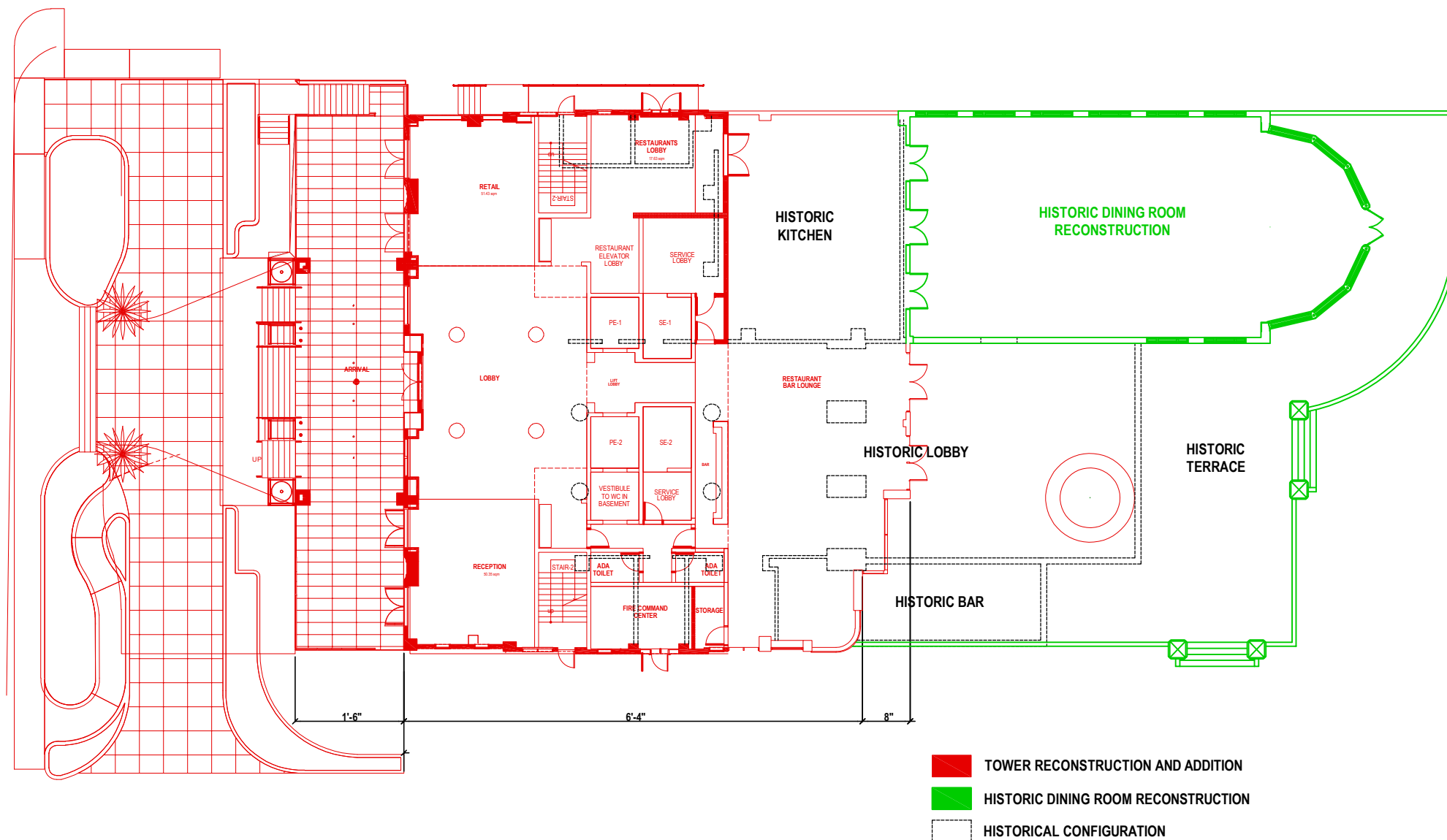


# GULFSTREAM ROOM RECONSTRUCTION

NOT FOR CONSTRUCTION



Historic Gulfstream Restaurant

Project Floor Plan

revuelta  
architecture  
international

Miami  
Santiago, Chile  
revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040  
ALVAREZ | BOCALDO | RODRIGUEZ

RJ HEISENBOTTLE  
ARCHITECTS  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project

AMAN RESIDENCES  
3425 COLLINS AVE.  
MIAMI, FL 33140

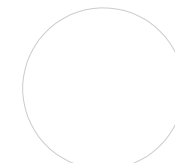
Owner Information

OKO GROUP  
4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect

RJ Heisenbottle  
Architects

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275



Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE

Date

4/27/2020

Scale

AS SHOWN

Project No.

1933

Sheet Name

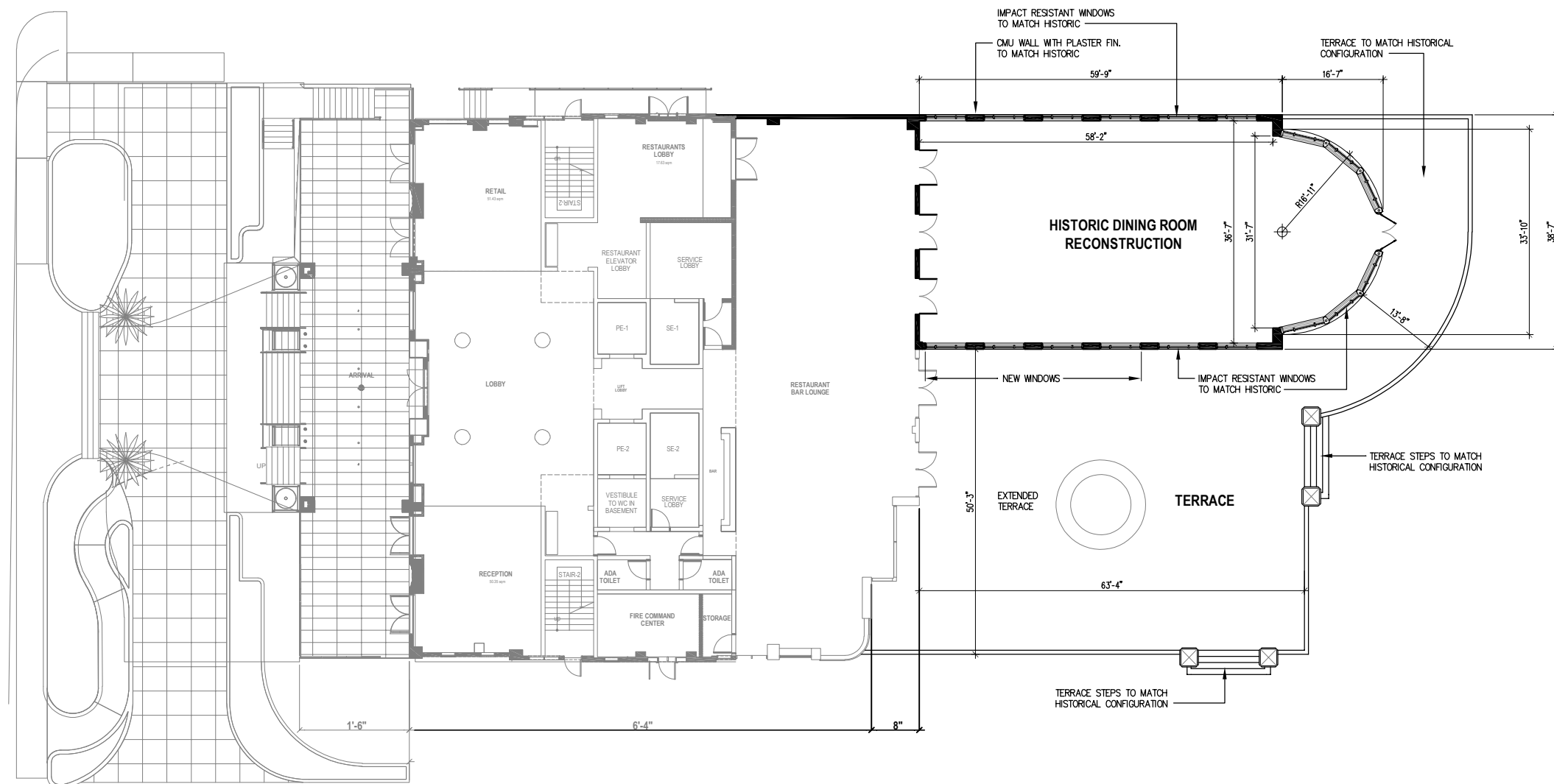
#Layout Name

Sheet No.

NOT FOR CONSTRUCTION

# Historic Gulfstream Restaurant

# Proposed Preservation Floor Plan



revuelta  
architecture  
international

Miami  
Santiago, Chile  
revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040  
ALVARADO | BOSCOLO | BORDONE

RJ HEISENBOTTLE  
ARCHITECTS  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project  
**AMAN RESIDENCES**  
3425 COLLINS AVE.  
MIAMI, FL 33140

Owner Information  
**OKO GROUP**  
4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect  
**RJ Heisenbottle  
Architects**  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Richard J. Heisenbottle  
**AR-0010865**

PROJECT PHASE  
Date  
4/27/2020  
Scale  
AS SHOWN  
Project No.  
1933  
Sheet Name  
#Layout Name  
Sheet No.

NOT FOR CONSTRUCTION

D

C

B

A

6

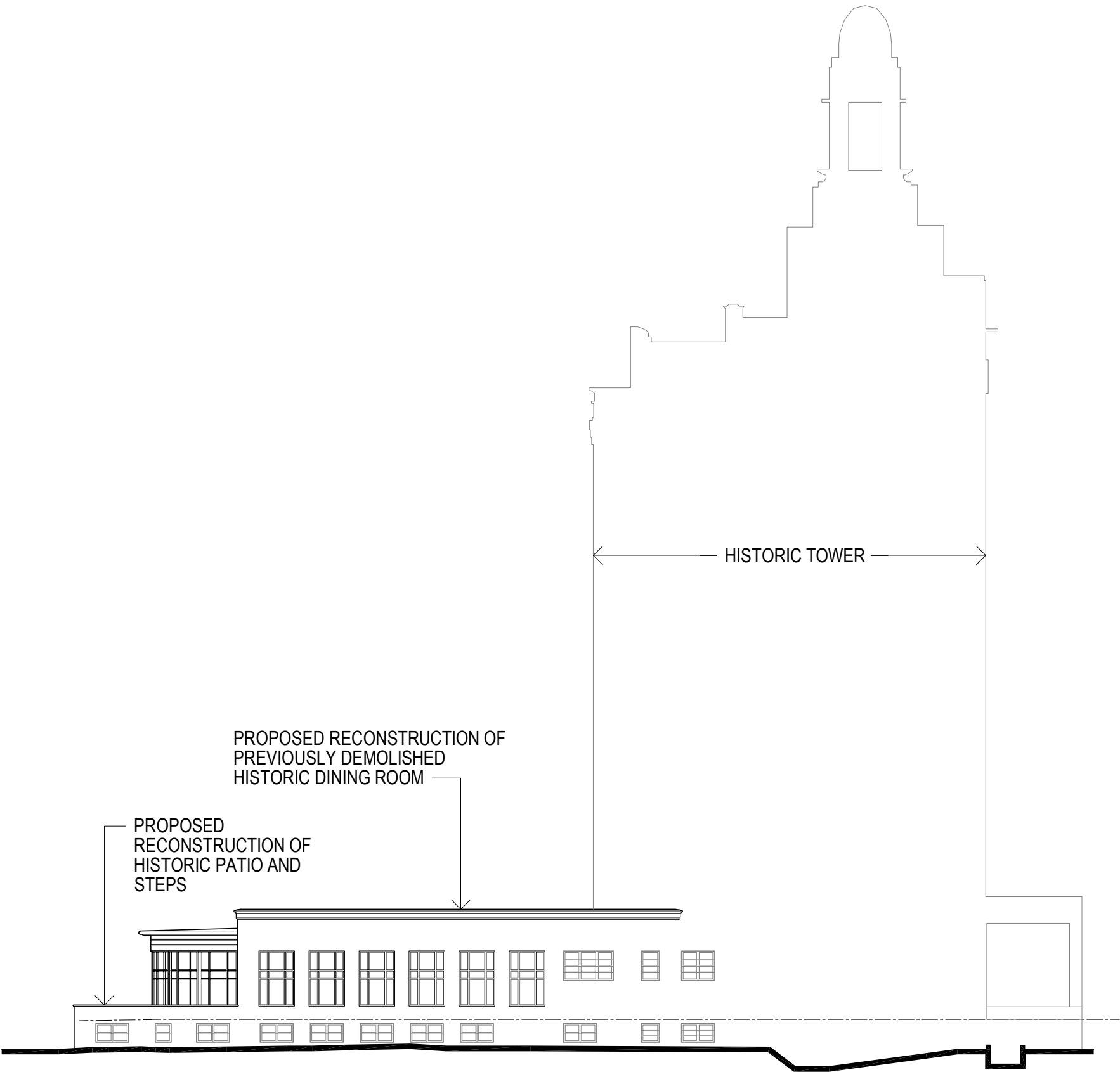
5

4

3

2

1



Historic Gulfstream Restaurant

Historic Elevation -North

revuelta  
architecture  
international



Miami  
Santiago, Chile  
revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040

ALVAREZ | BOSCOLO | RODRIGUEZ

RJ HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project

AMAN RESIDENCES  
3425 COLLINS AVE.  
MIAMI, FL 33140

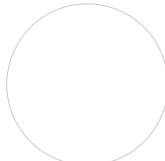
Owner Information

OKO GROUP  
4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect

RJ Heisenbottle  
Architects

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275



Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE

Date  
4/27/2020  
Scale  
AS SHOWN  
Project No.  
1933  
Sheet Name  
#Layout Name  
Sheet No.



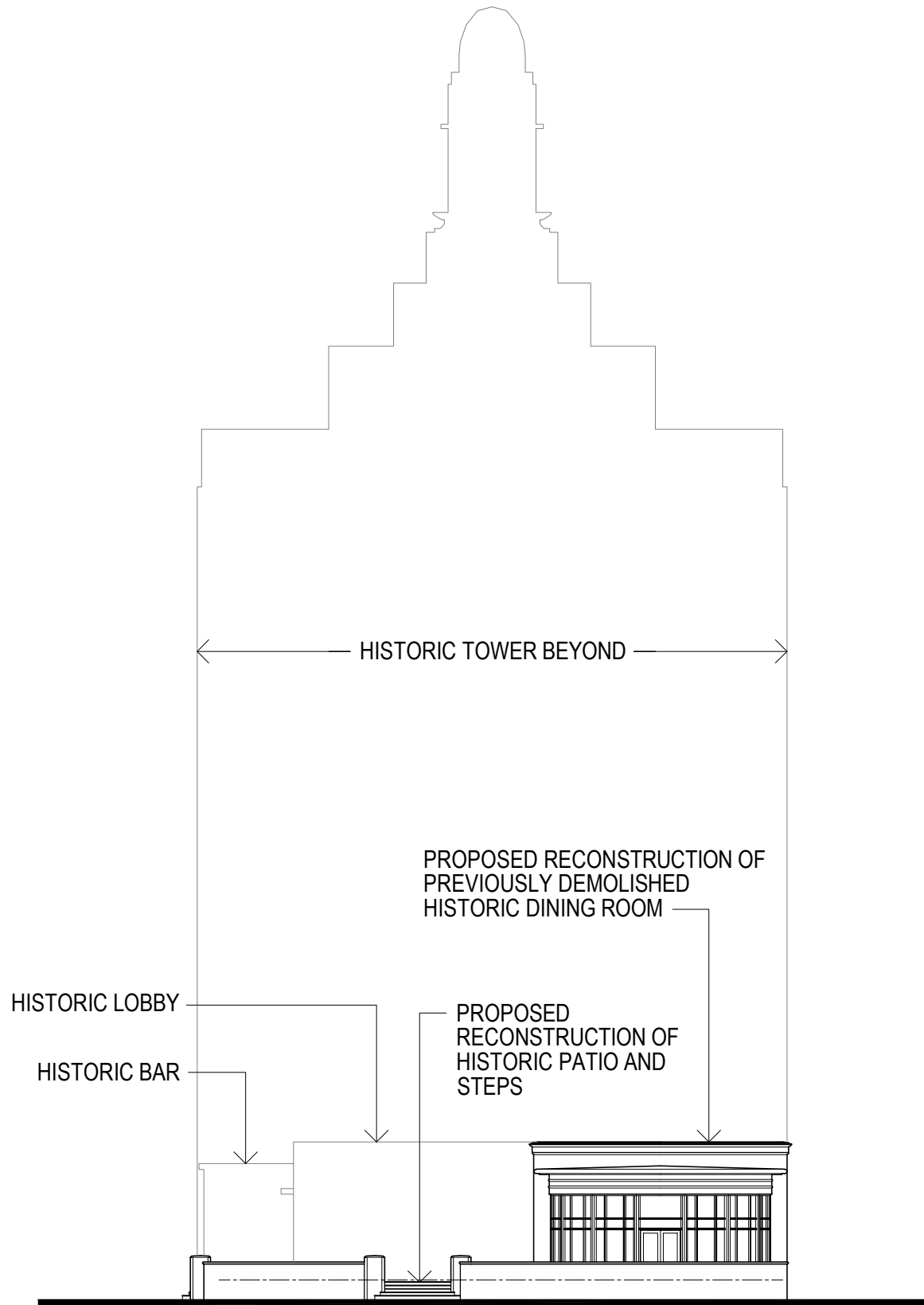
NOT FOR CONSTRUCTION

D

C

B

A



Historic Gulfstream Restaurant

Historic Elevation -East

revuelta  
architecture  
international



Miami  
Santiago, Chile  
revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040

ALVAREZ | BOSCOLO | RODRIGUEZ

RJ HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project

AMAN RESIDENCES  
3425 COLLINS AVE.  
MIAMI, FL 33140

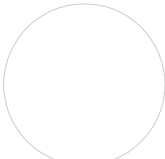
Owner Information

OKO GROUP  
4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect

RJ Heisenbottle  
Architects

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275



Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE

Date

4/27/2020

Scale

AS SHOWN

Project No.

1933

Sheet Name

#Layout Name

Sheet No.

NOT FOR CONSTRUCTION

D

C

B

A

6

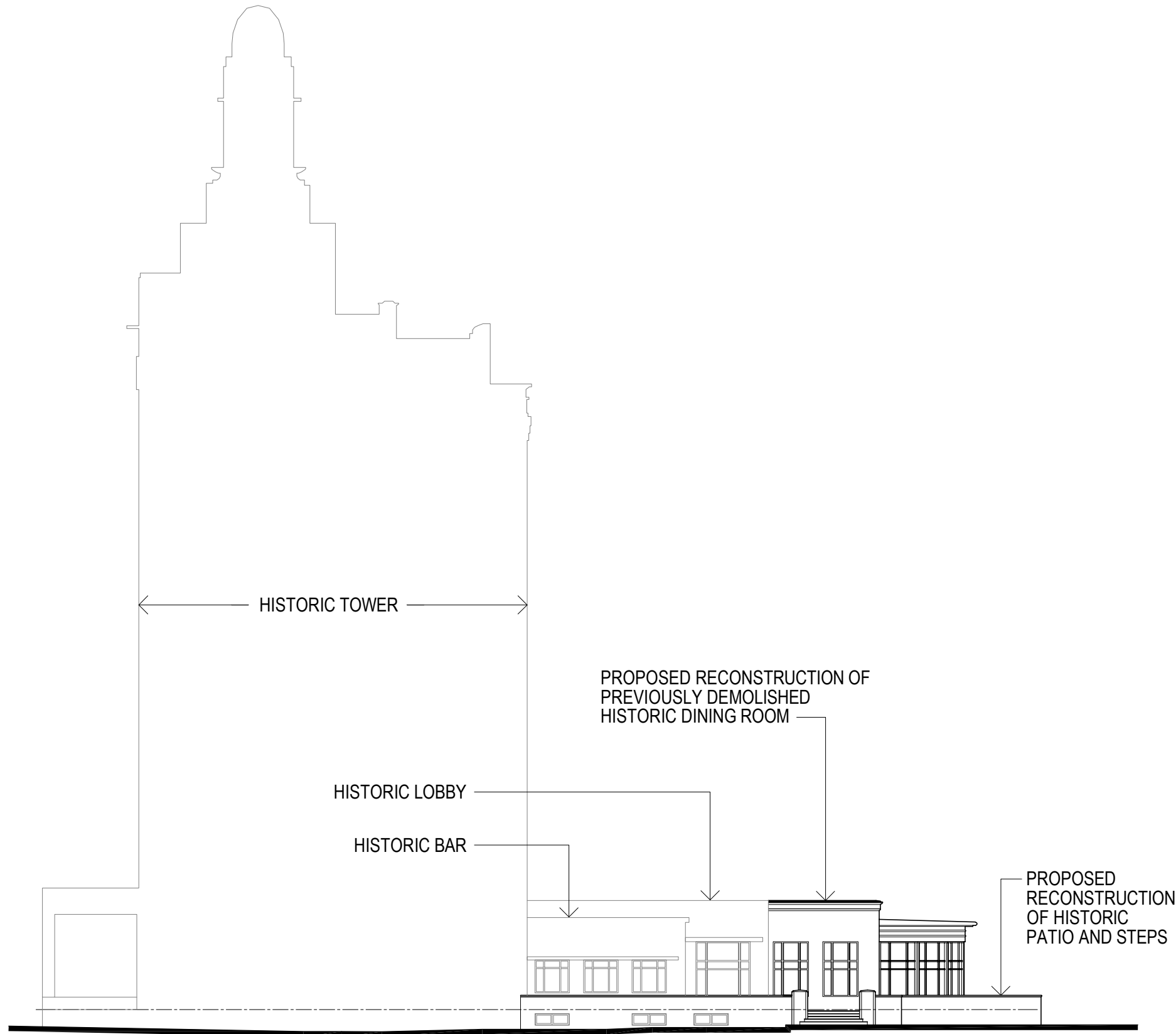
5

4

3

2

1



Historic Gulfstream Restaurant

Historic Elevation -South

revuelta  
architecture  
international



Miami  
Santiago, Chile  
revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040

ALVARADO | BOSCOLO | BORDONE

RJ HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project

AMAN RESIDENCES

3425 COLLINS AVE.  
MIAMI, FL 33140

Owner Information

OKO GROUP

4100 N.E. 2ND AVENUE  
MIAMI, FL 33137

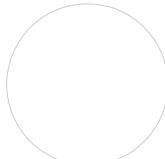
(305) 573-1158

Preservation Architect

RJ Heisenbottle  
Architects

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134

TELEPHONE: 305/446-7799  
FAX: 305/446-9275



Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE

Date

4/27/2020

Scale

AS SHOWN

Project No.

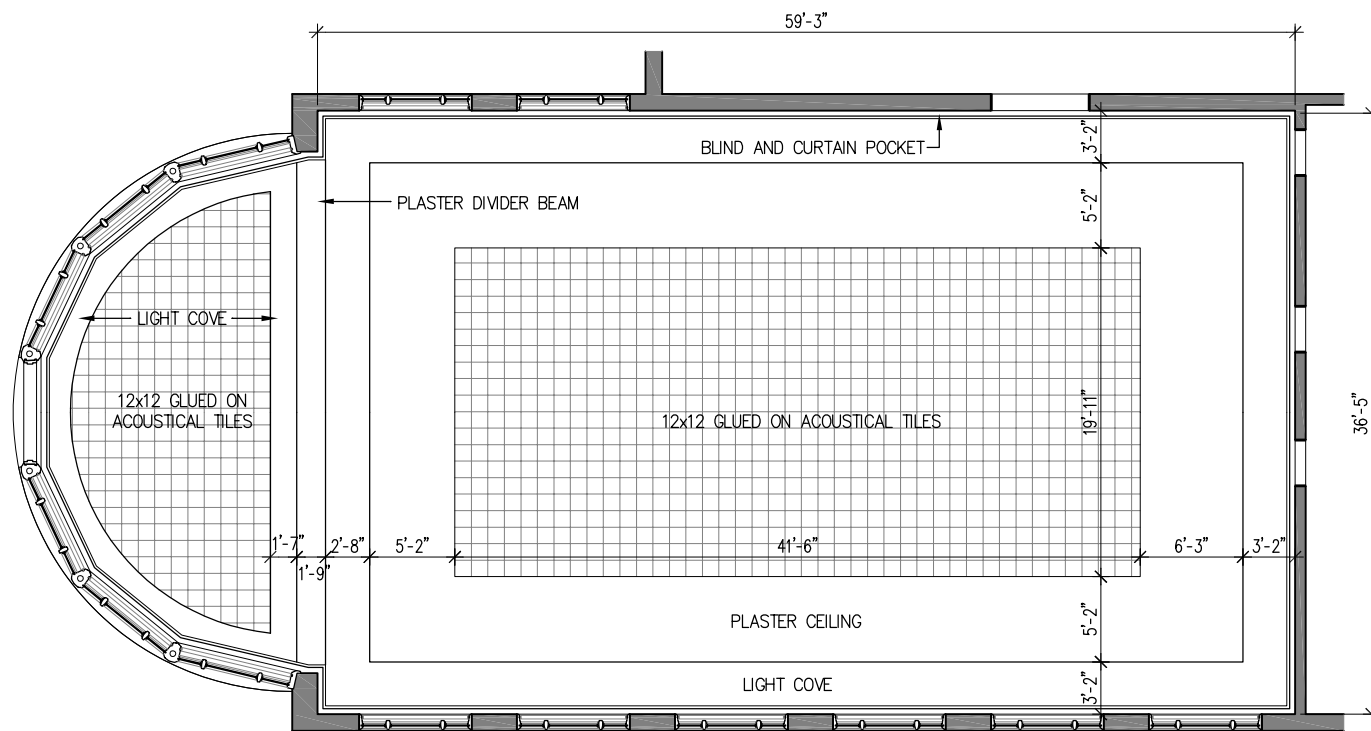
1933

Sheet Name

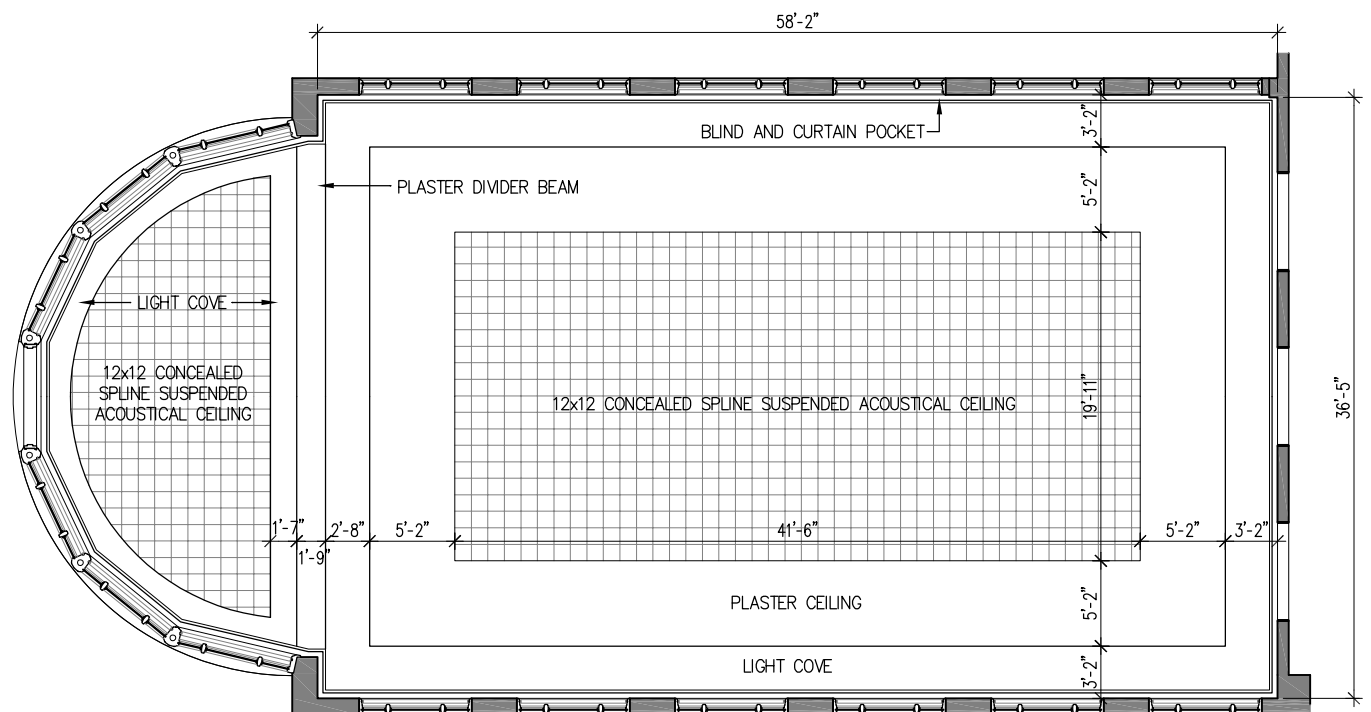
#Layout Name

Sheet No.

NOT FOR CONSTRUCTION



HISTORIC REFLECTED  
CEILING PLAN



PROPOSED REFLECTED  
CEILING PLAN

Historic Gulfstream Restaurant

Reflected Ceiling Plans

revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040

ALVARO S. | ROBERTO S. | ROBERTO S.

RJ HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project

AMAN RESIDENCES  
3425 COLLINS AVE.  
MIAMI, FL 33140

Owner Information

OKO GROUP  
4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect

RJ Heisenbottle  
Architects

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE

Date

4/27/2020

Scale

AS SHOWN

Project No.

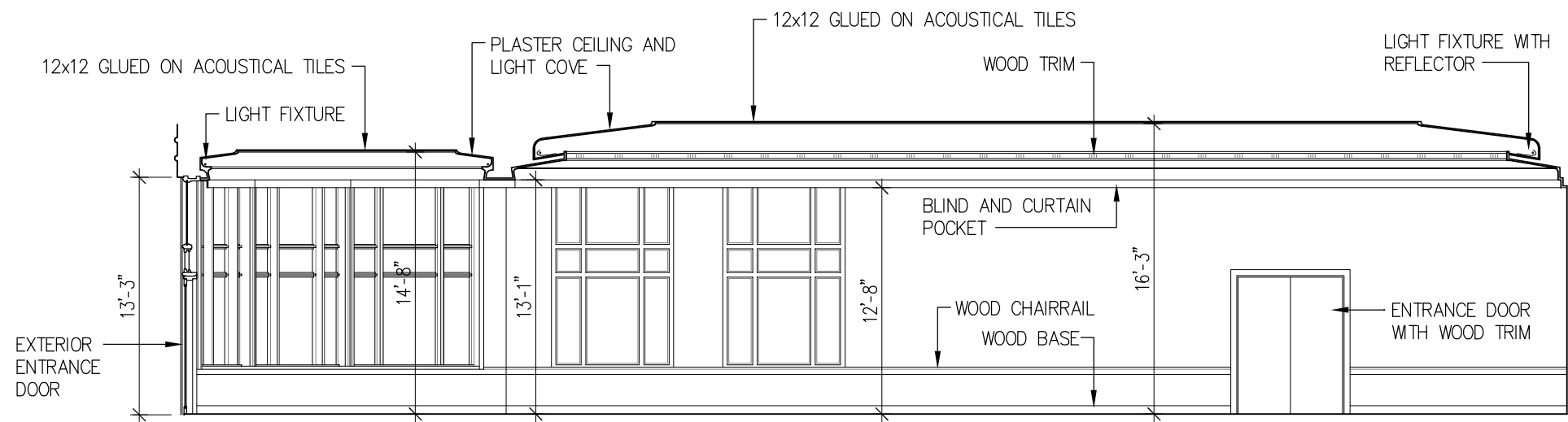
1933

Sheet Name

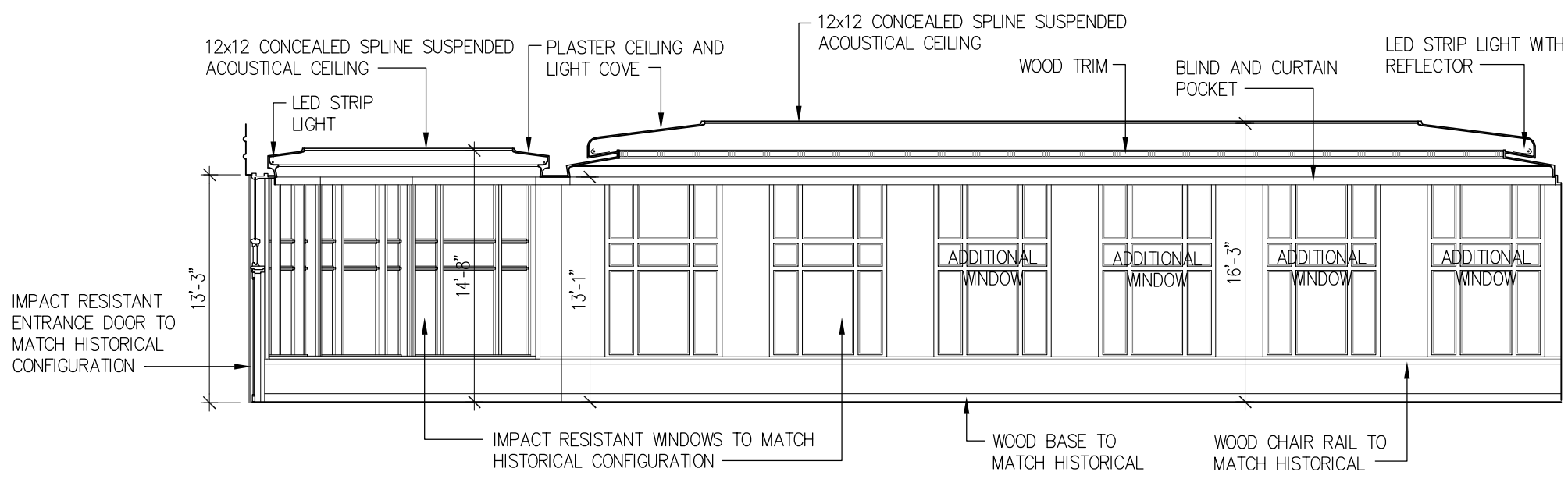
#Layout Name

Sheet No.

NOT FOR CONSTRUCTION



## HISTORIC INTERIOR ELEVATION - SOUTH



## PROPOSED INTERIOR ELEVATION - SOUTH

Historic Gulfstream Restaurant

Interior Elevations

revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040  
ALVARO | MICHAEL | RODRIGO

RJ HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project

AMAN RESIDENCES  
3425 COLLINS AVE.  
MIAMI, FL 33140

Owner Information

OKO GROUP  
4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect

RJ Heisenbottle  
Architects

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE

Date

4/27/2020

Scale

AS SHOWN

Project No.

1933

Sheet Name

#Layout Name

Sheet No.

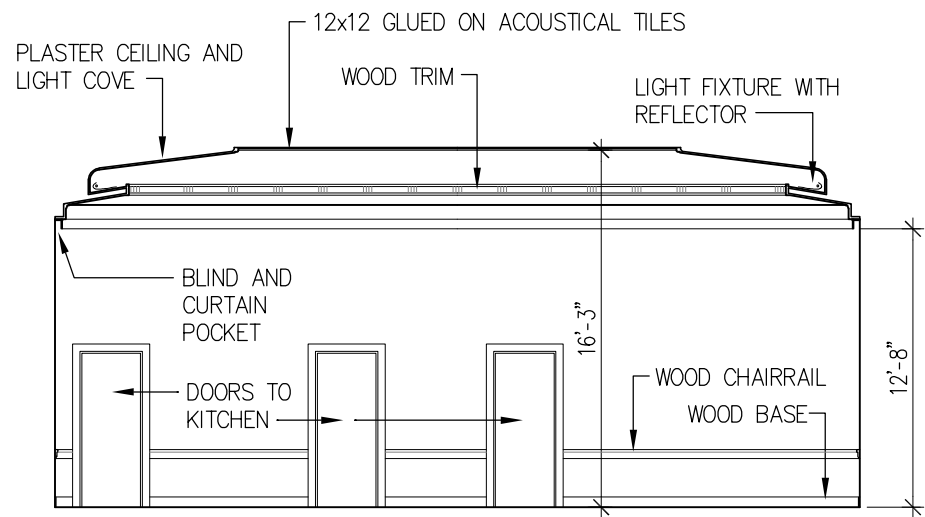
NOT FOR CONSTRUCTION

D

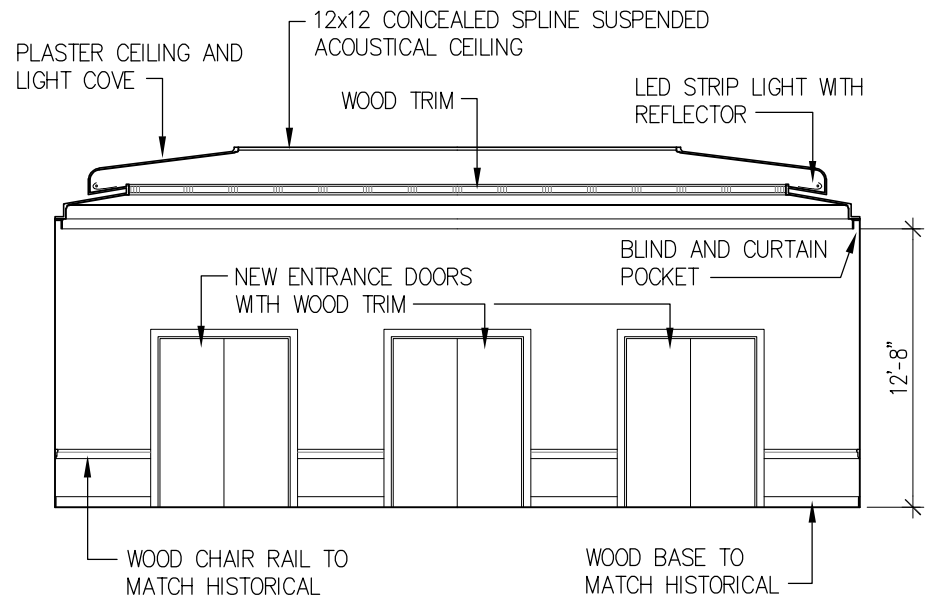
C

B

A



HISTORIC INTERIOR ELEVATION - WEST



PROPOSED INTERIOR ELEVATION - WEST

Historic Gulfstream Restaurant

Interior Elevations

revuelta  
architecture  
international

Miami  
Santiago, Chile  
revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040  
ALVARO | ROSSO | BORDONE

RJ HEISENBOTTLE  
ARCHITECTS  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project  
AMAN RESIDENCES  
3425 COLLINS AVE.  
MIAMI, FL 33140

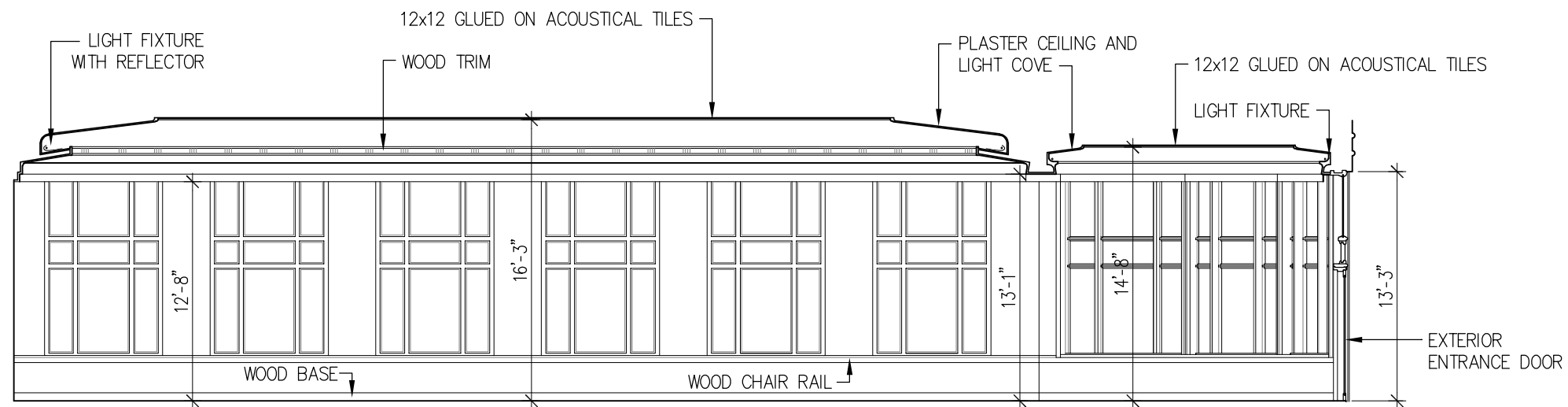
Owner Information  
OKO GROUP  
4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect  
RJ Heisenbottle  
Architects  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

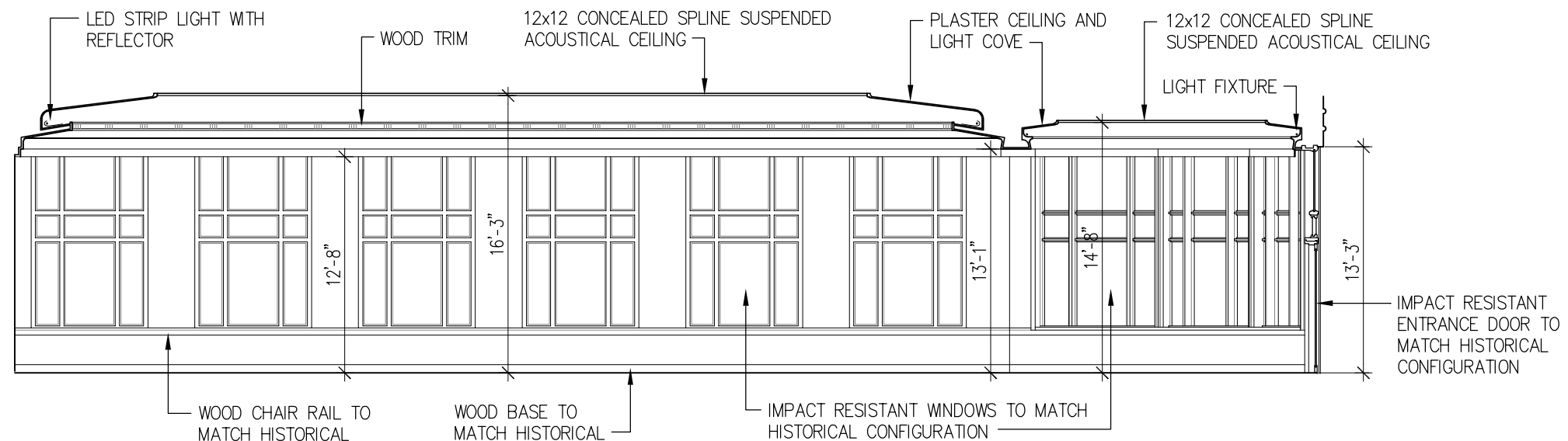
Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE  
Date  
4/27/2020  
Scale  
AS SHOWN  
Project No.  
1933  
Sheet Name  
#Layout Name  
Sheet No.

NOT FOR CONSTRUCTION



HISTORIC INTERIOR ELEVATION - NORTH



PROPOSED INTERIOR ELEVATION - NORTH

Historic Gulfstream Restaurant

Interior Elevations

revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040  
ALVARADO | MONTELO | RODRIGUEZ

RJ HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project

AMAN RESIDENCES

3425 COLLINS AVE.  
MIAMI, FL 33140

Owner Information

OKO GROUP

4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect

RJ Heisenbottle  
Architects

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE

Date  
4/27/2020

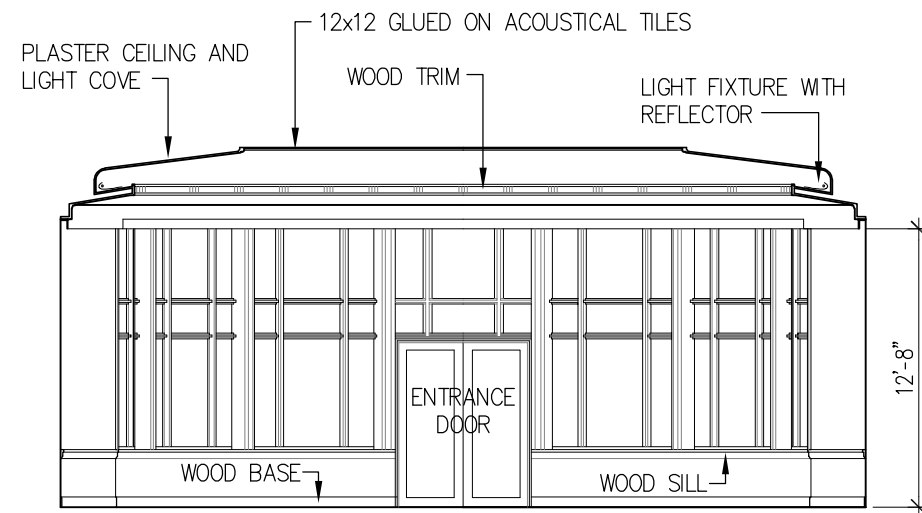
Scale  
AS SHOWN

Project No.  
1933

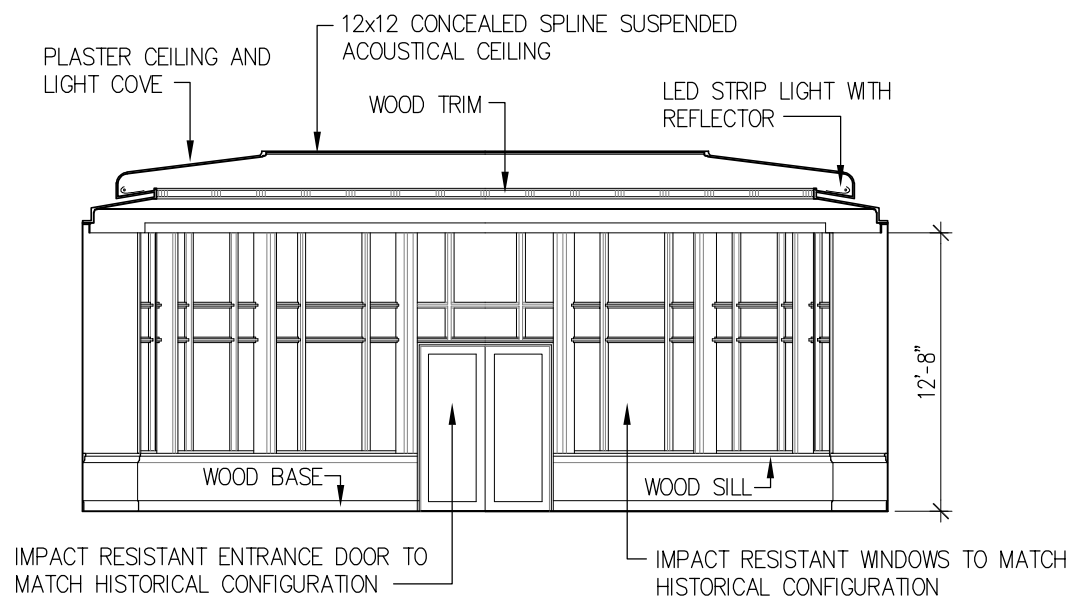
Sheet Name  
#Layout Name

Sheet No.

NOT FOR CONSTRUCTION



## HISTORIC INTERIOR ELEVATION - EAST



## PROPOSED INTERIOR ELEVATION - EAST

Historic Gulfstream Restaurant

Interior Elevations

revuelta  
architecture  
international

Miami  
Santiago, Chile

revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.580.5000  
F: 305.580.5040

ALVARO | ROSSO | BORDONE

RJ HEISENBOTTLE  
ARCHITECTS

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project

AMAN RESIDENCES  
3425 COLLINS AVE.  
MIAMI, FL 33140

Owner Information

OKO GROUP

4100 N.E. 2ND AVENUE  
MIAMI, FL 33137

(305) 573-1158

Preservation Architect

RJ Heisenbottle  
Architects

2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134

TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Richard J. Heisenbottle  
AR-0010865

PROJECT PHASE

Date

4/27/2020

Scale

AS SHOWN

Project No.

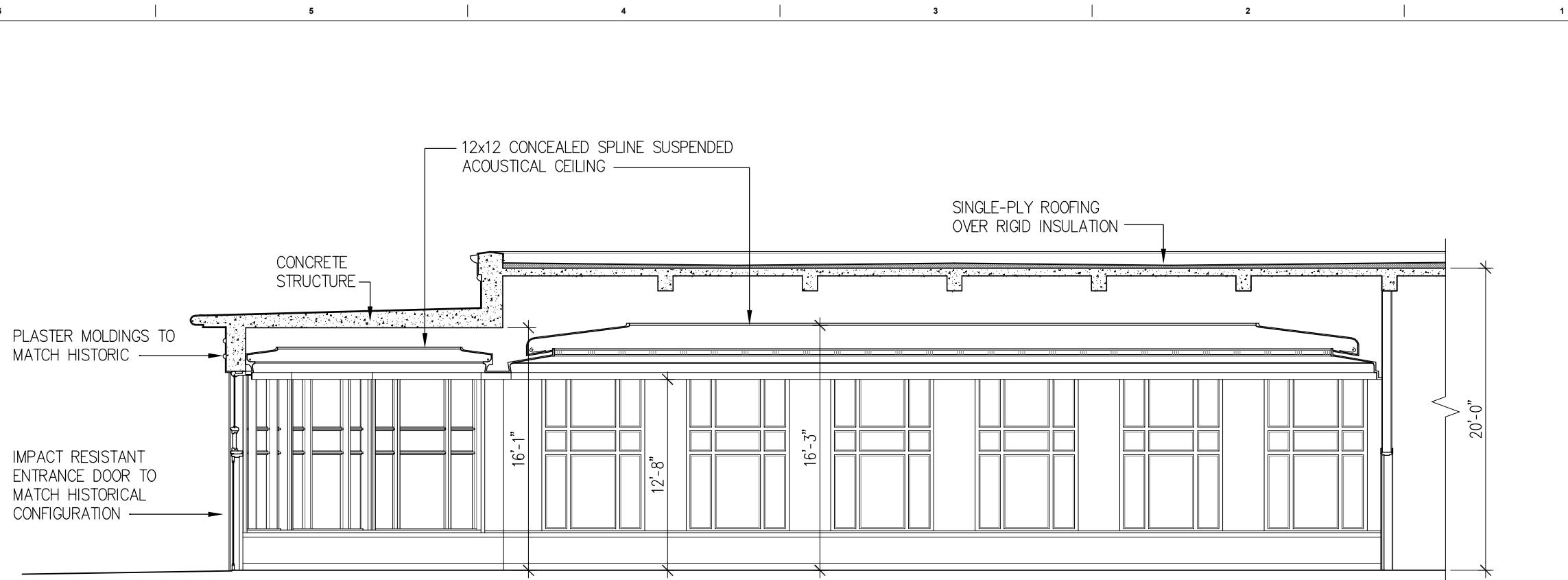
1933

Sheet Name

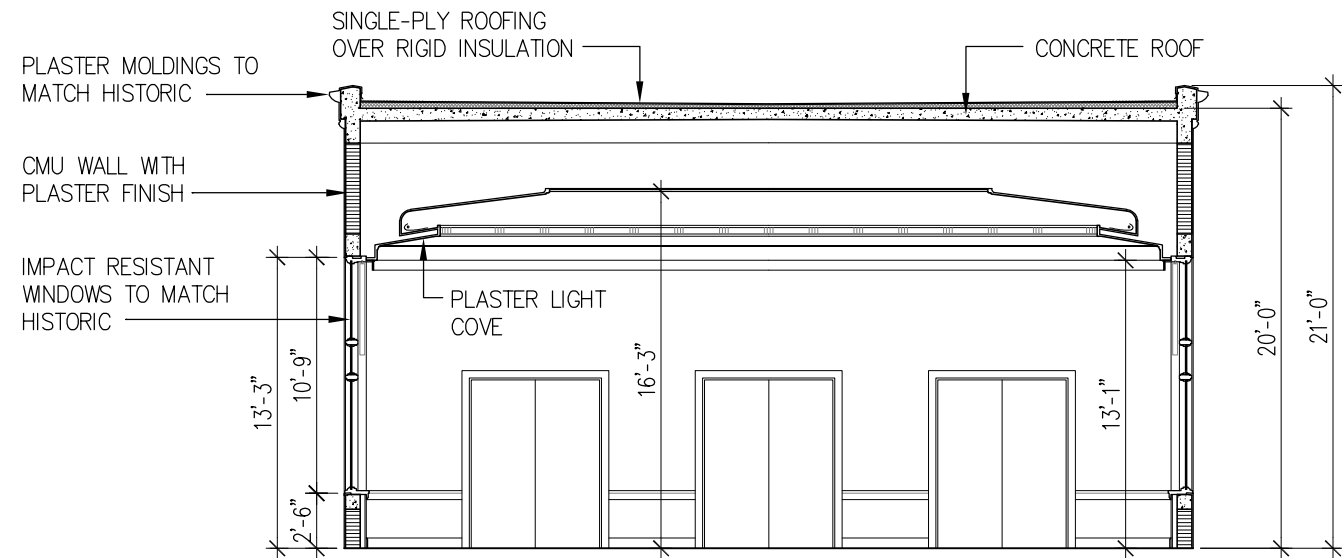
#Layout Name

Sheet No.

NOT FOR CONSTRUCTION



## PROPOSED LONGITUDINAL SECTION



## PROPOSED TRANSVERSE SECTION

Historic Gulfstream Restaurant

Building Sections

revuelta  
architecture  
international

Miami  
Santiago, Chile  
revuelta-architecture.com

2950 SW 27TH AVE.  
SUITE 110  
MIAMI, FL 33133  
T: 305.590.5000  
F: 305.590.5040  
ALVARADO | BOSCOLO | RODRIGUEZ

RJ HEISENBOTTLE  
ARCHITECTS  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Project  
**AMAN RESIDENCES**  
3425 COLLINS AVE.  
MIAMI, FL 33140

Owner Information  
**OKO GROUP**  
4100 N.E. 2ND AVENUE  
MIAMI, FL 33137  
(305) 573-1158

Preservation Architect  
**RJ Heisenbottle  
Architects**  
2199 PONCE DE LEON BLVD.  
SUITE 400  
CORAL GABLES, FL 33134  
TELEPHONE: 305/446-7799  
FAX: 305/446-9275

Richard J. Heisenbottle  
**AR-0010865**

PROJECT PHASE  
Date  
4/27/2020  
Scale  
AS SHOWN  
Project No.  
1933  
Sheet Name  
#Layout Name  
Sheet No.



# PROPOSED SLAB REPLACEMENT

BASEMENT

EXISTING COLUMNS  
REMAIN FROM ROOF TO  
FOUNDATION UNTIL  
ENTIRE NEW  
STRUCTURE IS  
CONSTRUCTED. AFTER  
NEW CONSTRUCTION IS  
COMPLETE, OK TO  
REMOVE COLUMNS  
ABOVE AND BELOW  
SLAB.

## CONCEPTUAL BUILDING SECTION WITH PROPOSED BRACING AND CONSTRUCTION SEQUENCE

NO.	DATE	REVISION	
<div style="text-align: center;"><h1>DESIMONE</h1><div style="display: flex; justify-content: space-between;"><div>800 BRICKELL AVENUE MIAMI, FLORIDA T. 305.441.0755</div><div>6TH FLOOR 33131 F. 212.481.6108</div></div><div style="font-size: small; margin-top: 5px;">FLORIDA CERTIFICATE OF AUTHORIZATION NO. 5919 WILLIAM R. O'DONNELL - FLORIDA P.E. No. 54759</div></div>			
CLIENT:			
PROJECT:			
TITLE:			
PROJECT NO.			
DATE:		SCALE:	
DRAWN BY:		SHEET NO.	
CHECKED BY:			



1. EXISTING COLUMNS ALONG NORTH, WEST, AND SOUTH FACADES WILL LIKELY HAVE TO GROW IN SIZE TO ACCOMMODATE CONNECTION OF NEW SLABS AND FOR NEW LOADING CONDITIONS.

**3. MARKED-UP DIMENSIONS SHOWN ON PLAN IN RED ARE APPROXIMATE AND FOR REFERENCE ONLY.**

## 1. STABILIZE EXISTING FOUNDATIONS.

### 3. BRACE ENTIRE BUILDING FROM FOUNDATIONS UP.

## 5. SUPPLEMENT FOUNDATIONS BASED ON NEW DESIGN.

**7. REMOVE LEVEL 2 AND LEVEL 3 INTERIOR JOISTS AND BEAMS. ALL EXISTING COLUMNS, EXTERIOR MASONRY WALLS, AND SPANDRELS TO REMAIN.**

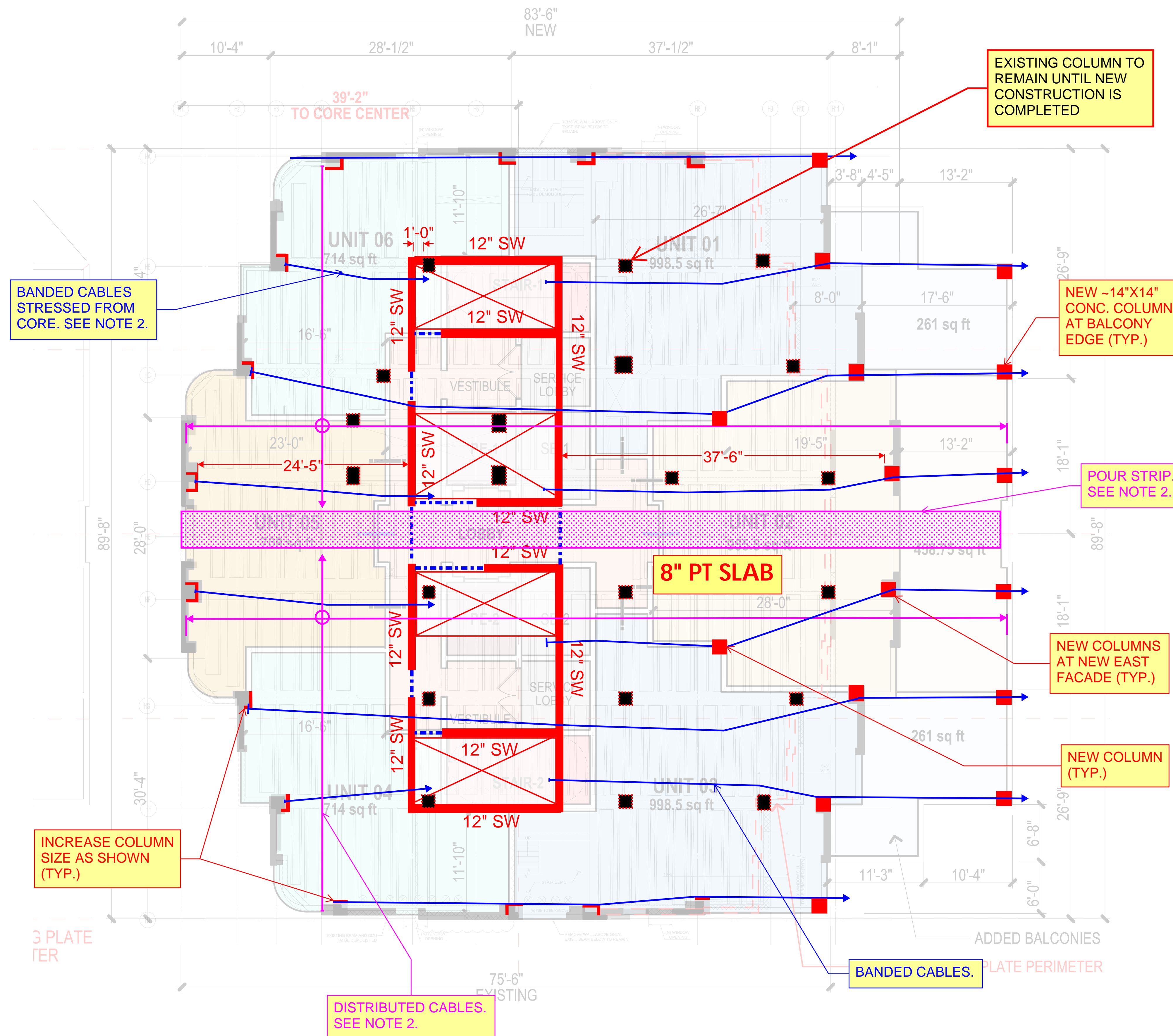
**9. POUR NEW LEVEL 2 PT SLAB.**

**10. POUR NEW COLUMNS AND WALLS UP TO UNDERSIDE OF LEVEL 3 EXISTING BEAMS.**

11. REMOVE LEVEL 4 INTERIOR JOISTS AND BEAMS. ALL EXISTING COLUMNS, EXTERIOR MASONRY WALLS, AND SPANDRELS TO REMAIN.

**12. REPEAT STEPS 8-11, UP TO ROOF.**

**13. REMOVE EXISTING COLUMNS ABOVE AND BELOW NEW SLABS FROM ROOF TO FOUNDATION LEVELS.**



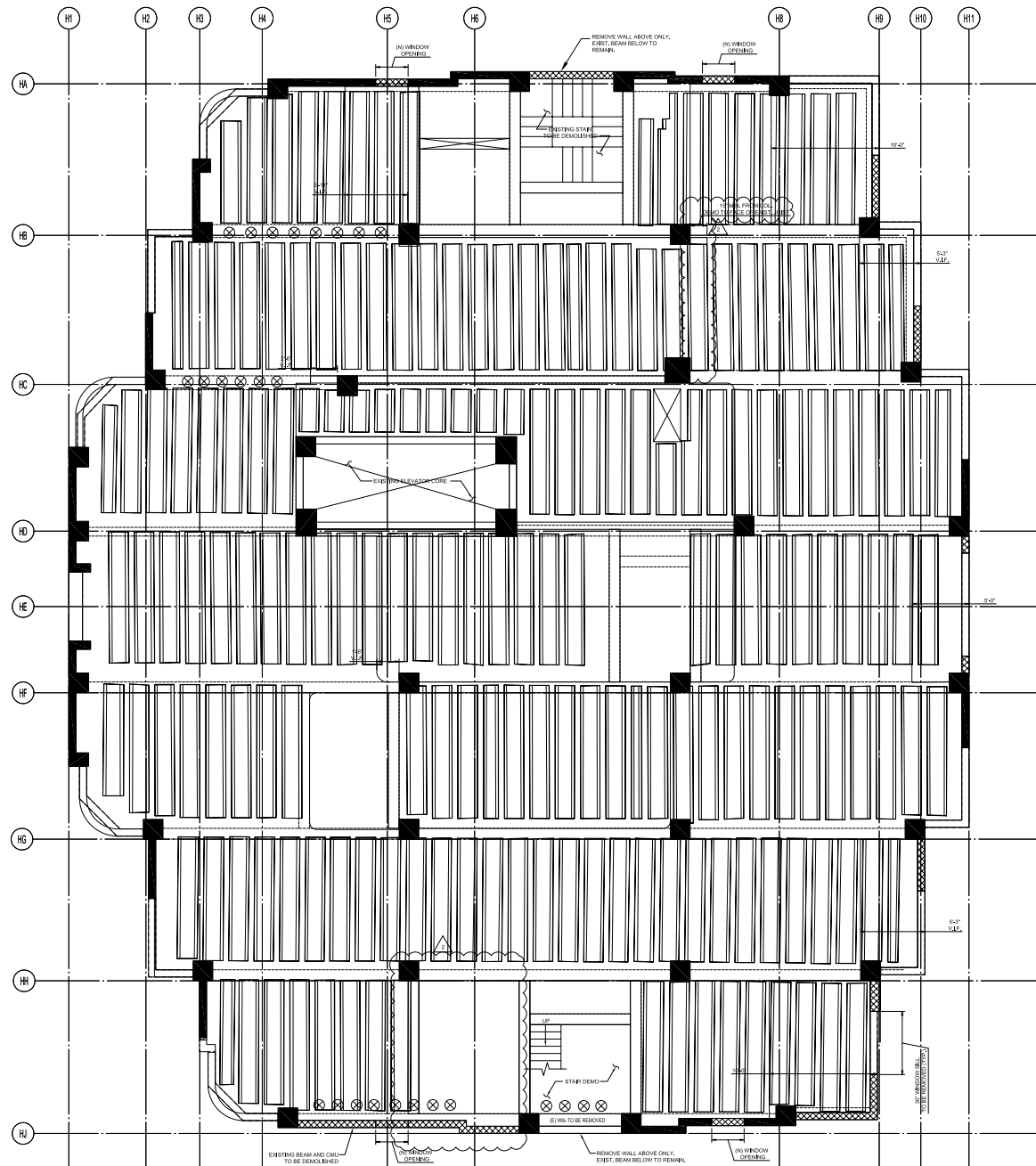
## AMAN REQUIRED FLOOR PLATE

NO.	DATE	REVISION
<div style="font-size: 2em; font-weight: bold; margin: 0;">DESIMONE</div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="text-align: left;"> 800 BRICKELL AVENUE  MIAMI, FLORIDA  T. 305.441.0755 </div> <div style="text-align: right;"> 6TH FLOOR  33131  F. 212.481.6108 </div> </div> <div style="font-size: 0.8em; margin-top: 5px;"> FLORIDA CERTIFICATE OF AUTHORIZATION No. 9919  WILLIAM R. O'DONNELL - FLORIDA P.E. No. 54759 </div>		
CLIENT:		
PROJECT:		
TITLE:		
PROJECT NO.		
DATE:	SCALE:	
DRAWN BY:	SHEET NO.	
CHECKED BY:		

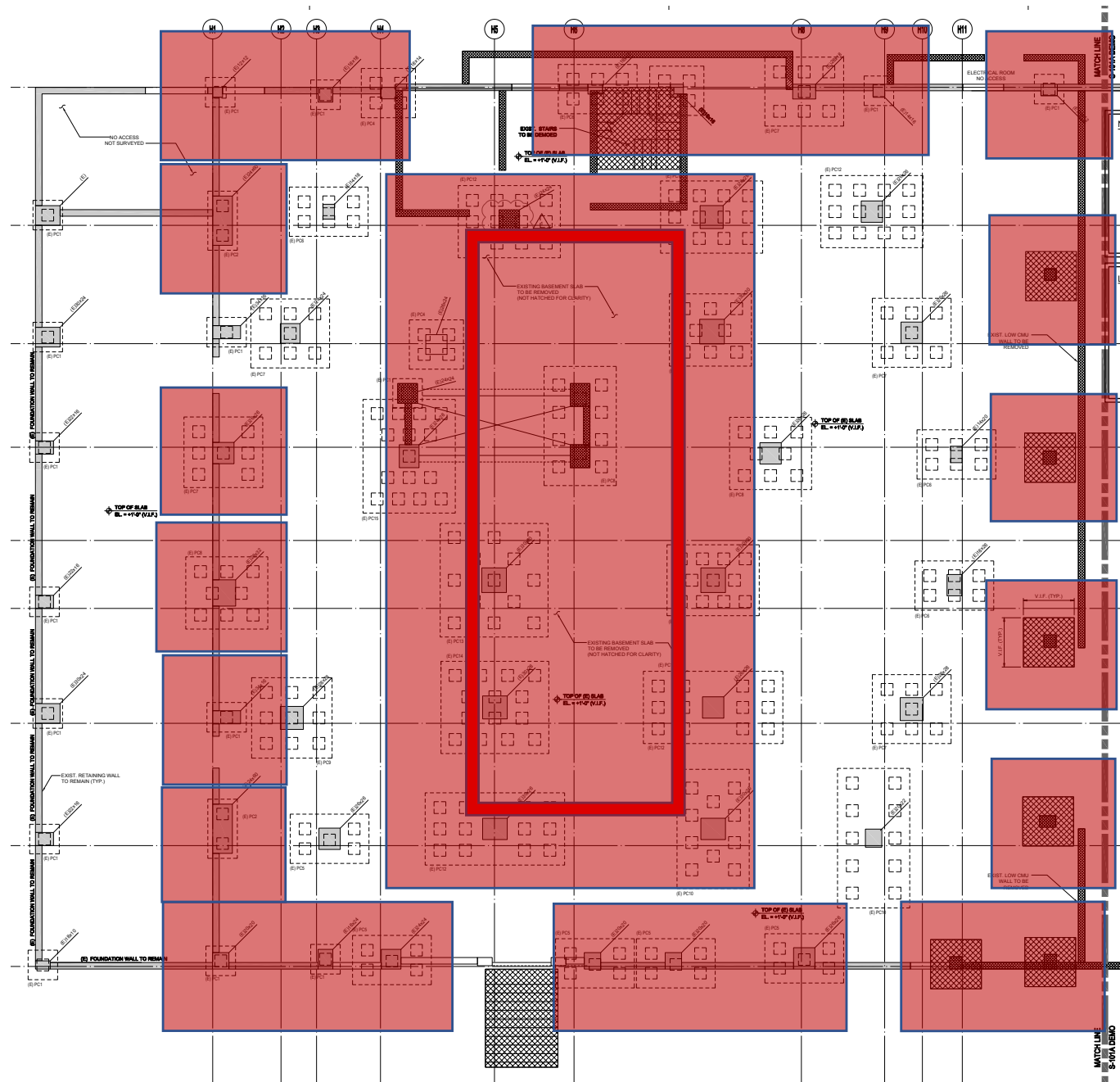
PROPOSED  
SHORING

# Procedure

1. Repair existing columns from foundation up to facilitate shoring operations
2. Brace entire building
3. Support Cupola
4. Supplement foundations based on new structural design
5. Install new shear walls and columns from foundation to underside of 2<sup>nd</sup> floor
6. Remove 2<sup>nd</sup> and 3<sup>rd</sup> floors
7. Enlarge existing columns per new structural design to underside of 2<sup>nd</sup> floor
8. Rebuild 2<sup>nd</sup> floor based on new design
9. Remove 4<sup>th</sup> floor
10. Install new shear walls and columns to 3<sup>rd</sup> floor
11. Rebuild 3<sup>rd</sup> floor
12. Remove 5<sup>th</sup> floor
13. Install new shear walls and columns to 4<sup>th</sup> floor
14. Rebuild 4<sup>th</sup> floor
15. Repeat to roof

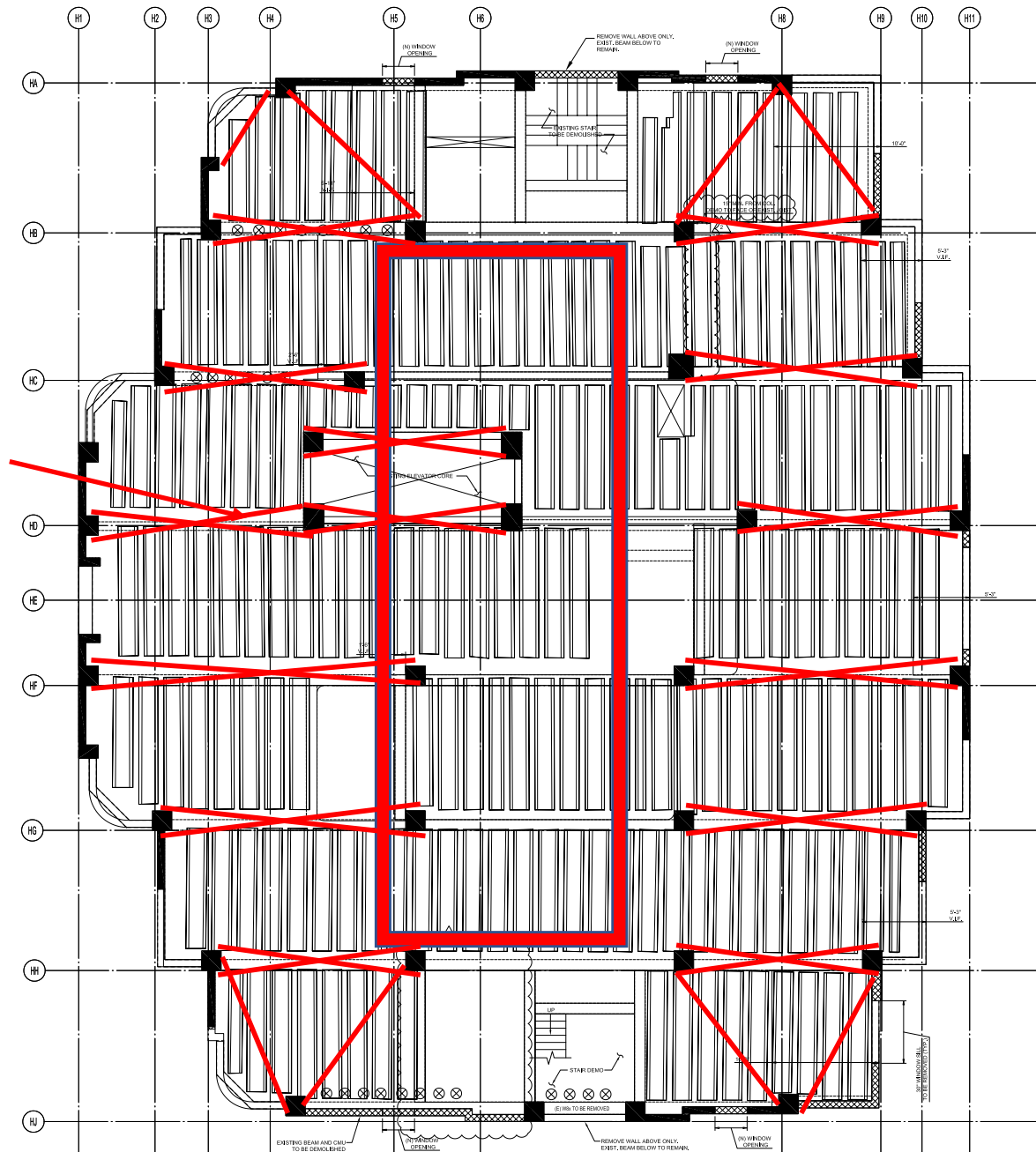


Typical Existing Floor Plate



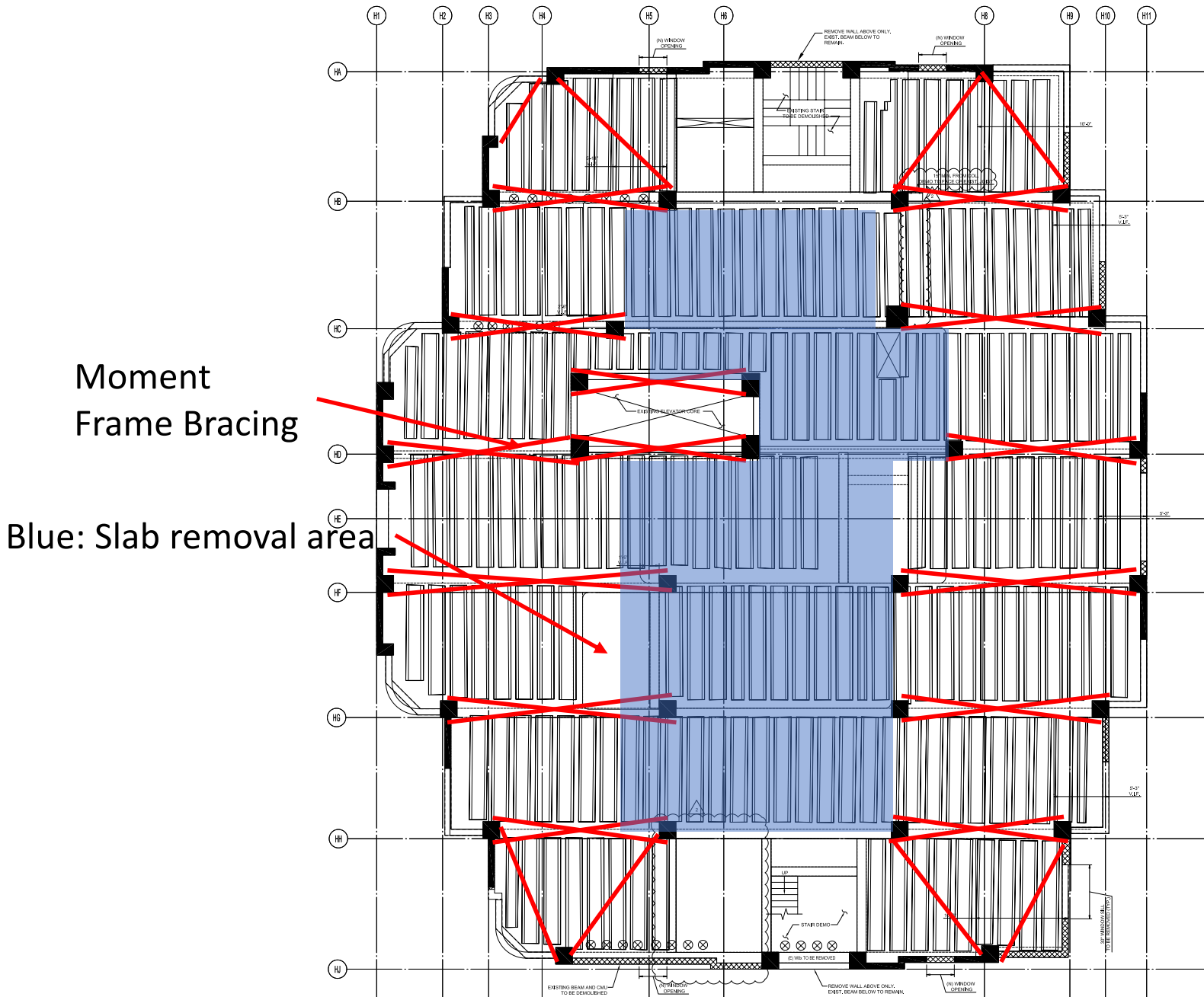
Install piles and pile caps for the tower's new columns  
 New pilecaps will encapsulate existing pilecaps

Moment  
Frame Bracing

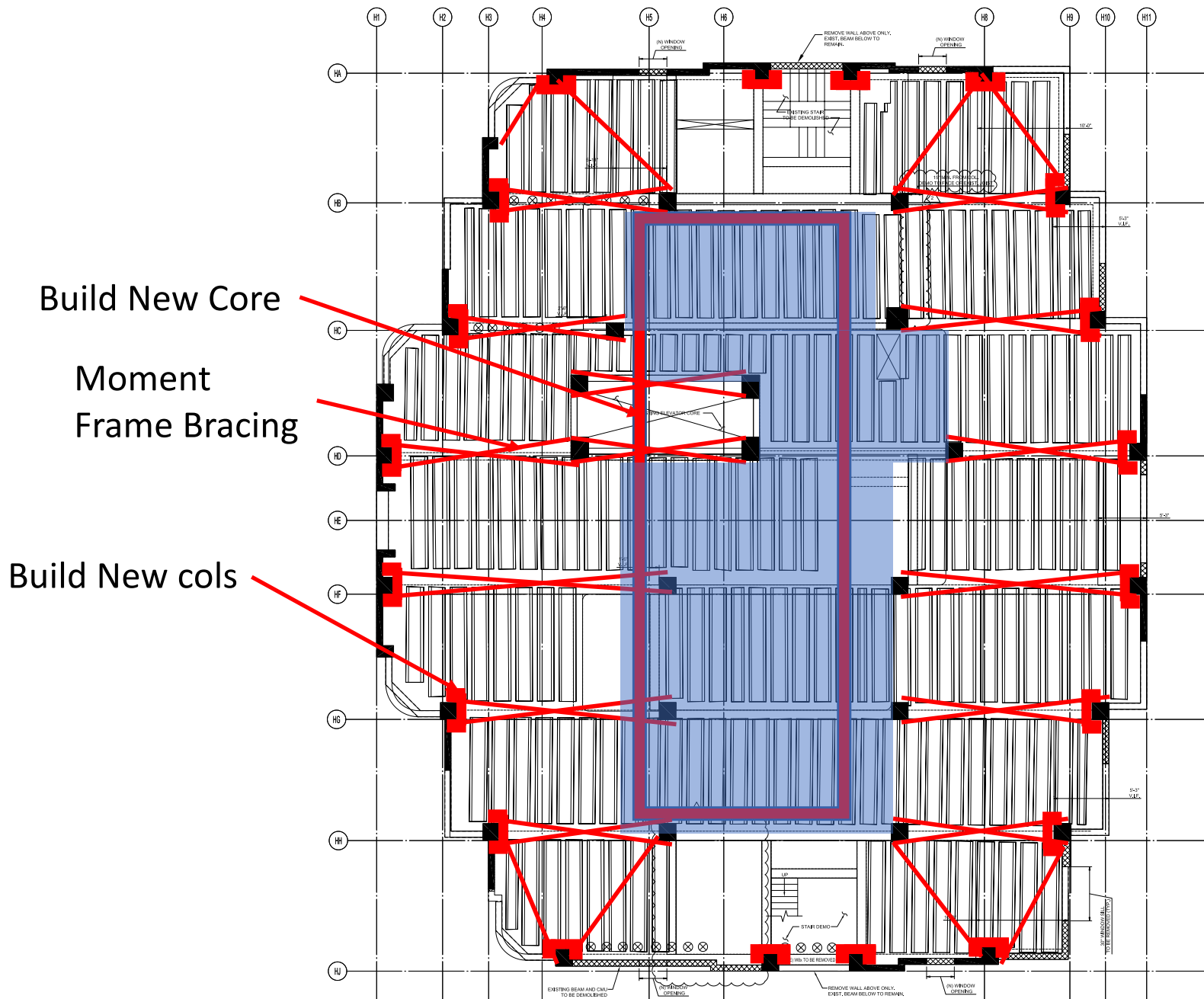


Building bracing for lateral loads





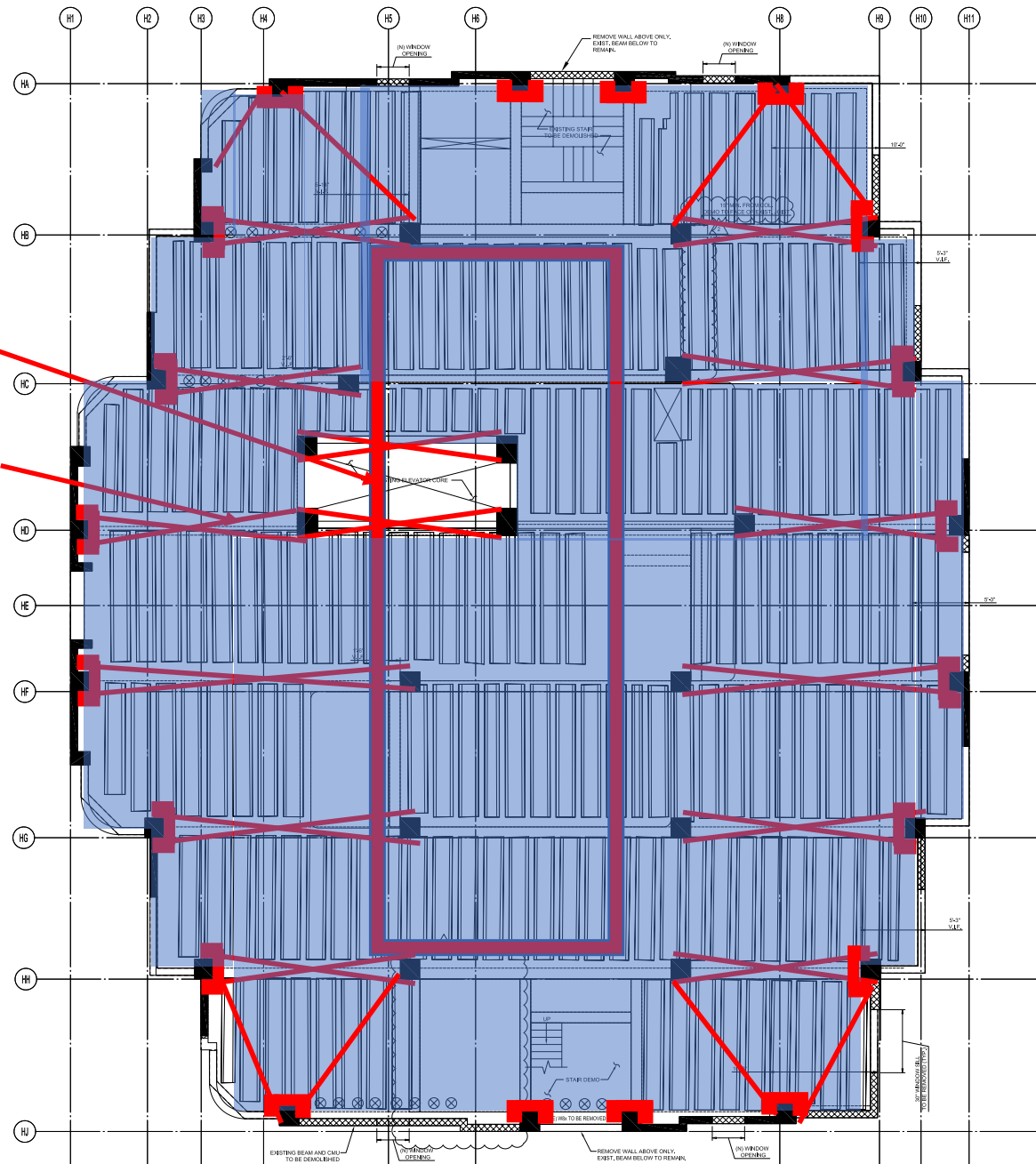
Removal of center core



Build core and new columns

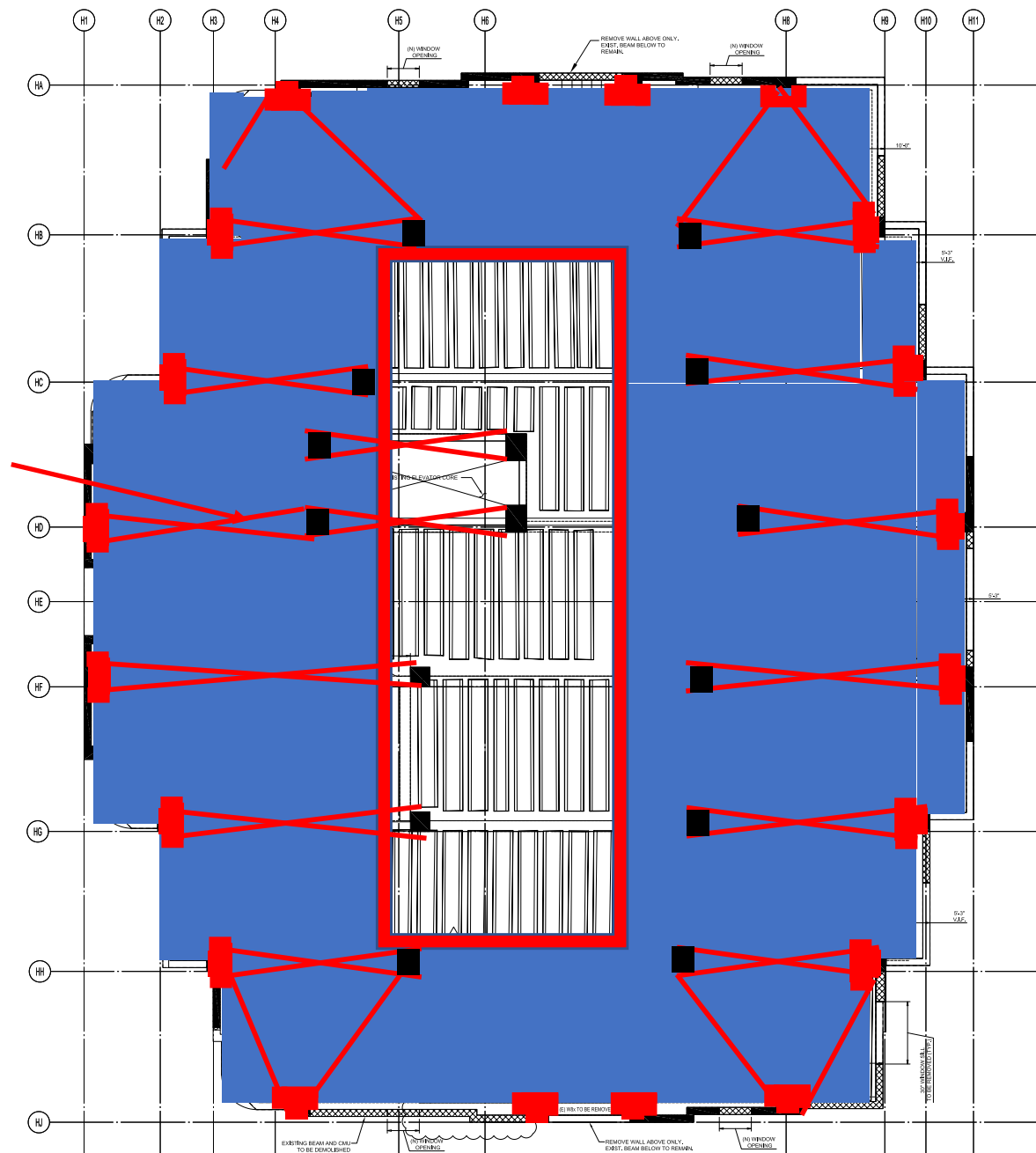
Build New Core

Moment  
Frame Bracing

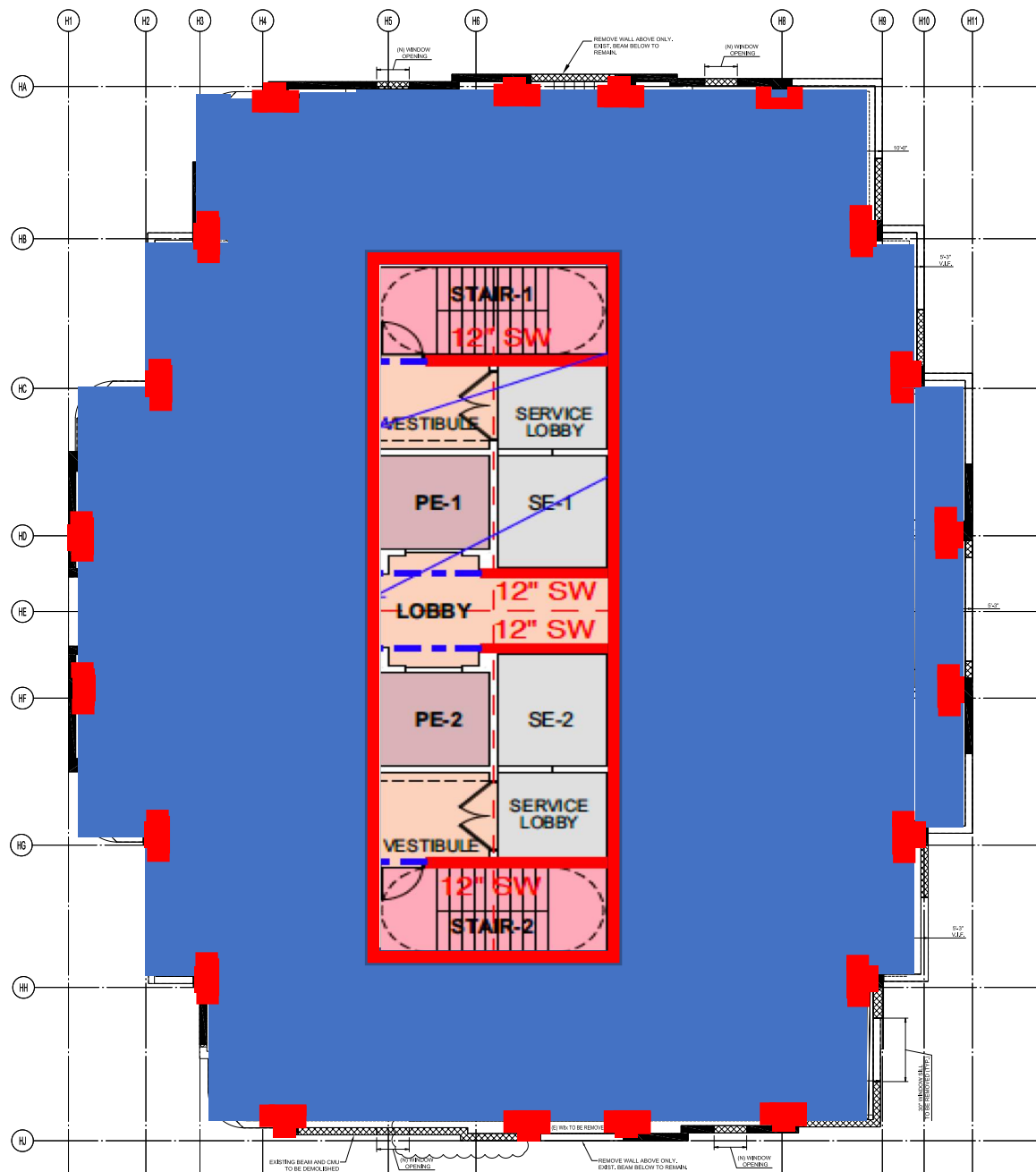


Removal of remainder of slab

Moment  
Frame Bracing



Pour New slab



Repeat to top, then remove bracing and existing columns