

340 WEST 42ND STREET

MIAMI BEACH, FL



ARCHITECTURAL

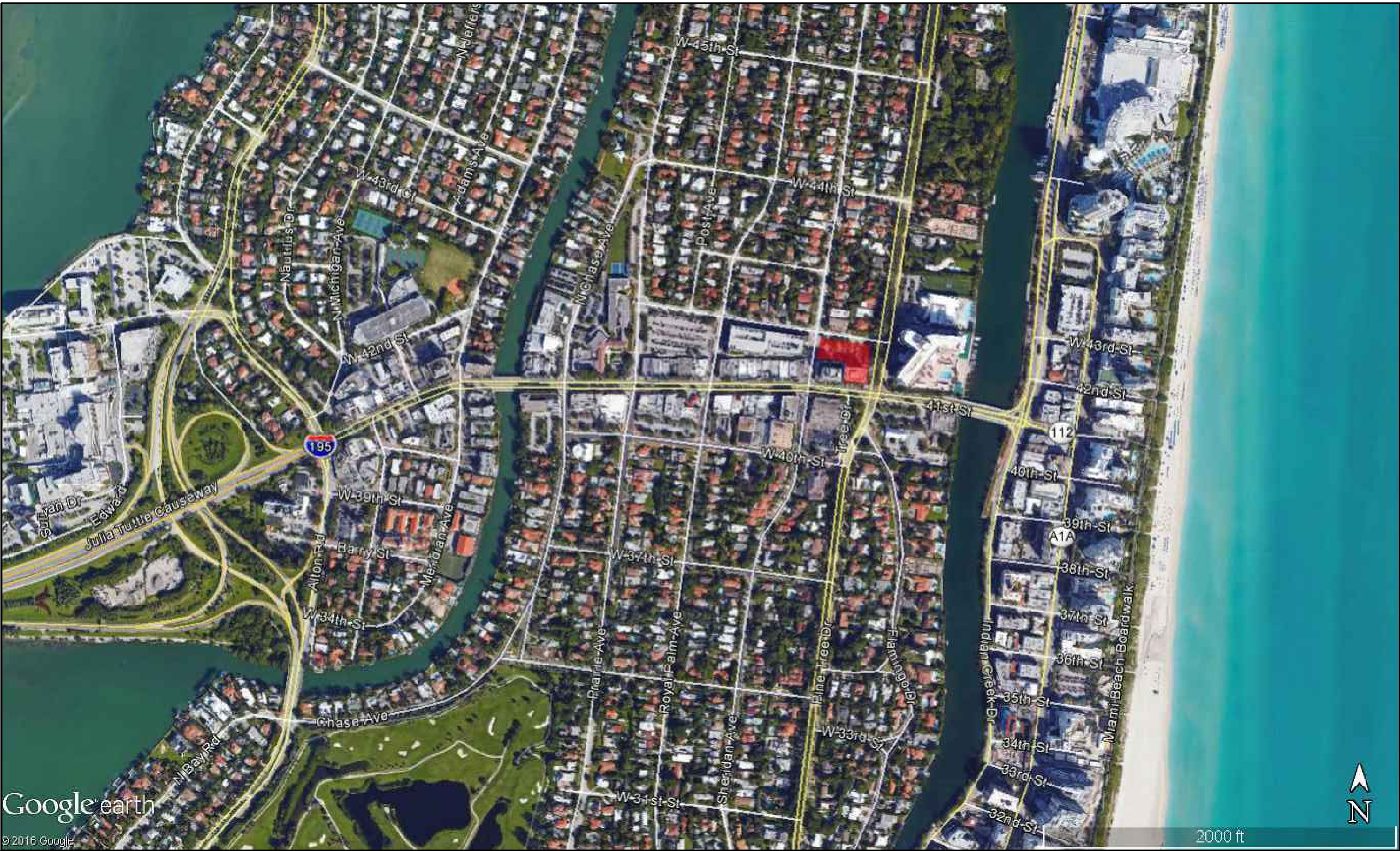
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LANDSCAPE

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DESIGN REVIEW BOARD
FINAL SUBMITTAL

APRIL 15, 2016



1 LOCATION PLAN

SCALE: N.T.S.



2 BIRD'S EYE VIEW

SCALE: N.T.S.

PROJECT DATA

ITEM #	Zoning Information			
1	Address:	340 West 42nd Street		
2	Board and file numbers :			
3	Folio number(s):	02-3222-001-0420, 02-3222-001-0370, 02-3222-001-0400		
4	Year constructed:	1963 (Existing Buildin	Zoning District:	CD-3 Commercial, High Intensity District
5	Based Flood Elevation:	AE7 (Future AE8)	Grade value in NGVD:	5'-10" NGVD
6	Adjusted grade (Flood+Grade/2):	9'-0" NGVD	Lot Area:	46,809 SF (1.07 Acres)
7	Lot width:	293'	Lot Depth:	209'-9"
8	Minimum Unit Size	550	Average Unit Size	800
9	Existing use:	Commercial	Proposed use:	Commercial/Multifamily

	Setbacks	Required	Existing	Proposed	Deficiencies
	Pedestal:				
15	Front Setback:	20'		20'	
16	Side Setback:	13'-1"		13'-5"	
17	Side Setback facing street:	13'-1"		13'-1"	
18	Rear Setback:	N/A		N/A	
19	Tower:				
20	Front Setback:	45'		45'	
21	Side Setback:	15'-7"		15'-7"	
22	Side Setback facing street:	13'-1"		24'	
23	Rear Setback:	N/A		N/A	
	Parking	Required	Existing	Proposed	Deficiencies
24	Parking district	3			
25	Total # of parking spaces	131	25 (HSBC)	131	
26	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
27	Parking Space Dimensions	9' x 18'		9' x 18'	
28	Parking Space configuration (450,600,900,Parallel)			90	
29	ADA Spaces	5		5	
30	Drive aisle width	22'		22'	
31	Loading zones and Trash collection	1	0	1	
32	Bicycle parking, location and Number of racks	49		56	

GROSS	NEW	EXISTING	FAR CHART	NEW	EXISTING
LEVEL 1	24,039	6,434	LEVEL 1	7,194	6,434
LEVEL 2	22,807	6,500	LEVEL 2	7,004	6,500
LEVEL 3	23,929	6,500	LEVEL 3	7,007	6,500
LEVEL 4	18,996	6,500	LEVEL 4	18,996	6,500
LEVEL 5	19,097	6,500	LEVEL 5	19,097	6,500
LEVEL 6	13,707	6,500	LEVEL 6	13,707	6,500
LEVEL 7	13,823		LEVEL 7	13,823	
POOL DECK	13,517		POOL DECK	1,381	
ROOF	2,860	6,500	SUB TOTAL	88,209	38,934
SUB TOTAL	152,775	45,434	TOTAL FAR	127,143	
TOTAL GROSS	198,209				

REQ'D PARKING	FACTOR	UNITS	REQ'D	PROVIDED
550 SF - 999 SF	1.5	4	6	6
1000 SF - 1199 SF	1.75	2	4	4
< 1200 SF	2	43	86	86
SUBTOTAL			96	
GUEST PARKING	10%		10	10
EXISTING COMMERCIAL			25	25
TOTAL			131	131

REQUIRED PARKING	131 SPACES
PROVIDED PARKING	131 SPACES

6. UNIT MATRIX				
	UNIT TYPE	AREA	# OF UNITS	TOTAL AREA
A	3 BEDROOM	1,885	1	1,885
B	2 BEDROOM	1,340	5	6,700
C	2 BEDROOM	2,215	1	2,215
D	3 BEDROOM	2,025	1	2,025
E	3 BEDROOM	1,595	5	7,975
F	2 BEDROOM	1,310	1	1,310
G	3 BEDROOM	2,415	1	2,415
H	3 BEDROOM	1,470	3	4,410
I	1 BEDROOM	925	4	3,700
J	2 BEDROOM	1,385	6	8,310
K	2 BEDROOM	1,250	2	2,500
L	2 BEDROOM	1,565	2	3,130
M	2 BEDROOM	1,755	1	1,755
N	3 BEDROOM	1,665	1	1,665
O	3 BEDROOM	1,785	1	1,785
P	3 BEDROOM	1,540	2	3,080
Q	4 BEDROOM	1,850	2	3,700
R	2 BEDROOM	1,340	2	2,680
S	3 BEDROOM	1,500	2	3,000
T	1 BEDROOM	1,120	2	2,240
U	2 BEDROOM	1,680	2	3,360
V	2 BEDROOM	1,540	2	3,080
TOTAL			49	72,920

TOTAL # OF UNITS	49
TOTAL SELLABLE	72,969

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

ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1612
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:

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Date Revision

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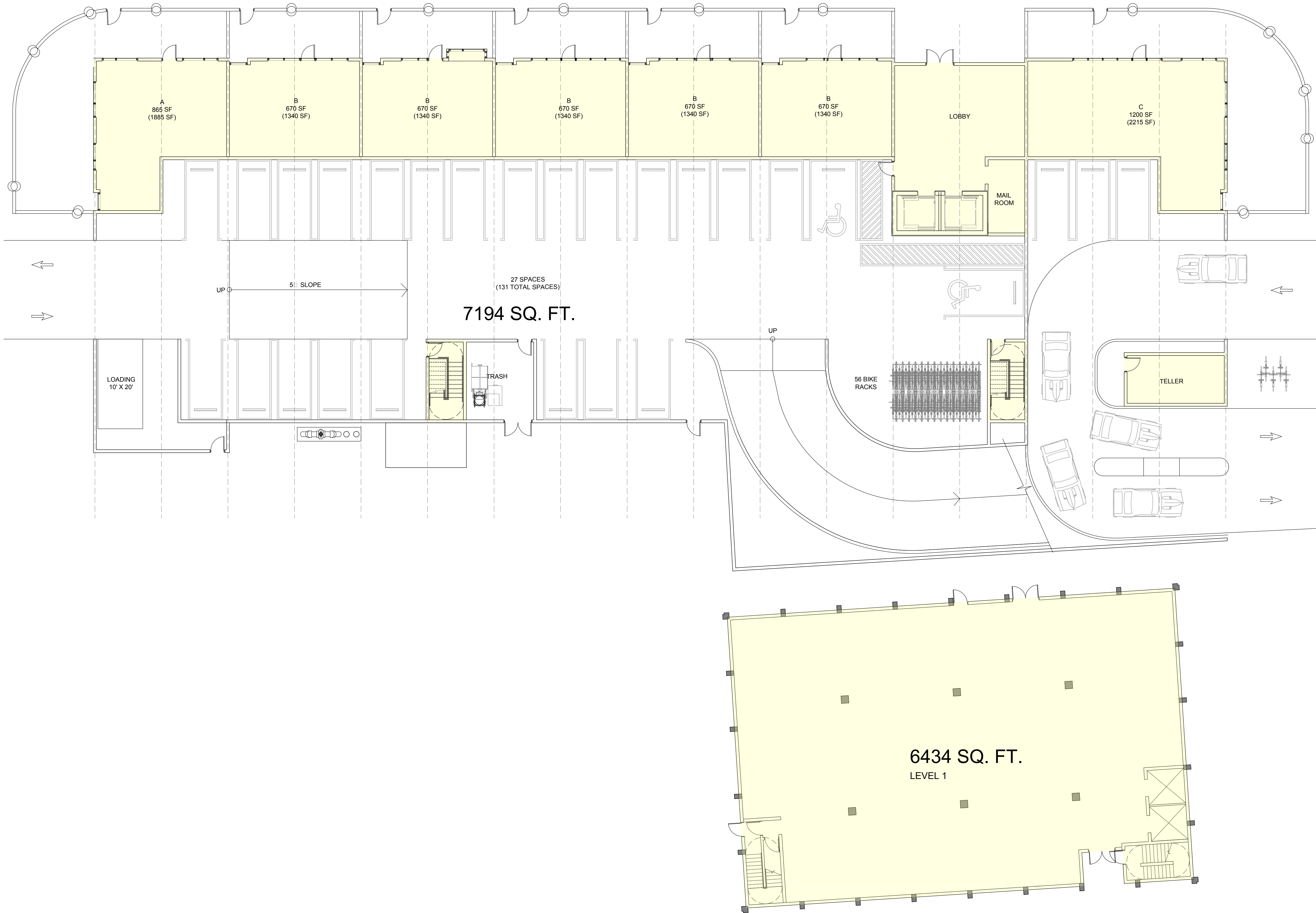
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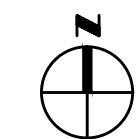
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1 | FAR LEVEL 1
SCALE: 3/32" = 1'-0"



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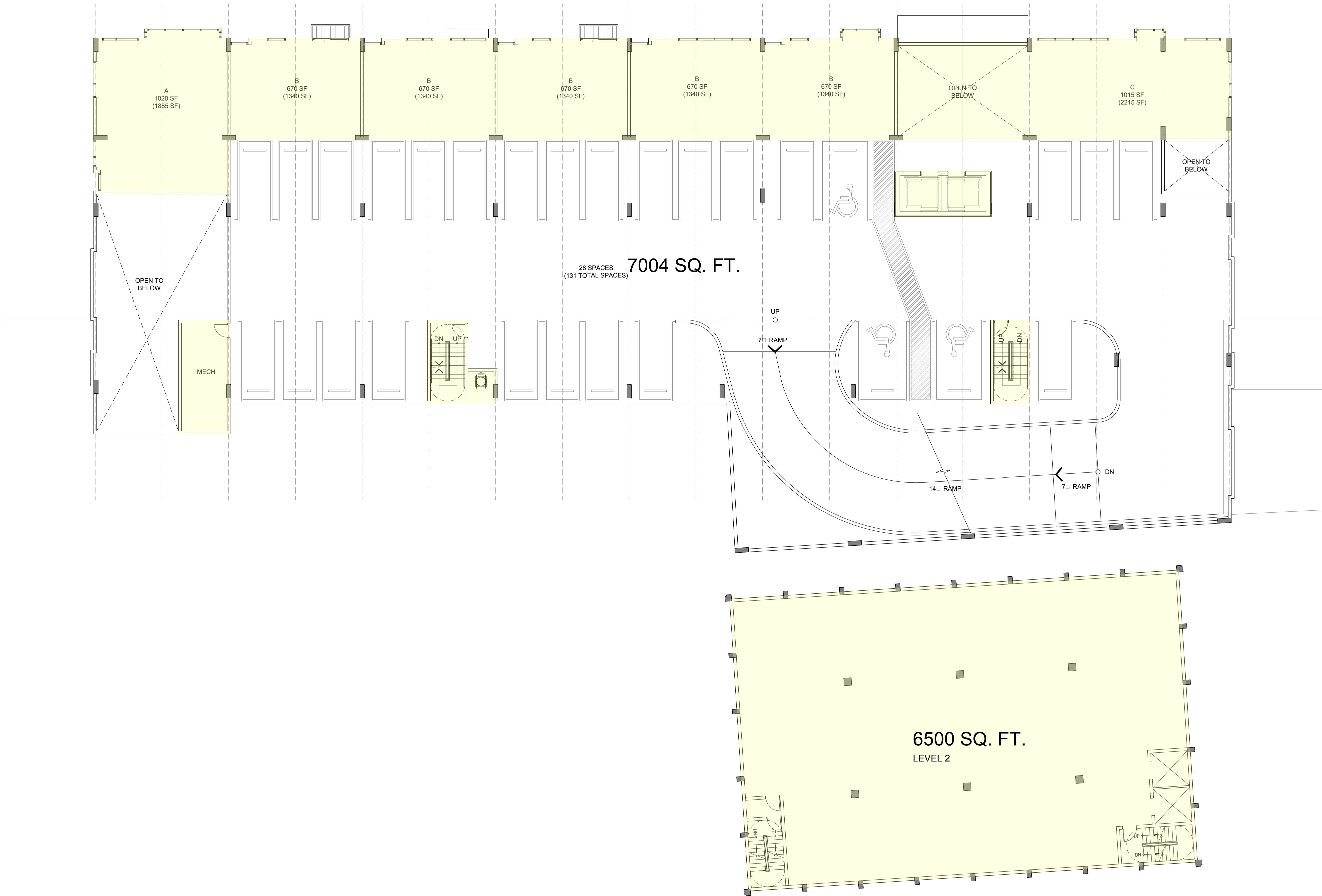
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ARCHITECT OF RECORD
ARQUITECTONICA
2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

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M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

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MIAMI FL 33144

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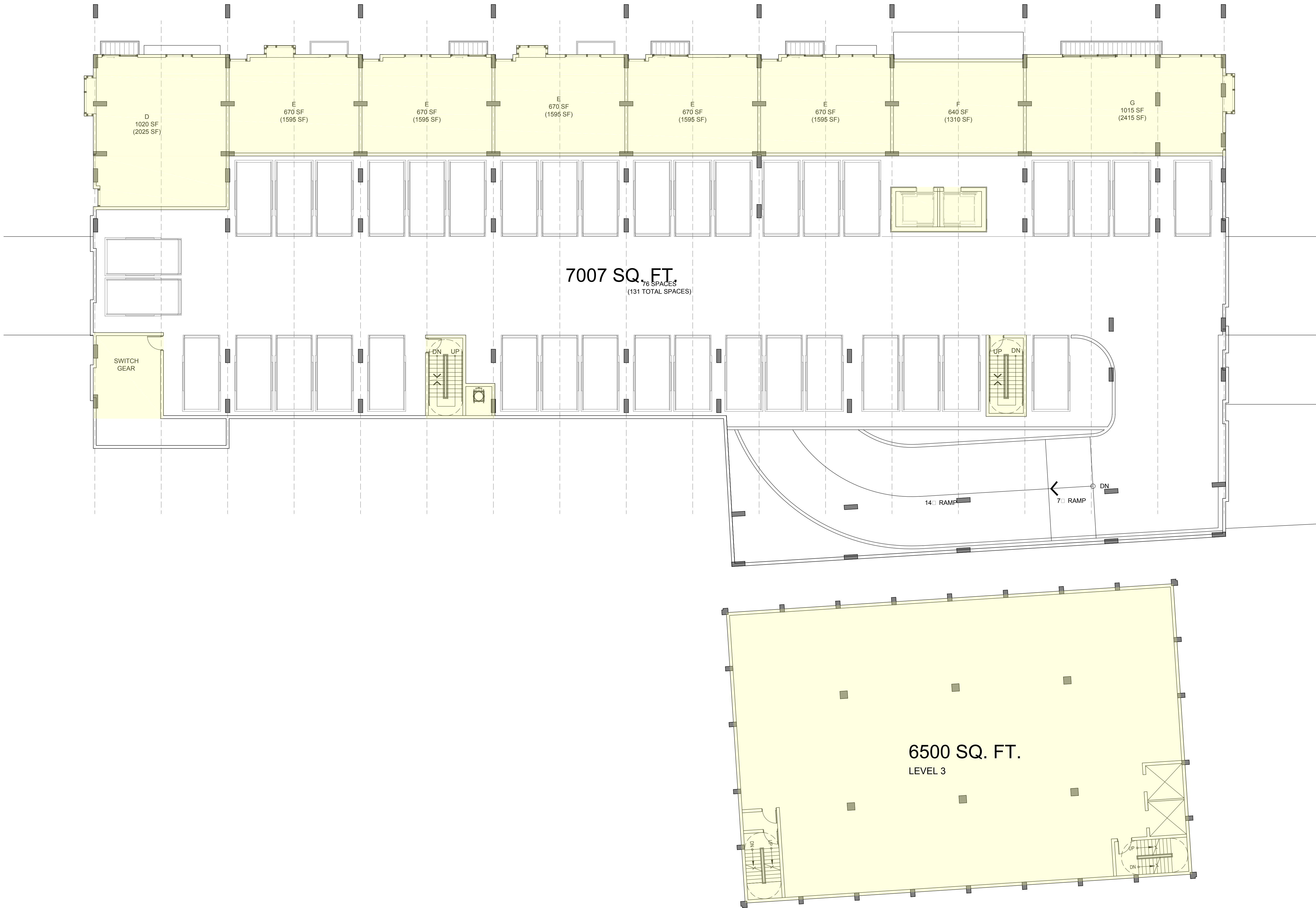
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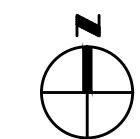
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1 | FAR LEVEL 3
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MIAMI BEACH
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CATON OWNER, LLC
3921 ALTON RD SUITE 138, MIAMI BEACH, FL 33140

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

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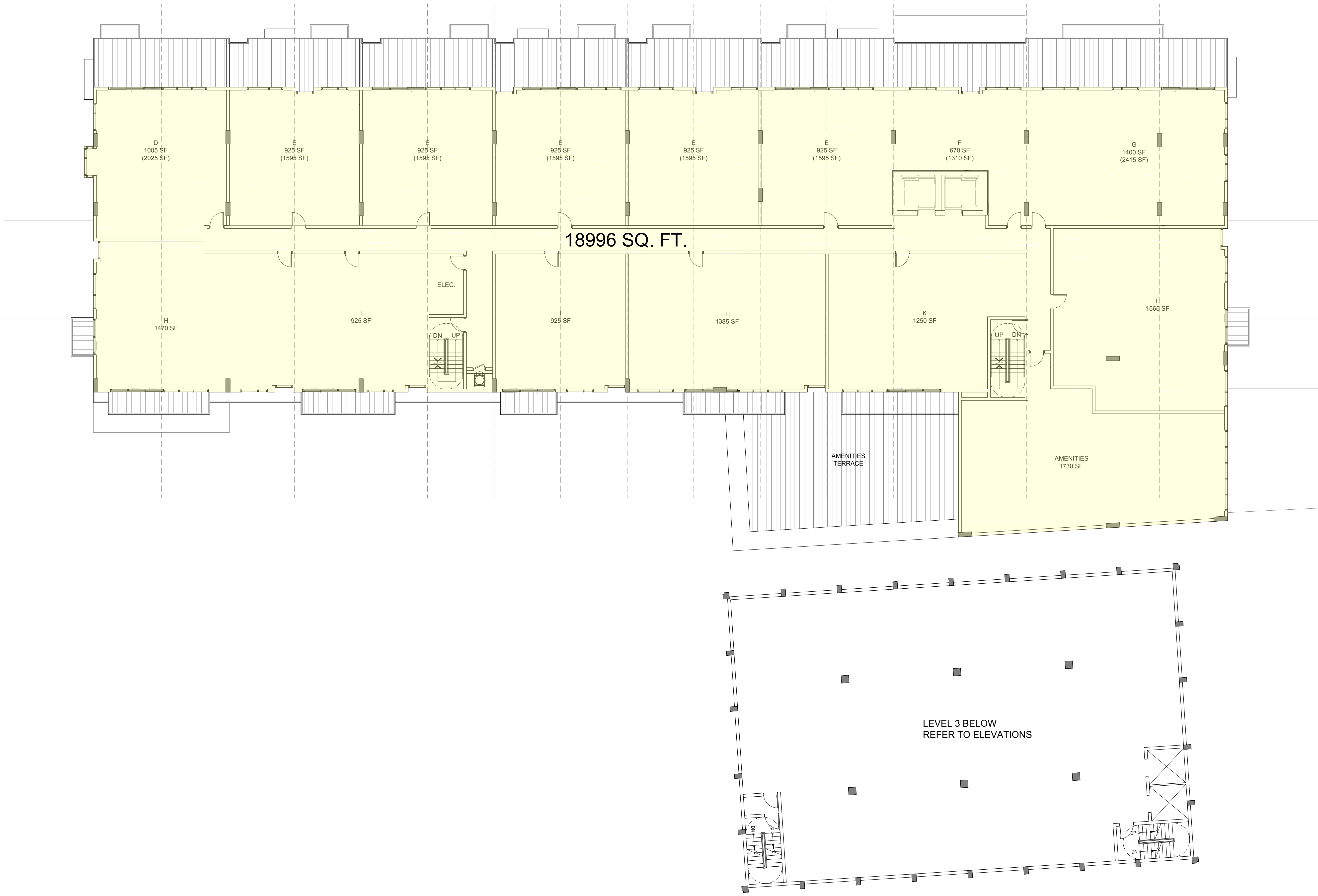
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1 FAR LEVEL 4
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MIAMI BEACH
340 WEST 42ND STREET MIAMI BEACH, FLORIDA
CATON OWNER, LLC
3921 ALTON RD SUITE 138, MIAMI BEACH, FL 33140

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

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www.arquitectonica.com

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MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

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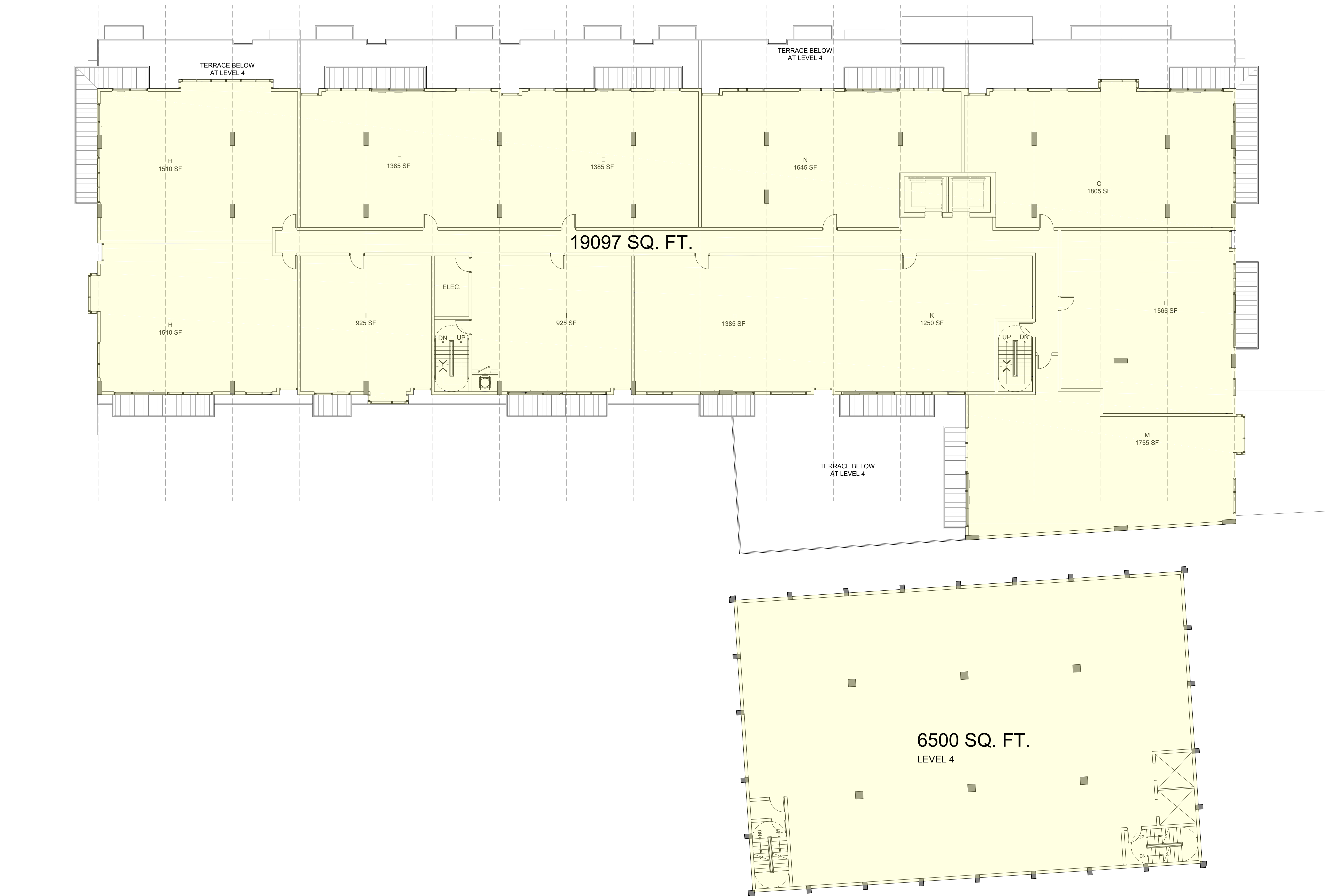
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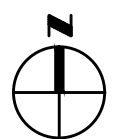
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Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

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MIAMI FL 33144

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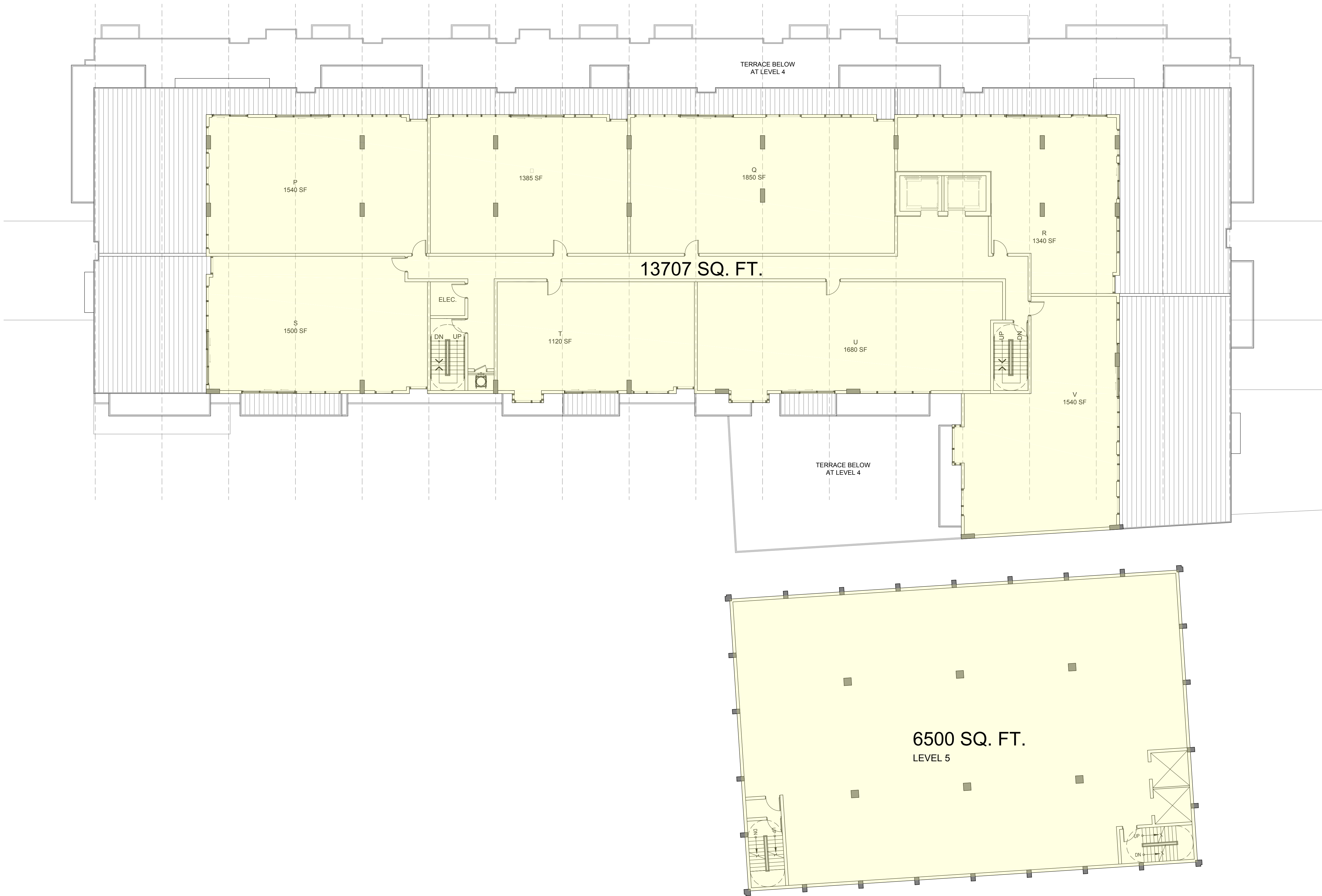
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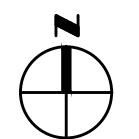
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ARQUITECTONICA

2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
F 305.372.1175
www.arquitectonica.com

M.E.P. ENGINEER:

MIAMI, FL 33122

LANDSCAPE ARCHITECT

MIAMI FL 33133

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138	6/1/20

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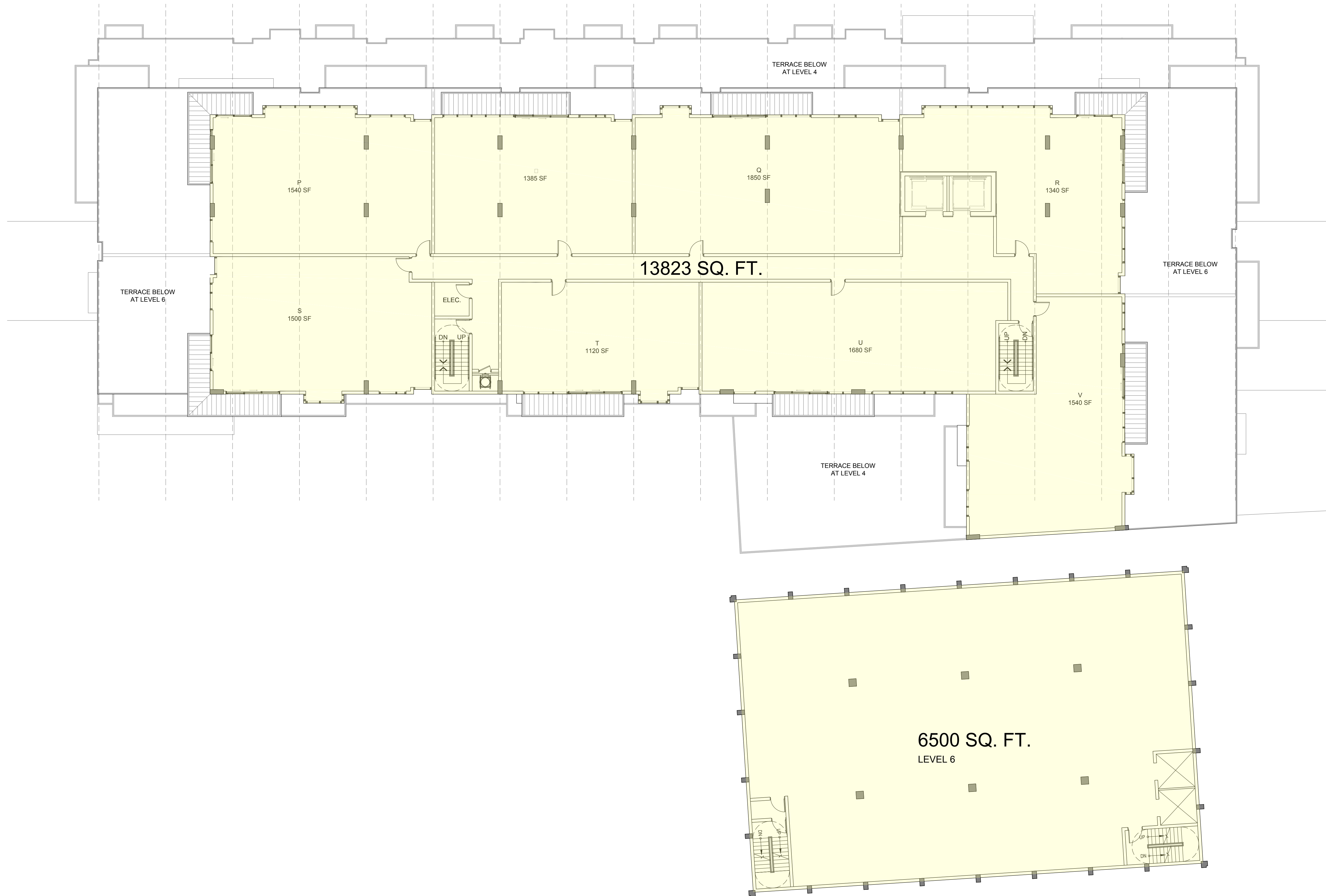
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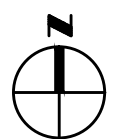
F.A.R.

A0.011

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





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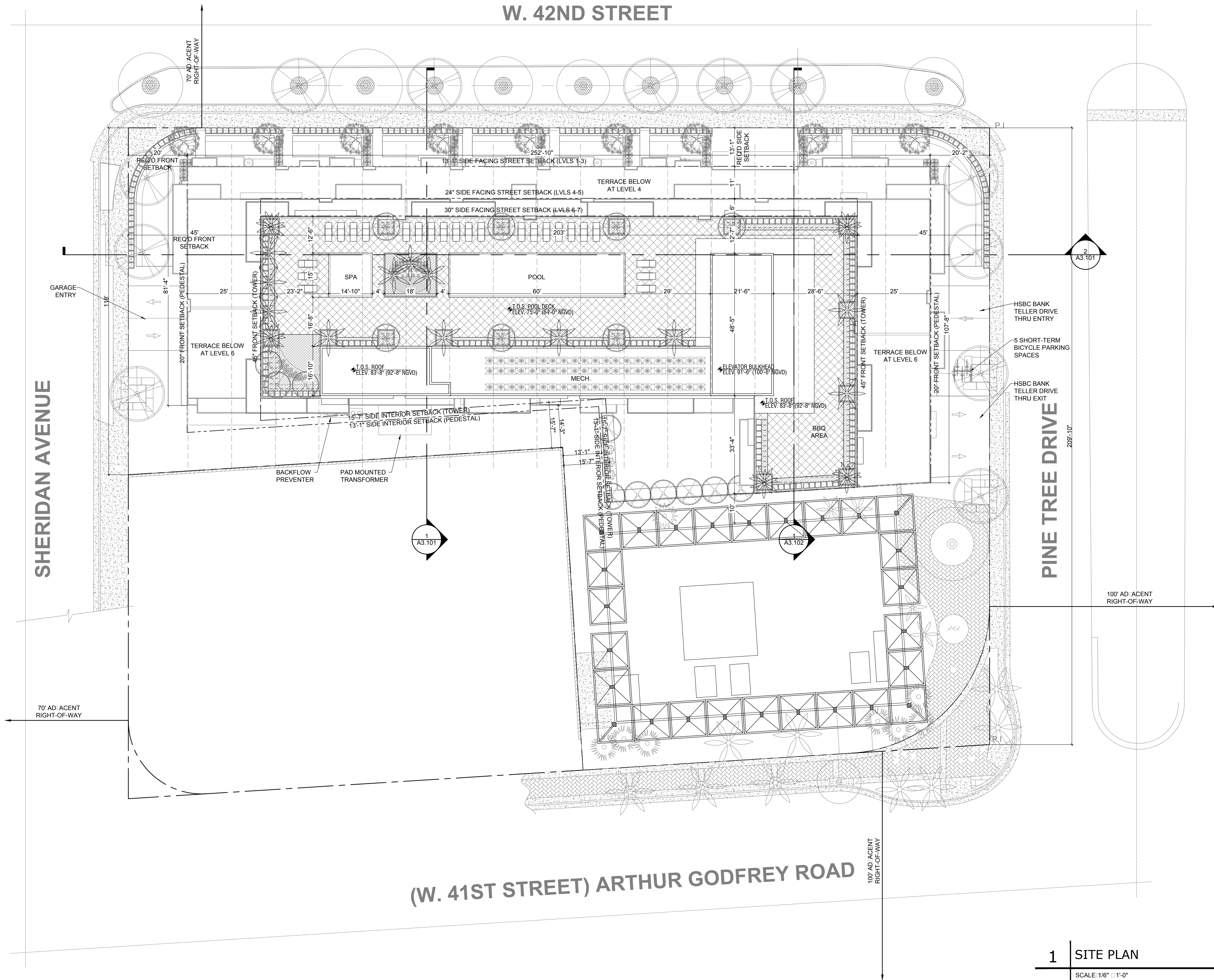
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PINE TREE DRIVE

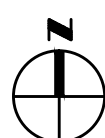
SHERIDAN AVENUE

(W. 41ST STREET) ARTHUR GODFREY ROAD

1 SITE PLAN

SCALE: 1/8" = 1'-0"

0 20' 50'



MIAMI BEACH
MIAMI BEACH
340 WEST 42ND STREET MIAMI BEACH, FLORIDA
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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

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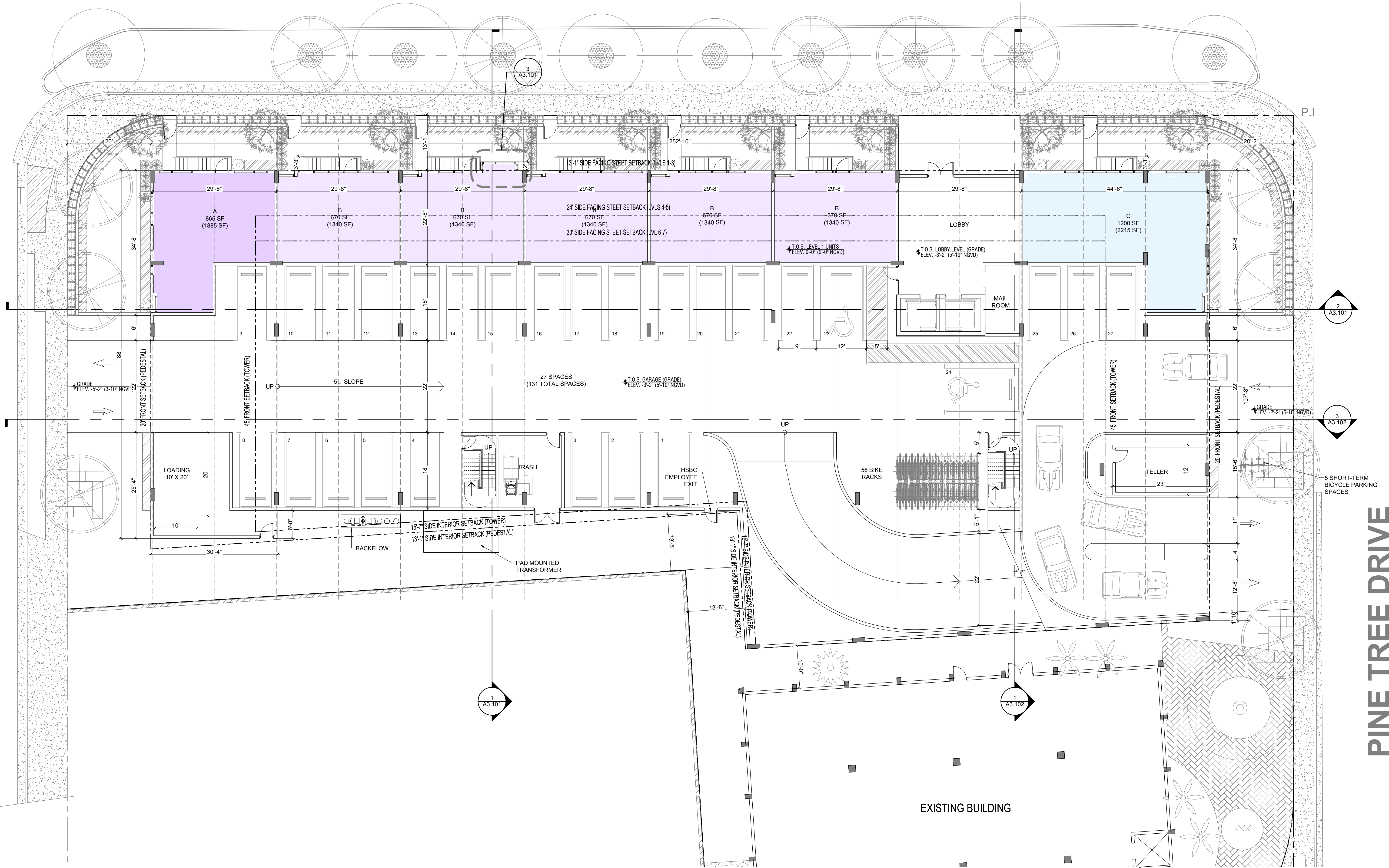
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SITE
PLAN

A0.101

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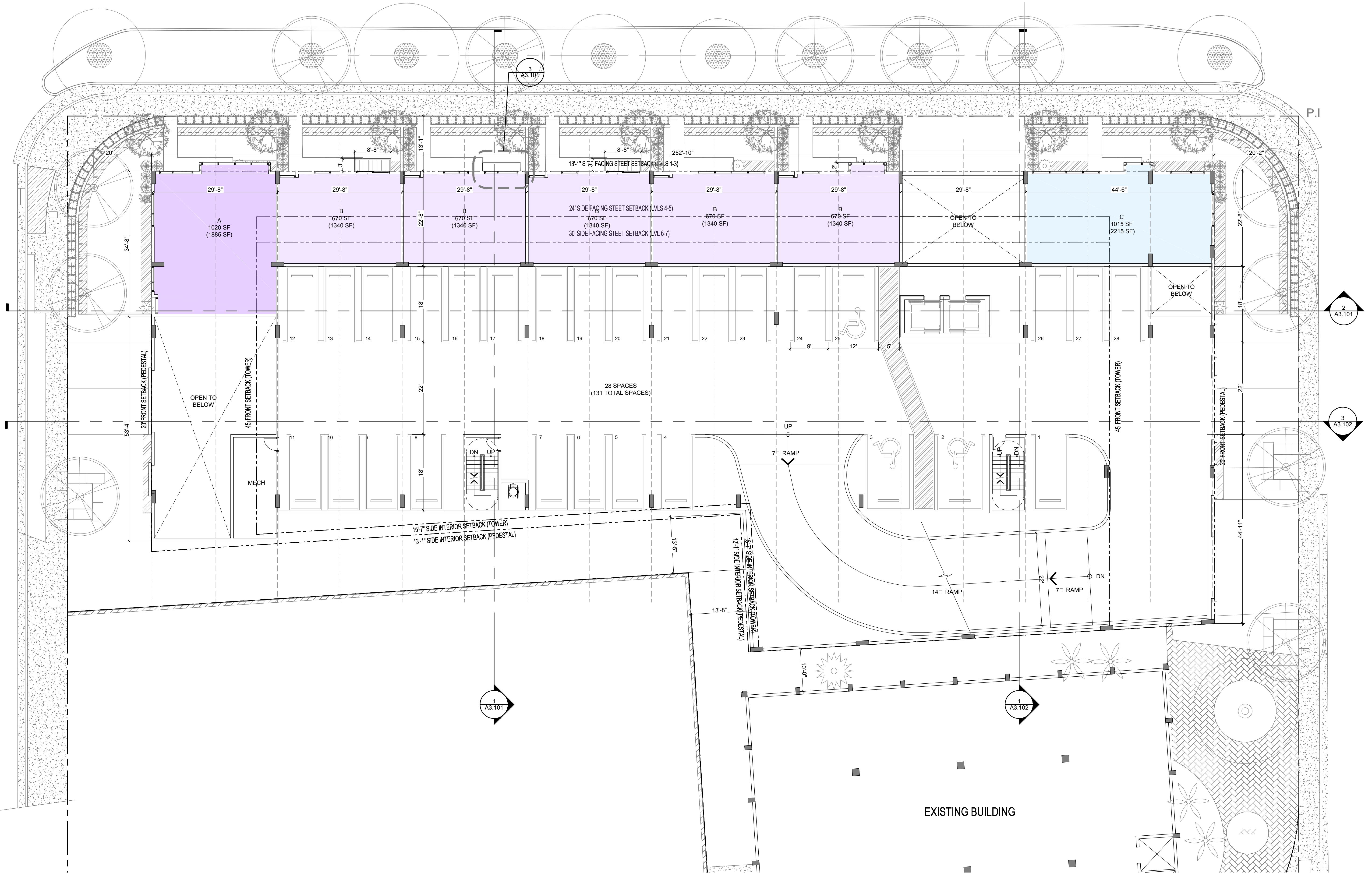
SHEET INDEX

LEVEL 1 FLOOR PLAN

A1.101

B ARQUITECTONICA INTERNATIONAL, INC.

W. 42ND STREET



PINE TREE DRIVE

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305.372.1812
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www.arquitectonica.com

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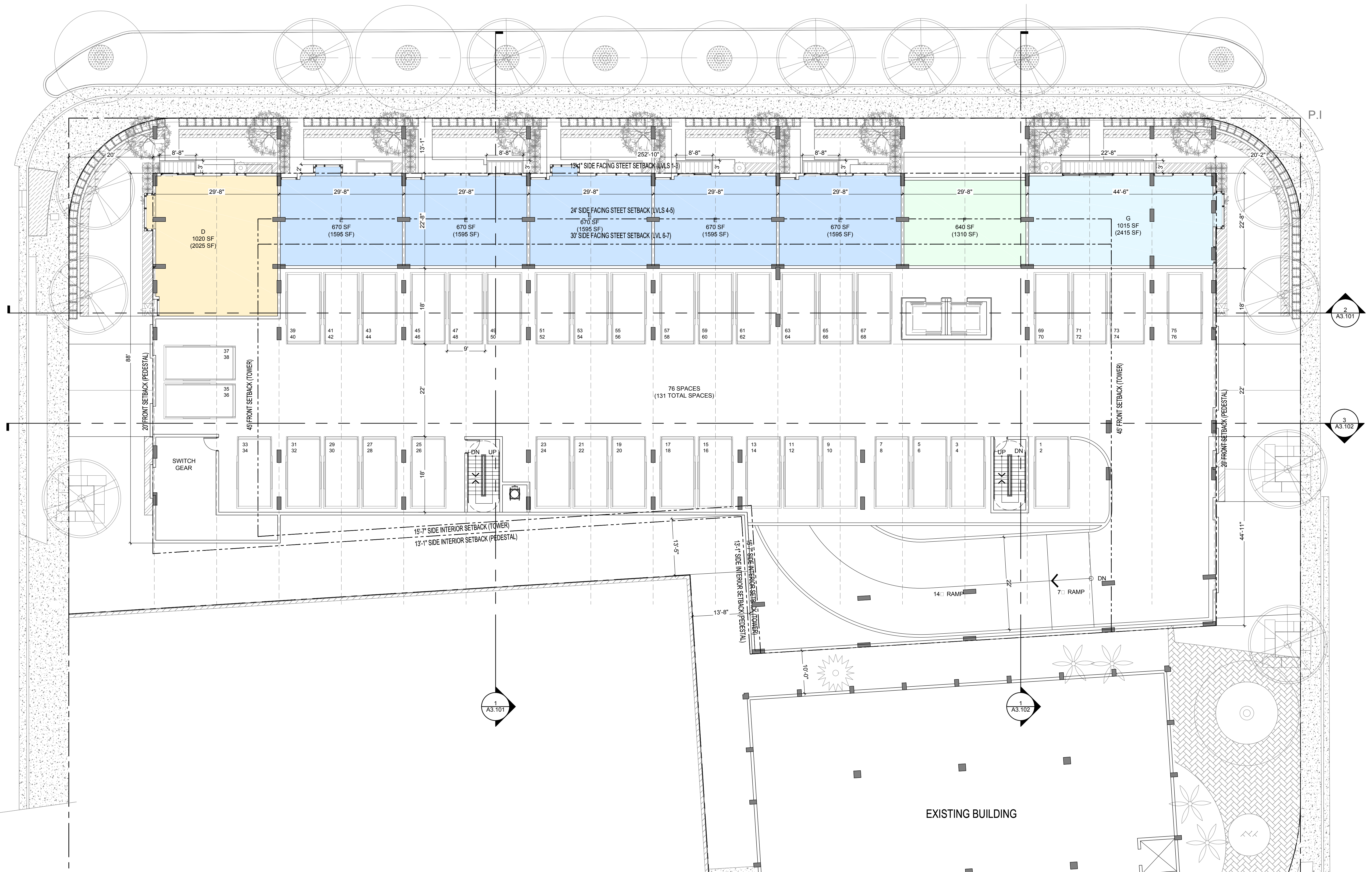
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LEVEL 2 FLOOR PLAN

A1.102

B ARQUITECTONICA INTERNATIONAL, INC.

W. 42ND STREET



PINE TREE DRIVE

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340 WEST 42ND STREET MIAMI BEACH, FLORIDA

CATON OWNER, LLC
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2900 Oak Avenue
Miami, Florida 33133
T 305.372.1812
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www.arquitectonica.com

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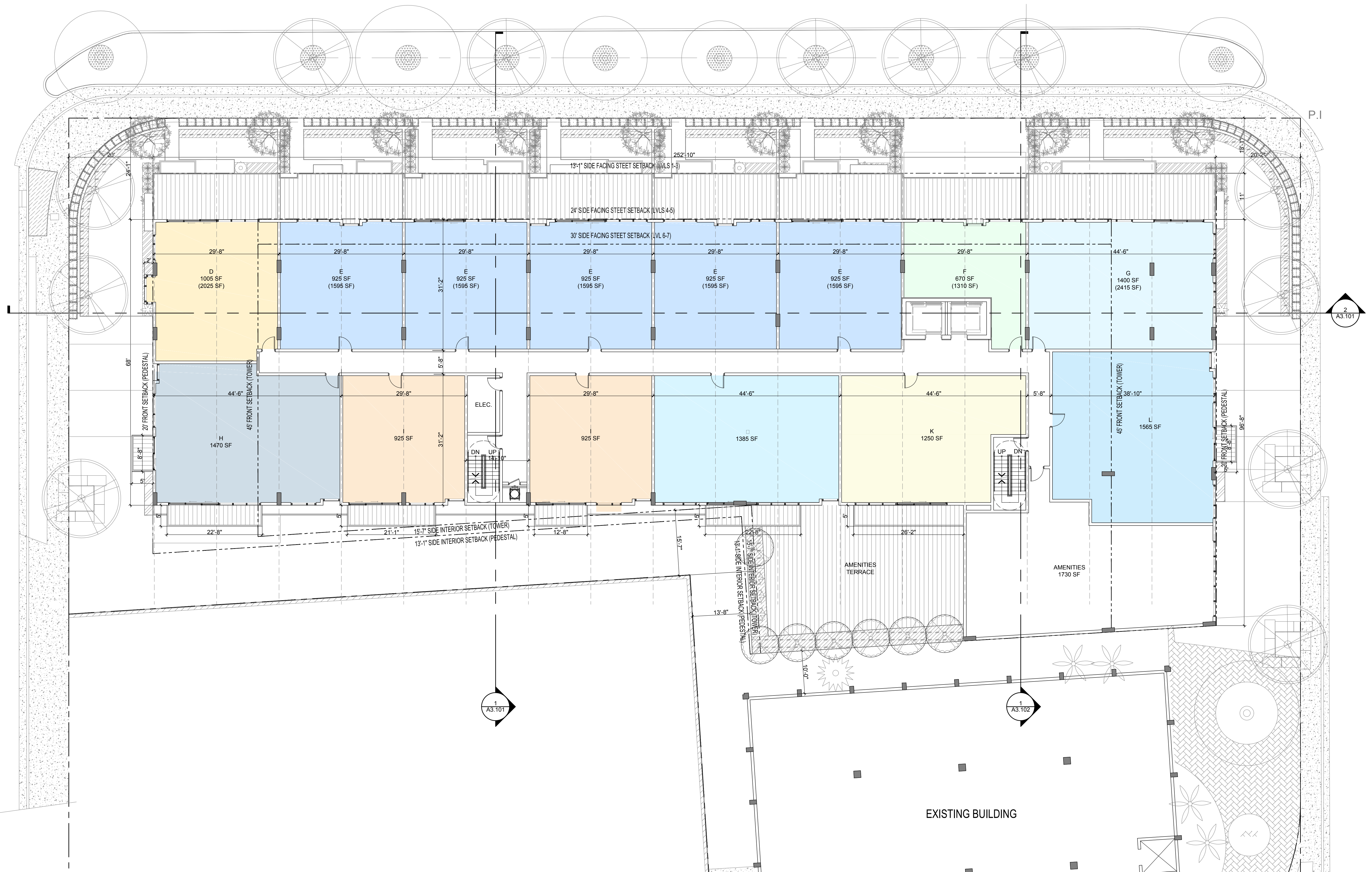
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LEVEL 3 FLOOR PLAN

A1.103

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W. 42ND STREET



PINE TREE DRIVE

1 | LEVEL 4 - FLOOR PLAN

SCALE $\frac{3}{32}" = 1'-0"$



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Miami, Florida 33133
305.372.1812
305.372.1175
www.arquitectonica.com

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LEVEL 4 FLOOR PLAN

A1.104

08 ARQUITECTONICA INTERNATIONAL, INC.

W. 42ND STREET



1 LEVEL 5 - FLOOR PLAN

SCALE: 1/32" = 1'-0"



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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

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M.E.P. ENGINEER:

MIAMI, FL 33122

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**LEVEL 5
FLOOR PLAN**

A1.105

W. 42ND STREET



1 LEVEL 6 - FLOOR PLAN

SCALE: 3/32" = 1'-0"

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

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MIAMI, FL 33122

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LEVEL 6
FLOOR PLAN

A1.106

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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

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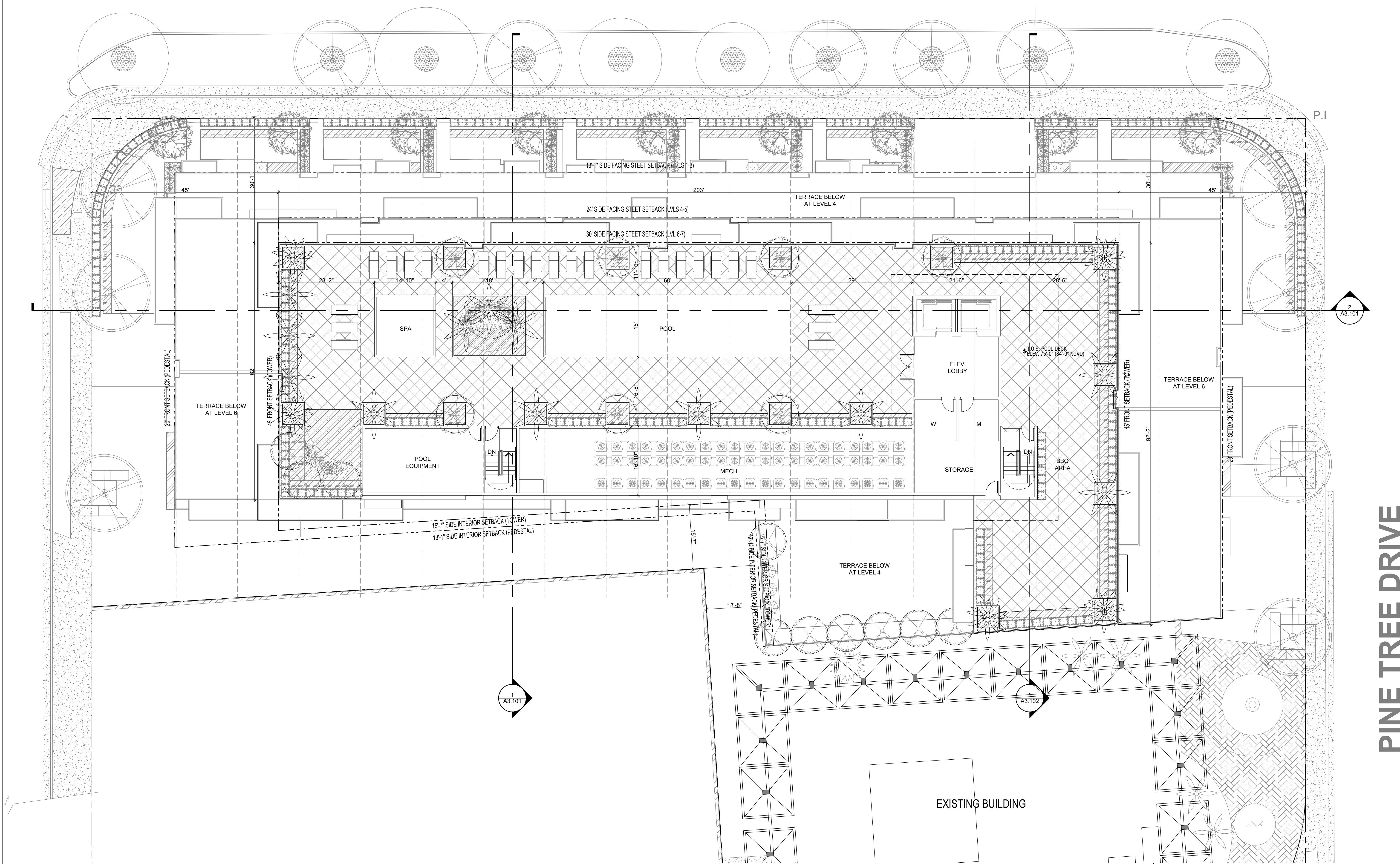
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**LEVEL 7
FLOOR PLAN**

A1.107
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3021 ALTON RD SUITE 100 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

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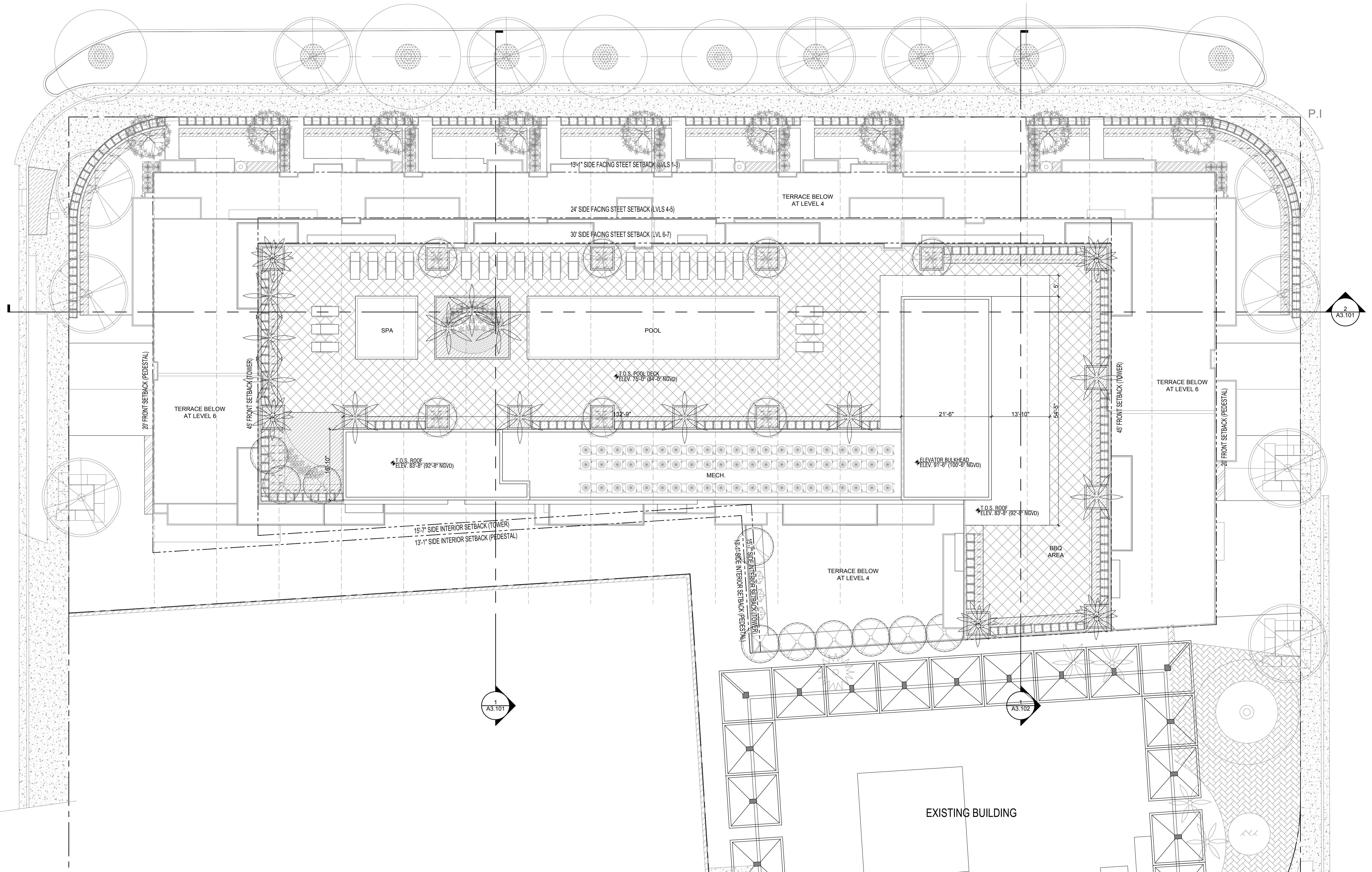
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LEVEL 8
POOL DECK

A1.108

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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

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ROOF PLAN

A1.109

DB ARQUITECTONICA INTERNATIONAL INC.

1	ROOF PLAN
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SCALE $\frac{3}{32}" = 1'-0"$

