

DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141



DRB FINE NUMBER: DRB23 -0961

SCOPE OF WORK:
MULTI - FAMILY

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PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC
3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
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DESIGNER:



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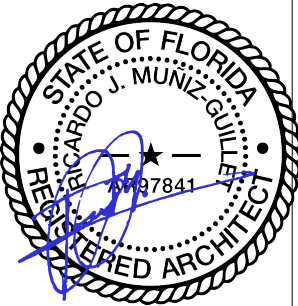
FINAL SUBMITAL

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SHEET ISSUE DATE: 03-31-2023
PROJECT NO.: 2312
DRAWN BY: BK APPROVED BY: YM

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CONSENT

SEAL:

Ricardo J
Muniz-Guillet
2024.05.04
19:03:14-04'00'



SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

COVER SHEET

SCALE:

N.T.S.

SHEET NO:

G-0

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ABBREVIATIONS									
&	AND	FA	FIRE ALARM	M	MIRROR	SHO	SHOWER		
@	ANCHOR BOLT	FAB	FABRICATED	MACH	MACHINE	SHT	SHEET		
ABV	ABOVE	FBO	FURNISHED BY OTHERS	MAT.	MATERIALS	SIM	SIMILAR		
A/C	AIR CONDITIONING	FD	FLOOR DRAIN	MAX	MAXIMUM	S.M.S.	STRUCTURAL METAL STUD		
ACC	ACCESS	FE	FIRE EXTINGUISHER	M.B.H.	MOP AND BROOM HOLDER	S.H.	SPRINKLER HEAD		
AD	AREA DRAIN	FEC	FIRE EXTINGUISHER CABINET	MEM	MEMBER	SYM	SYMMETRICAL		
ADD	ADDENDUM	F.E.L.	FIRE EXTINGUISHER LOCKER	M.E.H.(A)	MATERIALS	SPK	SPEAKER		
ACL	ACCESS FLOOR	FEM	FEMALE	MED	MEDIUM	SNR	SANITARY NAPKIN		
ACT	ACCOUSTICAL TILE	FFL	FINISH FLOOR LINE	MFR	MANUFACTURER(S)	SND	SANITARY NAPKIN DISPENSER		
ADH	ADHESIVE	FH	FIRE HYDRANT	MFD	METAL FLOOR DECKING	SNT	SEALANT		
ADJ	ADJACENT	PHC	FIRE HOSE CABINET	MHN	MINIMUM	SUSP	SUSPENDED		
ADJT	ADJUSTABLE	PHS	FINISHED	MISC	MISCELLANEOUS	SPC	SPACE		
AF	ABOVE FINISH FLOOR	FLJ	FLUSH JOINT	MMB	MEMBRANE	SPEC	SPECIFICATION(S)		
AGG	AGGREGATE	FLAM	FLAMMABLE	MO	MASONRY OPENING	SQ	SQUARE		
ALT	ALTERNATE	FLASH	FLASHING	M.H.	MANHOLE	SSK	SERVICE SINK		
ALUM	ALUMINUM	FLR	FLOORING	MOD	MODULAR MODULE	SS	STAINLESS STEEL		
ANC	ANCHOR ANCHORAGE	FLX	FLEXIBLE	MOV	MOVABLE	STA	STATION		
ANOD	ANODIZED	FLCO	FLOOR CLEANOUT	MRB	MARBLE	STD	STANDARD		
AP	ACCESS PANEL	FLUR	FLOURESCENT	MRO	METAL ROOF DECKING	STG	STORAGE SEATING		
APPROX	APPROXIMATELY	FRM	FRAMED MIRROR	MTD	MOUNTED	STR	STEEL		
ARCH	ARCHITECTURAL	FND	FOUNDATION	MTHR	METAL THRESHOLD	SUR	SURFACE		
ASC	ABOVE SUSPENDED CEILING	FOC	FACE OF CONIC	MTFR	METAL FURRING	SUSP	SUSPENDED		
ASPH	ASPHALTIC	F.O.M.	FACE OF MASONRY	MTL	METAL	SWH	SWITCH ROOM		
AUTO	AUTOMATIC	F.O.S.	FACE OF STUDS	MULL	MULLION	SVS	SYSTEM		
AVG	AVERAGE	FRM	FRAME (ING)	MWK	MILLWORK	SW	SWITCH		
<	ANGLE	FRA	FRESH AIR	MAS	MASONARY	S.W.	SQUARE FOOT (FEET)		
ACOUS	ACCOUSTICAL	FRG	FORGED	MIR	MIRROR	S.Y.	SQUARE YARD		
		PS	FULL SIZE						
B	BASE	FT	FOOT, FEET						
BRG	BEARING	FTG	FOOTING	N	NORTH	T	TREAD		
BPL	BEARING PLATE	FUR	FURRED(ING)	N.A.V.D.	NORTH AMERICAN VERTICAL DATUM	T.B.	TOWEL BAR		
BJT	BED JOINT	FUT	FUTURE	N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM	TEL	TELEPHONE		
BEL	BELOW					TEMP	TEMPERED		
BET	BETWEEN			NIC	NOT IN CONTRACT	THR	THICKNESS		
BVL	BEVELED			NL	NONLAIBLE	THK	THRESHOLD		
BIT	BITUMINOUS	GA	GAGE, GAUGE	NLR	NO LONGER REQUIRED	TOIL	TOILET		
BD	BOARD	GALV.	GALVANIZED	NO#	NUMBER	T.O.B.	TOP OF BEAM		
BS	BOTH SIDES	GB	GYPSUM BOARD, GRAB BAR	NOM	NOMINAL	T.O.F.	TOP OF FOOTING		
BW	BOTH WAYS	GC	GENERAL CONTRACTOR	NOMT	NONMETALLIC	T.O.P.	TOP OF PARAPET		
BLK	BLOCK	GCNU	GLAZED CONC. MASONRY UNIT	NR	NOISE REDUCTION	T.O.R.	TOP OF ROOF		
BLKG	BLOCKING	GD	GRADE, GRADING	NRC	NOISE REDUCTION COEFFICIENT	T.O.S.	TOP OF SLAB		
BM	BEAM	GF	GROUND FACE	NTS	NOT TO SCALE	T.O.W.	TOP OF WALL		
B.M.	BENCH MARK	GI	GALVANIZED IRON	N.T.S.	NOT TO SCALE	T.P.D.	TOILET PART DISPENSER		
B.O.F.	BOTTOM OF FOOTING	GKT	GAS(ET)ED			TPTN	TOILET PARTITION		
BOT	BOTTOM	GL	GLASS, GLAZING			TRAF	TRANSFORMER VAULT, TELEVISION		
BRK	BRICK	GLZ	GLASS, GLAZING			TYP	TYPICAL		
BRZ	BRONZE	GP	GALVANIZED PIPE	OA	OVERALL	T.O.P.	TOP OF CONCRETE		
BUDG	BUILDING	G.L.B.	GLASS BLOCK	O.C.	ON CENTER	T.O.D.	TOP OF DECK		
BUR	BUILT UP ROOFING	G.L.G.	GLASS GLASS PPE	OBSC	OBSCURE	T.O.P.	TOP OF PARAPET		
BBD	BULLETIN BOARD	GN	GENERAL NOTES	OD	OUTSIDE DIAMETER	T.O.P.	TERRAZZO		
B.O.	BY OTHER	GNL	GYPSUM LATH	OFF	OFFICE				
BRKT	BRACKET	GPT	GYPSUM TILE	OH	OVERHEAD				
		GP.L	GYPSUM PLASTER	OHMS	OVERHEAD MACHINE SCREW	UC	UNDERCUT		
CL	CENTER LINE	GP.L	GYPSUM PLASTER	OHWS	OVERHEAD WOOD SCREW	UL	UNDERWRITERS LABORATORY		
CAB	CABINET	GALV	GALVANIZED	OP	OPEN W/ JOIST	UNF	UNFINISHED		
CB	CATCH BASIN	GRN	GRANITE	OP	OPENING	UR	URINAL		
CEM	CEMENT	GSS	GALVANIZED STEEL SHEET	OPNG	OPENING	UO	UNLESS OTHERWISE NOTED		
CR	CERAMIC	GST	GLAZED STRUCTURAL TILE	OPH	OPPOSITE HAND	UVD	UPPER VEHICULAR DRIVE		
C.F.	COUNTER FLASHING	GROUT	GROUT	OPS	OPPOSITE SURFACE				
CG	CORNER GUARD	GVL	GRAVEL						
CHAM	CHAMFER			PAR	PARALLEL	VB	VINYL BASE		
CHT	CEILING HEIGHT			P.B.	PEGBOARD	V.C.T.	VINYL COMPOSITION TILE		
C.I.	CAST IRON			PB	PANIC BAR	VERT	VERTICAL		
C.I.P.	CAST-IN-PLACE CIRCUMFERENCE	HB	HOSE BIBB	PBD	PARTICLE BOARD	VEST	VESTIBULE		
CR	CIRCLE	HC	HOLLOW CORE	PCC	PRECAST CONCRETE	VF	VERIFY IN FIELD		
CJT	CONTROL JOINT	HCPO	HANDICAPPED	PCG	POUNDS PER CUBIC FT.	VIN	VINYL		
CK	CAULK OR CAULK (ING)	HDR	HEADER	PE	PEDESTAL	V.W.C.	VINYL WALLCOVERING		
CLG	CEILING	HDW	HARDWARE	PER	PERFORATE				
CLG.CEILING	CLOSET	HES	HIGH EARLY-STRENGTH CEMENT	PERI	PERIMETER				
CLS	CLEAR (ANCE)	HE	HANDLE	PE	PORCELAIN ENAMEL	W	WIDTH		
CLS CLOSURE	CONCRETE MASONRY UNIT	HJ	HEAD JOINT	PF	PREFABRICATED	W	WITH		
CLS CONC RETE MASONRY UNIT		HT	HOLE	PL	PLATE	W	WEST, WIDTH, WIDE		
COL	COLUMN	HC	HOOK (S)	PLN	PREFINISHED	WC	WATER, WATER, WIDE		
COMP	COMPONENT	HK	HOLLOW METAL	PG	PLATE GLASS	WD	WOOD		
CONC	CONCRETE	HOZB.	HORIZONTAL	PK	PARKING	WDW	WINDOW DIMENSION		
CONF	CONFERENCE	H.P.	HIGH POINT	PL	PROPERTY LINE, PLATE	WDO	WINDOW		
CONST	CONSTRUCTION	HPS	HIGH PRESSURE SODIUM	PL	PLATE	WG	WIRE GLASS		
CONT	CONTINUOUS, CONTINUE	HT	HEIGHT	P.LAM	PLASTIC LAMINATE	WM	WATER WEATER		
CONTR	CONTRACTOR	HTG	HEATING	PLAS	PLASTER	WN	WIRE MESH		
CPT	CARPET	HVAC	HEATING/VENTILATING/AIR CONDITIONING	PLBG	PLUMBING	WO	WITHOUT		
CR	CHROMIUM (PLATED)	HWDO	HARDWOOD	PNL	PANEL	WP	WATERPROOFING		
CR CURTAIN ROD	CASEMENT	HWDO	HOT WATER HEATER	PNT	PAINTED	WPT	WORKING POINT		
CSMT	CERAMIC TILE	HR	HOUR	P.P.	POWER POLE	WRF	WASTE RECEPTACLE		
CU.FT.	CUBIC FEET (FOOT)			PRF	PREFORMED	WR	WATER REPELLENT		
CU.IN.	CUBIC INCH	LD	INSIDE DIAMETER	PSF	POUNDS PER SQUARE FT.	WS	WATERSTOP		
CU.VD.	CUBIC YARD	IMP	IMPERVIOUS	PSI	POUNDS PER SQUARE INCH	WSCOT	WATERSCOT		
CBD	CHALKBOARD	IN	INCH	P.T.	PRESSURE TREATED	WT	WEIGHT		
CONN	CONNECTION	INCL	INCLUDE (ING) (D)	PT	POINT	W/W	WELODED W/RY FABRIC		
CONN CORRIDOR		INCN	INCREASER	PTC	POST-TENSIONED CONCRETE	WO	WITHOUT		
CTR	CENTER	INT	INTERLOCK	P.T.D.	PAPER TOWEL DISPENSER				
CTSK	COUNTER SUNK	IPS	IRON PIPE SIZE	PTN	PARTITION				
		INS	INSULATING CONC.	PTR	PAPER TOWEL RECEPTOR				
D	DRAIN	INSF	INSULATING FILL	PV	PAVE (D) (ING)				
DA	DOUBLE ACTING	INT	INTERIOR	PVMT	PAVEMENT				
DBL	DOUBLE	INTM	INTERMEDIATE	P.V.C.	POLYVINYL CHLORIDE				
DEM	DEMOLISH, DEMOLITION	INV	INVERT	PWD	PLYWOOD				
DEPT	DEPARTMENT	INFO	INFORMATION	PWL	PORTLAND CEMENT PLASTER				
DTL	DETAIL			PPH	PARTIAL HEIGHT PARTITION				
DIAG	DIAGONAL			PR	PAIR				
DIA	DIAMETER								
DM	DIMENSION	JAN	JANITOR	QT	QUARRY TILE				
DIV	DIVISION	JO	JOINT	QTY	QUANTITY				
DMT	DEMOUNTABLE	JC	JANITOR'S CLOSET						
DN	DOWN	JO	JOINT FILLER	R	RISER, RUBBER				
D.O.	DOOR OPENING	JO	JOINT	RAD	RABBIT, RADITE				
DR	DAMPER	JO	JOINT	RBT	RABBIT				
DR DOOR		KO	KNOCK OUT	R.C.P.	REINFORCED CONCRETE PIPE				
DR DRINKING FOUNTAIN		KIT	KITCHEN	RD	ROOF DRAIN				
DA	DIAMETER DOWNSPOUT	KPL	KICKPLATE	RECT.	RECTANGULAR				
DWG	DRAWING	KPL	KEENE'S CEMENT PLASTER	REN	REINFORCING				
DWR	DRAWER			REQ	REQUIRED				
DISP	DISPENSER			RES	RESILIENT				
D.S.	DOWNSPOUT	L	LENGTH	REV	REVISION(S), REVISED				
		LAB	LABORATORY	RFL	REFLECT (ED) (WB) (OR)				
		LAD	LADDER	REFR	REFRIGERATOR				
E	EAST	LAM	LAMINATED	RH	RIGHT HAND				
EA	EACH	LAV	LAVATORY	RL	RALING				
E.A.	EXHAUST AIR	LB	LOAD BEARING	RM	ROOM				
E.H.D.	ELECTRIC HAND DRYER	LBL	LABEL	RO	ROUGH OPENING				
EXP B	EXPANSION BOLT	LC	LIGHT CONTROL	ROW	RIGHT OF WAY				
EL	ELEVATION	LEV	LIVE LOAD	RWC	RAINWATER CONDUCTOR				
ELEV	ELEVATOR	LL	LONG LEG HORIZONTAL	REF	REFERENCE				
ELEC	ELECTRICAL	LLV	LONG LEG VERTICAL	RF	ROOF				
EMERG	EMERGENCY	LMS	LIMESTONE	R.B.	RUBBER BASE				
ENCL	ENCLOSURE	LP	LIGHT PROOF						
EP	ELECTRICAL PANELBOARD	LP	LIGHT POLE	S	SOUTH				
EQ	EQUAL	LPT	LOW POINT	S.A	SUPPLY AIR				
EQUIP	EQUIPMENT	LT	LIGHT	SAN	SANITARY				
EW	EACH WAY	LT	LIGHT	SC	SOLID CORE				
ENH	ENHANCED	LVL	LOUVER	SCH	SCHEDULE				
EXIST	EXISTING	LV	LEFT HAND	S.D.	SIDE				
EXPD	EXPPOSED	LV	LEFT HAND	SEC	SECTION				
EXP. JT.	EXPANSION JOINT	LVH	LOWER VEHICULAR DRIVE	SGL	Safety GLASS				
EXT	EXTERIOR	LWC	LIGHTWEIGHT CONC.	SH	SHED, SHELVING				
EW	ELECTRIC WATER COOLER	LWR	LOCKER	S.H.	SOAP HOLDER				

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address: 2125 BAY DRIVE, MIAMI, FL 33141				
2	Board and file numbers : DRB23-0961				
3	Folio number(s): 02-3210-011-0730				
4	Year constructed: 1940	Zoning District:	RM-1-MULTIFAMILY, LOW INTENSITY		
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	4.44' N.G.V.D.	
6	Adjusted grade (Flood+Grade/2):	6.22' N.G.V.D.	Lot Area:	7,789 SF	
7	Lot width:	57'-6"/53'-6"	Lot Depth:	140'	
8	Minimum Unit Size	600 SF	Average Unit Size	800.4	
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI-FAMILY	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50 FT	15'-0"	41' 5"	N/A
11	Number of Stories	4	1	4	N/A
12	FAR	7,789 X 1.25 = 9736 SF	2397 SF	9,732 SF	N/A
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	At Grade Parking:				
24	Front Setback:	20'-0"	26'-2"	20'-0"	
25	Side Setback:	5'-0"	5'-9"	7'-6"	
26	Side Setback:	5'-0"	9'-6"	7'-6"	
27	Side Setback facing street:	N/A			
28	Rear Setback:	10% LOT DEPTH=14'	37'-2"	14' 0"	
	Pedestal:				
29	Front Setback:	20'-0"	26'-2"	20'-0"	
30	Side Setback:	7'-5"	5'-9"	7'-6"	
31	Side Setback:	7'-5"	9'-6"	7'-6"	
32	Side Setback facing street:	N/A			
33	Rear Setback:	10% LOT DEPTH=14'	37'-2"	14' 0"	
	Tower:				
34	Front Setback:	N/A			
35	Side Setback:	N/A			
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	5'-0"		7'-6"	
37	Side Setback facing street:	N/A			
38	Rear Setback:	10% LOT DEPTH=14'		14' 0"	
	Front Setback:	20'-0"		20'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1	1	1	
40	Total # of parking spaces	0	1	5	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	8 1/2' X 18'		8 1/2' X 18'	
44	Parking Space configuration (45o,60o,90o,Parallel)			90o	
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	12'		10'	
48	Valet drop off and pick up	N/A			
49	Loading zones and Trash collection areas	N/A			
50	racks	N/A			

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use	N/A			
52	Total # of seats	N/A			
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	N/A			
54	Total occupant content	N/A			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	N/A			

56	Is this a contributing building?	N/A
57	Located within a Local Historic District?	NO

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

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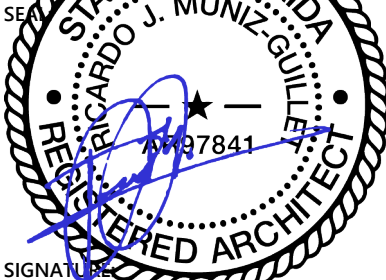
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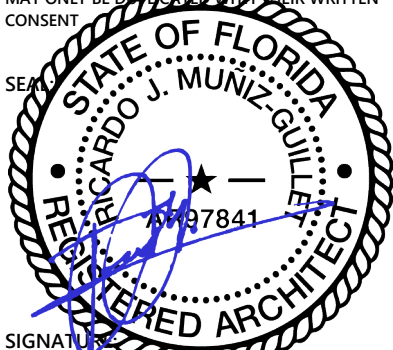
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G-2

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 SUBJECT LOCATION 2125 BAY DR. MIAMI BEACH FL 33141			 SUBJECT LOCATION 2125 BAY DR. MIAMI BEACH FL 33141			 SUBJECT LOCATION 2125 BAY DR. MIAMI BEACH FL 33141			PROJECT AND OWNER: DENBORA BAY III 2125 Bay Dr. MIAMI BEACH FL 33141 2125 BAY DR 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 SUBMITAL PERMIT APPLICATION DATE: 05-05-2024 SHEET ISSUE DATE: 03-31-2023 PROJECT NO.: 2312 DRAWN BY: BK APPROVED BY: YM <table data-bbox="2508 1001 2896 1143"><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table> ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT  SIGNATURE: RICARDO J. MUNIZ-GUILLET LIC# AR97841 SHEET TITLE: ZONING REQUIREMENTS & LOCATION 3/8" = 1'-0" SHEET NO: G-2.02 5/3/2024 12:49:23 PM									
	1	ZONING MAP N.T.S.		2	FUTURE ZONING MAP N.T.S.		3	HISTORIC DISTRICT MAP N.T.S.										

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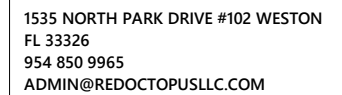
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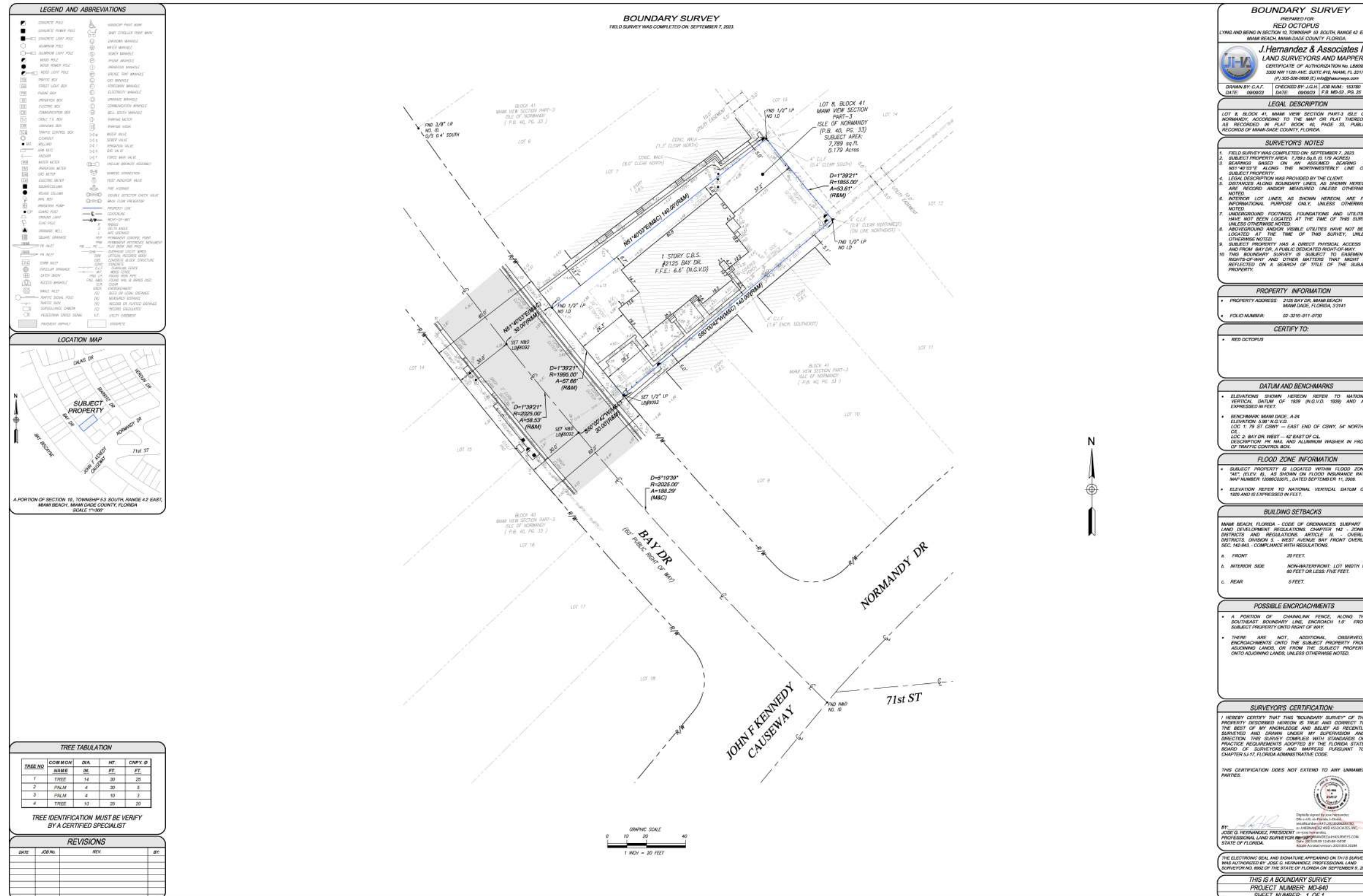
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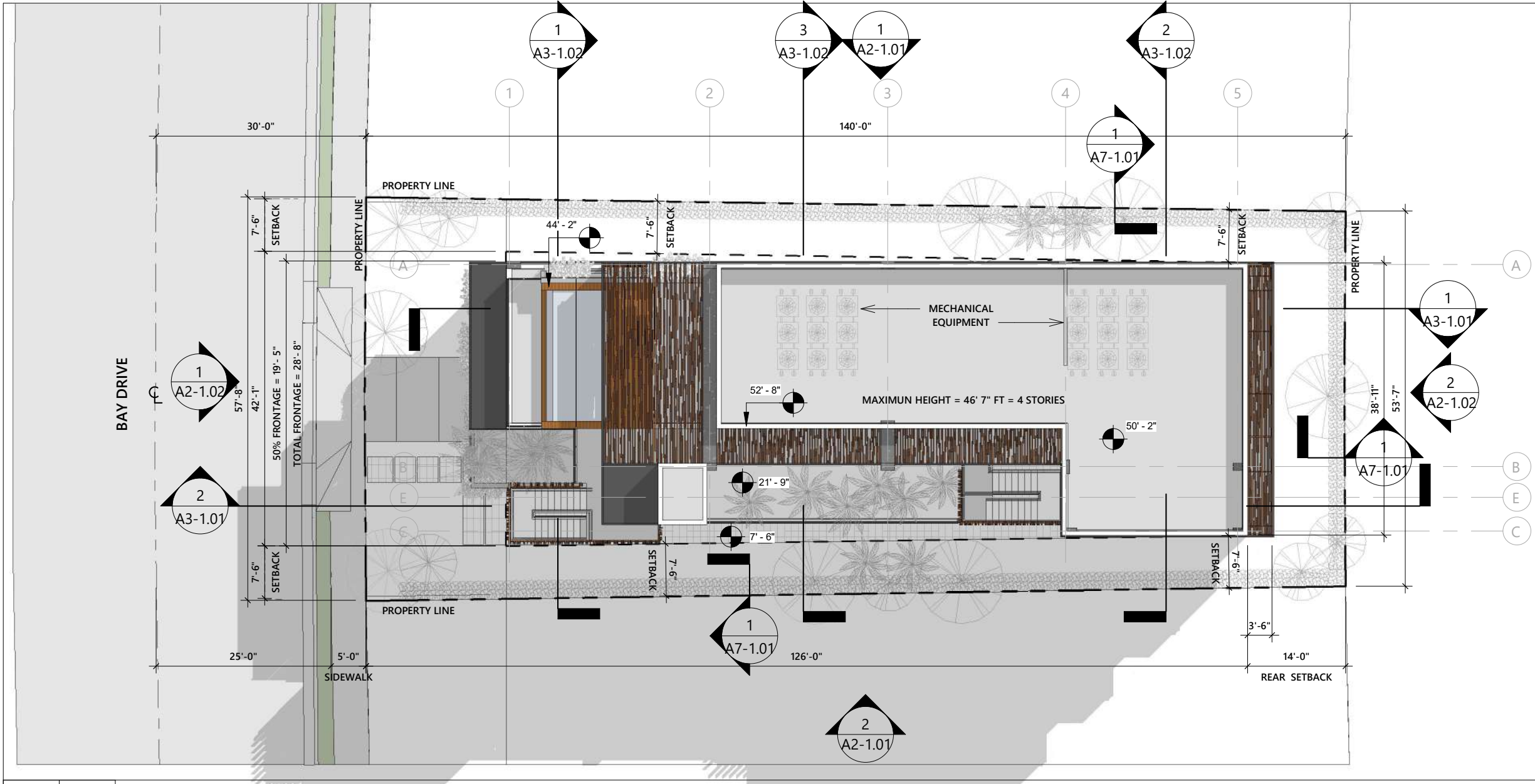
SHEET NO:

G-3

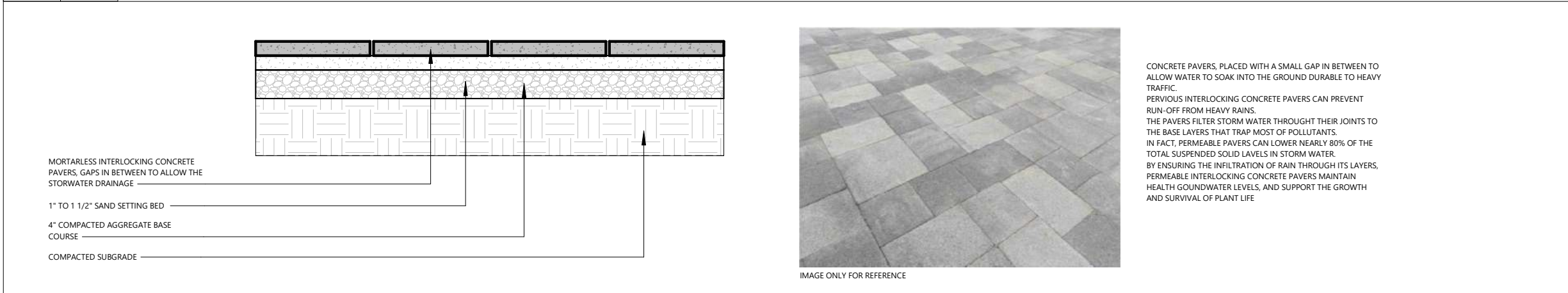
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FOR REFERENCE ONLY



1 SITE PLAN
1/16" = 1'-0"



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

PROJECT AND OWNER:

DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR 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 SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
SHEET ISSUE DATE: 03-31-2023
PROJECT NO.: 2312
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

STATE OF FLORIDA
RICARDO J. MUNIZ-GUILLET
REGISTERED ARCHITECT
AR#97841

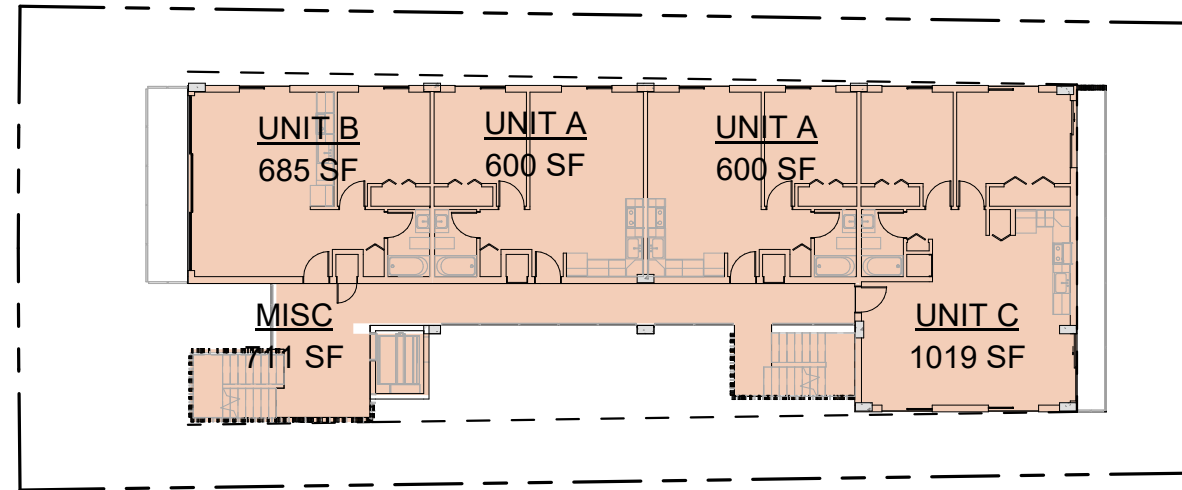
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LIC# AR97841

SHEET TITLE:
SITE PLAN

SCALE:
As indicated

SHEET NO:
G-4

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RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

PERMIT APPLICATION DATE:	05-05-2024
SHEET ISSUE DATE:	03-31-2023
PROJECT NO.:	2312
DRAWN BY:	BK
APPROVED BY:	YM

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The floor plan for the second floor shows a long, narrow building layout. At the top, there are three units: Unit B (685 SF), Unit A (600 SF), and another Unit A (600 SF). Below these units is a large Miscellaneous area (712 SF) which includes a central hallway and several smaller rooms. At the bottom right is Unit C (1019 SF). The plan also shows various stairwells and a central corridor connecting the units.

UNIT D
1176 SF

UNIT C
1019 SF

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

MISC

UNIT A

UNIT B

UNIT C

UNIT D

F.A.R. CALCULATION

MISC	1728 SF	18%
UNIT A	2400 SF	25%
UNIT B	1370 SF	14%
UNIT C	3057 SF	31%
UNIT D	1176 SF	12%
TOTAL SF:	9732 SF	



CURRENT EXTERIOR PHOTOGRAPHS, DATED OCTOBER 01TH, 2023

PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
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2125 BAY DR LLC
3179 HOLYLAKE RD.
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ARCHITECT:
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DESIGNER:

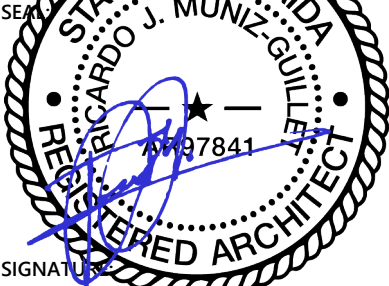


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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXISTING EXT. PICTURES

SCALE:
N.T.S.
SHEET NO:

G-6

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CURRENT EXTERIOR PHOTOGRAPHS, DATED OCTOBER 01TH, 2023

PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC

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LAKE WORTH | FL | 33467

ARCHITECT:

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



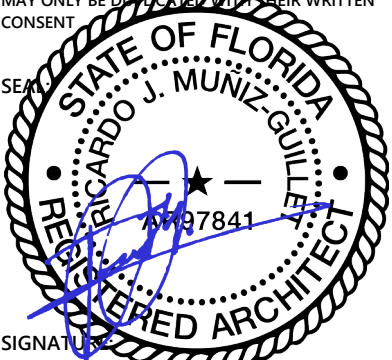
DESIGNER:


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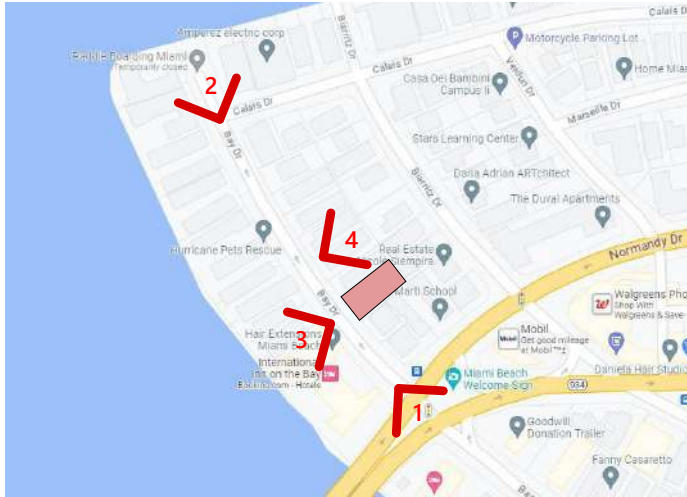
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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXISTING INT. PICTURES

SCALE:
N.T.S.

SHEET NO:
G-7

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SUBJECT LOCATION
2125 BAY DRIVE | MIAMI BEACH | FL 33141



KEY DIRECTIONAL PLAN
N.T.S.



CORNER TO CORNER VIEW 1



CORNER TO CORNER VIEW 2

CONTEXT PHOTOGRAPHS, DATED MARCH 24TH, 2023

PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC
3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:

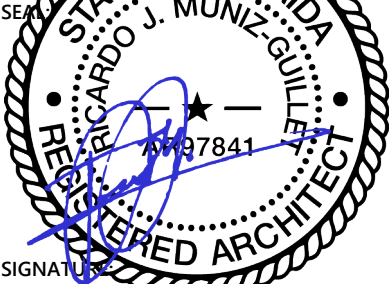


1535 NORTH PARK DRIVE #102 WESTON
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FINAL SUBMITAL

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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
SITE & CONTEXT PICTURES

SCALE:

N.T.S.

SHEET NO:

G-8

5/3/2024 12:49:44 PM

CORNER TO CORNER VIEW 3



CORNER TO CORNER VIEW 4



CONTEXT PHOTOGRAPHS, DATED MARCH 24TH, 2023

PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
954 812 6650
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AA#26003161



DESIGNER:

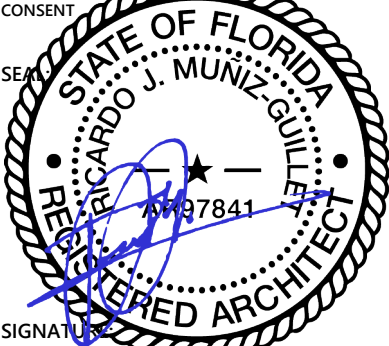


1535 NORTH PARK DRIVE #102 WESTON
FL 33326
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FINAL SUBMITAL

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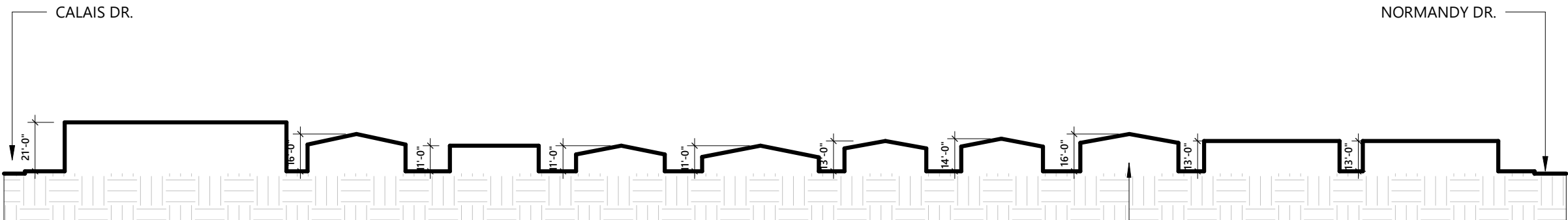
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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
SITE & CONTEXT PICTURES

SCALE:
N.T.S.

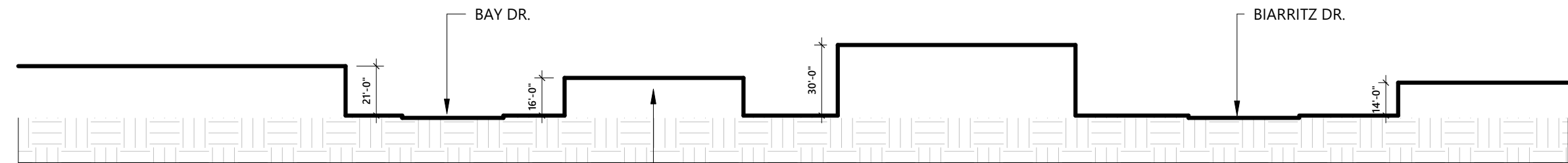
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G-8.1

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SUBJECT LOCATION
2125 BAY DRIVE | MIAMI BEACH | FL 33141

1 CONTEXTUAL ELEVATION - CORNER TO CORNER
1" = 50'-0"



SUBJECT LOCATION
2125 BAY DRIVE | MIAMI BEACH | FL 33141

2 CONTEXTUAL ELEVATION - ACROSS THE STREET AND SURROUNDING PROPERTIES
1" = 50'-0"

PROJECT AND OWNER:
DENBORA BAY III

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MIAMI BEACH | FL | 33141
2125 BAY DR LLC
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LAKE WORTH | FL | 33467

ARCHITECT:
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DESIGNER:

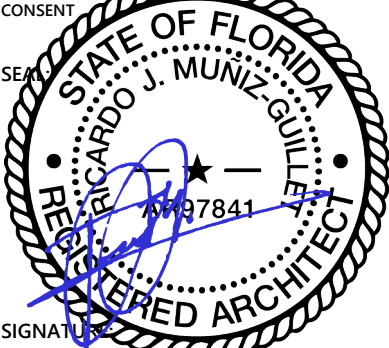


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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
CONTEXTUAL ELEVATION

SCALE:

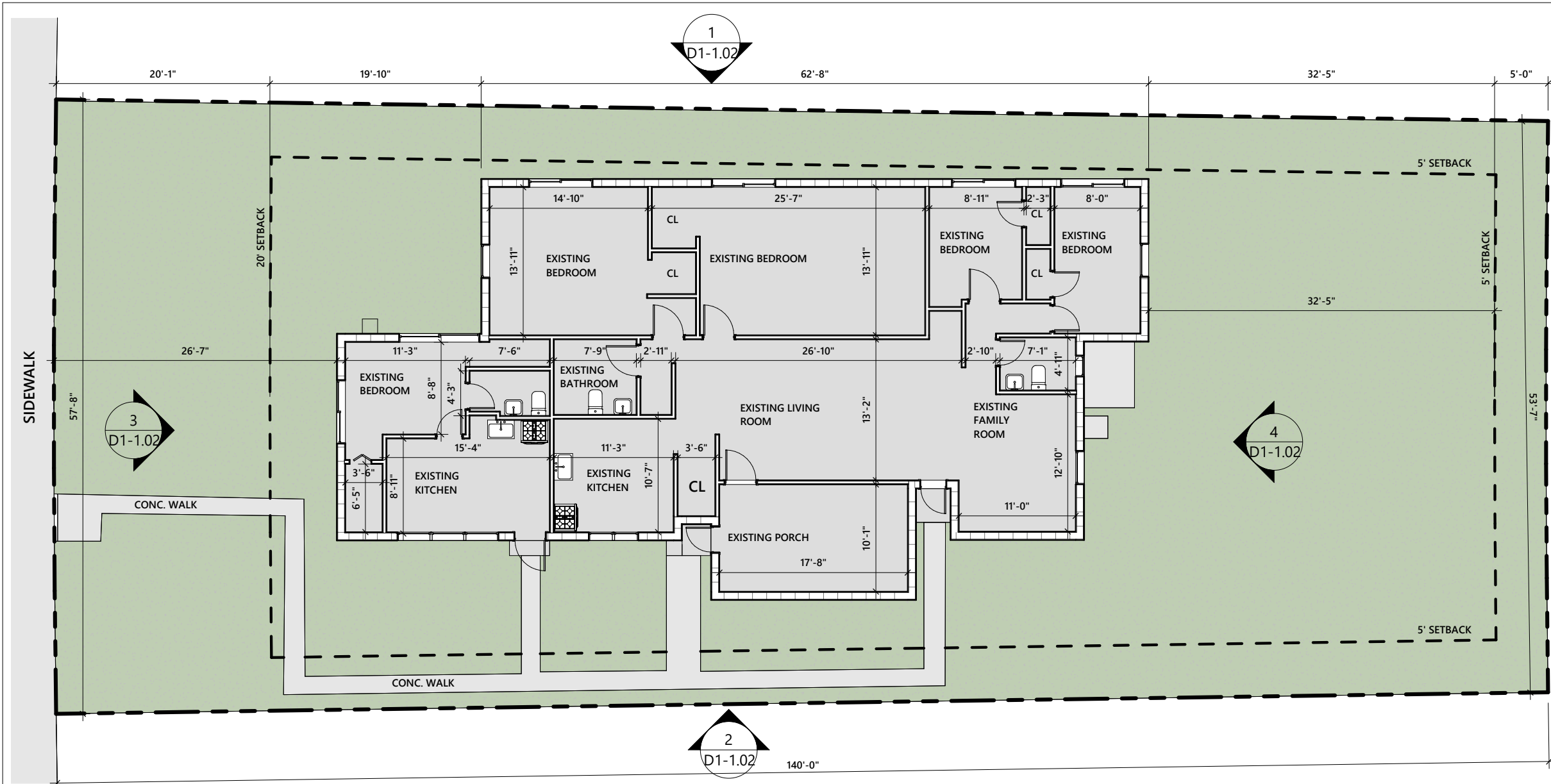
N.T.S.

SHEET NO:

G-9

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WALL LEGEND		DEMOLITION NOTES		PROJECT AND OWNER: DENBORA BAY III 2125 Bay Dr. MIAMI BEACH FL 33141 2125 BAY DR LLC 3179 HOLYLAKE RD. LAKE WORTH FL 33467 ARCHITECT: 2030 HABERSHAM TRCE CUMMING GA 30041 954 812 6650 RICARDO@MUVEARCH.COM AA#26003161 										
1 TYPICAL 4" INTERIOR PARTITION NON-RATED 2 EXTERIOR - EXISTING TO REMAIN 3 INTERIOR - EXISTING TO REMAIN TO BE DEMOLISHED		02110 DEMOLITION 1. PROVIDE LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL DEMOLITION AND REMOVAL WORK SHOWN, SPECIFIED OR REQUIRED TO COMPLETE THE WORK. "TITLE OF PROPERTY": EXCEPT AS OTHERWISE SPECIFIED, OR INDICATED, ALL SALVAGE- ABLE MATERIAL AND EQUIPMENT TO BE DISCONNECTED AND REMOVED SHALL BECOME THE PROPERTY OF THE OWNER TO BE ASSIGNED AND DISPOSED OF BY THE CONTRACTOR AT THE OWNERS DIRECTION. CONTRACTOR SHALL SUBMIT TO OWNER REFERENCES AND EXPERIENCE OF TRADES FOR REVIEW AND APPROVAL. THESE ITEMS MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: 1. EQUIPMENT, CONDUIT, LIGHT FIXTURES, TOILET FIXTURES AND FITTINGS, WINDOWS/DOORS AND MECHANICAL ITEMS. PROTECTION OF PERSONS AND PROPERTY: SHALL BE PROVIDED THROUGHOUT THE PROGRESS OF THE WORK. THE WORK SHALL PROCEED IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL 2. DISCONNECTION OF SERVICES: BEFORE STARTING THE WORK, ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED. ALL UTILITY MAINS SHALL BE SEALED IN AN APPROVED MANNER. IF IT BECOMES NECESSARY TO INTERRUPT THE UTILITY SERVICE TO UTILITIES NOT PART OF THIS CONTRACT, PRIOR APPROVAL SHALL BE OBTAINED IN WRITING FROM THE OWNER. 3. CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ASBESTOS AND NOTIFY THE OWNER BEFORE PROCEEDING WITH DEMOLITION WORK. SCOPE OF WORK CONTRACTOR TO OBTAIN ALL NECESSARY BUILDING PERMITS. DEMOLITION AND REMOVAL FOR BUILDING AS INDICATED ON DRAWINGS. CONTRACTOR TO REMOVE ALL PARTITIONS, WALLS, PLUMBING AS INDICATED IN THE DRAWINGS. THE ABOVE SCOPE OF WORK IS NOT EXHAUSTIVE. REFERENCE SHOULD BE MADE TO EXISTING SITE CONDITIONS TO VERIFY EXTENT OF REMOVALS TO COMPLETE THE PROJECT. SHOULD THERE BE A QUESTION AS TO THE REMOVAL OF ANY PORTION OF THE PROJECT, THE CONTRACTOR SHOULD REQUEST CLARIFICATION FROM THE OWNER. EXECUTION ALL DEMOLITION SHALL BE CARRIED OUT WITH MINIMUM DAMAGE TO ADJOINING WORK. HOLES OR OTHER DAMAGE LEFT BY THE CONTRACTOR IN EXISTING BUILDING SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT SURFACE. ASSIGN REMOVAL AND CUTTING WORK TO TRADES EXPERIENCED IN THE PARTICULAR WORK TO AVOID UNNECESSARY DAMAGE DUE TO UNSKILLED WORKMANSHIP. REMOVE ALL DEBRIS AND MATERIAL RESULTING FROM DEMOLITION OFF THE SITE AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING WIRING, PIPING, TUBING AND EQUIPMENT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE TO EXISTING STRUCTURE CAUSED BY HIS OPERATIONS. ALL DEMOLITION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH REQUIREMENTS OF REGULATIONS OSHA AND OF LOCAL AUTHORITIES AND APPLICABLE BUILDING CODES. DEMOLITION WORK SHALL BE COORDINATED WITH BUILDING MANAGEMENT.		DESIGNER:										
ALL LIFE SAFETY EQUIPMENT TO REMAIN OPERABLE DURING DEMOLITION				1535 NORTH PARK DRIVE #102 WESTON FL 33326 954 850 9965 ADMIN@REDOCTOPUSLLC.COM										
DEMOLITION PLAN KEYNOTES		NOTE:		FINAL SUBMITAL										
1 REMOVE EXISTING INTERIOR PARTITION 2 REMOVE EXISTING DOOR 3 REMOVE PLUMBING FIXTURES, CAP EXISTING CONNECTIONS AND COVER ALL SANITARY AND DRAINAGE LINES TO PREVENT THE INTRUSSION OF DEBRIS 4 REMOVE FINISH FLOOR 5 REMOVE KITCHEN APPLIANCES CABINETS AND COUNTERTOPS 6 REMOVE EXISTING CEILING COORDINATE SELECTIVE REMOVAL / RELOCATION OF LIGHT LIXTURES, ELECTRICAL WIRES, CONDUITS, "J" BOXES, DUCT WORK, DIFFUSERS, GRILLS. REMOVE ALL DUCTWORK, DIFFUSERS, GRILLS, LIGHTS, AND CLEAN THE BOTTOM OF THE SLAB FROM REMAINING DEBRIS. SPRINKLER LINES TO REMAIN AND BE RELOCATED PER REVISED PLAN		1. THE REMOVAL OF THE WALLS MUST BE PERFORMED CAREFULLY TO ENSURE EXISTING PLUMBING VENT AND SANITARY STACKS WILL NOT BE DAMAGED AND/OR MODIFIED IN ANY MANNER. IF A PLUMBING/VENT STACK IS TO BE CONCEALED WITHIN A WALL THE GENERAL CONTRACTOR NEEDS TO ASCERTAIN THAT, BEFORE THE PLUMBING STACK IS COVERED WITHIN ANY ARCHITECTURAL FINISH, COLUMN ELEMENT OR WALL SECTION, THAT THE FIRE RATED SEALANTS THAT SEPARATE THE UNITS AT THE SLABS ARE C PRESENT. 2. THE EXISTING/REMAING SMOKE DETECTORS AS WELL AS FIRE ALARM SYSTEM SPEAKERS AND ASSOCIATED WIRING SHOULD BE PROTECTED FROM DUST, PAINT OR ANY TYPE OF DAMAGE DURING CONSTRUCTION. 3. ANY NEW OPENINGS, PENETRATIONS, AND/OR MODIFICATIONS TO EXISTING STRUCTURAL COMPONENTS (INCLUDING AND NOT LIMITED TO WALLS, SLABS, COLUMNS, BEAMS, ETC) ARE STRICTLY NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE BUILDING'S ASSOCIATION. 4. ANY AND ALL FIRE SPRINKLER SYSTEM WORK SHOULD BE PERFORMED BY THE ASSOCIATION'S FIRE SPRINKLER CONTRACTOR THAT IS RESPONSIBLE FOR MAINTAINING AND REPAIRING THE FIRE SPRINKLER SYSTEM ON A BUILDING WIDE BASIS.		<table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>										
		GENERAL DEMOLITION NOTES		ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT										
		1. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGH THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVRY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE DOING WORK RELATED OT THAT INSPECTION. 2. DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE COMPLETED UNDER THIS CONTRACT, INCIDENTAL WORK MUST ALSO BE NECESSARY ON AREAS NOT SHOWN IN THE DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS, SUCH INCIDENTAL WORK IS ALSO AS PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND AS CERTAIN WORKNEEDED AND TO THAT WORK ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST. 3. TAKE ALL NECESSARY PRECAUTIONS TO GUARD AGAINST ANY AND ALL POSSIBLE HAZARDOUS CONDITIONS (I.E. EXPOSED "HOT" WIRING, MATERIALS PLACED IN TRAFFIC PATHS CREATING A "TRIPPING" HAZARD, ETC.) WHICH MIGHT OCCUR AS A RESULT OF DEMOLITION AND CONSTRUCTION. 4. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS, WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN AR ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE OF EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNERS REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. 5. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION. 6. UPON COMPLETION OF DEMOLITION WORK, REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. LEAVE RESULTING DEBRIS FROM INTERIOR AREAS BROOM CLEAN. 7. USE SAW CUT TO REMOVE MASONRY WHERE REMAINING MASONRY IS TO BE EXPOSED. 8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT EXISTING STRUCTURES TO REMAIN. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED. 9. BEFORE ANY STRUCTURAL DEMOLITION CAN START, CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER FOR AUTHORIZATION. 10. DEMOLITION OPERATION SHALL BE EXECUTED BY ADEQUATE NUMBER OF SKILLED WORKERS EXPERIENCED IN THE NECESSARY CRAFTS. SHUT OFF, CAP AND OTHERWISE PROTECT MECHANICAL AND ELECTRICAL INSTALLATIONS, WORK IN PUBLIC UTILITY LINES SHALL BE COORDINATED WITH THE AGENCY OR UTILITY HAVING JURISDICTION AND THE CONTRACTOR SHALL PROTECT EXISTING INSTALLATIONS ACCORDING TO THEIR REQUIREMENTS. 11. ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO THE CONTRACTOR, AND NOT TO BE KEPT BY THE OWNER, MAY BE REMOVED FROM THE STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED. MATERIALS AND EQUIPMENT TO BE REUSED SHALL BE TREATED WITH CARE AND REINSTALLED AS SHOWN ON PLANS. 12. G.C. SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION. FIRE PROTECTION WILL BE PROVIDED FROM THE OCCUPIED SIDE OF THE BUILDING TO THE DEMO SIDE.		SIGNATURE: RICARDO J. MUNIZ-GUILLET LIC# AR97841 SHEET TITLE: DEMOLITION NOTES SCALE: N.T.S. SHEET NO: D1-1.00 5/3/2024 12:49:49 PM										



1

EXISTING GROUND LEVEL PLAN

3/32" = 1'-0"

PROJECT AND OWNER: DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC
3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:

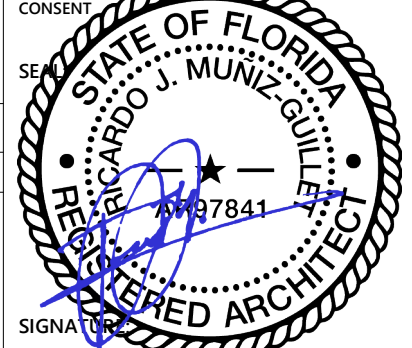


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ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
SHEET ISSUE DATE: 03-31-2023
PROJECT NO.: 2312
DRAWN BY: BK APPROVED BY: YM

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SIGNATURE
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LIC# AR97841

SHEET TITLE:

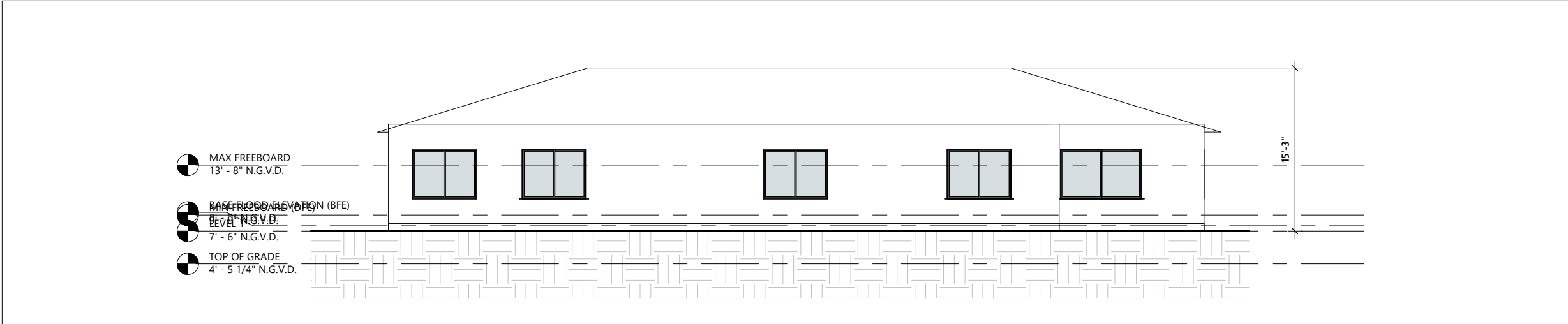
EXISTING GROUND LEVEL
scPLAN

N.T.S.

SHEET NO:

D1-1.01

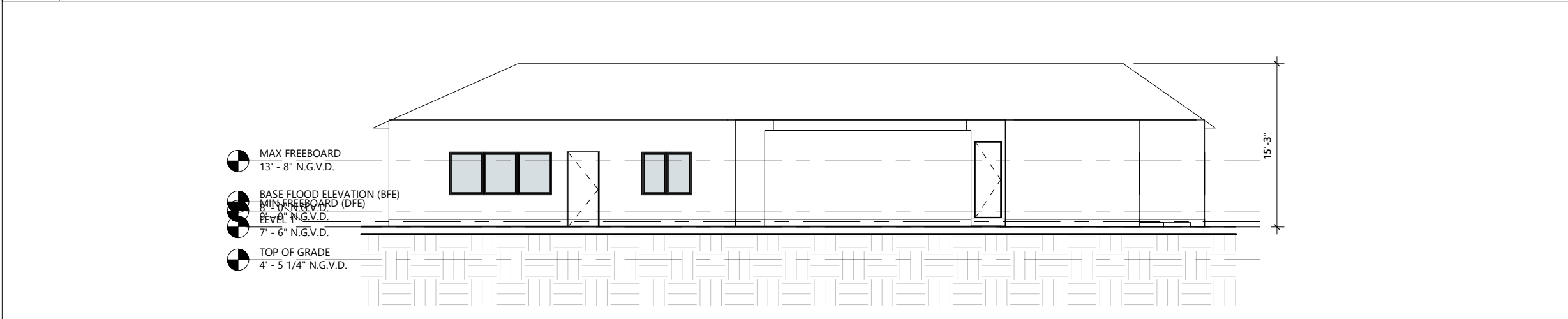
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1

EXISTING NORTH ELEVATION

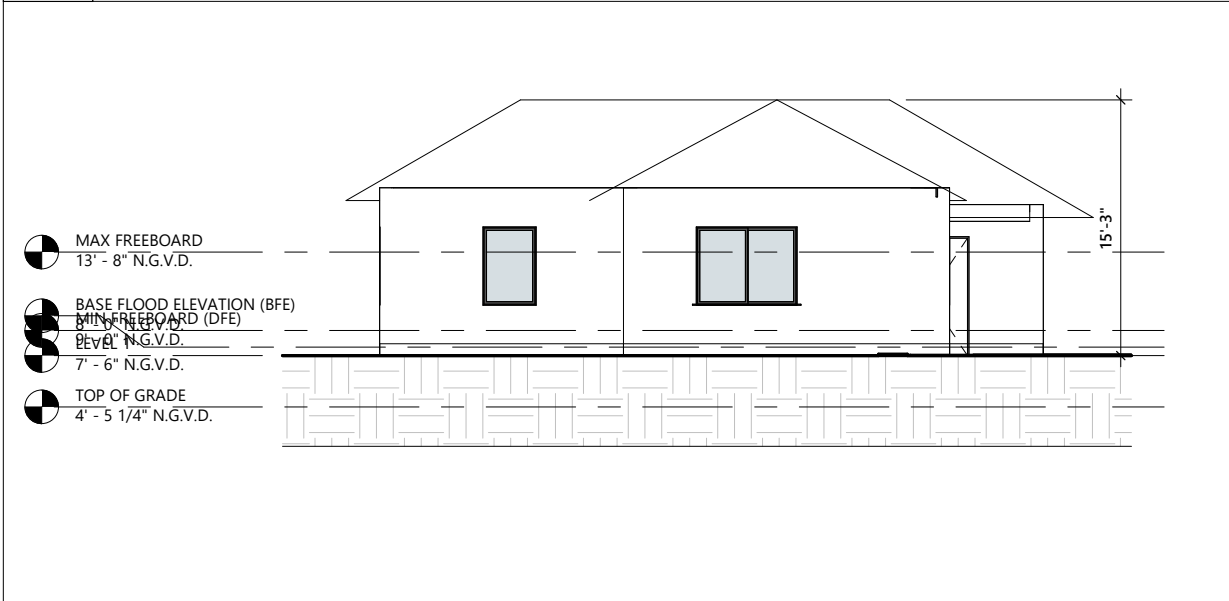
3/32" = 1'-0"



2

EXISTING SOUTH ELEVATION

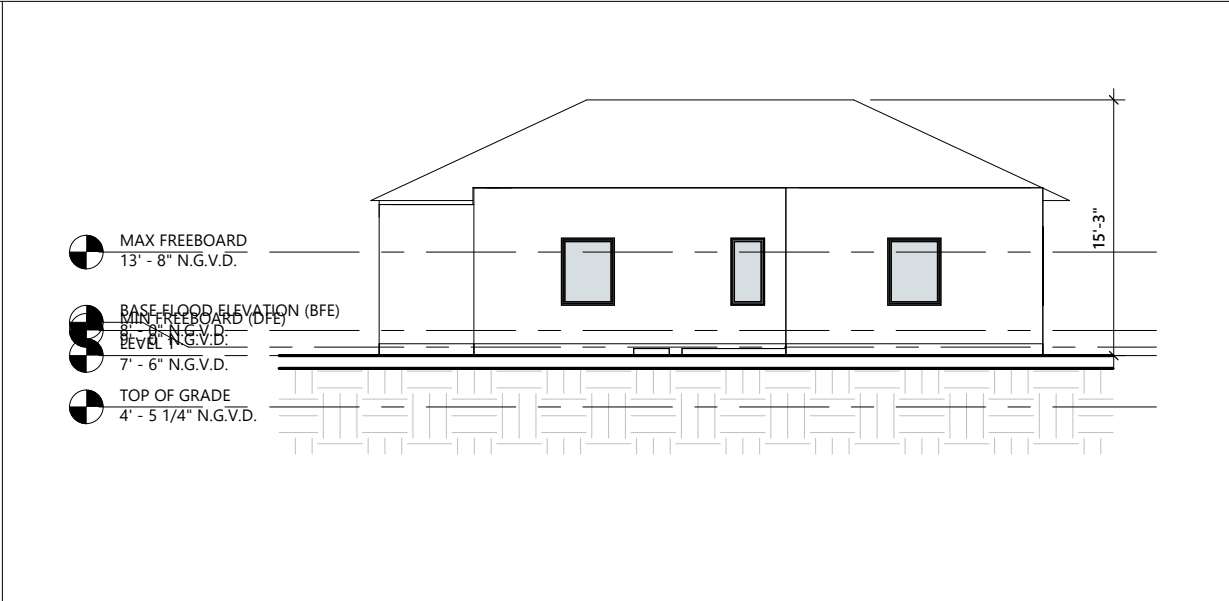
3/32" = 1'-0"



3

EXISTING WEST ELEVATION

3/32" = 1'-0"



4

EXISTING EAST ELEVATION

3/32" = 1'-0"

PROJECT AND OWNER:

DENBORA BAY III

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2125 BAY DR LLC

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DESIGNER:



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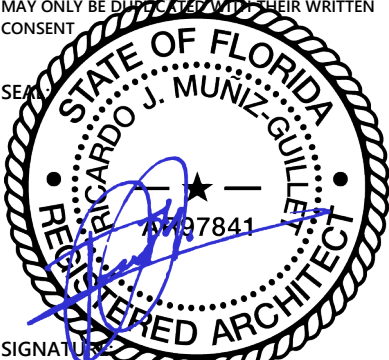
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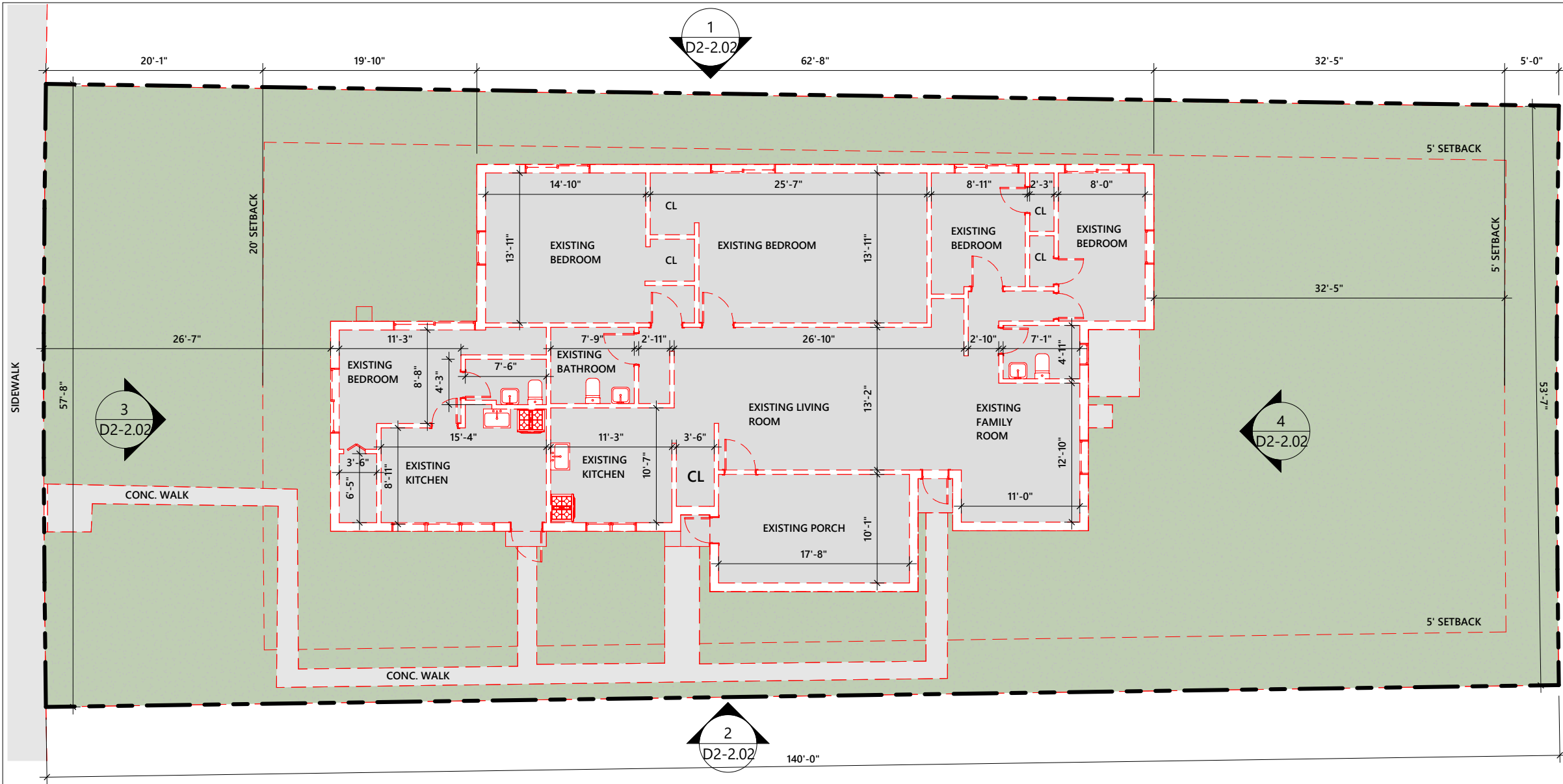
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXISTING ELEVATION

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

SHEET NO:
D1-1.02

5/3/2024 12:49:53 PM



1 DEMO GROUND LEVEL PLAN
3/32" = 1'-0"

PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC
3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:

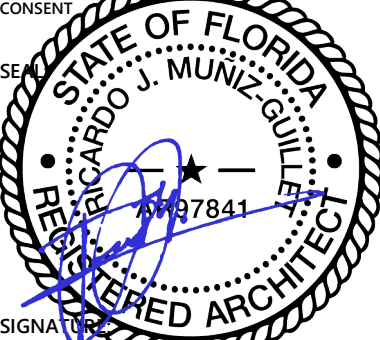


1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
SHEET ISSUE DATE: 03-31-2023
PROJECT NO.: 2312
DRAWN BY: BK APPROVED BY: YM

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CONSENT



SIGNATURE
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

DEMO GROUND LEVEL PLAN

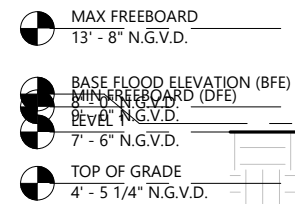
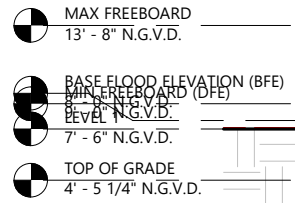
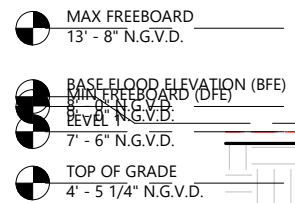
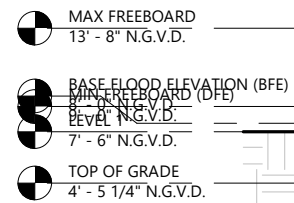
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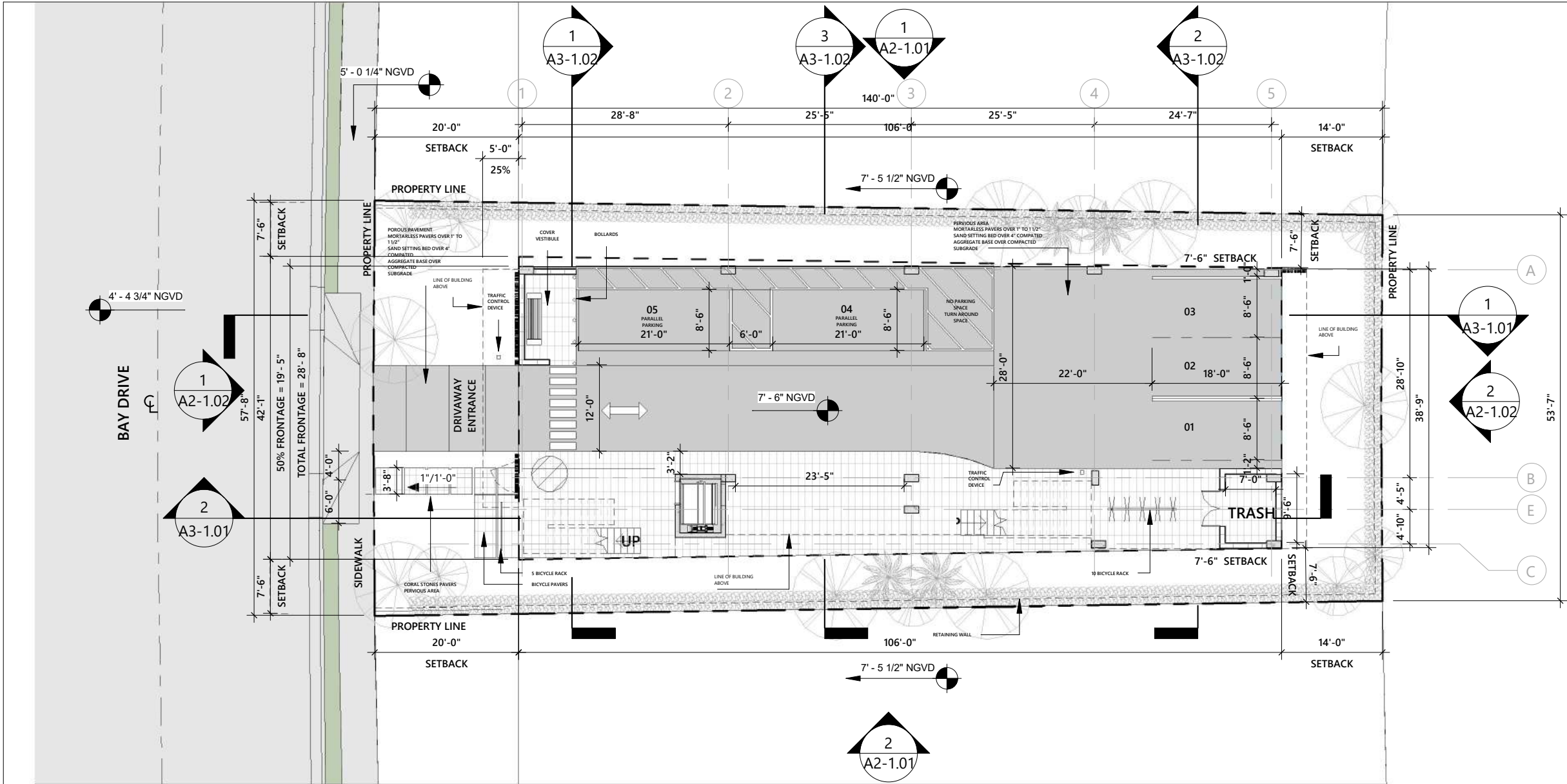
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$$3/32'' = 1'-0''$$

$$3/32'' = 1'-0''$$

$$3/32'' = 1'-0''$$
$$3/32'' = 1'-0''$$

5/3/2024 12:49:58 PM



PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC
3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

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

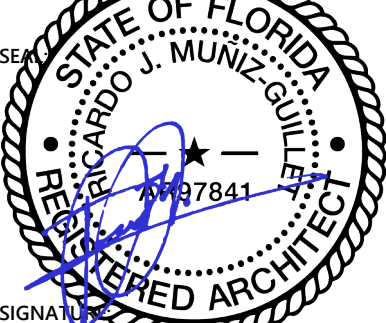


DESIGNER:
RED OCTOPUS LLC
INTEGRAL ARCHITECTURAL SERVICES
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITAL

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CONSENT



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841
SHEET TITLE:
GROUND LEVEL FLOOR PLAN
SCALE:
As indicated
SHEET NO:

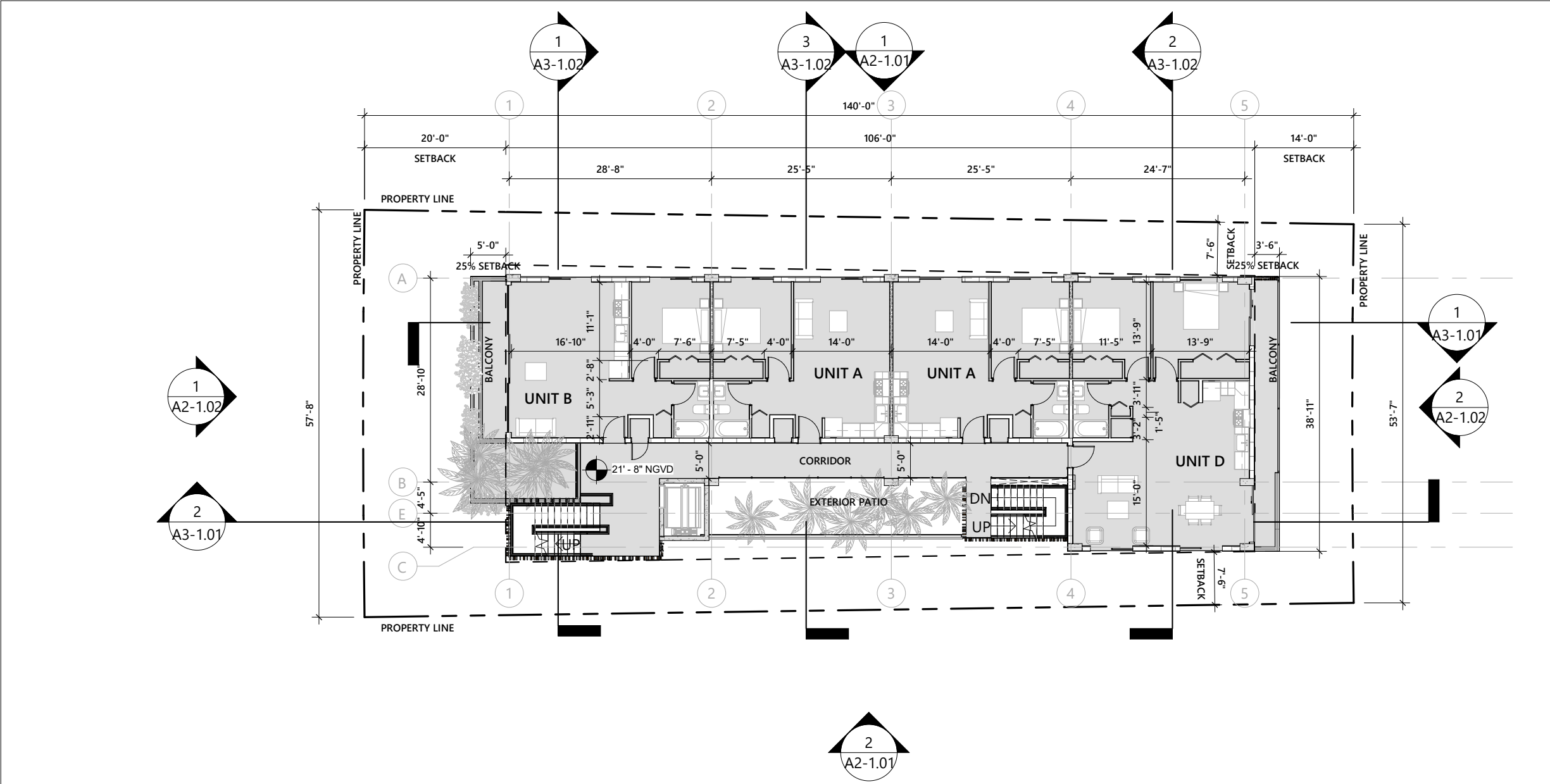
A1-1.01

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1 GROUND LEVEL PLAN
1/16" = 1'-0"

GROUND LEVEL AREA: 238 S.F.

WALL LEGEND			PLAN NOTES		
1		WALL TYPE 1 TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	1.	BUILDING IS FULLY SPRINKLERED.	
2		WALL TYPE 2 EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	2.	SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.	
3		WALL TYPE 3 TYPICAL 4" INTERIOR PARTITION NON-RATED.	3.	ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.	
4		WALL TYPE 4 REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.	4.	ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.	
5		WALL TYPE 5 UNIT DEMISING PARTITION 1 HR FIRE RATED.	5.	FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.	
SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS			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	



1

FLOOR PLAN LEVEL 02

1/16" = 1'-0"

WALL LEGEND		PLAN NOTES
1	WALL TYPE 1 TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	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
2	WALL TYPE 2 EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	
3	WALL TYPE 3 TYPICAL 4" INTERIOR PARTITION NON-RATED.	
4	WALL TYPE 4 REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.	
5	WALL TYPE 5 UNIT DEMISING PARTITION 1 HR FIRE RATED.	
SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS		

PROJECT AND OWNER:
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2125 BAY DR LLC

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ARCHITECT:

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954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161

DESIGNER:

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

FINAL SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
SHEET ISSUE DATE: 03-31-2023

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DRAWN BY: BK
APPROVED BY: YM

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CONSENT

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
FLOOR PLAN 2ND LEVEL

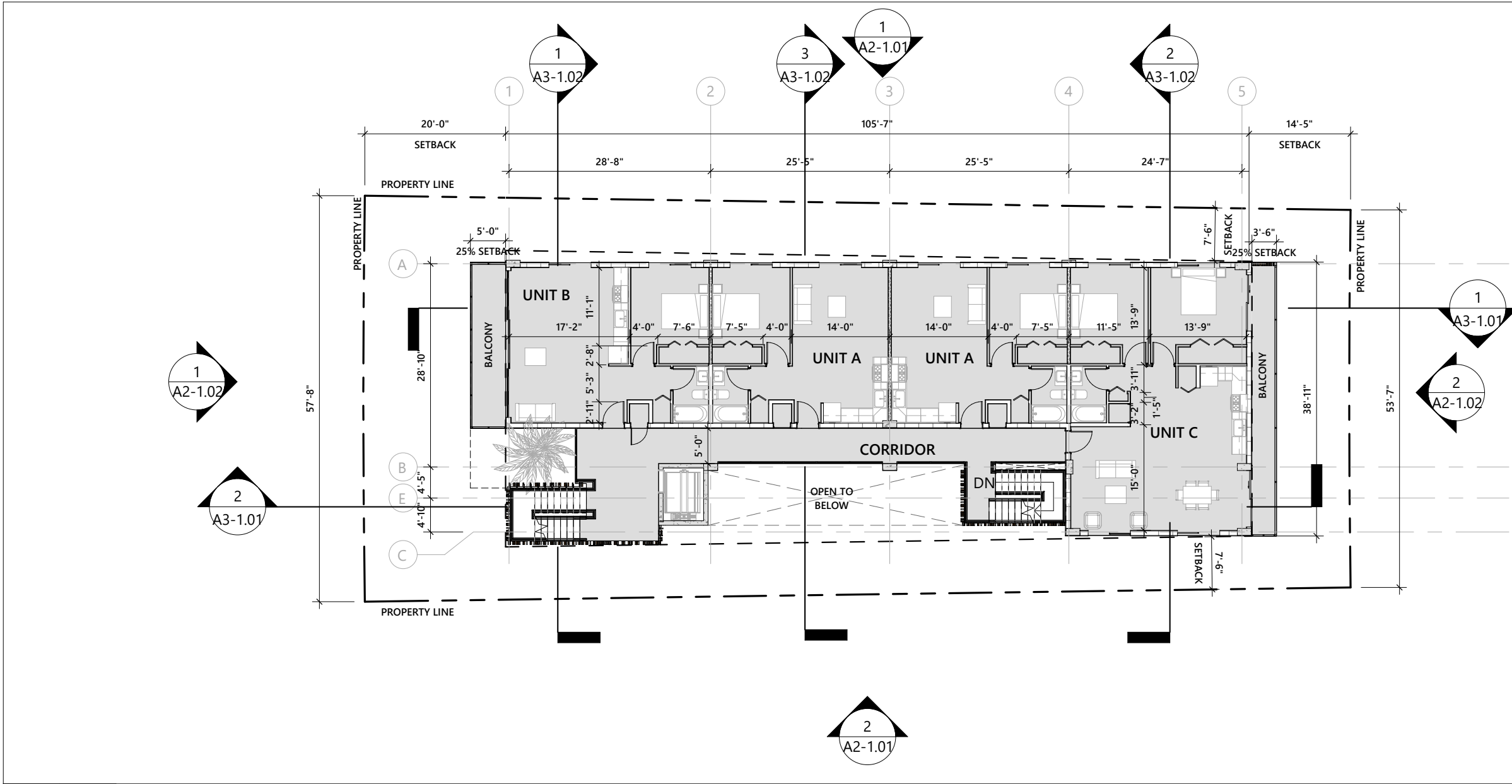
SCALE:

As indicated

SHEET NO:

A1-1.02

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1 FLOOR PLAN LEVEL 03
1/16" = 1'-0"

GROUND LEVEL AREA: 3,697 S.F.	WALL LEGEND	PLAN NOTES
	1 WALL TYPE 1 TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS. 2 WALL TYPE 2 EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS. 3 WALL TYPE 3 TYPICAL 4" INTERIOR PARTITION NON-RATED. 4 WALL TYPE 4 REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS. 5 WALL TYPE 5 UNIT DEMISING PARTITION 1 HR FIRE RATED. SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS	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:
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2125 BAY DR LLC
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LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:

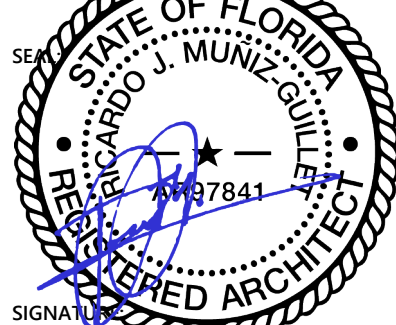


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ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITAL

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CONSENT



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 3TH LEVEL

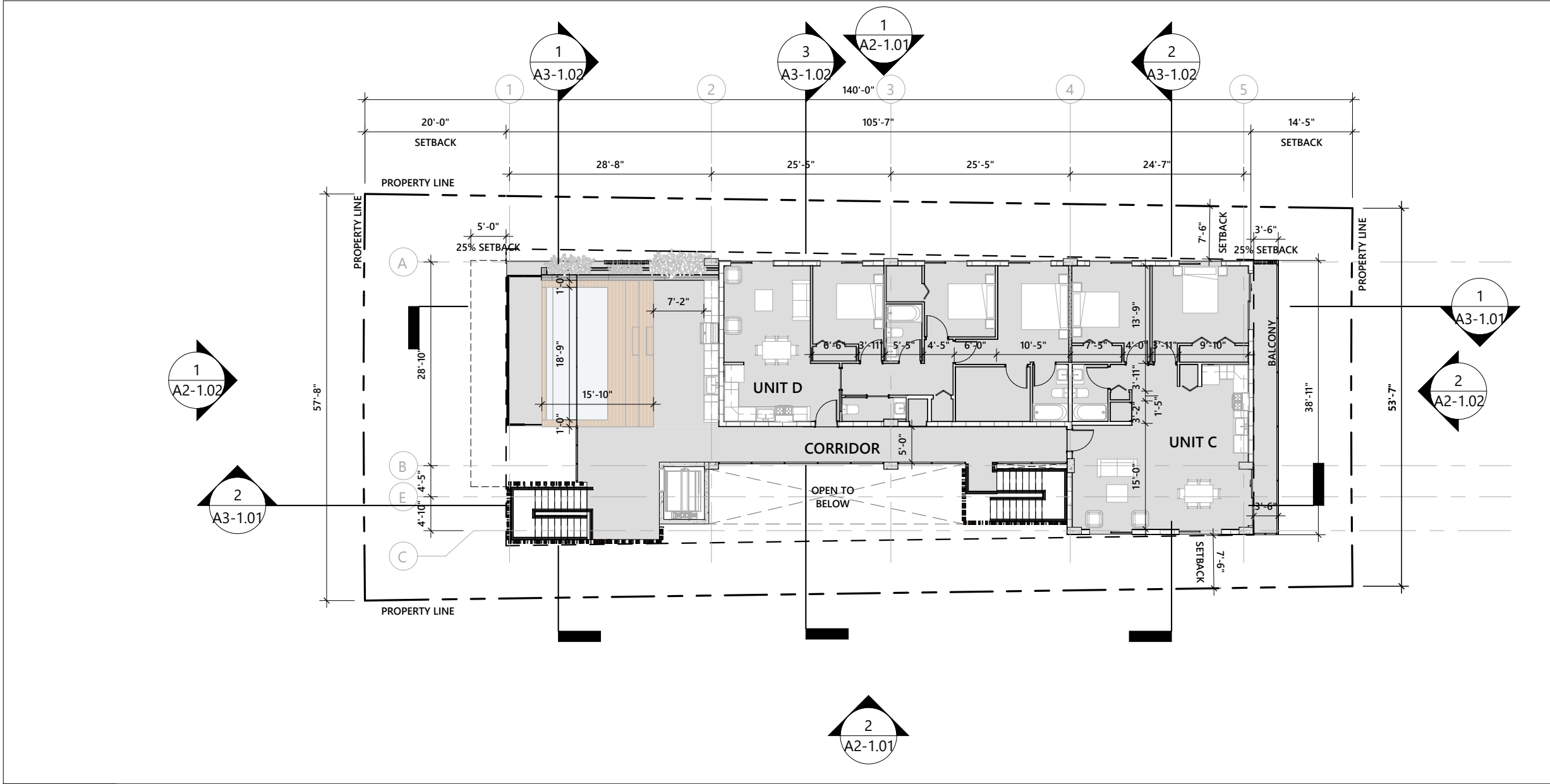
SCALE:

As indicated

SHEET NO:

A1-1.03

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1

FLOOR PLAN LEVEL 04

1/16" = 1'-0"

WALL LEGEND		PLAN NOTES
1	WALL TYPE 1 TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	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
2	WALL TYPE 2 EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	
3	WALL TYPE 3 TYPICAL 4" INTERIOR PARTITION NON-RATED.	
4	WALL TYPE 4 REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.	
5	WALL TYPE 5 UNIT DEMISING PARTITION 1 HR FIRE RATED.	
SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS		

PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR 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 SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
SHEET ISSUE DATE: 03-31-2023

PROJECT NO.: 2312
DRAWN BY: BK
APPROVED BY: YM

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CONSENT

SEAL:

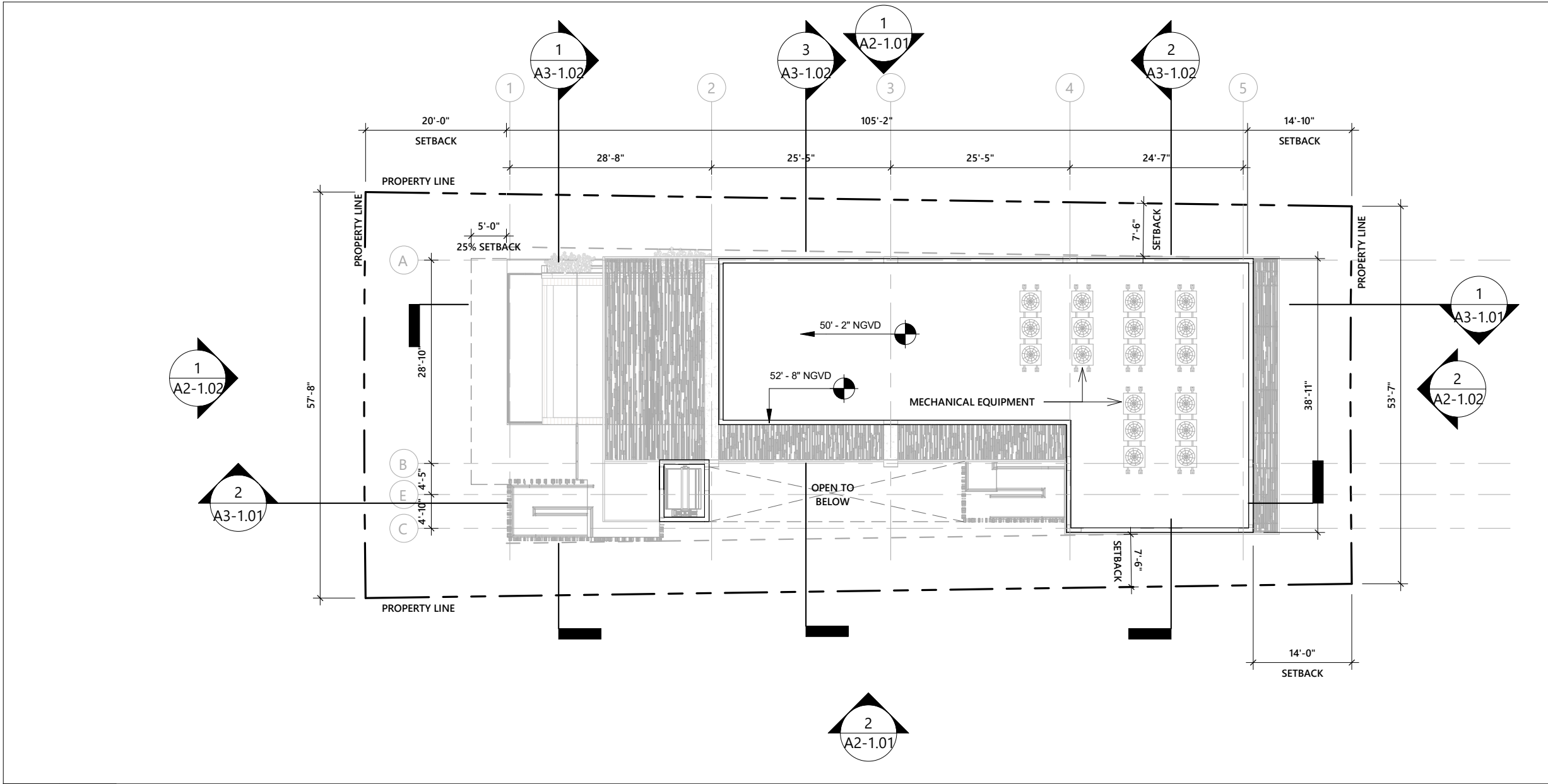
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
FLOOR PLAN 4TH LEVEL

SCALE:
As indicated

SHEET NO:
A1-1.04

5/3/2024 12:50:13 PM



1

TOP OF ROOF

1/16" = 1'-0"

WALL LEGEND		PLAN NOTES
1	WALL TYPE 1 TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	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
2	WALL TYPE 2 EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.	
3	WALL TYPE 3 TYPICAL 4" INTERIOR PARTITION NON-RATED.	
4	WALL TYPE 4 REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.	
5	WALL TYPE 5 UNIT DEMISING PARTITION 1 HR FIRE RATED.	
SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS		

PROJECT AND OWNER:
DENBORA BAY III

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MIAMI BEACH | FL | 33141
2125 BAY DR LLC

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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

FINAL SUBMITAL

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APPROVED BY: YM

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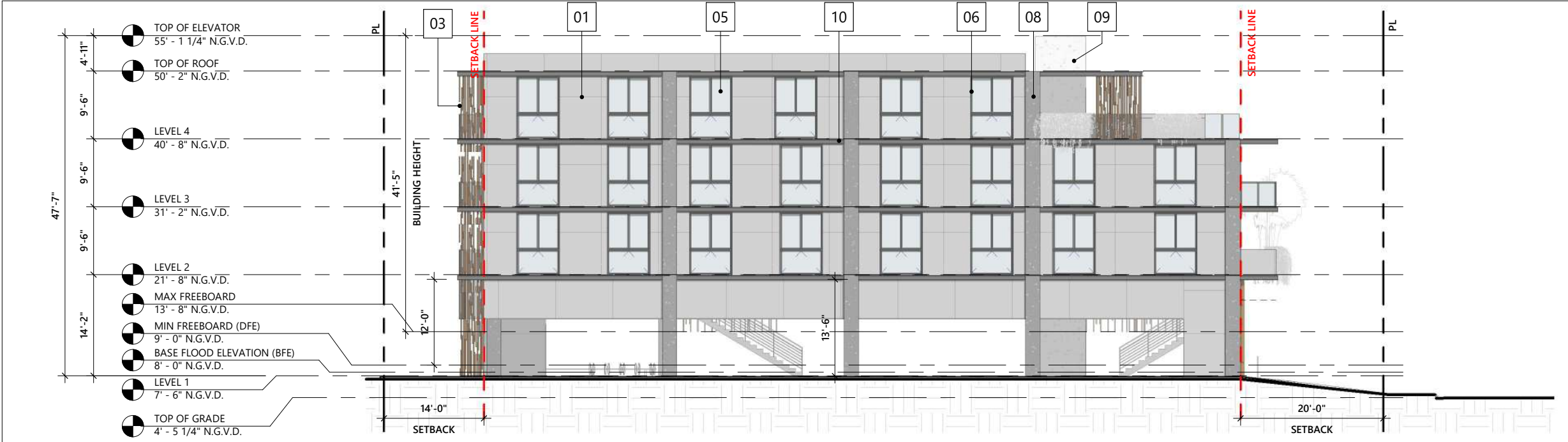
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
TOP OF ROOF

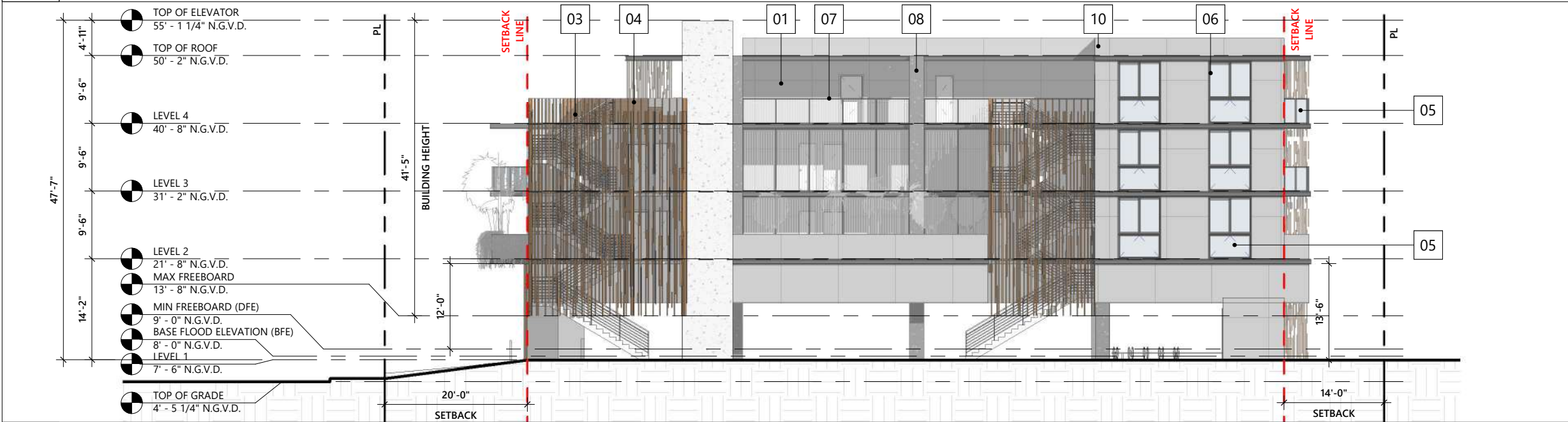
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As indicated

SHEET NO:
A1-1.05

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



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

MATERIAL LEGEND														
	1	EXPOSED CONCRETE		3	WOOD SIDING		5	LAMINATED GLASS		7	VERTICAL ALUMINUM BALUSTERS		9	CAST IN PLACE CONCRETE LIGHT
	2	GRAY PAVERS		4	WOOD TEAK		6	ALUMINUM FRAMING		8	CAST IN PLACE CONCRETE		10	GRAY STEEL FRAMING C CHANNEL

PROJECT AND OWNER:

DENBORA BAY III

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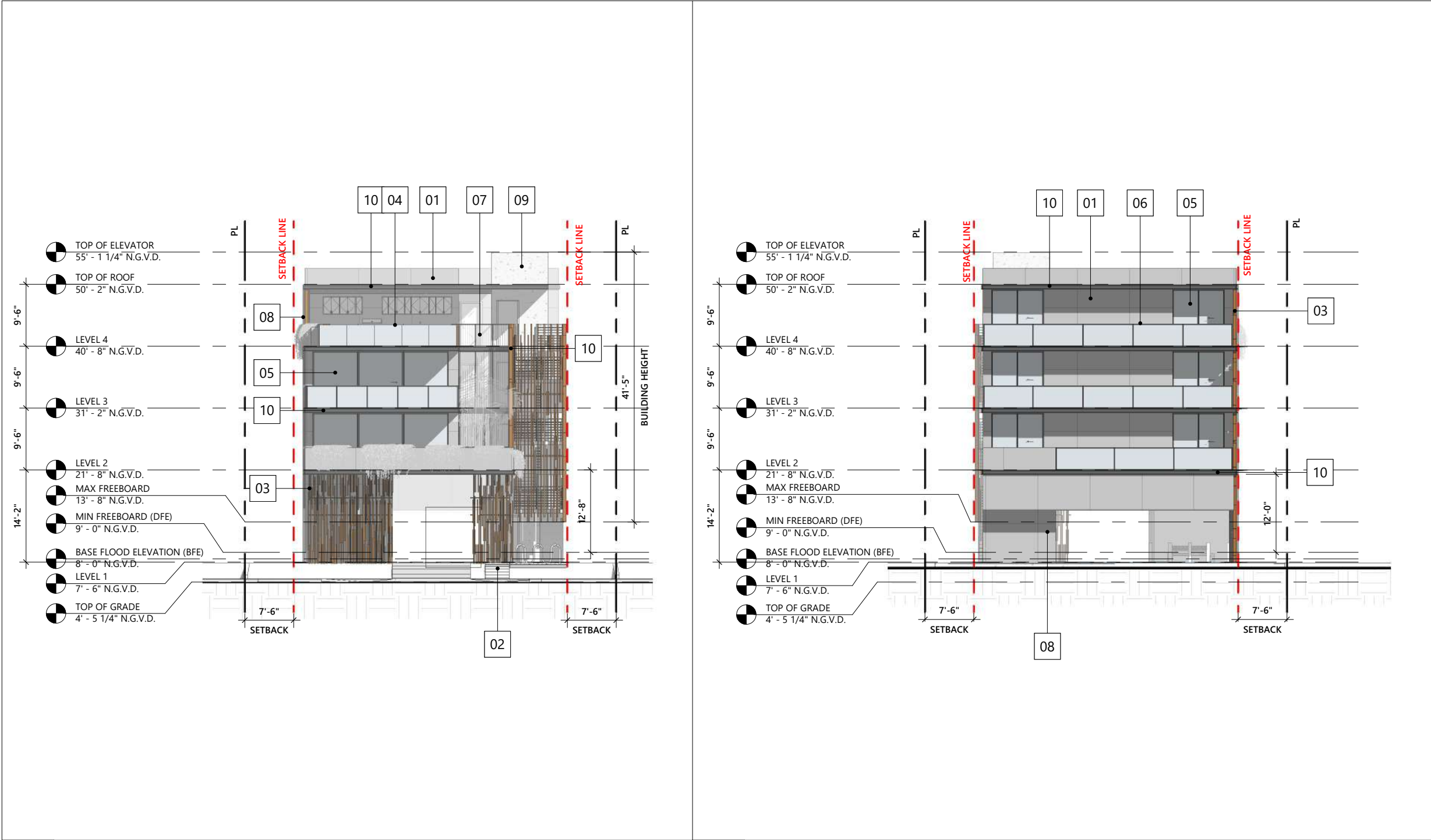
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
NORTH & SOUTH ELEVATION

SCALE:
As indicated

SHEET NO:
A2-1.01

5/3/2024 12:50:24 PM



1	WEST ELEVATION					2	EAST ELEVATION							
	1/16" = 1'-0"						1/16" = 1'-0"							
MATERIAL LEGEND														
	1	EXPOSED CONCRETE		3	WOOD SIDING		5	LAMINATED GLASS		7	VERTICAL ALUMINUM BALUSTERS		9	CAST IN PLACE CONCRETE LIGHT
	2	GRAY PAVERS		4	WOOD TEAK		6	ALUMINUM FRAMING		8	CAST IN PLACE CONCRETE		10	GRAY STEEL FRAMING C CHANNEL

PROJECT AND OWNER:
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CONSENT

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EAST & WEST ELEVATION

SCALE:
As indicated

SHEET NO:
A2-1.02
5/3/2024 12:50:32 PM



PROJECT AND OWNER:
DENBORA BAY III

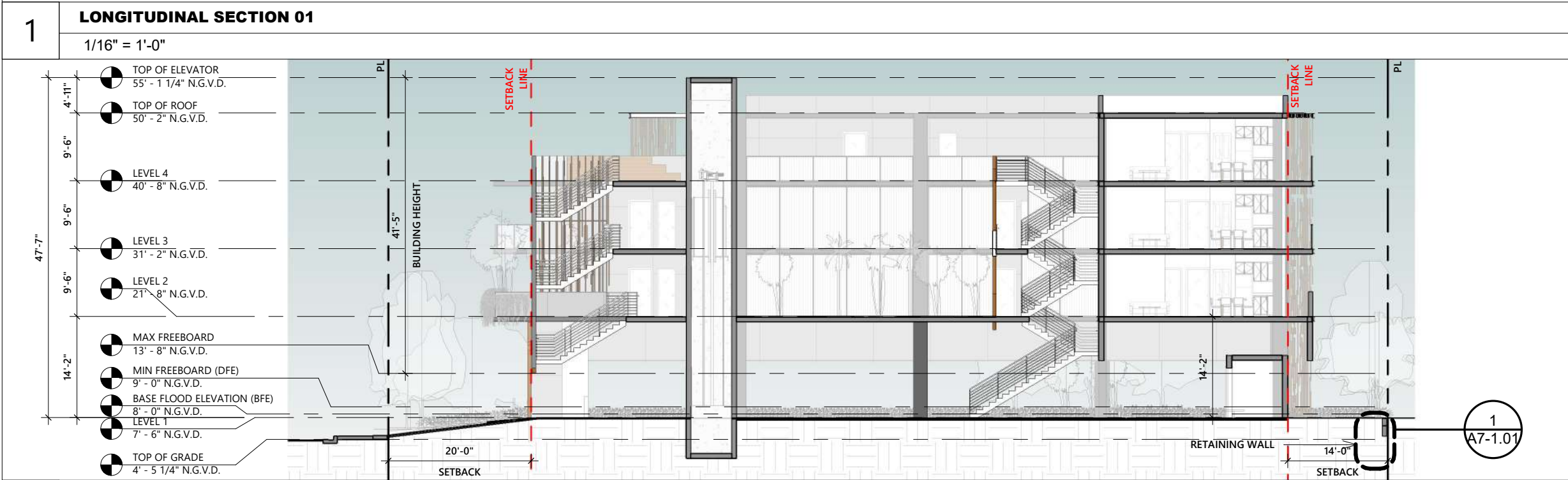
2125 Bay Dr.
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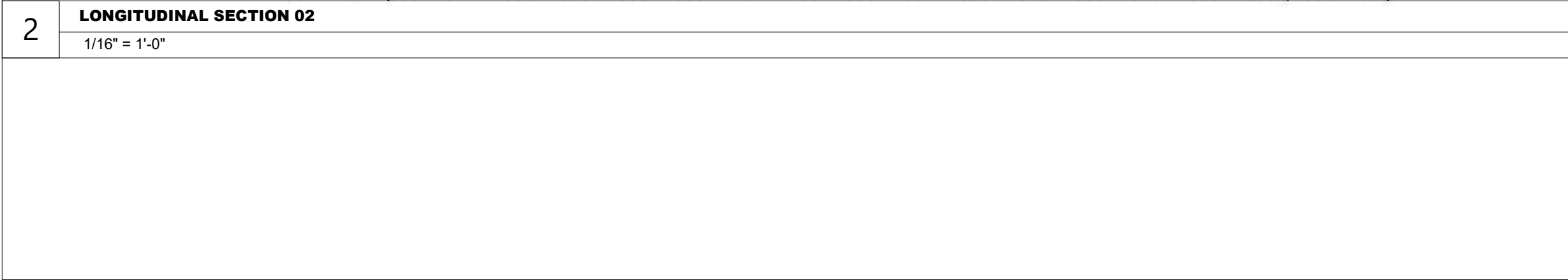


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STATE OF FLORIDA
RICARDO J. MUNIZ-GUILLET
REGISTERED ARCHITECT
AR97841



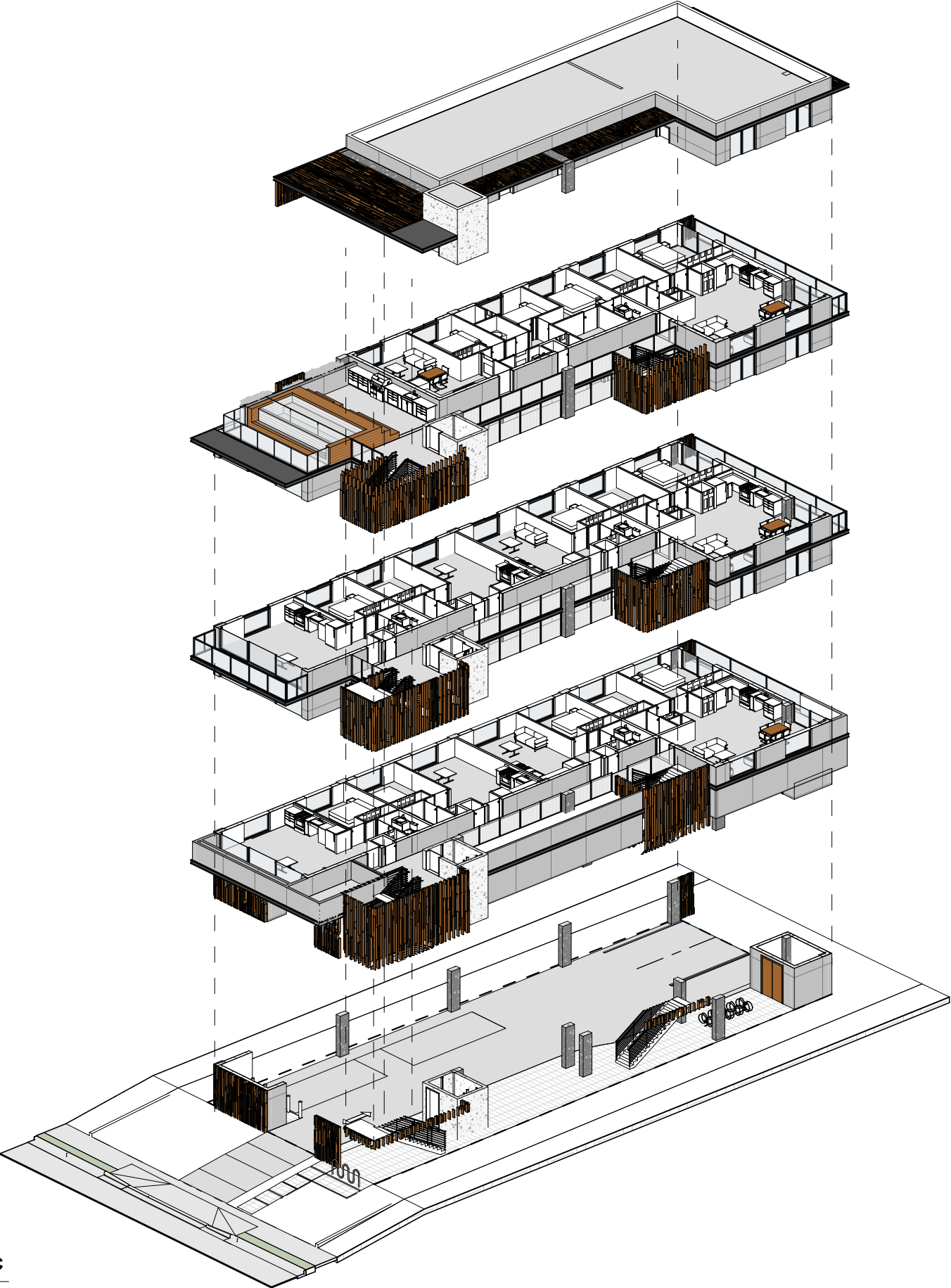
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
LONGITUDINAL SECTION

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

SHEET NO:
A3-1.01

5/3/2024 12:50:36 PM



← TOP OF ROOF

← FLOOR PLAN 4TH LEVEL

← FLOOR PLAN 3RD LEVEL

← FLOOR PLAN 2ND LEVEL

← GROUND LEVEL PLAN

PROJECT AND OWNER:
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ARCHITECT:

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AA#26003161



DESIGNER:



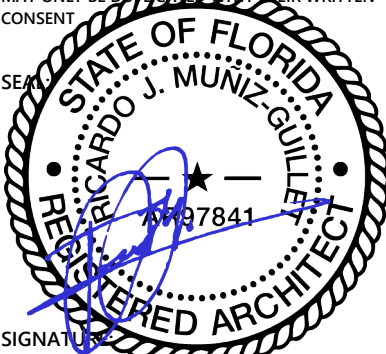
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
SHEET ISSUE DATE: 03-31-2023
PROJECT NO.: 2312
DRAWN BY: BK APPROVED BY: YM

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CONSENT

SEALED



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXPLOTED AXONOMETRIC

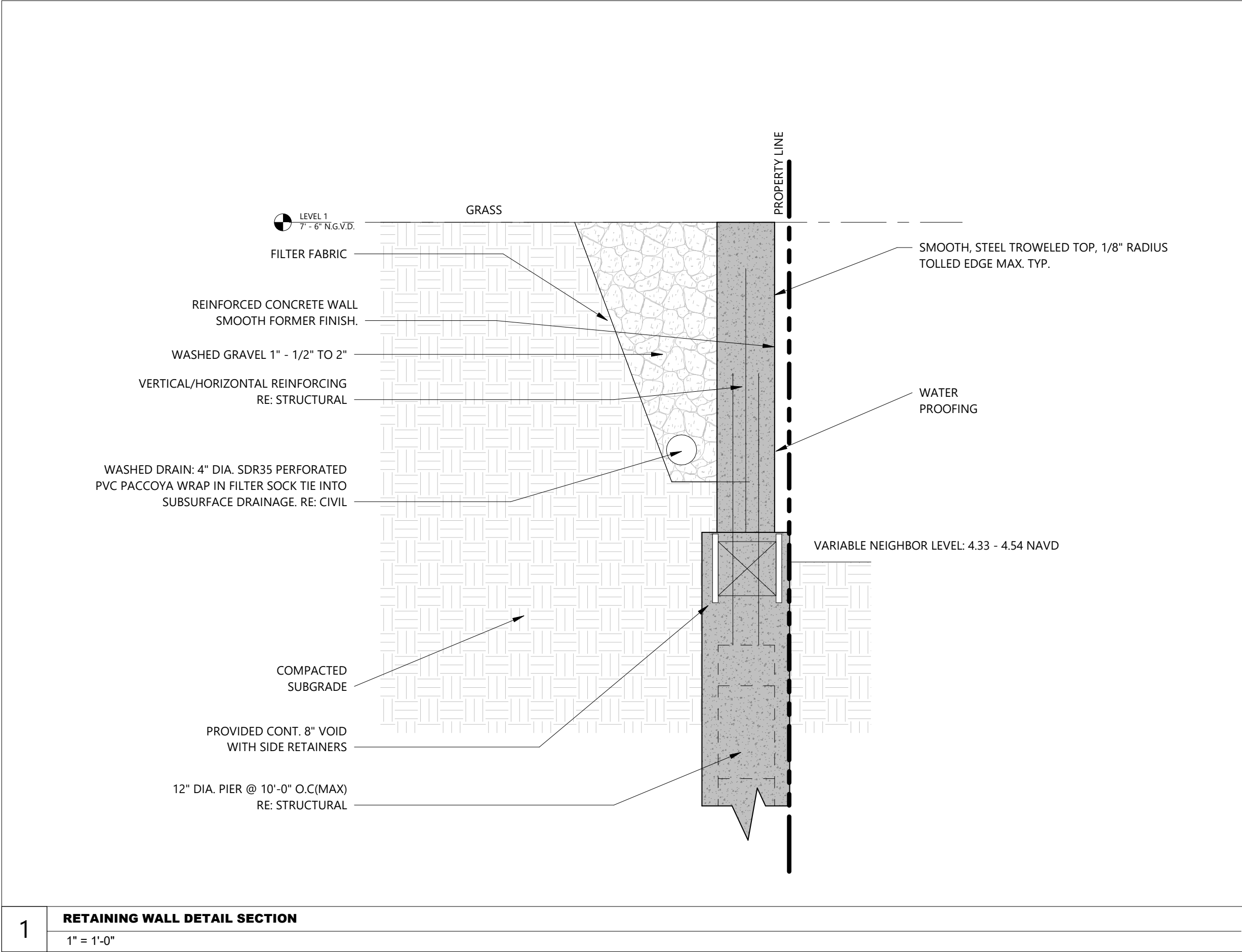
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SHEET NO:

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PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:

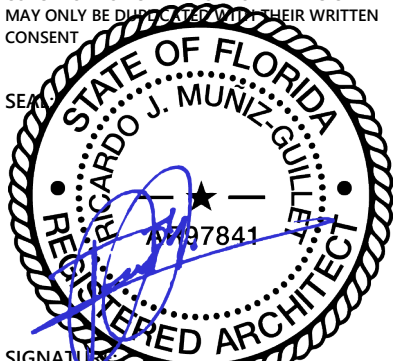


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LIC# AR97841

SHEET TITLE:
WALL DETAIL

SCALE:

1" = 1'-0"

SHEET NO:

A7-1.01

5/3/2024 12:51:28 PM

1

RETAINING WALL DETAIL SECTION

1" = 1'-0"



PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
954 812 6650
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AA#26003161



DESIGNER:

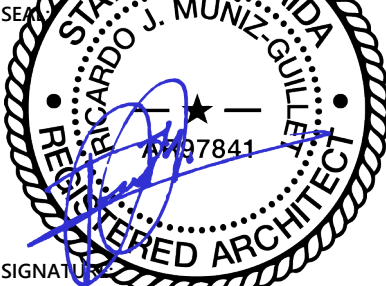


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ADMIN@REDOCTOPUSLLC.COM

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LIC# AR97841

SHEET TITLE:
STREET VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.01

5/3/2024 12:51:30 PM



PROJECT AND OWNER:

DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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DESIGNER:



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

FINAL SUBMITAL

PERMIT APPLICATION DATE:05-05-2024

SHEET ISSUE DATE:03-31-2023

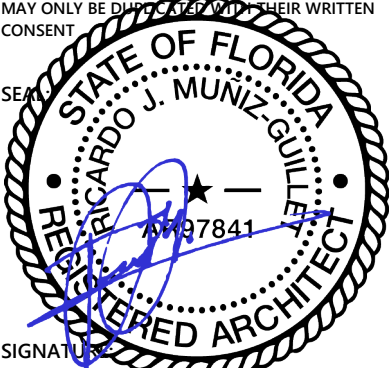
PROJECT NO.:2312

DRAWN BY: BK

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LIC# AR97841

SHEET TITLE:

REAR VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.02

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PROJECT AND OWNER:

DENBORA BAY III

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2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
954 812 6650
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AA#26003161



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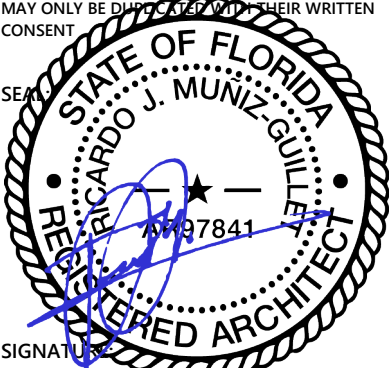
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954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITAL

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SIGNATURE
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXTERIOR PATIO VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.03

5/3/2024 12:51:34 PM



PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
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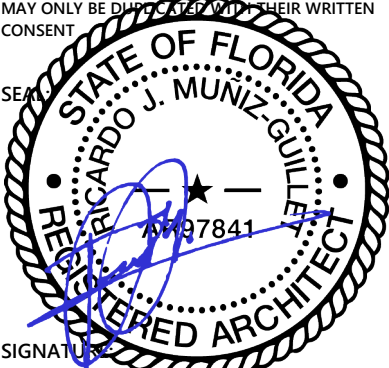
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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ROOFTOP VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.04

5/3/2024 12:51:36 PM



PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
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2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
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SIGNATURE:
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LIC# AR97841

SHEET TITLE:
AXONOMETRIC VIEW

SCALE:

SHEET NO:
A4-1.05

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