



DENNISTON

KKAA KENGO KUMA & ASSOCIATES
隈研吾建築都市設計事務所

IPC

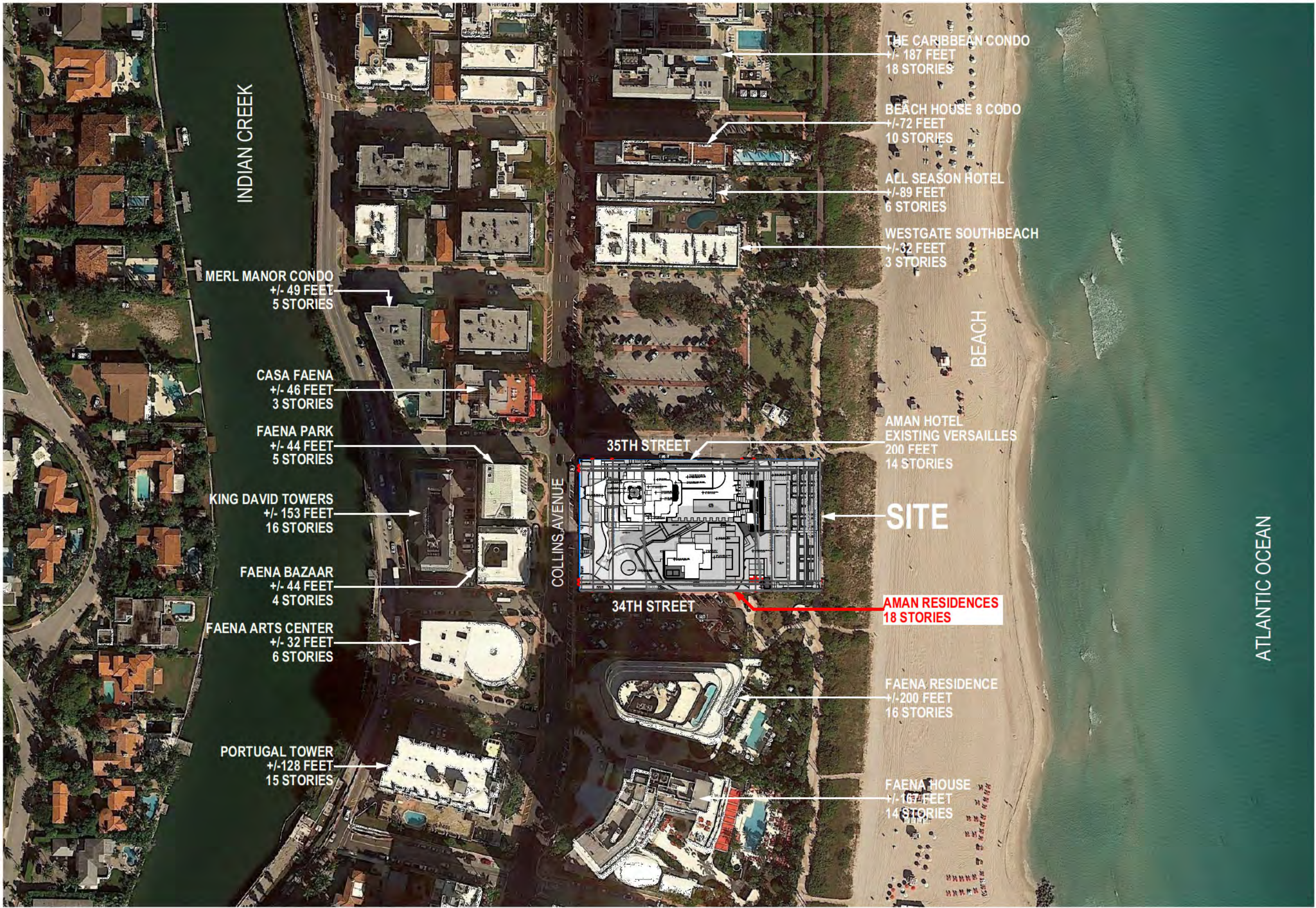
AMAN

AMAN HOTEL & RESIDENCES
LANDSCAPE APPLICATION

3425 COLLINS AVE.
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD

MAY 11th, 2021





SCOPE OF LANDSCAPE APPLICATION (HPB20-0441)

COA for the design of landscaping and hardscaping on the property and certain improvements in the front and rear yard portions of the property (including oceanfront overlay and dune preservation overlay)



LANDSCAPE ARCHITECT

Nathan Browning

I D C

ISLAND PLANNING CORPORATION

NOTABLE SOUTH FLORIDA PROJECTS

MIAMI DESIGN DISTRICT



ISLAND PLANNING CORPORATION

NOTABLE SOUTH FLORIDA PROJECTS

SETAI - MIAMI BEACH

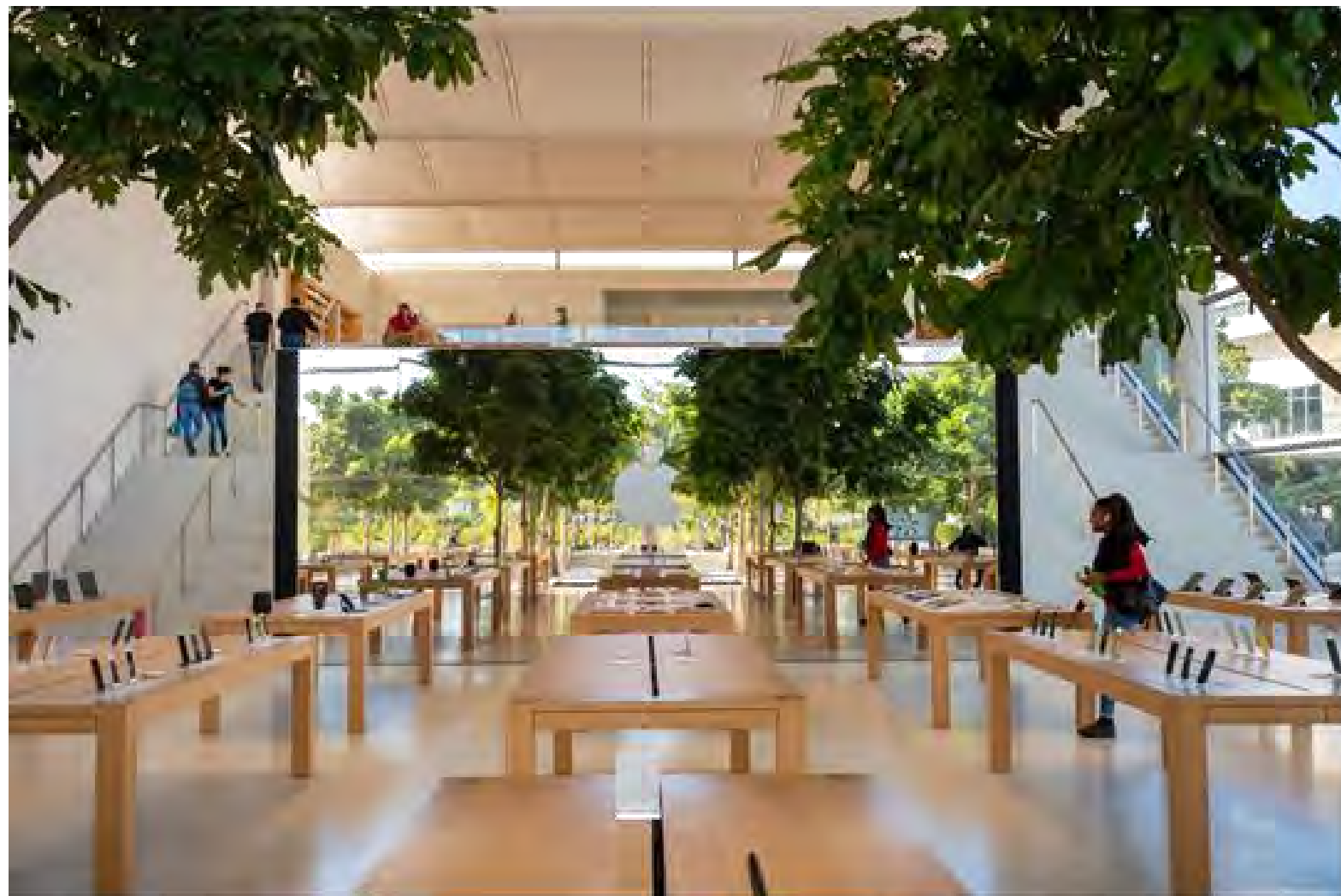


ISLAND PLANNING CORPORATION

NOTABLE SOUTH FLORIDA PROJECTS

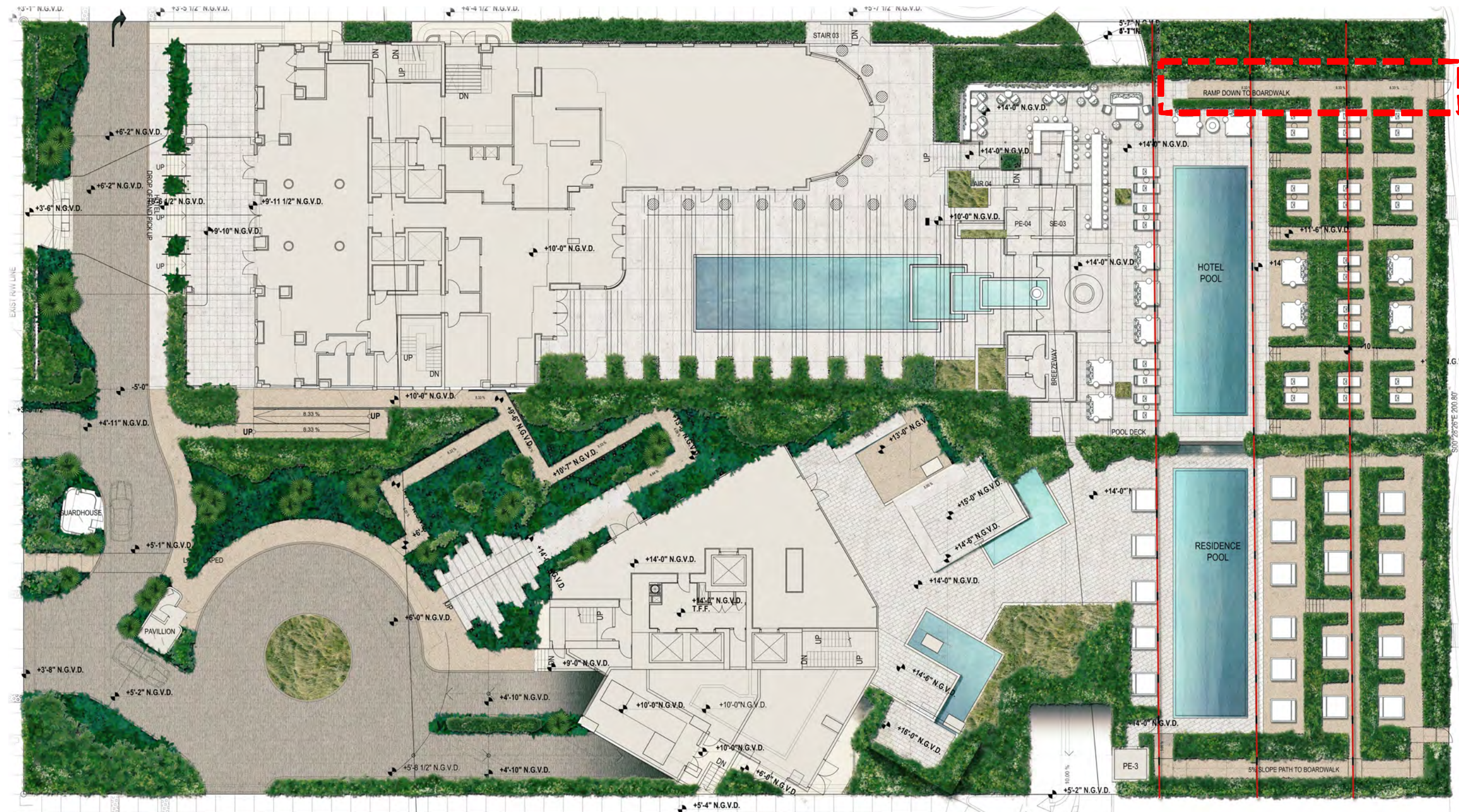


APPLE STORE



AVENTURA MALL





**PROPOSED
NORTH BEACH ACCESS RAMP RELOCATED SOUTH WITHIN SETBACK**





Dypsis cabadae - Cabada Palm



Coccothrinax sp. - Coccothrinax



Sabal Palmetto - Sabal / Cabbage Palm



Cocos nucifera 'Maypan' - Coconut Palm



Satakentia liukuensis - Satake Palm



Clusia rosea - Clusia



Copernicia baileyana - Yarey Palm



Palm Bosk Example



Uniola paniculata - Sea-oats



Spartina patens - Salt Meadow



Ernodea littoralis - Golden Creeper



Peperomia obtusifolia - Peperomia



Jacquinia keyensis - Joewood



Zamia pumila - Coontie



Philodendron Burle Marx - Burle Marx



Coccothrinax argentata - Silver Palm



Clusia rosea Nana - Small Leaf Clusia



Category 3

Capparis cynophallophora - Caper



Guaiacum officinale - Lignum Vitae



Conocarpus erectus - Green Buttonwood



Conocarpus erectus var. sericeus



Byrsonima lucida - Locust Berry



Savia bahamensis - Maiden Bush



Clusia rosea - Pitch Apple



Baccharis dioica - Salt Bush



Myrcianthes fragrans - Simpson







Hardscape Materials - Ground Treatment

1. Endicott Filetti



2. Crushed Coquina

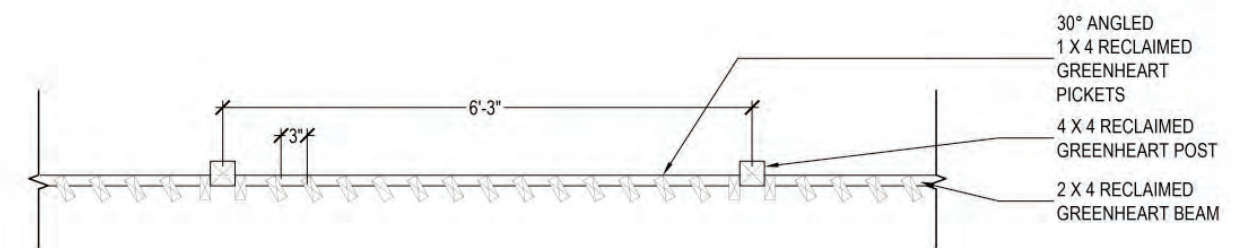
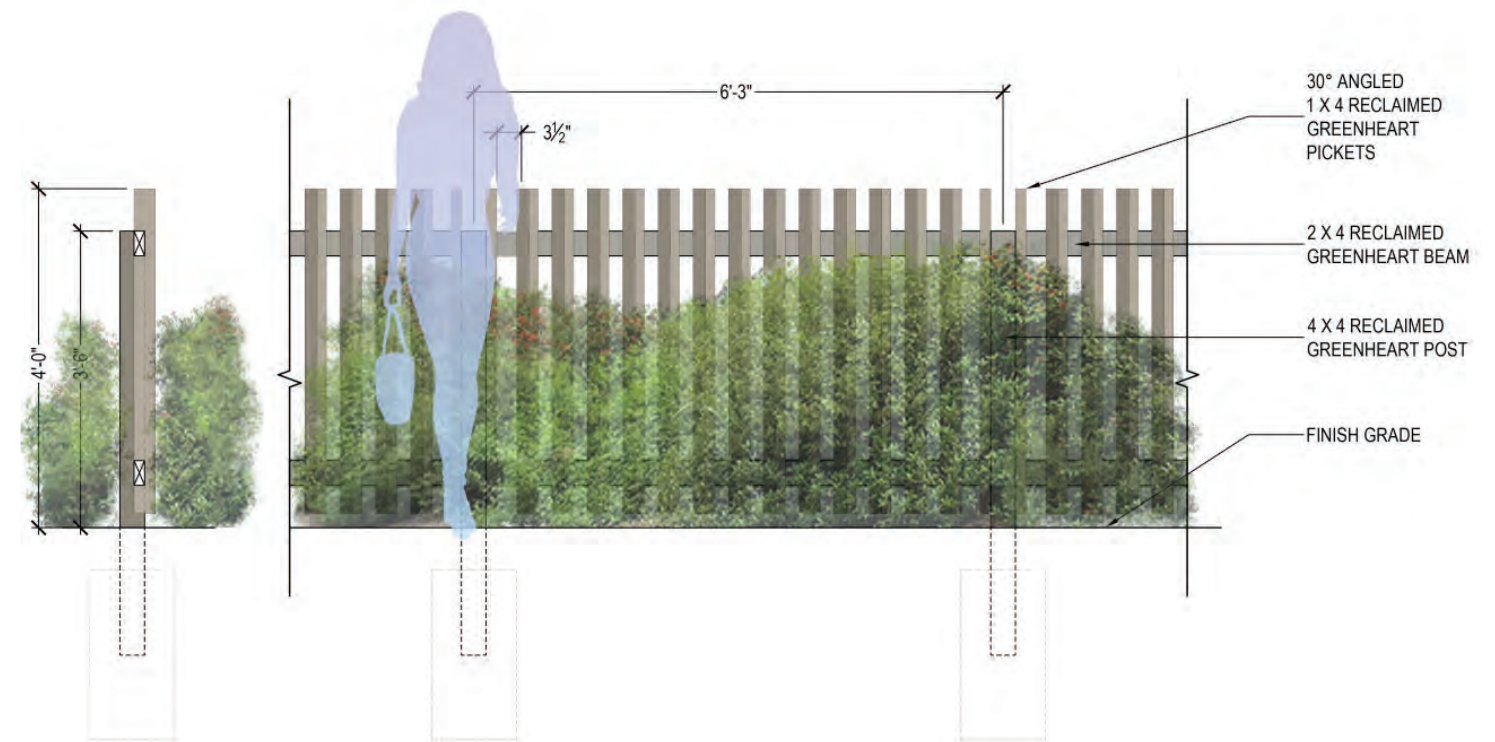


3. Filled and Sealed Limestone



Hardscape Materials - Vertical Treatment

1. Perimeter Fence





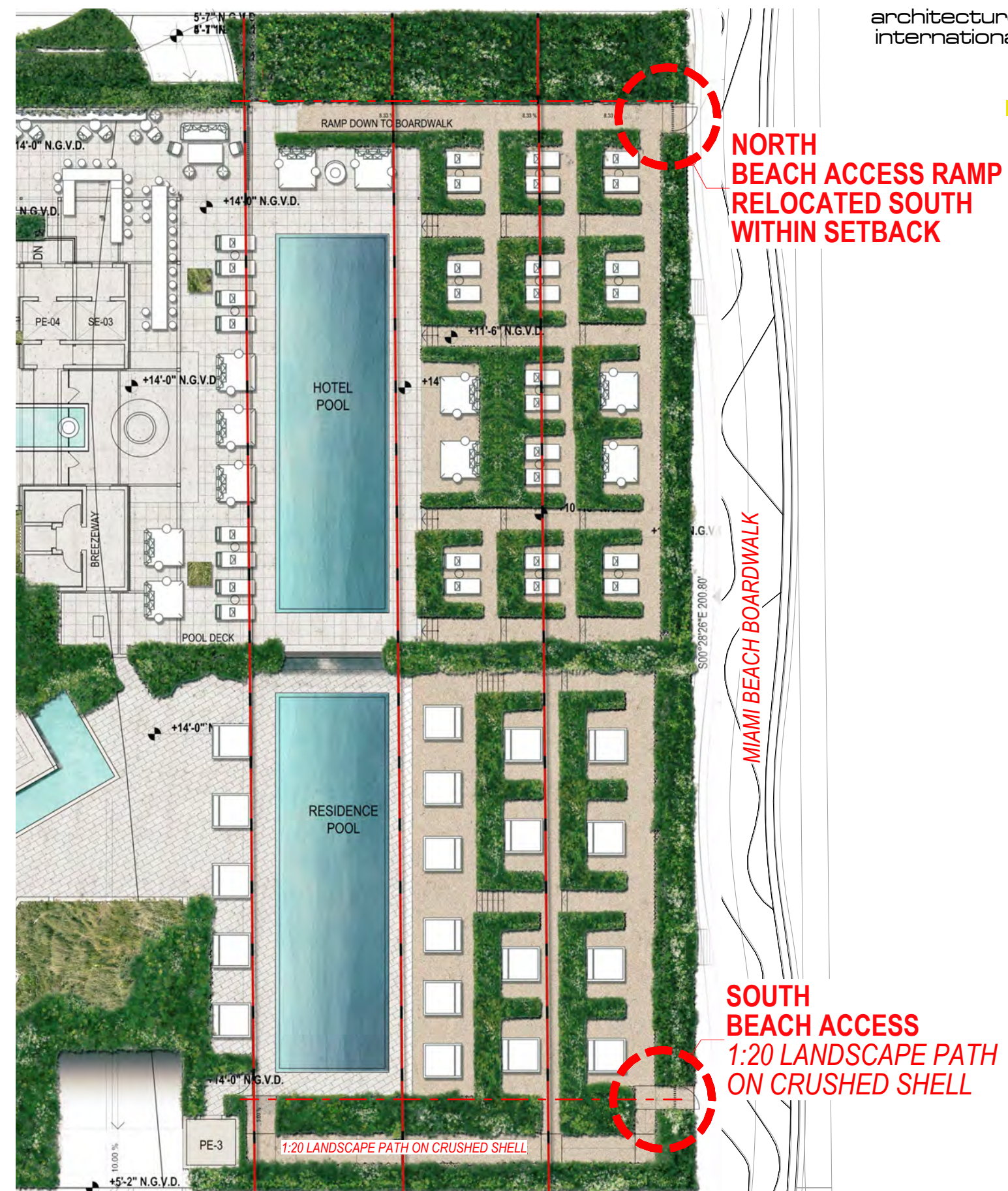
PROPOSED MATERIAL FOR DUNE AND OCEANFRONT OVERLAYS COQUINA
(CRUSHED SHELL) PATH

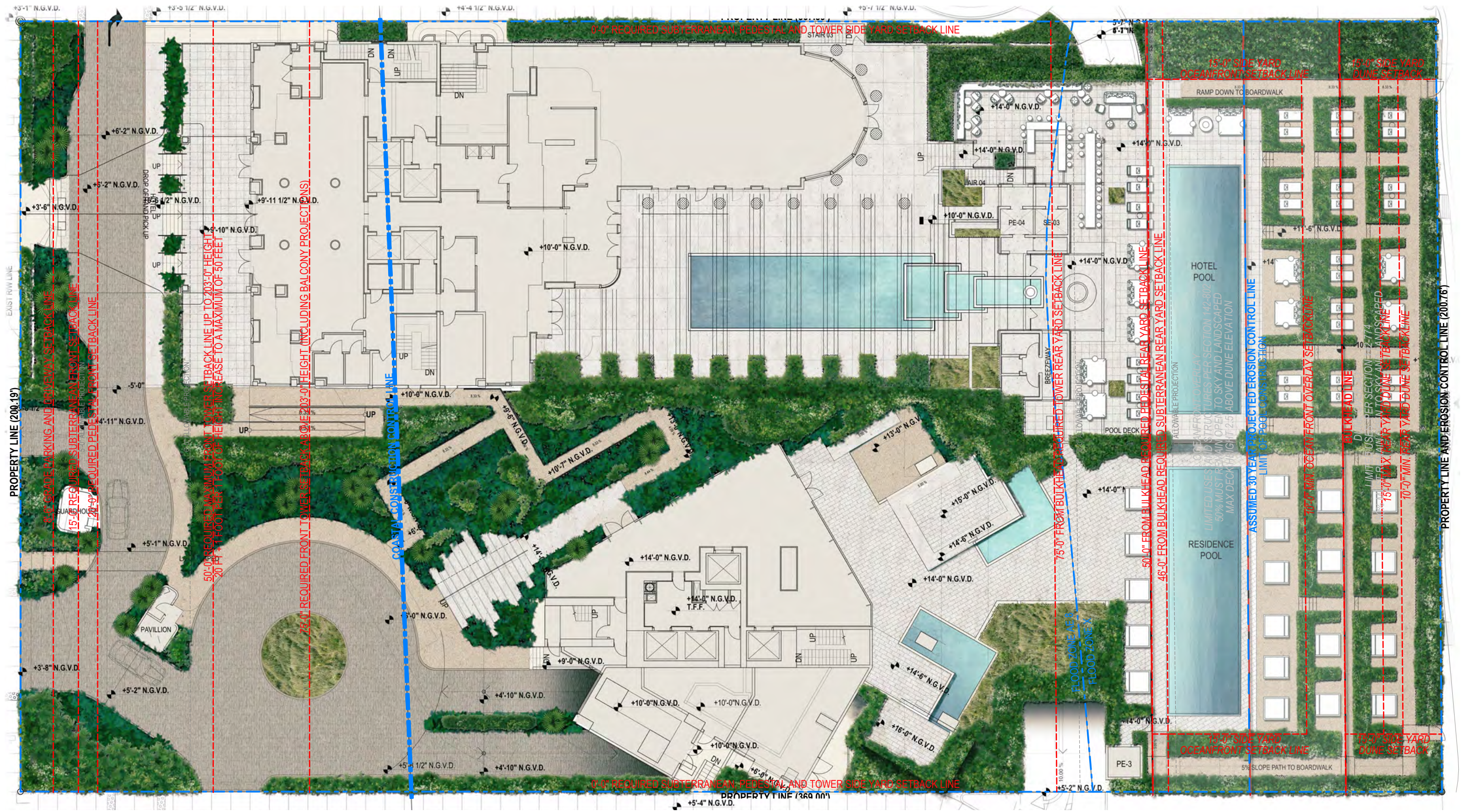
VARIANCE 05

TWO CONNECTIONS TO THE BEACHWALK

Sec. 142-774(4): Sites having less than 300 linear feet of oceanfront frontage shall be limited to one dune crossing and/or promenade linkage.

- Here, Applicant is proposing two promenade linkages; one for each use.
- SLS letter concludes that the two connections are required to comply with egress requirements:
 - *“It is the professional opinion of SLS Consulting, Inc. that the exits provided towards the boardwalk is necessary to meet the requirements for means of egress contained within the FFPC (7th Edition), and the FBC (7th Edition).”*





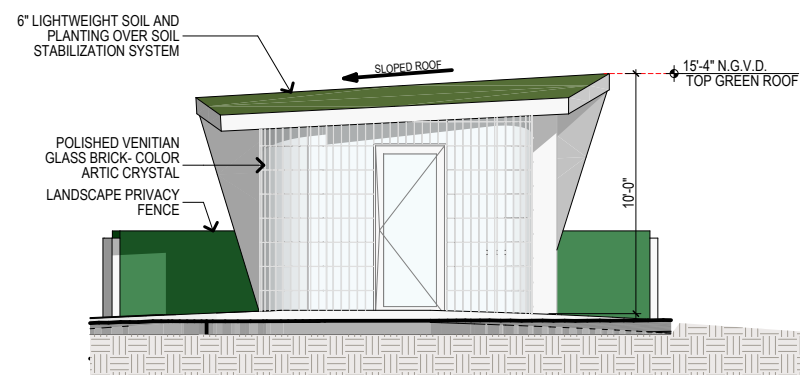
ILLUSTRATIVE SITE PLAN -GROUND FLOOR LEVEL | A.20

VARIANCE 06

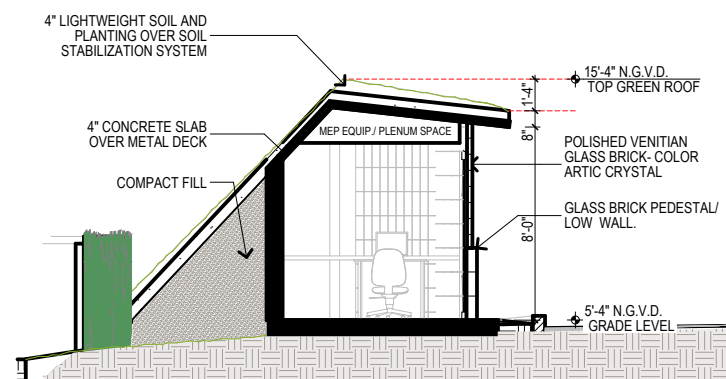
GUARDHOUSE VARIANCE

Sec. 142-247(a). Front setback requirement is 20 feet.

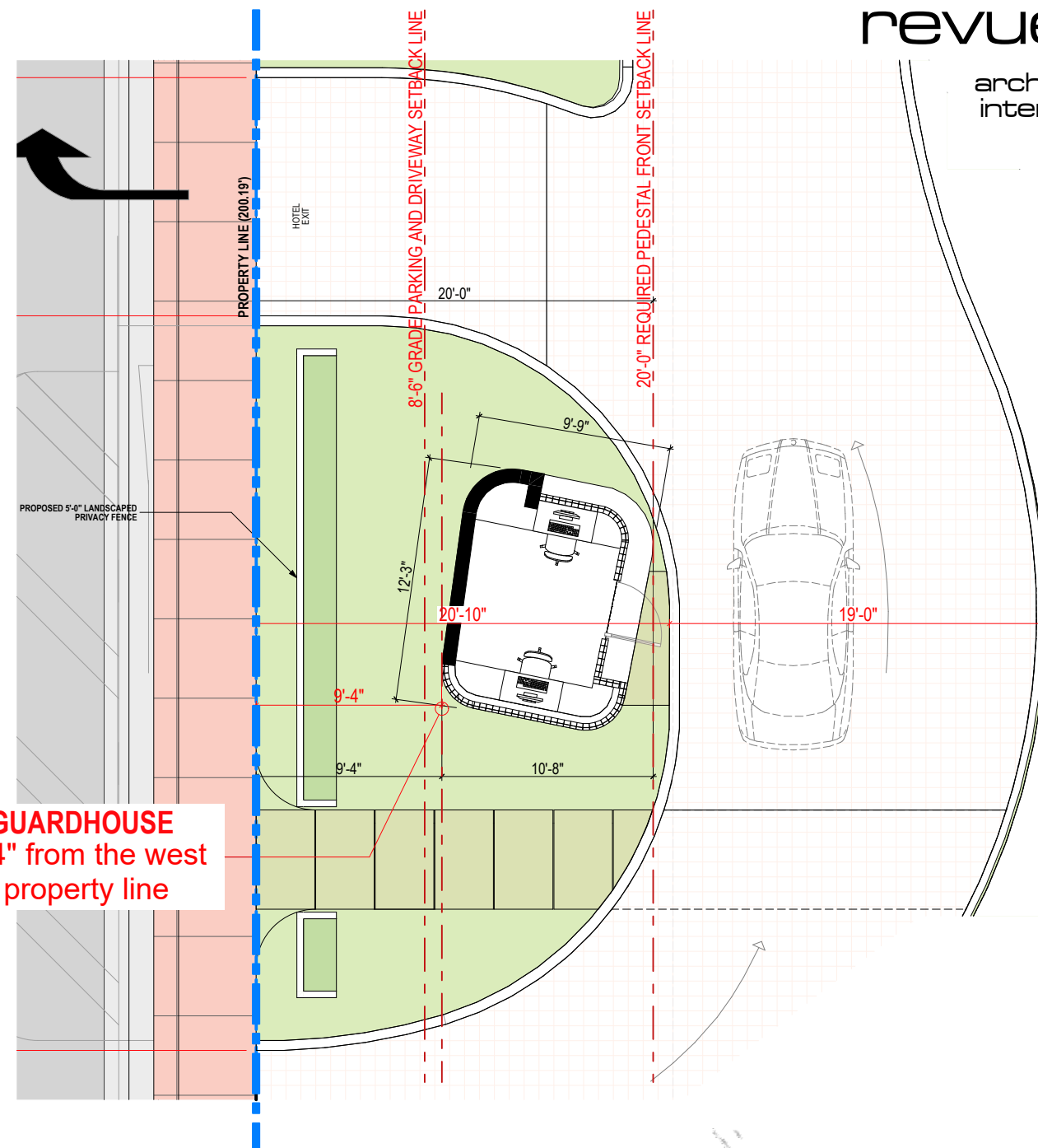
Here, Applicant is proposing that the guardhouse be setback 9'-4" from the west property line.



GUARDHOUSE - EAST ELEVATION



GUARDHOUSE SECTION



GUARDHOUSE
9'-4" from the west
property line

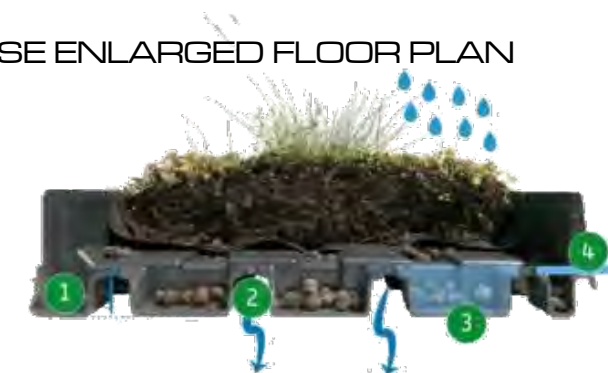
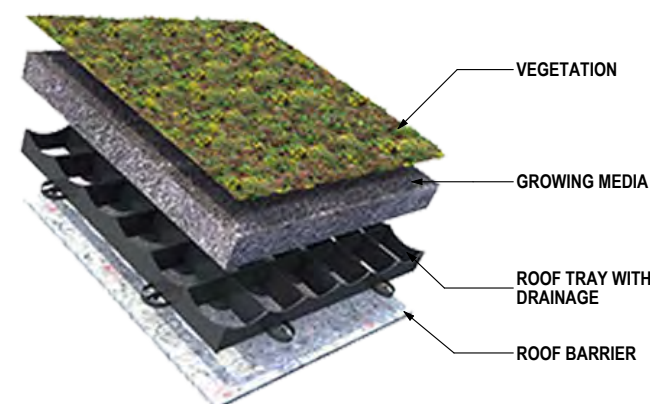
GUARDHOUSE ENLARGED FLOOR PLAN

GLASS BLOCK

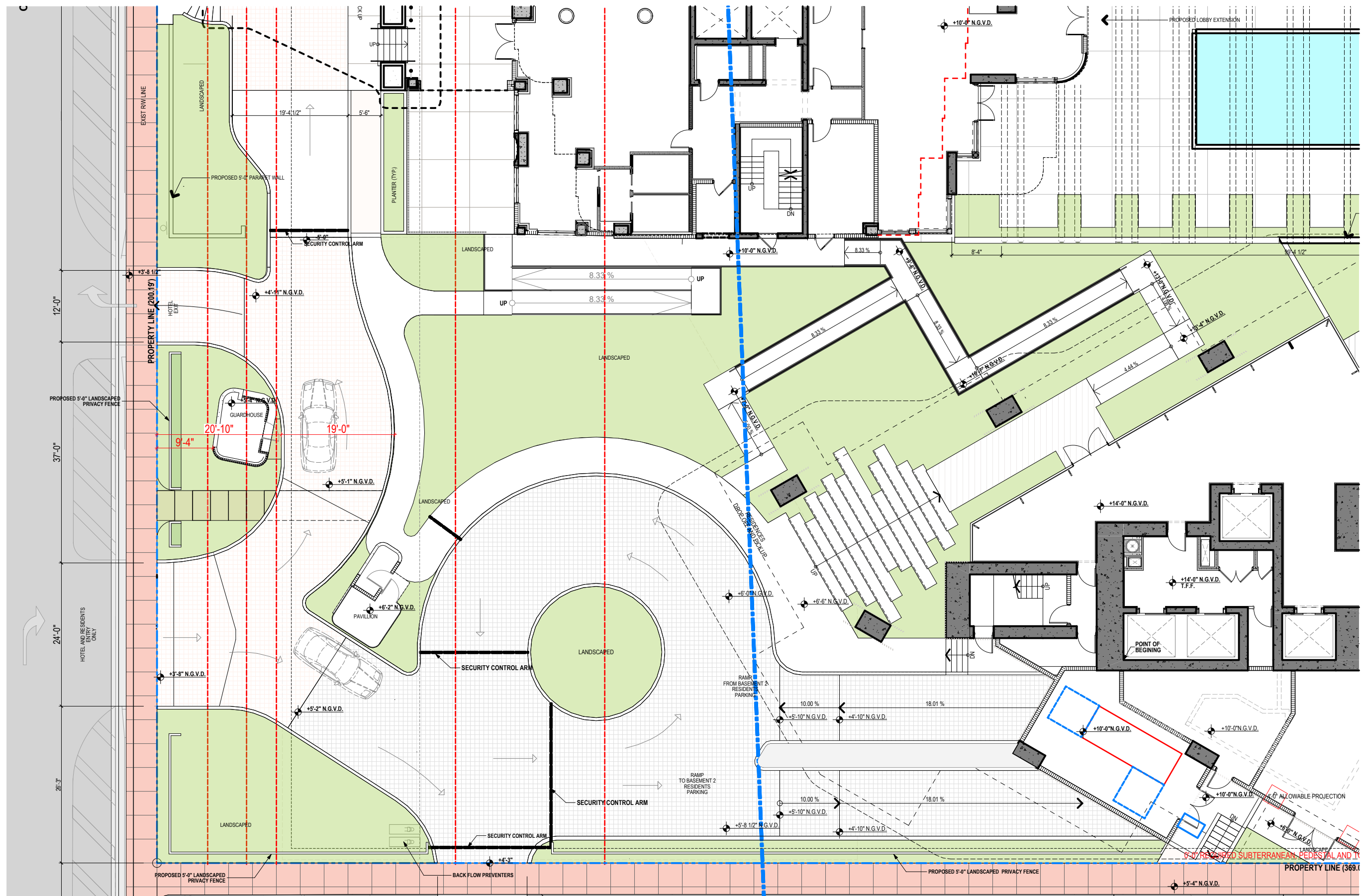


INSPIRATION

GREEN ROOF SYSTEM



1. The substrate is protected from pooling water, which can harm plants.
2. Excess water is drained off.
3. Rainwater is retained.
4. The water circulates from tray to tray.





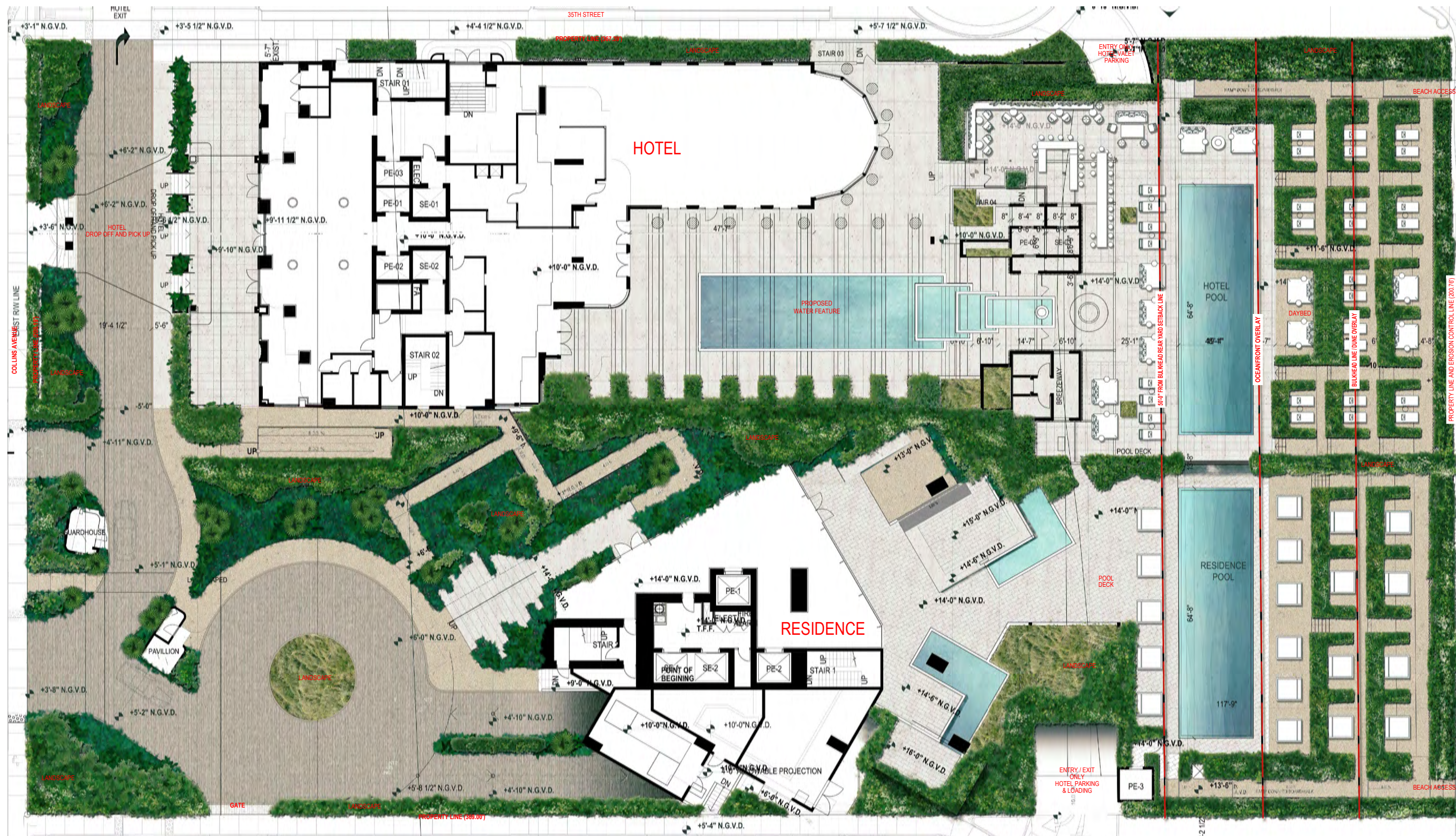


THANK YOU

ĀMAN
AMAN HOTEL & RESIDENCES



HISTORIC PRESERVATION BOARD
SUPPORTING DOCUMENTATION



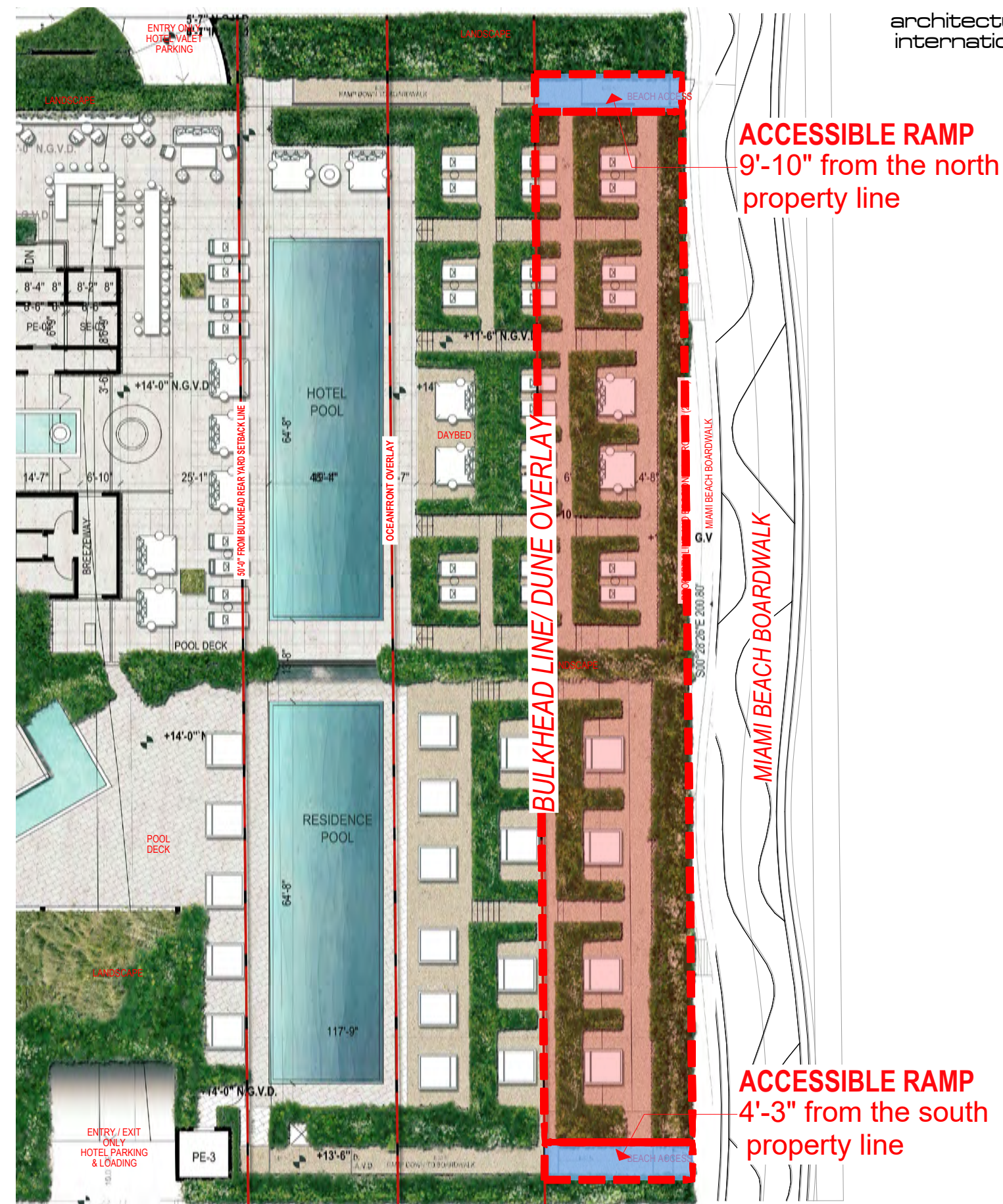
PREVIOUSLY PROPOSED

VARIANCE 01 & 02

SIDE SETBACK VARIANCES IN THE DUNE PRESERVATION OVERLAY

Sec. 142-775(d)(2): Minimum yards in the dune preservation district shall be as follows: Fifteen feet adjacent to any side property line, municipal park, street end, or right-of-way.

- Here, Applicant is proposing certain improvements (i.e. handrail and accessible ramps) within the Dune Preservation which will be setback 9'-10" from the north property line and 4'-3" from the south property line.



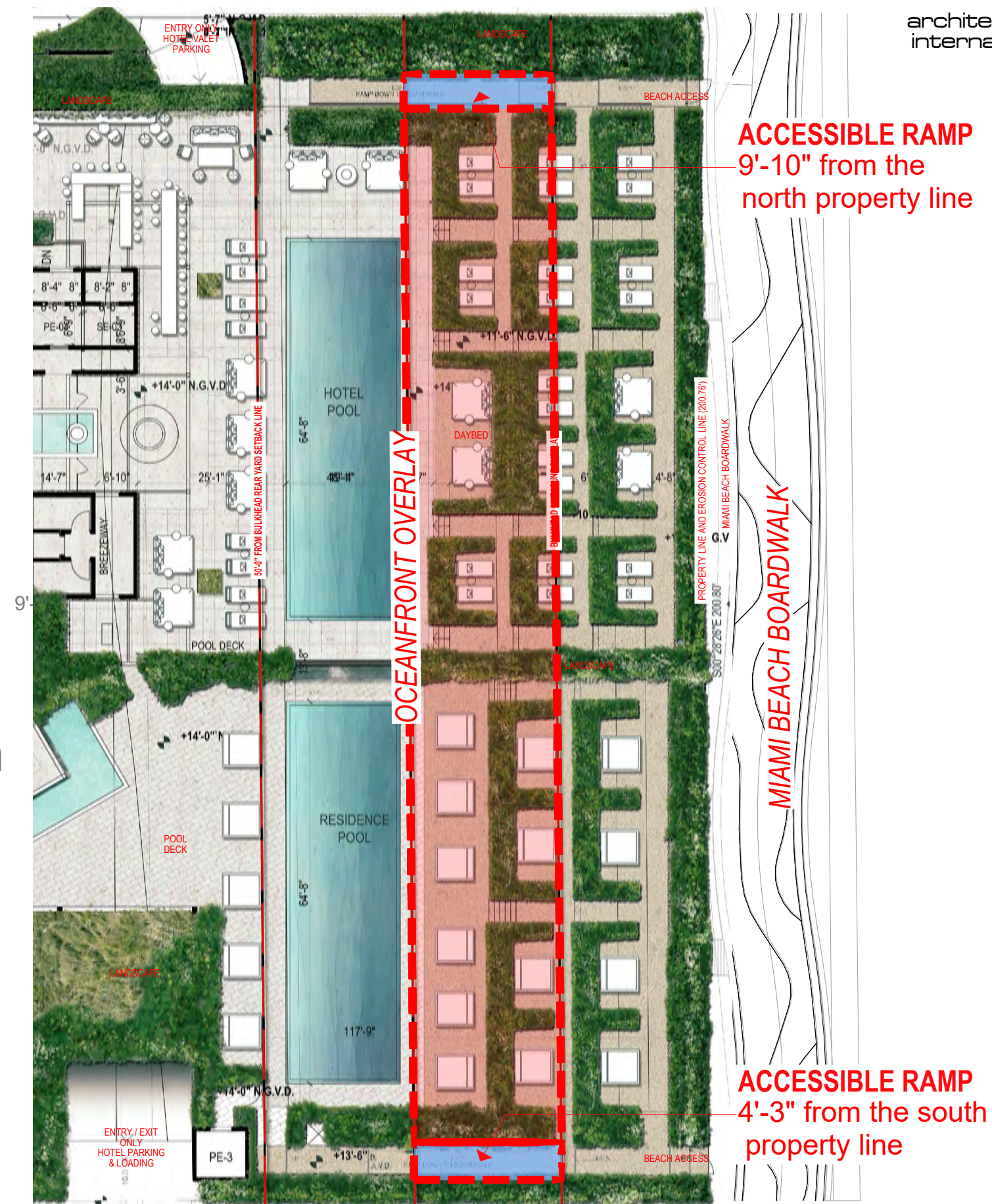
VARIANCE 03 & 04

(same as #2 but in the Oceanfront Overlay area)

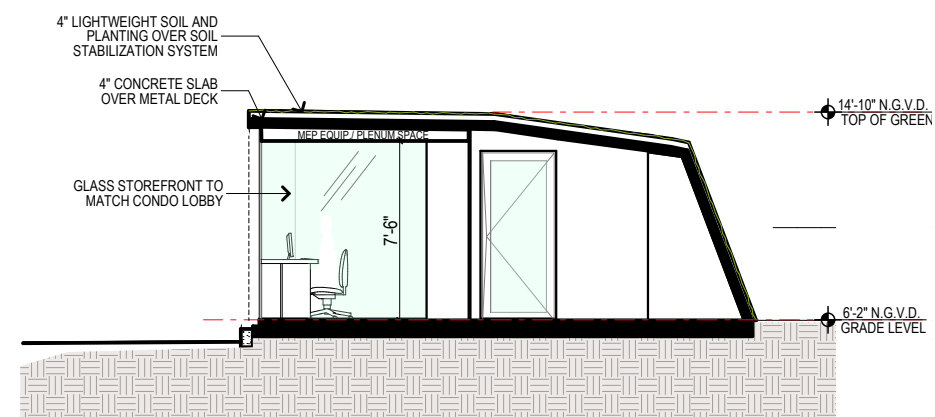
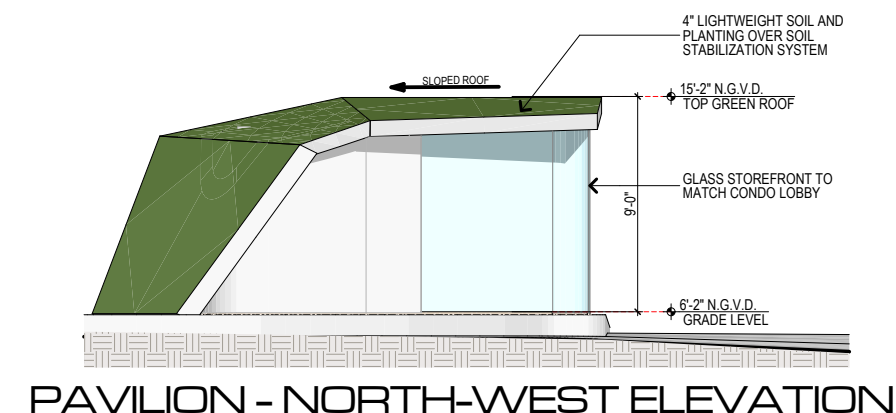
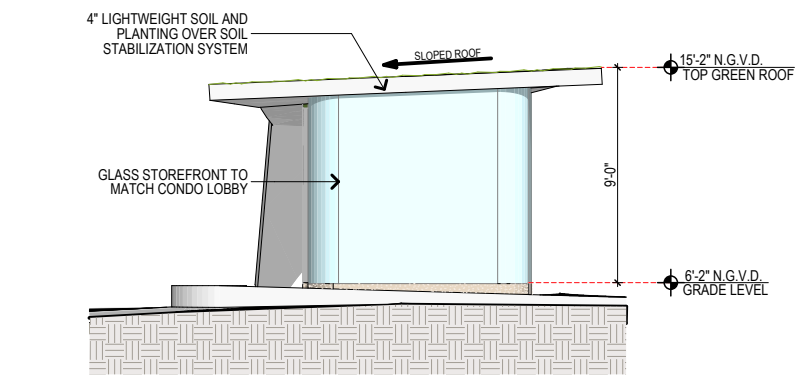
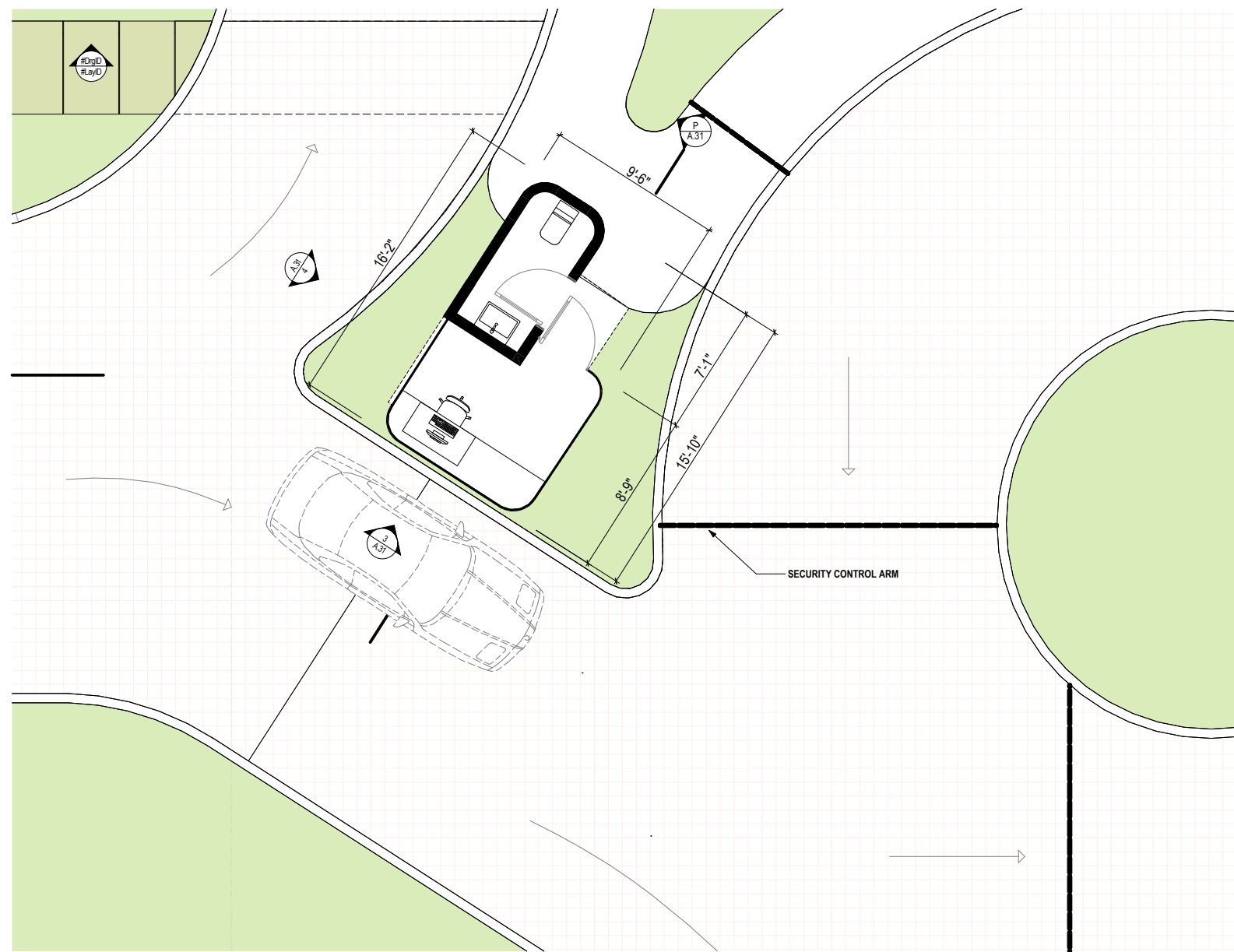
SIDE SETBACK VARIANCES IN THE OCEANFRONT OVERLAY

Sec. 142-802(3): There shall be a minimum required 15-foot setback from a side lot line and a minimum required ten-foot setback from the bulkhead line.

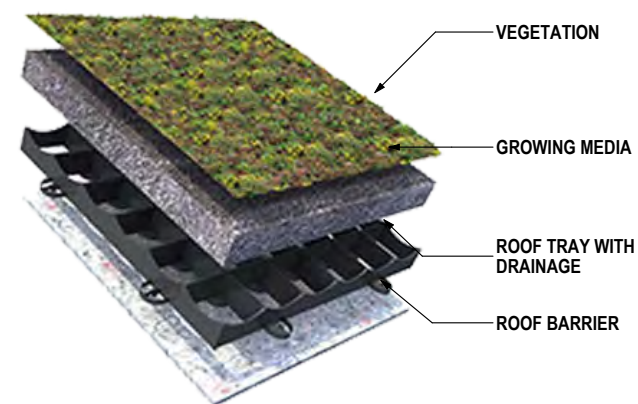
- Here, Applicant is proposing certain improvements (i.e. handrail and accessible ramps) within the Oceanfront Overlay which will be setback 9'-10" from the north property line and 4'-3" setback from the south property line.



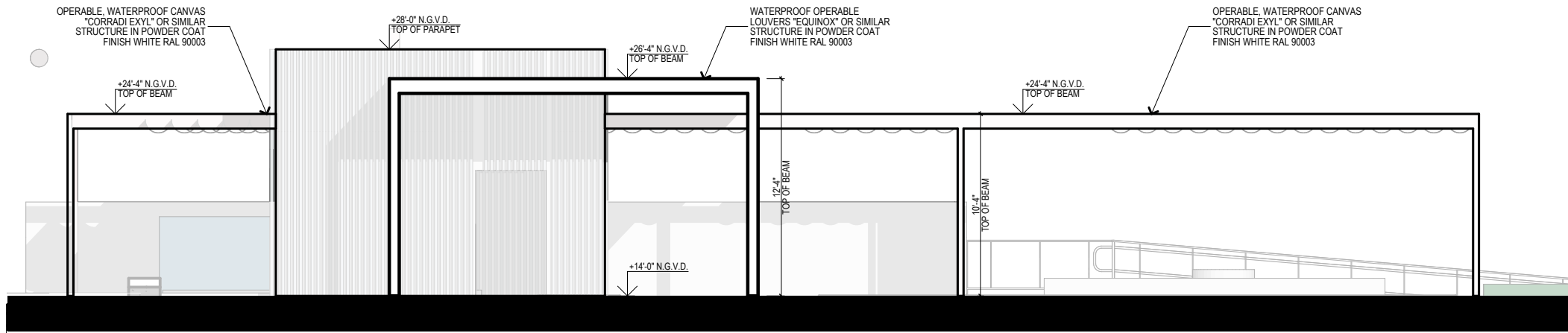




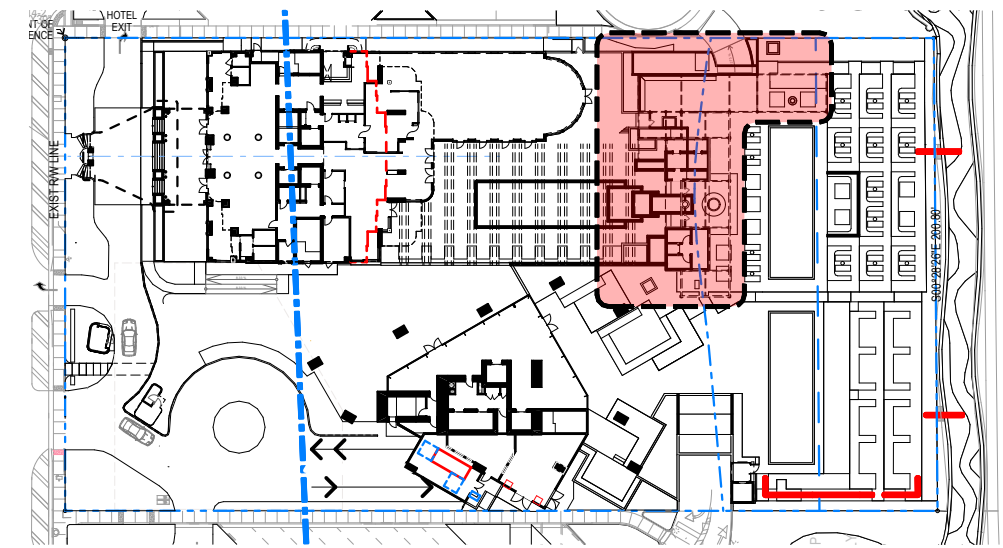
GREEN ROOF SYSTEM

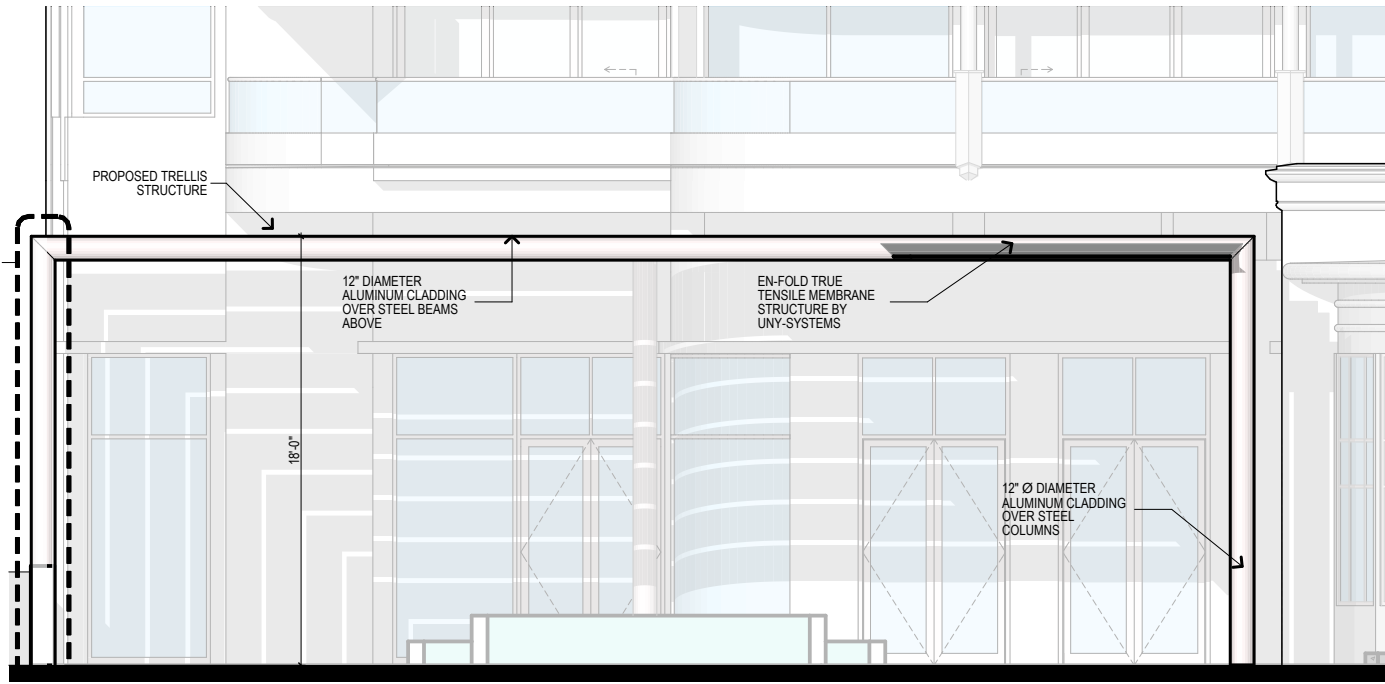


1. The substrate is protected from pooling water, which can harm plants.
2. Excess water is drained off.
3. Rainwater is retained.
4. The water circulates from tray to tray.

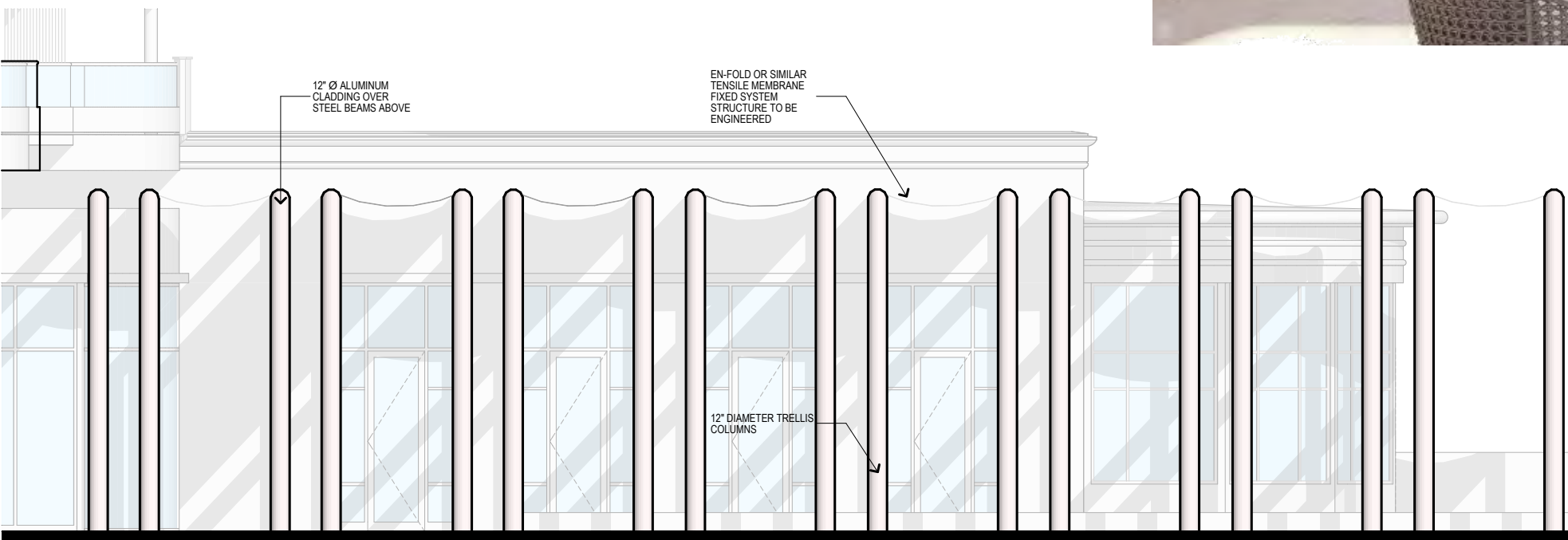


EAST ELEVATION

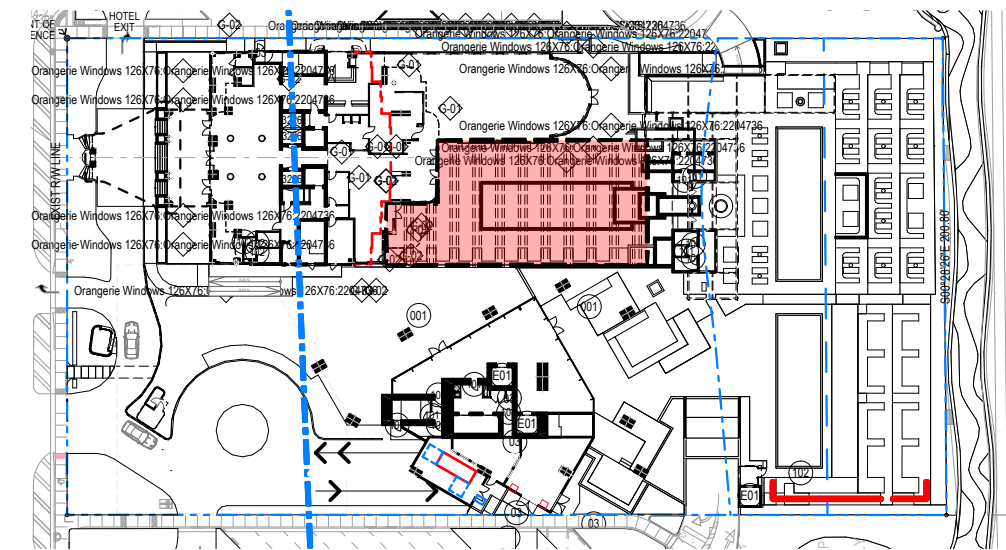




EAST ELEVATION
SCALE: 1/4" = 1'-0"



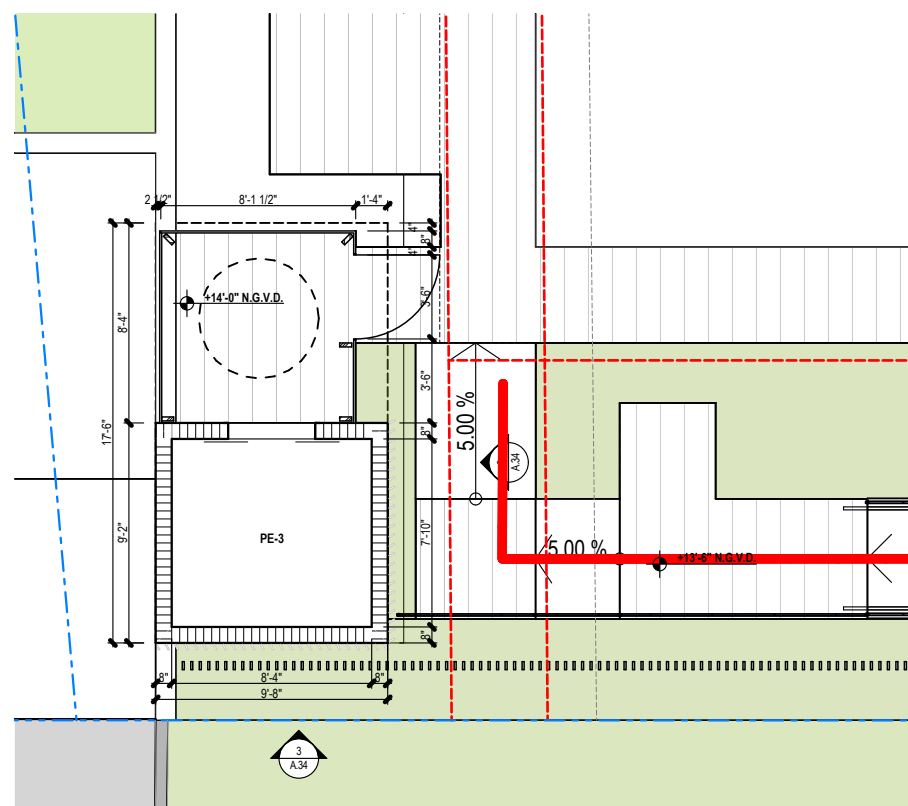
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



KEY PLAN

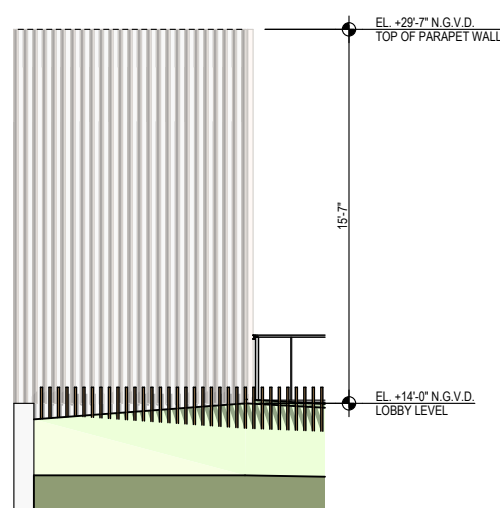
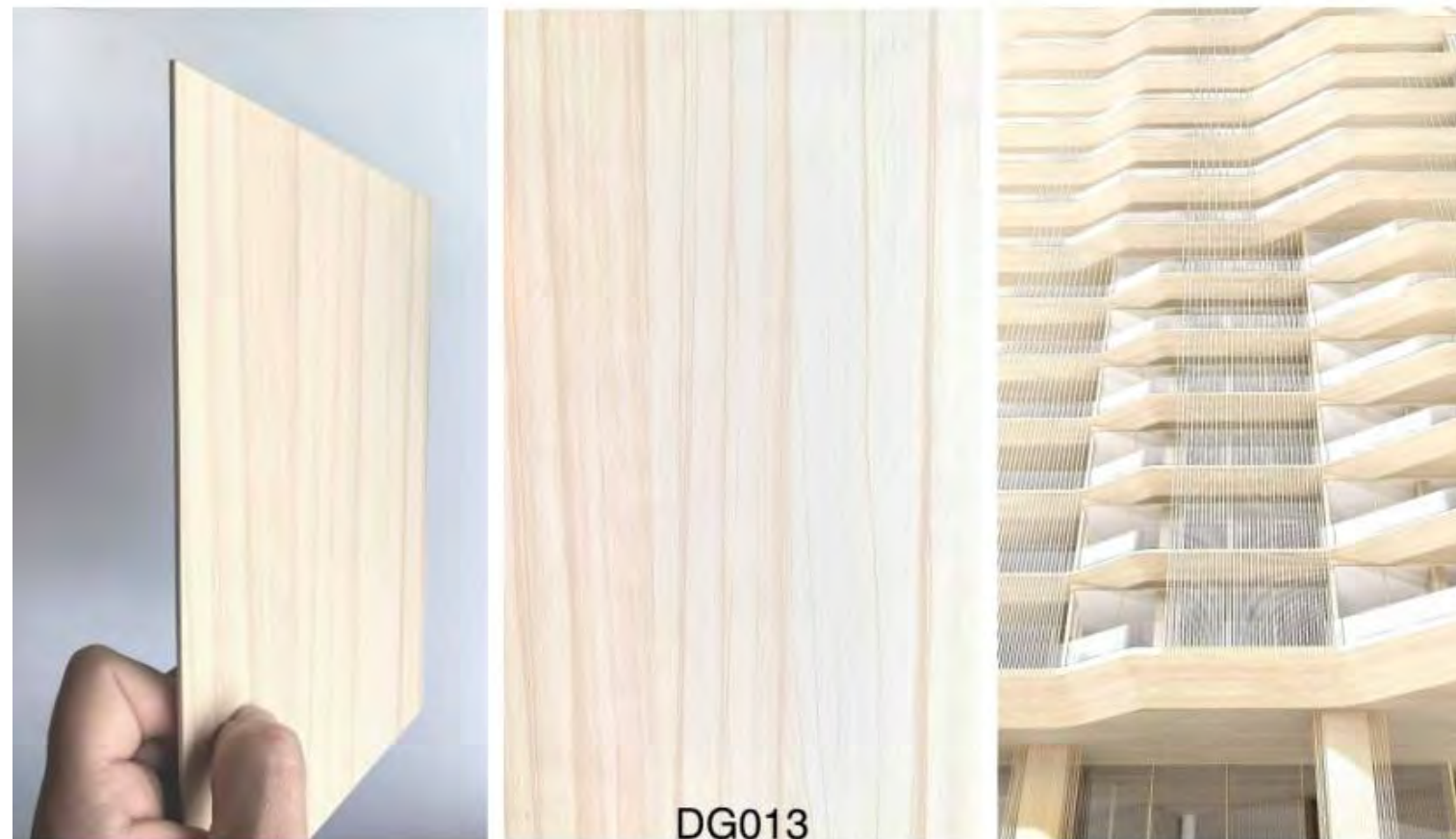
NOTE:
PROPOSED TRELLIS COLUMNS AND BEAMS DIMENSIONS ARE ESTIMATED. VARIATION IN DIMENSIONS MAY BE REQUIRED ONCE THEY ARE PROPERLY ENGINEERED. SHOP DRAWINGS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY STAFF.

HONEY WHITE - RESILIENT MATERIALITY
WOOD PRINT ALUMINIUM



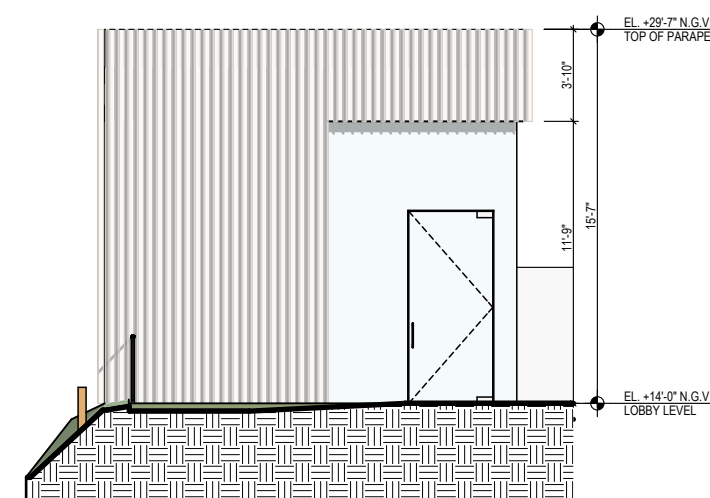
SOUTH ELEVATOR FLOOR PLAN

SCALE: 1/8" = 1'-0"



SOUTH ELEVATOR - SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATOR - EAST ELEVATION

SCALE: 1/8" = 1'-0"

LANDSCAPE LEGEND
INFORMATION REQUIRED TO BE PERMANENTLY AFIXED TO PLANS

CITY OF MIAMI BEACH

LANDSCAPE LEGEND

ZONING DISTRICT: **RM-3** LOT AREA: 73,812 ACRES: 1.6945

		REQUIRED/ ALLOWED	PROVIDED
OPEN SPACE			
A.	Sq. Ft. of required landscaped Open Space Lot area: <u>73,812</u> Multiplier: <u>30%</u>	22,144	24,940
B.	Sq. Ft. of parking lot open space required Parking Spaces: <u>0</u> Multiplier: <u>0</u> sf/space	N/A	N/A
C.	Total Sq. Ft. of landscaped Open Space required A+B =	22,144	24,940

LAWN AREA			
A.	Total Sq. Ft. of landscaped Open Space required	22,144	24,940
B.	Maximum Lawn Area (sod) permitted Net Lot Area: <u>24,940</u> Multiplier: <u>30%</u>	7,482	0

TREES			
A.	Number of trees required per LOT, less existing trees Trees: <u>28</u> Existing trees: <u>0</u>	28	28
B.	Number of STREET trees required, less existing trees Maximum average spacing of twenty feet (20) feet on center Linear feet of frontage: <u>200</u> Trees: <u>10</u> Existing trees: <u>0</u>	10	10
C.	Palms as Street Tree Maximum average spacing of twenty feet (20) feet on center Palms provided: <u>0</u>	0	0
D.	% Native species required Trees provided: <u>38</u> Multiplier: <u>30%</u>	11	11
E.	% Drought tolerant and low maintenance species required Trees provided: <u>38</u> Multiplier: <u>50%</u>	19	19

SHRUBS			
A.	Number of shrubs required Trees required: <u>38</u> Multiplier: <u>12</u>	456	456
B.	% Native species required Shrubs provided: <u>456</u> Multiplier: <u>50%</u>	228	228

LARGE SHRUBS			
A.	Number of large shrubs or small trees required minimum number of large shrubs or small trees shall be 10% of the required number of shrubs Shrubs required: <u>456</u> Multiplier: <u>10%</u>	46	46
B.	% Native species required Large Shrubs provided: <u>46</u> Multiplier: <u>50%</u>	23	23

INDEX OF DRAWINGS: AMAN MIAMI

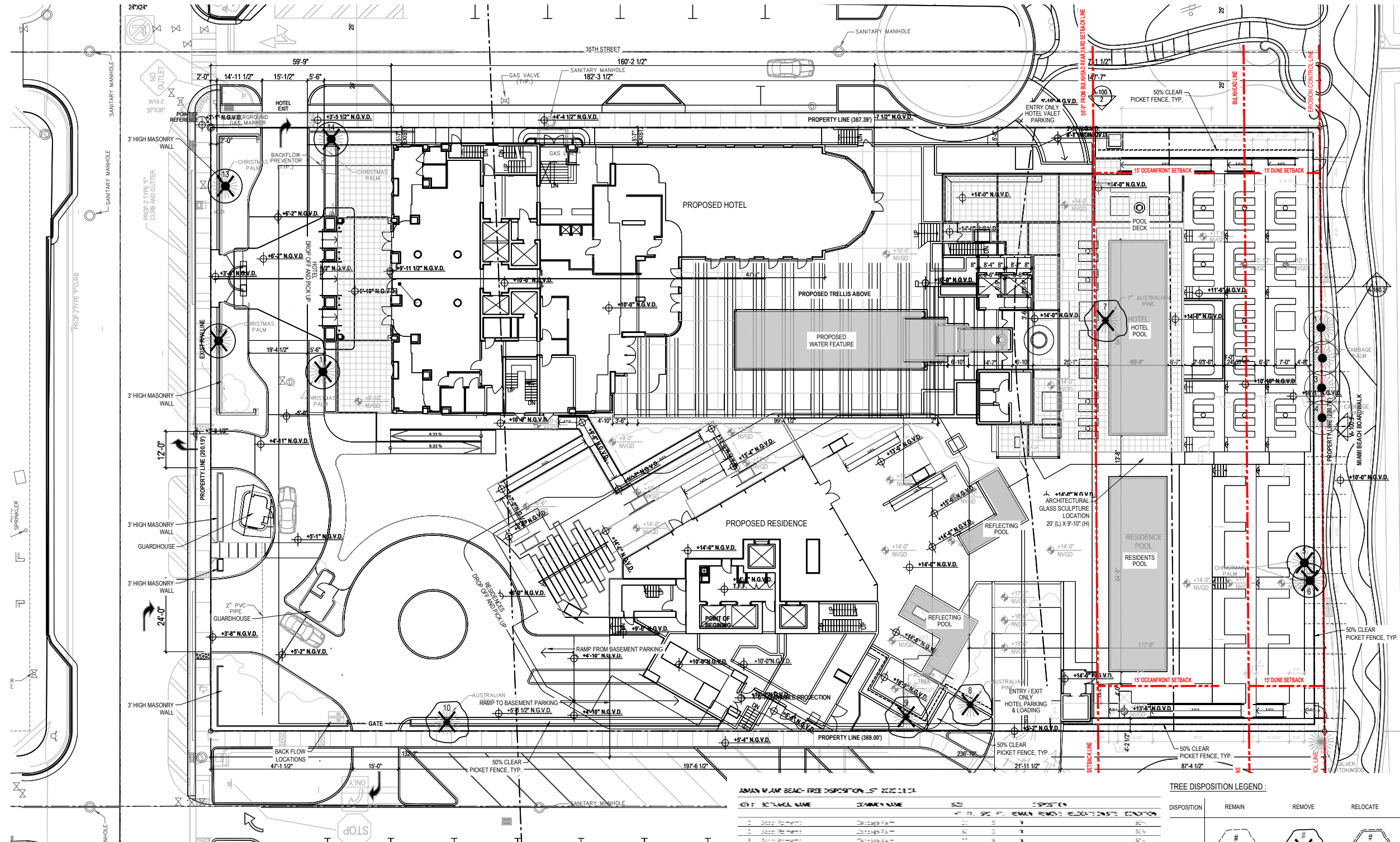
DRAWING NO.	DRAWING TITLE	VIEW	11-May-21 HPB Submittal	22-Feb-21 DEP Submittal				
LANDSCAPE								

GENERAL SHEETS								
L-000	DRAWING INDEX / LANDSCAPE LEGEND	INDEX	X	X				
L-001.00	ILLUSTRATIVE SITE PLAN - GROUND LEVEL	PLAN	X	X				
L-001.01	ILLUSTRATIVE SITE PLAN - CANOPY LEVEL	PLAN	X	X				
L-001.02	LANDSCAPE STREET VIEW PERSPECTIVE	PERSPECTIVE	X	X				
L-002.00	LANDSCAPE CANOPY MATERIALS IMAGES	NOTES	X	X				
L-003.00	LANDSCAPE GROUND LEVEL MATERIALS IMAGES	NOTES	X	X				
L-004.00	HARDSCAPE IMAGES/ LANDSCAPE & HADSCAPE MATERIALS SCHEDULE	NOTES	X	X				
L-004.01	DUNE AND OCEAN OVERLAY PERMEABLE SURFACE	IMAGES	X	X				
L-005.00	TREE DISPOSITION PLAN	PLAN	X	X				

HARDSCAPE AND LANDSCAPE								
L-100.00	LANDSCAPE GROUND LEVEL SITE PLAN	PLAN	X	X				
L-101.00	LANDSCAPE CANOPY LEVEL SITE PLAN	PLAN	X	X				
L-102.00	HARDSCAPE MATERIALS PLAN	PLAN	X	X				
L-102.01	OCEAN AND DUNE OVERLAY CALCULATIONS	PLAN	X	X				
L-200.00	N-S LANDSCAPE BUILDING SECTION	SECTION	X	X				
L-201.00	E-W LANDSCAPE BUILDING SECTION	SECTION	X	X				

APPLICATION NUMBER HPB20-0441

REVISION TO:
HPB ORDER NO. 7490
HPB20-0376
HPB20-0389
HPB20-0430

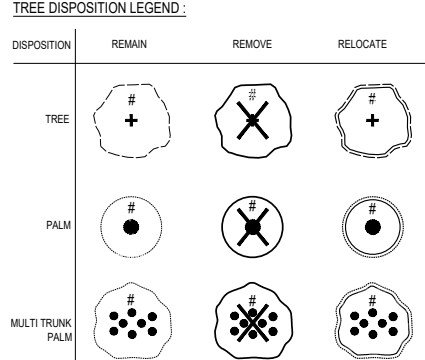


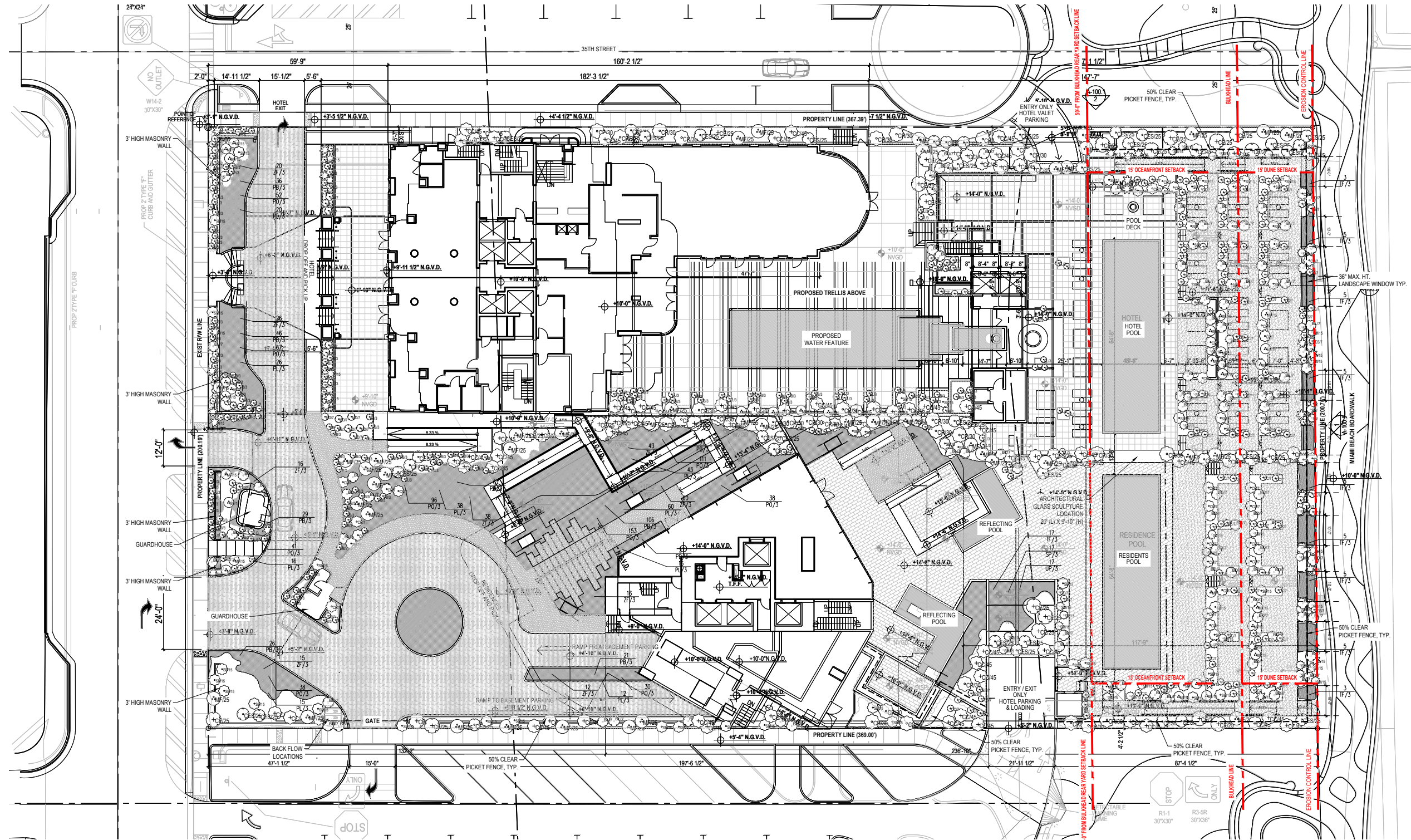
TREE DISPOSITION PLAN

SCALE: 1/16" = 1'-0"

AMMAN MAM BEACH TREE DISPOSITION LIST

ID	SCIENTIFIC NAME	COMMON NAME	SIZE	STATUS	DISPOSITION
1	Stylosanthes	Beach Palm	12'	W	R
2	Stylosanthes	Beach Palm	12'	W	R
3	Stylosanthes	Beach Palm	12'	W	R
4	Stylosanthes	Beach Palm	12'	W	R
5	Stylosanthes	Beach Palm	12'	W	R
6	Stylosanthes	Beach Palm	12'	W	R
7	Stylosanthes	Beach Palm	12'	W	R
8	Stylosanthes	Beach Palm	12'	W	R
9	Stylosanthes	Beach Palm	12'	W	R
10	Stylosanthes	Beach Palm	12'	W	R
11	Stylosanthes	Beach Palm	12'	W	R
12	Stylosanthes	Beach Palm	12'	W	R
13	Stylosanthes	Beach Palm	12'	W	R
14	Stylosanthes	Beach Palm	12'	W	R
15	Stylosanthes	Beach Palm	12'	W	R
16	Stylosanthes	Beach Palm	12'	W	R
17	Stylosanthes	Beach Palm	12'	W	R
18	Stylosanthes	Beach Palm	12'	W	R
19	Stylosanthes	Beach Palm	12'	W	R
20	Stylosanthes	Beach Palm	12'	W	R
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97	Stylosanthes	Beach Palm	12'	W	R
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99	Stylosanthes	Beach Palm	12'	W	R
100	Stylosanthes	Beach Palm	12'	W	R

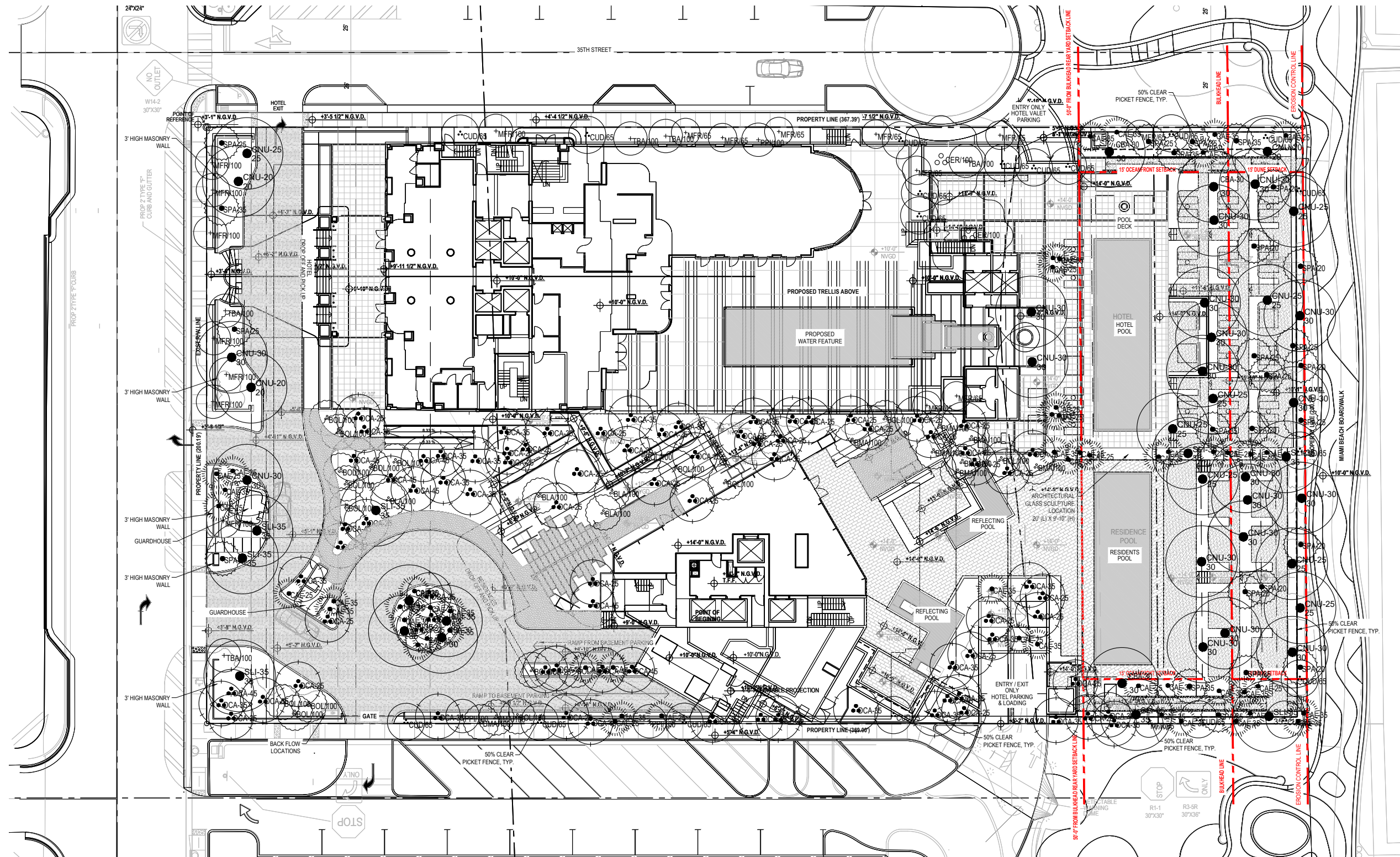




PROPOSED -LANDSCAPE GROUND LEVEL SITE PLAN

SCALE: 1/16" = 1'-0"

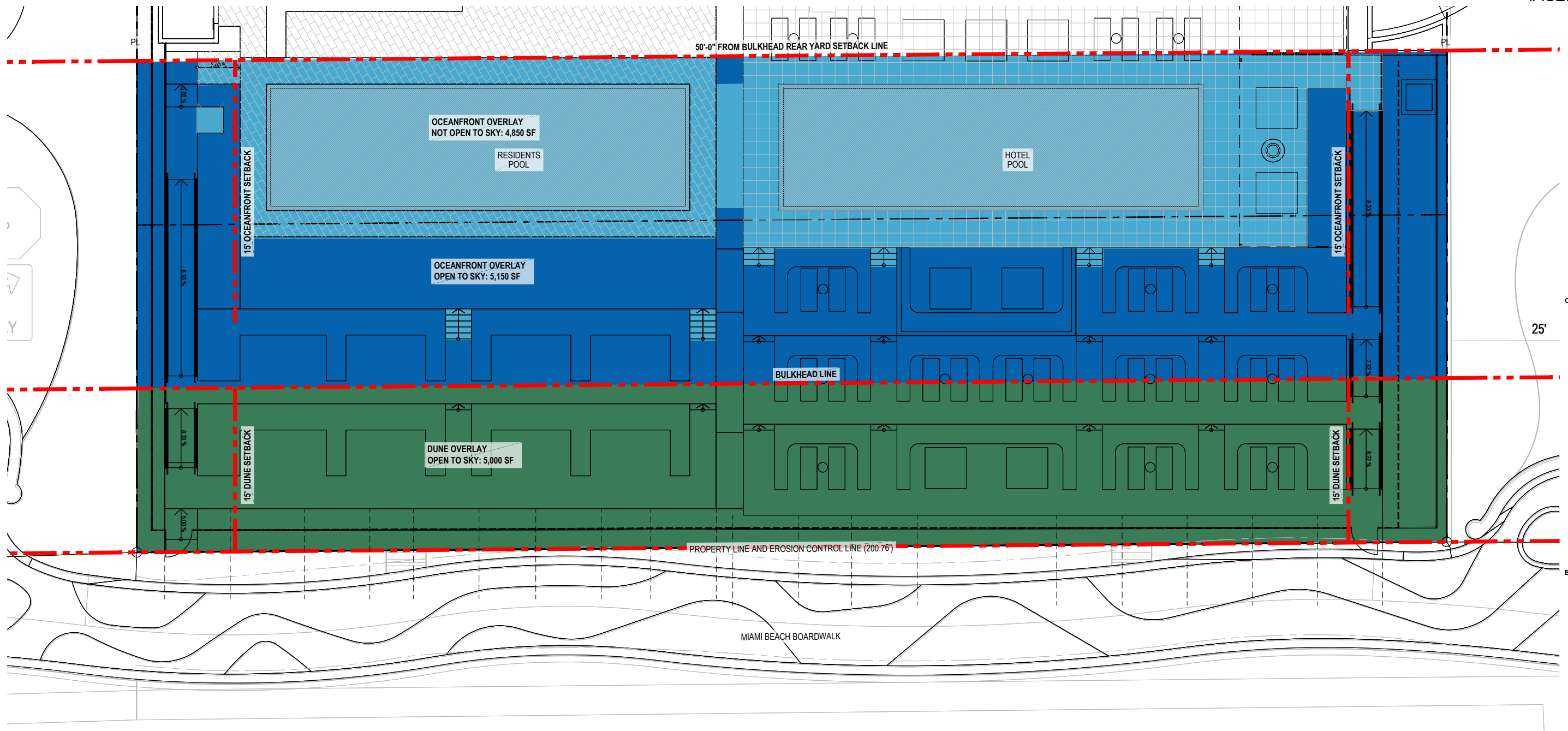




PROPOSED -LANDSCAPE CANOPY LEVEL SITE PLAN

SCALE: 1/16" = 1'-0"





CALCULATIONS:

OCEANFRONT OVERLAY TOTAL AREA: 10,000 SF
 OCEANFRONT OPEN TO SKY AREA: 5,150 SF = 51.5%
 OCEANFRONT NOT OPEN TO SKY AREA: 4,850 SF = 48.5%

DUNE OVERLAY TOTAL AREA: 5,000 SF
 DUNE OVERLAY OPEN TO SKY AREA: 5,000 SF = 100%

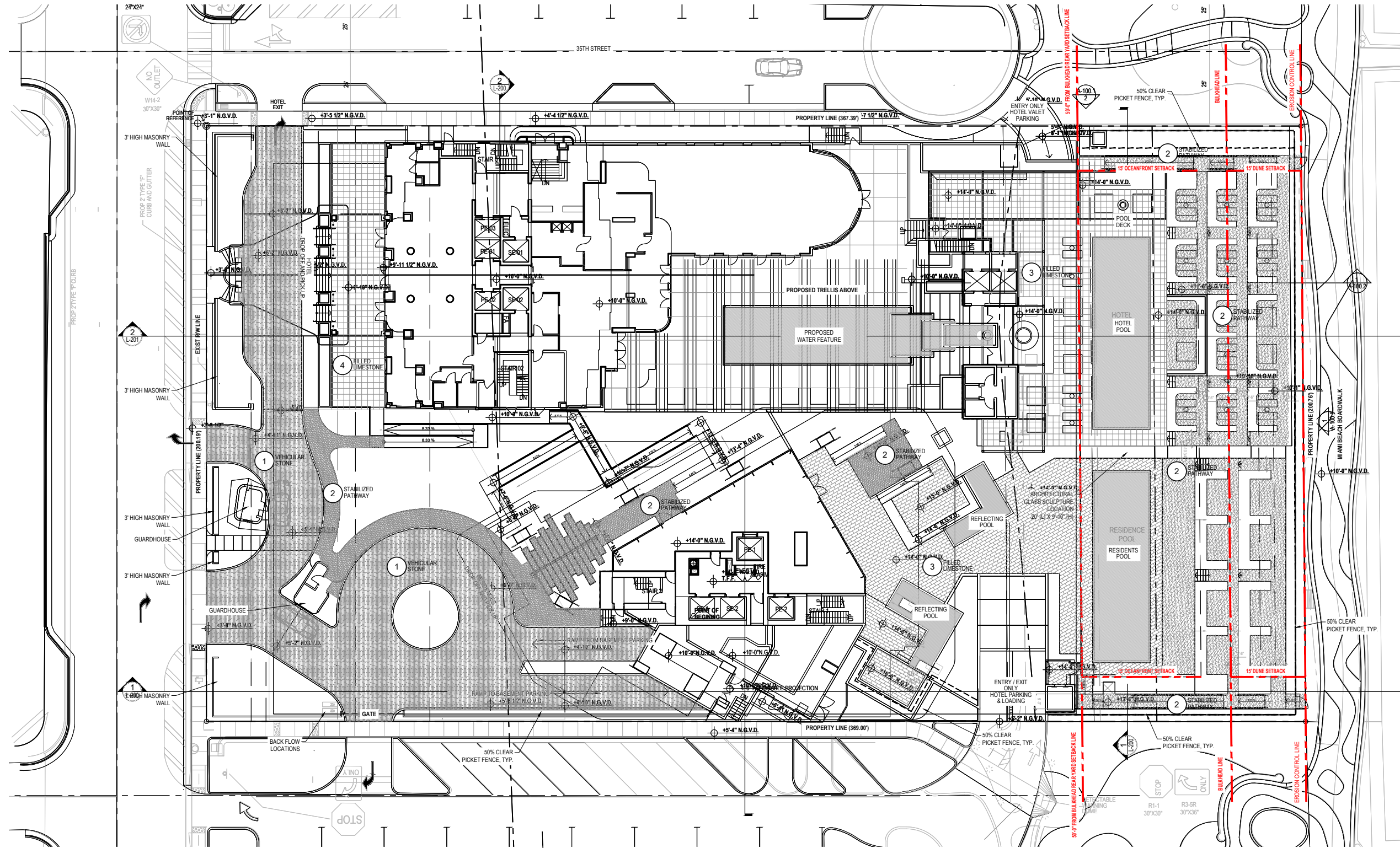
LEGEND:

- OCEANFRONT OVERLAY OPEN TO SKY = 51.5%
- OCEANFRONT OVERLAY NOT OPEN TO SKY = 48.5%
- DUNE OVERLAY OPEN TO SKY = 100%

PROPOSED - OCEAN AND DUNE OVERLAY AREAS

SCALE: 1/8" = 1'-0"





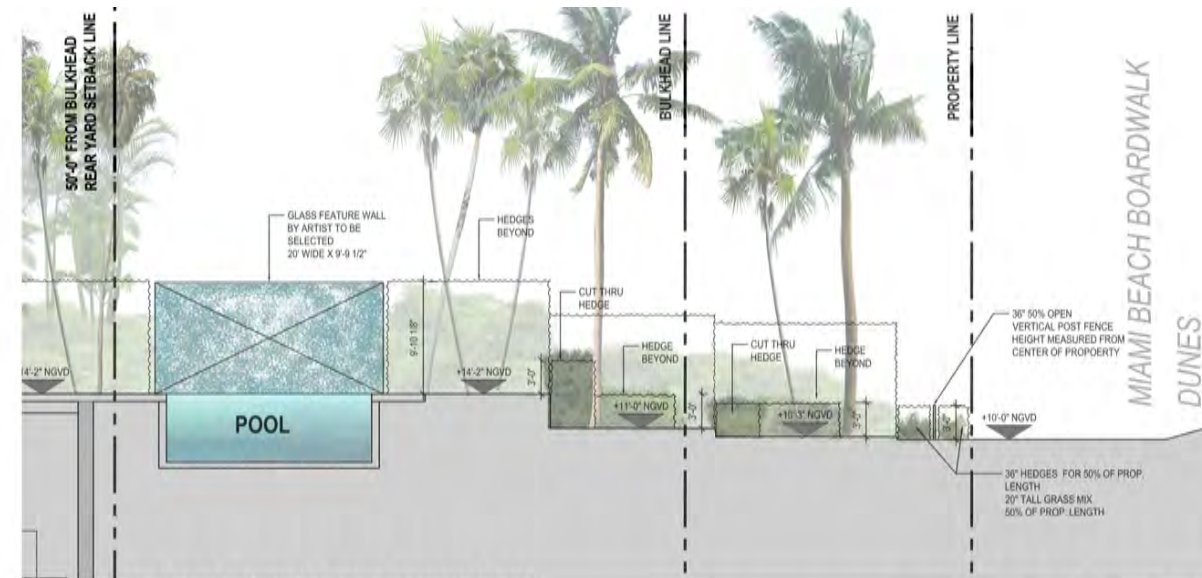
HARDSCAPE KEY: SEE L-004 FOR SPECIFICATIONS

	VEHICULAR STONE		FILLED LIMESTONE
	STABILIZED GRANITE		FILLED LIMESTONE
	WOOD DECK		

PROPOSED - HARDSCAPE MATERIALS PLAN

SCALE: 1/16" = 1'-0"





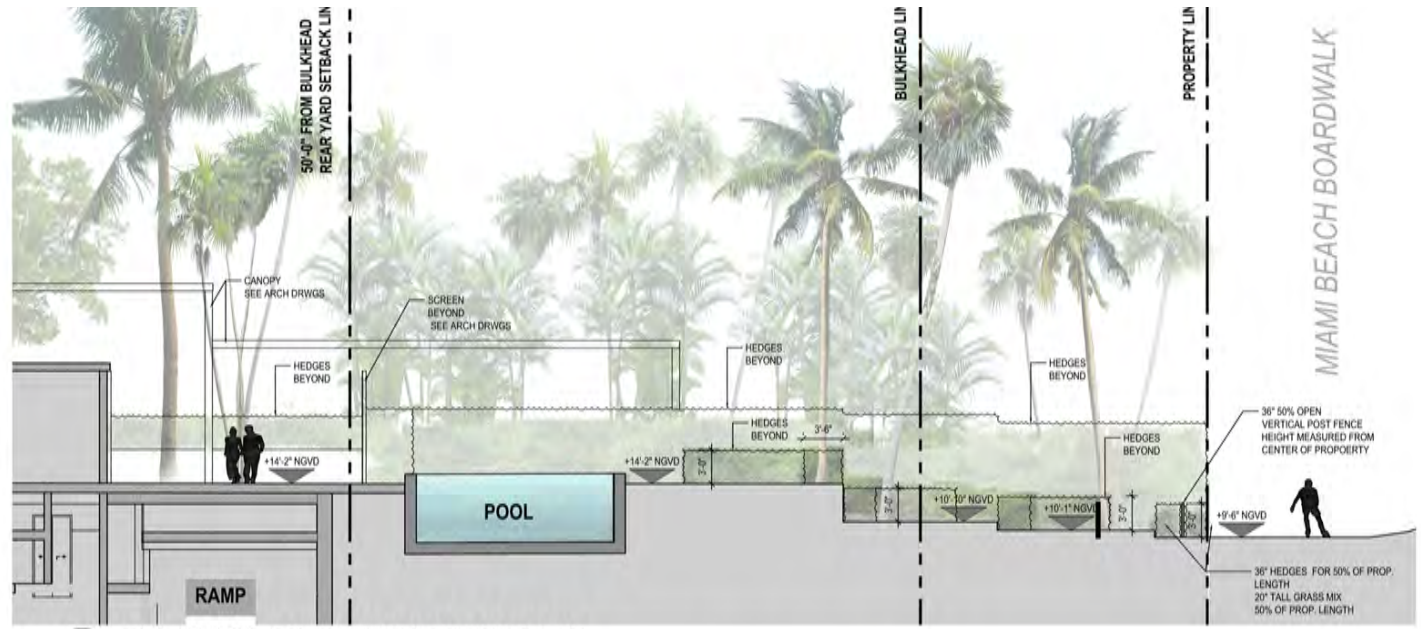
3 ENLARGED SECTION EAST TERRACE
SCALE: 1/8" = 1'-0"



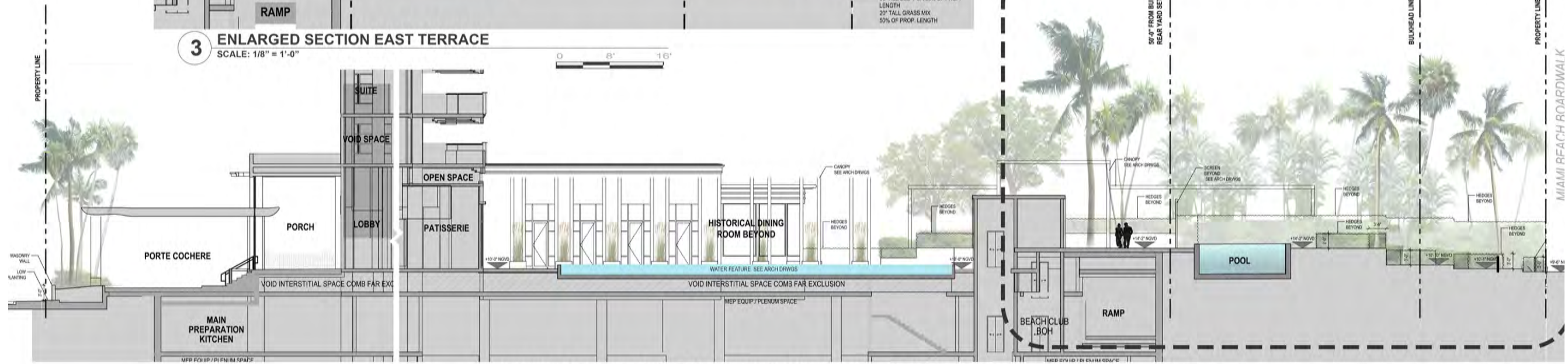
2 PARTIAL LONGITUDINAL SECTION WEST/EAST LOOKING NORTH
SCALE: 3/32" = 1'-0"



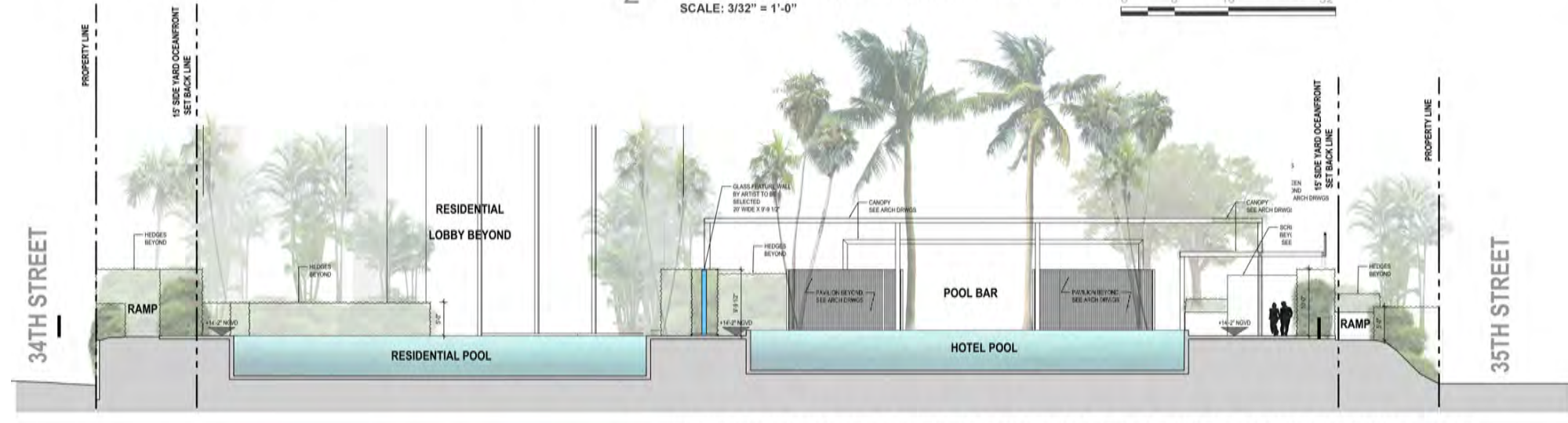
1 PARTIAL TRANSVERSAL SECTION SOUTH/NORTH LOOKING WEST
SCALE: 3/32" = 1'-0"



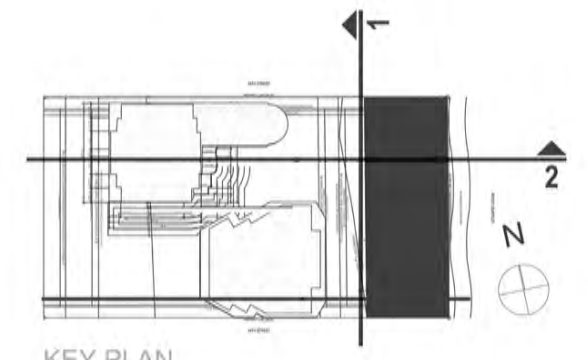
3 ENLARGED SECTION EAST TERRACE
SCALE: 1/8" = 1'-0"



2 HOTEL PARTIAL LONGITUDINAL SECTION WEST/EAST LOOKING NORTH
SCALE: 3/32" = 1'-0"

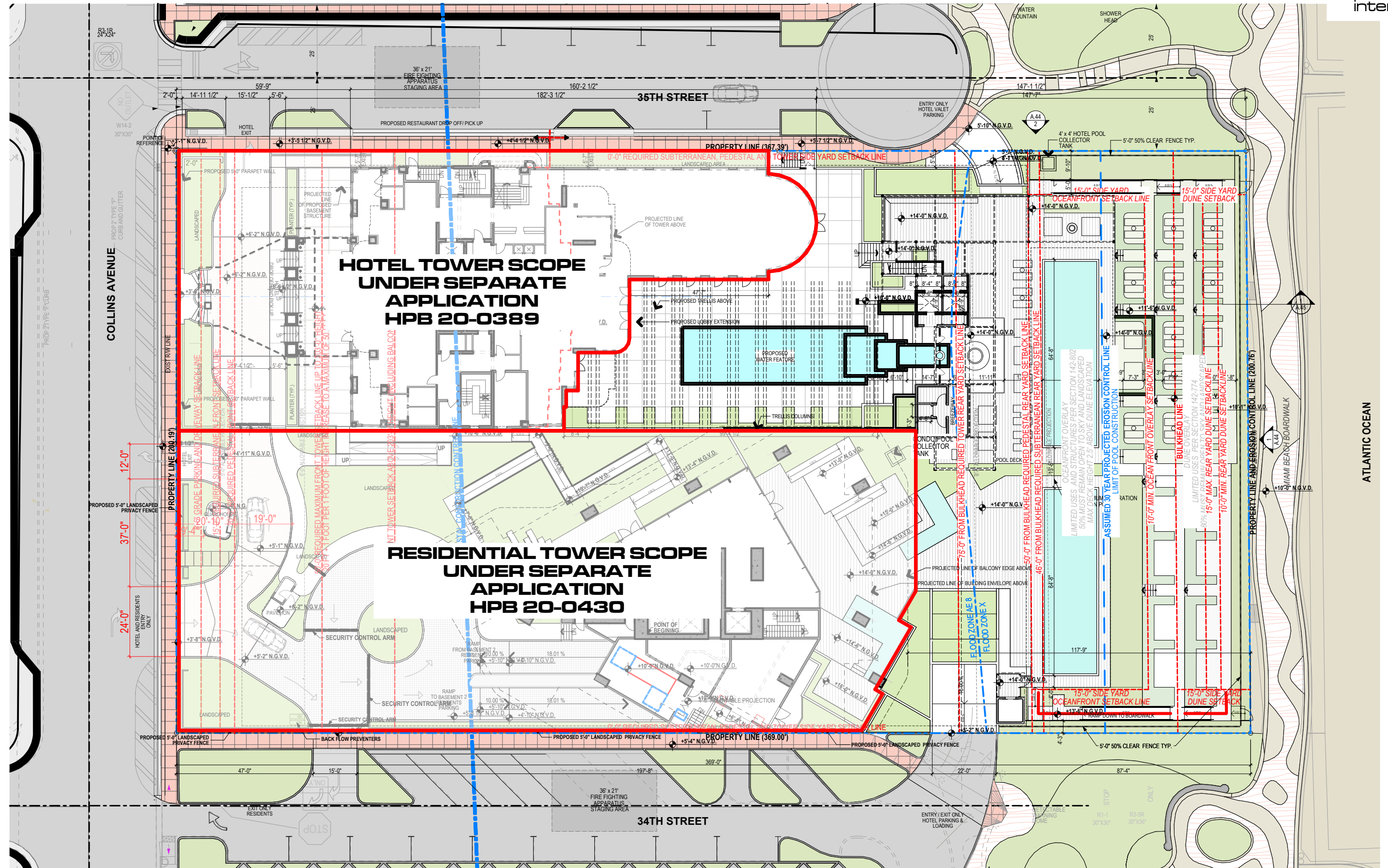


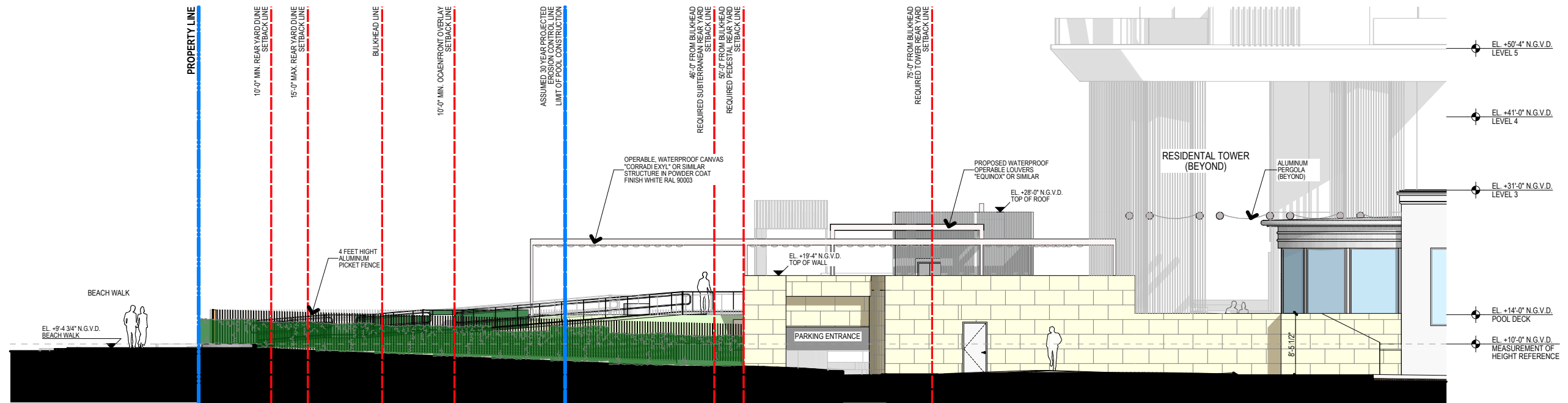
1 PARTIAL TRANSVERSAL SECTION THROUGH POOLS NORTH/SOUTH LOOKING WEST
SCALE: 3/32" = 1'-0"



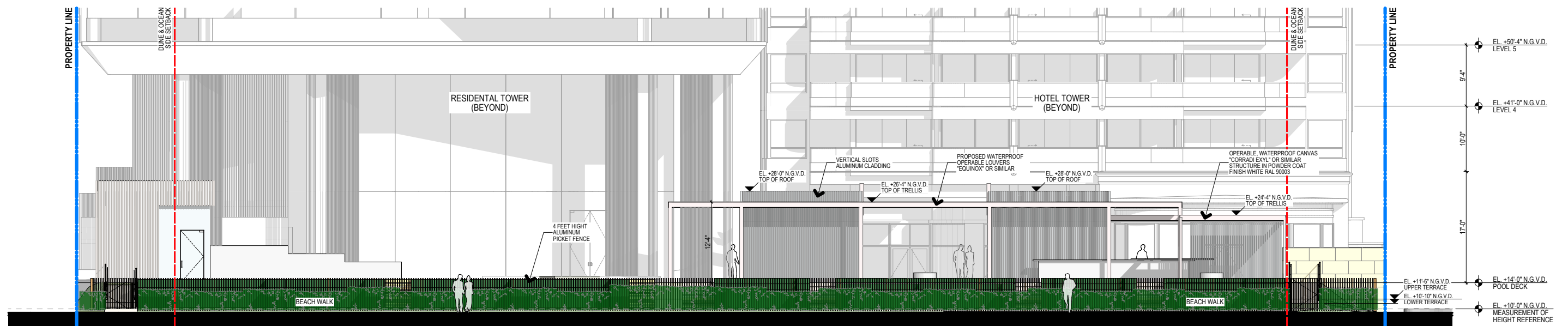
KEY PLAN

SCALE: 1/16" = 1'-0"

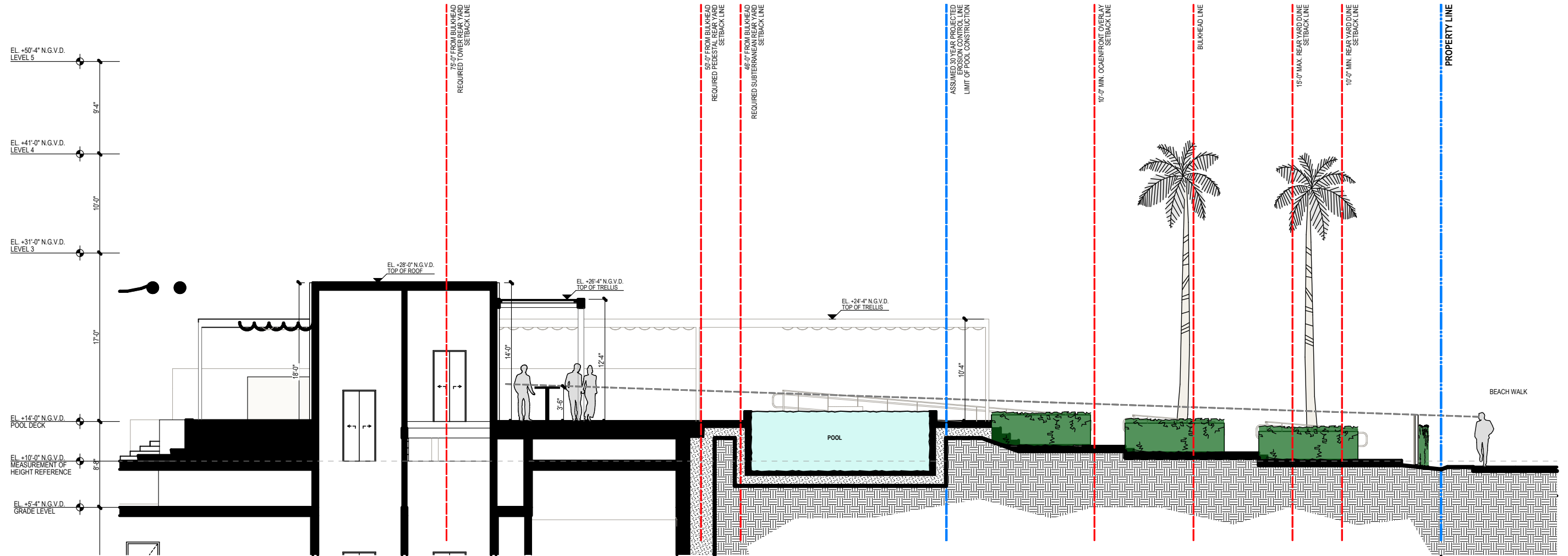




2 REAR YARD NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 REAR YARD EAST ELEVATION
SCALE: 1/16" = 1'-0"



1

REAR YARD PARTIAL SECTION

SCALE: 3/32" = 1'-0"

