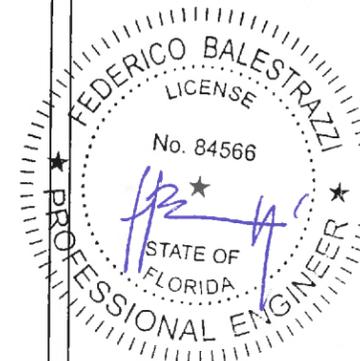




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 above requirement.

NOTES:



Architect	
Client	

No.	Date	Description

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

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

Prepared by: **FOURZERO, LLC**
 ENGINEERING AND CONSULTANCY
 CERT. OF AUTH. #12099
 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134

MAP OF IMMEDIATE AREA

Drawn by: **F. Balestrazzi** Checked by: **F. Balestrazzi**
 Date: **M.S.** Drawing No.: **03-09-2020**

Sheet: **A-3** of **00**

REPRODUCTION AND REPRODUCTION FORBIDDEN BY LAW



View from Island 2 to Palau



View from Palau to the Islands



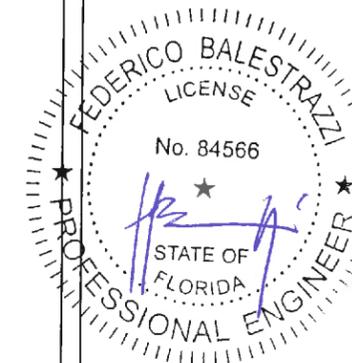
View Town Homes to Comras & Palau



View from Palau to the Town Homes

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NOTES:



Address:

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 ALTI. #12990
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

Title:
**NEIGHBORHOOD
CONTEXT SHEETS**

Drawn by: []
Checked by: **F. Balestrazzi**
Reviewed by: **F. Balestrazzi**

Date: **M.S.**
Drawing No.: **03-09-2020**

Sheet No.: **A-4** of **00**

REPRODUCTION AND REPRODUCTION FORBIDDEN BY LAW



View from Palau to 20th St Retail



View from 20th St Retail to Palau



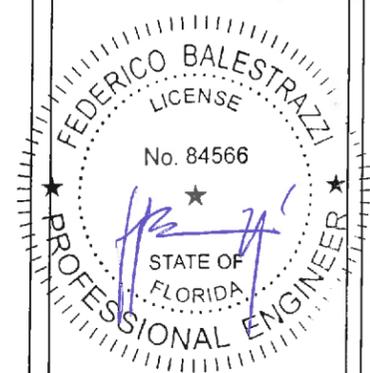
View from Palau to Publix



View from Publix to Palau

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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

Prepared by
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF ALTI. #12999
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134

Title
NEIGHBORHOOD CONTEXT SHEETS

Drawn by F. Balestrazzi	Checked by F. Balestrazzi
Date M.S.	Issue No. 03-09-2020
Sheet No. A-6	Total No. 00

REPLICATION 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"	N/A	
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	

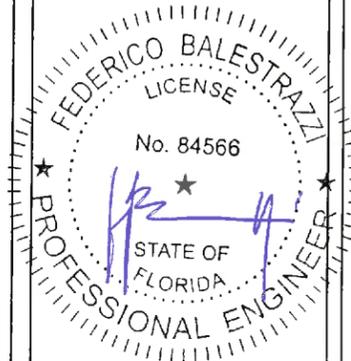
Notes:

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

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

ZONING DATA LEGEND

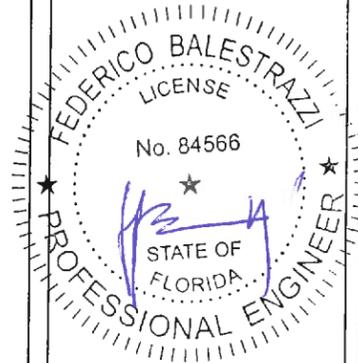
Drawn by: F. Balestrazzi
Checked by: F. Balestrazzi
M.S. 03-09-2020
A-9 00

PALAU - EXISTING CONDITIONS



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Architect: _____
 Client: _____

Rev.	Desc.	By	Date

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

Key plan: _____

FOURZERO, LLC
 ENGINEERING AND CONSULTANCY
 CERT. OF AUTH. #02989
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 FL 33134

Title: **EXISTING CONDITIONS**

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

Sheet: **A-13** of **00**

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PALAU - DE-BONDING TILES

fuse consulting engineers

fuse consulting engineers

Photo 9.2-5



Photo 9.2-6



Photo 9.2-9



Photo 9.2-10

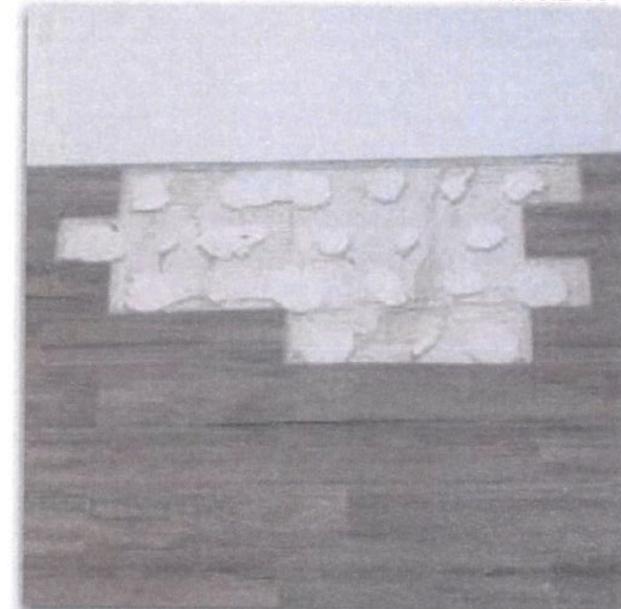


Photo 9.2-7



Photo 9.2-8



Photo 9.2-11



Photo 9.2-12

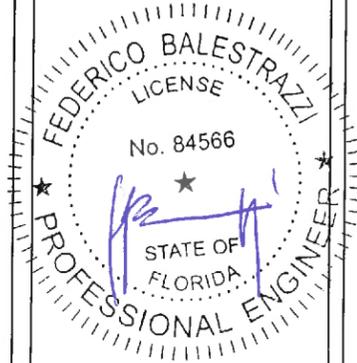


NOV, 2020

NOV, 2020

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Architect	
Client	

No.	Date	By	Description

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

Key plan

Prepared by
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ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #22999
2000 PONCE DE LEON FLORIDA SUITE 615 CORAL GABLES, FL 33134

Title
DEBONDING TILES

Drawn by
F. Balestrazzi

Scale
M.S.

Sheet No.
A-14

Date
03-09-2020

Scale
00

EVALUATION AND REPRODUCTION FORBIDDEN BY LAW

PALAU - DE-BONDING TILES

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fuse consulting engineers

Photo 9.2-13



Photo 9.2-14

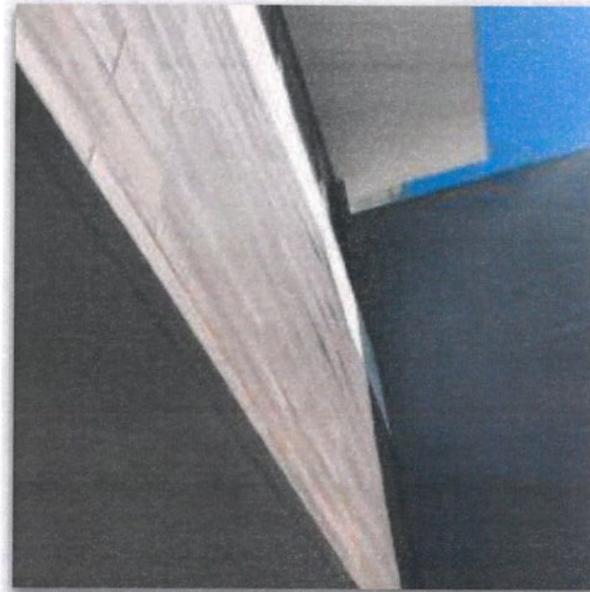


Photo 9.2-17



Photo 9.2-18



Photo 9.2-15



Photo 9.2-16



Photo 9.2-19



Photo 9.2-20

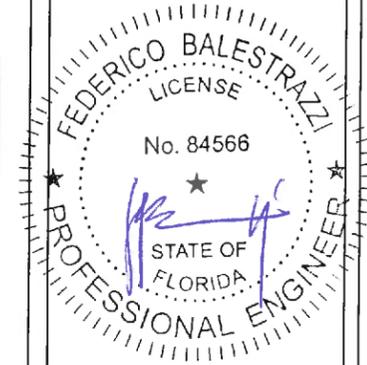


NOV, 2020

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NOTES:



Architect

Client

Rev.	Desc.	By	Checked

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. #02999
2000 PONCE DE LEON FLORIDA, SUITE 616 CORAL GABLES, FL 33134

Title: **DEBONDING TILES**

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

Scale: []
Drawing No.: **A-15**
Sheet No.: **00**

ENLARGED AND REPRODUCTION FOR BIDDING BY LAW

PALAU - NORTH EXISTING ELEVATION

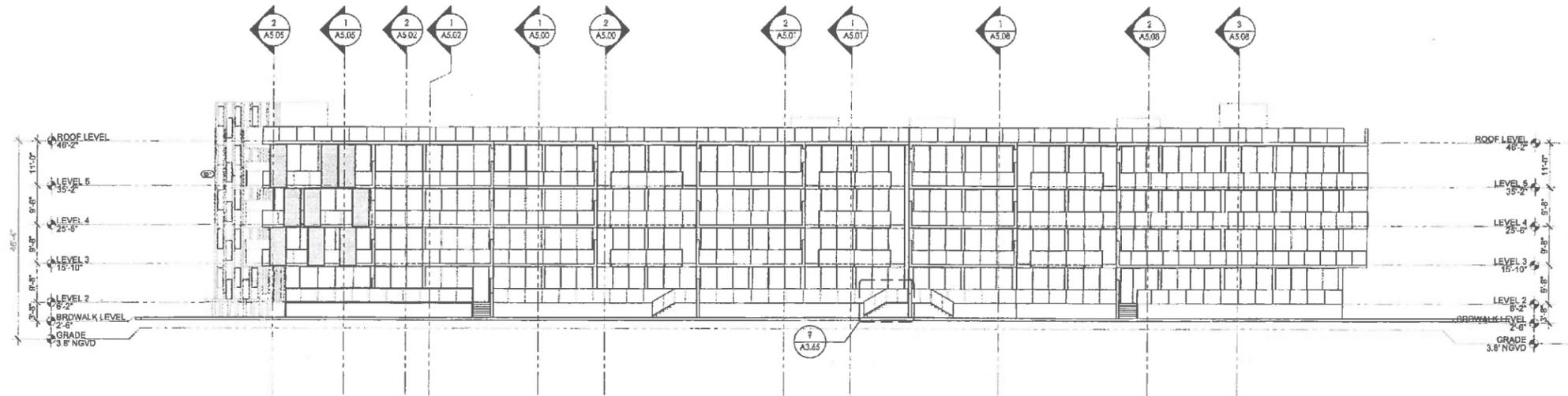


TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

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%	25%	45%	70%	NO LIMIT
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT	NO LIMIT

NOTE:
ALL OPENINGS BELOW 3.00' NGVD WILL BE PROTECTED BY FLOOD BARRIERS

NORTH ELEVATION

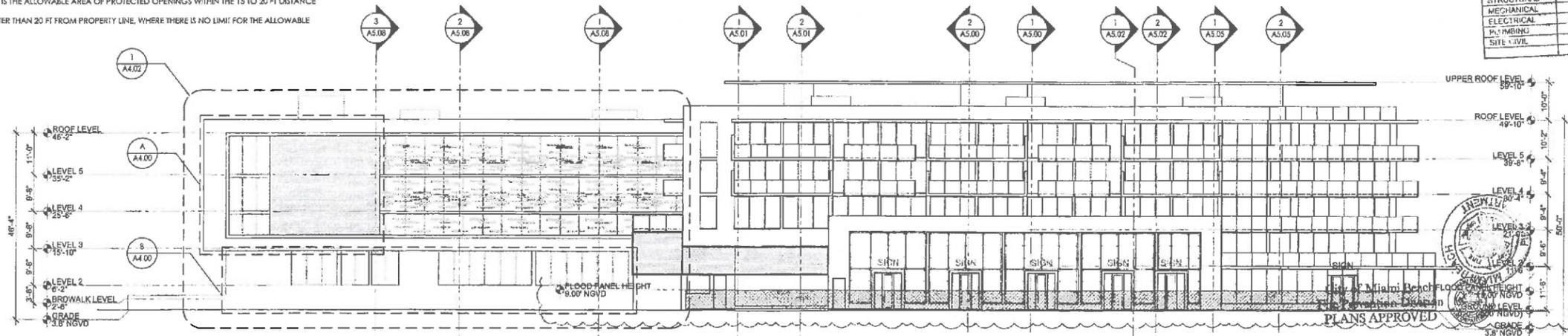
1/16" = 1'-0"

1

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

- A** @ 3'-9" FROM PROPERTY LINE
 $A = 245IP$
 $B = 1,660IP$
 $= 14.8 = 14.8\%$
 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
 $A = 692IP$
 $B = 1,665IP$
 $= 41.1 = 41.1\%$
 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



PALAU - SOUTH EXISTING ELEVATION

SOUTH ELEVATION

1/16" = 1'-0"

2

REVISIONS / SUBMISSIONS

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

1165

ALL DIMENSIONS AND WEIGHTS MUST BE APPROVED HERE BY THE ENGINEER AND SHOWN ON ALL DRAWINGS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND WEIGHTS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND WEIGHTS. THE ENGINEER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS AND WEIGHTS.

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

ELEVATION
 NORTH AND SOUTH

MTCT
 DESIGN PROVIDER SERVICES LLC
 2015 Blomberg Boulevard
 Miami, Florida 33137
 P: 305.573.3796
 F: 305.573.3796

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

MAY 01 2014

[Signature]
 Lic. # AR012578

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

AIA ASID NCARB
 2015 Blomberg Boulevard
 Miami, Florida 33137
 P: 305.573.3796
 F: 305.573.3796
 WWW.KOBKARP.COM

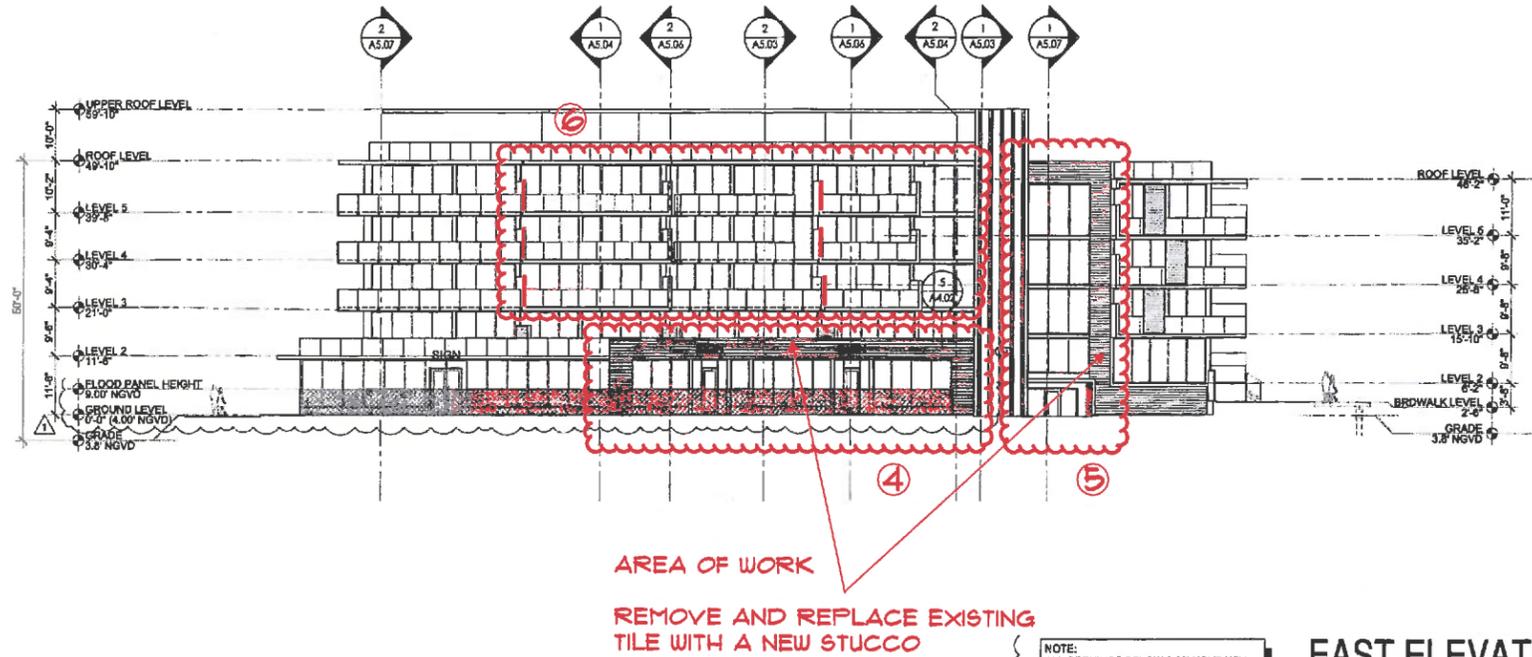
K O B I K A R P

DRAWN BY:
 CHECKED BY:
 DATE: 2013

UPDATED
 A-16

03-09-2020

PALAU - EAST EXISTING ELEVATION



EAST ELEVATION

1/16" = 1'-0"

1

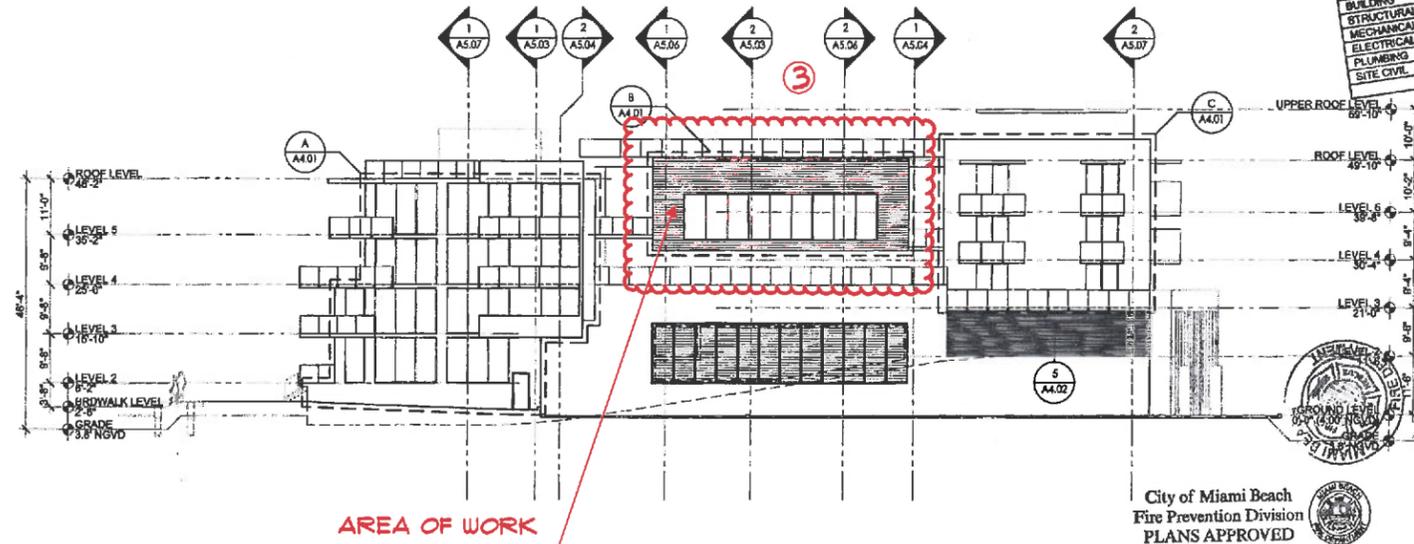
TABLE 704.8 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	FIRE 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

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

- (A) @ 26'-1" FROM PROPERTY LINE
 $\frac{A}{B} = \frac{1,200\text{ft}^2}{2,022\text{ft}^2} = .599 = 59.9\%$
 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
 $\frac{A}{B} = \frac{354\text{ft}^2}{925\text{ft}^2} = .379 = 37.9\%$
 ALLOWABLE PROTECTED OPENING WITHIN 15 TO 20 FT. = 75%
 PROVIDED PROTECTED OPENING WITHIN 15 TO 20 FT. = 37.9%
- (C) @ 15'-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



WEST ELEVATION

1/16" = 1'-0"

2

PALAU - WEST EXISTING ELEVATION

REVISIONS / SUBMISSIONS

NO.	DESCRIPTION	DATE
1	BUILDING DPT.	04/10/14
2		
3		
4		
5		
6		
7		
8		
9		
10		

1165

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

ELEVATION
 EAST AND WEST

MTCI
 PRIVATE PROVIDER SERVICES, LLC
 1201 S.W. 15th Ave., Suite 200
 Miami, FL 33137
 P: 305.875.3700
 F: 305.875.3700

BUILDING	REVIEWER INITIALS	DATE REVIEWED
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		

MAY 01 2014

Professional Engineer Seal

Lic. # AR0012578

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
 2010 Building Guidelines
 Miami, Florida 33137
 P: 305.875.3700
 WWW.KOBKARP.COM

K O B I K A R P

DRAWN BY:
 CHECKED BY:
 DATE: 2019

UPDATED
A-22

03-09-2020

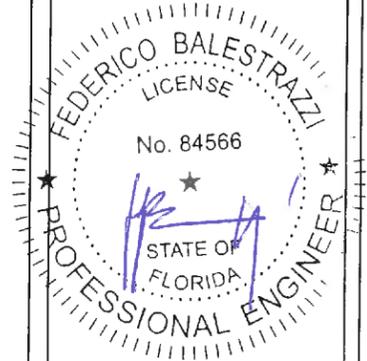
INTERIOR SECRET WALL
DESIGN STUCCO SOLUTION

3



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NOTES:



Architect	
Client	

No.	Date	Description

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

Key plan

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

Title: **INTERIOR SECRET WALL - AREA 3**

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

Sheet: **A-24** of **00**

REPRODUCTION AND REPRODUCTION FORBIDDEN BY LAW

ROOF AC EQUIPMENT WALLS 7

Untitled Map

Write a description for your map.

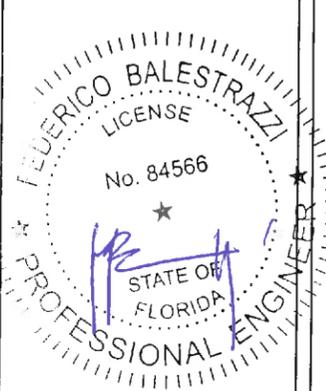


Legend

Palau Sunset Harbour Miami Beach

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NOTES:



Architect	
Client	

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

City: Miami Beach, FL

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #92989
2000 PONCE DE LEON FLORIDA SUITE 516 CORAL GABLES, FL-33134

ROOF AC EQUIPMENT WALLS- AREA 7

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

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

Sheet: **A-27** of **00**

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Google earth

© 2020 Google LLC, NOAA, U.S. Navy, NSA, GEBCO, SIO, Lamont-Doherty Earth Observatory

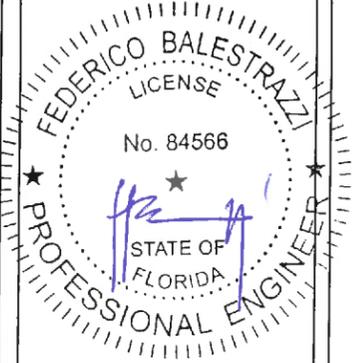
50 ft

ROOF AC EQUIPMENT WALLS ⑦



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Architect: _____
 Client: _____

Rev.	Date	By	Description

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

Key plan: _____

FOURZERO, LLC
 ENGINEERING AND CONSULTANCY
 CERT. OF AUTH. #032989
 2000 PONCE DE LEON FLORIDA, SUITE 516 CORAL GABLES,
 FL 33134

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

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

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

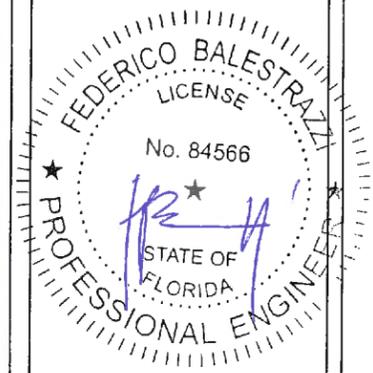
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EXISTING SCUPPER CONDITION



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Architect: _____
Client: _____

No.	Date	By	Description

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

Key plan: _____

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FL-33134

**EXISTING SCUPPER
CONDITION**

Drawn by:	Checked by:	Reviewed by:
	F. Balestrazzi	F. Balestrazzi
Date: 03-09-2020	M.S.	03-09-2020
Sheet:	Drawing No.:	Scale:
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