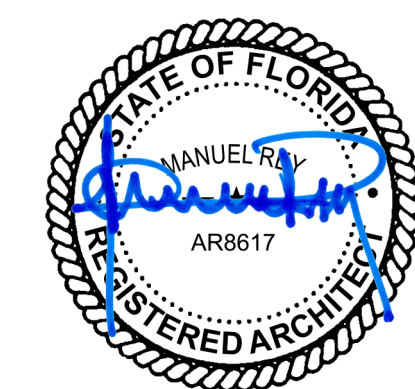




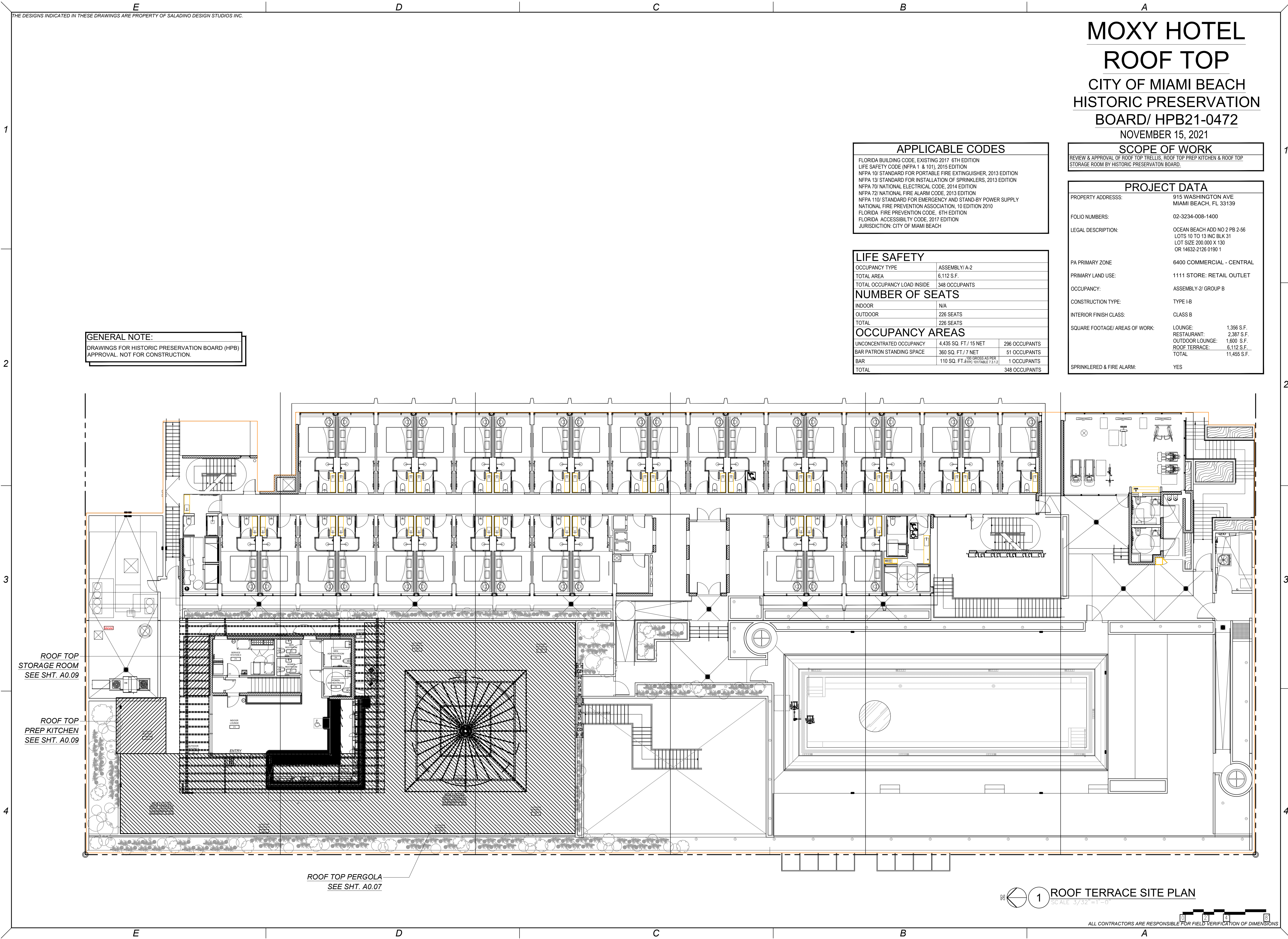
MOXY HOTEL ROOF TOP TERRACE

CITY OF MIAMI BEACH
HISTORIC PRESERVATION
BOARD/ HPB21-0472
NOVEMBER 15, 2021

DRAWING INDEX	
HISTORIC PRESERVATION BOARD	
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AO.00B	APPROVED FLOOR AREA RATIO UNDER MASTER PERMIT (PREVIOUSLY APPROVED)
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AO.01B	EXISTING ROOF TERRACE FURNITURE FLOOR PLAN
AO.01C	PROPOSED ROOF TERRACE FURNITURE FLOOR PLAN
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AO.01E	EXISTING ROOF PLAN
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AO.09	PREP KITCHEN ENLARGED PLAN (PREVIOUSLY APPROVED)
AO.10.1	PHOTOS EXISTING CONDITIONS
AO.10.2	PHOTOS EXISTING CONDITIONS
AO.10.3	PHOTOS EXISTING CONDITIONS



GENERAL NOTE:
DRAWINGS FOR HISTORIC PRESERVATION BOARD (HPB)
APPROVAL. NOT FOR CONSTRUCTION.



MOXY HOTEL
ROOF TOP
CITY OF MIAMI BEACH
HISTORIC PRESERVATION
BOARD/ HPB21-0472
NOVEMBER 15, 2021

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 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 IBC 1011 TABLE 7.3.1.2)	1 OCCUPANTS
TOTAL	348 OCCUPANTS	

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

GENERAL NOTE:
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STAMP:

MANUEL REY
REGISTERED PROFESSIONAL ARCHITECT
STATE OF FLORIDA LICENSE NO. 8617
AA#26003757 IB#26001842

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

MTCI / PRIVATE PROVIDER:

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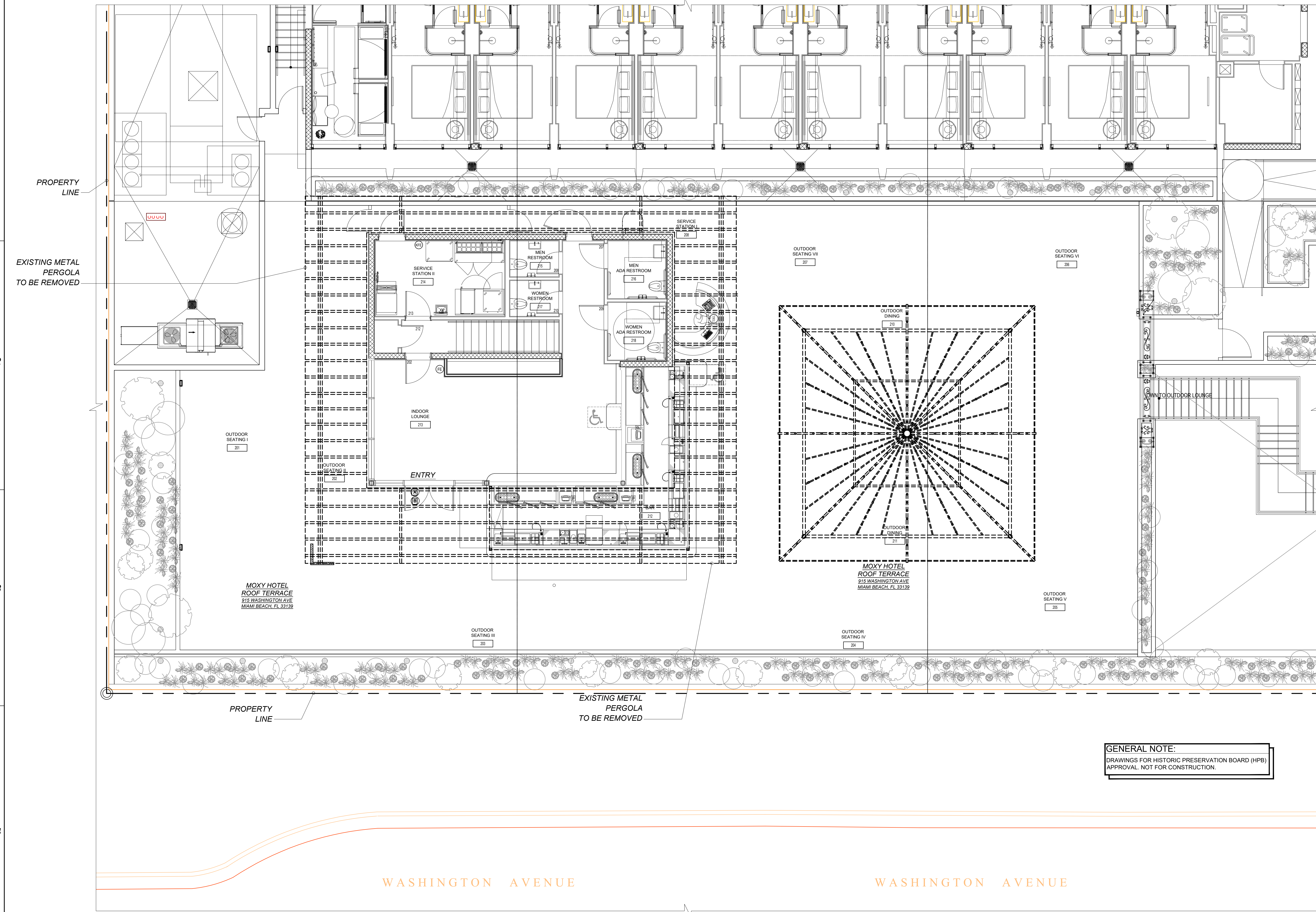
REVISIONS		
ISSUE	ISSUE	DATE/ FOR

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

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GENERAL NOTE:
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1 EXISTING ROOF TERRACE FURNITURE FLOOR PLAN
SCALE: 3/16"=1'-0"

ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS

STAMP:

STATE OF FLORIDA
MANUEL REY
REGISTERED ARCHITECT
STATE OF FLORIDA LICENSE NO. 8617
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REVISIONS

ISSUE	DATE/FOR

PROJECT No: 1915 DRAWN BY: CAPU
SCALE: CHECKED BY: SS
DATE:
DRAWING:
EXISTING ROOF TERRACE
FURNITURE FLOOR PLAN

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