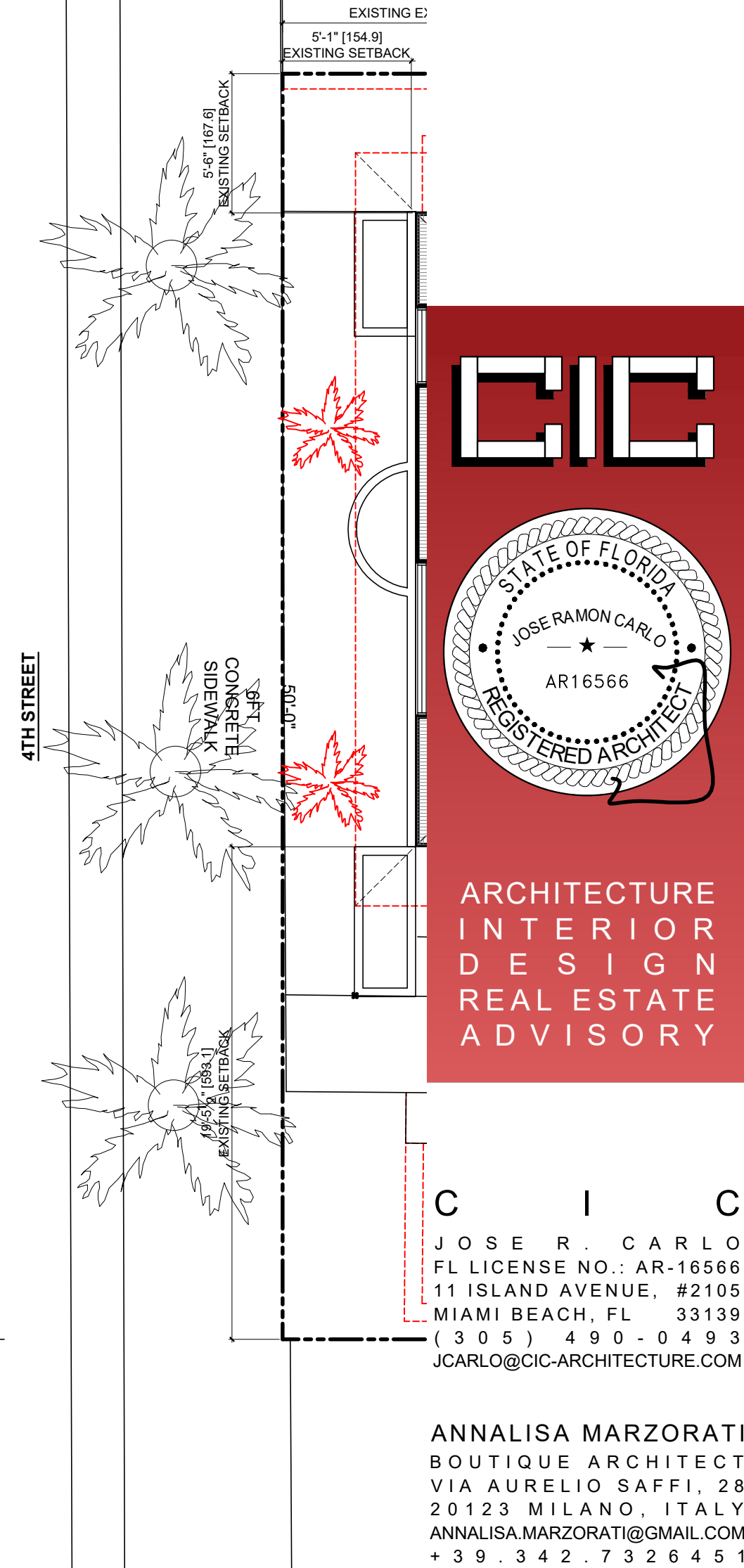
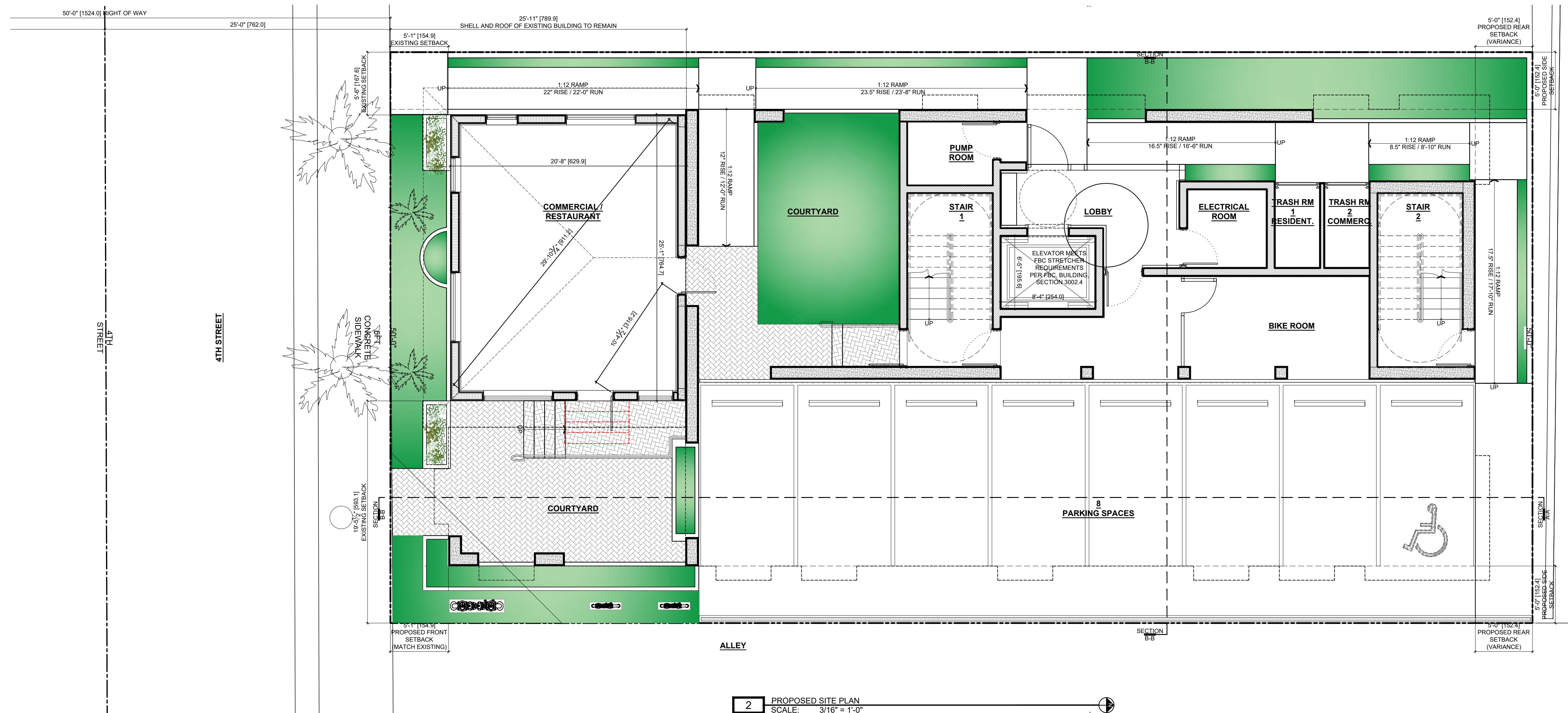
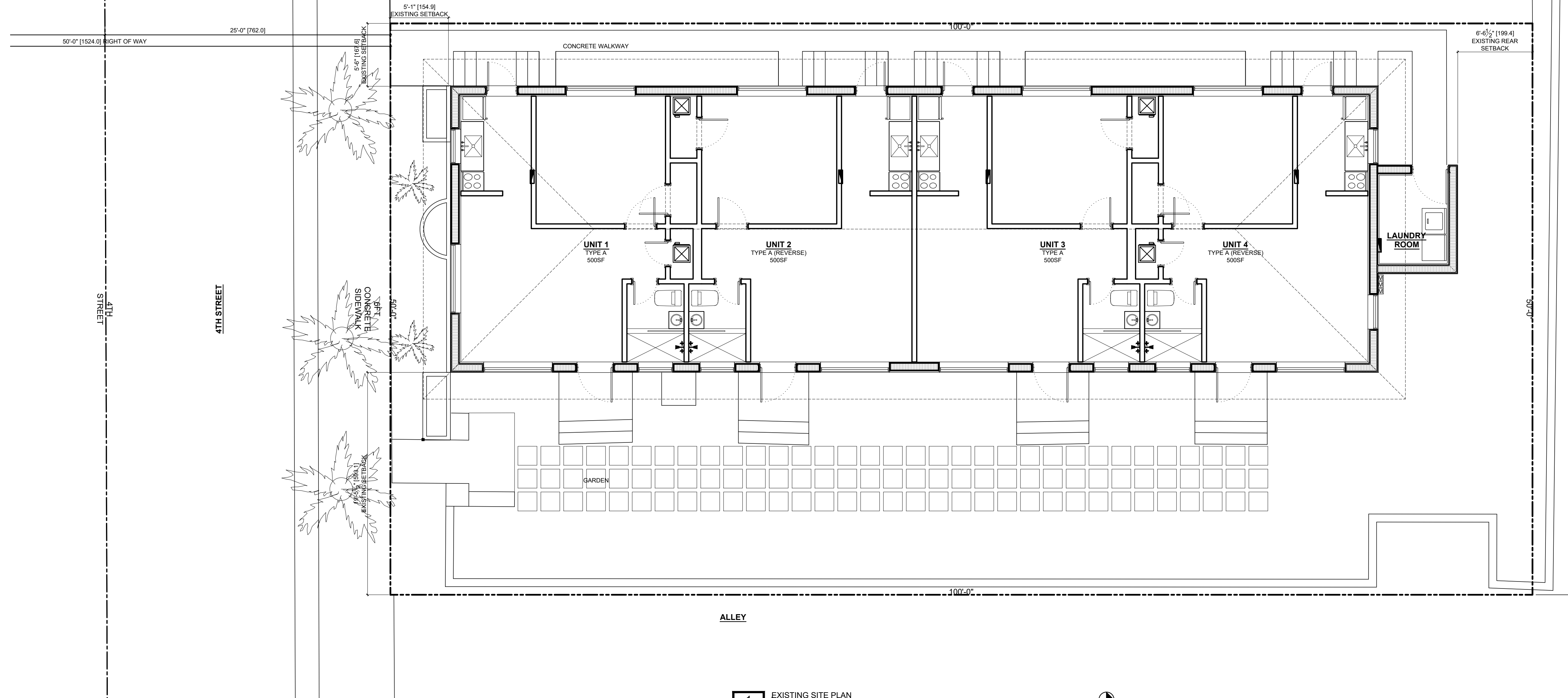




MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT :	2203	
DATE :	JANUARY 17, 2023	
FILE :	HPB 230117	
REV.	DESCRIPTION	DATE

SCALE: 3/16" = 1'-0"

EXISTING &
PROPOSED
SITE PLAN
A2.0

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SECTION A-A

SECTION B-B

SECTION C-C

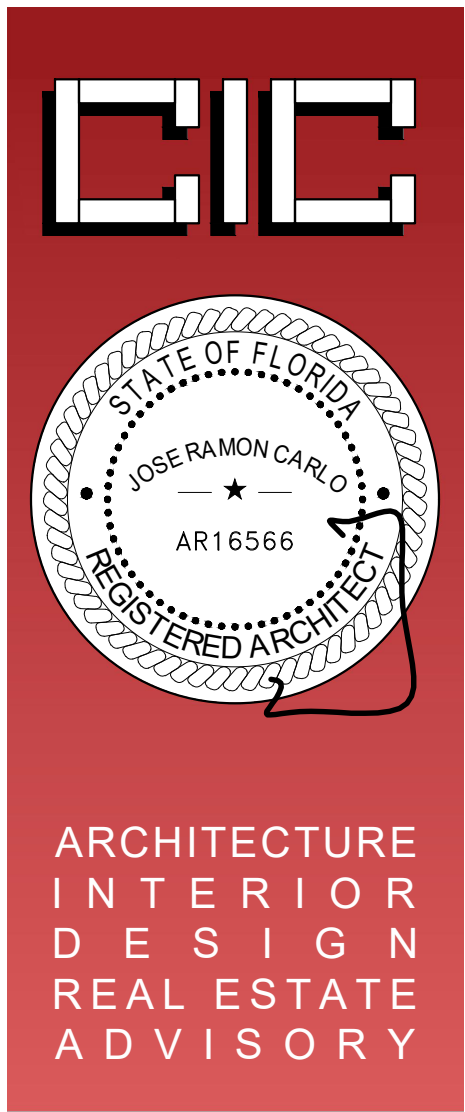
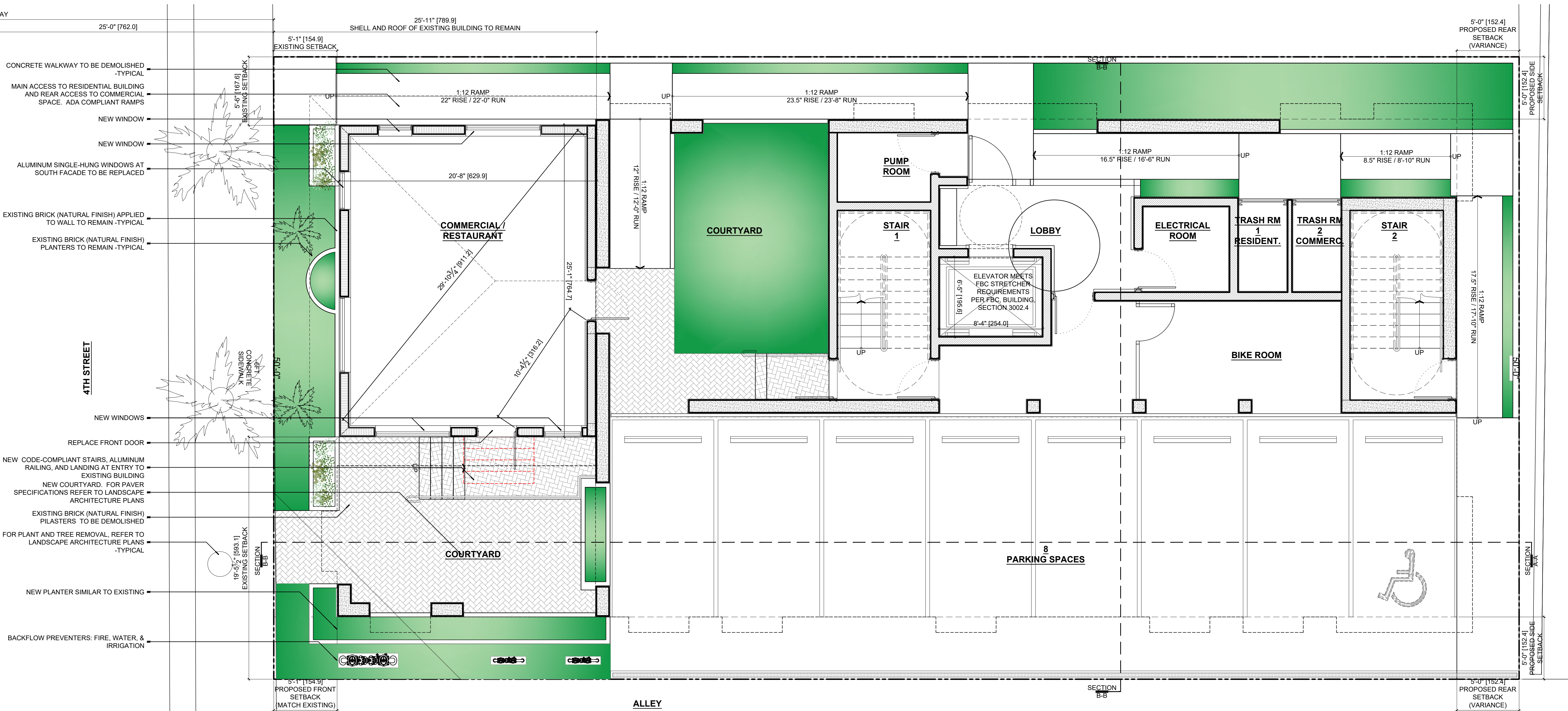
SECTION D-D

SECTION E-E

SECTION F-F

SECTION G-G

SECTION H-H



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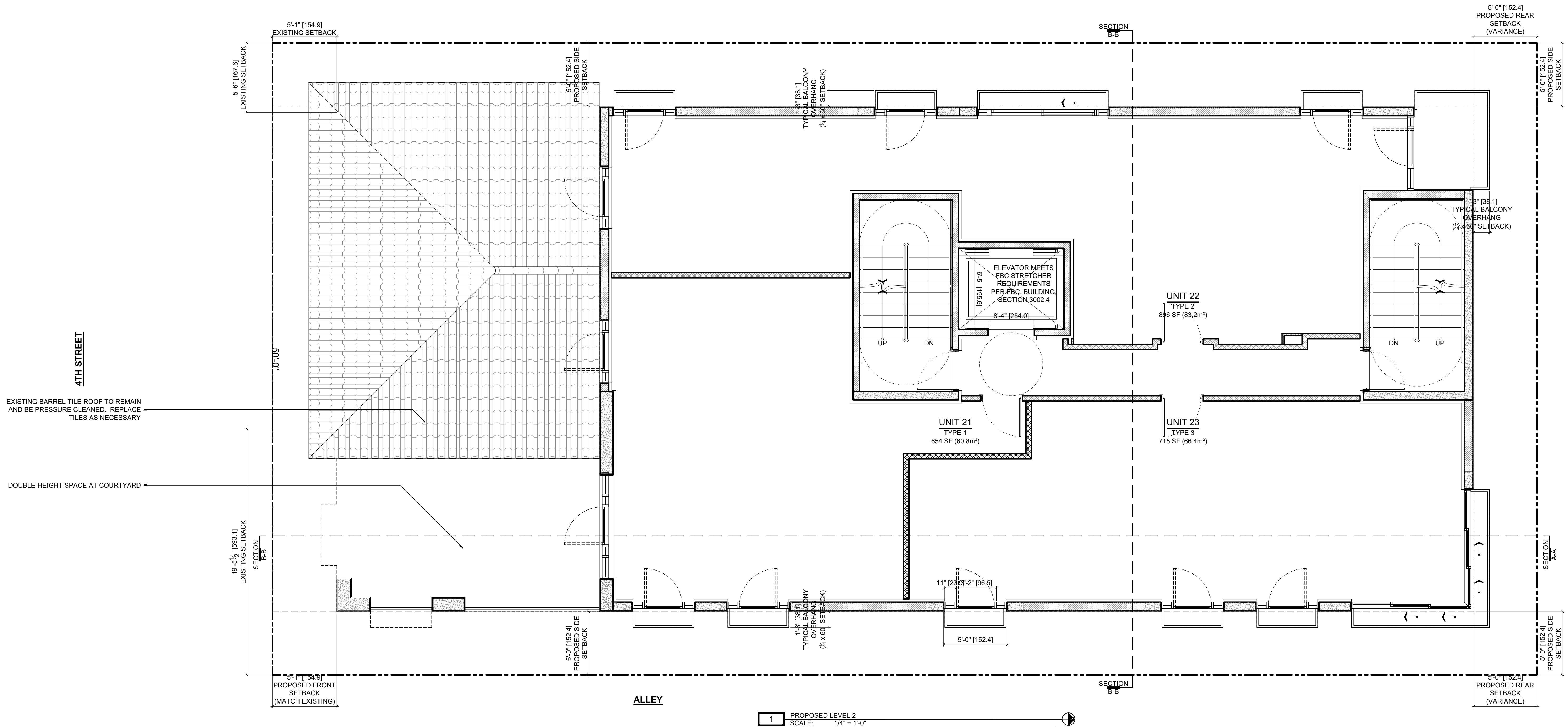
ANNALISA MARZORATI
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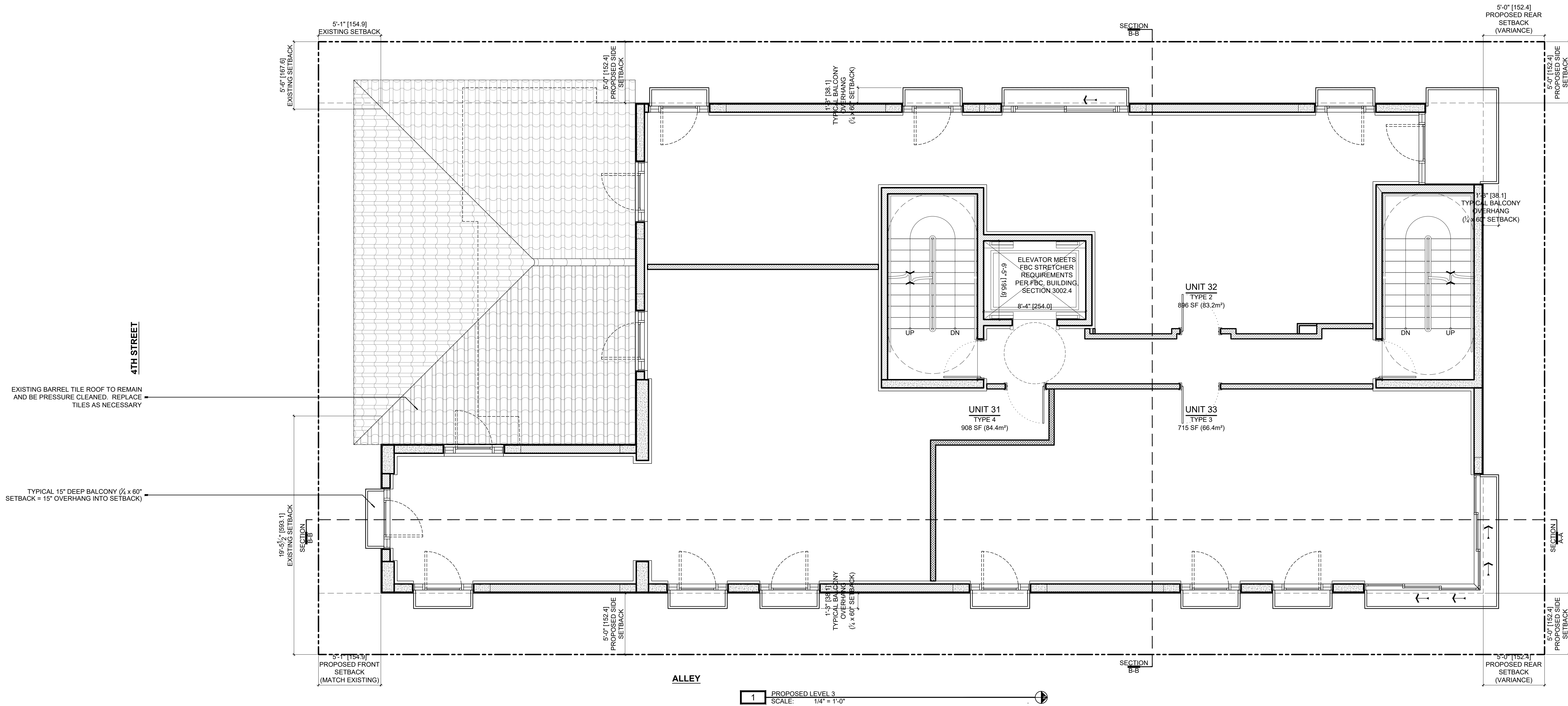
MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117
REV. DESCRIPTION DATE

SCALE: 1/4" = 1'-0"

PROPOSED
LEVEL 1
A2.1



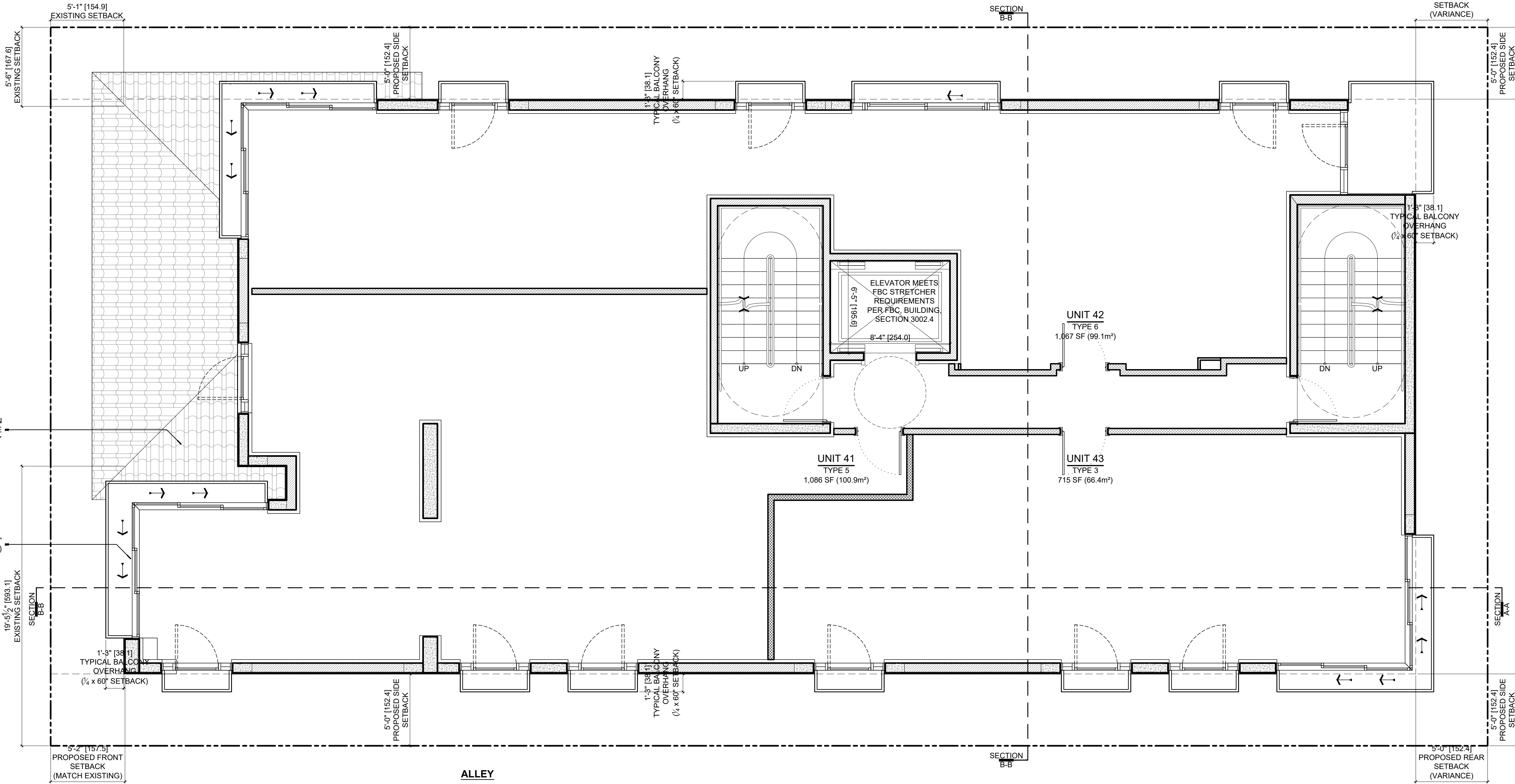


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4TH STREET

EXISTING BARREL TILE ROOF TO REMAIN
AND BE PRESSURE CLEANED. REPLACE
TILES AS NECESSARY

TYPICAL 15" DEEP BALCONY (1/2 x 60"
SETBACK = 15" OVERHANG INTO SETBACK)



1 PROPOSED LEVEL 4
SCALE: 1/4" = 1'-0"

ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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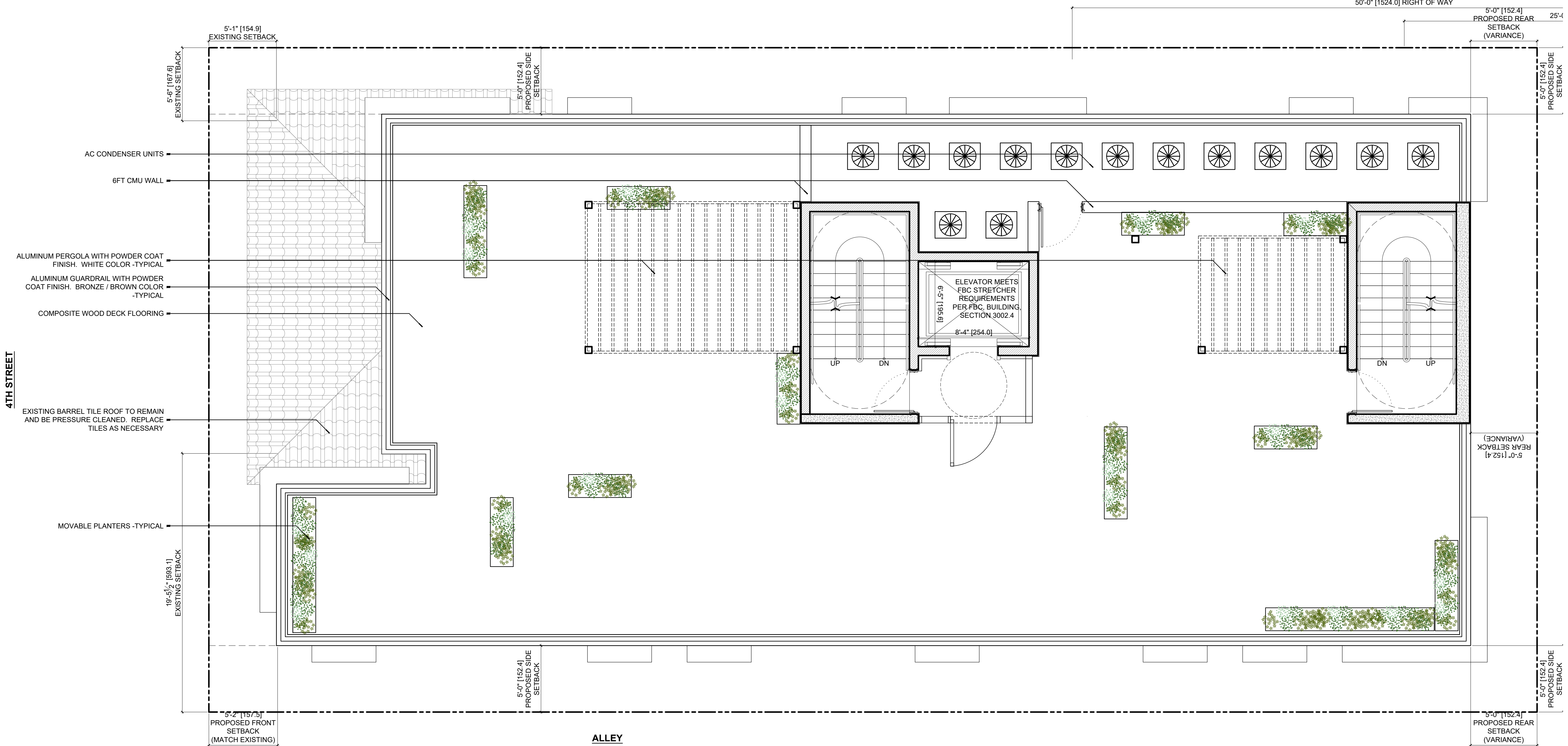
MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT:	2203	
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FILE:	HPB 230117	
REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'-0"

PROPOSED
LEVEL 4

A2.4



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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MIXED-USE PROJECT

OWNER: 13 JAN REAL ESTATE LLC

829 4TH STREET

MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD

JANUARY 17, 2023

PROJECT: 2203

DATE: JANUARY 17, 2023

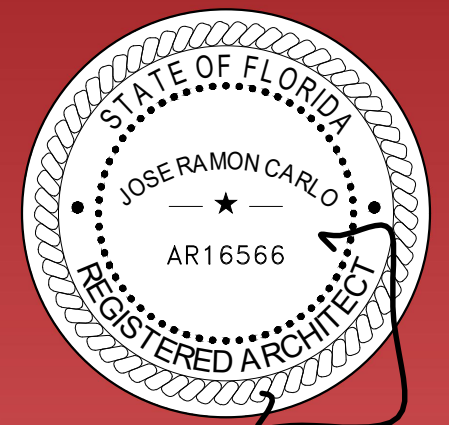
FILE: HPB 230117

REV.	DESCRIPTION	DATE
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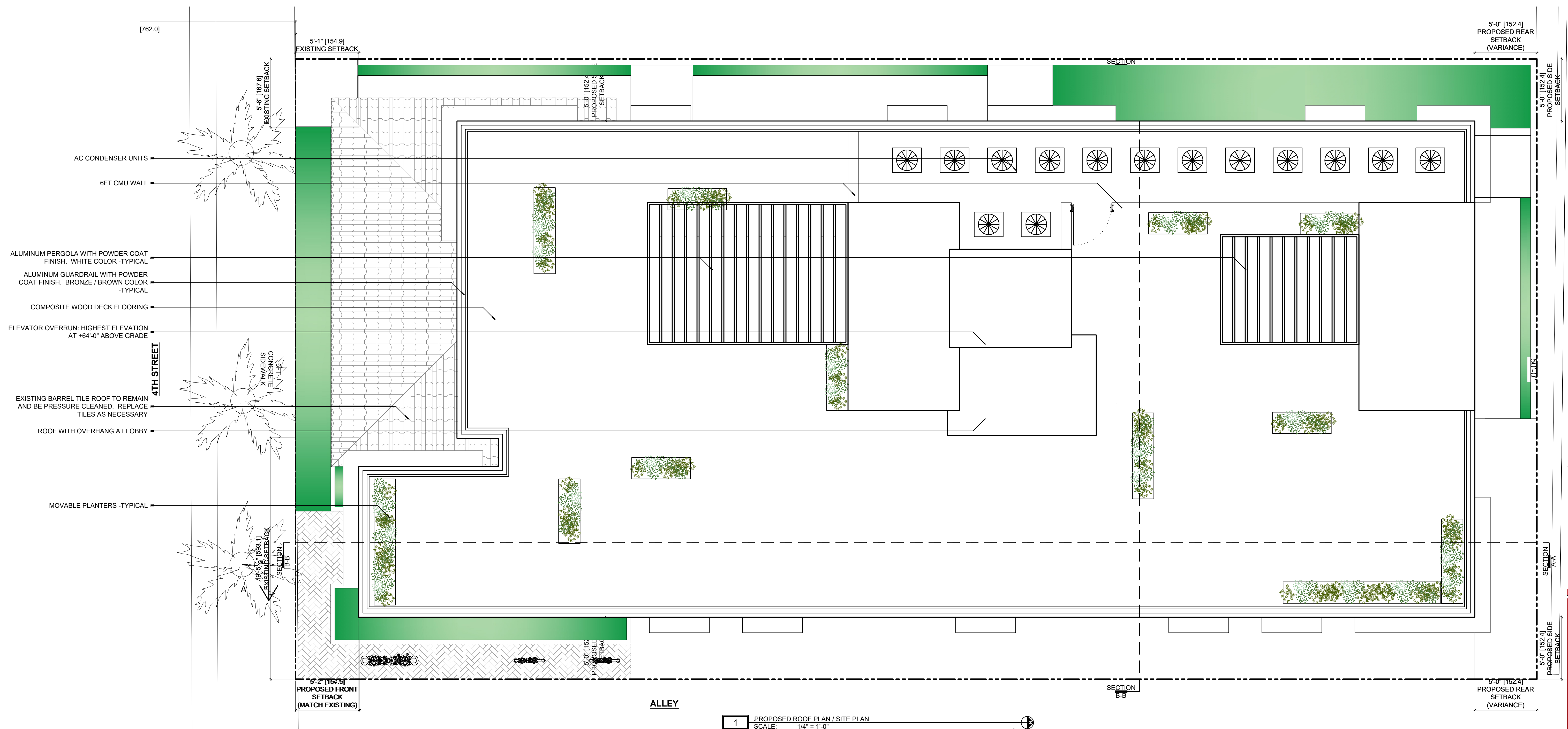
SCALE: 1/4" = 1'-0"

PROPOSED
LEVEL 5
ROOF DECK
A2.5

A 3D architectural rendering of a modern, multi-story residential building. The building features a flat roof and a large rooftop terrace. The exterior is composed of white and dark grey panels, with large windows and balconies. The rooftop terrace is furnished with lounge seating, tables, and a pergola structure. Several cars are parked in front of the building on a paved area.



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY



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JANUARY 17, 2023

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SCALE: $1/4" = 1'-0"$

PROPOSED
ROOF PLAN /
SITE PLAN
A2.6



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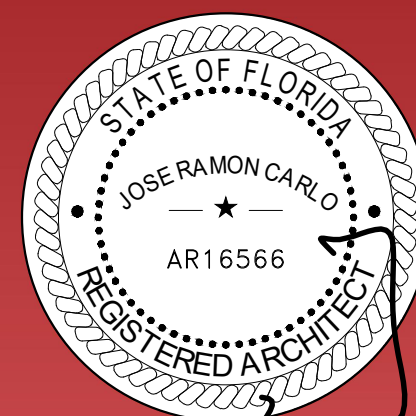


1 PROPOSED SOUTH ELEVATION @ 4TH STREET
SCALE: 1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

CIC



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
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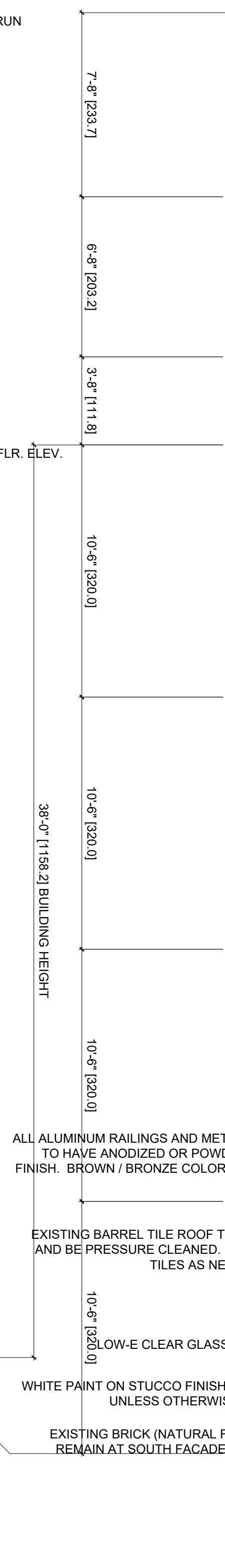
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HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117
REV. DESCRIPTION DATE

SCALE: 1/4" = 1'-0"

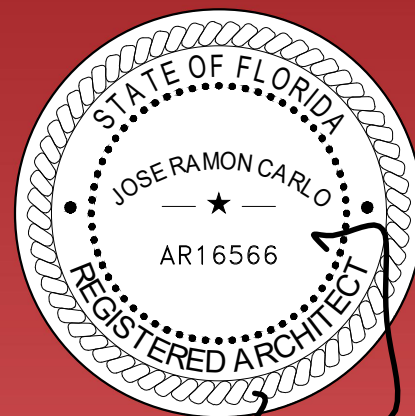
PROPOSED
SOUTH ELEV
NORTH ELEV.
A3.1

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- WHITE PAINT ON STUCCO FINISH -TYPICAL UNLESS OTHERWISE NOTED
- ALUMINUM PERGOLA WITH POWDER COAT FINISH. WHITE COLOR -TYPICAL
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR -TYPICAL UNLESS OTHERWISE NOTED
- WHITE PAINT ON STUCCO FINISH -TYPICAL UNLESS OTHERWISE NOTED
- LOW-E CLEAR GLASS, NO TINT
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR -TYPICAL
- WHITE PAINT ON STUCCO FINISH -TYPICAL UNLESS OTHERWISE NOTED
- LOW-E CLEAR GLASS, NO TINT
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR -TYPICAL
- PORCELAIN TILES WITH CONCRETE APPEARANCE
- ALL ALUMINUM RAILINGS AND METAL WORK TO HAVE ANODIZED OR POWDER COAT FINISH. BROWN / BRONZE COLOR -TYPICAL

1 PROPOSED EAST ELEVATION @ ALLEY
SCALE: 1/4" = 1'-0"



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT :	2203	
DATE :	JANUARY 17, 2023	
FILE :	HPB 230117	
REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'-0"

PROPOSED
EAST (ALLEY)
ELEVATION
A3.2

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- +64'-0" = +69'-0" NGVD
TOP OF ELEVATOR OVERRUN
- +56'-4" = +61'-4" NGVD
TOP OF STAIRWELL
- +49'-8" = +54'-8" NGVD
TOP OF GUARDRAIL
- +46'-0" = +51'-0" NGVD
LEVEL 5 ROOF DECK FIN. FLR. ELEV.
- +35'-6" = +40'-6" NGVD
LEVEL 4 FIN. FLR. ELEV.
- +25'-0" = +30'-0" NGVD
LEVEL 3 FIN. FLR. ELEV.
- +14'-6" = +19'-6" NGVD
LEVEL 2 FIN. FLR. ELEV.
- +13'-0" NGVD
B.F.E. + FREEBOARD
- +4'-0" = +9'-0" NGVD
LEVEL 1 FIN. FLR. ELEV.
- +3'-0" = +8'-0" NGVD
EXIST. FIN. FLR. ELEV.
- +0'-0" = +5'-0" NGVD
EXISTING GRADE

- 7'-8" [233.7]
- 6'-8" [203.2]
- 3'-8" [111.8]
- 10'-6" [320.0]
- 38'-0" [1158.0]
BUILDING HEIGHT
- 10'-6" [320.0]
- 10'-6" [320.0]

- WHITE PAINT ON STUCCO FINISH -TYPICAL
UNLESS OTHERWISE NOTED
- ALUMINUM PERGOLA WITH POWDER COAT
FINISH. WHITE COLOR -TYPICAL
- WHITE PAINT ON STUCCO FINISH -TYPICAL
UNLESS OTHERWISE NOTED
- LOW-E CLEAR GLASS, NO TINT
- ALL ALUMINUM RAILINGS AND METAL WORK
TO HAVE ANODIZED OR POWDER COAT
FINISH. BROWN / BRONZE COLOR -TYPICAL
- PORCELAIN TILES WITH CONCRETE
APPEARANCE
- ALL ALUMINUM RAILINGS AND METAL WORK
TO HAVE ANODIZED OR POWDER COAT
FINISH. BROWN / BRONZE COLOR -TYPICAL

- ALL ALUMINUM RAILINGS AND METAL WORK
TO HAVE ANODIZED OR POWDER COAT
FINISH. BROWN / BRONZE COLOR -TYPICAL
- WHITE PAINT ON STUCCO FINISH -TYPICAL
UNLESS OTHERWISE NOTED
- LOW-E CLEAR GLASS, NO TINT
- ALL ALUMINUM RAILINGS AND METAL WORK
TO HAVE ANODIZED OR POWDER COAT
FINISH. BROWN / BRONZE COLOR -TYPICAL
- ALL ALUMINUM RAILINGS AND METAL WORK
TO HAVE ANODIZED OR POWDER COAT
FINISH. BROWN / BRONZE COLOR -TYPICAL
- ALL ALUMINUM RAILINGS AND METAL WORK
TO HAVE ANODIZED OR POWDER COAT
FINISH. BROWN / BRONZE COLOR -TYPICAL
- EXISTING BARREL TILE ROOF TO REMAIN
AND BE PRESSURE CLEANED. REPLACE
TILES AS NECESSARY
- LOW-E CLEAR GLASS, NO TINT
- WHITE PAINT ON STUCCO FINISH -TYPICAL
UNLESS OTHERWISE NOTED
- EXISTING BRICK (NATURAL FINISH) TO
REMAIN AT SOUTH FACADE -TYPICAL



1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

CIC

STATE OF FLORIDA

JOSE RAMON CARLO

AR16566

REGISTERED ARCHITECT

ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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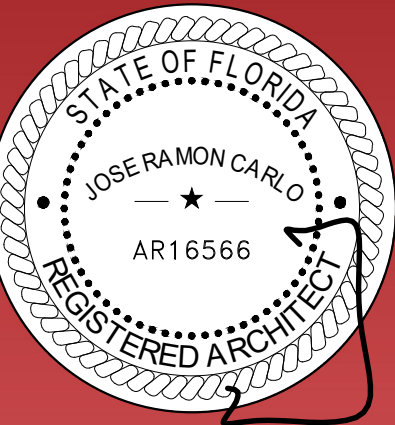
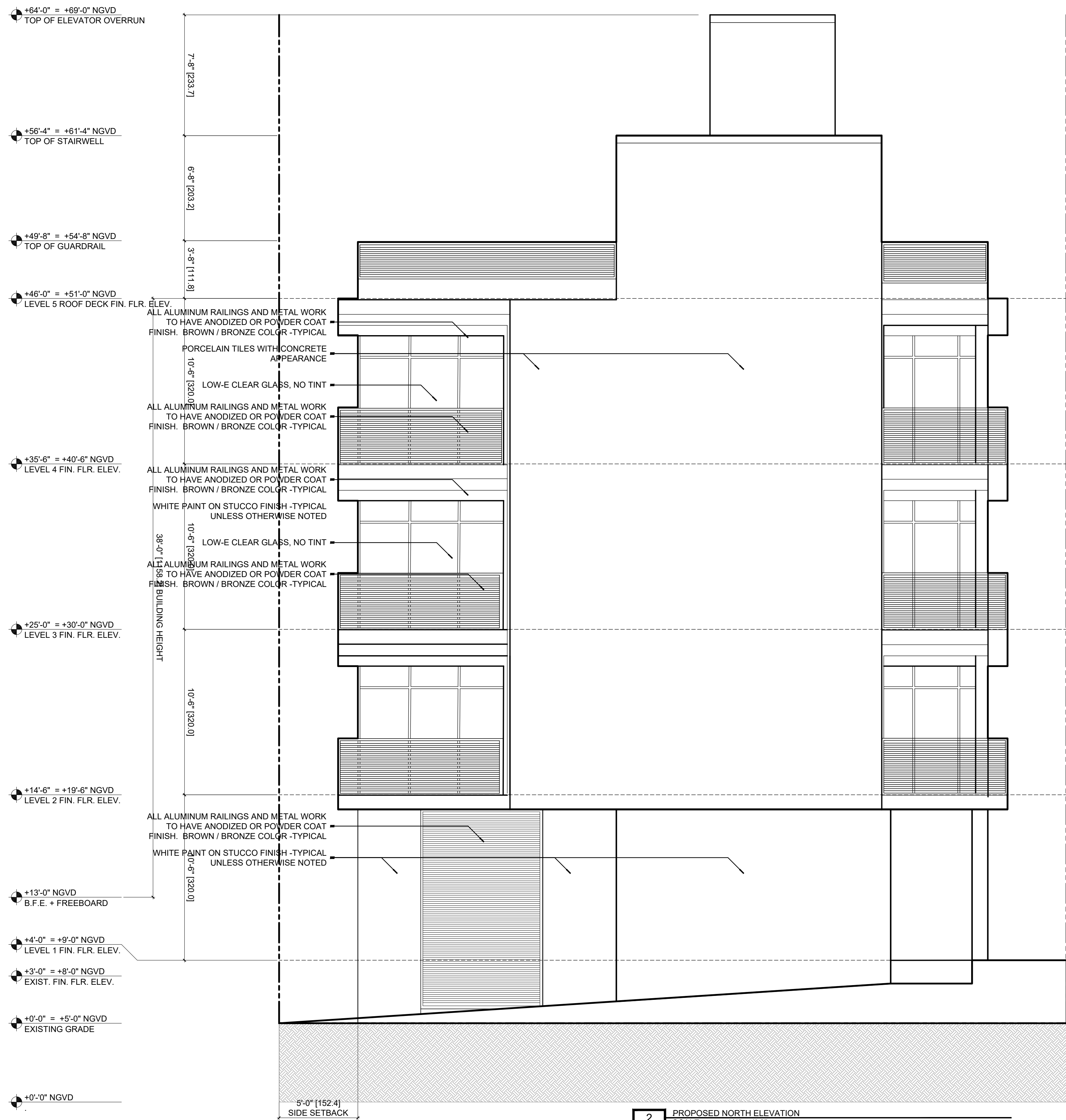
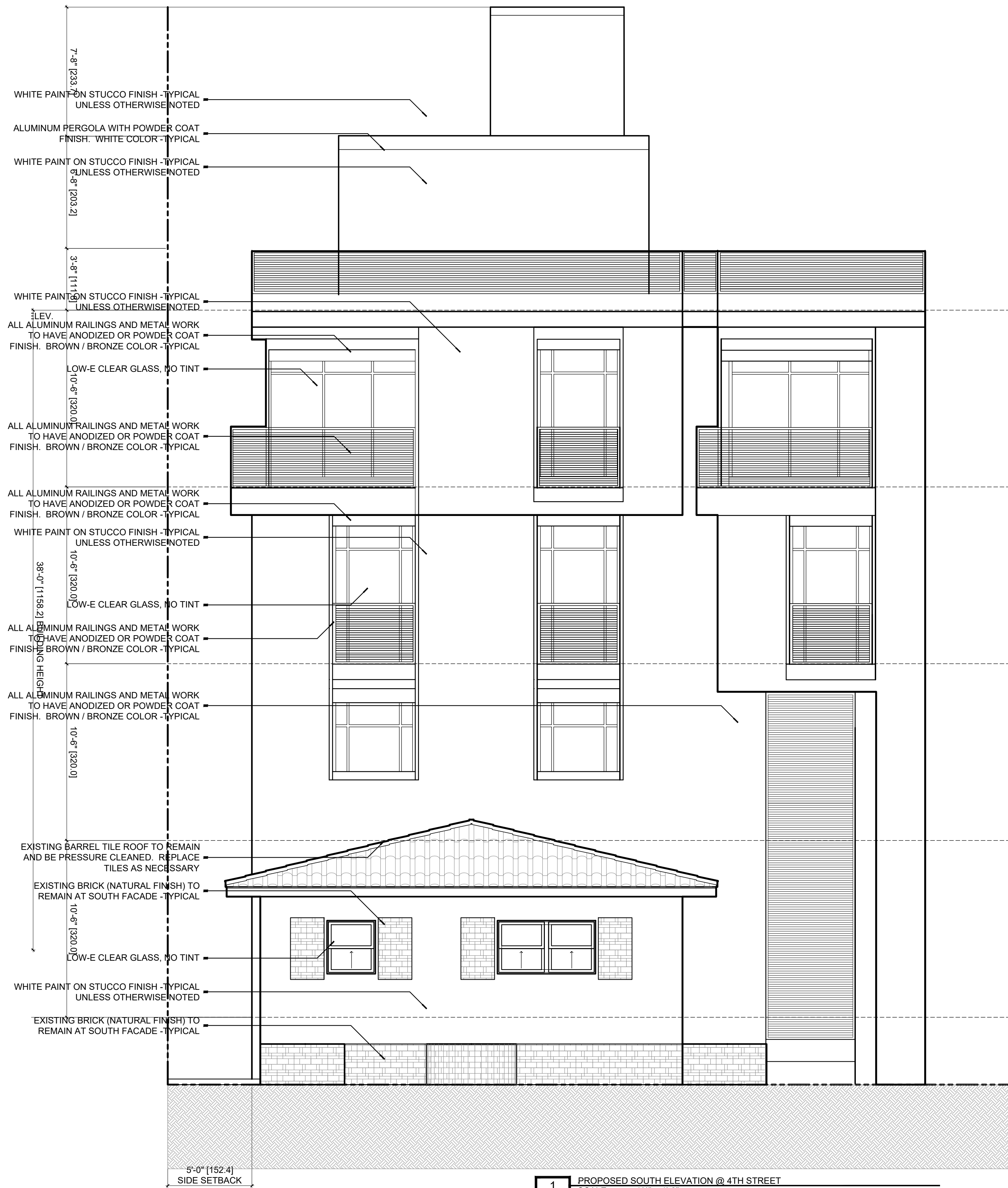
ANNALISA MARZORATI
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MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT :	2203	
DATE :	JANUARY 17, 2023	
FILE :	HPB 230117	
REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'-0"

PROPOSED
WEST
ELEVATION
A3.3



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
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MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT :	220
DATE :	JANUARY 17, 202
FILE :	HPB 23011

REV.	DESCRIPTION	DATE
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SCALE: 1/4" = 1'-0"

PROPOSED
SOUTH ELEV
NORTH ELEV.

A3.4



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
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HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

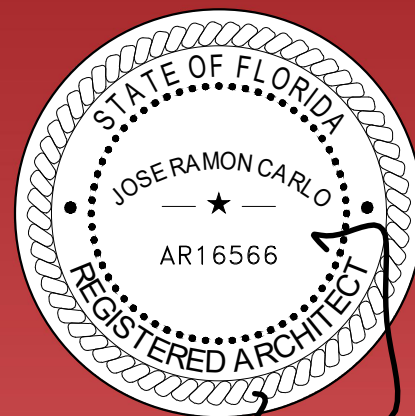
PROJECT :	2203	
DATE :	JANUARY 17, 2023	
FILE :	HPB 230117	
REV.	DESCRIPTION	DATE

SCALE: 1/4" = 1'-0"

PROPOSED
EAST (ALLEY)
ELEVATION
A3.5

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INTERIOR
DESIGN
REAL ESTATE
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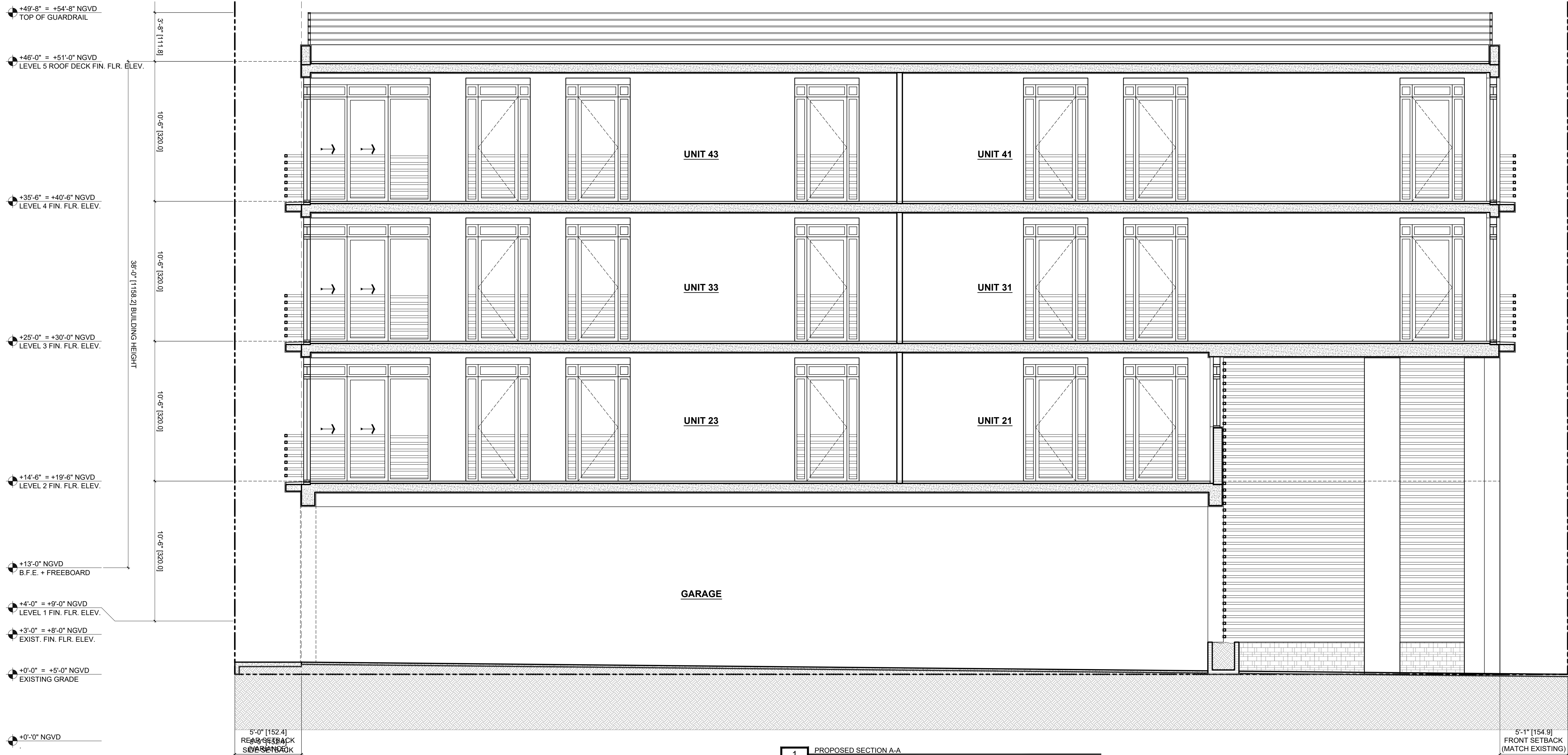
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FILE : HPB 230117

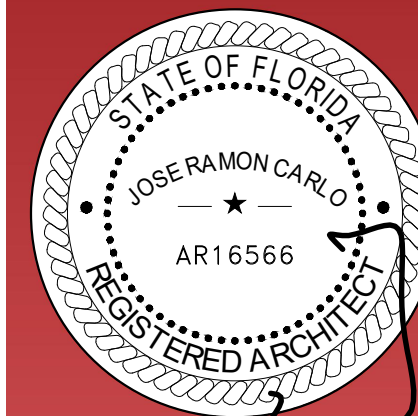
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SCALE: 1/4" = 1'-0"

PROPOSED
WEST
ELEVATION
A3.3

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ARCHITECTURE
INTERIOR
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ADVISORY

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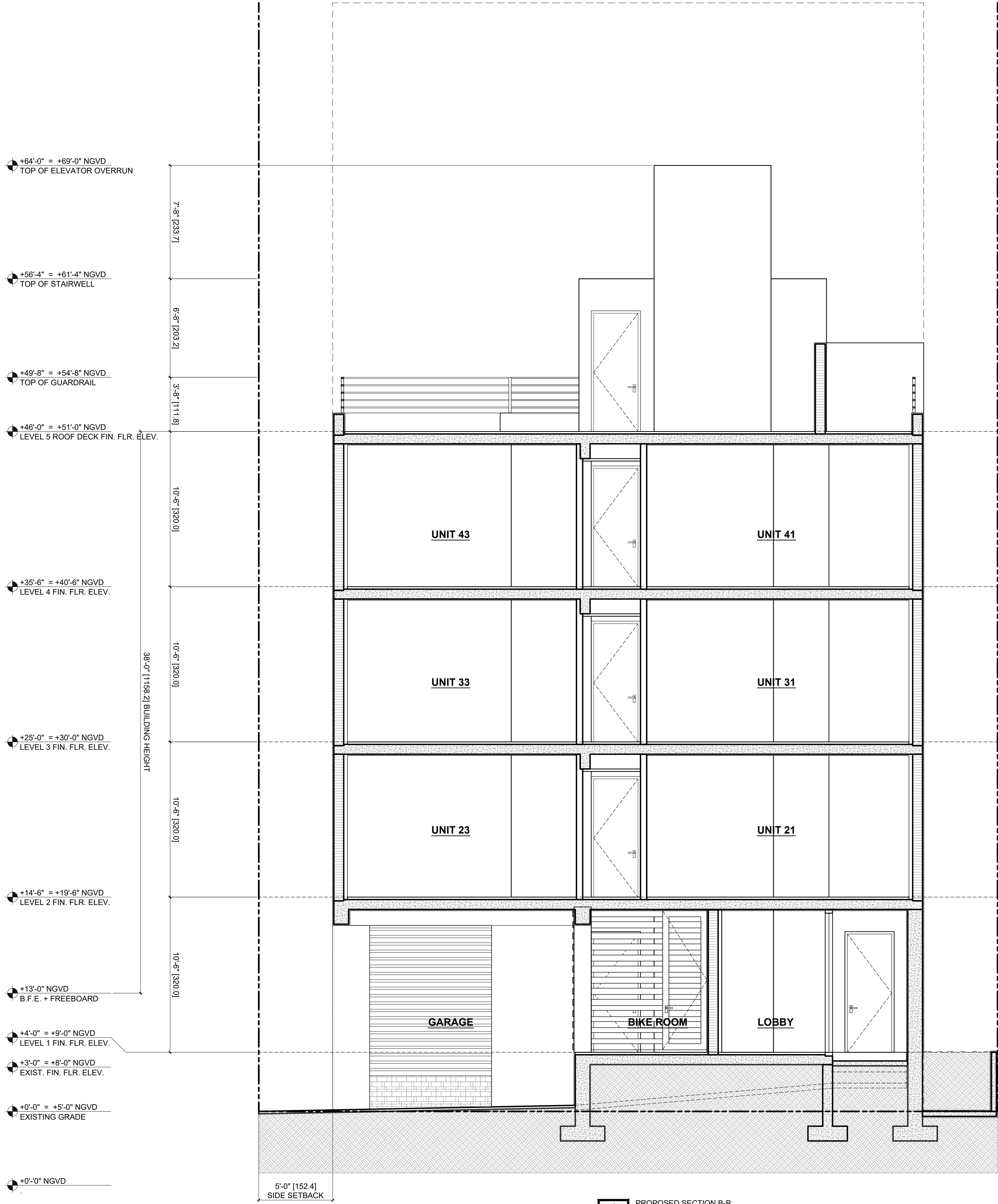
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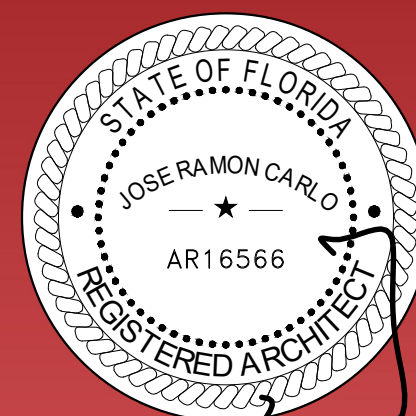
SCALE: 1/4" = 1'-0"

PROPOSED
SECTION A-A

A4.1

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ARCHITECTURE
INTERIOR
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MIXED-USE PROJECT
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HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117

REV.	DESCRIPTION	DATE
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SCALE: 1/4" = 1'-0"

PROPOSED
SECTION B-B

A4.2