

# DENBORA BAY II

704 84TH ST  
MIAMI BEACH | FL | 33141



DRB FILE NUMBER: DRB23-0960

SCOPE OF WORK:  
MULTI - FAMILY

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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: 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:

COVER SHEET

### SCALE:

N.T.S.

### SHEET NO:

G-0

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

PROJECT AND OWNER:  
**DENBORA BAY II**

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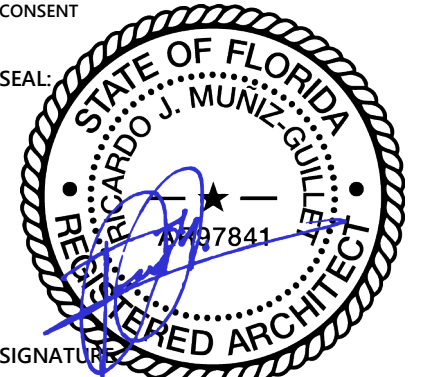
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SHEET TITLE:  
**ZONING DATA SHEET**

SCALE:

N.T.S.

SHEET NO:

**G-2**

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| 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                       |                     |                     |
|        |                                 | <b>Maximum</b>                         | <b>Existing</b>      | <b>Proposed</b>                    | <b>Deficiencies</b> |                     |
| 10     | Height                          | 50' 0"                                 | 14' 3"               | 40' 0"                             | N/A                 |                     |
| 11     | Number of Stories               | 4                                      | 1                    | 4                                  | N/A                 |                     |
| 12     | <b>FAR</b>                      | 5,625 SF x 1.25=7,031.25 SF            | 1,985 SF             | 6,996 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                                    |                      |                                    |                     |                     |
|        |                                 | <b>Required</b>                        | <b>Existing</b>      | <b>Proposed</b>                    | <b>Deficiencies</b> |                     |
|        | <b>Subterranean:</b>            |  |                      |                                    |                     |                     |
| 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                                    |                      |                                    |                     |                     |
|        | <b>At Grade Parking:</b>        |  |                      |                                    |                     |                     |
| 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"                             |                     |                     |
|        | <b>Pedestal:</b>                |  |                      |                                    |                     |                     |
| 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"                             |                     |                     |
|        | <b>Tower:</b>                   |  |                      |                                    |                     |                     |
| 34     | Front Setback:                  | N/A                                    |                      |                                    |                     |                     |
| 35     | Side Setback:                   | N/A                                    |                      |                                    |                     |                     |
|        | <b>ITEM #</b>                   | <b>Setbacks</b>                        | <b>Required</b>      | <b>Existing</b>                    | <b>Proposed</b>     | <b>Deficiencies</b> |
| 36     | Side Setback:                   | 7' 6"                                  | N/A                  | 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 |  |  |

**GENERAL SITE INFORMATION:**

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

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

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

**GOVERNING CODES**  
 FLORIDA FIRE PREVENTION CODE 2023  
 FLORIDA BUILDING CODE 2023  
 2023 NATIONAL ELECTRIC CODE  
 2023 FBC MECHANICAL  
 2023 FBC PLUMBING  
 2023 FBC ACCESSIBILITY

**ZONING GUIDELINES:**

**ZONING: RM-1**

FLOOD ZONE: AE ELEVATION: 8'

**UNIT BREAKDOWN**

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

**PARKING NOTES:**

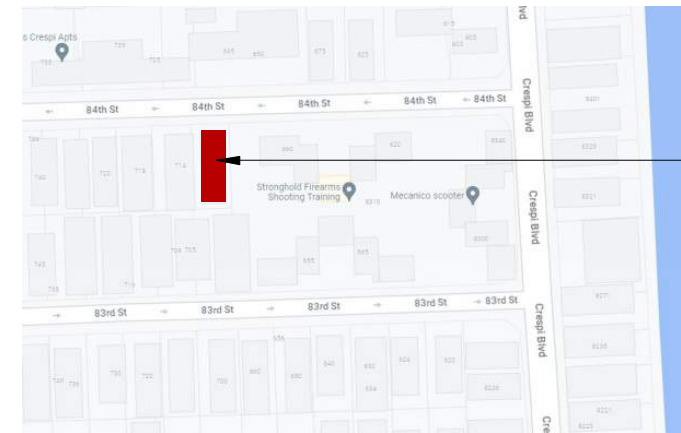
- (a) PARKING SHALL BE AT GROUND LEVEL ONLY, MECHANICAL LIFTS ARE PERMITTED FULLY SCREENED FROM ADJACENT PROPERTIES AND R.O.W.
- (b) EXT PARKING AND DRIVWAY SHALL BE OF SEMI-PERVIOUS OR PERVIOUS MATERIALS
- (c) WHEEL STOPS SHALL BE LOW PROFILE AND 5 FT MAX.
- (d) ALL PARKING AREAS SHALL MEET THE MINIMUM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

**DESIGN AND RESILIENCY STANDARDS**

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

**NOTE:**

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



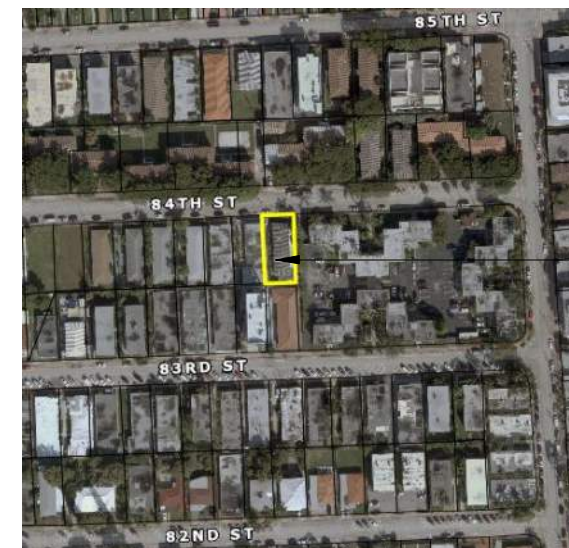
**SUBJECT LOCATION**  
 704 84TH ST | MIAMI BEACH | FL | 33141



1

**LOCATION MAP.**

N.T.S.



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



2

**AERIAL VIEW.**

N.T.S.

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

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 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:**



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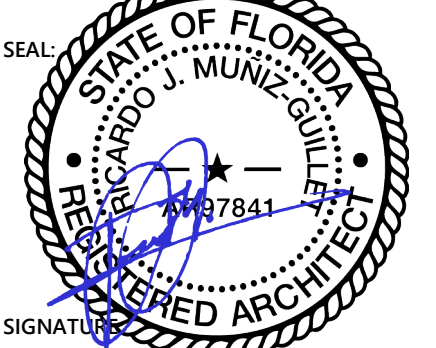
**FINAL SUBMITTAL**

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

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SEAL:



SIGNATURE  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:

**ZONING REQUIREMENTS & LOCATION**

N.T.S.

SHEET NO:

**G-2.1**

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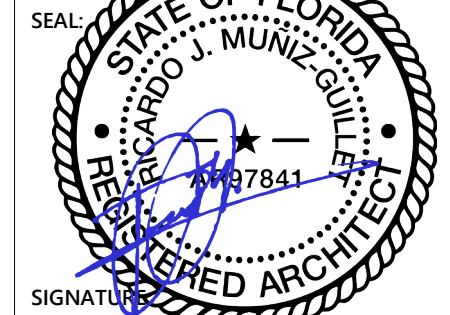
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 LIC# AR97841

SHEET TITLE:  
**ZONING REQUIREMENTS &  
 SCALOCATION**

N.T.S.

SHEET NO:

**G-2.2**

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



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



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



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



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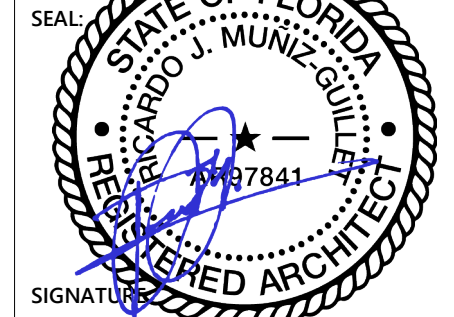
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LIC# AR97841

SHEET TITLE:  
**ZONING REQUIREMENTS &  
SCALOCATION**

**N.T.S.**

SHEET NO:

**G-2.3**

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1

**AERIAL VIEW - 1/2 MILE RADIUS.**

N.T.S.



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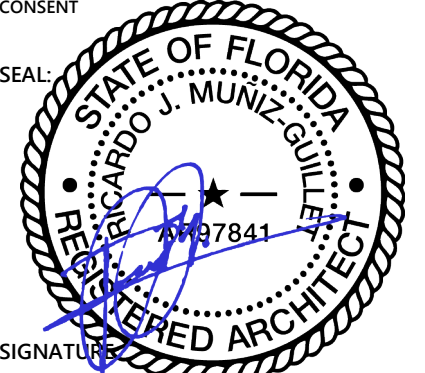
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SHEET TITLE:

**SITE PLAN**

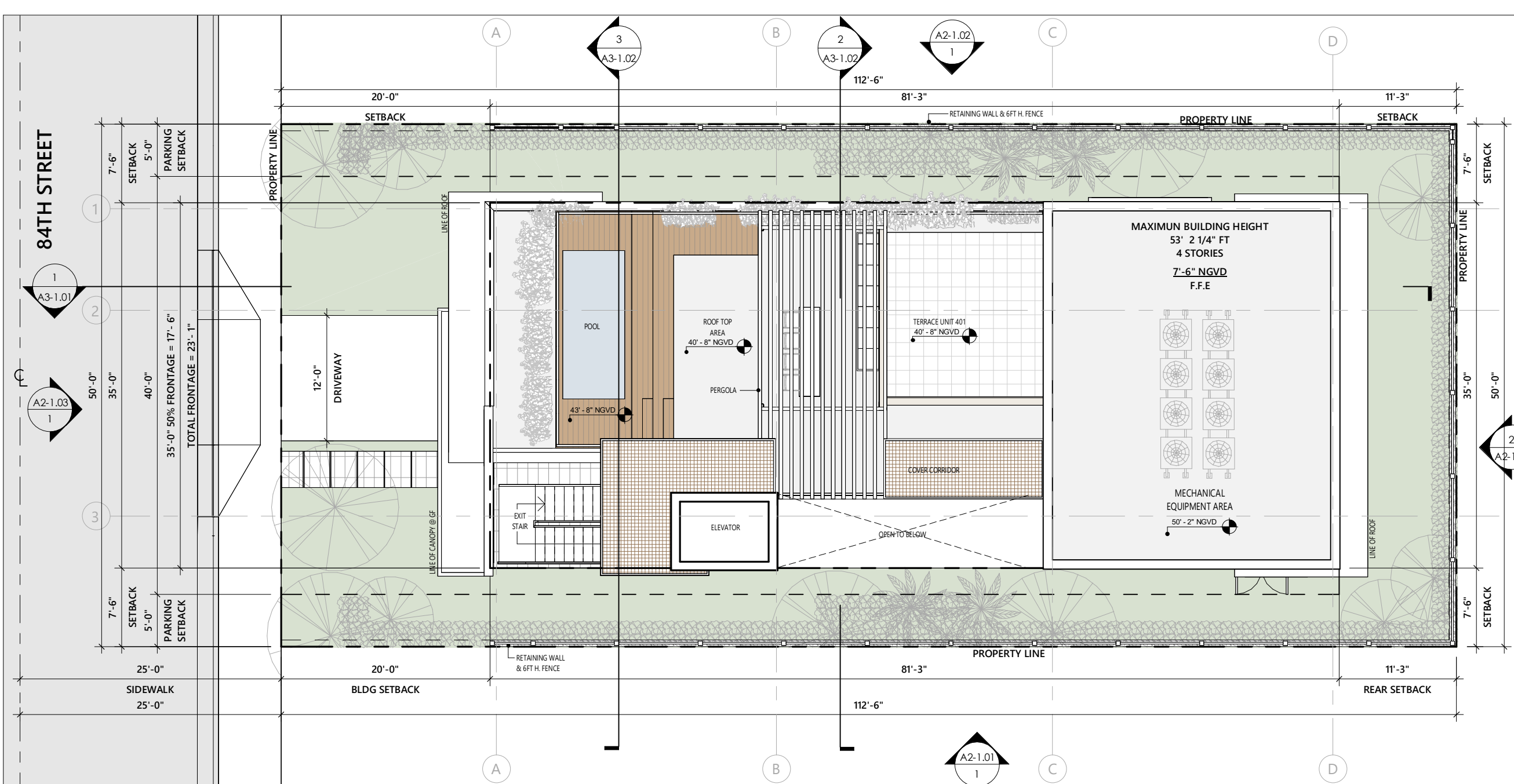
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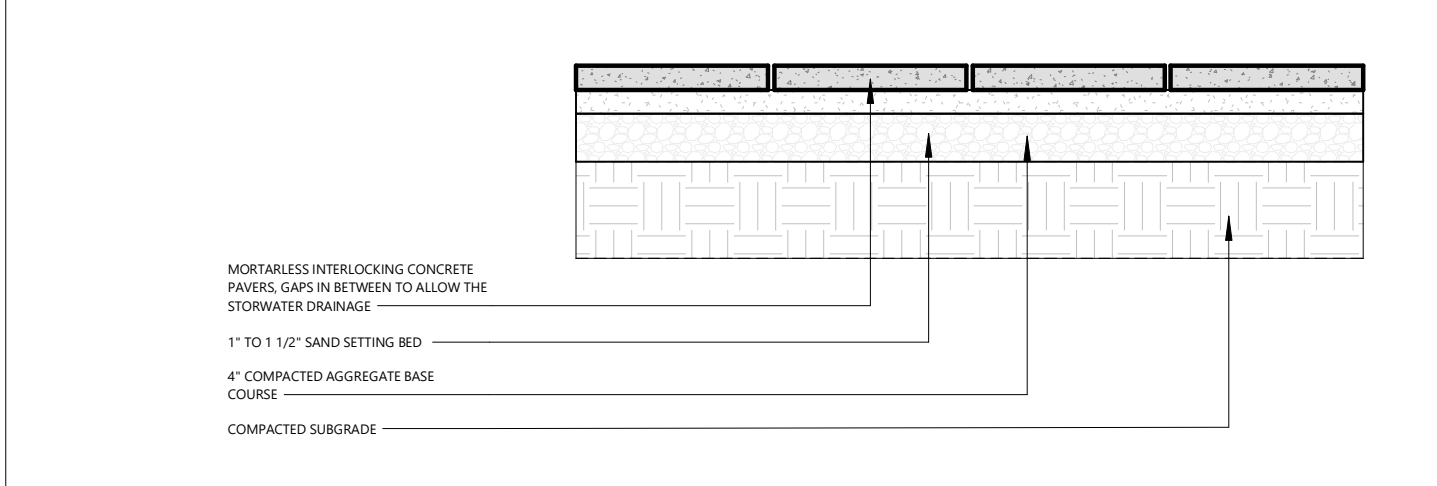
SHEET NO.:

**G-4**

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



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

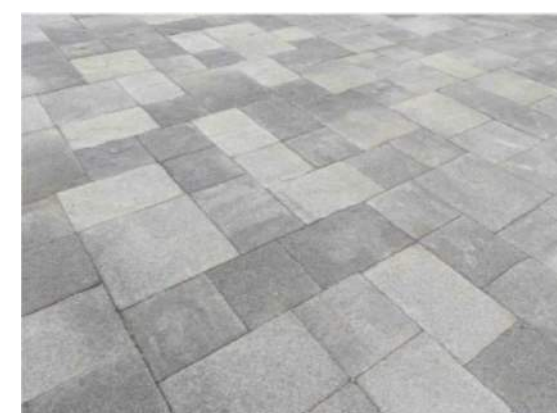


IMAGE ONLY FOR REFERENCE

CONCRETE PAVERS, PLACED WITH A SMALL GAP IN BETWEEN TO ALLOW WATER TO SOAK INTO THE GROUND DURABLE TO HEAVY TRAFFIC. PERVIOUS INTERLOCKING CONCRETE PAVERS CAN PREVENT RUN-OFF FROM HEAVY RAINS. THE PAVERS FILTER STORM WATER THROUGH THEIR JOINTS TO THE BASE LAYERS THAT TRAP MOST OF POLLUTANTS. IN FACT, PERMEABLE PAVERS CAN LOWER NEARLY 80% OF THE TOTAL SUSPENDED SOLID LEVELS IN STORM WATER. BY ENSURING THE INFILTRATION OF RAIN THROUGH ITS LAYERS, PERMEABLE INTERLOCKING CONCRETE PAVERS MAINTAIN HEALTH GOUNDWATER LEVELS, AND SUPPORT THE GROWTH AND SURVIVAL OF PLANT LIFE

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

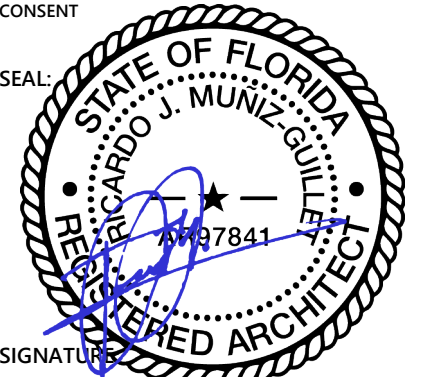
**FINAL SUBMITTAL**

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:

**AREA DIAGRAMS**

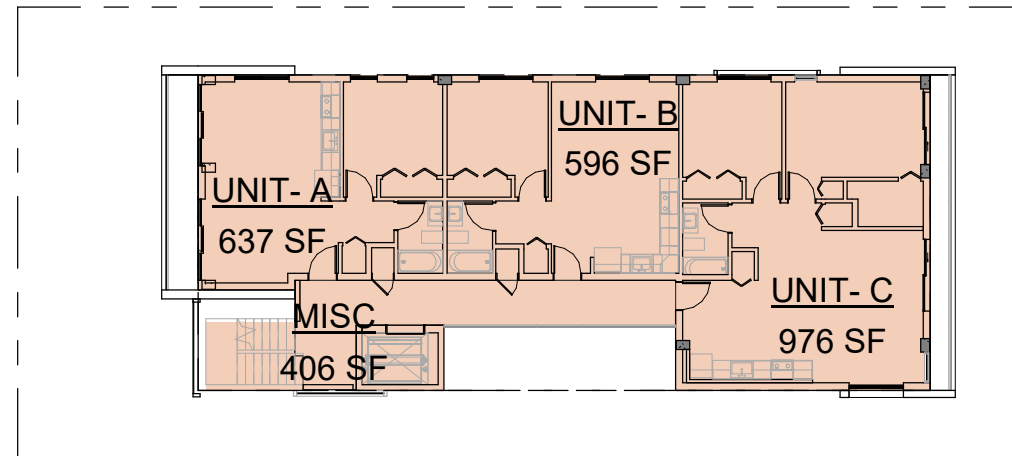
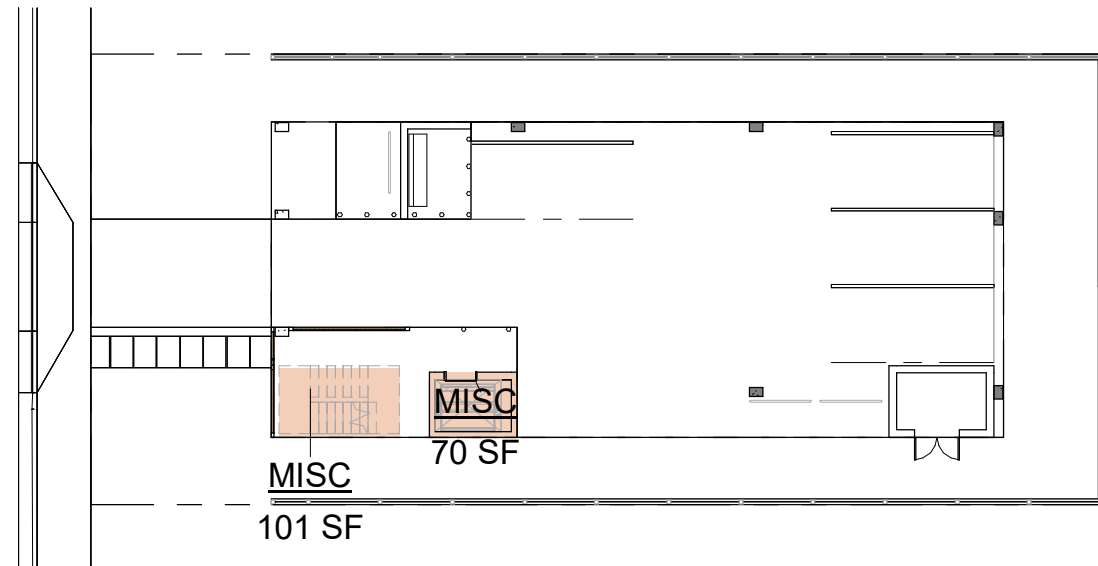
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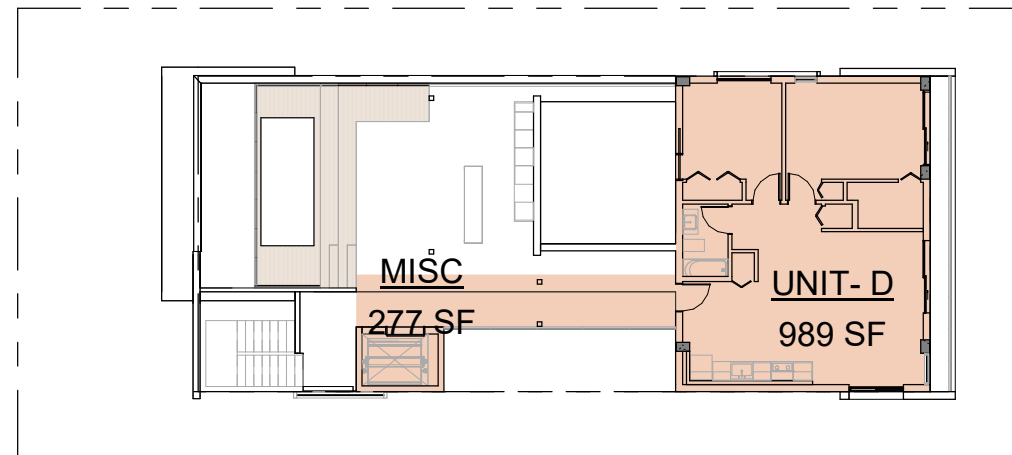
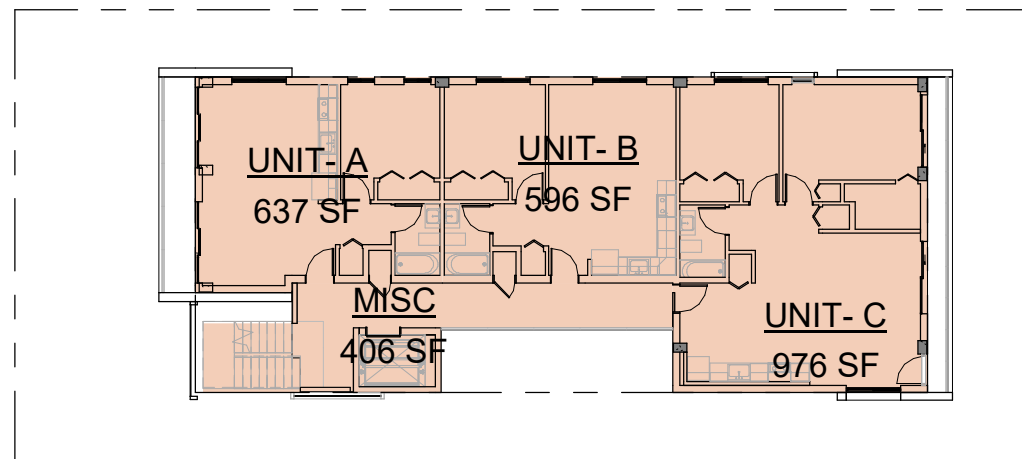
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**1** LEVEL 1 0'-0"  
3/64" = 1'-0"

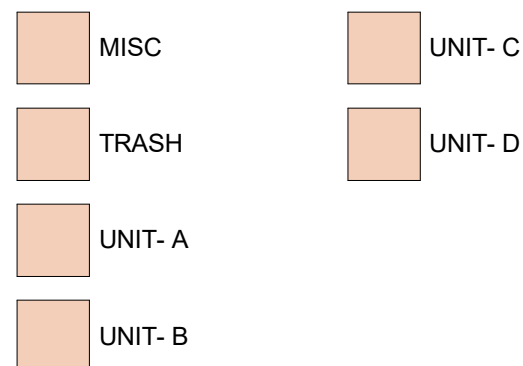
**3** LEVEL 3  
3/64" = 1'-0"



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

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

**AREA LEGEND**



**F.A.R. AREA**

|                  |                |     |
|------------------|----------------|-----|
| MISC             | 1589 SF        | 23% |
| UNIT- A          | 1274 SF        | 18% |
| UNIT- B          | 1193 SF        | 17% |
| UNIT- C          | 1952 SF        | 28% |
| UNIT- D          | 989 SF         | 14% |
| <b>TOTAL SF:</b> | <b>6996 SF</b> |     |



CURRENT EXTERIOR PHOTOGRAPHS, DATED AUGUST 7TH, 2023

PROJECT AND OWNER:  
**DENBORA BAY II**

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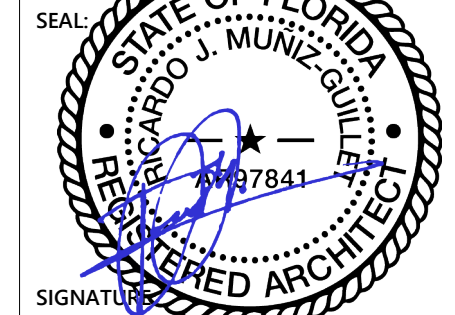
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

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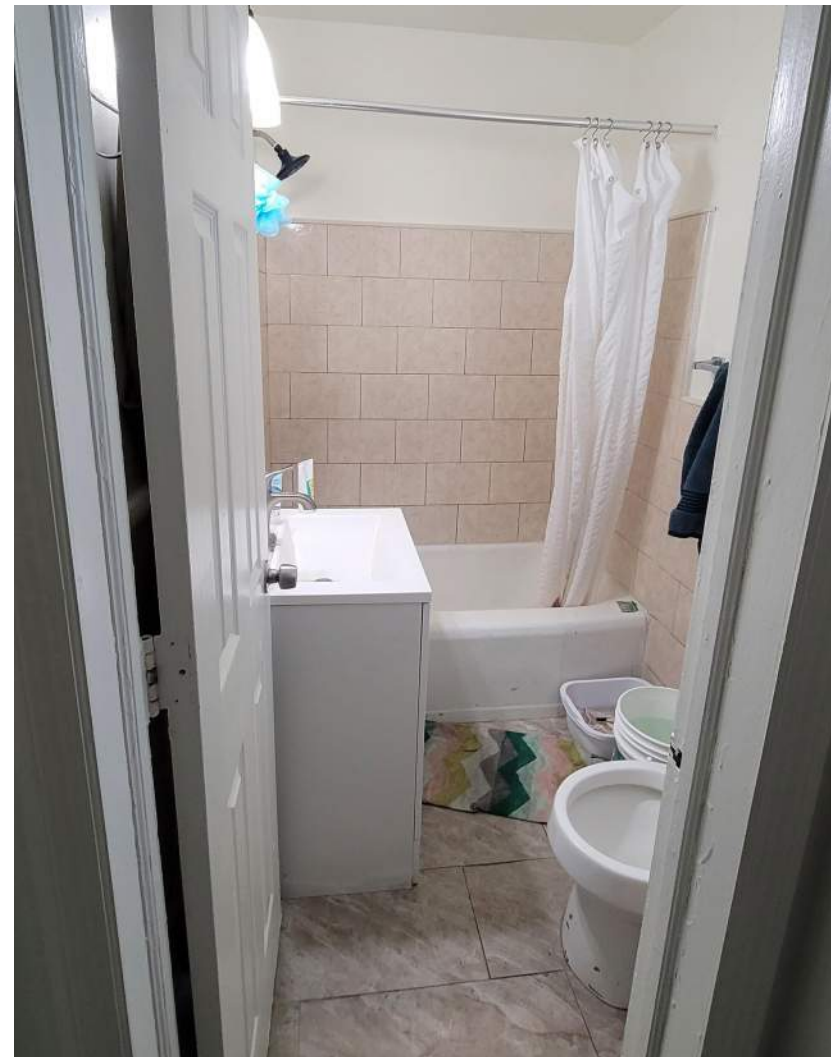
SIGNATURE:  
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LIC# AR97841

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**EXISTING EXT. PICTURES**

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**N.T.S.**

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PROJECT AND OWNER:  
**DENBORA BAY II**

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

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DESIGNER:



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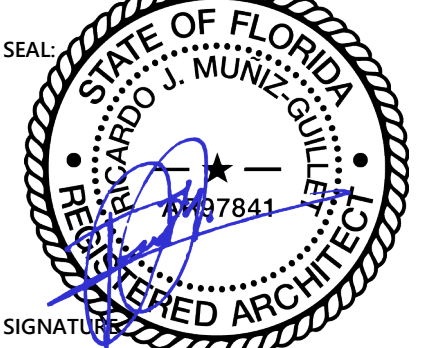
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SHEET TITLE:

**EXISTING INT. PICTURES**

SCALE:

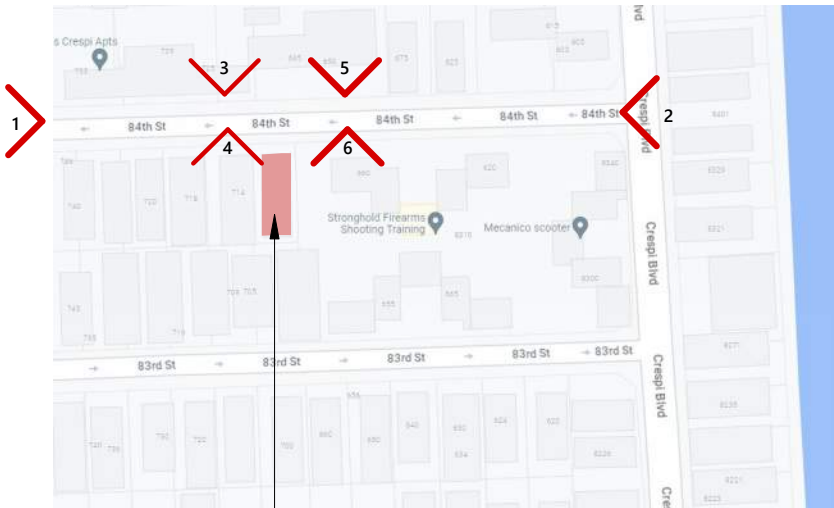
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**SUBJECT LOCATION**  
704 84TH ST | MIAMI BEACH | FL | 33141

**1** **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  
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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:**  
**REDOCTOPUS.LLC**  
INTEGRAL ARCHITECTURAL SERVICES  
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

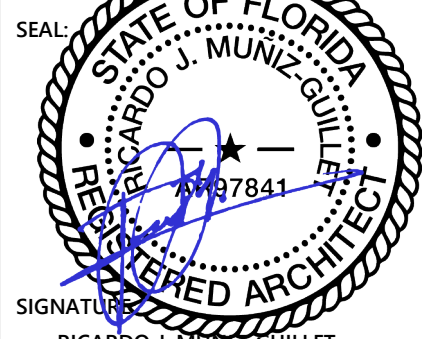


**FINAL SUBMITTAL**

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**SITE & CONTEXT PICTURES**

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CONTEXT PHOTOGRAPHS,  
DATED AUGUST 7TH, 2023

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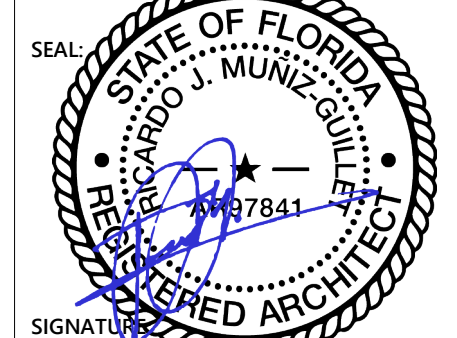
DESIGNER:  
**REDOCTOPUS.LLC**  
INTEGRAL ARCHITECTURAL SERVICES  
1535 NORTH PARK DRIVE #102 WESTON  
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**FINAL SUBMITTAL**

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SHEET TITLE:  
**SITE & CONTEXT PICTURES**

SCALE:  
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SHEET NO:  
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CONTEXT PHOTOGRAPHS,  
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PROJECT AND OWNER:  
**DENBORA BAY II**

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DESIGNER:



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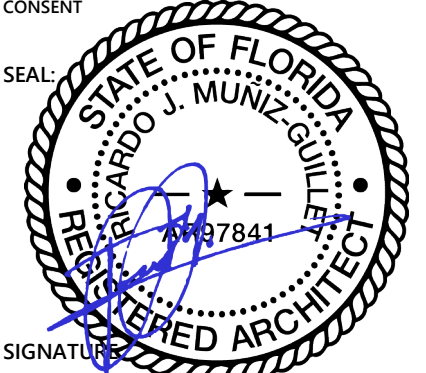
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LIC# AR97841

SHEET TITLE:

**SITE & CONTEXT PICTURES**

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PROJECT AND OWNER:  
**DENBORA BAY II**

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 3179 HOLYLAKE RD.  
 LAKE WORTH | FL | 33467

ARCHITECT:

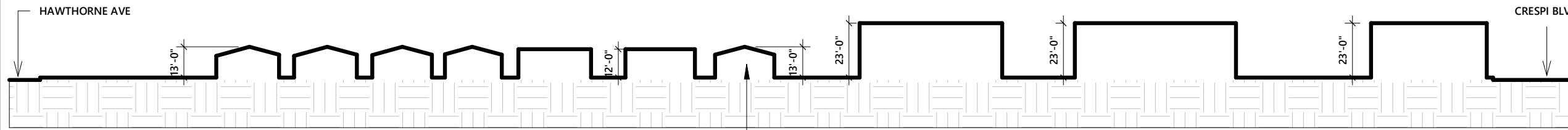
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DESIGNER:



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



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

**1 CONTEXTUAL ELEVATION - CORNER TO CORNER**

1" = 50'-0"

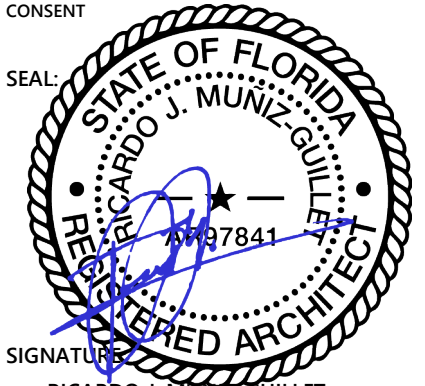
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SHEET TITLE:  
**CONTEXTUAL ELEVATION**

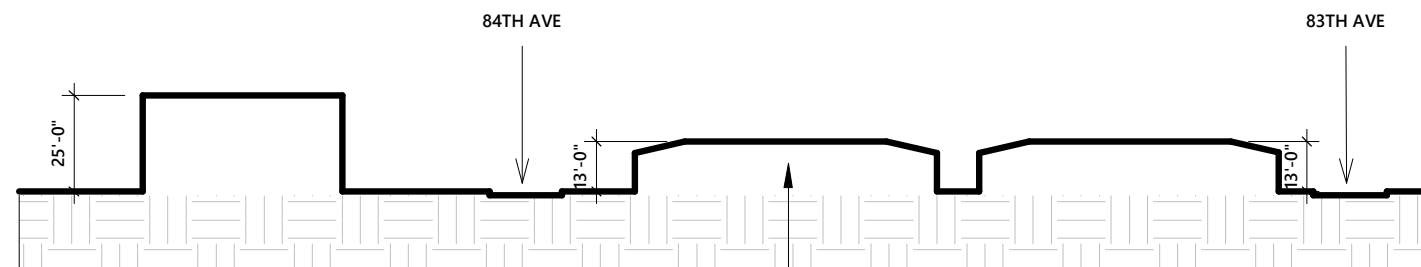
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


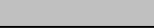



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**SUBJECT LOCATION**  
 704 84TH ST | MIAMI  
 BEACH | FL | 33141

**2 CONTEXTUAL ELEVATION - ACROSS THE STREET AND SURROUNDING PROPERTIES**

1" = 50'-0"

| WALL LEGEND  |   |
|--|---|
|  |  TYPICAL 4" INTERIOR PARTITION NON-RATED |
|  |  EXTERIOR - EXISTING TO REMAIN           |
|  |  INTERIOR - EXISTING TO REMAIN           |
|  |  TO BE DEMOLISHED                        |

### DEMOLITION NOTES

**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:

- 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.
- 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.
- 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.

**PROJECT AND OWNER:**  
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**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**

**NOTE:**

- 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.
- 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.
- 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.
- 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.



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### DEMOLITION PLAN KEYNOTES

- REMOVE EXISTING INTERIOR PARTITION
  - REMOVE EXISTING DOOR
  - REMOVE PLUMBING FIXTURES, CAP EXISTING CONNECTIONS AND COVER ALL SANITARY AND DRAINAGE LINES TO PREVENT THE INTRUSION OF DEBRIS
  - REMOVE FINISH FLOOR
  - REMOVE KITCHEN APPLIANCES CABINETS AND COUNTERTOPS
  - 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

### GENERAL DEMOLITION NOTES

- 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.
- 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.
- 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.
- 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.
- IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
- 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.
- USE SAW CUT TO REMOVE MASONRY WHERE REMAINING MASONRY IS TO BE EXPOSED.
- 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.
- BEFORE ANY STRUCTURAL DEMOLITION CAN START, CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER FOR AUTHORIZATION.
- 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.
- 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.
- 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.

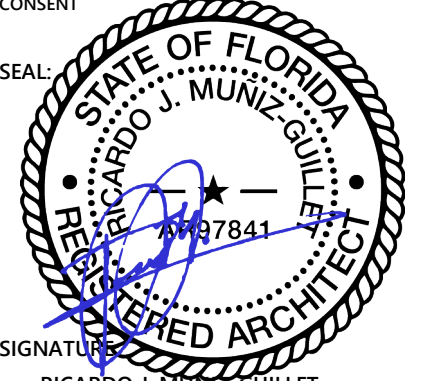
### FINAL SUBMITTAL

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: **DEMOLITION NOTES**

SCALE: **N.T.S.**

SHEET NO: **D1-1.00**

9/11/2024 3:59:32 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

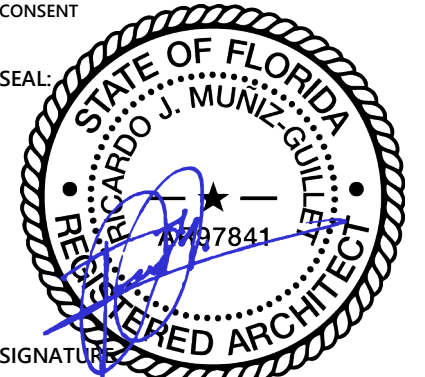
**FINAL SUBMITTAL**

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:

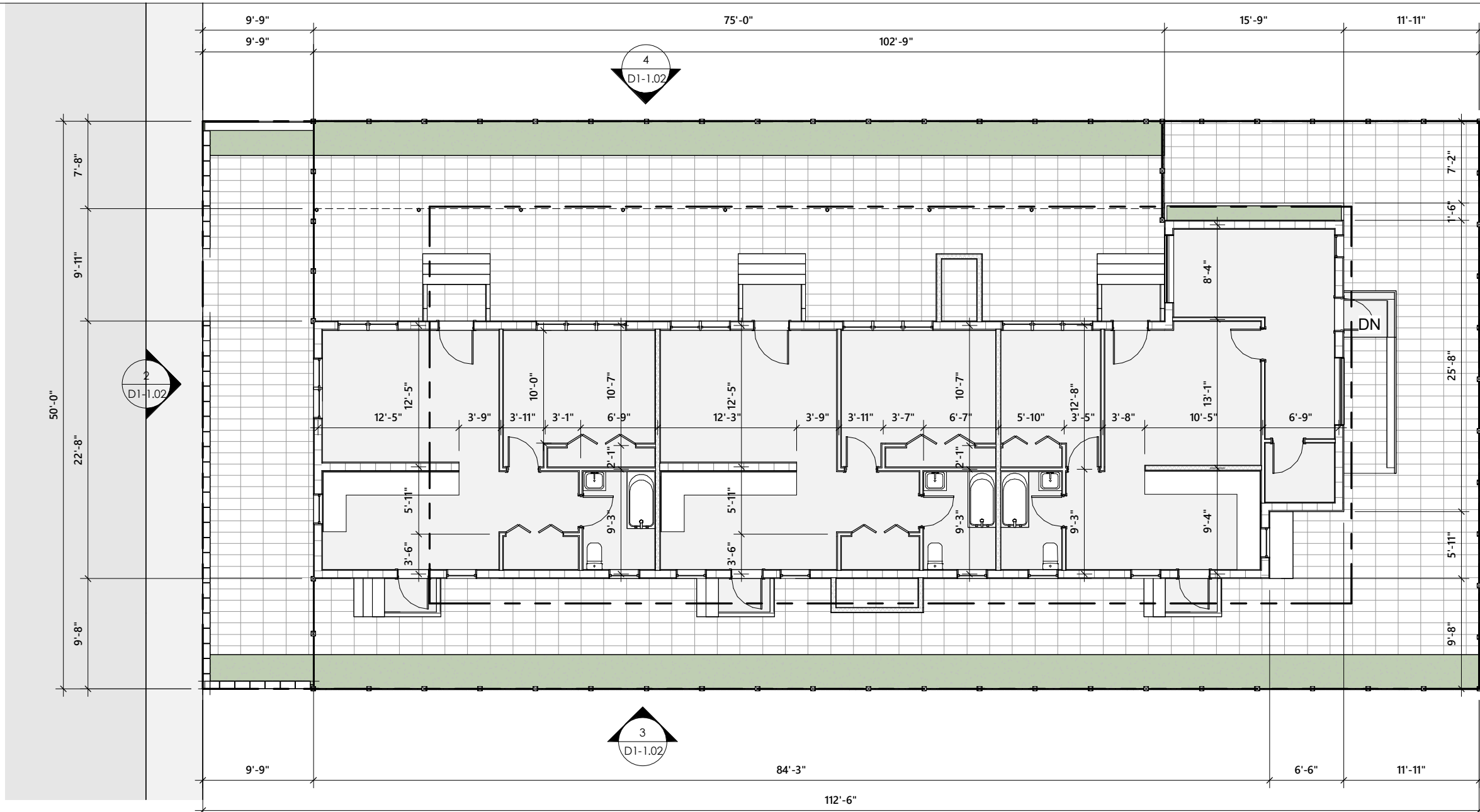
**EXISTING GROUND LEVEL  
 SCAFLOOR PLAN**

3/32" = 1'-0"

SHEET NO:

**D1-1.01**

9/11/2024 3:59:34 PM



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:



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

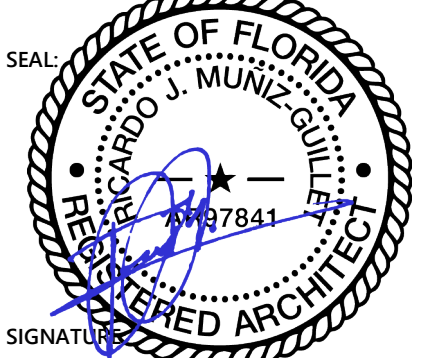
**FINAL SUBMITTAL**

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:

**EXISTING ELEVATION**

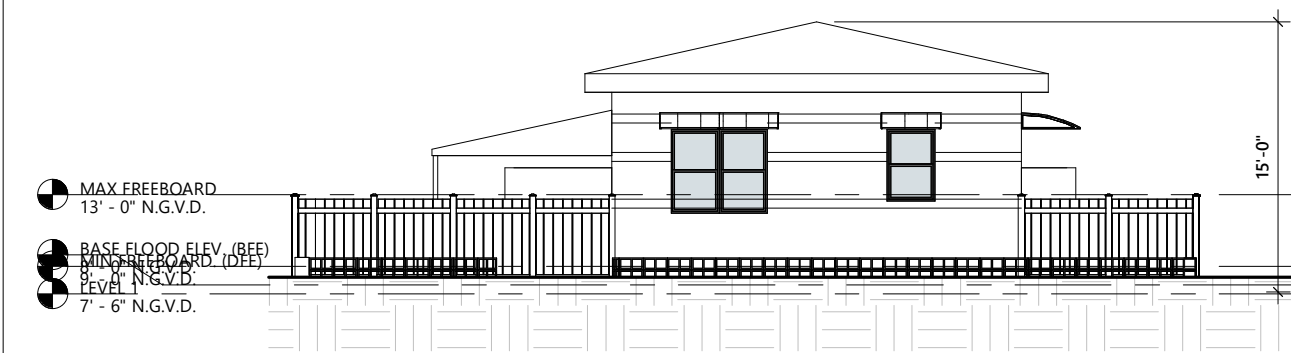
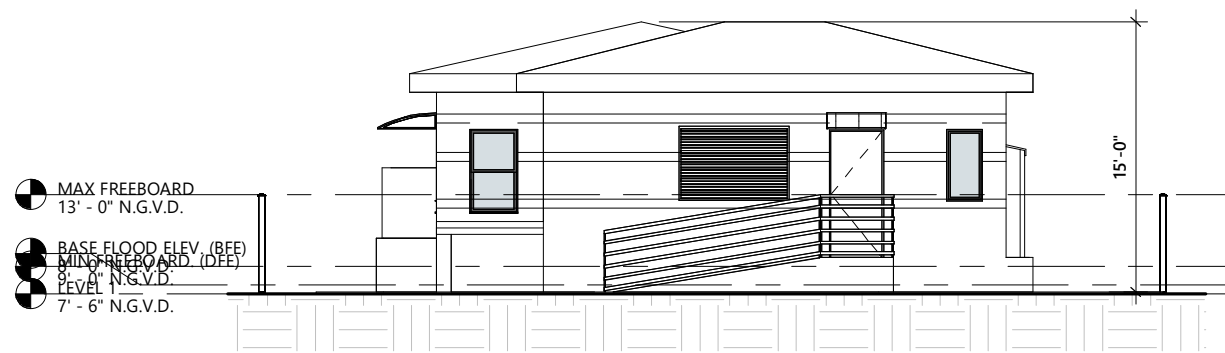
SCALE:

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

SHEET NO.:

**D1-1.02**

9/11/2024 3:59:36 PM



**1 EXISTING WEST ELEVATION**

3/32" = 1'-0"

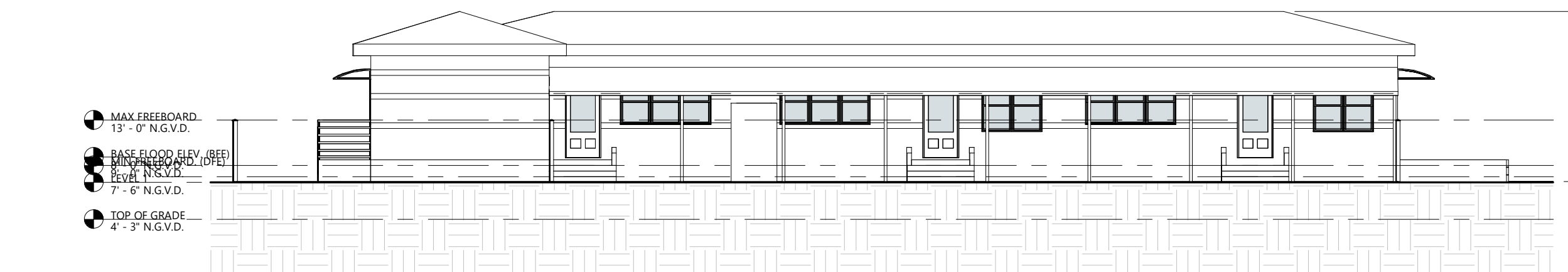
**2 EXISTING EAST ELEVATION**

3/32" = 1'-0"



**3 EXISTING NORTH ELEVATION**

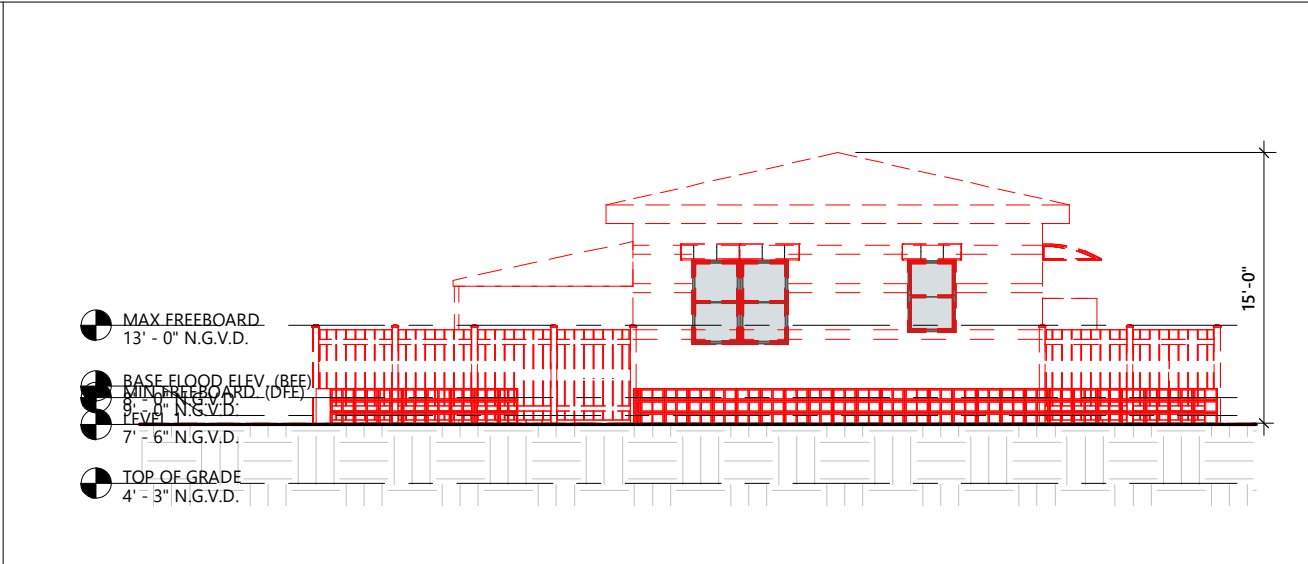
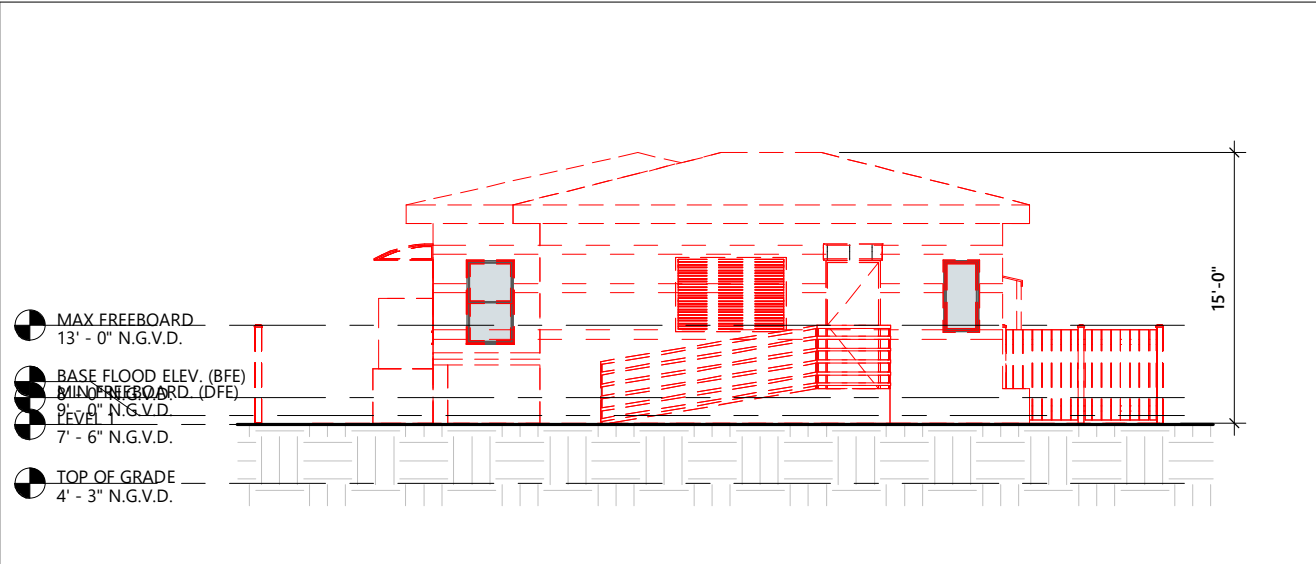
3/32" = 1'-0"



**4 EXISTING SOUTH ELEVATION**

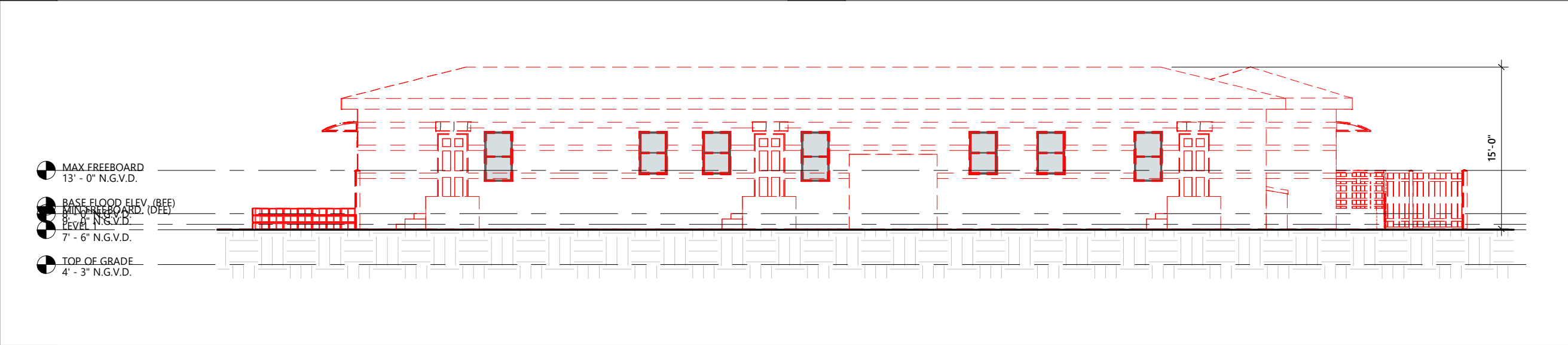
3/32" = 1'-0"



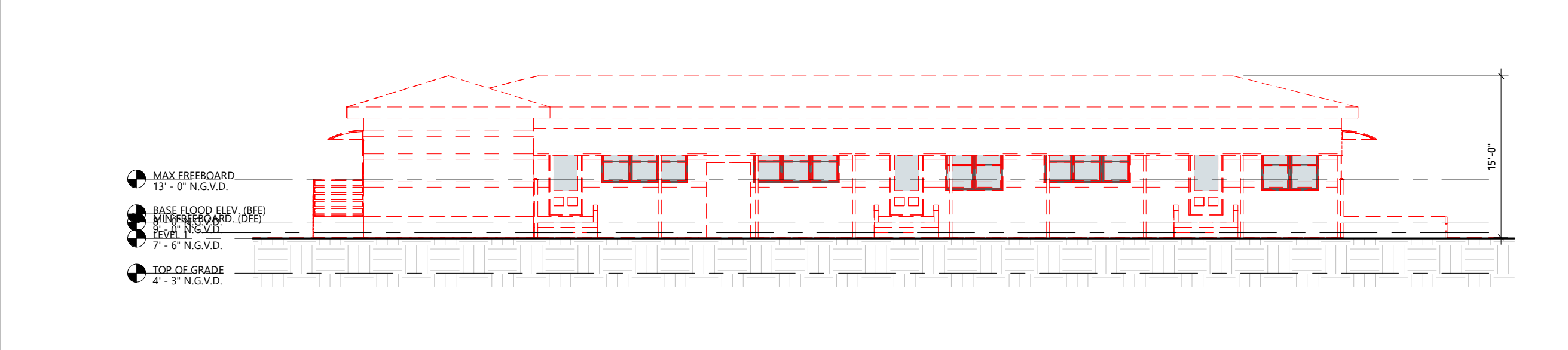


**1 DEMO WEST ELEVATION**  
3/32" = 1'-0"

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



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



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

**PROJECT AND OWNER:**  
**DENBORA BAY II**  
704 84TH ST  
MIAMI BEACH | FL | 33141  
704 MIAMI BEACH LLC  
3179 HOLYLAKE RD.  
LAKE WORTH | FL | 33467  
**ARCHITECT:**  
2030 HABERSHAM TRCE | CUMMING | GA 30041  
954 812 6650  
RICARDO@MUVEARCH.COM  
AA#26003161



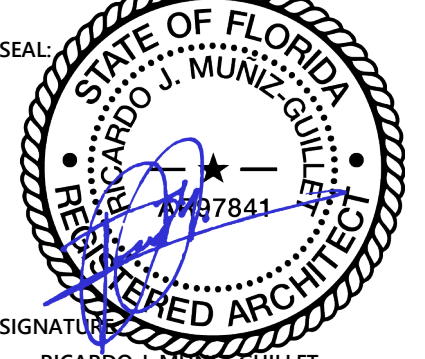
**DESIGNER:**  
**REDOCTOPUS.LLC**  
INTEGRAL ARCHITECTURAL SERVICES  
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**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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**SIGNATURE:**  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841  
**SHEET TITLE:**  
**DEMOLITION ELEVATION**  
**SCALE:**  
3/32" = 1'-0"  
**SHEET NO:**  
**D1-2.02**  
9/11/2024 3:59:39 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:



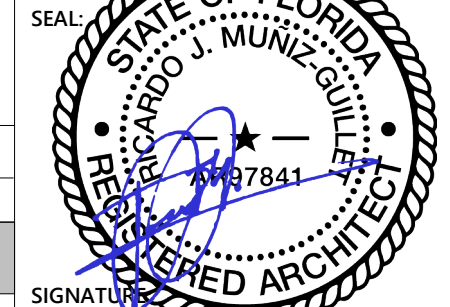
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

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

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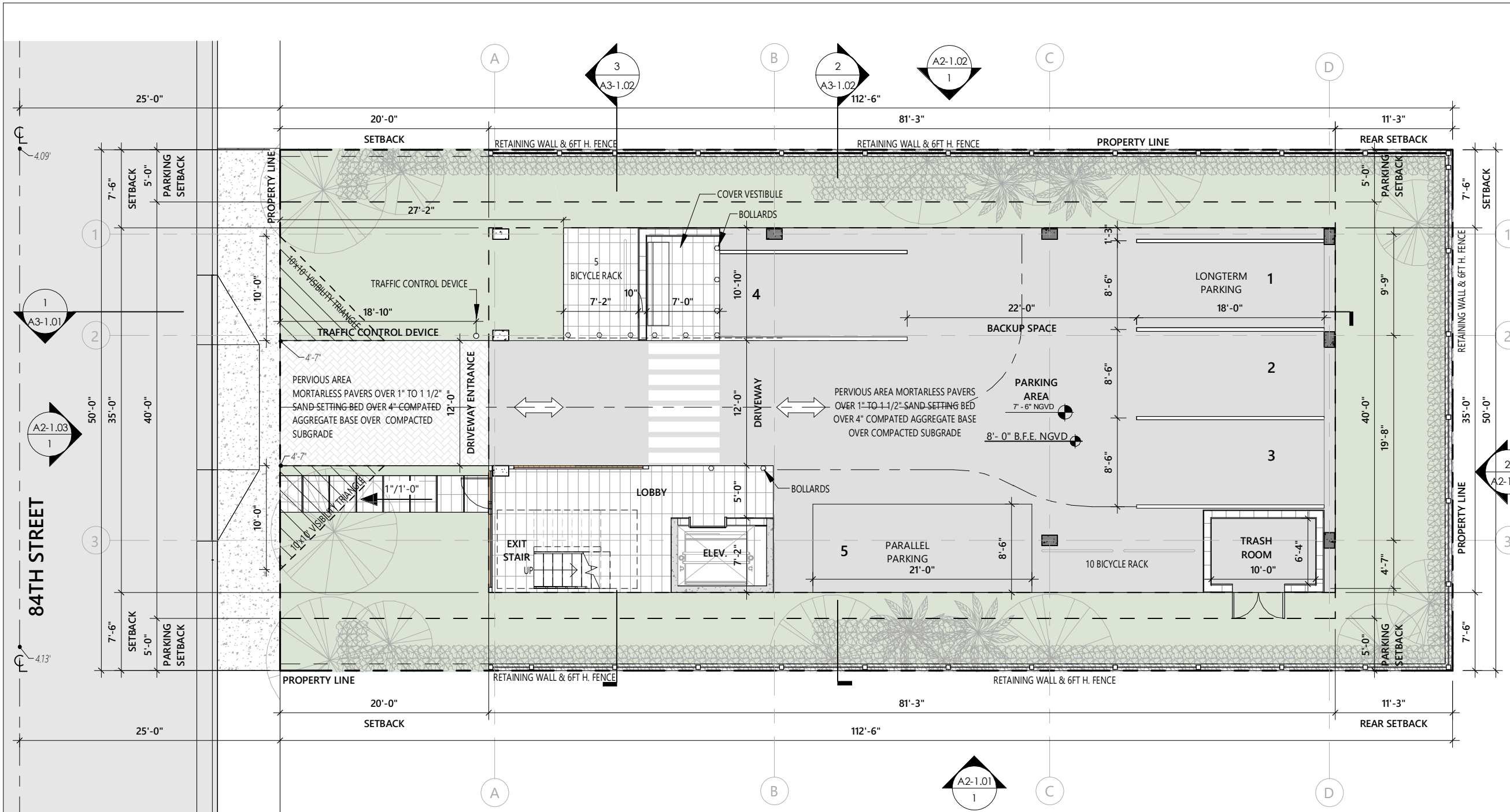
SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**GROUND FLOOR PLAN**

SCALE:  
**As indicated**

SHEET NO.:  
**A1-1.01**

9/11/2024 3:59:40 PM



**1 GROUND LEVEL FLOOR PLAN**

3/32" = 1'-0"

GROUND LEVEL AREA: 178 S.F.

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

| PLAN NOTES |   |
|------------|---|
| 1.         | BUILDING IS FULLY SPRINKLERED.  |
| 2.         | SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.   |
| 3.         | ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.                                 |
| 4.         | ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.                                 |
| 5.         | FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.            |
| 6.         | SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.   |
| 7.         | VERIFY LAYOUT OF ALL FIXTURES LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.                  |
| 8.         | FINAL SELECTION, LOCATION, AND DESIGN OF FINISHES, FIXTURES, AND EQUIPMENT WILL BE PROVIDED BY OWNER. |

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

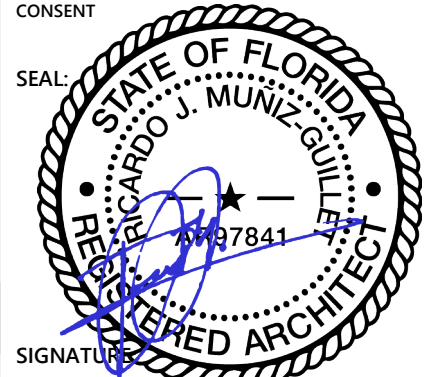
**FINAL SUBMITTAL**

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

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CONSENT

SEAL:



SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

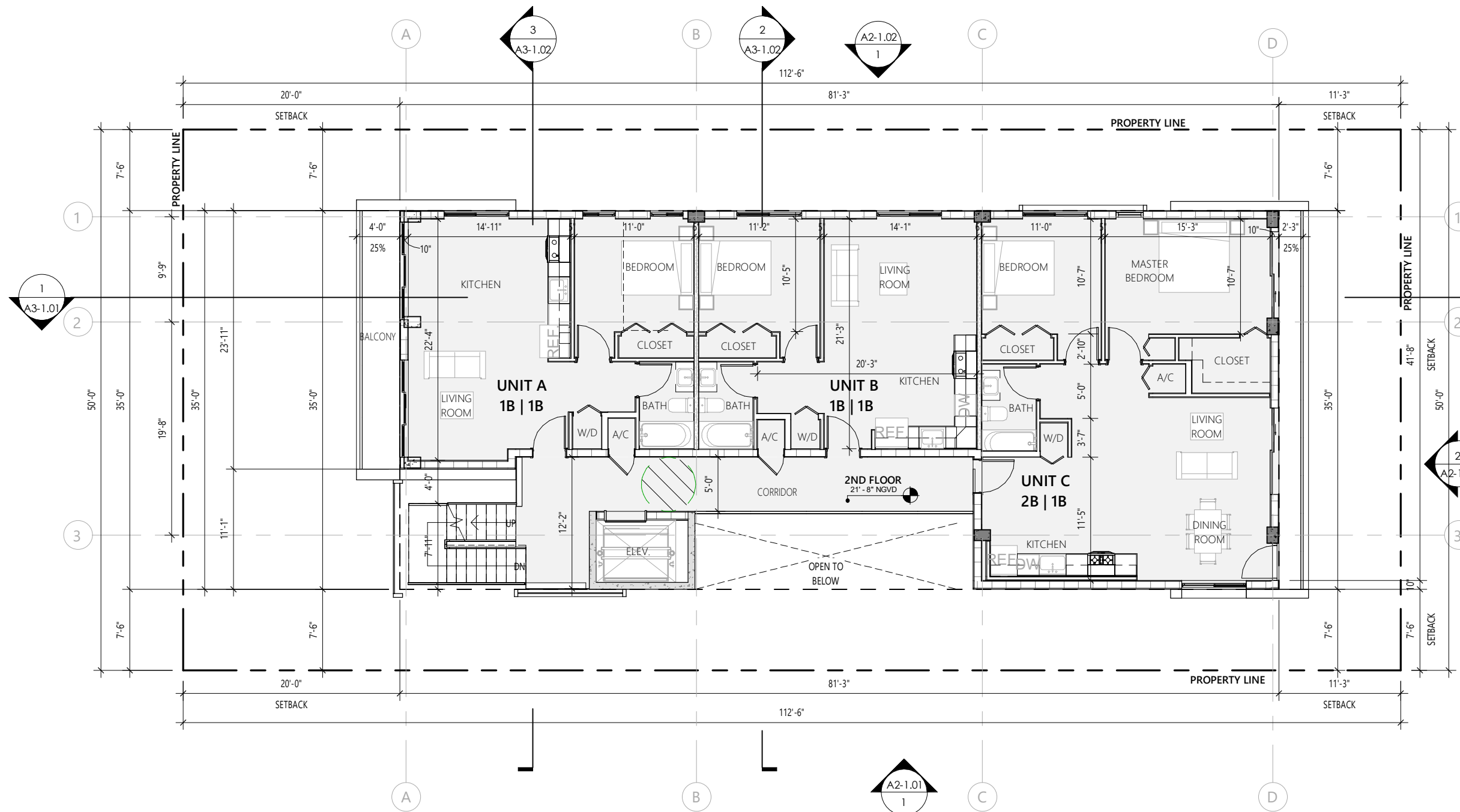
SHEET TITLE:  
**FLOOR PLAN 2TH LEVEL**

SCALE:  
**As indicated**

SHEET NO:

**A1-1.02**

9/11/2024 3:59:42 PM



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

FLOOR LEVEL 2 AREA= 2,615 S.F.

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

| PLAN NOTES |   |
|------------|---|
| 1.         | BUILDING IS FULLY SPRINKLERED.  |
| 2.         | SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.   |
| 3.         | ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.                                 |
| 4.         | ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.                                 |
| 5.         | FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.            |
| 6.         | SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.   |
| 7.         | VERIFY LAYOUT OF ALL FIXTURES LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.                  |
| 8.         | FINAL SELECTION, LOCATION, AND DESIGN OF FINISHES, FIXTURES, AND EQUIPMENT WILL BE PROVIDED BY OWNER. |

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

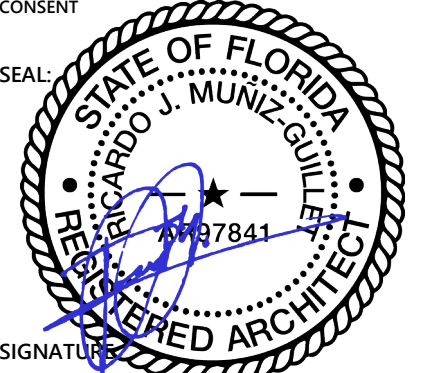
**FINAL SUBMITTAL**

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:

**FLOOR PLAN 3TH LEVEL**

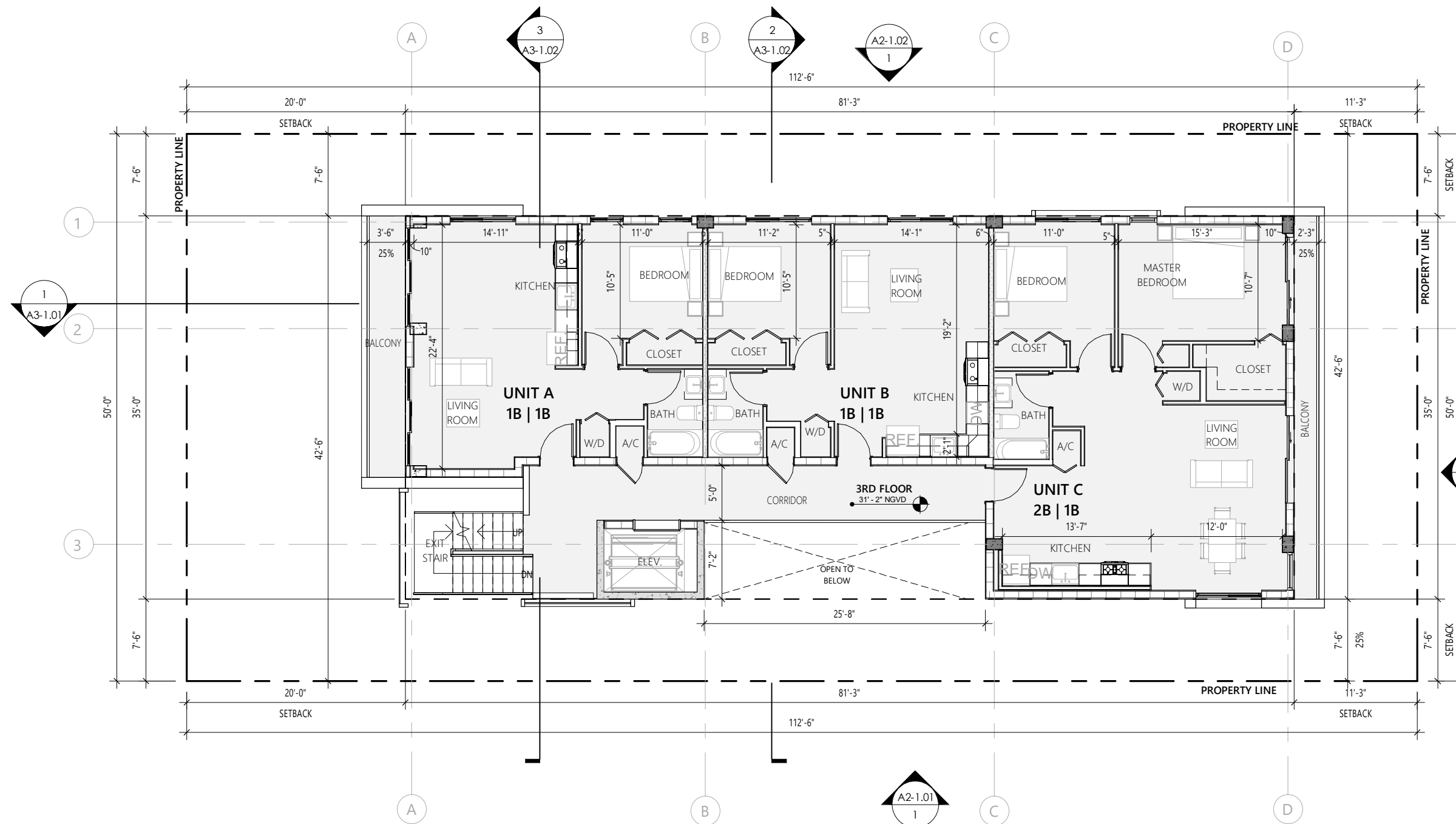
SCALE:

As indicated

SHEET NO.:

**A1-1.03**

9/11/2024 3:59:44 PM



1

**FLOOR PLAN LEVEL 3**

3/32" = 1'-0"

FLOOR LEVEL 3 AREA= 2,615 S.F.

**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.

**PLAN NOTES**

1. BUILDING IS FULLY SPRINKLERED.
2. SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
3. ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.
4. ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
5. FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.
6. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. VERIFY LAYOUT OF ALL FIXTURES LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.
8. FINAL SELECTION, LOCATION, AND DESIGN OF FINISHES, FIXTURES, AND EQUIPMENT WILL BE PROVIDED BY OWNER.

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:



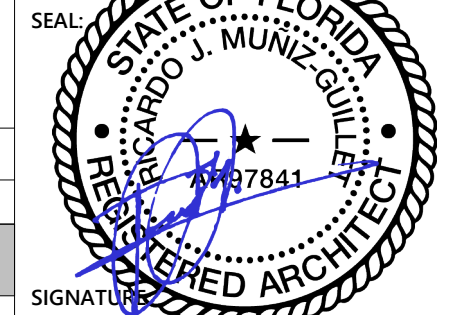
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

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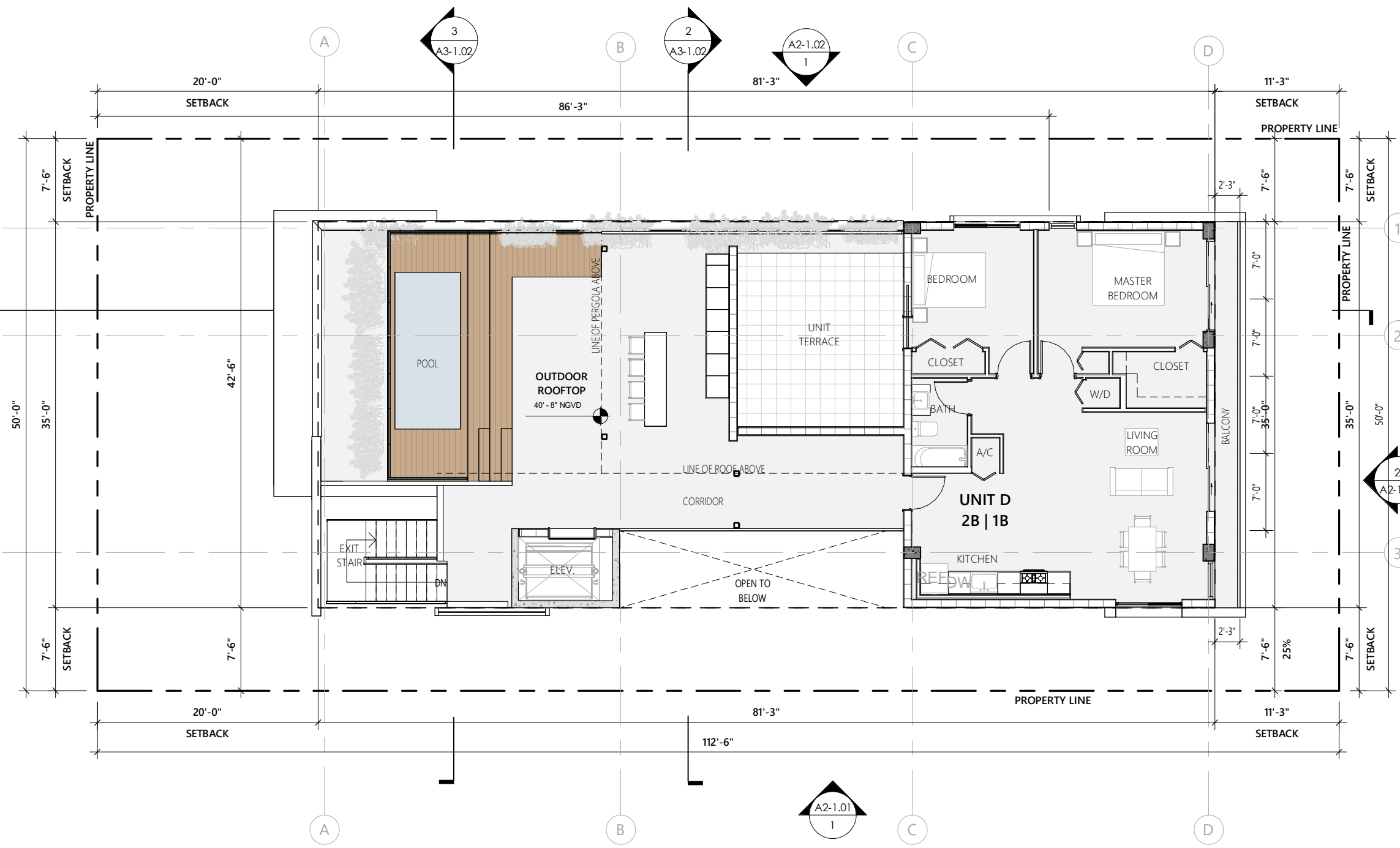
SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

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

SCALE:  
**As indicated**

SHEET NO:  
**A1-1.04**

9/11/2024 4:01:12 PM



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

FLOOR LEVEL 4  
AREA= 1,273 S.F.

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

- 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.

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RICARDO@MUVEARCH.COM  
AA#26003161



DESIGNER:



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

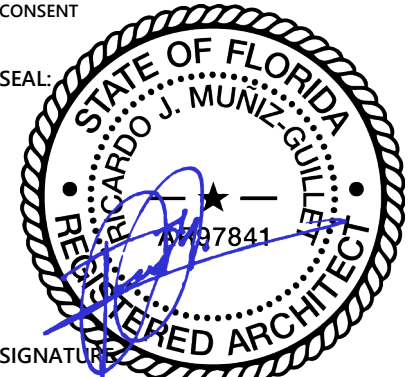
**FINAL SUBMITTAL**

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

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SEAL:



SIGNATURE:

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

**TOP OF ROOF PLAN**

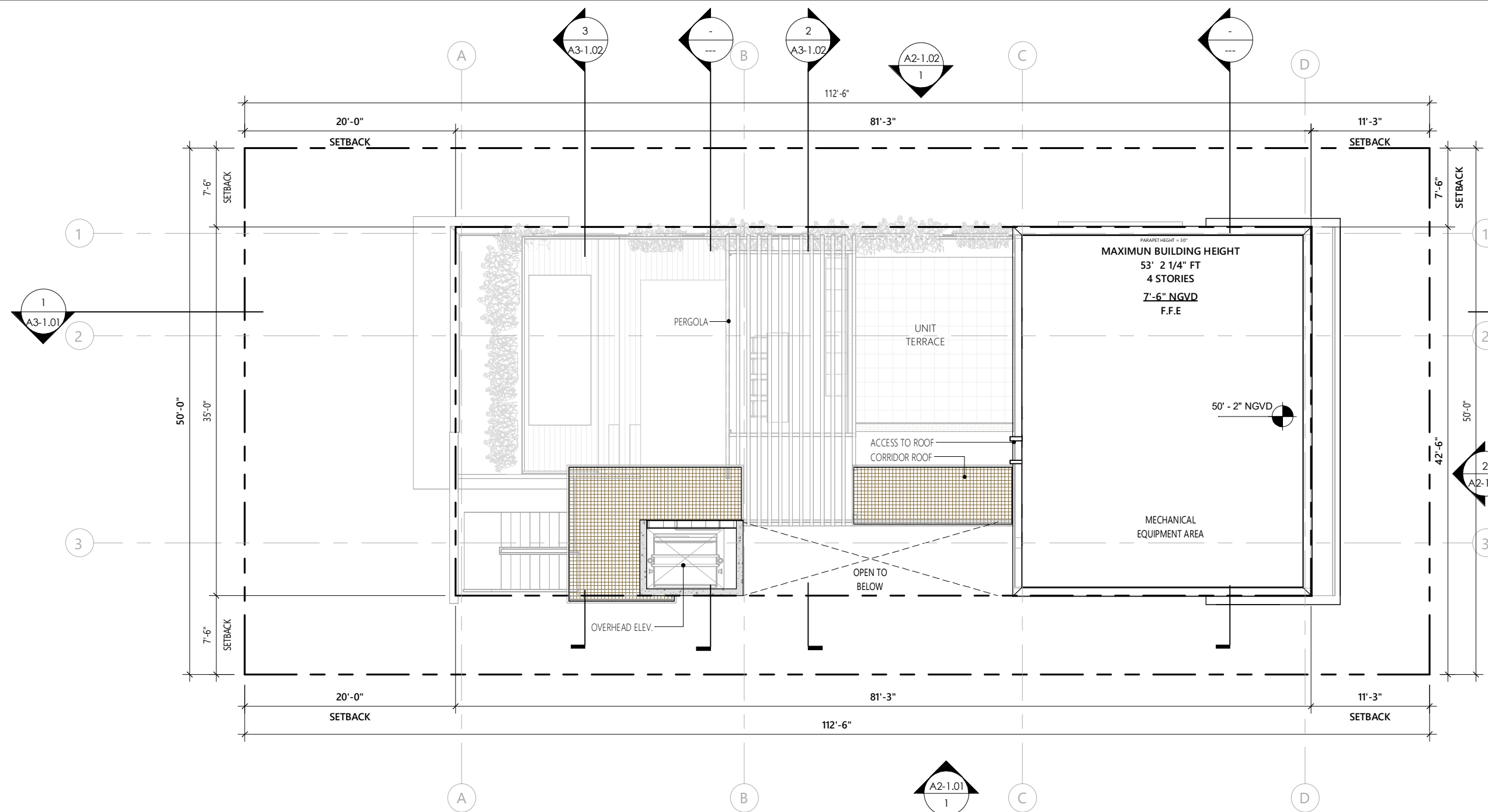
SCALE:

As indicated

SHEET NO.:

**A1-1.05**

9/11/2024 4:01:14 PM



**1 ROOF LEVEL**  
3/32" = 1'-0"  
GROUND LEVEL AREA: 988 S.F.

**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.

**PLAN NOTES**

1. BUILDING IS FULLY SPRINKLERED.
2. SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
3. ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.
4. ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
5. FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.
6. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
7. VERIFY LAYOUT OF ALL FIXTURES LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.
8. FINAL SELECTION, LOCATION, AND DESIGN OF FINISHES, FIXTURES, AND EQUIPMENT WILL BE PROVIDED BY OWNER.

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

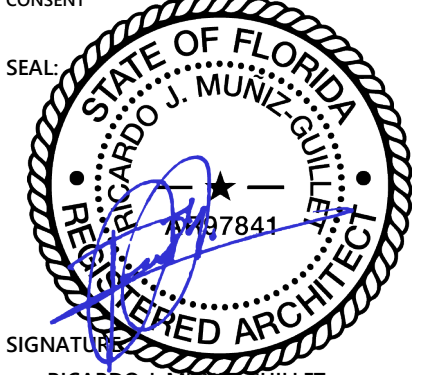
**FINAL SUBMITTAL**

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:

**NORTH ELEV.**

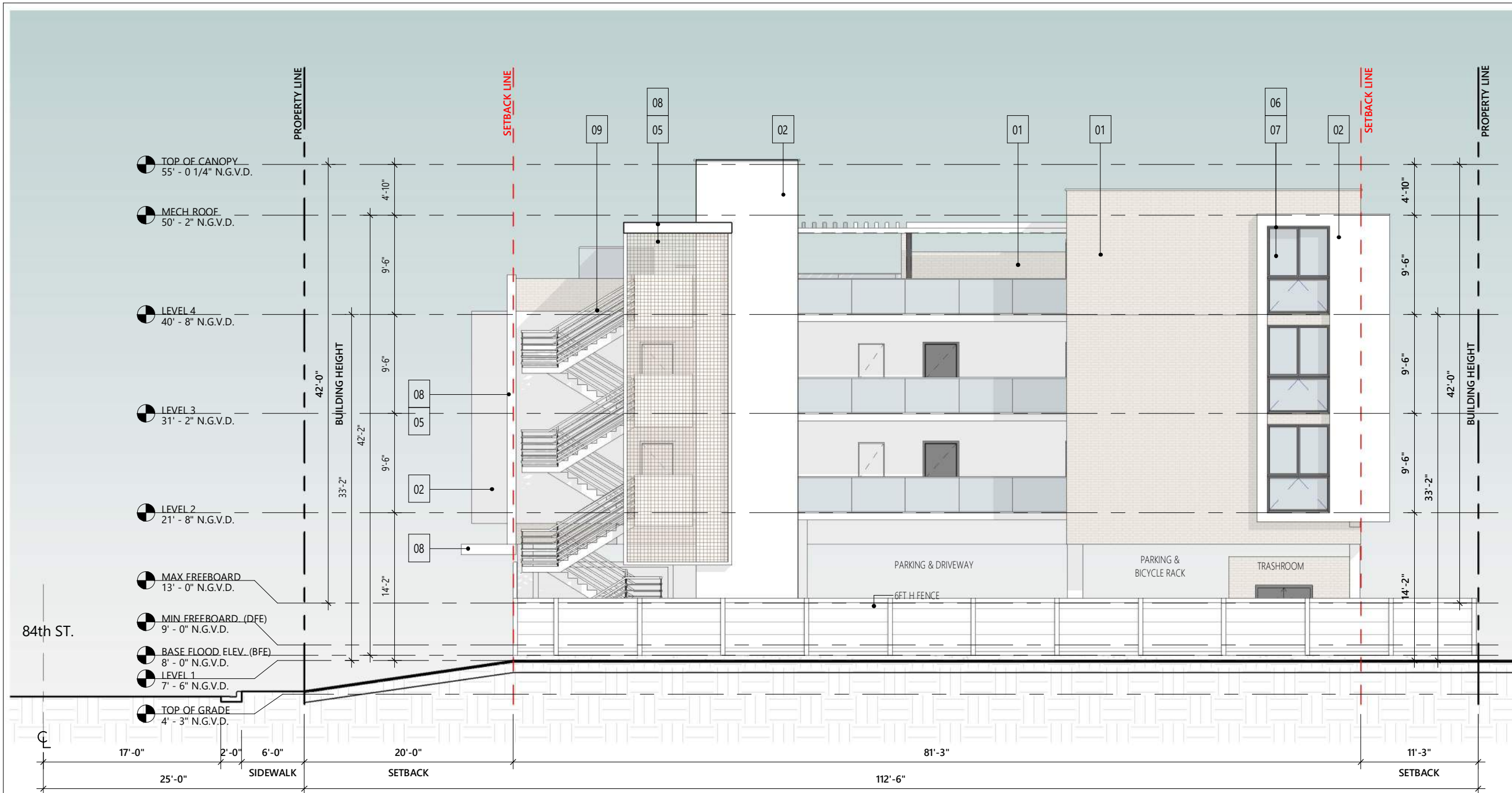
SCALE:

**As indicated**

SHEET NO.:

**A2-1.01**

9/11/2024 4:01:17 PM



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

**MATERIAL LEGEND**

|  |                                     |  |  |  |   |  |                                       |  |                             |
|--|-------------------------------------|--|--|--|---|--|---------------------------------------|--|-----------------------------|
|  | <b>1</b> STUCCO BRICK TEXTURE       |  | <b>3</b> DARK BROWN STUCCO SMOOTH FINISH |  | <b>5</b> PERFORATED WOOD FINISH METAL PANEL |  | <b>7</b> DARK BRONZE ALUMINUM FRAMING |  | <b>9</b> WHITE PAINT FINISH |
|  | <b>2</b> WHITE STUCCO SMOOTH FINISH |  | <b>4</b> BEIGE STUCCO SMOOTH FINISH      |  | <b>6</b> LAMINATED GLASS                    |  | <b>8</b> DARK BRONZE ALUMINUM         |  |                             |

PROJECT AND OWNER:  
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 LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:



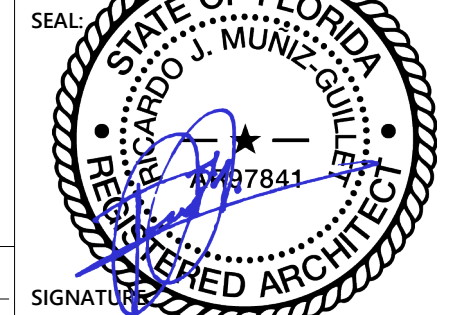
1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
 SHEET ISSUE DATE: 03-31-2023  
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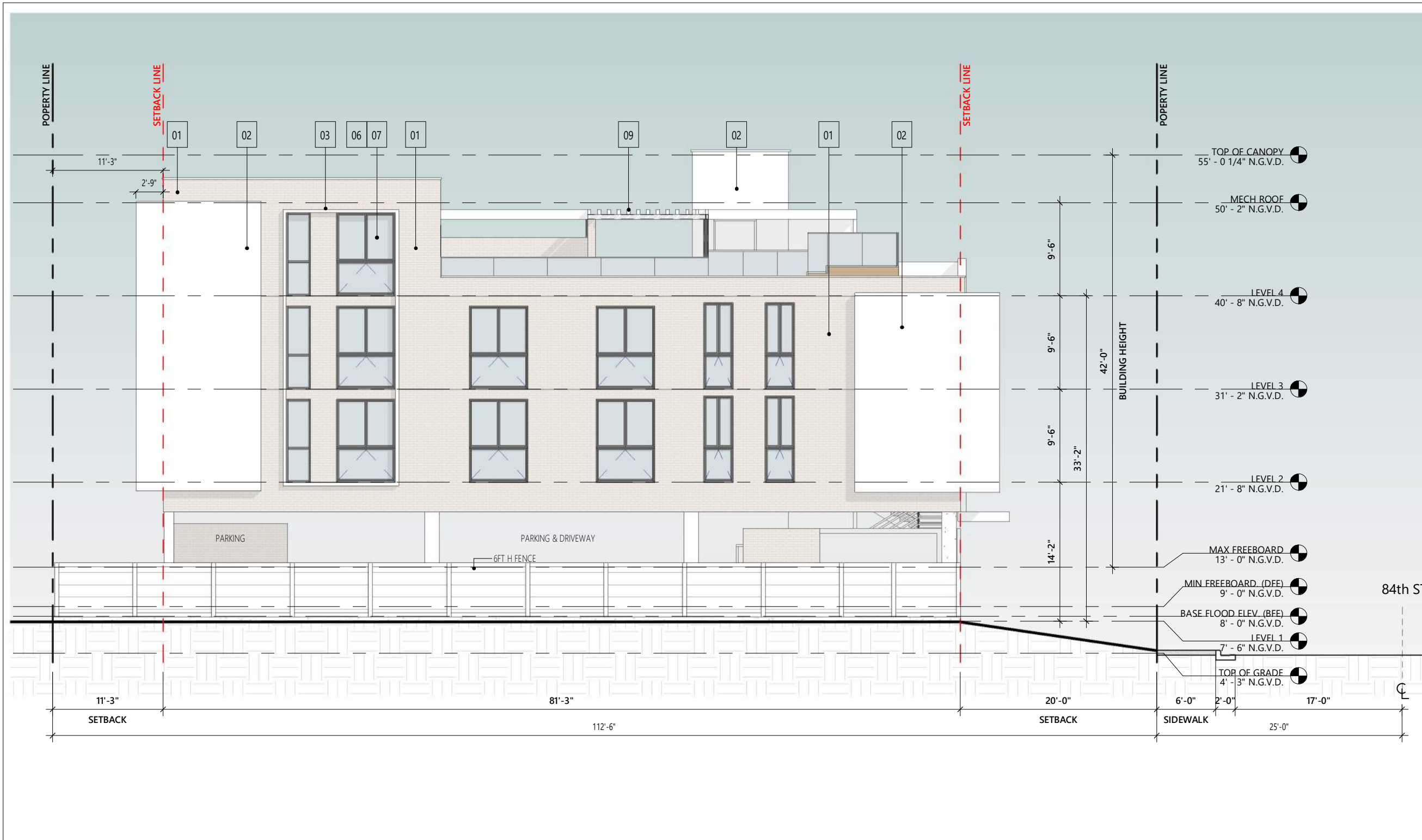
SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**SOUTH ELEV.**

SCALE:  
**As indicated**

SHEET NO:  
**A2-1.02**

9/11/2024 4:01:19 PM



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

**MATERIAL LEGEND**

|  |                                     |  |  |  |   |  |                                       |  |                             |
|--|-------------------------------------|--|--|--|---|--|---------------------------------------|--|-----------------------------|
|  | <b>1</b> STUCCO BRICK TEXTURE       |  | <b>3</b> DARK BROWN STUCCO SMOOTH FINISH |  | <b>5</b> PERFORATED WOOD FINISH METAL PANEL |  | <b>7</b> DARK BRONZE ALUMINUM FRAMING |  | <b>9</b> WHITE PAINT FINISH |
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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:



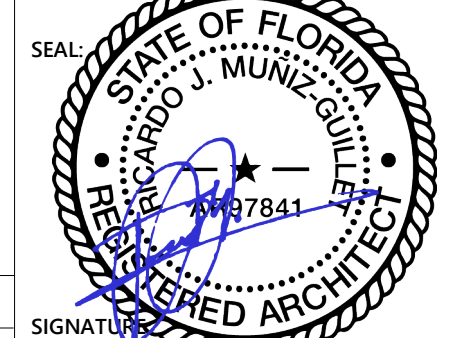
1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
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SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**WEST ELEV.**

SCALE:  
**As indicated**

SHEET NO:  
**A2-1.03**

9/11/2024 4:01:22 PM



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

**MATERIAL LEGEND**

|  |                                     |  |  |  |   |  |                                       |  |                             |
|--|-------------------------------------|--|--|--|---|--|---------------------------------------|--|-----------------------------|
|  | <b>1</b> STUCCO BRICK TEXTURE       |  | <b>3</b> DARK BROWN STUCCO SMOOTH FINISH |  | <b>5</b> PERFORATED WOOD FINISH METAL PANEL |  | <b>7</b> DARK BRONZE ALUMINUM FRAMING |  | <b>9</b> WHITE PAINT FINISH |
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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

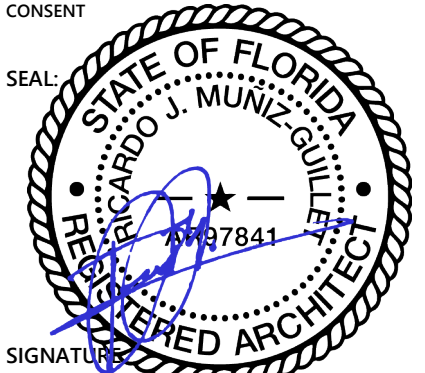
**FINAL SUBMITTAL**

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

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SIGNATURE:

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LIC# AR97841

SHEET TITLE:

**EAST ELEVATION**

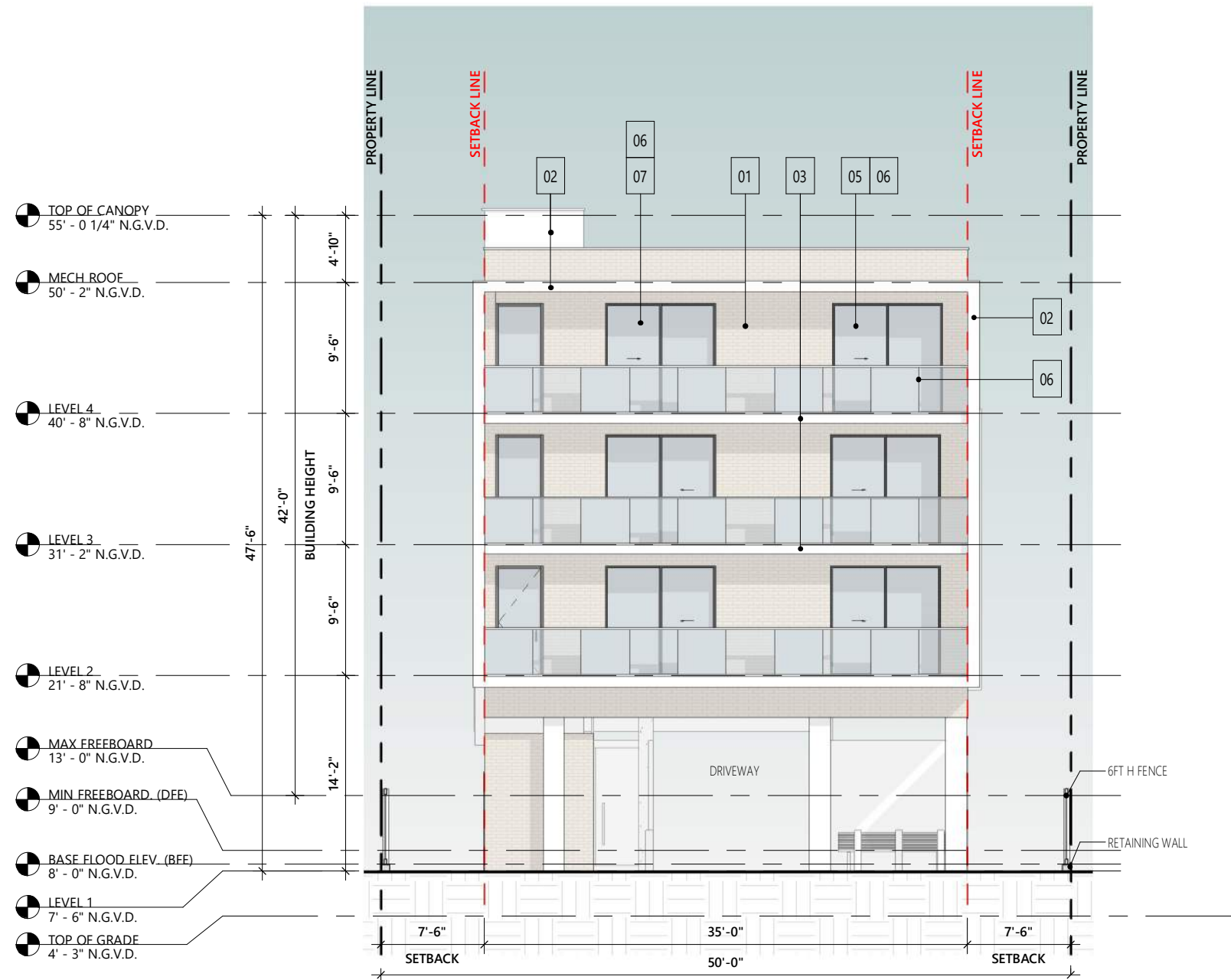
SCALE:

**As indicated**

SHEET NO.:

**A2-1.04**

9/11/2024 4:01:24 PM



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

**MATERIAL LEGEND**

|  |                                     |  |  |  |   |  |                                       |  |                             |
|--|-------------------------------------|--|--|--|---|--|---------------------------------------|--|-----------------------------|
|  | <b>1</b> STUCCO BRICK TEXTURE       |  | <b>3</b> DARK BROWN STUCCO SMOOTH FINISH |  | <b>5</b> PERFORATED WOOD FINISH METAL PANEL |  | <b>7</b> DARK BRONZE ALUMINUM FRAMING |  | <b>9</b> WHITE PAINT FINISH |
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PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
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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  
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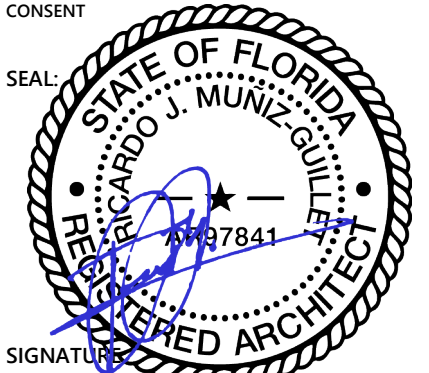
**FINAL SUBMITTAL**

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

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SIGNATURE

RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:

**LONGITUDINAL SECTION**

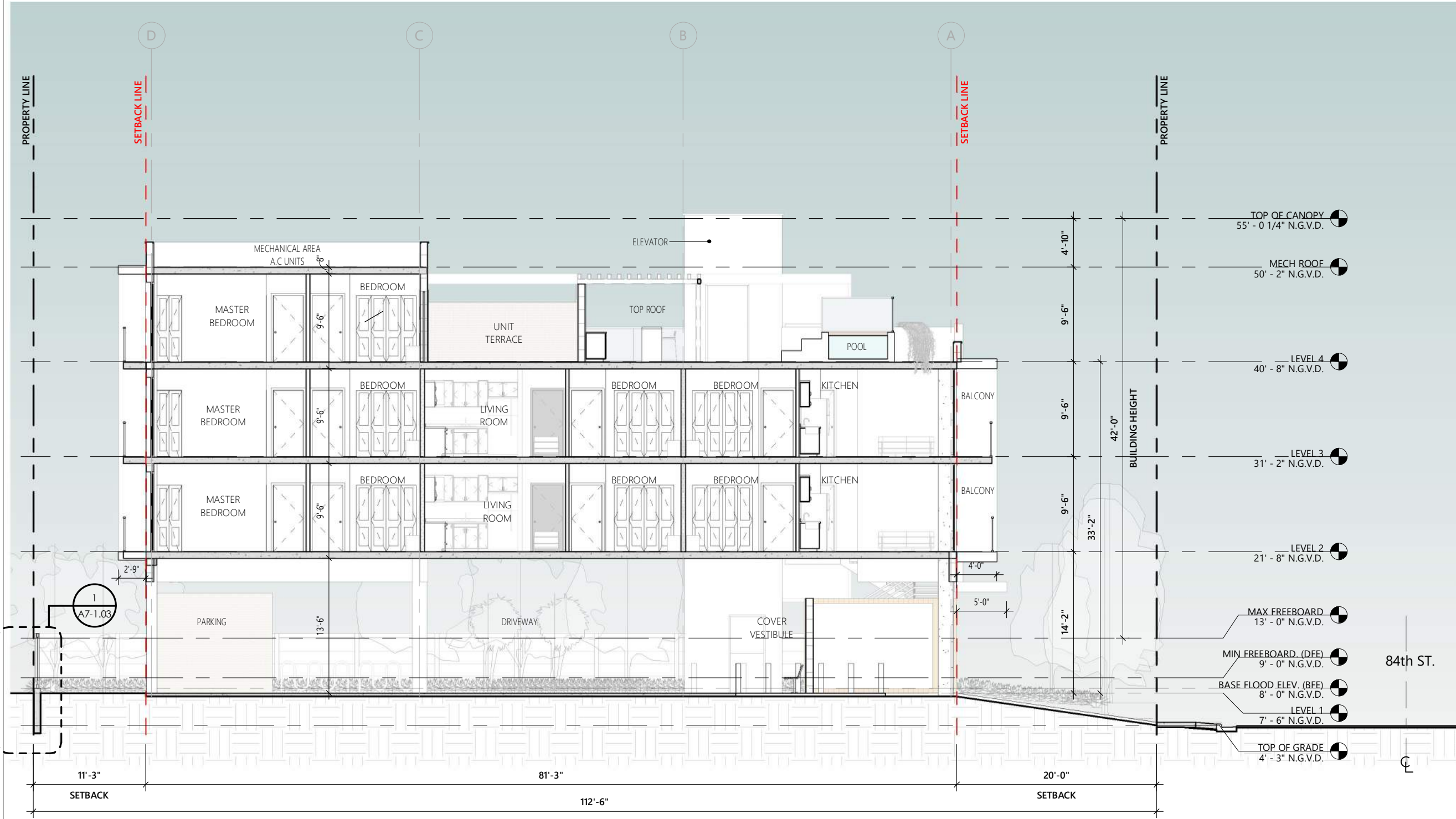
SCALE:

3/32" = 1'-0"

SHEET NO:

**A3-1.01**

9/11/2024 4:01:26 PM



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  
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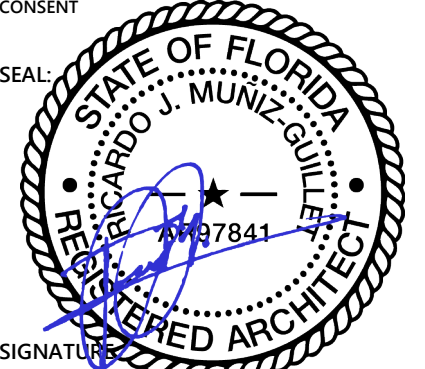
**FINAL SUBMITTAL**

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

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 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:

**CROSS SECTION**

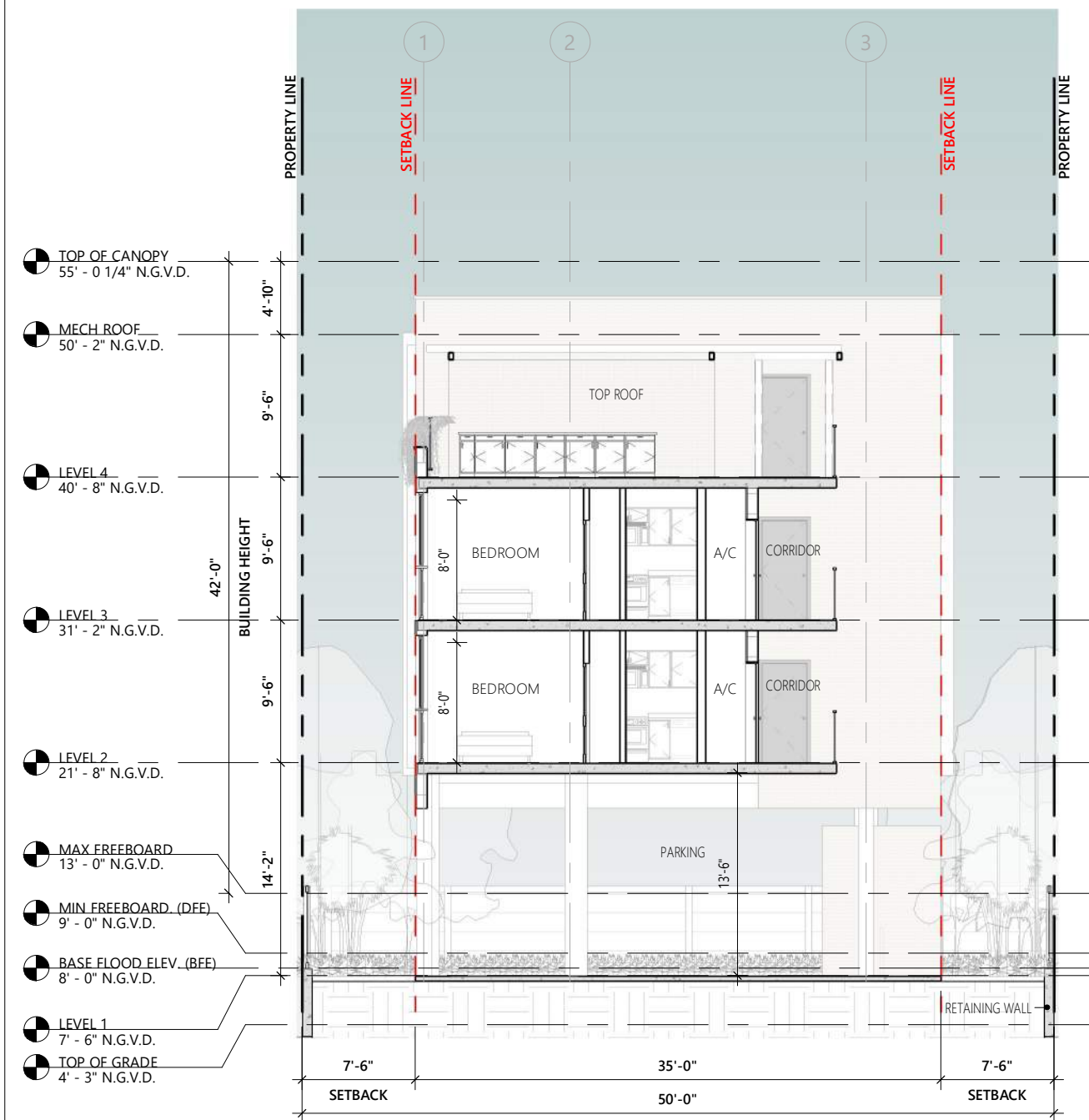
SCALE:

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

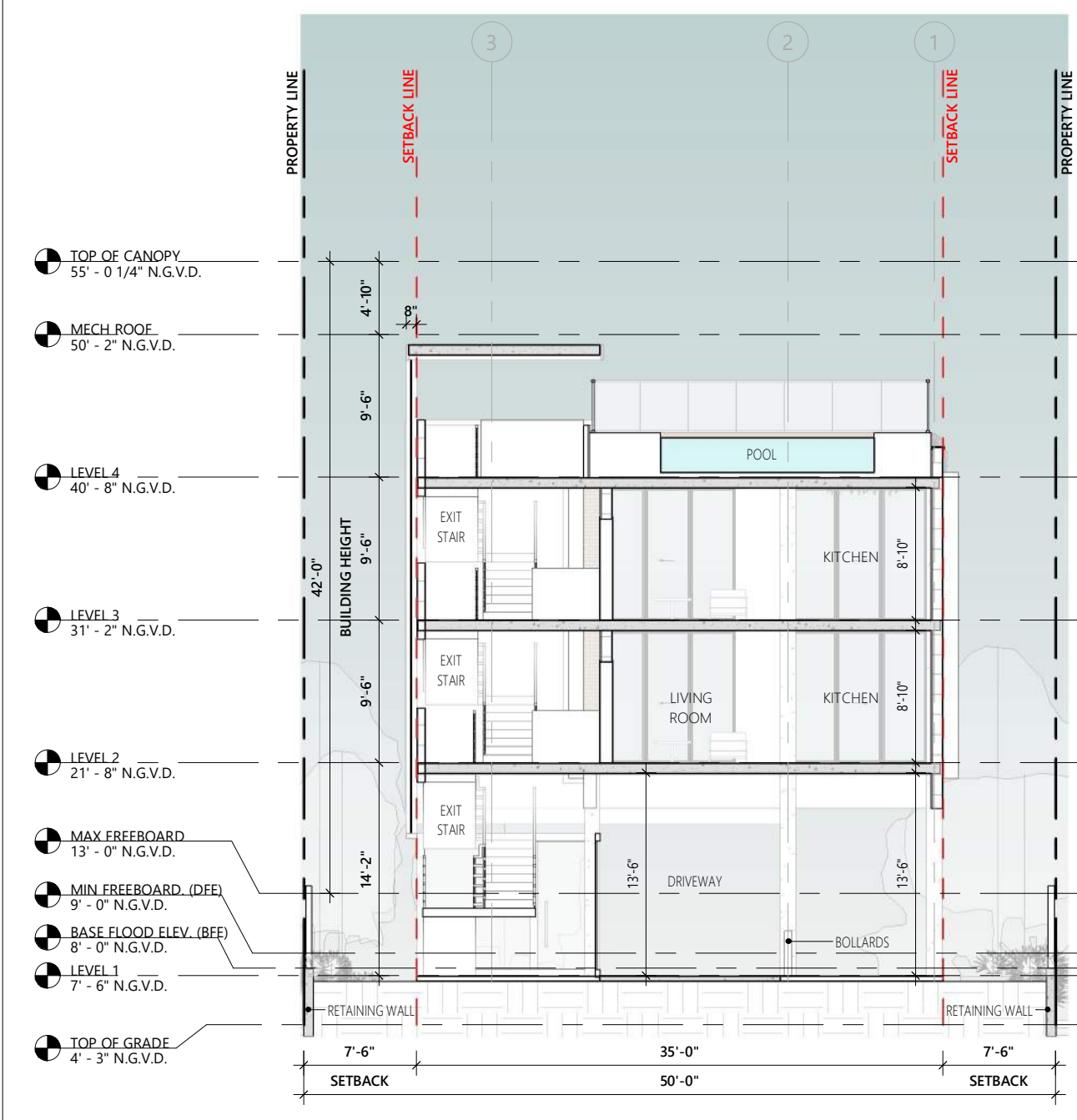
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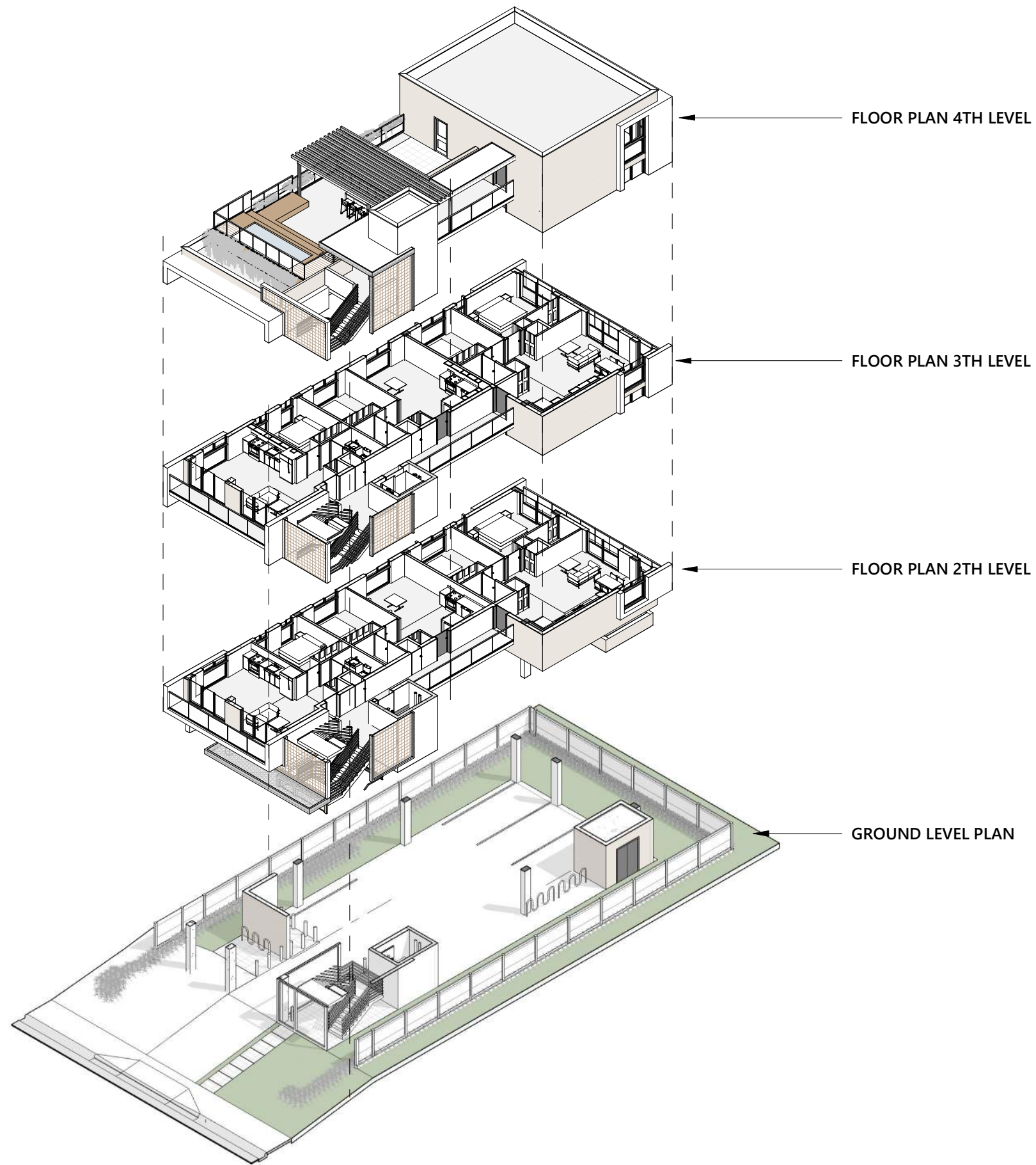
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**3** **CROSS SECTION 4**  
 3/32" = 1'-0"



**2** **CROSS SECTION 2**  
 3/32" = 1'-0"



FLOOR PLAN 4TH LEVEL

FLOOR PLAN 3TH LEVEL

FLOOR PLAN 2TH LEVEL


GROUND LEVEL PLAN

**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



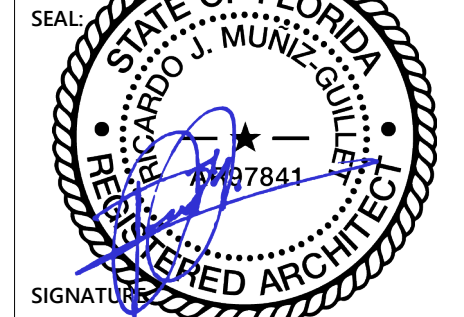
**DESIGNER:**  
  
 1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
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 LIC# AR97841

SHEET TITLE:  
**EXPLOTED AXONOMETRIC**

SCALE:

SHEET NO:  
**A3-2.01**

9/11/2024 4:02:01 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  
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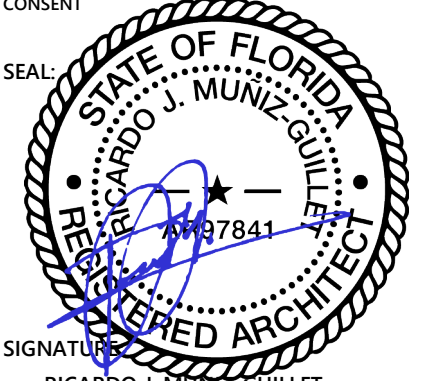
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SEAL:



SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**STREET VIEW**

SCALE:  
**N.T.S.**

SHEET NO:  
**A4-1.02**

9/11/2024 4:02:02 PM



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



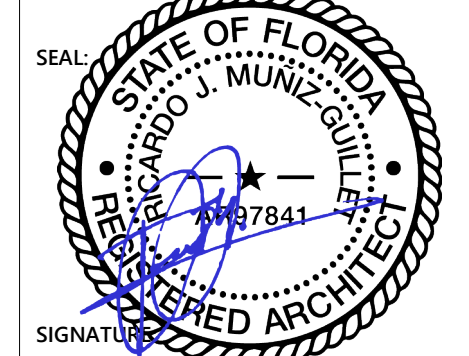
DESIGNER:  
  
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SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**FRONT VIEW**

SCALE:  
**N.T.S.**

SHEET NO:  
**A4-1.01**

9/11/2024 4:02:03 PM




PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
 MIAMI BEACH | FL | 33141  
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ARCHITECT:  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
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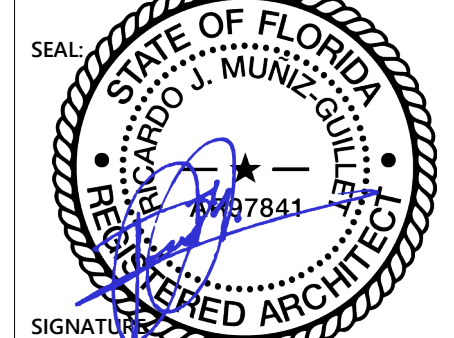
DESIGNER:  
  
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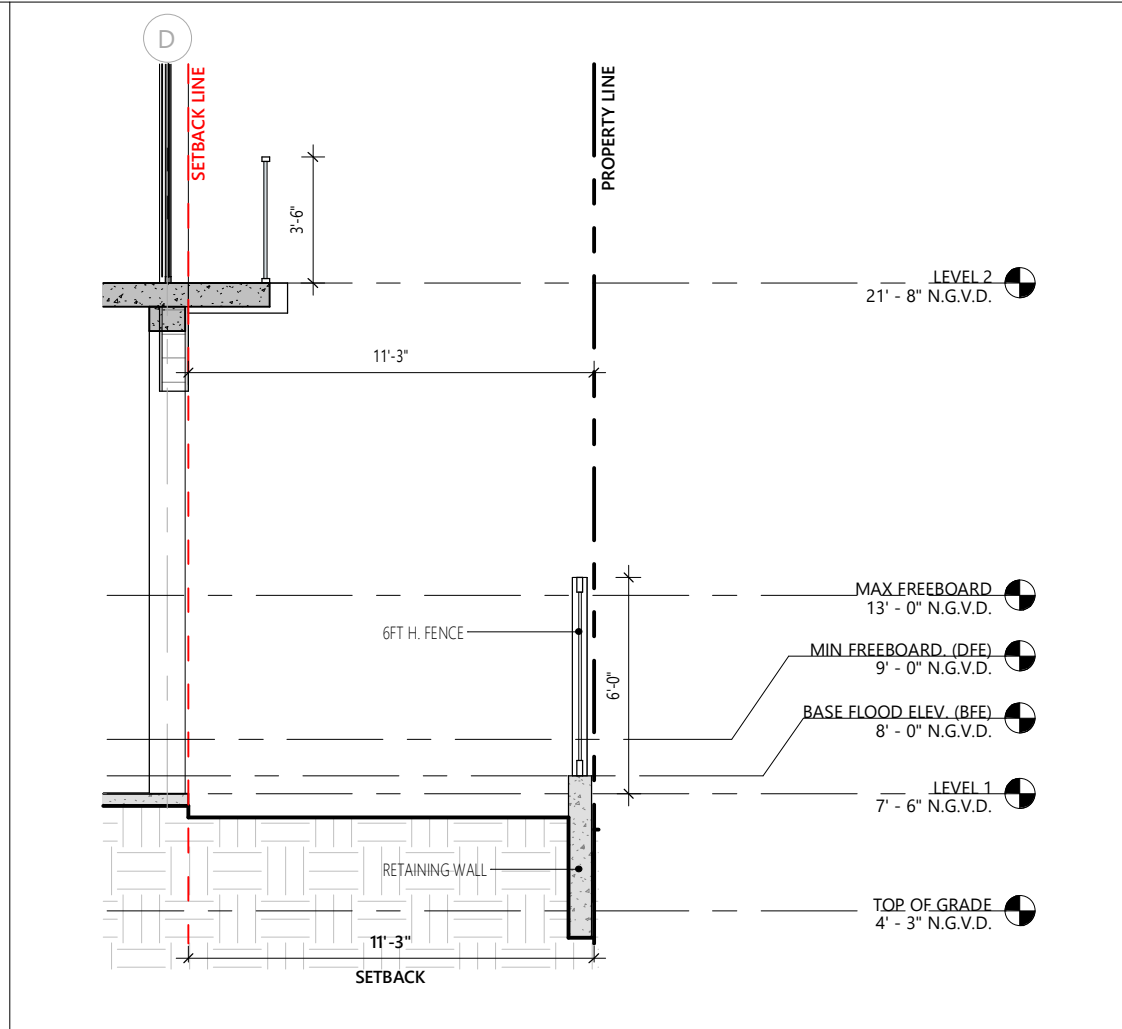
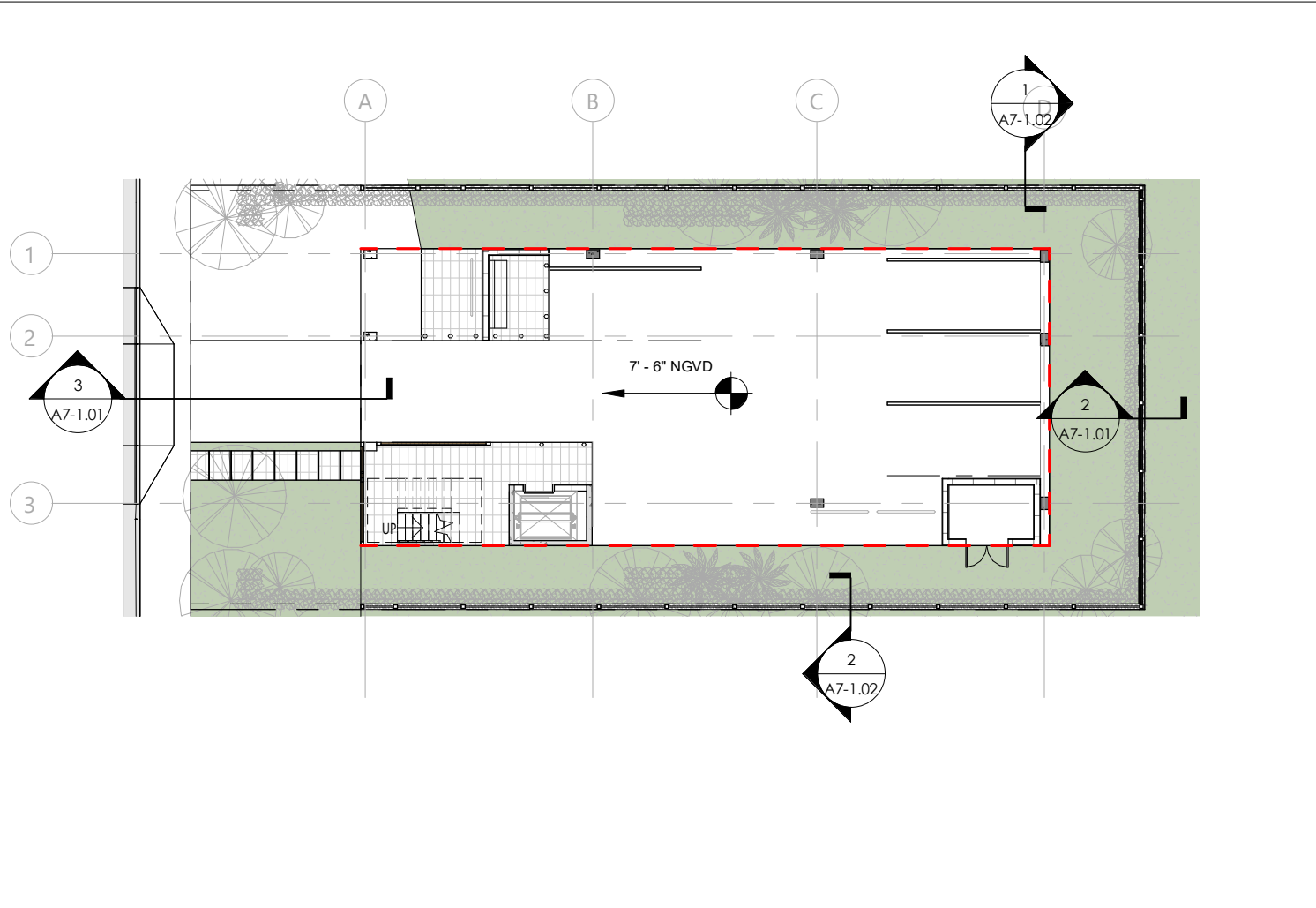
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SIGNATURE:  
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 LIC# AR97841

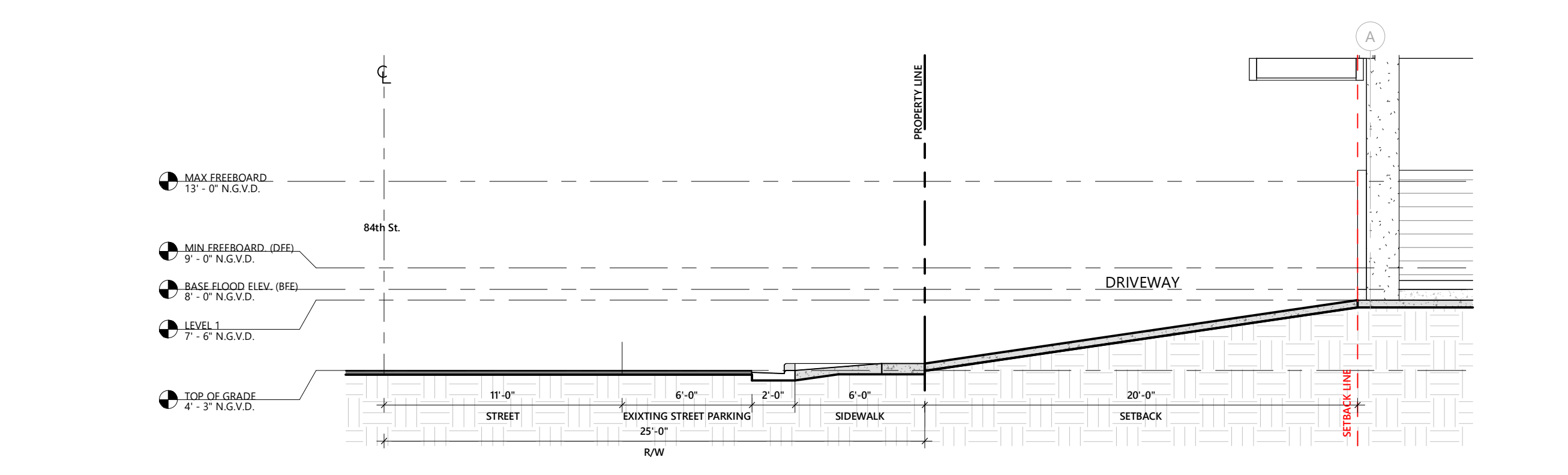
SHEET TITLE:  
**STREET BACK VIEW AND  
 SCAXONOMETRIC VIEW**

**N.T.S.**  
 SHEET NO:  
**A4-1.03**



**1** **GROUND LEVEL FLOOR PLAN**  
1" = 20'-0"

**2** **REAR YARD SECTION**  
3/16" = 1'-0"



**3** **FRONT YARD SECTION**  
3/16" = 1'-0"

**PROJECT AND OWNER:**  
**DENBORA BAY II**  
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 AA#26003161

**DESIGNER:**



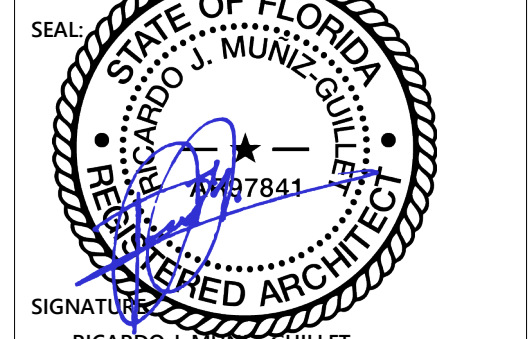
1535 NORTH PARK DRIVE #102 WESTON  
 FL 33326  
 954 850 9965  
 ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

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

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 CONSENT



SHEET TITLE:  
**YARD SECTIONS**

SCALE:  
**As indicated**

SHEET NO:  
**A7-1.01**

9/11/2024 4:02:06 PM

PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
 MIAMI BEACH | FL | 33141  
 704 MIAMI BEACH LLC  
 3179 HOLYLAKELAKE 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

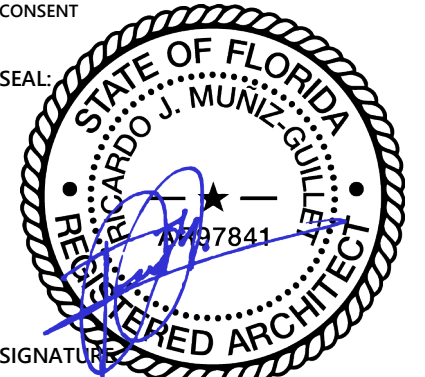
**FINAL SUBMITTAL**

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

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SEAL:



SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**YARD SECTIONS**

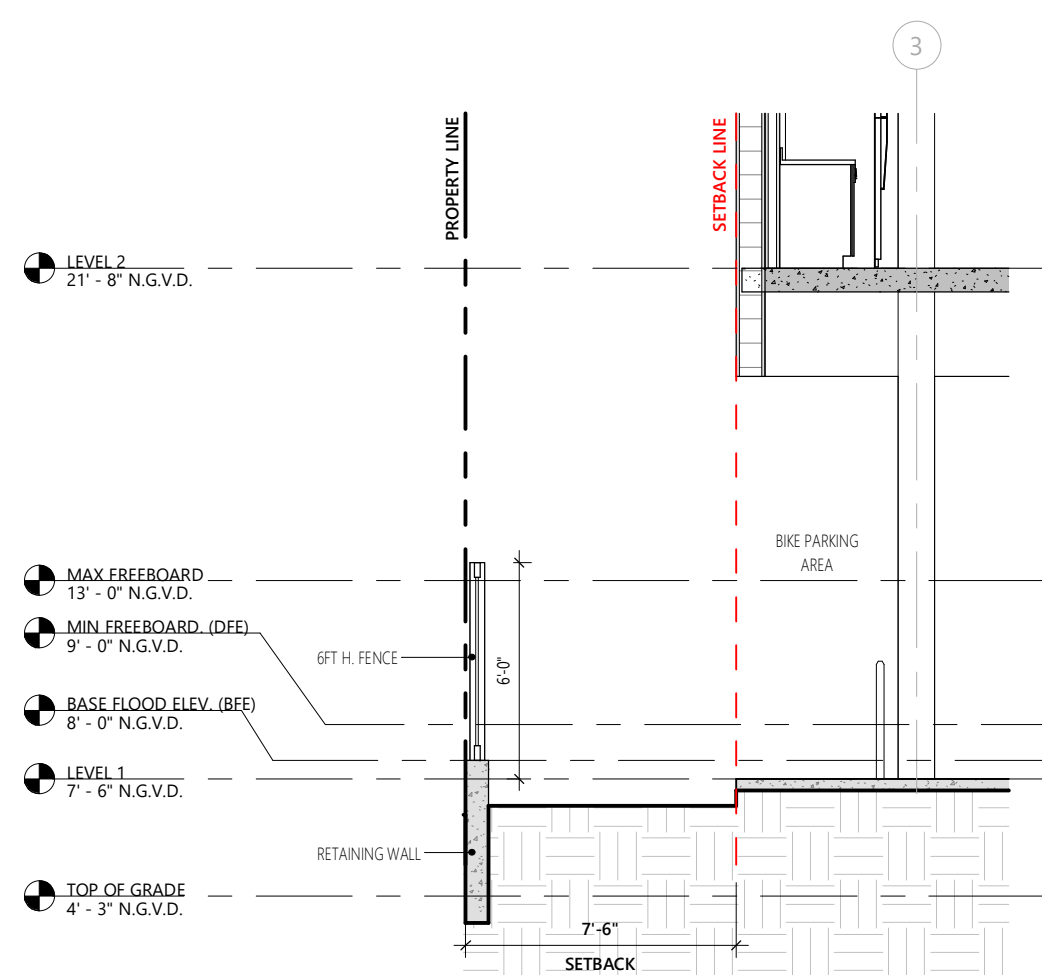
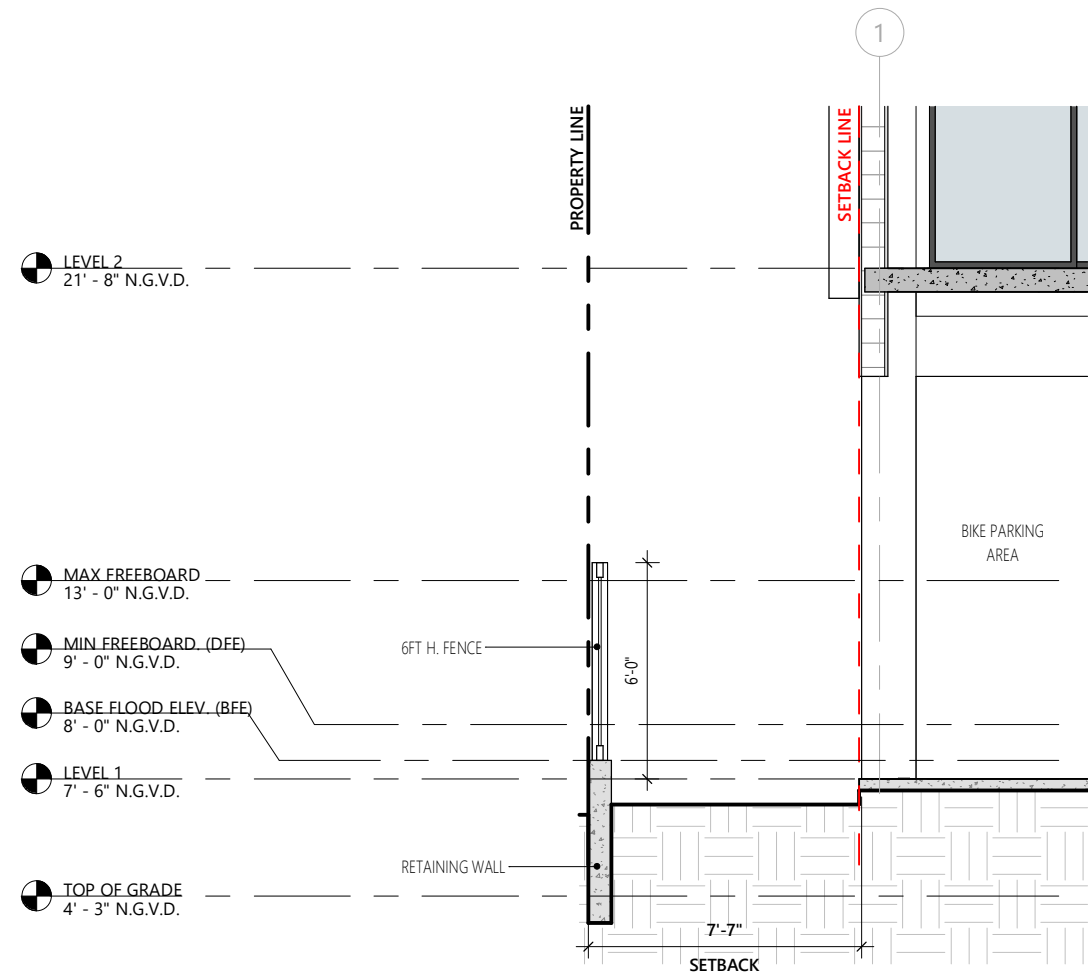
SCALE:

**N.T.S.**

SHEET NO:

**A7-1.02**

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1

**SIDE YARD SECTION 1**

3/16" = 1'-0"

2

**SIDE YARD SECTION 2**

3/16" = 1'-0"

PROJECT AND OWNER:  
**DENBORA BAY II**

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 MIAMI BEACH | FL | 33141  
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 LAKE WORTH | FL | 33467

ARCHITECT:  
 2030 HABERSHAM TRCE | CUMMING | GA 30041  
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DESIGNER:



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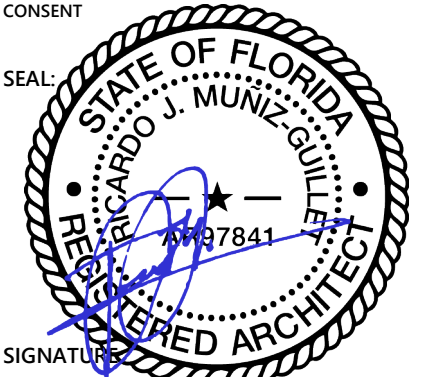
**FINAL SUBMITTAL**

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

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SEAL:



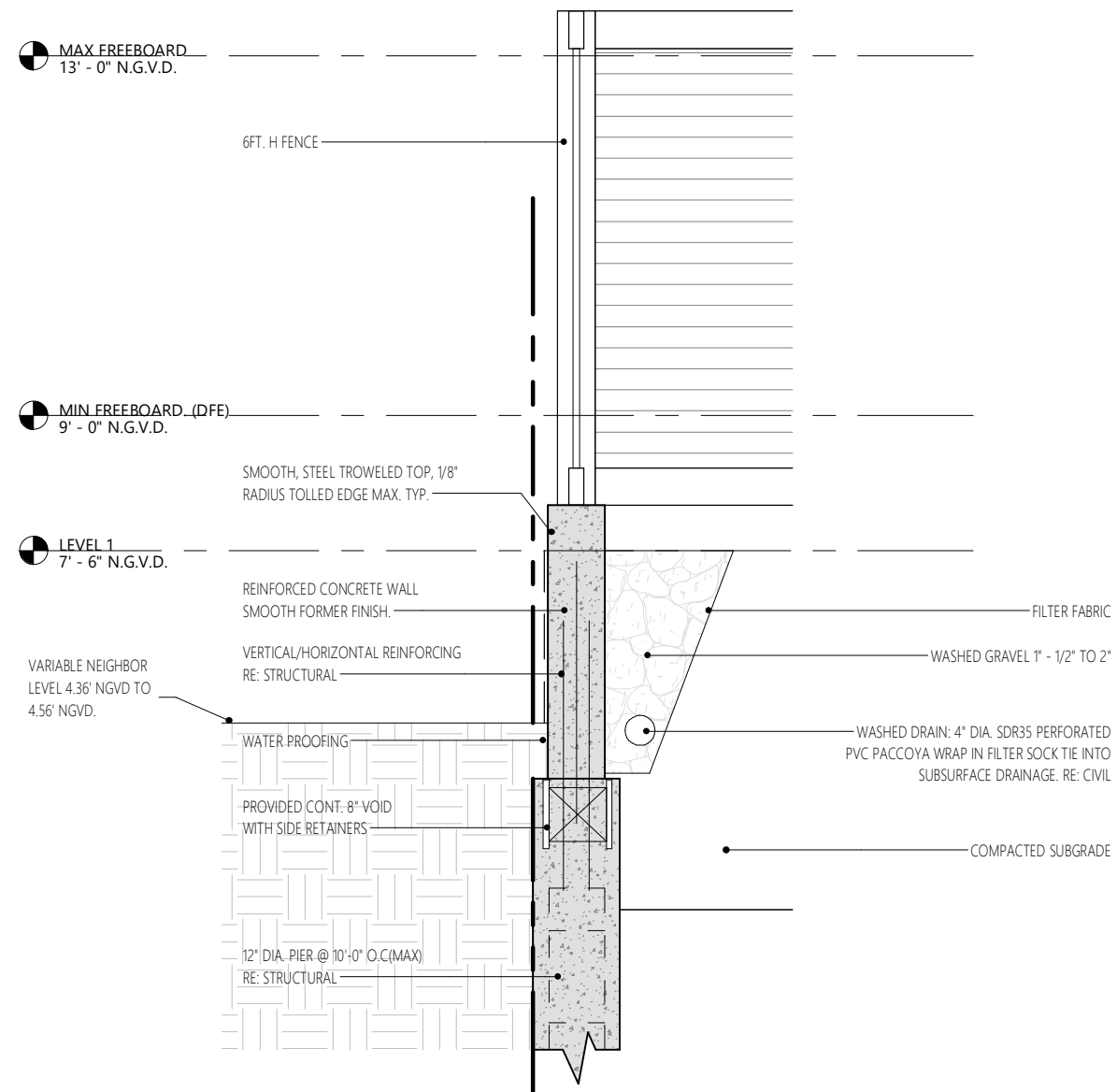
SIGNATURE:  
 RICARDO J. MUNIZ-GUILLET  
 LIC# AR97841

SHEET TITLE:  
**WALL DETAIL**

SCALE:  
**N.T.S.**

SHEET NO:  
**A7-1.03**

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**1** **RETAINING WALL DETAIL SECTION**  
 1/2" = 1'-0"