

COMMERCIAL DESIGN FINAL PRESENTATION

Joscelyn Gallego



MIAMI ARCHITECTURAL HISTORY

Miami is in Dade county in southeastern Florida. It is most known for its white-sand beaches and its nightlife. It is famous for its architecture and Art Deco Style. Miami Beach's Art Deco Historic District is made up of 800+ buildings. These structures were built between 1923 and 1943. During Art Deco's second phase (streamline modern) is when Miami's "building boom" began to happen, it reflected the nation's issues at the time of the Great Depression. Sometime later the "Tropical Deco" was put into effect, architects would feature the flora, fauna, and ocean-linear motifs. This was done to reinforce Miami Beach as a seaside resort.

Neglect on these buildings caused Miami's Art Deco scene to decline. This caused the Miami Design Preservation League to be founded. Barbara Baer Capitman founded this league in 1976, it is a nonprofit organization made to protect and promote the integrity and appearance of Miami Beach's Architectural Historic District, located on Miami Beach between 5th street and 23rd street. They gained national protection and it motivated designers to bring out Art Deco elements.

MIAMI'S ART DECO HOTELS

The Celino South Beach Hotel located between 6th and 7th street is known as Miami's "Art Deco Gem", dating back to 1937. Some of the other top Art Deco Hotels in the Miami area are;

- The Vila Casa Casaurina
- Clevendar Hotel
- National Hotel
- Delano South Beach

Many of the design features used in these hotels are curved metal rails, porthole windows, ziggurat rooflines, symmetry, terrazzo floors, curved edges, groups of three, and neon signs.





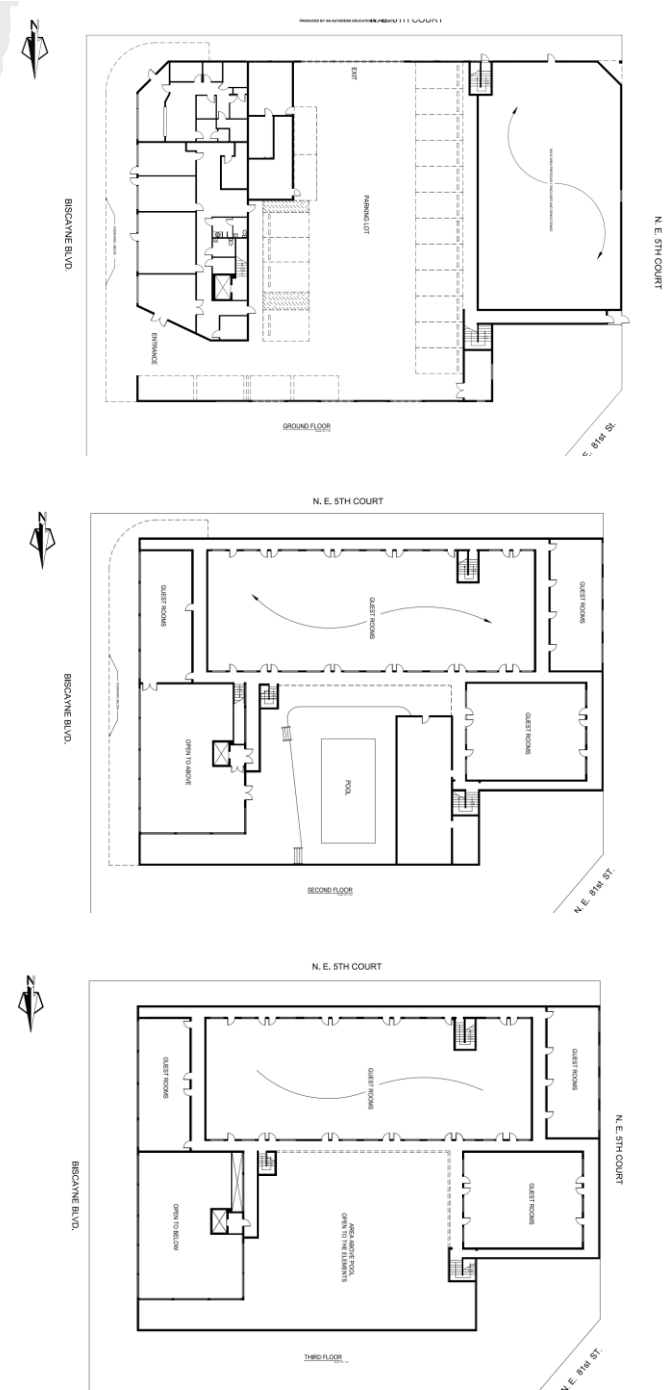
CLIENT PROFILE

Jenifer Lynn Lopez, also known as J. Lo, is a singer, actress, producer, and entrepreneur from New York. Her newest project is to open her very hotel in Miami, Florida. For this project, Mrs. Lopez is wanting to do a very modern art deco style to keep with the Miami architecture. Her target market for the project is young men and women between the ages of 10 and 39. She is wanting to accommodate both individuals and families on vacation. With that in mind, she has asked that the design not only be beautiful but functional for her guests. She has also requested a penthouse space be designated for her and her family.

PRELIMINARY FLOOR PLANS

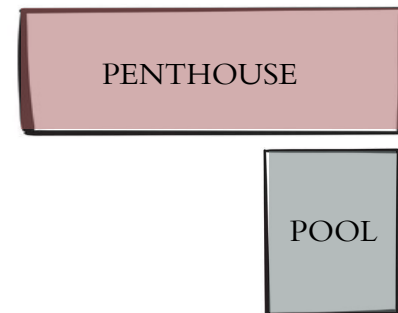
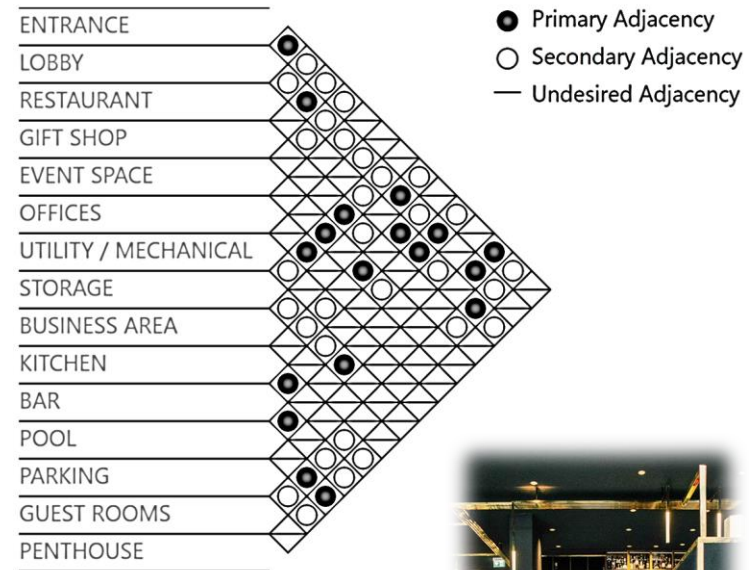
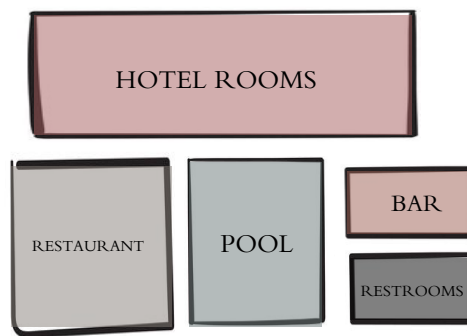
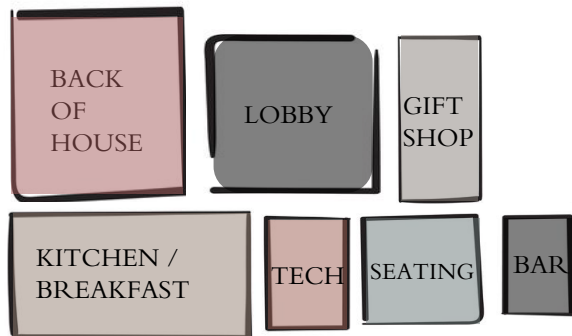
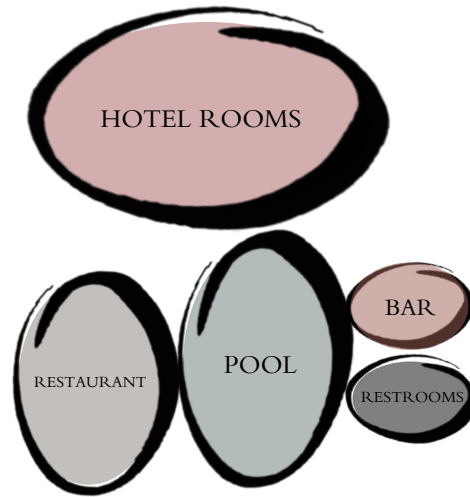
CODE REQUIREMENTS

1. INTERIOR DOORS SHALL NOT PROJECT MORE THAN 7" INTO THE BUILDING CORRIDOR.
2. PROVIDE AT LEAST 2 MEANS OF EGRESS FOR SPACES WITH AN ESTIMATED OCCUPANT LOAD OF 1-500, 3 FOR ESTIMATED OCCUPANCY LOAD OF 501-1000, AND 4 FOR ESTIMATED OCCUPANCY LOAD OF 1001 AND BEYOND.
3. EGRESS (EXIT) DOORS IN A COMMERCIAL SETTING MUST OPEN IN THE DIRECTION OF EXIT TRAVEL.
4. IN A COMMERCIAL SETTING, THERE MUST BE AT LEAST TWO EXITS "REMOTELY" LOCATED FROM ONE ANOTHER: A. 1/2 THE DIAGONAL DISTANCE (OF THE ENTIRE BUILDING OR SPACE) APART FROM EACH OTHER B. 1/3 THE DIAGONAL DISTANCE IF THE BUILDING IS SPRINKLERED
5. ALL PATHS OF TRAVEL MUST BE ACCESSIBLE (BARRIER-FREE) AND PROVIDE A 5'-0" TURNING CIRCLE (SHOWN AS A DOTTED LINE) AT CHANGES OF TRAVEL DIRECTION. (TURNING INTO A ROOM DOES NOT REQUIRE A 5' TURNING CIRCLE.) YOU MUST CONSIDER THE OPEN DIMENSION OF STORAGE ELEMENTS SUCH AS CLOSET DOORS AND FILE DRAWERS IF YOU CHOOSE TO LOCATE THEM ALONG THE INTERIOR PATH OF TRAVEL. (IN A COMMERCIAL SETTING, THIS OPEN DIMENSION MAY NOT RESTRICT THE MINIMUM REQUIRED CLEAR WIDTH OF THE PATH OF TRAVEL).
6. PATHS OF TRAVEL LEADING TO AN EXIT MAY NOT PASS THROUGH A SECONDARY SPACE SUBJECT TO CLOSURE BY DOORS, CONTAINING STORAGE MATERIALS, OR WITH ITEMS THAT PROJECT INTO THE PATH OF TRAVEL
7. THE MINIMUM CORRIDOR WIDTH SHALL BE 44 INCHES. EXCEPTIONS: A. TWENTY-FOUR INCHES—FOR ACCESS TO AND UTILIZATION OF ELECTRICAL, MECHANICAL, OR PLUMBING SYSTEMS OR EQUIPMENT. B. THIRTY-SIX INCHES—WITH A REQUIRED OCCUPANT CAPACITY OF LESS THAN 50. C. THIRTY-SIX INCHES—WITHIN A DWELLING UNIT. D. SEVENTY-TWO INCHES—IN GROUP E A CORRIDOR HAS A REQUIRED CAPACITY OF 100 OR MORE. E. SEVENTY-TWO INCHES—IN CORRIDORS AND AREAS SERVING GURNEY TRAFFIC IN OCCUPANCIES WHERE PATIENTS RECEIVE OUTPATIENT MEDICAL CARE, WHICH CAUSES THE PATIENT TO BE NOT CAPABLE OF SELF-PRESERVATION. F. NINETY-SIX INCHES—IN GROUP I-2 IN AREAS WHERE REQUIRED FOR BED MOVEMENT.
8. ALL DOOR OPENINGS SHALL BE A MINIMUM OF 3'-0" WIDE WITH A 1'-6" CLEAR SPACE ON THE PULL SIDE OF THE DOOR AND A 1'-0" CLEAR SPACE ON THE PUSH SIDE OF THE DOOR.
9. ALL RESTROOMS (COMMERCIAL PROJECTS) MUST BE ACCESSIBLE (BARRIER-FREE) OR PROVIDE ACCESSIBLE STALLS WITH A 5'-0" TURNING CIRCLE (SHOWN AS A DOTTED LINE). ANY DOOR SWING MAY ENCR OACH INTO A TURNING CIRCLE MAXIMUM OF 12". AT LEAST ONE BATHROOM (RESIDENTIAL PROJECTS) MUST BE ACCESSIBLE (BARRIER-FREE) AND PROVIDE A 5'-0" TURNING CIRCLE (SHOWN AS A DOTTED LINE). ANY DOOR SWING MAY ENCR OACH INTO A TURNING CIRCLE WITH A MAXIMUM OF 12".
10. RESTROOM/BATHROOM GRAB BARS MUST BE INDICATED IN APPROPRIATE LOCATIONS ON THE PLAN. THIS INCLUDES TWO (2) GRAB BARS FOR A TOILET AND THREE (3) GRAB BARS FOR AN ACCESSIBLE (BARRIER-FREE) SHOWER.
11. ALL ACCESSIBLE RESTROOMS/BATHROOMS MUST HAVE A SINK WITH CLEAR-KNEE ACCESS.
12. FLOORING IN ALL RESTROOMS/BATHROOMS MUST BE SLIP-RESISTANT.
13. WALLS IN ALL RESTROOMS/BATHROOMS MUST BE IMPERVIOUS TO MOISTURE UP TO 5'-0" AFF.
14. THERE MUST BE A MINIMUM OF 44" BETWEEN PARALLEL KITCHEN WORK SURFACES.
15. WALLS MUST NOT TERMINATE INTO GLAZING.
16. HANDRAILS ON STAIRS MUST EXTEND 12" PAST THE LAST STEP, PARALLEL TO THE FLOOR.
17. ALL SLEEPING ROOMS MUST HAVE AN OPERABLE WINDOW OR AN EXTERIOR MEANS OF EGRESS AND MUST BE AT LEAST 20 INCHES WIDE BY 24 INCHES HIGH, WITH AN OPENING NO HIGHER THAN 44 INCHES FROM THE FLOOR.
18. COAT CLOSETS AND BEDROOM CLOSETS MUST HAVE A MINIMUM INTERIOR DEPTH OF 2'-0".



CONCEPT STATEMENT

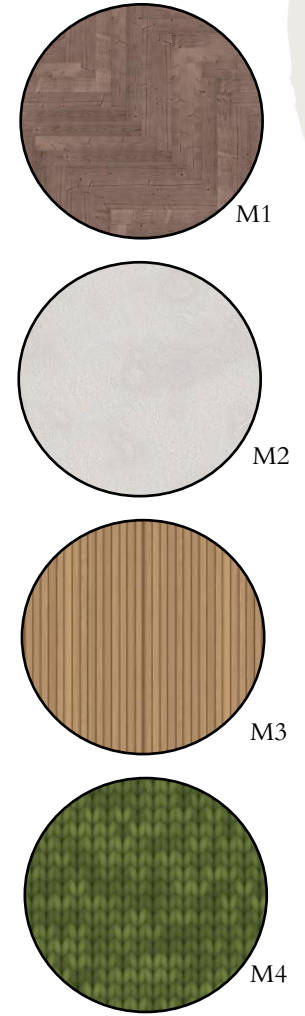
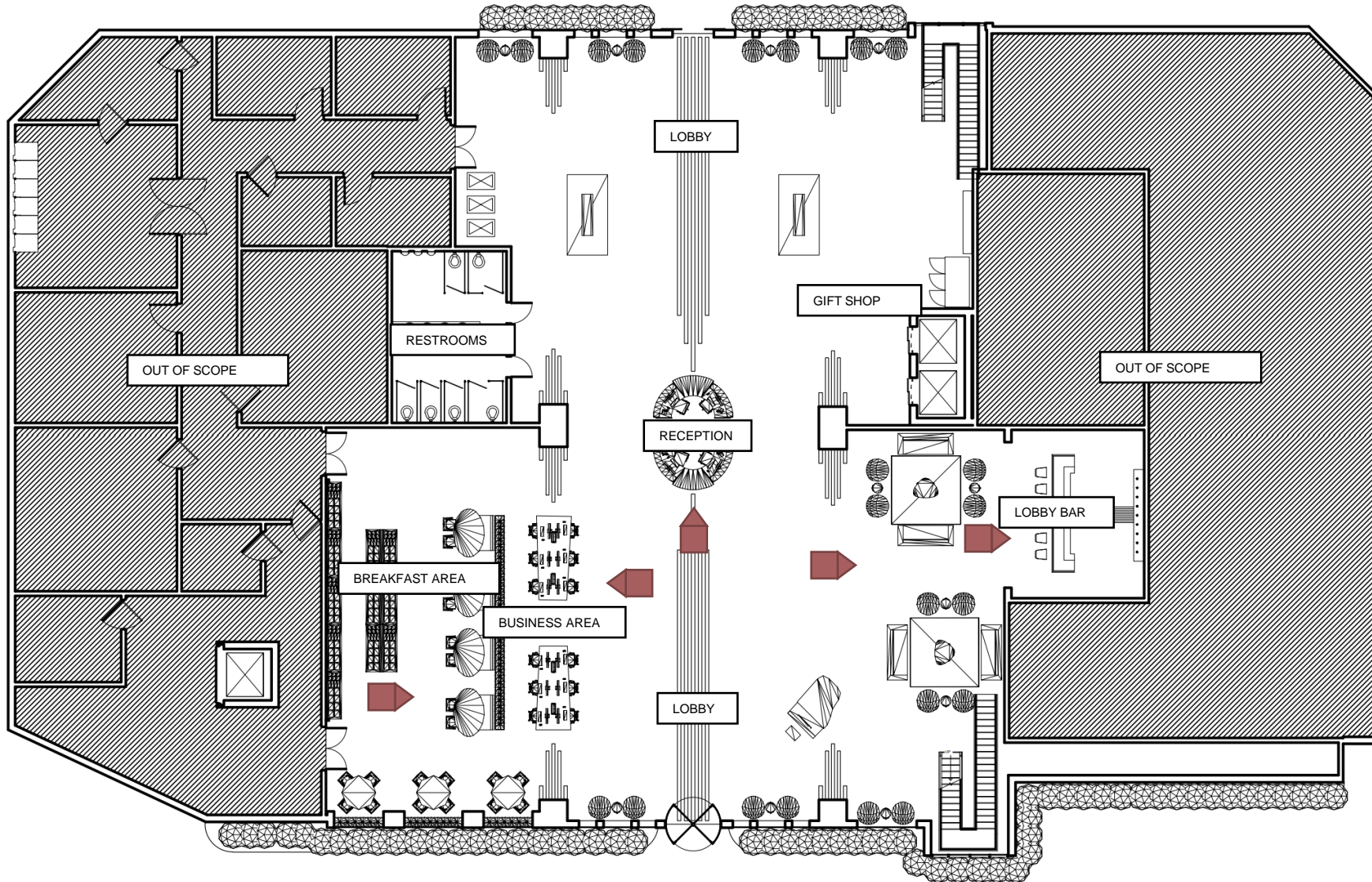
My goal for the project is to create a **stimulating** atmosphere for Mrs. Lopez and her guests. Mrs. Lopez asked for a very modern art deco style to keep with the theme of Miami architecture, I intend to do this by using natural textures and complementing it with **elegant** accent pieces. Because of the target market for this hotel, I want it to be uplifting and **charismatic**. I will do this by implanting target areas to accommodate both individuals and families. My selections for this project will not only be refined but also functional for all guests.





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EST. 2022

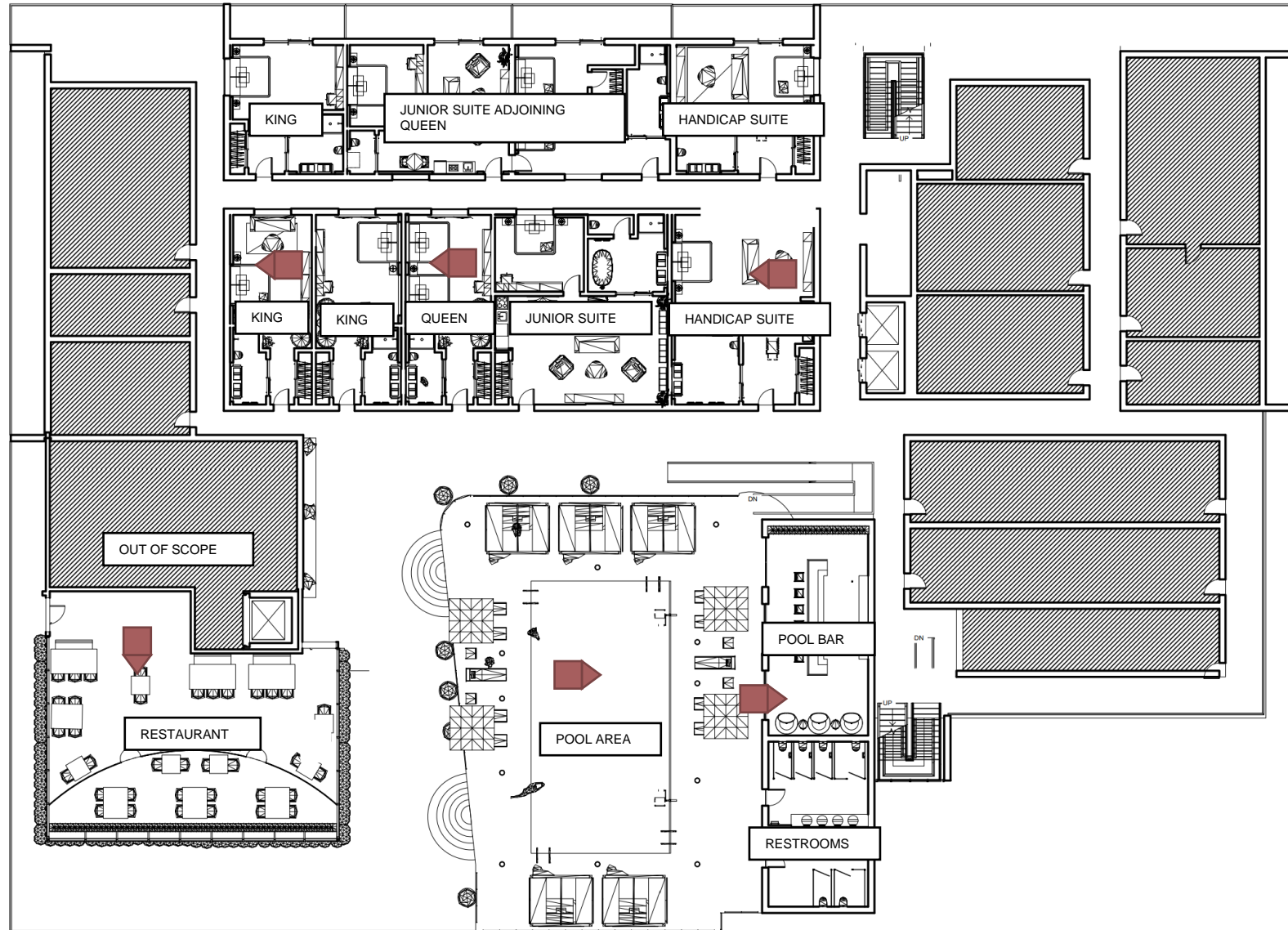
LOBBY FLOOR PLAN



1 LOBBY FLOOR PLAN

1/4" = 1'-0" 0 3 6 9 12 15 FT

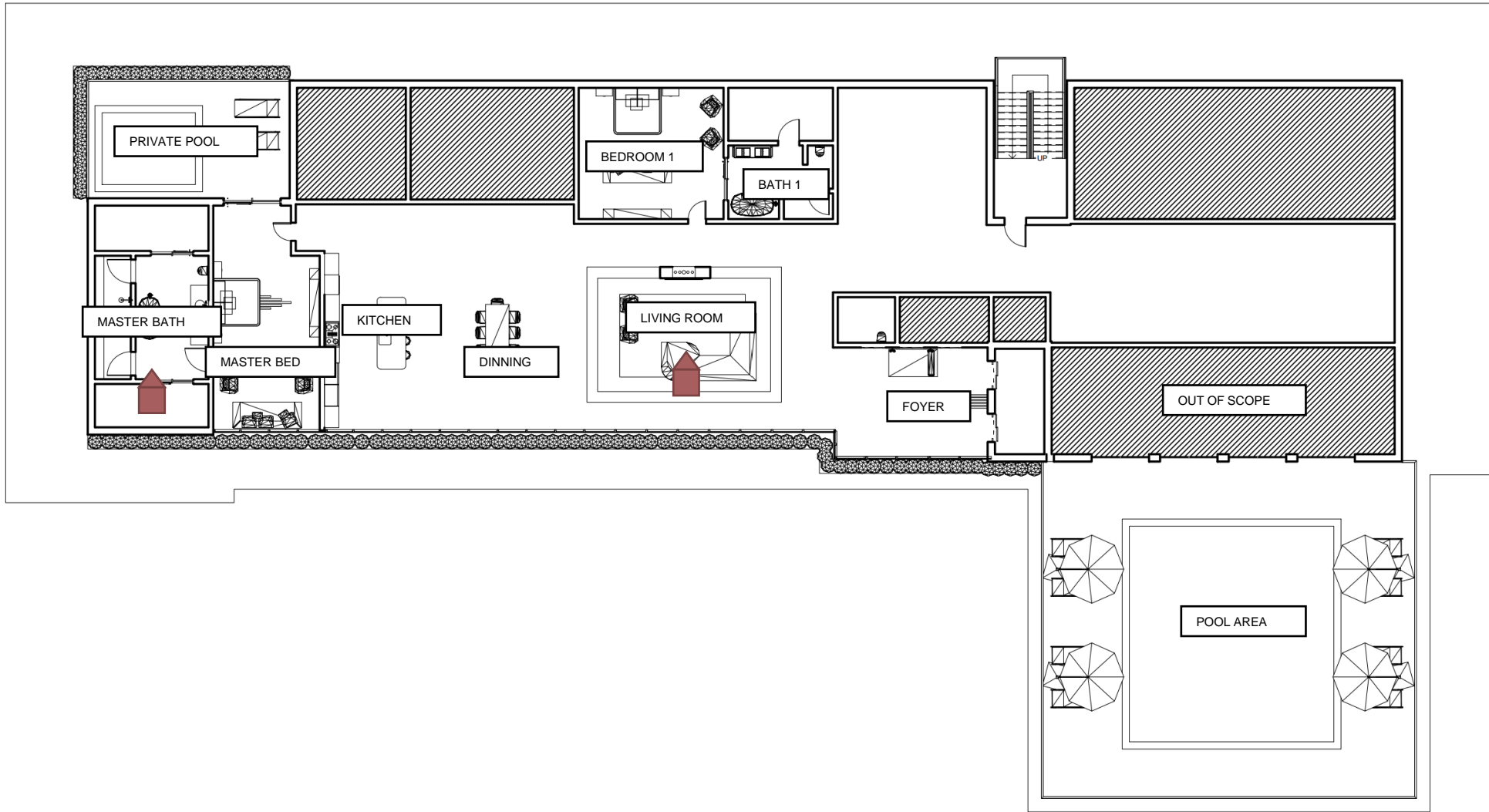
LEVEL 2 FLOOR PLAN



1 LEVEL 2 FLOOR PLAN

1/4"=1'-0" 0 2 4 6 8 10 12 14 15 FT

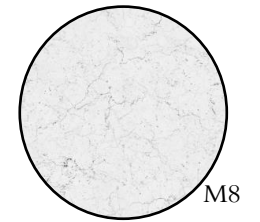
PENTHOUSE FLOOR PLAN



M1



M2



M8

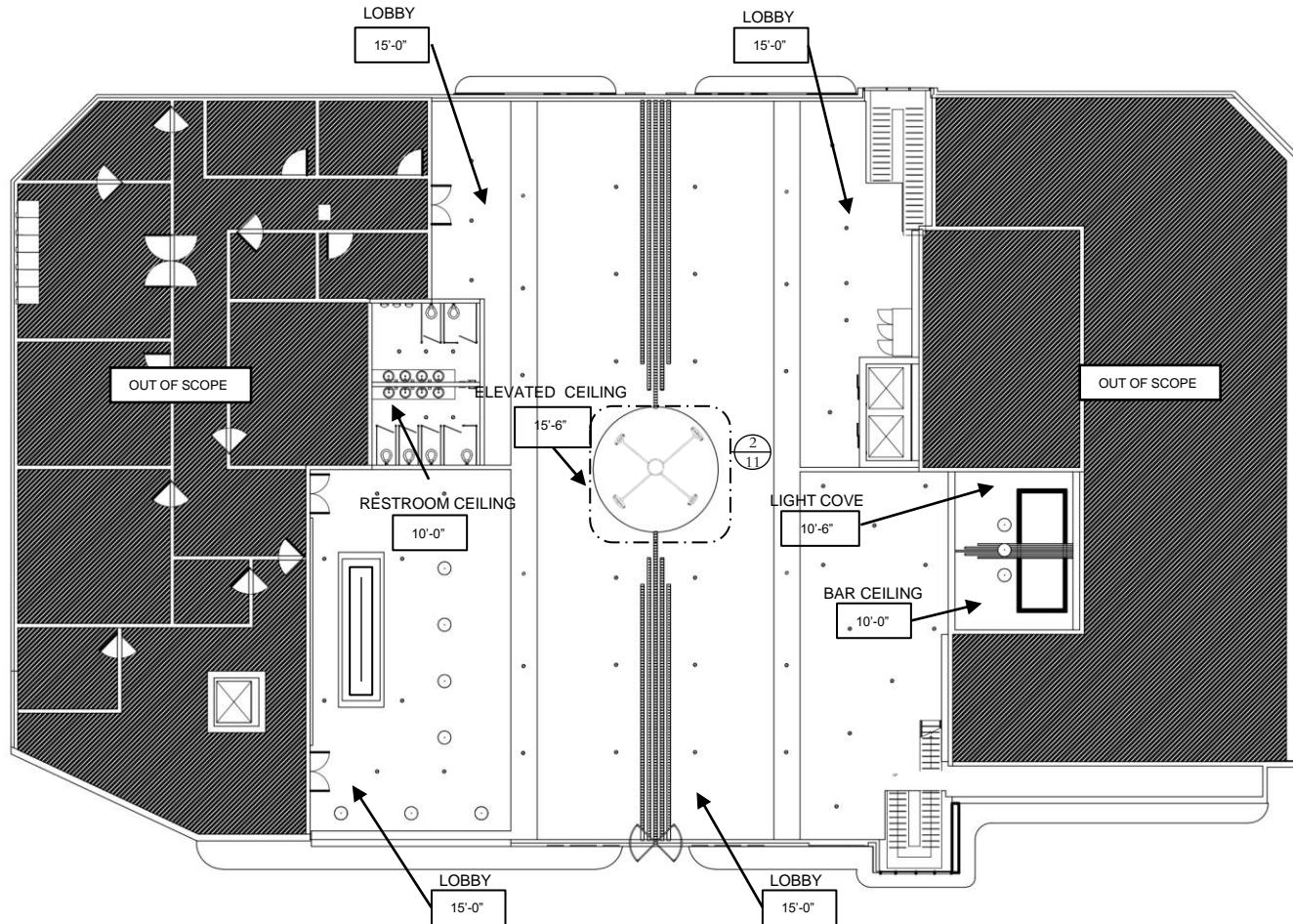


M9

1 PENTHOUSE FLOOR PLAN

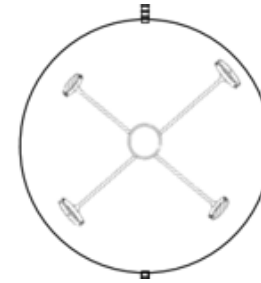
1/4"=1'-0" 0 2 4 6 8 10 12 14 16 FT

MAIN LEVEL CEILING PLAN



1 LOBBY RCP

1/4"=1'-0"



2 ENLARGED PLAN RECEPTION

1/2"=1'-0"

L1



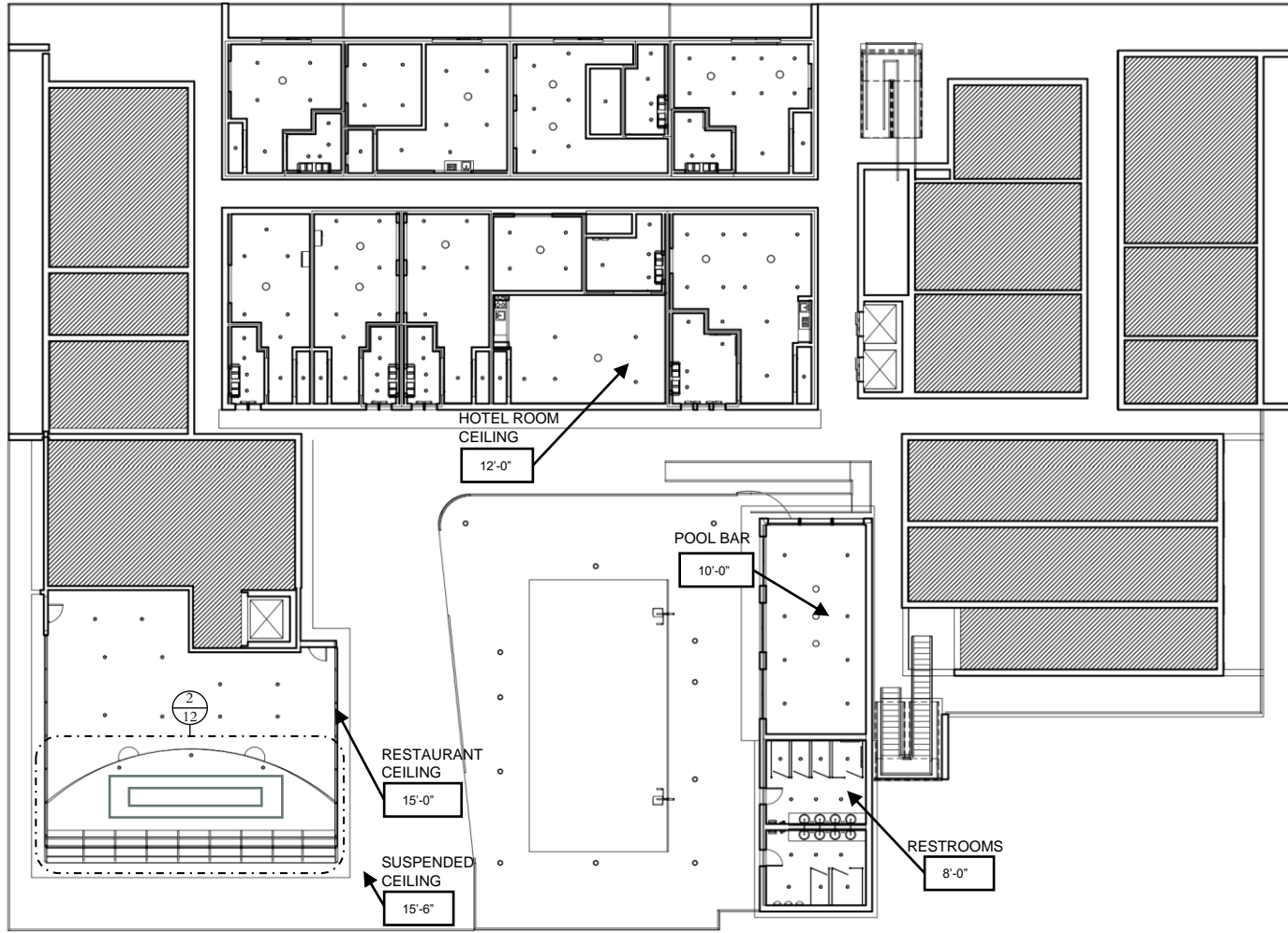
L2



LIGHTING LEGEND	
	DOWNLIGHT 6" RECESSED CAN
	2" GLOBE PENDANT
	PRESCOT CHANDELIER
	LINEAR CHANDELIER
	STRIP LIGHTING
	FLOOR STRIP LIGHTING
	PENDANT
	RECESSED FLOOR LIGHT
	DOUBLE TIERED LIENER CHANDELIER
	GOLD GLOBE PENDANT
	GLOBE CHANDELIER

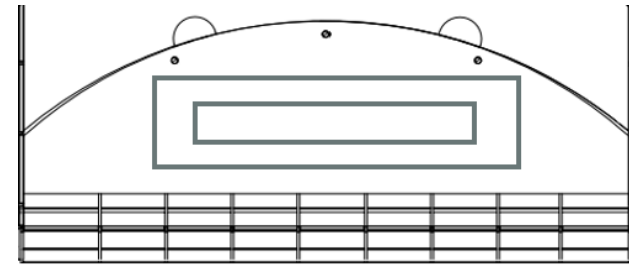
L1=6 In. Recessed Commercial LED Downlight, 1950 Lumens, 4000k
 L2=BOMBA PENDANT, Custom Sizing, Iron, Glass, MintBliss

LEVEL 2 CEILING PLAN



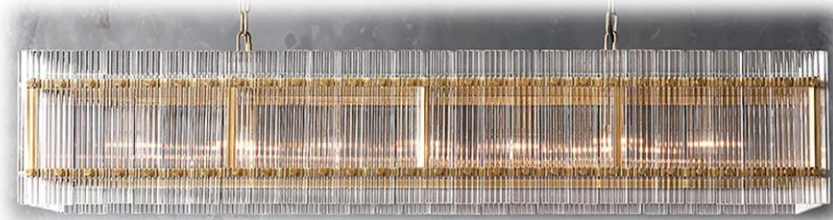
1 LEVEL 2 RCP

1/4"=1'-0"



2 ENLARGED PLAN RESTAURANT

1/2"=1'-0"



L3

LIGHTING LEGEND

	DOWNLIGHT 6" RECESSED CAN
	2' GLOBE PENDANT
	PRESCOT CHANDELIER
	LINEAR CHANDELIER
	STRIP LIGHTING
	FLOOR STRIP LIGHTING
	PENDANT
	RECESSED FLOOR LIGHT
	DOUBLE TIERED LIENER CHANDELIER
	GOLD GLOBE PENDANT
	GLOBE CHANDELIER

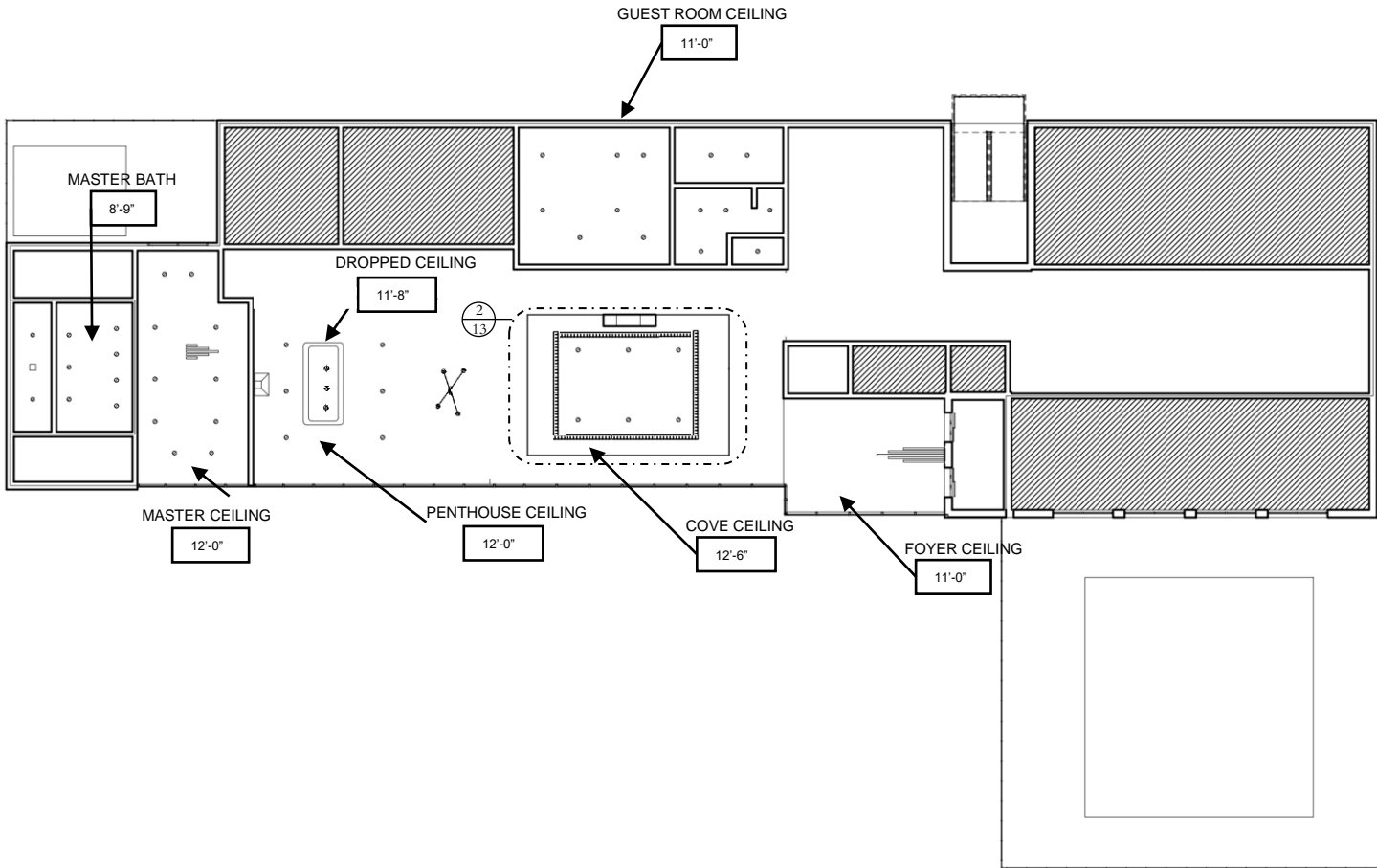


L1

L1=6 In. Recessed Commercial LED Downlight, 1950 Lumens, 4000k

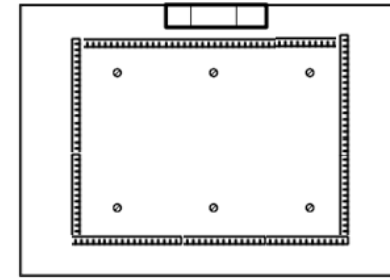
L3=Handmade Glass Rectangle Chandelier, L54", 54"W x 14"D x 10 1/2"H, Glass & Steel, Oasis Lamps, Daylight 4000K

PENTHOUSE CEILING PLAN



1 PENTHOUSE RCP

1/4"=1'-0" 0 2 4 6 8 10 12 14 16 FT



2 ENLARGED PLAN PENTHOUSE LIVING
1/2"=1'-0"



LIGHTING LEGEND

	DOWNLIGHT 6" RECESSED CAN
	2" GLOBE PENDANT
	PRESCOT CHANDELIER
	LINEAR CHANDELIER
	STRIP LIGHTING
	FLOOR STRIP LIGHTING
	PENDANT
	RECESSED FLOOR LIGHT
	DOUBLE TIERED LIENER CHANDELIER
	GOLD GLOBE PENDANT
	GLOBE CHANDELIER



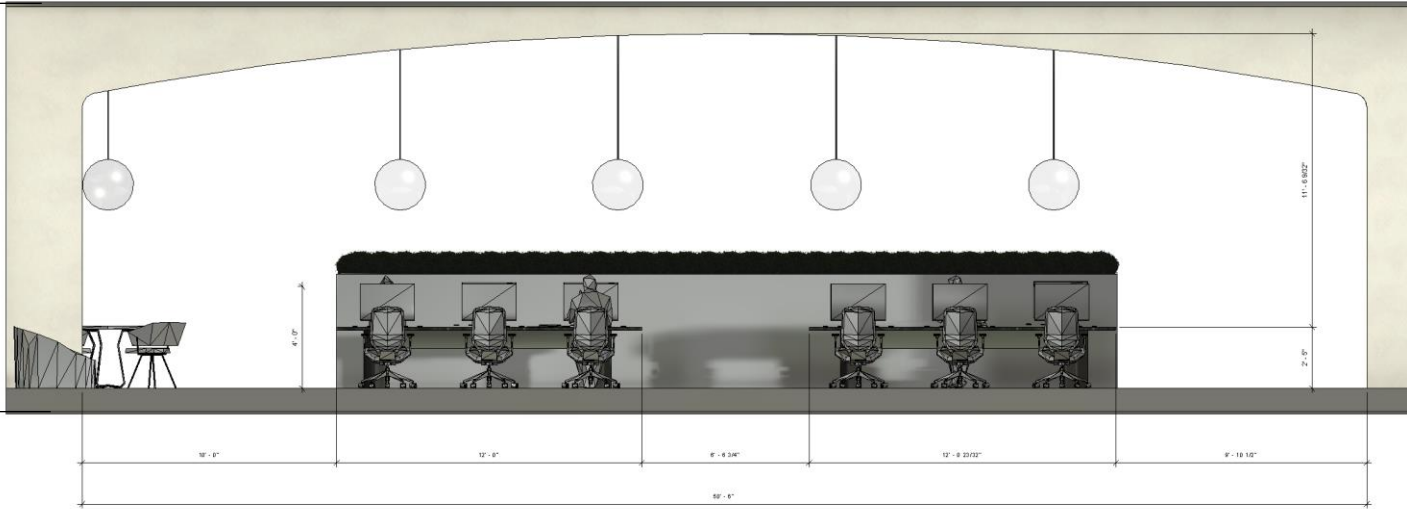
L1=6 In. Recessed Commercial LED Downlight, 1950 Lumens, 4000k
L4=LED Strip Fixture, 8 ft, 8500 Lumens, 65 Watt, 4000 Kelvin

BUSINESS CENTER

M1=Herring Bone Laminate
 11.6in. Wide x 46.24in. Long, Water Resistance
 M2=Stucco
 M3= Natural Oak Acoustic Slat Wood Wall Panels
 F1=Modern Boat Shaped Conference Table, 8 FT,
 Modern Walnut Finish, Madison Liquidators
 L5=Leo 14" Wide Pendant, 14 in, Satin Brass, Build

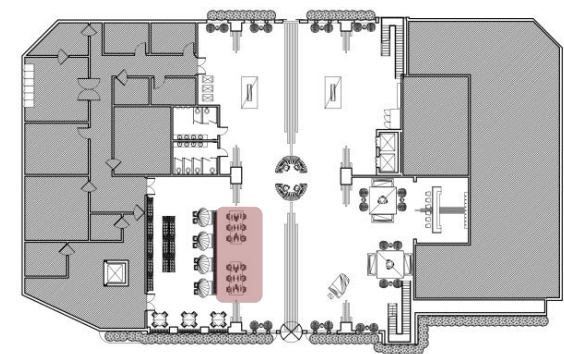
Lobby
 15'-0"

Floor
 0'-0"



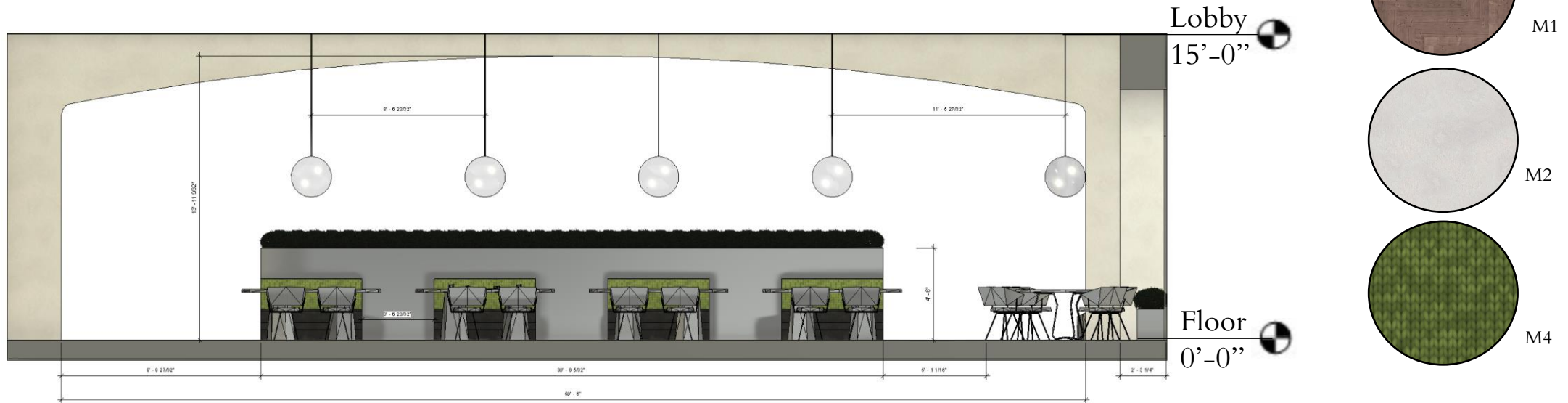
1 BREAKFAST AREA ELEVATION

1/4"=1'-0" 0 2 4 6 8 10 12 14 16 FT



2 BREAKFAST AREA ELEVATION

BREAKFAST AREA

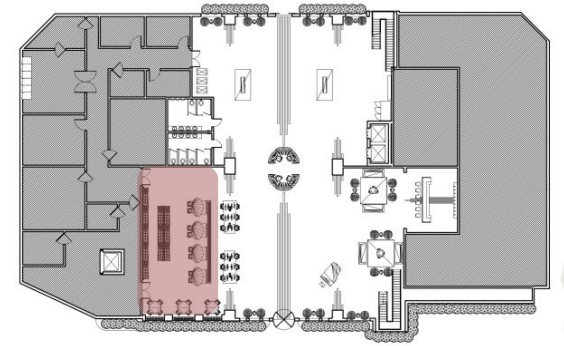


1 BREAKFAST AREA ELEVATION

M4=Booth Performance Fabric
 F2=Tyrone Upholstered Armchair, 29.5" H x 19" W x 20.5" D, Faux leather, linen, Metal, AllModern
 L5=Leo 14" Wide Pendant, 14 in, Satin Brass, Build

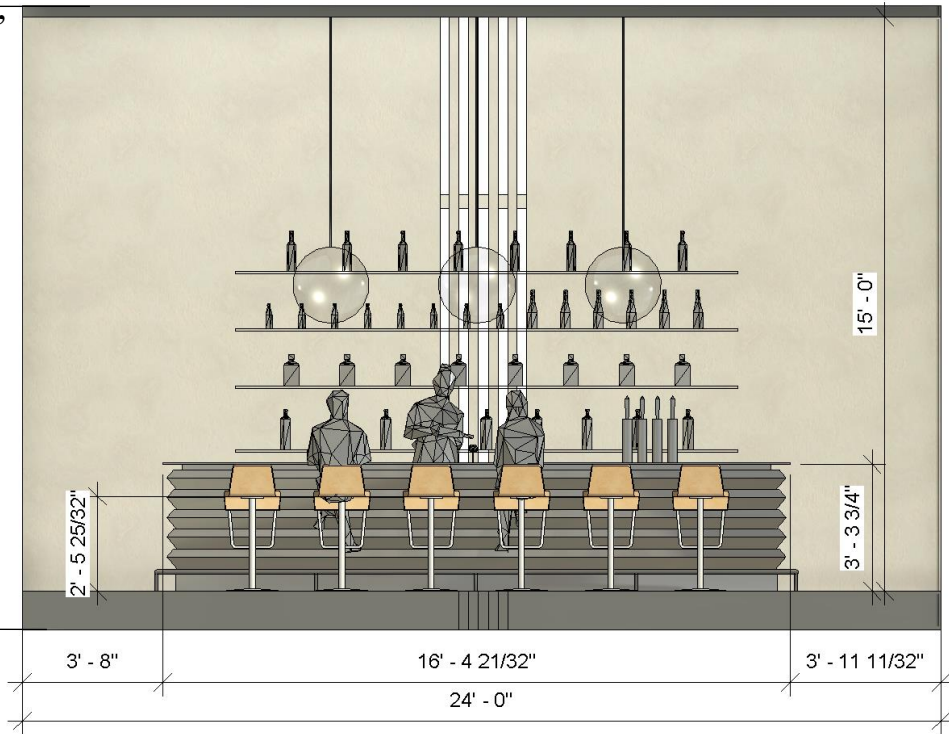


2 BREAKFAST AREA PERSPECTIVE



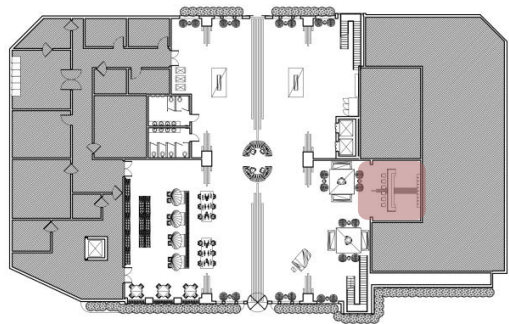
LOBBY BAR

Lobby
15'-0"



Floor
0'-0"

1 LOBBY BAR ELEVATION



- M1=Herring Bone Laminate
11.6in. Wide x 46.24in. Long, Water Resistance
- M2=Stucco
- F3=Ceets Leather Contemporary Cosmopolitan Bar
Stool, 21.0in X 23.7in X 37.8in, Steel, Leather
- L5=Leo 14" Wide Pendant, 14 in, Satin Brass, Build

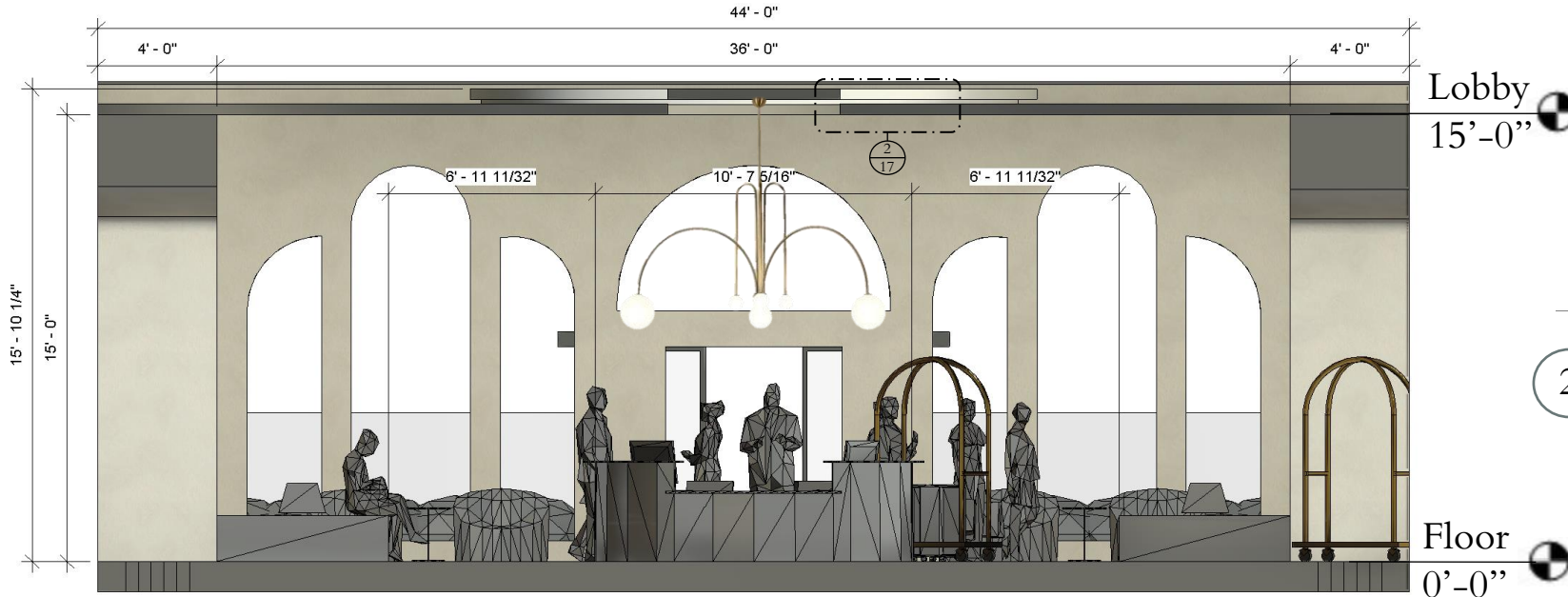


2 LOBBY BAR PERSPECTIVE



F3

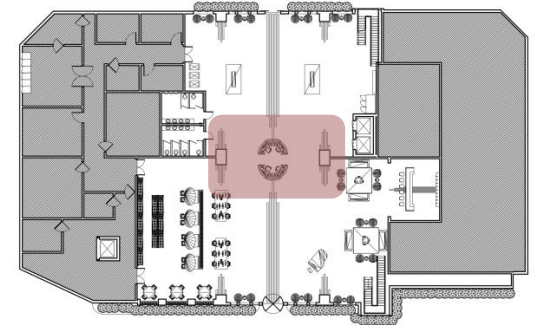
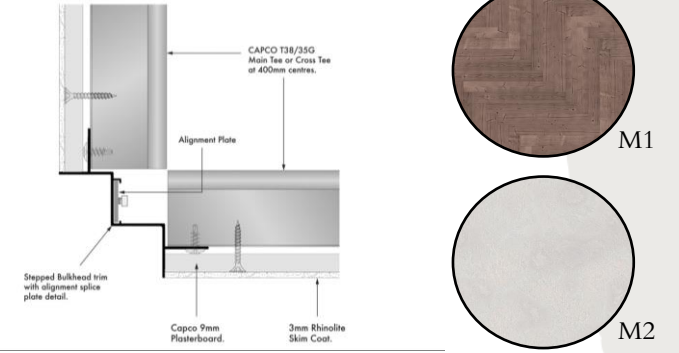
RECEPTION DESK



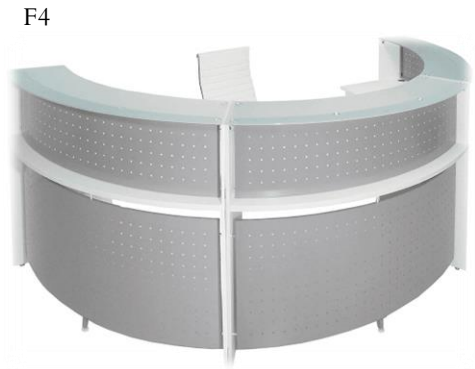
1 RECEPTION ELEVATION

1/4"=1'-0" 0 2 4 6 8 10 12 14 16 FT

2 CALLOUT: CEILING DETAIL

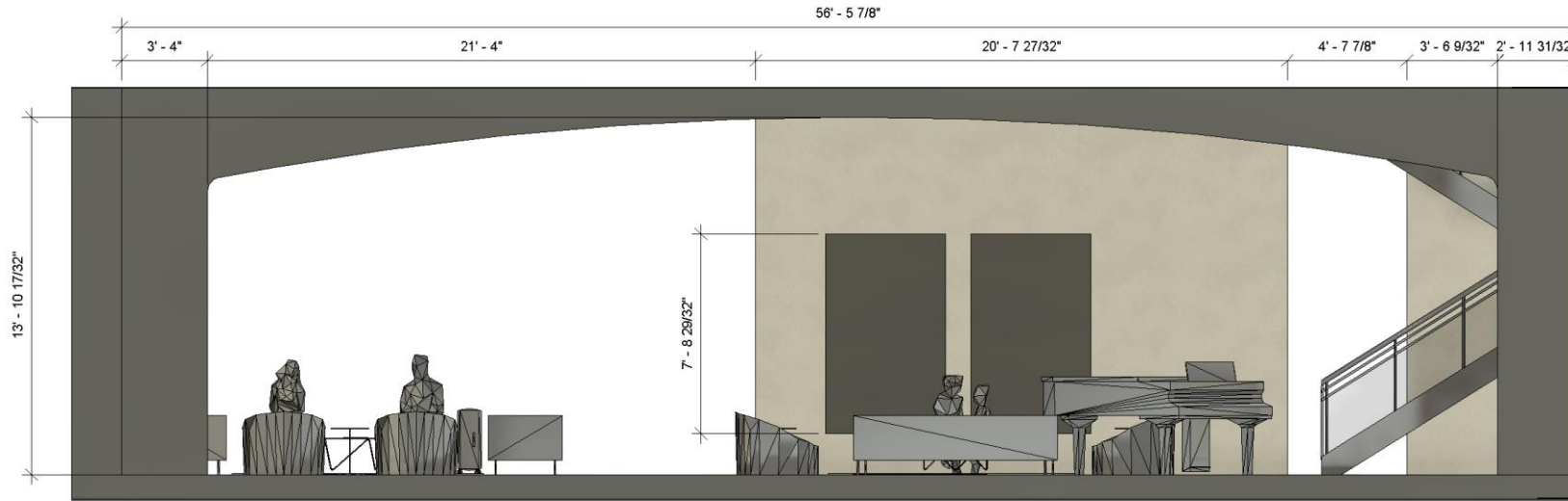


3 RECEPTION PERSPECTIVE

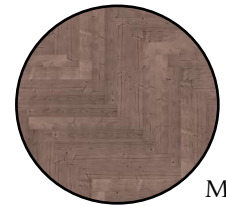


M1=Herring Bone Laminate
 11.6in. Wide x 46.24in. Long,
 Water Resistance
 M2=Stucco
 F4=White 180° Half Round
 Curved Glass Top Reception
 Desk, custom white laminate
 L2=BOMBA PENDANT,
 Custom Sizing, Iron, Glass,
 MintBliss

RECEPTION SEATING AREA



Lobby
15'-0"



M1



M2

Floor
0'-0"

1 RECEPTION ELEVATION



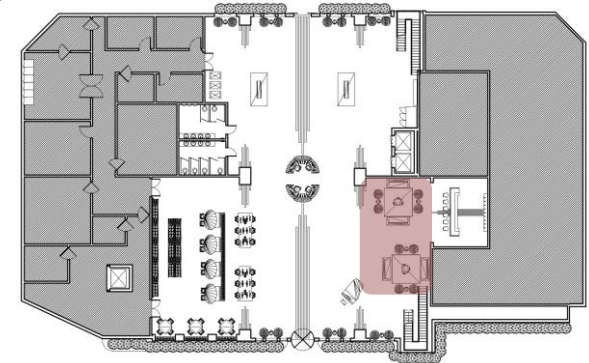
1/4"=1'-0" 0 2 4 6 8 10 12 14 16 FT

M1=Herring Bone Laminate
11.6in. Wide x 46.24in. Long,
Water Resistance

M2=Stucco

F5=Angelo Lounge Chair, Gray,
Brass

F6=Dylan Sofa, Olive, 89.75" W
x 34.75" D x 25.25" H, Burke
Decor

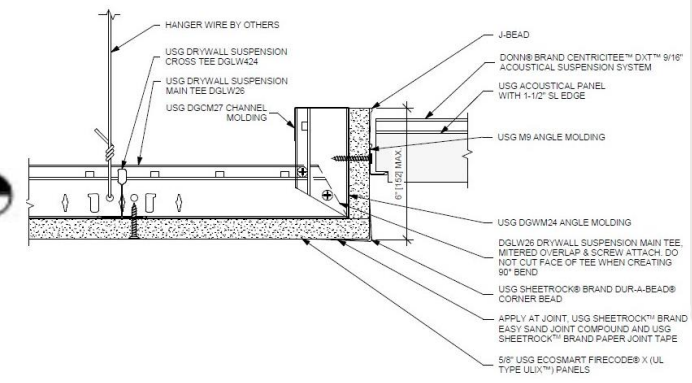
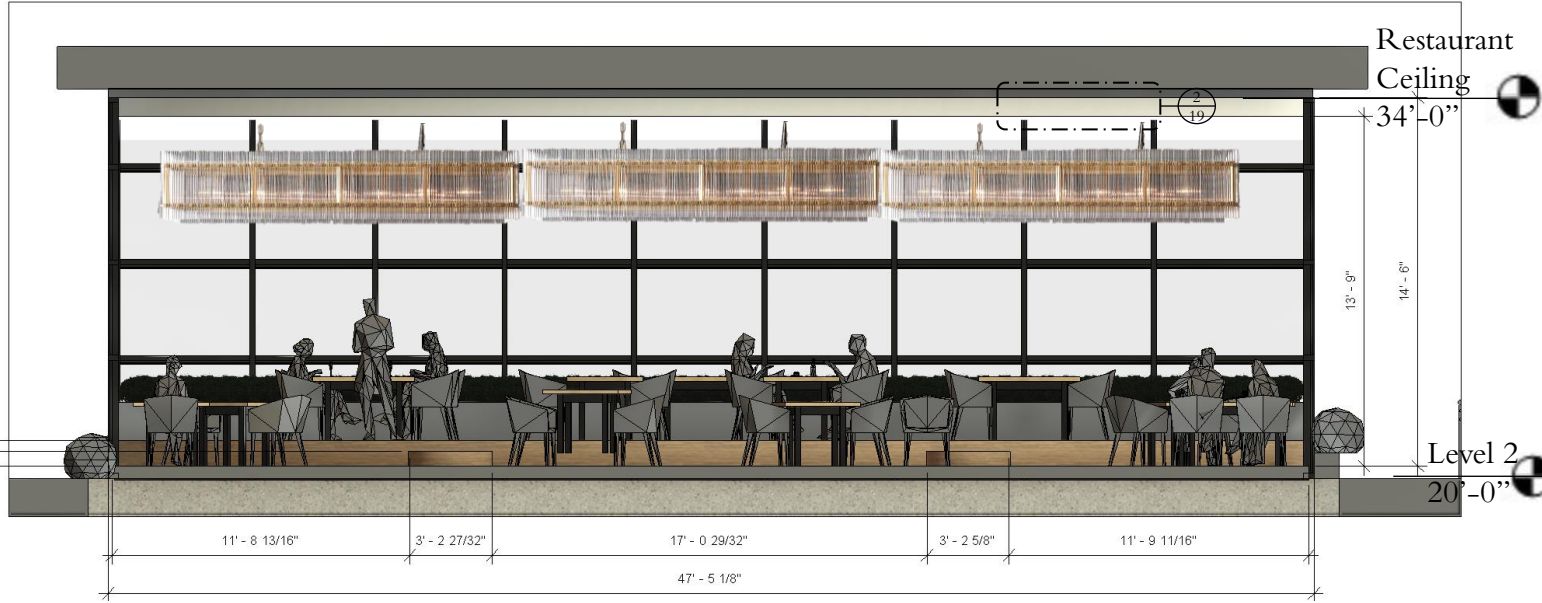


F6



2 RECEPTION SEATING PERSPECTIVE

RESTAURANT



2 CALLOUT: CEILING DETAIL
1/2"=1'-0"

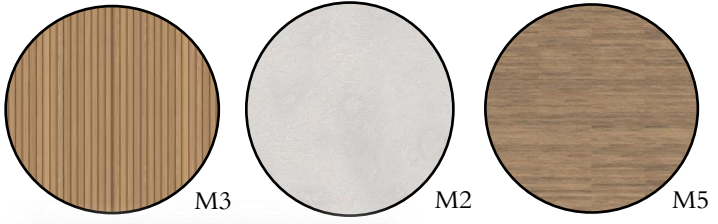


1 RESTAURANT ELEVATION

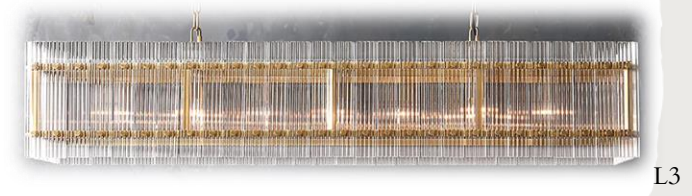
1/4"=1'-0" 0 2 4 6 8 10 12 14 16 FT



3 RESTAURANT PERSEPECTIVE



- M2=Stucco
- M3=Natural Oak Acoustic Slat Wood Wall Panels
- M5=Laminate Wood Flooring
- F7=Modern Upholstered Chair, Cotton, Metal
- L3=Handmade Glass Rectangle Chandelier, L54", 54"W x 14"D x 10½"H, Glass & Steel, Oasis Lamps, Daylight 4000K



QUEEN ROOM

Level 2

Ceiling

30'-0"

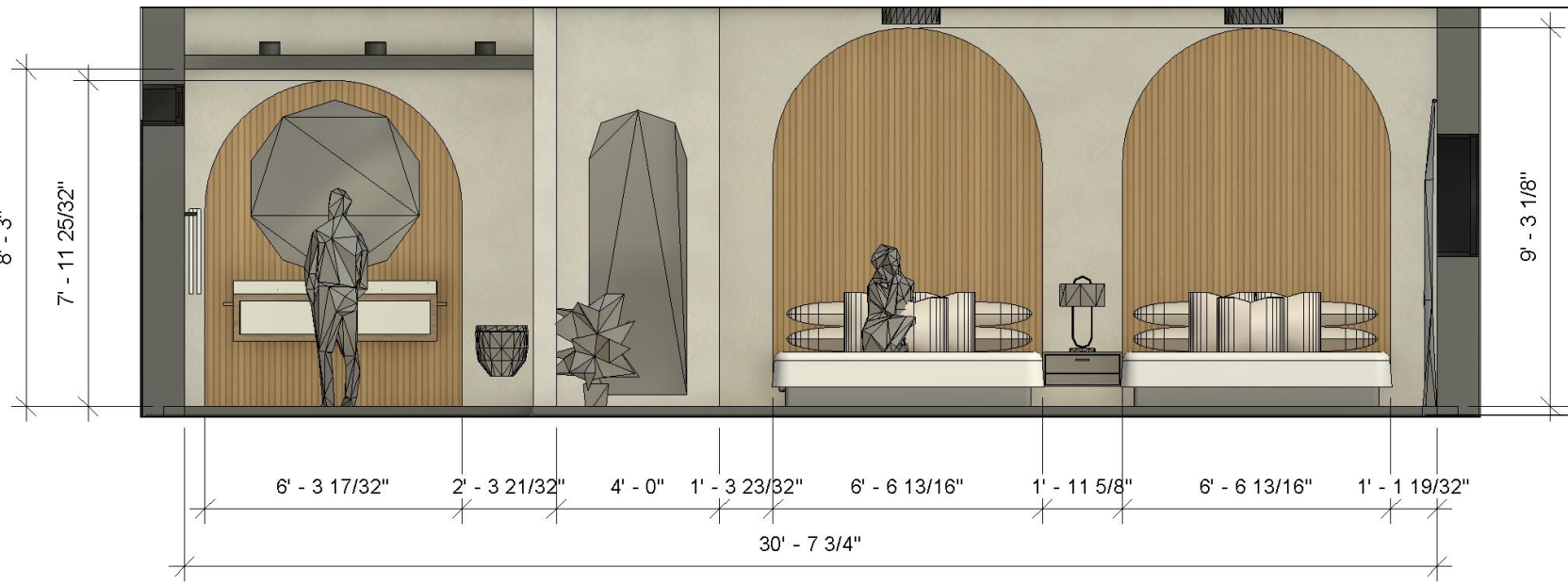
- M2=Stucco
- M3=Natural Oak Acoustic Slat Wood Wall Panels
- M5=Laminate Wood Flooring
- M6=Black and white Ceramic Tile
- F8=Monterey Floating Vanity, 84" D, New England Oak, ON
- L6=Prime LED Flushmount, Grass Cloth Weave, Lumens

Level 2

20'-0"

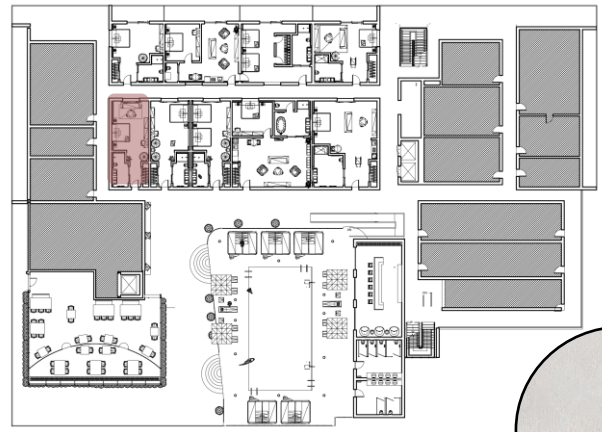


L6



1 QUEEN ROOM ELEVATION

1/4"=1'-0" 0 2 4 6 8 10 12 14 FT

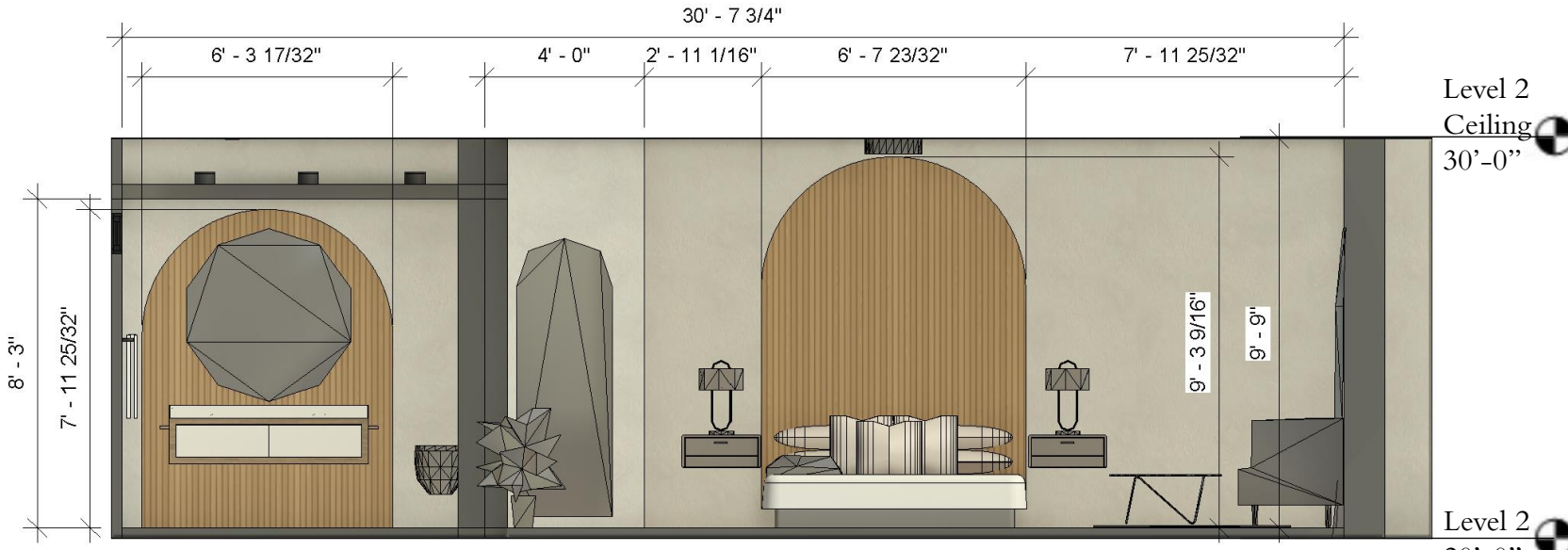


F8



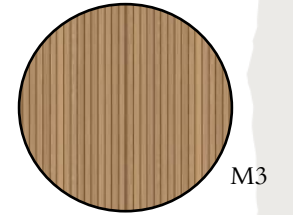
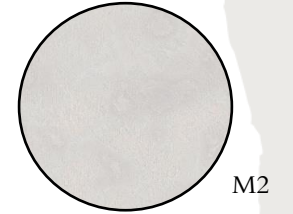
2 QUEEN ROOM PERSPECTIVE

KING ROOM



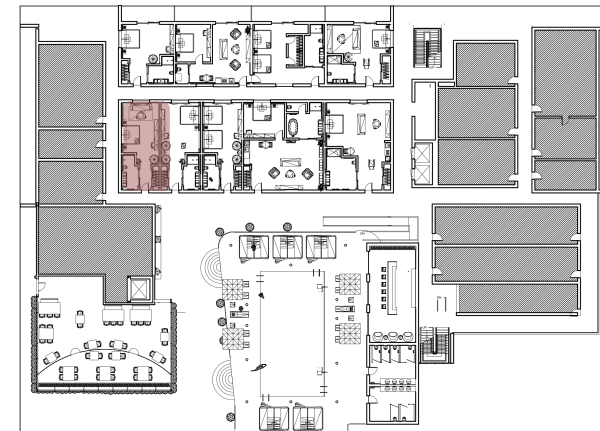
1 KING ROOM ELEVATION

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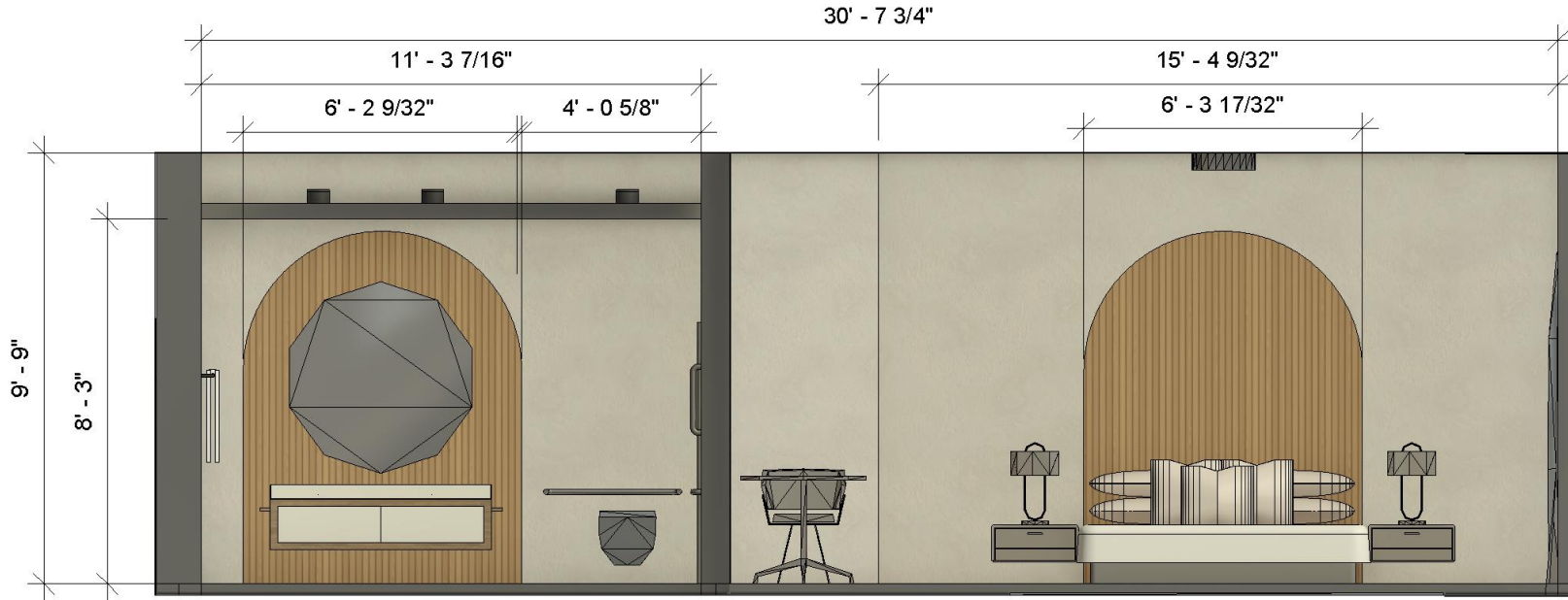


2 KING ROOM PERSPECTIVE

- M2=Stucco
- M3=Natural Oak Acoustic Slat Wood Wall Panels
- M5=Laminate Wood Flooring
- M6=Black and white Ceramic Tile
- F8=Monterey Floating Vanity, 84" D, New England Oak, ON
- L6=Prime LED Flushmount, Grass Cloth Weave, Lumens



ADA KING ROOM



1 ADA KING ROOM ELEVATION

Level 2
Ceiling
30'-0"

Level 2
20'-0"

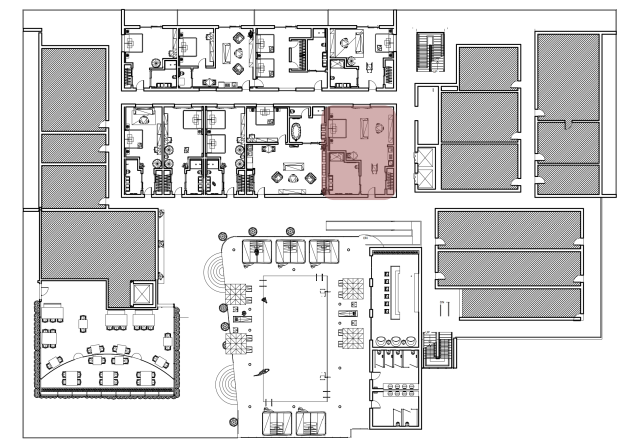
- M2=Stucco
- M3=Natural Oak Acoustic Slat Wood Wall Panels
- M4=Laminate Wood Flooring
- M5=Black and white Ceramic Tile
- F8=Monterey Floating Vanity, 84" D, New England Oak, ON
- L6=Prime LED Flushmount, Grass Cloth Weave, Lumens



1/4"=1'-0" 0 2 4 6 8 10 12 14 16 18 20 FT



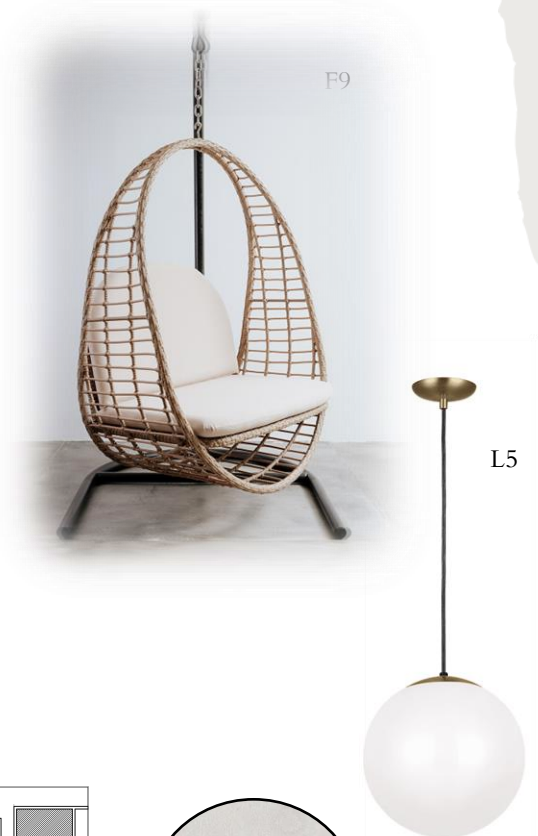
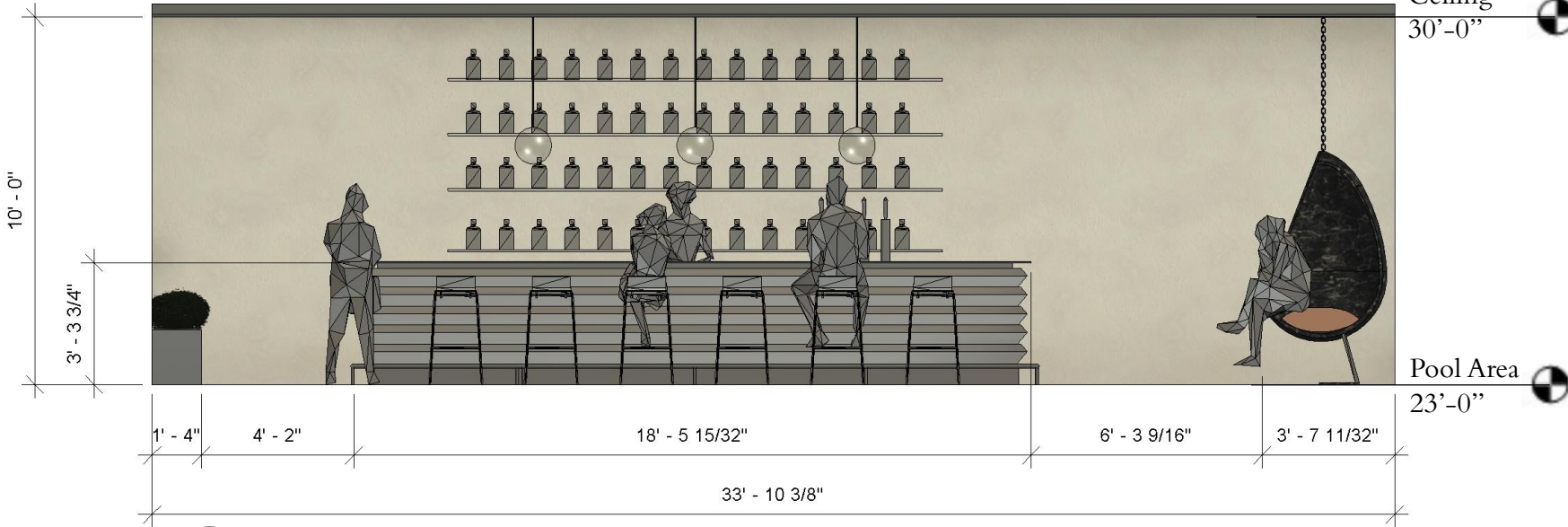
2 ADA KING ROOM PERSPECTIVE



POOL BAR

Level 2
Ceiling
30'-0"

Pool Area
23'-0"



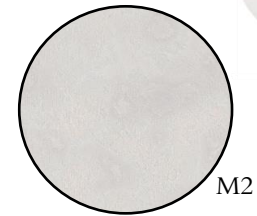
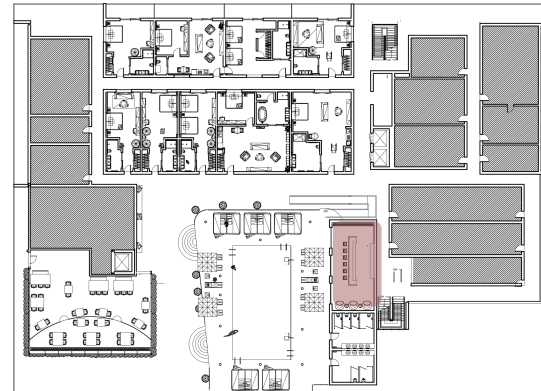
1 POOL BAR ELEVATION

1/4"=1'-0" 0 3 6 9 12 15 FT



2 POOL BAR PERSPECTIVE

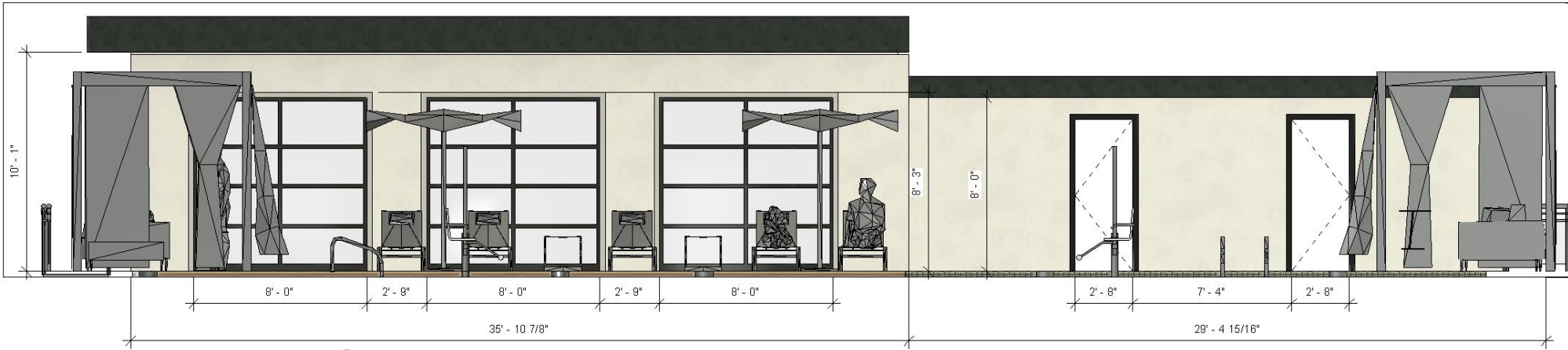
M2=Stucco
M4=Laminate Wood
Flooring
F9=Bohemian Rattan
Hanging Chair, 77.5 H x
40 W x 40 D, Rattan,
Fabric, Aluminum Stand,
France&Son
L5=Leo 14" Wide
Pendant, 14 in, Satin Brass,
Build



POOL

Level 2
Ceiling
30'-0"

Pool Area
23'-0"



1 POOL ELEVATION

1/4"=1'-0" 0 3 6 9 12 15 FT



2 POOL PERSPECTIVE

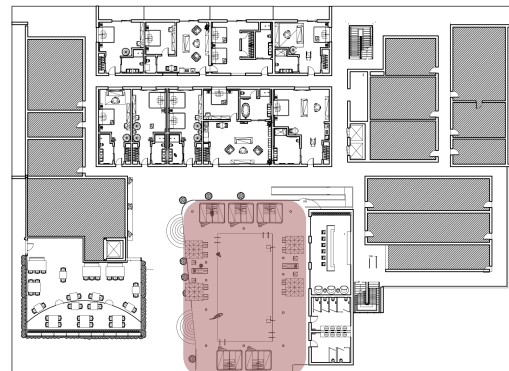


F10

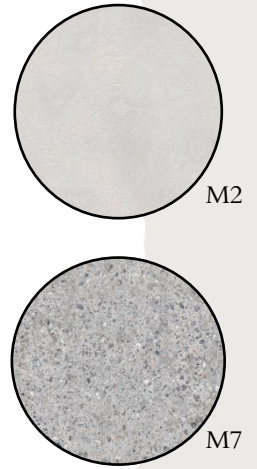
M2=Stucco
M7=Concrete Floor
F10=Baixa 3-piece Wood
Outdoor
Sectional, 35.75"dx36"h,
Weather Safe Performance
Fabric.

E1=AxS, Grainger, 81" X 23"
X 63", 300lb Weight
Capacity

L4=Leo 14" Wide Pendant,
14 In, Satin Brass, Build



E1



M2

M7

PENTHOUSE LIVING

M1=Herring Bone Laminate

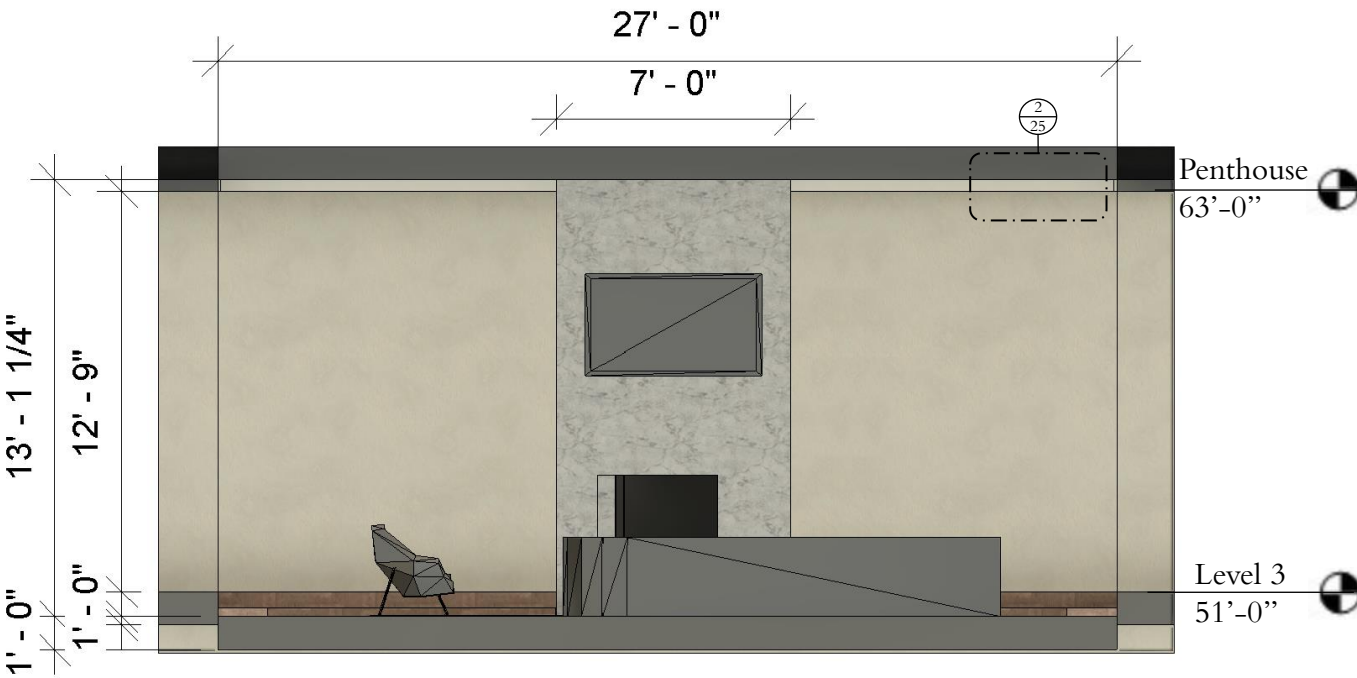
11.6in. Wide x 46.24in. Long, Water Resistance

M2=Stucco

M8=Daltile Marble Attache Lavish, 24" x 48" Rectangle Wall Tile, Polished Visual

F11=Sanguine Sectional, 82"L x 123"W x 28.5"H

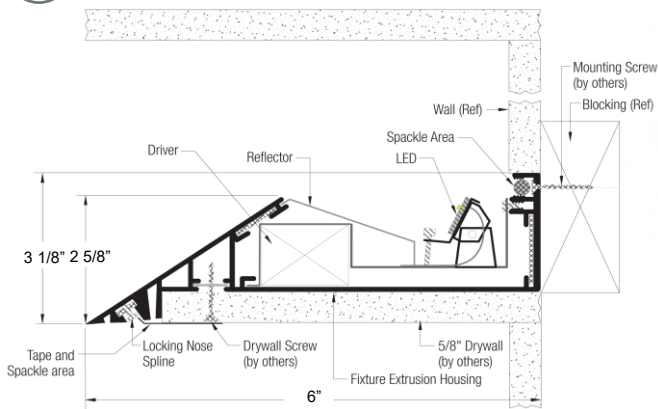
L4=LED Strip Fixture, 8 ft, 8500 Lumens, 65 Watt, 4000 Kelvin



3 PENTHOUSE LIVING PERSPECTIVE

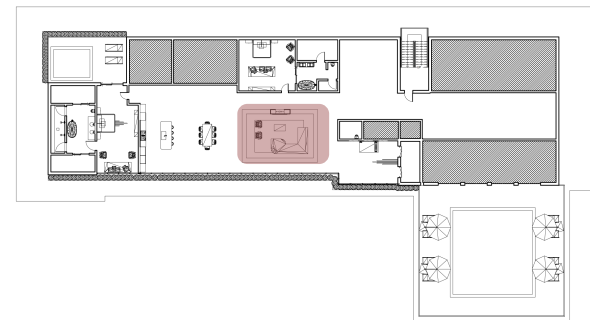
1 PENTHOUSE LIVING ROOM ELEVATION

1/4"=1'-0" 0 3 6 9 12 15 FT

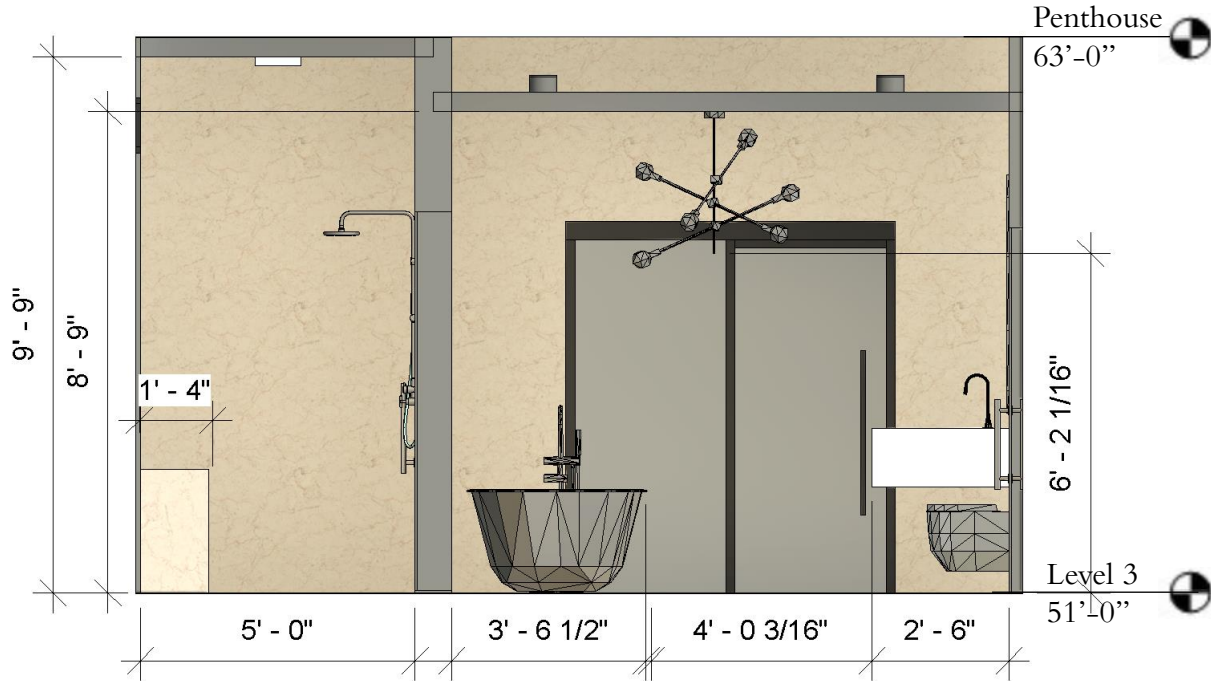


2 CALLOUT: COVE LIGHT CEILING DETAIL

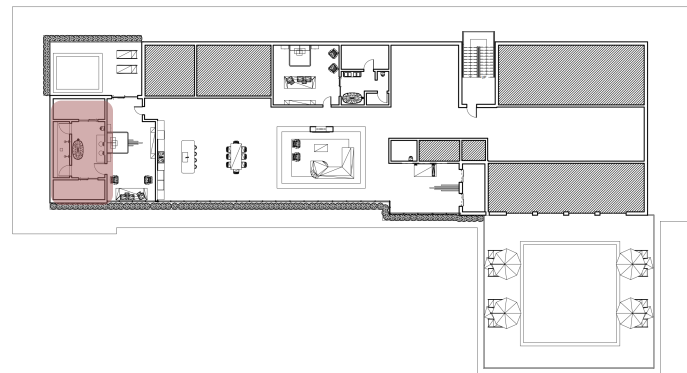
1/2"=1'-0" 0 3 6 9



PENTHOUSE MASTER BATH



1 PENTHOUSE MASTER BATH ELEVATION



M9=Pisa Gold Matte Porcelain Wall And Floor Tile, 12 X 24 In.
 L7=sputnik Sphere Chandelier, Brass, Carrington Studio
 P1=Philo Acrylic Double Slipper Freestanding Tub, 59" L X 28-3/8" W X 28-3/8" H



2 PENTHOUSE MASTER BATH PERSPECTIVE



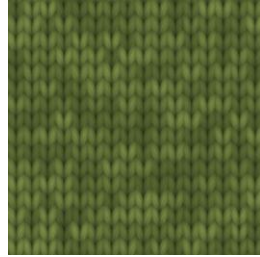


EXTERIOR VIEWS

MATERIAL SPECIFICATIONS



M1=Aliso Beach Herringbone
24Hr Water-Resistant Laminate
Flooring, 11.6in. Wide x 46.24in.
Long, LL Flooring



M4=Booth Performance
Fabric, Elliot, Durability:
100,000+ Rubs, Fabric Outlet



M7=Concrete Floor



M2=Stucco



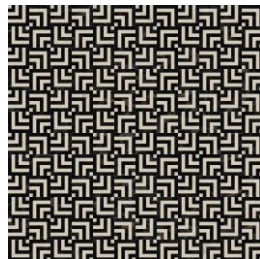
M5=Laminate Wood
Flooring, Spice Oak Solid
Hardwood Flooring, 2.25 in.
Wide, LL Flooring



M8=Daltile Marble Attache
Lavish, 24" x 48" Rectangle Wall
Tile, Polished Visual



M3=Natural Oak Acoustic
Slat Wood Wall Panels, Slat
Panel



M6=Black and white
Ceramic Tile Ruzzini, 18" x
18", Elite Tile



M9=Pisa Gold Matte
Porcelain Wall And
Floor Tile, 12 X 24 In.

LIGHTING SPECIFICATIONS



L1=6 In. Recessed Commercial LED Downlight,
1950 Lumens, 4000k



L4=LED Strip Fixture, 8 ft, 8500 Lumens,
65 Watt, 4000 Kelvin



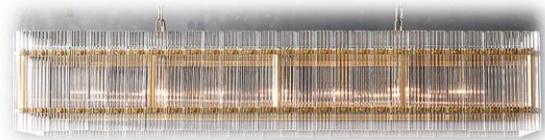
L2=BOMBA PENDANT, Custom Sizing, Iron,
Glass, MintBliss



L5=Leo 14" Wide Pendant, 14 in.,
Satin Brass, Build



L7=sputnik Sphere Chandelier, Brass,
Carrington Studio



L3=Handmade Glass Rectangle Chandelier,
L54", 54"W x 14"D x 10½"H, Glass & Steel,
Oasis Lamps, Daylight 4000K



L6=Prime LED Flushmount, Grass
Cloth Weave, Lumens

FURNITURE SPECIFICATIONS



F1=Modern Boat Shaped Conference Table, 8 FT, Modern Walnut Finish, Madison Liquidators



F5=Angelo Lounge Chair, Gray, Brass



F9=Bohemian Rattan Hanging Chair, 77.5 H x 40 W x 40 D, Rattan, Fabric, Aluminum Stand, France&Son



F2=Tyrone Upholstered Armchair, 29.5" H x 19" W x 20.5" D, Faux leather, linen, Metal, AllModern



F6=Dylan Sofa, Olive, 89.75" W x 34.75" D x 25.25" H, Burke Decor



F10=Baixa 3-piece Wood Outdoor



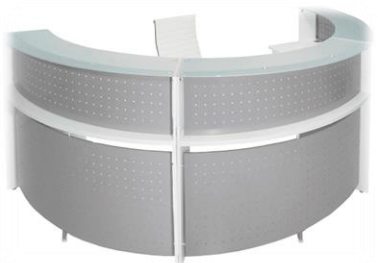
F3=Ceets Leather Contemporary Cosmopolitan Bar Stool, 21.0in X 23.7in X 37.8in, Steel, Leather



F7=Modern Upholstered Chair, Cotton, Metal



F11=Sanguine Sectional, 82"L x 123"W x 28.5"H



F4=White 180° Half Round Curved Glass Top Reception Desk, custom white laminate



F8=Monterey Floating Vanity, 84" D, New England Oak, ON

THANK YOU