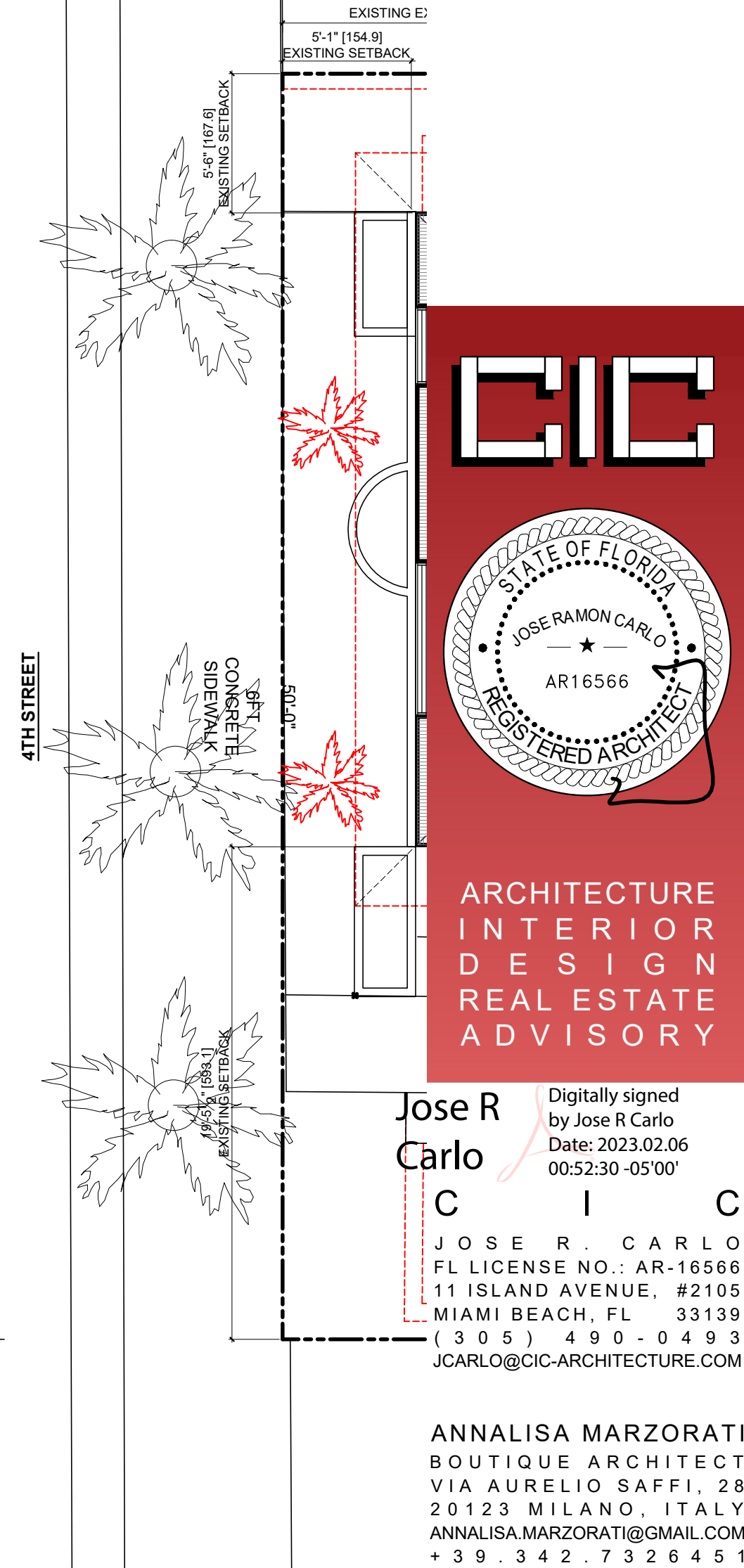
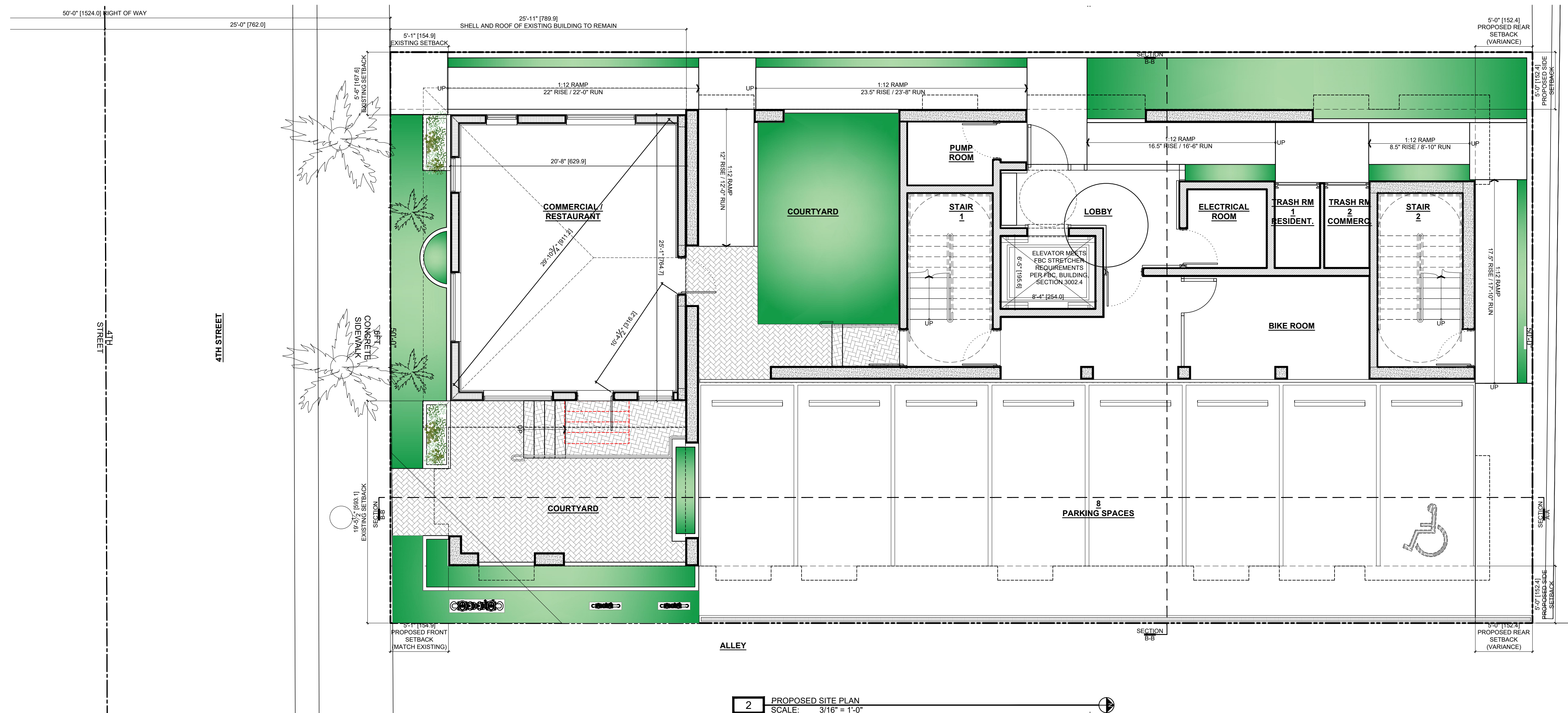
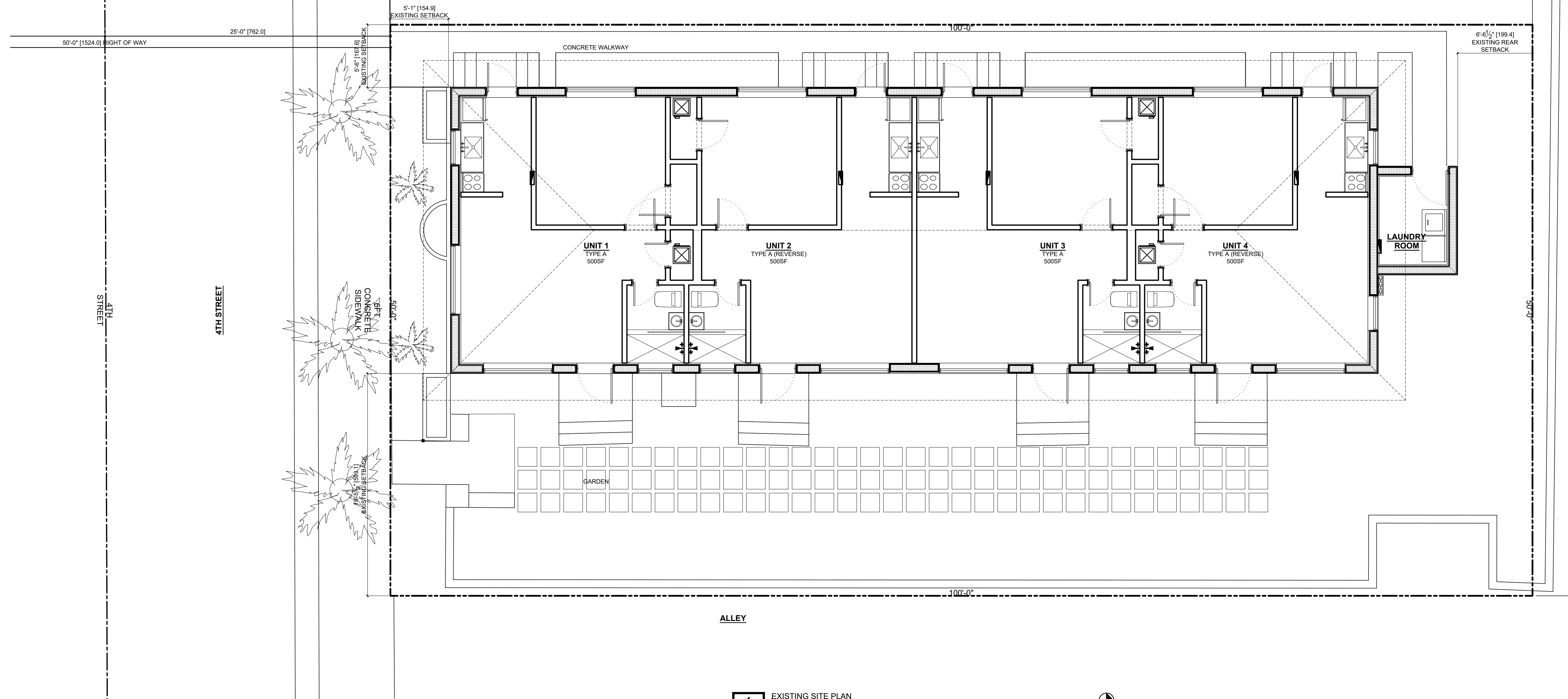




MIXED-USE PROJECT
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829 4TH STREET
MIAMI BEACH, FL 33139
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PROJECT :	2203
DATE :	JANUARY 17, 2023
FILE :	HPB 230117
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SCALE: 3/16" = 1'-0"

EXISTING &
PROPOSED
SITE PLAN
A2.0

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24.0' [731.5]

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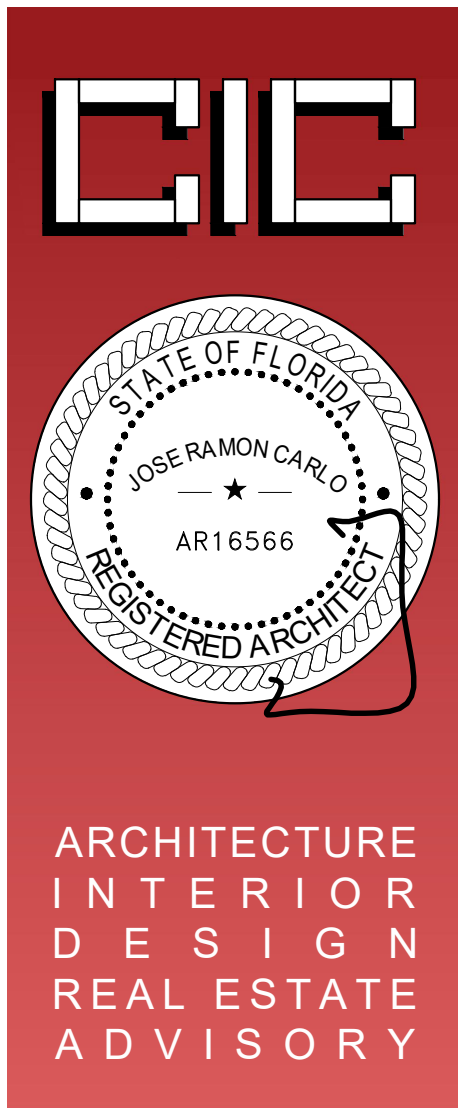
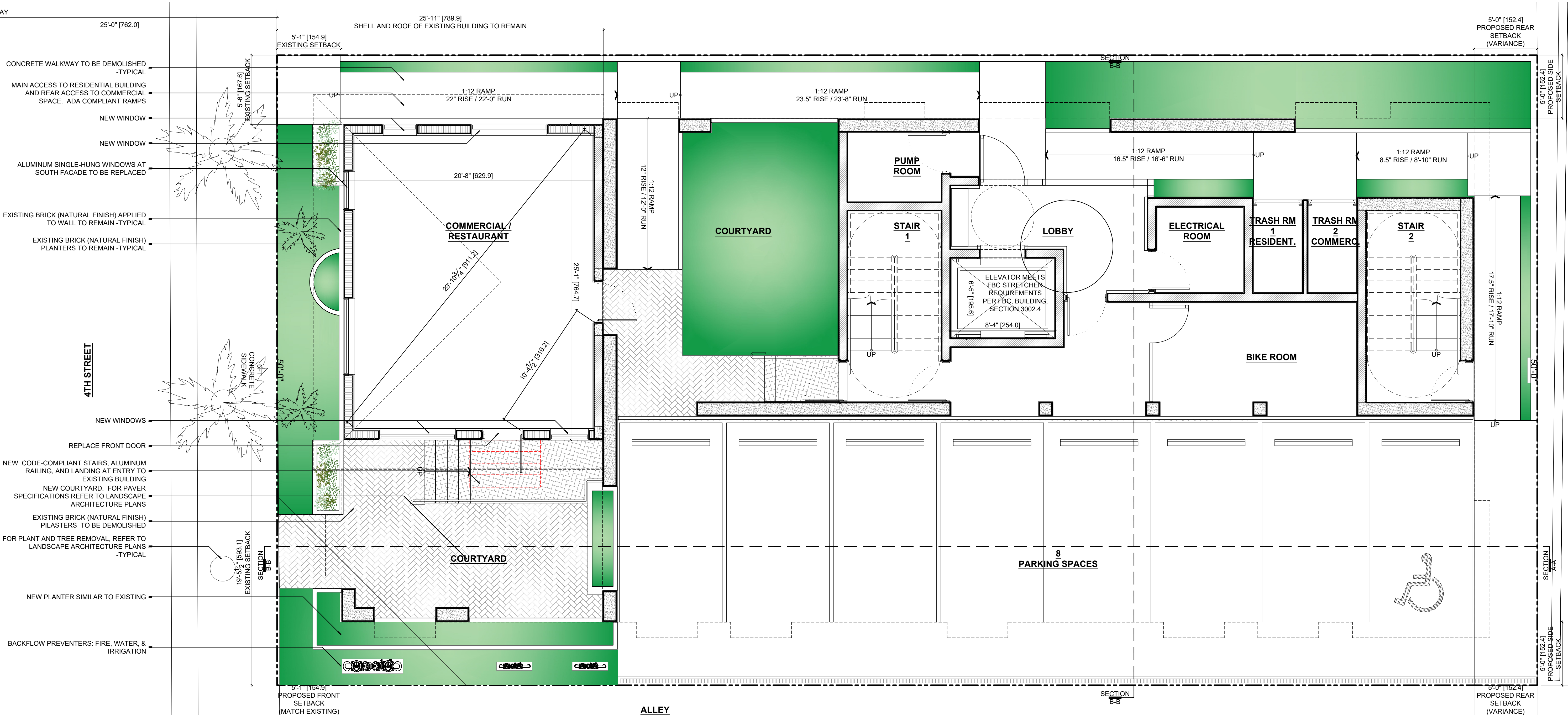
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P

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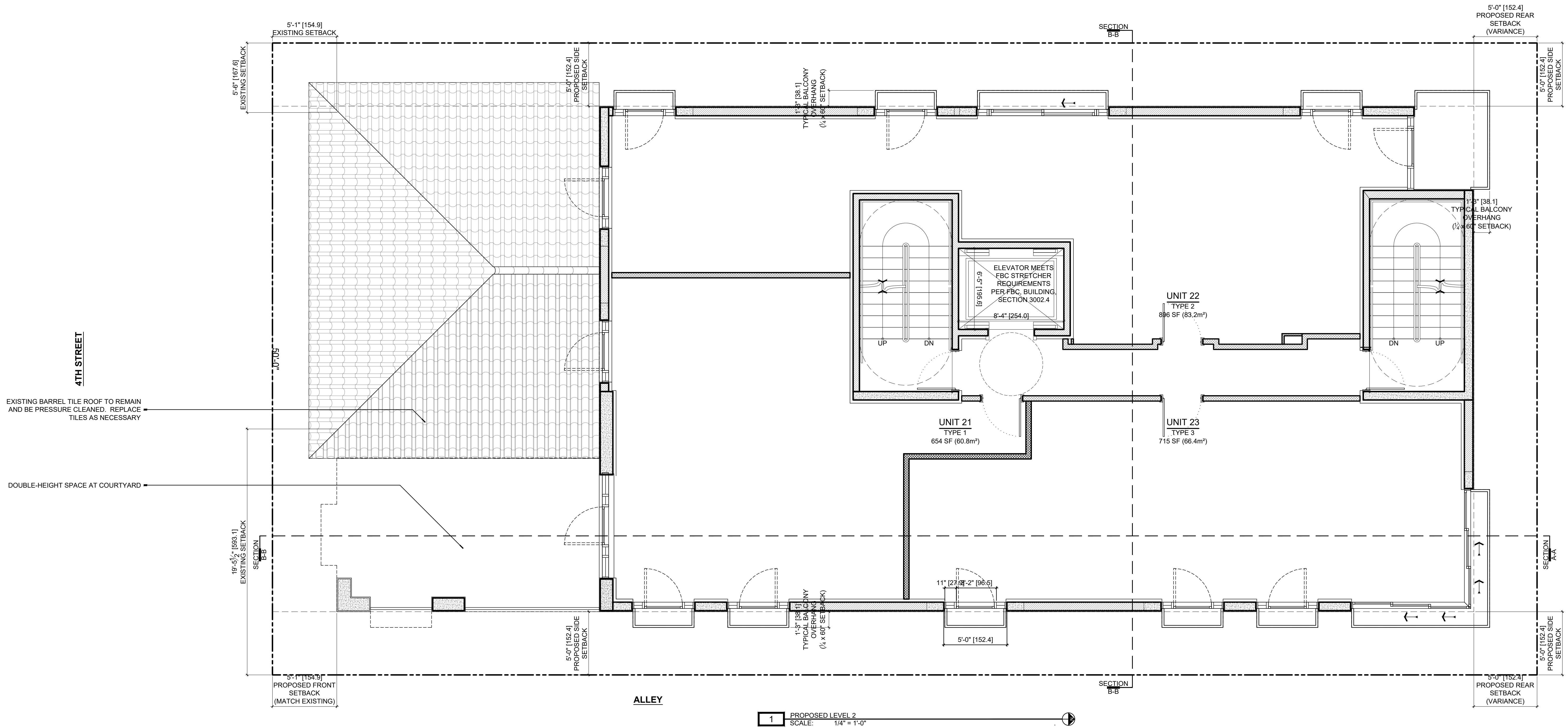
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OWNER: 13 JAN REAL ESTATE LLC
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PROJECT: 2203
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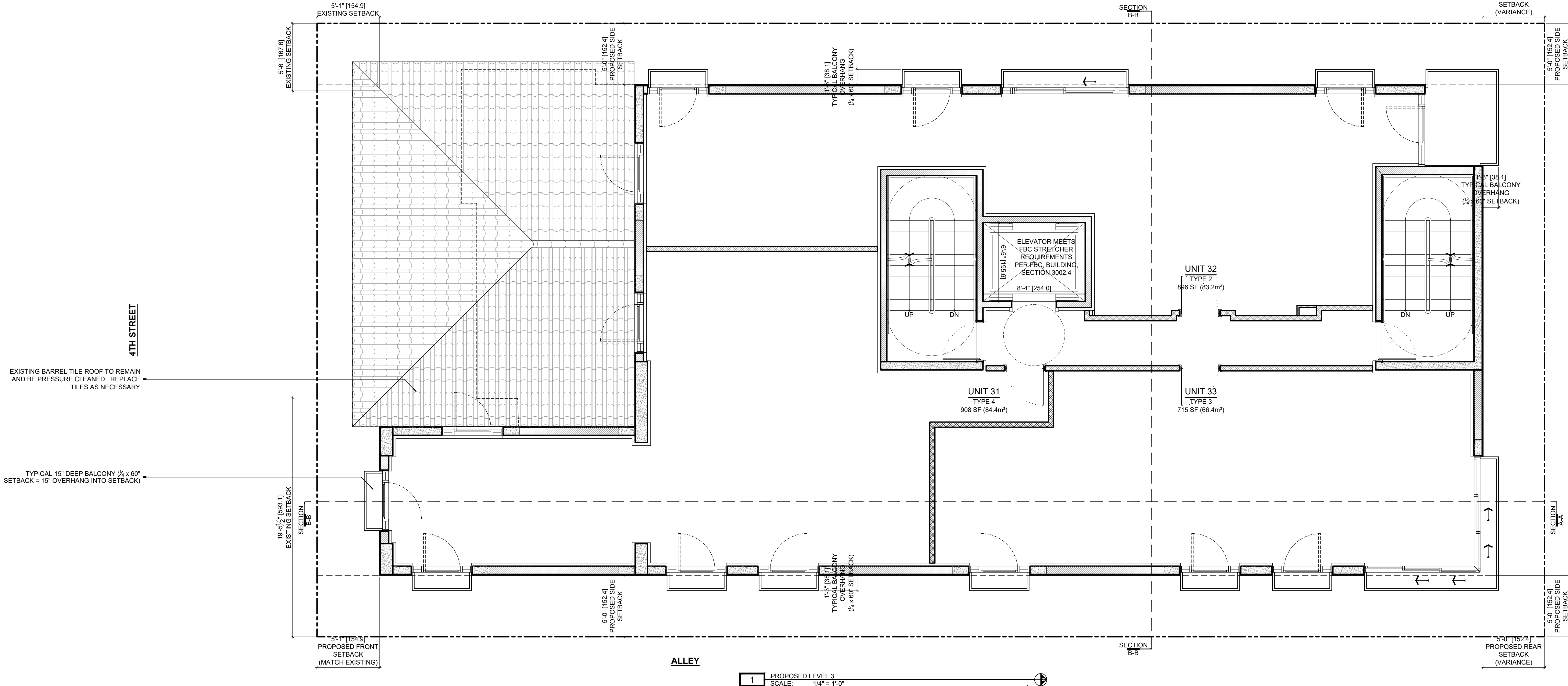
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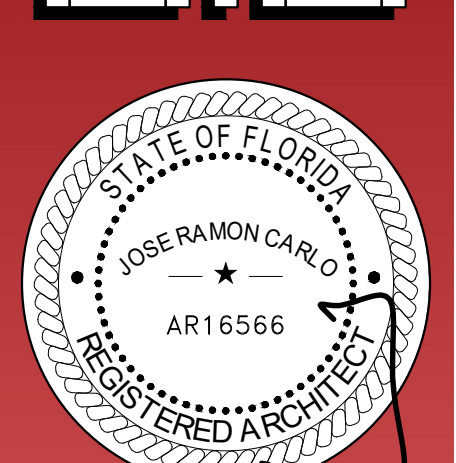
PROPOSED
LEVEL 1

A2.1



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DESIGN
REAL ESTATE
ADVISORY

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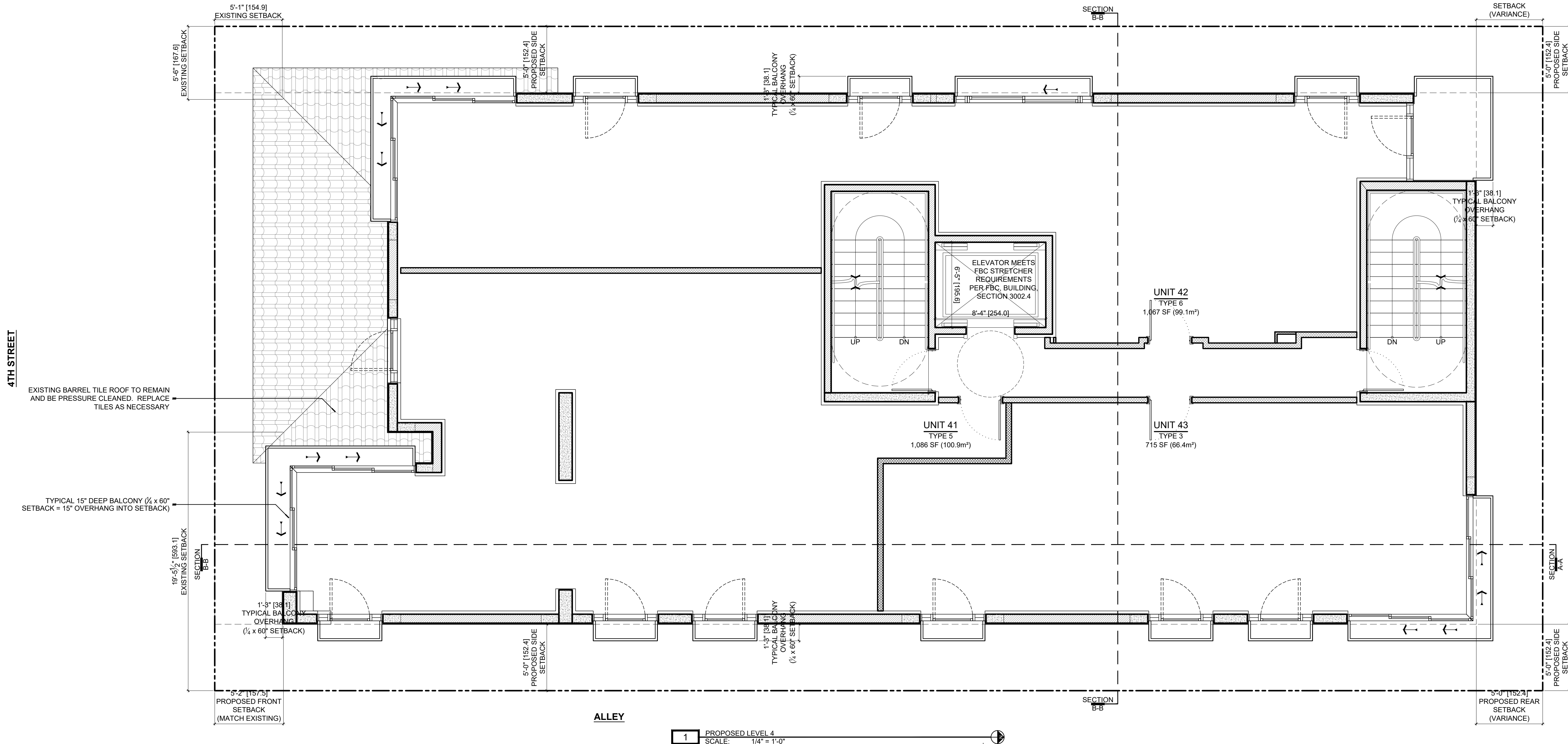
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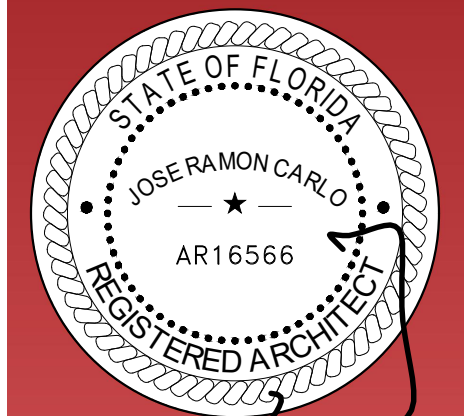
SCALE: 1/4" = 1'-0"

PROPOSED
LEVEL 3

A2.3

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

PROPOSED
LEVEL 4

A2.4



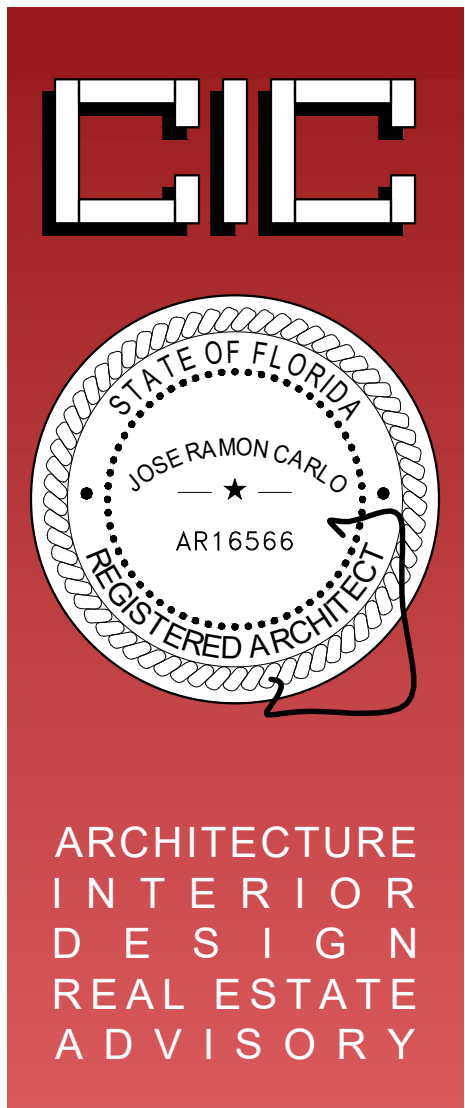
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SCALE: 1/4" = 1'-0"

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 rooftop pools. The terrace is furnished with several lounge areas, including sofas and armchairs, and is bordered by low greenery and palm trees. The overall design is clean and contemporary.



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

PROPOSED
ROOF PLAN
SITE PLAN
A2.6



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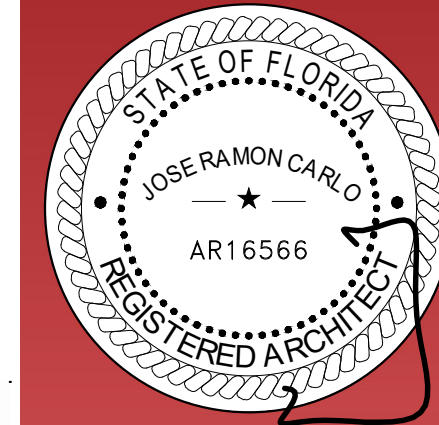


1 PROPOSED SOUTH ELEVATION @ 4TH STREET
SCALE: 1/4" = 1'-0"



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

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

PROPOSED
SOUTH ELEV
NORTH ELEV.
A3.1



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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

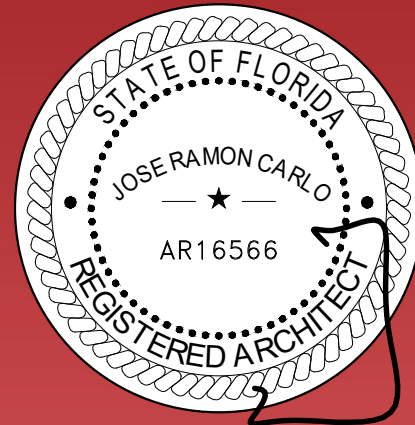
- 7'-8" [233.7]
- 6'-8" [203.2]
- 3'-8" [111.8]
- 38'-0" [1158.2] BUILDING HEIGHT
- 10'-6" [320.0]
- 10'-6" [320.0]
- 10'-6" [320.0]
- 10'-6" [320.0]
- 10'-6" [320.0]

- 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
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FINISH. BROWN / BRONZE COLOR -TYPICAL
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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
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SCALE: 1/4" = 1'-0"

PROPOSED
EAST (ALLEY)
ELEVATION
A3.2

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TOP OF STAIRWELL

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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

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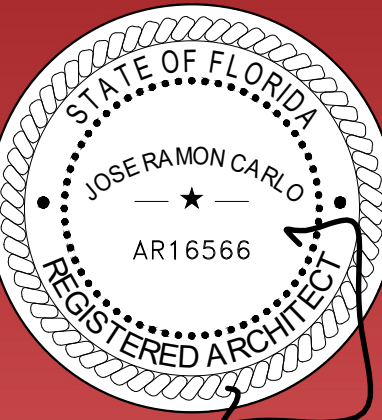
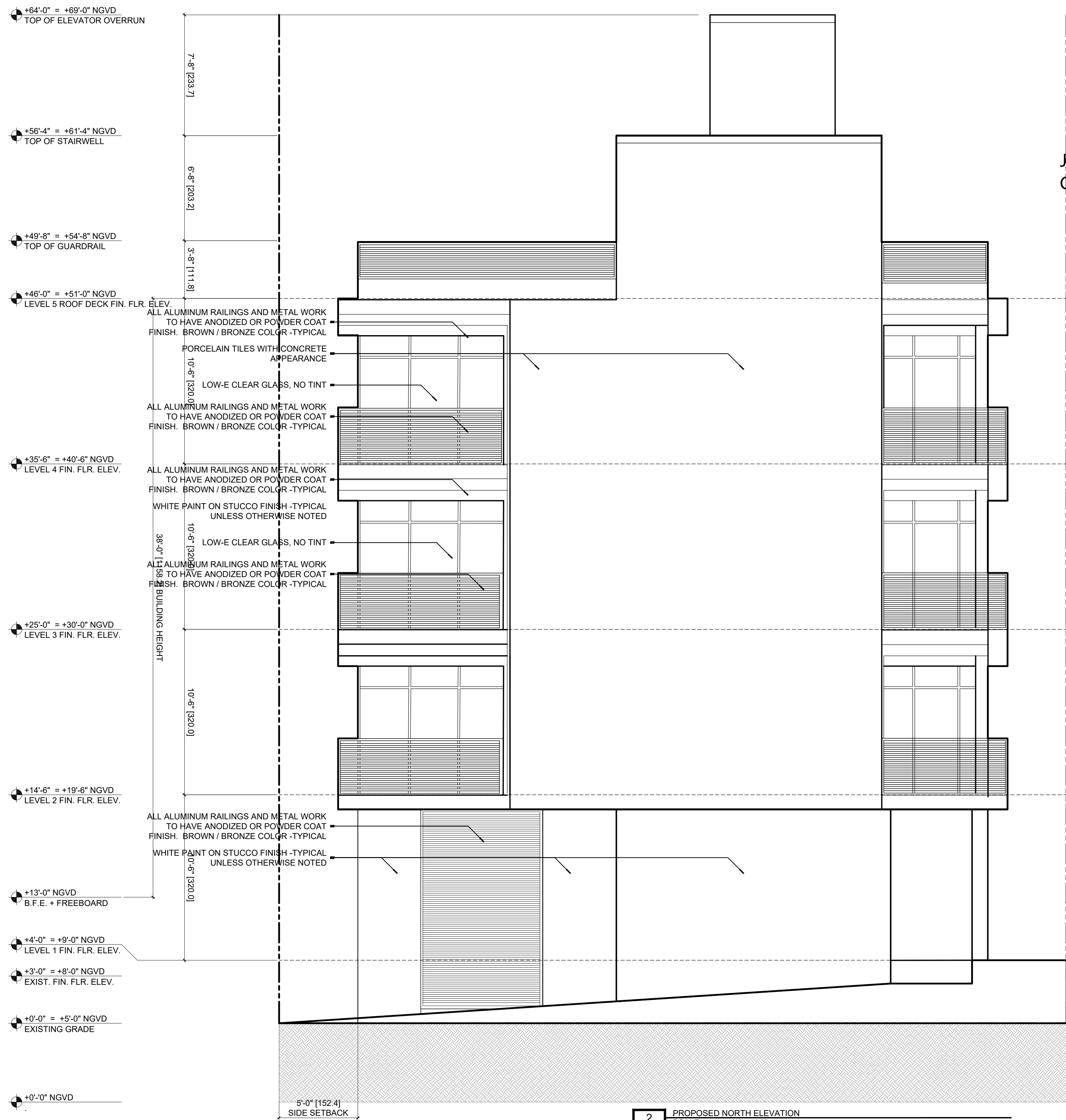
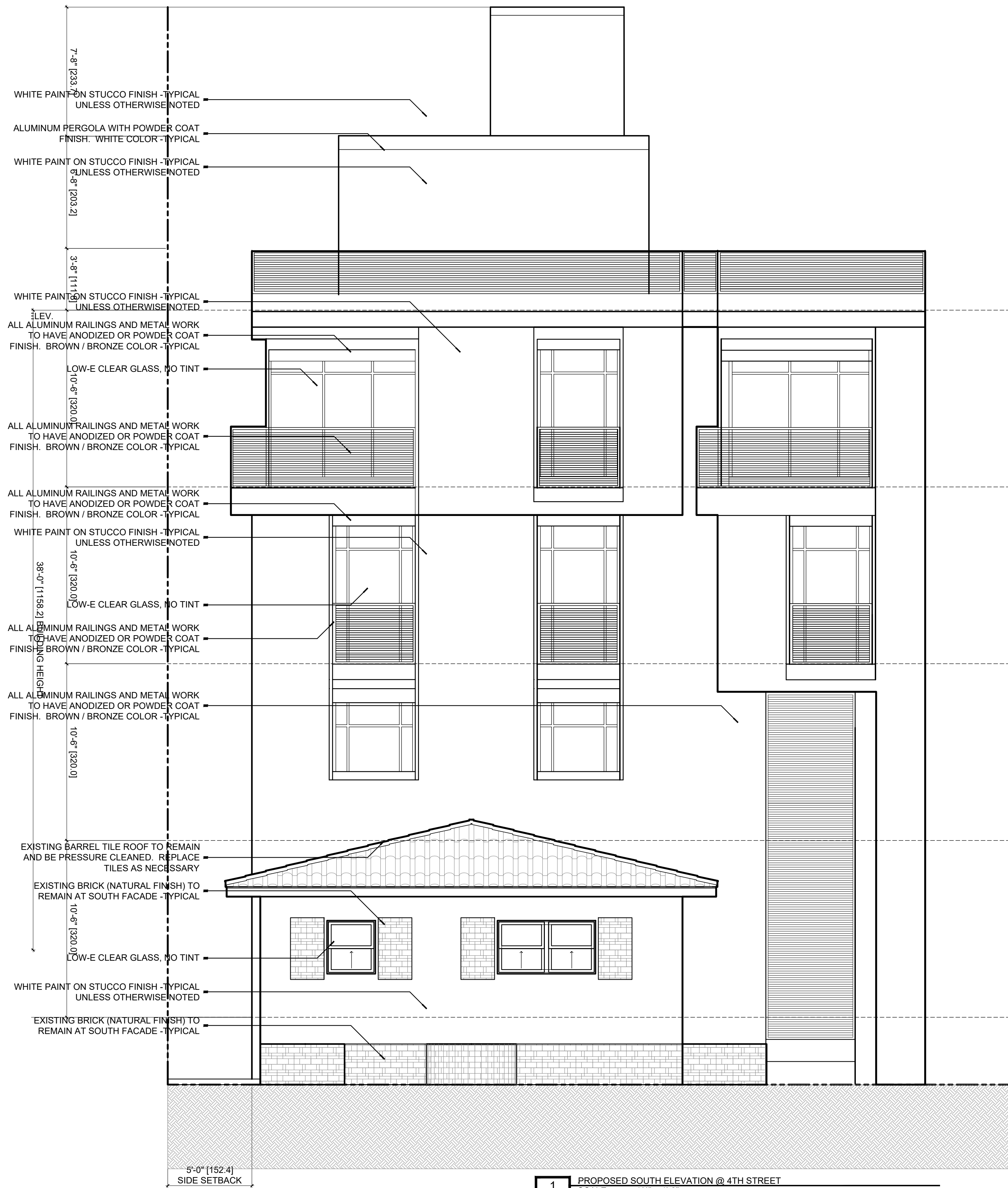
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MIXED-USE PROJECT
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SCALE: 1/4" = 1'-0"

PROPOSED
WEST
ELEVATION
A3.3



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DESIGN
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ADVISORY

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

PROPOSED
SOUTH ELEV
NORTH ELEV.

A3.4

A small, single-story house with a white exterior, a blue door, and a tiled roof. The house is surrounded by lush greenery, including palm trees and flowering plants. A white railing leads up to the entrance.



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Carlo

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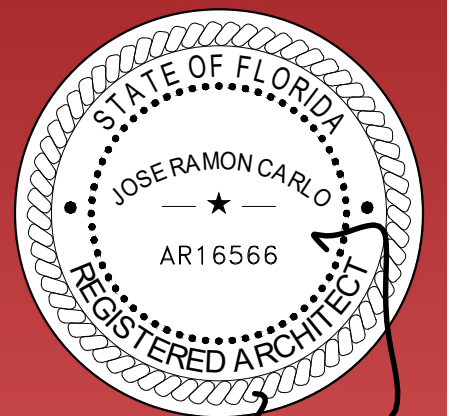
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SCALE: 1/4" = 1'-0"

PROPOSED
EAST (ALLEY)
ELEVATION
A3.5

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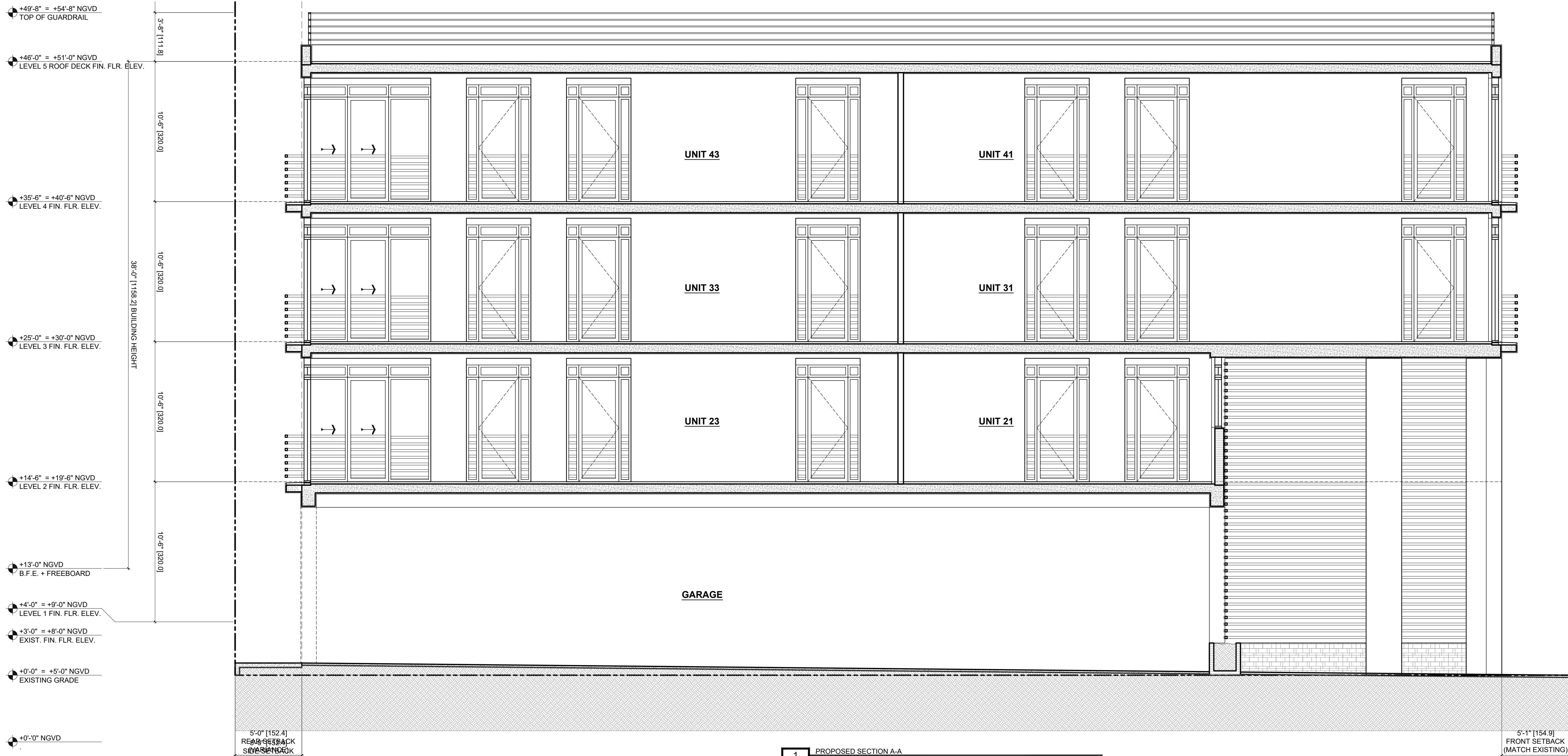
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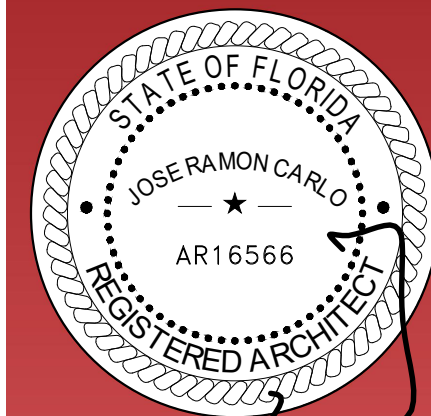
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SCALE: 1/4" = 1'-0"

PROPOSED
WEST
ELEVATION
A3.3

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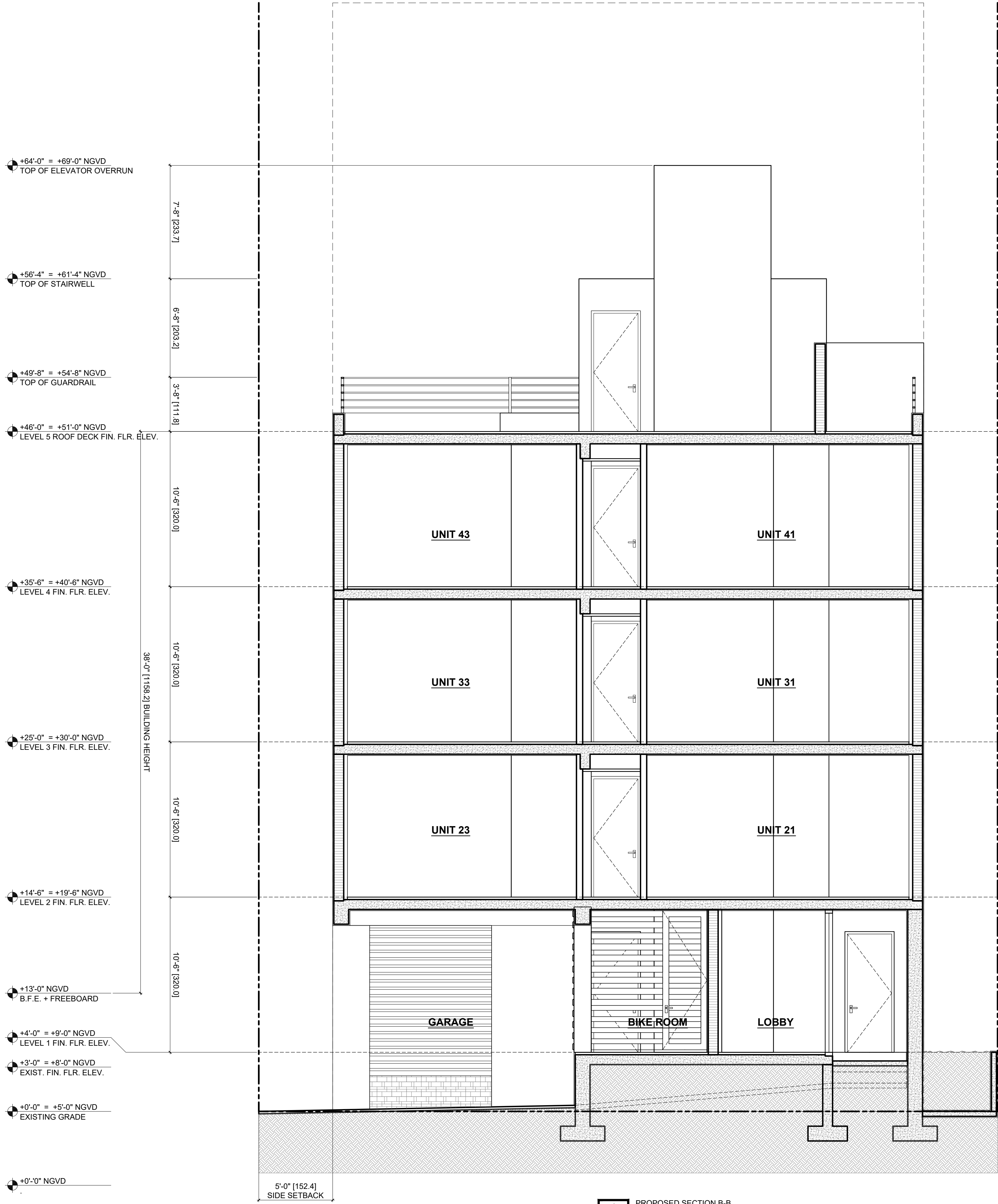
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FILE :	HPB 230117
REV.	DESCRIPTION DATE

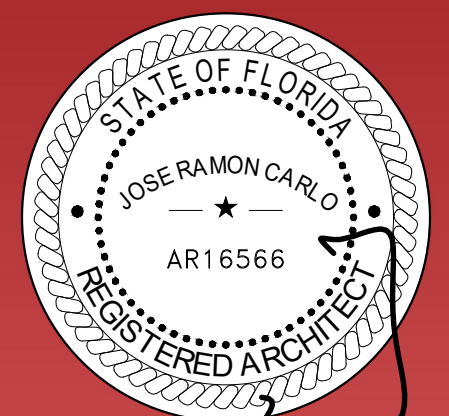
SCALE: 1/4" = 1'-0"

PROPOSED
SECTION A-A

A4.1

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ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

Digitally signed
by Jose R Carlo
Date: 2023.02.06
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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
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SCALE: 1/4" = 1'-0"

PROPOSED
SECTION B-B

A4.2