

# 42 PINE - MIAMI BEACH, FL

## Request for Variance for Interior Garage Ramp

First Submittal: July 17, 2023

DRB Hearing: October 3 2023

DRB File No. DRB 23-0949  
Previously approved as DRB 18-0225 and  
DRB 23265.



### SHEET INDEX :

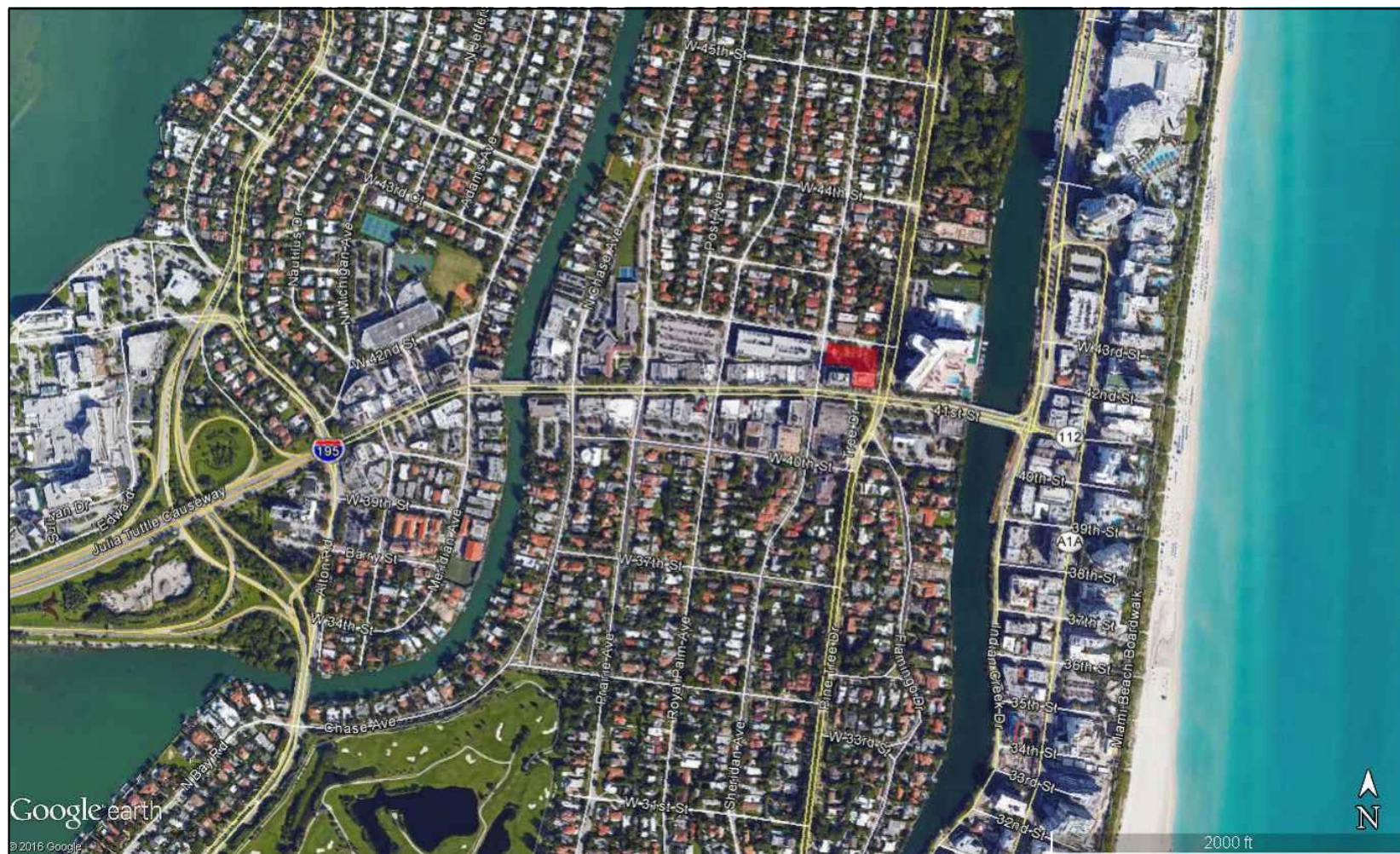
- A-001 - COVER
- A-002 - PROJECT LOCATION
- A-003 - SITE CONTEXT
- A-004 - SITE CONTEXT
- A-005 - SITE CONTEXT
- A-006 - RAMP ANALYSIS
- A-007 - RAMP ANALYSIS
- A-008 - RENDER NORTH FACADE
- A-009 - AS-BUILT NORTH FACADE
- A-010 - AS-BUILT NW FACADE
- A-011 - AS-BUILT EAST & WEST  
FACADE
- A-012 - RENDER NORTH WEST

340 WEST 42ND STREET MIAMI BEACH, FL

**ARQUITECTONICA**

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.





1	LOCATION PLAN
	SCALE: N.T.S.

2 BIRD'S EYE VIEW

---

SCALE: N.T.S.

340 WEST 42ND STREET MIAMI BEACH, FL

# ARQUITECTONICA

**A-002**

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F

## PROJECT LOCATION

All designs indicated are the property of Arquitectonica Internacional Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica Internacional Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.





1 LOCATION PLAN  
SCALE: N.T.S.



7 STREET VIEW  
SCALE: N.T.S.



6 STREET VIEW  
SCALE: N.T.S.



2 STREET VIEW  
SCALE: N.T.S.



3 STREET VIEW  
SCALE: N.T.S.



4 STREET VIEW  
SCALE: N.T.S.



5 STREET VIEW  
SCALE: N.T.S.



\*PHOTOS TAKEN 3/26/16

340 WEST 42ND STREET MIAMI BEACH, FL

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

SITE CONTEXT

**ARQUITECTONICA**

**A-003**

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F





1 LOCATION PLAN

SCALE: N.T.S.



2 STREET VIEW

SCALE: N.T.S.



3 STREET VIEW

SCALE: N.T.S.



7 STREET VIEW

SCALE: N.T.S.



6 STREET VIEW

SCALE: N.T.S.



5 STREET VIEW

SCALE: N.T.S.



4 STREET VIEW

SCALE: N.T.S.



340 WEST 42ND STREET MIAMI BEACH, FL

# SITE CONTEXT

**ARQUITECTONICA**

**A-004**

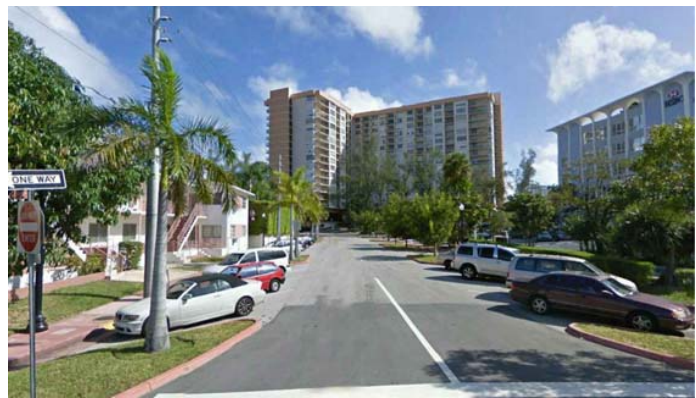
2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.





1 | LOCATION PLAN  
SCALE: N.T.S.



2 | STREET VIEW  
SCALE: N.T.S.



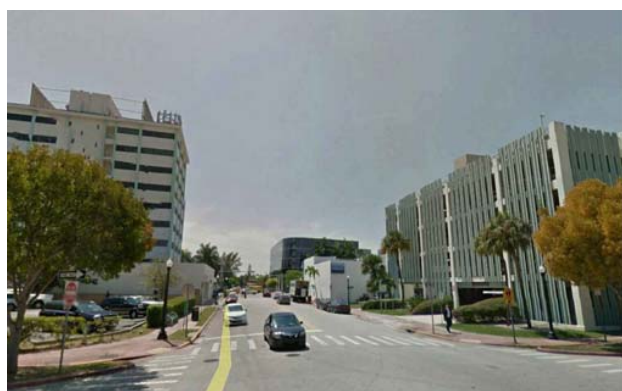
3 | STREET VIEW  
SCALE: N.T.S.



7 | STREET VIEW  
SCALE: N.T.S.



6 | STREET VIEW  
SCALE: N.T.S.



5 | STREET VIEW  
SCALE: N.T.S.



4 | STREET VIEW  
SCALE: N.T.S.

340 WEST 42ND STREET MIAMI BEACH, FL

**ARQUITECTONICA**

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

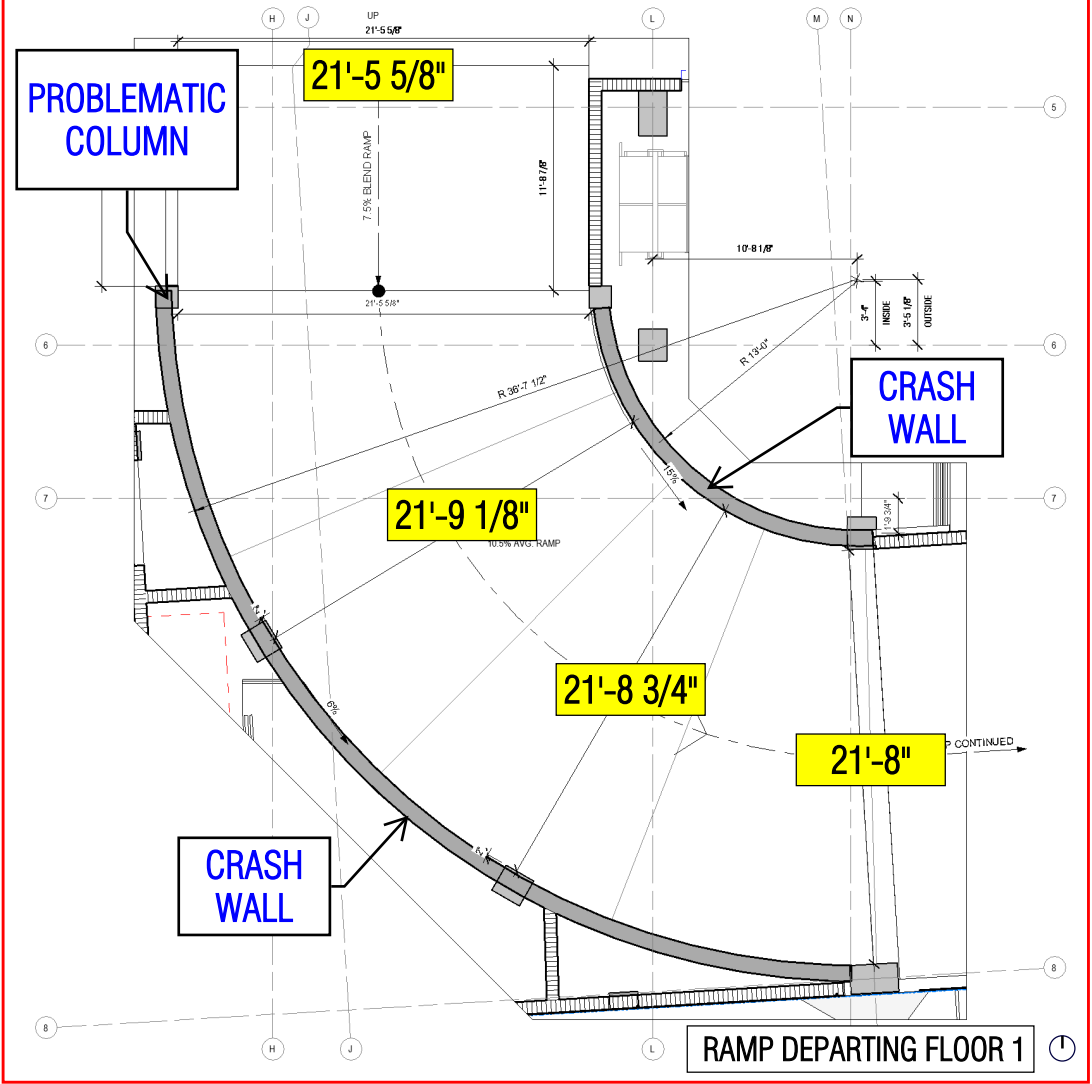
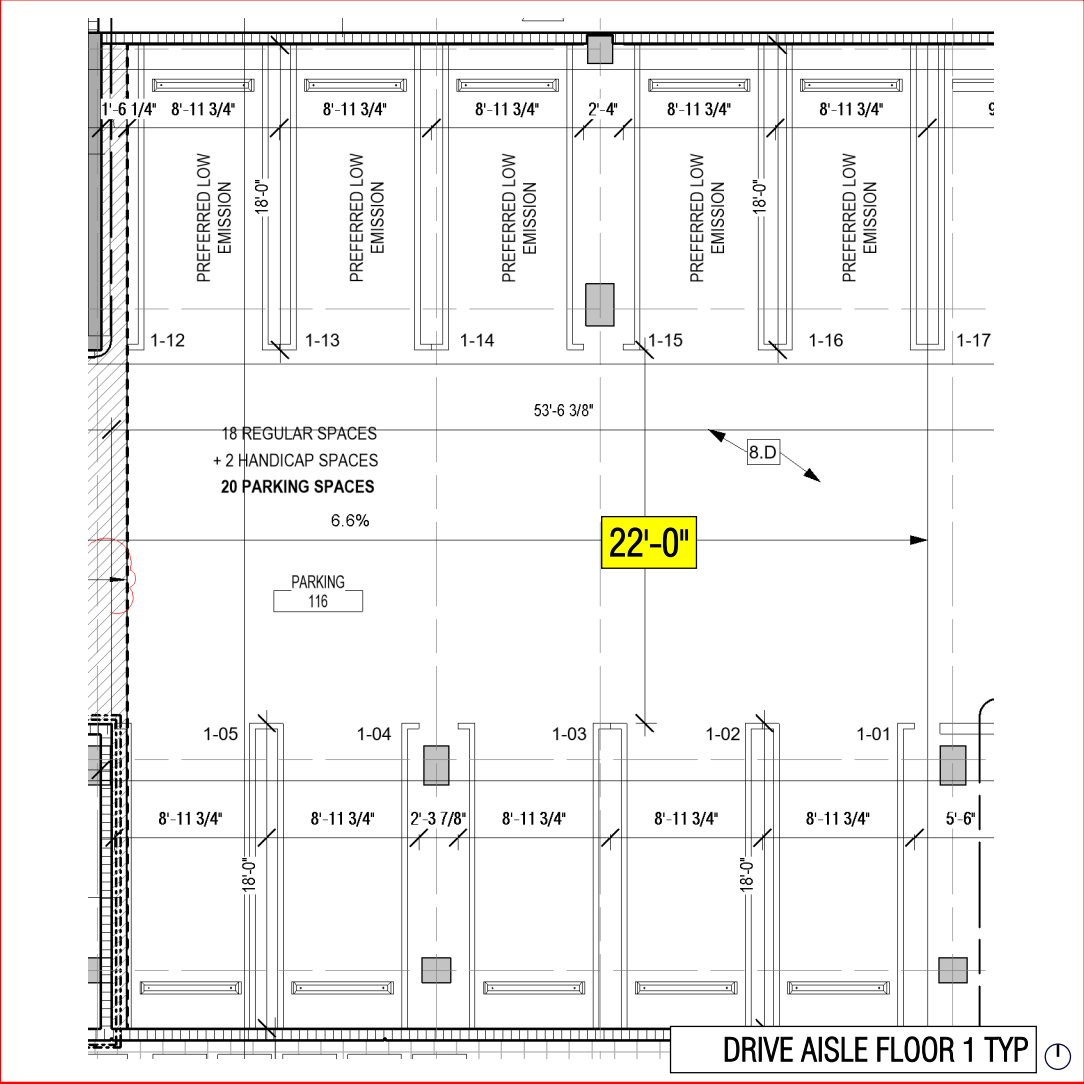
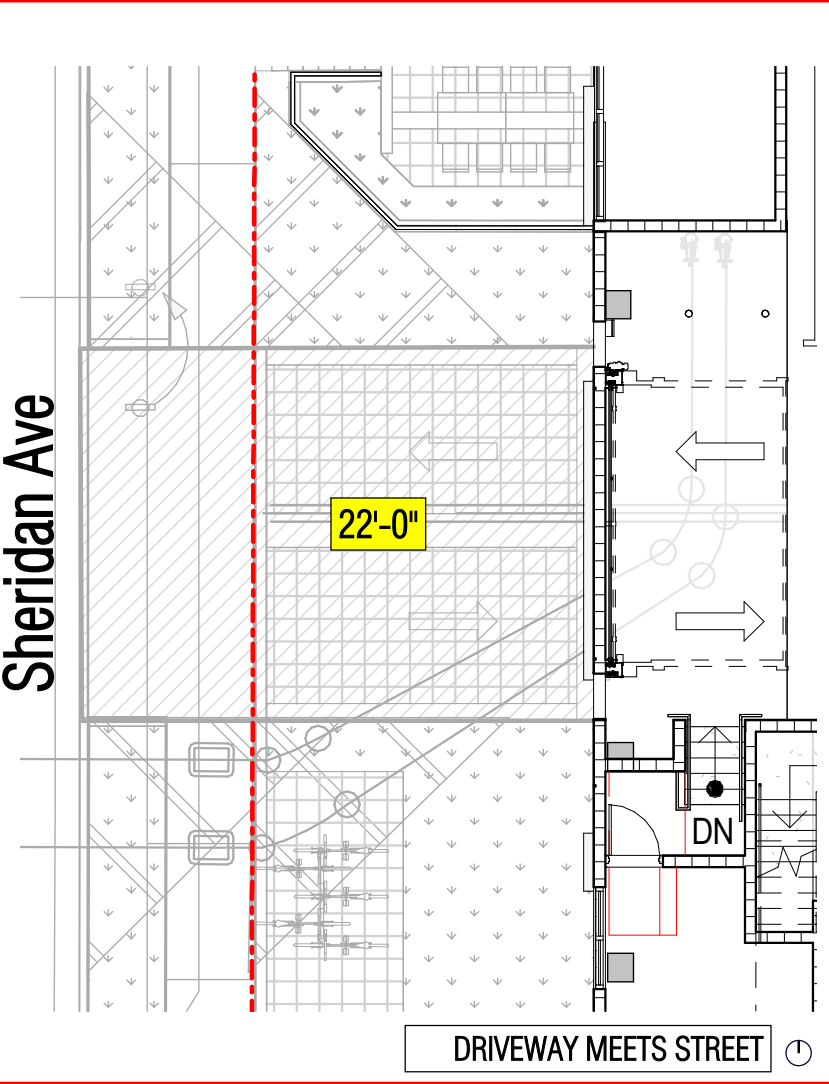
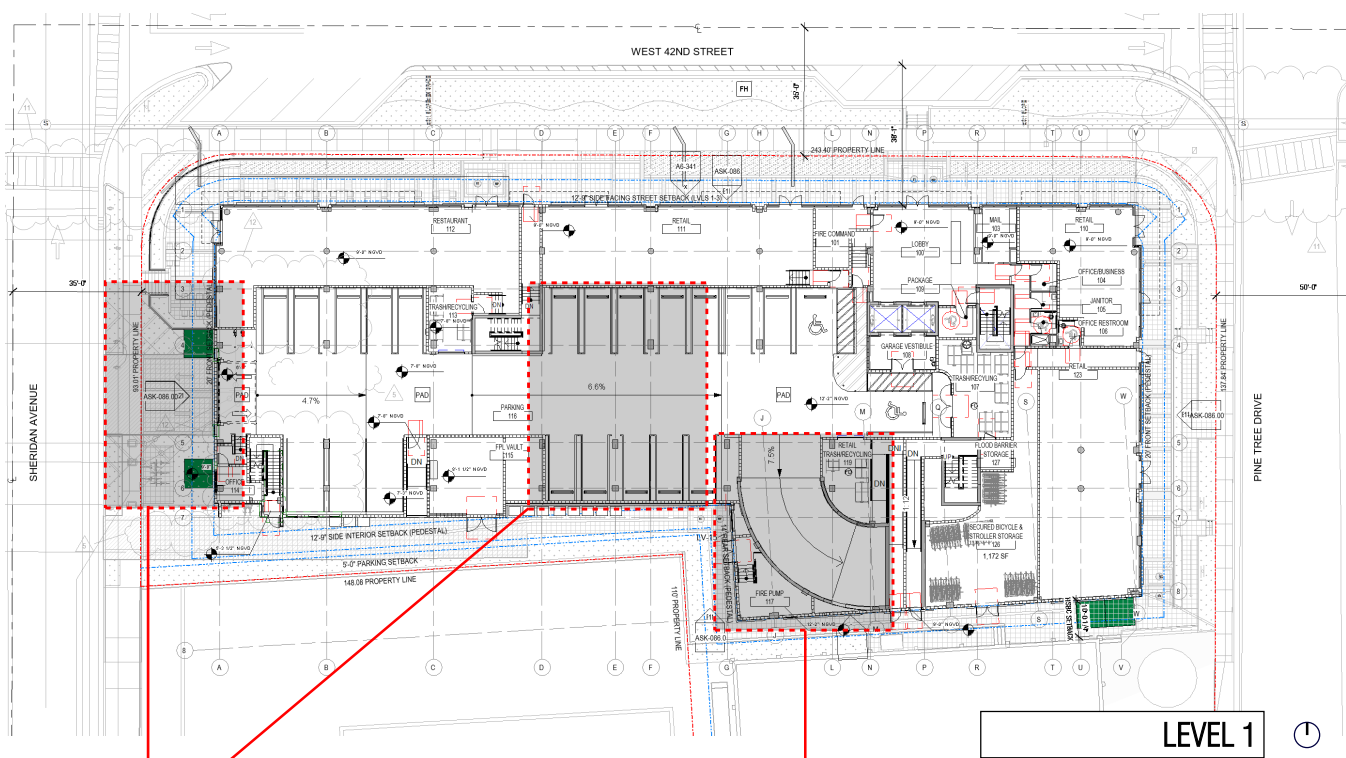
# SITE CONTEXT

**A-005**

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F



Miami Beach Code Sec. 130-64 regulates Driveway Standards. The 42 Pine driveway is comprised of three parts. where it meets the street; its internal ramp: and the drive aisles where the building's parking occurs on either side. The driveway meets code requirements where the building meets Sheridan Avenue, the drive aisles where the unit owners park on the second and third floors, and much of the ramp. However, structure reduces the width where noted, though in other places is wider than required. The required width is 9'-0" each way for under 25 units & 11'-0" each way over 25 units



340 WEST 42ND STREET MIAMI BEACH, FL

ARQUITECTONICA

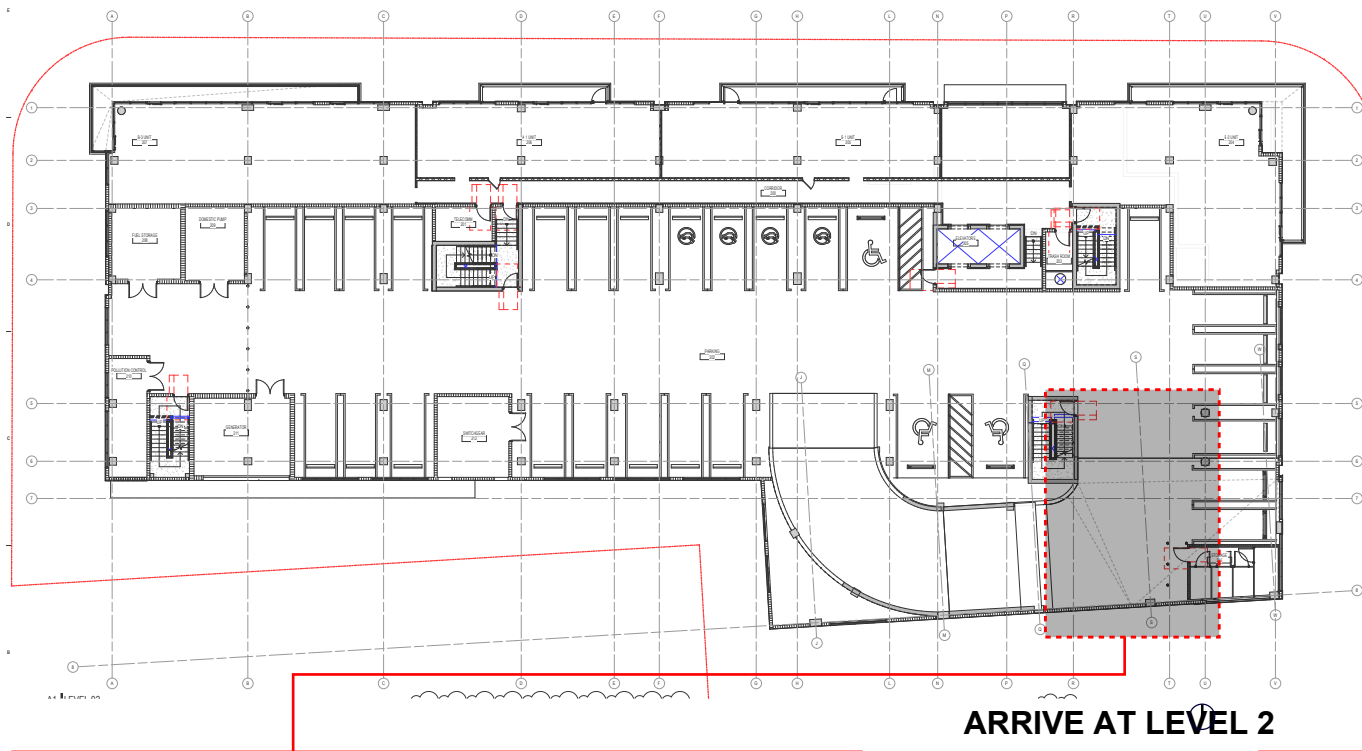
All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

RAMP ANALYSIS

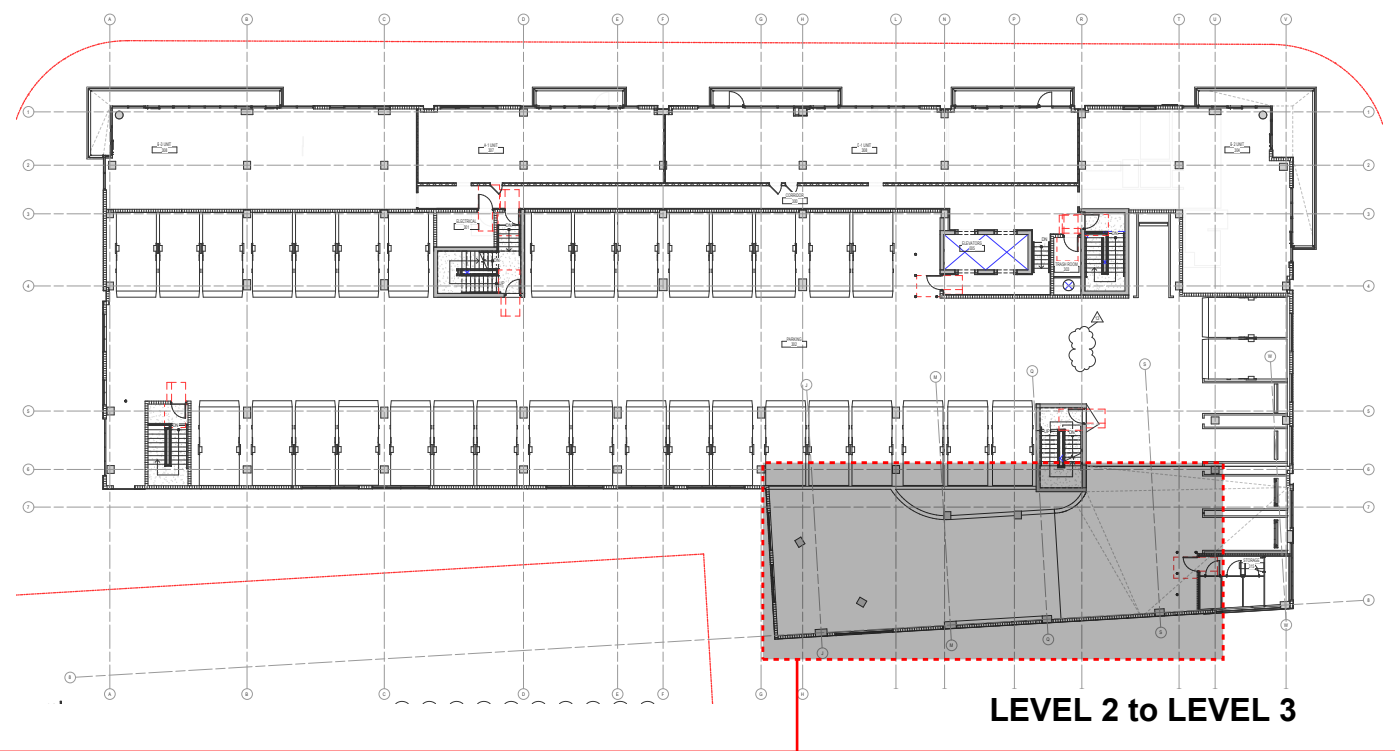
A-006

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F

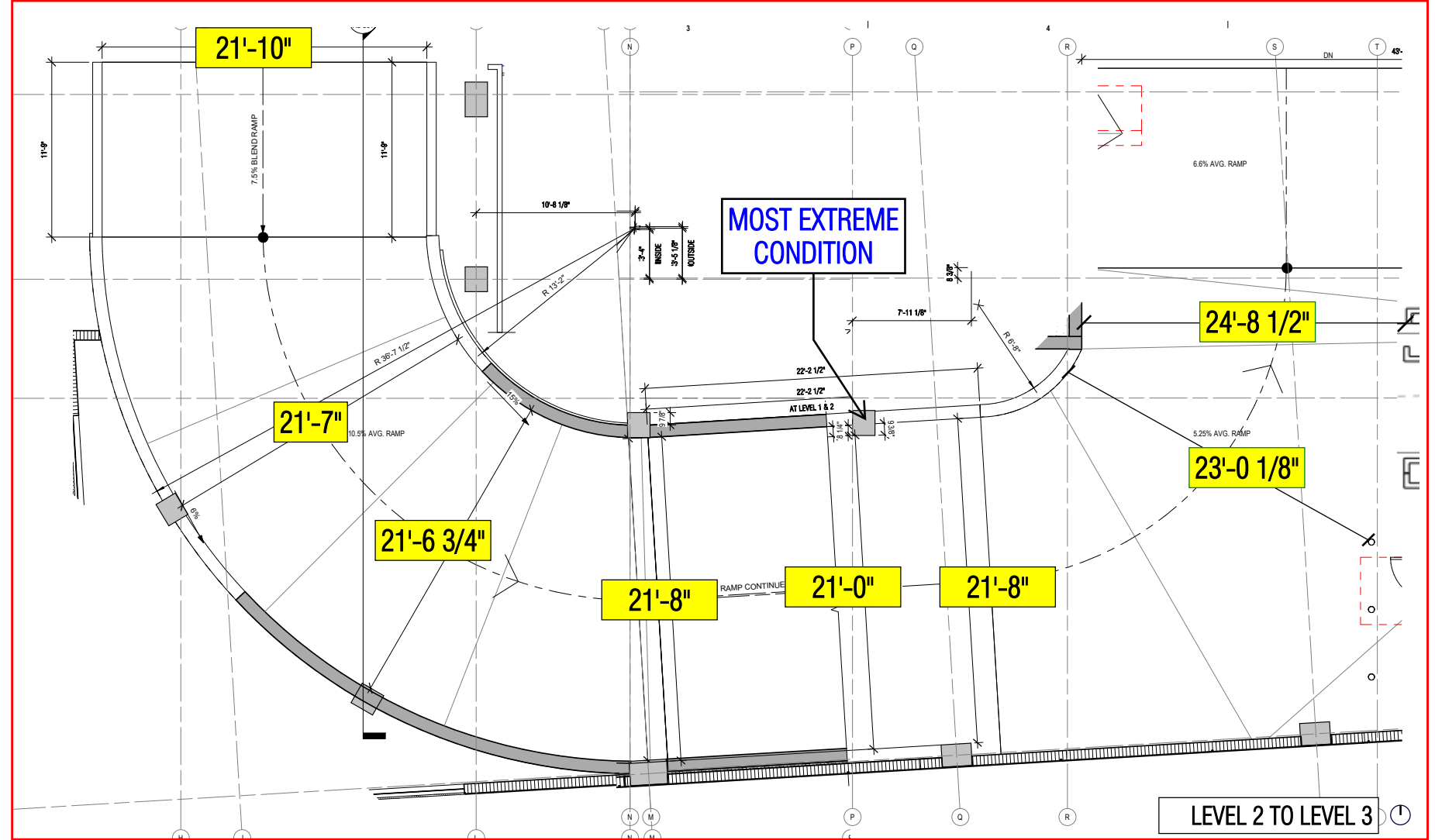
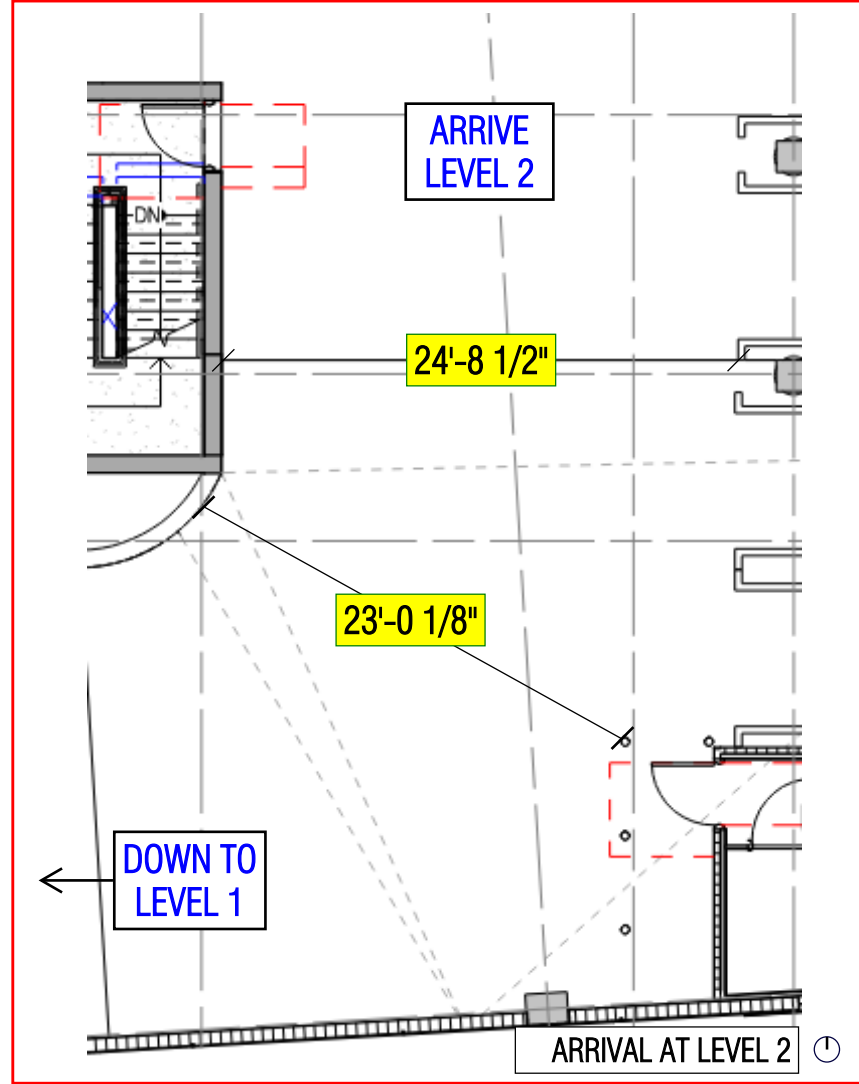




ARRIVE AT LEVEL 2



LEVEL 2 to LEVEL 3



340 WEST 42ND STREET MIAMI BEACH, FL

**ARQUITECTONICA**

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

# RAMP ANALYSIS

**A-007**

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F





340 WEST 42ND STREET MIAMI BEACH, FL

**ARQUITECTONICA**

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

RENDER - NORTH FACADE

**A-008**

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F





340 WEST 42ND STREET MIAMI BEACH, FL

**ARQUITECTONICA**

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

AS-BUILT - NORTH FACADE

**A-009**

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F





340 WEST 42ND STREET MIAMI BEACH, FL

**ARQUITECTONICA**

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

AS-BUILT - NW FACADE

A-010

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F





EAST FACADE



WEST FACADE

Construction view from Pine Tree Drive Sheridan Avenue in July. New building moderates the height, stepping down between the existing commercial buildings and the neighborhood.

340 WEST 42ND STREET MIAMI BEACH, FL

AS-BUILT - EAST & WEST FACADE

ARQUITECTONICA

A-011

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.





340 WEST 42ND STREET MIAMI BEACH, FL

**ARQUITECTONICA**

**RENDER - NORTH WEST FACADE**

**A-012**

All designs indicated are the property of Arquitectonica International Corp. All copyrights reserved 2018. No copies, transmissions, reproductions or electronic manipulation of any portion of these drawings in whole or in part are to be made without the express written permission of Arquitectonica International Corp. The concepts represented in these drawings are subject to review and verification by the city of Miami Beach, as well as other governmental and local agencies having jurisdiction.

2900 OAK AVENUE MIAMI, FL 33133  
305.372.1812 T  
305.372.1175 F