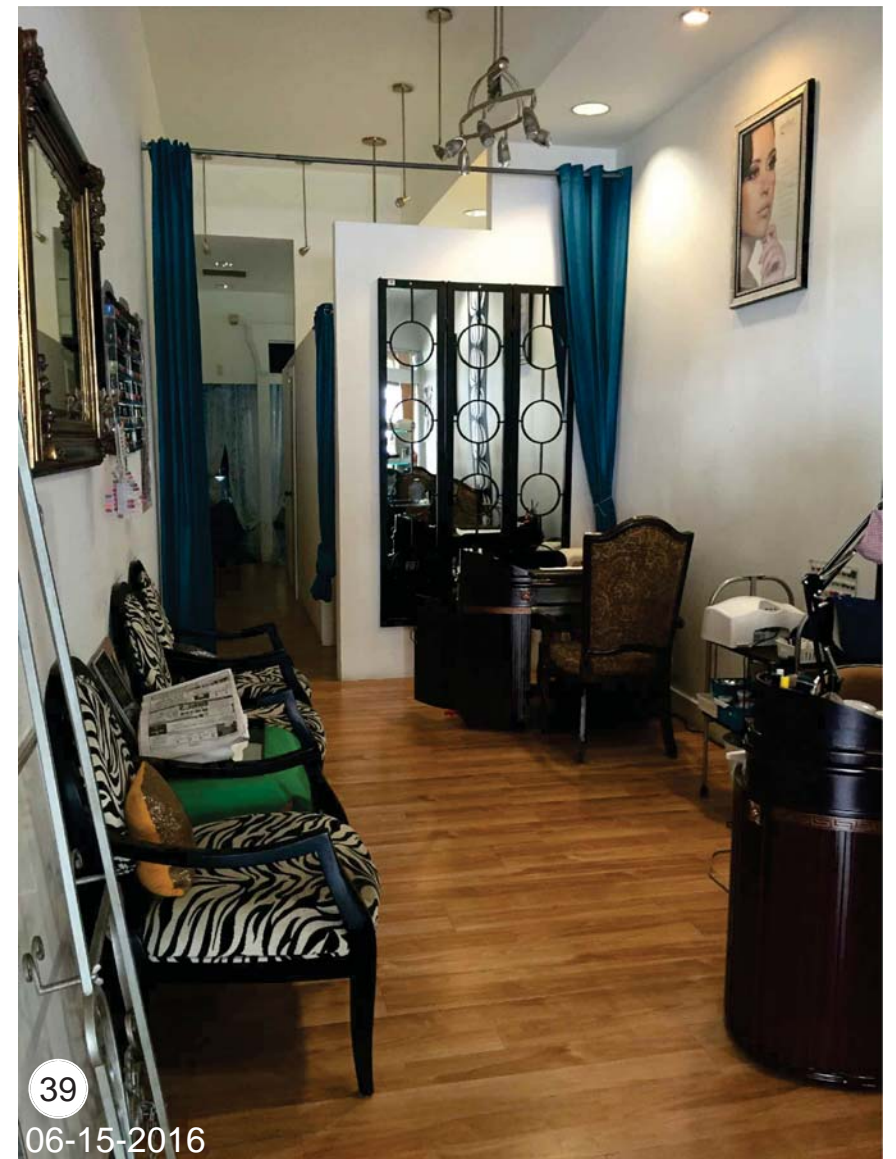




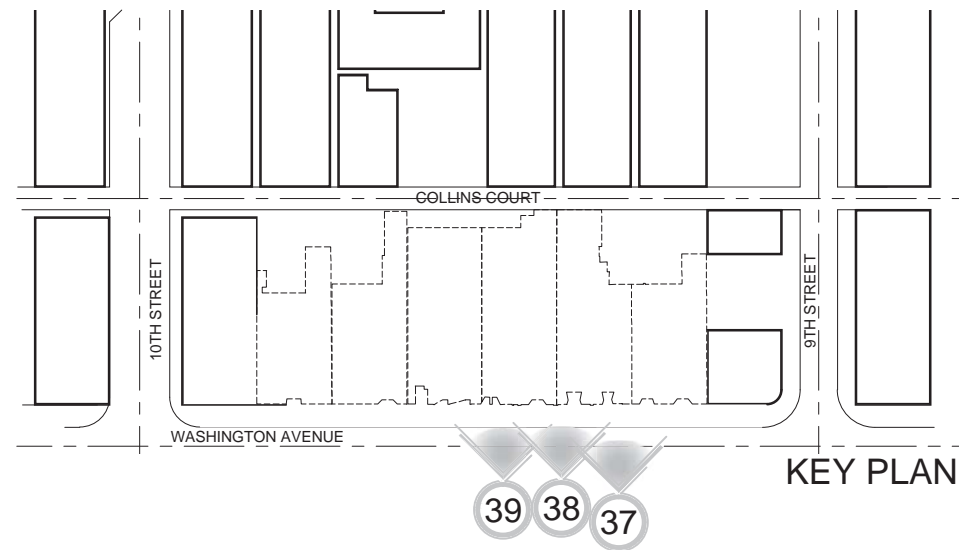
Boutique 925 Washington Avenue



Clothing Store 933 Washington Avenue



Nail Salon 933 Washington Avenue



KEY PLAN

1611  
**moxy**  
 HOTELS  
 915 Washington Avenue  
 Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
 460 Park Avenue  
 New York, NY 10022  
 O: 212.616.9969

INTERIOR DESIGNER  
**ROCKWELLGROUP**  
 5 Union Square West  
 New York, NY 10003  
 O: 212.463.0334

LANDSCAPE DESIGNER  
**NATURAFICIAL**  
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 O: 305.321.2341

LIGHTING DESIGNER  
**BOLD**  
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 O: 212.674.6500

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**INTERIOR PHOTOS**

not to scale  
 07-072016

 **A 1.16**

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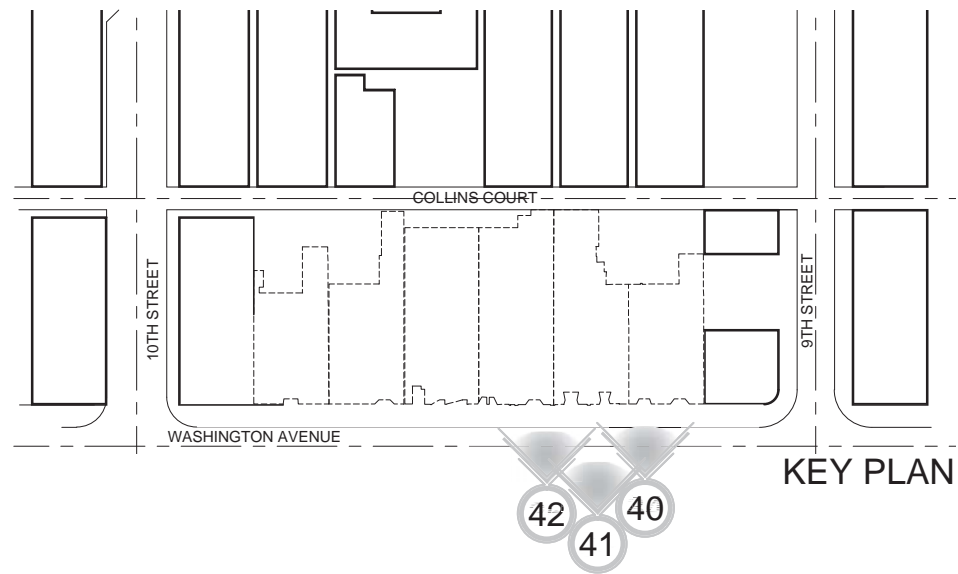
40  
06-15-2016  
Smoke Shop 935 Washington Avenue



41  
06-15-2016  
Travel Agent 937 Washington Avenue



42  
06-15-2016  
Clothing Store 939 Washington Avenue



KEY PLAN

1611  
**moxy**  
HOTELS  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER  
**ROCKWELLGROUP**  
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New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER  
**NATURAFICIAL**  
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O: 305.321.2341

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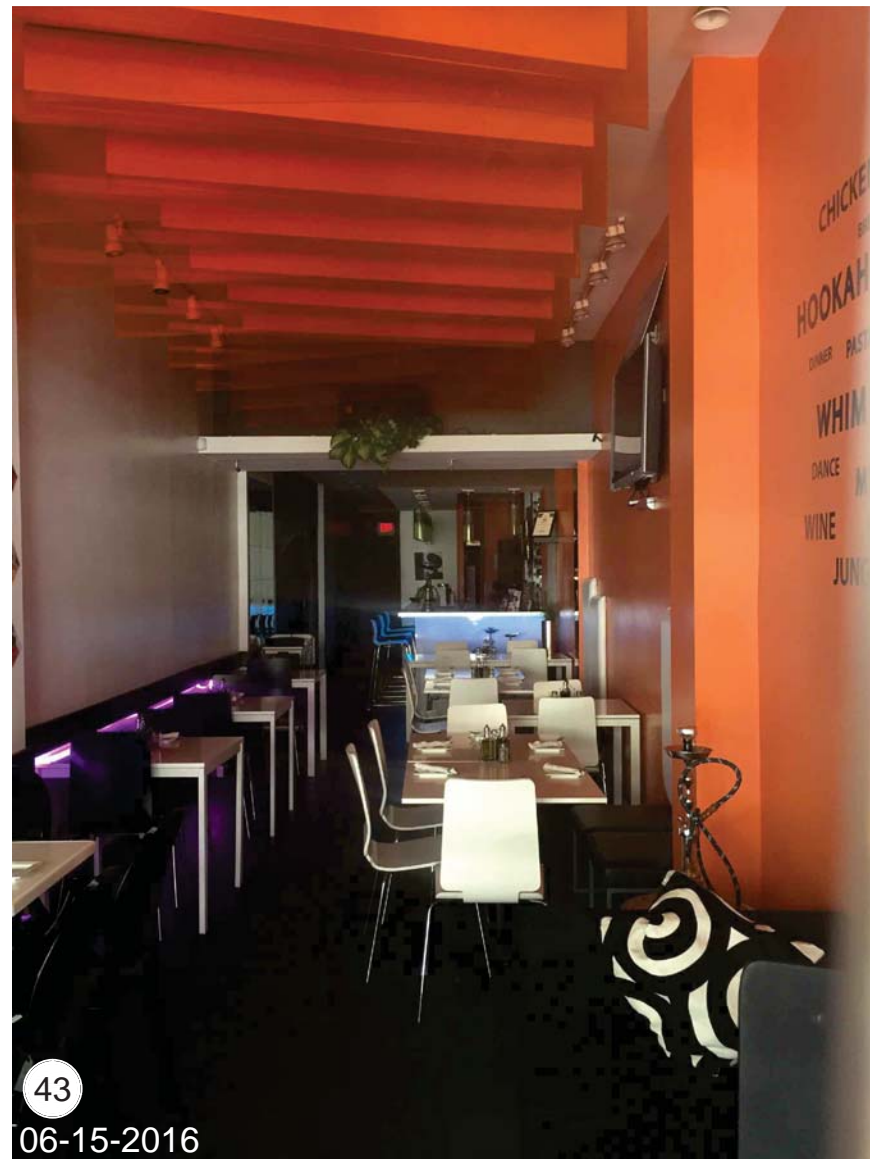
Historic Preservation Board Submission

**INTERIOR PHOTOS**  
not to scale  
07-072016

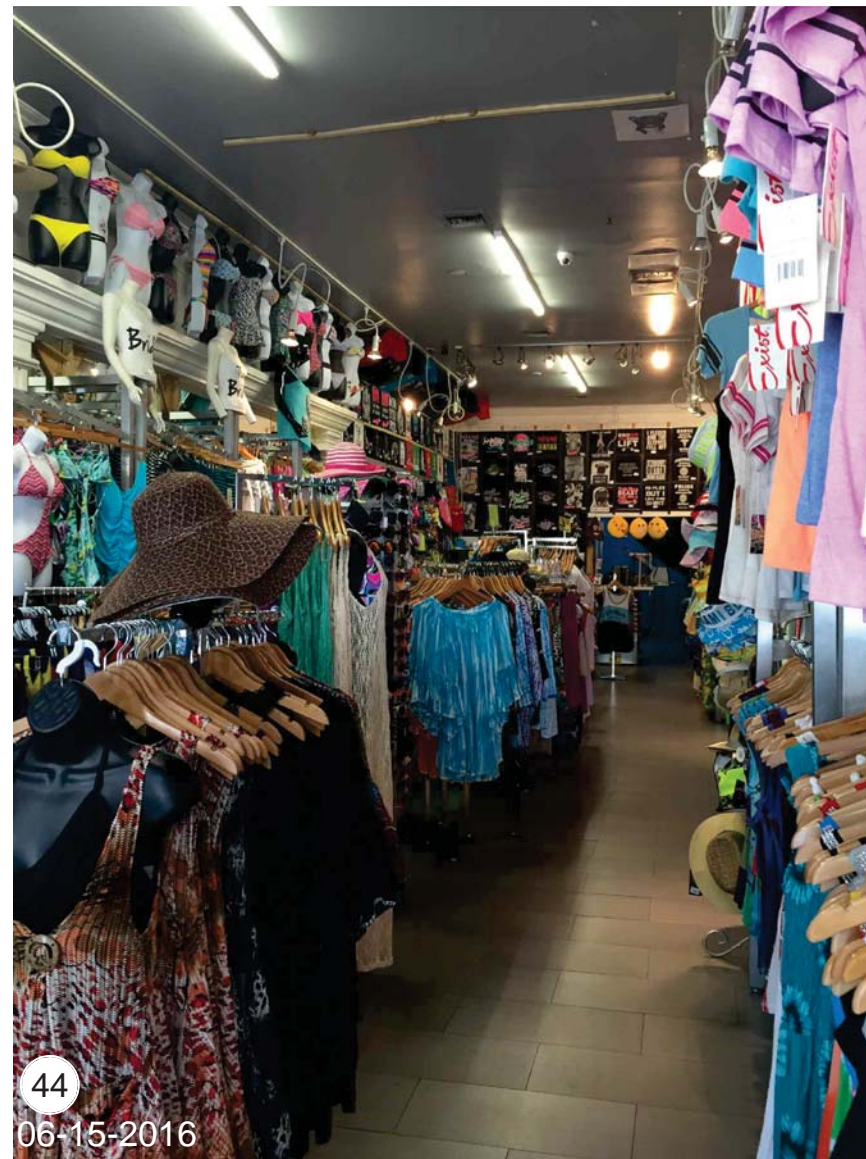
 **A 1.17**

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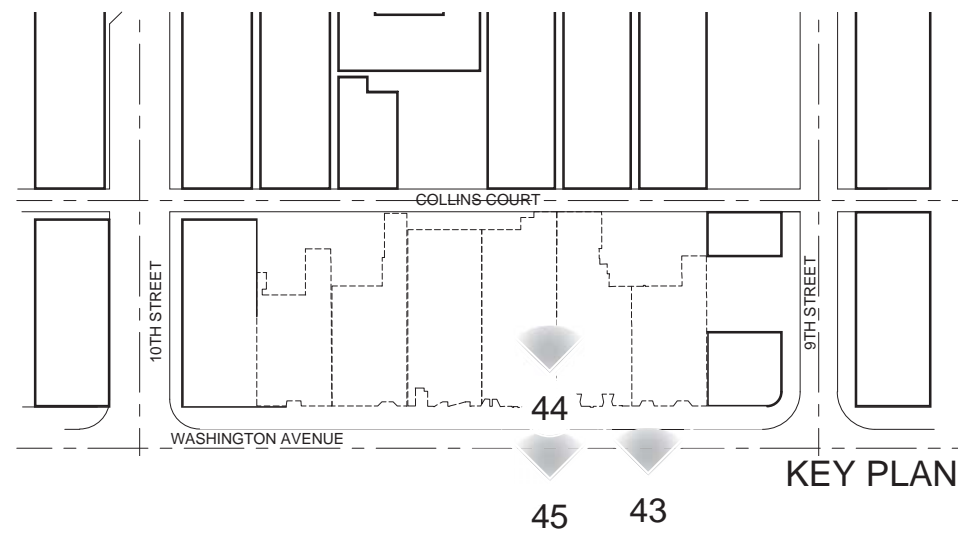
06-15-2016  
Restaurant 941 Washington Avenue



06-15-2016  
Clothing Store 941 Washington Avenue



06-15-2016  
Clothing Store 941 Washington Avenue



KEY PLAN

1611  
**moxy**  
HOTELS  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
460 Park Avenue  
New York, NY 10022  
O: 212.616.9969


INTERIOR DESIGNER  
**ROCKWELLGROUP**  
5 Union Square West  
New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER  
**NATURALFICIAL**  
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Coconut Grove, FL 33233  
O: 305.321.2341

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**BOLD**  
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O: 212.674.6500

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**INTERIOR PHOTOS**  
not to scale  
07-072016  
 **A 1.18**

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06-15-2016  
Clothing Store 943 Washington Avenue



06-15-2016  
Clothing Store 943 Washington Avenue



06-15-2016  
Vacant 947 Washington Avenue



KEY PLAN

1611  
**moxy**  
HOTELS  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER  
**ROCKWELLGROUP**  
5 Union Square West  
New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER  
**NATURAFICIAL**  
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O: 305.321.2341

LIGHTING DESIGNER  
**BOLD**  
227 West 29th Street  
New York, NY 10001  
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PLANNING

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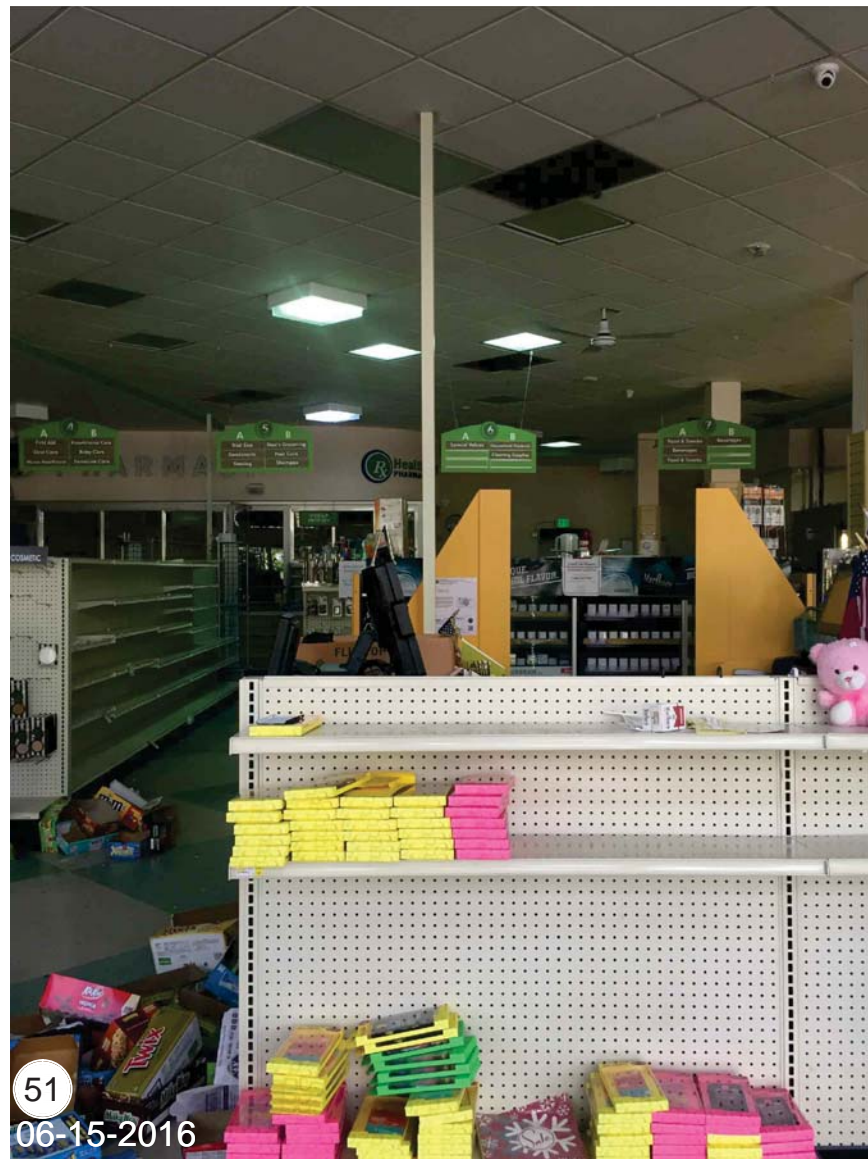
Historic Preservation Board Submission

**INTERIOR PHOTOS**  
not to scale  
07-072016

 **A 1.19**

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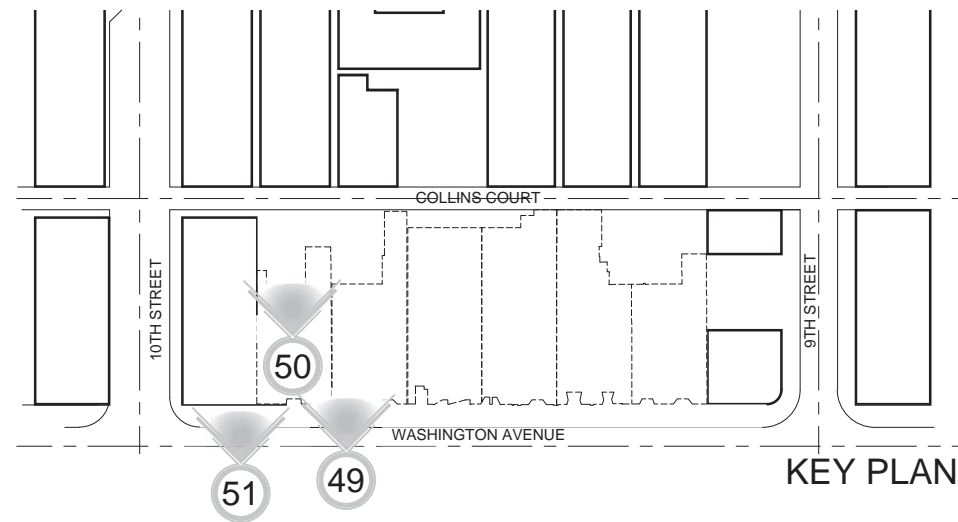
51  
06-15-2016  
Lee Ann 955 Washington Avenue



50  
06-15-2016  
Lee Ann 955 Washington Avenue



49  
06-15-2016  
Vacant 953 Washington Avenue



KEY PLAN

1611  
**moxy**  
HOTELS  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER  
**ROCKWELLGROUP**  
5 Union Square West  
New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER  
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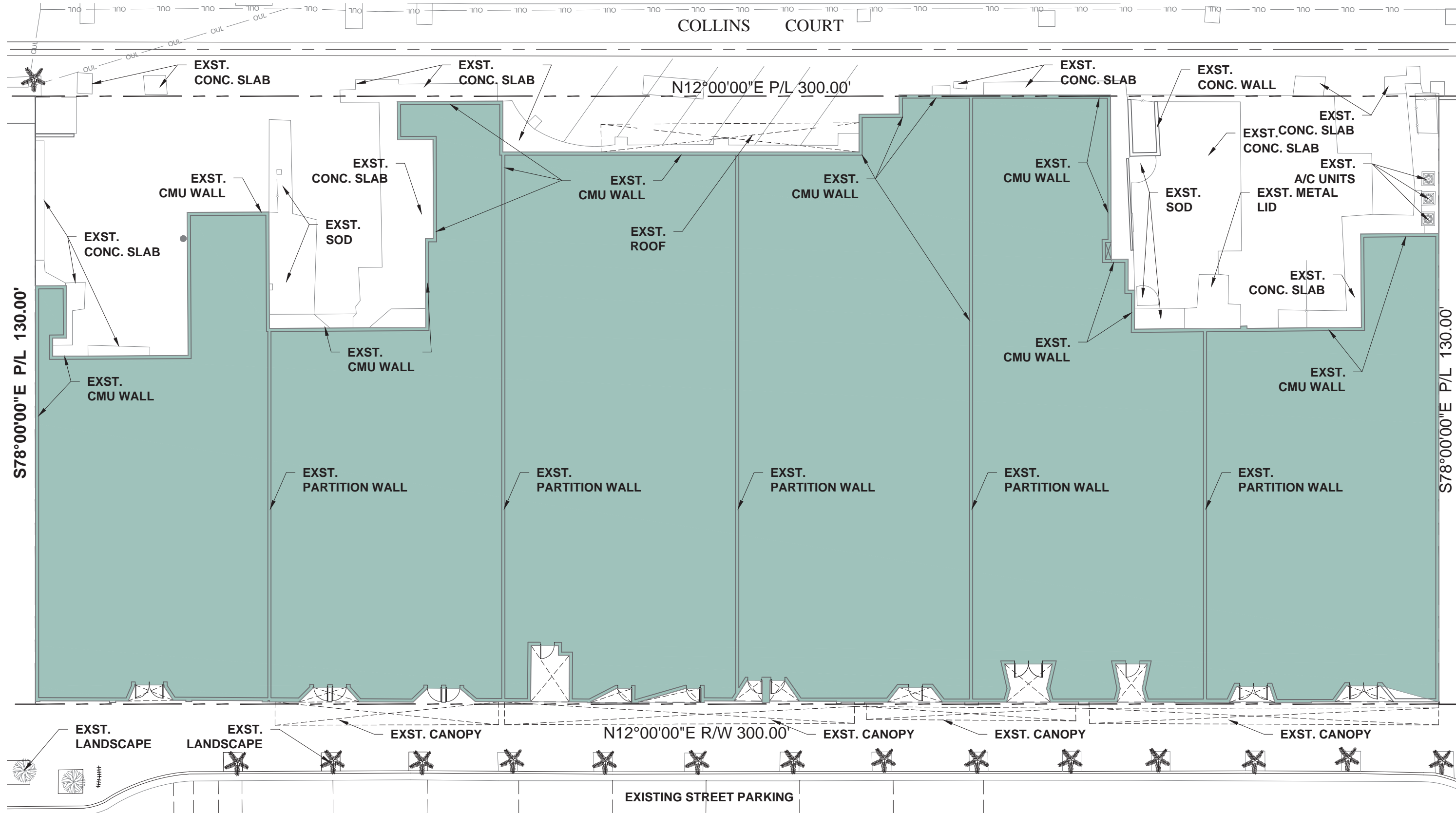
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Historic Preservation Board Submission  
**INTERIOR PHOTOS**  
not to scale  
07-072016  
A 1.20

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COLLINS COURT



EXISTING FAR AREA  
30,532 SF

1611  
**moxy**  
HOTELS  
915 Washington Avenue  
Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER  
**ROCKWELLGROUP**  
5 Union Square West  
New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER  
**NATURALFICIAL**  
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Coconut Grove, FL 33233  
O: 305.321.2341

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**BOLD**  
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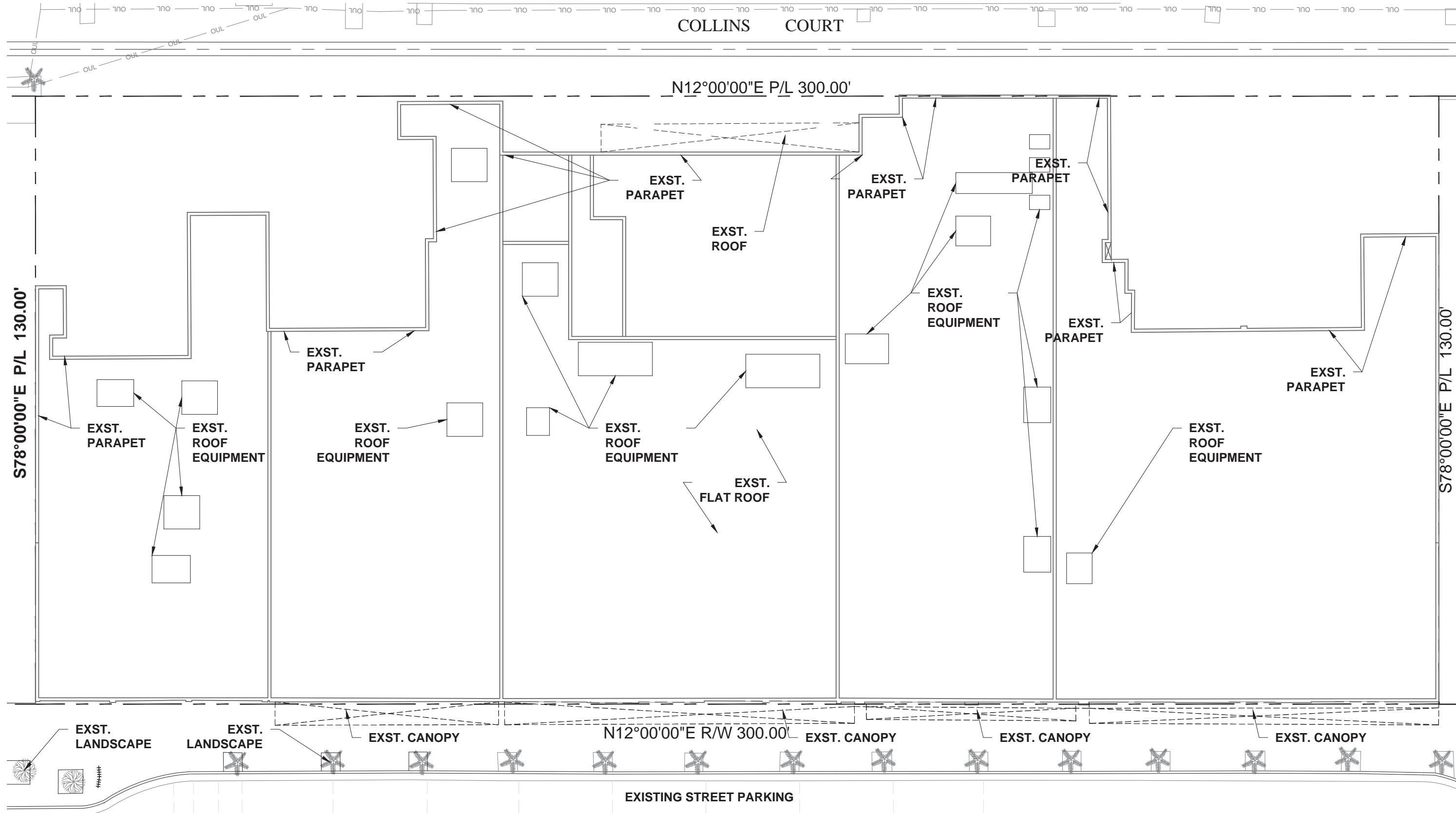
Historic Preservation Board Submission  
**EXISTING GROUND FLOOR PLAN**  
& EXISTING FAR AREA  
SCALE: 1" = 20'-0"  
07-072016

**A 2.01**

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COLLINS COURT



1611  
**moxy**  
 HOTELS  
 915 Washington Avenue  
 Miami Beach, FL 33139

OWNER  
**LIGHTSTONE**  
 460 Park Avenue  
 New York, NY 10022  
 O: 212.616.9969

INTERIOR DESIGNER  
**ROCKWELLGROUP**  
 5 Union Square West  
 New York, NY 10003  
 O: 212.463.0334

LANDSCAPE DESIGNER  
**NATURALFICIAL**  
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 Coconut Grove, FL 33233  
 O: 305.321.2341

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**BOLD**  
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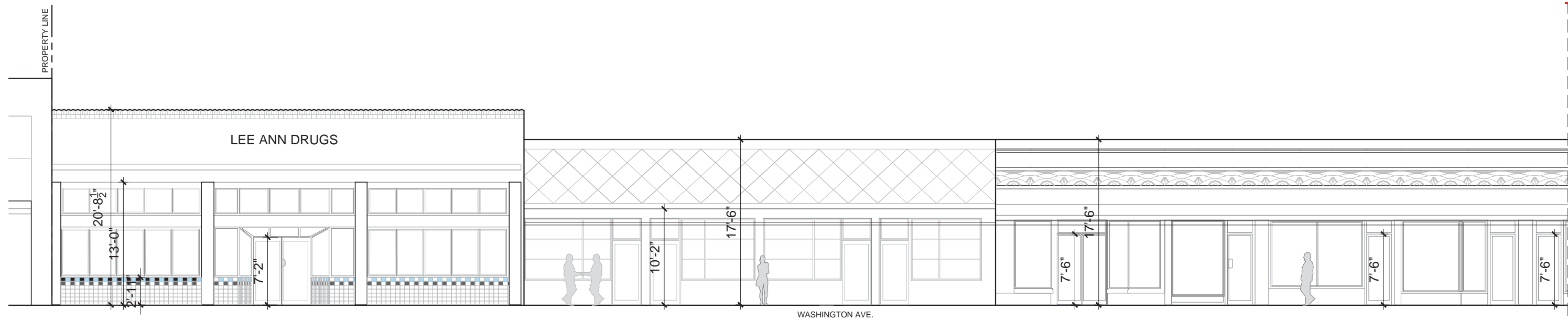
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 Miami, Florida 33137  
 O: 305.573.1818  
 F: 305.573.3766  
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 License #AR0012578  
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Historic Preservation Board Submission  
**EXISTING ROOF PLAN**  
 SCALE : 1" = 20'-0"  
 07-072016

 **A 2.02**

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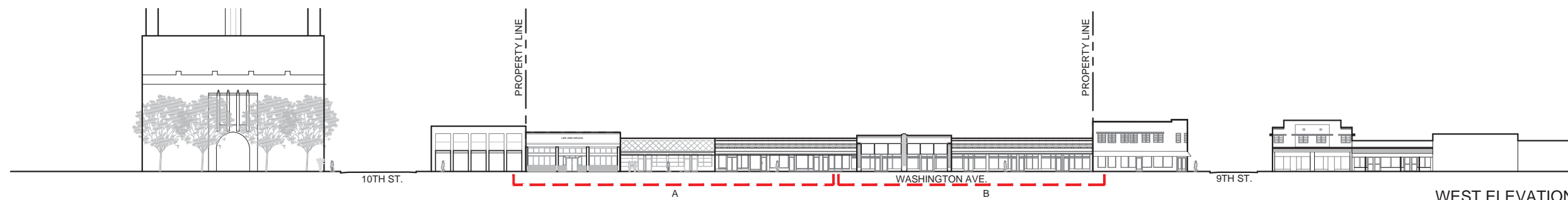




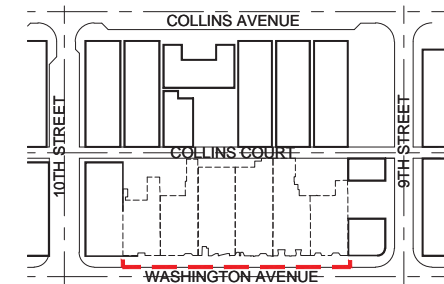
ENLARGED WEST ELEVATION PART A



ENLARGED WEST ELEVATION PART B



WEST ELEVATION



KEY PLAN

1611



915 Washington Avenue  
Miami Beach, FL 33139

OWNER

**LIGHTSTONE**

460 Park Avenue  
New York, NY 10022  
O: 212.616.9969

INTERIOR DESIGNER

**ROCKWELLGROUP**

5 Union Square West  
New York, NY 10003  
O: 212.463.0334

LANDSCAPE DESIGNER

**NATURAFICIAL**

P.O. Box 330185  
Coconut Grove, FL 33233  
O: 305.321.2341

LIGHTING DESIGNER

**BOLD**

227 West 29th Street  
New York, NY 10001  
O: 212.674.6500

KOBI KARP



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INTERIOR DESIGN  
PLANNING

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Miami, Florida 33137  
O: 305.573.1818  
F: 305.573.3766

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License #AR0012578  
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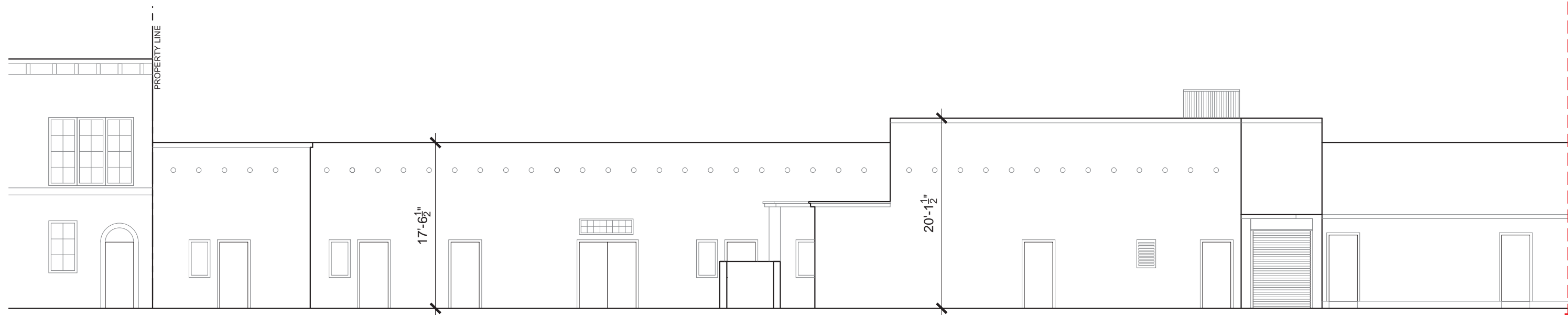
Historic Preservation Board Submission

**EXISTING WEST ELEVATION**  
WASHINGTON AVENUE

3/32"=1'-0"  
07-072016

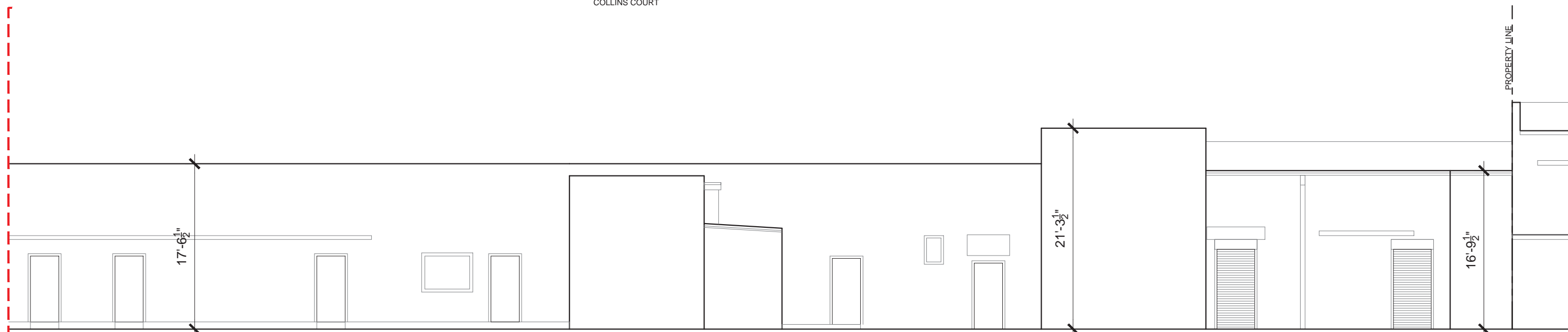






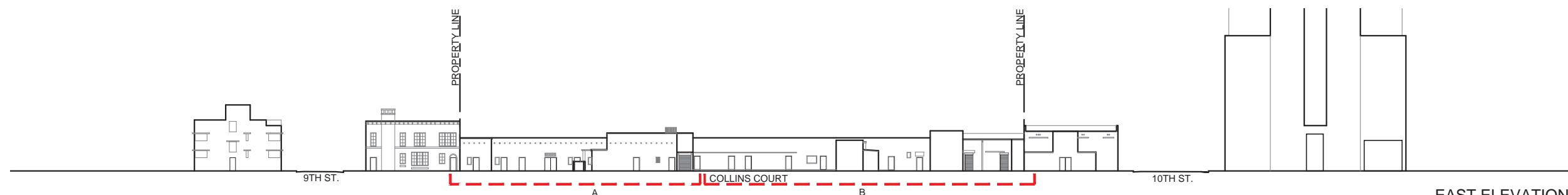
COLLINS COURT

ENLARGED EAST ELEVATION PART A

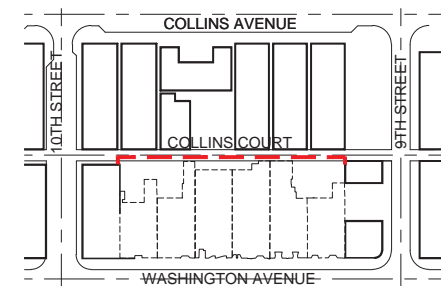


COLLINS COURT

ENLARGED EAST ELEVATION PART B



EAST ELEVATION



KEY PLAN


1611  
**moxy**  
 HOTELS  
 915 Washington Avenue  
 Miami Beach, FL 33139


OWNER  
**LIGHTSTONE**  
 460 Park Avenue  
 New York, NY 10022  
 O: 212.616.9969

INTERIOR DESIGNER  
**ROCKWELLGROUP**  
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 New York, NY 10003  
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**NATURAFICIAL**  
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 O: 305.321.2341

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**BOLD**  
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 O: 305.573.1818  
 F: 305.573.3766  
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 License #AR0012578  
 WWW.KOBIKARP.COM

Historic Preservation Board Submission  
**EXISTING EAST ELEVATION**  
 COLLINS COURT  
 3/32"=1'-0"  
 07-072016  
 **A 2.04**

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