MOXY HOTEL
ROOF TOP TERRACE

CITY OF MIAMI BEACH
HISTORIC PRESERVATION
BOARD/ HPB21-0472

AUGUST 02, 2021

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HISTORIC PRESERVATION BOARD

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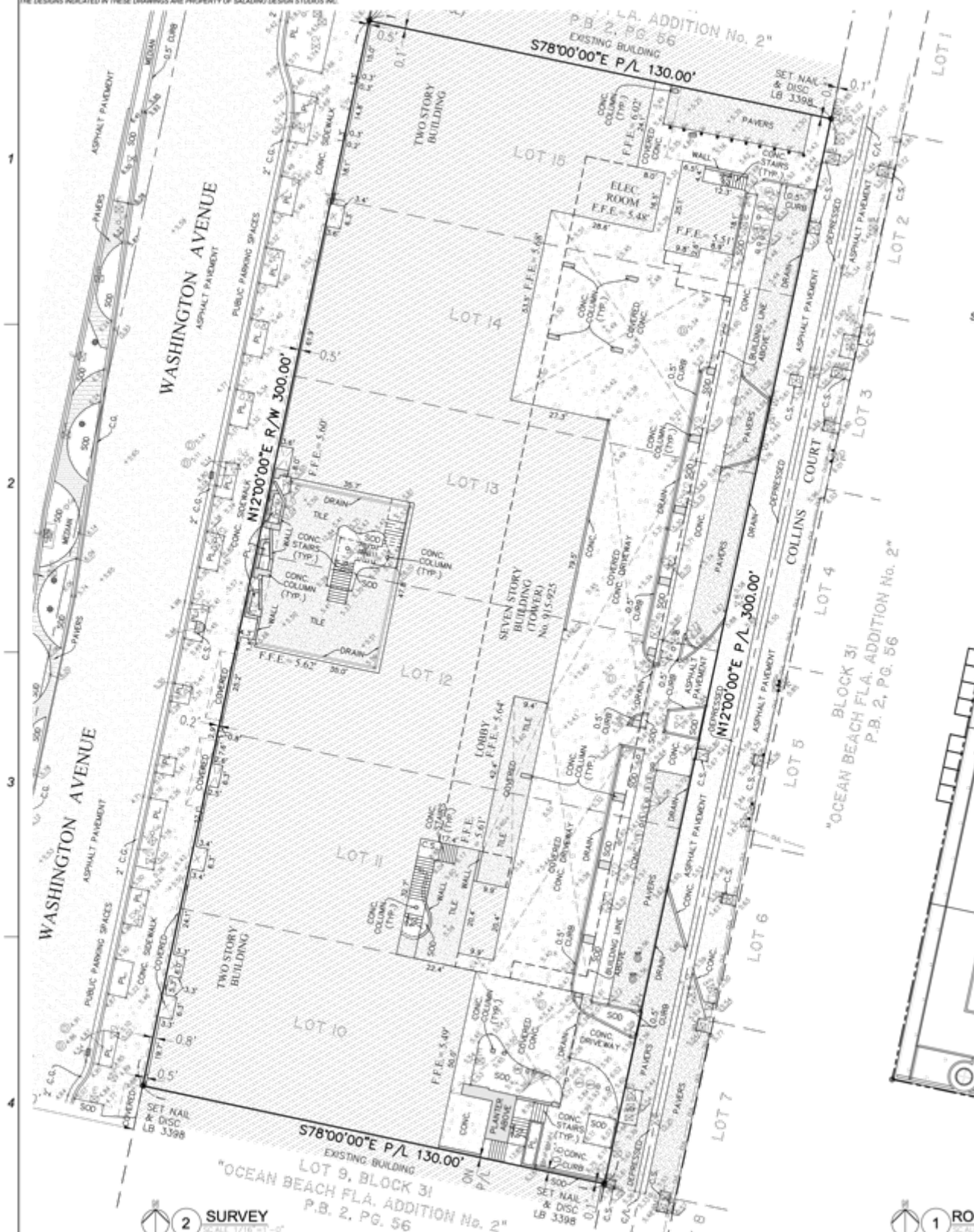
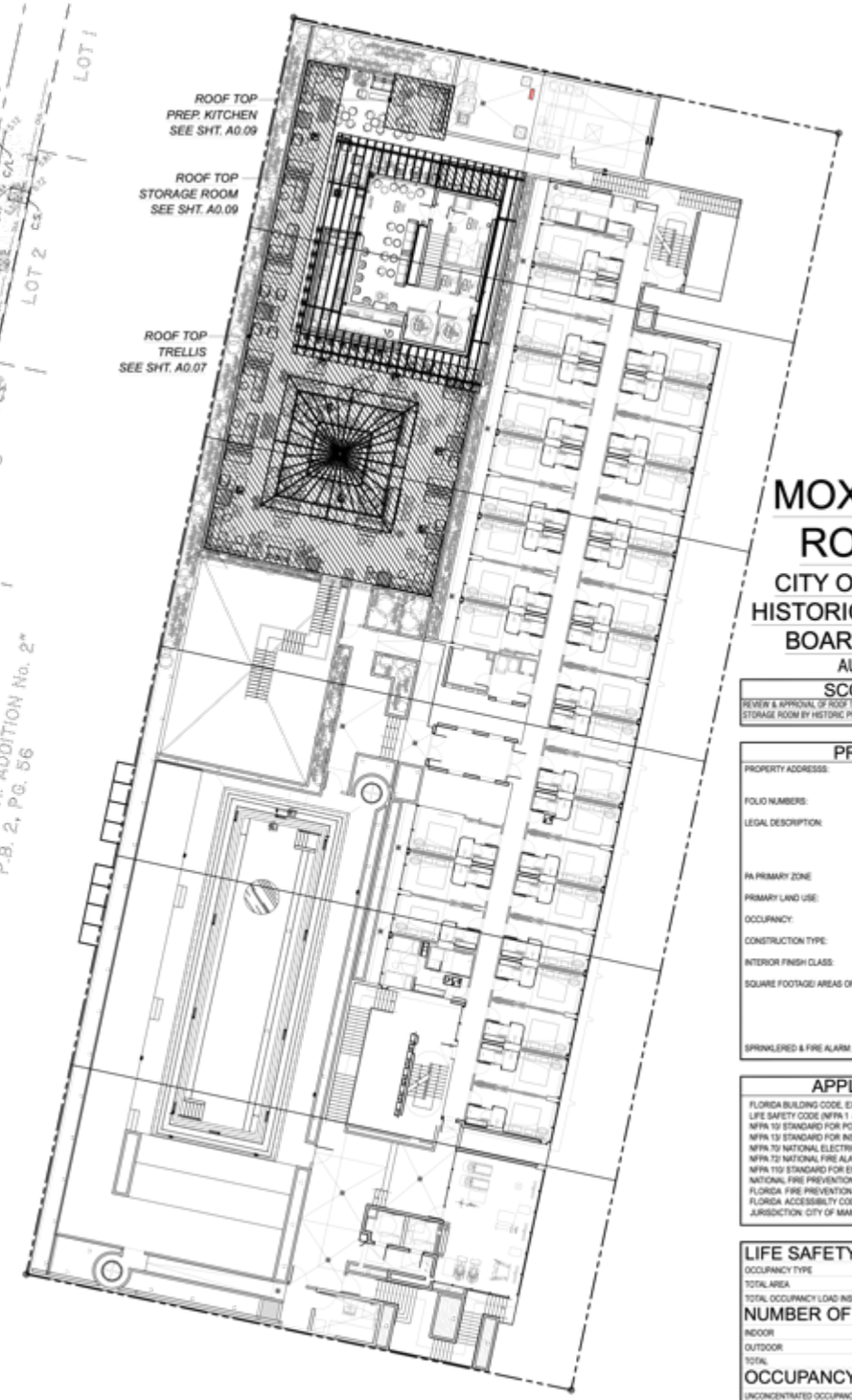


2 SURVEY



1 ROOF TERRACE SITE PLAN

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 ADDRESSS:	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
FLORIDA ACCESSIBILTY 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./ 200 GROSS (40 PER 1000 SQ. FT. TOTAL)	1 OCCUPANTS
TOTAL		348 OCCUPANTS

ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS

STAMP:

MANUEL REY
REGISTERED PROFESSIONAL ARCHITECT
STATE OF FLORIDA - LICENSE No. 9817

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OWNER:
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ISSUE	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

moxy
06/10/2021

VACATION
POLICE
06/10/2021

Existing Restaurant Structure
06/10/2021

2020 Application

Requests:

1. Additional Food Preparation Area
2. Protective Canopy for Serena Restaurant

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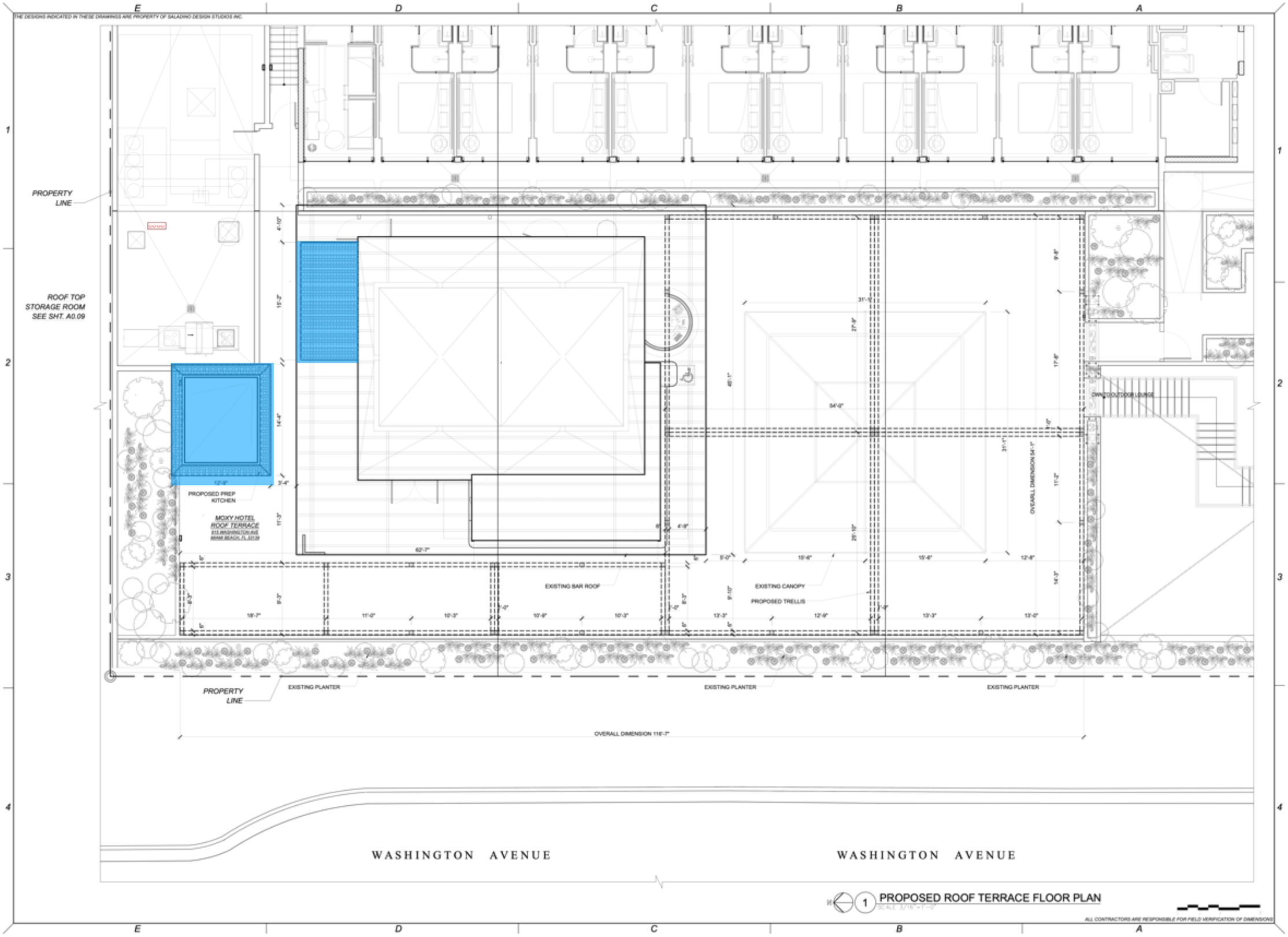

1 PROPOSED ROOF TERRACE FLOOR PLAN
SCALE: 3/16"=1'-0"

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CHECKED BY: SS
DATE:

DRAWING:
PROPOSED ROOF TERRACE FLOOR PLAN

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

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RENO FLOOR PLAN TAG SCH.

TAG #	DESCRIPTION
1	EXISTING TILE FLOOR TO REMAIN
2	STUCCO FINISH & PAINT
3	FRP FINISH
4	CONCRETE COUNTER
5	HOLLOW METAL DOOR

GENERAL NOTES

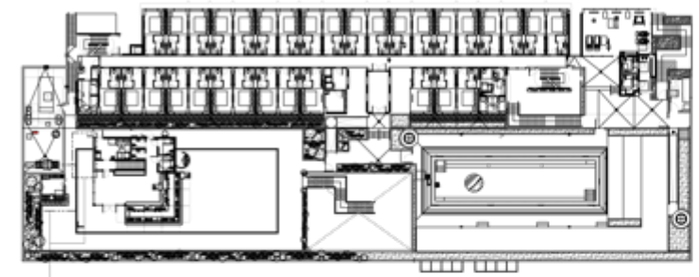
-SQ.FT. QUANTITY DOES NOT INCLUDE WASTE. G.C/SUPPLIER TO CONFIRM ALL QUANTITIES PRIOR TO PURCHASING.

-G.C SHALL CHECK ON SITE DIMENSIONS PRIOR STARTING ANY WORK.

-SHOP DRAWINGS AND FINISHES SAMPLES TO BE APPROVED BY SDS.

-ANY CHANGES OR MODIFICATIONS SHALL BE NOTIFIED AND APPROVED BY SDS.

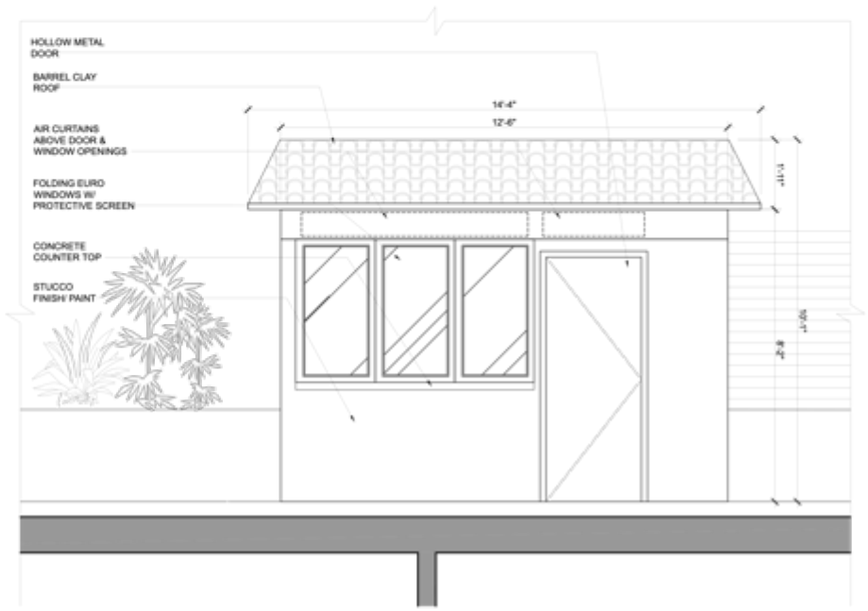
-G.C TO COORDINATE WITH MEP. ID DRAWINGS AND FIRE PROTECTION,ALL DROPPED FIXTURES.



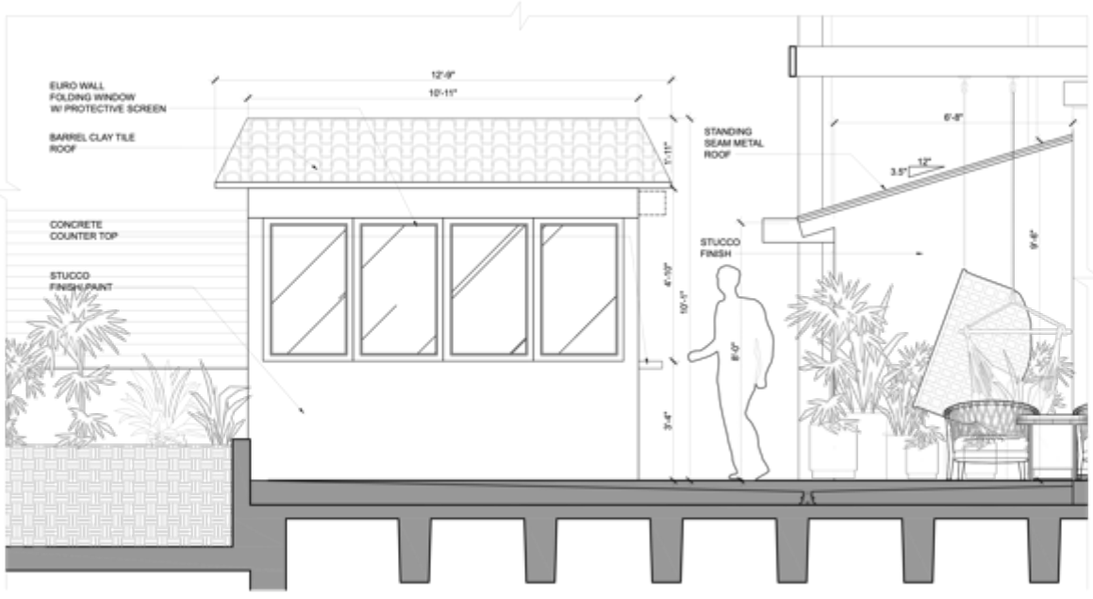
A LOCATION PLAN
SCALE: N.T.S.

ROOFTOP FOOD PREP EQUIPMENT SCHEDULE

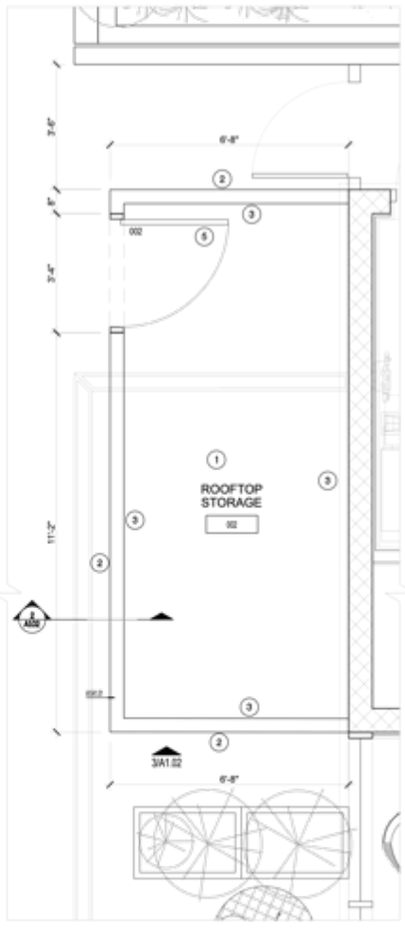
EQUIP	ITEM	REMARKS	COUNT
1	VOLRATH INDUCTION RANGE		2
2	ADVANCED TABCO/ MODEL: DI-3-1612	3 COMP SINK	1
3	BE&SCO/ MODEL : 42E	TORTILLA MAKER	1
4	TRUE / TFP-48-18M-D-4	FOOD PREP TABLE	1
5	MEADOW MILLS COMMERCIAL	STEEL BURR GRAIN MILL	1
6	EAGLE HANDSINK		1



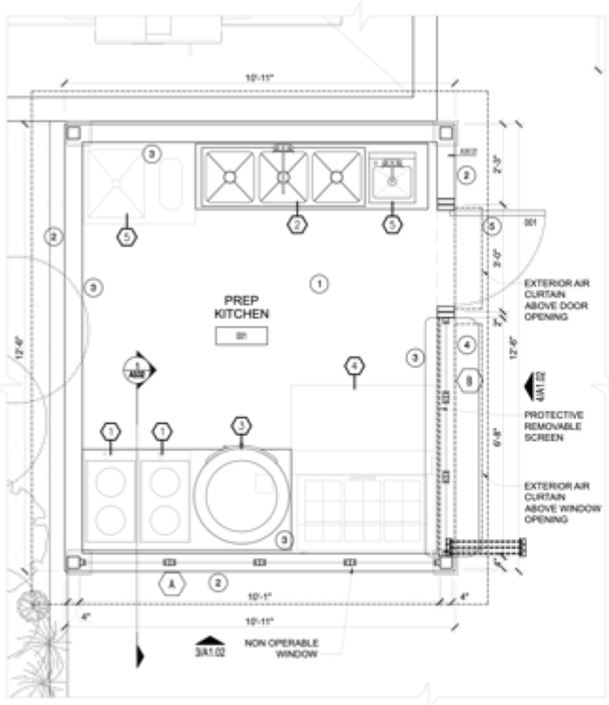
4 FOOD PREP EXTERIOR SOUTH ELEVATION
SCALE: 1/8"=1'-0"



3 FOOD PREP EXTERIOR WEST ELEVATION
SCALE: 1/8"=1'-0"



2 ENLARGED STORAGE ROOM
SCALE: 1/8"=1'-0"



1 ENLARGED FOOD PREP
SCALE: 1/8"=1'-0"

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REVISIONS

ISSUE	ISSUE DATE/TOR

PROJECT No: 1915
DRAWN BY: CAPU
SCALE:
CHECKED BY: SS
DATE: 04.24.2020

DRAWING:
ENLARGED PREP KITCHEN
ENLARGED STORAGE ROOM

SHEET NO. **A0.09**
HISTORIC PRESERVATION BOARD

Serena

EATER INSIDE

Inside South Beach's New Colorful Rooftop Restaurant From the Coyo Taco Team

Serena boasts an open kitchen, Mexican cuisine, and sunset views

by Olee Fowler | @oleefowler | Feb 11, 2021, 9:00am EST

SHARE

much-anticipated Moxy Hotel on South Beach has finally opened its doors, and with it comes a slew of new eateries. First to debut is **Serena** (915 Washington Avenue), an bright and airy rooftop restaurant and lounge that takes its design and culinary cues from Oaxaca and Mexico City.

MIAMI • DRINK • BARS

12 Essential Miami Rooftop Bars With Jaw-Dropping Views

The sky's the limit.

By Amber Love Bond Updated on 5/20/2021 at 5:41 PM

Photograph: Michael Kleinberg

The best rooftop restaurants in Miami to book right now

Dine outdoors with a bird's-eye view of the city at these fabulous rooftop restaurants in Miami

Serena

"AMAZING!!!!!
My new recommendation to anyone traveling to Miami! Food and service, decor everything is FIRE! On point, beyond delicious and beautiful! The service was fantastic and I just can't sell this place enough."

"Fantastic place. Food was wonderful, atmosphere is beautiful. It had been raining when we arrived, so a lot of the seating was unavailable (it was wet). We found a couple of seats in the back bar area where table service is not usually provided, but they kindly accommodated us.
This was my favorite restaurant that we visited in South Beach over 4 days."

"Four stars for a very classy and well serviced lounge/restaurant that is all open air and spacious as well as beautiful. Definitely a different crowd to the usual in South Beach on a Saturday night."

Problem:

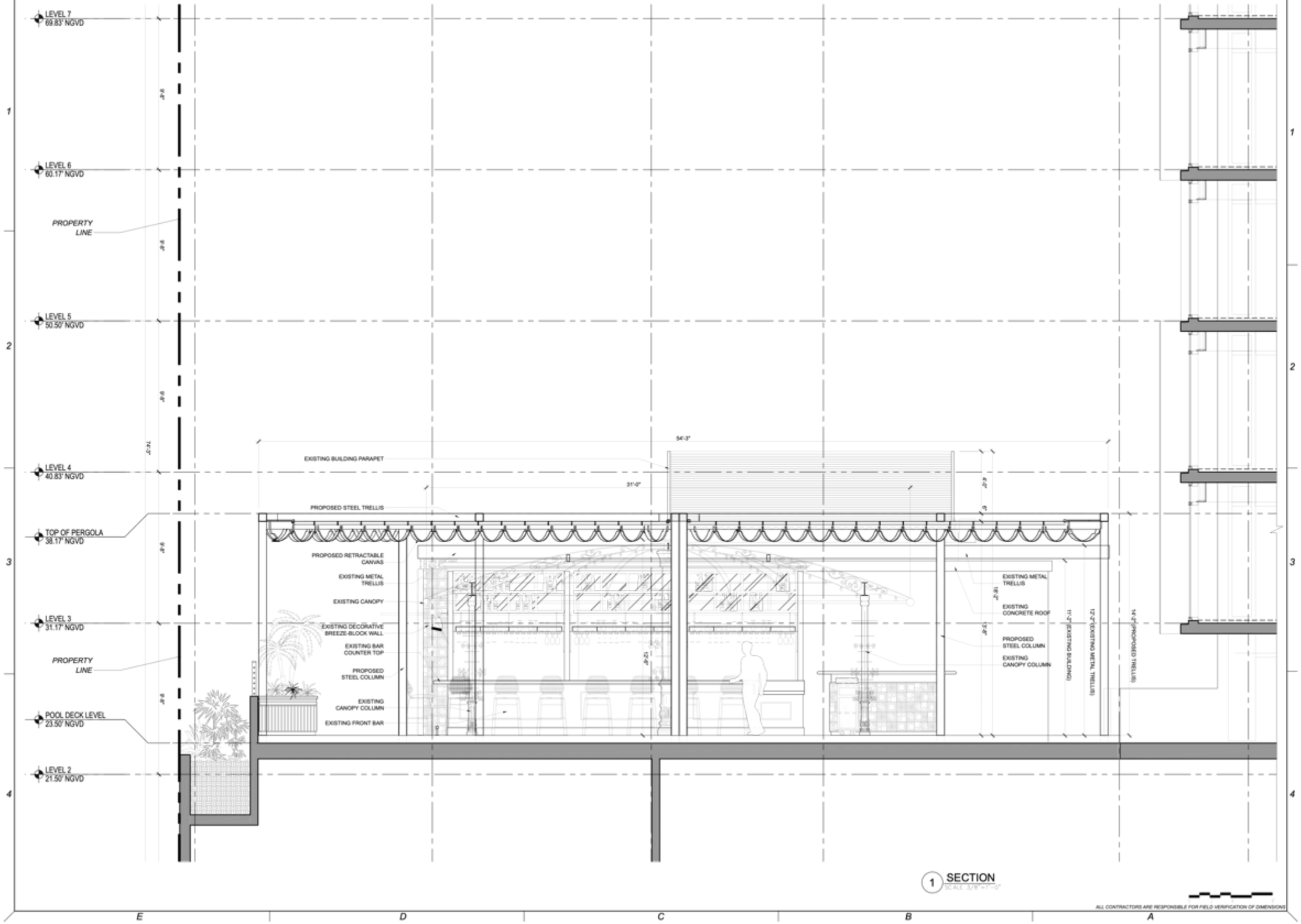
Restaurant Lacks Adequate Uniform Weather Protection

LA ÚLTIMA
Y NOS VAMO

Proposed Canopy System

Benefits of Canopy

1. Allows Cleaner Line Than Umbrellas
2. Removes Visual Clutter
3. Uniformity



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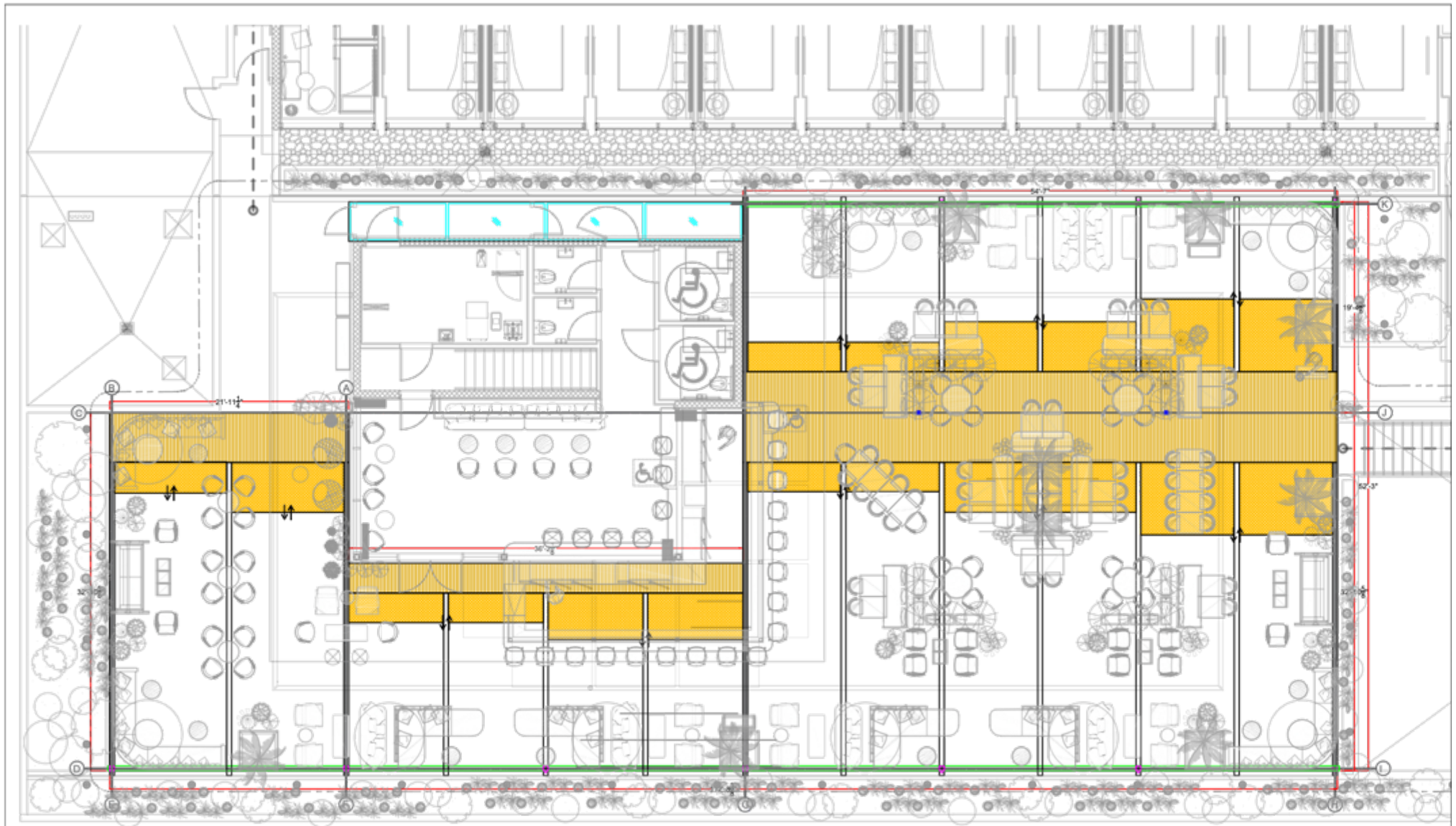
DRAWING:
SECTION

SHEET NO. A0.06.
HISTORIC PRESERVA
BOARD

1 SOUTHWEST SIDE STREET VIEW OF ROOF TERRACE
SCALE N.T.S.

1 NORTHWEST SIDE STREET VIEW OF ROOF TERRACE
SCALE N.T.S.

<u>Amended</u> Canopy System



PERGOLA SYSTEM

Structure color		Pegola Color		Screen Fabric Color	

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2 ROOF TERRACE RENDERING - ALTERNATE
SCALE: N.T.S.

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PROJECT No: 1915 DRAWN BY: CAPU
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DRAWING:
ROOF TERRACE
RENDERING- ALTERNATE

SHEET NO. **A0.12.1**
HISTORIC PRESERVATION BOARD

VACATION
POLICE
06/10/2021

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ROOF TERRACE
RENDERING- ALTERNATE

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REVISIONS

ISSUE	ISSUE DATE/TOR

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

DRAWING:
ROOF TERRACE
RENDERING- ALTERNATE

SHEET NO: **A0.12.3**
HISTORIC PRESERVATION BOARD

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2 ROOF TERRACE RENDERING - ALTERNATE
SCALE: N.T.S.

ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS

STAMP:

MANUEL REY
REGISTERED PROFESSIONAL ARCHITECT
STATE OF FLORIDA LICENSE No. 9817
AA26000572 · EB26000182

SALADINO DESIGN STUDIOS
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

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REVISIONS

ISSUE	ISSUE DATE/FOR

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

DRAWING:
ROOF TERRACE
RENDERING- ALTERNATE

SHEET NO: **A0.12.4**
HISTORIC PRESERVATION BOARD

Benefits of Amended System

1. Reduction of Vertical Elements
2. Reduction of Height on West
3. Even Cleaner Design

HOTELS

MOXY HOTEL
ROOF TOP TERRACE

CITY OF MIAMI BEACH
HISTORIC PRESERVATION
BOARD/ HPB21-0472

AUGUST 02, 2021

DRAWING INDEX

HISTORIC PRESERVATION BOARD

	COVER SHEET
A0.00A	FLOOR AREA RATIO
A0.00B	APPROVED FLOOR AREA RATIO UNDER MASTER PERMIT
A0.01A	ROOF TERRACE SITE PLAN, ZONING INFORMATION
A0.01B	EXISTING ROOF TERRACE FURNITURE FLOOR PLAN
A0.01C	PROPOSED ROOF TERRACE FURNITURE FLOOR PLAN
A0.01D	PROPOSED ROOF TERRACE FLOOR PLAN
A0.01E	EXISTING ROOF PLAN
A0.01F	PROPOSED ROOF PLAN
A0.02	SURVEY
A0.03.1	EXISTING WEST BLDG ELEVATION
A0.03.2	PROPOSED WEST BLDG ELEVATION
A0.03.3	SECTION & DETAILS
A0.04	ENLARGED MAP LOCATIONS
A0.05.1	SURROUNDING BLDG SITE PHOTOS
A0.05.2	SURROUNDING BLDG SITE PHOTOS
A0.06.1	ROOF TRELLIS STREET POINT OF VIEW
A0.06.2	ROOF PREP KITCHEN STREET POINT OF VIEW
A0.06.3	SECTION
A0.07.1	ROOF TRELLIS 3D RENDERING
A0.07.2	ROOF TRELLIS SPECS
A0.08.1	WEST ELEVATION 3D RENDERING
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A0.09	PREP KITCHEN ENLARGED PLAN
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