

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141



DRB FILE NUMBER: DRB23-0960

SCOPE OF WORK:
MULTI - FAMILY

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Ricardo J
Muniz-Guillet
2024.05.06
16:50:59-04'00'

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:



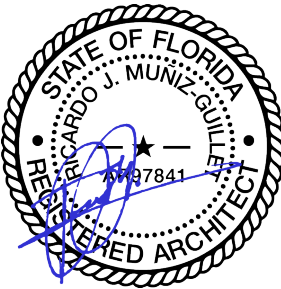
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

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
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SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
COVER SHEET

SCALE:

N.T.S.
SHEET NO:

G-0

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address:		704 84TH ST MIAMI BEACH FL 33141		
2	Board and file numbers :		DRB FILE NUMBER: DRB23-0960		
3	Folio number(s):		02-3202-008-1650		
4	Year constructed:	1940	Zoning District:	RM-1 - MULTI FAMILY, LOW INTENSITY	
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	4.23' N.G.V.D.	
6	Adjusted grade (Flood+Grade/2):	6,115' N.G.V.D.	Lot Area:	5,625 SF	
7	Lot width:	50'	Lot Depth:	112' 6"	
8	Minimum Unit Size	625 SF	Average Unit Size	825 SF	
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI-FAMILY	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50' 0"	14' 3"	40' 0"	N/A
11	Number of Stories	4	1	4	N/A
12	FAR	5,625 SF x 1.25=7,031.25 SF	1,985 SF	7,030 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"	18'-9"	20' 0" '	
25	Side Setback:	5'-0"	5'-0"	7' 6"	
26	Side Setback:	5'-0"	5'-0"	7' 6"	
27	Side Setback facing street:	N/A			
28	Rear Setback:	10% lot depth= 11'-3"	46'-9"	11' 3" '	
	Pedestal:				
29	Front Setback:	20' 0"	9' 9"	20' 0" '	
30	Side Setback:	7' 6"	7' 8"	7' 6"	
31	Side Setback:	7' 6"	9' 8"	7' 6"	
32	Side Setback facing street:	N/A			
33	Rear Setback:	11' 3"	11' 11"	11' 3"	
	Tower:				
34	Front Setback:	N/A			
35	Side Setback:	N/A			
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	7' 6"	7' 8" / 9' 8"	7' 6"	
37	Side Setback facing street:	N/A			
38	Rear Setback:	5'-0"	7' 4"	11' 3"	
	Front Setback:	20' 0"	9' 9" "	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' 0"		10' 0"	
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?		Yes		
57	Located within a Local Historic District?		Yes		

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ARCHITECT:

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M U V E
ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ZONING DATA SHEET

SCALE:
N.T.S.

SHEET NO:
G-2

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SUBJECT LOCATION
704 84TH ST | MIAMI BEACH | FL | 33141



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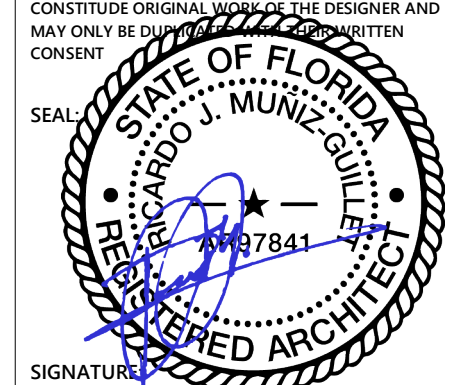


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**ZONING REQUIREMENTS &
SCA LOCATION**

N.T.S.

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1

ZONING MAP

N.T.S.



2

HISTORIC DISTRICT MAP

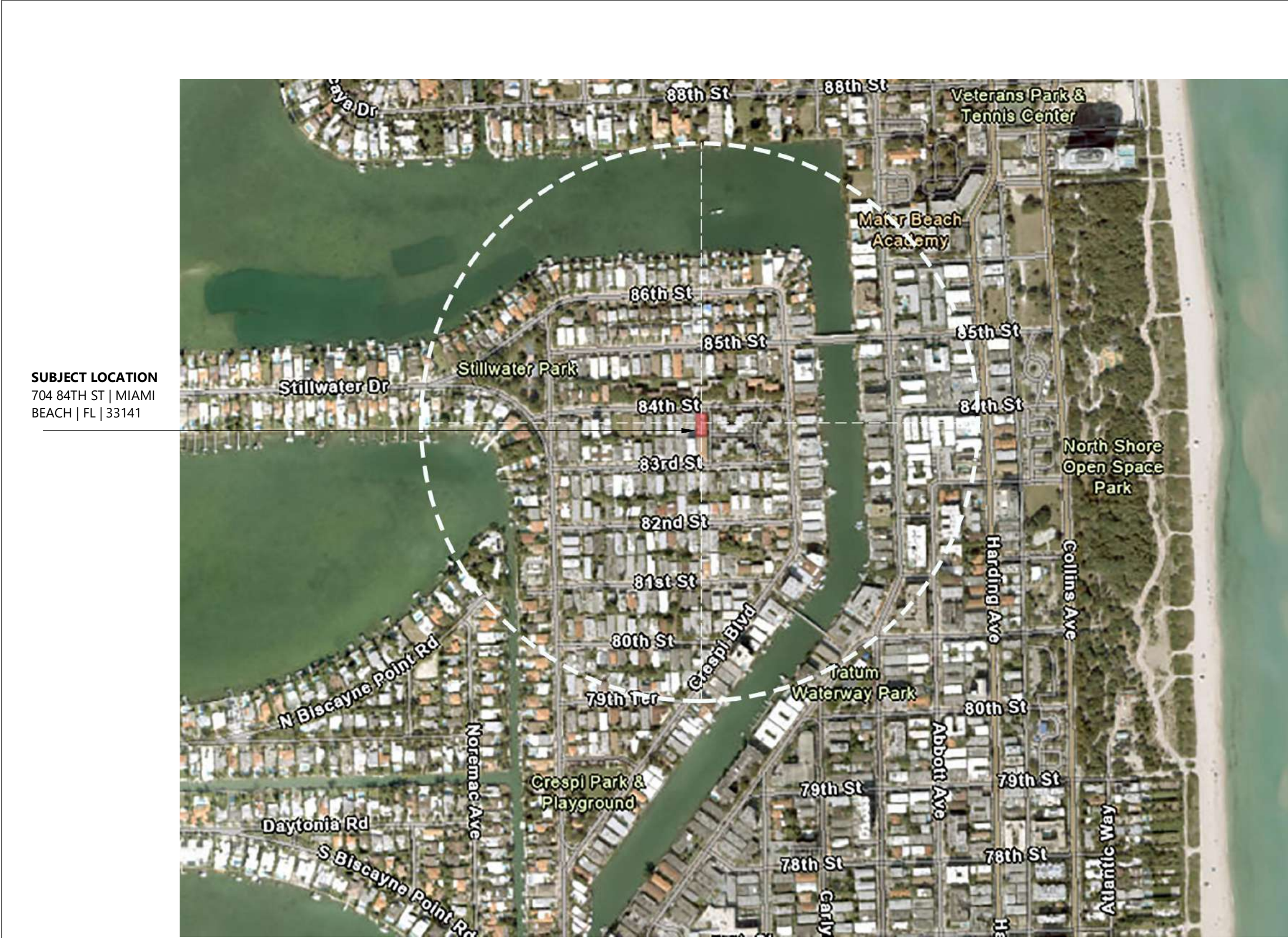
1 1/2" = 1'-0"



3

FUTURE LAND USE MAP

1 1/2" = 1'-0"



SUBJECT LOCATION
704 84TH ST | MIAMI
BEACH | FL | 33141



1

AERIAL VIEW - 1/2 MILE RADIUS.
N.T.S.

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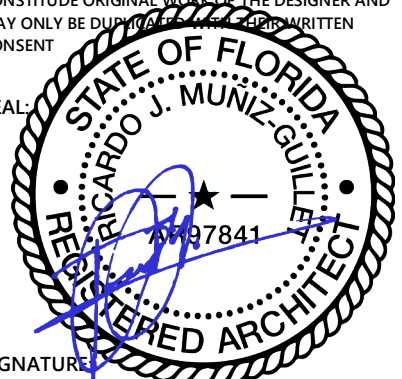
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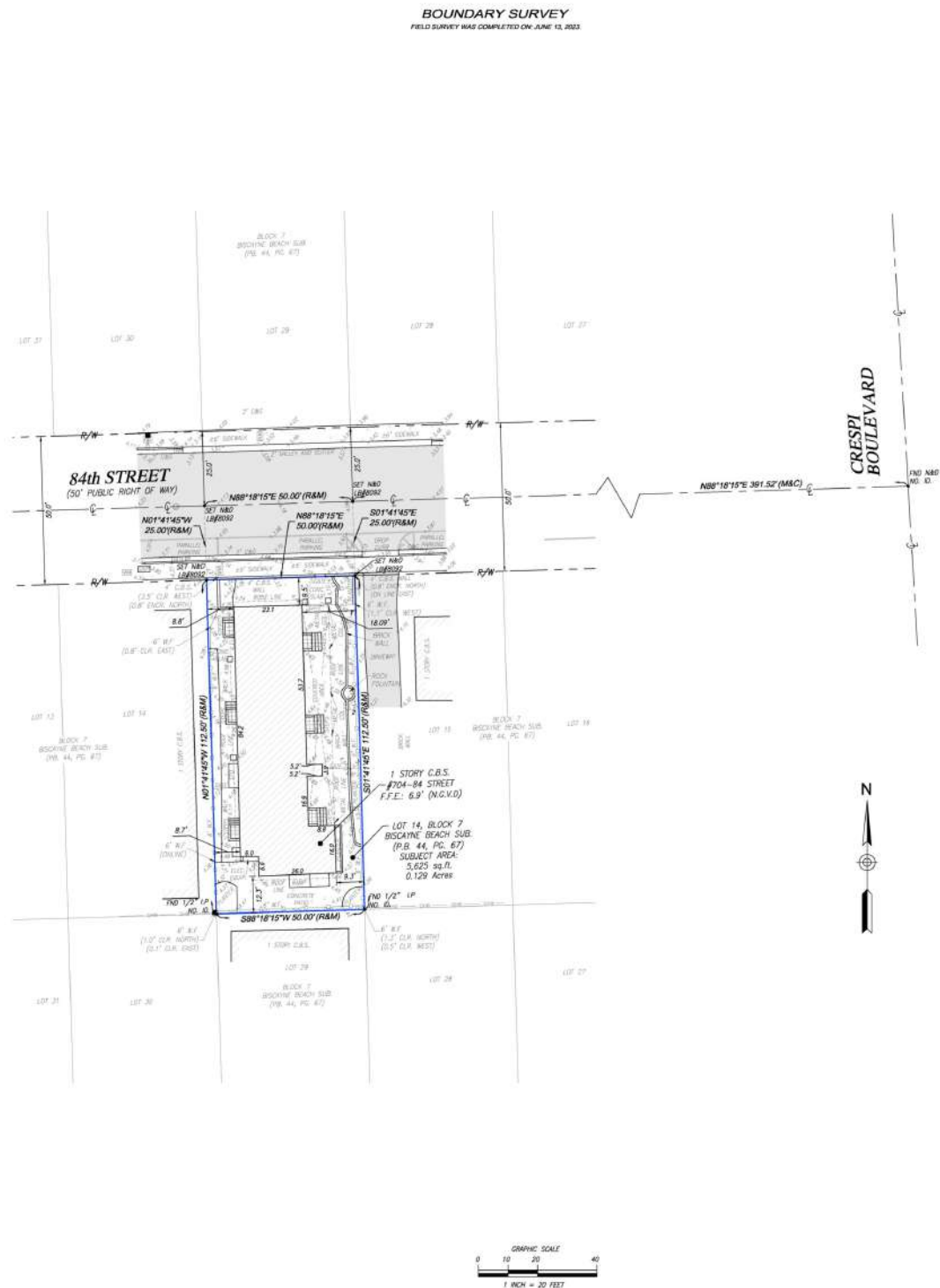
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**ZONING REQUIREMENTS &
SCA LOCATION**

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SHEET NO:

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BOUNDARY SURVEY

RED OCTOPUS

LYINGS AND BEING IN SECTION 02, TOWNSHIP 31 S; SOUTH, RANGE 42 EAST
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA.

J. Hernandez & Associates Inc.

REGISTERED PROFESSIONAL LAND SURVEYORS AND MAPPLERS
CERTIFICATE OF AUTHORIZATION NO. L18836
3300 NW 120th Ave. SUITE #100, MIAMI, FL 33127
TEL 305-526-5666 FAX 305-526-5667 E-MAIL jrh@jha-inc.com

DRAWN BY: CAP/ES
DATE: 06/1/23

CHECKED BY: J.T.H./J.M.H.
DATE: 06/1/23

FILED NO: 4489
PLG 17

LEGAL DESCRIPTION

LOT 6, BLOCK 7, BISCAYNE BEACH SUB. ACCORDING TO
PLAT THEREOF AS RECORDED IN PLAT BOOK 64, PAGE 87,
PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

- FIELD SURVEY WAS COMPLETED ON JUNE 7, 2023.
- SUBJECT PROPERTY AREA: 6,521 ± SQ FT (1.8 ACRES)
- BOUNDARIES BASED ON AN ASSUMED BEARING
N86°18'15" E ALONG THE CENTRALLINE OF 8th STREET.
- LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
- DISTANCES ALONG BOUNDARY LINES: AS SHOWN HEREON
ARE SECOND ORDER MEASUREMENTS, UNLESS OTHERWISE
NOTED.
- INTERIOR LOT LINES: AS SHOWN HEREON, ARE FOR
INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE
EXPRESSED IN DEED.
- UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES
HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY,
UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES ARE LOCATED AS SHOWN HEREON,
UNLESS OTHERWISE NOTED.
- THE SUBJECT PROPERTY HAS A DIRECT FLYLINE ACCESS TO
AND FROM 8th STREET, A PUBLIC ROADWAY.
NO ADJUTANT SURVEY WAS CONDUCTED TO DETERMINE
BOUNDARY LINES OF 8th STREET. THE ASSUMED
BOUNDARY OF WAY AND OTHER MATTERS THAT MIGHT BE
REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT
PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 704 84th STREET, MIAMI BEACH, FL 33141
- PROPERTY FOLIO NUMBER: 02-3002-000-1000

CERTIFY TO

- RED OCTOPUS

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL
VELOCITY DATUM OF 1988 (N.G.V.D. 1988) AND ARE
EXPRESSED IN FEET.
- BENCHMARK: CITY OF MIAMI BEACH, CMB 85 20E
ELEVATION 4.820 N.G.V.D. 1988
N. 26° 10' 00" E. AT DEEP BOULEVARD
DESCRIPTION: PK NW IN CONC. CURB.

FLOOD ZONE INFORMATION

SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE
"AE" (FLOOD #) AS SHOWN ON FLOOD INSURANCE RATE
MAP NUMBER 12006 C 1003L, DATED SEPTEMBER 11,
2008.

ELEVATION REFER TO NATIONAL VELOCITY DATUM OF
1988 AND IS EXPRESSED IN FEET.

TREE TABULATION

TREE NO.	COMMON DESCRIPTION	DIA. INCHES	HT. FEET	CNFP. #
1	Palmetto	8.5"	8	8
TRESSES				
		20	10	8

TREE IDENTIFICATION MUST BE VERIFY BY A CERTIFIED SPECIALIST

POSSIBLE ENCROACHMENTS

- C.B.S. WALL, ALONG THE NORTH BOUNDARY LINE.
ENCROACH 0.16' FROM SUBJECT PROPERTY INTO RIGHT
OF WAY.
- THERE ARE NOT ADDITIONAL OBSERVED CROSSSES
ONTO THE SUBJECT PROPERTY FROM ADJACENT LANDS,
OR FROM THE SUBJECT PROPERTY INTO ADJACENT
LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE
SUBJECT PROPERTY WAS CONDUCTED AND ACCURD, TO THE
BEST OF MY KNOWLEDGE AND BELIEF, AS RECENTLY
SURVEYED AND DRAWN UNDER MY SUPERVISION AND
DIRECTION. THIS SURVEY COMPLETION WITH STANDARDS OF
PRACTICE, REQUIREMENTS ADOPTED BY THE FLORIDA STATE
BOARD OF SURVEYORS AND IS SUBJECT TO THE PUNISHMENT
OF CHAPTER 341, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED
PARTIES.

BY:
JOSE C. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 18836
STATE OF FLORIDA

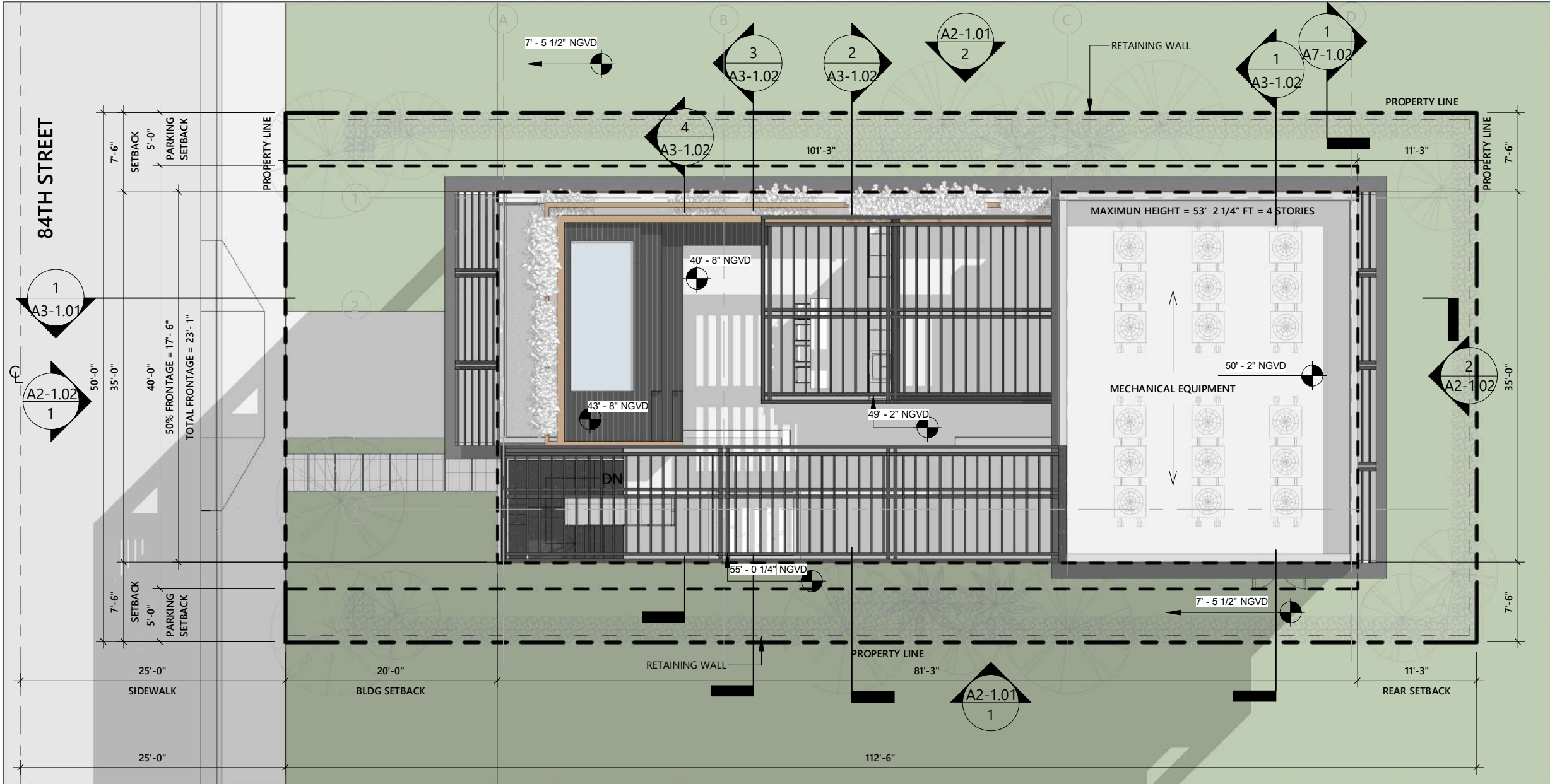
Digitally signed by Jose Hernandez
dn: cn=Jose C. Hernandez, o=J. Jose C. Hernandez, ou=J. Jose C. Hernandez, email=jrh@jha-inc.com, serialNumber=18836, c=US
c=US, email=jrh@jha-inc.com, serialNumber=18836, c=US
Date: 2023.06.01 14:24:41 +0400
Akkad-Abdullah-muhammad.2003.001.01719

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS
WAS AUTHORIZED BY JOSE C. HERNANDEZ, PROFESSIONAL LAND
SURVEYOR NO. 18836 OF THE STATE OF FLORIDA ON JUNE 14, 2023.

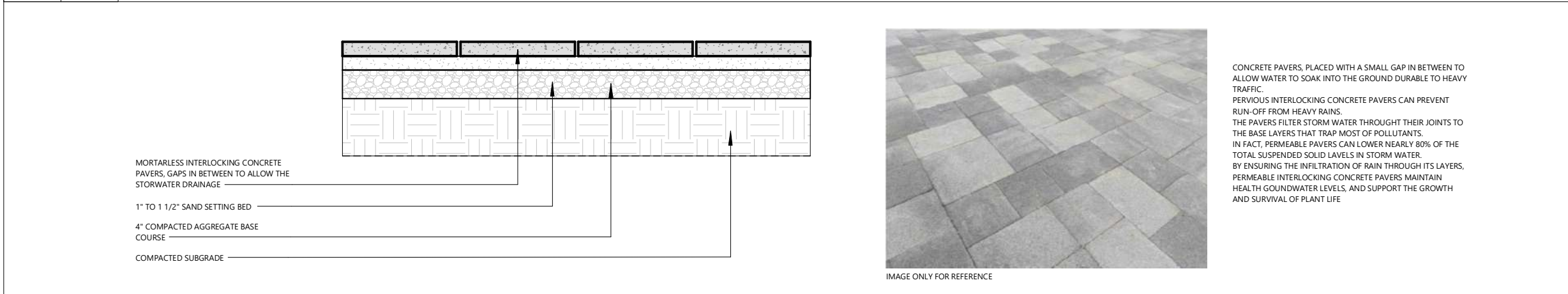
THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-009
SHEET NUMBER: 1 OF 1

STATE OF FLORIDA
RICARDO J. MUNIZ-GUILLET
REGISTERED ARCHITECT
00097841

N.T.S.
SHEET NO:
G-3
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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.
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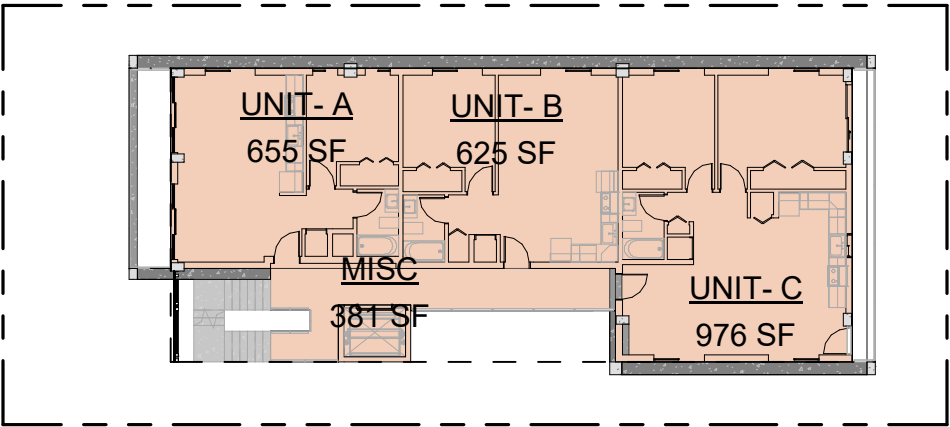
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
SITE PLAN

SCALE:
As indicated

SHEET NO:
G-4

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RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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SIGNATURE:

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The floor plan for the second floor shows four distinct units. UNIT-A, located on the left, is 655 SF and includes a kitchen, living area, and bedroom. UNIT-B, in the top center, is 625 SF and features a kitchen, living area, and bedroom. UNIT-C, on the right, is 976 SF and includes a kitchen, living area, and bedroom. The MISC area, at the bottom center, is 381 SF and contains a kitchen, living area, and bedroom. The plan also shows a central staircase and an elevator.

MISC

TRASH

UNIT- A

UNIT- B

UNIT- C

UNIT- D

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

TOTAL SF: 7030 SF

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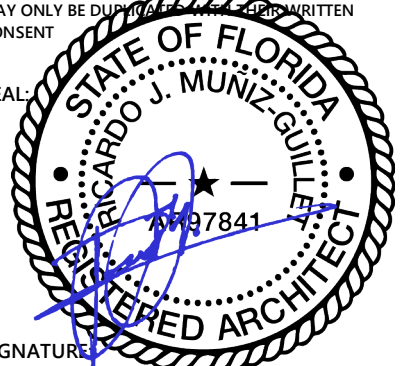
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EXISTING EXT. PICTURES

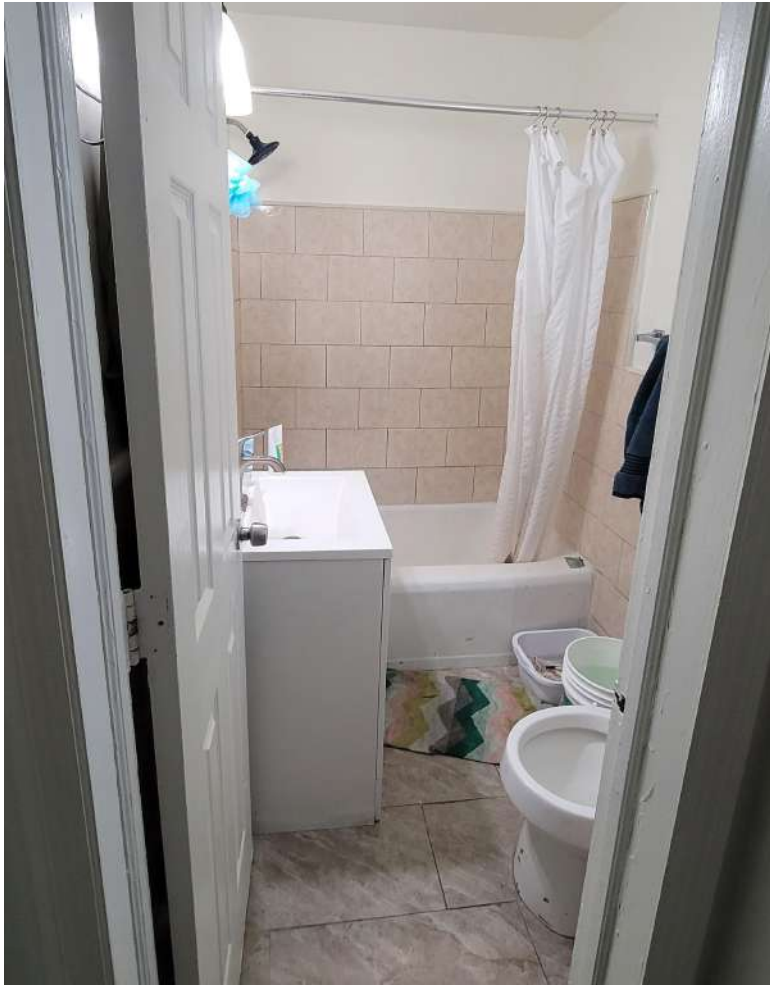
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G-6

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CURRENT EXTERIOR PHOTOGRAPHS, DATED AUGUST 7TH, 2023



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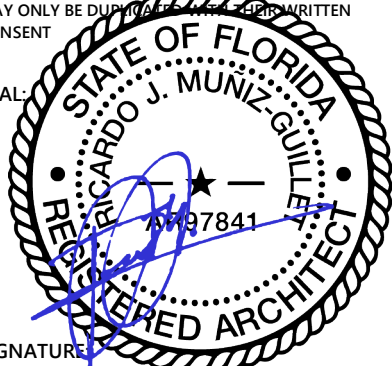
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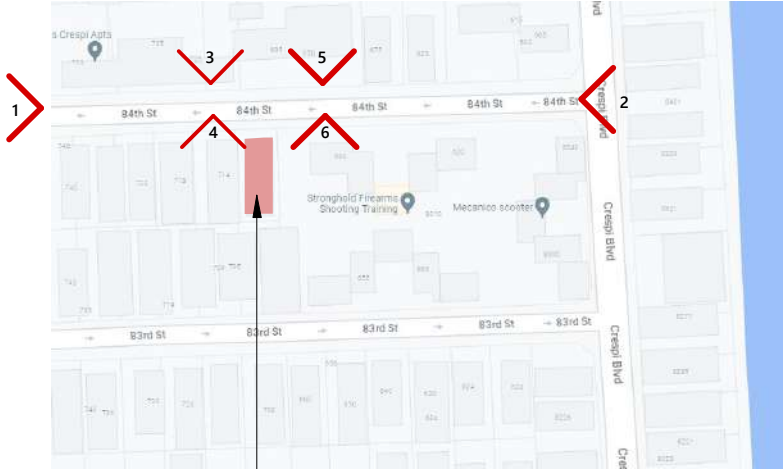
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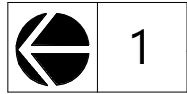
SHEET NO:

G-7

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SUBJECT LOCATION
704 84TH ST | MIAMI BEACH | FL | 33141



KEY DIRECTIONAL PLAN

1 1/2" = 1'-0"



1. CORNER TO CORNER VIEW



2. CORNER TO CORNER VIEW

CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

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:



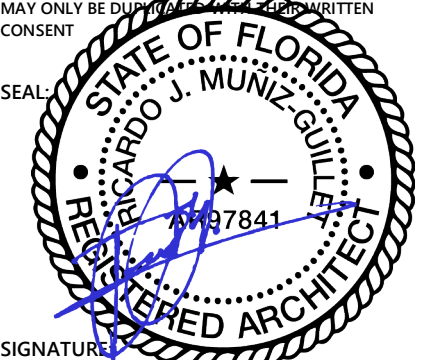
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

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
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MAY ONLY BE DUPLICATED WITH WRITTEN
CONSENT

SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
SITE & CONTEXT PICTURES

SCALE:

N.T.S.

SHEET NO:

G-8

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CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

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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DESIGNER:



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FINAL SUBMITTAL

PERMIT APPLICATION DATE:03-10-2024

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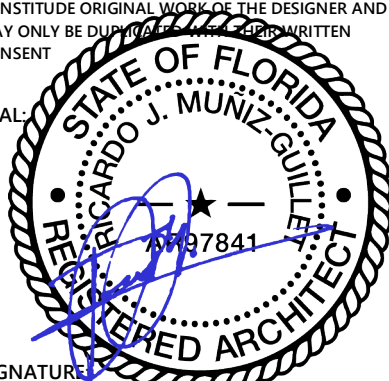
PROJECT NO.:2301

DRAWN BY: BK

APPROVED BY: YM

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CONSENT

SEAL



SIGNATURE

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SITE & CONTEXT PICTURES

SCALE:

N.T.S.

SHEET NO:

G-8.1

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CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

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
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DESIGNER:



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FL 33326
954 850 9965
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FINAL SUBMITTAL

PERMIT APPLICATION DATE:03-10-2024

SHEET ISSUE DATE:03-31-2023

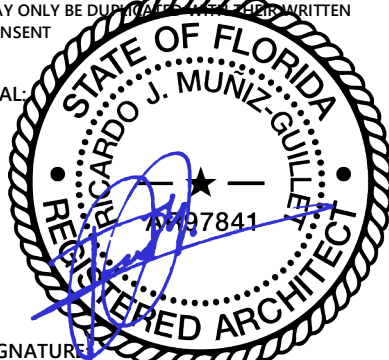
PROJECT NO.:2301

DRAWN BY: BK

APPROVED BY: YM

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SEAL



SIGNATURE

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SITE & CONTEXT PICTURES

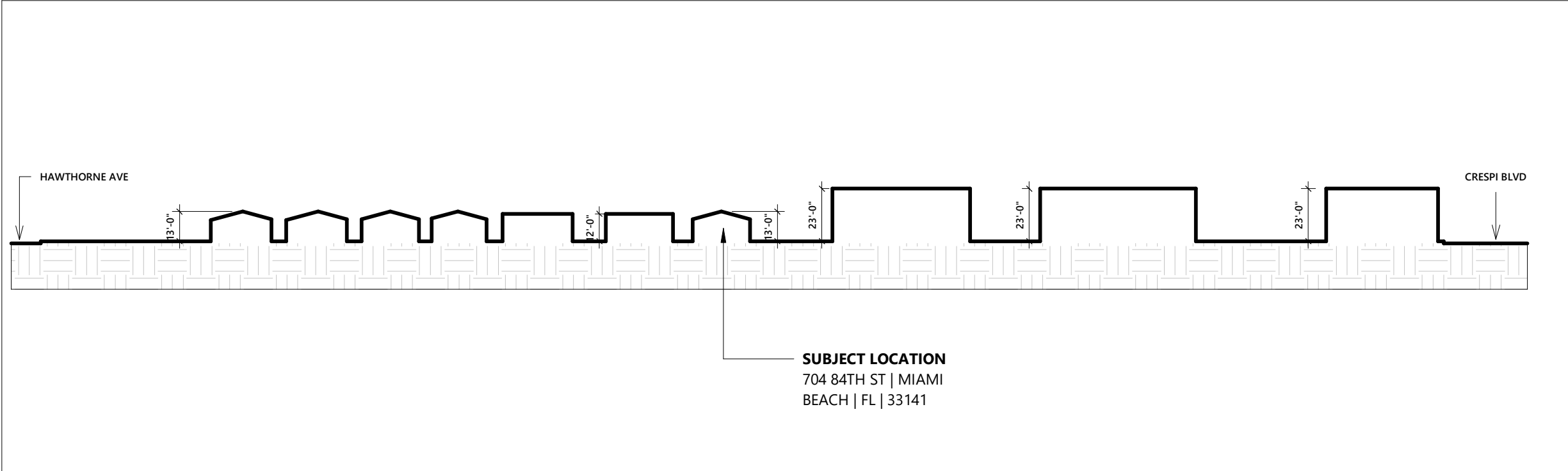
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SHEET NO:

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SUBJECT LOCATION
704 84TH ST | MIAMI
BEACH | FL | 33141

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



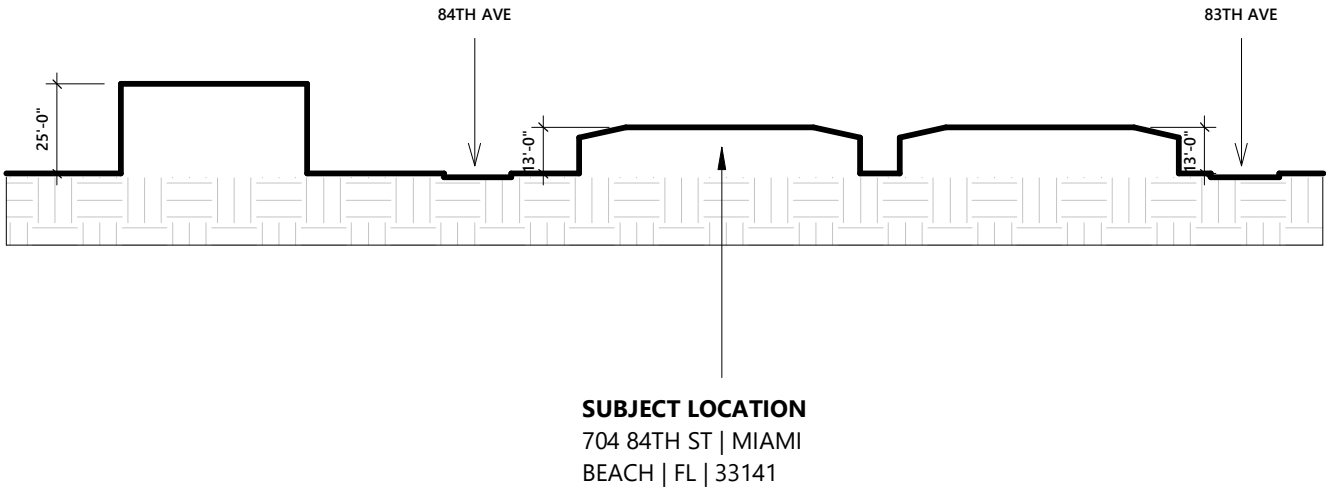
DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

1

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

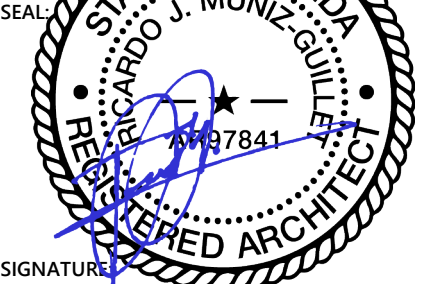


SUBJECT LOCATION
704 84TH ST | MIAMI
BEACH | FL | 33141

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



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
CONTEXTUAL ELEVATION

SCALE:

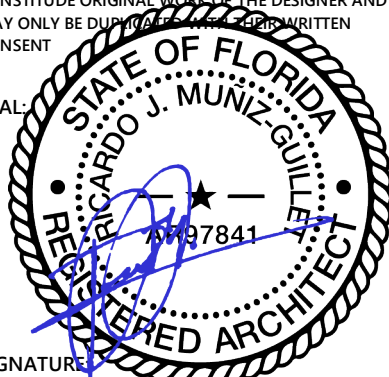
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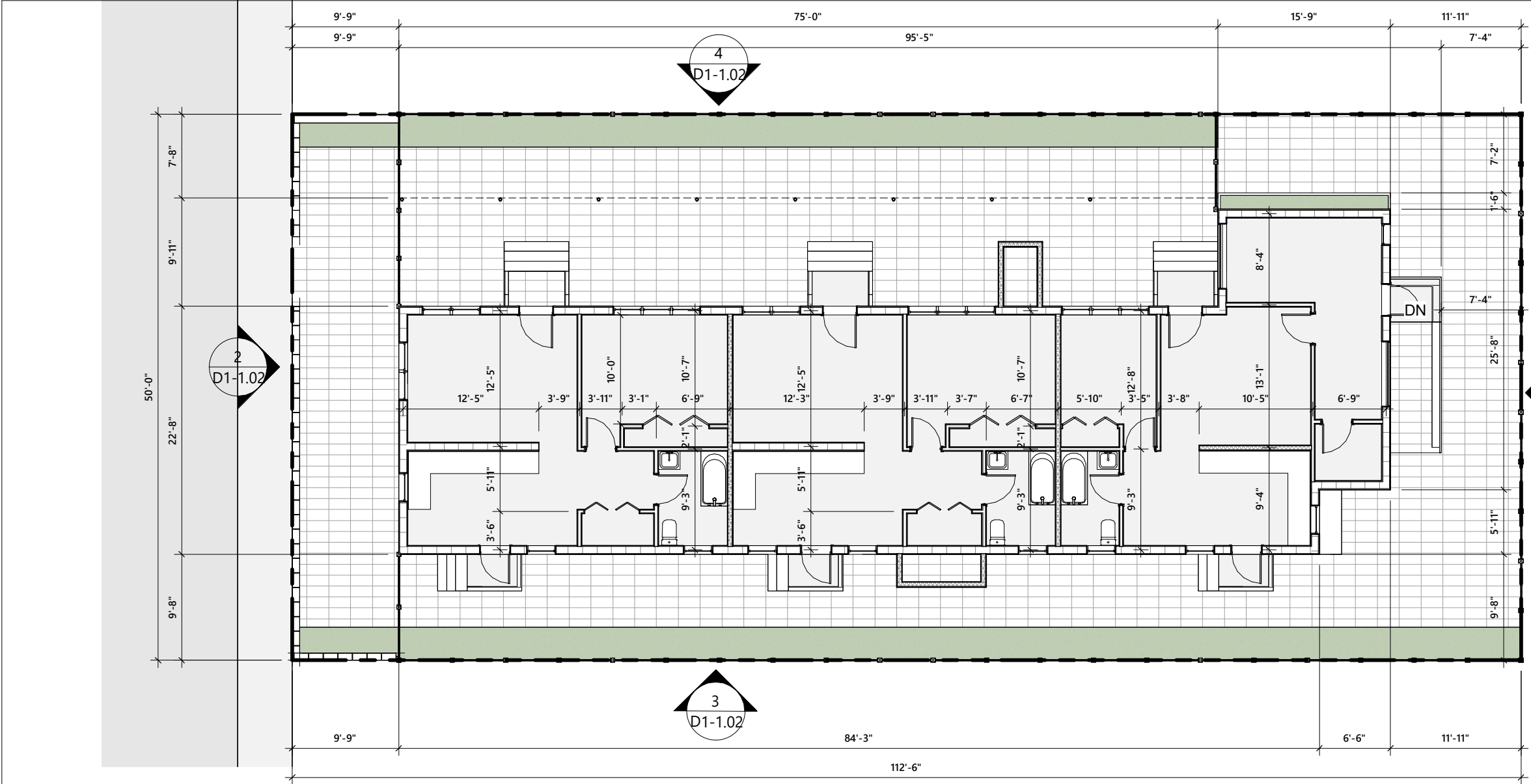
SHEET NO:

2

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

G-9
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WALL LEGEND		DEMOLITION NOTES		PROJECT AND OWNER: DENBORA BAY II										
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.		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:										
														
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 SUBMITTAL										
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 INTRUSION OF DEBRIS 4 REMOVE FINISH FLOOR 5 REMOVE KITCHEN APPLIANCES CABINETS AND COUNTERTOPS 6 REMOVE EXISTING CEILING		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>										
COORDINATE SELECTIVE REMOVAL / RELOCATION OF LIGHT LIXTURES, ELECTRICAL WIRES, CONDUITS, "J" BOXES, DUCT WORK, DIFFUSERS, GRILLS.		GENERAL DEMOLITION NOTES		ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT										
REMOVE ALL DUCTWORK, DIFFUSERS, GRILLS, LIGHTS, AND CLEAN THE BOTTOM OF THE SLAB FROM REMAINING DEBRIS.		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.		SEAL: 										
SPRINKLER LINES TO REMAIN AND BE RELOCATED PER REVISED PLAN		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.		SIGNATURE: RICARDO J. MUNIZ-GUILLET LIC# AR97841										
		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.		SHEET TITLE: DEMOLITION NOTES										
		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.		SCALE: N.T.S.										
		5. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.		SHEET NO: D1-1.00										
		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.		5/3/2024 4:49:28 PM										
		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.												



1 EXISTING GROUND LEVEL PLAN
3/32" = 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

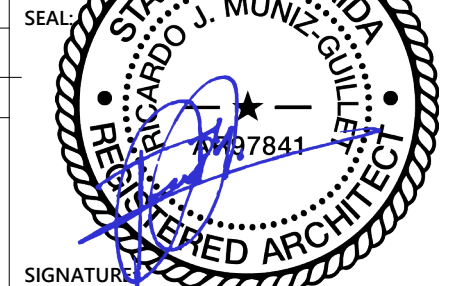


DESIGNER:
RED OCTOPUS LLC
INTEGRAL ARCHITECTURAL SERVICES
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

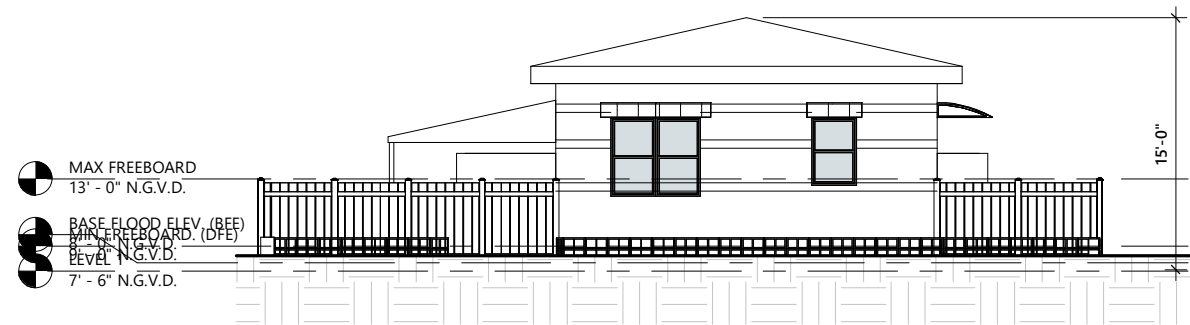
PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023
PROJECT NO.: 2301
DRAWN BY: BK APPROVED BY: YM

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CONSENT



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841
SHEET TITLE:
**EXISTING GROUND LEVEL
SCA FLOOR PLAN**
3/32" = 1'-0"
SHEET NO:

D1-1.01
5/3/2024 4:49:30 PM



RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND
MAY ONLY BE DUPLICATED BY THE WRITTEN
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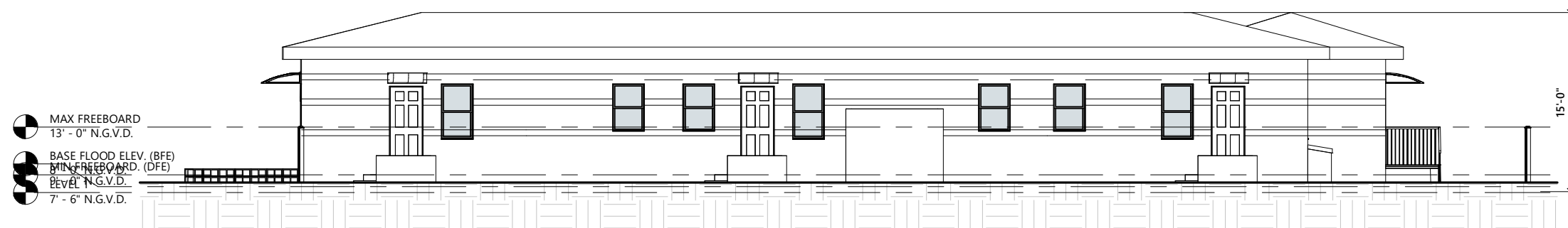
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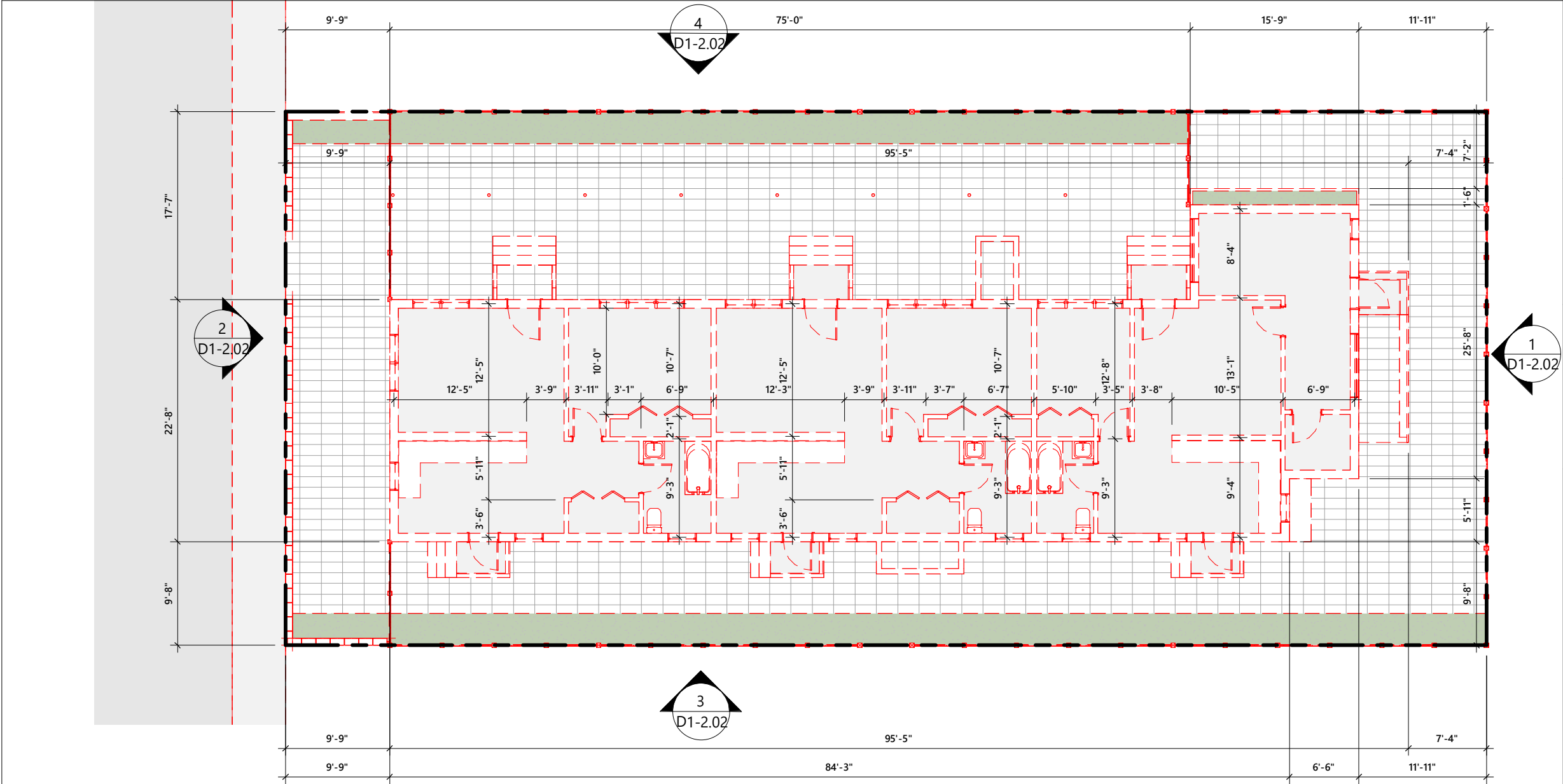
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2	$3/32" = 1'-0"$
---	-----------------



	MAX FREEBOARD 13' - 0" N.G.V.D.
	BASE FLOOD ELEV. (BFE) MIN. FREEBOARD. (DFE) 8' - 0" N.G.V.D.
	7' - 6" N.G.V.D.
	TOP OF GRADE 4' - 3" N.G.V.D.

4	$3/32'' = 1'-0''$
---	-------------------



1

DEMO GROUND LEVEL PLAN
3/32" = 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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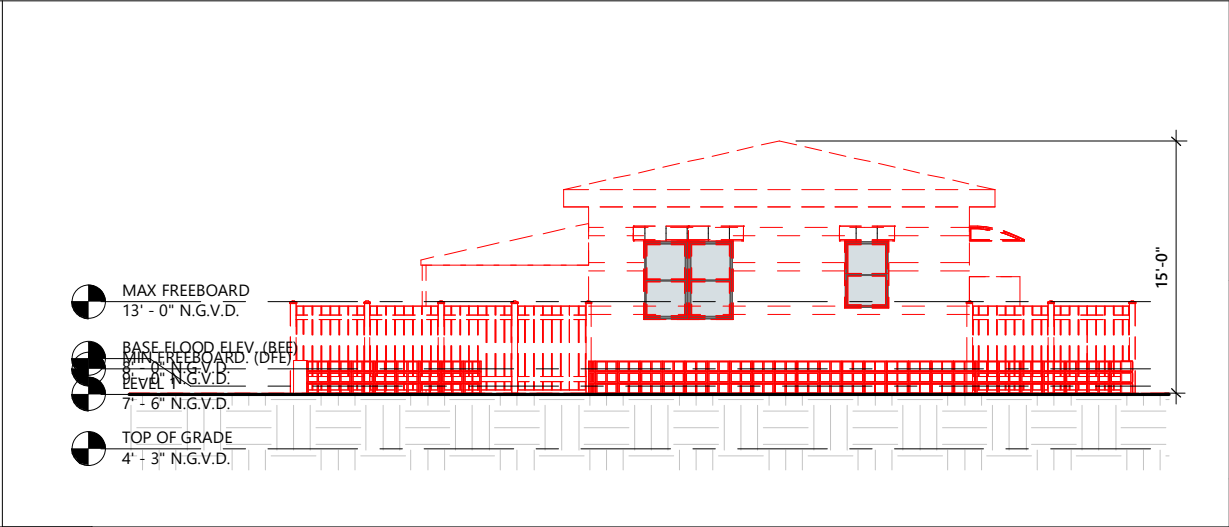
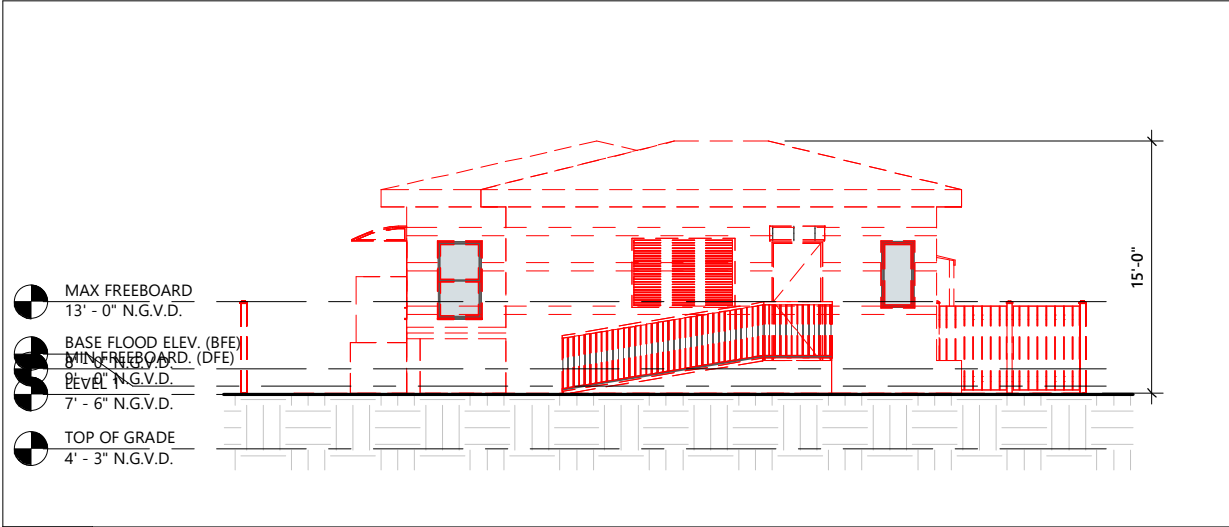
SHEET TITLE:
DEMO GROUND LEVEL PLAN

SCALE:

3/32" = 1'-0"

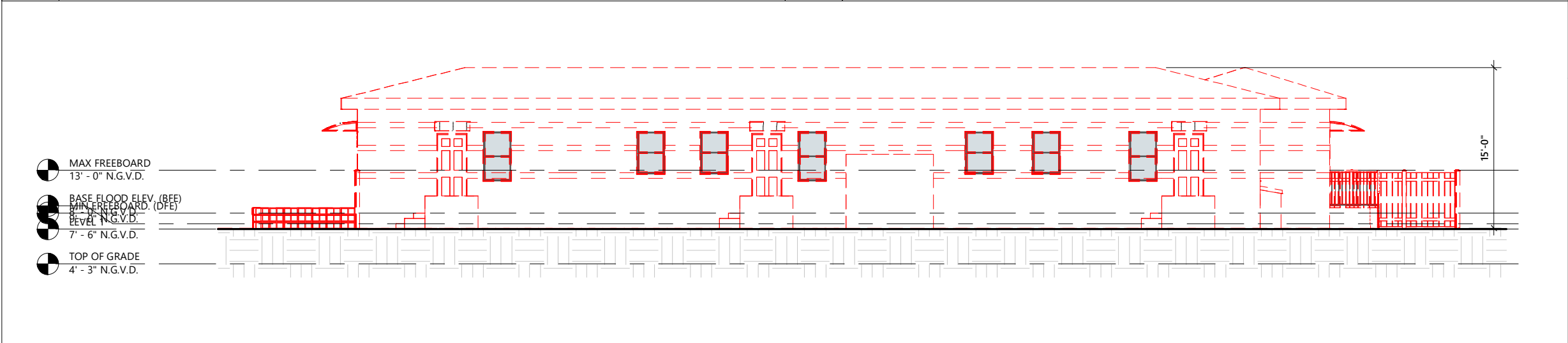
SHEET NO:
D1-2.01

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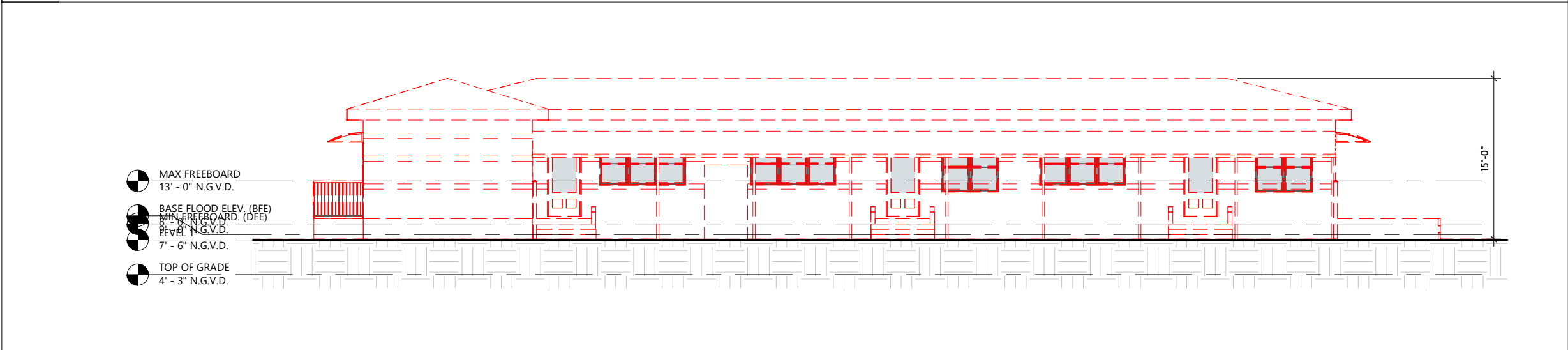


1 **DEMO WEST ELEVATION**
3/32" = 1'-0"

2 **DEMO EAST ELEVATION**
3/32" = 1'-0"



3 **DEMO NORTH ELEVATION**
3/32" = 1'-0"



4 **DEMO SOUTH ELEVATION**
3/32" = 1'-0"

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DESIGNER:
M U V E
ARCHITECTURE

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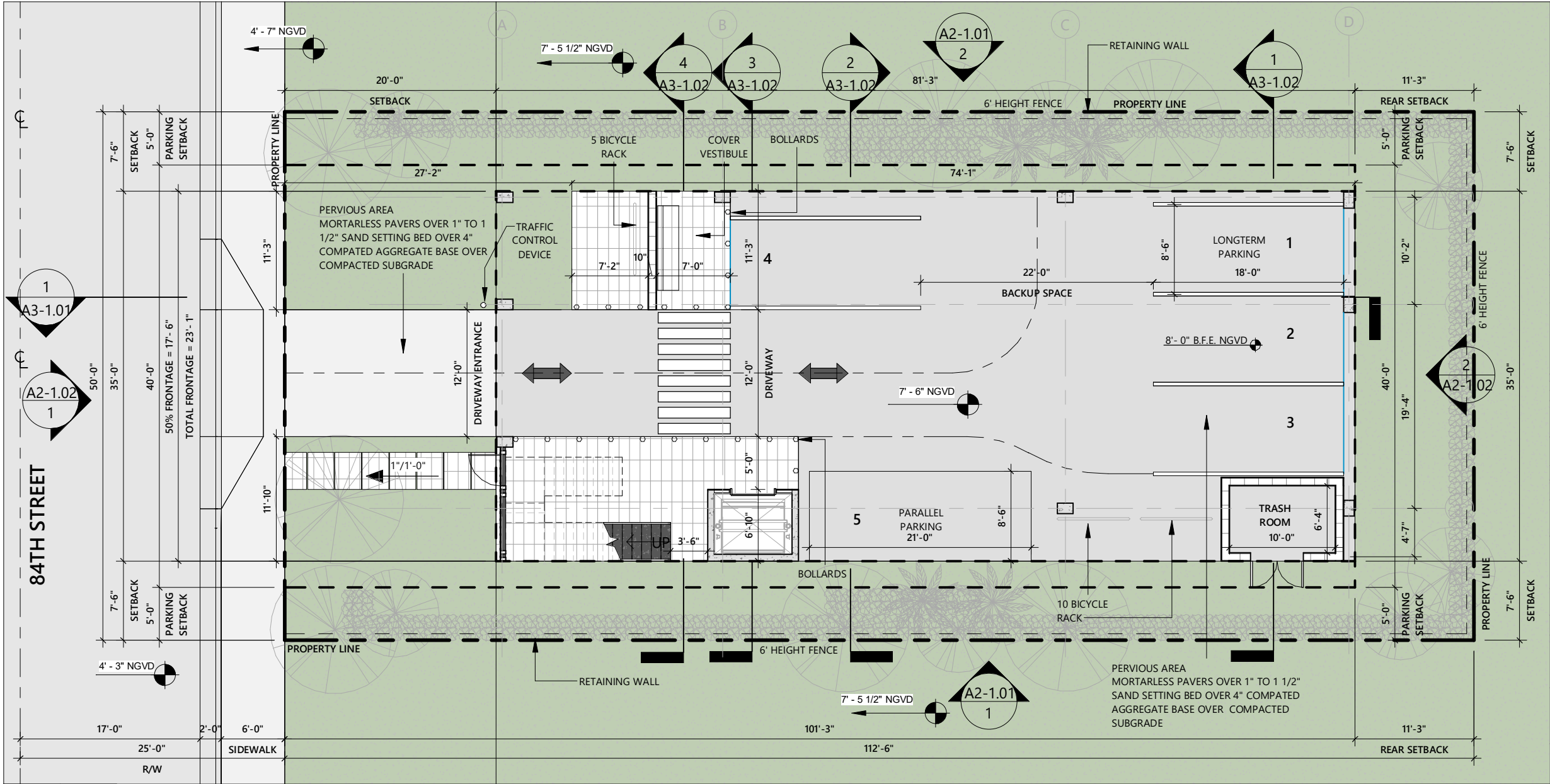
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
DEMOLITION ELEVATION

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

SHEET NO:
D1-2.02

5/3/2024 4:49:34 PM



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

PROJECT AND OWNER:
DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141
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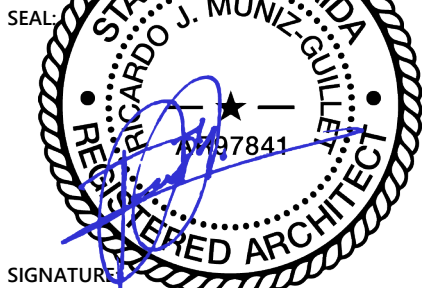


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LIC# AR97841

SHEET TITLE:
GROUND FLOOR PLAN

SCALE:
As indicated

SHEET NO:
A1-1.01

5/3/2024 4:49:36 PM

WALL LEGEND

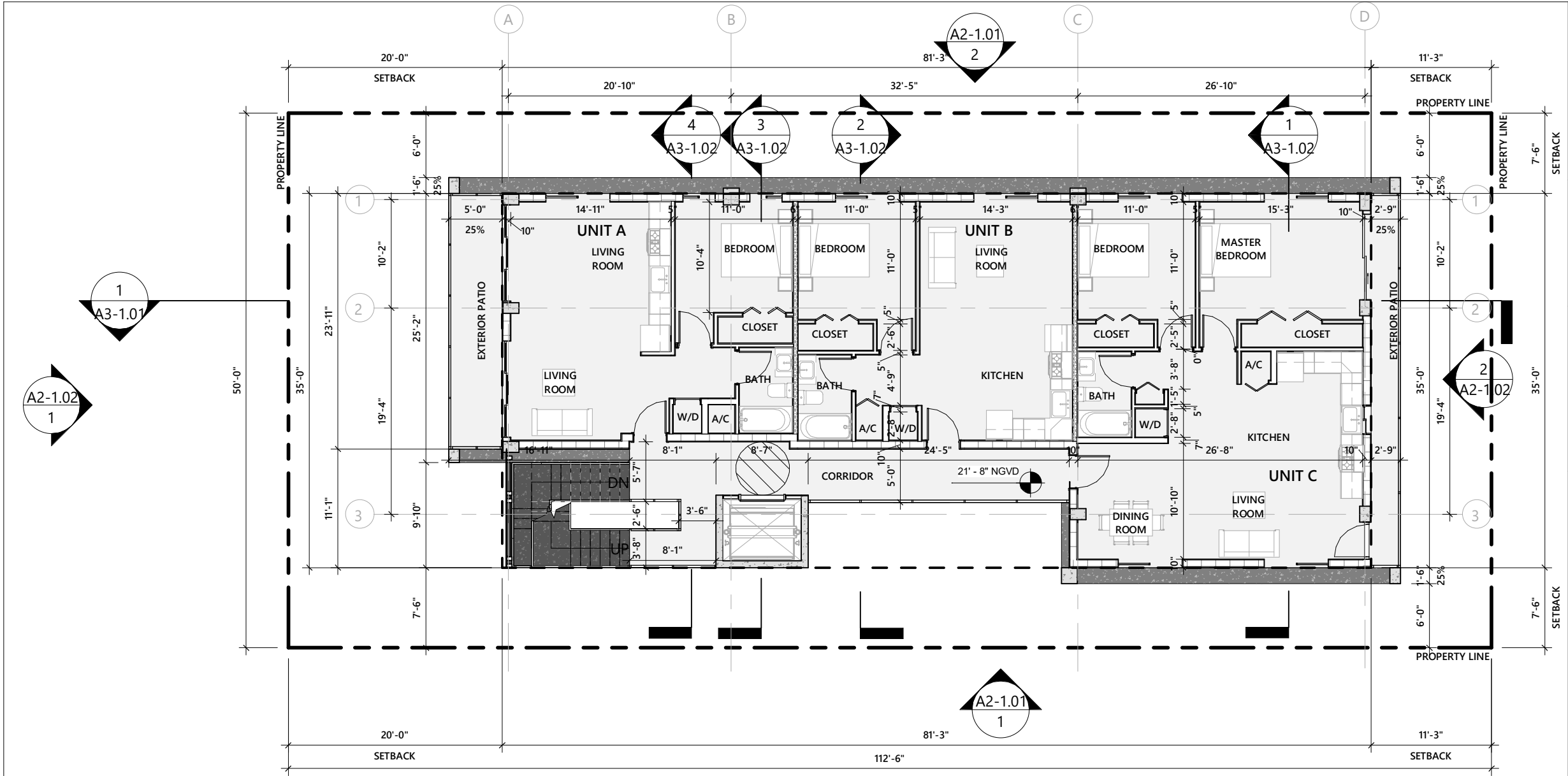
- | | | |
|---|--|---|
| 1 | | WALL TYPE 1
TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS. |
| 2 | | WALL TYPE 2
EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS. |
| 3 | | WALL TYPE 3
TYPICAL 4" INTERIOR PARTITION NON-RATED. |
| 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

PLAN NOTES

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

GROUND LEVEL AREA: 178 S.F.



2

FLOOR PLAN LEVEL 02

3/32" = 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 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
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CONSENT

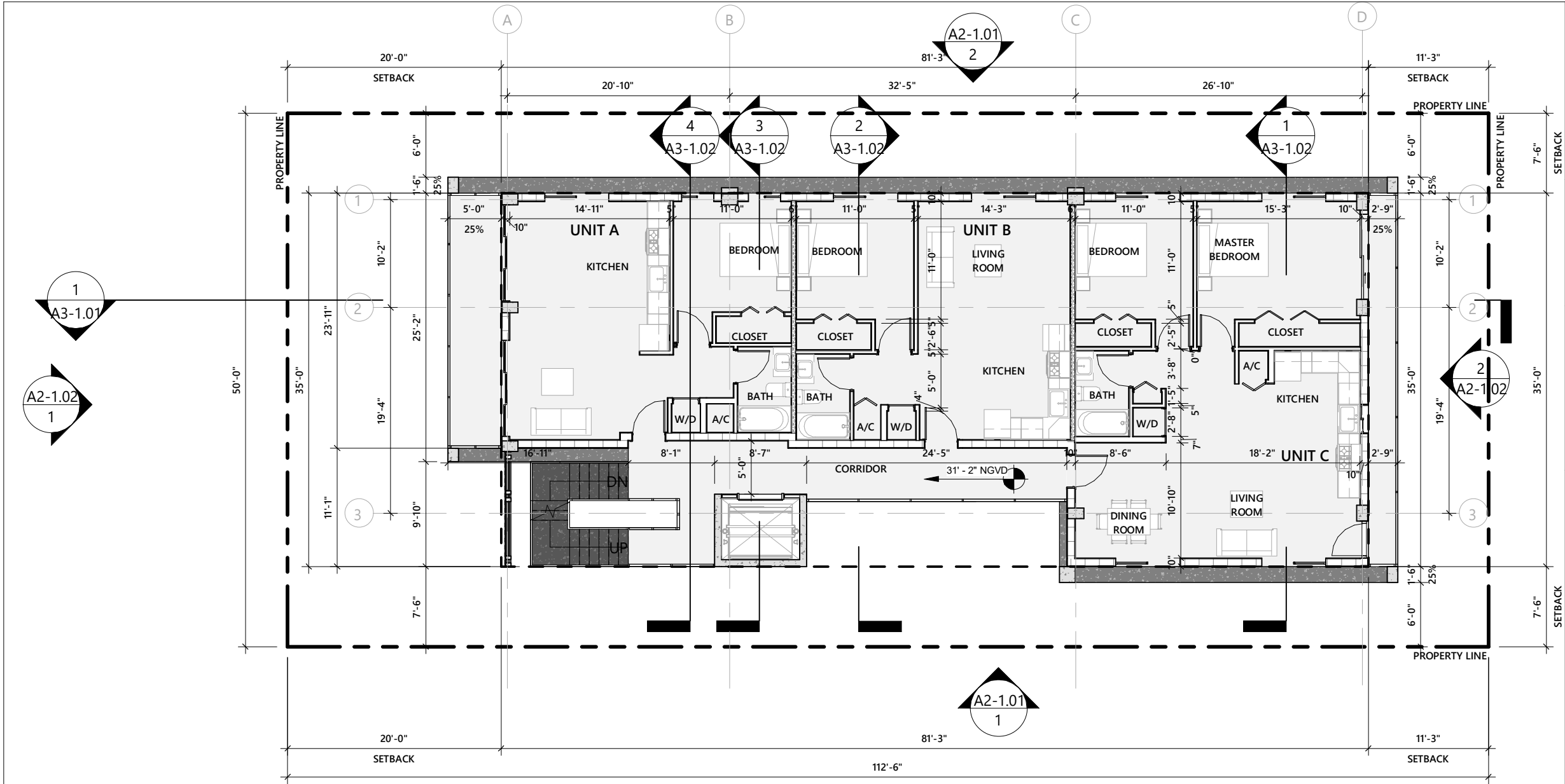
SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
FLOOR PLAN 2TH LEVEL

SCALE:
As indicated

SHEET NO:
A1-1.02
5/3/2024 4:49:38 PM



1

FLOOR PLAN LEVEL 03

3/32" = 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 II

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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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SEAL

SIGNATURE

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 3TH LEVEL

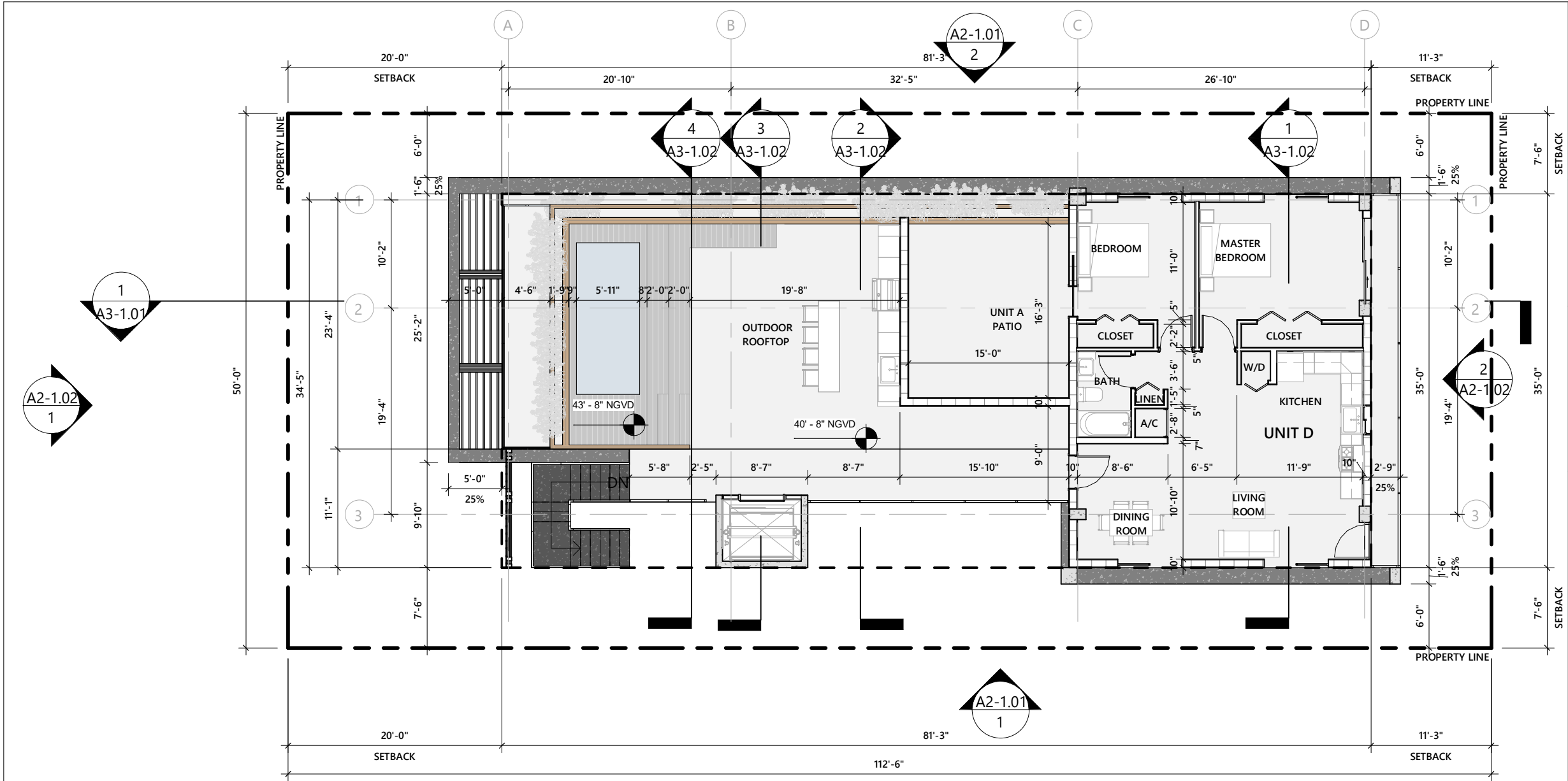
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As indicated

SHEET NO:

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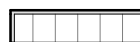
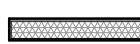


1

FLOOR PLAN 4TH LEVEL

3/32" = 1'-0"

GROUND LEVEL AREA: 2,499 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. 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 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:



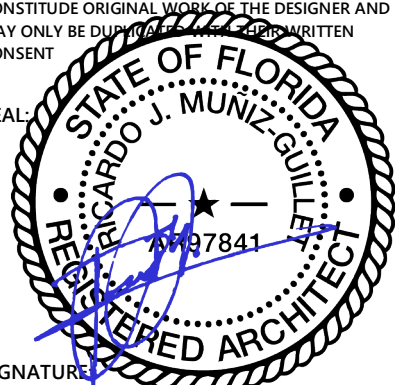
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

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

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CONSENT

SEAL



SIGNATURE

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 4TH LEVEL

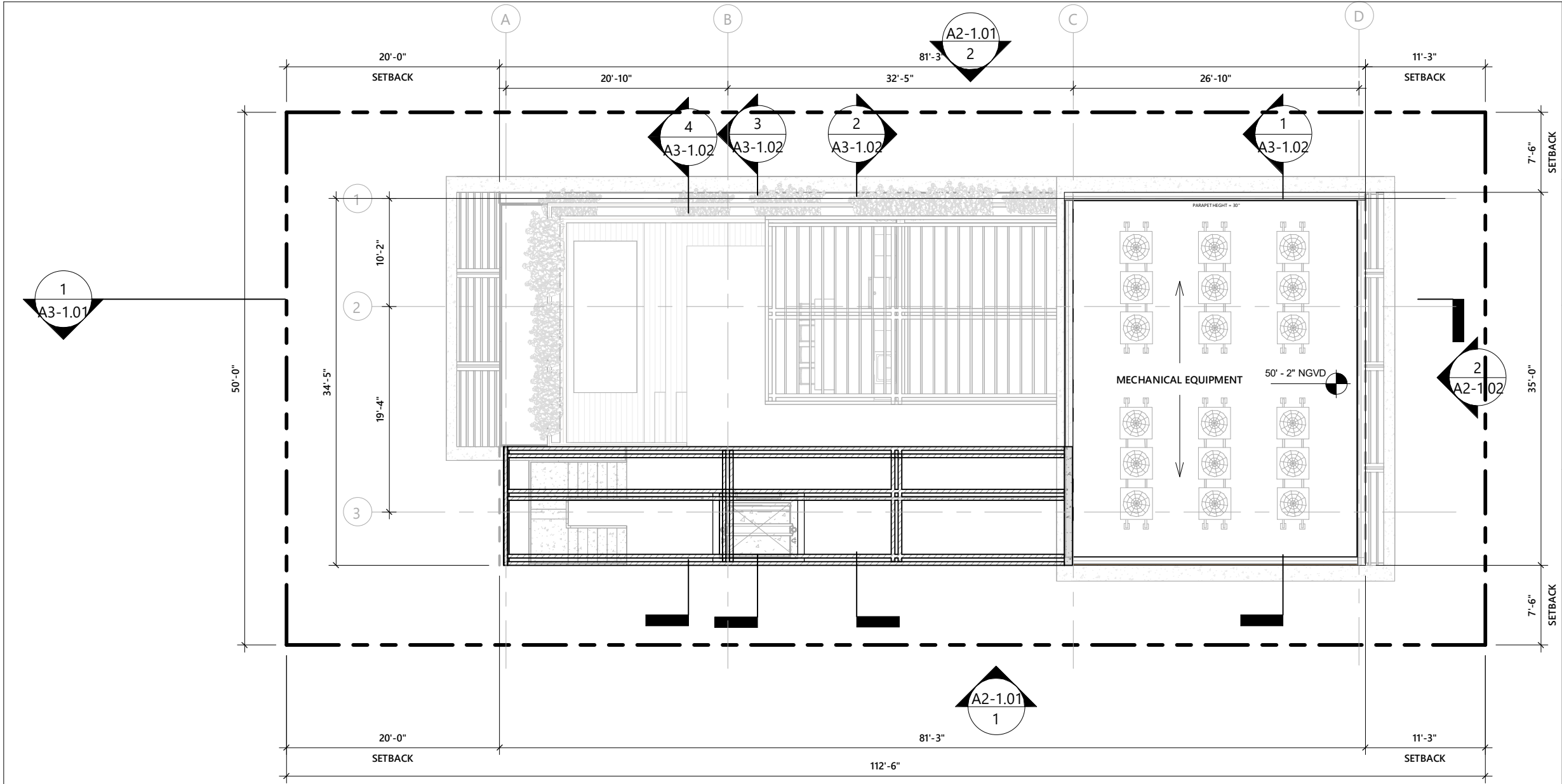
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As indicated

SHEET NO:

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1

ROOF LEVEL
3/32" = 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
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ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL
PERMIT APPLICATION DATE: 03-10-2024
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APPROVED BY: YM

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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
TOP OF ROOF PLAN

SCALE:
As indicated

SHEET NO:
A1-1.05
5/3/2024 4:51:50 PM

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		

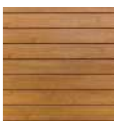
GROUND LEVEL AREA: 988 S.F.



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



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

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

PROJECT AND OWNER:
DENBORA BAY II

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704 MIAMI BEACH 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:



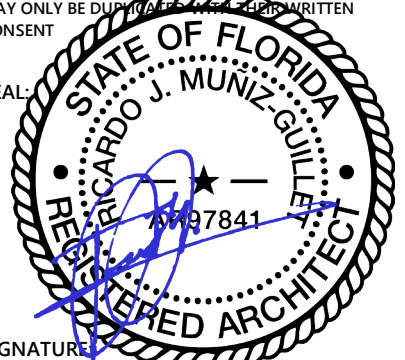
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

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

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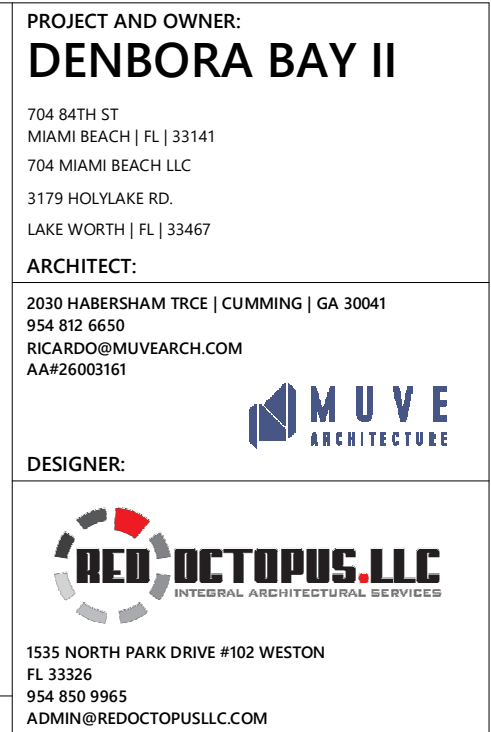
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

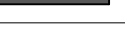
SHEET TITLE:
NORTH & SOUTH ELEV.

SCALE:
As indicated

SHEET NO:
A2-1.01

5/3/2024 4:51:56 PM



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

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

SHEET TITLE:
EAST & WEST ELEVATION

SCALE:
As indicated

SHEET NO:
A2-1.02

5/3/2024 4:52:02 PM

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
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DESIGNER:



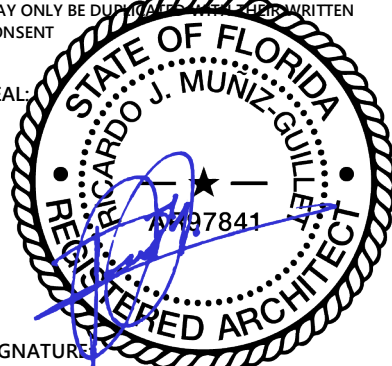
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FINAL SUBMITTAL

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SEAL:



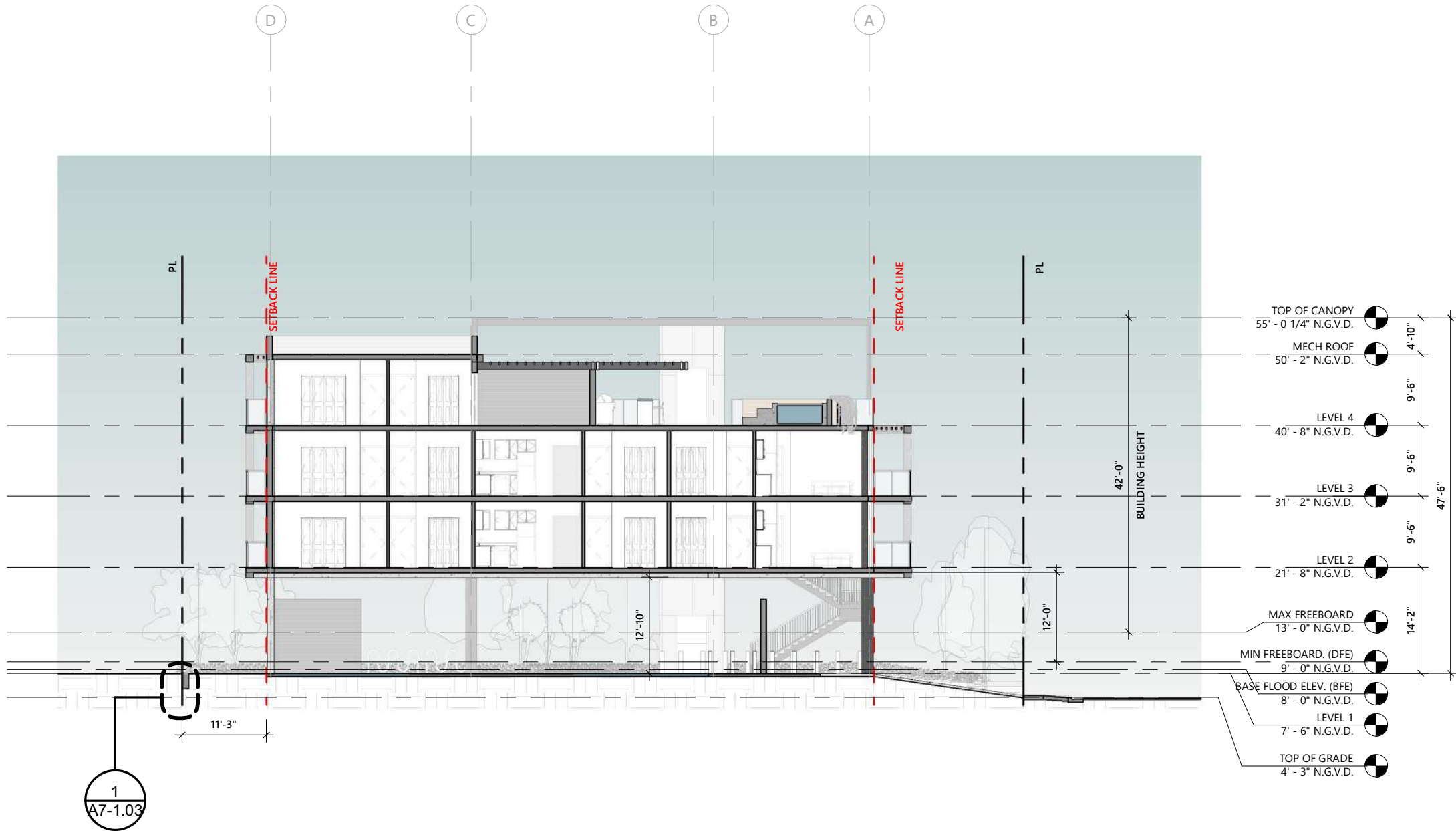
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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
LONGITUDINAL SECTION

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

SHEET NO:
A3-1.01

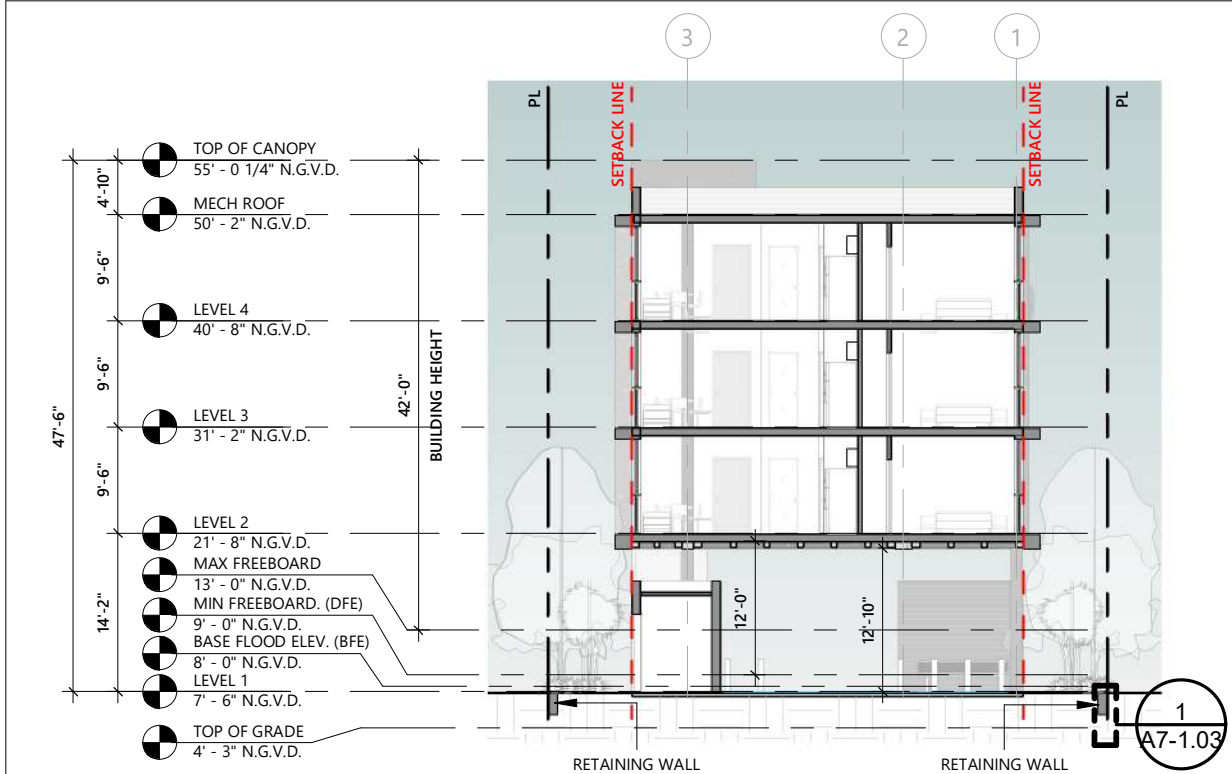
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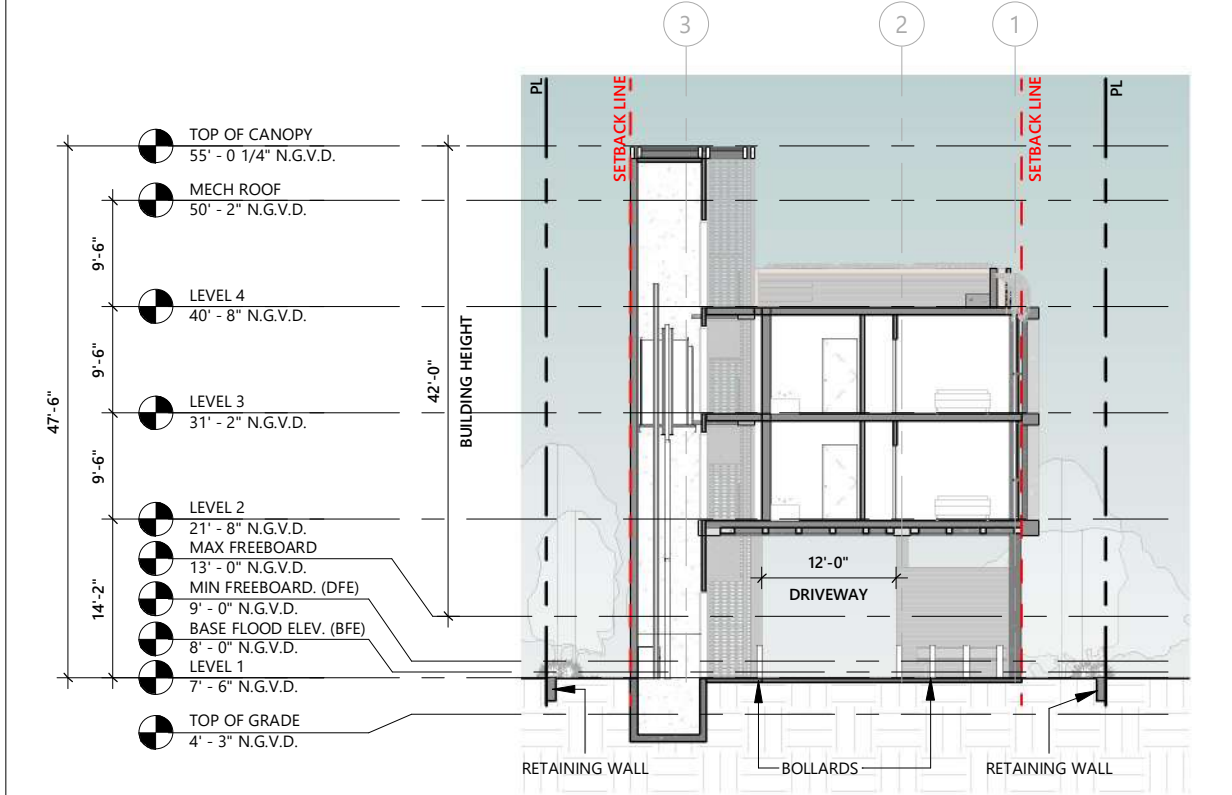
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LONGITUDINAL SECTION

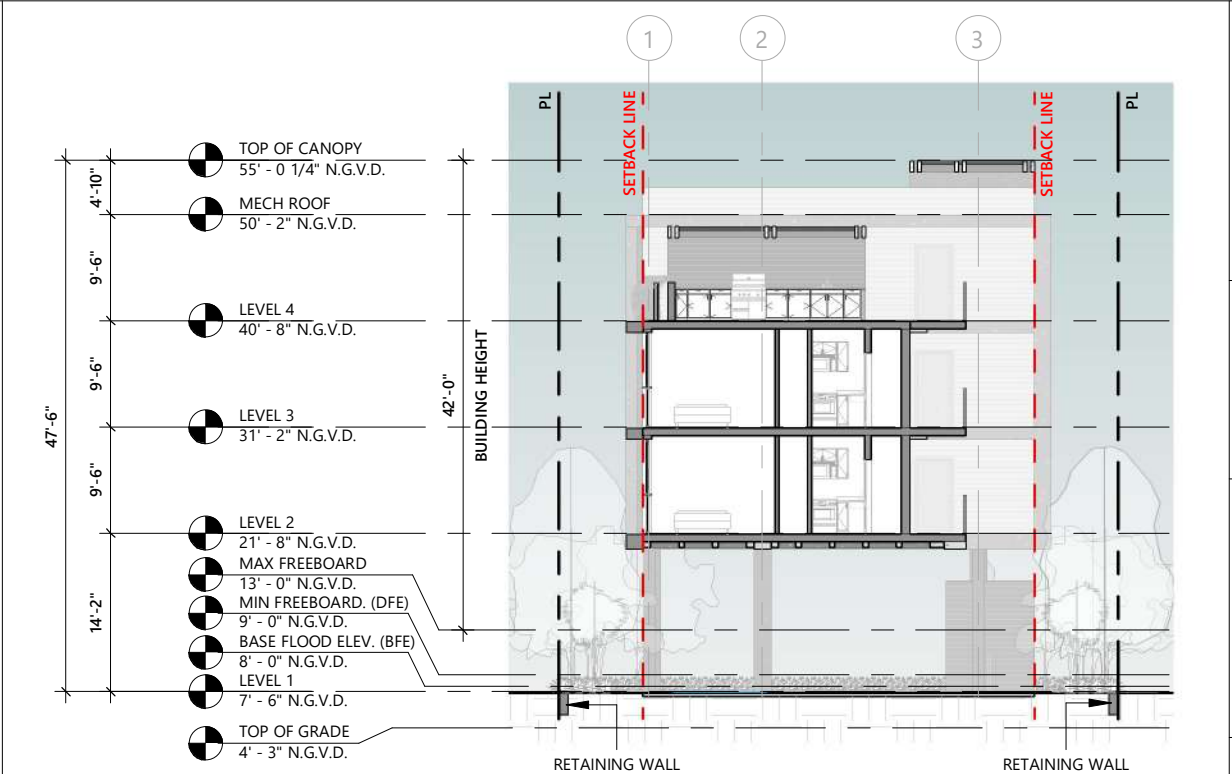
1/16" = 1'-0"



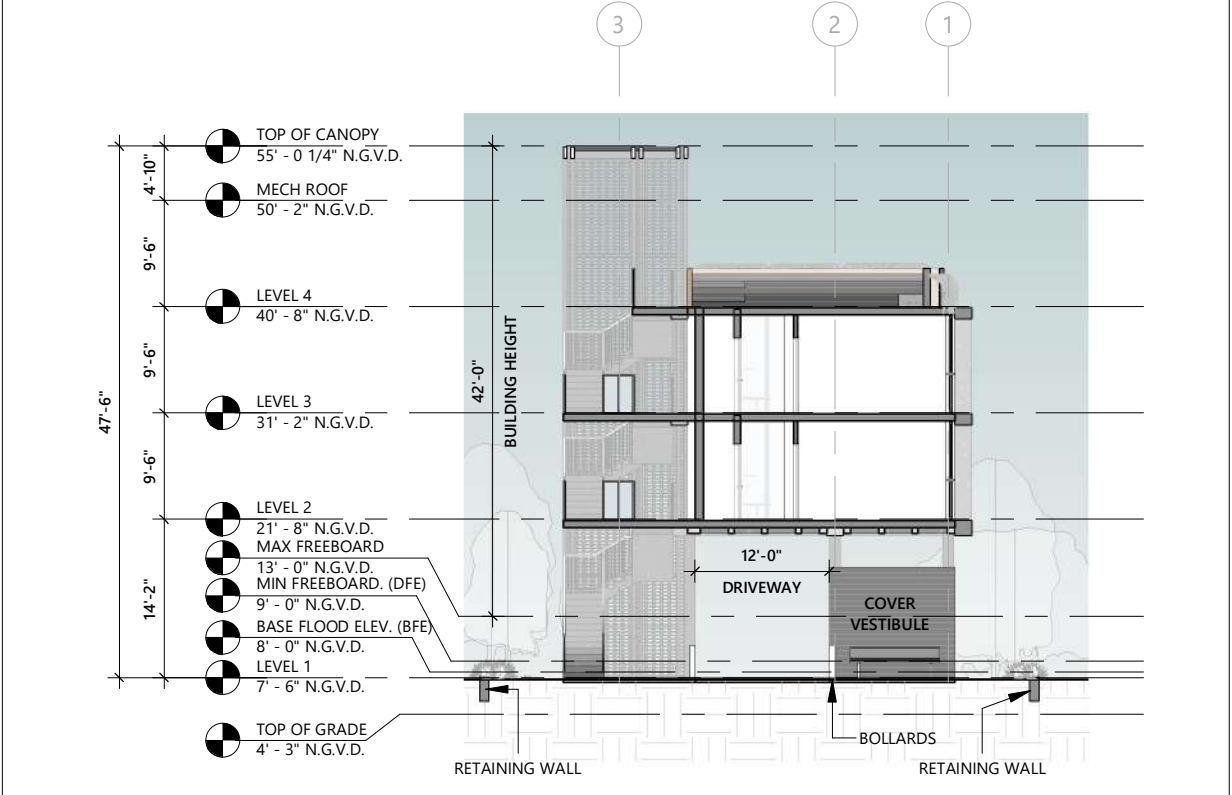
1 CROSS SECTION 1
1/16" = 1'-0"



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



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



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

PROJECT AND OWNER:
DENBORA BAY II

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704 MIAMI BEACH LLC

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ARCHITECT:

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



DESIGNER:



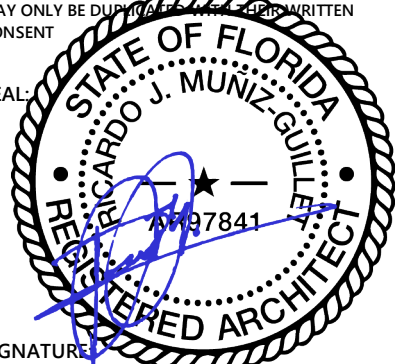
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

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

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SEAL:


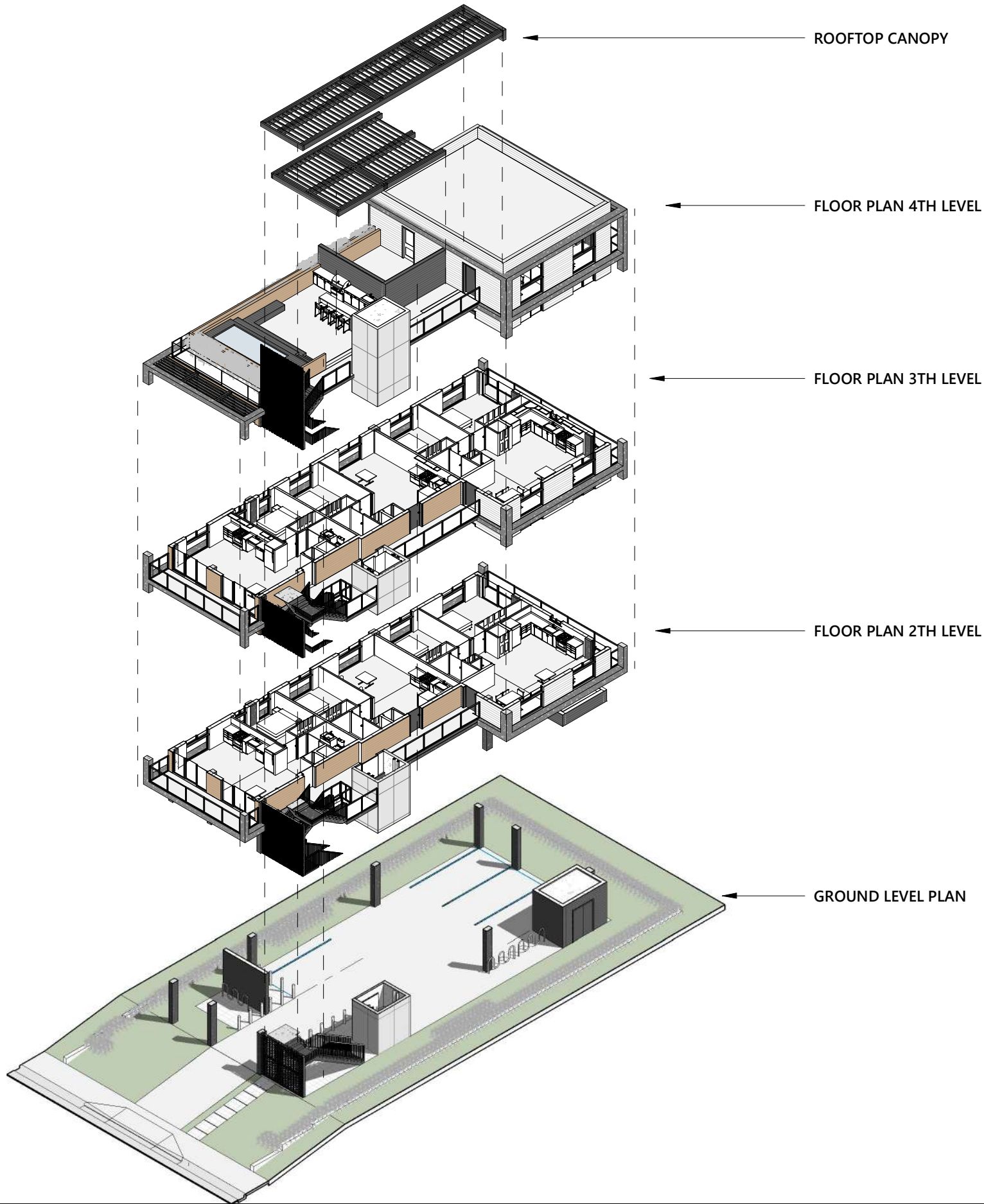
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
CROSS SECTION

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

SHEET NO:
A3-1.02

5/3/2024 4:52:08 PM



PROJECT AND OWNER:

DENBORA BAY II

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

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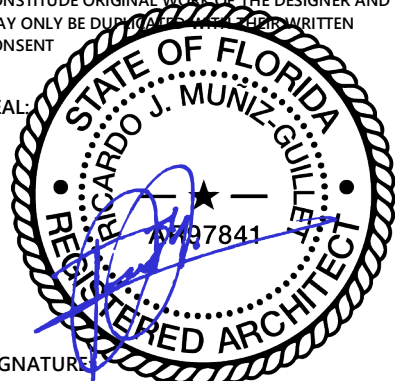
DESIGNER:


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SEAL: 

SIGNATURE:
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LIC# AR97841

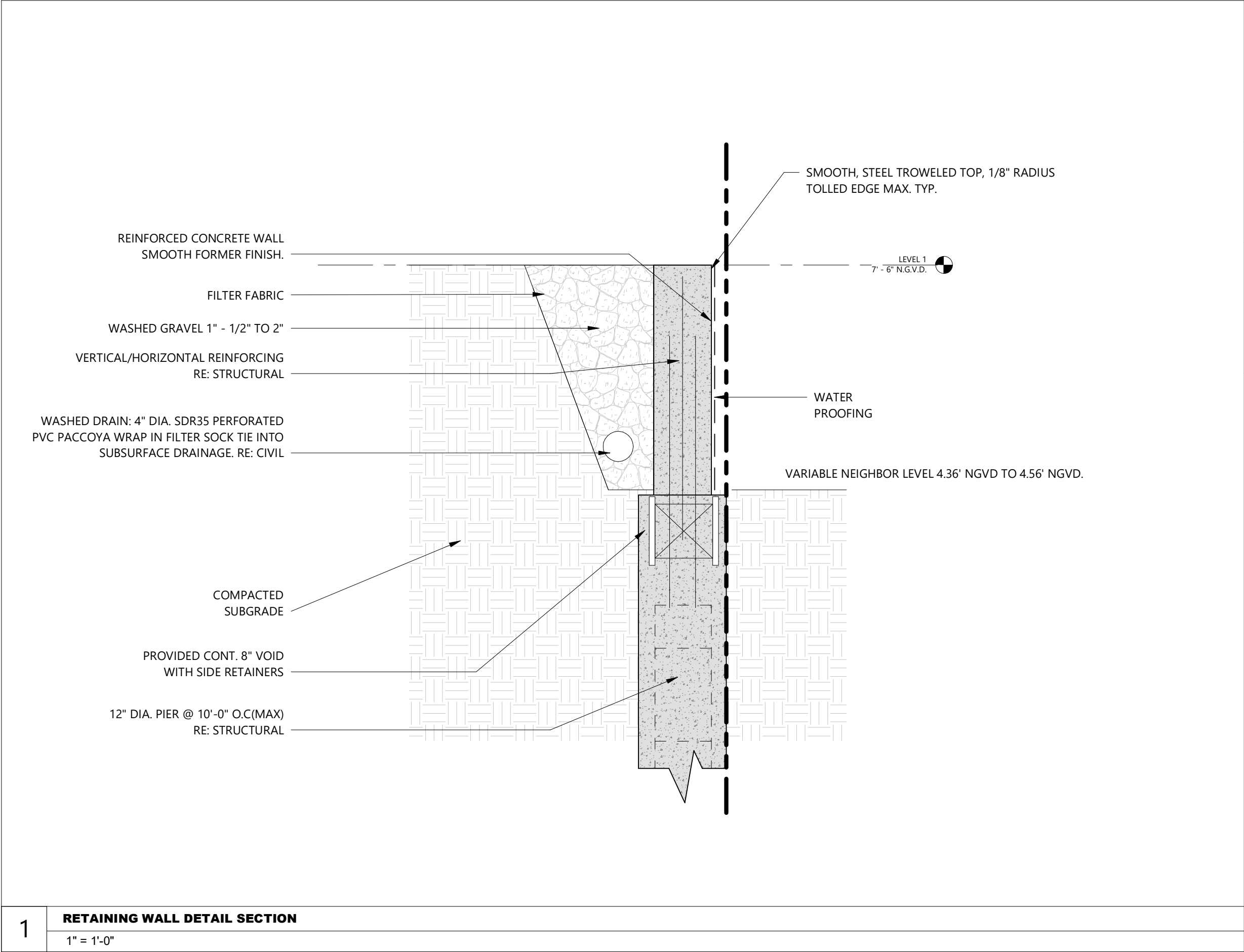
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SCALE:

SHEET NO:
A3-2.01

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				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: PROJECT NO.: 2301 DRAWN BY: APPROVED BY: <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> ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THE WRITTEN CONSENT SEAL: SIGNATURE: RICARDO J. MUNIZ-GUILLET LIC# AR97841 SHEET TITLE: YARD SECTIONS SCALE: N.T.S. SHEET NO: A7-1.02 5/3/2024 4:52:38 PM									
1	SIDE YARD SECTION 1 3/16" = 1'-0"	2	SIDE YARD SECTION 2 3/16" = 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:

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

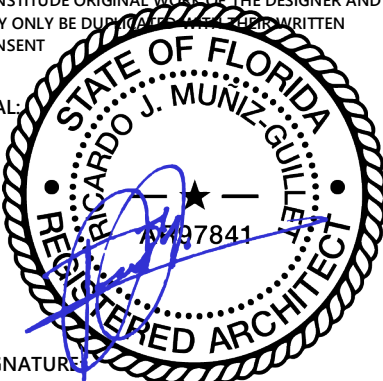

DESIGNER:



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:
PROJECT NO.: 2301
DRAWN BY: APPROVED BY:

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CONSENT



SEAL: RICARDO J. MUNIZ-GUILLET
REGISTERED ARCHITECT
AR97841

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
WALL DETAIL

SCALE:

N.T.S.

SHEET NO:

A7-1.03

5/3/2024 4:52:39 PM



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:



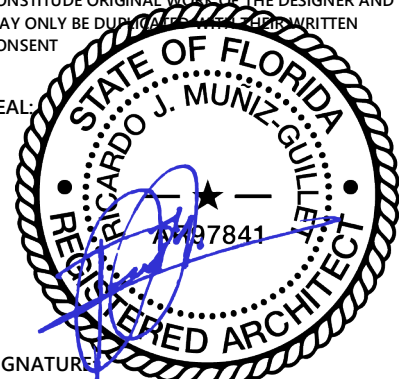
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

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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SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
STREET VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.01

5/3/2024 4:52:40 PM



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

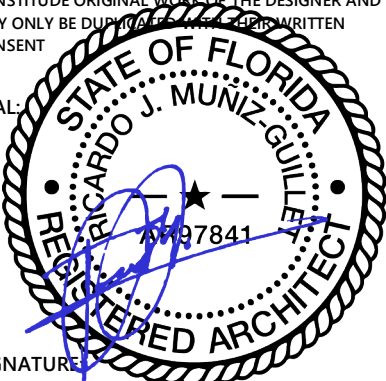
PROJECT NO.:2301

DRAWN BY: BK

APPROVED BY: YM

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SEAL



SIGNATURE

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

STREET BACK VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.02

5/3/2024 4:52:41 PM



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:



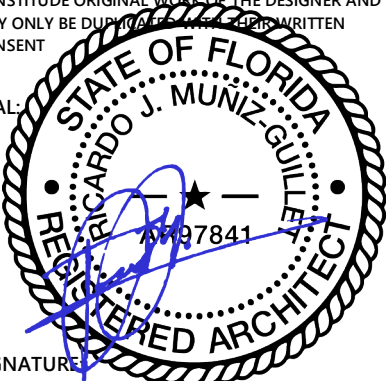
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
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SEAL:



SIGNATURE
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ROOFTOP VIEW

SCALE:
N.T.S.

SHEET NO:
A4-1.03

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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
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FINAL SUBMITTAL

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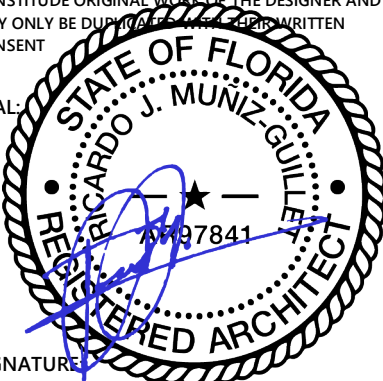
PROJECT NO.:2301

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APPROVED BY: YM

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CONSENT

SEAL



SIGNATURE

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

AXONOMETRIC VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.04

5/3/2024 4:52:43 PM