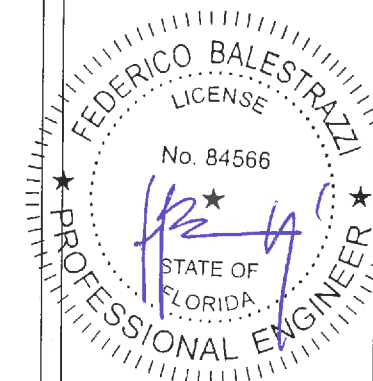


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NOTES:



PALAU SUNSET HARBOR

"FINAL SUBMITTAL", MAR 09, 2020

- (1) FAÇADE TILE CHANGE TO A SMOOTH DESIGNER CEMENT PLASTER (STUCCO)
- (2) INSTALL ARCHITECTURAL GUTTERS OVER RETAIL

Architect

Client _____

[illegible]

Project name	PALAU SUNSET HARBOUR 1201 20 TH ST MIAMI BEACH -33139
--------------	--

key plan

Project No.	Task No.
<p align="center">FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #52989 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES FL 33134</p>	

Title **COVER SHEET**

Designed by	Classified by	Approved by
	F. Balestrazzi	F. Balestrazzi

Scale value (1-5)	M.S.	Date of issue
		03-09-202

Sheet	Drawing No.	Part No.
-	A-0	0

DUPLICATION AND REPRODUCTION PROHIBITED BY LAW

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- TABLE OF CONTENT----- A-1

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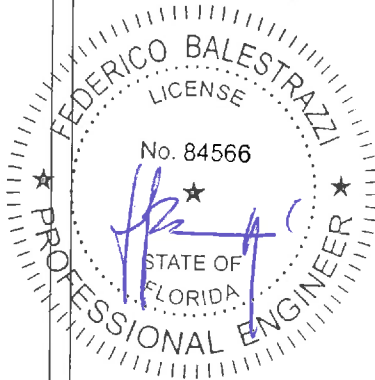
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NOTES:



Architect

Client

Project name: PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH - 33139

Key plan

Project No. Task No.
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #22989
2009 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

TABLE OF CONTENT

Drawn by	Checked by	Verified by
	F. Balestrazzi	F. Balestrazzi
Scale: 1/8"=1'-0"	M.S.	03-09-2020
Sheet	Drawing No.	Revision
	A-1	00

EVALUATION AND REPRODUCTION FORBIDDEN BY LAW

ALL OF LOTS 22, 23 AND 24, AND THE NORTH 70.00 FEET OF LOTS 25 AND 26 IN BLOCK 15A OF "ISLAND VIEW ADDITION" ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 144, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
AND:
THAT PORTION OF UPLAND ADJOINING LOTS 22 THROUGH 26, BLOCK 15-A, OF "ISLAND VIEW ADDITION" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 144, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PARCEL 1201:

ISLAND VIEW ADDN PB 9-144 LOT 22 BLK 15 A LOT SIZE IRREGULAR OR 14726-1552 1090 5 OR 27891-0824 1111 37

PARCEL 1225:

ISLAND VIEW ADDN PB 9-144 LOT 23 BLK 15 A LOT SIZE 65.000 X 205 OR 18404-0227 1198 1 COC 26305-2911 01 2008 2 OR 27891-0784 1111 03

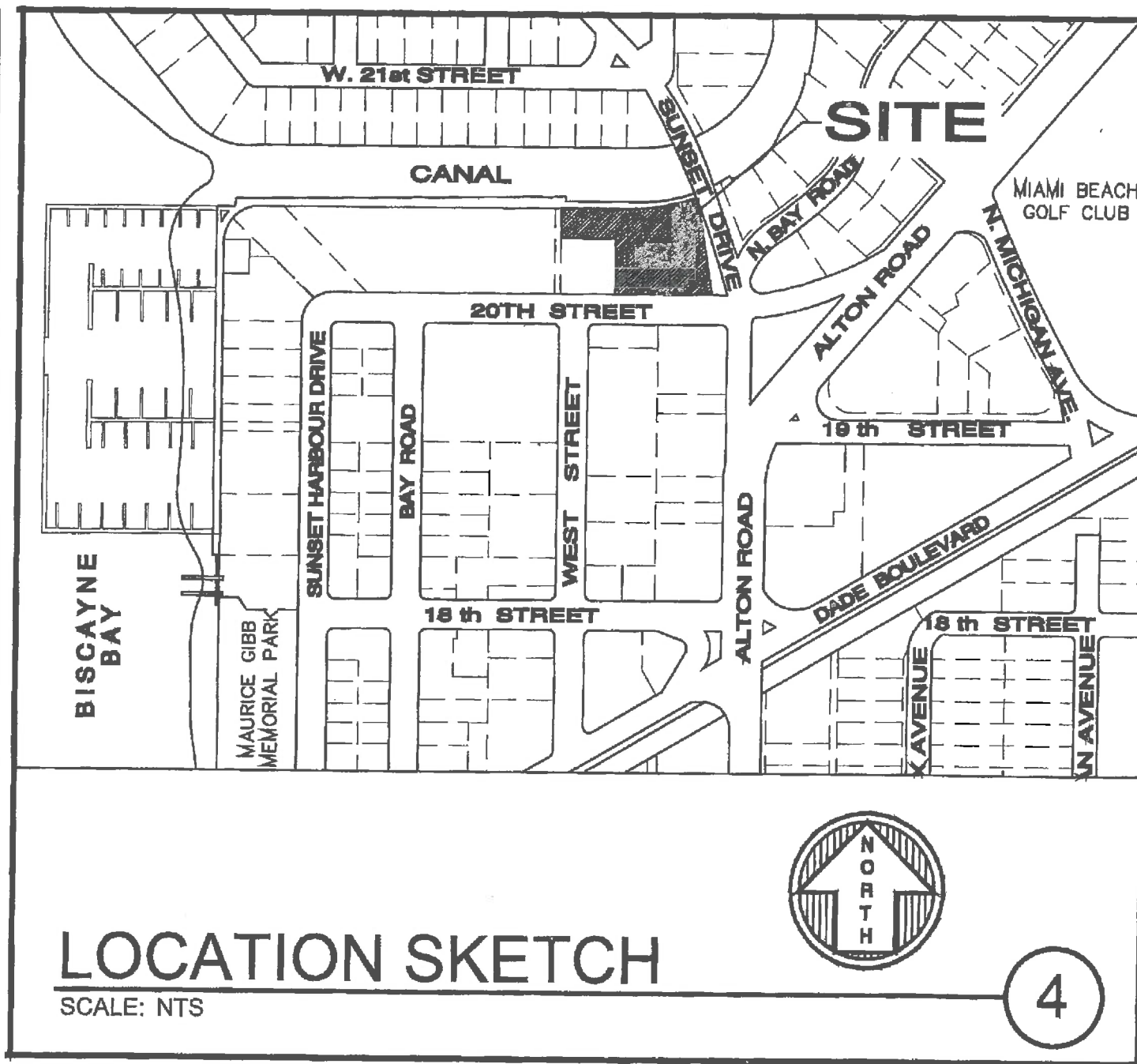
PARCEL 1237:

ISLAND VIEW ADDN PB 9-144 LOT 24 & N70FT OF LOTS 25 & 26 BLK 15A LOT SIZE 22100 SQ FT F/A/U 02 3233 022 0250

LEGAL DESCRIPTION

SCALE: NTS

7



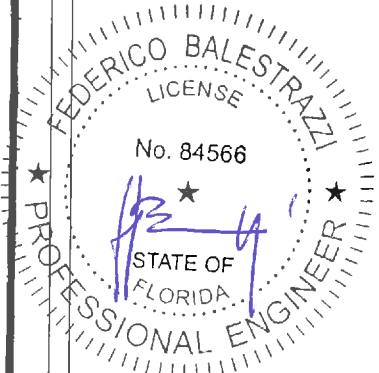
LOCATION SKETCH

SCALE: NTS

4

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NOTES:



Architect	
Client	
Project name	PALAU SUNSET HARBOUR 1201 20 TH ST, MIAMI BEACH -33139
Key plan	

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA, SUITE 616 CORAL GABLES,
FL 33134

LOCATION AND LEGAL DESCRIPTION

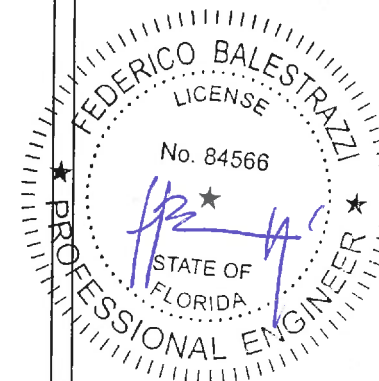
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	F. Balestrazzi	F. Balestrazzi
Scale	M.S.	03-09-2020
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NOTES:



Architect	
Client	

Project name: **PALAU SUNSET HARBOUR**
1201 20 TH ST, MIAMI BEACH -33139

Key plan	
----------	--

Prepared by: **FOURZERO, LLC**
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134

Title: **MAP OF IMMEDIATE AREA**

Drawn by: F. Balestrazzi	Checked by: F. Balestrazzi
Scale: M.S.	Date: 03-09-2020
Sheet: A-3	Total: 00

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View from Island 2 to Palau



View from Palau to the Islands



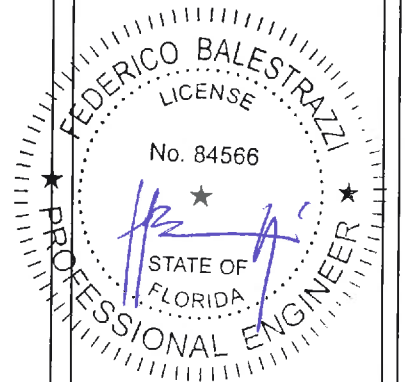
View Town Homes to Comras & Palau



View from Palau to the Town Homes

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NOTES:



Architect:

Client:

Project name:
PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH -33139

Key plan:

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #12990
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

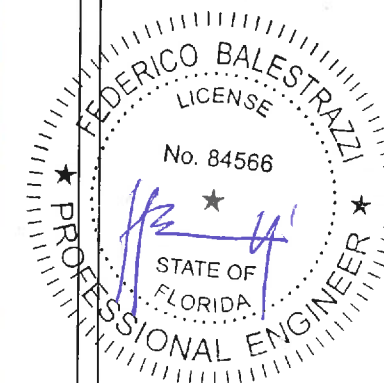
NEIGHBORHOOD
CONTEXT SHEETS

Drawn by: F. Balestrazzi
Checked by: F. Balestrazzi
M.S. 03-09-2020
Drawing No. A-4 00
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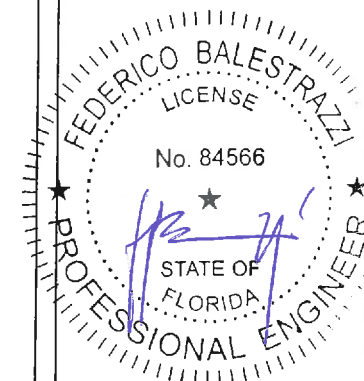


Architect			
Client			
Rev.	Date	By	Drawing/Rev.
Project name:			
PALAU SUNSET HARBOUR 1201 20 TH ST, MIAMI BEACH -33139			
Key plan			
Project No.		Job No.	
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Title			
NEIGHBORHOOD CONTEXT SHEETS			
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	F. Balestrazzi	F. Balestrazzi	
Scale 1/8" = 1'-0"	M.S.	Date of issue	Revision
-	Drawing No.	03-09-2020	
A-5		00	
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Architect			
Client			
Rev.	Date	By	Describe Rev.
Project address			
PALAU SUNSET HARBOR 1201 20 TH ST, MIAMI BEACH -33139			
Key plan			
Project No.		Lot No.	
FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #32989 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES FL 33134			
Title			
NEIGHBORHOOD CONTEXT SHEETS			
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	F. Balestruzzi	F. Balestruzzi	
Scale: 1/4" = 1'-0"		Date of issue	
M.S.		03-09-2020	
Status	Drawing No.		Revision
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View from Palau to 2000 Bay RD



View from 2000 Bay Rd to Palau



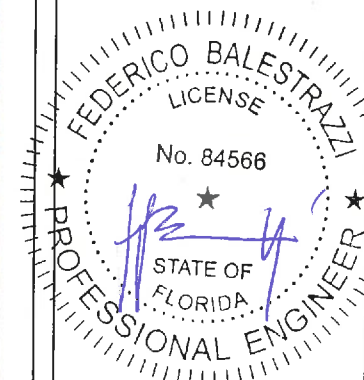
View from Palau to 2001 Lake RD



View from 2001 Lake RD to Palau

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NOTES:



Anchor:	
U-test	

Rev	Date	By	Description
Project name			
PALAU SUNSET HARBOUR			
1201 20 TH ST. MIAMI BEACH - 33139			

[illegible]

Project No.	Lot No.
<p>FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #32989 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES FL 33134</p>	

NEIGHBORHOOD CONTEXT SHEETS

Directed by	Coached by	Approved by
	F. Balestrazzi	F. Balestrazzi

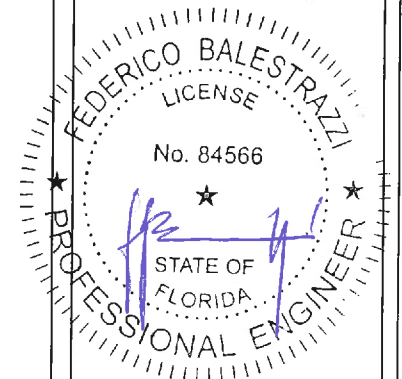
State (Add D only)		First date of issue	
M.S.		03-09-2020	
State	Driving No.	Expiry date	

- A-7 00
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NOTES:



Architect

Critic

Project name
PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH -33139

key plan

Project No.

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

1	Title	2
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NEIGHBORHOOD
CONTEXT SHEETS

Drawn by	Checked by	Approved by
	F. Balestrazzi	F. Balestrazzi

Date (dd/mm/yyyy) M.S.	Date Recd of your 03-09-2020
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Sheet	Drawing No.	Revision No.
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DISSEMINATION AND REPRODUCTION FORBIDDEN BY LAW

MIAMIBEACH

Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:	1201 20th Street, Miami Beach, FL 33139			
2	Board and file numbers :	DRB20-0519			
3	Folio number(s):	02-3234-242-0392			
4	Year constructed:	2016	Zoning District:	CD-2	
5	Based Flood Elevation:	8'	Grade value in NGVD:	3.8"	
6	Adjusted grade (Flood+Grade/2):	5.9'	Lot Area:	54,765 SF	
7	Lot width:		Lot Depth:		
8	Minimum Unit Size		Average Unit Size		
9	Existing use:	Retail & Condominium	Proposed use:	Same, no change	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50'	50'	N/A	
11	Number of Stories		5	N/A	
12	FAR				
12a	Allowable Floor Area	109,530 SF	108,994 SF	N/A	
13	Gross square footage			N/A	
14	Square Footage by use	N/A	N/A	N/A	
15	Number of units Residential	N/A	43	N/A	
16	Number of units Hotel	N/A	N/A	N/A	
17	Number of seats	N/A	N/A	N/A	
18	Occupancy load	N/A	N/A	N/A	
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	0'-0"	0'-0"	N/A	
20	Side Setback:	0'-0"	0'-0"	N/A	
21	Side Setback:	10'-0"	26'-1"	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	0'-0"	20'-11"	N/A	
	At Grade Parking:				
24	Front Setback:	N/A	N/A	N/A	
25	Side Setback:	N/A	N/A	N/A	
26	Side Setback:	N/A	N/A	N/A	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	N/A	N/A	N/A	
	Pedestal:				
29	Front Setback:	20'-0"	20'-0"	N/A	
30	Side Interior Setback:	26'-1"	26'-1"	N/A	
31	Side Interior Setback:	26'-1"	27'-9"	N/A	
32	Side Setback facing street:	20'-0"	20'-0"	N/A	
33	Rear Setback:	20'-0"	29'-7"		
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:		N/A	N/A	
37	Side Setback facing street:		N/A	N/A	
38	Rear Setback:		N/A	N/A	
	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	129	135	N/A	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	Residential (84) visitor @10% (8) commercial @1 ver 300 Sq' (37)	Residential (84) visitor (14) commercial (37)	N/A	
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	Level 1 (56) Level 2 (77)	Level 1 (57) Level 2 (78)	N/A	
43	Parking Space Dimensions			N/A	
44	Parking Space configuration (45o,60o,90o,Parallel)			N/A	
45	ADA Spaces	2	2	N/A	
46	Tandem Spaces			N/A	
47	Drive aisle width			N/A	
48	Valet drop off and pick up			N/A	
49	Loading zones and Trash collection areas			N/A	
50	Bicycle parking, location and Number of racks			N/A	
	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	no	2 Cafes	N/A	
52	Total # of seats	no	N/A	N/A	
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	no	Dreamers (8) Gelato (18)	N/A	
54	Total occupant content	N/A	N/A	N/A	
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A	N/A	N/A	
56	Is this a contributing building?	No	No	N/A	
57	Located within a Local Historic District?	No	No	N/A	

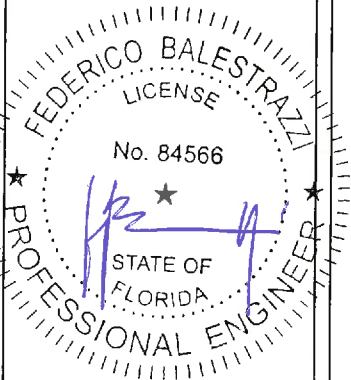
Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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NOTES:



Architect	
Client	

Project name:
PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH -33139

Key plan

Prepared by:
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF ALTHA #125899
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

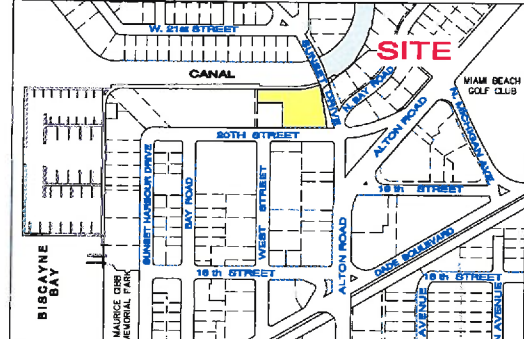
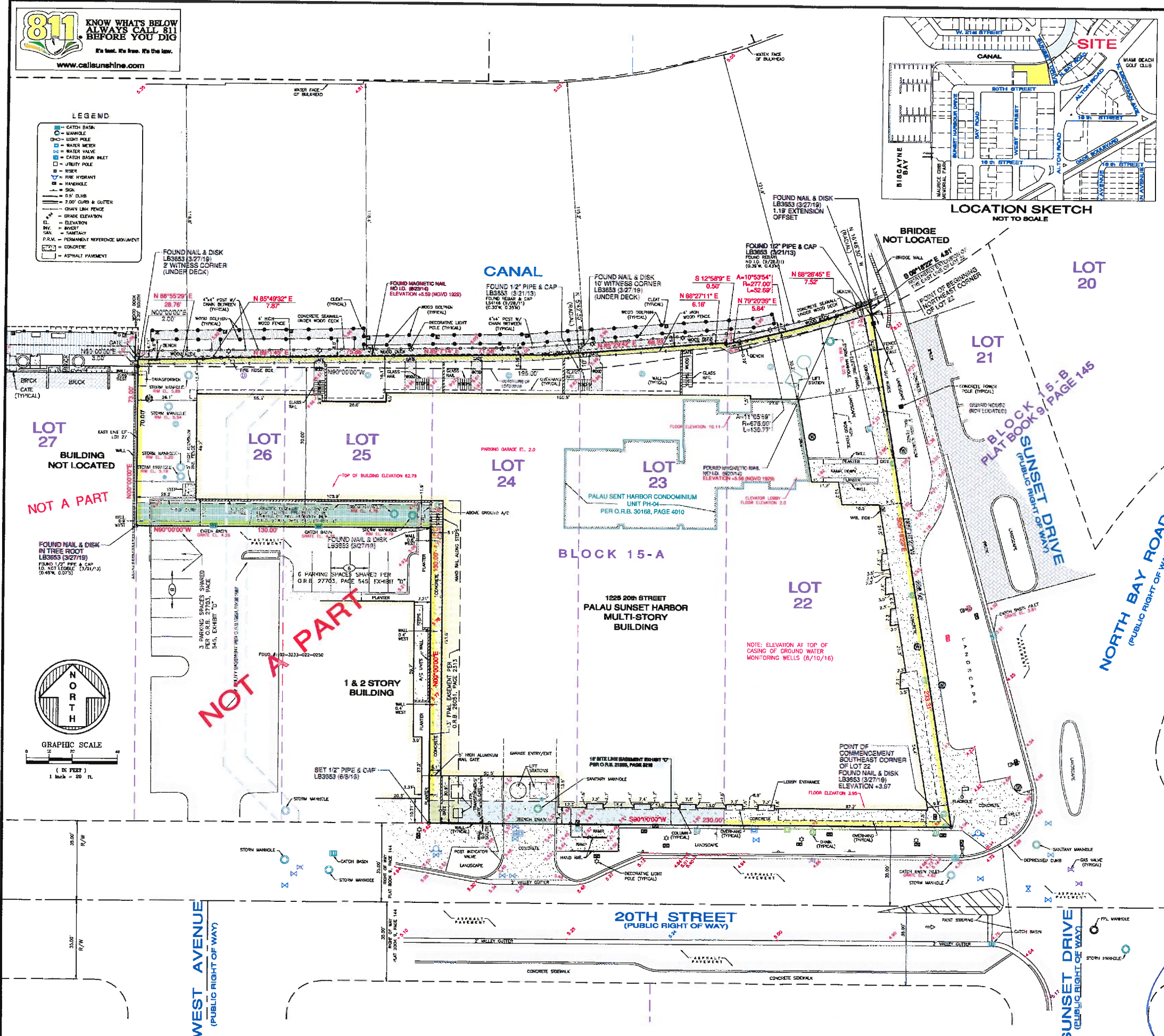
ZONING DATA
LEGEND

Drawn by:	Checked by:	Reviewed by:
	F. Balestrazzi	F. Balestrazzi
Scale: (1/8"=1'-0")	M.S.	03-09-2020
Sheet:	Drawing No.:	Sheet No.:
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LEGEND

- CATCH BASIN
- MANHOLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- WATER MAIN
- WATER MAIN INLET
- UTILITY POLE
- WIRE
- FIRE HYDRANT
- MANHOLE
- SOIL
- 0.5' CURB & GUTTER
- 7.0' CURB & GUTTER
- CHAIN LINK FENCE
- GRADE ELEVATION
- ELEVATION
- REVERT
- SANITARY
- P.W.M. - PERMANENT REFERENCE MONUMENT
- CONCRETE
- ASPHALT PAVEMENT



LEGAL DESCRIPTION:
All of Lots 22, 23 and 24, and the North 70.00 feet of Lots 25 and 26 in Block 15-A of "ISLAND VIEW ADDITION" according to the plat thereof recorded in Plat Book 9, Page 144, of the Public Records of Miami-Dade County, Florida.
AND:
That portion of upland adjoining Lots 22 through 26, Block 15-A of "ISLAND VIEW ADDITION" according to the plat thereof recorded in Plat Book 9, Page 144, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:
Commence at the Southeast corner of said Lot 22, Block 15-A; thence North 09°18'22" West along the East line of said Lot 22 for 225.50 feet to the Northeast corner of said Lot 22 and the Point of Beginning of the hereinafter described upland parcel of land, said point also being a point on a circular curve, concave to the Northwest; and whose radius point bears North 6°48'30" West; thence Southwesterly along the Northerly line of said Lots 22 and 23 being a 675.00 foot radius curve, leading to the right, through a central angle of 11°03'59" for an arc distance of 130.77 feet to a point on a non-tangent line, said point being the Northwest corner of said Lot 23; thence West along said North line of said Lots 24, 25 and 26, for 195 feet to the Northeast corner of said Lot 25; thence North along the Northerly extension of the West line of said Lot 25, for 3.00 feet to the Mean High Water Line, as located on October 18, 2011; the following 10 courses following said Mean High Water Line: (1) thence North 88°55'29" East for 28.76 feet; (2) thence North 85°49'32" East for 7.87 feet; (3) thence North 89°14'45" East for 75.86 feet; (4) thence North 89°07'14" East for 71.58 feet; (5) thence North 85°29'42" East for 68.93 feet; (6) thence North 85°27'11" East for 6.16 feet; (7) thence South 12°58'09" East for 0.50 feet; (8) thence North 79°20'39" East for 5.84 feet to a point of curvature; (9) thence Northwesterly along a 277.00 foot radius curve, leading to the left, through a central angle of 10°53'54" for an arc distance of 52.68 feet to a point of tangency; (10) thence North 68°26'45" East for 7.52 feet to a point on the Northerly extension of the East line of said Lot 22; thence South 08°18'22" East along said Northerly extension for 4.81 feet to said Northeast corner of Lot 22 and the Point of Beginning.

SURVEYOR'S NOTES:
- This site lies in Section 33, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, unless otherwise noted.
- Lands shown herein were abstracted for restrictions, easements and/or rights-of-way of records per Old Republic National Title Insurance Company File No. 14050565 ES with an effective date of June 15, 2014. REVISIT 6/27/14. All easements and/or rights of way of record per the commitment that are plottable are shown on this "Boundary & Topographic Survey".

- SCHEDULE B - SECTION II**
- 1-7 Standard Exceptions
 - 8 Grant of Easement for storm drain system granted to the City of Miami Beach, Florida, recorded in O.R.B. 1886, Page 1887, as to the North 70 feet of Lots 25 and 26
 - 9 Terms, conditions, restrictions, easements, covenants, obligations and lien rights as contained in the Declaration of Easements and Restrictive Covenants recorded in O.R.B. 27105, Page 3216. Restrictions affect parcel but not subject to location. Site line easement shown on Exhibit "C" affects parcel and is shown on survey.
 - 10 As amended by the Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 27703, Page 545.
 - 11 Restrictions affect parcel but not subject to location. Shared parking easement and drainage easement as amended by the Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 27703, Page 545.
 - 12 As amended by the Second Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 28661, page 3535, (as to Lots 23, 24, 25 and 26)
 - 13 Terms, conditions, covenants, obligations and restrictions as contained in the Declaration of Restrictive Covenants in Lieu of Lien of Title recorded in O.R.B. 27703, Page 577.
 - 14 Restrictions and easements affect parcel but not subject to location.
 - 15 As amended by the Amended and Restated Declaration of Easements and Restrictive Covenants in Lieu of Lien of Title recorded in O.R.B. 28661, page 3535, (as to Lots 23, 24, 25 and 26)
 - 16 Affects parcel but not subject to location.
 - 17 Easement granted to Florida Power & Light Company, et al, recorded in O.R.B. 26051, Page 2313, (as to Lots 24 and 25)
 - 18 Affects Lot 24 and is shown on survey.
 - 19 INENTIONALLY BELIEVED.
 - 20 Riparian Rights and/or Littoral Rights are not insured.
 - 21 Standard Exceptions. Not a survey matter.
 - 22 Terms and conditions of South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit, recorded in O.R.B. 27958, page 3531, (as to Lots 23, 24, 25 and 26)
 - 23 Affects parcel but not subject to location.
 - 24 Terms, obligations, restrictions and conditions as contained in Conditional Use Permit given by Planning Board of City of Miami Beach recorded in O.R.B. 1693, (as to Lots 22, 23 and 24, and the North 70 feet of Lots 25 and 26)
 - 25 Affects parcel but not subject to location.
 - 26 Terms, obligations, restrictions and conditions as contained in Order of Design Review Board of the City of Miami Beach, recorded in O.R.B. 24317, page 2684, (as to Lot 22, 23 and 24, and the North 70 feet of Lots 25 and 26)
 - 27 Affects parcel but not subject to location.
 - 28 Terms, conditions, covenants, obligations and restrictions as contained in the Declaration of Restrictive Covenants in Lieu of Lien of Title recorded in O.R.B. 28772, page 3961, (as to Affects parcel but not subject to location.
 - 29 Terms, conditions, covenants and obligations set forth in Public School Concurrency Proportionate Share Mitigation Development Agreement between the School Board of Miami-Dade County, Florida and City of Miami Beach, and "Palau Sunset Harbor, LLC, a Delaware limited liability company, recorded in O.R.B. 28808, page 1646.
 - 30 Affects parcel but not subject to location.
 - 31 Covenants, restrictions and easement rights set forth in Declaration of Restrictive Covenants recorded in O.R.B. 29085, page 3693.
 - 32 Document and Easement Parcel affects site; however, Easement Parcel description for said Easement not provided in document.

END OF SCHEDULE B - SECTION II

- Bearings hereon are referred to an assumed value of S89°00'00"W for the North right of way line of 20th Street, and evidenced by (2) two set nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade County Bench Mark No. A-36, Elevation +7.33 Located on September 28, 2011 at Date Boulevard and Alton Road and Miami-Dade County Bench Mark No. C-100, Elevation +11.05 Located on September 28, 2011 at Date Boulevard and Bay Road.
- Lands shown hereon are located within an area having a Zone Designation AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 12085C0317L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Lands shown hereon containing 54,765 square feet, or 1.257 acres, more or less.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folia No.'s: 07-3234-242-0001 (Reference folia for condo only).

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on September 28, 2011, and last updated March 27, 2019, and meet the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.007, Florida Statutes. The fieldwork was completed on March 27, 2019.
I have not observed any other survey or other public record that would affect this survey.
By: *[Signature]*
Daniel C. Fortin, For the Firm
Surveyor and Mapper, LS2853
State of Florida.

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003633
180 Northeast 16th Street / North Miami Beach, Florida 33162
Phone 305-453-4493 / Fax 305-451-7152 / Email fls@fortinleavyskiles.com

BOUNDARY & TOPOGRAPHIC SURVEY
PALAU SUNSET HARBOR
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	3/28/11
Scale	1" = 20'
Drawn By	DWF
CAD No.	000284
Plotted	3/28/11 1:22p
Ref. Dwg.	2001-153-3
Field Book	817,11-14, 41182 - RLL
Job No.	111068
Dwg. No.	2011-121-1
Sheet	1 of 1

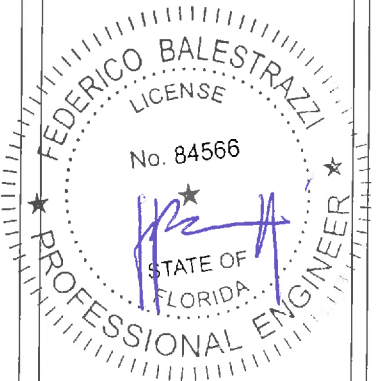
PALAU SUNSET HARBOR - SCOPE OF WORK

(1) **FAÇADE TILE CHANGE TO A SMOOTH DESIGNER CEMENT PLASTER (STUCCO):** We have been advised by our Engineer to replace all existing façade tiles due to safety and performance issue concerns. Where the original contractor installed the tiles with mortar over the cement plaster, the mortar has a surface showing many voids that do not meet industry standard requirements; as a result, the tiles have been buckling from the walls and delaminating from the substrate. This issue is a safety matter that the Association has been addressing on an "as needed" basis with emergency repairs as the buckling tiles are located over areas where pedestrians and automobiles pass. Our engineers confirmed that this situation would be ongoing due to the methods used to mount the tile and weather exposure. Due to the seriousness of this condition as a safety issue and the fact that we would like a permanent solution to avoid significant ongoing future expenses and injuries, we are proposing a more efficient remedy. Palau would like to replace the facade tiles with a smooth, concrete appearance, designer cement plaster with a fully integrated color. This solution will maintain the modern look and feel of the building, which is in line with similar classic treatments used throughout Miami Beach.

(2) **INSTALL ARCHITECTURAL GUTTERS OVER RETAIL:** We would like to install an architectural gutter over the retail units on the east side of Palau. Currently, five scuppers pour out water during rainfall, and every time a unit owner washes their balcony. The gutters sit above the retail units storefront, thus the water pours out on the shops' patrons and employees. We want to install painted aluminum gutters, which will be powder coated in a color that will match the adjacent painted stucco closely. There are two existing storm drains that will drain the water.

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NOTES:



Architect	
Client	

[illegible]

Project name
PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH - 33139

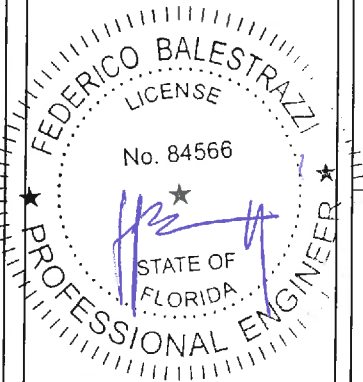
[illegible]

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

<h1>SCOPE OF WORK</h1>			
Drawn by		Approved by	
		F. Balestrazzi	
Date of job		F. Balestrazzi	
M.S.		03-09-2020	
Drawing No.		Access No.	
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DUPLICATION AND REPRODUCTION FORBIDDEN BY LAW			



NOTES:

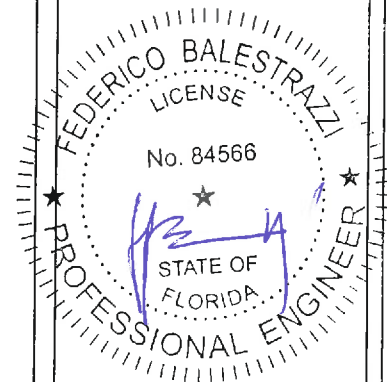
[illegible]

PALAU - EXISTING CONDITIONS



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NOTES:



<div style="border: 1px solid black; padding: 5px;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <div style="float: left; width: 100px;">Artist/Artist</div> <div style="clear: both;"></div> </div> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"> <div style="float: left; width: 100px;">Client</div> <div style="clear: both;"></div> </div> <table border="1" style="width: 100%; border-collapse: collapse; margin-bottom: 5px;"> <tr><td style="width: 25%; height: 20px;"></td><td style="width: 25%; height: 20px;"></td><td style="width: 25%; height: 20px;"></td><td style="width: 25%; height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> <tr><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td><td style="height: 20px;"></td></tr> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 15%;">Art</th> <th style="width: 15%;">Title</th> <th style="width: 15%;">Qty</th> <th style="width: 55%;">Description</th> </tr> </table> </div>																																												Art	Title	Qty	Description
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Key plan																																															
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Parent No.	Tax No.																																														
<div style="font-weight: bold; font-size: 1.2em;">FOURZERO, LLC</div> <div style="font-weight: bold; font-size: 0.8em;">ENGINEERING AND CONSULTANCY</div> <div style="font-weight: bold; font-size: 0.8em;">CERT. OF AITTEL #03989</div> <div style="font-weight: bold; font-size: 0.8em;">2000 PONCE DE LEON FLORIDA, SUITE 618 CORAL GABLES, FL 33134</div>																																															
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Scale: 1/8" = 1'-0" M.S.		Valid date of use: 03-09-2020																																													
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COLLIGATION AND REPRODUCTION FORBIDDEN BY LAW																																															

fuse consulting engineers

Photo 9.2-5



Photo 9.2-6



Photo 9.2-9



Photo 9.2-10

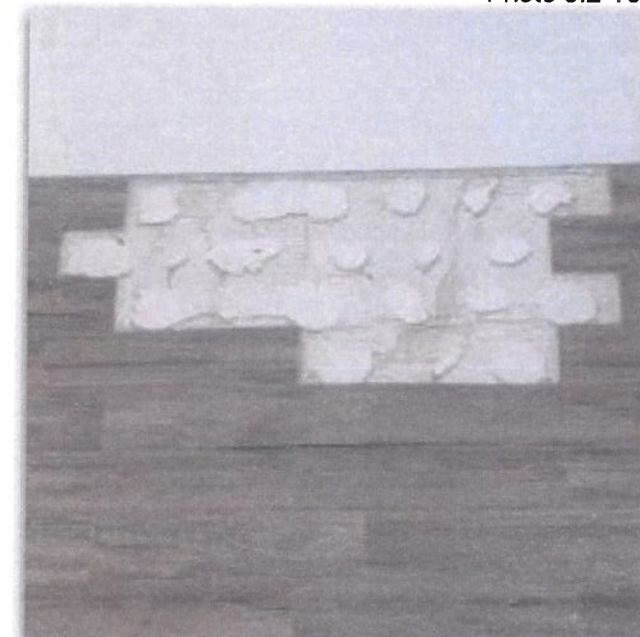


Photo 9.2-7

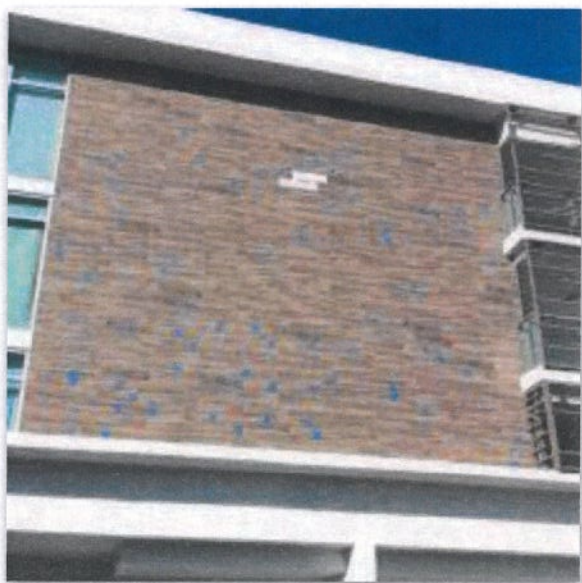


Photo 9.2-8



NOV, 2020

Photo 9.2-11



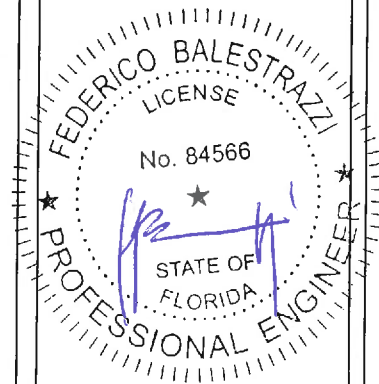
Photo 9.2-12



NOV, 2020

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NOTES:



Architect	
Client	

[illegible]

Project name
PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH -33139

key plan

Principal Fee	Lat. Fee
---------------	----------

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

Title

**DEBONDING
TILES**

Drawn by	Classified by	Approved by
	F. Balestrazzi	F. Balestrazzi

Date (Auch G. 100)	Fest der all. Inst.
M.S.	03-09-2020

Scale	Drawing No.	Table No.
-	A-14	00

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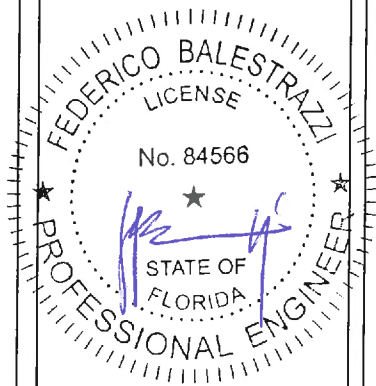
A photograph of a modern building's exterior. The building features a light-colored upper section with large windows and a lower section with a horizontal wooden slat facade. A balcony with a glass railing is visible on the upper level. In the foreground, there is a dark entrance area and a person in a bright yellow vest standing near a blue storage unit.

A photograph of a modern building facade. The upper portion shows a large, light-colored, textured wall section, possibly made of stone or concrete, with a grid of small, dark, square elements. Below this is a darker, more solid section. A blue car is visible in the foreground, partially obscured by the building's structure. The image is somewhat blurry and has a high-contrast, almost graphic quality.

NOV, 2020

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above requirement.

NOTES:



Architect	
Client	

[illegible]

Ref	Date	By	Description
Project name			
PALAU SUNSET HARBOUR			
1201 20 TH ST, MIAMI BEACH - 33139			

lay plan

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

Title			
DEBONDING TILES			
Drawn by	Designed by	Specified by	
	F. Balestrazzi	F. Balestrazzi	
Rev. (1 of 3) (Date)		Year date of issue	
M.S.		03-09-2020	
Issue	Drawing No.	Revision No.	
-	A-15	00	
D:\P\AUTOCAD AND MICROPLANT\Disegni\disegni\dwg			

PALAU - NORTH EXISTING ELEVATION

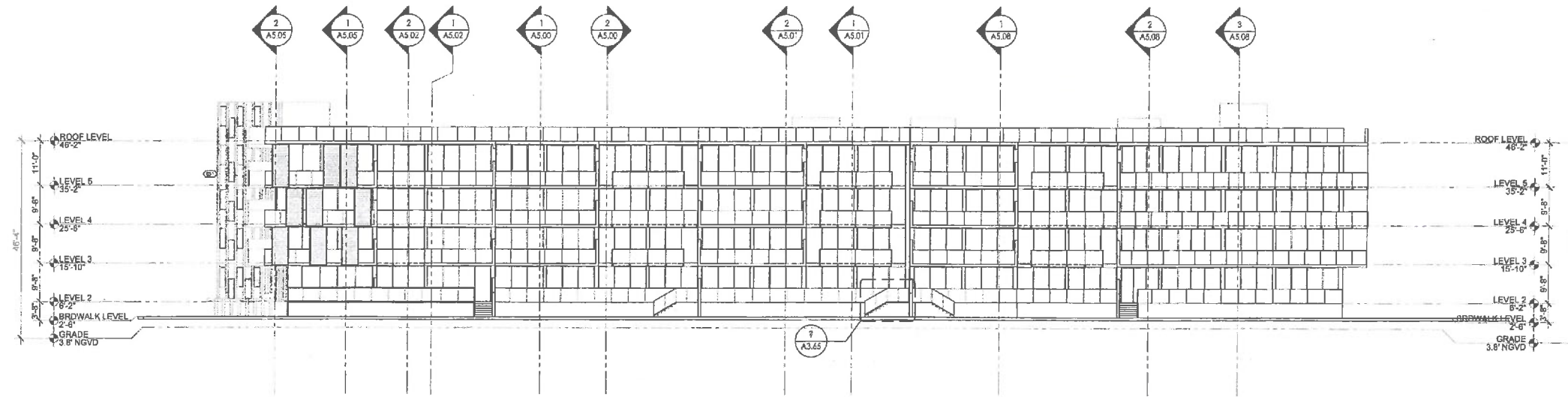


TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS								
CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FT.)							
	0 TO 3	GREATER THAN 3 TO 5	GREATER THAN 5 TO 10	GREATER THAN 10 TO 15	GREATER THAN 15 TO 20	GREATER THAN 20 TO 25	GREATER THAN 25 TO 30	GREATER THAN 30
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	20%	40%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

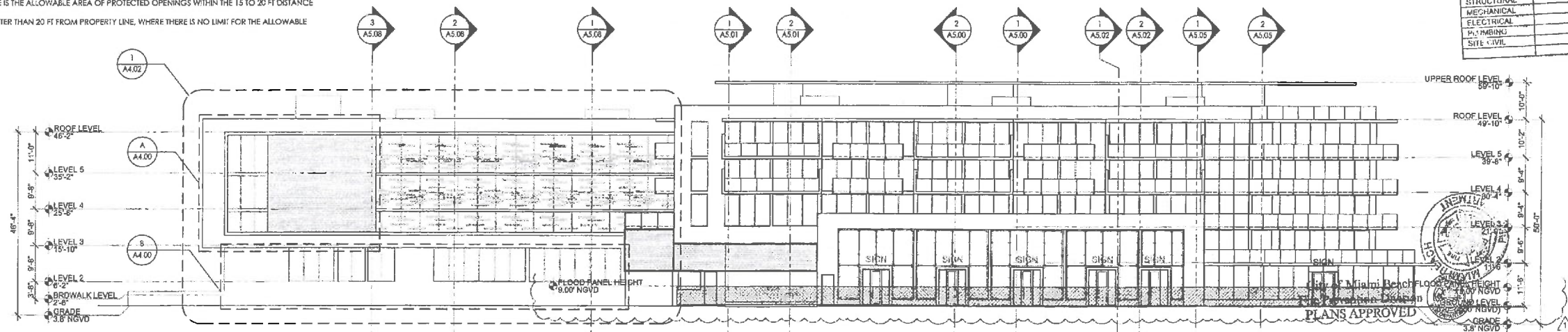
NOTE:
ALL OPENINGS BELOW 8.0' NGVD WILL
BE PROTECTED BY FLOOD BARRIERS

NORTH ELEVATION
1/16" = 1'-0"

1

- A = AREA OF PROPOSED MASONRY OPENINGS
B = ALLOWABLE AREA OF MASONRY OPENINGS
- (A) @ 3'-9" FROM PROPERTY LINE: A = 2451SF, B = 1,660SF = 14.8%
ALLOWABLE PROTECTED OPENING WITHIN 3 TO 5 FT. = 15%
PROVIDED PROTECTED OPENING WITHIN 3 TO 5 FT. = 14.8%
- (B) @ 12'-0" FROM PROPERTY LINE: A = 6921SF, B = 4111SF = 41.1%
ALLOWABLE PROTECTED OPENING WITHIN 10 TO 15 FT. = 45%
PROVIDED PROTECTED OPENING WITHIN 10 TO 15 FT. = 41.1%

NOTE: IDENTIFIED AREA ABOVE IS THE ALLOWABLE AREA OF PROTECTED OPENINGS WITHIN THE 15 TO 20 FT DISTANCE FROM THE PROPERTY LINE.
NON-IDENTIFIED AREA IS GREATER THAN 20 FT FROM PROPERTY LINE, WHERE THERE IS NO LIMIT FOR THE ALLOWABLE PROTECTED OPENING



REVIEWER INITIALS			DATE
BUILDING			7/1/14
STRUCTURAL			
MECHANICAL			
ELECTRICAL			
PLUMBING			
CIVIL			

PALAU - SOUTH EXISTING ELEVATION

SOUTH ELEVATION
1/16" = 1'-0"

2

REVISIONS / SUBMISSIONS	
1	BUILDING DPT. 04/10/14
2	
3	
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1165

PALAU AT SUNSET HARBOUR
1201, 1225, 1237 20TH STREET
MIAMI BEACH, FLORIDA

ELEVATION
NORTH AND SOUTH

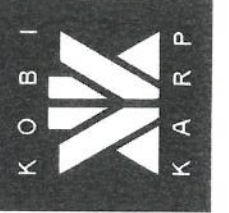
MAY 01 2014

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB

2015 Biscayne Boulevard
Miami, Florida 33137
P: 305.573.3766
F: 305.573.3766
WWW.KOBIKARP.COM

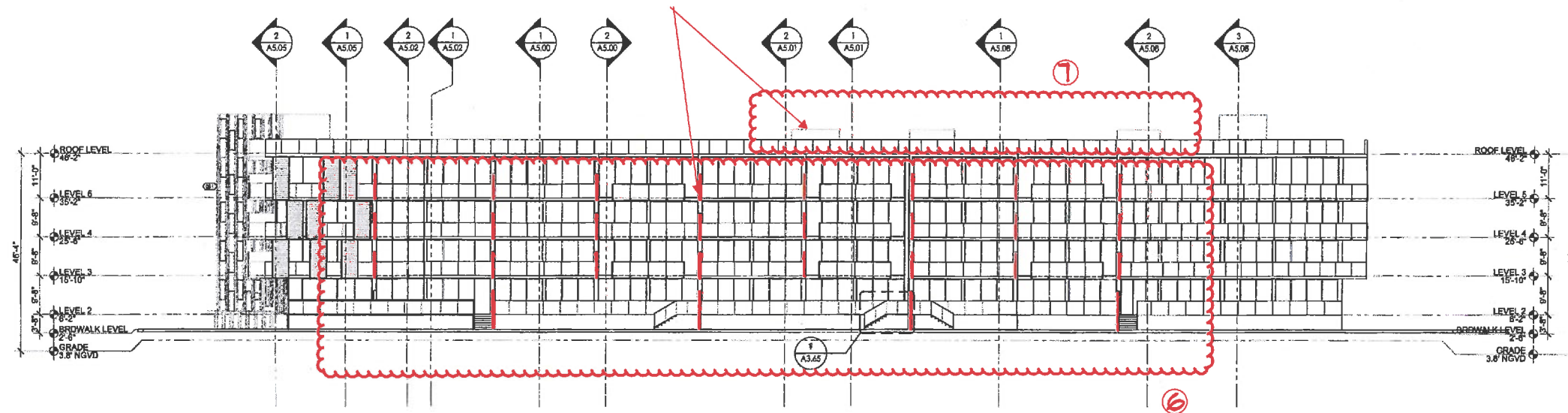


DRAWN BY:
CHECKED BY:
DATE: 2013

UPDATED
A-16

03-09-2020

REMOVE AND REPLACE EXISTING
TILE WITH A NEW STUCCO



CLASSIFICATION OF OPENING	RRE SEPERATION DISTANCE (FT.)							
	0 TO 3	GREATER THAN 3 TO 5	GREATER THAN 5 TO 10	GREATER THAN 10 TO 15	GREATER THAN 15 TO 20	GREATER THAN 20 TO 25	GREATER THAN 25 TO 30	GREATER THAN 30
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

NOTE:
ALL OPENINGS BELOW 9.00' NGVD WILL
BE PROTECTED BY FLOOD BARRIERS

NORTH ELEVATION

$$1/16'' = 1'-0''$$

①

REVISIONS / SUBMISSIONS

	BUILDING DPT.	04/10/14
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		

1165

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PALAU AT SUNSET HARBOUR

AI SUNSEI HARRIS
1201, 1225, 1237 20TH STREET
MIAMI BEACH, FLORIDA

ELEVATION
NORTH AND SOUTH

A = AREA OF PROPOSED MASONRY OPENINGS
B = ALLOWABLE AREA OF MASONRY OPENINGS

(A) @ 3'-9" FROM PROPERTY LINE $\Delta = \frac{245(1)^2}{2,660\text{ft}^2} = .148 = 14.8\%$

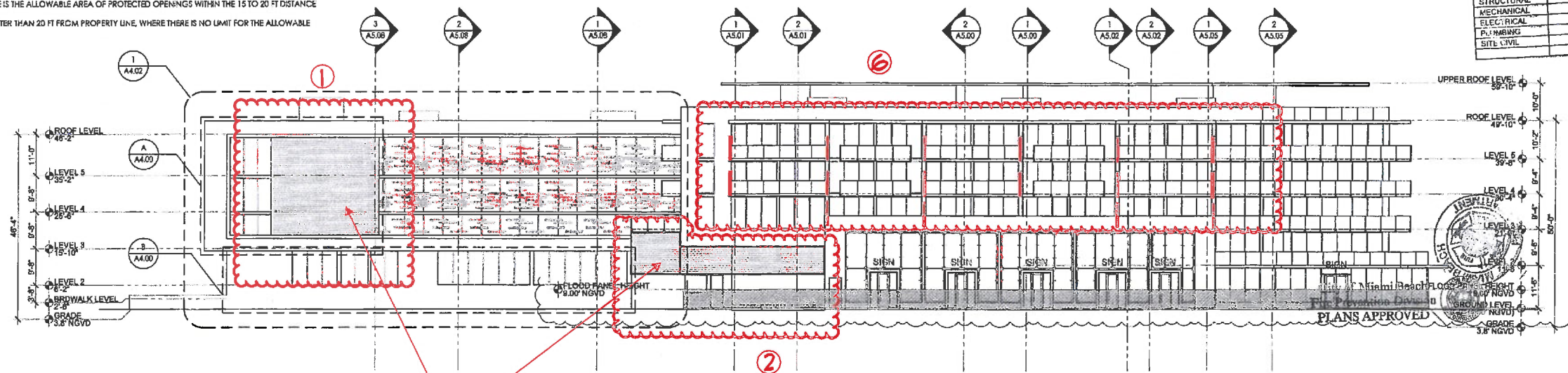
ALLOWABLE PROTECTED OPENING WITHIN 3 TO 5 FT. = 15%
PROVIDED PROTECTED OPENING WITHIN 3 TO 5 FT. = 14.8%

(B) 12'-0" FROM PROPERTY LINE

$$\frac{A}{B} = \frac{.692(P)}{1.685(P)} = .41 = 41.1\%$$

ALLOWABLE PROTECTED OPENING WITHIN 10 TO 15 FT. = 45%
PROVIDED PROTECTED OPENING WITHIN 10 TO 15 FT. = 41.1%

NOTE: IDENTIFIED AREA ABOVE IS THE ALLOWABLE AREA OF PROTECTED OPENINGS WITHIN THE 15 TO 20 FT DISTANCE FROM THE PROPERTY LINE
NON IDENTIFIED AREA IS GREATER THAN 20 FT FROM PROPERTY LINE, WHERE THERE IS NO LIMIT FOR THE ALLOWABLE PROTECTED OPENING



REMOVE AND REPLACE EXISTING
TILE WITH A NEW STUCCO

SOUTH ELEVATION

$$1/16'' = 1'-0''$$


②

**ARCHITECTURE
INTERIOR DESIGN
PLANNING**

AIA ASID NCARB

2815 Biscayne Boulevard
Suite 200
Miami, Florida 33137
O: 305.573.1818
F: 305.573.3766

WWW.KORIKARB.COM



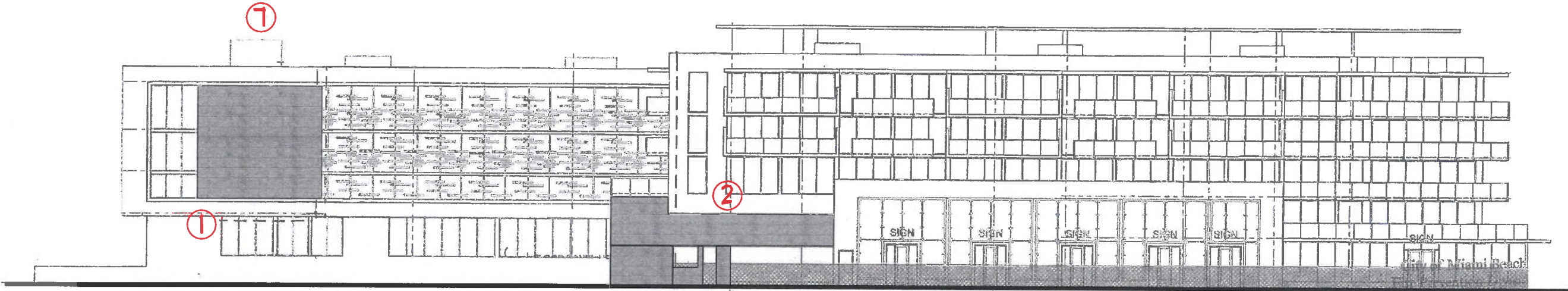
KOBAL KAPPA

DRAWN BY: _____
CHECKED BY: _____
DATE: _____ 2013

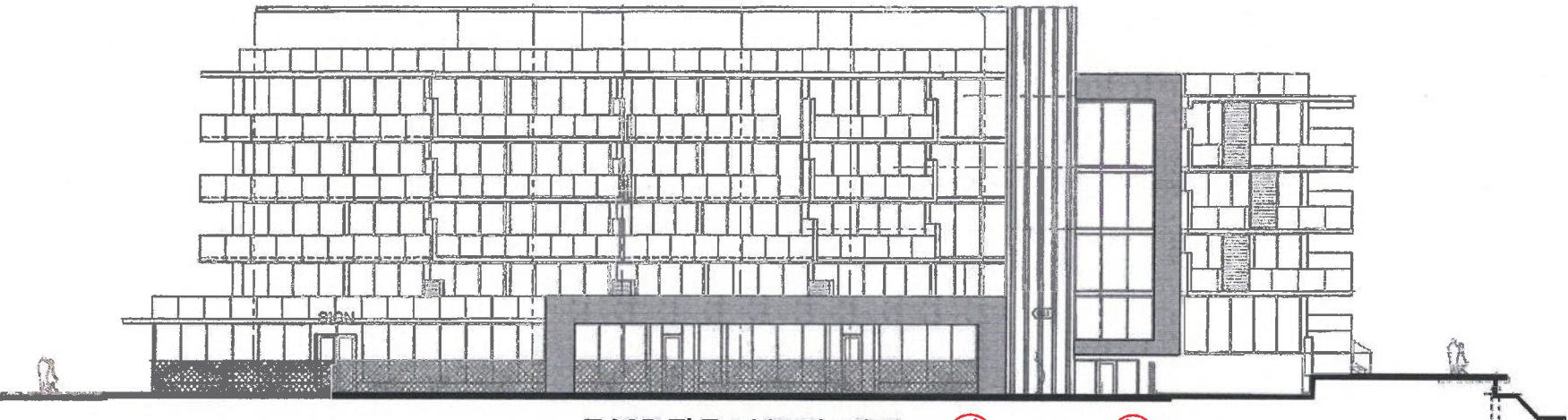
UPDATED
A-17

03-09-2020

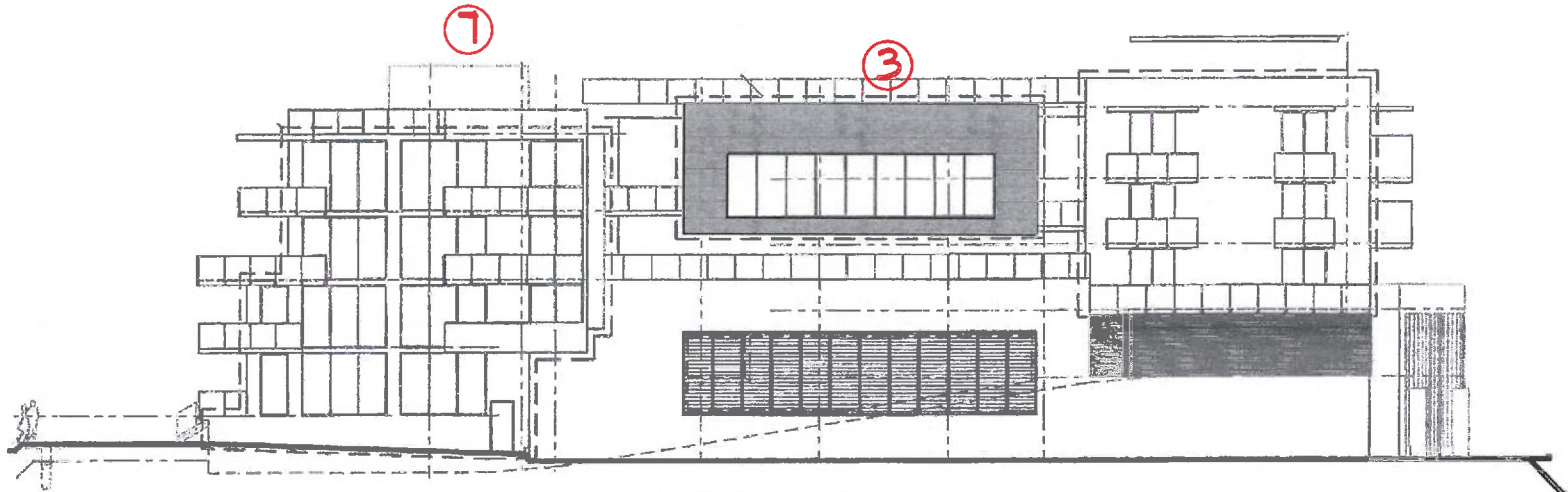
PROPOSED SOUTH / EAST / WEST ELEVATIONS



SOUTH ELEVATION VIEW

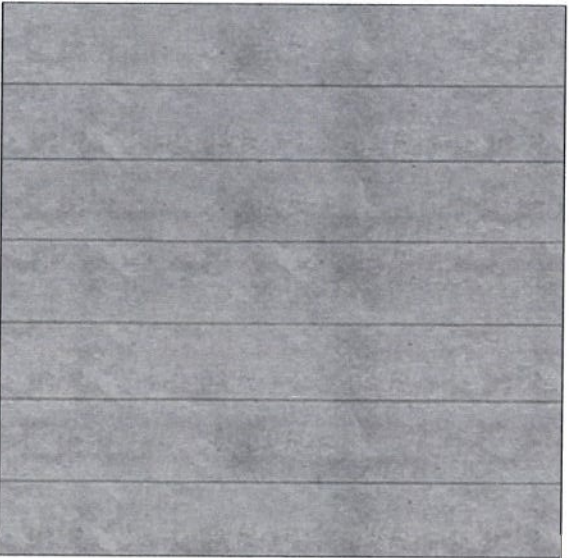


EAST ELEVATION VIEW



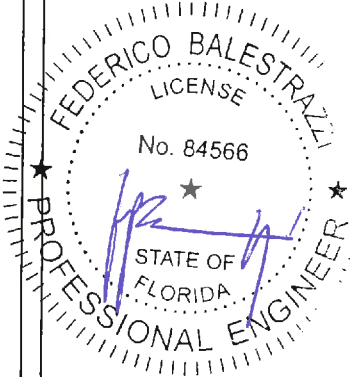
WEST ELEVATION VIEW

STUCCO PATTERN



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Legal action will be taken in case of breach of the
above requirement.

NOTES:



Architect	
Client	
Project name	
PALAU SUNSET HARBOUR 1201 20 TH ST, MIAMI BEACH -33139	
Key plan	
Title	
PROPOSED ELEVATIONS	
Drawn by	Checked by
F. Balestrazzi	F. Balestrazzi
Scale	Date
M.S.	03-09-2020
Sheet	Page
A-18	00

SOUTH PERSPECTIVE VIEW
DESIGN STUCCO SOLUTION ②

A photograph of a modern, multi-story building with a light-colored stucco finish and large glass windows. The building features balconies with glass railings. A white van is parked in front of the building, and a large tree is visible on the left side. The sky is blue with some clouds.

DISSEMINATION AND REPRODUCTION FORBIDDEN BY LAW

REVISIONS / SUBMISSIONS	
REV.	BUILDING DPT. 04/10/14
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	DATE BY CHECKED BY
11	
12	

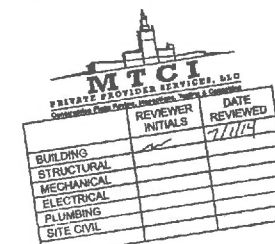


EAST ELEVATION

①

A = AREA OF PROPOSED MASONRY OPENINGS
B = ALLOWABLE AREA OF MASONRY OPENINGS

- NOTE: IDENTIFIED AREA ABOVE IS THE ALLOWABLE AREA OF PROTECTED OPENINGS WITHIN THE 15 TO 20 FT DISTANCE FROM THE PROPERTY LINE
NON-IDENTIFIED AREA IS GREATER THAN 20 FT FROM PROPERTY LINE, WHERE THERE IS NO LIMIT FOR THE ALLOWABLE PROTECTED OPENING



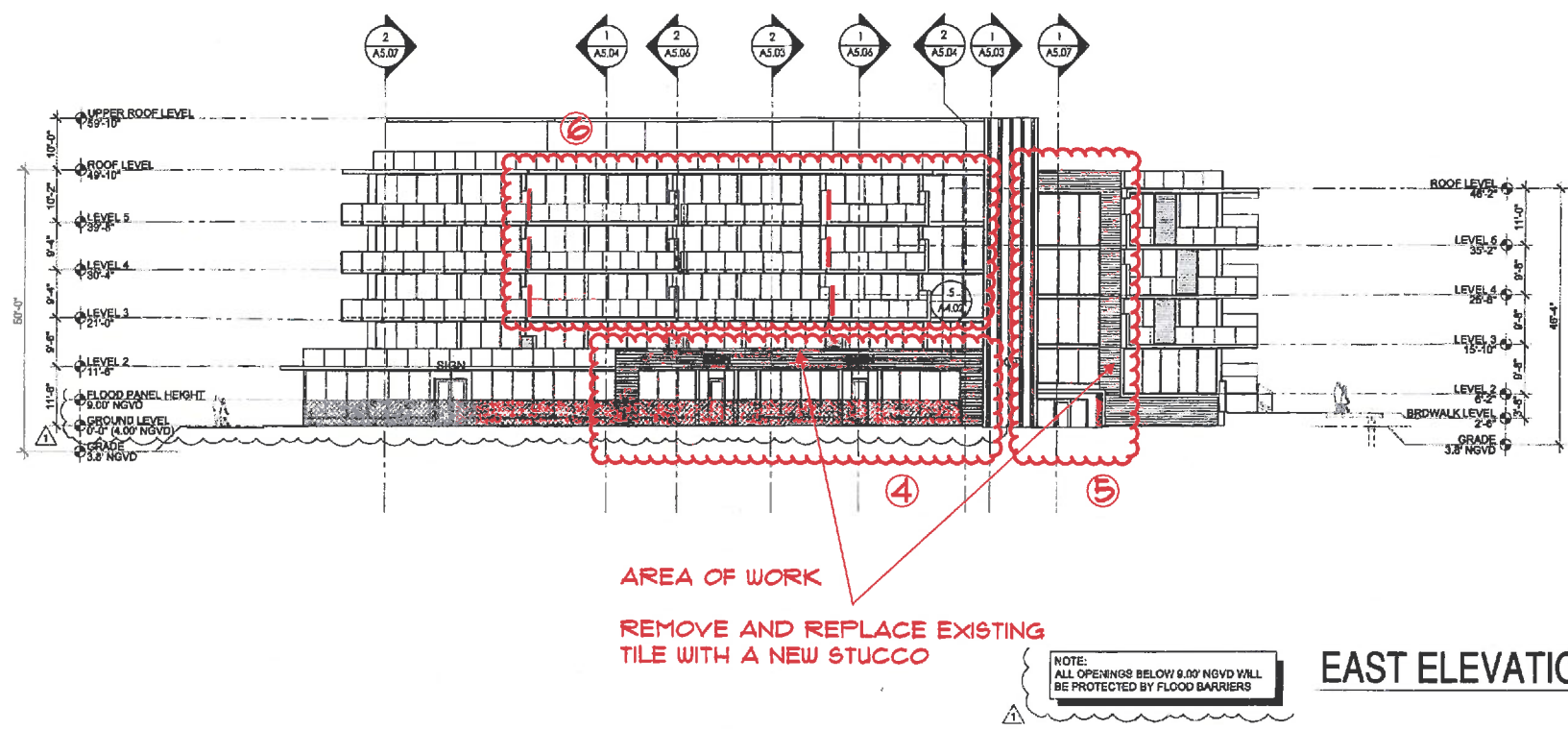
each
division
VED

WEST ELEVATION

②

03-09-2020

PALAU - EAST EXISTING ELEVATION



REVISIONS / SUBMISSIONS	
1	BUILDING DPT. 04/10/14
2	
3	
4	
5	
6	
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8	
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10	
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1165

PALAU AT SUNSET HARBOUR
1201, 1225, 1237 20TH STREET
MIAMI BEACH, FLORIDA

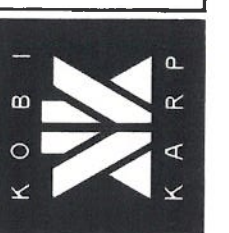
ELEVATION
EAST AND WEST

1/16" = 1'-0"

MAY 12 2014

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Shagbark Boulevard
Miami, Florida 33137
P: 305.673.3796
WWW.KOBKARP.COM



DRAWN BY:
CHECKED BY:
DATE: 2013

UPDATED
A-22

03-09-2020

TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS								
CLASSIFICATION OF OPENING	FIRE SEPARATION DISTANCE (FT.)							
	0 TO 3	GREATER THAN 3 TO 5	GREATER THAN 5 TO 10	GREATER THAN 10 TO 15	GREATER THAN 15 TO 20	GREATER THAN 20 TO 25	GREATER THAN 25 TO 30	GREATER THAN 30
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

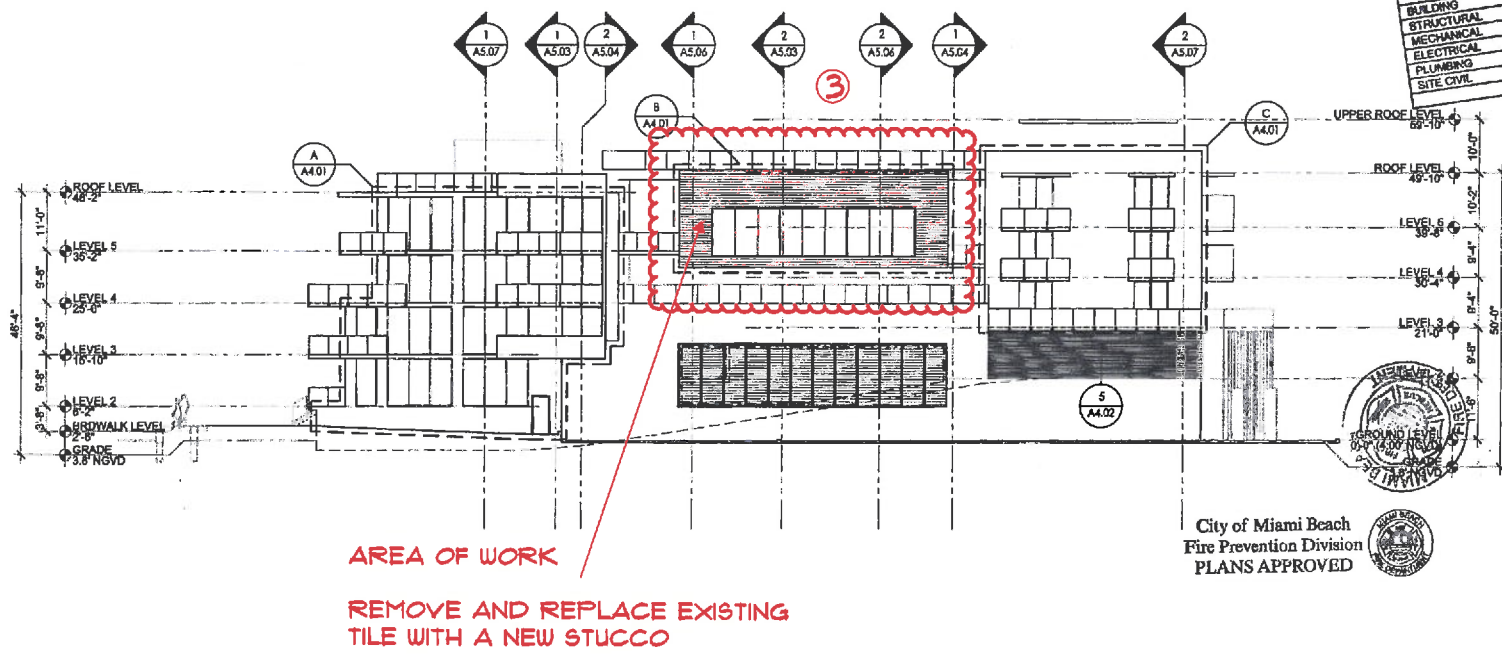
A = AREA OF PROPOSED MASONRY OPENINGS
B = ALLOWABLE AREA OF MASONRY OPENINGS

(A) @ 26'-1" FROM PROPERTY LINE
 $\frac{A}{B} = \frac{1,200\text{ft}^2}{2,002\text{ft}^2} = .599 = 59.9\%$
ALLOWABLE UNPROTECTED OPENING WITHIN 25 TO 30 FT. = 70%
PROVIDED UNPROTECTED OPENING WITHIN 25 TO 30 FT. = 59.9%

(B) @ 18'-2" FROM PROPERTY LINE
 $\frac{A}{B} = \frac{354\text{ft}^2}{923\text{ft}^2} = .379 = 37.9\%$
ALLOWABLE PROTECTED OPENING WITHIN 15 TO 20 FT. = 75%
PROVIDED PROTECTED OPENING WITHIN 15 TO 20 FT. = 37.9%

(C) @ 18'-2" FROM PROPERTY LINE
 $\frac{A}{B} = \frac{348\text{ft}^2}{1,423\text{ft}^2} = .245 = 24.5\%$
ALLOWABLE UNPROTECTED OPENING WITHIN 15 TO 20 FT. = 25%
PROVIDED UNPROTECTED OPENING WITHIN 15 TO 20 FT. = 24.5%

NOTE: IDENTIFIED AREA ABOVE IS THE ALLOWABLE AREA OF PROTECTED OPENINGS WITHIN THE 15 TO 20 FT DISTANCE FROM THE PROPERTY LINE
NON IDENTIFIED AREA IS GREATER THAN 20 FT FROM PROPERTY LINE, WHERE THERE IS NO LIMIT FOR THE ALLOWABLE PROTECTED OPENING



PALAU - WEST EXISTING ELEVATION

WEST ELEVATION

1/16" = 1'-0"

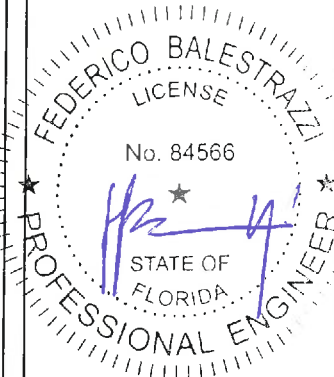
2



③ WEST PERSPECTIVE VIEW
DESIGN STUCCO SOLUTION

Proprietary Note:
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Legal action will be taken in case of breach of the
above requirement.

NOTES:



Architect: _____

Client: _____

Project name: **PALAU SUNSET HARBOUR**
1201 20 TH ST, MIAMI BEACH - 33139

Key plan: _____

Prepared by: _____
Checked by: _____
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #12989
2000 PONCE DE LEON FLORIDA, SUITE 616 CORAL GABLES,
FL 33134

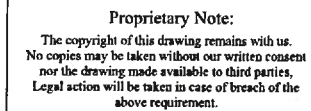
Title: **WEST PERSPECTIVE VIEW - AREA 3**

Drawn by: **F. Balestrazzi** Checked by: **F. Balestrazzi**
Scale: **M.S.** Date: **03-09-2020**

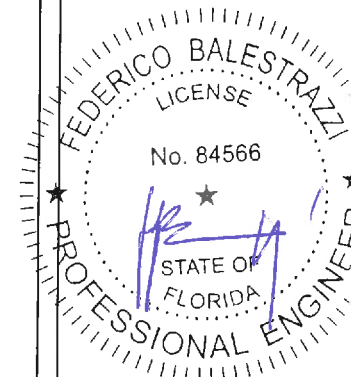
Sheet: **A-23** of **00**

EVALUATION AND REPRODUCTION FORBIDDEN BY LAW

③



NOTES:



Architect	
Client	

[illegible]

Sl. No.	Date	By	Description
Project NAME			
PALAU SUNSET HARBOUR			
1201 20 TH ST, MIAMI BEACH -33139			

key plan

Product No.	Lot No.
<p>FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #32989 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES FL. 33134</p>	

Title

**INTERIOR SECRET
WALL - AREA 3**

Drawn by	Checked by	Approved by
	F. Balestrazzi	F. Balestrazzi

Book (Arch D Only)	File date of issue
M.S.	03-09-2020

Sheet	Drawing No.	Revision No.
-	A-24	00

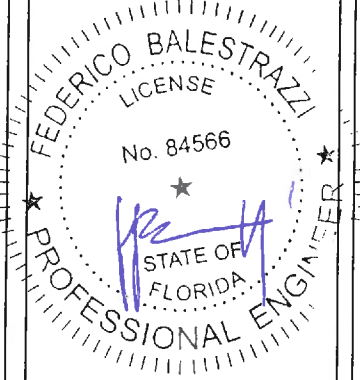
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EAST PERSPECTIVE VIEW
DESIGN STUCCO SOLUTION ④

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NOTES:



Architect

Client

Project name

PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH - 33139

Key plan



Project No. Lot No.

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

Title
**EAST
PERSPECTIVE VIEW
- AREA 4 / 5**

Drawn by: F. Balestrazzi Checked by: F. Balestrazzi

Scale: M.S. Date: 03-09-2020

Sheet: A-25 00

DATE OF ACTION AND REPRODUCTION FORWARDED BY LAW

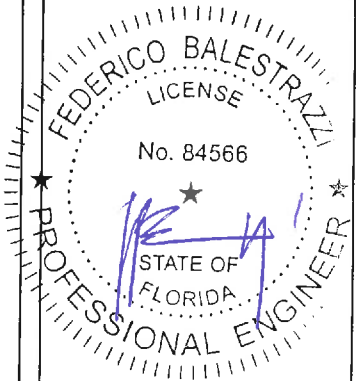
GARDEN UNIT WALL STUCCO
DESIGN STUCCO SOLUTION

6



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NOTES:



Architect

Client

Project Name: **PALAU SUNSET HARBOUR**
1201 20 TH ST, MIAMI BEACH - 33139

Key plan

Project No. 104-106

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #12989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

Title: **GARDEN WALL STUCCO
PERSPECTIVE VIEW -
AREA 6**

Drawn by: **F. Balestrazzi** Reviewed by: **F. Balestrazzi**

M.S. 03-09-2020

Scale: **A-26** 00

DIVULGATION AND REPRODUCTION FORBIDDEN BY LAW

ROOF AC EQUIPMENT WALLS 7

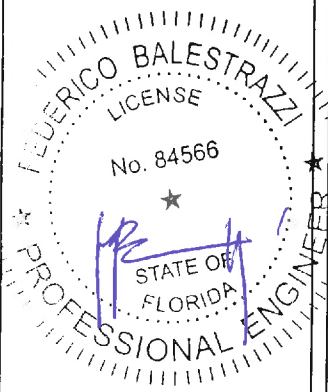
Untitled Map
Write a description for your map.



Google earth
© 2020 Google, NOAA, U.S. Navy, NSA, GEBCO
Image Landsat / Copernicus

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NOTES:



Architect	
Client	
Project Name	
PALAU SUNSET HARBOUR 1201 20 TH ST, MIAMI BEACH -33139	
City/State	
Project Number	
Revision	
Date	
By	
Checked by	
Approved by	

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA SUITE 516 CORAL GABLES,
FL-33134

**ROOF AC
EQUIPMENT
WALLS- AREA 7**

Drawn by	Reviewed by
F. Balestrazzi	F. Balestrazzi
Date: 08-08-2020	Date: 08-08-2020
M.S.	03-09-2020
Sheet No.	00
A-27	

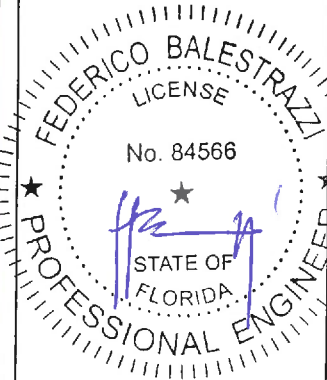
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ROOF AC EQUIPMENT WALLS 7



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NOTES:



Architect

Client

Project name

PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH - 33139

Key plan

Project No. Date

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PONCE DE LEON FLORIDA, SUITE 616 CORAL GABLES,
FL 33134

Title
**ROOF AC
EQUIPMENT
WALLS- AREA 7**

Drawn by: **F. Balestrazzi** Checked by: **F. Balestrazzi**

Scale: **M.S.** Date: **03-09-2020**

Sheet: **A-28** of **00**

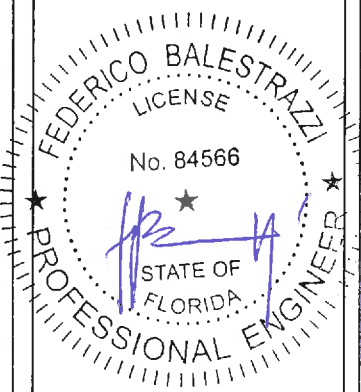
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ROOF WALLS 7



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NOTES:



Architect

Client

Project name: PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH - 33139

Key plan

Prepared by: [blank] Date: [blank]
Reviewed by: [blank] Date: [blank]
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #52989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

Title
**ROOF WALLS-
AREA 7**

Drawn by: F. Balestrazzi
Scale: M.S.
Checked by: F. Balestrazzi
Date: 03-09-2020

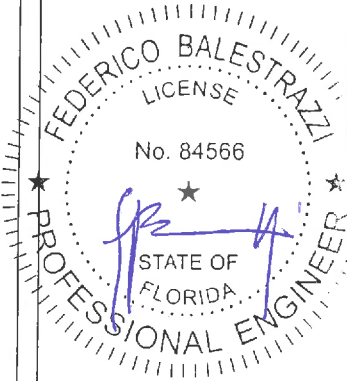
Sheet No. **A-29** of 00
DIVULGATION AND REPRODUCTION FORBIDDEN BY LAW

PALAU GUTTER ADDITION
ON EAST FACADE

DATE: MARCH, 09, 2020

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NOTES:



Address:

Client:

Project name:
PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH -33139

Key plan:

Project No. Lic. No.
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #52989
2000 PONCE DE LEON FLORIDA, SUITE 616 CORAL GABLES,
FL 33134

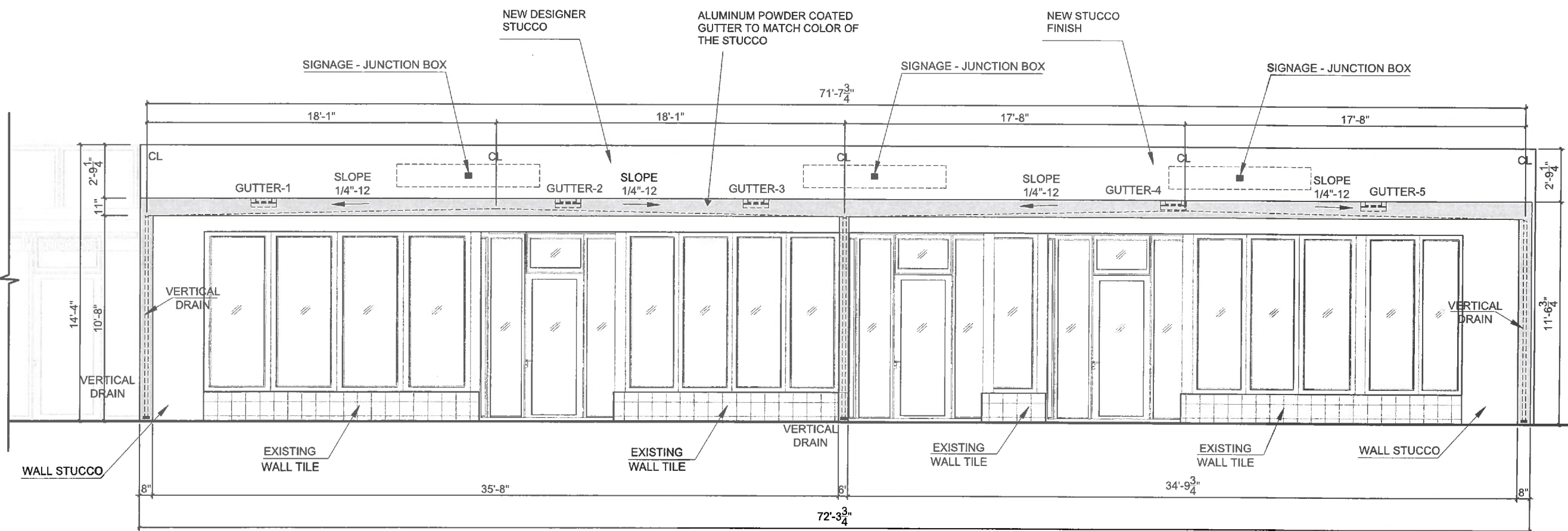
Title:
**GUTTER ADDITION
ON EAST FACADE**

Prepared by: F. Balestrazzi	Checked by: F. Balestrazzi
Scale: M.S.	
Date: 03-09-2020	
Sheet: A-30	Page: 00

DISSEMINATION AND REPRODUCTION FORBIDDEN BY LAW

EXPLICATION AND REPRODUCTION FORGIVEN BY L.A.

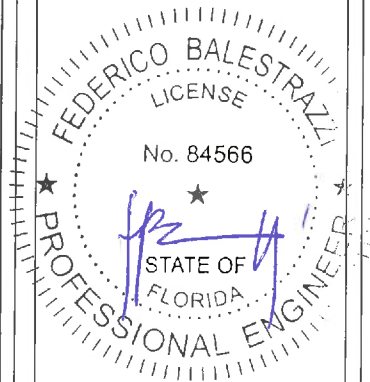
GUTTER PROPOSAL DESIGN INTENT
EAST SIDE ELEVATION VIEW



1 GUTTER ELEVATION VIEW

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NOTES:



Architect					
Client					
No.	Date	By	Description		
Project name:					
PALAU SUNSET HARBOUR 1201 20 TH ST.MIAMI BEACH -33139					
Key plan					
Project No.					
Est. No.					
FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #32889 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134					
Title					
GUTTER PROPOSAL DESIGN INTENT EAST SIDE					
Drawn by	Checked by		Approved by		
	F. Balestrazzi		F. Balestrazzi		
Scale: (AS SHOWN)		First date of issue			
M.S.		03-09-2000			
Status	Drawing No.				Revisions No.
-	A-32				00
DIVULGATION AND REPRODUCTION FORBIDDEN BY LAW					

An architectural elevation drawing of a building facade. The building features a series of large, rectangular windows and glass doors, some with transoms. The facade is divided into sections by vertical structural elements. The ground in front of the building is dark and flat, and a white line indicates a sidewalk or road edge. The drawing is in a technical, line-art style with grey shading for the building's mass.

ALUMINUM POWDER COATED
GUTTER TO MATCH COLOR OF
THE STUCCO

A circular professional engineer seal for the State of Florida. The outer ring contains the text "FEDERICO BALESTRACCI" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two stars. Inside this ring, the word "LICENSE" is at the top and "STATE OF FLORIDA" is at the bottom, also separated by two stars. In the center, the license number "No. 84566" is printed. A blue ink signature, which appears to be "FB", is written across the center of the seal, overlapping the license number and the "STATE OF FLORIDA" text.

Status	Drawing No.	Revision No.
-	A-33	00

DISCLOSURE AND REPRODUCTION FORBIDDEN BY LAW

EAST SIDE ELEVATION

ALUMINUM POWDER COATED GUTTER TO MATCH COLOR OF THE STUCCO

NEW DESIGNER STUCCO

NEW DESIGNER
STUCCO

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A circular professional engineer seal for Federico Balestrazzi. The outer ring contains the text "FEDERICO BALESTRAZZI" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by three stars. The inner circle contains the word "LICENSE" at the top, the license number "No. 84566" in the center, and "STATE OF FLORIDA" at the bottom. A blue ink signature is written across the center of the seal.

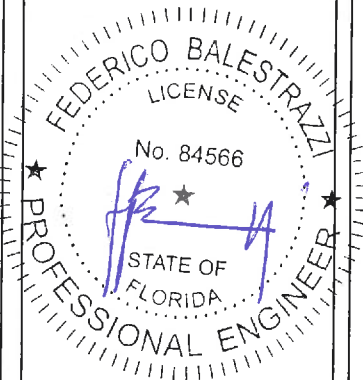
Architect					
Client					
No.	Date	By	Description		
Project name:					
PALAU SUNSET HARBOUR 1201 20 TH ST, MIAMI BEACH -33139 CERT. OF AUTH. #C8980					
Buy plan					
Project No.					
Est. No.					
FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #C8980 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134					
Title					
PROPOSED GUTTER PERSPECTIVE					
Drawn by		Checked by		Approved by	
F. Salestrazzi		F. Salestrazzi		F. Salestrazzi	
Scale: (see D.T. notes)		Print date and time			
M.S.		03-09-2020			
Name	Drawing No.	A-34		Edition: N.Y.	
-				00	
DRAWN BY: F. SALESTRAZZI, ENGINEER, PROFESSIONAL SEAL & SIGNATURE					

NARRATIVE RESPONSE SHEET

	PERTINENT INFORMATION AS REQUIRED		PERTINENT INFORMATION AS REQUIRED ANSWERS
1	Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans dated, signed and sealed	1	Package of Fifteen (15) 11x17 drawing sets (in color) labeled Final Submittal, including one (1) original set of 11x17 architectural plans have been dated, signed and sealed by register engineer
2	A cd/dvd containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department	2	Cd/dvd containing a digital version of the documents and plans have been submitted in the format as specified by the Planning Department
	ADDRESSING DEFICIENCIES IN ARCHITECTURAL PRESENTATION		ADDRESSING DEFICIENCIES IN ARCHITECTURAL PRESENTATION ANSWERS
a	Missing neighborhood context sheets. Include a map of immediate area and photos corresponding to adjacent neighbors.	a	Provided neighborhood context map with adjacent properties noted; also provided photos of adjacent and nearby properties including their respective views of Palau (A2-A-8)
b	Missing Zoning Legend	b	Zoning Legend has been added to presentation (A-9)
c	Clarify in sheet titles "Existing Elevations" and "Proposed Elevations"	c	Submittal has been updated to include Existing Elevations North & South (A-16; A-17) and Existing Elevations East & West (A-21 ; A-22) ;showing proposed areas of work; and Proposed Elevations South, East & West (A-18)
d	Add "FINAL SUBMITTAL" to front cover title for heightened clarity of reference for next deadline. Also drawings need to be dated	d	Front Cover Sheet as required is titled "FINAL SUBMMITAL" for March,09, 2020; All drawings have been dated with final submittal date 03/09/2020 (A-0)
e	Add narrative response sheet.	e	Narrative response sheet added as per attached (A-35)
	ADDRESSING DEFICIENCIES IN ADMIN REVIEW		ADDRESSING DEFICIENCIES IN ADMIN REVIEW ANSWERS
f	One (1) ORIGINAL application (Proper signed and notarized affidavits and Disclosures must be provided).	f	Original application was uploaded 02-17-2020 (First Submittal) Original to accompany architectural set
g	One (1) original Letter of Intent.	g	Original Letter of Intent was uploaded 02-17-2020 (First Submittal) Original to accompany architectural set
h	One (1) original set of architectural plans signed, sealed and dated.	h	Original architectural set of plans signed, sealed and dated were uploaded 03-06-2020 (Final Submittal)
i	One (1) original signed, sealed and dated Survey.	i	Original survey signed and dated were uploaded 03-06-2020 (Final Submittal)
j	Two (2) sets of Mailing labels must be provided including Letter certifying the labels, radius map, gummed labels, and Labels CD done with the proper Excel format specified by the Planning Department.	j	Original documents were uploaded 02-17-2020 (First Submittal) Original to accompany architectural set delivered on 03-06-2020 (Final Submittal)
k	Any additional information/documents provided (i.e. traffic studies, concurrency, etc., etc.).	k	Not Applicable
l	14 collated sets including copies of all the above: application form, letter of intent, plans, survey and any additional information/documents provided.	l	Copies were delivered 03-06-2020 (Final Submittal)
m	A CD/DVD containing a digital version of the documents and plans submitted. The CD must be in the proper format specified by the Planning Department (Each document must be less than 15MB). C.Ds will be checked at time of drop off -anything larger than	m	CD/DVD were delivered 03-06-2020 (Final Submittal)

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NOTES:



Architect	
Client	

Project name	
Project location	

PALAU SUNSET HARBOUR
1201 20 TH ST, MIAMI BEACH - 33139

Key plan	
Site plan	

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32899
2900 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134

Title	
NARRATIVE RESPONSE SHEET	
Drawn by	Checked by
F. Balestrazzi	F. Balestrazzi
Scale	Date
M.S.	03-09-2020
Sheet No.	Revision No.
A-35	00