



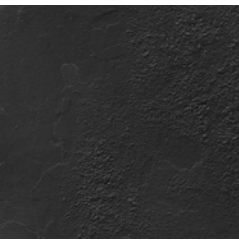
MATERIAL MOODBOARD



EXPANDED
ALUMINUM



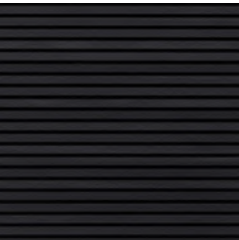
FORMED-WORK
CONCRETE



DARK GRAY
STUCCO



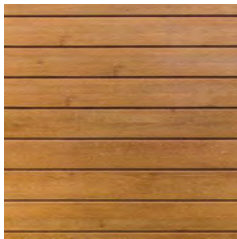
WOODEN BOARD
FORMED CONCRETE



COMPOSITE
CLADDING PANEL



CAST IN PLACE
CONCRETE



ALUMINUM CLADDING
WITH WOOD TEXTURE
OR SIMILAR

DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

DRAWING
AXONOMETRIC VIEW

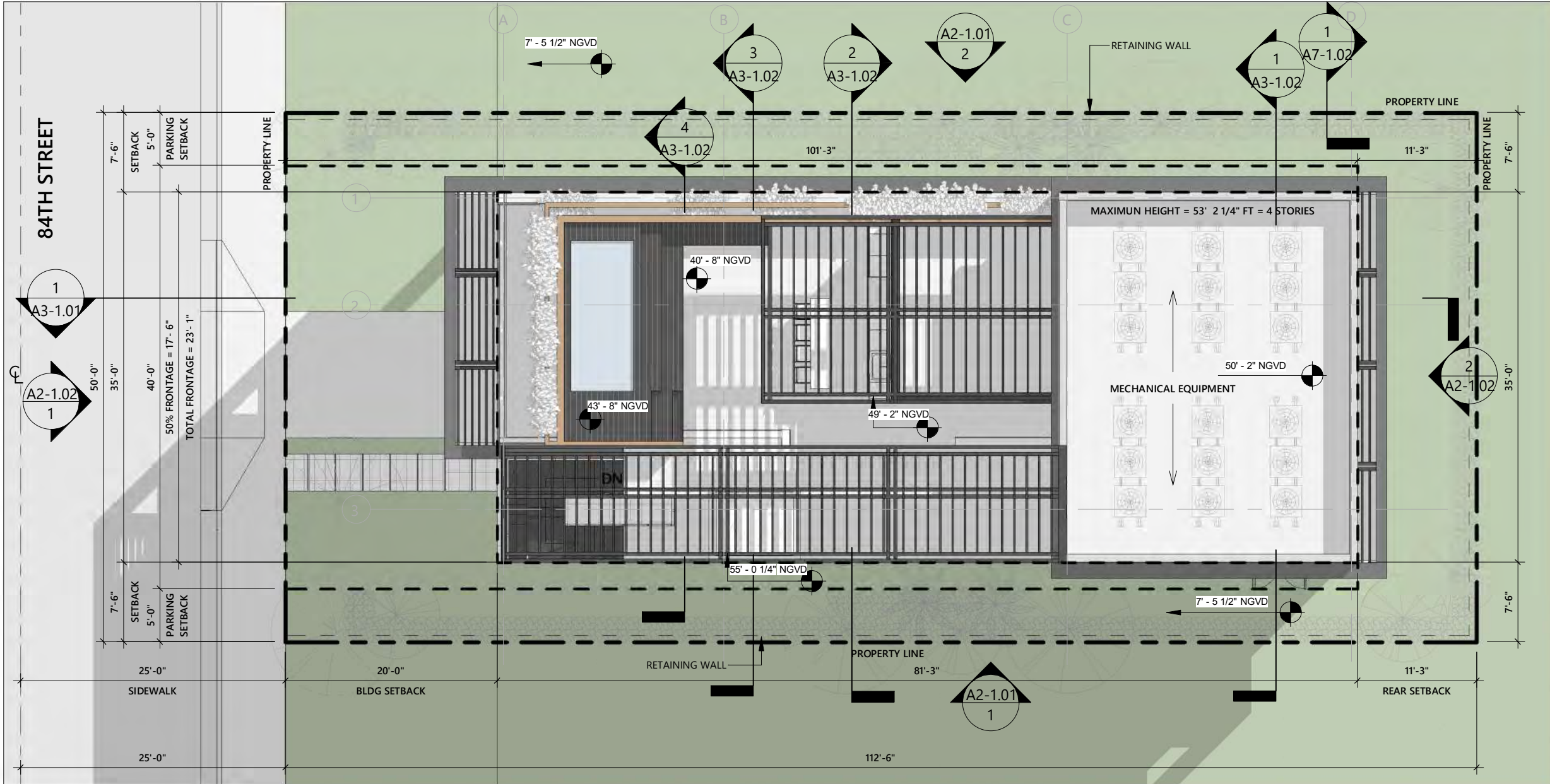
SHEET NO.
P-1.01

DATE
07-02-2024

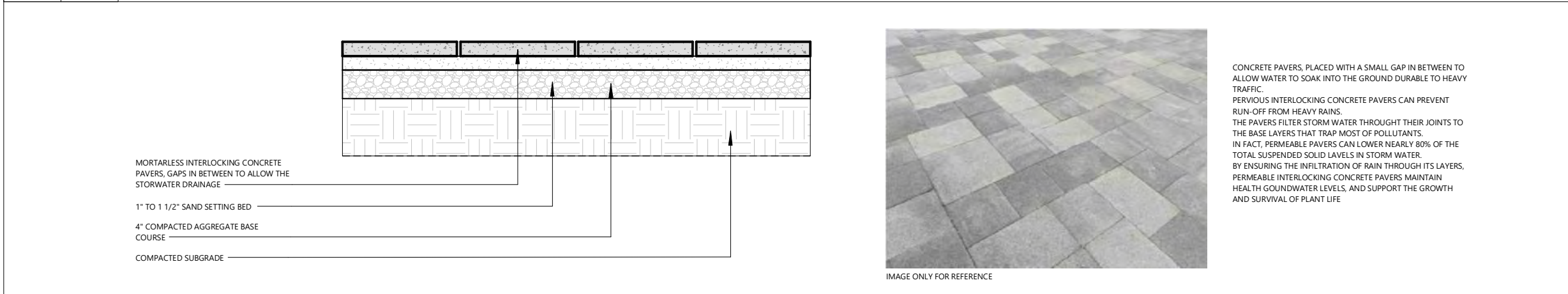
OWNER
704 MIAMI BEACH LLC

1535 NORTH PARK DRIVE
#102 | WESTON | FL 33326
954 533 4492
REDOCTOPUSLLC.COM





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



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

PROJECT AND OWNER:
DENBORA BAY II

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

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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

DESIGNER:

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

FINAL SUBMITTAL

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

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

SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
SITE PLAN

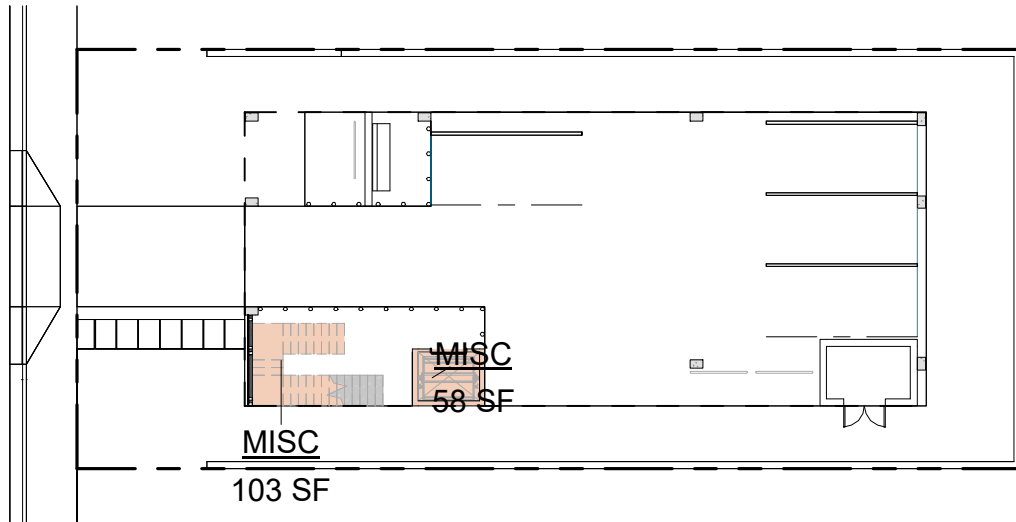
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As indicated

SHEET NO:

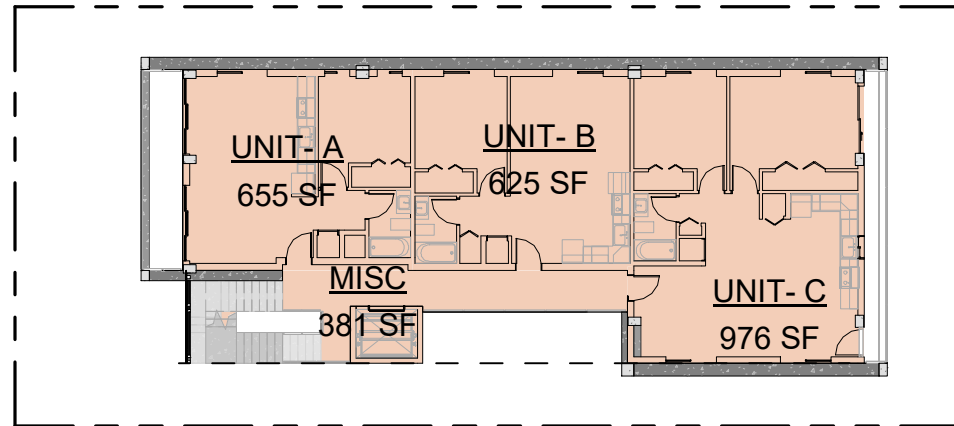
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5/3/2024 4:49:16 PM



1

LEVEL 1 0'-0"

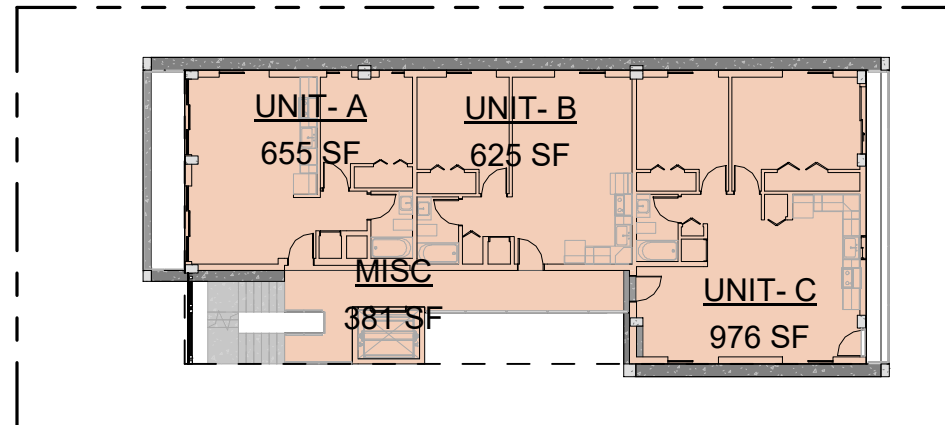
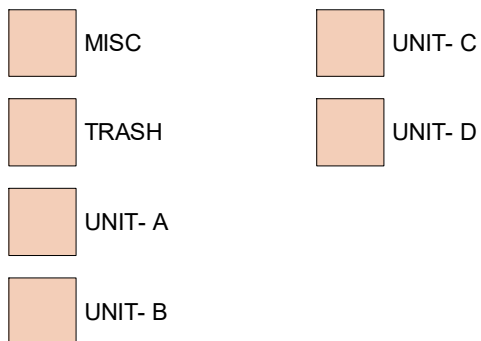
$$3/64'' = 1'-0''$$


2

LEVEL 2

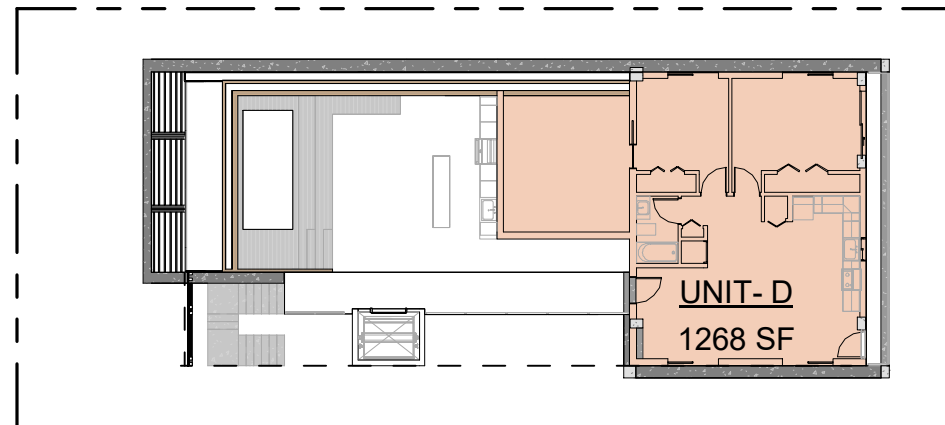
$$3/64'' = 1'-0''$$

AREA LEGEND



3

LEVEL 3

$$3/64" = 1'-0"$$


4

LEVEL 4

$$3/64" = 1'-0"$$

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	

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



DESIGNER:



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

FINAL SUBMITTAL

PERMIT APPLICATION DATE:	03-10-2024
--------------------------	------------

SHEET ISSUE DATE:	03-31-2023
-------------------	------------

PROJECT NO.: 2301

DRAWN BY: BK **APPROVED BY:** YM

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN
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CONSENT

SEAL:

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

AREA DIAGRAMS

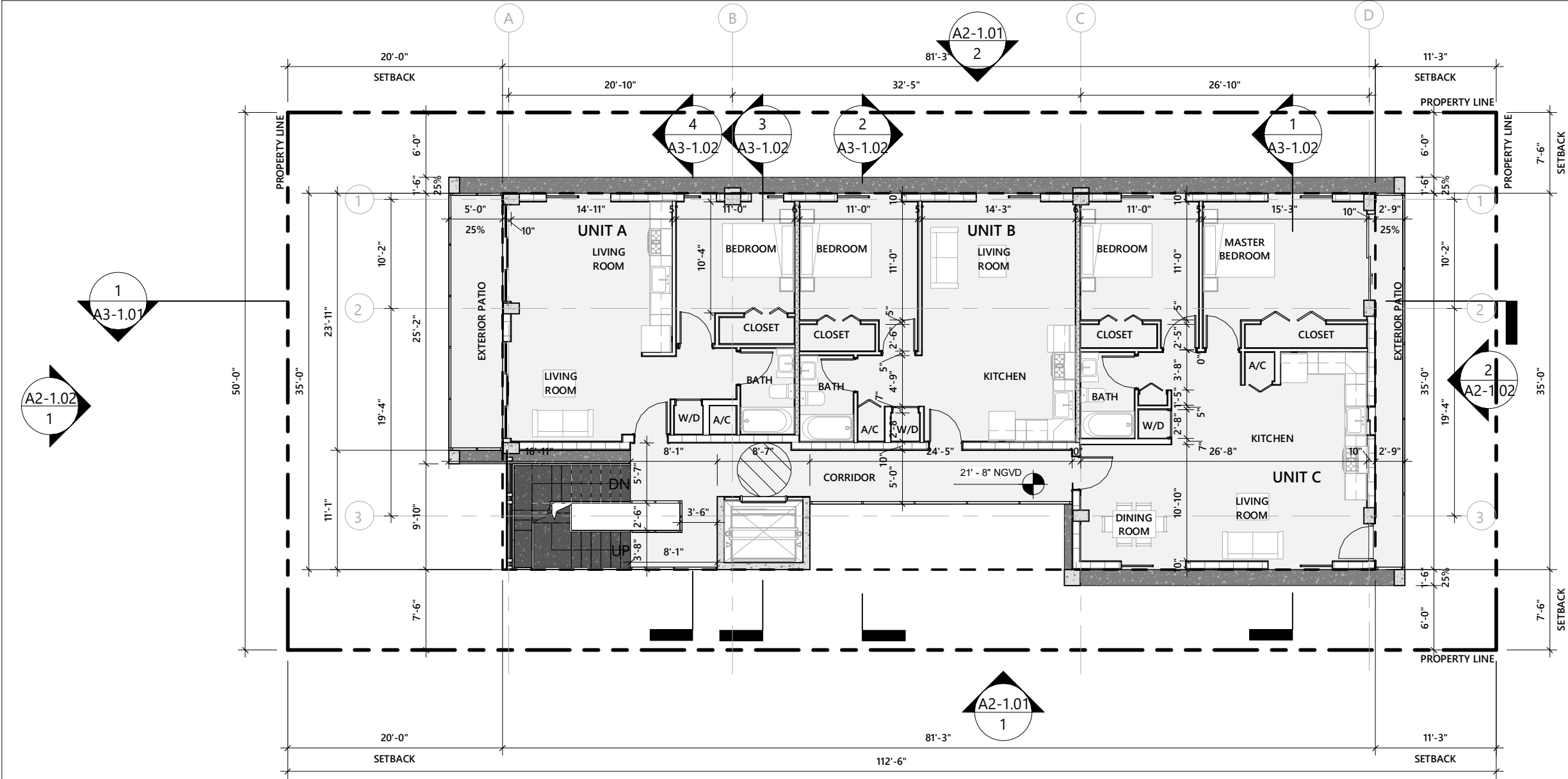
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N.T.S.

SHEET NO:

G-5

6/5/2024 9:26:57 AM





2

FLOOR PLAN LEVEL 02

3/32" = 1'-0"

GROUND LEVEL AREA: 2,655 S.F.	WALL LEGEND	PLAN NOTES
	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	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



DESIGNER:



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

FINAL SUBMITTAL

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

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CONSENT

SEAL:

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 2TH LEVEL

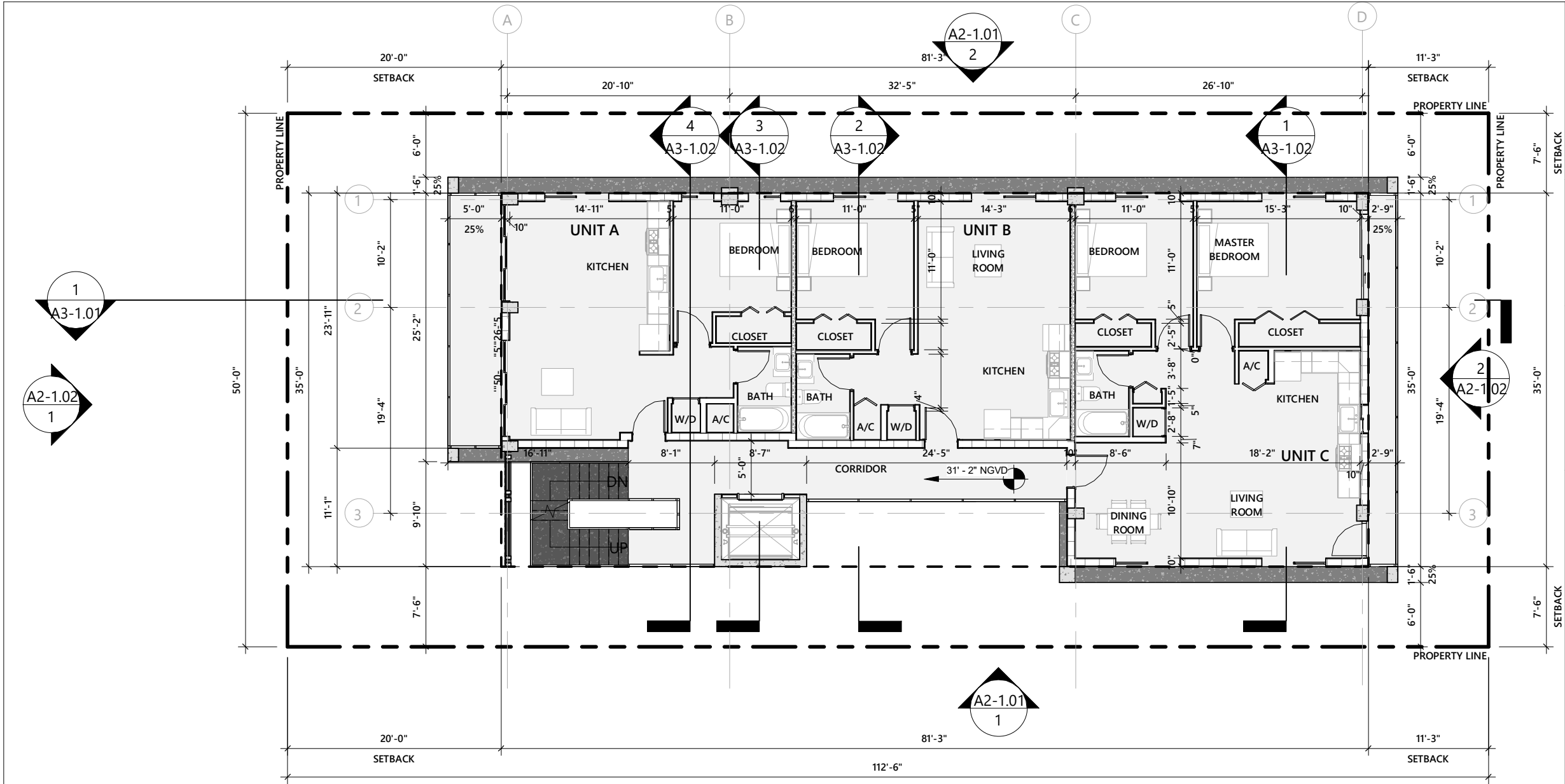
SCALE:

As indicated

SHEET NO:

A1-1.02

6/5/2024 9:26:59 AM



1

FLOOR PLAN LEVEL 03

3/32" = 1'-0"

PROJECT AND OWNER:

DENBORA BAY II

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

ARCHITECT:

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

DESIGNER:

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

FINAL SUBMITTAL

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

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CONSENT

SEAL:

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 3TH LEVEL

SCALE:

As indicated

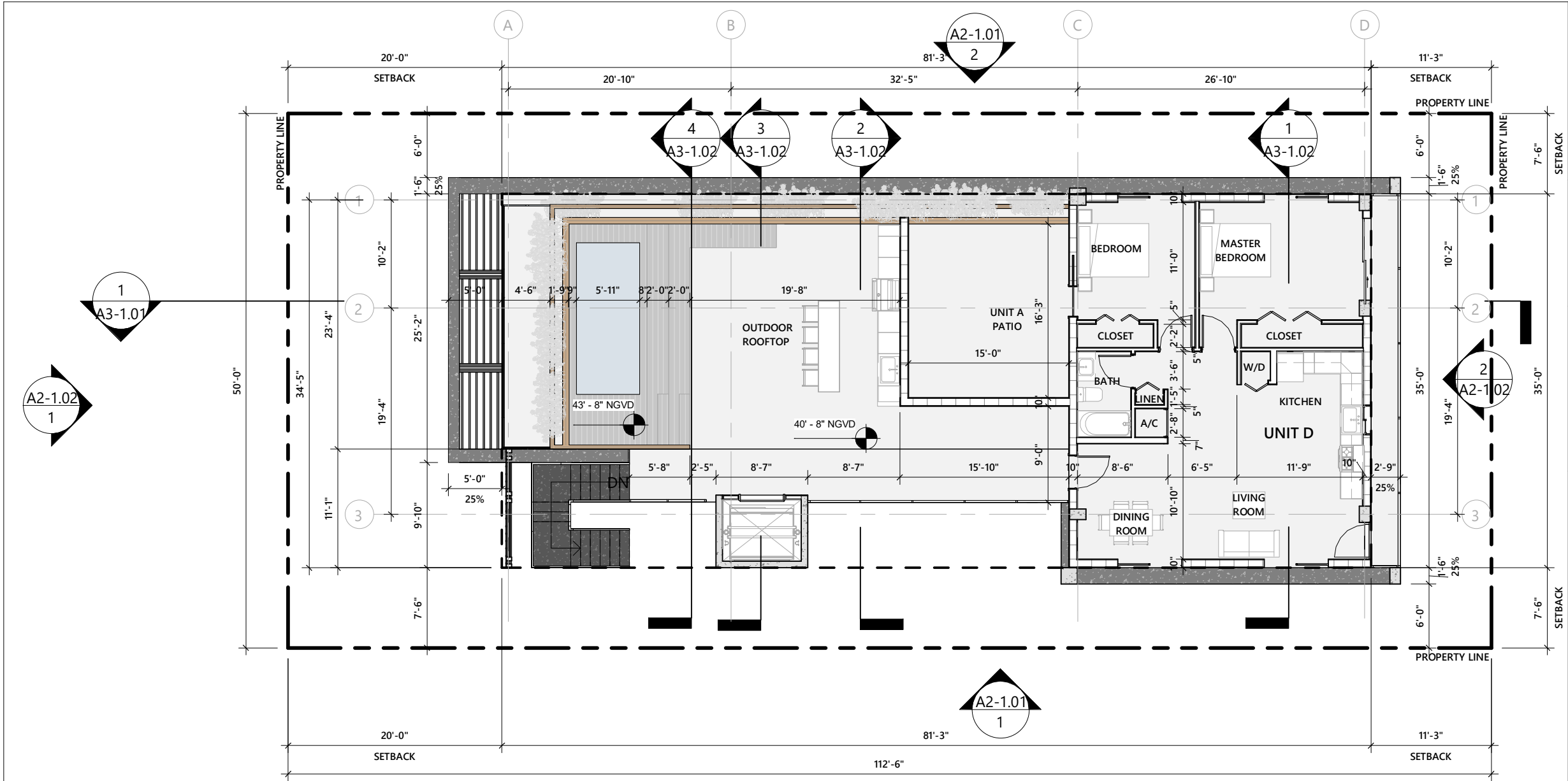
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A1-1.03

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

GROUND LEVEL AREA: 2,655 S.F.



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

PROJECT AND OWNER:
DENBORA BAY II

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

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

DESIGNER:
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

SEAL:

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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WALL LEGEND

- 1

WALL TYPE 1
TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE
STRUCTURE FOR DETAILS.
- 2

WALL TYPE 2
EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE
STRUCTURE FOR DETAILS.
- 3

WALL TYPE 3
TYPICAL 4" INTERIOR PARTITION NON-RATED.
- 4

WALL TYPE 4
REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
- 5

WALL TYPE 5
UNIT DEMISING PARTITION 1 HR FIRE RATED.

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES

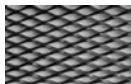
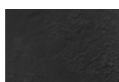
- BUILDING IS FULLY SPRINKLERED.
- SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
- ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.
- ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
- FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS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



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



DESIGNER:



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

FINAL SUBMITTAL

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DRAWN BY: BK APPROVED BY: YM

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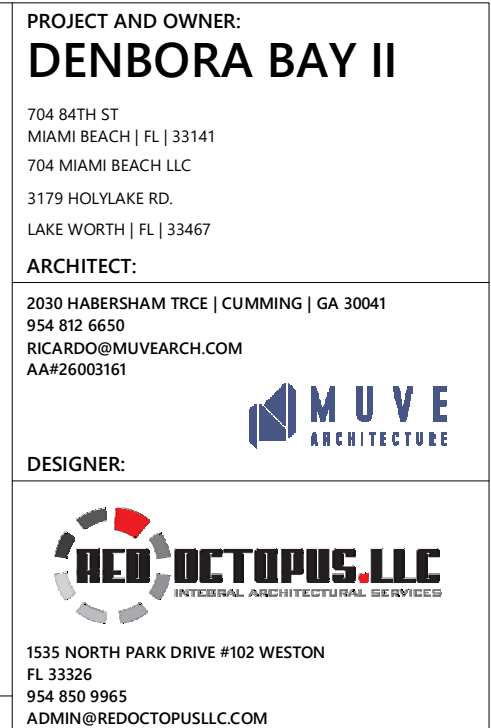
SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
NORTH & SOUTH ELEV.

SCALE:
As indicated

SHEET NO:
A2-1.01
6/5/2024 9:30:05 AM



FINAL SUBMITTAL

SEAL:



SHEET TITLE:
EAST & WEST ELEVATION

SHEET NO:
A2-1.02

6/5/2024 9:30:11 AM

	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



DESIGNER:



1535 NORTH PARK DRIVE #102 WESTON
FL 33326
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FINAL SUBMITTAL

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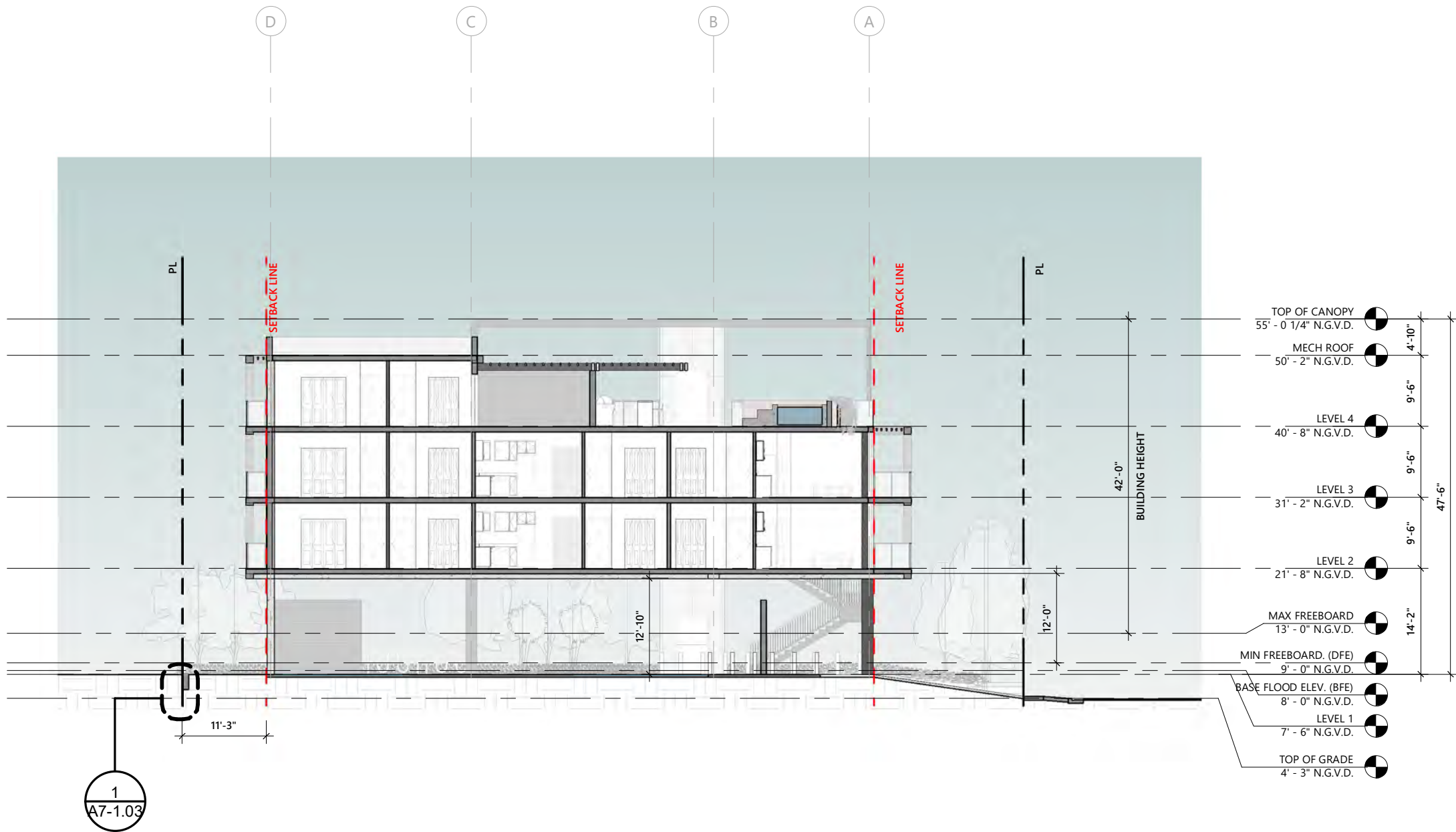
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SCALE:
1/16" = 1'-0"

SHEET NO:

A3-1.01

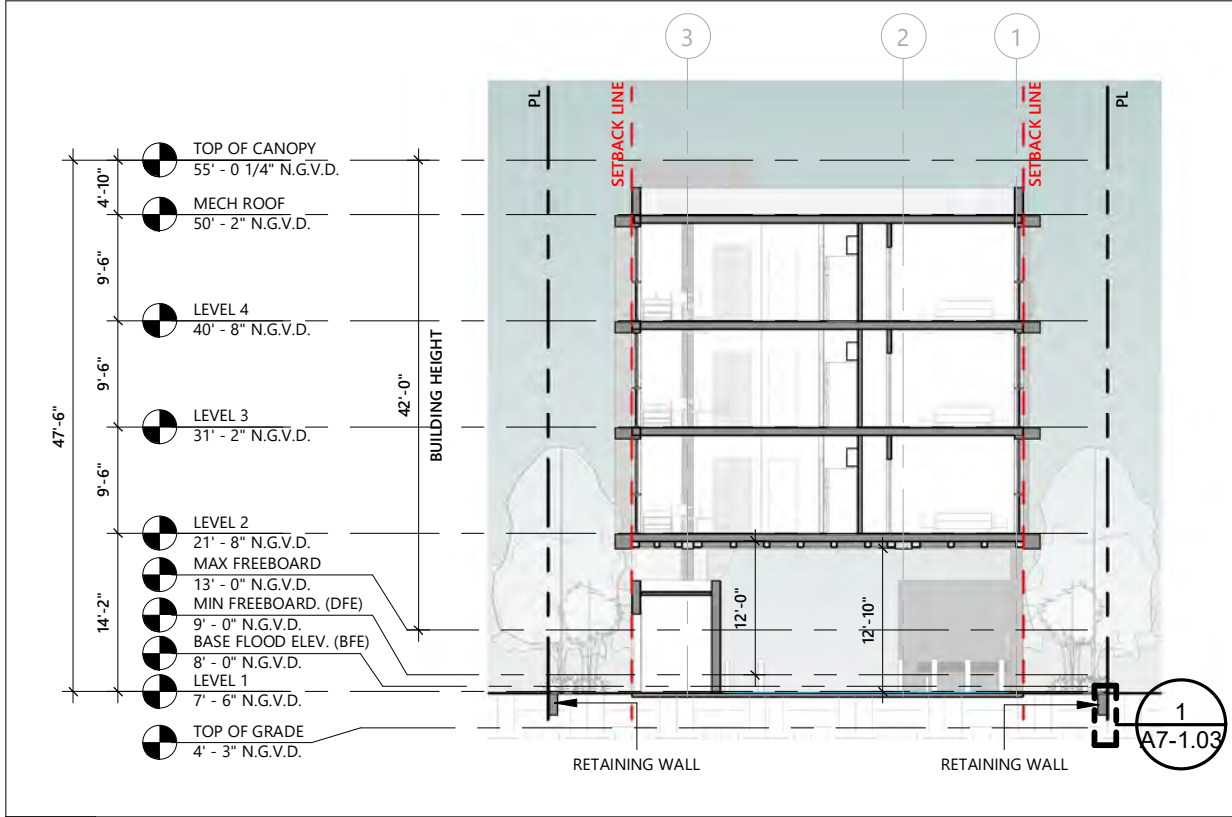
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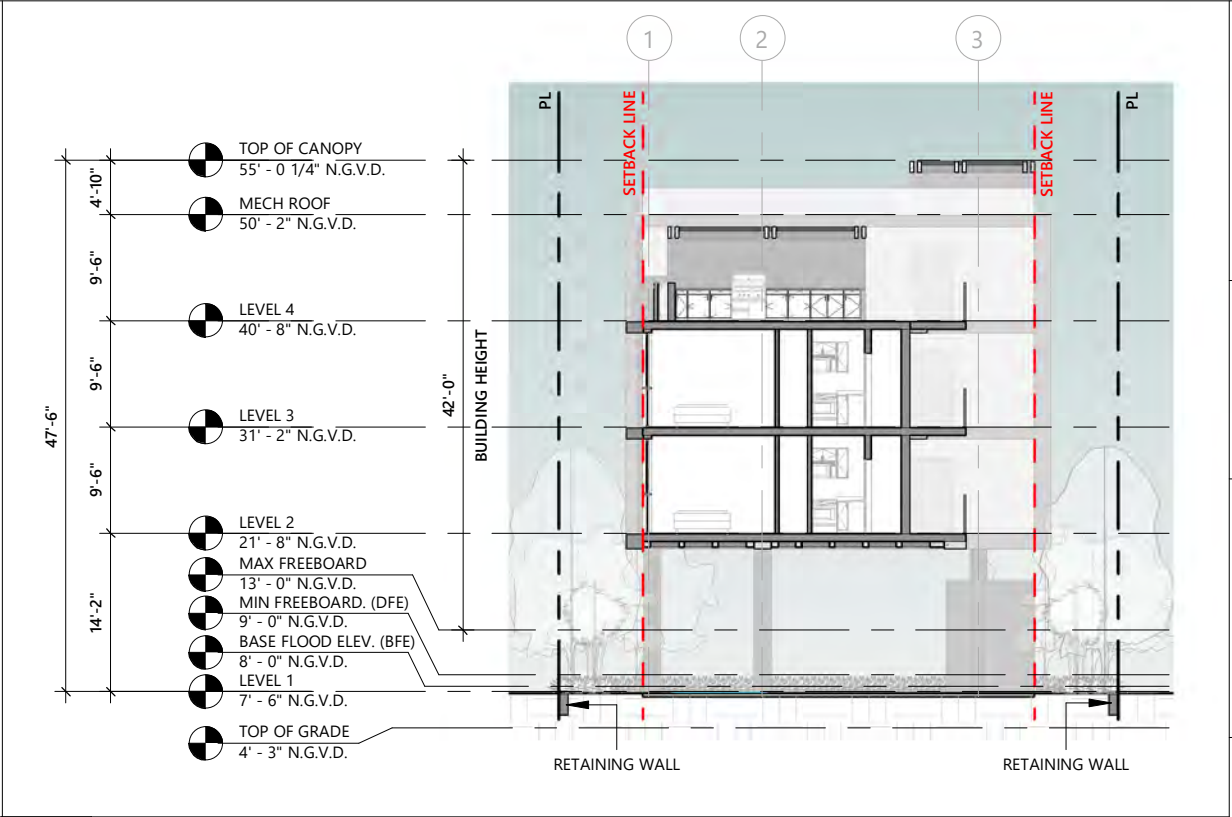
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LONGITUDINAL SECTION

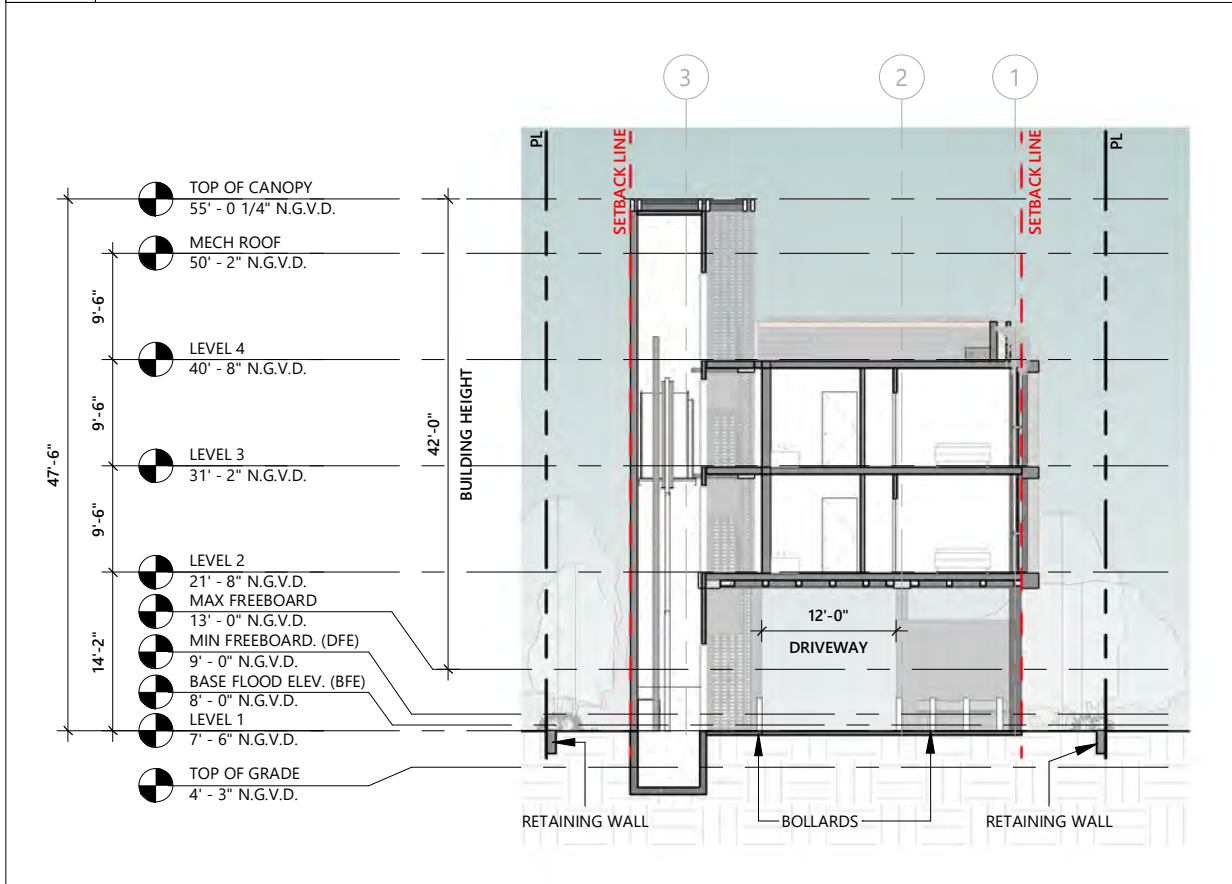
1/16" = 1'-0"



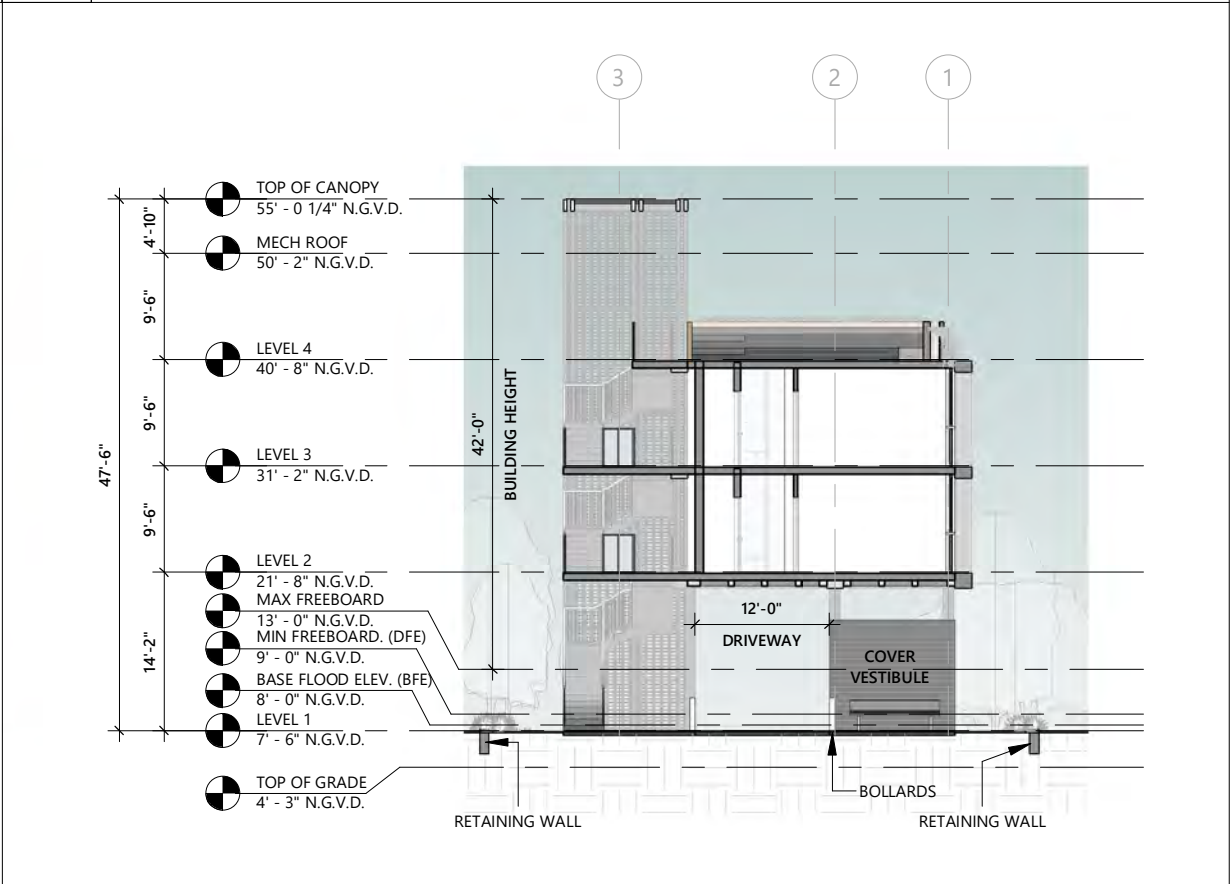
1 CROSS SECTION 1
1/16" = 1'-0"



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
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RICARDO@MUVEARCH.COM
AA#26003161



DESIGNER:



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APPROVED BY: YM

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SEAL:

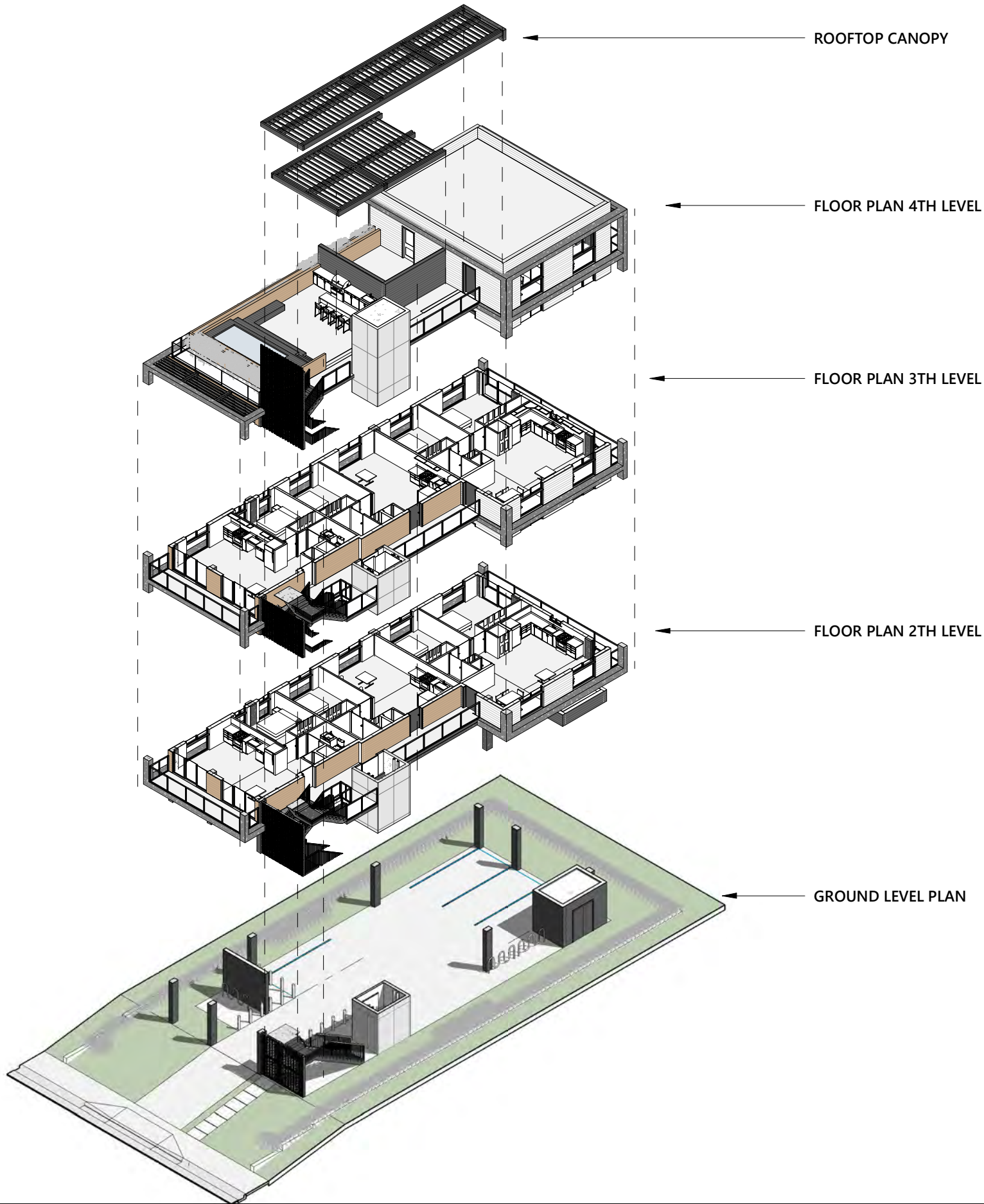
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
CROSS SECTION

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

SHEET NO:
A3-1.02

6/5/2024 9:30:20 AM



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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SEAL:

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXPLOTED AXONOMETRIC

SCALE:

SHEET NO:
A3-2.01

6/5/2024 9:30:56 AM





DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

DRAWING

GROUND LEVEL VIEW

SHEET NO.

P-1.03

DATE

07-02-2024

OWNER

704 MIAMI BEACH LLC

1535 NORTH PARK DRIVE
#102 | WESTON | FL 33326
954 533 4492
REDOCTOPUSLLC.COM





DENBORA BAY II

704 84TH ST
MIAMI BEACH | FL | 33141

DRAWING

ROOFTOP VIEW

SHEET NO.

P-1.04

DATE

07-02-2024

OWNER

704 MIAMI BEACH LLC

1535 NORTH PARK DRIVE
#102 | WESTON | FL 33326
954 533 4492
REDOCTOPUSLLC.COM

