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PROJECT:
M I X E D U S E P R O J E C T
8 2 9 4 T H S T R E E T
M I A M I B E A C H , F L 3 3 1 3 9

SUBMISSION:
H I S T O R I C P R E S E R V A T I O N B O A R D
J A N U A R Y 1 7 , 2 0 2 3

OWNER:
1 3 J A N R E A L E S T A T E L L C
2 9 0 1 W E S T C Y P R E S S R O A D , # 1 2 0
F O R T L A U D E R D A L E , F L 3 3 3 0 9

ARCHITECT:
C I C
F L L I C E N S E : A R - 1 6 5 6 6
1 1 I S L A N D A V E N U E , # 2 1 0 5
M I A M I B E A C H , F L 3 3 1 3 9
(3 0 5) 4 9 0 - 0 4 9 3
J C A R L O @ C I C - A R C H I T E C T U R E . C O M
J O S E R C A R L O
G E R A R D O R O D R I G U E Z B R E S S A N T

DESIGN:
A N N A L I S A M A R Z O R A T I
B O U T I Q U E A R C H I T E C T
V I A A U R E L I O S A F F I , 2 8
2 0 1 2 3 M I L A N O , I T A L Y
A N N A L I S A . M A R Z O R A T I @ G M A I L . C O M
+ 3 9 . 3 4 2 . 7 3 2 6 4 5 1

PROJECT MANAGER:
D I E G O S G O B B I
H É R A H O L D I N G S P A
V I A C O N S E R V A T O R I O , 1 5
2 0 1 2 2 M I L A N O , I T A L Y
S G O B B I . D I E G O @ H E R A H G . C O M
+ 3 9 3 9 2 0 5 . 3 8 . 4 4 7

LANDSCAPE ARCHITECT:
M E R C E D E S P O R C A R I
R O B E R T O C A R M O N A
E X O T I C S C A P E I N C .
1 8 1 H A R B O R D R . K E Y B I S C A Y N E , M I A M I , F L . 3 3 1 4 9
(3 0 5) 3 6 1 5 7 8 2
W W W . E X O T I C S C A P E . C O M

TRANSPORTATION ENGINEER:
R I C H A R D G A R C I A & A S S O C I A T E S , I N C .
8 0 6 5 N W 9 8 T H S T R E E T
H I A L E A H G A R D E N S , F L 3 3 0 1 6
(3 0 5) 3 6 2 - 0 6 7 7
R I C H A R D G A R C I A
R G A R C I A @ R G A T R A F F I C . C O M

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CIC

STATE OF FLORIDA

JOSE RAMON CARLO

AR16566

REGISTERED ARCHITECT

ARCHITECTURE
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MIXED-USE PROJECT

OWNER: 13 JAN REAL ESTATE LLC

829 4TH STREET

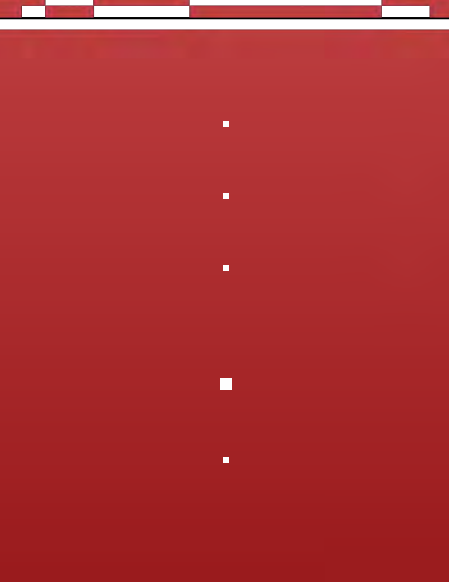
MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD

JANUARY 17, 2023

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

SCALE: X/X=1'-0"



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UNIT	AREA	PARKING
UNIT 21	654.0 SF	1.5 SPACES
UNIT 22	896.0 SF	1.5 SPACES
UNIT 23	715.0 SF	1.5 SPACES
UNIT 31	908.0 SF	1.5 SPACES
UNIT 32	896.0 SF	1.5 SPACES
UNIT 33	715.0 SF	1.5 SPACES
UNIT 41	1,086.0 SF	1.8 SPACES
UNIT 42	1,067.0 SF	1.8 SPACES
UNIT 43	715.0 SF	1.5 SPACES
TOTAL	7,652.0 SF	14 SPACES
AVERAGE	850.2 SF	

COMMERCIAL SPACE	AREA	PARKING
RESTAURANT	516.0 SF	
	20 SEATS	5.0 SPACES

SPACES PROVIDED ON SITE	8.0 SPACES
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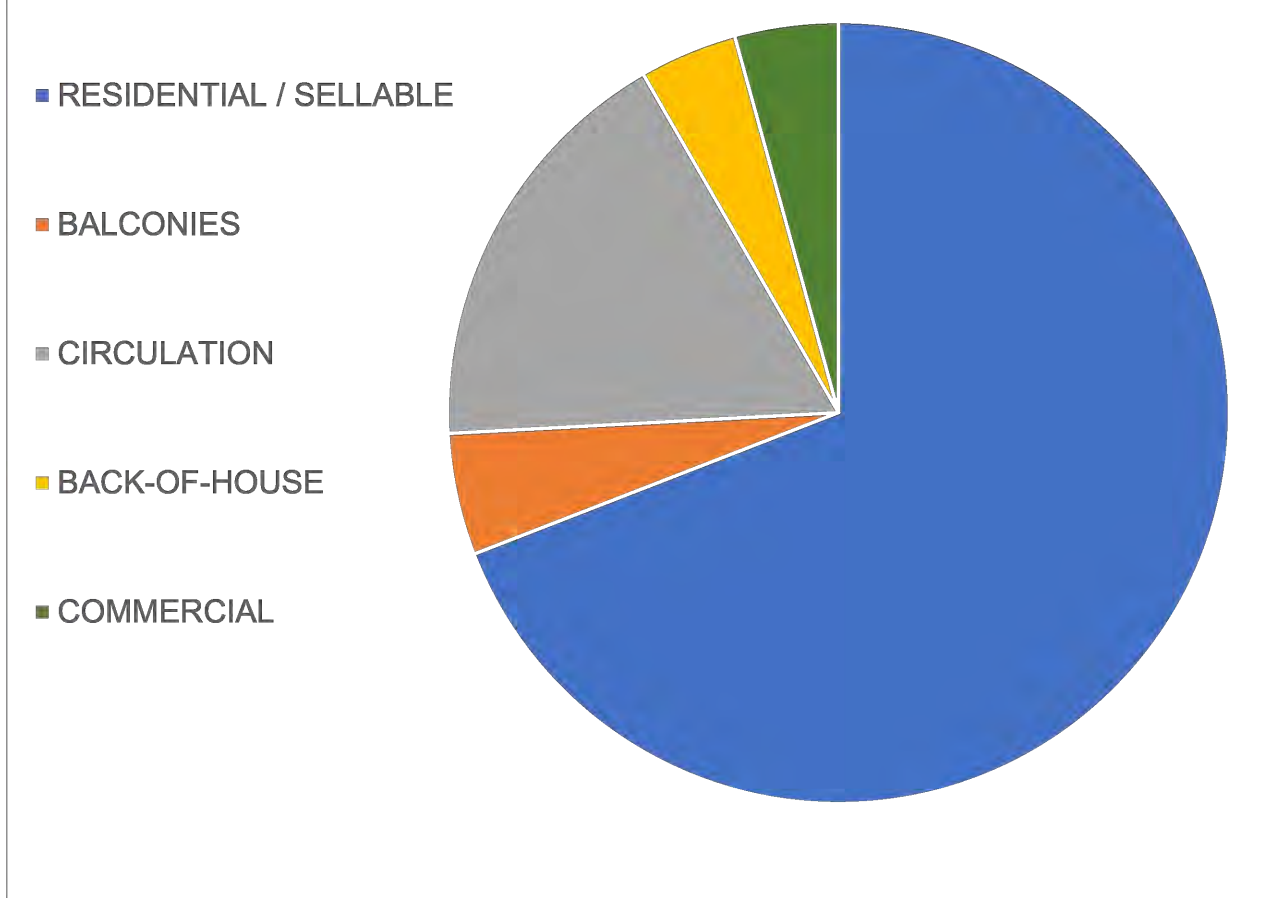
AREA SUMMARY BY LEVEL

	FAR AREA	NON-FAR AREA	NOTES
LEVEL 1	836 SF	255 SF	
LEVEL 2	2,731 SF	129 SF	
LEVEL 3	2,985 SF	141 SF	
LEVEL 4	3,334 SF	158 SF	
LEVEL 5	111 SF	60 SF	
TOTAL	9,997 SF	743 SF	

AVERAGE UNIT SIZE	850.2 SF
-------------------	----------

AREA SUMMARY BY CATEGORY

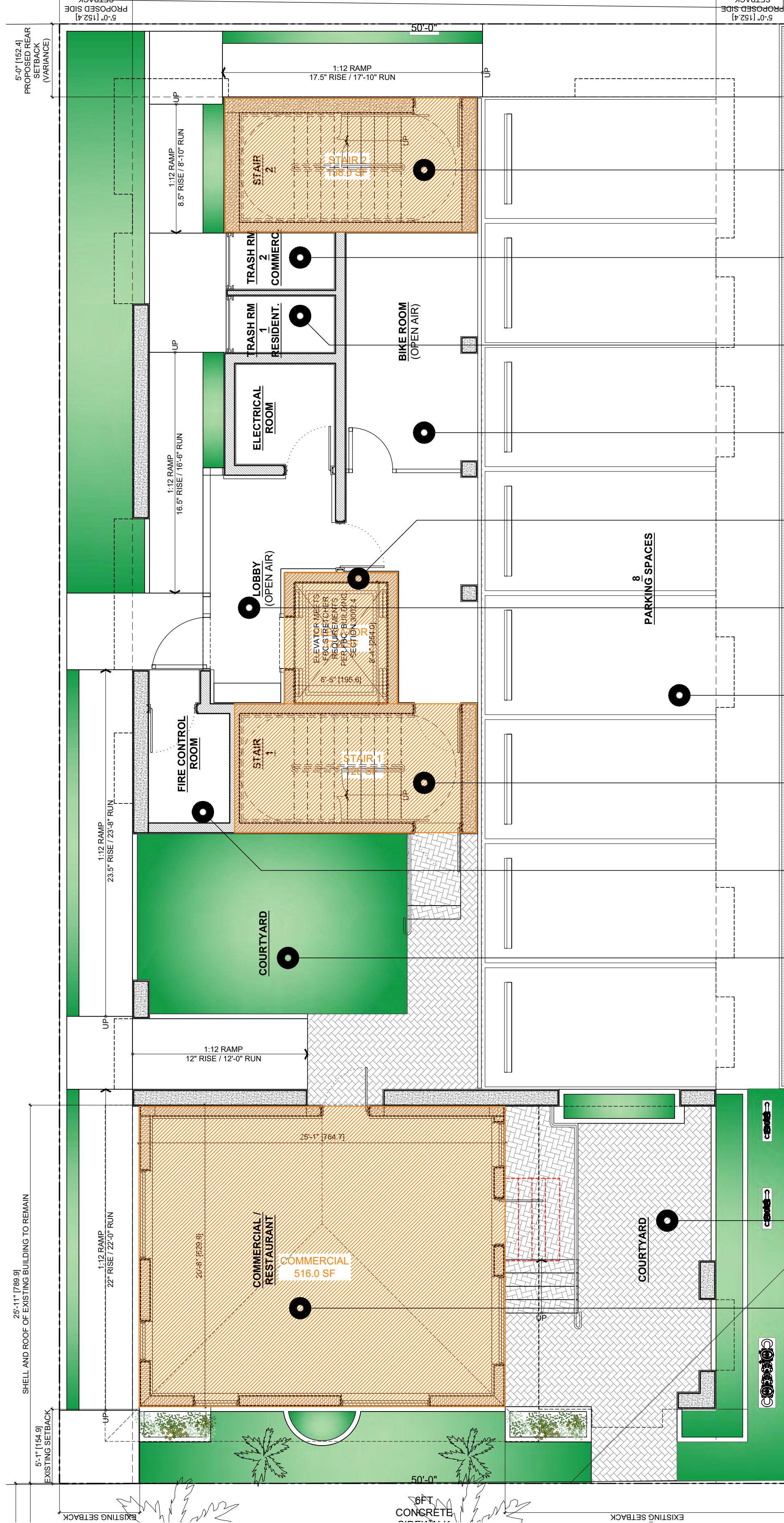
	FAR AREA	NON-FAR AREA	NOTES
RESIDENTIAL / SELLABLE	7,652.0 SF		
BALCONIES		428.0	
CIRCULATION	1,829.0 SF		
BACK-OF-HOUSE		315.0 SF	
COMMERCIAL	516.0 SF		
TOTAL	9,997.0 SF	743.0 SF	



NOTES

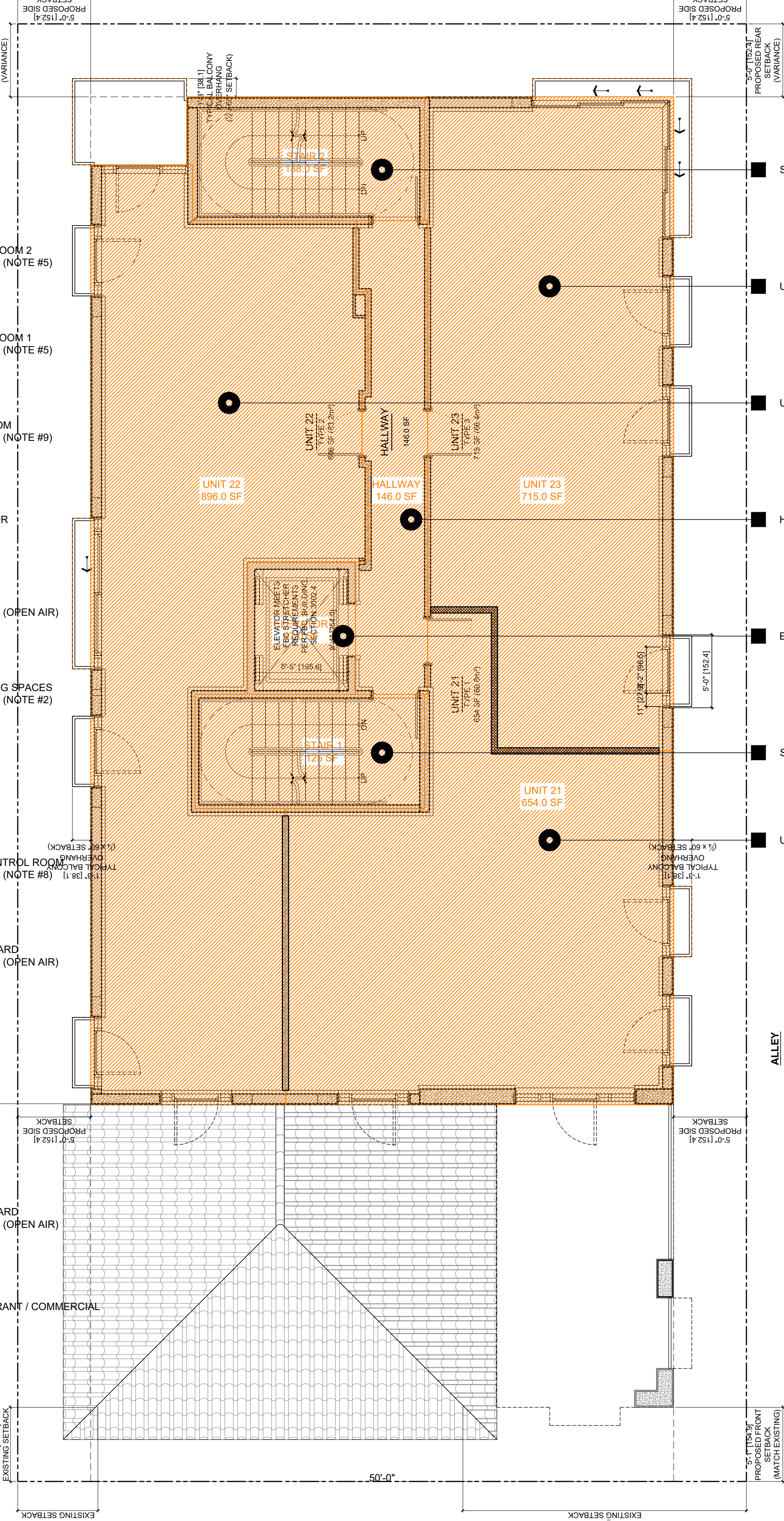
- 1 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, SEC.114-1 DEFINITIONS, FLOOR AREA EXCLUDES TERRACES, BREEZEWAYS, OR OPEN PORCHES
- 2 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES FLOOR SPACE USED FOR REQUIRED ACCESSORY OFF-STREET PARKING SPACES (MAX. 2 SPACES PER RESIDENTIAL UNIT)
- 3 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK
- 4 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES EXTERIOR UNENCLOSED PRIVATE BALCONIES
- 5 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES ENCLOSED GARBAGE ROOMS, ENCLOSED WITHIN THE BUILDING ON THE GROUND FLOOR LEVEL
- 6 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES STAIRWELLS AND ELEVATORS LOCATED ABOVE THE MAIN ROOF DECK
- 7 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES ELECTRICAL TRANSFORMER VAULT ROOMS
- 8 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES FIRE CONTROL ROOMS AND RELATED EQUIPMENT FOR LIFE-SAFETY PURPOSES
- 9 PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES SECURED BICYCLE PARKING

LEVEL 1		FAR AREA	NON-FAR AREA	NOTES
RESTAURANT	COMMERCIAL	516.0 SF		
TRASH ROOM 1	COMMERCIAL		33.0 SF	NOTE 5
PARKING	RESIDENTIAL		8.0 SPACES	
TRASH ROOM 2	RESIDENTIAL		33.0 SF	NOTE 5
TRANSFORMER ROOM			63.0 SF	
BICYCLE PARKING	RESIDENTIAL		126.0 SF	
STAIR 2	CIRCULATION	138.0 SF		
STAIR 1	CIRCULATION	125.0 SF		
ELEVATOR	CIRCULATION	57.0 SF		
LOBBY (OPEN AIR)		0.0 SF		
TOTAL		836.0 SF	255.0 SF	
TOTAL FLOOR PLATE		1,091 SF		

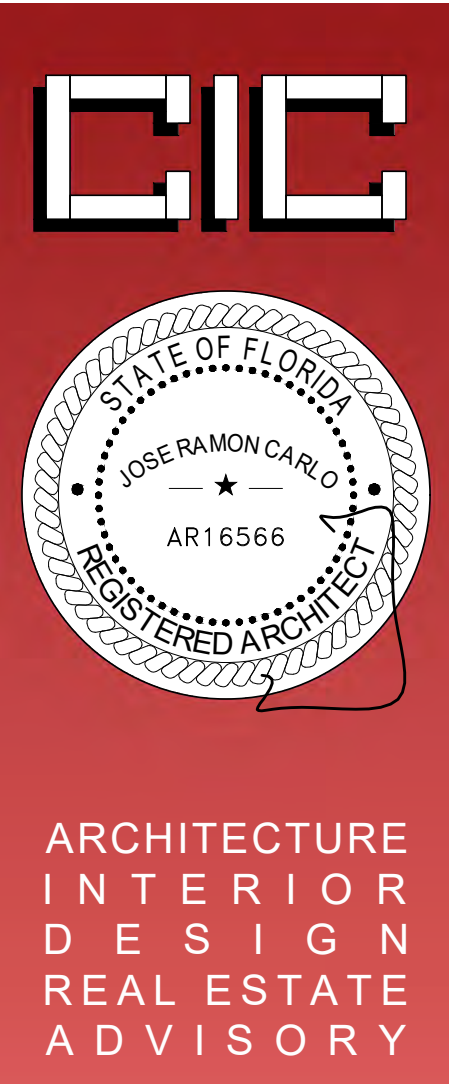


1 PROPOSED LEVEL 1 - FAR AREAS
SCALE: 3/16" = 1'-0"

LEVEL 2		FAR AREA	NON-FAR AREA	NOTES
UNIT 21	RESIDENTIAL	654.0 SF		
UNIT 21 BALCONY	RESIDENTIAL		12.0 SF	NOTE 4
STAIR 2	CIRCULATION	138.0 SF		
HALLWAY	CIRCULATION	146.0 SF		
UNIT 22	RESIDENTIAL	896.0 SF		
UNIT 22 BALCONY	RESIDENTIAL		76.0 SF	NOTE 4
STAIR 1	CIRCULATION	125.0 SF		
ELEVATOR	CIRCULATION	57.0 SF		
UNIT 23	RESIDENTIAL	715.0 SF		
UNIT 23 BALCONY	RESIDENTIAL		41.0 SF	NOTE 4
TOTAL		2,731.0 SF	129.0 SF	
TOTAL FLOOR PLATE		2,860 SF		



2 PROPOSED LEVEL 2 - FAR AREAS
SCALE: 3/16" = 1'-0"



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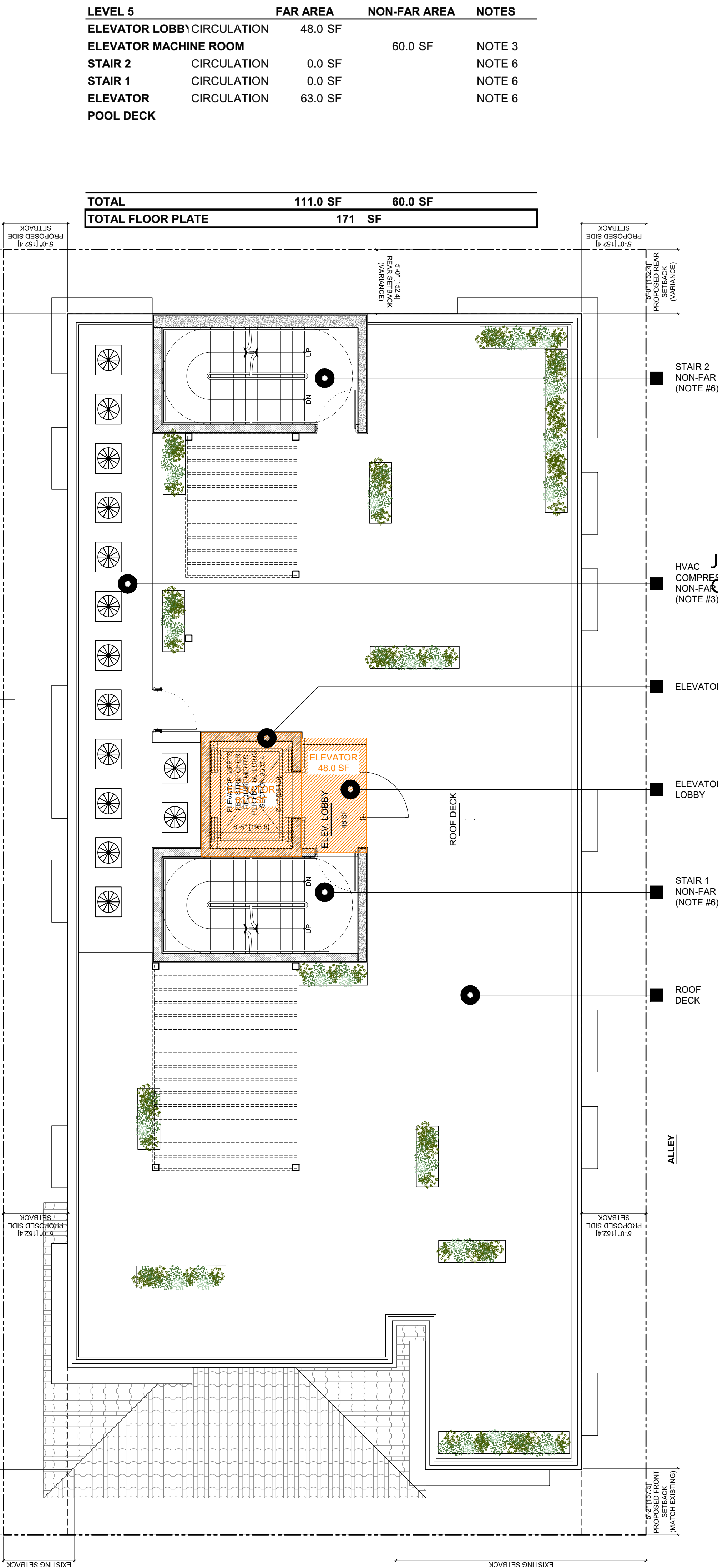
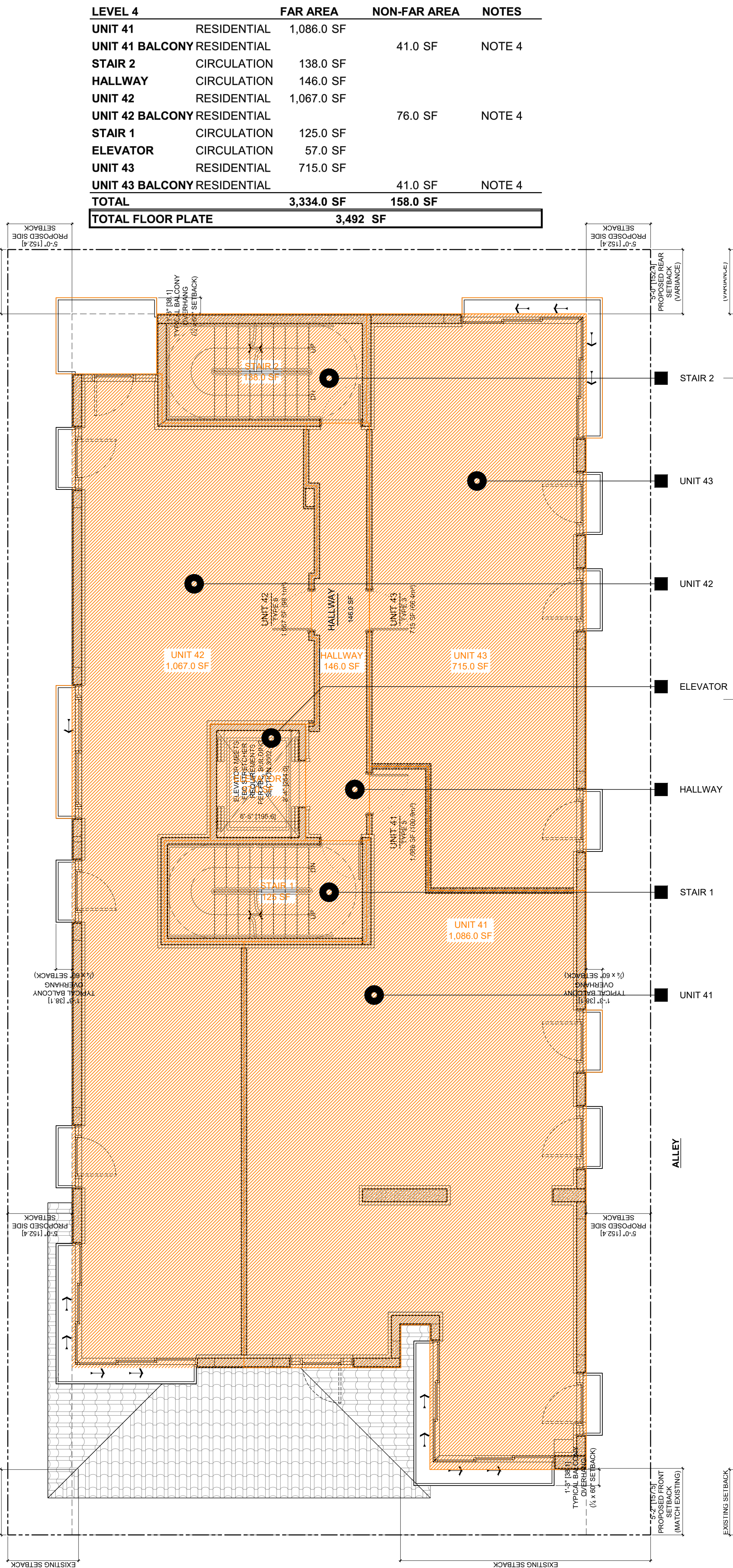
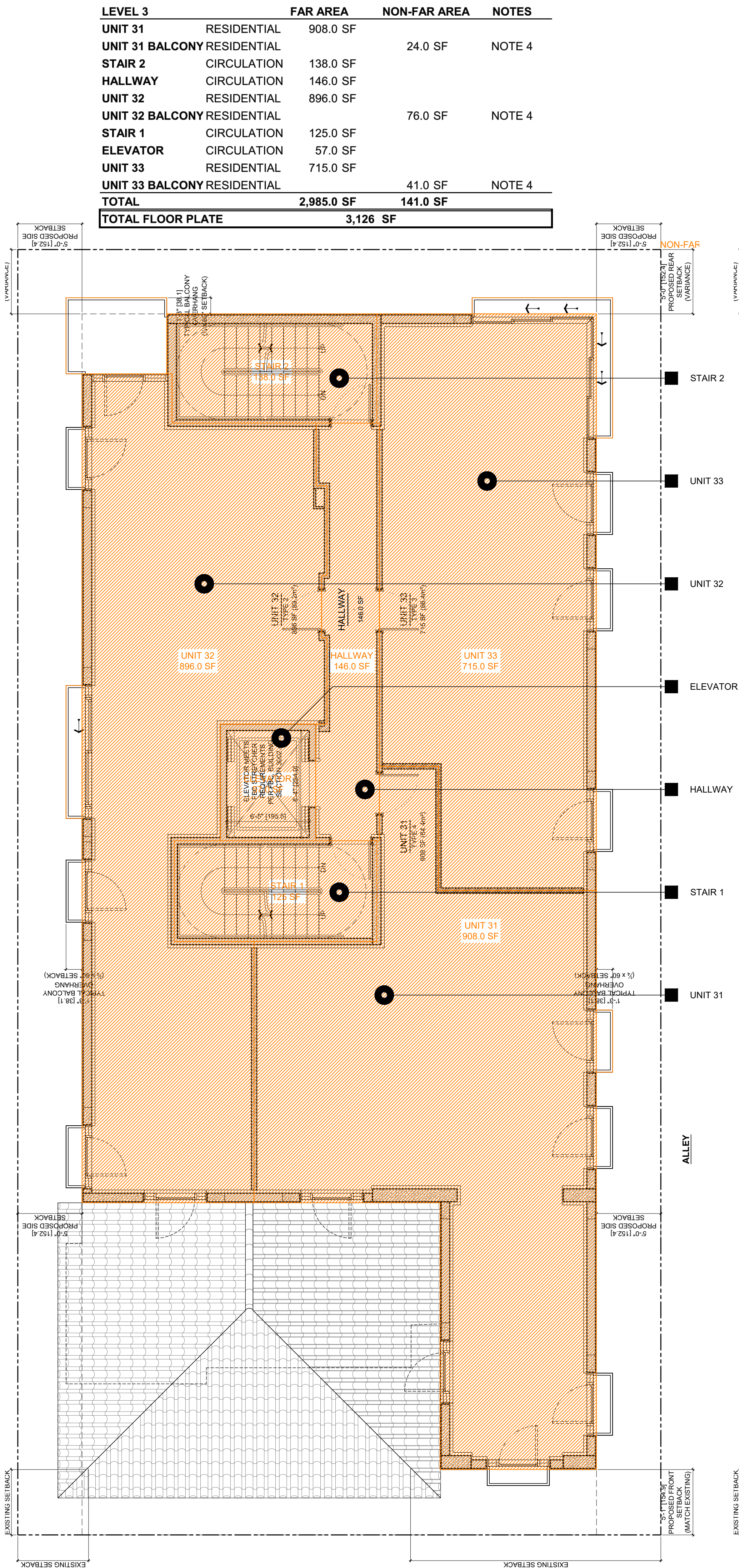
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MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

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

SCALE: 3/16" = 1'-0"
FAR & AREA DATA
A0.02

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REAL ESTATE
ADVISORY

Jose R. Carlo
HVAC COMPRESSORS
NON-FAR (NOTE #3)

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829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

PROJECT: 2203
DATE: JANUARY 17, 2023
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REV. DESCRIPTION DATE

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

FAR & AREA
DATA

A0.03



VIEW OF MERIDIAN AVENUE FACING SOUTH FROM 4TH STREET



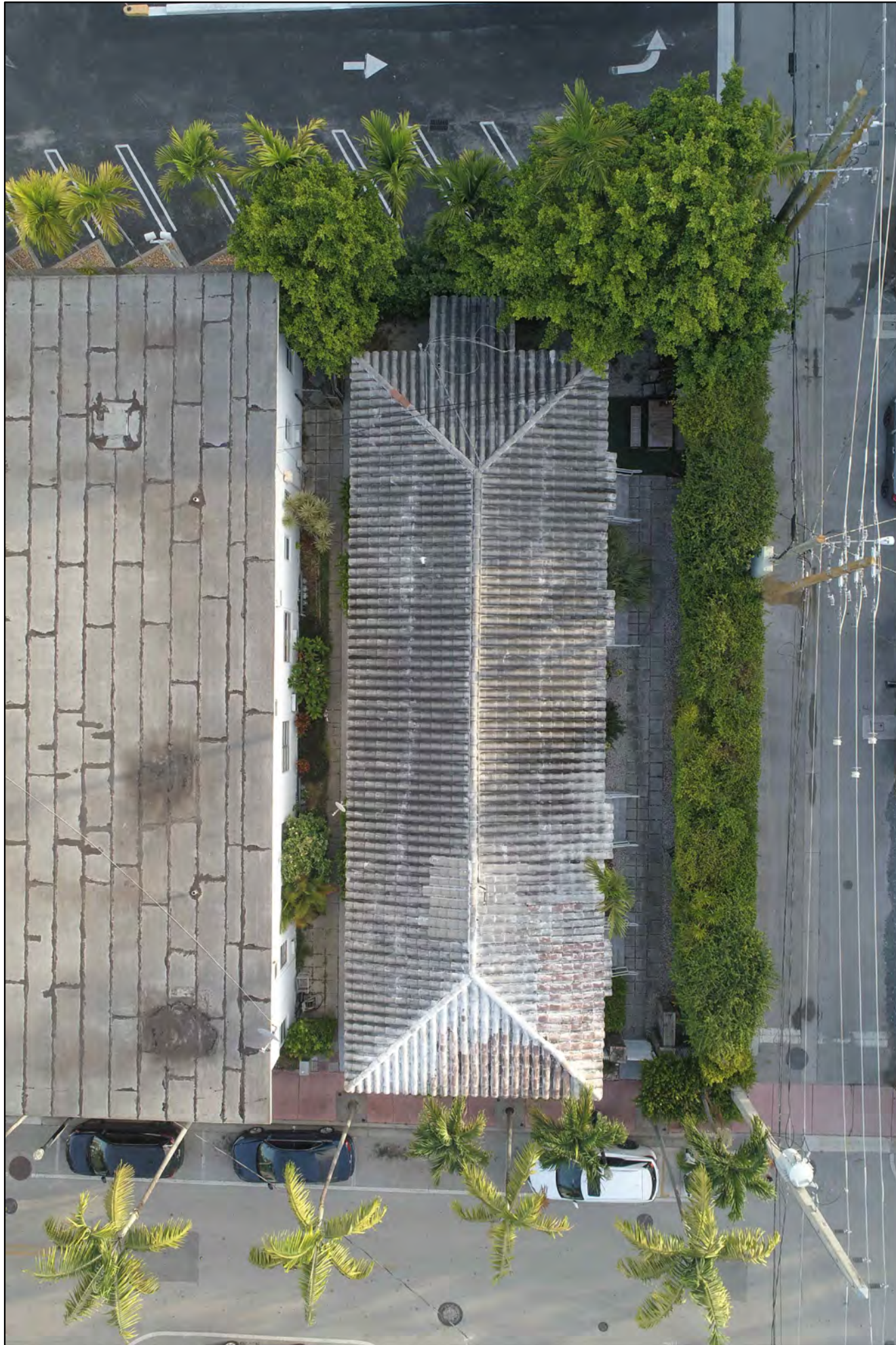
VIEW OF MERIDIAN AVENUE FACING SOUTH BETWEEN 4TH AND 5TH STREETS



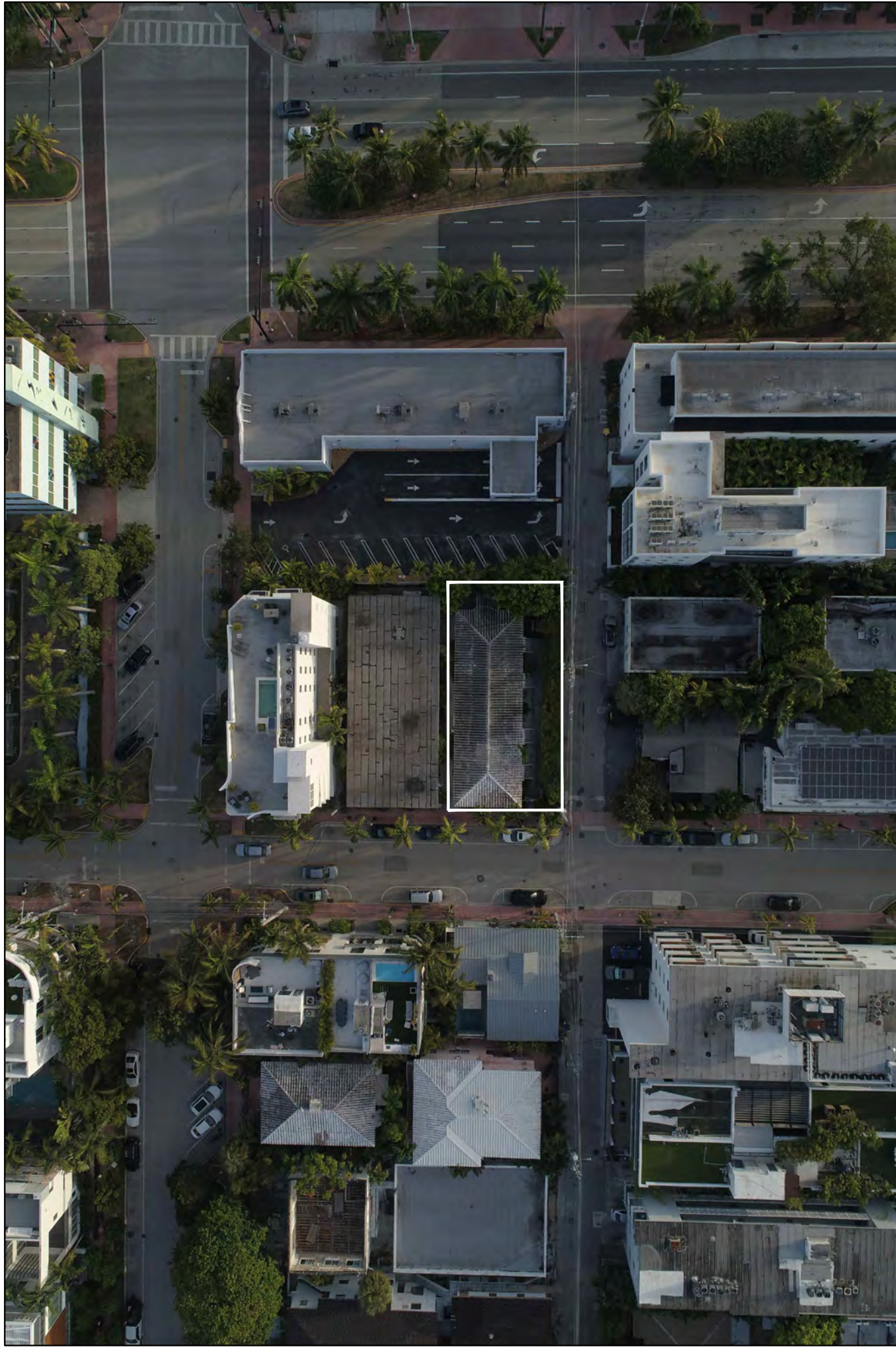
VIEW OF 4TH STREET FACING WEST FROM MERIDIAN AVENUE



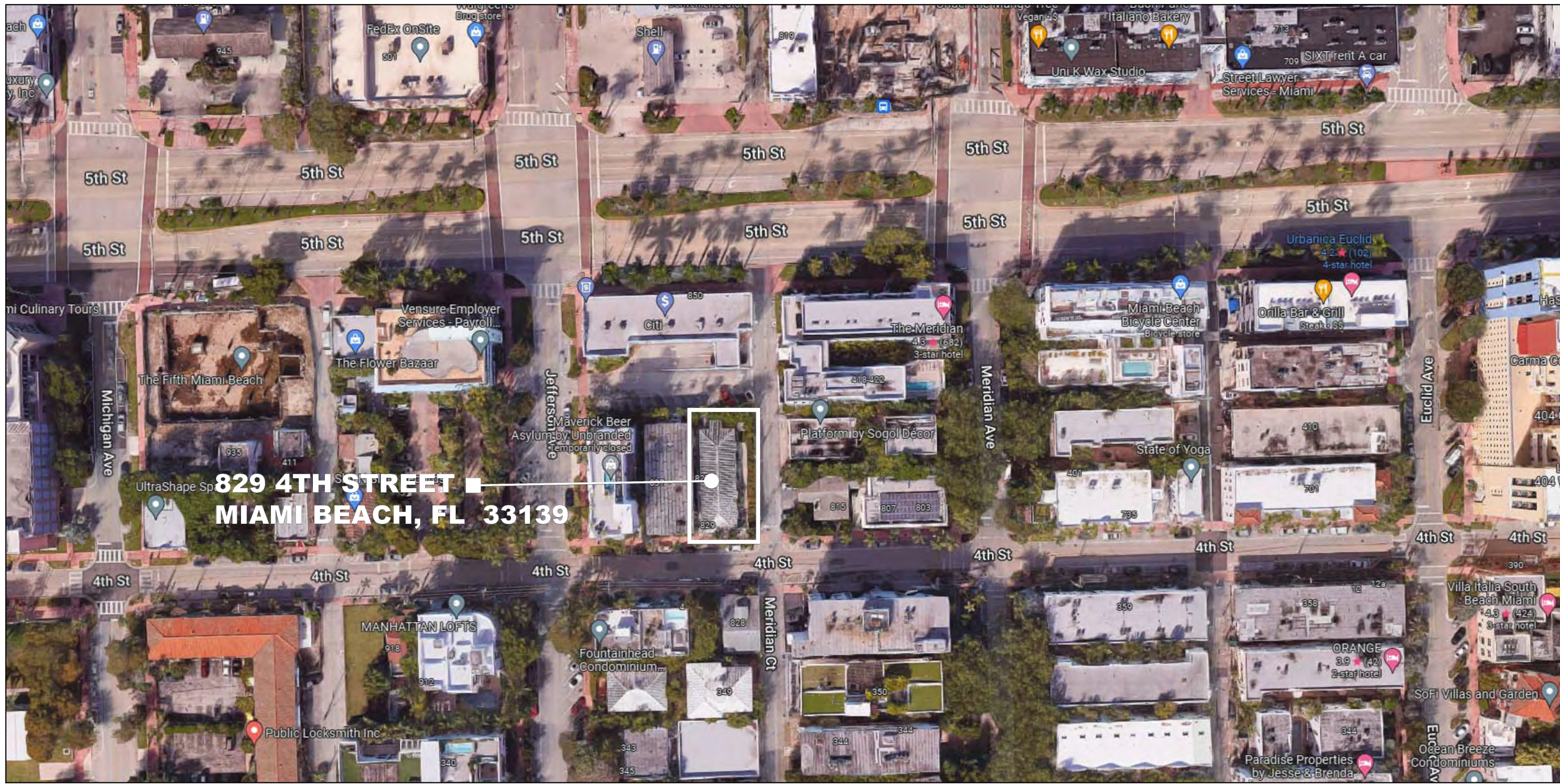
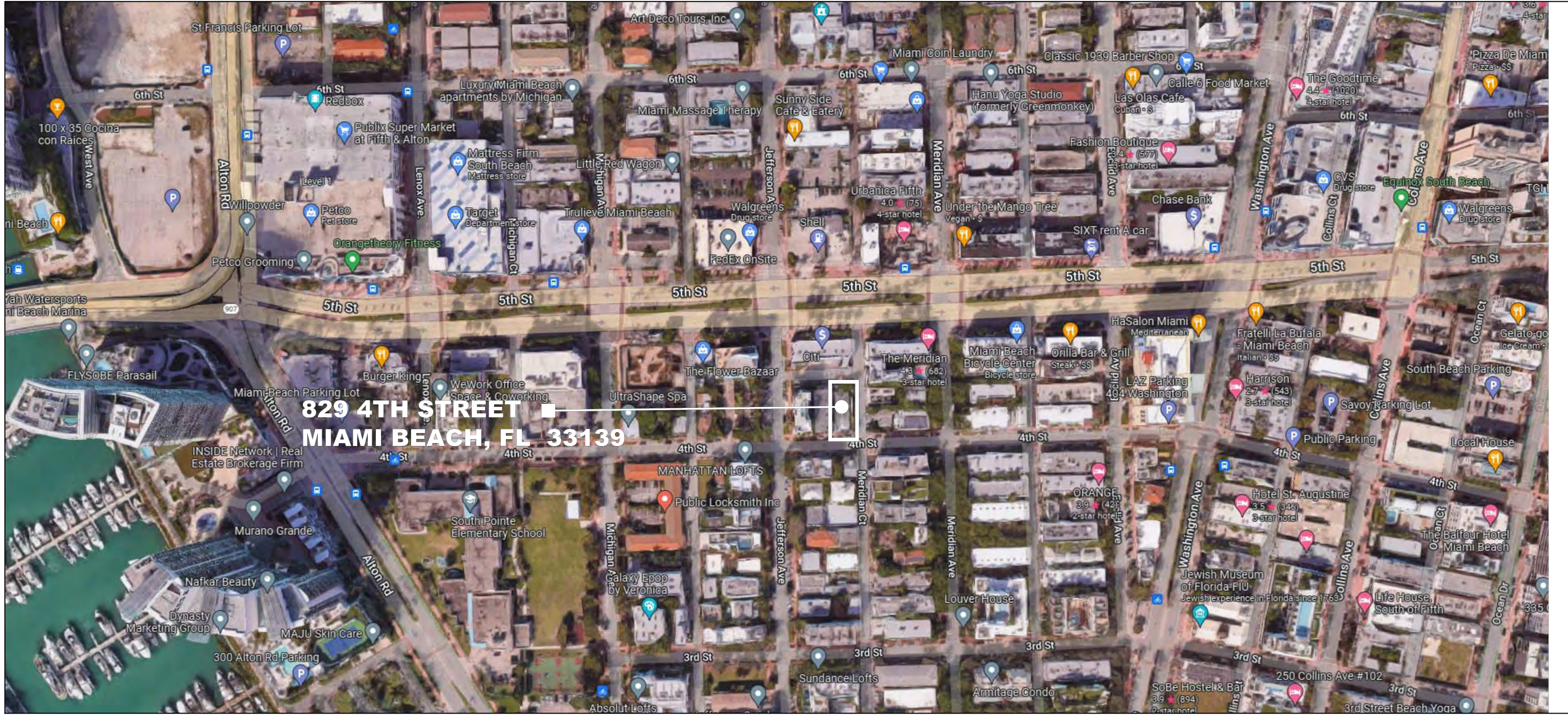
VIEW OF JEFFERSON AVENUE FACING SOUTH FROM 5TH STREET



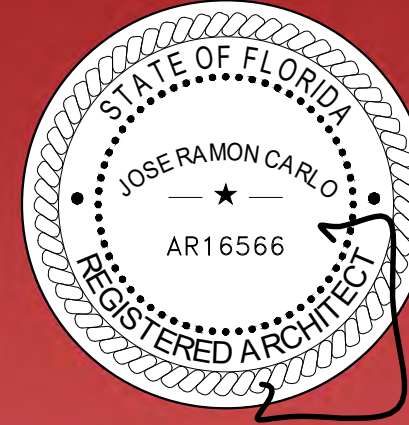
AERIAL VIEW OF 829 4TH STREET



AERIAL VIEW OF 829 4TH STREET



1 LOCATION PLAN
SCALE: NOT TO SCALE



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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"

LOCATION
PLAN

A1.0



ENTRY GATE



STAIR STOOP AND HANDRAILS



STANDARD BATHROOM



STANDARD KITCHEN



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



STANDARD BEDROOM



EAST FACADE



TYPICAL ENTRY DOOR



STANDARD BATHROOM



STANDARD KITCHEN



STANDARD LIVING / DINING ROOM



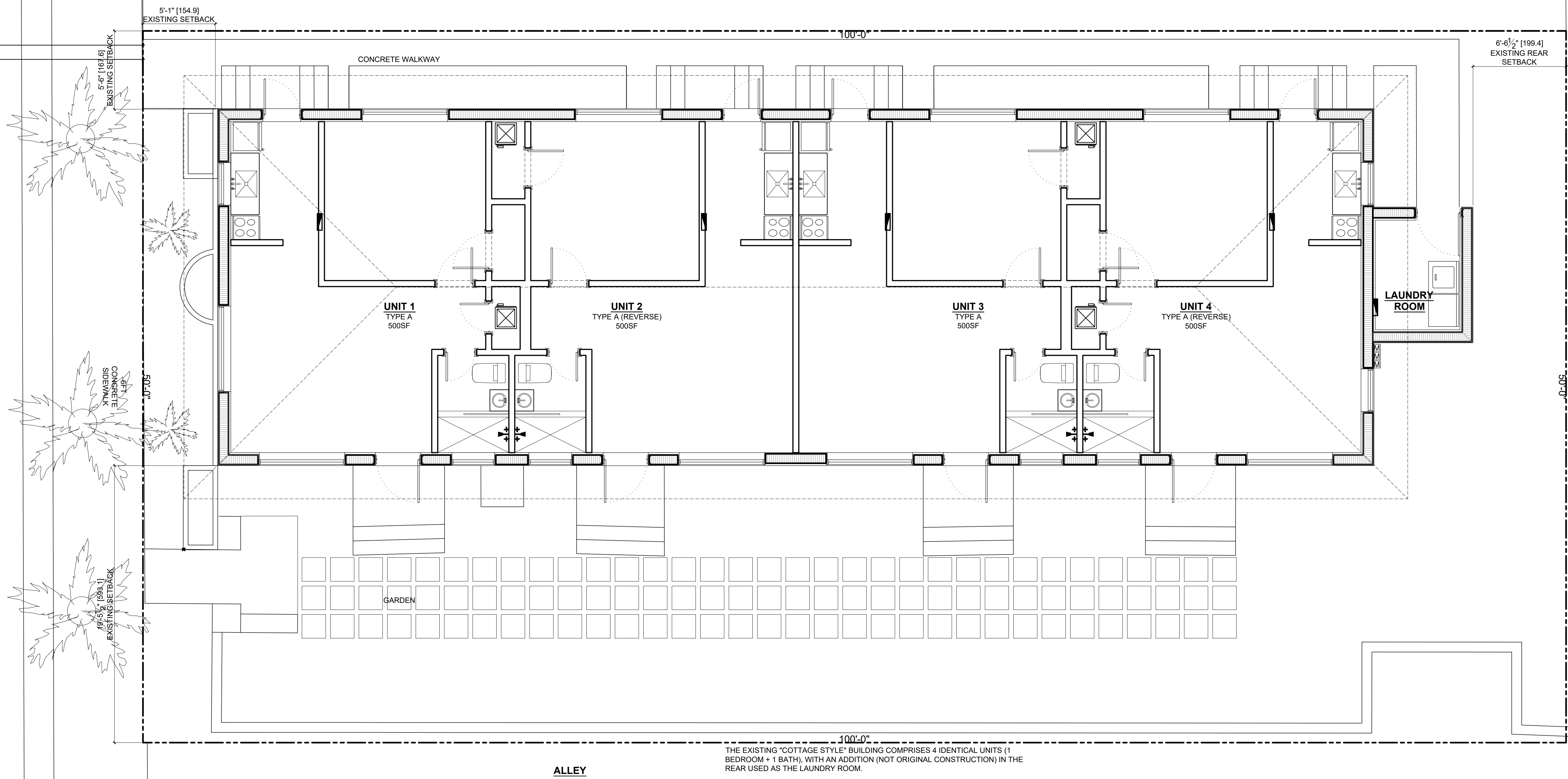
STANDARD LIVING / DINING ROOM



STANDARD BEDROOM

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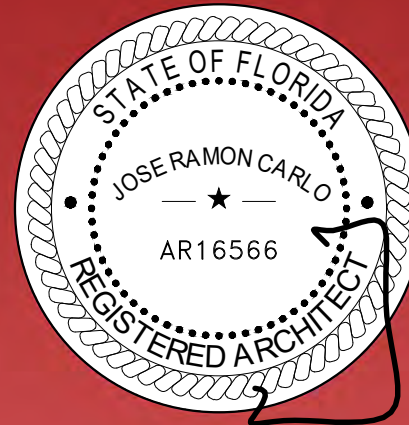
25'-0" [762.0]
4TH STREET



THE EXISTING "COTTAGE STYLE" BUILDING COMPRISES 4 IDENTICAL UNITS (1 BEDROOM + 1 BATH), WITH AN ADDITION (NOT ORIGINAL CONSTRUCTION) IN THE REAR USED AS THE LAUNDRY ROOM.

1 EXISTING LEVEL 1 - GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

CIC



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REAL ESTATE
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SCALE: 1/4" = 1'-0"
EXISTING
LEVEL 1
GROUND FLOOR
A1.1



2 SOUTHWEST VIEW
SCALE: NTS



3 SOUTH FACADE - 4TH STREET
SCALE: NTS



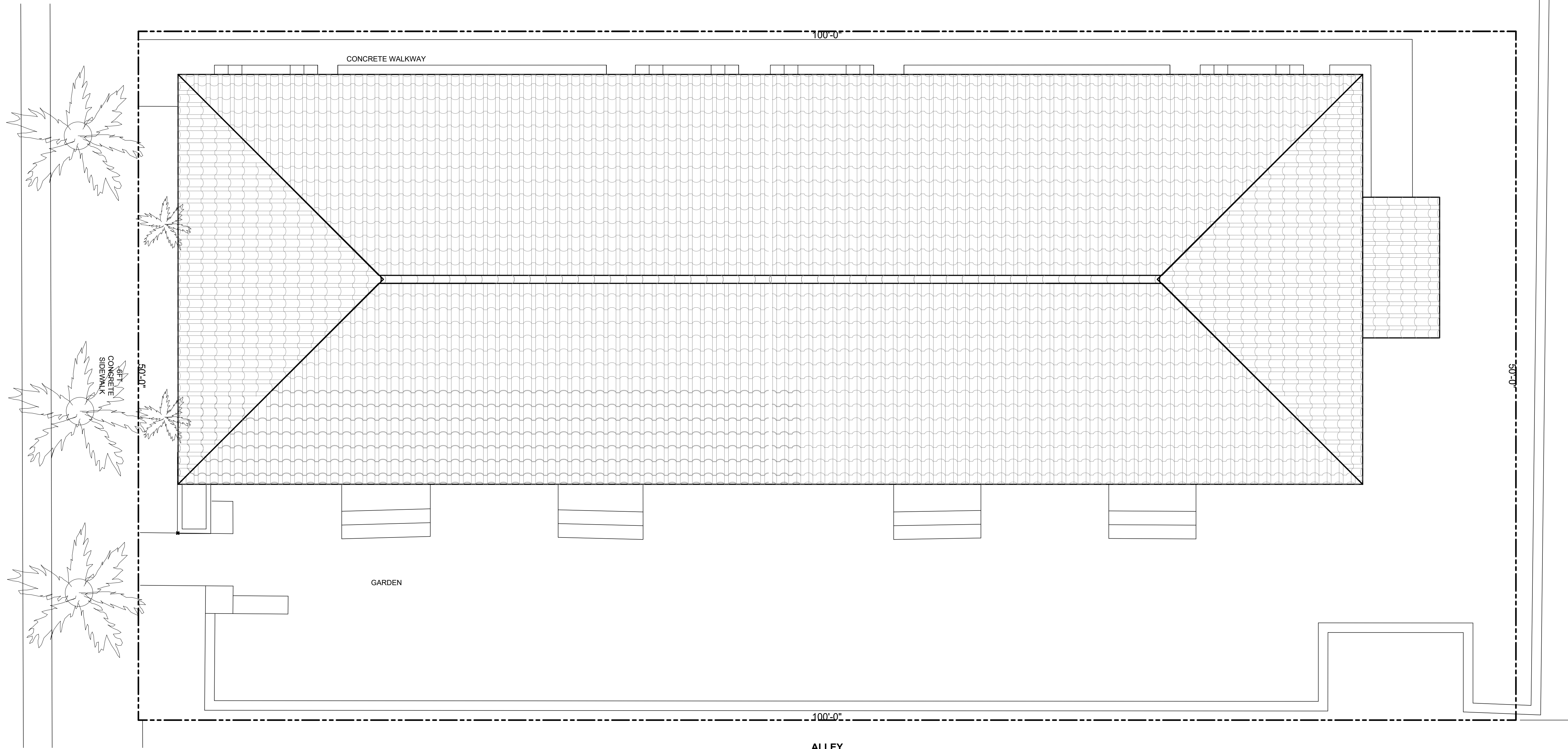
4 SOUTHEAST VIEW (ALLEY)
SCALE: NTS



5 SOUTHEAST VIEW (ALLEY)
SCALE: NTS

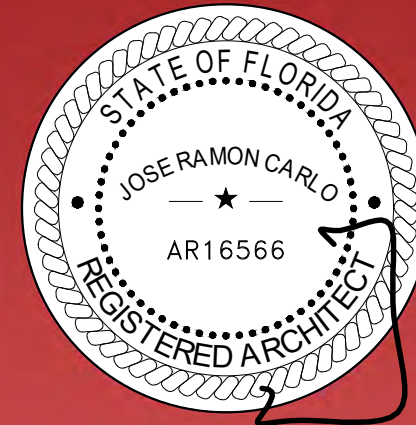


6 NORTHEAST VIEW (ALLEY)
SCALE: 3/16" = 1'-0"



1 EXISTING ROOF PLAN
SCALE: 1/4" = 1'-0"

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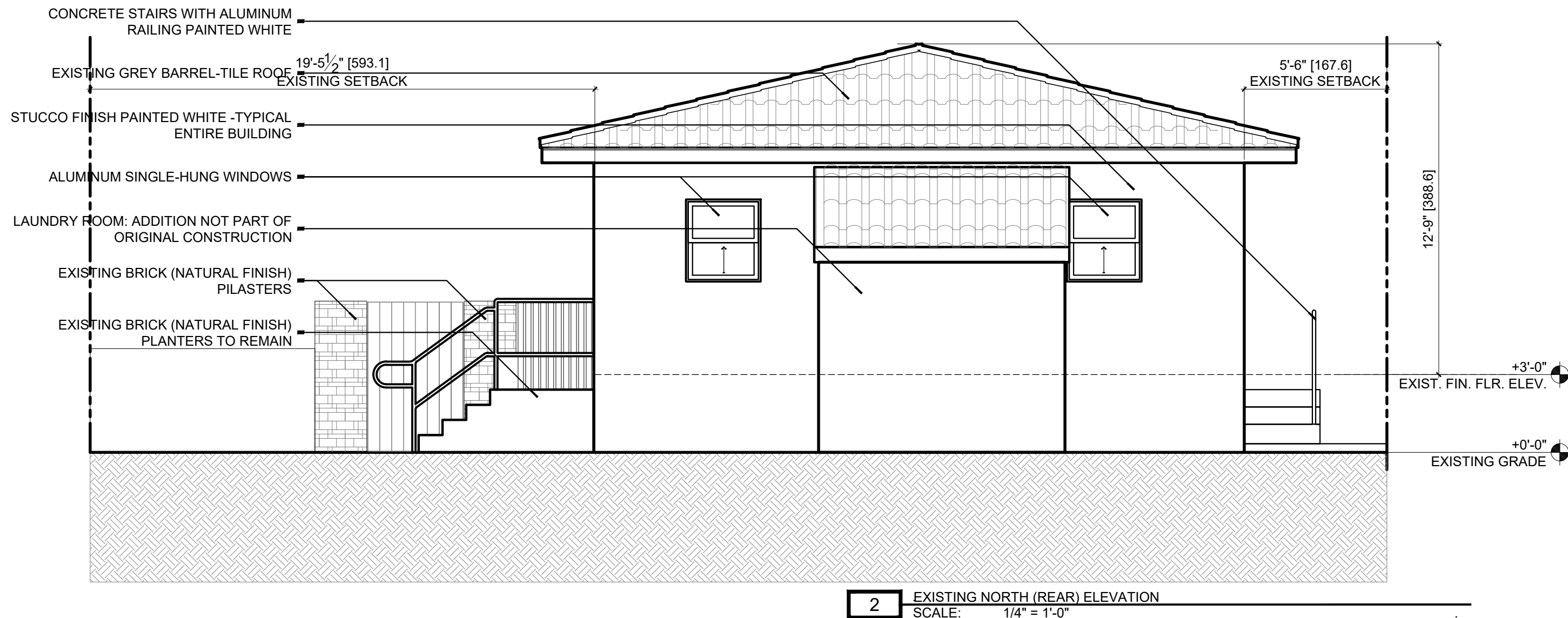
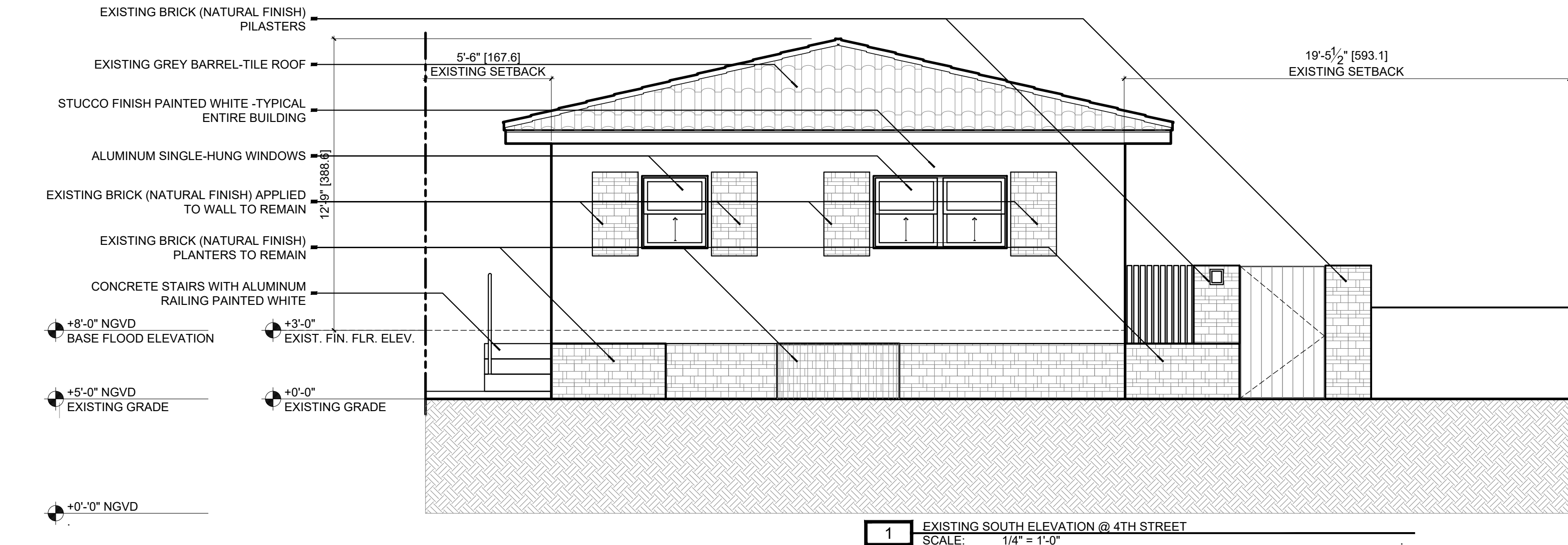
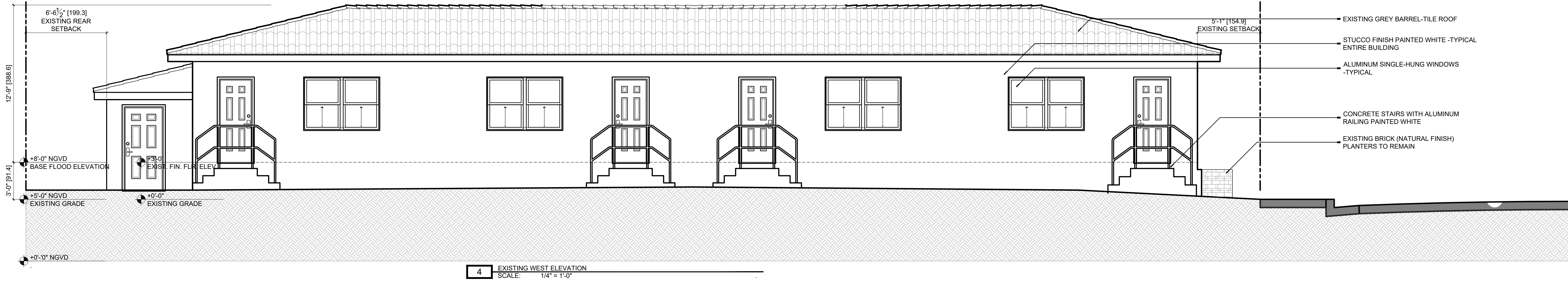
PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117
REV. DESCRIPTION DATE

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

EXISTING
ROOF PLAN

A1.2

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HISTORIC PRESERVATION BOARD
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PROJECT :	2203
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SCALE: 1/4" = 1'-0"

EXISTING ELEVATIONS

A1.3

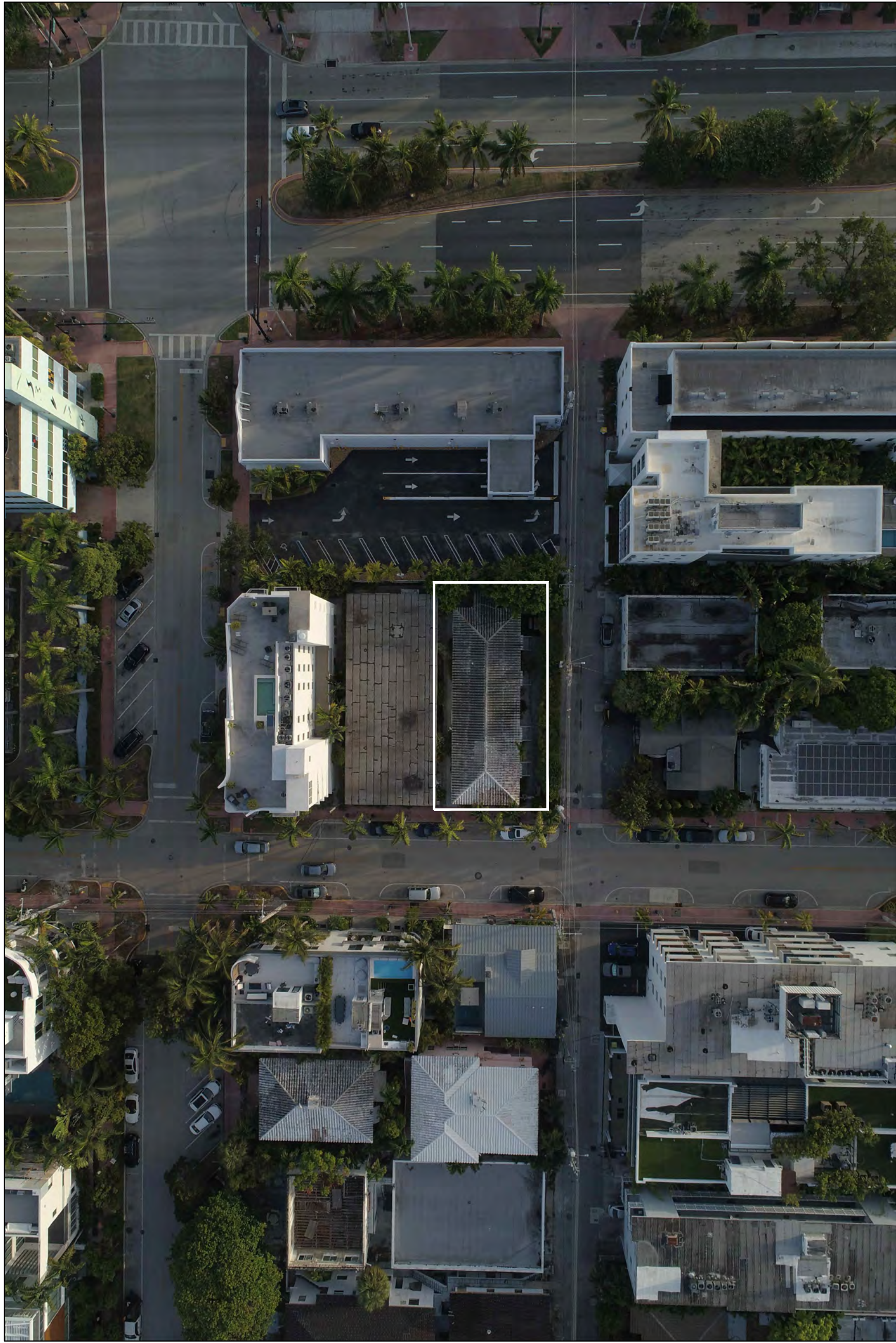
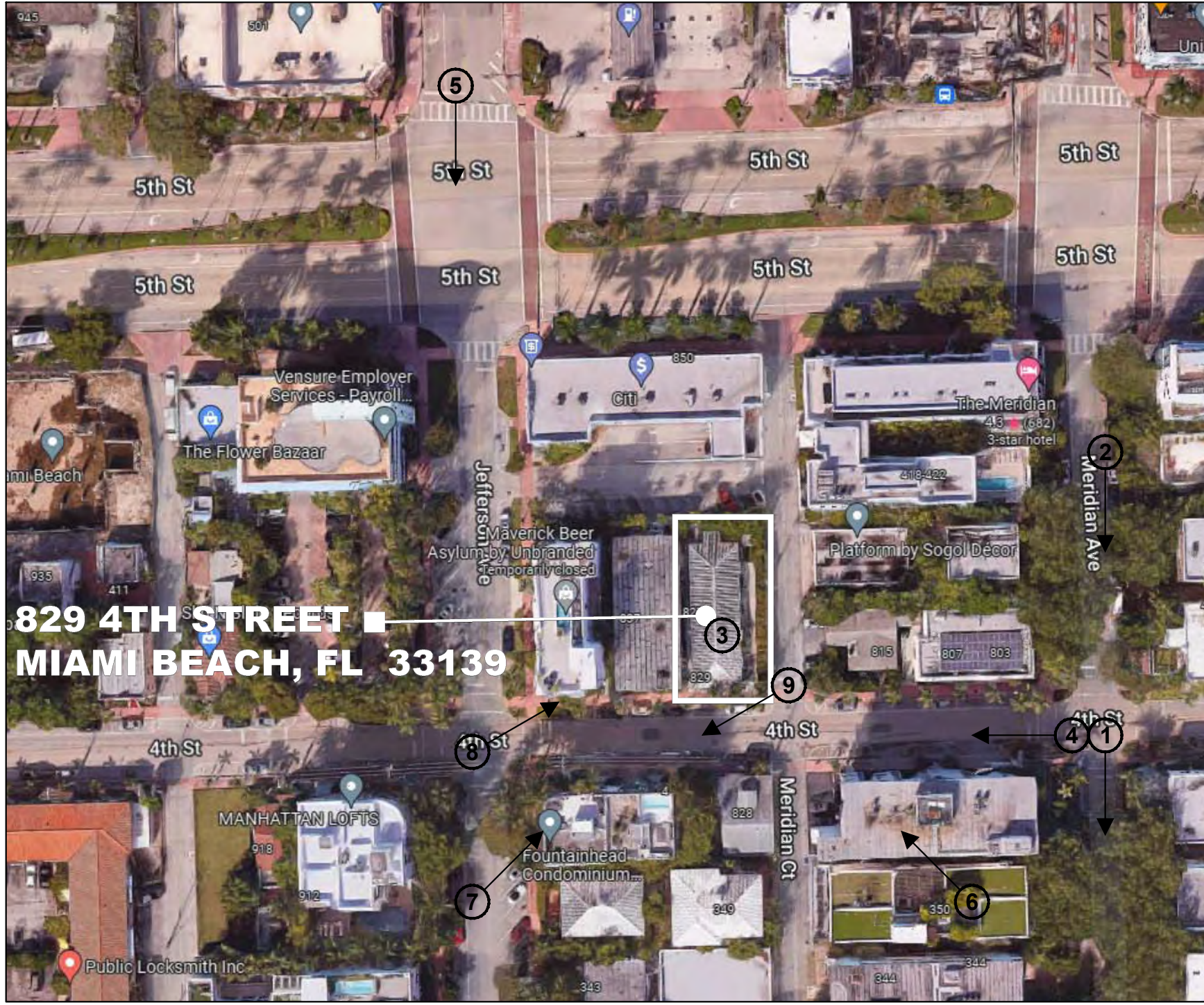
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1. VIEW OF MERIDIAN AVENUE FACING SOUTH FROM 4TH STREET



2. VIEW OF MERIDIAN AVENUE FACING SOUTH BETWEEN 4TH AND 5TH STREETS



3. AERIAL VIEW OF 829 4TH STREET



4. VIEW OF 4TH STREET FACING WEST FROM MERIDIAN AVENUE



5. VIEW OF JEFFERSON AVENUE FACING SOUTH FROM 5TH STREET

CIC

STATE OF FLORIDA

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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: NOT TO SCALE

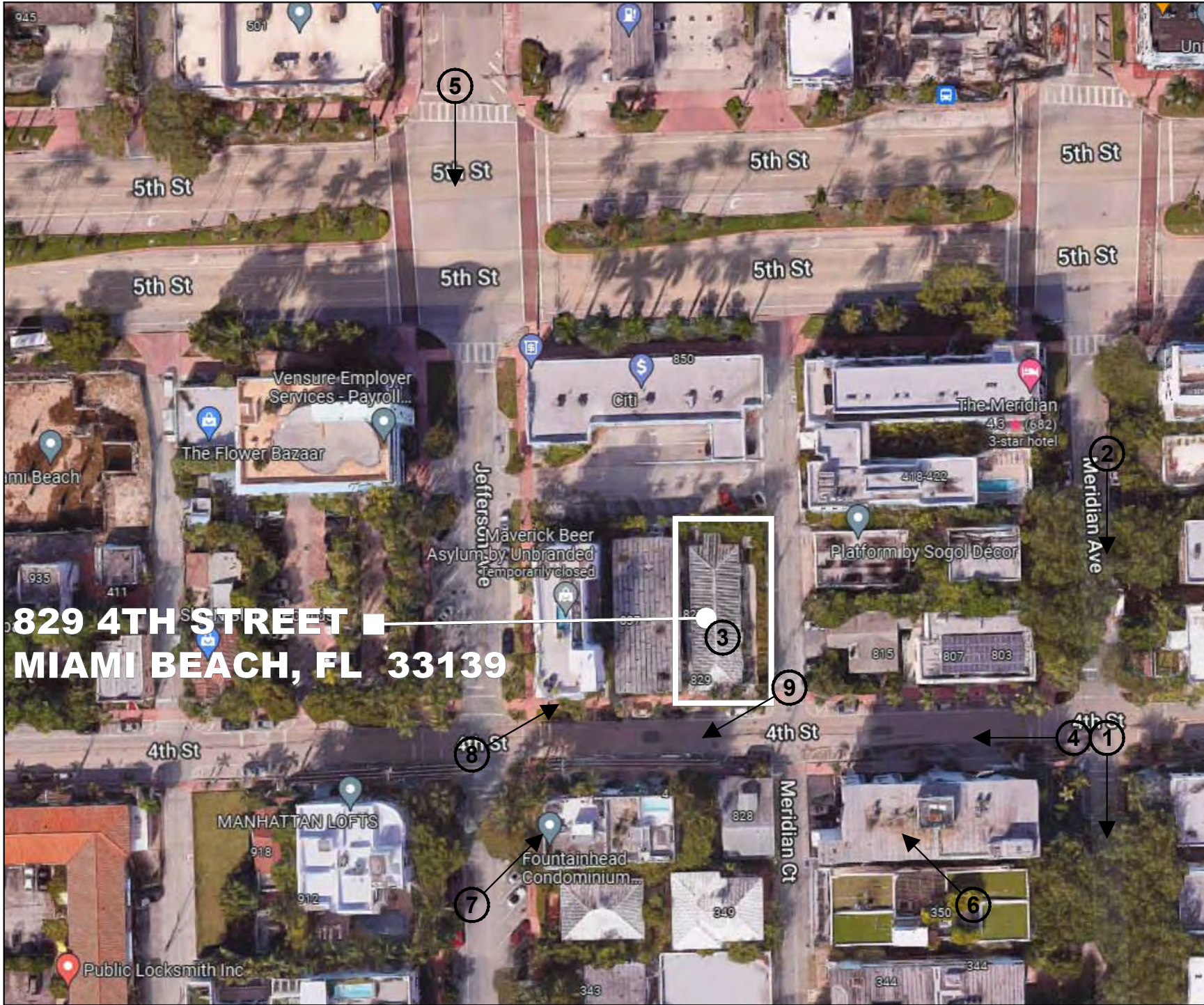
LOCATION
PHOTOS

A1.4

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8. STREET VIEW -NORTH SIDE FACING NE



9. STREET VIEW -SOUTH SIDE FACING SW

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STATE OF FLORIDA

JOSE RAMON CARLO

AR16566

REGISTERED ARCHITECT

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INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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Carlo

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6. AERIAL VIEW OF 829 4TH STREET FACING NW



7. AERIAL VIEW OF 829 4TH STREET FACING NE

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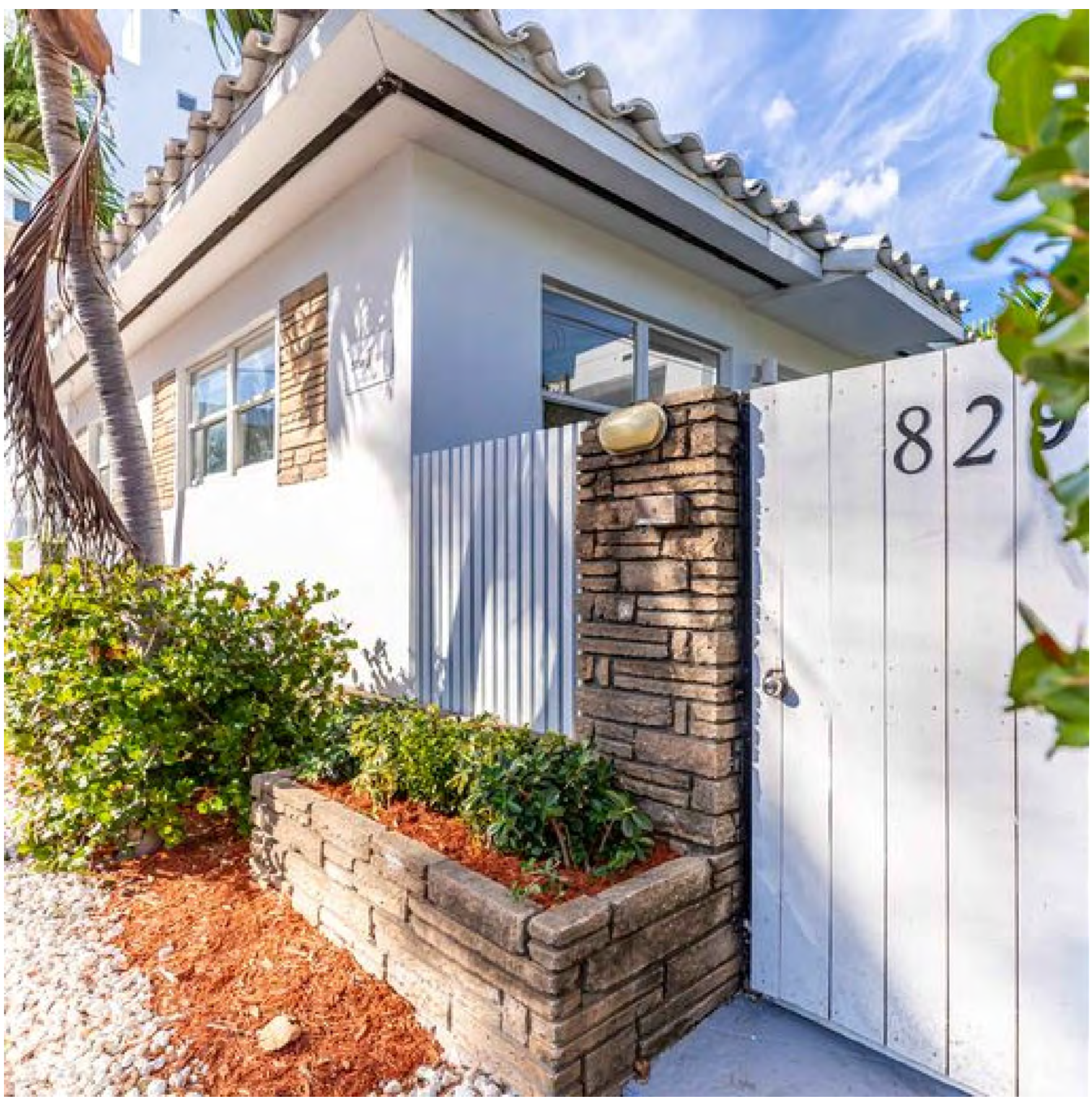
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LOCATION
PHOTOS

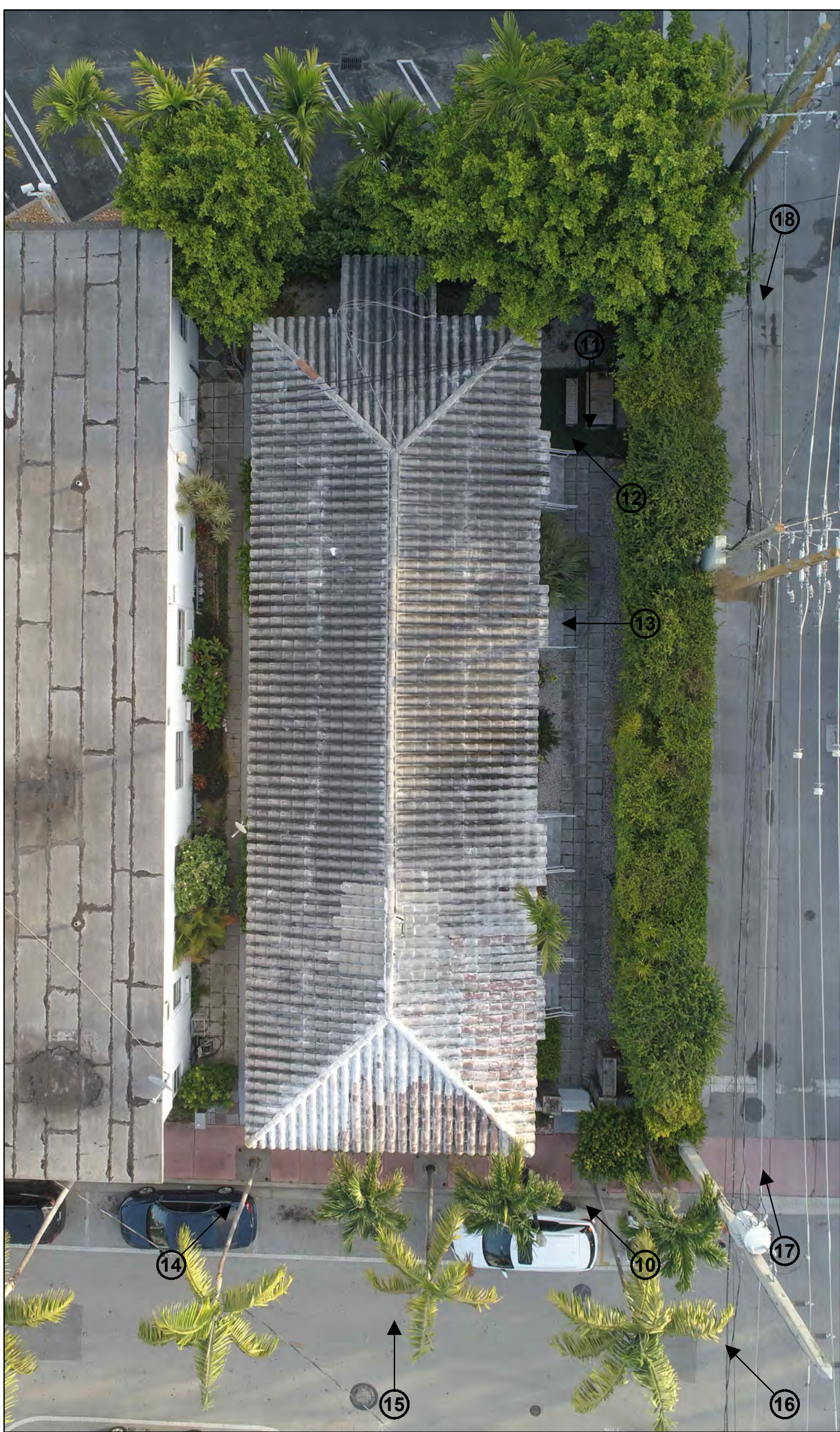
A1.5



11. EAST FACADE



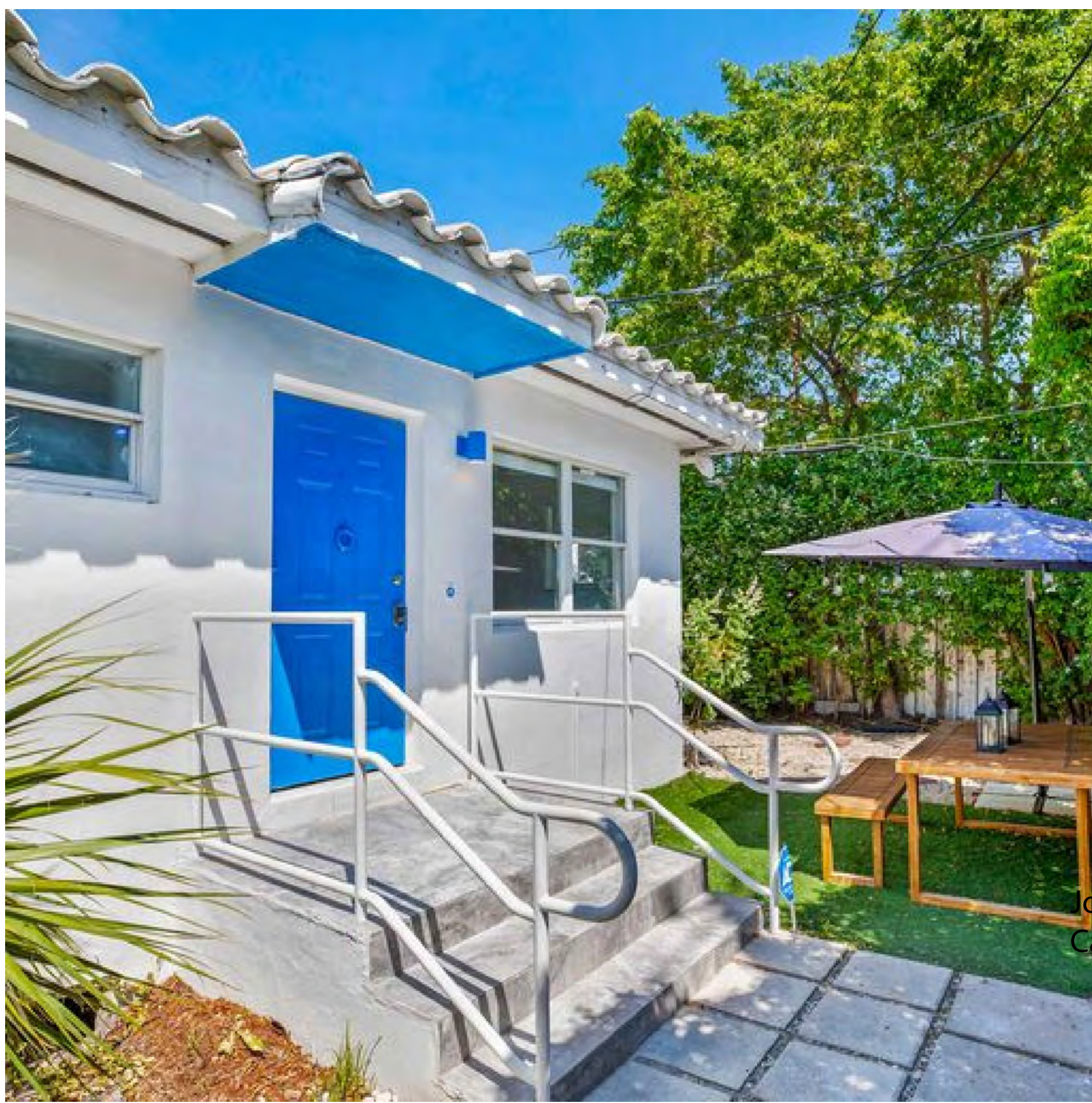
10. ENTRY GATE



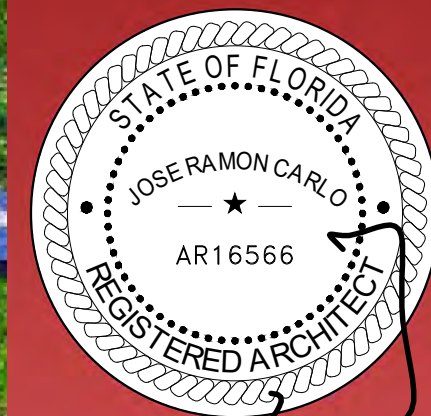
LEGEND



13. TYPICAL ENTRY DOOR



12. STAIR STOOP AND HANDRAILS



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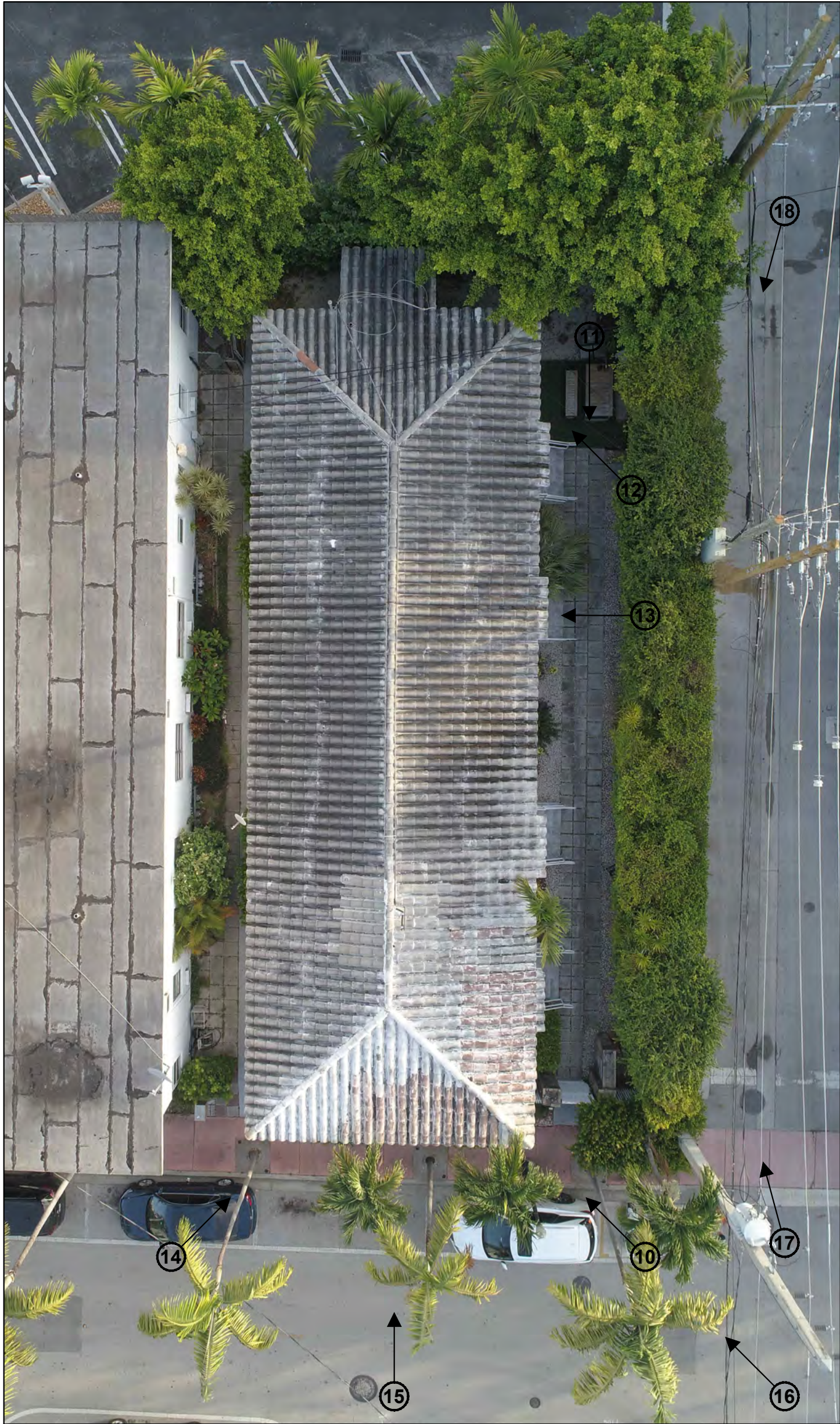
SCALE: NOT TO SCALE

BUILDING
PHOTOS

A1.6



14. STREET FACADE VIEW @ 4TH STREET



LEGEND



15. STREET FACADE VIEW @ 4TH STREET



16. STREET FACADE VIEW @ 4TH 5 AND ALLEY



17. ALLEY VIEW FROM SE



18. ALLEY VIEW FROM NE

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REV.	DESCRIPTION	DATE

SCALE: NOT TO SCALE

BUILDING
PHOTOS

A1.7



STANDARD BATHROOM



STANDARD BEDROOM



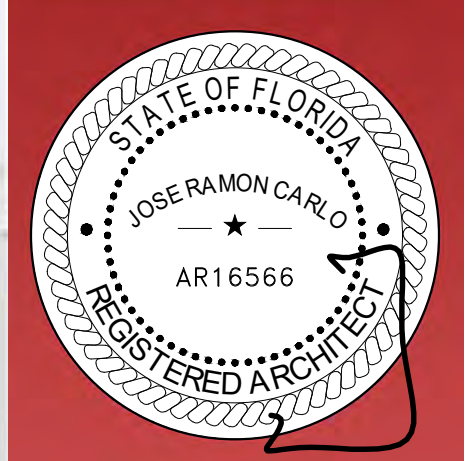
STANDARD KITCHEN



STANDARD BATHROOM



STANDARD KITCHEN



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REV.	DESCRIPTION DATE

SCALE: NOT TO SCALE

INTERIOR
PHOTOS
A1.8



STANDARD LIVING / DINING ROOM



STANDARD BEDROOM



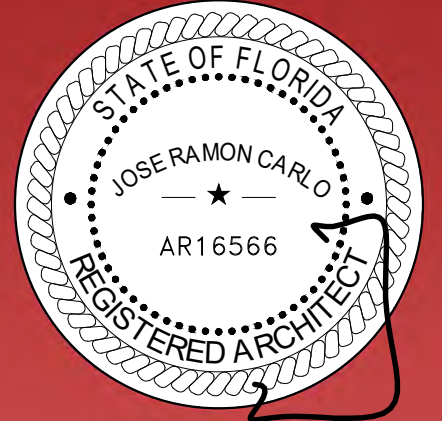
STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



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SCALE: NOT TO SCALE

INTERIOR
PHOTOS

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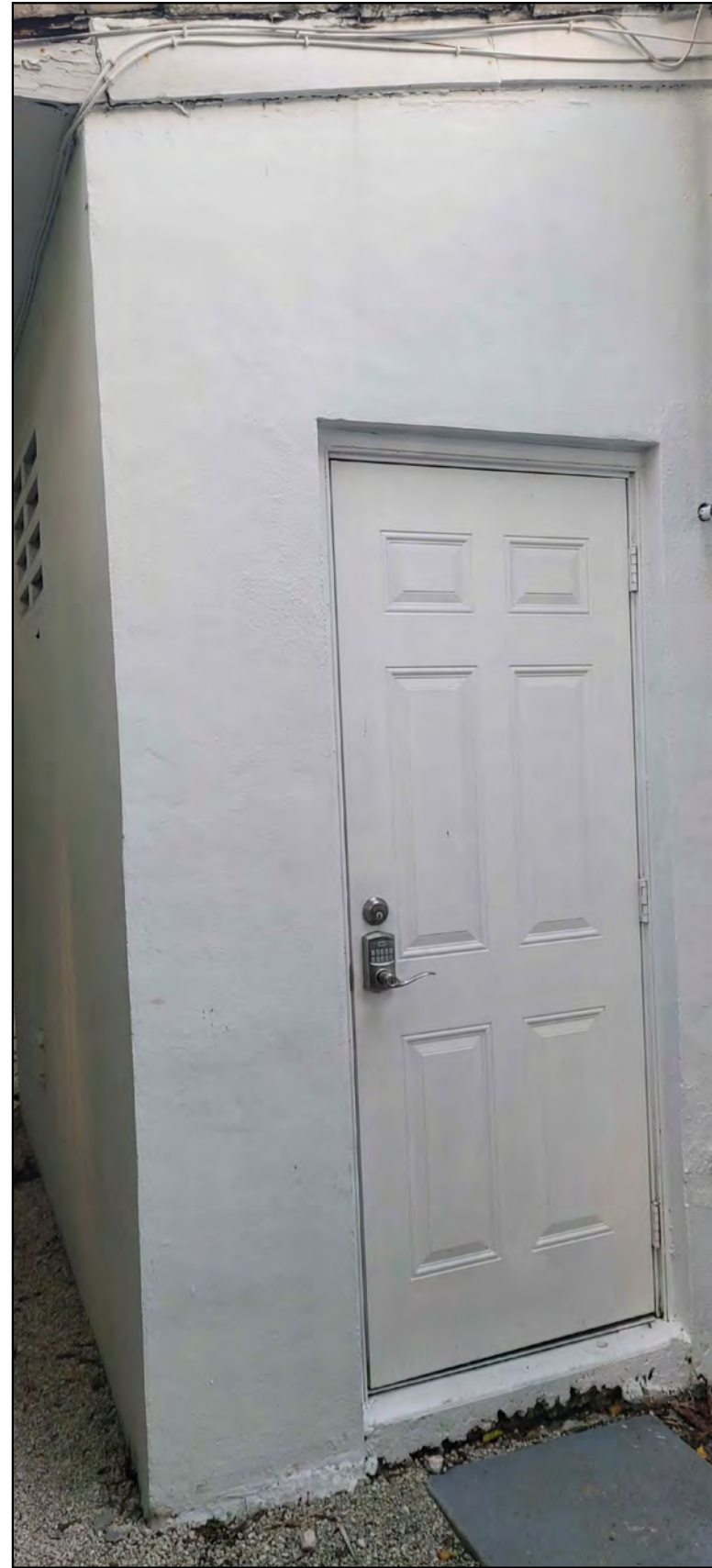
BLOCK DETAIL AT SOUTH FACADE TO REMAIN



4FT CMU WALL AND HEDGE ALONG ALLEY TO BE DEMOLISHED



BLOCK DETAIL AND PLANTERS AT SOUTH FACADE TO REMAIN



LAUNDRY ROOM ADDITION -NOT PART OF ORIGINAL BUILDING- TO BE DEMOLISHED



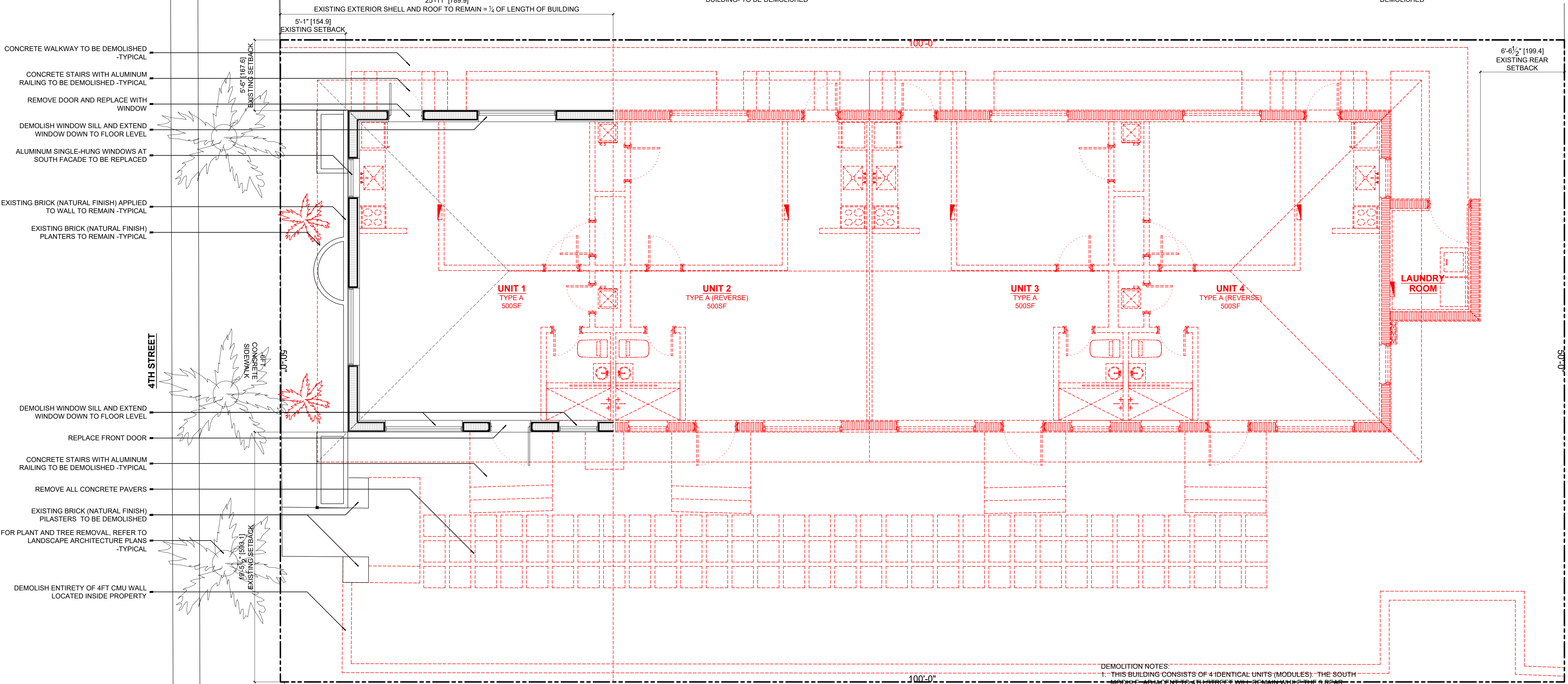
STAIRS STOOPS AND RAILINGS TO BE DEMOLISHED



STAIRS STOOPS AND RAILINGS TO BE DEMOLISHED



UTILITY CONNECTIONS AT NORTH (REAR) FACADE TO BE DEMOLISHED

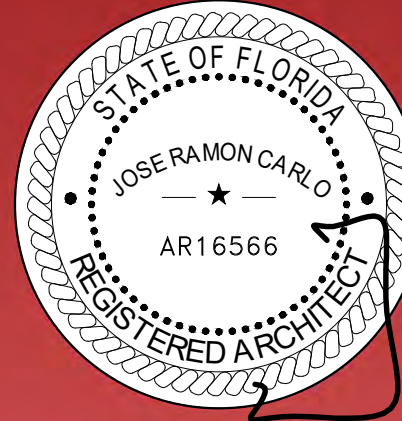


- DEMOLITION NOTES:
1. THIS BUILDING CONSISTS OF 4 IDENTICAL UNITS (MODULES). THE SOUTH MODULE, ADJACENT TO 4TH STREET, WILL REMAIN WHILE THE 3 REAR MODULES WILL BE DEMOLISHED.
 2. THE ENTIRETY OF THE INTERIOR OF THE STRUCTURE WILL BE DEMOLISHED.
 3. THE LAUNDRY ROOM ADDITION WILL BE DEMOLISHED.
 4. THE SOUTH FACADE, FACING 4TH STREET, WILL BE CONSERVED VIRTUALLY INTACT (WINDOWS TO BE BROUGHT UP TO CURRENT CODE).

ALLEY

1 DEMOLITION LEVEL 1 - GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

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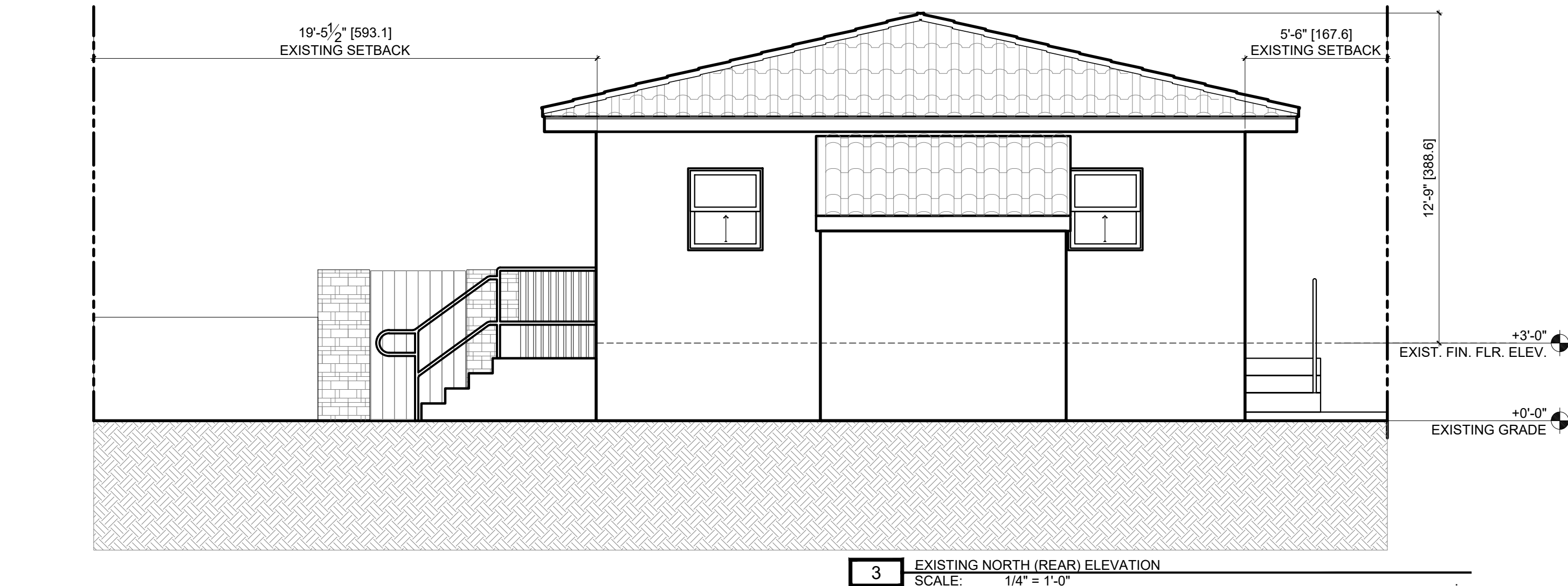
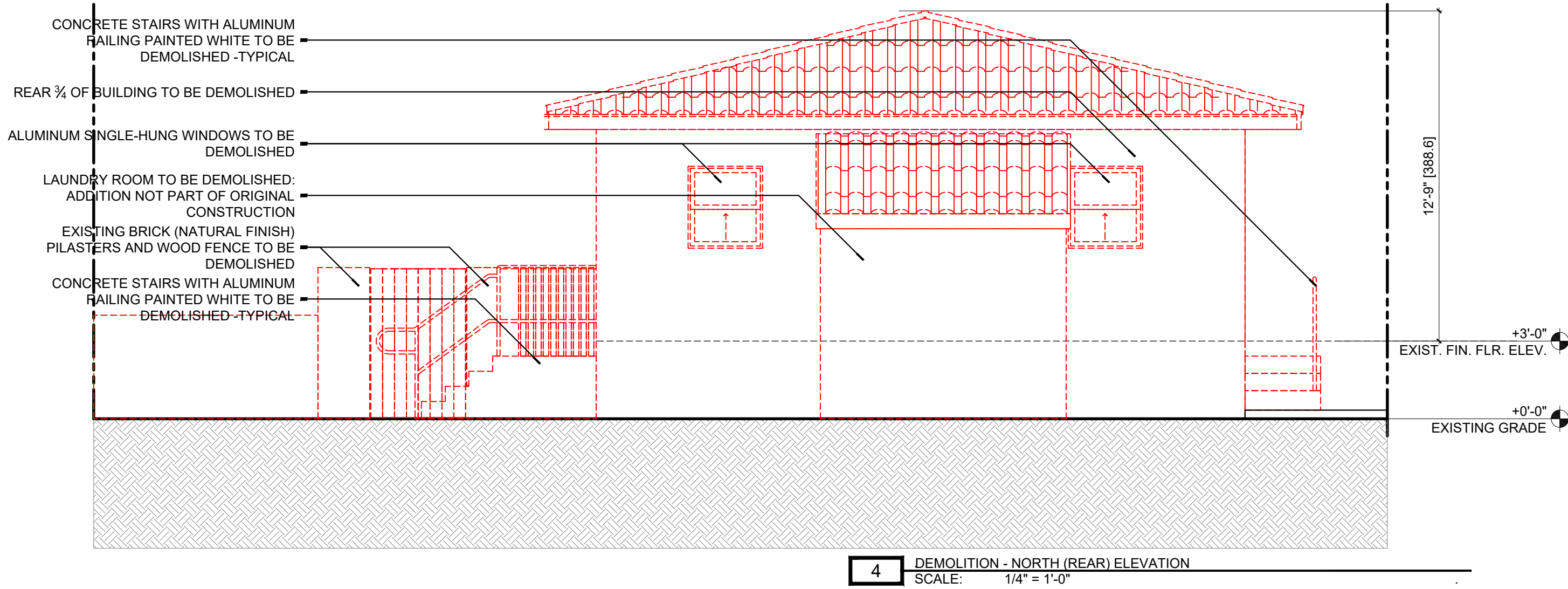
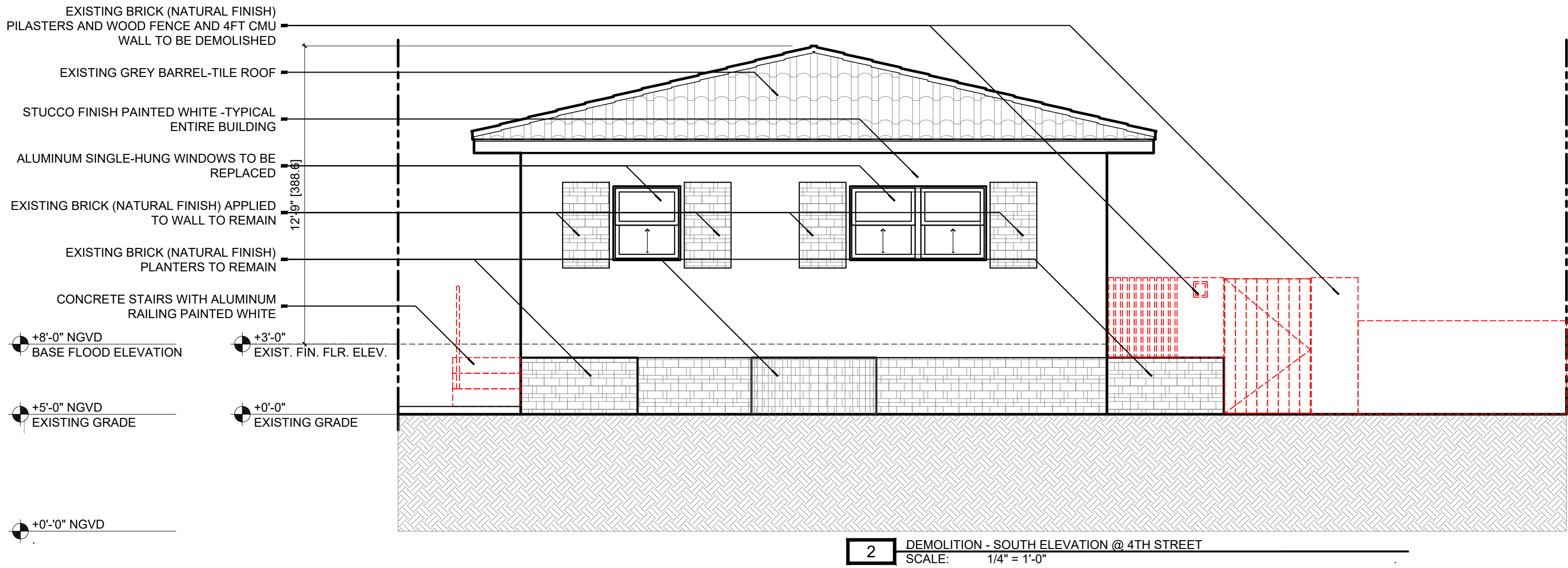
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DEMOLITION
LEVEL 1
GROUND FLOOR
D1.0

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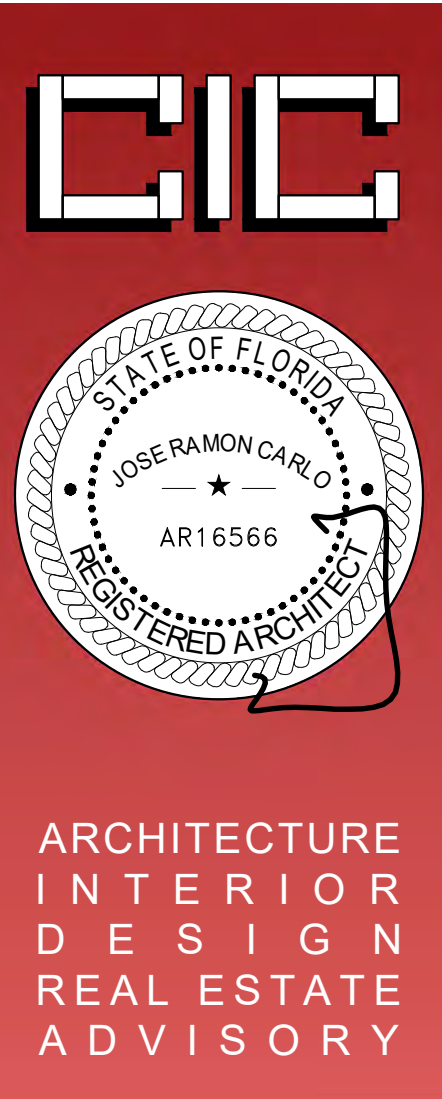
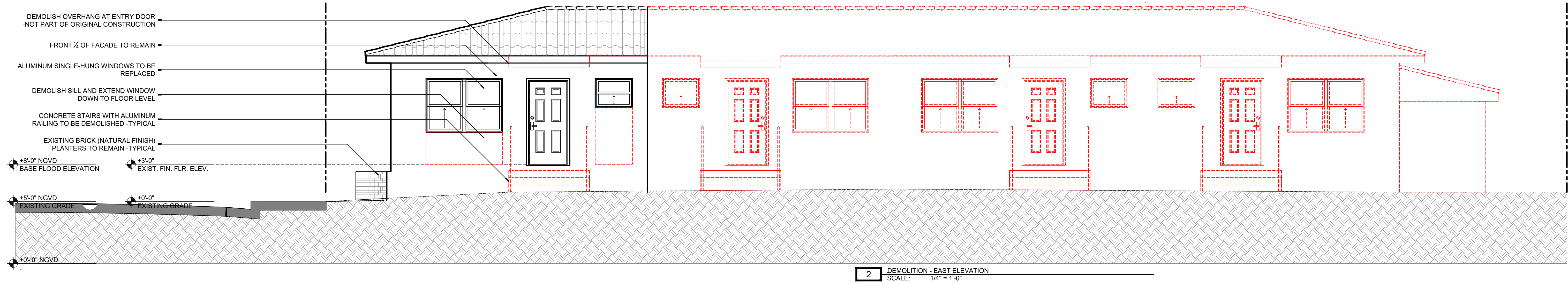
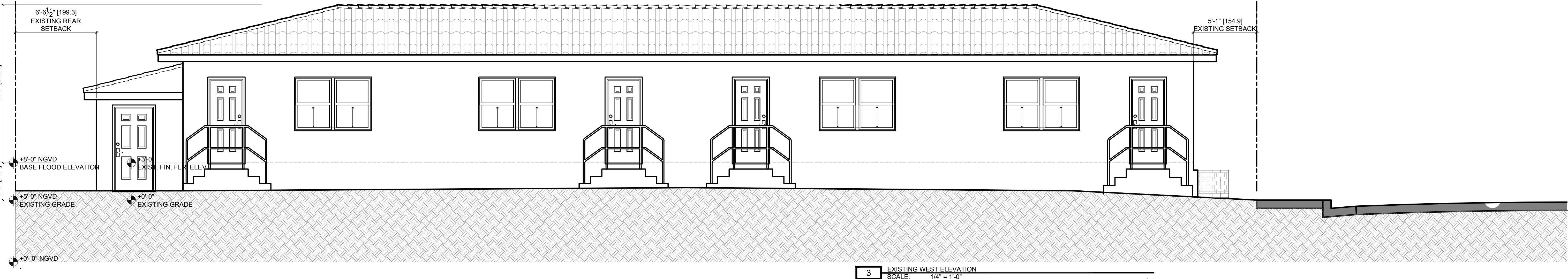
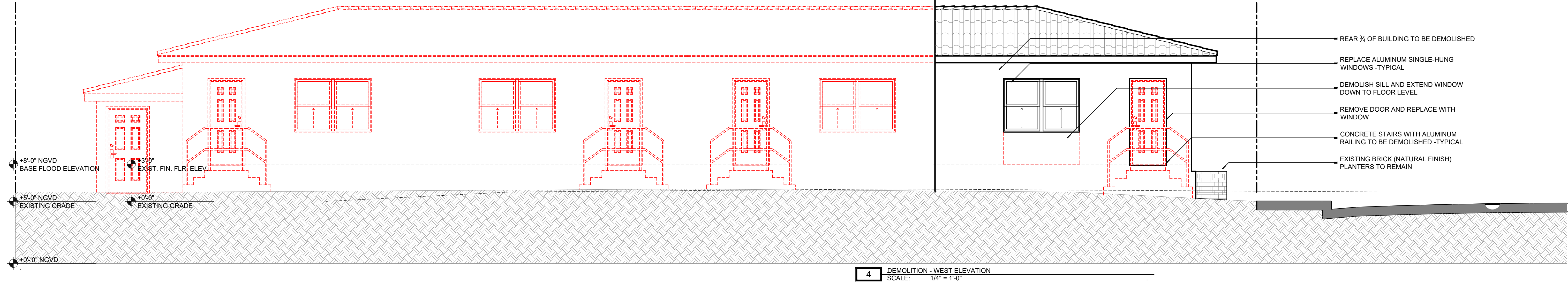
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DATE :	JANUARY 17, 2023
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REV.	DESCRIPTION DATE

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

DEMOLITION
ELEVATIONS

D2.0

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DEMOLITION
ELEVATIONS

D2.1