

340 WEST 42ND STREET

MIAMI BEACH, FL



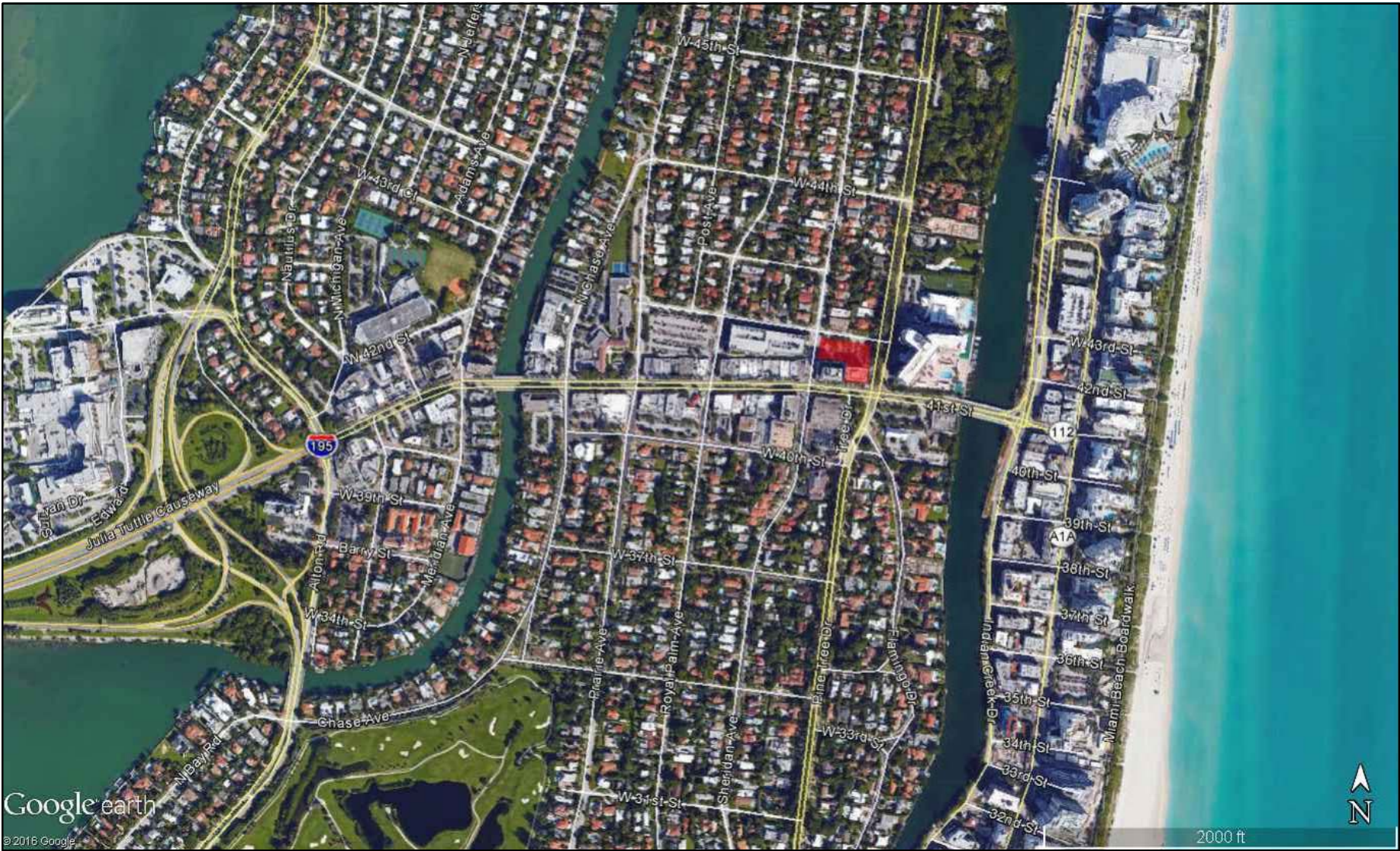
ARCHITECTURAL

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FINAL SUBMITTAL
FEBRUARY 16,2018
PLANNING BOARD SUBMISSION



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 Building)	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:	159'-3" (Average, Refer to sheet A0.101)	Lot Depth: 140'-0" (Refer to sheet A0.101)
8	Minimum Unit Size	550	Average Unit Size: 800
9	Existing use:	Commercial	Proposed use: Commercial/Multifamily

	Maximum	Existing	Proposed	Deficiencies
10	Height	75'	75'	
11	Number of Stories	7	7	
12	FAR	128,725 SF (2.75)	38,934 SF	127,534 SF
13	Gross square footage		45,434 SF	197,130 SF
14	Number of units Residential	N/A		45

	Setbacks	Required	Existing	Proposed	Deficiencies
15	Pedestal:				
16	Front Setback:	20'		20'	
17	Side Setback:	12'-9"		12'-9"	
18	Side Setback facing street:	12'-9"		12'-9"	
19	Rear Setback:	14'		14'	
20	Tower:				
21	Front Setback:	45'		45'	
22	Side Setback:	15'-3"		15'-3"	
23	Side Setback facing street:	12'-9"		24'	
24	Rear Setback:	21'		21'	

	Parking	Required	Existing	Proposed	Deficiencies
25	Parking district	3			
26	Total # of parking spaces	126	25 (HSBC)	126	
27	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
28	Parking Space Dimensions (450,600,900,Parallel)	9' x 18'		5' x 18'	
29	Parking Space configuration			90	
30	ADA Spaces	5		5	
31	Drive aisle width	22'		22'	
32	Loading zones and Trash collection	1	0	1	
33	Bicycle parking, location and Number of racks	45		56	

GROSS	NEW	EXISTING	FAR CHART	NEW	EXISTING
LEVEL 1	23,971	6,434	LEVEL 1	7,548	6,434
LEVEL 2	21,732	6,500	LEVEL 2	6,953	6,500
LEVEL 3	24,023	6,500	LEVEL 3	7,125	6,500
LEVEL 4	18,992	6,500	LEVEL 4	18,992	6,500
LEVEL 5	19,075	6,500	LEVEL 5	19,075	6,500
LEVEL 6	13,703	6,500	LEVEL 6	13,703	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	88,600	38,934
SUB TOTAL	151,696	45,434	TOTAL FAR	127,534	
TOTAL GROSS	197,130				

REQ'D PARKING	FACTOR	UNITS	REQ'D	PROVIDED
550 SF - 999 SF	1.5	0	0	0
1000 SF - 1199 SF	1.75	2	4	4
< 1200 SF	2	43	86	86
SUBTOTAL			90	
GUEST PARKING	10%		9	9
EXISTING COMMERCIAL			25	25
TOTAL			124	124

REQUIRED PARKING	124 SPACES
PROVIDED PARKING	126 SPACES

UNIT MATRIX	UNIT TYPE	AREA	# OF UNITS	TOTAL AREA
A	4 BEDROOM	1,855	1	1,855
B	3 BEDROOM	1,340	5	6,700
C	3 BEDROOM	2,115	1	2,115
D	3 BEDROOM	2,010	1	2,010
E	2 BEDROOM	1,595	5	7,975
F	1 BEDROOM	1,310	1	1,310
G	3 BEDROOM	2,365	1	2,365
H	4 BEDROOM	2,385	1	2,385
H2	4 BEDROOM	2,425	1	2,425
I	3 BEDROOM	1,850	2	3,700
J	2 BEDROOM	1,385	4	5,540
J2	3 BEDROOM	1,470	1	1,470
K	2 BEDROOM	1,700	2	3,400
L	2 BEDROOM	1,565	2	3,130
M	2 BEDROOM	1,755	1	1,755
N	3 BEDROOM	1,645	1	1,645
O	3 BEDROOM	1,805	1	1,805
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	3 BEDROOM	1,680	2	3,360
V	3 BEDROOM	1,540	2	3,080
TOTAL			45	72,725

TOTAL # OF UNITS	45
TOTAL SELLABLE	72,725

APPROVED



MIAMI BEACH
MIAMI BEACH

340 WEST 42ND STREET MIAMI BEACH, FLORIDA

CATON OWNER, LLC

3921 ALTON RD SUITE 138, MIAMI BEACH, FL 33140

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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

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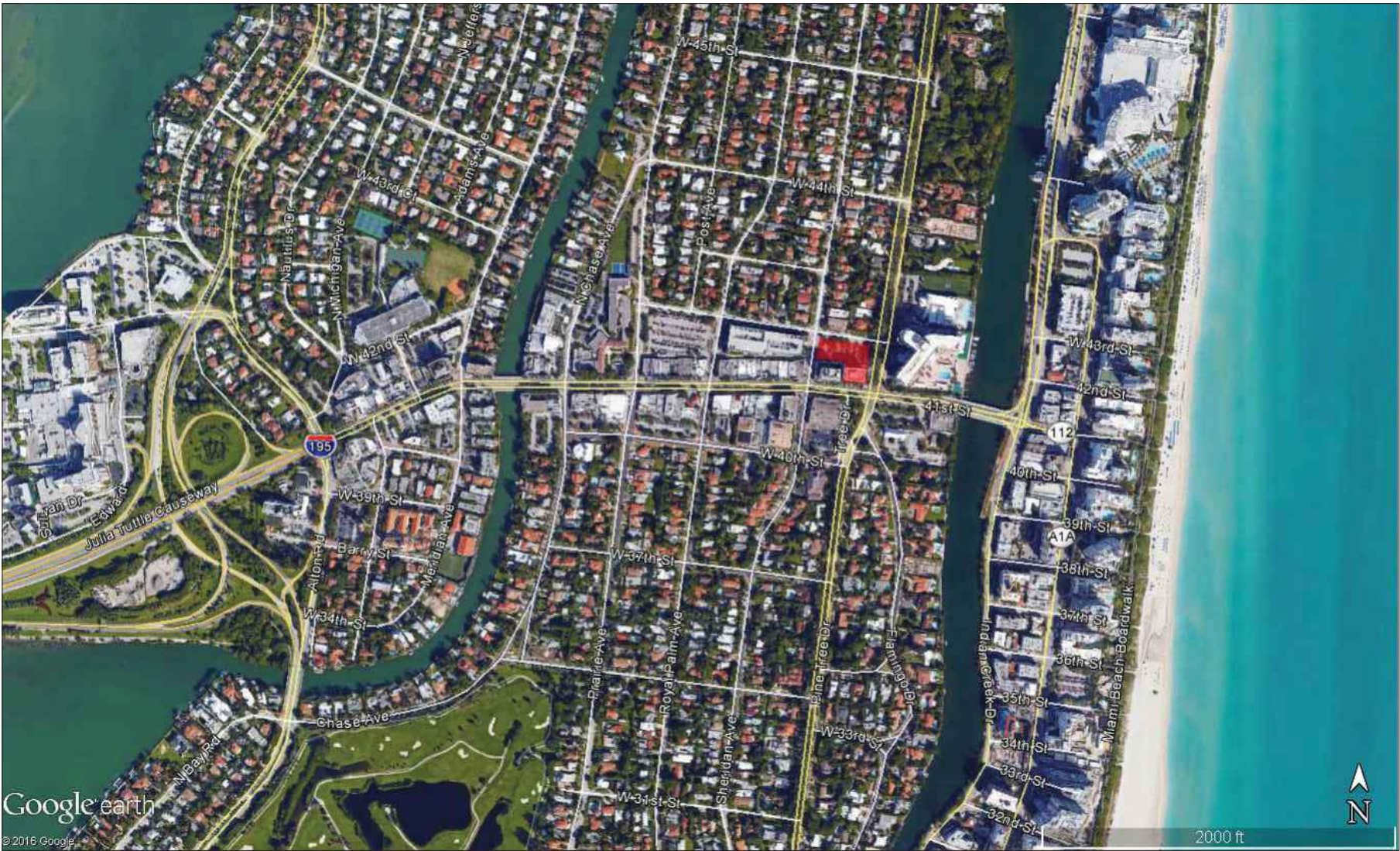
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SHEET INDEX

PROJECT
DATA

A0.001

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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 :	02-3222-001-0420, 02-3222-001-0370, 02-3222-001-0400		
3	Polio number(s):	1063 (Existing Building)	Zoning District:	CD-3 Commercial, HighIntensity District
4	Year constructed:	AE7 (Future AEs)	Grade value in NGVD:	5'-10" NGVD
5	Based Flood Elevation:	9'-0" NGVD	Lot Area:	46,809 SF (1.07 Acres)
6	Adjusted grade (Flood+Grade/2):	159'-3" (Average, Refer to sheet A0.101)	Lot Depth:	140'-0" (Refer to sheet A0.101)
7	Lot width:	550	Average Unit Size	1,170
8	Minimum Unit Size	550	Proposed use:	Commercial/Multifamily
9	Existing use:	Commercial		

	Maximum	Existing	Proposed	Deficiencies
10	Height	75'	75'	
11	Number of Stories	7	7	
12	FAR	128,725 SF (2.75)	38,934 SF	128,566
13	Gross square footage		45,434 SF	182,428
14	Number of units Residential	N/A	55	

	Setbacks	Required	Existing	Proposed	Deficiencies
15	Pedestal:				
16	Front Setback:	20'		20'	
17	Side Setback:	12'-9"		12'-9"	
18	Side Setback facing street:	12'-9"		12'-9"	
19	Rear Setback:	14'		14'	
20	Tower:				
21	Front Setback:	45'		45'	
22	Side Setback:	15'-3"		15'-3"	
23	Side Setback facing street:	12'-9"		24'	
24	Rear Setback:	21'		21'	

	Parking	Required	Existing	Proposed	Deficiencies
25	Parking district	3			
26	Total # of parking spaces	132	25 (HSBC)	133	
27	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
28	Parking Space Dimensions (450,600,900,Parallel)	9' x 18'		9' x 18'	
29	ADA Spaces	5		5	
30	Drive aisle width	22'		22'	
31	Loading zones and Trash collection area	3	0	3	
32	Bicycle parking, location and Number of racks	58		72	

AREA - GROSS

	NEW	EXISTING
GROUND	23,945	6,434
LEVEL 02	23,794	6,500
LEVEL 03	23,794	6,500
LEVEL 04	19,503	6,500
LEVEL 05	18,846	6,500
LEVEL 06	13,258	6,500
LEVEL 07	13,258	6,500
P.D. (ENCLOSED) *	4,096	
ROOF	3,000	
TOTAL	143,494	38,934
TOTAL GROSS	182,428	

*9,162 SF Pool Deck open to sky

FAR CHART

	NEW	EXISTING
LEVEL 1	8,070	6,434
LEVEL 2	8,194	6,500
LEVEL 3	7,328	6,500
LEVEL 4	19,503	6,500
LEVEL 5	18,846	6,500
LEVEL 6	13,258	6,500
LEVEL 7	13,258	
POOL DECK	1,175	
SUB TOTAL	89,632	38,934
TOTAL FAR	128,566	

REQ'D PARKING

	FACTOR	UNITS	REQ'D	PROVIDED
550 SF - 999 SF	1.5	26	39.00	
1000 SF - 1199 SF	1.75	1	1.75	
< 1200 SF	2	28	56.00	
SUBTOTAL			96.75	
GUEST PARKING	10%		10	
EXISTING COMMERCIAL			25	
TOTAL VEHICULAR PARKING			131.75	133

UNIT TYPE	SF	QTY	AREA (SF)
A-1	930	1	930
A-2	1,050	1	1,050
A-3	780	2	1,560
A-4	860	1	860
A-5	810	10	8,100
A-6	740	4	2,960
B-1	935	4	3,740
B-2	1,518	1	1,518
B-3	1,450	1	1,450
B-4	1,380	1	1,380
B-5	1,120	1	1,120
B-6	990	2	1,980
B-7	1,210	1	1,210
B-8	1,275	1	1,275
B-9	1,300	1	1,300
B-10	980	1	980
C-1	1,700	2	3,400
C-2	1,765	2	3,530
C-3	1,760	1	1,760
C-4	1,360	2	2,720
C-5	1,520	1	1,520
C-6	1,200	1	1,200
C-8	1,500	1	1,500
C-9	1,930	1	1,930
C-10	1,740	1	1,740
C-11	1,610	1	1,610
C-12	1,300	2	2,600
C-13	1,230	2	2,460
C-14	1,300	2	2,600
C-15	1,700	1	1,700
C-16	1,315	1	1,315
C-17	1,315	1	1,315
TOTAL UNIT COUNT		55	64,313
TOTAL RETAIL			5,165
TOTAL SELLABLE			69,478



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MIAMI BEACH
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LIGHTING CONSULTANT:

SEAL / SIGNATURE / DATE

SITE PLAN SUBMITTAL

OFFICE REGISTRATION #:

AA C000465

Date Revision

Issue (#) Issue Date / For

ARQ Project No.: 3346

Drawn by: MR

Approved by: FZ

SHEET INDEX

PROJECT DATA



A0.001

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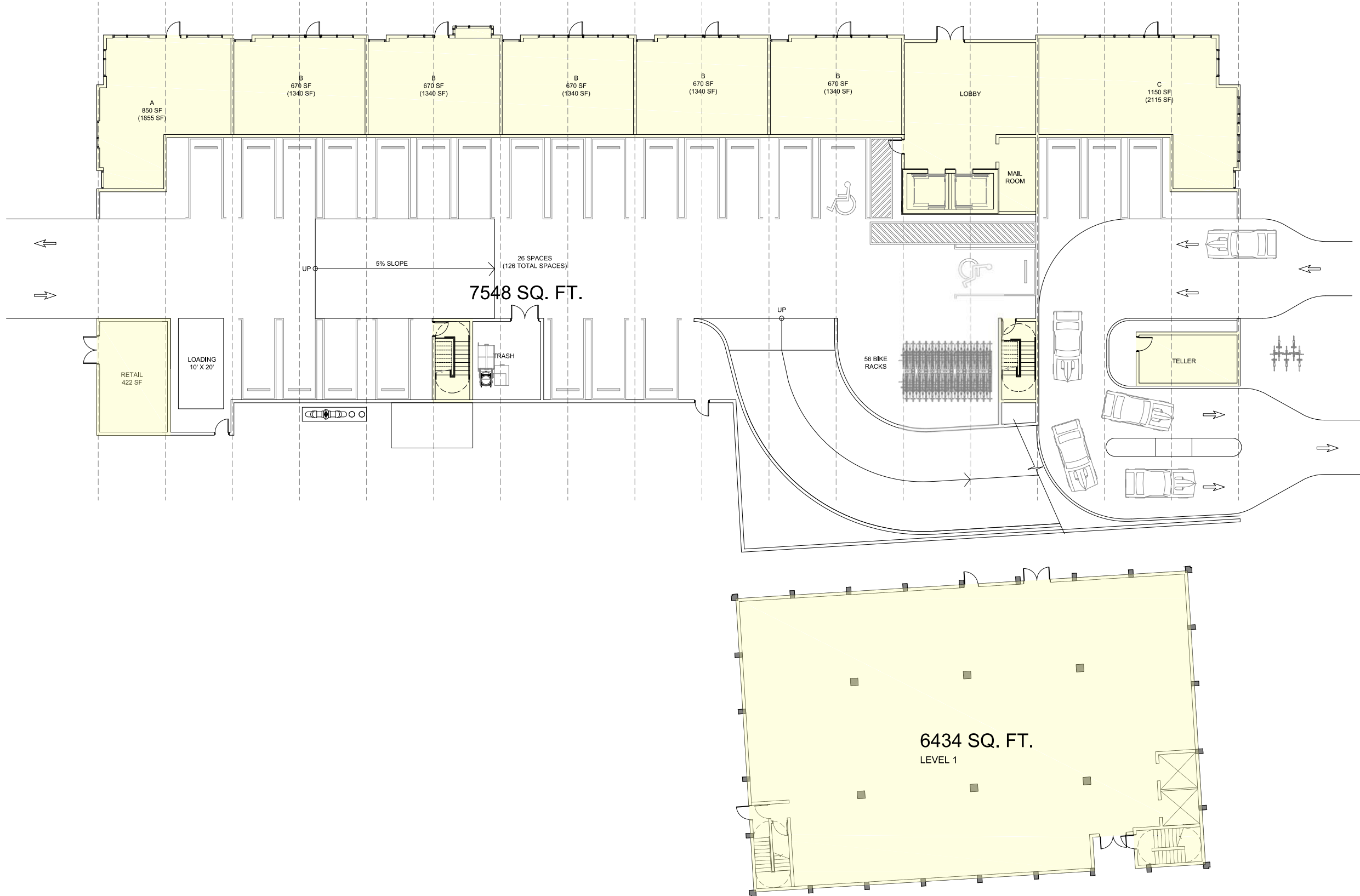
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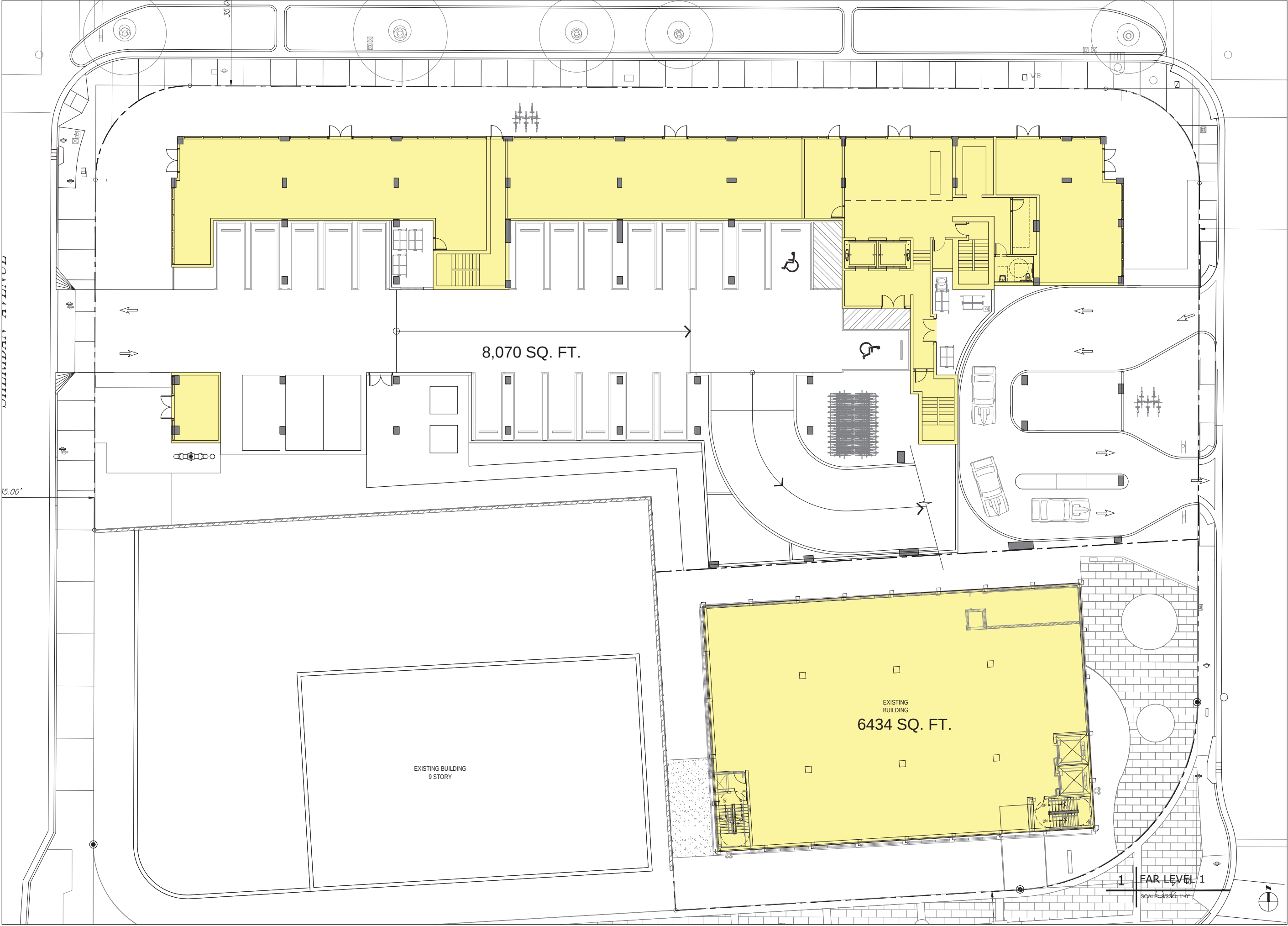
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F.A.R.

A0.005

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LIGHTING CONSULTANT:

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SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date	Revision
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Issue #	Issue Date / For
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SHEET INDEX
**LEVEL 1
F.A.R.**

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SHEET INDEX

F.A.R.

A0.006

08 ARQUITECTONICA INTERNATIONAL, INC.





35.00'

8194 SQ. FT.

EXISTING
BUILDING
6500 SQ. FT.

EXISTING BUILDING
9 STORY

1	FAR LEVEL 2
---	-------------

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

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

CONSULTANT:

LIGHTING CONSULTANT:

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SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Issue # Issue Date / For

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**LEVEL 2
F.A.R.**

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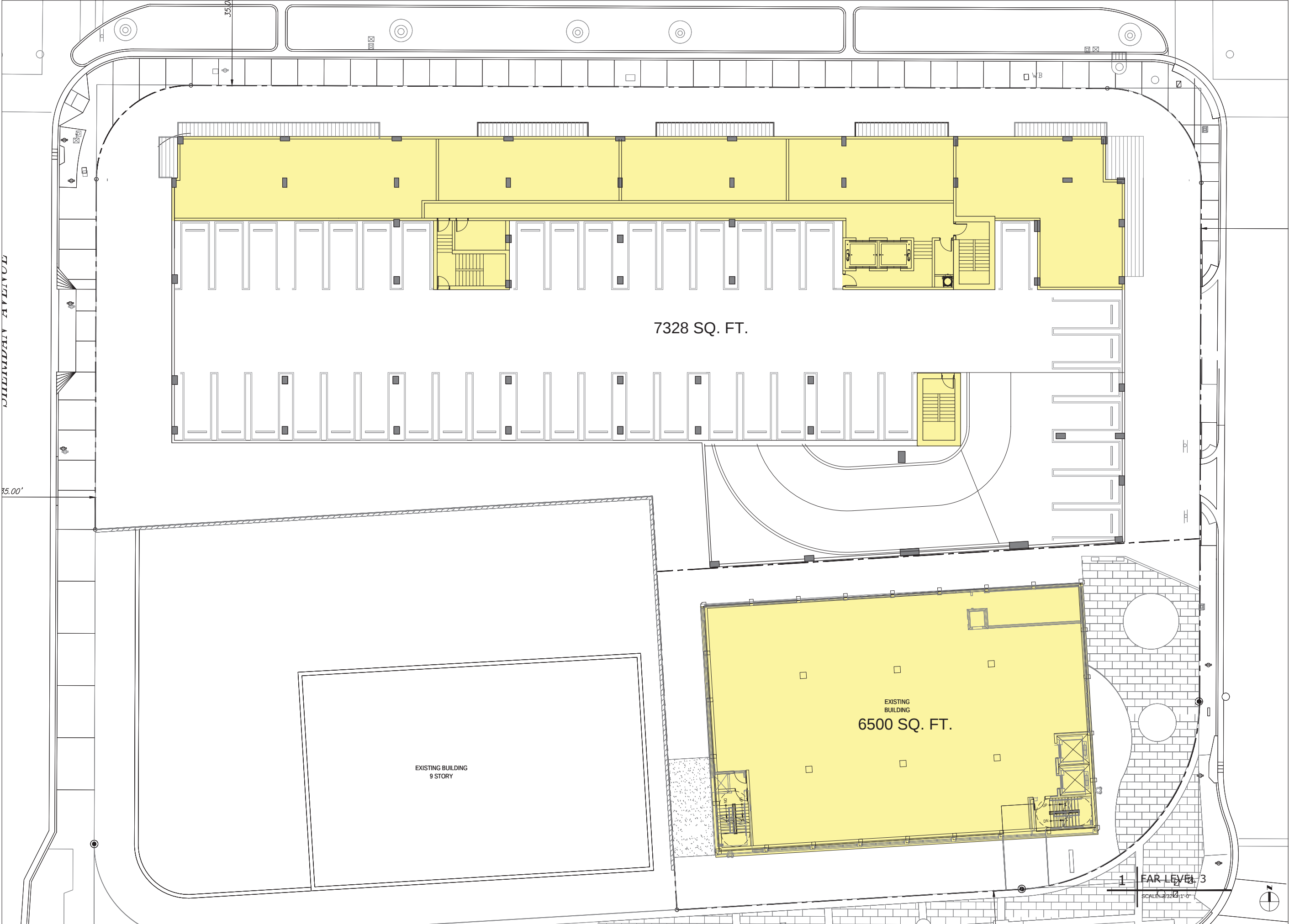
ITE PLAN SUBMITTAL

Approved by:

F.A.R.

03 ARQUITECTONICA INTERNATIONAL, INC.





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340 WEST 42ND STREET MIAMI BEACH, FLORIDA
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LIGHTING CONSULTANT:

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SITE PLAN SUBMITTAL

OFFICE REGISTRATION #: AA C000465

Date	Revision
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ARQ Project No.: 3346
Drawn by: MR
Approved by: FZ

SHEET INDEX
**LEVEL 3
F.A.R.**

A0.007

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340 WEST 42ND STREET MIAMI BEACH, FLORIDA
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LANDSCAPE ARCHITECT

MIAMI FL 33133

CIVIL ENGINEER:

MIAMI FL 33144

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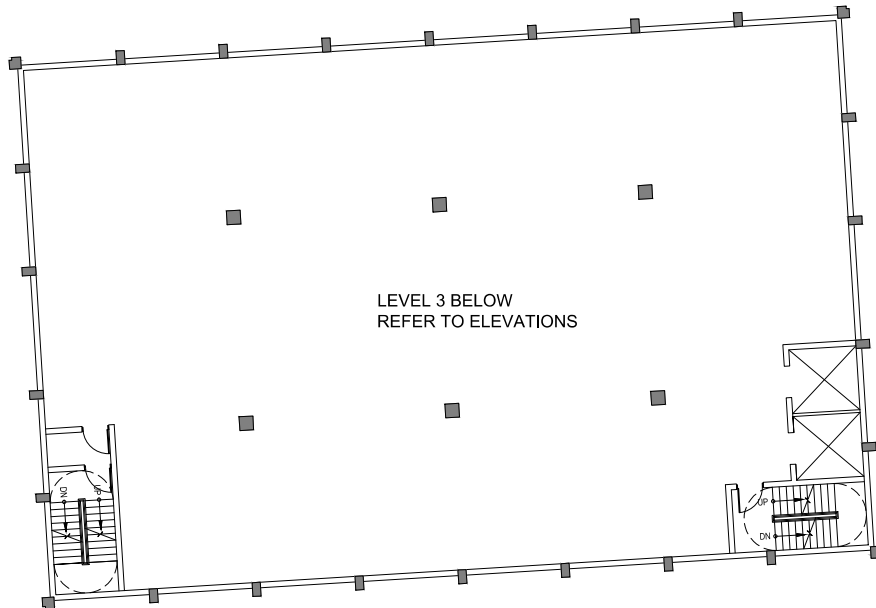
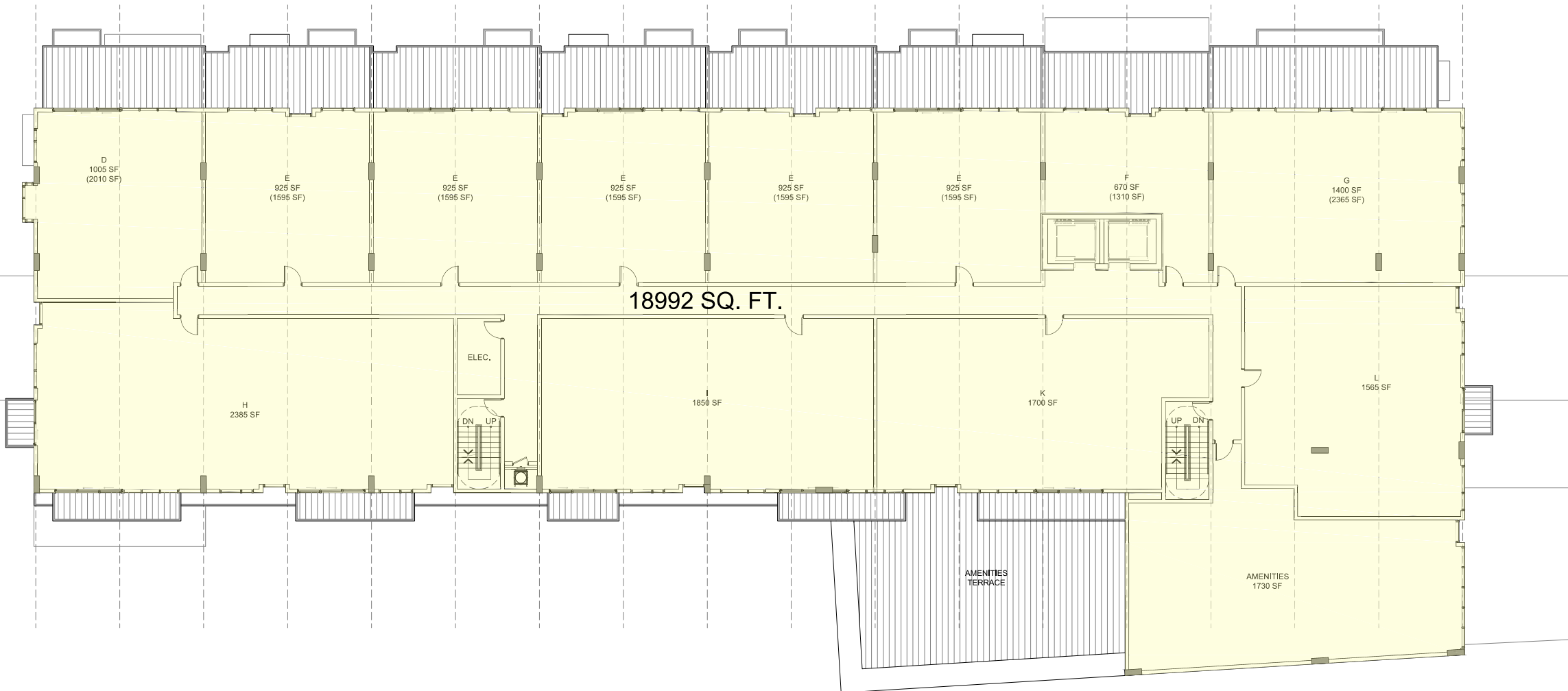
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F.A.R.

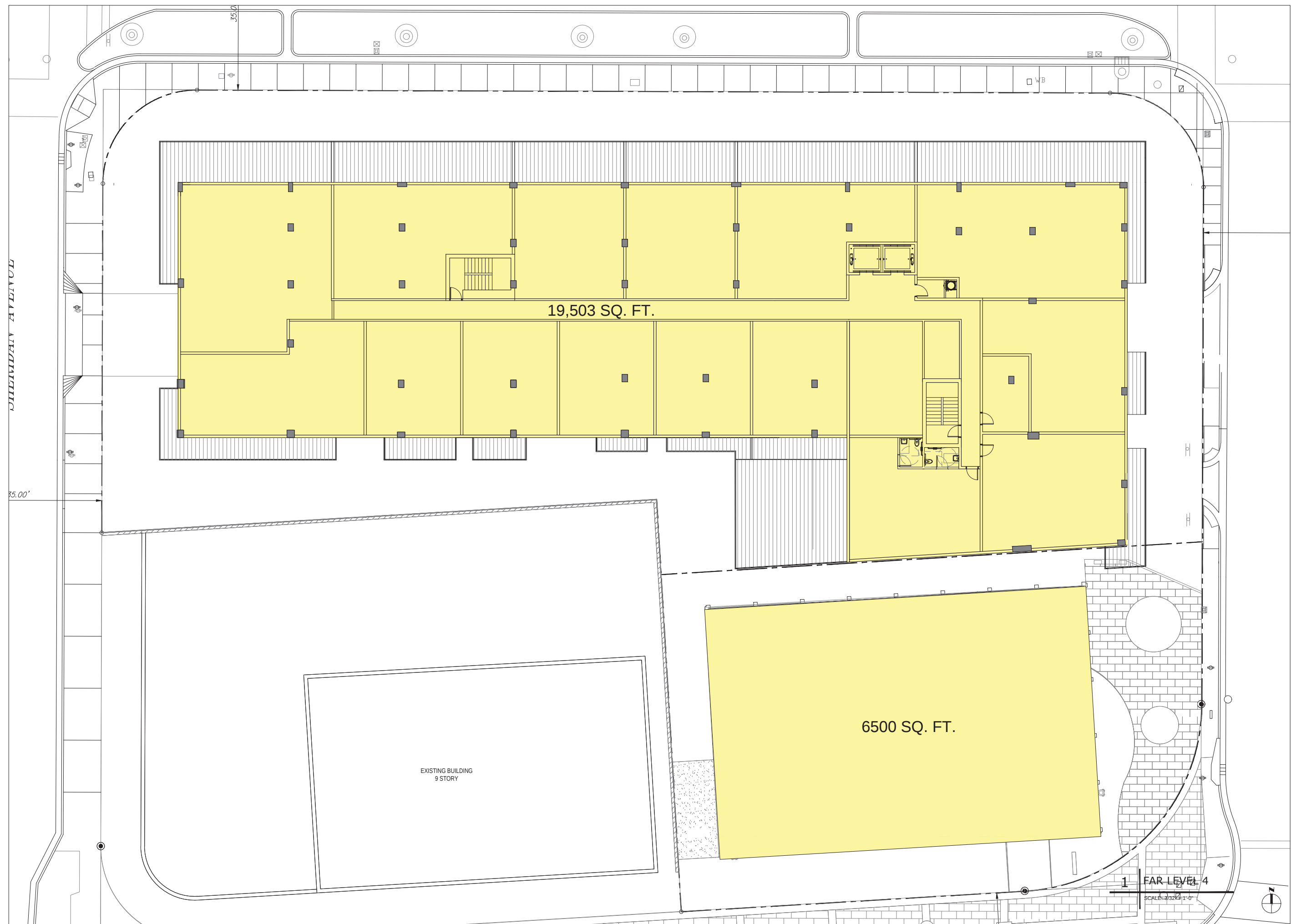
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1 FAR LEVEL 4
SCALE: 3/32" = 1'-0"





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MIAMI BEACH
40 WEST 42ND STREET MIAMI BEACH, FLORIDA
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CONSULTANT:

LIGHTING CONSULTANT:

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**LEVEL 4
F.A.R.**

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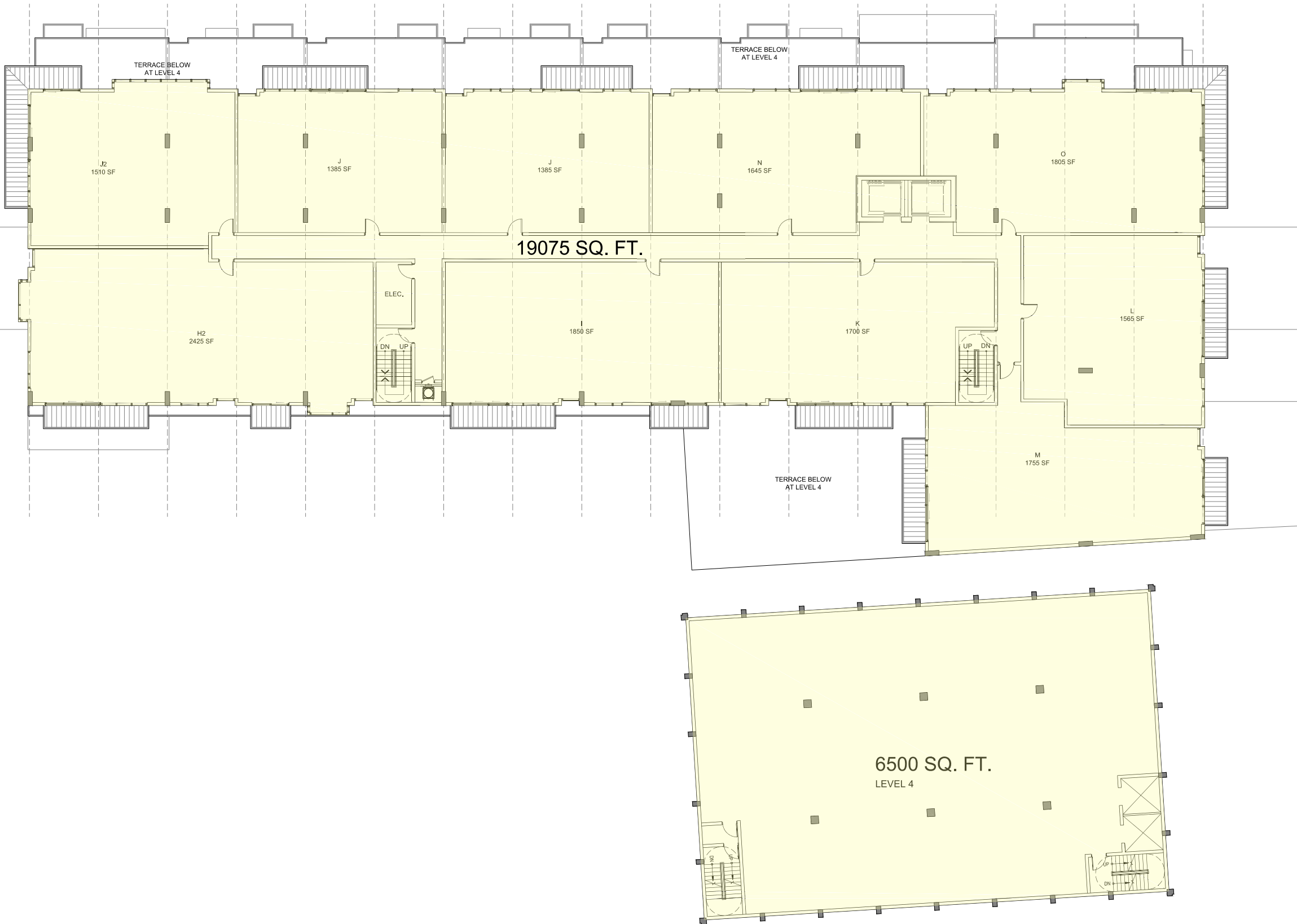
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1 FAR LEVEL 5
SCALE: 3/32" = 1'-0"





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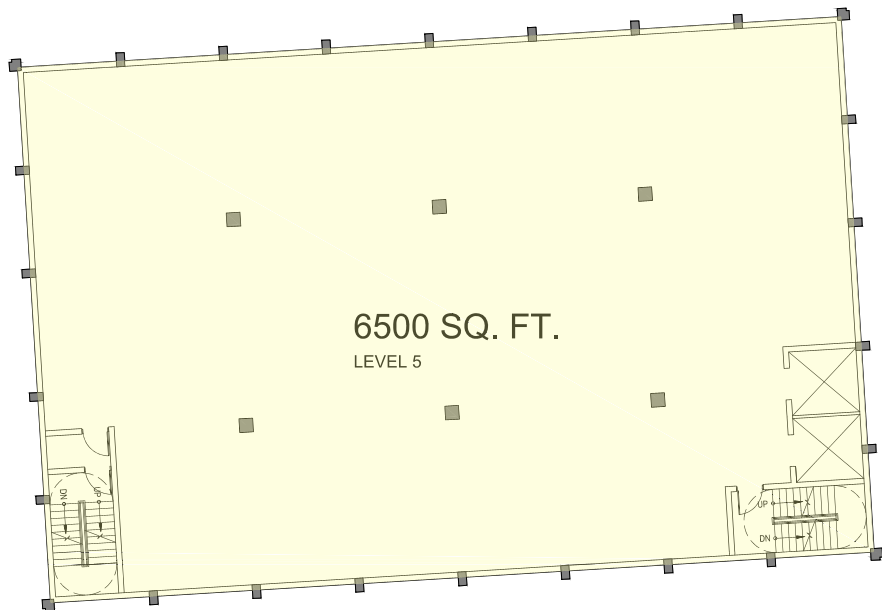
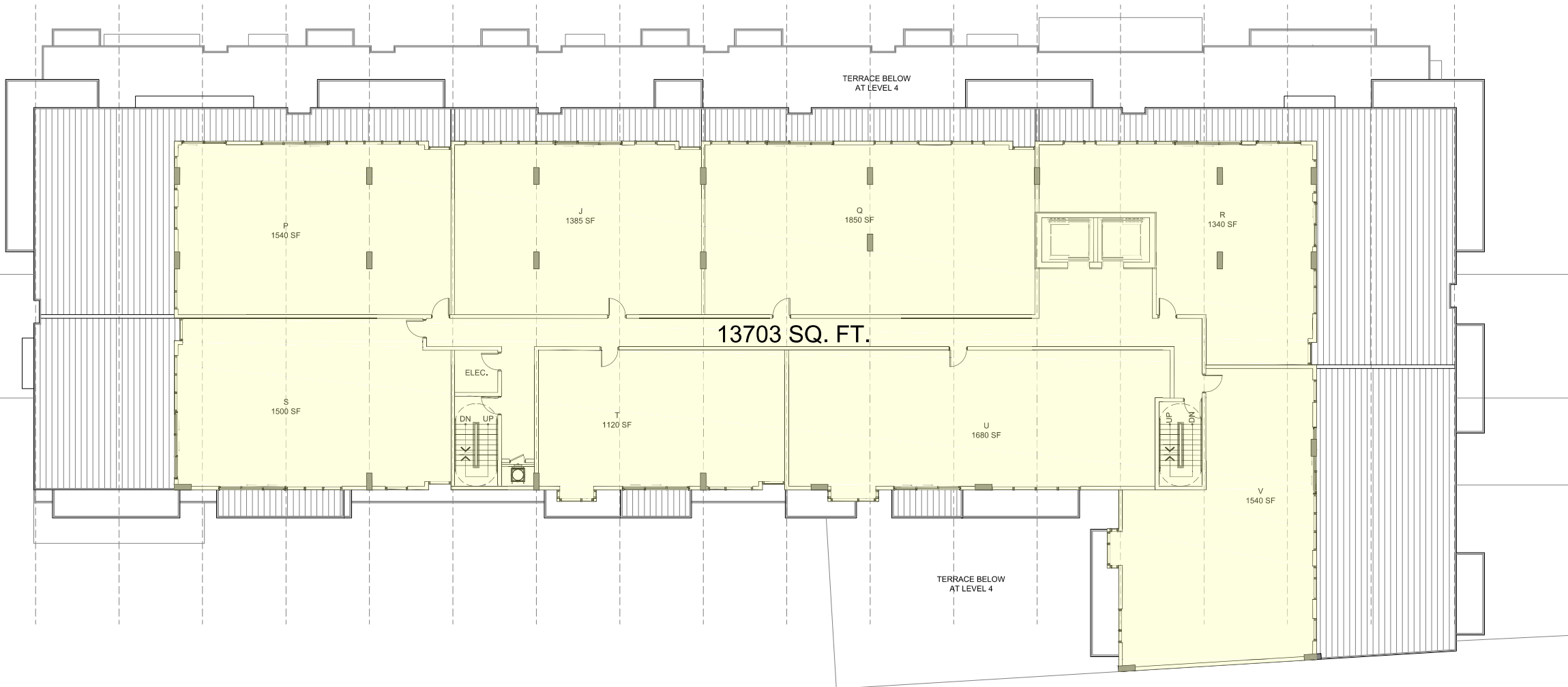
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1 FAR LEVEL 6
SCALE: 3/32" = 1'-0"





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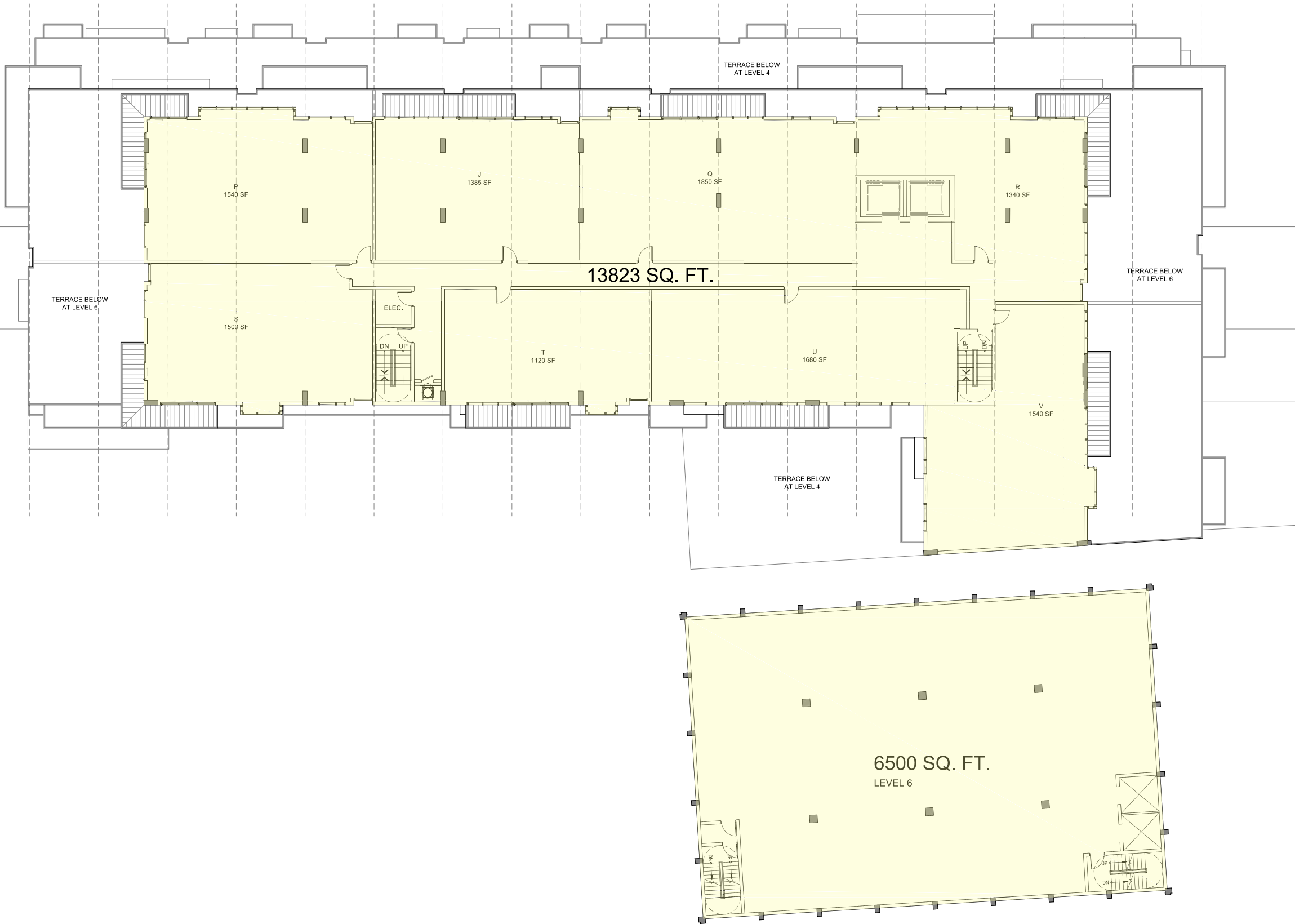
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1 FAR LEVEL 7
SCALE: 3/32" = 1'-0"





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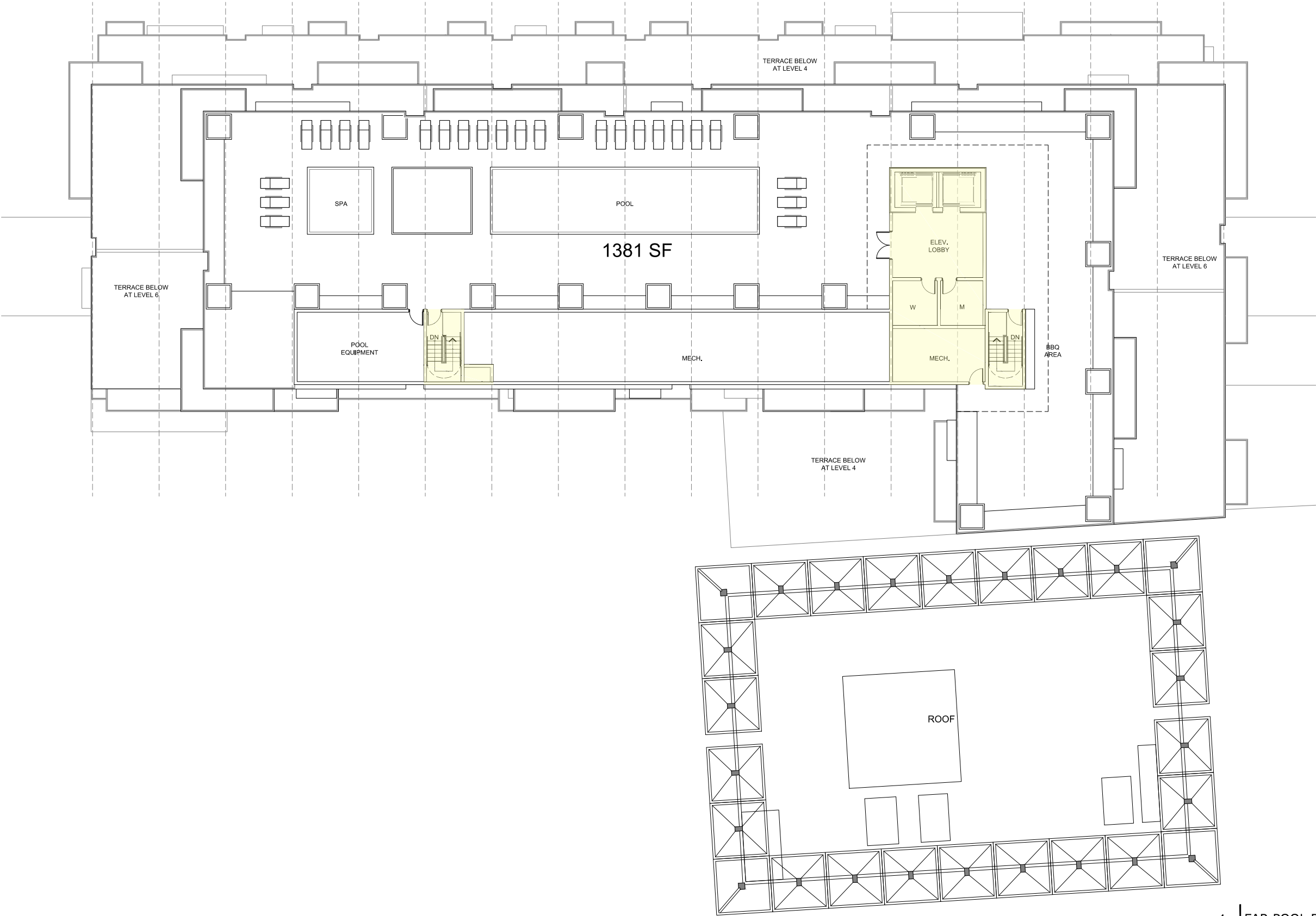
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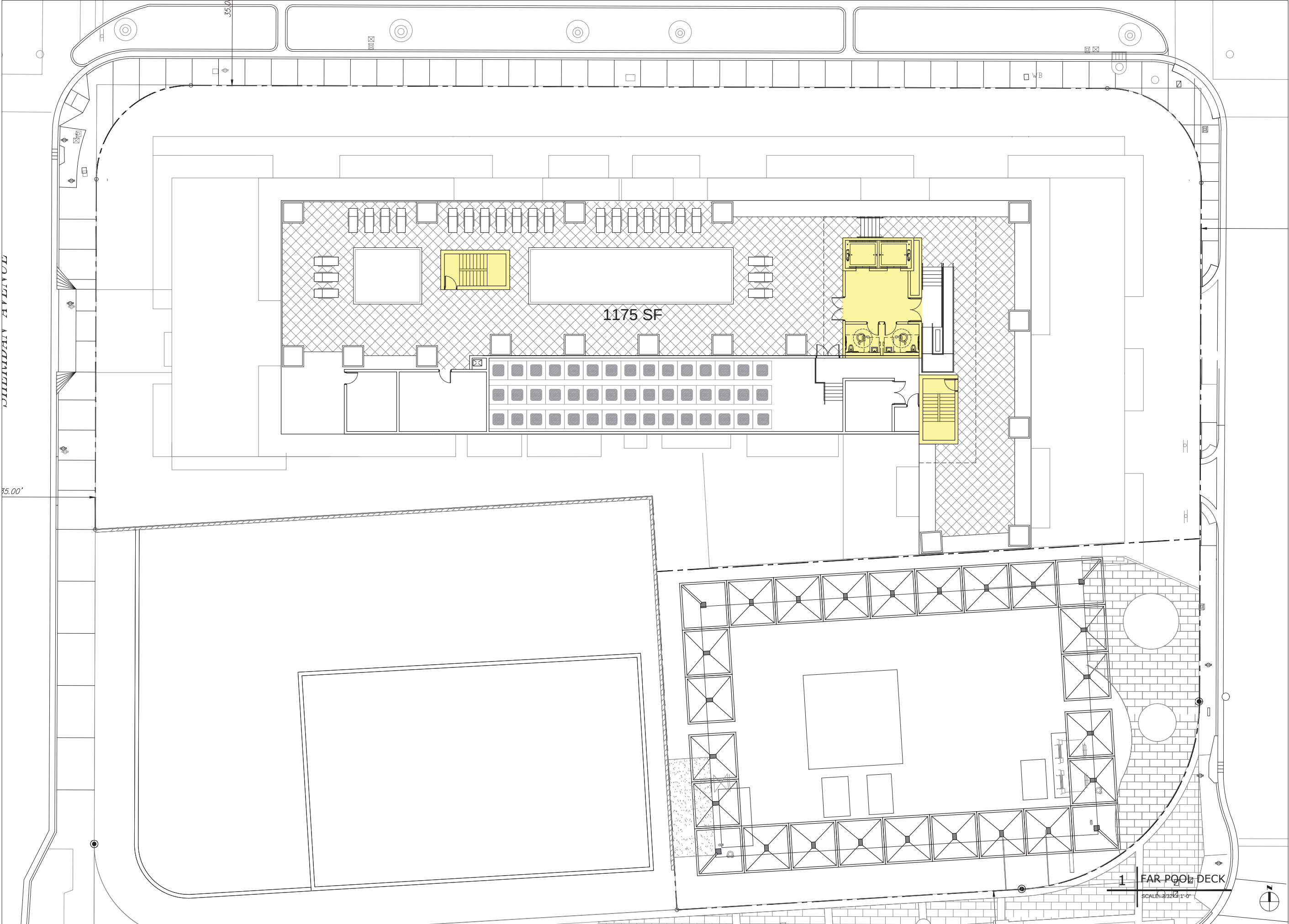
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1 FAR POOL DECK
SCALE: 3/32" = 1'-0"





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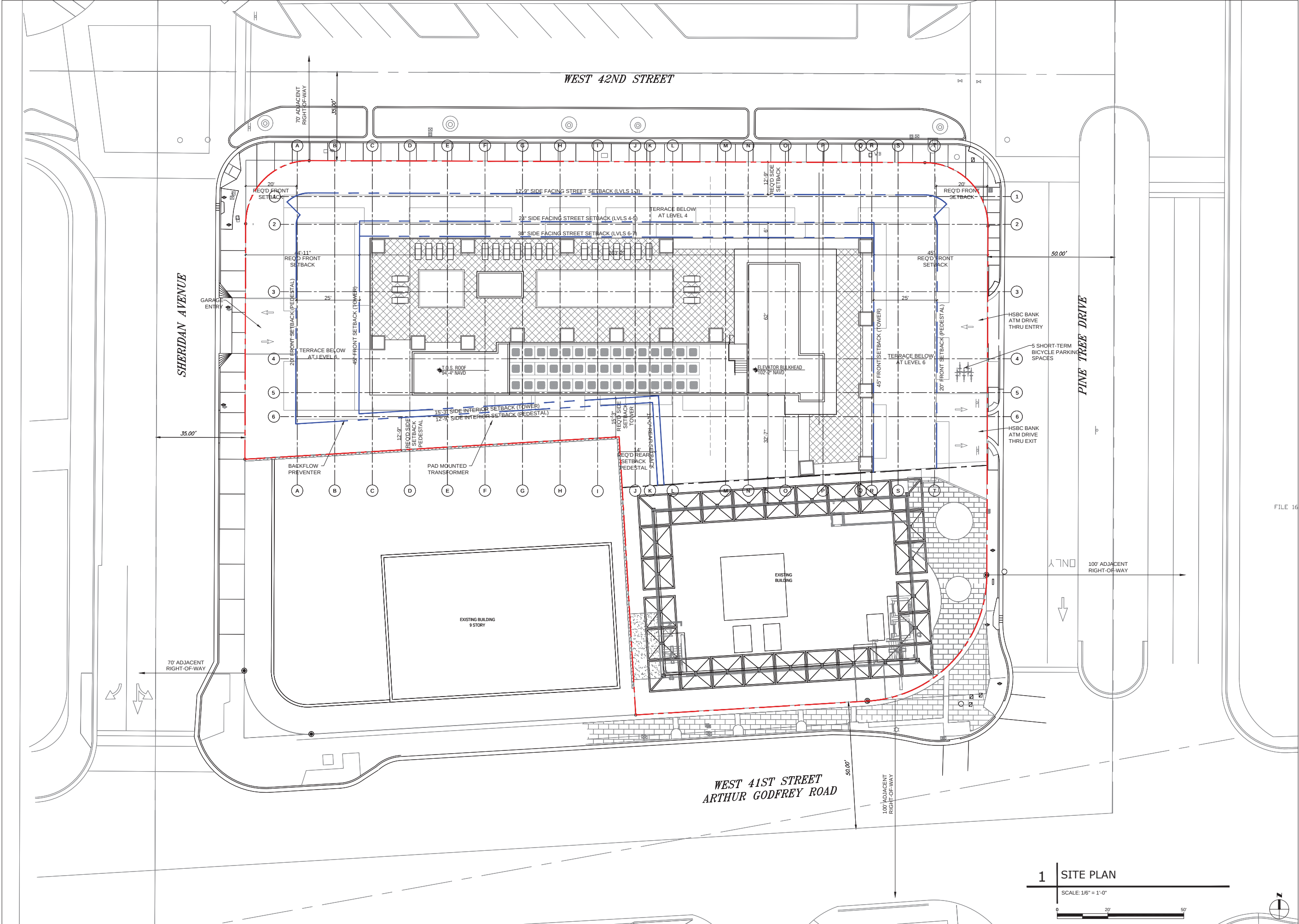
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Pool Deck
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SITE PLAN

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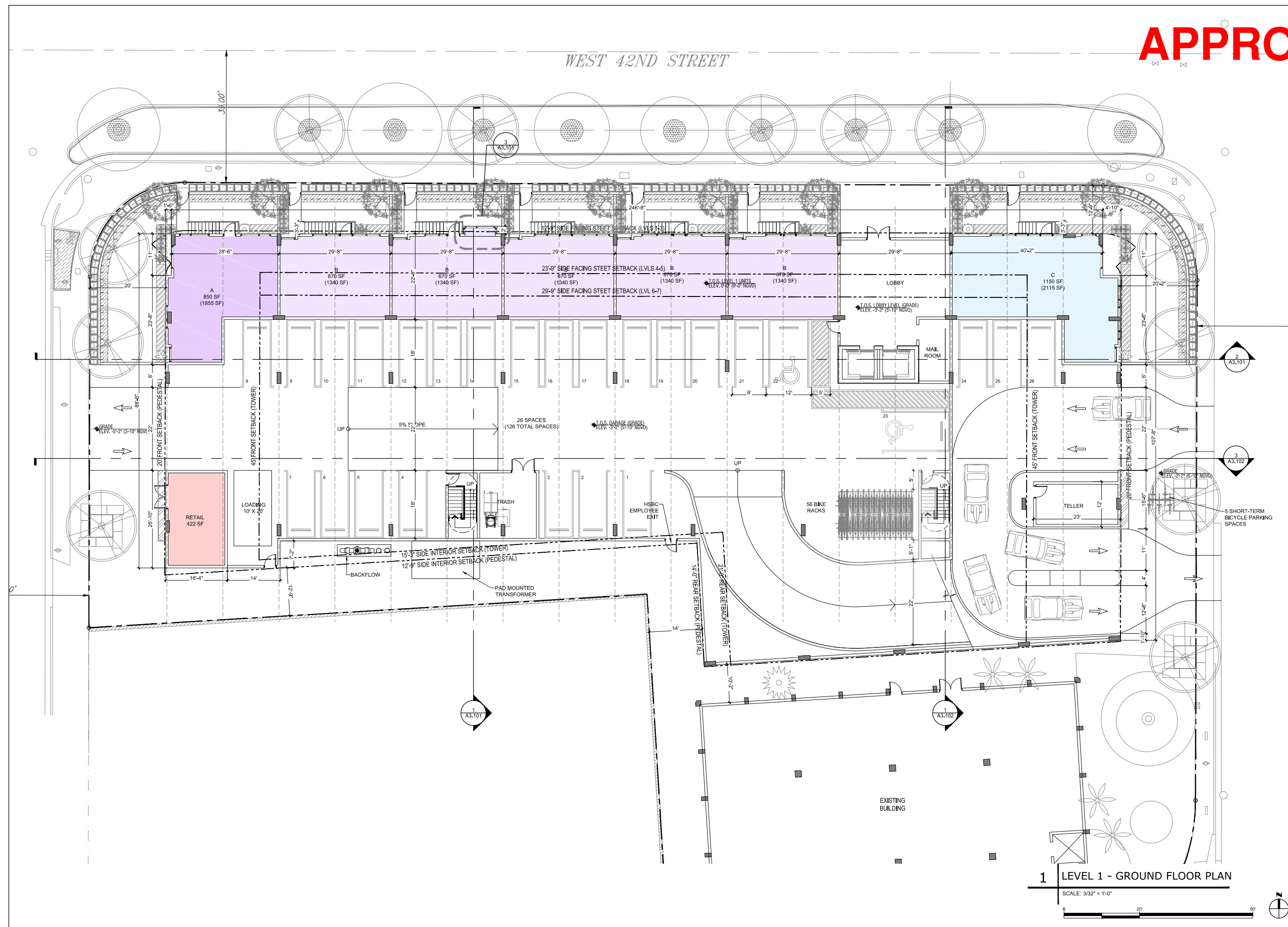
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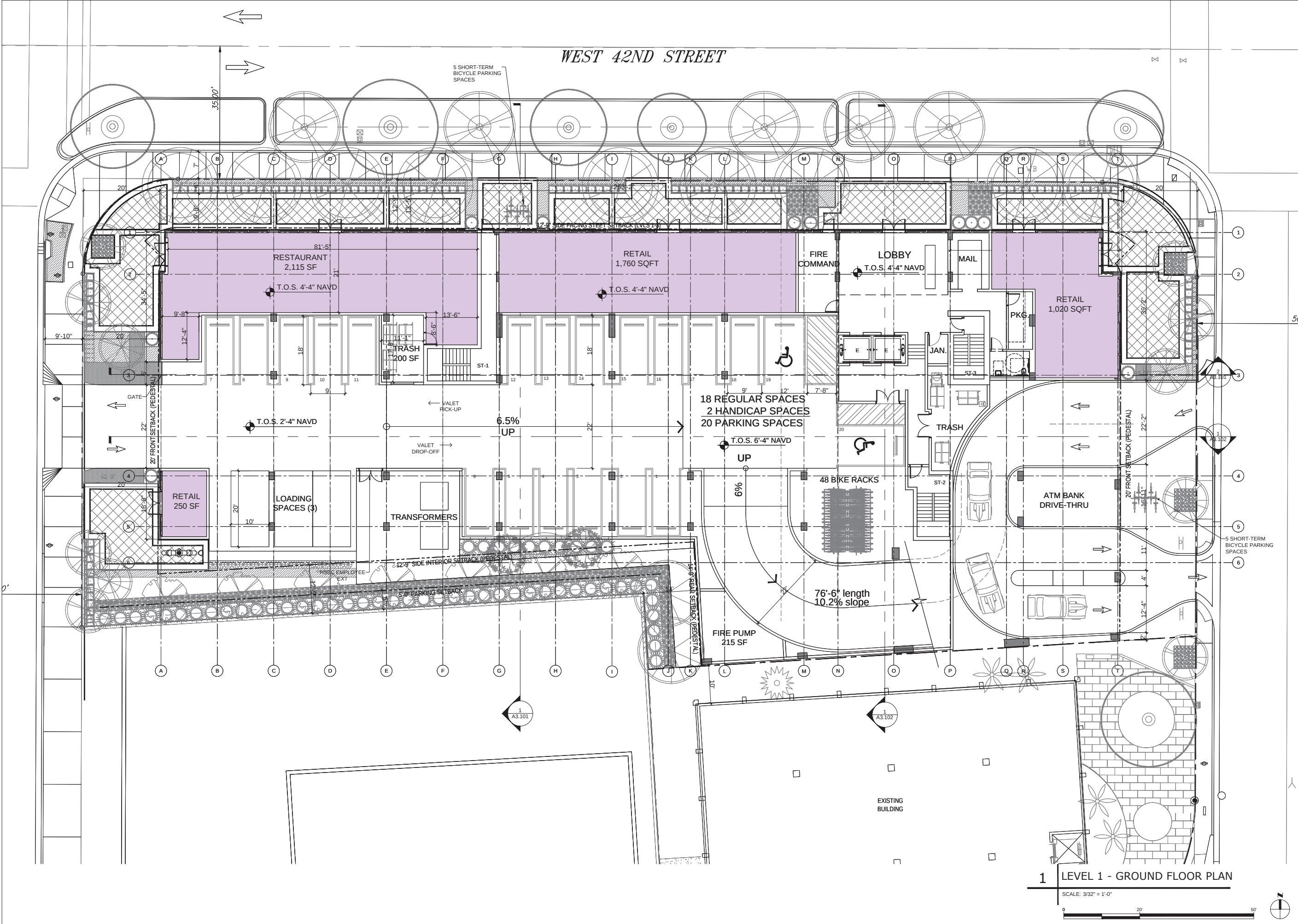
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LEVEL 1 FLOOR PLAN

A1.101

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**LEVEL 1
FLOOR PLAN**

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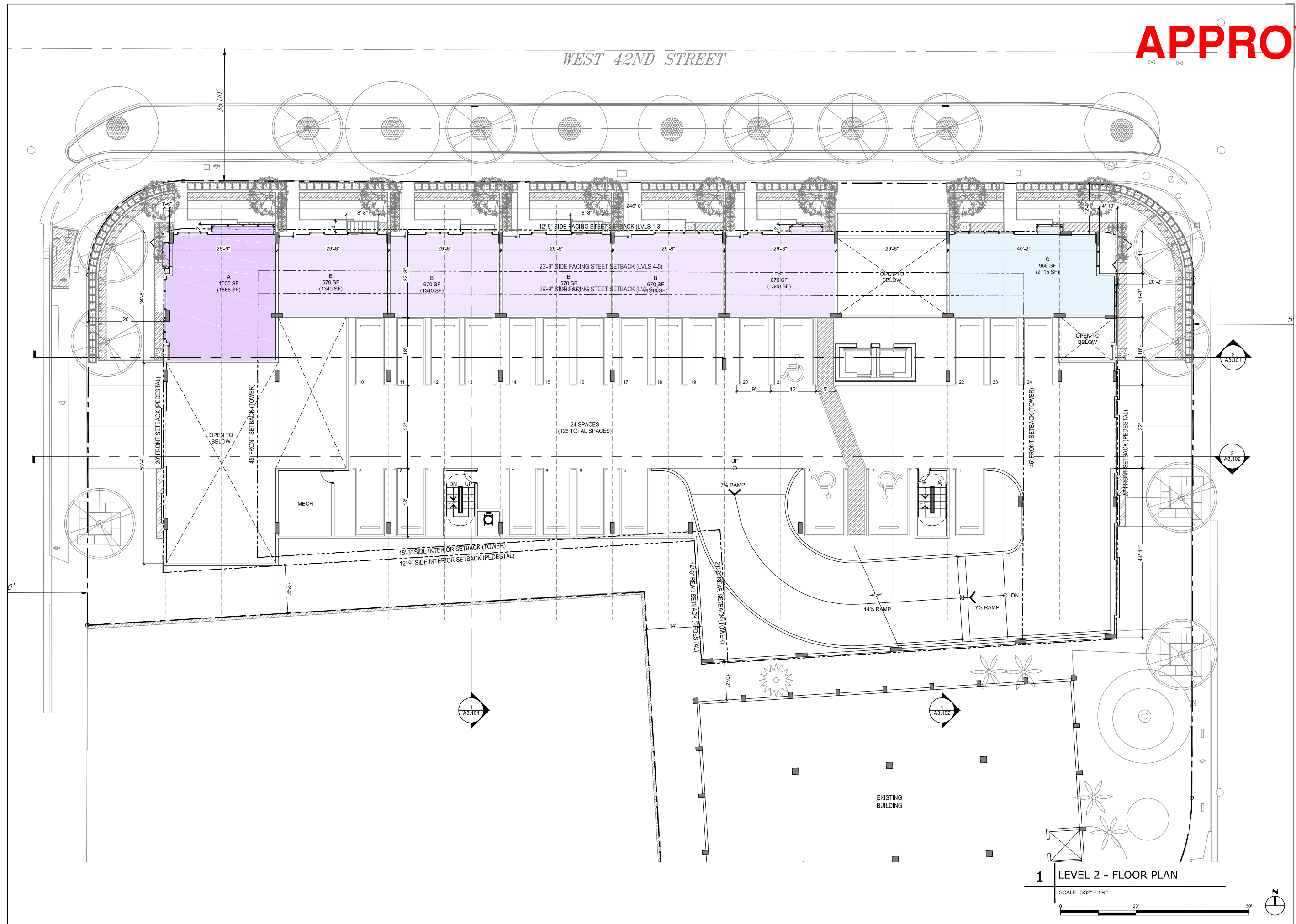
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LEVEL 2
FLOOR PLAN

A1.102

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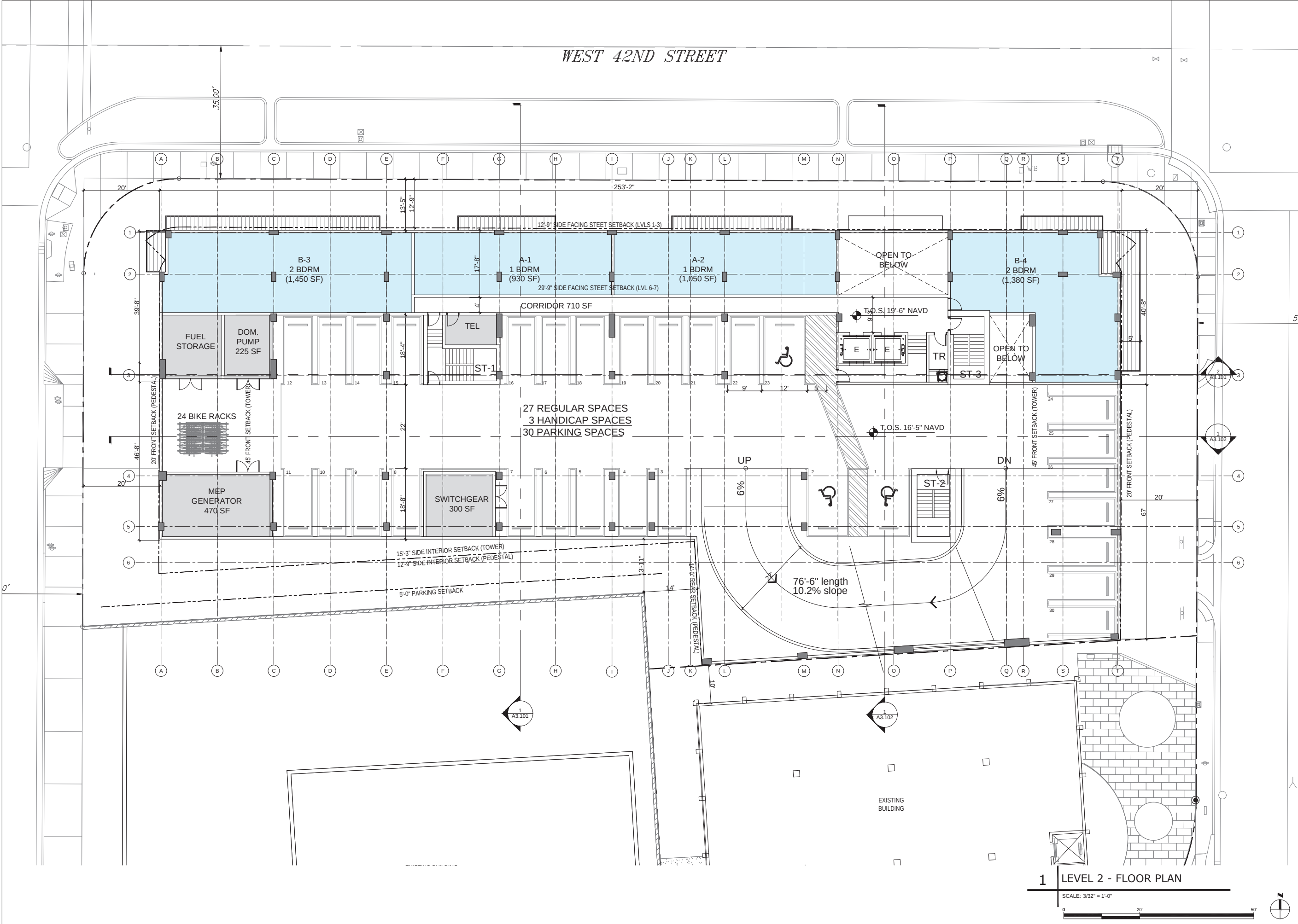
WEST 42ND STREET



1 LEVEL 2 - FLOOR PLAN

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





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**LEVEL 2
FLOOR PLAN**

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1 LEVEL 2 - FLOOR PLAN

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



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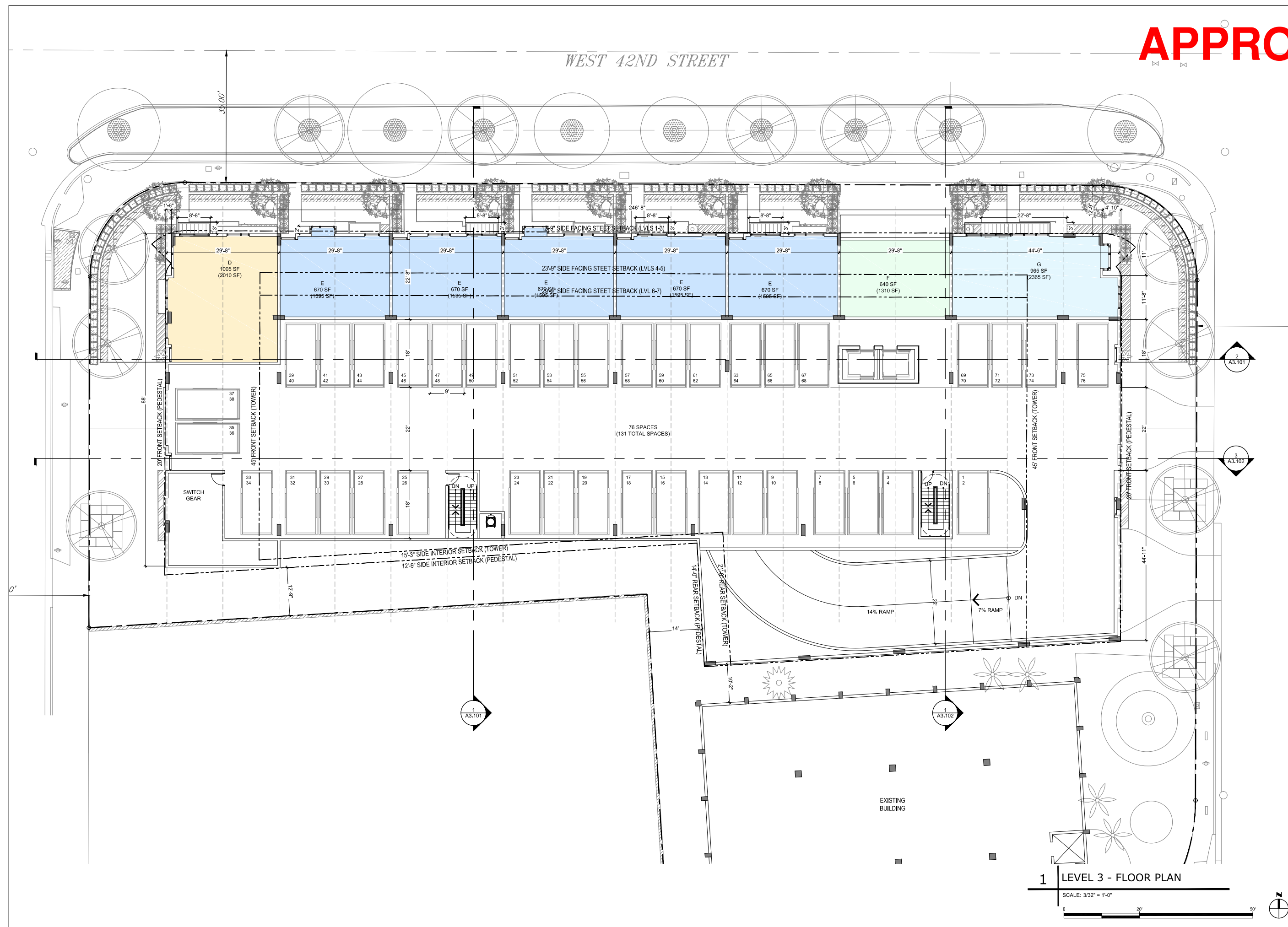
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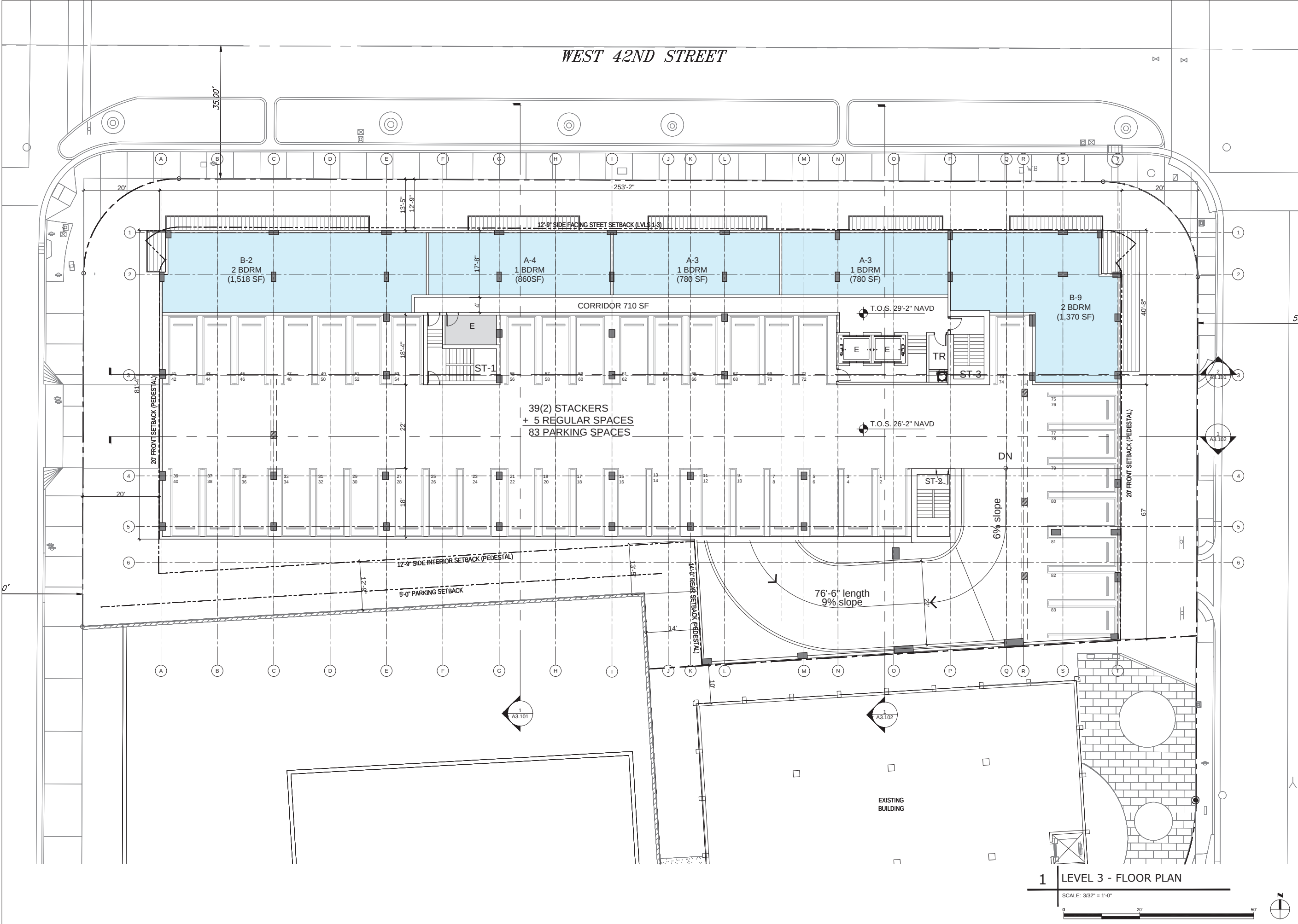
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LEVEL 3 FLOOR PLAN

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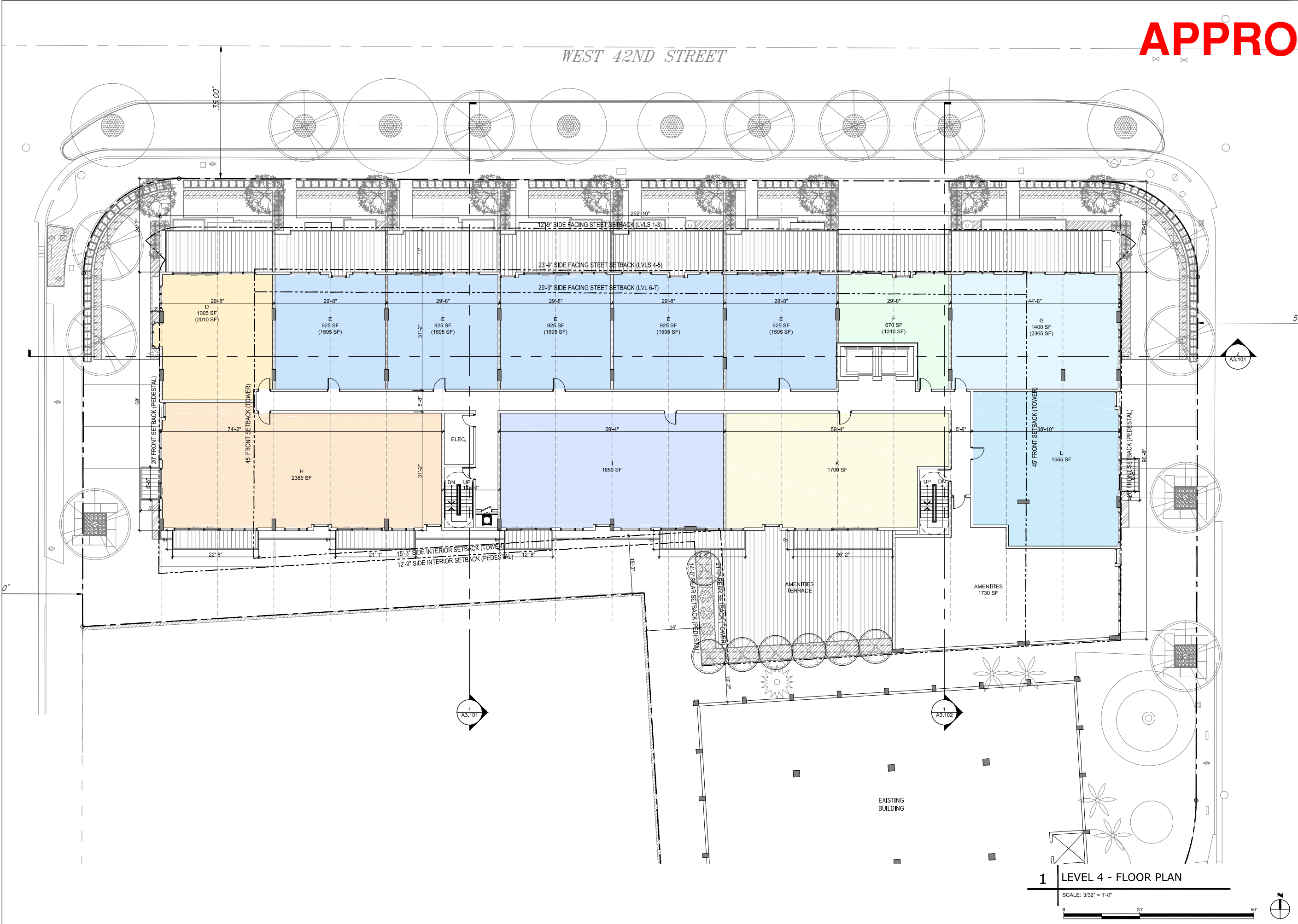
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**LEVEL 3
FLOOR PLAN**

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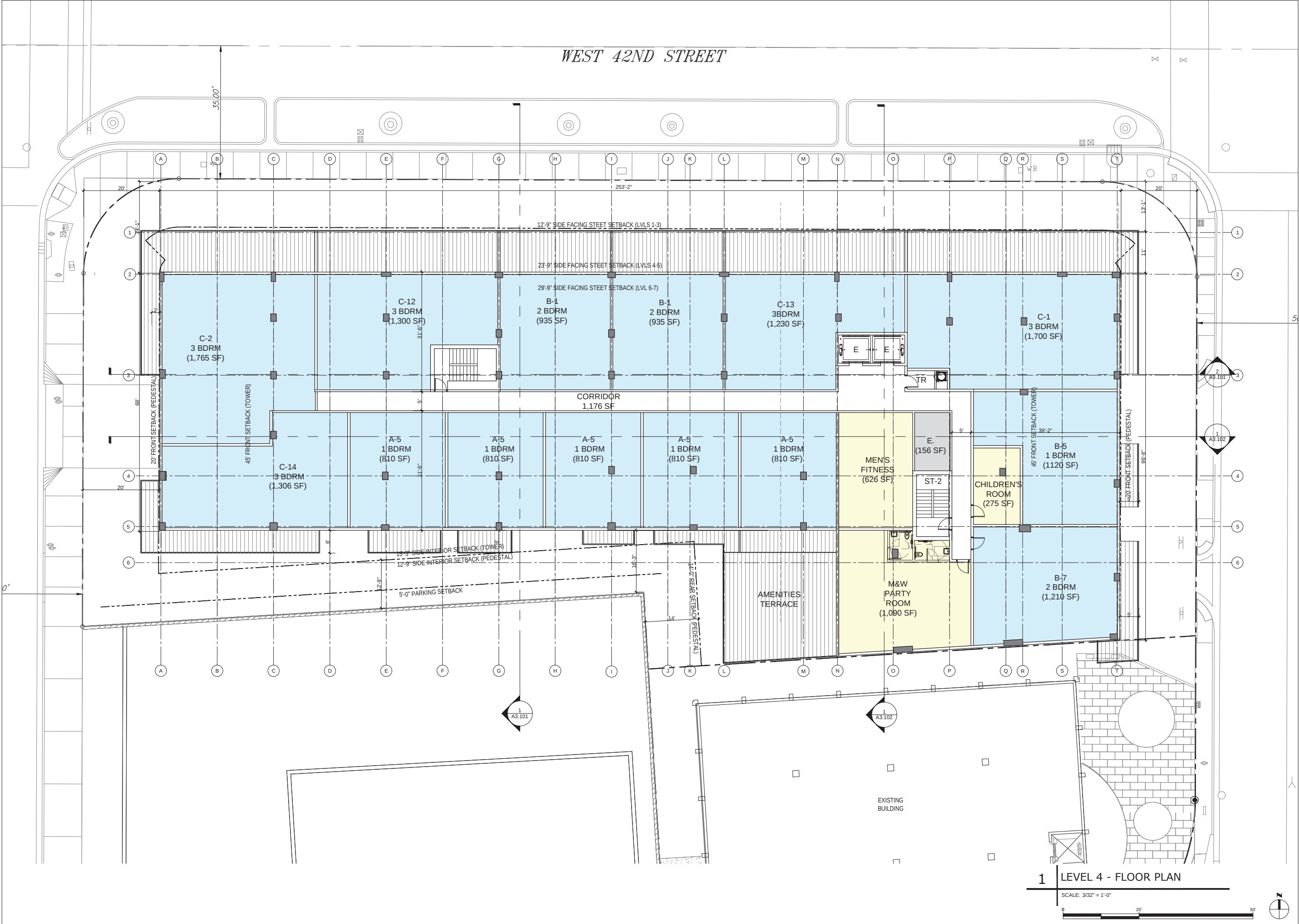
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LEVEL 4
FLOOR PLAN

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CONSULTANT:

LIGHTING CONSULTANT:

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OFFICE REGISTRATION #: AA C000465
Date Revision

Issue (#) Issue Date / For

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

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**LEVEL 4
FLOOR PLAN**

A1.104

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CIVIL ENGINEER:

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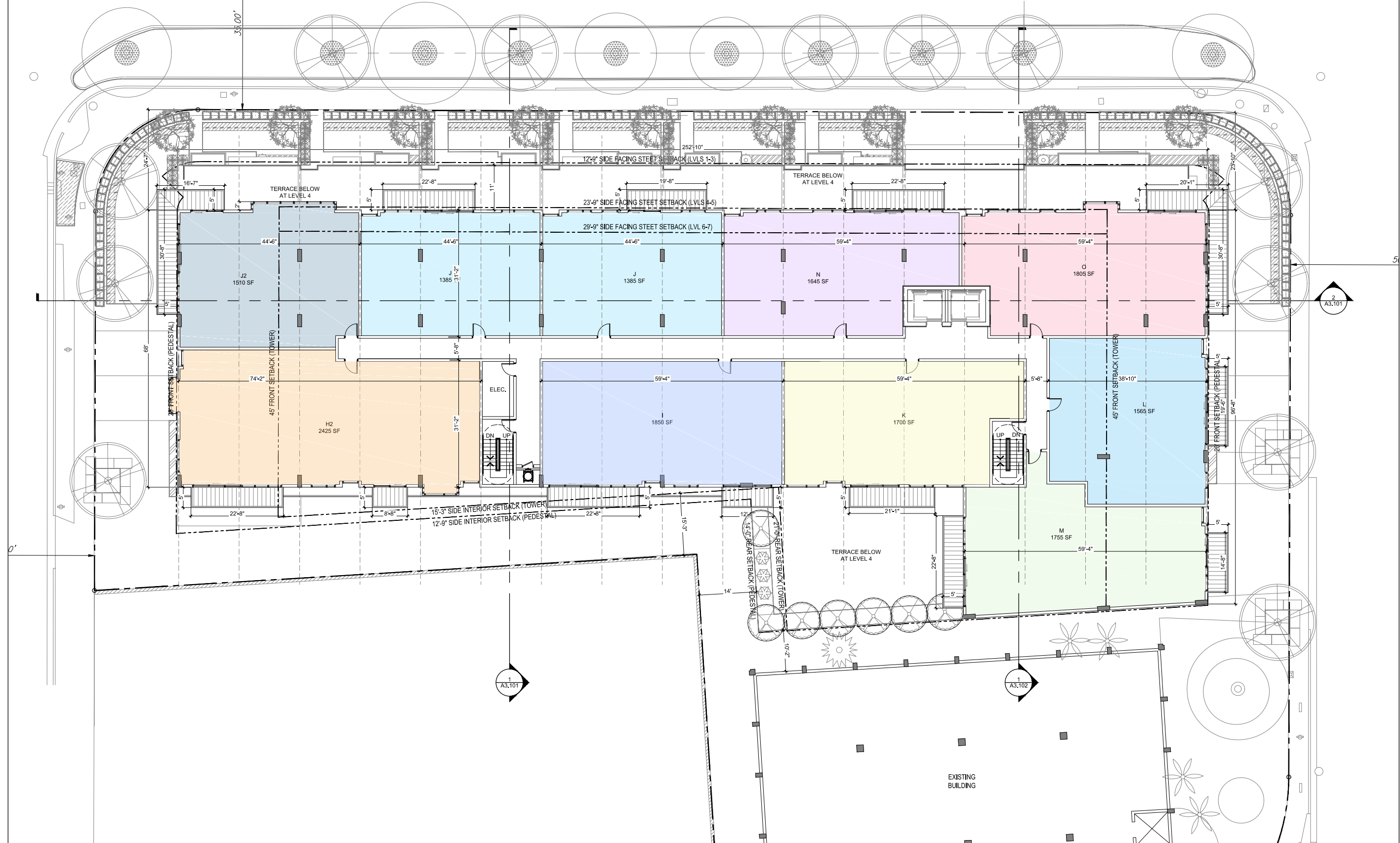
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LEVEL 5
FLOOR PLAN

A1.105

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WEST 42ND STREET

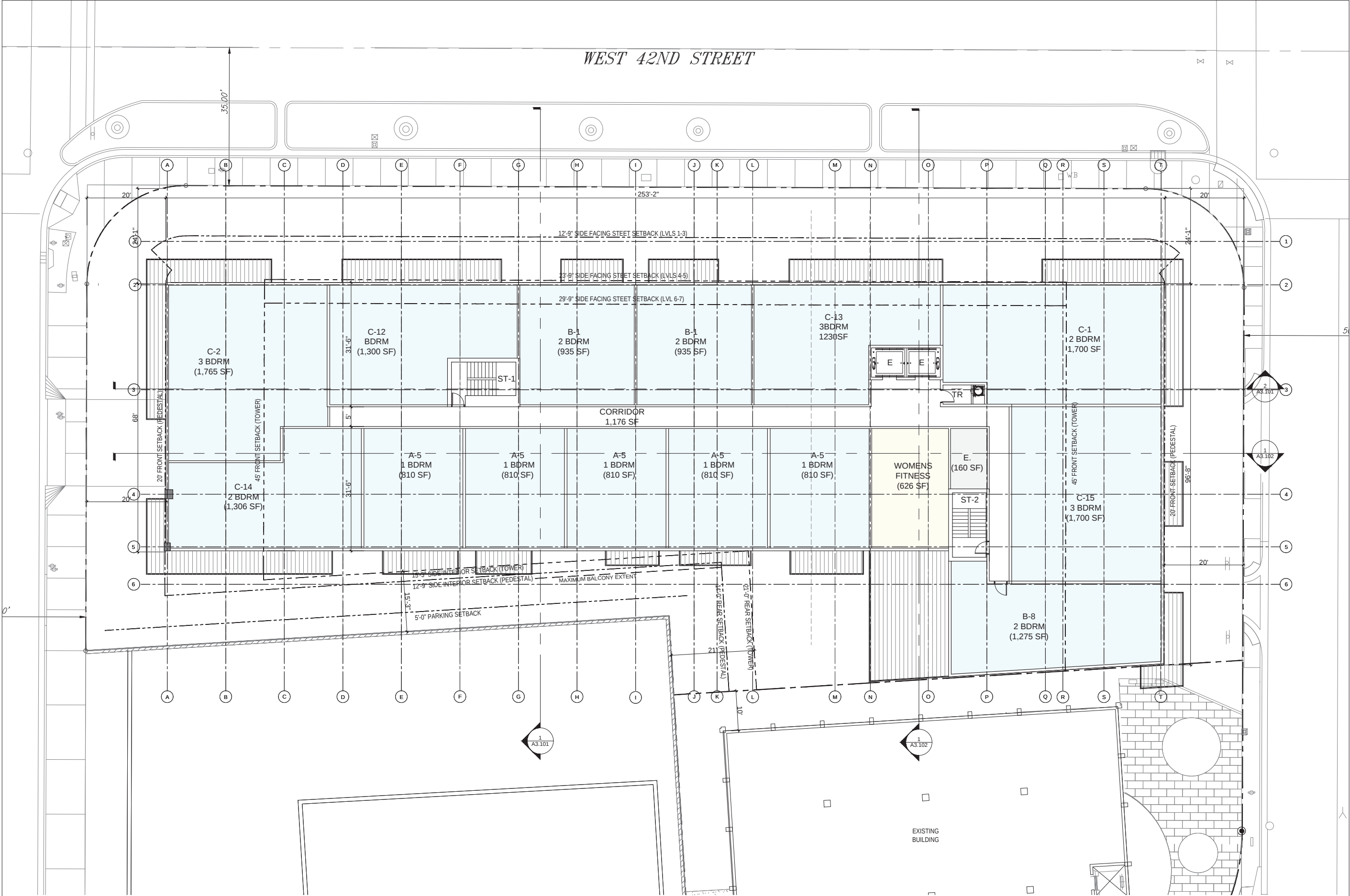


1 LEVEL 5 - FLOOR PLAN

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

0 20' 50'





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**LEVEL 5
FLOOR PLAN**

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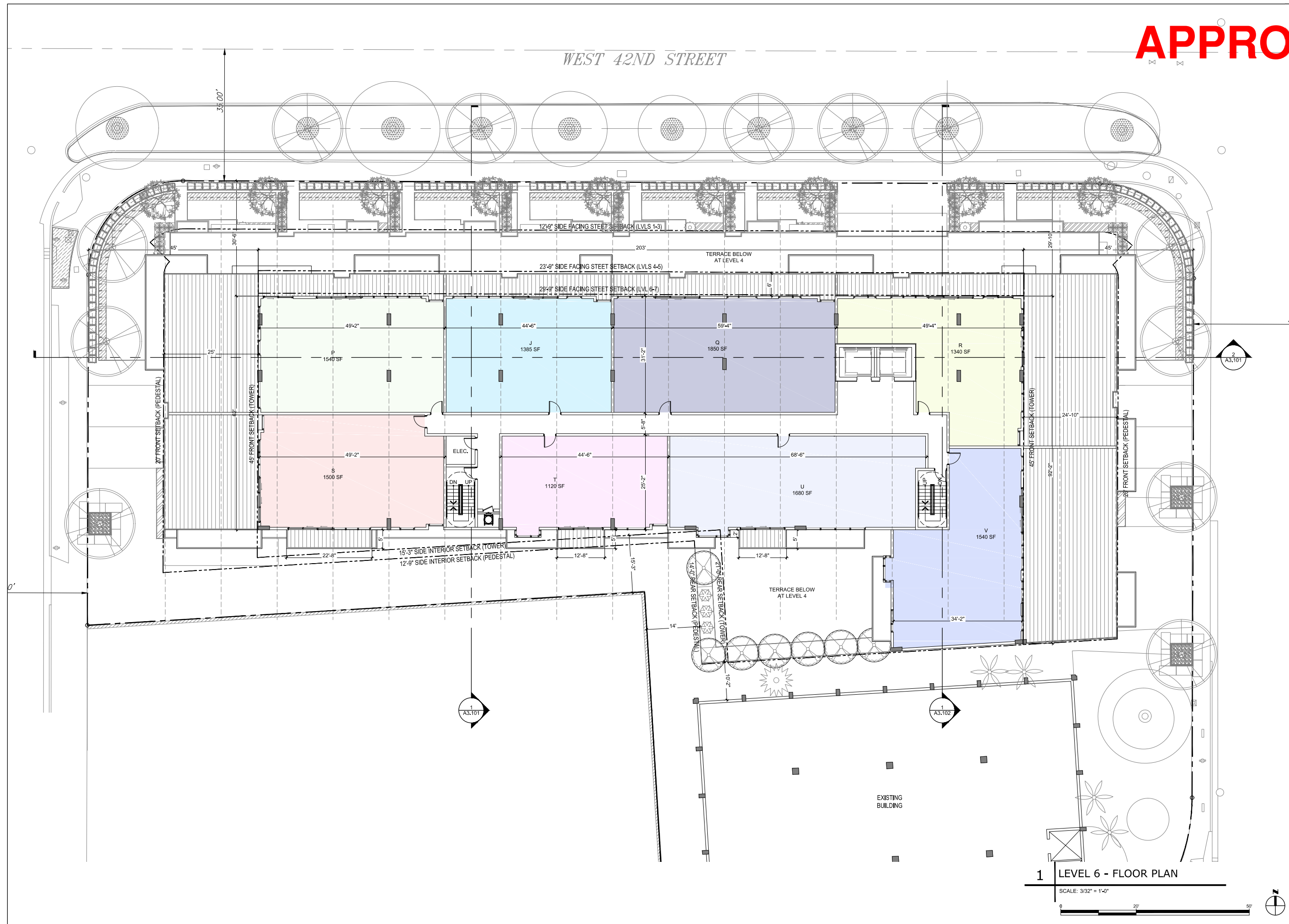
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LEVEL 6
FLOOR PLAN

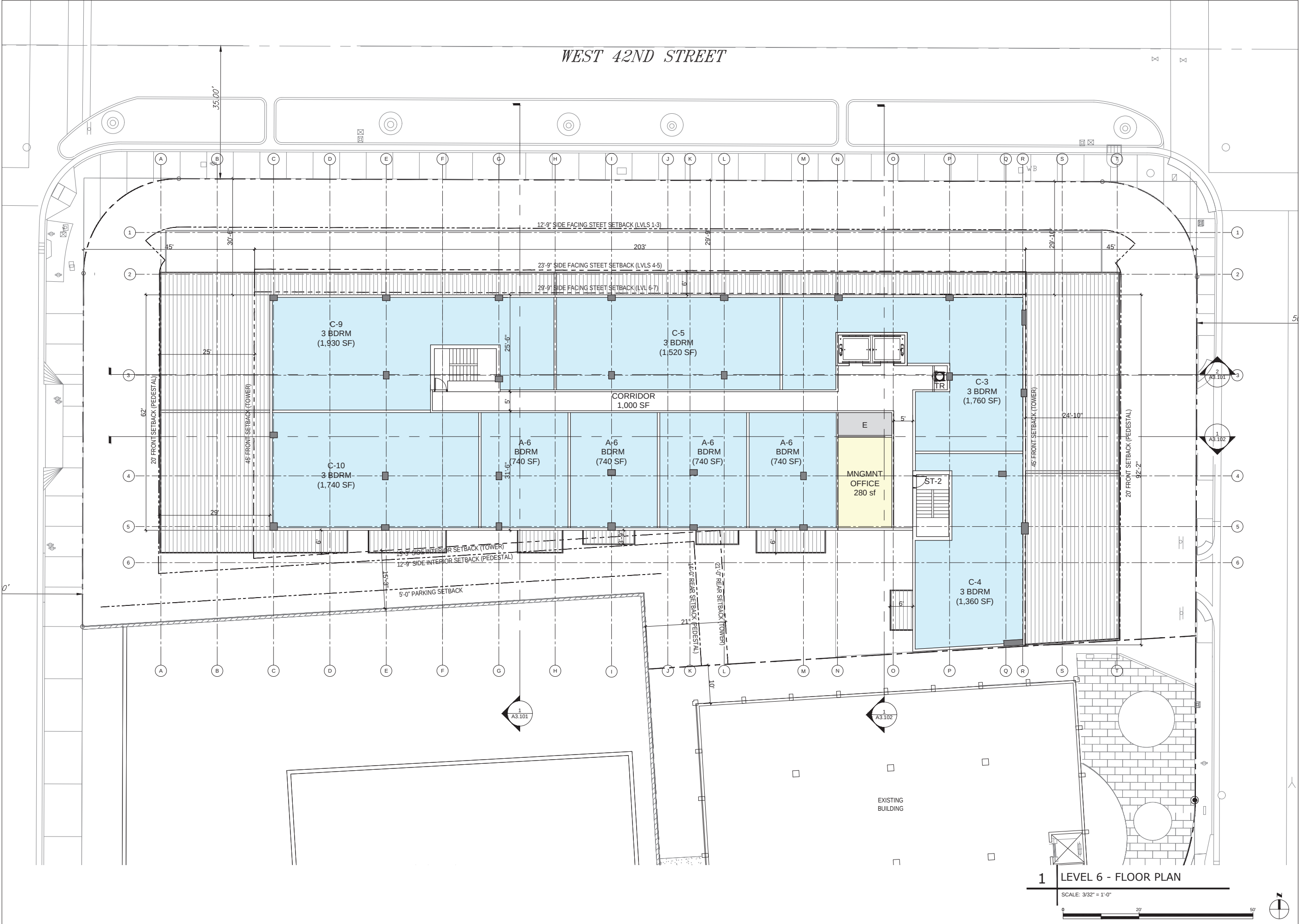
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WEST 42ND STREET



1 LEVEL 6 - FLOOR PLAN



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**LEVEL 6
FLOOR PLAN**

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LEVEL 7
FLOOR PLAN

A1.107

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WEST 42ND STREET

0'

35'00"

20' FRONT SETBACK (PEDESTAL)

TERRACE BELOW
AT LEVEL 6

45' FRONT SETBACK (TOWER)

15'-3" SIDE INTERIOR SETBACK (TOWER)
12'-9" SIDE INTERIOR SETBACK (PEDESTAL)

1
A3.101

12'-9" SIDE FACING STREET SETBACK (LVLS 1-3)

23'-9" SIDE FACING STREET SETBACK (LVLS 4-5)

29'-9" SIDE FACING STREET SETBACK (LVL 6-7)

TERRACE BELOW
AT LEVEL 4

TERRACE BELOW
AT LEVEL 4

TERRACE BELOW
AT LEVEL 6

20' FRONT SETBACK (PEDESTAL)

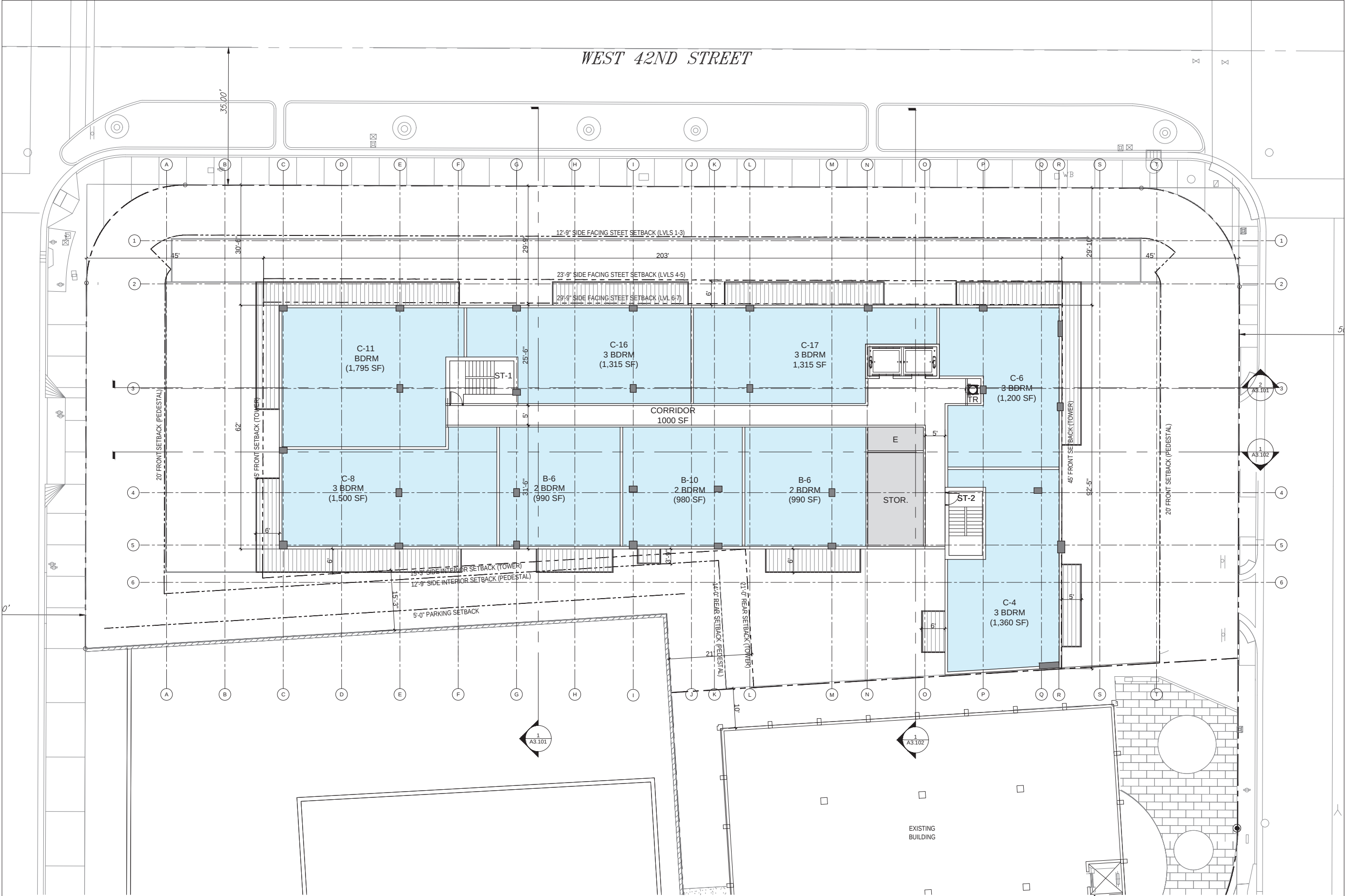
1 LEVEL 7 - FLOOR PLAN

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

0 20' 50'



EXISTING
BUILDING



1 LEVEL 7 - FLOOR PLAN
SCALE: 3/32" = 1'-0"
0 20' 50'



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**LEVEL 7
FLOOR PLAN**

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LEVEL 8
POOL DECK

A1.108

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WEST 42ND STREET

35' 00"

12'-9" SIDE FACING STREET SETBACK (LVLS 1-3)

23'-9" SIDE FACING STREET SETBACK (LVLS 4-5)

29'-9" SIDE FACING STREET SETBACK (LVL 6-7)

TERRACE BELOW
AT LEVEL 4

SPA

POOL

ELEV.
LOBBY

W

M

MECH.

BBQ
AREA

TERRACE BELOW
AT LEVEL 6

POOL
EQUIPMENT

DN

MECH.

DN

15'-3" SIDE INTERIOR SETBACK (TOWER)
12'-9" SIDE INTERIOR SETBACK (PEDESTAL)

TERRACE BELOW
AT LEVEL 4

21'-0" REAR SETBACK (TOWER)

14'-0" REAR SETBACK (PEDESTAL)

EXISTING
BUILDING

1 LEVEL 8 - POOL DECK PLAN

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

