



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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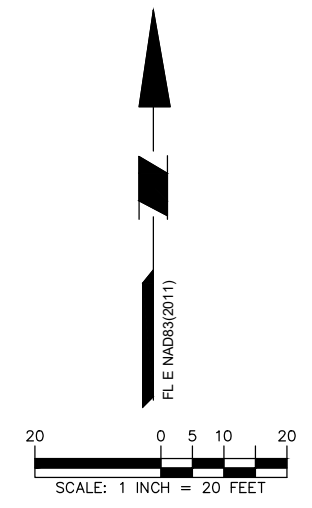
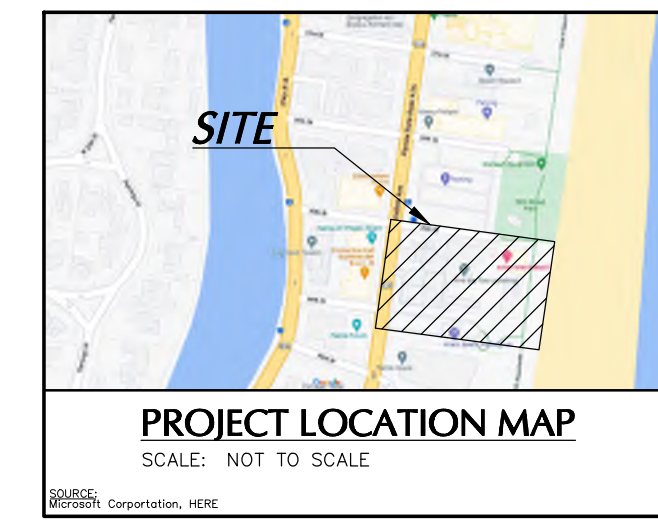
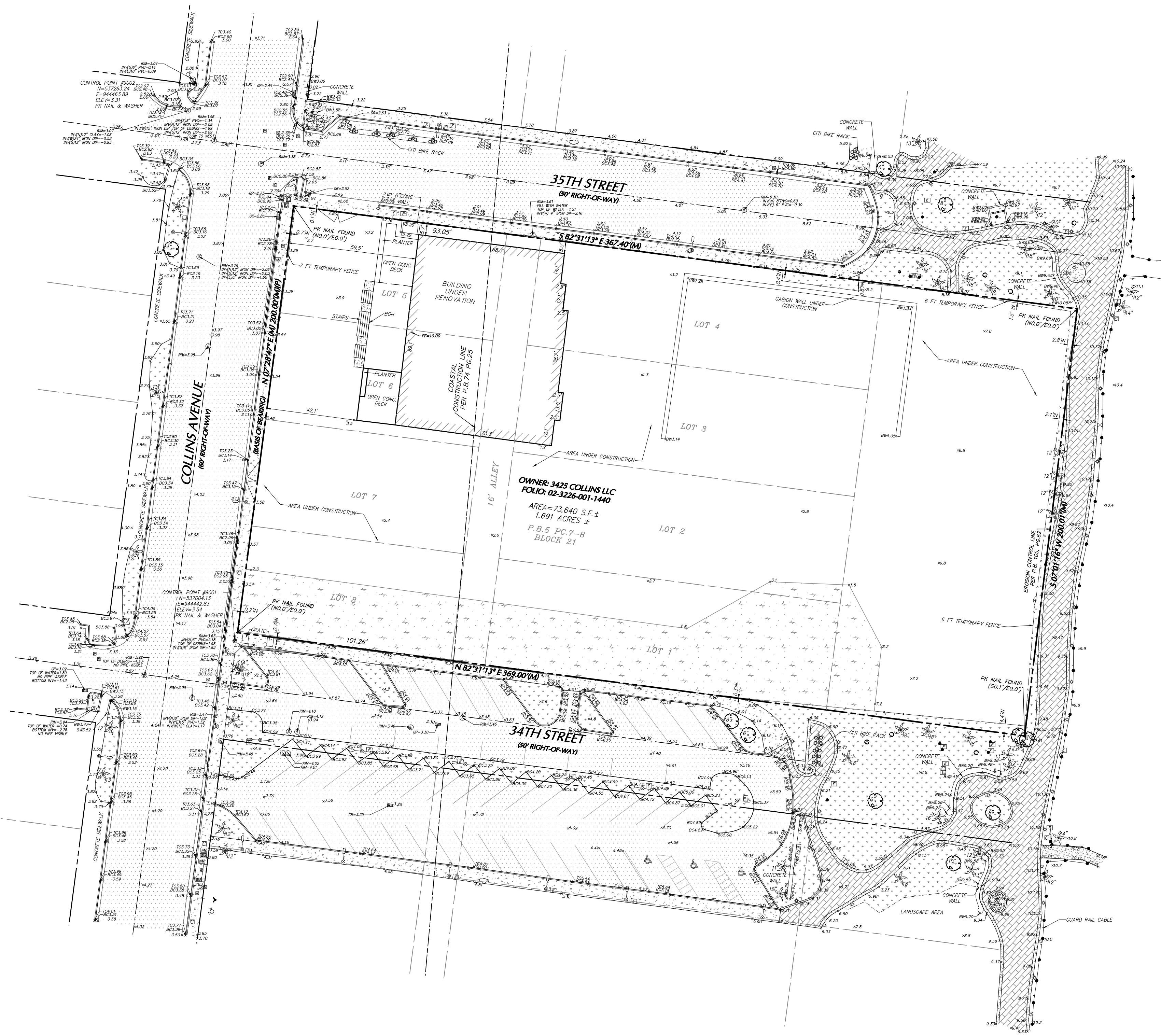
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NOVEMBER 4, 2022



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 PLAN 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. MONUMENT 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 HEREON ARE 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 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

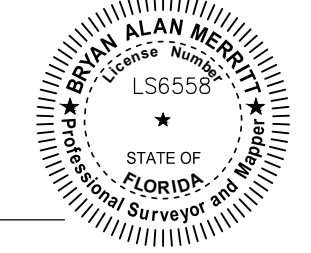
- 9001 SET PK NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8177", NORTHING 53736.28, EASTING 34442.83, ELEV 3.54
- 9002 SET PK NAIL AND WASHER STAMPED "LANGAN ENGINEERING, LB8177", NORTHING 53736.28, EASTING 34442.83, ELEV 3.51
1. HORIZONTAL CONTROL WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (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 (NAVD88), 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 (NOT SHOWN TO SCALE)

●	BENCHMARK (FOUND/SET)	ENG.	ENGINEERING
○	IRON PIPE (FOUND/SET)	MDC	MIAMI-DADE COUNTY
○	IRON ROD FOUND	(C)	CALCULATED BEARING/DISTANCE
○	NAIL & WASHER (FOUND/SET)	(D)	DEED BEARING/DISTANCE
○	PIN AND CAP (FOUND/SET)	(M)	MEASURED BEARING/DISTANCE
○	BOLLARD	(P)	PLATTED BEARING/DISTANCE
○		FT	FEET
○		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
○		NAVD83	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

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.

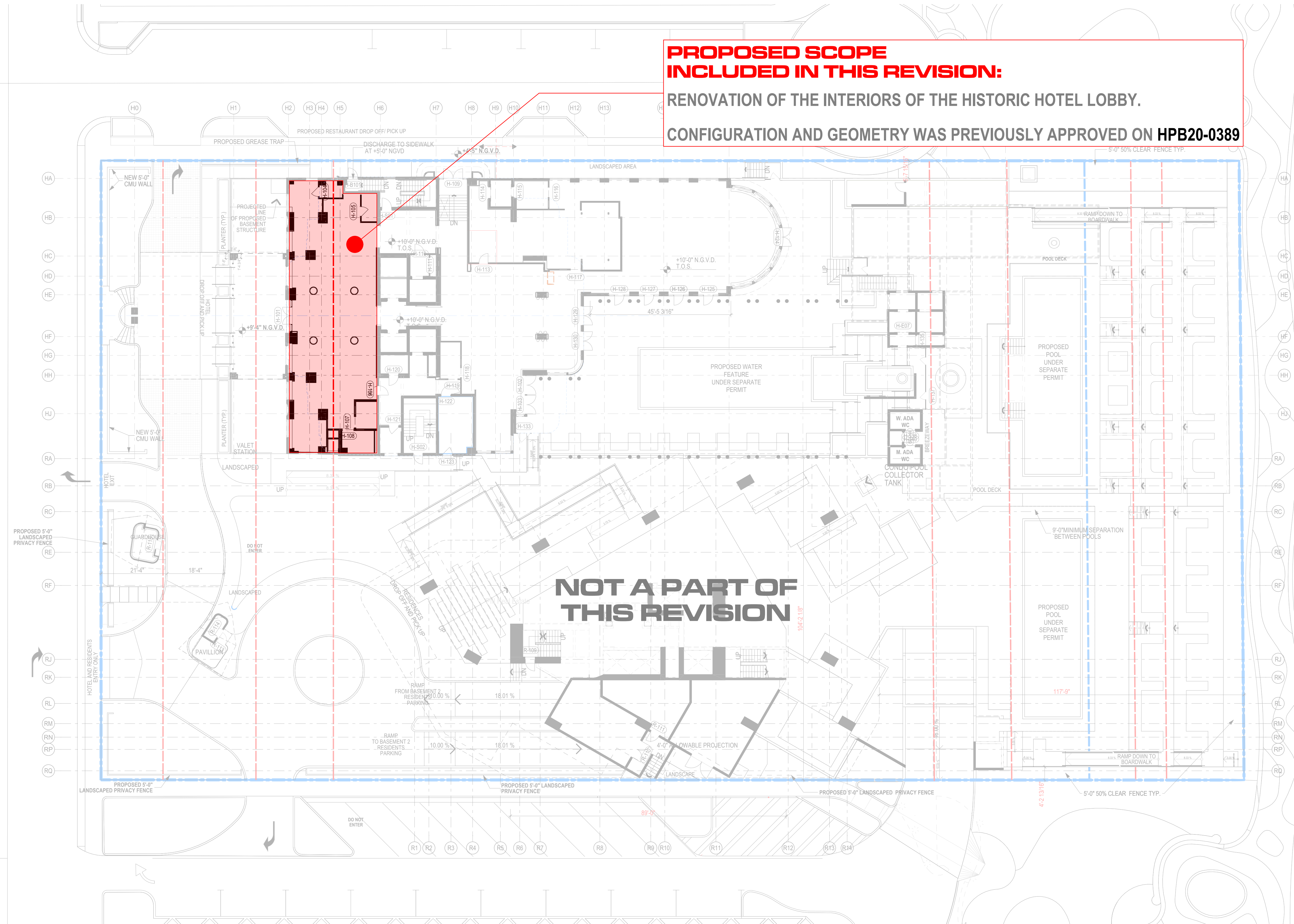


Digitally signed by
Bryan A Merritt
Reason: I am
Bryan A Merritt approving this
document
Date: 2022.10.07
15:30:44-04'00'

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.

<p>LANGAN Langan Engineering and Environmental Services, Inc. 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</p>		<p>Project AMAN Hotel - Miami Beach</p>	<p>Drawing Title TOPOGRAPHIC & BOUNDARY SURVEY</p>	<p>Project No. 300295501</p>	<p>Drawing No. VB101</p>
<p>Date: 10-07-22</p> <p>Drawn By: BR</p> <p>Checked By: BM</p>		<p>MIAMI BEACH MIAMI-DADE COUNTY FLORIDA</p>			
<p>Revisions</p>		<p>Sheet 1 of 1</p>			



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"
 N



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

EXTERIOR - EXISTING CONDITIONS

NOT FOR CONSTRUCTION

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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

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Sheet Name
EXTERIOR - EXISTING CONDITIONS

Sheet No.
A-004



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A-007



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A-008



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Sheet Name
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A-009



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A-010



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**INTERIOR - EXISTING
CONDITIONS**

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A-011



INTERIOR - EXISTING CONDITIONS



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Sheet Name

**INTERIOR - EXISTING
CONDITIONS**

Sheet No.

A-013