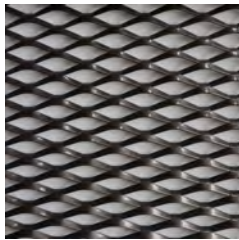




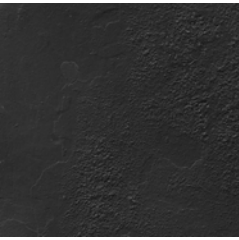
# MATERIAL MOODBOARD



EXPANDED ALUMINUM



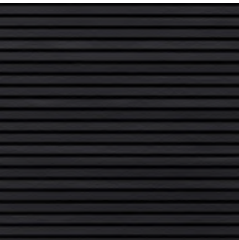
FORMED-WORK CONCRETE



DARK GRAY STUCCO



WOODEN BOARD FORMED CONCRETE



COMPOSITE CLADDING PANEL



CAST IN PLACE CONCRETE



ALUMINUM CLADDING WITH WOOD TEXTURE OR SIMILAR



**GENERAL SITE INFORMATION:**

PROPERTY ADDRESS: 704 84TH ST, MIAMI BEACH | FL | 33141  
 FOLIO #: 02-3202-008-1650  
 LEGAL DESCRIPTION: LOT 14, BLOCK 7, BISCAYNE BEACH SUB., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 67, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA

LOT NET AREA: +/- 5,625 SF.  
 YEAR BUILT: 1952

**SCOPE OF WORK**  
 NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING WITH 7 DWELING UNITS

**GOVERNING CODES**  
 FLORIDA FIRE PREVENTION CODE 2020  
 FLORIDA BUILDING CODE 2020  
 2020 NATIONAL ELECTRIC CODE  
 2020 FBC MECHANICAL  
 2020 FBC PLUMBING  
 2020 FBC ACCESSIBILITY

**ZONING GUIDELINES:**

**ZONING: RM-1**  
 FLOOD ZONE: AE ELEVATION: 8'

**UNIT BREAKDOWN**

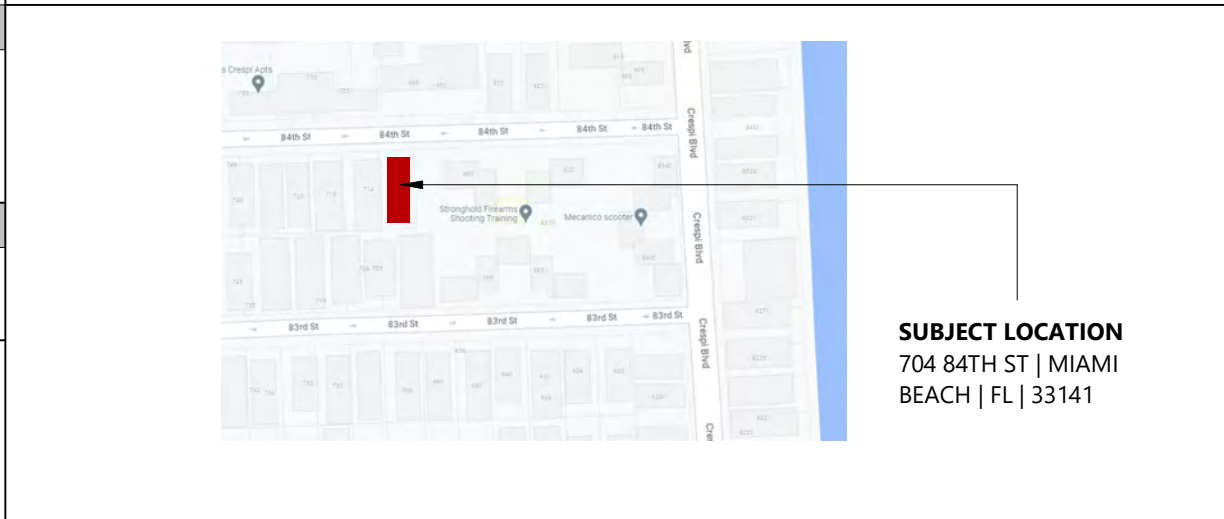
	UNIT #	UNITS	UNIT AREA	UNIT TOTAL	MIN UNIT SIZE	AVERAGE UNIT SIZE
	2	UNIT A - 1B/1B	655 SF	1,310 SF		
	2	UNIT B - 1B/1B	625 SF	1,249 SF		
	2	UNIT C - 2B/1B	976 SF	1,951 SF		
	1	UNIT D - 2B/1B	1,277 SF	1,277 SF		
<b>TOTAL</b>	<b>7 UNITS</b>			<b>5,788 SF</b>	<b>625 SF</b>	<b>826.25 SF</b>

**PARKING NOTES:**  
 (a) PARKING SHALL BE AT GROUND LEVEL ONLY, MECHANICAL LIFTS ARE PERMITTED FULLY SCREENED FROM ADJACENT PROPERTIES AND R.O.W.  
 (b) EXT PARKING AND DRIVEWAY SHALL BE OF SEMI-PERVOIUS OR PERVIOUS MATERIALS  
 (c) WHEEL STOPS SHALL BE LOW PROFILE AND 5 FT MAX.  
 (d) ALL PARKING AREAS SHALL MEET THE MINIMUM FRONT AND REAR YARD SETBACK REQUIREMENTS FOR BUILDINGS  
 (e) ONE-WAY DRIVEWAY CURB CUT, 10 FT MAX WIDTH / IF APPROVED BY DRB TWO SEPARATE ONE-WAY CURB CUTS MAY BE PERMITTED.  
 (f) N/A

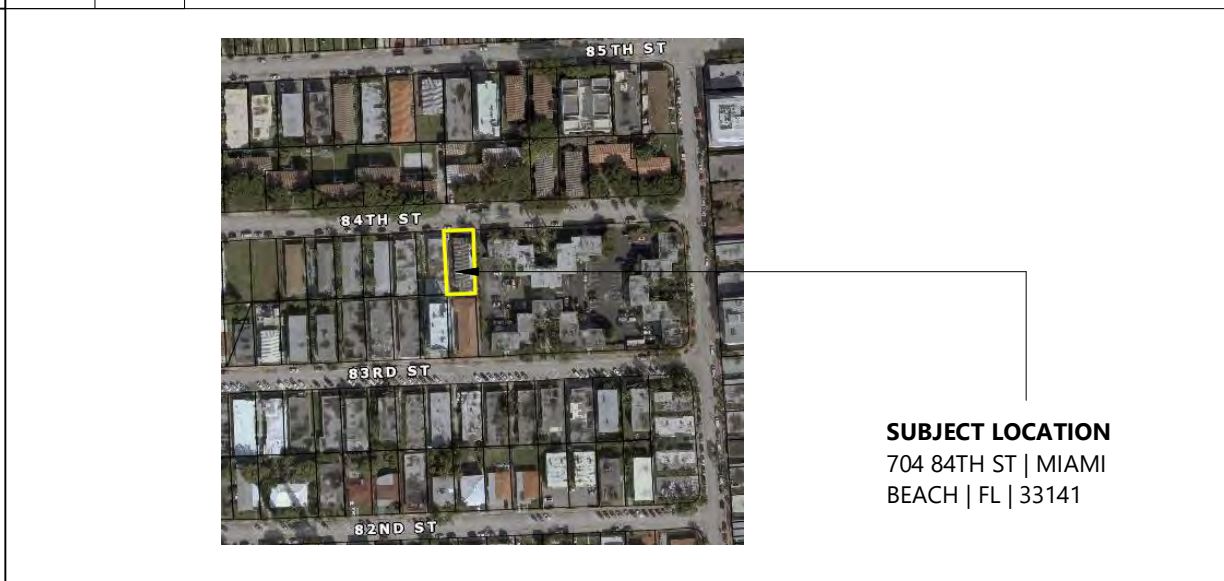
**DESIGN AND RESILIENCY STANDARDS**

(a) N/A  
 (b) N/A  
 (c) DWELLING UNITS TO INCORPORATE NATURAL LIGHT FROM AT LEAST TWO ELEVATIONS FROM THE BUILDING VOLUME  
 (d) INCORPORATE NATURALLY LANDSCAPE AREAS AT GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK, 5% OF LOT AREA  
 (e) A NON-EMERGENCY STAIR FROM LOBBY OR EXTERIOR AND ACCESSING THE 1ST THREE RESIDENTIAL FLOORS, DESIGN OPENED IS REQUIRED  
 (f) RETAINING WALLS WITH HIGH QUALITY APPEARANCE  
 (g) LANDSCAPING WITHIN VIEW CORRIDORS SHALL BE MAINTAINED AT 3 FT MAX FROM SIDEWALK ELEVATION  
 (h) IF EXISTING ELEVATION IS MODIFIED, RETAIN ALL STORMWATER ON SITE

**NOTE:**  
 NEW CONSTRUCTION HERE WILL REQUIRE REVIEW AND APPROVAL OF THE DESIGN REVIEW BOARD. ONCE A DESIGN SET OF DRAWINGS IS READY TO SUBMIT AS PER A CHECK LIST TO BE PROVIDED AND AN APPLICATION IS COMPLETED ONLINE, THE PROCESS TAKES 3-4 MONTHS. IT MAY ALSO REQUIRE SOME LEVEL OF TRAFFIC STUDY.  
 THE FIRST STEP IN THE PROCESS IS TO FILE THE APPLICATION ONLINE ONCE THERE IS SOME DRAWINGS TO REVIEW. AFTER THIS THE AHJ WILL SCHEDULE A PRE-APPLICATION MEETING TO REVIEW THE PROJECT AND PROVIDE COMMENTS BEFORE A FORMAL SUBMITTAL.



**1 LOCATION MAP.**  
 N.T.S.



**2 AERIAL VIEW.**  
 N.T.S.

**PROJECT AND OWNER:**  
**DENBORA BAY II**  
 704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

**ARCHITECT:**  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
 954 812 6650  
 RICARDO@MUVEARCH.COM  
 AA#26003161



**DESIGNER:**



1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

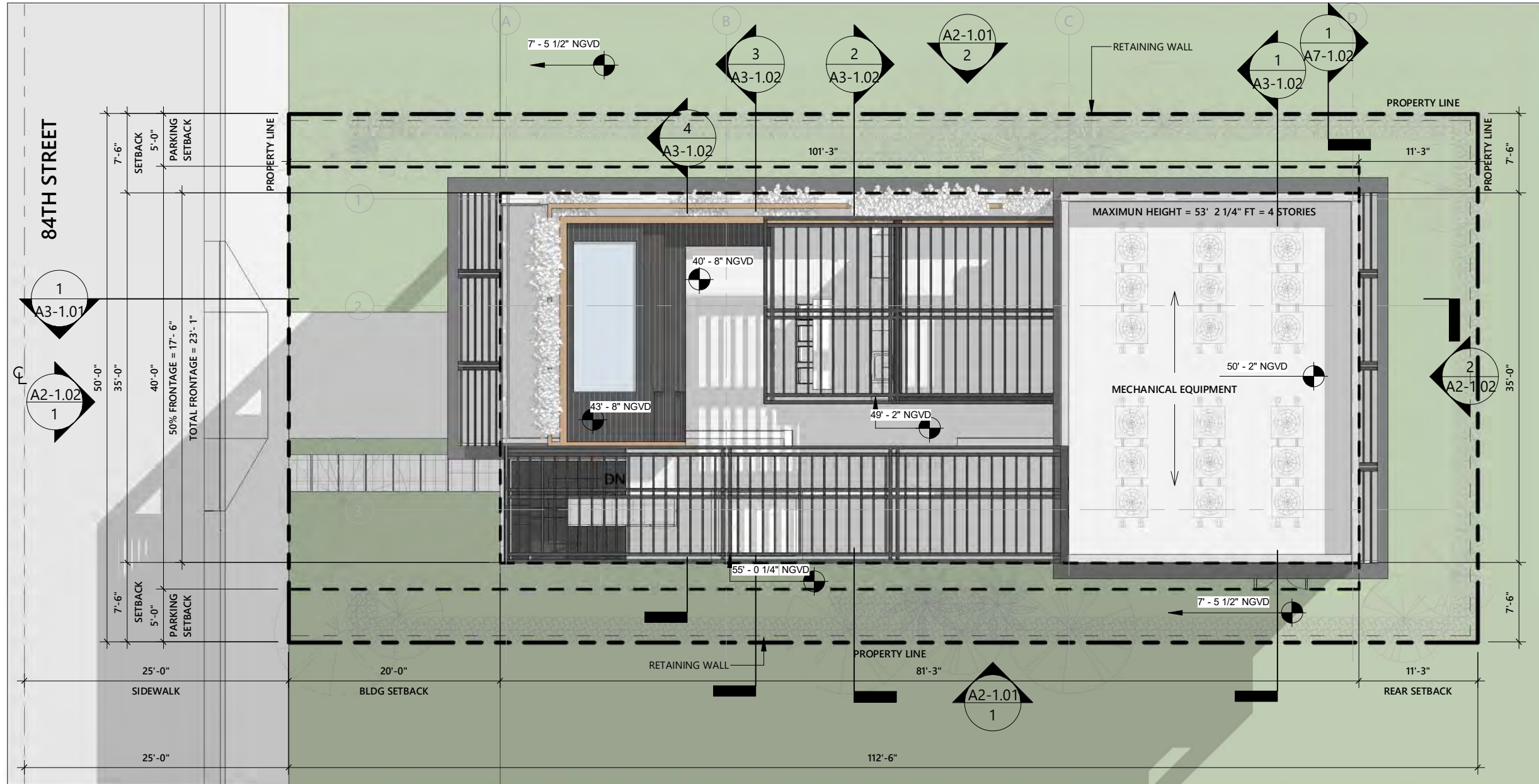
PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 07-18-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

**SEAL:**

**SIGNATURE:**  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841  
**SHEET TITLE:**  
**ZONING REQUIREMENTS & SCA LOCATION**  
 N.T.S.  
**SHEET NO:**

**G-2.1**  
 6/5/2024 9:26:51 AM



**PROJECT AND OWNER:**  
**DENBORA BAY II**

704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

**ARCHITECT:**  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
 954 812 6650  
 RICARDO@MUVEARCH.COM  
 AA#26003161



**DESIGNER:**



1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**SITE PLAN**

SCALE:

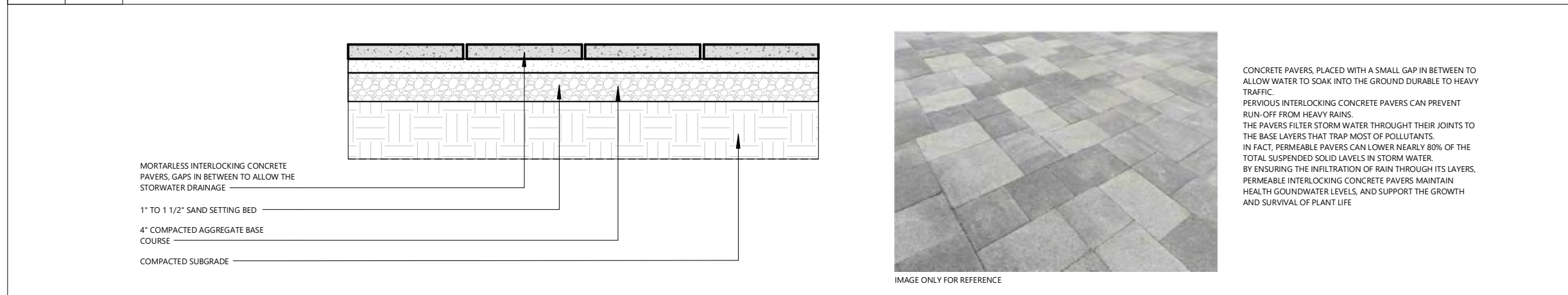
**As indicated**

SHEET NO:

**G-4**

5/3/2024 4:49:16 PM

**1 SITE PLAN**  
 3/32" = 1'-0"



**2 PAVERS DETAILS**  
 1/2" = 1'-0"

PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

ARCHITECT:  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
 954 812 6650  
 RICARDO@MUVEARCH.COM  
 AA#26003161



DESIGNER:



1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


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 CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND  
 MAY ONLY BE DUPLICATED WITH THEIR WRITTEN  
 CONSENT

SEAL:

SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**AREA DIAGRAMS**

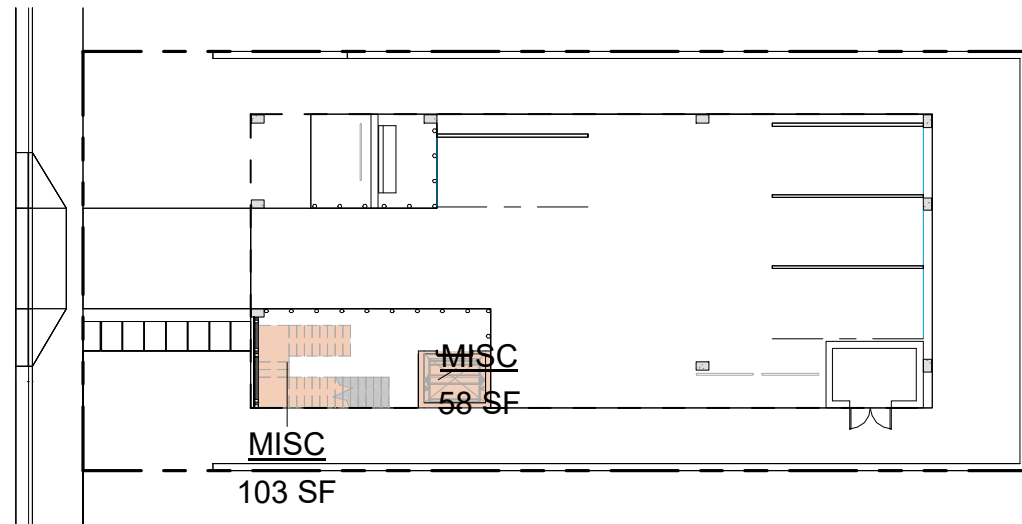
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**N.T.S.**

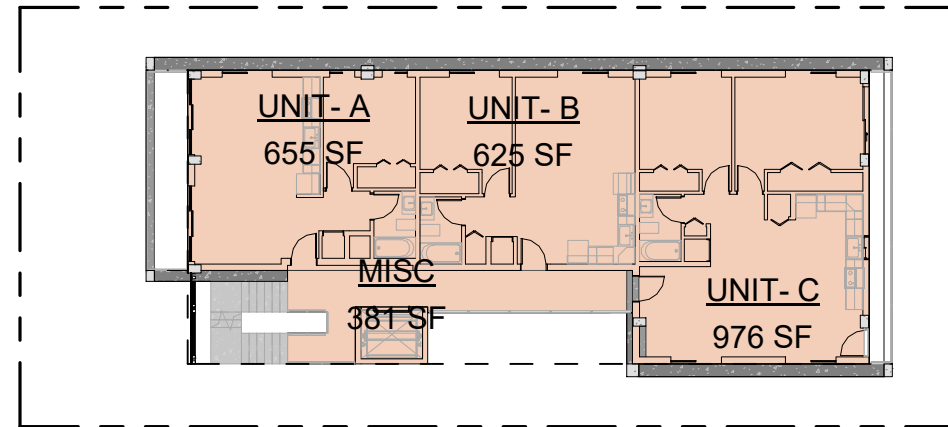
SHEET NO:

**G-5**

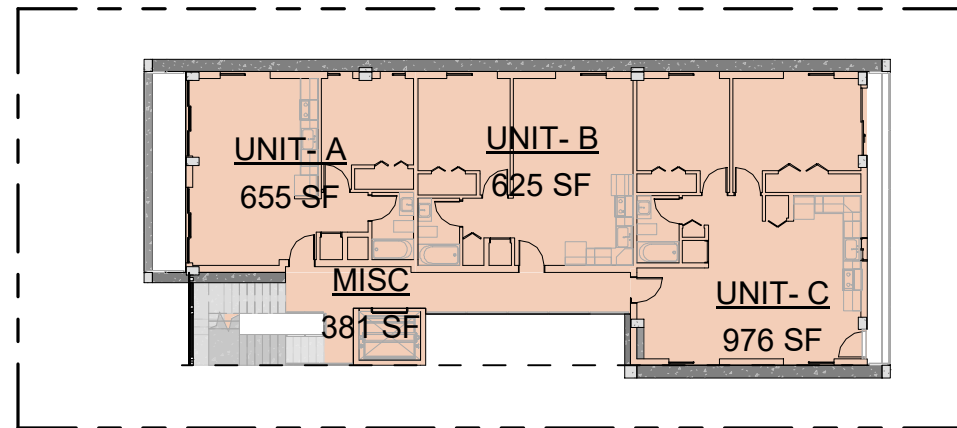
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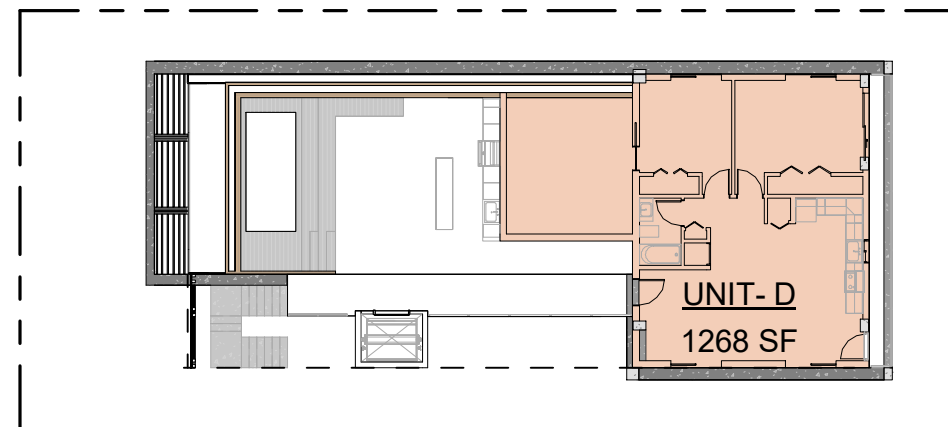
**1** LEVEL 1 0'-0"  
 3/64" = 1'-0"



**3** LEVEL 3  
 3/64" = 1'-0"

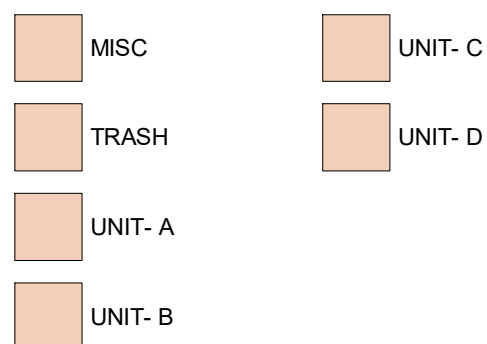


**2** LEVEL 2  
 3/64" = 1'-0"



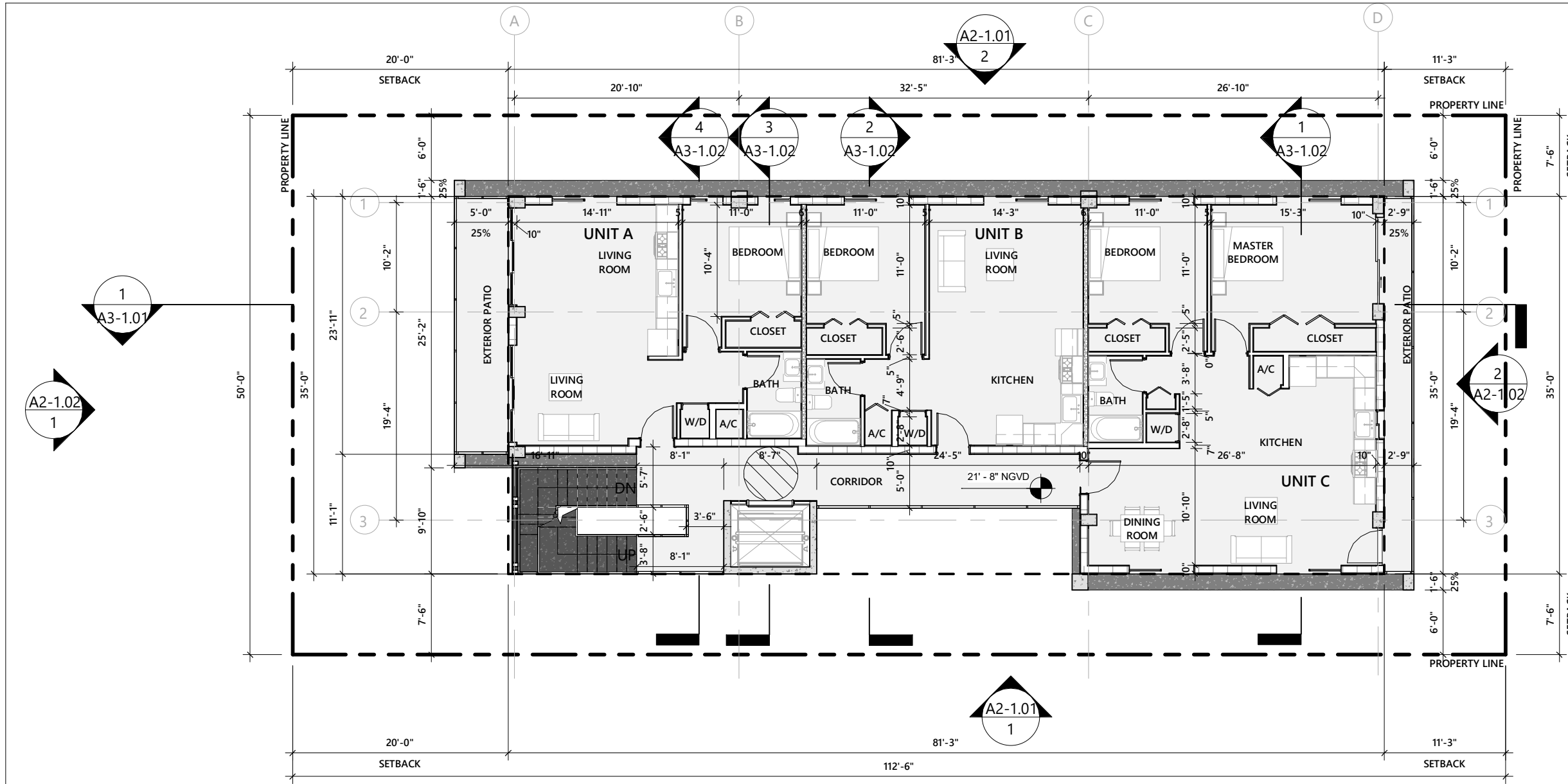
**4** LEVEL 4  
 3/64" = 1'-0"

**AREA LEGEND**



**F.A.R. AREA**

MISC	1252 SF	18%
UNIT- A	1310 SF	19%
UNIT- B	1249 SF	18%
UNIT- C	1951 SF	28%
UNIT- D	1268 SF	18%
<b>TOTAL SF:</b>	<b>7030 SF</b>	



**PROJECT AND OWNER:**  
**DENBORA BAY II**

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 704 MIAMI BEACH LLC  
 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

**ARCHITECT:**  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
 954 812 6650  
 RICARDO@MUVEARCH.COM  
 AA#26003161



**DESIGNER:**



1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

**2 FLOOR PLAN LEVEL 02**  
 3/32" = 1'-0"

GROUND LEVEL AREA: 2,655 S.F.

WALL LEGEND	
	<b>WALL TYPE 1</b> TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 2</b> EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 3</b> TYPICAL 4" INTERIOR PARTITION NON-RATED.
	<b>WALL TYPE 4</b> REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 5</b> UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES	
1.	BUILDING IS FULLY SPRINKLERED.
2.	SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
3.	ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.
4.	ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
5.	FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.
6.	SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7.	VERIFY LAYOUT OF ALL FIXTURES LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.
8.	FINAL SELECTION, LOCATION, AND DESIGN OF FINISHES, FIXTURES, AND EQUIPMENT WILL BE PROVIDED BY OWNER.
9.	REFER TO SHEET A5-1.01 FOR ENLARGED KITCHEN PLANS AND ELEVATIONS.
10.	REFER TO SHEET A5-2.01 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
11.	REFER TO SHEET A7-1.04 FOR WALL TYPE DETAILS.
12.	REFER TO SHEET A7-1.02 FOR DOOR SCHEDULE

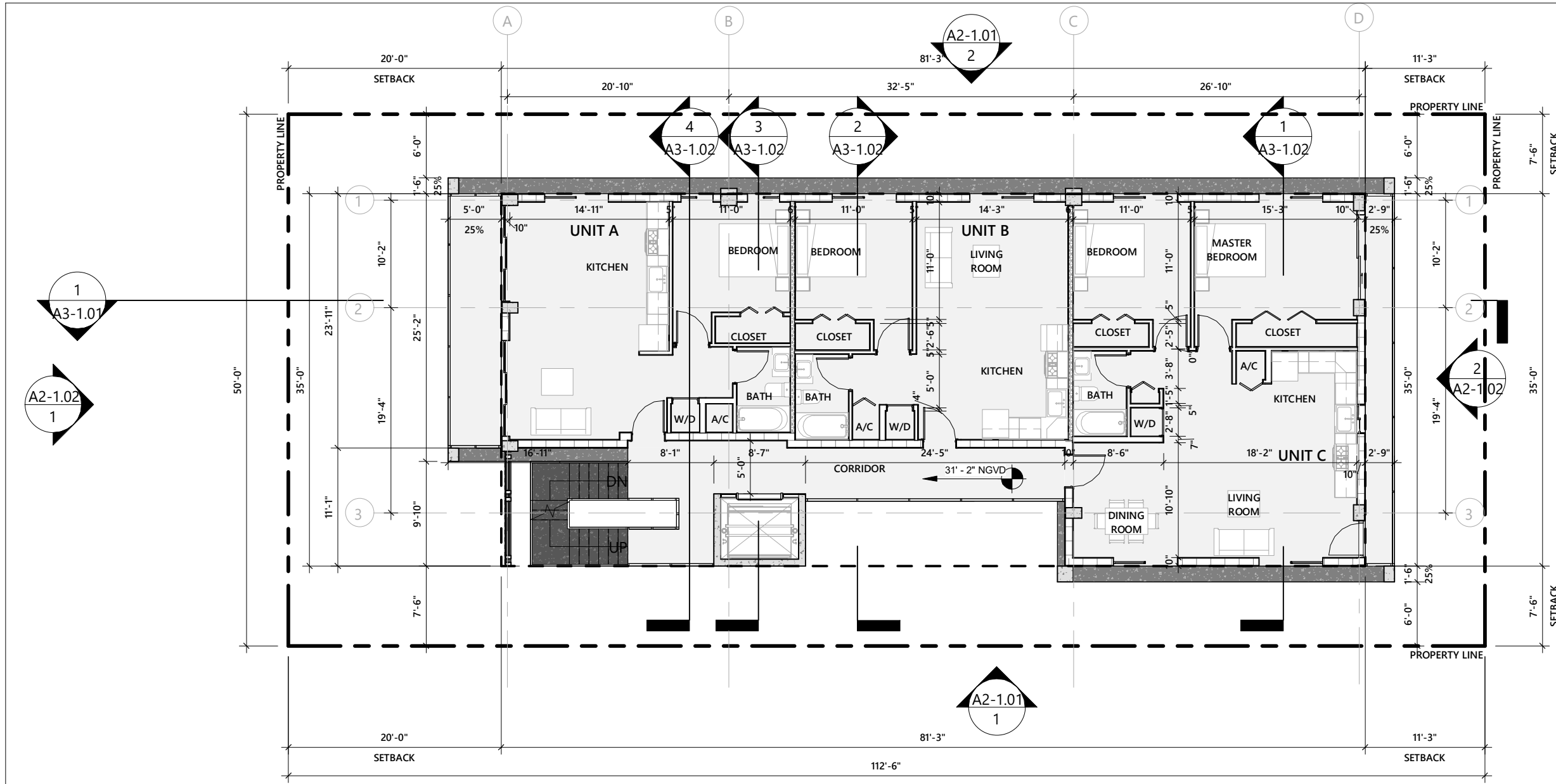
**SIGNATURE:**  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

**SHEET TITLE:**  
**FLOOR PLAN 2TH LEVEL**

**SCALE:**  
 As indicated

**SHEET NO:**  
**A1-1.02**

6/5/2024 9:26:59 AM



**PROJECT AND OWNER:**  
**DENBORA BAY II**  
 704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

**ARCHITECT:**  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
 954 812 6650  
 RICARDO@MUVEARCH.COM  
 AA#26003161

**DESIGNER:**



**RED OCTOPUS LLC**  
 INTEGRAL ARCHITECTURAL SERVICES

1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


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SEAL:

**SIGNATURE:**  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

**SHEET TITLE:**  
**FLOOR PLAN 3TH LEVEL**

**SCALE:**  
 As indicated

**SHEET NO.:**  
**A1-1.03**

6/5/2024 9:27:02 AM

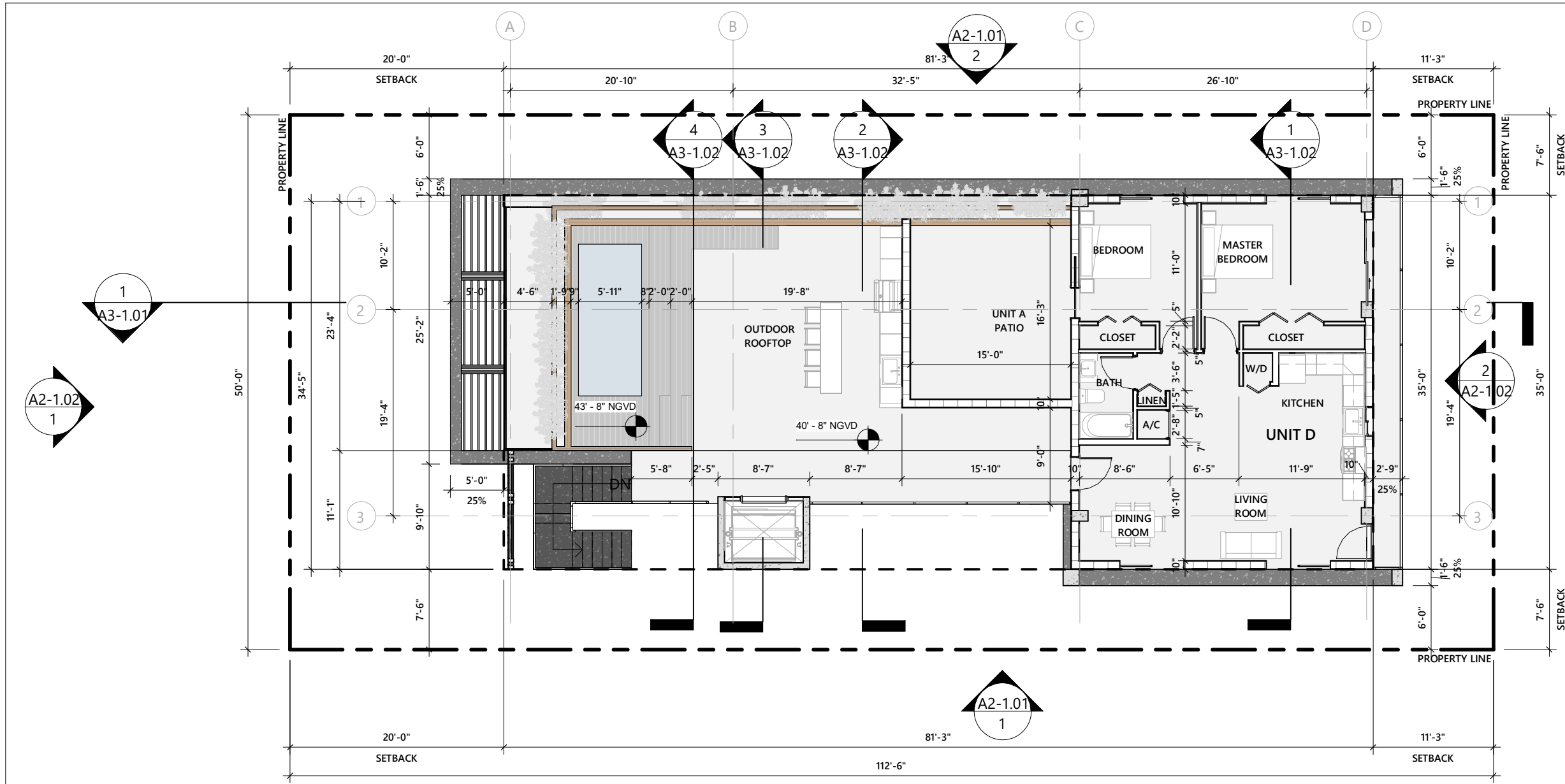
**1 FLOOR PLAN LEVEL 03**  
 3/32" = 1'-0"

GROUND LEVEL AREA: 2,655 S.F.

WALL LEGEND	
1	<p><b>WALL TYPE 1</b>            TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.</p>
2	<p><b>WALL TYPE 2</b>            EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.</p>
3	<p><b>WALL TYPE 3</b>            TYPICAL 4" INTERIOR PARTITION NON-RATED.</p>
4	<p><b>WALL TYPE 4</b>            REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.</p>
5	<p><b>WALL TYPE 5</b>            UNIT DEMISING PARTITION 1 HR FIRE RATED.</p>

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES	
1.	BUILDING IS FULLY SPRINKLERED.
2.	SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
3.	ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.
4.	ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
5.	FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.
6.	SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7.	VERIFY LAYOUT OF ALL FIXTURES LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.
8.	FINAL SELECTION, LOCATION, AND DESIGN OF FINISHES, FIXTURES, AND EQUIPMENT WILL BE PROVIDED BY OWNER.
9.	REFER TO SHEET A5-1.01 FOR ENLARGED KITCHEN PLANS AND ELEVATIONS.
10.	REFER TO SHEET A5-2.01 FOR ENLARGED BATHROOM PLANS AND ELEVATIONS.
11.	REFER TO SHEET A7-1.04 FOR WALL TYPE DETAILS.
12.	REFER TO SHEET A7-1.02 FOR DOOR SCHEDULE



**PROJECT AND OWNER:**  
**DENBORA BAY II**  
 704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

**ARCHITECT:**  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
 954 812 6650  
 RICARDO@MUVEARCH.COM  
 AA#26003161



**DESIGNER:**  
  
 1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**






PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

**1 FLOOR PLAN 4TH LEVEL**  
 3/32" = 1'-0"

GROUND LEVEL AREA: 2,499 S.F.

WALL LEGEND	
	<b>WALL TYPE 1</b> TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 2</b> EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 3</b> TYPICAL 4" INTERIOR PARTITION NON-RATED.
	<b>WALL TYPE 4</b> REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 5</b> UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

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2.	SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
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11.	REFER TO SHEET A7-1.04 FOR WALL TYPE DETAILS.
12.	REFER TO SHEET A7-1.02 FOR DOOR SCHEDULE

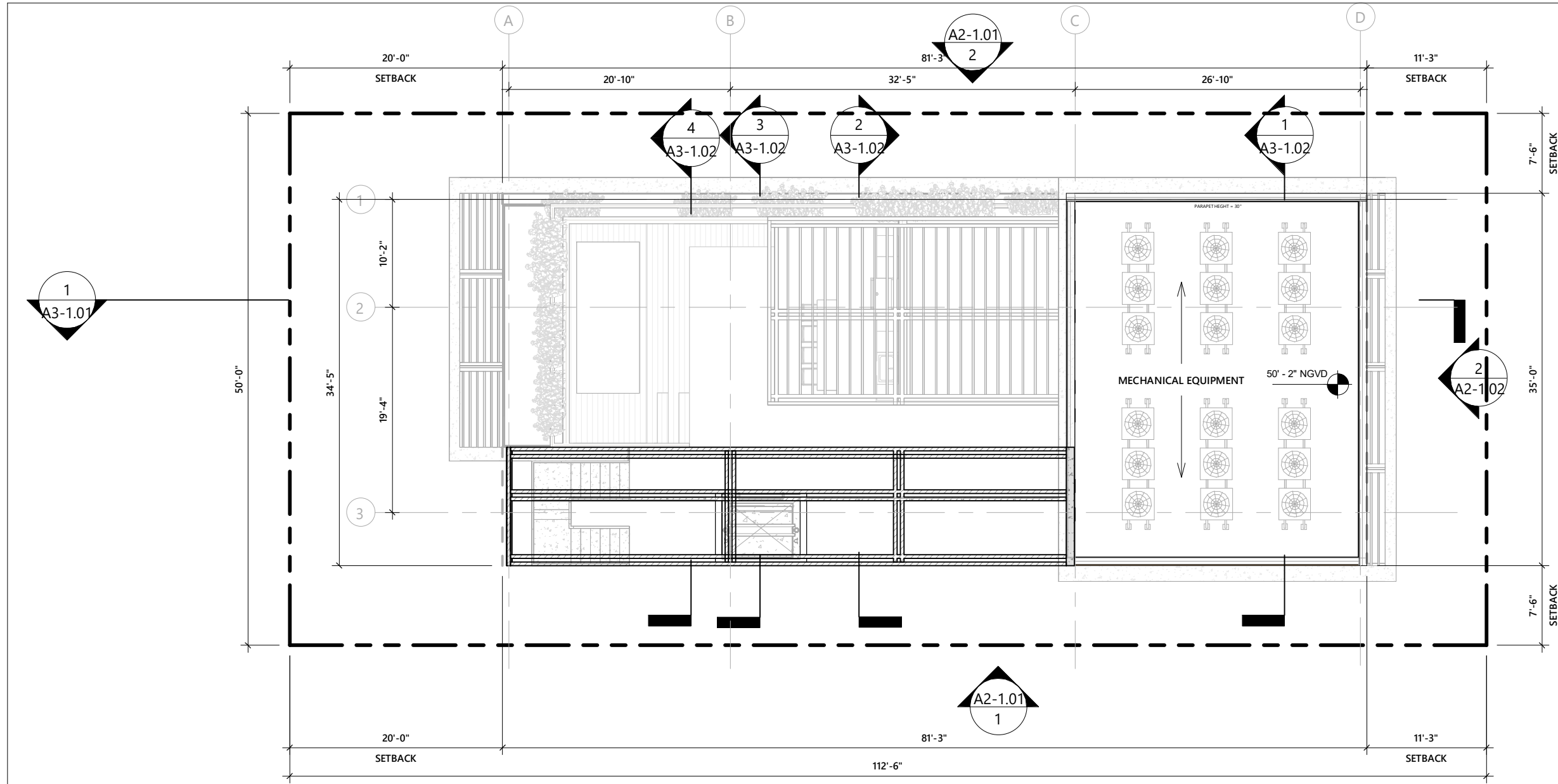
**SIGNATURE:**  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

**SHEET TITLE:**  
**FLOOR PLAN 4TH LEVEL**

**SCALE:**  
 As indicated

**SHEET NO:**  
**A1-1.04**

6/5/2024 9:29:52 AM



**PROJECT AND OWNER:**  
**DENBORA BAY II**  
 704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

**ARCHITECT:**  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
 954 812 6650  
 RICARDO@MUVEARCH.COM  
 AA#26003161



**DESIGNER:**

**RED OCTOPUS, LLC**  
 INTEGRAL ARCHITECTURAL SERVICES

1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


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SEAL:

**SIGNATURE:**  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

**SHEET TITLE:**  
**TOP OF ROOF PLAN**

**SCALE:**  
 As indicated

**SHEET NO.:**  
**A1-1.05**

6/5/2024 9:29:59 AM

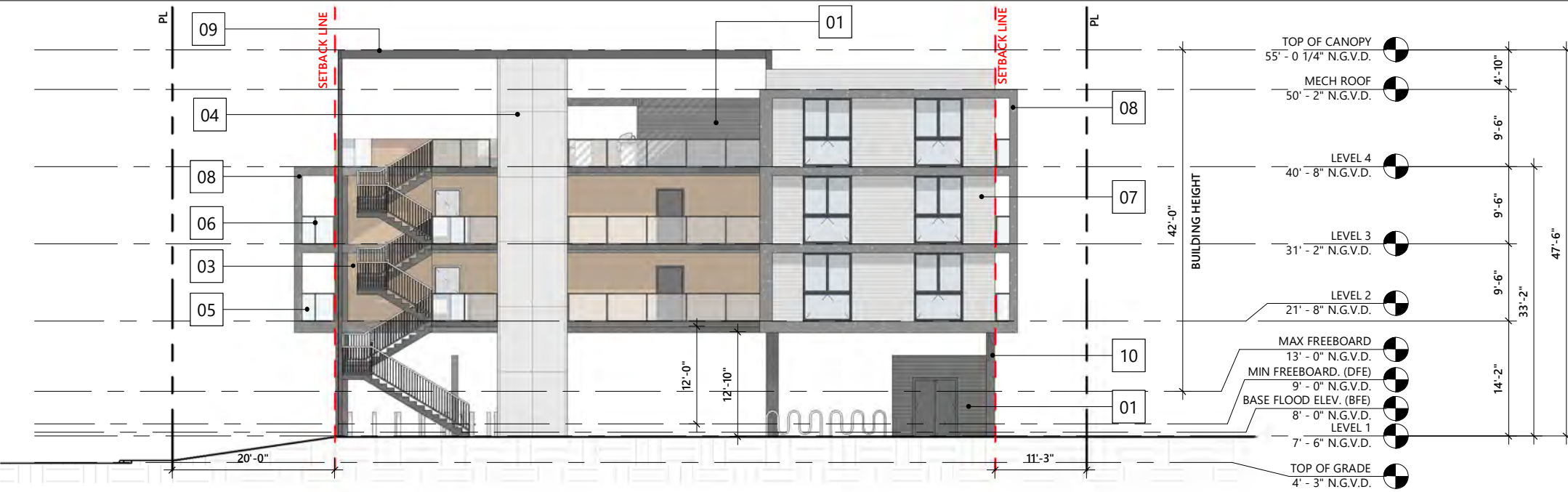
**1** **ROOF LEVEL**  
 3/32" = 1'-0"

GROUND LEVEL AREA: 988 S.F.

WALL LEGEND	
	<b>WALL TYPE 1</b> TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 2</b> EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 3</b> TYPICAL 4" INTERIOR PARTITION NON-RATED.
	<b>WALL TYPE 4</b> REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
	<b>WALL TYPE 5</b> UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES	
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2.	SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
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4.	ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
5.	FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.
6.	SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7.	VERIFY LAYOUT OF ALL FIXTURES LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.
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11.	REFER TO SHEET A7-1.04 FOR WALL TYPE DETAILS.
12.	REFER TO SHEET A7-1.02 FOR DOOR SCHEDULE


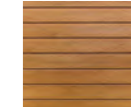



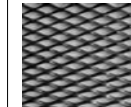



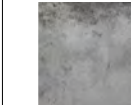
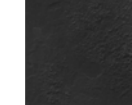


**1 NORTH ELEVATION**  
1/16" = 1'-0"





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

**MATERIAL LEGEND**

	<b>1</b> COMPOSITE CLADDING PANEL OR SIMILAR		<b>3</b> ALUMINUM CLADDING WITH WOOD TEXTURE OR SIMILAR		<b>5</b> LAMINATED GLASS		<b>7</b> BOARD FORMED CONCRETE		<b>9</b> GRAY ALUMINUM		<b>11</b> EXPANDED ALUMINUM
	<b>2</b> GRAY PAVERS		<b>4</b> EXPOSED CONCRETE		<b>6</b> ALUMINUM FRAMING		<b>8</b> CAST IN PLACE CONCRETE		<b>10</b> DARK GRAY STUCCO		

**PROJECT AND OWNER:**  
**DENBORA BAY II**  
 704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

**ARCHITECT:**  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
 954 812 6650  
 RICARDO@MUVEARCH.COM  
 AA#26003161

**DESIGNER:**  
  
  
 1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**NORTH & SOUTH ELEV.**

SCALE:  
**As indicated**

SHEET NO:  
**A2-1.01**

6/5/2024 9:30:05 AM

PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
MIAMI BEACH | FL | 33141  
704 MIAMI BEACH LLC  
3179 HOLYLAKE RD.  
LAKE WORTH | FL | 33467

ARCHITECT:  
2030 HABERSHAM TRCE | CUMMING | GA 30041  
954 812 6650  
RICARDO@MUVEARCH.COM  
AA#26003161

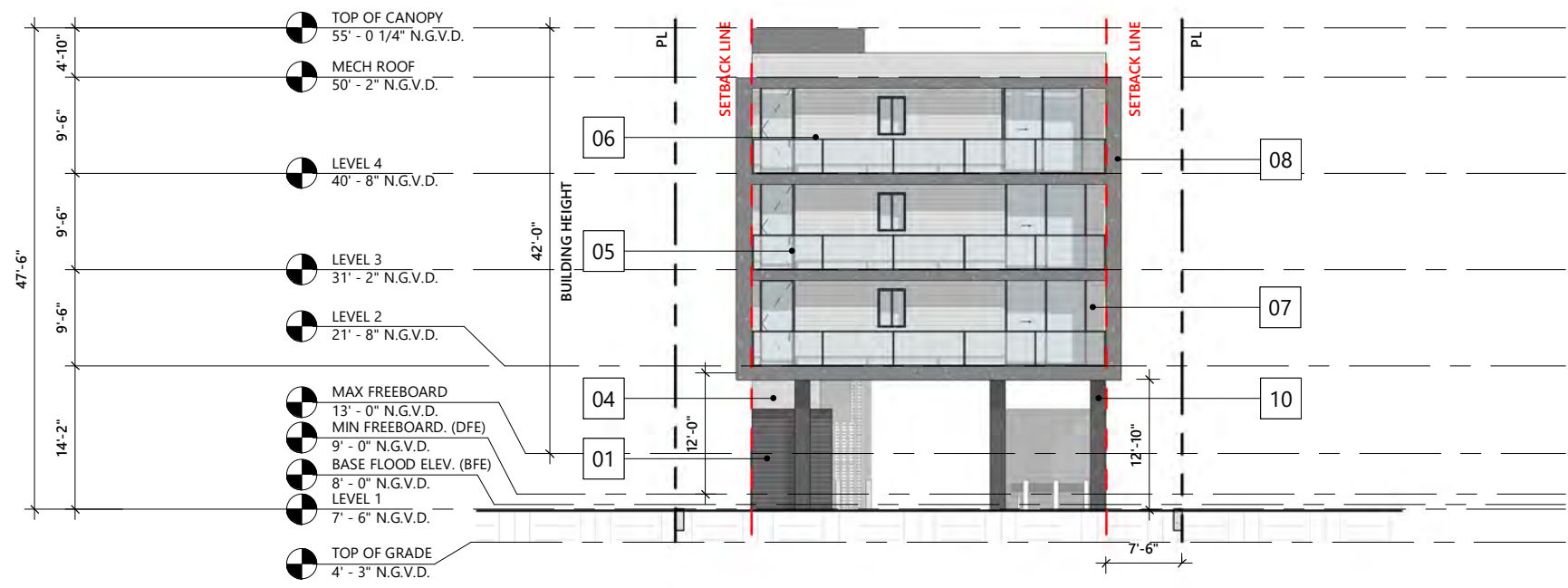


DESIGNER:  
**REDOCTOPUS.LLC**  
INTEGRAL ARCHITECTURAL SERVICES

1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM



**1 WEST ELEVATION**  
1/16" = 1'-0"



**2 EAST ELEVATION**  
1/16" = 1'-0"

**MATERIAL LEGEND**

	<b>1</b> COMPOSITE CLADDING PANEL OR SIMILAR		<b>3</b> ALUMINUM CLADDING WITH WOOD TEXTURE OR SIMILAR		<b>5</b> LAMINATED GLASS		<b>7</b> BOARD FORMED CONCRETE		<b>9</b> GRAY ALUMINUM		<b>11</b> EXPANDED ALUMINUM
	<b>2</b> GRAY PAVERS		<b>4</b> EXPOSED CONCRETE		<b>6</b> ALUMINUM FRAMING		<b>8</b> CAST IN PLACE CONCRETE		<b>10</b> DARK GRAY STUCCO		

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
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DRAWN BY: BK APPROVED BY: YM


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SEAL:

SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**EAST & WEST ELEVATION**

SCALE:  
**As indicated**

SHEET NO:  
**A2-1.02**

6/5/2024 9:30:11 AM

PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
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 LAKE WORTH | FL | 33467

ARCHITECT:

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 954 812 6650  
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 AA#26003161



DESIGNER:



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**FINAL SUBMITTAL**

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 CONSENT

SEAL:

SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**LONGITUDINAL SECTION**

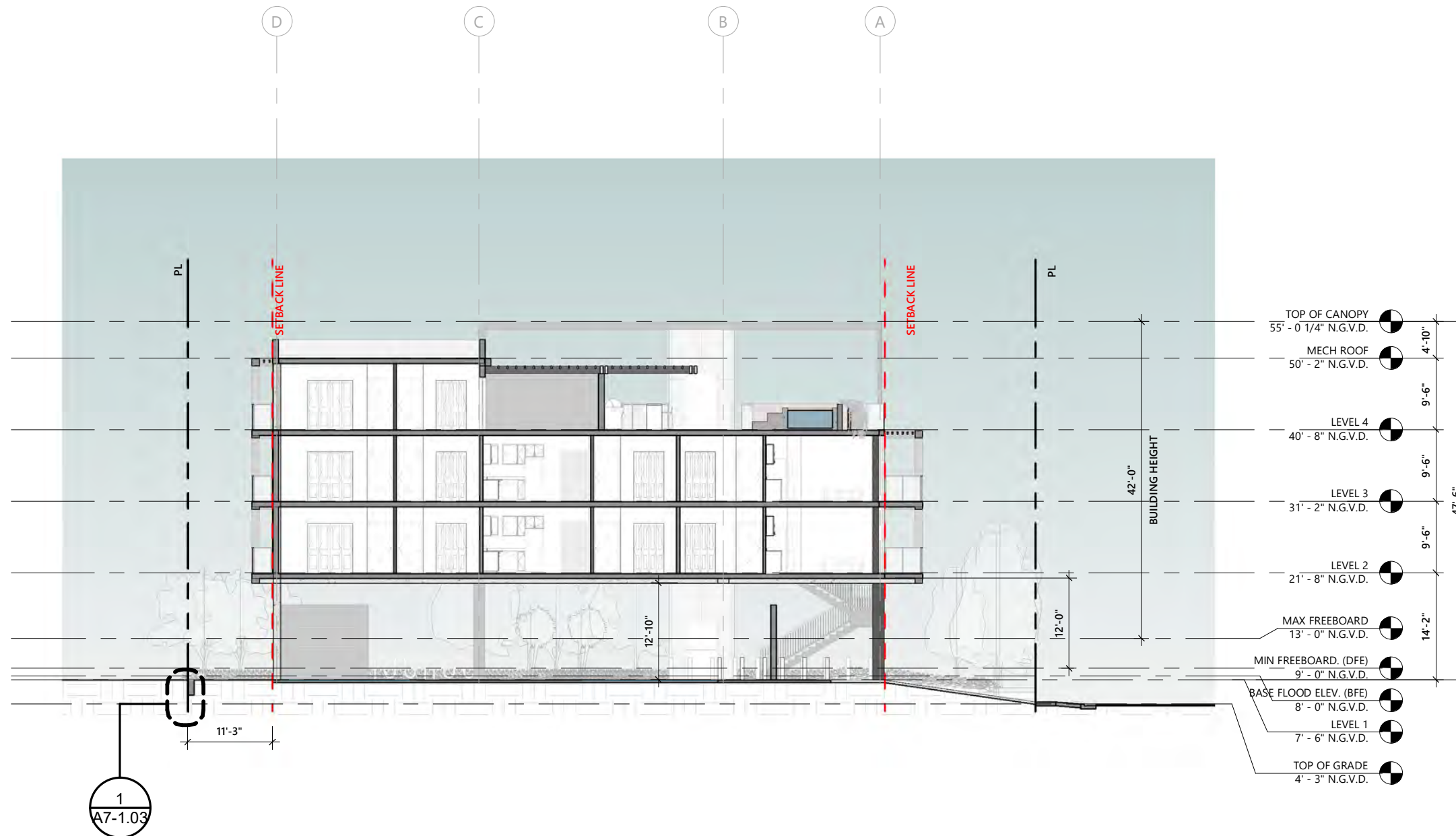
SCALE:

**1/16" = 1'-0"**

SHEET NO:

**A3-1.01**

6/5/2024 9:30:14 AM



**1 LONGITUDINAL SECTION**  
 1/16" = 1'-0"

PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
MIAMI BEACH | FL | 33141  
704 MIAMI BEACH LLC  
3179 HOLYLAKE RD.  
LAKE WORTH | FL | 33467

ARCHITECT:

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954 812 6650  
RICARDO@MUVEARCH.COM  
AA#26003161



DESIGNER:



1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
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**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
SHEET ISSUE DATE: 03-31-2023  
PROJECT NO.: 2301  
DRAWN BY: BK APPROVED BY: YM


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MAY ONLY BE DUPLICATED WITH THEIR WRITTEN  
CONSENT

SEAL:

SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**CROSS SECTION**

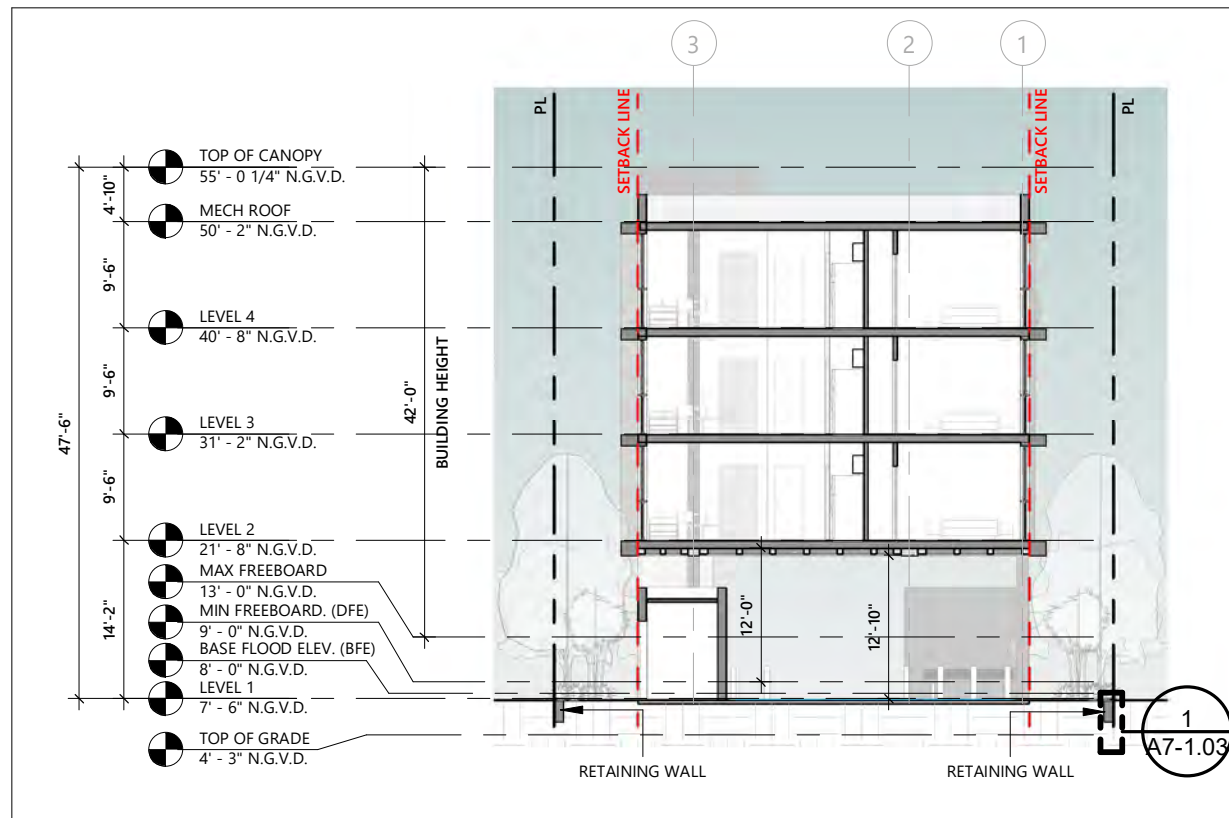
SCALE:

**1/16" = 1'-0"**

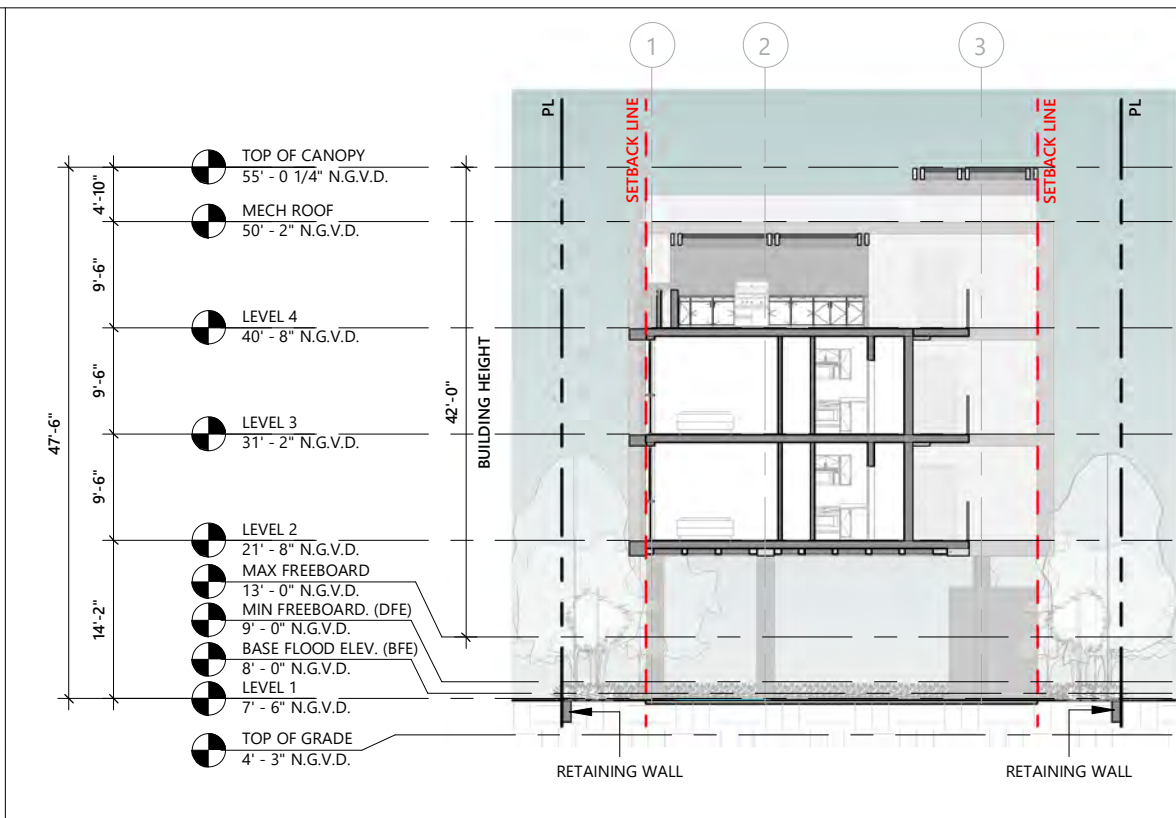
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**A3-1.02**

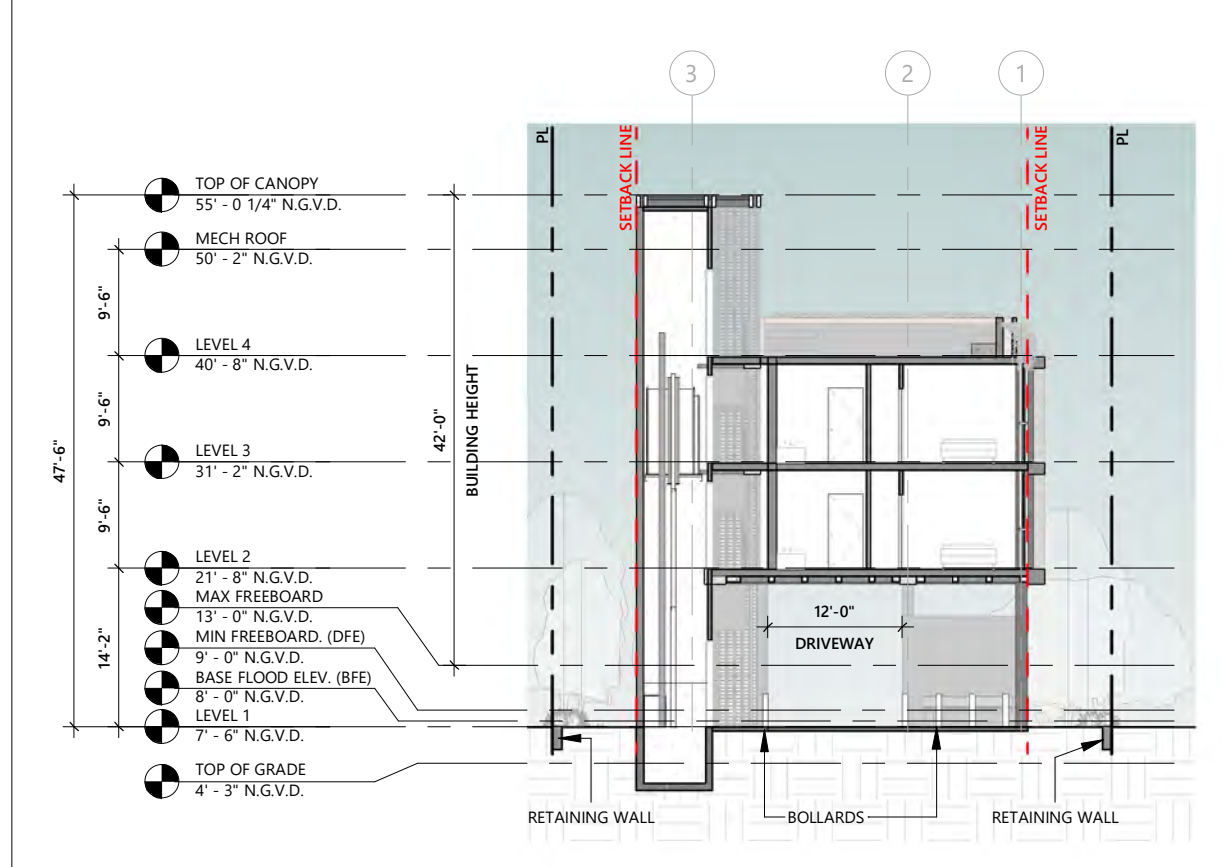
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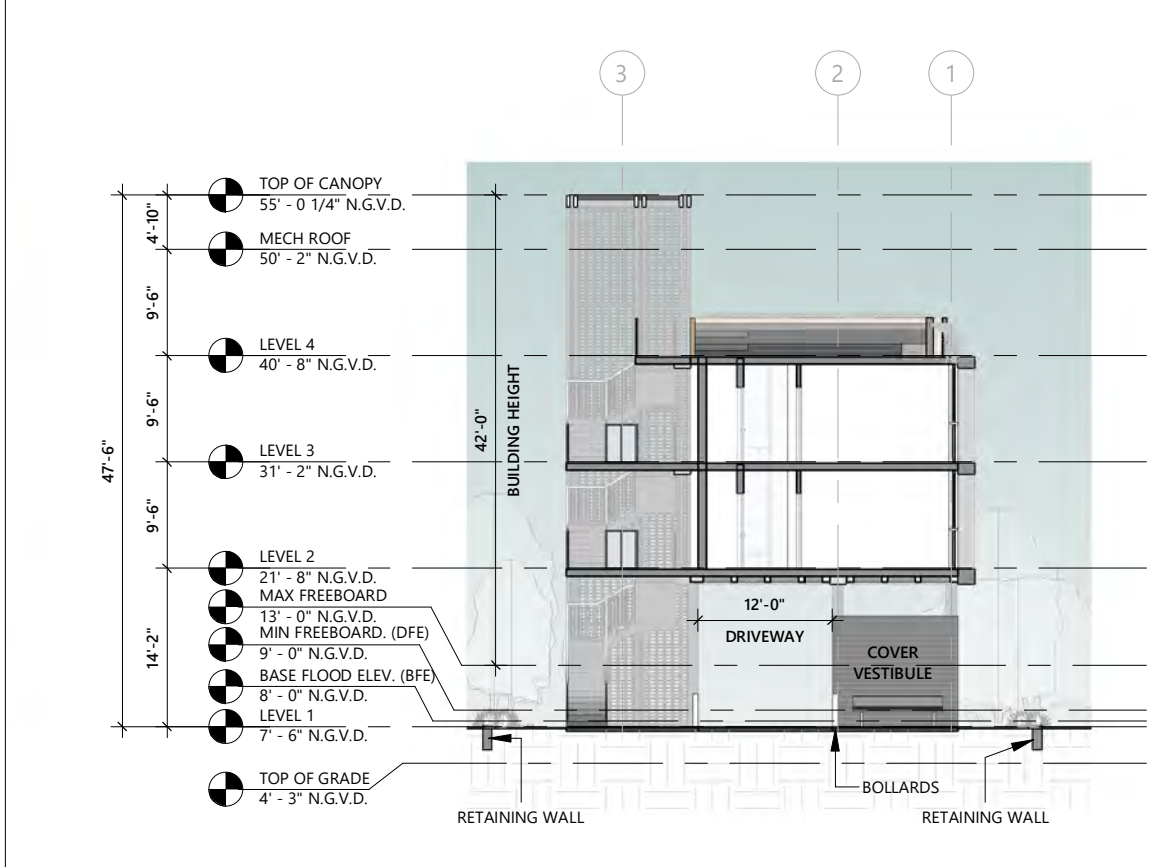
**1 CROSS SECTION 1**  
1/16" = 1'-0"



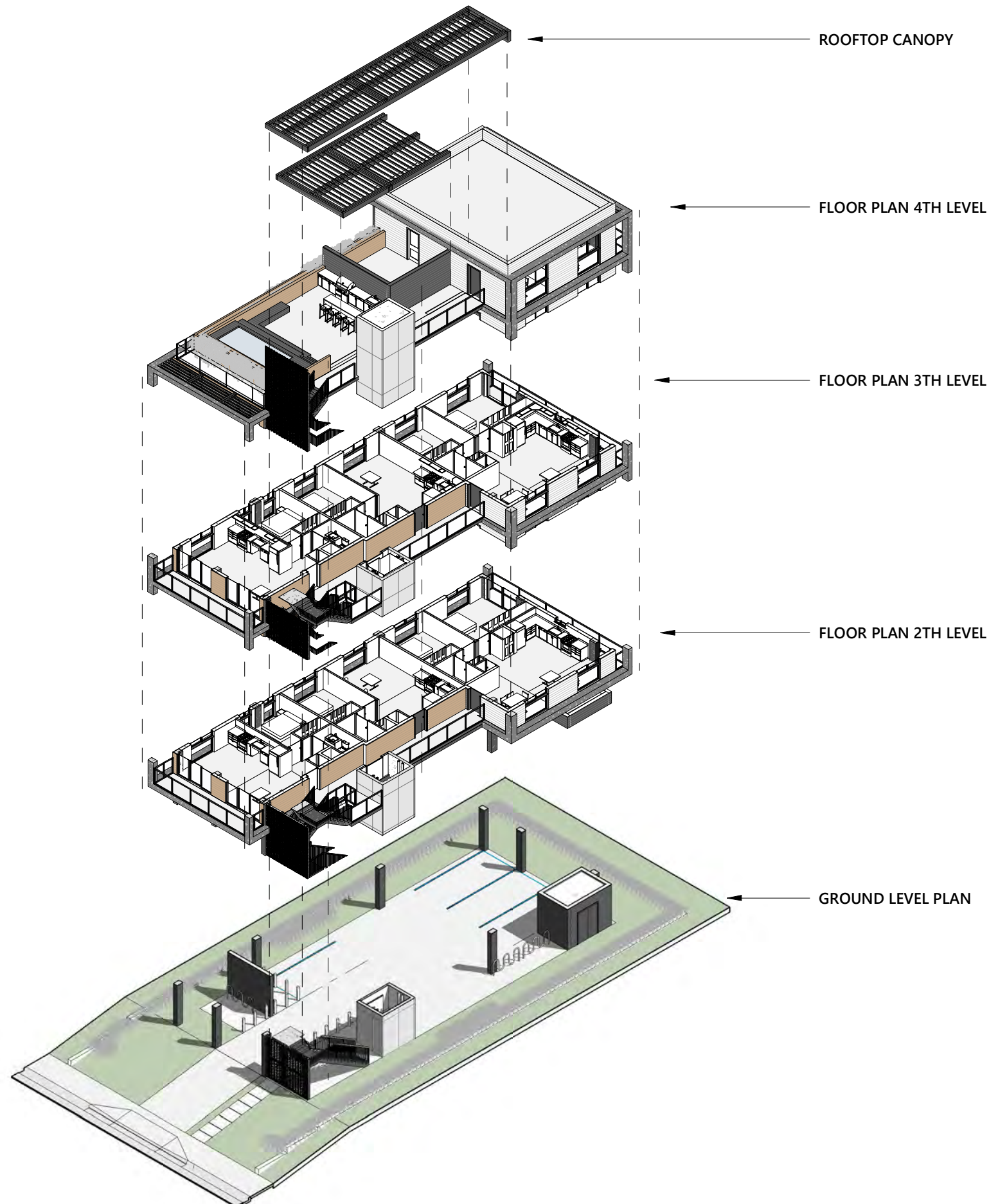
**2 CROSS SECTION 2**  
1/16" = 1'-0"



**3 CROSS SECTION 3**  
1/16" = 1'-0"



**4 CROSS SECTION 4**  
1/16" = 1'-0"



PROJECT AND OWNER:  
**DENBORA BAY II**

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 3179 HOLYLAKE RD.  
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ARCHITECT:  
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 AA#26003161



DESIGNER:



1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
 PROJECT NO.: 2301  
 DRAWN BY: BK APPROVED BY: YM


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 CONSENT

SEAL:

SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**EXPLOTED AXONOMETRIC**

SCALE:

SHEET NO:  
**A3-2.01**

6/5/2024 9:30:56 AM





DENBORA BAY II

704 84TH ST  
MIAMI BEACH | FL | 33141

DRAWING

GROUND LEVEL VIEW

SHEET NO.

P-1.03

DATE

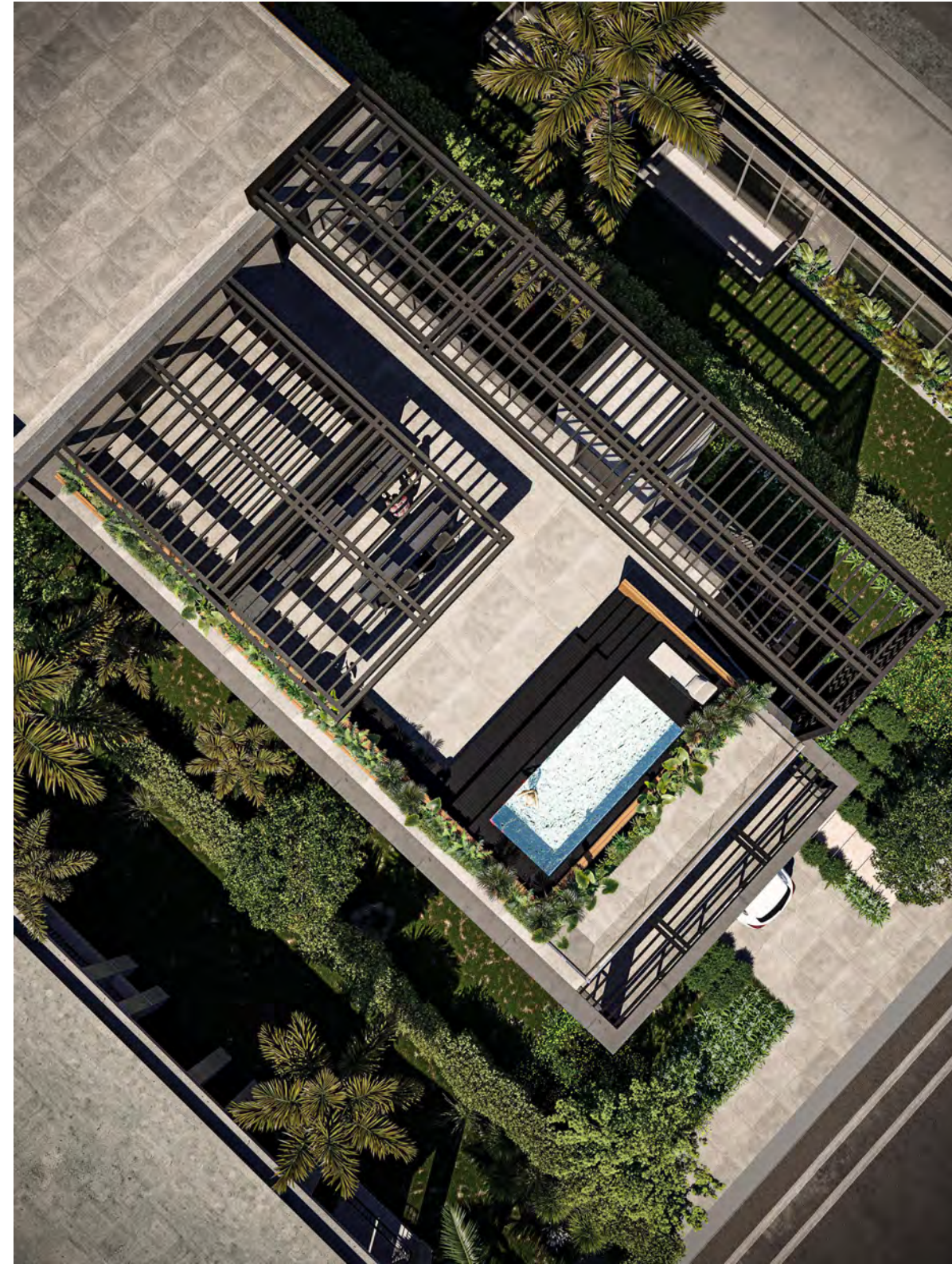
07-02-2024

OWNER

704 MIAMI BEACH LLC

1535 NORTH PARK DRIVE  
#102 | WESTON | FL 33326  
954 533 4492  
REDOCTOPUSLLC.COM





DENBORA BAY II

704 84TH ST  
MIAMI BEACH | FL | 33141

DRAWING

ROOFTOP VIEW

SHEET NO.

P-1.04

DATE

07-02-2024

OWNER

704 MIAMI BEACH LLC

1535 NORTH PARK DRIVE  
#102 | WESTON | FL 33326  
954 533 4492  
REDOCTOPUSLLC.COM

