

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  
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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SEAL:

SIGNATURE:

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

COVER SHEET

SCALE:

N.T.S.

SHEET NO:

G-0

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# DENBORA BAY II

ARCHITECT:



**RED OCTOPUS LLC**  
INTEGRAL ARCHITECTURAL SERVICES

# FINAL SUBMITTAL

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


SEAL:

STATE OF FLORIDA

RICARDO J. MUNIZ-GUILLET

REGISTERED ARCHITECT

4497841

SIGNATURE:

**SHEET TITLE:**

## SCA ABBREVIATIONS

**N.I.S.**

SHEET NO:

**G-1**

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[illegible]



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" '1	
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" '1	
	Pedestal:				
29	Front Setback:	20' 0"	9' 9"	20' 0" '1	
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" '1	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" '1	


	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			

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RICARDO@MUVEARCH.COM  
AA#26003161

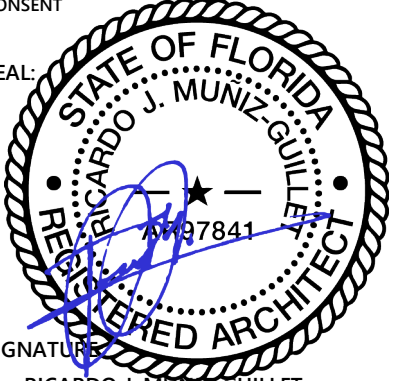


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SEAL:  


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  
704 84TH ST | MIAMI BEACH | FL | 33141



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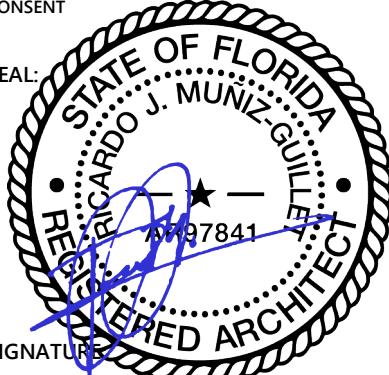
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**ZONING REQUIREMENTS &  
LOCATION**

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**G-2.2**

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1

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



2

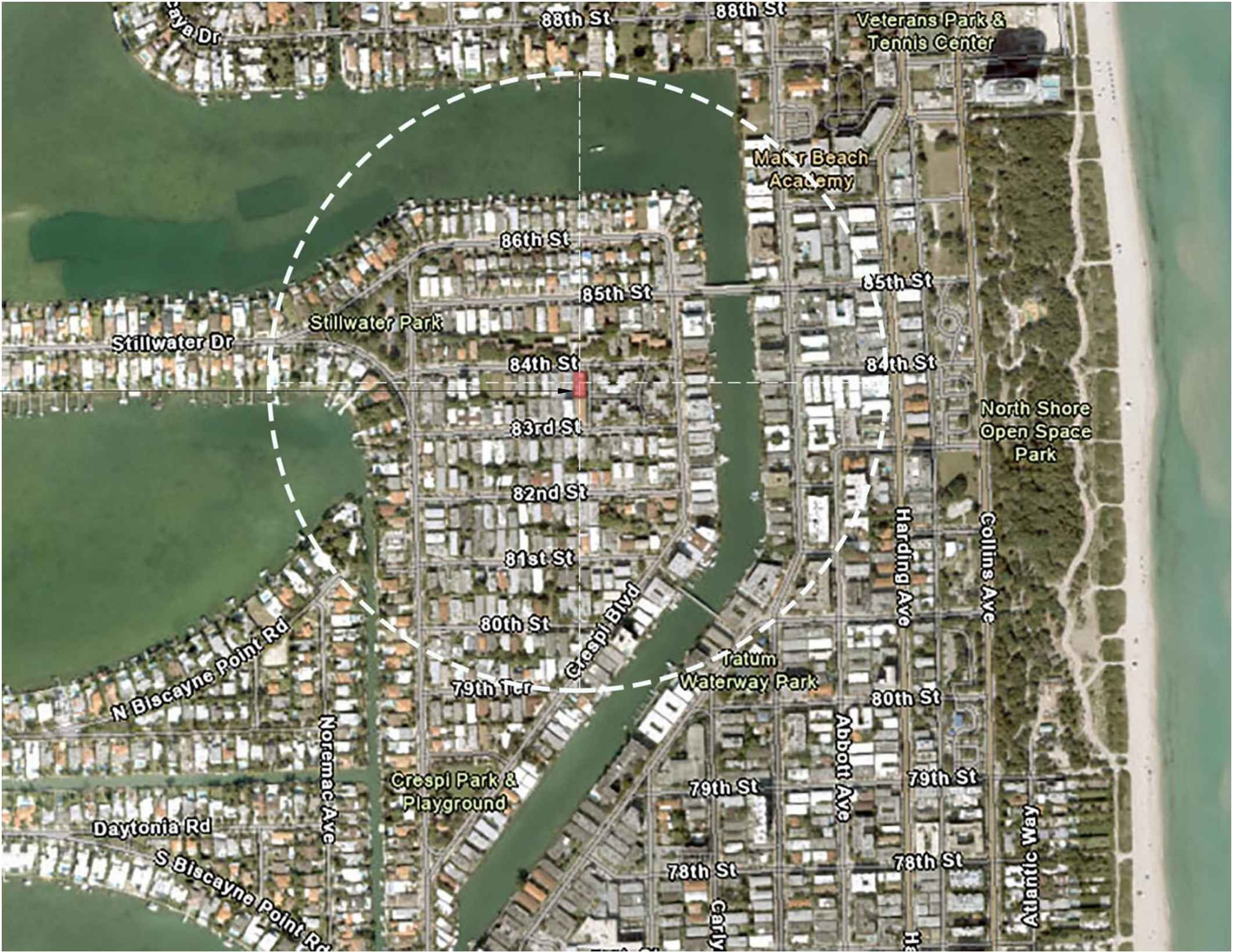
**HISTORIC DISTRICT MAP**  
1 1/2" = 1'-0"



3

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





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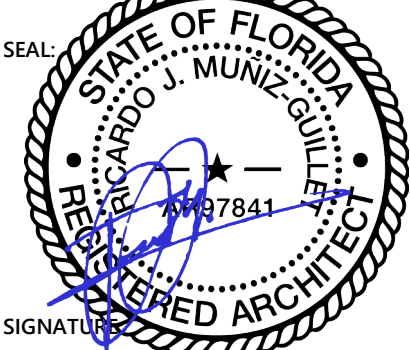


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**ZONING REQUIREMENTS &  
LOCATION**

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1

**AERIAL VIEW - 1/2 MILE RADIUS.**

N.T.S.



## DENBORA BAY II

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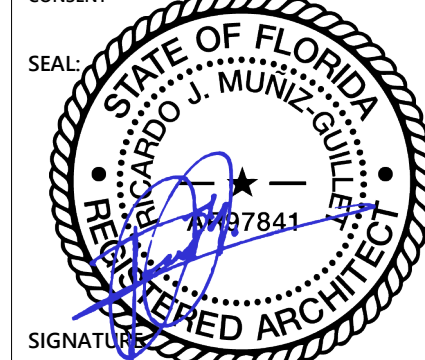
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SHEET TITLE:

## SURVEY

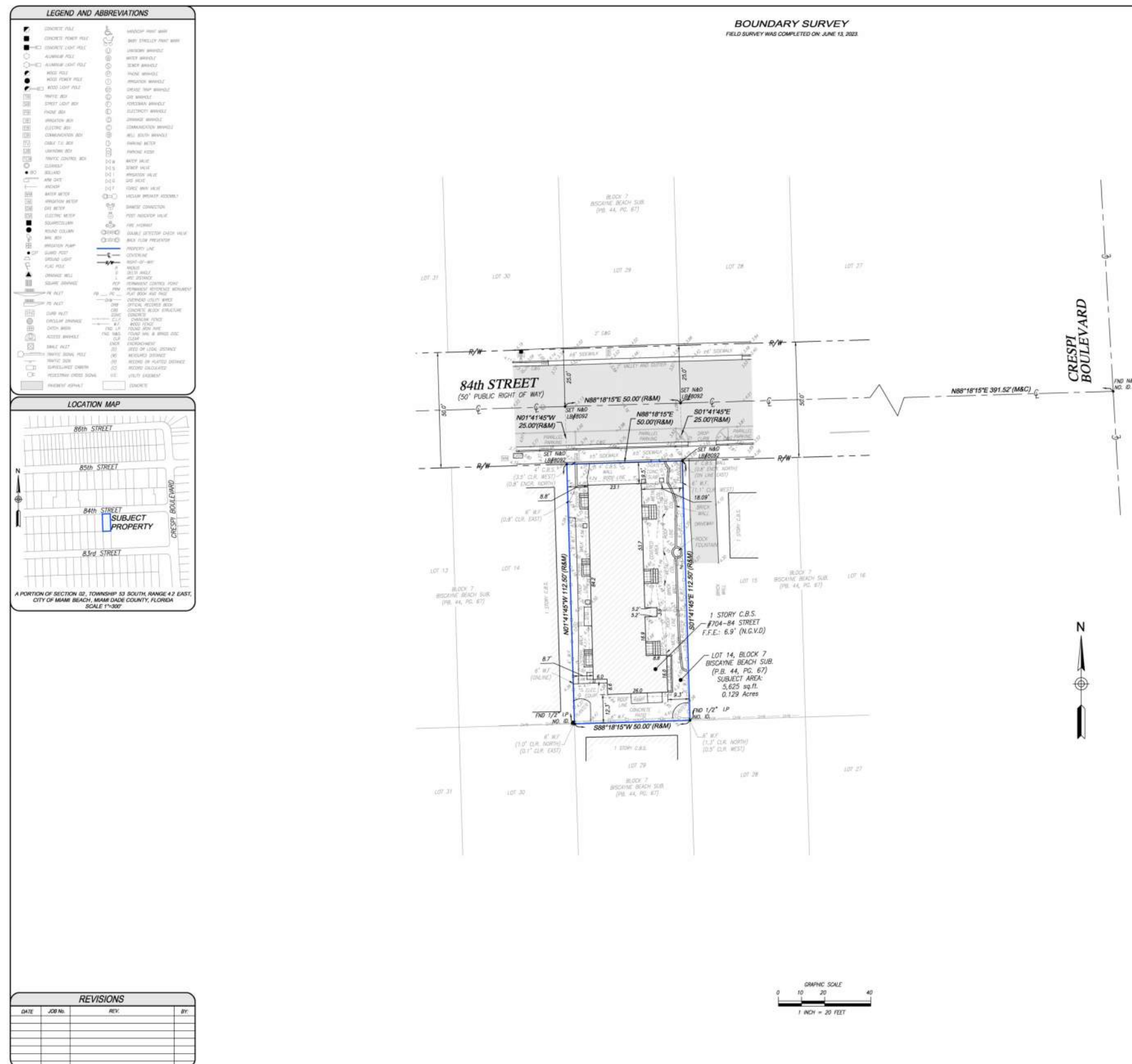
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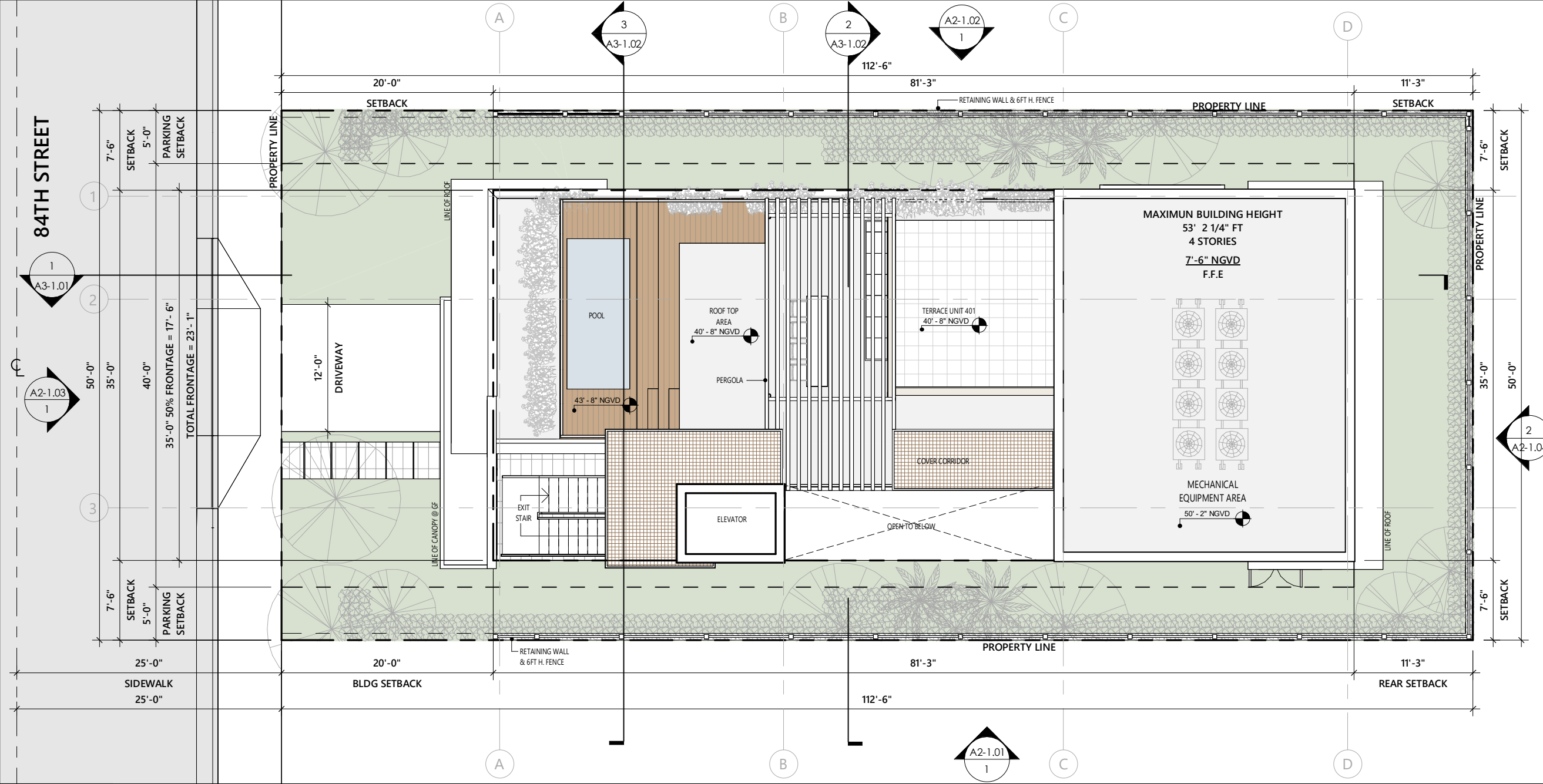
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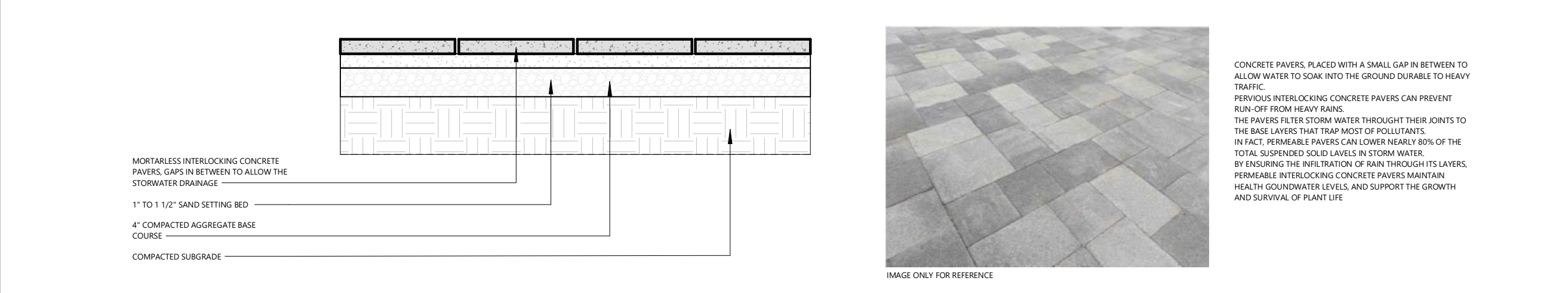
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**1 SITE PLAN**  
3/32" = 1'-0"



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

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DESIGNER:  
**M U V E**  
ARCHITECTURE

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**RICARDO J. MUNIZ-GUILLET**  
REGISTERED ARCHITECT  
AR#97841

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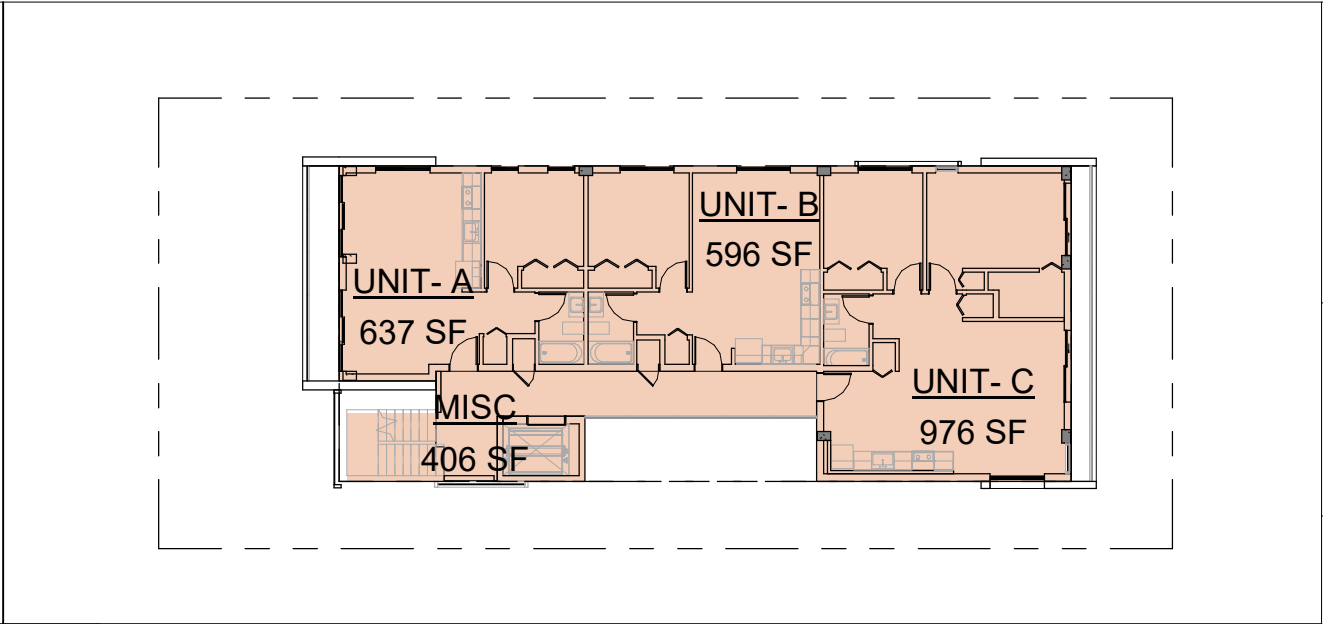
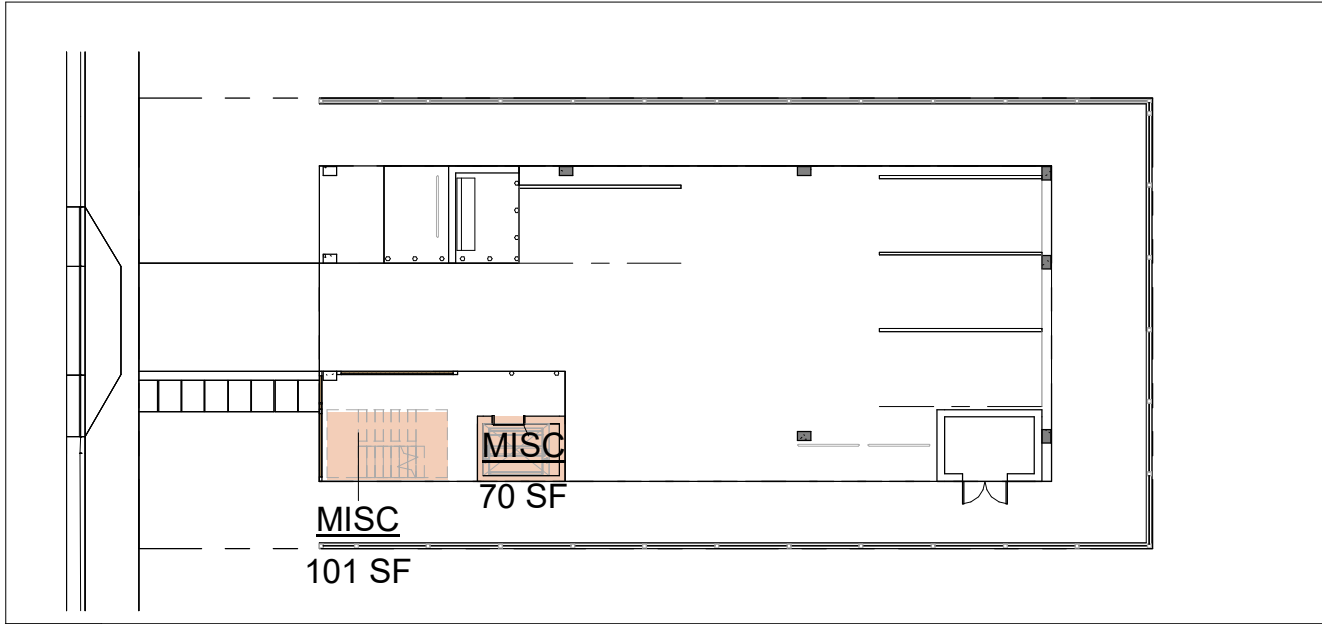
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**SITE PLAN**

SCALE:  
**As indicated**

SHEET NO:  
**G-4**

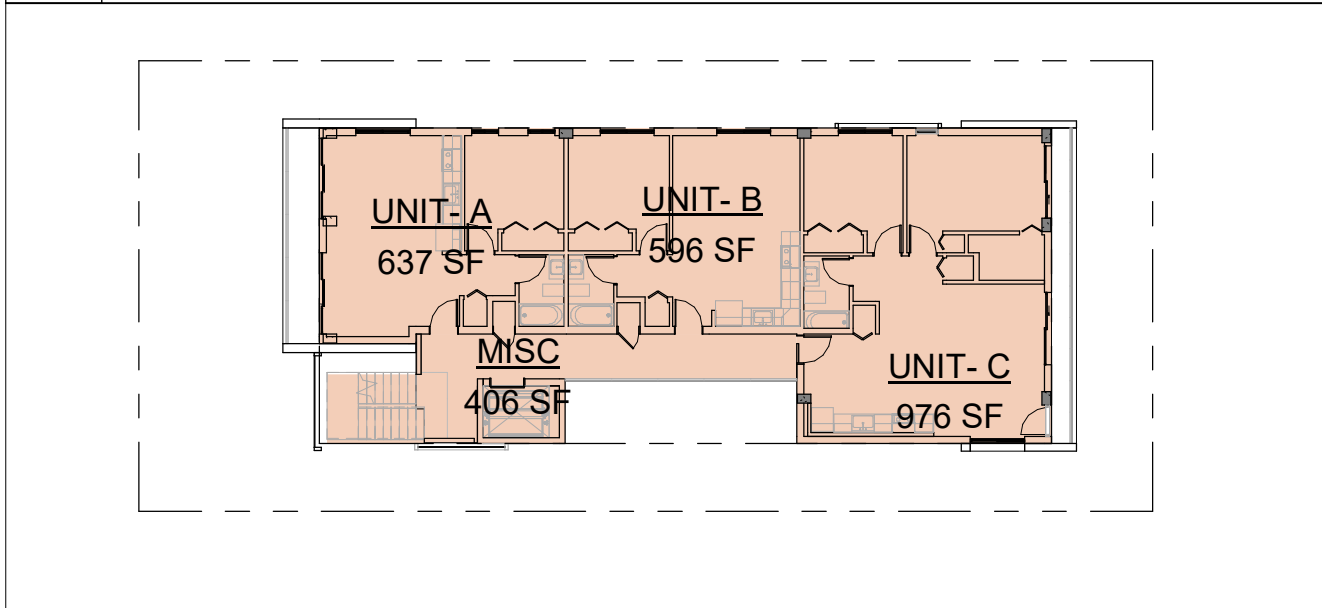
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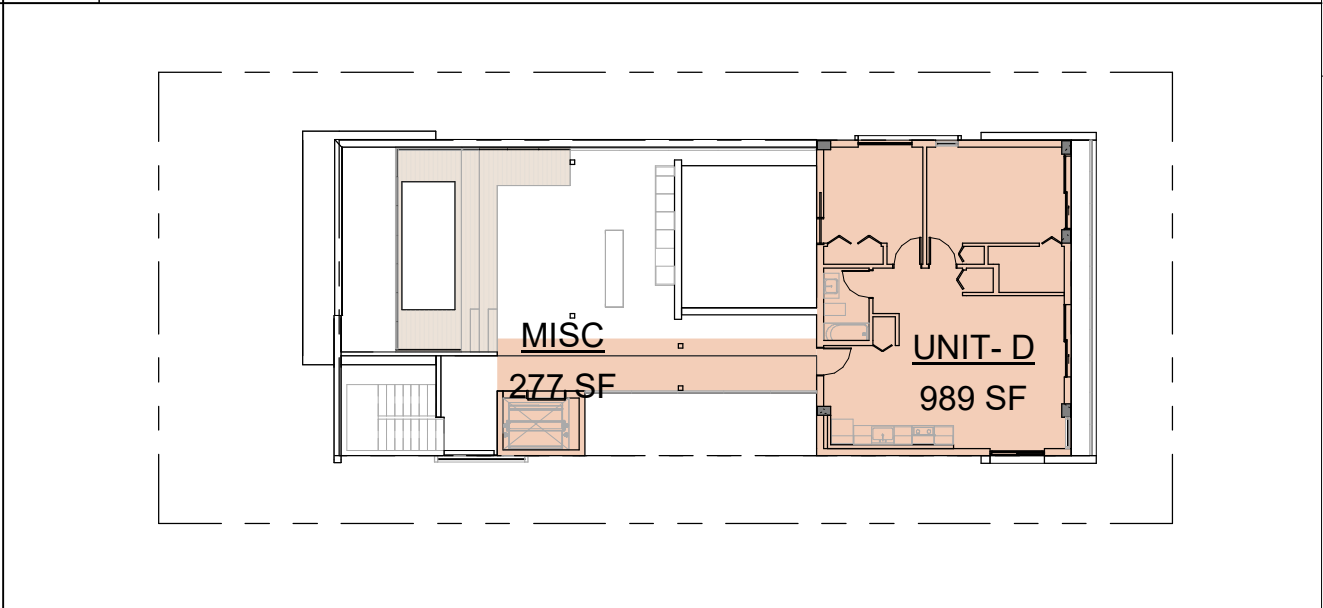


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1	<b>LEVEL 1 0'-0"</b>
	3/64" = 1'-0"



3	<b>LEVEL 3</b>
	3/64" = 1'-0"



2	<b>LEVEL 2</b>
	3/64" = 1'-0"

4	<b>LEVEL 4</b>
	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	

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	





CURRENT EXTERIOR PHOTOGRAPHS, DATED AUGUST 7TH, 2023

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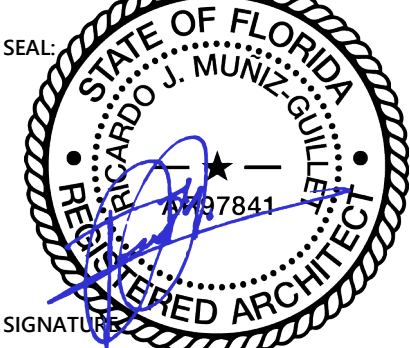


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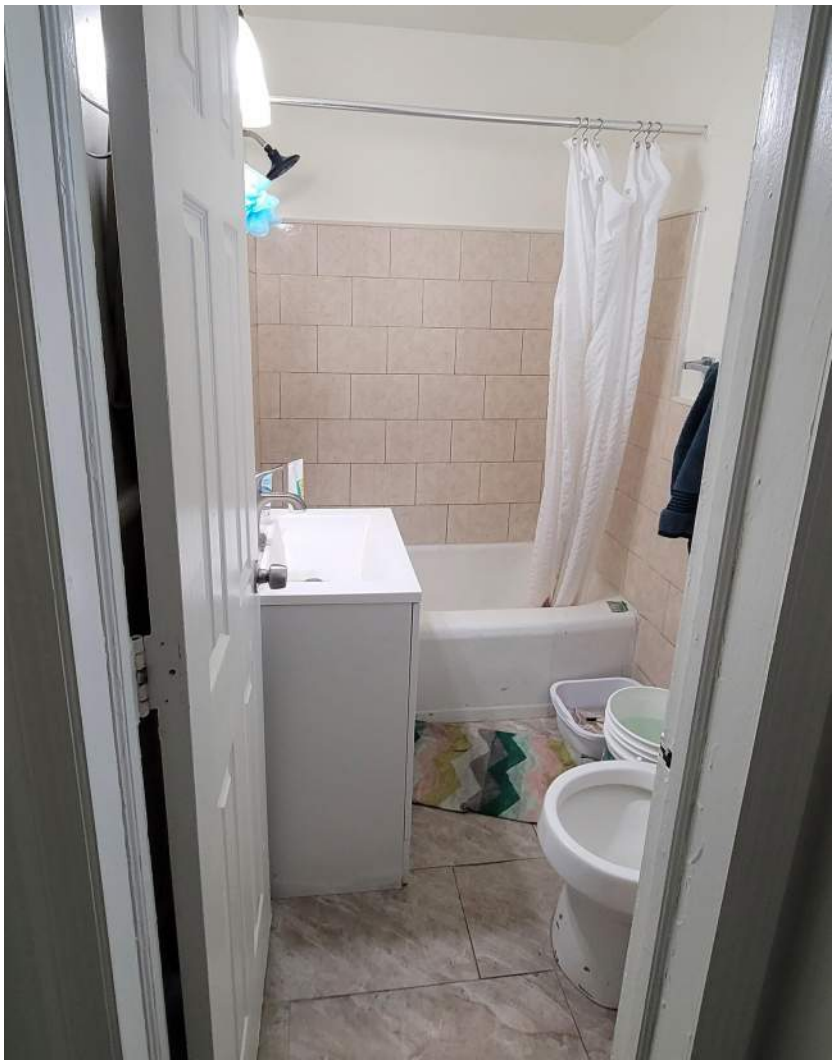
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**EXISTING EXT. PICTURES**

SCALE:  
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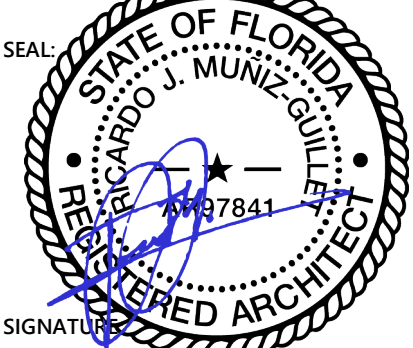


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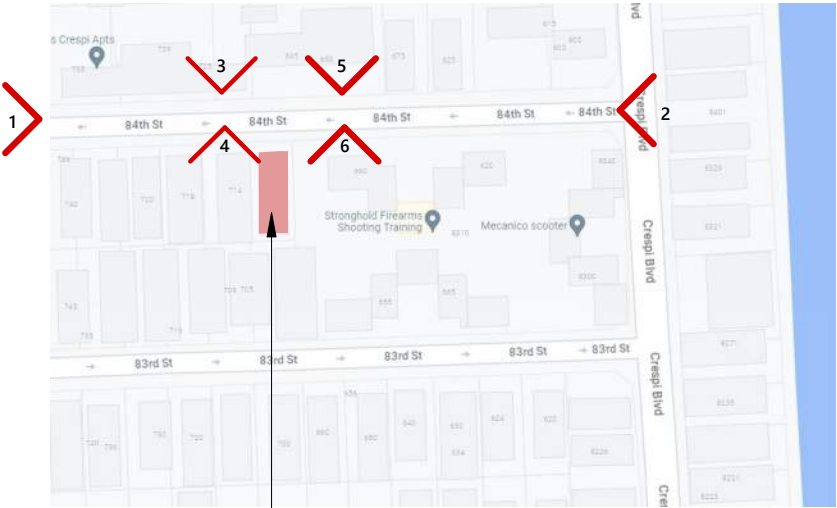
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**EXISTING INT. PICTURES**

SCALE:  
**N.T.S.**

SHEET NO:  
**G-7**

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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

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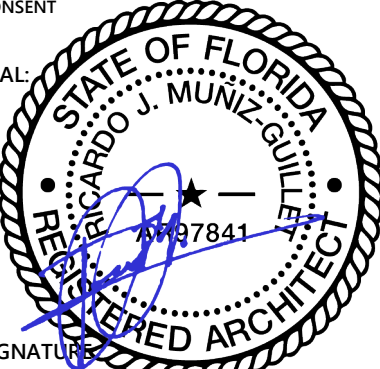
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**SITE & CONTEXT PICTURES**

SCALE:

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**G-8**

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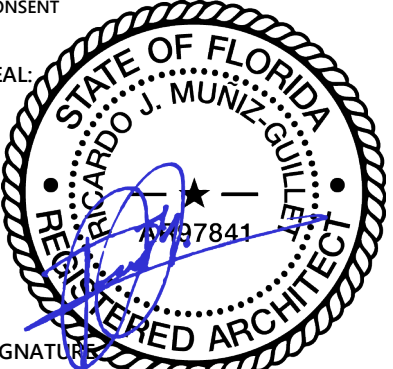
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SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**SITE & CONTEXT PICTURES**  
  
SCALE:  
**N.T.S.**  
  
SHEET NO:  
**G-8.1**  
  
9/11/2024 3:59:29 PM





CONTEXT PHOTOGRAPHS,  
DATED AUGUST 7TH, 2023

PROJECT AND OWNER:

DENBORA BAY II

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

ARCHITECT:

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



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 & CONTEXT PICTURES

SCALE:

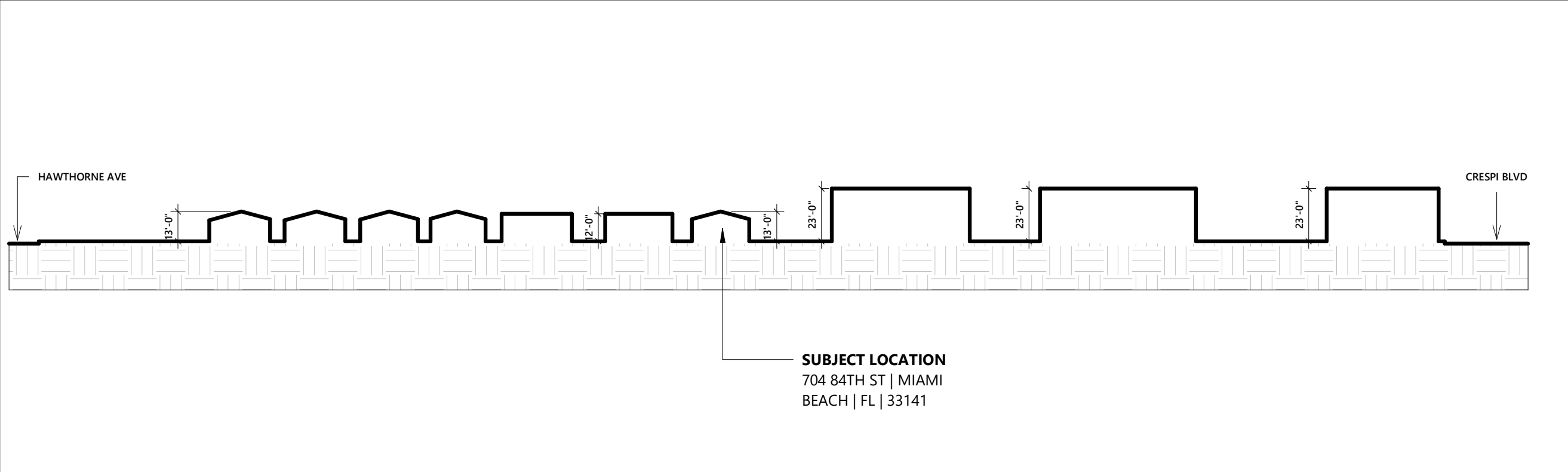
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SHEET NO:

G-8.2

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**PROJECT AND OWNER:**  
**DENBORA BAY II**

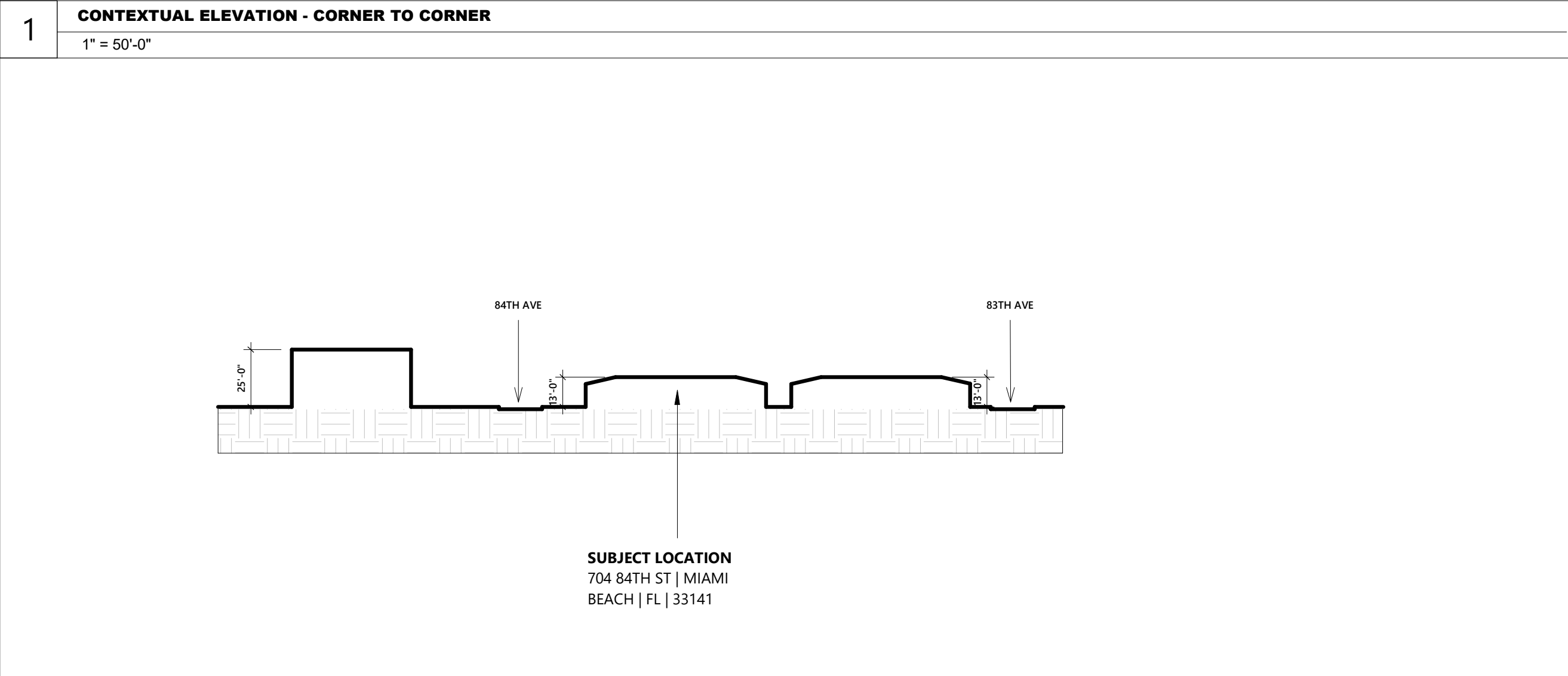
704 84TH ST  
MIAMI BEACH | FL | 33141  
704 MIAMI BEACH LLC  
3179 HOLYLAKE RD.  
LAKE WORTH | FL | 33467

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

**DESIGNER:**

**RED OCTOPUS.LLC**  
INTERAL ARCHITECTURAL SERVICES

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



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SEAL:

SIGNATURE: RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**CONTEXTUAL ELEVATION**

SCALE:  
**N.T.S.**

SHEET NO:  
**G-9**

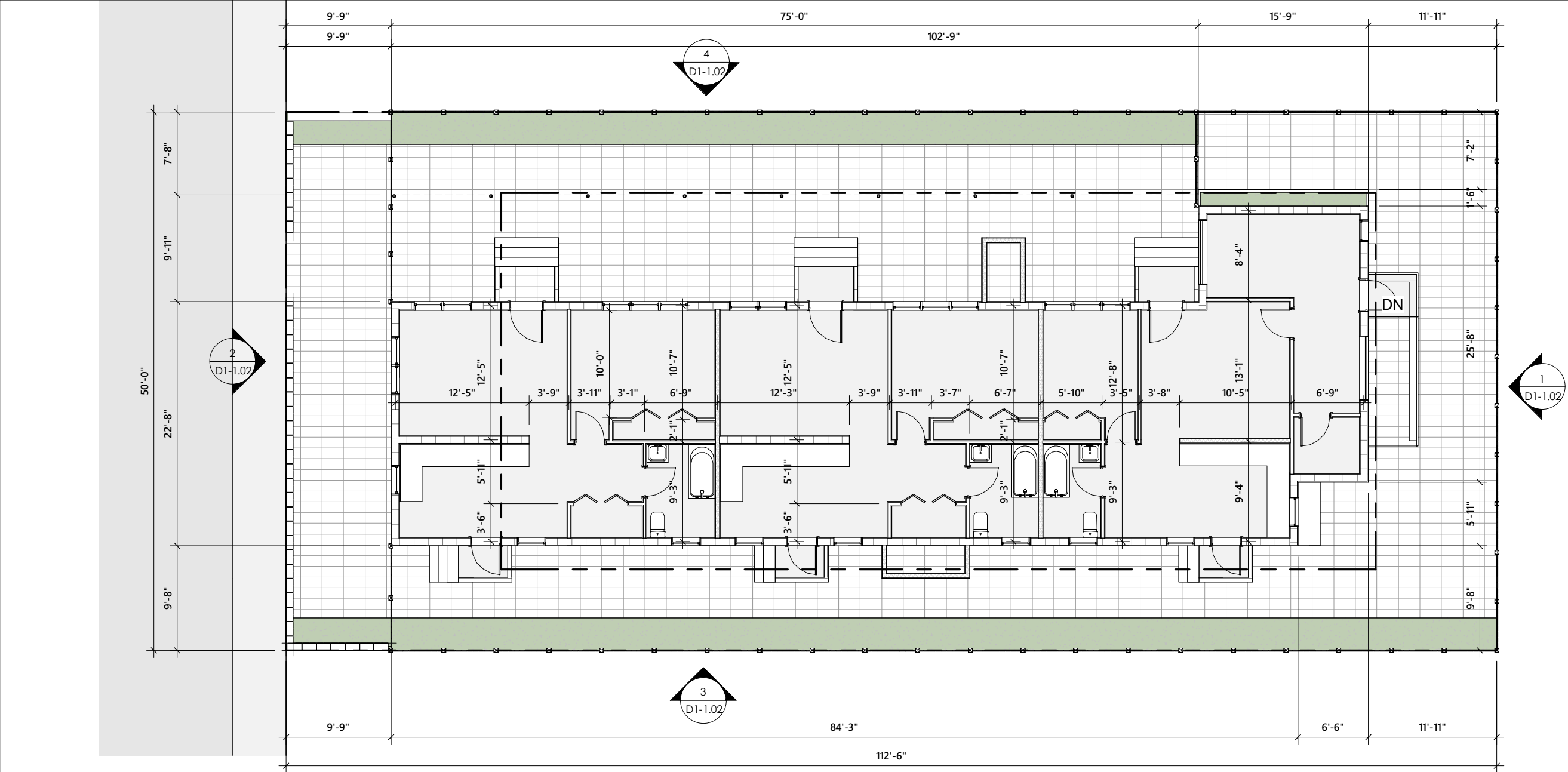
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**2 CONTEXTUAL ELEVATION - ACROSS THE STREET AND SURROUNDING PROPERTIES**  
1" = 50'-0"



WALL LEGEND		DEMOLITION NOTES		PROJECT AND OWNER: DENBORA BAY II										
<div><div><div>1</div><div></div><div>TYPICAL 4" INTERIOR PARTITION NON-RATED</div></div><div><div>2</div><div></div><div>EXTERIOR - EXISTING TO REMAIN</div></div><div><div>3</div><div></div><div>INTERIOR - EXISTING TO REMAIN</div></div><div><div></div><div></div><div>TO BE DEMOLISHED</div></div></div>		<div><div>02110 DEMOLITION</div><div>1. PROVIDE LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL DEMOLITION AND REMOVAL WORK SHOWN, SPECIFIED OR REQUIRED TO COMPLETE THE WORK.</div><div>"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:<div>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.</div><div>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.</div><div>3. CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ASBESTOS AND NOTIFY THE OWNER BEFORE PROCEEDING WITH DEMOLITION WORK.</div></div><div><div>SCOPE OF WORK</div><div>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.</div><div>EXECUTION</div><div>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.</div></div></div>		<div>704 84TH ST MIAMI BEACH   FL   33141 704 MIAMI BEACH LLC 3179 HOLYLAKE RD. LAKE WORTH   FL   33467</div> <div>ARCHITECT:</div> <div>2030 HABERSHAM TRCE   CUMMING   GA 30041 954 812 6650 RICARDO@MUVEARCH.COM AA#26003161</div> <div><div>M U V E</div><div>ARCHITECTURE</div></div> <div>DESIGNER:</div>										
<div>ALL LIFE SAFETY EQUIPMENT TO REMAIN OPERABLE DURING DEMOLITION</div>				<div><div>RED OCTOPUS.LLC</div><div>INTERNAL ARCHITECTURAL SERVICES</div><div>1535 NORTH PARK DRIVE #102 WESTON FL 33326 954 850 9965 ADMIN@REDOCTOPUSLLC.COM</div></div>										
DEMOLITION PLAN KEYNOTES		NOTE:		FINAL SUBMITTAL										
<div><div><div>1</div><div>REMOVE EXISTING INTERIOR PARTITION</div></div><div><div>2</div><div>REMOVE EXISTING DOOR</div></div><div><div>3</div><div>REMOVE PLUMBING FIXTURES, CAP EXISTING CONNECTIONS AND COVER ALL SANITARY AND DRAINAGE LINES TO PREVENT THE INTRUSION OF DEBRIS</div></div><div><div>4</div><div>REMOVE FINISH FLOOR</div></div><div><div>5</div><div>REMOVE KITCHEN APPLIANCES CABINETS AND COUNTERTOPS</div></div><div><div>6</div><div>REMOVE EXISTING CEILING</div></div></div> <div>COORDINATE SELECTIVE REMOVAL / RELOCATION OF LIGHT LIXTURES, ELECTRICAL WIRES, CONDUITS, "J" BOXES, DUCT WORK, DIFFUSERS, GRILLS.</div> <div>REMOVE ALL DUCTWORK, DIFFUSERS, GRILLS, LIGHTS, AND CLEAN THE BOTTOM OF THE SLAB FROM REMAINING DEBRIS.</div> <div>SPRINKLER LINES TO REMAIN AND BE RELOCATED PER REVISED PLAN</div>		<div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div>		<div>PERMIT APPLICATION DATE: 03-10-2024 SHEET ISSUE DATE: 03-31-2023 PROJECT NO.: 2301 DRAWN BY: BK APPROVED BY: YM</div> <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> <div>ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE DESIGNER AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT</div> <div>SEAL:</div> <div><div>STATE OF FLORIDA RICARDO J. MUNIZ-GUILLET REGISTERED ARCHITECT AR97841</div></div> <div>SIGNATURE: RICARDO J. MUNIZ-GUILLET LIC# AR97841</div> <div>SHEET TITLE: DEMOLITION NOTES</div> <div>SCALE: N.T.S.</div> <div>SHEET NO: D1-1.00</div> <div>9/11/2024 3:59:32 PM</div>										
		GENERAL DEMOLITION NOTES												
		<div>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.</div> <div>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.</div> <div>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.</div> <div>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.</div> <div>5. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.</div> <div>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.</div> <div>7. USE SAW CUT TO REMOVE MASONRY WHERE REMAINING MASONRY IS TO BE EXPOSED.</div> <div>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.</div> <div>9. BEFORE ANY STRUCTURAL DEMOLITION CAN START, CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER FOR AUTHORIZATION.</div> <div>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.</div> <div>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.</div> <div>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.</div>												





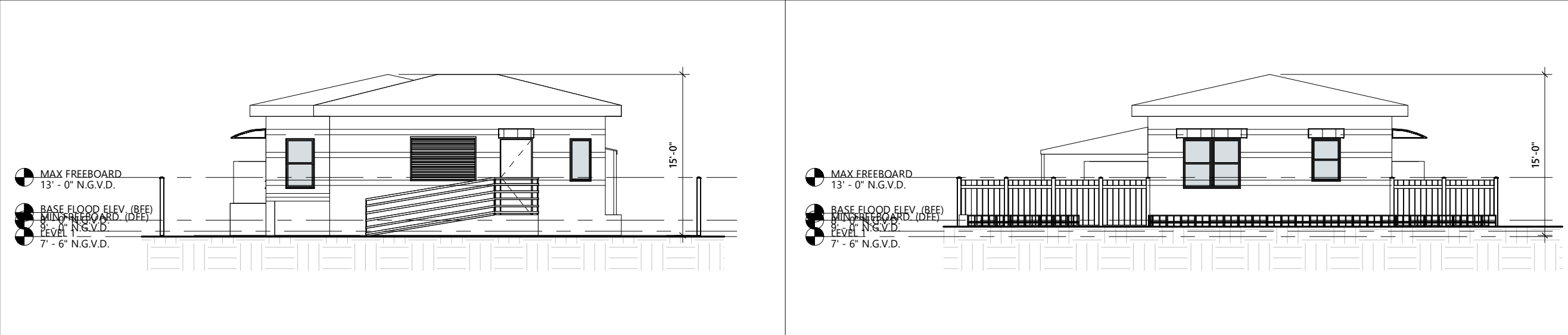
PROJECT AND OWNER:  
**DENBORA BAY II**  
  
704 84TH ST  
MIAMI BEACH | FL | 33141  
704 MIAMI BEACH LLC  
  
3179 HOLYLAKE RD.  
LAKE WORTH | FL | 33467  
  
ARCHITECT:  
  
2030 HABERSHAM TRCE | CUMMING | GA 30041  
954 812 6650  
RICARDO@MUVEARCH.COM  
AA#26003161

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

**FINAL SUBMITTAL**  
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PROJECT NO.: 2301  
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APPROVED BY: YM  


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CONSENT  
  
SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841  
  
SHEET TITLE:  
**EXISISTING GROUND LEVEL  
SCAFLOOR PLAN**  
  
3/32" = 1'-0"  
  
SHEET NO:  
**D1-1.01**  
  
9/11/2024 3:59:34 PM



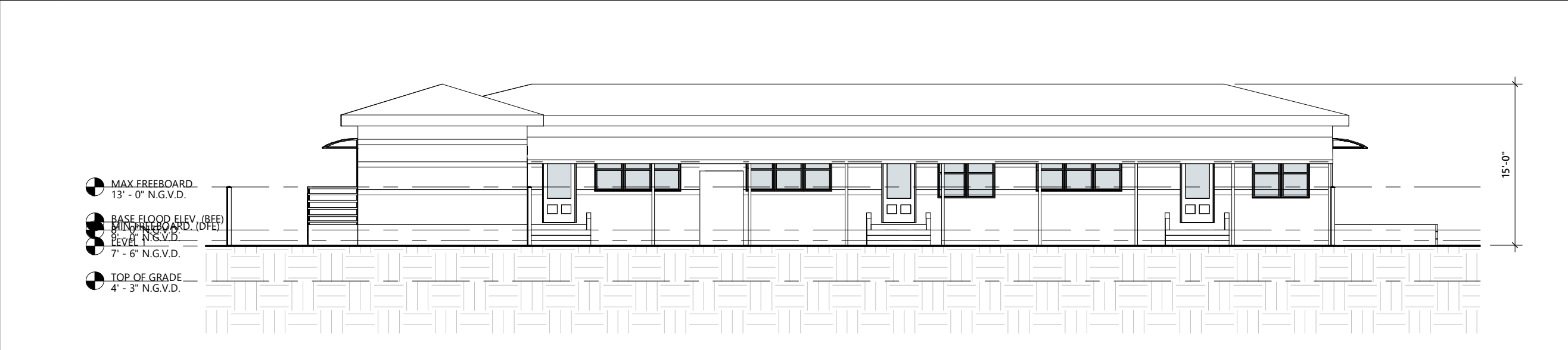


1 EXISTING WEST ELEVATION  
3/32" = 1'-0"

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



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



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

PROJECT AND OWNER:  
**DENBORA BAY II**

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DESIGNER:



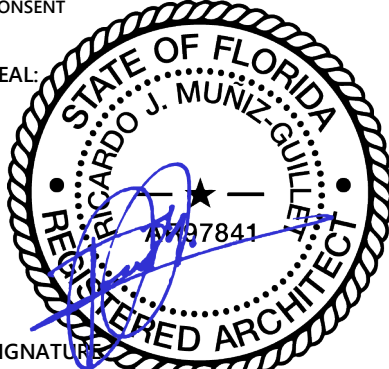
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SEAL:



SIGNATURE

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

**EXISTING ELEVATION**

SCALE:

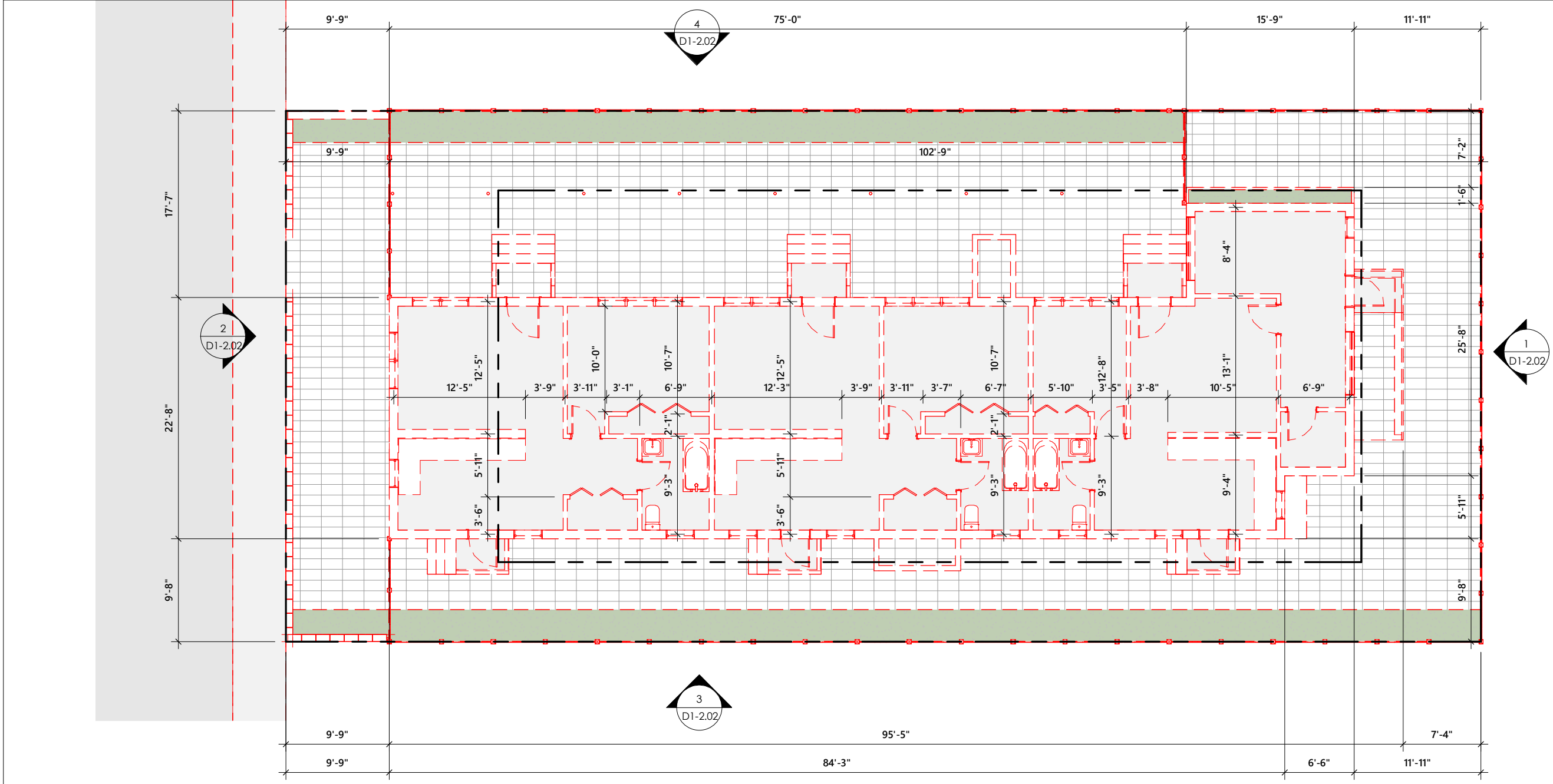
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SHEET NO:

**D1-1.02**

9/11/2024 3:59:36 PM





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

PROJECT AND OWNER:

## DENBORA BAY II

704 84TH ST  
MIAMI BEACH | FL | 33141  
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DESIGNER:



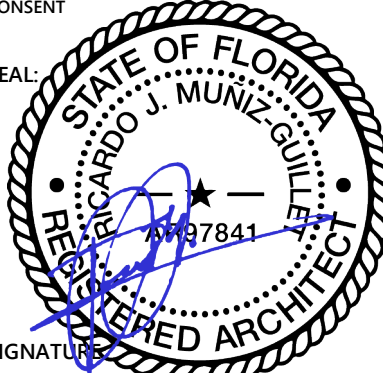
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LIC# AR97841

SHEET TITLE:

**DEMO GROUND LEVEL PLAN**

SCALE:

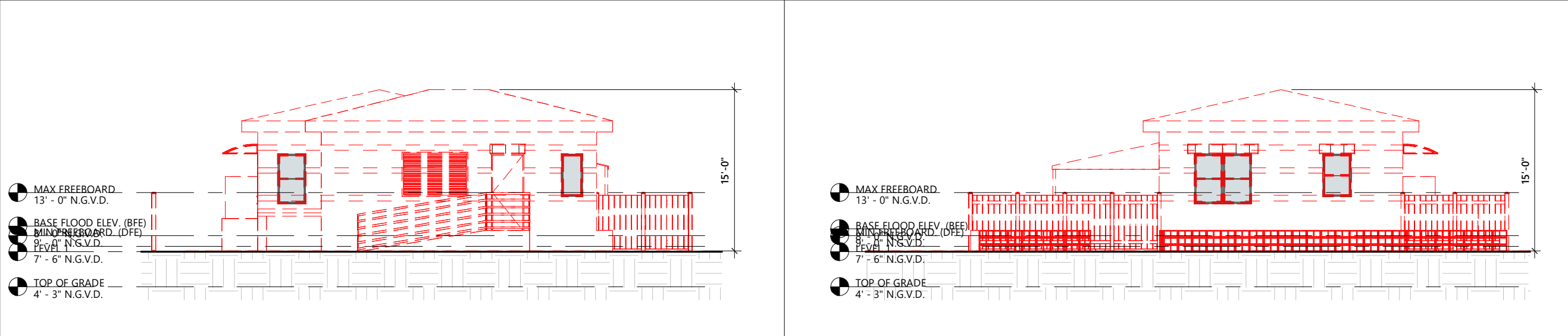
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SHEET NO:

**D1-2.01**

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1

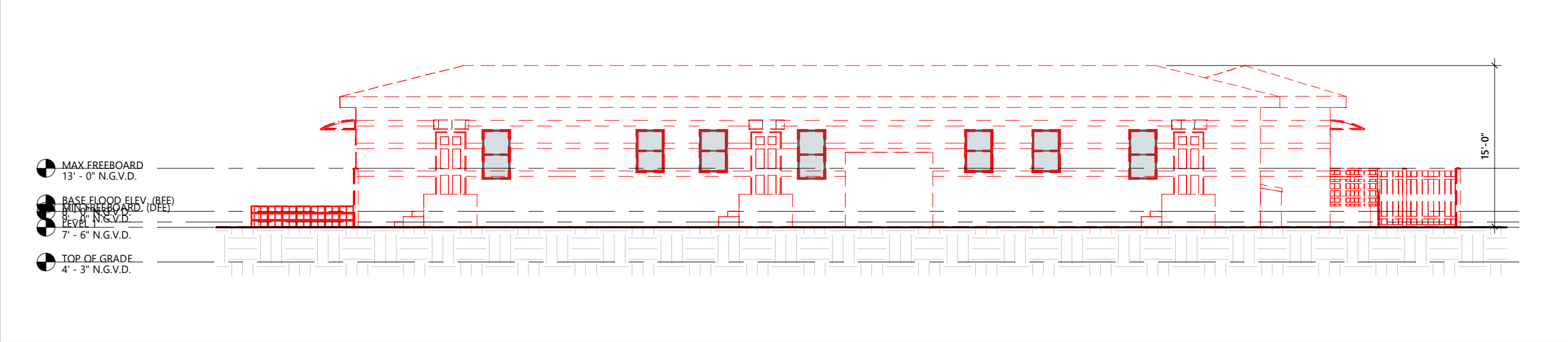
DEMO WEST ELEVATION

3/32" = 1'-0"

2

DEMO EAST ELEVATION

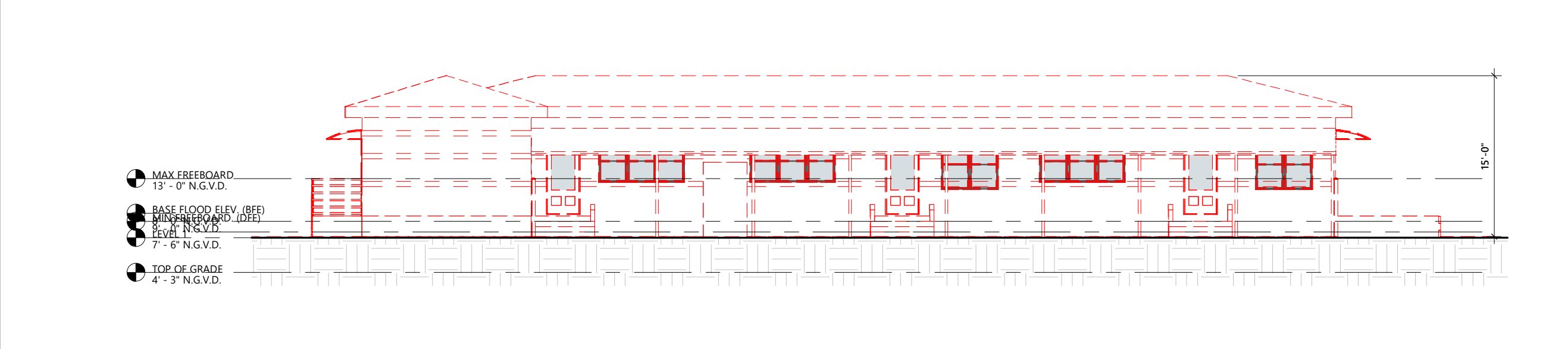
3/32" = 1'-0"



3

DEMO NORTH ELEVATION

3/32" = 1'-0"



4

DEMO SOUTH ELEVATION

3/32" = 1'-0"

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DESIGNER:

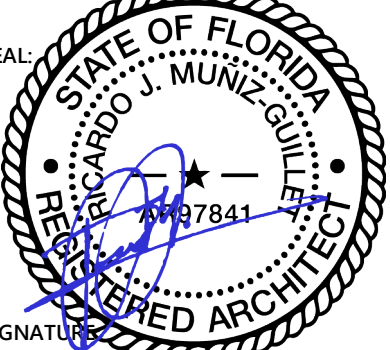
  
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SHEET TITLE:

DEMOLITION ELEVATION

SCALE:

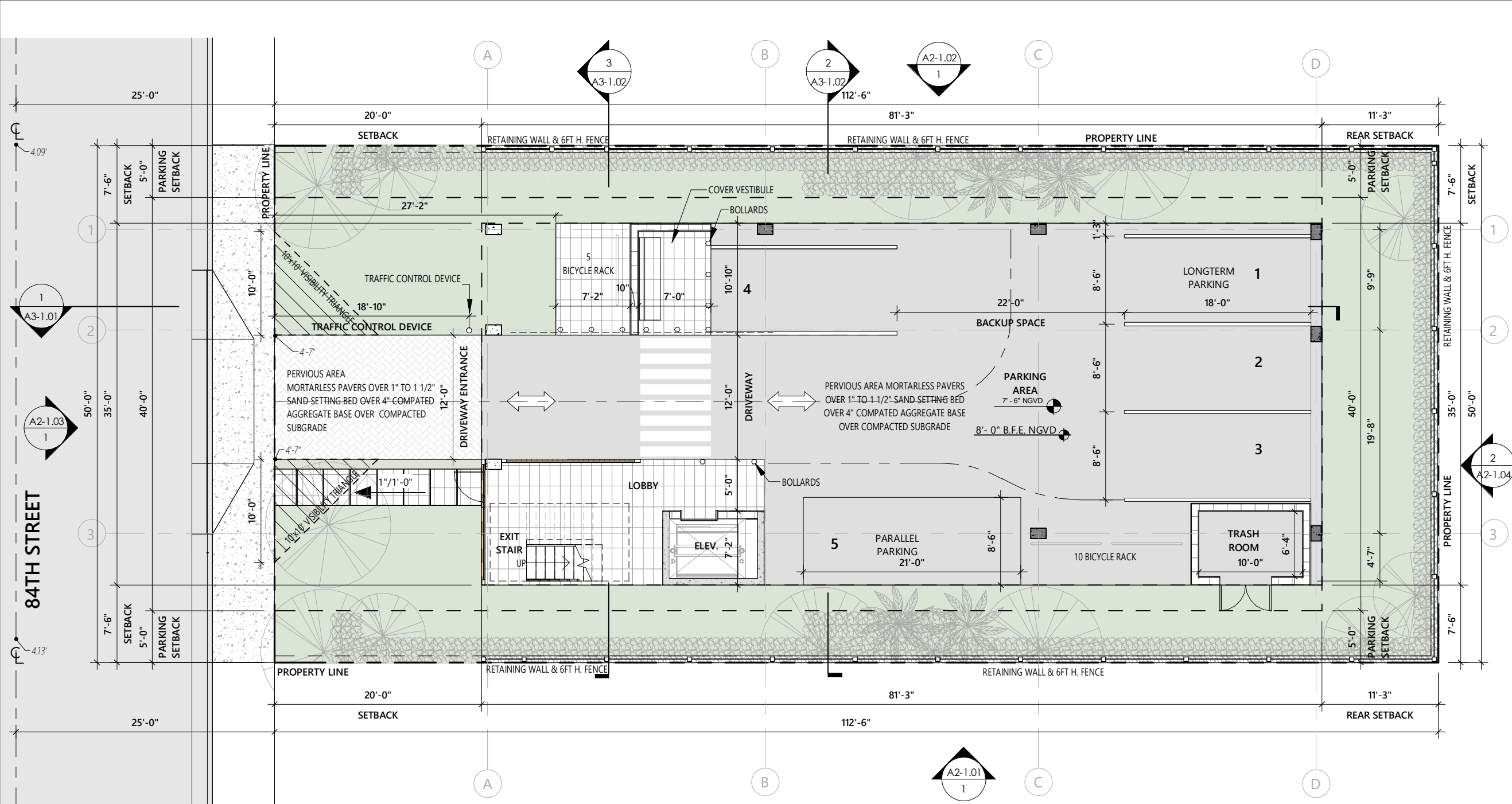
3/32" = 1'-0"

SHEET NO:

D1-2.02

9/11/2024 3:59:39 PM





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

GROUND LEVEL AREA: 178 S.F.

WALL LEGEND		PLAN NOTES
1		<ol style="list-style-type: none"><li>BUILDING IS FULLY SPRINKLERED.</li><li>SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.</li><li>ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.</li><li>ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.</li><li>FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.</li><li>SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.</li><li>VERIFY LAYOUT OF ALL FIXTURES LOCATED IN CONCRETE SLAB WITH ARCHITECT PRIOR TO POUR.</li><li>FINAL SELECTION, LOCATION, AND DESIGN OF FINISHES, FIXTURES, AND EQUIPMENT WILL BE PROVIDED BY OWNER.</li></ol>
2		
3		
4		
5		

PROJECT AND OWNER:  
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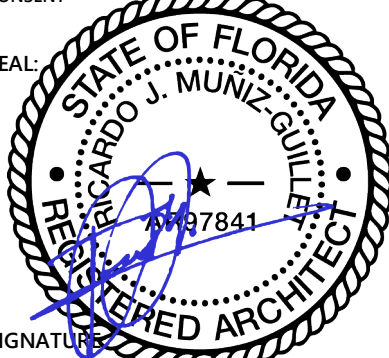
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LIC# AR97841

SHEET TITLE:

**GROUND FLOOR PLAN**

SCALE:

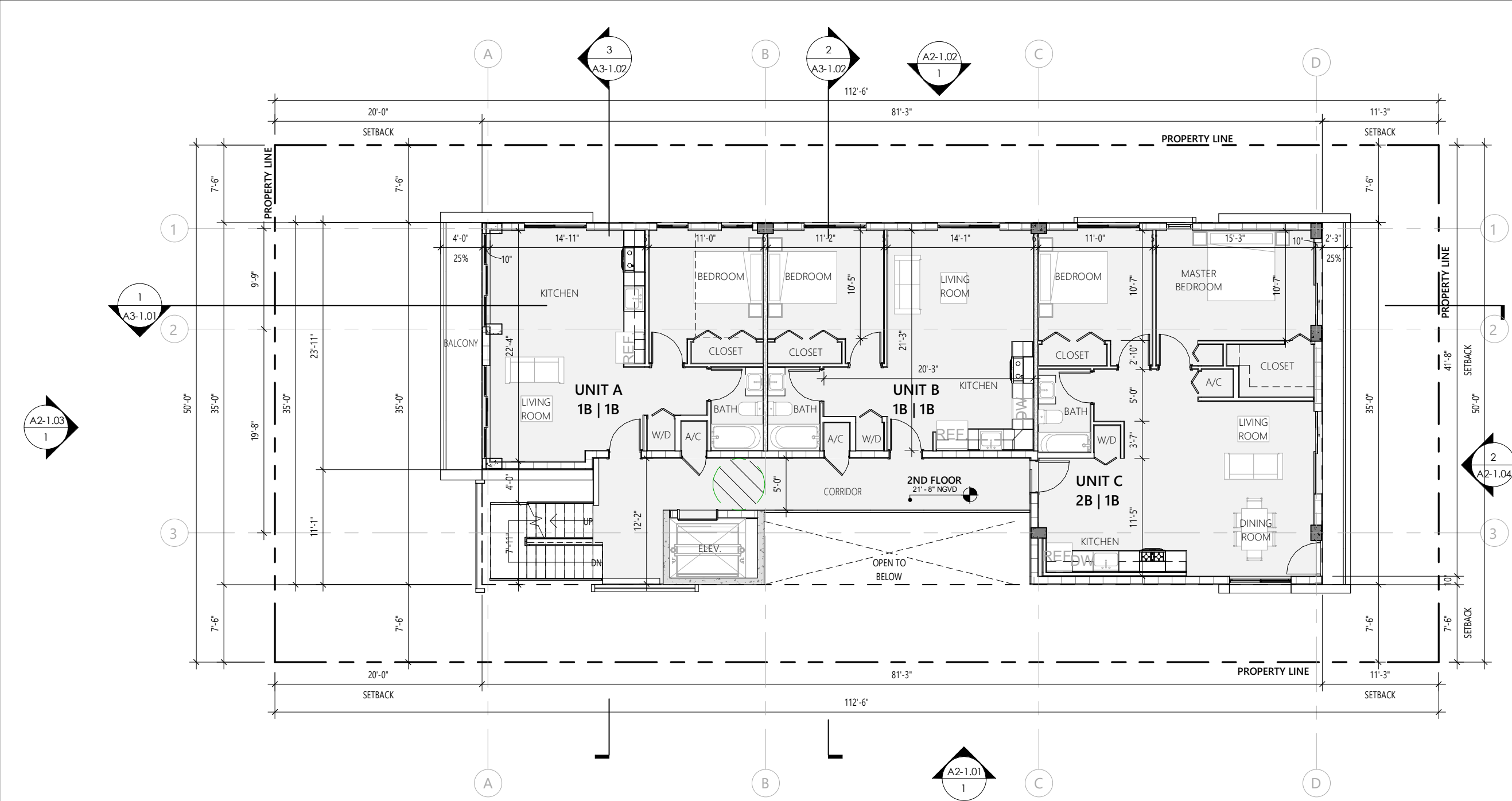
**As indicated**

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:

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:



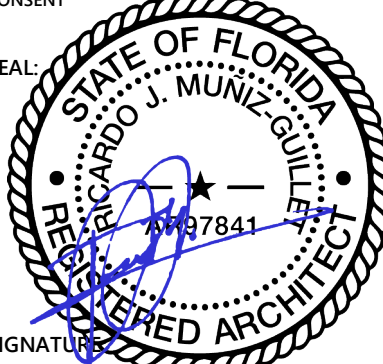
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

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


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SEAL:



SIGNATURE

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

FLOOR PLAN 2TH LEVEL

SCALE:

As indicated

SHEET NO:

A1-1.02

9/11/2024 3:59:42 PM



PROJECT AND OWNER:  
**DENBORA BAY II**

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

ARCHITECT:

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



DESIGNER:



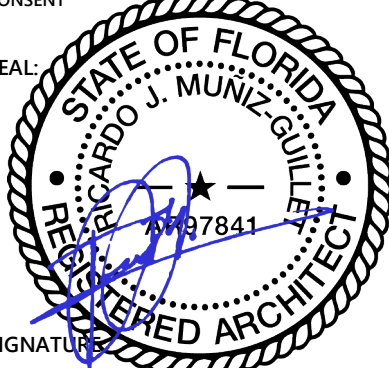
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
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DRAWN BY: BK APPROVED BY: YM


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SEAL:



SIGNATURE

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

**FLOOR PLAN 3TH LEVEL**

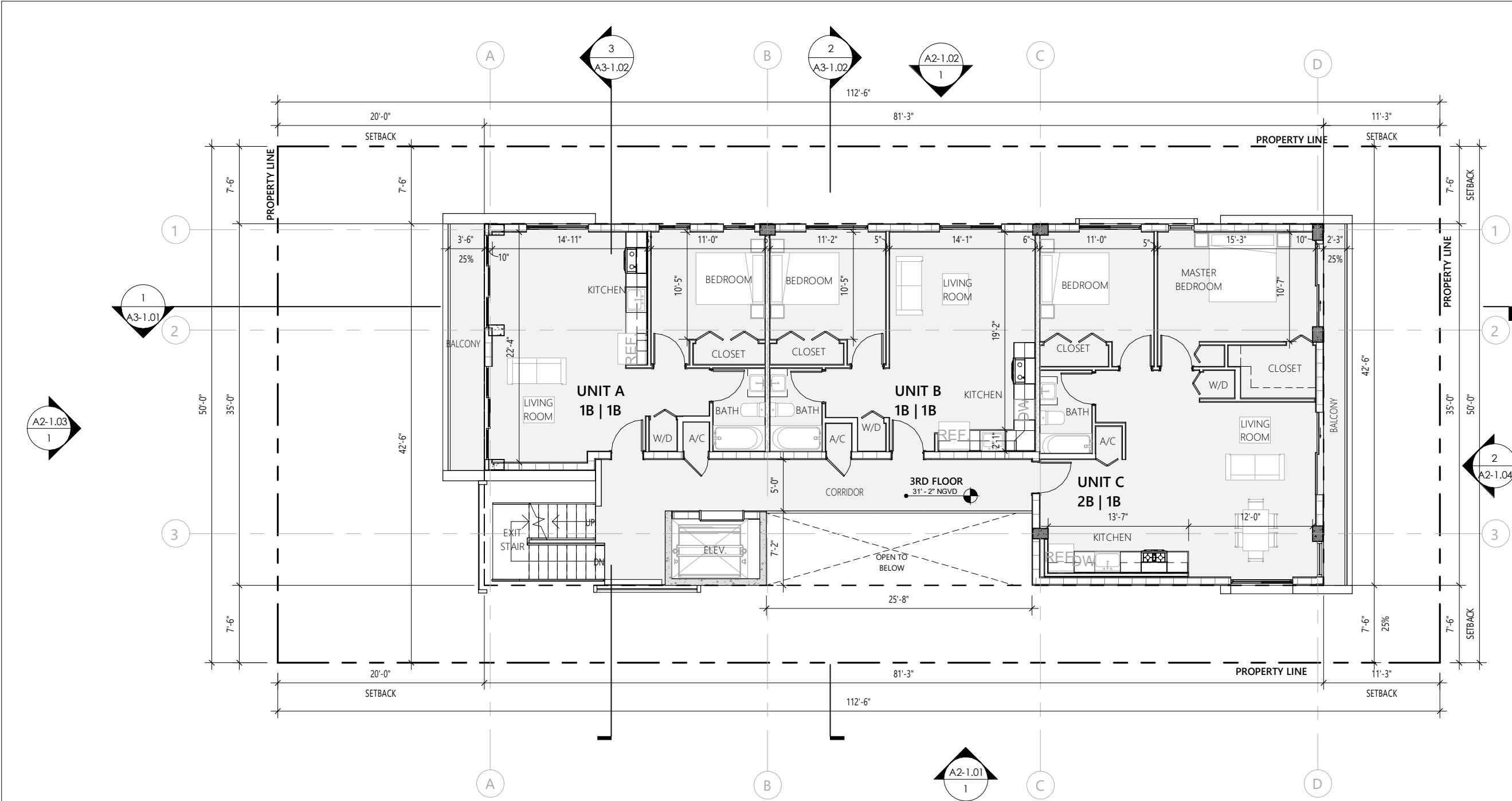
SCALE:

**As indicated**

SHEET NO:

**A1-1.03**

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1

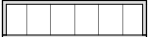
**FLOOR PLAN LEVEL 3**

3/32" = 1'-0"

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

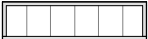
**WALL LEGEND**

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

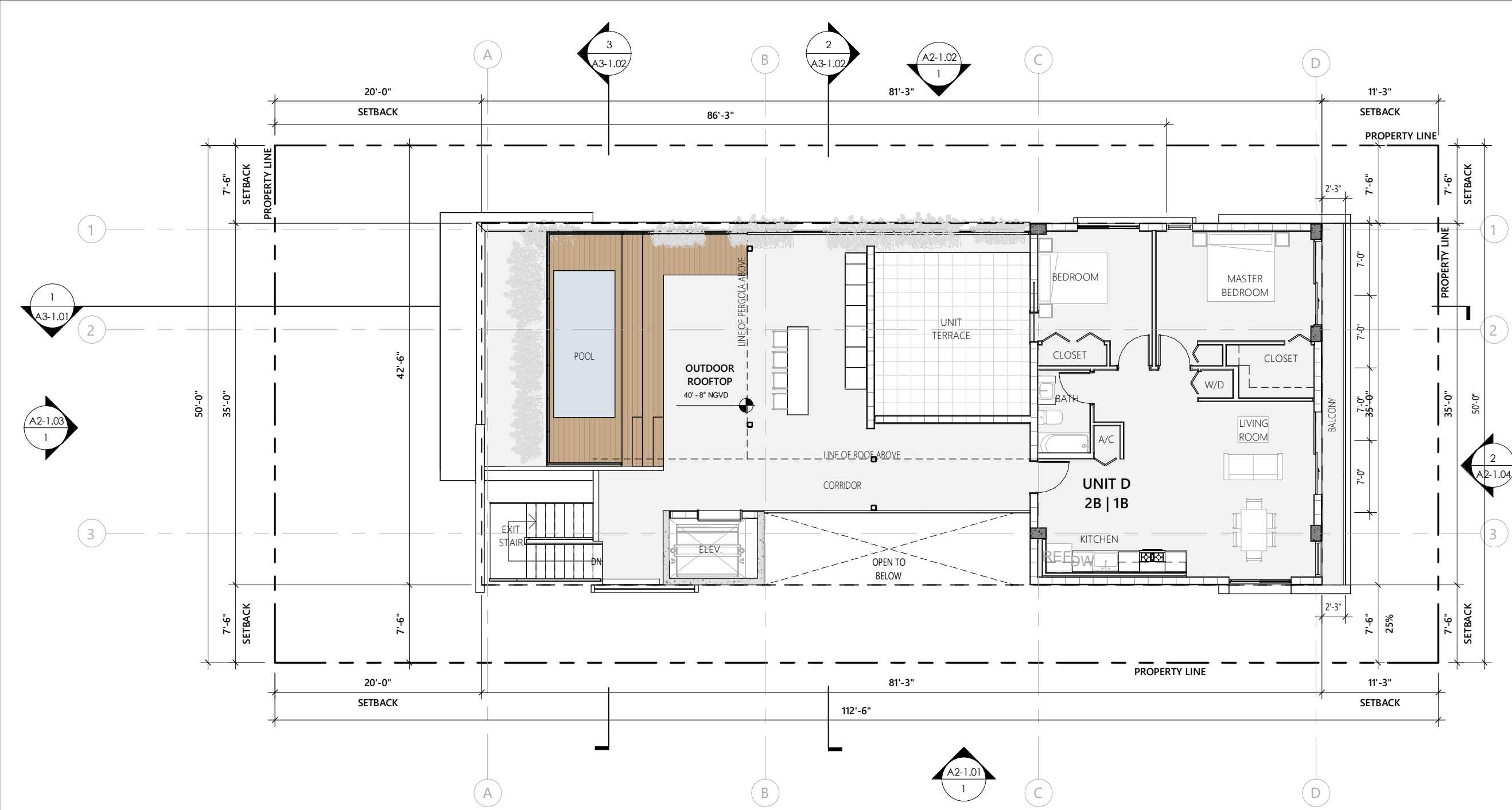


**WALL TYPE 5**  
UNIT DEMISING PARTITION 1 HR FIRE RATED.

**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.





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

FLOOR LEVEL 4  
AREA= 1,273 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.	
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.		

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:



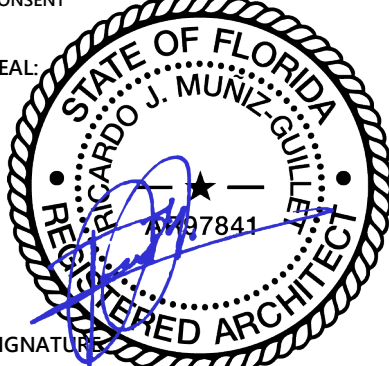
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

## 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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SEAL:



SIGNATURE

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

**FLOOR PLAN 4TH LEVEL**

SCALE:

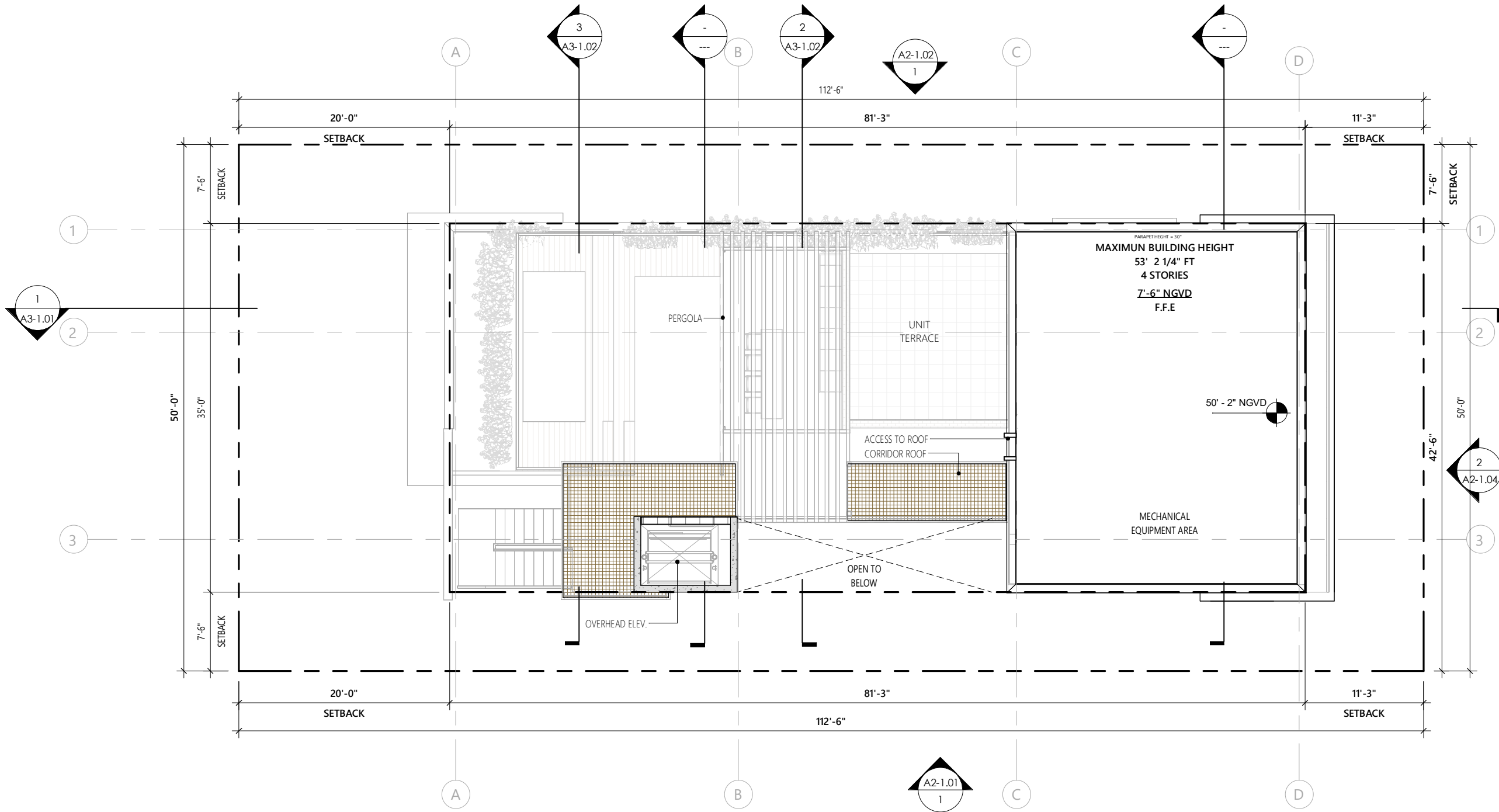
**As indicated**

SHEET NO:

**A1-1.04**

9/11/2024 4:01:12 PM





PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
MIAMI BEACH | FL | 33141  
704 MIAMI BEACH LLC  
3179 HOLYLAKE RD.  
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ARCHITECT:  
2030 HABERSHAM TRCE | CUMMING | GA 30041  
954 812 6650  
RICARDO@MUVEARCH.COM  
AA#26003161

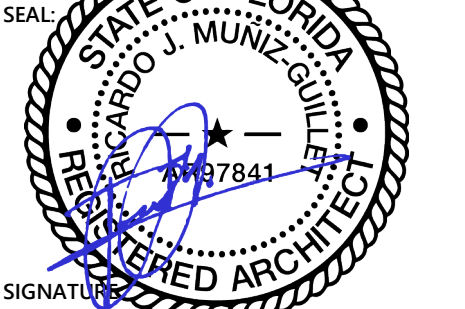


DESIGNER:  
**RED OCTOPUS.LLC**  
INTERAL ARCHITECTURAL SERVICES  
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

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SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**TOP OF ROOF PLAN**

SCALE:  
**As indicated**

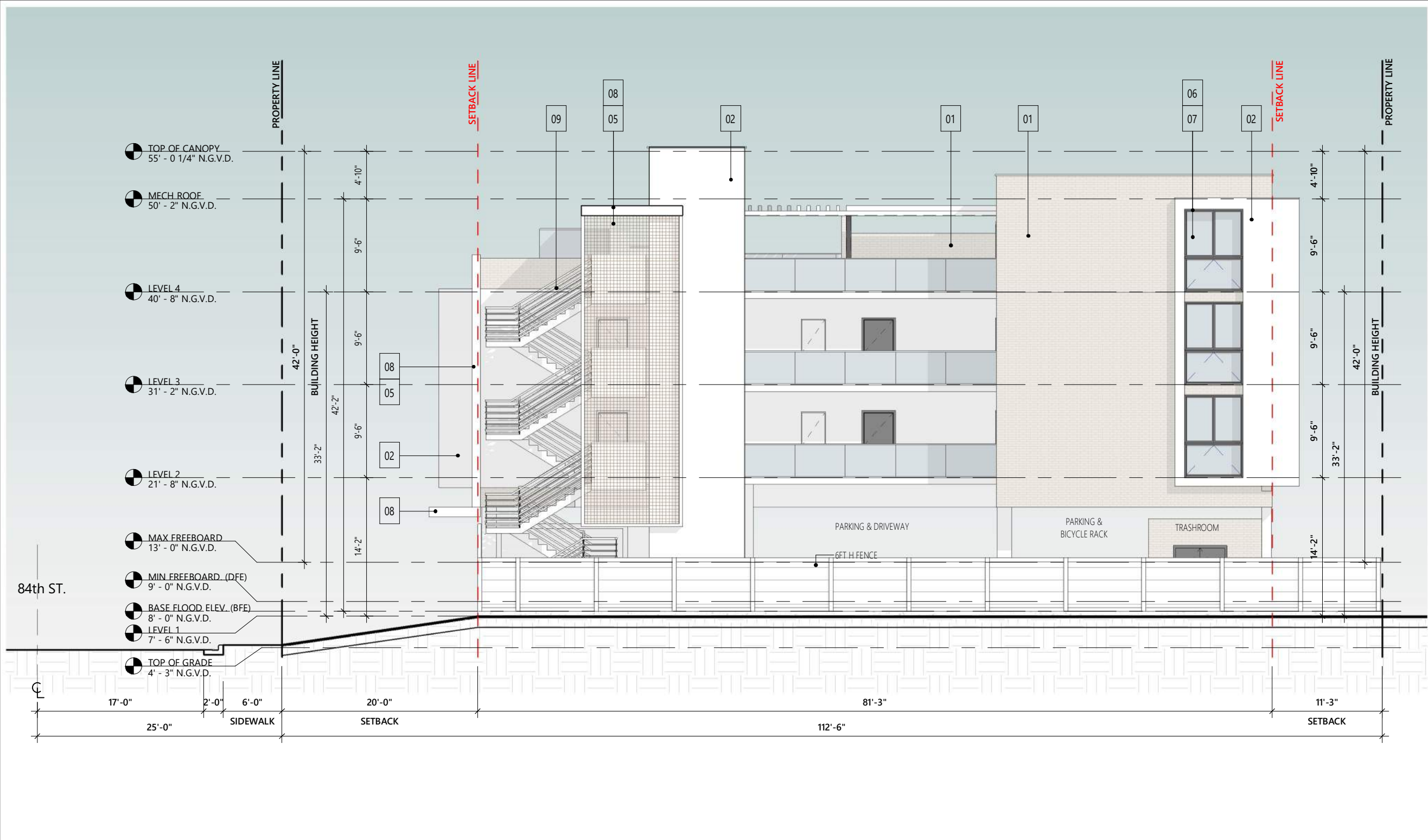
SHEET NO:  
**A1-1.05**

9/11/2024 4:01:14 PM

**1 ROOF LEVEL**  
3/32" = 1'-0"  
GROUND LEVEL AREA: 988 S.F.

WALL LEGEND		
1		<b>WALL TYPE 1</b> TYPICAL NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
2		<b>WALL TYPE 2</b> EXTERIOR NON LOAD BEARING 8" CMU WALL W/ VERTICAL REINFORCING. SEE STRUCTURE FOR DETAILS.
3		<b>WALL TYPE 3</b> TYPICAL 4" INTERIOR PARTITION NON-RATED.
4		<b>WALL TYPE 4</b> REINFORCED CONCRETE WALL. SEE STRUCTURE FOR DETAILS.
5		<b>WALL TYPE 5</b> 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.
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PROJECT AND OWNER:  
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LAKE WORTH | FL | 33467

ARCHITECT:

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



DESIGNER:

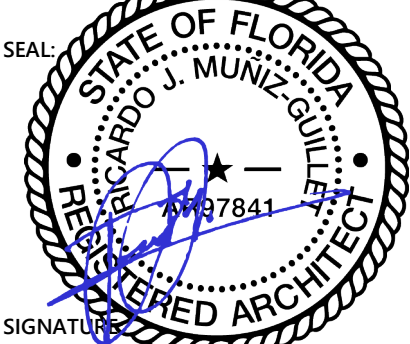


1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

PERMIT APPLICATION DATE: 03-10-2024  
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SIGNATURE  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**NORTH ELEV.**

SCALE:  
**As indicated**

SHEET NO:  
**A2-1.01**

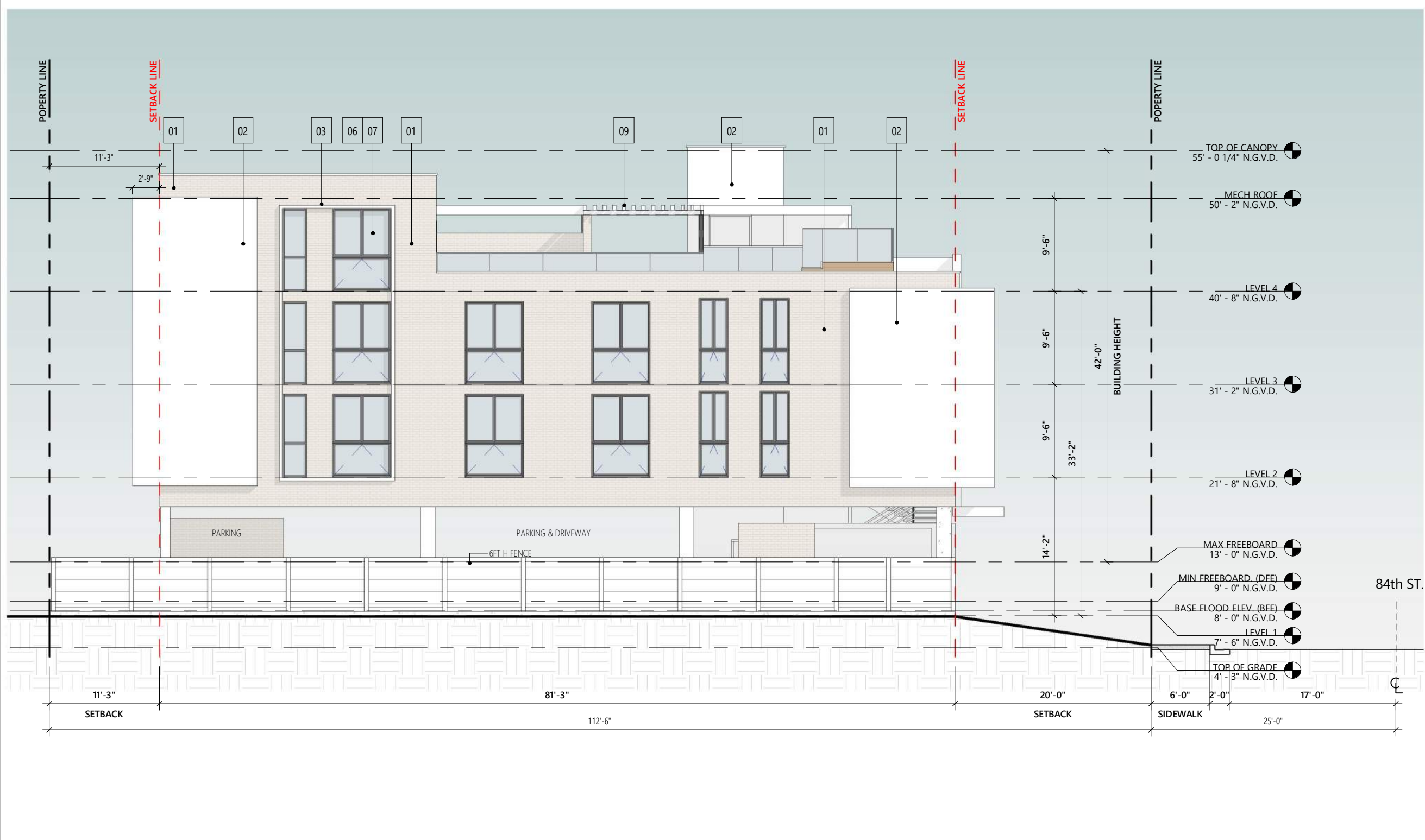
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1 **NORTH ELEVATION**  
3/32" = 1'-0"

**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		







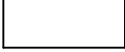






1

SOUTH ELEVATION

3/32" = 1'-0"

MATERIAL LEGEND

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

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:

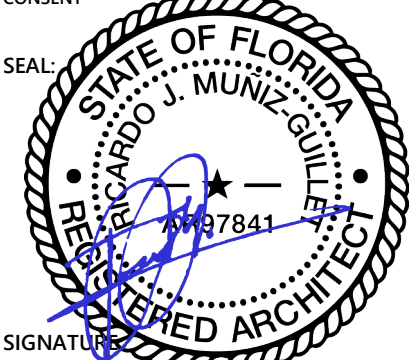


1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

PERMIT APPLICATION DATE: 03-10-2024  
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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

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:



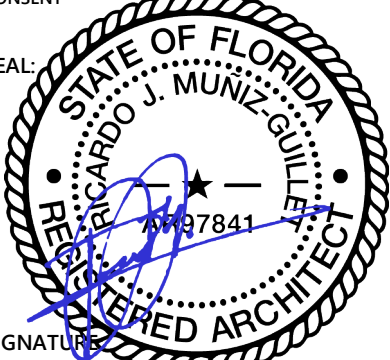
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SEAL:



SIGNATURE  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

WEST ELEV.

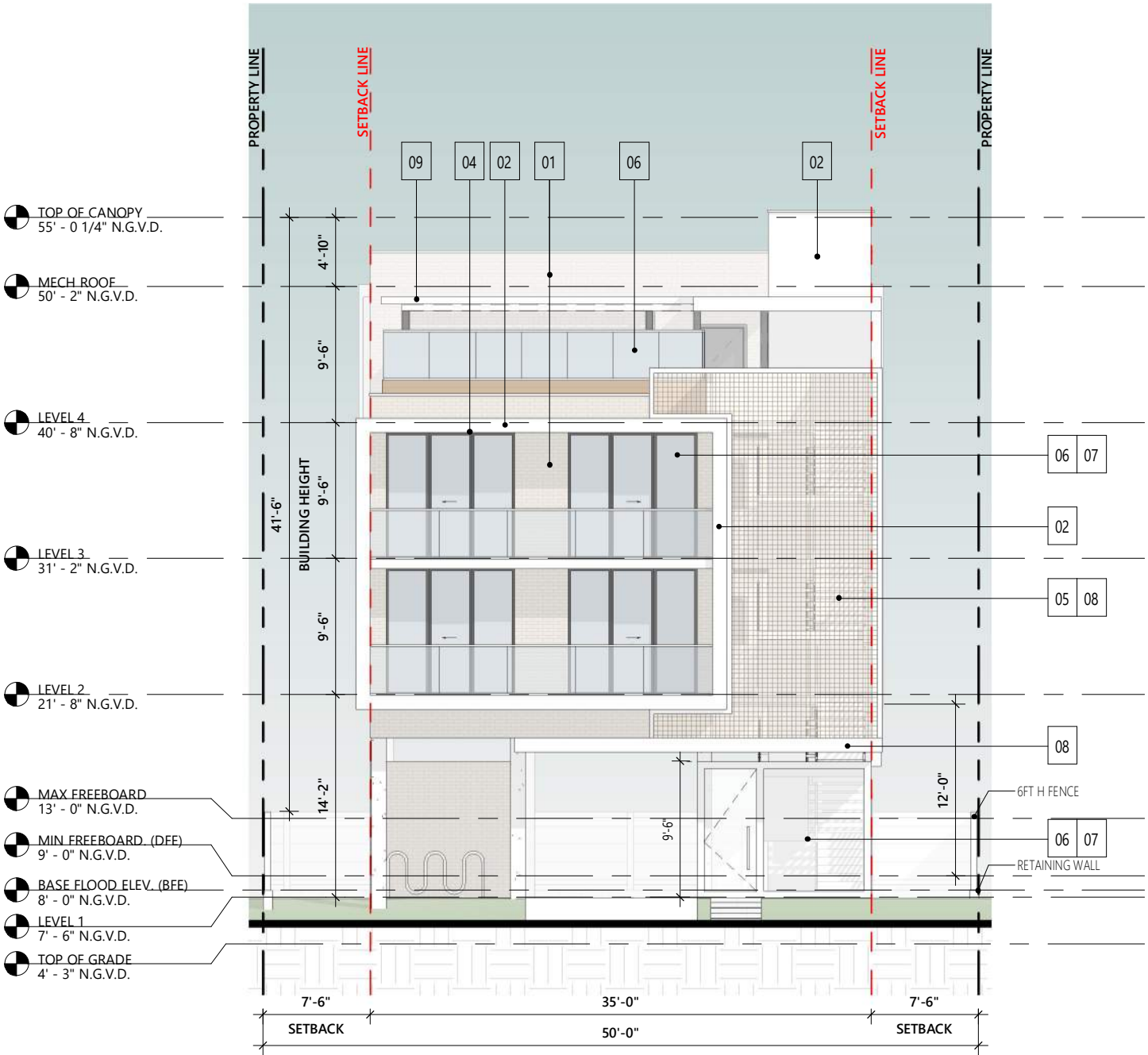
SCALE:

As indicated

SHEET NO:

A2-1.03

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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:

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:



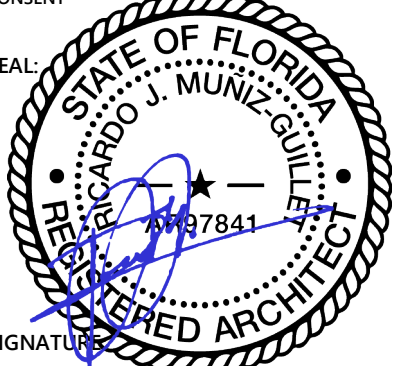
1535 NORTH PARK DRIVE #102 WESTON  
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FINAL SUBMITTAL

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SEAL:



SIGNATURE

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

EAST ELEVATION

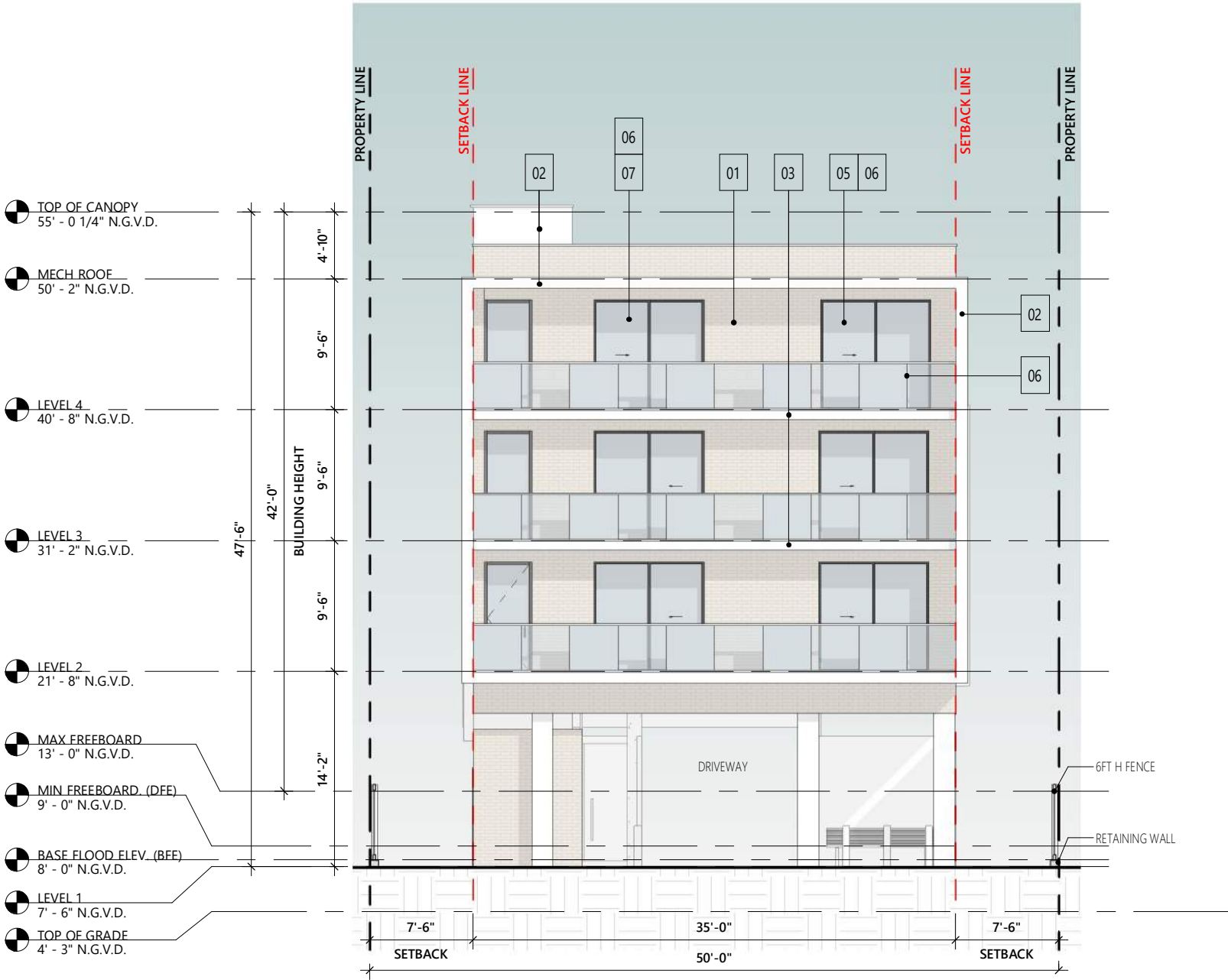
SCALE:

As indicated

SHEET NO:

A2-1.04

9/11/2024 4:01:24 PM



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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ARCHITECT:

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DESIGNER:



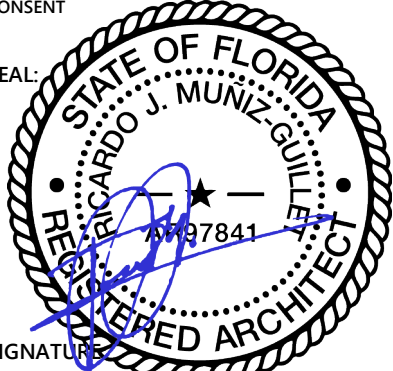
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SEAL:



SIGNATURE

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

**LONGITUDINAL SECTION**

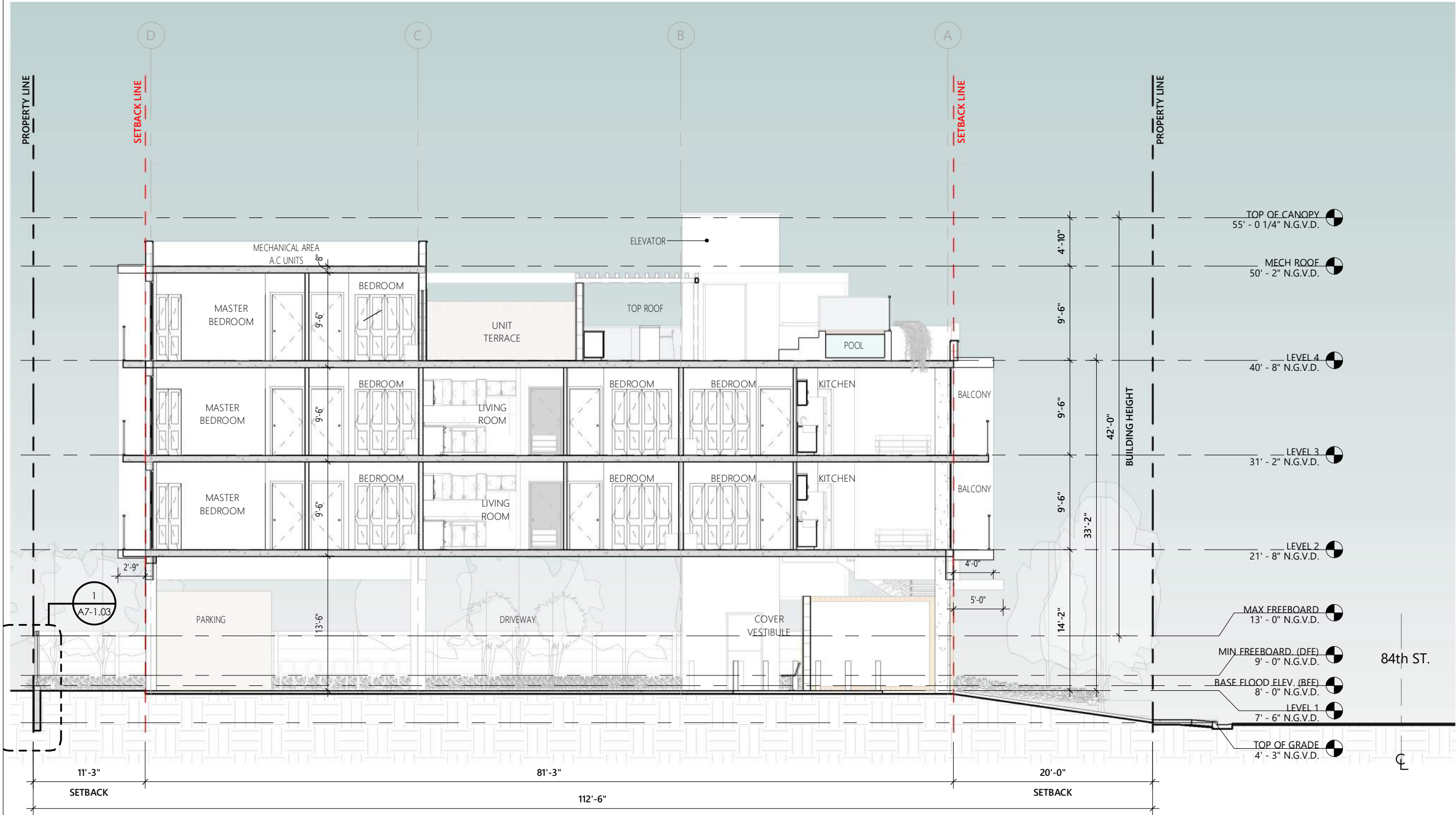
SCALE:

3/32" = 1'-0"

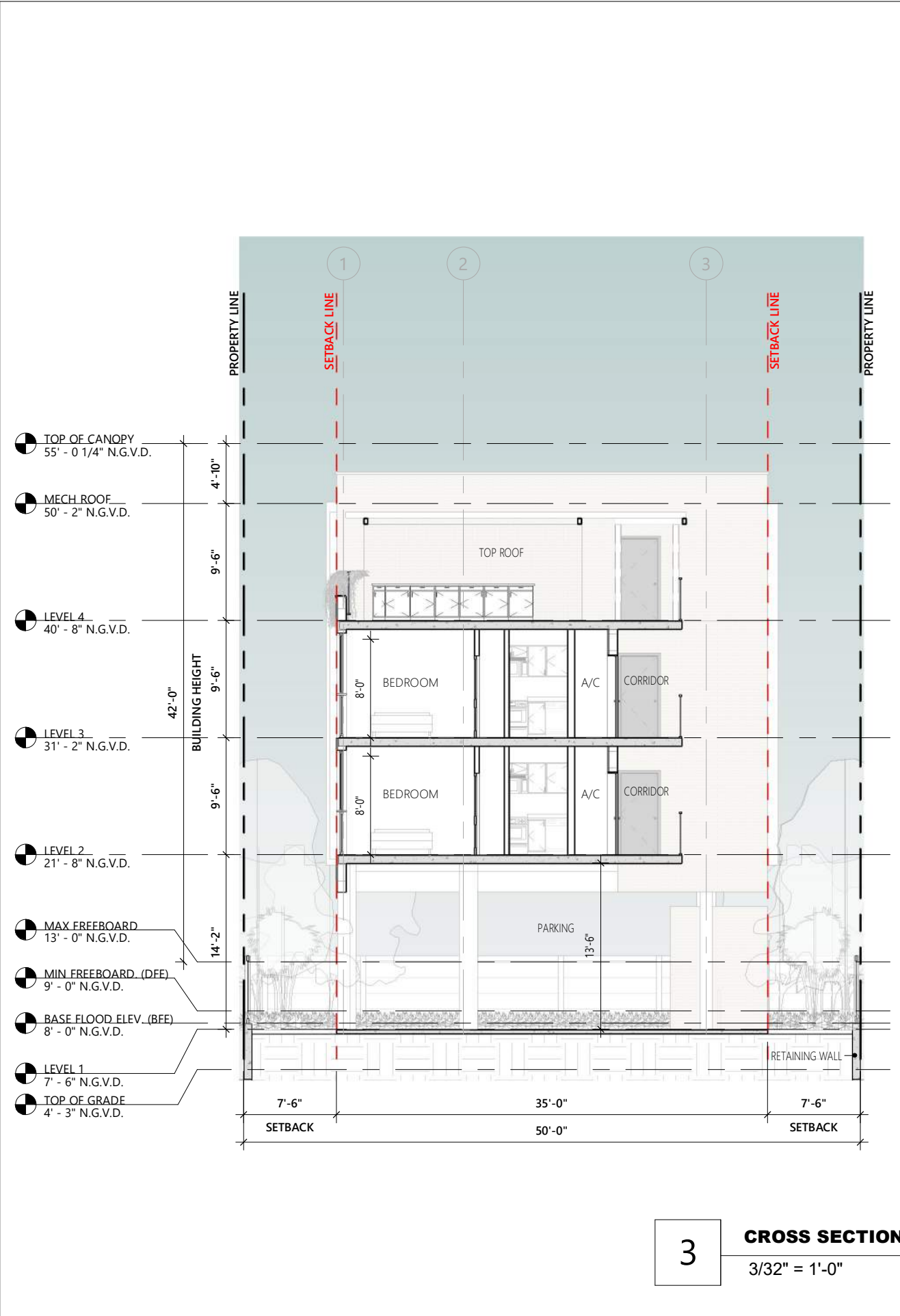
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**A3-1.01**

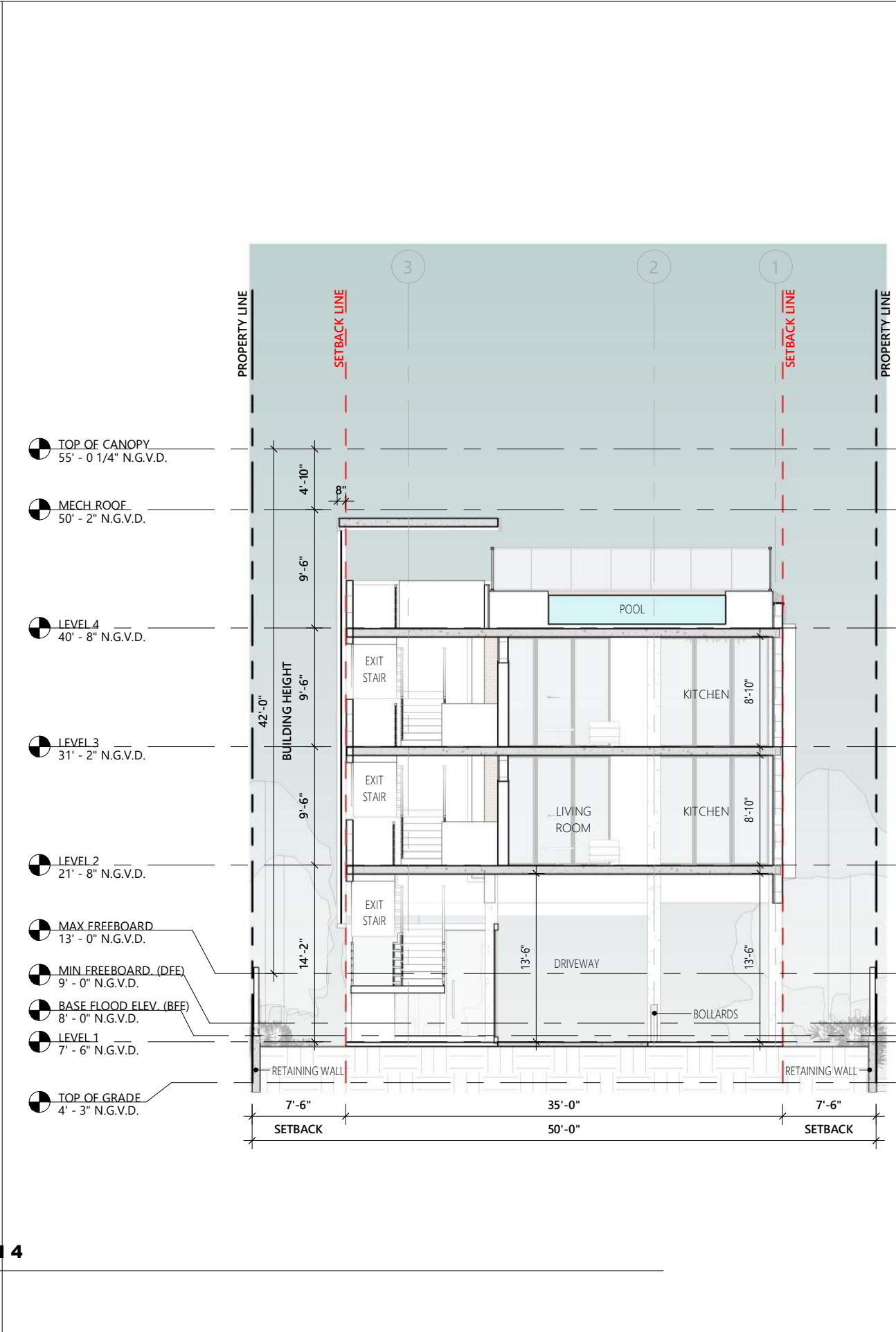
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**CROSS SECTION 2**  
3/32" = 1'-0"



**CROSS SECTION 2**  
3/32" = 1'-0"

PROJECT AND OWNER:  
**DENBORA BAY II**

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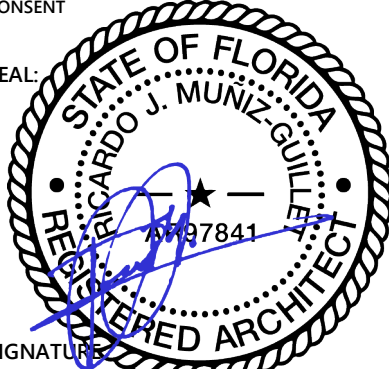
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DRAWN BY: JA APPROVED BY: YM


ALL DRAWINGS AND WRITTEN MATERIALS HEREIN  
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CONSENT

SEAL:



SIGNATURE  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

**CROSS SECTION**

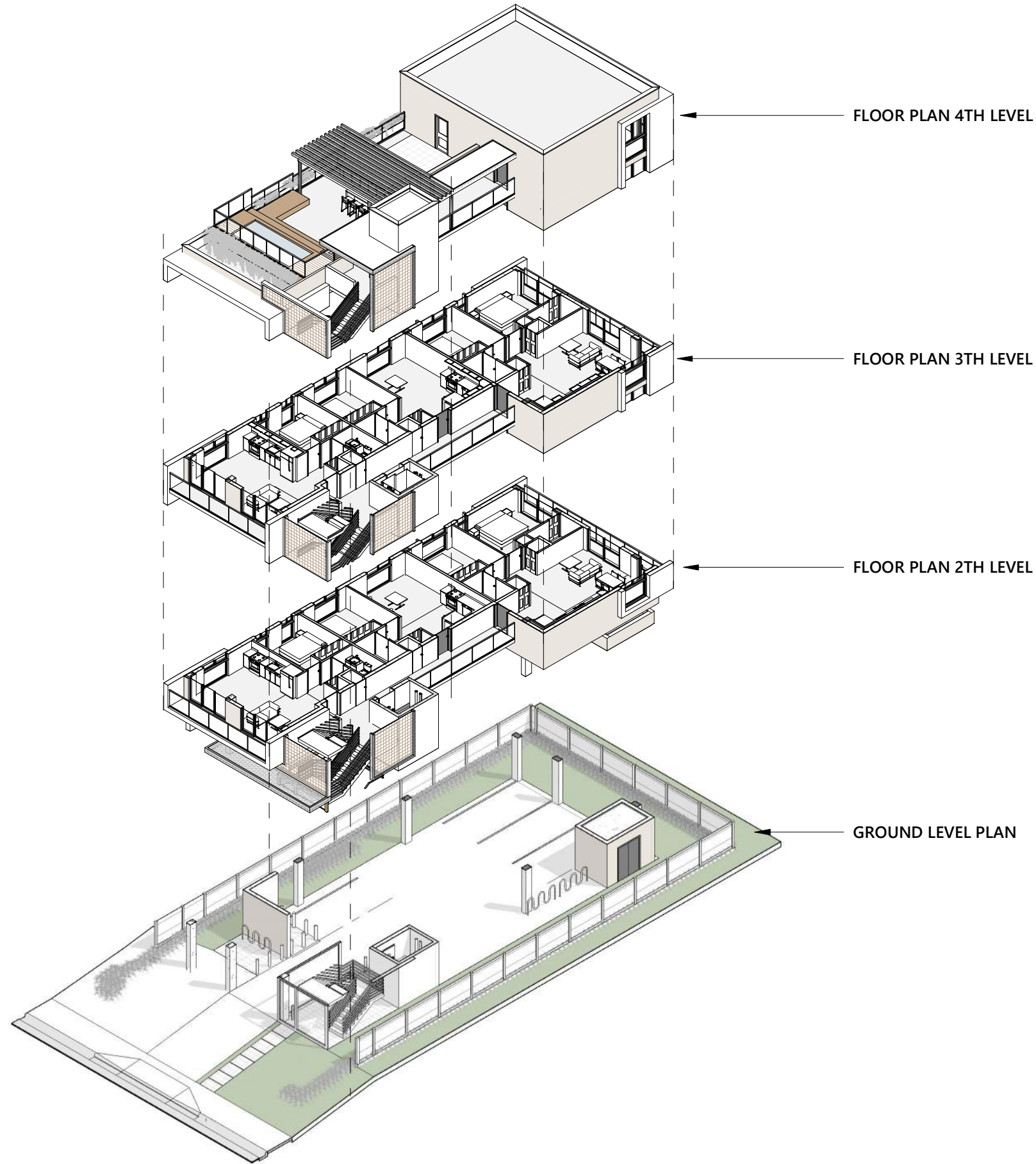
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3/32" = 1'-0"

SHEET NO:

**A3-1.02**

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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:



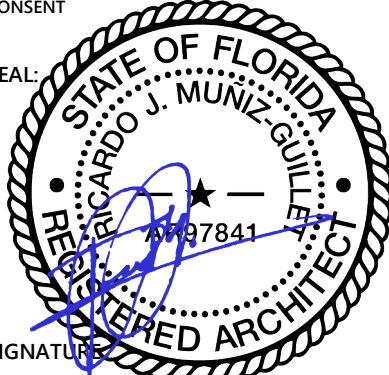
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

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


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SEAL:



SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**EXPLOTED AXONOMETRIC**

SCALE:

SHEET NO:  
**A3-2.01**

9/11/2024 4:02:01 PM





PROJECT AND OWNER:

DENBORA BAY II

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

ARCHITECT:

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



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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SEAL:



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

704 84TH ST  
MIAMI BEACH | FL | 33141  
704 MIAMI BEACH LLC  
3179 HOLYLAKE RD.  
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ARCHITECT:

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



DESIGNER:



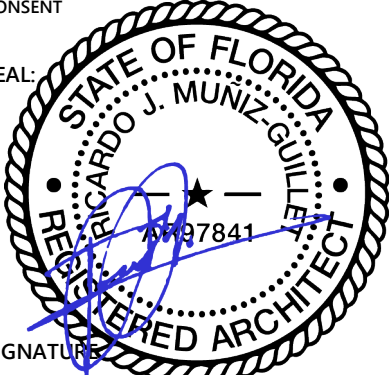
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

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:

FRONT VIEW

SCALE:

N.T.S.

SHEET NO:

A4-1.01

9/11/2024 4:02:03 PM





PROJECT AND OWNER:

**DENBORA BAY II**

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

ARCHITECT:

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



DESIGNER:

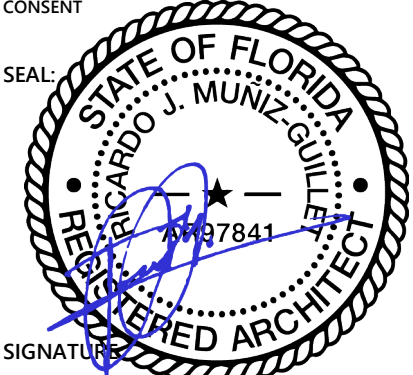


1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

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



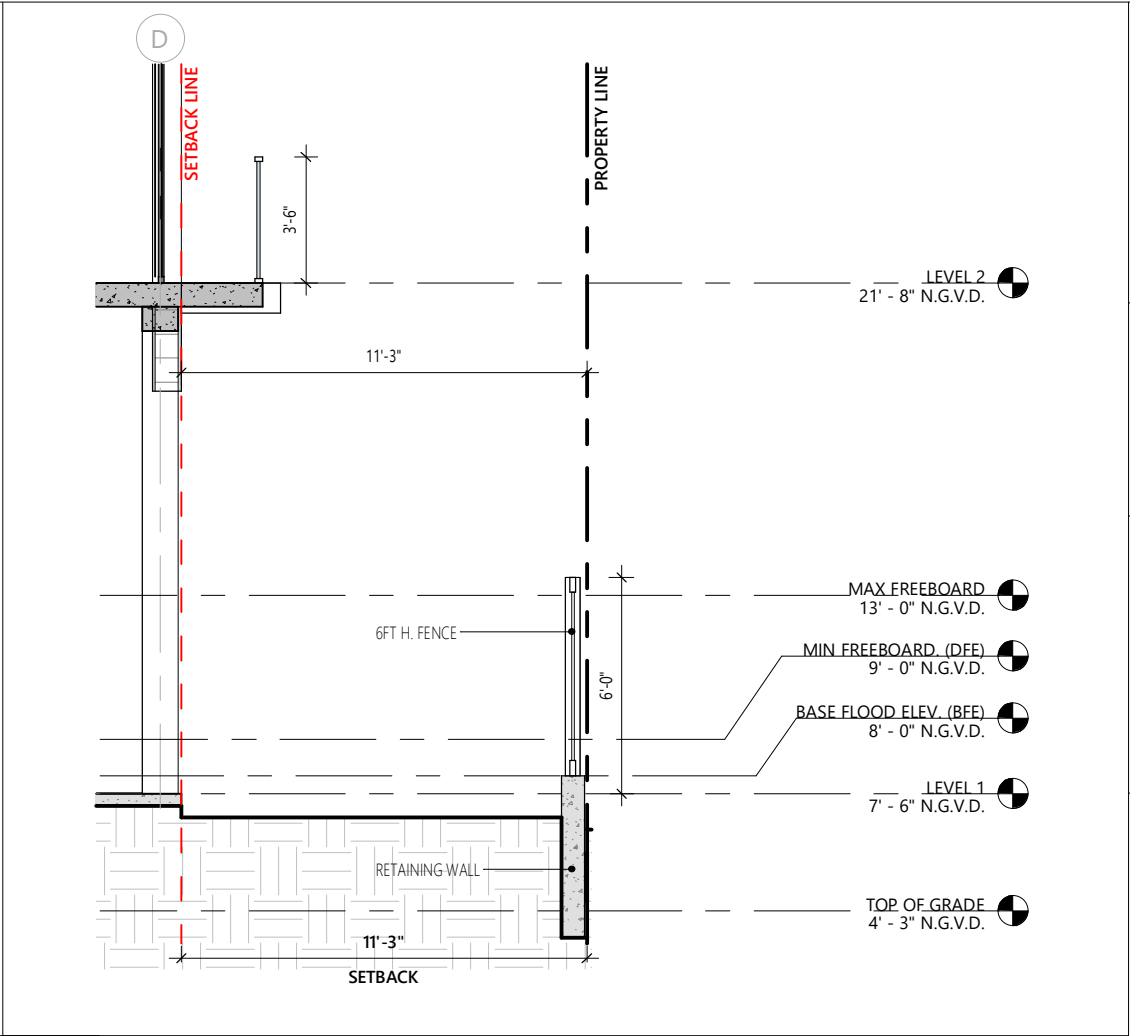
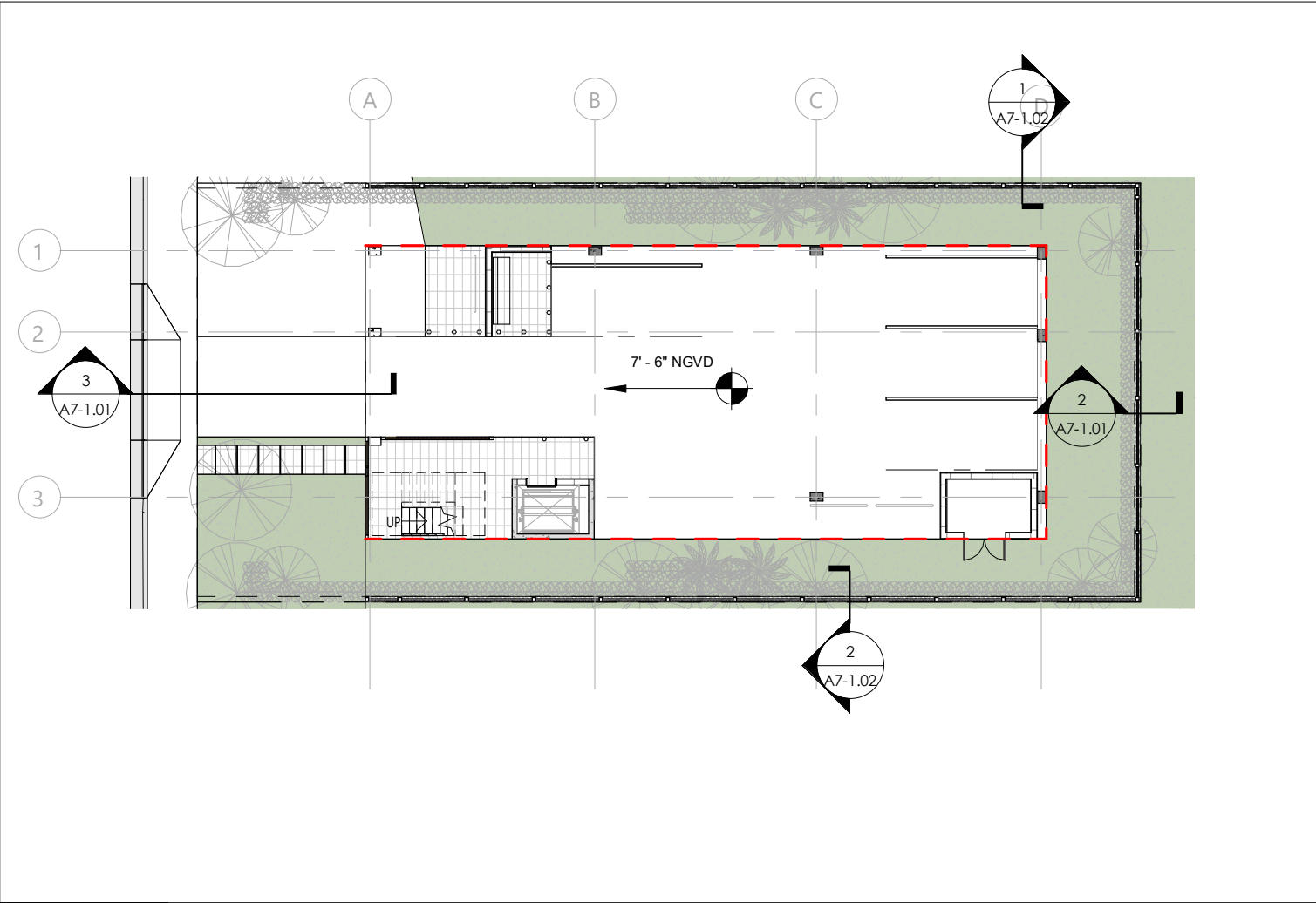
SIGNATURE  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**STREET BACK VIEW AND  
SCAAXONOMETRIC VIEW**

**N.T.S.**

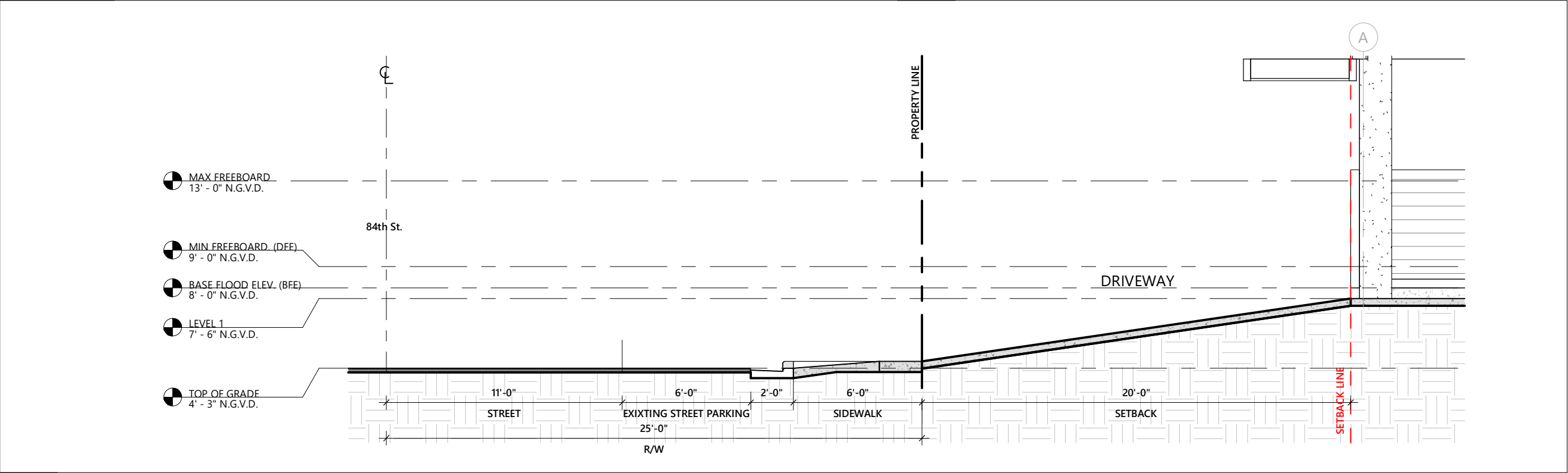
SHEET NO:  
**A4-1.03**





**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**

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LAKE WORTH | FL | 33467

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

DESIGNER:  
**M U V E**  
ARCHITECTURE

**RED OCTOPUS LLC**  
INTERAL ARCHITECTURAL SERVICES

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

**FINAL SUBMITTAL**

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


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CONSENT

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

SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

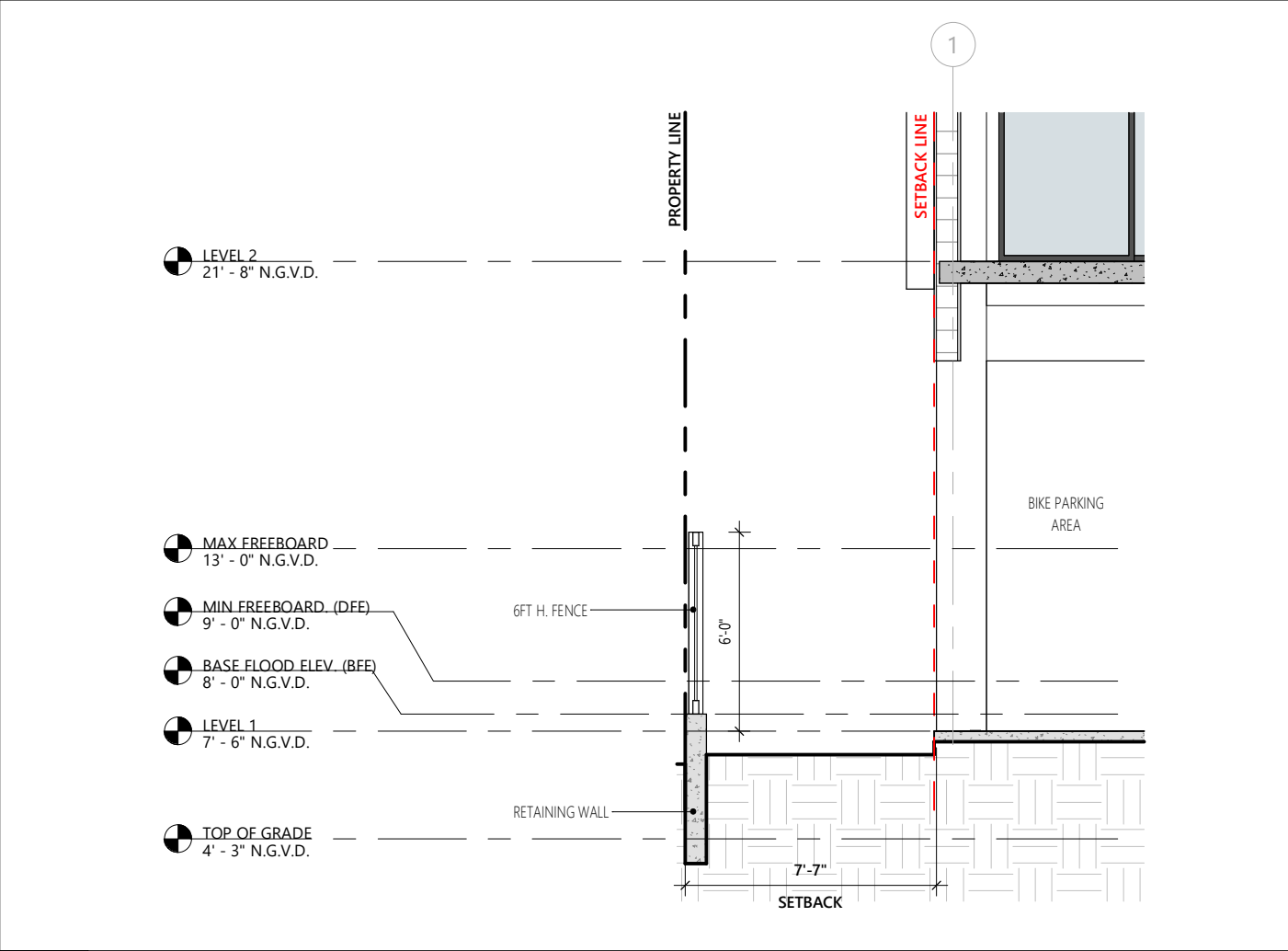
SHEET TITLE:  
**YARD SECTIONS**

SCALE:  
**As indicated**

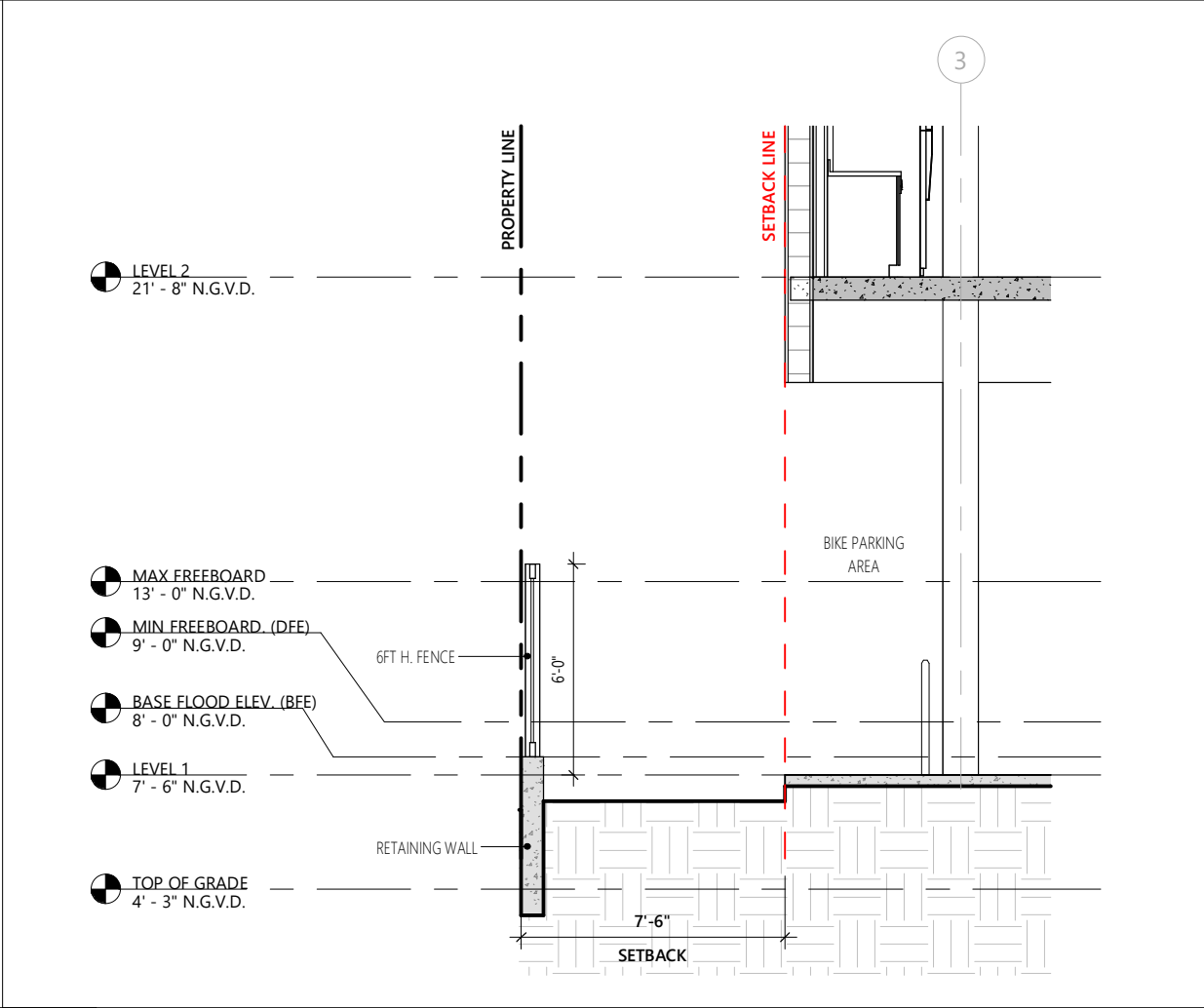
SHEET NO:  
**A7-1.01**

9/11/2024 4:02:06 PM





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



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

PROJECT AND OWNER:  
**DENBORA BAY II**

704 84TH ST  
MIAMI BEACH | FL | 33141  
704 MIAMI BEACH LLC  
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LAKE WORTH | FL | 33467

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



DESIGNER:



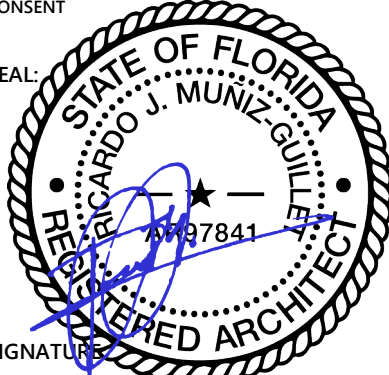
1535 NORTH PARK DRIVE #102 WESTON  
FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**FINAL SUBMITTAL**

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


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SEAL:



SIGNATURE  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
**YARD SECTIONS**

SCALE:  
**N.T.S.**

SHEET NO:  
**A7-1.02**

9/11/2024 4:02:07 PM

PROJECT AND OWNER:

DENBORA BAY II

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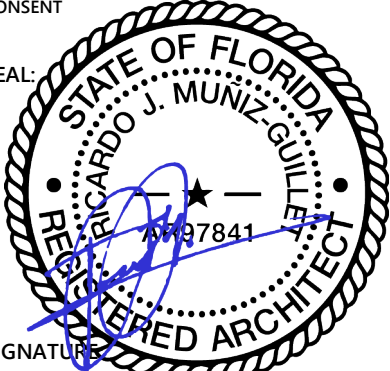
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SIGNATURE

RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:

WALL DETAIL

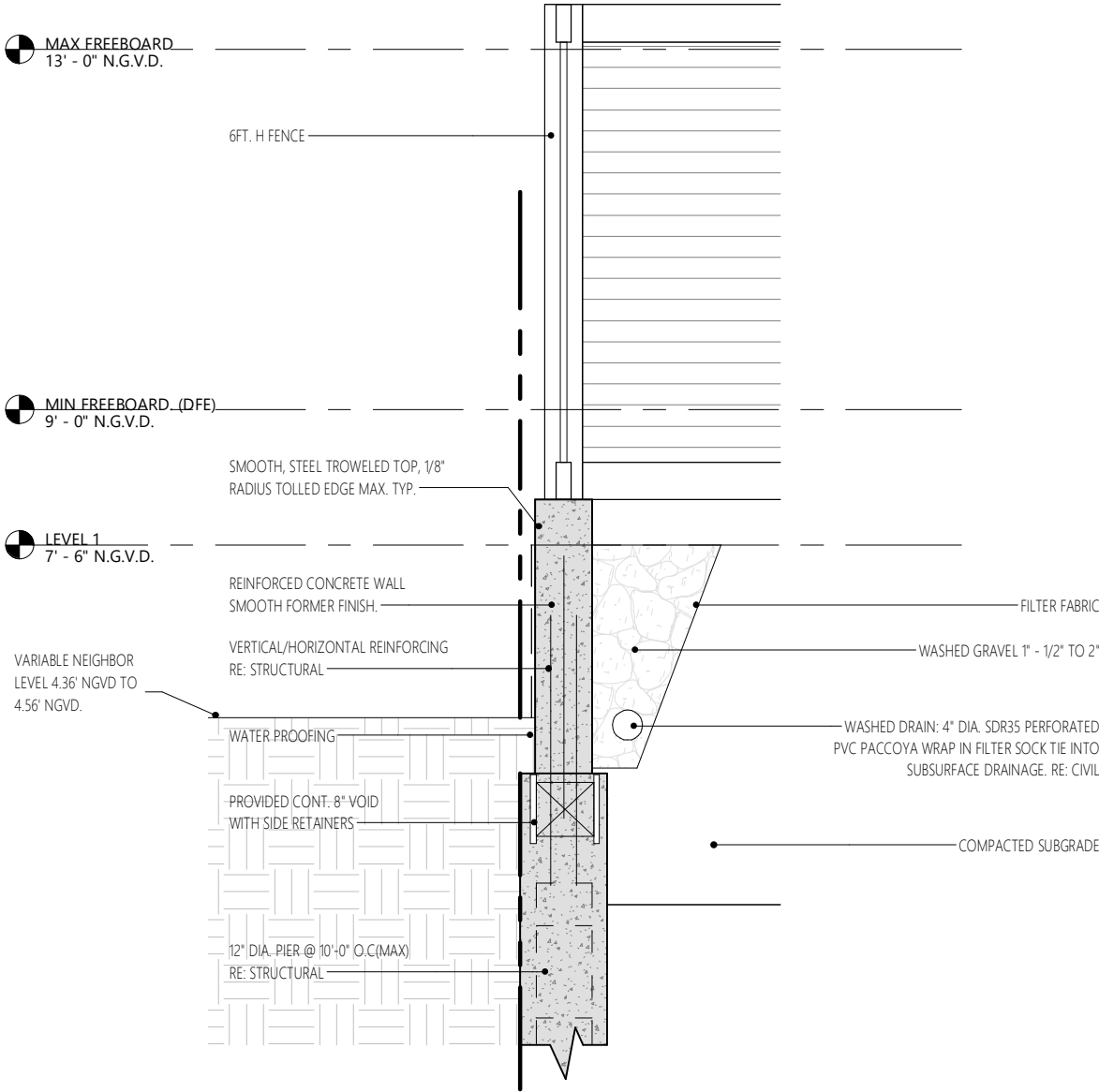
SCALE:

N.T.S.

SHEET NO:

A7-1.03

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1

RETAINING WALL DETAIL SECTION

1/2" = 1'-0"