

ĀMAN

Miami Beach

56 key hotel | 23 ultra-luxury residences

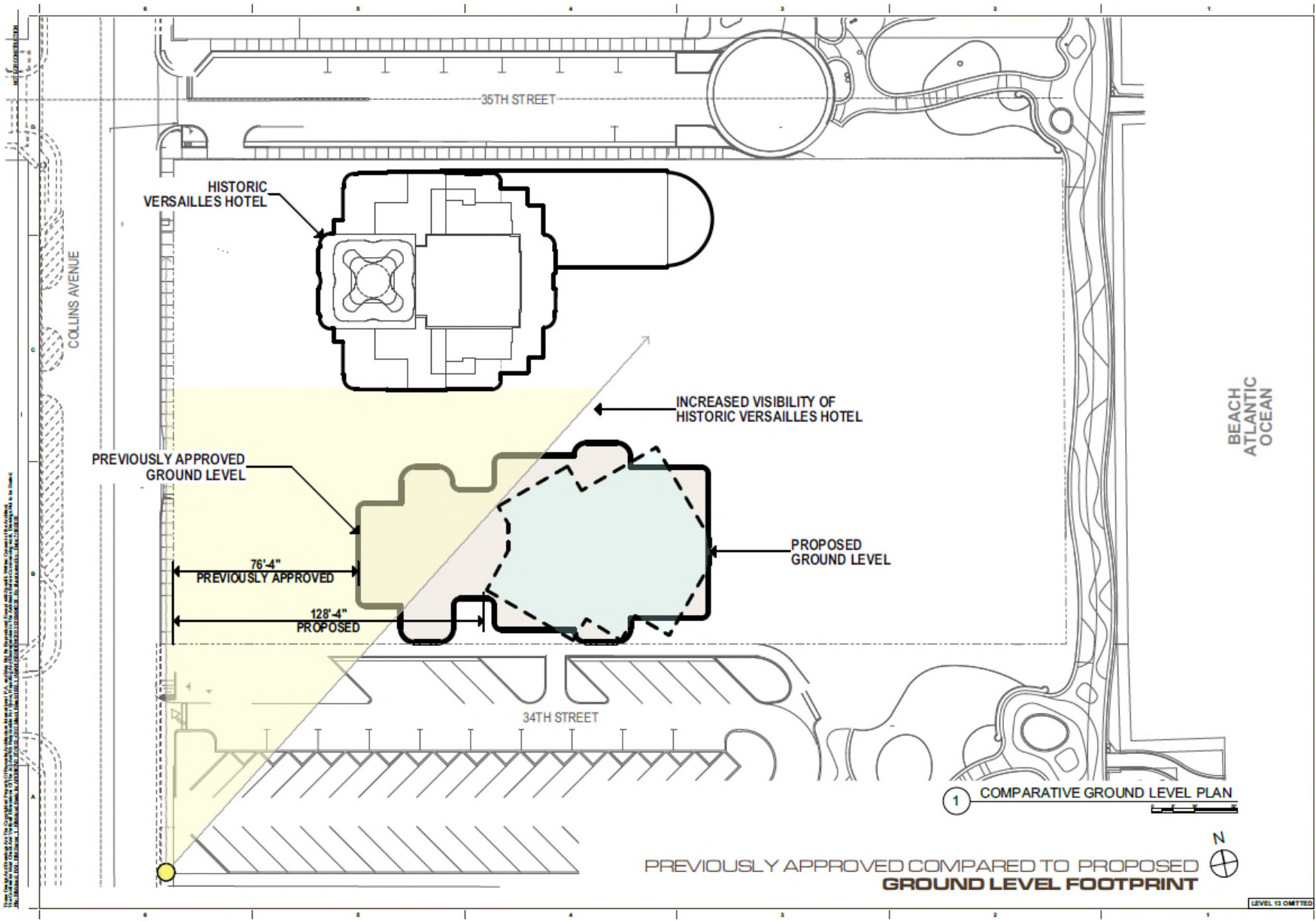
World-class amenities



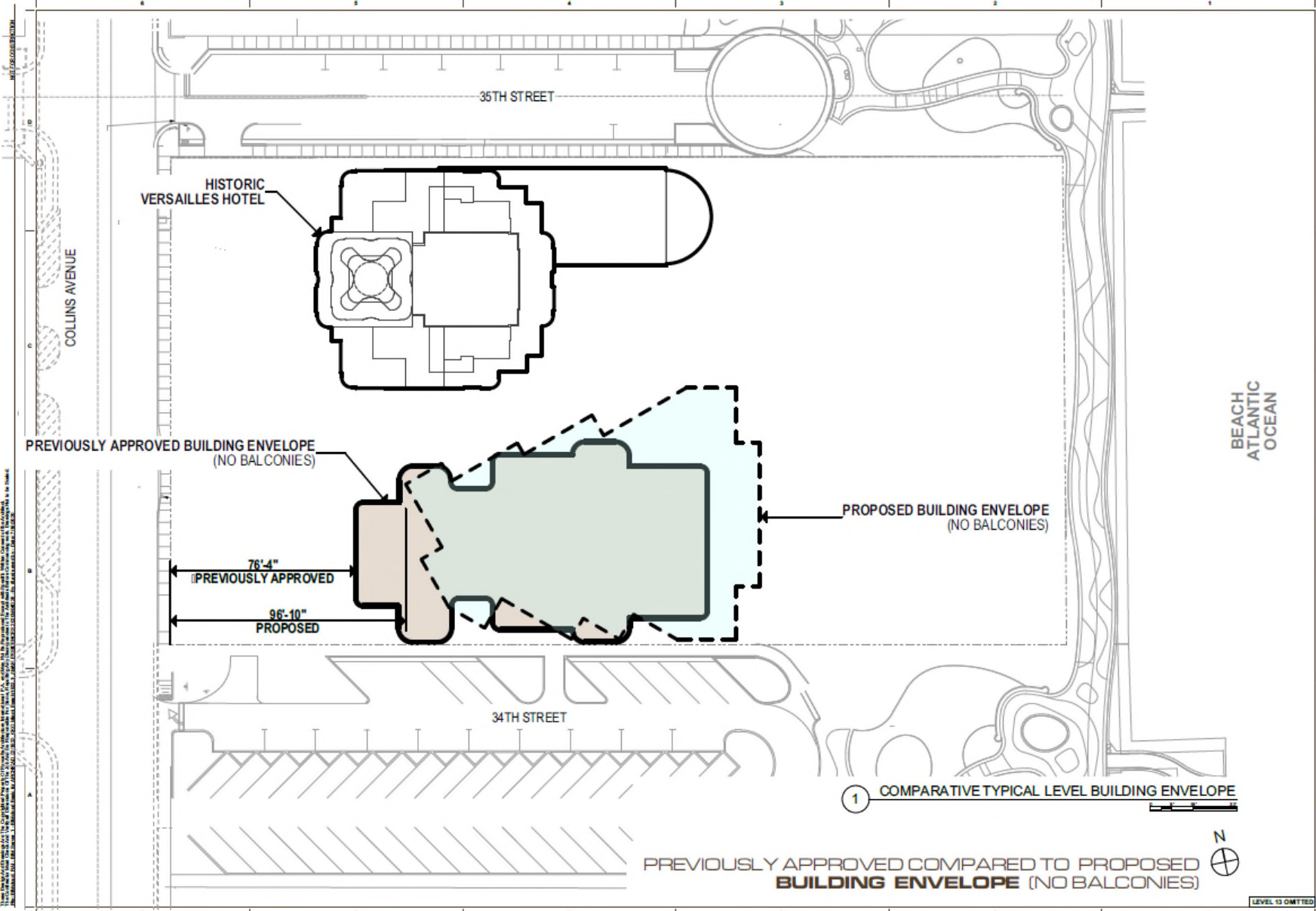


VERSATOWER





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Project

AMAN RESIDENCES
3425 COLLINS AVE
MIAMI, FL 33140

Owner Information
OKO GROUP
4100 N.E. 2ND AVENUE
MIAMI, FL 33137
(305) 273-1156



PROJECT PHASE
DATE
TITLE
SCALE
AS SHOWN
PROJECT NO.
SHEET NO.

COMPARATIVE BUILDING ENVELOPE

Sheet No.

A-208

BEACH
ATLANTIC
OCEAN

1 COMPARATIVE TYPICAL LEVEL BUILDING ENVELOPE

PREVIOUSLY APPROVED COMPARED TO PROPOSED
BUILDING ENVELOPE (NO BALCONIES)

LEVEL IS OMITTED





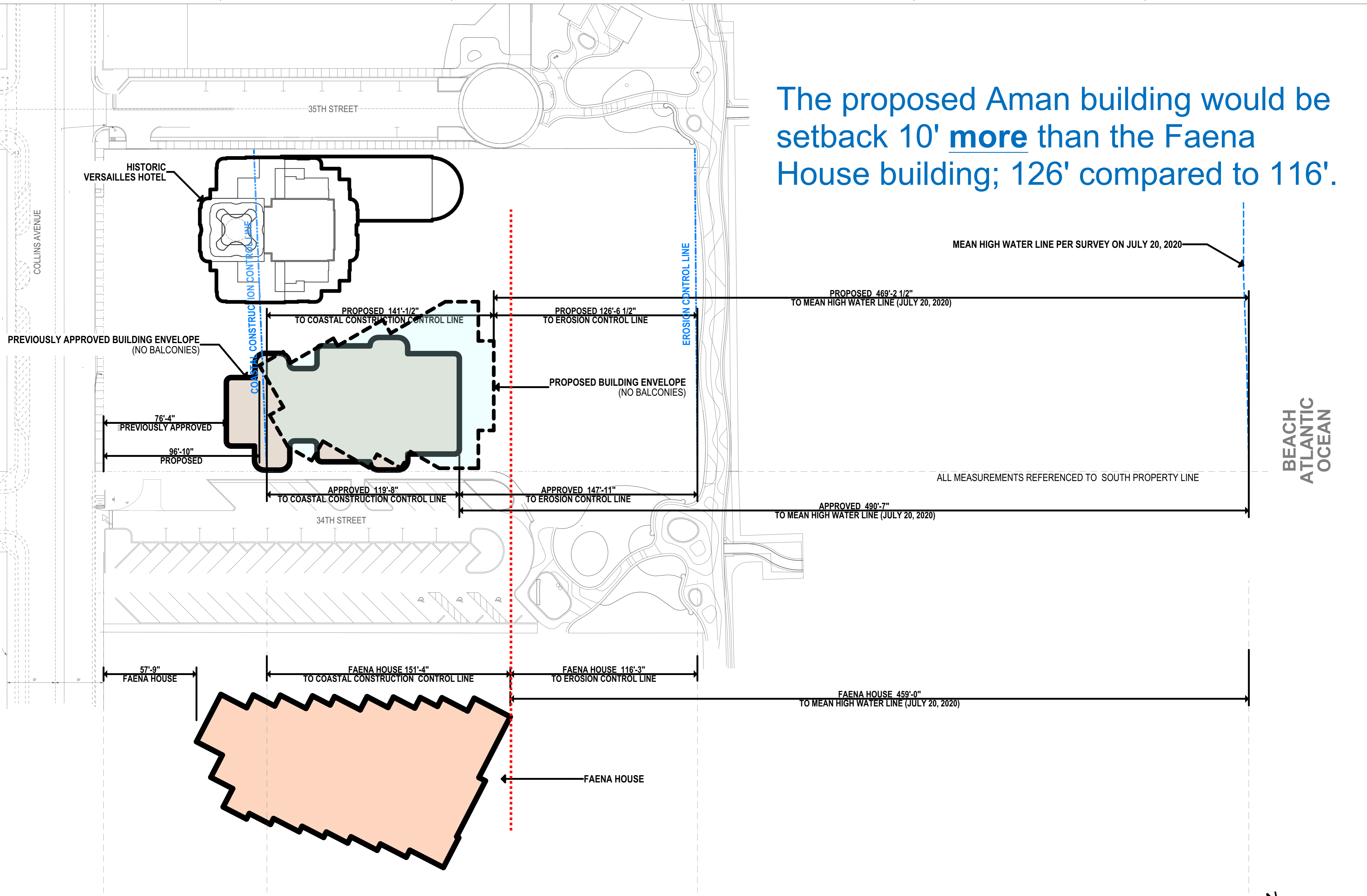
VERSAILLES
3425 COLLINS AVE., MIAMI BEACH, FL
CITY OF MIAMI BEACH
HISTORIC PRESERVATION BOARD



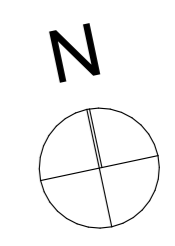
VERSAILLES

CITY OF MIAMI PLAC
HISTORIC DISTRICT DEVELOPMENT NO. 80

The proposed Aman building would be setback 10' more than the Faena House building; 126' compared to 116'.



COMPARED PREVIOUSLY APPROVED COMPARED TO PROPOSED **BUILDING ENVELOPE (NO BALCONIES)**









Collins Waterfront Historic District

Buildings in the Collins Waterfront Historic District at 200' or greater height

- W Hotel – 200'
- 1 Hotel – 200'
- **Atlantis – 274'**
- **Mirasol – 285'**
- Triton – 200'
- Edition – 200'
- Faena House – 203'
- Caribbean – 200'
- Mosaic – 200'
- **La Tour – 285'**



Collins Waterfront Historic District



The Versailles property is truly uniquely situated – it is the only private oceanfront property in the City that has two right of ways which are each over 100 feet wide on both the north and south sides. It is on an island so to speak.

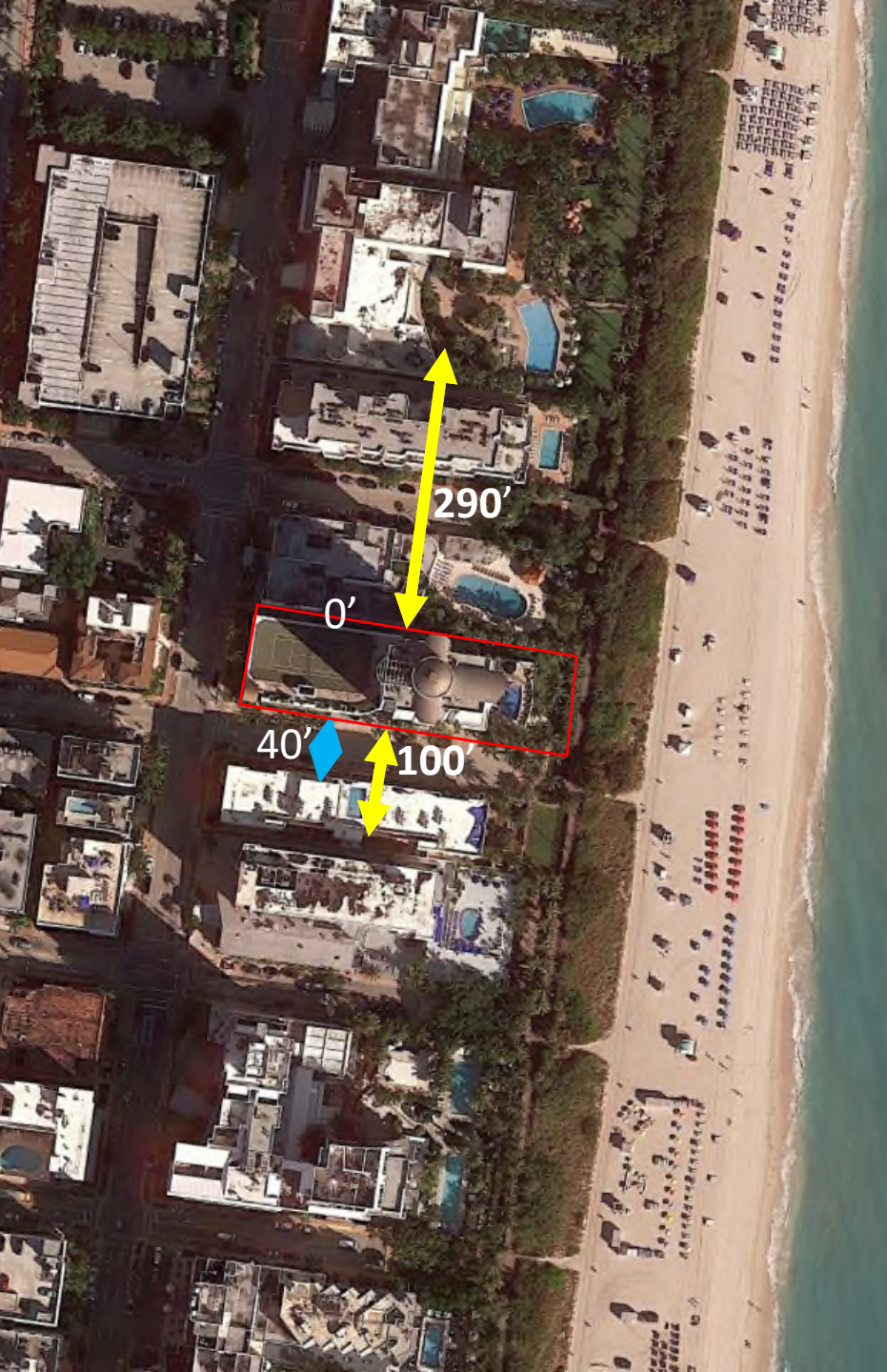




100'

290'

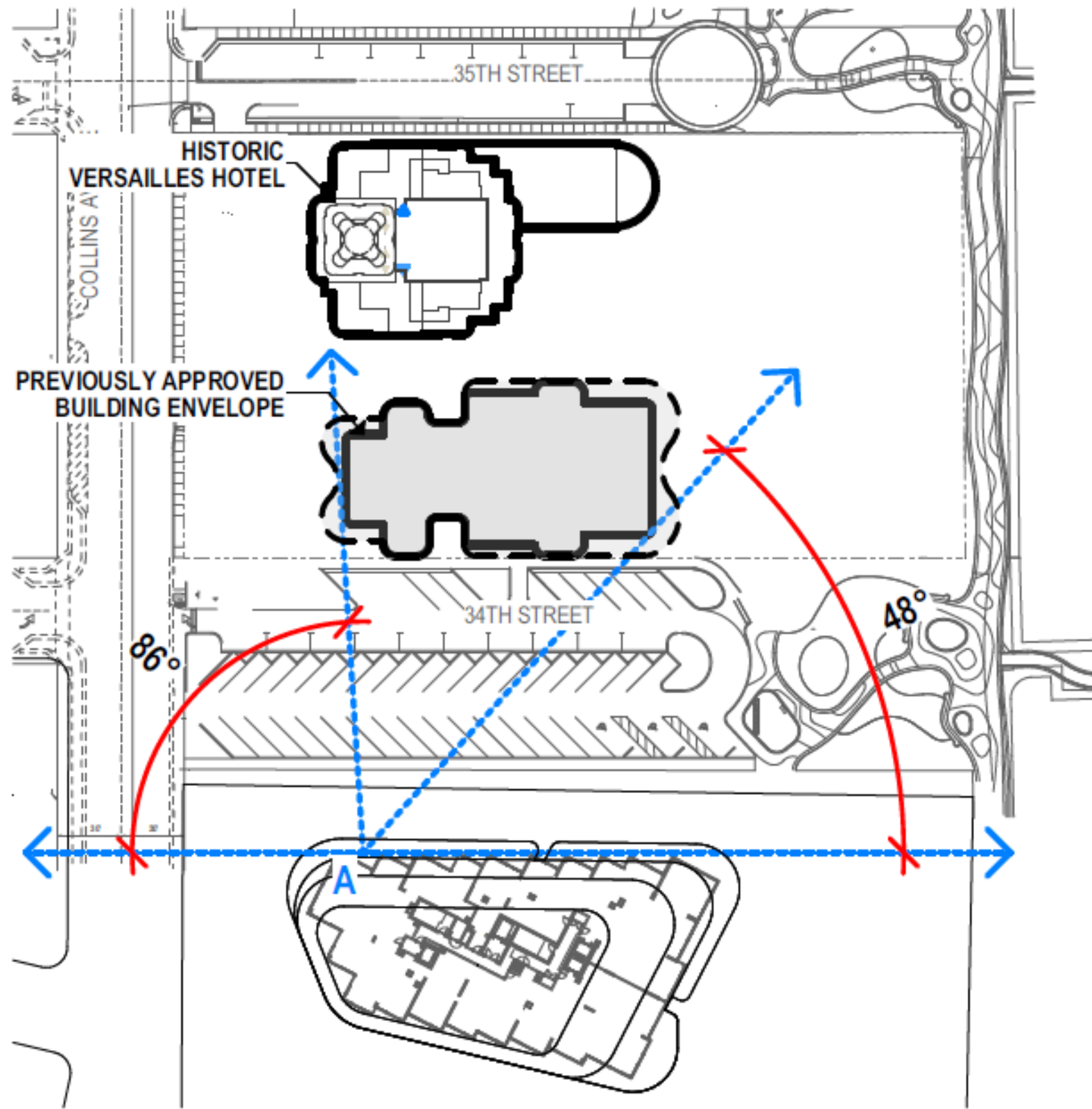
La Tour







Views from northwest corner of Faena House under previously approved building



FAENA VIEWS STUDY - FROM POINT A - APPROVED

SCALE: 1/32" = 1'-0"

LEVEL 13 OMITTED

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Luiz O. Revuelta
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HPB - October 13, 2020

Date

8/11/2020

Scale

AS SHOWN

Page No.

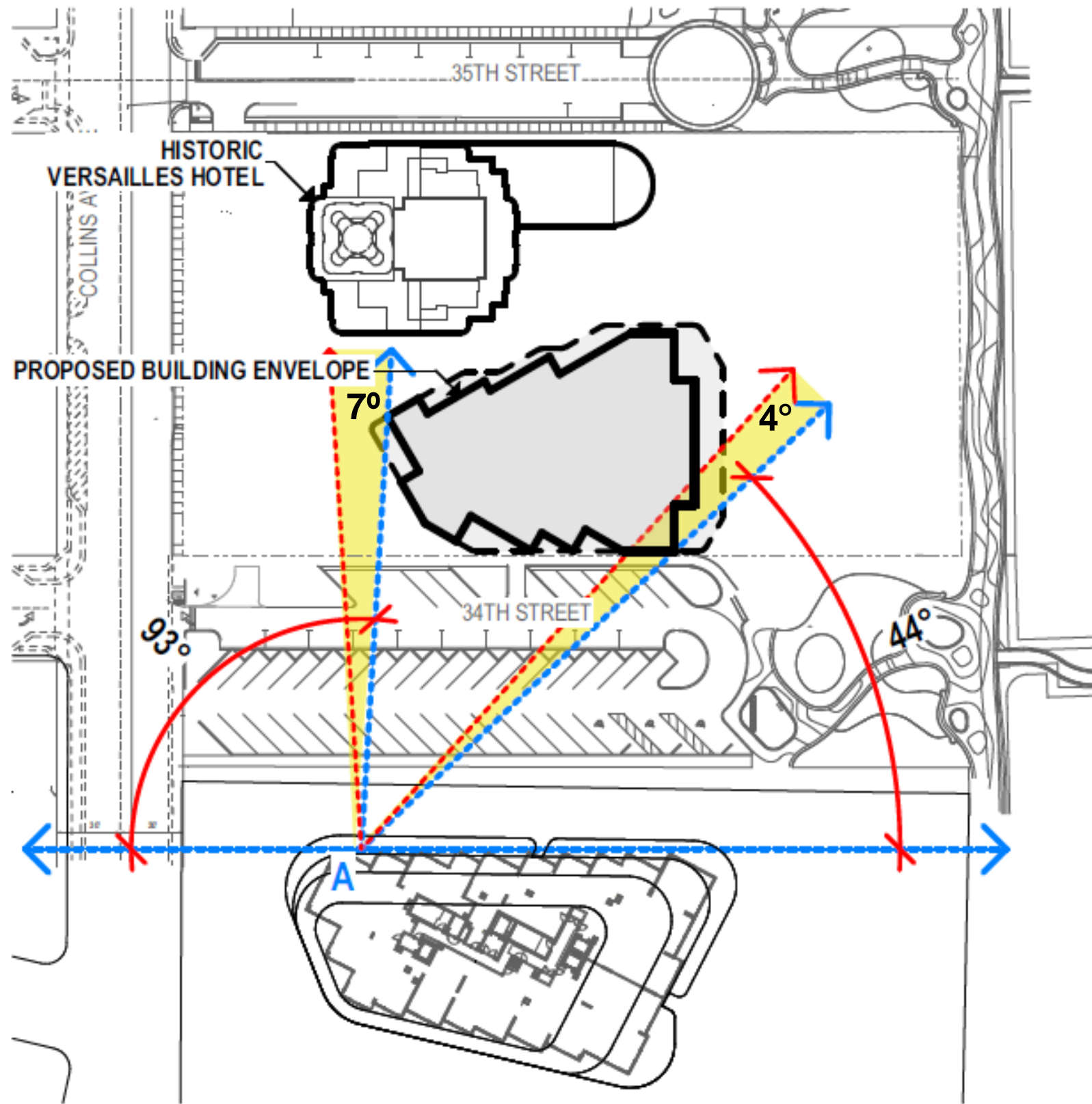
19/20

FAENA VIEWS STUDY FROM
POINT A - APPROVED

Sheet No.

The Design and Development of the Aman Hotel is the property of Revuelta Architecture International, LLC, and the Architectural Firm of Revuelta Architecture International, LLC. The Construction of the Aman Hotel is the property of Revuelta Architecture International, LLC. The Construction of the Aman Hotel is the property of Revuelta Architecture International, LLC. The Construction of the Aman Hotel is the property of Revuelta Architecture International, LLC.

Proposed views from northwest corner of Faena House: 4° difference



FAENA VIEWS STUDY - FROM POINT A - PROPOSED

SCALE: 1/32" = 1'-0"

LEVEL 13 OMITTED

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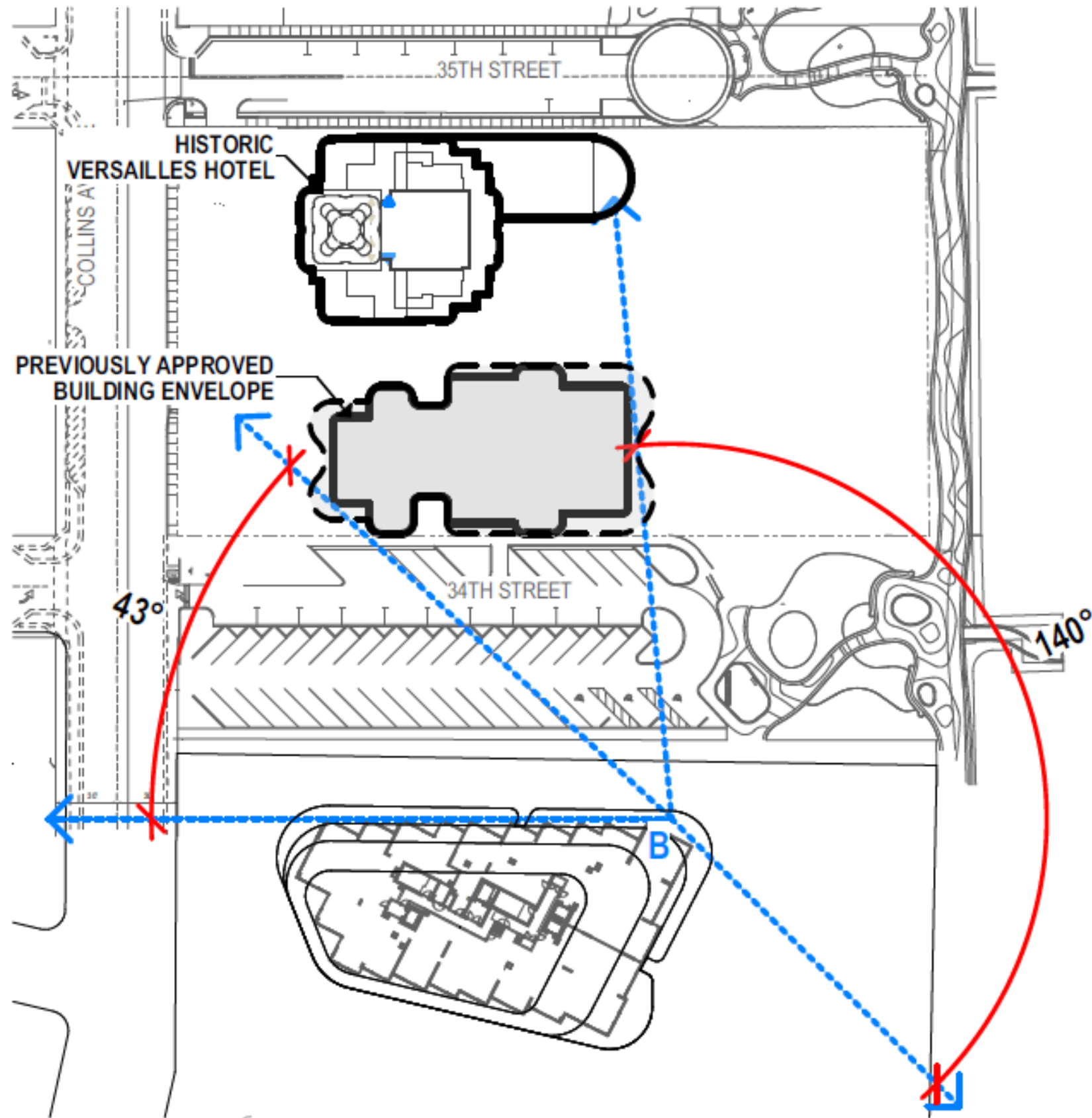
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Drawn
8/11/2020
Scale
AS SHOWN
Project No.
1925

FAENA VIEWS STUDY FROM
POINT A - PROPOSED

Sheet No.

Views from northeast corner of Faena House under previously approved building



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HPB - October 13, 2020

Date
 8/11/2020

Scale
 AS SHOWN

Project No.
 1932

FAENA VIEWS STUDY - HPB - APPROVED

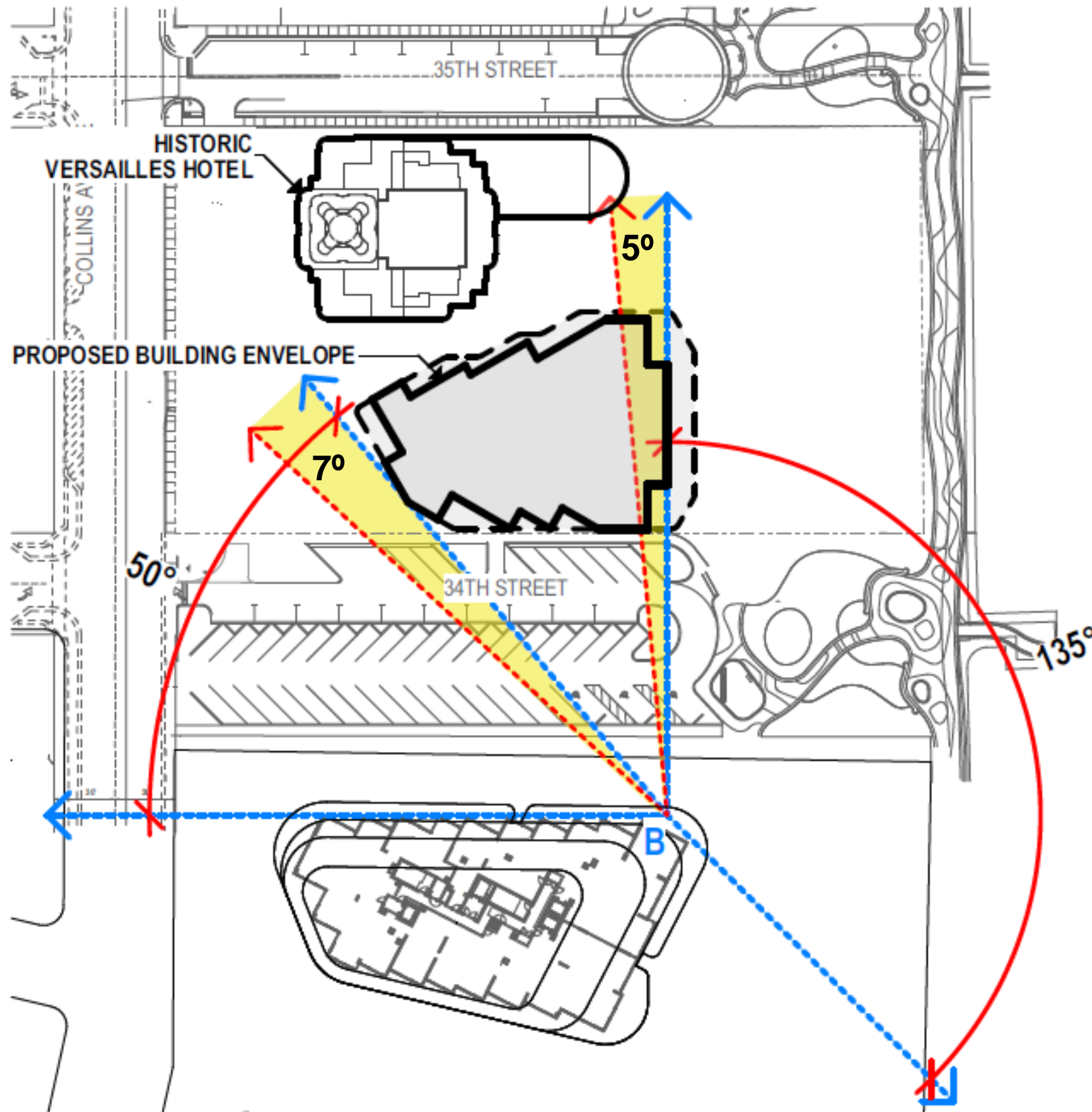
Sheet No.

FAENA VIEWS STUDY - POINT B - APPROVED

SCALE: 1/32" = 1'-0"

LEVEL 13 OMITTED

Proposed views from northeast corner of Faena House



FAENA VIEWS STUDY - POINT B - PROPOSED

SCALE: 1/32" = 1'-0"

LEVEL 13 OMITTED

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Project

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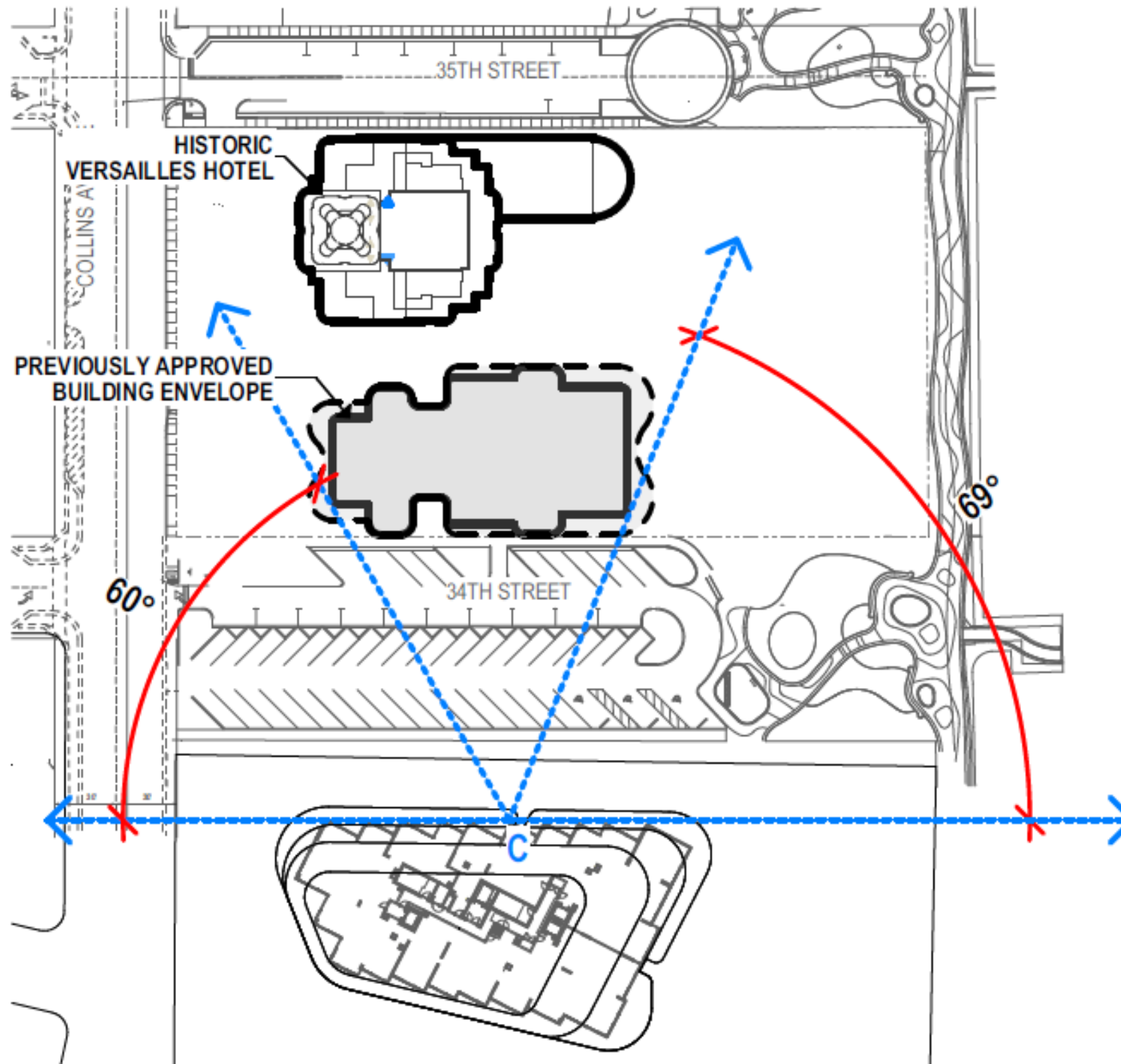
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HPB - October 13, 2020

Drawn
8/11/2020
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Project No.
1022
FAENA VIEWS STUDY - HPB - 10/13/20
- PROPOSED
Sheet No.

Views from center of Faena House under previously approved building



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 AR-600972

HPB - October 13, 2020

Date
 8/11/2020

Scale
 AS SHOWN

Project No.
 1928

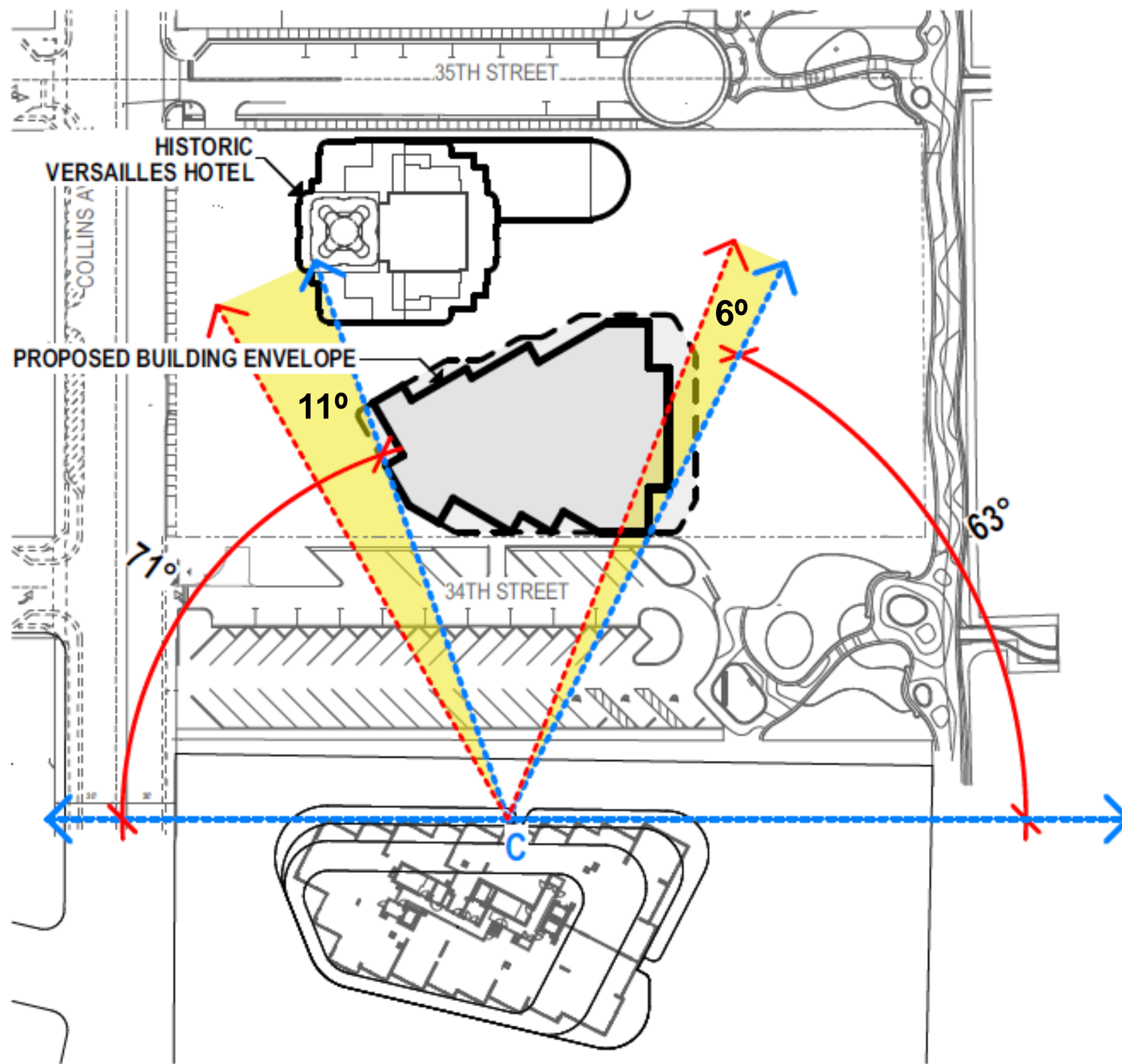
FAENA VIEWS STUDY - POINT C - APPROVED

SCALE 1/32" = 1'-0"

LEVEL 13 OMITTED

The City of Miami and the Department of Planning and Economic Development (DP&ED) have approved this project. This approval is based on the information provided by the applicant and is not a guarantee of the accuracy of the information provided. The City of Miami and the Department of Planning and Economic Development (DP&ED) are not responsible for any errors or omissions in this document.

Proposed views from center of Faena House



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BRUCE W. WATSON
 ARCHITECT
 MIAMI, FL 33130

T. DESIGNED
 P. DESIGNED

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Lib: C. Revuelta
 AR-000925

HPB - October 13, 2020

Date
 8/11/2020

Scale
 ASSHOWN

Project No.
 192

FAENA VIEWS STUDY - PROPOSED

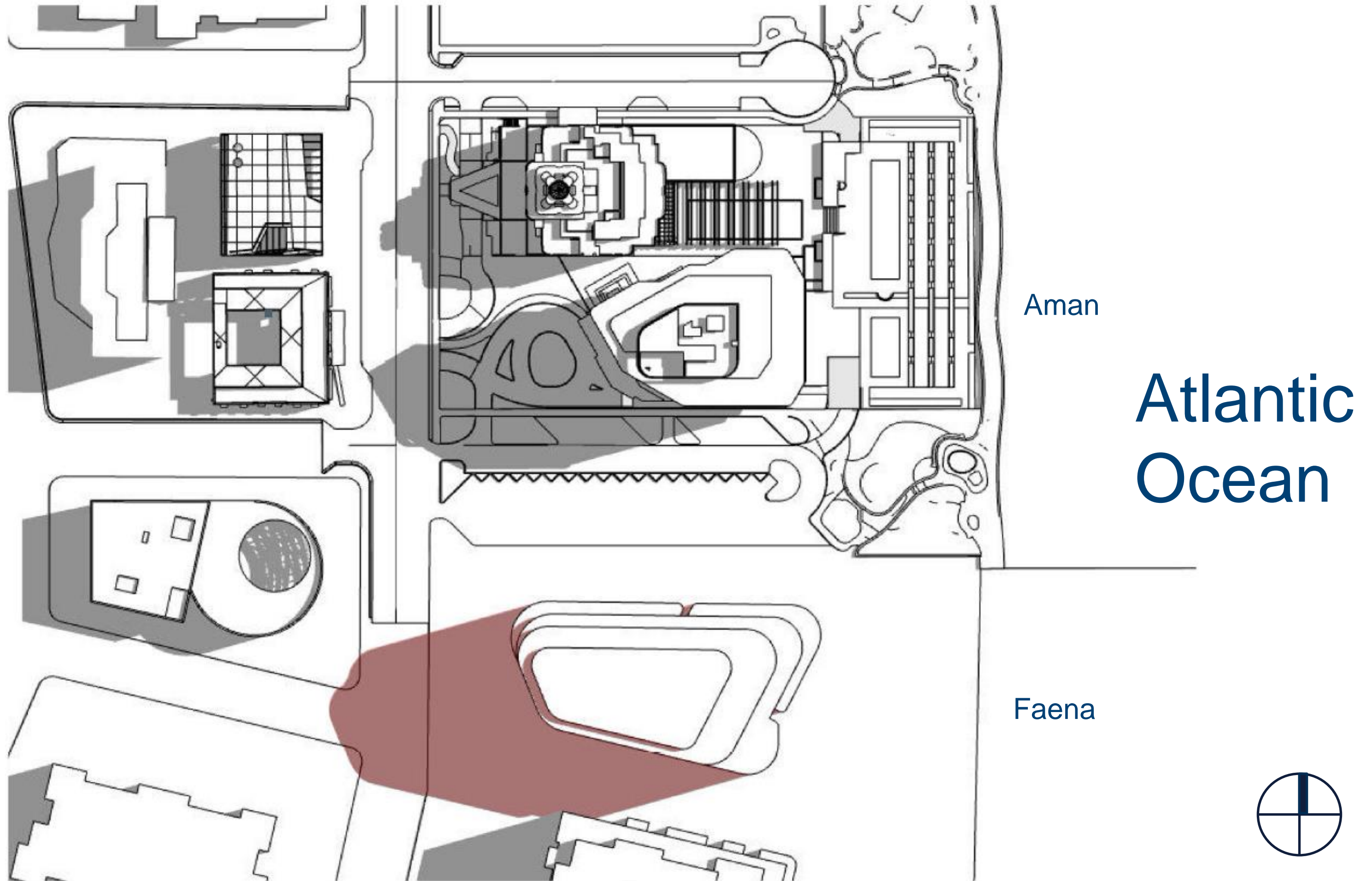
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FAENA VIEWS STUDY - POINT C - PROPOSED

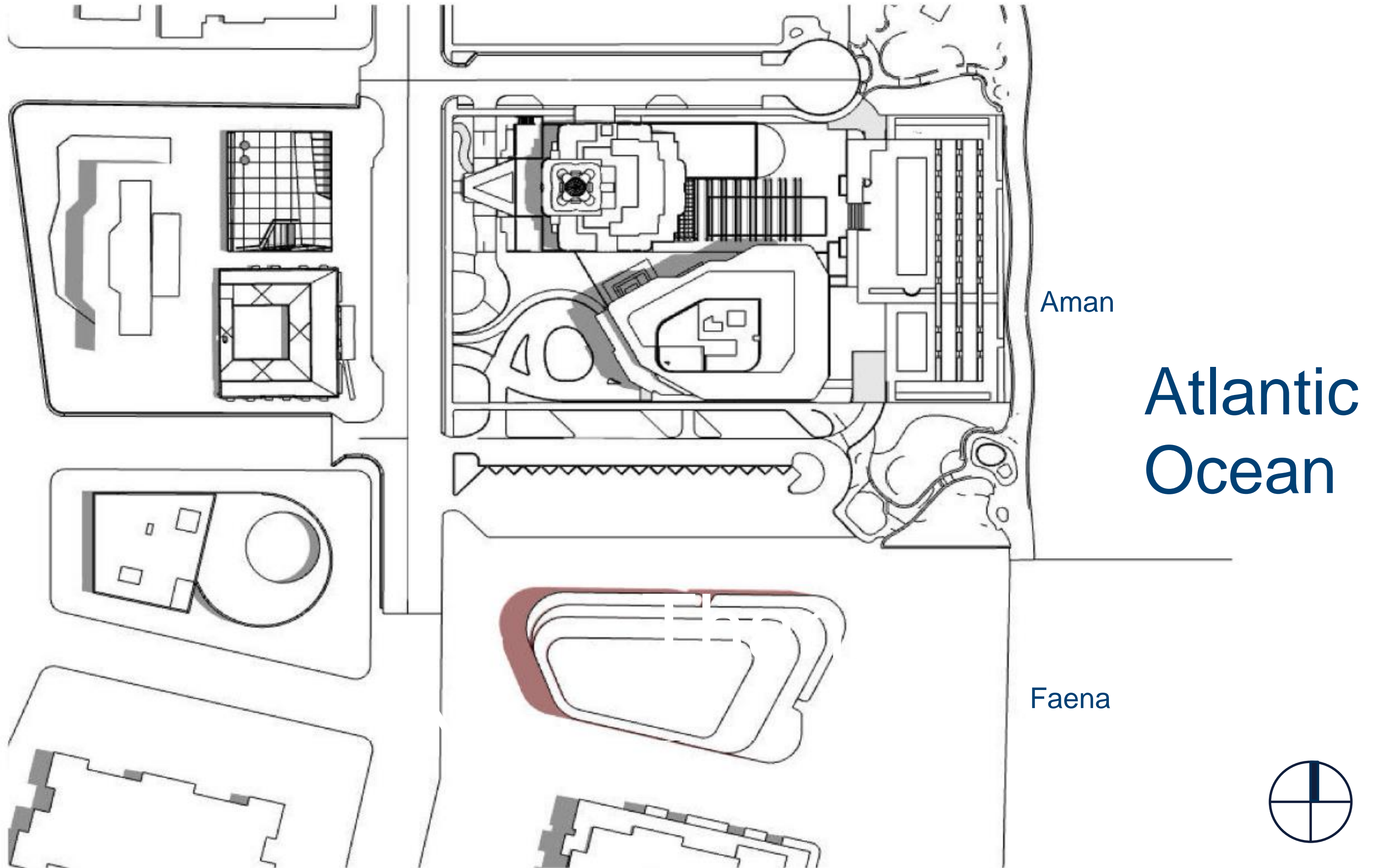
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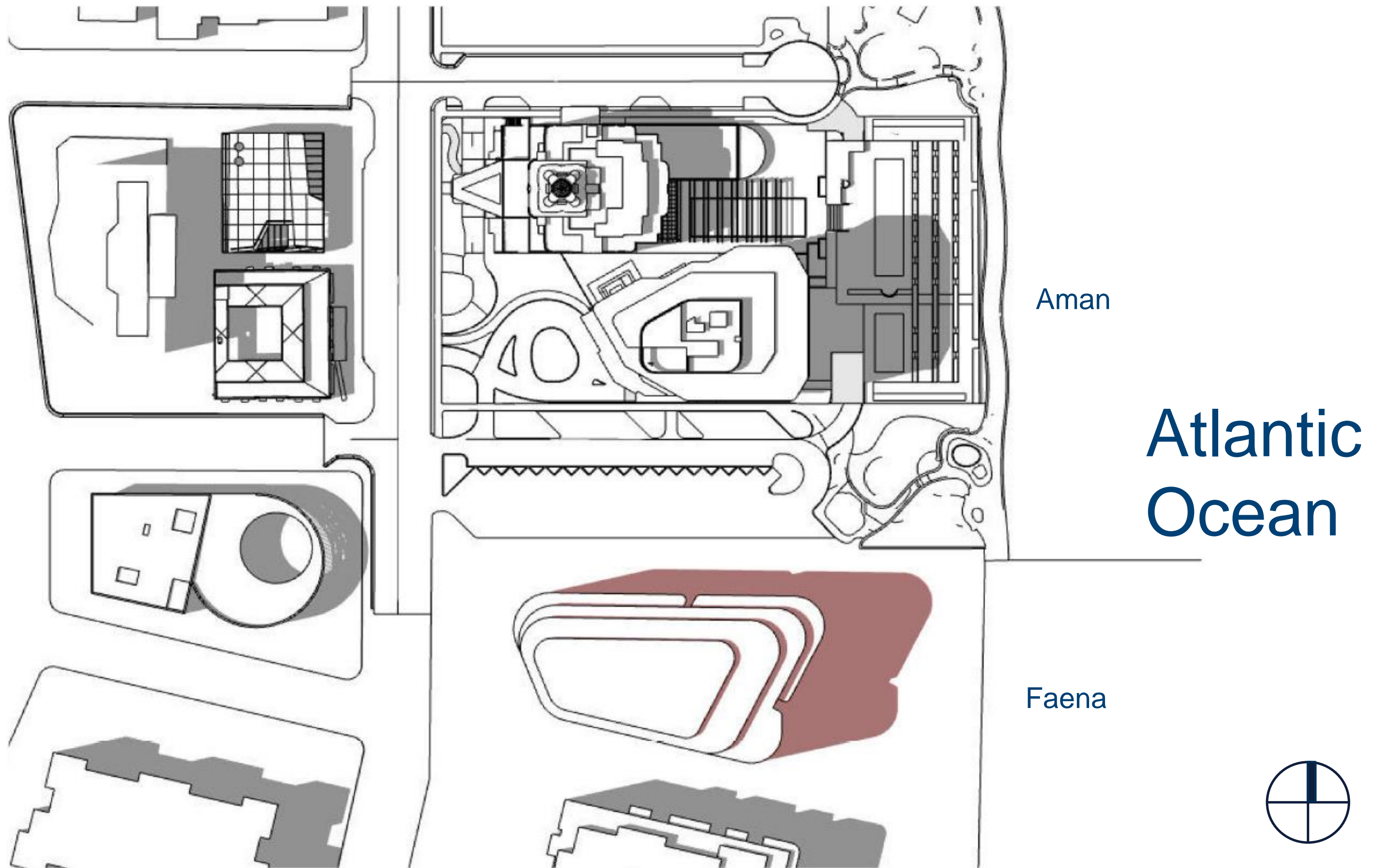
Aman shadows cast to the North away from Faena House



Aman shadows cast to the North away from Faena House

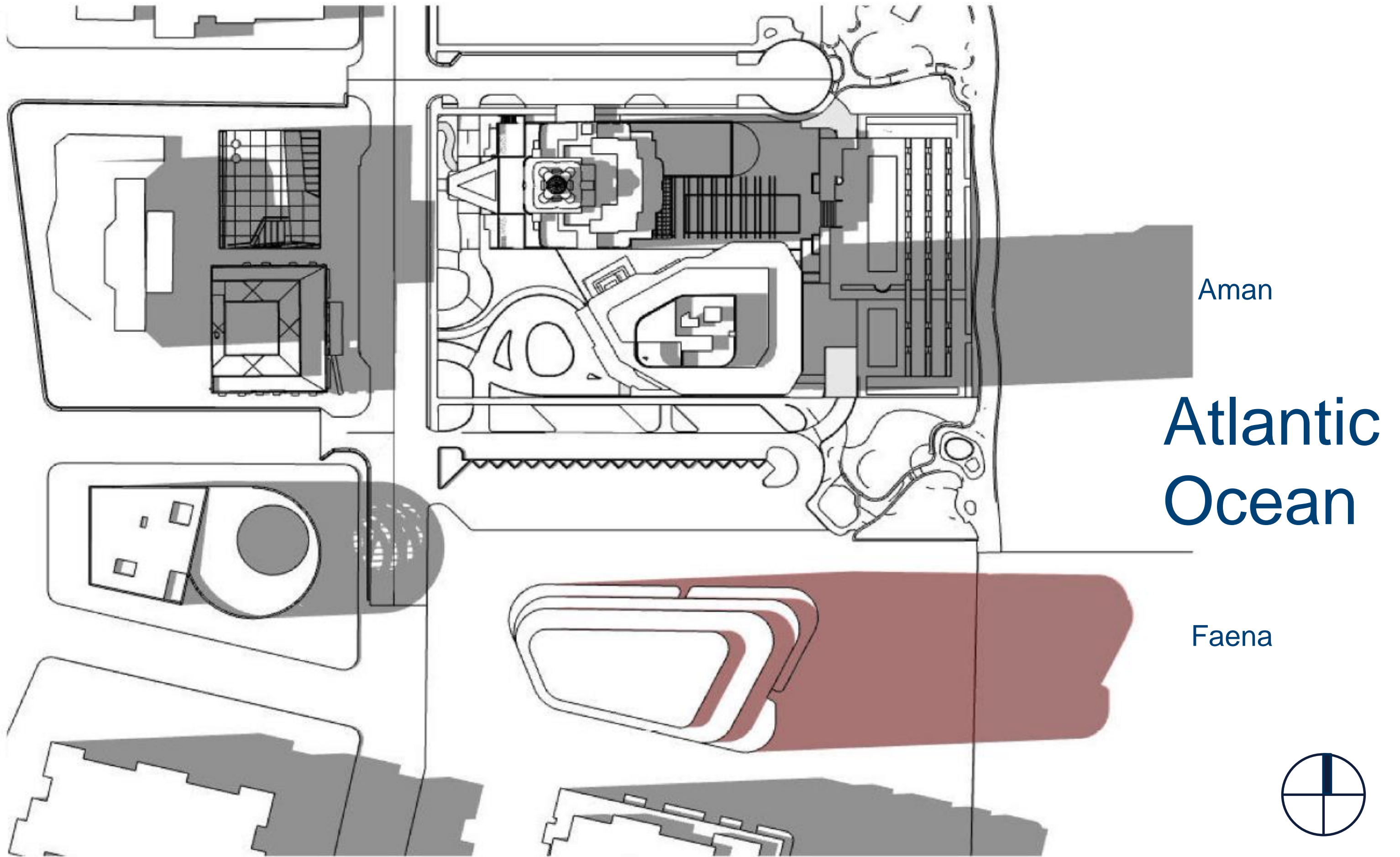


Aman shadows cast to the North away from Faena House

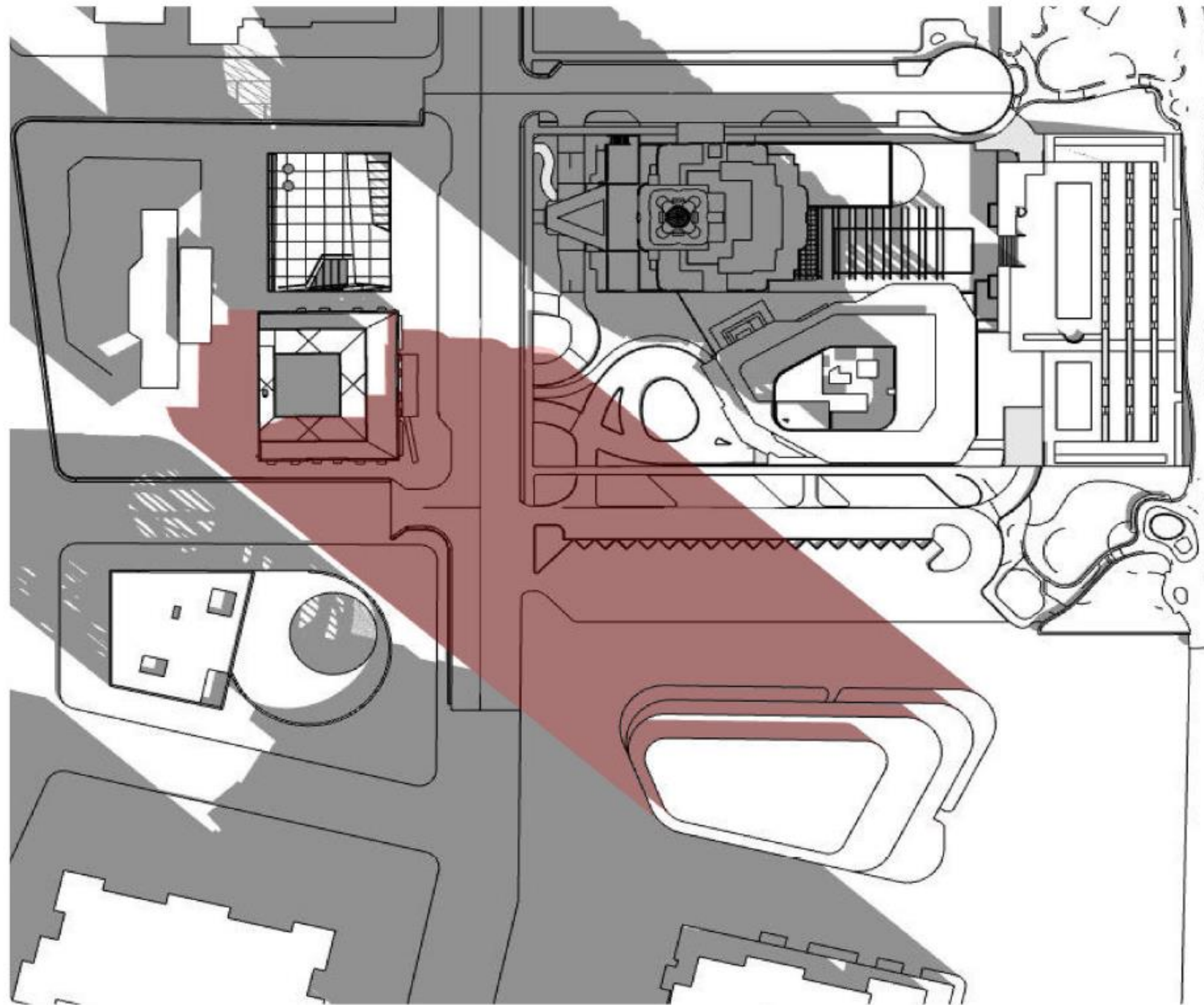


SUN STUDY - JUNE 21ST - 2PM

Aman shadows cast to the North away from Faena House



Aman shadows cast to the North away from Faena House



Aman

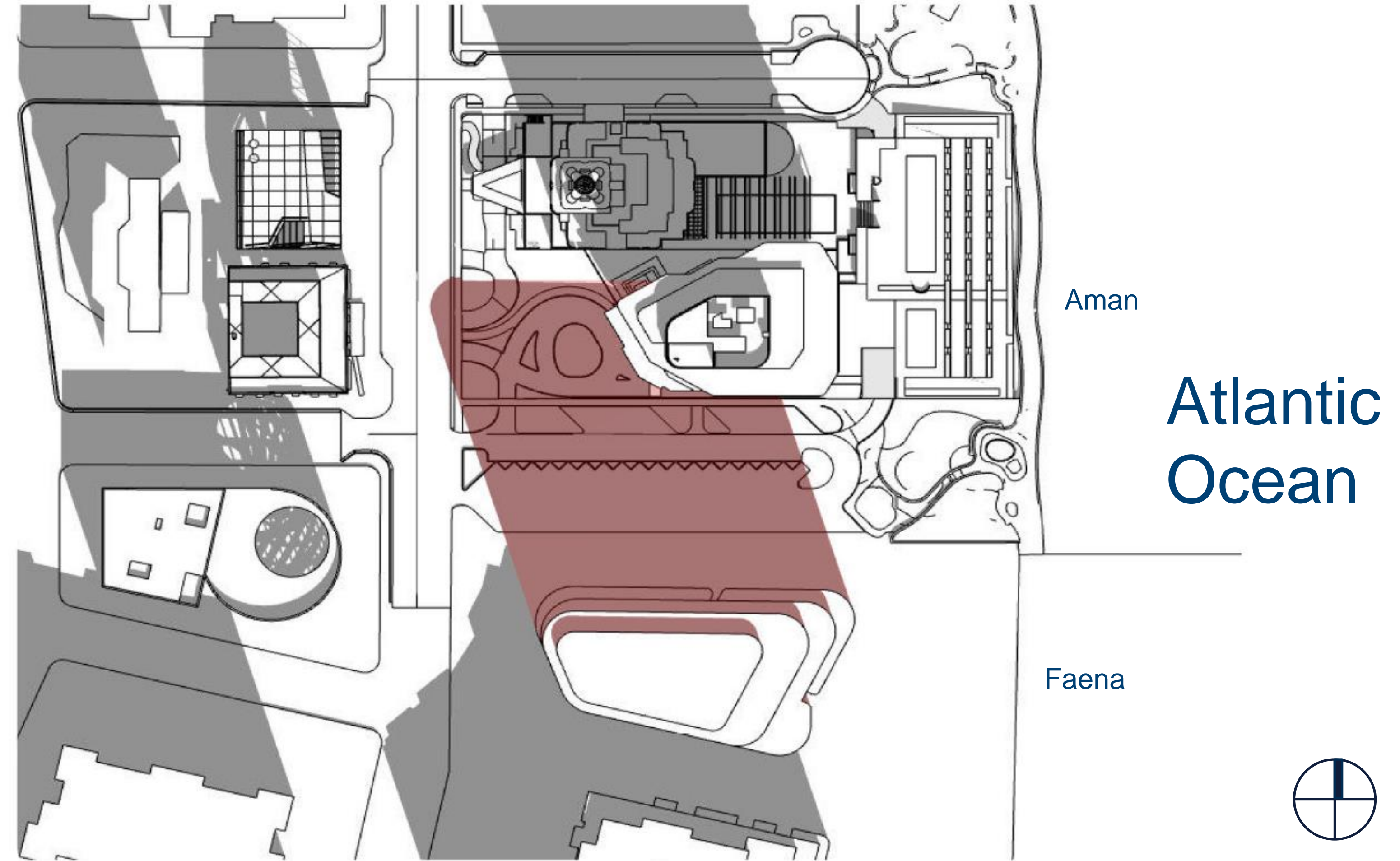
Atlantic
Ocean

Faena



SUN STUDY - DECEMBER 21ST - 10AM

Aman shadows cast to the North away from Faena House



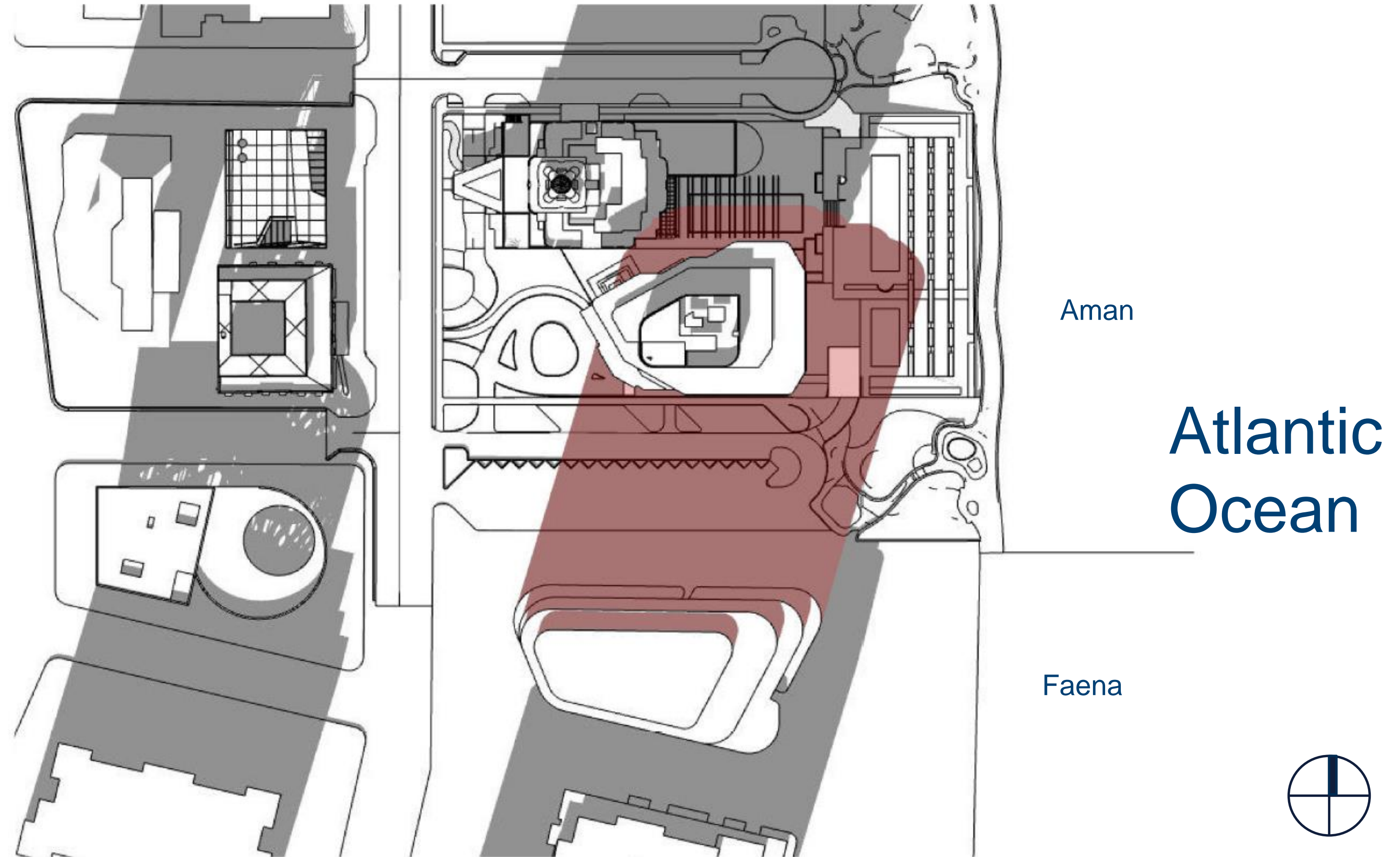
Aman

Atlantic
Ocean

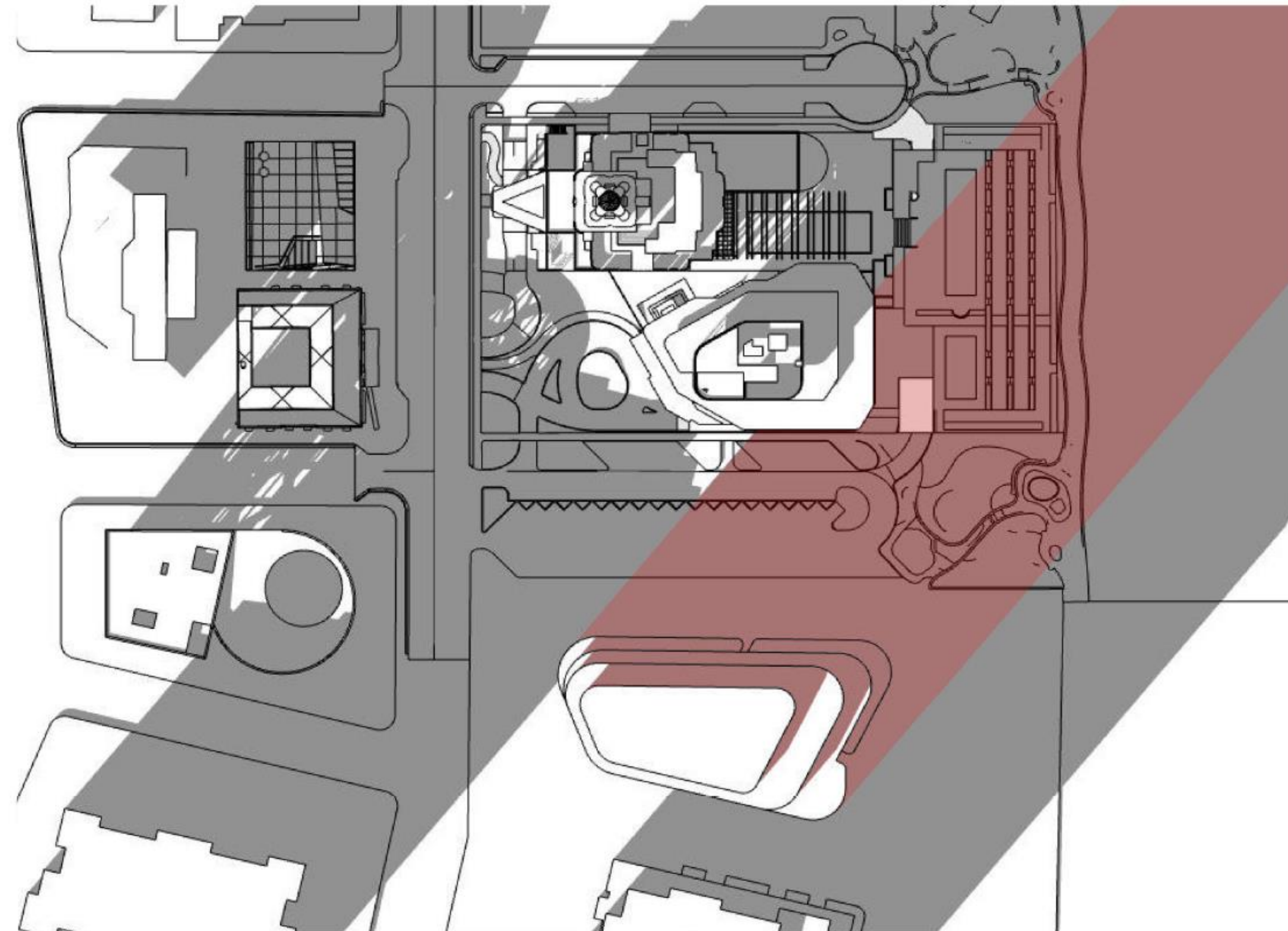
Faena



Aman shadows cast to the North away from Faena House



Aman shadows cast to the North away from Faena House



Aman

Atlantic
Ocean

Faena



AMANN

Miami Beach



AMANN

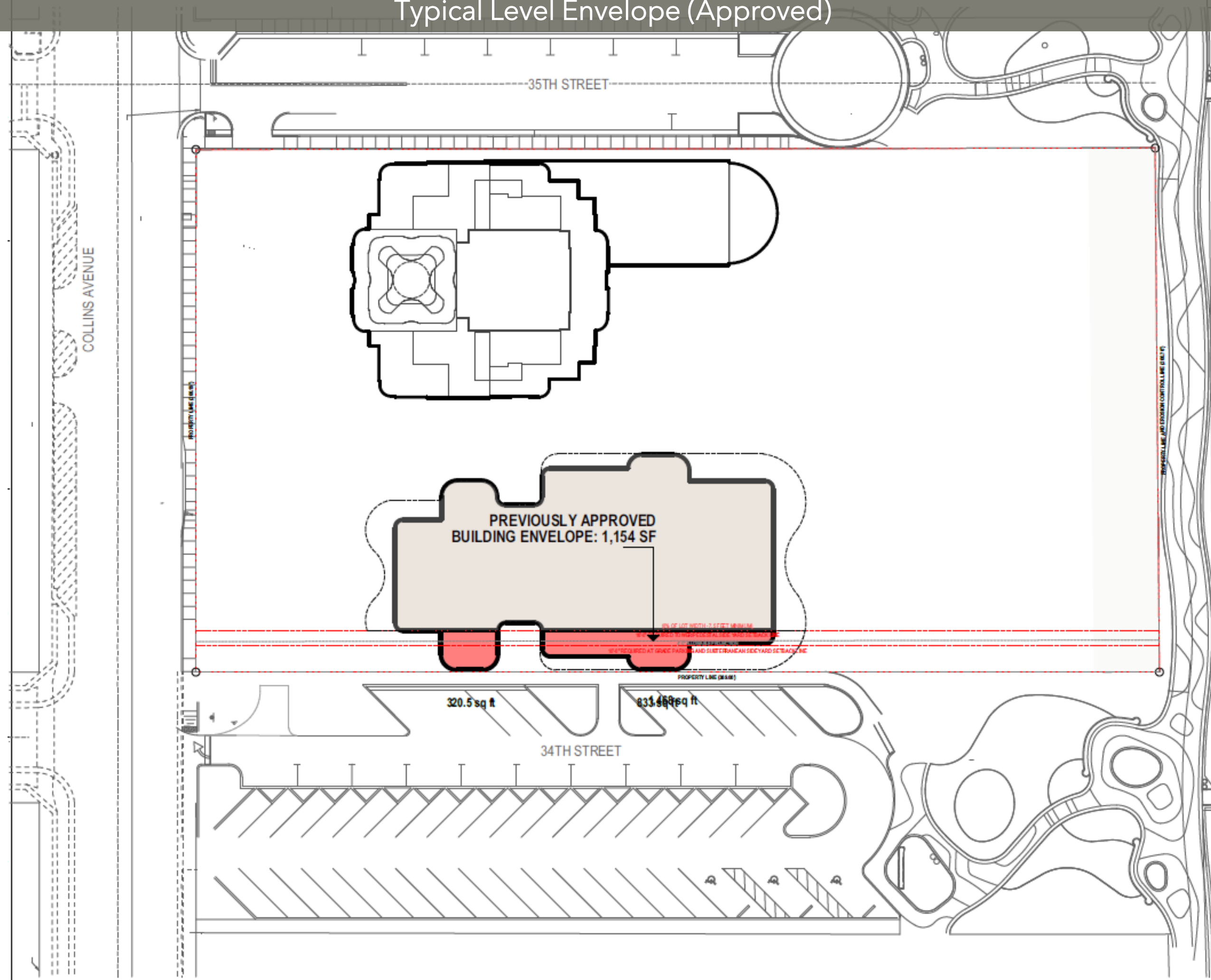
Miami Beach



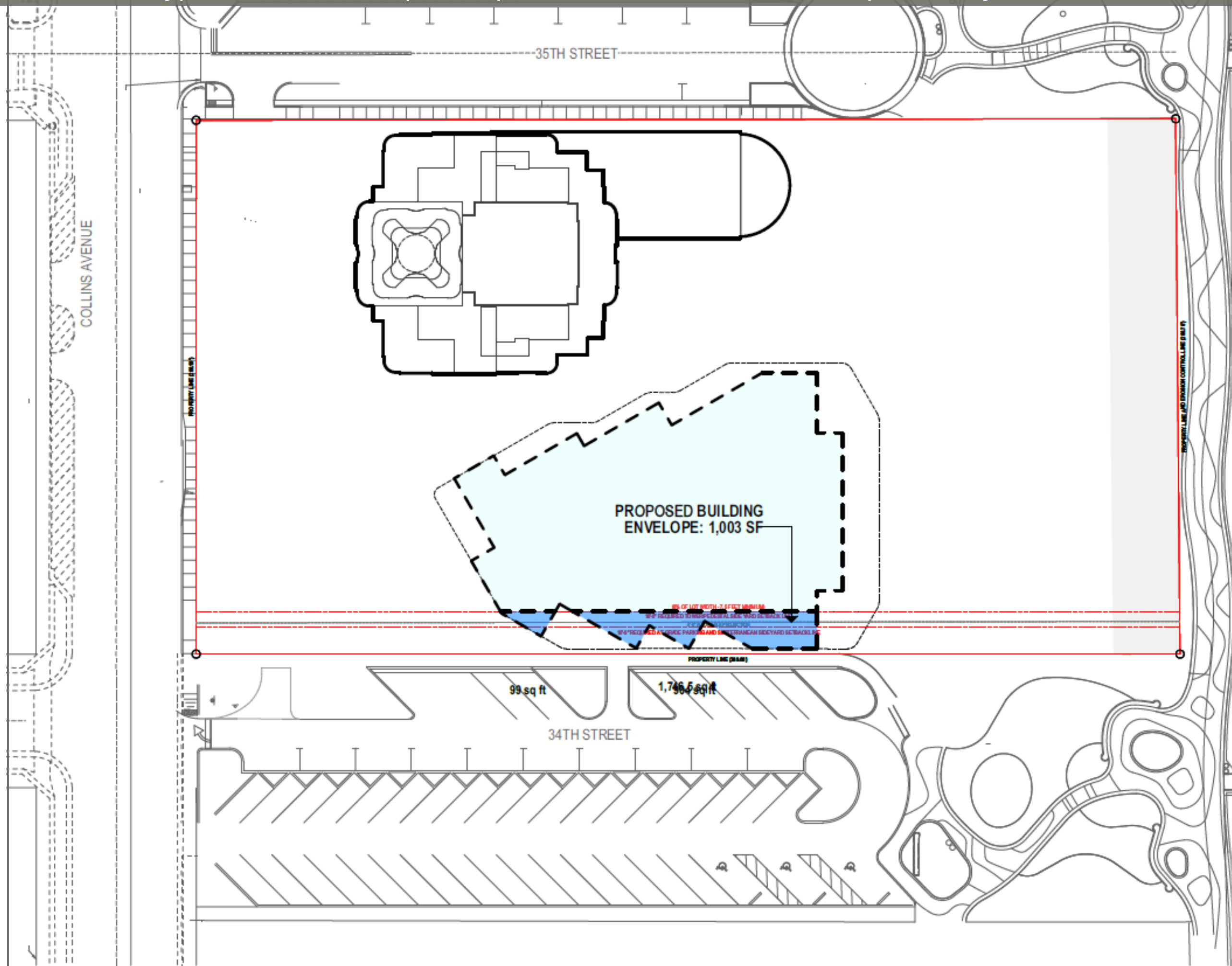
Representation of the 5° of view that is lost, standing on the top penthouse floor of Faena House



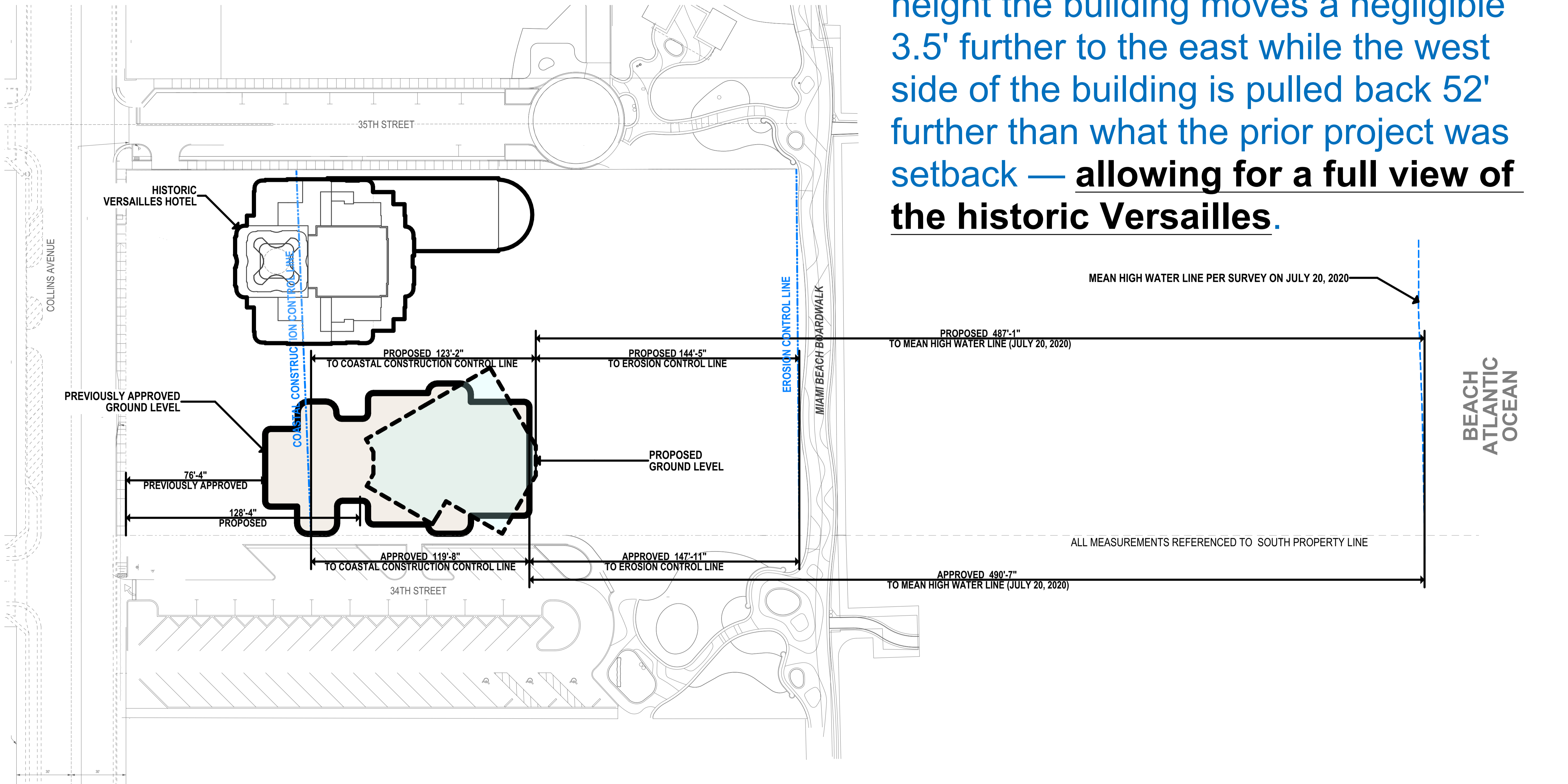
Typical Level Envelope (Approved)



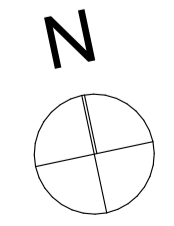
Typical Level Envelope (Proposed) - Reduction to Envelope Size by 151 SF



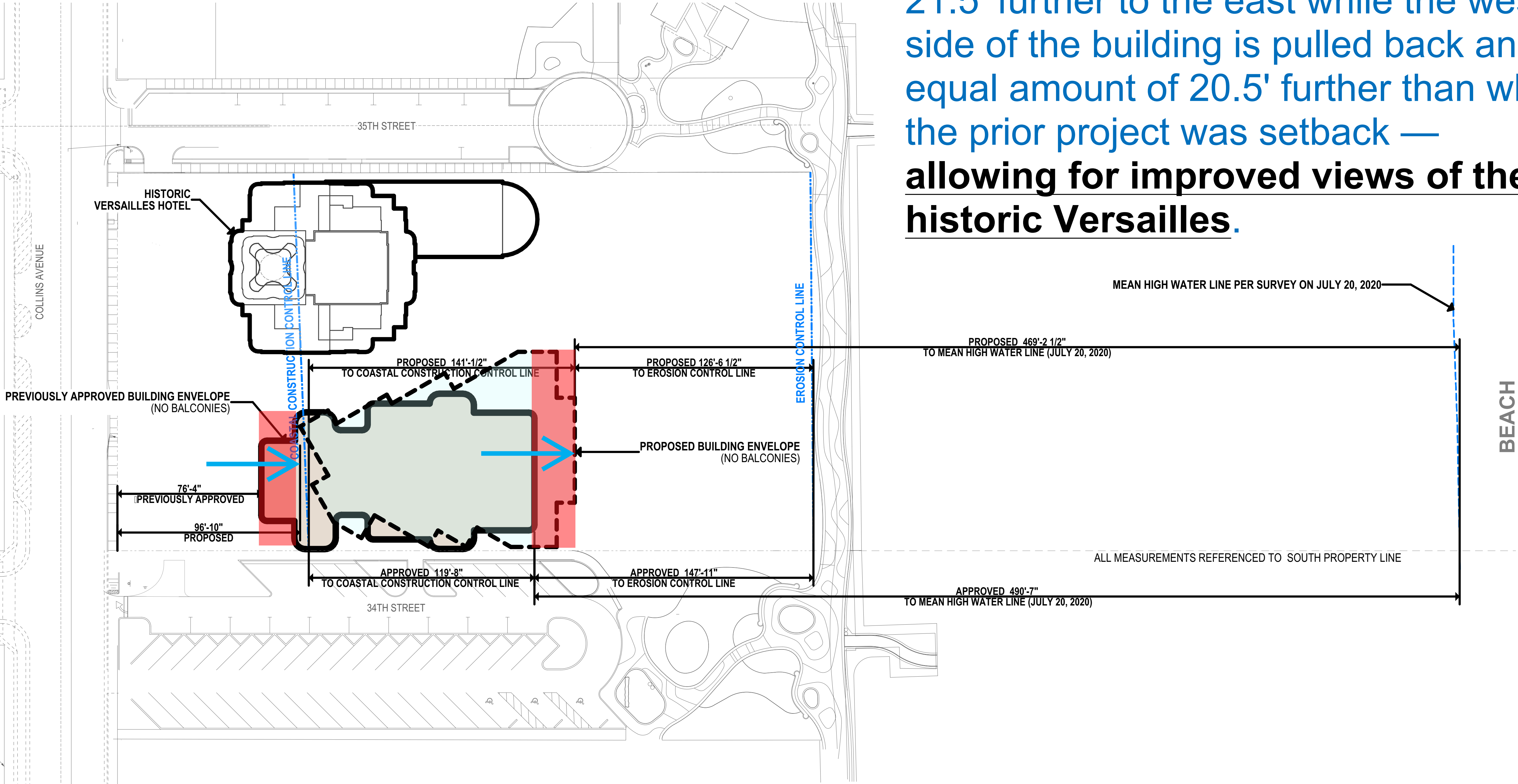
Between the ground floor up to 55' in height the building moves a negligible 3.5' further to the east while the west side of the building is pulled back 52' further than what the prior project was setback — allowing for a full view of the historic Versailles.



PREVIOUSLY APPROVED COMPARED TO PROPOSED
GROUND LEVEL FOOTPRINT



Above 55' in height the building moves 21.5' further to the east while the west side of the building is pulled back an equal amount of 20.5' further than what the prior project was setback — **allowing for improved views of the historic Versailles.**



PREVIOUSLY APPROVED COMPARED TO PROPOSED **BUILDING ENVELOPE** (NO BALCONIES)

