

AMAN

AMAN RESIDENCES

3425 COLLINS AVE.
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD

FEBRUARY 9TH, 2021



BOARD COMMENTS FROM DECEMBER 8, 2020 MEETING

- 1. INCREASE THE SEPARATION
BETWEEN THE HISTORIC VERSAILLES AND THE PROPOSED CONDOMINIUM BUILDING**
- 2. INCREASE THE LOBBY HEIGHT**
- 3. REDUCE THE NUMBER OF DRIVEWAYS ON COLLINS AVENUE**

BOARD COMMENT FROM DECEMBER 8, 2020 MEETING

**1. INCREASE THE SEPARATION
BETWEEN THE HISTORIC VERSAILLES AND THE PROPOSED CONDOMINIUM BUILDING.**

RESPONSE:

**IN ADDITION TO THE INCREASED BUILDING SETBACK FROM COLLINS AVENUE TO
OPEN THE VIEWS OF THE HISTORIC VERSAILLES,**

**THE BALCONY EDGES ALONG THE NORTH SIDE OF THE PROPOSED CONDOMINIUM
BUILDING WERE SHIFTED AND REDUCED SO THAT AN **ADDITIONAL 4 FEET OF
SEPARATION** WAS GAINED FROM THE VERSAILLES BUILDING.**

**THE PROPOSED DESIGN IMPROVES THE OVERALL VISIBILITY OF THE HISTORIC
VERSAILLES WHEN COMPARED TO THE PREVIOUSLY APPROVED DESIGN**

PREVIOUSLY APPROVED BUILDING LOCATION AND FOOTPRINT
REDUCED VISIBILITY OF HISTORIC VERSAILLES FROM COLLINS AVENUE

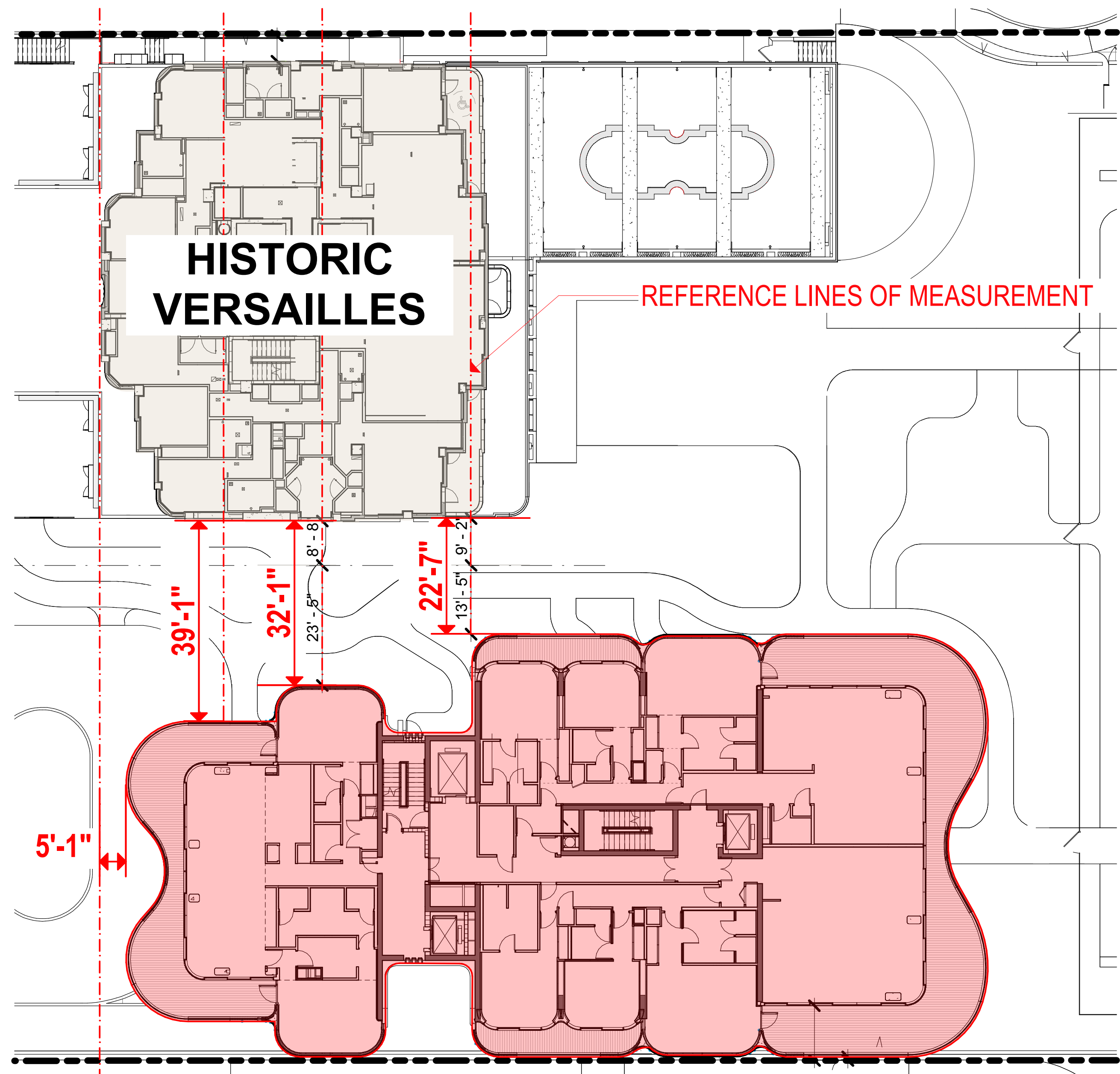


PREVIOUSLY APPROVED
SOUTH WEST VIEW FROM COLLINS AVENUE

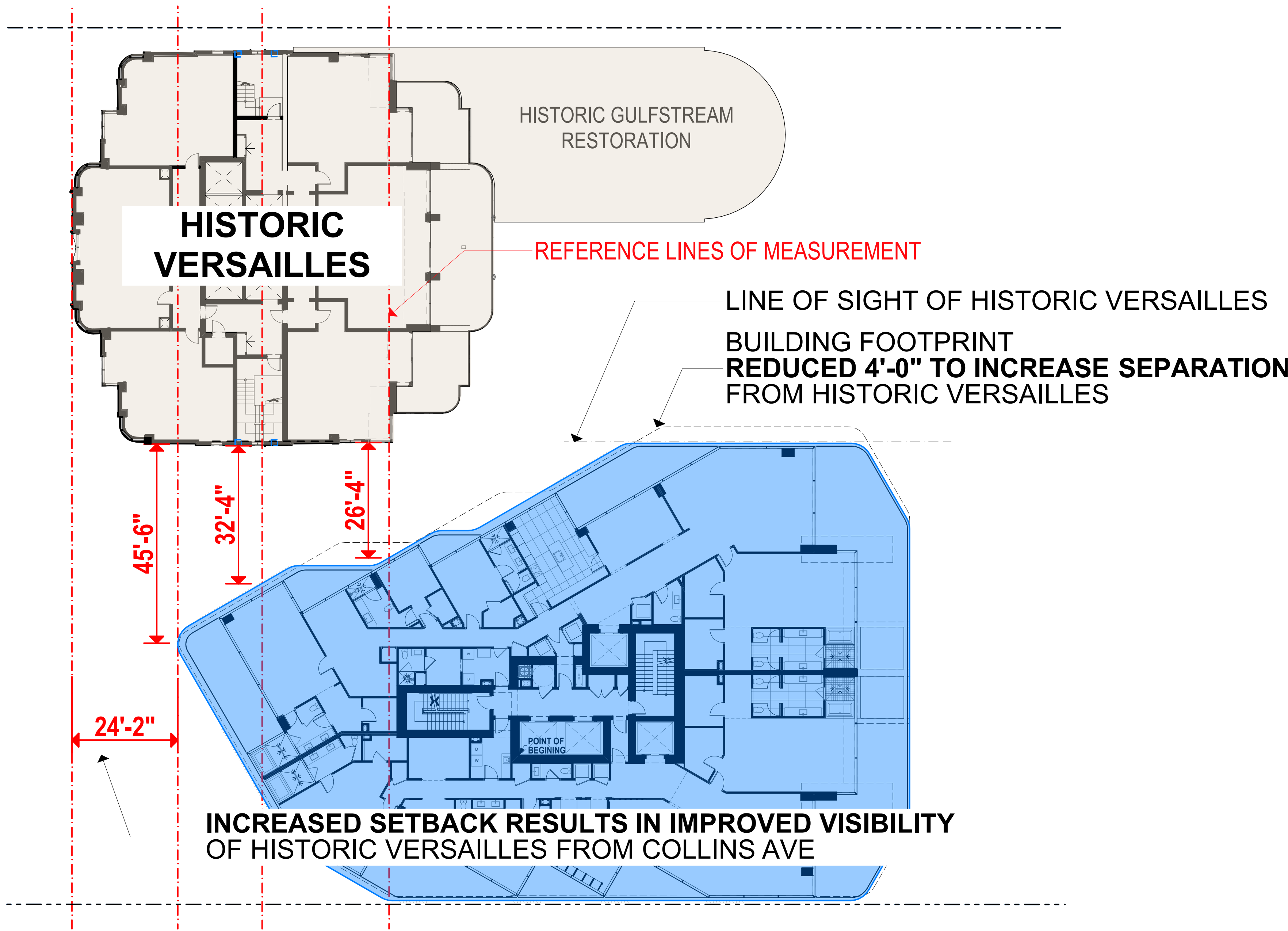


PROPOSED DESIGN
IMPROVES VISIBILITY AND INCREASES THE OVERALL SEPARATION
FROM THE HISTORIC VERSAILLES
THAN THE PREVIOUSLY APPROVED DESIGN

IMPROVED VISIBILITY OF HISTORIC STRUCTURE
INCREASED SEPARATION



PREVIOUSLY APPROVED
BUILDING SEPARATION FROM HISTORIC VERSAILLES



PROPOSED
BUILDING SEPARATION FROM HISTORIC VERSAILLES







BOARD COMMENT FROM DECEMBER 8, 2020 MEETING

2. INCREASE THE LOBBY HEIGHT

RESPONSE:

BY REDUCING THE FLOOR TO FLOOR HEIGHT OF EACH FLOOR,
THE HEIGHT OF THE LOBBY WAS INCREASED BY 6'-1", FROM 25'-7" TO 31'-8"
WITHOUT INCREASING THE OVERALL HEIGHT OF THE BUILDING.





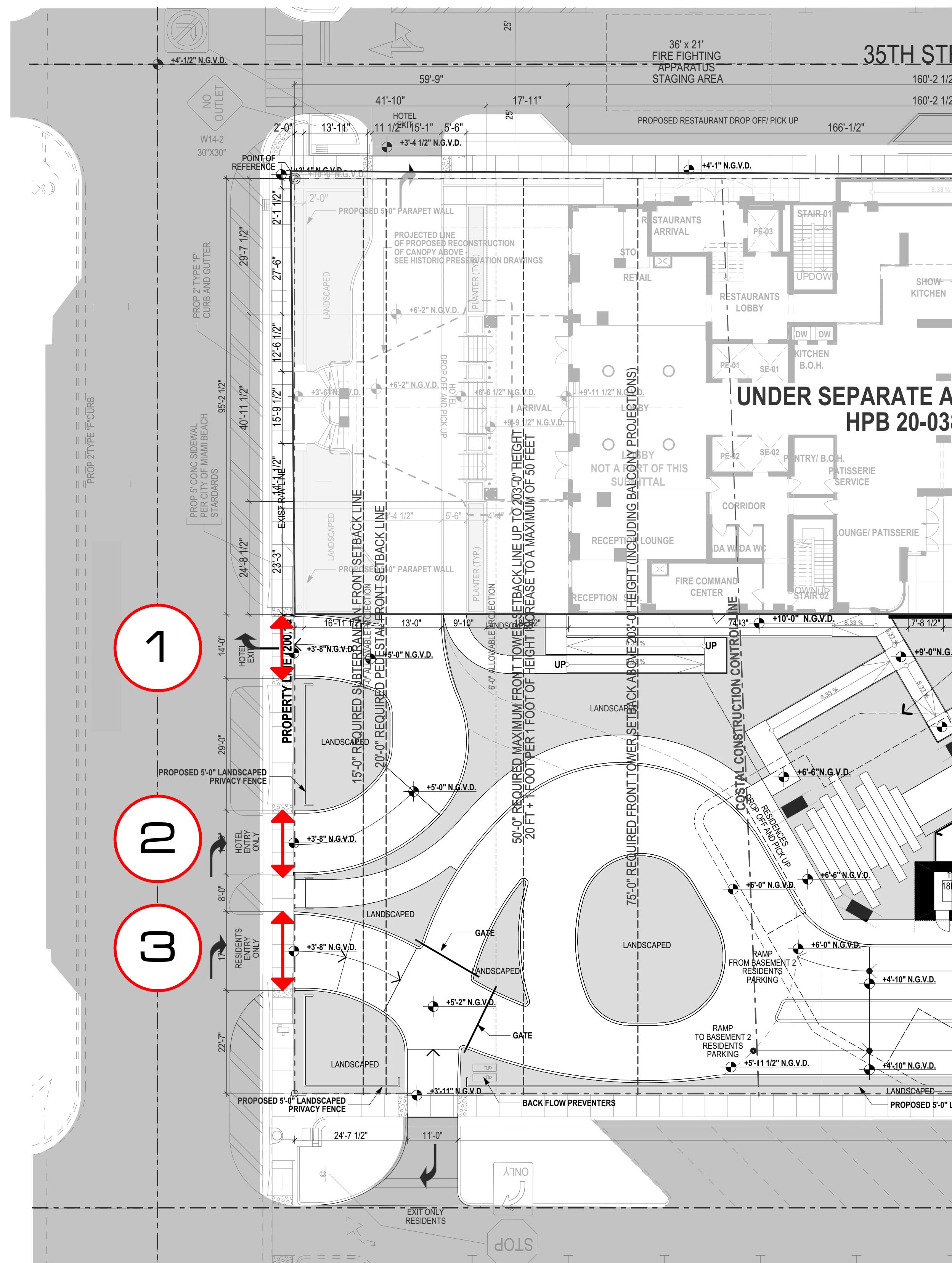
BOARD COMMENT FROM DECEMBER 8, 2020 MEETING

3. REDUCE THE NUMBER OF DRIVEWAYS ON COLLINS AVENUE

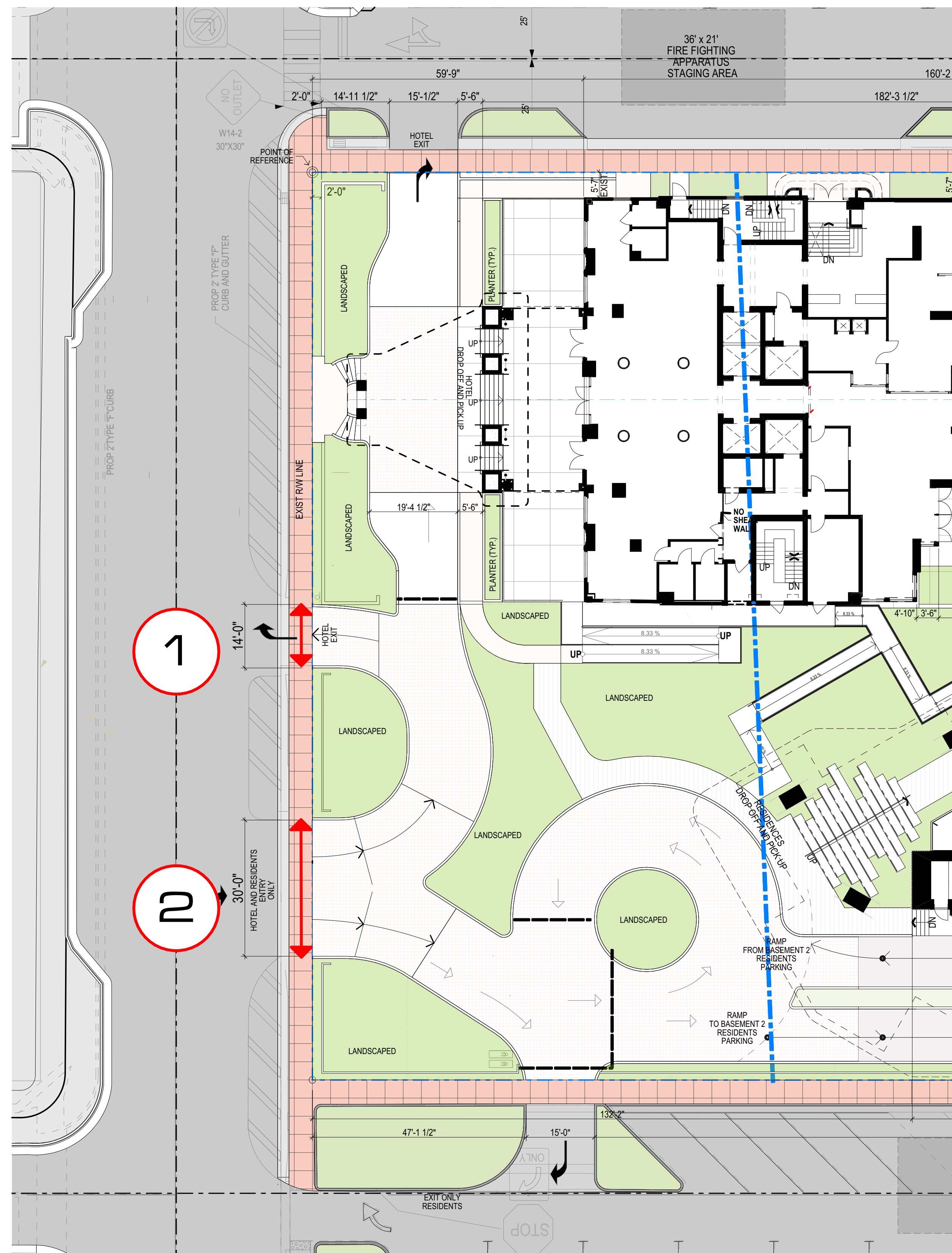
RESPONSE:

THE PREVIOUSLY PROPOSED SITE PLAN HAD **3** DRIVEWAYS ON COLLINS AVENUE, THE REVISED SITE PLAN PROPOSES TO REDUCE IT TO ONLY **2** DRIVEWAYS .

THE ENTRANCE DRIVEWAYS FOR THE HOTEL AND CONDOMINIUM WERE COMBINED INTO ONE CURB CUT. THE EXIT DRIVEWAY ONTO COLLINS AVENUE REMAINS AS PROPOSED.



**PREVIOUS DRIVEWAY
THREE CURB CUTS**

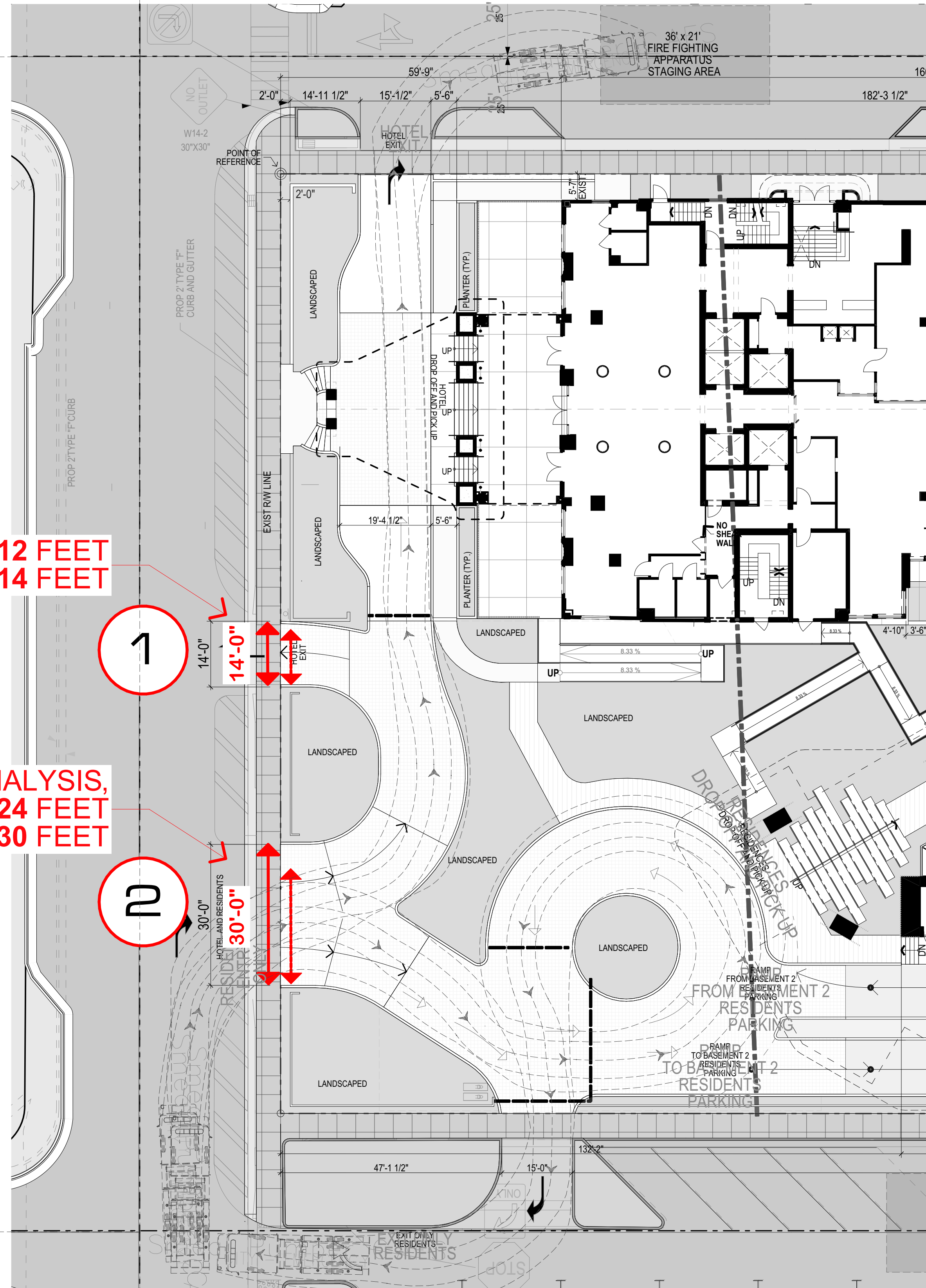


**PROPOSED DRIVEWAY
TWO CURB CUTS**

INCREASED LANDSCAPED AREA (7%)

CURB CUT REDUCED TO 12 FEET
INSTEAD OF 14 FEET

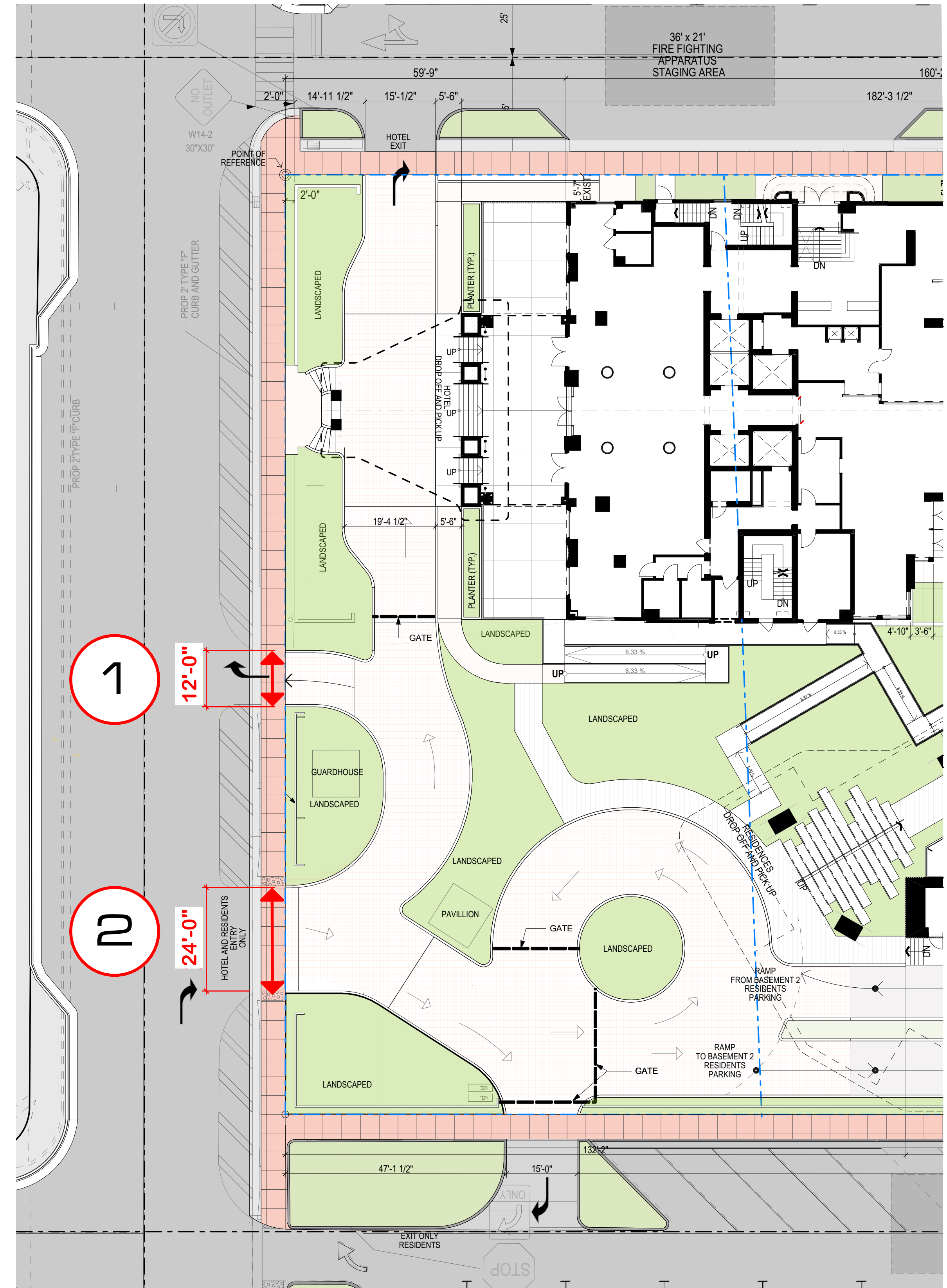
PER MANEUVRABILITY ANALYSIS,
CURB CUT REDUCED TO 24 FEET
INSTEAD OF 30 FEET



AS PROPOSED
TWO CURBCUTS
ENTRY 14'-0"
EXIT 30'-0"

TOTAL CURB CUTS 44'-0"

REVISION PER STAFF COMMENTS
TWO CURB CUTS
ENTRY REDUCED FROM 30'-0" TO 24'-0"
EXIT REDUCED FROM 14'-0" TO 12'-0"



TOTAL CURB CUTS 32'-0"

ĀMAN

AMAN RESIDENCES

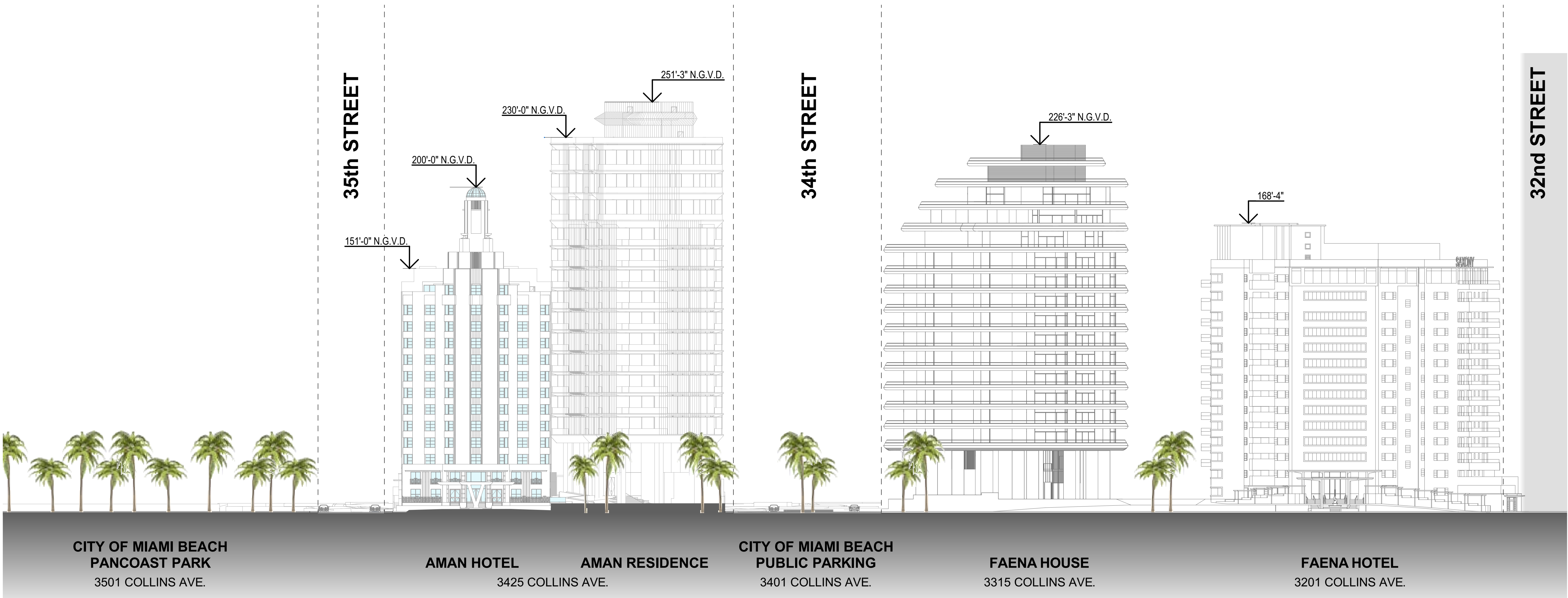
THANK YOU



HISTORIC PRESERVATION BOARD
SUPPORTING DOCUMENTATION

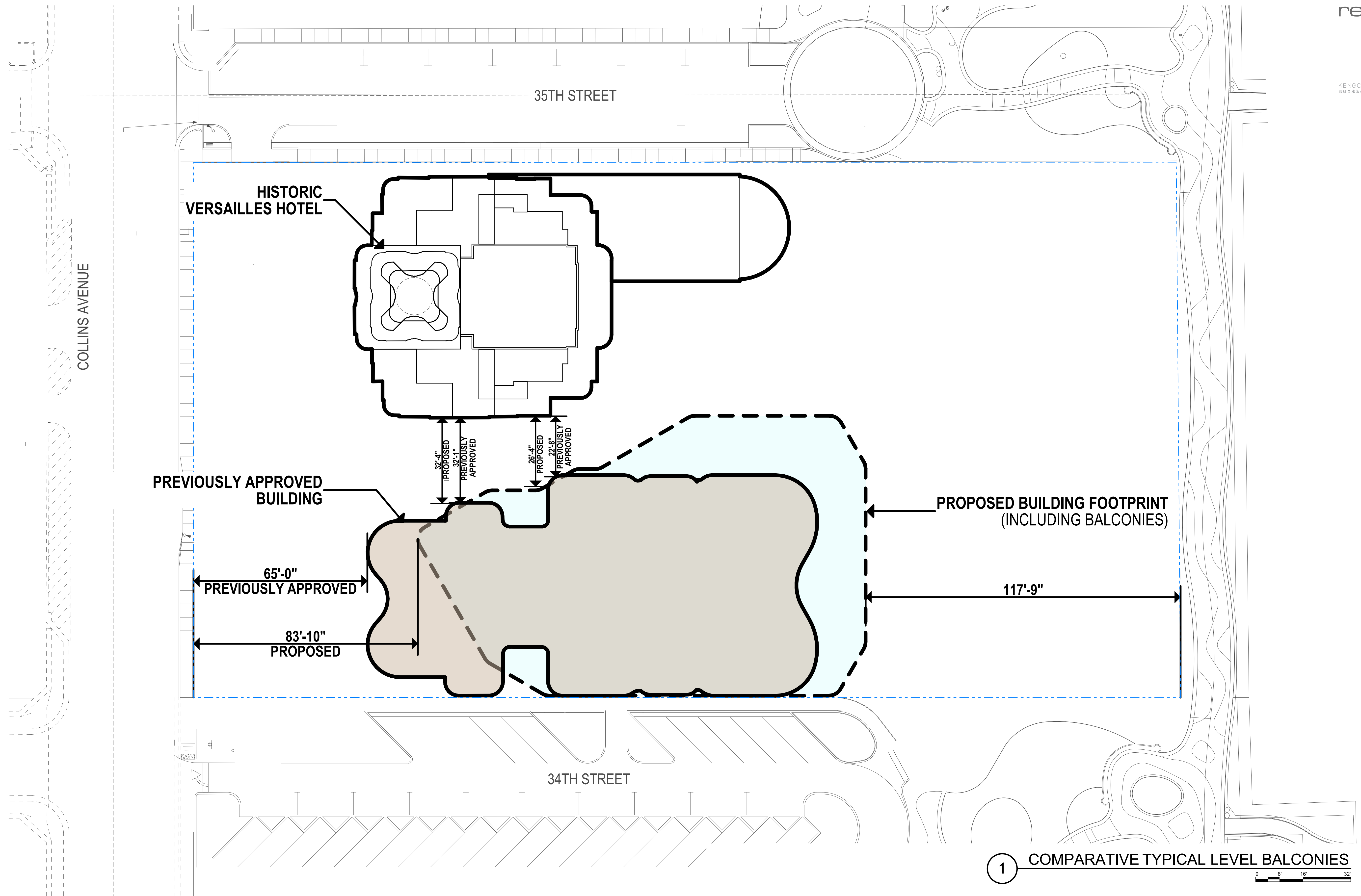


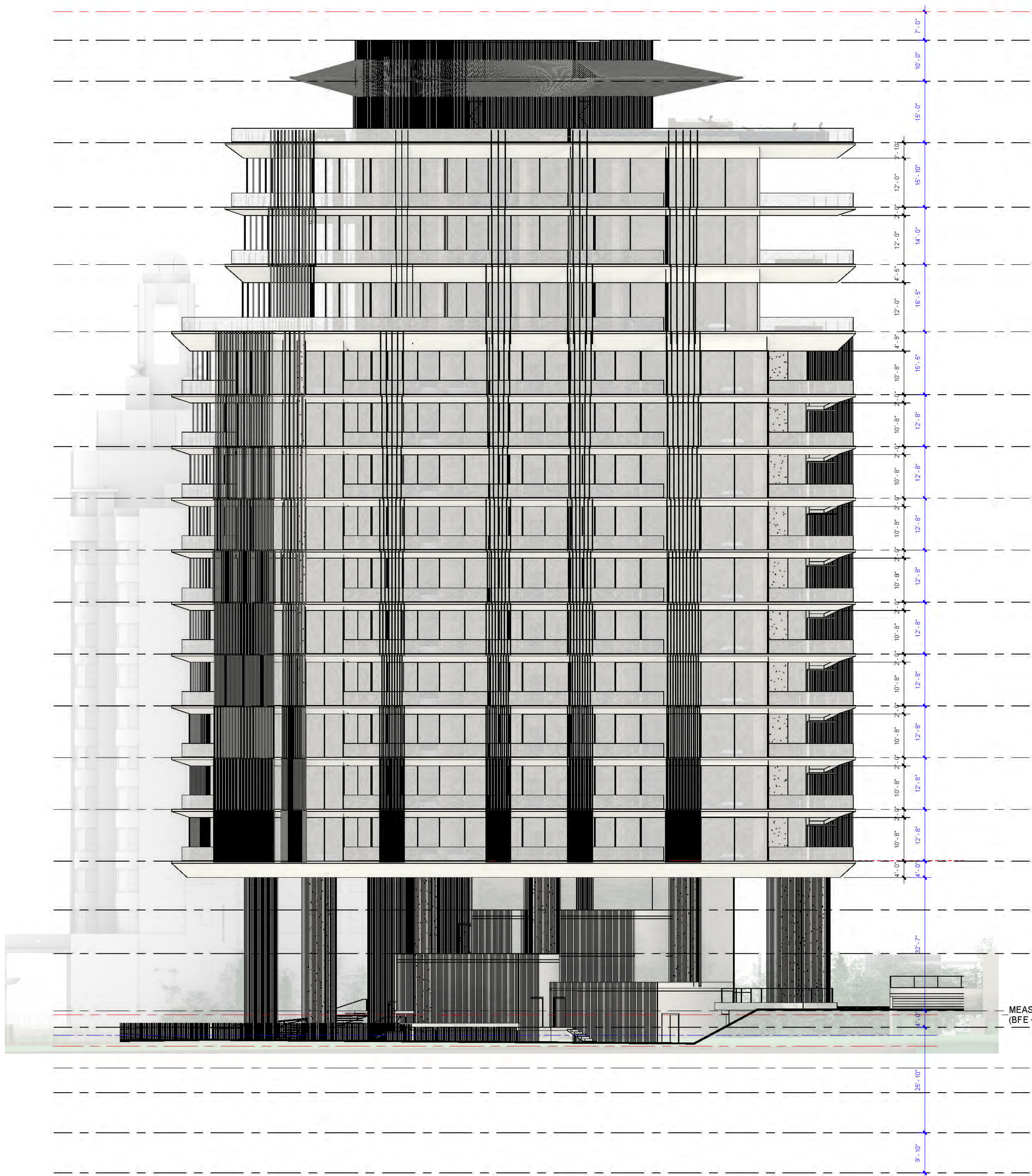
WHEN VIEWED WITHI THE CONTEXT OF THE FAENA DISTRICT OVERLAY,
THE PROPOSED BUILDING IS NOT OUT OF CONTEXT AND IT COMPLETES
A SENSITIVE AND LOGICAL DEVELOPEMENT PATTERN





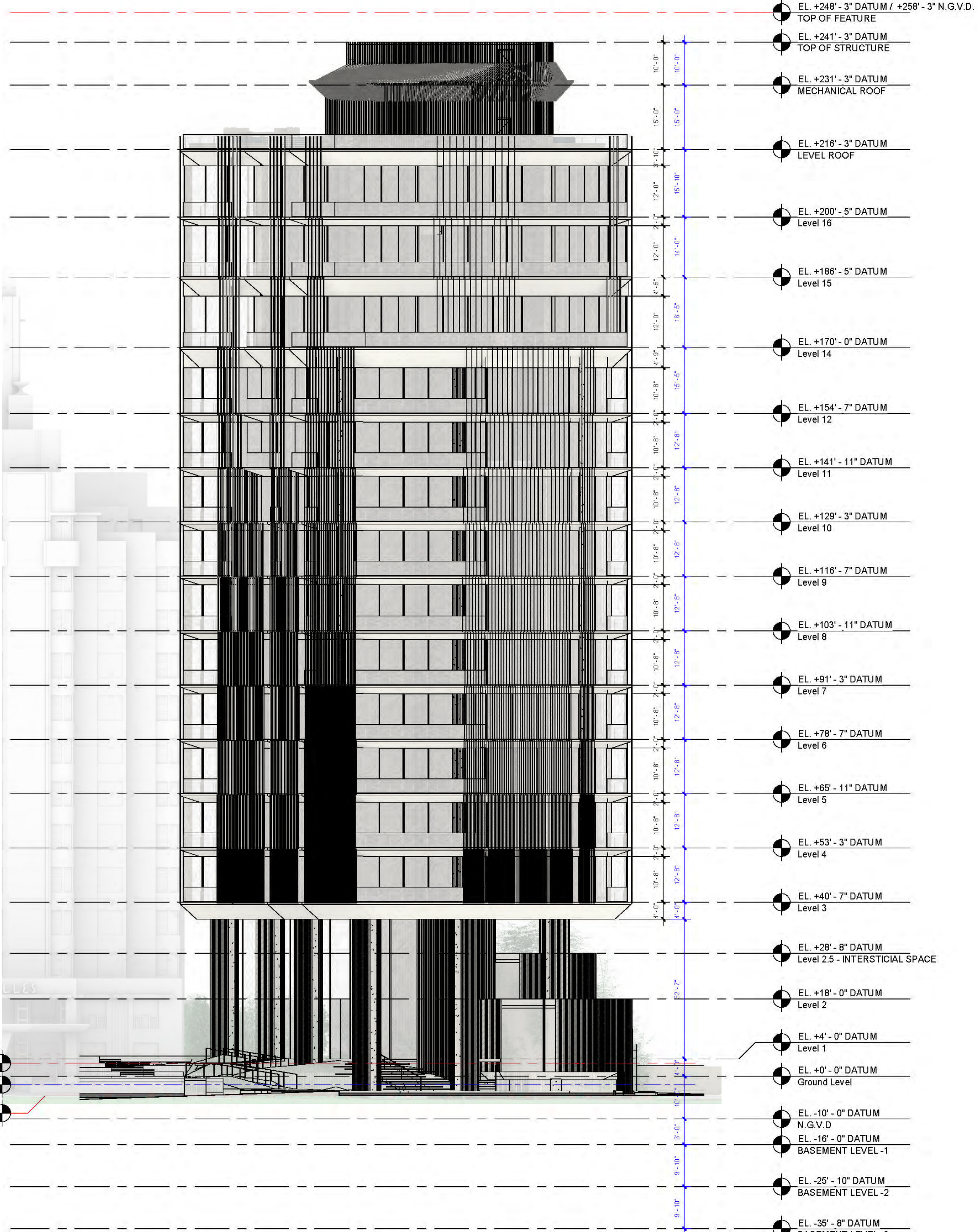






SOUTH ELEVATION

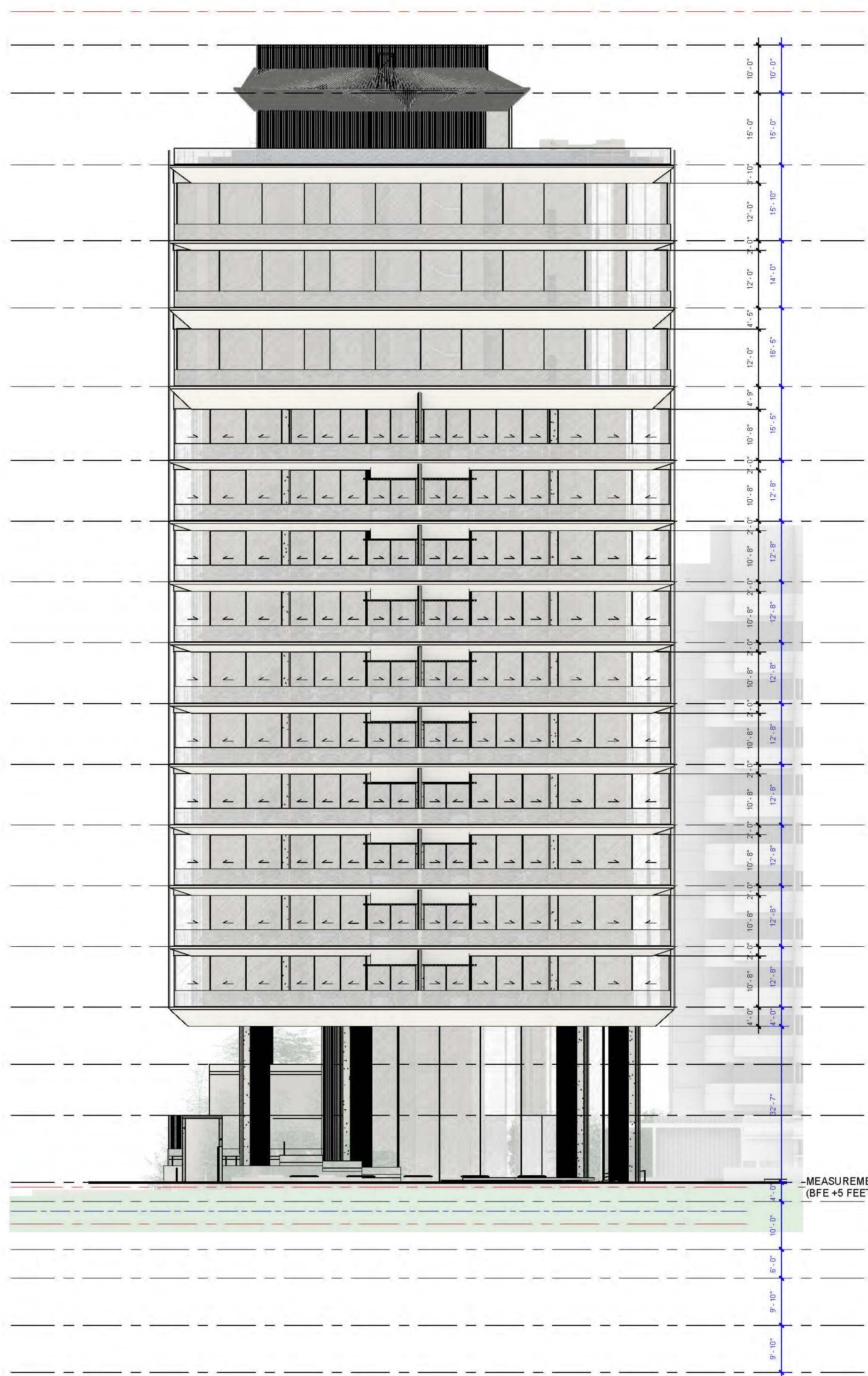
① South
1/16" = 1'-0"



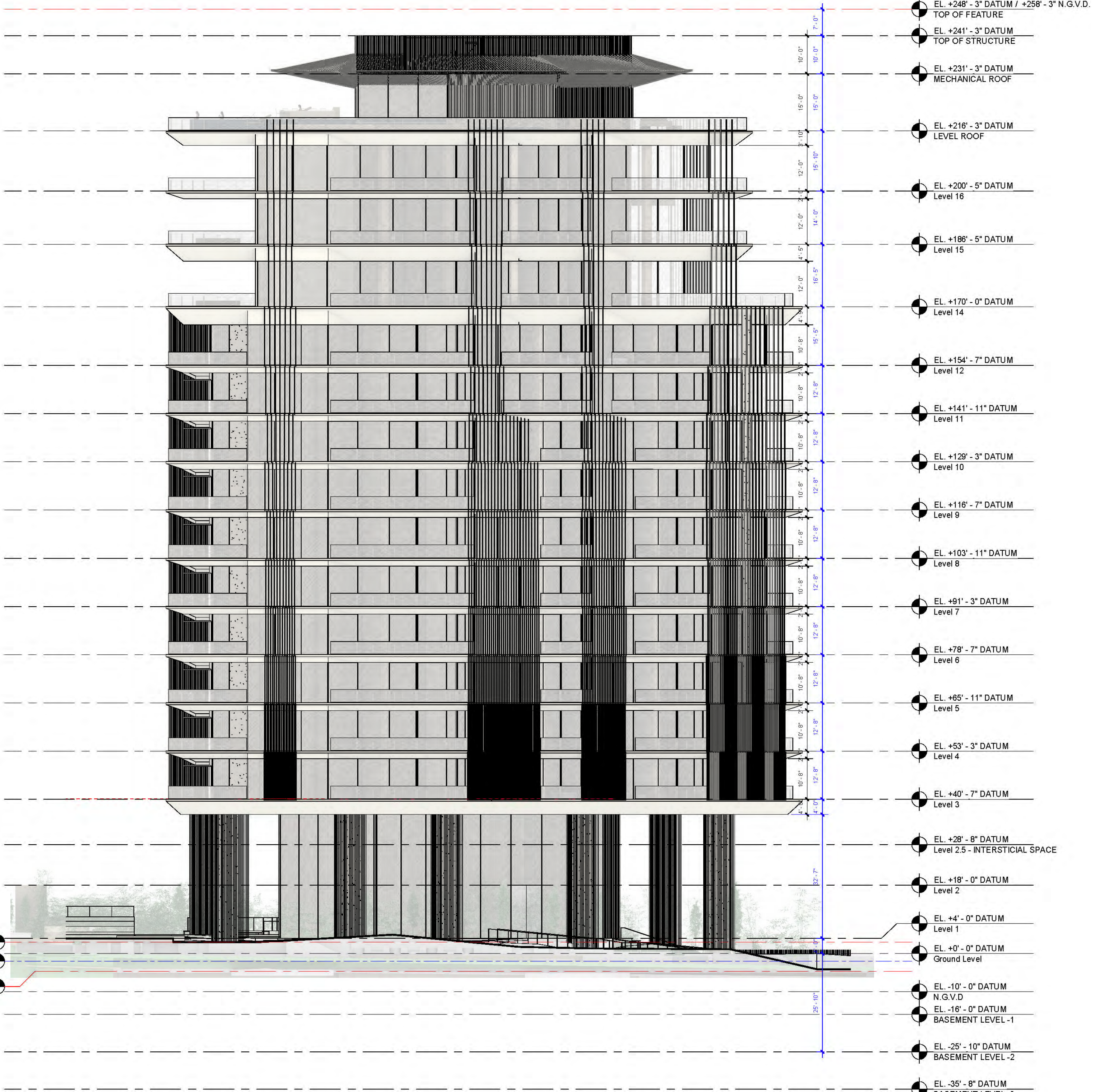
WEST ELEVATION

② West
1/16" = 1'-0"

KKAA KENGO KUMA & ASSOCIATES 隈研吾建築都市設計事務所 12F Aoyama Tower 2-24-15 Minamiaoyama Minato-ku Tokyo 107-0062	PROJECT AMAN MIAMI	PHASE SCHEMATIC DESIGN	DATE 01/08/2021	DRAWING TITLE SOUTH / WEST ELEVATIONS	PAPER SIZE A1	SCALE 1/16" = 1'-0"	SHEET NO A206
---	-----------------------	---------------------------	--------------------	--	------------------	------------------------	------------------

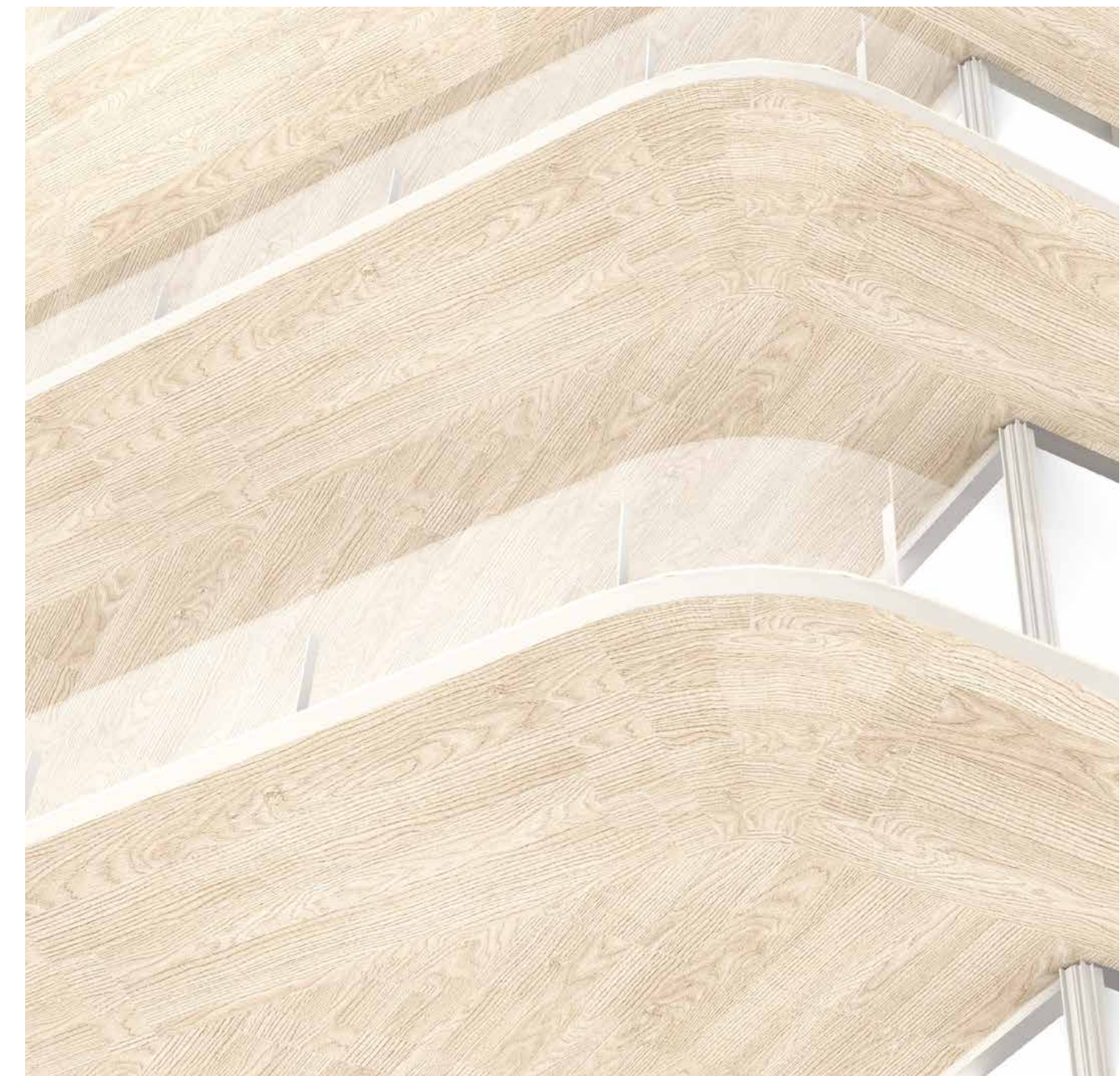
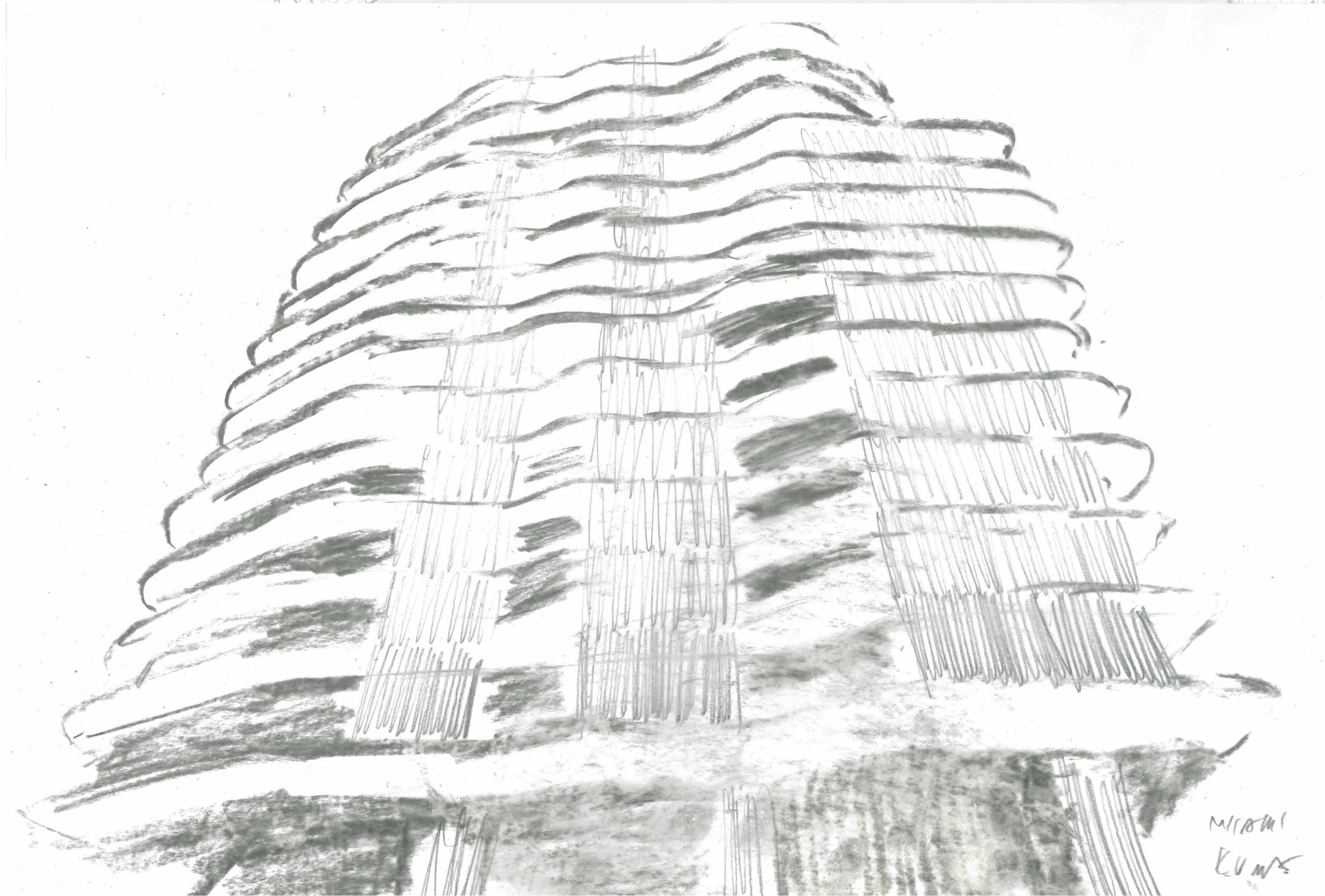
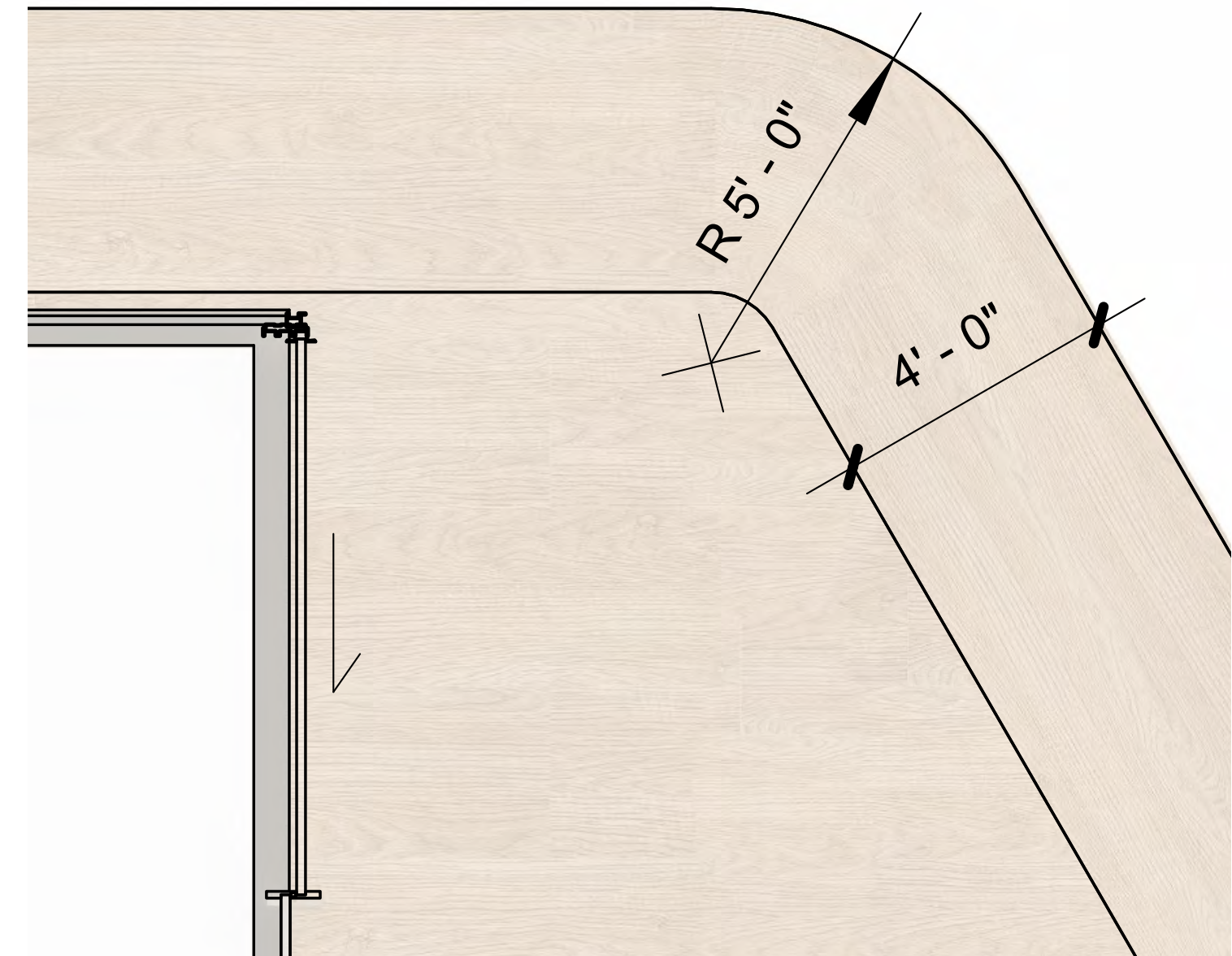
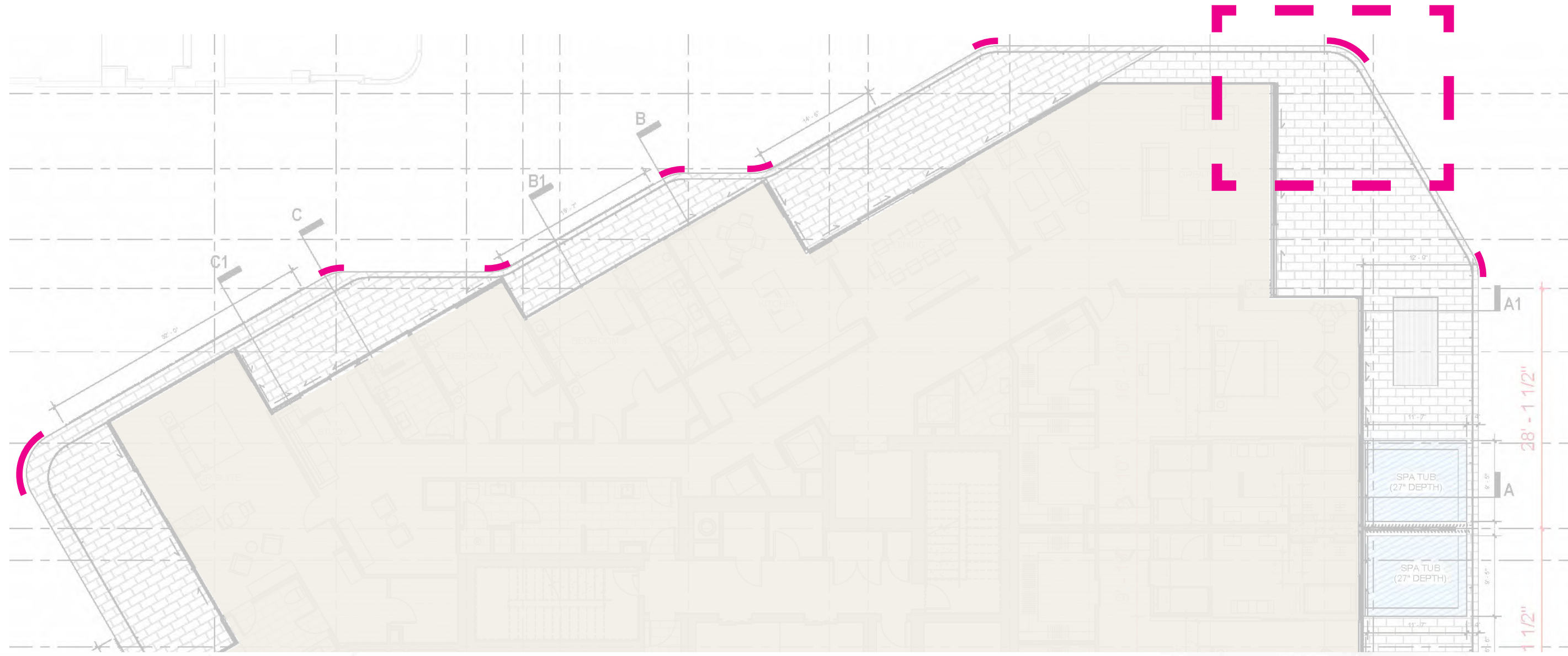


EAST ELEVATION

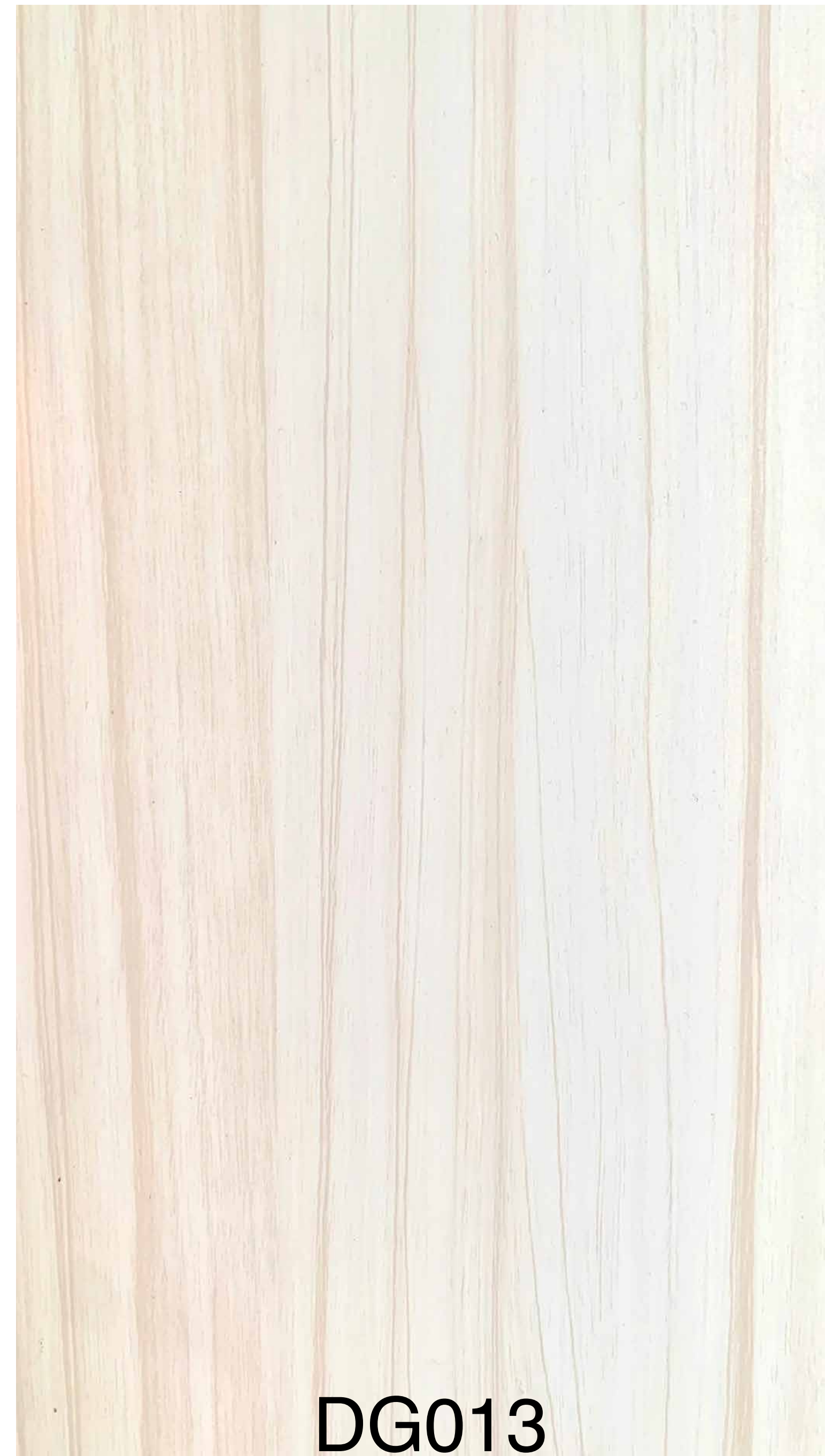


NORTH ELEVATION

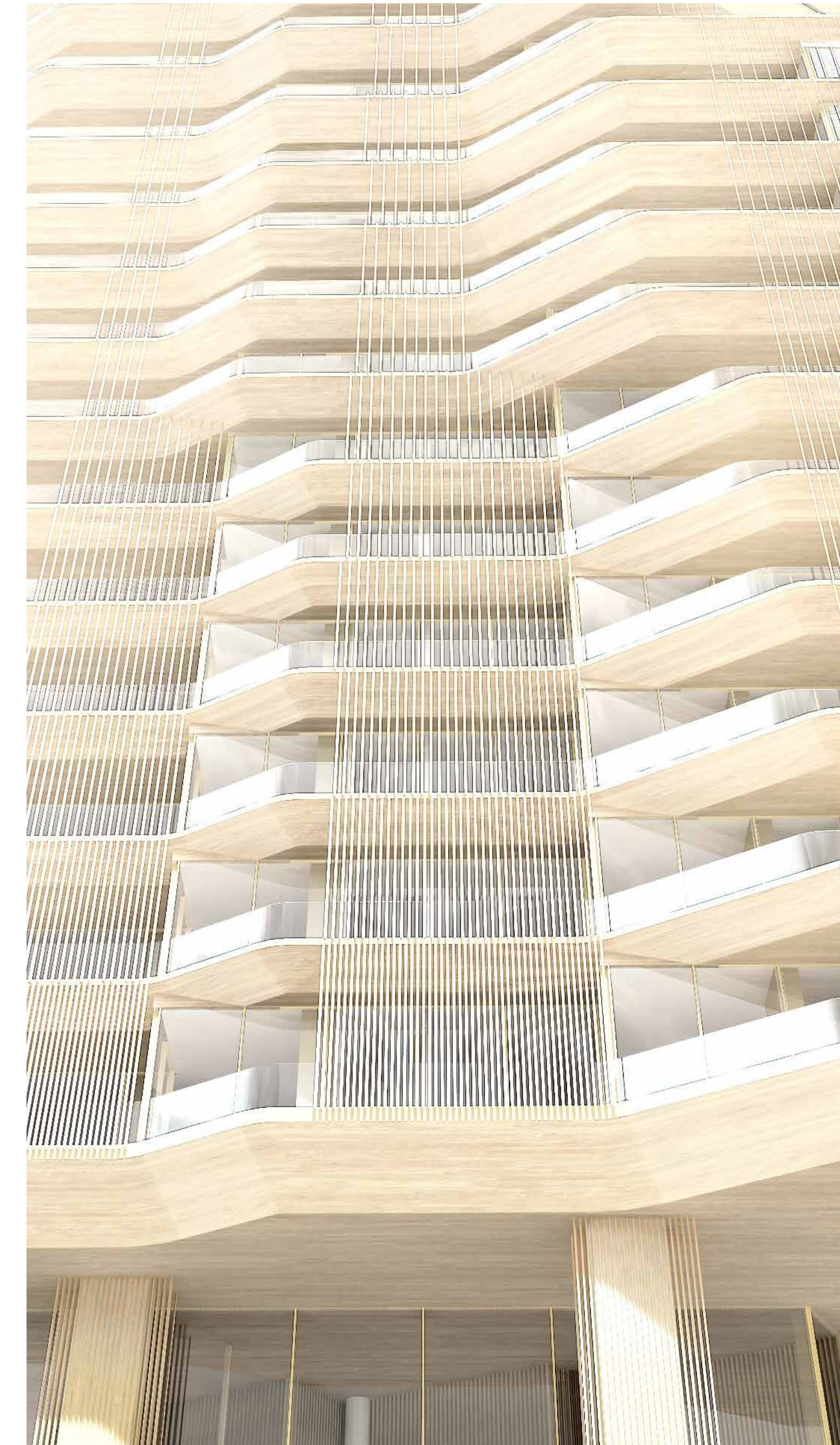
KKAA KENGO KUMA & ASSOCIATES 隈研吾建築都市設計事務所	PROJECT AMAN MIAMI	PHASE SCHEMATIC DESIGN	DATE 01/08/2021	DRAWING TITLE NORTH / EAST ELEVATIONS	PAPER SIZE A1	SCALE 1/16" = 1'-0"	SHEET NO A205
12F Aoyama Tower 2-24-15 Minamiaoyama Minato-ku Tokyo 107-0062							



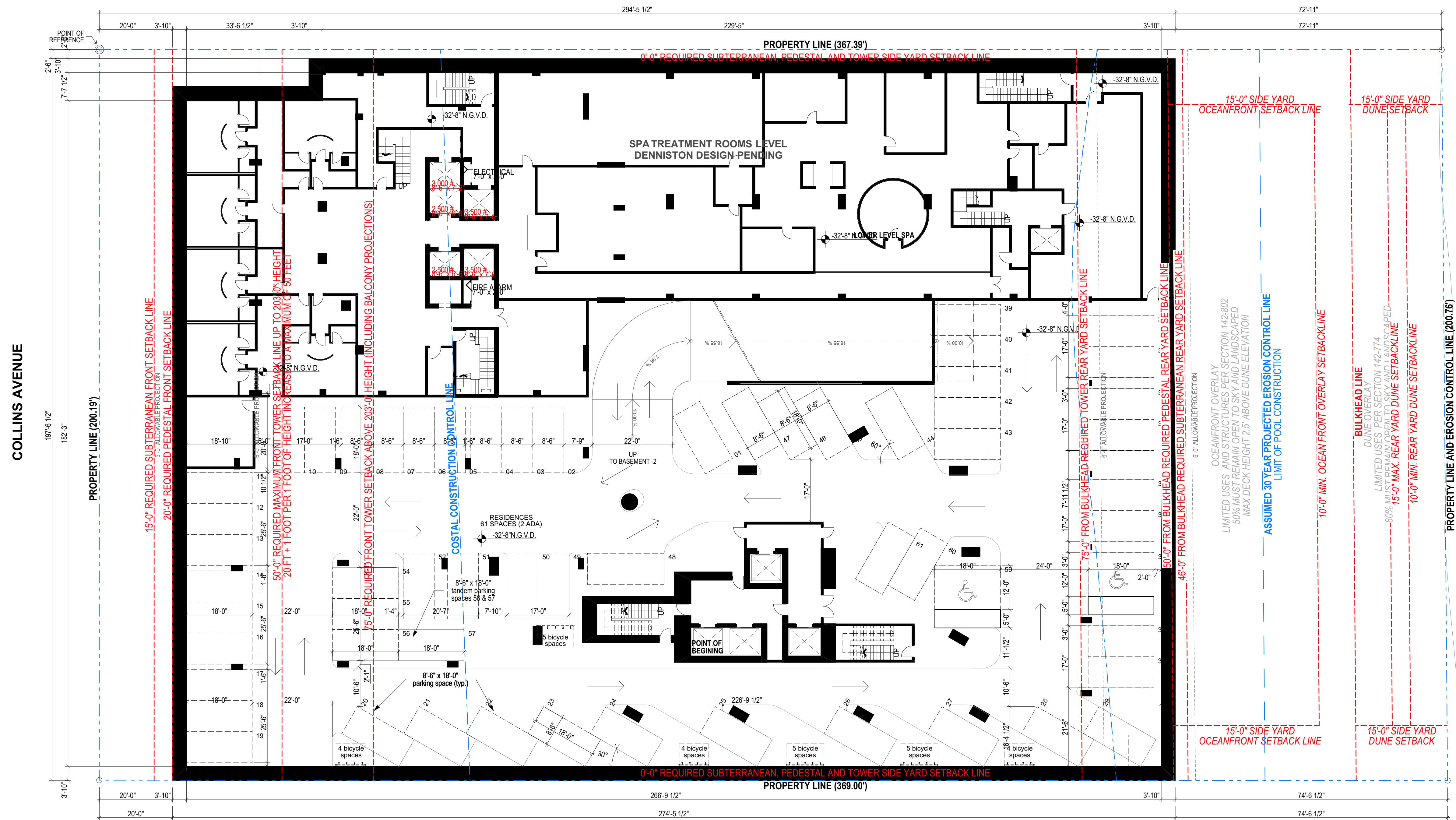
HONEY WHITE - RESILIENT MATERIALITY WOOD PRINT ALUMINIUM

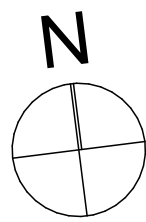


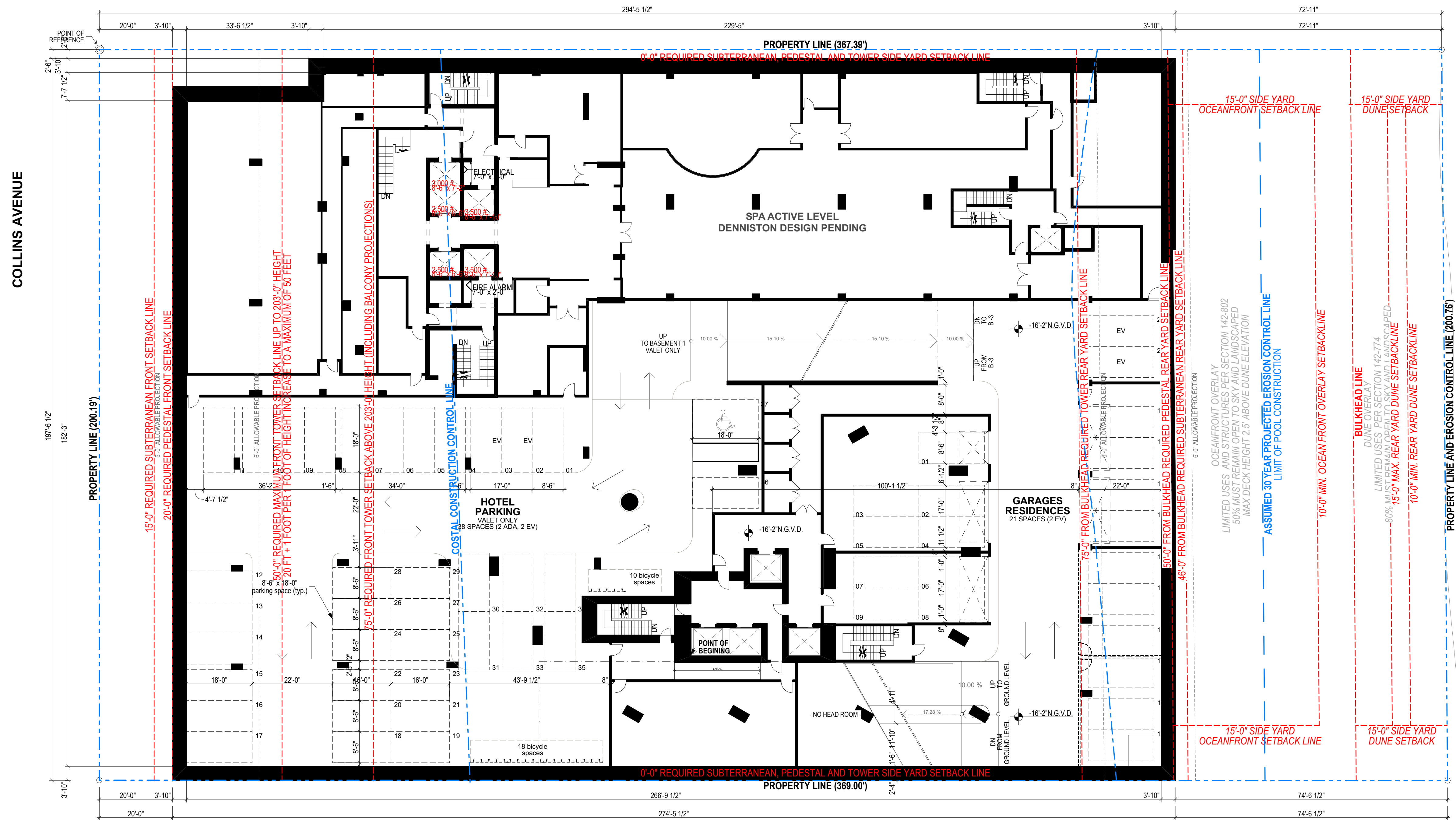
DG013



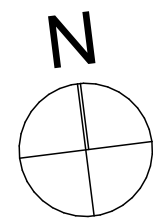




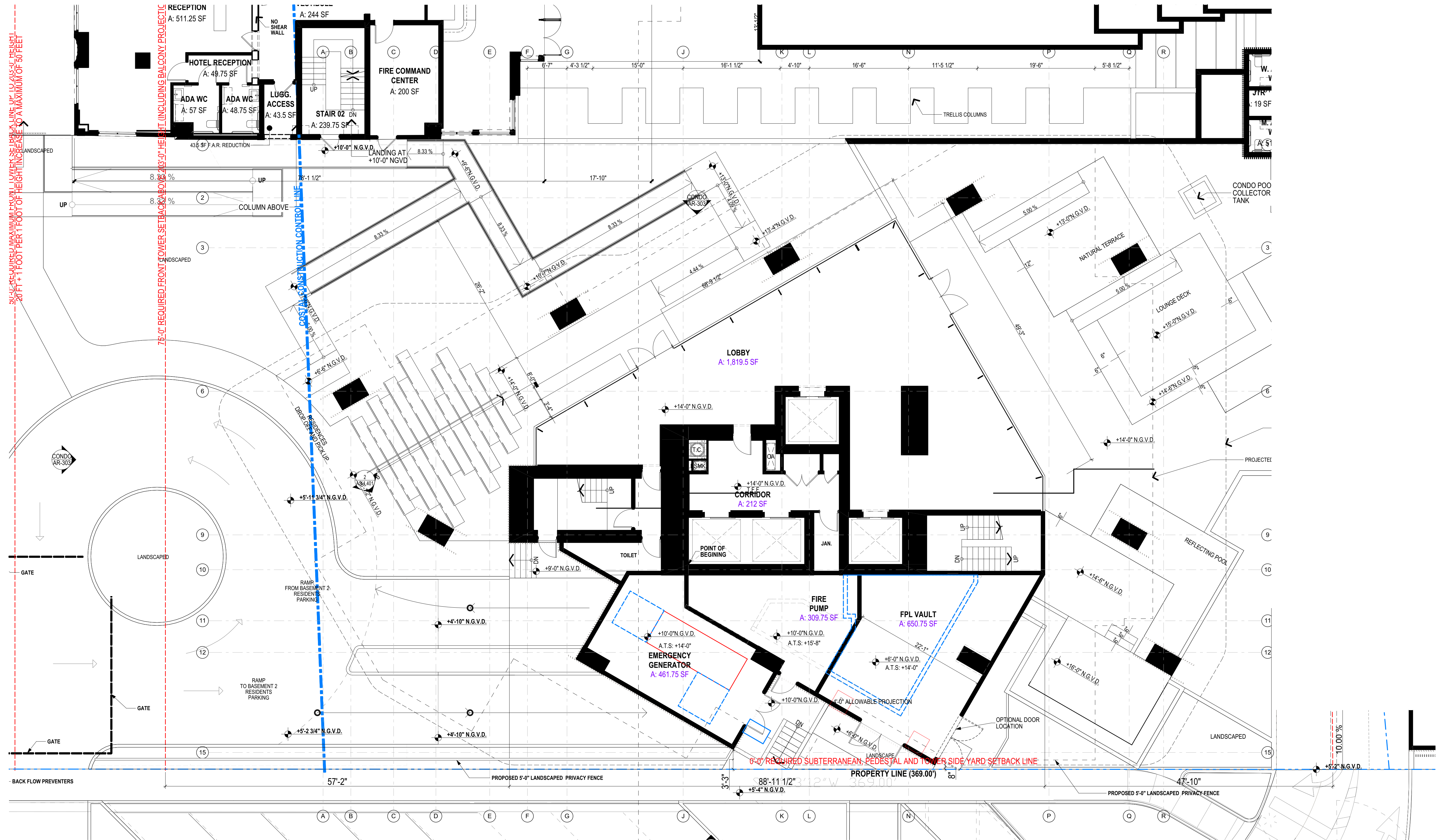
BASEMENT LEVEL -3 FLOOR PLAN
SCALE: 1/16" = 1'-0" 



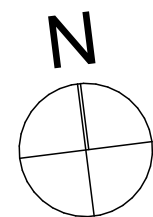
BASEMENT LEVEL -2 FLOOR PLAN
SCALE: 1/16" = 1'-0"

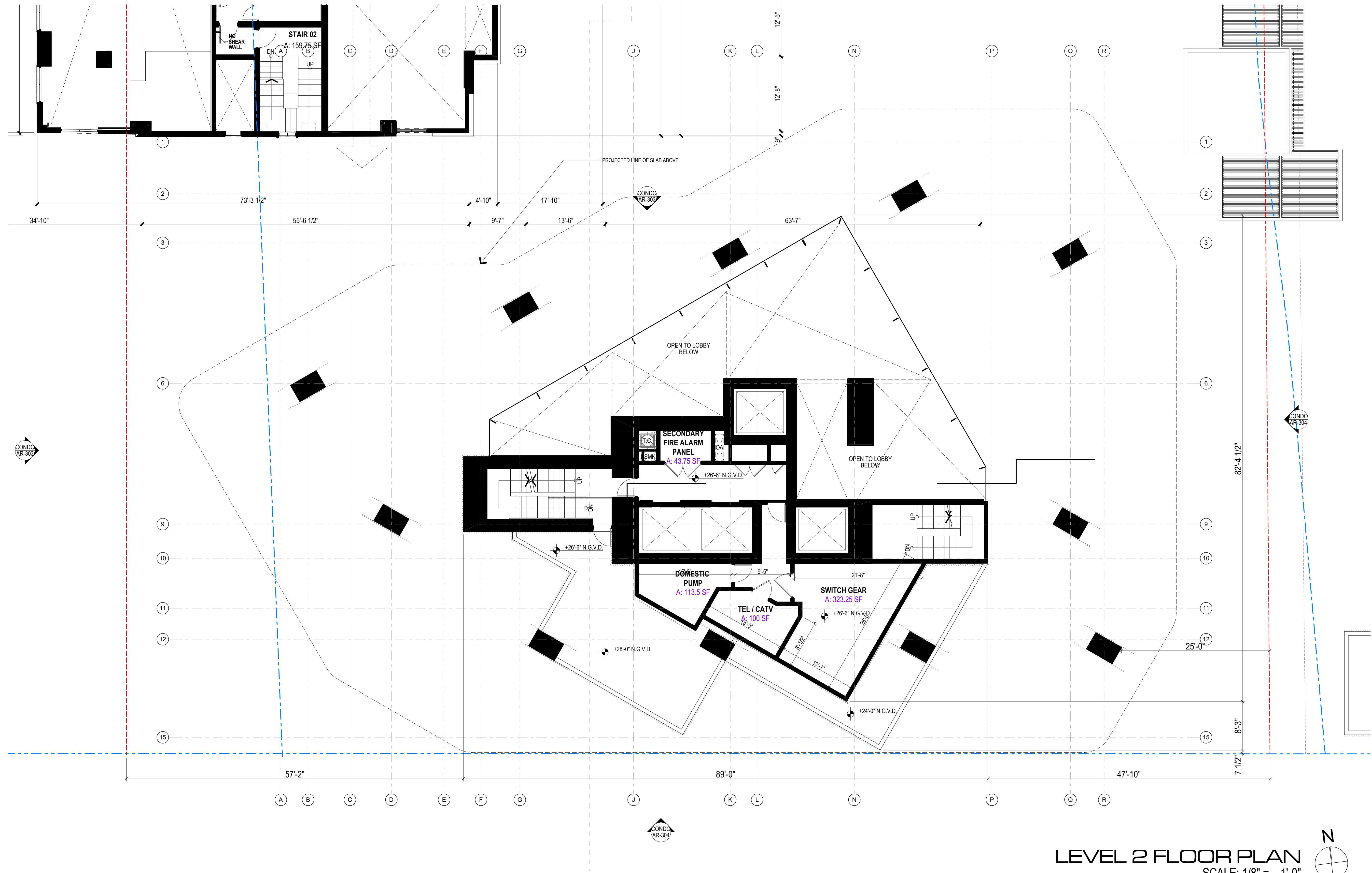


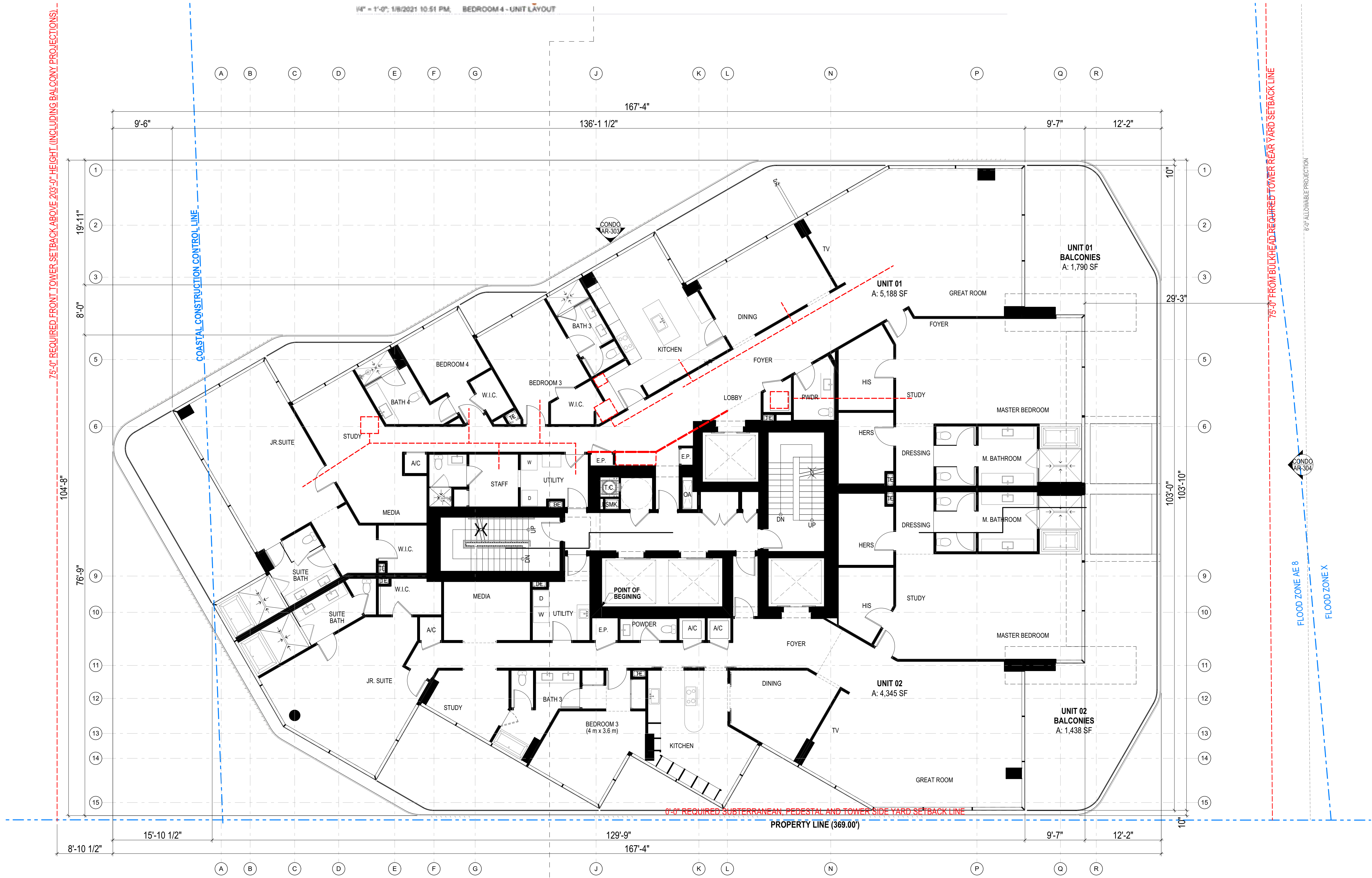




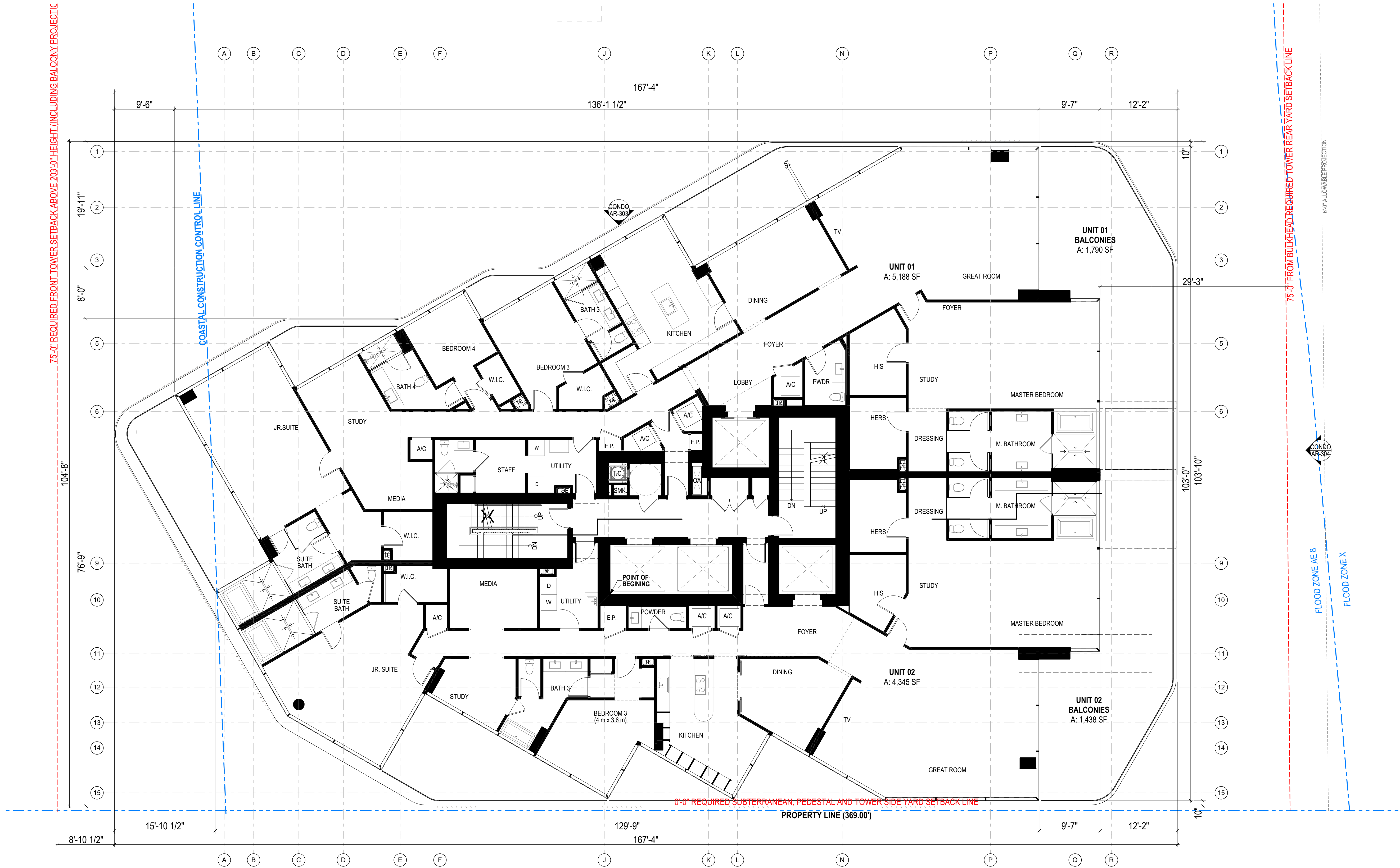
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

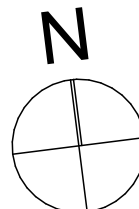


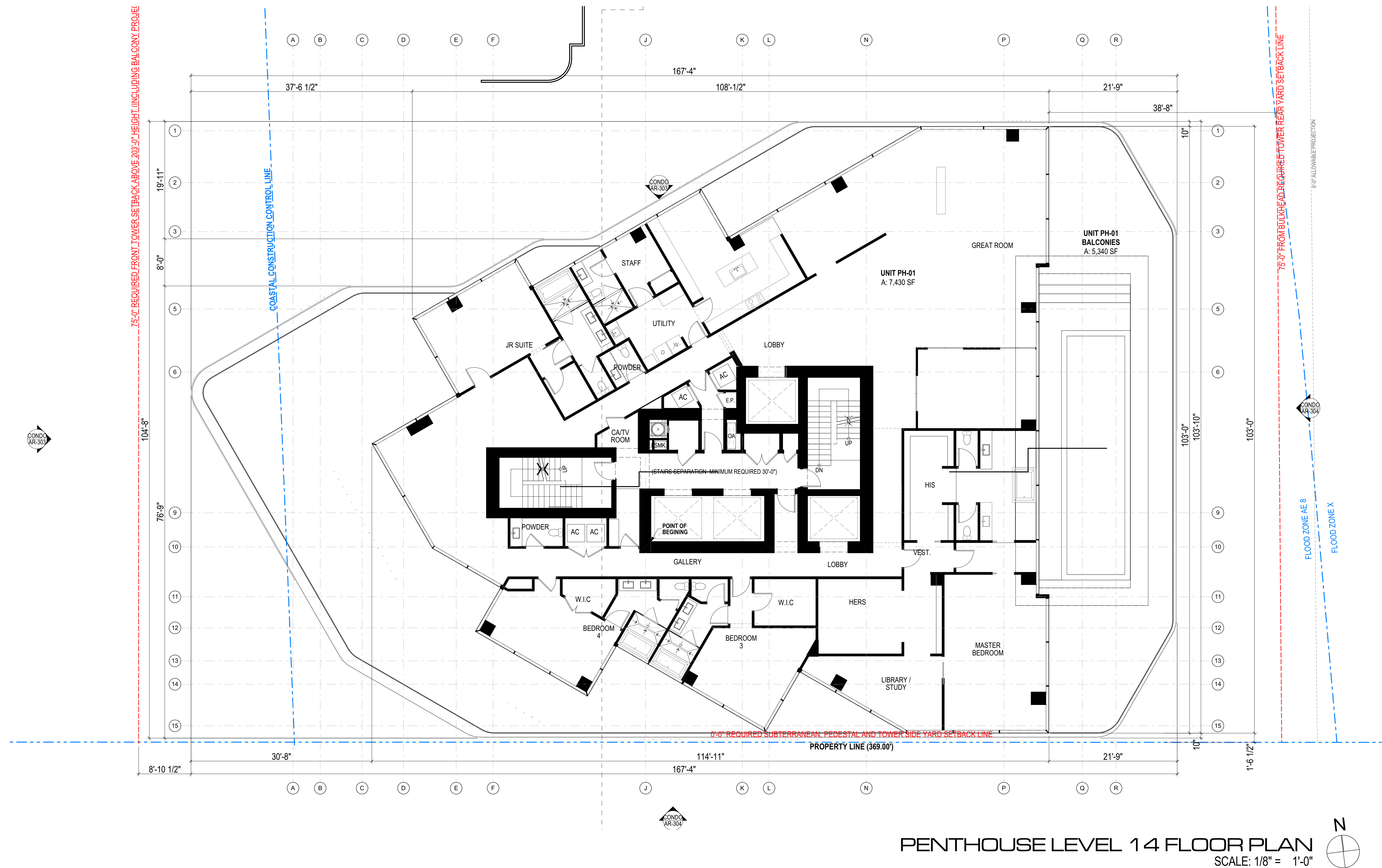




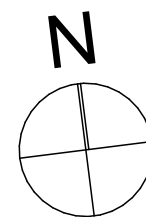
LEVEL 03 TO 09 FLOOR PLAN
SCALE: 1/8" = 1'-0"

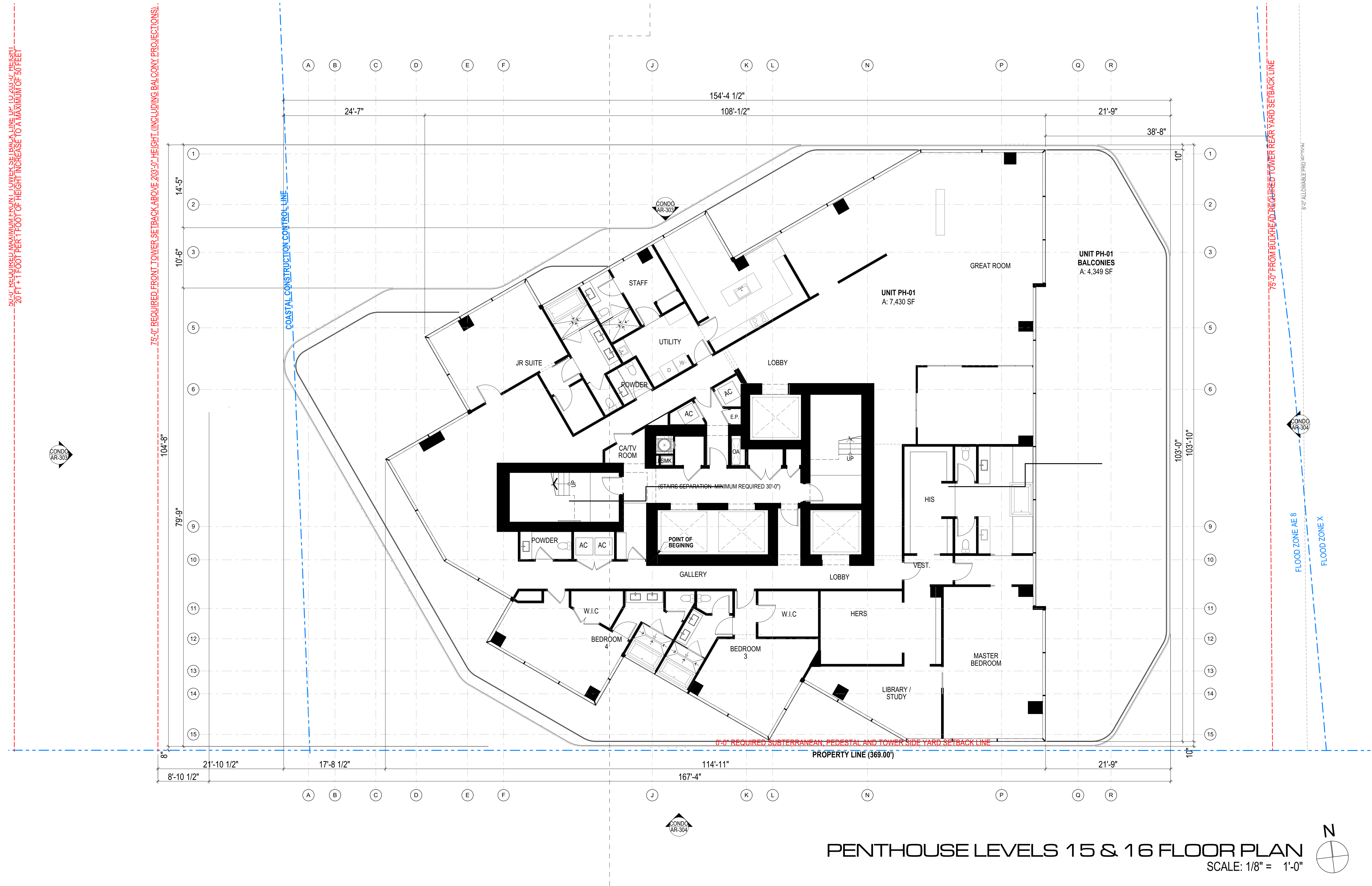


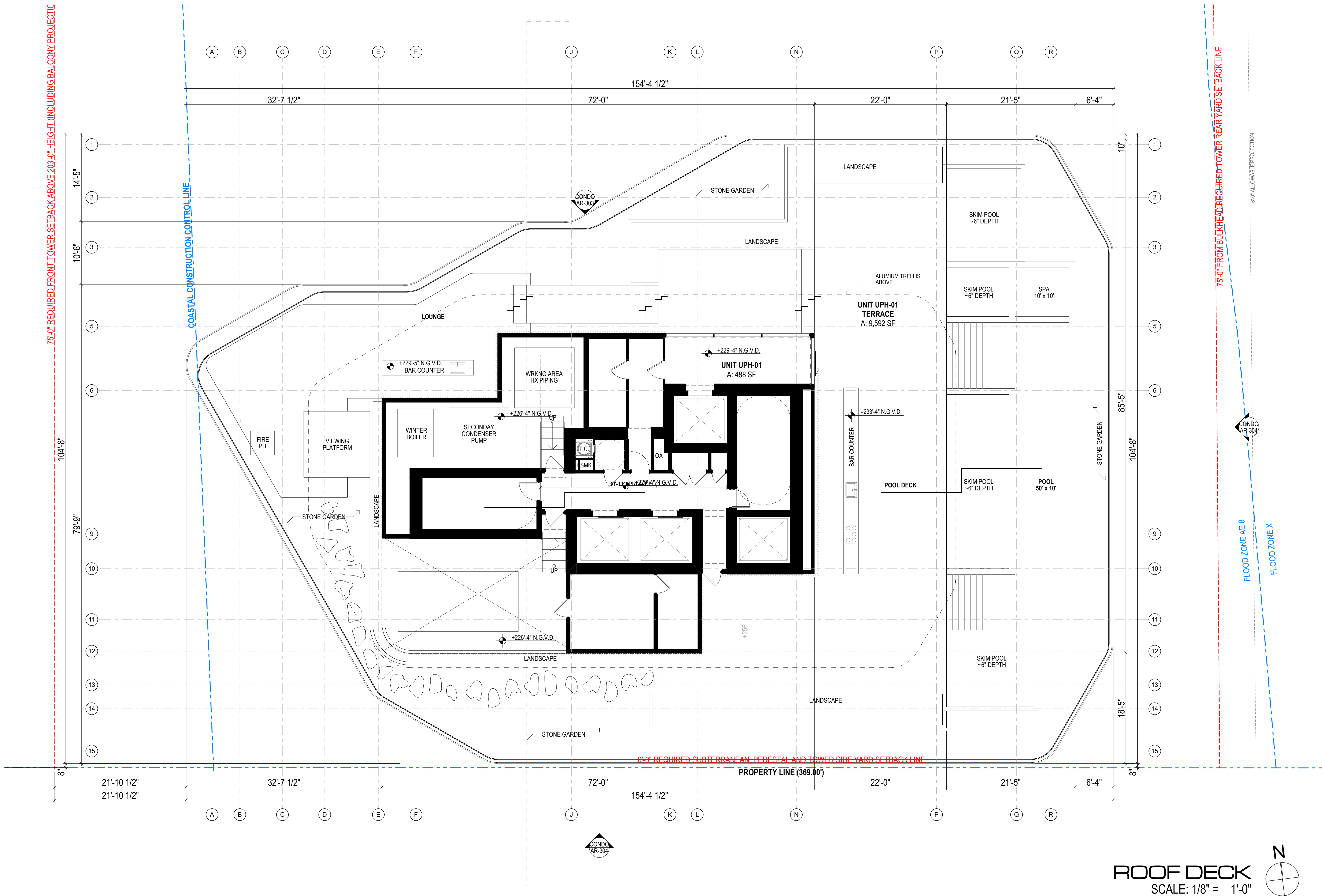
LEVELS 10 TO 12 FLOOR PLAN
SCALE: 1/8" = 1'-0" 



PENTHOUSE LEVEL 14 FLOOR PLAN
SCALE: 1/8" = 1'-0"



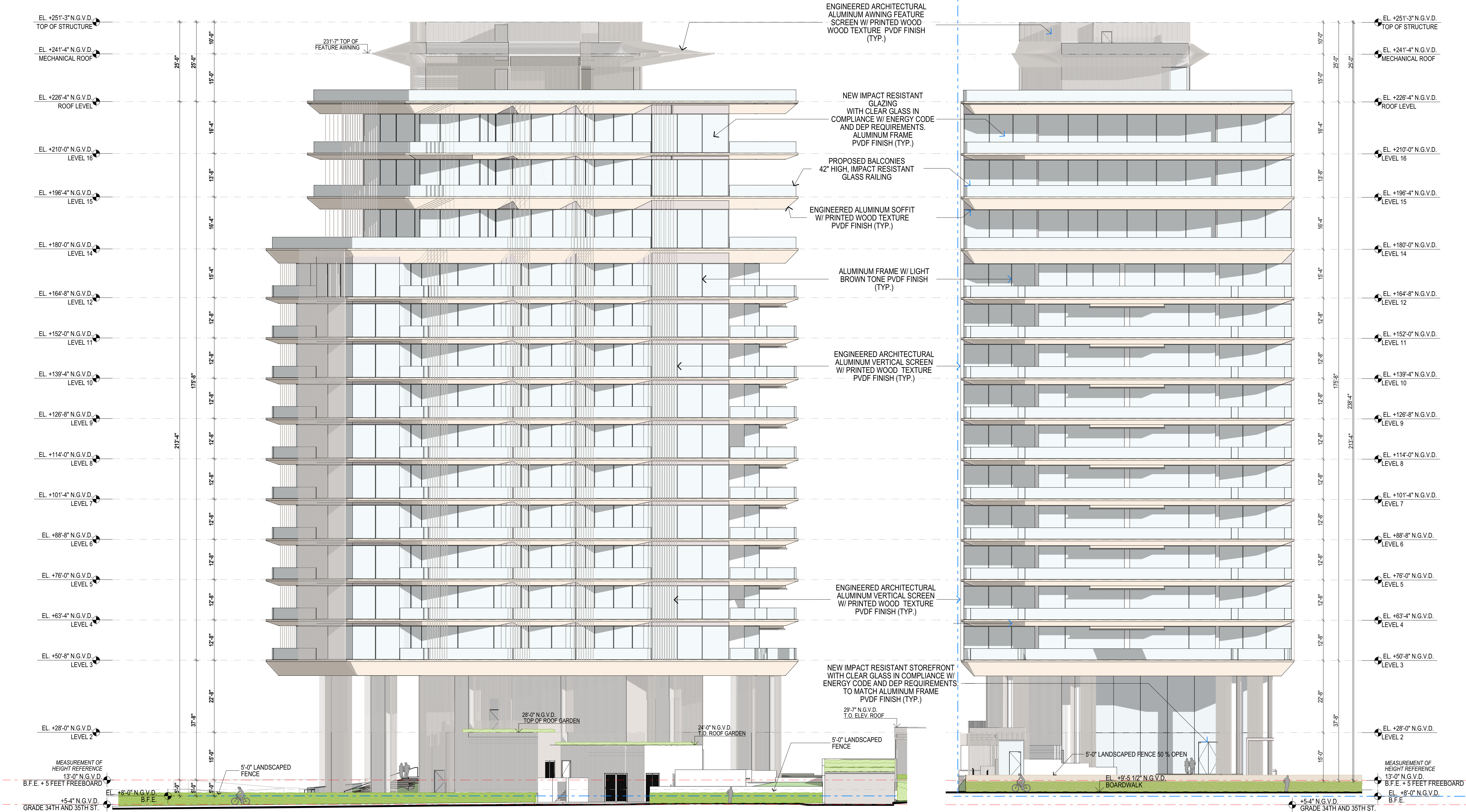




EL. +288'-0" N.G.V.D. MAXIMUM TOP OF FEATURE

EL. +266'-0" N.G.V.D. MAXIMUM DECK ELEVATION
EL. +263'-0" N.G.V.D. MAXIMUM HEIGHT

PROPERTY LINE



PROPOSED

revuelta
architecture
international

KENGO KUMA & ASSOCIATES
隈研吾建築都市設計事務所

