



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.

MIAMI BEACH  
MIAMI BEACH  
340 WEST 42ND STREET MIAMI BEACH, FLORIDA  
CATON OWNER, LLC  
3021 ALTON RD SUITE 100, MIAMI BEACH, FL 33140

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
3900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI, FL 33133

CIVIL ENGINEER:

MIAMI, FL 33144

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date Revision

Issue Issue Date / For

ARQ Project No.: 3346

Drawn by:

Approved by:

SHEET INDEX

SITE  
CONTEXT

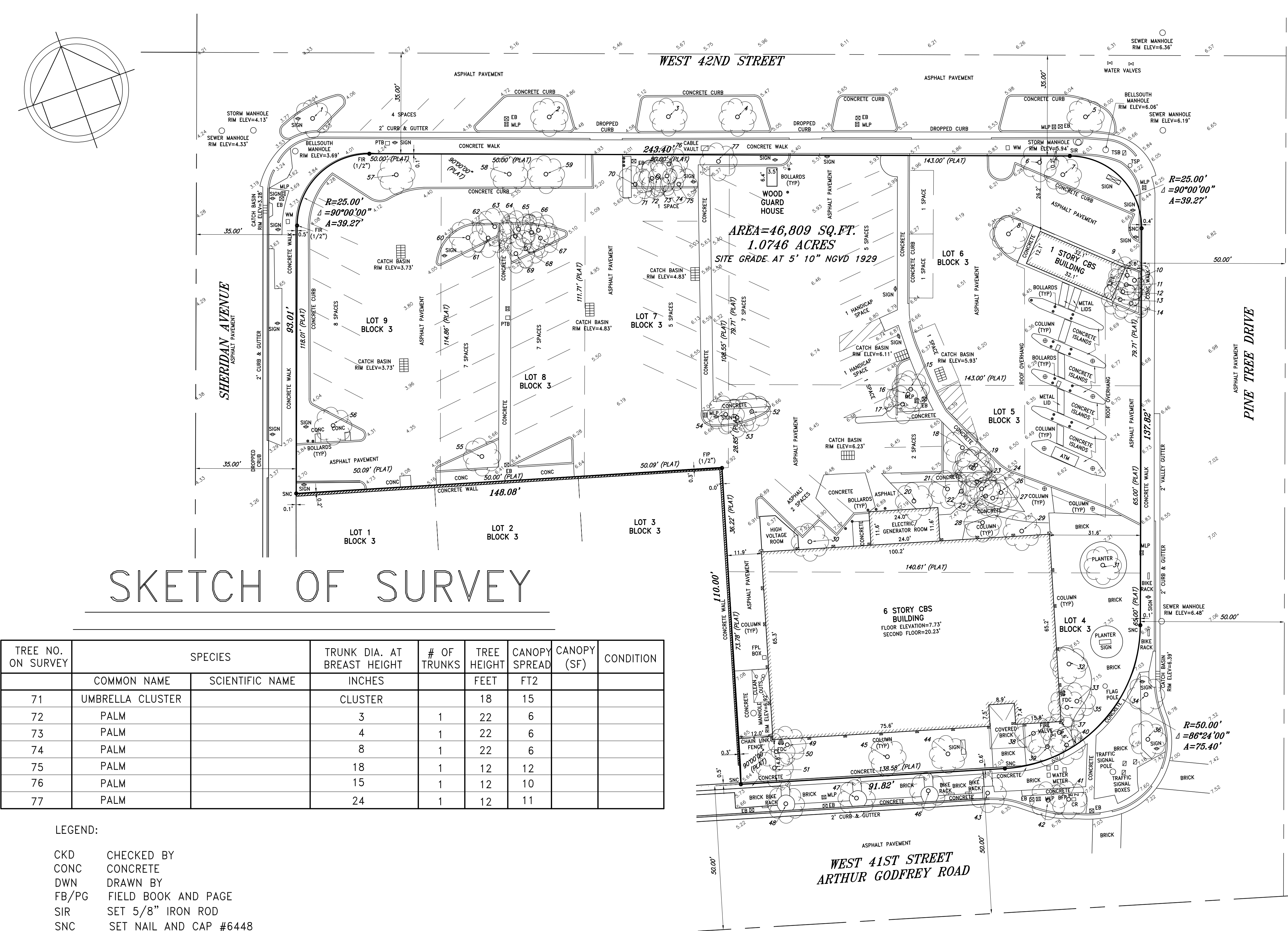
A0.002

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

\*PHOTOS TAKEN 3/28/16

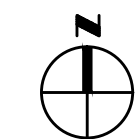


TREE NO. ON SURVEY	SPECIES		TRUNK DIA. AT BREAST HEIGHT	# OF TRUNKS	TREE HEIGHT	CANOPY SPREAD	CANOPY (SF)	CONDITION
	COMMON NAME	SCIENTIFIC NAME	INCHES		FEET	FT2		
1	MAHOGANY		11	1	20	20		
2	MAHOGANY		13	1	20	30		
3	MAHOGANY		12	1	20	25		
4	MAHOGANY		8	1	18	16		
5	MAHOGANY		15	1	20	25		
6	UNKNOWN		8	1	20	12		
7	UNKNOWN		4	1	10	6		
8	BLACK OLIVE		9	1	18	15		
9	UMBRELLA		14	1	20	15		
10	PALM		3	1	5	4		
11	UMBRELLA		10	2	20	8		
12	UMBRELLA		18	1	20	4		
13	UMBRELLA		18	2	20	20		
14	PALM		3	1	5	5		
15	PALM		4	1	20	6		
16	PALM		4	1	22	6		
17	PALM		16	1	12	15		
18	PALM		4	1	20	6		
19	PALM		4	3	20	6		
20	PALM		4	1	20	4		
21	PALM		11	1	25	8		
22	PALM		4	1	15	6		
23	PALM		4	1	15	4		
24	PALM CLUSTER		CLUSTER	4	25	10		
25	PALM CLUSTER		CLUSTER	5	25	4		
26	PALM CLUSTER		CLUSTER	8	15	8		
27	PALM		3	1	15	4		
28	PALM CLUSTER		CLUSTER	10	20	10		
29	PALM		4	1	20	6		
30	PALM		14	1	30	5		
31	GUMBO LIMBO		16	1	20	25		
32	PALM CLUSTER		CLUSTER	3	20	15		
33	PALM CLUSTER		CLUSTER	3	20	15		
34	PALM		14	1	20	15		
35	PALM		13	1	15	8		
36	PALM		20	1	25	19		
37	PALM		10	1	30	8		
38	PALM		8	1	20	6		
39	PALM		12	1	28	6		
40	PALM		10	1	18	6		
41	PALM		18	1	30	10		
42	PALM		14	1	30	12		
43	UNKNOWN		12	1	15	15		
44	PALM		18	1	20	10		
45	PALM		18	1	18	12		
46	PALM		20	1	22	12		
47	PALM		20	1	20	10		
48	PALM		20	1	30	12		
49	PALM		13	1	12	15		
50	PALM		12	1	25	6		
51	PALM		12	1	24	8		
52	PALM		5	1	13	4		
53	PALM		8	1	14	5		
54	PALM		7	1	15	4		
55	UMBRELLA		---	10	18	25		
56	UNKNOWN		7	1	16	15		
57	UNKNOWN		6	1	11	10		
58	MAHOGANY		13	1	25	25		
59	UNKNOWN		7	1	10	10		
60	UMBRELLA		32	7	16	15		
61	PALM		11	1	5	6		
62	PALM		11	1	6	8		
63	PALM		16	1	12	10		
64	PALM		3	1	8	8		
65	PALM		12	1	10	8		
66	PALM		13	1	5	6		
67	PALM		13	1	12	6		
68	PALM		13	1	11	10		
69	PALM		19	1	12	11		
70	PALM		15	1	5	8		





1 | FAR LEVEL 1  
SCALE: 3/32" = 1'-0"



MIAMI BEACH  
MIAMI BEACH  
340 WEST 42ND STREET MIAMI BEACH, FLORIDA  
CATON OWNER, LLC  
3821 ALTON RD SUITE 138, MIAMI BEACH, FL 33140

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date Revision

Issue Issue Date / For

ARQ Project No.: 3346

Drawn by:

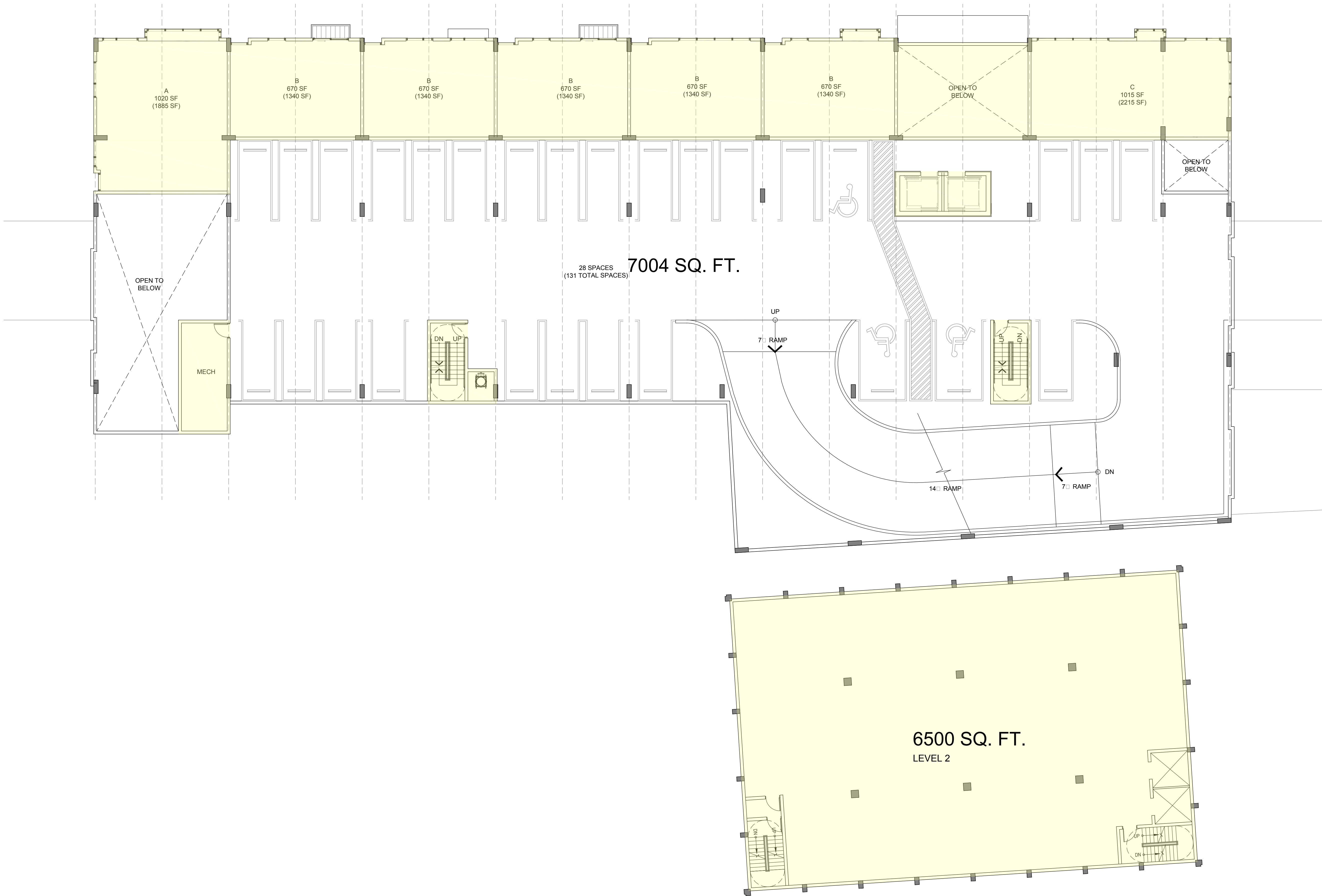
Approved by:

SHEET INDEX

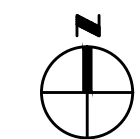
F.A.R.

A0.005

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



1 | FAR LEVEL 2  
SCALE: 3/32" = 1'-0"



MIAMI BEACH  
MIAMI BEACH  
340 WEST 42ND STREET MIAMI BEACH, FLORIDA  
CATON OWNER, LLC  
3921 ALTON RD SUITE 138, MIAMI BEACH, FL 33140

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date Revision

Issue Issue Date / For

ARQ Project No.: 3346  
Drawn by:  
Approved by:

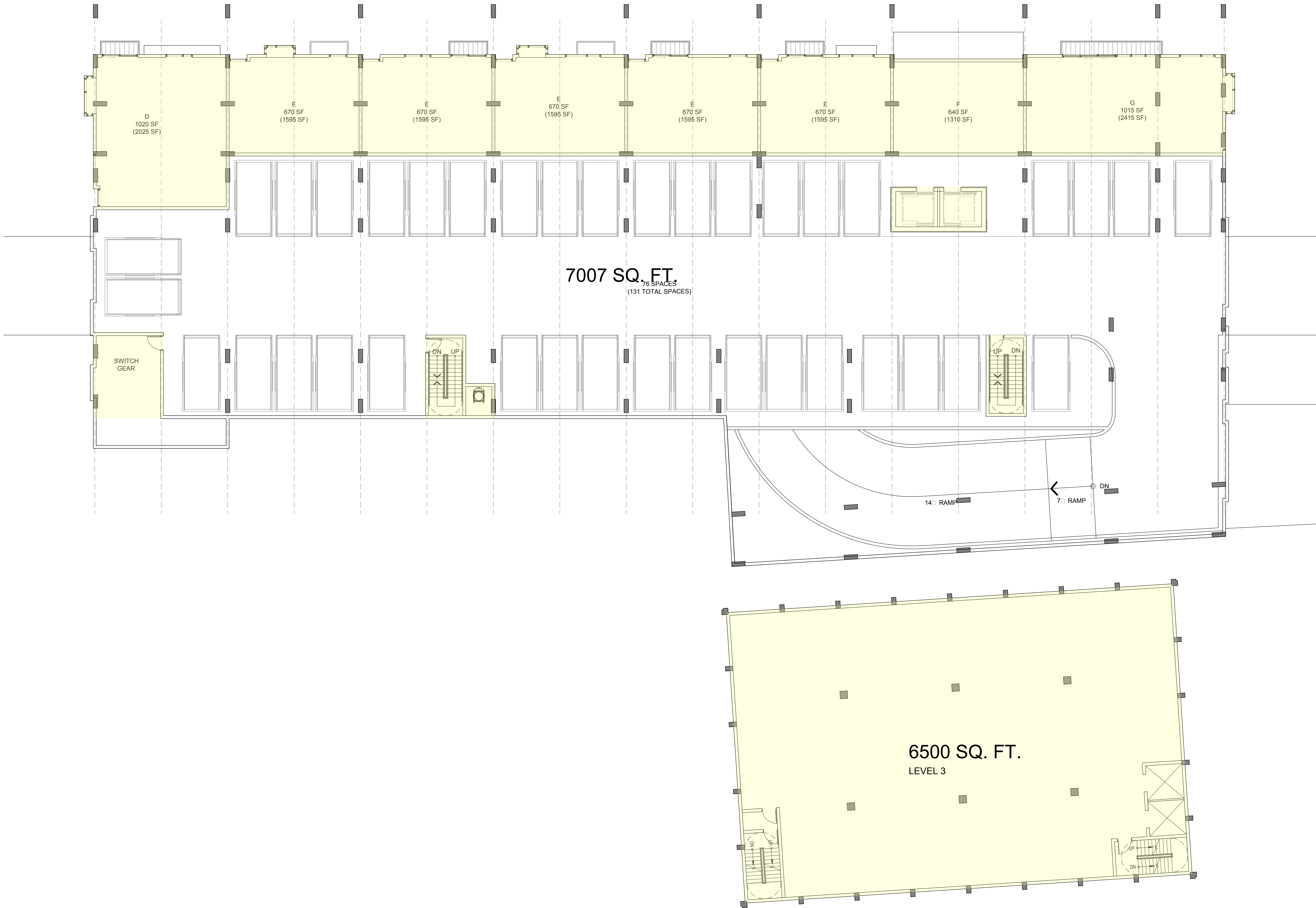
SHEET INDEX

F.A.R.

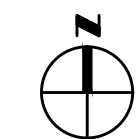
A0.006

© 2008 ARQUITECTONICA INTERNATIONAL, INC.





1 | FAR LEVEL 3  
SCALE: 3/32" = 1'-0"



MIAMI BEACH  
MIAMI BEACH  
340 WEST 42ND STREET MIAMI BEACH, FLORIDA  
CATON OWNER, LLC  
3921 ALTON RD SUITE 138, MIAMI BEACH, FL 33140

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date Revision

Issue Issue Date / For

ARQ Project No.: 3346

Drawn by:

Approved by:

SHEET INDEX

F.A.R.

A0.007

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



ARCHITECT OF RECORD

**ARQUITECTONICA**

2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
[www.arquitectonica.com](http://www.arquitectonica.com)

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

**LIGHTING CONSULTANT:**

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date  Revision

Issue #	Issue Date / For
---------	------------------

ARQ Project No.: 3346

Drawn by:

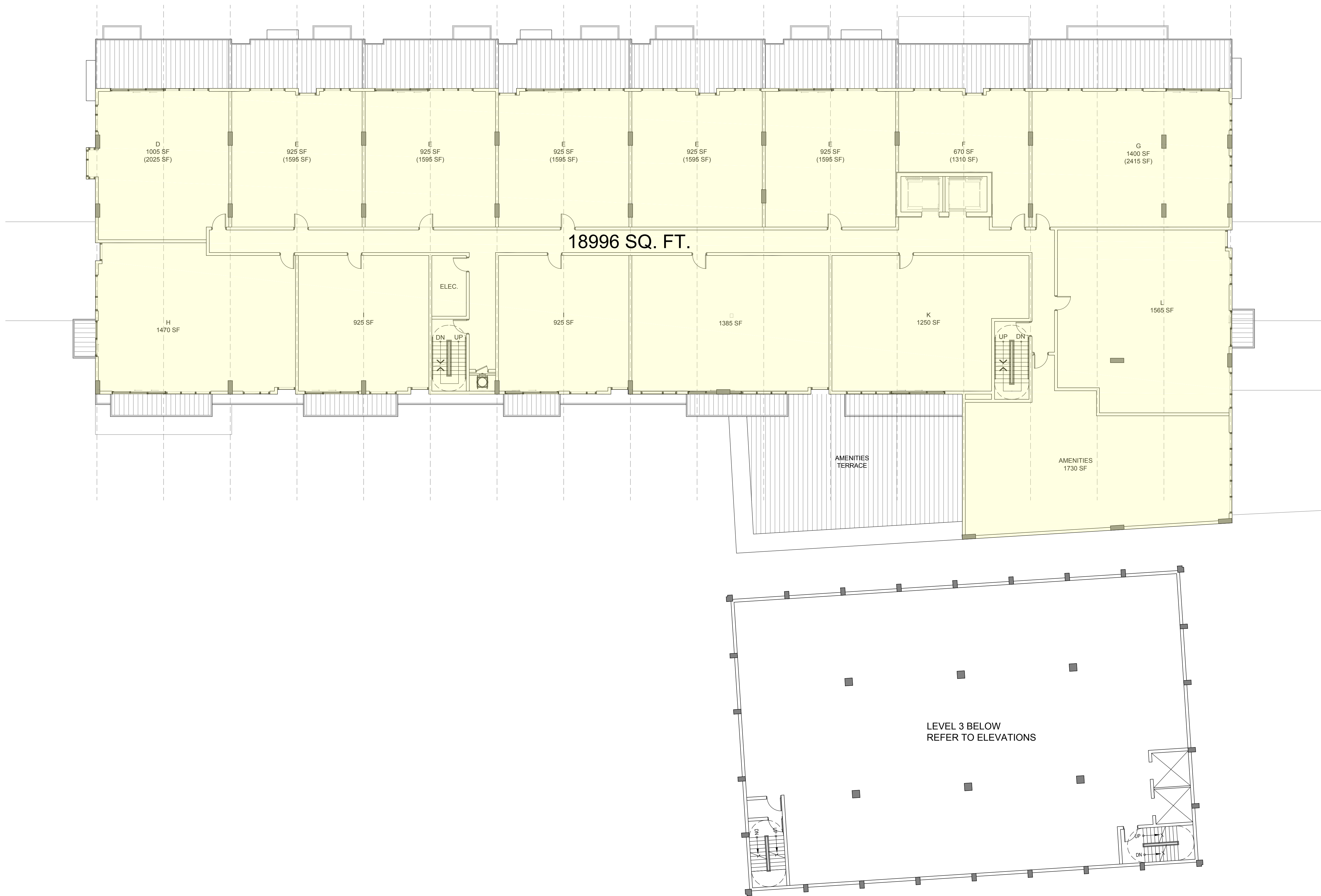
Approved by: \_\_\_\_\_

SHEET INDEX

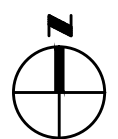
F.A.R.

**A0.008**

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



1	FAR LEVEL 4
	SCALE $\square 3/32"$ $\square 1'-0"$









ARCHITECT OF RECORD

**ARQUITECTONICA**

2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
[www.arquitectonica.com](http://www.arquitectonica.com)

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

**LIGHTING CONSULTANT:**

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date  Revision

Issue #	Issue Date / For
---------	------------------

---

ARQ Project No.: 3346

Drawn by:

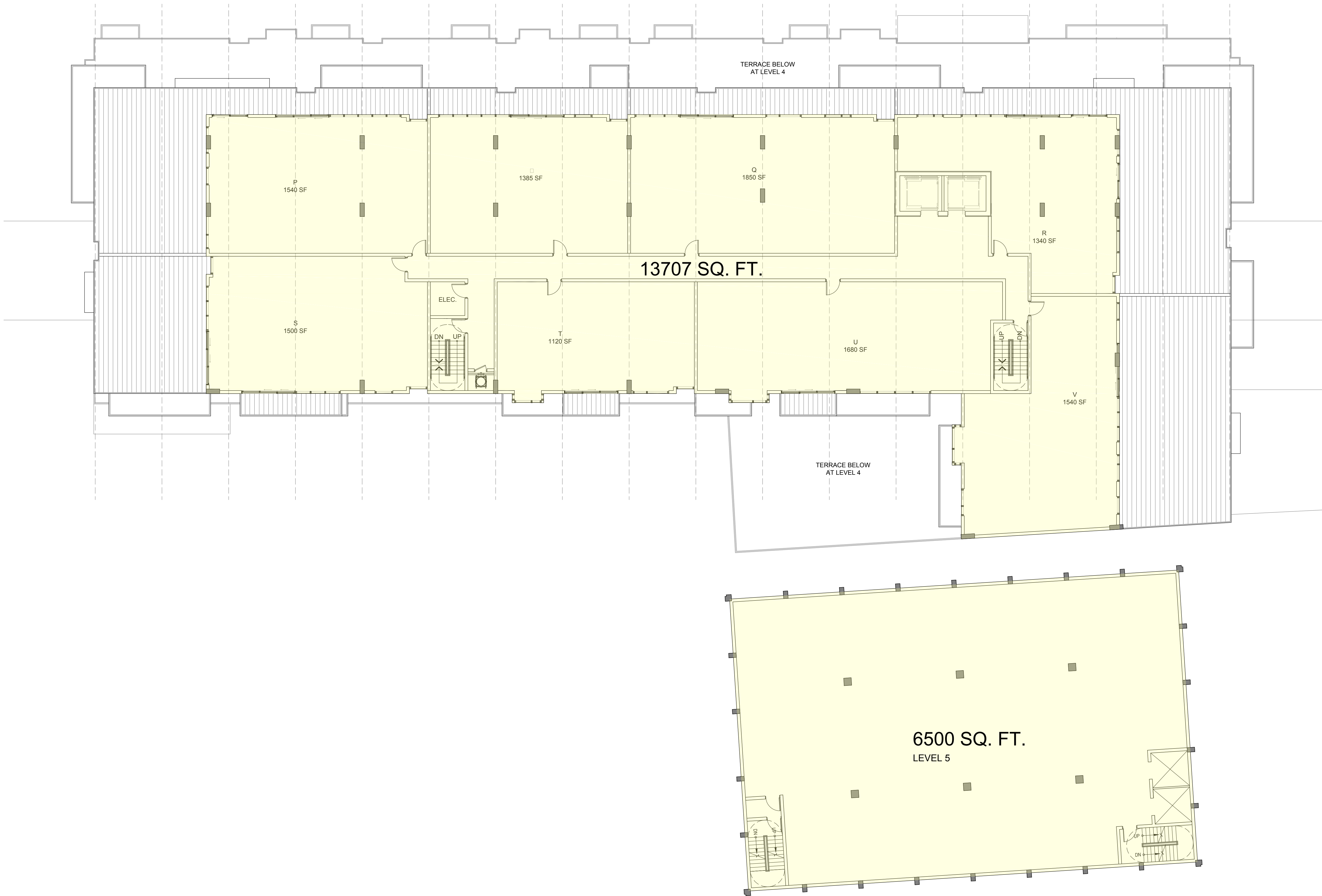
Approved by: \_\_\_\_\_

SHEET INDEX

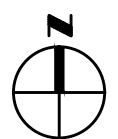
**F.A.R.**

**A0.010**

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



1	FAR LEVEL 6
	SCALE $\square 3/32"$ $\square 1'-0"$





ARCHITECT OF RECORD

**ARQUITECTONICA**

2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
[www.arquitectonica.com](http://www.arquitectonica.com)

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

**LIGHTING CONSULTANT:**

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date  Revision

Issue #	Issue Date / For
---------	------------------

ARQ Project No.: 3346

Drawn by:

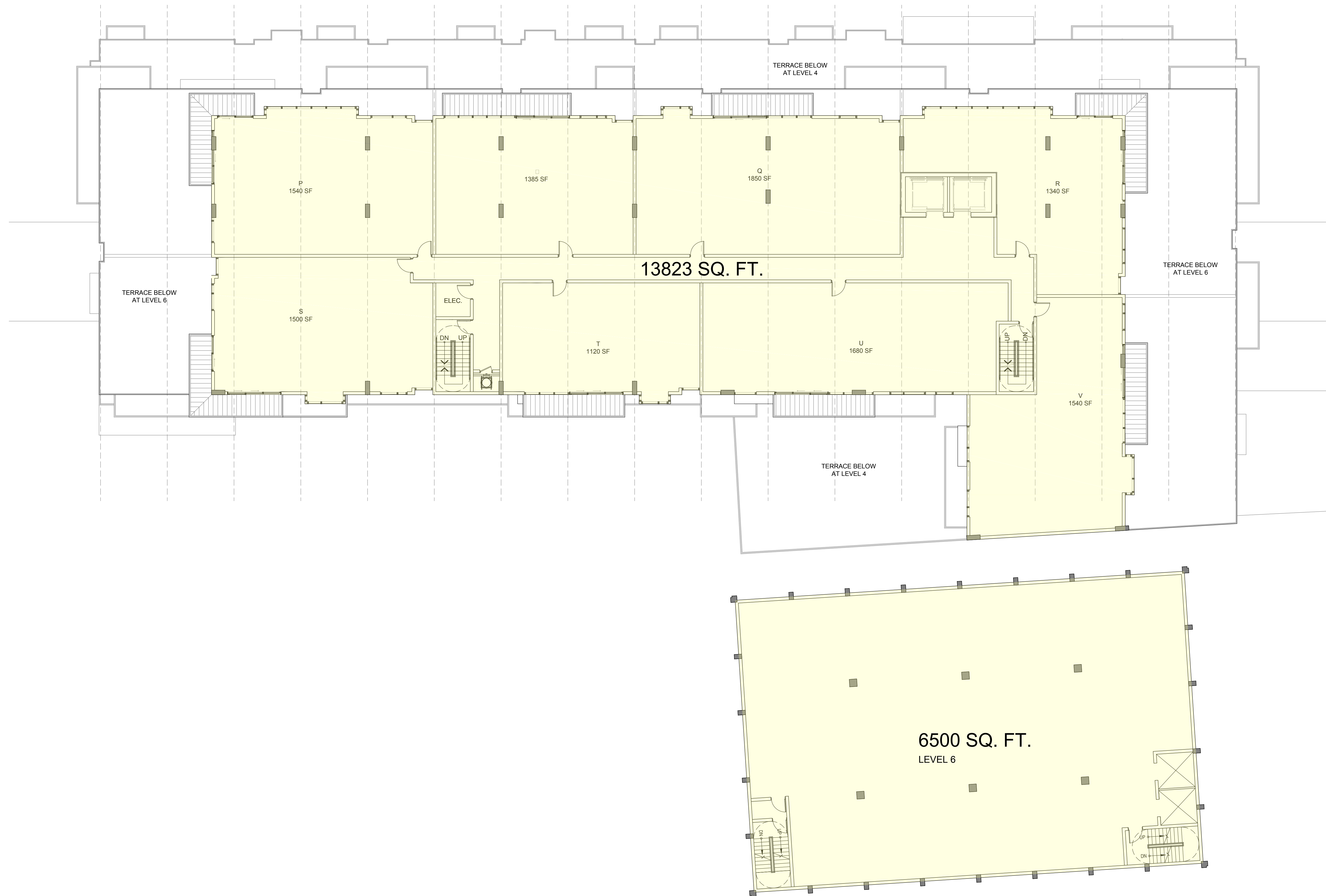
Approved by: \_\_\_\_\_

SHEET INDEX

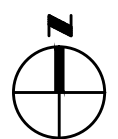
F.A.R.

**A0.011**

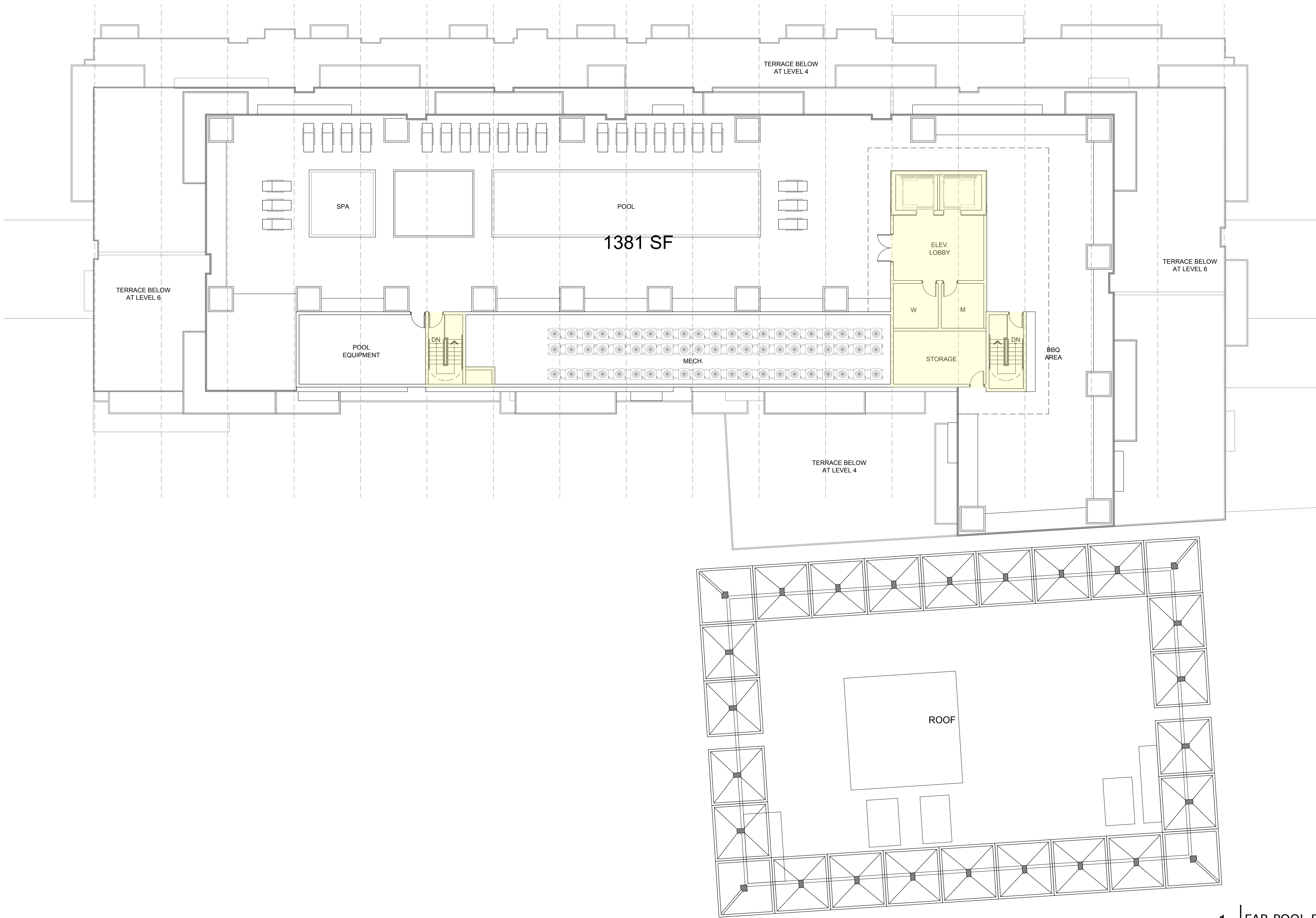
© 2008 ARQUITECTONICA INTERNATIONAL, INC.



1	FAR LEVEL 7
	SCALE $\square 3/32"$ $\square 1'-0"$







1 FAR POOL DECK  
SCALE: 3/32" = 1'-0"



MIAMI BEACH  
MIAMI BEACH  
340 WEST 42ND STREET MIAMI BEACH, FLORIDA  
CATON OWNER, LLC  
3921 ALTON RD SUITE 138, MIAMI BEACH, FL 33140

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date Revision

Issue Issue Date / For

ARQ Project No.: 3346

Drawn by:

Approved by:

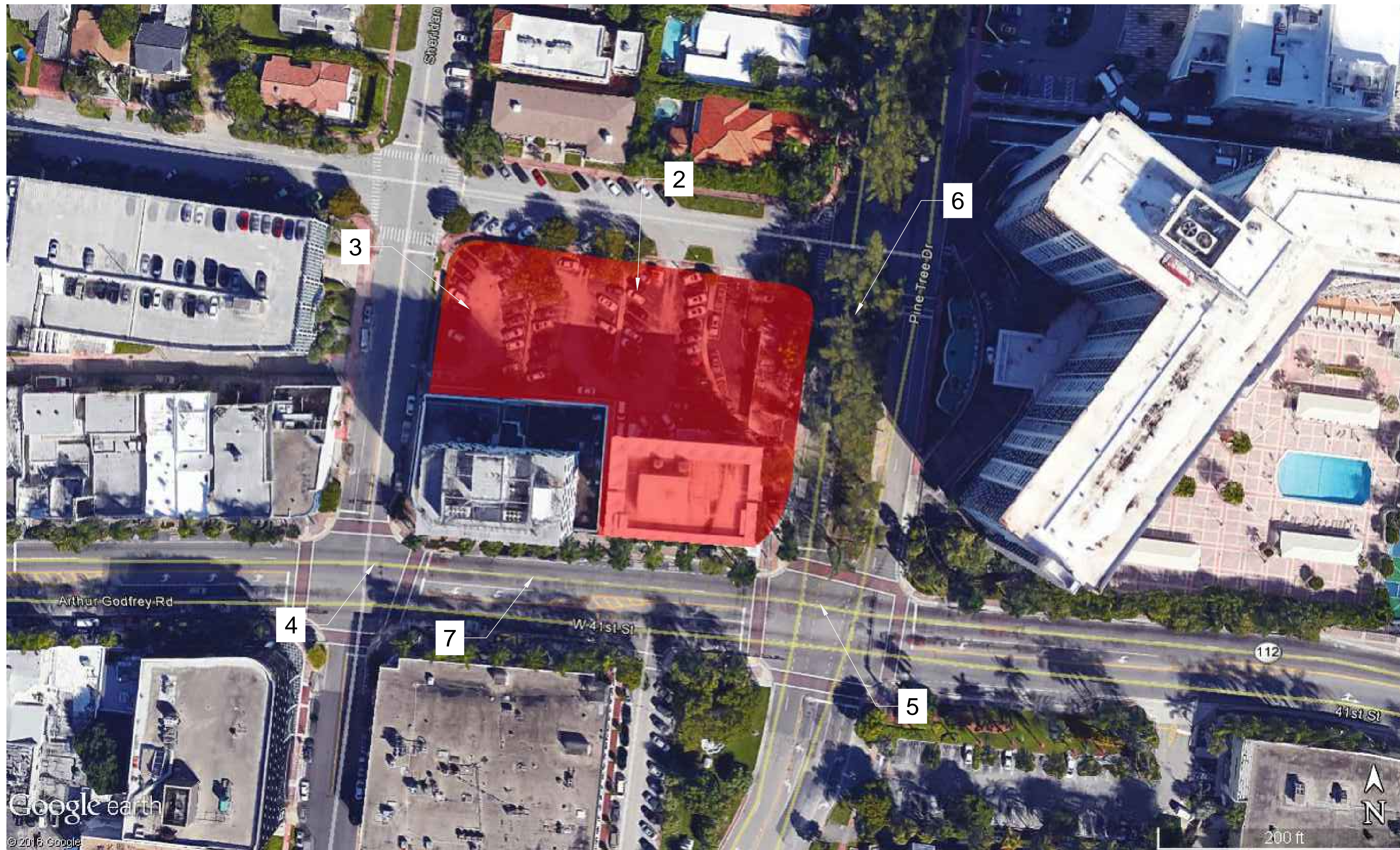
SHEET INDEX

F.A.R.

A0.012

© 2008 ARQUITECTONICA INTERNATIONAL, INC.





ARCHITECT OF RECORD

**ARQUITECTONICA**

2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
[www.arquitectonica.com](http://www.arquitectonica.com)

**STRUCTURAL ENGINEER:**

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

**LIGHTING CONSULTANT:**

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date		Revision
------	---	----------

Issue (#)	Issue Date / For
-----------	------------------

ARQ Project No.: 3346

Drawn by:

Approved by:

SHEET INDEX

## SITE CONTEXT

**A0.002**

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

\*PHOTOS TAKEN 3/28/16





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.

MIAMI BEACH  
MIAMI BEACH  
340 WEST 42ND STREET MIAMI BEACH, FLORIDA  
CATON OWNER, LLC  
3021 ALTON RD SUITE 100, MIAMI BEACH, FL 33140

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
3300 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date Revision

Issue Issue Date / For

ARQ Project No.: 3346

Drawn by:

Approved by:

SHEET INDEX

SITE  
CONTEXT

A0.003

© 2008 ARQUITECTONICA INTERNATIONAL, INC.

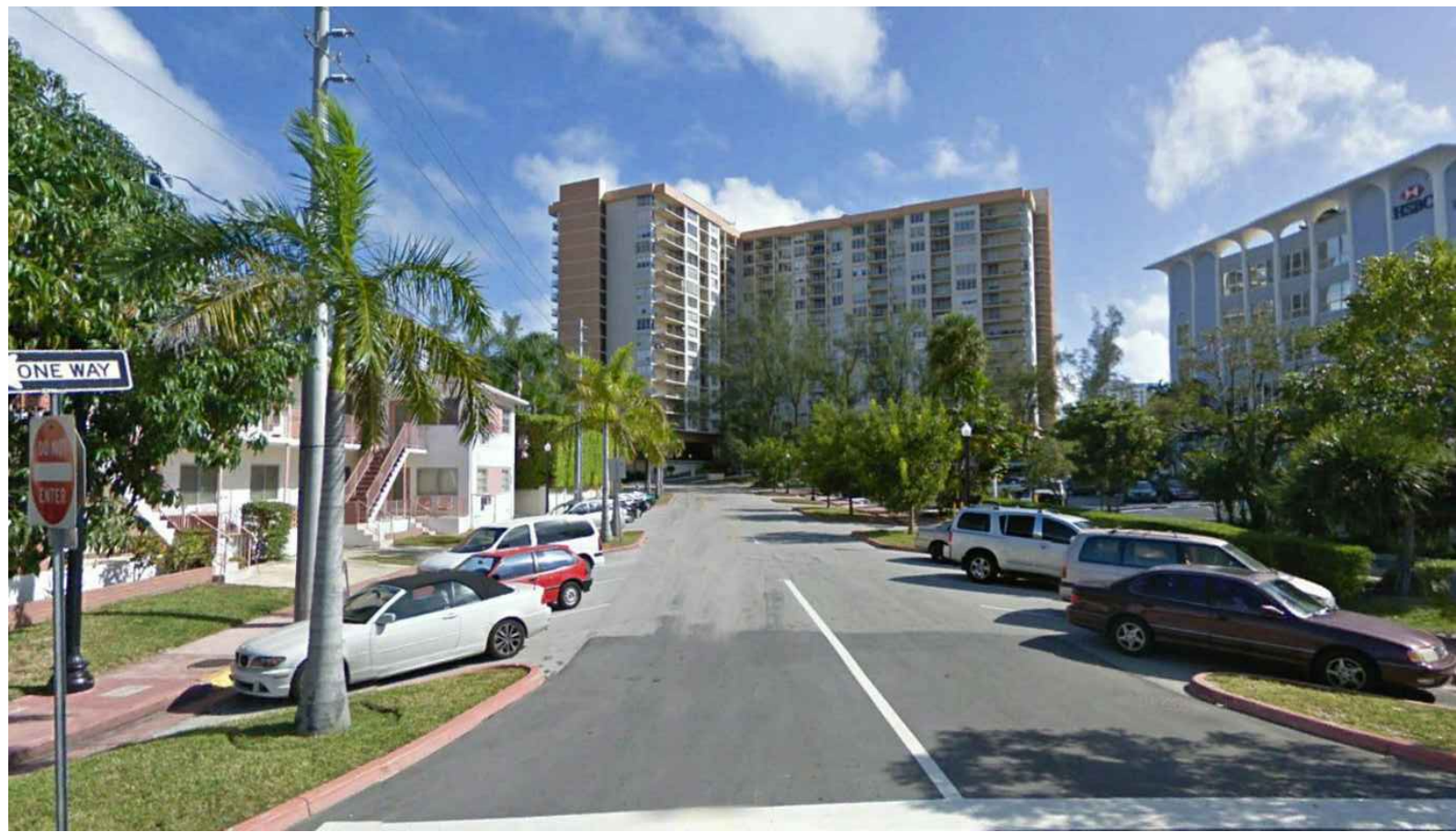
\*PHOTOS TAKEN 3/28/16





1 LOCATION PLAN

SCALE: N.T.S.



2 STREET VIEW

SCALE: N.T.S.



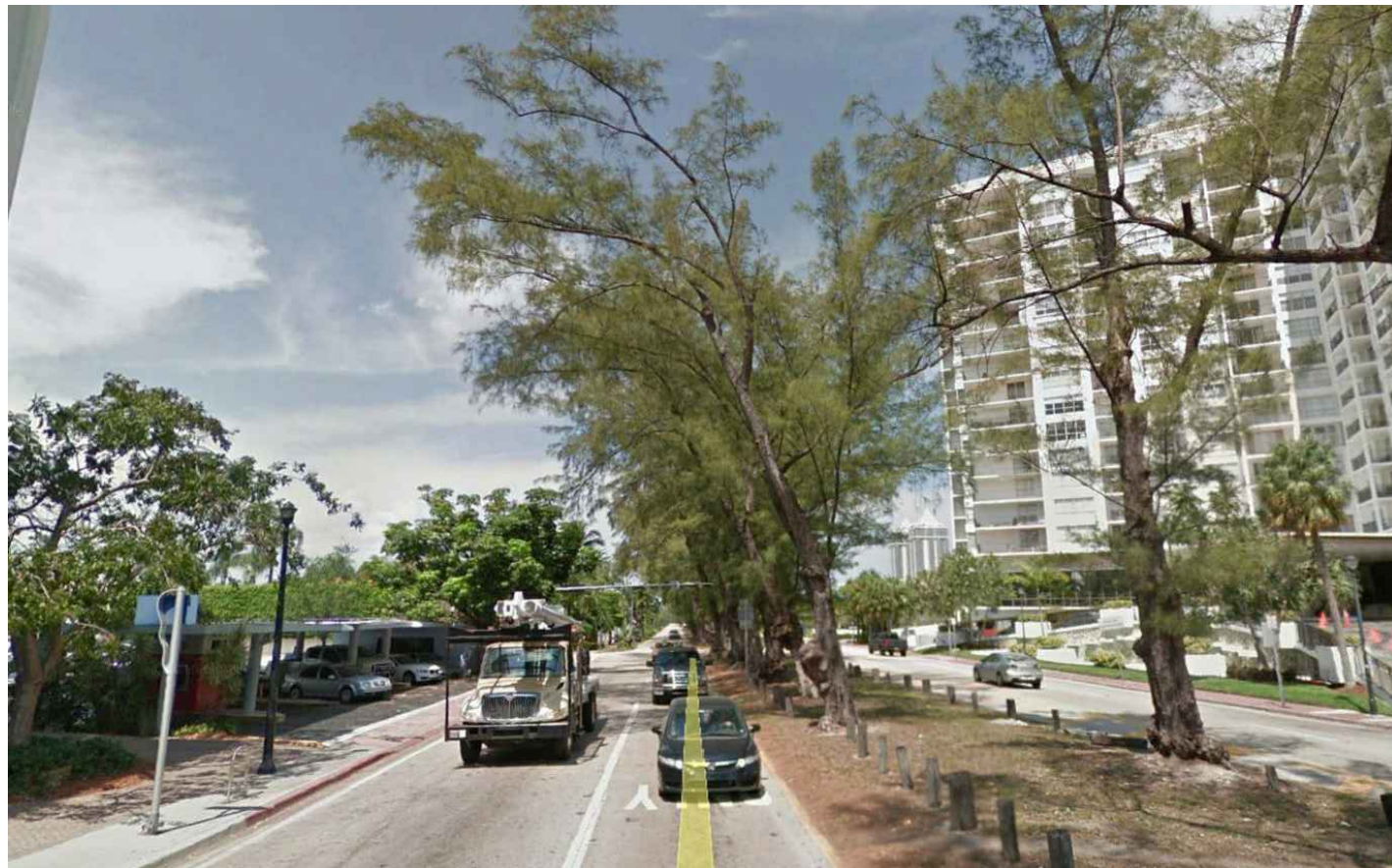
3 STREET VIEW

SCALE: N.T.S.



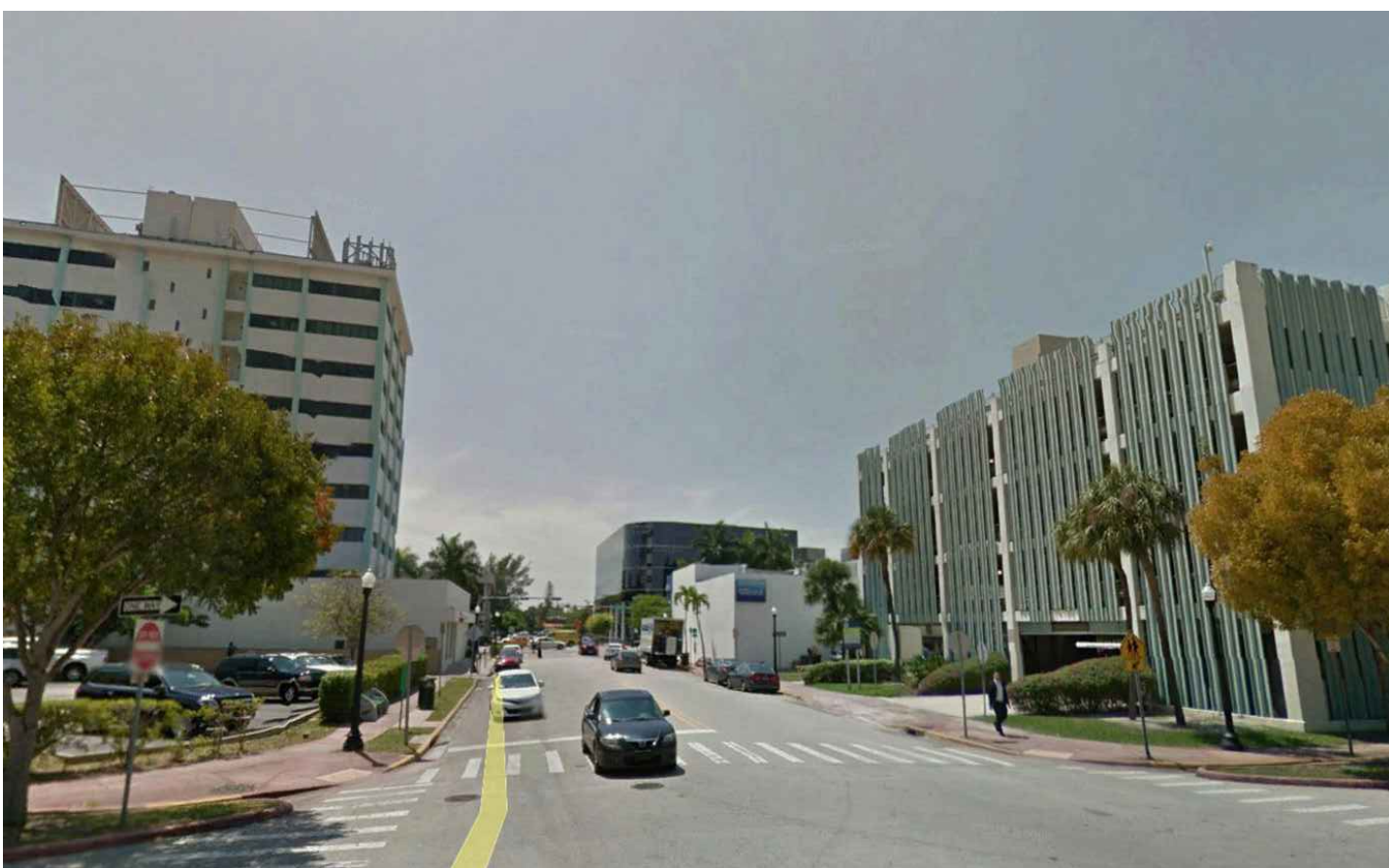
7 STREET VIEW

SCALE: N.T.S.



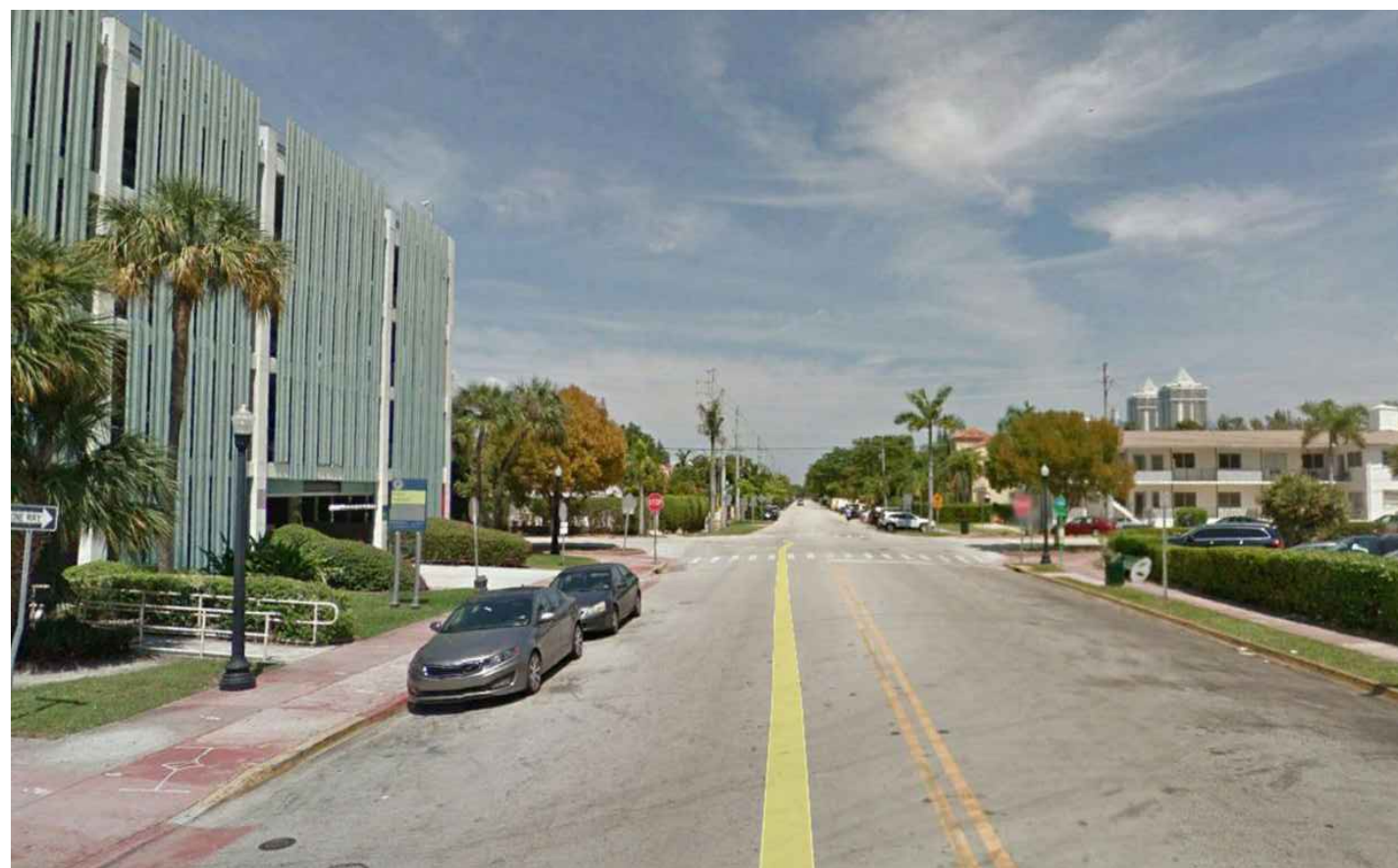
6 STREET VIEW

SCALE: N.T.S.



5 STREET VIEW

SCALE: N.T.S.



4 STREET VIEW

SCALE: N.T.S.

MIAMI BEACH  
MIAMI BEACH  
340 WEST 42ND STREET MIAMI BEACH, FLORIDA  
CATON OWNER, LLC  
3021 ALTON RD SUITE 130, MIAMI BEACH, FL 33140

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date Revision

Issue Issue Date / For

ARQ Project No.: 3346

Drawn by:

Approved by:

SHEET INDEX

SITE  
CONTEXT

A0.004

© 2008 ARQUITECTONICA INTERNATIONAL, INC.



# Floor Plans of Existing Office Building



[illegible]

REF ID: A66033

DATE - 01-14-58  
CITY - SAN SEACH  
STATE - CALIFORNIA

10/10/10

100

*[Handwritten signature]*

PAGE 11 OF 11  
ENGINEER'S  
PUBLIC NO. 2

5/10/68  
 10/10/68  
 11/10/68

---

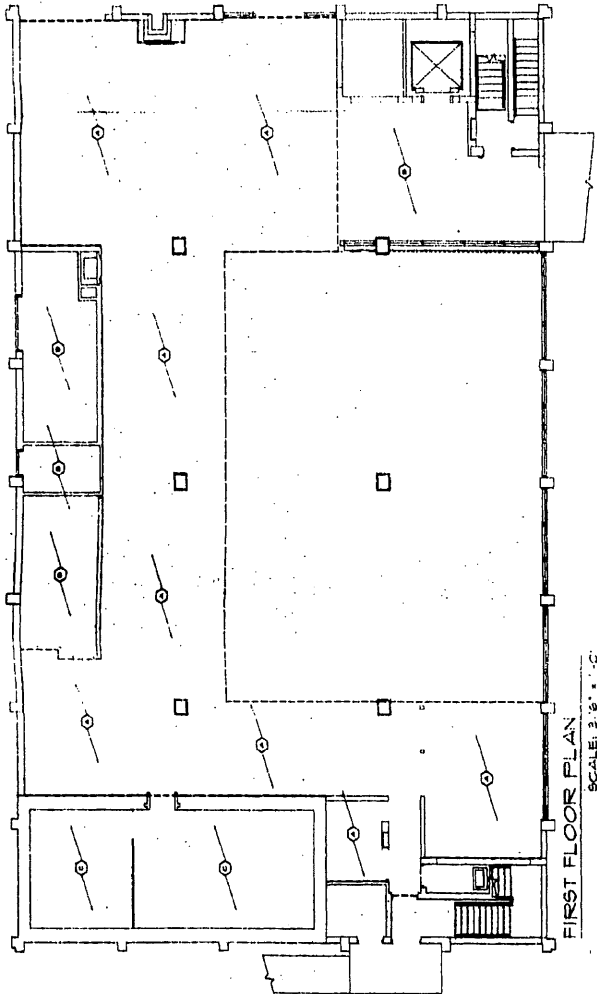
...small variety and content in terms of the diversity of existing forms. Comes from a very available high content.

THE NEW YORK PUBLIC LIBRARY  
ASTOR LENOX TILDEN FOUNDATION  
500 5TH AVENUE  
NEW YORK 17, N. Y.

1

1

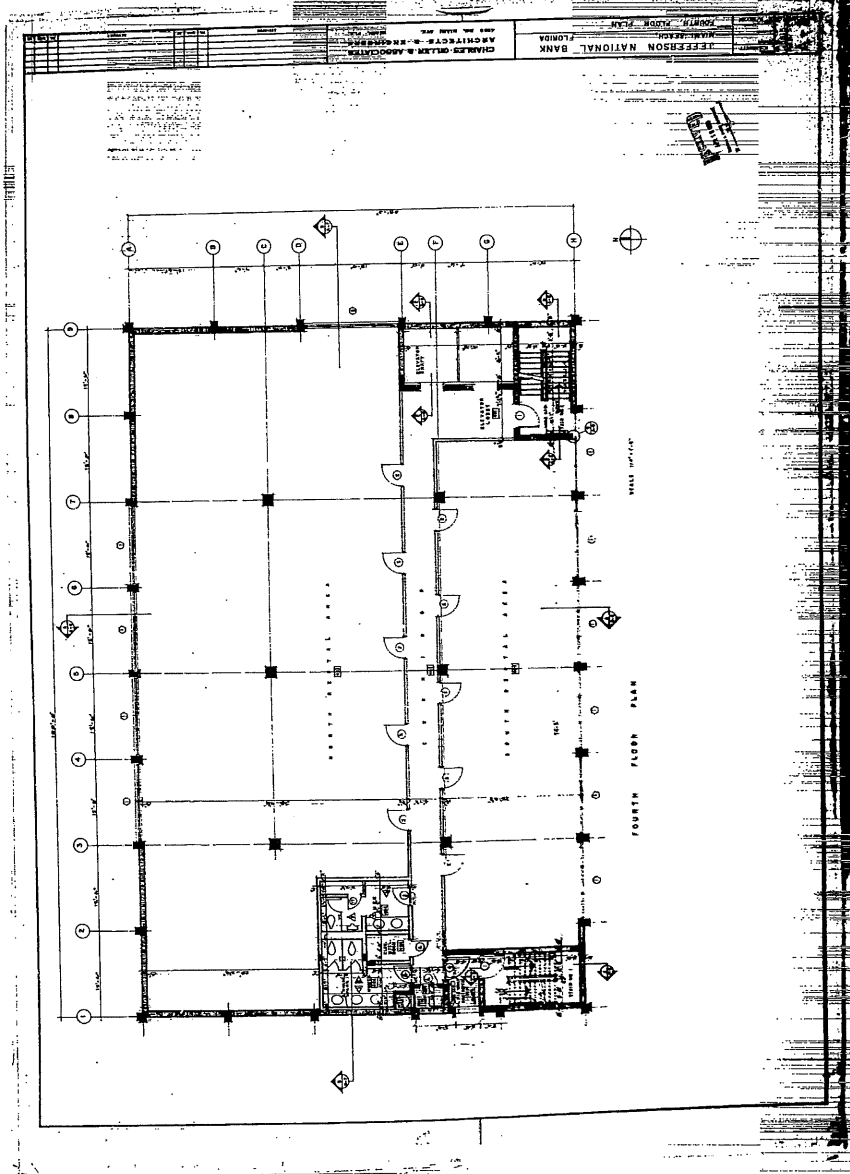
② THEY ARE THE SAME  
 ③ THEY ARE DIFFERENT  
 ④ THEY ARE THE SAME  
 ⑤ THEY ARE DIFFERENT  
 ⑥ THEY ARE THE SAME  
 ⑦ THEY ARE DIFFERENT  
 ⑧ THEY ARE THE SAME  
 ⑨ THEY ARE DIFFERENT  
 ⑩ THEY ARE THE SAME  
 ⑪ THEY ARE DIFFERENT  
 ⑫ THEY ARE THE SAME  
 ⑬ THEY ARE DIFFERENT  
 ⑭ THEY ARE THE SAME  
 ⑮ THEY ARE DIFFERENT  
 ⑯ THEY ARE THE SAME  
 ⑰ THEY ARE DIFFERENT  
 ⑱ THEY ARE THE SAME  
 ⑲ THEY ARE DIFFERENT  
 ⑳ THEY ARE THE SAME  
 ㉑ THEY ARE DIFFERENT  
 ㉒ THEY ARE THE SAME  
 ㉓ THEY ARE DIFFERENT  
 ㉔ THEY ARE THE SAME  
 ㉕ THEY ARE DIFFERENT  
 ㉖ THEY ARE THE SAME  
 ㉗ THEY ARE DIFFERENT  
 ㉘ THEY ARE THE SAME  
 ㉙ THEY ARE DIFFERENT  
 ㉚ THEY ARE THE SAME  
 ㉛ THEY ARE DIFFERENT  
 ㉜ THEY ARE THE SAME  
 ㉝ THEY ARE DIFFERENT  
 ㉞ THEY ARE THE SAME  
 ㉟ THEY ARE DIFFERENT  
 ㊱ THEY ARE THE SAME  
 ㊲ THEY ARE DIFFERENT  
 ㊳ THEY ARE THE SAME  
 ㊴ THEY ARE DIFFERENT  
 ㊵ THEY ARE THE SAME  
 ㊶ THEY ARE DIFFERENT  
 ㊷ THEY ARE THE SAME  
 ㊸ THEY ARE DIFFERENT  
 ㊹ THEY ARE THE SAME  
 ㊺ THEY ARE DIFFERENT  
 ㊻ THEY ARE THE SAME  
 ㊼ THEY ARE DIFFERENT  
 ㊽ THEY ARE THE SAME  
 ㊾ THEY ARE DIFFERENT  
 ㊿ THEY ARE THE SAME



Typical floor plan 1-3

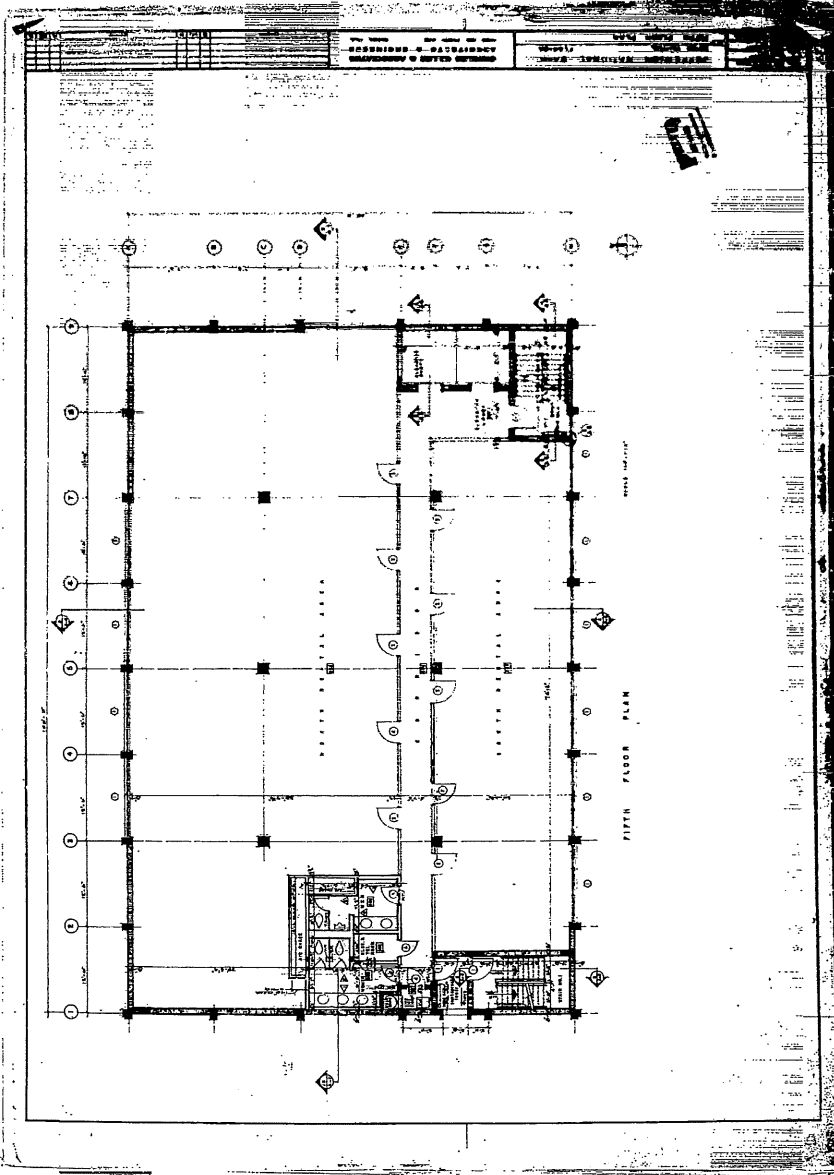


1969

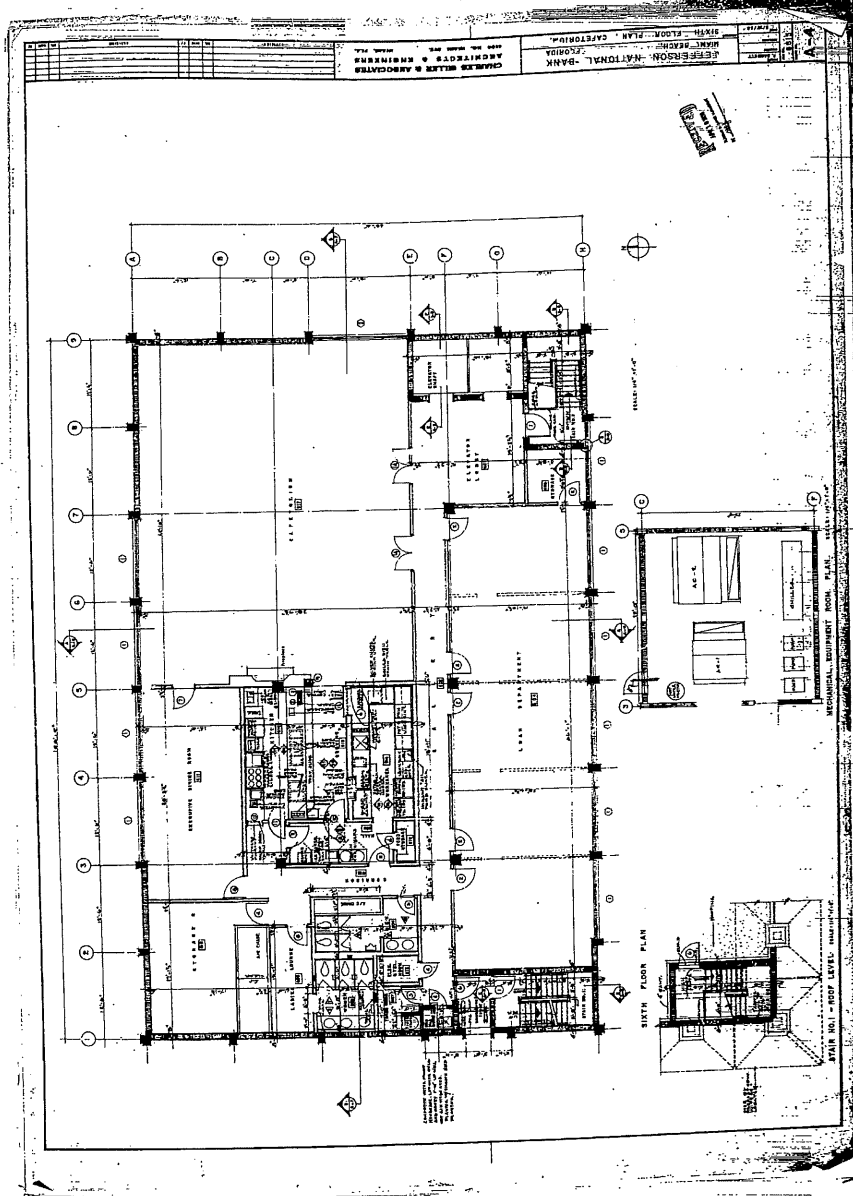


81728 A-2





81728 A-3

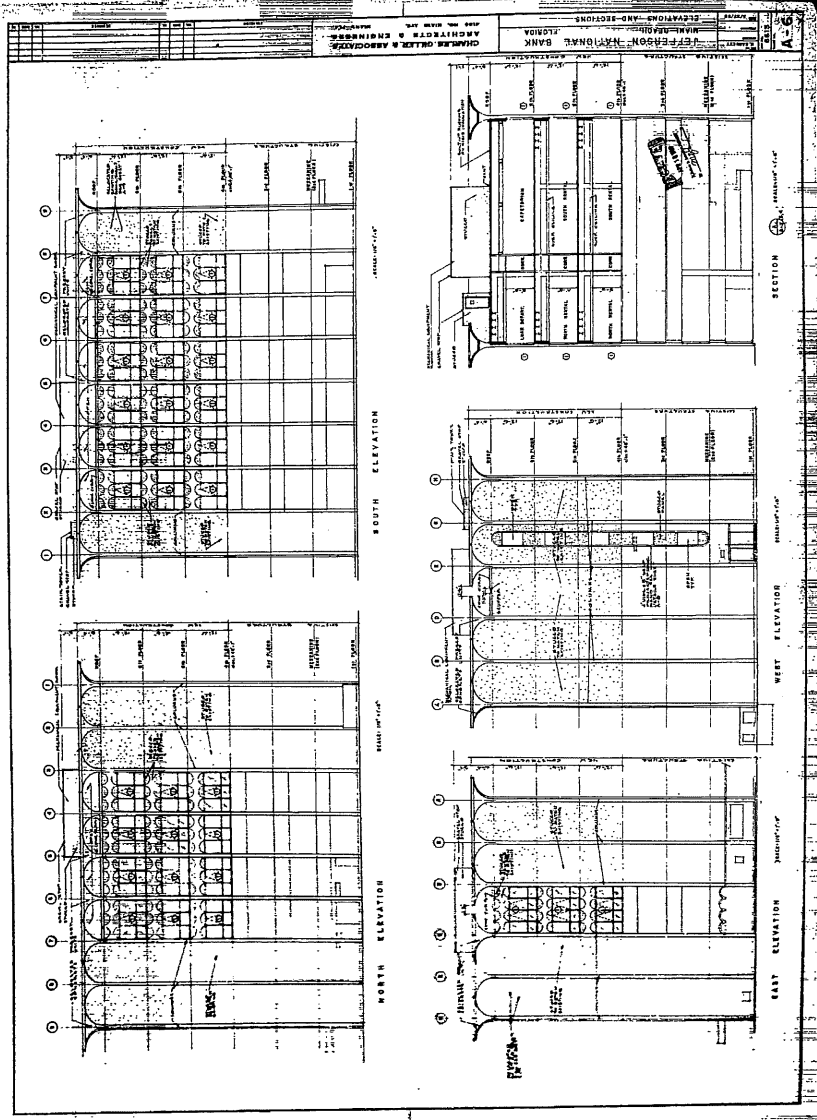


81728 A-4



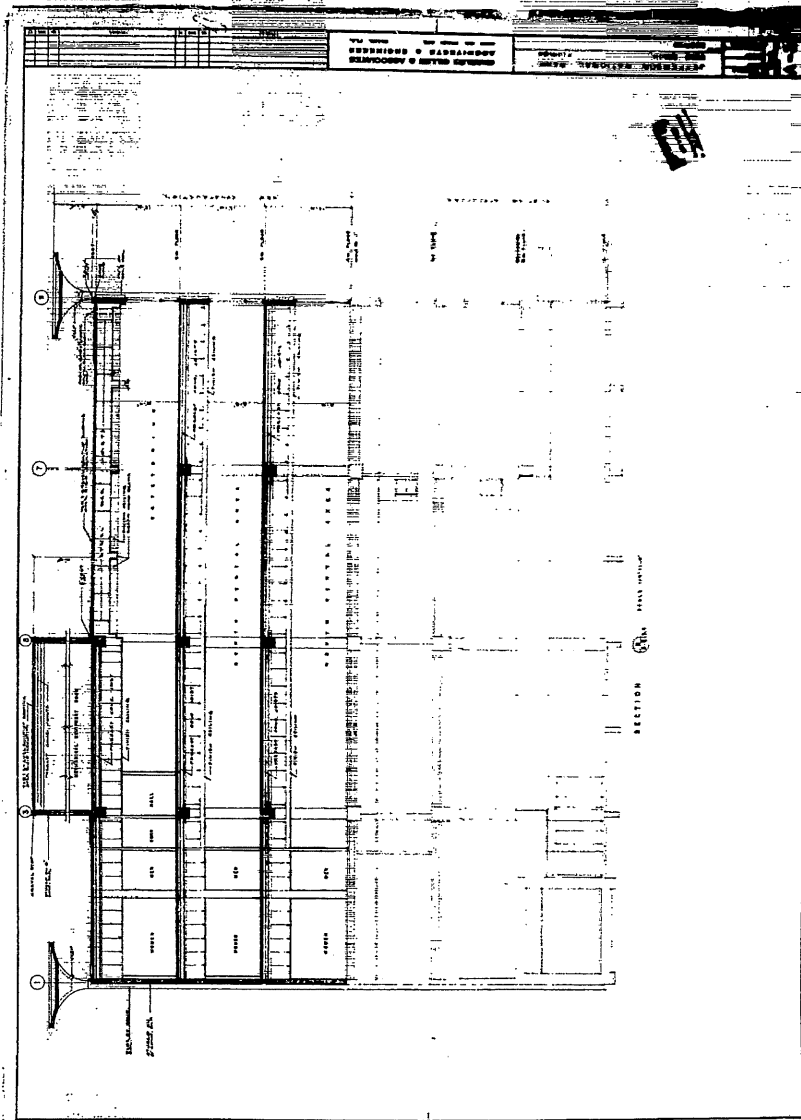






81728 A-6

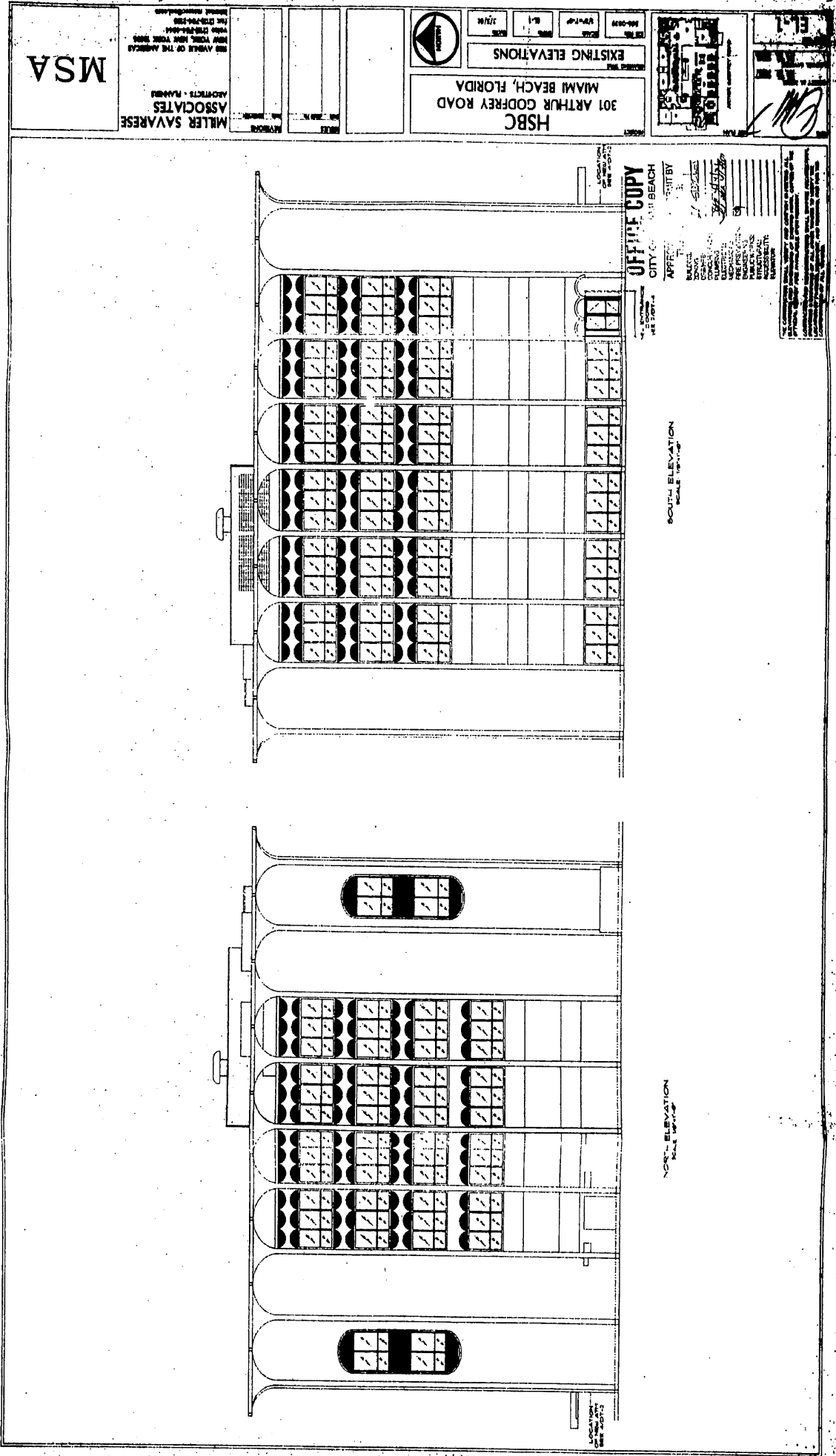




81728 A-7



60102320





**HSBC**  
301 ARTHUR GODFREY ROAD  
MIAMI BEACH, FLORIDA

**EXISTING ELEVATIONS**

**OFFICE COPY**  
CITY OF MIAMI BEACH

**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

**PROJECT INFORMATION**

ARCHITECT	MILLER SAVANNESE ASSOCIATES
DATE	10/1/00
PROJECT	HSBC
LOCATION	301 ARTHUR GODFREY ROAD, MIAMI BEACH, FLORIDA
CLIENT	HSBC
DESIGNER	MILLER SAVANNESE ASSOCIATES
ENGINEER	
MECHANICAL	
ELECTRICAL	
PLUMBING	
STRUCTURAL	
LANDSCAPE	
INTERIOR	
EXTERIOR	
ACCESSIBILITY	
NETWORK	

**LEGEND**

1	EXISTING
2	NEW
3	REPAIR
4	DEMOLITION

**NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
2. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

**REVISIONS**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/1/00



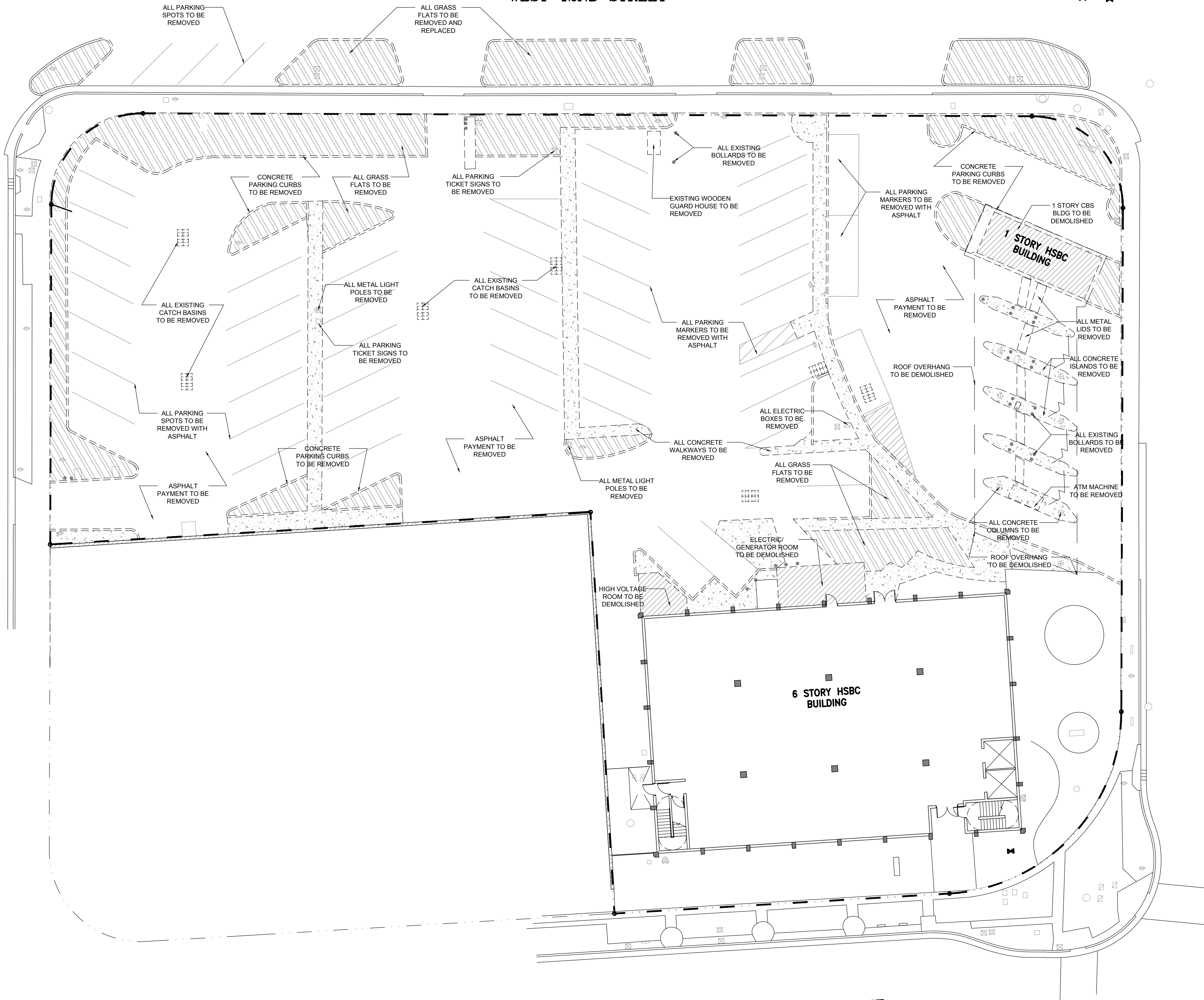
SHERIDAN AVENUE

WEST 42ND STREET

PINE TREE DRIVE

WEST 41ST STREET  
ARTHUR GODFREY ROAD

- FIXTURES TO BE DEMOLISHED
- CONCRETE CURB TO BE DEMOLISHED
- PARKING MARKERS TO BE REMOVED WITH ASPHALT
- EXISTING GRASS FLATS TO BE REMOVED
- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING CONCRETE WALK/SLAB TO BE REMOVED



1 DEMOLITION PLAN

SCALE: 1/6" = 1'-0"

0 20' 50'



MIAMI BEACH  
MIAMI BEACH  
340 WEST 42ND STREET MIAMI BEACH, FLORIDA  
CATION OWNER, LLC  
3021 ALTON RD SUITE 130, MIAMI BEACH, FL 33140

ARCHITECT OF RECORD  
**ARQUITECTONICA**  
2900 Oak Avenue  
Miami, Florida 33133  
T 305.372.1812  
F 305.372.1175  
www.arquitectonica.com

STRUCTURAL ENGINEER:

M.E.P. ENGINEER:  
MIAMI, FL 33122

LANDSCAPE ARCHITECT  
MIAMI FL 33133

CIVIL ENGINEER:  
MIAMI FL 33144

CONSULTANT:

CONSULTANT:

LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465  
Date Revision

Issue # Issue Date / For

ARQ Project No.: 3346  
Drawn by:  
Approved by:

SHEET INDEX  
**DEMO  
PLAN**

**D1.101**

© 2008 ARQUITECTONICA INTERNATIONAL, INC.