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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:**  
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1 1 I S L A N D A V E N U E , # 2 1 0 5  
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**DESIGN:**  
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**PROJECT MANAGER:**  
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**LANDSCAPE ARCHITECT:**  
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**TRANSPORTATION ENGINEER:**  
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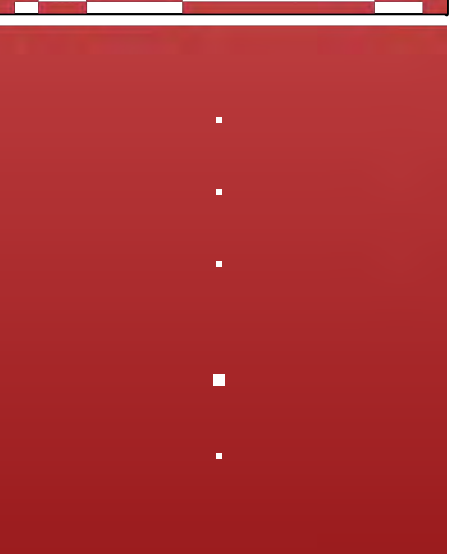
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**MIXED-USE PROJECT**  
OWNER: 13 JAN REAL ESTATE LLC  
829 4TH STREET  
MIAMI BEACH, FL 33139  
HISTORIC PRESERVATION BOARD  
JANUARY 17, 2023

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

REV. DESCRIPTION DATE

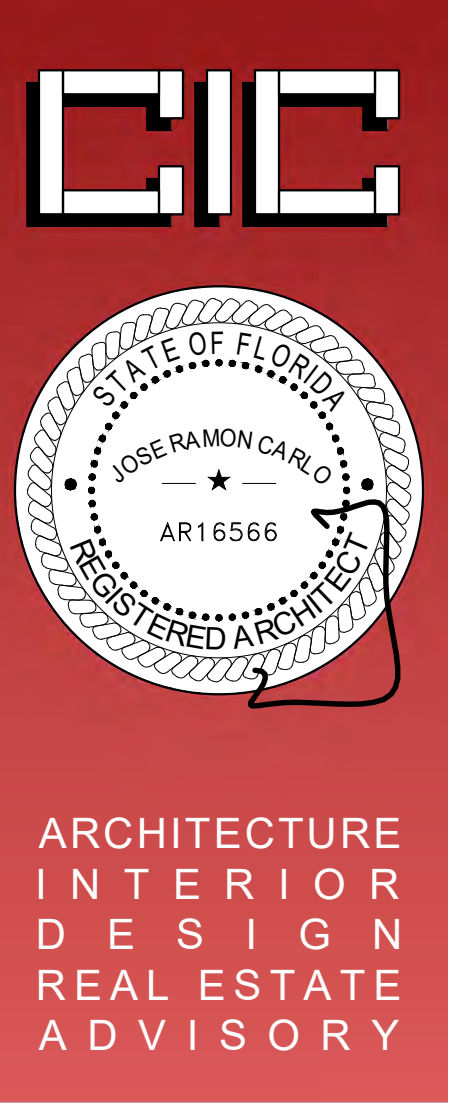
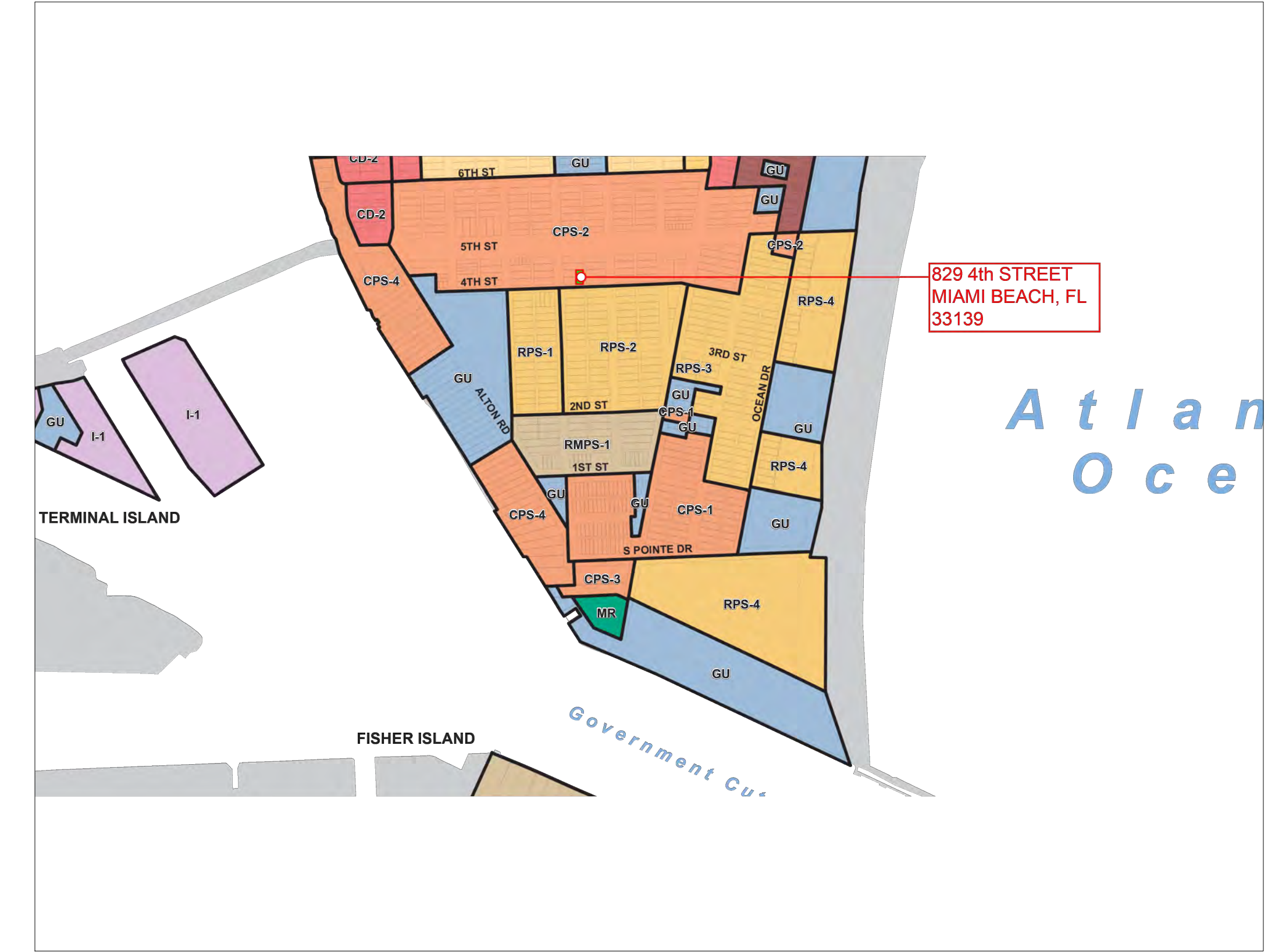
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#	PROPERTY INFORMATION	EXISTING	MINIMUM REQUIRED / MAXIMUM ALLOWED	PROPOSED	NOTES / REMARKS
1	ADDRESS	829 4TH STREET, MIAMI BEACH, FL 33139			
2	FOLIO	02-4203-009-5070			
3	BOARD REVIEW	HISTORIC PRESERVATION BOARD			
4	HPB FILE NUMBER	HPB22-0561			
5	YEAR BUILT	1952			
6	BASE FLOOD ELEVATION	+8'-0" NGVD			
7	FINISHED FLOOR ELEVATION	+8'-0" NGVD		+9'-0" NGVD AT NEW CONSTRUCTION; +8'-0" AT EXISTING TO REMAIN	
8	GRADE		+5'-0" NGVD		
9	ADJUSTED GRADE			+9'-0" NGVD	EXISTING GRADE + FREEBOARD
10	LOT AREA	5,000 SF			
11	LOT WIDTH	50'-0"			
12	LOT DEPTH	100'-0"			
13	BUILDING AREA	2,088 SF	2.0 FAR = 10,000 SF	10,000 SF	
14	OCCUPANCY	R-2 RESIDENTIAL MULTIFAMILY		R-2 RESIDENTIAL MULTIFAMILY	FBC BUILDING 310.4 RESIDENTIAL GROUP R-2: CONTAINING SLEEPING UNITS OR MORE THAN TWO DWELLING UNITS WHERE THE OCCUPANTS ARE PRIMARILY PERMANENT IN NATURE
15	LEGAL DESCRIPTION	3-4 54 43 34 53 42 OCEAN BEACH ADDN NO 3, PB 2-81, E50FT LOTS 7 & 8 BLK 75, LOT SIZE 50.000 X 100, OR 19151-2587 0600 1, COC 23622-3514 05 2005 1			

ZONING INFORMATION	EXISTING	MINIMUM REQUIRED / MAXIMUM ALLOWED	PROPOSED	NOTES / REMARKS
16 ZONING DISTRICT	CPS-2 GENERAL MIXED USE COMMERCIAL			
17 PERMITTED USES	1. SINGLE FAMILY, TOWNHOME, APARTMENT, APARTMENT HOTEL PURSUANT TO SECTION 142-1105; 2. HOTEL AND SUITE HOTELS PURUSANT TO SECTION 142-1105; 3. COMMERCIAL			
18 USE AT GROUND LEVEL	RESIDENTIAL	SEE LINE ITEM #17	RESIDENTIAL AND COMMERCIAL	FOR PROPERTIES LESS THAN 60 FT IN WIDTH, THE TOTAL AMOUNT OF COMMERCIAL SPACE AT THE FIRST LEVEL ALONG A STREET SIDE SHALL BE DETERMINED BY THE HPB
19 MINIMUM LOT AREA	5,000 SF	6,000 SF MINIMUM	EXISTING TO REMAIN	
20 MINIMUM LOT WIDTH	50'-0"	50'-0" MINIMUM	EXISTING TO REMAIN	
21 MAXIMUM BUILDING HEIGHT	15'-9"	LINE ITEM 23: RESIDENTIAL AND/OR HOTEL DEVELOPMENT	46'-0"	
22 MAXIMUM FAR	0.42	2.0 MAXIMUM	2.0 = 10,000 SF	WHEN MIN. 75% OF THE LINEAR FRONTAGE OF THE BLDG AT THE GROUND FLOOR LEVEL IS USED FOR COMMERCIAL USES, THE FAR SHALL FOLLOW THE RANGE OF THE COMMERCIAL DISTRICT WHERE
23 RESIDENTIAL AND/OR HOTEL DEVELOPMENT	PURSUANT TO ALL R-PS3 DISTRICT REGULATIONS, EXCEPT MAX. BLDG. HEIGHT FOR RESIDENTIAL & MIXED USE BUILDINGS SHALL BE 75 FT			
24 OPEN SPACE	0.58	0.70	0.77	
25 MINIMUM APARTMENT UNIT SIZE	500 SF	600 SF	628 SF	NEW CONSTRUCTION
26 AVERAGE APARTMENT UNIT SIZE	500 SF	850 SF	850.2 SF	NEW CONSTRUCTION
27 MINIMUM FLOOR AREA PER HOTEL UNIT	N/A	15% = 300 SF TO 335 SF; 85% = 335+ SF		
28 PARKING -RESIDENTIAL	0	10 SPACES = 1.5 FOR UNITS 500 TO 999 SF; 1.75 FOR UNITS 1,000 TO 1,200 SF	8	SEE NOTE A BELOW. DESIGNATED GUEST PARKING: DEVELOPMENTS ≤ 20 UNITS SHALL HAVE NO DESIGNATED GUEST PARKING REQUIREMENTS.
29 PARKING -COMMERCIAL	0	SEE NOTES A AND B BELOW	0	
30 PARKING -HOTEL	0	NOT APPLICABLE	NOT APPLICABLE	
31 MINIMUM OFF-STREET LOADING	0	0	0	SEE NOTE C
32 SETBACK -FRONT	5'-1"	5'-0" FOR MIXED USE (RPS 2); 5'-0" FOR RESIDENTIAL; 0'-0" OTHERWISE	5'-1"	WHEN MORE THAN 25% OF THE TOTAL AREA OF A BLDG IN A C-PS DISTRICT IS USED FOR RESIDENTIAL OR HOTEL UNITS, ANY FLOOR CONTAINING SUCH UNITS SHALL FOLLOW THE R-PS1, 2, 3, 4 SETBACK
33 SETBACK -SIDE	5'-5"	5'-0" FOR LOTS 50 FT WIDE OR LESS (RPS 2)	5'-0"	RESIDENTIAL USES SHALL FOLLOW THE R-PS1, 2,3,4 SETBACKS
34 SETBACK -SIDE FACING A STREET / ALLEY	19'-5"	5'-0" (RPS 2)	5'-0"	RESIDENTIAL USES SHALL FOLLOW THE R-PS1, 2,3,4 SETBACKS
35 SETBACK -REAR	6'-7"	10% LOT DEPTH @ MIXED USE (RPS 2); 5'-0" NOT ABUTTING A RESIDENTIAL DISTRICT	5'-0"	VARIANCE
NOTES	<p>CMB LAND USE ORDINANCE, SUBPART B, SECTION 130-42 (44) ANY CONTRIBUTING BUILDING ON AN INDIVIDUALLY DESIGNATED HISTORIC SITE, WHICH IS LOCATED IN PARKING DISTRICT NO. 1, MAY PROVIDE PARKING ON THE SITE FOR ANY USE LISTED IN SUBSECTIONS (6), (13), (26) ABOVE. SUCH PARKING, IF PROVIDED, SHALL BE EXEMPT FROM FAR, PER CHP. 114 OF THESE LAND DEVELOPMENT REGULATIONS.</p> <p>RESTAURANTS OR OTHER ESTABLISHMENT FOR CONSUMPTION OF FOOD OR BEVERAGES: ONE SPACE PER EVERY FOUR SEATS. RETAIL STORE, COIN LAUNDRY, DRY CLEANING RECEIVING STATION, STOCK BROKERAGE OR PERSONAL SERVICE ESTABLISHMENT: ONE SPACE PER EVERY 300 SQUARE FEET OF FLOOR AREA.</p> <p>FOR ANY RESIDENTIAL OR HOTEL BUILDING OF LESS THAN 36 UNITS, NO OFF-STREET LOADING SPACES ARE REQUIRED</p>			



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 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



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
<b>TOTAL</b>	<b>7,652.0 SF</b>	<b>14 SPACES</b>
<b>AVERAGE</b>	<b>850.2 SF</b>	

COMMERCIAL SPACE	AREA	PARKING
RESTAURANT	516.0 SF	20 SEATS
		5.0 SPACES

<b>SPACES PROVIDED ON SITE</b>	<b>8.0 SPACES</b>
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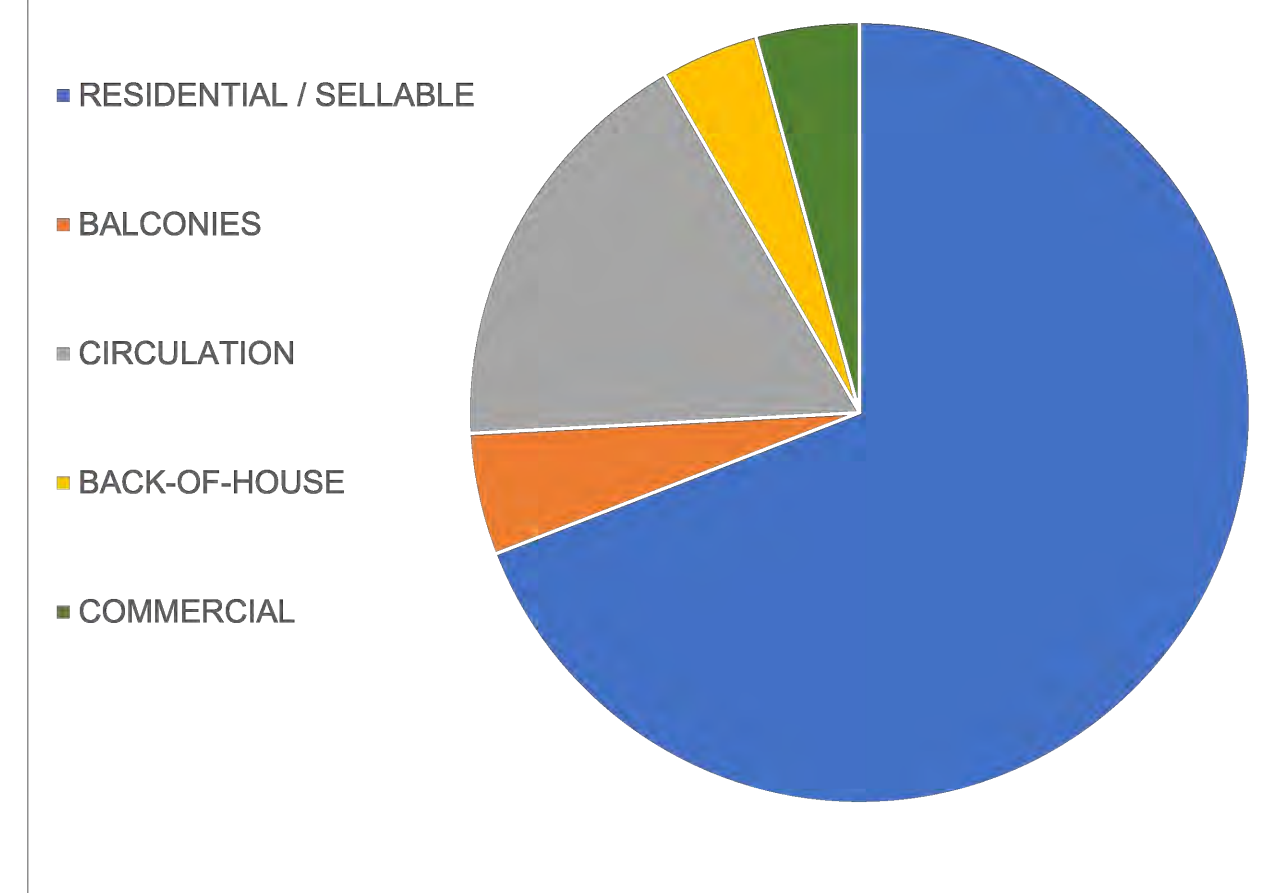
**AREA SUMMARY BY LEVEL**

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	
<b>TOTAL</b>	<b>9,997 SF</b>	<b>743 SF</b>	

<b>AVERAGE UNIT SIZE</b>	<b>850.2 SF</b>
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**AREA SUMMARY BY CATEGORY**

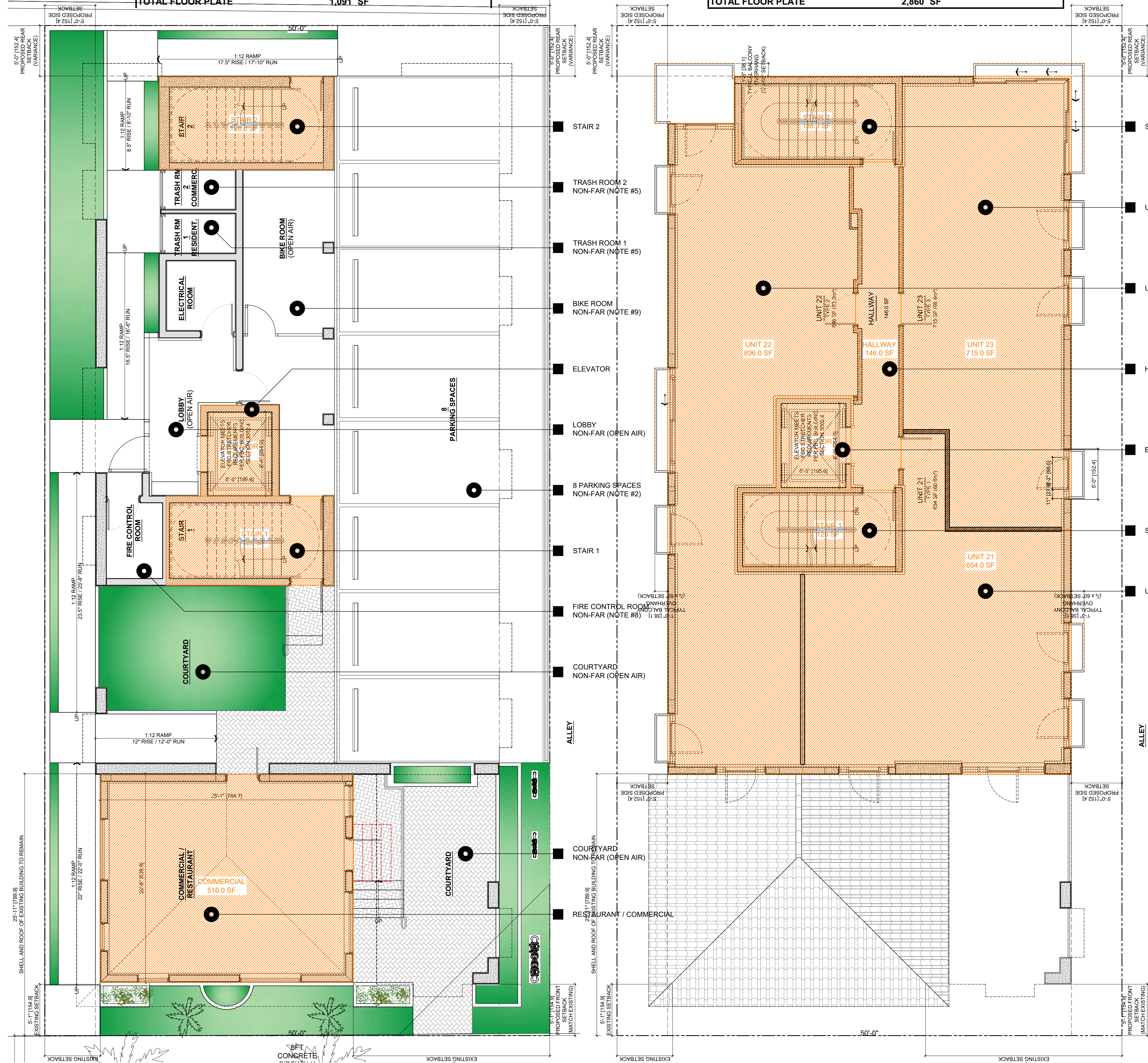
CATEGORY	FAR AREA	NON-FAR AREA	NOTES
RESIDENTIAL / SELLABLE	7,652.0 SF		
BALCONIES		428.0	
CIRCULATION	1,829.0 SF		
BACK-OF-HOUSE		315.0 SF	
COMMERCIAL	516.0 SF		
<b>TOTAL</b>	<b>9,997.0 SF</b>	<b>743.0 SF</b>	



- NOTES**
- PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, SEC.114-1 DEFINITIONS, FLOOR AREA EXCLUDES TERRACES, BREEZEWAYS, OR OPEN PORCHES
  - 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)
  - PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES MECHANICAL EQUIPMENT ROOMS LOCATED ABOVE MAIN ROOF DECK
  - PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES EXTERIOR UNENCLOSED PRIVATE BALCONIES
  - 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
  - PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES STAIRWELLS AND ELEVATORS LOCATED ABOVE THE MAIN ROOF DECK
  - PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES ELECTRICAL TRANSFORMER VAULT ROOMS
  - 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
  - PER CMB CODE OF ORDINANCES, SUBPART B -LAND DEVELOPMENT REGULATIONS, CHP.114, FLOOR AREA EXCLUDES SECURED BICYCLE PARKING

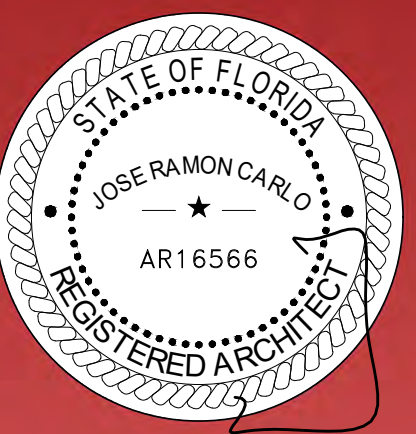
LEVEL 1	FAR AREA	NON-FAR AREA	NOTES
RESTAURANT	COMMERCIAL	516.0 SF	
TRASH ROOM 1	COMMERCIAL		33.0 SF NOTE 5
PARKING	RESIDENTIAL		8.0 SPACES
TRASH ROOM 2	RESIDENTIAL		33.0 SF NOTE 5
TRANSFORMER ROOM			63.0 SF
BICYCLE PARKING	RESIDENTIAL		126.0 SF
STAIR 2	CIRCULATION	138.0 SF	
STAIR 1	CIRCULATION	125.0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

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
<b>TOTAL</b>		<b>2,731.0 SF</b>	<b>129.0 SF</b>
<b>TOTAL FLOOR PLATE</b>		<b>2,860 SF</b>	



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

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



ARCHITECTURE  
INTERIOR  
DESIGN  
REAL ESTATE  
ADVISORY

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

FAR & AREA  
DATA

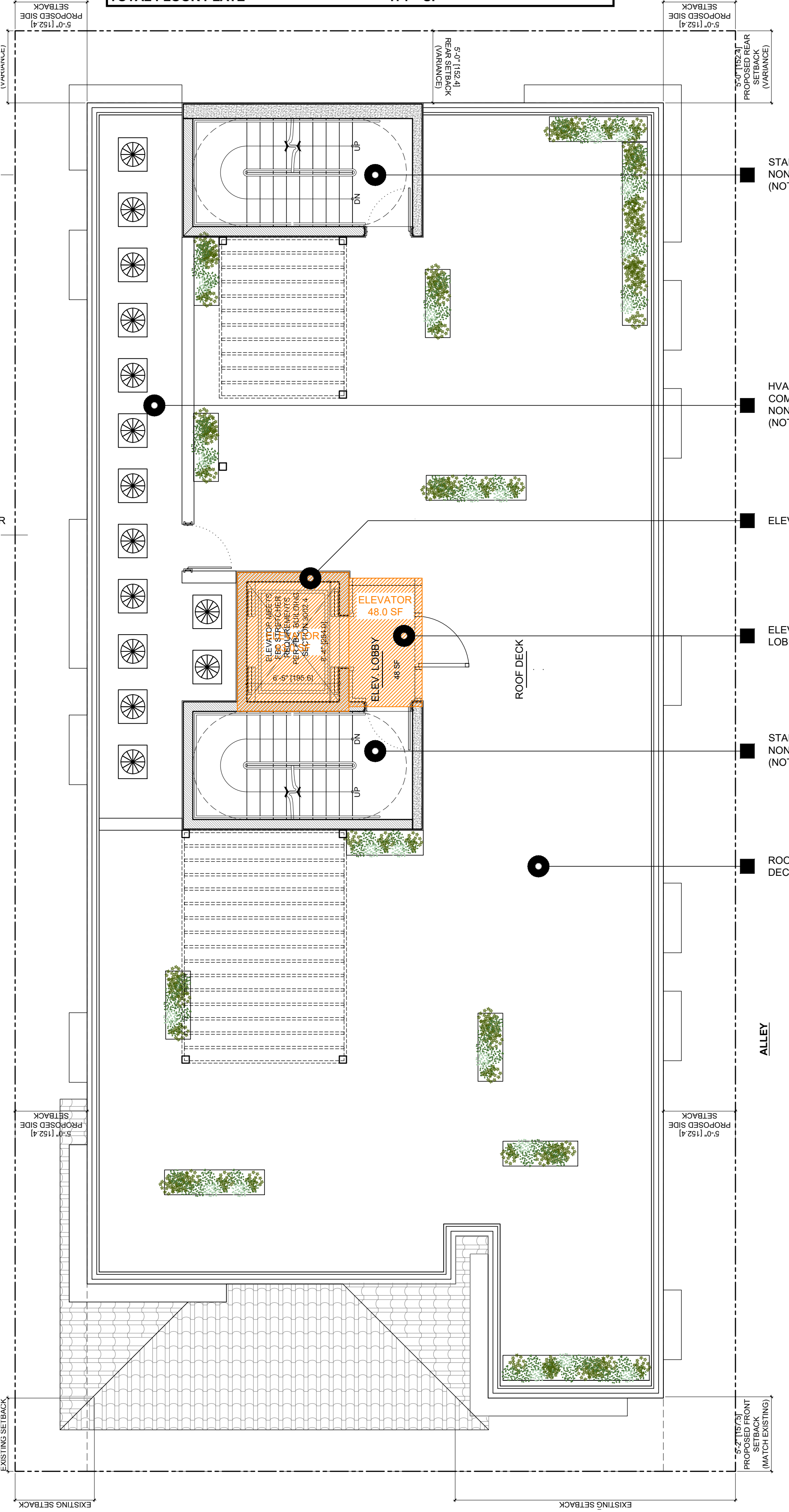
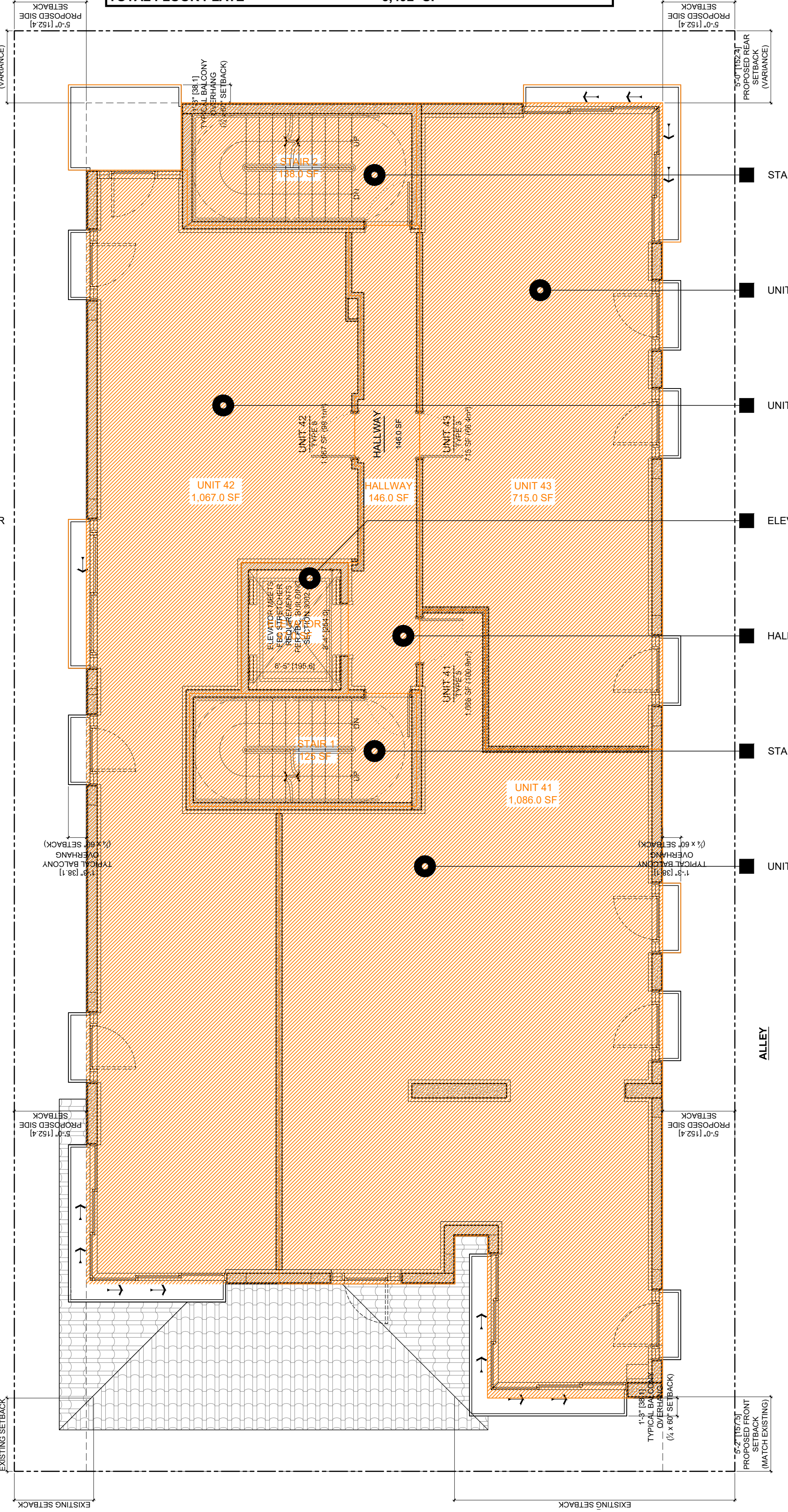
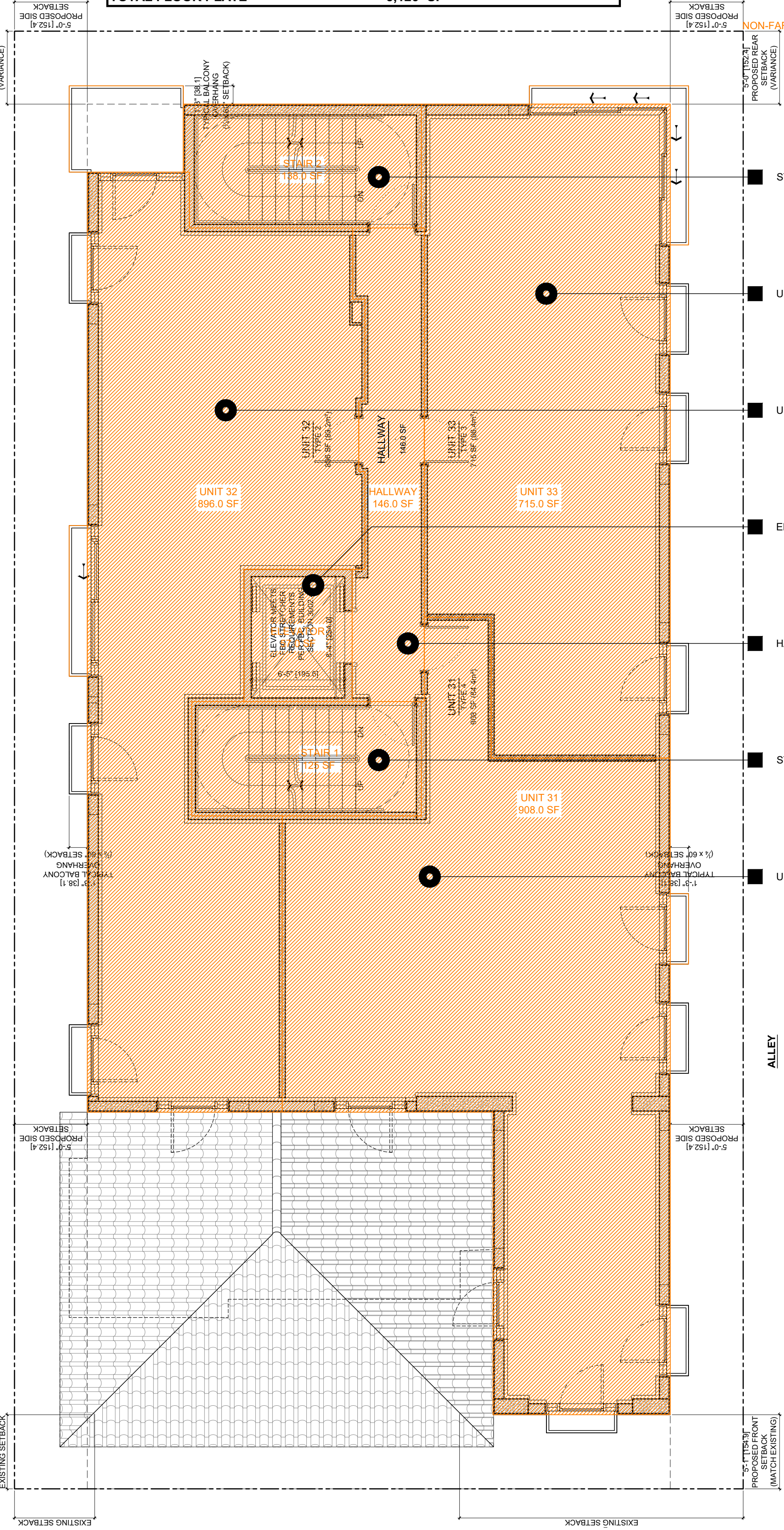
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LEVEL 3		FAR AREA	NON-FAR AREA	NOTES
UNIT 31	RESIDENTIAL	908.0 SF		
UNIT 31 BALCONY	RESIDENTIAL		24.0 SF	NOTE 4
STAIR 2	CIRCULATION	138.0 SF		
HALLWAY	CIRCULATION	146.0 SF		
UNIT 32	RESIDENTIAL	896.0 SF		
UNIT 32 BALCONY	RESIDENTIAL		76.0 SF	NOTE 4
STAIR 1	CIRCULATION	125.0 SF		
ELEVATOR	CIRCULATION	57.0 SF		
UNIT 33	RESIDENTIAL	715.0 SF		
UNIT 33 BALCONY	RESIDENTIAL		41.0 SF	NOTE 4
<b>TOTAL</b>		<b>2,985.0 SF</b>	<b>141.0 SF</b>	
<b>TOTAL FLOOR PLATE</b>		<b>3,126 SF</b>		

LEVEL 4		FAR AREA	NON-FAR AREA	NOTES
UNIT 41	RESIDENTIAL	1,086.0 SF		
UNIT 41 BALCONY	RESIDENTIAL		41.0 SF	NOTE 4
STAIR 2	CIRCULATION	138.0 SF		
HALLWAY	CIRCULATION	146.0 SF		
UNIT 42	RESIDENTIAL	1,067.0 SF		
UNIT 42 BALCONY	RESIDENTIAL		76.0 SF	NOTE 4
STAIR 1	CIRCULATION	125.0 SF		
ELEVATOR	CIRCULATION	57.0 SF		
UNIT 43	RESIDENTIAL	715.0 SF		
UNIT 43 BALCONY	RESIDENTIAL		41.0 SF	NOTE 4
<b>TOTAL</b>		<b>3,334.0 SF</b>	<b>158.0 SF</b>	
<b>TOTAL FLOOR PLATE</b>		<b>3,492 SF</b>		

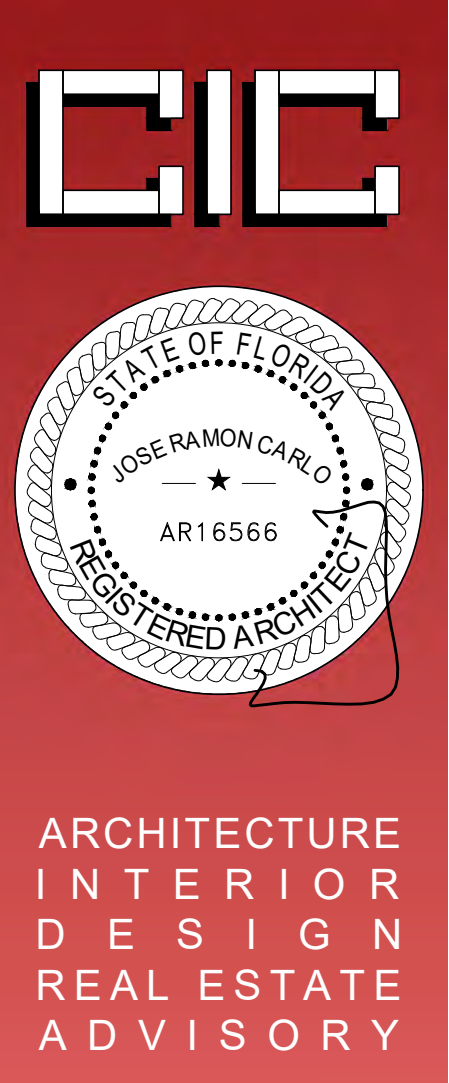
LEVEL 5		FAR AREA	NON-FAR AREA	NOTES
ELEVATOR LOBBY	CIRCULATION	48.0 SF		
ELEVATOR MACHINE ROOM			60.0 SF	NOTE 3
STAIR 2	CIRCULATION	0.0 SF		NOTE 6
STAIR 1	CIRCULATION	0.0 SF		NOTE 6
ELEVATOR	CIRCULATION	63.0 SF		NOTE 6
POOL DECK				
<b>TOTAL</b>		<b>111.0 SF</b>	<b>60.0 SF</b>	
<b>TOTAL FLOOR PLATE</b>		<b>171 SF</b>		



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

**4** PROPOSED LEVEL 4 - FAR AREAS  
SCALE: 3/16" = 1'-0"

**5** PROPOSED LEVEL 5 - FAR AREAS  
SCALE: 3/16" = 1'-0"



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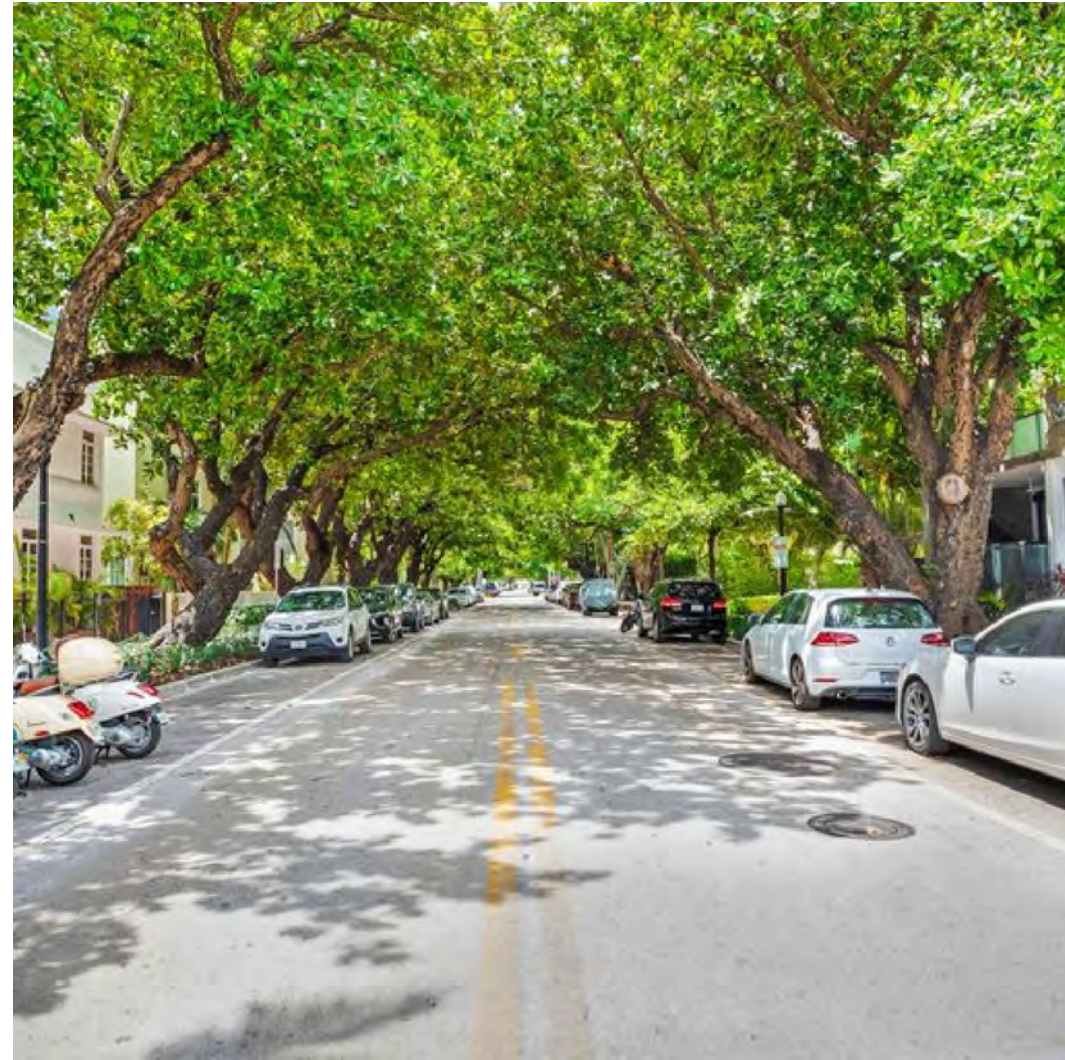
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FAR & AREA  
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VIEW OF MERIDIAN AVENUE FACING SOUTH FROM 4TH STREET



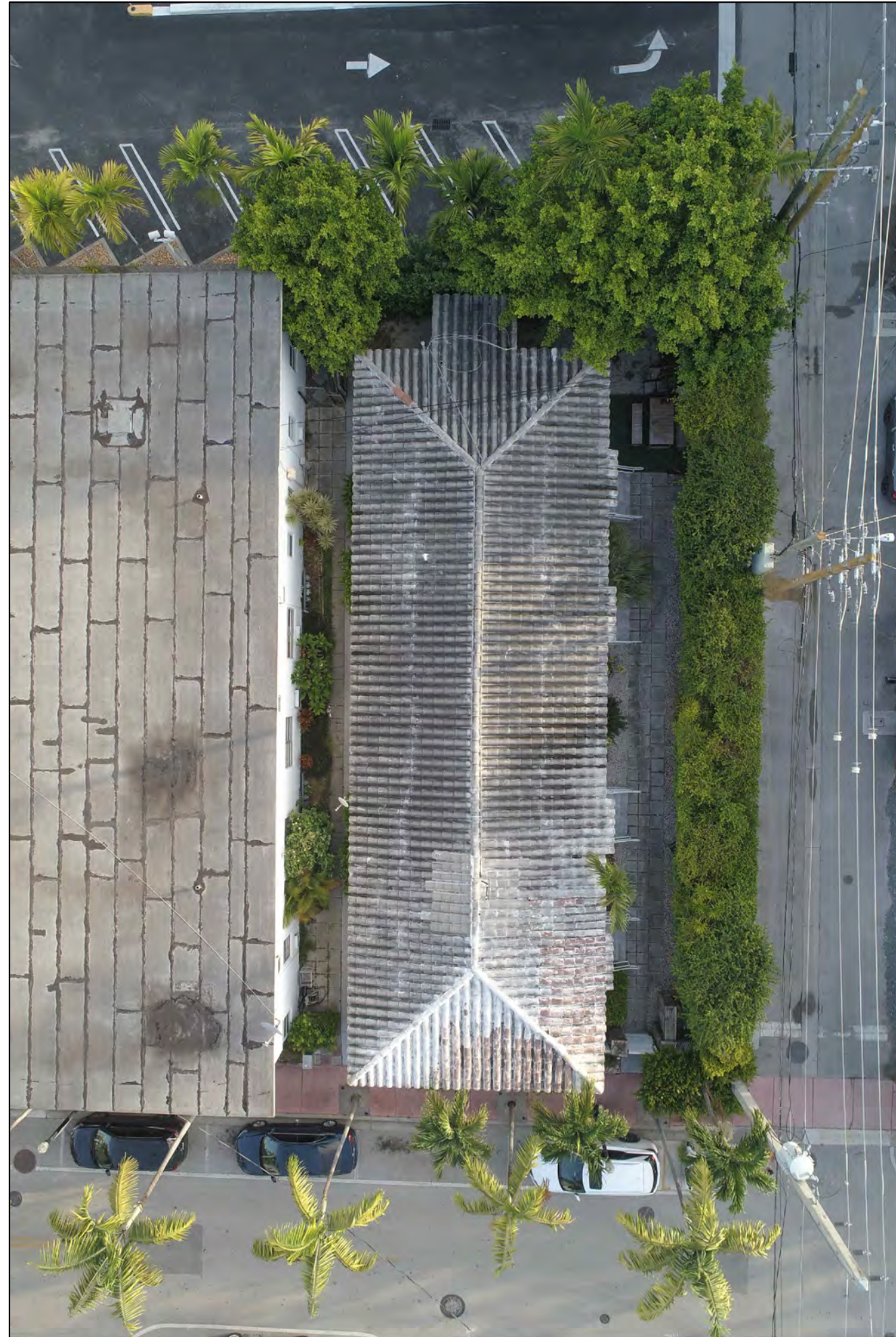
VIEW OF MERIDIAN AVENUE FACING SOUTH BETWEEN 4TH AND 5TH STREETS



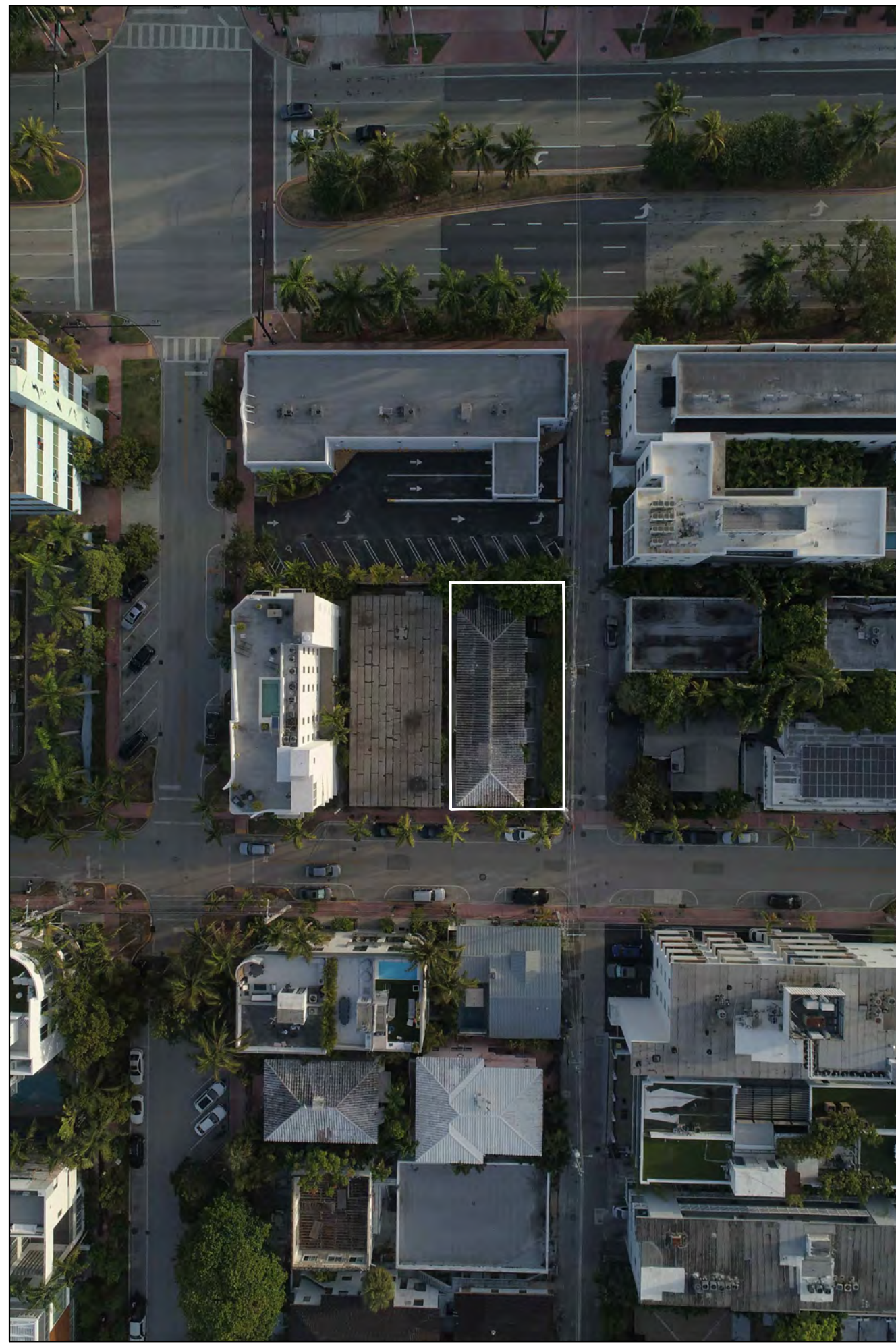
VIEW OF 4TH STREET FACING WEST FROM MERIDIAN AVENUE



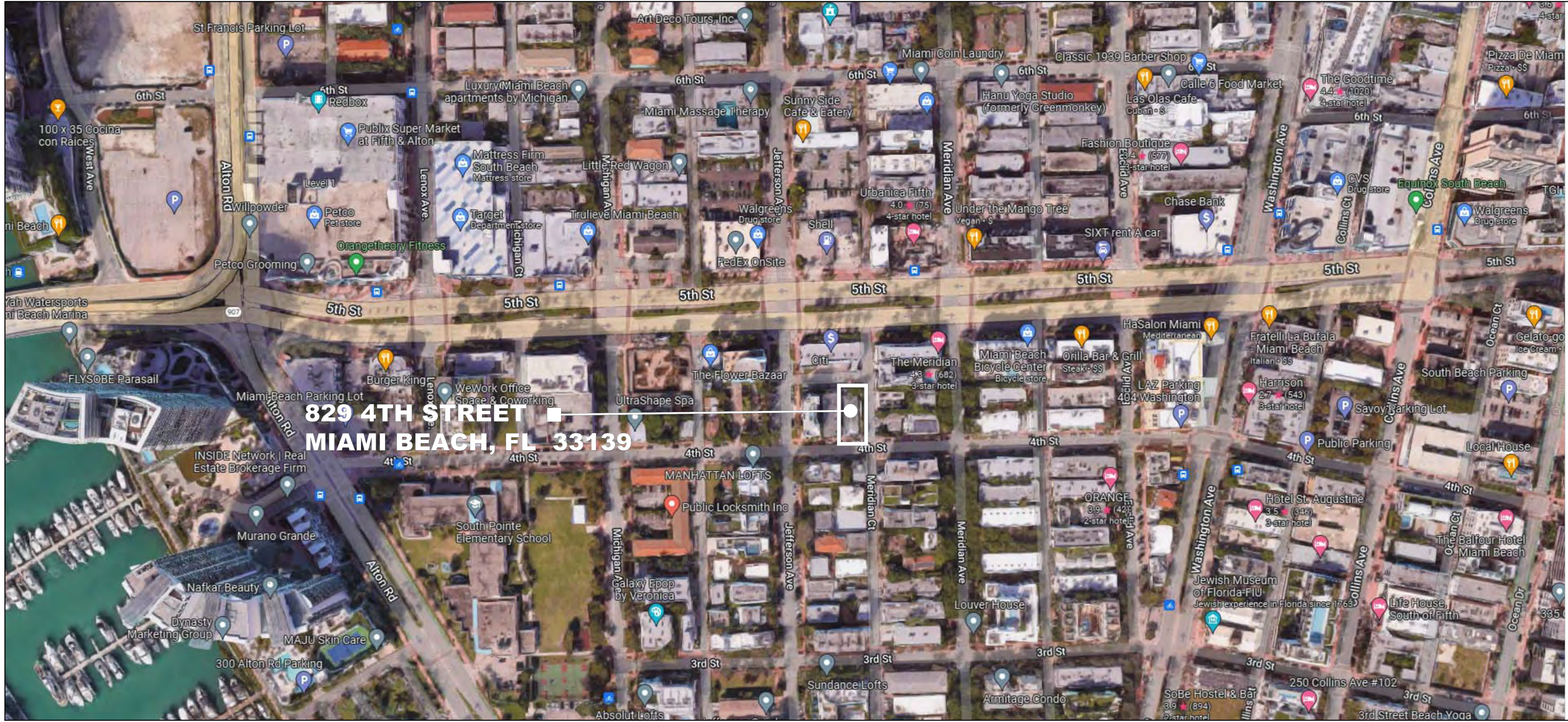
VIEW OF JEFFERSON AVENUE FACING SOUTH FROM 5TH STREET



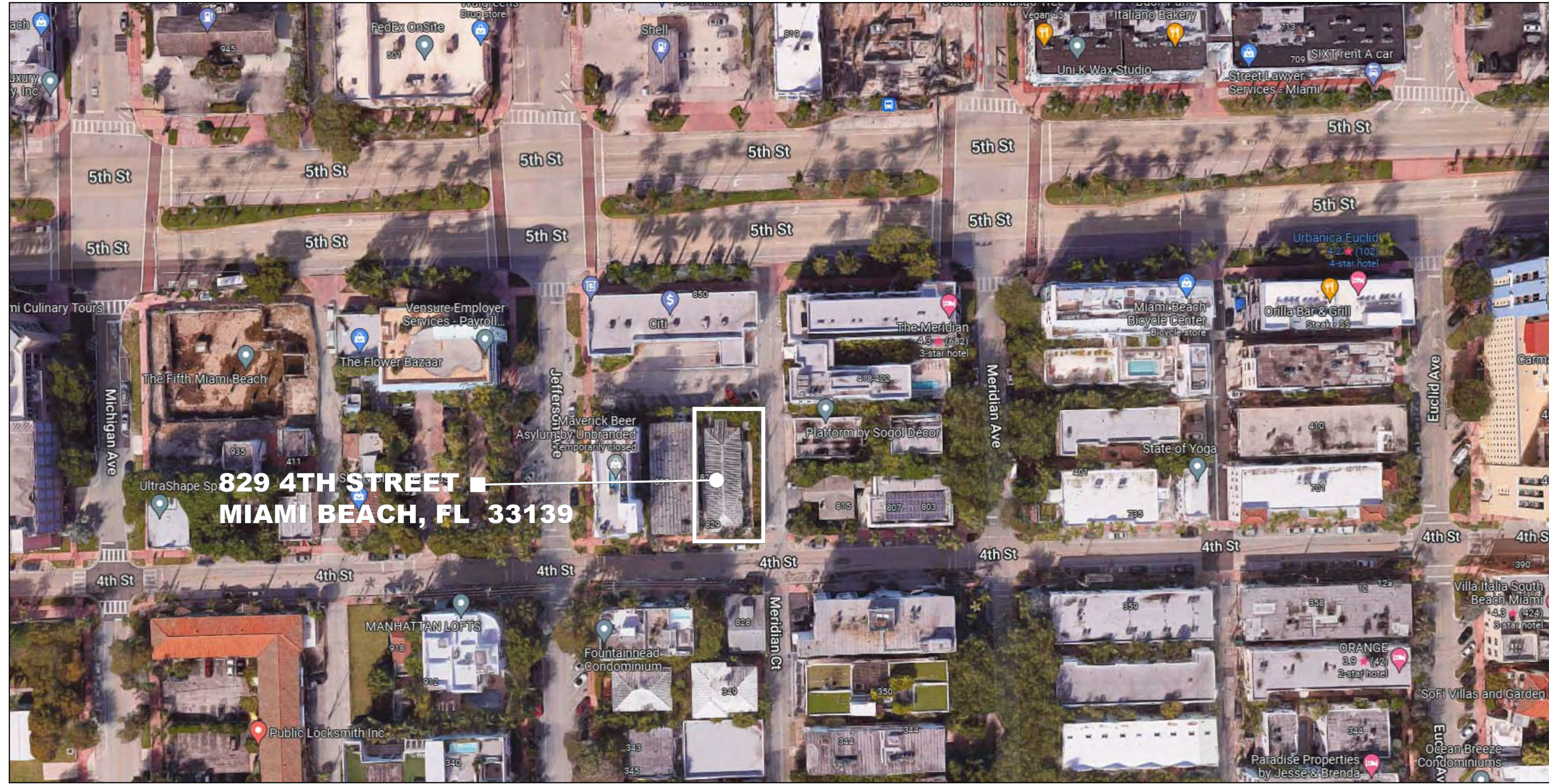
AERIAL VIEW OF 829 4TH STREET



AERIAL VIEW OF 829 4TH STREET



829 4TH STREET  
MIAMI BEACH, FL 33139



829 4TH STREET  
MIAMI BEACH, FL 33139

1 LOCATION PLAN  
SCALE: NOT TO SCALE

**CIC**

STATE OF FLORIDA  
REGISTERED ARCHITECT  
JOSE RAMON CARLO  
AR16566

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	
FILE:	HPB 230117	
REV.	DESCRIPTION	DATE

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

LOCATION  
PLAN

**A1.0**



ENTRY GATE



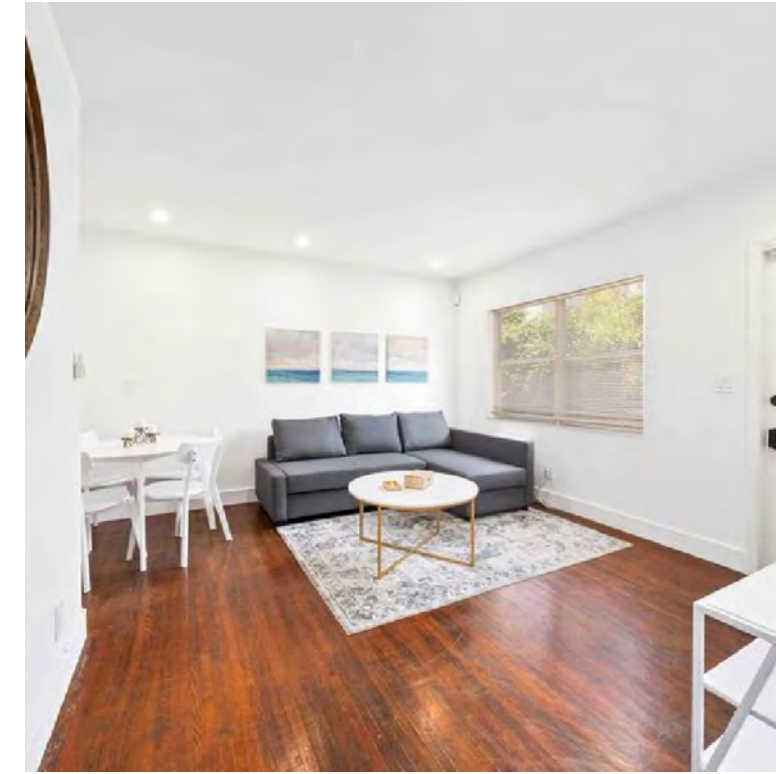
STAIR STOOP AND HANDRAILS



STANDARD BATHROOM



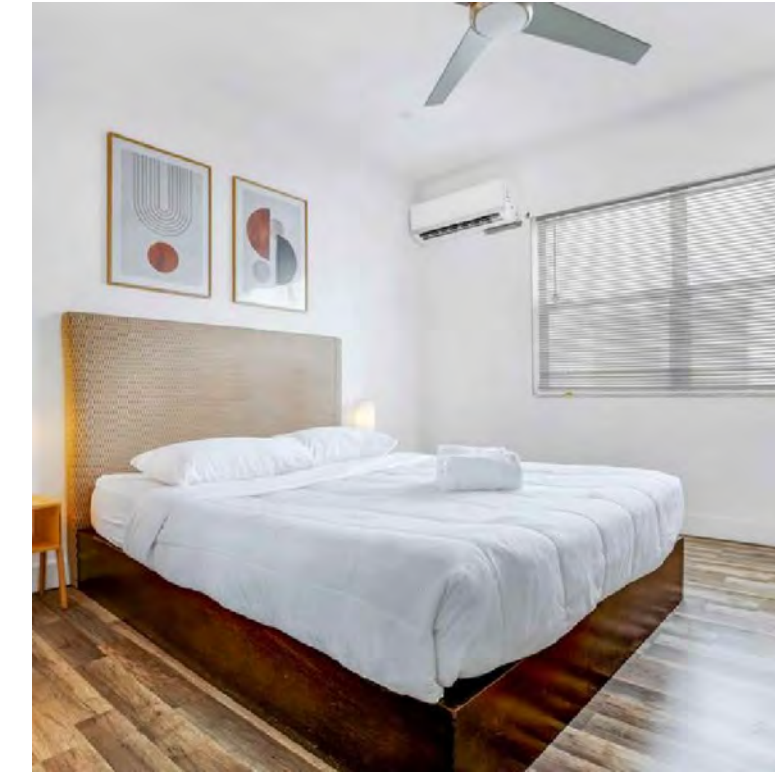
STANDARD KITCHEN



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



STANDARD BEDROOM



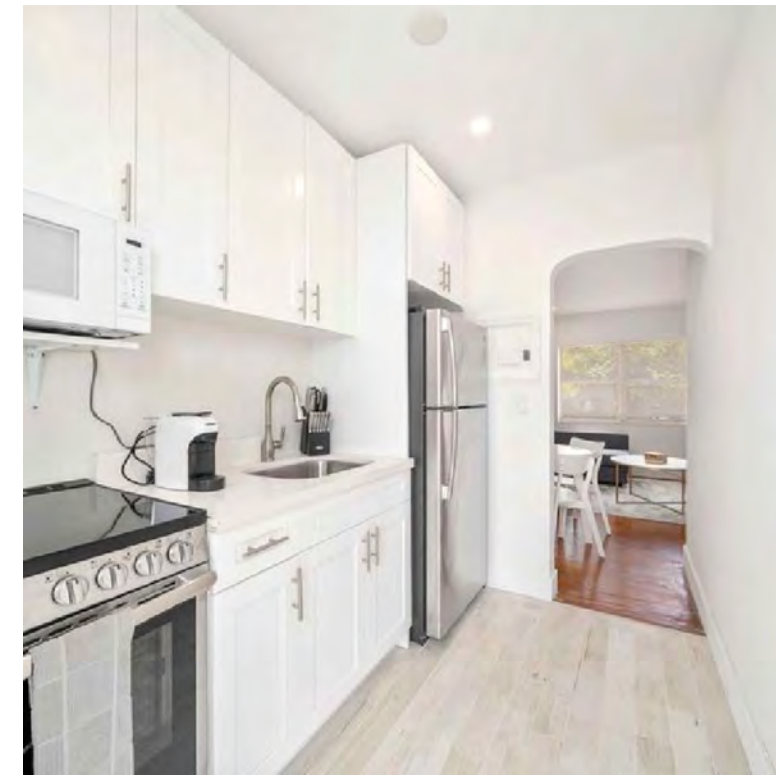
EAST FACADE



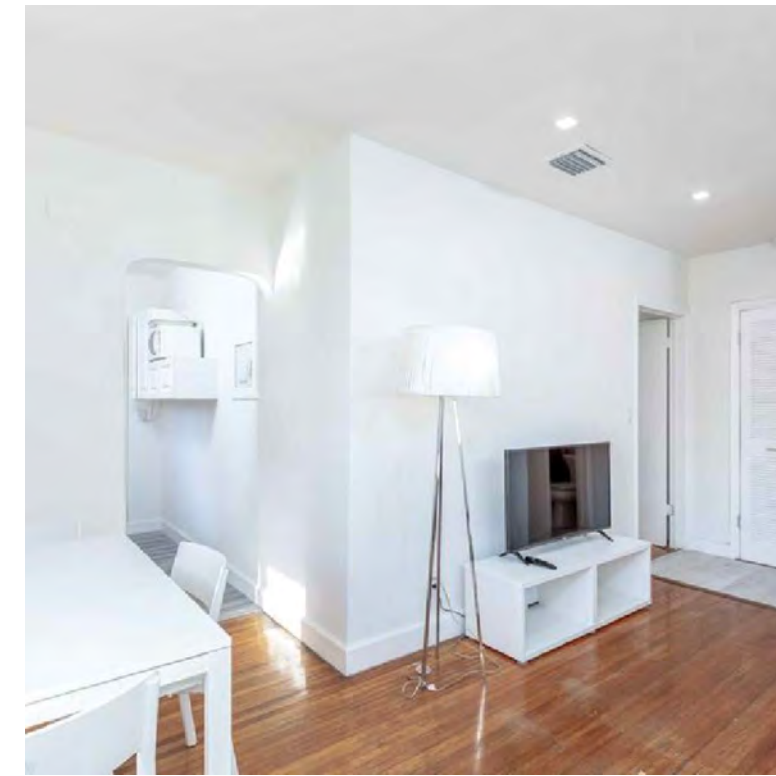
TYPICAL ENTRY DOOR



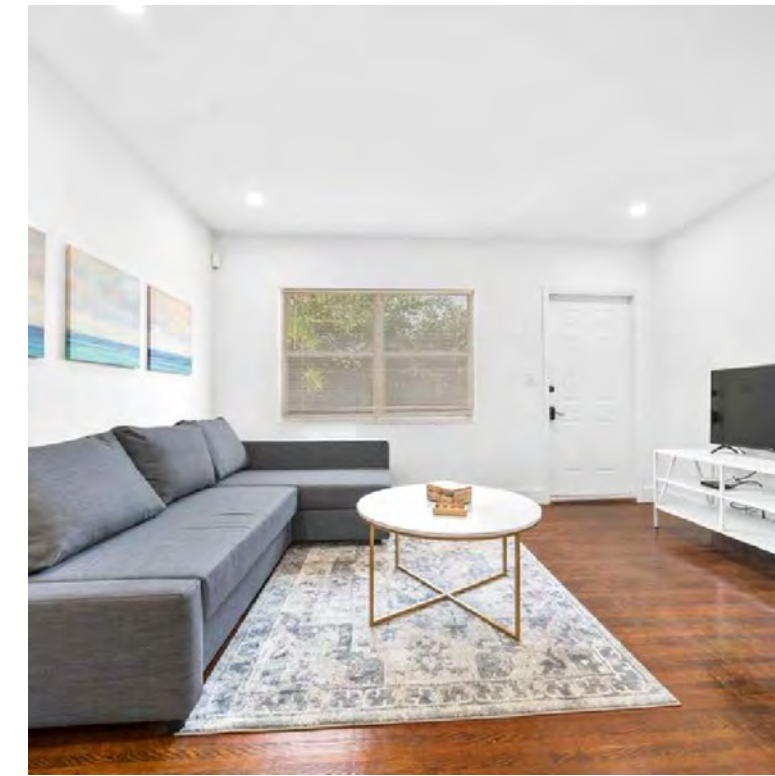
STANDARD BATHROOM



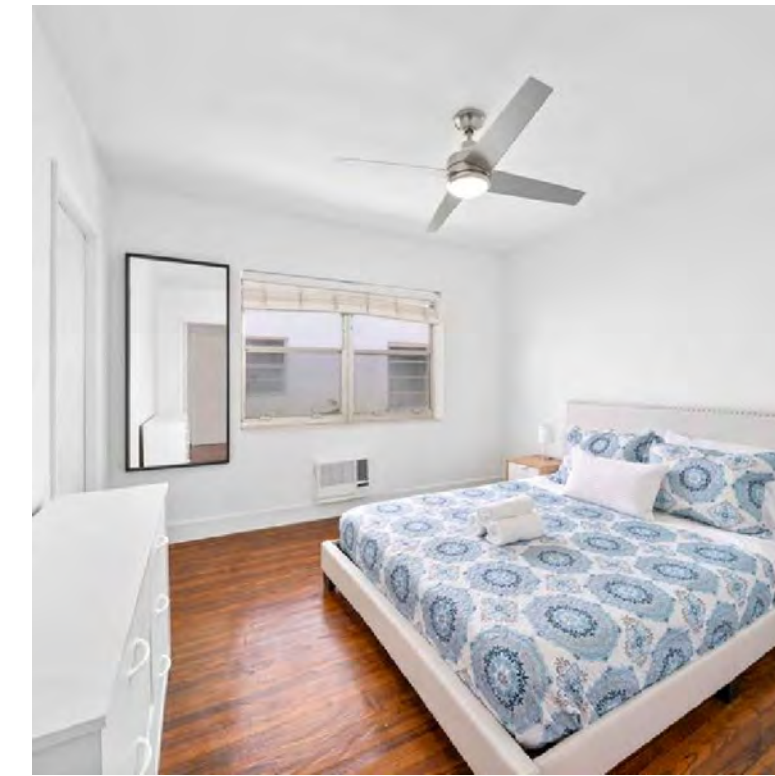
STANDARD KITCHEN



STANDARD LIVING / DINING ROOM

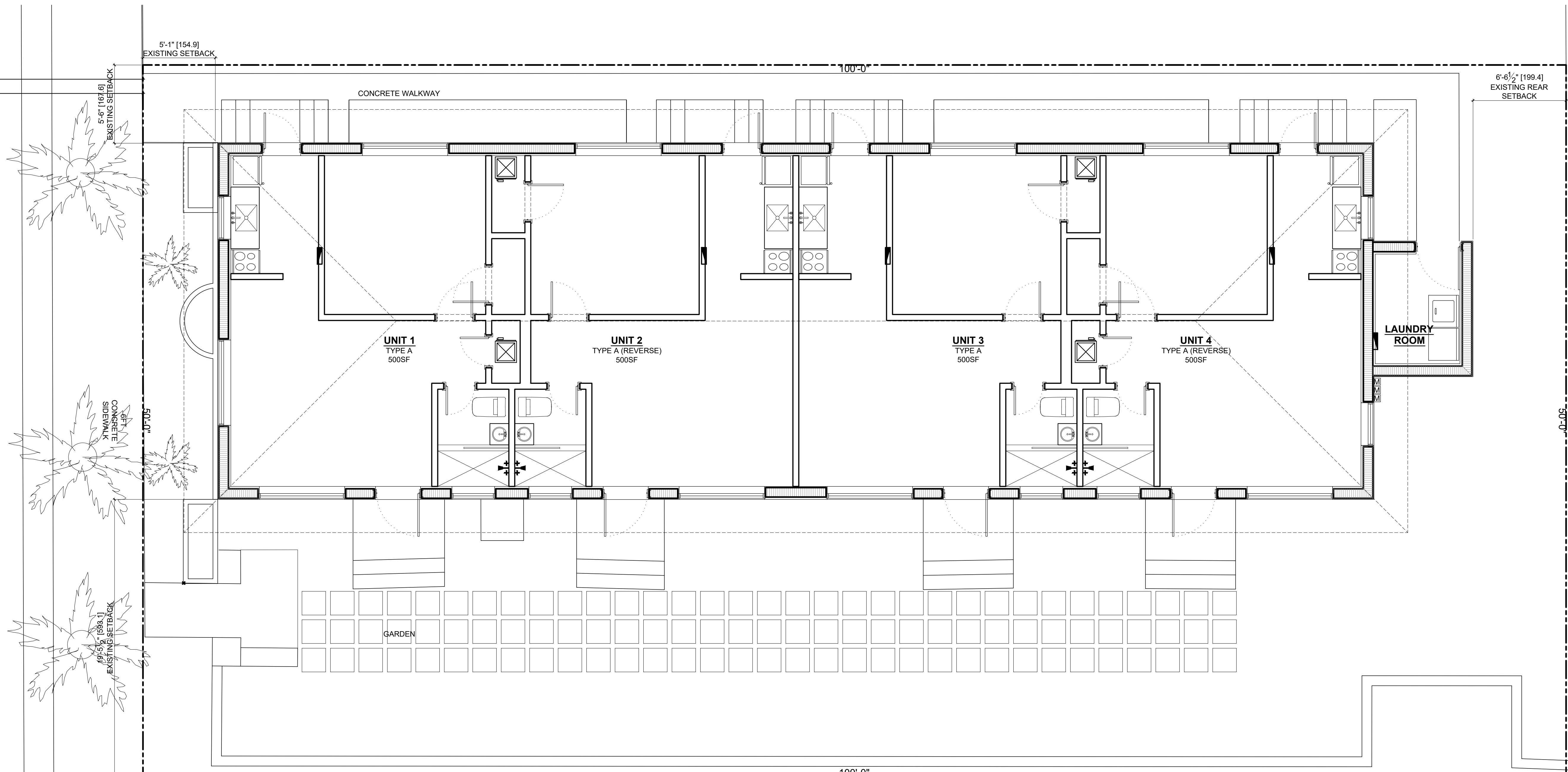


STANDARD LIVING / DINING ROOM



STANDARD BEDROOM

3  
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C  
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100'-0"  
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"

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JOSE RAMON CARLO  
AR16566  
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INTERIOR  
DESIGN  
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ADVISORY

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**MIXED-USE PROJECT**  
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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"

EXISTING  
LEVEL 1  
GROUND FLOOR  
**A1.1**

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2 SOUTHWEST VIEW  
SCALE: NTS



3 SOUTH FACADE - 4TH STREET  
SCALE: NTS



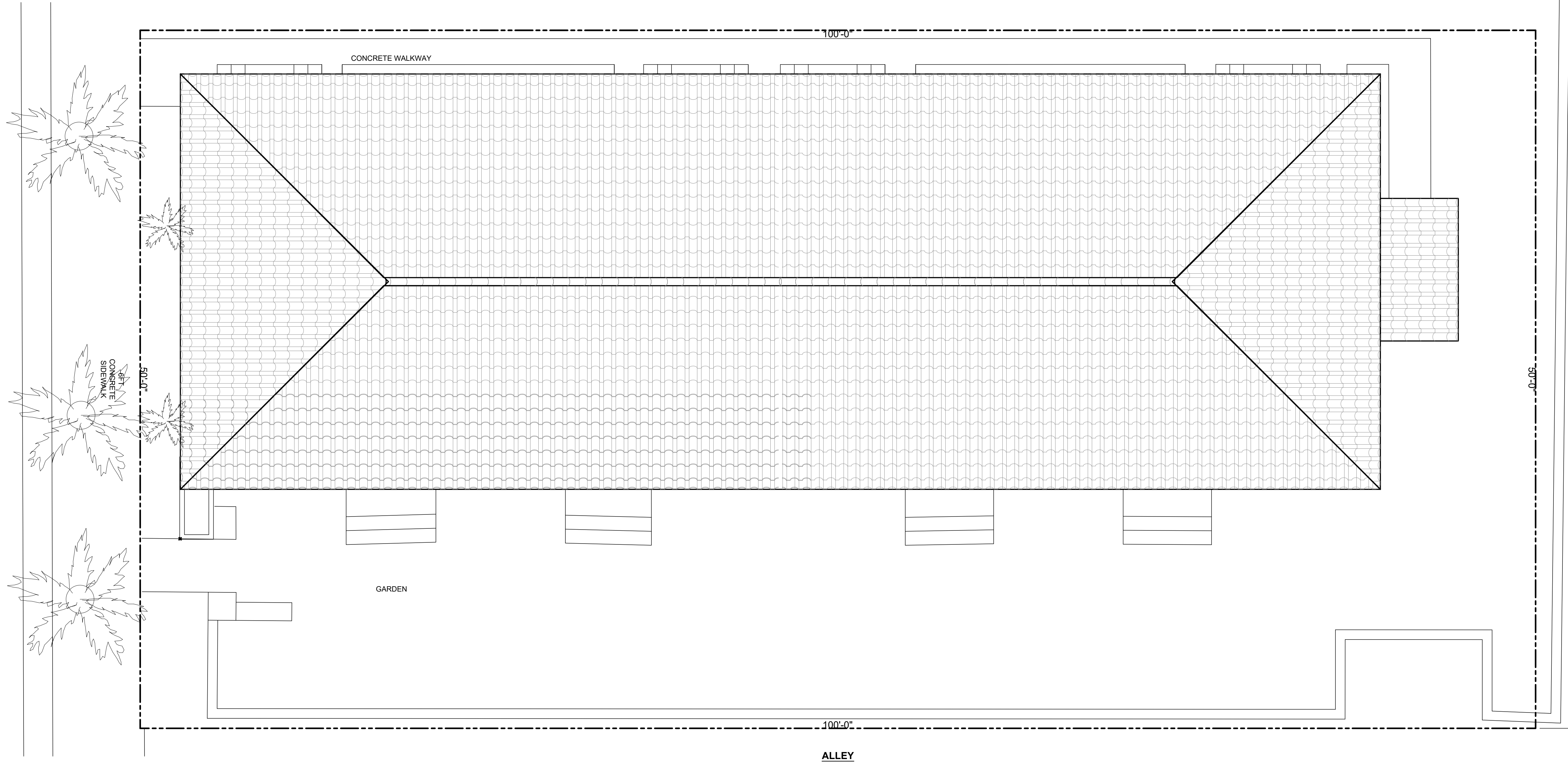
4 SOUTHEAST VIEW (ALLEY)  
SCALE: NTS



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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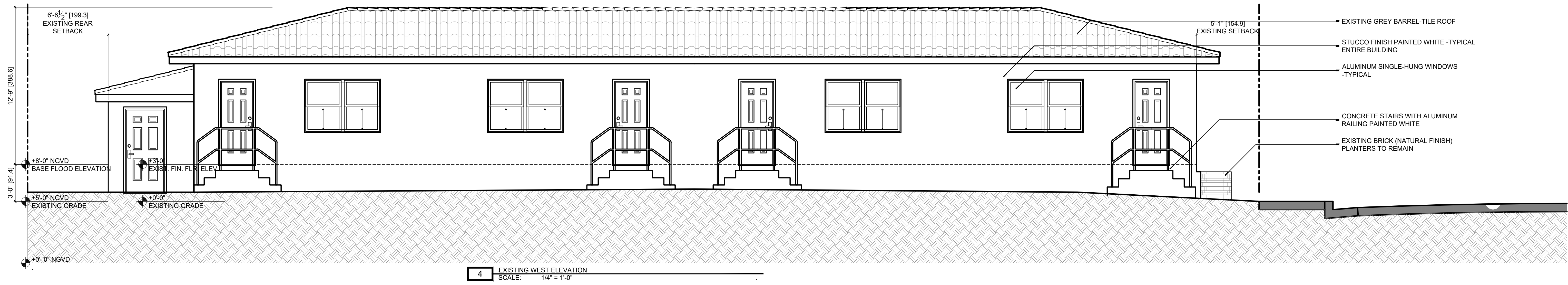
REV.	DESCRIPTION	DATE

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

EXISTING  
ROOF PLAN

**A1.2**

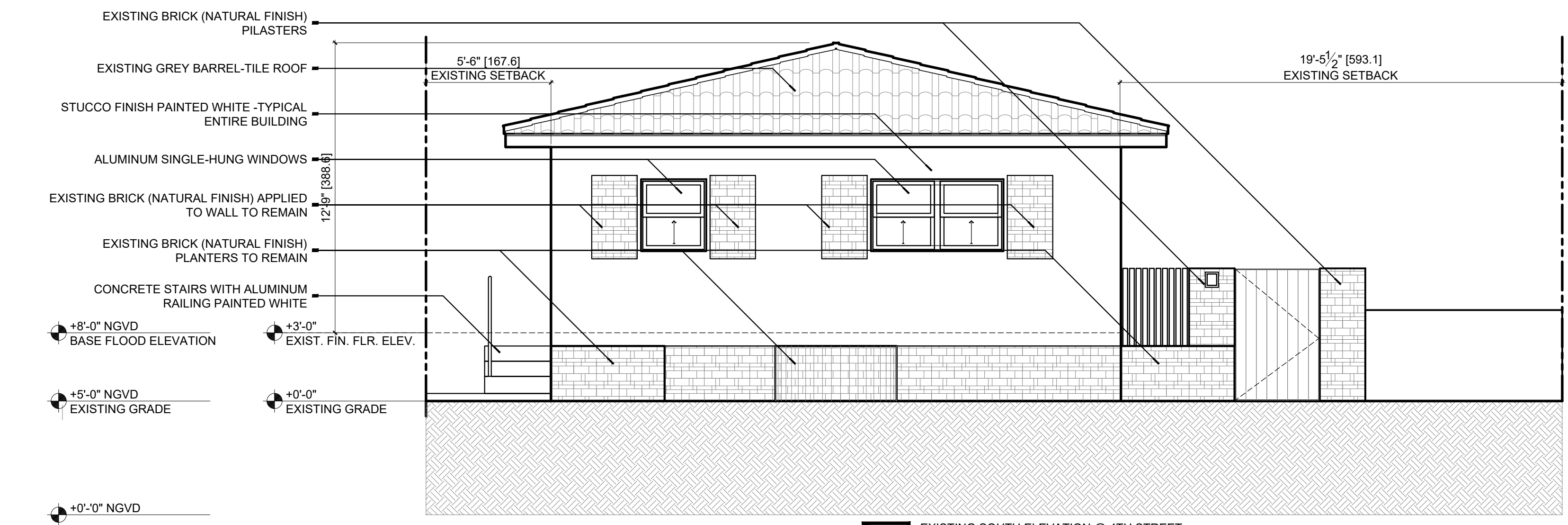
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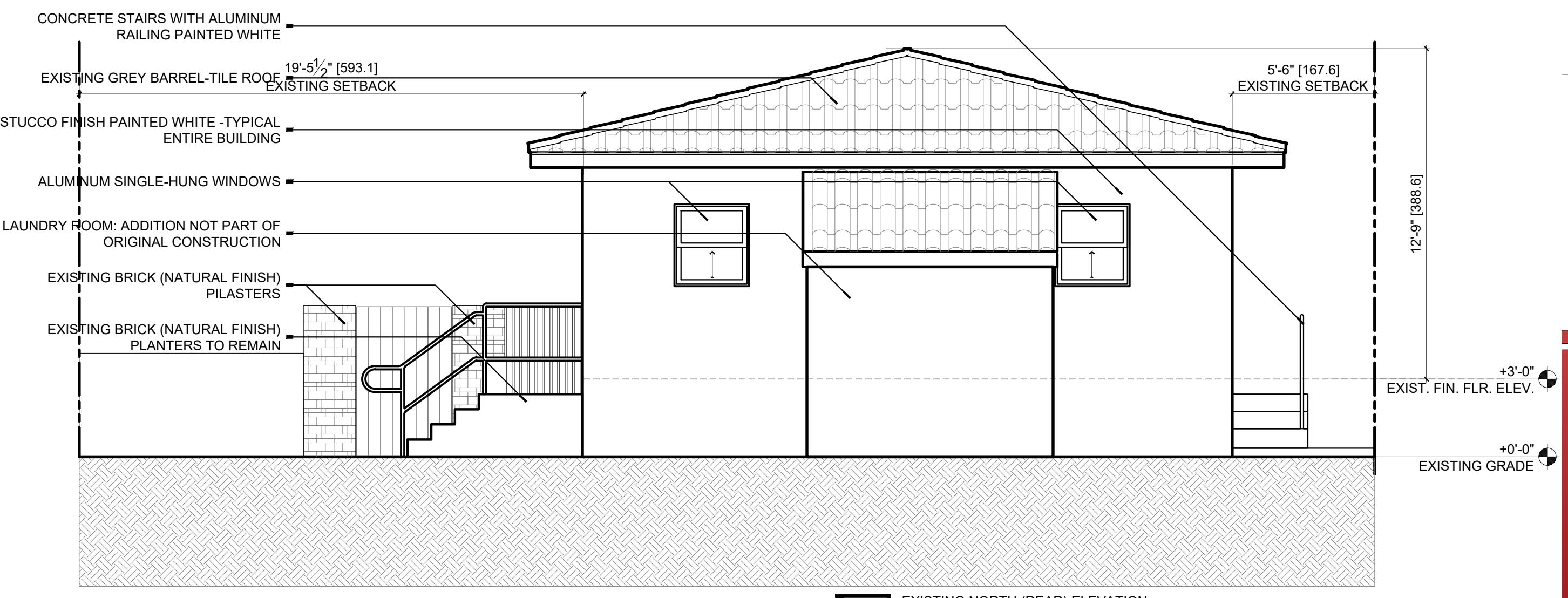
**4** EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**3** EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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



**2** EXISTING NORTH (REAR) ELEVATION  
SCALE: 1/4" = 1'-0"

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 JANUARY 17, 2023

PROJECT: 2203  
 DATE: JANUARY 17, 2023  
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SCALE: 1/4" = 1'-0"

EXISTING  
 ELEVATIONS

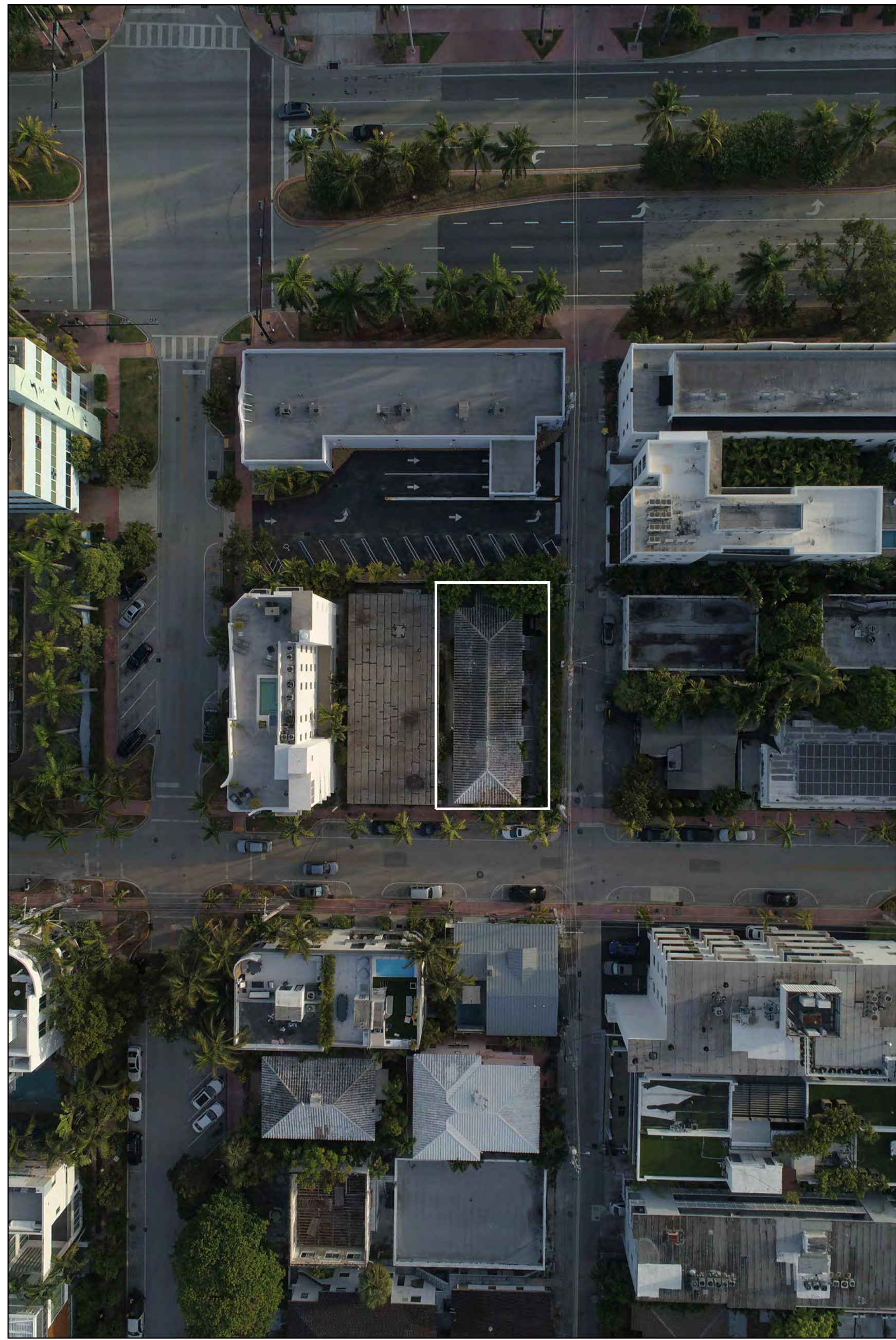
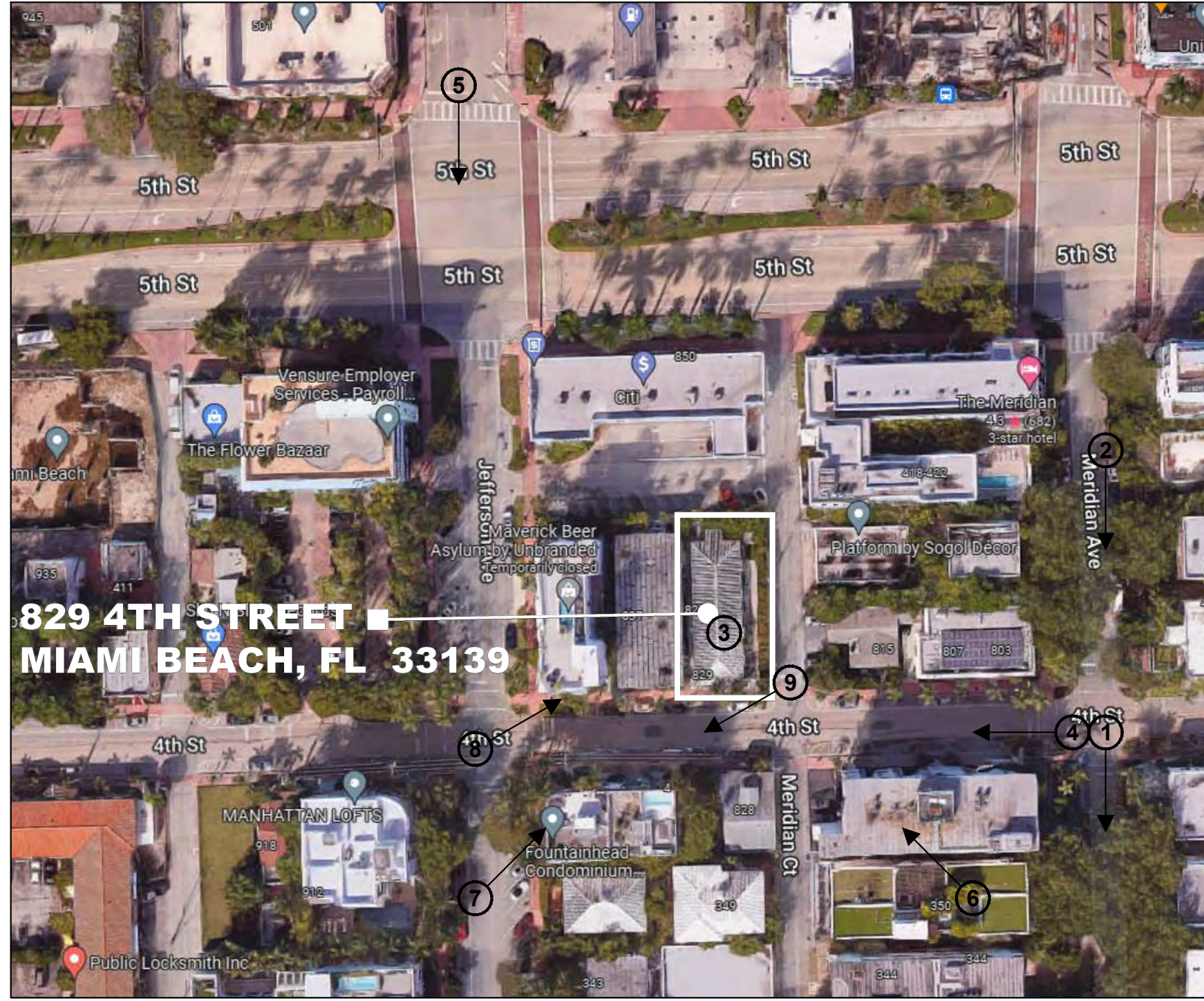
**A1.3**



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



3. AERIAL VIEW OF 829 4TH STREET




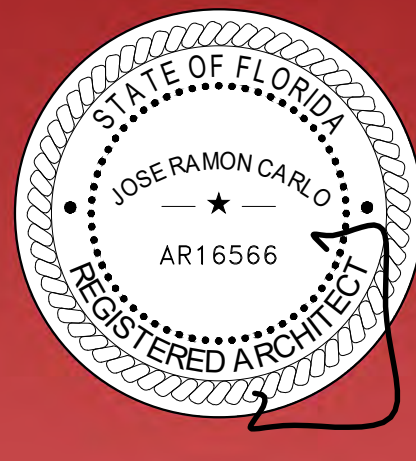
4. VIEW OF 4TH STREET FACING WEST FROM MERIDIAN AVENUE



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



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

ARCHITECTURE  
INTERIOR  
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ADVISORY

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JANUARY 17, 2023

REV.	DESCRIPTION	DATE

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

SCALE: NOT TO SCALE

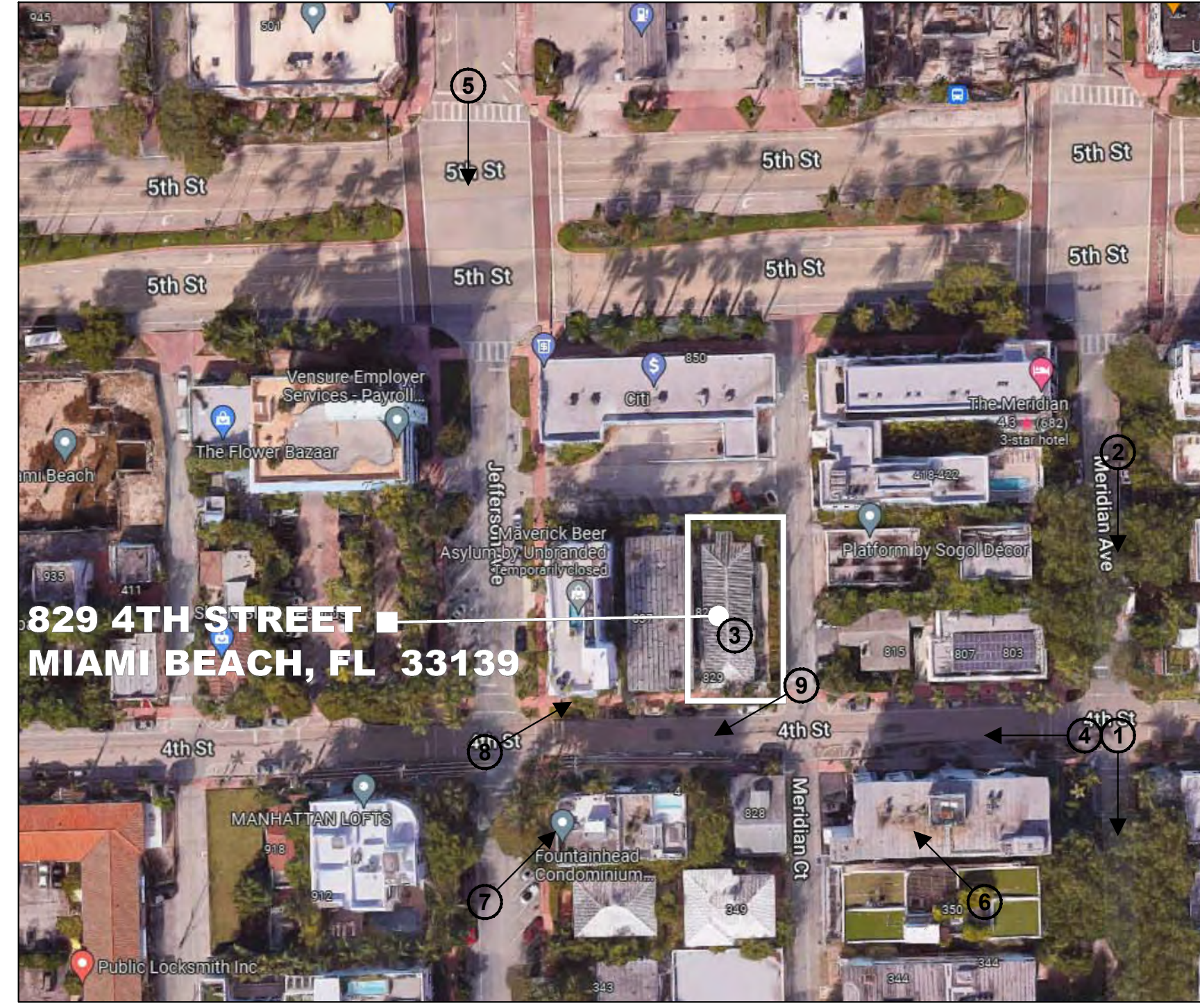
LOCATION  
PHOTOS

**A1.4**

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8. STREET VIEW - NORTH SIDE FACING NE

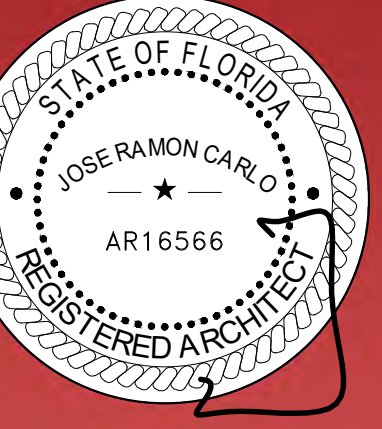


829 4TH STREET  
MIAMI BEACH, FL 33139



9. STREET VIEW - SOUTH SIDE FACING SW

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DESIGN  
REAL ESTATE  
ADVISORY

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6. AERIAL VIEW OF 829 4TH STREET FACING NW



7. AERIAL VIEW OF 829 4TH STREET FACING NE

**MIXED-USE PROJECT**  
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 829 4TH STREET  
 MIAMI BEACH, FL 33139  
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 JANUARY 17, 2023

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

SCALE: NOT TO SCALE

LOCATION  
PHOTOS

A1.5

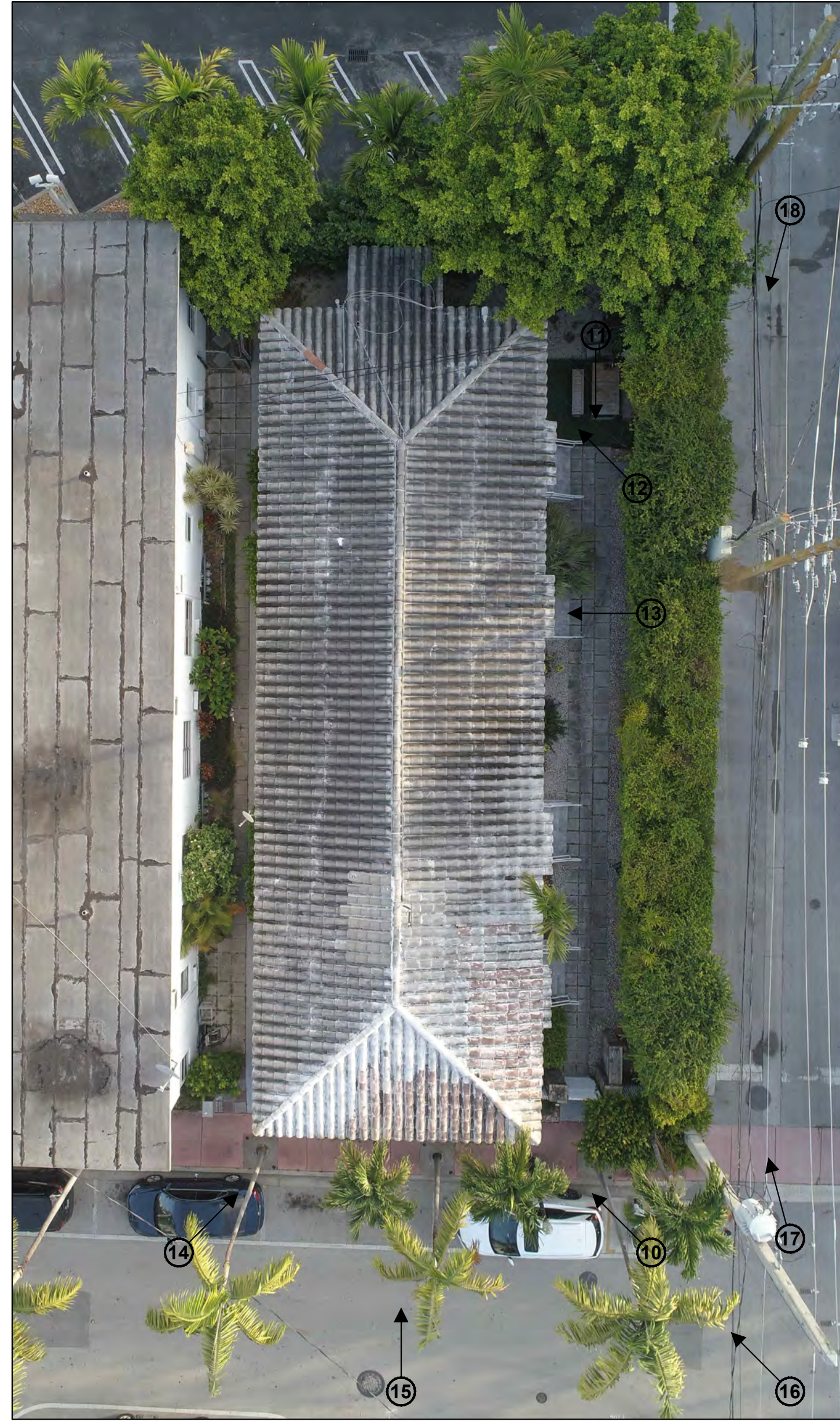
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11. EAST FACADE



10. ENTRY GATE



LEGEND

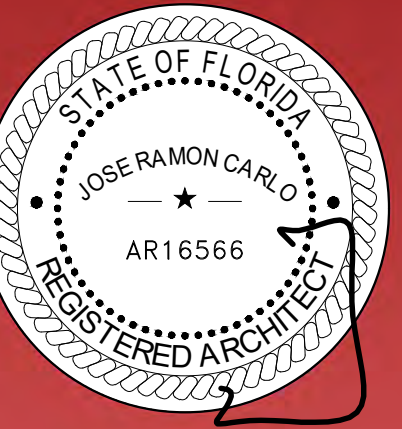


13. TYPICAL ENTRY DOOR



12. STAIR STOOP AND HANDRAILS

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DESIGN  
REAL ESTATE  
ADVISORY

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JANUARY 17, 2023

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DATE: JANUARY 17, 2023  
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REV.	DESCRIPTION	DATE

SCALE: NOT TO SCALE

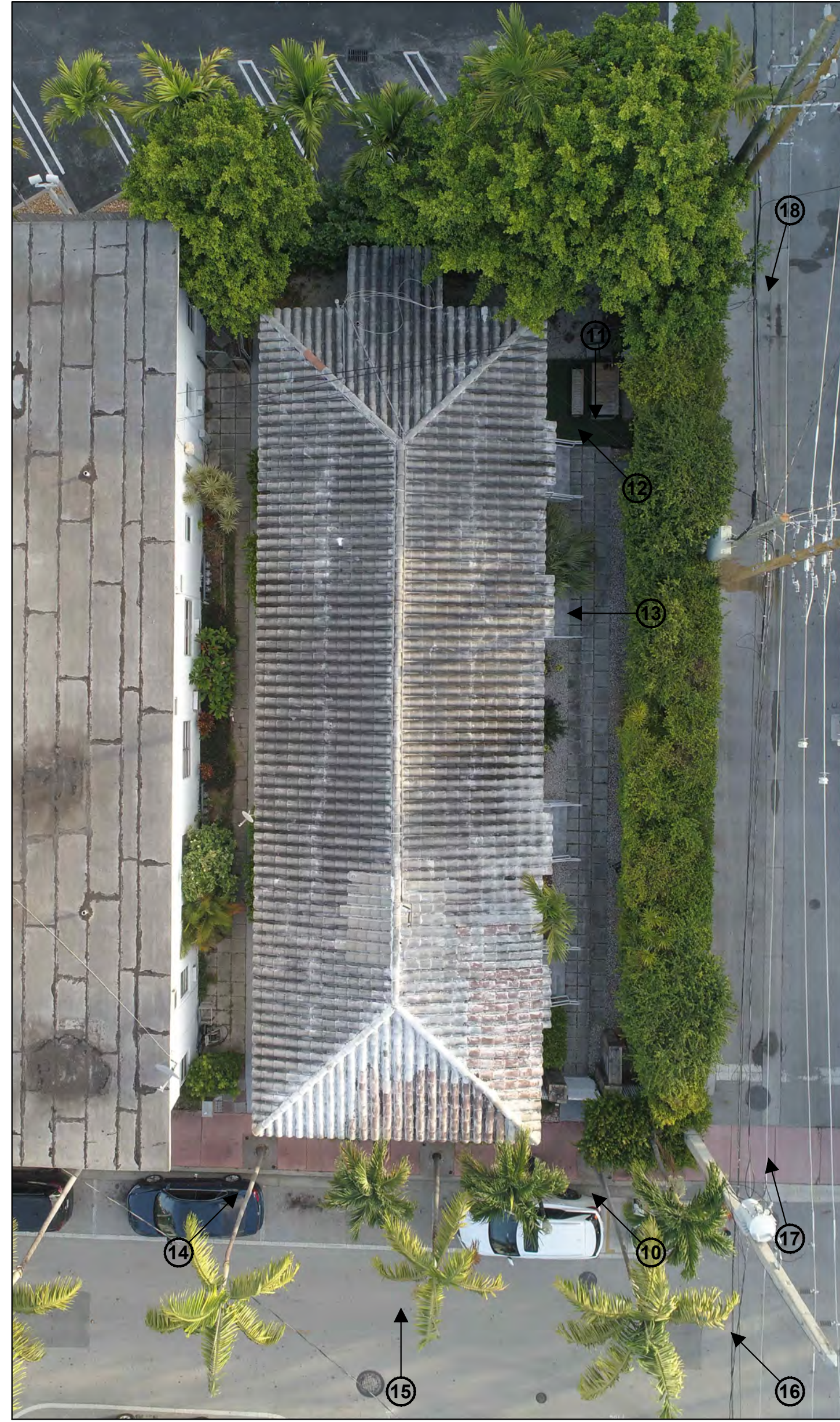
BUILDING  
PHOTOS

**A1.6**

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14. STREET FACADE VIEW @ 4TH STREET



LEGEND



15. STREET FACADE VIEW @ 4TH STREET



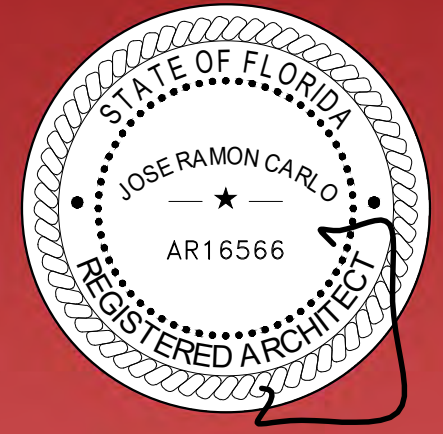
16. STREET FACADE VIEW @ 4TH 5 AND ALLEY



17. ALLEY VIEW FROM SE



18. ALLEY VIEW FROM NE



ARCHITECTURE  
 INTERIOR  
 DESIGN  
 REAL ESTATE  
 ADVISORY

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 JANUARY 17, 2023

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

SCALE: NOT TO SCALE

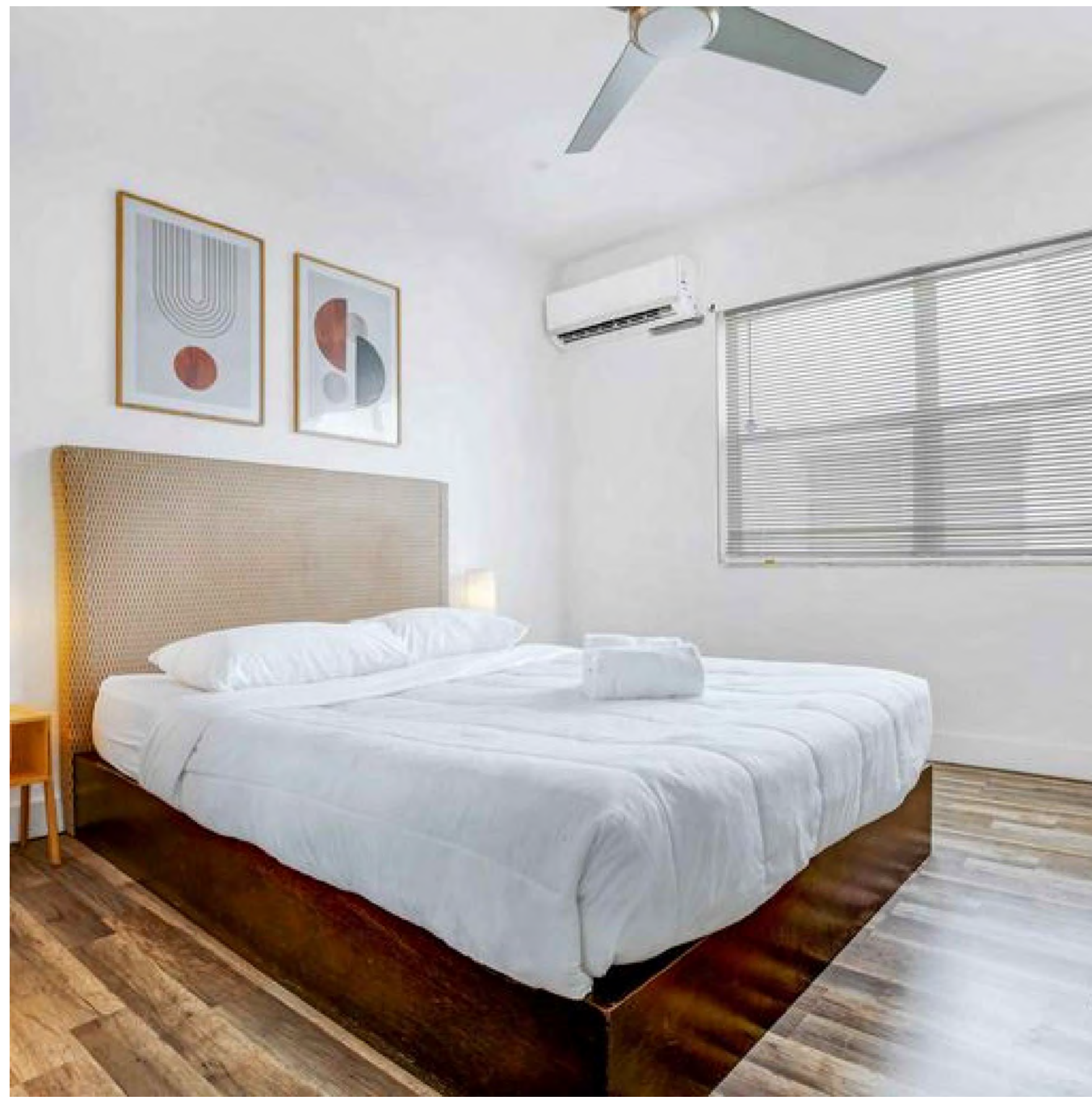
BUILDING PHOTOS

A1.7

C O P Y R I G H T S R E S E R V E D  
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STANDARD BATHROOM



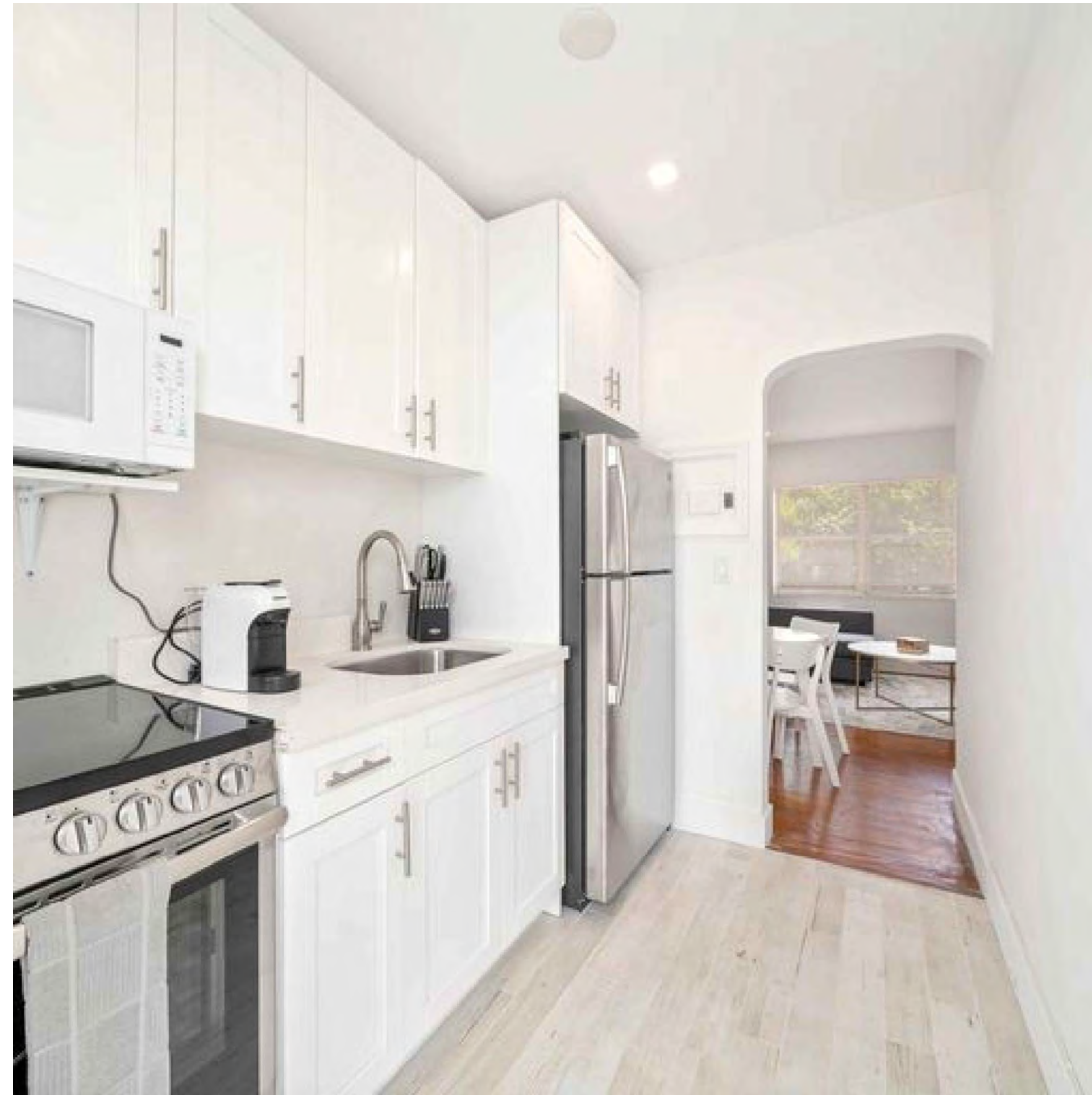
STANDARD BEDROOM



STANDARD KITCHEN



STANDARD BATHROOM



STANDARD KITCHEN

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 AR16566  
 REGISTERED ARCHITECT

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 JANUARY 17, 2023

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

REV.	DESCRIPTION	DATE

SCALE: NOT TO SCALE

INTERIOR  
 PHOTOS  
**A1.8**

C O P Y R I G H T S R E S E R V E D  
C H A N G E S M A Y B E M A D E W I T H O U T N O T I C E  
T H E S E I D E A S , P L A N S , & 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 .



STANDARD LIVING / DINING ROOM



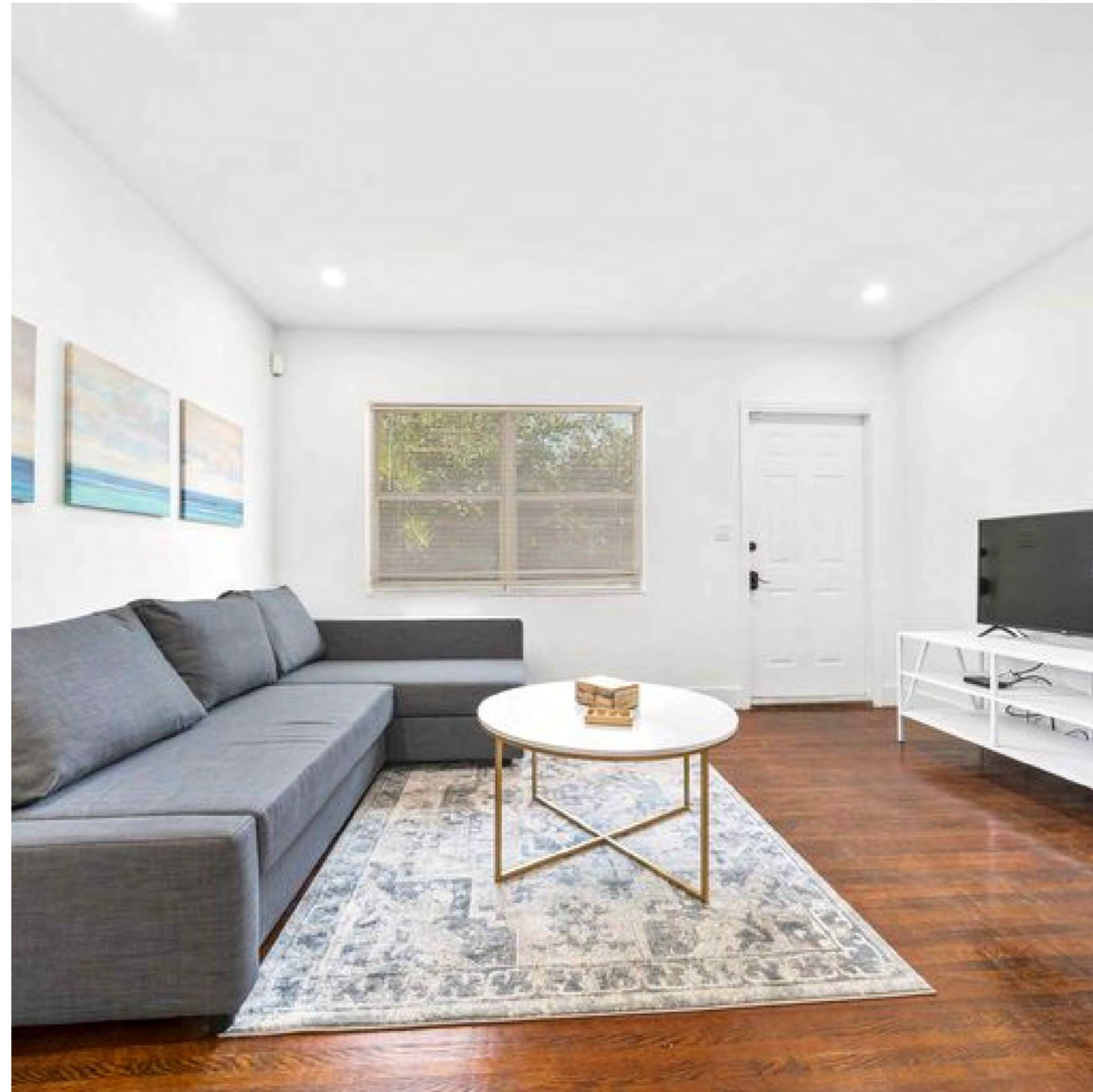
STANDARD BEDROOM



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



STANDARD LIVING / DINING ROOM



ARCHITECTURE  
INTERIOR  
DESIGN  
REAL ESTATE  
ADVISORY

C I C  
J O S E R . C A R L O  
F L L I C E N S E N O . : 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

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+ 3 9 . 3 4 2 . 7 3 2 6 4 5 1

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REV.	DESCRIPTION	DATE

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INTERIOR  
PHOTOS  
A1.9

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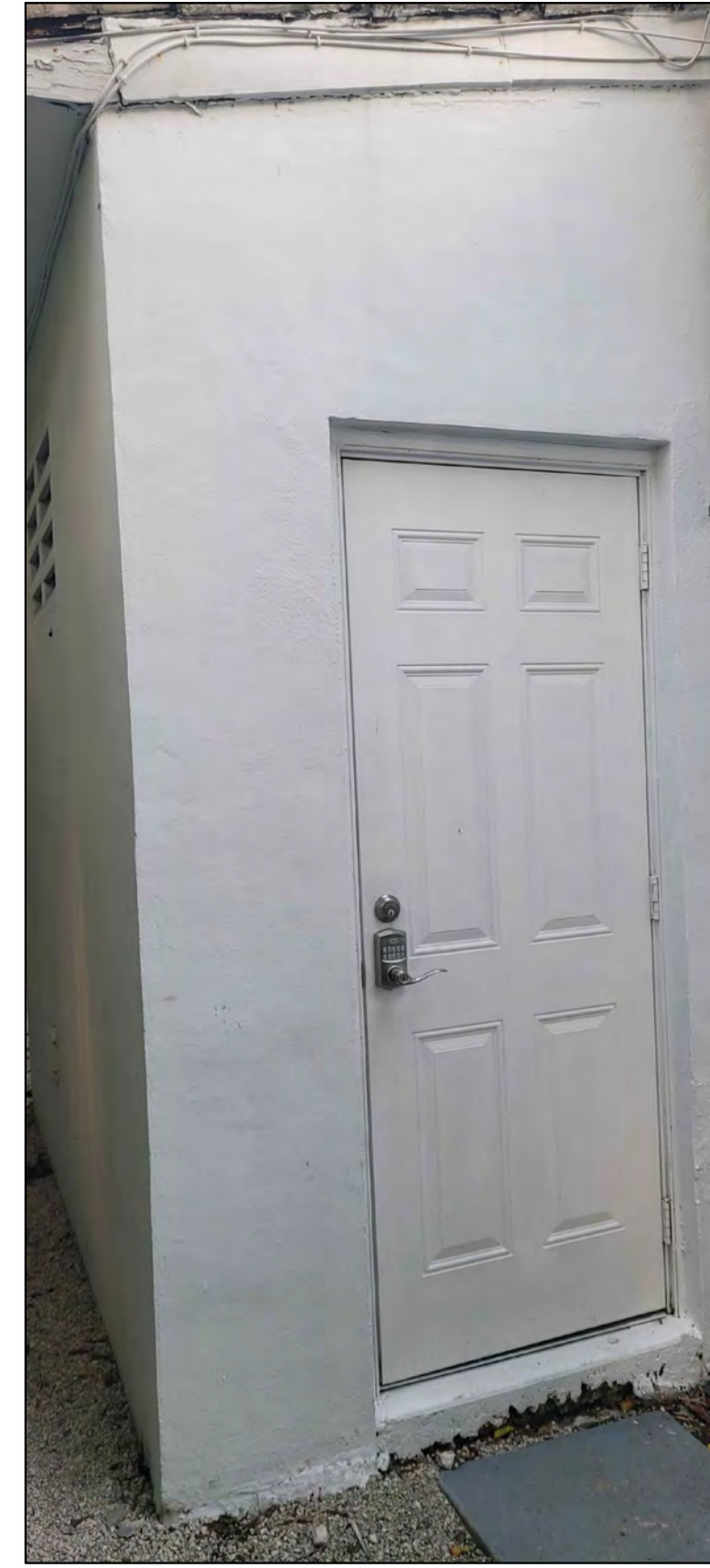
BLOCK DETAIL AT SOUTH FACADE TO REMAIN



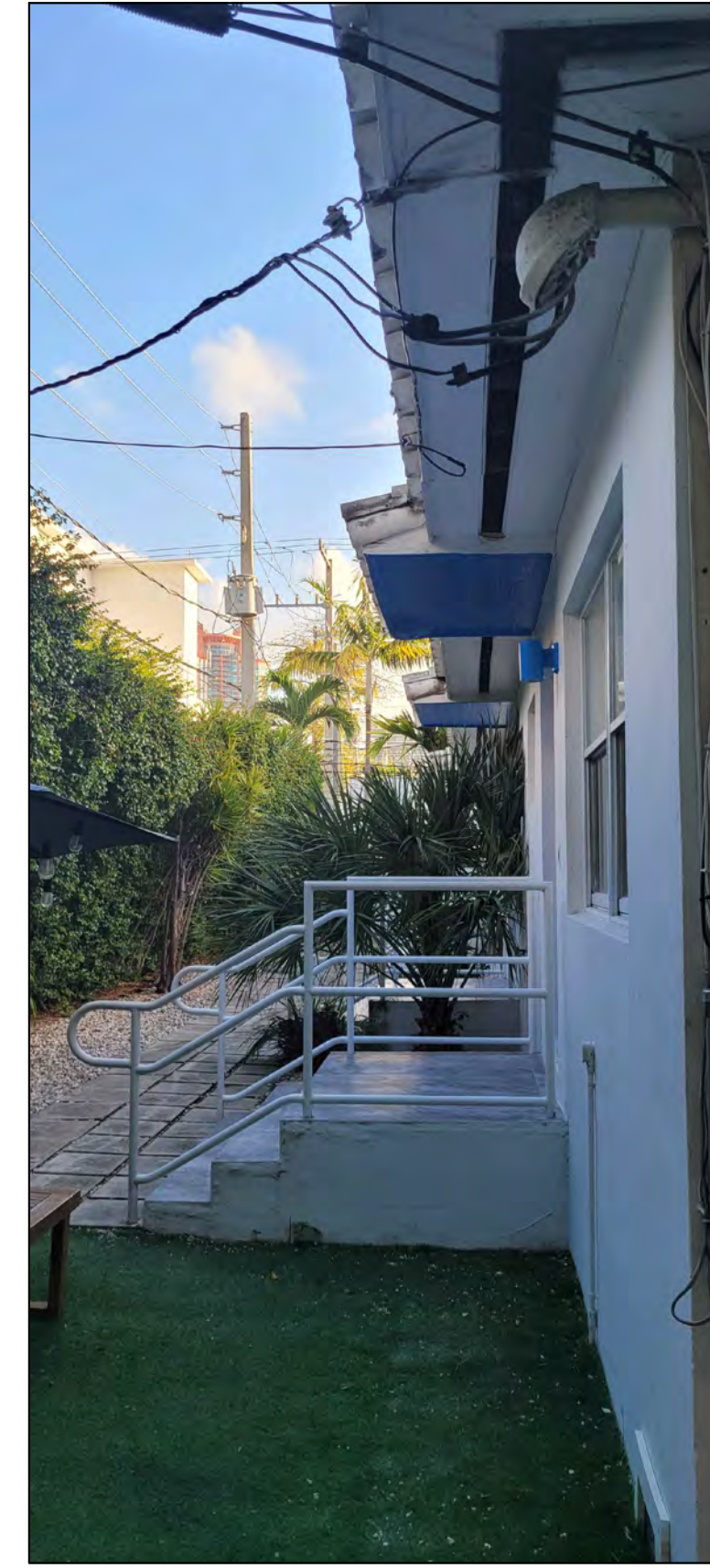
4FT CMU WALL AND HEDGE ALONG ALLEY TO BE DEMOLISHED



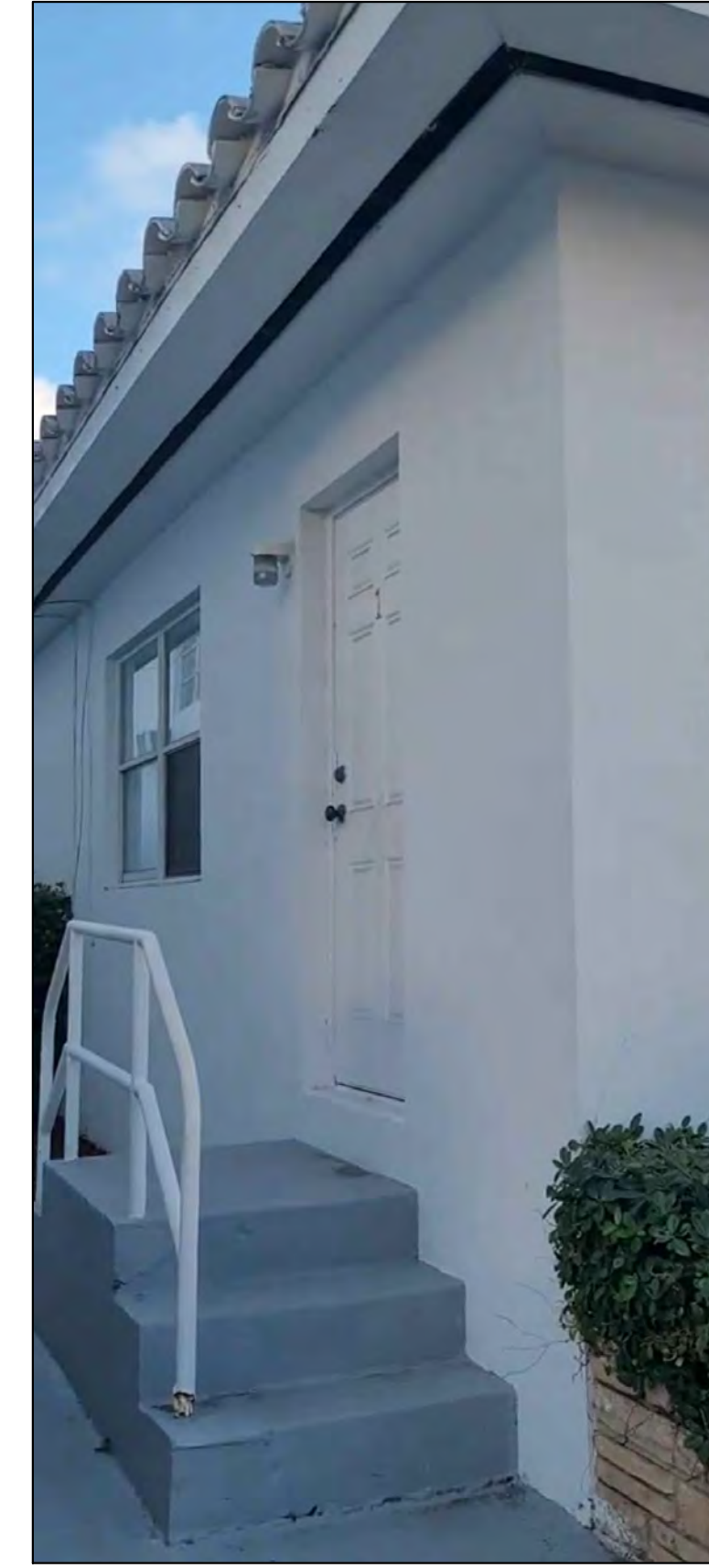
BLOCK DETAIL AND PLANTERS AT SOUTH FACADE TO REMAIN



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



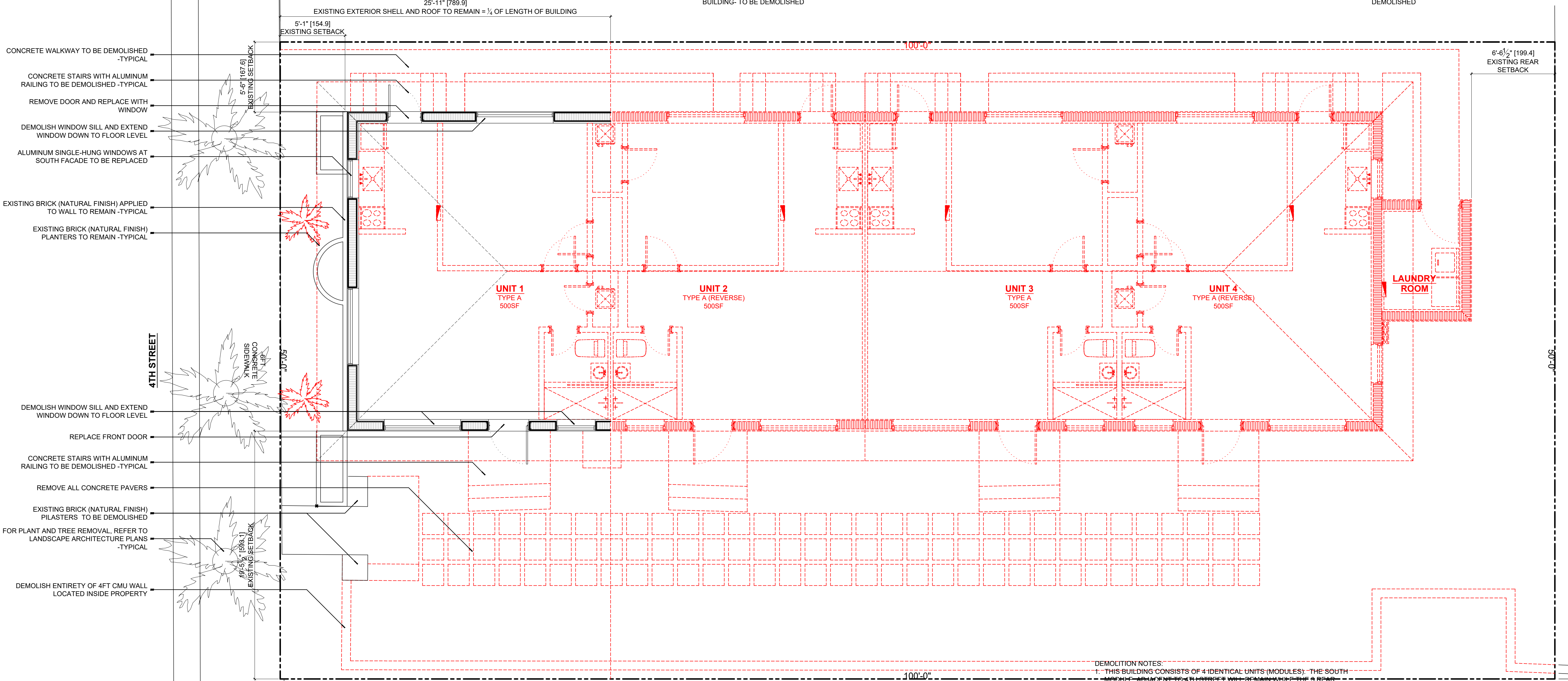
STAIRS STOOPS AND RAILINGS TO BE DEMOLISHED



STAIRS STOOPS AND RAILINGS TO BE DEMOLISHED



UTILITY CONNECTIONS AT NORTH (REAR) FACADE TO BE DEMOLISHED



- CONCRETE WALKWAY TO BE DEMOLISHED -TYPICAL
- CONCRETE STAIRS WITH ALUMINUM RAILING TO BE DEMOLISHED -TYPICAL
- REMOVE DOOR AND REPLACE WITH WINDOW
- DEMOLISH WINDOW SILL AND EXTEND WINDOW DOWN TO FLOOR LEVEL
- ALUMINUM SINGLE-HUNG WINDOWS AT SOUTH FACADE TO BE REPLACED
- EXISTING BRICK (NATURAL FINISH) APPLIED TO WALL TO REMAIN -TYPICAL
- EXISTING BRICK (NATURAL FINISH) PLANTERS TO REMAIN -TYPICAL
- DEMOLISH WINDOW SILL AND EXTEND WINDOW DOWN TO FLOOR LEVEL
- REPLACE FRONT DOOR
- CONCRETE STAIRS WITH ALUMINUM RAILING TO BE DEMOLISHED -TYPICAL
- REMOVE ALL CONCRETE PAVERS
- EXISTING BRICK (NATURAL FINISH) PILASTERS TO BE DEMOLISHED
- FOR PLANT AND TREE REMOVAL, REFER TO LANDSCAPE ARCHITECTURE PLANS -TYPICAL
- DEMOLISH ENTIRETY OF 4FT CMU WALL LOCATED INSIDE PROPERTY

- 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).

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 INTERIOR  
 DESIGN  
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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"

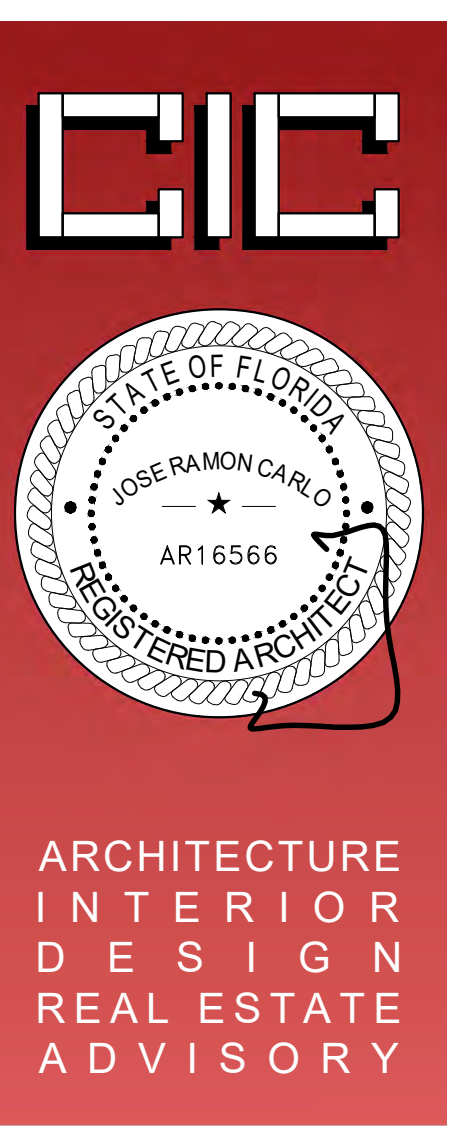
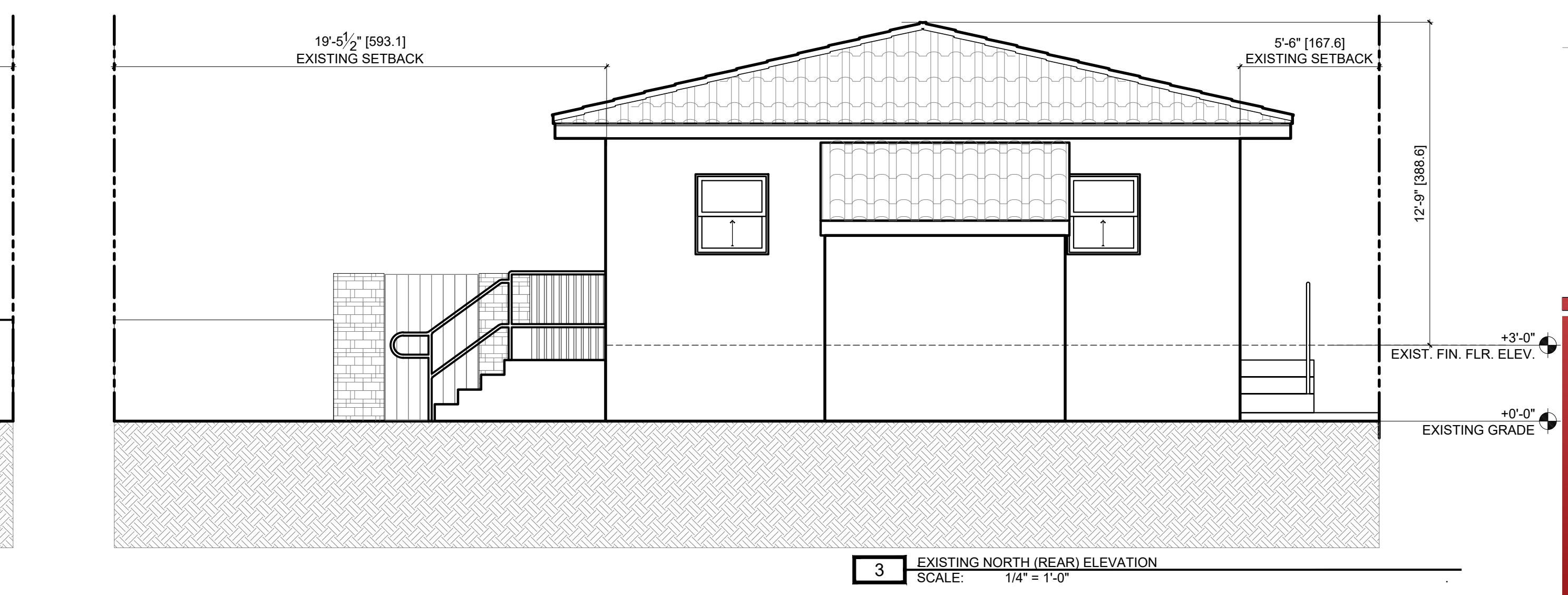
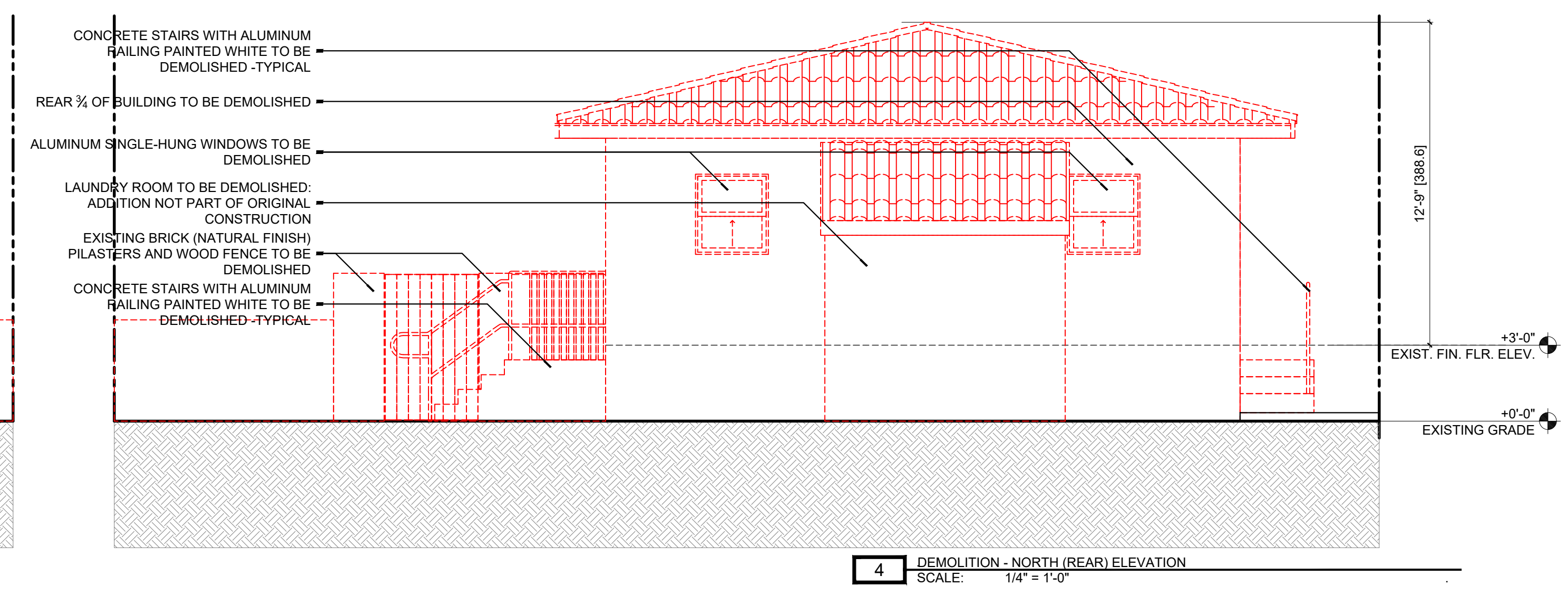
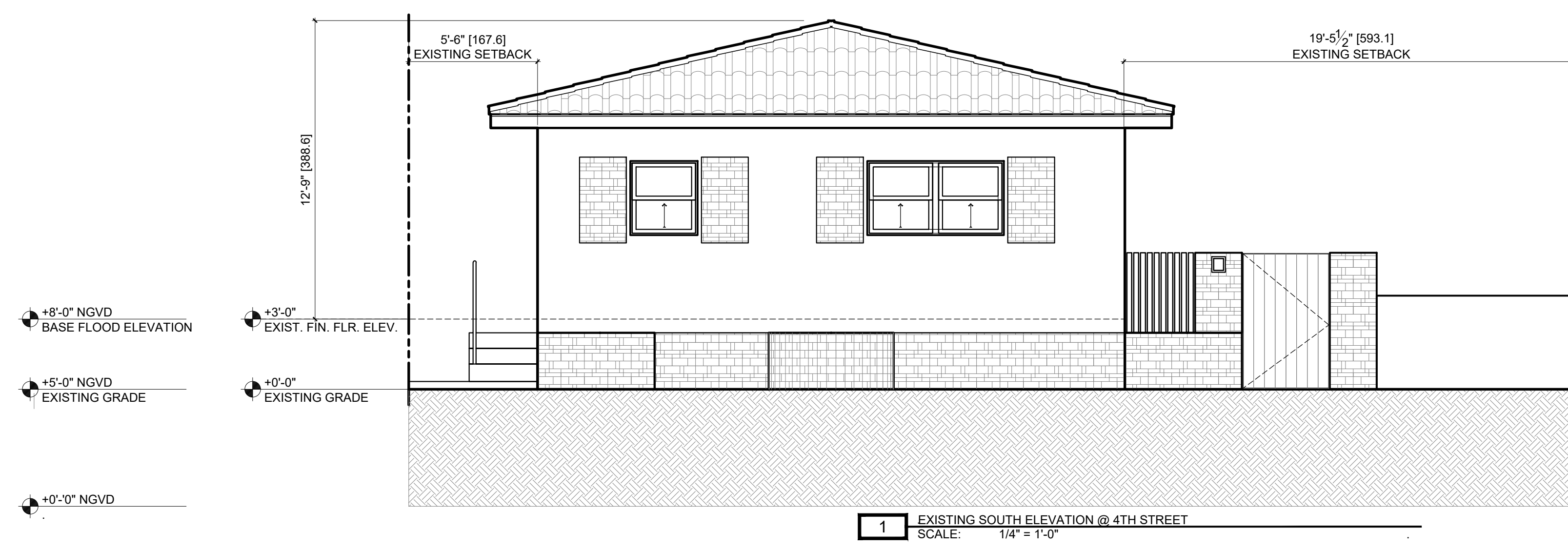
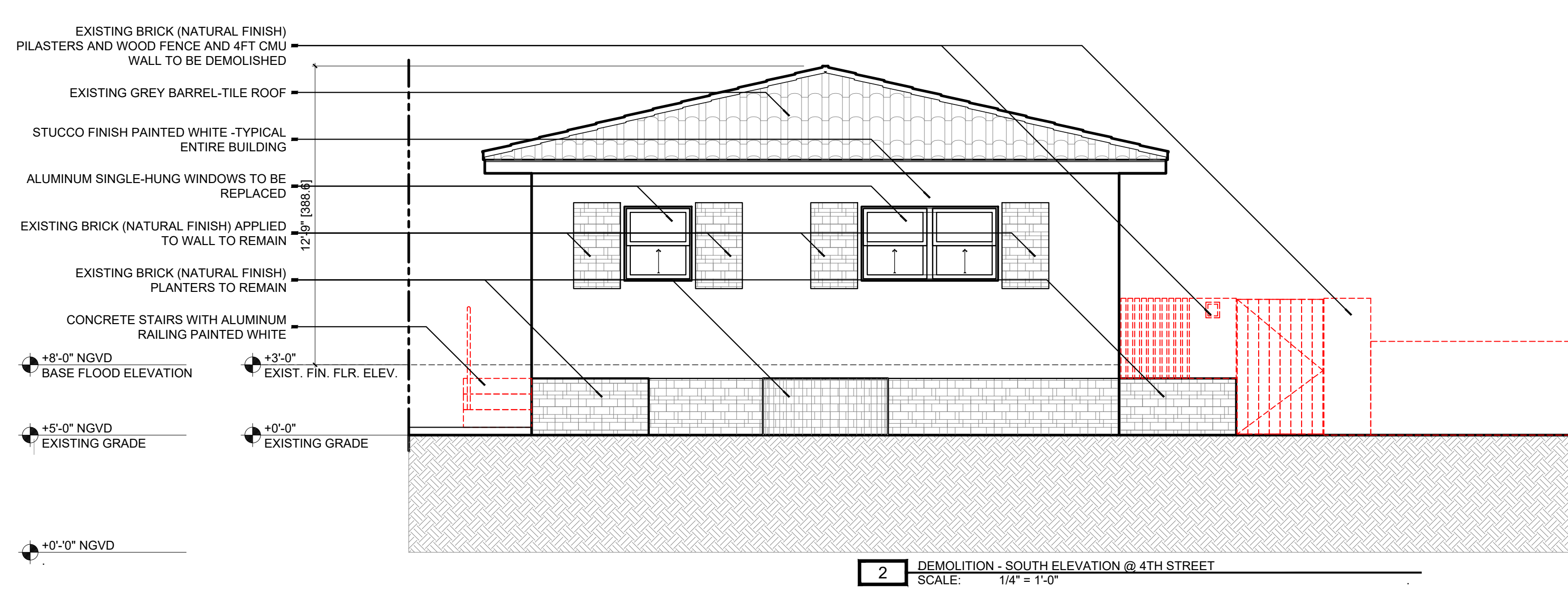
DEMOLITION

LEVEL 1

GROUND FLOOR

D1.0

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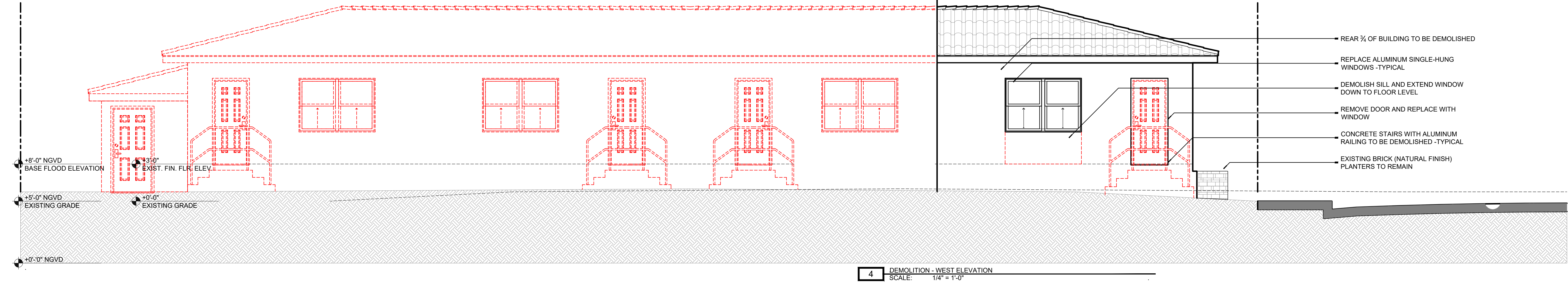
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PROJECT: 2203  
 DATE: JANUARY 17, 2023  
 FILE: HPB 230117  
 REV. DESCRIPTION DATE

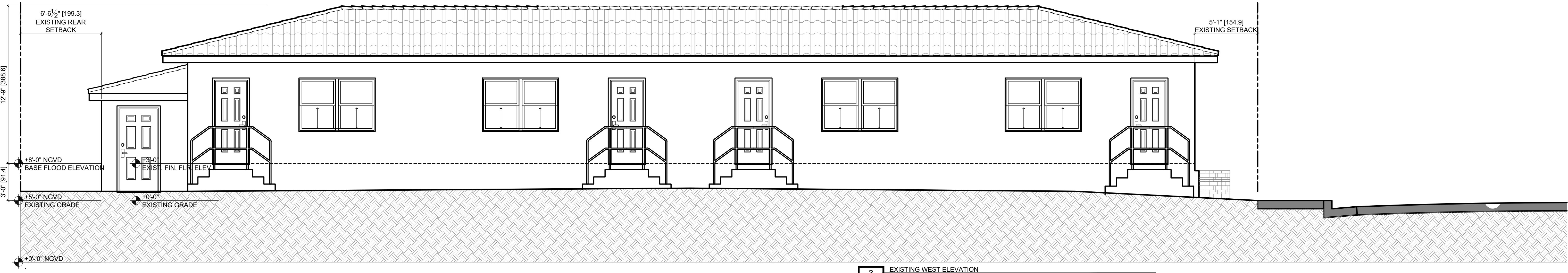
SCALE: 1/4" = 1'-0"  
**DEMOLITION ELEVATIONS**  
**D2.0**



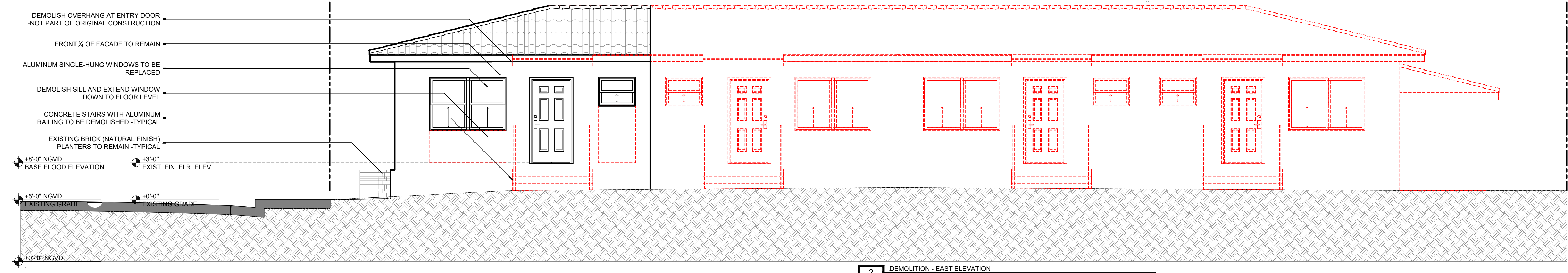
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4 DEMOLITION - WEST ELEVATION  
SCALE: 1/4" = 1'-0"



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



2 DEMOLITION - EAST ELEVATION  
SCALE: 1/4" = 1'-0"



1 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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

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

DEMOLITION ELEVATIONS

D2.1