



AMMAN

HOTEL & RESIDENCES

3425 COLLINS AVE.
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD

JANUARY 10, 2022

FINAL SUBMITTAL 11-04-2022

APPLICATION HPB No.22-0548

REVISION TO:

HPB FILES No. 7490, HPB20-0376, HPB20-0389,
HPB20-0430, HPB20-0441 and HPB21-0451

PROPOSED SCOPE:

INTERIOR DESIGN OF THE LOBBY OF THE
HISTORIC VERSAILLES BUILDING

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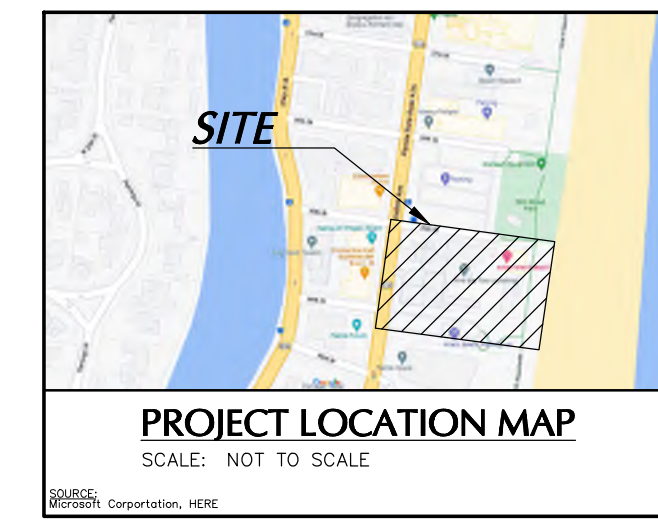
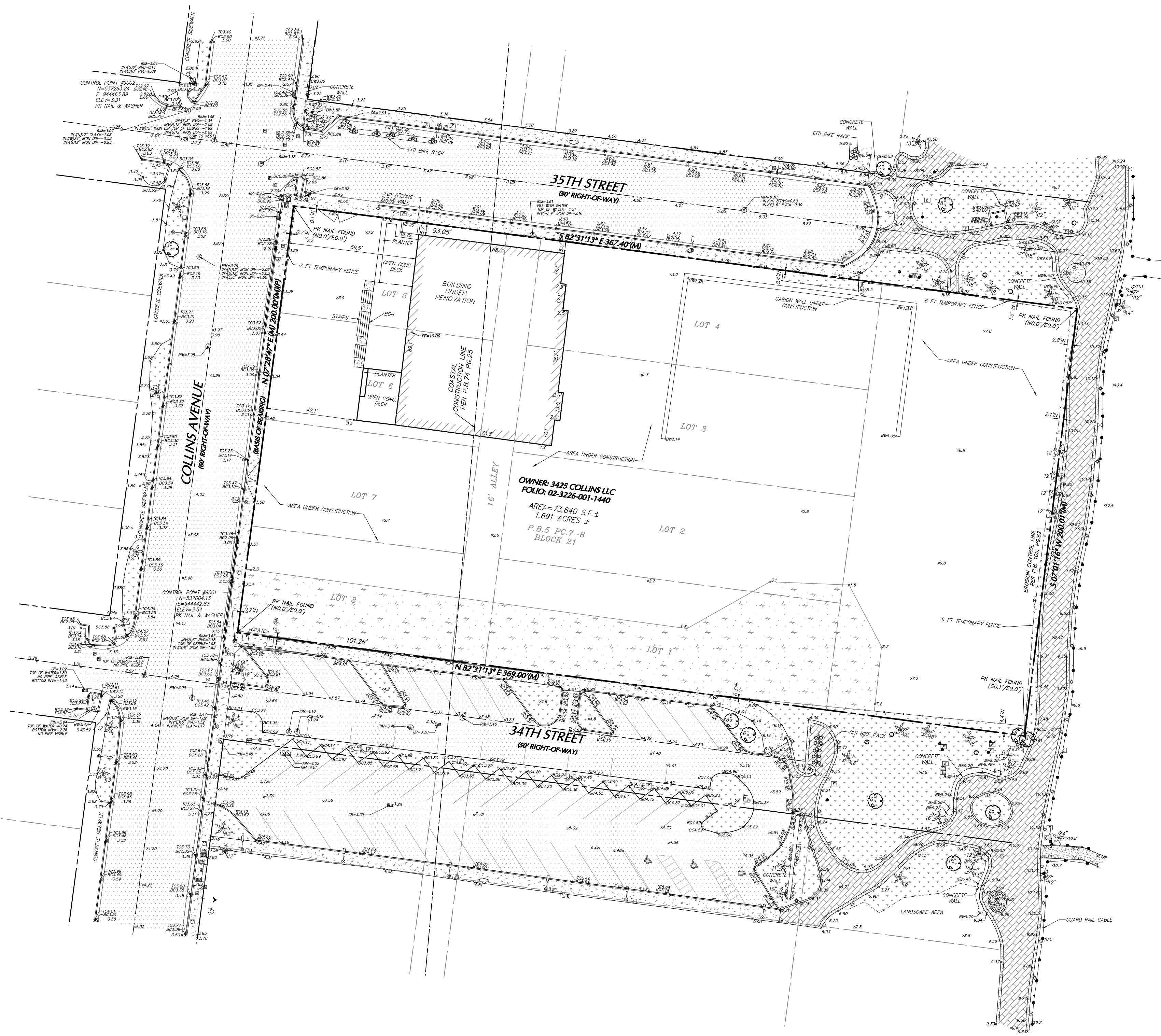
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revuelta
architecture
international

DENNISTON



NOVEMBER 4, 2022



LEGAL DESCRIPTION

FROM OFFICIAL RECORDS BOOK 2878, PAGE 1590 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LOTS 1 THROUGH 8, INCLUSIVE, AND THE 16.00 FOOT ALLEY, ALL IN BLOCK 21, OF THE AMENDED MAP OF THE OCEANFRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, AT PAGES 7 AND 8, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

1. SURVEY DATA ACQUISITION WAS PERFORMED BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES WITH A LAST DAY OF ACQUISITION ON SEPTEMBER 16, 2022. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON OCTOBER 7, 2022.
2. ALL SYMBOLS USED TO IDENTIFY IMPROVEMENTS ARE NOT TO SCALE.
3. MOMENTUM OFFSETS, DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENTATION TO THE BOUNDARY CORNERS, RELATIVE TO THE BEARING BASIS (E.L. N 5.2° NORTH 0.2°).
4. ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.1 (HUNDREDTH) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 (TENTH) OF A FOOT.
5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' OR SMALLER, UNLESS OTHERWISE NOTED. LINEAR UNITS SHOWN ARE U.S. SURVEY FEET.
6. TYPE OF SURVEY: TOPOGRAPHIC AND BOUNDARY SURVEY PER CHAPTER 51-17 F.A.C. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO.
7. THERE ARE NO INHERENT GAPS, GORES OR HIATUS TO THE SURVEYED PROPERTY.
8. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY APPROPRIATE HERBITE LINES OF THIS SURVEY AND ARE PLACED ON NOTICE THAT RELIANCE ON SUCH INFORMATION IS AT THEIR OWN PERIL. IN THIS REGARD:
9. THIS SURVEY DOES NOT DETERMINE FENCE AND/OR WALL OWNERSHIP.
10. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON LANDS ADJACENT TO THE SURVEYED LANDS OR PROPERTIES SHOWN HEREON.
11. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN UPON THIS SURVEY.
12. THE TREES IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS REPRESENT THE LOCATION OF THE CENTER OF THE TRUNK AND DO NOT REPRESENT THE TRUE SIZE OF THE CANOPY SIZE OF THE TRUNK OF THE CHARACTER OF THE TRUNK IN INCHES. AT BREAK HEIGHT SPECIMEN NOMENCLATURE IS GENERALLY COMMON OAK, PALM, PINE, ETC. AND CANNOT BE RELIED UPON AND THEREFORE NOT CERTIFIED BY THIS SURVEY. CONSULT WITH AN ARBORIST FOR FURTHER CLASSIFICATION.
13. DRAINAGE AND SEWER PIPE SIZES HAVE BEEN COMPILED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS RECEIVED. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATIONS OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST UNLESS OTHERWISE NOTED. THIS FIRM HAS NOT ATTEMPTED TO LOCATE UNDERGROUND IMPROVEMENTS, UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY OR MAY NOT VIOLATE DEED OR EASEMENT LINES.
14. NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 51-17 FROM BEING MET.
15. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EXPRESSED OR IMPLIED.
16. ADDITIONS OR DELETIONS TO THIS MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
17. THIS SURVEY IS NEITHER FULL NOR COMPLETE WITHOUT ALL SHEETS OF THIS SET.

REFERENCE SURVEY CONTROL

- 9001 SET PK NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8177", NORTHING 53736.28, EASTING 34442.83, ELEV 3.54
- 9002 SET PK NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8177", NORTHING 53736.28, EASTING 34442.83, ELEV 3.51
1. HORIZONTAL CONTROL WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF A MINIMUM OF TWO SEPARATE THREE-MINUTE OBSERVATIONS.
2. THE HORIZONTAL COORDINATES SHOWN ON THIS MAP ARE GRID COORDINATES RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT, FLORIDA EAST ZONE.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NAVD88), CORRELATED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAD83), IS CALCULATED BY THE FOLLOWING CONVERSION FORMULA: NAVD88 - 1.507 Meters.
4. RELATIVE HORIZONTAL AND VERTICAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 0.2" ± BASED ON TOTAL STATION TRIGONOMETRIC METHODS AND REAL TIME KINEMATIC GPS METHODS.
5. THE FEATURES SHOWN HEREON ARE REFERENCED TO GRID NORTH BASED UPON THE U.S. STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT, FLORIDA EAST ZONE, REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK.
6. ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL/HIGH RISK LINEAR 1 FOOT IN 10,000 FEET.

LEGEND AND ABBREVIATIONS

<ul style="list-style-type: none"> ● BENCHMARK (FOUND/SET) ○ IRON PIPE (FOUND/SET) ○ IRON ROD FOUND ● NAIL & WASHER (FOUND/SET) ● PIN AND CAP (FOUND/SET) ○ BOLLARD ○ LIGHT POLES ASPHALT PAVEMENT BUILDING - BUILDING OVERHANG CONCRETE SIDEWALK PAVERS DIRT GRASS EASEMENT BOUNDARY PROPERTY BOUNDARY ADJOINING PROPERTY BOUNDARY RIGHT OF WAY LINE UTILITY BOX/PEDESTAL (AS IDENTIFIED) UTILITY METER (AS IDENTIFIED) UTILITY MARKER UNDERGROUND VAULT CATCH BASIN MANHOLE (AS IDENTIFIED) UTILITY VALVE (AS IDENTIFIED) BUILDING OVERHANG FIRE HYDRANT STANDPIPE PARKING METER PALM TREE SHRUB DECIDUOUS TREE SIGN GATE FENCE GUARD RAIL, CABLE LANDSCAPE AREA BUILDING OUTLINE BUILDING OVERHANG 	<ul style="list-style-type: none"> ENG. ENGINEERING MDC MIAMI-DADE COUNTY (C) CALCULATED BEARING/DISTANCE (D) DEED BEARING/DISTANCE (M) MEASURED BEARING/DISTANCE (P) PLATTED BEARING/DISTANCE FT FEET FND FOUND MONUMENT R/W RIGHT-OF-WAY BM BENCHMARK ELEV ELEVATION N: NORTHING (STATE PLANE GRID COORDINATE) E: EASTING (STATE PLANE GRID COORDINATE) GPS GLOBAL POSITIONING SYSTEM LB LICENSED BUSINESS NDVD29 NATIONAL GEODETIC VERTICAL DATUM OF 1929 NAVD88 NORTH AMERICAN VERTICAL DATUM OF 1988 NAD83 NORTH AMERICAN DATUM OF 1983 A ARC LENGTH CB CHORD BEARING CL CHORD LENGTH D DELTA ANGLE R RADIUS N.T. NON-TANGENT CURVE D.B. DEED BOOK No. NUMBER O.R.B. OFFICIAL RECORD BOOK PG. PAGE P.B. PLAT BOOK AVE AVENUE ROAD ROAD RR RAILROAD ST STREET BC BOTTOM OF CURB BW BOTTOM OF WALL C.B.S. CONCRETE BLOCK STRUCTURE EP EDGE OF PAVEMENT FF FINISHED FLOOR TC TOP OF CURB TW TOP OF WALL GR GRATED INLET INV INVERT ELEVATION
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SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY MAP SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALSO, THIS SURVEY MAP COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by
 Bryan A Merritt
 Reason: I am approving this document
 Date: 2022.10.07 15:30:44-04'00'

BRYAN A. MERRITT
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER L56558
 LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC.
 LICENSED BUSINESS NUMBER LB8177, STATE OF FLORIDA

THE FEATURES SHOWN ON THIS SURVEY ARE VALID AS TO THE DATE OF THE LAST DATE OF FIELD WORK, NOT TO THE SIGNATURE DATE OF THIS CERTIFICATION.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY THE ABOVE NAMED PROFESSIONAL SURVEYOR AND MAPPER USING A CRYPTOGRAPHIC PRIVATE KEY AND DIGITAL CERTIFICATE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE AUTHENTICATION CODE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.

		Project AMAN Hotel - Miami Beach	Drawing Title TOPOGRAPHIC & BOUNDARY SURVEY	Project No. 300295501	Drawing No. VB101
15150 NW 79th Court, Suite 200 Miami Lakes, FL 33016 T: 786.264.7200 F: 786.264.7201 www.langan.com FL CERTIFICATE OF AUTHORIZATION NO. 00006018018781818		MIAMI BEACH MIAMI-DADE COUNTY FLORIDA	Date 10-07-22	Drawn By BR	Sheet 1 of 1

ZONING DATA

SITE ADDRESS

3425 COLLINS AVENUE, MIAMI BEACH, FL. 33140

SITE DATA

ZONING DESIGNATION: RM-3 (RESIDENTIAL MULTIFAMILY, HIGH INTENSITY)
 FLOOD ZONE: "AE" (ELEV. 8 NGVD29)
 "X" (FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 12086C0336 L COMMUNITY NUMBER 120635, MIAMI-DADE COUNTY UNINCORPORATED AREAS. EFFECTIVE DATE SEPTEMBER 11, 2009)

BASE FLOOD ELEVATION: 8.0', N.G.V.D. 1929

BLDG. DATA

BUILDING HEIGHT: 250'-0" ABOVE BFE + 5'-0" FREEBOARD 13'-0" N.G.V.D.
 ESTABLISHED BFE: 8'-0"
 PROPOSED: 220'-4" NEW BUILDING (233'-4" N.G.V.D.)
 EXISTING TOWER: 161'-0" T.O. ROOF SLAB N.G.V.D.
 EXISTING TOWER: 200'-0" T.O. CUPOLA N.G.V.D.

PROPOSED NEW TOWER: 23 RESIDENTIAL UNITS
 EXISTING TOWER: 56 HOTEL GUESTROOMS

OVERLAY AREAS

DUNE PRESERVATION OVERLAY: RECREATIONAL AND OPEN SPACE WEST OF THE EROSION CONTROL LINE (ECL) EAST OF THE BULKHEAD LINE
 REQUIRED: 80%
 TOTAL AREA: 5,073 SF
 IMPERVIOUS AREA: 6.18%
 MAX.PER CODE: 20%
 PERVIOUS AREA: 93.82%

MINIMUM YARDS
 BULKHEAD LINE 0 FT
 SIDE PROPERTY LINE 15 FT
 MUNICIPAL PARK 15 FT
 STREET END 15 FT
 ROW 15 FT
 EROSION CONTROL LINE 10-15 FT STRUCTURES W/ FIN. FLR. ELEV. 3 FT OR LESS ABOVE T.O. DUNE
 ADD 1 FT FOR EVERY FOOT INCREASE IN FIN. FLR. ELEV.
 MAX 2.5 FT ABOVE DUNE
 ONE STORY OR 12 FT
 ZERO
 NO PARKING REQUIREMENT

FINISHED FLOOR ELEVATION
 MAX. BUILDING HEIGHT
 MAX. DENSITY
 PARKING REGULATIONS

OCEANFRONT OVERLAY: WEST OF BULKHEAD LINE
SETBACKS
 REAR 50 FT FRONT BULKHEAD LINE - DWELLING CONSTRUCTION AT GRADE AND SUBTERRANEAN LEVELS
 15 FT
 SIDE LOT LINE
 BULKHEAD LINE 10 FT

MAX HEIGHT 30 FT ABOVE GRADE
FINISHED FLOOR ELEVATION 2.5 FT ABOVE T.O. DUNE
FAR 0.5 OF SETBACK AREA
LOT COVERAGE 50 % OF REQUIRED REAR YARD SETBACK OPEN TO SKY
VIEW CORRIDOR 50 % OF REQUIRED REAR YARD SETBACK OPEN APART FROM LANDSCAPE FROM E.C.L. TO REAR SETBACK LINE

REQUIRED: 50%
 TOTAL AREA: 10,000 SF
 IMPERVIOUS AREA: 50%
 MAX PER CODE: 50%
 PERVIOUS AREA: 50%
 REQUIRED BY CODE: 50%

RM-3 OVERLAY ZONE: TOTAL AREA: 58,680 SF

LOT AREA

AREA PARCEL 1 : 68,736 S.F. (1.5780 ACRES)
 AREA PARCEL 2 : 5,076 S.F. (0.1165 ACRES)
 73,812 S.F (1.6945 ACRES)

MAX F.A.R.

3.0 X 73,812 S.F. = 221,436 S.F.

MAX LOT WIDTH

REQUIRED 50 FT
 EXCEEDS CRITERIA AT 200 FT

MIN. LOT AREA

REQUIRED 7000 S.F. - EXCEEDS CRITERIA AT 73,812 SF

MINIMUM UNIT SIZE

NEW CONSTRUCTION 800 SF - MEETS CRITERIA
 HISTORIC TOWER AVERAGE UNIT SIZE=1897 SF
 NEW TOWER AVERAGE UNIT SIZE= 2450 SF

MAXBUILDING HEIGHT

OCEANFRONT LOTS 200 FT
 HISTORIC TOWER = 200 FT TO T.O. ROOF SLAB + MECHANICAL ROOF
 NEW TOWER=233'-3" FT (NGVD) TO TOP OF OUTDOOR KITCHEN COUNTER

MAX NUMBER OF STORIES

OCEANFRONT LOTS 22 STORIES - MEETS CRITERIA
 HISTORIC TOWER - 10 GUESTROOM LEVELS + ROOF TOP REST.+LOBBY+ MEZZ.+ BASEMENT
 NEW TOWER - 13 RESIDENTIAL LEVELS + LOBBY + MEZZANINE + 3 LEVELS OF BASEMENT

NEW CONSTRUCTION ADDITIONAL REGULATIONS

ALL FLOORS OF A BUILDING CONTAINING PARKING SPACES SHALL INCORPORATE RESIDENTIAL OR COMMERCIAL USES AT THE FIRST LEVEL ALONG EVERY FACADE FACING A STREET, SIDEWALK OR WATERWAY.

SETBACK REQUIREMENTS

	FRONT (WEST-COLLINS AVE.)			NORTH - SIDE FACING A STREET SOUTH - SIDE INTERIOR			REAR (EAST- BEACH)		
	REQUIRED	PROVIDED	PROVIDED	REQUIRED	PROVIDED (N)	PROVIDED (S)	REQUIRED	PROVIDED	PROVIDED
		HIST. TOWER	NEW TOWER		HIST. TOWER	NEW TOWER		HIST. TOWER	NEW TOWER
SUB TERRANEAN	15'-0"	41'-9"	20'-0"	0'-0"	0'-0"	0'-0"	46'-0" FROM BULKHEAD LINE	47'-11" FROM BULKHEAD LINE	47'-11" FROM BULKHEAD LINE
PEDESTAL	20'-0" up to 203'-0" height 75'-0" above 203'-0" height (to the closest face of the balcony)	41'-9"	106'-8"	0'-0"	0'-0" AT NORTH SIDE	8" AT SOUTH SIDE	50'-0" FROM BULKHEAD LINE	95'-0" FROM BULKHEAD LINE	52'-0" FROM BULKHEAD LINE
TOWER	20'-0" + 1 ft per 1ft increase in height above 50 ft to a max of 50 ft 203'-0" height 75'-0" above 203'-0" height (to the closest face of the balcony)	59'-6"	93'-4"	0'-0"	5'-8" AT NORTH SIDE	1'-6" AT SOUTH SIDE	75'-0" FROM BULKHEAD LINE	198'-4" FROM BULKHEAD LINE	FROM BULKHEAD LINE 103'-4" (AT NORTH PROPERTY LINE) 104'-11" (AT SOUTH PROPERTY LINE)

PARKING Spaces Requirement - Parking District 1							Required	Proposed
Residential Apartment building on lots wider than 50 feet:								
1.50 parking spaces per unit for units between 550 and 999 square			0 units		1.5 spaces/unit	0		
1.75 parking spaces per unit for units between 1,000 and 1,200 square			0 units		1.75 spaces/unit	0		
2.00 parking spaces per unit for units above 1,200 square feet			20 units		2 spaces/unit	40		
			3 units		4 spaces/unit	12		
10% additional parking spaces for visitors							5	
Sub total							58	60
Hotel Restaurant Kitchen Bar Roof Top Hotel								
1.0 parking spaces per 4 seats	Historic Restaurant (Seating Area)	1,968 SF	1,968 SF	131 occupants	Grandfathered	0		
	Historic Patissiere	1,182 SF	1,182 SF	79 occupants	Grandfathered	0		
	New Restaurant/Bar Terrace seating	3,747 SF	0 SF	150 occupants	1 space every 4 seats	38		
minus 1.0 seat for every 2 Guestrooms	56 guestrooms			Discounted Seats	discounted	27		
	Accessory Hotel Use		27					
Sub total							11	11
Hotel								
0.5 parking spaces for every Hotel Room	New floor area for hotel rooms, associated with retaining, preserving and restoring a building or structure that is classified as "contributing"	Not Required - Hotel guestrooms grandfathered. No additional area			0 rooms	0	0	
1.0 parking spaces for every Hotel Room	Other (e.g., new construction or substantial demolition of contributing building)					0	0	
Sub total							0	0
Meeting Rooms								
1.0 parking spaces per 60 square feet of floor area without seating	Meeting Room Usable Space		0 SF	1 per 60 sf		0		
less 15 square feet per Unit (accessory to hotel)	56 guestrooms	15 SF	840 SF	1 per 60 sf	discounted	0		
Sub total							0	0
TOTAL							69	71

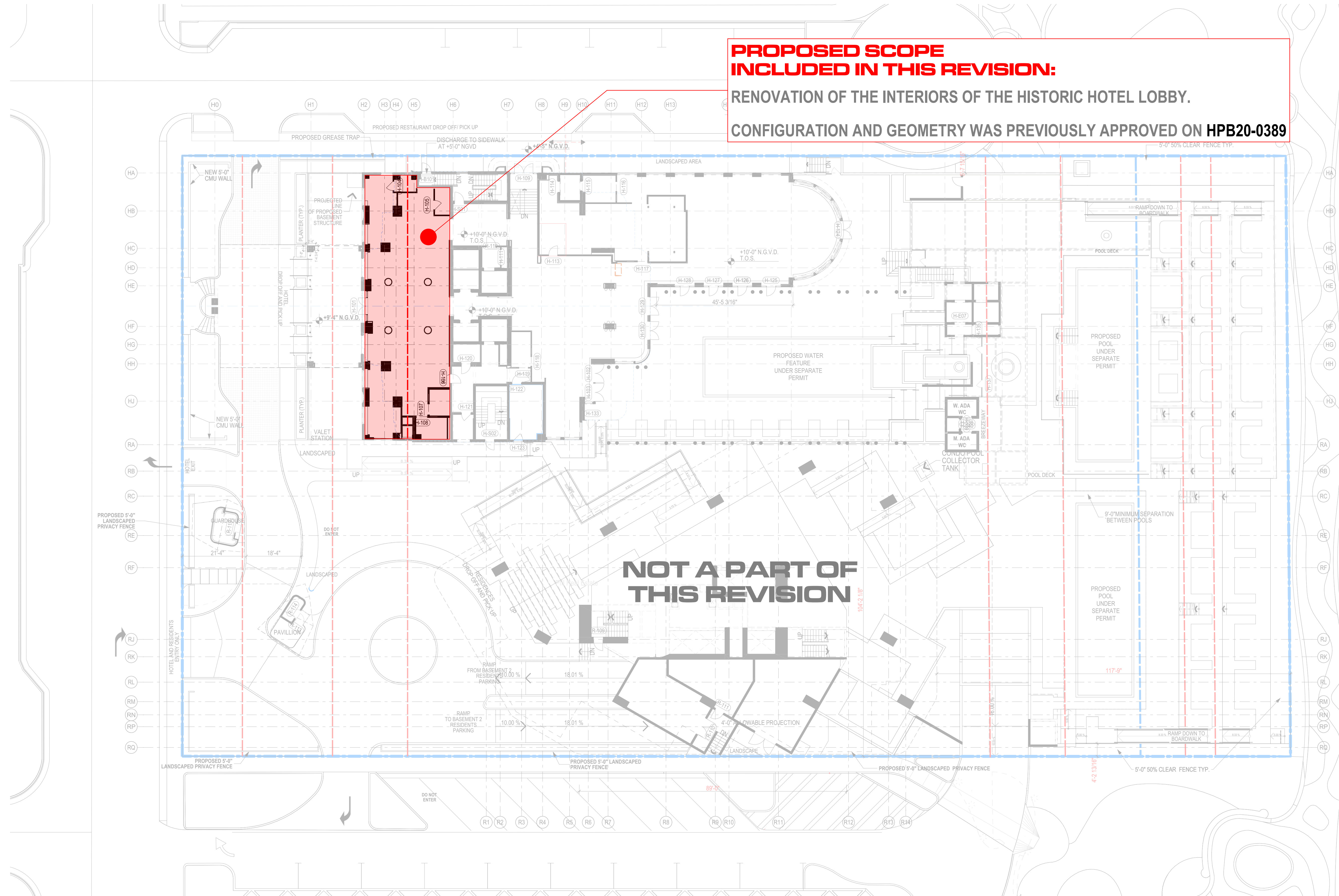
F.A.R. HISTORIC HOTEL	
LEVEL	Area (sf)
GRADE LEVEL	266
GROUND LEVEL	10,675
LEVEL 2	1,398
LEVEL 3	6,522
LEVEL 4	4,009
LEVEL 5	6,522
LEVEL 6	6,519
LEVEL 7	6,518
LEVEL 8	6,518
LEVEL 9	6,518
LEVEL 10	6,518
LEVEL 11	6,518
LEVEL 12	6,522
LEVEL 14	5,047
80,070 sq ft	

F.A.R. RESIDENTIAL BUILDING	
LEVEL	Area (sf)
GRADE LEVEL	205
GROUND LEVEL	4,523
LEVEL 2	2,466
LEVEL 3	10,693
LEVEL 4	10,693
LEVEL 5	10,693
LEVEL 6	10,693
LEVEL 7	10,693
LEVEL 8	10,693
LEVEL 9	10,693
LEVEL 10	10,693
LEVEL 11	10,693
LEVEL 12	10,693
LEVEL 14	8,585
LEVEL 15	8,585
LEVEL 16	8,585
ROOF LEVEL	677
140,556 sq ft	

MAX. F.A.R. ALLOWED: 3 x 73,812 S.F.
 221,436 S.F.

TOTAL F.A.R. PROPOSED
220,626 S.F.

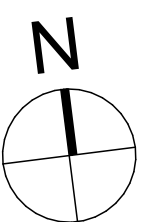
ZONING DATA



PROPOSED SCOPE INCLUDED IN THIS REVISION:
 RENOVATION OF THE INTERIORS OF THE HISTORIC HOTEL LOBBY.
 CONFIGURATION AND GEOMETRY WAS PREVIOUSLY APPROVED ON HPB20-0389

NOT A PART OF THIS REVISION

SITE PLAN - SCOPE OF WORK
 SCALE: 1/16" = 1'-0"





VERSAILLES HOTEL
 HISTORICAL PICTURE OF FRONT OF BUILDING AND DROP-OFF AREA

EXTERIOR - EXISTING CONDITIONS

NOT FOR CONSTRUCTION

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2950 SW 27TH AVE SUITE 110
 MIAMI, FL 33133
 305.590.5000

Interior Designer

DENNISTON

Project

AMAN HOTEL
 3425 COLLINS AVE.
 MIAMI BEACH, FL 33140

Owner Information

OKO GROUP

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

Architect of record



Luis O. Revuelta
 AR-0007972

Consultant

HPB SET

Date 12.21.2017

Scale AS SHOWN

Project No. 1933

Sheet Name
**EXTERIOR - EXISTING
 CONDITIONS**

Sheet No.
A-004



EXTERIOR - EXISTING CONDITIONS

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2950 SW 27TH AVE SUITE 110
MIAMI, FL 33133
305.590.5000

Interior Designer

DENNISTON

Project

AMAN HOTEL

3425 COLLINS AVE.
MIAMI BEACH, FL 33140

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

Architect of record

Luis O. Revuelta
AR-007972

Consultant

HPB SET

Date 12.21.2017

Scale AS SHOWN

Project No. 1933

Sheet Name
EXTERIOR - EXISTING
CONDITIONS

Sheet No.
A-005



EXTERIOR - EXISTING CONDITIONS

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2950 SW 27TH AVE SUITE 110
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Interior Designer

DENNISTON

Project

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Architect of record

Luis O. Revuelta
AR-0007972

Consultant

HPB SET

Date 12.21.2017

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Project No. 1933

Sheet Name

**EXTERIOR - EXISTING
CONDITIONS**

Sheet No.

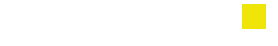
A-006



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Sheet Name
**EXTERIOR - EXISTING
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Sheet No.
A-007



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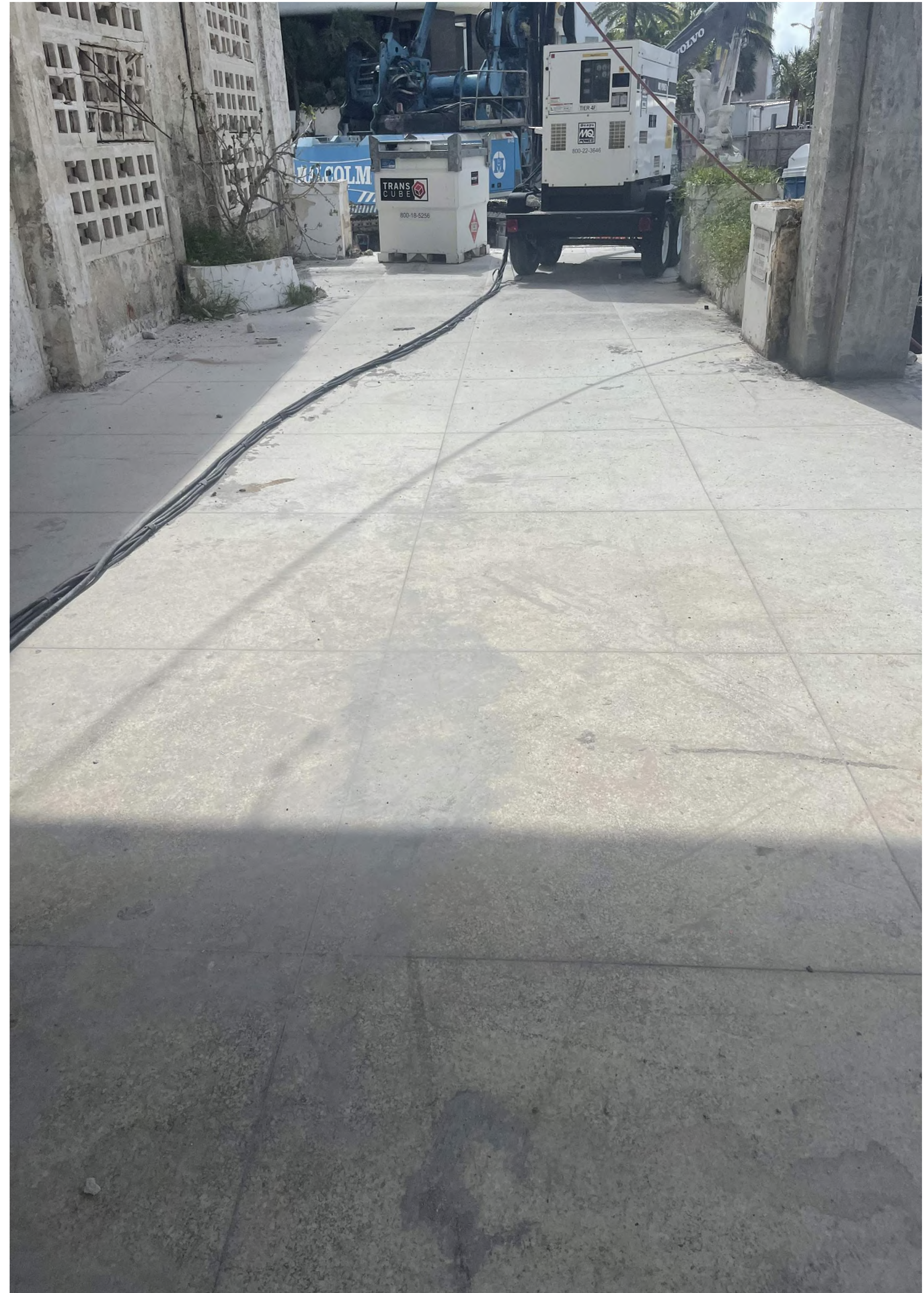
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PORCHE - EXISTING
CONDITIONS

Sheet No.
A-008



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Sheet Name
**PORCHE - EXISTING
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A-009



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**PORCHE - EXISTING
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A-010



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Sheet Name
**INTERIOR - EXISTING
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A-011



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**INTERIOR - EXISTING
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Sheet No.

A-012



INTERIOR - EXISTING CONDITIONS