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KKAA KENGO KUMA & ASSOCIATES  
隈研吾建築都市設計事務所

FINAL CAP SUBMITTAL 07/13/2025  
APPLICATION No. HPB 25-0662

REVISION TO:  
HPB 23-0600

**PROPOSED SCOPE UNDER THIS REVISION:**

\* REMOVAL OF ONE CURB CUT FROM COLLINS AVENUE AND  
HOTEL GUARDHOUSE. REVISED GUARDHOUSE DESIGN

\*REVISED RESIDENTIAL TOWER FACADE

**AMAN HOTEL & RESIDENCES**

3425 COLLINS AVE.  
MIAMI BEACH, FLORIDA

HISTORIC PRESERVATION BOARD  
SEPTEMBER 16TH, 2025

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File: BIM2025-01-01-REVUELTA-RESIDENCES/AMAN HOTEL - By Enrique - Date: 6/20/2025

NOT FOR CONSTRUCTION

## LIST OF DRAWINGS

### 2025 HPB REVISION FIRST CAP

COVER

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Luis O. Revuelta

AR-0007972

HPB - SEPTEMBER 16, 2025

Date

6/20/2025

Scale

AS SHOWN

Project No.

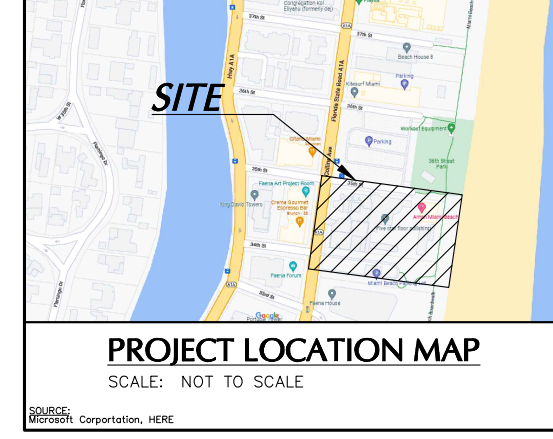
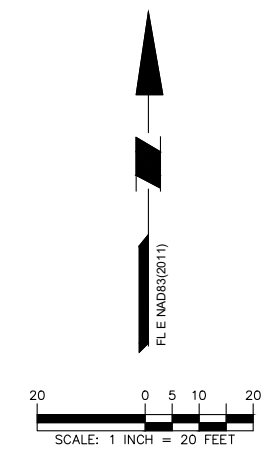
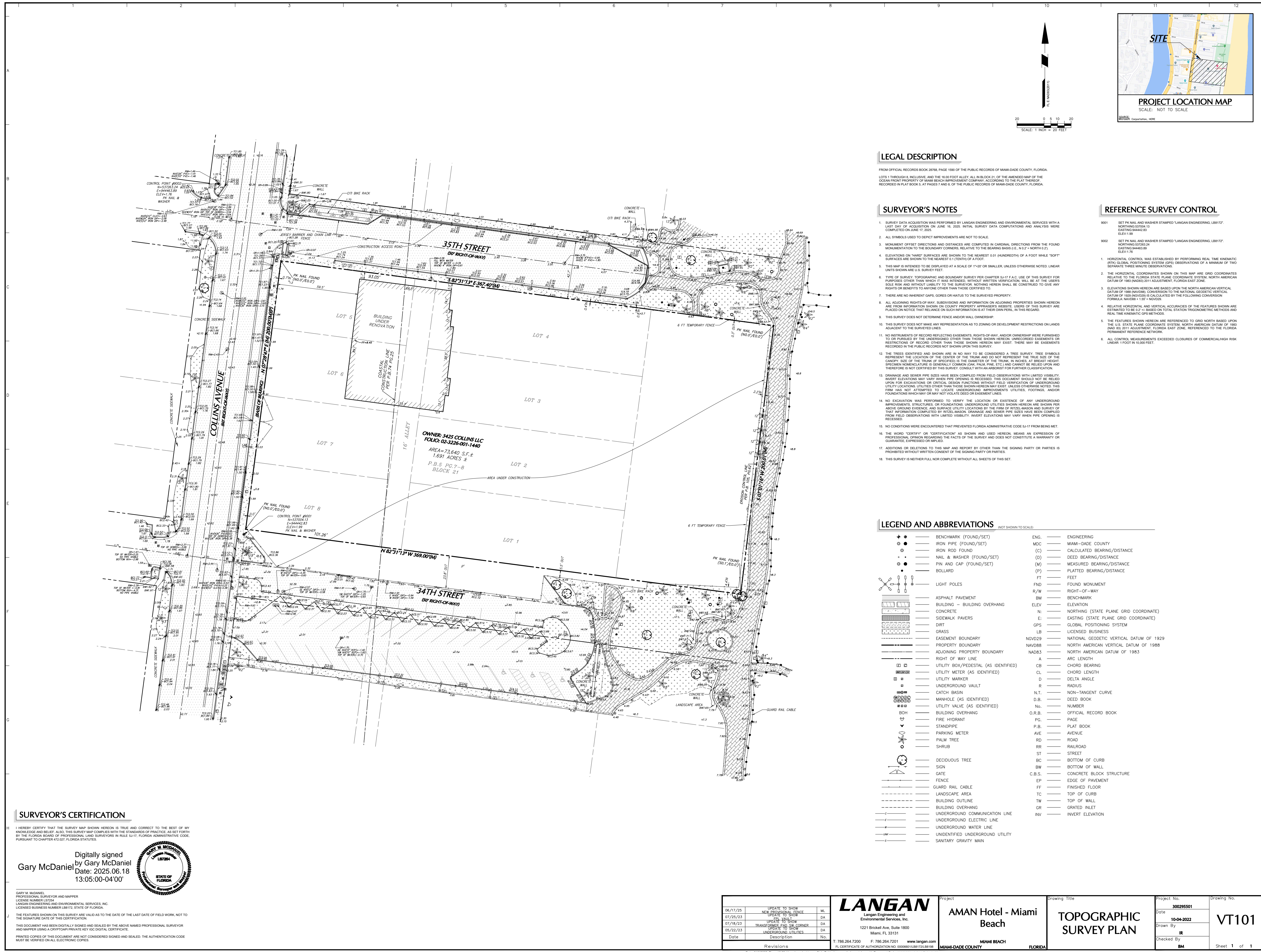
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**INDEX**

LEVEL 13 OMITTED



**LEGAL DESCRIPTION**

FROM OFFICIAL RECORDS BOOK 3876 PAGE 1898 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LOTS 1 THROUGH 9 INCLUSIVE, AND THE 16.5 FOOT ALLEY ALL IN BLOCK 31, OF THE AMENDED MAP OF THE OCEAN FRONT PROPERTY OF MIAMI BEACH IMPROVEMENT COMPANY, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT TRACES 1 AND 2 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 JUNE 16, 2025. INITIAL SURVEY DATA COMPUTATIONS AND ANALYSIS WERE COMPLETED ON JUNE 17, 2025.
- 2. ALL SYMBOLS USED TO DEPICT IMPROVEMENTS ARE NOT TO SCALE.
- 3. MONUMENT OFFSET DIRECTIONS AND DISTANCES ARE COMPUTED IN CARDINAL DIRECTIONS FROM THE FOUND MONUMENT TO THE BOUNDARY CORNER RELATIVE TO THE BEARING BASELINE. 1/2" X 1/4" HORIZEFL D.
- 4. ELEVATIONS ON "HARD" SURFACES ARE SHOWN TO THE NEAREST 0.1 (HUNDRETHS) OF A FOOT WHILE "SOFT" SURFACES ARE SHOWN TO THE NEAREST 0.1 TENTHS OF A FOOT.
- 5. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"=20' ON SMALLER UNLESS OTHERWISE NOTED. LINEAR DISTANCE SHOWN IS SURVEY FEET.
- 6. TYPE OF SURVEY, TEMPORARY AND BOUNDARY SURVEY PER CHAPTER 117 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 EMBEZZLED, GATED, OR WATER TO THE SURVEYED PROPERTY.
- 8. ALL ADJOINING RIGHTS-OF-WAY, SUBDIVISIONS AND INFORMATION ON ADJOINING PROPERTIES SHOWN HEREON ARE FROM INFORMATION SHOWN ON COUNTY PROJECT APPROPRIATE RECORDS. USERS OF THIS SURVEY ARE PLEASED 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 LINES.
- 11. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO OR REVIEWED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. UNRECORDED EASEMENTS OR RESTRICTIONS OF RECORDS OTHER THAN THOSE SHOWN HEREON MAY EXIST. THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- 12. THE TREES IDENTIFIED AND SHOWN ARE IN NO WAY TO BE CONSIDERED A TREE SURVEY. TREE SYMBOLS IDENTIFY THE TREE BY THE TREE OR SPECIES, THE DIRECTION OF THE TRUNK AND TO NOT REPRESENT THE TRUNK END OF THE CANOPY. THE TREE OR SPECIES IS THE DIRECTION OF THE TRUNK. THE TREE OR SPECIES IS THE TRUNK END OF THE CANOPY. NORMAL MEASUREMENTS IN GENERALY COMMON (INCH, FEET, ETC.) AND CANNOT BE REPRODUCED AND REPRODUCED NOT CERTIFIED BY THE SURVEYOR. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGE TO ANY TREE.
- 13. DRAINAGE AND SEWER PIPE SIZES HAVE BEEN COMPARED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS REQUIRED. THIS DOCUMENT SHOULD NOT BE HELD UPON FOR DRAINAGE OR SEWER DESIGN. EXISTING UNDERGROUND UTILITIES, FOOTINGS, AND/OR FOUNDATIONS WHICH MAY BE NOT VISIBLE DURING SURVEY.
- 14. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS. UNRECORDED UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN FROM ABOVE GROUND EVIDENCE AND SURFACE UTILITY LOCATIONS BY THE FIRM OF IDENTIFICATION AND SURVEY OF THIS INFORMATION COMPILED BY FIELD AND/OR DRILL AND/OR SONAR PIPE SIZES HAVE BEEN COMPARED FROM FIELD OBSERVATIONS WITH LIMITED VISIBILITY. INVERT ELEVATIONS MAY VARY WHEN PIPE OPENING IS REQUIRED.
- 15. NO CONDITIONS WERE ENCOUNTERED THAT PREVENTED FLORIDA ADMINISTRATIVE CODE 611 FROM BEING MET.
- 16. 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 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**

- 8001 SET PIN NAIL AND WADHER STAMPED "LANGAN ENGINEERING, LBT" NORTHING 13310.13 EASTING 84482.83 10217.19
- 8002 SET PIN NAIL AND WADHER STAMPED "LANGAN ENGINEERING, LBT" NORTHING 13310.13 EASTING 84482.83 10217.19
- 1. HORIZONTAL CONTROL WAS ESTABLISHED BY PERFORMING REAL TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS OF A MINIMUM OF TWO SEPARATE THREE BRANCH 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) 2011 ADJUSTMENT, FLORIDA EAST ZONE.
- 3. ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) CONVERSION TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (NGVD88) CALCULATED BY THE FOLLOWING CONVERSION FORMULA:  $NGVD88 = 1.158 + NAVD88$
- 4. RELATIVE HORIZONTAL AND VERTICAL ACCURACIES OF THE FEATURES SHOWN ARE ESTIMATED TO BE 0.2" H, BASED ON TOTAL STATION TRIANGULAR METRIC 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) 2011 ADJUSTMENT, FLORIDA EAST ZONE, REFERENCED TO THE FLORIDA PERMANENT REFERENCE NETWORK.
- 6. ALL CONTROL MEASUREMENTS EXCEEDED CLOSURES OF COMMERCIAL-RISK HIGH LINEAR 1" IN 10,000 FEET.

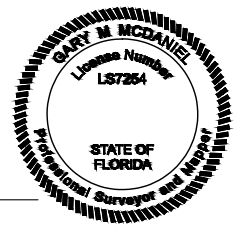
**LEGEND AND ABBREVIATIONS**

●	BENCHMARK (FOUND/SET)	ENG.	ENGINEERING
○	IRON PIPE (FOUND/SET)	MDC	MIAMI-DADE COUNTY
○	IRON ROD FOUND	(C)	CALCULATED BEARING/DISTANCE
○	NAIL & WADHER (FOUND/SET)	(D)	DEED BEARING/DISTANCE
○	PIN AND CAP (FOUND/SET)	(M)	MEASURED BEARING/DISTANCE
○	BOLLARD	(P)	PLATTED BEARING/DISTANCE
○	LIGHT POLES	FT	FEET
○	ASPHALT PAVEMENT	FND	FOUND MONUMENT
○	BUILDING - BUILDING OVERHANG	R/W	RIGHT-OF-WAY
○	CONCRETE	BM	BENCHMARK
○	CONCRETE BLOCK STRUCTURE	ELEV	ELEVATION
○	CONCRETE BLOCK STRUCTURE	N	NORTHING (STATE PLANE GRID COORDINATE)
○	CONCRETE BLOCK STRUCTURE	E	EASTING (STATE PLANE GRID COORDINATE)
○	CONCRETE BLOCK STRUCTURE	GPS	GLOBAL POSITIONING SYSTEM
○	CONCRETE BLOCK STRUCTURE	LB	LICENSED BUSINESS
○	CONCRETE BLOCK STRUCTURE	NGVD89	NATIONAL GEODETIC VERTICAL DATUM OF 1929
○	CONCRETE BLOCK STRUCTURE	NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
○	CONCRETE BLOCK STRUCTURE	NAOD83	NORTH AMERICAN DATUM OF 1983
○	CONCRETE BLOCK STRUCTURE	A	ARC LENGTH
○	CONCRETE BLOCK STRUCTURE	CB	CHORD BEARING
○	CONCRETE BLOCK STRUCTURE	CL	CHORD LENGTH
○	CONCRETE BLOCK STRUCTURE	D	DELTA ANGLE
○	CONCRETE BLOCK STRUCTURE	R	RADIUS
○	CONCRETE BLOCK STRUCTURE	N.T.	NON-TANGENT CURVE
○	CONCRETE BLOCK STRUCTURE	D.B.	DEED BOOK
○	CONCRETE BLOCK STRUCTURE	No.	NUMBER
○	CONCRETE BLOCK STRUCTURE	O.R.B.	OFFICIAL RECORD BOOK
○	CONCRETE BLOCK STRUCTURE	PG.	PAGE
○	CONCRETE BLOCK STRUCTURE	P.B.	PLAT BOOK
○	CONCRETE BLOCK STRUCTURE	AVE	AVENUE
○	CONCRETE BLOCK STRUCTURE	RD	ROAD
○	CONCRETE BLOCK STRUCTURE	RR	RAILROAD
○	CONCRETE BLOCK STRUCTURE	ST	STREET
○	CONCRETE BLOCK STRUCTURE	BC	BOTTOM OF CURB
○	CONCRETE BLOCK STRUCTURE	BW	BOTTOM OF WALL
○	CONCRETE BLOCK STRUCTURE	C.B.S.	CONCRETE BLOCK STRUCTURE
○	CONCRETE BLOCK STRUCTURE	EP	EDGE OF PAVEMENT
○	CONCRETE BLOCK STRUCTURE	FF	FINISHED FLOOR
○	CONCRETE BLOCK STRUCTURE	TC	TOP OF CURB
○	CONCRETE BLOCK STRUCTURE	TW	TOP OF WALL
○	CONCRETE BLOCK STRUCTURE	GR	GRATED INLET
○	CONCRETE BLOCK STRUCTURE	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 COMPLES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN RULE 611, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.07, FLORIDA STATUTES.

Digitally signed by Gary McDaniel Date: 2025.06.18 13:05:00-04'00'



GARY M. MCDANIEL, PROFESSIONAL SURVEYOR AND MAPPER, LICENSED BUSINESS NUMBER 127264, STATE OF FLORIDA. LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES, INC., LICENSED BUSINESS NUMBER 127264, 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.

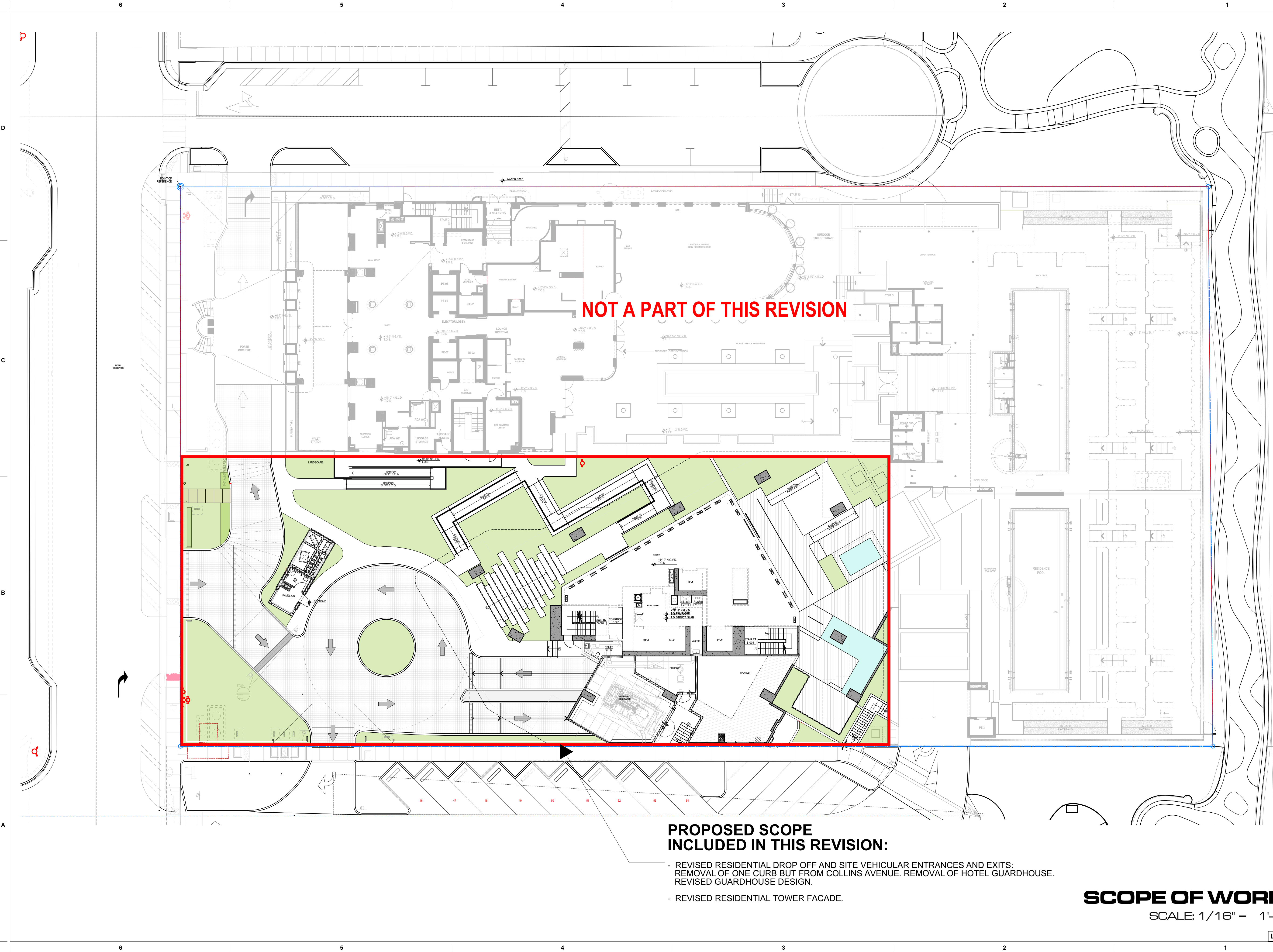
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06/17/25	UPDATE TO SHOW NEW EMBEZZLED FENCE	04
07/25/25	UPDATE TO SHOW EMBEZZLED FENCE	04
07/18/25	UPDATE TO SHOW EMBEZZLED FENCE	04
06/22/25	UPDATE TO SHOW UNDERGROUND UTILITIES	04

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PROJECT: AMAN Hotel - Miami Beach  
DRAWING TITLE: TOPOGRAPHIC SURVEY PLAN  
PROJECT NO.: 300295501  
DATE: 10-04-2022  
DRAWN BY: IR  
CHECKED BY: BM  
MAMI-DADE COUNTY FLORIDA

Project No.	300295501	Drawing No.	VT101
Date	10-04-2022		
Drawn By	IR		
Checked By	BM		

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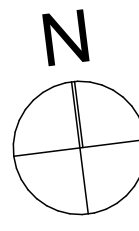


NOT A PART OF THIS REVISION

**PROPOSED SCOPE INCLUDED IN THIS REVISION:**

- REVISED RESIDENTIAL DROP OFF AND SITE VEHICULAR ENTRANCES AND EXITS. REMOVAL OF ONE CURB BUT FROM COLLINS AVENUE. REMOVAL OF HOTEL GUARDHOUSE. REVISED GUARDHOUSE DESIGN.
- REVISED RESIDENTIAL TOWER FACADE.

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



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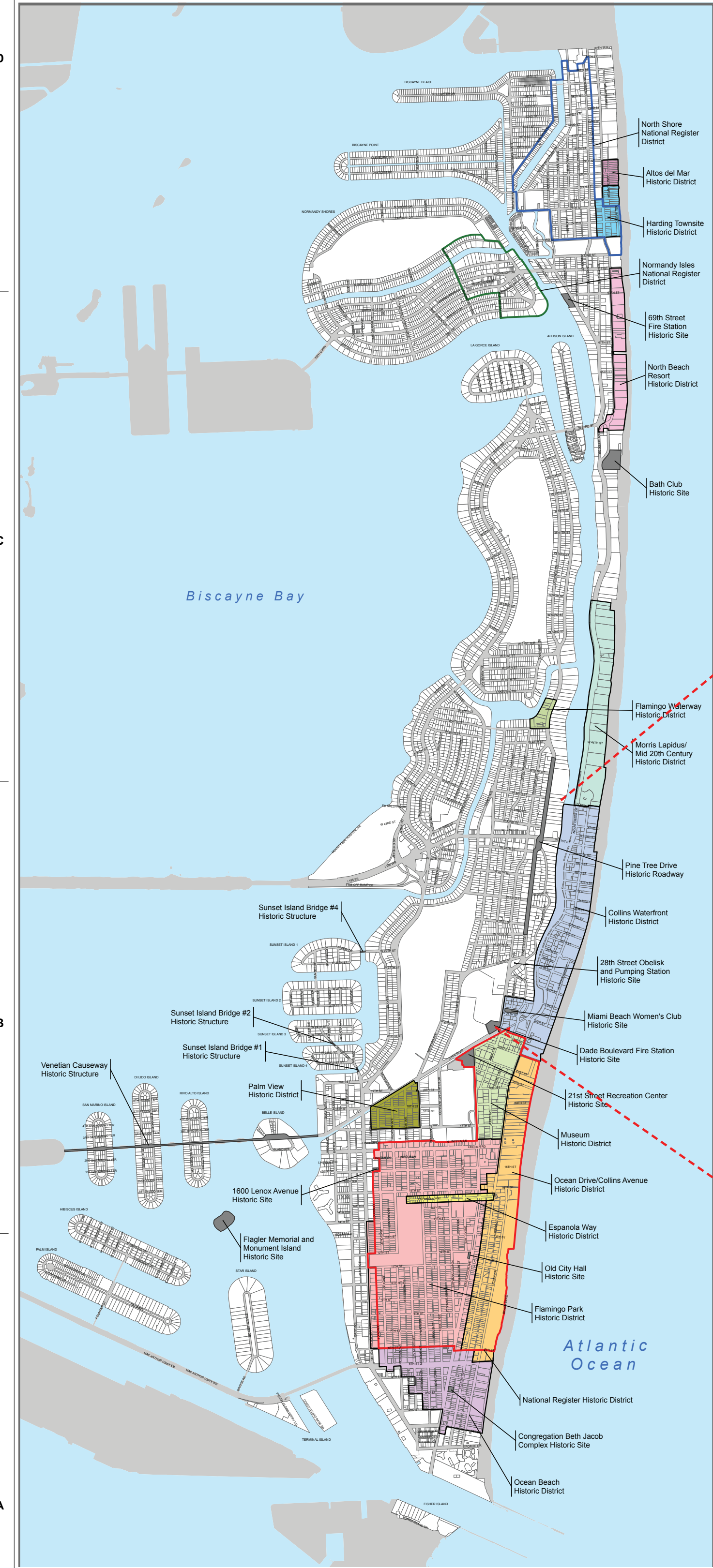
HPB - SEPTEMBER 16, 2025

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6/20/2025  
Scale  
AS SHOWN  
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1933  
Sheet Name

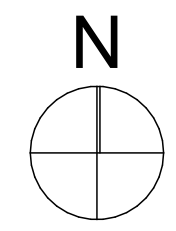
SCOPE OF WORK  
Sheet No.

**A-001**

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# HISTORICAL DISTRICT MAP



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**HISTORICAL DISTRICT MAP**  
Sheet No.  
**A-002**



