DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

DRB FILE NUMBER: DRB23-0960

SCOPE OF WORK:
MULTI - FAMILY

TABLE OF CONTENT

GENERAL

G-0	COVER SHEET
G-1	NOTES, SYMBOLS & ABBREVIATIONS
G-2	ZONING DATA SHEET
G-2.1	ZONING REQUIREMENTS & LOCATION
G-2.2	ZONING REQUIREMENTS & LOCATION
G-2.3	ZONING REQUIREMENTS & LOCATION
G-3	SURVEY
G-4	SITE PLAN
G-5	AREA DIAGRAMS
G-6	EXISTING EXT. PICTURES
G-7	EXISTING INT. PICTURES
G-8	SITE & CONTEXT PICTURES
G-8.1	SITE & CONTEXT PICTURES
G-8.2	SITE & CONTEXT PICTURES
G-9	CONTEXTUAL ELEVATION

DEMO

D1-1.00	DEMOLITION NOTES
D1-1.01	EXISISTING GROUND LEVEL FLOOR PLAN
D1-1.02	EXISTING ELEVATION
D1-2.01	DEMO GROUND LEVEL PLAN
D1-2.02	DEMOLITION ELEVATION

ARCHITECTURE

A1-1.01	GROUND FLOOR PLAN
A1-1.02	FLOOR PLAN 2TH LEVEL
A1-1.03	FLOOR PLAN 3TH LEVEL
A1-1.04	FLOOR PLAN 4TH LEVEL
A2-1.01	NORTH & SOUTH ELEV.
A2-1.02	EAST & WEST ELEVATION
A3-1.01	LONGITUDINAL SECTION
A3-1.02	CROSS SECTION
A3-2.01	EXPLOTED AXONOMETRIC
A4-1.01	STREET VIEW
A4-1.02	STREET BACK VIEW
A4-1.03	ROOFTOP VIEW
A4-1.04	AXONOMETRIC VIEW
A7-1.01	YARD SECTIONS
A7-1.02	YARD SECTIONS
A7-1.03	WALL DETAIL

LANDSCAPE

L-1.01	TREE DISPOSITION PLAN
L-1.02	TREE DISPOSITION SCHEDULE
L-2.01	TREE & PALM PLANTING PLAN
L-2.02	UNDERSTORY PLANTING PLAN
L-3.01	PLANTING SCHEDULE
L-3.02	LANDSCAPE LEGEND
L-3.03	PLANTING DETAILS

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

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:

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

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
COVER SHEET

SCALE:
N.T.S.

SHEET NO:
G-0

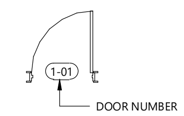
5/3/2024 4:48:58 PM

ABBREVIATIONS

&	AND
@	AT
AB	ANCHOR BOLT
ABV	ABOVE
A/C	AIR CONDITIONING
ACC	ACCESS
AD	AREA DRAIN
ADD	ADDENDUM
ACFL	ACCESS FLOOR
ACT	ACOUSTICAL TILE
ADH	ADHESIVE
ADJ	ADJACENT
ADJT	ADJUSTABLE
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANC	ANCHOR, ANCHORAGE
ANOD	ANODIZED
AP	ACCESS PANEL
APPROX	APPROXIMATE(LY)
ARCH	ARCHITECT(URAL)
ASC	ABOVE SUSPENDED CEILING
ASPH	ASPHALT(IC)
AUTO	AUTOMATIC
AVG	AVERAGE
<	ANGLE
ACOUS.	ACOUSTICAL
B	BASE
BRG	BEARING
BPL	BEARING PLATE
BJT	BED JOINT
BEL	BELOW
BET	BETWEEN
BVL	BEVELED
BIT	BITUMINOUS
BD	BOARD
BS	BOTH SIDES
BW	BOTH WAYS
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
B.M.	BENCH MARK
B.O.F.	BOTTOM OF FOOTING
BOT	BOTTOM
BRK	BRICK
BRZ	BRONZE
BLDG	BUILDING
BUR	BUILT UP ROOFING
BBD	BULLETIN BOARD
B.O	BY OTHER
BRKT	BRACKET
CL	CENTER LINE
CAB	CABINET
CB	CATCH BASIN
CEM	CEMENT
CER	CERAMIC
C.F.	COUNTER FLASHING
CG	CORNER GUARD
CHAM	CHAMFER
C.HT	CEILING HEIGHT
C.I.	CAST IRON
C.I.P.	CAST-IN-PLACE
CIRC	CIRCUMFERENCE
CIR	CIRCLE
CJT	CONTROL JOINT
CK	CALK OR CAULK (ING)
CLG	CEILING
CLO.	CLOSET
CLR	CLEAR (ANCE)
CLS	CLOSURE
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP.	COMPONENT
CONC	CONCRETE
CONF	CONFERENCE
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CONTR.	CONTRACTOR
CPT	CARPET
CR	CHROMIUM (PLATED)
C.R.	CURTAIN ROD
CSMT	CASEMENT
CT	CERAMIC TILE
CU.FT.	CUBIC FEET (FOOT)
CU.IN.	CUBIC INCH
CU.YD.	CUBIC YARD
CBRD	CHALKBOARD
CONN.	CONNECTION
CORR.	CORRIDOR
CTR.	CENTER
CTSK.	COUNTER SUNK
D	DRAIN
DA	DOUBLE ACTING
DBL	DOUBLE
DEM	DEMOLISH, DEMOLITION
DEPT.	DEPARTMENT
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DIV.	DIVISION
DMT	DEMOUNTABLE
DN	DOWN
D.O.	DOOR OPENING
DPR	DAMPER
DR	DOOR
D.F.	DRINKING FOUNTAIN
DIA.	DIAMETER DOWNSPOUT
DWG	DRAWING
DWR	DRAWER
DISP.	DISPENCER
D.S.	DOWNSPOUT
E	EAST
EA	EACH
E/A	EXHAUST AIR
E.H.D.	ELECTRIC HAND DRYER
EXP.B	EXPANSION BOLT
EL ELV	ELEVATION
ELEV.	ELEVATOR
ELEC	ELECTRIC(AL)
EMERG	EMERGENCY
ENCL.	ENCLOSURE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
EW	EACH WAY
EXH	EXHAUST
EXIST.	EXISTING
EXPD	EXPOSED
EXP. JT.	EXPANSION JOINT
EXT	EXTERIOR
EWC	ELECTRIC WATER COOLER
FA	FIRE ALARM
FAB	FABRICATED
FBO	FURNISHED BY OTHERS
FC	FLOOR COVERING
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
F.E.L.	FIRE EXTINGUISHER LOCKER
FEM.	FEMALE
FFL	FINISH FLOOR LINE
FH	FIRE HYDRANT
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FJT	FLUSH JOINT
FLAM.	FLAMMABLE
FLASH.	FLASHING
FLR	FLOOR(ING)
FLX	FLEXIBLE
FLCO	FLOOR CLEANOUT
FLUR	FLUORESCENT
F.M.	FRAMED MIRROR
FND	FOUNDATION
FOC	FACE OF CONC.
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FR	FRAME (ING)
FRA	FRESH AIR
FRG	FORGED
FS	FULL SIZE
FT	FOOT, FEET
FTG	FOOTING
FUR	FURRED(ING)
FUT	FUTURE
GA	GAGE, GAUGE
GALV.	GALVANIZED
GB	GYPSUM BOARD, GRAB BAR
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONC. MASONRY UNIT
GD	GRADE, GRADING
GF	GROUND FACE
GI	GALVANIZED IRON
GKT	GASKET(ED)
GL	GLASS, GLAZING
GP	GALVANIZED PIPE
G.L.	GRID LINE
GLB	GLASS BLOCK
GLF	GLASS FIBER
GN	GENERAL NOTES
GPL	GYPSUM LATH
GPT	GYPSUM TILE
G.W.B.	GYPSUM WALL BOARD
GP.PL.	GYPSUM PLASTER
GALV	GALVANIZED
GRN	GRANITE
GSS	GALVANIZED STEEL SHEET
GST	GLAZED STRUCTURAL TILE
GT	GROUT
GVL	GRAVEL
HB	HOSE BIBB
HBD	HARDBOARD
HC	HOLLOW CORE
HCPD.	HANDICAPPED
HDR	HEADER
HDW	HARDWARE
HES	HIGH EARLY-STRENGTH CEMENT
HH	HANDHOLE
HJT	HEAD JOINT
HK	HOOK (S)
HM	HOLLOW METAL
HORIZ.	HORIZONTAL
H.P.	HIGH POINT
HPS	HIGH PRESSURE SODIUM
HT	HEIGHT
HTG	HEATING
HVAC	HEATING/VENTILATING/ AIR CONDITIONING
HWD	HARDWOOD
HWH	HOT WATER HEATER
HR	HOUR
I.D.	INSIDE DIAMETER
IMP.	IMPERVIOUS
IN	INCH
INCL	INCLUDE (ING) (D)
INCIN	INCINERATOR
ILK	INTERLOCK
IPS	IRON PIPE SIZE
INS	INSULATE(D),(ION)
INSC	INSULATING CONC.
INT	INTERIOR
INSF	INSULATING FILL
INTM	INTERMEDIATE
INV.	INVERT
INFO.	INFORMATION
JAN.	JANITOR
JST.	JOIST
JC	JANITOR'S CLOSET
JF	JOINT FILLER
JT	JOINT
KO	KNOCK OUT
KIT	KITCHEN
KPL	KICKPLATE
KCPL	KEENE'S CEMENT PLASTER
L	LENGTH
LAB	LABORATORY
LAD	LADDER
LAM	LAMINATE(D)
LAV	LAVATORY
LB	LAG BOLT
LBL	LABEL
LC	LIGHT CONTROL
LL	LIVE LOAD
L.L.H.	LONG LEG HORIZONTAL
L.L.V.	LONG LEG VERTICAL
LMS	LIMESTONE
LP	LIGHT PROOF
L.P.	LIGHT POLE
LPT	LOW POINT
LT	LIGHT
LTL	LINTEL
LVR	LOUVER
LH	LEFT HAND
LVD	LOWER VEHICULAR DRIVE
LW	LIGHT WEIGHT
LWC	LIGHTWEIGHT CONC.
LKR.	LOCKER
M.	MIRROR
MACH	MACHINE
MB	MACHINE BOLT
MAT.	MATERIAL(S)
MAX	MAXIMUM
M.B.H.	MOP AND BROOM HOLDER
MBR	MEMBER
MECH	MECHANIC(AL)
MED	MEDIUM
MFR	MANUFACTURE(ER)
MFD	METAL FLOOR DECKING
MIN	MINIMUM
MISC	MISCELLANEOUS
MMB	MEMBRANE
MO	MASONRY OPENING
M.H.	MANHOLE
MOD	MODULAR, MODULE
MOV	MOVABLE
MRB	MARBLE
MRD	METAL ROOF DECKING
MTD.	MOUNTED
MTHR	METAL THRESHOLD
MTFR	METAL FURRING
MTL.	METAL
MULL	MULLION
MWK	MILLWORK
MAS.	MASONARY
MIR.	MIRROR
N	NORTH
N.A.V.D	NORTH AMERICAN VERTICAL DATUM
N.G.V.D	NATIONAL GEODETIC VERTICAL DATUM
NIC	NOT IN CONTRACT
NL	NAILABLE
NLR	NO LONGER REQUIRED
NO/#	NUMBER
NOM	NOMINAL
NMT	NONMETALIC
NR	NOISE REDUCTION
NRC	NOISE REDUCTION COEFFICIENT
N.T.S.	NOT TO SCALE
OA	OVERALL
O.C.	ON CENTER
OBS	OBSCURE
O.D.	OUTSIDE DIAMETER
OFF	OFFICE
OH	OVERHEAD
OHMS	OVERHEAD MACHINE SCREW
OHWS	OVERHEAD WOOD SCREW
OJ	OPEN-WEB JOIST
OP	OPAQUE
OPNG	OPENING
OPH	OPPOSITE HAND
OPP	OPPOSITE
OPS	OPPOSITE SURFACE
PAR	PARALLEL
P.B.	PEGBOARD
PB	PANIC BAR
PBD	PARTICLE BOARD
PCC	PRECAST CONCRETE
PCG	POUNDS PER CUBIC FT.
PED	PEDESTAL
PERF	PERFORATE
PERI	PERIMETER
PE	PORCELAIN ENAMEL
PFB	PREFABRICATE(D)
PFL	POUNDS PER LINEAL FT.
PFN	PREFINISHED
PG	PLATE GLASS
PK	PARKING
PL	PROPERTY LINE, PLATE
PL	PLATE
P. LAM.	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PNL	PANEL
PNT	PAINT(ED)
P.P.	POWER POLE
PRF	PREFORMED
PSC	PRESTRESSED CONC.
PSF	POUNDS PER SQUARE FT.
PSI	POUNDS PER SQUARE INCH
P.T.	PRESSURE TREATED
PT	POINT
PTC	POST -TENSIONED CONCRETE
P.T.D.	PAPER TOWEL DISPENSER
P.T.H.	PAPER TOWEL HOLDER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTOR
PV	PAVE (D) (ING)
PVMT	PAVEMENT
P.V.C.	POLYVINYL CHLORIDE
PWD	PLYWOOD
PCPL	PORTLAND CEMENT PLASTER
PHP	PARTIAL HEIGHT PARTITION
PR.	PAIR
QT	QUARRY TILE
QTY	QUANTITY
R	RISER, RUBBER
RAD	RADIUS
RBT	RABBET, REBATE
R.C.P.	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RECT.	RECTANGULAR
REINF	REINFORCE(ING)
REQ	REQUIRED
RES	RESILIENT
REV	REVISION(S), REVISED
RFL	REFLECT (ED) (IVE) (OR)
REFR	REFRIGERATOR
RH	RIGHT HAND
RL	RAIL(ING)
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RWC	RAINWATER CONDUCTOR
REF.	REFERENCE
RF.	ROOF
R.B.	RUBBER BASE
S	SOUTH
S/A	SUPPLY AIR
SAN	SANITARY
SC	SOLID CORE
SCH	SCHEDULE
S.D.	SOAP DISPENSER
SEC	SECTION
SFGL	SAFETY GLASS
SH	SHELF, SHELVING
S.H.	SOAP HOLDER
SHO	SHOWER
SHT	SHEET
SIM	SIMILAR
SLV	SLEEVE
S.M.S.	STRUCTURAL METAL STUD
S.H.	SPRINKLER HEAD
SYM.	SYMMETRICAL
SPKR.	SPEAKER
SNR	SANITARY NAPKIN RECEPTACLE
SND	SANITARY NAPKIN DISPENCER
SNT	SEALANT
SPC.	SPACE
SPEC	SPECIFICATION(S)
SQ	SQUARE
SSK	SERVICE SINK
SS	STAINLESS STEEL
STA	STATION
STD	STANDARD
STG	STORAGE, SEATING
STL	STEEL
STR	STRUCTURAL
SUR	SURFACE
SUSP	SUSPENDED
SWR	SWITCH ROOM
SYS	SYSTEM
SW.	SWITCH
S.F.	SQUARE FOOT (FEET)
S.Y.	SQUARE YARD
T	TREAD
T.B.	TOWEL BAR
TEL	TELEPHONE
TEMP	TEMPERED
THK	THICK(NESS)
THR	THRESHOLD
TOIL	TOILET
T.O.B.	TOP OF BEAM
T.O.F.	TOP OF FOOTING
T.O.P.	TOP OF PARAPET
T.O.R.	TOP OF ROOF
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
T.P.D.	TOILET PAPER DISPENCER
TPTN	TOILET PARTITION
TV	TRASNFORMER VAULT, TELEVISION
TYP	TYPICAL
T.O.C.	TOP OF CONCRETE
T.O.D.	TOP OF DECK
T.O.P.	TOP OF PARAPET
TER.	TERRAZO
UC	UNDERCUT
UL	UNDERWRITERS LABORATORY
UNF	UNFINISHED
UR	URINAL
UON	UNLESS OTHERWISE NOTED
UVD	UPPER VEHICULAR DRIVE
VB	VINYL BASE
V.C.T.	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
V.W.C.	VINYL WALLCOVERING
W	WIDTH, WIDE
W/	WITH
W	WEST, WIDTH, WIDE
WC	WATER CLOSET
WD	WOOD
W.D.	WINDOW DIMENSION
WDW	WINDOW
WG	WIRED GLASS
W.H.	WATER HEATER
WM	WIRE MESH
WO	WITHOUT
WP	WATERPROOFING
WPT	WORKING POINT
W.R.	WASTE RECEPTACLE
WR	WATER REPELLENT
WS	WATERSTOP
WSCT	WAINSCOT
WT	WEIGHT
WWF	WELDED WIRE FABRIC
W/O	WITHOUT

DOOR CRITERIA AND GENERAL NOTES

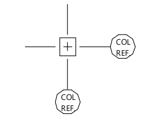
1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE



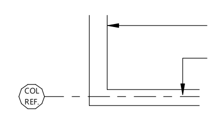
DIMENSIONING CRITERIA

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.

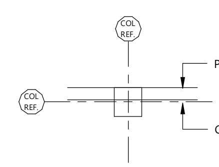
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



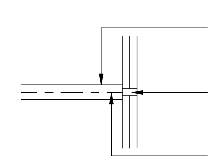
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



3. 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:

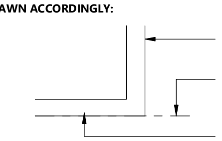


4. PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:

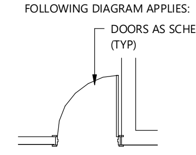


5. PARTITIONS WITH FINISH FACE LYING ON THE COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE

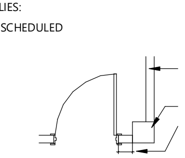
DRAWN ACCORDINGLY:



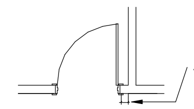
6. FOR OPENINGS IN PARTITIONS OR WALLS:
   A. WHEN ONE OCCURS AT A COLUMN OF GRID LINE, NO DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. THE OPENING WIDTH WILL BE ESTABLISHED BY EITHER CRITERIA OR SCHEDULES:
   B. WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY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



CMU PARTITION



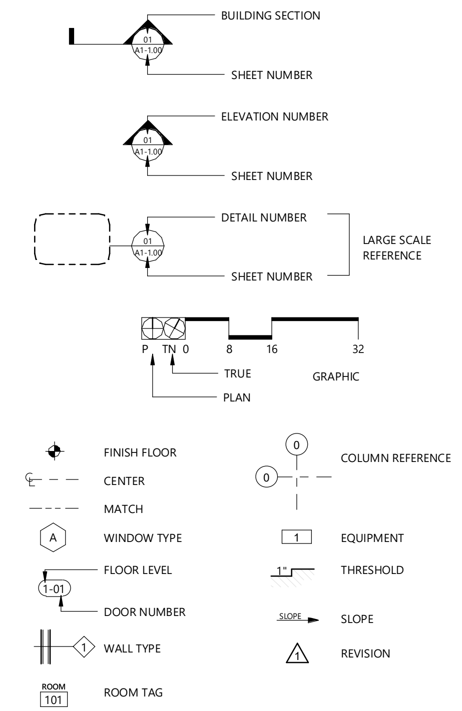
CMU PARTITION TO COLUMN



METAL STUD PARTITION

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

GRAPHIC SYMBOLS



WALL LEGEND

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

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

3 — **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	METAL LATH & PLASTER
GRANULAR FILL	METAL
CONCRETE	RIGID INSULATION
INSULATING CONCRETE	ACOUSTICAL TILE OR BOARD
CONCRETE MASONRY UNITS	GYP. BD / PLASTER
METAL LARGE SCALE	LIGHTWEIGHT CONCRETE
ALUMINUM	CAST-IN-PLACE CONCRETE
PLYWOOD LARGE SCALE	METAL (SMALL SCALE)
FINISH WOOD	CUT STONE
CONTINUOUS	ROUGH WOOD
BLOCKING	CERAMIC TILE
GLASS LARGE SCALE	ACOUSTICAL TILE
CERAMIC	SOUND INSULATION PARTITION
METAL STUD	GYPSUM WALL BOARD
WOOD STUD	RESILIENT FLOORING
PLASTER, SAND, MORTAR, GROUT	INSULATION (LOOSE OR BATT)

CODES AND STANDARDS

LIFE SAFETY CODES
A.C.I.
A.I.S.C.
2020 FLORIDA FIRE PREVENTION CODE
2020 FLORIDA BUILDING CODE 6TH EDITION
2020 NATIONAL ELECTRIC CODE
2020 FBC MECHANICAL
2020 FBC PLUMBING
2020 FBC ACCESSIBILITY
FHA DESIGN MANUAL
MANUFACTURERS SPECS ARE NOT PART OF THIS CONTRACT.
PALM BEACH COUNTY PRODUCT APPROVAL REQUIREMENTS.
ALL CODES AS PER LATEST EDITIONS AND REVISIONS. SEE STRUCTURAL, MECHANICAL, AND ELECTRICAL PLANS FOR REFERENCED CODES.

GENERAL NOTES

1. 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, LASTED 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 SUBMITTAL/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 CRATES 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 RABBET 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 GUTTERS 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 BOND "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 REQ.

SITE PLAN, FOUNDATION & GRADING

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 PROVIDE BY FLORIDA REGISTERED TERMICIDES 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 USED 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 BATHTUB 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 MANUFACTURE´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, 5.7 SQ.FT. AREA. MAX. 44" TO SILL.

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:

MUVE ARCHITECTURE

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

DESIGNER:

RED OCTOPUS.LLC

1146 LAVENDER CIR | WESTON | FL 33327
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

CONSULTING ENGINEERS:

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

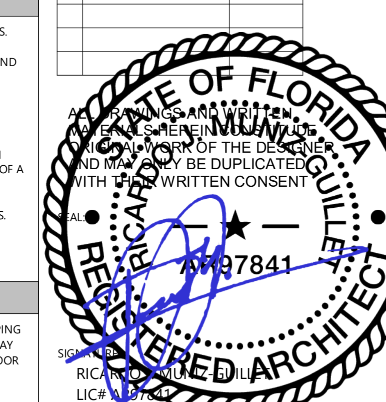
KEY PLAN:

FINAL SUBMITTAL

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

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

SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
NOTES, SYMBOLS & ABBREVIATIONS

SCALE:
1/4" = 1'-0"

SHEET NO:
G-1

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

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

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1	1	1	
40	Total # of parking spaces	0	1	5	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	**N/A**			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	**N/A**			
43	Parking Space Dimensions	8 1/2' X 18'		8 1/2' X 18'	
44	Parking Space configuration (45o,60o,90o,Parallel)			90o	
45	ADA Spaces	**N/A**			
46	Tandem Spaces	**N/A**			
47	Drive aisle width	12' 0"		10' 0"	
48	Valet drop off and pick up	**N/A**			
49	Loading zones and Trash collection areas	**N/A**			
50	racks	**N/A**			
	Restaurants, Cafes, Bars, Lounges, Nightclubs	**Required**	**Existing**	**Proposed**	**Deficiencies**
51	Type of use	**N/A**			
52	Total # of seats	**N/A**			
53	Total # of seats per venue (Provide a separate chart for a breakdown calculation)	**N/A**			
54	Total occupant content	**N/A**			
55	Occupant content per venue (Provide a separate chart for a breakdown calculation)	**N/A**			
56	Is this a contributing building?			Yes	
57	Located within a Local Historic District?			Yes	

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

ZONING DATA SHEET

SCALE:

N.T.S.

SHEET NO:

G-2

5/3/2024 4:49:03 PM

GENERAL SITE INFORMATION:

PROPERTY ADDRESS	704 84TH ST, MIAMI BEACH | FL | 33141
FOLIO #	02-3202-008-1650
LEGAL DESCRIPTION	LOT 14, BLOCK 7, BISCAYNE BEACH SUB., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 67, PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA
LOT NET AREA:	+/- 5,625 SF.
YEAR BUILT:	1952

SCOPE OF WORK

NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING WITH 7 DWELING UNITS

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

ZONING GUIDELINES:

ZONING: RM-1

FLOOD ZONE: AE ELEVATION: 8'

UNIT BREAKDOWN

	UNIT #	UNITS	UNIT AREA	UNIT TOTAL	MIN UNIT SIZE	AVERAGE UNIT SIZE
	2	UNIT A	655 SF	1,310 SF		
	2	UNIT B	625 SF	1,249 SF		
	2	UNIT C	976 SF	1,951 SF		
	1	UNIT D	1,277 SF	1,277 SF		
TOTAL	7 UNITS			5,788 SF	625 SF	826.25 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 DRIVWAY SHALL BE OF SEMI-PERVOIUS OR PERVIOUS MATERIALS
(c) WHEEL STOPS SHALL BE LOW PROFILE AND 5 FT MAX.
(d) ALL PARKING AREAS SHALL MEET THE MINIMUM FRONT AND REAR YARD SETBACK REQUIREMENTS FOR BUILDINGS
(e) ONE-WAY DRIVEWAY CURB CUT, 10 FT MAX WIDTH / IF APPROVED BY DRB TWO SEPARATE ONE-WAY CURB CUTS MAY BE PERMITTED.
(f) N/A

DESIGN AND RESILIENCY STANDARDS

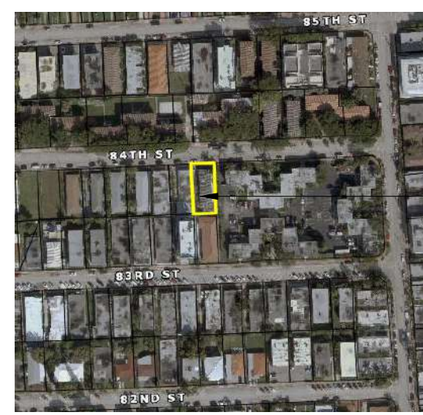
(a) N/A
(b) N/A
(c) DWELLING UNITS TO INCORPORATE NATURAL LIGHT FROM AT LEAST TWO ELEVATIONS FRON THE BUILDING VOLUME
(d) INCORPORATE NATURALLY LANDSCAPE AREAS AT GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK, 5% OF LOT AREA
(e) A NON-EMERGENCY STAIR FROM LOBBY OR EXTERIOR AND ACCESSING THE 1ST THREE 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
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
MUVE ARCHITECTURE

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

FINAL SUBMITTAL

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

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

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

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ZONING REQUIREMENTS & LOCATION

SCA N.T.S.

SHEET NO:
G-2.1

5/3/2024 4:49:04 PM

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

1 **ZONING MAP**
N.T.S.

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

2 **HISTORIC DISTRICT MAP**
1 1/2" = 1'-0"

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

3 **FUTURE LAND USE MAP**
1 1/2" = 1'-0"

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

ZONING REQUIREMENTS & LOCATION

SCA

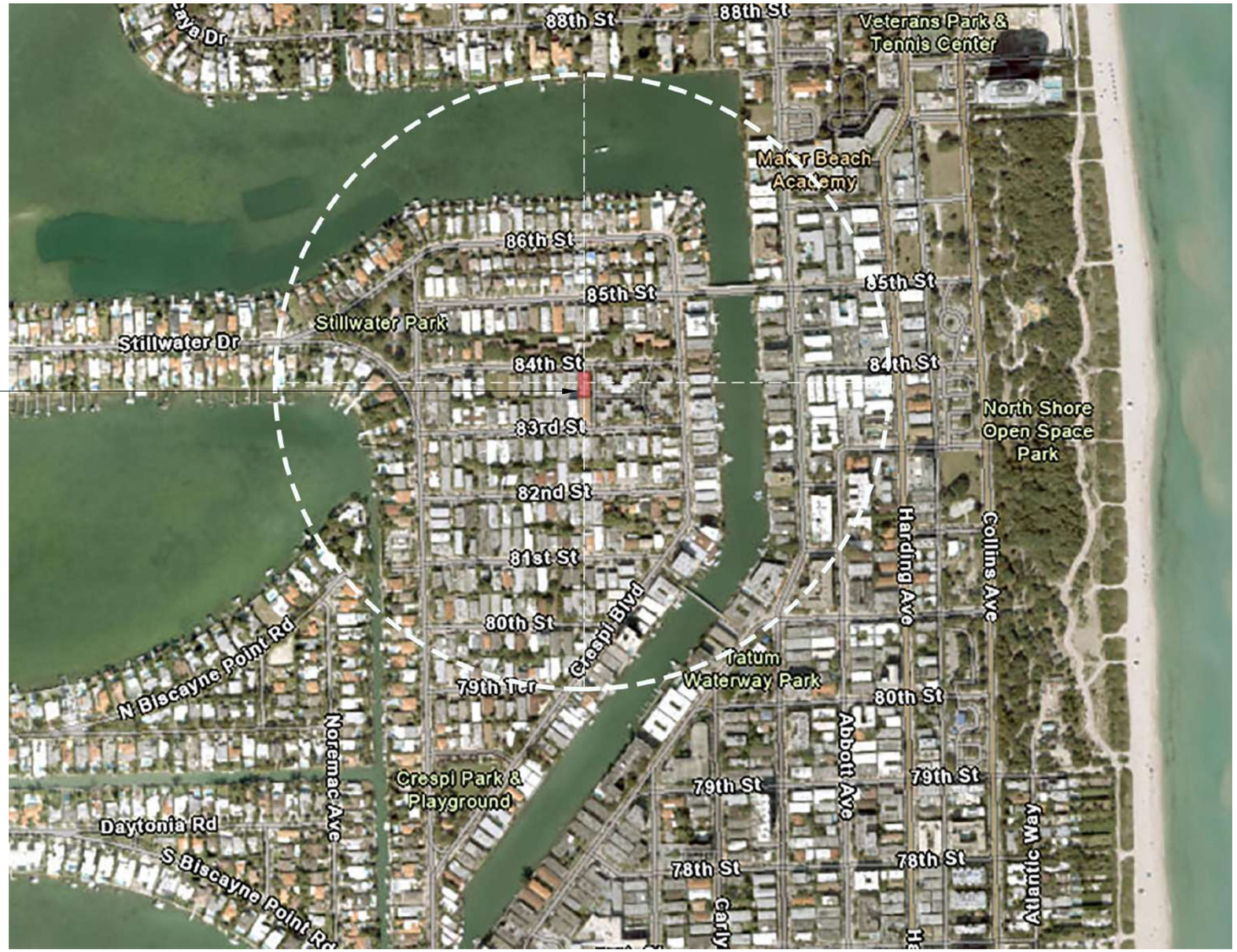
N.T.S.

SHEET NO:

G-2.2

5/3/2024 4:49:05 PM

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



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

PROJECT AND OWNER:
DENBORA BAY II

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

ARCHITECT:

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

DESIGNER:

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

FINAL SUBMITTAL

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

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

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

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ZONING REQUIREMENTS & LOCATION

SCA
N.T.S.

SHEET NO:
G-2.3

5/3/2024 4:49:06 PM

LEGEND AND ABBREVIATIONS

LOCATION MAP

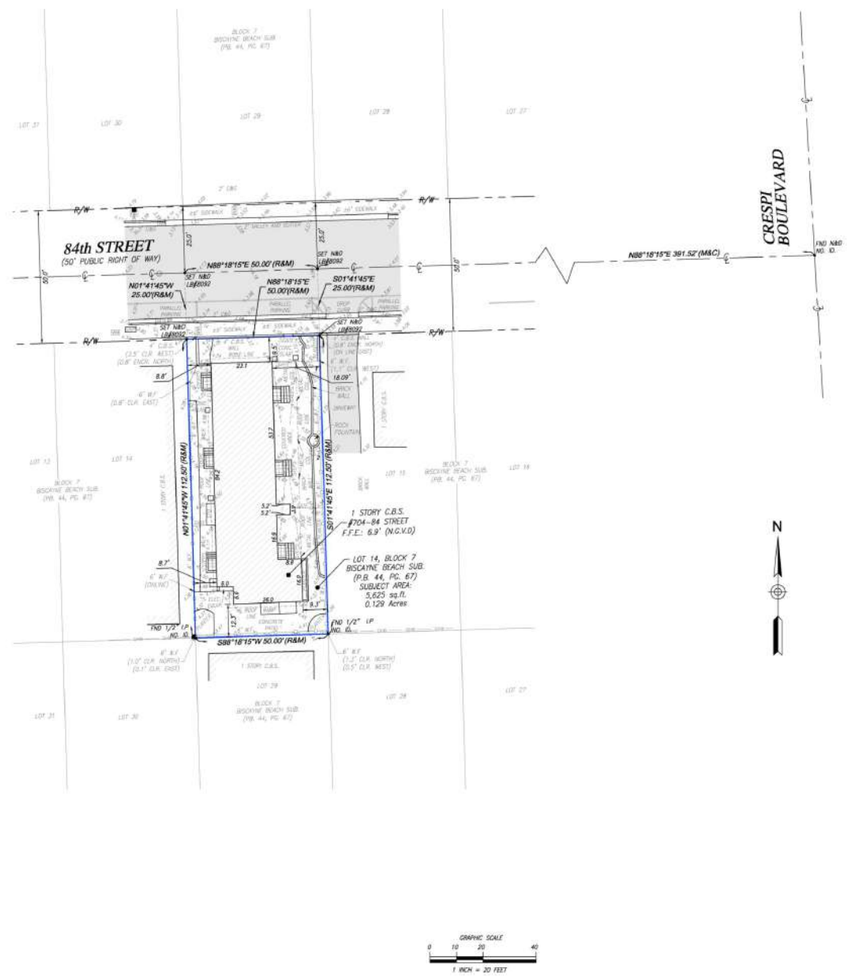
A PORTION OF SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST, CITY OF MIAMI BEACH, MIAMI DADE COUNTY, FLORIDA
SCALE 1"=300'

REVISIONS

DATE	JOB No.	REV.	BY.

BOUNDARY SURVEY

FIELD SURVEY WAS COMPLETED ON: JUNE 13, 2023.



BOUNDARY SURVEY

PREPARED FOR
RED OCTOPUS
LYING AND BEING IN SECTION 02, TOWNSHIP 53 SOUTH, RANGE 42 EAST
CITY OF 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@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM.: 153592
DATE: 06/12/23	DATE: 06/13/23	F.B. MD-468 , PG. 17

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.

SURVEYOR'S NOTES

1. FIELD SURVEY WAS COMPLETED ON: JUNE 7, 2023.
2. SUBJECT PROPERTY AREA: 5,625 ± Sq.ft. (0.129 ACRES)
3. BEARINGS BASED ON AN ASSUMED BEARING OF N88°18'15"E ALONG THE CENTERLINE OF 84th STREET
4. LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
5. DISTANCES ALONG BOUNDARY LINES, AS SHOWN HEREON, ARE RECORD AND/OR MEASURED UNLESS OTHERWISE NOTED.
6. INTERIOR LOT LINES, AS SHOWN HEREON, ARE FOR INFORMATIONAL PURPOSE ONLY, UNLESS OTHERWISE NOTED.
7. UNDERGROUND FOOTINGS, FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
8. ABOVEGROUND AND/OR VISIBLE UTILITIES HAVE NOT BEEN LOCATED AT THE TIME OF THIS SURVEY, UNLESS OTHERWISE NOTED.
9. SUBJECT PROPERTY HAS A DIRECT PHYSICAL ACCESS TO AND FROM 84th STREET, A PUBLIC DEDICATED RIGHT-OF-WAY.

10. THIS BOUNDARY SURVEY IS SUBJECT TO EASEMENTS, RIGHTS-OF-WAY AND OTHER MATTERS THAT MIGHT BE REFLECTED ON A SEARCH OF TITLE OF THE SUBJECT PROPERTY.

PROPERTY INFORMATION

- PROPERTY ADDRESS: 704 84th STREEET, MIAM BEACH, FL 33141
- PROPERTY FOLIO NUMBER: 02-3202-008-1930

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: CITY OF MIAMI BEACH; CMB 85-02R
  ELEVATION: 4.622 N.G.V.D.
  LOC : NE INTS 85th ST & CRESPI BOULEVARD.
  DESCRIPTION: PK NAIL IN CONC. CURB.

FLOOD ZONE INFORMATION

- SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE "AE" (ELEV. 8) AS SHOWN ON FLOOD INSURANCE RATE MAP NUMBER 12086 C 0207L, DATED SEPTEMBRE 11, 2009.
- ELEVATION REFER TO NATIONAL VERTICAL DATUM OF 1929 AND IS EXPRESSED IN FEET.

TREE TABULATION

TREE NO	COMMON DESCRIPTION	DIA. IN.	HT. FT.	CNPY. Ø FT.
1	PALM	(6)8*	8	8
2	TREE	20	10	8

TREE IDENTIFICATION MUST BE VERIFY BY A CERTIFIED SPECIALIST

POSSIBLE ENCROACHMENTS

- C.B.S. WALL, ALONG THE NORTH BOUNDARY LINE, ENCROACH 0.9' FROM SUBJECT PROPERTY ONTO RIGHT OF WAY.
- THERE ARE NOT, ADDITIONAL OBSERVED, CROSSES 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: _____
JOSE G. HERNANDEZ, PRESIDENT
PROFESSIONAL LAND SURVEYOR NO. 6952
STATE OF FLORIDA

Digitally signed by Jose Hernandez
DN: c=US, st=Florida, l=Doral, serialNumber=A01702260160010000, cn=JHERNANDEZ AND ASSOCIATES, INC., o=Jose Hernandez, email=JHERNANDEZ@JHASURVEYS.COM
Date: 2023.06.14 12:24:19 -04'00'
Adobe Acrobat version: 2020.021.20174

THE ELECTRONIC SEAL AND SIGNATURE APPEARING ON THIS SURVEY WAS AUTHORIZED BY JOSE G. HERNANDEZ, PROFESSIONAL LAND SURVEYOR NO. 6952 OF THE STATE OF FLORIDA ON JUNE 14, 2023.

THIS IS A BOUNDARY SURVEY
PROJECT NUMBER: MD-608
SHEET NUMBER: 1 OF 1

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

PROJECT NO.: 2301

DRAWN BY: BK APPROVED BY: YM

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SURVEY

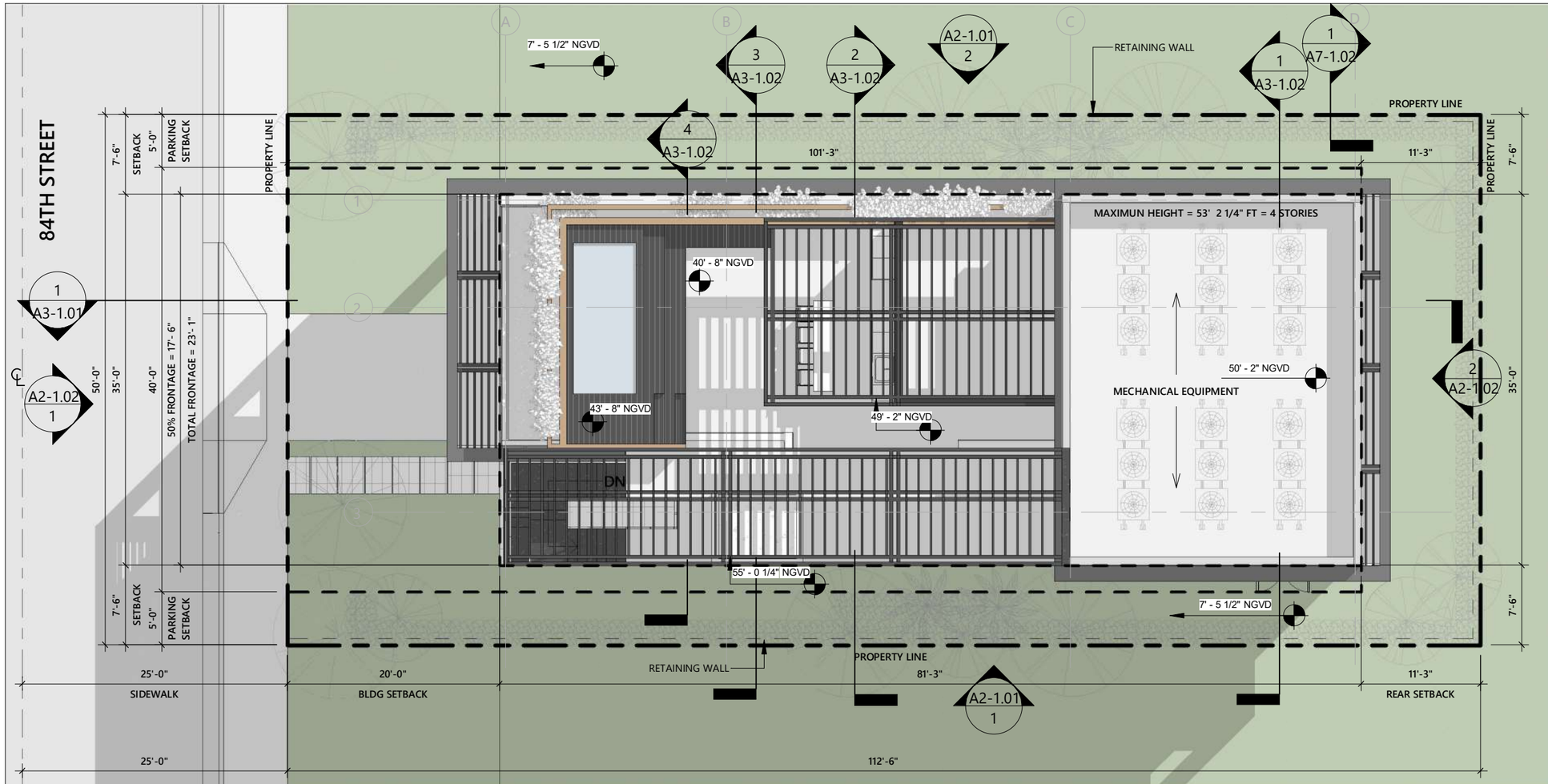
SCALE:

N.T.S.

SHEET NO:

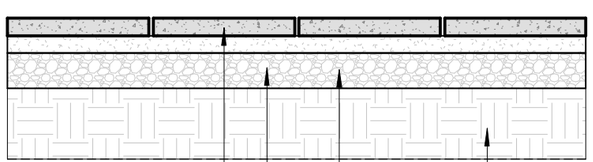
G-3

5/3/2024 4:49:07 PM



1 **SITE PLAN**

3/32" = 1'-0"



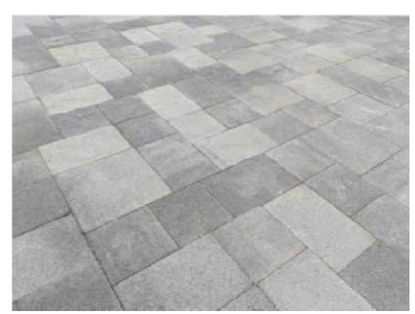


IMAGE ONLY FOR REFERENCE

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 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

2 **PAVERS DETAILS**

1/2" = 1'-0"

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SITE PLAN

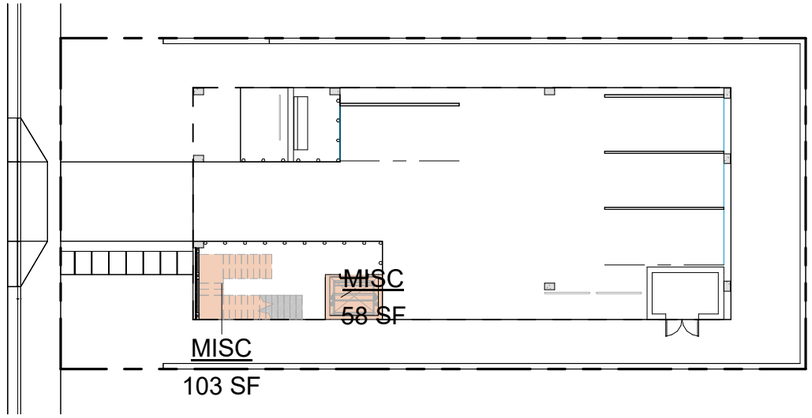
SCALE:

As indicated

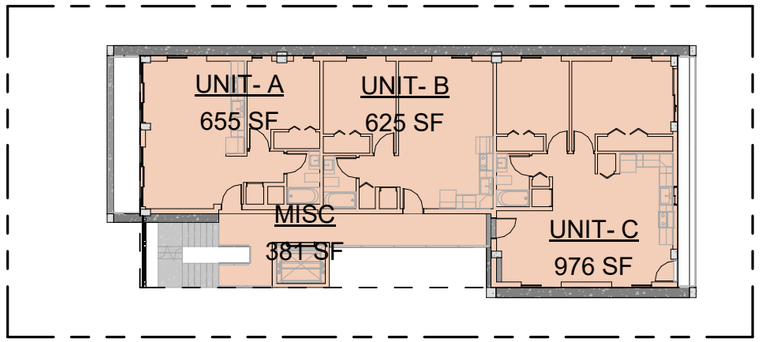
SHEET NO:

G-4

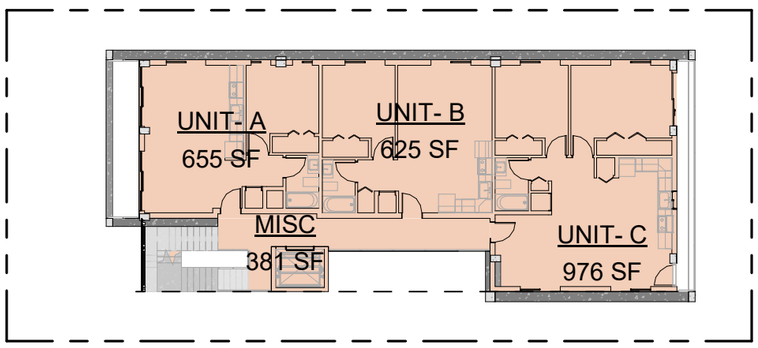
5/3/2024 4:49:16 PM



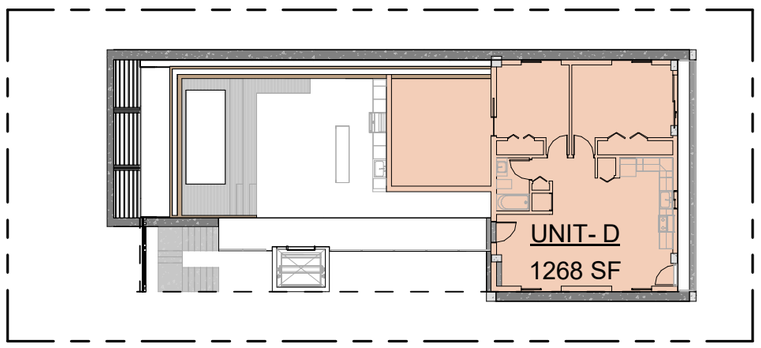
1 **LEVEL 1 0'-0"**
3/64" = 1'-0"



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



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



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

AREA LEGEND

- MISC
- TRASH
- UNIT- A
- UNIT- B
- UNIT- C
- UNIT- D

F.A.R. AREA

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

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

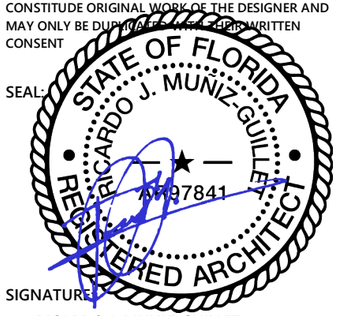
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

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

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

SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
AREA DIAGRAMS

SCALE:
N.T.S.

SHEET NO:
G-5

5/3/2024 4:49:21 PM

CURRENT EXTERIOR PHOTOGRAPHS, DATED AUGUST 7TH, 2023

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

EXISTING EXT. PICTURES

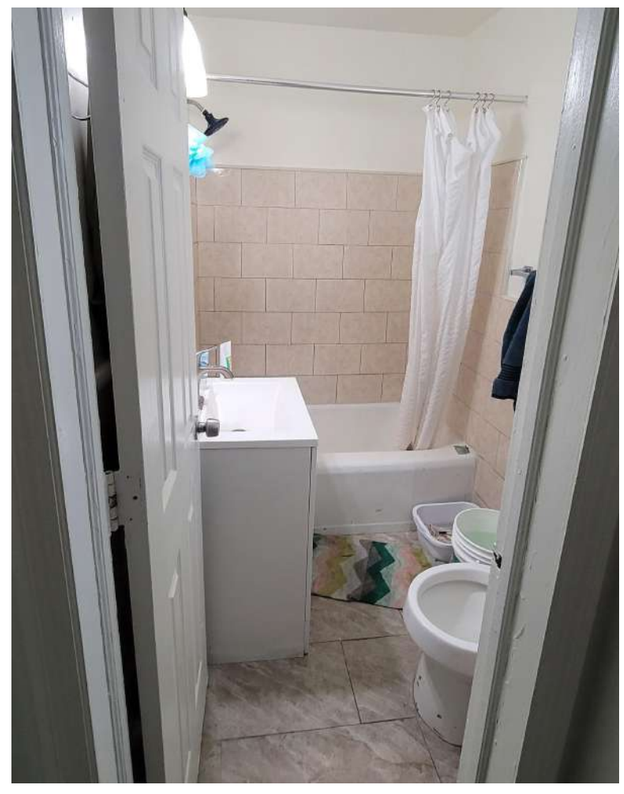
SCALE:

N.T.S.

SHEET NO:

G-6

5/3/2024 4:49:22 PM



CURRENT EXTERIOR PHOTOGRAPHS, DATED AUGUST 7TH, 2023

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

EXISTING INT. PICTURES

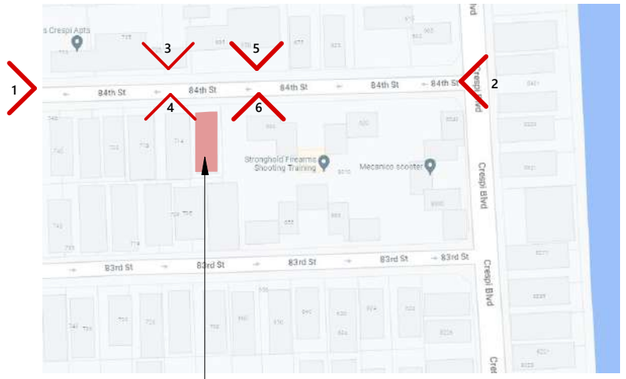
SCALE:

N.T.S.

SHEET NO:

G-7

5/3/2024 4:49:23 PM



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
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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
SITE & CONTEXT PICTURES

SCALE:
N.T.S.

SHEET NO:
G-8

5/3/2024 4:49:24 PM

3. SURROUNDING PROPERTIES

4. SURROUNDING PROPERTIES

CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SITE & CONTEXT PICTURES

SCALE:

N.T.S.

SHEET NO:

G-8.1

5/3/2024 4:49:26 PM

5. ACROSS THE STREET VIEW

6. SURROUNDING PROPERTIES

CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SITE & CONTEXT PICTURES

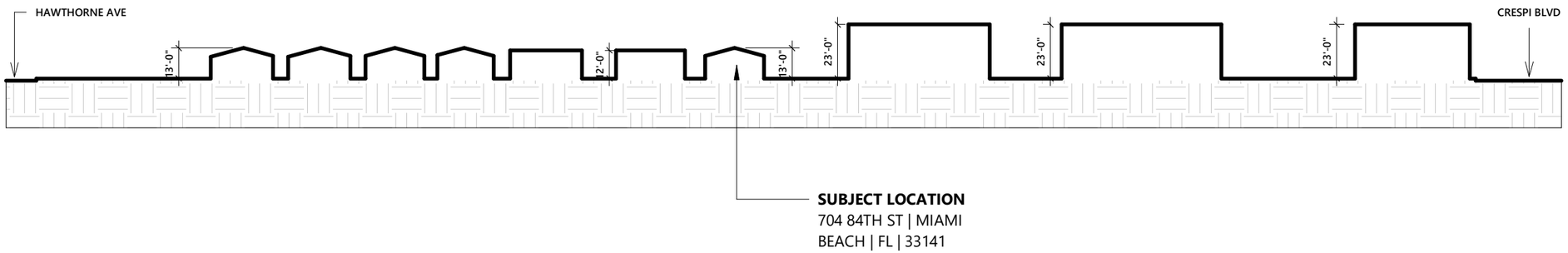
SCALE:

N.T.S.

SHEET NO:

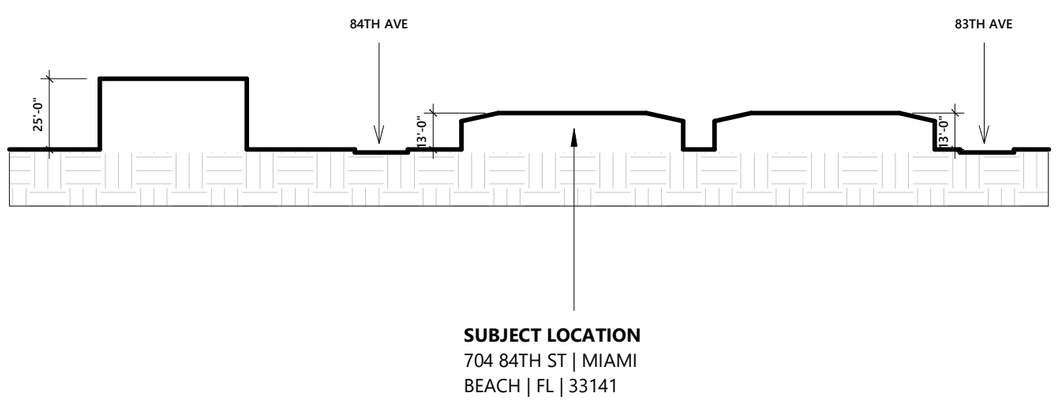
G-8.2

5/3/2024 4:49:27 PM



1 **CONTEXTUAL ELEVATION - CORNER TO CORNER**

1" = 50'-0"



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

1" = 50'-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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

CONTEXTUAL ELEVATION

SCALE:

N.T.S.

SHEET NO:

G-9

5/3/2024 4:49:27 PM

WALL LEGEND

1 — TYPICICAL 4" INTERIOR PARTITION NON-RATED

2 — EXTERIOR - EXISTING TO REMAIN

3 — INTERIOR - EXISTING TO REMAIN

TO BE DEMOLISHED

ALL LIFE SAFETY EQUIPMENT TO REMAIN OPERABLE DURING DEMOLITION

DEMOLITION PLAN KEYNOTES

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

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:

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.

NOTE:

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.

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.

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

DEMOLITION NOTES

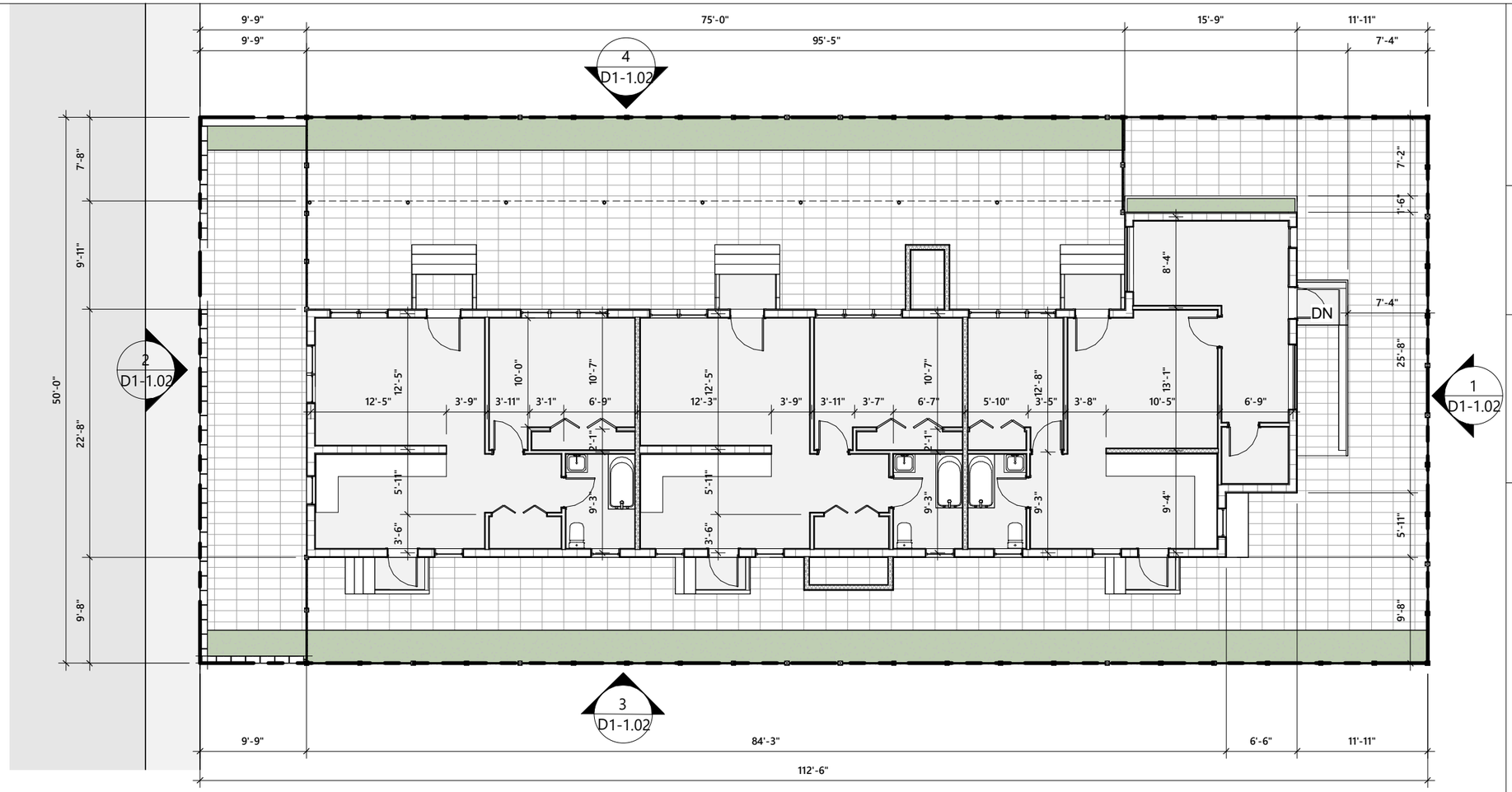
SCALE:

N.T.S.

SHEET NO:

D1-1.00

5/3/2024 4:49:28 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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

EXISISTING GROUND LEVEL FLOOR PLAN

SCA 3/32" = 1'-0"

SHEET NO:

D1-1.01

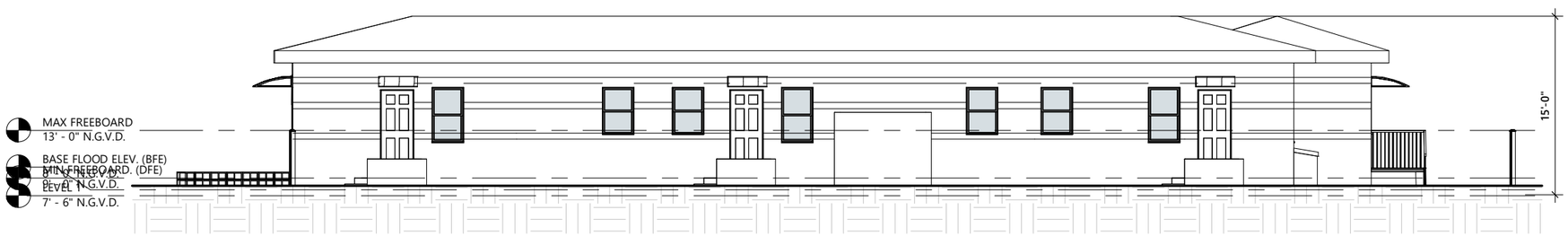
5/3/2024 4:49:30 PM

1 **EXISTING WEST ELEVATION**

3/32" = 1'-0"

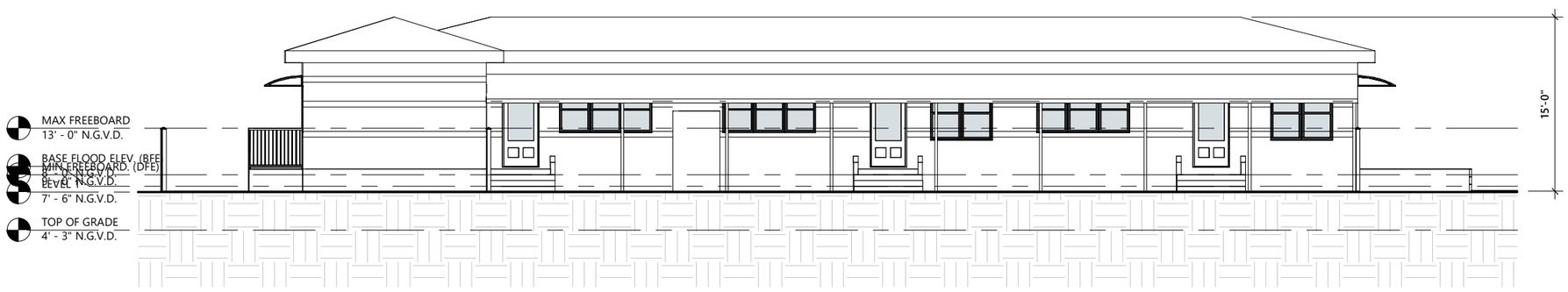
2 **EXISTING EAST ELEVATION**

3/32" = 1'-0"



3 **EXISTING NORTH ELEVATION**

3/32" = 1'-0"



4 **EXISTING SOUTH ELEVATION**

3/32" = 1'-0"

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

PROJECT NO.: 2301

DRAWN BY: BK APPROVED BY: YM

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

EXISTING ELEVATION

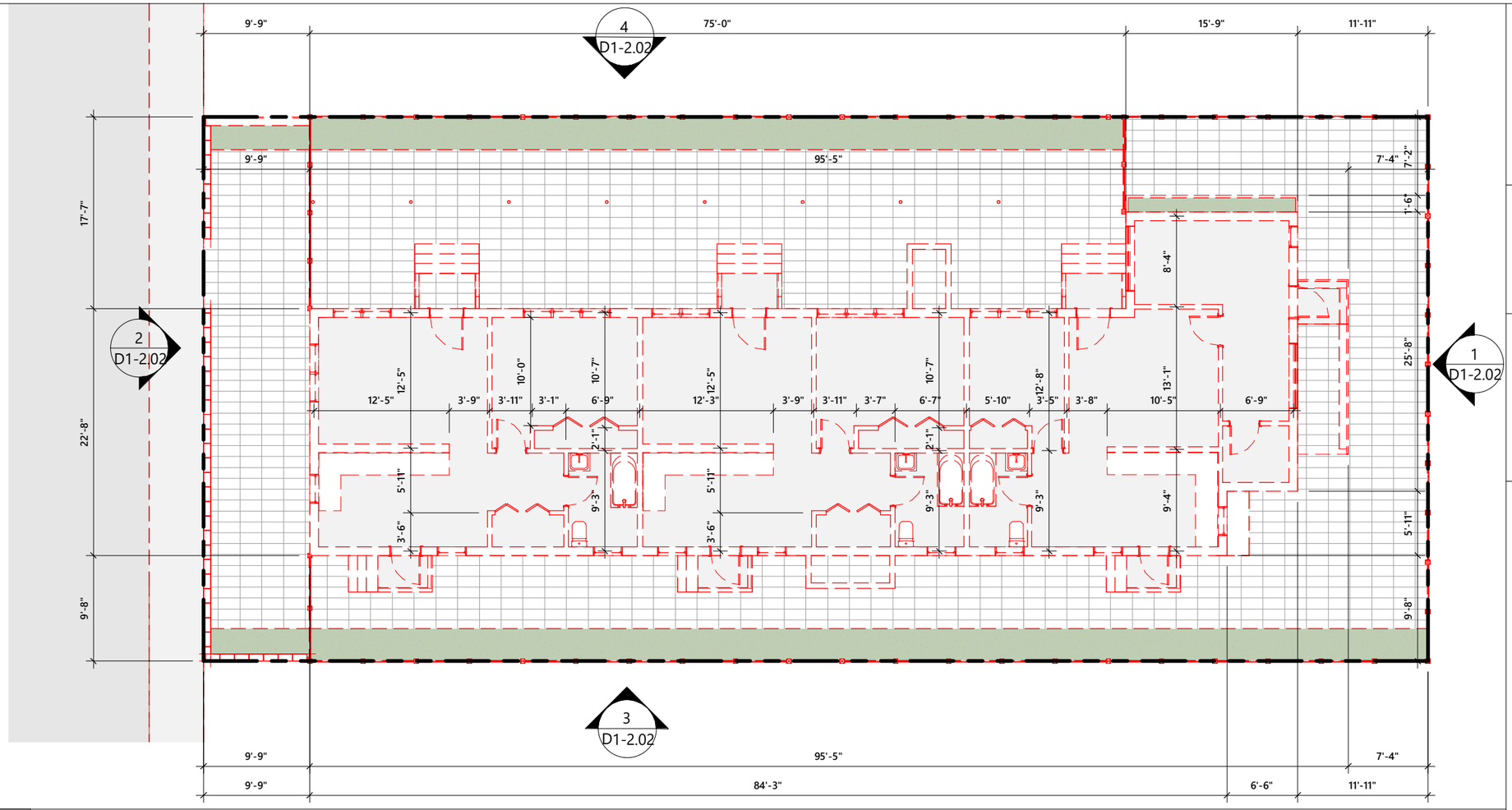
SCALE:

3/32" = 1'-0"

SHEET NO:

D1-1.02

5/3/2024 4:49:31 PM



1 **DEMO GROUND LEVEL PLAN**

3/32" = 1'-0"

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

DEMO GROUND LEVEL PLAN

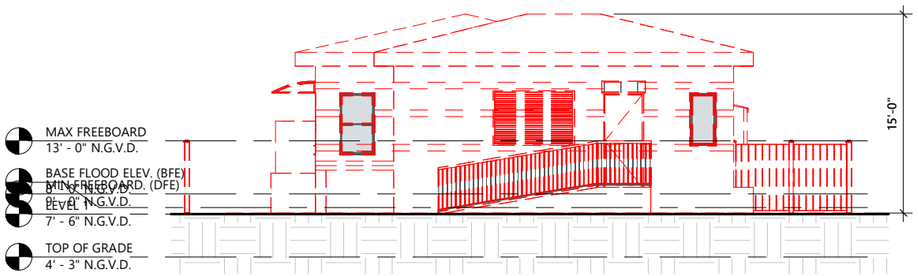
SCALE:

3/32" = 1'-0"

SHEET NO:

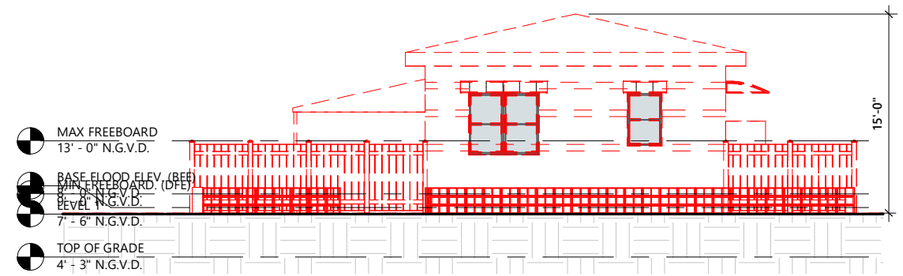
D1-2.01

5/3/2024 4:49:33 PM



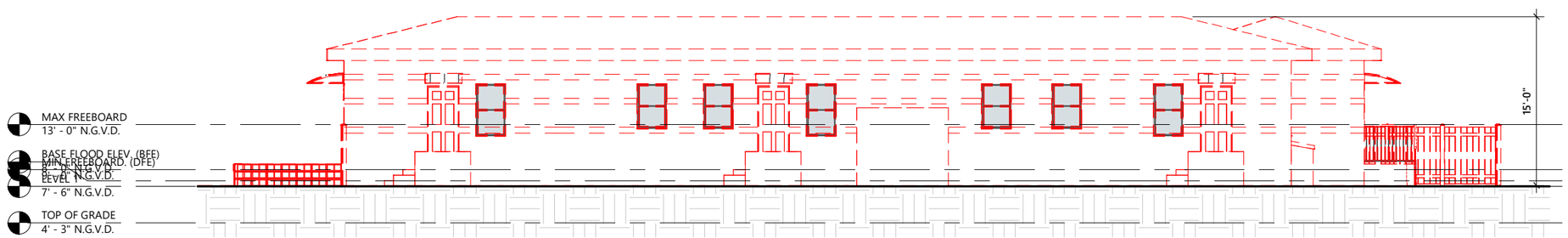
1 **DEMO WEST ELEVATION**

3/32" = 1'-0"



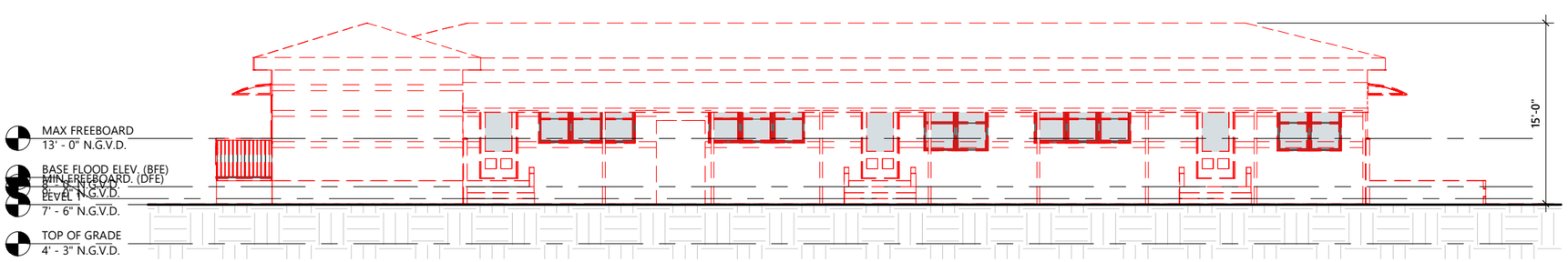
2 **DEMO EAST ELEVATION**

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

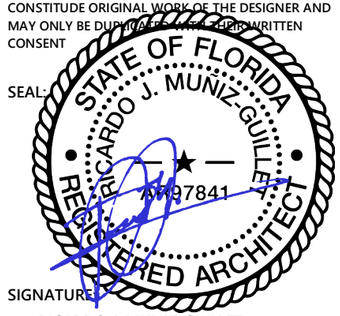
FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:



SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

DEMOLITION ELEVATION

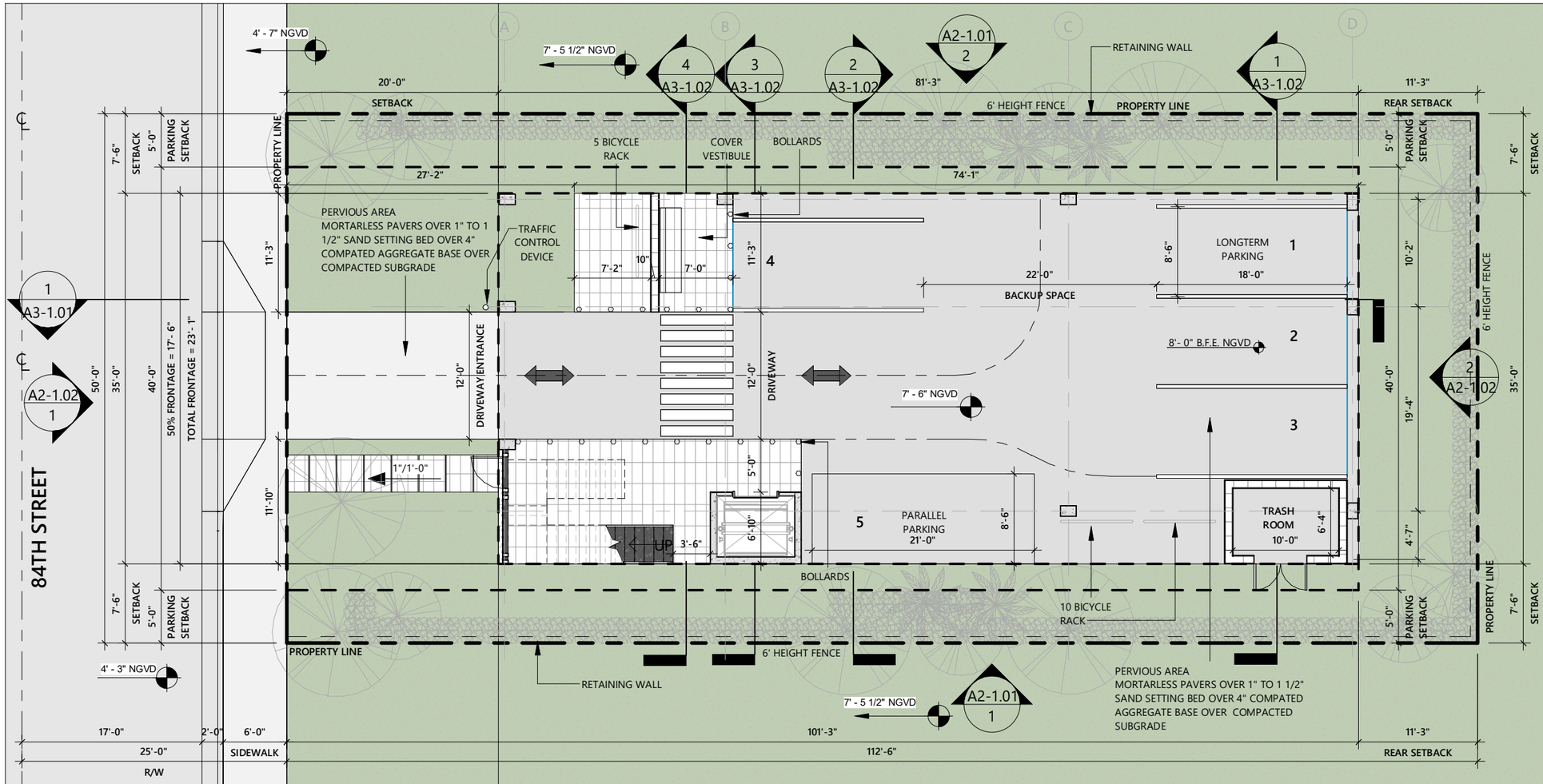
SCALE:

3/32" = 1'-0"

SHEET NO:

D1-2.02

5/3/2024 4:49:34 PM



1 GROUND LEVEL FLOOR PLAN

3/32" = 1'-0"

GROUND LEVEL AREA: 178 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.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES

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

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

GROUND FLOOR PLAN

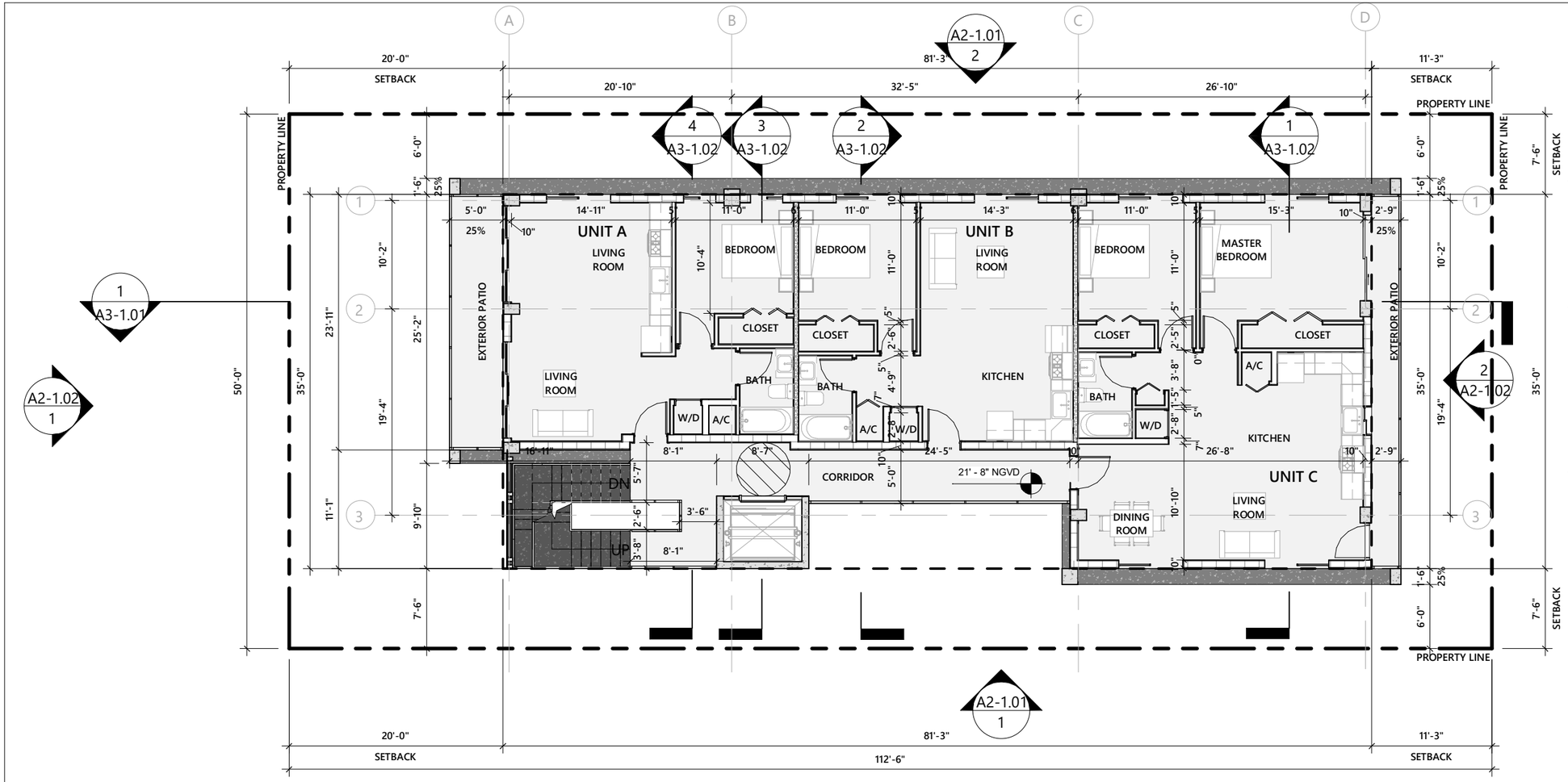
SCALE:

As indicated

SHEET NO:

A1-1.01

5/3/2024 4:49:36 PM



2 FLOOR PLAN LEVEL 02

3/32" = 1'-0"

GROUND LEVEL AREA: 2,655 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.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES

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

PROJECT AND OWNER:

DENBORA BAY II

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

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 2TH LEVEL

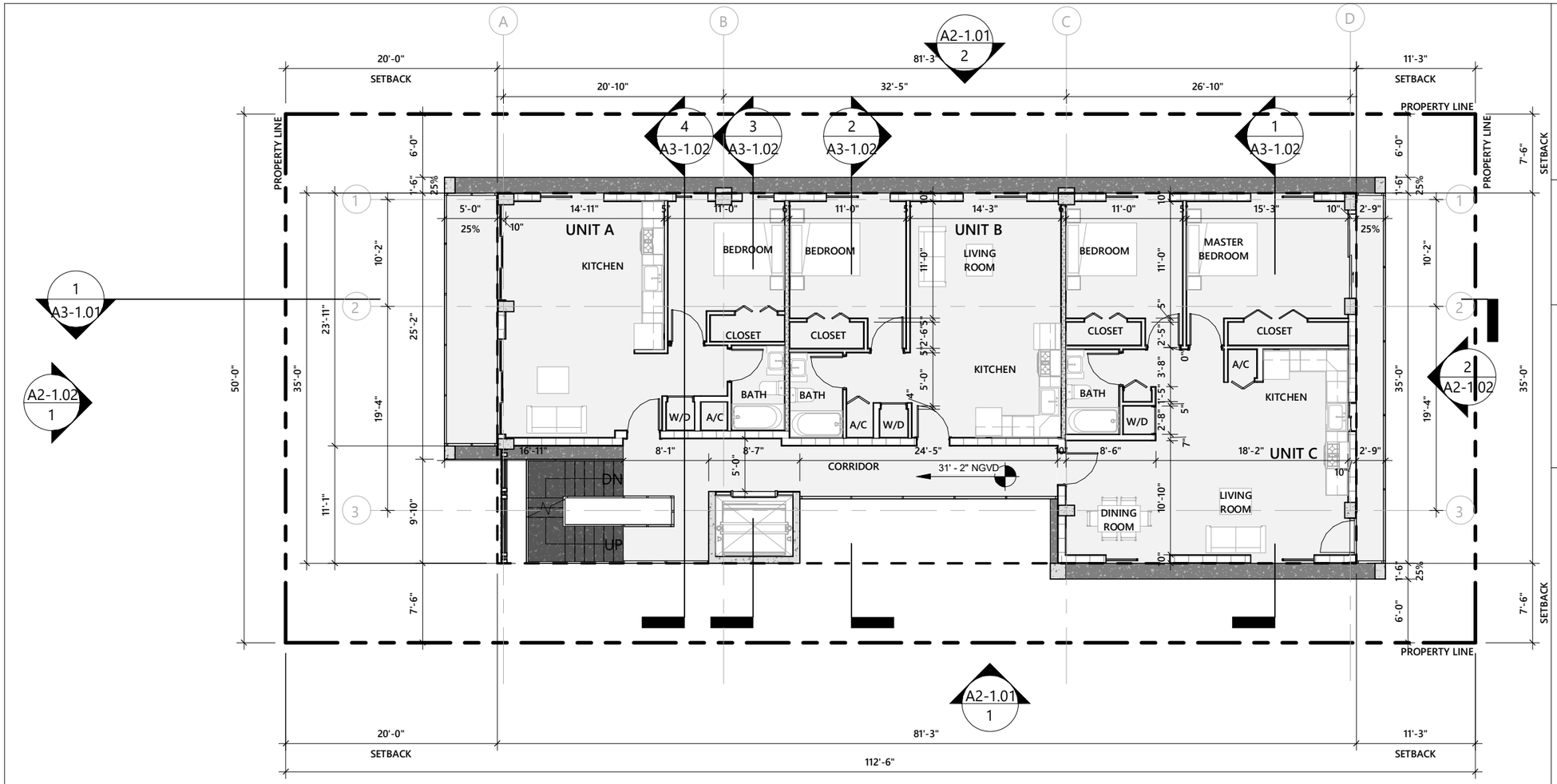
SCALE:

As indicated

SHEET NO:

A1-1.02

5/3/2024 4:49:38 PM



1 FLOOR PLAN LEVEL 03

3/32" = 1'-0"

GROUND LEVEL AREA: 2,655 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.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES

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

PROJECT AND OWNER:

DENBORA BAY II

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

ARCHITECT:

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

DESIGNER:

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 3TH LEVEL

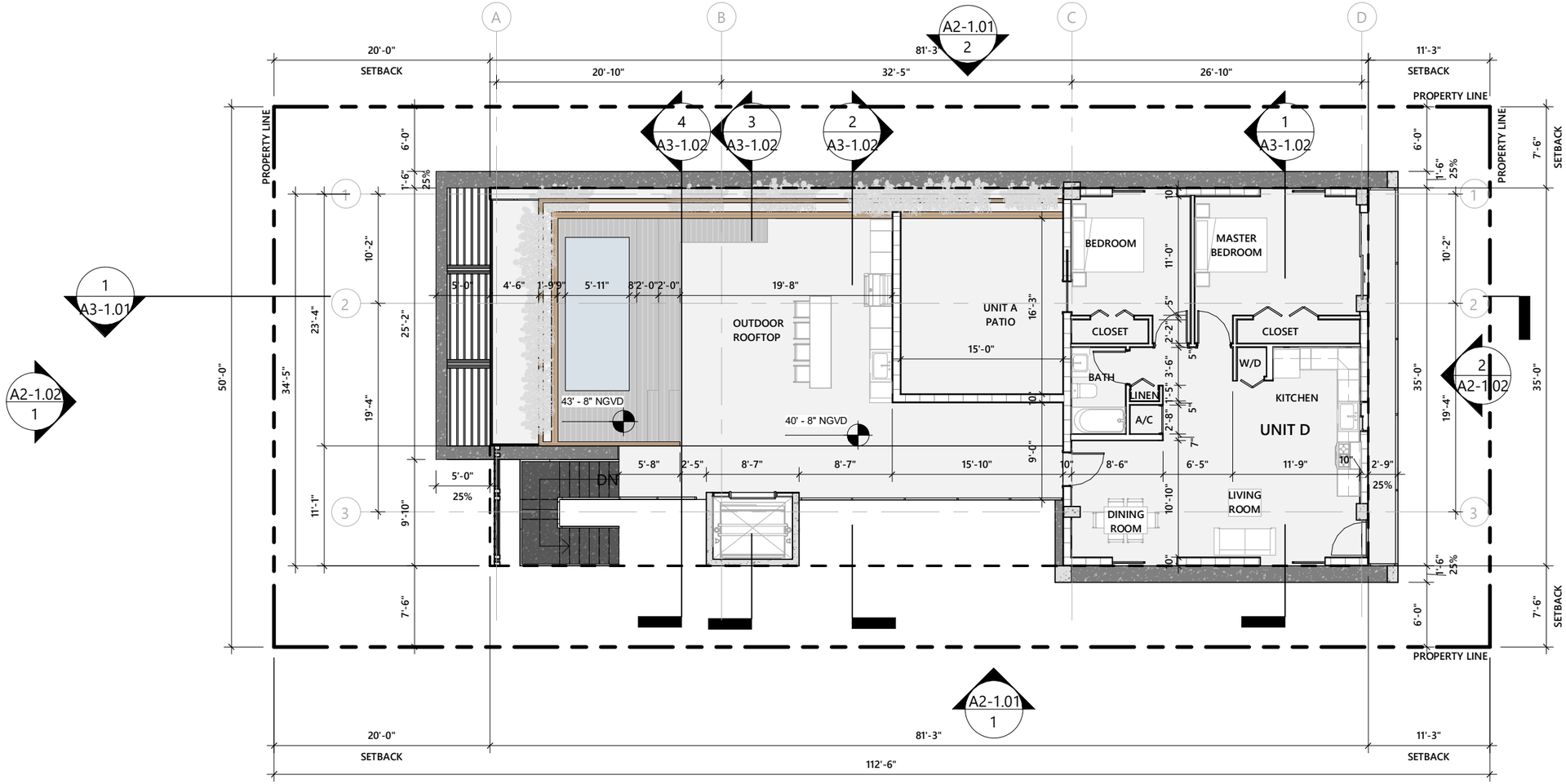
SCALE:

As indicated

SHEET NO:

A1-1.03

5/3/2024 4:49:41 PM



1 FLOOR PLAN 4TH LEVEL

3/32" = 1'-0"

GROUND LEVEL AREA: 2,499 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.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES

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

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 4TH LEVEL

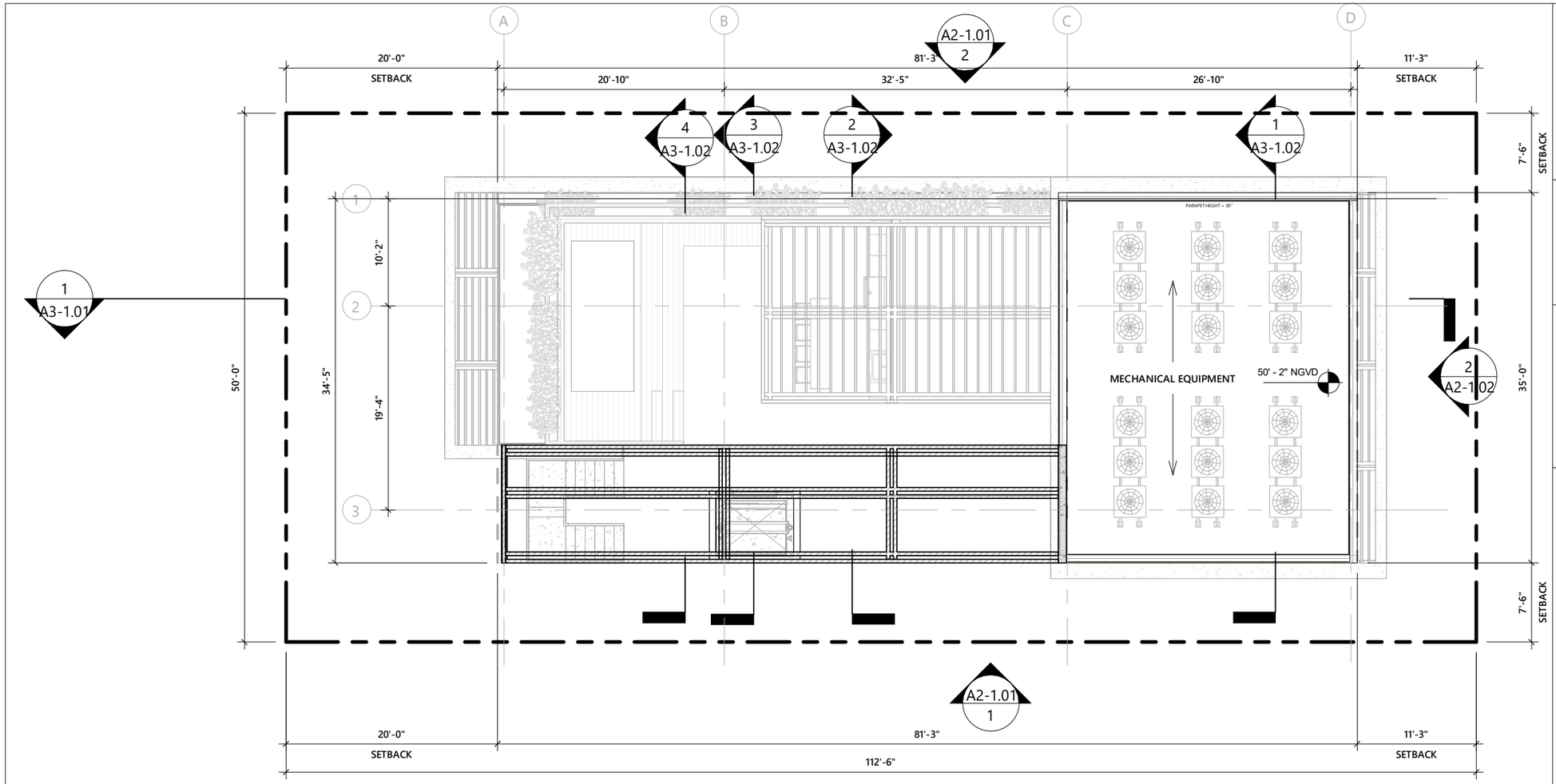
SCALE:

As indicated

SHEET NO:

A1-1.04

5/3/2024 4:51:46 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.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES

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

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

TOP OF ROOF PLAN

SCALE:

As indicated

SHEET NO:

A1-1.05

5/3/2024 4:51:50 PM

1 **NORTH ELEVATION**

1/16" = 1'-0"

2 **SOUTH ELEVATION**

1/16" = 1'-0"

MATERIAL LEGEND

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

PROJECT AND OWNER:

DENBORA BAY II

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

STATE OF FLORIDA
RICARDO J. MUÑIZ-GUILLET
LIC# AR97841
REGISTERED ARCHITECT

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

NORTH & SOUTH ELEV.

SCALE:

As indicated

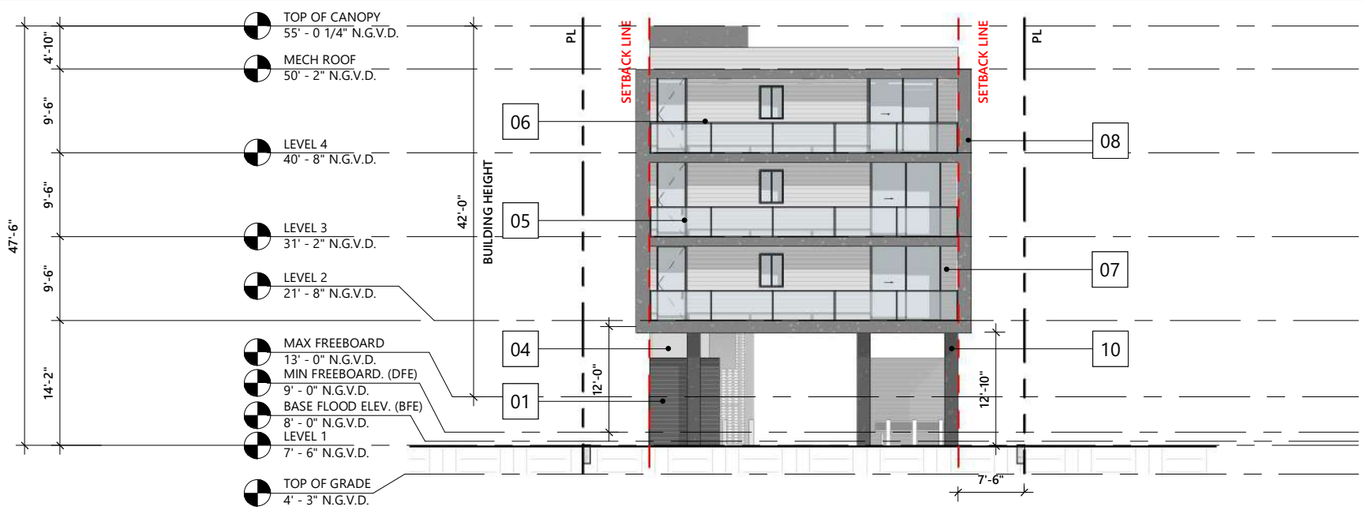
SHEET NO:

A2-1.01

5/3/2024 4:51:56 PM

1 **WEST ELEVATION**

1/16" = 1'-0"



2 **EAST ELEVATION**

1/16" = 1'-0"

MATERIAL LEGEND

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

PROJECT AND OWNER:

DENBORA BAY II

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

EAST & WEST ELEVATION

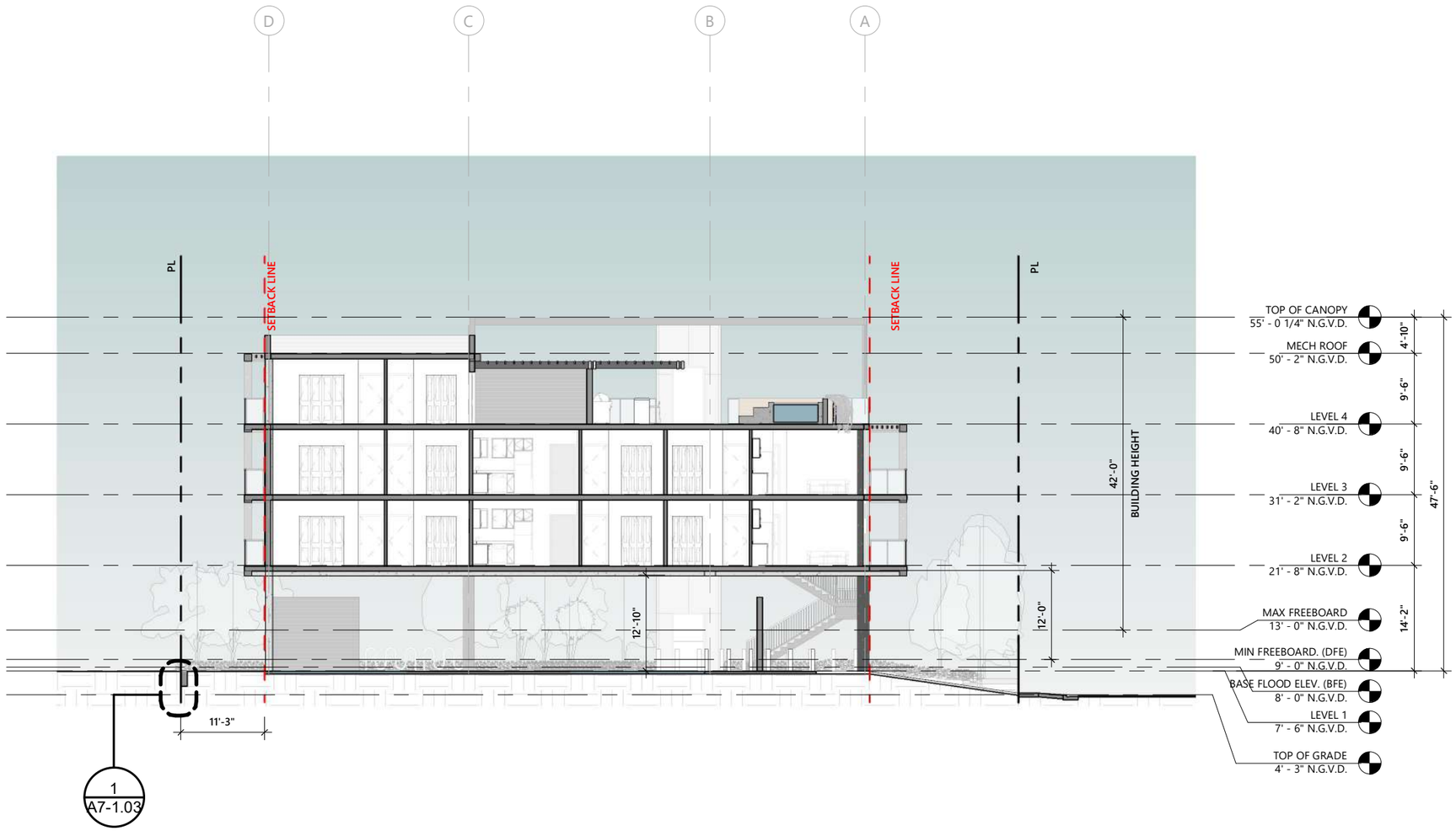
SCALE:

As indicated

SHEET NO:

A2-1.02

5/3/2024 4:52:02 PM



1 **LONGITUDINAL SECTION**

1/16" = 1'-0"

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

LONGITUDINAL SECTION

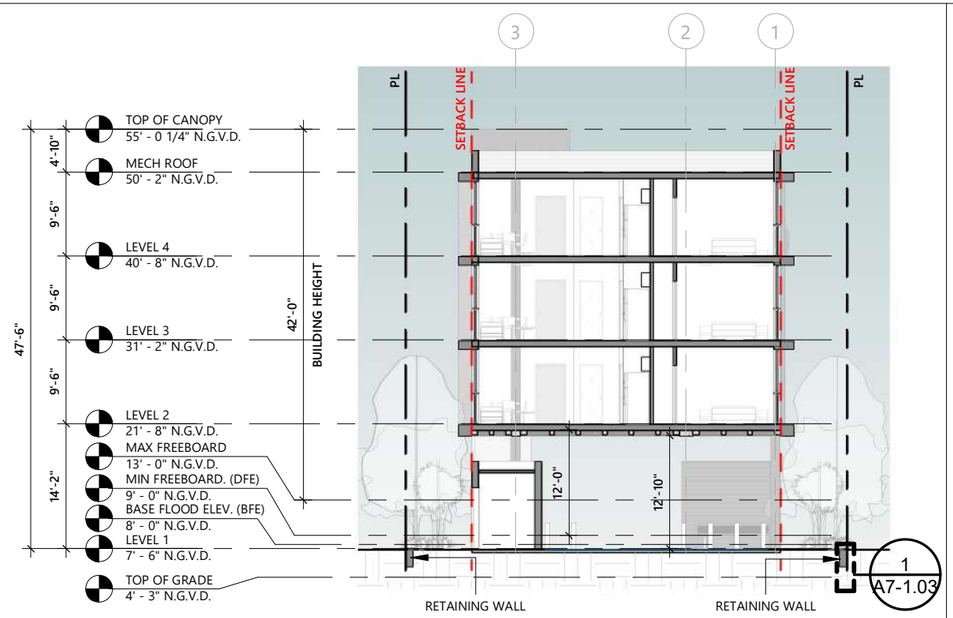
SCALE:

1/16" = 1'-0"

SHEET NO:

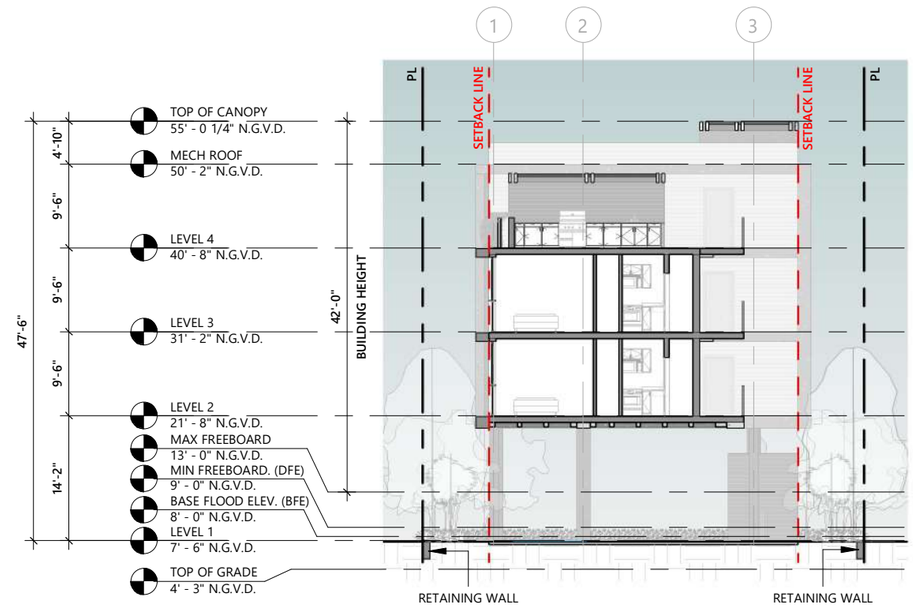
A3-1.01

5/3/2024 4:52:04 PM



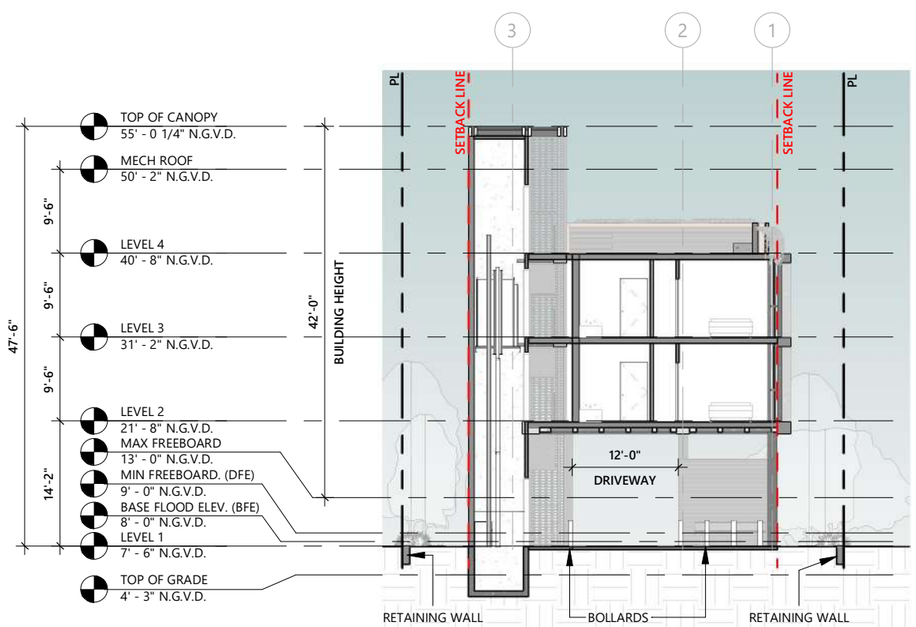
1 **CROSS SECTION 1**

1/16" = 1'-0"



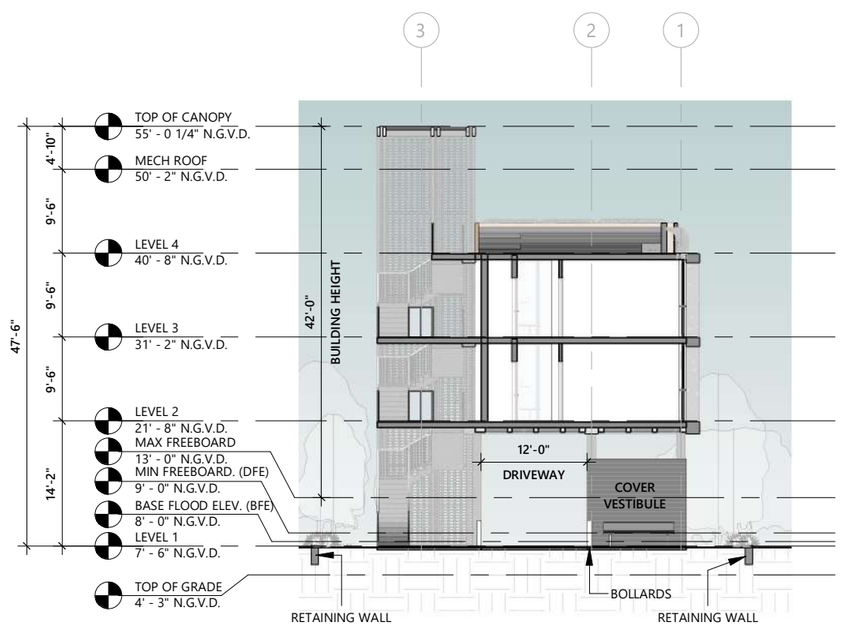
2 **CROSS SECTION 2**

1/16" = 1'-0"



3 **CROSS SECTION 3**

1/16" = 1'-0"



4 **CROSS SECTION 4**

1/16" = 1'-0"

PROJECT AND OWNER:

DENBORA BAY II

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

CROSS SECTION

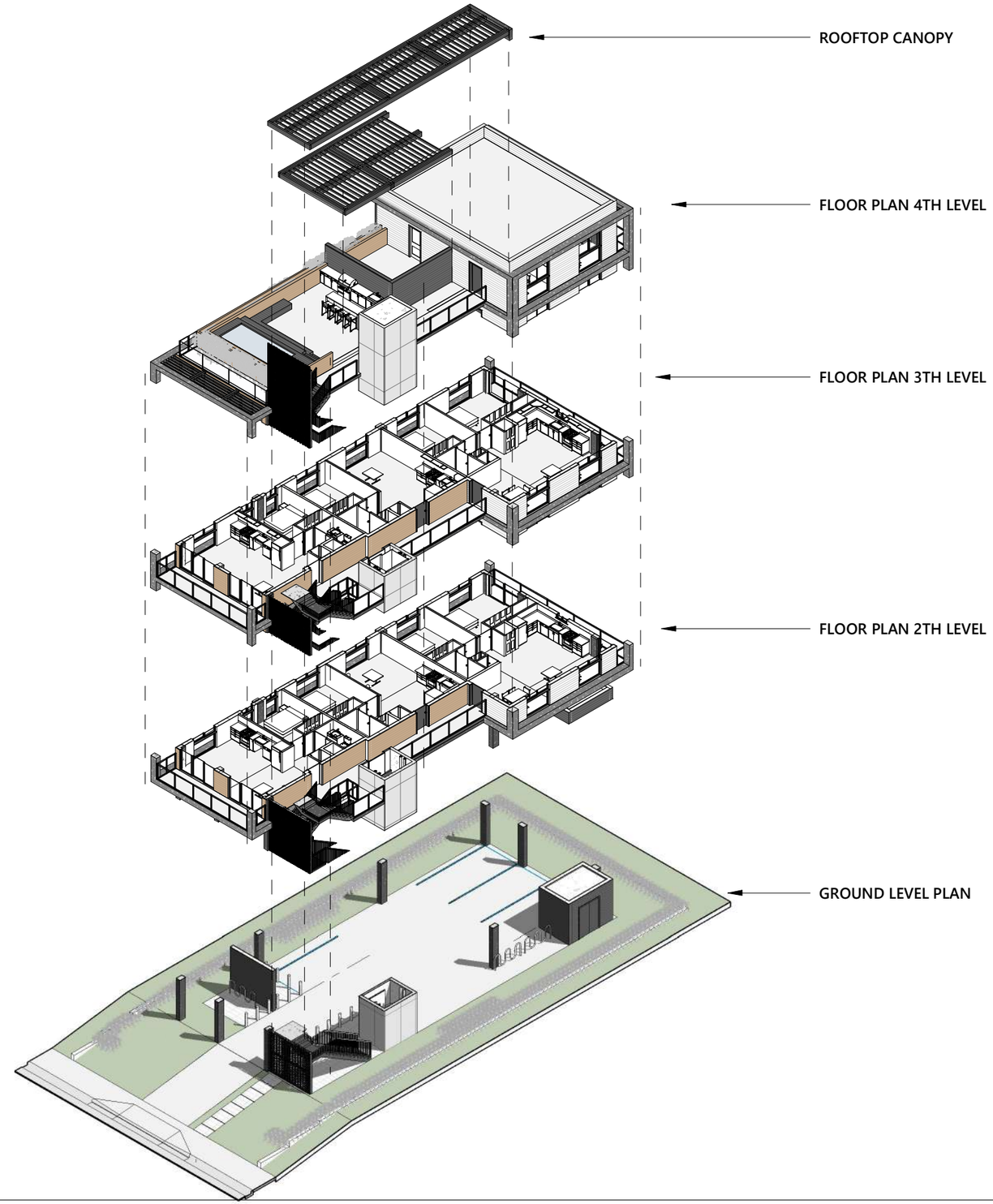
SCALE:

1/16" = 1'-0"

SHEET NO:

A3-1.02

5/3/2024 4:52:08 PM



1 **EXPLOTED AXONOMETRIC.**

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

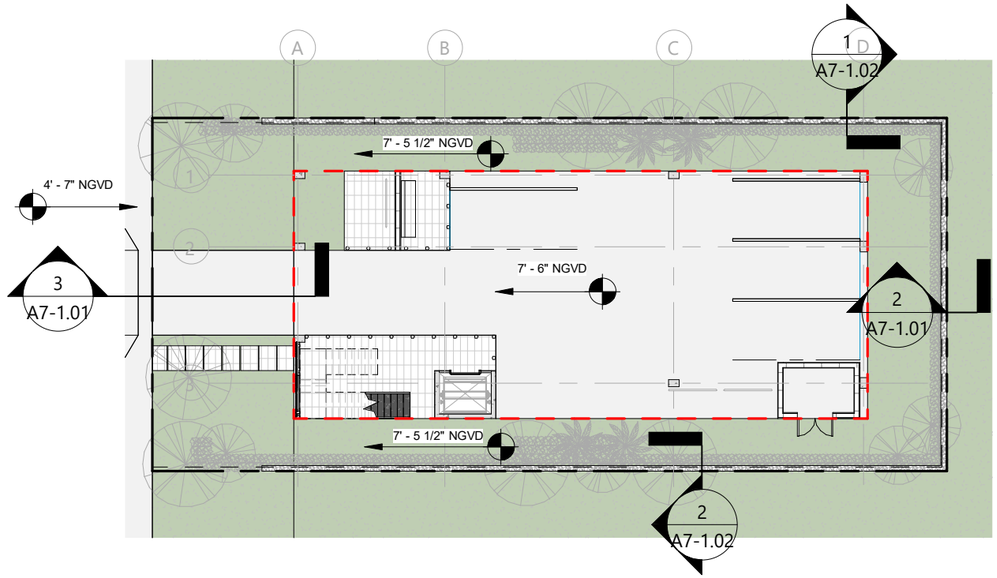
EXPLOTED AXONOMETRIC

SCALE:

SHEET NO:

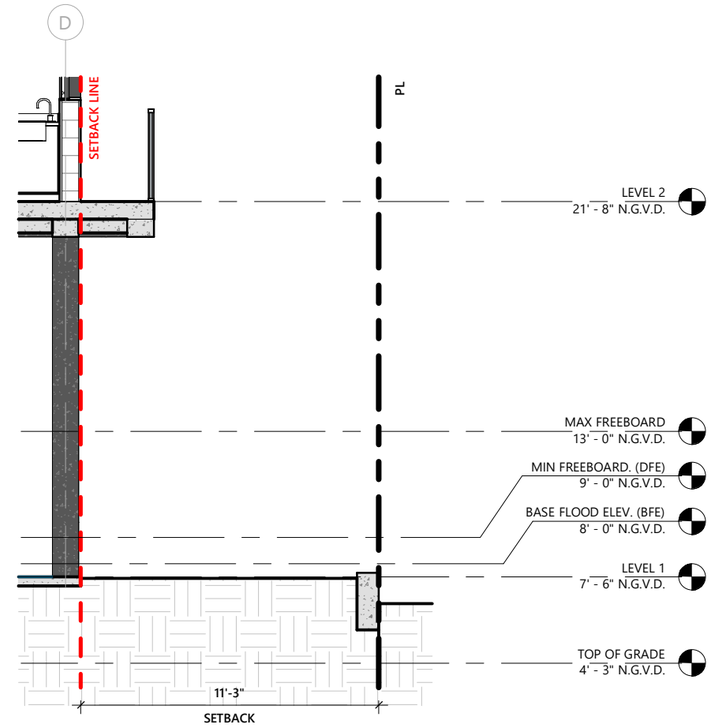
A3-2.01

5/3/2024 4:52:35 PM



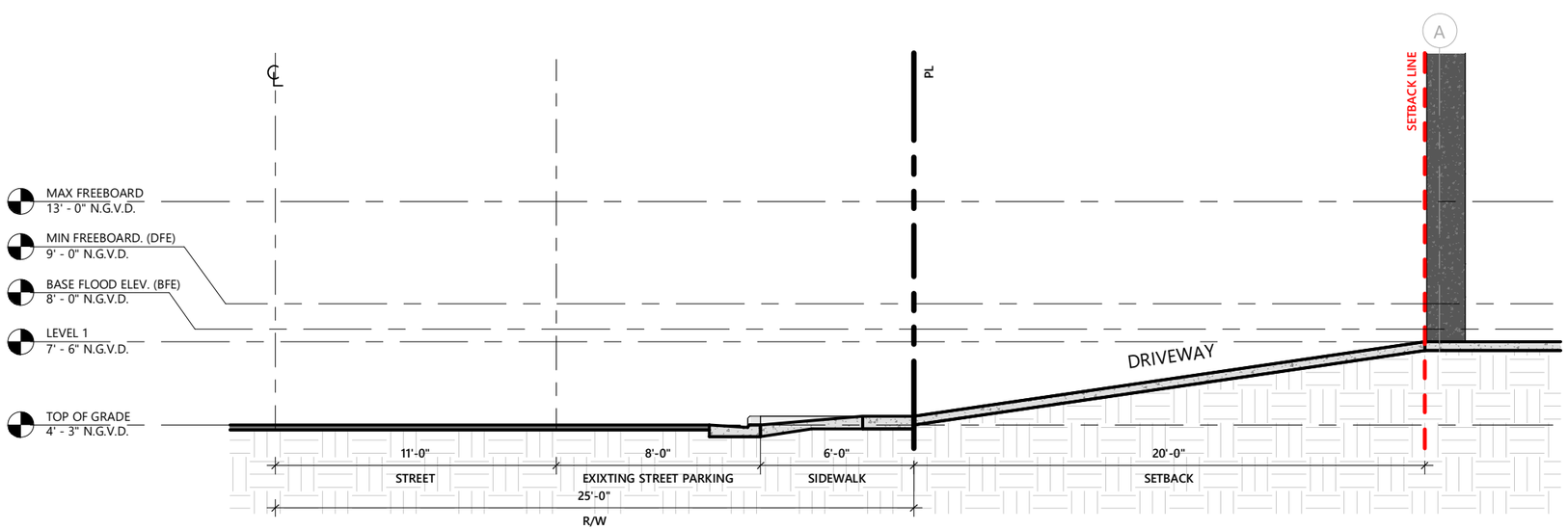
1 GROUND LEVEL FLOOR PLAN

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

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

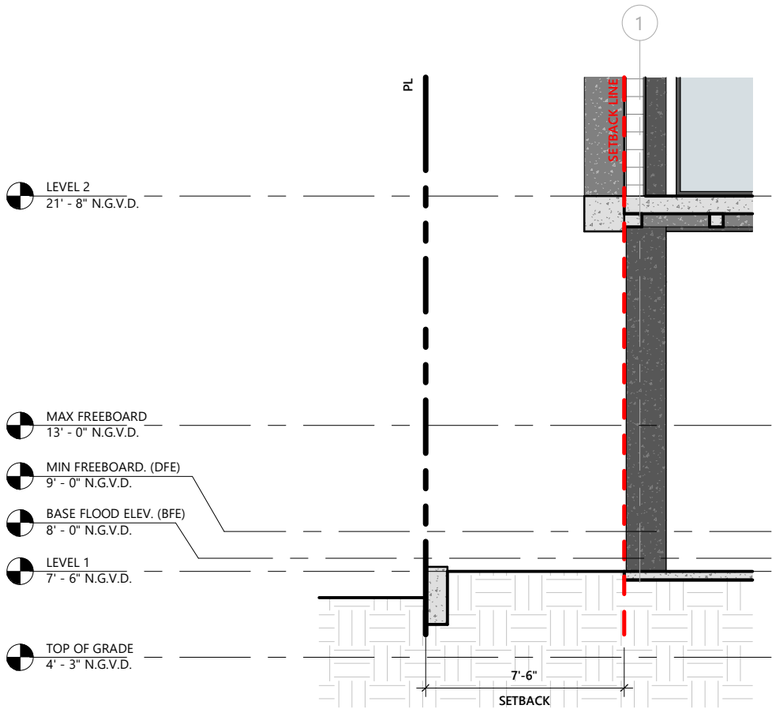
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
YARD SECTIONS

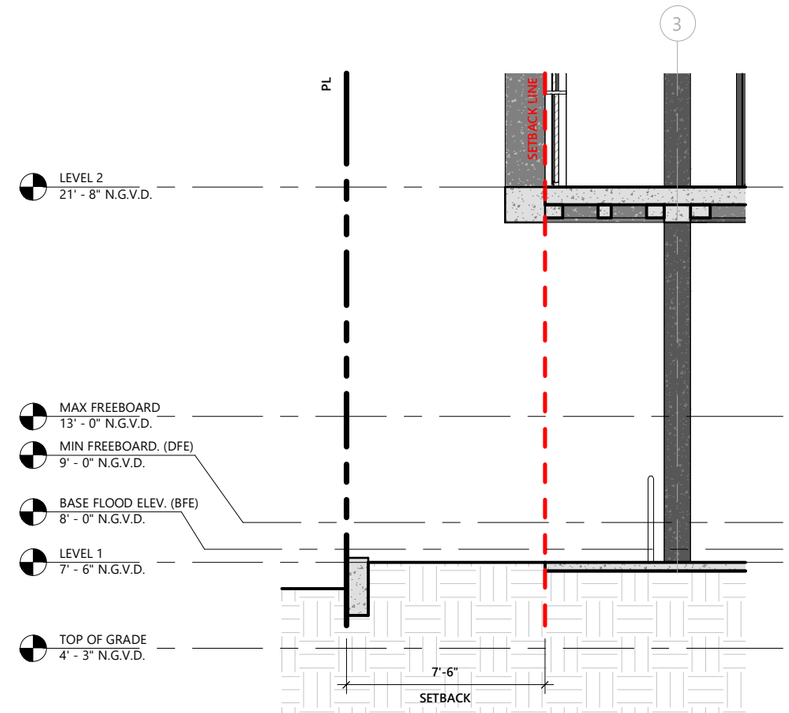
SCALE:
As indicated

SHEET NO:
A7-1.01

5/3/2024 4:52:37 PM



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



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

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

YARD SECTIONS

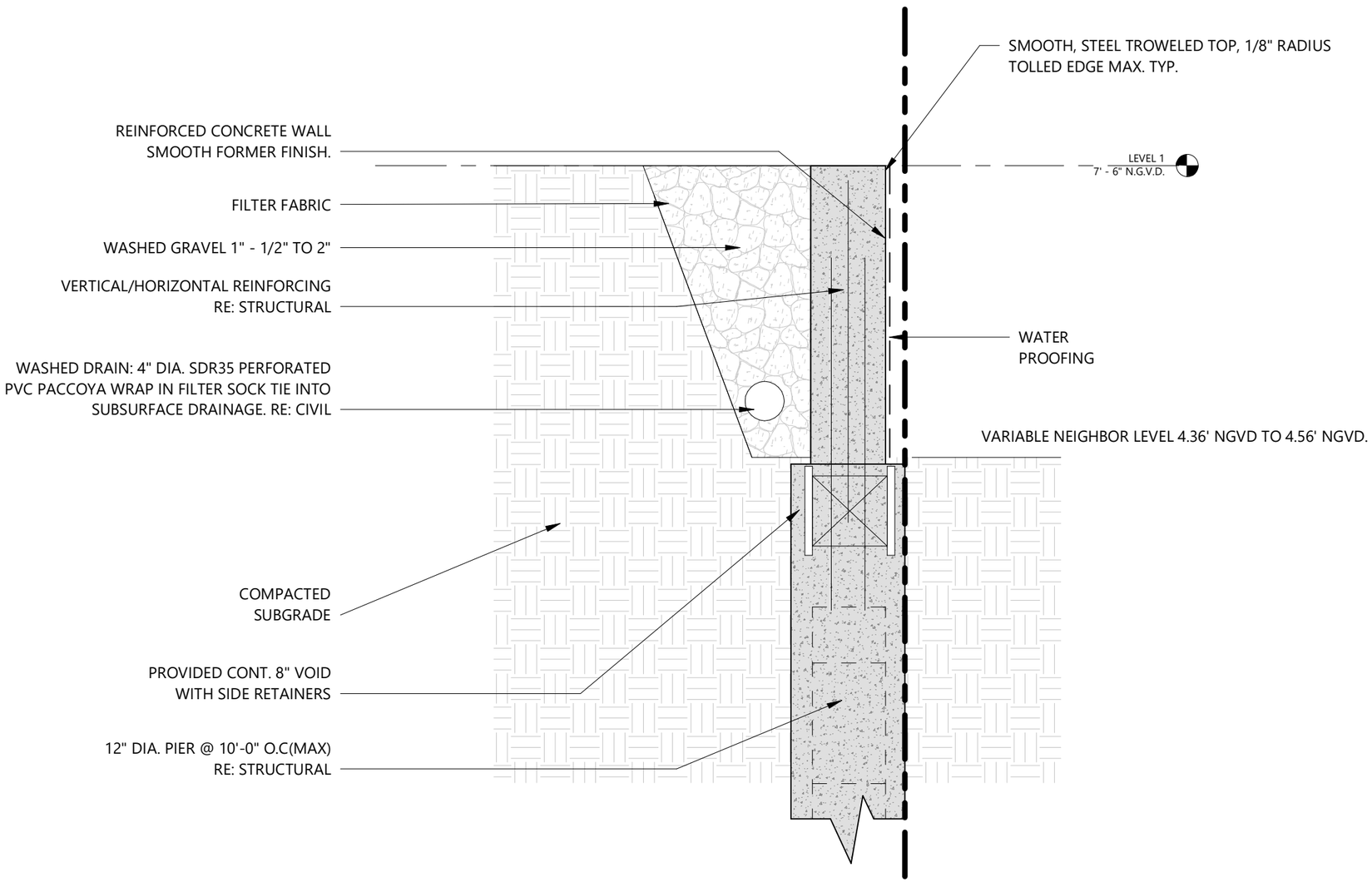
SCALE:

N.T.S.

SHEET NO:

A7-1.02

5/3/2024 4:52:38 PM



1 **RETAINING WALL DETAIL SECTION**

1" = 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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

WALL DETAIL

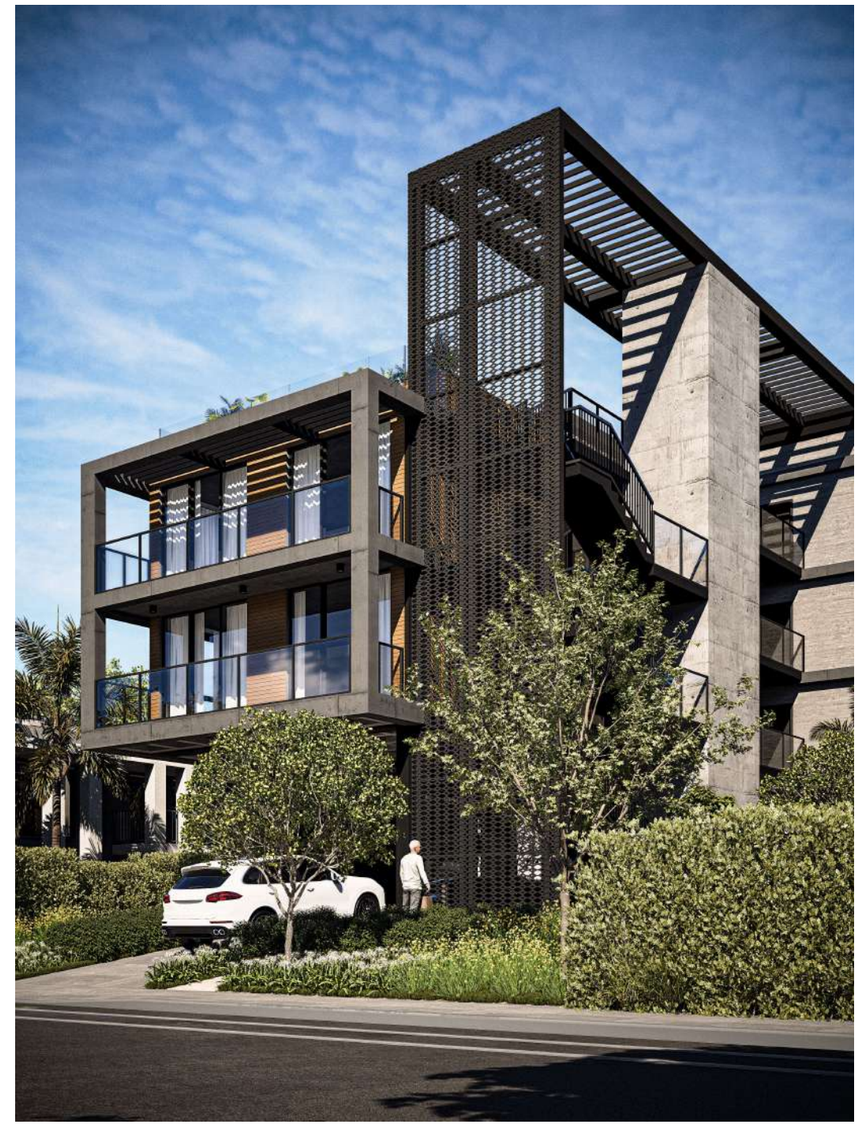
SCALE:

N.T.S.

SHEET NO:

A7-1.03

5/3/2024 4:52:39 PM



PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

PROJECT NO.: 2301

DRAWN BY: BK APPROVED BY: YM

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

STREET VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.01

5/3/2024 4:52:40 PM

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

STREET BACK VIEW

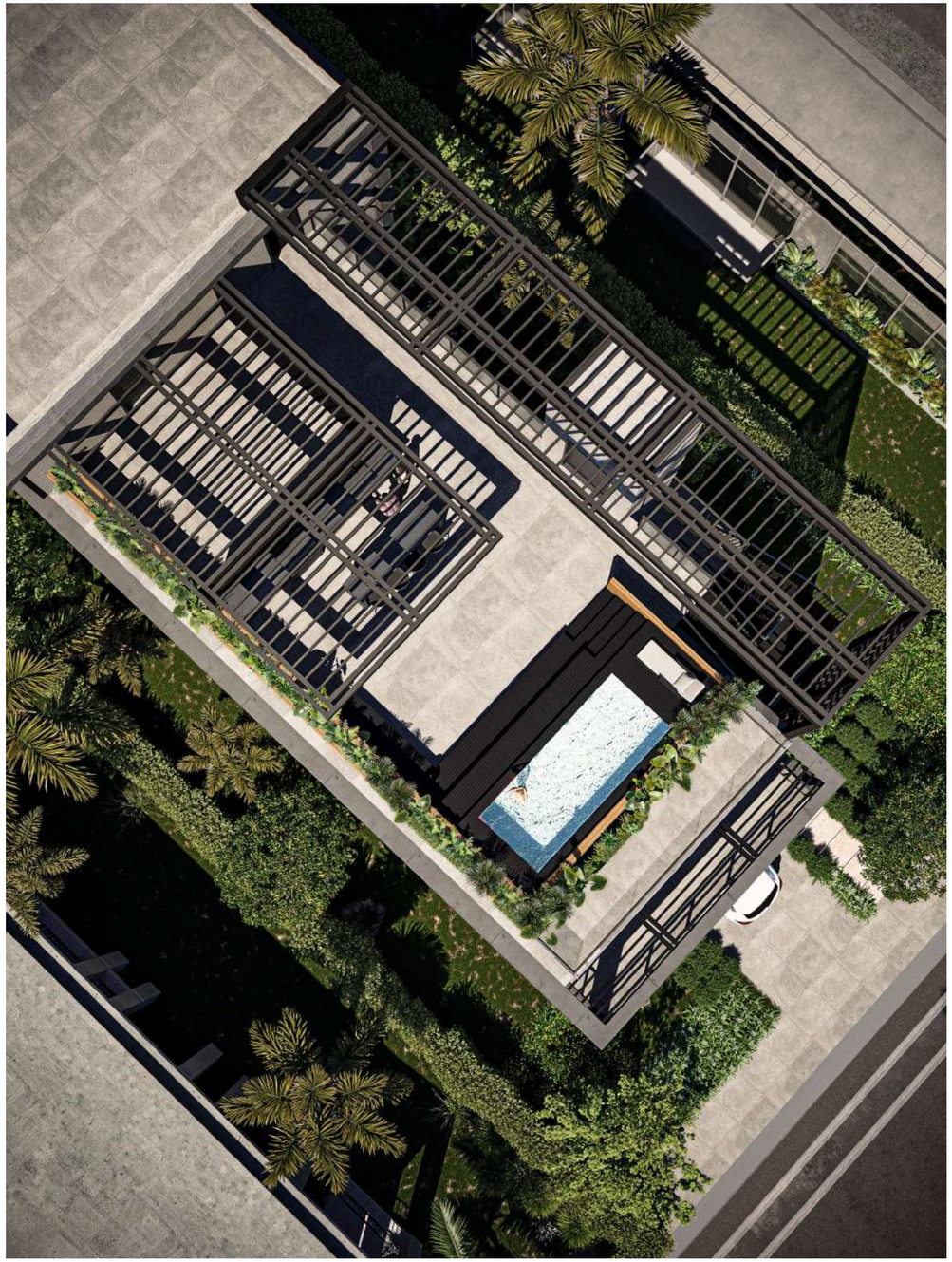
SCALE:

N.T.S.

SHEET NO:

A4-1.02

5/3/2024 4:52:41 PM



PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

ROOFTOP VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.03

5/3/2024 4:52:41 PM

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024
SHEET ISSUE DATE: 03-31-2023

PROJECT NO.: 2301

DRAWN BY: BK APPROVED BY: YM

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

SEAL:

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

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

AXONOMETRIC VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.04

5/3/2024 4:52:43 PM