

PALAU SUNSET HARBOR

"FIRST SUBMITTAL", JULY 07,2020

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

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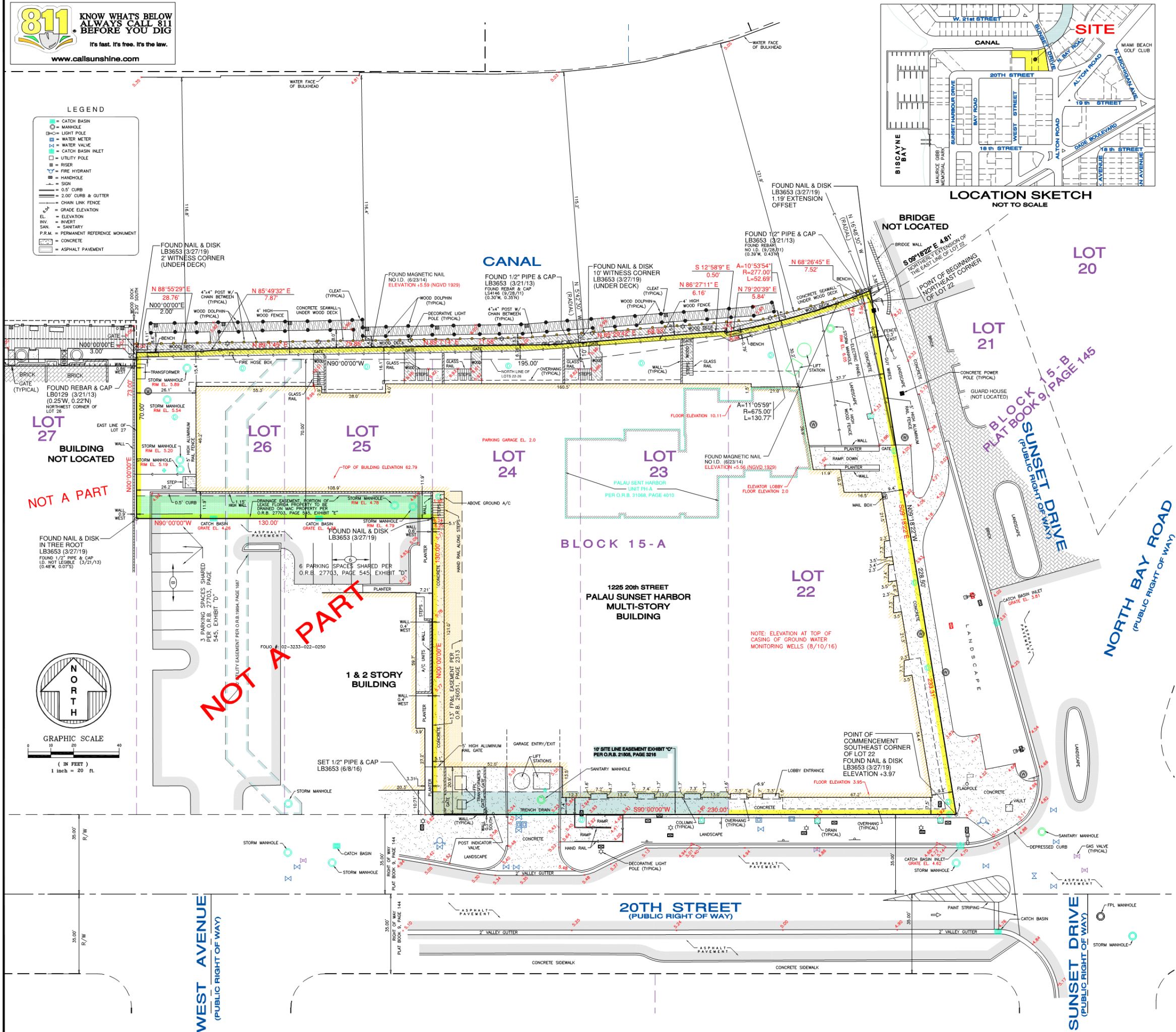
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LEGAL DESCRIPTION:
All of Lots 22, 23 and 24, and the North 70.00 feet of Lots 25 and 26 in Block 15-A of "ISLAND VIEW ADDITION" according to the plat thereof recorded in Plat Book 9, Page 144, of the Public Records of Miami-Dade County, Florida.
AND:
That portion of upland adjoining Lots 22 through 26, Block 15-A, of "ISLAND VIEW ADDITION" according to the plat thereof as 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 228.50 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 16°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°05'59" 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 lines of said Lots 24, 25 and 26, for 195 feet to the Northwest corner of said Lot 26, thence North along the Northerly extension of the West line of said Lot 26, 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 85°55'29" East for 28.76 feet; (2) thence North 85°49'32" East for 7.87 feet; (3) thence North 89°01'45" East for 75.96 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 86°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 tangency; (9) thence Northeasterly along a 277.00 foot radius curve, leading to the left, through a central angle of 10°53'54" for an arc distance of 52.89 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 09°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 hereon were abstracted for restrictions, easements and/or rights-of-way of records per Old Republic National Title Insurance Company File No. 14050566 ES with an effective date of June 15, 2014, REVISED 6/27/14. All easements and/or rights of way of record per title 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. 19894, Page 1687 (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. 21505, Page 321. 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 Agreement Regarding Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 27703, Page 545. Restrictions affect parcel but not subject to location. Shared parking easement and drainage easement affect parcel and are shown on survey.
11 As amended by the Second Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 27703, Page 572. Affects shared parking spaces shown on survey. Limits parking to 90 minutes.
12 As amended by the Second Amended and Restated Declaration of Easements and Restrictive Covenants recorded in O.R.B. 28661, page 3947, (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 Unity of Title recorded in O.R.B. 27703, Page 577. Restrictions and easements affect parcel but not subject to location.
14 As amended by the Second Amended and Restated Declaration of Easements and Restrictive Covenants in Lieu of Unity of Title recorded in O.R.B. 28661, page 3935, (as to Lots 23, 24, 25 and 26)
15 Affects parcel but not subject to location.
16 Easement granted to Florida Power & Light Company, et al, recorded in O.R.B. 26051, Page 2313. (as to Lots 24 and 25)
17 Affects Lot 24 and is shown on survey.
18 INTENTIONALLY DELETED
19 Riparian Rights and/or Littoral Rights are not insured.
20 Standard Exception. Not a survey matter.
21 Terms and conditions of South Florida Water Management District Notice of Environmental Resource or Surface Water Management Permit, recorded in O.R.B. 27968, page 3531, (as to Lots 23, 24, 25 and 26)
22 Affects parcel but not subject to location.
23 Terms, conditions, restrictions and conditions as contained in Conditional Use Permit given by Planning Board of City of Miami Beach recorded in O.R.B. 28157, page 1693, (as to Lots 22, 23 and 24, and the North 70 feet of Lots 25 and 26)
24 Affects parcel but not subject to location.
25 Terms, conditions, restrictions and conditions as contained in Order of Design Review Board of the City of Miami Beach, recorded in O.R.B. 28317, page 2684, (as to Lots 22, 23 and 24, and the North 70 feet of Lots 25 and 26)
26 Affects parcel but not subject to location.
27 Terms, conditions, covenants, obligations and restrictions as contained in the Declaration of Restrictive Covenants in Lieu of Unity of Title recorded in O.R.B. 28772, page 3961, (as to Lots 22, 23 and 24, and the North 70 feet of Lots 25 and 26)
28 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 3541.
32 Affects parcel but not subject to location.
33 Covenants, restrictions and easement rights set forth in Declaration of Restrictive Covenants recorded in O.R.B. 29085, page 3693.
34 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 S90°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 Dade Boulevard and Alton Road and Miami-Dade County Bench Mark No. C-100, Elevation +11.05 Located on September 28, 2011 at Dade 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. 12086C0317L, 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 per legal description as 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 services 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.
- Folio No. 02-3234-242-0001 (Reference folio for condominium)

SURVEYOR'S CERTIFICATION:
I hereby certify that this "Boundary and Topographic Survey" was made under my responsible charge on September 28, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork was completed on March 27, 2019.

By: 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: 00005663
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

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

| BLS | MAP | DWF | Description |
|-----|--------|--------|---|
| 9 | 190254 | 160432 | UPDATE SURVEY (3/27/19) S/D |
| 8 | 170172 | 160432 | AS-BUILT DOCK (3/6/17) |
| 7 | 161580 | 160432 | LOCATE WOOD DOLPHINS & 4"x4" POSTS (12/27/16) |
| 6 | 160962 | 160432 | SHOW WELLS PER CLIENT (8/10/16) - S/D |
| 5 | 160432 | 160432 | FINAL SURVEY (6/8/16) - S/D |
| | | | Revision |
| | | | O/N |

Original Date: 9/28/11
Scale: 1" = 20'
Drawn By: DWF
CAD No.: 000284
Plotted: 3/29/19 1:22p
Ref. Dwg.: 2001-150-3
Field Book: 617.11-14, 41/32 - RLL
Job No.: 111068
Dwg. No.: 2011-121-1
Sheet: 1 of 1

PALAU SUNSET HARBOR - SCOPE OF WORK

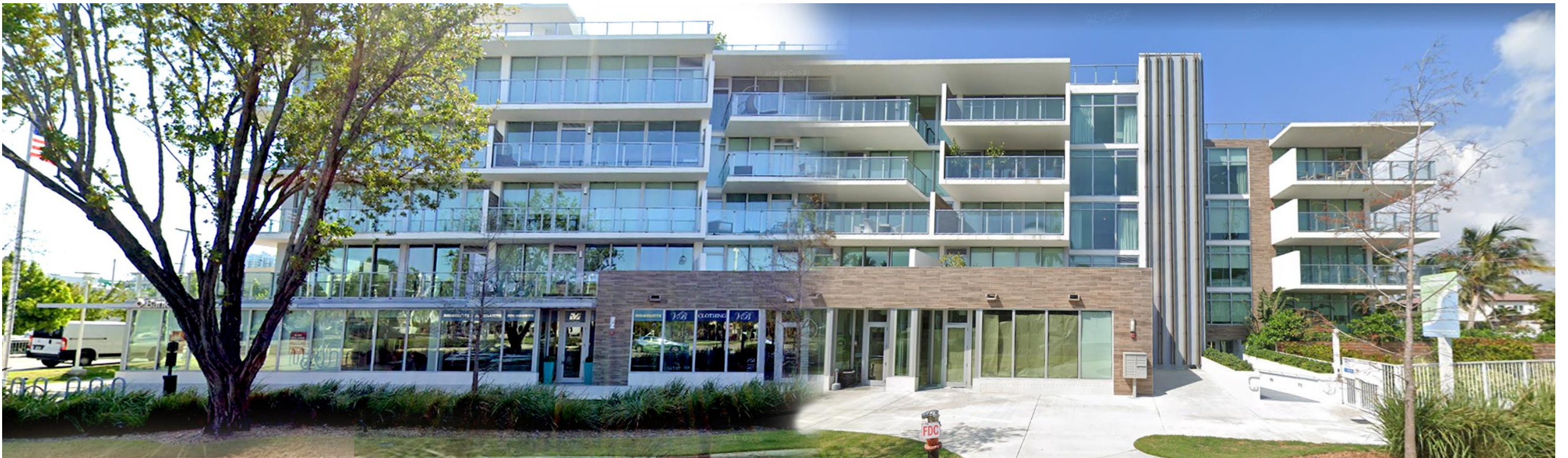
(1) FAÇADE TILE CHANGE TO A SMOOTH DESIGNER CEMENT PLASTER (STUCCO): We have been advised by our Engineer to replace all existing façade tiles due to safety and performance issue concerns. Where the original contractor installed the tiles with mortar over the cement plaster, the mortar has a surface 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 as our first option. This solution will maintain the modern look and feel of the building, which is in line with similar classic treatments used throughout Miami Beach. Alternately we would replace tile along selective visible areas with a new tile

(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.

EXISTING CONDITIONS



SOUTH ELEVATION



EAST ELEVATION

EXISTING CONDITIONS



NORTH ELEVATION



WEST ELEVATION

PALAU - DE-BONDING TILES

fuse consulting engineers

Photo 9.2-5



Photo 9.2-6

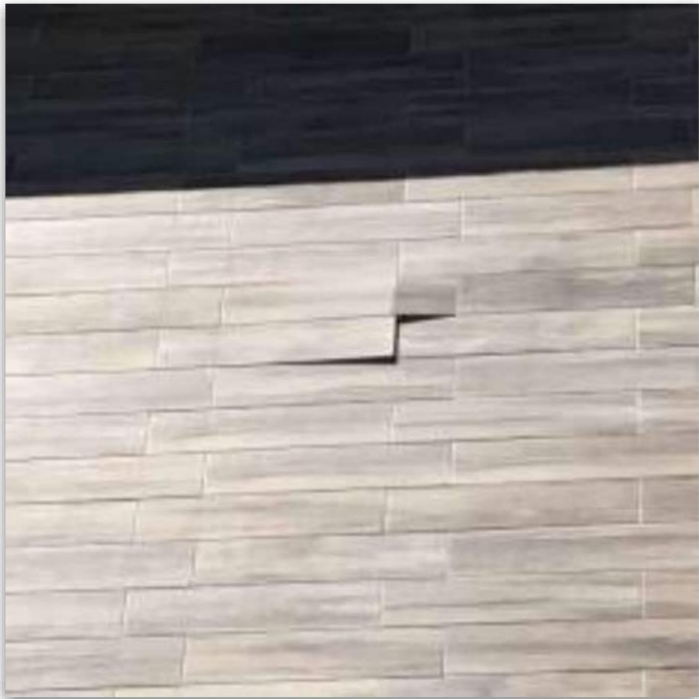


Photo 9.2-9



Photo 9.2-10



Photo 9.2-7

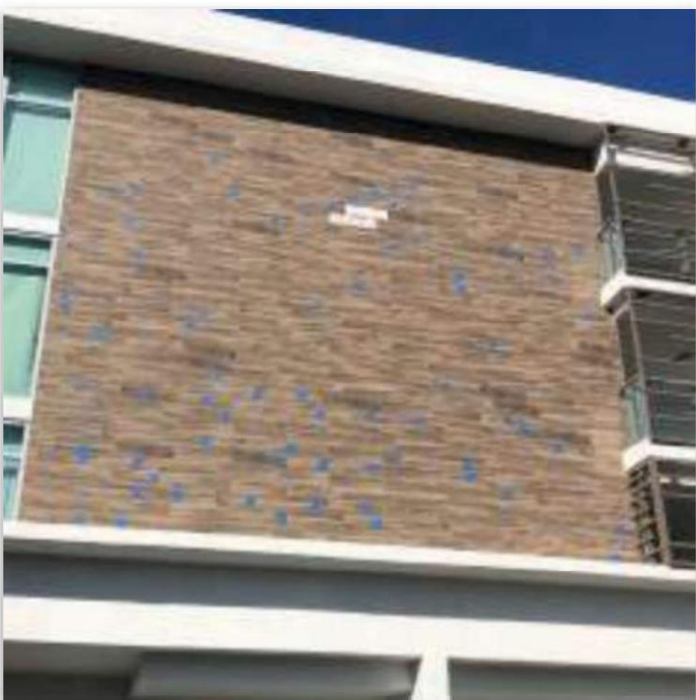


Photo 9.2-8

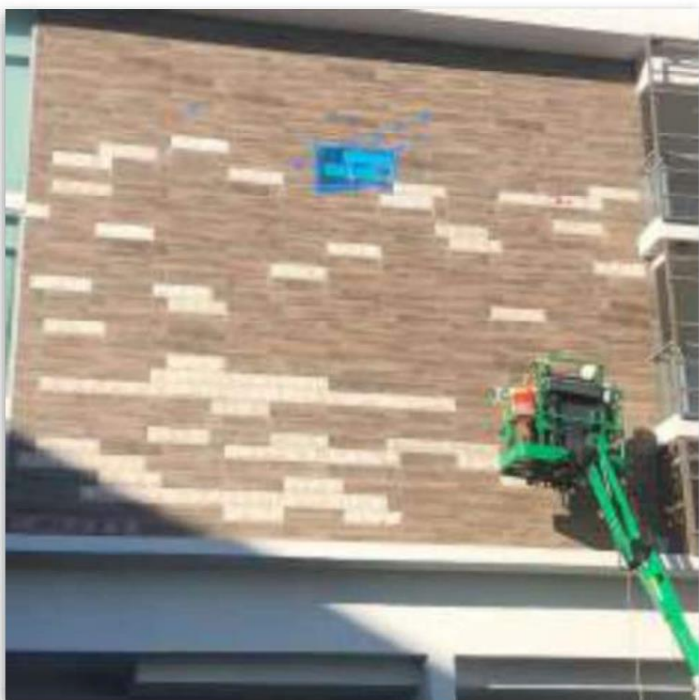


Photo 9.2-11

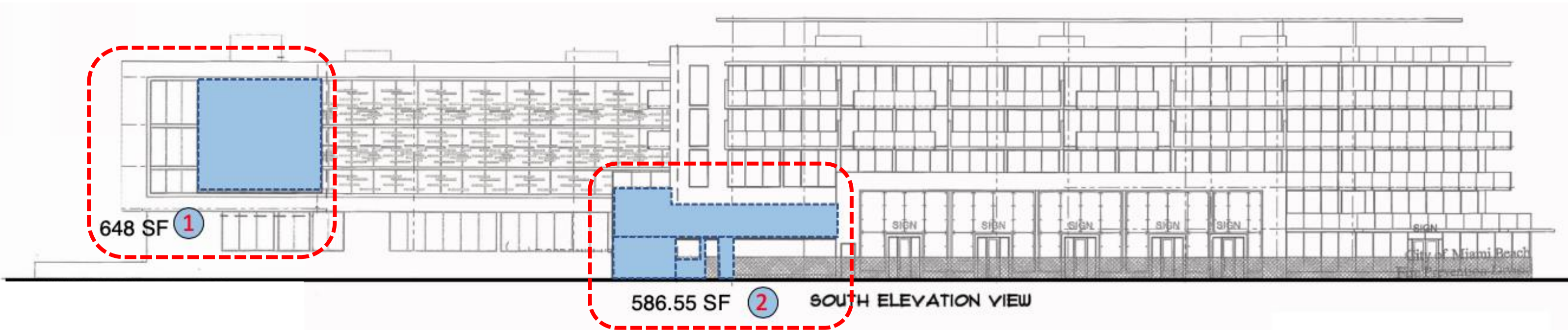


Photo 9.2-12

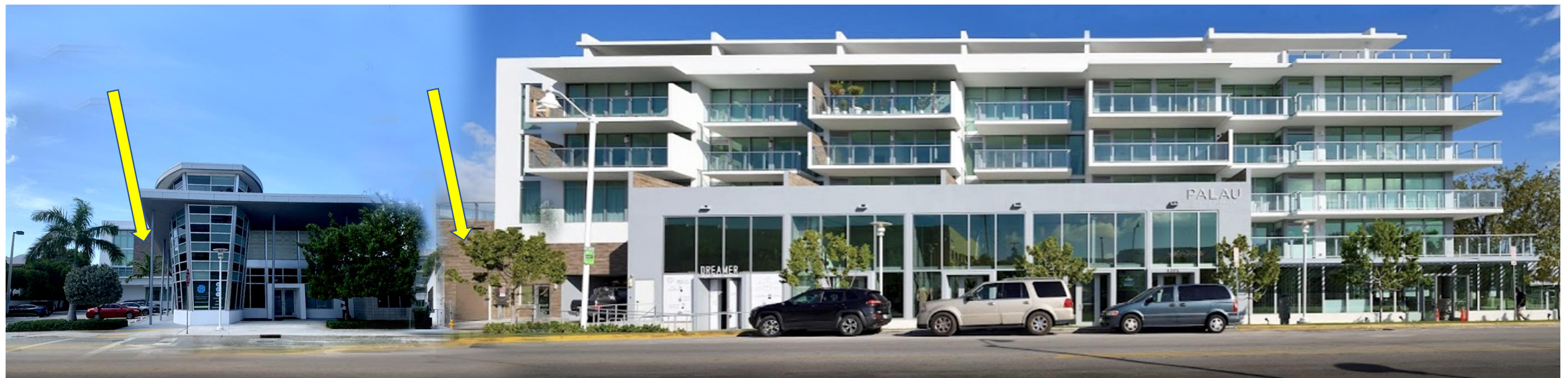


NOV, 2020

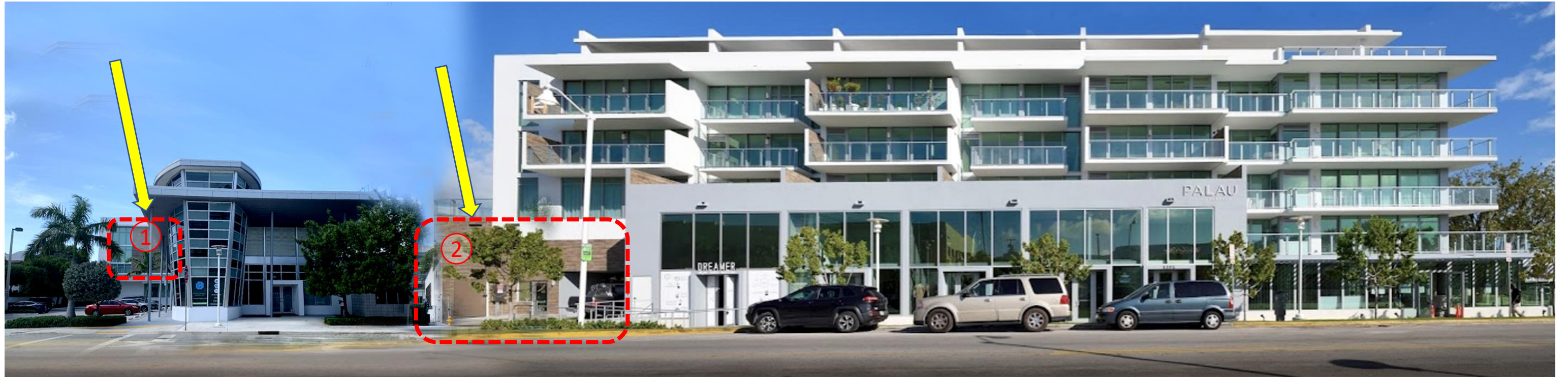
NOV, 2020



SOUTH ELEVATION - 14 550 SF
 TILE AREA – (1) 648.98 + (2) 586.55 = 1235.33 SF
 COVERED TILE - 8.5 %



SOUTH ELEVATION – 20TH STREET



Proposed Elevation

SOUTH ELEVATION 20th St - 14 550 SF
 TILE AREA – (1) 648.98 + (2) 586.55 = 1235.33 SF
 COVERED TILE - 8.5 %

EXISTING CONDITIONS



SOUTH ELEVATION – 20TH STREET

Option A
Proposed Material –Stucco as per Mock-up #4



SOUTH ELEVATION - 14 550 SF
TILE AREA – (1) 648.98 COVERED TILE - 4.46 %

Option B
Proposed Material –Tile Elevation 1



SOUTH ELEVATION

Option A
Proposed Material –Stucco as per Mock-up #4

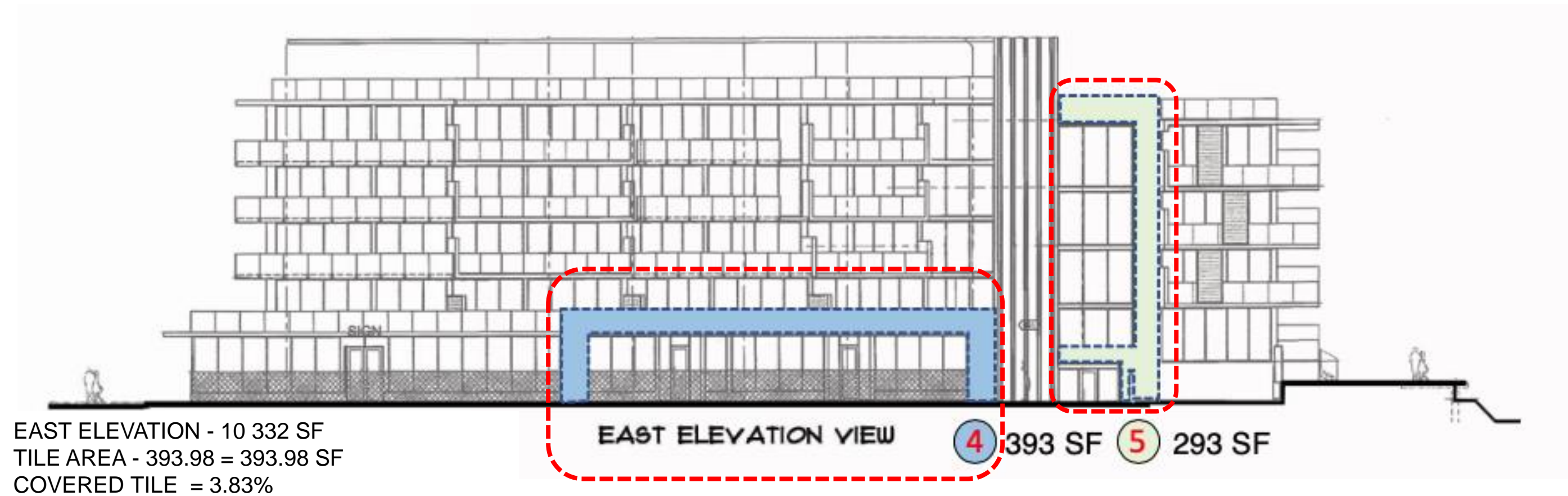


Option B
Proposed Material –Tile Elevation 1



SOUTH ELEVATION - 14 550 SF
TILE AREA (2) 586.55
COVERED TILE - 4.03 %

SOUTH ELEVATION



EAST ELEVATION- SUNSET DRIVE

Option A
Proposed Material –Stucco as per Mock-up #4 & White Stucco for Area 5



EAST ELEVATION - 10 332 SF
TILE AREA -(4) 393.98 = 393.98 SF
STUCCO AREA- (5) 293.18 SF
COVERED TILE – 3.83 %

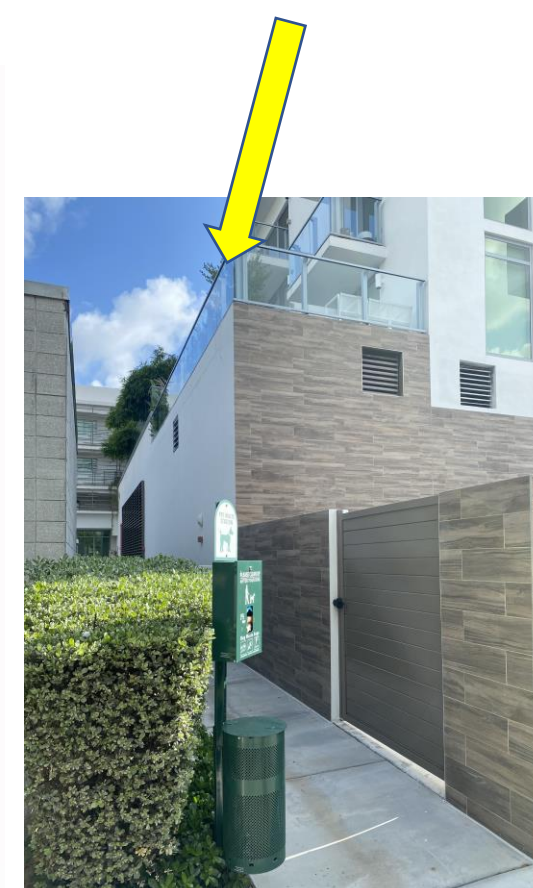
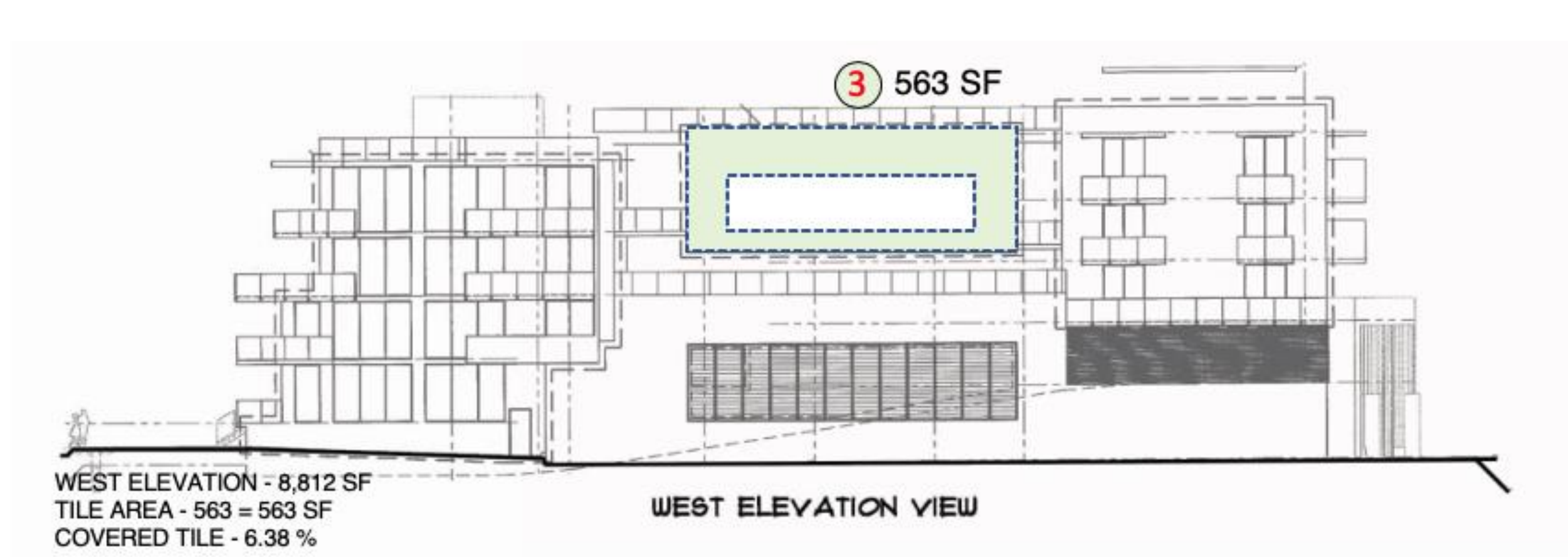
EAST ELEVATION

Option B
Proposed Material –Tile Elevation & White Stucco for Area 5

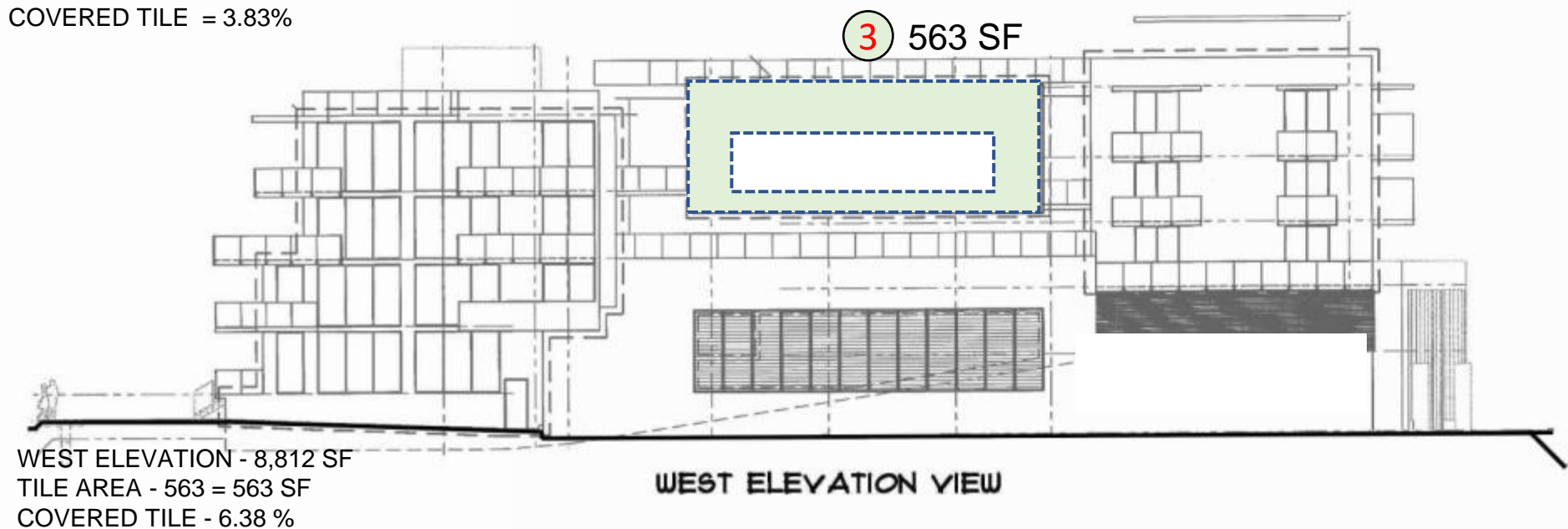
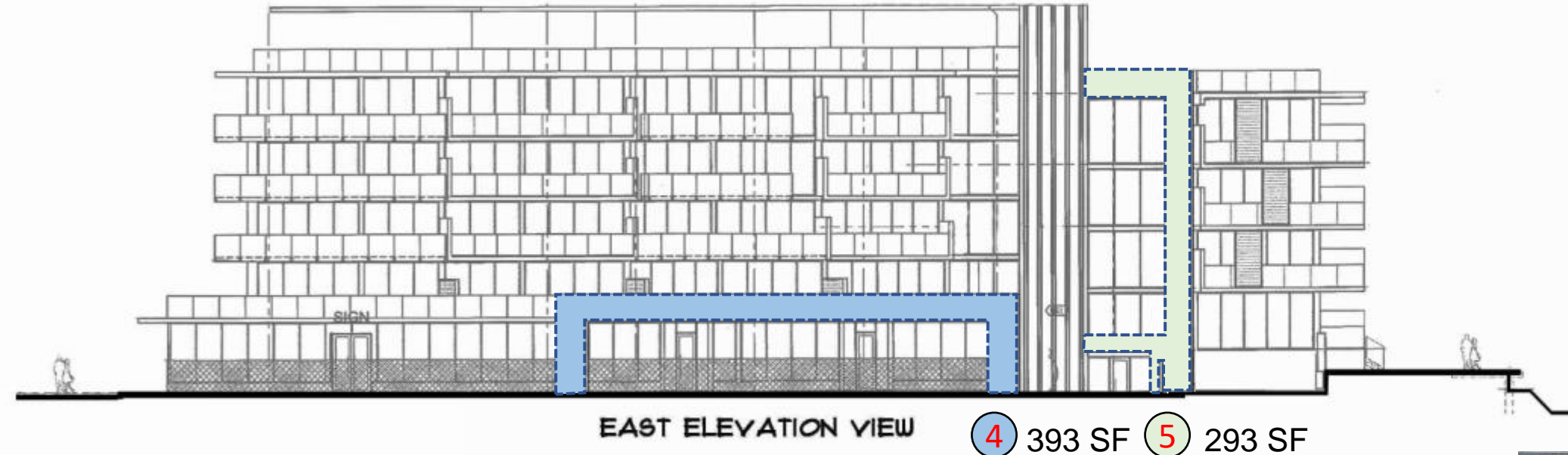
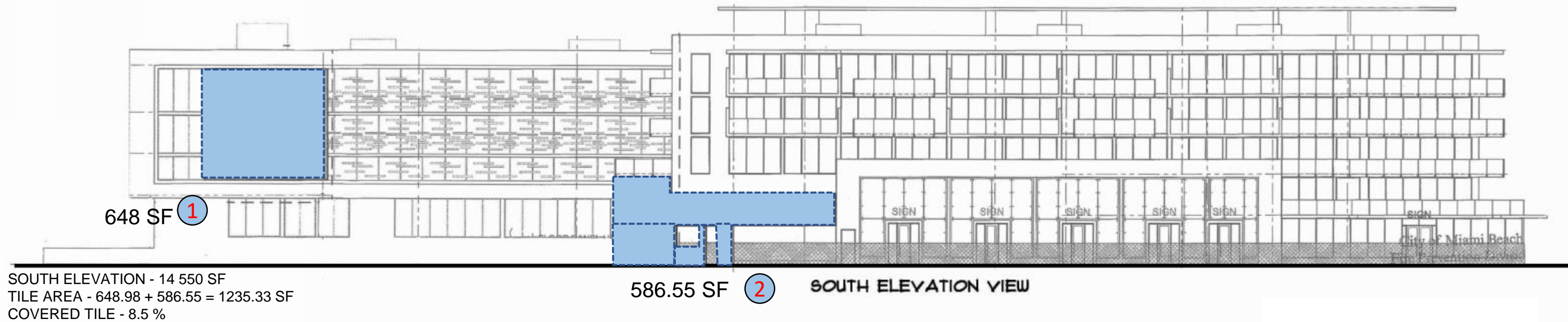




EAST ELEVATION - 10 332 SF
TILE AREA -(4) 393.98 = 393.98 SF
STUCCO AREA- (5) 293.18 SF
COVERED TILE – 3.83 %

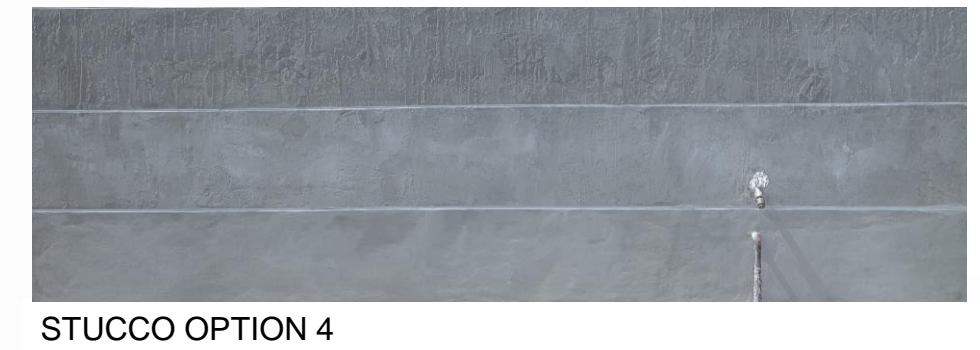
EAST ELEVATION



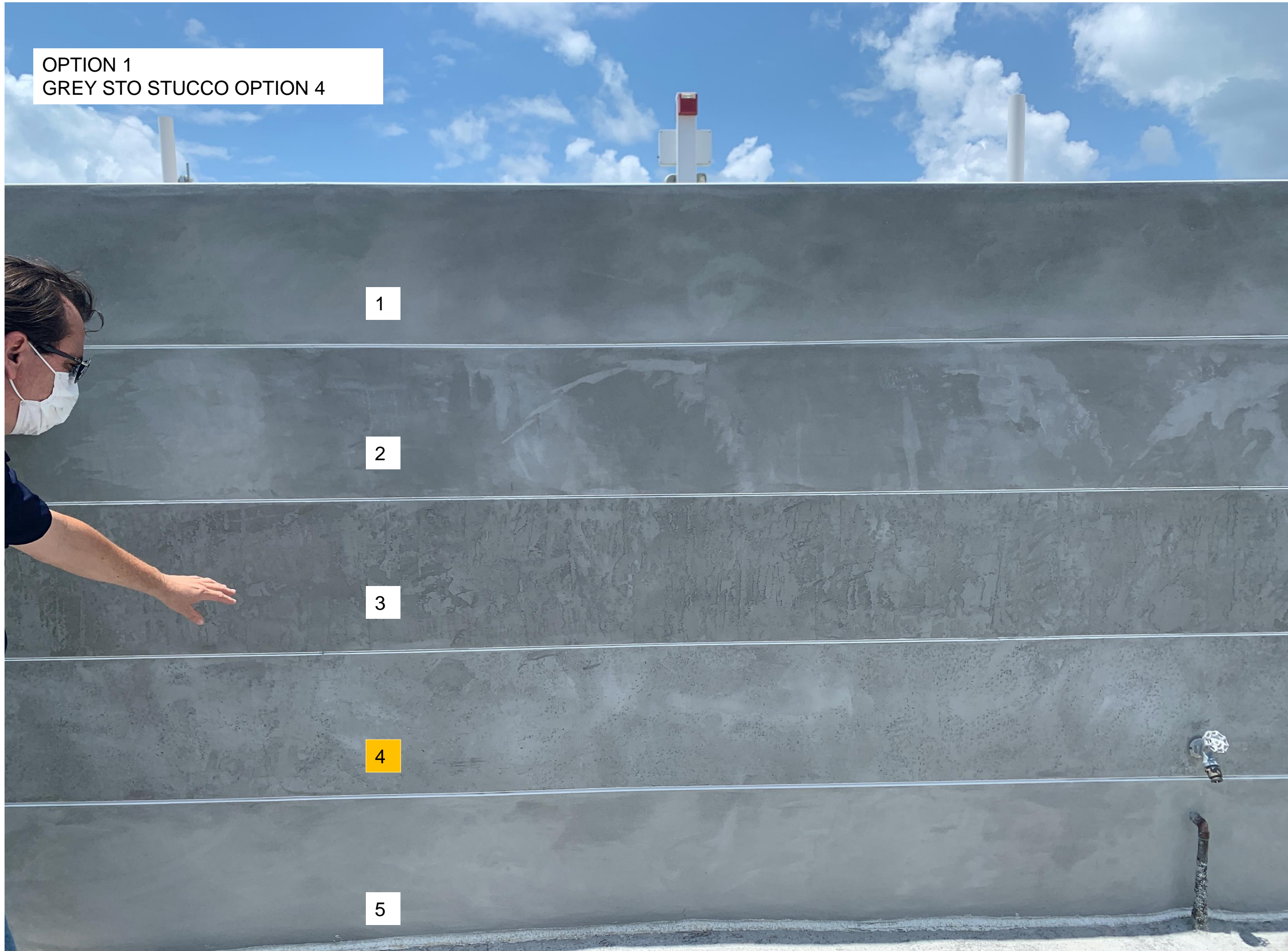
West Elevation Behind and Facing Comras Real Estate



-  MATERIAL REPLACEMENT
-  STUCCO TO MATCH EXISTING BUILDING



OPTION 1
GREY STO STUCCO OPTION 4



1

2

3

4

5

TILE RE
SIZE OF



OPTION 2
TILE REPLACEMENT 9" x 48"
VASARI GREY

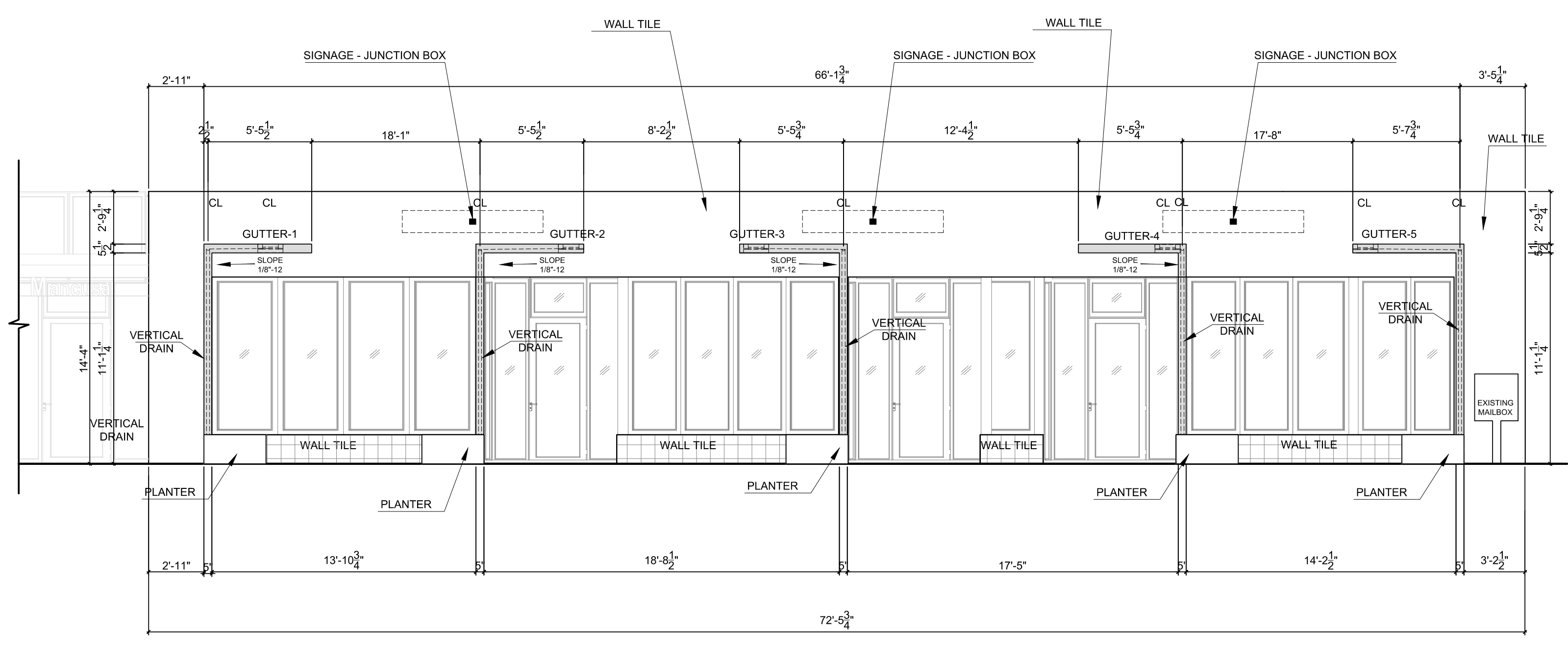
| FICHA TECNICA / TECHNICAL SPECIFICATIONS | | | |
|---|--|--|-------------------------------|
| DESCRIPCION / DESCRIPTION | | SERIE VASARI | |
| FAMILIA/FAMILY | GRUPO ABSORCION / ABSORPTION GROUP (ISO 13006) | FORMATO / FABRICATION SIZE | |
| PORCELANICO / PORCELAIN | Bla | 23,3 X 1200 mm | |
| | | | |
| TOLERANCIAS DIMENSIONALES Y ASPECTO SUPERFICIAL (ISO 10545-2) / FACIAL DIMENSIONS RANGE AND SURFACE QUALITY (ISO 10545-2) | | | |
| CALIBRES | Calibre inferior / Lower size | Calibre central / central size | Calibre superior / Upper size |
| NOMENCLATURA / NOMENCLATURE | | | |
| MEDIDA (mm) / SIZE (mm) | | | |
| Longitud y anchura: desviación admisible en % de la medida media de cada baldosa (2 o 4 lados) respecto de la dimension de fabricación (W) / Lenght and Width average (2 or 4 sides): Maximum deviation with respect fabrication size (W) | | | ± 0.2 % |
| Espesor / Thickness deviation | | | ± 0.5 mm |
| Rectitud de los lados / Straightness of sides | | | ± 0.2 % |
| Ortogonalidad / Orthogonality | | | ± 0.2 % |
| Planitud de la superficie / Flatness | Curvatura central / Centre Curvature | | ± 0.1 % |
| | Curvatura lateral / Edge Curvature | | ± 0.2 % |
| | Alabeo / Warp | | ± 0.2 % |
| Aspecto superficial / Surface Quality | | Minimo 95 % de las piezas deben estar libres de defectos visibles que pudiesen perjudicar el aspecto de una superficie mayor de baldosas / At least, 95 % of the tiles must be visible defect free | |
| PROPIEDADES FISICAS / PHYSICAL PROPERTIES | | | |
| Absorcion de agua / Water absorption | | < 0.5 % | ISO 10545-3 |
| Fuerza de rotura (S) / Breaking Strenght (S) | | > 1300 N | ISO 10545-4 |
| Resistencia a la flexión (N/mm2) / Flexural tensile strenght (N/mm2) | | > 35 | ISO 10545-4 |
| Resistencia al impacto por medición del coef. de restitución / Impact resistance. Measurement of the coefficient of Restitution | | 0.81-0.85 | ISO 10545-5 |



EXISTING SCUPPER CONDITION



GUTTER PROPOSED SOLUTION



EAST ELEVATION

GUTTER PROPOSED SOLUTION

