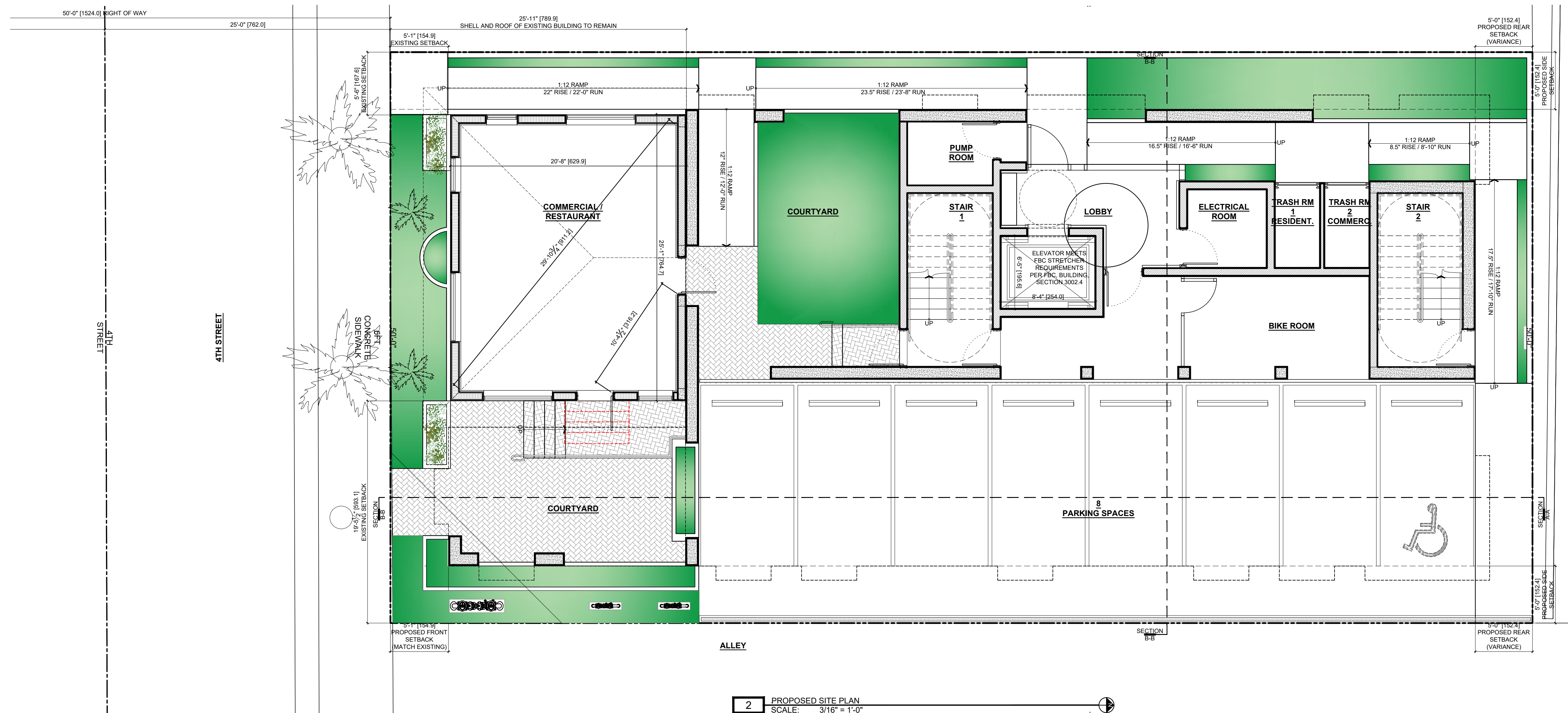
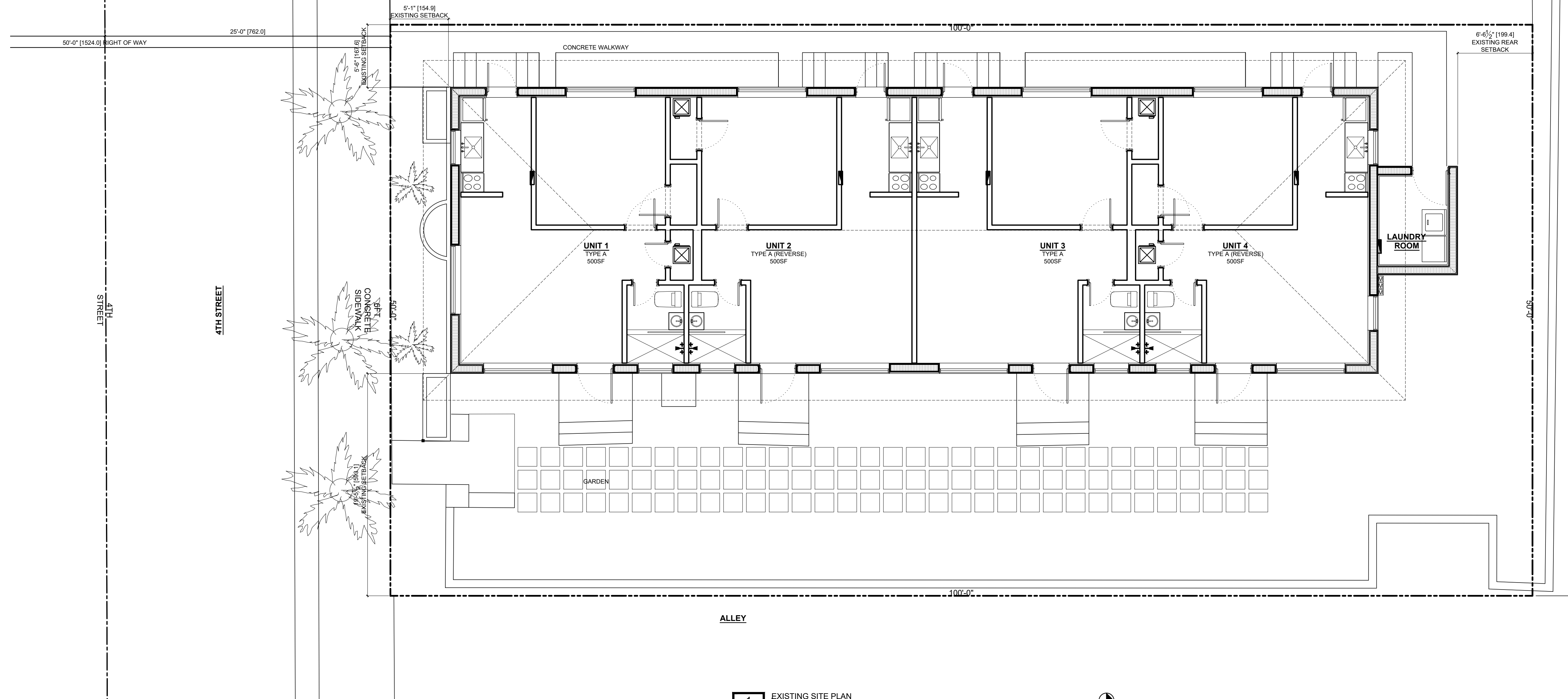




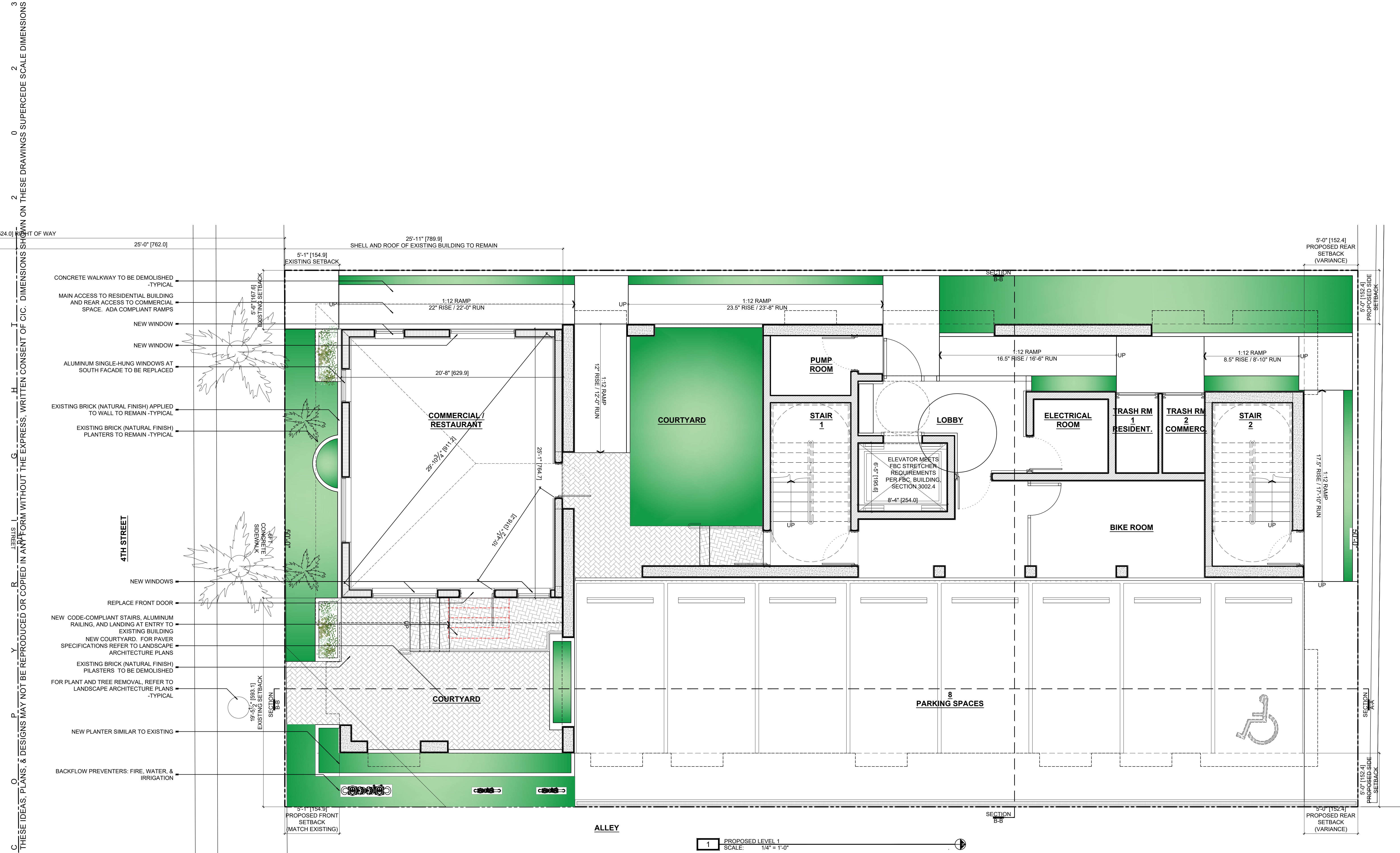
Architectural drawing of a building facade. The drawing shows a side elevation with a red starburst graphic on the left side. The drawing includes dimensions and labels: "5'-11\" (154.9) EXISTING SETBACK", "6'-0\" (182.9) EXISTING SETBACK", "5'-0\" (152.4) CONCRETE SIDEWALK", and "4TH STREET". A circular seal is visible on the right side of the drawing, featuring the text "STATE OF FLORIDA", "JOSE RAMON CARLO", "REGISTERED ARCHITECT", and "AR16566".

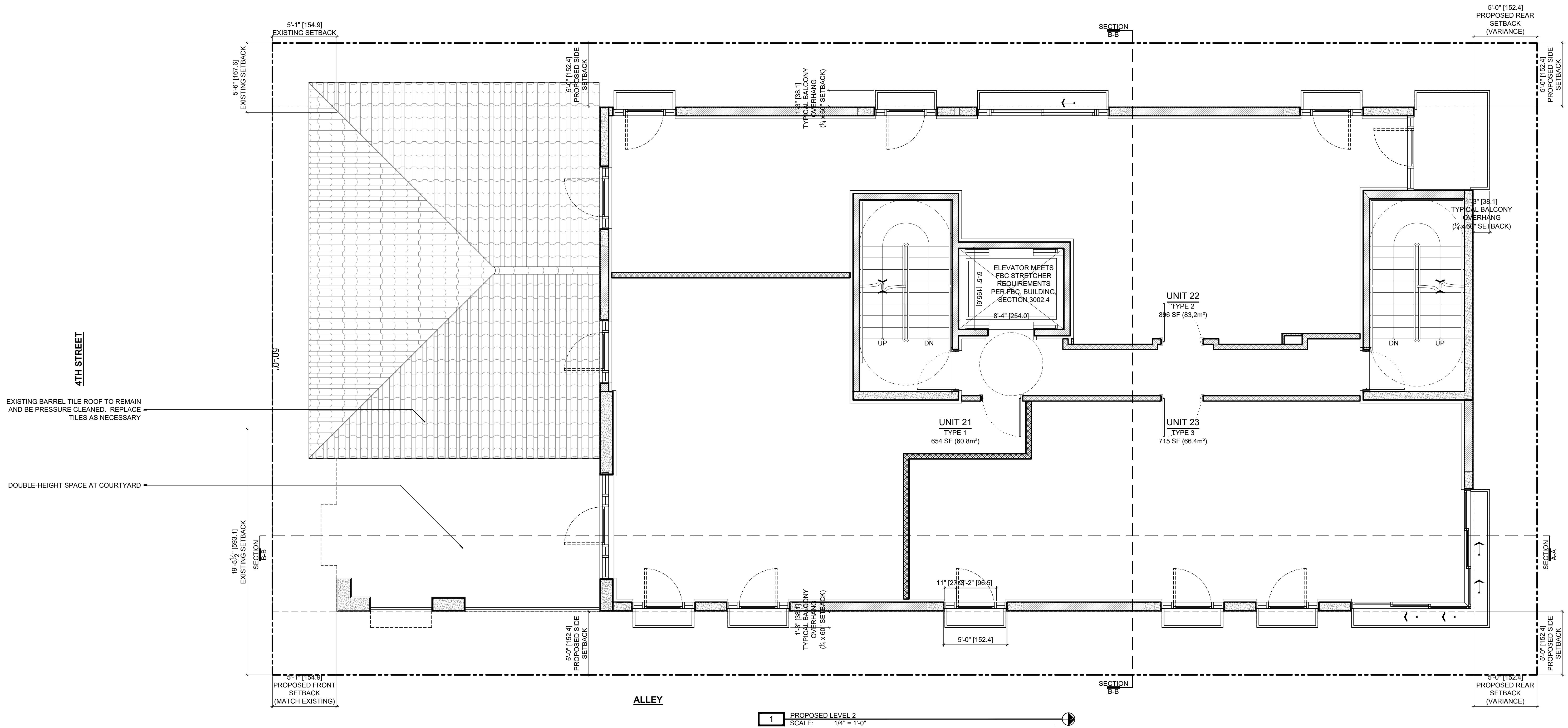
MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

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

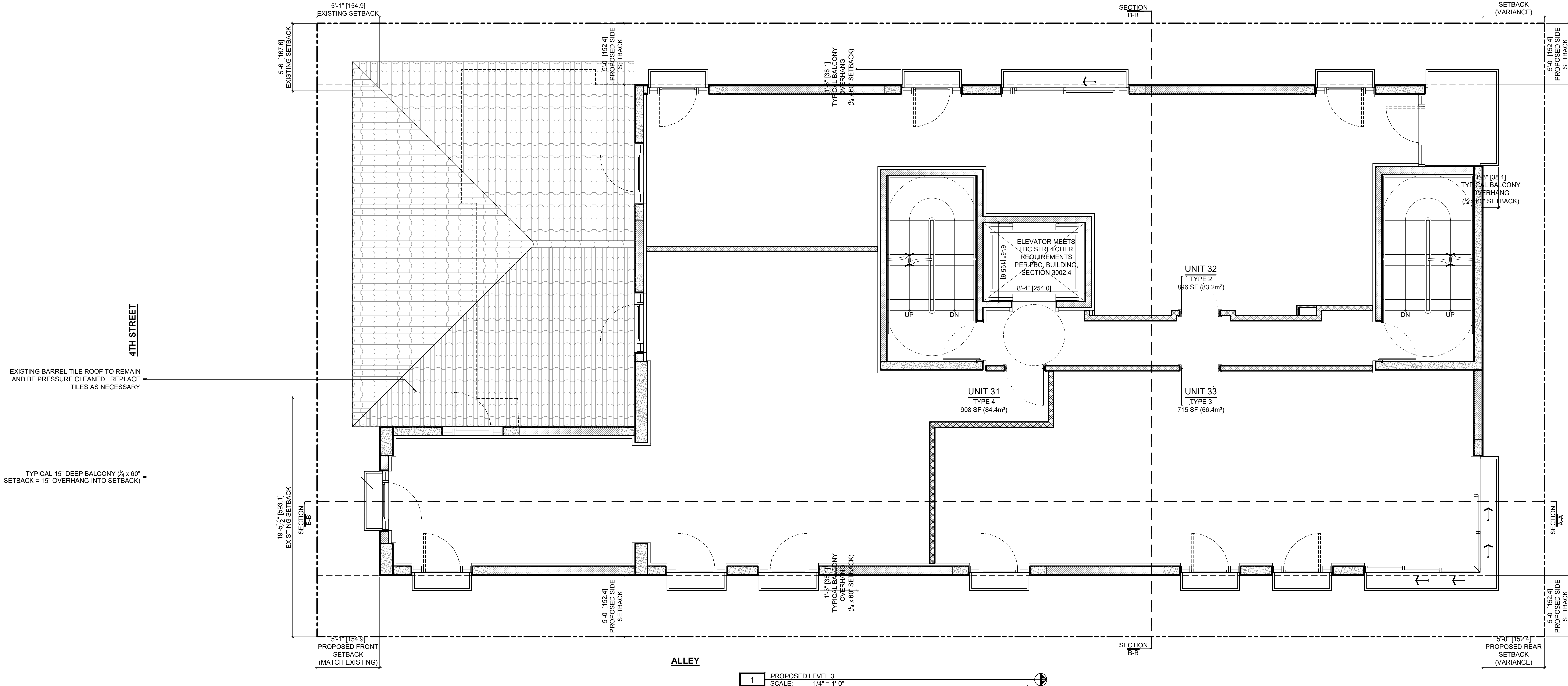
SCALE: 3/16" = 1'-0"

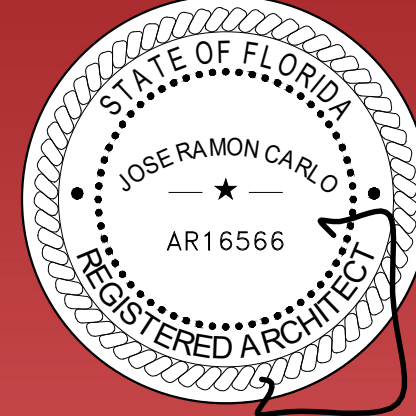
EXISTING &
PROPOSED
SITE PLAN
A2.0





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ARCHITECTURE
INTERIOR
DESIGN
REAL ESTATE
ADVISORY

Jose R
Carlo

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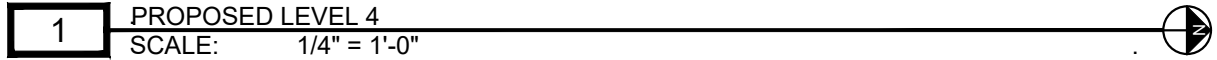
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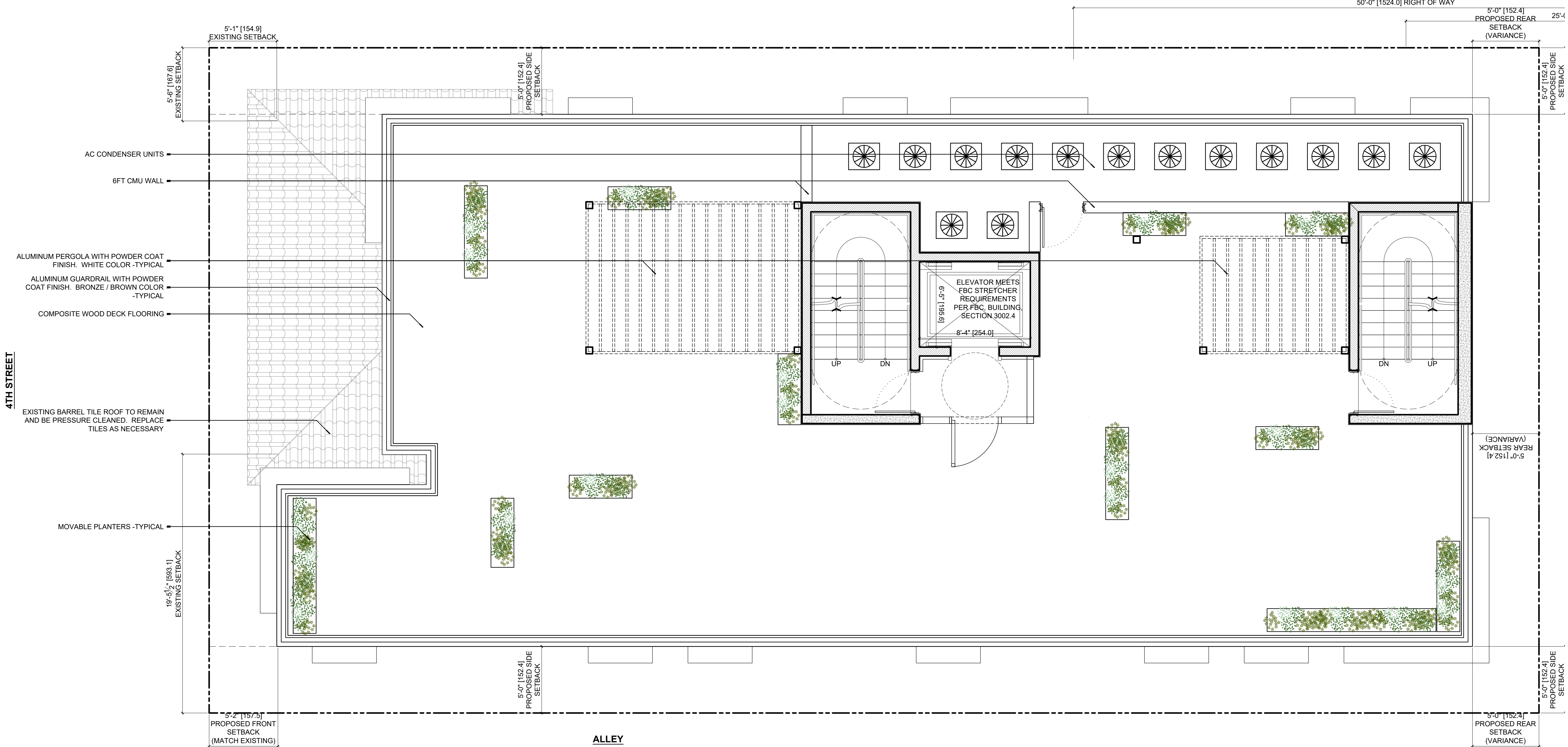
PROJECT :	2203
DATE :	JANUARY 17, 2023
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REV.	DESCRIPTION DATE

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

PROPOSED
LEVEL 3

A2.3





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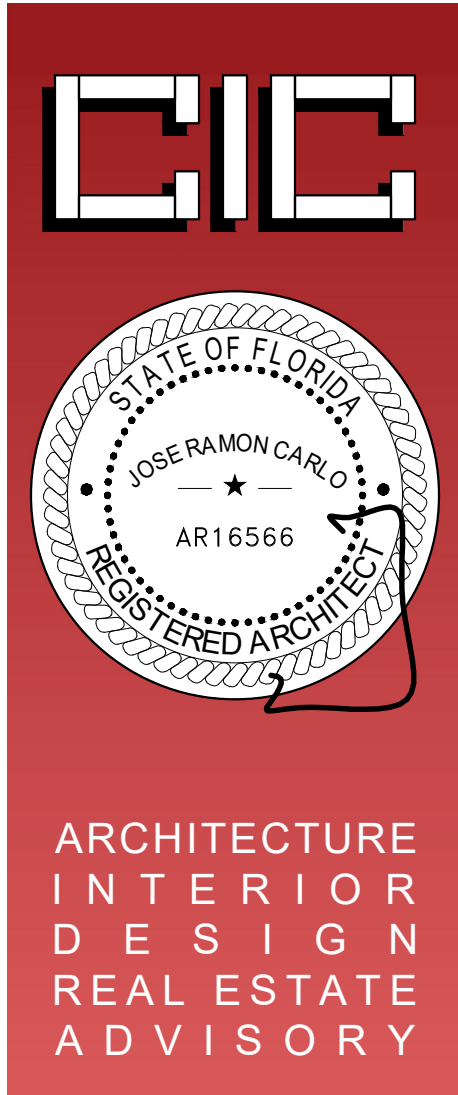
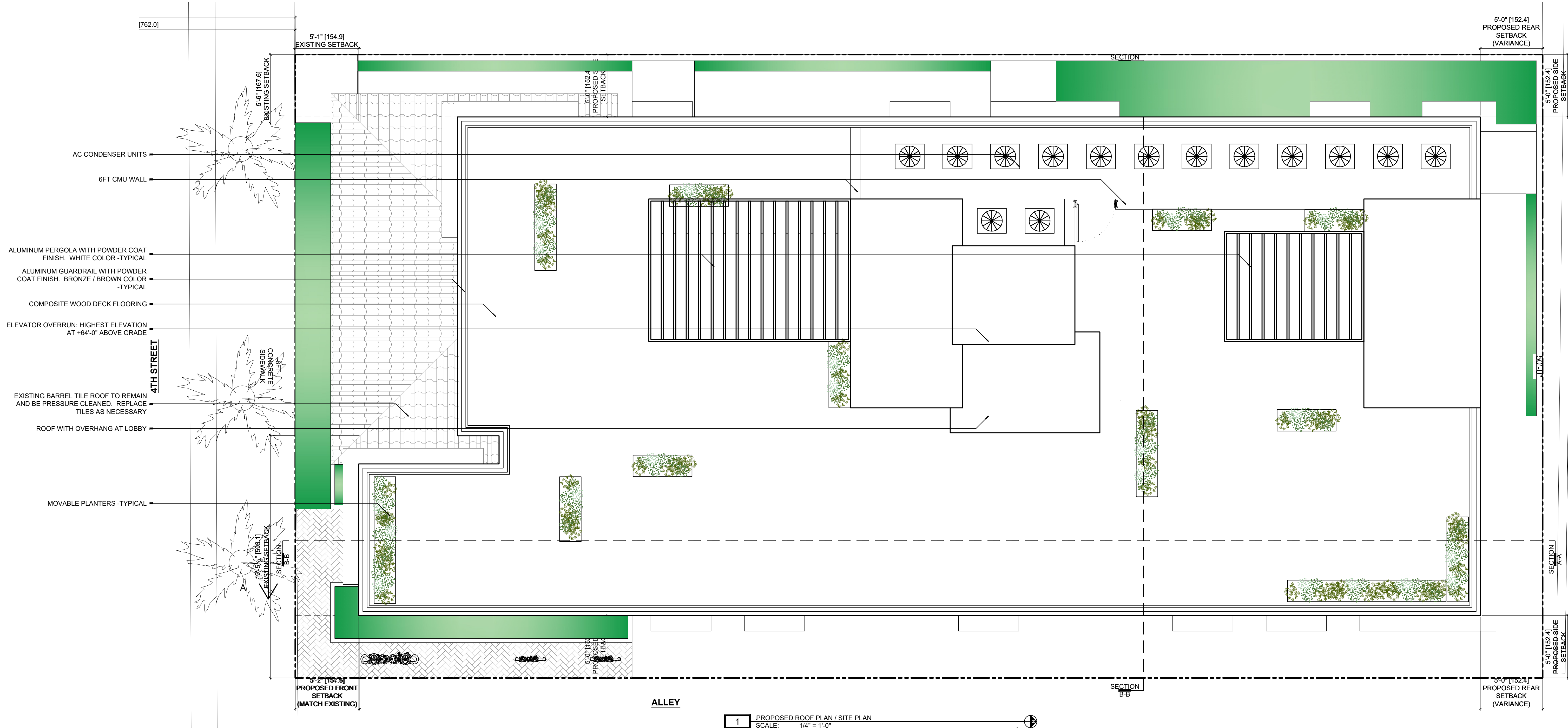
PROJECT: 2203
DATE: JANUARY 17, 2023
FILE: HPB 230117

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

**PROPOSED
LEVEL 5
ROOF DECK
A2.5**

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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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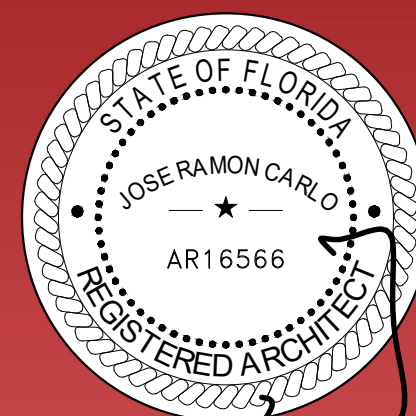


1 PROPOSED SOUTH ELEVATION @ 4TH STREET
SCALE: 1/4" = 1'-0"



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

CIC



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INTERIOR
DESIGN
REAL ESTATE
ADVISORY

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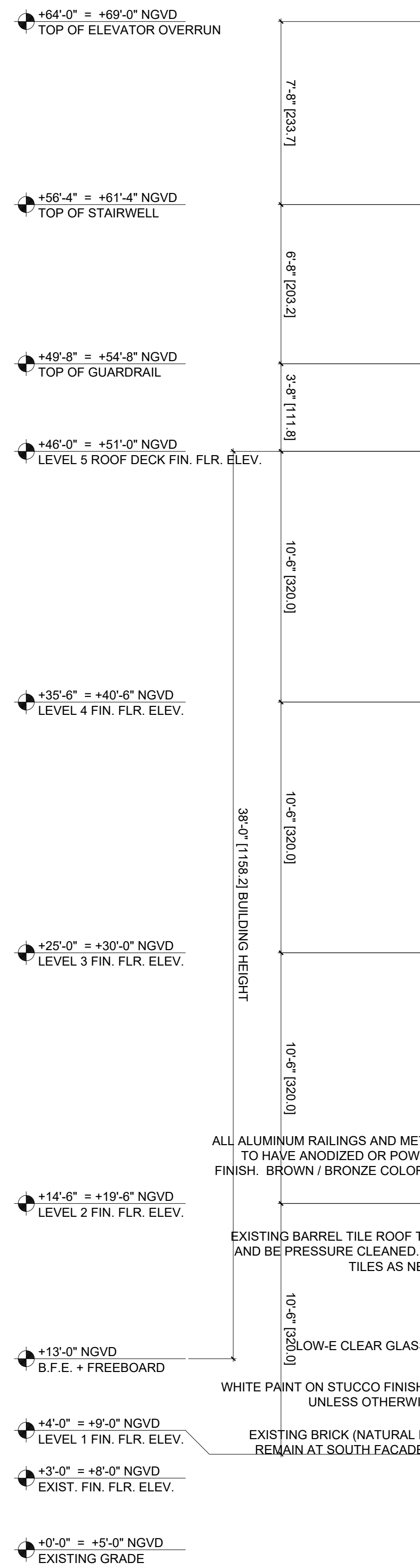
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SCALE: 1/4" = 1'-0"

PROPOSED
SOUTH ELEV
NORTH ELEV.
A3.1



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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

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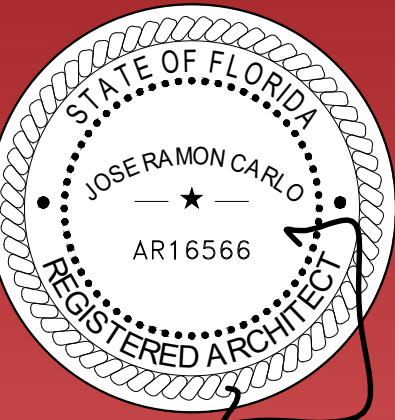
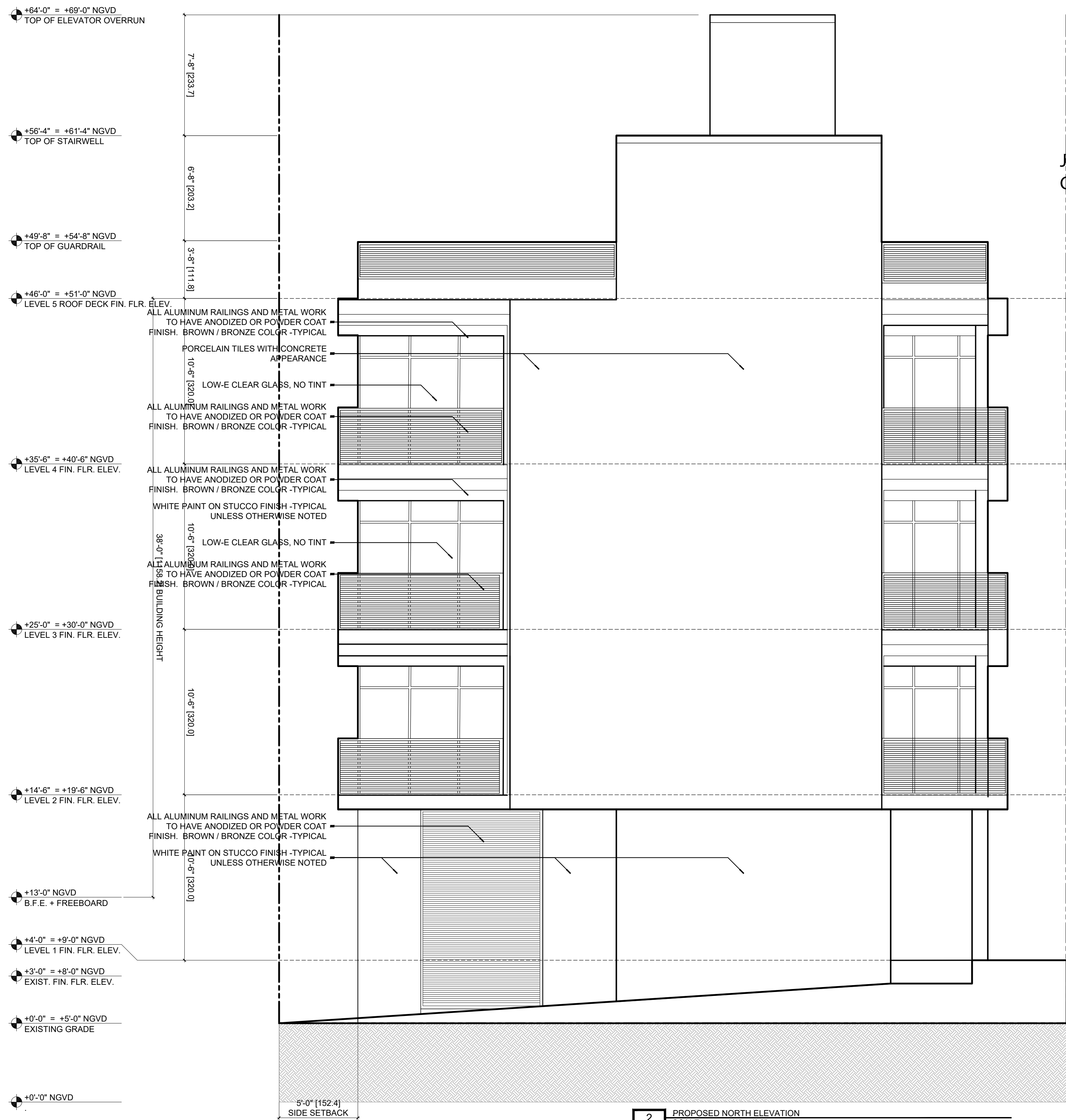
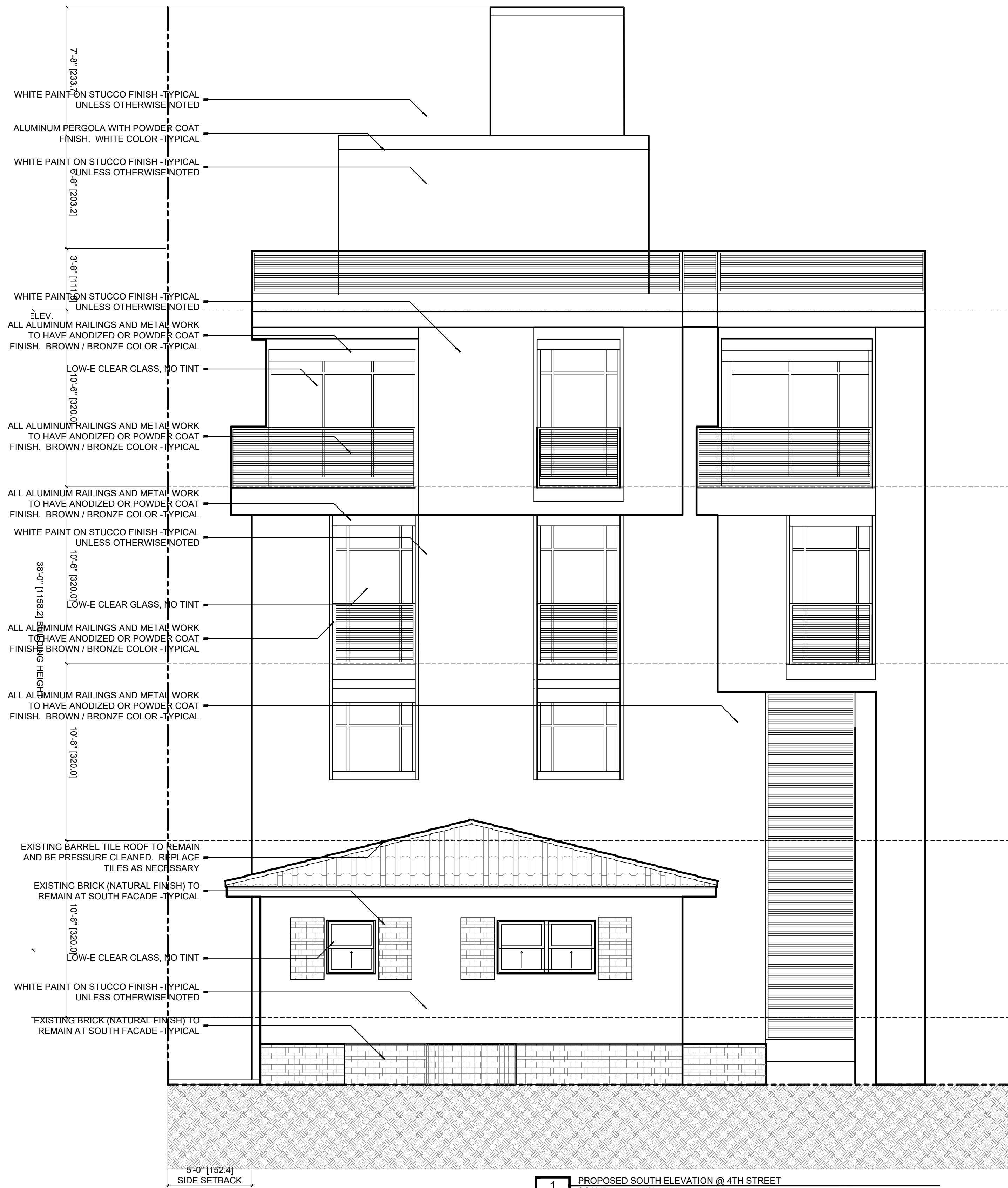
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MIXED-USE PROJECT
OWNER: 13 JAN REAL ESTATE LLC
829 4TH STREET
MIAMI BEACH, FL 33139
HISTORIC PRESERVATION BOARD
JANUARY 17, 2023

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

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

PROPOSED
WEST
ELEVATION
A3.3



ARCHITECTURE
INTERIOR
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REAL ESTATE
ADVISORY

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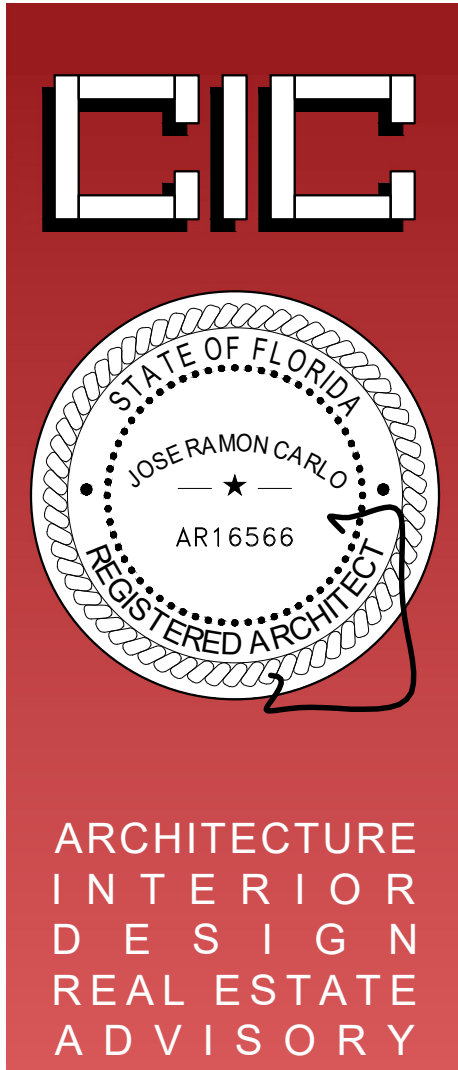
PROJECT :	2203	
DATE :	JANUARY 17, 2023	
FILE :	HPB 230117	
REV.	DESCRIPTION	DATE

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

PROPOSED
SOUTH ELEV
NORTH ELEV.

A3.4

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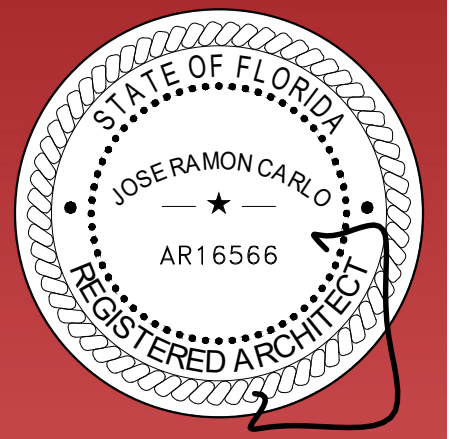
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JANUARY 17, 2023

PROJECT: 2203
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SCALE: 1/4" = 1'-0"
PROPOSED
EAST (ALLEY)
ELEVATION
A3.5

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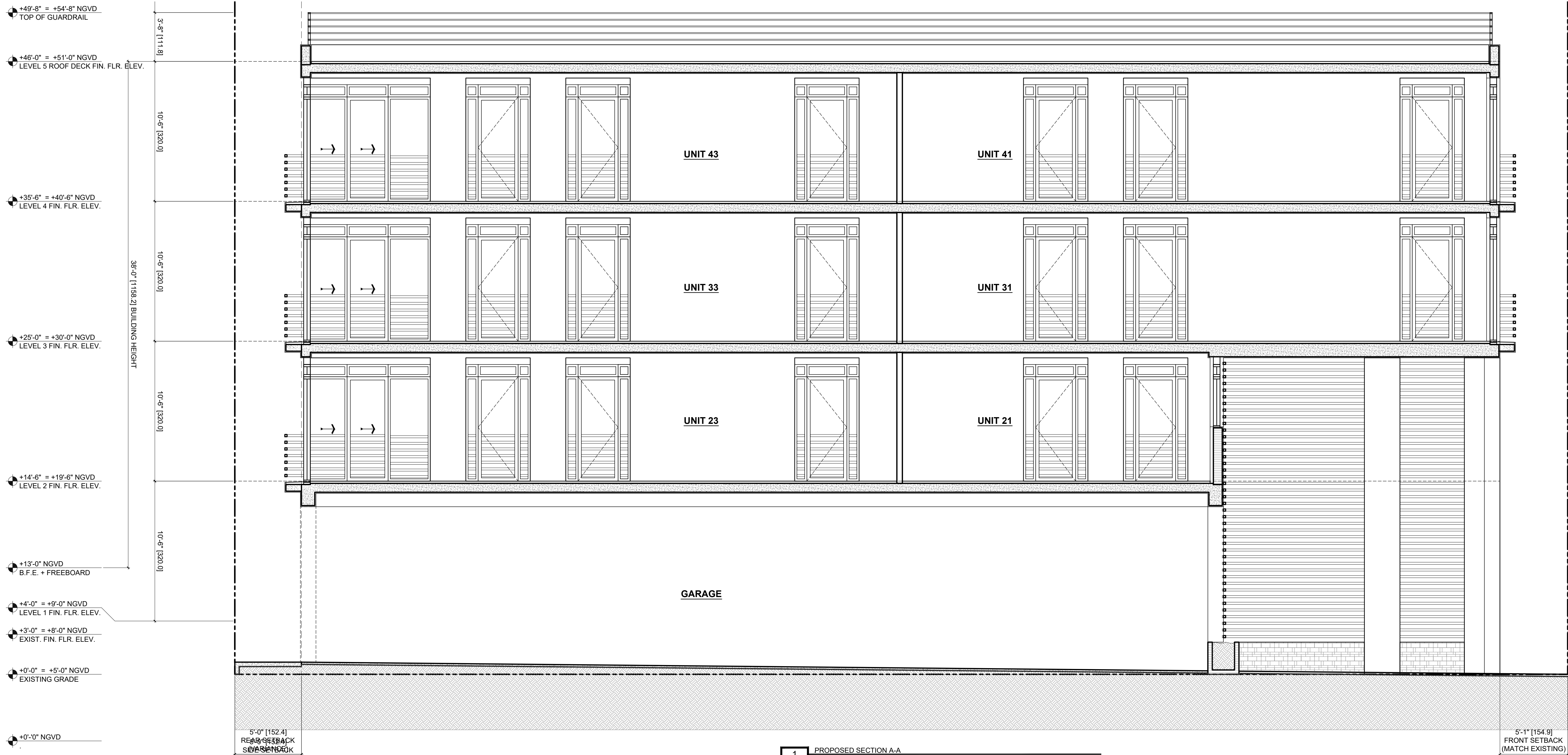
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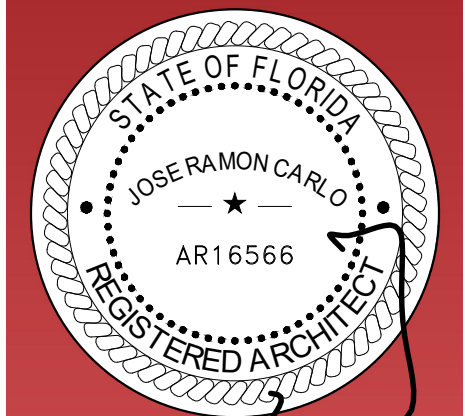
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PROPOSED
WEST
ELEVATION
A3.3

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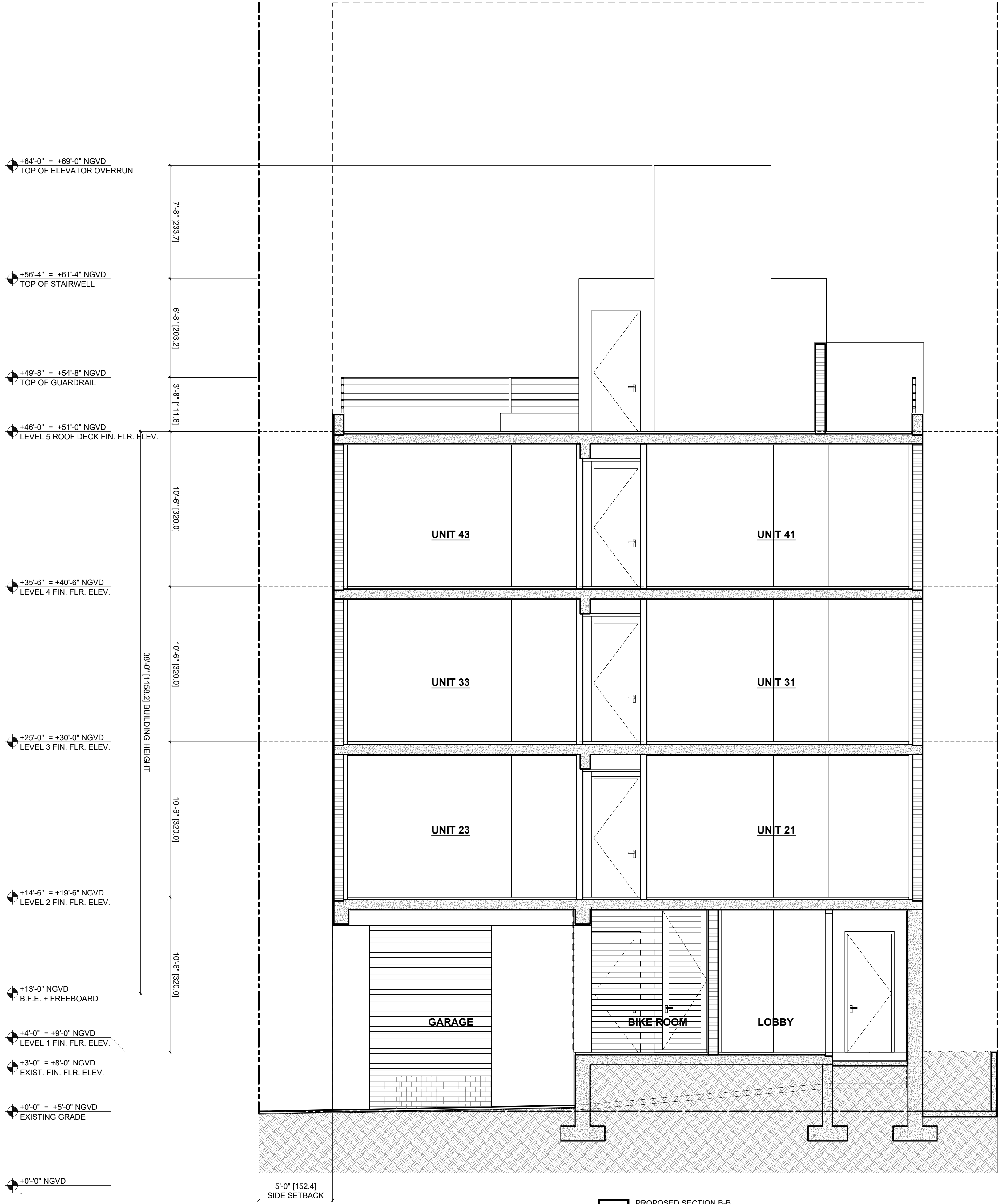
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DATE :	JANUARY 17, 2023
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REV.	DESCRIPTION DATE

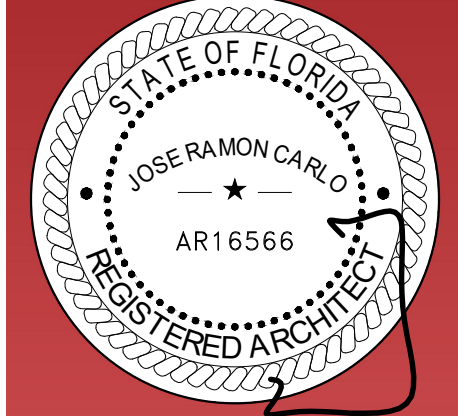
SCALE: 1/4" = 1'-0"

PROPOSED
SECTION A-A

A4.1

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

PROPOSED
SECTION B-B

A4.2