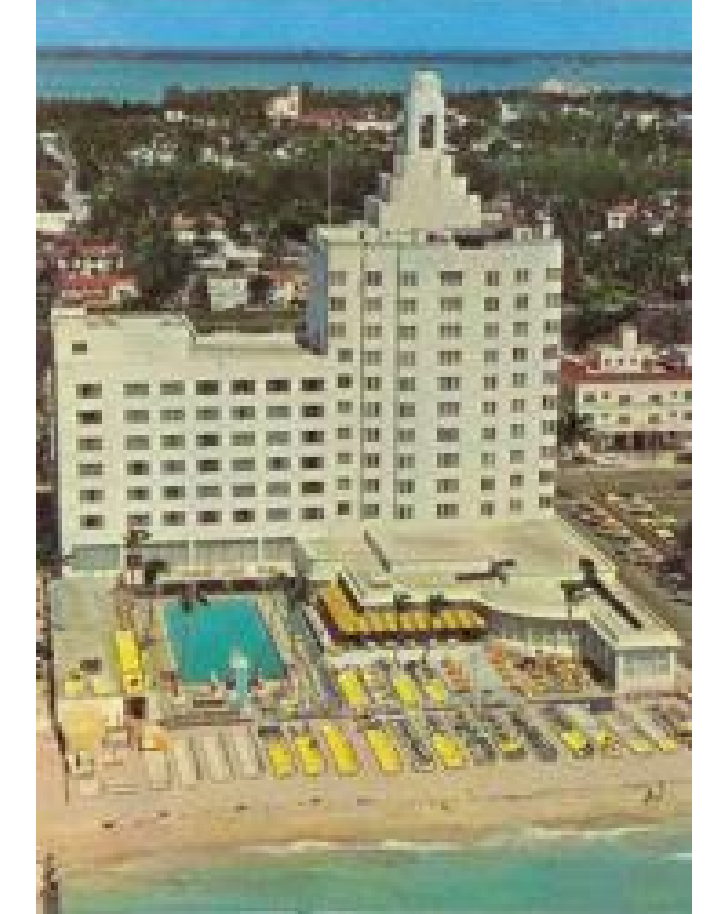
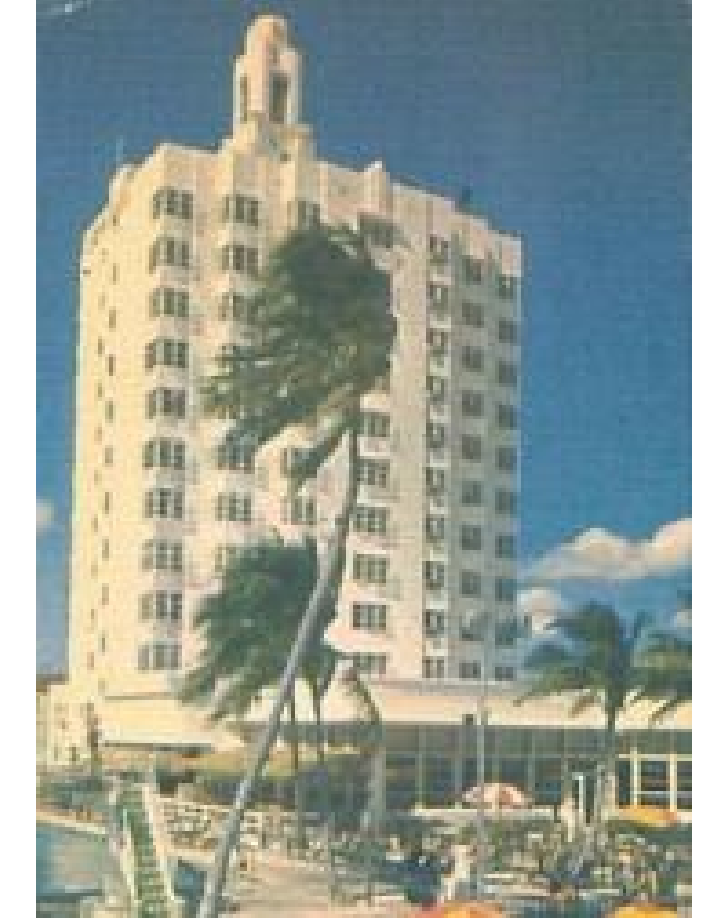
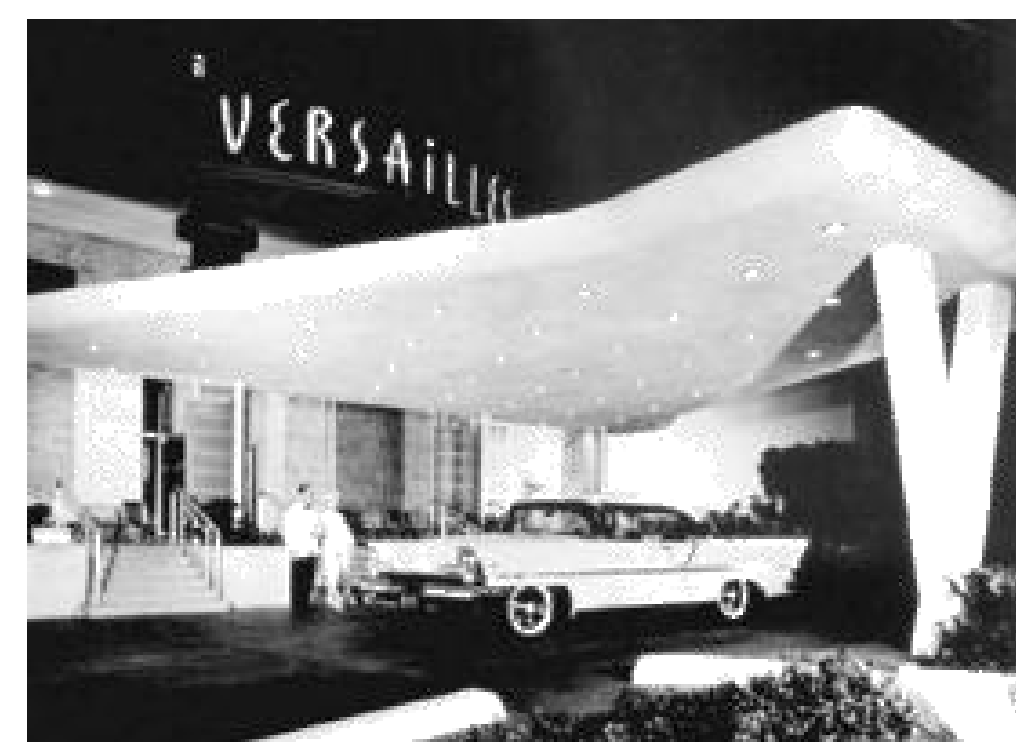
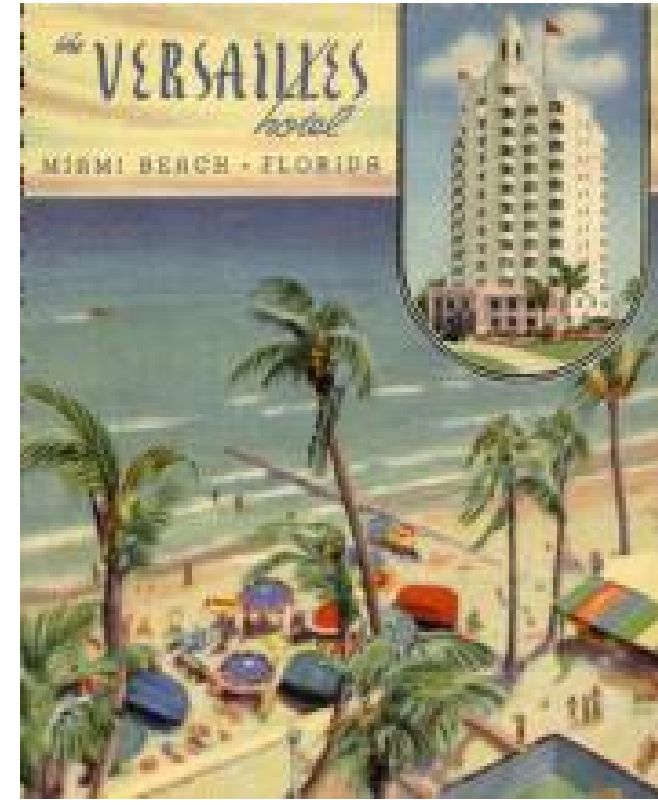


AMAN

AMAN HOTEL

3425 COLLINS AVE.
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD
JANUARY 12, 2021



BOARD COMMENTS FROM NOVEMBER 10, 2020 MEETING

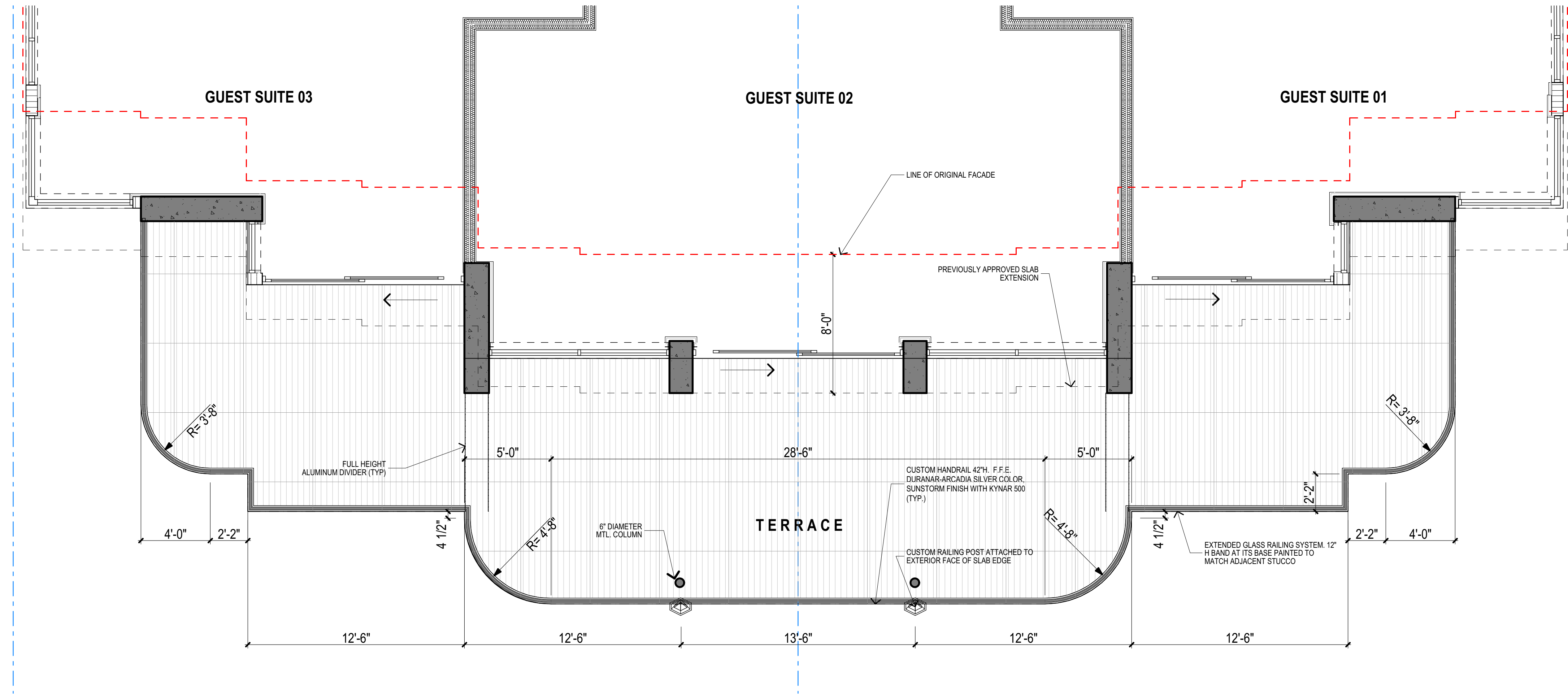
1. REDUCE THE AMOUNT OF GLASS ON THE EAST FACING BALCONIES.
2. REDUCE THE AMOUNT OF GLASS ON THE ROOFTOP ADDITION.
3. SQUARE THE CORNER WINDOWS ON THE EAST ELEVATION AND DECREASE THE AMOUNT OF GLASS / INCREASE AMOUNT OF STUCCO.

BOARD COMMENTS FROM NOVEMBER 10, 2020 MEETING

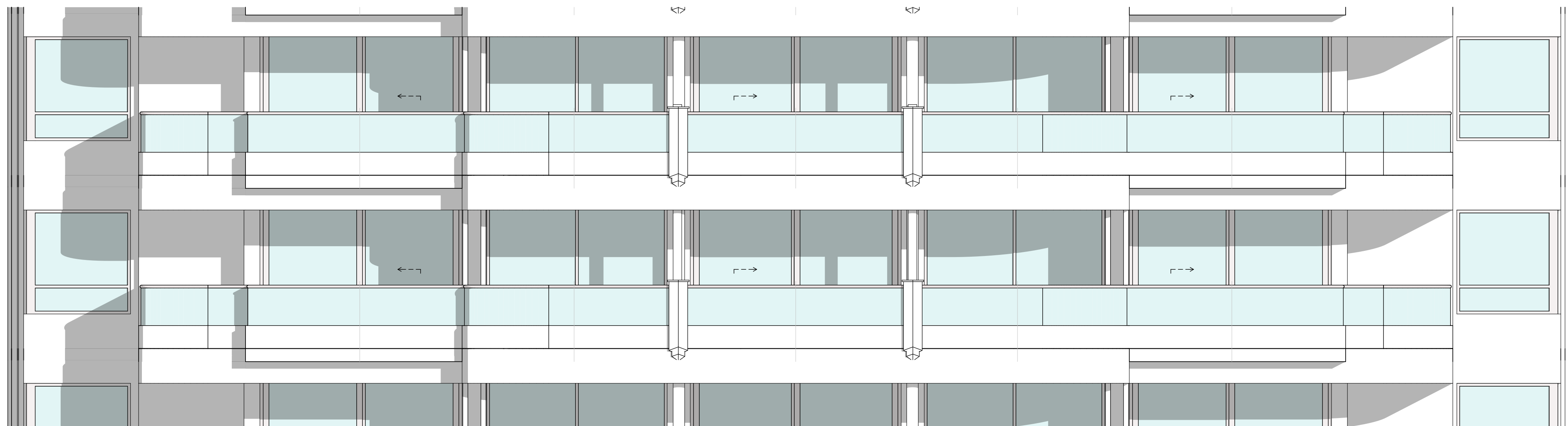
1. REDUCE THE AMOUNT OF GLASS ON THE EAST FACING BALCONIES.

RESPONSE:

THE EDGE OF THE BALCONY SLAB THAT WAS PREVIOUSLY COVERED WITH THE GLASS RAILING HAS BEEN EXPOSED AND IN ORDER TO PROVIDE ADDITIONAL HORIZONTAL BANDING A 12-INCH ALUMINUM BAND HAS BEEN INTRODUCED AT THE BOTTOM OF THE GLASS RAILING



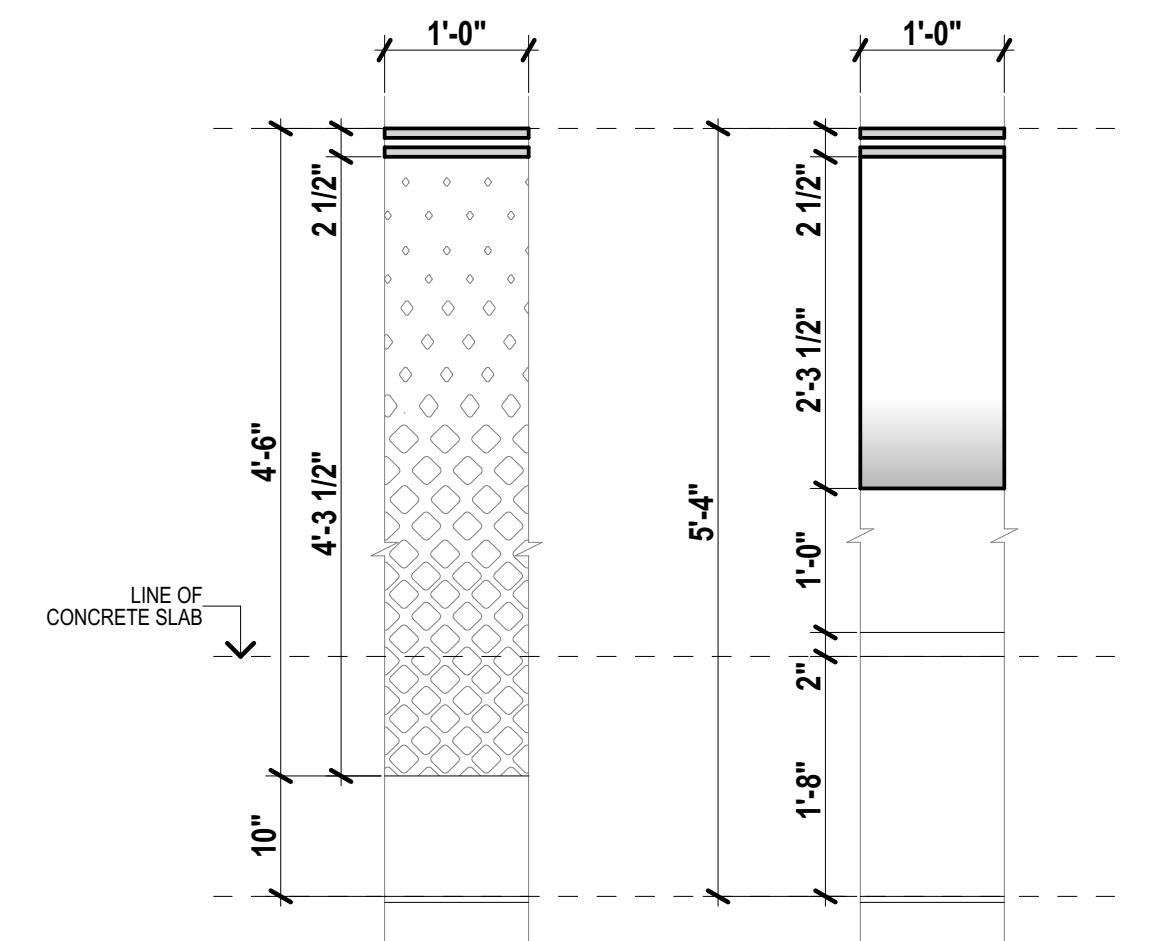
1 TYPICAL LEVEL
SCALE: 1/4" = 1'-0"



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

**GLASS RAILING
AREA REDUCTION**

PREVIOUSLY SUBMITTED RAILING DESIGN REVISED RAILING DESIGN



4.25 sq ft PER LINEAR FOOT 2.25 sq ft PER LINEAR FOOT
PERCENTAGE DECREASE = 47%

**PREVIOUSLY
SUBMITTED**



PREVIOUSLY SUBMITTED - RENDER NORTH EAST VIEW | A.5

**NEW
PROPOSED**



**PREVIOUSLY
SUBMITTED**



**NEW
PROPOSED**







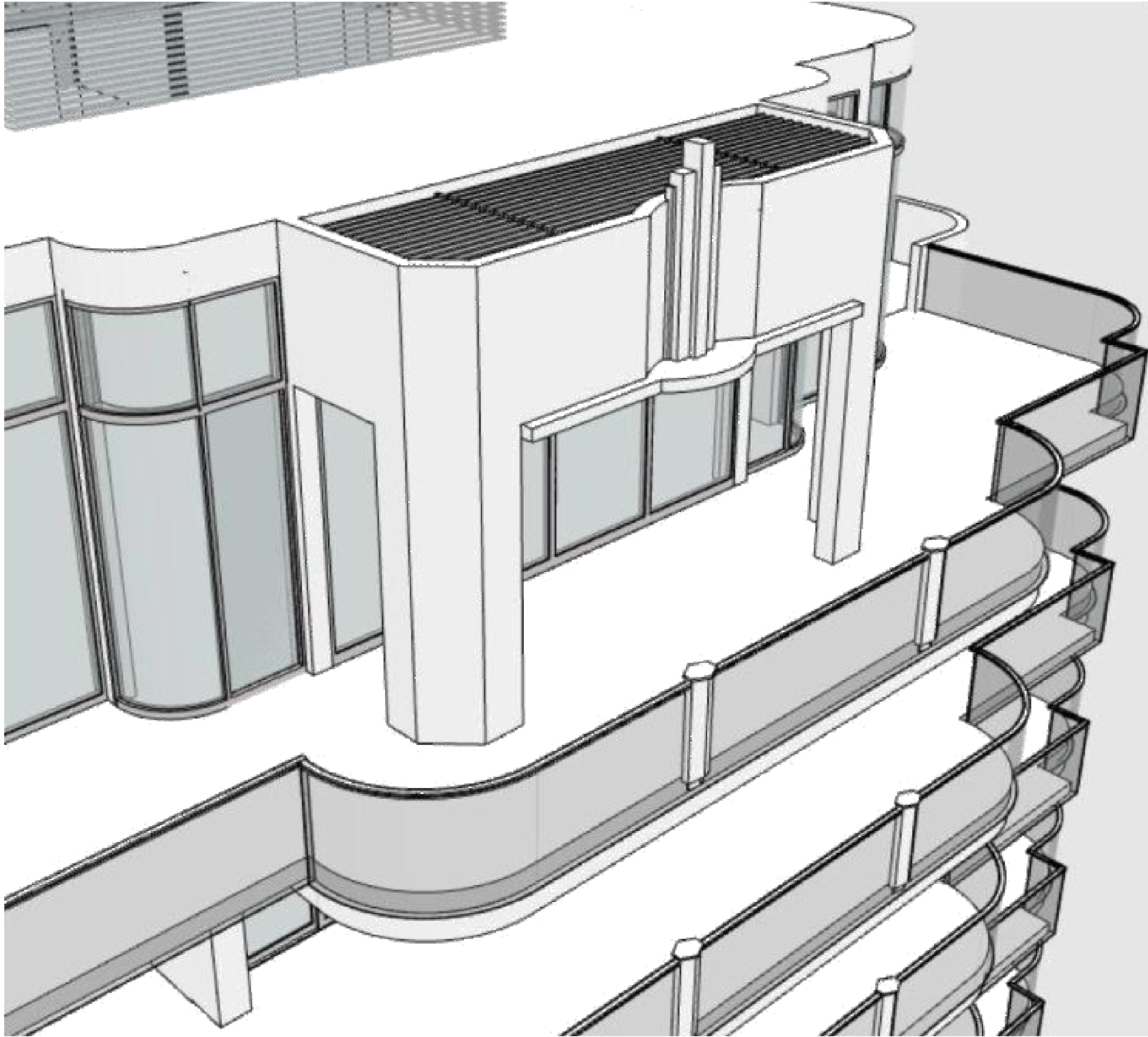
BOARD COMMENTS FROM NOVEMBER 10, 2020 MEETING

2. REDUCE THE AMOUNT OF GLASS ON THE ROOFTOP ADDITION.

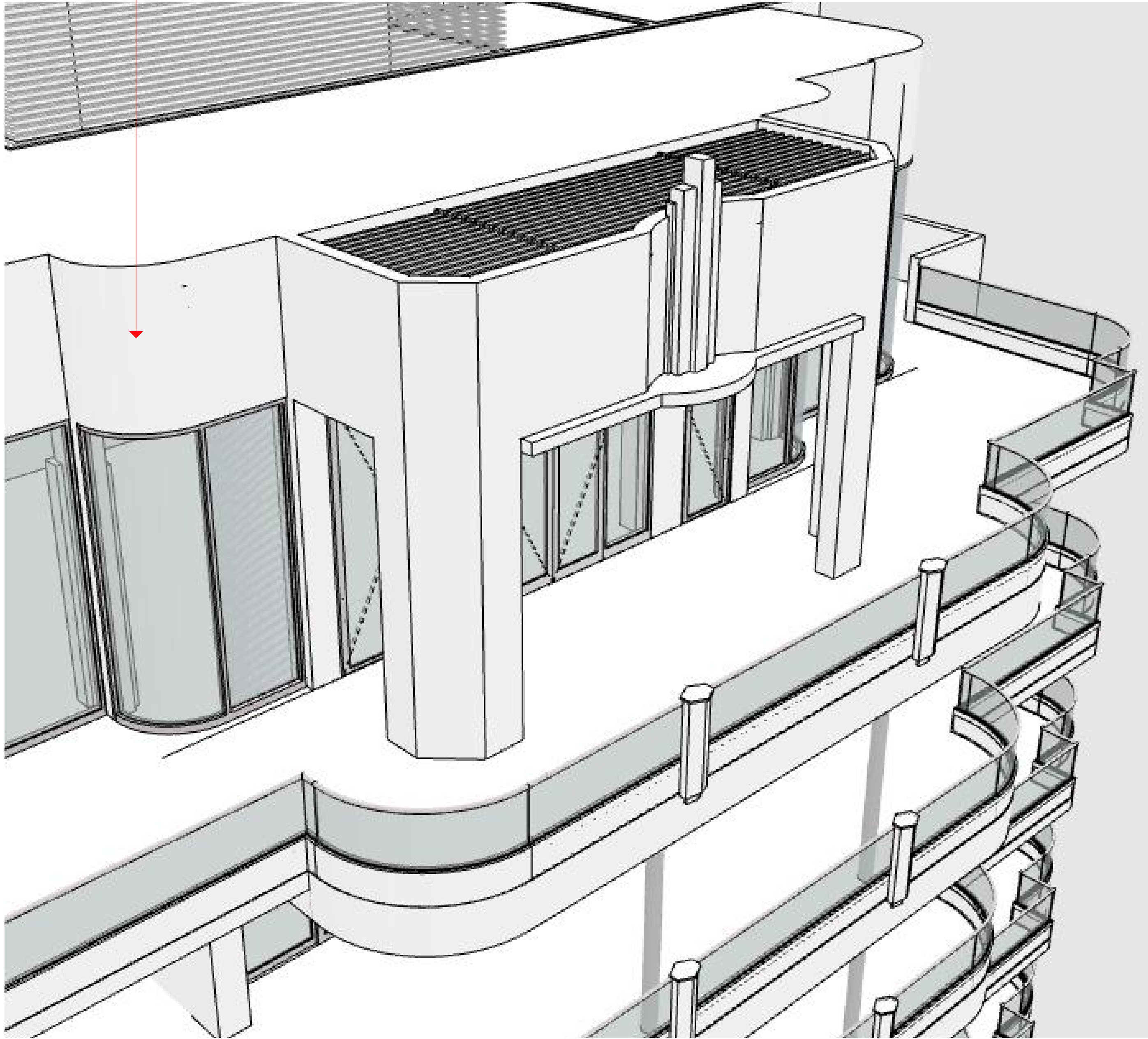
RESPONSE:

THE GLASS SPANDREL ON THE ROOFTOP ADDITION HAS BEEN REPLACED WITH
CMU WALL AND SMOOTH STUCCO

**PREVIOUSLY
SUBMITTED**

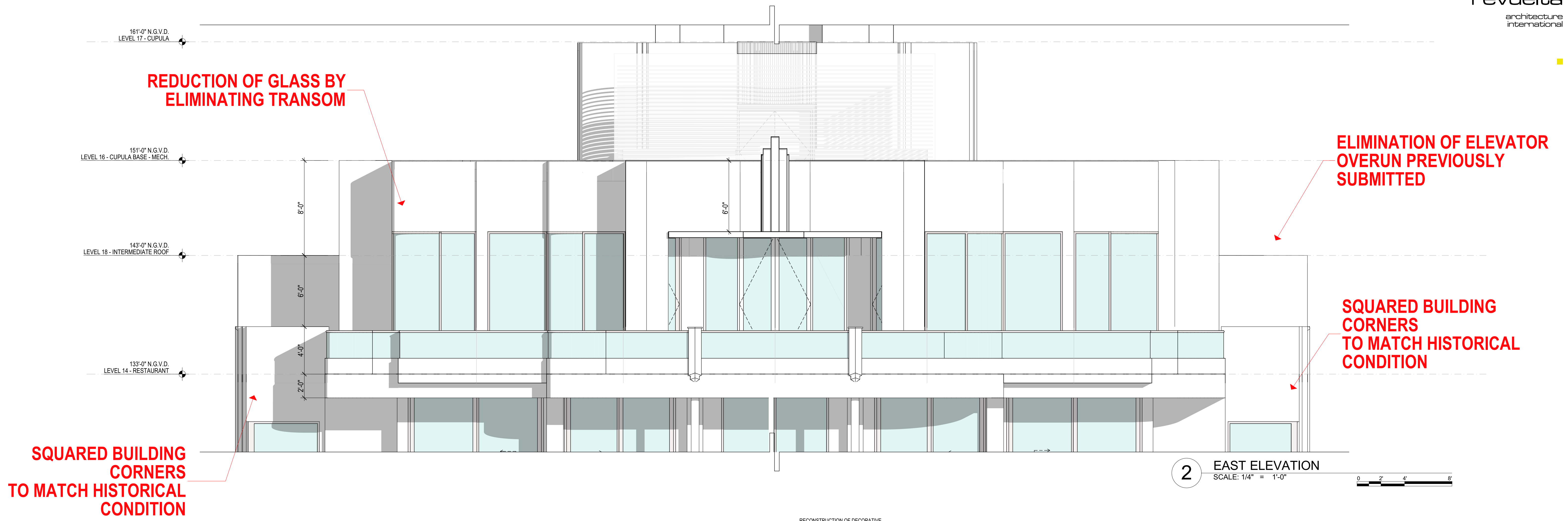


**REDUCTION OF GLASS BY
ELIMINATING TRANSOM**

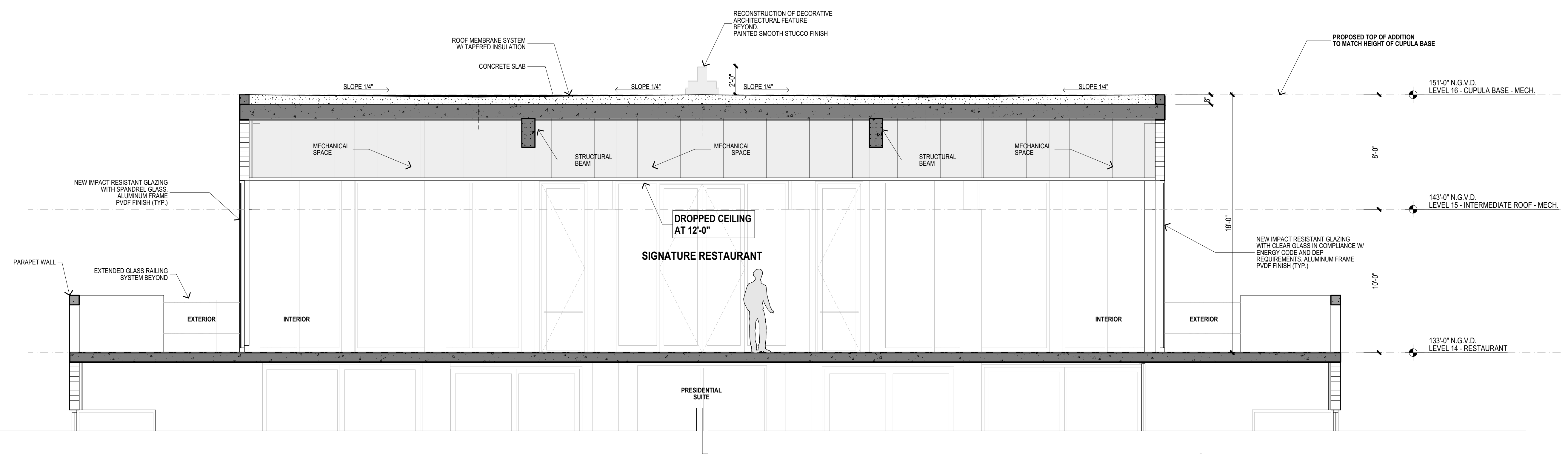
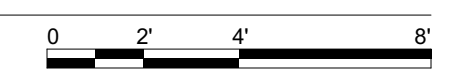


**NEW
PROPOSED**

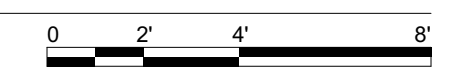
**RECONSTRUCTION OF DECORATIVE
ARCHITECTURAL FEATURE**



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



1 SECTION ROOF
SCALE: 1/4" = 1'-0"



BOARD COMMENTS FROM NOVEMBER 10, 2020 MEETING

3. SQUARE THE CORNER WINDOWS ON THE EAST ELEVATION AND DECREASE THE AMOUNT OF GLASS / INCREASE THE AMOUNT OF STUCCO.

RESPONSE:

THE NE AND SE CORNERS OF THE BUILDING HAVE BEEN SQUARED AND THE WINDOW-SILL OF BOTH CORNERS WERE RAISED TO MATCH THE HEIGHT OF THE HISTORIC CONDITION.



**PREVIOUSLY
PROPOSED**



**NEW
PROPOSED**



COMMENTS FROM HPB STAFF

1. REDUCE THE PROPORTION OF THE NORTH ENTRANCE CANOPY.

RESPONSE:

THE CANOPY WAS LOWERED AND THE GLASS TRANSOM ON THE ENTRY DOORS HAS BEEN REDUCED.



35th. STREET ENTRANCE - PREVIOUSLY SUBMITTED | A.16



**PREVIOUSLY
SUBMITTED**



**NEW
PROPOSED**

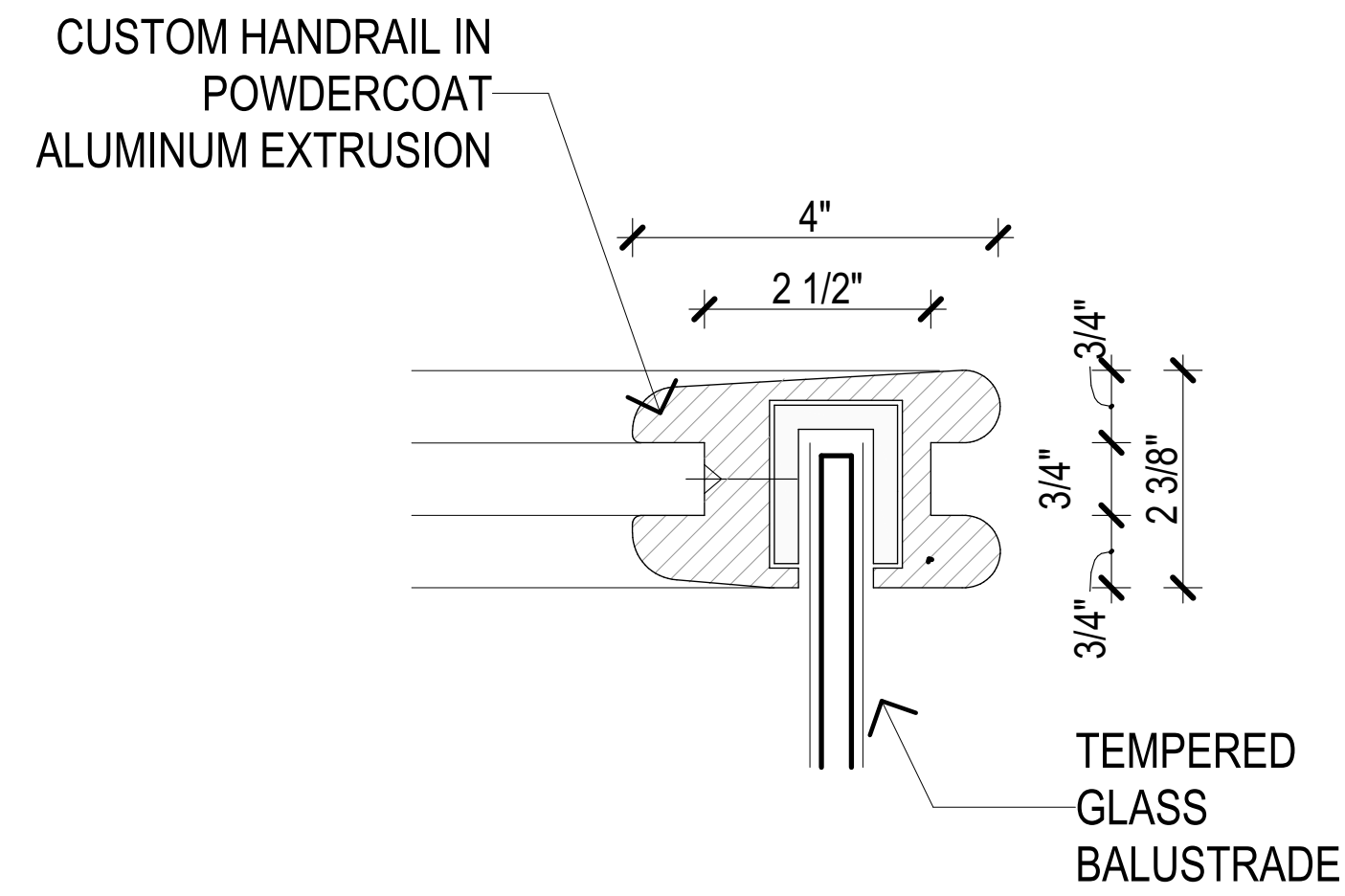


THANK YOU

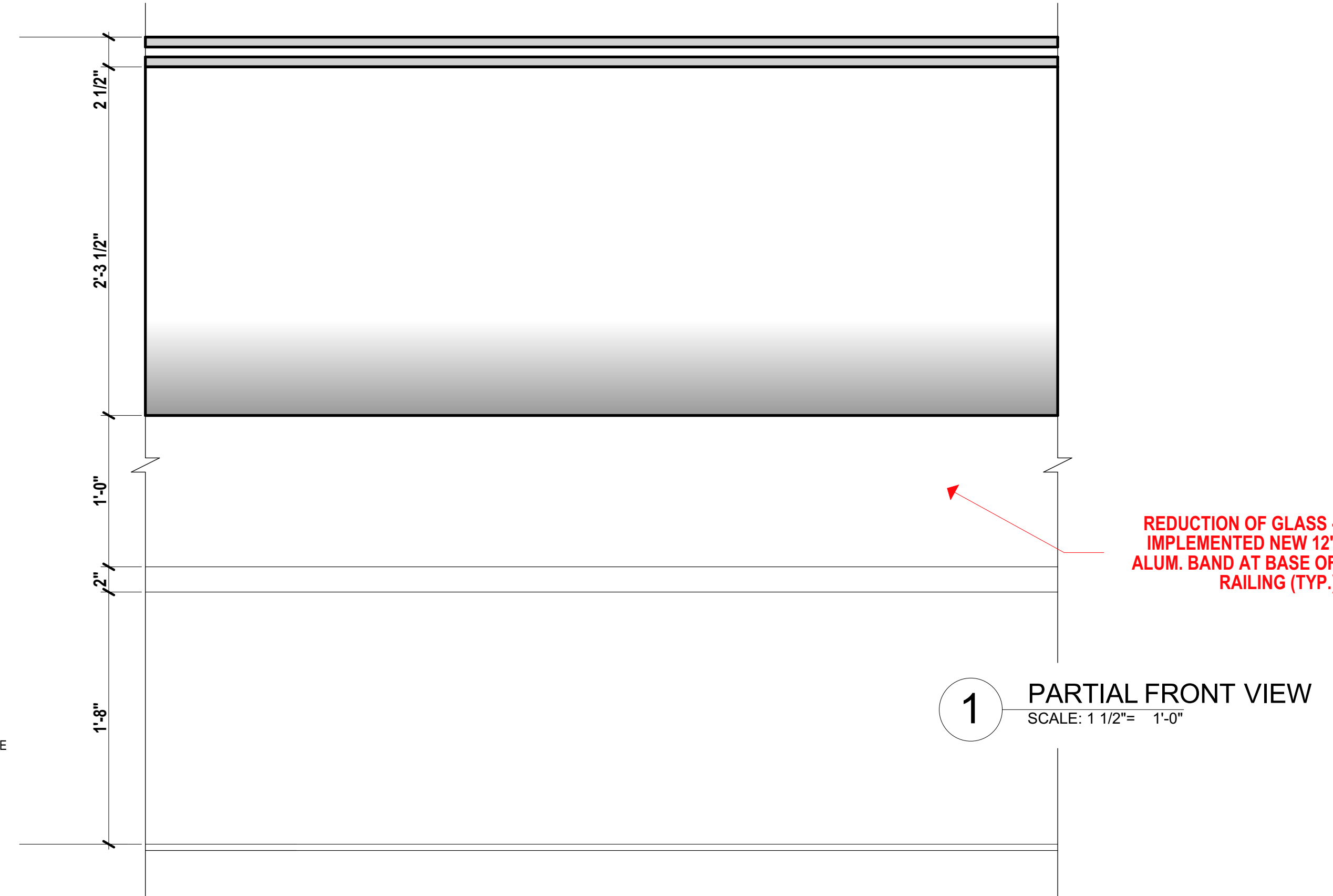
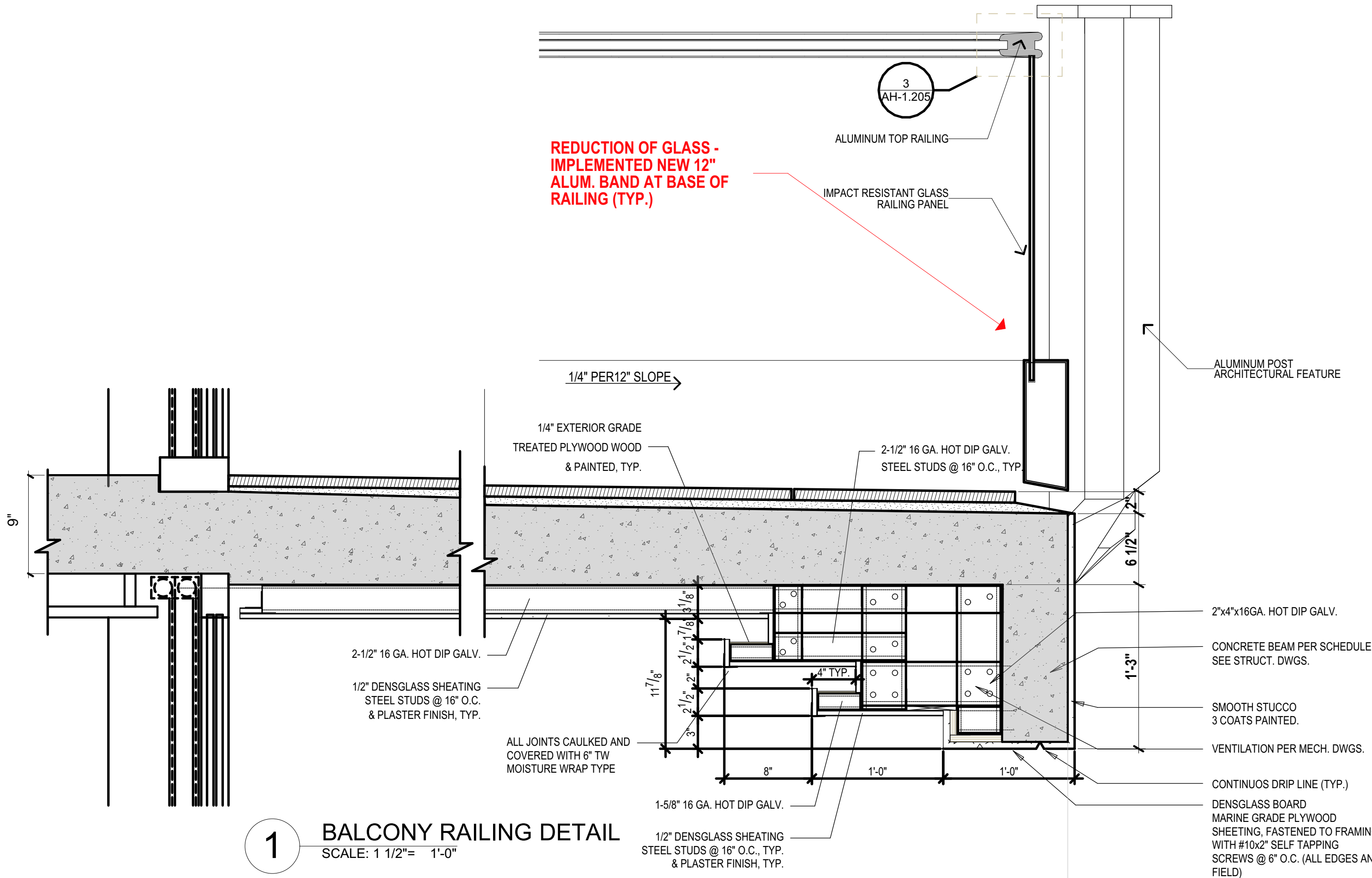
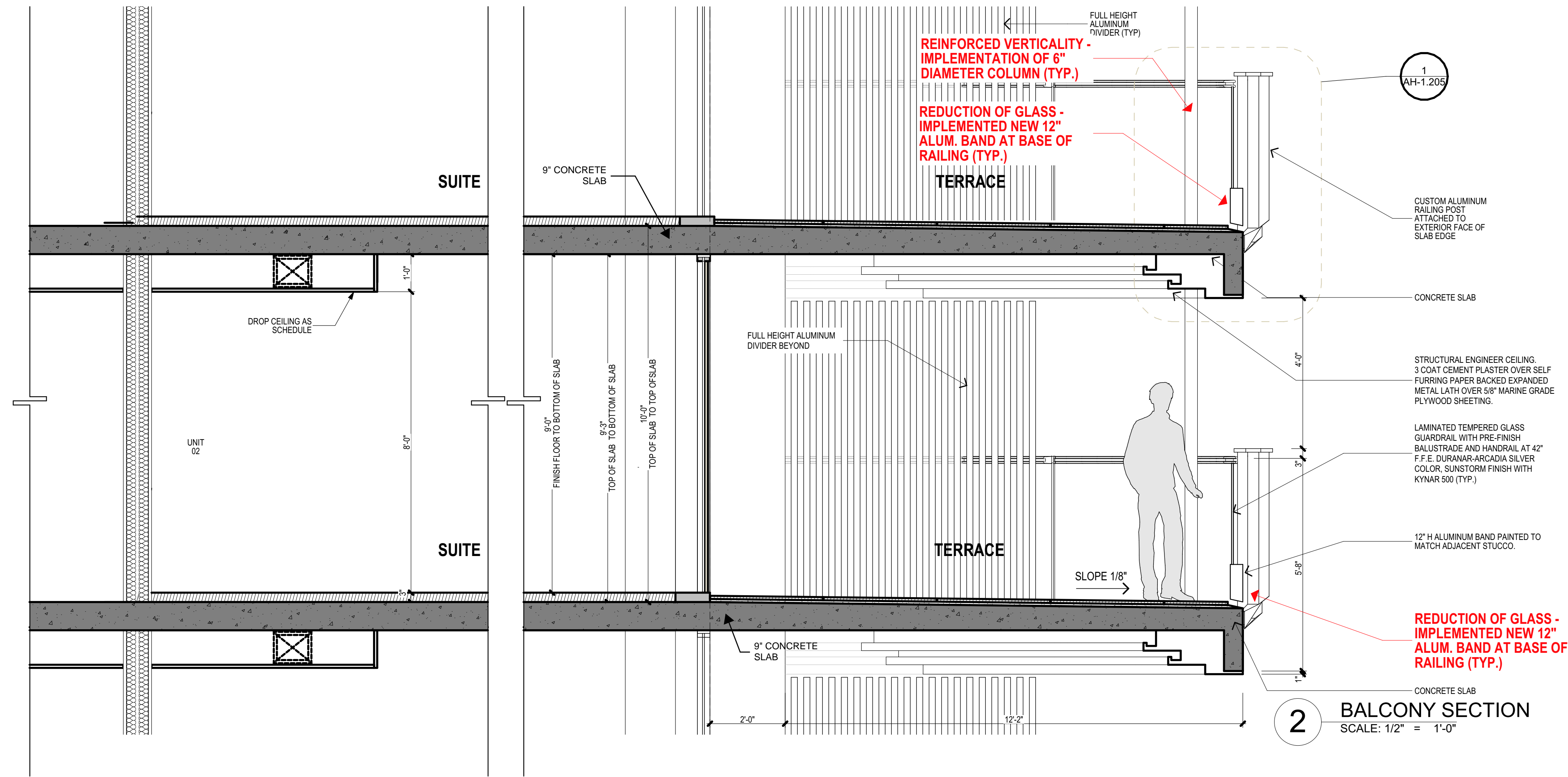
Ā M A N
AMAN HOTEL

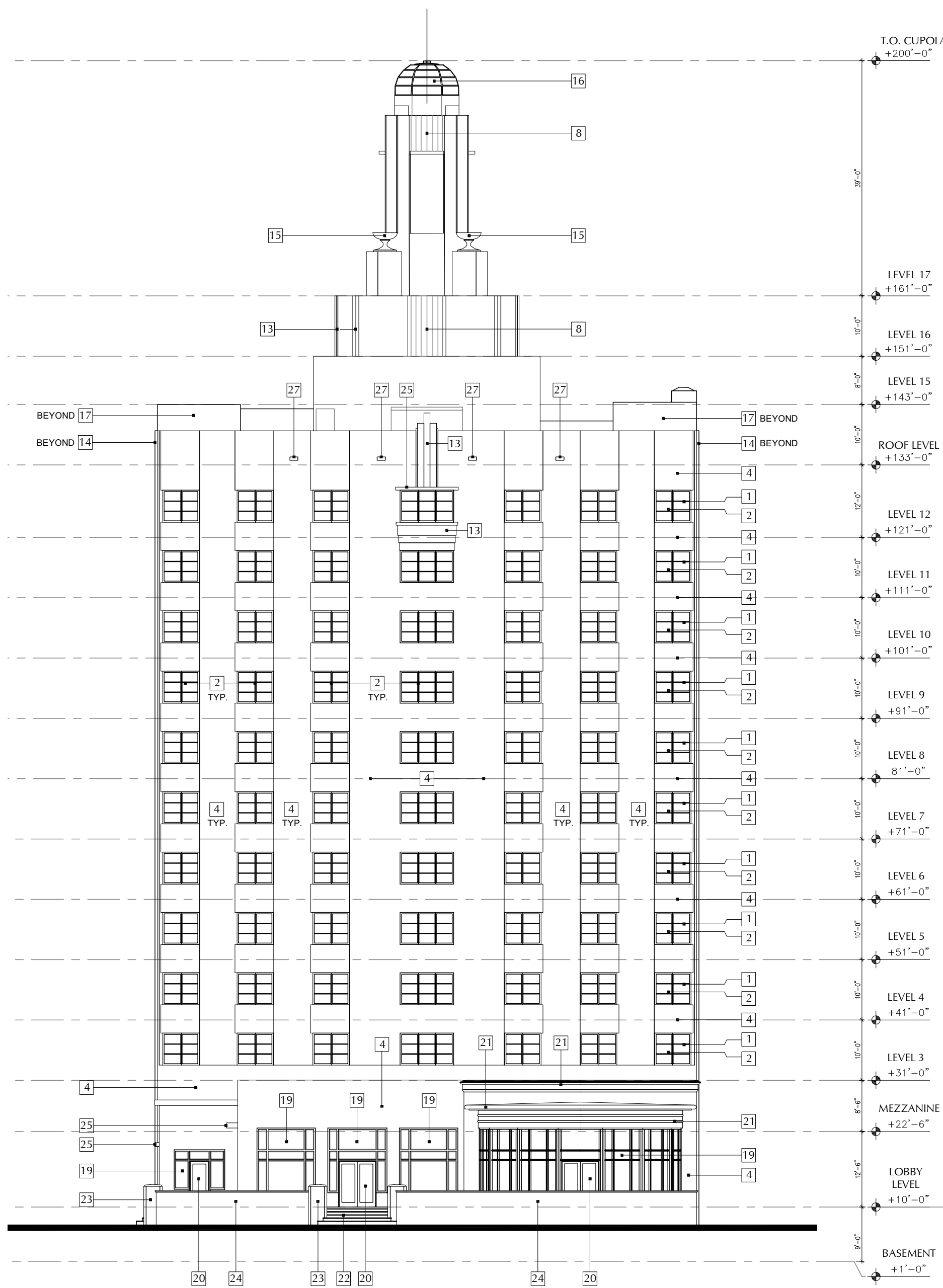


HISTORIC PRESERVATION BOARD
SUPPORTING DOCUMENTATION



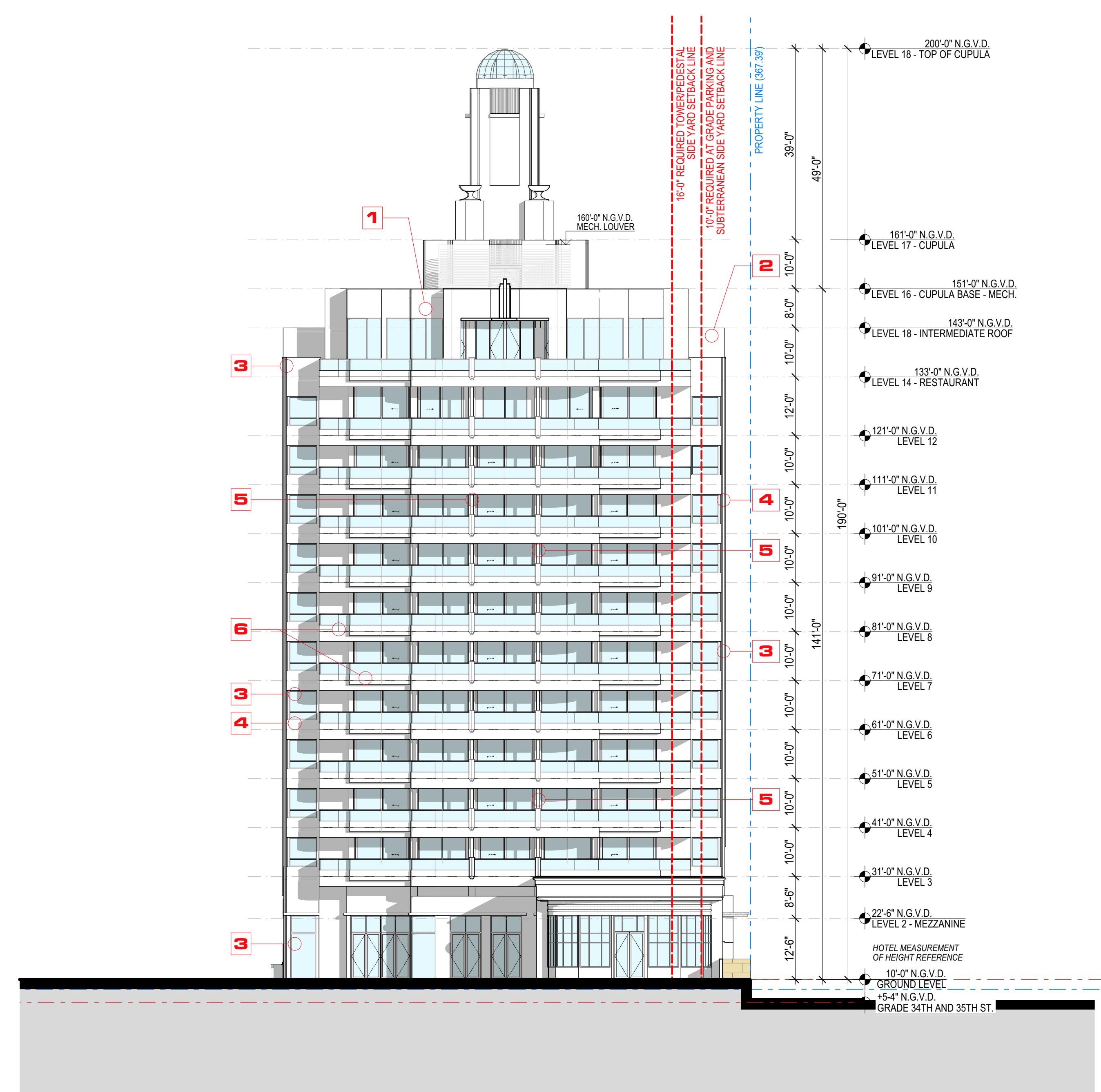
3 HANDRAIL DETAIL
SCALE: 6" = 1'-0"





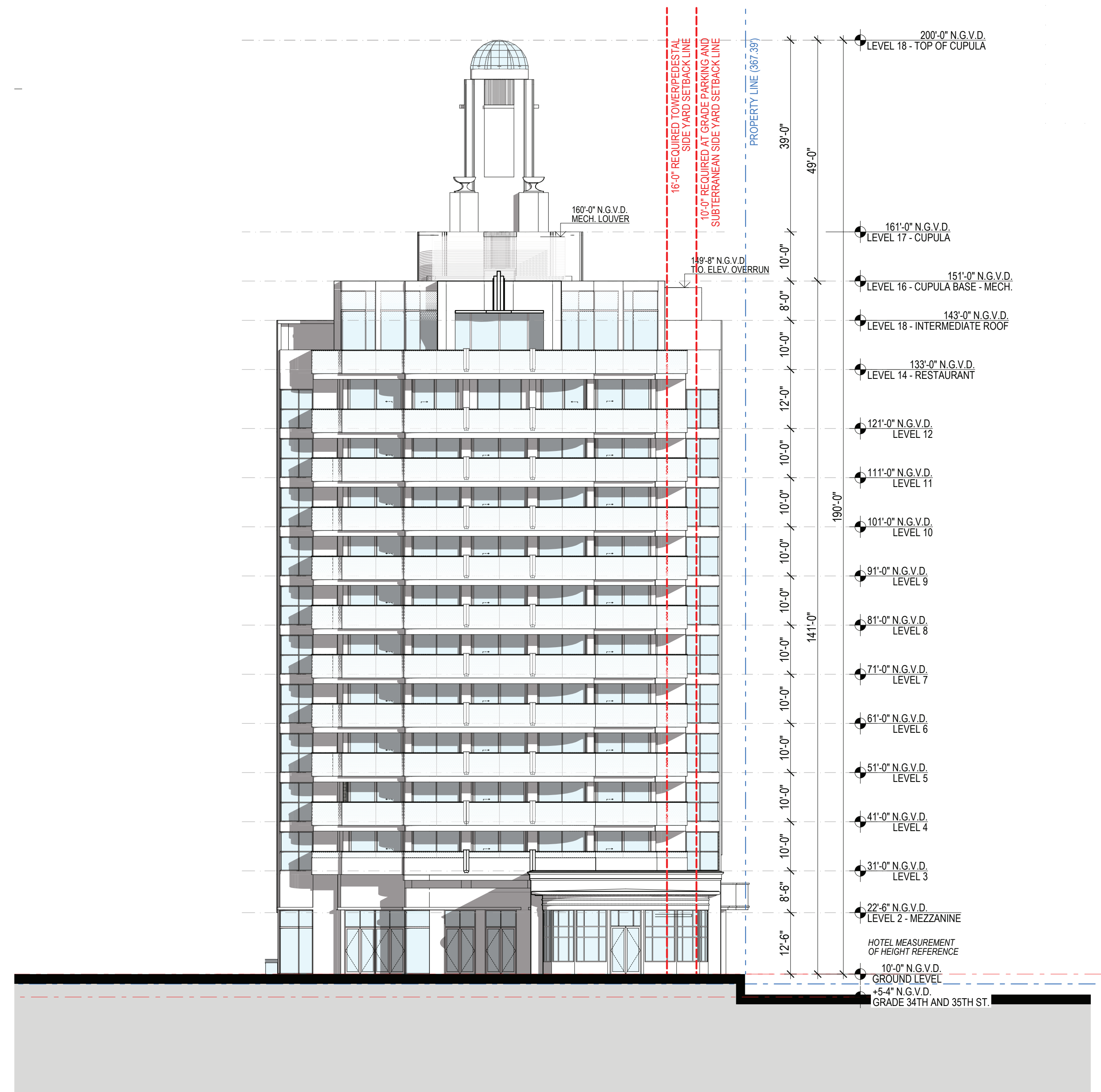
PREVIOUSLY SUBMITTED
EAST ELEVATION

HISTORIC ELEVATION KEYNOTES		
1 ALUMINUM FIXED WINDOWS WITH CLEAR GLASS	11 CONCRETE TRIM WITH POLISHED STAINLESS STEEL	20 WOOD AND GLASS DOORS
2 ALUMINUM AWNING WINDOWS WITH CLEAR GLASS	12 SEMI-CIRCULAR SIGN WITH ALUMINUM CHANNEL LETTERS AND NEON LIGHTING ON ALUMINUM STRUCTURE	21 CONCRETE AND STUCCO CORNICE AND MOLDINGS
3 ALUMINUM AND GLASS STOREFRONT DOORS	13 DECORATIVE STUCCO DETAILING	22 CONCRETE STEPS
4 CMU WALL WITH STUCCO FINISH	14 DECORATIVE STUCCO TRIM MOLDINGS	23 CONCRETE AND STUCCO PILASTERS
5 DECORATIVE ALUMINUM GUARDRAIL	15 DECORATIVE VASES ENGAGED TO STRUCTURE BEHIND	24 CMU TERRACE GUARDRAIL WITH STUCCO FINISH
6 CONCRETE "V" COLUMN WITH STUCCO FINISH	16 SEGMENTED GLASS DOME	25 CONCRETE OVERHANG
7 CONCRETE CANOPY WITH STUCCO FINISH	17 STAIR TOWER	26 SOLID DOOR
8 FLUTED STUCCO DETAILING	18 ALUMINUM SINGLE-HUNG WINDOWS WITH CLEAR GLASS	27 OVERFLOW SCUPPER
9 CORAL ROCK - WALL CLADDING	19 FIXED WOOD WINDOWS	
10 POLISHED STAINLESS STEEL PIPE COLUMNS WITH PIPE TIES		

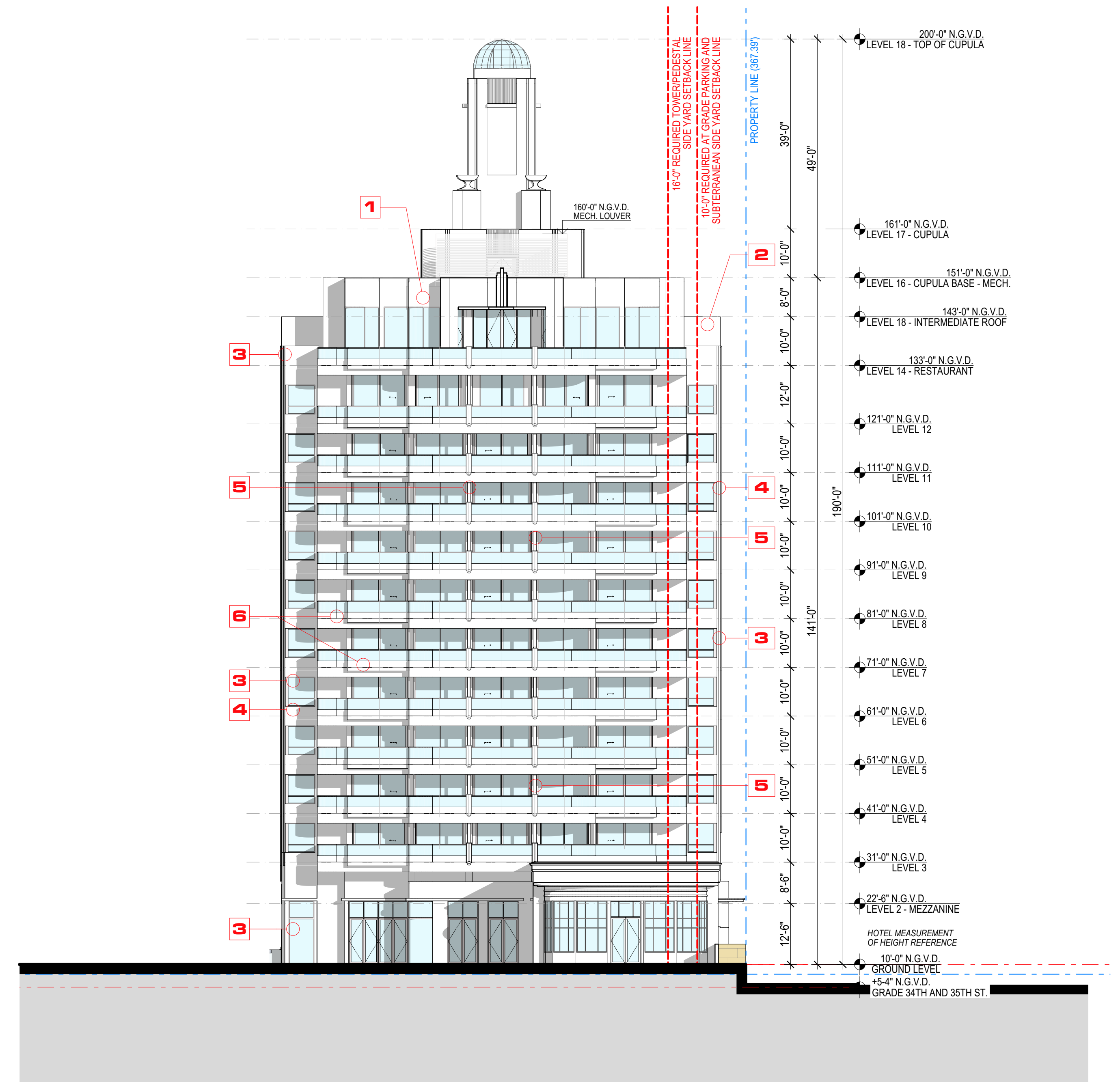


PROPOSED EAST ELEVATION
SCALE: 1/16" = 1'-0"

MODIFICATIONS LEGEND	
1.	REDUCTION OF GLASS BY ELIMINATING TRANSOM
2.	ELIMINATION OF ELEVATOR OVERHEAD PREVIOUSLY SUBMITTED
3.	SQUARED BUILDING CORNERS TO MATCH HISTORICAL CONDITION
4.	WINDOW-SILL RAISED TO ORIGINAL HISTORICAL HEIGHT
5.	IMPLEMENTATION OF 6" DIAMETER COLUMN (TYP.),
6.	REDUCTION OF GLASS BY IMPLEMENTING A NEW 12" HEIGHT ALUMINUM BAND AT THE BASE OF THE RAILING.



PREVIOUSLY SUBMITTED
EAST ELEVATION



PROPOSED EAST ELEVATION

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

- MODIFICATIONS
LEGEND
1. REDUCTION OF GLASS BY ELIMINATING TRANSOM
 2. ELIMINATION OF ELEVATOR OVERHEAD PREVIOUSLY SUBMITTED
 3. SQUARED BUILDING CORNERS TO MATCH HISTORICAL CONDITION
 4. WINDOW-SILL RAISED TO ORIGINAL HISTORICAL HEIGHT
 5. IMPLEMENTATION OF 6" DIAMETER COLUMN (TYP.),
 6. REDUCTION OF GLASS BY IMPLEMENTING A NEW 12" HEIGHT ALUMINUM BAND AT THE BASE OF THE RAILING.





PROPOSED - RENDER NORTH WEST VIEW - HISTORIC CANOPY | A.25