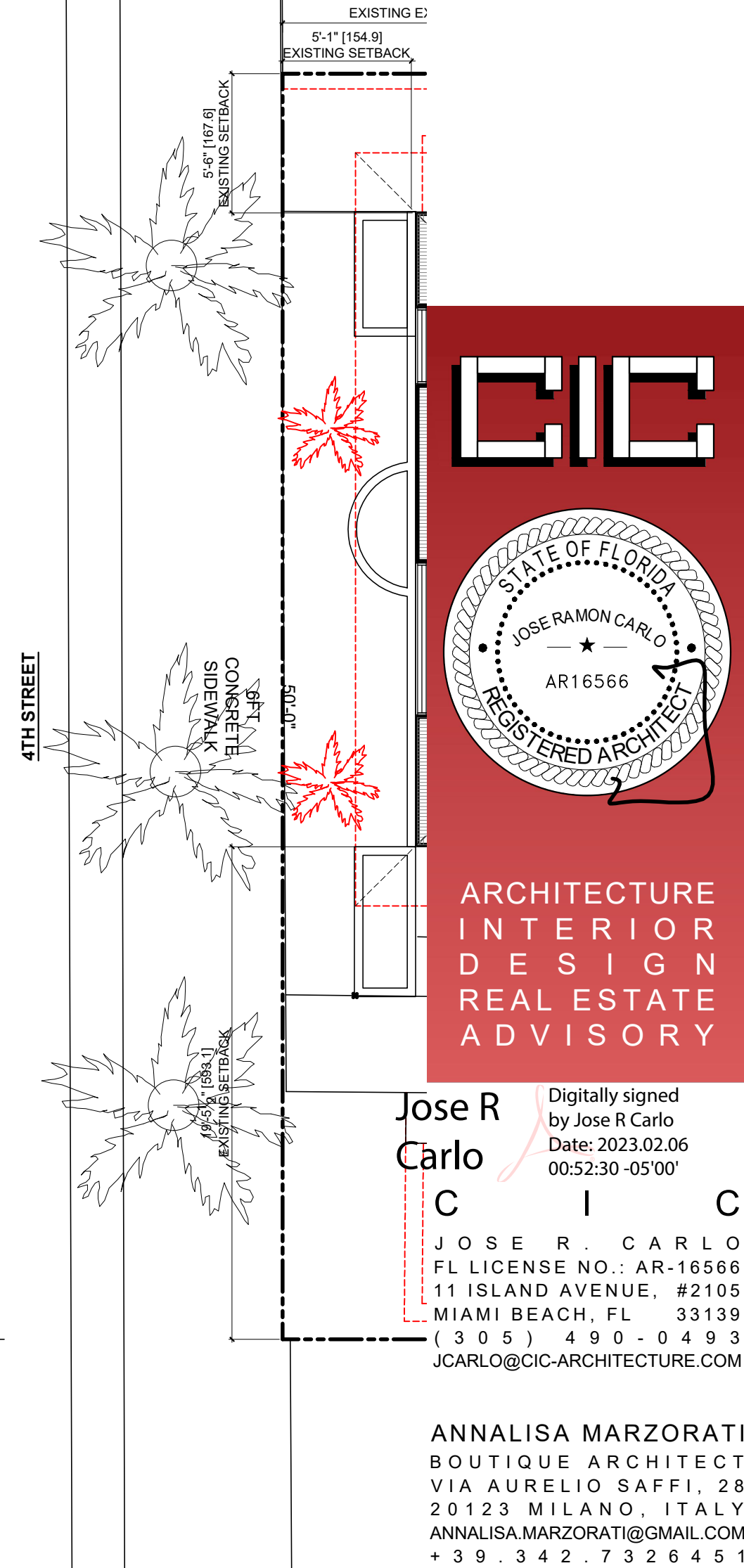
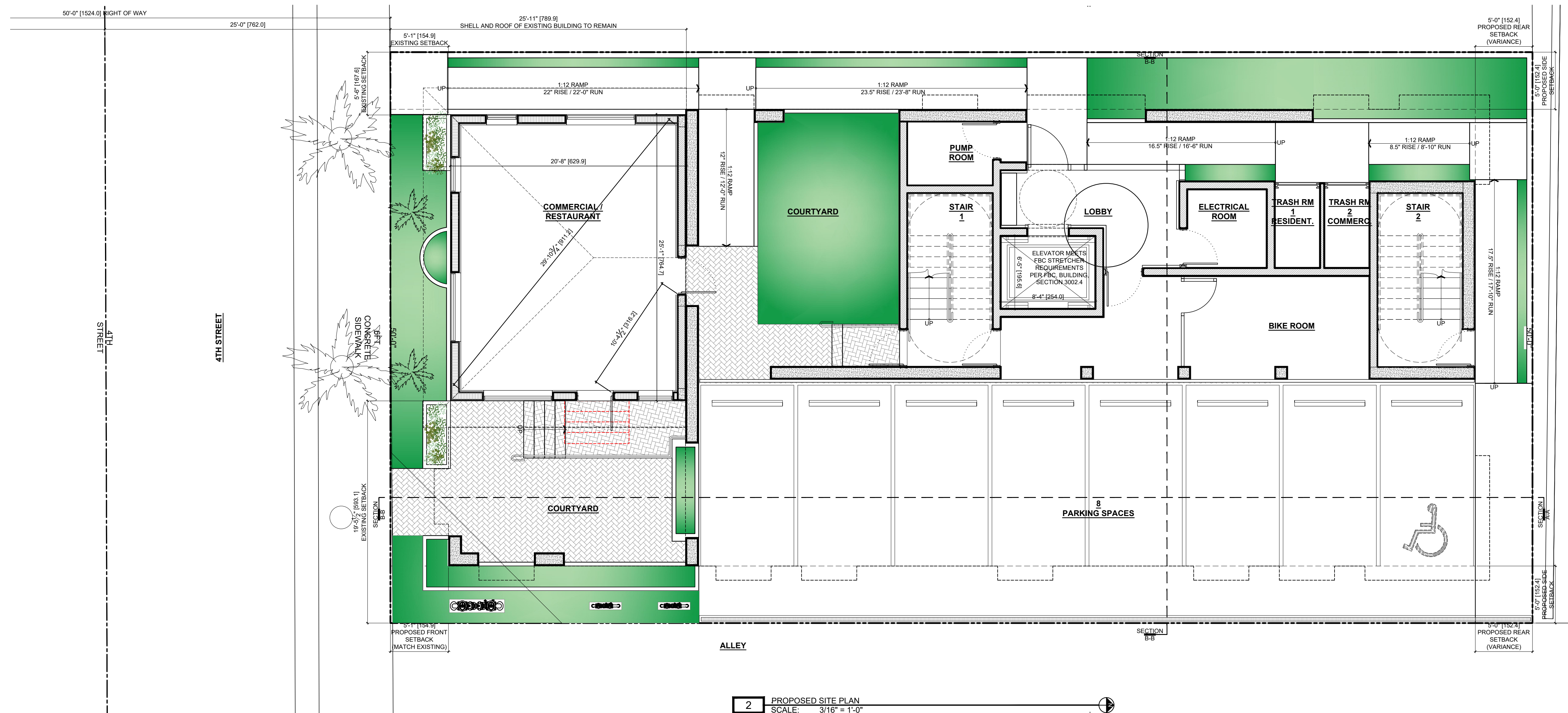
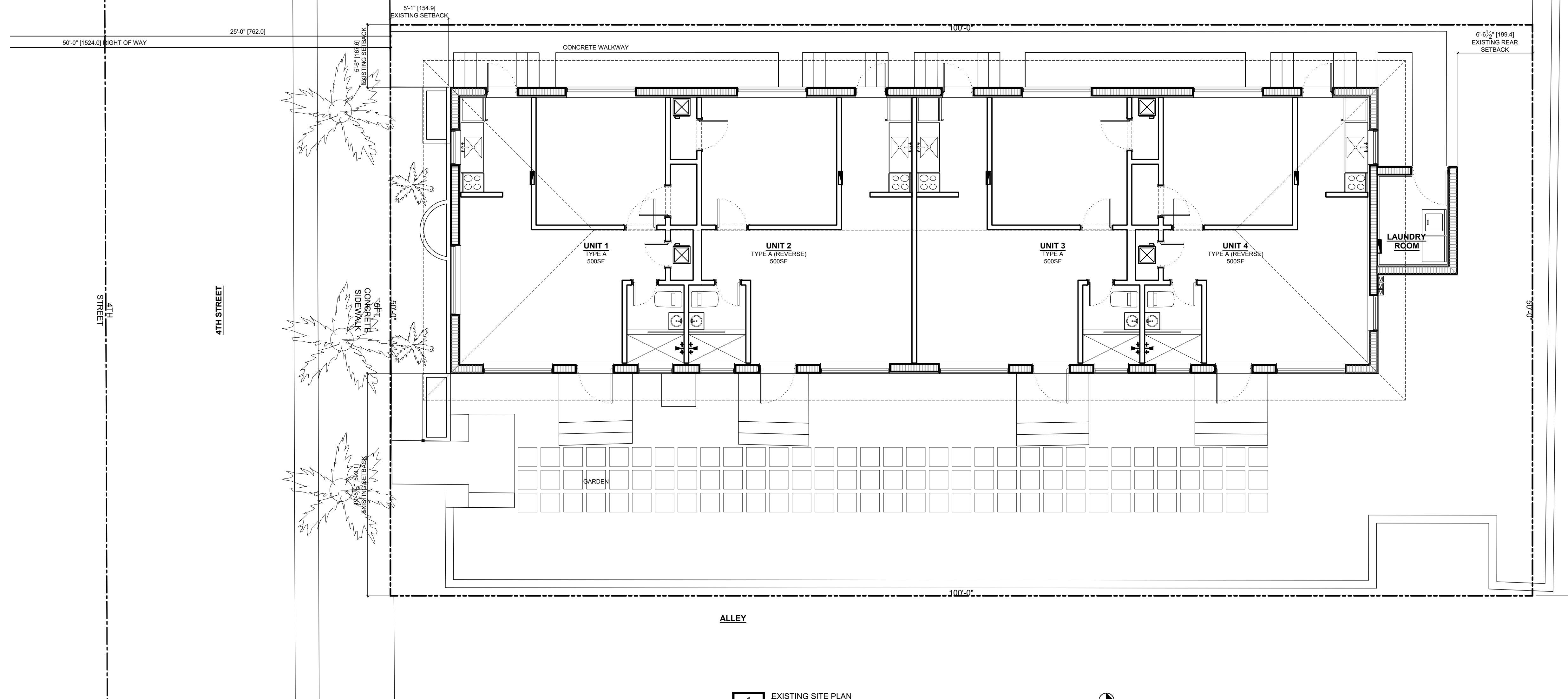




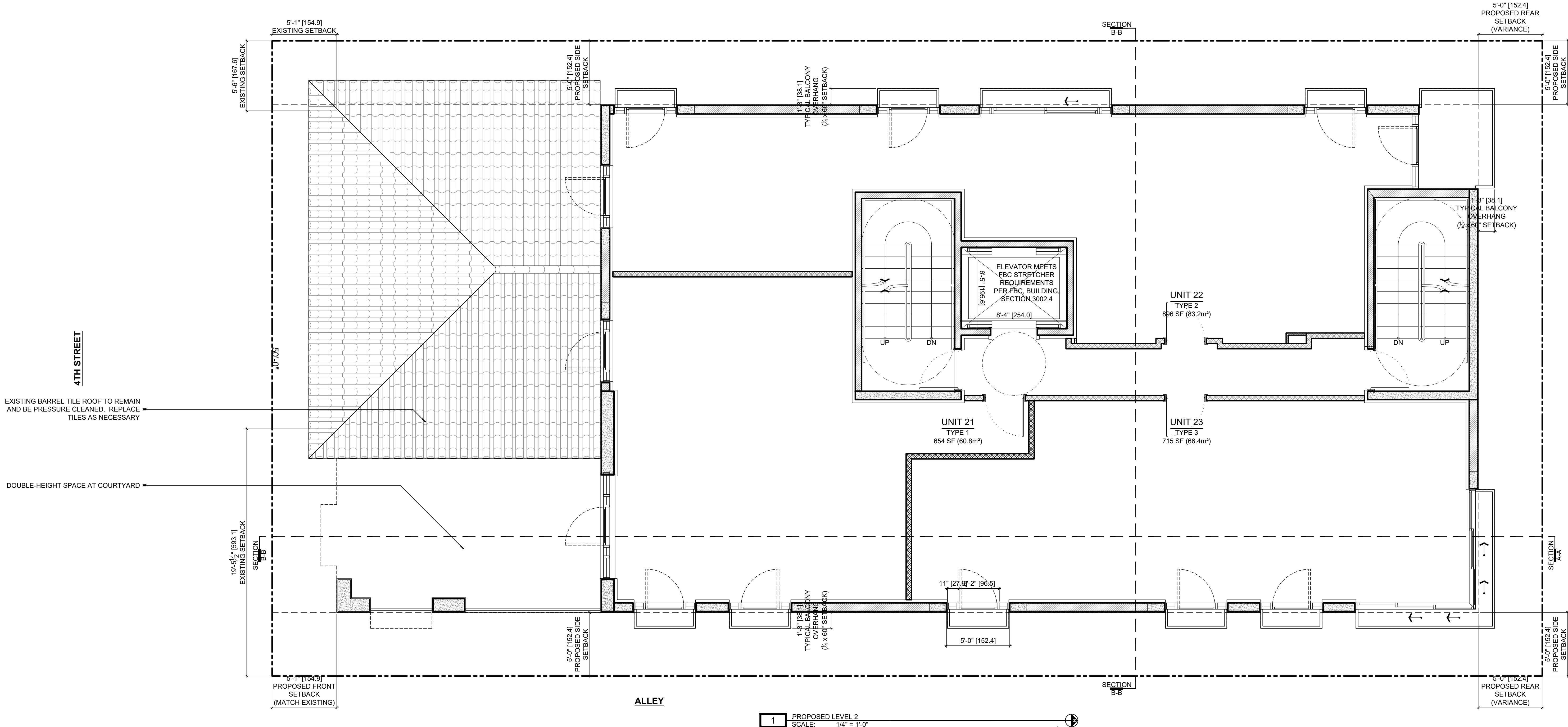
MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

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

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

EXISTING &
PROPOSED
SITE PLAN
A2.0

THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

Digitally signed
by Jose R Carlo
Date: 2023.02.06
00:53:07 -05'00'

C I C

JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOUTIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

MIXED-USE PROJECT

OWNER: 13 JAN REAL ESTATE LLC

829 4TH STREET

MIAMI BEACH, FL 33139

HISTORIC PRESERVATION BOARD

JANUARY 17, 2023

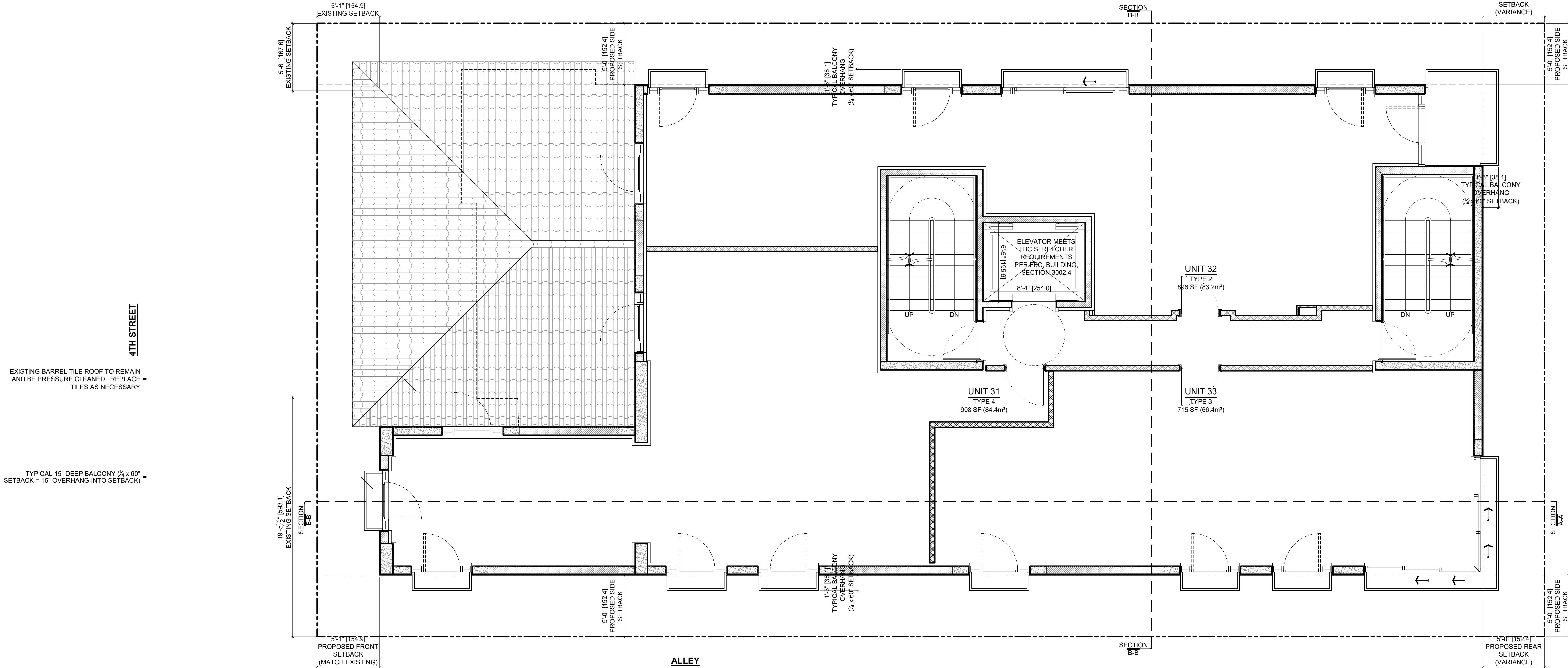
PROJECT :	2203	
DATE :	JANUARY 17, 2023	
FILE :	HPB 230117	
REV.	DESCRIPTION	DATE

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

PROPOSED
LEVEL 2

A2.2

THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

Digitally signed
by Jose R Carlo
Date: 2023.02.06
00:53:25 -05'00'

C I C

JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOULIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

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

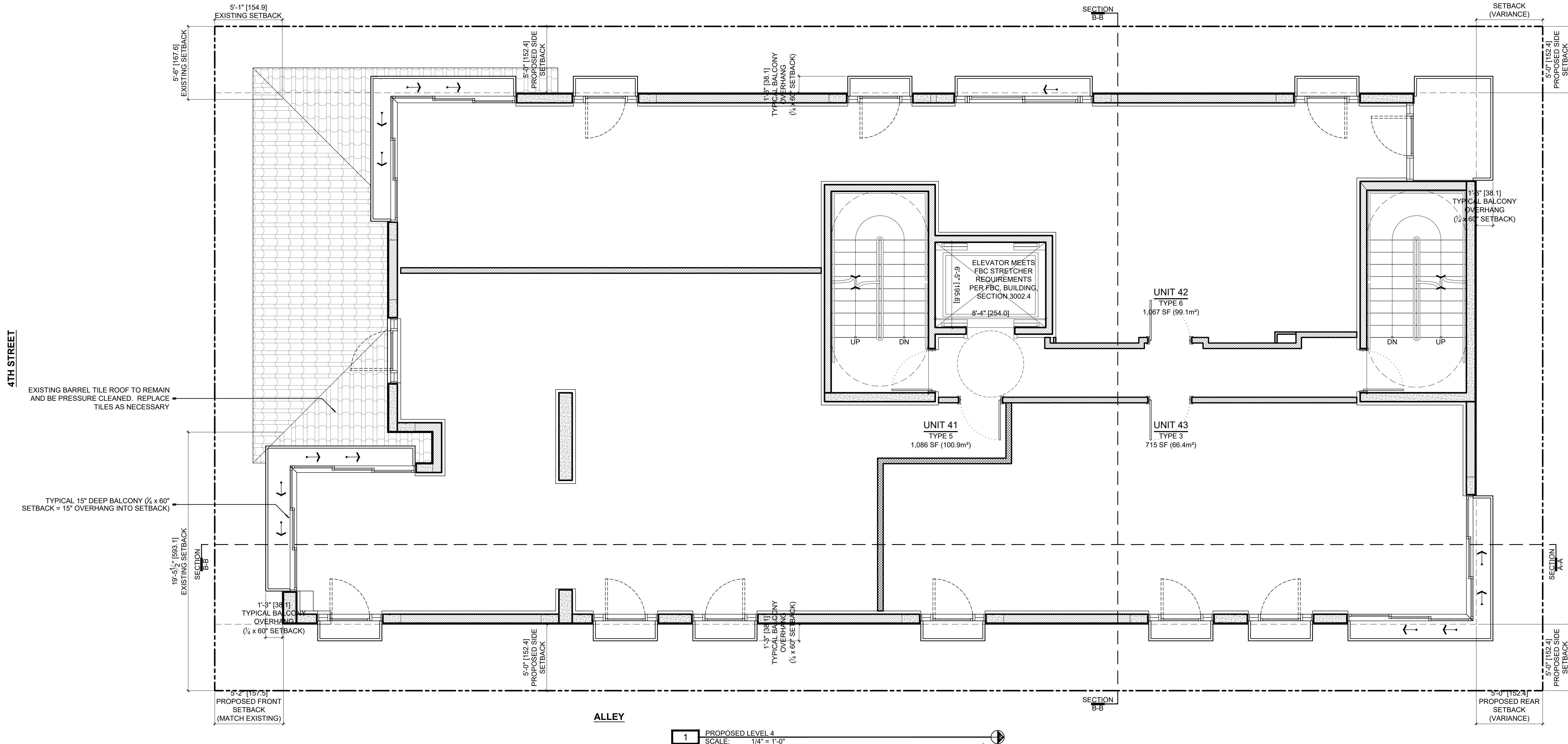
PROJECT :	2203	
DATE :	JANUARY 17, 2023	
FILE :	HPB 230117	
REV.	DESCRIPTION	DATE

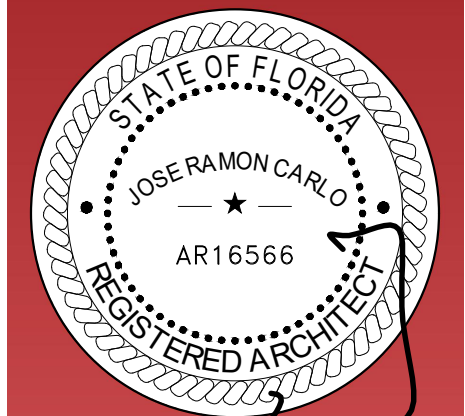
SCALE: 1/4" = 1'-0"

PROPOSED
LEVEL 3

A2.3

C THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS





ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

Digitally signed
by Jose R Carlo
Date: 2023.02.06
00:53:38 -05'00'

C I C

JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOULIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

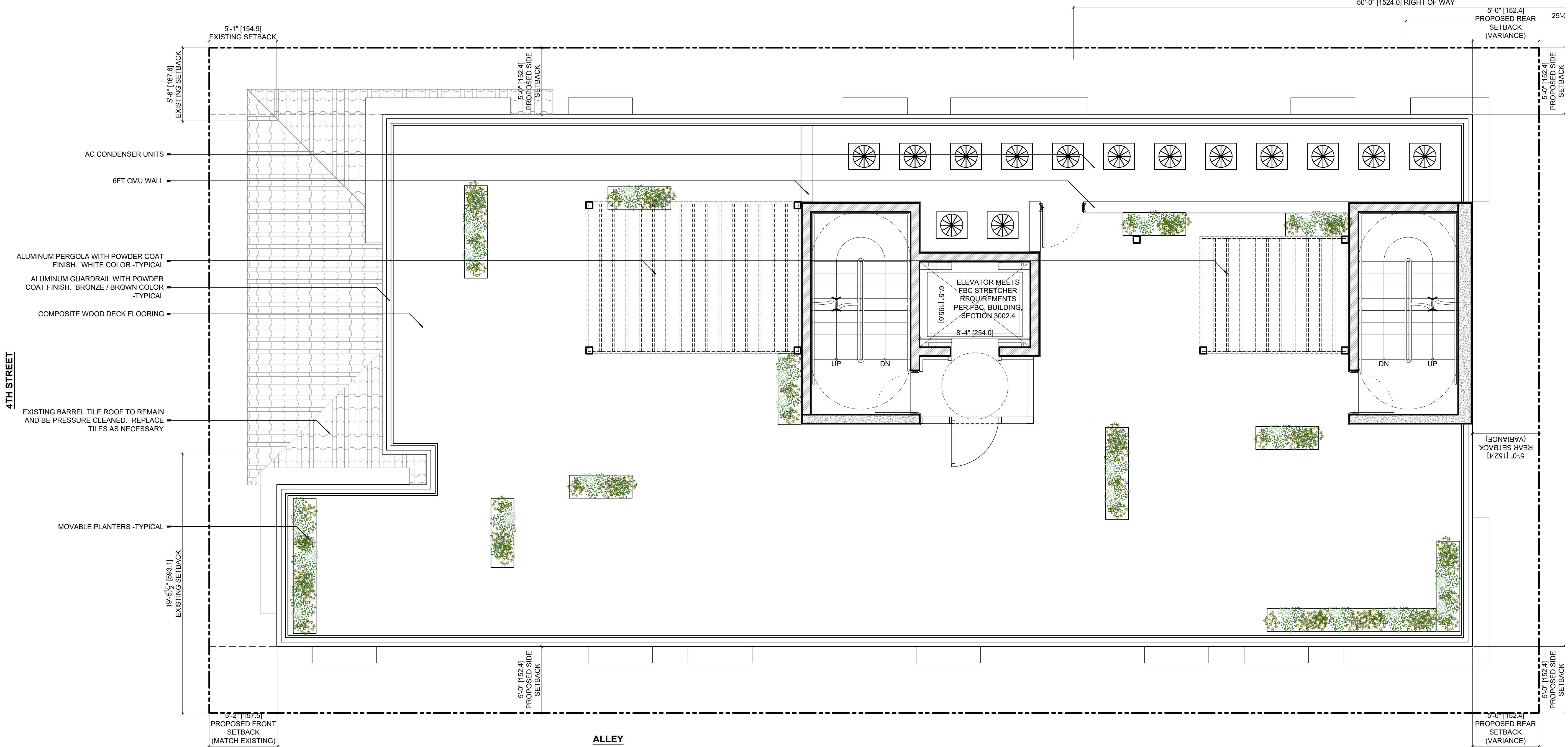
MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

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

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

PROPOSED
LEVEL 4

A2.4



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R. Carlo
Digitally signed by Jose R. Carlo
Date: 2023.02.06 00:53:58 -05'00'

JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

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

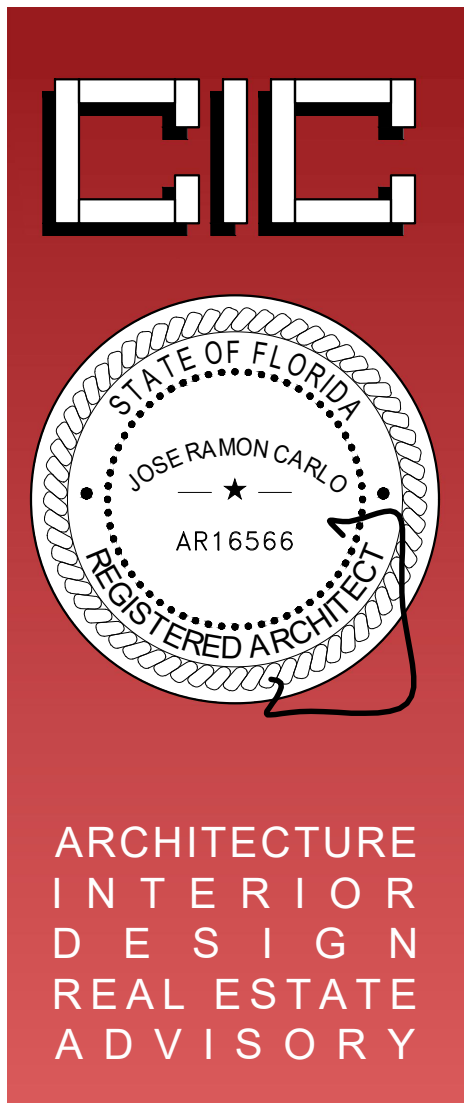
PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117

REV.	DESCRIPTION	DATE
------	-------------	------

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

**PROPOSED
LEVEL 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.



C I C
J O S E R . C A R L O
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(3 0 5) 4 9 0 - 0 4 9 3
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOUTIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+ 39 . 3 4 2 . 7 3 2 6 4 5 1

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
ROOF PLAN
SITE PLAN
A2.6



THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS

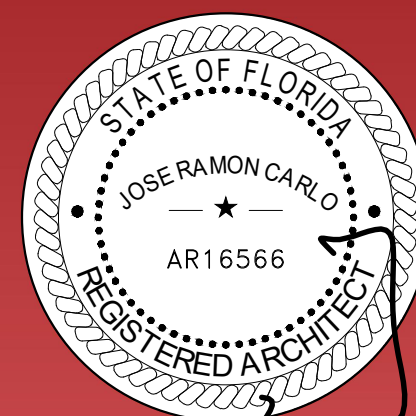


1 PROPOSED SOUTH ELEVATION @ 4TH STREET
SCALE: 1/4" = 1'-0"



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

CIC



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo
C I C
JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOUTIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

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

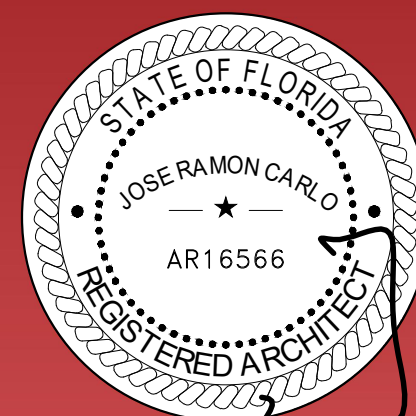
SCALE: 1/4" = 1'-0"

PROPOSED
SOUTH ELEV
NORTH ELEV.
A3.1

C
THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS



CIC



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo
C I C
JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOUTIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

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

+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]

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
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

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"

C THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS

- +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

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

Jose R
Carlo

Digitally signed
by Jose R Carlo
Date: 2023.02.06
00:55:45 -05'00'

C I C

JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

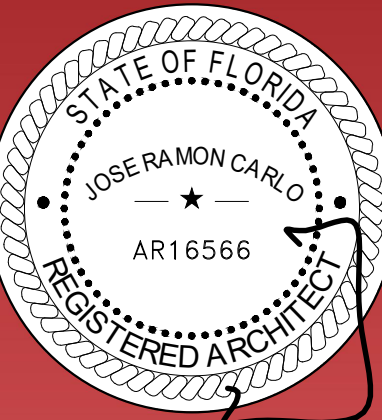
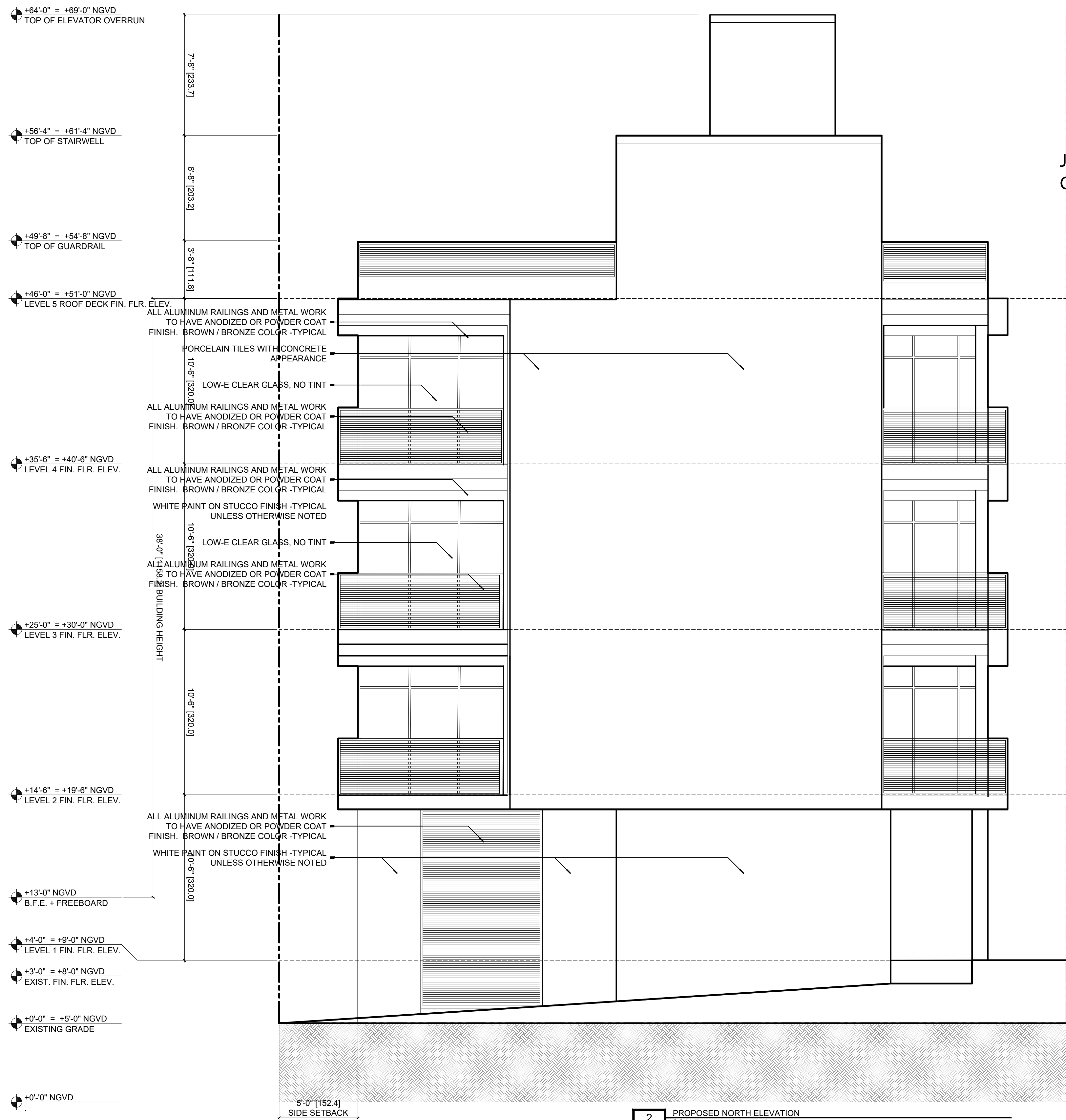
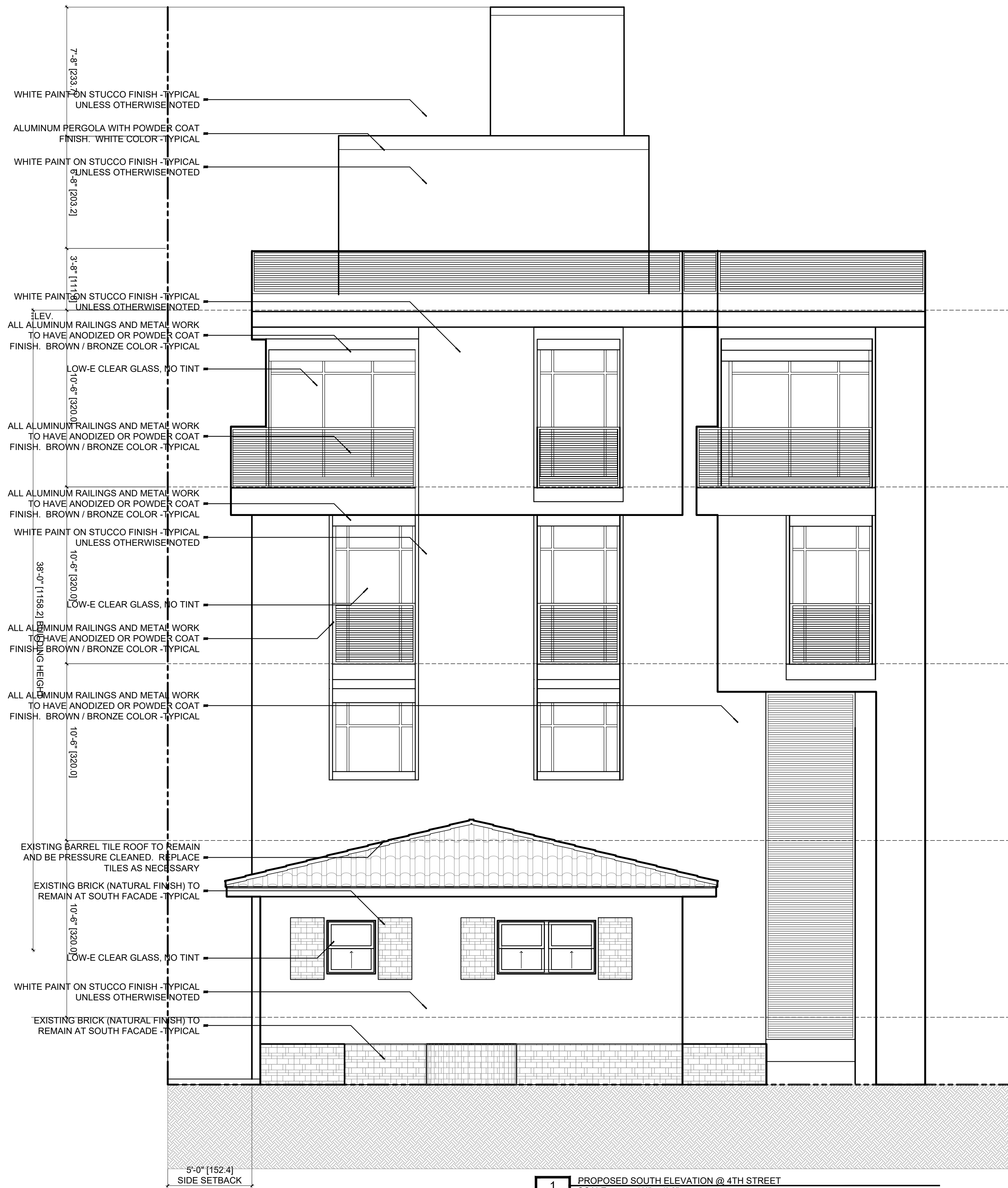
ANNALISA MARZORATI
BOULIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

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

Jose R
Carlo

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

C I C

J O S E R . C A R L O
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(3 0 5) 4 9 0 - 0 4 9 3
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOUTIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+ 3 9 . 3 4 2 . 7 3 2 6 4 5 1

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"

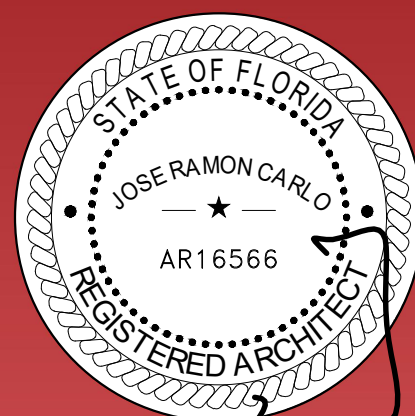
PROPOSED
SOUTH ELEV
NORTH ELEV.

A3.4

C
O
P
Y
O
F
T
H
E
S
E
I
D
E
A
S
P
L
A
N
S
A
N
D
D
E
S
I
G
N
S
M
A
Y
N
O
T
B
E
R
E
P
R
O
D
U
C
E
D
O
R
C
O
P
I
E
D
I
N
A
N
Y
F
O
R
M
W
I
T
H
O
U
T
T
H
E
E
X
P
R
E
S
S
W
R
I
T
T
E
N
C
O
N
S
E
N
T
O
F
C
I
C
D
I
M
E
N
S
I
O
N
S
S
H
O
W
N
O
N
T
H
E
S
E
D
R
A
W
I
N
G
S
S
U
P
E
R
C
E
D
E
S
C
A
L
E
D
I
M
E
N
S
I
O
N
S



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



ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo
C I C
JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOUTIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

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
A3.5

C THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS



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

ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

Digitally signed
by Jose R Carlo
Date: 2023.02.06
00:56:39 -05'00'

C I C

JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOULIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

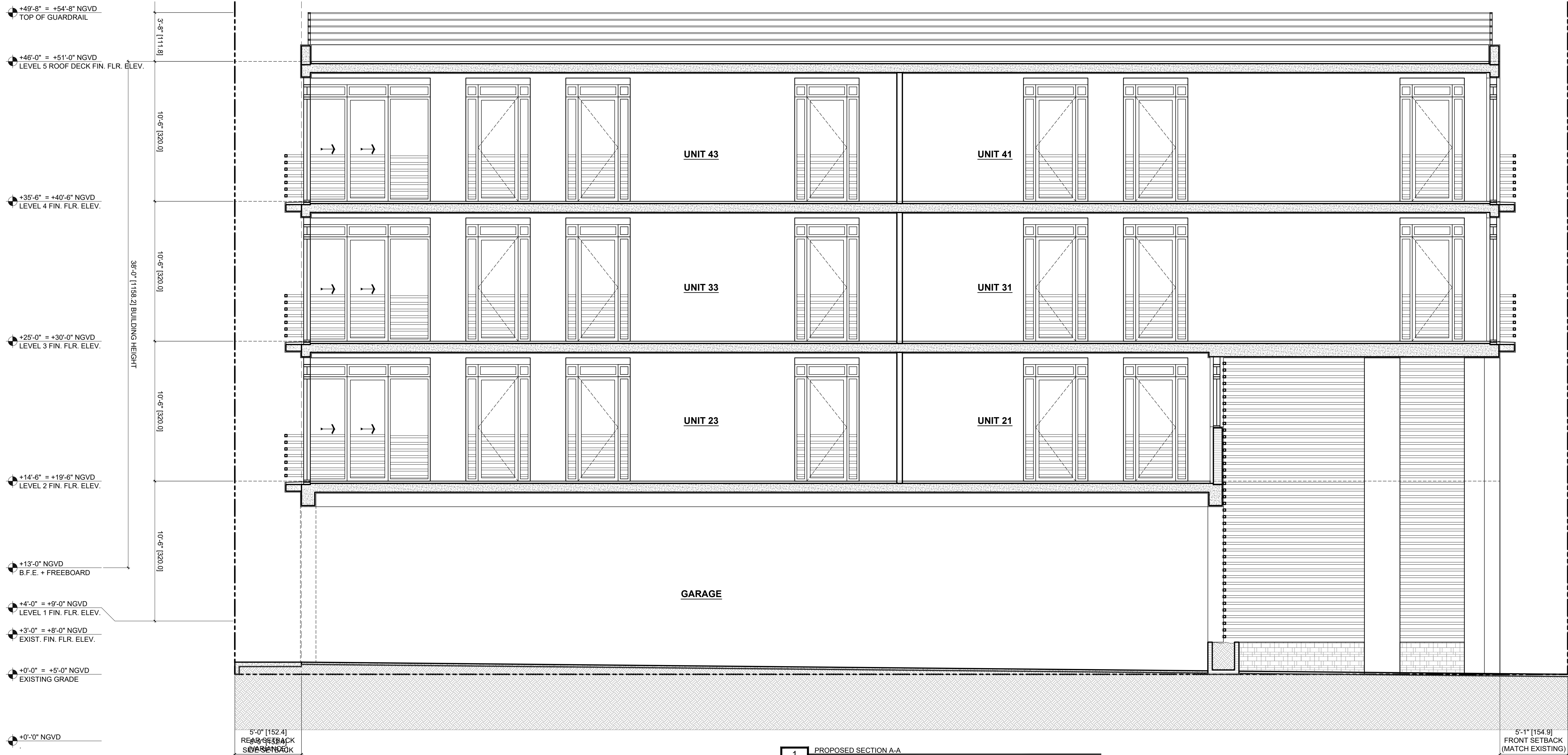
MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

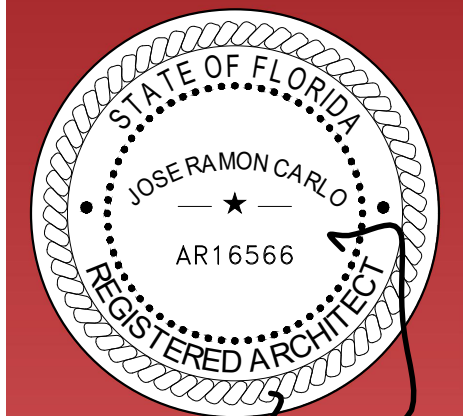
PROJECT :	2203	
DATE :	JANUARY 17, 2023	
FILE :	HPB 230117	
REV.	DESCRIPTION	DATE

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

PROPOSED
WEST
ELEVATION
A3.3

C THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS





ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

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

C I C

JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOUTIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

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

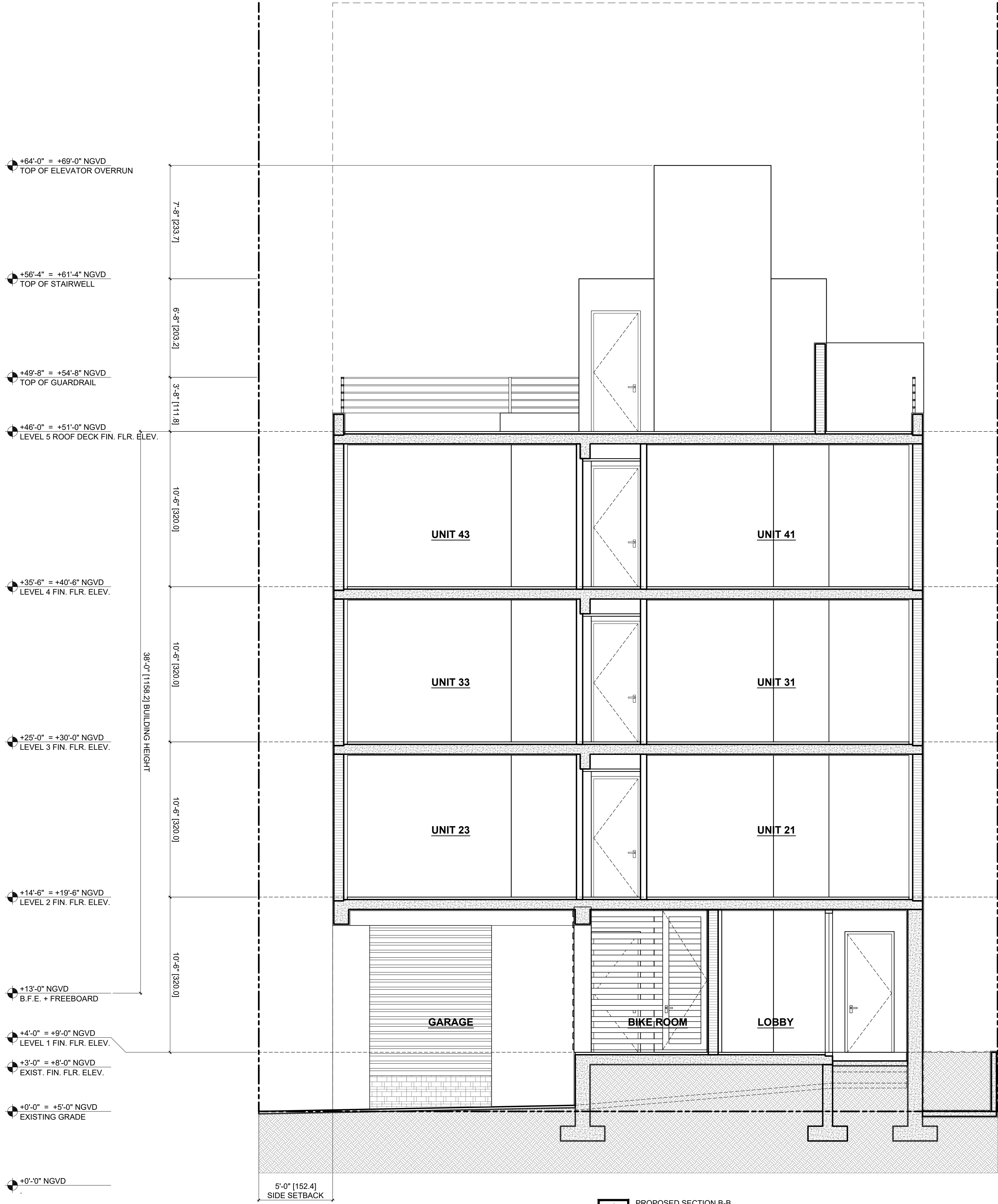
PROJECT :	2203
DATE :	JANUARY 17, 2023
FILE :	HPB 230117
REV.	DESCRIPTION DATE

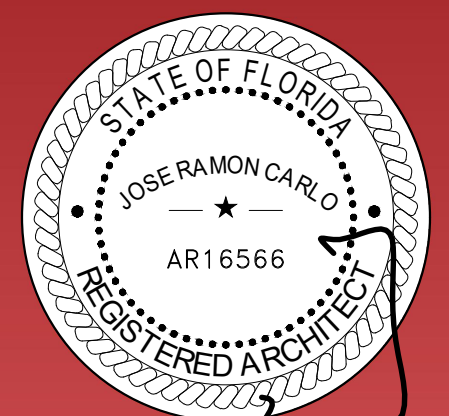
SCALE: 1/4" = 1'-0"

PROPOSED
SECTION A-A

A4.1

THESE IDEAS, PLANS, & DESIGNS MAY NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT THE EXPRESS, WRITTEN CONSENT OF CIC. DIMENSIONS SHOWN ON THESE DRAWINGS SUPERCEDE SCALE DIMENSIONS





ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

Digitally signed
by Jose R Carlo
Date: 2023.02.06
00:57:17 -05'00'

C I C

JOSE R. CARLO
FL LICENSE NO.: AR-16566
11 ISLAND AVENUE, #2105
MIAMI BEACH, FL 33139
(305) 490-0493
JCARLO@CIC-ARCHITECTURE.COM

ANNALISA MARZORATI
BOUTIQUE ARCHITECT
VIA AURELIO SAFFI, 28
20123 MILANO, ITALY
ANNALISA.MARZORATI@GMAIL.COM
+39.342.7326451

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
SECTION B-B

A4.2