

**DESIGN REVIEW BOARD AGENDA
1700 CONVENTION CENTER DRIVE 3RD FL.**

Tuesday, June 2, 2020, 9:00 AM | <https://us02web.zoom.us/j/87488078648>

The June 02, 2020 DRB meeting has been formally cancelled, and all items will be moved the July 07, 2020 DRB meeting. However, certain applications will be placed on a June 02, 2020 DRB 'Discussion Meeting' agenda for dialogue and feedback purposes ONLY (i.e. no final approval will be granted). After the introductory presentation of the project, an opportunity will be provided for the Board members to discuss the applications, ask questions and provide general comments. Each application will at all times be subject to a future, duly-noticed quasi-judicial public hearing. You may watch the Zoom DRB Discussion Meeting scheduled for June 2nd, 2020 commencing at 9:00 a.m. via <https://us02web.zoom.us/j/87488078648> or listen by telephone US: +13126266799,,87488078648# or 1 888 475 4499 (Toll Free).

- I. ATTENDANCE
- II. APPROVAL OF MINUTES
- III. CITY ATTORNEY UPDATES
- IV. SWEARING IN OF PUBLIC
- V. REQUESTS FOR CONTINUANCES/WITHDRAWALS
- VI. REQUESTS FOR EXTENSIONS OF TIME
- VII. DISCUSSION ITEMS
- VIII. PROGRESS REPORT
- IX. MODIFICATION OF PREVIOUSLY APPROVED BOARD ORDER
- X. CONTINUED ITEMS
- XI. OPEN AND CONTINUED ITEMS
- XII. NEW APPLICATIONS
- XIII. APPEALS (BOA ONLY)
- XIV. OTHER BUSINESS
- XV. ADJOURNMENT

ATTENDANCE

DISCUSSION ITEMS

- 1. DRB19-0430, 1311 15th Terrace (9:10 AM) NON QUASI-JUDICIAL, DISCUSSION ONLY
- 2. DRB19-0493, 1790 Alton Road, (10:00 AM) NON QUASI-JUDICIAL, DISCUSSION ONLY
- 3. DRB20-0526, 1030 West 47th Street, (10:50 AM) NON QUASI-JUDICIAL, DISCUSSION ONLY
- 4. DRB20-0519, 1201-1237 20th Street – Palau Condominium (11:40 AM) NON QUASI-JUDICIAL, DISCUSSION ONLY

5. UPDATE DRB20-0505, 666 71st Street, (12:10 PM) NON QUASI-JUDICIAL, DISCUSSION ONLY

6. DRB19-0499, -0500, 19-0501, -0502, -0524, Citywide Distributed Antenna System (DAS) Nodes (12:45 PM) NON QUASI-JUDICIAL, DISCUSSION ONLY

ADJOURNMENT

Applications listed herein have been filed with the Planning Department for review by the Design Review Board, pursuant Section 118-252, and 118-71 of the City's Land Development Regulations. All persons are invited to attend this meeting or be represented by an agent, or to express their views in writing addressed to the Design Review Board c/o the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Applications for items listed herein are available for public inspection at the following link: or during normal business hours at the Planning Department, 1700 Convention Center Drive, 2nd Floor, Miami Beach, Florida 33139. Inquiries may be directed to the Department at (305) 673-7550.

Any items listed in this agenda may be continued. Under such circumstances, additional legal notice would not be provided. Please contact the Planning Department at (305) 673-7550 for information on the status of continued items.

Pursuant to Section 286.0105, Fla. Stat., the City hereby advises the public that: Appeals of any decision made by this Board with respect to any matter considered at its meeting or hearing, such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence, nor does it authorize challenges or appeals not otherwise allowed by law.

To request this material in alternate format, sign language interpreter (five-business day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any city-sponsored proceedings, call 305.604.2489 and select 1 for English or 2 for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

1311 15th Terrace

FILE NO.

DRB19-0430

APPLICANT:

MEETING DATE:

6/2/2020

PRIOR ORDER NUMBER:

**Is this a "Residents Right
to Know" item, pursuant to
City Code Section 2-14?**

Yes

**Does this item utilize G.O.
Bond Funds?**

No

ATTACHMENTS:

Description

☐ Presentation

Type

☐ Other

DRAWING INDEX	
ARCHITECTURAL	
A0.0	COVER SHEET
A0.1a	RENDERING
A0.1b	MATERIAL SHEET
N/A	SKETCH OF BOUNDARY SURVEY
A0.2	ZONING DATA SHEET
A0.3	CONTEXT LOCATION MAP
A0.4	CONTEXT PICTURES - NORTH
A0.5	CONTEXT PICTURES - SOUTH
A0.6	CONTEXT PICTURES - WEST
A0.7	SITE PICTURES
A0.8	DIAGRAMS - EXISTING
A0.9	DIAGRAM - COVERAGE & NOTES
A0.10	DIAGRAM - GREEN SPACE
A0.11	DIAGRAMS - LEVELS GROUND & FIRST
A0.12	DIAGRAMS - LEVELS SECOND & THIRD
A0.13	DIAGRAMS - VARIANCE & WAIVER
A0.14	SITE PLAN
A1.0	GROUND FLOOR PLAN
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	THIRD FLOOR / ROOF DECK PLAN
A1.4	ROOF PLAN
A2.0	EXTERIOR ELEVATIONS - SOUTH
A2.1	EXTERIOR ELEVATIONS - WEST
A2.2	EXTERIOR ELEVATIONS - NORTH
A2.3	EXTERIOR ELEVATIONS - EAST
A3.0	BUILDING CROSS SECTION
A3.1	BUILDING CROSS SECTION
LANDSCAPE	
TRP - 1	TREE REMOVAL PLAN
LNP - 1	LANDSCAPE PLAN
LNP-2	LANDSCAPE PLAN
LND-1	LANDSCAPE NOTES & DETAILS
IRR -1	IRRIGATION PLAN
IRR -2	IRRIGATION DETAILS
IRR -3	IRRIGATION NOTES
SCOPE OF WORK	
<ul style="list-style-type: none">DEMOLITION OF EXISTING STRUCTURES.NEW CONSTRUCTION OF FOUR UNIT TOWNHOUSES / CONDOMINIUM. EACH UNIT CONSISTING OF THREE LEVELS WITH COMMON GROUND LEVEL PARKING AREA.	

15TH TERRACE CONDOMINIUM

1311 15TH TERRACE MIAMI BEACH, FLORIDA 33139

FINAL SUBMITTAL

FOLIO #: 02-3233-016-0050

DRB19-0430



ARCHITECT:

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e: michael@taiarchitect.com license aa2601343

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		02	FINAL SUB	02.10.20	
		01	1ST SUB	01.20.20	
					REVISIONS/SUBMISSIONS
					DATE

PROJECT NAME / ADDRESS:

1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

FINAL SUBMITTAL

PROJECT #:

17-M-05

DRB REVIEW

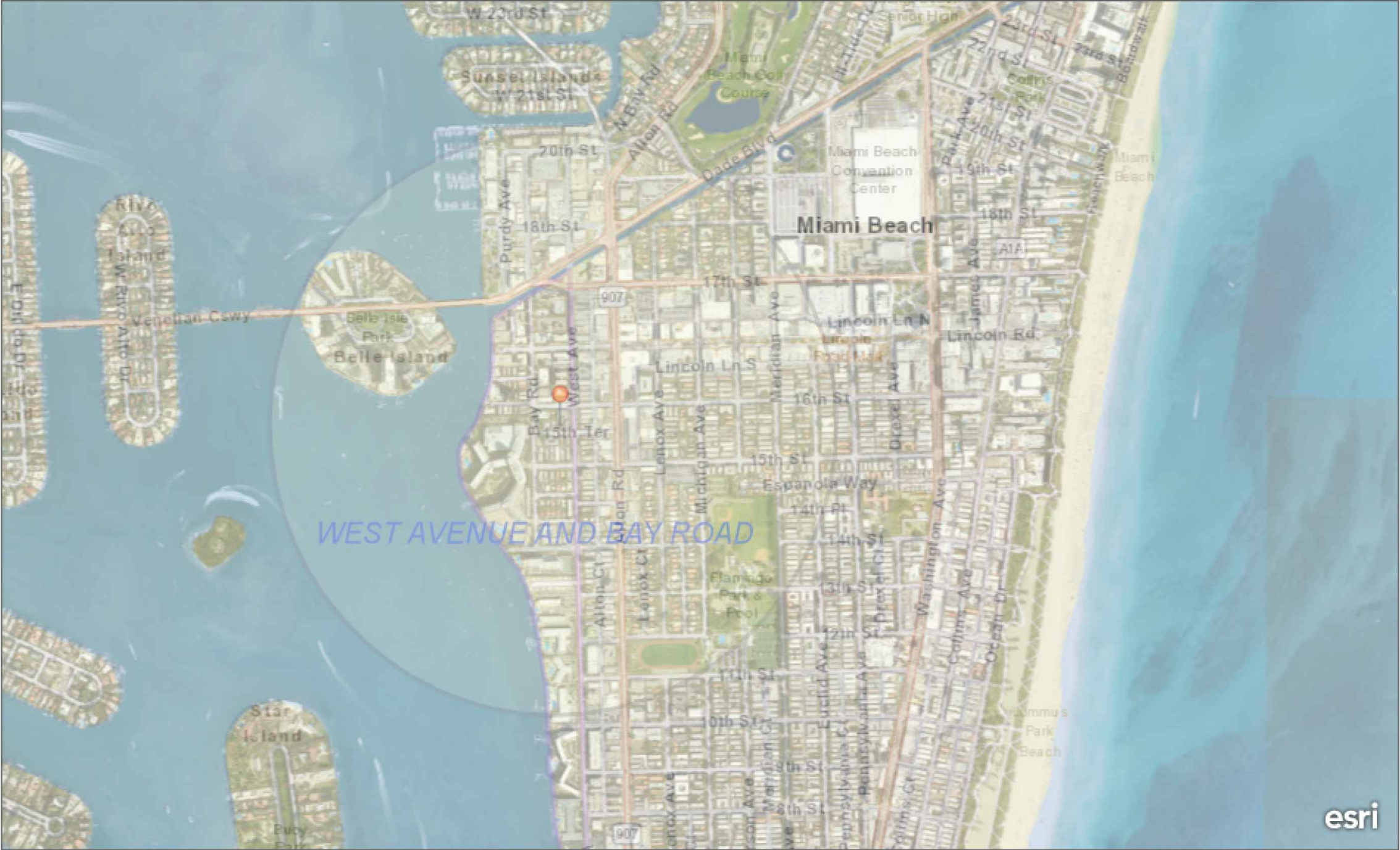
A0.0

SHEET

4/10/2019

ArcGIS - City of Miami Beach Base Map Master

City of Miami Beach Base Map Master



This City of Miami Beach Base Map Master contains a variety of Miami Beach focused map layers and is to be used as a starting point when creating new web maps.

Miami-Dade County | Miami-Dade County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS | State of Florida, State of Florida, USDA FSA, DigitalGlobe, GeoEye, CNES/Airbus DS

<https://www.arcgis.com/home/webmap/print.html>

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		02	FINAL SUB	02.10.20	
		01	1ST SUB	01.20.20	
		no.	PERSONS SUBMISSIONS	date	

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:

1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

CONTEXT LOCATION

PROJECT #:
17-M-05

DRB REVIEW

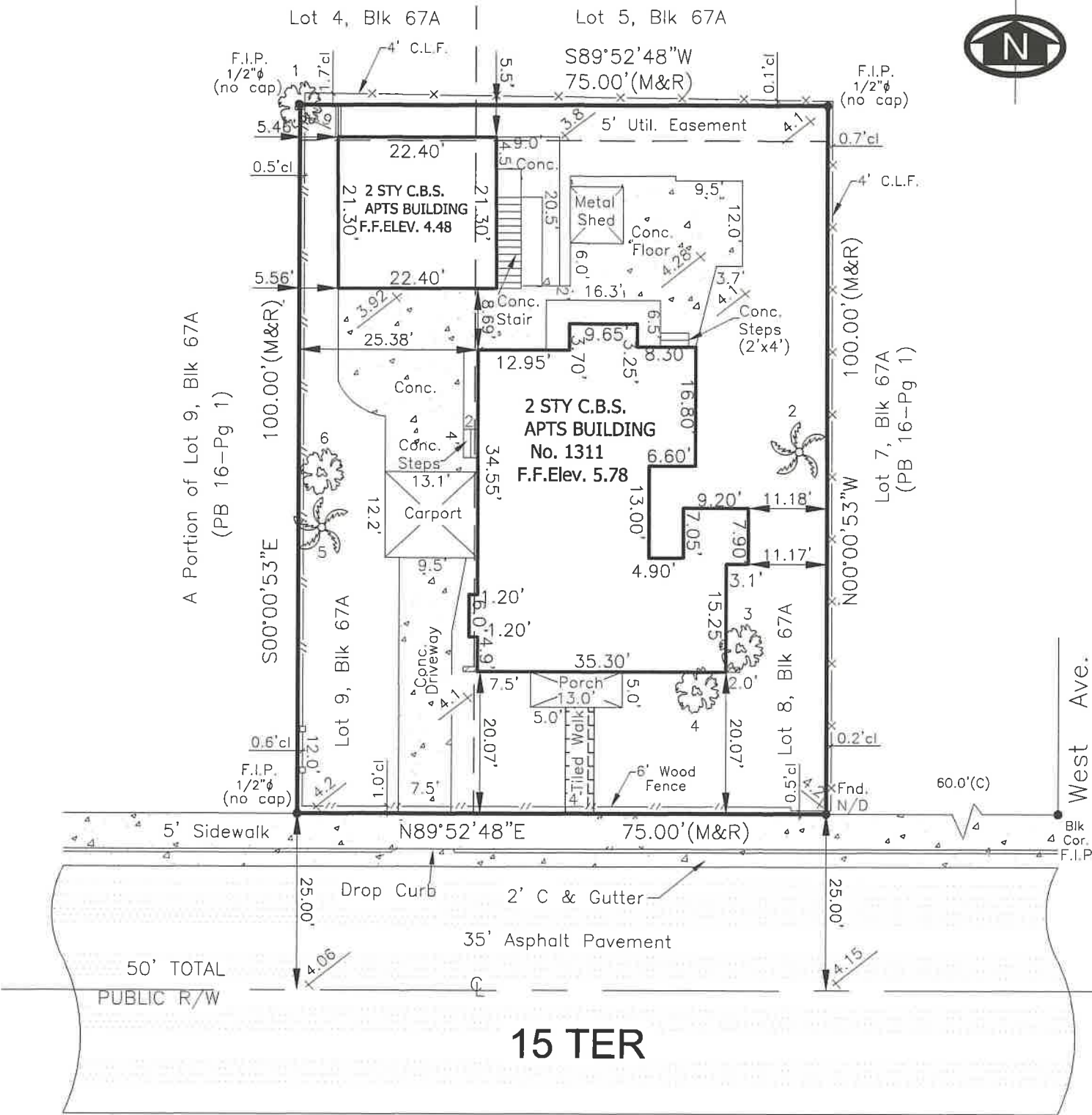
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SKETCH OF BOUNDARY SURVEY

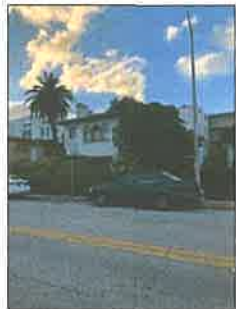
SCALE: 1" = 20'



No.	TREE NAME	BOTANICAL NAME	D.B.H.	HEIGHT	SPREAD
1	STRANGLER FIG	FICUS AUREA	4.0'	50'	40'
2	MACARTHUR PALM	PTYCHOSPERMA MACARTHU	0.4'	12'	6'
3	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	1.5'	12'	8'
4	UMBRELLA TREE	SCHEFFLERA ACTINOPHYLLA	2.0'	8'	8'
5	CANARY DATE PALM	PHOENIX CANARIENSIS	2.0'	50'	20'
6	UNKNOWN	UNKNOWN	1.0'	30'	12'



SITE PICTURE



- ABBREVIATION (IF ANY APPLIED)
- A = CURVE
 - A/C = AIR CONDITIONING UNIT
 - ASPH. = ASPHALT
 - B.M. = BENCH MARK
 - Blk/Cor. = BLOCK CORNER
 - CALC.(C) = CALCULATED
 - CB = CATCH BASIN
 - C.B.S. = CONCRETE BLOCK STRUCTURE
 - CL = CLEAR
 - CONC. = CONCRETE
 - D.M.E. = DRAINAGE MAINT. EASEMENT
 - # = DIAMETER
 - EASMT. = EASEMENT
 - ELEV. = ELEVATION
 - ENC. = ENCROACHMENT
 - F.D/H = FOUND DRILL HOLE
 - F.H. = FIRE HYDRANT
 - F.N/D = FOUND NAIL AND DISC
 - F.I.P. = FOUND IRON PIPE
 - F.S. = FOUND SPIKE
 - L.P. = LIGHT POLE
 - WEAS(M) = MEASURED
 - MH = MANHOLE
 - M = MONUMENT
 - ML = MONUMENT LINE
 - NTS = NOT TO SCALE
 - P/W = PARKWAY
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - P.C. = POINT OF CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.L. = PROPERTY LINE
 - P.P. = POWER POLE
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.T. = POINT OF TANGENCY
 - RAD. = RADIAL
 - REC. (R) = RECORDED
 - RES. = RESIDENCE
 - R/W = RIGHT OF WAY
 - SEC. = SECTION
 - S.D/H = SET DRILL HOLE
 - S.N/D = SET NAIL AND DISC
 - S.L.P. = SET IRON PIPE
 - S.R.B. = SET REBAR
 - STY = STORY
 - SWK. = SIDEWALK
 - T.O.P. = TOP OF BANK
 - U.E. = UTIL. EASEMENT
 - W.P. = WOODEN POLE
 - W = SECTION LINE

- SURVEYOR'S LEGEND (IF ANY APPLIED)
- BOUNDARY LINE
 - STRUCTURE (BLDG.)
 - CONCRETE BLOCK WALL
 - METAL FENCE
 - WOODEN FENCE
 - CHAIN LINK FENCE
 - WOOD DECK/DOCK
 - ASPHALTED AREAS
 - CONCRETE
 - BRICKS OR PAVERS
 - ROOFED AREAS
 - WATER (EDGE OF WATER)
 - CATCH BASIN
 - MANHOLE
 - OVERHEAD ELECT.
 - POWER POLE
 - LIGHT POLE
 - HANDICAP SPACE
 - FIRE HYDRANT
 - EASEMENT LINE
 - WATER VALVE
 - TV-CABLE BOX
 - WM WATER METER
 - CONC. LIGHT POLE

CERTIFIED TO :
MIO DANILOVIC
TD BANK , ITS SUCCESSORS AND/OR ASSIGNS, A.T.I.M.A

SITE ADDRESS: 1311 15 TER. MIAMI BEACH, FL 33139
JOB NUMBER: 19-202
DATE OF SURVEY: FEBRUARY 4, 2019/ FEBRUARY 14,2019 / APRIL 10, 2019 (UPDATE)
FOLIO NUMBER: 02-3233-016-0050

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AH" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL No. 120651-0317L, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **7,500 SF (+/-)**
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK No. D-104**, WITH AN ELEVATION OF **3.04 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.00°00'53"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF WEST AVE., AS SHOWN ON PLAT BOOK 16 AT PAGE 1 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF 1/10 FOOT FOR NATURAL GROUND SURFACES AND 1/100 FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.


IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

LEGAL DESCRIPTION:


LOT 8 AND THE EAST 1/2 OF LOT 9, BLOCK 67A, A RESUBDIVISION OF BLOCKS 67 AND 79 ALTON BEACH REALTY CO'S. BAY FRONT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16 AT PAGE 1, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE IS A MINOR PORTION OF THE NORTH BUILDING ENCROACHING INTO THE REAR EASEMENT
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE IS A 5' UTIL. EASEMENT ON THE REAR OF THE SUBJECT PROPERTY



American Services of Miami, Corp.
Consulting Engineers . Planners . Surveyors
3195 PONCE DE LEON BLVD, SUITE 200
CORAL GABLES, FL 33134
PHONE: (305)598-5101 FAX: (305)598-8627
ASOMIAMI.COM



Ed Pino
PROFESSIONAL LAND SURVEYOR
AND MAPPER No. 6771
STATE OF FLORIDA
DATE: APRIL 11, 2019



1 SITE - EXISTING PROPERTY
SCALE: NTS

ARCHITECT:
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		02	FINAL SUB	02.10.20
		01	1ST SUB	01.20.20
		NO.	REVISIONS SUBMISSIONS	DATE

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
SITE PHOTOS
PROJECT #:
17-M-05
DRB REVIEW

A0.7
SHEET



SUBJECT PROPERTY

2 CONTEXT - NORTH CORNER TO CORNER
SCALE: NTS



1 CONTEXT MAP
SCALE: NTS

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CONDO
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MIAMI BEACH FL 33139

DRAWING TITLE:
CONTEXT PHOTOS
PROJECT #:
17-M-05
DRB REVIEW

A0.4
SHEET



2 CONTEXT - WEST CORNER TO CORNER
SCALE: NTS



1 CONTEXT MAP
SCALE: NTS

ARCHITECT:
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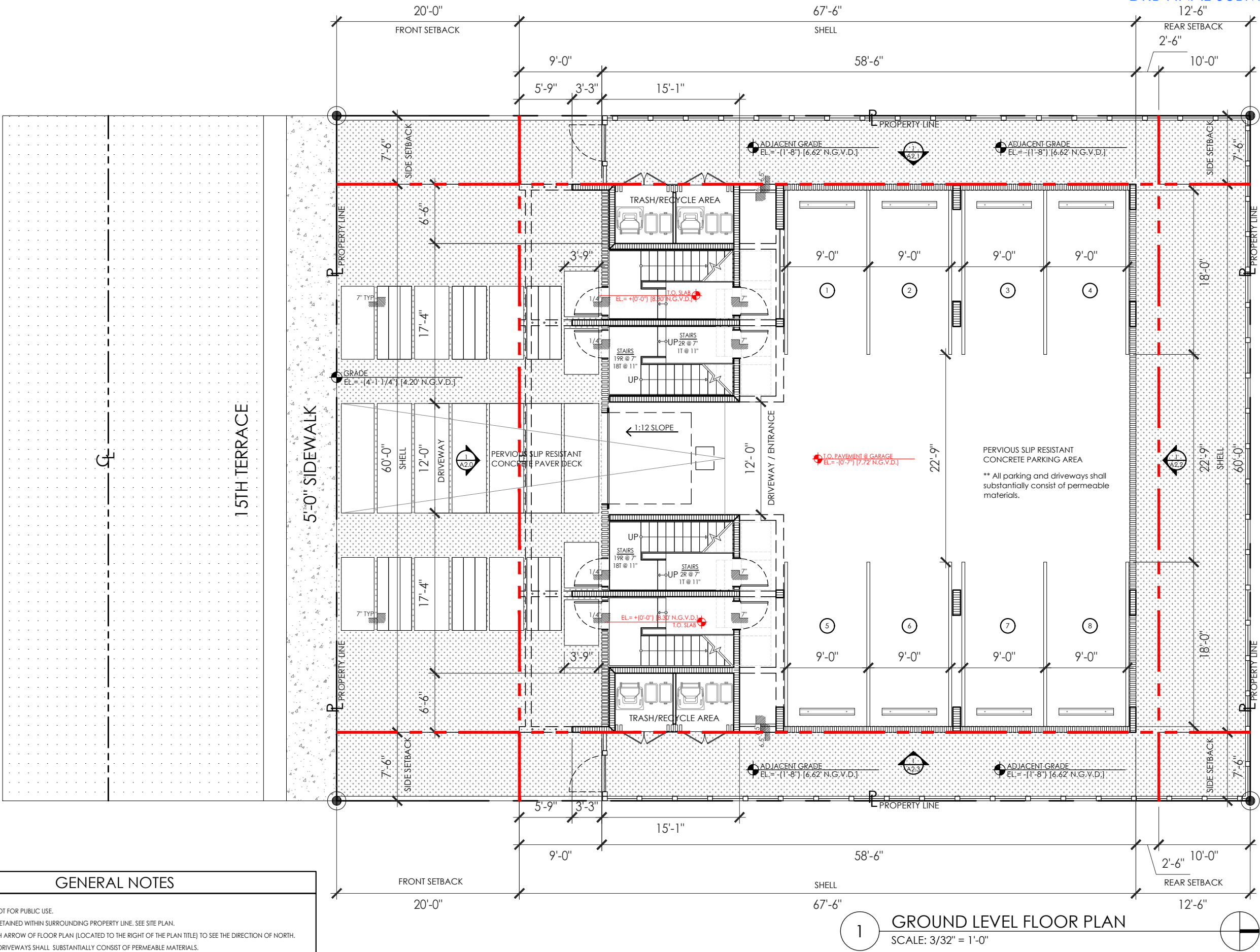
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1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
CONTEXT PHOTOS
PROJECT #:
17-M-05
DRB REVIEW

A0.6
SHEET



GENERAL NOTES

1. FLAT ROOF AREA NOT FOR PUBLIC USE.
2. RAINWATER TO BE RETAINED WITHIN SURROUNDING PROPERTY LINE. SEE SITE PLAN.
3. REFER TO THE NORTH ARROW OF FLOOR PLAN (LOCATED TO THE RIGHT OF THE PLAN TITLE) TO SEE THE DIRECTION OF NORTH.
4. ALL PARKING AND DRIVEWAYS SHALL SUBSTANTIALLY CONSIST OF PERMEABLE MATERIALS.

1 GROUND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

ARCHITECT:

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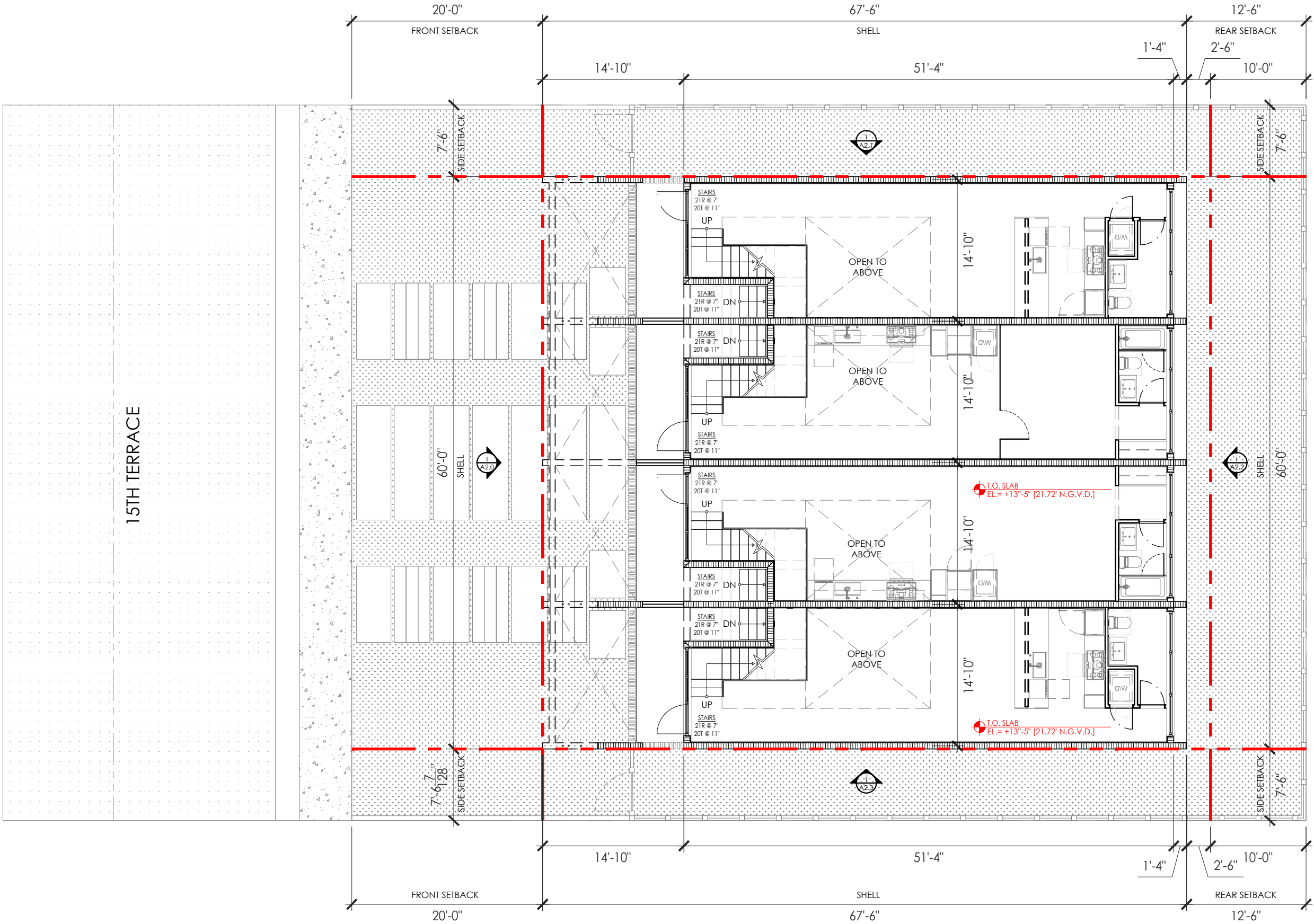
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AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
GROUND LEVEL PLAN
PROJECT #:
17-M-05 DRB REVIEW

A1.0
SHEET



1 FIRST LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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**1311 15TH TERRACE
CONDO**
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

FIRST LEVEL PLAN

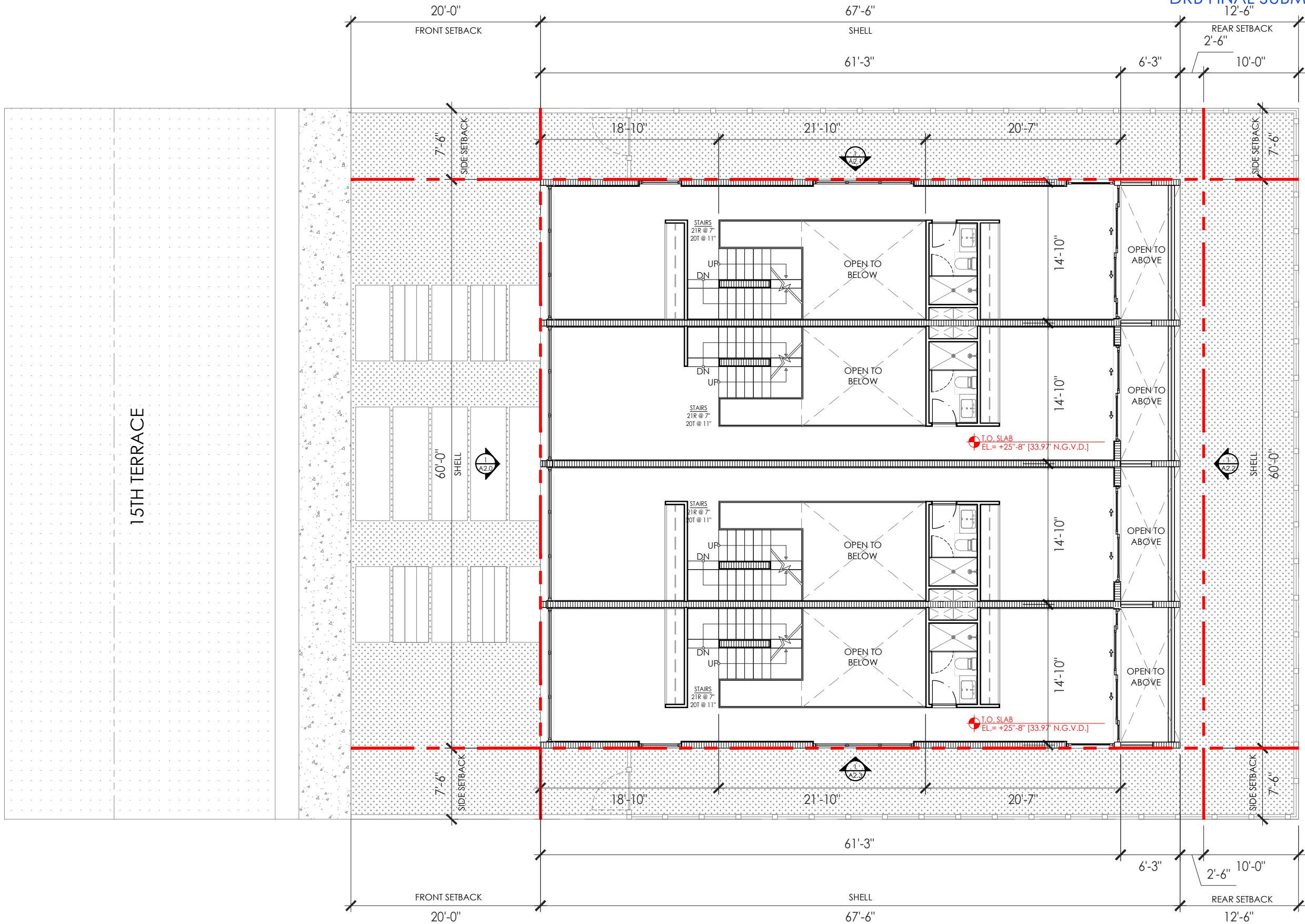
PROJECT #:

17-M-05

A1.1

SHEET

DRB REVIEW



1 SECOND LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

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JEREMIAH S. JOHNSON, A.I.A.
AR93030

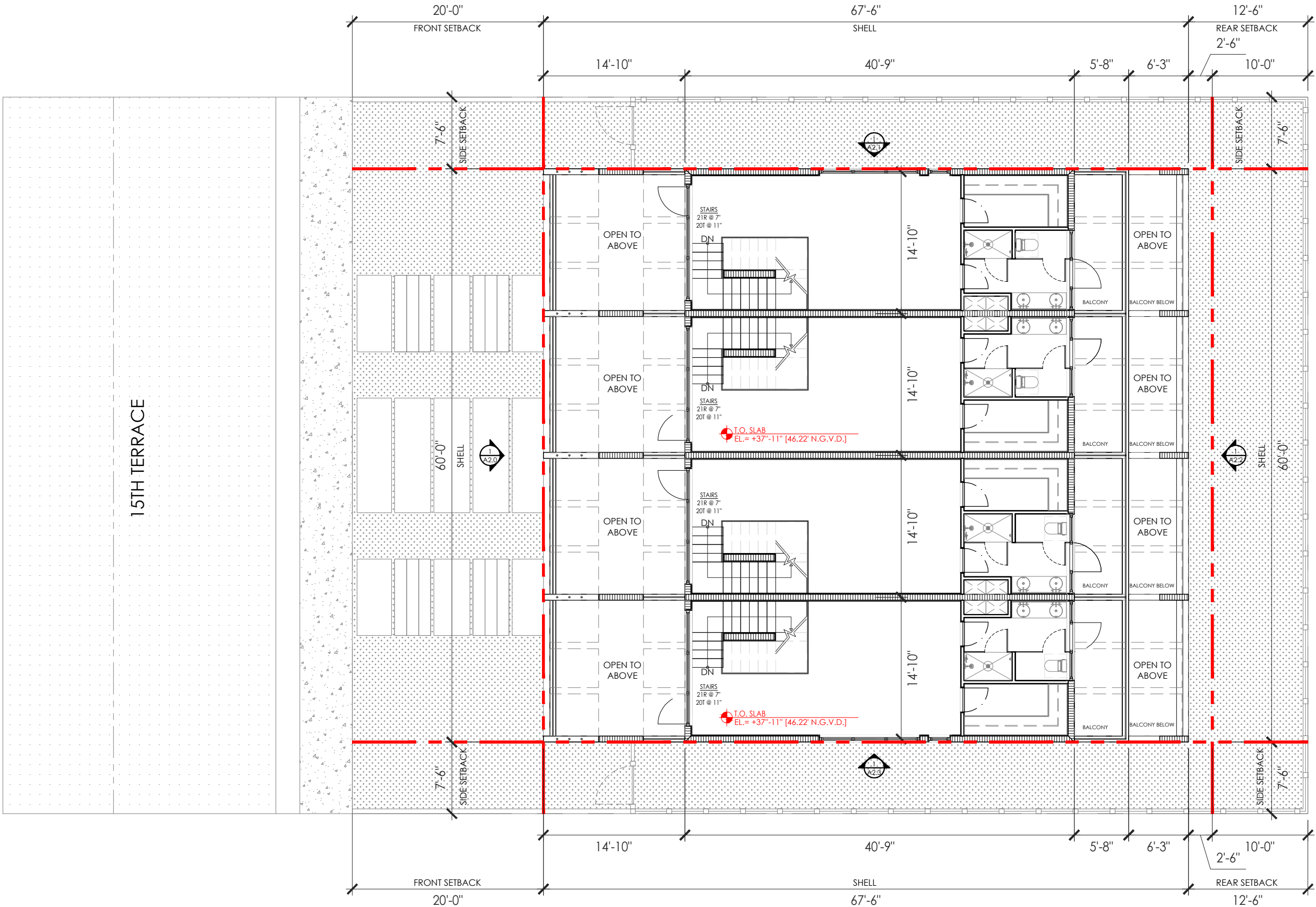
PROJECT NAME / ADDRESS:
**1311 15TH TERRACE
CONDO**
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
SECOND LEVEL PLAN

PROJECT #:
17-M-05

DRB REVIEW

A1.2
SHEET



1 THIRD LEVEL FLOOR PLAN
SCALE: 3/32" = 1'-0"

ARCHITECT:
TAI ARCHITECTURE, INC.
278 NW 37th Street, Miami, FL 33127
p: 305.576.7556 f: 305.576.5772
e: michael@tdmiami.com license aa2001343

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REQUESTED.

NO.	REVISIONS/SUBMISSIONS	DATE
02	FINAL SUB	02.10.20
01	1ST SUB	01.20.20

PROJECT NAME / ADDRESS:
**1311 15TH TERRACE
CONDO**
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
THIRD LEVEL PLAN
PROJECT #:
17-M-05

A1.3
SHEET

GENERAL NOTES

1.

FLAT ROOF AREA NOT FOR PUBLIC USE.

2.

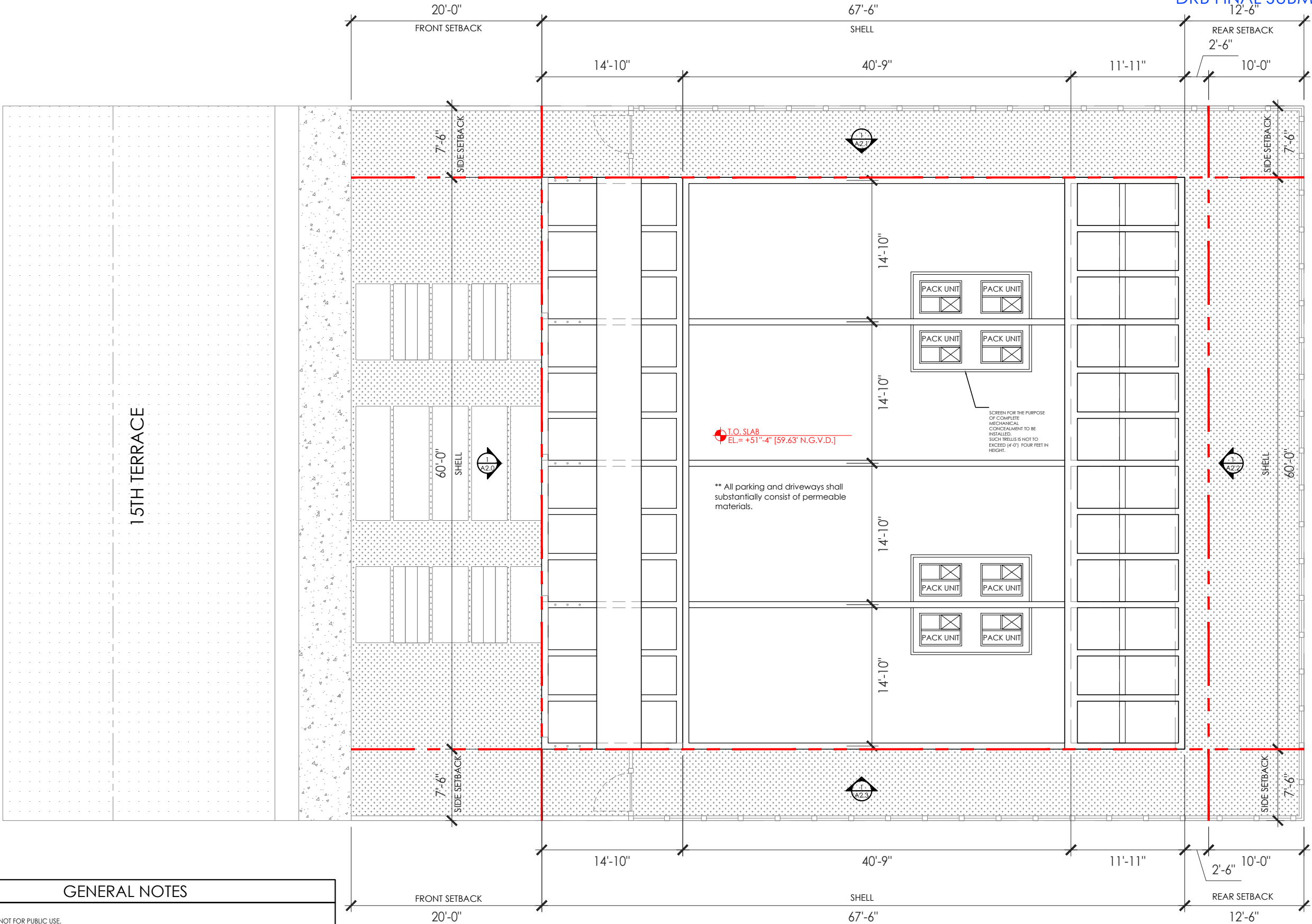
RAINWATER TO BE RETAINED WITHIN SURROUNDING PROPERTY LINE. SEE SITE PLAN.

3.

REFER TO THE NORTH ARROW OF FLOOR PLAN (LOCATED TO THE RIGHT OF THE PLAN TITLE) TO SEE THE DIRECTION OF NORTH.

4.

ALL PARKING AND DRIVEWAYS SHALL SUBSTANTIALLY CONSIST OF PERMEABLE MATERIALS.



1

ROOF PLAN

SCALE: 3/32" = 1'-0"

ARCHITECT:
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01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

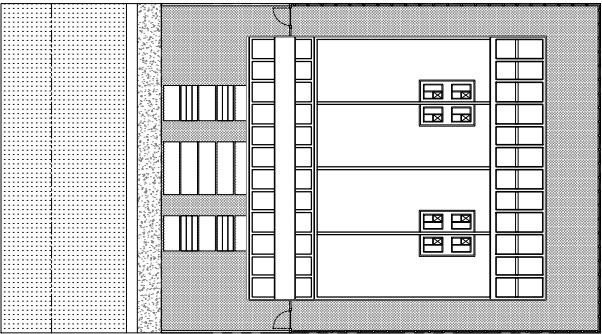
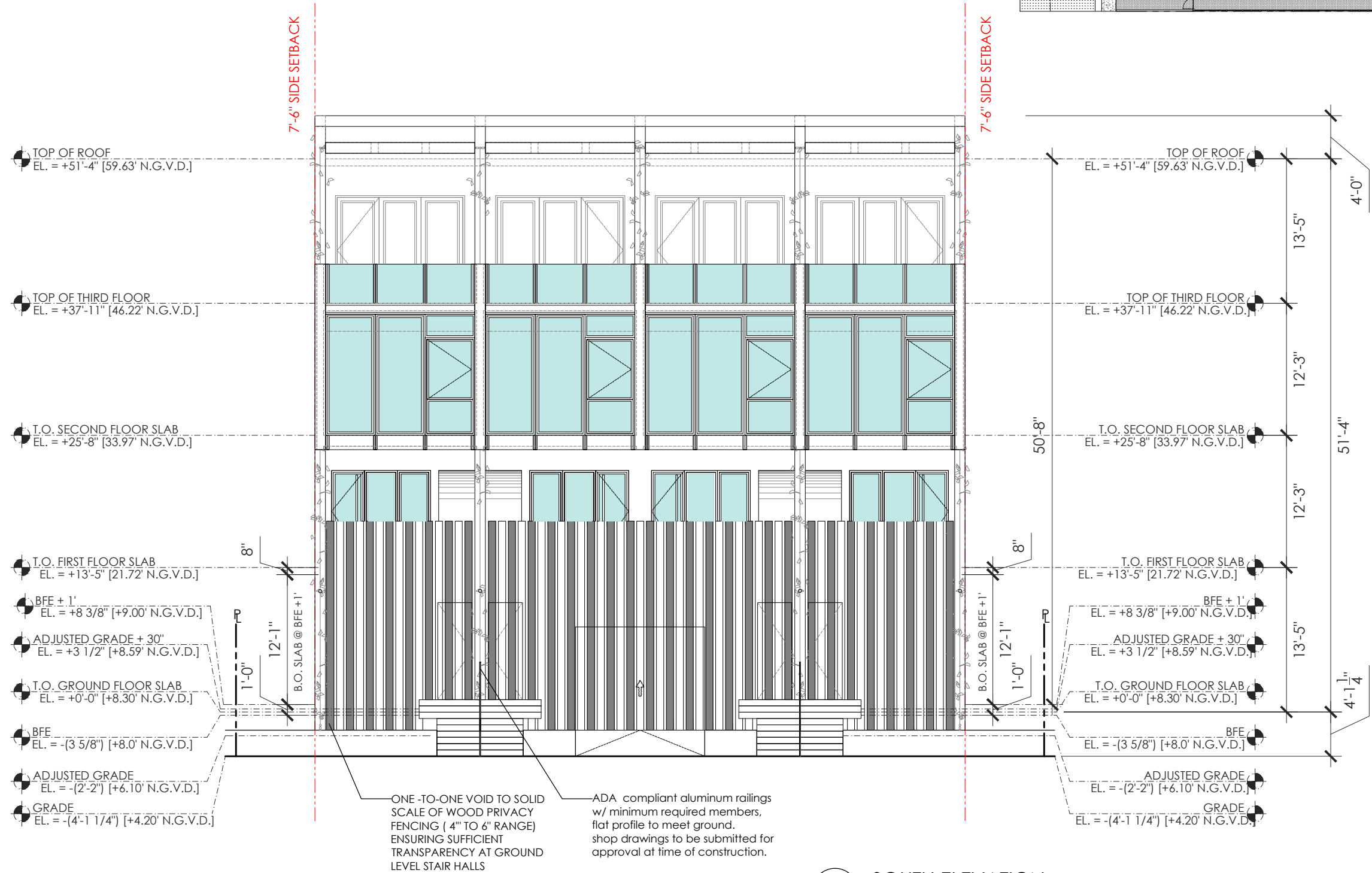
DRAWING TITLE:
ROOF PLAN

PROJECT #:
17-M-05

DRB REVIEW

A1.4

SHEET



1 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:
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JEREMIAH S. JOHNSON, A.I.A.
ARB3030

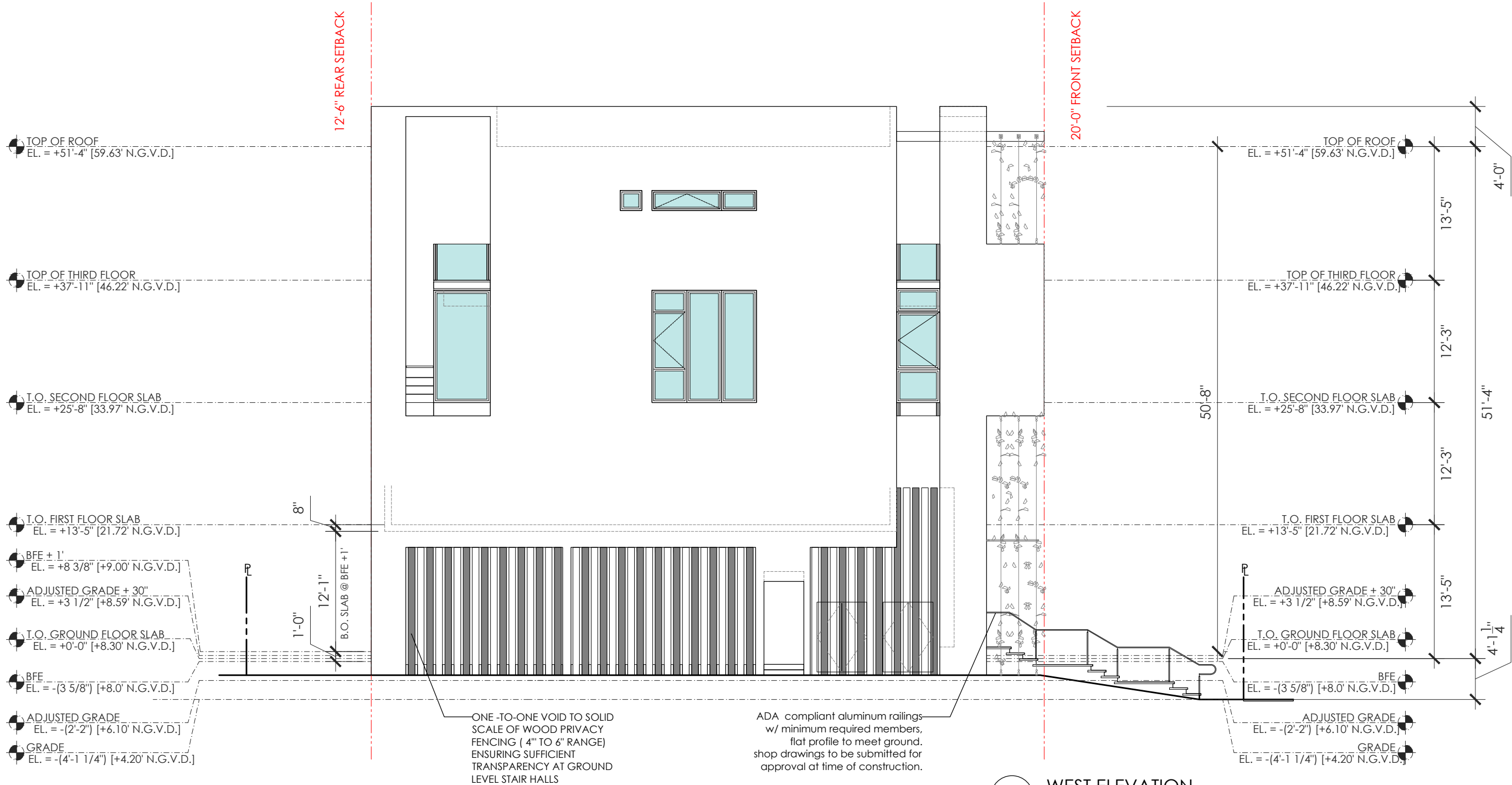
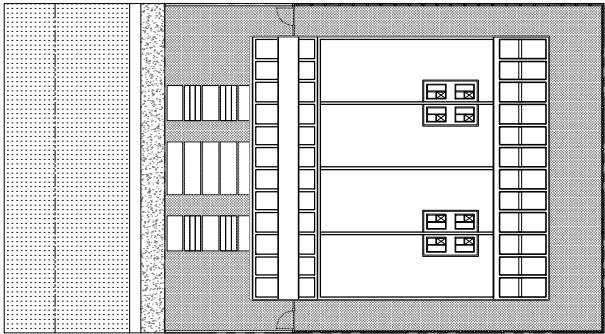
PROJECT NAME / ADDRESS:
1311 15TH TERRACE CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
SOUTH ELEVATION

PROJECT #:
17-M-05

DRB REVIEW

A2.0
SHEET



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:

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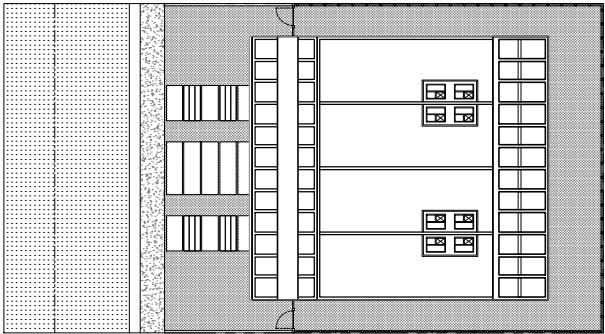
NO.	REVISIONS/SUBMISSIONS	DATE
02	FINAL SUB	02.10.20
01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
WEST ELEVATION
PROJECT #:
17-M-05
DRB REVIEW

A2.1
SHEET



1 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ARCHITECT:
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01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
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1311 15TH TERRACE
MIAMI BEACH FL 33139

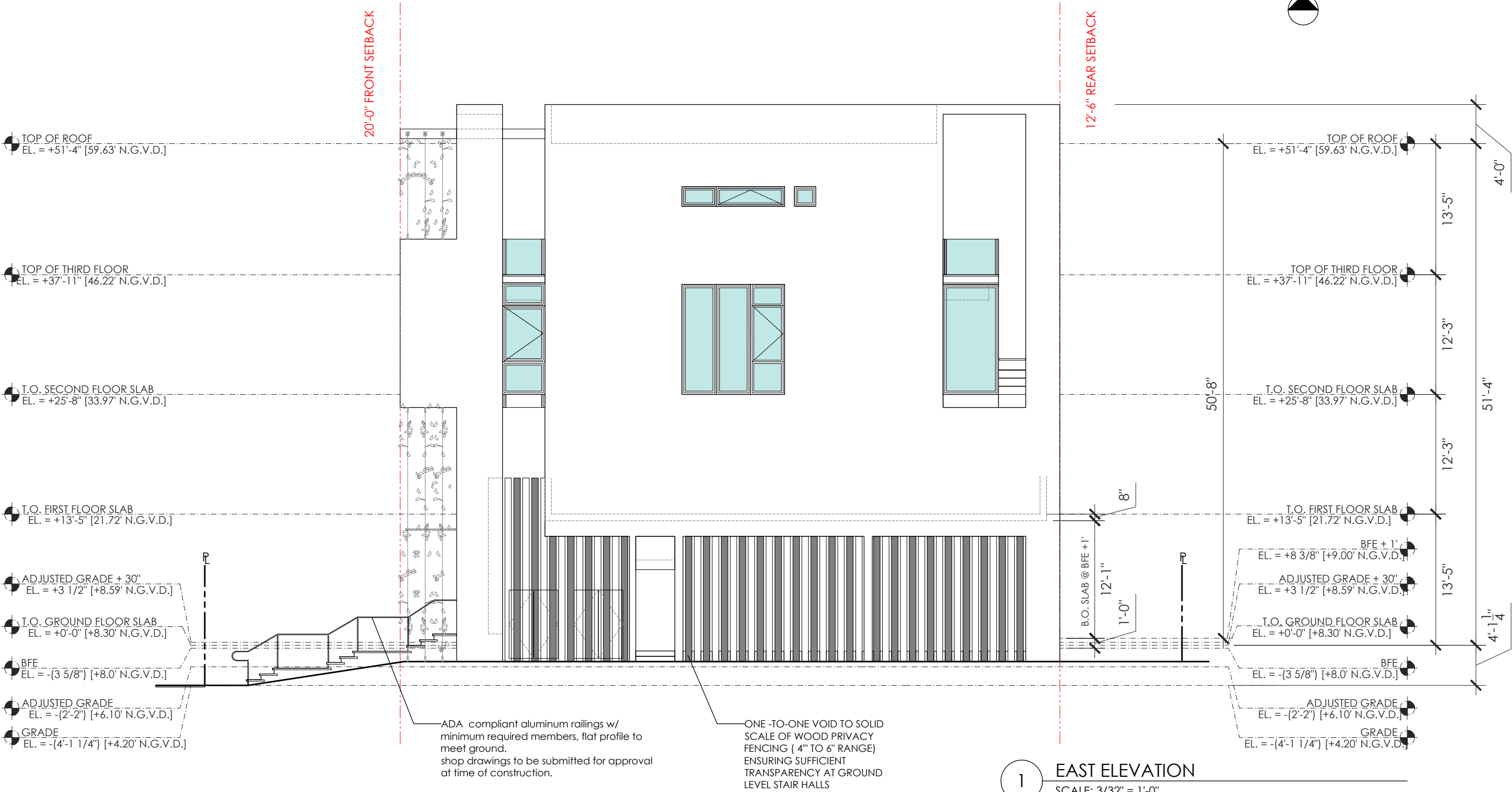
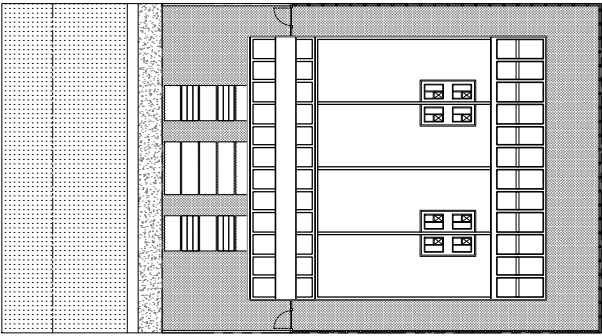
DRAWING TITLE:
NORTH ELEVATION

PROJECT #:
17-M-05

DRB REVIEW

A2.2

SHEET



ARCHITECT:
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01	1ST SUB	01.20.20

PROJECT NAME / ADDRESS:
1311 15TH TERRACE CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

JEREMIAH S. JOHNSON, A.I.A.
AR93030

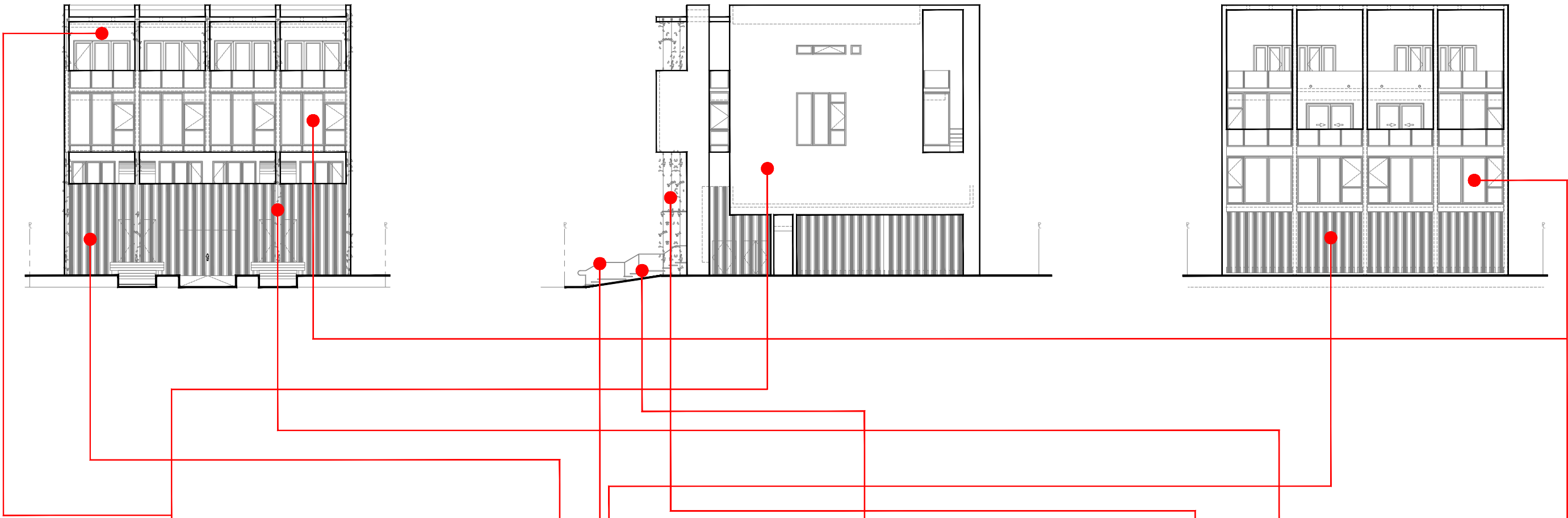
DRAWING TITLE:
EAST ELEVATION

PROJECT #:
17-M-05

DRB REVIEW

A2.3
SHEET

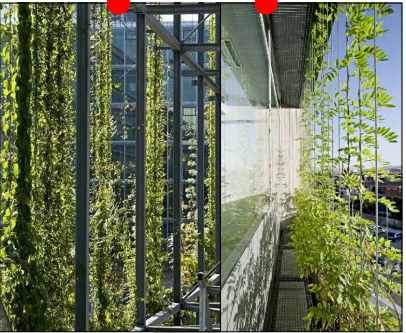
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WHITE STUCCO SHELL WITH
CONTRASTING VERTICAL WOOD SLAT
FENCING AT GROUND AND FIRST
LEVEL
ONE -TO-ONE VOID TO SOLID SCALE OF WOOD
PRIVACY FENCING (4" TO 6" RANGE)
ENSURING SUFFICIENT TRANSPARENCY AT
GROUND LEVEL STAIR HALLS



PERMEABLE CONCRETE ENTRY STEPS +
FLAT ALUMINUM RAILING



STEEL CABLE VERTICAL
GARDENS



DARK ANODIZED INSULATED
IMPACT WINDOW FACADE
FRONTAGE

1 MATERIALS AND FINISHES
SCALE: N.T.S.

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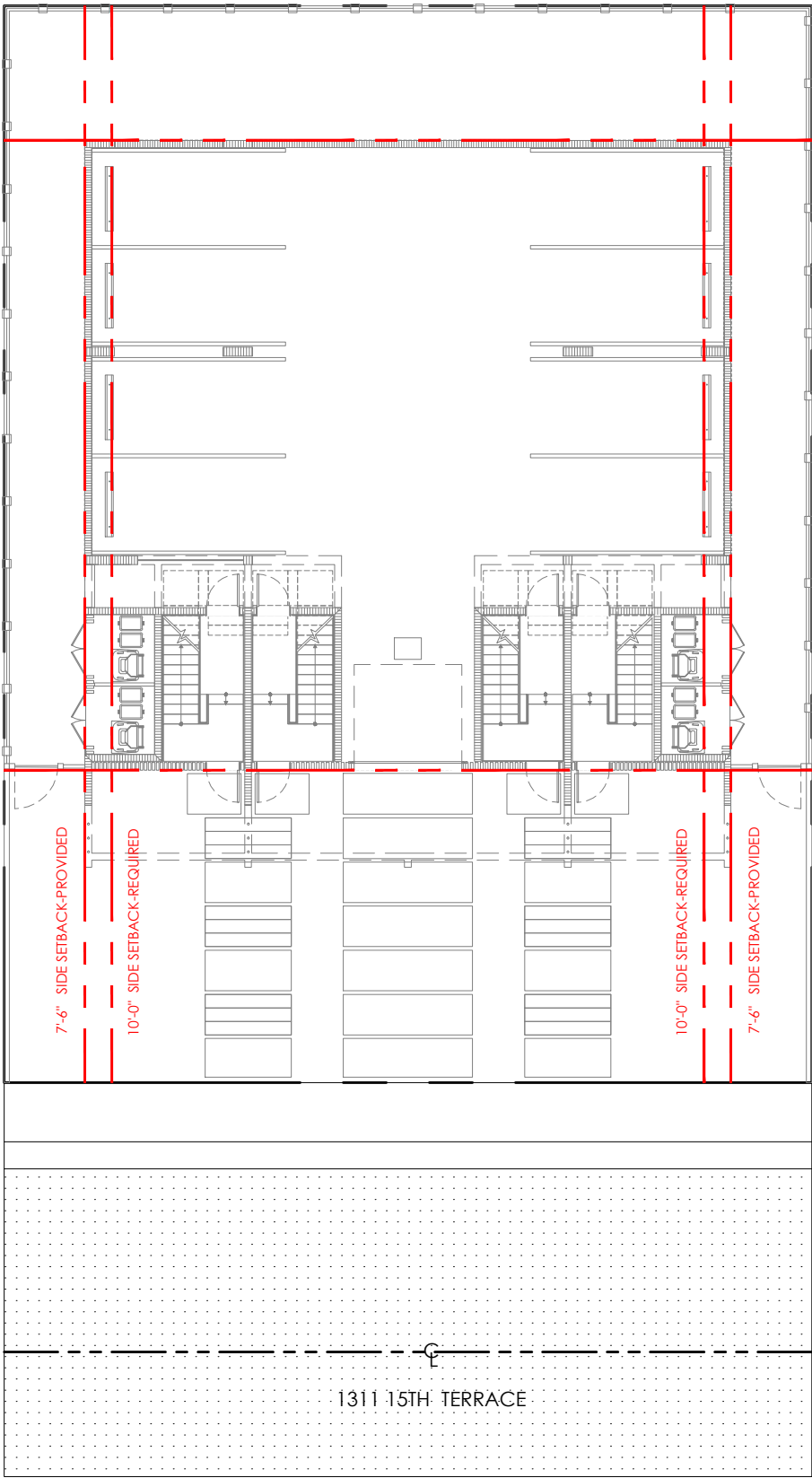
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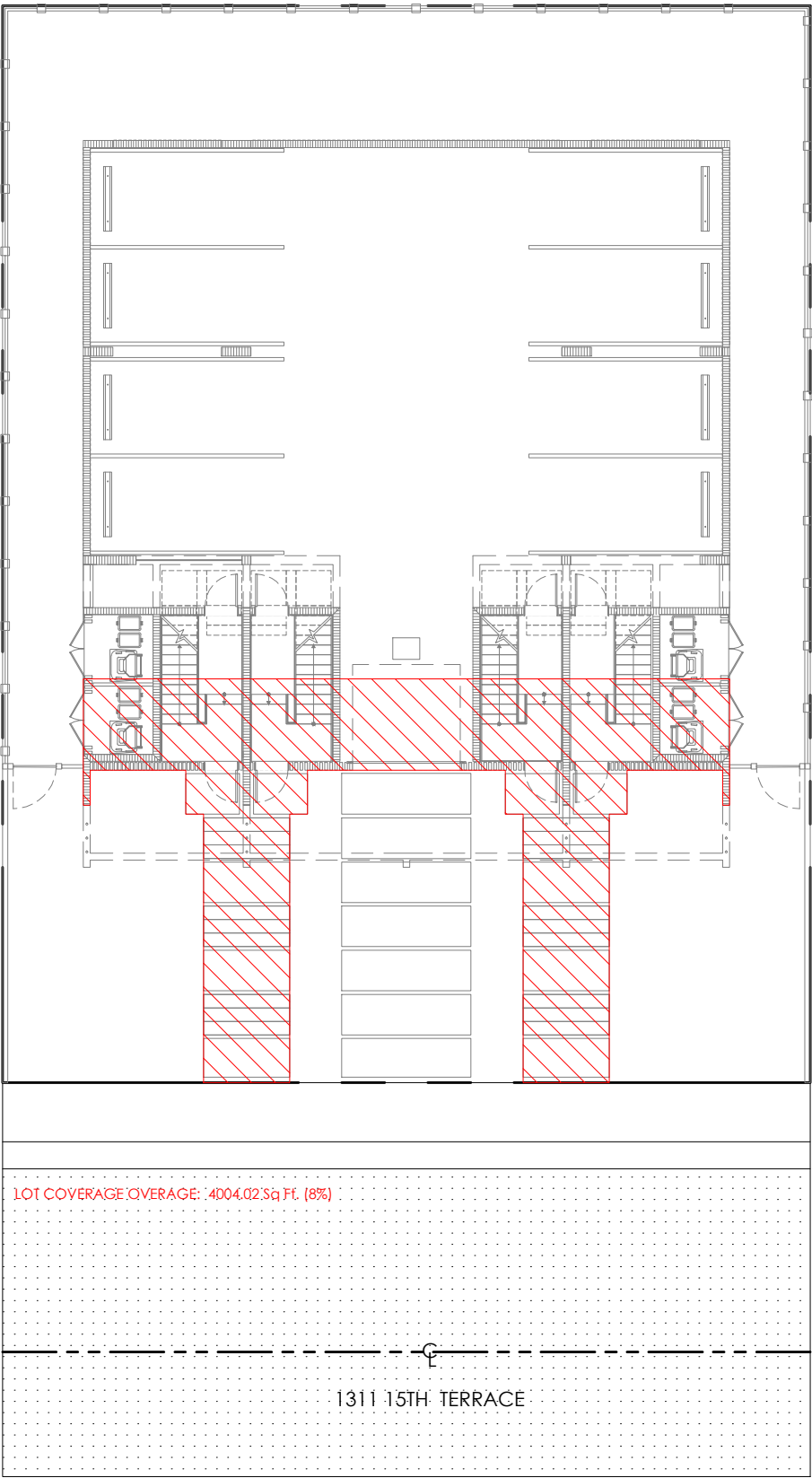
PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
MATERIAL SHEET
PROJECT #:
17-M-05
DRB REVIEW

A0.1b
SHEET



2 SIDE SETBACK VARIANCE DIAGRAM
SCALE: 1/16" = 1'-0" SETBACK REDUCTION: - (2'-6")



1 COVERAGE WAIVER DIAGRAM
SCALE: 1/16" = 1'-0" AREA: 4004.02 Sq.Ft. (53%)
OVERAGE 629.02 Sq.Ft. (8%)

ARCHITECT:

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NO.	REVISIONS/SUBMISSIONS	DATE
02	FINAL SUB	02.10.20
01	1ST SUB	01.20.20

PROJECT NAME / ADDRESS:

1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:

VARIANCE / WAIVER DIAG.

PROJECT #:

17-M-05

DRB REVIEW

A0.13

SHEET

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LEGEND

COVERAGE

GREEN SPACE

PERVIOUS CONCRETE

UNDER AC SQ. FT. PER UNIT	
UNIT A	2125.69
UNIT B	2076.99
UNIT C	2076.99
UNIT D	2125.69
TOTAL	8,405.36

**Plus avg 229 Sq. Ft. per unit of Balcony & Terraces.

F.A.R. SQ. FT. TOTAL		
GROUND LEVEL	523.33	6.98%
FIRST LEVEL	3426.88	45.69%
SECOND LEVEL	2961.39	39.49%
THIRD LEVEL/ROOF DECK	2411.07	32.15%
TOTAL	9,322.67	1.243%
MAX F.A.R. ALLOWED	9,375.00	1.25
F.A.R. PROVIDED	9,322.67	1.24
DIFFERENCE	-52.33	-0.01

GENERAL NOTES

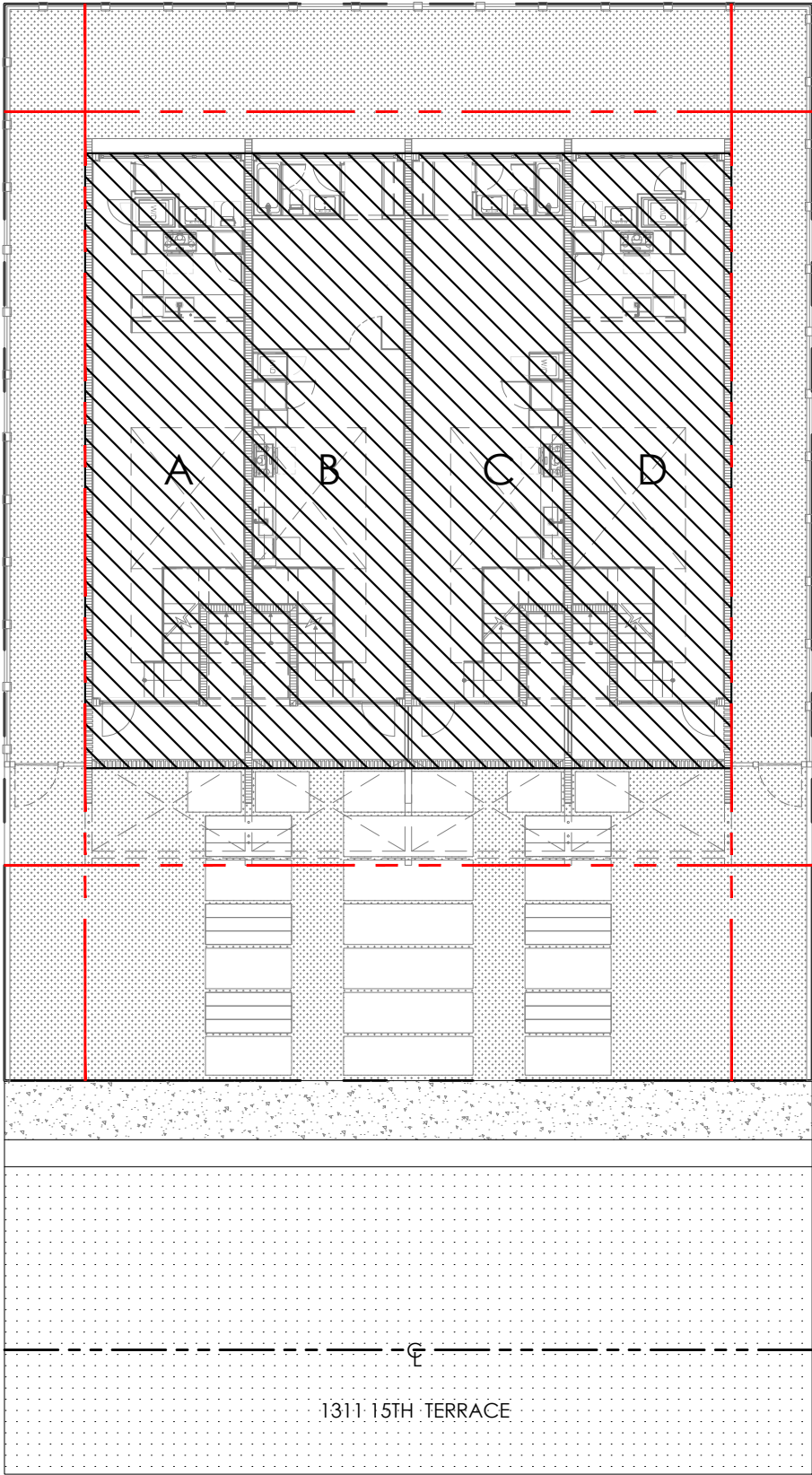
PERVIOUS CONCRETE IS TO BE USED FOR THE PARKING AREAS AND DRIVEWAYS IN ORDER TO PROVIDE FOR DRAINAGE. THEREFORE, THESE AREAS ARE NOT INCLUDED IN THE LOT COVERAGE CALCULATIONS.

PER THE CITY CODE SECTION 142-155(3)(e) "IMPERVIOUS PARKING AREAS AND IMPERVIOUS DRIVEWAYS SHALL ALSO BE INCLUDED IN THE LOT COVERAGE CALCULATIONS. THE DESIGN REVIEW BOARD OR HISTORIC PRESERVATION BOARD, AS APPLICABLE, MAY WAIVE THE LOT COVERAGE REQUIREMENTS IN ACCORDANCE WITH THE DESIGN REVIEW OR CERTIFICATE OF APPROPRIATENESS CRITERIA, AS APPLICABLE."

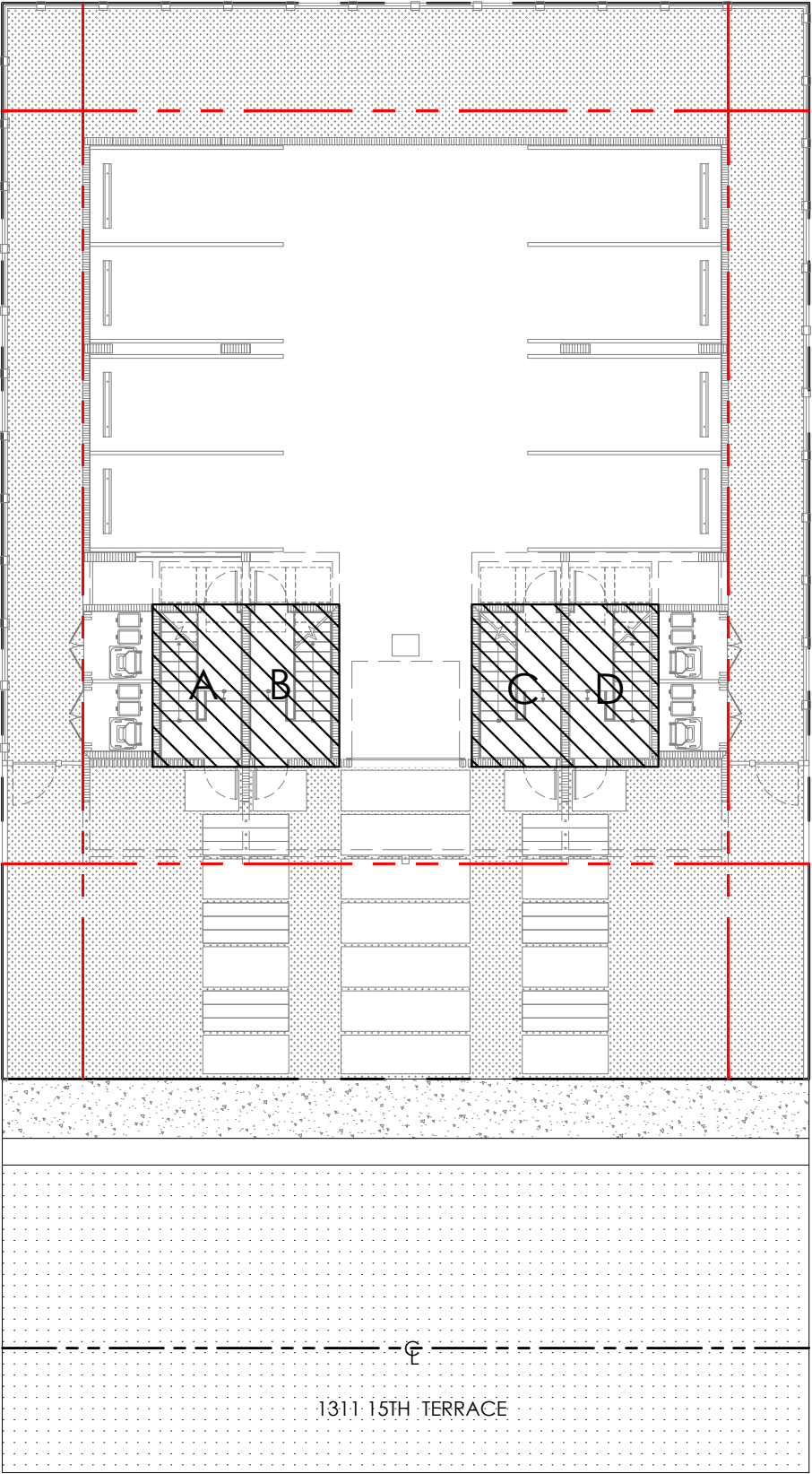
THE FRONT FACADE INCLUDES EXTERIOR PRIVATE BALCONIES AT THE FIRST LEVEL, WHICH EXTEND APPROXIMATELY 1'-0" INTO THE FRONT SETBACK. THE BALCONY PROJECTION IS NOT INCLUDED IN THE LOT COVERAGE CALCULATIONS.

PER THE CITY CODE SECTION 114-1, LOT COVERAGE MEANS THE PERCENTAGE OF THE TOTAL AREA OF A LOT THAT, WHEN VIEWED DIRECTLY FROM ABOVE, WOULD BE COVERED BY ALL PRINCIPAL AND ACCESSORY BUILDINGS AND STRUCTURES, OR PORTIONS THEREOF; PROVIDED, HOWEVER, THAT EXTERIOR UNENCLOSED PRIVATE BALCONIES, AND AWNINGS SHALL NOT BE INCLUDED IN DETERMINING THE BUILDING AREA.

PER THE CITY CODE 142-1132 (O)" THE FOLLOWING MAY PROJECT INTO A REQUIRED YARD FOR A DISTANCE NOT TO EXCEED 25 PERCENT OF THE REQUIRED YARD UP TO A MAXIMUM PROJECTION OF SIX FEET, UNLESS OTHERWISE NOTED. (1) BELT COURSES. (2) CHIMNEYS. (3) CORNICES. (4) EXTERIOR UNENCLOSED PRIVATE BALCONIES. (5) ORNAMENTAL FEATURES."



2 FIRST LEVEL
SCALE: 1/16" = 1'-0" AREA: 3,426.88 Sq.Ft. (45.69%)



1 GROUND LEVEL
SCALE: 1/16" = 1'-0" AREA: 523.33 Sq.Ft. (6.98%)

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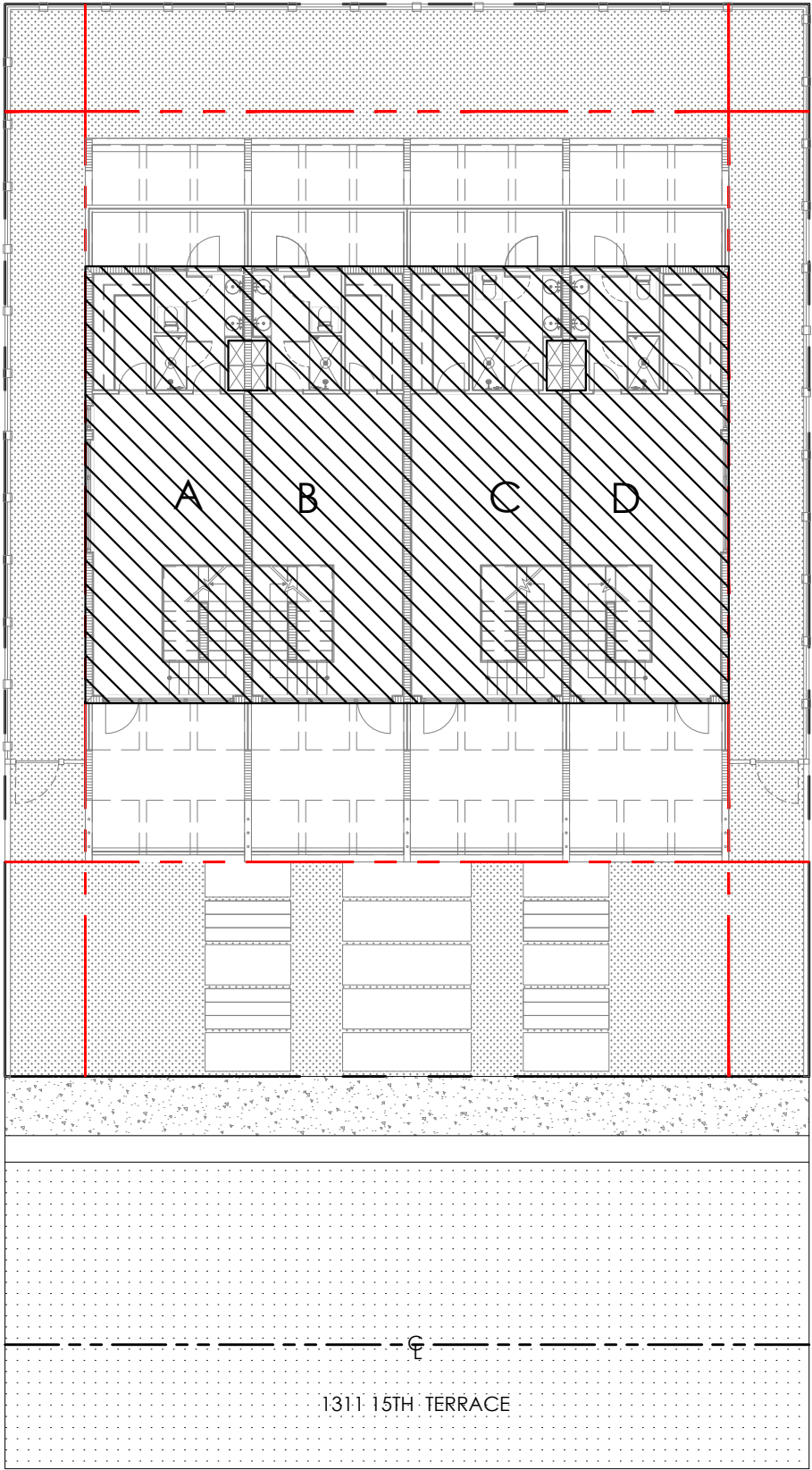
NO.	REVISIONS/SUBMISSIONS	DATE
02	FINAL SUB	02.10.20
01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

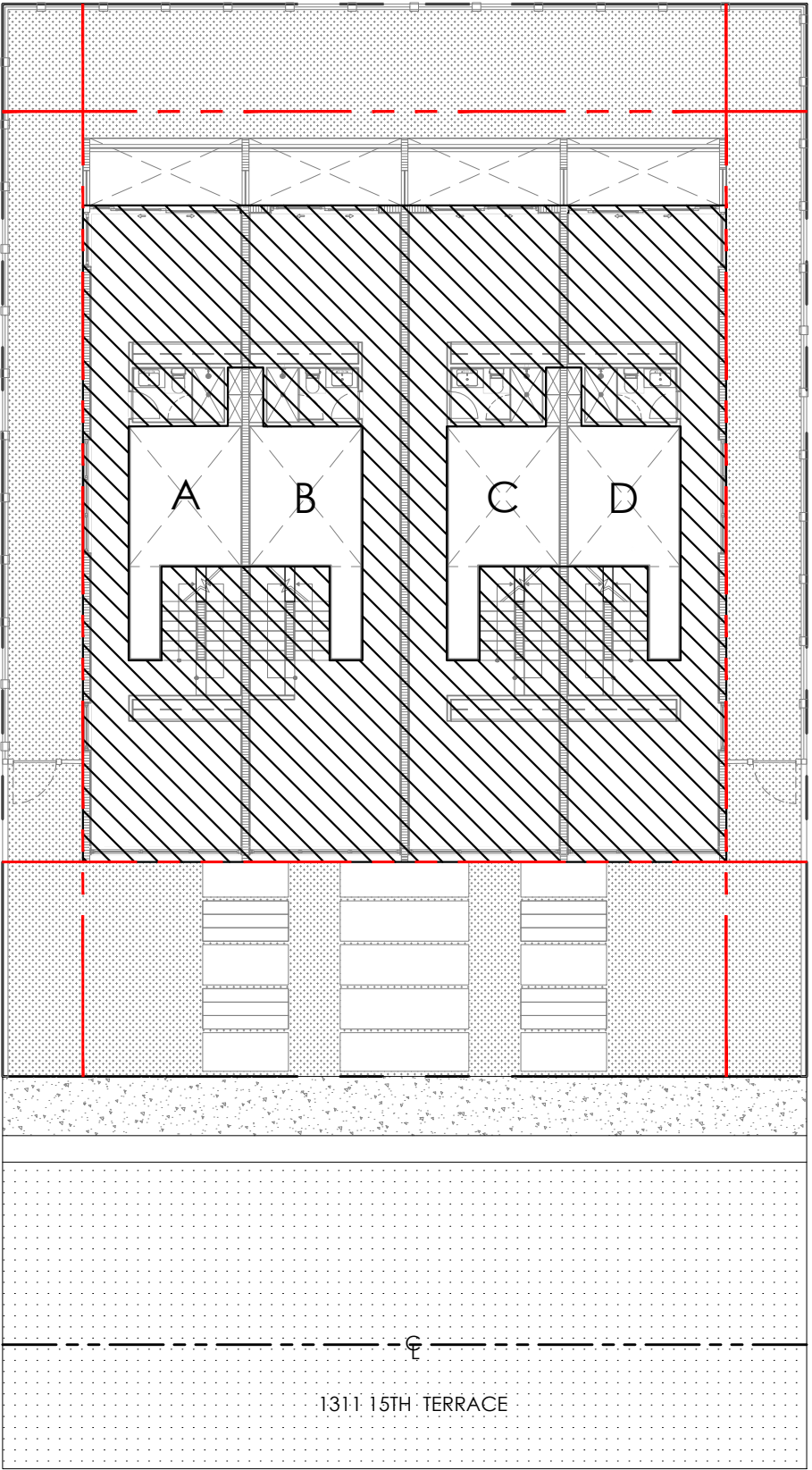
DRAWING TITLE:
F.A.R. DIAGRAMS
PROJECT #:
17-M-05 DRB REVIEW

A0.11
SHEET



2 THIRD LEVEL
SCALE: 1/16" = 1'-0"

AREA: 2,411.07 Sq.Ft. (32.15%)



1 SECOND LEVEL
SCALE: 1/16" = 1'-0"

AREA: 2,961.39 Sq.Ft. (39.49%)



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NO.	REVISIONS/SUBMISSIONS	DATE
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01	1ST SUB	01.20.20

JEREMIAH S. JOHNSON, A.I.A.
ARB3030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
F.A.R. DIAGRAMS
PROJECT #:
17-M-05
DRB REVIEW

A0.12
SHEET



	02	FINAL SUB	02.10.20	
	01	1ST SUB	01.20.20	
	NO.	REVISIONS/SUBMISSIONS		DATE

JEREMIAH S. JOHNSON, A.I.A.
AR93030

PROJECT NAME / ADDRESS:
1311 15TH TERRACE
CONDO
1311 15TH TERRACE
MIAMI BEACH FL 33139

DRAWING TITLE:
RENDERING
PROJECT #:
17-M-05 DRB REVIEW

A0.1a
SHEET

ARCHITECT:

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MIAMI BEACH

LAND USE BOARDS

PROPERTY:

1790 Alton Road

FILE NO.

DRB19-0493

APPLICANT:

MEETING DATE:

6/2/2020

PRIOR ORDER NUMBER:

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description

☐ Presentation

Type

☐ Other



DESIGN REVIEW BOARD
FINAL SUBMISSION
SUPPLEMENTAL PACKAGE
MAY 28TH, 2020

GLOBAL BANK
1790 ALTON ROAD
MIAMI BEACH, FLORIDA

- SCOPE OF WORK
- ONE STORY BANK BUILDING

PROJECT:
GLOBAL BANK

1790 Alton Road
Miami Beach, FL 33139

DRAWING:

COVER PAGE

JENNIFER McCONNEY FLORIDA LIC# AR93044

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EXPRESS WRITTEN CONSENT OF STUDIO McG
ARCHITECTURE INC. © 2020

SCALE:

CHECK: JMcG

DATE: 05/28/2020

SHEET NUMBER

A 0.00

BOUNDARY SURVEY
SCALE: 1" =20'

PAGE 1 OF 1
JOB No. CH-017122

PROPERTY ADDRESS:
1790 ALTON ROAD, MIAMI BEACH, FL. 33139, FOLIO# 02-3233-012-0700

LEGAL DESCRIPTION:

Lot 1, Block 17--A of "ISLAND VIEW SUBDIVISION", according to the plat thereof, as recorded in Plat Book 6, at Page 115, of the public Records of Miami--Dade County, Florida, less beginning at the northwesterly corner of Lot 1; thence south along the westerly line of Lot 1 for 169.41 feet to a point where the westerly line of Lot 1 intersects the northerly line of Dade Boulevard; thence northeasterly along the northerly line of Dade Boulevard for 65.7 feet to a point; thence northwesterly along a line defelcting 90 degrees to the left for 65.95 feet to a point; thence northerly along a line deflecting to the right 29 degrees 22'37" for 79.65 feet to a point being on the southerly line of 18th Street for 24.9 feet to the point of beginning, together with all the appurtenances thereunto belonging in anywise appertaining. (Special Warranty Deed, dated October 15th, 1993, recorded in Official Records Book 16367, Page 4229, Miami--Dade County Records).
Containing 10,331 Square Feet, 0.24 Acres, more or less, by calculations.
Pr1. 2
operty Address: 1790 Alton Road Miami Beach, Florida, 33139. Folio No.: 02-3233-012-0700

ELEVATION INFORMATION:

BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENT MANAGEMENT AGENCY DATED OR REVISED ON 9/11/09 THE HEREIN DESCRIBED PROPERTY IS SITUATED WITHIN ZONE AE
BASE FLOOD ELEVATION 8 COMMUNITY 120651 PANEL NUMBER 12086C0317 SUFFIX L
ELEVATIONS REFER TO N.A.V.D.88 BENCHMARK USED: MDC C-100 ELEVATION= 9.50'

LEGAL NOTES

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP. EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINATE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD. LEGAL DESCRIPTIONS PROVIDED BY CLIENT. THE LIABILITY OF THIS SURVEY IS LIMITED TO THE COST OF THE SURVEY. UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN. THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS AND/OR UNDERGROUND IMPROVEMENTS OF ANY NATURE. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN. IF SHOWN, ELEVATIONS ARE REFERRED TO N.G.V.D. OF 1929. FENCE OWNERSHIP NOT DETERMINED

LEGEND:
= ELEVATIONS
F.I.P.1/2"= FOUND IRON PIPE
F.N. = FOUND PK NAIL
F.D/H = FOUND DRILLHOLE
= CHAIN LINK FENCE
= 6" WOOD FENCE
F.F.EL= FINISHED FLOOR ELEVATION
W.M. = WATER METER

CERTIFIED TO:
Taylor Megdal, Esq

CH LAND SURVEYING INC.
5951 N.W. 12th Ave, Suite 210
MIAMI BEACH, FL 33139
PH (305) 803-3233 No. FAX 305-823-9806
CARLOS A. HERNANDEZ
LAND SURVEYOR AND MAPPER No. 5718
STATE OF FLORIDA
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISE SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER

REVISIONS:	UP-DATED SURVEY	DATE:	FEB. 05, 2020
THIS SURVEY WAS PERFORMED		DATE:	JULY 28, 2017











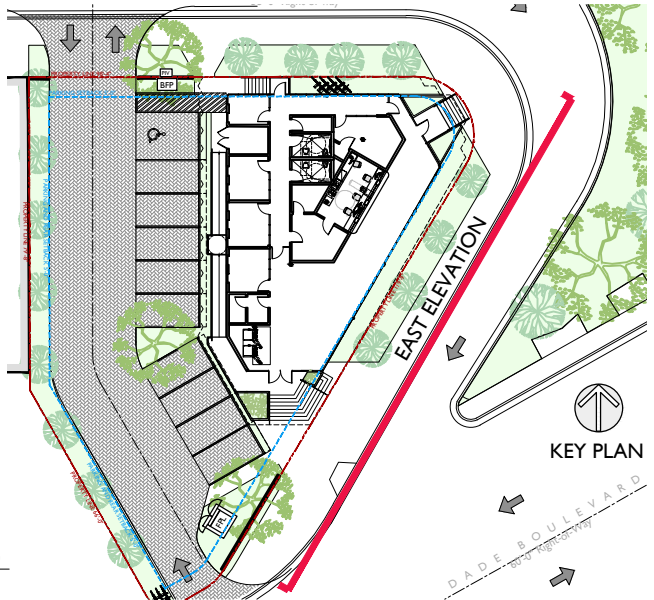


PROJECT:
GLOBAL BANK

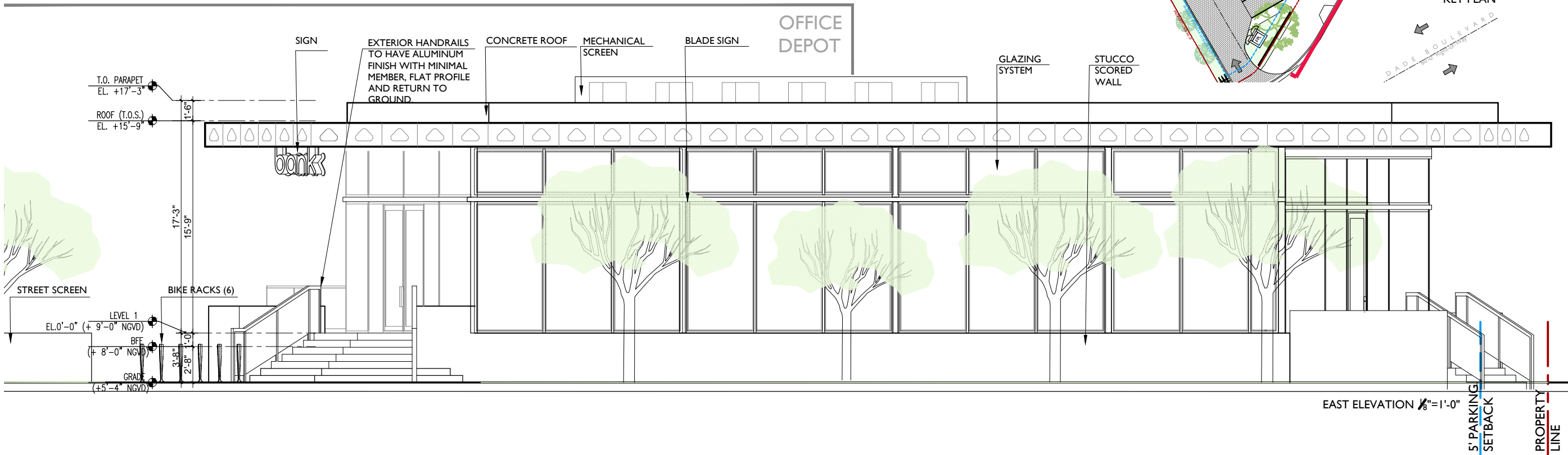
1790 Alton Road
Miami Beach, FL 33139

DRAWING:

PROPOSED
EAST
ELEVATION



KEY PLAN



JENNIFER McCONNEY FLORIDA LIC# AR93044

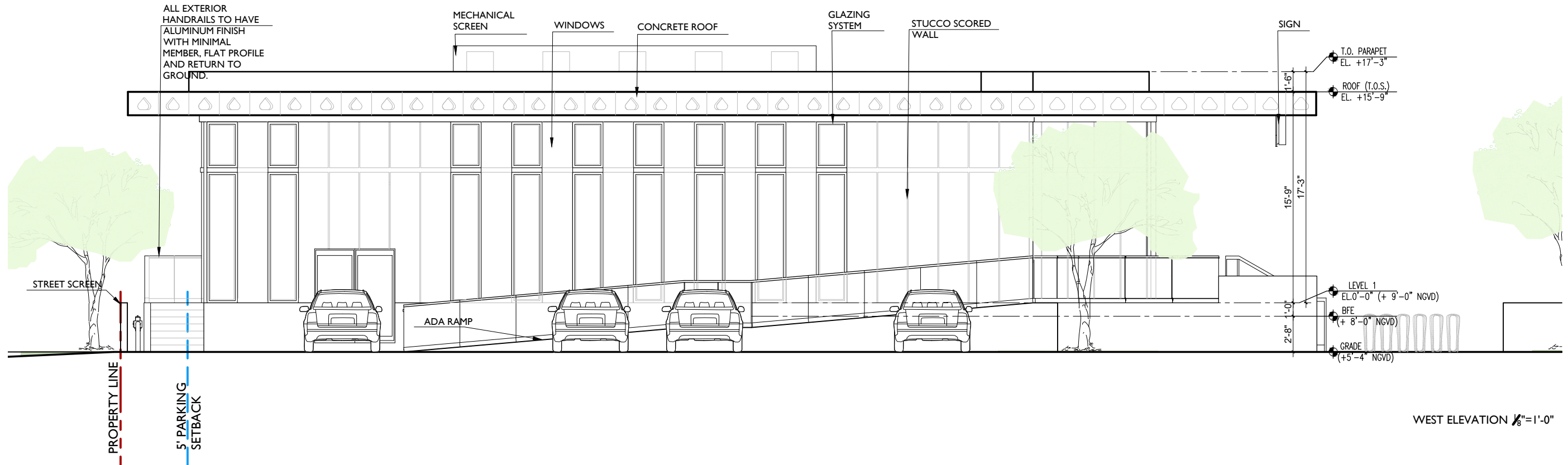
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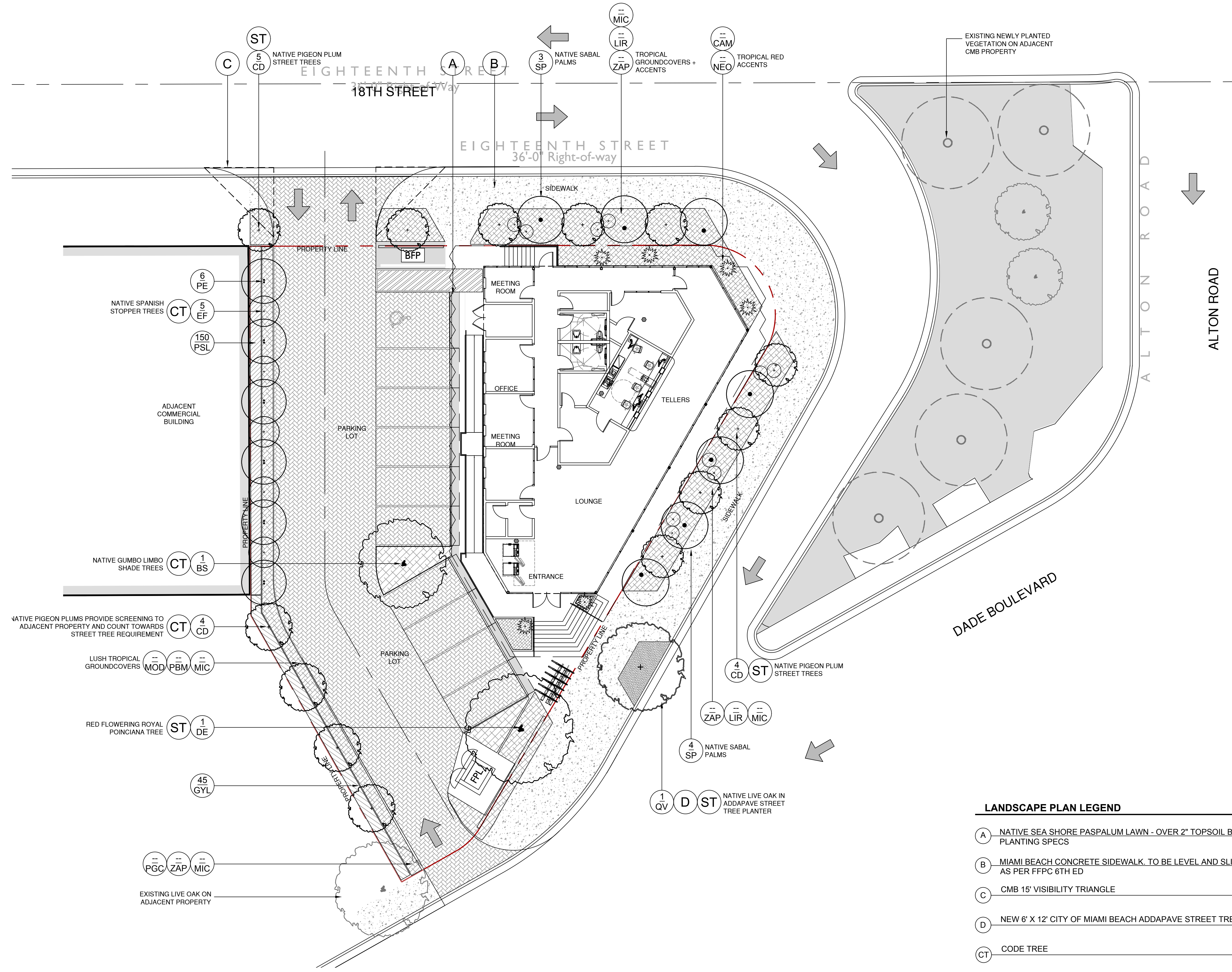
SCALE: 1/8"=1'-0"

CHECK: JMcG

DATE: 05/28/2020

SHEET NUMBER





LANDSCAPE PLAN LEGEND

- (A) NATIVE SEA SHORE PASPALUM LAWN - OVER 2" TOPSOIL BED, SEE PLANTING SPECS
- (B) MIAMI BEACH CONCRETE SIDEWALK. TO BE LEVEL AND SLIP-RESISTANT AS PER FFPC 6TH ED
- (C) CMB 15' VISIBILITY TRIANGLE
- (D) NEW 6' X 12' CITY OF MIAMI BEACH ADDAPAVE STREET TREE PLANTER
- (CT) CODE TREE
- (ST) STREET TREE

LEVEL 1 LANDSCAPE PLAN





SP / SABAL PALM



CD / PIGEON PLUM TREE



BS / GUMBO LIMBO TREE



QV / LIVE OAK TREE



DE / ROYAL POINCIANA TREE



EF / SPANISH STOPPER TREE



GYL / CRABWOOD SHRUB



GYL / CRABWOOD LEAF



PSL / DWARF BAHAMA COFFEE SHRUB



NEO / BROMELIAD 'ANDREA'



DE / ROYAL POINCIANA DETAIL



MIC / WART FERN

PLANT MATERIAL IMAGE BOARD

1933

PROJECT:
BANK

1790 ALTON ROAD
MIAMI BEACH,
FLORIDA 33139

DRAWING:
PLANT
MATERIAL
IMAGE BOARD

CHRISTOPHER CAWLEY | CC
LANDSCAPE ARCHITECTURE LLC | LA
Florida Landscape Architecture Business, L.C. 28000440
750 NE 69th Street | Suite 1108 | Miami, FL 33138
O 786.534.5327 | C 305.979.1585 | www.christophercawley.com

PHASE

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REVISIONS

SCALE:
DRAWN:
CHECK: CCLA
DATE: 01/16/2020

SHEET NUMBER

L4.00

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

1030 West 47th Street

FILE NO.

DRB20-0526

APPLICANT:

MEETING DATE:

6/2/2020

PRIOR ORDER NUMBER:

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description

☐ Presentation

Type

☐ Other

Nadler Residence 1030 W 47 Street

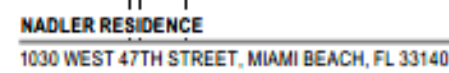
Design Review Board

June 2, 2020

Proposed Plans

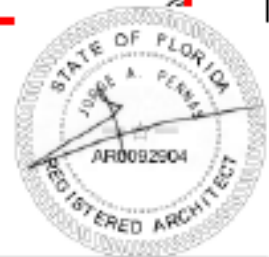
04B

NEW SITE PLAN



08

FIRST FLOOR
PLAN

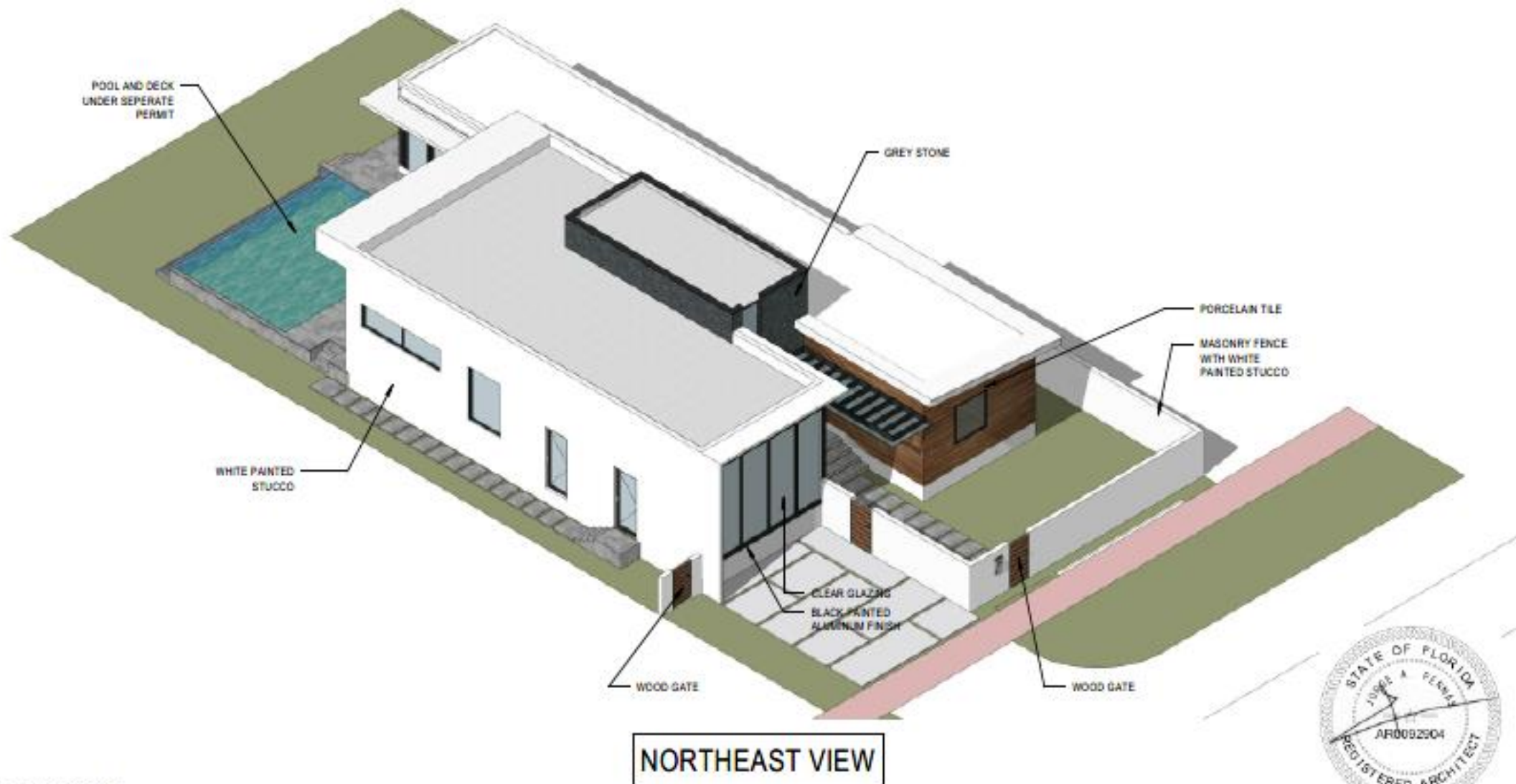


cube² | architecture+design | 86 SW 8TH STREET, UNIT 4703, MIAMI, FL 33130 | T 305.588.8180 | APRIL 6, 2020

NADLER RESIDENCE

19

EXTERIOR RENDERING



NADLER RESIDENCE

20

EXTERIOR RENDERING



NORTHWEST VIEW



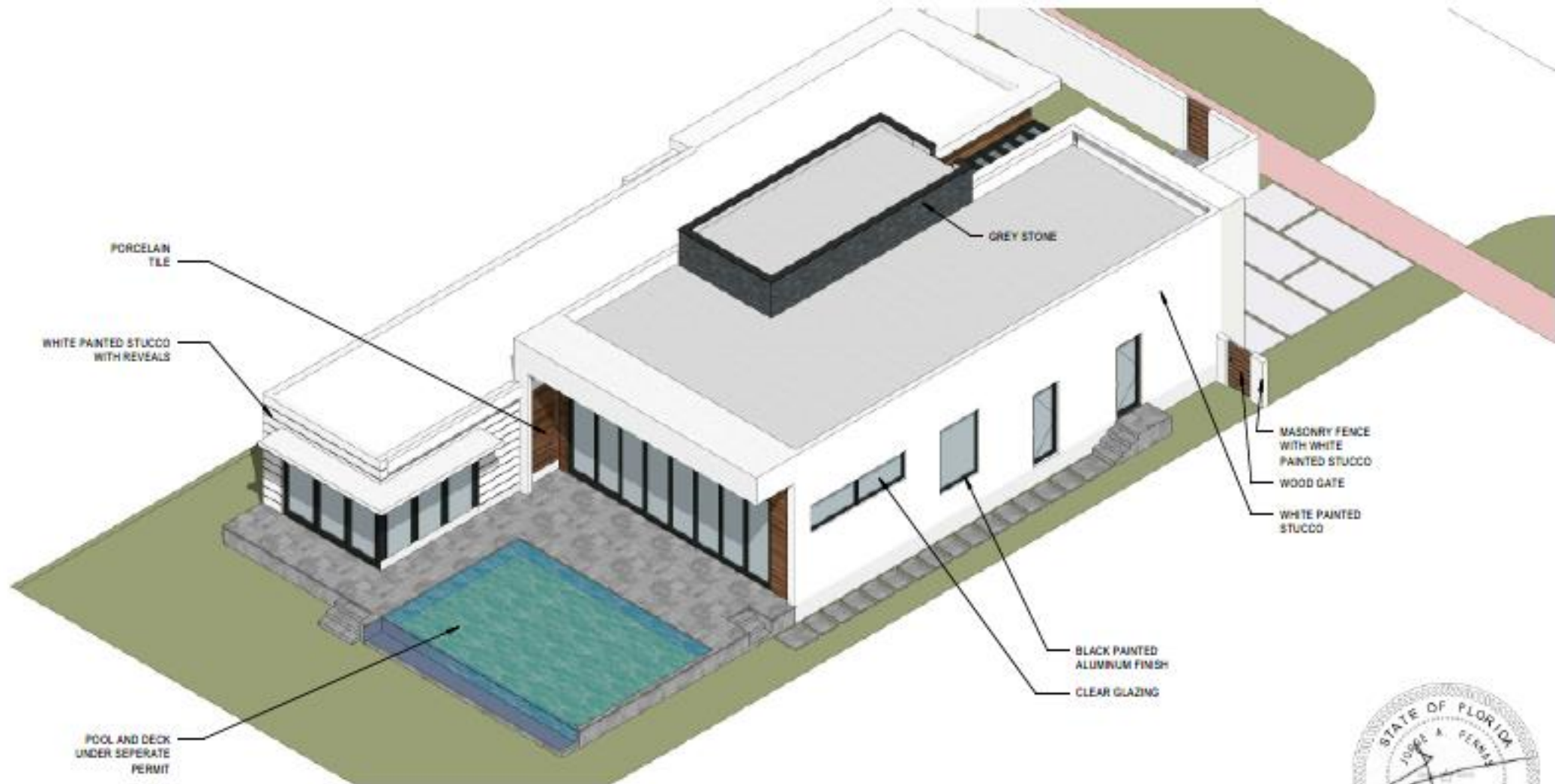
NADLER RESIDENCE

1030 WEST 47TH STREET, MIAMI BEACH, FL 33140

cubel architecture | 86 SW 8TH STREET, UNIT 4703, MIAMI, FL 33132 | T 305 588 8169 | APRIL 6, 2020

NADLER RESIDENCE | 21

EXTERIOR RENDERING



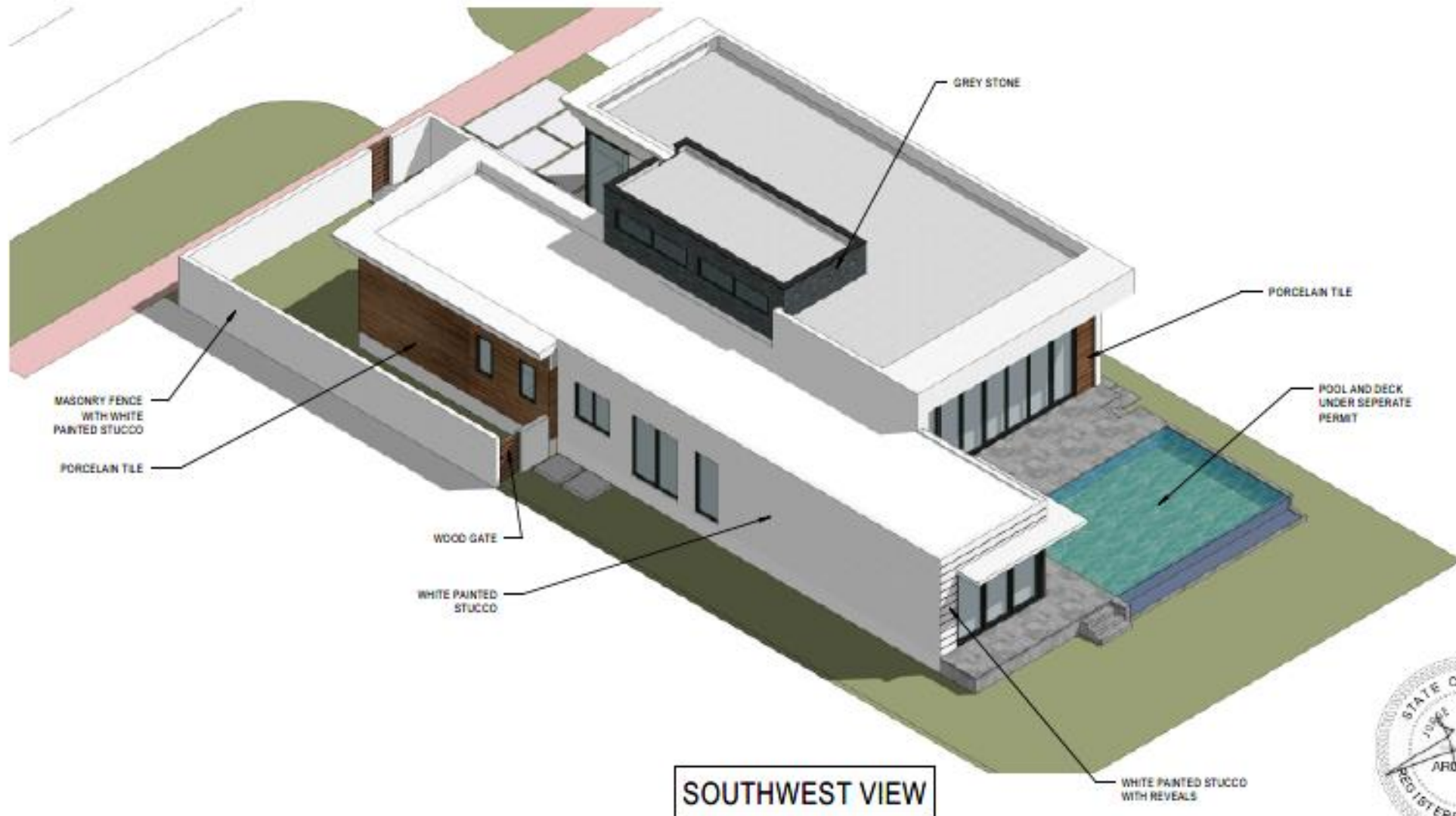
SOUTHEAST VIEW



NADLER RESIDENCE

22

EXTERIOR RENDERING

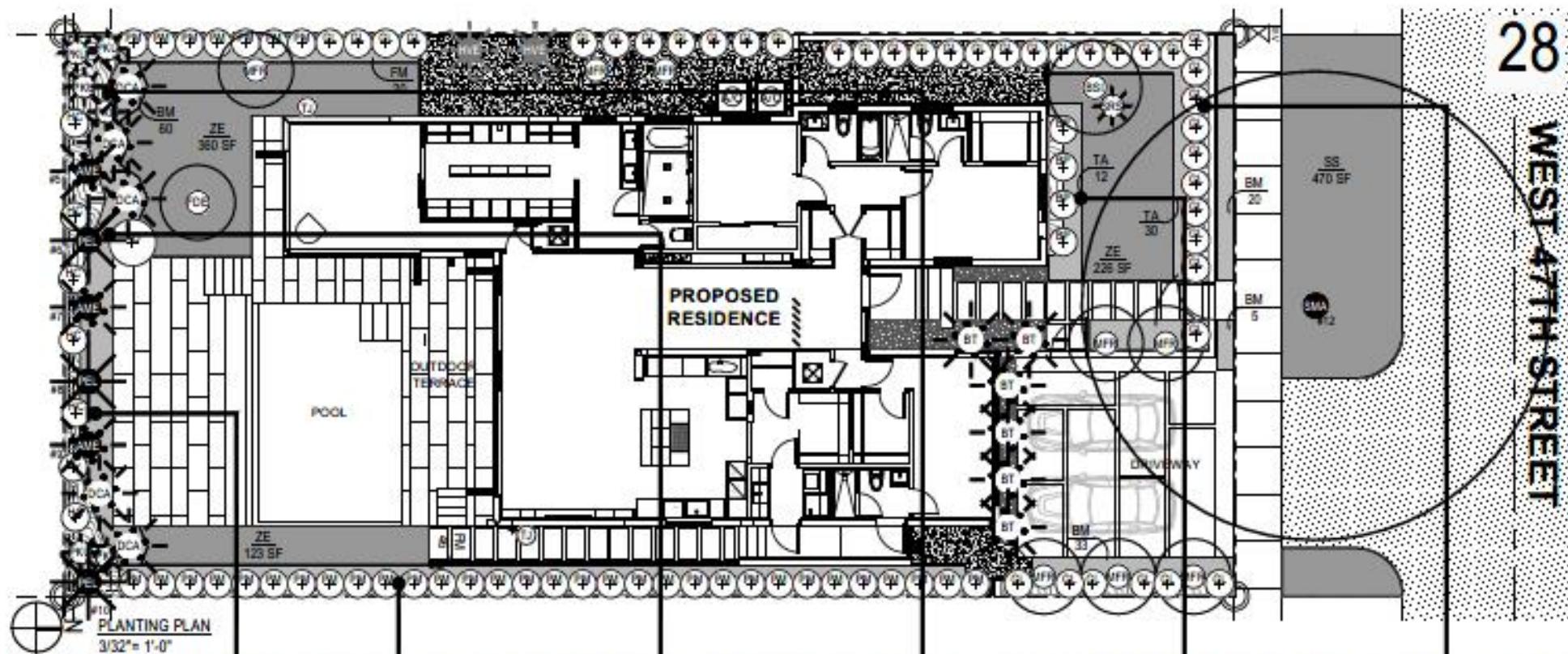


NADLER RESIDENCE

1030 WEST 47TH STREET, MIAMI BEACH, FL 33140

cubel architecture design | 26 SW 8TH STREET, UNIT 4703, MIAMI, FL 33132 | T 305 588 8159 | APRIL 6, 2020

Landscape Plans



HELICONIA CARIBAEA



PODOCARPUS HEDGE



PHILODENDRON WILSONII



MONSTERA DELICIOSA



YESTERDAY, TODAY & TOMORROW



CRABWOOD HEDGE

<p>PLANTING PLAN</p> <p>ALL PLANTS ARE TO BE INSTALLED BY THE END OF THE PROJECT. PLANTS ARE TO BE INSTALLED IN THE MANNER SHOWN ON THIS PLAN. PLANTS ARE TO BE INSTALLED IN THE MANNER SHOWN ON THIS PLAN.</p>	<p>SHRUBS & ACCENTS</p> <p>ALL PLANTS ARE TO BE INSTALLED BY THE END OF THE PROJECT. PLANTS ARE TO BE INSTALLED IN THE MANNER SHOWN ON THIS PLAN. PLANTS ARE TO BE INSTALLED IN THE MANNER SHOWN ON THIS PLAN.</p>
--	---

SHRUBS & ACCENTS
LAYOUT PLAN

L-2.01

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

1201-1237 20th Street

FILE NO.

DRB20-0519

APPLICANT:

MEETING DATE:

6/2/2020

PRIOR ORDER NUMBER:

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

No

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description

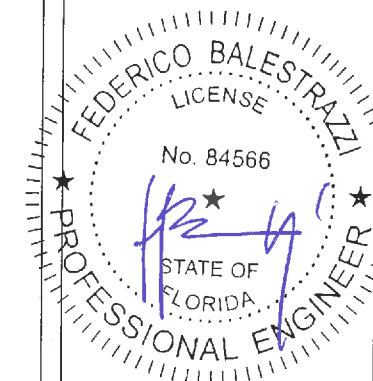
☐ Presentation

Type

☐ Other

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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]

No.	Date	By	Description
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

Task

COVER SHEET

Directed by	Classified by	Approved by
	F. Balestrazzi	F. Balestrazzi

State's Exhibit (Page)	Final date of issue
M.S.	03-09-202

Sheet	Drawing No.	Page
1	A 0	1

		A-0	0
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- PALAU NEIGHBORHOOD CONTEXT SHEETS----- A-4 / A-8

- PALAU ZONING DATA LEGEND----- A-9

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- PALAU EXISTING SCUPPER CONDITION ----- A-31

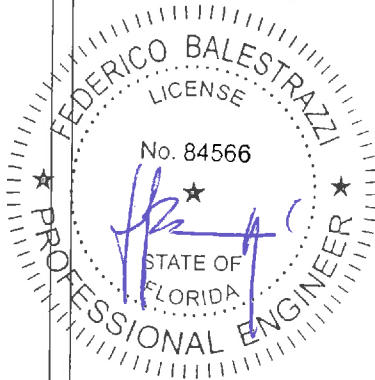
- PALAU GUTTER PROPOSAL ----- A-32

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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

Title: 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

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.

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

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

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

SCALE: NTS

7



SCALE: NTS

△

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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 two stars. Inside this is a smaller circle with "LICENSE" at the top and "No. 84566" in the center. Below the license number is a stylized signature in blue ink. At the bottom of the inner circle is "STATE OF FLORIDA" with a star above it. The entire seal is surrounded by a dashed circular border.

Client

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

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

LOCATION AND LEGAL DESCRIPTION

Directed by	Directed by	Screened by
	F. Balestrazzi	F. Balestrazzi

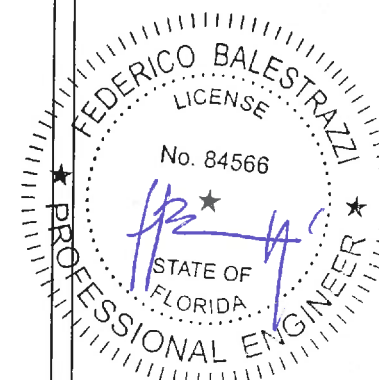
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M.S.	03-09-2020

STATUS	Drawing No.	REVISION
-	A-2	00

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NOTES:



At-Sing

CY1004

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. #32989
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

Title

MAP OF IMMEDIATE AREA

Elaborated by	Classified by	Approved by
	F. Balestrazzi	F. Balestrazzi

Sade Plot Drawn M.S.	Date of issue 03-09-2020
--------------------------------	------------------------------------

State	Drawing No.	Engine No.
-	A-3	00

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View from Island 2 to Palau



View from Palau to the Islands



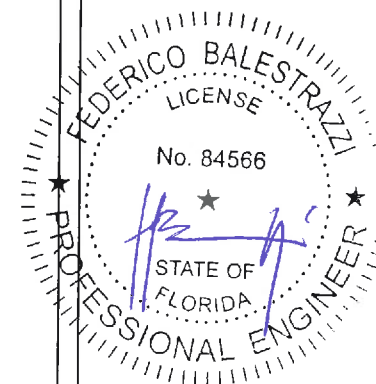
View Town Homes to Comras & Palau



View from Palau to the Town Homes

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NOTES:



Architect	
Client	

[illegible]

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

NEIGHBORHOOD CONTEXT SHEETS

Drawn by	Checked by F. Balestrazzi	Approved by F. Balestrazzi
Scale (1 inch =)	M.S.	03-09-2020
Sheet No.	Drawing No.	Revision No.
	A-4	00

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View from Palau to Sunset Cafe



View from Sunset Café to Palau



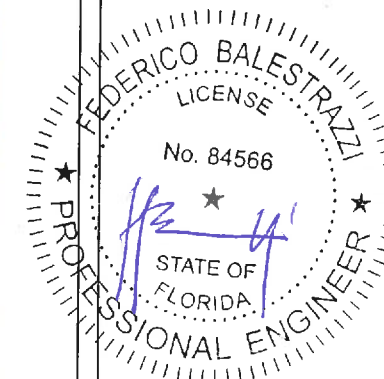
View from Palau to Anatomy



View from Palau to Sunset Cafe

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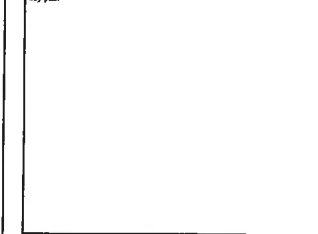


Architect

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

**NEIGHBORHOOD
CONTEXT SHEETS**

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

Scale: 1"=50' M.S. 03-09-2020

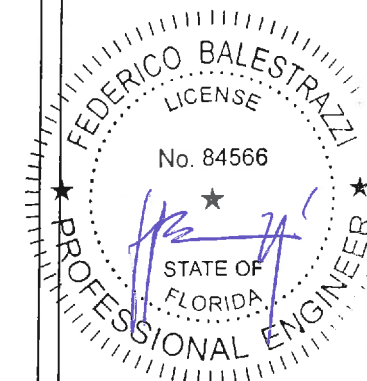
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NOTES:

[illegible]



View from Palau to 2000 Bay RD



View from 2000 Bay Rd to Palau



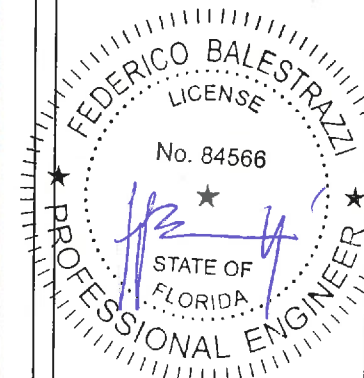
View from Palau to 2001 Lake RD



View from 2001 Lake RD to Palau

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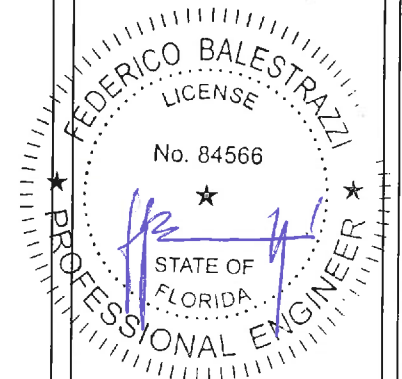


Address:			
Client:			
Rev	Date	By	Description
Project name: PALAU SUNSET HARBOR 1201 20 TH ST, MIAMI BEACH - 33139			
Key plan			
Project No.		Lot No.	
FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #52989 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES FL 33134			
Title:			
NEIGHBORHOOD CONTEXT SHEETS			
Checked by Date: 03-03-2020	Drawn by F. Balestrazzi	Approved by F. Balestrazzi	Date of issue 03-09-2020
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NOTES:



Architect	
Client	

[illegible]

WFO	DATE	BY	DESCRIPTION
Project name			
PALAU SUNSET HARBOUR 1201 20 TH ST,MIAMI BEACH -33139			

Krypton	

Project No.	Loc. 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

Drawn by	Created by	Approved by
	F. Balestrazzi	F. Balestrazzi
Label (check if none)	Expiry date of issue	
M.S.	03-09-2020	
Stamp	Drawing No.	Revision No.
-	A-8	00
DUALIZATION AND REPRODUCTION FORBIDDEN BY LAW		

MIAMI BEACH

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	

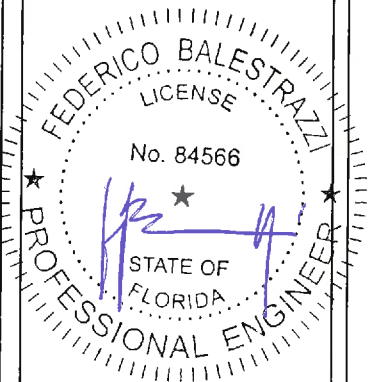
Notes:

If not applicable write N/A

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

Proprietary Note:
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nor the drawing made available to third parties.
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

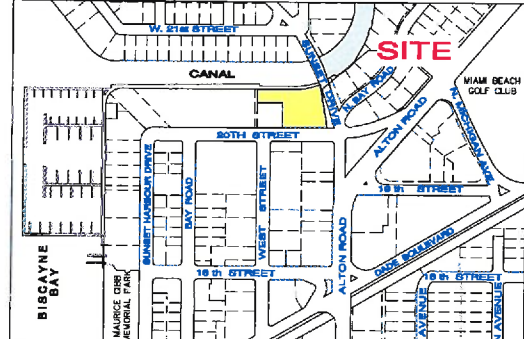
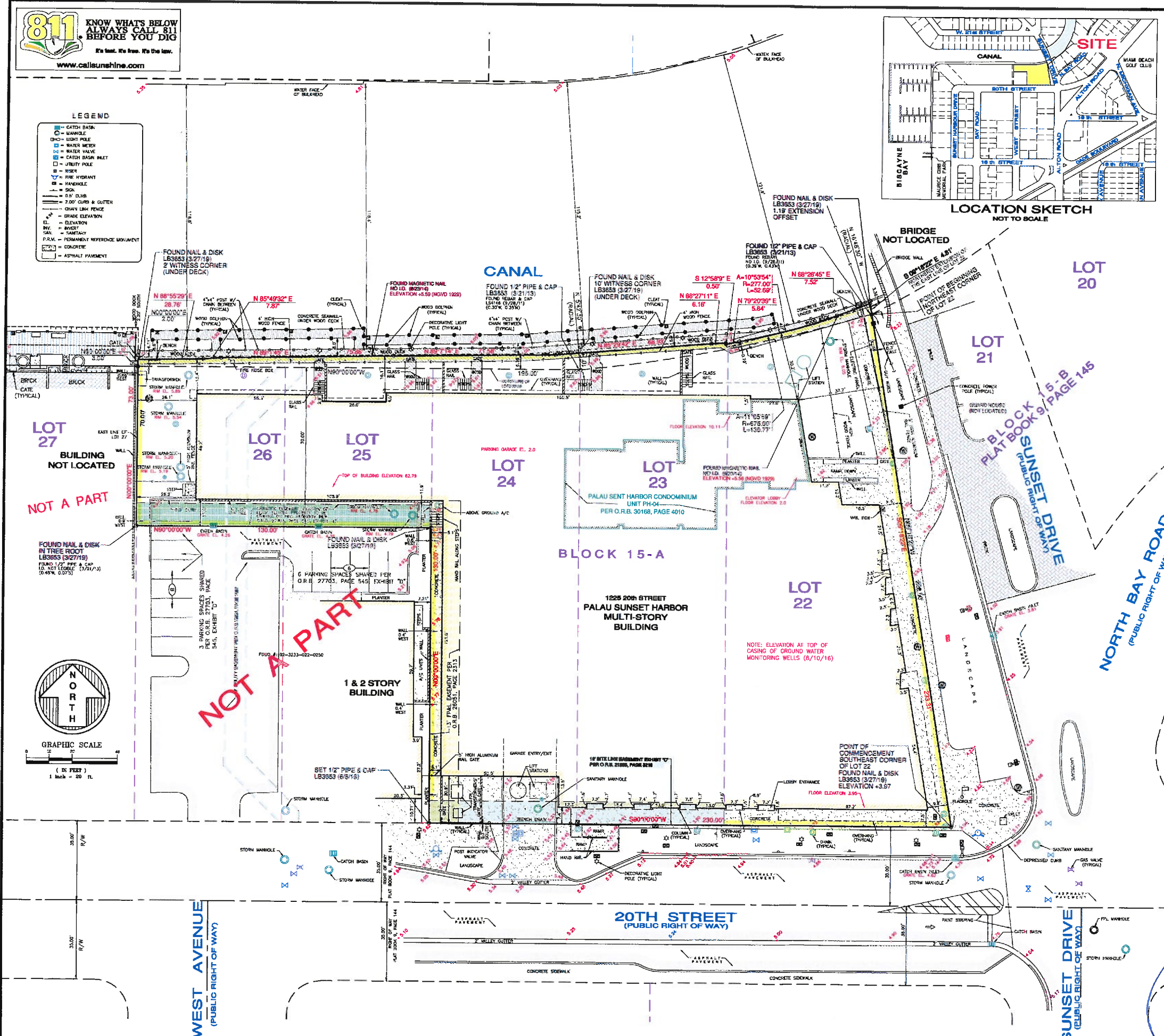
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF ALTHA #125899
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

ZONING DATA LEGEND

Drawn by: F. Balestrazzi
Checked by: F. Balestrazzi
Scale: AS SHOWN
M.S.
Date: 03-09-2020
Drawing No.: A-9
Sheet No.: 00

LEGEND

- CATCH BASIN
- MANHOLE
- WATER VALVE
- WATER METER
- WATER MAIN
- WATER MAIN INLET
- UTILITY POLE
- WIRE
- PIPE HYDRANT
- MANHOLE
- SOIL
- 0.5' CURB
- 7.0' CURB & OUTER
- CHAIN LINK FENCE
- GRADE ELEVATION
- ELEVATION
- REVERT
- SAN.
- 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. 1889A, 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 Restrictive Covenants recorded in O.R.B. 21505, 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 ININTENTIONALLY 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. 28157, page 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. 28317, 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 58°00'00" 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), in Flood Insurance Rate Map No. 12085C0317L, for Community No. 120851, 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.
- Folio No.'s: 87-3234-242-0001 (Reference folio 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.

That said without prejudice to the original record and that said Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC.

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: 0003653
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

Revised	By	Description
10/28/11	WDF	Original Date
11/10/12	WDF	Scale 1" = 20'
11/10/12	WDF	Drawn By
11/10/12	WDF	CAD No. 000284
3/28/19	WDF	Plotted 3/28/19 1:22p
3/28/19	WDF	Ref. Dwg. 2001-153-3
3/28/19	WDF	Field Book 817,11-14, 41182 - RLL
3/28/19	WDF	Job No. 111068
3/28/19	WDF	Dwg. No. 2011-121-1
3/28/19	WDF	Sheet 1 of 1

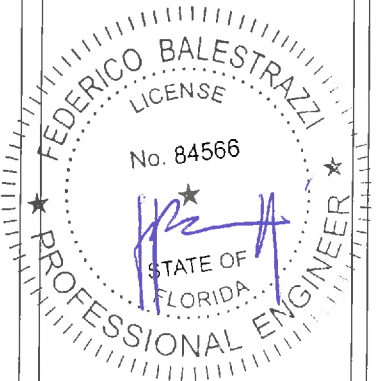
PALAU SUNSET HARBOR - SCOPE OF WORK

(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.

Proprietary Note:
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NOTES:



Architect	
Client	

[illegible]

No.	Task	By	Description
Project name			
PALAU SUNSET HARBOUR			
1201 20 TH ST,MIAMI BEACH -33139			

key plan

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

SCOPE OF WORK			
Approved by F. Balestrazzi		Approved by F. Balestrazzi	
Date (dd/mm/yy) M.S.		Date of release 03-09-2020	
Drawing No. A-11		Access No. 00	
DISCUSSION AND REPRODUCTION FORBIDDEN BY LAW			

EAST ELEVATION
FEB, 2020

EAST ELEVATION
FEB, 2020

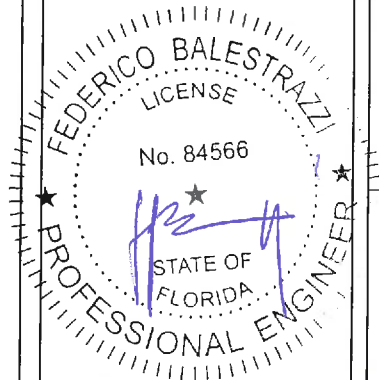
SOUTH ELEVATION
FEB, 2020

A photograph of the south elevation of a modern, multi-story building. The building features a light-colored facade with large windows and balconies. A white van is parked in front of the building, and a red circle with the number 2 is visible on the wall. The scene is set against a clear blue sky with some clouds.

WEST ELEVATION
FEB, 2020

A photograph of the south elevation of a modern building. The building features a prominent white facade with large, multi-paned windows on the left side. A central section is clad in horizontal wooden slats. To the right, there is a balcony with a metal railing. The ground floor has large glass windows. In the foreground, there is a paved area with a white car and a dark car parked. A red circle with a diagonal line is drawn on the wooden slat section. The sky is clear blue. The text "SOUTH ELEVATION" and "FEB, 2020" is written in the top right corner.

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. #32969
2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL 33134

Title

**EXISTING
CONDITIONS**

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

Scale (Add Dates)	M.S.	File Date of Issue	03-09-2020
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LIBRARY NO.	A-12	00
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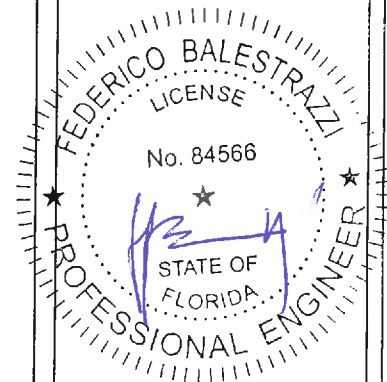
DISCLOSURE AND REPRODUCTION FORBIDDEN BY LAW

PALAU - EXISTING CONDITIONS



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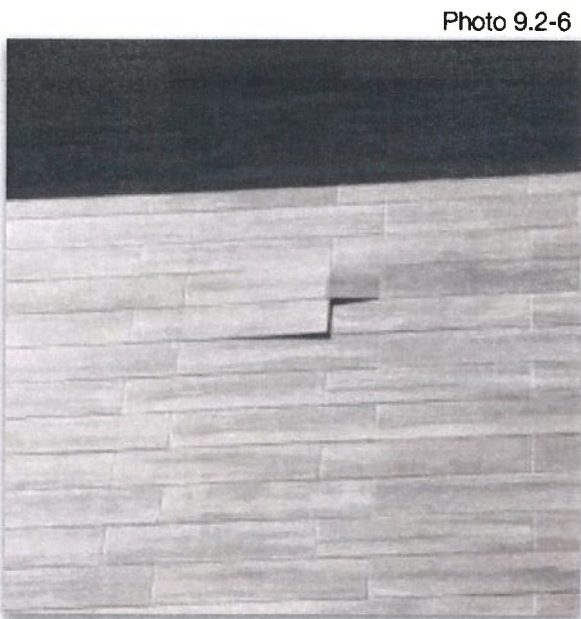
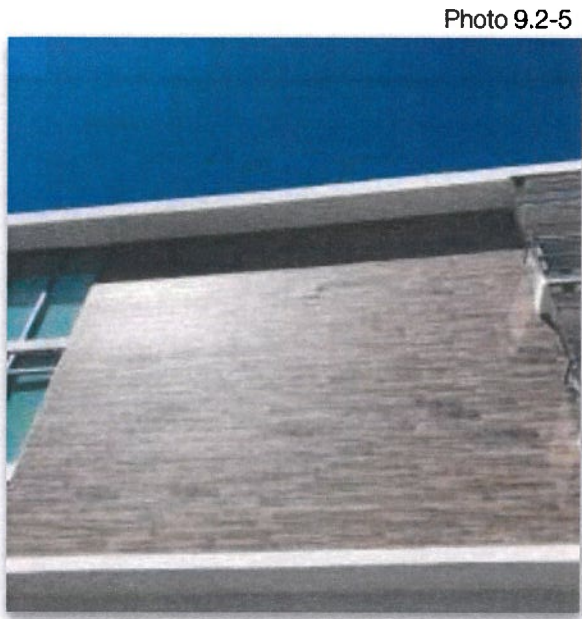
NOTES:



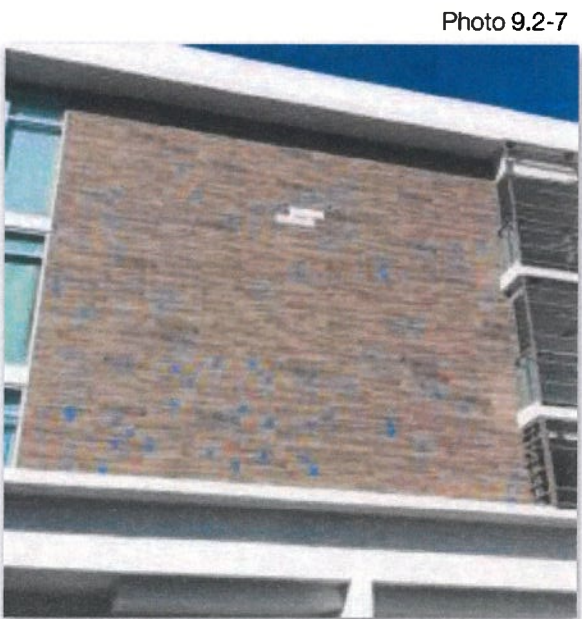
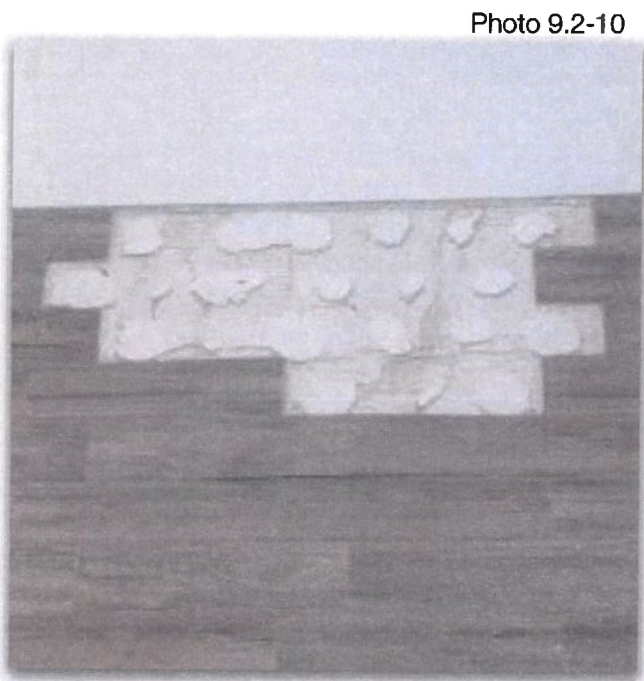
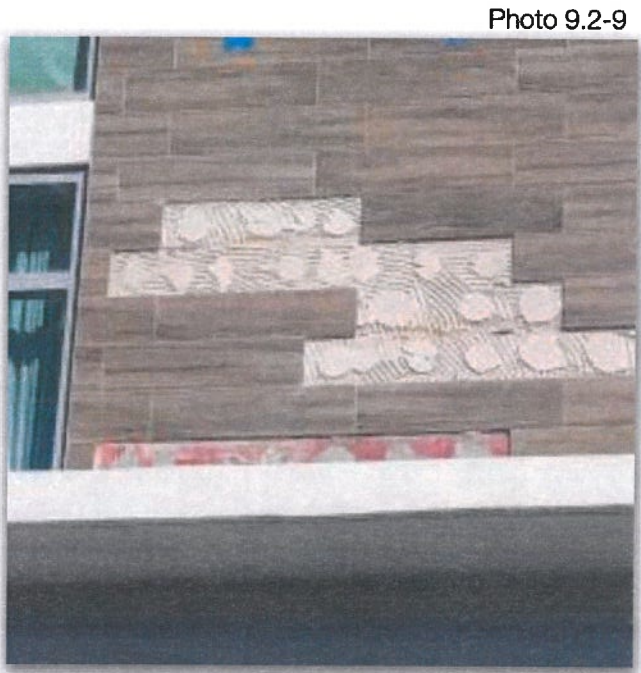
Architect					
Client					
A-1	Inv.	Sy	Description		
Project name:					
PALAU SUNSET HARBOUR 1201 20 TH ST, MIAMI BEACH -33139					
Key plan					
Parent No.			Sub No.		
FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTHZ. #J3899 2000 PONCE DE LEON FLORIDA SUITE 618 CORAL GABLES, FL 33134					
Title					
EXISTING CONDITIONS					
Issued by		Checked by		Reviewed by	
		F. Balestrazzi		F. Balestrazzi	
Scale (in U.S. units)		Valid date of rev.			
M.S.		03-09-2020			
Name	Drawing No.			Revision No.	
-	A-13			00	
COPY, REPRODUCTION AND REDISTRIBUTION FORBIDDEN IN LAW					

PALAU - DE-BONDING TILES

fuse consulting engineers



fuse consulting engineers

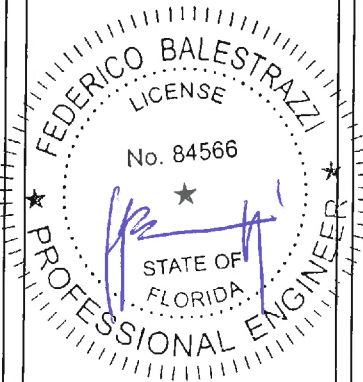


NOV, 2020

NOV, 2020

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Legal action will be taken in case of breach of the
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NOTES:



Architect
Client

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

Key plan



Prepared by
F. Balestrazzi

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #52989
2000 PONCE DE LEON FLORIDA, SUITE 615 CORAL GABLES,
FL 33134

Title
**DEBONDING
TILES**

Drawn by
F. Balestrazzi

M.S. 03-09-2020

Scale
A-14 00

REPRODUCTION AND REPRODUCTION FORBIDDEN BY LAW

fuse consulting engineers

A close-up photograph of a wooden floor. The floor is composed of horizontal wooden planks of varying lengths and widths, arranged in a staggered pattern. The wood has a dark, rich brown color with visible grain and some darker staining or knots. The lighting is somewhat uneven, with a brighter area towards the top and darker areas towards the bottom. The top edge of the image shows a white surface, possibly a wall or a baseboard, and a dark, possibly black, surface at the very top, which might be a window or a door frame.

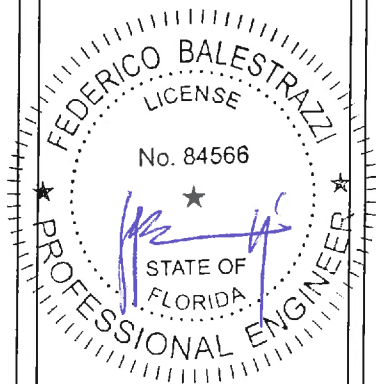
A photograph of a modern building's exterior. The building features a light-colored wooden or stone-clad facade on the lower level and a white upper level. A balcony with a glass railing is visible on the upper level, with a person standing on it. The ground floor has a large glass entrance and a dark, recessed area. A person in a bright yellow vest is standing near a blue storage unit on the left.

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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nor the drawing made available to third parties.
Legal action will be taken in case of breach of the
above requirement.

NOTES:



Architect	
Client	

[illegible]

Ver.	Doc.	By	Description
Project name			
PALAU SUNSET HARBOUR 1201 20 TH ST, MIAMI BEACH -33139			

Key plan	Description	Remarks

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2006 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL. 33134

Title			
DEBONDING TILES			
Ordered By		Submitted By	
F. Balestrazzi		F. Balestrazzi	
R. No. 123 (if used)		Print date of issue	
M.S.		03-09-2020	
- Drawing No.		Revision No.	
A-15		00	
DISSEMINATION AND INFORMATION CONTROLS INFORMATION			

Architectural section drawing of a building. The drawing shows a cross-section with multiple levels. On the left side, vertical dimensions are provided: 11'-0" for the roof level, 9'-6" for Level 5, 9'-5" for Level 4, 9'-5" for Level 3, 9'-5" for Level 2, 2'-6" for the Bridge/Walk Level, and 3'-8" NGVD for the grade. On the right side, vertical dimensions are provided: 11'-0" for the roof level, 9'-6" for Level 5, 9'-5" for Level 4, 9'-5" for Level 3, 9'-5" for Level 2, 2'-6" for the Bridge/Walk Level, and 3'-8" NGVD for the grade. Horizontal dimensions at the top are provided in circular callouts: 2 A5.05, 1 A5.05, 2 A5.02, 1 A5.02, 1 A5.00, 2 A5.00, 2 A5.01, 1 A5.01, 1 A5.06, 2 A5.06, and 3 A5.06. A circular callout '7 A3.65' points to a specific structural element. The drawing includes a section cut symbol '8' on the left side.

NOTE:
ALL OPENINGS BELOW 8.00' NGVD WILL
BE PROTECTED BY FLOOD BARRIERS

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

①

[illegible]
$$1/16^m \approx 1'-0''$$

②

DRAWN BY:	
CHECKED BY:	
DATE:	2013
UPDATED	
A-16	

03-09-2020

PALAU - NORTH EXISTING ELEVATION

AREA OF WORK
REMOVE AND REPLACE EXISTING
TILE WITH A NEW STUCCO

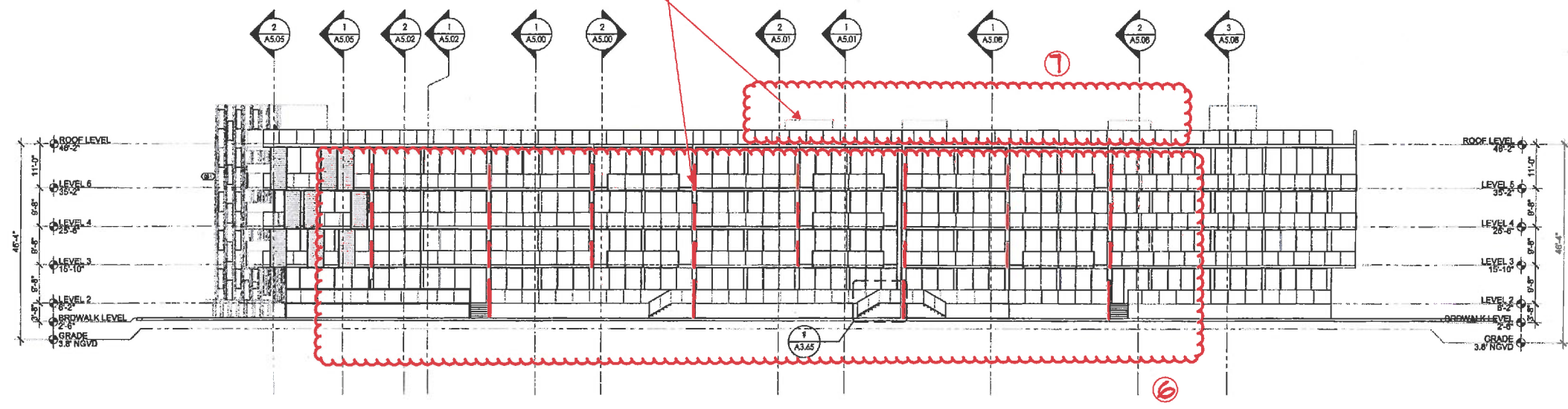


TABLE 704.6 MAXIMUM AREA OF EXTERIOR WALL OPENINGS

CLASSIFICATION OF OPENING	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
UNPROTECTED	NOT PERMITTED	NOT PERMITTED	10%	15%	25%	45%	70%
PROTECTED	NOT PERMITTED	15%	25%	45%	75%	NO LIMIT	NO LIMIT

NOTE:
ALL OPENINGS BELOW 9.0' NGVD WILL
BE PROTECTED BY FLOOD BARRIERS

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

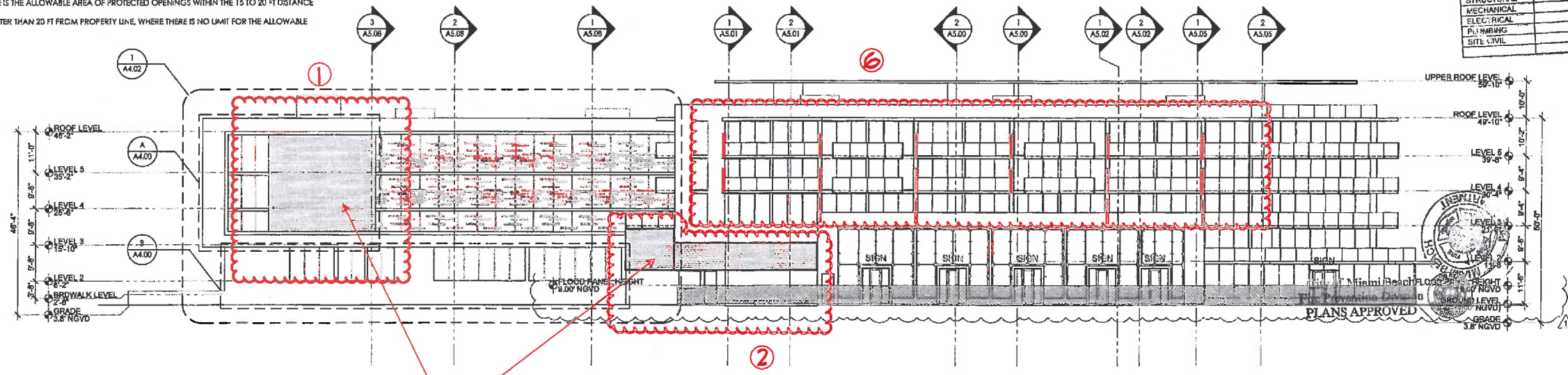
1

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

(A) @ 3'-0" FROM PROPERTY LINE
A = 2451¹/₂" = 148' = 14.8%
B = 1,660 1/2" = 138' = 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 = 672 1/2" = 41' = 41.1%
B = 1,665 1/2" = 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



AREA OF WORK
REMOVE AND REPLACE EXISTING
TILE WITH A NEW STUCCO

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

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

ELEVATION
NORTH AND SOUTH

MTCT
PRIVATE PRACTICE ARCHITECTS, LLC

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

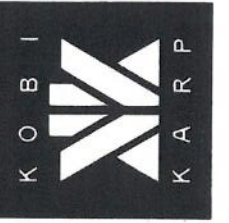
MAY 01 2014

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AAA ASID NCARB

2915 Biscayne Boulevard
Miami, Florida 33137
C: 305.673.1615
F: 305.673.3786

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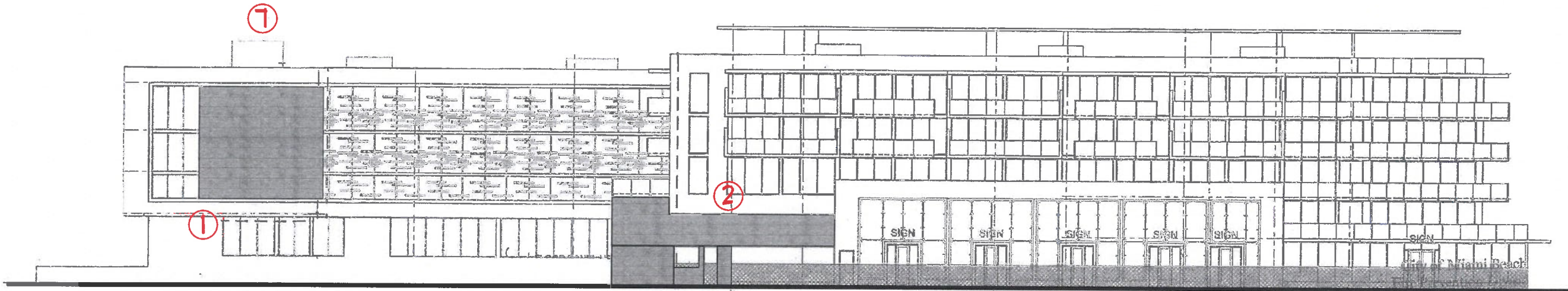


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DATE: 2013

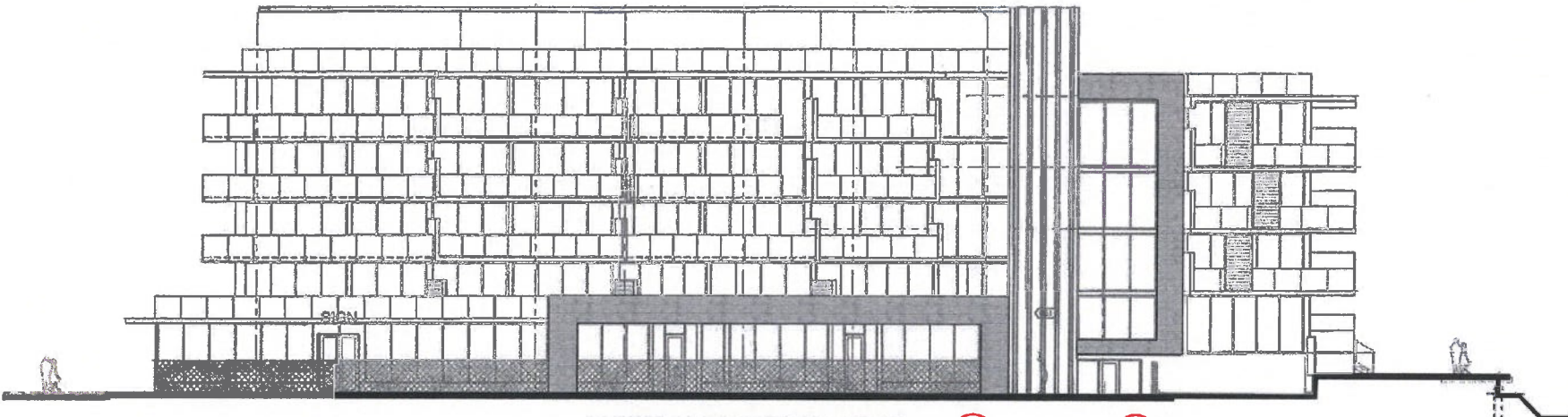
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03-09-2020

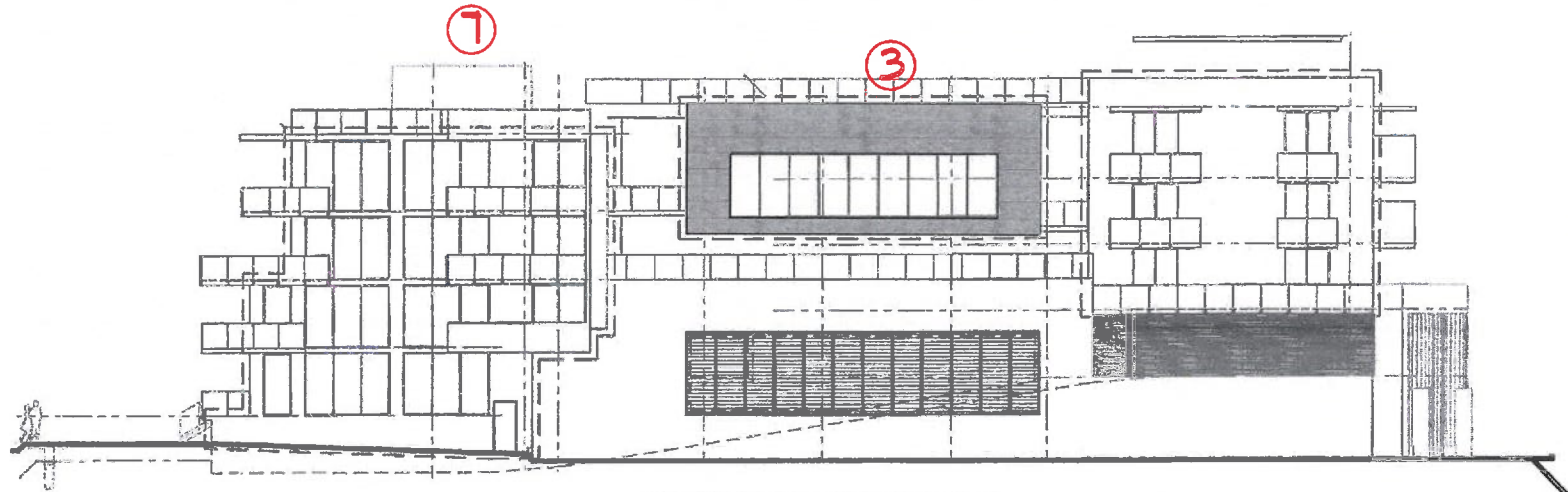
PROPOSED SOUTH / EAST / WEST ELEVATIONS



SOUTH ELEVATION VIEW

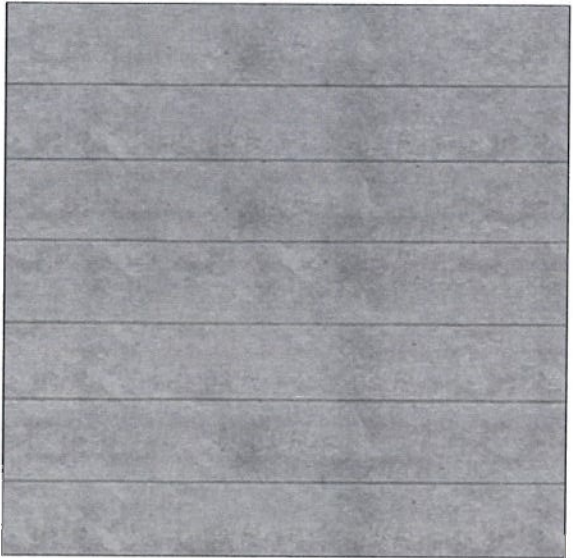


EAST ELEVATION VIEW



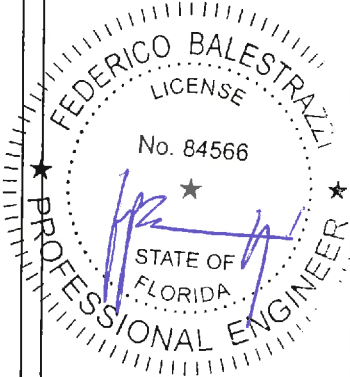
WEST ELEVATION VIEW

STUCCO PATTERN



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NOTES:



Architect	
Client	

Rev	Date	Description

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

Any plus

FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2900 PONCE DE LEON FLORIDA, SUITE 616 CORAL GABLES,
FL 33134

PROPOSED ELEVATIONS

Drawn by	Reviewed by	Checked by
F. Balestrazzi	F. Balestrazzi	F. Balestrazzi
Scale	M.S.	03-09-2020
Sheet	Drawing No.	Project No.
-	A-18	00

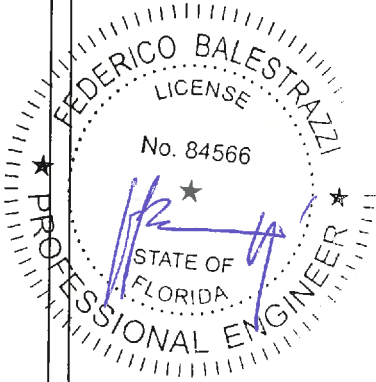
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1 SOUTH PERSPECTIVE VIEW
DESIGN STUCCO SOLUTION

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NOTES:



Architect

Client

Rev. Date Description

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

Key plan

Project No. Scale

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

Title
**SOUTH
PERSPECTIVE VIEW
- AREA 1**

Drawn by
F. Balestrazzi

Checked by
F. Balestrazzi

Scale
M.S.

Date
03-09-2020

Sheet No.
A- 19

Total Sheets
00

REPRODUCTION AND REPRODUCTION FORBIDDEN BY LAW

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 there are trees and a clear blue sky in the background.

DISCLOSURE AND REPRODUCTION FORBIDDEN BY LAW

REVIEWS / SUBMISSIONS		
1	BUILDING DPT.	04/10/14
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12		




EAST ELEVATION

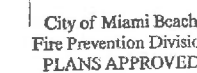
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PALAU AT SUNSET HARBOUR
1201, 1225, 1237 20TH STREET
MIAMI BEACH, FLORIDA

ALLOWABLE UNPROTECTED OPENING WITHIN 15 TO 20 FT. = 25%
PROVIDED UNPROTECTED OPENING WITHIN 15 TO 20 FT. = 24.5%



	REVIEWER INITIALS	DATE REVIEWED
BUILDING		7/11/14
STRUCTURAL		
MECHANICAL		
ELECTRICAL		
PLUMBING		
SITE CIVIL		



WEST ELEVATION

2

03-09-2020

03-09-2020

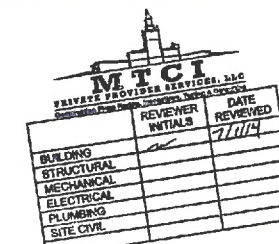
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$$1/16^n = 1 \cdot 0^n$$

①

B

A



each
division
VED

REMOVE AND REPLACE EXISTING
TILE WITH A NEW STUCCO

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

②

1165

MIAMI BEACH, FLORIDA

ELEVATION
EAST AND WEST


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JFZ
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Lc. # AF0012578

**ARCHITECTURE
INTERIOR DESIGN
PLANNING**

AIA ASID NCARB

2915 Biscayne Boulevard
Suite 200
Miami, Florida 33137
C: 305.573.1618
F: 305.673.3766

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CHECKED BY:
DATE: 2019
UPDATED
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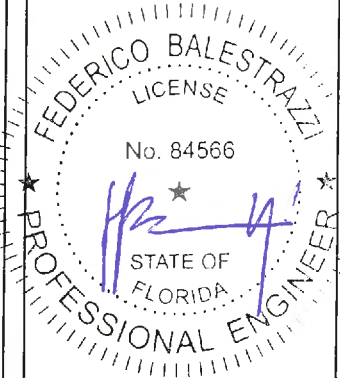
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③ WEST PERSPECTIVE VIEW
DESIGN STUCCO SOLUTION

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

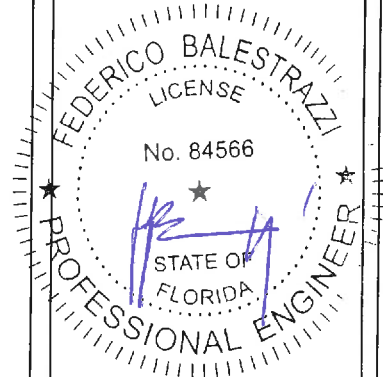
Sheet: **A-23** of **00**

EVALUATION AND REPRODUCTION FORBIDDEN BY LAW

③



NOTES:



Architect	
Client	

[illegible]

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

key plan

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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1. *Journal of the American Medical Association*, 1997; 277: 1025-1030.

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ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989

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

SECRET

INTERIOR SECRET

WALL - AREA 3

WALL - AREA 3

Given by	Received by	Approved by
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	F. Balestrazzi	F. Balestrazzi
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Serial (AACH D King)
M.S.
Filing Date of Report
03-09-2020

Sheet	Drawing No.	Revision No.
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- A 24 00

A-24 00

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A photograph showing the east perspective of a modern multi-story building. The building features a mix of materials, including light-colored stucco on the upper floors and large glass windows. A prominent vertical element is a dark, textured column. The ground floor has large glass storefronts, some with signage. A small tree is in the foreground, and a white planter box with greenery is visible on the right. A red circle with the number 4 is in the top left corner.

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 two stars. Inside the ring, the word "LICENSE" is at the top and "No. 84566" is in the center. Below the license number is a signature in blue ink. At the bottom of the seal, the text "STATE OF FLORIDA" is written, with a star above it. The entire seal is surrounded by a dotted border.

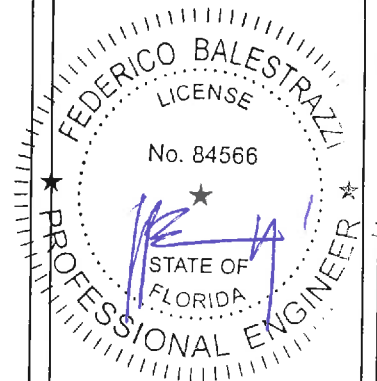
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-	A-25	00
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NOTES:



Architect	
Client	

[illegible]

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

key pins	
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Project No.	Est. No.
<p>FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #12989 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134</p>	

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

Divided by		Classified by F. Balestrazzi		Reviewed by F. Balestrazzi	
Book (and issue)		M.S.		Date due or date 03-09-2020	
Edition -		Drawing No.		Barcode No. A-26 00	

DIVULGATION AND REPRODUCTION FORBIDDEN BY LAW

ROOF AC EQUIPMENT WALLS ⑦

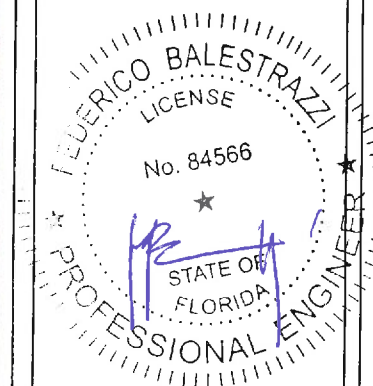
Untitled Map

Write a description for your map.



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NOTES:

Architect

Client	
--------	--

[illegible]

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

key plan	
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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	Classified by F. Balestrazzi	Approved by F. Balestrazzi
Scale (Arch. Draw)		Date due to me
M.S.		03-09-202

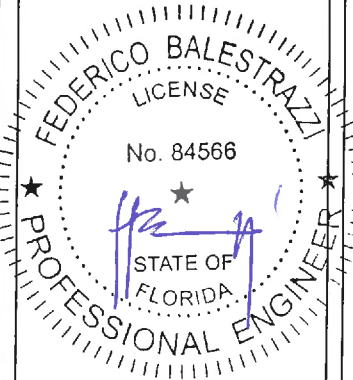
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-	A-27	00

ROOF AC EQUIPMENT WALLS 7



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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**

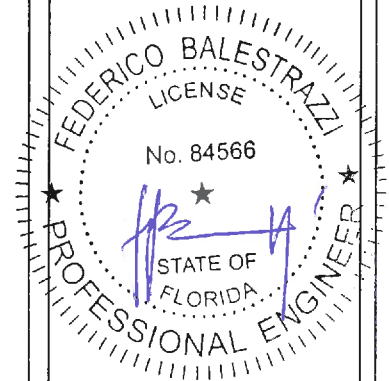
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above requirement.

NOTES:



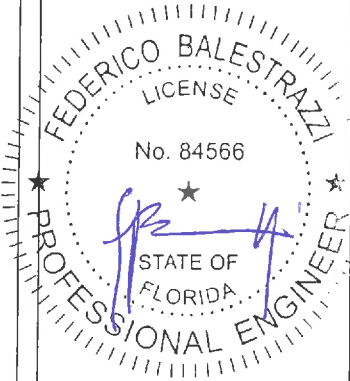
Architect			
Client			
Act	Date	By	Description
Project name			
PALAU SUNSET HARBOUR 1201 20 TH ST, MIAMI BEACH - 33139			
Ivy plan			
Project No.		Est. No.	
FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #32060 2000 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134			
Title			
ROOF WALLS- AREA 7			
Drawn by	Checked by	Approved by	
	F. Balestrazzi	F. Balestrazzi	
Scale: 1/8"=1'-0"		Date: 09-20-2020	
M.S.		03-09-2020	
Status	Drawing No.	Revision No.	
-	A-29	00	
THIS DRAWING IS THE PROPERTY OF FOURZERO ENGINEERING, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.			

PALAU GUTTER ADDITION
ON EAST FACADE

DATE: MARCH, 09, 2020

Proprietary Note:
The copyright of this drawing remains with us.
No copies may be taken without our written consent
nor the drawing made available to third parties.
Legal action will be taken in case of breach of the
above requirement.

NOTES:



Address:

Client:

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

Key plan:

Project No.:
L.C. No.:
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #52899
2000 PONCE DE LEON FLORIDA, SUITE 616 CORAL GABLES,
FL 33134

Title:
GUTTER ADDITION
ON EAST FACADE

Drawn by:	Checked by:	Approved by:
	F. Balestrazzi	F. Balestrazzi
Scale:	M.S.	03-09-2020
Drawing No.	A-30	00

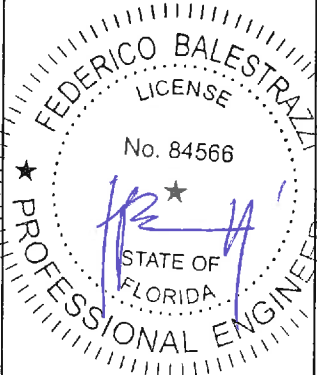
DISSEMINATION AND REPRODUCTION FORBIDDEN BY LAW

EXISTING SCUPPER CONDITION



Proprietary Note:
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nor the drawing made available to third parties.
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:

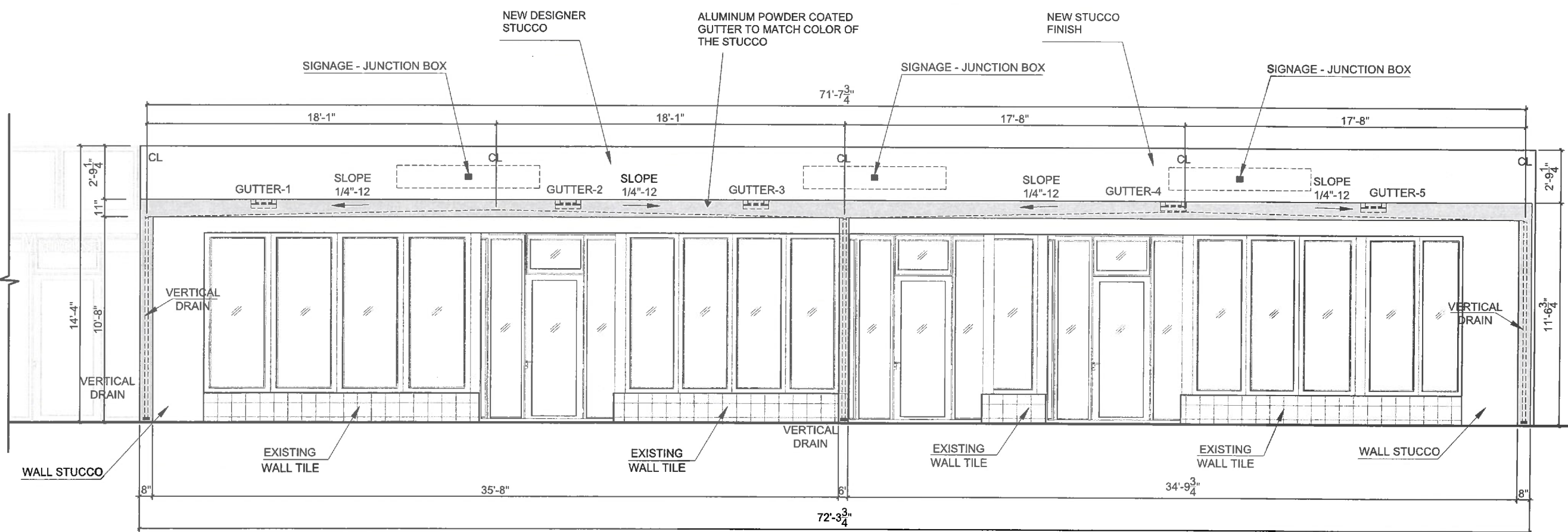
Project No.:
FOURZERO, LLC
ENGINEERING AND CONSULTANCY
CERT. OF AUTH. #32989
2000 PUNCE DE LEON FLORIDA SUITE 616 CORAL GABLES,
FL-33134

Title:
**EXISTING SCUPPER
CONDITION**

Drawn by:	Checked by:	Approved by:
	F. Balestrazzi	F. Balestrazzi
Date: 03-09-2020	M.S.	03-09-2020
Sheet:	Sheet No.:	Sheet Total:
	A-31	00

DIVULGATION AND REPRODUCTION FORBIDDEN BY LAW

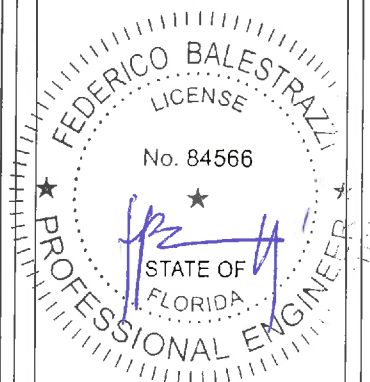
GUTTER PROPOSAL DESIGN INTENT
EAST SIDE ELEVATION VIEW



1 GUTTER ELEVATION VIEW

Proprietary Note:
The copyright of this drawing remains with us.
No copies may be taken without our written consent
nor the drawing made available to third parties.
Legal action will be taken in case of breach of the
above requirement.

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.		03-09-2020			
Status	Drawing No.				Revisions No.
-	A-32				00
DIVULGATION AND REPRODUCTION FORBIDDEN BY LAW					

An architectural elevation drawing of a building facade. The facade features a series of large, rectangular windows and doors, all with white frames. The windows are arranged in groups of four, with a central door unit. The building has a dark, textured roof and a light-colored base. The drawing is presented in a perspective view, showing the building's profile against a dark background.

ALUMINUM POWDER COATED
GUTTER TO MATCH COLOR OF
THE STUCCO

A circular professional engineer seal for Federico Balestra. The outer ring contains the text "FEDERICO BALESTRA" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by stars. Inside the ring, the word "LICENSE" is at the top, "No. 84566" is in the center, and "STATE OF FLORIDA" is at the bottom, also separated by stars. A blue ink signature is written across the center of the seal.

Architect	
Client	

[illegible]

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

key plan

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

**PROPOSED
GUTTER
PERSPECTIVE**

Drawn by	Checked by	Specimen by
	F. Balestrazzi	F. Balestrazzi
Label (path name)	Date test of case	
M.S.	03-09-2020	

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

DISSEMINATION AND REPRODUCTION FORBIDDEN BY LAW

EAST SIDE ELEVATION

ALUMINUM POWDER COATED GUTTER TO MATCH COLOR OF THE STUCCO

NEW DESIGNER STUCCO

NEW DESIGNER
STUCCO

The copyright of this drawing remains with us.
No copies may be taken without our written consent
nor the drawing made available to third parties.
Legal action will be taken in case of breach of the
above requirement.

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.

Client

key plan

Lat. No.	
----------	--

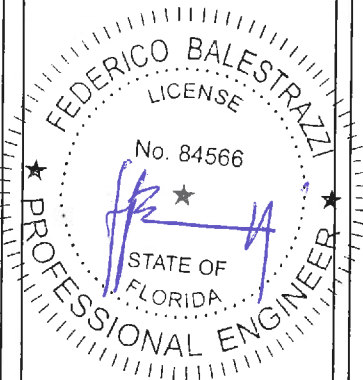
Issued by	Controlled by	Received by
	F. Balestrazzi	F. Balestrazzi
Date (dd/mm/yyyy)	M.S.	First date of issue
		03-09-2020
Item	Drawing No.	Revision No.
-	A-34	00
Revision number		

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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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	
----------	--

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

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

FOURZERO, LLC ENGINEERING AND CONSULTANCY CERT. OF AUTH. #32899 2900 PONCE DE LEON FLORIDA SUITE 616 CORAL GABLES, FL 33134	
NARRATIVE RESPONSE SHEET	
Drawn by: F. Balestrazzi Scale: M.S. Date: 03-09-2020	Checked by: F. Balestrazzi Date: 03-09-2020
A-35	
00	

MIAMI BEACH

LAND USE BOARDS

PROPERTY:

666 71st Street

FILE NO.

DRB20-0505

APPLICANT:

MEETING DATE:

6/2/2020

PRIOR ORDER NUMBER:

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

ATTACHMENTS:

Description

☐ Presentation

Type

☐ Other

Town Center Gateway

71 st Street & Indian Creek Drive
DRB 20-0505 FINAL Submittal

Due Date June 4, 2020

DESIGN REVIEW BOARD

JUNE 02, 2020 DISCUSSION

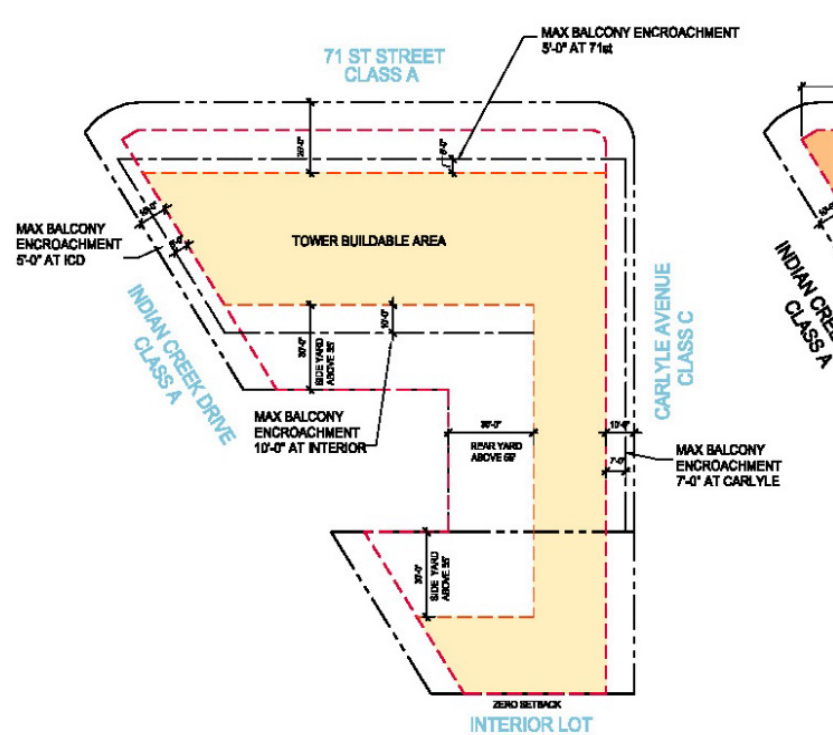
Items from May 5, 2020 DRB

1. Consider reducing the angular elements which appear too intense.
2. Consider simplifying some of the façades (too many things going on)
3. Consider more texture on the 71st podium façade by adding Juliette balconies
4. Consider addressing the southern podium differently than the other podium facades

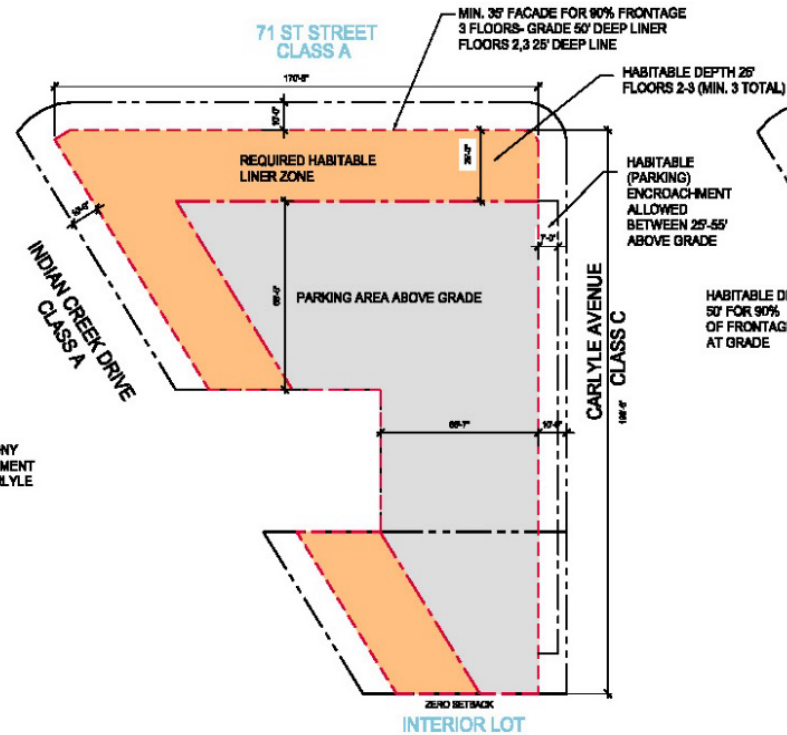


NoBe Creek LLC

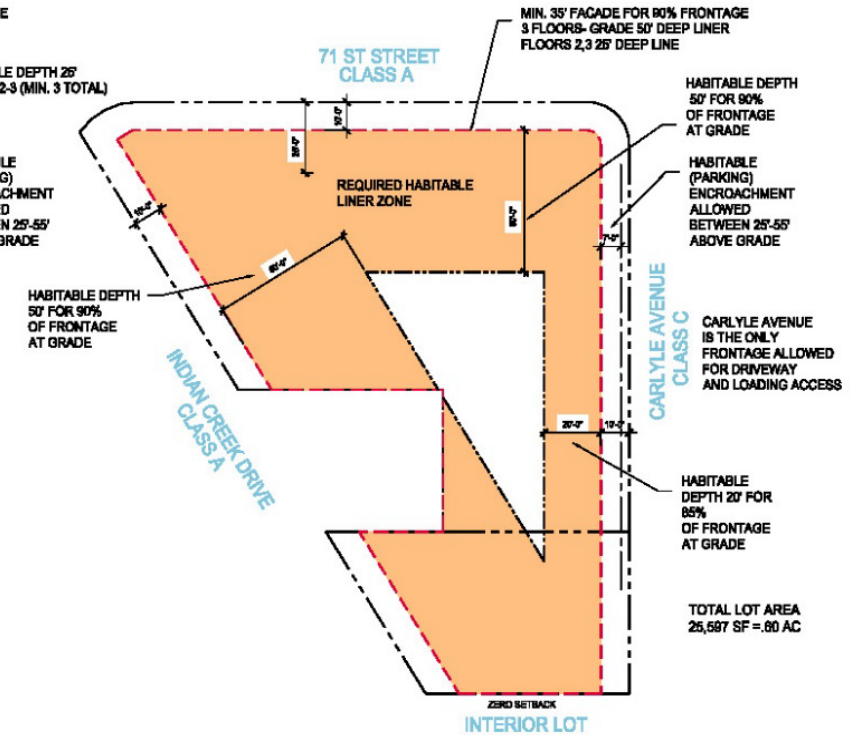
BUILT FORM
ARCHITECTURE



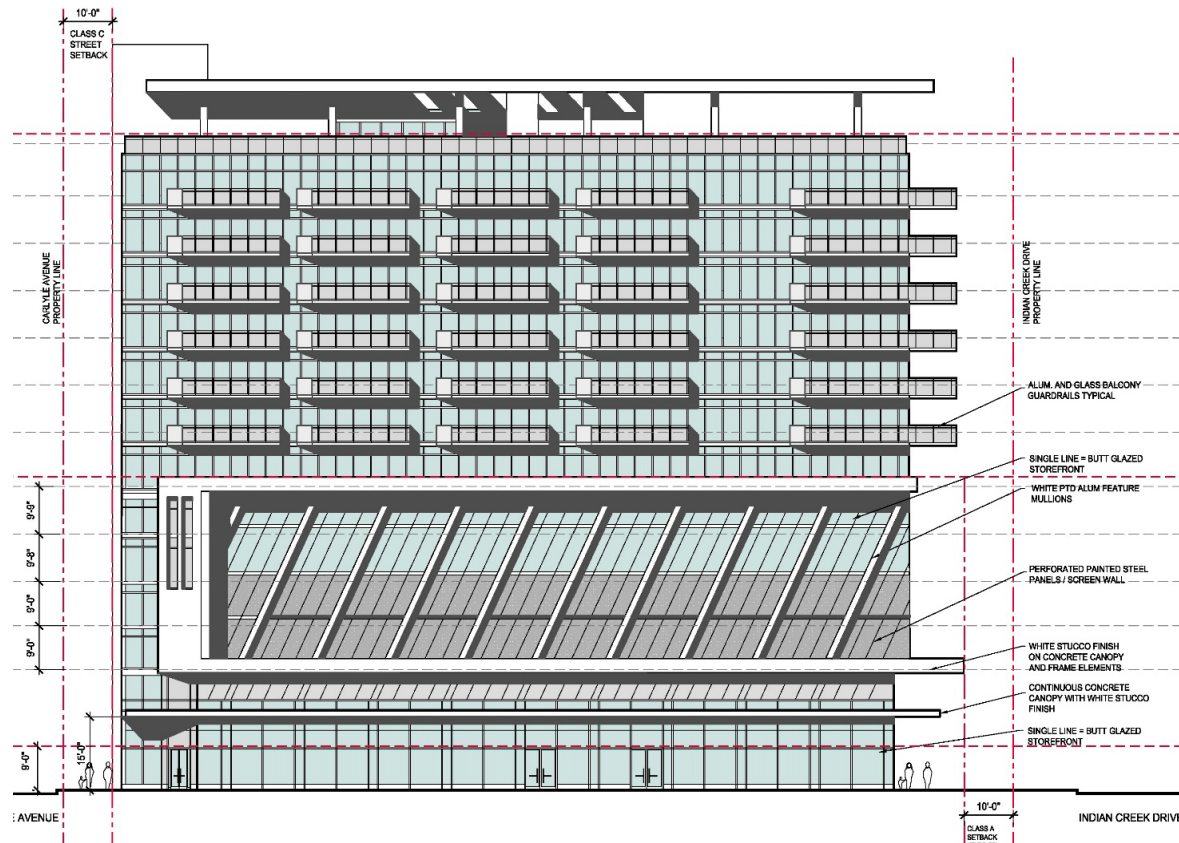
TOWER LEVELS ZONING CRITERIA
55' UP TO 125' (165' WITH PUBLIC BENEFIT)



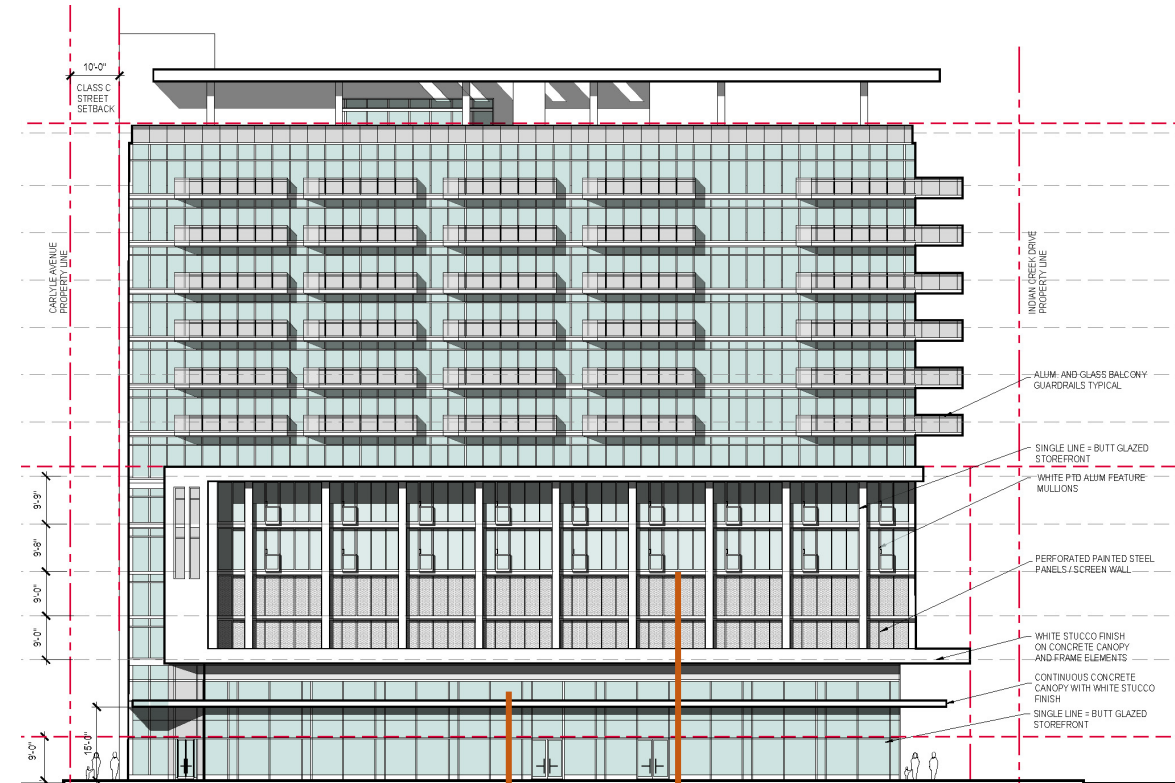
PODIUM LEVEL ZONING CRITERIA
35' MIN, 3 FLOORS ON 71ST AND ICD



GRADE LEVEL ZONING CRITERIA



05.05.2020



06.02.2020

Increased the storefront glazing height

Straightened the vertical accent fins and added texture with Juliette balconies



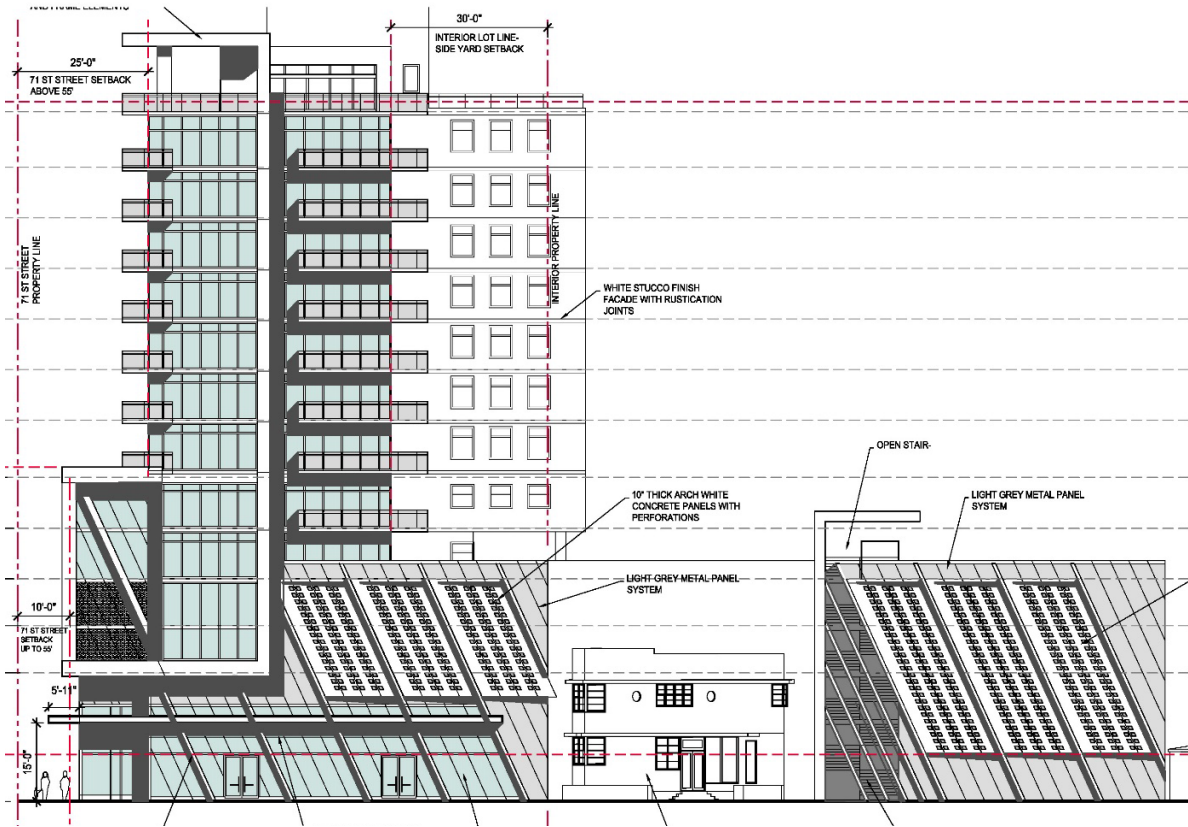
05.05.2020



06.02.2020

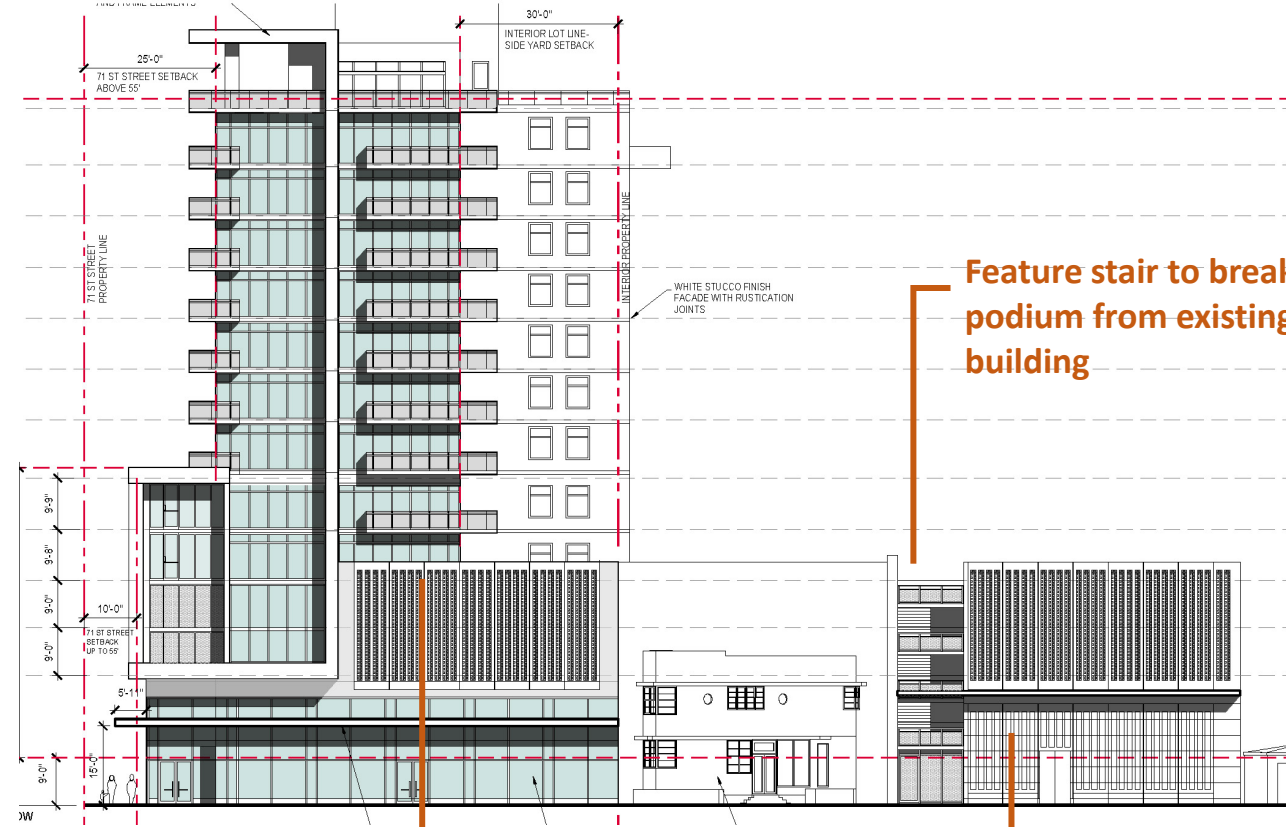
Increased the storefront glazing height

Straightened the vertical accent fins and
added texture with Juliette balconies



05.05.2020

Straightened the architectural
precast panels



06.02.2020

Living wall lattice at
utility areas

Feature stair to break
podium from existing
building



05.05.2020

Straightened the architectural
precast panels- simplify design



06.02.2020

Living wall lattice at
utility areas, separate
southern facade



05.05.2020

Straightened the architectural
precast panels- simplify design



06.02.2020



05.05.2020

Straightened the architectural
precast panels- simplify design



06.02.2020

PROPOSED PROGRAM REVISIONS



71st Street and Indian Creek Drive

NoBe Creek LLC
BUILT FORM
ARCHITECTURE



PAGE 17

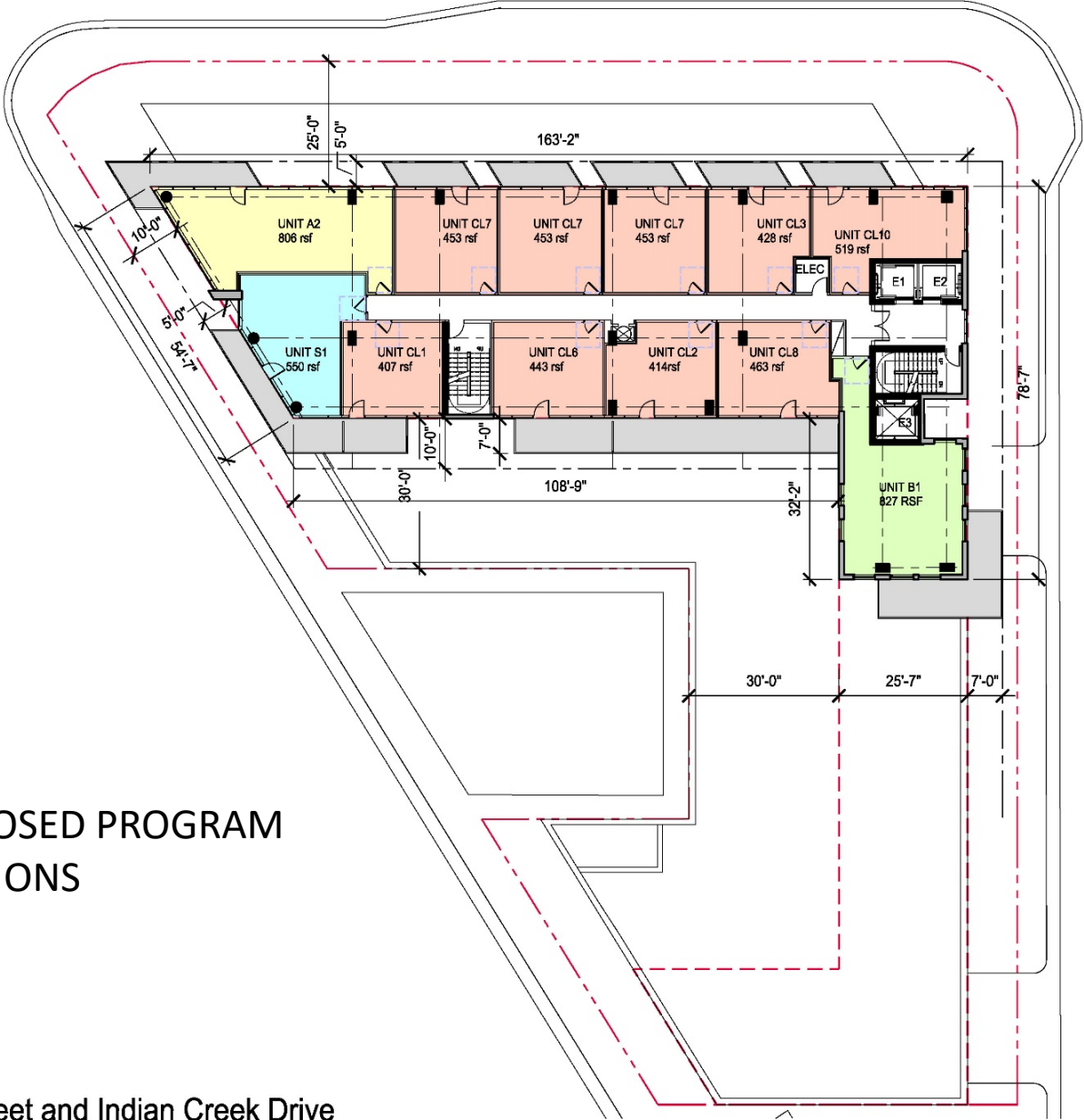
FOURTH FLOOR PLAN
SCALE :1"=20'-0"

REVISED DRB FINAL SUBMITTAL
May 1, 2020

PROPOSED PROGRAM
REVISIONS



71st Street and Indian Creek Drive



Unit Matrix Spreadsheet

Unit Type	RENTABLE	4TH FLOOR	5TH FLOOR	6-11 FLOORS	12TH FLOOR	-	-	# Units	% / floor	TOTAL RSF	Target	Target Unit count	Target GSF Unit Size	Target Unit Count Variance	parking
		1	1	6	1	0	0								
CL1	407			1	1			7	6.36%	2,849					
CL2	414			1	1			7	6.36%	2,868					
CL3	428			1	1			7	6.36%	2,906					
CL4	429	1	1					2	1.82%	858					
CL5	440	1	1					2	1.82%	860					
CL6	443			1	1			7	6.36%	3,101					
CL7	453			3	3			21	19.09%	9,513					
CL8	463			1	1			7	6.36%	3,241					
CL9	489	6	6					12	10.91%	5,868					
CL10	519			1	1			7	6.36%	3,633					
CL11	541	1	1					2	1.82%	1,082					
Subtotal CL (COL-LIVING)								81	73.64%	36,919	70.00%	0		81	
S1	550			1	1			7	6.36%	3,850					3.50
S2	566		1					1	0.91%	566					0.50
S2	594	1	1					2	1.82%	1,188					
Subtotal A - STUDIOS - 1 BATH								10	9.09%	5,604	10.00%	11		-1	
A1	772	1	1					2	1.82%	1,544					1.00
A2	806			1	1			7	6.36%	5,642					3.50
Subtotal A-1 BED - 1 BATH								9	8.18%	7,186	15.00%	17		-8	
B1	827		1	1	1			8	7.27%	6,616					4.00
B2	861	1	1					2	1.82%	1,722					1.50
Subtotal B 2 BED								10	9.09%	8,338	5.00%	6		5	
TOTAL		12	14	12	12	0	0	110	26%	58,047	0	33		-4	14

AVERAGE UNIT SIZE = 527.7

TOTAL PARKING REQUIRED 38

 RETAIL 1400 18
 RESTAURANT 1/4 SEATS 6
18
6

38 34

PROPOSED
PROGRAM
REVISIONS

RESIDENTIAL UNIT MIX

71st Street and Indian Creek Drive

PAGE-7

MIAMI BEACH

LAND USE BOARDS

FILE NO.

DRB19-0499, -0500, 19-0501, -0502, -0524

APPLICANT:**MEETING DATE:**

6/2/2020

PRIOR ORDER NUMBER:

Is this a "Residents Right to Know" item, pursuant to City Code Section 2-14?

Yes

Does this item utilize G.O. Bond Funds?

No

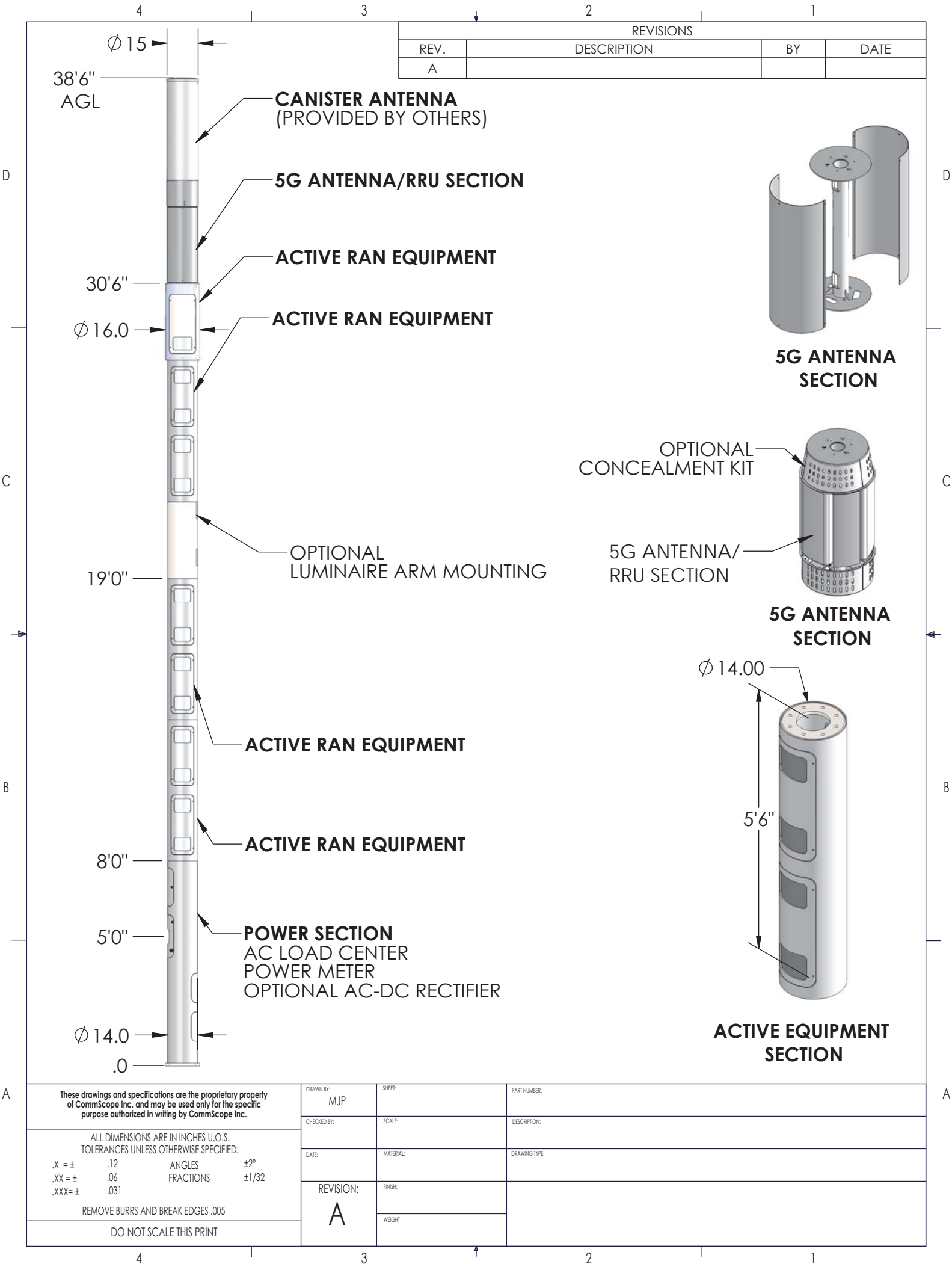
ATTACHMENTS:**Description**

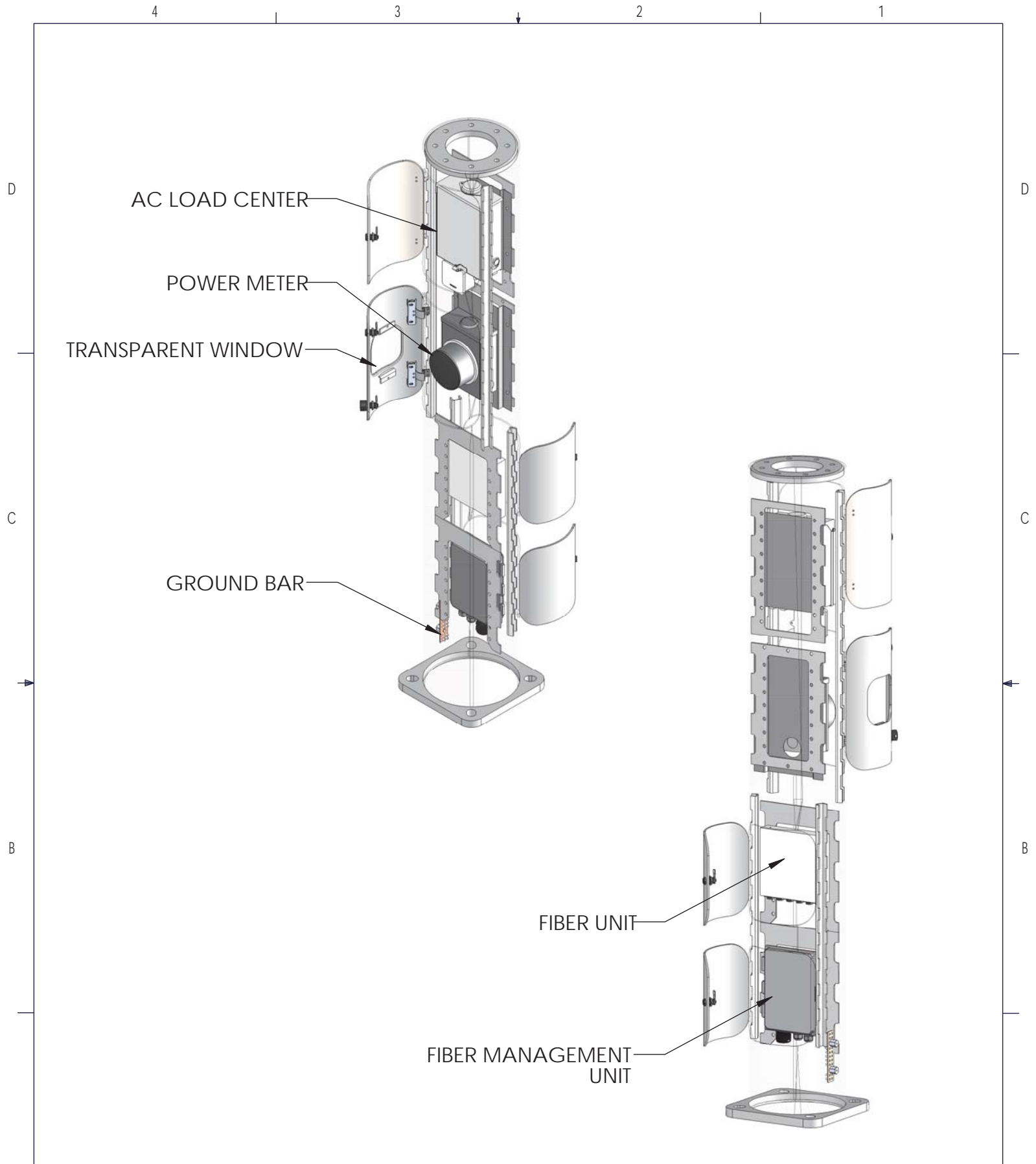
☐ Presentation

Type

☐ Other







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	<div>CHECKED BY:</div>	<div>SCALE:</div>	<div>DESCRIPTION:</div>
	<div>DATE:</div>	<div>MATERIAL:</div>	<div>DRAWING TYPE:</div>
	<div>REVISION:</div> <div>A</div>	<div>FINISH:</div>	
	<div>WEIGHT</div>		



C241-GR484

Dark Gray Fine Texture Semi-Gloss



C241-GR07

Gray Fine Texture Semi-Gloss



C241-GR305

Bay Gray Fine Texture Semi-Gloss



T243-GR522

Flint Gray Fine Texture Semi-Gloss



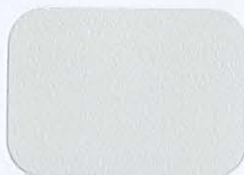
T241-GR11

Platinum Gray Fine Texture Semi-Gloss



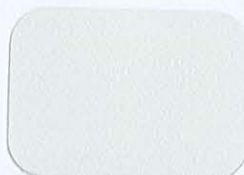
T031-WH06

Pearl White Fine Texture Semi-Gloss



T243-GR301

Quartz Gray Fine Texture Semi-Gloss



T241-GR142

Light Gray Fine Texture Semi-Gloss



T241-BG137

Beige Fine Texture Semi-Gloss



T375-BK07

Copper Vein Semi-Gloss*



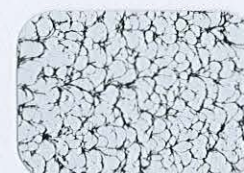
T375-BK10

Gold Vein Semi-Gloss*



T375-BK26

Silver Vein Semi-Gloss*



T075-WH34

Black/White Vein Semi-Gloss



T064-BR24

Bronze Hammertone Semi-Gloss



T064-GR660

Gray Hammertone Semi-Gloss



T064-GR05

Silver Hammertone Semi-Gloss



T064-BL95

Blue Hammertone Semi-Gloss



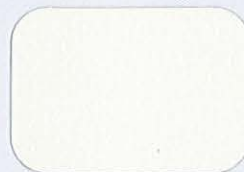
T064-GN81

Green Hammertone Semi-Gloss



C013-GR08

Gray Hammer Semi-Gloss



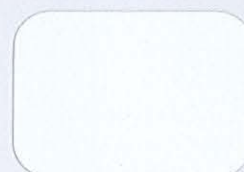
T013-BG38

Beige Hammer Semi-Gloss



T012-WH260

White Hammer Semi-Gloss



T013-WH09

White Hammer Semi-Gloss



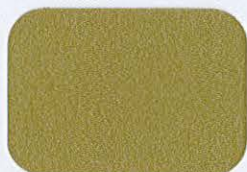
T025-BR01

Bronze Pearlescent 50% Gloss



T028-GR02

Steel Gray Pearlescent 80% Gloss



T353-YL02

Brass 30% Gloss*



T357-GR105

Silver Metallic 70% Gloss*



T353-GR06

Silver Metallic 30% Gloss*



T358-GR539

Chrome 80% Gloss*



T391-BG290

Metallic Bronze Semi-Gloss Texture*



T091-GR309

Mock Rock Texture Semi-Gloss



C291-GN20

Patina Texture Semi-Gloss



T091-GN57

Verdigris Texture Semi-Gloss



T091-BR47

Rust Texture Semi-Gloss

Computer Colors

Specialty Coatings



C241-BK303
Black Fine Texture Low-Gloss



C081-BK176
Black Wrinkle Semi-Gloss



E311-BK04
Black Hammer Low-Gloss**



T013-BK62
Black Hammer Semi-Gloss



T032-BR62
Brown Fine Texture Semi-Gloss



P004-BR23
Bronze 40% Gloss



P004-GR09
ANSI #49 Gray 40% Gloss



P004-GR16
ANSI #61 Gray 40% Gloss



H305-GR10
Light Gunmetal Gray 50% Gloss**



P003-GR01
Gray #26307 30% Gloss



H303-WH16
Antique White 30% Gloss**



P005-WH01
White #27875 50% Gloss



T002-WH08
White 20% Gloss



T008-GR736
Gray ANSI 61 80% Gloss



P008-GR21
RAL 7042 Gray 80% Gloss



T009-GR230
RAL 7035 Gray 90% Gloss



T009-WH13
White 90% Gloss



P009-WH14
White 90% Gloss



H309-WH27
Frost White 90% Gloss**



T032-BG03
Beige Texture Semi-Gloss



T032-WH15
White Texture Semi-Gloss



C031-WH120
White Texture Semi-Gloss



T009-BG16
Designer Beige 90% Gloss



P009-BG02
Beige 90% Gloss



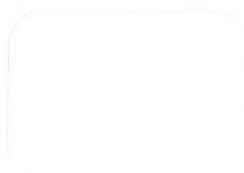
T009-BG01
Almond 90% Gloss



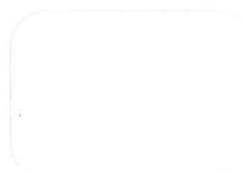
H308-WH25
White 80% Gloss**



P009-WH04
White 90% Gloss



T009-WH11
White 90% Gloss



T009-WH12
Hi-Reflective White 90% Gloss



T007-WH121
White 70% Gloss



E305-GR533
Gray Primer 50% Gloss**



E305-WH243
White Primer 50% Gloss **



H304-GR312
Anti-Gassing Primer 40% Gloss**



E396-GR1372
Zinc Rich Primer

If a clear topcoat finish is preferred
T209-CL01 90% Gloss Clear TGIC Polyester
T002-CL02 20% Gloss Clear TGIC Polyester

The samples on this card are representative only and vary slightly from actual gloss, color and texture.

CITY OF MIAMI BEACH
PLANNING DEPARTMENT

DESIGN REVIEW BOARD
June 2, 2020

CROWN CASTLE

DISTRIBUTED ANTENNA SYSTEM

DRB 19-0499

FL6444 / 960 West Ave., Miami Beach FL 33139

AERIAL VIEW

PROPOSED LOCATION



FL 6444
960 West Ave., Miami Beach, FL 33139
WEST VIEW

Existing Street Light
to be Replaced



Proposed DAS Node with
Integrated Street Light

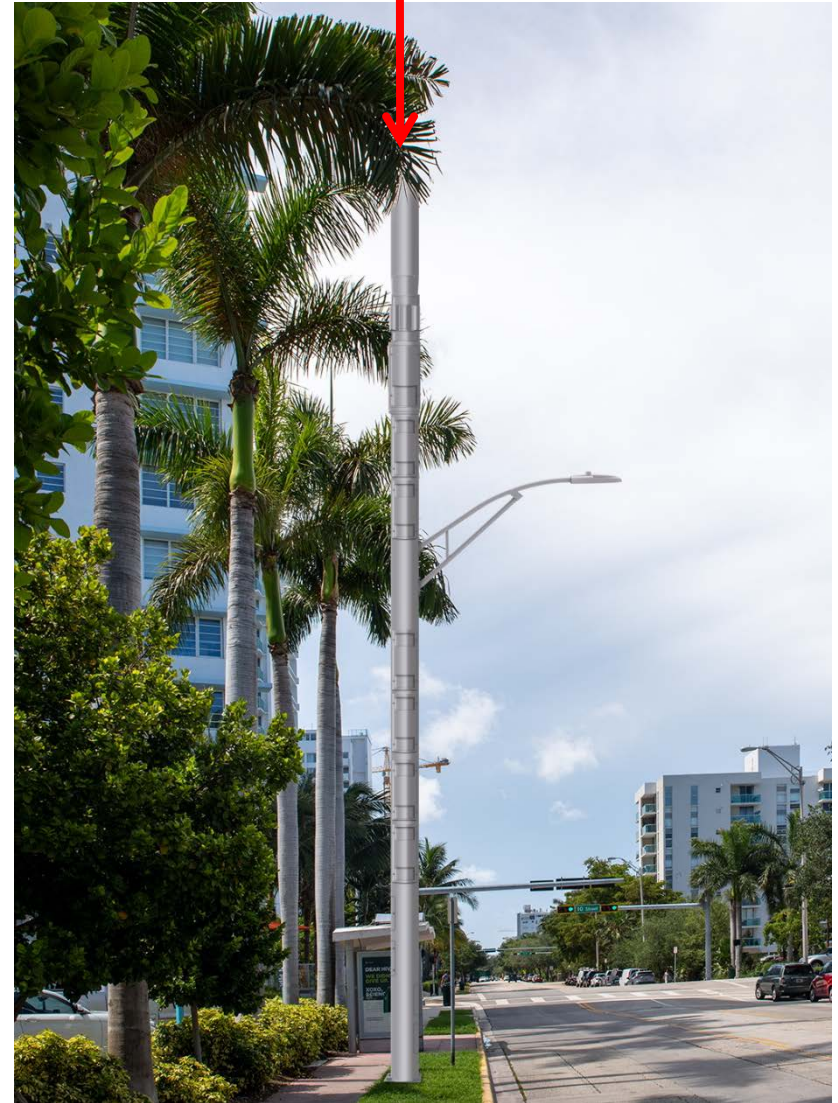


FL 6444
960 West Ave., Miami Beach, FL 33139
NORTH VIEW

Existing Street Light
to be Replaced



Proposed DAS Node
with Integrated
Street Light



CITY OF MIAMI BEACH
PLANNING DEPARTMENT

DESIGN REVIEW BOARD
June 2, 2020

CROWN CASTLE

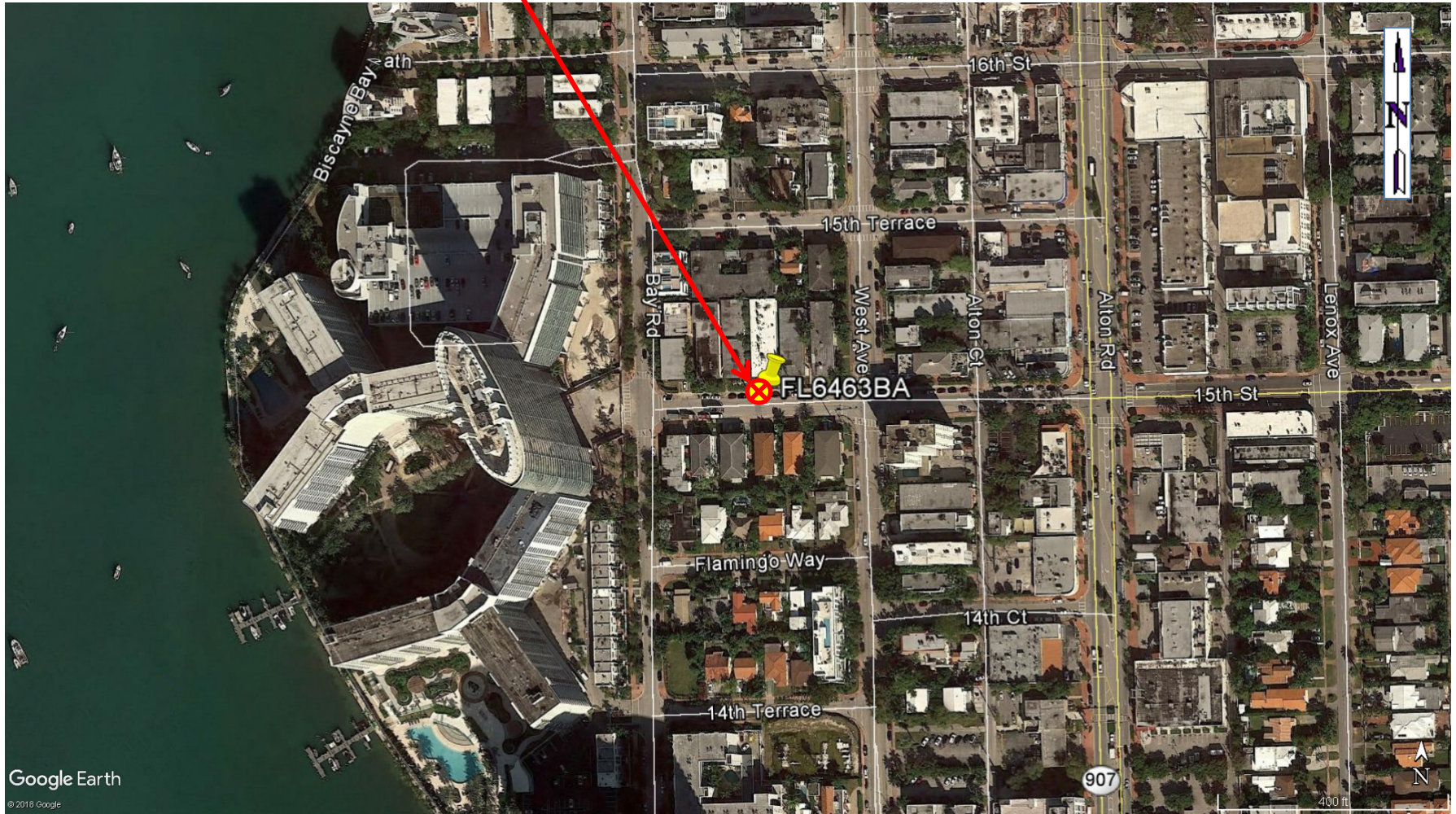
DISTRIBUTED ANTENNA SYSTEM

DRB 19-0500

FL6463 / 1337 15th Street, Miami Beach FL 33139

AERIAL VIEW

PROPOSED LOCATION



FL 6463
1337 15th Street, Miami Beach, FL 33139
NORTH VIEW

Existing Street Light
to be Replaced



Proposed DAS Node with
Integrated Street Light



FL 6463
1337 15th Street, Miami Beach, FL 33139
EAST VIEW

Existing Street Light
to be Replaced



Proposed DAS Node with
Integrated Street Light



CITY OF MIAMI BEACH
PLANNING DEPARTMENT

DESIGN REVIEW BOARD
June 2, 2020

CROWN CASTLE

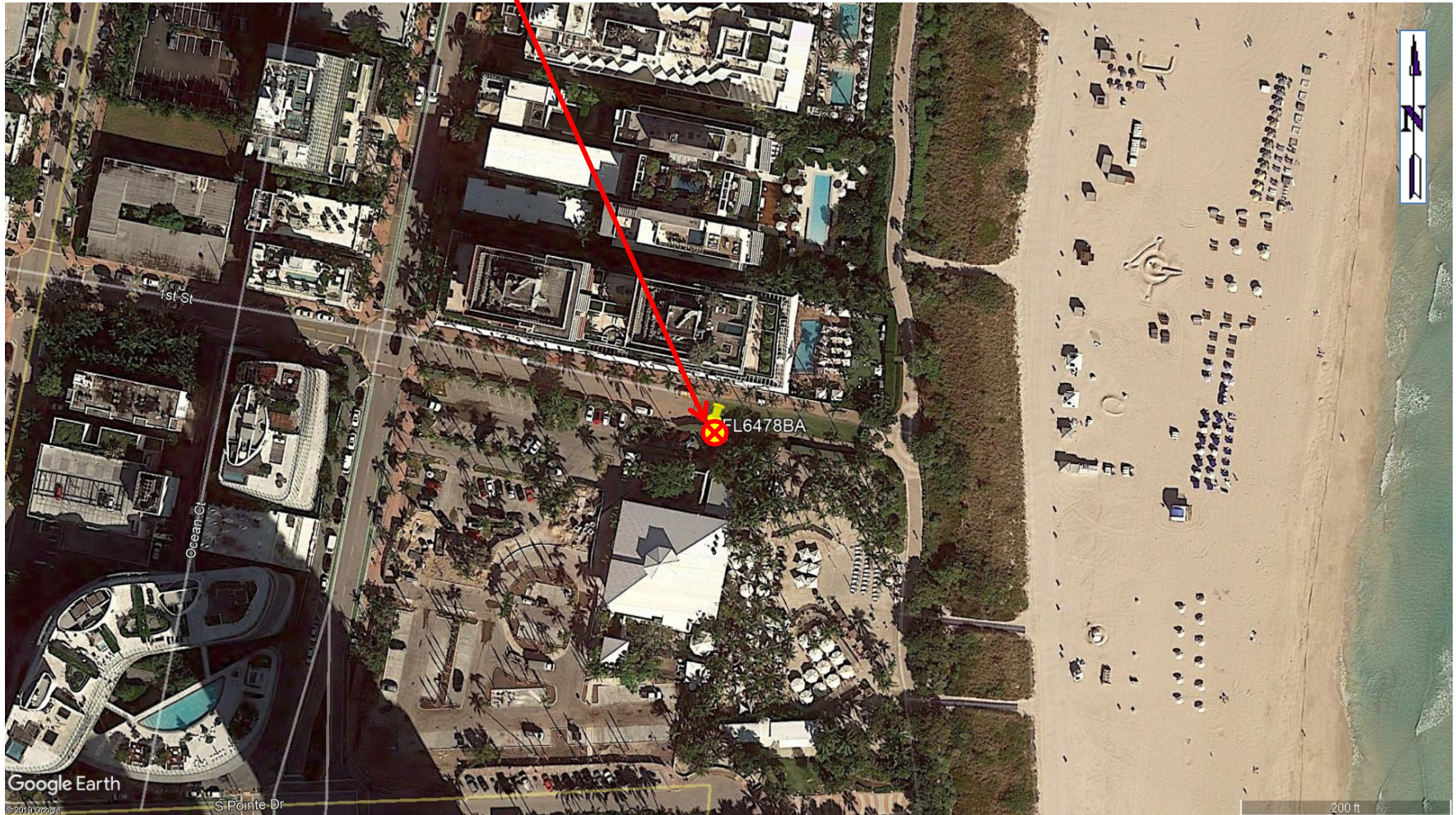
DISTRIBUTED ANTENNA SYSTEM

DRB 19-0501

FL6478 / 52 1ST Street, Miami Beach FL 33139

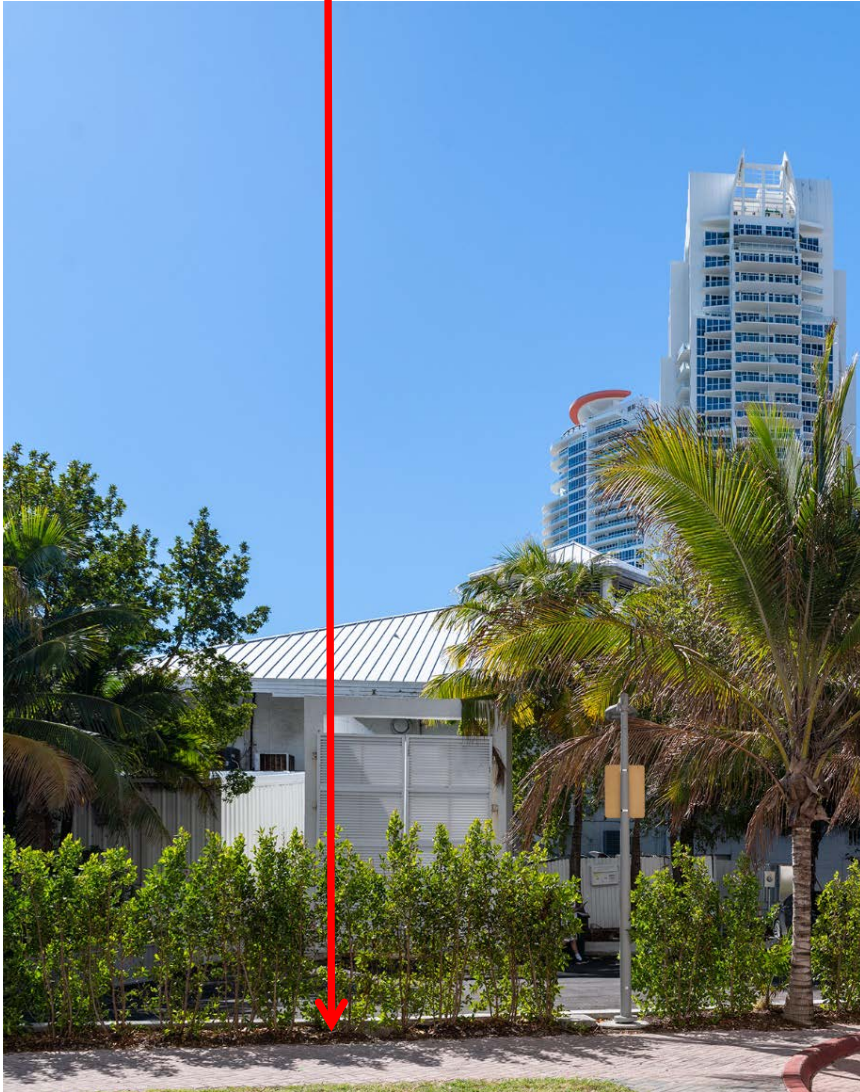
AERIAL VIEW

PROPOSED LOCATION

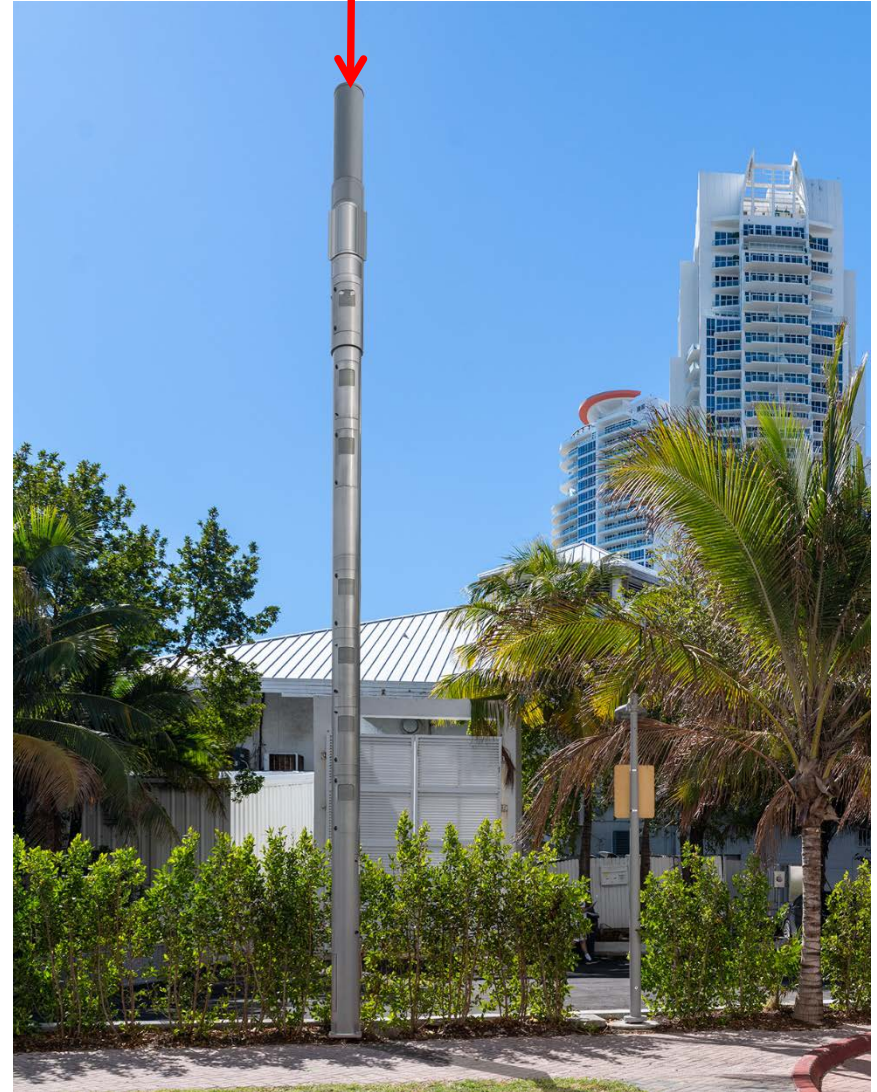


FL 6478
52 1st Street, Miami Beach, FL 33139
SOUTH VIEW

Location of
Proposed DAS Node

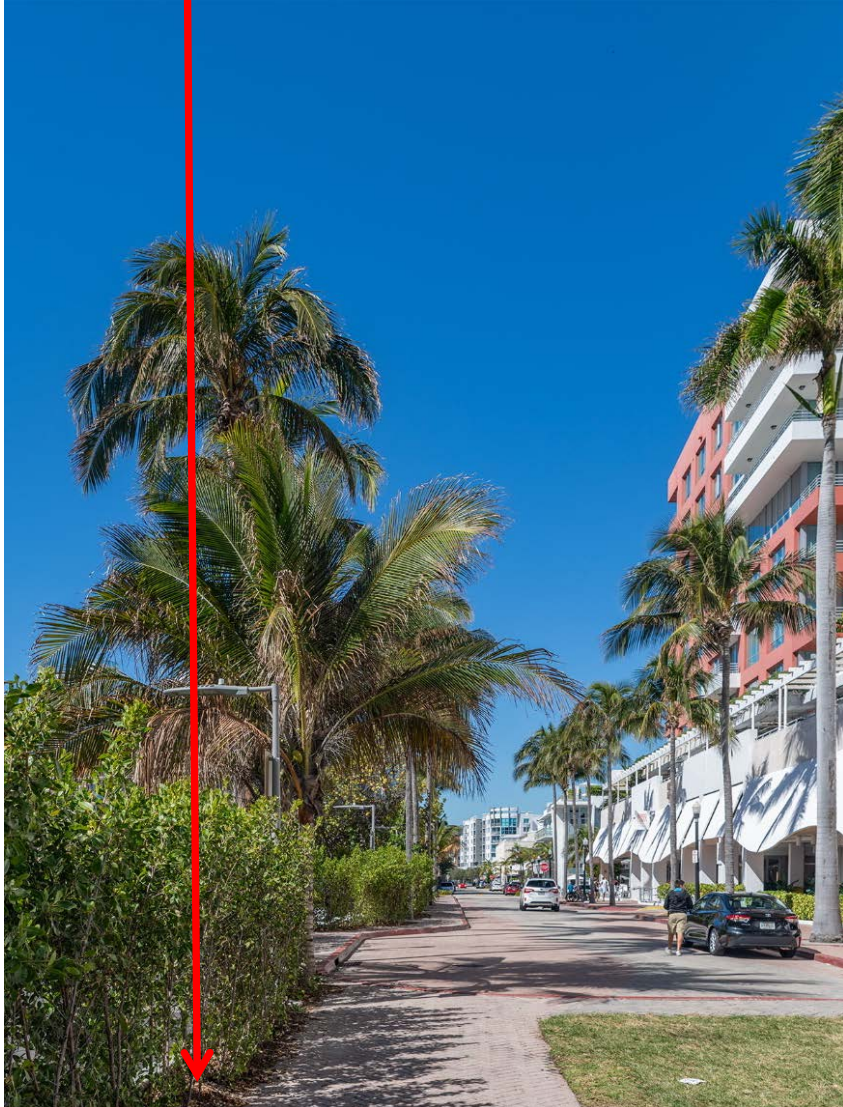


Proposed DAS Node



FL 6478
52 1st Street, Miami Beach, FL 33139
WEST VIEW

Location of Proposed DAS Node



Proposed DAS Node



CITY OF MIAMI BEACH
PLANNING DEPARTMENT

DESIGN REVIEW BOARD
June 2, 2020

CROWN CASTLE

DISTRIBUTED ANTENNA SYSTEM

DRB 19-0502

MI90SX527 / 5678 Collins Ave. Miami Beach FL 33140

AERIAL VIEW

PROPOSED LOCATION



MI90XS527
5678 Collins Ave., Miami Beach, FL 33140
WEST VIEW

Location of
Proposed DAS Node



Proposed DAS Node



MI90XS527
5678 Collins Ave., Miami Beach, FL 33140
SOUTH VIEW

Location of Proposed DAS Node



Proposed DAS Node



CITY OF MIAMI BEACH
PLANNING DEPARTMENT

DESIGN REVIEW BOARD
June 2, 2020

CROWN CASTLE

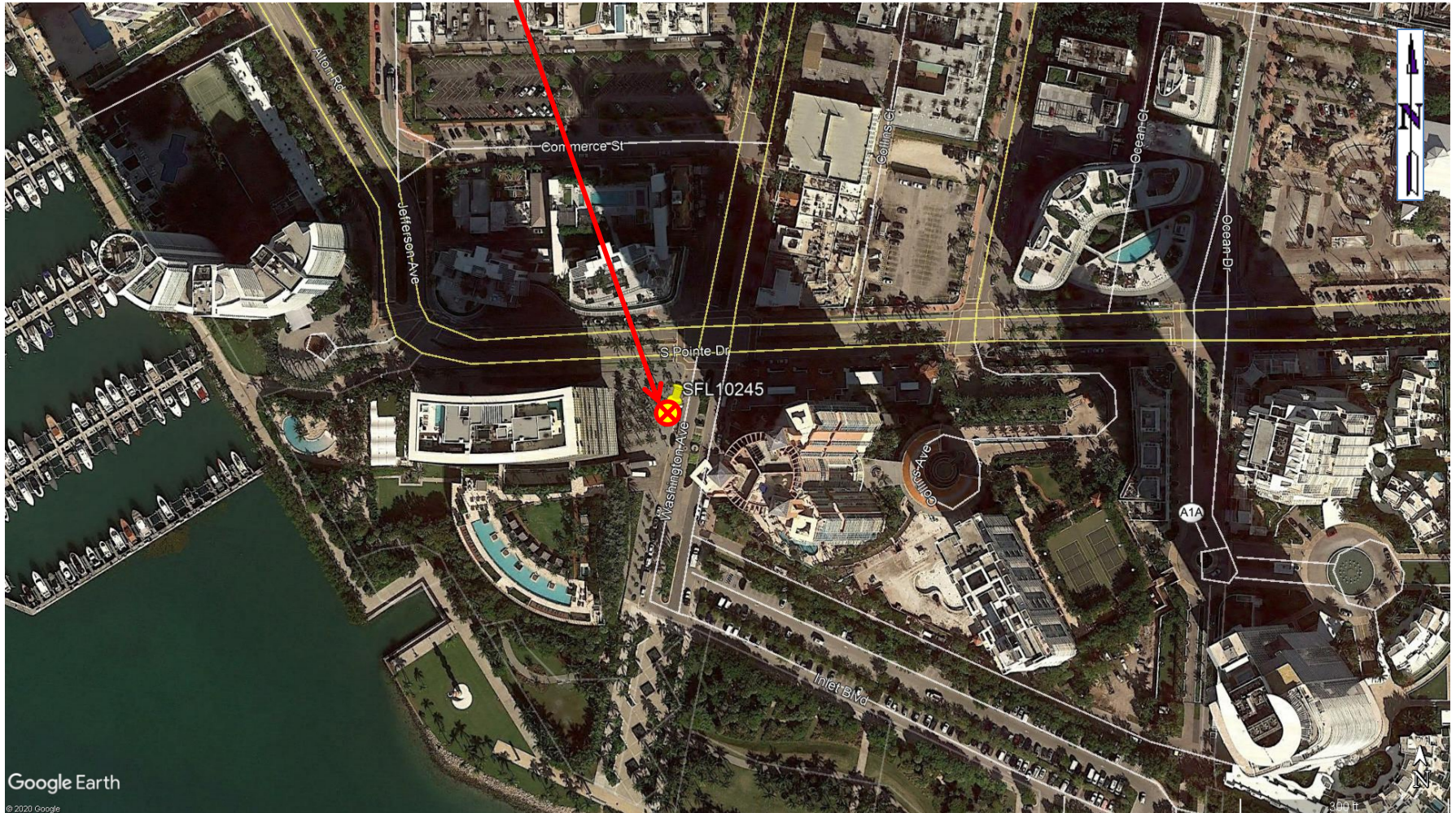
DISTRIBUTED ANTENNA SYSTEM

DRB 20-0524

SFL10245 / 2 Washington Ave. Miami Beach FL 33139

AERIAL VIEW

PROPOSED LOCATION

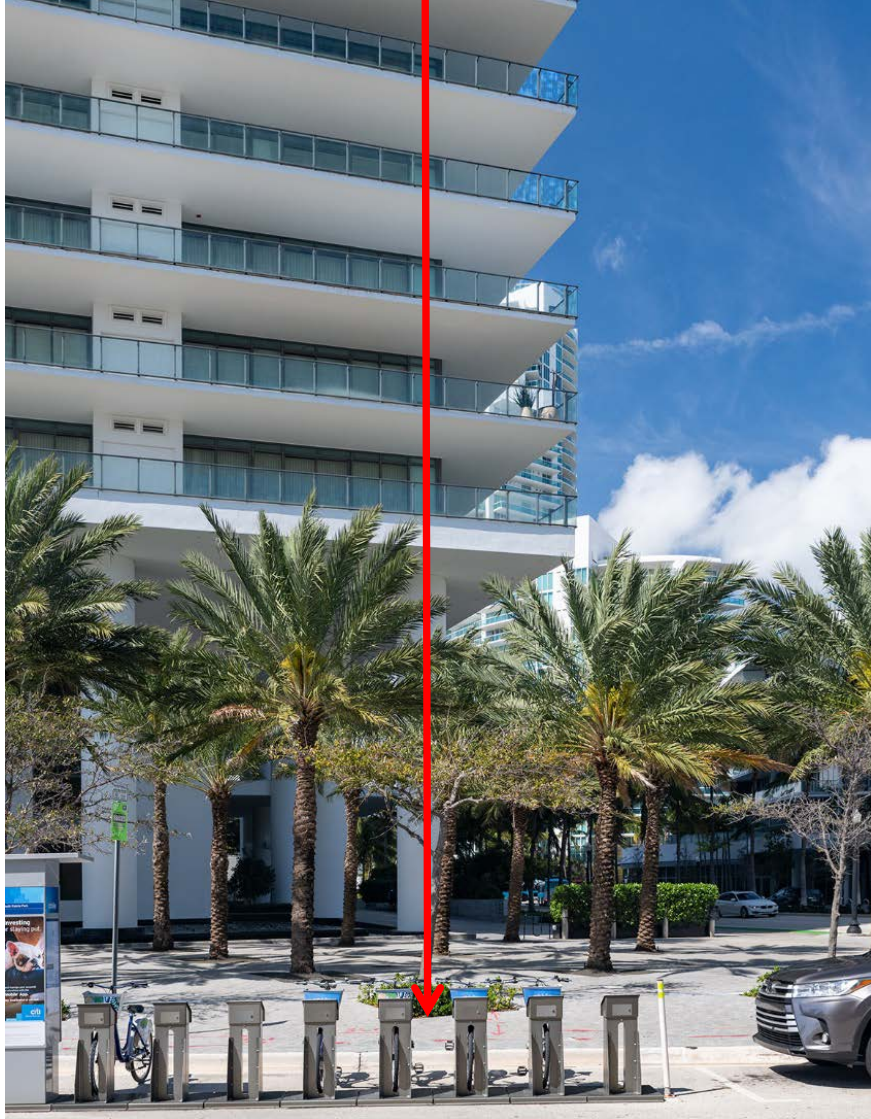


SFL10245

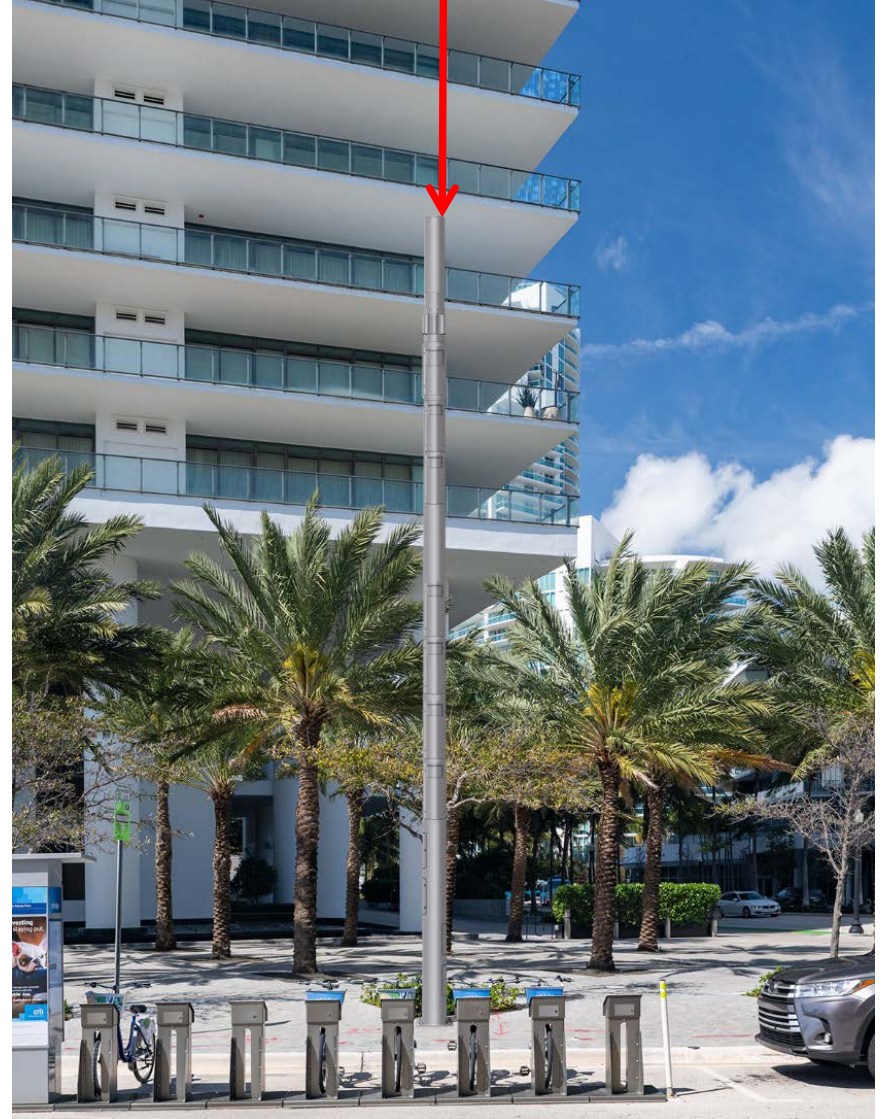
2 Washington Ave., Miami Beach, FL 33139

WEST VIEW

Location of
Proposed DAS Node



Proposed DAS Node



SFL10245
2 Washington Ave., Miami Beach, FL 33139
SOUTH VIEW

Location of
Proposed DAS Node

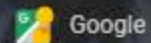


Proposed DAS Node



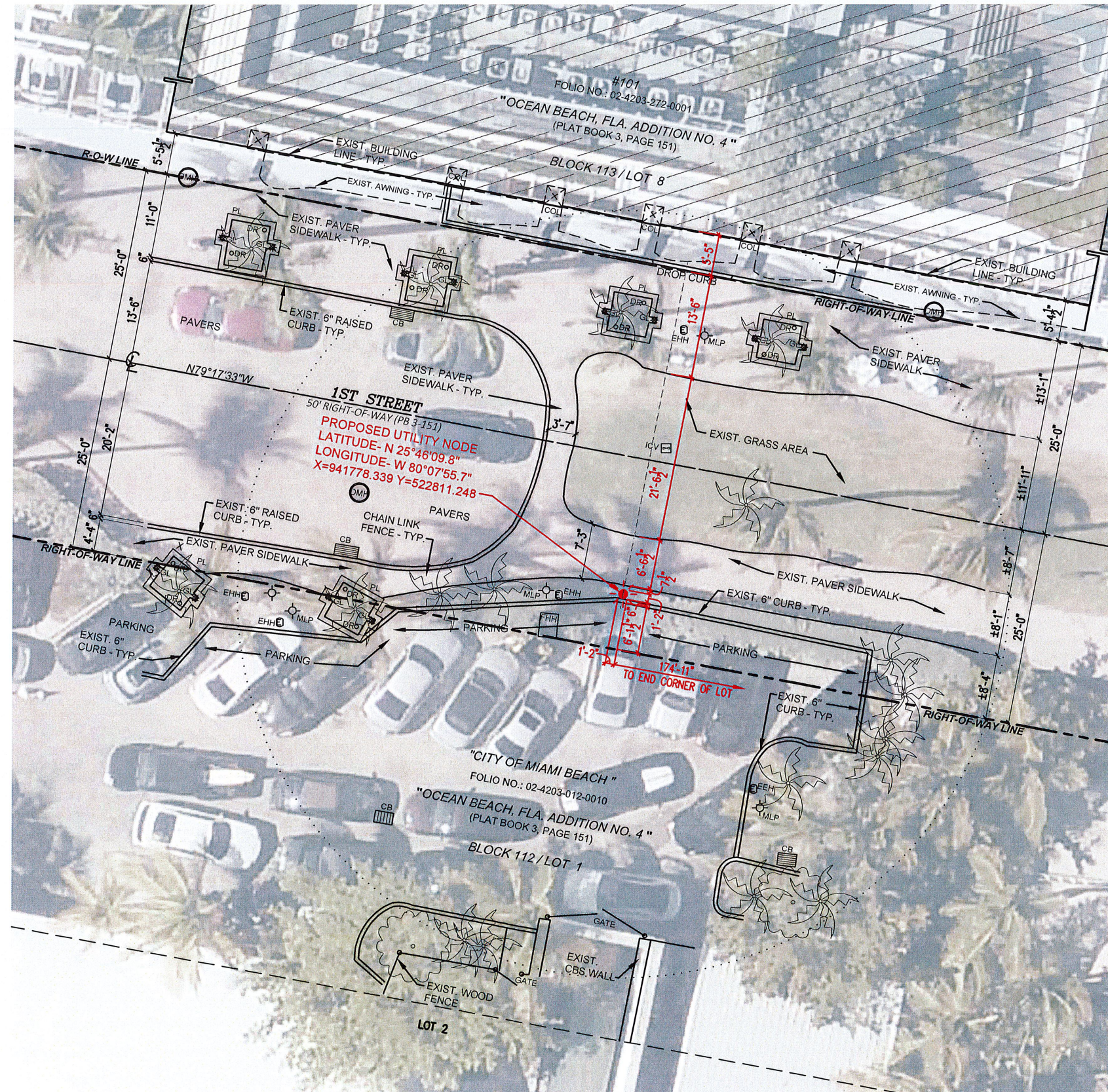


Washington Ave
Miami Beach, Florida



Street View





LEGEND	
	EXISTING CATCH BASIN
	EXISTING ELECTRIC MANHOLE
	EXISTING DRAINAGE MANHOLE
	EXISTING DRAIN
	EXISTING ELECTRIC HANDHOLE
	EXISTING FIBER OPTIC HANDHOLE
	EXISTING GROUND LIGHT
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING METAL LIGHT POLE
	EXISTING PLANTER
	EXISTING PALM TREE
	EXISTING TREE

CROWN CASTLE
SMALL WIRELESS FACILITIES
DRB 19-0501 (FL6478)
52 1st Street

PROPOSED SITE PLAN
FEBRUARY 10, 2020
N.T.S.

R.J. HEISENBOTTLE ARCHITECTS, P.A.
2199 PONCE DE LEON BLV, CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799 / FAX: 305.446.9275
FLORIDA REGISTRATION NUMBER: AR 0010865



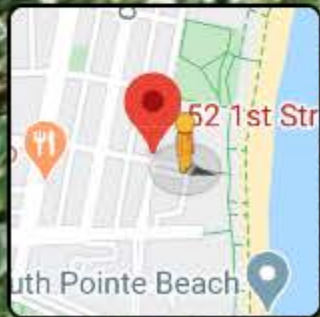
Handwritten signature and date: 2.6.20



Miami Beach, Florida



Street View



Google

