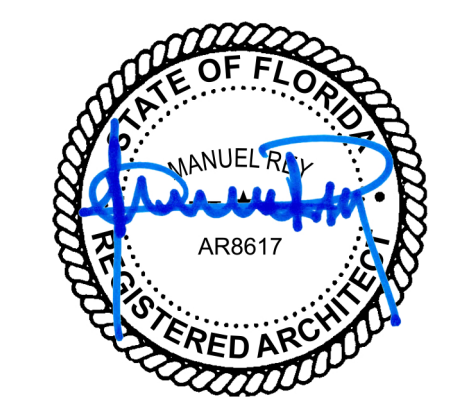




# MOXY HOTEL ROOF TOP TERRACE

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

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A0.00B	APPROVED FLOOR AREA RATIO UNDER MASTER PERMIT (PREVIOUSLY APPROVED)
A0.01A	ROOF TERRACE SITE PLAN, ZONING INFORMATION
A0.01B	EXISTING ROOF TERRACE FURNITURE FLOOR PLAN
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A0.01D	PROPOSED ROOF TERRACE FLOOR PLAN
A0.01E	EXISTING ROOF PLAN
A0.01F	PROPOSED ROOF PLAN
A0.02	SURVEY
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A0.06.1	ROOF TRELLIS STREET POINT OF VIEW
A0.06.2	ROOF PREP KITCHEN STREET POINT OF VIEW (PREVIOUSLY APPROVED)
A0.06.3	SECTION
A0.07.1	ROOF TRELLIS 3D RENDERING
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A0.09	PREP KITCHEN ENLARGED PLAN (PREVIOUSLY APPROVED)
A0.10.1	PHOTOS EXISTING CONDITIONS
A0.10.2	PHOTOS EXISTING CONDITIONS
A0.10.3	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

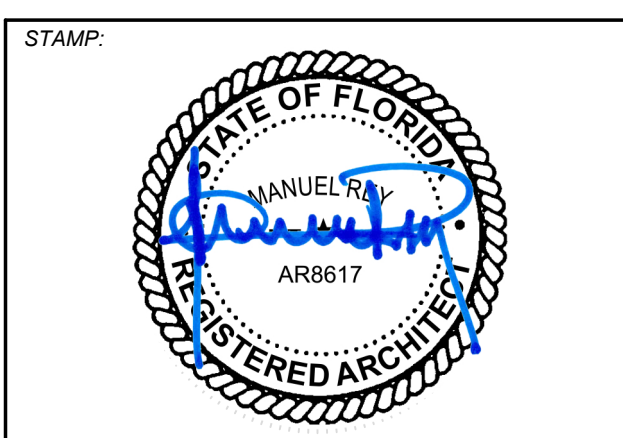
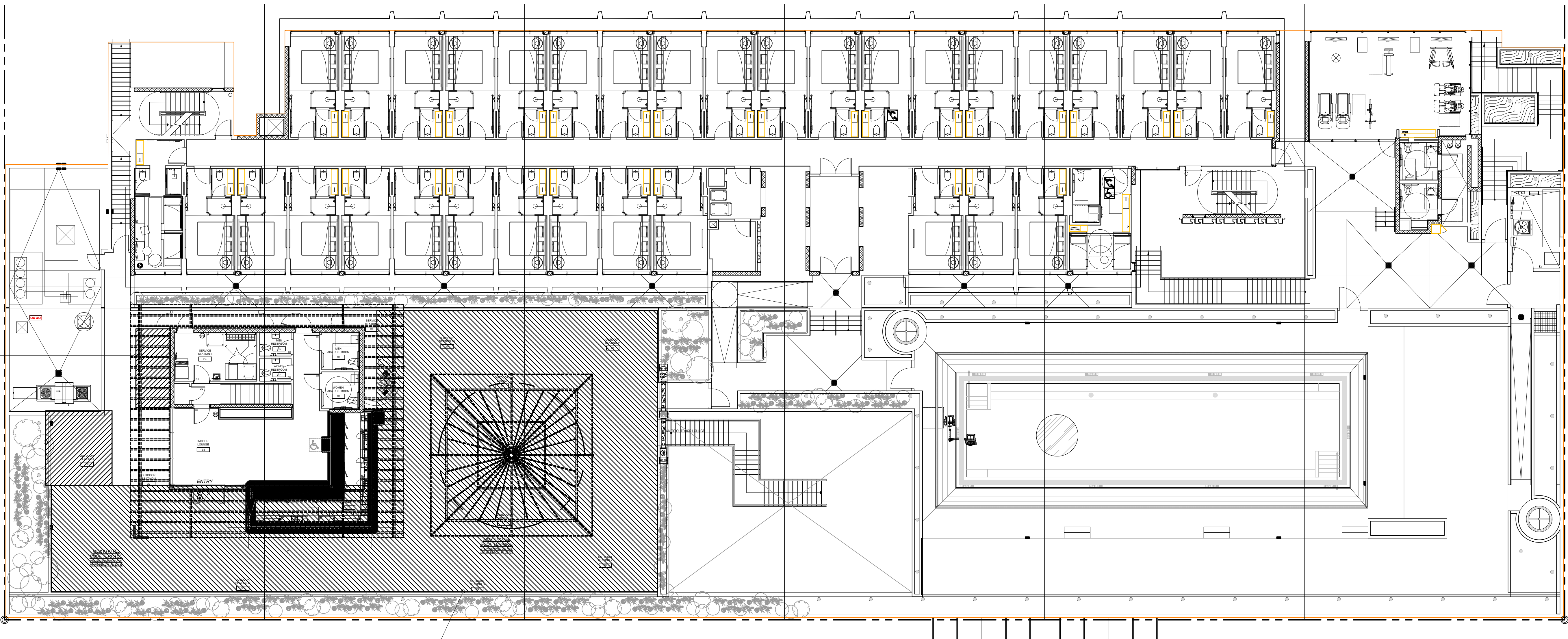
APPLICABLE CODES	
FLORIDA BUILDING CODE, EXISTING 2017 6TH EDITION	
LIFE SAFETY CODE (NFPA 1 & 101), 2015 EDITION	
NFPA 10/ STANDARD FOR PORTABLE FIRE EXTINGUISHER, 2013 EDITION	
NFPA 13/ STANDARD FOR INSTALLATION OF SPRINKLERS, 2013 EDITION	
NFPA 70/ NATIONAL ELECTRICAL CODE, 2014 EDITION	
NFPA 72/ 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 2010	
FLORIDA ACCESSIBILITY CODE, 2017 EDITION	
JURISDICTION: CITY OF MIAMI BEACH	

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: 1,366 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

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 IFPG 1017 TABLE 7.3.12	1 OCCUPANTS
TOTAL		348 OCCUPANTS

**GENERAL NOTE:**  
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MANUEL REY  
REGISTERED PROFESSIONAL ARCHITECT  
STATE OF FLORIDA LICENSE NO. 9817  
AA#26003757 IB#26001842



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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:  
**YHC ENGINEERING**  
99 NW 27TH AVE  
MIAMI, FL 33125  
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DATE:

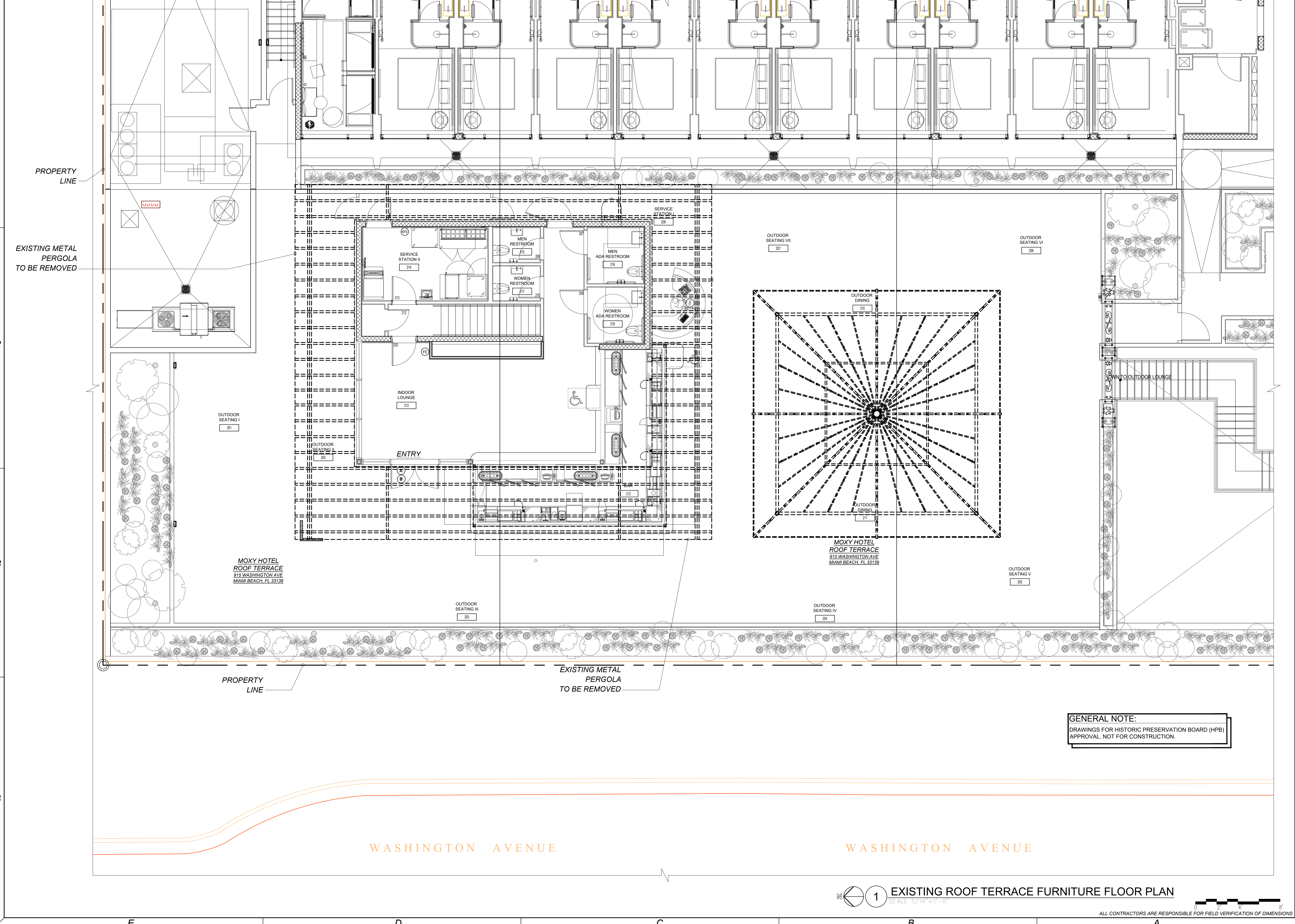
DRAWING:  
ZONING INFO  
ROOF TERRACE  
SITE PLAN

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

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

ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS

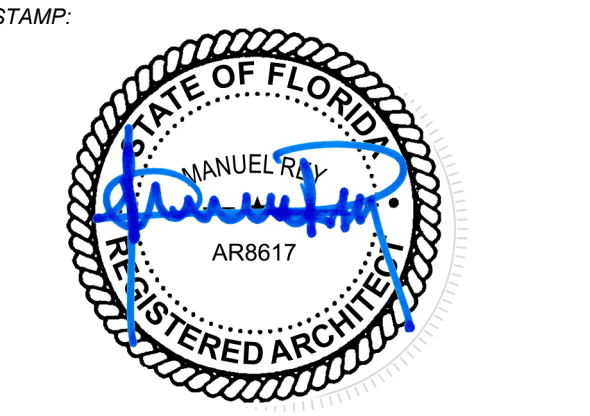
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1 EXISTING ROOF TERRACE FURNITURE FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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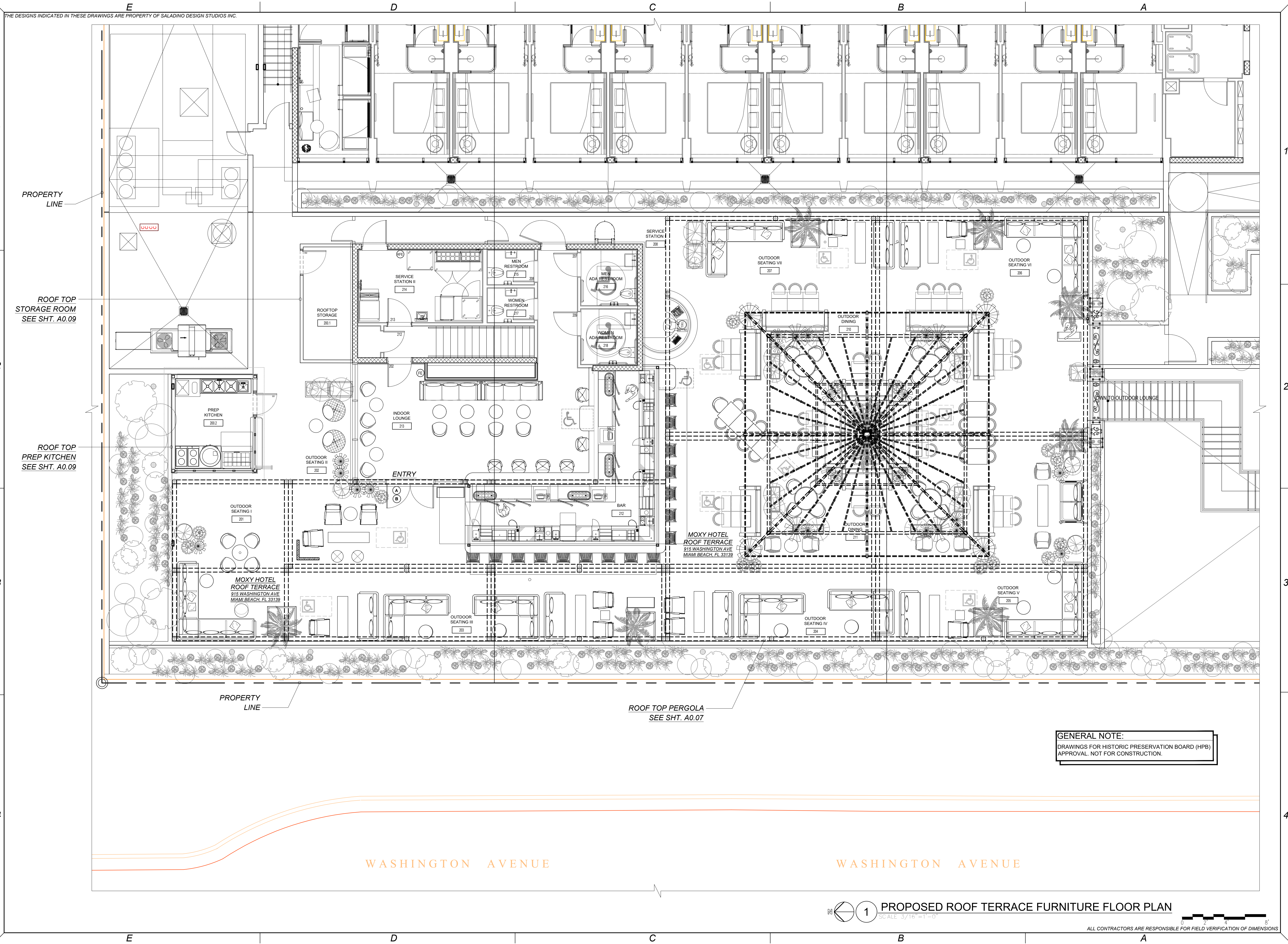
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DRAWING:  
EXISTING ROOF TERRACE FURNITURE FLOOR PLAN

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



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PROPERTY LINE

ROOF TOP STORAGE ROOM  
SEE SHT. A0.09

ROOF TOP PREP KITCHEN  
SEE SHT. A0.09

PROPERTY LINE

ROOF TOP PERGOLA  
SEE SHT. A0.07

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

WASHINGTON AVENUE

WASHINGTON AVENUE

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

ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS

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OWNER:  
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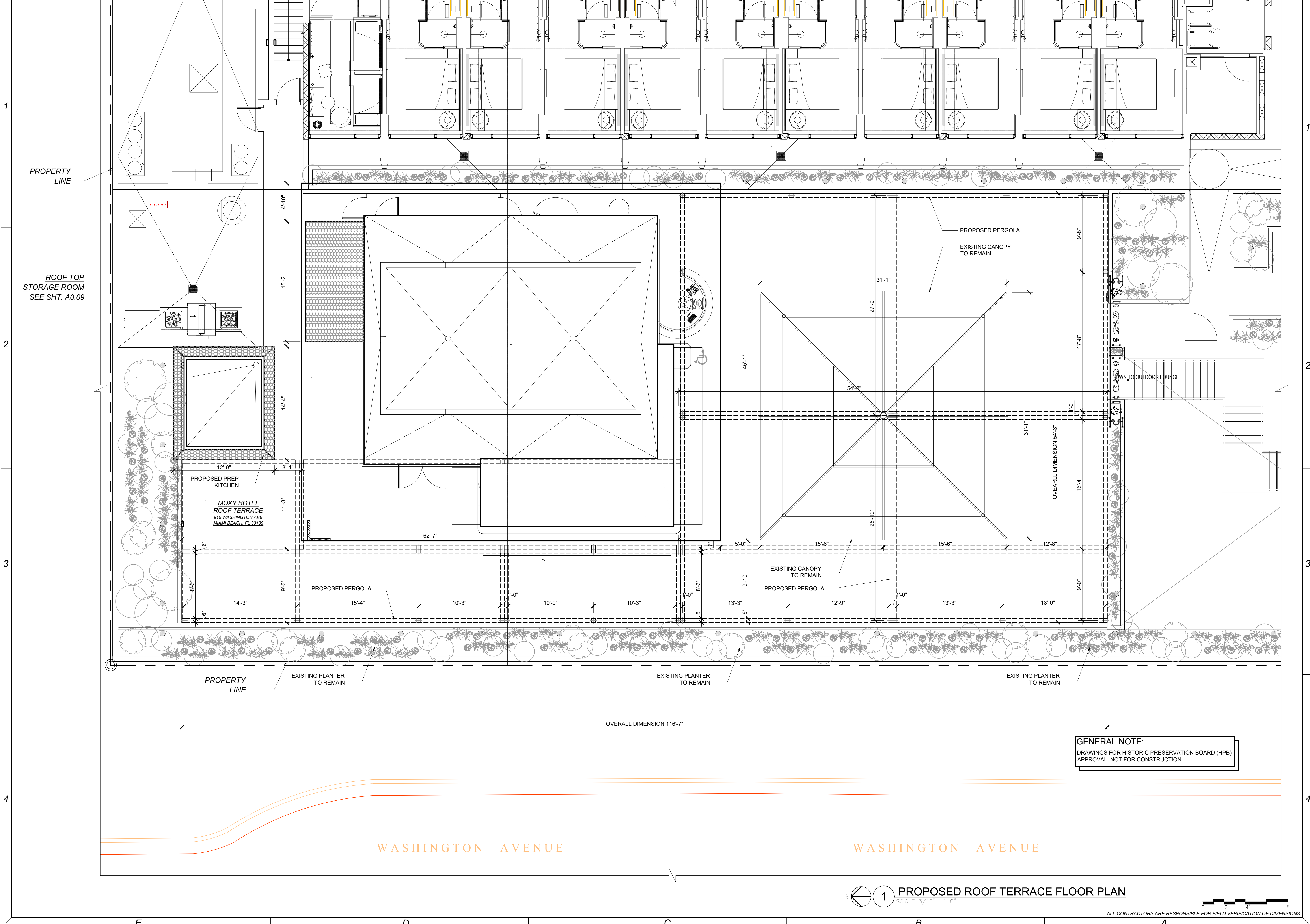
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SCALE: CHECKED BY: SS  
DATE:  
DRAWING:  
PROPOSED ROOF TERRACE  
FURNITURE FLOOR PLAN

SHEET NO. **A0.01C**  
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1 PROPOSED ROOF TERRACE FLOOR PLAN  
SCALE: 3/16" = 1'-0"

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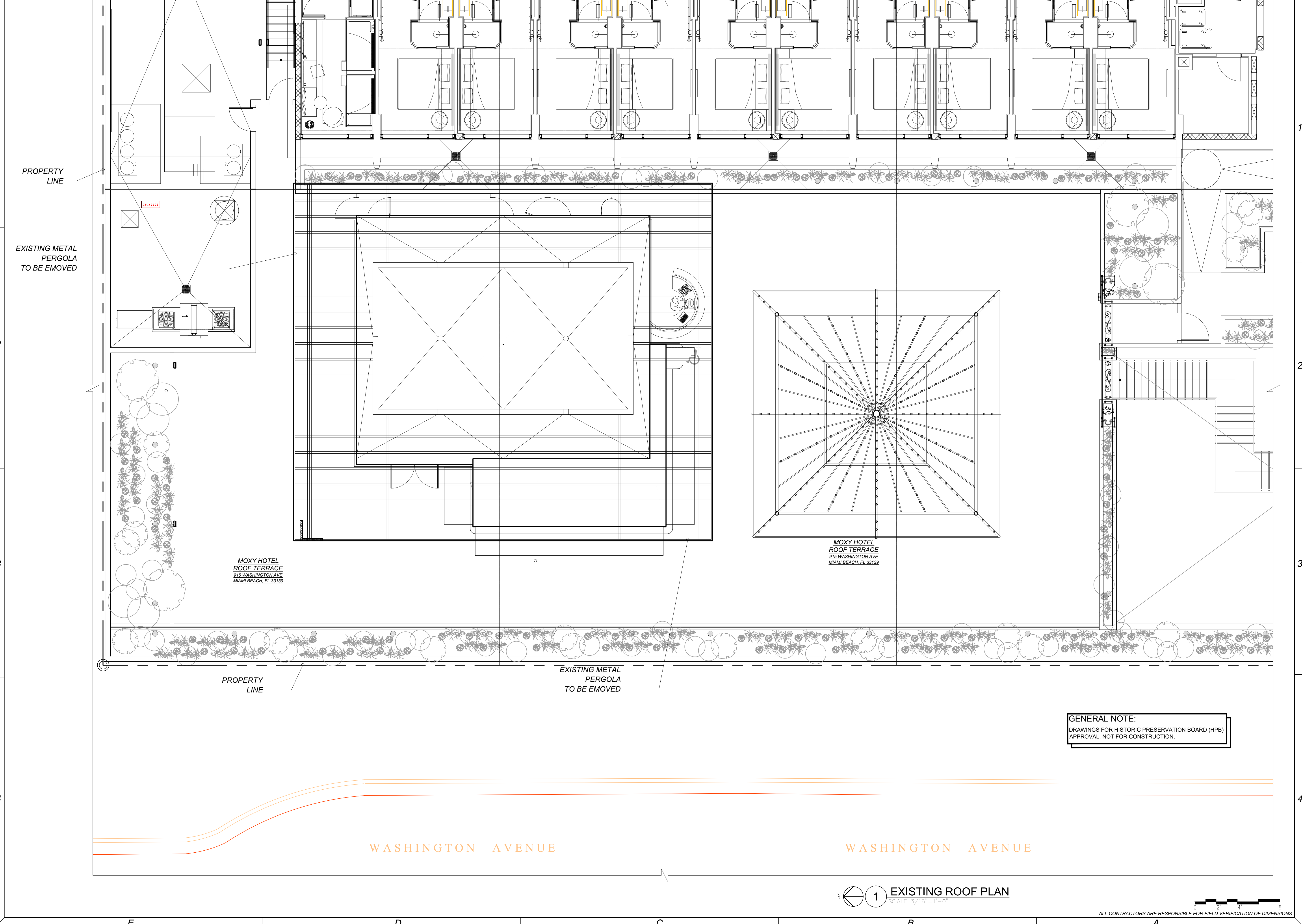
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DRAWING:  
PROPOSED ROOF TERRACE FLOOR PLAN

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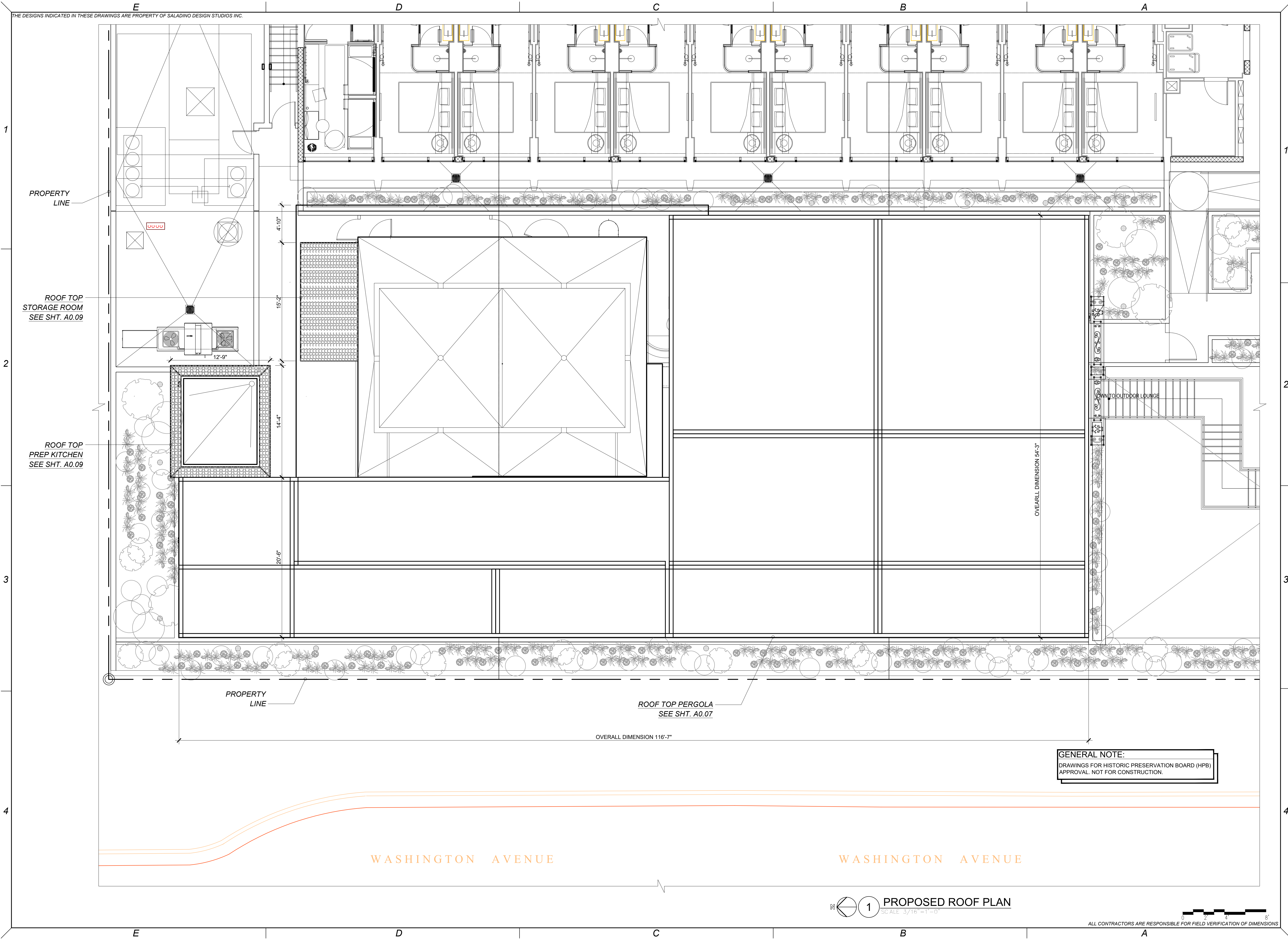
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ISSUE	ISSUE DATE/FOR	

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

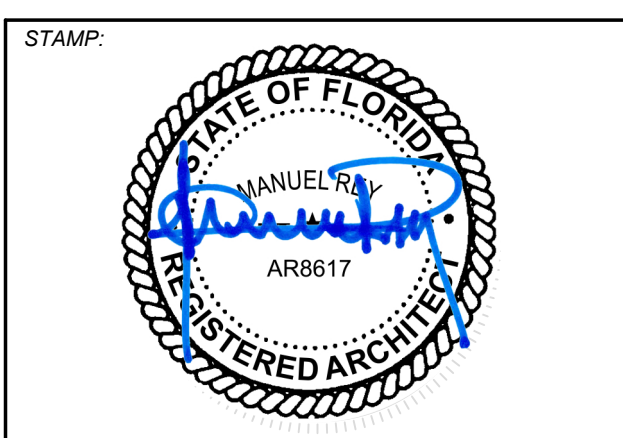
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HISTORIC PRESERVATION BOARD

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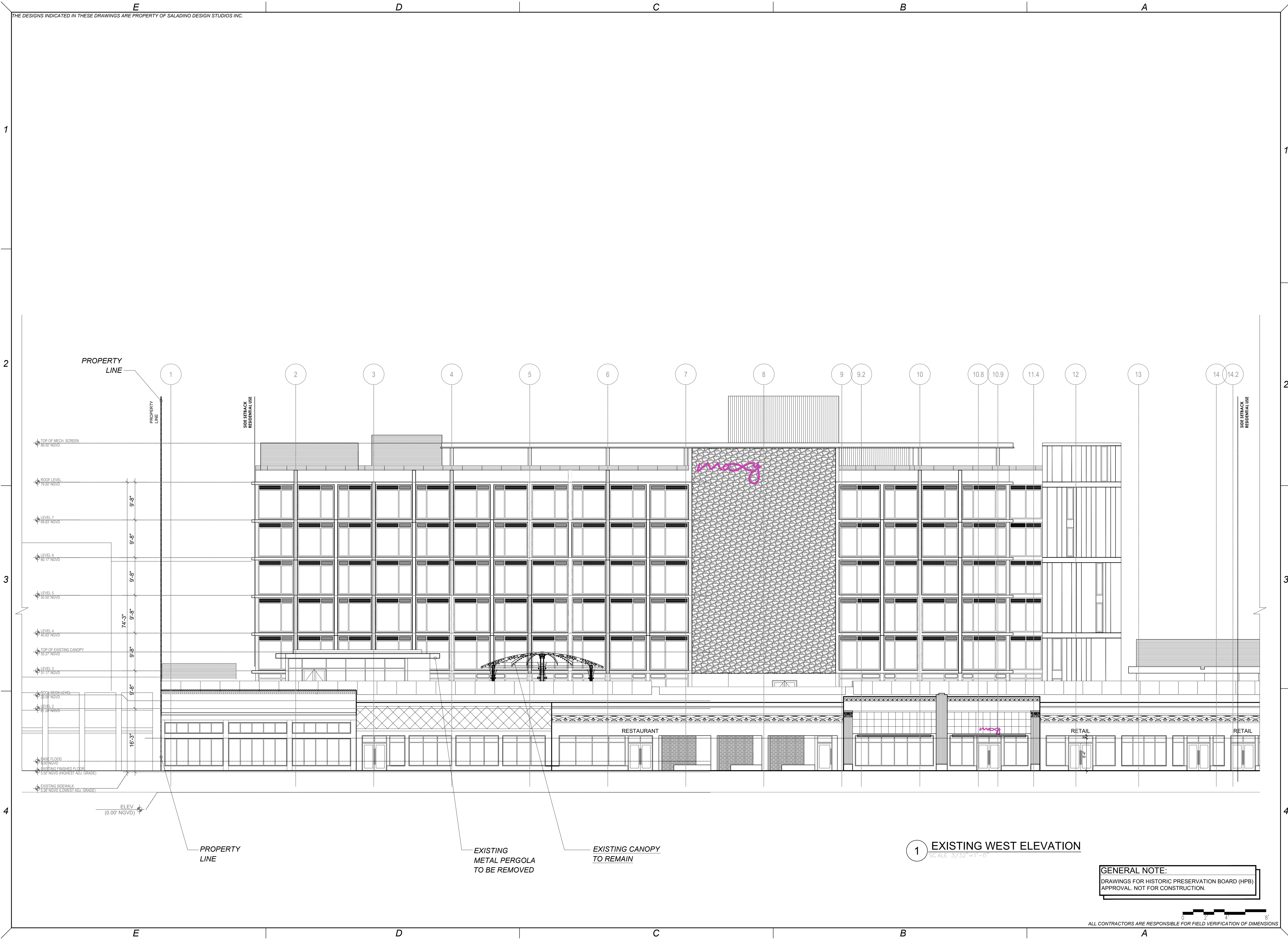
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**SCALE:**                    **CHECKED BY:** SS  
**DATE:**

**DRAWING:**  
PROPOSED  
ROOF PLAN

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

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

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

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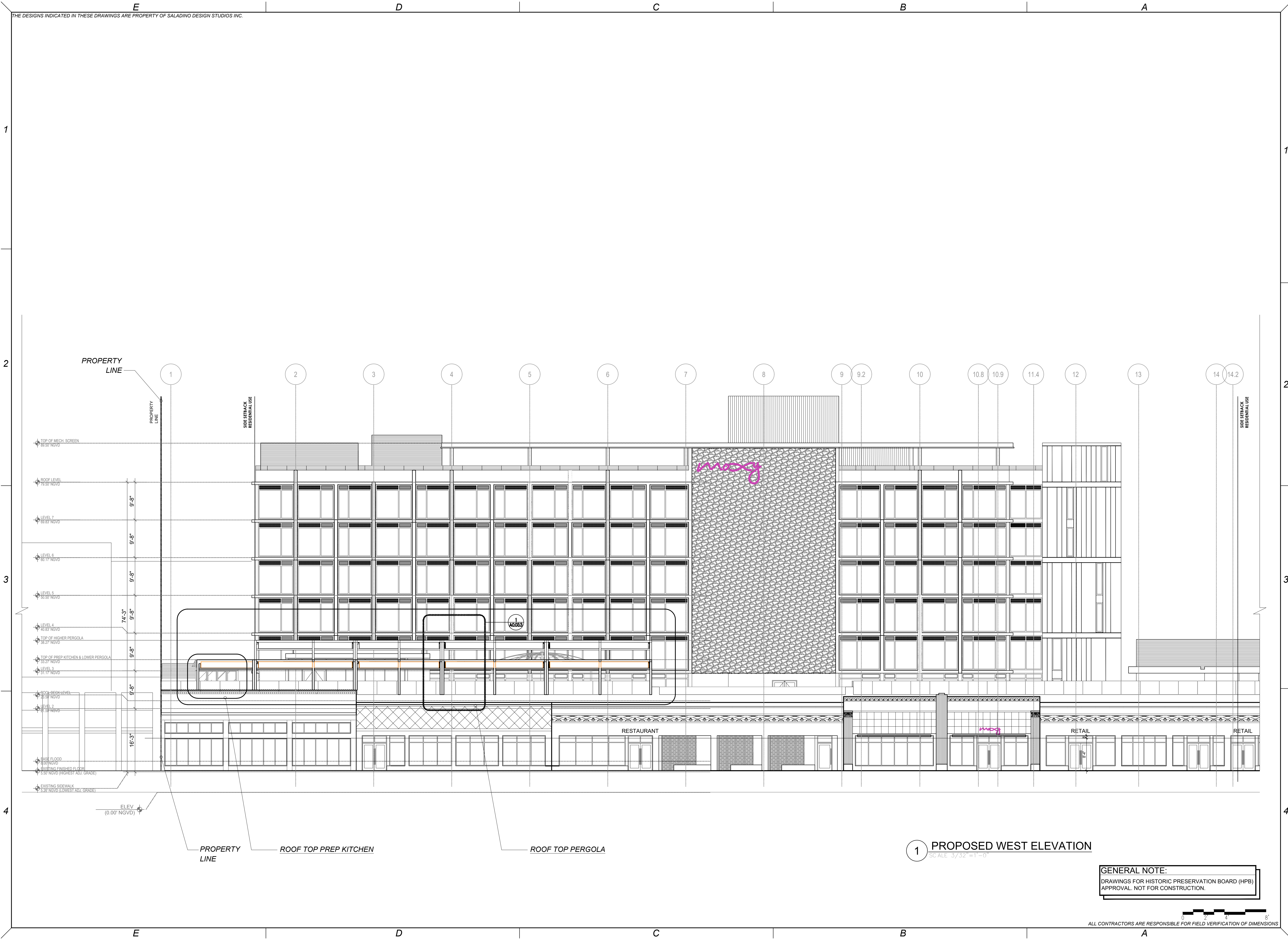
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ISSUE	DATE	FOR

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SCALE: CHECKED BY: SS  
DATE:  
DRAWING:  
EXISTING WEST ELEVATION

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HISTORIC PRESERVATION BOARD



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

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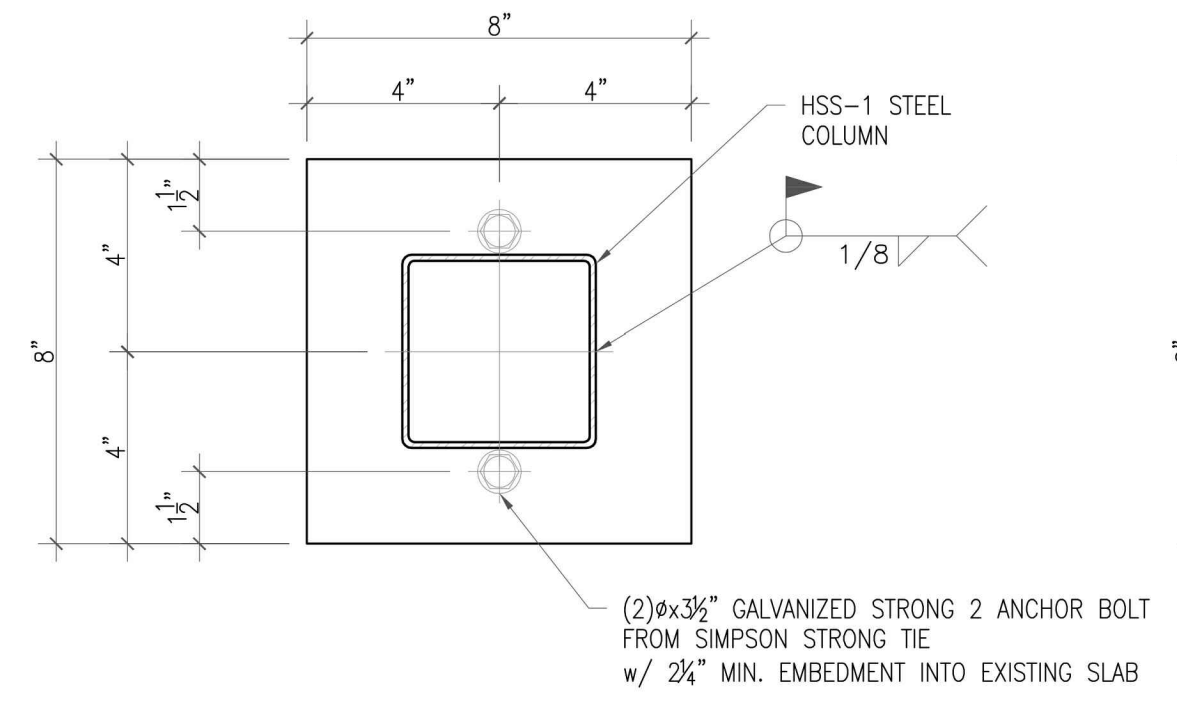
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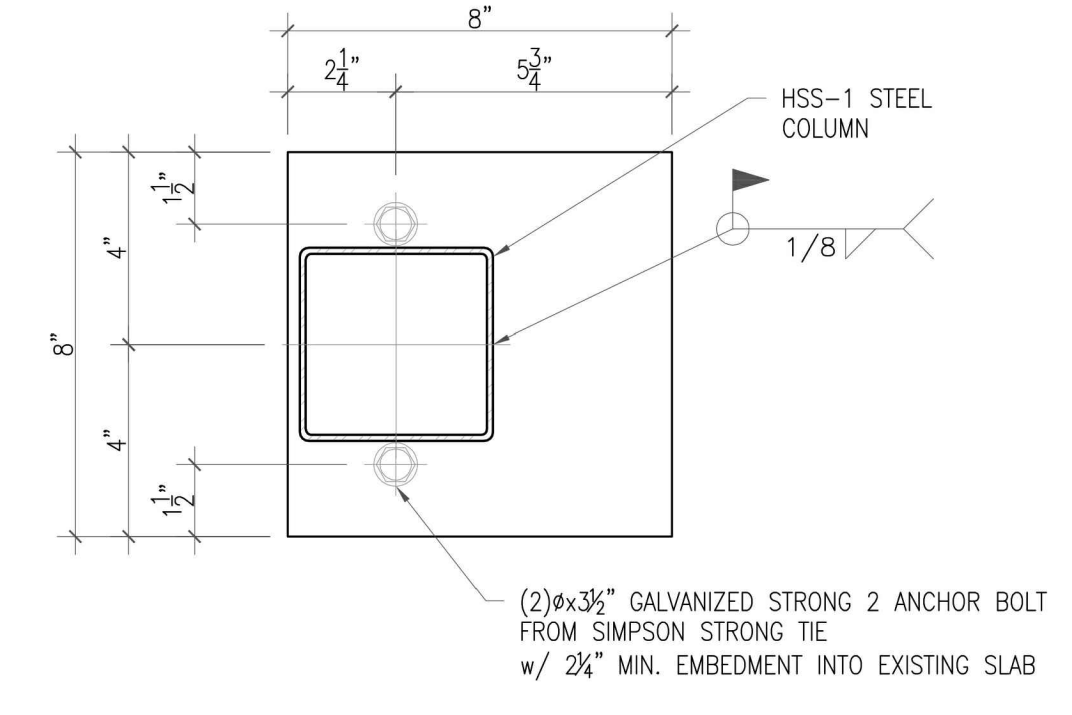
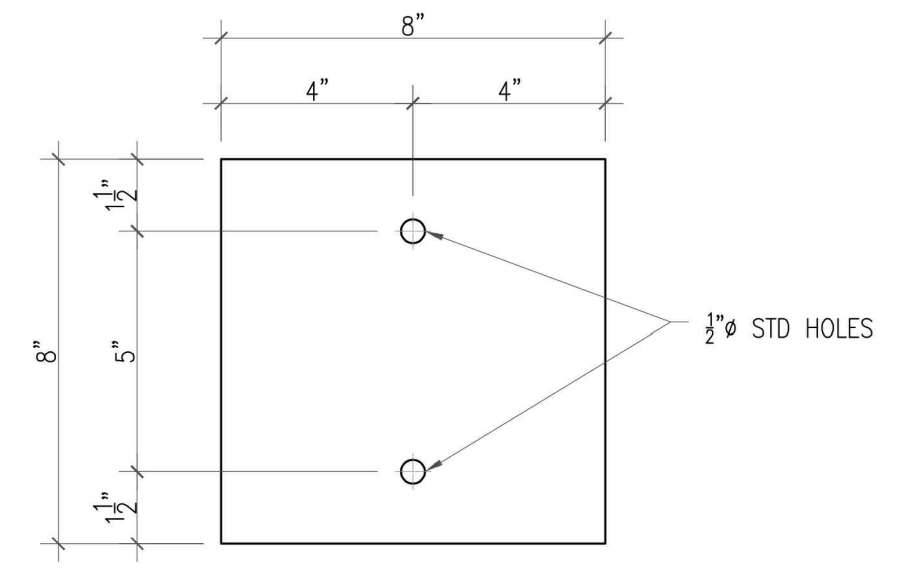
REVISIONS		
ISSUE	ISSUE DATE/FOR	

PROJECT No: 1915 DRAWN BY: CAPU  
SCALE: CHECKED BY: SS  
DATE:  
DRAWING:  
PROPOSED WEST ELEVATION

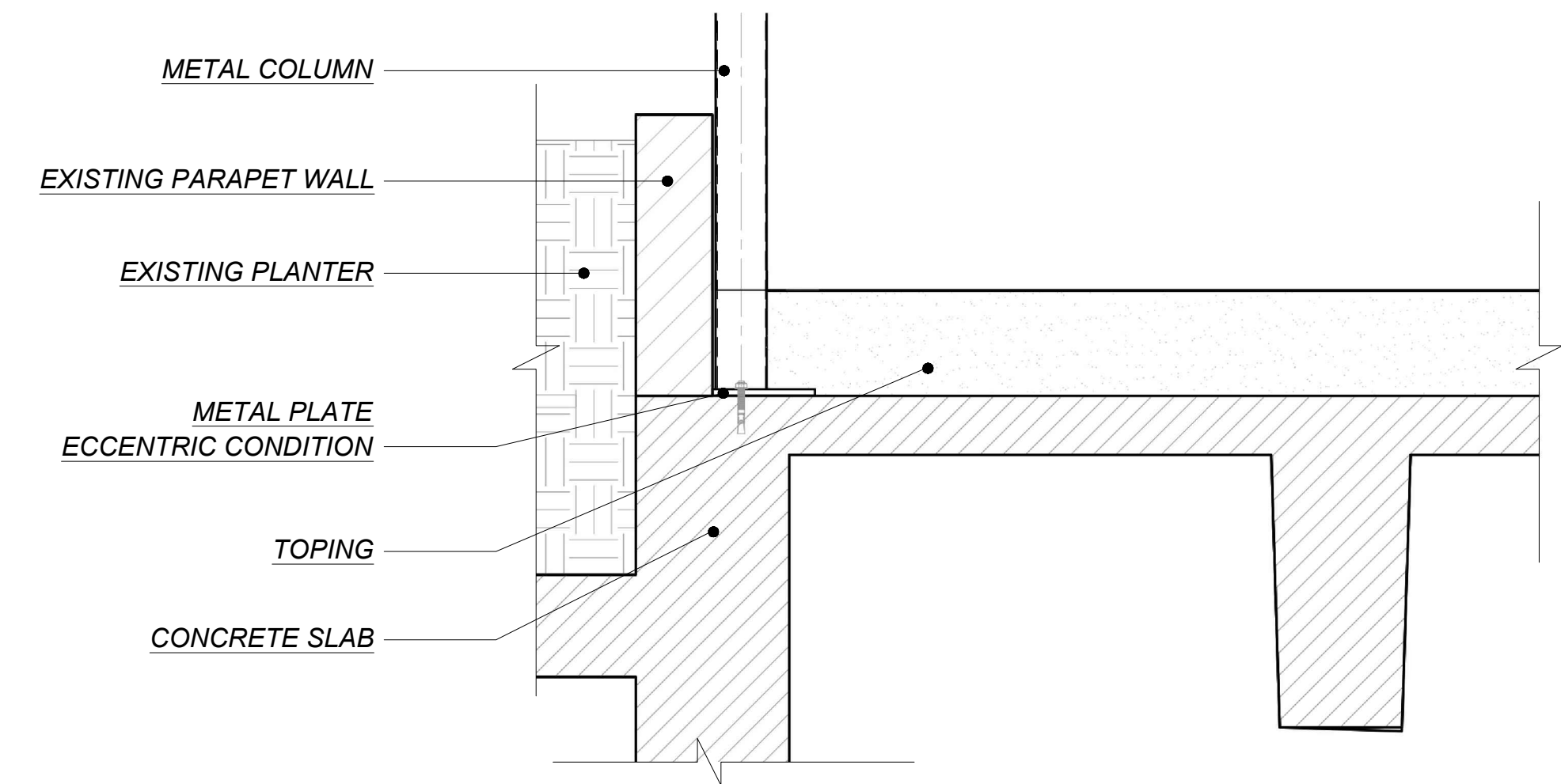
SHEET NO. **A0.03.2**  
HISTORIC PRESERVATION BOARD



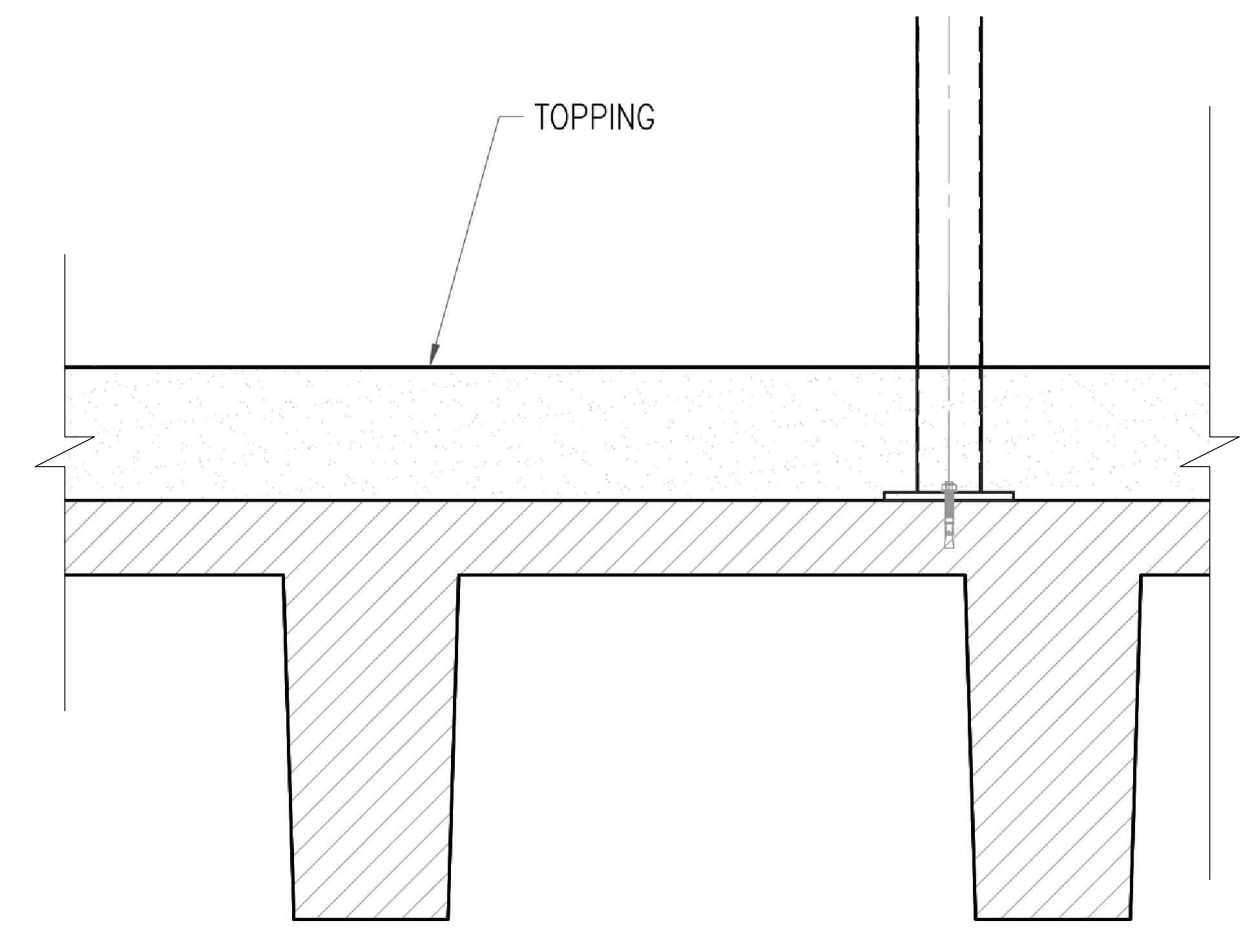
5 BASE PLATE  
SCALE 3"=1'-0"



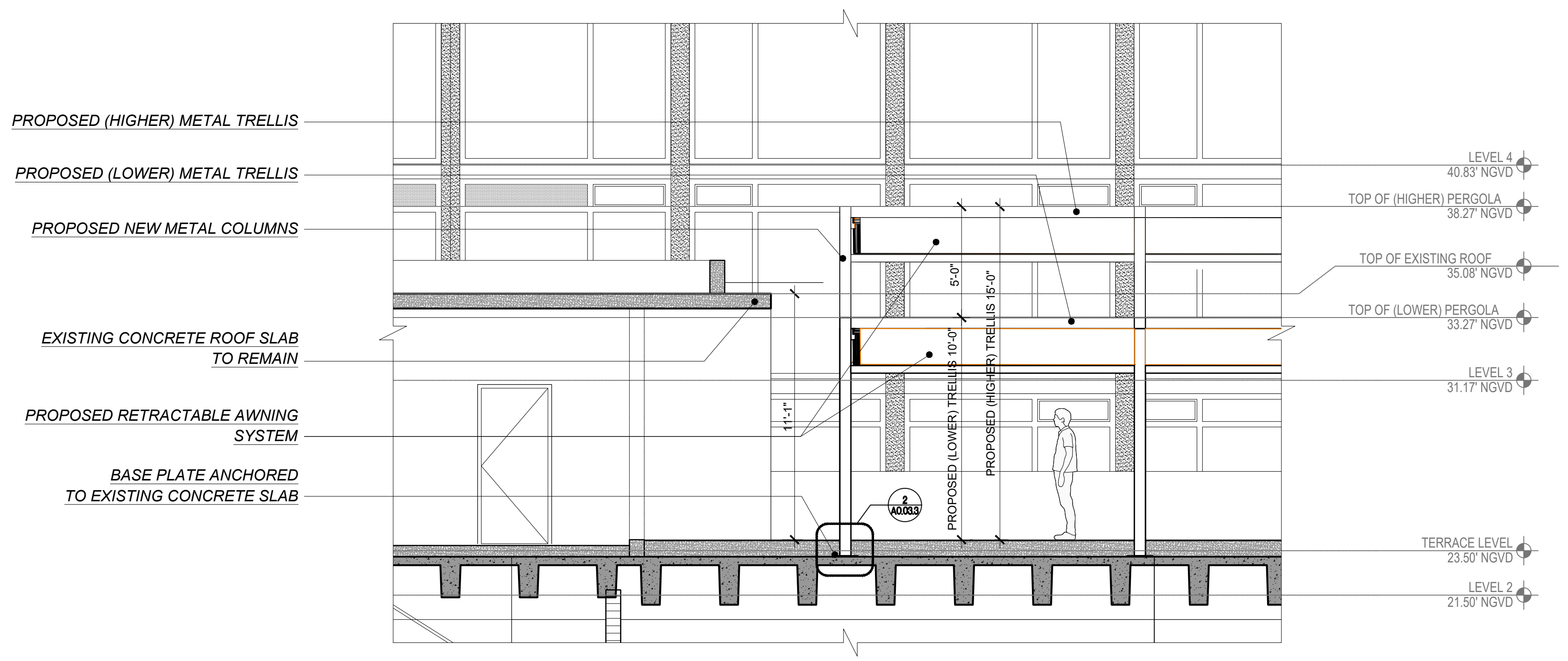
4 BASE PLATE ECCENTRIC CONDITION  
SCALE 3"=1'-0"



3 SECTION @ PLANTER  
SCALE 1"=1'-0"



2 SECTION @ COLUMN CONNECTION  
SCALE 1"=1'-0"



1 SECTION  
SCALE 1/4"=1'-0"

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

**STRUCTURAL NOTE:**  
THE STRUCTURAL DETAILS ARE BY YHCE ENGINEERING. YHCE ENGINEERING TO BE RESPONSIBLE FOR DESIGN DETAILS.

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2  
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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:  
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99 NW 27TH AVE  
MIAMI, FL 33125  
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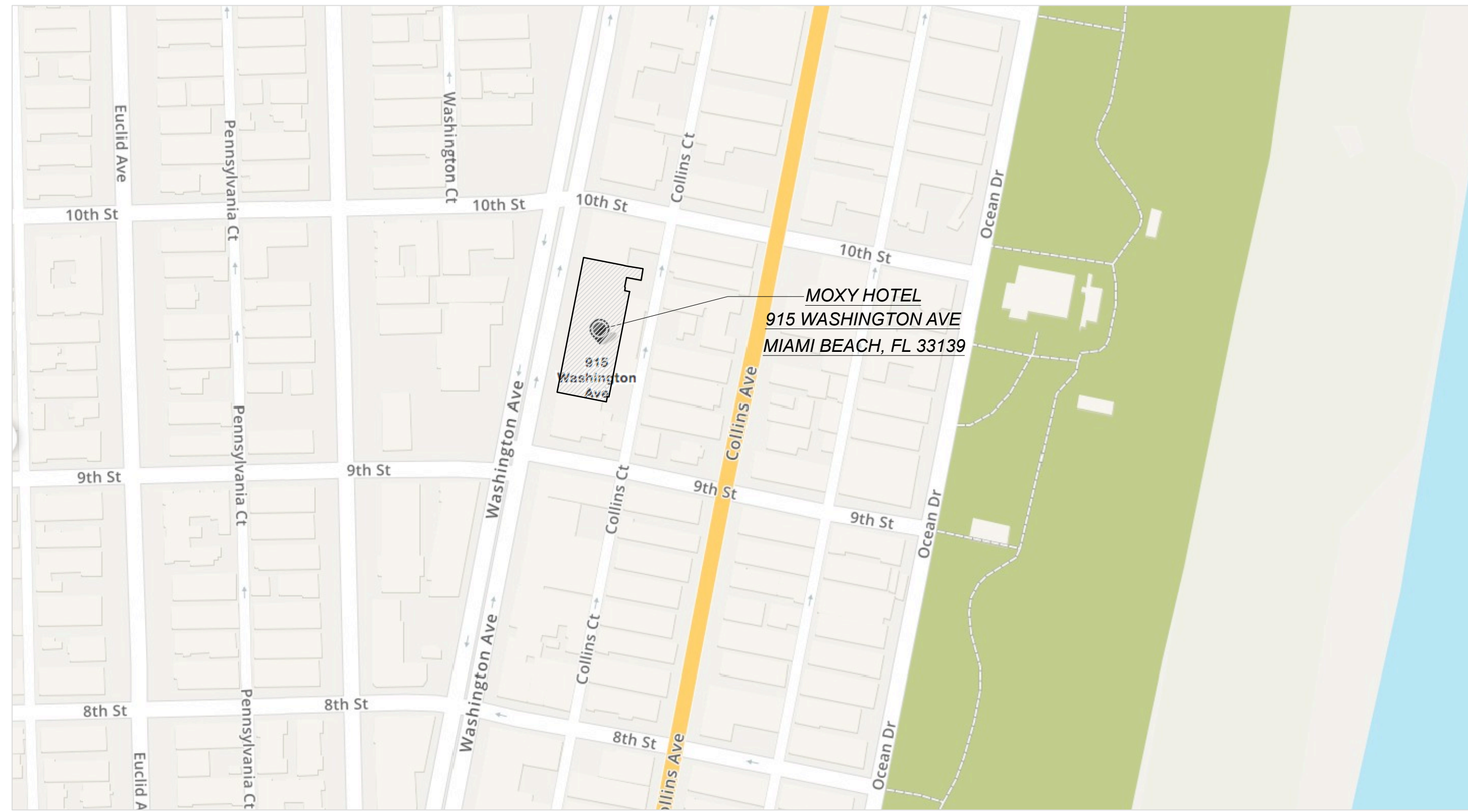
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SECTION & DETAILS

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HISTORIC PRESERVATION BOARD

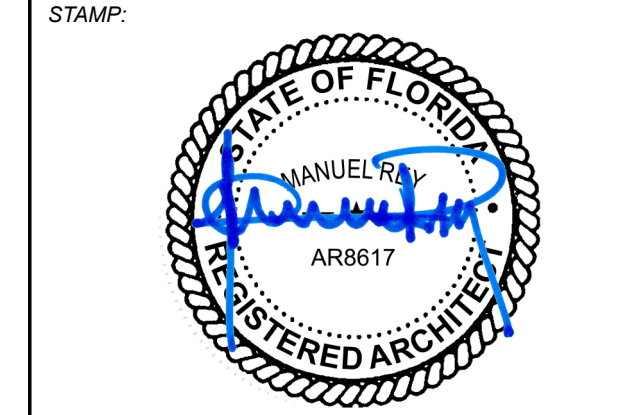


**2 MOXY HOTEL LOCATION**  
SCALE: N.T.S.



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

ALL CONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF DIMENSIONS



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3 REFERENCE PHOTO  
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2 REFERENCE PHOTO  
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1 REFERENCE PHOTO  
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SURROUNDING SITE PHOTO

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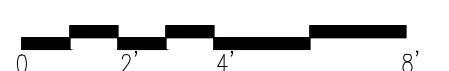
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2 REFERENCE PHOTO  
SCALE: N.T.S.



1 REFERENCE PHOTO  
SCALE: N.T.S.



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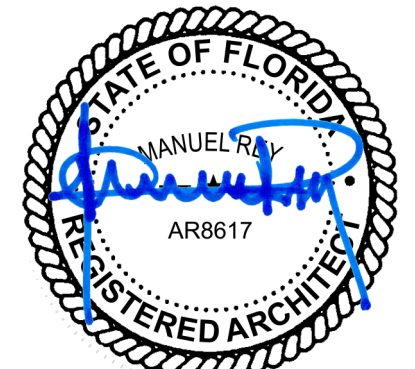
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