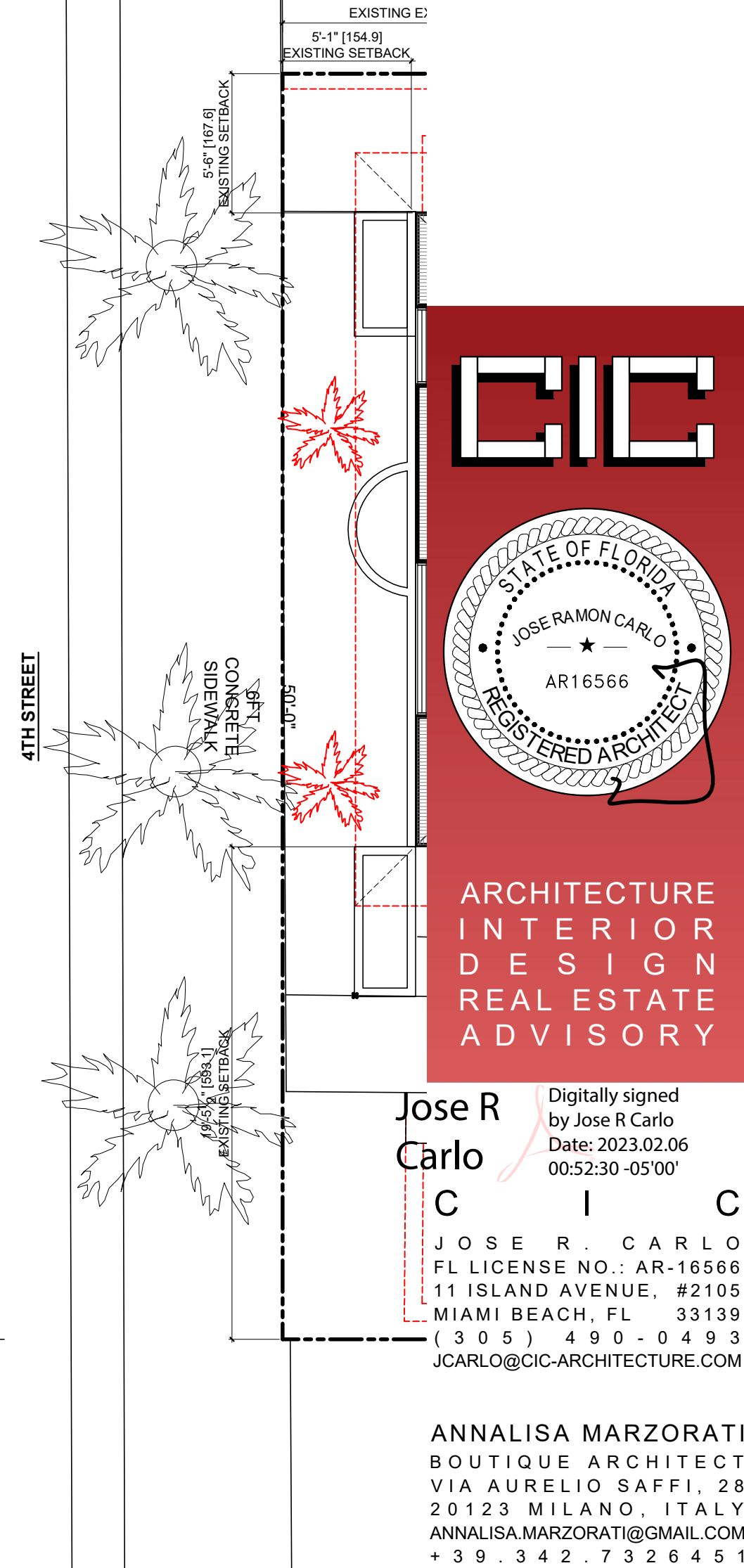
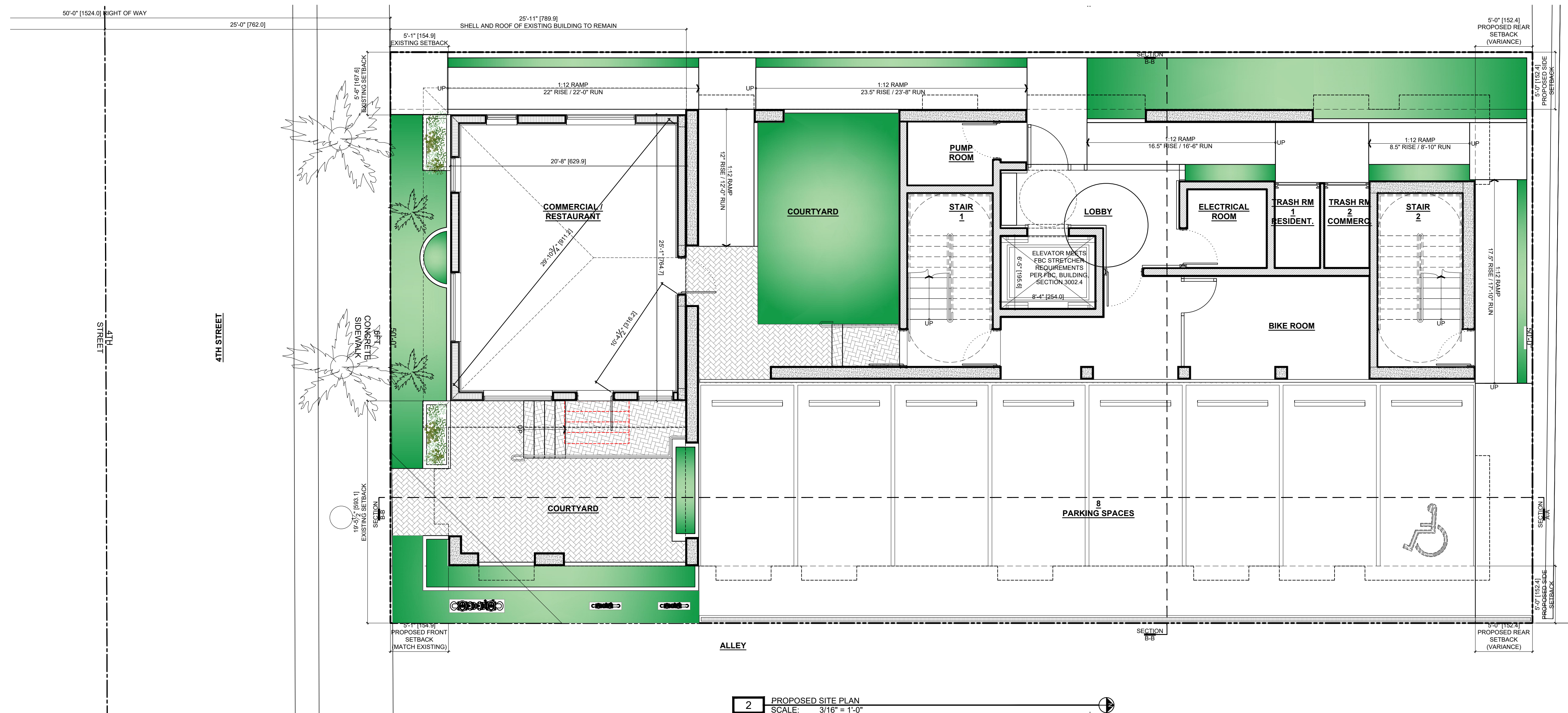
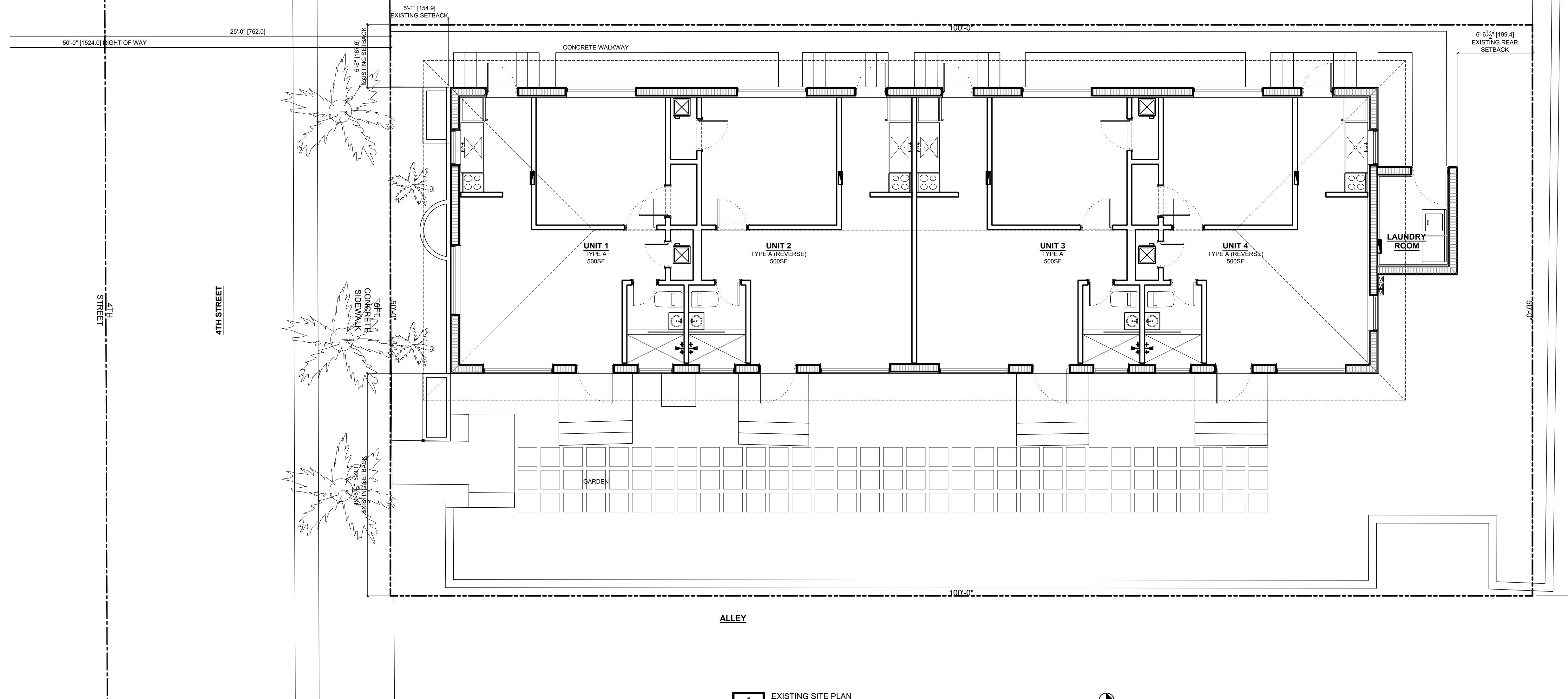




MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
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HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

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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24.0' [731.5]

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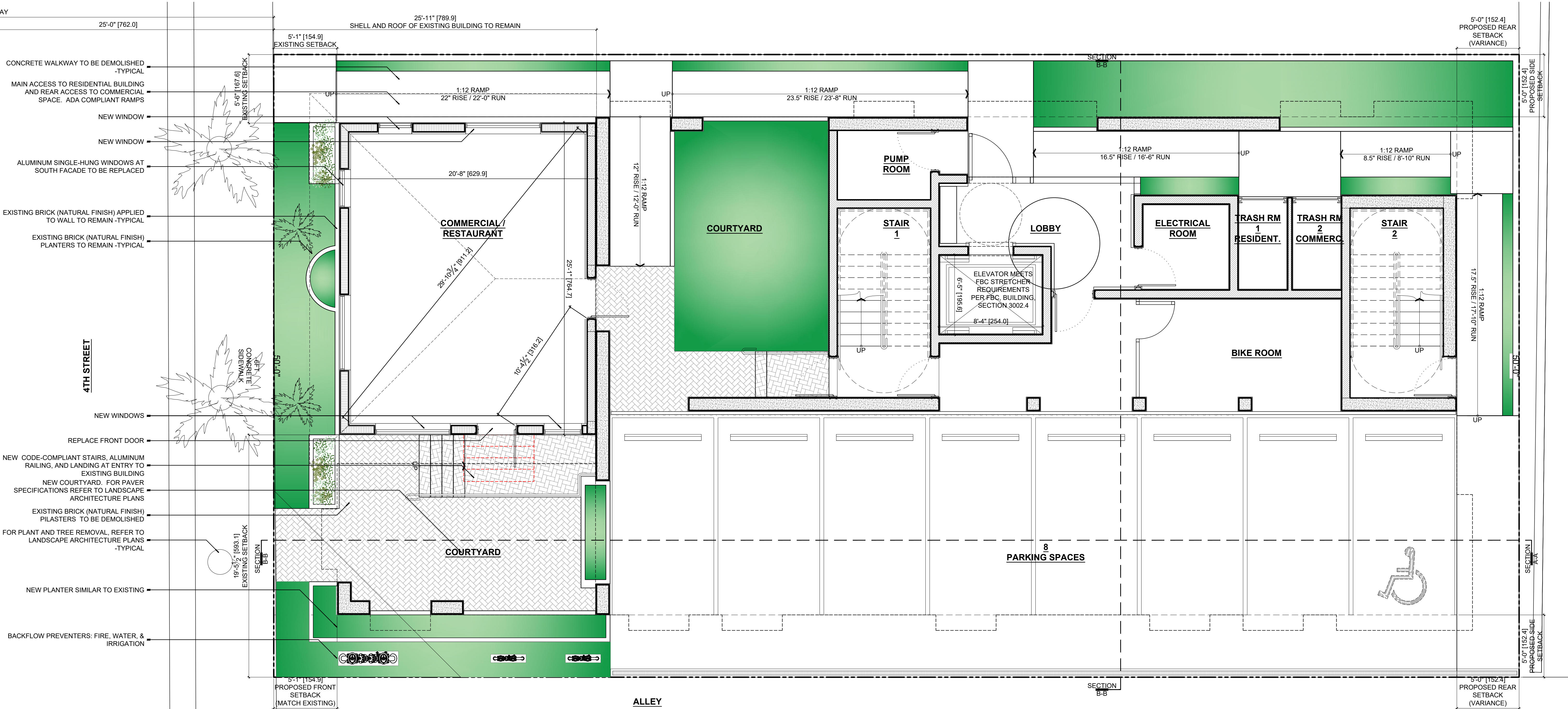
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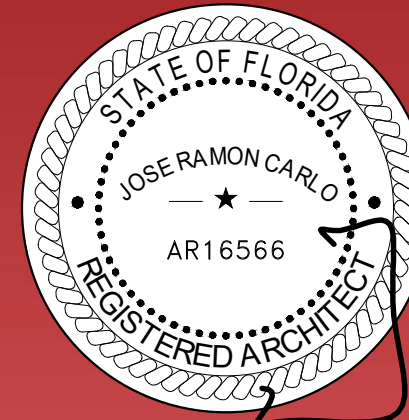
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ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

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MIXED-USE PROJECT
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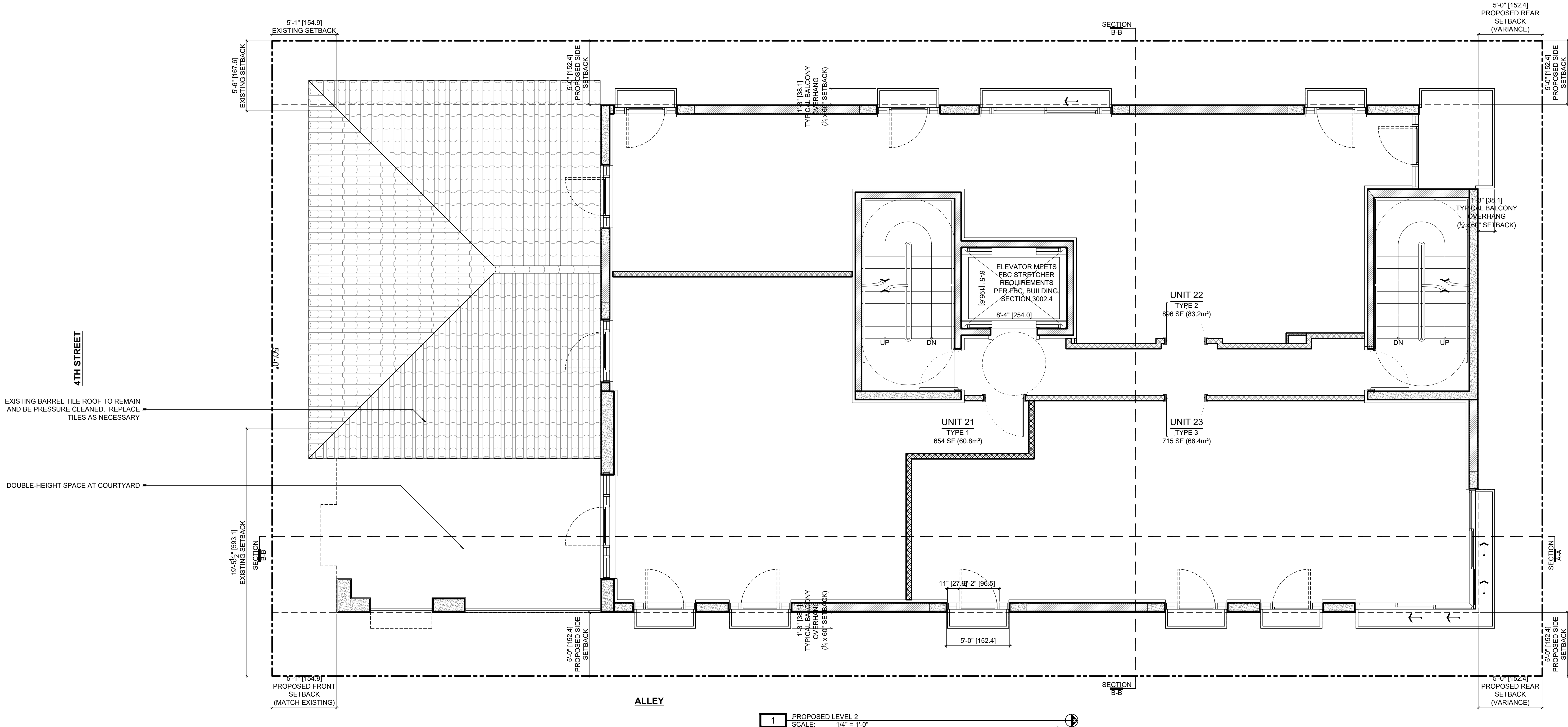
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FILE: HPB 230117
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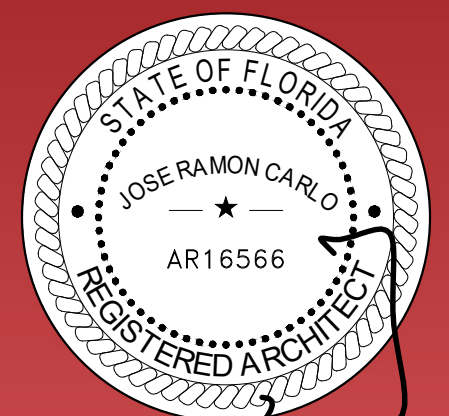
SCALE: 1/4" = 1'-0"

PROPOSED
LEVEL 1

A2.1

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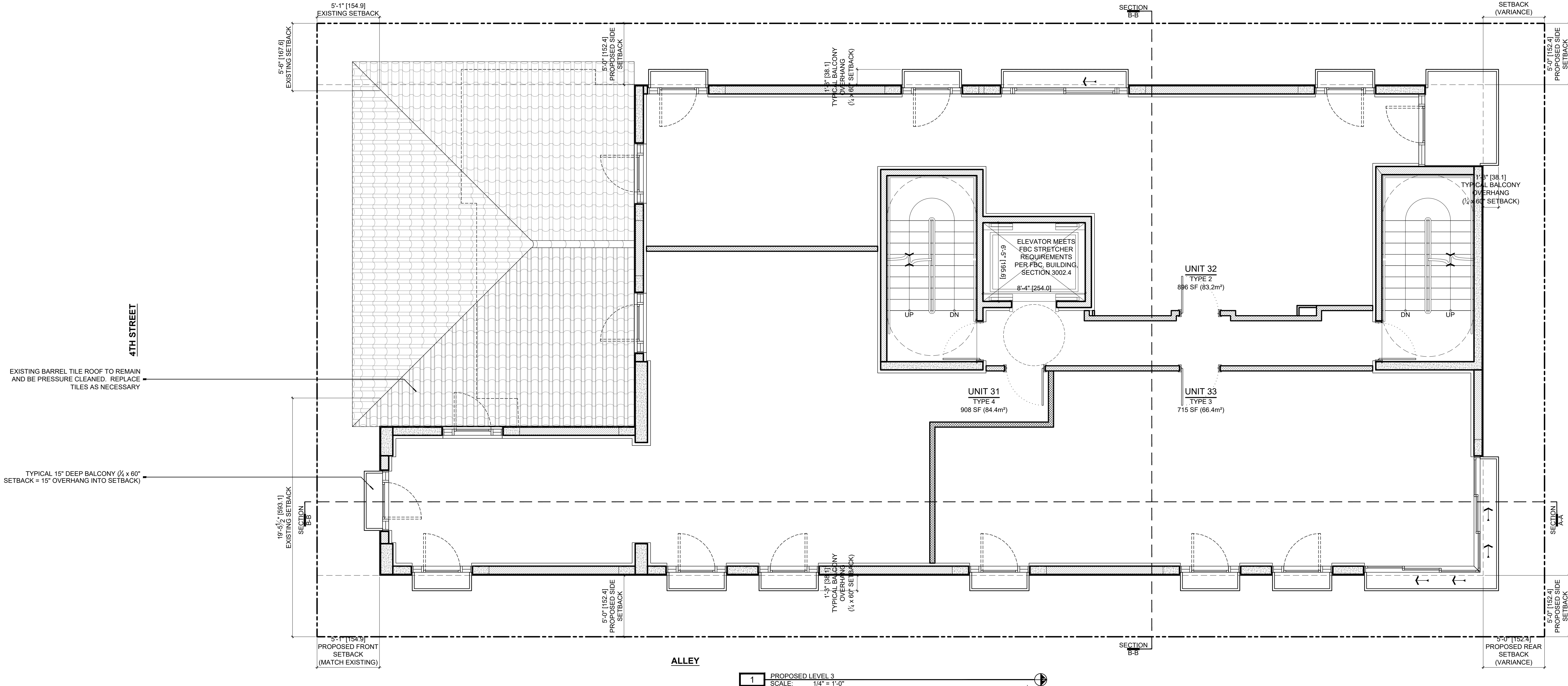
PROJECT :	2203
DATE :	JANUARY 17, 2023
FILE :	HPB 230117
REV.	DESCRIPTION DATE

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

PROPOSED
LEVEL 2

A2.2

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MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD

JANUARY 17, 2023

PROJECT: 2203

DATE: JANUARY 17, 2023

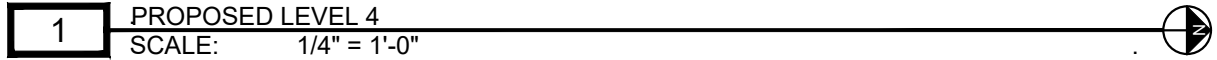
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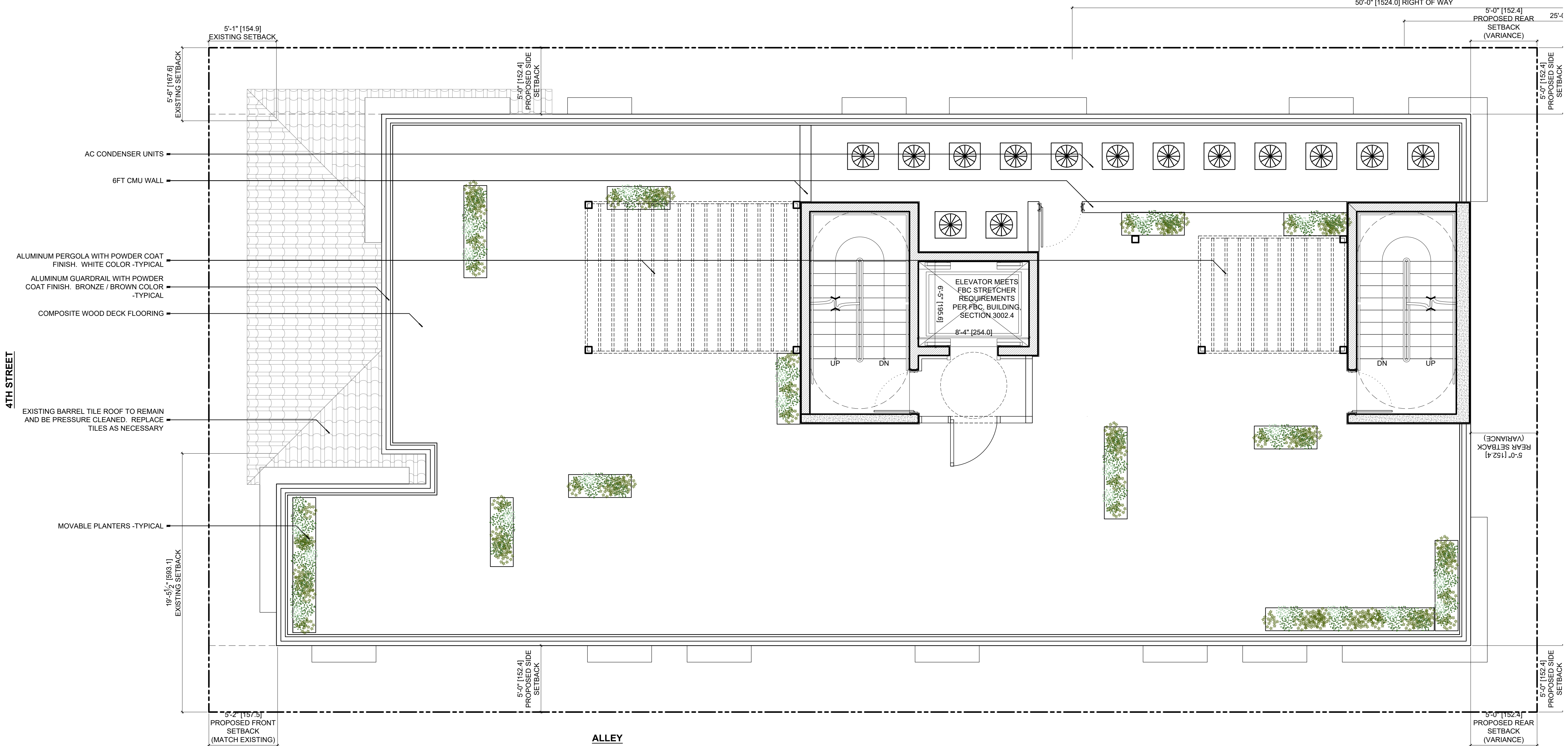
REV.	DESCRIPTION	DATE
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SCALE: 1/4" = 1'-0"

PROPOSED
LEVEL 3

A2.3





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DESIGN
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ADVISORY

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JANUARY 17, 2023

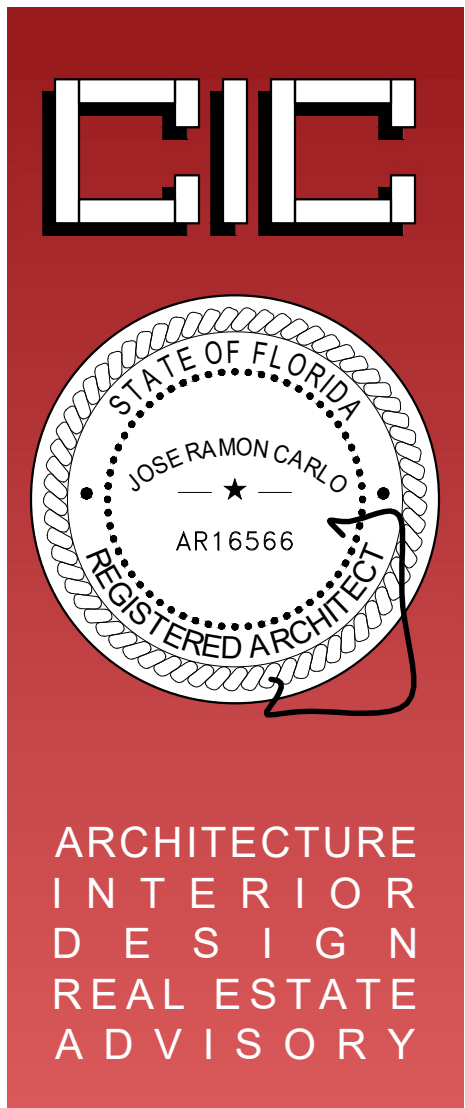
PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117

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

PROPOSED
LEVEL 5
ROOF DECK
A2.5

An aerial view of a modern rooftop terrace. The deck is made of light-colored wood and features two large, rectangular glass-enclosed hot tubs. The terrace is furnished with several lounge areas, including sofas and armchairs in light blue and white. There are also two large, dark blue rectangular umbrellas providing shade. The terrace is bordered by a low black railing. In the background, there are palm trees and a clear blue sky.



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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"



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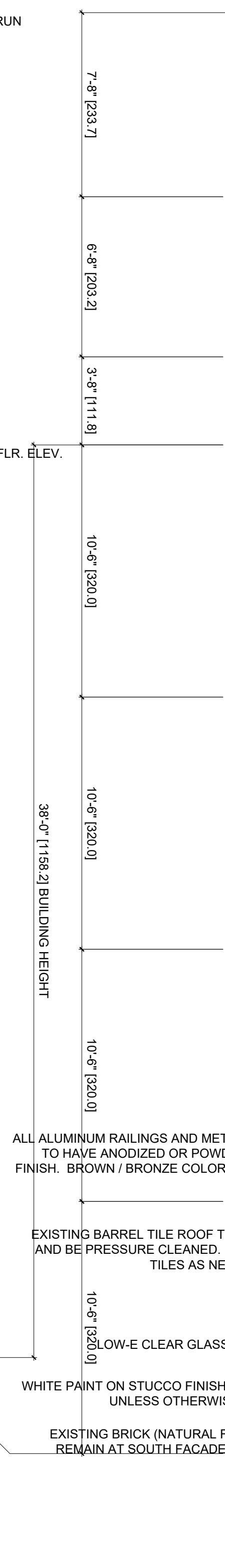
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REV. DESCRIPTION DATE

SCALE: 1/4" = 1'-0"
PROPOSED
SOUTH ELEV
NORTH ELEV.
A3.1

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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



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

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

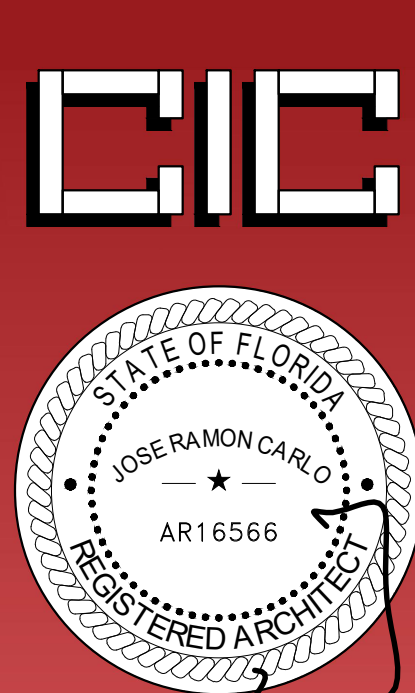
LOW-E CLEAR GLASS, NO TINT

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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JANUARY 17, 2023

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DATE: JANUARY 17, 2023
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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

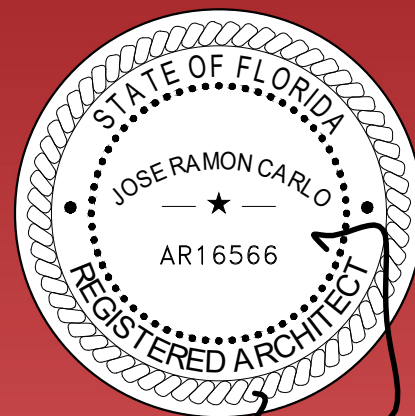
- 7'-8" [233.7]
- 6'-8" [203.2]
- 3'-8" [111.8]
- 10'-6" [320.0]
- 38'-0" [1158.0]
BUILDING HEIGHT
- 10'-6" [320.0]
- 10'-6" [320.0]

- 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"



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
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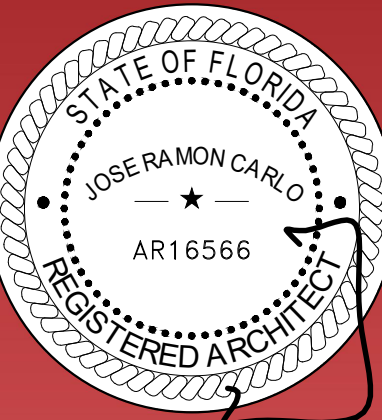
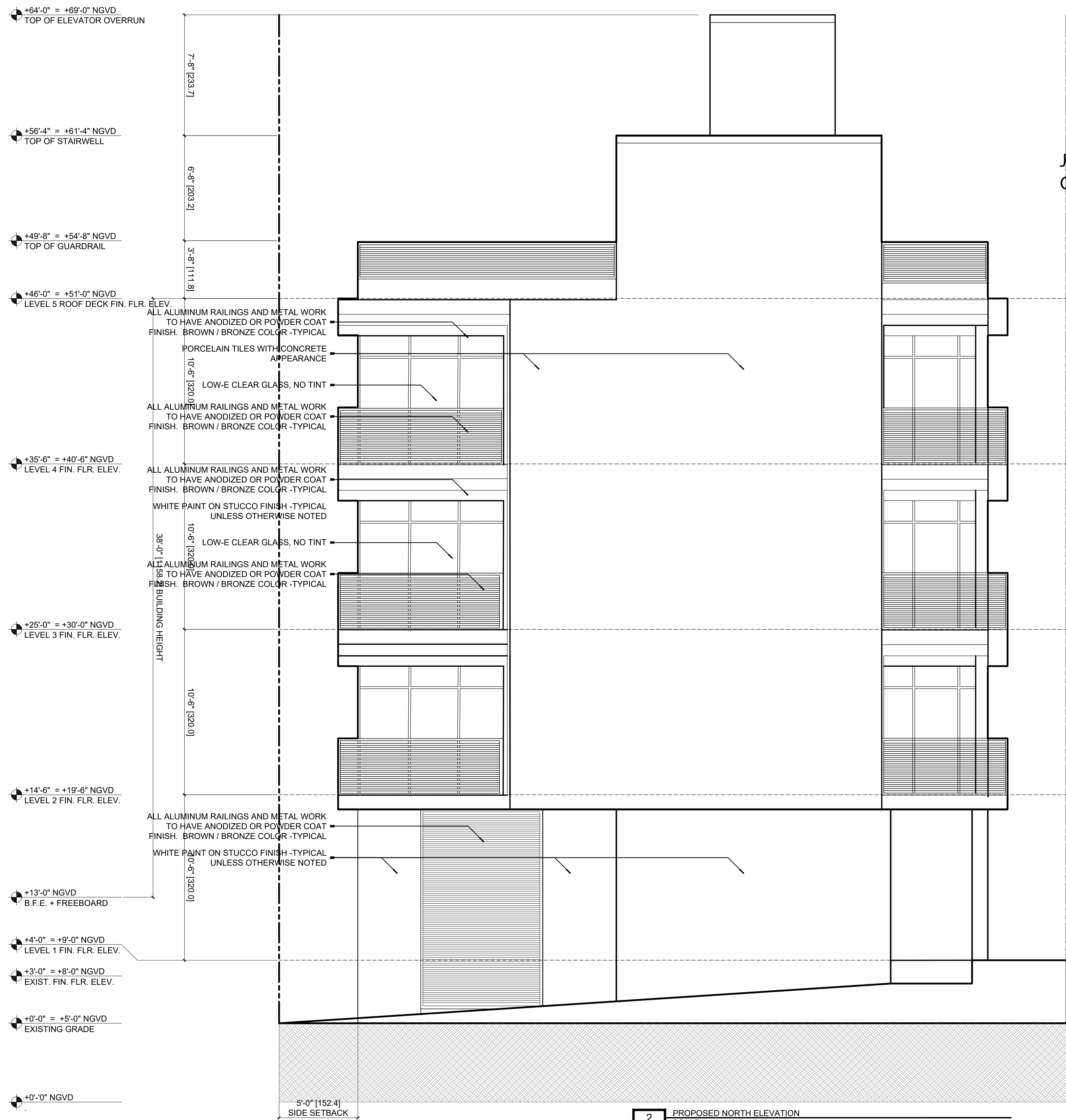
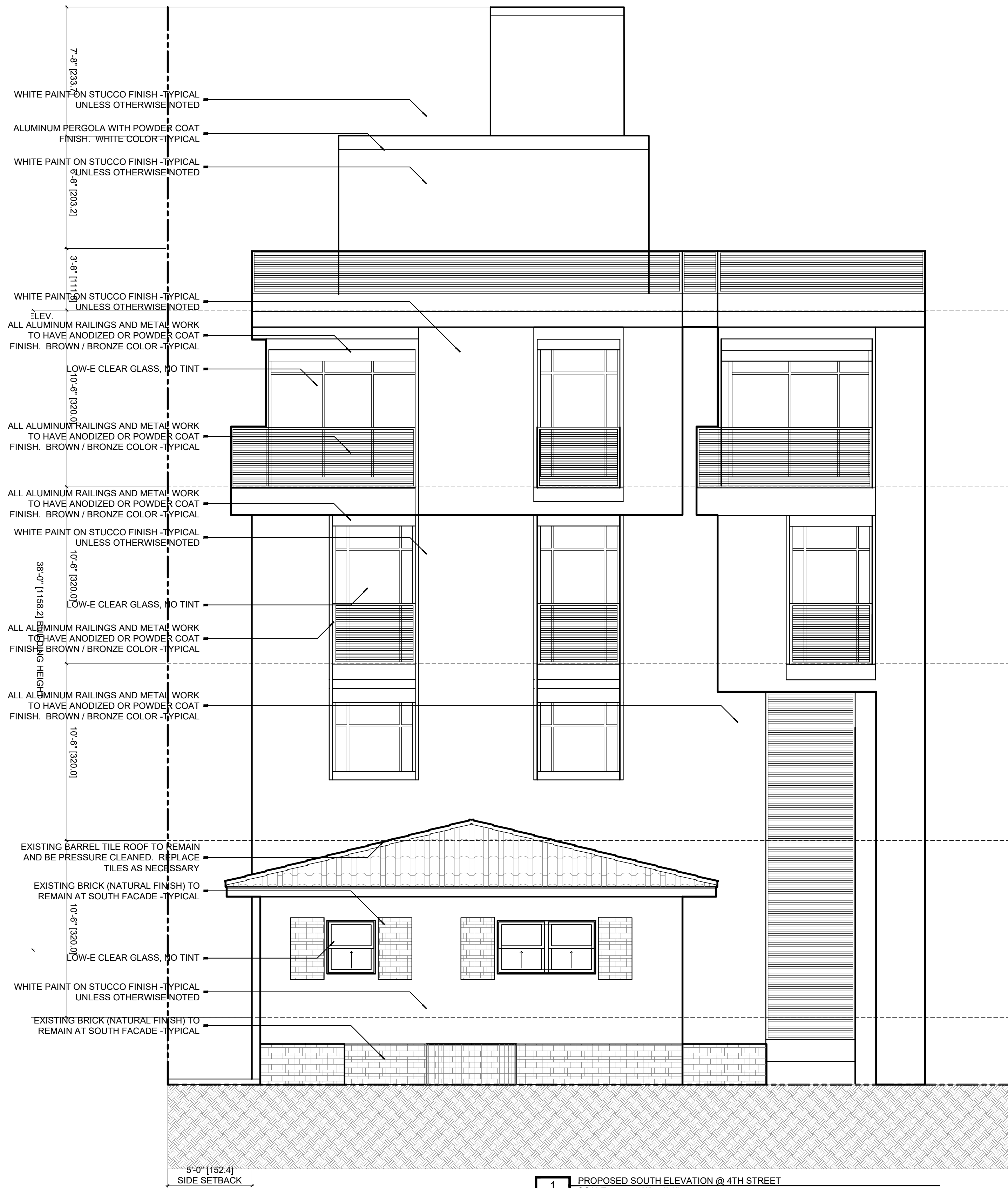
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PROJECT :	2203	
DATE :	JANUARY 17, 2023	
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REV.	DESCRIPTION	DATE

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

PROPOSED
WEST
ELEVATION
A3.3



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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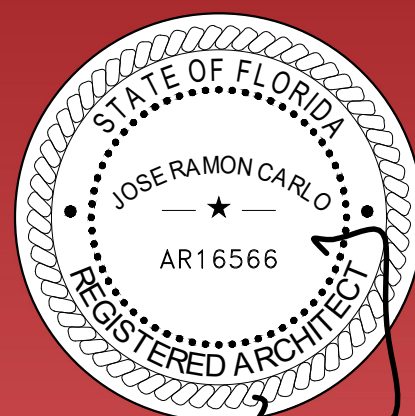
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REV.	DESCRIPTION	DATE

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

PROPOSED
SOUTH ELEV
NORTH ELEV.

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DESIGN
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PROJECT: 2203
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REV.	DESCRIPTION	DATE
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SCALE: 1/4" = 1'-0"

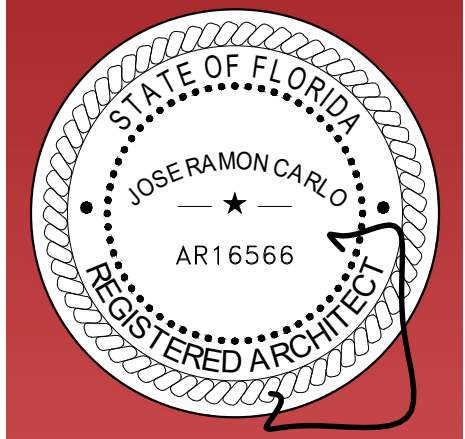
PROPOSED
EAST (ALLEY)
ELEVATION
A3.5

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

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



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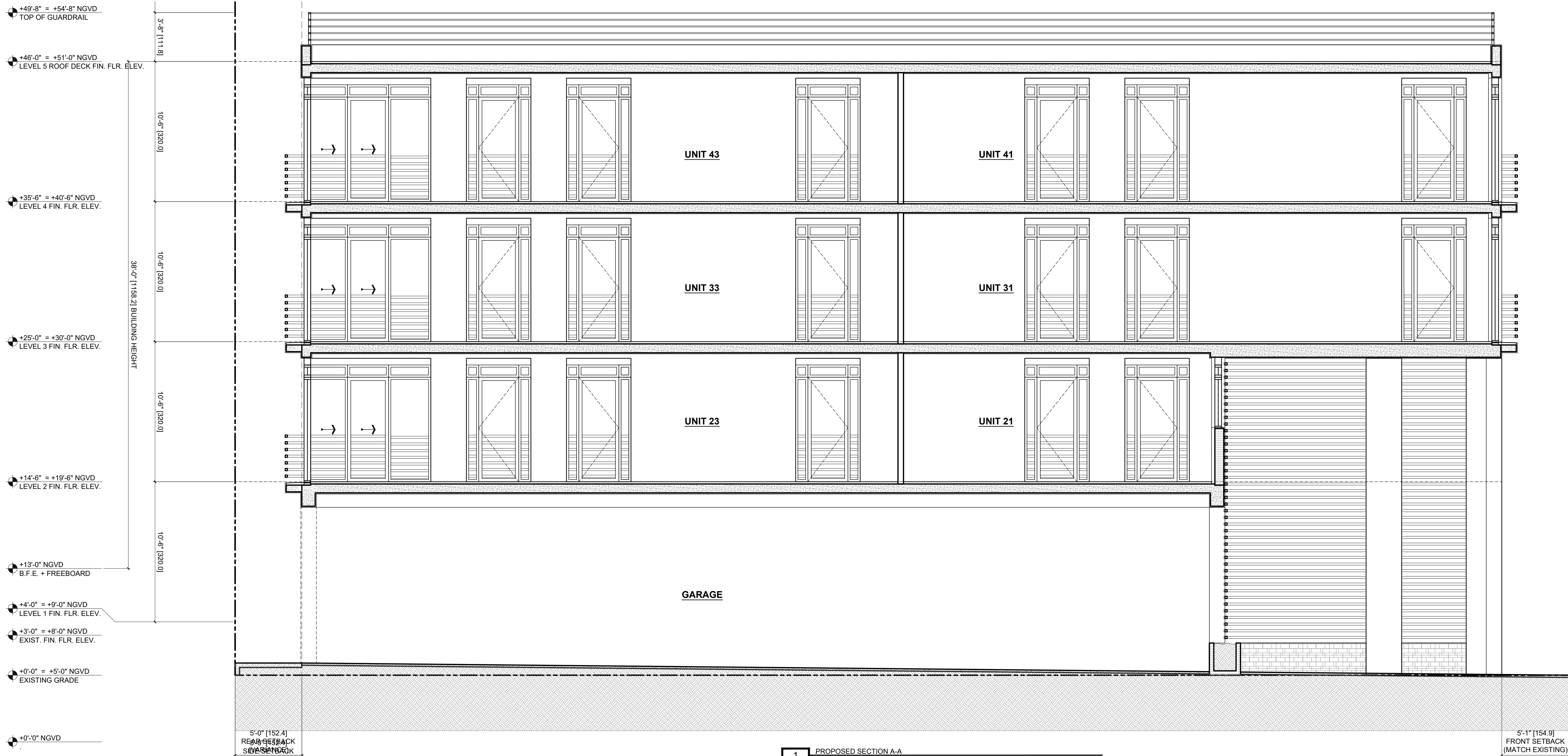
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DATE :	JANUARY 17, 2023
FILE :	HPB 230117

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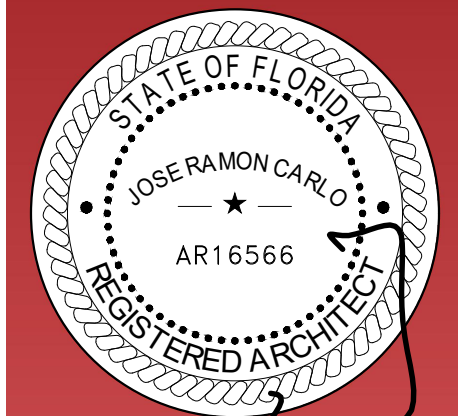
SCALE: 1/4" = 1'-0"

PROPOSED
WEST
ELEVATION
A3.3

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1 PROPOSED SECTION A-A
SCALE: 1/4" = 1'-0"



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

Digitally signed
by Jose R Carlo
Date: 2023.02.06
00:56:57 -05'00'

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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

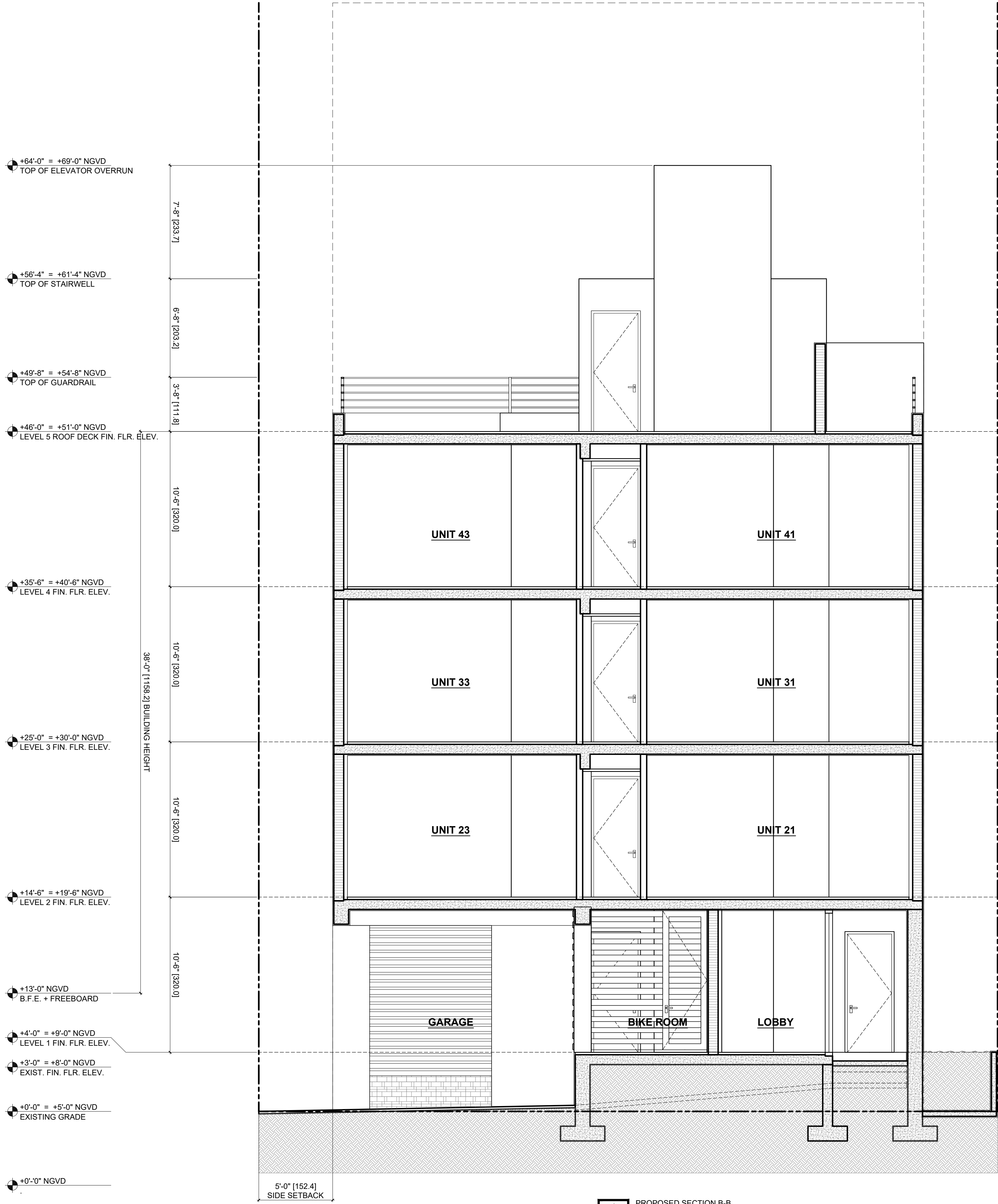
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DATE :	JANUARY 17, 2023
FILE :	HPB 230117
REV.	DESCRIPTION DATE

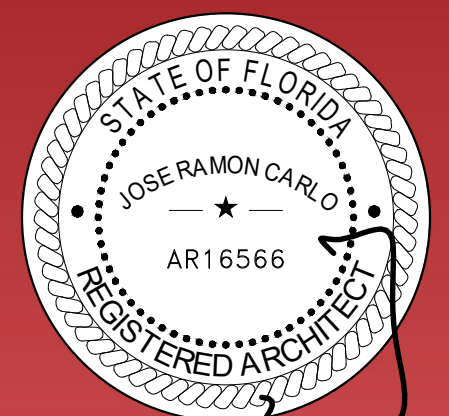
SCALE: 1/4" = 1'-0"

PROPOSED
SECTION A-A

A4.1

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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