

DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141



DRB FINE NUMBER: DRB23 -0961
SCOPE OF WORK:
NEW RESIDENTIAL BUILDING MULTI - FAMILY

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PROJECT AND OWNER:
DENBORA BAY III

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MIAMI BEACH | FL | 33141
2125 BAY DR LLC
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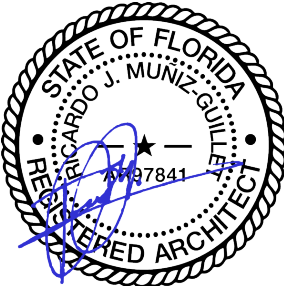
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DRB SUBMITAL

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

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

SEAL:



Ricardo J Muniz-Guillet
2024.09.12
18:14:56-04'00'

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
COVER SHEET

SCALE:
N.T.S.

SHEET NO:
G-0

9/11/2024 4:35:08 PM

DENBORA BAY III

ARCHITECT:



RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

DRB SUBMITAL

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

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N.T.S.

G-1

Ⓐ	AND		F	FIRE ALARM	M	MIRROR	SH	SHOWER
Ⓐ	ANCHOR BOLT	FAB	FABRICATED	MACH	MACHINE	SHO	SHEET	
Ⓐ	ANV	FBN	FURNISHED BY OTHERS	MACH	MACHINE BOLT	SHR	SHRIMP	
Ⓐ	AV	FC	FLOOR COVERING	MAT	MATERIAL(S)	SL	SLEEVE	
A/C	AIR CONDITIONING	FD	FLOOR DRAIN	MAX	MAXIMUM	S.M.S.	STRUCTURAL METAL STUD	
ACC	ACCESS	FE	FIRE EXTINGUISHER	M.B.H	MOP AND BROOM HOLDER	SH	SPRINKLER HEAD	
ACC	ACROSS	FEL	FIRE EXTINGUISHER CABINET	MEM	MEMBER	S.M.	SYMMETRICAL	
ADD	ADDENDUM	F.E.L	FIRE EXTINGUISHER LOCKER	M.B.H	MECHANICAL	SKPR	SPEAKER	
ACFL	ACCESS FLOOR	FEM	FEMALE	MED	MEDIUM	SND	SANITARY NAPKIN RECEPTACLE	
ACFL	ACCUSSICAL TILE	FEL	FINISH FLOOR LINE	MFR	MANUFACTURER(S)	SNO	SANITARY NAPKIN DISPENSER	
AD	ADHESIVE	FEL	FIRE HYDRANT	MFR	METAL FLOOR DECKING	STR	STRUCTURAL	
ADJ	ADJUNCT	FHC	FIRE HOSE CABINET	MIN	MINIMUM	STN	SEALANT	
ADJ	ADJUSTABLE	FHN	FINISHED	MISC	MISCELLANEOUS	SPT	SPACE	
ALT	ABOVE FINISH FLOOR	FTJ	FLOUSH JOINT	M.H	MEMBRANE	SPEC	SPECIFICATIONS	
ALG	ALGAE	FLM	FLAMMABLE	M.O	MASONRY OPENING	SQR	SQUARE	
ALT	ALTERNATE	FLSH	FLASHING	M.B	M.B.N	SVC	SERVICE SINK	
ALU	ALUMINUM	FLR	FLOORING	MND	MODULAR, MODULE	STS	STAINLESS STEEL	
ANC	ANCHOR, ANCHORAGE	FLX	FLEXIBLE	MOV	MOVABLE	STA	STATION	
ANG	ANGLED	FLC	FLOOR CLEANOUT	MFB	MARBLE	STD	STANDARD	
AP	ACCESS PANEL	FLR	FLOURESCENT	MTO	METAL ROOF DECKING	STG	STORAGE, SEATING	
APP	APPROXIMATELY	F.M	FRAMED MIRROR	MTO	MOUNTED	STL	STEEL	
ARCH	ARCHITECTURAL	FLO	FOUNDATION	MTR	METAL TUBING	STR	STRUCTURAL	
ASC	ABOVE SUSPENDED CEILING	F.C	FACE OF CONC	MTR	METAL	SUR	SURFACED	
ASPH	ASPHALTIC	F.O.M	FACE OF MASONRY	METL	METAL	SUSP	SUSPENDED	
AUG	AUTOMATIC	F.O.S.	FACE OF STUDS	MULL	MULLION	SWR	SWITCH ROOM	
AVG	AVERAGE	FRM	FRAME (ING)	MWLK	MULLWORK	SYTH	SYNTHETIC	
AVG	ANGLE	FRA	FRESH AIR	MAS	MASONARY	SW	SWITCH	
ACOUS.	ACOUSTICAL	FRG	FORGED	MIR	MIRROR	S.F.	SQUARE FOOT (FEET)	
		FS	FULL SIZE			S.Y.	SQUARE YARD	
		FT	FOOT, FEET					
BRL	BEARING	FTG	FOOTING	N	NORTH	T	TREAD	
BPL	BEARING PLATE	FUR	FURRED(ING)	N	N.A.V.D	T	TOWEL BAR	
BFT	BE D JOINT	FUT	FUTURE		VERTICAL DATUM	TEL	TELEPHONE	
BECL	BELOW			N.G.V.D	NATIONAL GEODETIC VERTICAL DATUM	TEMP	TEMPERED	
BET	BETWEEN					THK	THICKNESS	
BVL	BEVELED			NIC	NOT IN CONTRACT	THL	THRESHOLD	
BIT	BITUMINOUS	GA	GAGE, GAUGE	NL	NAULABLE	TOL	TOLLE	
BO	BOW	GA	GALVANIZED	NL	NO LONGER REQUIRED	TOILET	TILE	
BS	BOTH SIDS	GB	GYPSSUM BOARD, GRAB BAR	NOM	NUMBER	T.O.B	TOP OF BEAM	
BS	BOTH SIDS	GB	GRAB BAR	NOM	NOMINAL	T.O.F	TOP OF FOOTING	
BLK	BLACK	GC	GENERAL CONTRACTOR	NOM	NOMINAL	T.O.P	TOP OF PARAPET	
BLK	BLACKING	GCMU	GLAZED CONC. MASONRY UNIT	NIR	NOISE REDUCTION	T.O.R	TOP OF ROOF	
BM	BEAM	GD	GRADE, GRADING	NRC	NOISE REDUCTION	T.O.S	TOP OF SLAB	
B.M.	BENCH MARK	GF	GROUND FACE	NRC	NOISE REDUCTION	T.O.W	TOP OF WALL	
B.O.F.	BOTTOM OF FOOTING	GI	GALVANIZED IRON	N.T.S.	NOT TO SCALE	T.P.D	TILET PAIR DISPENSER	
BOF	BOTTOM	GKT	GASKEETED			TPFN	TOLLEIT PARTITION	
BRK	BRICK	GL	GLASS, GLAZING			TPV	TRANSFORMER VAULT, TELEVISION	
BRZ	BROZE	GLD	GALVANIZED PIPE			TY	TYPICAL	
BBD	BUILDING	GR	GRID LINE	OA	OVERALL	T.C	TOP OF CONCRETE	
BUR	BUILT UP ROOFING	GLB	GLASS BLOCK	O.C	ON CENTER	T.O.C	TOP OF CONCRETE	
BLD	BULLETIN BOARD	GLF	GLASS FIBER	OBS	OBSCURE	T.O.D	TOP OF DICK	
BO	BY OTHER	GLD	GENERAL NOTES	O.D	OUTSIDE DIAMETER	T.O.P	TOP OF PARAPET	
BRO	BRACKET	GPT	GYPSSUM LATH	OFF	OFFICE	TER	TERRAZO	
				OH	OVERHEAD			
				OHMS	OVERHEAD MACHINE SCREW			
				OWS	OVERHEAD WOOD SCREW	UF	UNDERCUT	
CL	CENTER LINE	G.W.B	GYPSSUM WALL BOARD	OWS	OPEN UP JOIST	UN	UNDERPINTERS LABORATORY	
CAB	CABINET	GALV	GALVANIZED	OP	OPEN	UNF	UNFINISHED	
CB	CATCH BASIN	GRN	GRANITE	OPNG	OPENING	URN	URNAL	
CB	CERAMIC	GSS	GLASS	OPNG	OPPOSITE HAND	UN	UNLESS OTHERWISE NOTED	
CF	COUNTER FLASHING	GT	GLAZED STRUCTURAL TILE	OPS	OPPOSITE	UVD	UPPER VEHICULAR DRIVE	
CF	CORNER FLASHING	GVL	GRAVEL					
CHAM	CHAMFER							
CHT	CEILING HEIGHT							
C.I.	CAST IRON	P.B	PARALLEL	P.B	PEBBLE	V.C.T	VINYL BASE	
C.P.	CASE IN PLACE	HB	HOLLOW BOBB	PB	PANIC BAR	V.C	VINYL COMPOSITION TILE	
CRC	CIRCUMFERENCE	HB	HARDBOARD	PC	PARTICLE BOARD	VIF	VERTICAL	
CRC	CIRCLE	HC	HOLLOW CORE	PC	PRESTRESS CONCRETE	VIF	VERIFY IN FIELD	
CTJ	CONTROL JOINT	HCDO	H					

ALL DOORS ARE LISTED IN THE DOOR SCHEDULE

DOOR NUMBER

DIMENSIONING CRITERIA

DIMENSIONS FOR LOCATING PARTITIONS AND OPENINGS ARE GENERALLY ESTABLISHED BY CRITERIA. ONLY EXCEPTIONS TO THESE CRITERIA WILL BE DIMENSIONED. TYPICAL DIMENSIONING CRITERIA ARE OUTLINED BELOW.

- COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:
- PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:
- PARTITIONS WITH THE FINISH FACE FLUSH WITH THE FINISH FACE OF THE COLUMN WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:
- PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:
- PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE

DRAWN ACCORDINGLY:

- FOR OPENINGS IN PARTITIONS OR WALLS:

 - WHEN ONE OCCURS AT A COLUMN OR GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY EITHER CRITERIA OR SCHEDULES:
 - WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL:
 - WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES:

CMU PARTITION

CMU PARTITION TO COLUMN

METAL STUD PARTITION

DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

LEGEND

SECTION

BUILDING SECTION

SHEET NUMBER

ELEVATION NUMBER

SHEET NUMBER

DETAIL NUMBER

SHEET NUMBER

LARGE SCALE REFERENCE

TRUE PLAN

GRAPHIC

FINISH FLOOR

CENTER

MATCH

WINDOW TYPE

FLOOR LEVEL

DOOR NUMBER

WALL TYPE

ROOM TAG

COLUMN REFERENCE

EQUIPMENT

THRESHOLD

SLOPE

REVISION

WALL LEGEND

WALL TYPE 1
TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.

WALL TYPE 2
TYPICAL 5" UNIT DEMISING PARTITION GYP. ON BOTH SIDES - FIRE RATED

WALL TYPE 3
TYPICAL 4" INTERIOR PARTITION NON-RATED. GYP. ON BOTH SIDES

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

MATERIAL SYMBOLS

EARTH

GRANULAR FILL

CONCRETE

INSULATING CONCRETE

CONCRETE MASONRY UNITS

METAL LARGE SCALE

ALUMINUM

PLYWOOD LARGE SCALE

FINISH WOOD

CONTINUOUS

BLOCKING

GLASS LARGE SCALE

CERAMIC

METAL STUD

WOOD STUD

PLASTER, SAND, MORTAR, GROUT

METAL LATH & PLASTER

METAL

RIGID INSULATION

ACOUSTICAL TILE OR BOARD GYP. BD / PLASTER

LIGHTWEIGHT CONCRETE

CAST-IN-PLACE CONCRETE

METAL (SMALL SCALE)

CUT STONE

ROUGH WOOD

CERAMIC TILE

ACOUSTICAL TILE

SOUND INSULATION PARTITION

GYPSON WALL BOARD

RESILIENT FLOORING

INSULATION (LOOSE OR BATT)

CODES AND STANDARDS

IFC SAFETY CODES

C.I.

U.S.C.

2023 FLORIDA FIRE PREVENTION CODE

2023 FLORIDA BUILDING CODE 8TH EDITION

2023 NATIONAL ELECTRIC CODE

2023 FBC MECHANICAL

2023 FBC PLUMBING

2023 FBC ACCESSIBILITY

ASHRAE DESIGN MANUAL

MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT.

ALUM BEACH COUNTY PRODUCT APPROVAL REQUIREMENTS.

ALL CODES AS PER LATEST EDITIONS AND REVISIONS. SEE STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS FOR REFERENCED CODES.

	THE ARCHITECT/ENGINEER SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF THE CONST. MEANS, METHODS, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS.
2.	ALL WORK SHALL BE ACCORDING WITH THE CITY BUILDING CODE, LATEST EDITION, AND ALL OTHER LOCAL STATE AND FEDERAL CODES HAVING JURISDICTION.
3.	CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND FIELD CONDITIONS PRIOR TO COMMENCING WORK. ANY AND ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONST.
4.	CONTRACTOR SHALL SUPPLY AND INSTALL ALL HARDWARE REQUIRED FOR INSTALLATIONS AS INDICATED AND OR SPECIFIED IN DRAWINGS.
5.	ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE-TREATED, WOOD CASING, JAMBS AND TRIM SHALL BE STAIN GRADE OR CLEAR UNLESS SPECIFIED O/W.
6.	CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL CUSTOM FABRICATED WORK. CONTRACTOR SHALL REVIEW/APPROVE ALL SUBMITTALS/SHOP DRAWING PRIOR TO SUBMITTING FOR ARCHITECT'S REVIEW.
7.	DO NOT SCALE DRAWING. USE DIMENSION INDICATED IN DRAWINGS. DIMENSIONS FOR LARGE SCALE DRAWINGS AND DETAILS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DIMENSIONS AND VERIFY SAME IN FIELD.
8.	IN THE EVENT THERE ARE FOUND DISCREPANCIES OR AMBIGUITIES IN OR OMISSION FROM THE SPECIFICATIONS OR DRAWINGS, OR SHOULD THERE BE DOUBT AS TO THEIR MEANING AND INTENT, THE ARCHITECT SHALL BE NOTIFIED IN ORDER TO PROVIDE CLARIFICATION IN THE 30 DAY FOLLOWING THE OWNER'S NOTICE TO PROCEED.
9.	INSULATE MASONRY WALLS, EXTERIOR STUDS WALLS, AND ATTIC SPACE IN ACCORDANCE WITH THE ENERGY CODE CALCULATIONS.
10.	ALL WINDOW AND DOOR SIZES ARE NOMINAL, VERIFY MANUFACTURER'S ACTUAL AND ROUGH OPENING DIMENSIONS.
11.	ALL REQUIRED TEST SHALL BE PERFORMED BY OWNER. TESTING REQUIRED FOR PRODUCT APPROVAL TO BE PROVIDED BY GENERAL CONTRACTOR AND INCLUDED IN THEIR BID COST.
12.	ALL DRYWALL, PLASTER AND STUCCO SHALL RECEIVE TWO COATS OF PREMIUM QUALITY PAINT. WOODS SHALL BE PAINTED OR STAINED. COLOR TO BE SELECTED BY OWNER.
13.	IF DISCREPANCIES BETWEEN SPECIFICATIONS AND DRAWINGS, OR BETWEEN DRAWINGS ARE NOT CLARIFIED IN THE FIRST 30 DAYS, THE G.C. WILL PROVIDE THE MOST GENEROUS ITEM.
14.	THE CONTR. SHALL OBTAIN FROM ALL SUB CONTRACTORS THE SIZE AND LOCATION OF ALL OPENINGS TO BE PROVIDED BY THEIR RESPECTIVE TRADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR COORDINATION, LOCATION, SIZE AND DETAIL.
15.	THE CONTR. SHALL PROVIDE ALL SUPPLEMENTAL MATERIAL REQUIRED TO PROPERLY INSTALL, SUPPORT AND BRACE ALL ITEMS AND COMPONENTS WITHIN WORK.
16.	THE GENERAL CONTRACTOR GUARANTEES AND WARRANTS THAT ALL WORK PERFORMED SHALL BE FREE FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR AFTER THE ISSUANCE OF THE CERTIFICATE OF FINAL COMPLETION ANY DEFECTS OR DAMAGE DISCOVERED DURING SAID PERIOD SHALL BE REPAIRED OR REPLACED, AS DIRECTED IN WRITING BY THE ARCHITECT, AT NO ADDITIONAL COST.
17.	ALL INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH CHAPTER VII OF THE F.B.C.
18.	FIXED GLASS, GLASS DOOR PANEL AND/OR OPERABLE WINDOW WITHIN 42" OF THE FINISH FLOOR SHALL BE SAFETY GLASS.
19.	CONTRACTOR TO PROVIDE SHORING (RESHORING) DRAWINGS & CALC. FOR REVIEW & APPROVAL FROM THE MUNICIPALITY.
20.	GENERAL CONTRACTOR TO PROVIDE DOCUMENTS FOR ALL EXTERIOR DOOR ASSEMBLIES, STOREFRONTS, LOUVERS, GRILLES/EGG GRATES AND WINDOWS FOR APPROVAL BY THE MUNICIPALITY. (ALL OF THE ABOVE WERE NOT INCLUDED IN THIS PERMIT)
21.	COMPLETION: CONTRACTOR TO NOTIFY OWNER AND/OR ARCHITECT IN WRITING AT LEAST ONE WEEK PRIOR TO FINAL INSPECTION. FINAL DISBURSEMENT TO CONTRACTOR SHALL NOT BE MADE UNTIL OWNERS PUNCH LIST HAS BEEN SATISFIED. CONTRACTOR TO PROVIDE OWNER WITH WRITTEN GUARANTEE ON ALL EQUIPMENT. CONTRACTOR AT COMPLETION OF WORK SHALL REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, EQUIPMENT, AND SURPLUS MATERIALS, LEAVE THE PROJECT "BROOM CLEAN".
SECURITY REQUIREMENTS	
1.	WOOD FLUSH-TYPE DOORS SHALL BE 1-3/8" THICK MIN. W/ SOLID WOOD CORE CONST.
2.	DOORS STOPS OF IN-SWINGING DOORS SHALL BE OF ONE-PIECE CONSTRUCTION WITH THE JAMB OR JOINED BY RABBIT TO THE JAMB.
3.	ALL PIN-TYPE DOOR HINGES ACCESSIBLE FROM OUTSIDE SHALL HAVE NON-REMOVABLE HINGE PINS. HINGES SHALL HAVE MIN. 1/4" DIA. STEEL JAMB STUD WITH 1/4" MIN. PROTECTION. THE STRIKE PLATE FOR LATCHES AND HOLDING DEVICE FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND THE WALL FRAMING WITH SCREWS NO LESS THAN 2-1/2" LONG.
4.	PROVIDE DEAD BOLTS WITH HARDENED INSERTS; DEADLOCKING LATCH WITH KEY-OPERATED LOCKS ON EXTERIOR. LOCKS MUST BE OPERABLE FROM INSIDE WITHOUT KEY, SPECIAL KNOWLEDGE OR SPECIAL EFFORT.
5.	STRAIGHT DEAD BOLTS SHALL HAVE MIN. THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 5/8", AND A HOOK-SHAPED OR AN EXPANDING-LUG DEADBOLT SHALL HAVE A MINIMUM THROW OF 3/4".
SHOP DRAWINGS AND SUBMITTALS	
DOORS- FRAMES, DOOR TYPES, SPECIFICATIONS AND INSTALLATIONS. HARDWARE SCHEDULE. WINDOWS AND GLAZING - DETAILS AND SAMPLES. DRYWALL - MATERIALS AND INSTALLATION (MATERIALS AND FIXTURES). MECHANICAL A/C. HEATING AND VENTILATION MATERIALS AND INSTALLATION. SPRINKLER - METAL GUYS AND DRAIN SPOUTS, ALARMS - ELECTRICAL MATERIALS AND FIXTURES. AUDIO - ELEVATIONS - MATERIALS AND INSTALLATIONS. KITCHEN EQUIPMENT. CABINETS - AS CALLED ON INTERIOR DESIGN DRAWINGS. FINISHES - AS CALLED ON DRAWINGS. SUBMIT 6 SET MINIMUM (FOR ARCHITECT APPROVAL). ALLOW SUFFICIENT TIME FOR PROCESSING (TWO WEEKS) SHOP DRAWINGS SHALL BE REVIEWED BY CONTRACTOR AND ARCHITECT. SHOP DRAWINGS SUBMITTAL REJECTED SHALL BE RESUBMITTED SHOWING CORRECTIONS. SUBMIT SAMPLES AND COLOR CHART FOR FINISHES. SUBMIT ROOFING NOBOD "10 YEARS" (MATERIALS AND INSTALLATION). ELEVATOR GUARANTEES CONCRETE TEST AND DESIGN MIX MORTAR MIX AND DESIGN. ALL SUBCONTRACTORS SHALL GUARANTEE THEIR WORK (MAT. AND LABOR). FOR A MINIMUM PERIOD OF ONE YEAR UNLESS OTHERWISE NOTED OR REO.	

1.	CONTRACTOR SHALL FIELD VERIFY, PRIOR TO CONSTRUCTION, THAT ALL SETBACKS ARE MET PER SITE PLAN AND THAT RESIDENCE AND ITS AMENITIES SIT ON SITE EXACTLY AS PER THIS SITE PLAN.
2.	EXCAVATION SHALL BE MADE IN COMPLIANCE WITH OSHA REGULATIONS.
3.	ALL FOUNDATION EXCAVATIONS MUST BE OBSERVED AND APPROVED, IN WRITING BY THE PROJECT GEO TECHNICAL PRIOR TO PLACEMENT OF REINFORCING STEEL.
4.	IF ADVERSE SOIL CONDITION ARE ENCOUNTERED, CONTACT GEOTECHNICAL CONSULTANT.
5.	CONCRETE SLABS ON GRADE ON EXPANSIVE SOIL OR COMPACTED FILL SHALL BE PLACED ON A 4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SHALL BE PLACED ON A 4 INCH FILL OF COARSE AGGREGATE OR ON A 2" SAND BED COVERED MOISTURE BARRIER MEMBRANE. THE SLABS SHALL BE AT LEAST 3 1/2" INCHES THICK AND SHALL BE REINFORCED WITH #4 BARS SPACED AT INTERVALS NOT EXCEEDING 16 INCHES EACH WAY.
6.	ALL CONCRETE SLABS ON GRADE OF ENCLOSED AIR CONDITIONED SPACES ARE TO HAVE A 6 MIL POLYETHYLENE OR APPROVED VAPOR RETARDER WITH JOINTS LAPPED NOT LESS THAN 6" PLACED BETWEEN THE SLAB AND THE BASE COURSE OR PREPARED SUBGRADE.
7.	TERMITE PROTECTION NOTES: TERMITE PROTECTION SHALL BE PROVIDED BY FLORIDA REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS PREVENTATIVE TREATMENT TO NEW CONSTRUCTION.
	SOIL SHALL BE TERMITE TREATED PRIOR TO CONSTRUCTION. CONTRACTOR SHALL POST A WEATHER RESISTANT JOB BOARD TO RECEIVE DUPLICATE TREATMENT CERTIFICATES AND SHALL DISPLAY PRODUCT USE IDENTITY OF APPLICATOR, TIME AND DATE OF TREATMENT, SITE LOCATION, AREA TREATED, CHEMICAL USED, PERCENT CONCENTRATION AND NUMBER OF GALLONS USED.
DRAINAGE NOTES	
1.	ALL DRAINAGE SHALL BE MAINTAINED ON PROPERTY AND SHALL NOT DRAIN ONTO NEIGHBORING PROPERTIES.
2.	INSTALL ROOF DRAINS, GUTTERS AND DOWNSPOUT ACCORDING TO PLANS.
3.	ALL DRAINAGE SHALL BE CONDUCTED TO STREET IN NON-EROSIVE DEVICES 2% min.
4.	BUILT-IN 4" DOWNSPOUT. PROVIDE SOUND INSULATION FOR ALL BUILT IN PIPING.
5.	BASEMENT WATER SHALL BE DISCHARGED TO LAWN.
GLAZING NOTES	
1.	GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED INGRESS AND EGRESS DOORS; PANELS IN SLIDING OR SWINGING DOORS; DOORS AND ENCLOSURE FOR HOT TUB/BATHUB AND SHOWERS. GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE. IN WALL ENCLOSING STAIRWAY LANDING. EACH LIGHT OF SAFETY GLAZING (PANE) MATERIAL INSTALLED IN HAZARDOUS LOCATIONS SHALL BE IDENTIFIED BY A PERMANENT LABEL THAT SPECIFIES THE LABELER, AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
2.	ALL INTERIOR GLAZING CALLED OUT FOR IN THESE PLANS IS TO BE CATEGORY II SAFETY GLASS AS PER FBC RESIDENTIAL 2004 SECTION 2406.
ROOF NOTES	
1.	INSTALL BUILT-UP ROOFING MEMBRANE SYSTEM ACCORDING TO ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS AND APPLICABLE RECOMMENDATIONS OF NRCA "QUALITY CONTROL" GUIDELINES FOR THE APPLICATION OF BUILT-UP ROOFING".
2.	ALL ROOF MATERIAL TO BE CLASS A.
3.	ROOF DRAINAGE DEVICES WITH OVERFLOW TO HAVE LEAF AND DEBRIS SCREENS. ROOF DRAINAGE TO BE CONVEYED TO STREET VIA NON-EROSIVE DEVICES.
4.	ALL ROOF SLOPE TO BE MIN. 1/4" TO 12".
5.	CONTRACTOR SHALL PERFORM AN IMPERMEABILITY TEST ON ALL ROOF TERRACES FOR A PERIOD OF NO LESS THAN 24 HOURS.
6.	ALL ROOFING TO BE NON REINFORCED EPDM MEMBRANE (RUBBERGUARD) ECOWHITE EPDM OR SIMILAR)
ELECTRICAL REQUIREMENTS	
1.	PROVIDE RECEPTACLE WITHIN 6' OF ANY POINT ALONG WALLS IN LIVABLE ROOMS.
2.	PROVIDE ELECTRICAL OUTLETS ALONG THE WALLS OF COUNTER SPACE, ISLAND AND PENINSULA COUNTER SPACE IN KITCHEN AT MAXIMUM SPACING OF 48".
3.	THE LIGHTS IN BATHROOMS AND KITCHEN SHALL BE ENERGY EFFICIENT TYPES MEETING MINIMUM 40 LUMENS PER WATT. E.G. FLUORESCENT TYPES.
4.	PROVIDE GFI FOR ALL: 125-VOLT, SINGLE PHASE, 15 AND 20 AMP. RECEPTACLES IN BATHROOMS, OUTDOORS, CRAWL SPACES, BASEMENTS AND KITCHEN WITHIN 6' OF A SINK.
5.	PROVIDE SEPARATE MEANS FOR DISCONNECT ALL UNDERGROUND CONDUCTORS.
6.	PROOF ELECTRICAL SYSTEMS, ALL ELECTRICAL WORK SHALL BE INSTALLED BY A LICENSED ELECTRICIAN.
FIRE PROTECTION	
1.	SMOKE DETECTOR SHALL BE PROVIDED ON THE CEILING OR WALL OF EACH SLEEPING ROOM, AT POINT CENTRALLY LOCATED ON THE WALL OR CEILING OF THE HALLWAY OR ROOM GIVING ACCESS TO SLEEPING ROOMS AT THE BASEMENT, GROUND FLOOR AND ALL ELEVATED FLOORS.
2.	SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
3.	SMOKE DETECTORS SHALL RECEIVE THEIR PRIMARY POWER SOURCE FROM THE BUILDING WIRING AND SHALL BE EQUIPPED WITH BATTERY BACK UP AND LOW BATTERY SIGNAL.
MEANS OF EGRESS	
1.	PROVIDE EMERGENCY EGRESS FROM SLEEPING ROOMS. MIN. 24" CLEAR HT. 20" CLEAR WIDTH, 57 SQ.FT. AREA. MAX. 44" TO SILL.

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	2125 BAY DRIVE, MIAMI, FL 33141		
2	Board and file numbers :	DRB23-0961		
3	Folio number(s):	02-3210-011-0730		
4	Year constructed:	1940	Zoning District:	RM-1-MULTIFAMILY, LOW INTENSITY
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	4.44' N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	6.22' N.G.V.D.	Lot Area:	7,789 SF
7	Lot width:	57'-6"/53'-6"	Lot Depth:	140'
8	Minimum Unit Size	600 SF	Average Unit Size	795.5 :
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI-FAMILY

		Maximum	Existing	Proposed	Deficiencies
10	Height	50 FT	15'-0"	41' 5"	N/A
11	Number of Stories	4	1	4	N/A
12	FAR	7,789 X 1.25 = 9736 SF	2397 SF	9,736 SF	N/A
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	At Grade Parking:				
24	Front Setback:	20'-0"	26'-2"	20'-0"	
25	Side Setback:	5'-0"	5'-9"	7'-6"	
26	Side Setback:	5'-0"	9'-6"	7'-6"	
27	Side Setback facing street:	N/A			
28	Rear Setback:	10% LOT DEPTH=14'	37'-2"	14' 0"	
	Pedestal:				
29	Front Setback:	20'-0"	26'-2"	20'-0"	
30	Side Setback:	7'-5"	5'-9"	7'-6"	
31	Side Setback:	7'-5"	9'-6"	7'-6"	
32	Side Setback facing street:	N/A			
33	Rear Setback:	10% LOT DEPTH=14'	37'-2"	14' 0"	
	Tower:				
34	Front Setback:	N/A			
35	Side Setback:	N/A			

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	5'-0"		7'-6"	
37	Side Setback facing street:	N/A			
38	Rear Setback:	10% LOT DEPTH=14'		14' 0"	
	Front Setback:	20'-0"		20'-0"	

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

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

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

Notes:

If not applicable write N/A

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

PROJECT AND OWNER:

DENBORA BAY III

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

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:



1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

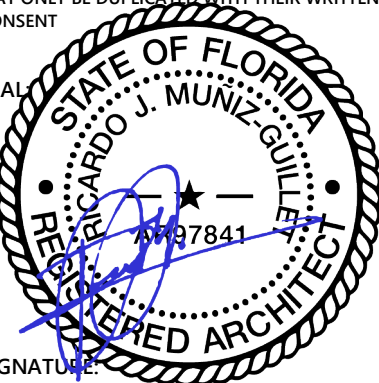
DRB SUBMITAL

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

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

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

SEAL



SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

ZONING DATA SHEET

SCALE:

N.T.S.

SHEET NO:

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GENERAL SITE INFORMATION:

PROPERTY ADDRESS	2125 BAY DR. MIAMI BEACH FL 33141
FOLIO #	02-3210-011-0730
LEGAL DESCRIPTION 2008 5	MIAMI VIEW SEC-ISLE OF NORMANDY PART 3 PB 40-33 LOT 8 BLK 41 LOT SIZE 55.640 X 140 OR 18522-2792 03 1999 1 COC 26277-2048 02

LOT NET AREA:	+/- 7,789 SF.
YEAR BUILT:	1940

SCOPE OF WORK

NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING WITH 10 DWELING UNITS

GOVERNING CODES	
-----------------	--

FLORIDA FIRE PREVENTION CODE 2023
FLORIDA BUILDING CODE 2023 8th EDITION
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 FBC ACCESSIBILITY

ZONING GUIDELINES:

ZONING: RM-1 - MULTIFAMILY, LOW INTENSITY

FLOOD ZONE: AE ELEVATION: 8'

UNIT BREAKDOWN

	UNIT #	UNITS	UNIT AREA	TOTAL UNITS	MIN UNIT SIZE	AVERAGE UNIT SIZE
	4	UNIT A	600 SF	2,397 SF		
	2	UNIT B	685 SF	1,361 SF		
	3	UNIT C	1,019 SF	3,022 SF		
	1	UNIT D	1,176 SF	1,176 SF		
TOTAL	10 UNITS			7,956 SF	600 SF	795.5 SF

PARKING NOTES:

- (a) PARKING SHALL BE AT GROUND LEVEL ONLY, MECHANICAL LIFTS ARE PERMITTED FULLY SCREENED FROM ADJACENT PROPERTIES AND R.O.W.
- (b) EXT PARKING AND DRIVEWAY SHALL BE OF SEMI-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 |

DESIGN AND RESILIENCY STANDARDS

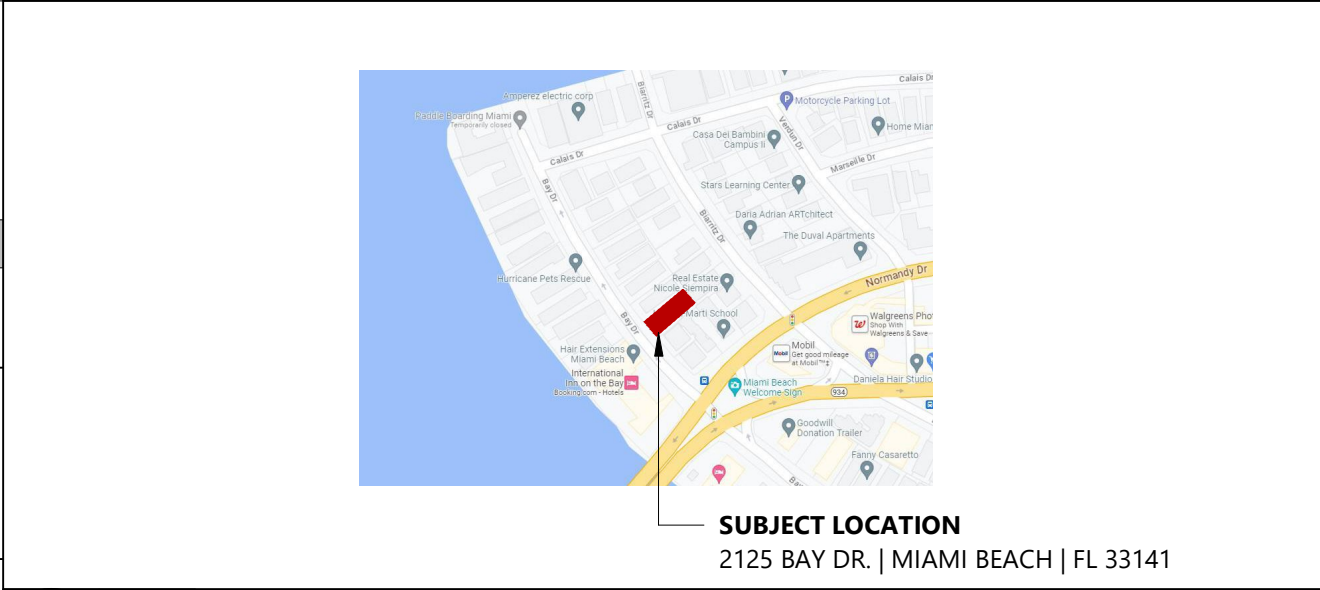
- (a) N/A
(b) N/A
(c) DWELLING UNITS TO INCORPORATE NATURAL LIGHT FROM AT LEAST TWO ELEVATIONS FROM THE BUILDING VOLUME
(d) INCORPORATE NATURALLY LANDSCAPE AREAS AT GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK, 5% OF LOT AREA
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NOTE:

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
2125 BAY DR. | MIAMI BEACH | FL 33141



	1	LOCATION MAP
		1/2" = 1'-0"



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	2	AREAL VIEW
		1/2" = 1'-0"



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2125 BAY DR LLC

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ARCHITECT:

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954 812 6650
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AA#26003161

 **M U V E**
ARCHITECTURE

DESIGNER:

2030 HABERSHAM TRCE | CUMMING | GA 30041
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 M U V E
ARCHITECTURE

DESIGNER:

The logo for Red Octopus LLC features a stylized octopus head composed of eight segments. The top segment is red, while the other seven are grey. To the right of the head, the word "RED" is written in a bold, black, sans-serif font. To the right of "RED", the word "OCTOPUS" is written in a larger, bold, black, sans-serif font. To the right of "OCTOPUS", the word "LLC" is written in a bold, black, sans-serif font. Below the words "RED OCTOPUS", the words "INTEGRAL ARCHITECTURAL SERVICES" are written in a smaller, black, sans-serif font.

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM



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

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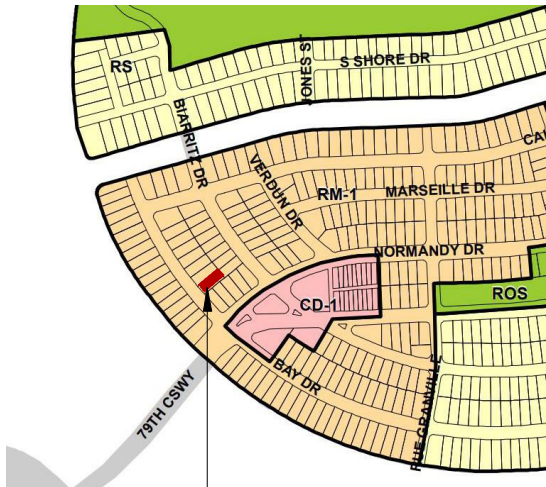


SHEET TITLE:
ZONING & LOCATION
SCALE:

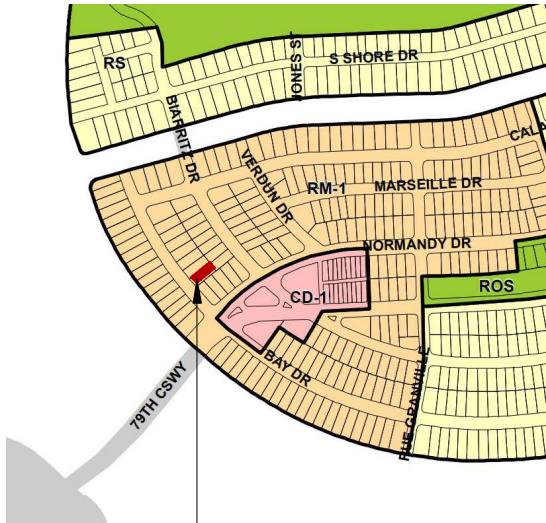
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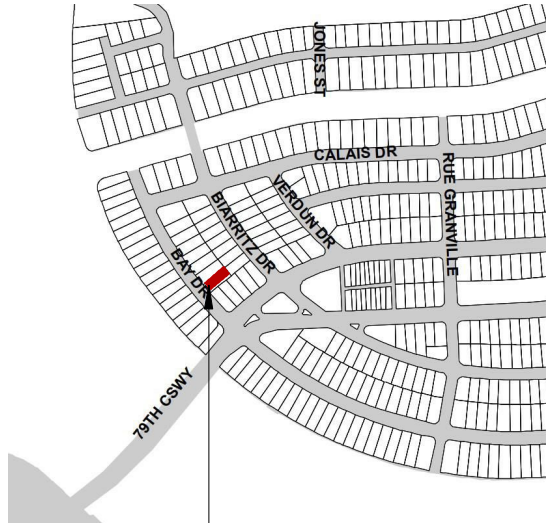
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SUBJECT LOCATION
2125 BAY DR. | MIAMI BEACH | FL 33141



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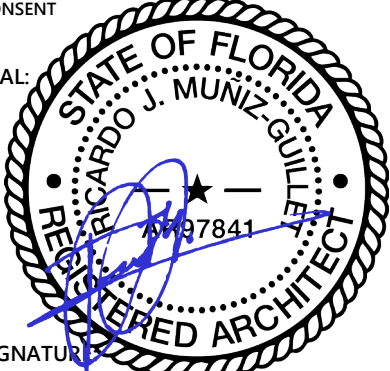
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DRB SUBMITAL

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SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ZONING & LOCATION

SCALE:
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SHEET NO:
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1

ZONING MAP.
3/8" = 1'-0"



2

FUTURE ZONING MAP.
3/8" = 1'-0"



3

HISTORIC DISTRICT MAP.
3/8" = 1'-0"

SUBJECT LOCATION
2125 BAY DR. | MIAMI
BEACH | FL 33141



PROJECT AND OWNER:
DENBORA BAY III

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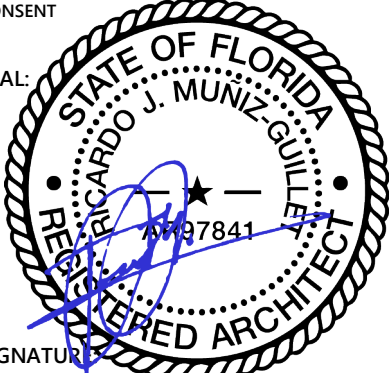
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SIGNATURE

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

ZONING & LOCATION

SCALE:

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SHEET NO:

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1

AERIAL VIEW - 1/2 MILE RADIUS

1/2" = 1'-0"

DENBORA BAY III

ARCHITECT:



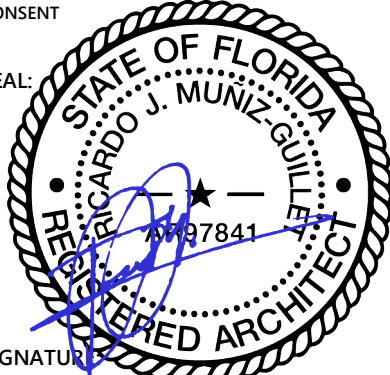
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DRB SUBMITAL

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

SEAL:



SHEET TITLE:

SURVEY

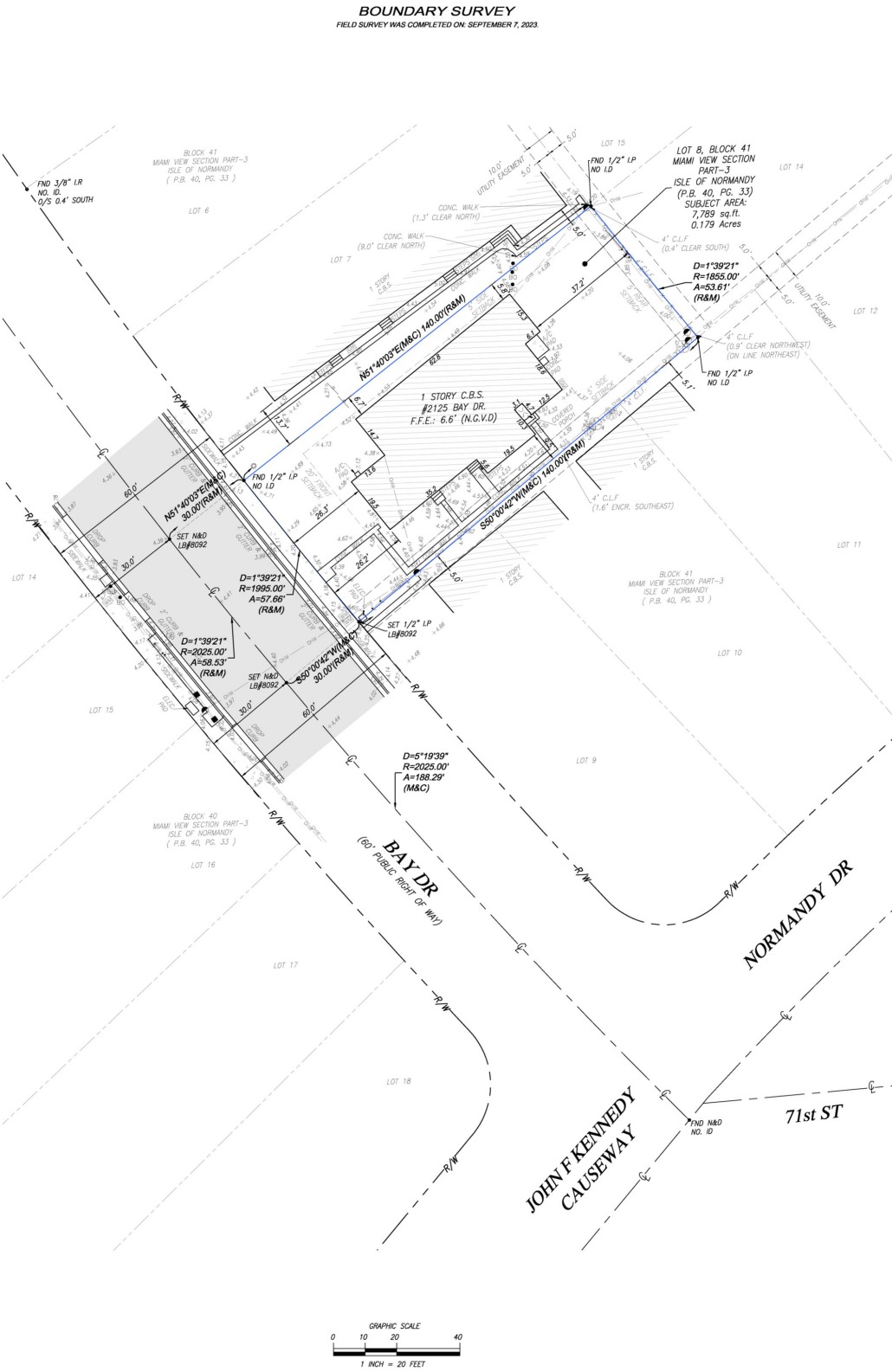
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FOR REFERENCE ONLY

PREPARED FOR:
RED OCTOPUS
LYING AND BEING IN SECTION 10, TOWNSHIP 53 SOUTH, RANGE 42 EAST
MIAMI BEACH, MIAMI-DADE COUNTY FLORIDA.



J. Hernandez & Associates Inc.
LAND SURVEYORS AND MAPPERS
 CERTIFICATE OF AUTHORIZATION No. LB8092
 3300 NW 112th AVE. SUITE #10, MIAMI, FL 33172
 (P) 305-526-0606 (E) info@jhsurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM.: 153780
DATE: 09/09/23	DATE: 09/09/23	FB. MD-52, PG. 25

LEGAL DESCRIPTION

LOT 8, BLOCK 41, MIAMI VIEW SECTION PART-3 ISLE OF
NORMANDY, ACCORDING TO THE MAP OR PLAT THEREOF
AS RECORDED IN PLAT BOOK 40, PAGE 33, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES

2. FIELD SURVEY WAS COMPLETED ON: SEPTEMBER 7, 2023.
3. SUBJECT PROPERTY AREA: 7,789 & 1/2 AC. (179 ACRES)
4. BEARINGS BASED ON AN ASSUMED BEARING OF 193.151 DEGREES, THE BOUNDARY SHOWN HEREON IS SUBJECT PROPERTY.
5. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
6. THE 193.151 DEGREE BOUNDARY SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
7. RECORD LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
8. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY.
9. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
10. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM BAYOU, A PUBLIC DEDICATED RIGHT-OF-WAY.
11. THIS SURVEY DOES NOT ADDRESS EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE RELEVANT ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- **PROPERTY ADDRESS:** 2125 BAY DR, MIAMI BEACH
MIAMI DADE, FLORIDA, 33141
- **FOLIO NUMBER:** 02-3210-011-0730

CERTIFY TO:

- *RED OCTOPUS*

DATUM AND BENCHMARKS

- ELEVATIONS SHOWN HEREON REFER TO NATIONAL VERTICAL DATUM OF 1929 (N.G.V.D. 1929) AND ARE EXPRESSED IN FEET.
- BENCHMARK: MIAMI DADE, A-24
ELEVATION: 5.98' N.G.V.D.
LOC 1: 79 ST CSWY — EAST END OF CSWY, 54' NORTH OF CL.
LOC 2: BAY DR WEST — 42' EAST OF CL.
DESCRIPTION: PK NAIL AND ALUMINUM WASHER IN FRONT OF TRAFFIC CONTROL BOX.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE", (ELEV. 8), AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086C0307L, DATED SEPTEMBER 11, 2009.
- ELEVATION REFER TO NATIONAL VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

BUILDING SETBACKS

MIAMI BEACH, FLORIDA - CODE OF ORDINANCES. SUBPART B - LAND DEVELOPMENT REGULATIONS, CHAPTER 142 - ZONING DISTRICTS AND REGULATIONS. ARTICLE III. - OVERLAY DISTRICTS. DIVISION 5. - WEST AVENUE BAY FRONT OVERLAY. SEC. 142-843. - COMPLIANCE WITH REGULATIONS.

- a. FRONT 20 FEET.
- b. INTERIOR SIDE NON-WATERFRONT: LOT WIDTH OF 60 FEET OR LESS: FIVE FEET.
- c. REAR 5 FEET.

POSSIBLE ENCROACHMENTS

- A PORTION OF CHAINLINK FENCE, ALONG THE SOUTHEAST BOUNDARY LINE, ENCOACH 1.6' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NOT, ADDITIONAL, OBSERVED, ENCOACHMENTS ONTO THE SUBJECT PROPERTY FROM ADJOINING LANDS, OR FROM THE SUBJECT PROPERTY ONTO ADJOINING LANDS, UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATION.

I HEREBY CERTIFY THAT THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH STANDARDS OF PRACTICE REQUIREMENTS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

THIS CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.



BY:  Digitally signed by jose hernandez
DfE c=US, st=Florida, I=Doral,
SerialNumber=AATL20230206281700,
ou=JHERNANDEZ AND ASSOCIATES, INC.,
cn=jose.hernandez,
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA. No. JGHERNANDEZ@HASURVEYS.COM
Date: 2023.09.09 12:45:08 -04'00'

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY
WAS AUTHORIZED BY JOSE C. HERNANDEZ, PROFESSIONAL LAND

THIS IS A BOUNDARY SURVEY

PROJECT NUMBER: MD-640
SHEET NUMBER: 1 OF 1

PROJECT AND OWNER:
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DESIGNER:



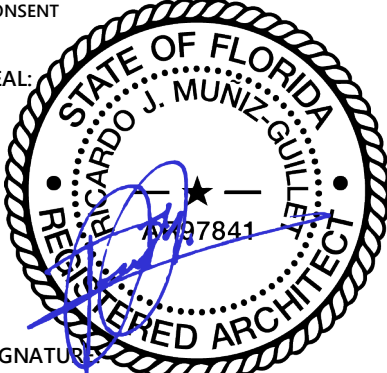
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SHEET ISSUE DATE: 03-31-2023
PROJECT NO.: 2312
DRAWN BY: RV APPROVED BY: YM

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

SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
SITE PLAN

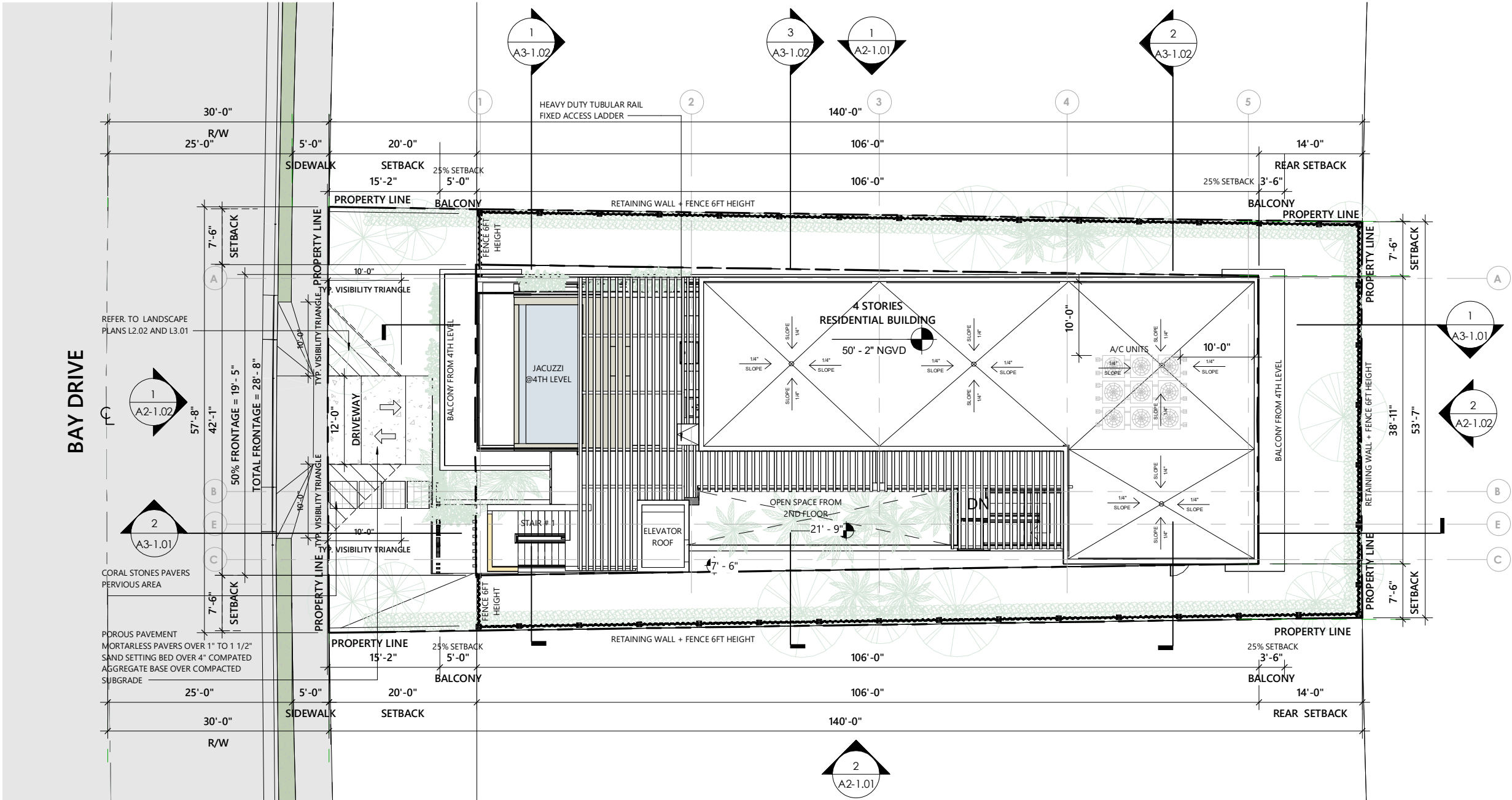
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SHEET NO:

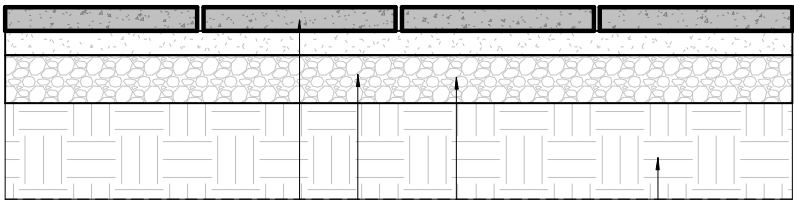
G-4

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1

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



MORTARLESS INTERLOCKING CONCRETE
PAVERS, GAPS IN BETWEEN TO ALLOW THE
STORWATER DRAINAGE

1" TO 1 1/2" SAND SETTING BED

4" COMPACTED AGGREGATE BASE
COURSE

COMPACTED SUBGRADE

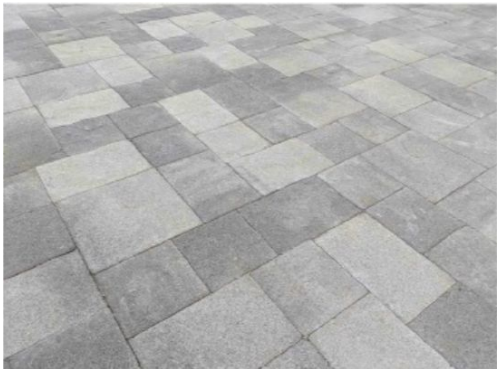
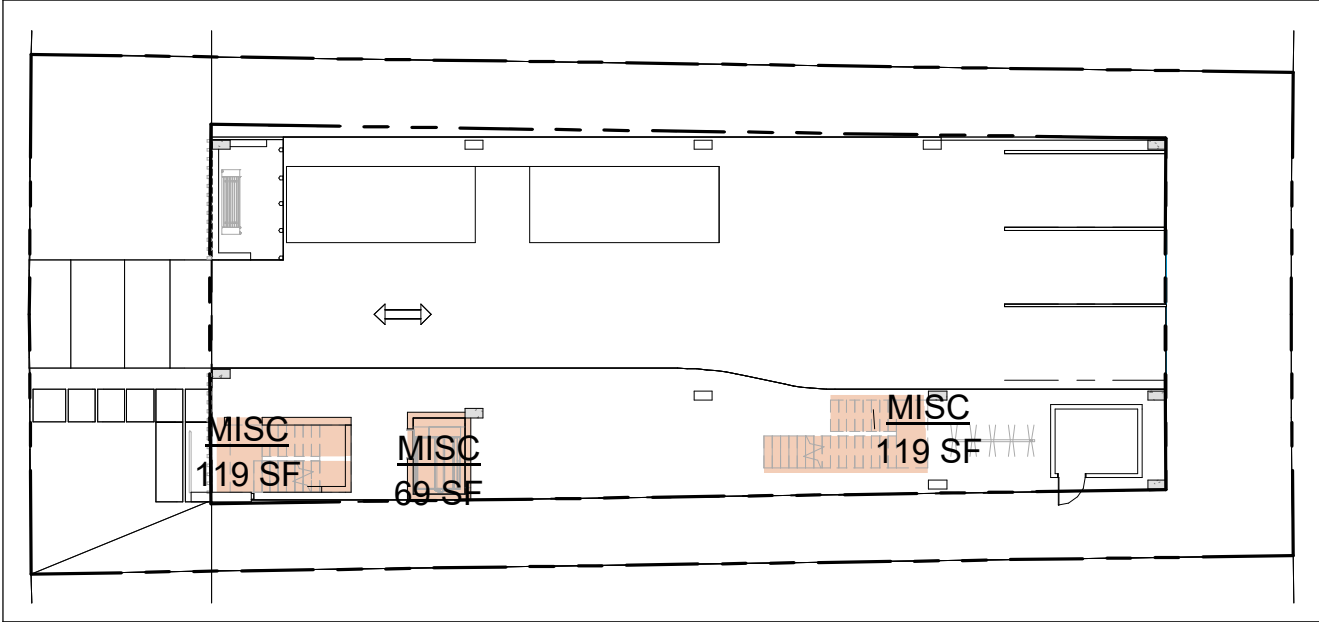


IMAGE ONLY FOR REFERENCE

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 THROUGHT THEIR JOINTS TO
THE BASE LAYERS THAT TRAP MOST OF POLLUTANTS.
IN FACT, PERMEABLE PAVERS CAN LOWER NEARLY 80% OF THE
TOTAL SUSPENDED SOLID LAVELS 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

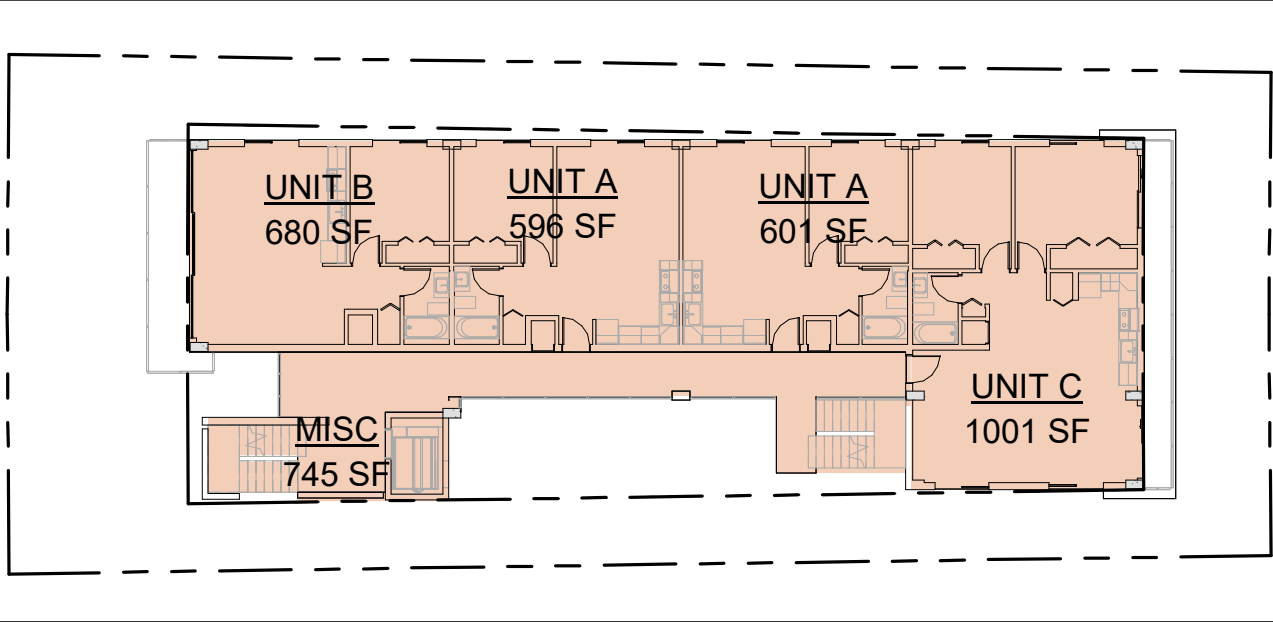
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PAVERS DETAILS.
1/2" = 1'-0"



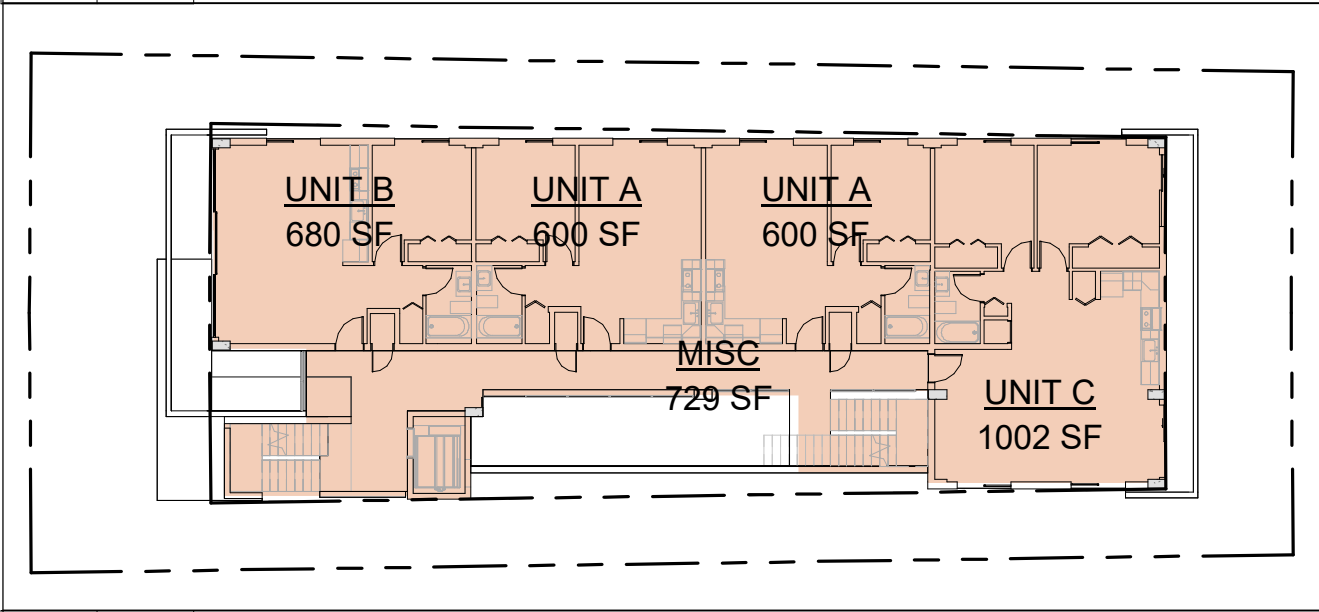
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LEVEL 1 0'-0".
3/64" = 1'-0"



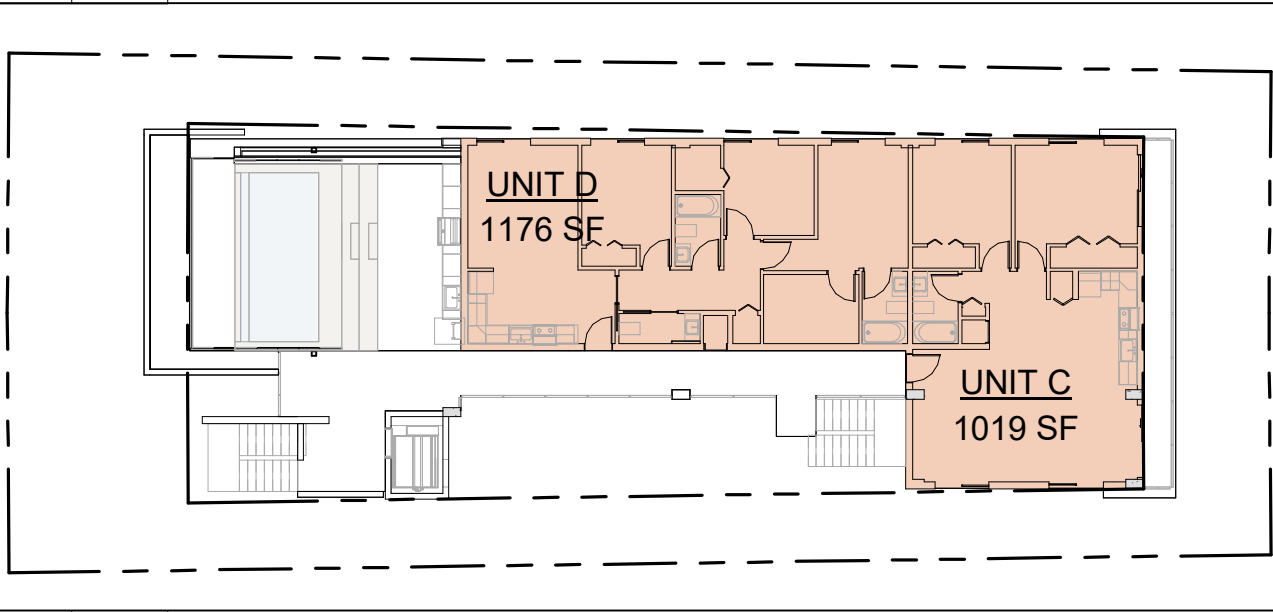
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LEVEL 3.
3/64" = 1'-0"



2

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



4

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

AREA LEGEND

MISC

UNIT C

UNIT G

TRASH

UNIT D

UNIT A

UNIT E

UNIT B

UNIT F

F.A.R. CALCULATION

MISC	1780 SF	18%
UNIT A	2397 SF	25%
UNIT B	1361 SF	14%
UNIT C	3022 SF	31%
UNIT D	1176 SF	12%
TOTAL SF:	9736 SF	

PROJECT AND OWNER:
DENBORA BAY III

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

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



DESIGNER:

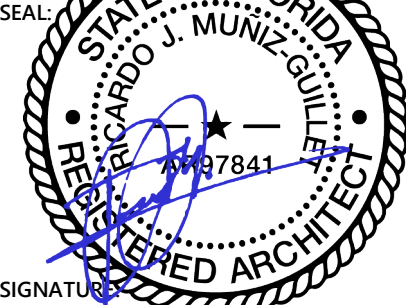


1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

DRB SUBMITAL

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

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CONSENT



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
AREA DIAGRAMS

SCALE:
N.T.S.
SHEET NO:

G-5

9/11/2024 4:35:45 PM



CURRENT EXTERIOR PHOTOGRAPHS, DATED OCTOBER 01TH, 2023

PROJECT AND OWNER:
DENBORA BAY III

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

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

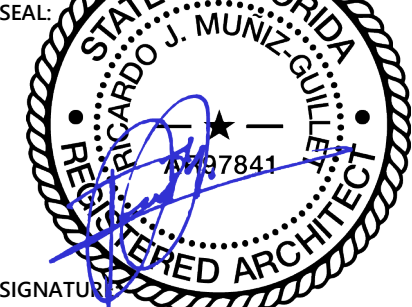


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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXISTING EXT. PICTURES

SCALE:
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SHEET NO:
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CURRENT EXTERIOR PHOTOGRAPHS, DATED OCTOBER 01TH, 2023

PROJECT AND OWNER:
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2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161



DESIGNER:



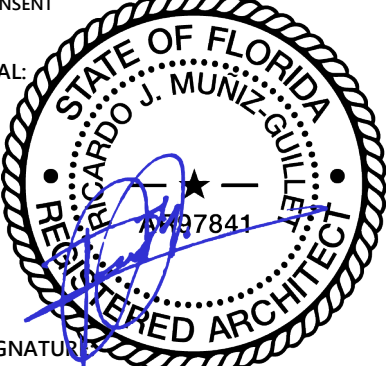
1555 NORTH PARK DRIVE #102 WESTON
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DRB SUBMITAL

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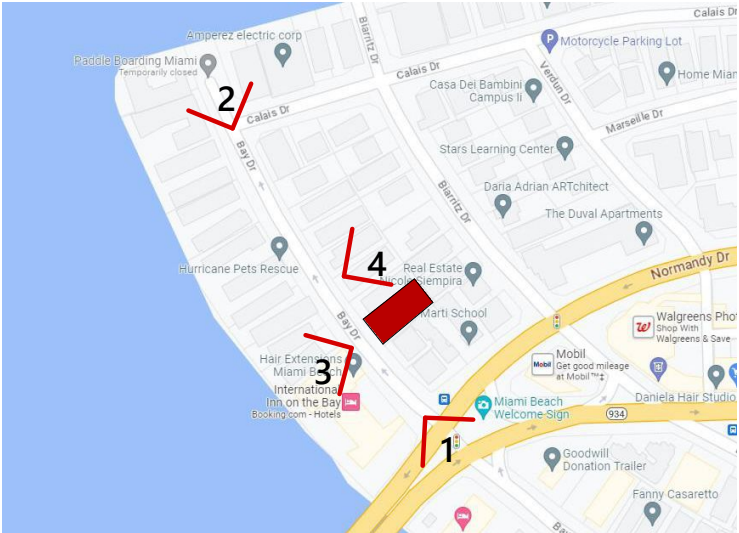
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LIC# AR97841

SHEET TITLE:
EXISTING EXT. PICTURES

SCALE:
N.T.S.

SHEET NO:
G-7

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SUBJECT LOCATION
2125 BAY DRIVE | MIAMI BEACH | FL 33141



1

KEY DIRECTIONAL PLAN.
1 1/2" = 1'-0"



CORNER TO CORNER VIEW 1



CORNER TO CORNER VIEW 2

CONTEXT PHOTOGRAPHS, DATED MARCH 24TH, 2023

PROJECT AND OWNER:
DENBORA BAY III

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

ARCHITECT:
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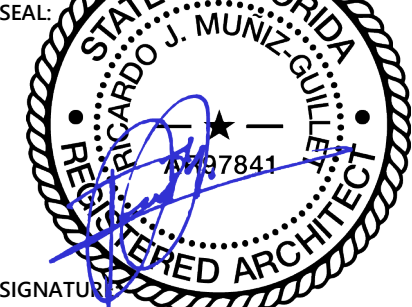


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LIC# AR97841

SHEET TITLE:
SITE & CONTEXT PICTURES

SCALE:
N.T.S.

SHEET NO:
G-8

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CORNER TO CORNER VIEW 3



CORNER TO CORNER VIEW 4



CONTEXT PHOTOGRAPHS, DATED MARCH 24TH, 2023

PROJECT AND OWNER:
DENBORA BAY III

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

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AA#26003161



DESIGNER:



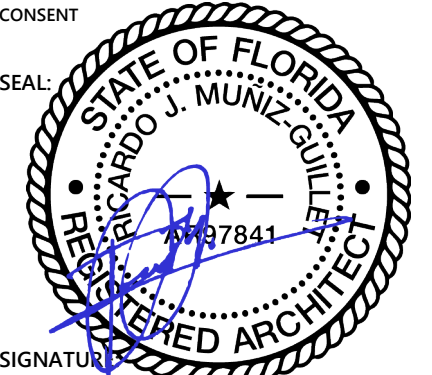
1555 NORTH PARK DRIVE #102 WESTON
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LIC# AR97841

SHEET TITLE:

SITE & CONTEXT PICTURES

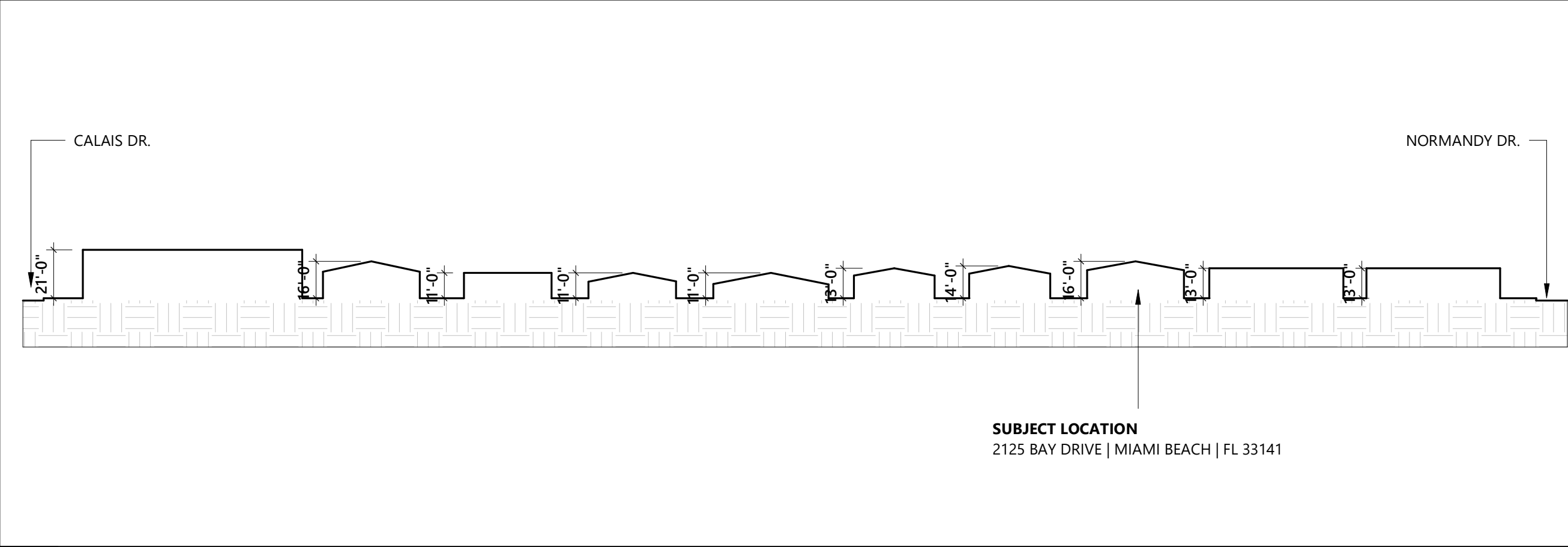
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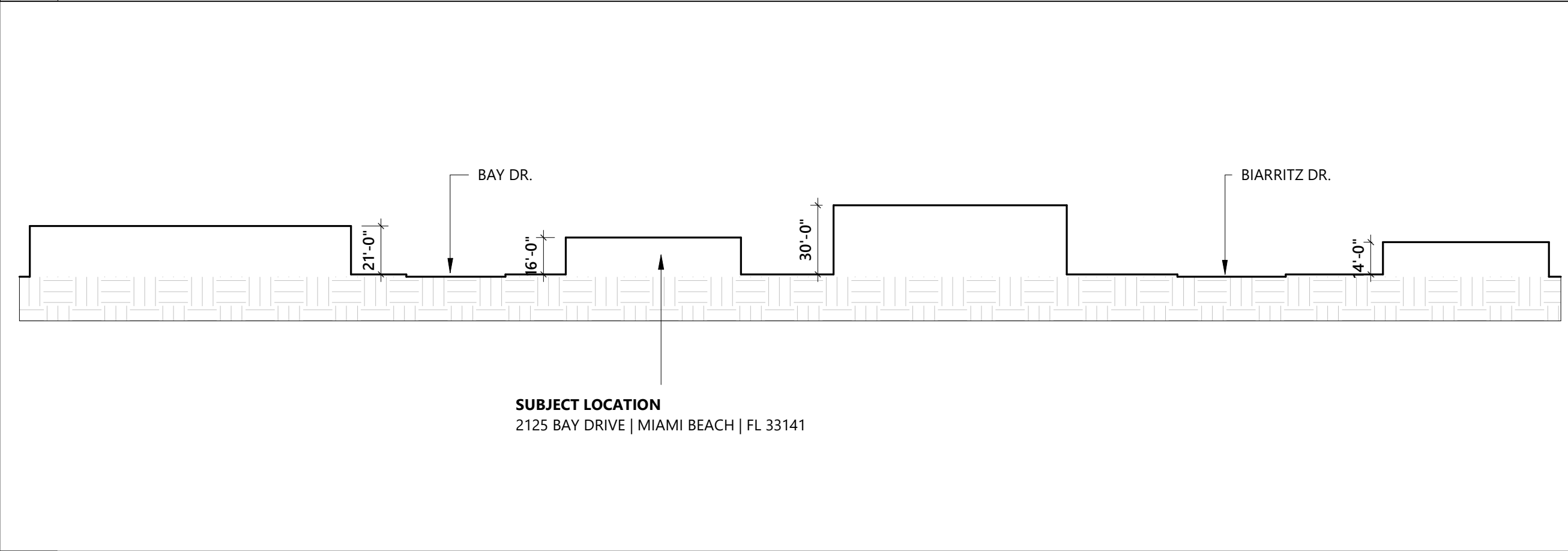
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1

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



2

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

PROJECT AND OWNER:

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

ARCHITECT:

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DESIGNER:



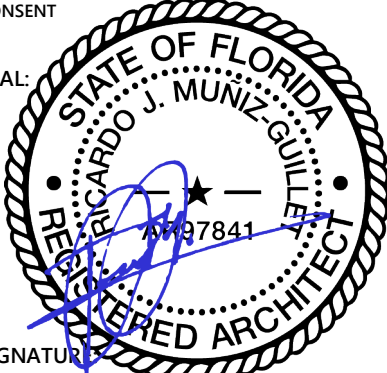
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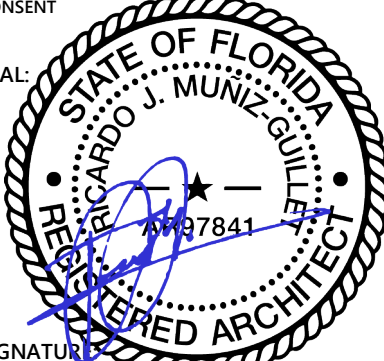
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LIC# AR97841

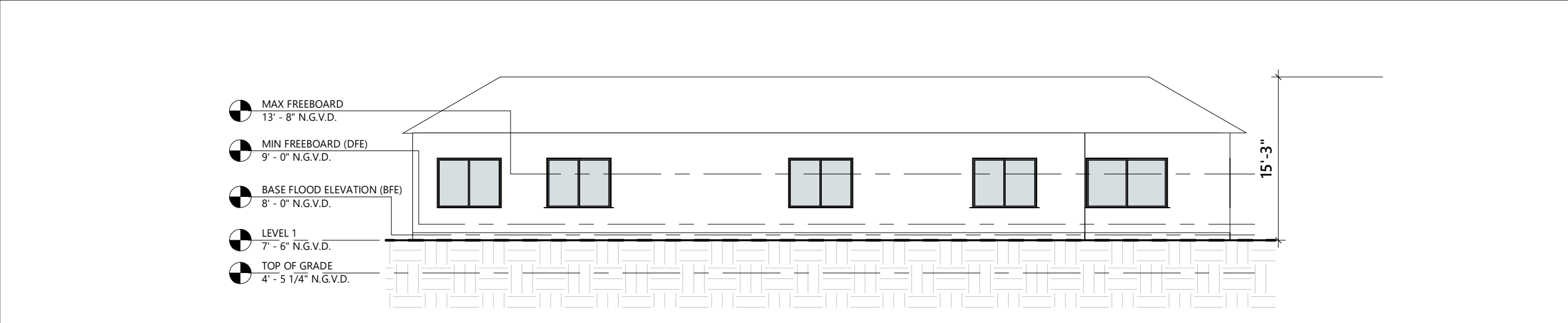
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SCALE:
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SHEET NO:
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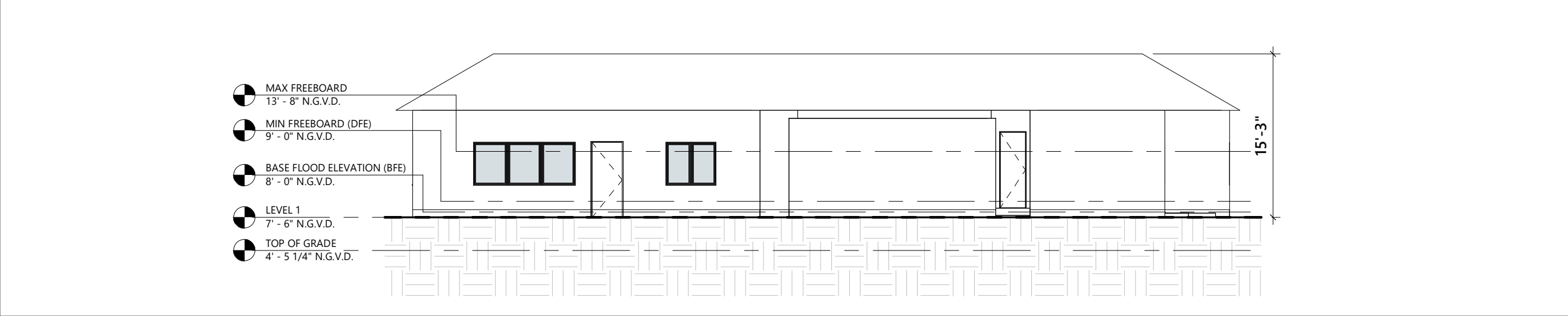
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WALL LEGEND		DEMOLITION NOTES		PROJECT AND OWNER: DENBORA BAY III										
1 TYPICAL 4" INTERIOR PARTITION NON-RATED 2 EXTERIOR - EXISTING TO REMAIN 3 INTERIOR - EXISTING TO REMAIN TO BE DEMOLISHED		02110 DEMOLITION 1. PROVIDE LABOR, MATERIALS AND 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.		2125 Bay Dr. MIAMI BEACH FL 33141 2125 BAY DR LLC 3179 HOLYLAKE RD. LAKE WORTH FL 33467 ARCHITECT: 2030 HABERSHAM TRCE CUMMING GA 30041 954 812 6650 RICARDO@MUVEARCH.COM AA#26003161  DESIGNER:  1555 NORTH PARK DRIVE #102 WESTON FL 33326 954 850 9965 ADMIN@REDOCTOPUSLLC.COM										
ALL LIFE SAFETY EQUIPMENT TO REMAIN OPERABLE DURING DEMOLITION														
DEMOLITION PLAN KEYNOTES		NOTE:		DRB SUBMITAL										
1 REMOVE EXISTING INTERIOR PARTITION 2 REMOVE EXISTING DOOR 3 REMOVE PLUMBING FIXTURES, CAP EXISTING CONNECTIONS AND COVER ALL SANITARY AND DRAINAGE LINES TO PREVENT THE INTRUTION OF DEBRIS 4 REMOVE FINISH FLOOR 5 REMOVE KITCHEN APPLIANCES CABINETS AND COUNTERTOPS 6 REMOVE EXISTING CEILING COORDINATE SELECTIVE REMOVAL / RELOCATION OF LIGHT LIXTURES, ELECTRICAL WIRES, CONDUITS, "J" BOXES, DUCT WORK, DIFFUSERS, GRILLS. REMOVE ALL DUCTWORK, DIFFUSERS, GRILLS, LIGHTS, AND CLEAN THE BOTTOM OF THE SLAB FROM REMAINING DEBRIS. SPRINKLER LINES TO REMAIN AND BE RELOCATED PER REVISED PLAN		1. THE REMOVAL OF THE WALLS MUST BE PERFORMED CAREFULLY TO ENSURE EXISTING PLUMBING VENT AND SANITARY STACKS WILL NOT BE DAMAGED AND/OR MODIFIED IN ANY MANNER. IF A PLUMBING/VENT STACK IS TO BE CONCEALED WITHIN A WALL THE GENERAL CONTRACTOR NEEDS TO ASCERTAIN THAT, BEFORE THE PLUMBING STACK IS COVERED WITHIN ANY ARCHITECTURAL FINISH, COLUMN ELEMENT OR WALL SECTION, THAT THE FIRE RATED SEALANTS THAT SEPARATE THE UNITS AT THE SLABS ARE C PRESENT. 2. THE EXISTING/REMAING SMOKE DETECTORS AS WELL AS FIRE ALARM SYSTEM SPEAKERS AND ASSOCIATED WIRING SHOULD BE PROTECTED FROM DUST, PAINT OR ANY TYPE OF DAMAGE DURING CONSTRUCTION. 3. ANY NEW OPENINGS, PENETRATIONS, AND/OR MODIFICATIONS TO EXISTING STRUCTURAL COMPONENTS (INCLUDING AND NOT LIMITED TO WALLS, SLABS, COLUMNS, BEAMS, ETC) ARE STRICTLY NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE BUILDING'S ASSOCIATION. 4. ANY AND ALL FIRE SPRINKLER SYSTEM WORK SHOULD BE PERFORMED BY THE ASSOCIATION'S FIRE SPRINKLER CONTRACTOR THAT IS RESPONSIBLE FOR MAINTAINING AND REPAIRING THE FIRE SPRINKLER SYSTEM ON A BUILDING WIDE BASIS.		PERMIT APPLICATION DATE: 05-05-2024 SHEET ISSUE DATE: 03-31-2023 PROJECT NO.: 2312 DRAWN BY: RV APPROVED BY: YM <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 THEIR WRITTEN CONSENT SEAL:  SIGNATURE: RICARDO J. MUNIZ-GUILLET LIC# AR97841 SHEET TITLE: DEMOLITION NOTES SCALE: N.T.S. SHEET NO: D1-1.00 9/11/2024 4:35:50 PM										
		GENERAL DEMOLITION NOTES												
		1. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGH THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVRY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE DOING WORK RELATED OT THAT INSPECTION. 2. DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE COMPLETED UNDER THIS CONTRACT, INCIDENTAL WORK MUST ALSO BE NECESSARY ON AREAS NOT SHOWN IN THE DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS, SUCH INCIDENTAL WORK IS ALSO AS PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND AS CERTAIN WORKNEEDED AND TO THAT WORK ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST. 3. TAKE ALL NECESSARY PRECAUTIONS TO GUARD AGAINST ANY AND ALL POSSIBLE HAZARDOUS CONDITIONS (I.E. EXPOSED "HOT" WIRING, MATERIALS PLACED IN TRAFFIC PATHS CREATING A "TRIPPING" HAZARD, ETC.) WHICH MIGHT OCCUR AS A RESULT OF DEMOLITION AND CONSTRUCTION. 4. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS, WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN AR ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE OF EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNERS REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL. 5. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION. 6. UPON COMPLETION OF DEMOLITION WORK, REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. LEAVE RESULTING DEBRIS FROM INTERIOR AREAS BROOM CLEAN. 7. USE SAW CUT TO REMOVE MASONRY WHERE REMAINING MASONRY IS TO BE EXPOSED. 8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT EXISTING STRUCTURES TO REMAIN. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED. 9. BEFORE ANY STRUCTURAL DEMOLITION CAN START, CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER FOR AUTHORIZATION. 10. DEMOLITION OPERATION SHALL BE EXECUTED BY ADEQUATE NUMBER OF SKILLED WORKERS EXPERIENCED IN THE NECESSARY CRAFTS. SHUT OFF, CAP AND OTHERWISE PROTECT MECHANICAL AND ELECTRICAL INSTALLATIONS, WORK IN PUBLIC UTILITY LINES SHALL BE COORDINATED WITH THE AGENCY OR UTILITY HAVING JURISDICTION AND THE CONTRACTOR SHALL PROTECT EXISTING INSTALLATIONS ACCORDING TO THEIR REQUIREMENTS. 11. ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO THE CONTRACTOR, AND NOT TO BE KEPT BY THE OWNER, MAY BE REMOVED FROM THE STRUCTURE AS WORK PROGRESSES. TRANSPORT SALVAGED ITEMS FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED. MATERIALS AND EQUIPMENT TO BE REUSED SHALL BE TREATED WITH CARE AND REINSTALLED AS SHOWN ON PLANS. 12. G.C. SHALL REPAIR AT HIS OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY HIS OPERATION. FIRE PROTECTION WILL BE PROVIDED FROM THE OCCUPIED SIDE OF THE BUILDING TO THE DEMO SIDE. <td colspan="2"></td>												



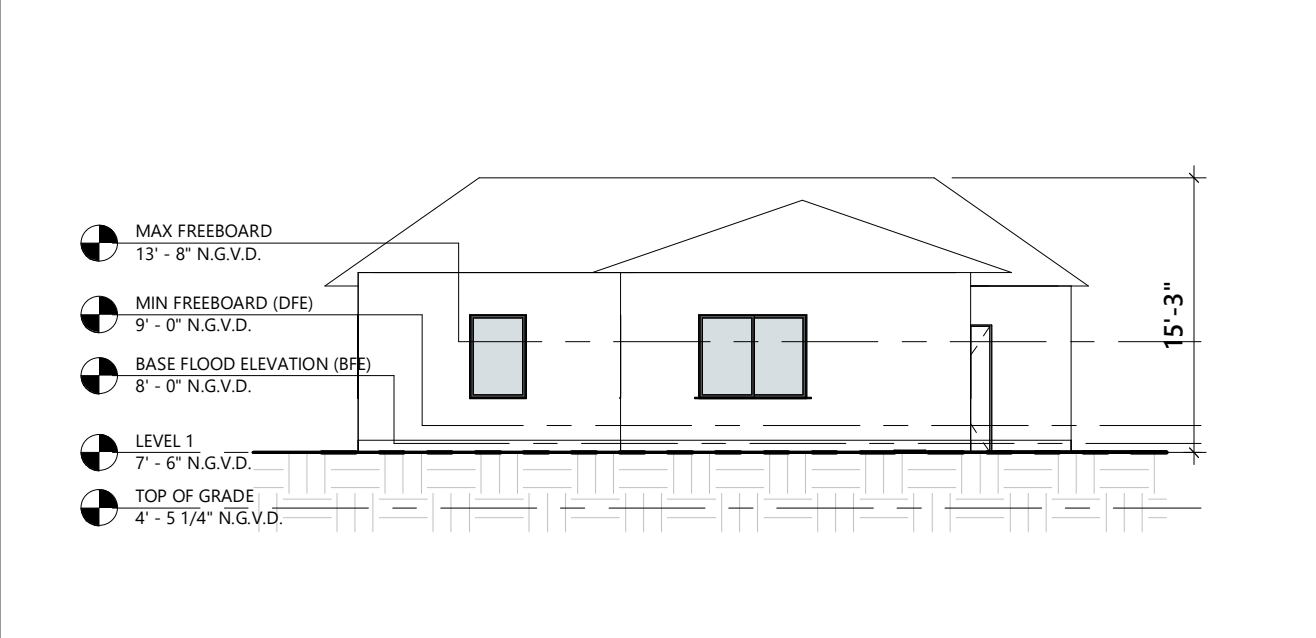
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EXISTING NORTH ELEVATION.
3/32" = 1'-0"



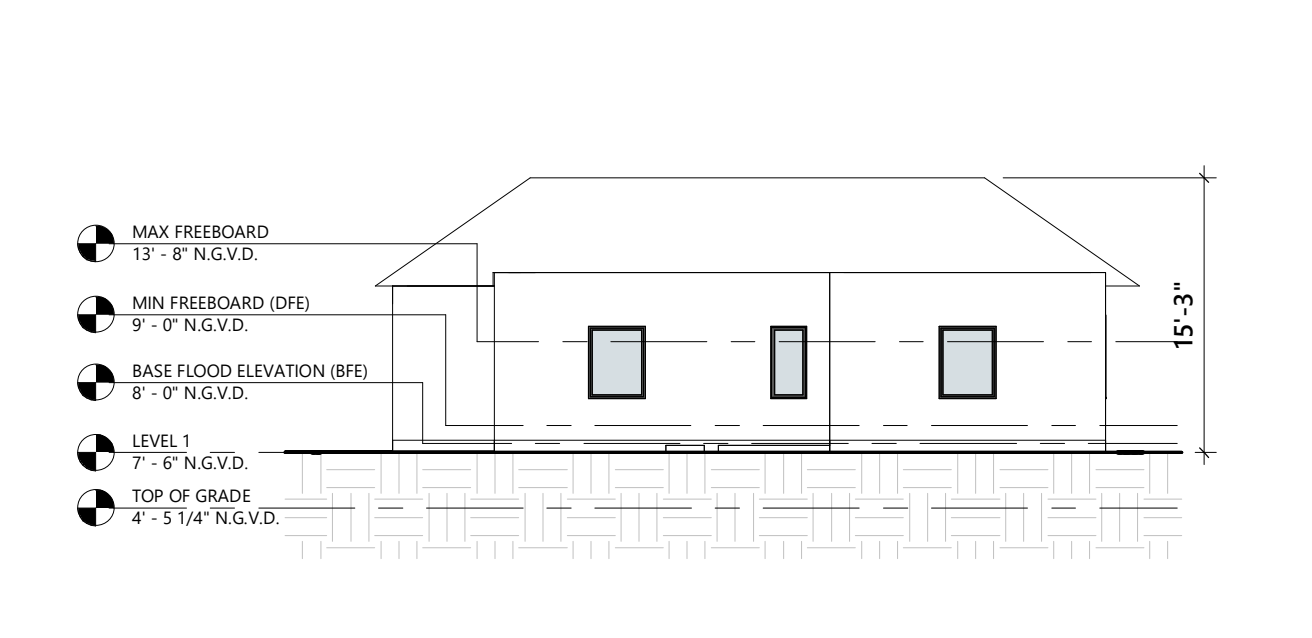
2

EXISTING SOUTH ELEVATION.
3/32" = 1'-0"



3

EXISTING WEST ELEVATION.
3/32" = 1'-0"



4

EXISTING EAST ELEVATION.
3/32" = 1'-0"

PROJECT AND OWNER:
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DESIGNER:



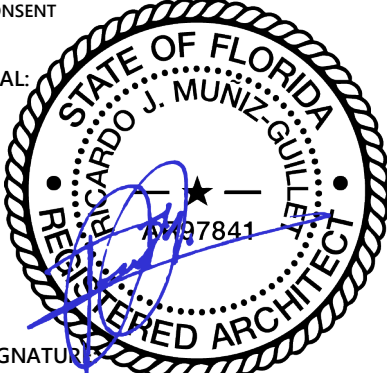
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PROJECT NO.: 2312
DRAWN BY: RV APPROVED BY: YM

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN
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MAY ONLY BE DUPLICATED WITH THEIR WRITTEN
CONSENT

SEAL:



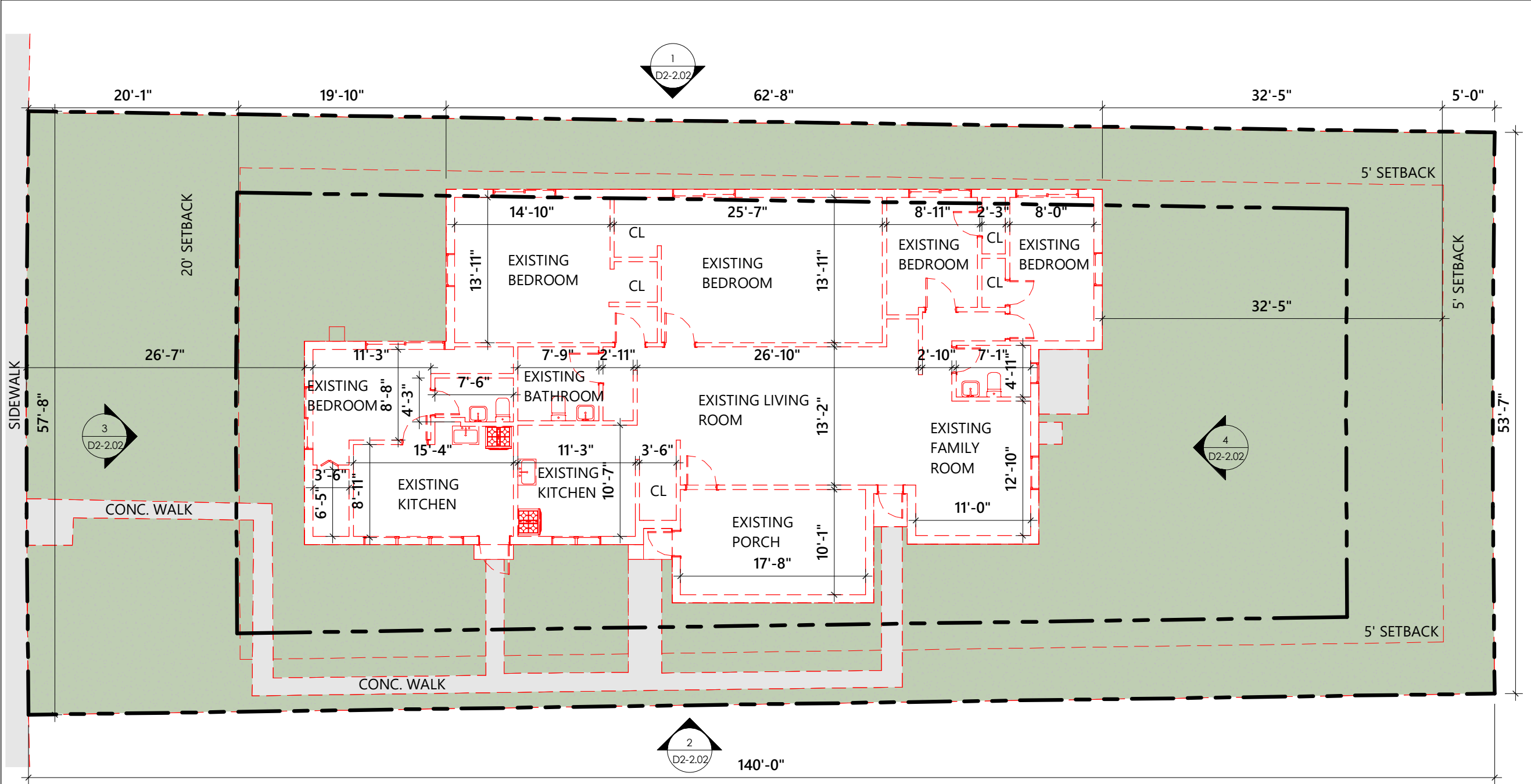
SIGNATUR
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXISTING ELEVATION

SCALE:
N.T.S.
SHEET NO:

D1-1.02

9/11/2024 4:35:53 PM



PROJECT AND OWNER:
DENBORA BAY III

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

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:

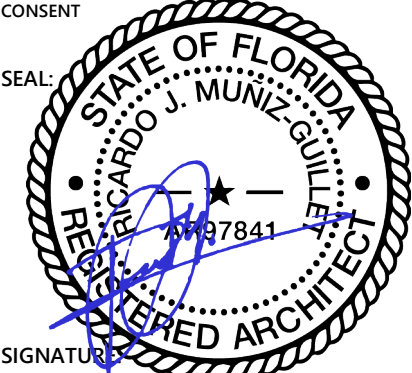


1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

DRB SUBMITAL

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SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
DEMO GROUND LEVEL PLAN

SCALE:

N.T.S.

SHEET NO:

D1-2.01

9/11/2024 4:35:54 PM



1

DEMO GROUND LEVEL PLAN

3/32" = 1'-0"

WALL LEGEND

- 1

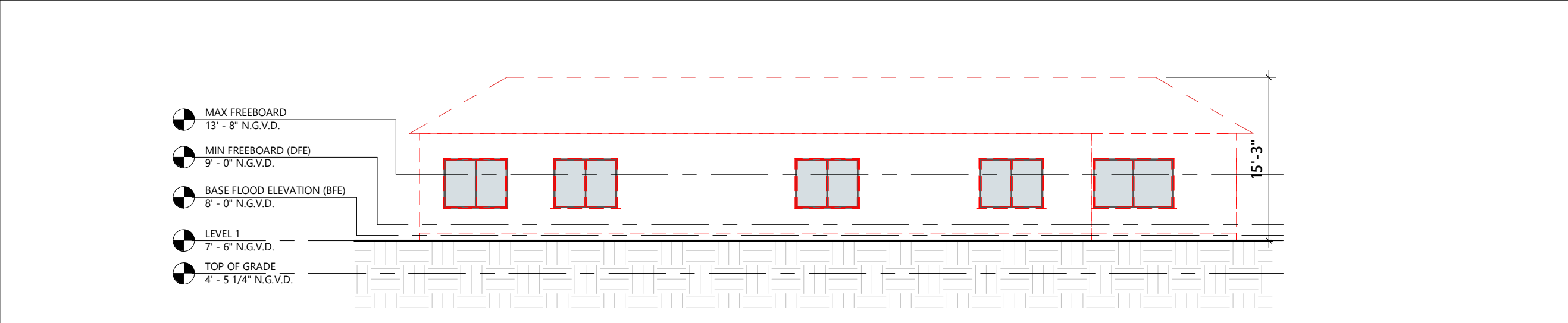
TYPICAL 4" INTERIOR PARTITION NON-RATED
- 2

EXTERIOR - EXISTING TO REMAIN
- 3

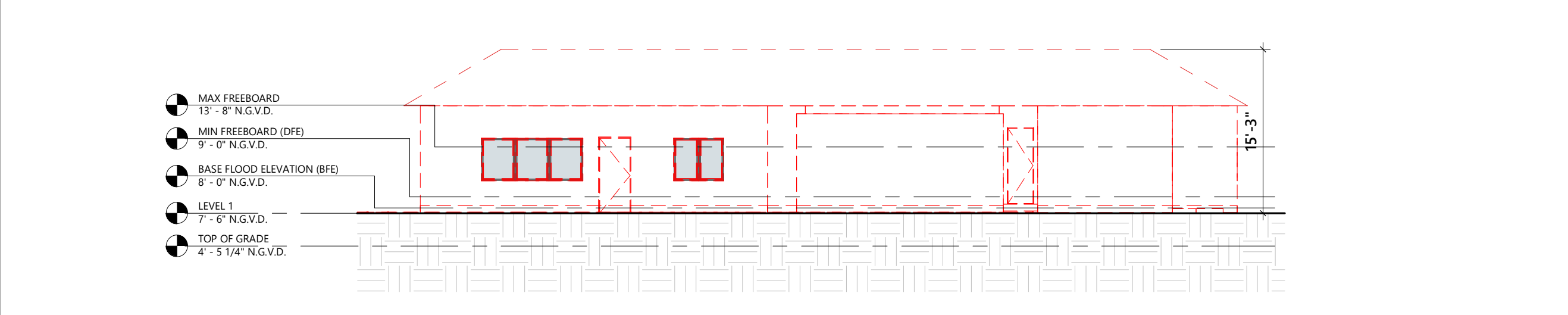
INTERIOR - EXISTING TO REMAIN
- TO BE DEMOLISHED

GENERAL DEMOLITION NOTES

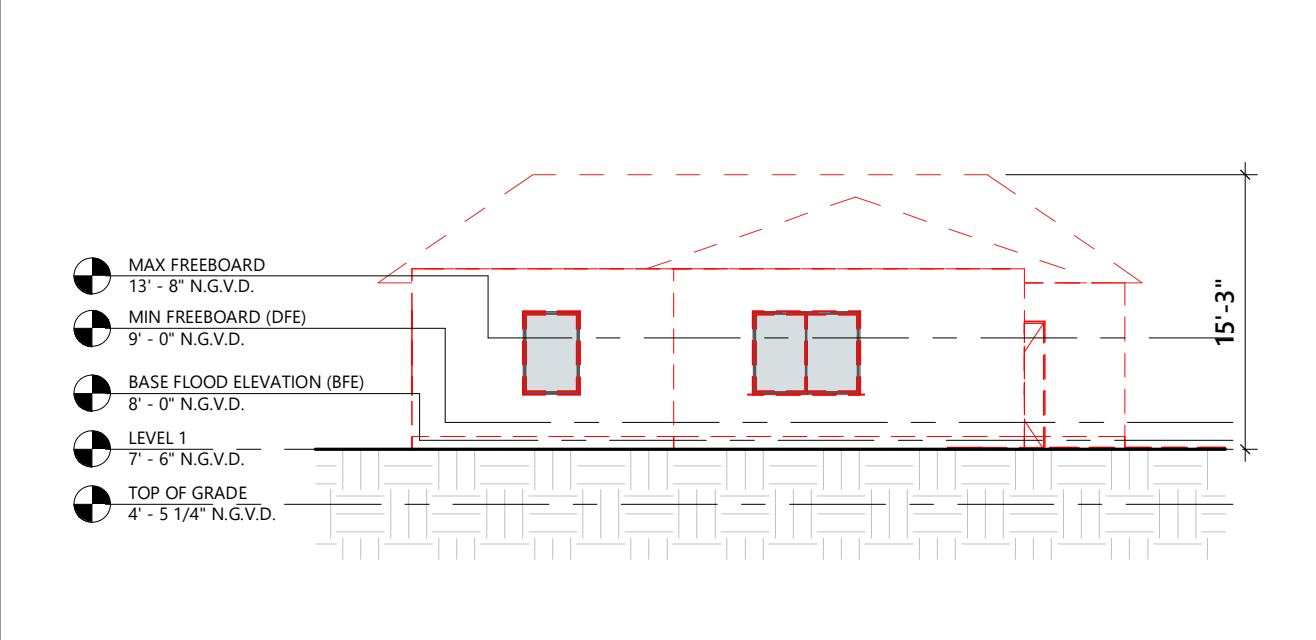
- BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGH THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVERY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE DOING WORK RELATED TO THAT INSPECTION.
- DRAWINGS SHOW PRINCIPAL 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 WORK NEEDED 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 ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE OF EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNER'S 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.



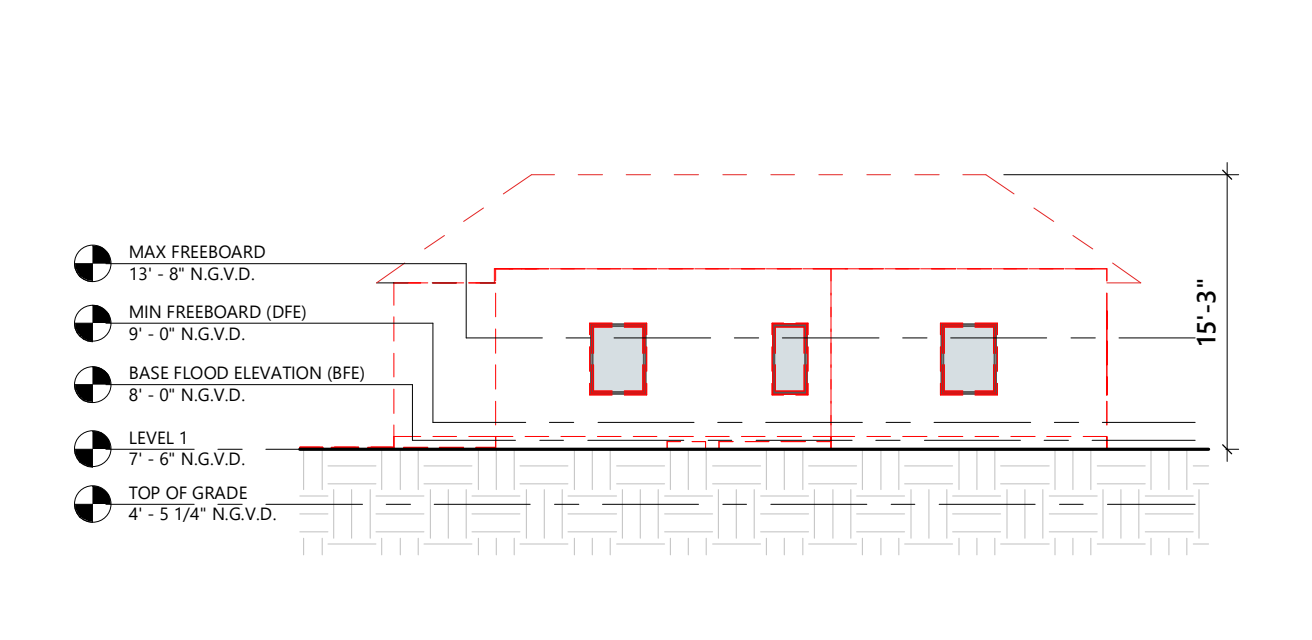
1 DEMOLITION NORTH ELEVATION.
3/32" = 1'-0"



2 DEMOLITION SOUTH ELEVATION.
3/32" = 1'-0"



3 DEMOLITION WEST ELEVATION.
3/32" = 1'-0"



4 DEMOLITION EAST ELEVATION.
3/32" = 1'-0"

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DESIGNER:



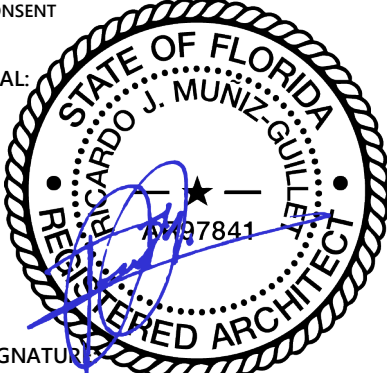
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SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
DEMOLITION ELEVATION

SCALE:
N.T.S.

SHEET NO:
D2-2.02

9/11/2024 4:35:55 PM

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DESIGNER:



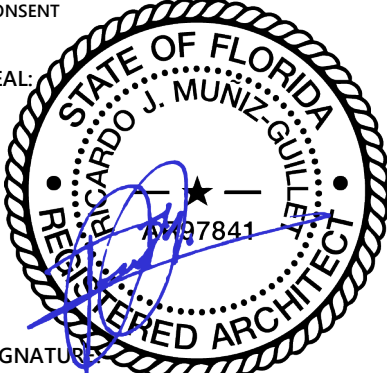
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LIC# AR97841

SHEET TITLE:

GROUND LEVEL FLOOR PLAN

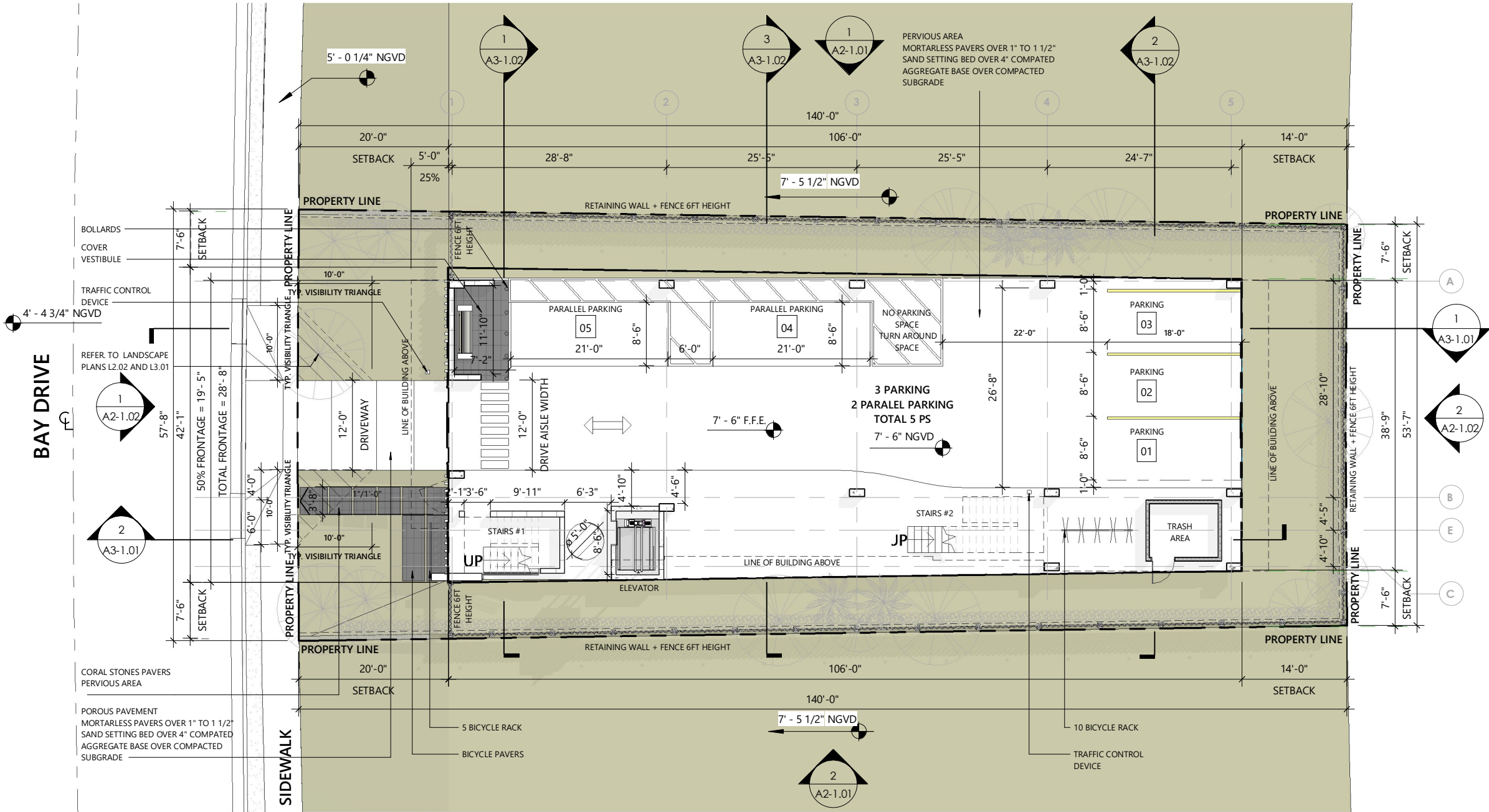
SCALE:

N.T.S.

SHEET NO:

A1-1.01

9/11/2024 4:36:04 PM



1

GROUND LEVEL PLAN.

GROUND LEVEL AREA: 269 S.F.

1/16" = 1'-0"

CONSTRUCTION NOTES

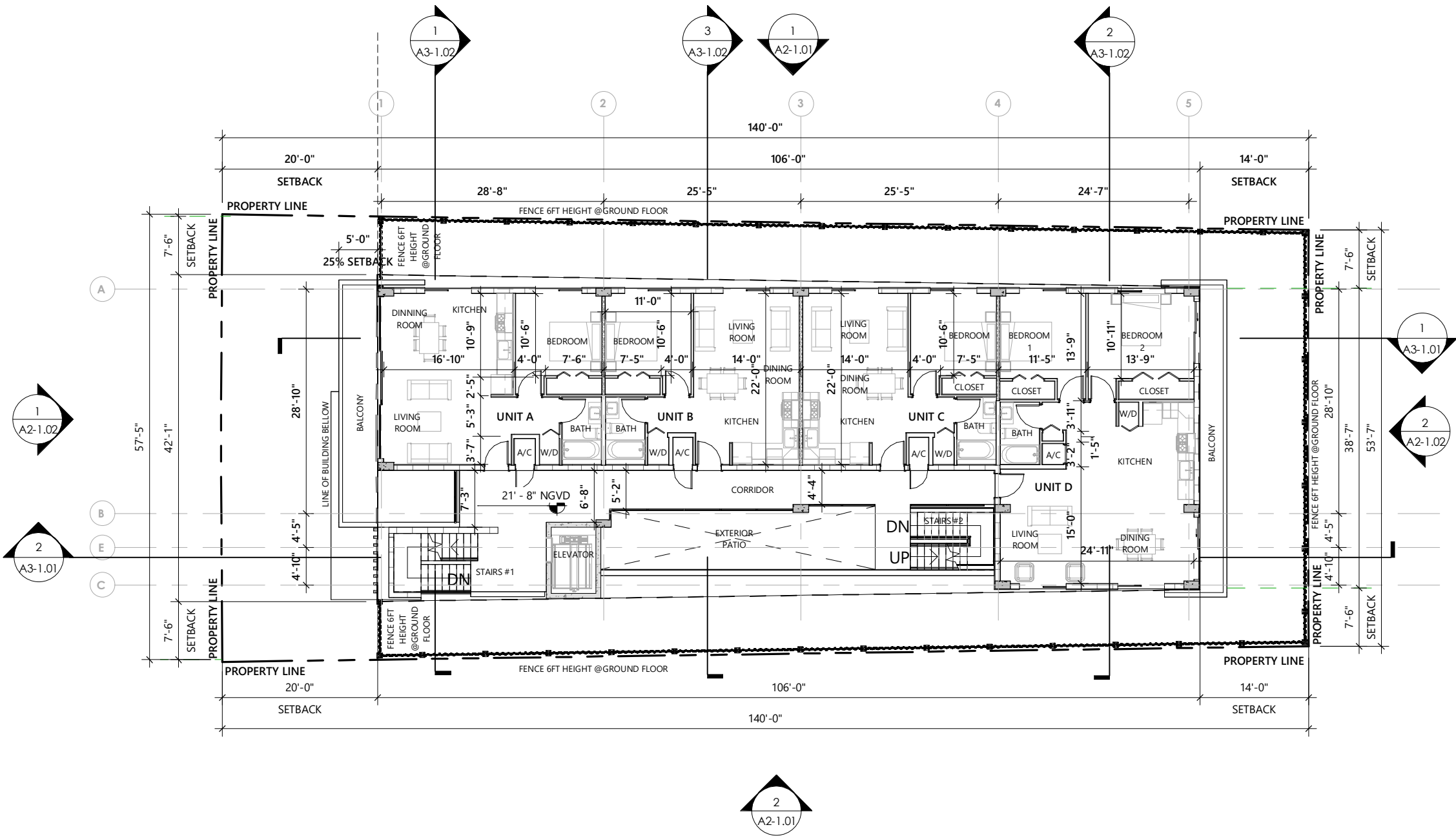
- REFER TO DRAWINGS G-1 ADDITIONAL NOTES AND SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE GENERAL SCOPE OF WORK. ANY EXISTING ITEMS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS OR THOSE THAT FOLLOW, AND/OR ARE INFERABLE AND NECESSARY TO BE REMOVED OR MODIFIED, SHALL BE DONE SO WITHOUT ANY ADDITIONAL TIME AND/OR EXPENSE TO THIS CONTRACT.
- ANY DISCREPANCY IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT, FAILURE TO DO SO MAY RESULT IN REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENTS.
- DO NOT SCALE THE DRAWING, USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE, ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.
- G.C SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.
- ALL WORK SHALL BE EXECUTED IN A CLASS 'A' MANNER AND SHALL NOT BE SIGNED OFF UNTIL ACCEPTABLE TO OWNER.
- ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF WORK, CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR THE FABRICATION OF ANY WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING SAME AT HIS OWN EXPENSE.
- ALL SUB CONTRACTORS PERFORMING WORK IN THIS BUILDING SHALL APPLY FOR THE "RULES AND REGULATIONS FOR TENANT ALTERATIONS" WITH THE BUILDING MANAGER'S OFFICE AND CONFORM ACCORDINGLY.
ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.
- CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE
- NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD TO BE 5/8" THK, TYPE 'X', UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.
- ALL THERMAFIBER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THK FOR 2 1/2" STUDS, 4" THK FOR 3 5/8" & 4" STUDS AND 6" THK FOR 6" STUDS UNLESS OTHERWISE NOTED.
- ALL CEILINGS SEPARATING RETAIL SPACE FROM TENANT ABOVE SHALL BE ONE

- HOUR FIRE RATED AND PATCHED SMOOTH TO RECEIVE NEW FINISHES,
REFER TO REFLECTED CEILING PLAN FOR GWD CEILINGS, AND REFER TO
FINISH PLAN FOR FINISH SPECIFICATIONS.
- GENERAL CONTRACTOR TO SUPPLY SPECIFIED FIRE EXTINGUISHERS, LOCATION OF EXTINGUISHERS AS REQUIRED BY LOCAL AUTHORITY.
 - FILL AND SEAL ALL EXISTING CORE DRILLED HOLES LEFT UNUSED IN THE FLOOR SLAB AND CEILING SLAB.
 - PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW WORK DAMAGED BY CONSTRUCTION.
 - LAMINATE AND OR PLASTER ALL EXISTING EXPOSED CORE WALLS AND PERIMETER COLUMNS AND WALL SURFACES WHICH ARE MISSING WITH ONE NEW LAYER OF GYPSUM BOARD SHIM AS REQ.
 - FIRESTOP AND FIRESAFE ALL EXISTING DEMISING PARTITIONS, CORE WALLS, ETC. AS REQUIRED BY BUILDING DEPARTMENT RULES AND REGULATIONS.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES, TO INCLUDE, BUT NOT LIMITED TO, FLOORS, MILLWORK, FIXTURES, ETC., FOLLOWING THE INSTALLATION OF MILLWORK, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE.
 - CONTRACTOR TO REBUILD ANY PERIMETER WALLS AS TIGHT AS POSSIBLE TO ANY EXISTING PLUMBING RISERS, PLASTERS OR LAMINATE WITH 5/8" GYPSUM BOARD.
 - ALL METAL STUDS SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.
 - GENERAL CONTRACTOR SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE.
 - G.C TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP, BRD, WALLS, WITH MILLWORK, G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUACY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS, SEE MILLWORK SHOP DRAWINGS FOR ALL FUTURE INFORMATION.
 - INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE AND SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723.
 - ALL SPACES EXCEPT GRAYBOX AREAS SHALL HAVE WHITE-PAINTED WOOD BASEBOARD 4" HEIGHT EXCEPT OTHERWISE SPECIFIED
 - ALL INTERIOR WALLS TO BE PAINTED FLAT WHITE COLOR EXCEPT OTHERWISE SPECIFIED

ELEVATION LEGEND AND NOTES

UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN
N.G.V.D = 1.56'

- 0'-0" = 7'-6" N.G.V.D.
- ALL SHOP DRAWINGS REQUIRE APPROVAL OF THE
CITY OF MIAMI BEACH.
- ALL CONSTRUCTION AND FINISH MATERIAL
INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT
MATERIAL



1

FLOOR PLAN LEVEL 02.

1/16" = 1'-0"

SECOND LEVEL AREA: 3.637 S.F.

CONSTRUCTION NOTES

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ELEVATION LEGEND AND NOTES

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DESIGNER:



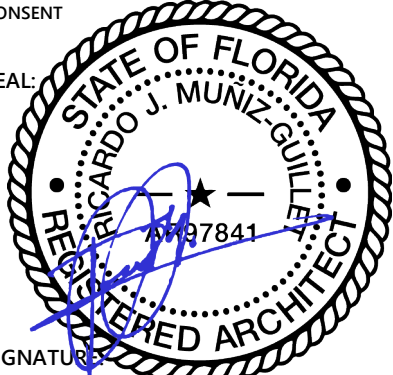
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SIGNATURE:

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LIC# AR97841

SHEET TITLE:

2ND LEVEL FLOOR PLAN

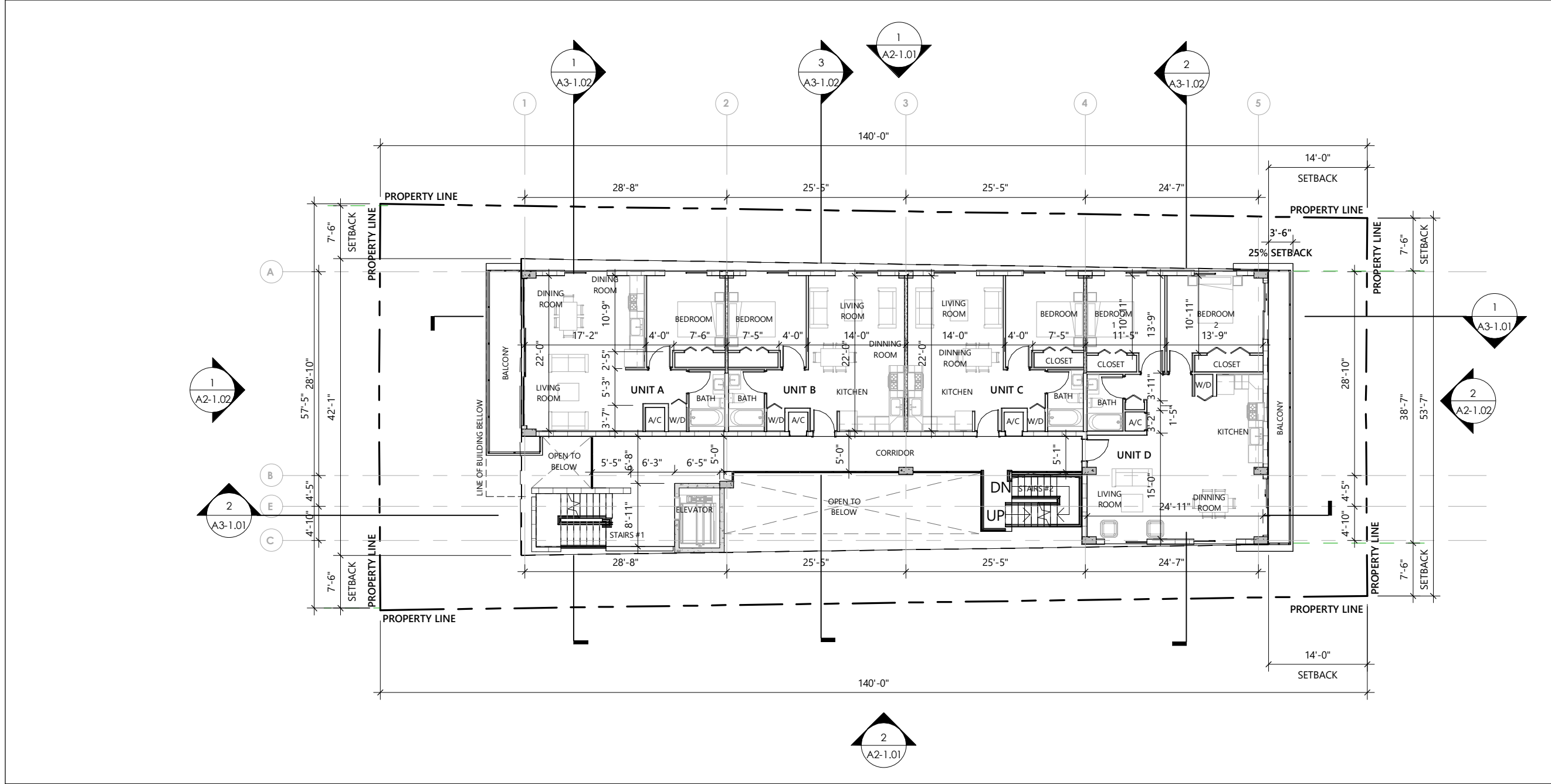
SCALE:

N.T.S.

SHEET NO:

A1-1.02

9/11/2024 4:36:08 PM





1

FLOOR PLAN LEVEL 03.

THIRD LEVEL AREA: 3.637 S.F.

1/16" = 1'-0"

CONSTRUCTION NOTES			ELEVATION LEGEND AND NOTES		
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ARCHITECT:

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954 812 6650
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AA#26003161



DESIGNER:



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DRB SUBMITAL

PERMIT APPLICATION DATE:05-05-2024

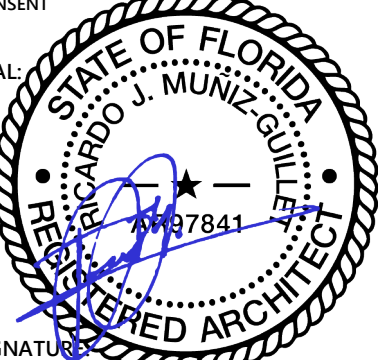
SHEET ISSUE DATE:03-31-2023

PROJECT NO.:2312

DRAWN BY:RV

APPROVED BY:YM

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SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

3TH LEVEL FLOOR PLAN

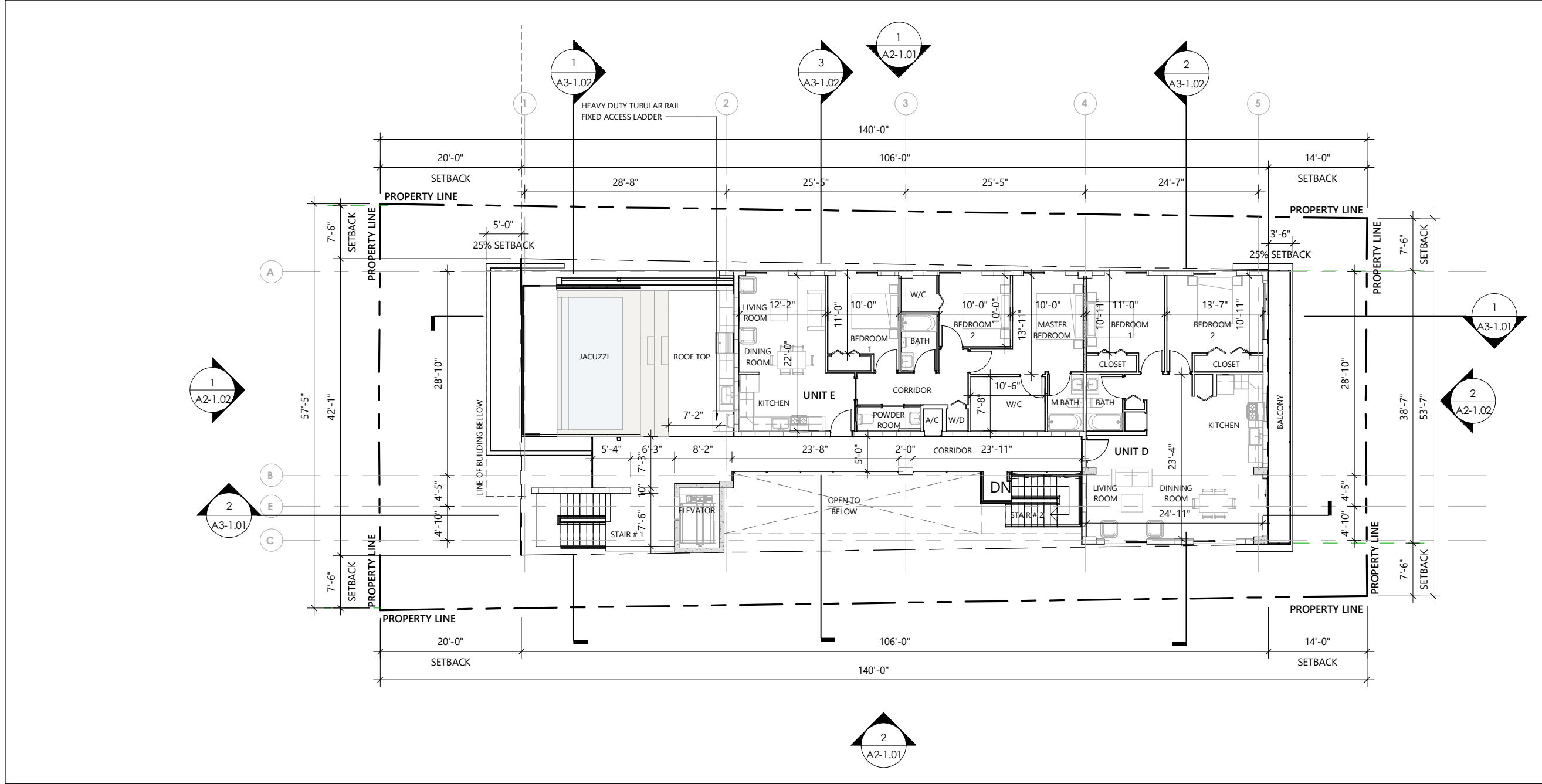
SCALE:

N.T.S.

SHEET NO:

A1-1.03

9/11/2024 4:36:09 PM



1

FLOOR PLAN LEVEL 04.

1/16" = 1'-0"

FOURTH LEVEL AREA: 2.195 S.F.

CONSTRUCTION NOTES		ELEVATION LEGEND AND NOTES
1. REFER TO DRAWINGS G-1 ADDITIONAL NOTES AND SPECIFICATIONS. 2. GENERAL CONTRACTOR SHALL VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND THE GENERAL SCOPE OF WORK. ANY EXISTING ITEMS AND/OR CONDITIONS NOT SHOWN ON THESE DRAWINGS OR THOSE THAT FOLLOW, AND/OR ARE INFERABLE AND NECESSARY TO BE REMOVED OR MODIFIED, SHALL BE DONE SO WITHOUT ANY ADDITIONAL TIME AND/OR EXPENSE TO THIS CONTRACT. ANY DISCREPANCY IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT, FAILURE TO DO SO MAY RESULT IN REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENTS. 3. DO NOT SCALE THE DRAWING. USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE, ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS. 5. G.C SHALL COORDINATE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS. 6. ALL WORK SHALL BE EXECUTED IN A CLASS 'A' MANNER AND SHALL NOT BE SIGNED OFF UNTIL ACCEPTABLE TO OWNER. 7. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF WORK, CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR THE FABRICATION OF ANY WORK, CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING SAME AT HIS OWN EXPENSE. 8. ALL SUB CONTRACTORS PERFORMING WORK IN THIS BUILDING SHALL APPLY FOR THE "RULES AND REGULATIONS FOR TENANT ALTERATIONS" WITH THE BUILDING MANAGER'S OFFICE AND CONFORM ACCORDINGLY. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25. 9. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC. SYSTEMS FOR WORK ACCESS AND MAINTENANCE 10. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD TO BE 5/8" THK, TYPE 'X', UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED. 11. ALL THERMAFIBER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THK FOR 2 1/2" STUDS, 4" THK FOR 3 5/8" & 4" STUDS AND 6" THK FOR 6" STUDS UNLESS OTHERWISE NOTED. 12. ALL CEILINGS SEPARATING RETAIL SPACE FROM TENANT ABOVE SHALL BE ONE 13. HOUR FIRE RATED AND PATCHED SMOOTH TO RECEIVE NEW FINISHES, REFER TO REFLECTED CEILING PLAN FOR GWD CEILINGS, AND REFER TO FINISH PLAN FOR FINISH SPECIFICATIONS. 14. GENERAL CONTRACTOR TO SUPPLY SPECIFIED FIRE EXTINGUISHERS, LOCATION OF EXTINGUISHERS AS REQUIRED BY LOCAL AUTHORITY. 15. FILL AND SEAL ALL EXISTING CORE DRILLED HOLES LEFT UNUSED IN THE FLOOR SLAB AND CEILING SLAB. 16. PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW WORK DAMAGED BY CONSTRUCTION. 17. LAMINATE AND OR PLASTER ALL EXISTING EXPOSED CORE WALLS AND PERIMETER COLUMNS AND WALL SURFACES WHICH ARE MISSING WITH ONE NEW LAYER OF GYPSUM BOARD SHIM AS REQ. 18. FIRESTOP AND FIRESAFE ALL EXISTING DEMISING PARTITIONS, CORE WALLS, ETC. AS REQUIRED BY BUILDING DEPARTMENT RULES AND REGULATIONS. 19. THE CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEAN UP OF THE ENTIRE PREMISES, TO INCLUDE, BUT NOT LIMITED TO, FLOORS, MILLWORK, FIXTURES, ETC., FOLLOWING THE INSTALLATION OF MILLWORK, TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE. 20. CONTRACTOR TO REBUILD ANY PERIMETER WALLS AS TIGHT AS POSSIBLE TO ANY EXISTING PLUMBING RISERS, PLASTERS OR LAMINATE WITH 5/8" GYPSUM BOARD. 21. ALL METAL STUDS SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE. 22. GENERAL CONTRACTOR SHALL REPAIR ANY LOOSE OR MISSING FIREPROOFING FROM STRUCTURAL ELEMENTS AND OTHER RATED ELEMENTS OF THE SPACE. 23. G.C TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP, BRD, WALLS, WITH MILLWORK, G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUACY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS, SEE MILLWORK SHOP DRAWINGS FOR ALL FUTURE INFORMATION. 24. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL BE CLASSIFIED FOR FIRE PERFORMANCE AND SMOKE AND SHALL BE CLASSIFIED IN ACCORDANCE WITH ASTM E84 OR UL 723. 25. ALL SPACES EXCEPT GRAYBOX AREAS SHALL HAVE WHITE-PAINTED WOOD BASEBOARD 4" HEIGHT EXCEPT OTHERWISE SPECIFIED 26. ALL INTERIOR WALLS TO BE PAINTED FLAT WHITE COLOR EXCEPT OTHERWISE SPECIFIED 27. ALL INTERIOR WALLS TO BE PAINTED FLAT WHITE COLOR EXCEPT OTHERWISE SPECIFIED UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.G.V.D = 1.56' 1. 0'-0" = 7'-6" N.G.V.D. 2. ALL SHOP DRAWINGS REQUIRE APPROVAL OF THE CITY OF MIAMI BEACH. 3. ALL CONSTRUCTION AND FINISH MATERIAL INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT MATERIAL		

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ARCHITECT:

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DESIGNER:

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ADMIN@REDOCTOPUSLLC.COM

DRB SUBMITAL

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APPROVED BY: YM

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SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

4TH LEVEL FLOOR PLAN

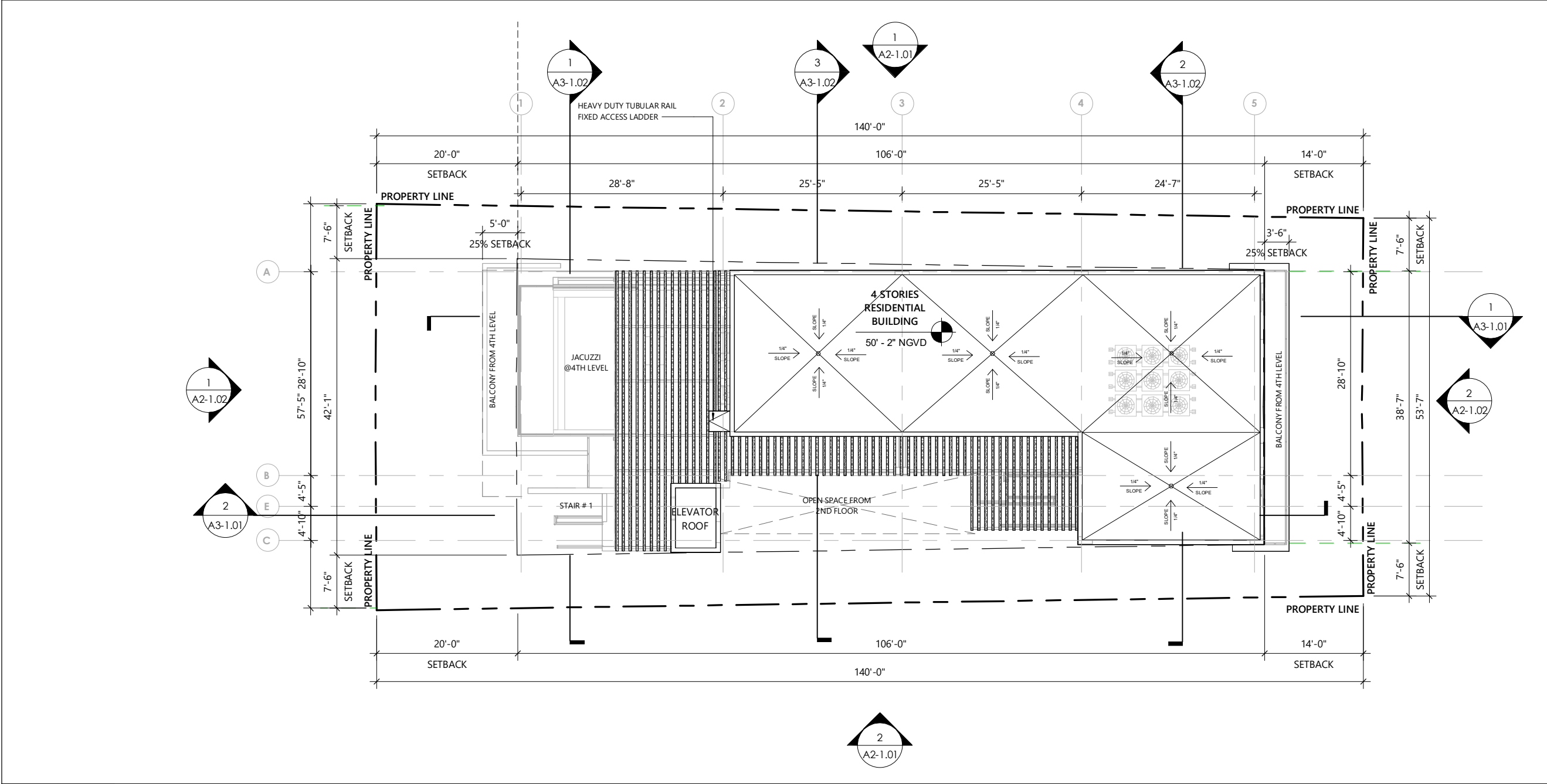
SCALE:

N.T.S.

SHEET NO:

A1-1.04

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	1	TOP OF ROOF.	ROOF LEVEL AREA: 2.095 S.F.
		1/16" = 1'-0"	

CONSTRUCTION NOTES		
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	27. ALL INTERIOR WALLS TO BE PAINTED FLAT WHITE COLOR EXCEPT OTHERWISE SPECIFIED	

ELEVATION LEGEND AND NOTES
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2. ALL SHOP DRAWINGS REQUIRE APPROVAL OF THE CITY OF MIAMI BEACH.
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ARCHITECT:

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



DESIGNER:

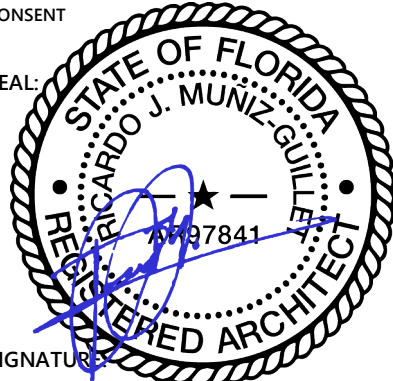

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DRB SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
SHEET ISSUE DATE: 03-31-2023
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DRAWN BY: RV APPROVED BY: YM

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SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

ROOF LEVEL FLOOR PLAN

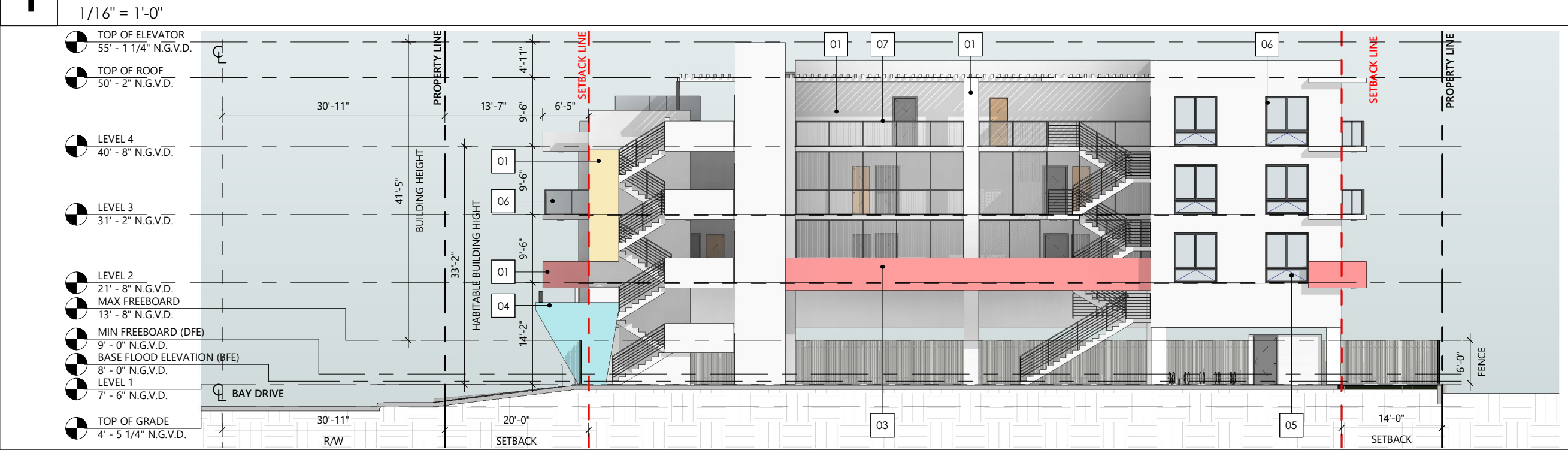
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SHEET NO:
A1-1.05

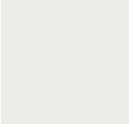
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1 NORTH ELEVATION
1/16" = 1'-0"



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

MATERIAL LEGEND						ELEVATION LEGEND AND NOTES	
	1 WHITE STUCCO, FINISH PAINT SHERWIN-WILLIAMS PURE WHITE SW 7005		3 METAL STRUCTURE ALUCOBOND FINISH RGB 255-151-151		5 LAMINATED GLASS		7 VERTICAL ALUMINUM BALUSTERS
	2 YELLOW STUCCO SMOOTH FINISH		4 METAL STRUCTURE ALUCOBOND FINISH RGB 179-232-236		6 ALUMINUM FRAMING		8 WHITE STEEL FRAMING C CHANNEL
						UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN N.G.V.D. = 1.56'	
						1. 0'-0" = 7'-6" N.G.V.D.	
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DESIGNER:

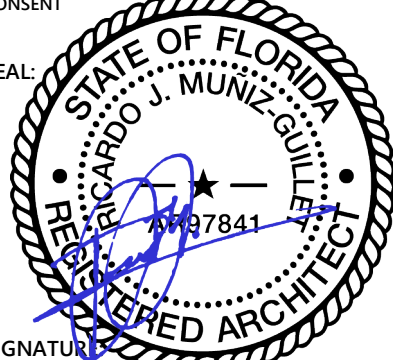


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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
NORTH & SOUTH ELEVATION

SCALE:

N.T.S.

SHEET NO:

A2-1.01

9/11/2024 4:36:26 PM

PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
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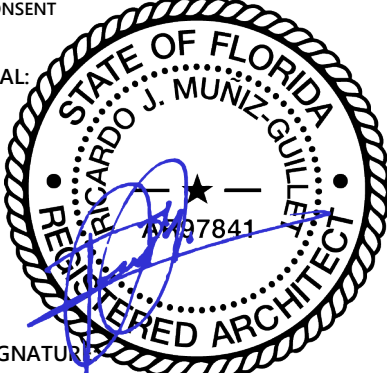
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SEAL:



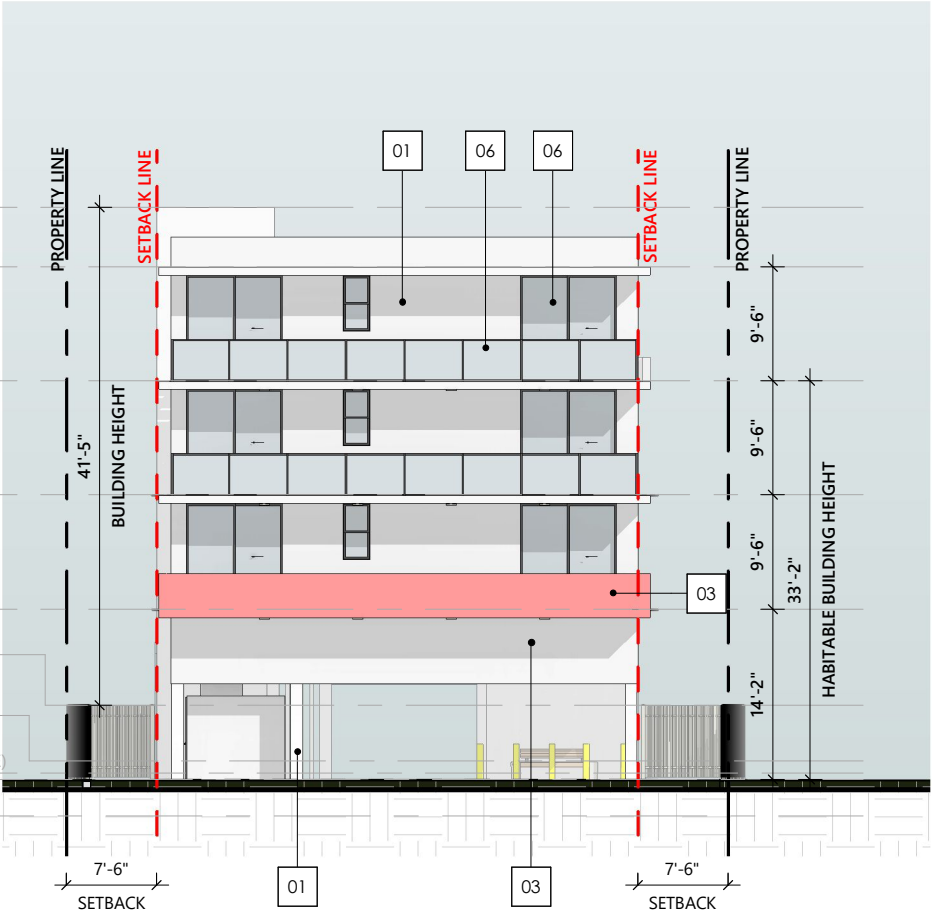
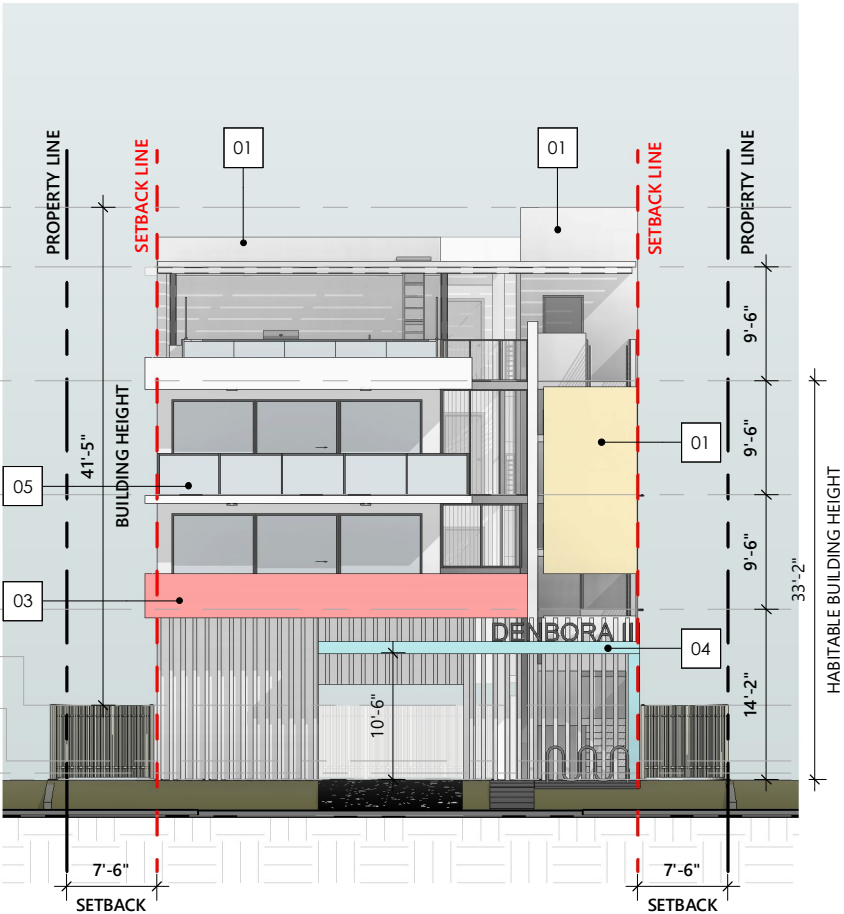
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EAST & WEST ELEVATION

SCALE:
N.T.S.

SHEET NO:
A2-1.02

9/11/2024 4:36:37 PM



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

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

MATERIAL LEGEND

	1 WHITE STUCCO, FINISH PAINT SHERWIN-WILLIAMS PURE WHITE SW 7005		3 METAL STRUCTURE ALUCOBOND FINISH RGB 255-151-151		5 LAMINATED GLASS
	2 YELLOW STUCCO SMOOTH FINISH		4 METAL STRUCTURE ALUCOBOND FINISH RGB 179-232-236		6 ALUMINUM FRAMING
					7 VERTICAL ALUMINUM BALUSTERS
					8 WHITE STEEL FRAMING C CHANNEL

ELEVATION LEGEND AND NOTES

- UNLESS OTHERWISE INDICATED ALL ELEVATIONS SHOWN IN
N.G.V.D = 1.56'
- 0'-0" = 7'-6" N.G.V.D.
 - ALL SHOP DRAWINGS REQUIRE APPROVAL OF THE
CITY OF MIAMI BEACH.
 - ALL CONSTRUCTION AND FINISH MATERIAL
INSTALLED BELOW BFE SHALL BE FLOOD RESISTANT
MATERIAL

PROJECT AND OWNER:
DENBORA BAY III

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

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



DESIGNER:



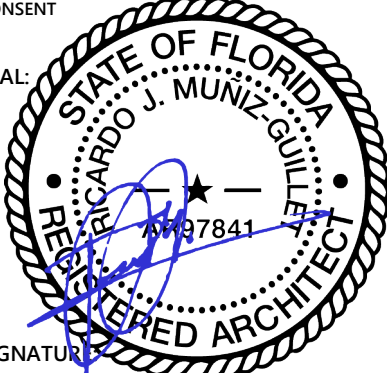
1555 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

DRB SUBMITAL

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

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SEAL:



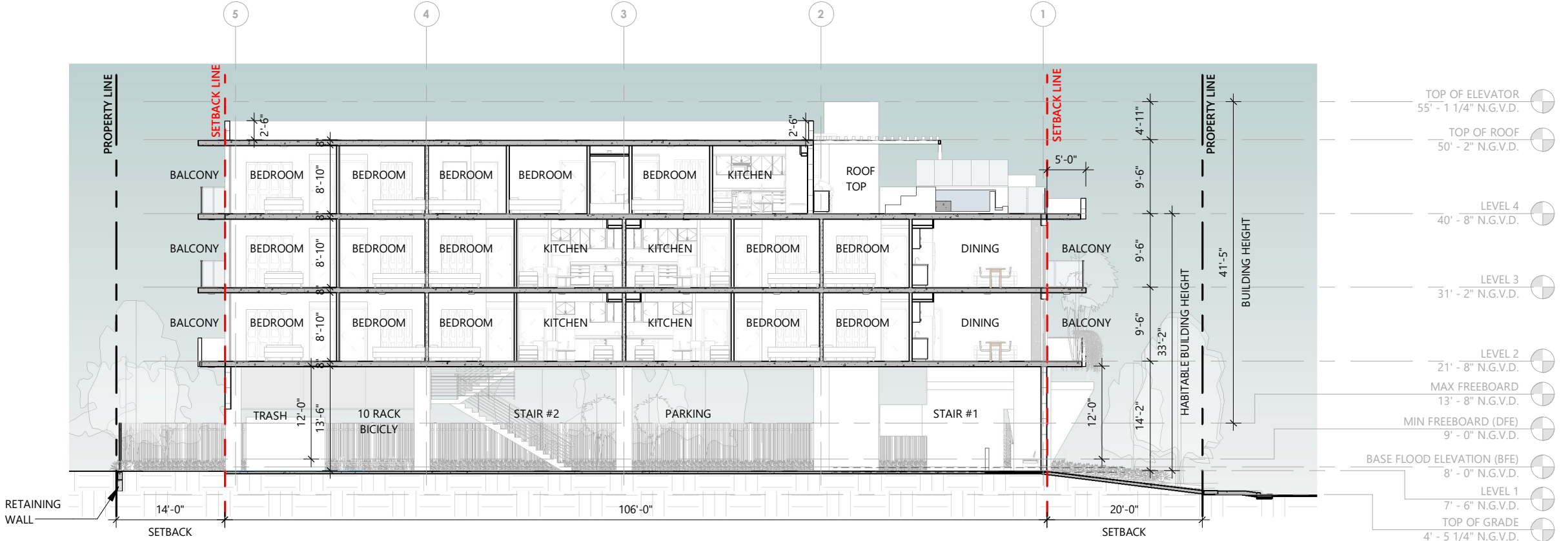
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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
LONGITUDINAL SECTION

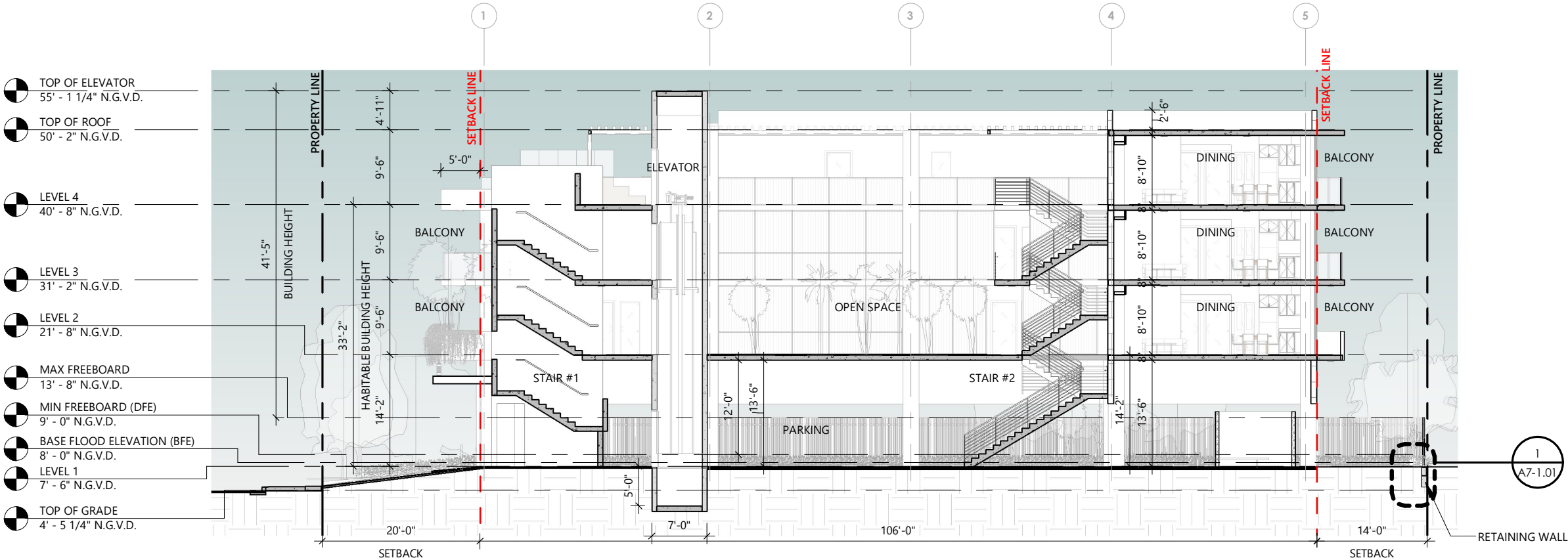
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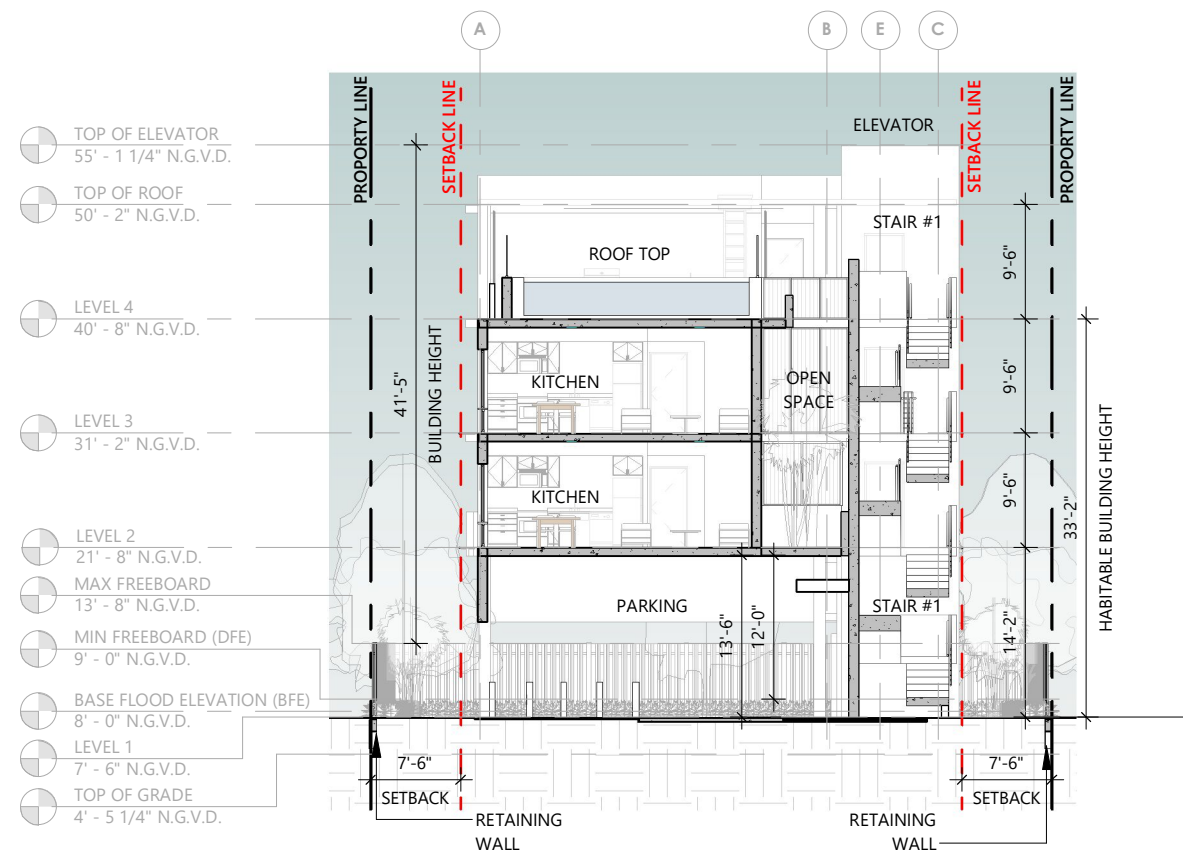
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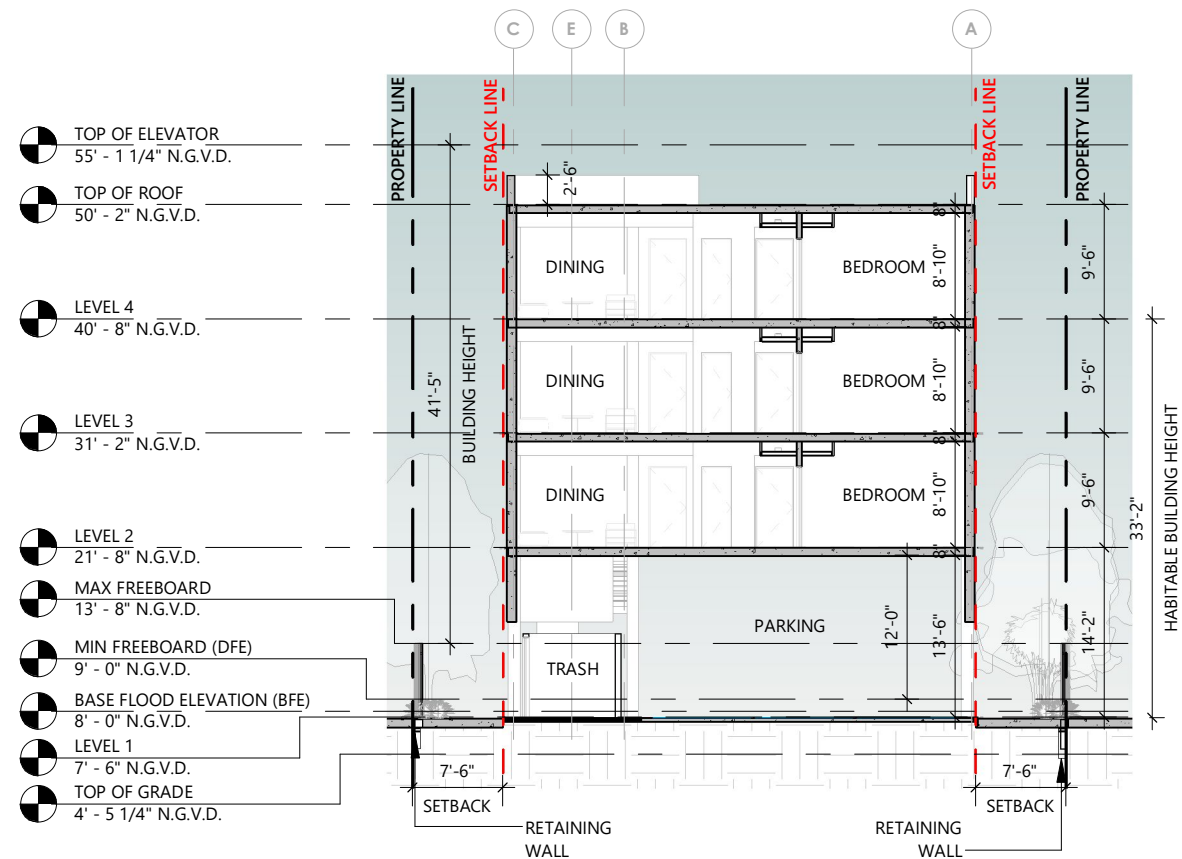
1 LONGITUDINAL SECTION 01
1/16" = 1'-0"



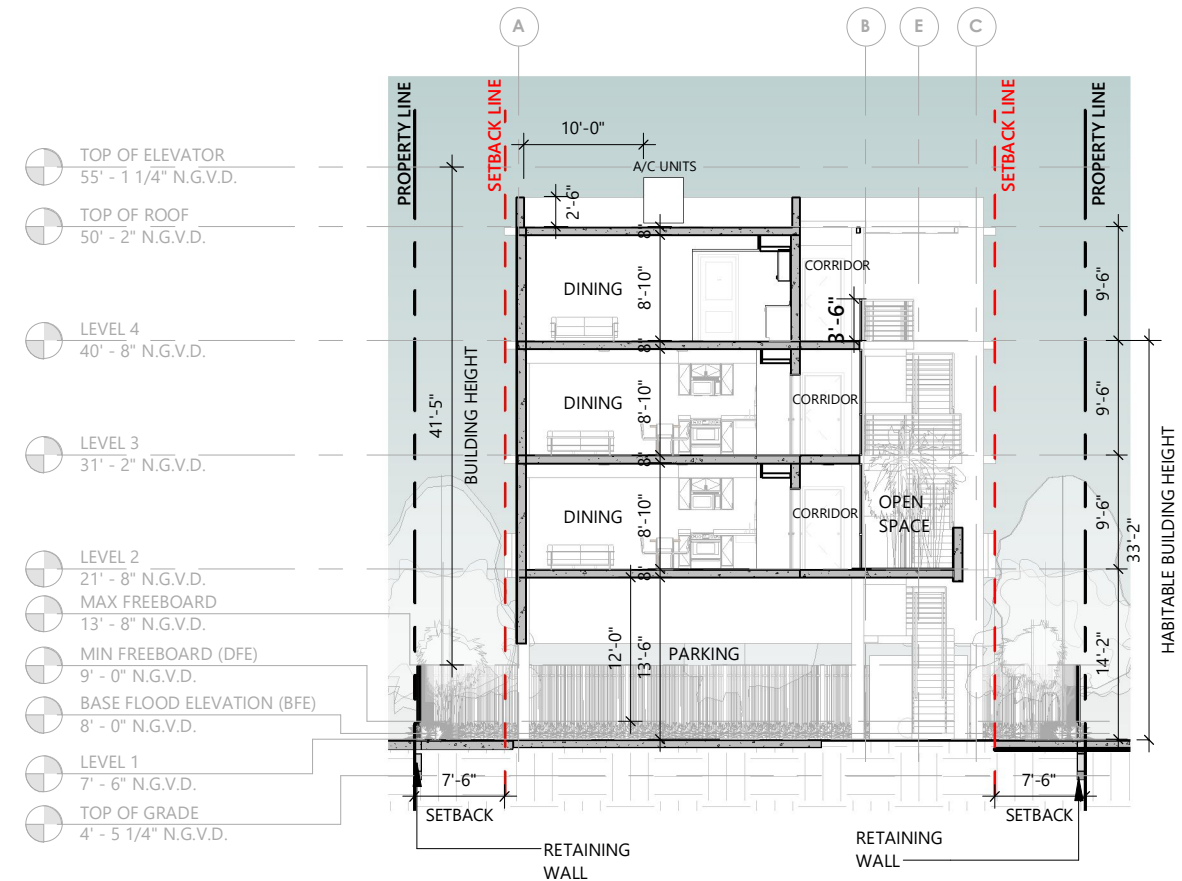
2 LONGITUDINAL SECTION 02
1/16" = 1'-0"



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



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



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

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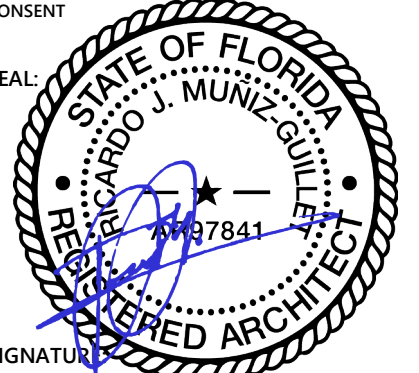
DRB SUBMITAL

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

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

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LIC# AR97841

SHEET TITLE:

CROSS SECTION

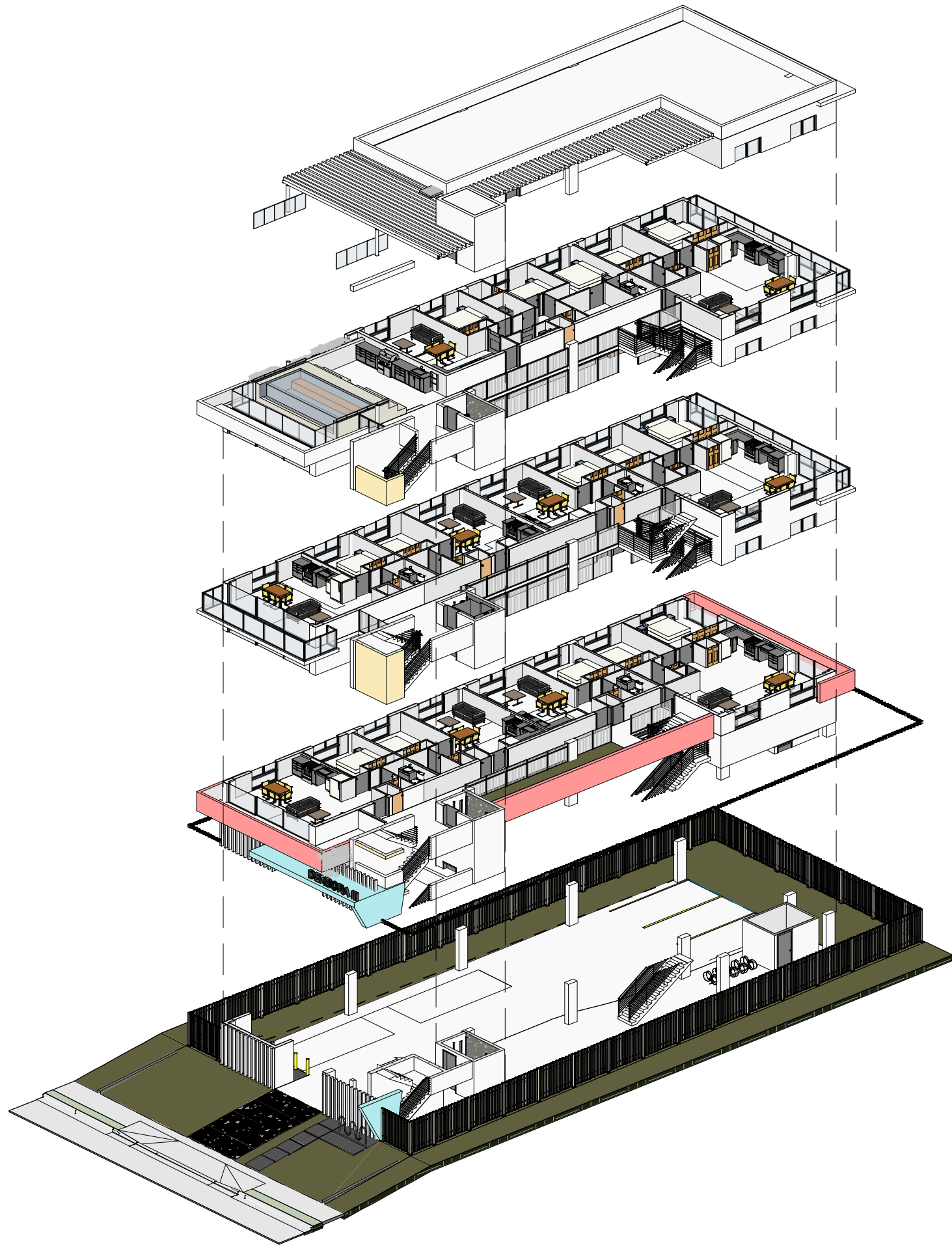
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PROJECT AND OWNER:
DENBORA BAY III

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2125 BAY DR LLC

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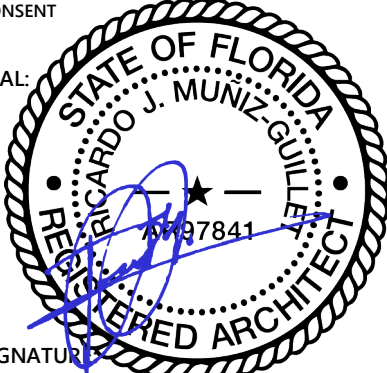
DRB SUBMITAL

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

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

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SEAL:



SIGNATURE
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXPLOTED AXONOMETRIC

SCALE:
N.T.S.

SHEET NO:
A3-1.03

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PROJECT AND OWNER:
DENBORA BAY III

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MIAMI BEACH | FL | 33141
2125 BAY DR LLC

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ARCHITECT:

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954 812 6650
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AA#26003161



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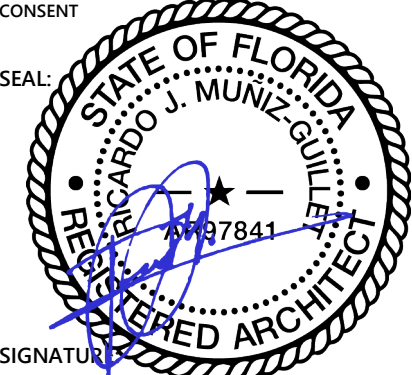
1555 NORTH PARK DRIVE #102 WESTON
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PERMIT APPLICATION DATE: 05-05-2024
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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
STREET VIEW

SCALE:
N.T.S.

SHEET NO:
A4-1.01



PROJECT AND OWNER:

DENBORA BAY III

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

ARCHITECT:

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



DESIGNER:



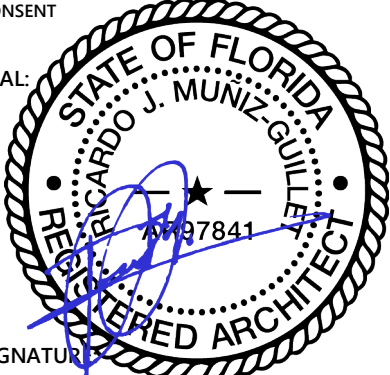
1555 NORTH PARK DRIVE #102 WESTON
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DRB SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
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SEAL:



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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
FRONT VIEW

SCALE:
N.T.S.

SHEET NO:
A4-1.02

9/11/2024 4:37:36 PM



PROJECT AND OWNER:

DENBORA BAY III

2125 Bay Dr.
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2125 BAY DR LLC

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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AA#26003161



DESIGNER:



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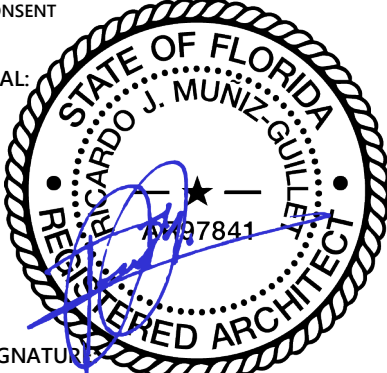
DRB SUBMITAL

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

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

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CONSENT

SEAL:



SIGNATURE
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

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

SHEET NO:
A4-1.03
9/11/2024 4:37:37 PM



PROJECT AND OWNER:

DENBORA BAY III

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MIAMI BEACH | FL | 33141
2125 BAY DR LLC

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ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
954 812 6650
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DESIGNER:



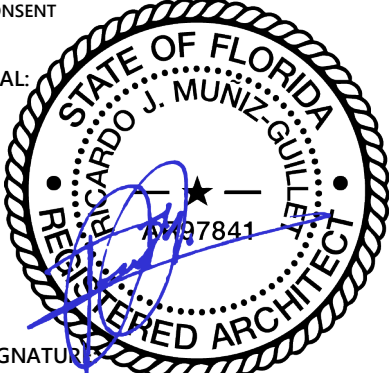
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DRB SUBMITAL

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

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CONSENT

SEAL:



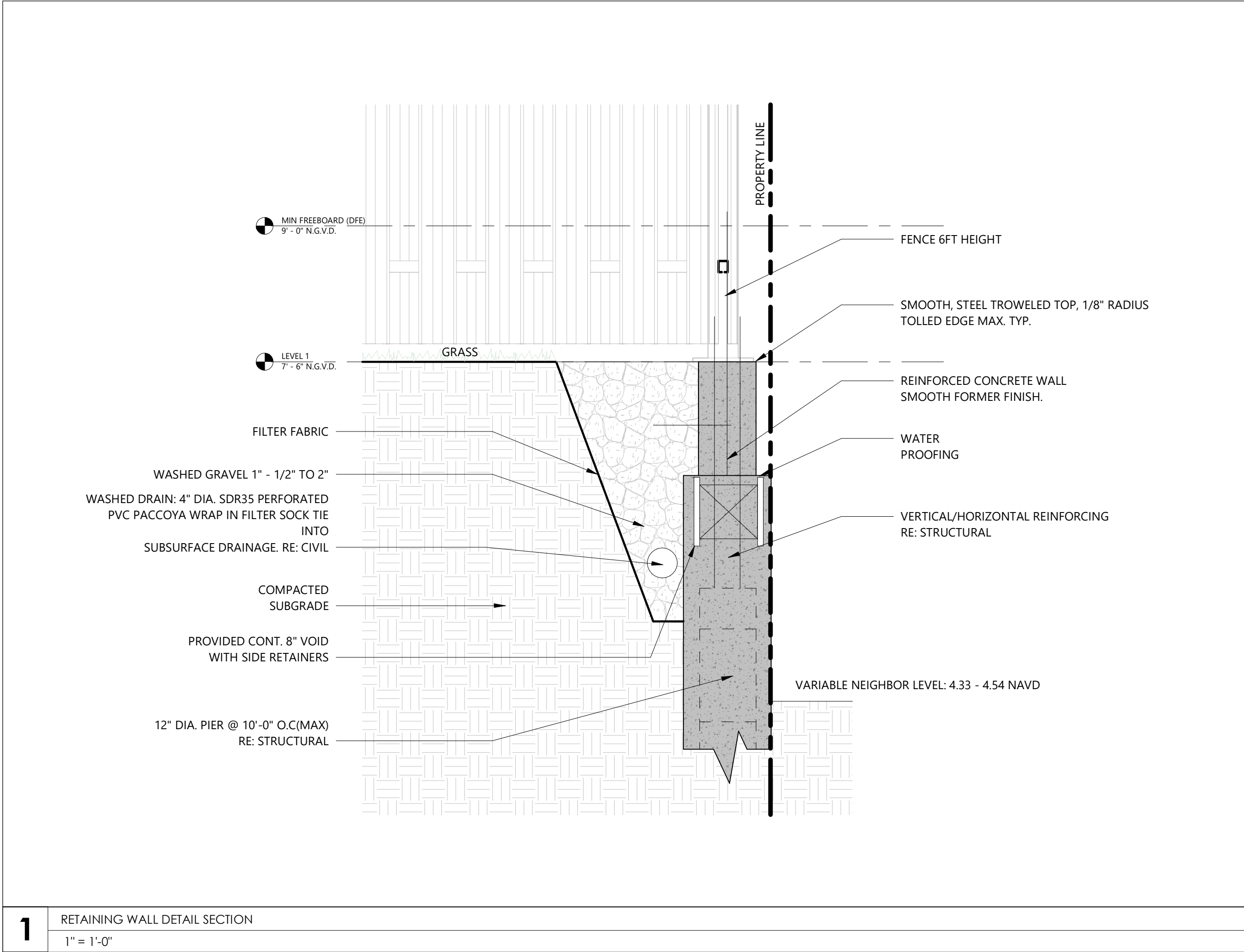
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
LATERAL VIEW

SCALE:

SHEET NO:
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PROJECT AND OWNER:
DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141
2125 BAY DR LLC
3179 HOLYLAKE RD.
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ARCHITECT:
2030 HABERSHAM TRCE | CUMMING | GA 30041
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DESIGNER:

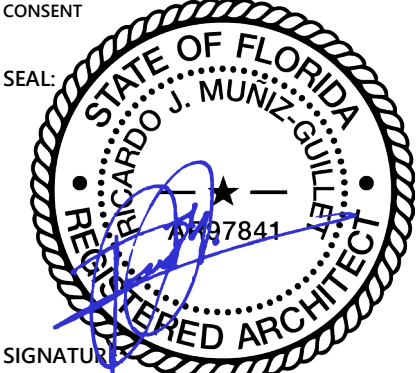


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DRB SUBMITAL

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

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CONSENT



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
WALL DETAIL

SCALE:
1" = 1'-0"

SHEET NO:
A7-1.01

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