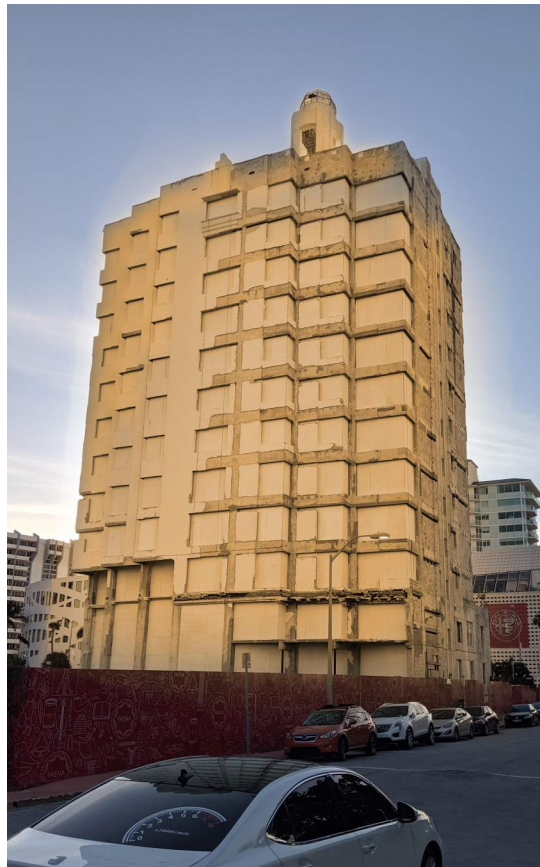
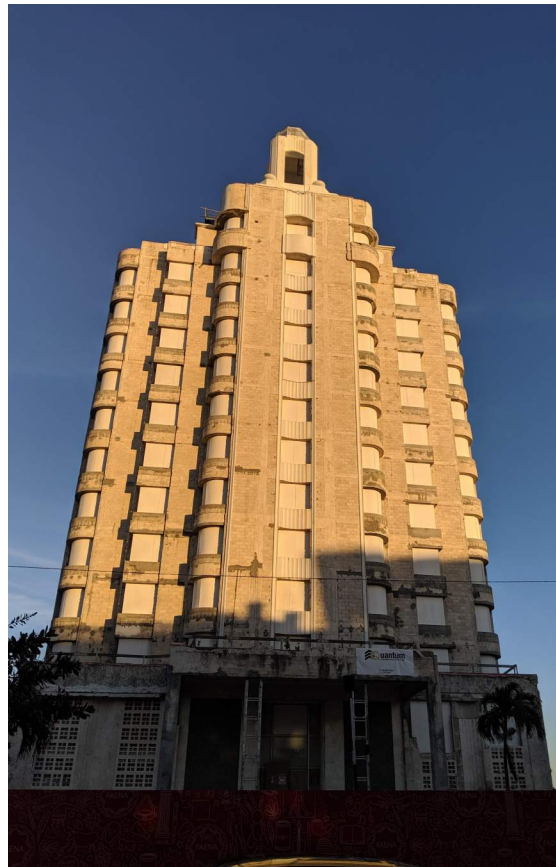
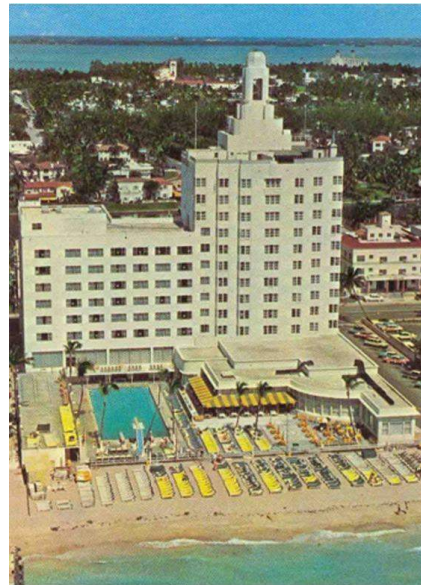
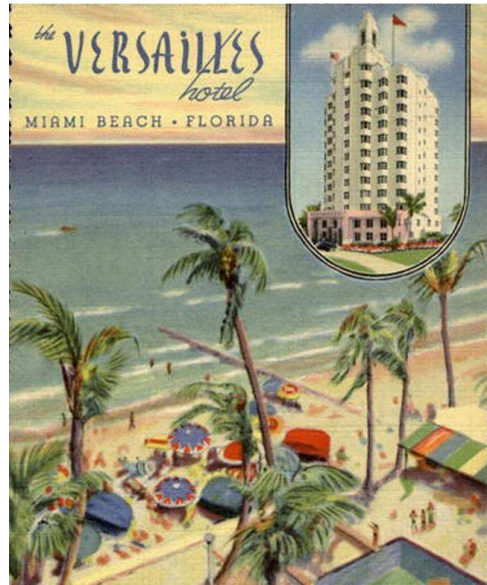




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FINAL SUBMITTAL 02/10/2020

REVISION TO:

HPB ORDER No. 7490
MARCH 08, 2016
PROPOSED SCOPE UNDER THIS
REVISION:

RESTORATION OF ROOF TOP HISTORICAL
MECHANICAL AREAS AND STAIR AND REVISED
ROOF TOP ADDITION

EXPANSION OF TYPICAL LEVELS ENVELOPE
AND BALCONIES

PROPOSED RESTORATION OF HISTORICAL
ORANGERIE AND REVISED LOBBY DESIGN

AMAN

AMAN RESORT

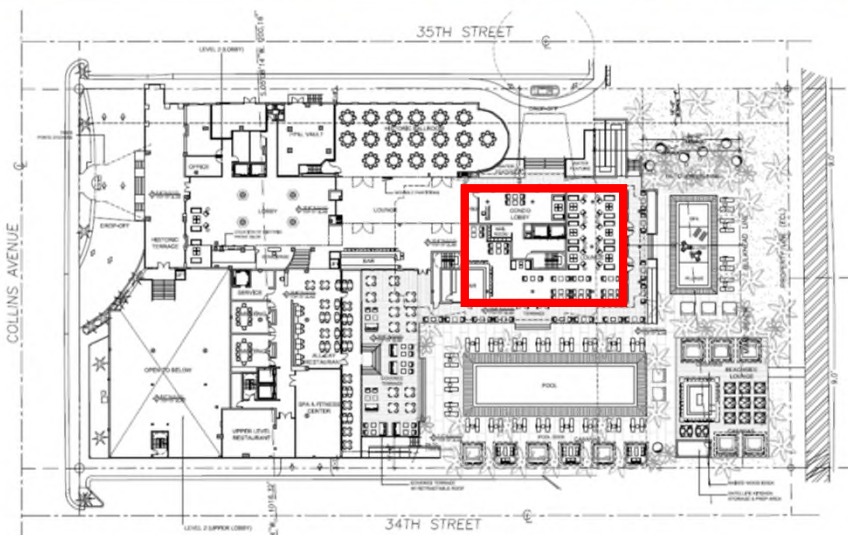
AT THE HISTORIC VERSAILLES HOTEL
3425 COLLINS AVE.
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD
FEBRUARY 7TH, 2020

1950s addition



2011 approved addition



other additions to historic properties

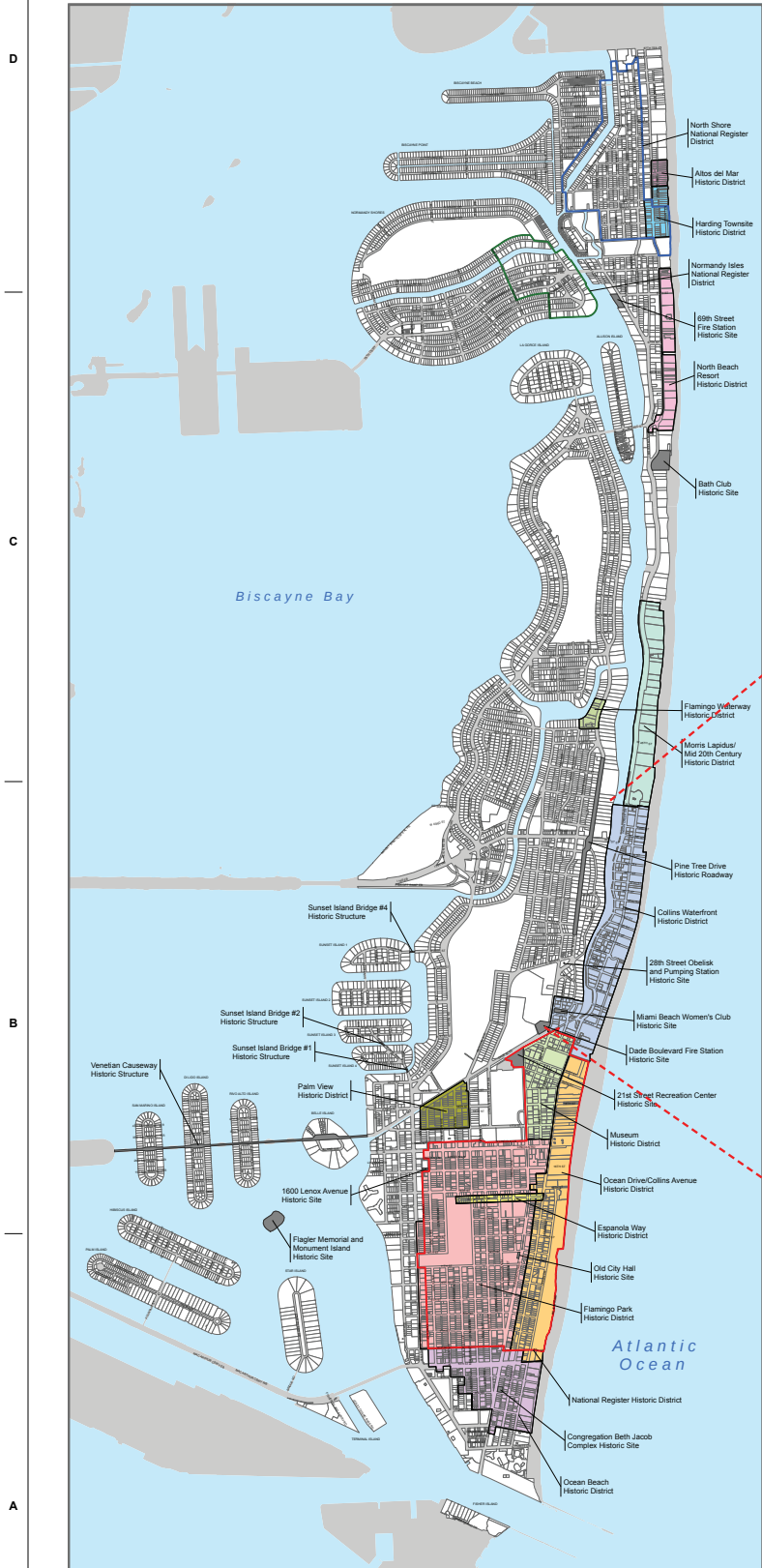
Cadillac and Crown Hotels



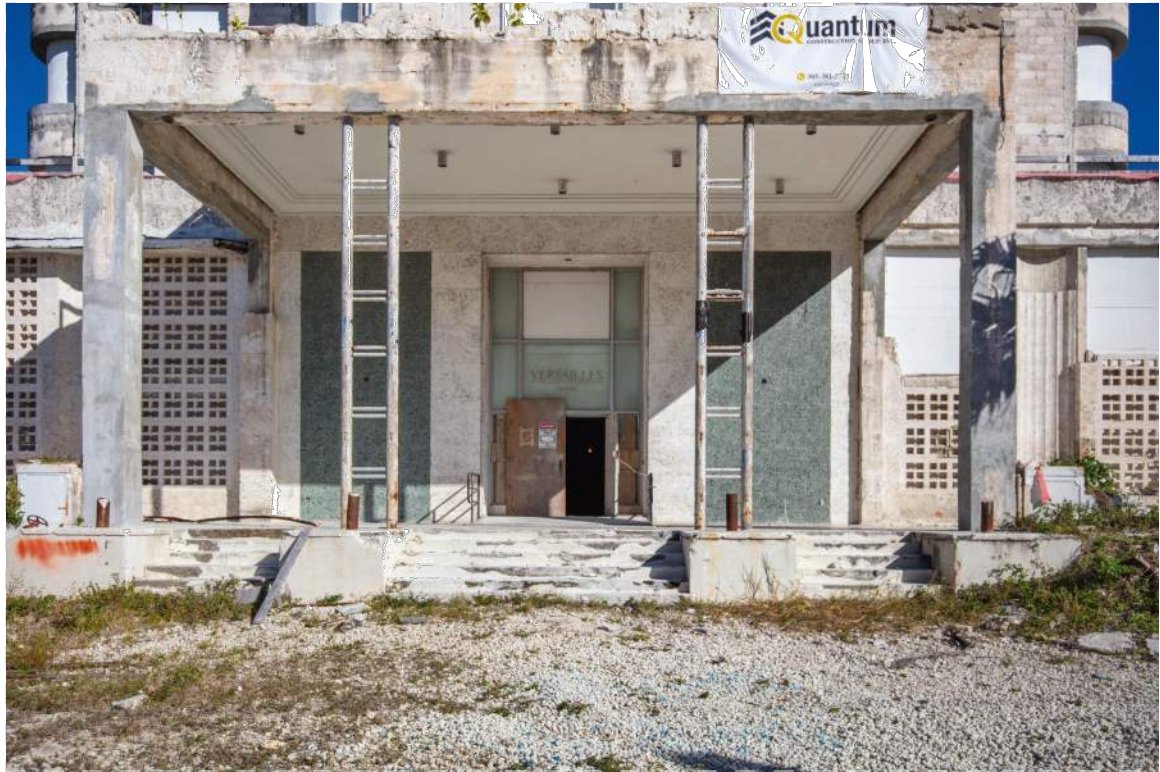


AMAN

AMAN RESORT
AT THE HISTORIC VERSAILLES HOTEL



HISTORICAL DISTRICT MAP



PHOTOS - CURRENT CONDITION - EXTERIOR

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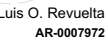
Project

Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

#Client Phone Number

Consultant



Date _____

Date
2/10/2020

Scale

SHOWN

Project No.

1801
Sheet Name
PHOTOS - CURRENT
CONDITION - EXTERIOR

Sheet No.

A-012



PHOTOS - CURRENT CONDITION - EXTERIOR

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Client Phone Number

consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date _____

0/2020

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1801

Name

CURRENT

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Sheet No. 10

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A-013



PHOTOS - CURRENT CONDITION - EXTERIOR

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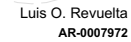
#Site City,

Revisions

KO GROUP

#Client Phone Number

Consultant



Date: _____

Date _____

10/2020

Scale

ect No.
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1801

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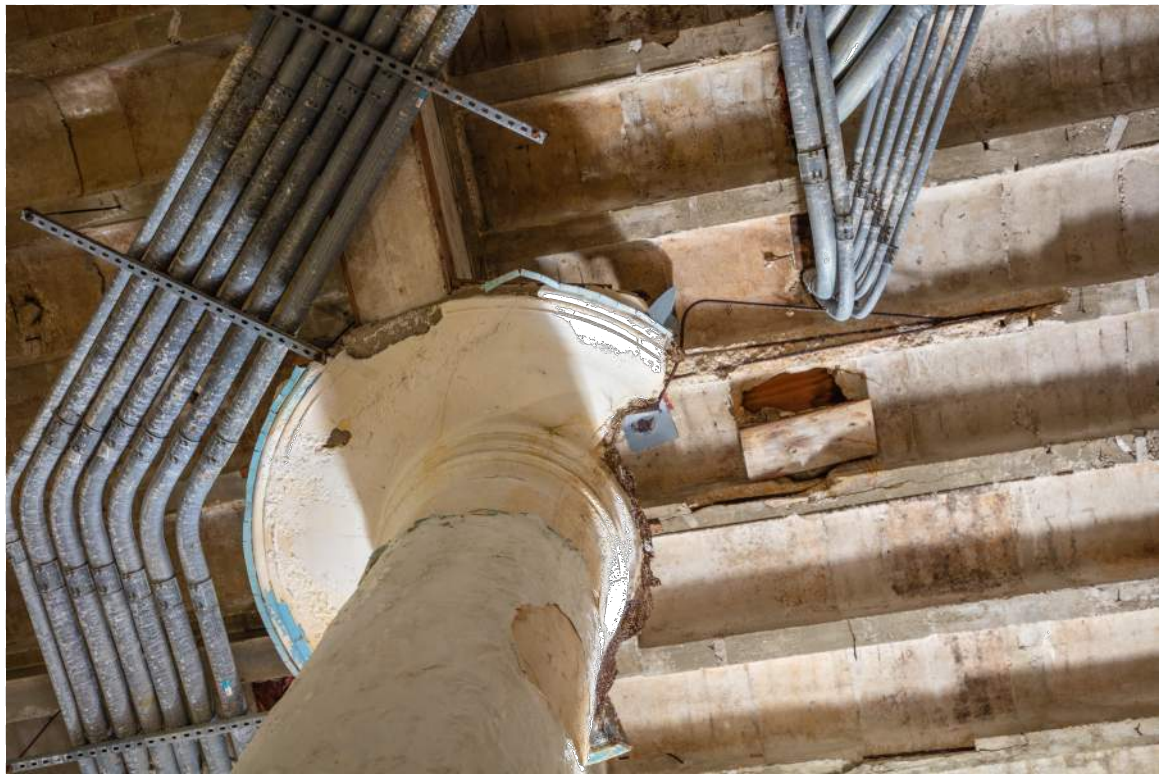
PHOTOS - CURRENT
CONDITION - EXTERIOR

Sheet No.

A-014



PHOTOS - CURRENT CONDITION - EXTERIOR



PHOTOS - CURRENT CONDITION - INTERIOR

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PROJECT PHASE
Date
2/10/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PHOTOS - CURRENT
CONDITION - INTERIOR

Sheet No.
A-016



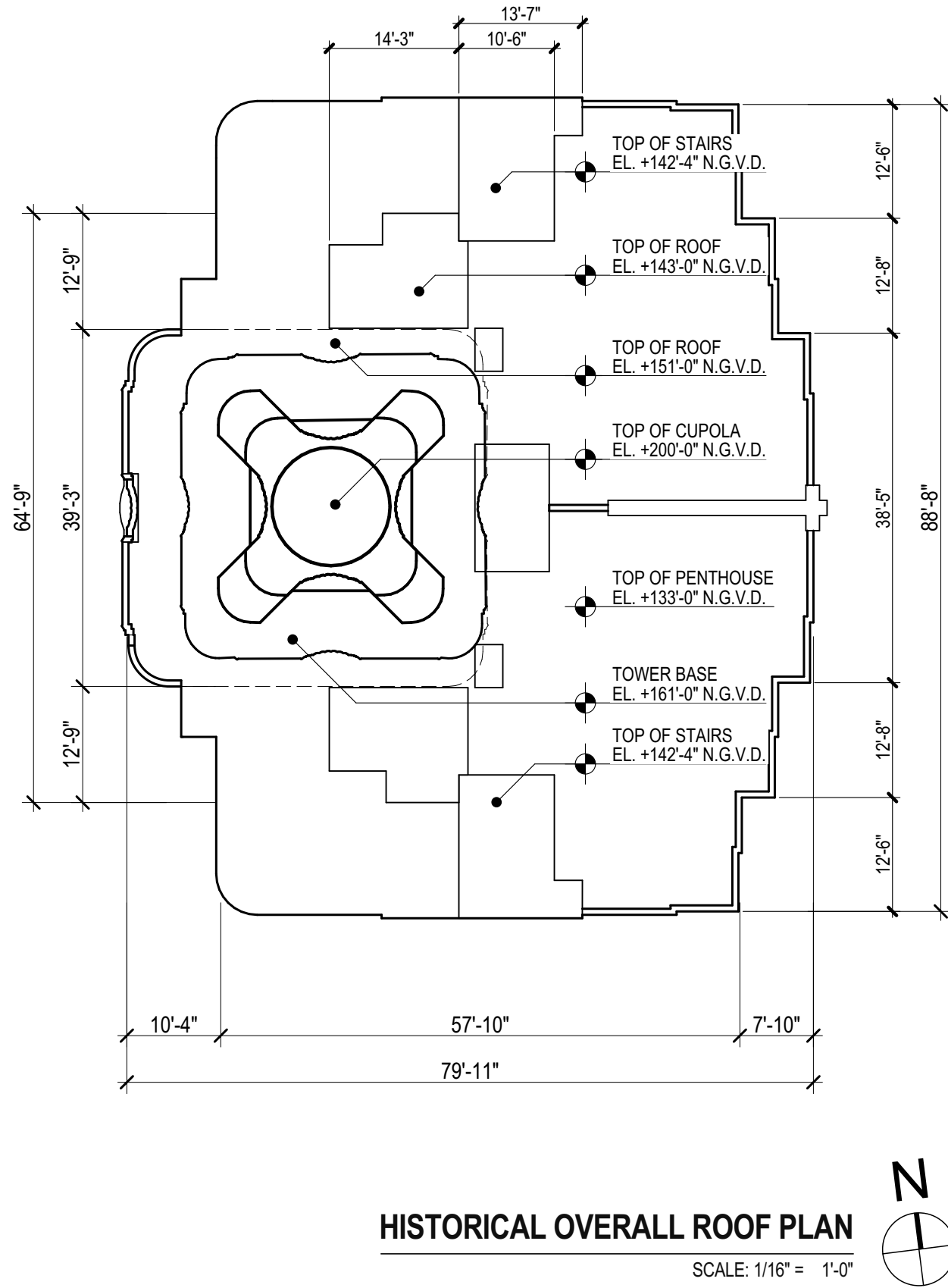
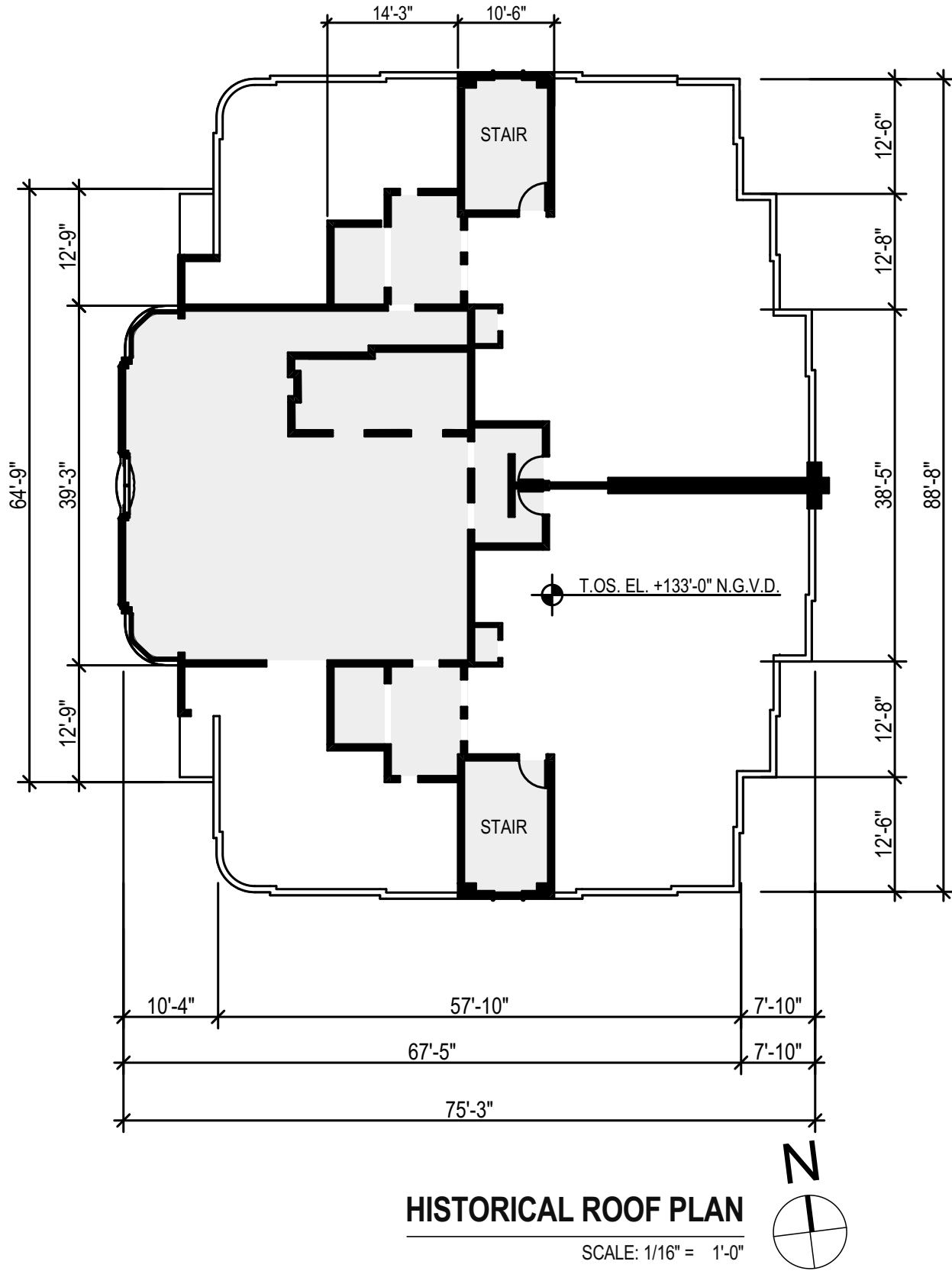
PHOTOS - CURRENT CONDITION - INTERIOR

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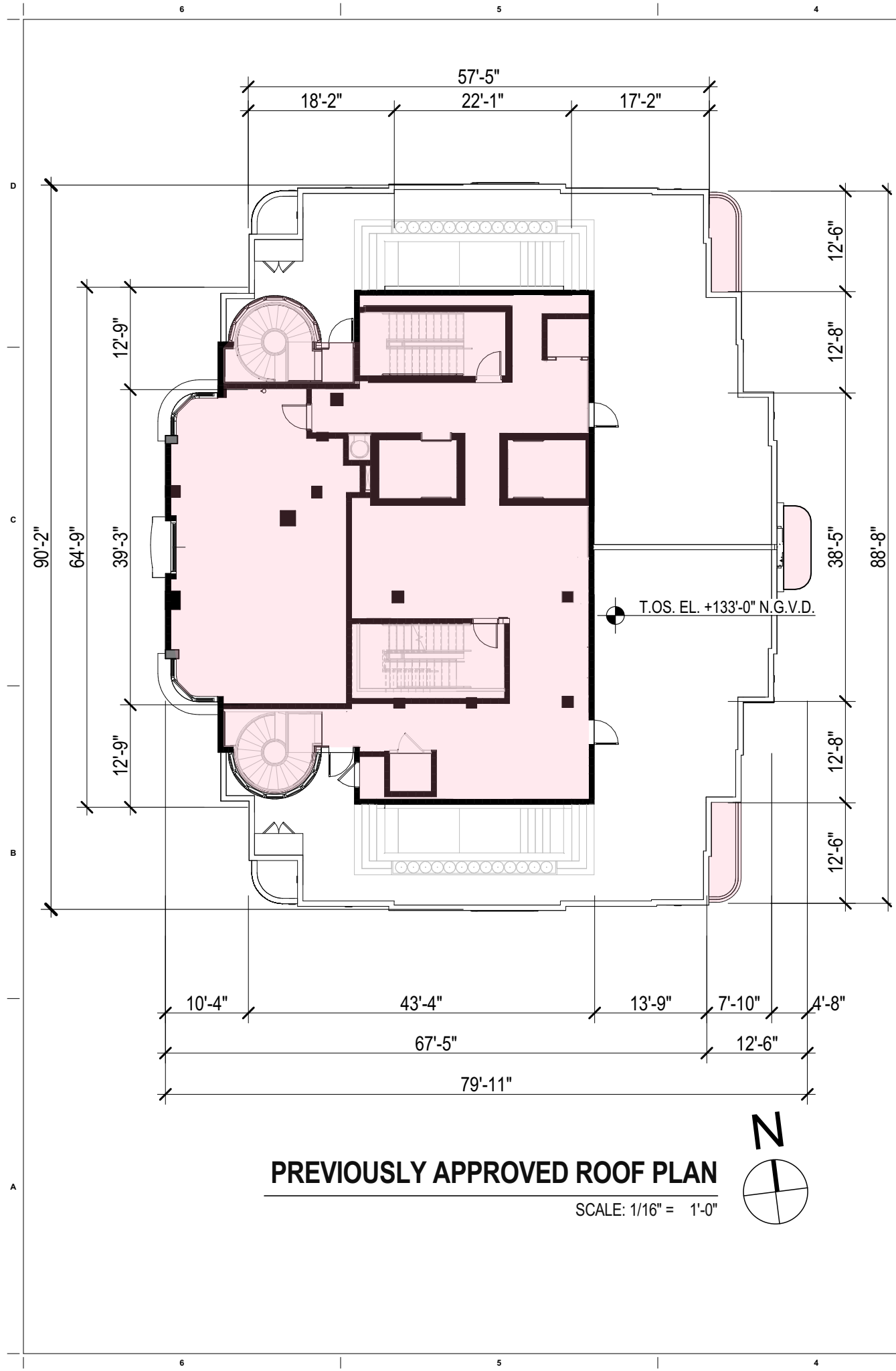
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HISTORIC ROOF PLANS

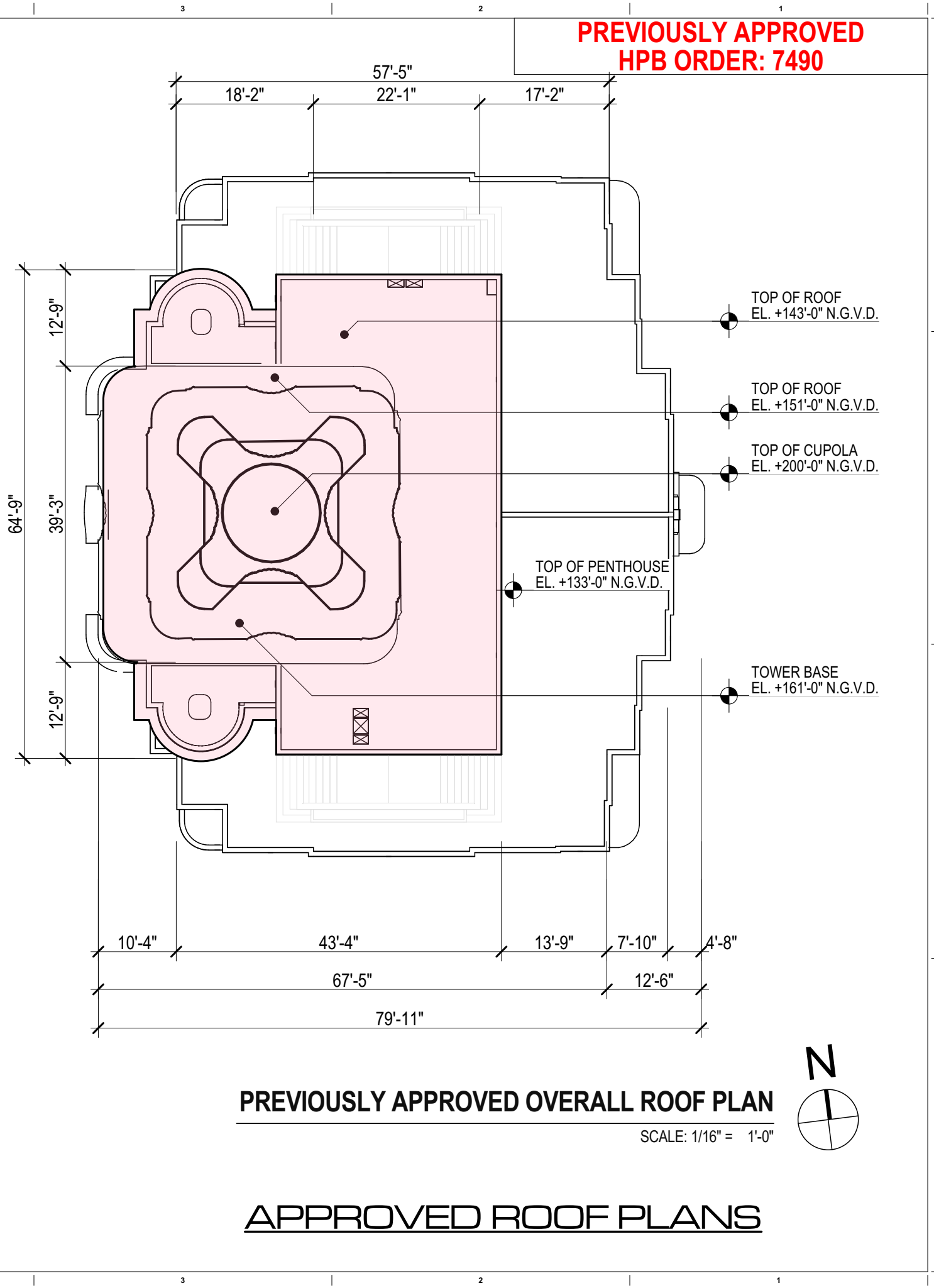
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PREVIOUSLY APPROVED ROOF PLAN

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



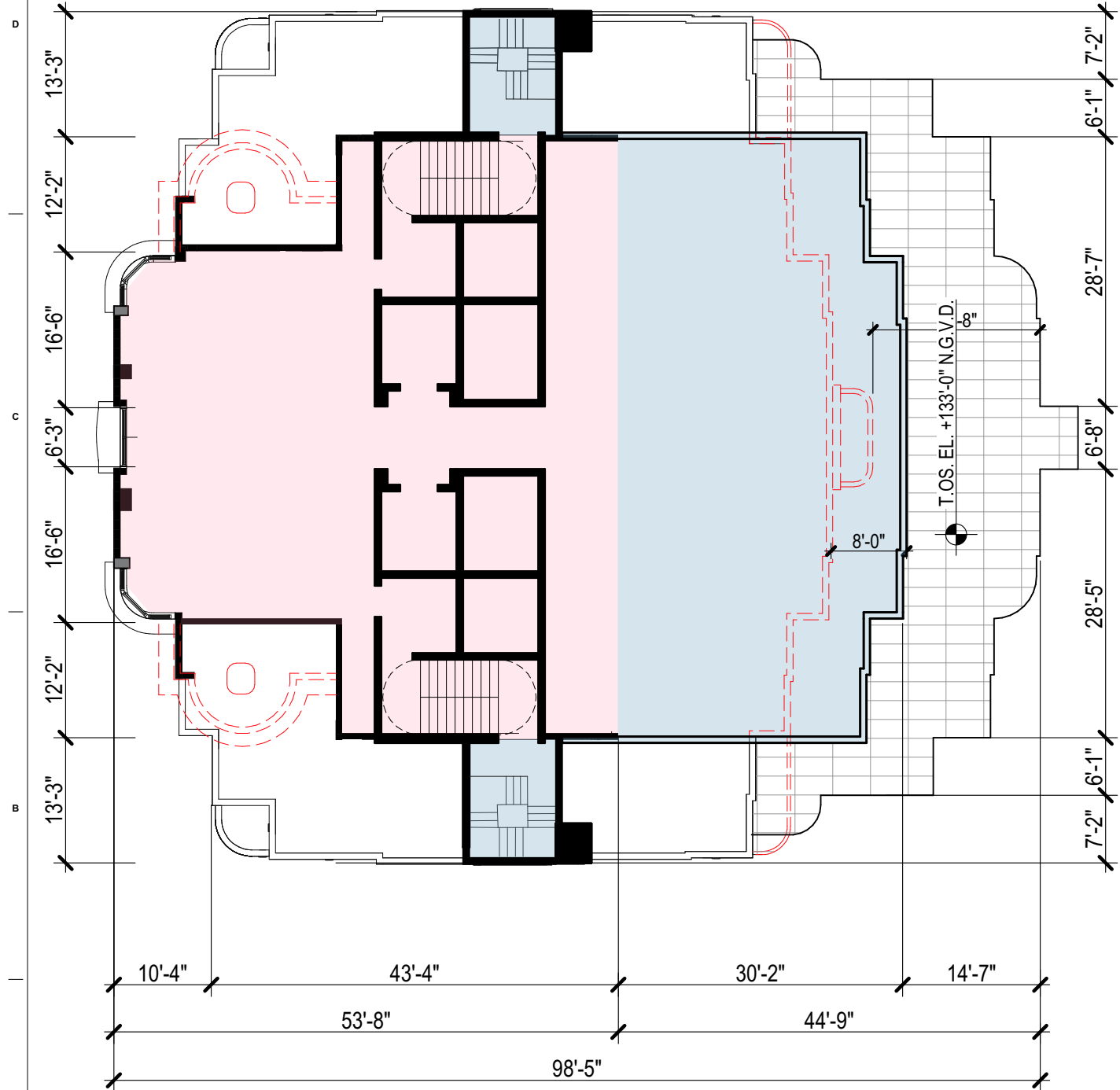
PREVIOUSLY APPROVED OVERALL ROOF PLAN

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

APPROVED ROOF PLANS

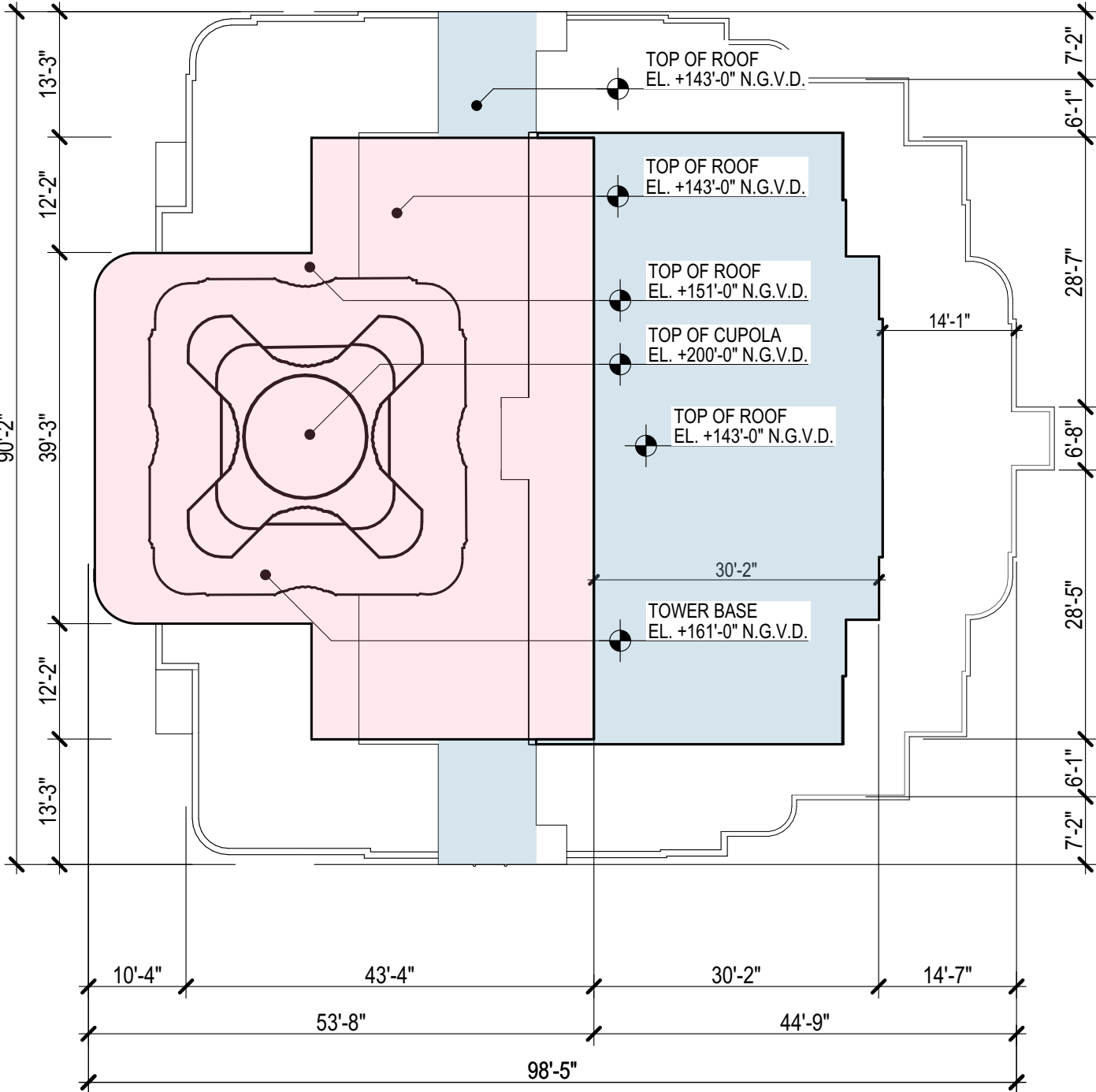
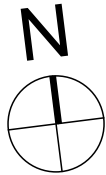
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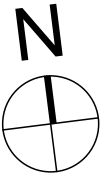
PROPOSED ROOF PLAN

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



PROPOSED OVERALL ROOF PLAN

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



PROPOSED ROOF PLANS

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PROPERTY LINE

5'-0" ALLOWABLE PROJECTION

2'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN/PEDESTAL FRONT SETBACK LINE

6'-0" ALLOWABLE PROJECTION

50'-0" REQUIRED MAXIMUM FRONT TOWER SETBACK LINE

20' FT + 1' FT PER 1 FOOT OF HEIGHT INCREASE TO A MAXIMUM OF 50 FEET

TOP OF PARAPET

TOP OF EXISTING SLAB OF ROOF

18'-0"

COLLINS
AVENUE

SOUTH ELEVATION VIEW

APPROVED ROOF TOP ADDITION LINE OF SIGHT STUDY

6

5

4

3

2

1

6

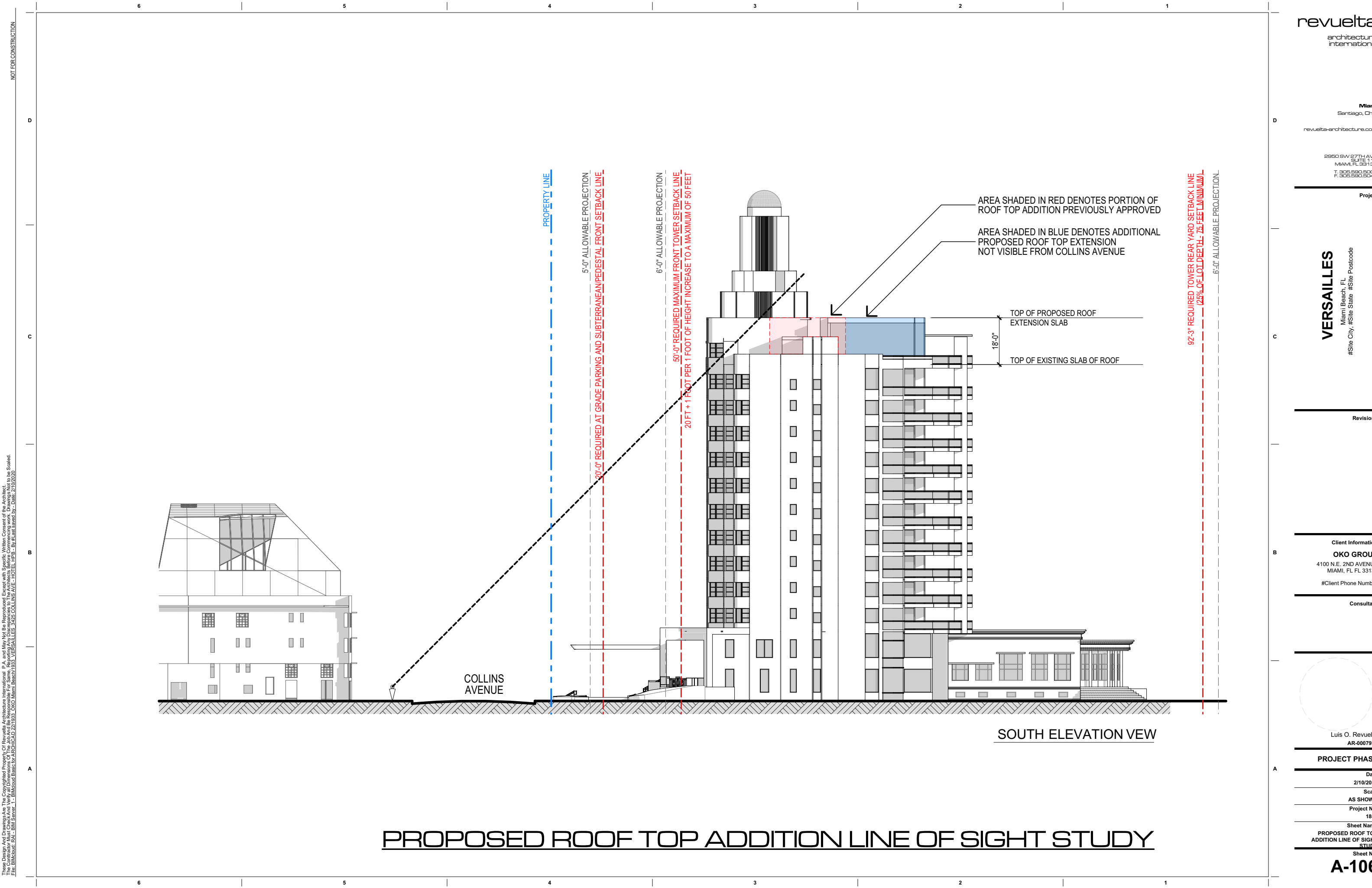
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4

3

2

1



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nsultant

s O. Revuelta
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PROJECT PHASE

Date _____

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scale

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Subject No.

1801

Sheet Name
REVIOUSLY APPROVED
SOUTH WEST - VIEW

Sheet No.

A.600

An architectural rendering of a modern building complex. On the left is a curved, blue building with a series of triangular windows. In the center is a tall, white building with a glass facade and a small dome on top. To the right is a very tall, glass skyscraper with many windows. The buildings are set against a white background with a grey ground plane.

PREVIOUSLY APPROVED SOUTH WEST - VIEW

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PROPOSED SOUTH WEST - RENDERING

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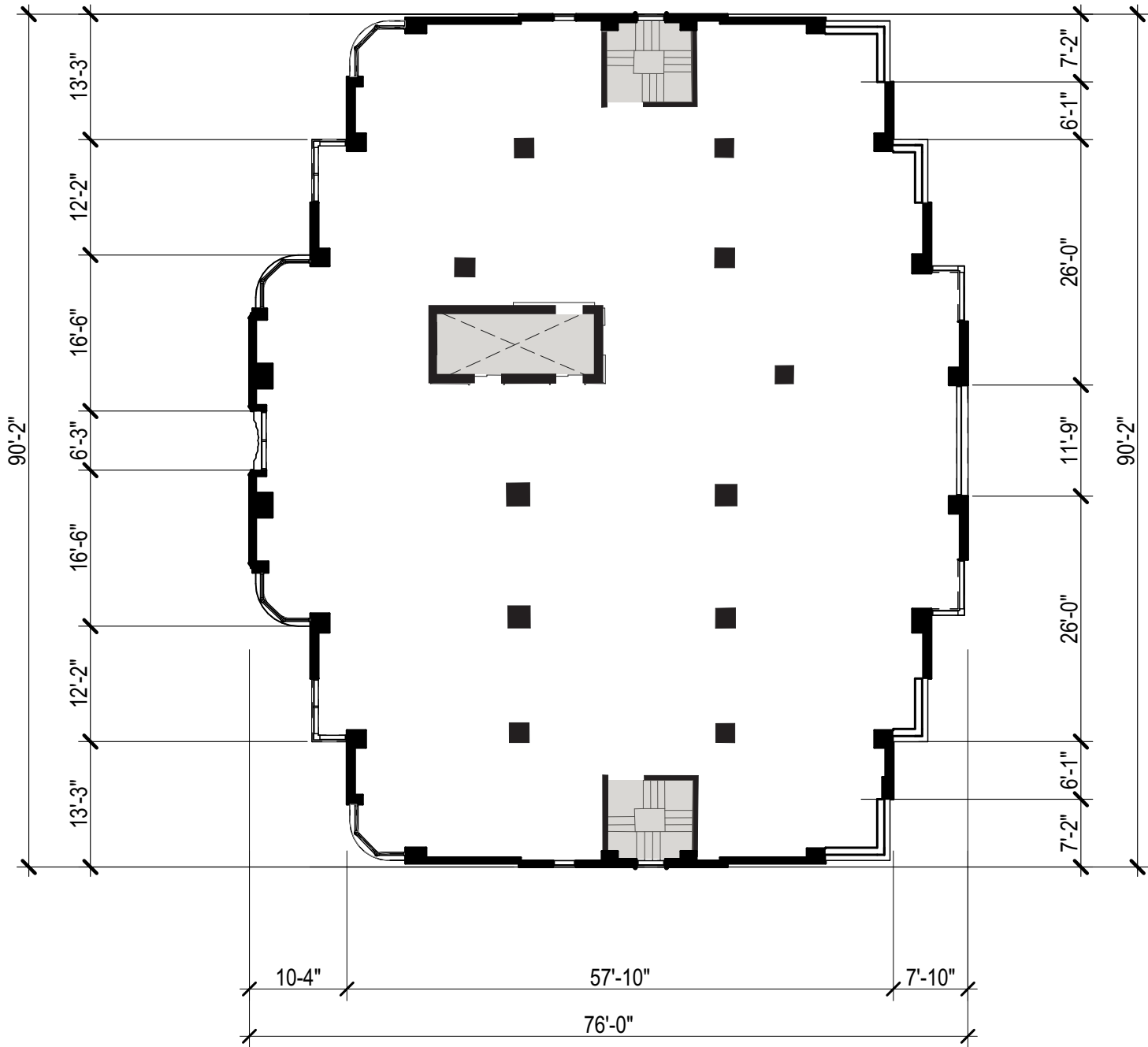
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AR-0007972

PROJECT PHASE
Date
2/20/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
PROPOSED SOUTH WEST -
RENDERING
Sheet No.

A.604

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Drawing Title: HISTORIC PLATE NO EXISTING BALCONIES FLOOR PLAN
File: Bldg001.dwg
Date: 2/10/2020
By: Luis O. Revuelta
Scale: 1/16" = 1'-0"



HISTORIC PLATE NO EXISTING BALCONIES FLOOR PLAN

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

HISTORIC PLATE

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PROJECT PHASE

Date

2/10/2020

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AS SHOWN

Project No.

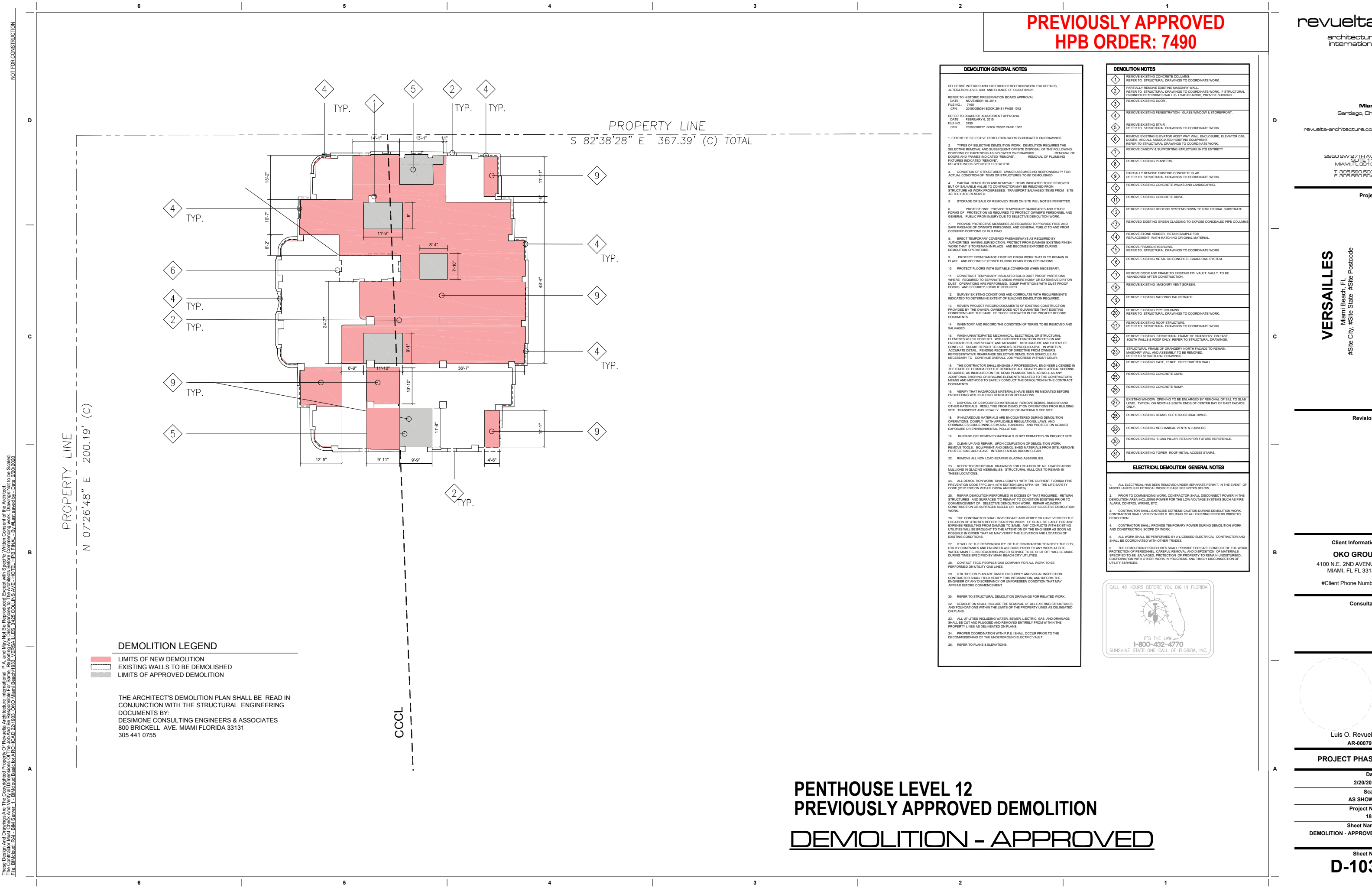
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Sheet Name

HISTORIC PLATE

Sheet No.

A-107

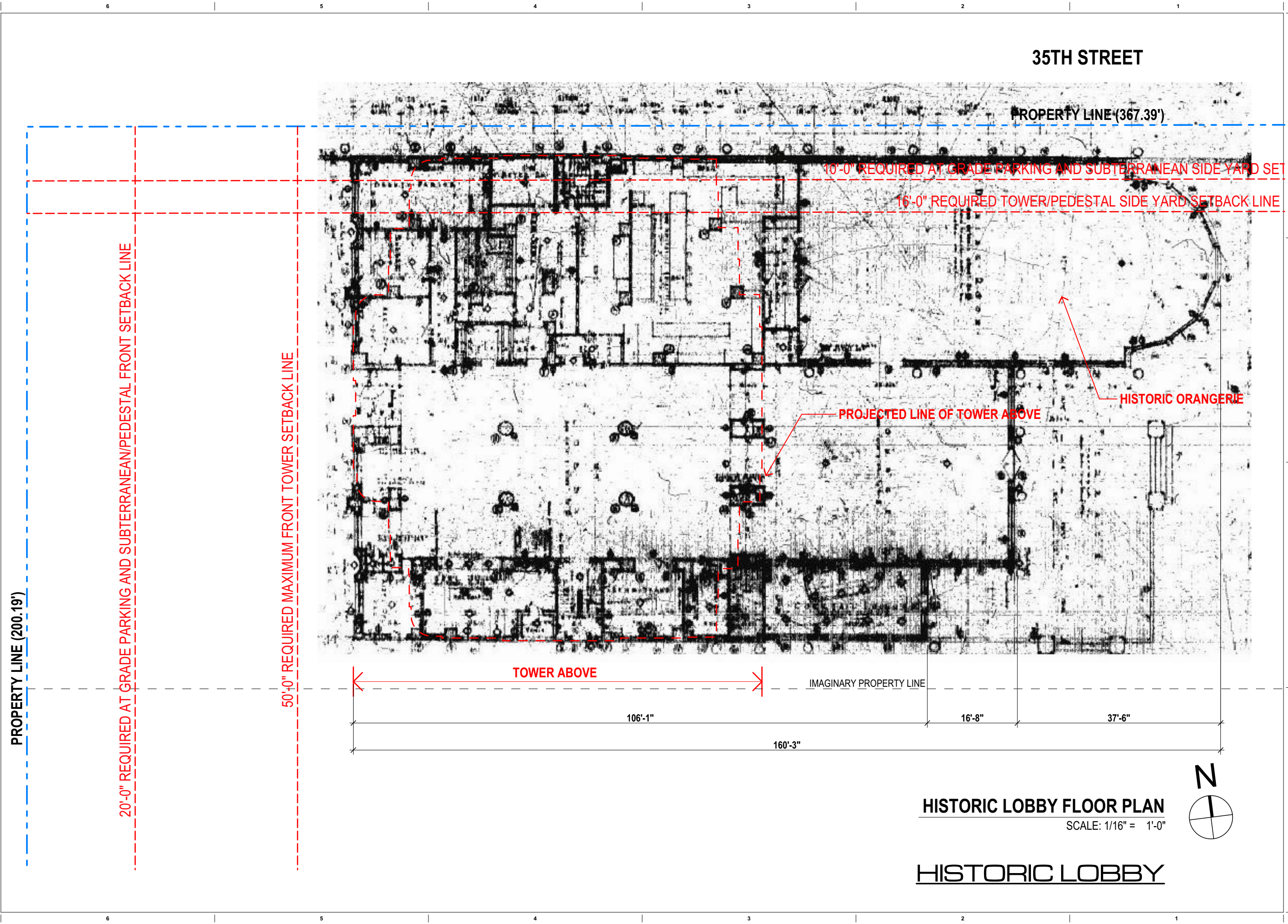


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D-104

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HISTORIC LOBBY FLOOR PLAN
SCALE: 1/16" = 1'-0"

HISTORIC LOBBY

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Consultant

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Date
2/10/2020

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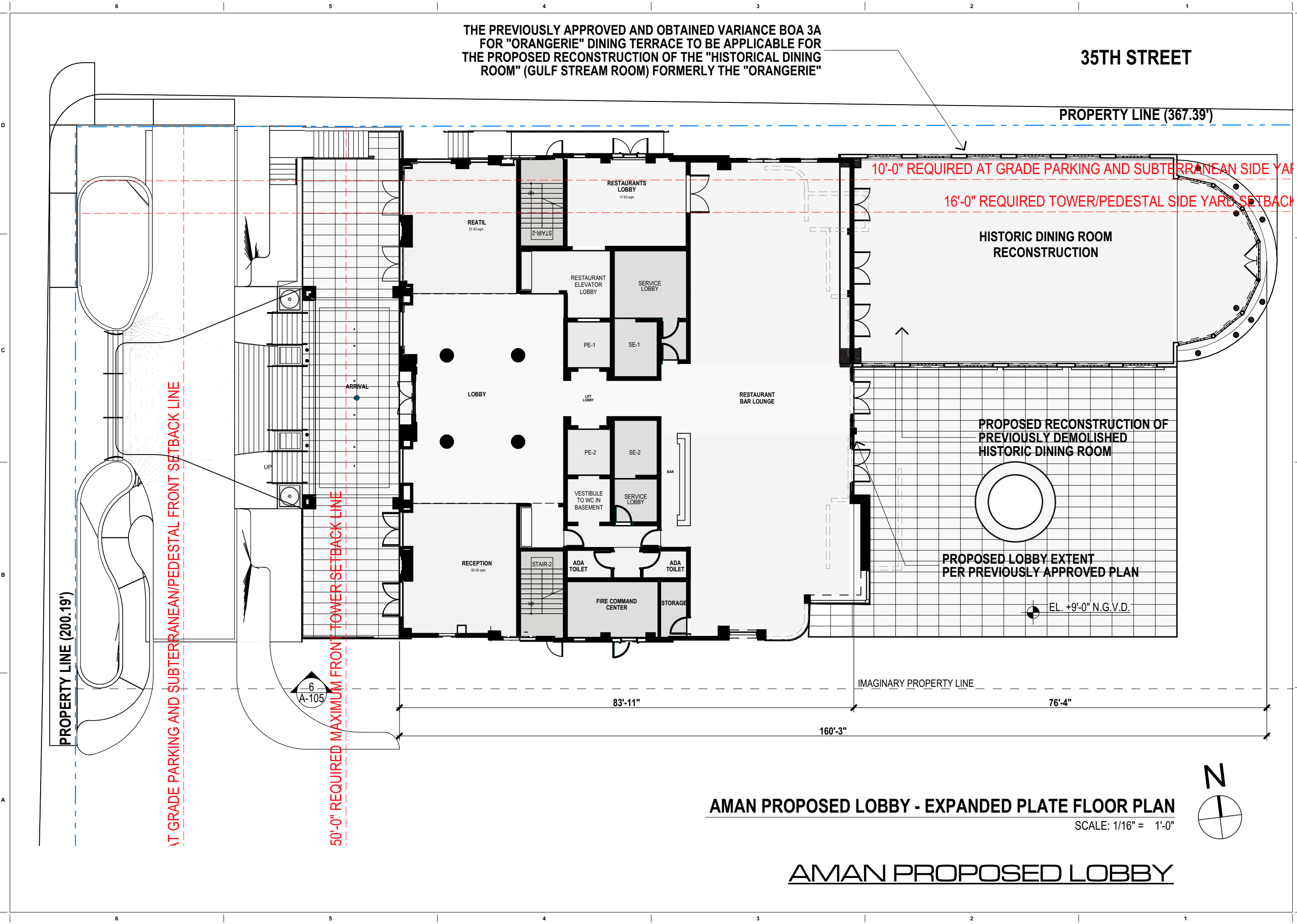
Project No.
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Sheet Name
HISTORIC LOBBY

Sheet No.
A-110

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THE PREVIOUSLY APPROVED AND OBTAINED VARIANCE BOA 3A FOR "ORANGERIE" DINING TERRACE TO BE APPLICABLE FOR THE PROPOSED RECONSTRUCTION OF THE "HISTORICAL DINING ROOM" (GULF STREAM ROOM) FORMERLY THE "ORANGERIE"

35TH STREET

PROPERTY LINE (367.39')

10'-0" REQUIRED AT GRADE PARKING AND SUBTERRANEAN SIDE YARD

16'-0" REQUIRED TOWER/PEDESTAL SIDE YARD SETBACK

HISTORIC DINING ROOM RECONSTRUCTION

PROPOSED RECONSTRUCTION OF PREVIOUSLY DEMOLISHED HISTORIC DINING ROOM

PROPOSED LOBBY EXTENT PER PREVIOUSLY APPROVED PLAN

EL. +9'-0" N.G.V.D.

IMAGINARY PROPERTY LINE

AMAN PROPOSED LOBBY - EXPANDED PLATE FLOOR PLAN

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

AMAN PROPOSED LOBBY

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Consultant

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PROJECT PHASE
Date
2/10/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
AMAN PROPOSED LOBBY

Sheet No.
A-112



DENNISTON

AMAN MIAMI
ARRIVAL LOBBY & EXISTING HISTORICAL COLUMNS
PERSPECTIVE

CONCEPT DESIGN
WORK IN PROGRESS
FEBRUARY 2020

ELEVATIONS

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

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

HISTORICAL ELEVATIONS

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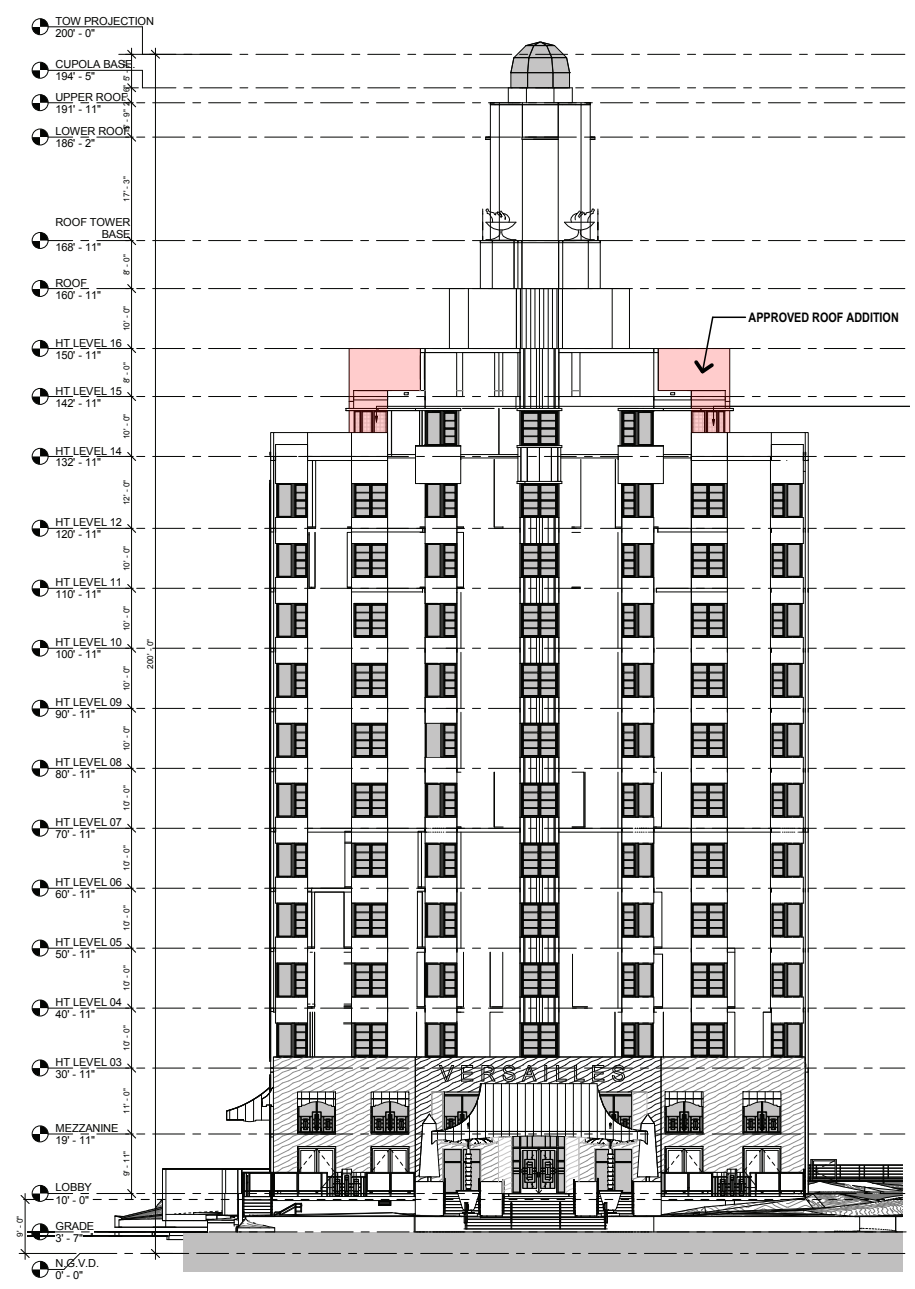
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The Designer Will Not Be Scaled,
1 - BIMcloud Basic for ARCHICAD 27/1933 OKO Miami Reach/1933 VER SA I L F S 3425 COLLINS AVE - HOTEL HPR - By #1 asywed by - Date: 2/10/2020
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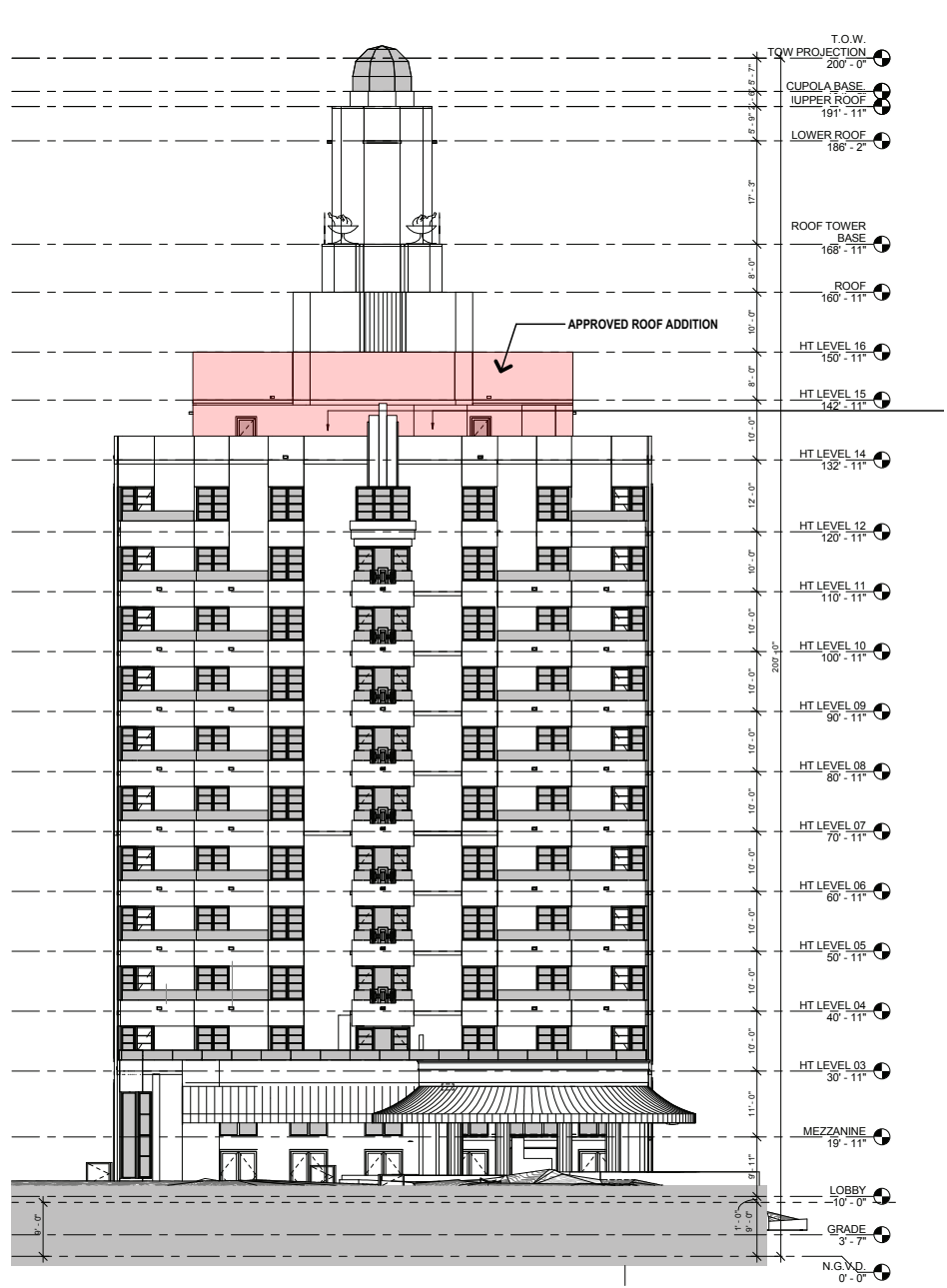
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6 5 4 3 2 1

D C B A



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



APPROVED EAST ELEVATION
SCALE: 1/32" = 1'-0"

APPROVED ELEVATIONS

PREVIOUSLY APPROVED
HPB ORDER: 7490

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PROJECT PHASE

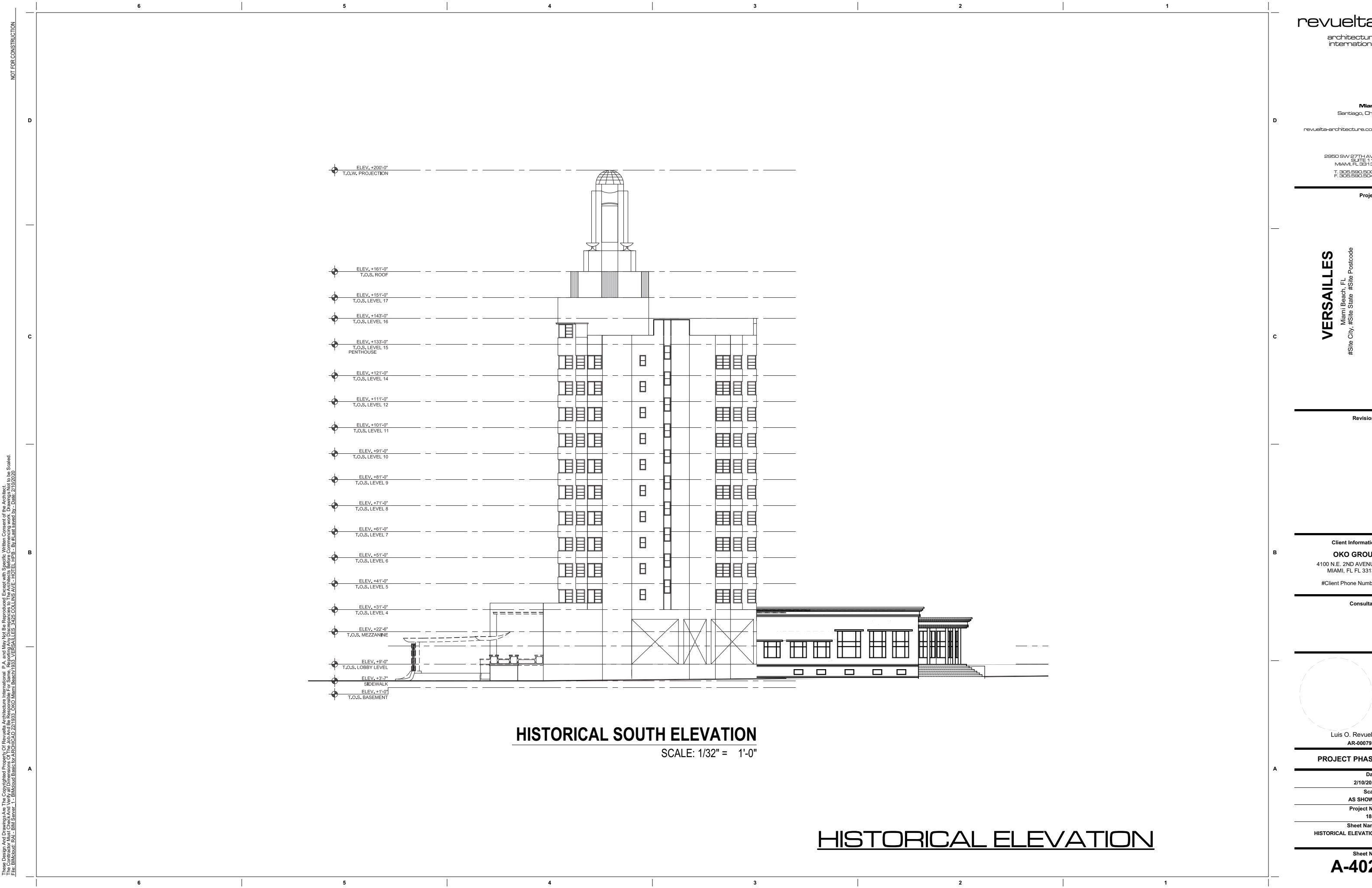
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Scale
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Project No.
1801

Sheet Name
APPROVED ELEVATIONS

Sheet No.
A-404



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HISTORICAL SOUTH ELEVATION
SCALE: 1/32" = 1'-0"

HISTORICAL ELEVATION

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Consultant

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PROJECT PHASE

Date
2/10/2020

Scale
AS SHOWN

Project No.
1801

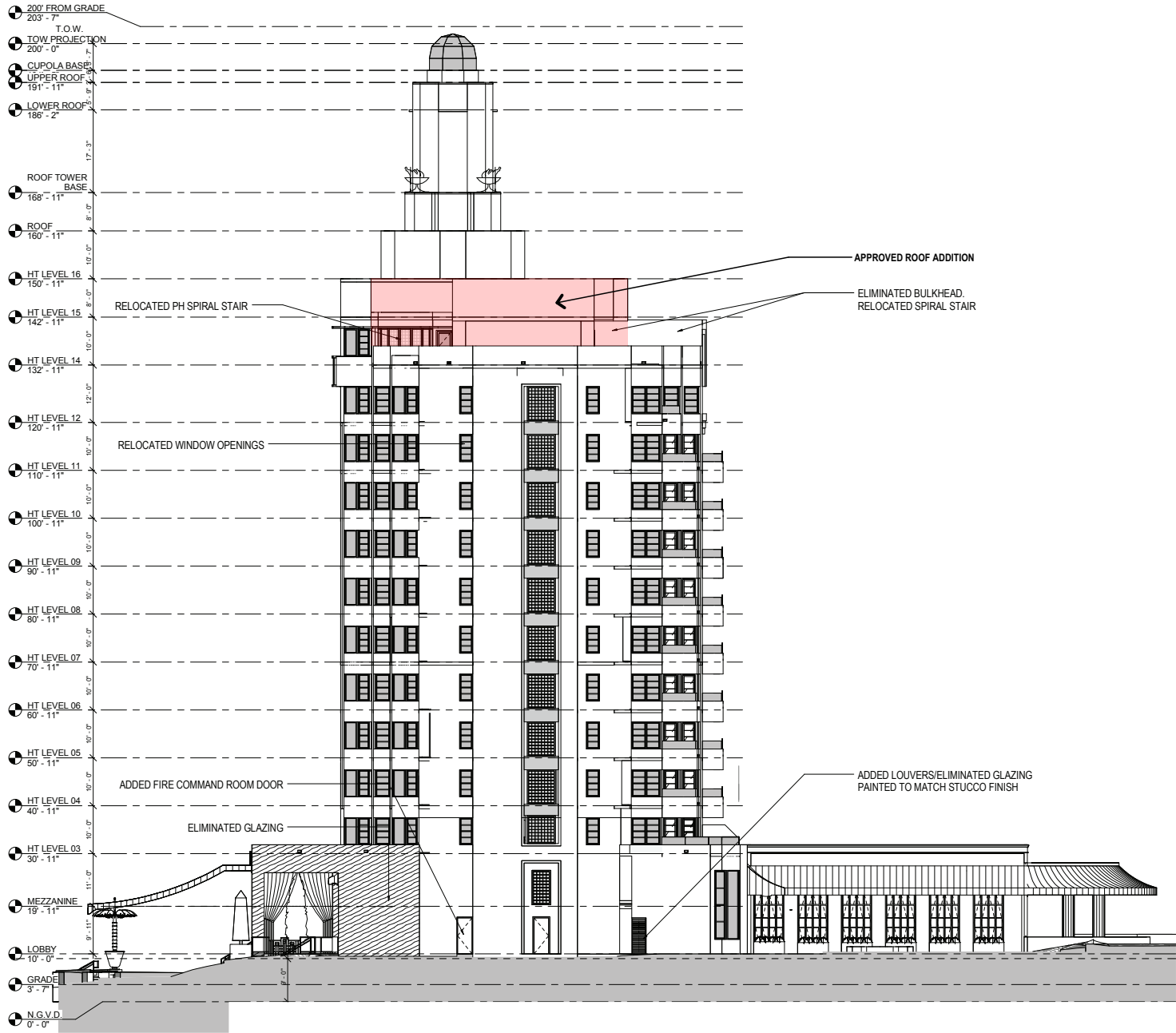
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HISTORICAL ELEVATION

Sheet No.

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APPROVED SOUTH ELEVATION

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

APPROVED ELEVATION

**PREVIOUSLY APPROVED
HPB ORDER: 7490**

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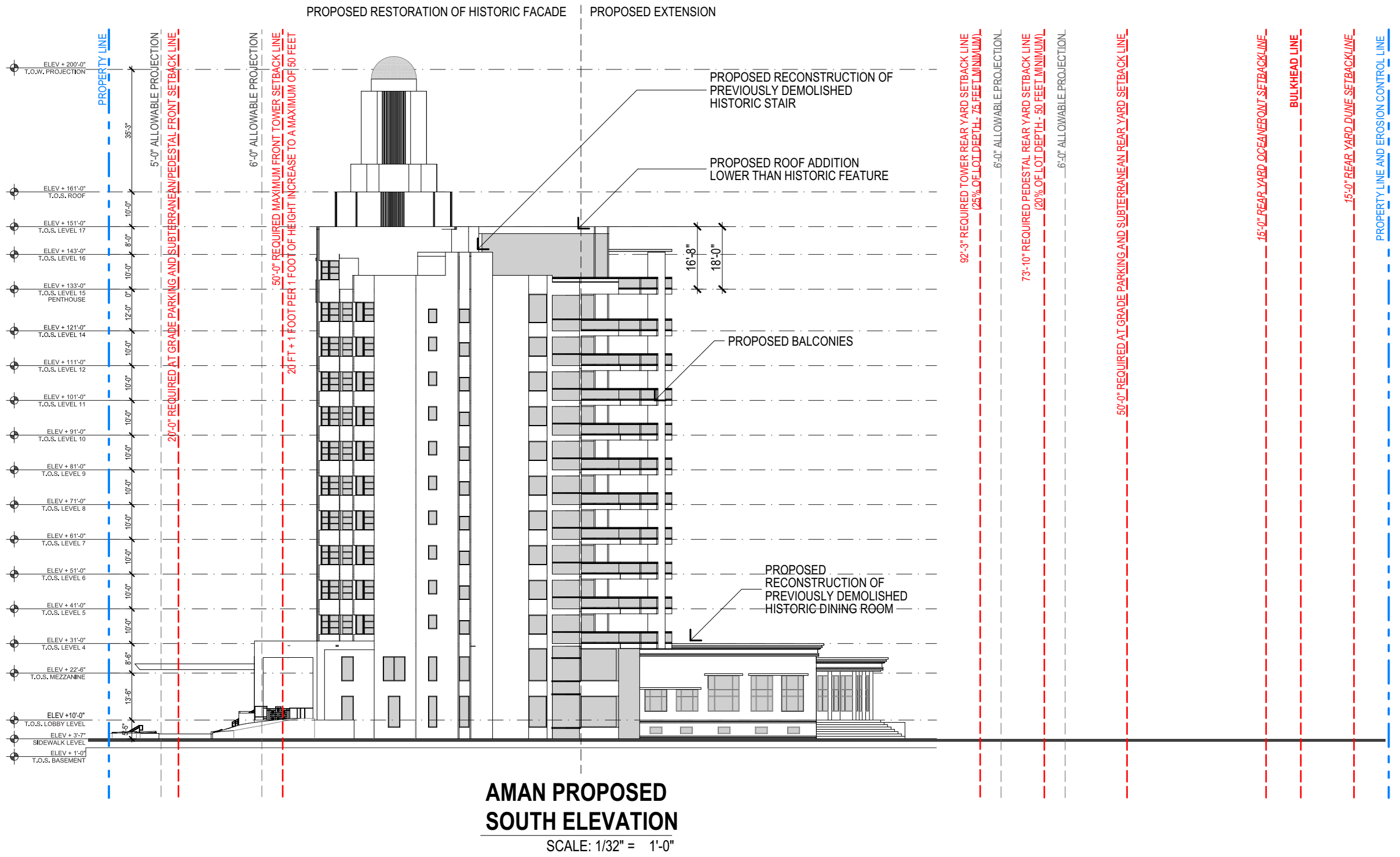
PROJECT PHASE

Date
2/10/2020
Scale
AS SHOWN
Project No.
1801
Sheet Name
APPROVED ELEVATION

Sheet No.
A-405

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Project

VERSAILLES
Miami Beach, FL
#Site City, #Site State #Site Postcode

Revisions

Client Information
OKO GROUP
4100 N.E. 2ND AVENUE
MIAMI, FL FL 33137
#Client Phone Number

Consultant

Luis O. Revuelta
AR-0007972

PROJECT PHASE

Date
2/10/2020

Scale
AS SHOWN

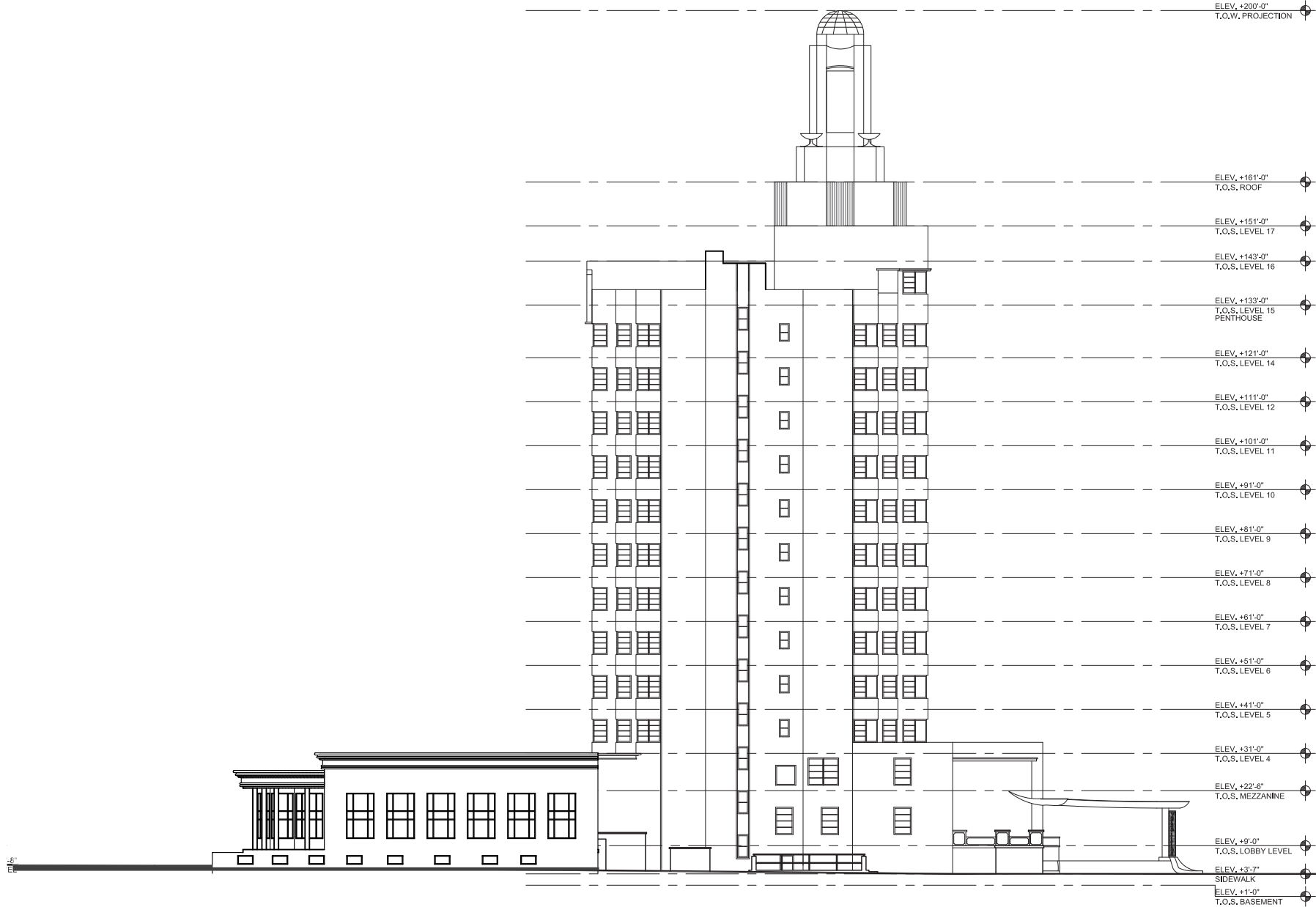
Project No.
1801

Sheet Name
PROPOSED ELEVATION

Sheet No.
A-409

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HISTORICAL NORTH ELEVATION

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

HISTORICAL ELEVATION

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Consultant

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PROJECT PHASE

Date
2/10/2020

Scale
AS SHOWN

Project No.
1801

Sheet Name
HISTORICAL ELEVATION

Sheet No.

A-403

PROPOSED RENDERINGS



AMAN

AMAN RESORT
AT THE HISTORIC VERSAILLES HOTEL



AMAN

AMAN RESORT
AT THE HISTORIC VERSAILLES HOTEL



AMAN

AMAN RESORT
AT THE HISTORIC VERSAILLES HOTEL