

DENBORA BAY III

2125 Bay Dr.
MIAMI BEACH | FL | 33141



DRB FINE NUMBER: DRB23 -0961

SCOPE OF WORK:
MULTI - FAMILY

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

ARCHITECT:

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

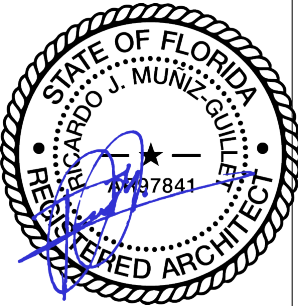
FINAL SUBMITAL

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

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SEAL:

Ricardo J
Muniz-Guillet
2024.05.04
19:03:14-04'00'



SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

COVER SHEET

SCALE:

N.T.S.

SHEET NO:

G-0

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information				
1	Address: 2125 BAY DRIVE, MIAMI, FL 33141				
2	Board and file numbers : DRB23-0961				
3	Folio number(s): 02-3210-011-0730				
4	Year constructed: 1940	Zoning District:	RM-1-MULTIFAMILY, LOW INTENSITY		
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	4.44' N.G.V.D.	
6	Adjusted grade (Flood+Grade/2):	6.22' N.G.V.D.	Lot Area:	7,789 SF	
7	Lot width:	57'-6"/53'-6"	Lot Depth:	140'	
8	Minimum Unit Size	600 SF	Average Unit Size	800.4	
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI-FAMILY	
		Maximum	Existing	Proposed	Deficiencies
10	Height	50 FT	15'-0"	41' 5"	N/A
11	Number of Stories	4	1	4	N/A
12	FAR	7,789 X 1.25 = 9736 SF	2397 SF	9,732 SF	N/A
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			
	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			
	At Grade Parking:				
24	Front Setback:	20'-0"	26'-2"	20'-0"	
25	Side Setback:	5'-0"	5'-9"	7'-6"	
26	Side Setback:	5'-0"	9'-6"	7'-6"	
27	Side Setback facing street:	N/A			
28	Rear Setback:	10% LOT DEPTH=14'	37'-2"	14' 0"	
	Pedestal:				
29	Front Setback:	20'-0"	26'-2"	20'-0"	
30	Side Setback:	7'-5"	5'-9"	7'-6"	
31	Side Setback:	7'-5"	9'-6"	7'-6"	
32	Side Setback facing street:	N/A			
33	Rear Setback:	10% LOT DEPTH=14'	37'-2"	14' 0"	
	Tower:				
34	Front Setback:	N/A			
35	Side Setback:	N/A			
ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	5'-0"		7'-6"	
37	Side Setback facing street:	N/A			
38	Rear Setback:	10% LOT DEPTH=14'		14' 0"	
	Front Setback:	20'-0"		20'-0"	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district	1	1	1	
40	Total # of parking spaces	0	1	5	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)	N/A			
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)	N/A			
43	Parking Space Dimensions	8 1/2' X 18'		8 1/2' X 18'	
44	Parking Space configuration (45o,60o,90o,Parallel)			90o	
45	ADA Spaces	N/A			
46	Tandem Spaces	N/A			
47	Drive aisle width	12'		10'	
48	Valet drop off and pick up	N/A			
49	Loading zones and Trash collection areas	N/A			
50	racks	N/A			

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

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

Notes:
If not applicable write N/A
All other data information may be required and presented like the above format.

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2125 BAY DR LLC
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LAKE WORTH | FL | 33467

ARCHITECT:

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AA#26003161



DESIGNER:



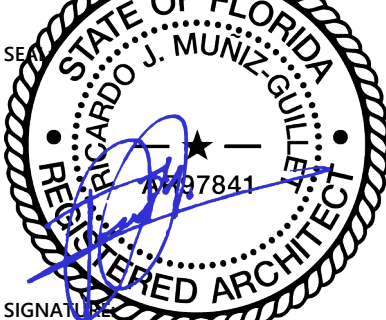
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITAL

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SIGNATURE
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ZONING DATA SHEET

SCALE:

N.T.S.

SHEET NO:

G-2

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

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1

ZONING MAP

N.T.S.

2

FUTURE ZONING MAP

N.T.S.

3

HISTORIC DISTRICT MAP

N.T.S.

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SHEET TITLE:
**ZONING REQUIREMENTS &
LOCATION**

3/8" = 1'-0"

SHEET NO:
G-2.02

5/3/2024 12:49:23 PM

This aerial map of North Bay Village, Miami, highlights a specific location with a red arrow. The arrow points to a spot on Normandy Dr, just north of its intersection with Highway 934. A dashed white circle is centered on this point, covering a large portion of the surrounding residential area. Labeled streets include S Shore Dr, Calais Dr, Verdun Dr, Marsaille Dr, Rue Granville, Biarritz Dr, and Bay Dr. Other landmarks shown are Normandy Shores Tennis, Normandy Isle Park & Pool, North Bay Village Police Station, Treasure Island Elementary, and the North Bay area. The map also shows the coastline and the surrounding water.

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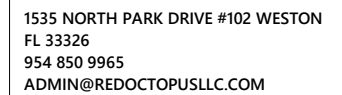
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LAKE WORTH | FL | 33467

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



FINAL SUBMITAL

SEAL OF RICARDO J. MUÑOZ-GUILEX, REGISTERED ARCHITECT, NO. 97841, STATE OF TEXAS. The seal is circular with a rope-like border. The text "RICARDO J. MUÑOZ-GUILEX" is at the top, "REGISTERED ARCHITECT" is at the bottom, and "NO. 97841" is in the center. A star is positioned between two horizontal lines above the number. A blue ink signature is written across the seal.

SHEET TITLE:

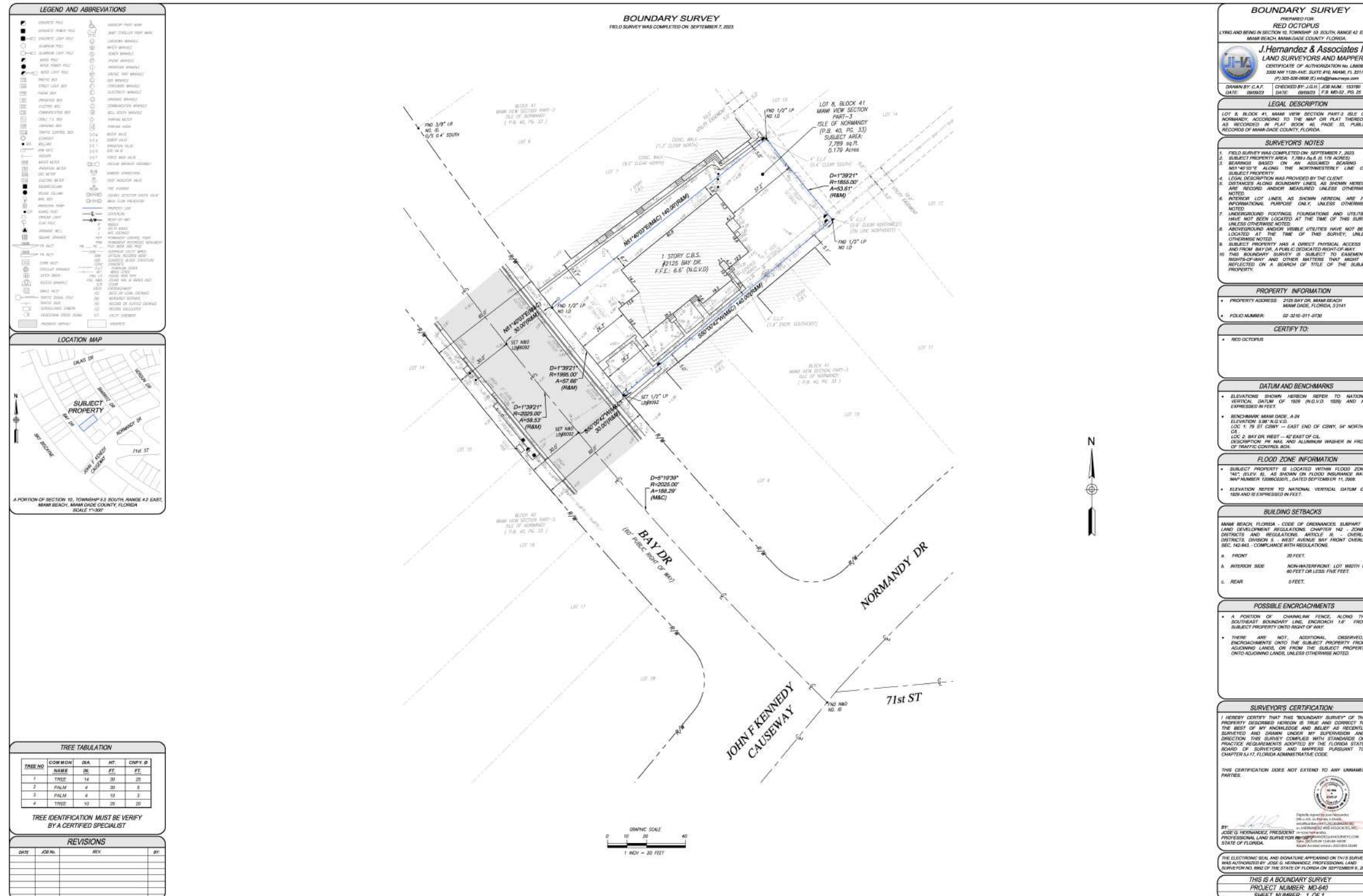
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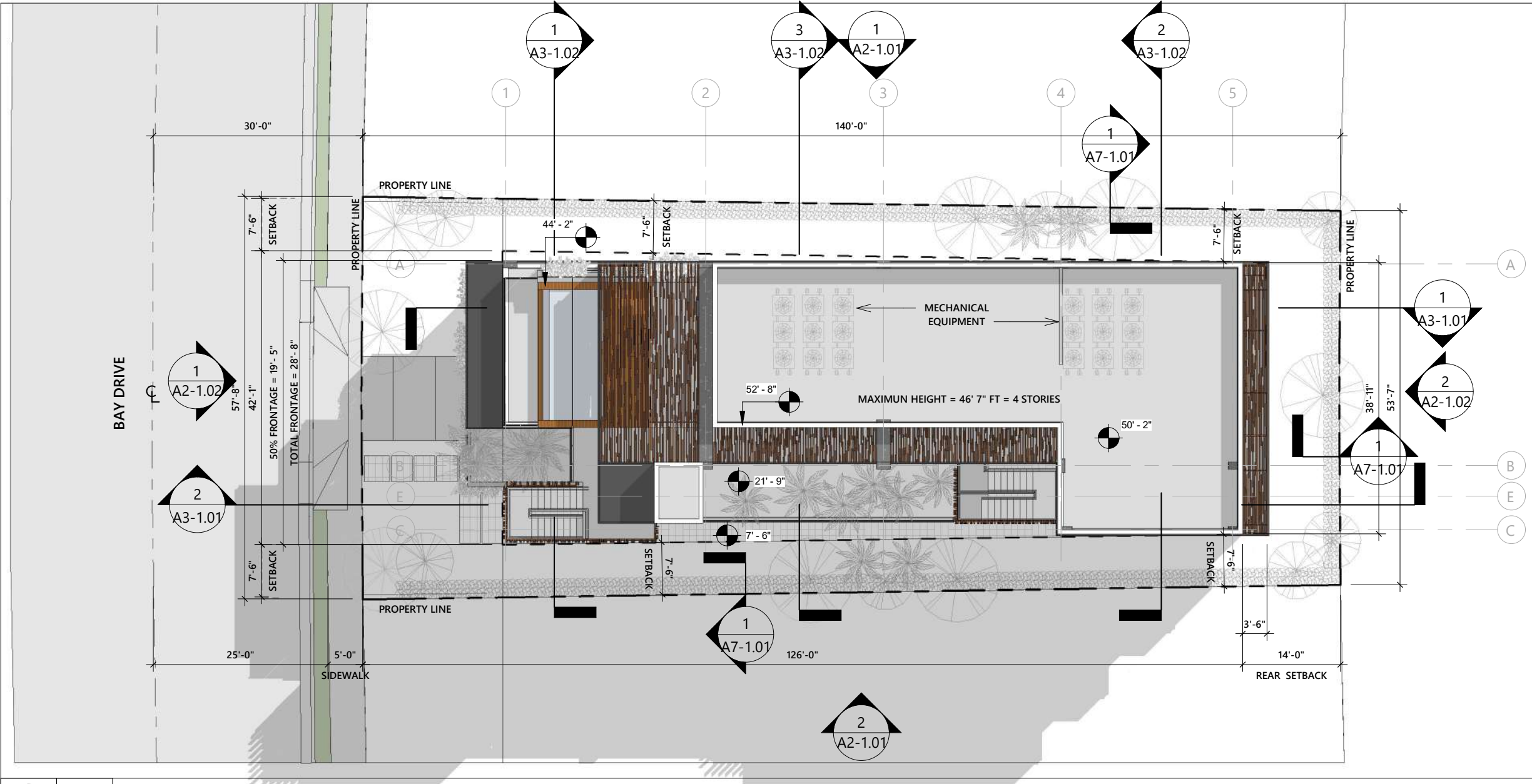
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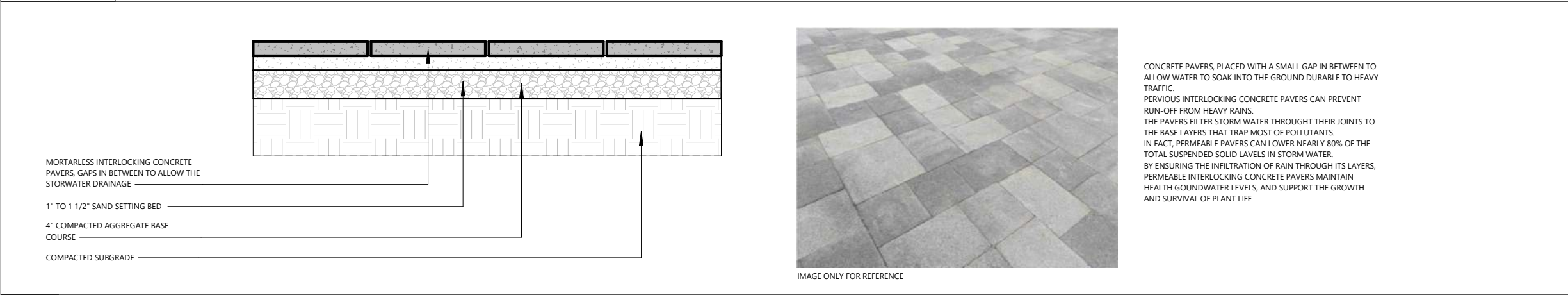
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FOR REFERENCE ONLY



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



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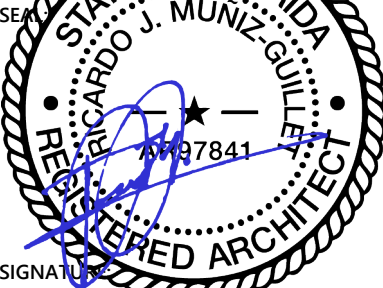


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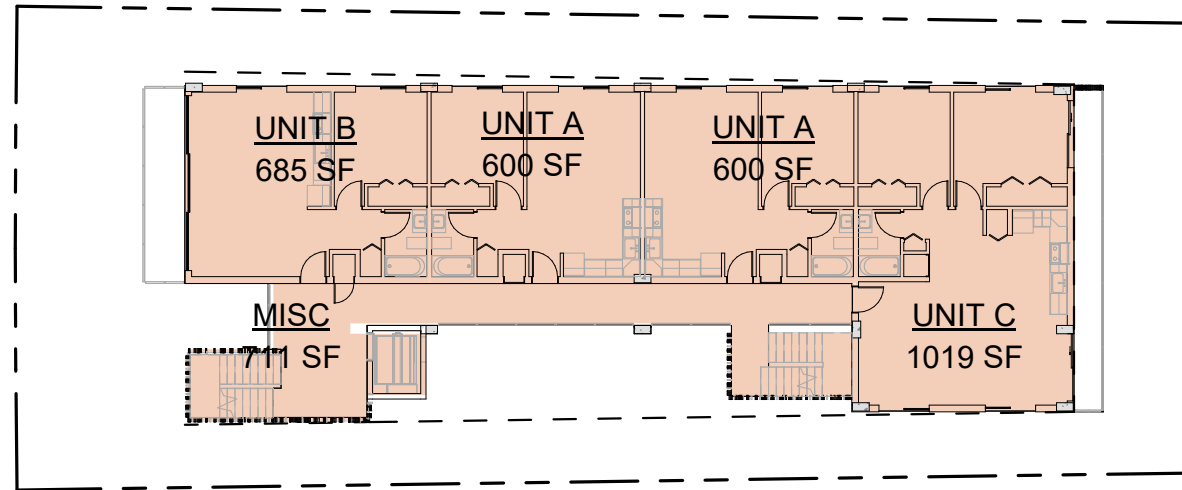
SHEET TITLE:
SITE PLAN

SCALE:
As indicated

SHEET NO:

G-4

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RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

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The floor plan for the second floor shows a long, narrow building layout. At the top, there are three units: Unit B (685 SF), Unit A (600 SF), and Unit A (600 SF). Below these units is a large Miscellaneous area (712 SF) which includes a central hallway and several smaller rooms. At the bottom right is Unit C (1019 SF). The plan includes various rooms, stairs, and a central hallway connecting the units.

Unit	Area (SF)
UNIT B	685
UNIT A	600
UNIT A	600
MISC	712
UNIT C	1019

The floor plan shows two main units, Unit D and Unit C, separated by a central hallway. Unit D, on the left, is labeled 'UNIT D 1176 SF' and has a large glass entrance. Unit C, on the right, is labeled 'UNIT C 1019 SF' and also has a glass entrance. The central hallway contains two sets of stairs, one at the bottom left and one at the bottom right. The entire plan is enclosed in a dashed border.

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

MISC

UNIT A

UNIT B

UNIT C

UNIT D

F.A.R. CALCULATION

MISC	1728 SF	18%
UNIT A	2400 SF	25%
UNIT B	1370 SF	14%
UNIT C	3057 SF	31%
UNIT D	1176 SF	12%
TOTAL SF:	9732 SF	



CURRENT EXTERIOR PHOTOGRAPHS, DATED OCTOBER 01TH, 2023

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LAKE WORTH | FL | 33467

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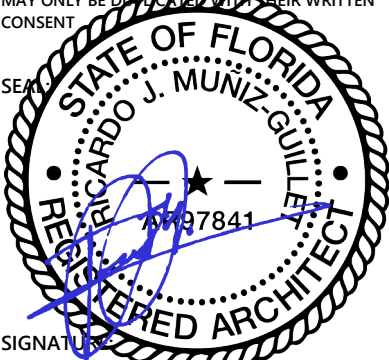
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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

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CURRENT EXTERIOR PHOTOGRAPHS, DATED OCTOBER 01TH, 2023

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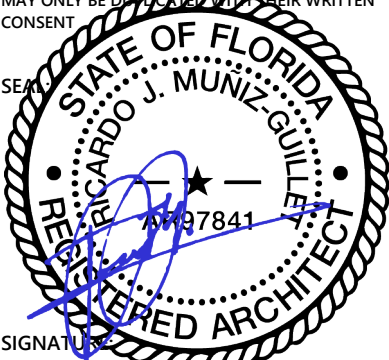


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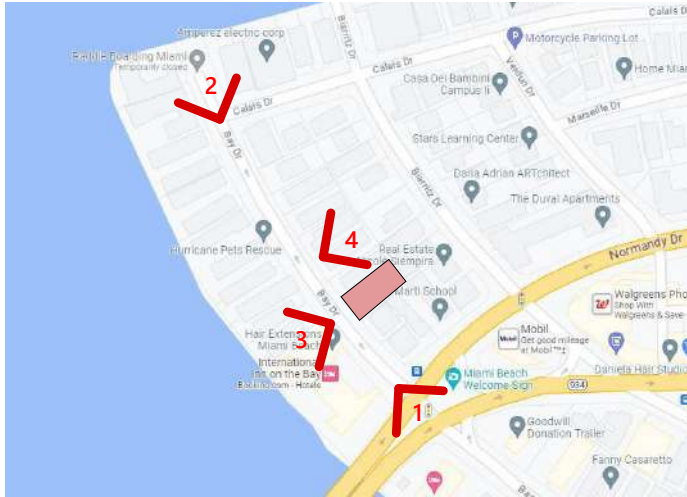
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G-7

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SUBJECT LOCATION
2125 BAY DRIVE | MIAMI BEACH | FL 33141



KEY DIRECTIONAL PLAN

N.T.S.



CORNER TO CORNER VIEW 1



CORNER TO CORNER VIEW 2

CONTEXT PHOTOGRAPHS, DATED MARCH 24TH, 2023

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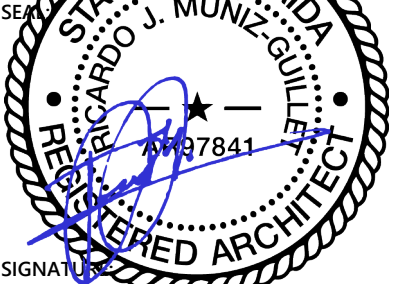


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SITE & CONTEXT PICTURES

SCALE:

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G-8

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CORNER TO CORNER VIEW 3



CORNER TO CORNER VIEW 4



CONTEXT PHOTOGRAPHS, DATED MARCH 24TH, 2023

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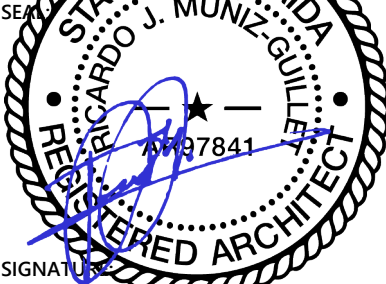


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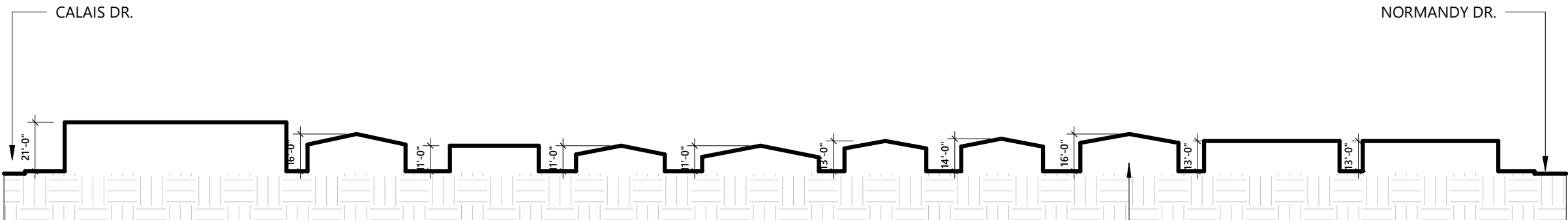
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SITE & CONTEXT PICTURES

SCALE:
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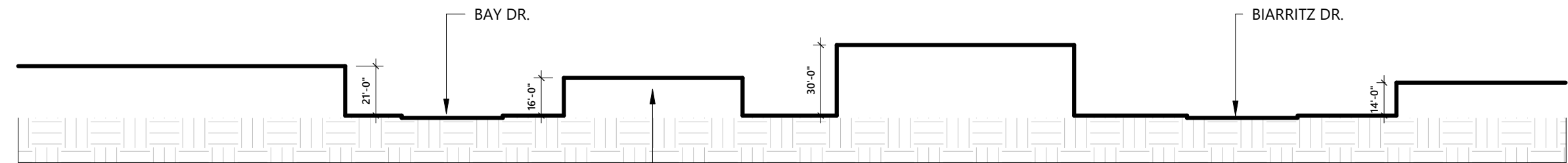
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G-8.1

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SUBJECT LOCATION
2125 BAY DRIVE | MIAMI BEACH | FL 33141

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



SUBJECT LOCATION
2125 BAY DRIVE | MIAMI BEACH | FL 33141

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

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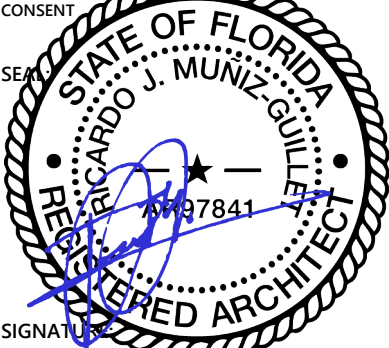


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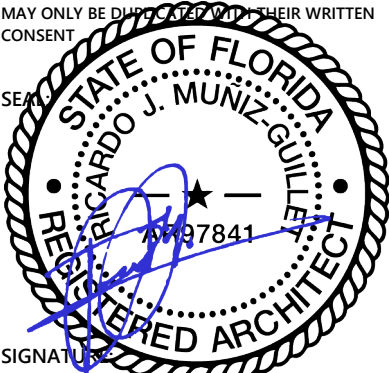
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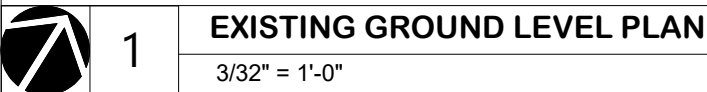
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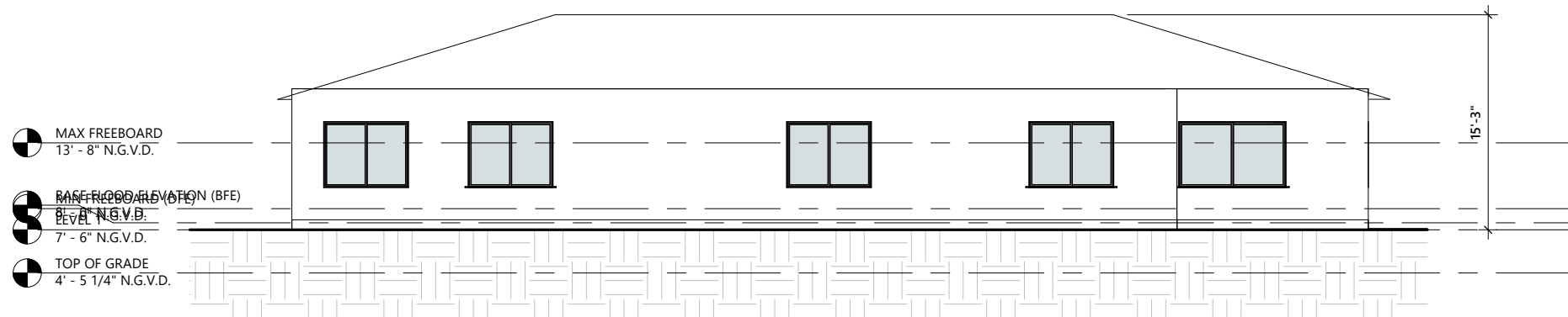
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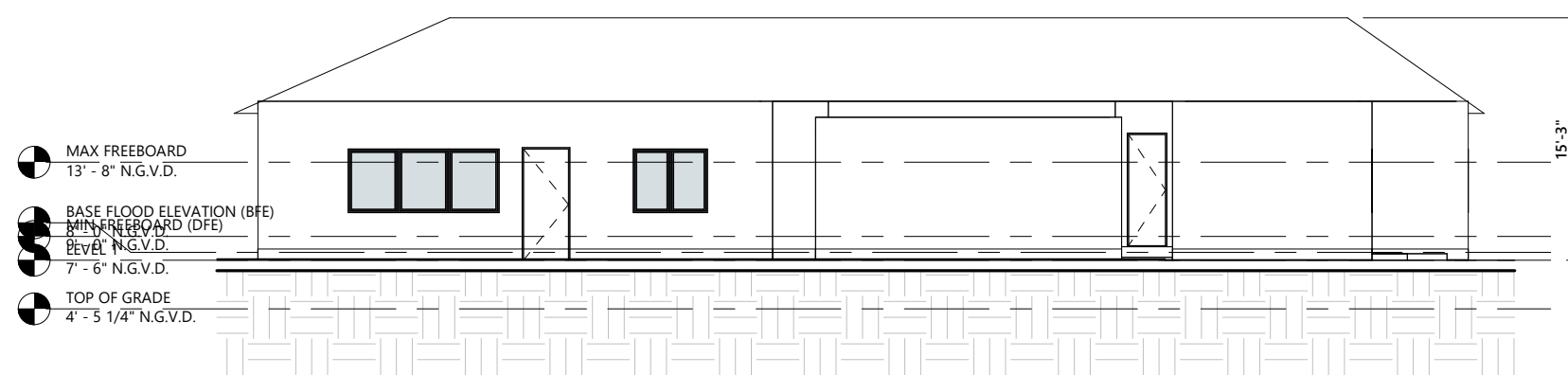
WALL LEGEND		DEMOLITION NOTES		PROJECT AND OWNER: DENBORA BAY III 2125 Bay Dr. MIAMI BEACH FL 33141 2125 BAY DR LLC 3179 HOLYLAKE RD. LAKE WORTH FL 33467 ARCHITECT: 2030 HABERSHAM TRCE CUMMING GA 30041 954 812 6650 RICARDO@MUVEARCH.COM AA#26003161 										
1 TYPICAL 4" INTERIOR PARTITION NON-RATED 2 EXTERIOR - EXISTING TO REMAIN 3 INTERIOR - EXISTING TO REMAIN TO BE DEMOLISHED		02110 DEMOLITION 1. PROVIDE LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL DEMOLITION AND REMOVAL WORK SHOWN, SPECIFIED OR REQUIRED TO COMPLETE THE WORK. "TITLE OF PROPERTY": EXCEPT AS OTHERWISE SPECIFIED, OR INDICATED, ALL SALVAGE- ABLE MATERIAL AND EQUIPMENT TO BE DISCONNECTED AND REMOVED SHALL BECOME THE PROPERTY OF THE OWNER TO BE ASSIGNED AND DISPOSED OF BY THE CONTRACTOR AT THE OWNERS DIRECTION. CONTRACTOR SHALL SUBMIT TO OWNER REFERENCES AND EXPERIENCE OF TRADES FOR REVIEW AND APPROVAL. THESE ITEMS MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: 1. EQUIPMENT, CONDUIT, LIGHT FIXTURES, TOILET FIXTURES AND FITTINGS, WINDOWS/DOORS AND MECHANICAL ITEMS. PROTECTION OF PERSONS AND PROPERTY: SHALL BE PROVIDED THROUGHOUT THE PROGRESS OF THE WORK. THE WORK SHALL PROCEED IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL 2. DISCONNECTION OF SERVICES: BEFORE STARTING THE WORK, ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED. ALL UTILITY MAINS SHALL BE SEALED IN AN APPROVED MANNER. IF IT BECOMES NECESSARY TO INTERRUPT THE UTILITY SERVICE TO UTILITIES NOT PART OF THIS CONTRACT, PRIOR APPROVAL SHALL BE OBTAINED IN WRITING FROM THE OWNER. 3. CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ASBESTOS AND NOTIFY THE OWNER BEFORE PROCEEDING WITH DEMOLITION WORK. SCOPE OF WORK CONTRACTOR TO OBTAIN ALL NECESSARY BUILDING PERMITS. DEMOLITION AND REMOVAL FOR BUILDING AS INDICATED ON DRAWINGS. CONTRACTOR TO REMOVE ALL PARTITIONS, WALLS, PLUMBING AS INDICATED IN THE DRAWINGS. THE ABOVE SCOPE OF WORK IS NOT EXHAUSTIVE. REFERENCE SHOULD BE MADE TO EXISTING SITE CONDITIONS TO VERIFY EXTENT OF REMOVALS TO COMPLETE THE PROJECT. SHOULD THERE BE A QUESTION AS TO THE REMOVAL OF ANY PORTION OF THE PROJECT, THE CONTRACTOR SHOULD REQUEST CLARIFICATION FROM THE OWNER. EXECUTION ALL DEMOLITION SHALL BE CARRIED OUT WITH MINIMUM DAMAGE TO ADJOINING WORK. HOLES OR OTHER DAMAGE LEFT BY THE CONTRACTOR IN EXISTING BUILDING SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT SURFACE. ASSIGN REMOVAL AND CUTTING WORK TO TRADES EXPERIENCED IN THE PARTICULAR WORK TO AVOID UNNECESSARY DAMAGE DUE TO UNSKILLED WORKMANSHIP. REMOVE ALL DEBRIS AND MATERIAL RESULTING FROM DEMOLITION OFF THE SITE AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING WIRING, PIPING, TUBING AND EQUIPMENT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE TO EXISTING STRUCTURE CAUSED BY HIS OPERATIONS. ALL DEMOLITION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH REQUIREMENTS OF REGULATIONS OSHA AND OF LOCAL AUTHORITIES AND APPLICABLE BUILDING CODES. DEMOLITION WORK SHALL BE COORDINATED WITH BUILDING MANAGEMENT.		DESIGNER:										
ALL LIFE SAFETY EQUIPMENT TO REMAIN OPERABLE DURING DEMOLITION				 1535 NORTH PARK DRIVE #102 WESTON FL 33326 954 850 9965 ADMIN@REDOCTOPUSLLC.COM										
DEMOLITION PLAN KEYNOTES		NOTE:		FINAL SUBMITAL										
1 REMOVE EXISTING INTERIOR PARTITION 2 REMOVE EXISTING DOOR 3 REMOVE PLUMBING FIXTURES, CAP EXISTING CONNECTIONS AND COVER ALL SANITARY AND DRAINAGE LINES TO PREVENT THE INTRUSSION OF DEBRIS 4 REMOVE FINISH FLOOR 5 REMOVE KITCHEN APPLIANCES CABINETS AND COUNTERTOPS 6 REMOVE EXISTING CEILING COORDINATE SELECTIVE REMOVAL / RELOCATION OF LIGHT LIXTURES, ELECTRICAL WIRES, CONDUITS, "J" BOXES, DUCT WORK, DIFFUSERS, GRILLS. REMOVE ALL DUCTWORK, DIFFUSERS, GRILLS, LIGHTS, AND CLEAN THE BOTTOM OF THE SLAB FROM REMAINING DEBRIS. SPRINKLER LINES TO REMAIN AND BE RELOCATED PER REVISED PLAN		1. THE REMOVAL OF THE WALLS MUST BE PERFORMED CAREFULLY TO ENSURE EXISTING PLUMBING VENT AND SANITARY STACKS WILL NOT BE DAMAGED AND/OR MODIFIED IN ANY MANNER. IF A PLUMBING/VENT STACK IS TO BE CONCEALED WITHIN A WALL THE GENERAL CONTRACTOR NEEDS TO ASCERTAIN THAT, BEFORE THE PLUMBING STACK IS COVERED WITHIN ANY ARCHITECTURAL FINISH, COLUMN ELEMENT OR WALL SECTION, THAT THE FIRE RATED SEALANTS THAT SEPARATE THE UNITS AT THE SLABS ARE C PRESENT. 2. THE EXISTING/REMAING SMOKE DETECTORS AS WELL AS FIRE ALARM SYSTEM SPEAKERS AND ASSOCIATED WIRING SHOULD BE PROTECTED FROM DUST, PAINT OR ANY TYPE OF DAMAGE DURING CONSTRUCTION. 3. ANY NEW OPENINGS, PENETRATIONS, AND/OR MODIFICATIONS TO EXISTING STRUCTURAL COMPONENTS (INCLUDING AND NOT LIMITED TO WALLS, SLABS, COLUMNS, BEAMS, ETC) ARE STRICTLY NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE BUILDING'S ASSOCIATION. 4. ANY AND ALL FIRE SPRINKLER SYSTEM WORK SHOULD BE PERFORMED BY THE ASSOCIATION'S FIRE SPRINKLER CONTRACTOR THAT IS RESPONSIBLE FOR MAINTAINING AND REPAIRING THE FIRE SPRINKLER SYSTEM ON A BUILDING WIDE BASIS.		<table><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>										
		GENERAL DEMOLITION NOTES		ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT										
		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.		 SIGNATURE RICARDO J. MUNIZ-GUILLET LIC# AR97841										
				SHEET TITLE: DEMOLITION NOTES										
				SCALE: N.T.S.										
				SHEET NO: D1-1.00										
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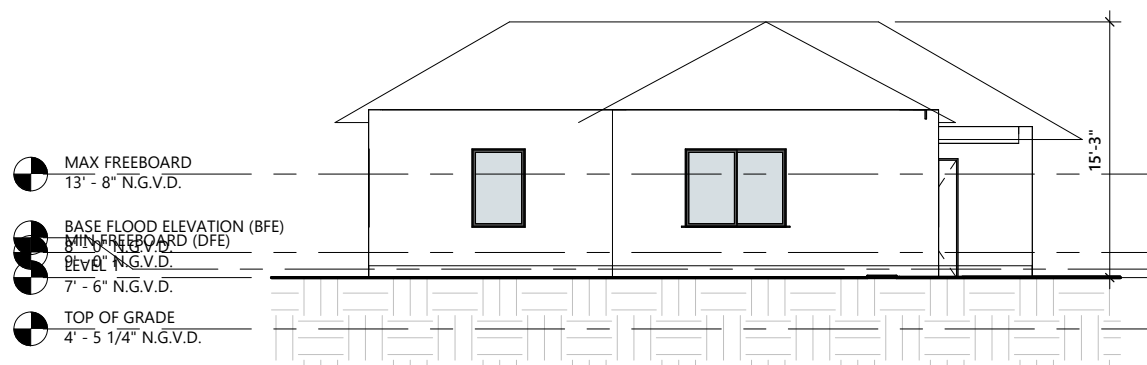
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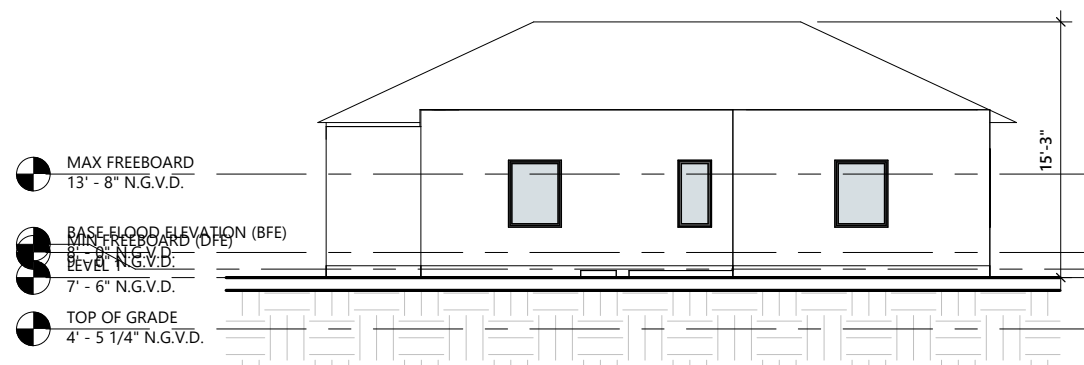
1 EXISTING NORTH ELEVATION

$$3/32'' = 1'-0''$$


EXISTING SOUTH ELEVATION

$$3/32'' = 1'-0''$$


EXISTING WEST ELEVATION

$$3/32'' = 1'-0''$$


EXISTING EAST ELEVATION

$$3/32'' = 1'-0''$$

PROJECT AND OWNER:

DENBORA BAY III

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

3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:



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

FINAL SUBMITAL

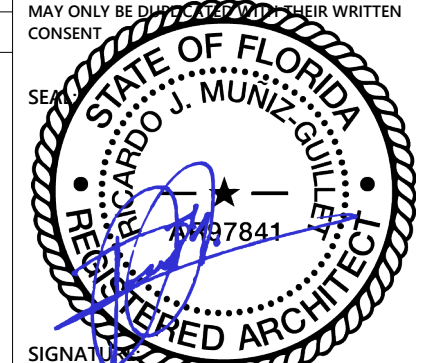
PERMIT APPLICATION DATE:	05-05-2024
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SHEET ISSUE DATE:	03-31-2023
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PROJECT NO.: 2312

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

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



SIGNATURE: 
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXISTING ELEVATION

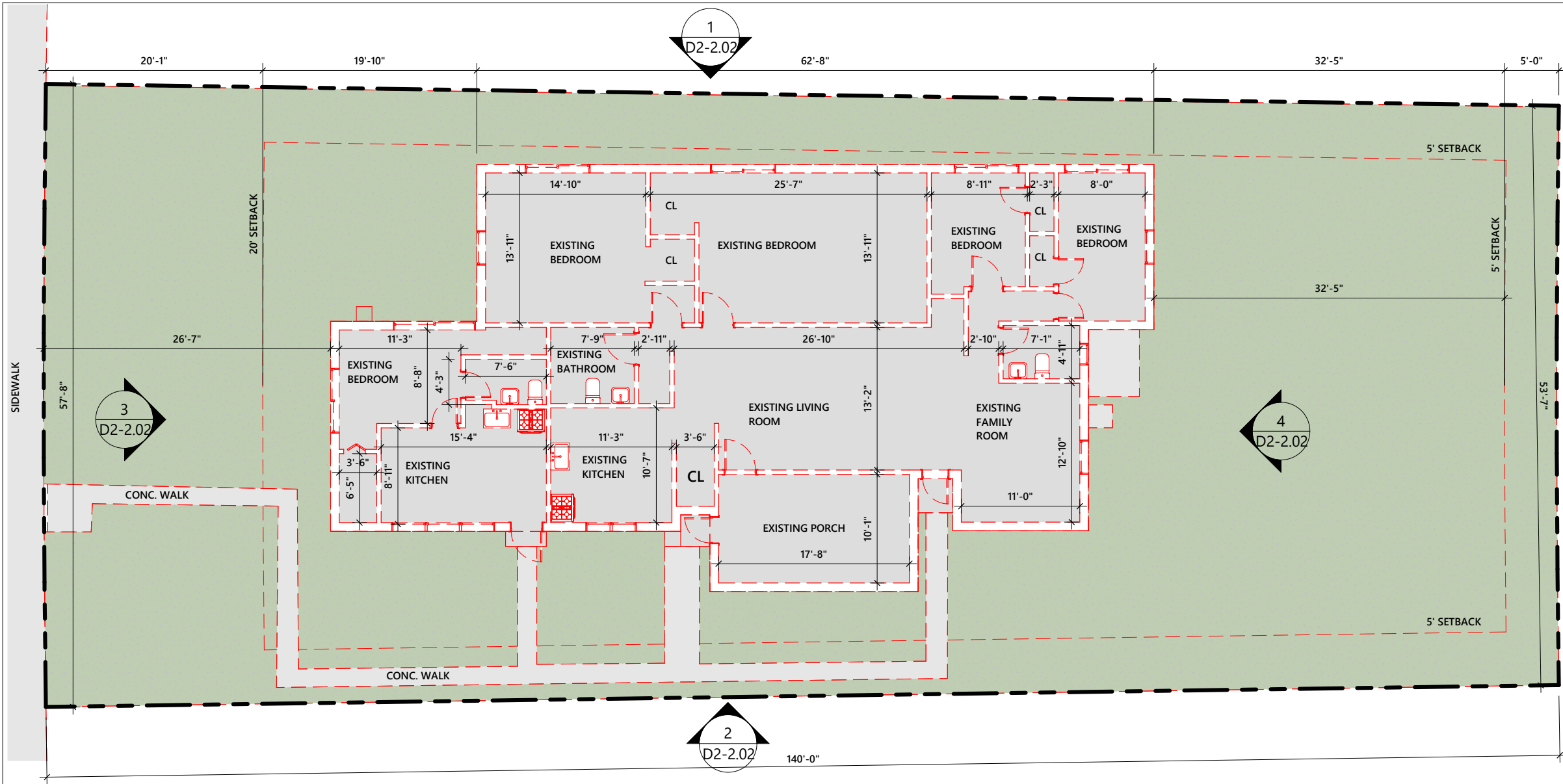
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$$3/32'' = 1'-0''$$

SHEET NO:

D1-1.02

5/3/2024 12:49:53 PM



1 DEMO GROUND LEVEL PLAN
3/32" = 1'-0"

PROJECT AND OWNER:
DENBORA BAY III

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

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RICARDO@MUVEARCH.COM
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DESIGNER:

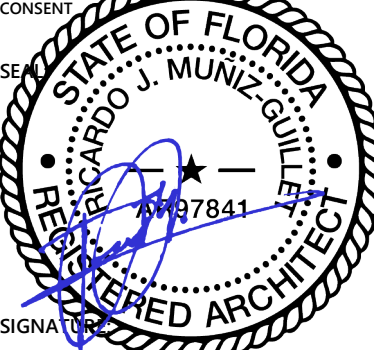


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FINAL SUBMITAL

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

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SIGNATURE
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

DEMO GROUND LEVEL PLAN

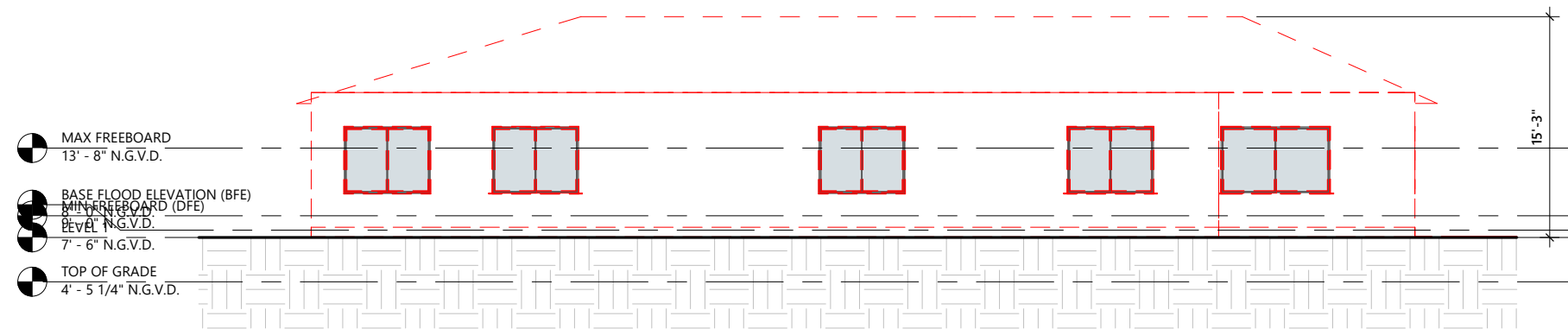
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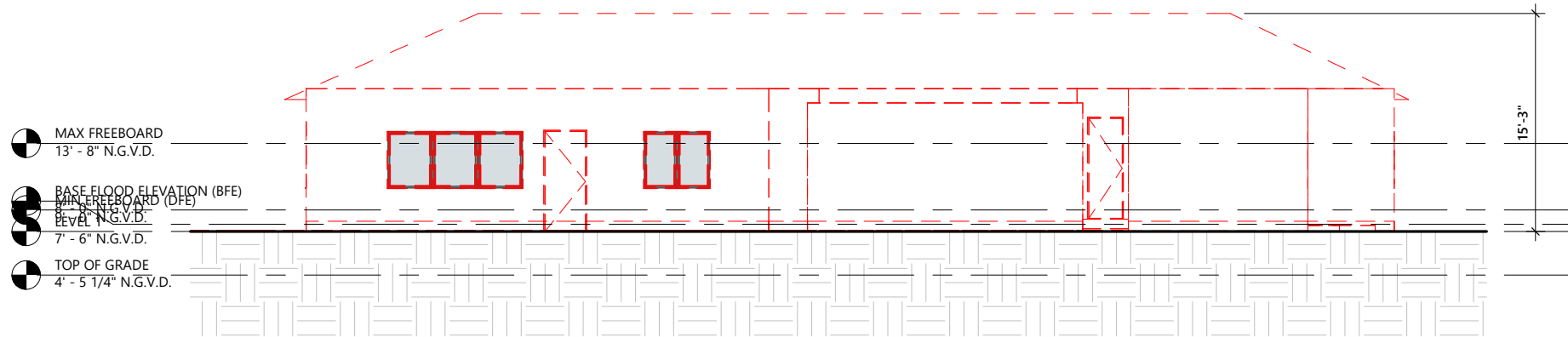
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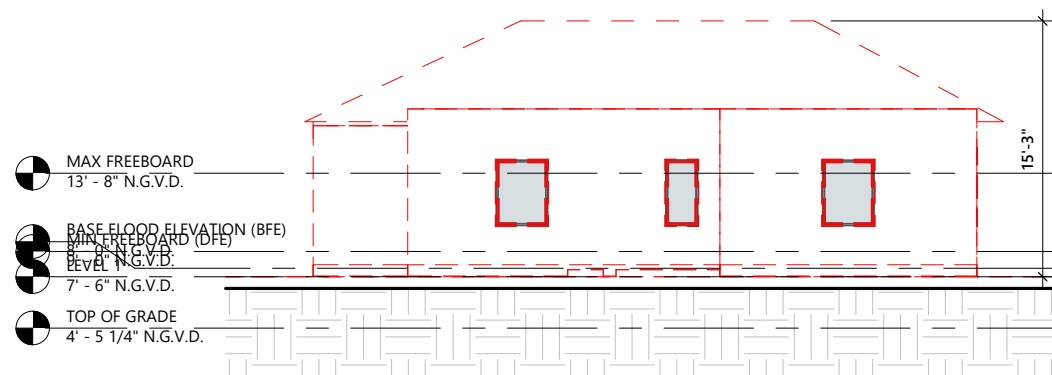
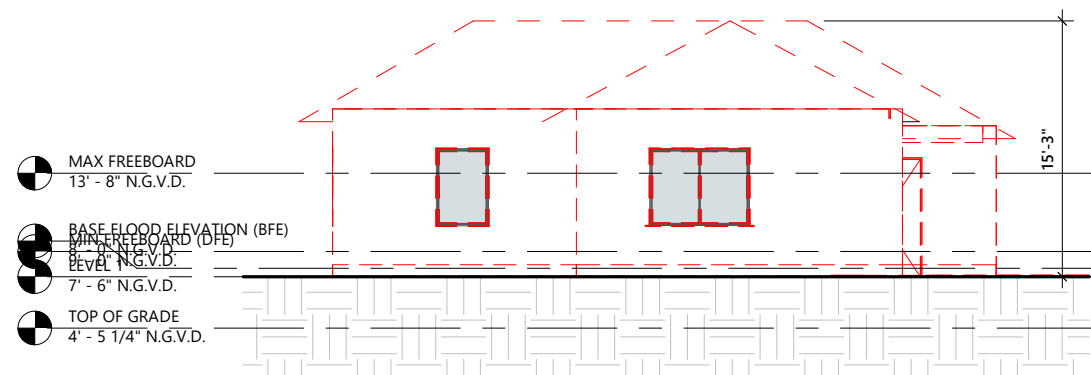
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1 DEMOLITION NORTH ELEVATION



DEMOLITION SOUTH ELEVATION



DEMOLITION WEST ELEVATION

DEMOLITION EAST ELEVATION

PROJECT AND OWNER:
DENBORA BAY III

ARCHITECT:



1535 NORTH PARK DRIVE #102 WESTON
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PERMIT APPLICATION DATE:	05-05-2024
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PROJECT NO.:	2312
DRAWN BY:	BK
APPROVED BY:	YM

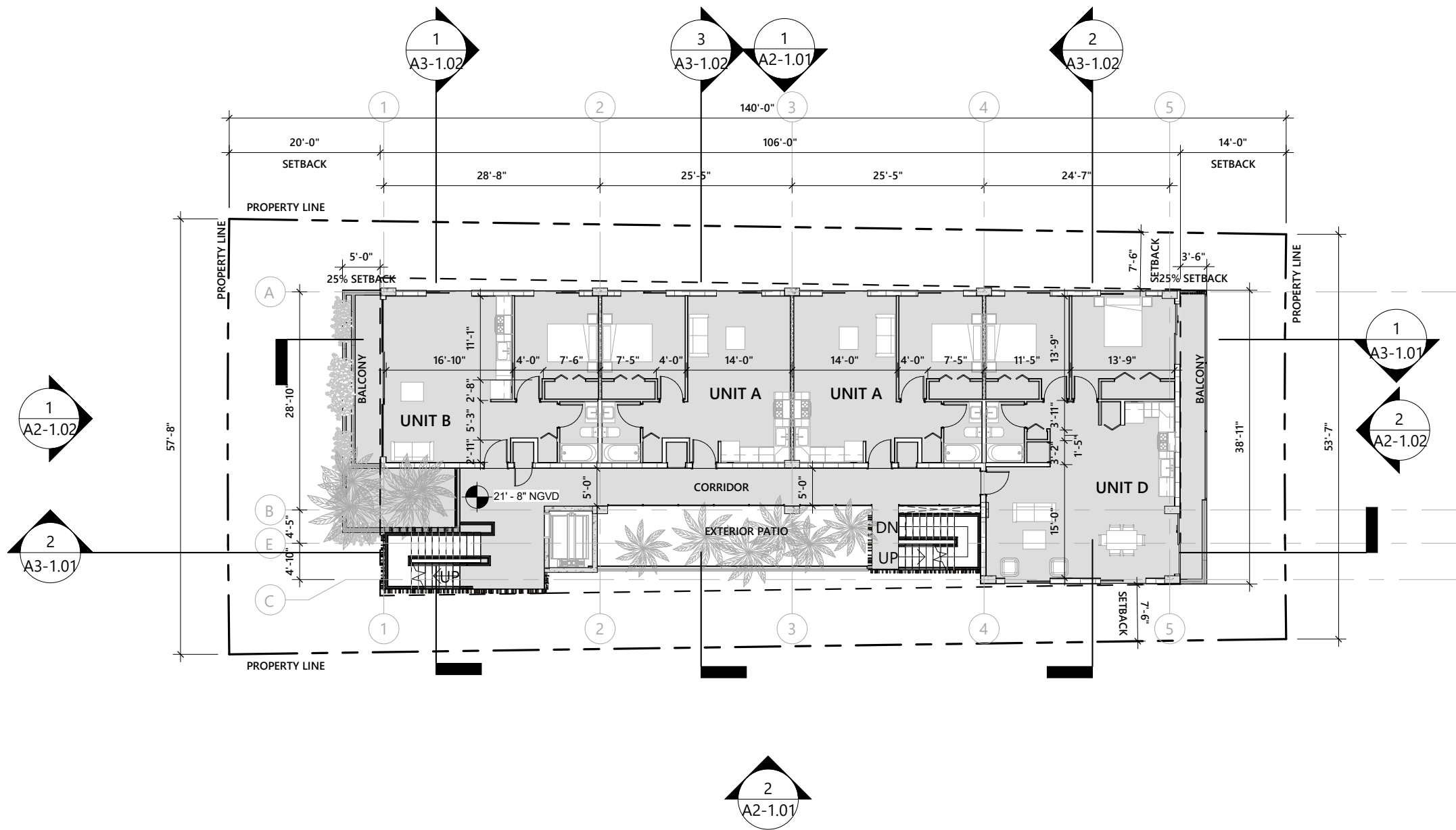
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SIGNATURE: 
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SCALE:

SHEET NO:

5/3/2024 12:49:58 PM



1

FLOOR PLAN LEVEL 02

1/16" = 1'-0"

GROUND LEVEL AREA: 3,986 S.F.

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				

PROJECT AND OWNER:
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2125 BAY DR LLC
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LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:

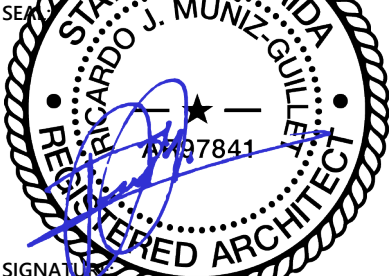


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FINAL SUBMITAL

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

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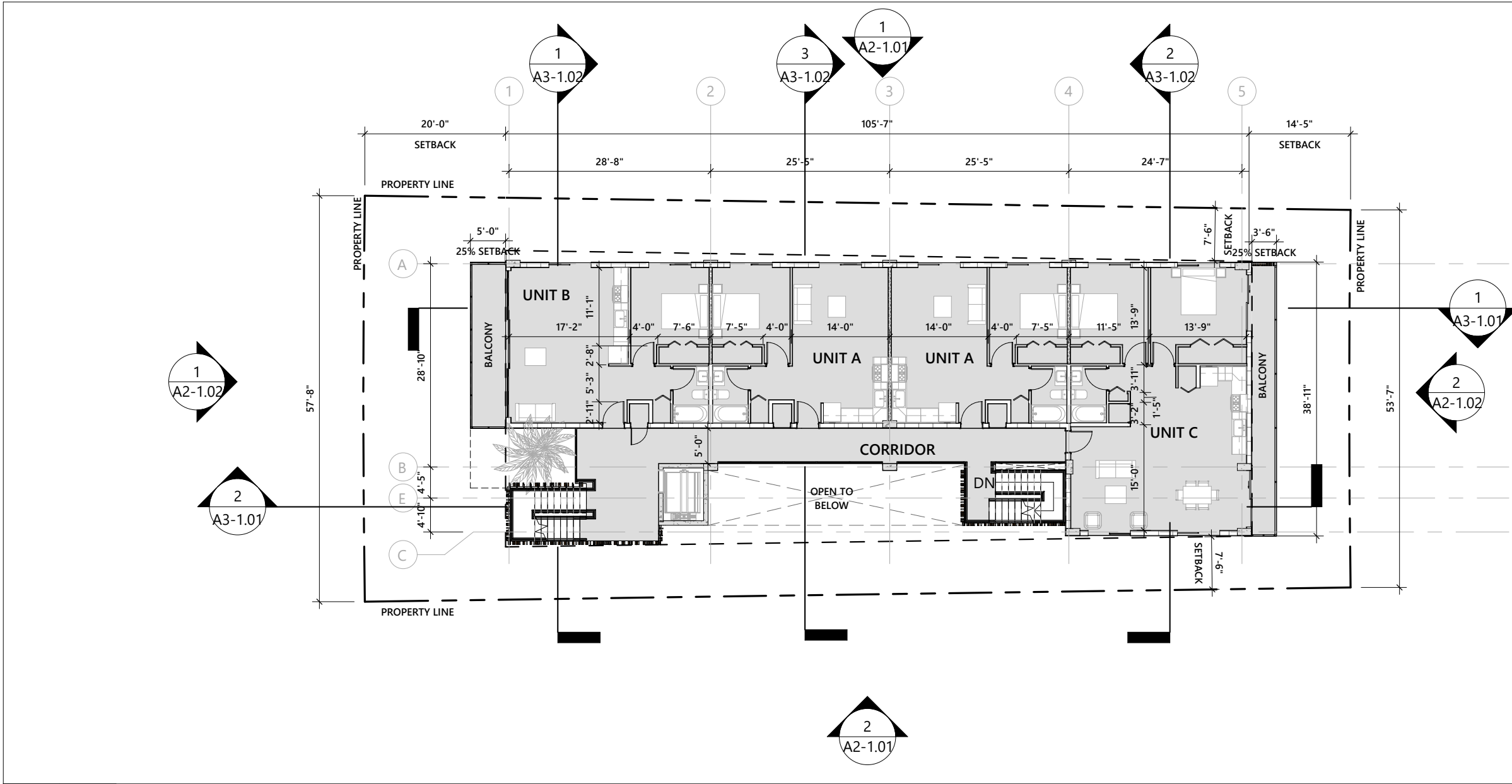
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
FLOOR PLAN 2ND LEVEL

SCALE:
As indicated

SHEET NO:
A1-1.02

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1 FLOOR PLAN LEVEL 03
1/16" = 1'-0"

GROUND LEVEL AREA: 3,697 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

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ARCHITECT:

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954 812 6650
RICARDO@MUVEARCH.COM
AA#26003161



DESIGNER:

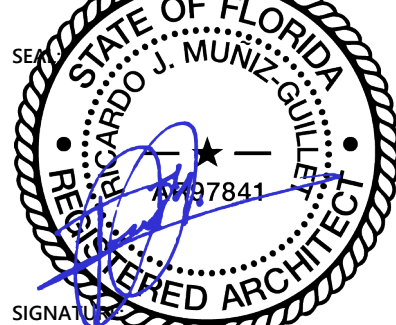


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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 3TH LEVEL

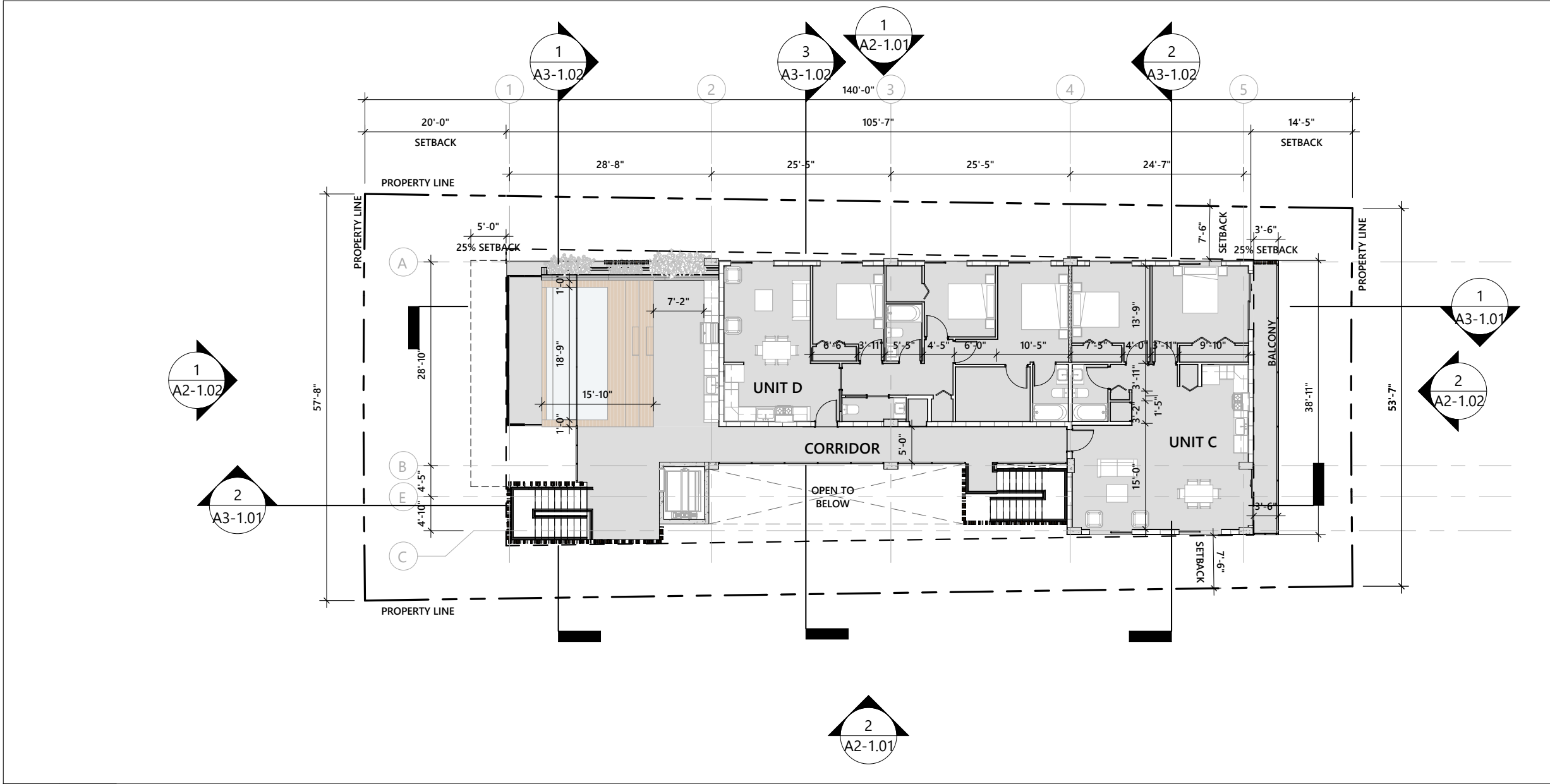
SCALE:

As indicated

SHEET NO:

A1-1.03

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1

FLOOR PLAN LEVEL 04

1/16" = 1'-0"

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		

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2125 BAY DR LLC

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ARCHITECT:

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RICARDO@MUVEARCH.COM
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DESIGNER:

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FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITAL

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

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

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CONSENT

SEAL:

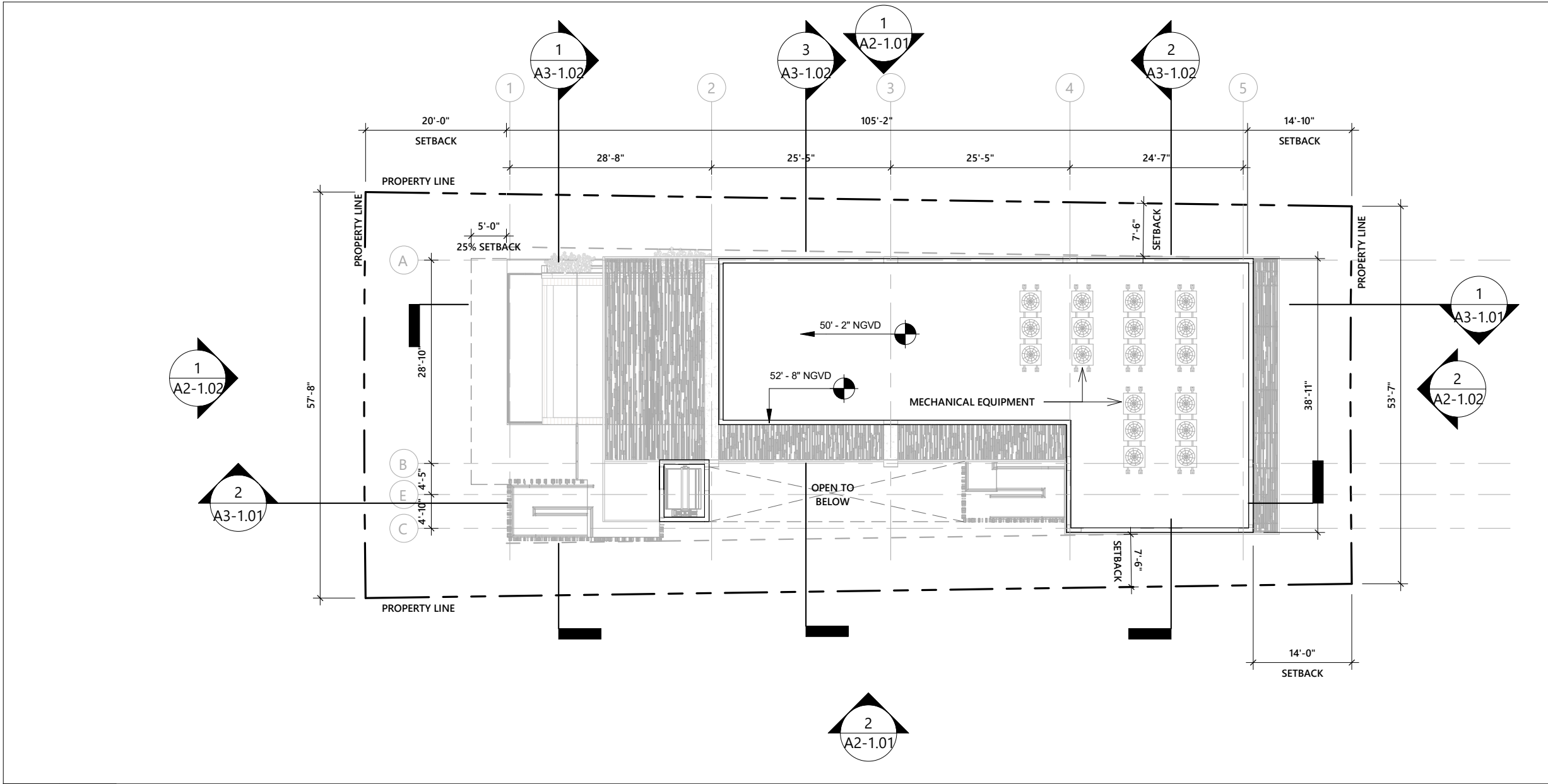
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
FLOOR PLAN 4TH LEVEL

SCALE:
As indicated

SHEET NO:
A1-1.04

5/3/2024 12:50:13 PM



	1	TOP OF ROOF
		1/16" = 1'-0"

GROUND LEVEL AREA: 3,986 S.F.	WALL LEGEND		PLAN NOTES
	1 2 3 4 5	WALL TYPE 1 TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS. WALL TYPE 2 EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS. WALL TYPE 3 TYPICAL 4" INTERIOR PARTITION NON-RATED. WALL TYPE 4 REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS. 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 III

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

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ARCHITECT:

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

DESIGNER:

REDOCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITAL

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

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

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CONSENT

SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
TOP OF ROOF

SCALE:
As indicated

SHEET NO:
A1-1.05

5/3/2024 12:50:16 PM



PROJECT AND OWNER:
DENBORA BAY III

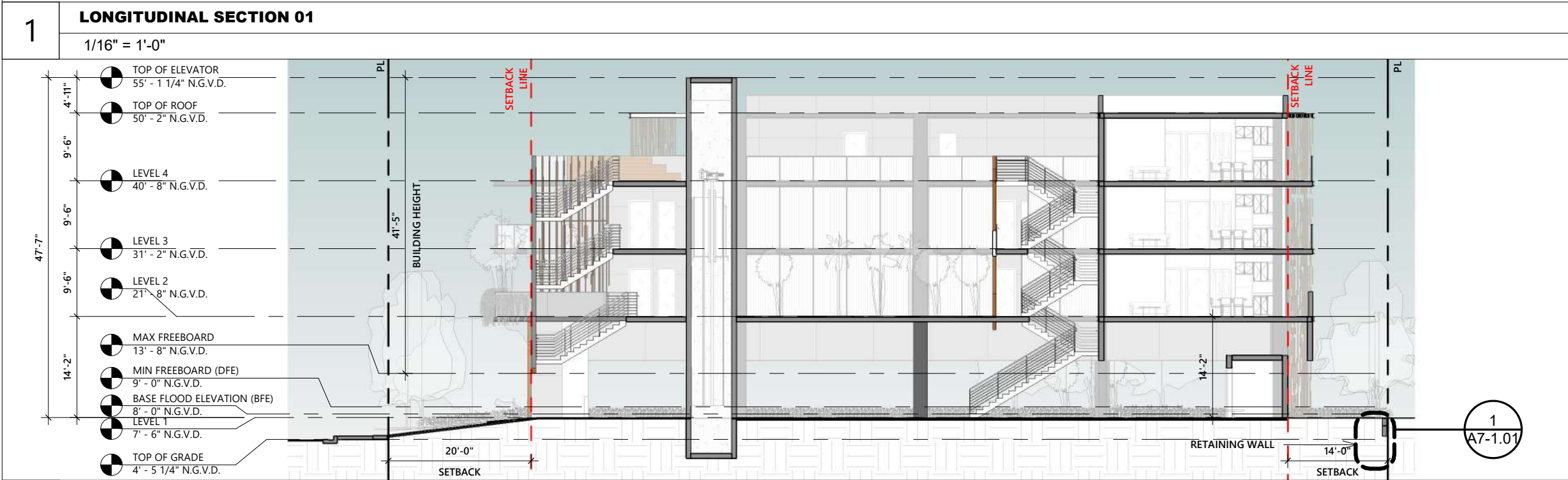
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STATE OF FLORIDA
RICARDO J. MUNIZ-GUILLET
REGISTERED ARCHITECT
AR97841

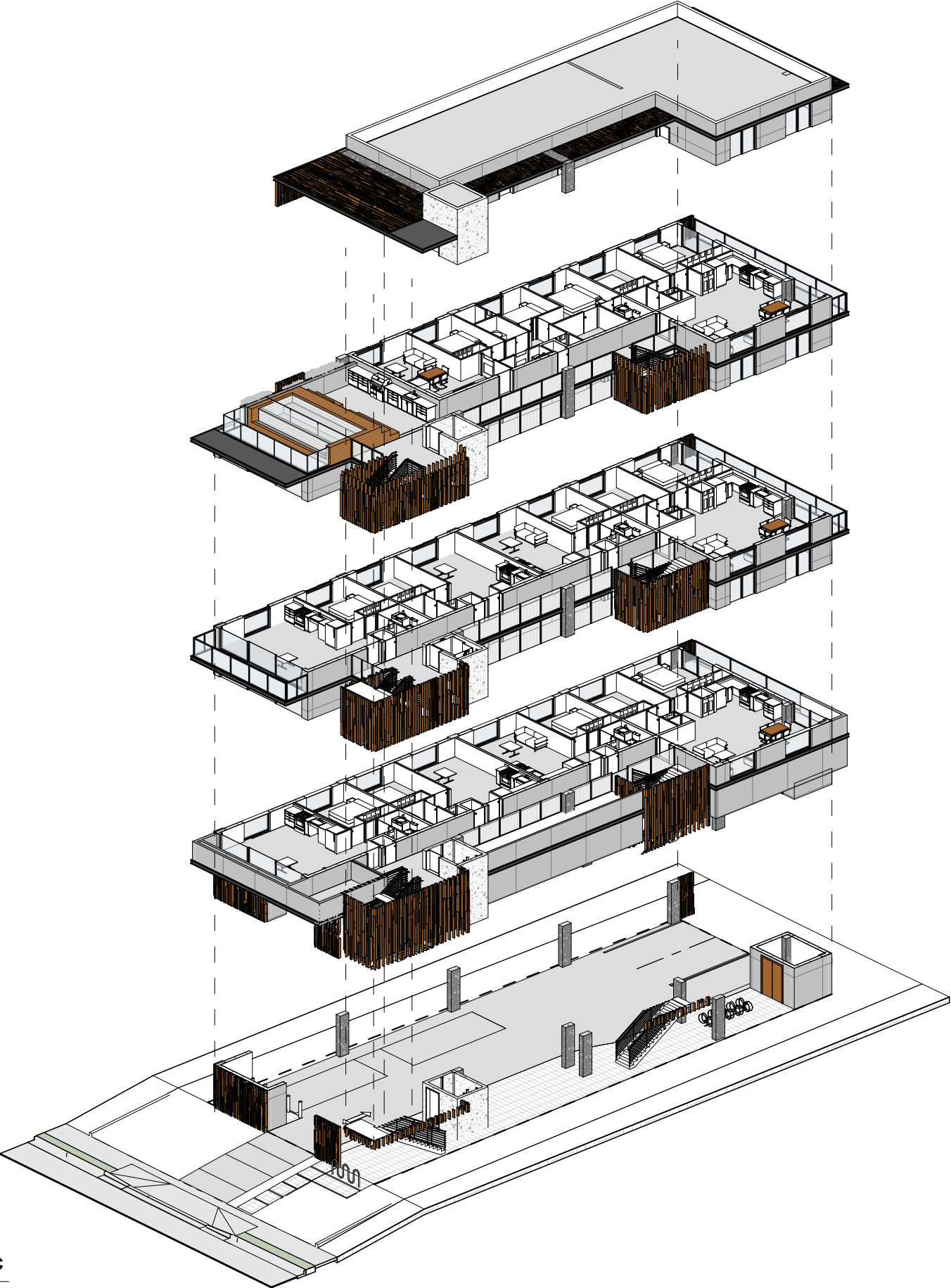
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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
LONGITUDINAL SECTION

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

SHEET NO:
A3-1.01

5/3/2024 12:50:36 PM



← TOP OF ROOF

← FLOOR PLAN 4TH LEVEL

← FLOOR PLAN 3RD LEVEL

← FLOOR PLAN 2ND LEVEL

← GROUND LEVEL PLAN

PROJECT AND OWNER:
DENBORA BAY III

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ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
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RICARDO@MUVEARCH.COM
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DESIGNER:



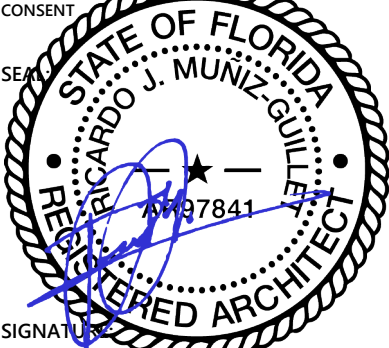
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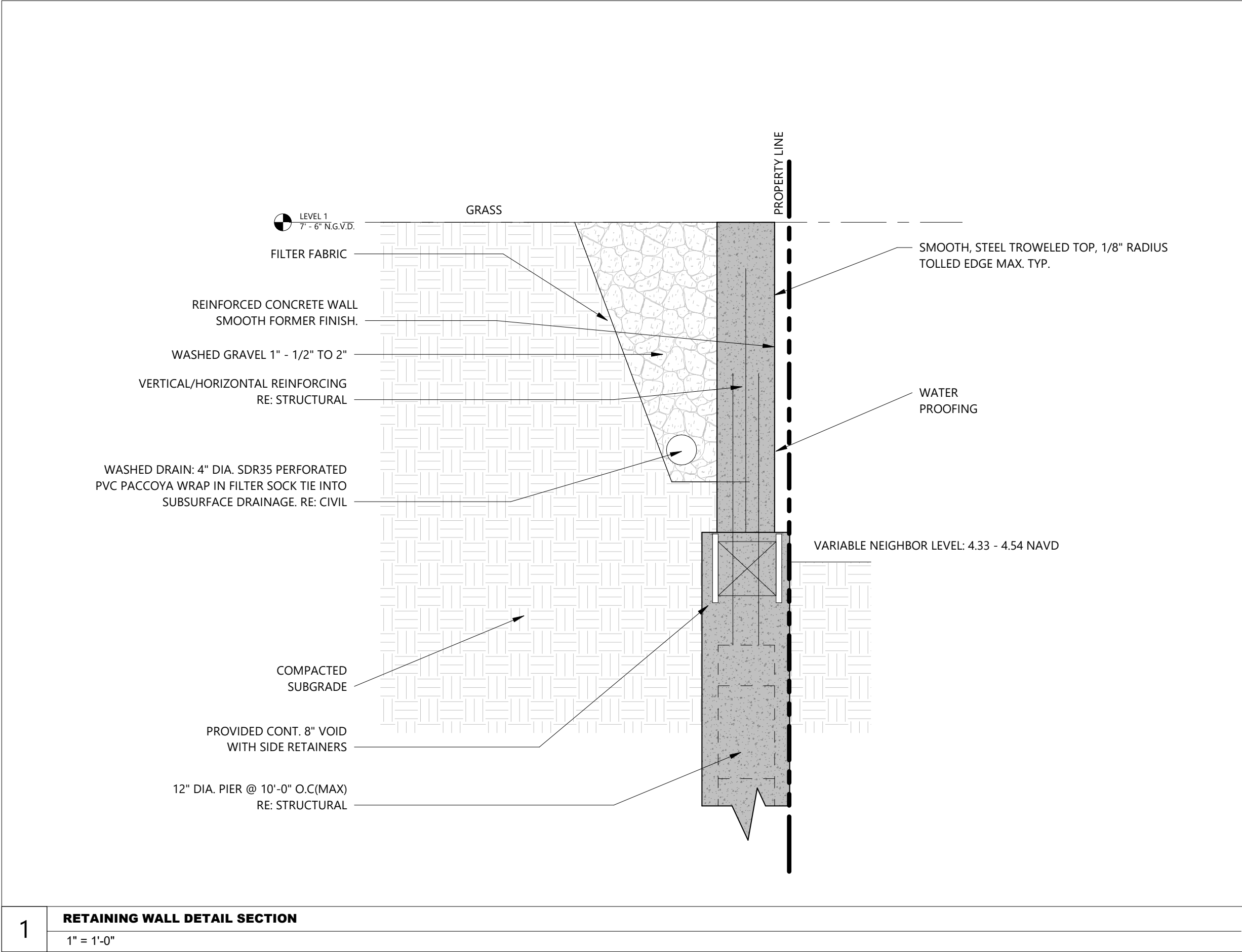
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RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXPLOTED AXONOMETRIC

SCALE:
N.T.S.

SHEET NO:
A3-1.03

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PROJECT AND OWNER:

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LIC# AR97841

SHEET TITLE:

WALL DETAIL

SCALE:

1" = 1'-0"

SHEET NO:

A7-1.01

5/3/2024 12:51:28 PM



PROJECT AND OWNER:

DENBORA BAY III

2125 Bay Dr.
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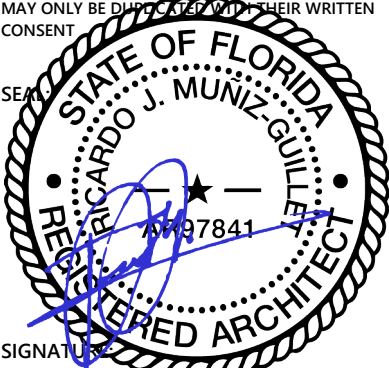
PROJECT NO.:2312

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APPROVED BY: YM

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LIC# AR97841

SHEET TITLE:

STREET VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.01

5/3/2024 12:51:30 PM



PROJECT AND OWNER:

DENBORA BAY III

2125 Bay Dr.
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DESIGNER:



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FINAL SUBMITAL

PERMIT APPLICATION DATE:05-05-2024

SHEET ISSUE DATE:03-31-2023

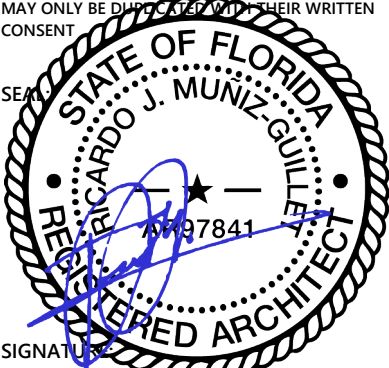
PROJECT NO.:2312

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APPROVED BY: YM

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SHEET TITLE:

REAR VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.02

5/3/2024 12:51:32 PM



PROJECT AND OWNER:

DENBORA BAY III

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2125 BAY DR LLC

3179 HOLYLAKE RD.
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ARCHITECT:

2030 HABERSHAM TRCE | CUMMING | GA 30041
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AA#26003161



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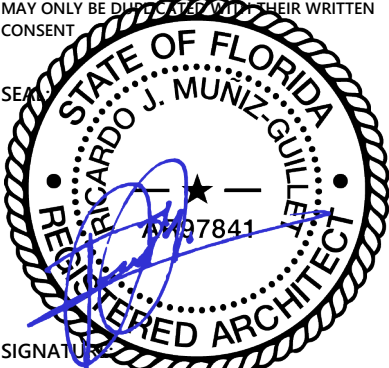
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FINAL SUBMITAL

PERMIT APPLICATION DATE: 05-05-2024
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LIC# AR97841

SHEET TITLE:
EXTERIOR PATIO VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.03

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PROJECT AND OWNER:
DENBORA BAY III

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ARCHITECT:

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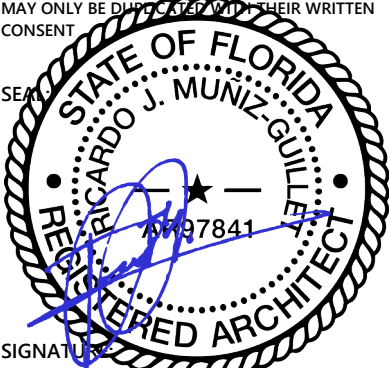
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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ROOFTOP VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.04

5/3/2024 12:51:36 PM



PROJECT AND OWNER:

DENBORA BAY III

2125 Bay Dr.
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ARCHITECT:

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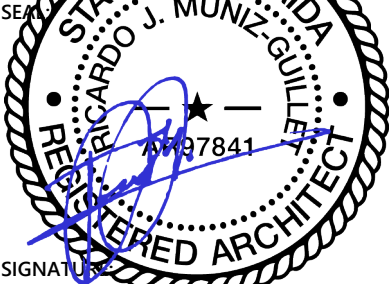


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LIC# AR97841

SHEET TITLE:
AXONOMETRIC VIEW

SCALE:

SHEET NO:
A4-1.05

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