DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

DRB FILE NUMBER: DRB23-0960

SCOPE OF WORK:
MULTI - FAMILY

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PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

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LAKE WORTH | FL | 33467

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MUVE ARCHITECTURE

DESIGNER:

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FINAL SUBMITTAL

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

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

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
REGISTERED ARCHITECT
AR97841

Ricardo J Muniz-Guillet
2024.09.13
07:15:25-04'00'

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
COVER SHEET

SCALE:
N.T.S.

SHEET NO:
G-0

9/11/2024 3:59:10 PM

ABBREVIATIONS

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

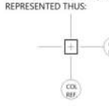
DOOR CRITERIA AND GENERAL NOTES

1. ALL DOORS ARE LISTED IN THE DOOR SCHEDULE

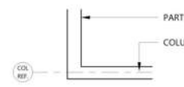
DIMENSIONING CRITERIA

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.

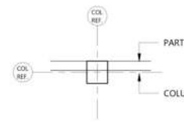
1. COLUMN IDENTIFICATION: DETAILS WILL GOVERN ALL DIMENSIONS AND FEW DIMENSIONS WILL BE SHOWN ON THE SMALL SCALE PLANS. COLUMN GRIDS ARE REPRESENTED THUS:



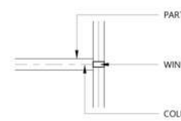
2. PARTITIONS CENTERED ON COLUMN OR GRID LINES WILL NOT BE DIMENSIONED ON THE SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



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:

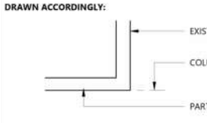


4. PARTITIONS CENTERED ON WINDOW MULLIONS WILL NOT BE DIMENSIONED ON SMALL SCALE PLANS BUT WILL BE DRAWN ACCORDINGLY:



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:

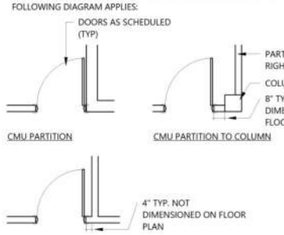


6. FOR OPENINGS IN PARTITIONS OR WALLS:

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:

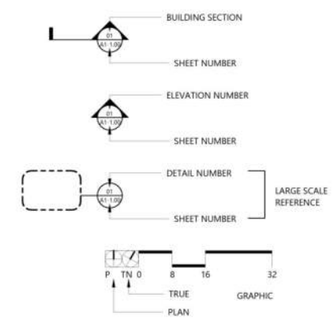
B. WHEN NEITHER JAMB OCCURS AT A COLUMN OR GRID LINE, ONE JAMB WILL BE LOCATED DIMENSIONALLY BY THE DETAIL:

C. WHEN ONE JAMB IS LOCATED BY A PARTITION AT A RIGHT ANGLE, THE FOLLOWING DIAGRAM APPLIES:

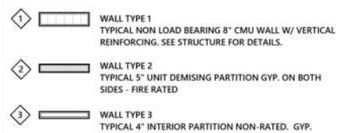


7. DIMENSIONS ON PLANS ARE SHOWN TO THE FACE OF MASONRY UNITS, FACE OF CONCRETE AND TO THE CENTERLINE OF METAL STUDS.

GRAPHIC SYMBOLS



WALL LEGEND



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.
2023 FLORIDA FIRE PREVENTION CODE
2023 FLORIDA BUILDING CODE 8TH EDITION
2023 NATIONAL ELECTRIC CODE
2023 FBC MECHANICAL
2023 FBC PLUMBING
2023 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 S

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	6,996 SF	N/A
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	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 THEIR 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

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GENERAL SITE INFORMATION:

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

SCOPE OF WORK

NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING WITH 7 DWELING UNITS

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

ZONING GUIDELINES:

ZONING: RM-1

FLOOD ZONE: AE ELEVATION: 8'

UNIT BREAKDOWN

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

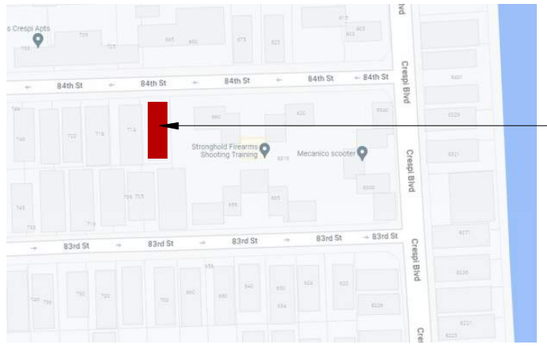
PARKING NOTES:
(a) PARKING SHALL BE AT GROUND LEVEL ONLY, MECHANICAL LIFTS ARE PERMITTED FULLY SCREENED FROM ADJACENT PROPERTIES AND R.O.W.
(b) EXT PARKING AND DRIVWAY SHALL BE OF SEMI-PERVOIUS OR PERVIOUS MATERIALS
(c) WHEEL STOPS SHALL BE LOW PROFILE AND 5 FT MAX.
(d) ALL PARKING AREAS SHALL MEET THE 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

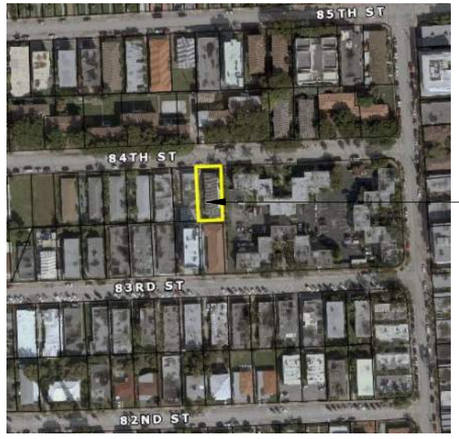
NOTE:

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

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ARCHITECT:

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AA#26003161

MUVE ARCHITECTURE

DESIGNER:

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INTEGRAL ARCHITECTURAL SERVICES

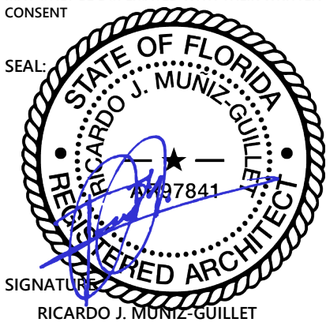
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

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 THEIR WRITTEN CONSENT

SEAL:



SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

ZONING REQUIREMENTS & SCALOCATION

N.T.S.

SHEET NO:

G-2.1

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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"

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FINAL SUBMITTAL

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

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SIGNATURE:

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LIC# AR97841

SHEET TITLE:

ZONING REQUIREMENTS & LOCATION

SCA N.T.S.

SHEET NO:

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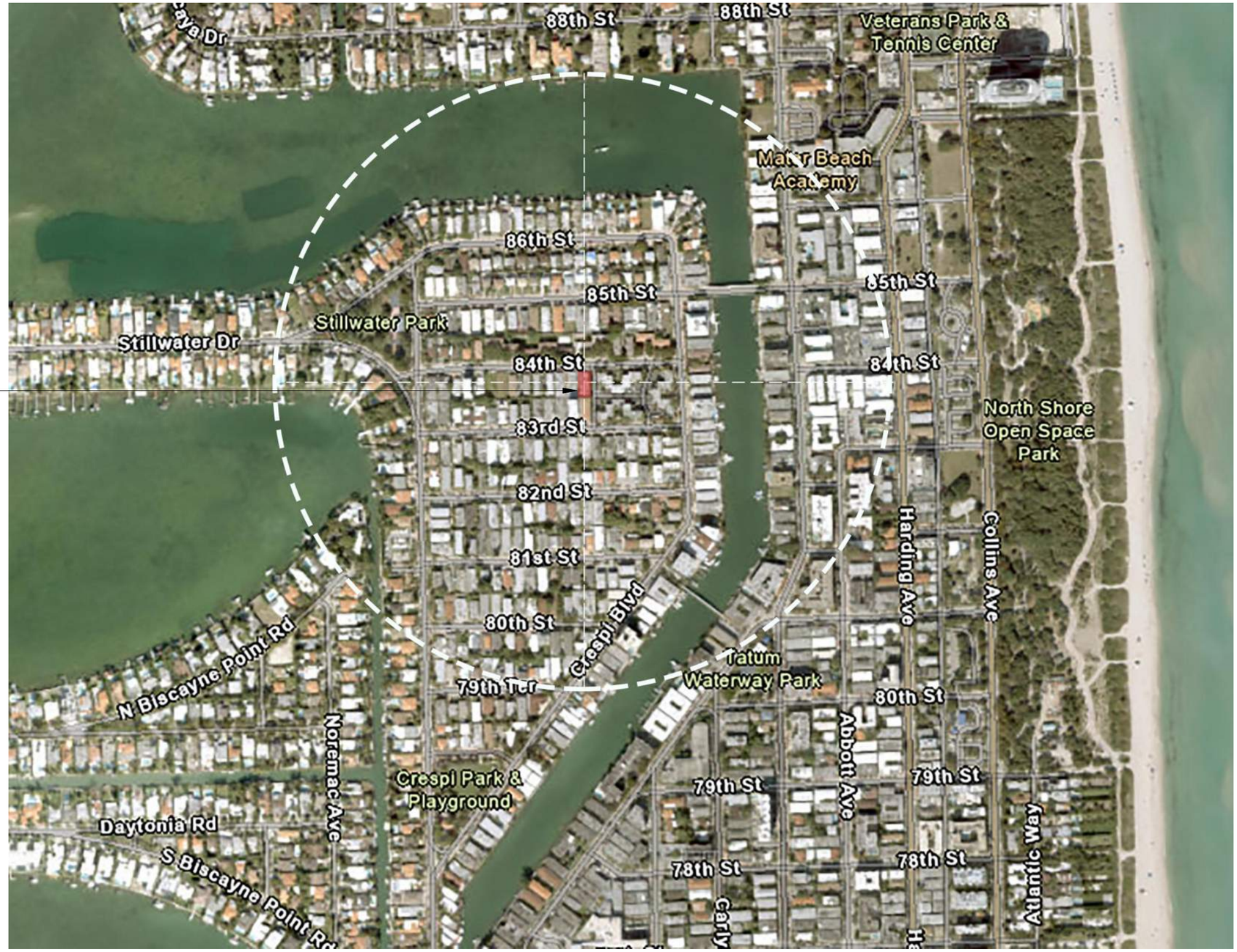
SUBJECT LOCATION
704 84TH ST | MIAMI BEACH | FL | 33141



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

PROJECT AND OWNER:
DENBORA BAY II

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FINAL SUBMITTAL

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

SIGNATURE:
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LIC# AR97841

SHEET TITLE:
ZONING REQUIREMENTS & SCALOCATION
N.T.S.

SHEET NO:
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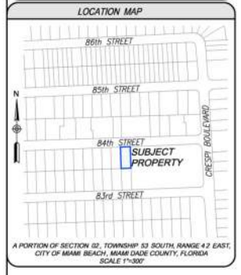
LEGEND AND ABBREVIATIONS

LOCATION MAP



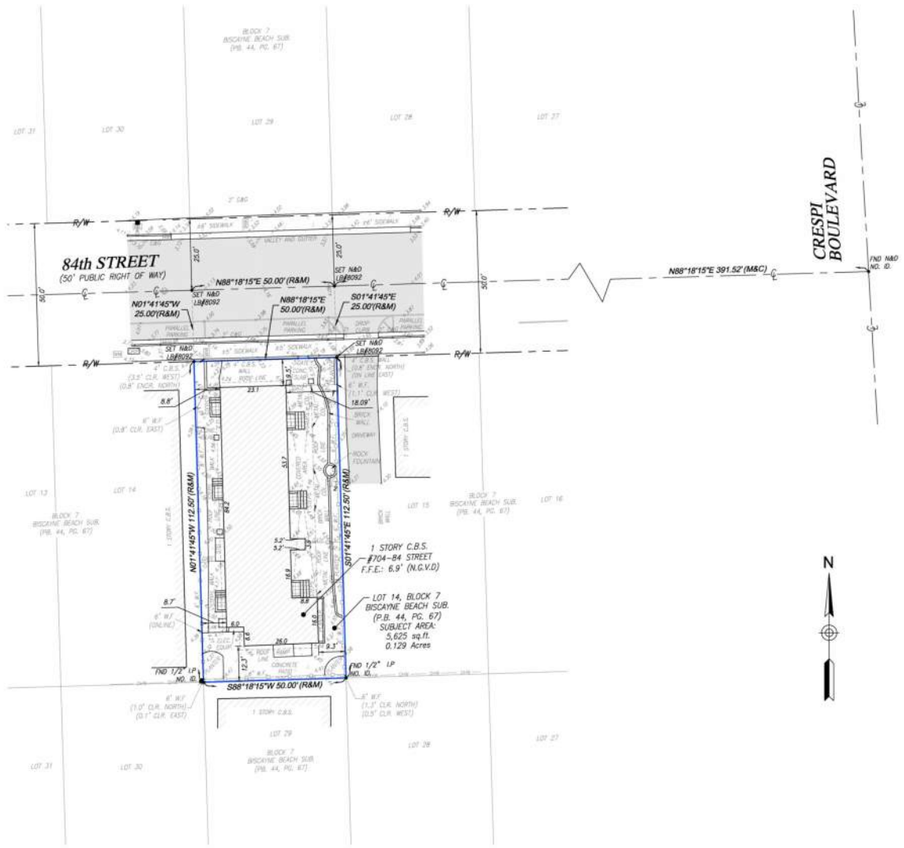
A PORTION OF SECTION 02 , TOWNSHIP 53 SOUTH, RANGE 42 EAST,
CITY OF MIAMI BEACH , MIAMI DADE COUNTY, FLORIDA
SCALE 1"=300'

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) 305-526-0636 (E) info@jhasurveys.com

DRAWN BY: C.A.F.	CHECKED BY: J.G.H.	JOB NUM.: 153582
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, MIAMI BEACH, FL 33141
- PROPERTY FOLIO NUMBER: 02-3202-008-1650

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: 4.522 N.G.V.D.*
  LOC.: NE INTX 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 0301L, DATED SEPTIEMBRE 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	(EST.)	6	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 0.8' 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.

SURVEYORS' 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=DUNEL, serialNumber=A01701220638070D, cn=J.HERNANDEZ AND ASSOCIATES, INC., cn=jose hernandez, e=JHERNANDEZ@JHASURVEYS.COM
Date: 2023.06.14 12:54:19 -04'00'
Adobe Acrobat version: 2023.001.20174

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

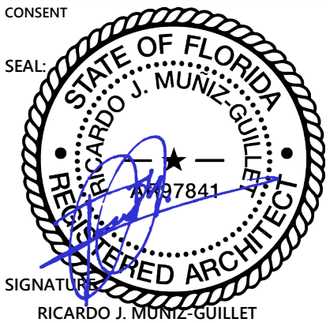
FINAL SUBMITTAL

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:



SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SURVEY

SCALE:

N.T.S.

SHEET NO:

G-3

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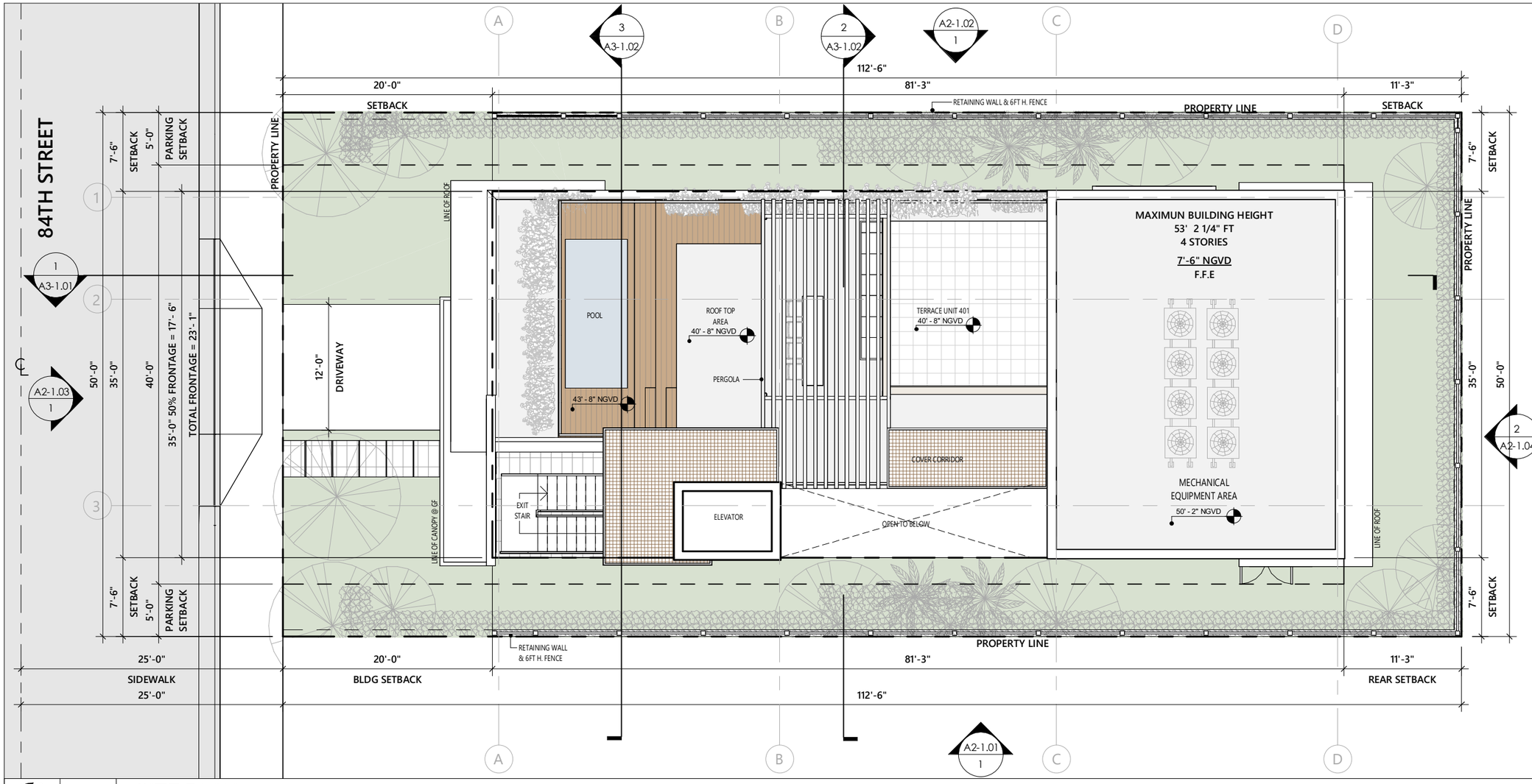
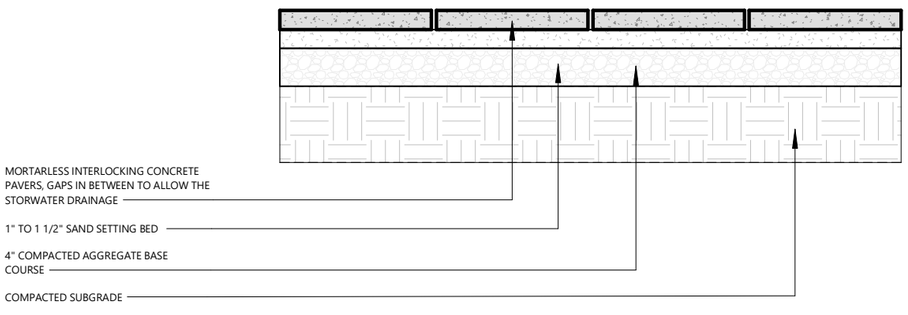


1 **SITE PLAN**

3/32" = 1'-0"



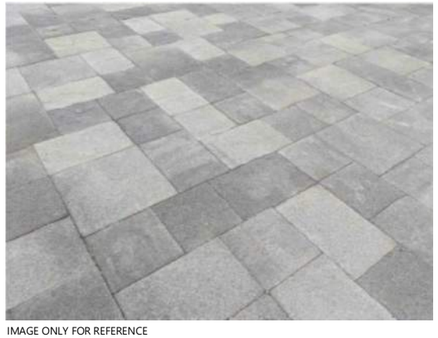


IMAGE ONLY FOR REFERENCE

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"

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DRAWN BY:	JA
APPROVED BY:	YM

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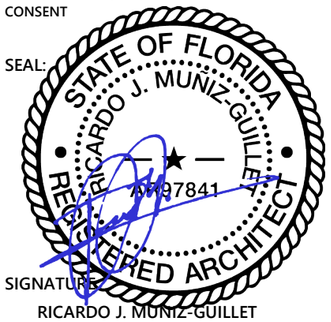
SEAL:



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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SITE PLAN

SCALE:

As indicated

SHEET NO:

G-4

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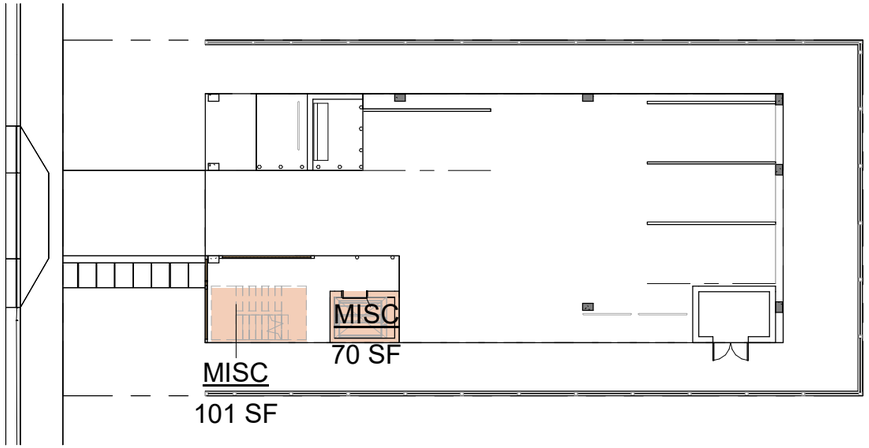
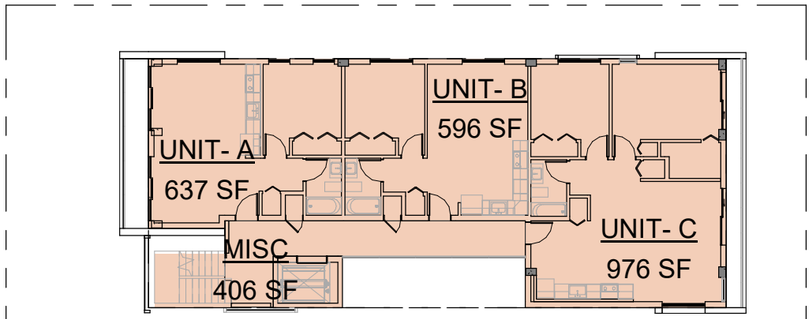


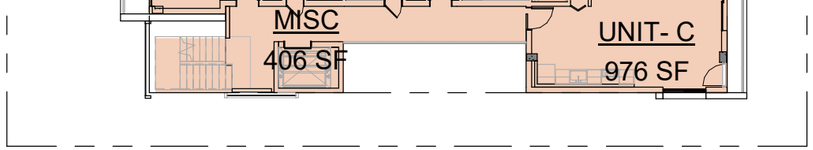
1 **LEVEL 1 0'-0"**

3/64" = 1'-0"



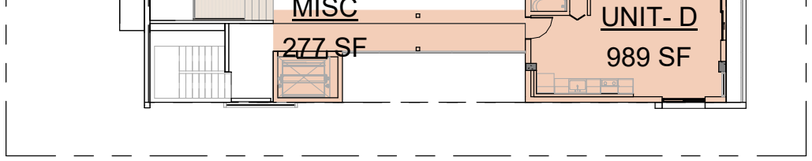
3 **LEVEL 3**

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	1589 SF	23%
UNIT- A	1274 SF	18%
UNIT- B	1193 SF	17%
UNIT- C	1952 SF	28%
UNIT- D	989 SF	14%
TOTAL SF:	6996 SF	

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AR97841

SIGNATURE:

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LIC# AR97841

SHEET TITLE:

AREA DIAGRAMS

SCALE:

N.T.S.

SHEET NO:

G-5

9/11/2024 3:59:23 PM

CURRENT EXTERIOR PHOTOGRAPHS, DATED AUGUST 7TH, 2023

PROJECT AND OWNER:

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SHEET TITLE:

EXISTING EXT. PICTURES

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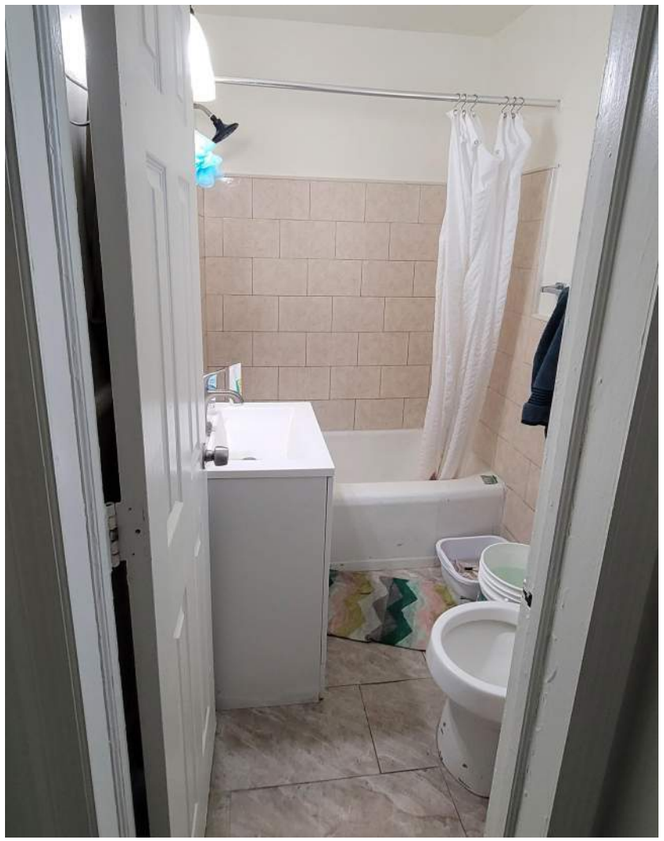

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SHEET TITLE:

EXISTING INT. PICTURES

SCALE:

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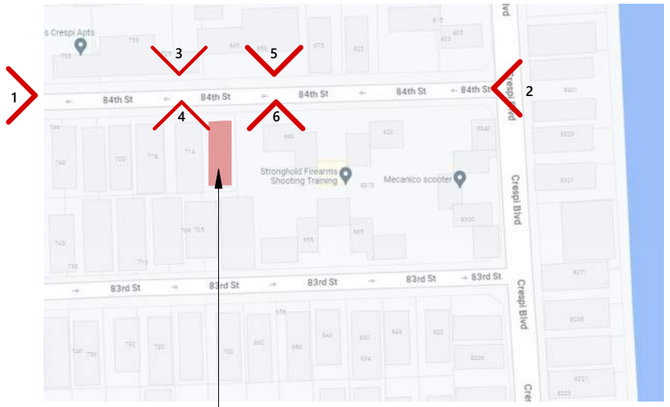

SUBJECT LOCATION
704 84TH ST | MIAMI BEACH | FL | 33141

1 KEY DIRECTIONAL PLAN

1 1/2" = 1'-0"

1. CORNER TO CORNER VIEW

2. CORNER TO CORNER VIEW

CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

PROJECT AND OWNER:

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SHEET TITLE:

SITE & CONTEXT PICTURES

SCALE:

N.T.S.

SHEET NO:

G-8

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3. SURROUNDING PROPERTIES

4. SURROUNDING PROPERTIES

CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

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SITE & CONTEXT PICTURES

SCALE:

N.T.S.

SHEET NO:

G-8.1

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5. ACROSS THE STREET VIEW

6. SURROUNDING PROPERTIES

CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

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SITE & CONTEXT PICTURES

SCALE:

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SHEET NO:

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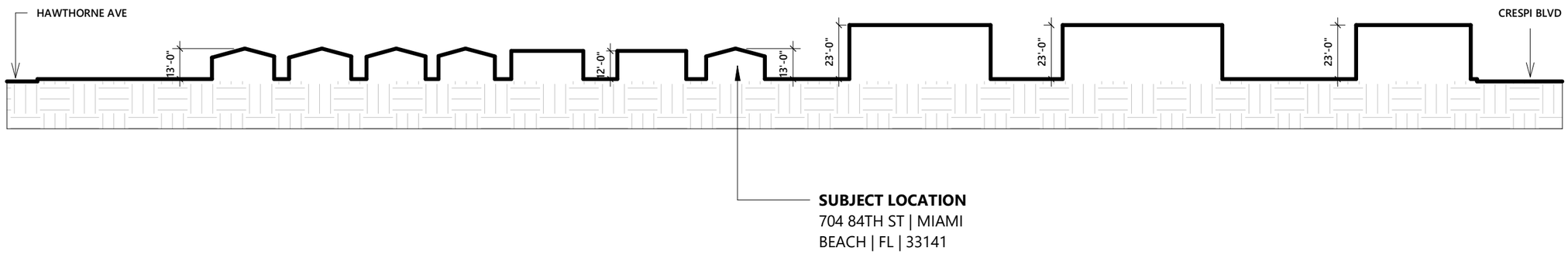
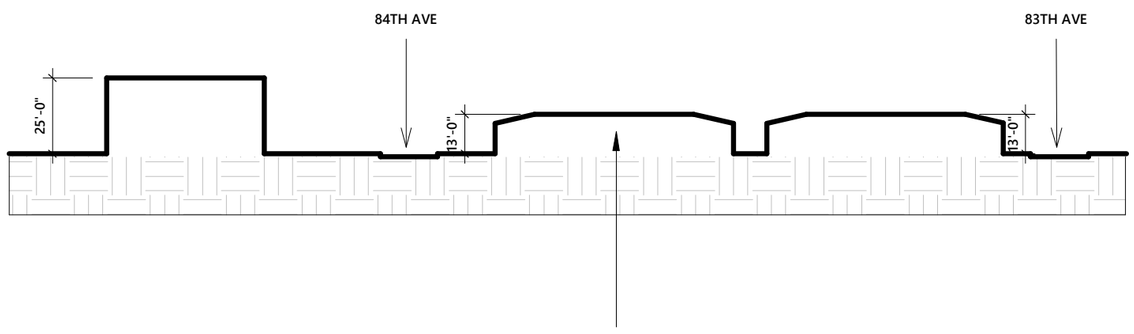


1 **CONTEXTUAL ELEVATION - CORNER TO CORNER**

1" = 50'-0"



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

1" = 50'-0"

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SHEET TITLE:

CONTEXTUAL ELEVATION

SCALE:

N.T.S.

SHEET NO:

G-9

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WALL LEGEND

1 — TYPICAL 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:

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954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161

MUVE ARCHITECTURE

DESIGNER:

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INTEGRAL ARCHITECTURAL SERVICES

1535 NORTH PARK DRIVE #102 WESTON
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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:

DEMOLITION NOTES

SCALE:

N.T.S.

SHEET NO:

D1-1.00

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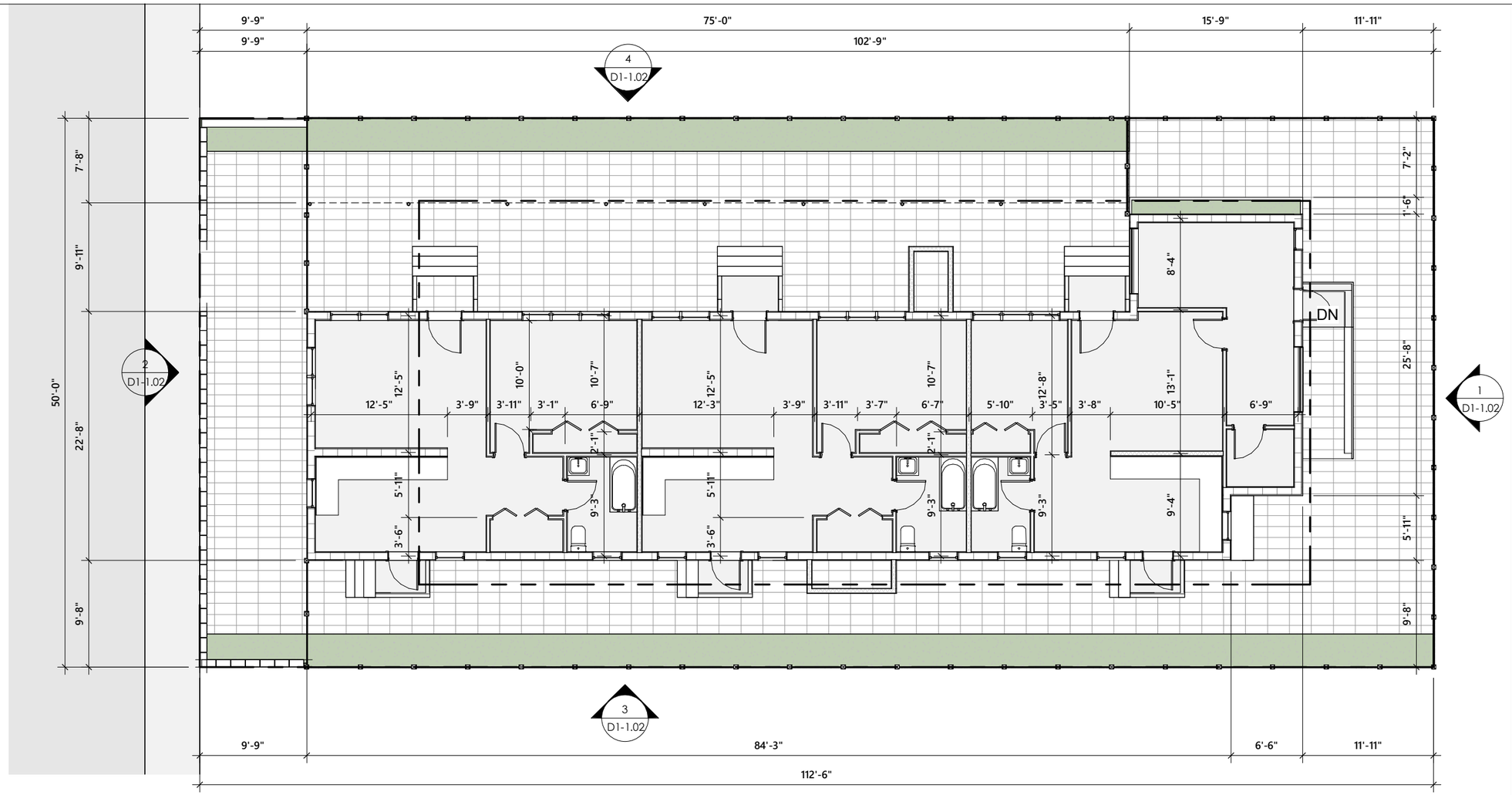

1 **EXISTING GROUND LEVEL PLAN**

3/32" = 1'-0"

PROJECT AND OWNER:

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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

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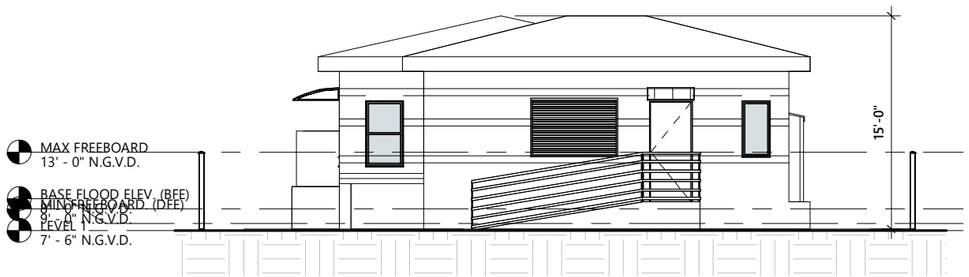
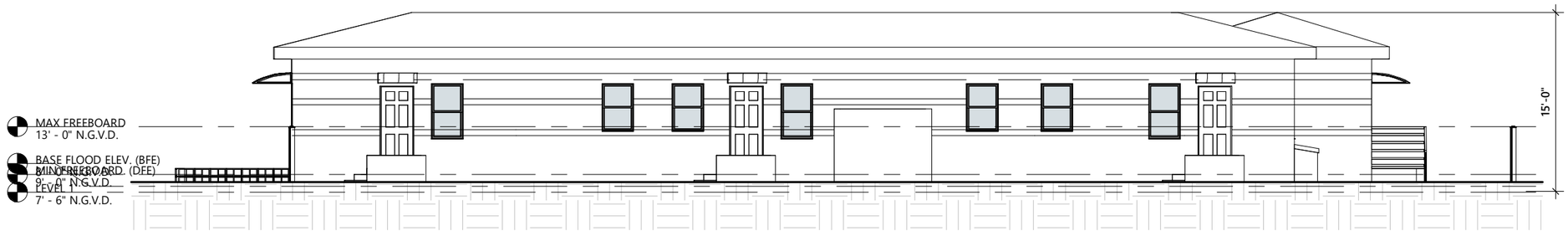


1 **EXISTING WEST ELEVATION**

3/32" = 1'-0"

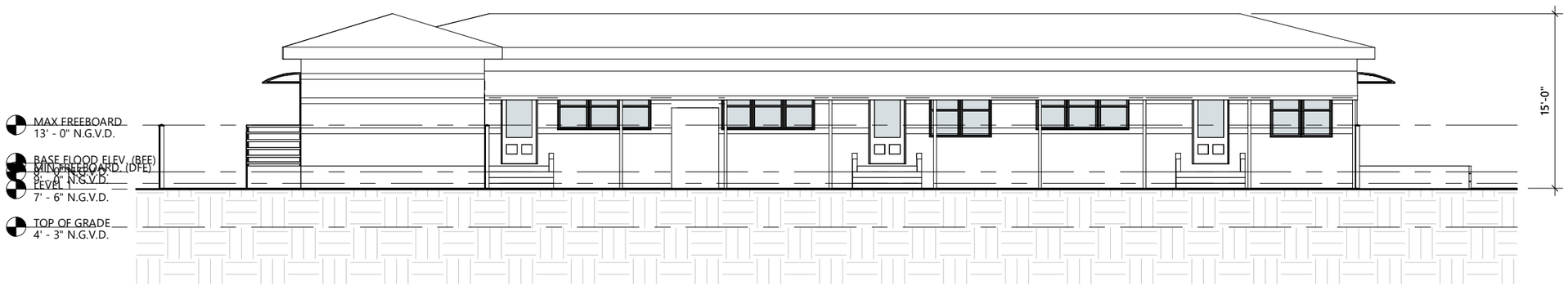
2 **EXISTING EAST ELEVATION**

3/32" = 1'-0"



3 **EXISTING NORTH ELEVATION**

3/32" = 1'-0"



4 **EXISTING SOUTH ELEVATION**

3/32" = 1'-0"

PROJECT AND OWNER:

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AR97841
REGISTERED ARCHITECT

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

EXISTING ELEVATION

SCALE:

3/32" = 1'-0"

SHEET NO:

D1-1.02

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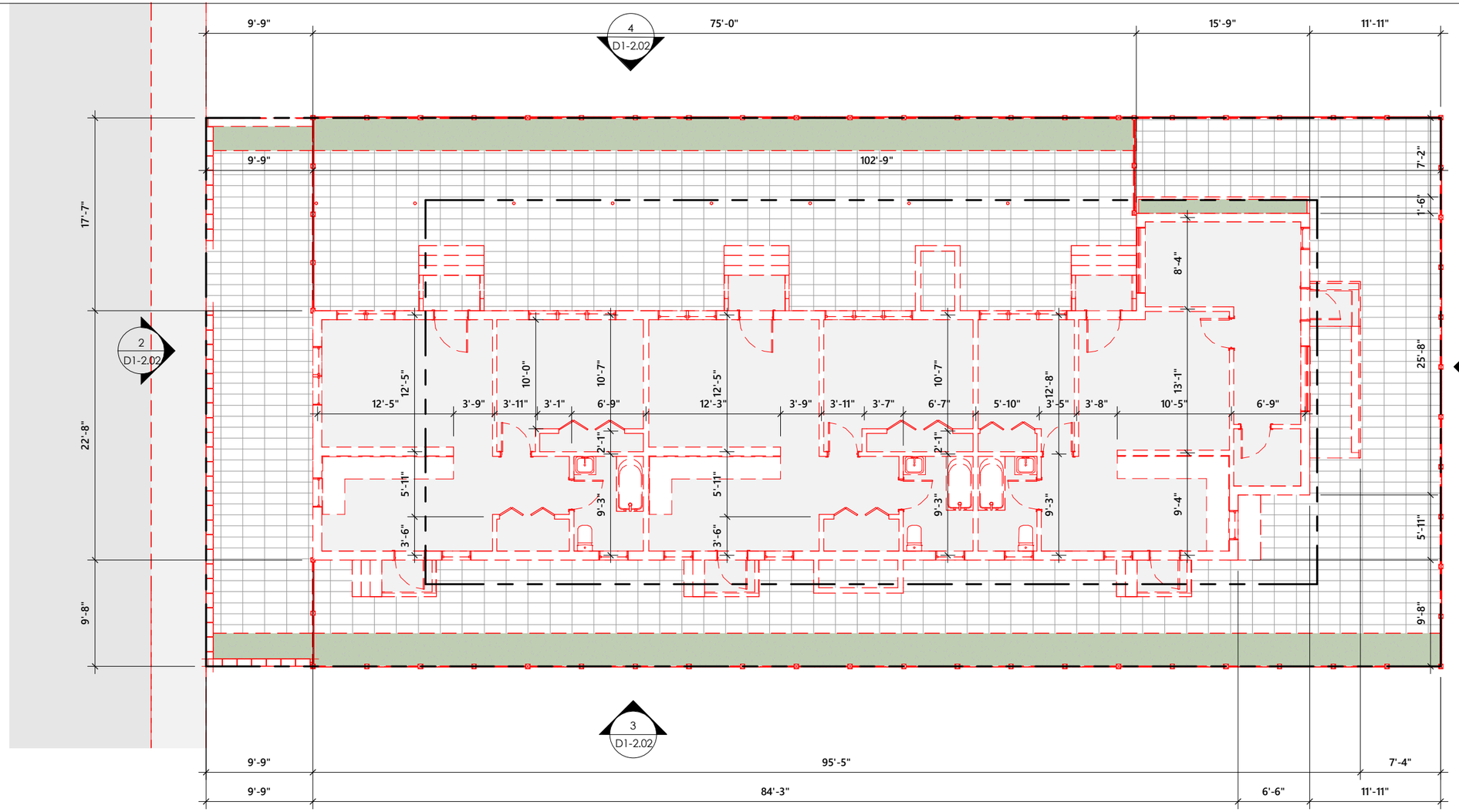

1 DEMO GROUND LEVEL PLAN

3/32" = 1'-0"

PROJECT AND OWNER:

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AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

DEMO GROUND LEVEL PLAN

SCALE:

3/32" = 1'-0"

SHEET NO:

D1-2.01

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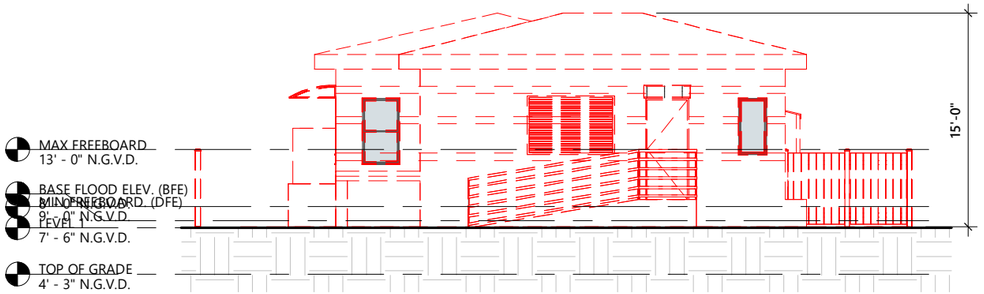
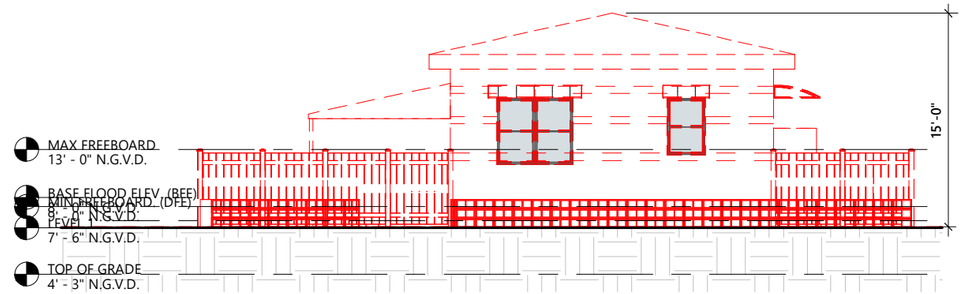


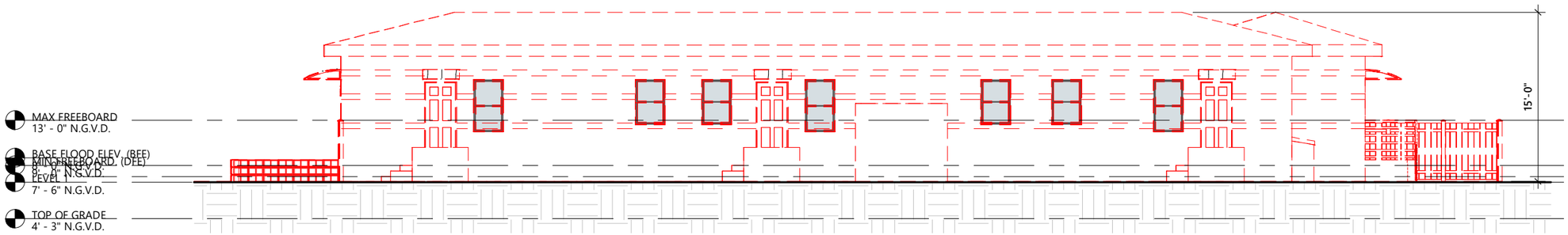
1 **DEMO WEST ELEVATION**

3/32" = 1'-0"



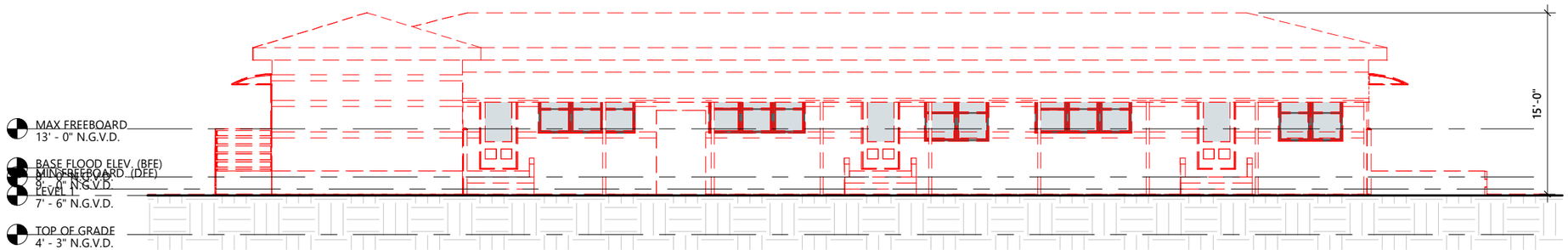
2 **DEMO EAST ELEVATION**

3/32" = 1'-0"



3 **DEMO NORTH ELEVATION**

3/32" = 1'-0"



4 **DEMO SOUTH ELEVATION**

3/32" = 1'-0"

PROJECT AND OWNER:

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704 MIAMI BEACH LLC

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AA#26003161

MUVE ARCHITECTURE

DESIGNER:

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REGISTERED ARCHITECT
AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

DEMOLITION ELEVATION

SCALE:

3/32" = 1'-0"

SHEET NO:

D1-2.02

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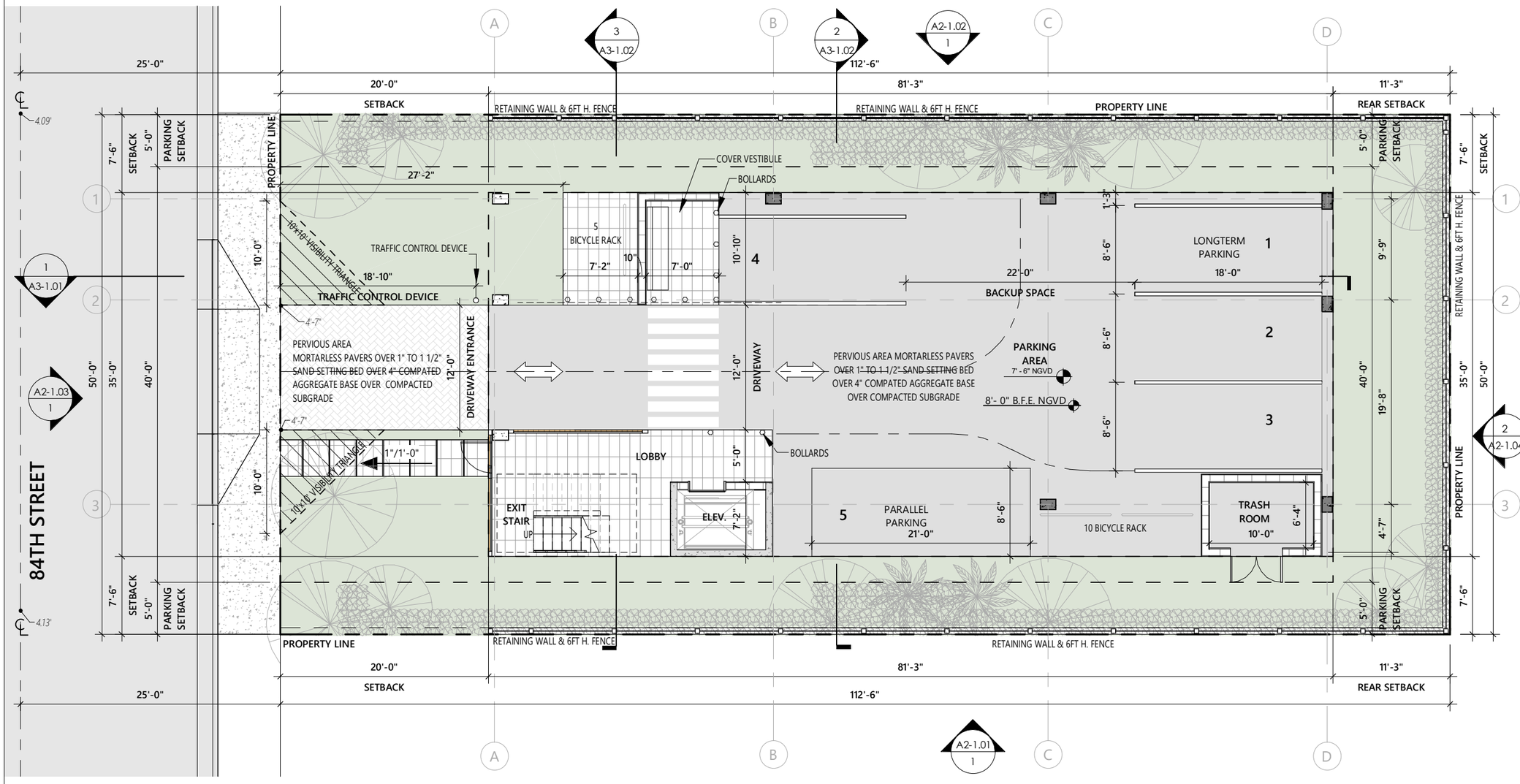

1 GROUND LEVEL FLOOR PLAN

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.

PLAN NOTES

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

PROJECT AND OWNER:

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MUVE ARCHITECTURE

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

SIGNATURE:

RICARDO J. MUÑIZ-GUILLET
LIC# AR97841

SHEET TITLE:

GROUND FLOOR PLAN

SCALE:

As indicated

SHEET NO:

A1-1.01

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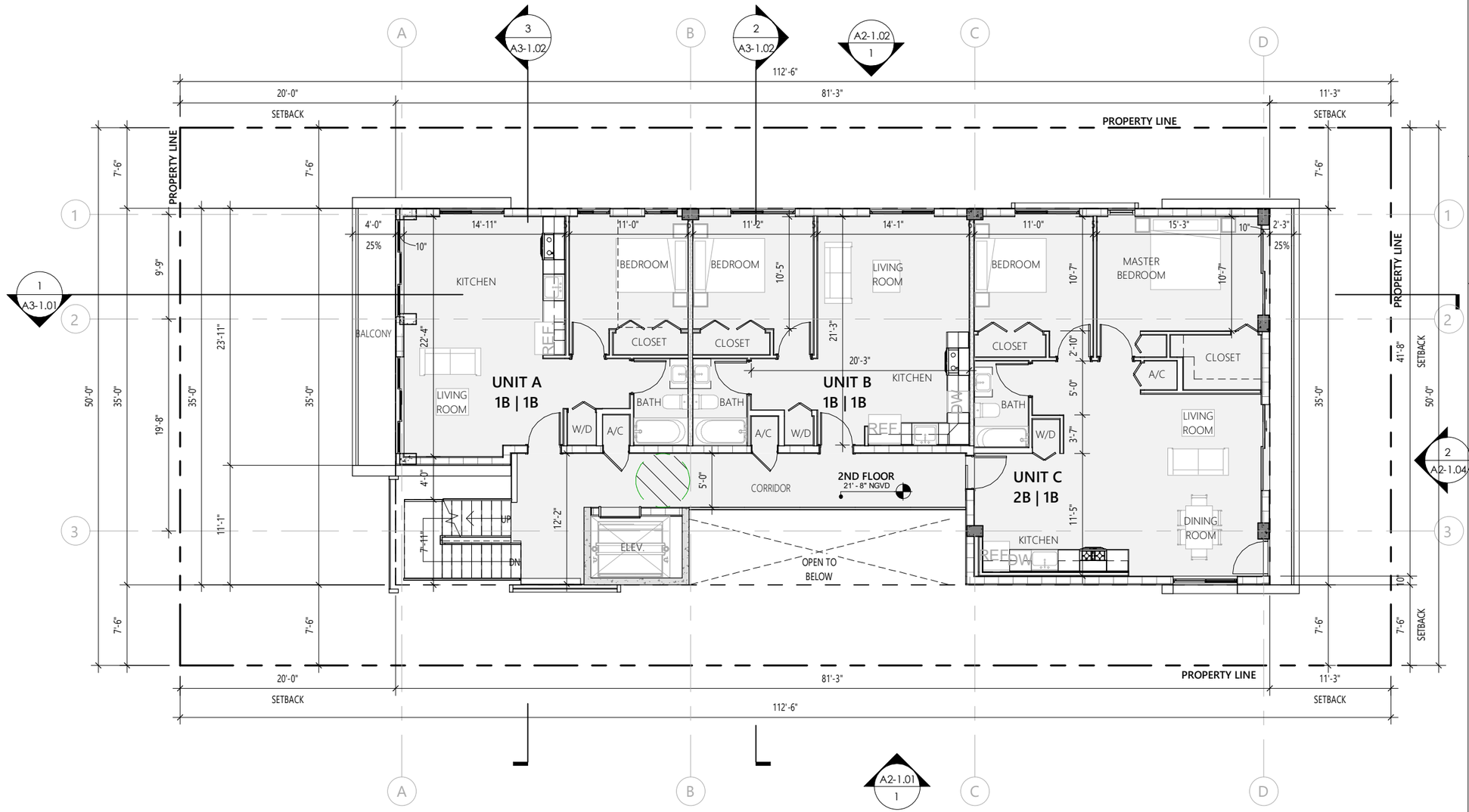

2 **FLOOR PLAN LEVEL 02**

3/32" = 1'-0"

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

WALL LEGEND

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

PLAN NOTES

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

PROJECT AND OWNER:

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MUVE ARCHITECTURE

DESIGNER:

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SEAL:

STATE OF FLORIDA
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REGISTERED ARCHITECT
AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 2TH LEVEL

SCALE:

As indicated

SHEET NO:

A1-1.02

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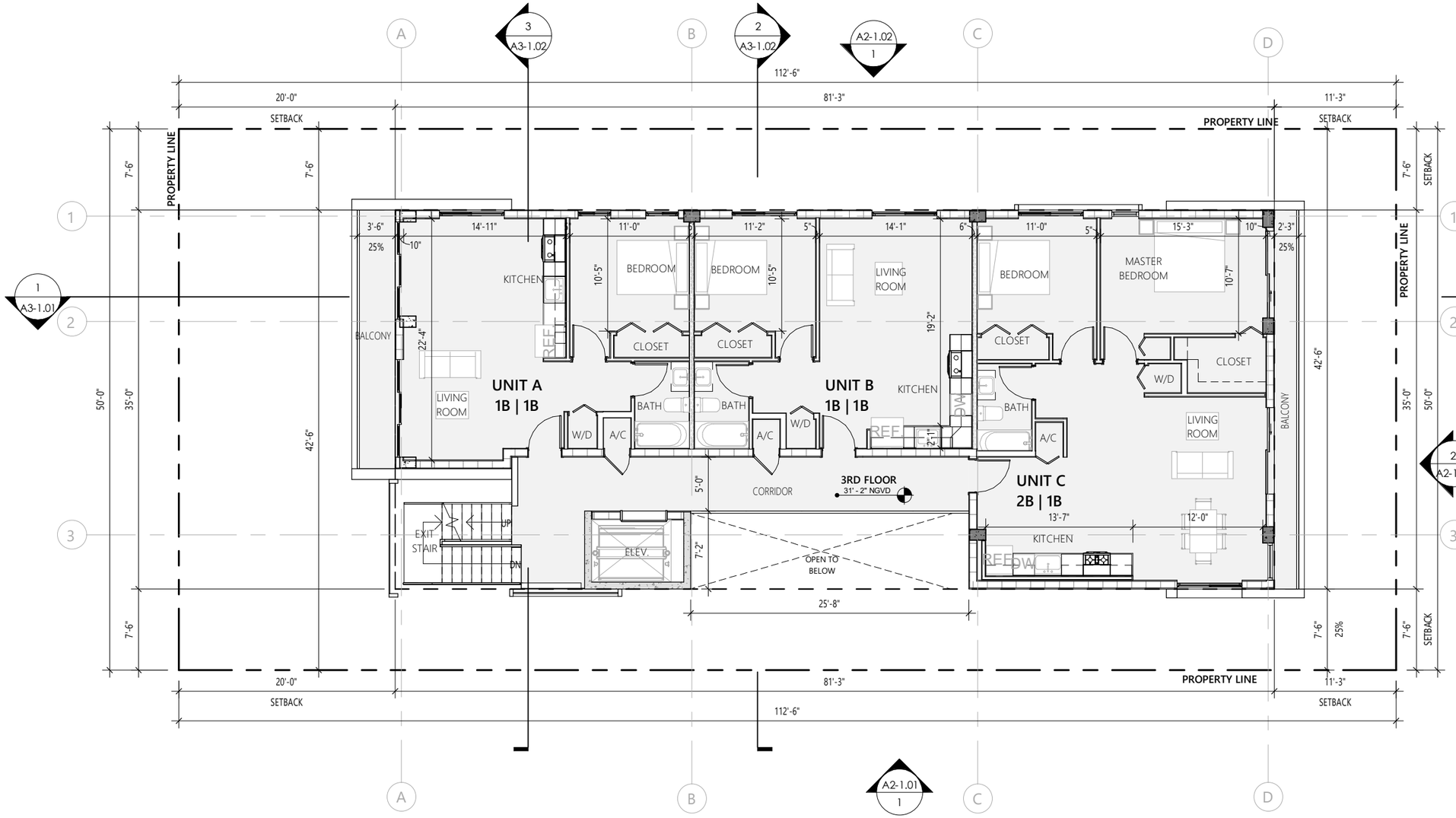


1 FLOOR PLAN LEVEL 3

3/32" = 1'-0"

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

WALL LEGEND

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

PLAN NOTES

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

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

3179 HOLYLAKE RD.

LAKE WORTH | FL | 33467

ARCHITECT:

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

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
REGISTERED ARCHITECT
AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 3TH LEVEL

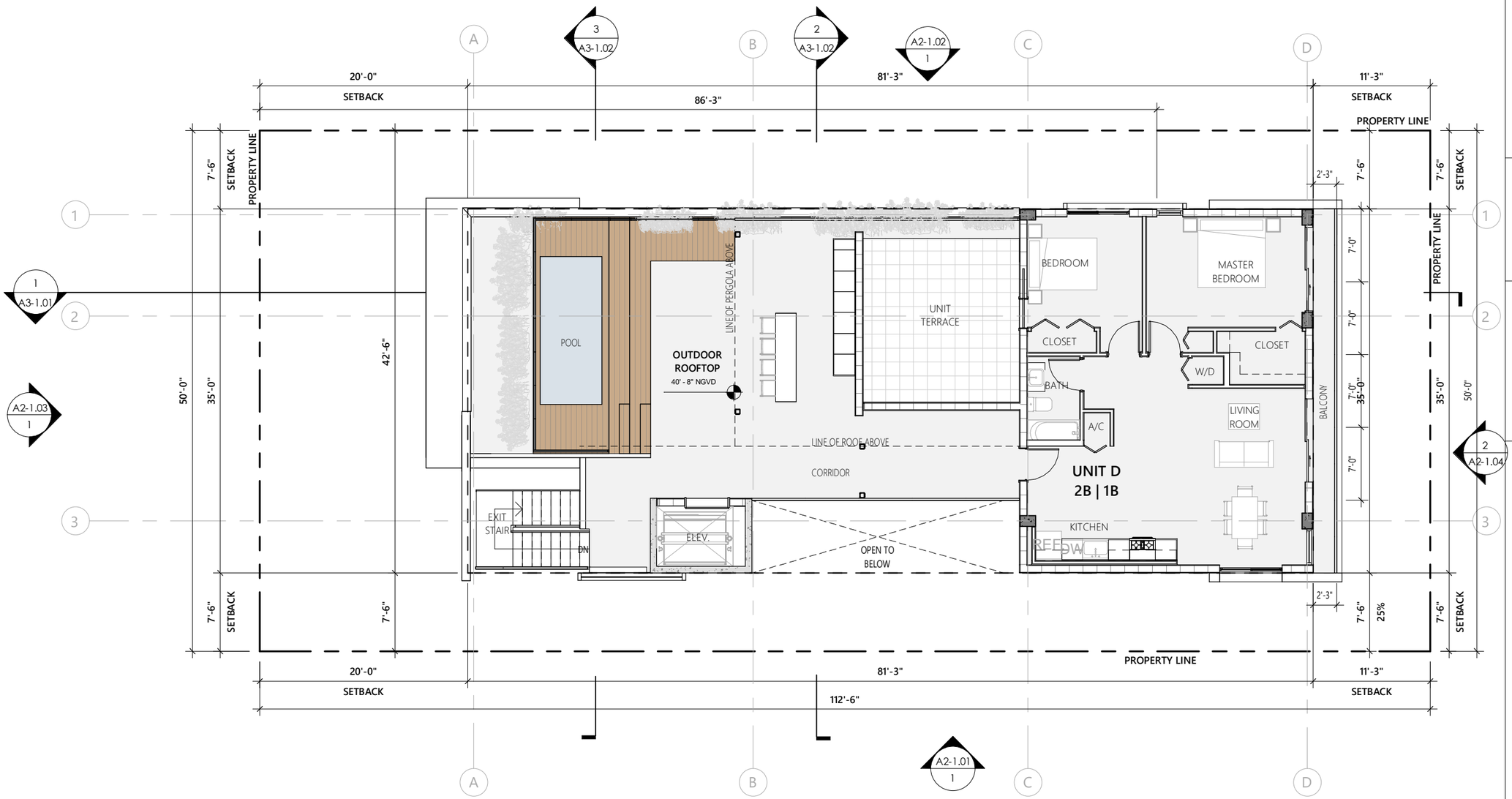
SCALE:

As indicated

SHEET NO:

A1-1.03

9/11/2024 3:59:44 PM



1 FLOOR PLAN 4TH LEVEL

3/32" = 1'-0"

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

WALL LEGEND

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

PLAN NOTES

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704 MIAMI BEACH LLC

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ARCHITECT:

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

MUVE ARCHITECTURE

DESIGNER:

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INTEGRAL ARCHITECTURAL SERVICES

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FINAL SUBMITTAL

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REGISTERED ARCHITECT
AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 4TH LEVEL

SCALE:

As indicated

SHEET NO:

A1-1.04

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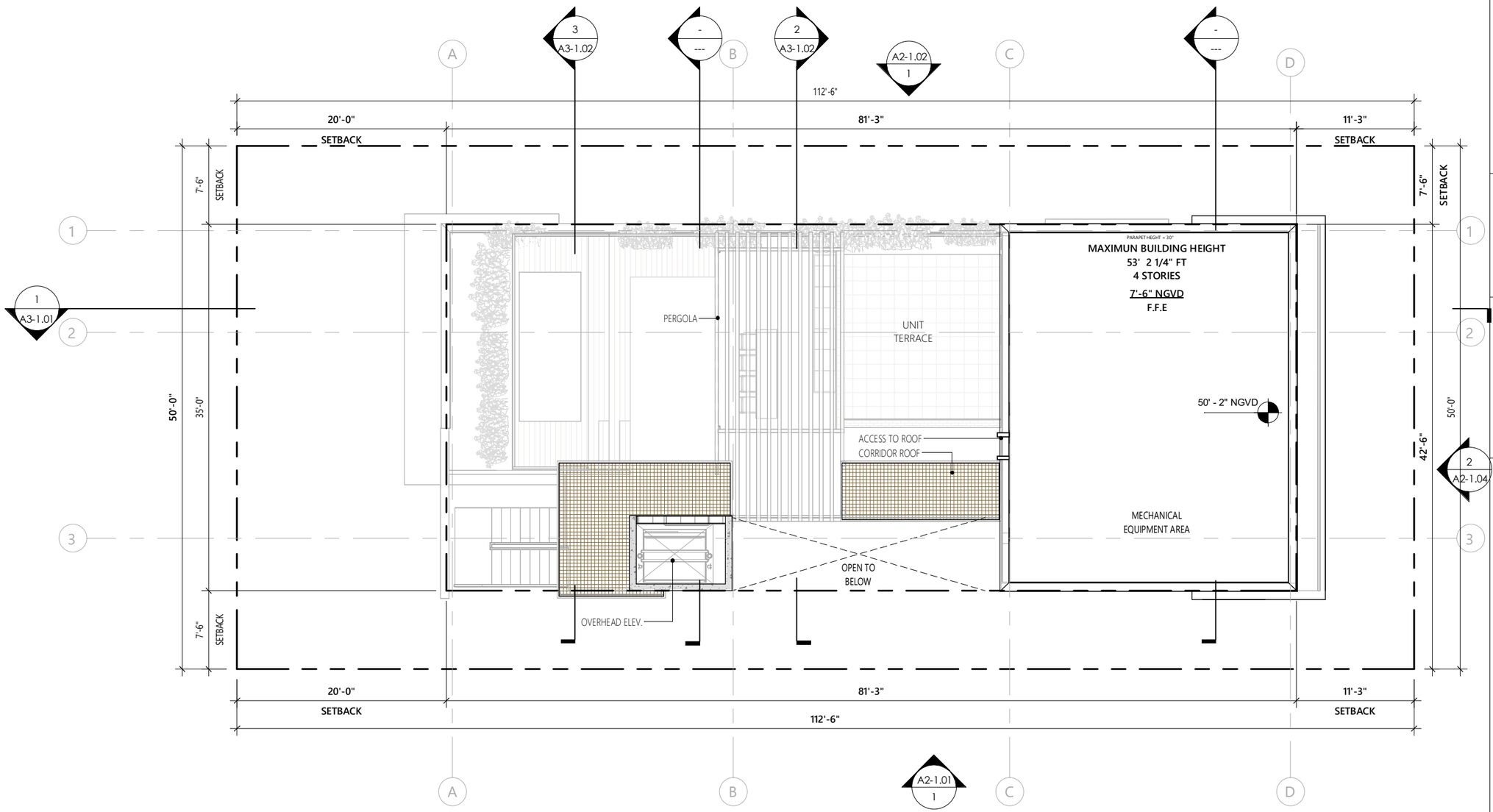

1 ROOF LEVEL

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.
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ARCHITECT:

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AA#26003161

MUVE ARCHITECTURE

DESIGNER:

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AR97841

SIGNATURE:

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LIC# AR97841

SHEET TITLE:

TOP OF ROOF PLAN

SCALE:

As indicated

SHEET NO:

A1-1.05

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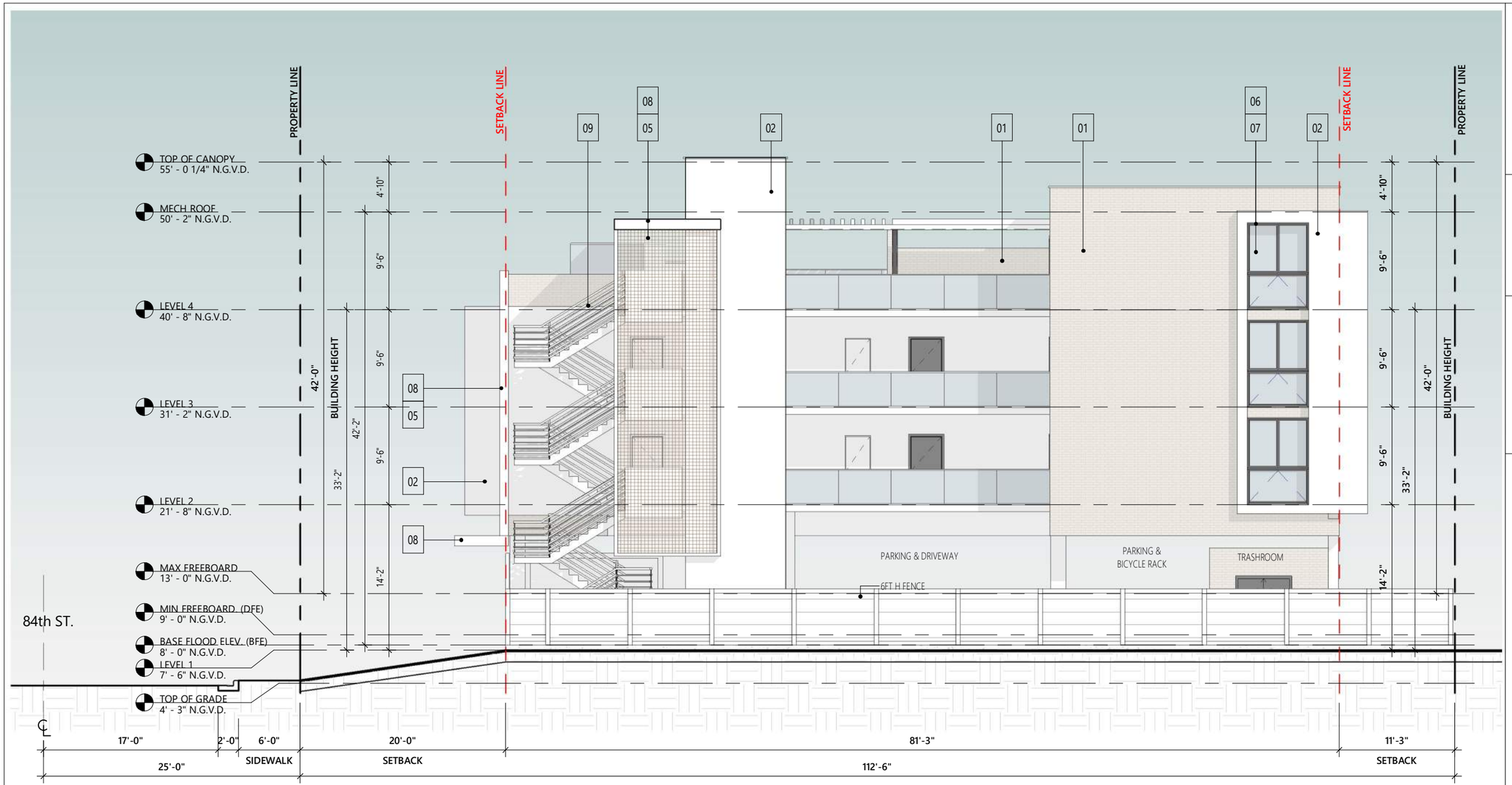

1 **NORTH ELEVATION**

3/32" = 1'-0"

MATERIAL LEGEND

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

PROJECT AND OWNER:

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AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

NORTH ELEV.

SCALE:

As indicated

SHEET NO:

A2-1.01

9/11/2024 4:01:17 PM

1 **SOUTH ELEVATION**

3/32" = 1'-0"

MATERIAL LEGEND

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

PROJECT AND OWNER:

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704 MIAMI BEACH LLC

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LAKE WORTH | FL | 33467

ARCHITECT:

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AA#26003161

MUVE ARCHITECTURE

DESIGNER:

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FINAL SUBMITTAL

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SEAL:

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RICARDO J. MUNIZ-GUILLET
REGISTERED ARCHITECT
AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SOUTH ELEV.

SCALE:

As indicated

SHEET NO:

A2-1.02

9/11/2024 4:01:19 PM

1 **WEST ELEVATION**

3/32" = 1'-0"

MATERIAL LEGEND

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

PROJECT AND OWNER:

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ARCHITECT:

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AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

WEST ELEV.

SCALE:

As indicated

SHEET NO:

A2-1.03

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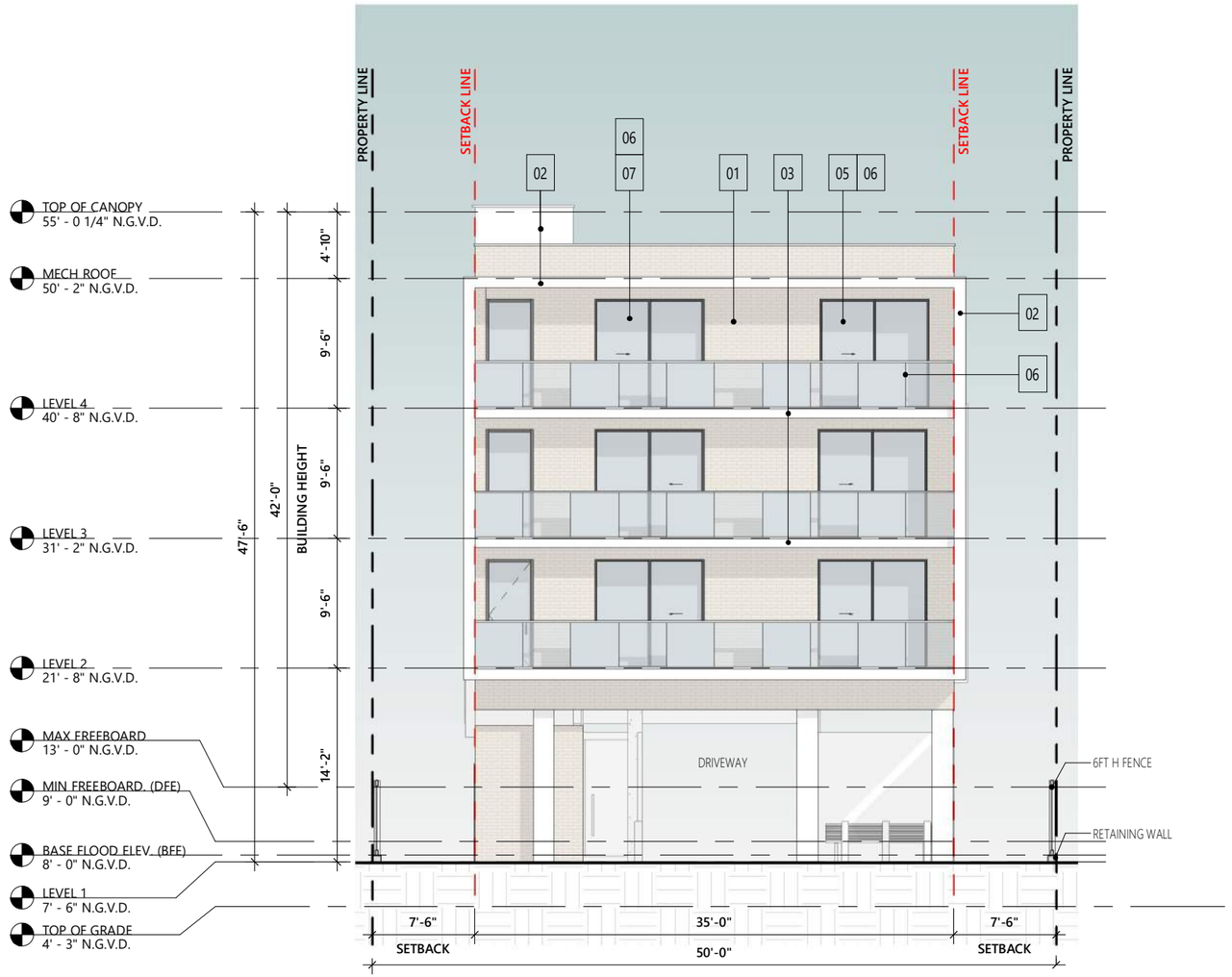

2 **EAST ELEVATION**

3/32" = 1'-0"

MATERIAL LEGEND

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

PROJECT AND OWNER:

DENBORA BAY II

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704 MIAMI BEACH LLC

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LAKE WORTH | FL | 33467

ARCHITECT:

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MUVE ARCHITECTURE

DESIGNER:

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RICARDO J. MUNIZ-GUILLET
REGISTERED ARCHITECT
AR97841

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

EAST ELEVATION

SCALE:

As indicated

SHEET NO:

A2-1.04

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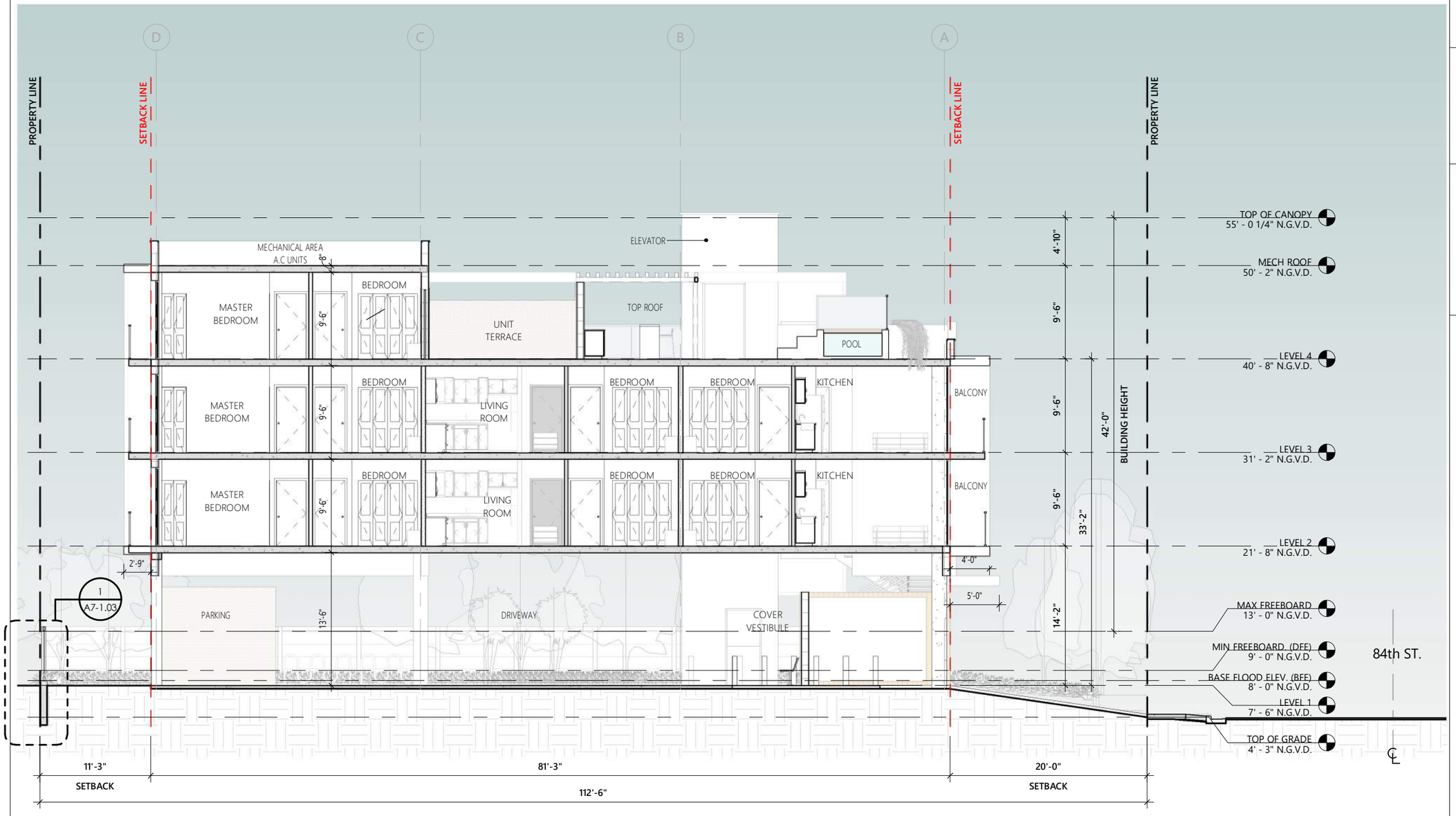

PROJECT AND OWNER:

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RICARDO J. MUNIZ-GUILLET
AR97841
REGISTERED ARCHITECT

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

LONGITUDINAL SECTION

SCALE:

3/32" = 1'-0"

SHEET NO:

A3-1.01

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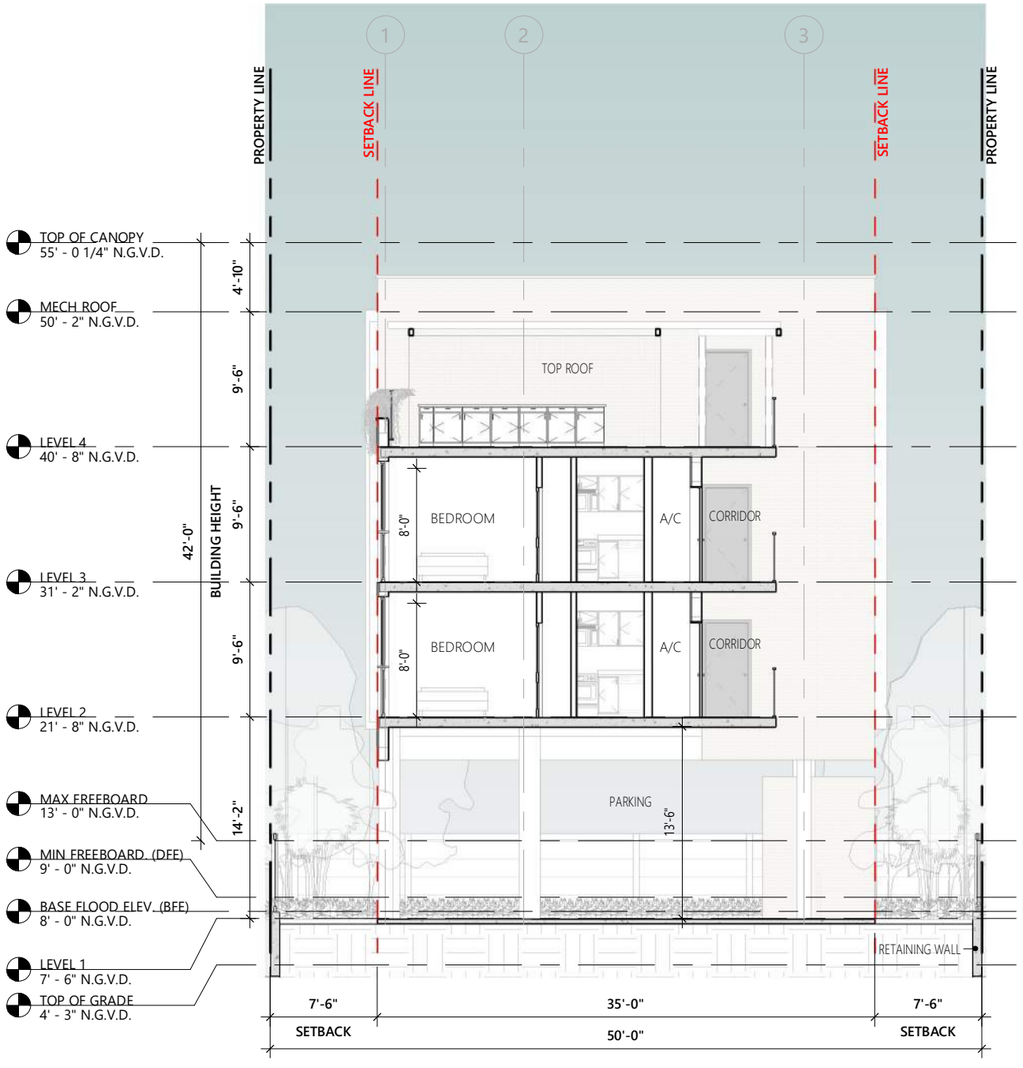
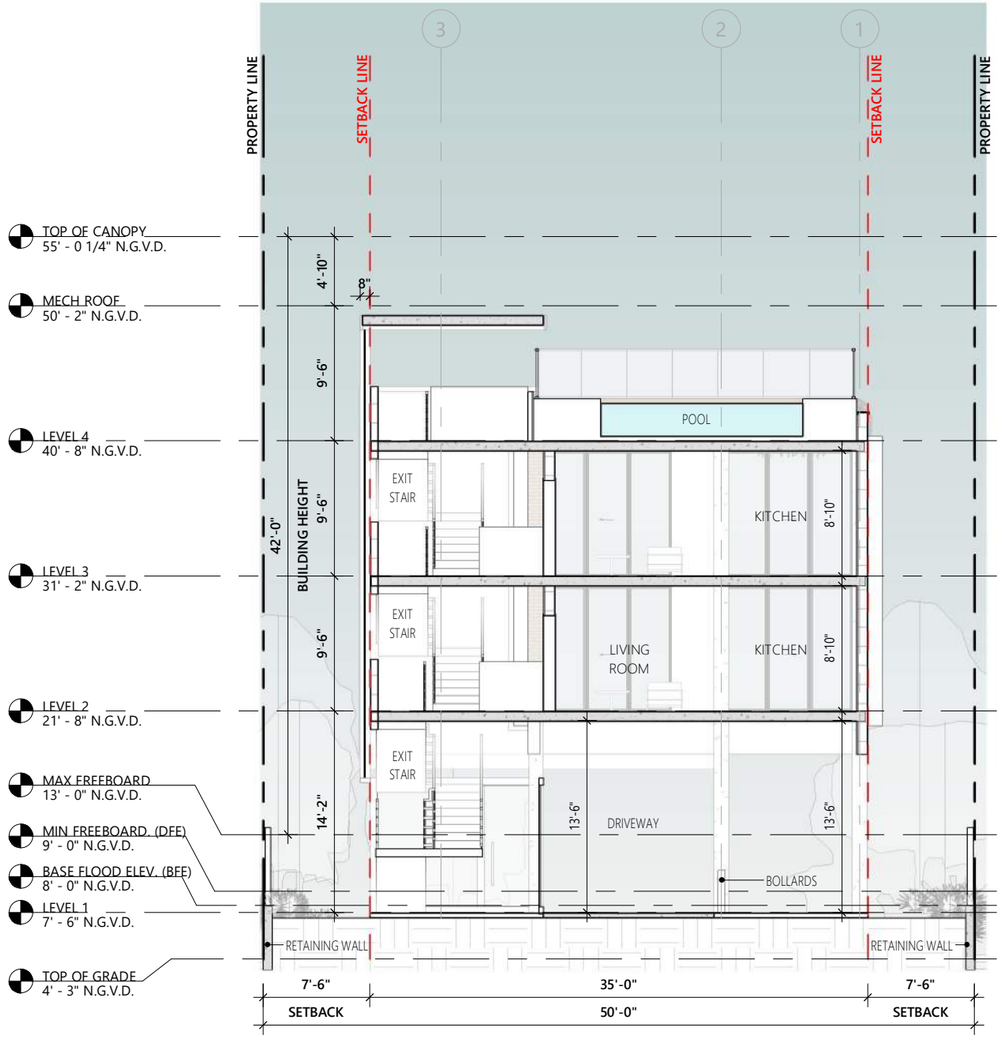


3 **CROSS SECTION 4**

3/32" = 1'-0"



2 **CROSS SECTION 2**

3/32" = 1'-0"

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

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LIC# AR97841

SHEET TITLE:

CROSS SECTION

SCALE:

3/32" = 1'-0"

SHEET NO:

A3-1.02

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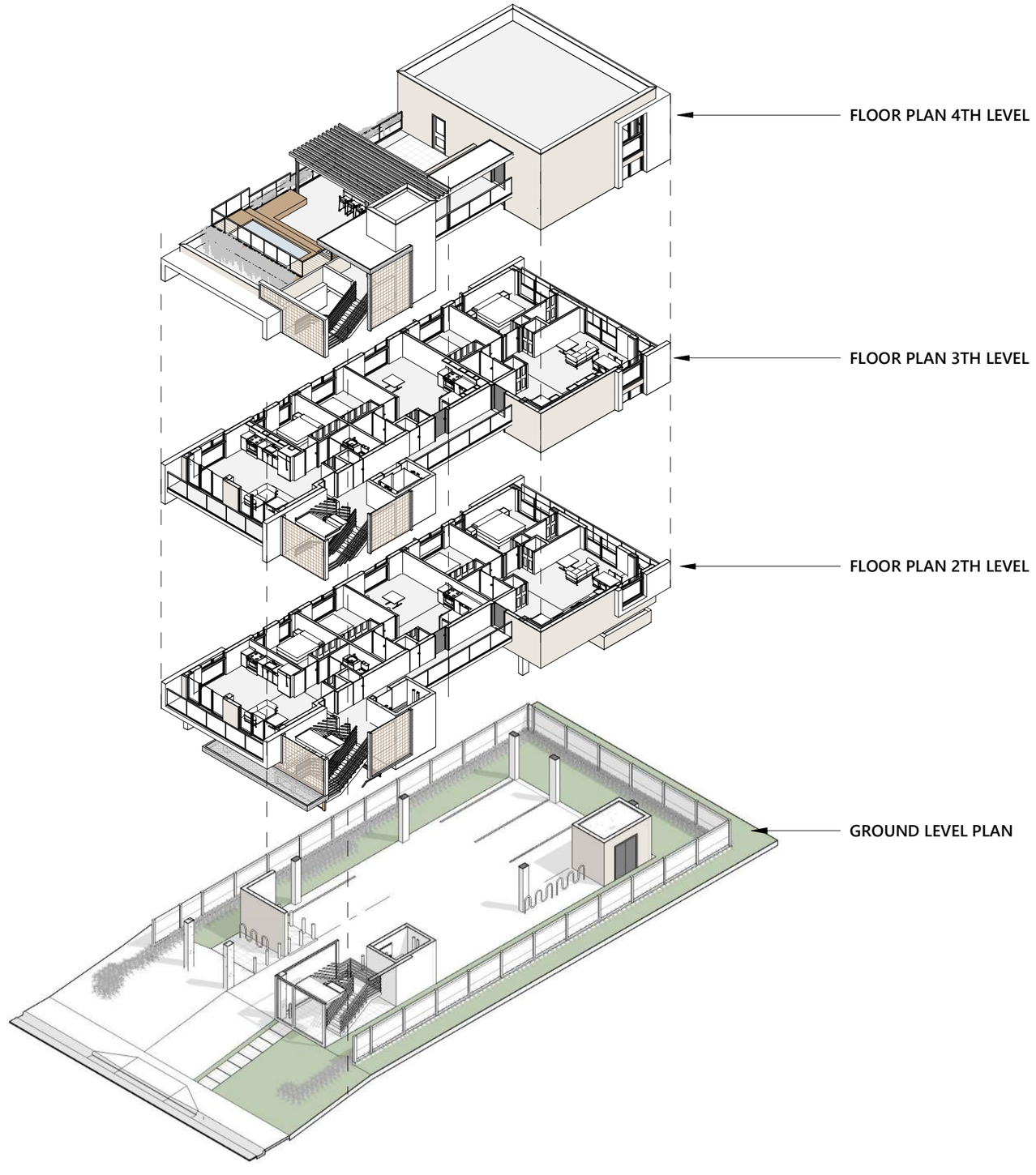

1 **EXPLOTED AXONOMETRIC.**

PROJECT AND OWNER:

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

704 MIAMI BEACH LLC

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LIC# AR97841

SHEET TITLE:

EXPLOTED AXONOMETRIC

SCALE:

SHEET NO:

A3-2.01

9/11/2024 4:02:01 PM

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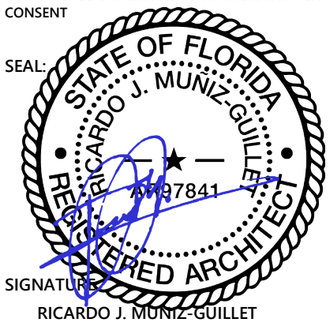

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

STREET VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.02

9/11/2024 4:02:02 PM

PROJECT AND OWNER:

DENBORA BAY II

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REGISTERED ARCHITECT

SIGNATURE:

RICARDO J. MUÑIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FRONT VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.01

9/11/2024 4:02:03 PM

PROJECT AND OWNER:

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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:

STREET BACK VIEW AND AXONOMETRIC VIEW

SCA N.T.S.

SHEET NO:

A4-1.03

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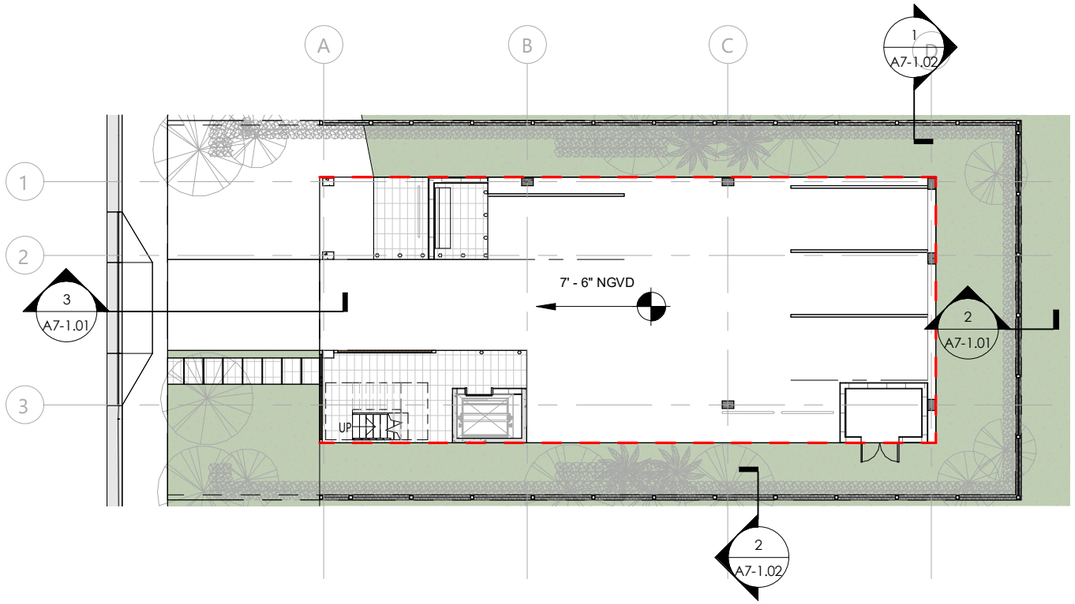
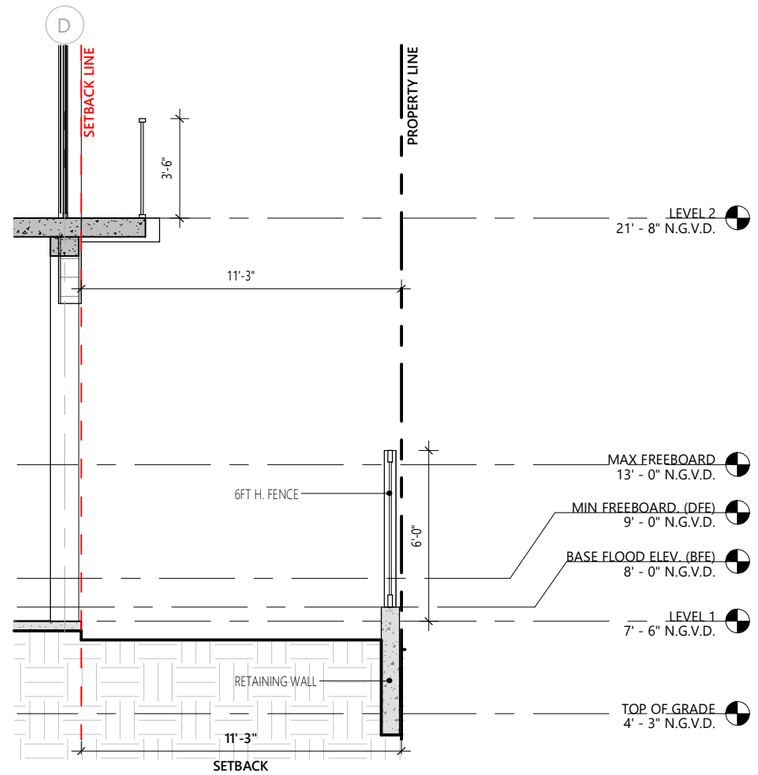


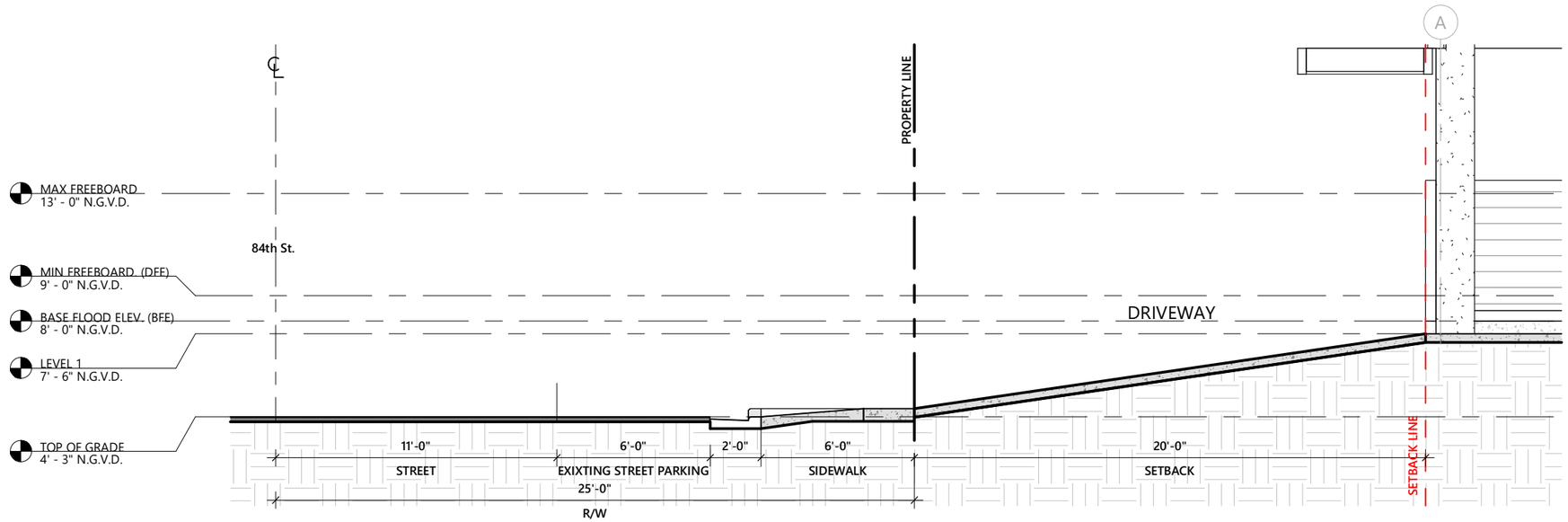
1 GROUND LEVEL FLOOR PLAN

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

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LIC# AR97841

SHEET TITLE:

YARD SECTIONS

SCALE:

As indicated

SHEET NO:

A7-1.01

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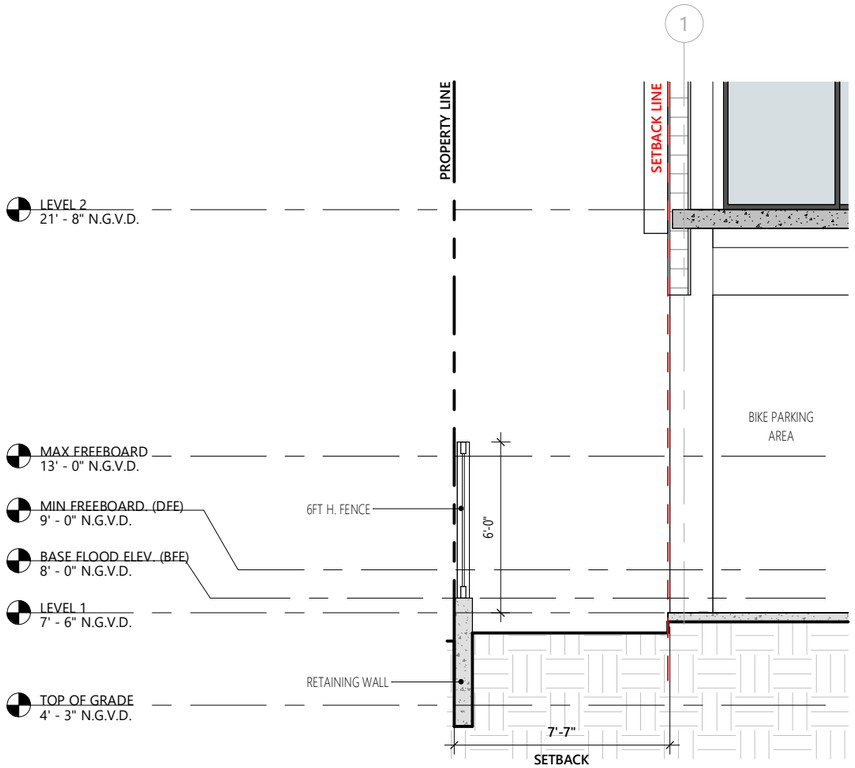
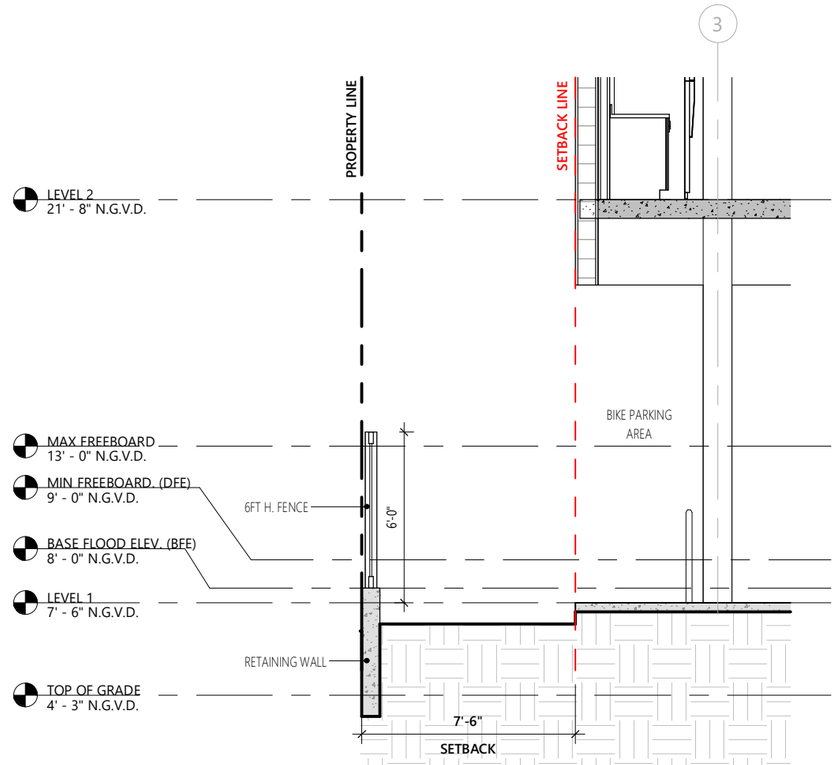


1 **SIDE YARD SECTION 1**

3/16" = 1'-0"



2 **SIDE YARD SECTION 2**

3/16" = 1'-0"

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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

YARD SECTIONS

SCALE:

N.T.S.

SHEET NO:

A7-1.02

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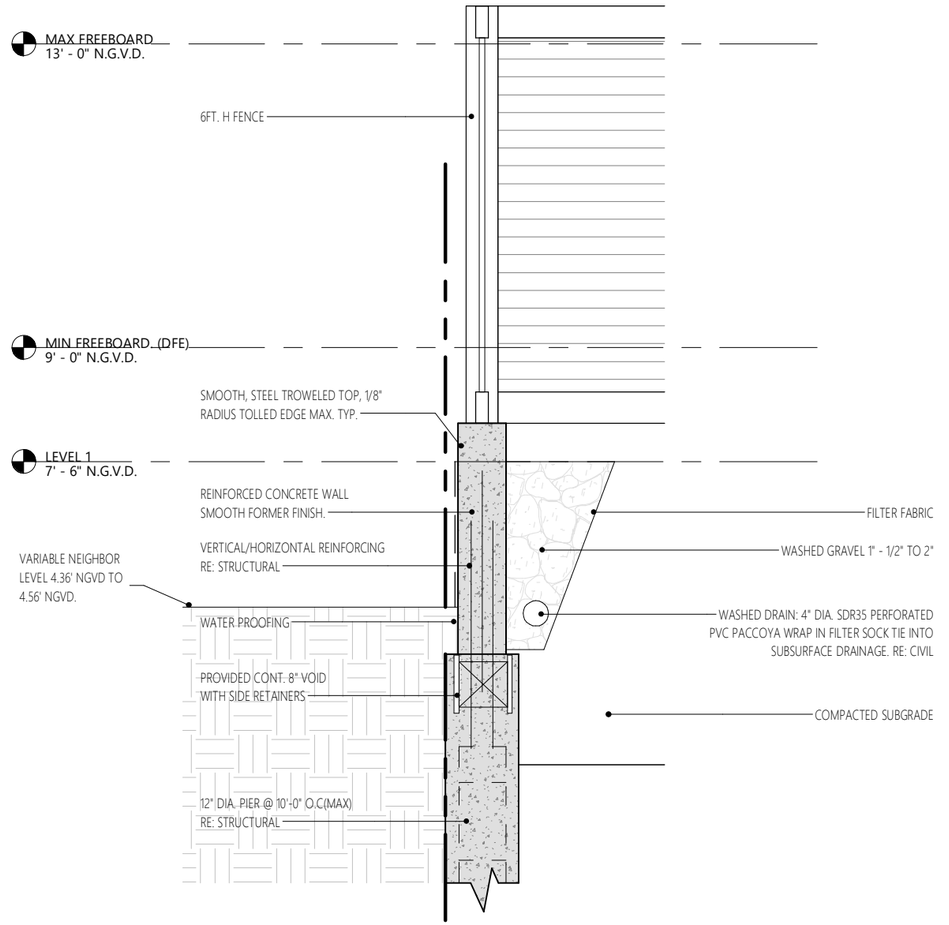

1 **RETAINING WALL DETAIL SECTION**

1/2" = 1'-0"

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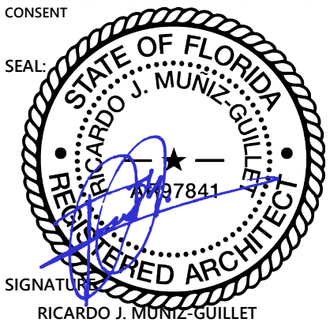

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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

WALL DETAIL

SCALE:

N.T.S.

SHEET NO:

A7-1.03

9/11/2024 4:02:08 PM