

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:

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



SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

COVER SHEET

SCALE:

N.T.S.

SHEET NO:

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:	704 84TH ST MIAMI BEACH FL 33141		
2	Board and file numbers :	DRB FILE NUMBER: DRB23-0960		
3	Folio number(s):	02-3202-008-1650		
4	Year constructed:	1940	Zoning District:	RM-1 - MULTI FAMILY, LOW INTENSITY
5	Based Flood Elevation:	8.0 N.G.V.D.	Grade value in NGVD:	4.23' N.G.V.D.
6	Adjusted grade (Flood+Grade/2):	6,115' N.G.V.D.	Lot Area:	5,625 SF
7	Lot width:	50'	Lot Depth:	112' 6"
8	Minimum Unit Size	625 SF	Average Unit Size	825 SF
9	Existing use:	SINGLE FAMILY	Proposed use:	MULTI-FAMILY

	Maximum	Existing	Proposed	Deficiencies	
10	Height	50' 0"	14' 3"	40' 0"	N/A
11	Number of Stories	4	1	4	N/A
12	FAR	5,625 SF x 1.25=7,031.25 SF	1,985 SF	7,030 SF	N/A
13	Gross square footage	N/A			
14	Square Footage by use	N/A			
15	Number of units Residential	N/A			
16	Number of units Hotel	N/A			
17	Number of seats	N/A			
18	Occupancy load	N/A			

	Setbacks	Required	Existing	Proposed	Deficiencies
Subterranean:					
19	Front Setback:	N/A			
20	Side Setback:	N/A			
21	Side Setback:	N/A			
22	Side Setback facing street:	N/A			
23	Rear Setback:	N/A			

At Grade Parking:					
24	Front Setback:	20'-0"	18'-9"	20' 0"	
25	Side Setback:	5'-0"	5'-0"	7' 6"	
26	Side Setback:	5'-0"	5'-0"	7' 6"	
27	Side Setback facing street:	N/A			
28	Rear Setback:	10% lot depth= 11'-3"	46'-9"	11' 3"	

Pedestal:					
29	Front Setback:	20' 0"	9' 9"	20' 0"	
30	Side Setback:	7' 6"	7' 8"	7' 6"	
31	Side Setback:	7' 6"	9' 8"	7' 6"	
32	Side Setback facing street:	N/A			
33	Rear Setback:	11' 3"	11' 11"	11' 3"	

Tower:					
34	Front Setback:	N/A			
35	Side Setback:	N/A			

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	7' 6"	7' 8" / 9' 8"	7' 6"	
37	Side Setback facing street:	N/A			
38	Rear Setback:	5'-0"	7' 4"	11' 3"	
	Front Setback:	20' 0"	9' 9"	20' 0"	

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

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

56	Is this a contributing building?		Yes		
57	Located within a Local Historic District?		Yes		

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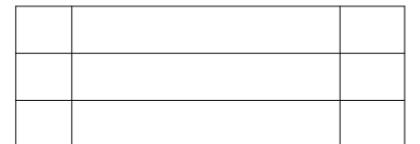
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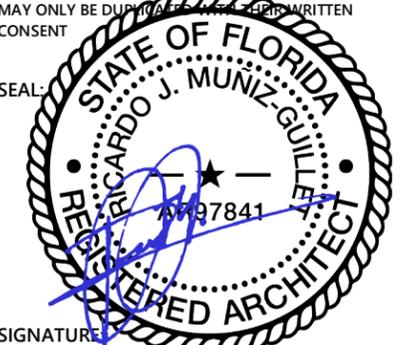
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SEAL:



SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
ZONING DATA SHEET

SCALE:

N.T.S.

SHEET NO:

G-2

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GENERAL SITE INFORMATION:

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

LOT NET AREA: +/- 5,625 SF.
 YEAR BUILT: 1952

SCOPE OF WORK
 NEW CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING WITH 7 DWELING UNITS

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

ZONING GUIDELINES:

ZONING: RM-1
 FLOOD ZONE: AE ELEVATION: 8'

UNIT BREAKDOWN

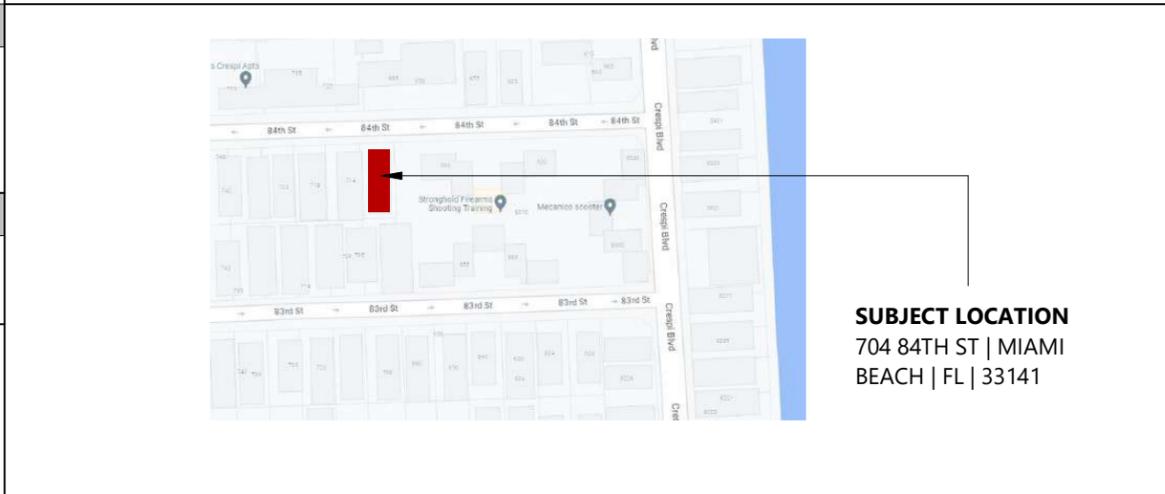
	UNIT #	UNITS	UNIT AREA	UNIT TOTAL	MIN UNIT SIZE	AVERAGE UNIT SIZE
	2	UNIT A	655 SF	1,310 SF		
	2	UNIT B	625 SF	1,249 SF		
	2	UNIT C	976 SF	1,951 SF		
	1	UNIT D	1,277 SF	1,277 SF		
TOTAL	7 UNITS			5,788 SF	625 SF	826.25 SF

PARKING NOTES:
 (a) PARKING SHALL BE AT GROUND LEVEL ONLY, MECHANICAL LIFTS ARE PERMITTED FULLY SCREENED FROM ADJACENT PROPERTIES AND R.O.W.
 (b) EXT PARKING AND DRIVEWAY SHALL BE OF SEMI-PERVIOUS OR PERVIOUS MATERIALS
 (c) WHEEL STOPS SHALL BE LOW PROFILE AND 5 FT MAX.
 (d) ALL PARKING AREAS SHALL MEET THE MINIMUM FRONT AND REAR YARD SETBACK REQUIREMENTS FOR BUILDINGS
 (e) ONE-WAY DRIVEWAY CURB CUT, 10 FT MAX WIDTH / IF APPROVED BY DRB TWO SEPARATE ONE-WAY CURB CUTS MAY BE PERMITTED.
 (f) N/A

DESIGN AND RESILIENCY STANDARDS

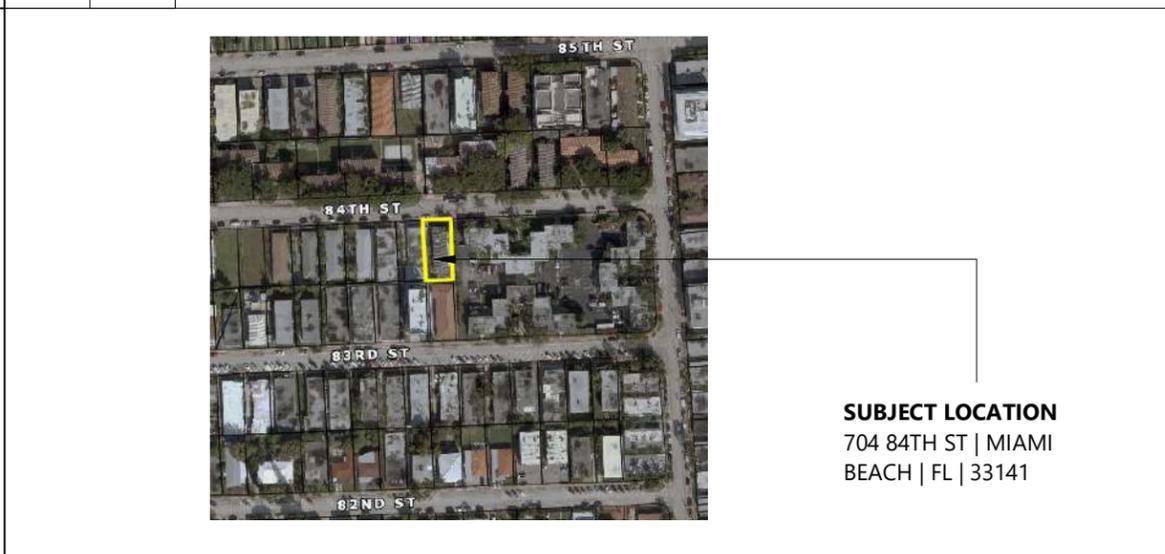
(a) N/A
 (b) N/A
 (c) DWELLING UNITS TO INCORPORATE NATURAL LIGHT FROM AT LEAST TWO ELEVATIONS FROM THE BUILDING VOLUME
 (d) INCORPORATE NATURALLY LANDSCAPE AREAS AT GROUND LEVEL, IN ADDITION TO THE MINIMUM SETBACK, 5% OF LOT AREA
 (e) A NON-EMERGENCY STAIR FROM LOBBY OR EXTERIOR AND ACCESSING THE 1ST THREE RESIDENTIAL FLOORS, DESIGN OPENED IS REQUIRED
 (f) RETAINING WALLS WITH HIGH QUALITY APPEARANCE
 (g) LANDSCAPING WITHIN VIEW CORRIDORS SHALL BE MAINTAINED AT 3 FT MAX FROM SIDEWALK ELEVATION
 (h) IF EXISTING ELEVATION IS MODIFIED, RETAIN ALL STORMWATER ON SITE

NOTE:
 NEW CONSTRUCTION HERE WILL REQUIRE REVIEW AND APPROVAL OF THE DESIGN REVIEW BOARD. ONCE A DESIGN SET OF DRAWINGS IS READY TO SUBMIT AS PER A CHECK LIST TO BE PROVIDED AND AN APPLICATION IS COMPLETED ONLINE, THE PROCESS TAKES 3-4 MONTHS. IT MAY ALSO REQUIRE SOME LEVEL OF TRAFFIC STUDY.
 THE FIRST STEP IN THE PROCESS IS TO FILE THE APPLICATION ONLINE ONCE THERE IS SOME DRAWINGS TO REVIEW. AFTER THIS THE AHJ WILL SCHEDULE A PRE-APPLICATION MEETING TO REVIEW THE PROJECT AND PROVIDE COMMENTS BEFORE A FORMAL SUBMITTAL.



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

1 LOCATION MAP.
 N.T.S.



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

2 AERIAL VIEW.
 N.T.S.

PROJECT AND OWNER:
DENBORA BAY II
 704 84TH ST
 MIAMI BEACH | FL | 33141
 704 MIAMI BEACH LLC
 3179 HOLYLAKE RD.
 LAKE WORTH | FL | 33467

ARCHITECT:
 2030 HABERSHAM TRCE | CUMMING | GA 30041
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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: 07-18-2023
 PROJECT NO.: 2301
 DRAWN BY: BK APPROVED BY: YM

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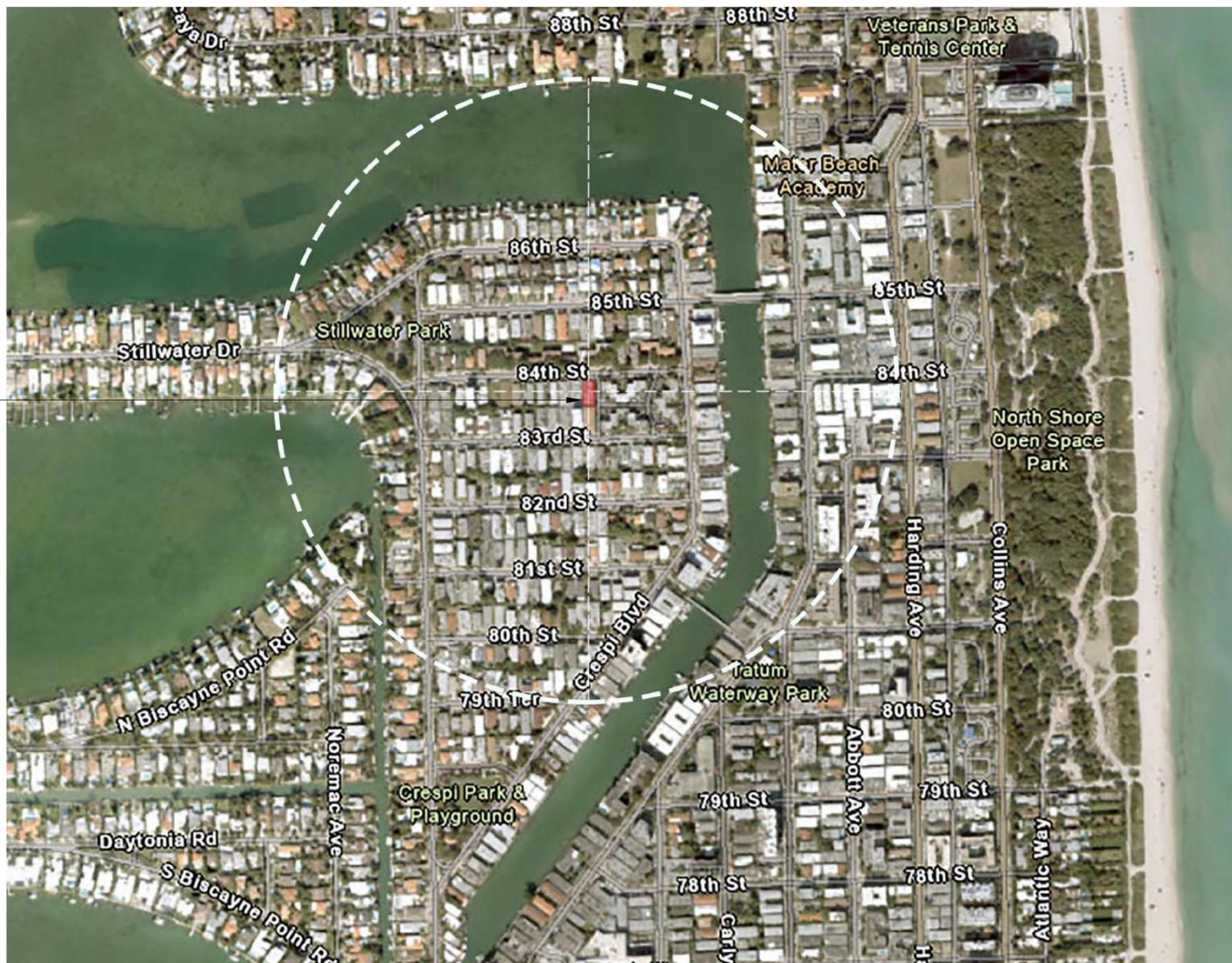
SIGNATURE:
 RICARDO J. MUNIZ-GUILLET
 LIC# AR97841

SHEET TITLE:
ZONING REQUIREMENTS & SCA LOCATION

N.T.S.
SHEET NO:

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



PROJECT AND OWNER:
DENBORA BAY II

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

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DESIGNER:



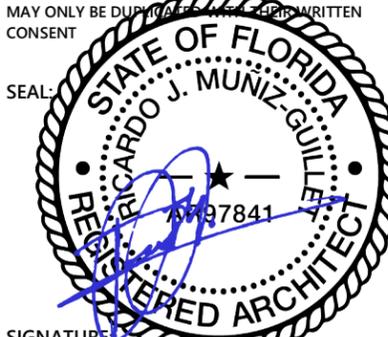
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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
**ZONING REQUIREMENTS &
SCA LOCATION**

N.T.S.

SHEET NO:

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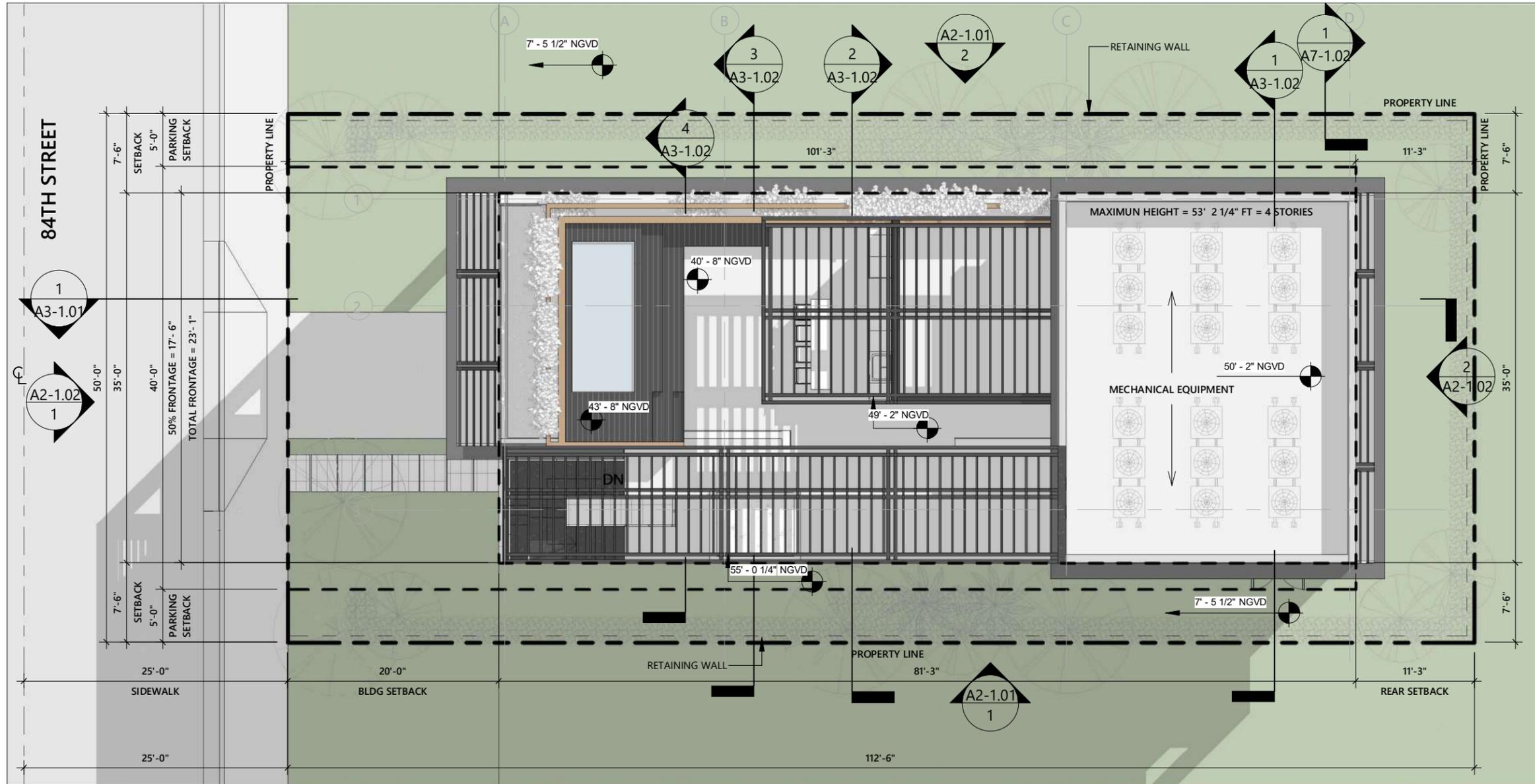
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1

AERIAL VIEW - 1/2 MILE RADIUS.

N.T.S.



PROJECT AND OWNER:
DENBORA BAY II

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DESIGNER:

 INTEGRAL ARCHITECTURAL SERVICES

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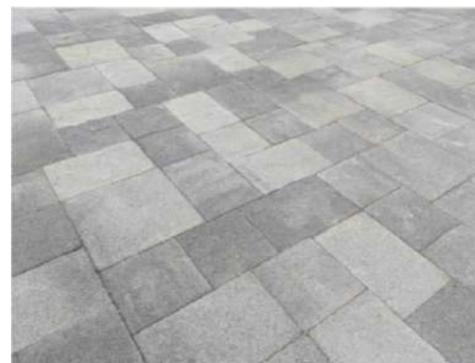
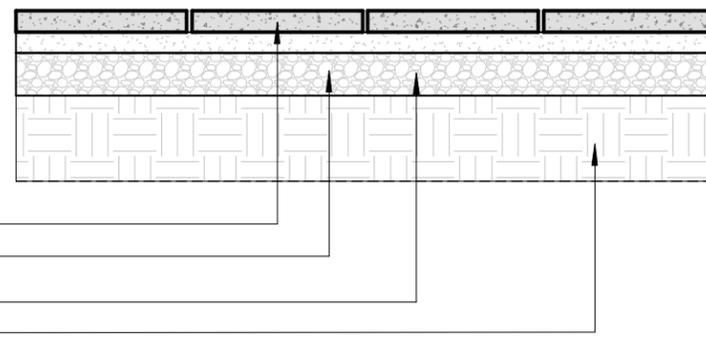
SHEET TITLE:
SITE PLAN

SCALE:
As indicated

SHEET NO:
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1 SITE PLAN
 3/32" = 1'-0"



CONCRETE PAVERS, PLACED WITH A SMALL GAP IN BETWEEN TO ALLOW WATER TO SOAK INTO THE GROUND DURABLE TO HEAVY TRAFFIC. PERVIOUS INTERLOCKING CONCRETE PAVERS CAN PREVENT RUN-OFF FROM HEAVY RAINS. THE PAVERS FILTER STORM WATER THROUGH THEIR JOINTS TO THE BASE LAYERS THAT TRAP MOST OF POLLUTANTS. IN FACT, PERMEABLE PAVERS CAN LOWER NEARLY 80% OF THE TOTAL SUSPENDED SOLID LEVELS IN STORM WATER. BY ENSURING THE INFILTRATION OF RAIN THROUGH ITS LAYERS, PERMEABLE INTERLOCKING CONCRETE PAVERS MAINTAIN HEALTH GROUNDWATER LEVELS, AND SUPPORT THE GROWTH AND SURVIVAL OF PLANT LIFE

IMAGE ONLY FOR REFERENCE

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

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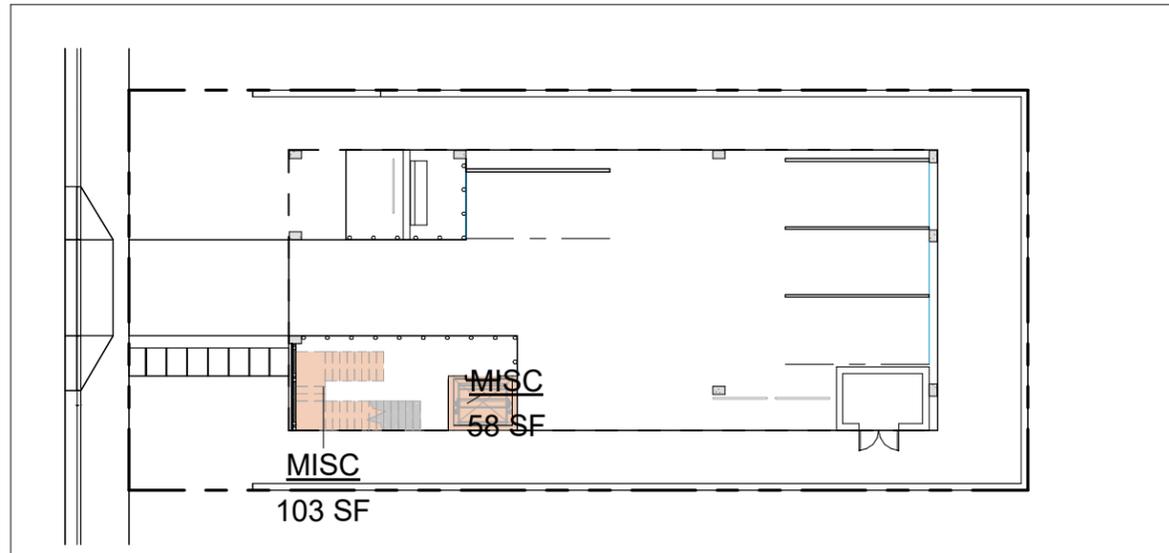
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SHEET TITLE:
AREA DIAGRAMS

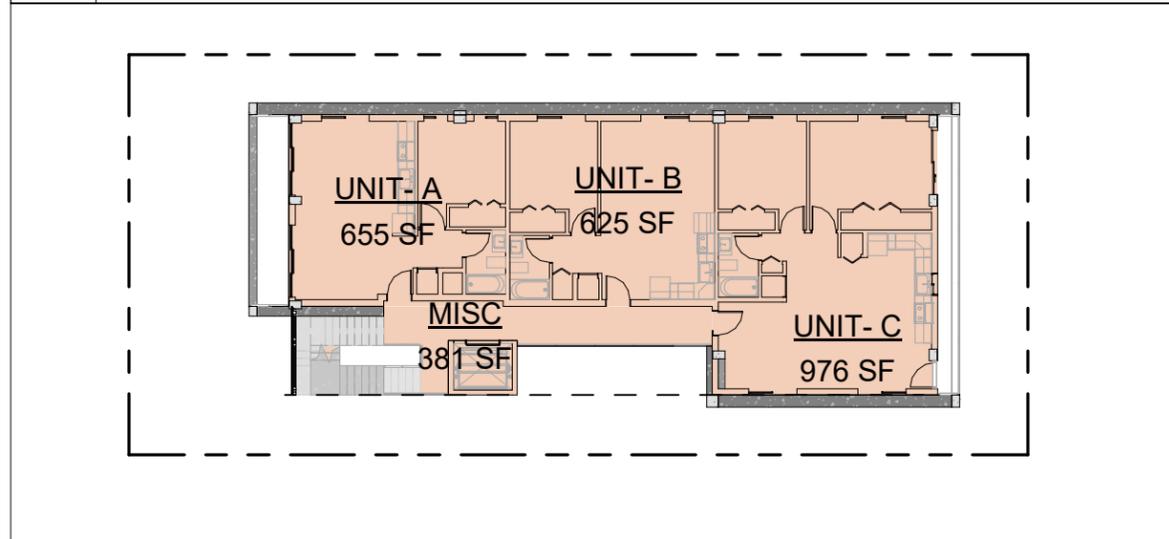
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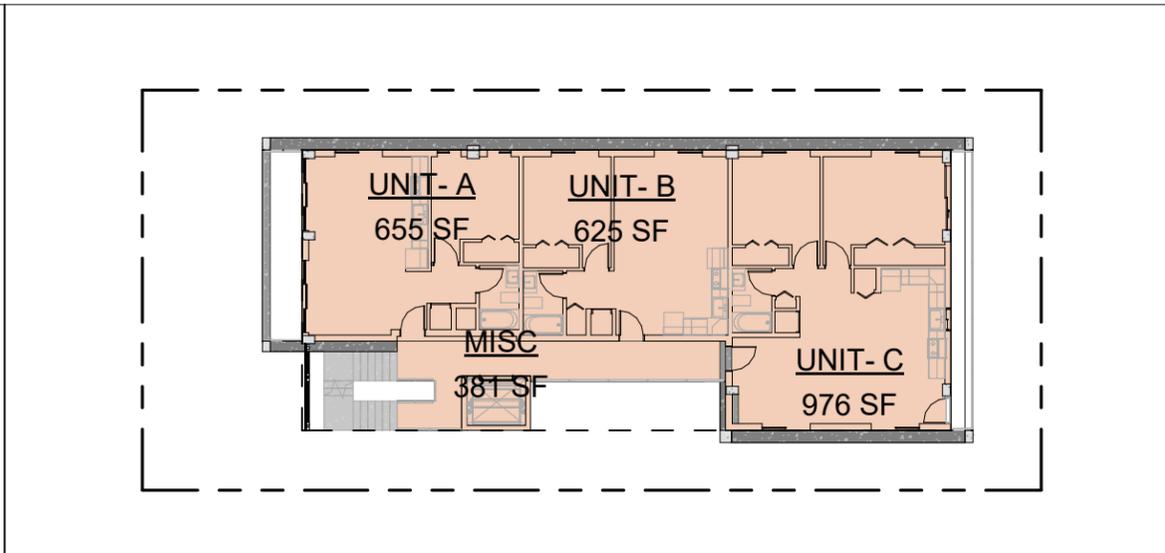
1 LEVEL 1 0'-0"
3/64" = 1'-0"



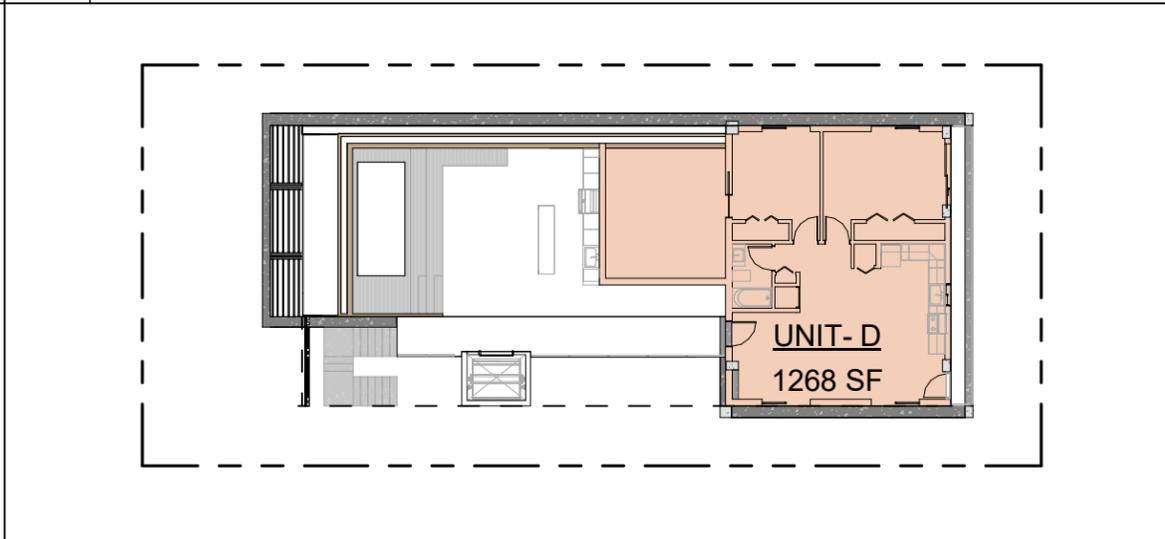
2 LEVEL 2
3/64" = 1'-0"

AREA LEGEND

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



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	



CURRENT EXTERIOR PHOTOGRAPHS, DATED AUGUST 7TH, 2023

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LIC# AR97841

SHEET TITLE:
EXISTING EXT. PICTURES

SCALE:
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G-6

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CURRENT EXTERIOR PHOTOGRAPHS, DATED AUGUST 7TH, 2023

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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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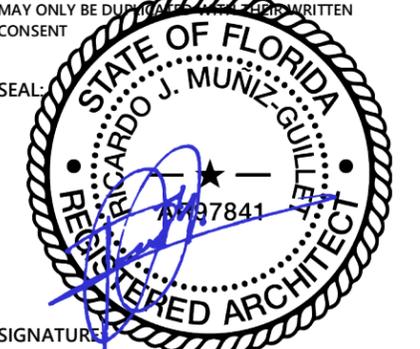
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SHEET TITLE:

SITE & CONTEXT PICTURES

SCALE:

N.T.S.

SHEET NO:

G-8

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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 HIS WRITTEN
CONSENT

SEAL:



SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

SITE & CONTEXT PICTURES

SCALE:

N.T.S.

SHEET NO:

G-8.1

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5. ACROSS THE STREET VIEW



6. SURROUNDING PROPERTIES

CONTEXT PHOTOGRAPHS,
DATED AUGUST 7TH, 2023

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DESIGNER:



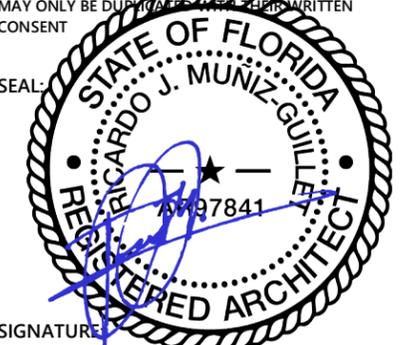
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SITE & CONTEXT PICTURES

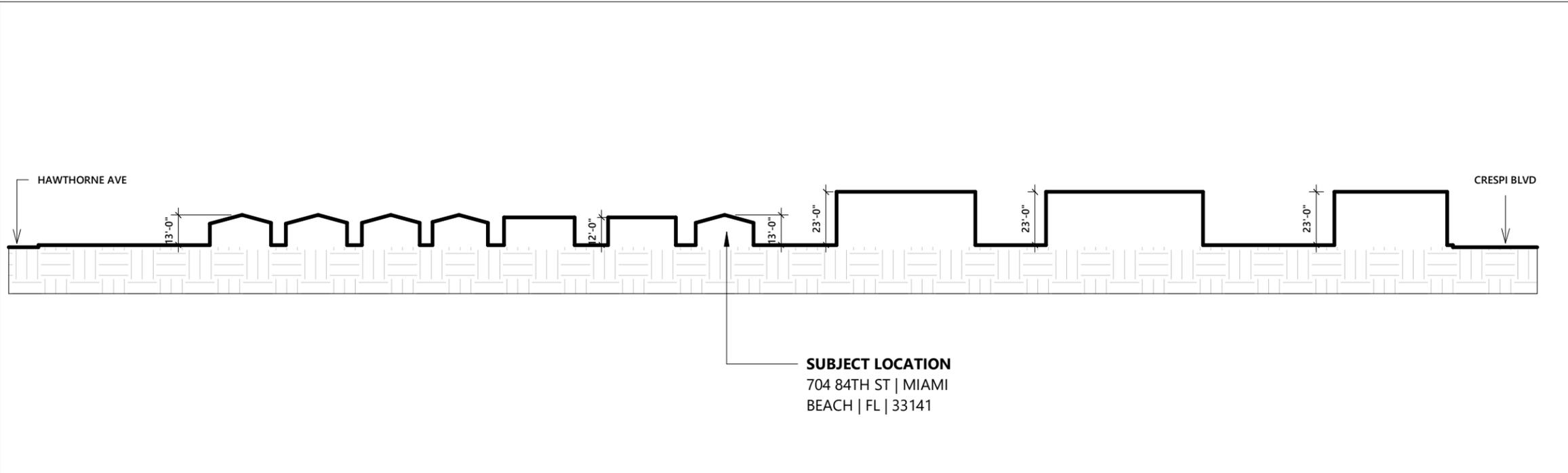
SCALE:

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SHEET NO:

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

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DESIGNER:
RED OCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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1

CONTEXTUAL ELEVATION - CORNER TO CORNER

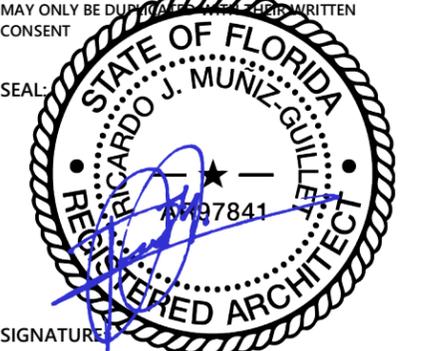
1" = 50'-0"

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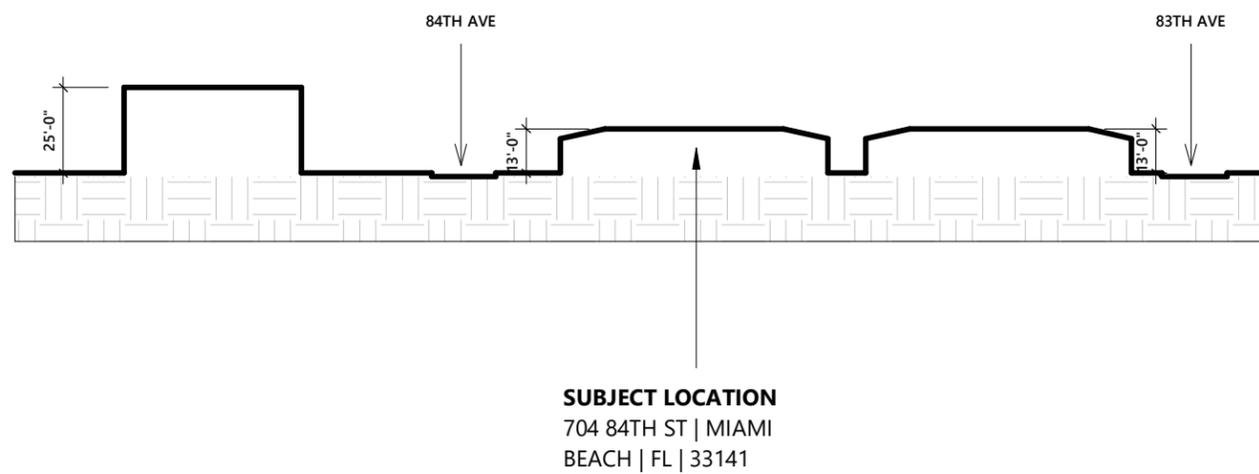
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CONTEXTUAL ELEVATION

SCALE:
N.T.S.

SHEET NO:

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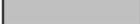


SUBJECT LOCATION
704 84TH ST | MIAMI
BEACH | FL | 33141

2

CONTEXTUAL ELEVATION - ACROSS THE STREET AND SURROUNDING PROPERTIES

1" = 50'-0"

WALL LEGEND	
	 TYPICAL 4" INTERIOR PARTITION NON-RATED
	 EXTERIOR - EXISTING TO REMAIN
	 INTERIOR - EXISTING TO REMAIN
	 TO BE DEMOLISHED

ALL LIFE SAFETY EQUIPMENT TO REMAIN OPERABLE DURING DEMOLITION

DEMOLITION PLAN KEYNOTES

-  REMOVE EXISTING INTERIOR PARTITION
 -  REMOVE EXISTING DOOR
 -  REMOVE PLUMBING FIXTURES, CAP EXISTING CONNECTIONS AND COVER ALL SANITARY AND DRAINAGE LINES TO PREVENT THE INTRUSION OF DEBRIS
 -  REMOVE FINISH FLOOR
 -  REMOVE KITCHEN APPLIANCES CABINETS AND COUNTERTOPS
 -  REMOVE EXISTING CEILING
- COORDINATE SELECTIVE REMOVAL / RELOCATION OF LIGHT LIXTURES, ELECTRICAL WIRES, CONDUITS, "J" BOXES, DUCT WORK, DIFFUSERS, GRILLS.
- REMOVE ALL DUCTWORK, DIFFUSERS, GRILLS, LIGHTS, AND CLEAN THE BOTTOM OF THE SLAB FROM REMAINING DEBRIS.
- SPRINKLER LINES TO REMAIN AND BE RELOCATED PER REVISED PLAN

DEMOLITION NOTES

02110 DEMOLITION

1. PROVIDE LABOR, MATERIALS AND EQUIPMENT TO PERFORM ALL DEMOLITION AND REMOVAL WORK SHOWN, SPECIFIED OR REQUIRED TO COMPLETE THE WORK.

"TITLE OF PROPERTY": EXCEPT AS OTHERWISE SPECIFIED, OR INDICATED, ALL SALVAGE- ABLE MATERIAL AND EQUIPMENT TO BE DISCONNECTED AND REMOVED SHALL BECOME THE PROPERTY OF THE OWNER TO BE ASSIGNED AND DISPOSED OF BY THE CONTRACTOR AT THE OWNERS DIRECTION. CONTRACTOR SHALL SUBMIT TO OWNER REFERENCES AND EXPERIENCE OF TRADES FOR REVIEW AND APPROVAL THESE ITEMS MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. EQUIPMENT, CONDUIT, LIGHT FIXTURES, TOILET FIXTURES AND FITTINGS, WINDOWS/DOORS AND MECHANICAL ITEMS. PROTECTION OF PERSONS AND PROPERTY: SHALL BE PROVIDED THROUGHOUT THE PROGRESS OF THE WORK. THE WORK SHALL PROCEED IN SUCH A MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL

2. DISCONNECTION OF SERVICES: BEFORE STARTING THE WORK, ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED. ALL UTILITY MAINS SHALL BE SEALED IN AN APPROVED MANNER. IF IT BECOMES NECESSARY TO INTERRUPT THE UTILITY SERVICE TO UTILITIES NOT PART OF THIS CONTRACT, PRIOR APPROVAL SHALL BE OBTAINED IN WRITING FROM THE OWNER.

3. CONTRACTOR SHALL INVESTIGATE THE EXISTENCE OF ASBESTOS AND NOTIFY THE OWNER BEFORE PROCEEDING WITH DEMOLITION WORK.

SCOPE OF WORK
CONTRACTOR TO OBTAIN ALL NECESSARY BUILDING PERMITS. DEMOLITION AND REMOVAL FOR BUILDING AS INDICATED ON DRAWINGS. CONTRACTOR TO REMOVE ALL PARTITIONS, WALLS, PLUMBING AS INDICATED IN THE DRAWINGS. THE ABOVE SCOPE OF WORK IS NOT EXHAUSTIVE. REFERENCE SHOULD BE MADE TO EXISTING SITE CONDITIONS TO VERIFY EXTENT OF REMOVALS TO COMPLETE THE PROJECT. SHOULD THERE BE A QUESTION AS TO THE REMOVAL OF ANY PORTION OF THE PROJECT, THE CONTRACTOR SHOULD REQUEST CLARIFICATION FROM THE OWNER.

EXECUTION
ALL DEMOLITION SHALL BE CARRIED OUT WITH MINIMUM DAMAGE TO ADJOINING WORK. HOLES OR OTHER DAMAGE LEFT BY THE CONTRACTOR IN EXISTING BUILDING SURFACES SHALL BE REPAIRED TO MATCH THE EXISTING ADJACENT SURFACE. ASSIGN REMOVAL AND CUTTING WORK TO TRADES EXPERIENCED IN THE PARTICULAR WORK TO AVOID UNNECESSARY DAMAGE DUE TO UNSKILLED WORKMANSHIP. REMOVE ALL DEBRIS AND MATERIAL RESULTING FROM DEMOLITION OFF THE SITE AT THE END OF EACH WORKING DAY. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING WIRING, PIPING, TUBING AND EQUIPMENT. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE TO EXISTING STRUCTURE CAUSED BY HIS OPERATIONS. ALL DEMOLITION WORK SHALL BE UNDERTAKEN IN ACCORDANCE WITH REQUIREMENTS OF REGULATIONS OSHA AND OF LOCAL AUTHORITIES AND APPLICABLE BUILDING CODES. DEMOLITION WORK SHALL BE COORDINATED WITH BUILDING MANAGEMENT.

NOTE:

1. THE REMOVAL OF THE WALLS MUST BE PERFORMED CAREFULLY TO ENSURE EXISTING PLUMBING VENT AND SANITARY STACKS WILL NOT BE DAMAGED AND/OR MODIFIED IN ANY MANNER. IF A PLUMBING/VENT STACK IS TO BE CONCEALED WITHIN A WALL THE GENERAL CONTRACTOR NEEDS TO ASCERTAIN THAT, BEFORE THE PLUMBING STACK IS COVERED WITHIN ANY ARCHITECTURAL FINISH, COLUMN ELEMENT OR WALL SECTION, THAT THE FIRE RATED SEALANTS THAT SEPARATE THE UNITS AT THE SLABS ARE C PRESENT.

2. THE EXISTING/REMAING SMOKE DETECTORS AS WELL AS FIRE ALARM SYSTEM SPEAKERS AND ASSOCIATED WIRING SHOULD BE PROTECTED FROM DUST, PAINT OR ANY TYPE OF DAMAGE DURING CONSTRUCTION.

3. ANY NEW OPENINGS, PENETRATIONS, AND/OR MODIFICATIONS TO EXISTING STRUCTURAL COMPONENTS (INCLUDING AND NOT LIMITED TO WALLS, SLABS, COLUMNS, BEAMS, ETC) ARE STRICTLY NOT PERMITTED WITHOUT PRIOR APPROVAL BY THE BUILDING'S ASSOCIATION.

4. ANY AND ALL FIRE SPRINKLER SYSTEM WORK SHOULD BE PERFORMED BY THE ASSOCIATION'S FIRE SPRINKLER CONTRACTOR THAT IS RESPONSIBLE FOR MAINTAINING AND REPAIRING THE FIRE SPRINKLER SYSTEM ON A BUILDING WIDE BASIS.

GENERAL DEMOLITION NOTES

1. BEFORE BEGINNING WORK AT THE SITE, WHERE POSSIBLE, AND THROUGH THE COURSE OF THE WORK, INSPECT AND VERIFY THE LOCATION AND CONDITION OF EVRY ITEM AFFECTED BY THE WORK UNDER THIS CONTRACT AND REPORT ANY DISCREPANCIES TO THE OWNER BEFORE DOING WORK RELATED OT THAT INSPECTION.
2. DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE COMPLETED UNDER THIS CONTRACT, INCIDENTAL WORK MUST ALSO BE NECESSARY ON AREAS NOT SHOWN IN THE DRAWINGS DUE TO CHANGES AFFECTING EXISTING MECHANICAL, ELECTRICAL, PLUMBING OR OTHER SYSTEMS, SUCH INCIDENTAL WORK IS ALSO AS PART OF THIS CONTRACT. INSPECT THOSE AREAS, AND AS CERTAIN WORKNEEDED AND TO THAT WORK ACCORD WITH THE CONTRACT REQUIREMENTS, AT NO ADDITIONAL COST.
3. TAKE ALL NECESSARY PRECAUTIONS TO GUARD AGAINST ANY AND ALL POSSIBLE HAZARDOUS CONDITIONS (I.E. EXPOSED "HOT" WIRING, MATERIALS PLACED IN TRAFFIC PATHS CREATING A "TRIPPING" HAZARD, ETC.) WHICH MIGHT OCCUR AS A RESULT OF DEMOLITION AND CONSTRUCTION.
4. IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS, WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN AR ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE OF EXTENT OF THE CONFLICT. SUBMIT REPORT TO OWNERS REPRESENTATIVE IN WRITTEN, ACCURATE DETAIL.
5. IN ALL ACTIVITIES, COMPLY WITH PERTINENT REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION.
6. UPON COMPLETION OF DEMOLITION WORK, REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE. LEAVE RESULTING DEBRIS FROM INTERIOR AREAS BROOM CLEAN.
7. USE SAW CUT TO REMOVE MASONRY WHERE REMAINING MASONRY IS TO BE EXPOSED.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED AND ADJACENT EXISTING STRUCTURES TO REMAIN. TAKE PRECAUTIONS TO PROPERLY SUPPORT STRUCTURE. DO NOT RESUME OPERATIONS UNTIL SAFETY IS RESTORED.
9. BEFORE ANY STRUCTURAL DEMOLITION CAN START, CONTRACTOR SHALL NOTIFY THE STRUCTURAL ENGINEER FOR AUTHORIZATION.
10. DEMOLITION OPERATION SHALL BE EXECUCED 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.

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ARCHITECT:
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DESIGNER:

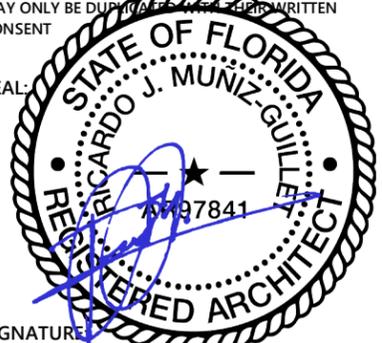


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FINAL SUBMITTAL

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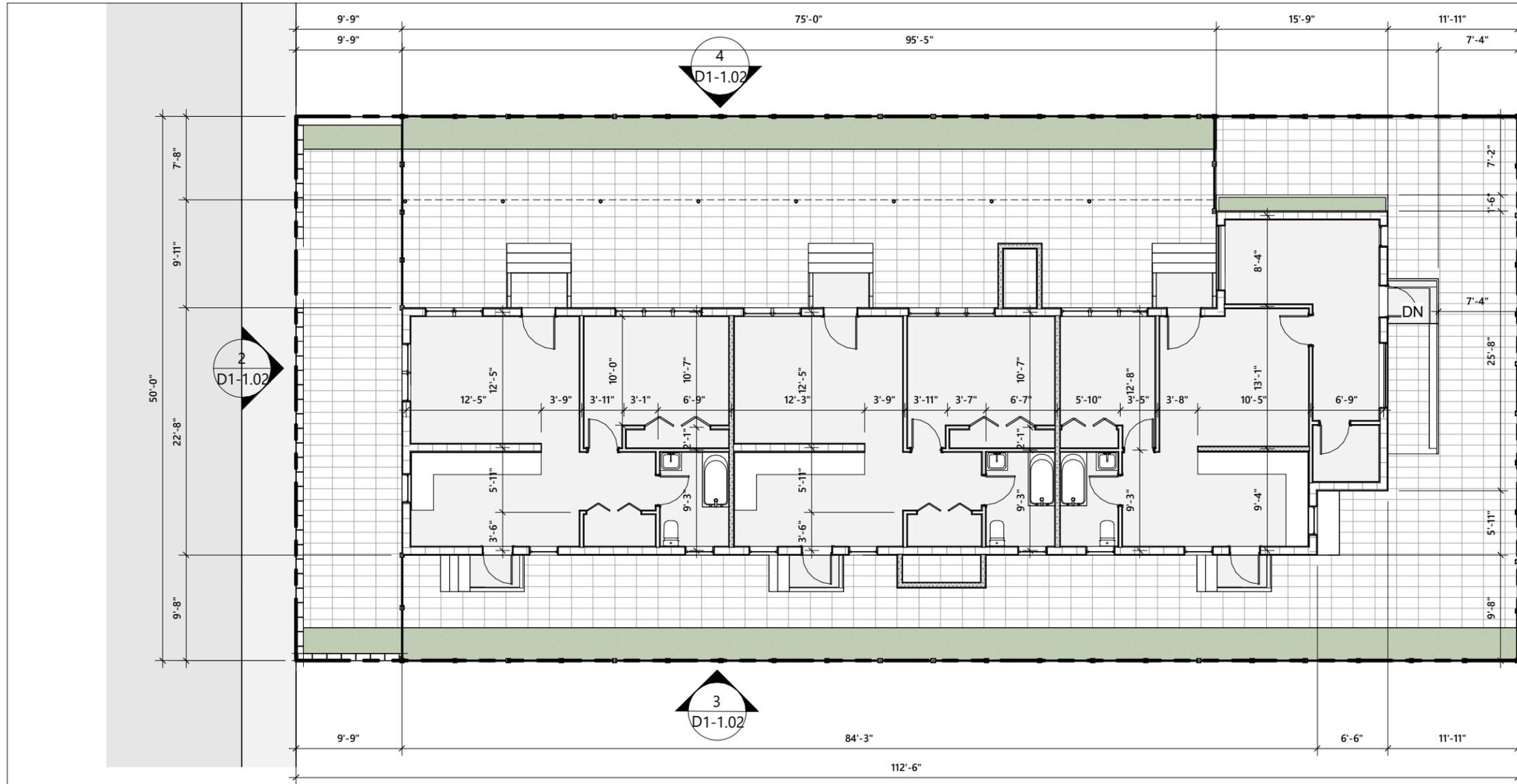
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
DEMOLITION NOTES

SCALE:
N.T.S.

SHEET NO:
D1-1.00

5/3/2024 4:49:28 PM



PROJECT AND OWNER:
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DESIGNER:

 INTEGRAL ARCHITECTURAL SERVICES

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SHEET TITLE:
**EXISTING GROUND LEVEL
 SCA FLOOR PLAN**

3/32" = 1'-0"

SHEET NO:
D1-1.01

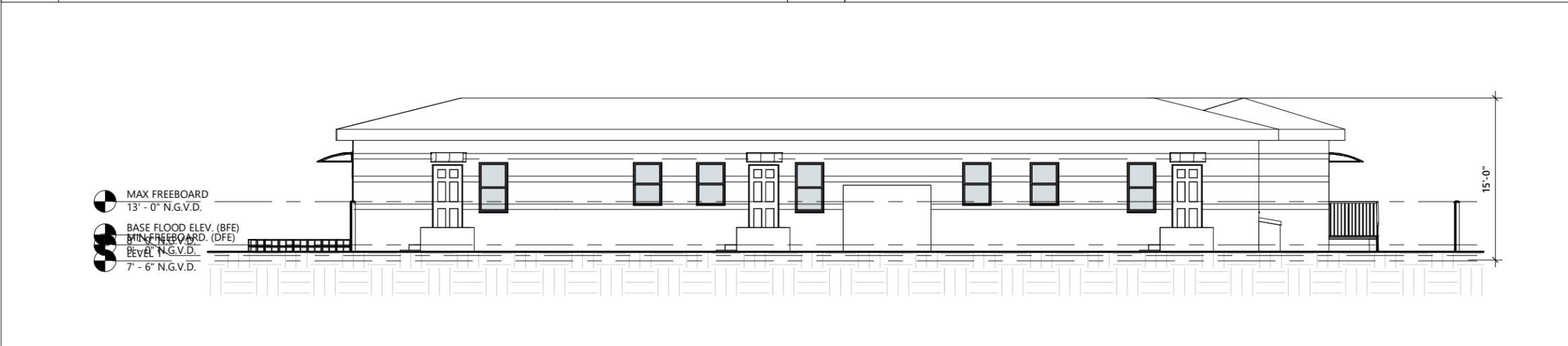
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 3/32" = 1'-0"

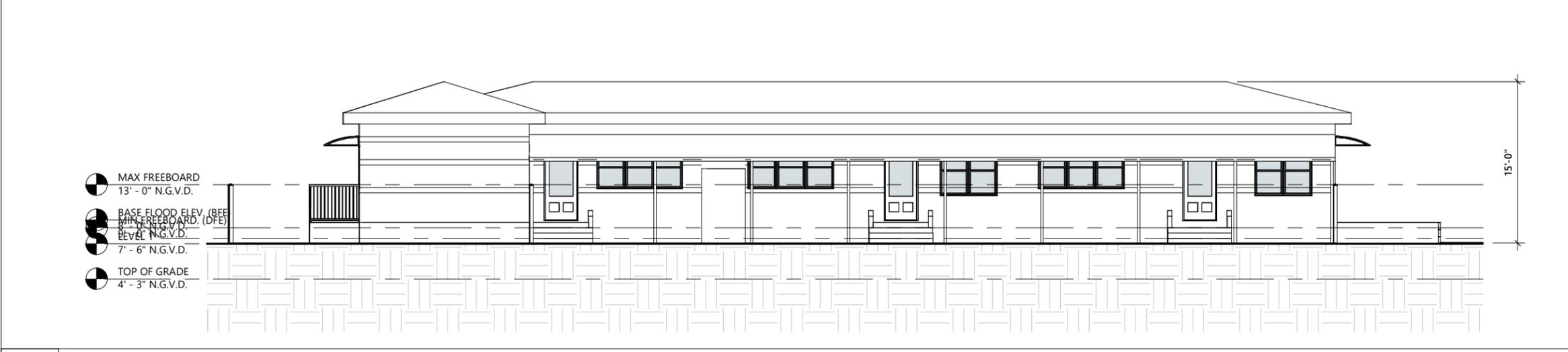


1 **EXISTING WEST ELEVATION**
3/32" = 1'-0"

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



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



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

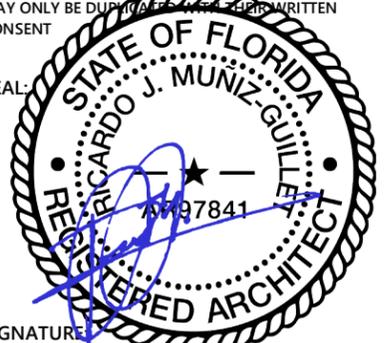
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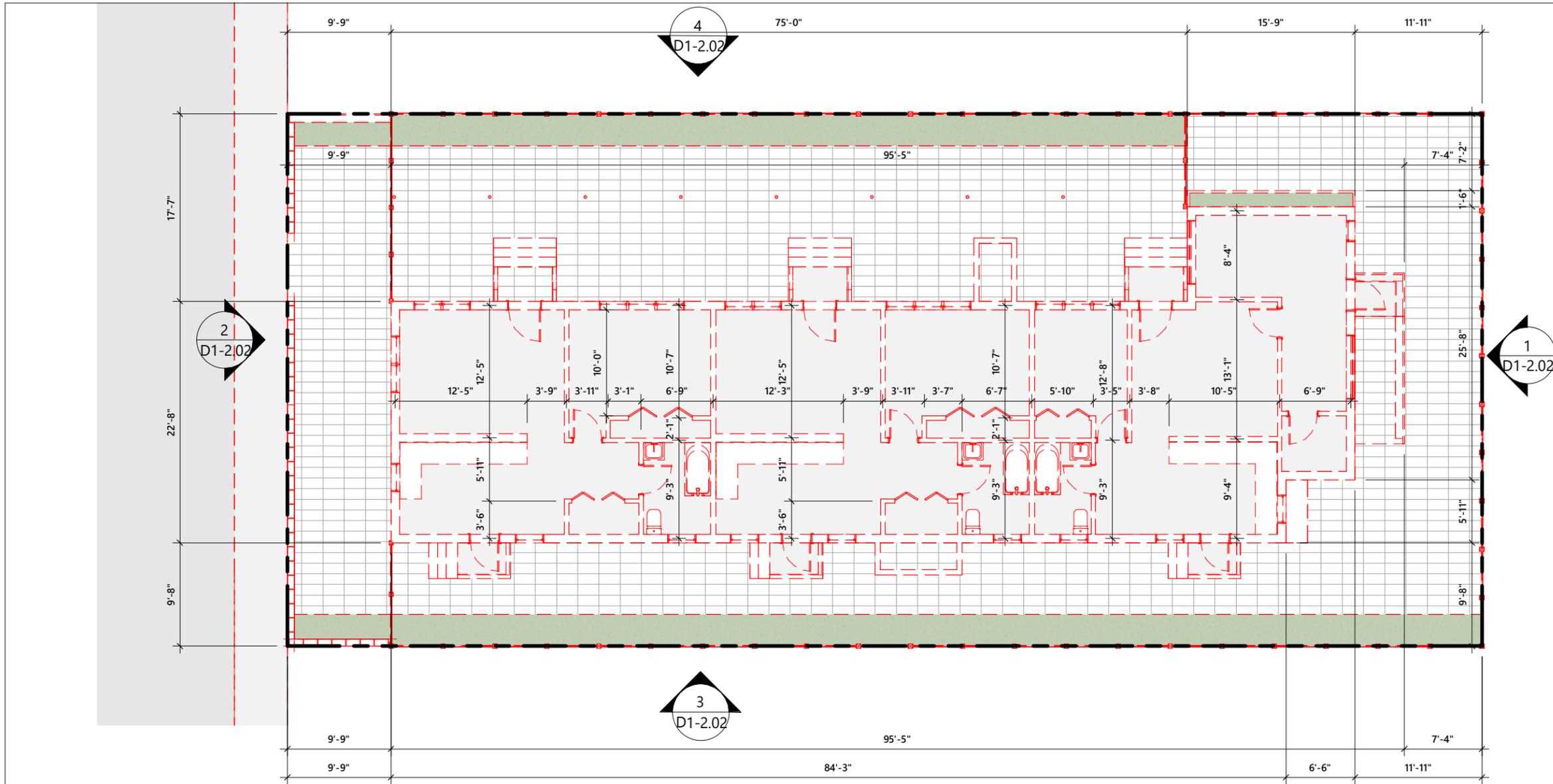
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LIC# AR97841

SHEET TITLE:
EXISTING ELEVATION

SCALE:
3/32" = 1'-0"

SHEET NO:
D1-1.02

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PROJECT AND OWNER:
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 MIAMI BEACH | FL | 33141
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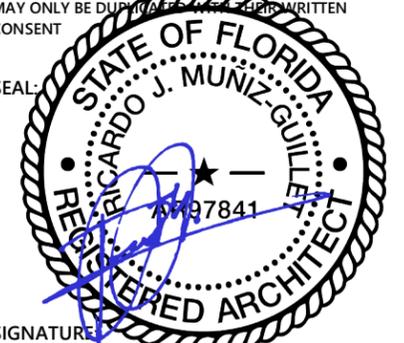
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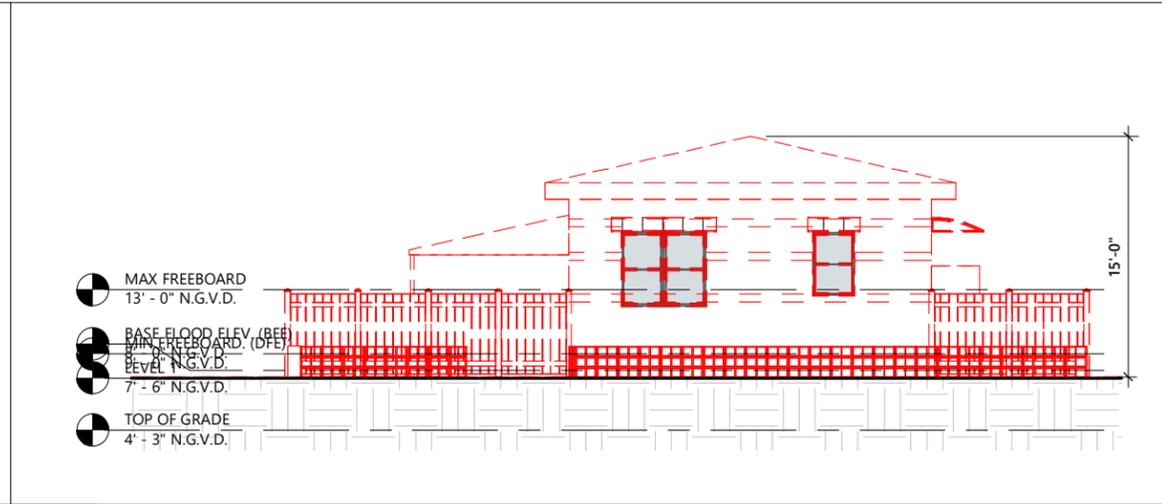
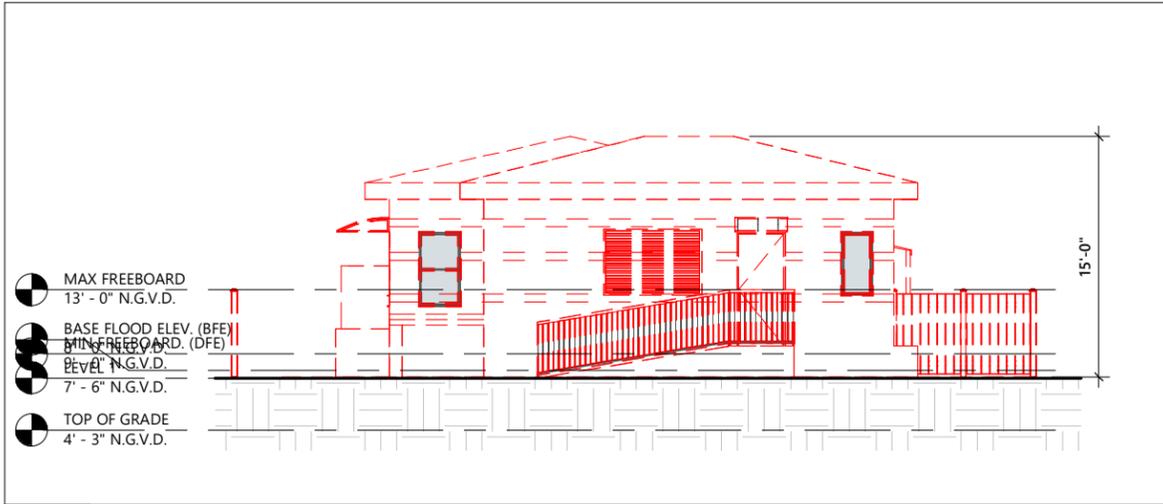
SHEET TITLE:
DEMO GROUND LEVEL PLAN

SCALE:
 3/32" = 1'-0"

SHEET NO:
D1-2.01

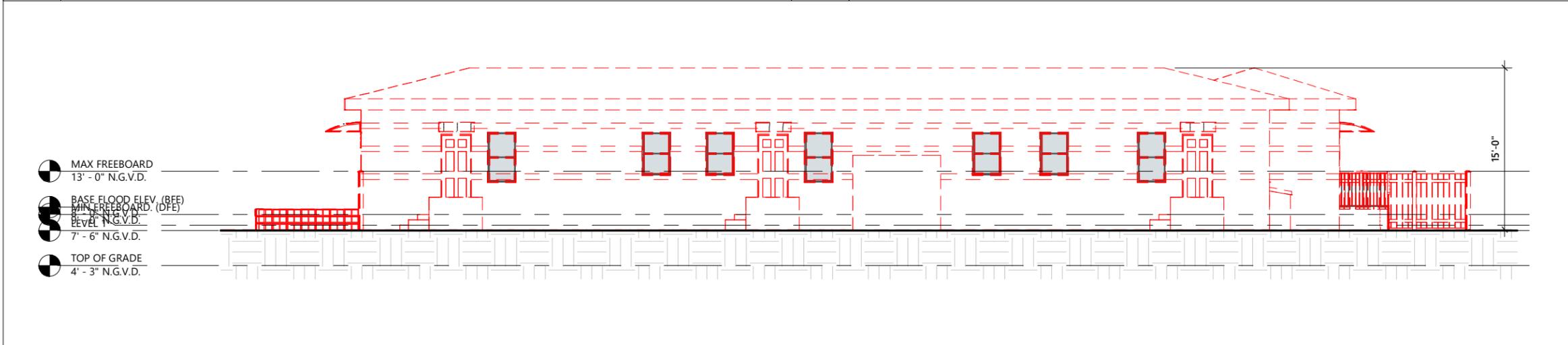
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 3/32" = 1'-0"

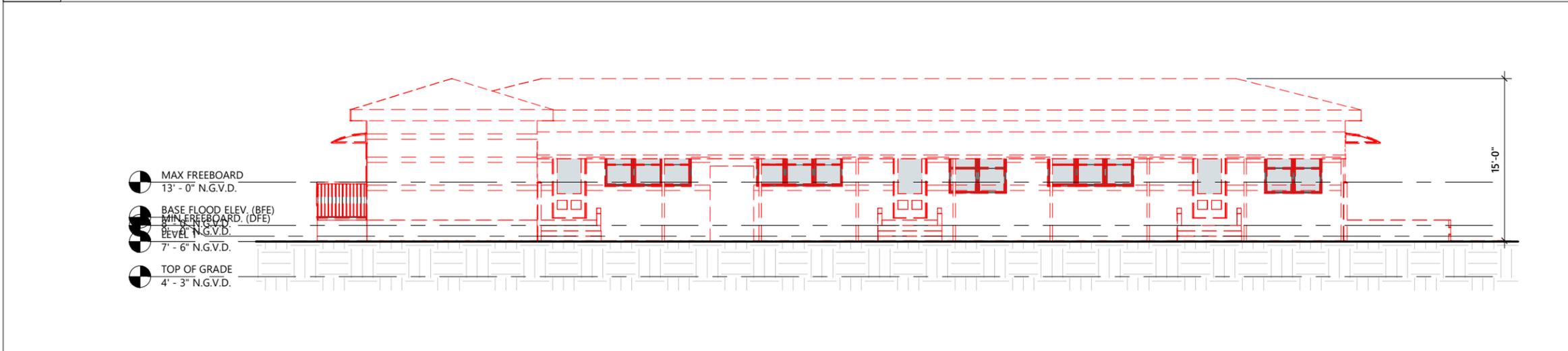


1 DEMO WEST ELEVATION
3/32" = 1'-0"

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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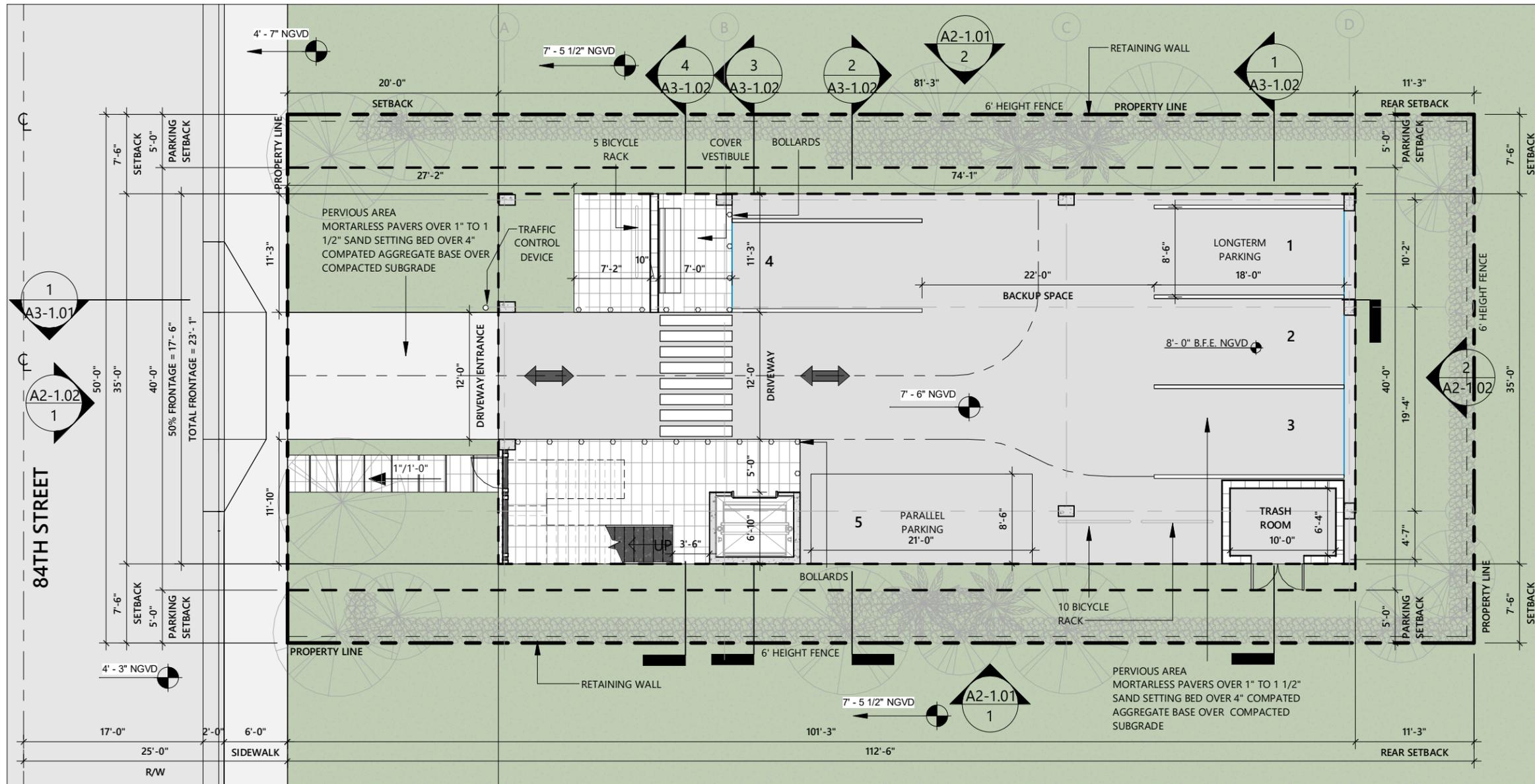
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DEMOLITION ELEVATION

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SHEET TITLE:
GROUND FLOOR PLAN

SCALE:
As indicated

SHEET NO:
A1-1.01

5/3/2024 4:49:36 PM

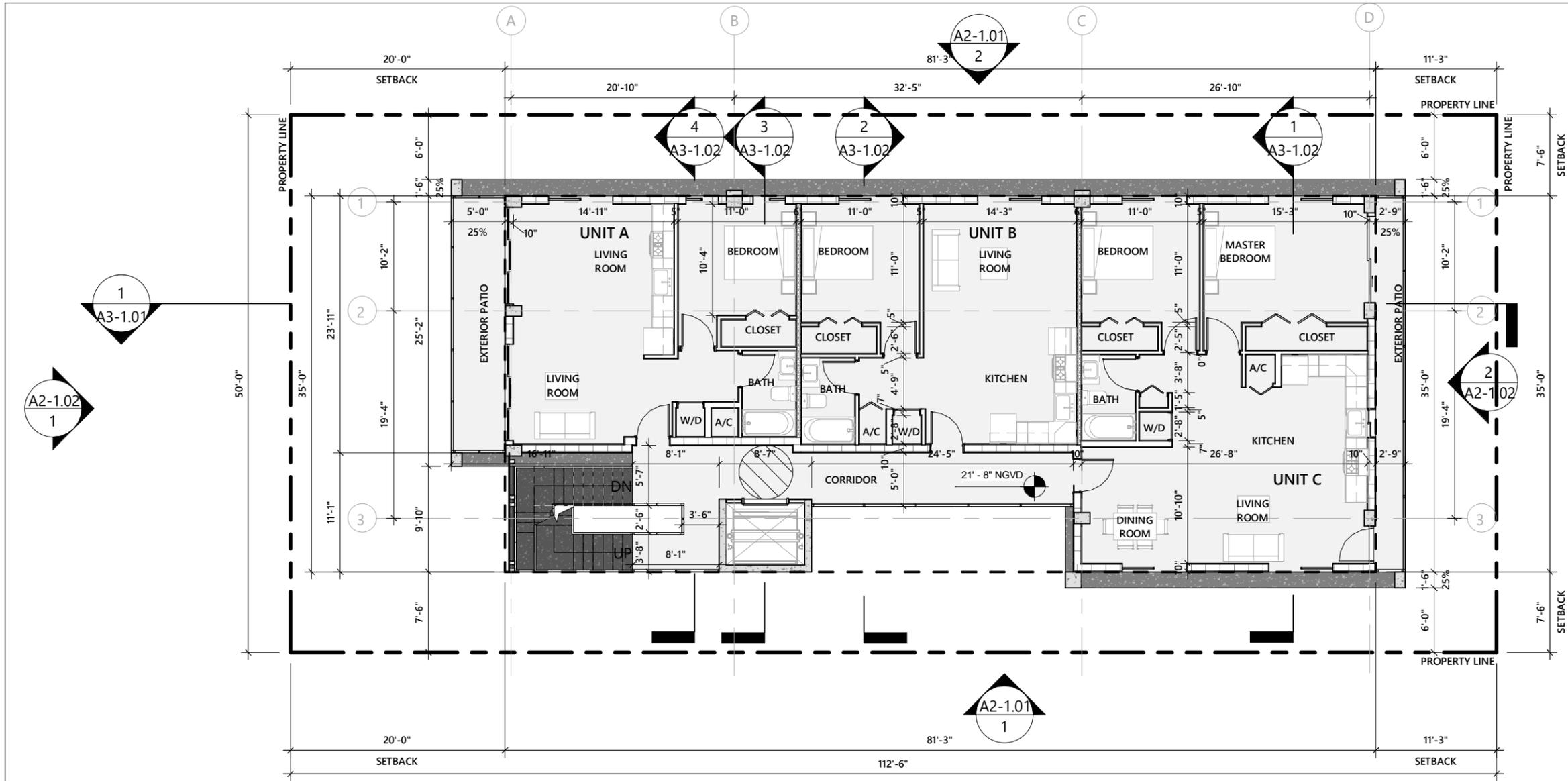
1 GROUND LEVEL FLOOR PLAN
 3/32" = 1'-0"

GROUND LEVEL AREA: 178 S.F.

WALL LEGEND	
	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

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



PROJECT AND OWNER:
DENBORA BAY II

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

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



DESIGNER:

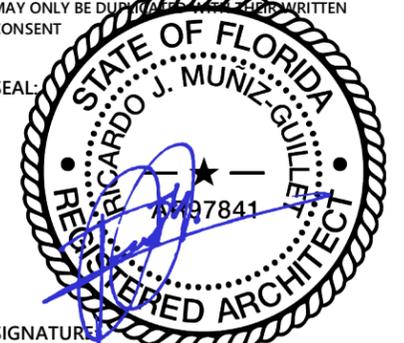


1535 NORTH PARK DRIVE #102 WESTON
 FL 33326
 954 850 9965
 ADMIN@REDOCTOPUSLLC.COM

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 THE WRITTEN CONSENT



SIGNATURE:
 RICARDO J. MUNIZ-GUILLET
 LIC# AR97841

SHEET TITLE:
FLOOR PLAN 2TH LEVEL

SCALE:
As indicated

SHEET NO:
A1-1.02

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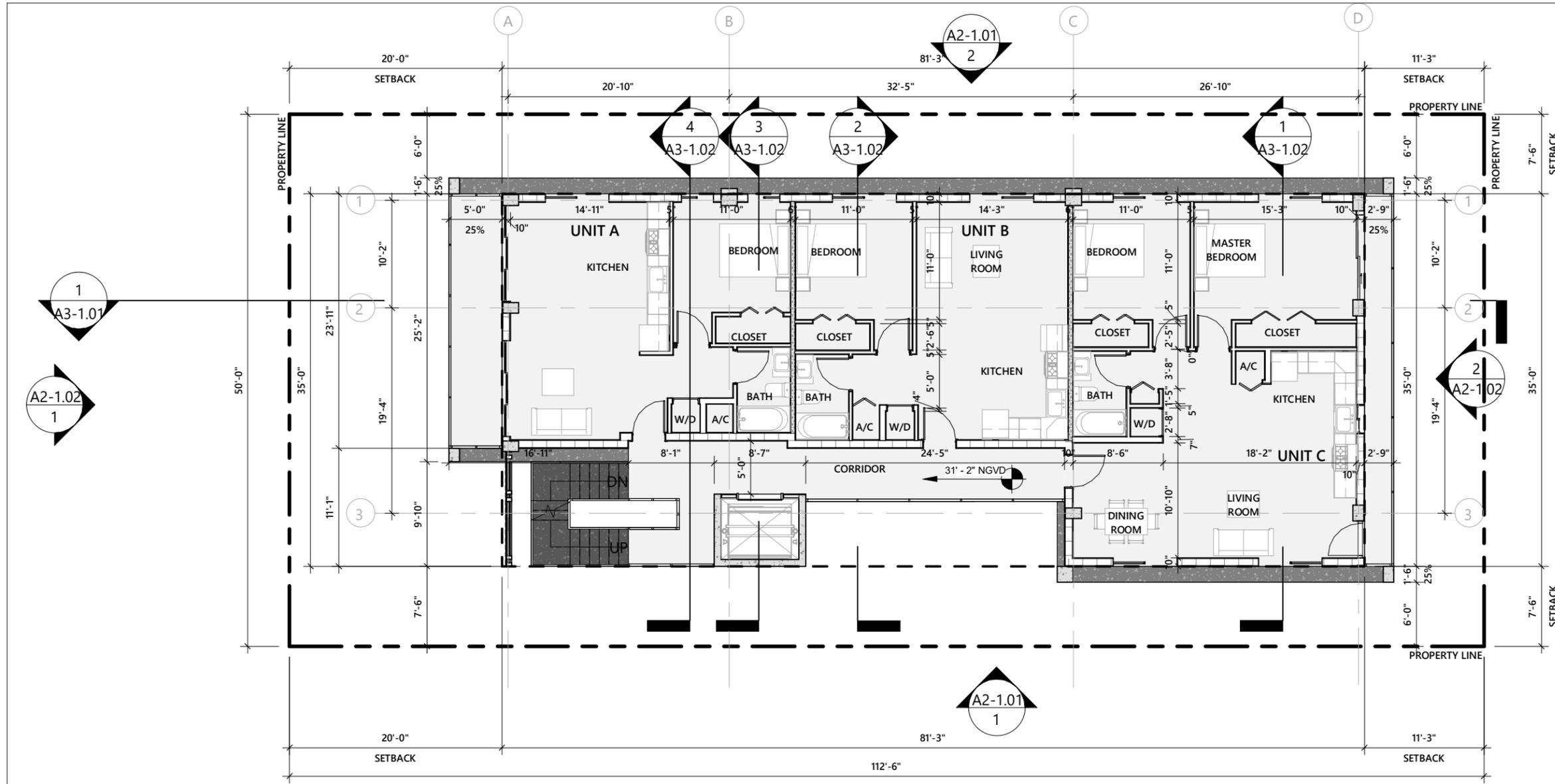
2 FLOOR PLAN LEVEL 02
 3/32" = 1'-0"

GROUND LEVEL AREA: 2,655 S.F.

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

SEE TYPICAL WALL TYPES SHEET A7-1.01 FOR DETAILS

PLAN NOTES	
1.	BUILDING IS FULLY SPRINKLERED.
2.	SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
3.	ALL INTERIOR PARTITION ARE TO BE WALL TYPE 4, UNLESS OTHERWISE NOTED.
4.	ALL BATHROOMS TO RECEIVE WATER RESISTANT GYP. BOARD IN NON WET AREAS.
5.	FRAMING CONTRACTOR TO VERIFY FLOOR FINISH WITH OWNER PRIOR TO INSTALLATIONS OF DOOR FRAME.
6.	SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
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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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 LAKE WORTH | FL | 33467

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



DESIGNER:

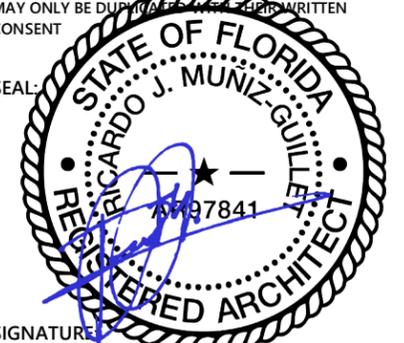
 INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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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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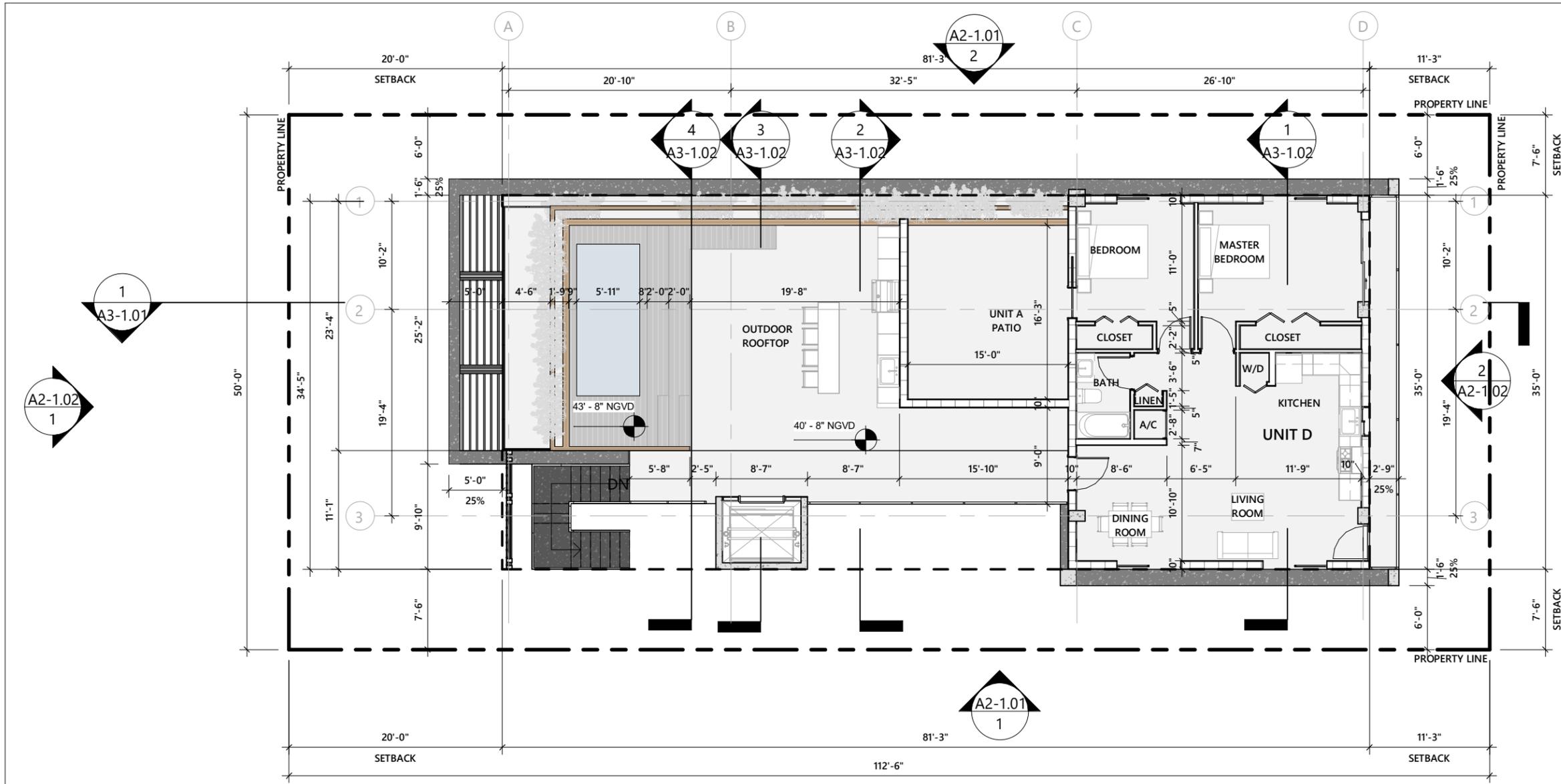
1 FLOOR PLAN LEVEL 03
 3/32" = 1'-0"

GROUND LEVEL AREA: 2,655 S.F.

WALL LEGEND	
	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

PLAN NOTES	
1.	BUILDING IS FULLY SPRINKLERED.
2.	SEE ELECTRICAL DRAWINGS FOR LIFE SAFETY/ EGRESS LIGHTS.
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12.	REFER TO SHEET A7-1.02 FOR DOOR SCHEDULE



PROJECT AND OWNER:
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 3179 HOLYLAKE RD.
 LAKE WORTH | FL | 33467

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



DESIGNER:

 INTEGRAL ARCHITECTURAL SERVICES

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

FINAL SUBMITTAL

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

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



SIGNATURE:
 RICARDO J. MUNIZ-GUILLET
 LIC# AR97841

SHEET TITLE:
FLOOR PLAN 4TH LEVEL

SCALE:
As indicated

SHEET NO:
A1-1.04

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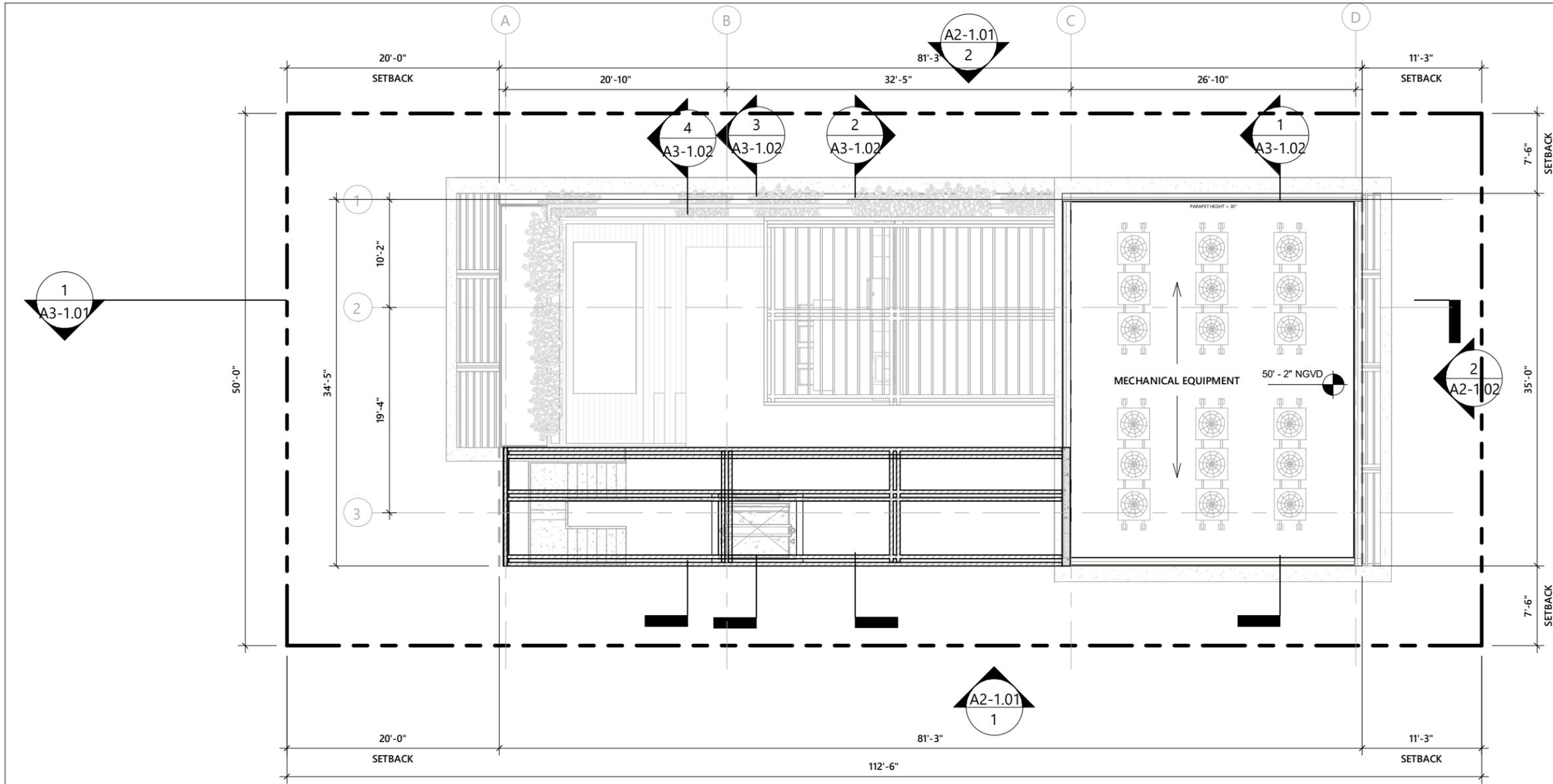
1 FLOOR PLAN 4TH LEVEL
 3/32" = 1'-0"

GROUND LEVEL AREA: 2,499 S.F.

WALL LEGEND	
	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

PLAN NOTES	
1.	BUILDING IS FULLY SPRINKLERED.
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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



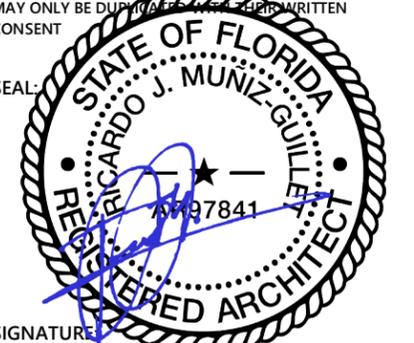
DESIGNER:

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

FINAL SUBMITTAL

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

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



SIGNATURE: RICARDO J. MUNIZ-GUILLET
 LIC# AR97841

SHEET TITLE:
TOP OF ROOF PLAN

SCALE:
As indicated

SHEET NO:
A1-1.05

5/3/2024 4:51:50 PM

1 **ROOF LEVEL**
 3/32" = 1'-0"

GROUND LEVEL AREA: 988 S.F.

WALL LEGEND	
	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

PLAN NOTES
1. BUILDING IS FULLY SPRINKLERED.
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11. REFER TO SHEET A7-1.04 FOR WALL TYPE DETAILS.
12. 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



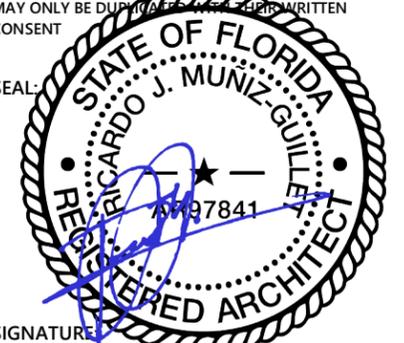
DESIGNER:
REDOCTOPUS.LLC
INTEGRAL ARCHITECTURAL SERVICES

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

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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
NORTH & SOUTH ELEV.

SCALE:
As indicated

SHEET NO:
A2-1.01

5/3/2024 4:51:56 PM

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



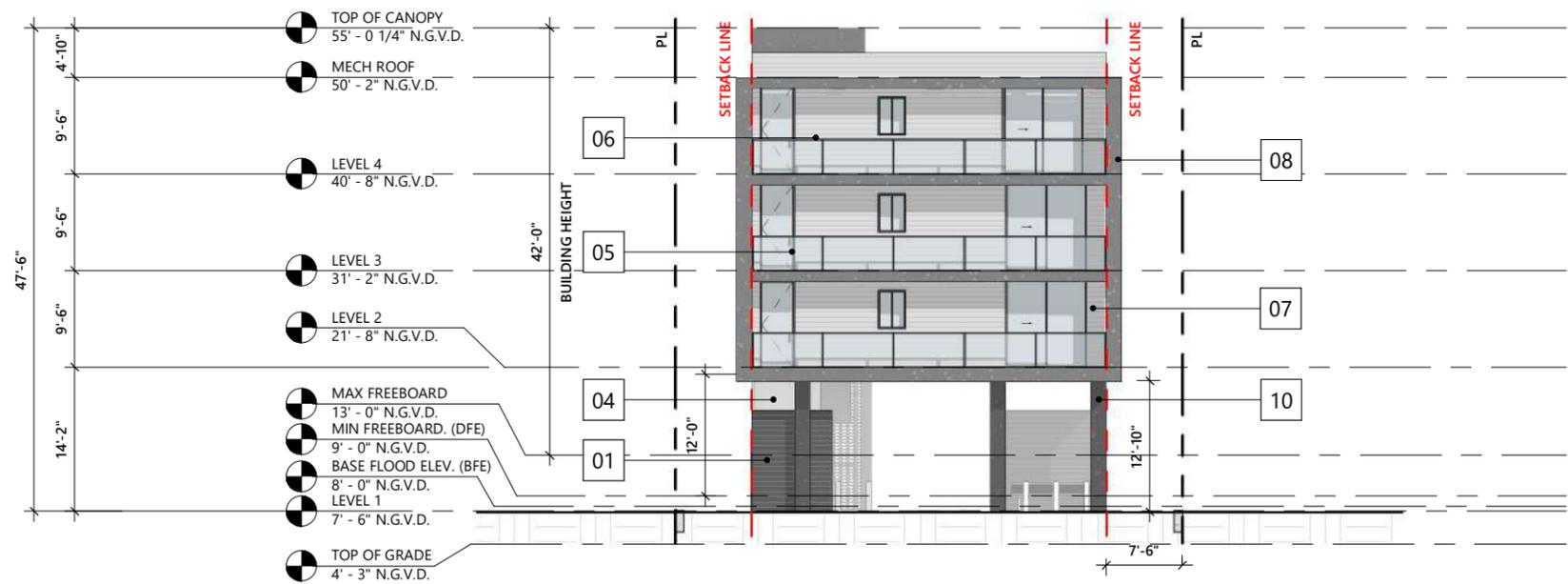
DESIGNER:



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



1 WEST ELEVATION
 1/16" = 1'-0"



2 EAST ELEVATION
 1/16" = 1'-0"

MATERIAL LEGEND

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

FINAL SUBMITTAL

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SIGNATURE:
 RICARDO J. MUNIZ-GUILLET
 LIC# AR97841

SHEET TITLE:
EAST & WEST ELEVATION

SCALE:
As indicated

SHEET NO:
A2-1.02

5/3/2024 4:52:02 PM

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
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 AA#26003161



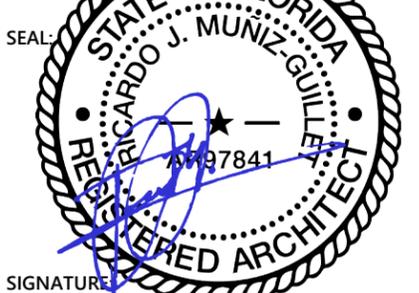
DESIGNER:

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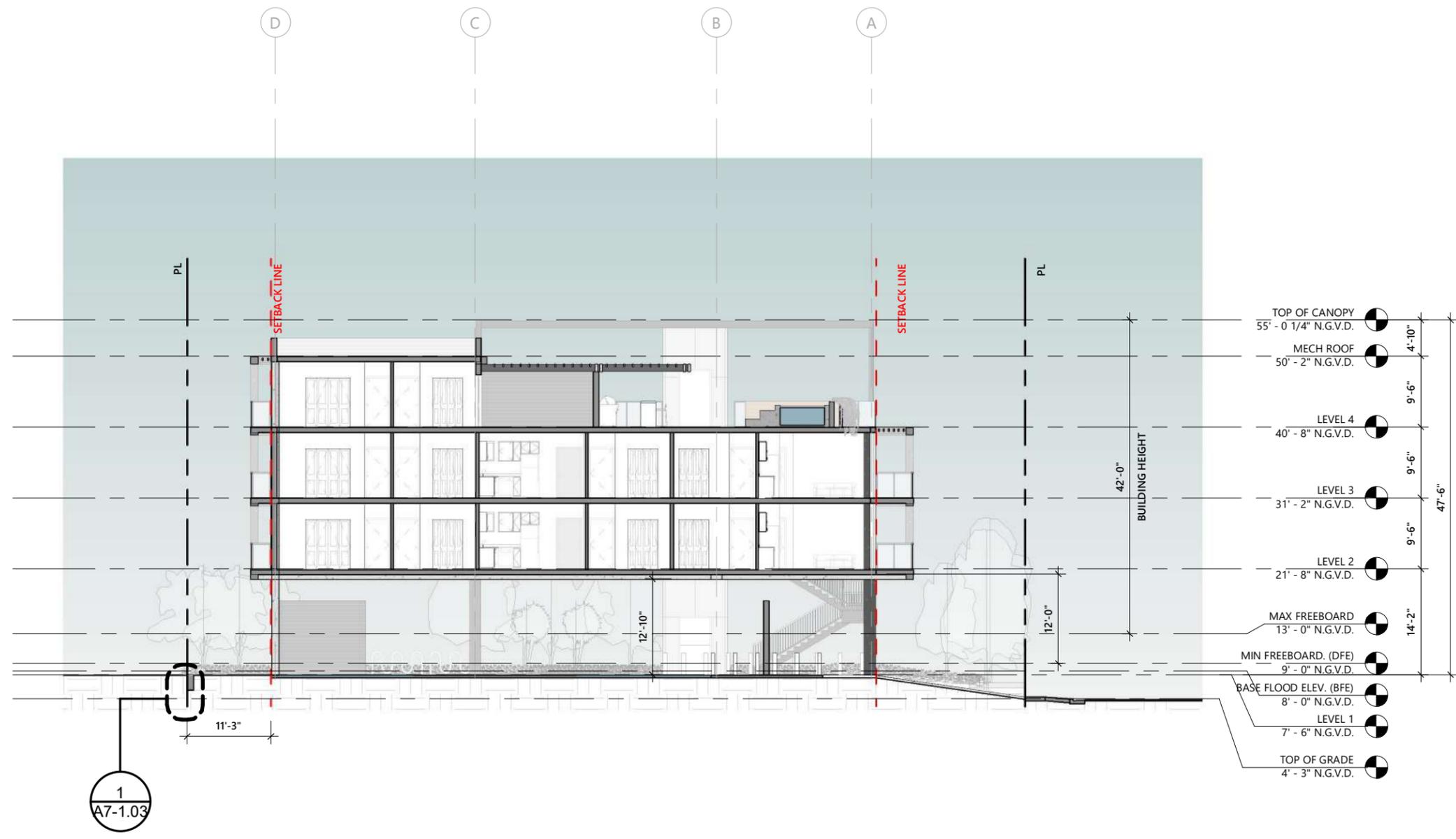
SIGNATURE:
 RICARDO J. MUNIZ-GUILLET
 LIC# AR97841

SHEET TITLE:
LONGITUDINAL SECTION

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

SHEET NO:
A3-1.01

5/3/2024 4:52:04 PM



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
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DESIGNER:



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FINAL SUBMITTAL

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

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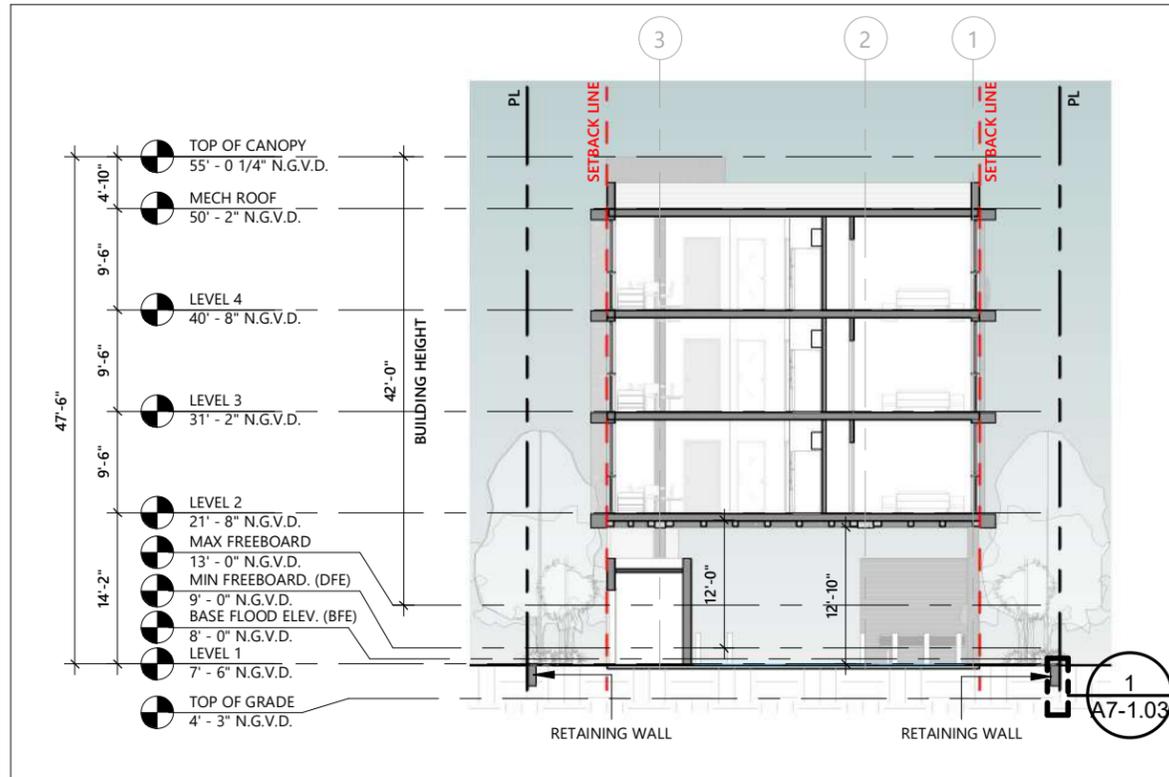
SIGNATURE:
 RICARDO J. MUNIZ-GUILLET
 LIC# AR97841

SHEET TITLE:
CROSS SECTION

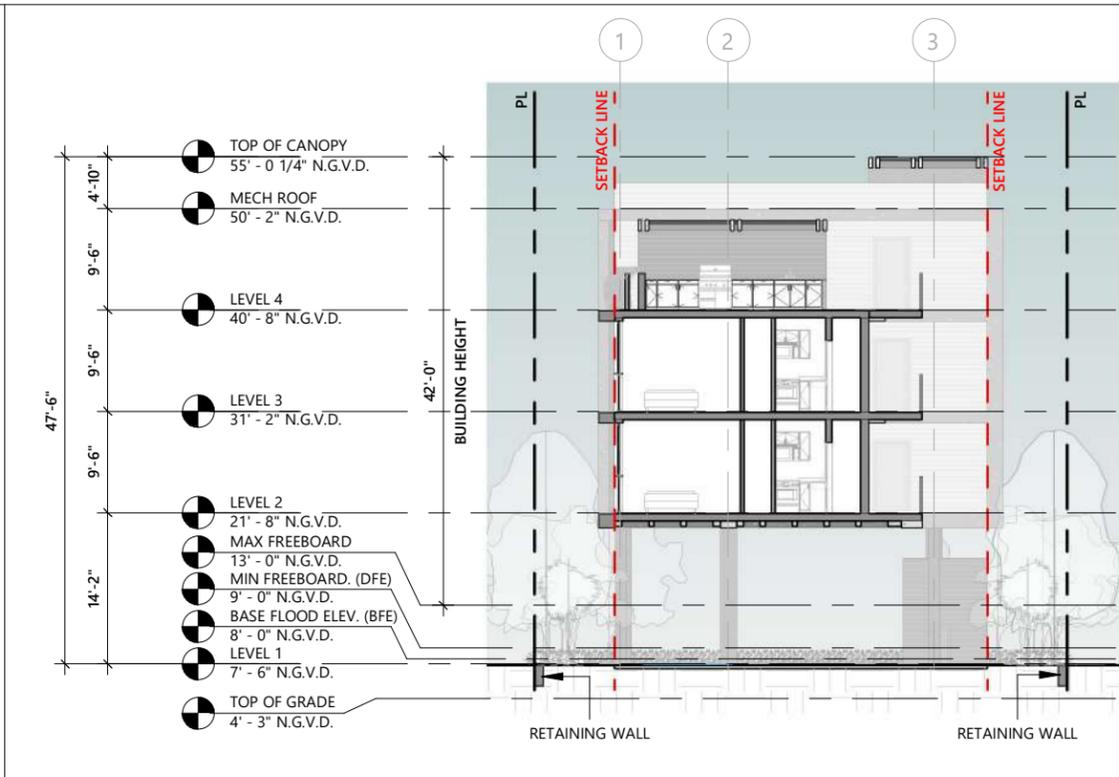
SCALE:
1/16" = 1'-0"

SHEET NO:
A3-1.02

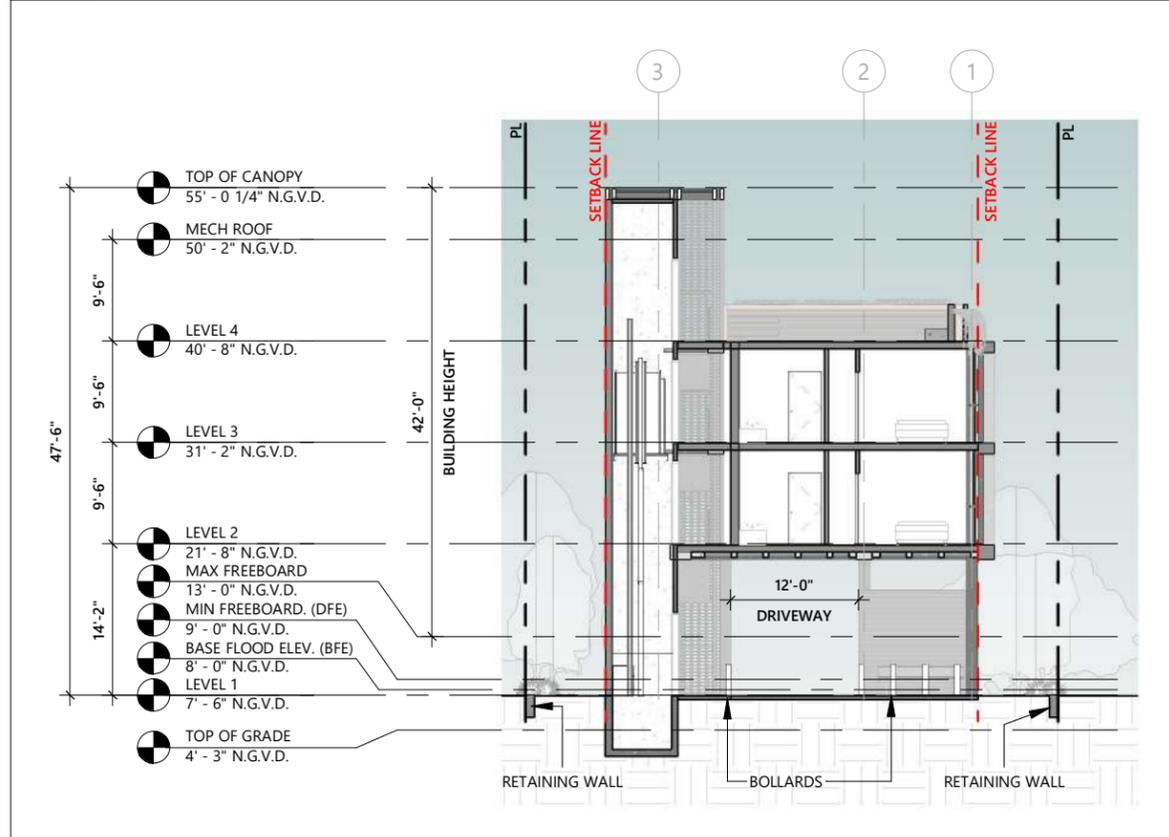
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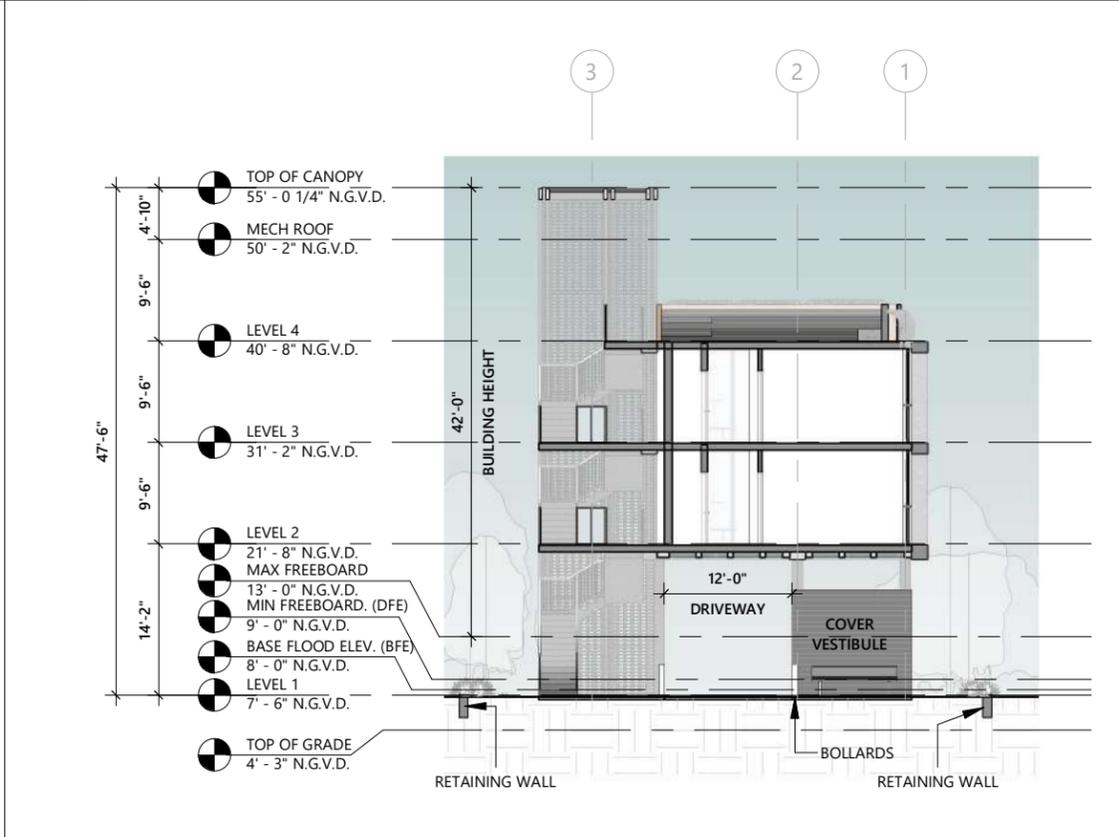
1 CROSS SECTION 1
 1/16" = 1'-0"



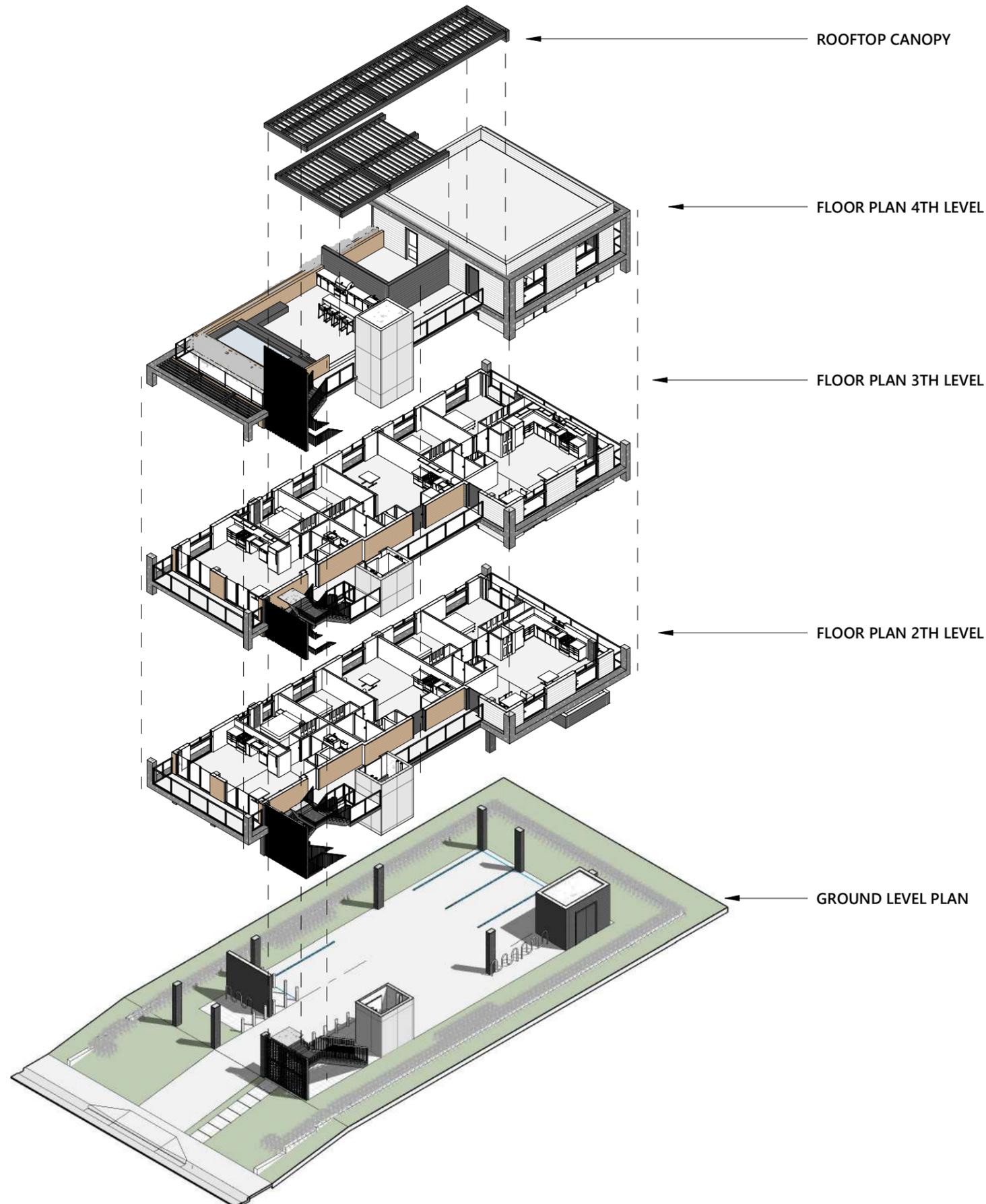
2 CROSS SECTION 2
 1/16" = 1'-0"



3 CROSS SECTION 3
 1/16" = 1'-0"



4 CROSS SECTION 4
 1/16" = 1'-0"



ROOFTOP CANOPY

FLOOR PLAN 4TH LEVEL

FLOOR PLAN 3TH LEVEL

FLOOR PLAN 2TH LEVEL

GROUND LEVEL PLAN

PROJECT AND OWNER:
DENBORA BAY II

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

ARCHITECT:
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DESIGNER:



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FINAL SUBMITTAL

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SEAL:



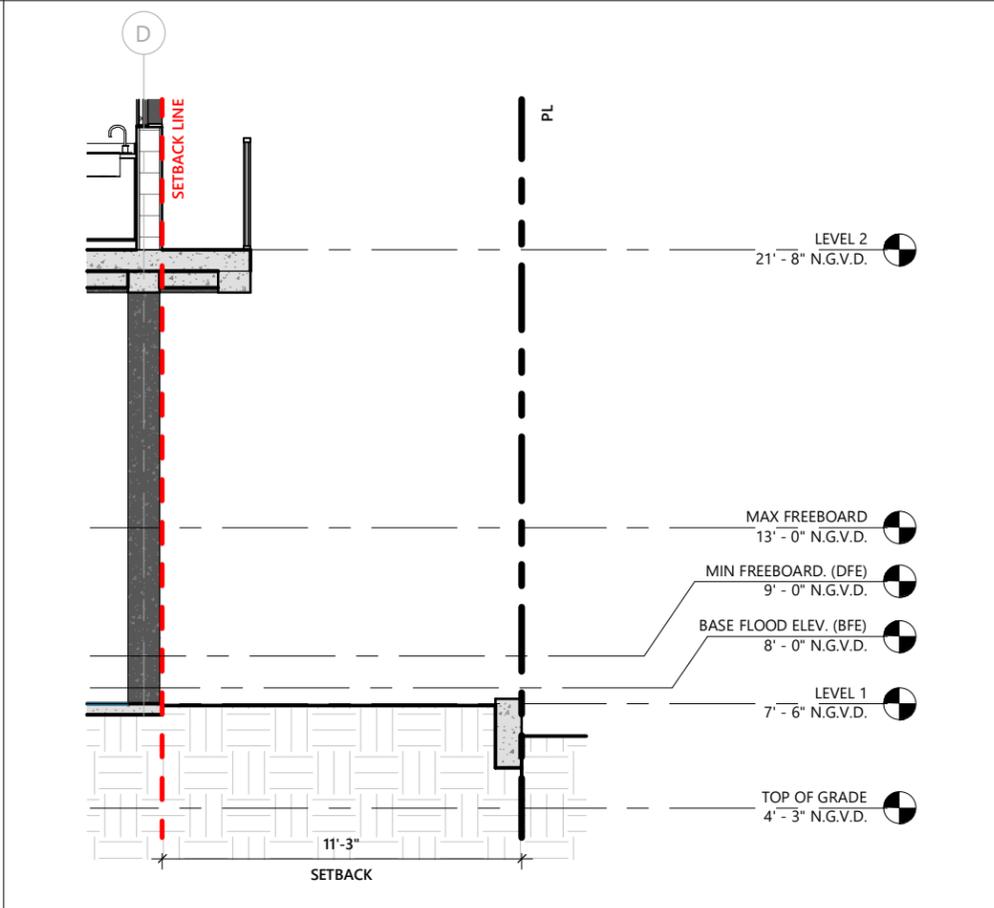
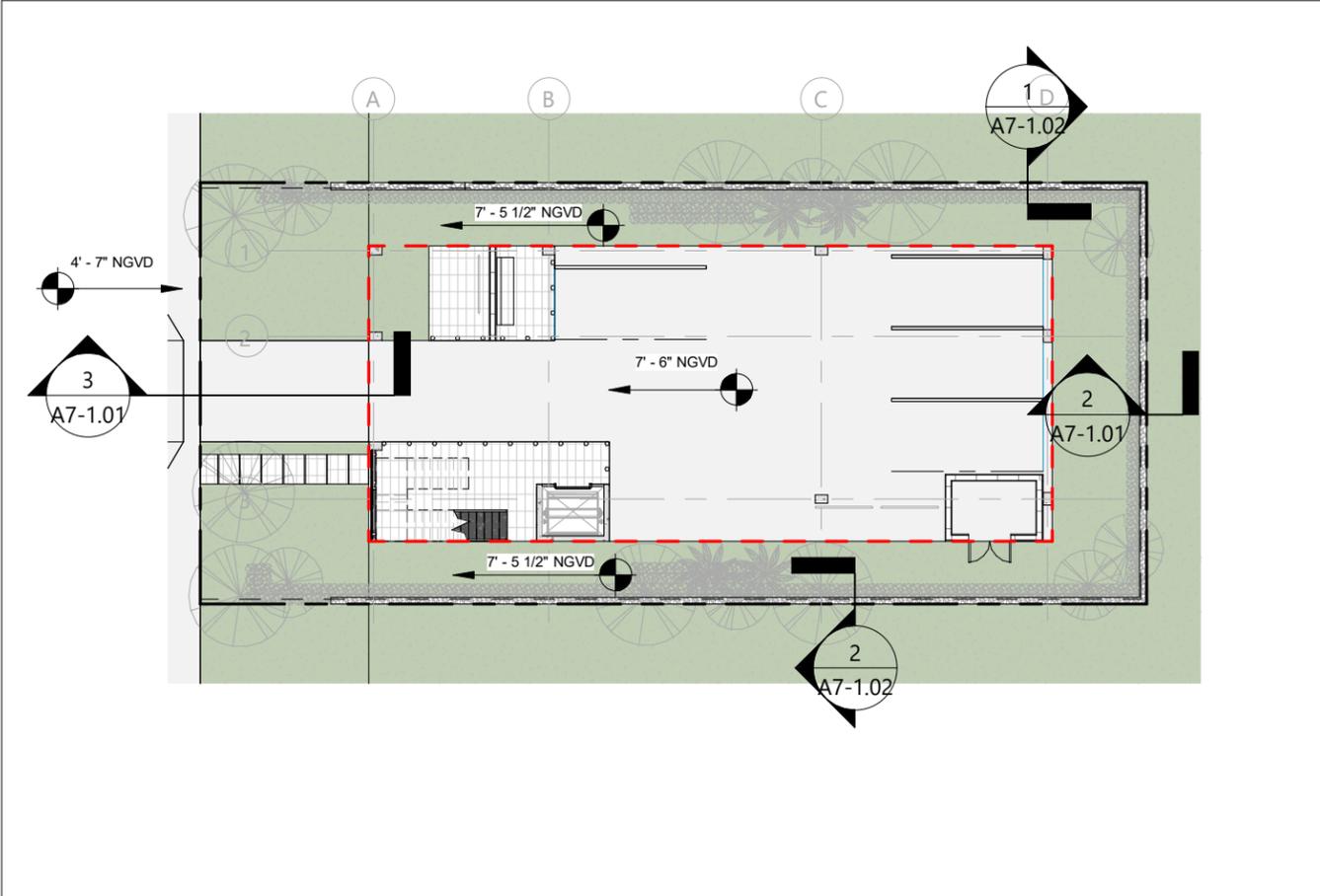
SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:
EXPLOTED AXONOMETRIC

SCALE:

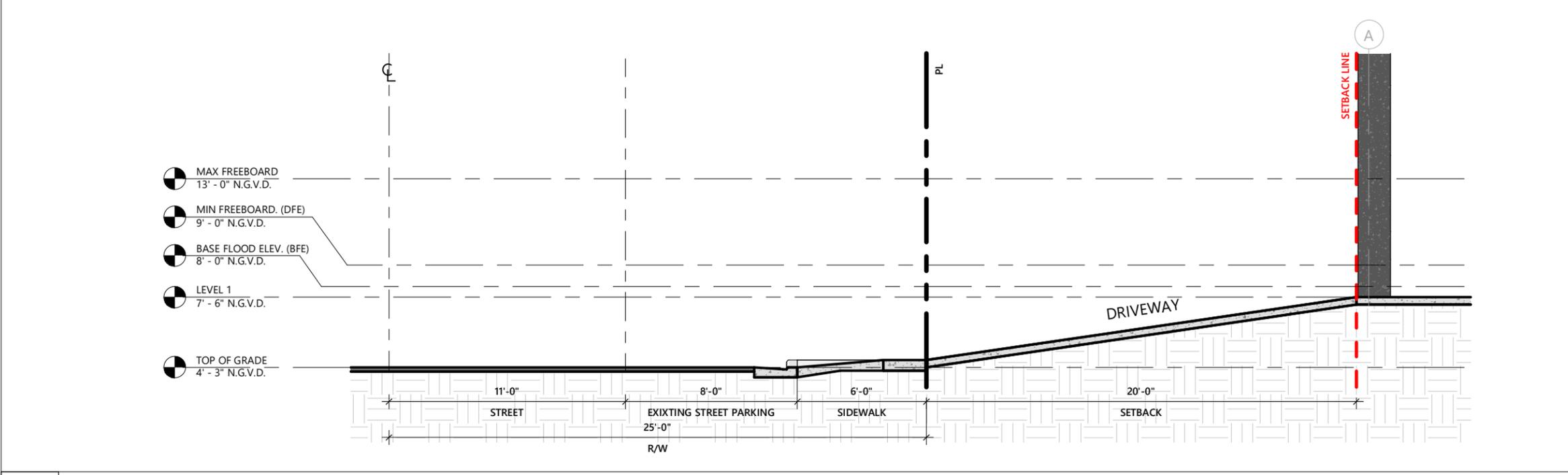
SHEET NO:
A3-2.01

5/3/2024 4:52:35 PM



1 GROUND LEVEL FLOOR PLAN
1" = 20'-0"

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



3 FRONT YARD SECTION
3/16" = 1'-0"

PROJECT AND OWNER:
DENBORA BAY II
704 84TH ST
MIAMI BEACH | FL | 33141
704 MIAMI BEACH LLC
3179 HOLYLAKE RD.
LAKE WORTH | FL | 33467
ARCHITECT:
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AA#26003161

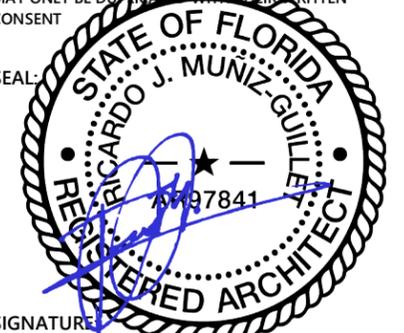


DESIGNER:
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INTEGRAL ARCHITECTURAL SERVICES
1535 NORTH PARK DRIVE #102 WESTON
FL 33326
954 850 9965
ADMIN@REDOCTOPUSLLC.COM

FINAL SUBMITTAL

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DRAWN BY: APPROVED BY:

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SIGNATURE:
RICARDO J. MUNIZ-GUILLET
LIC# AR97841
SHEET TITLE:
YARD SECTIONS
SCALE:
As indicated
SHEET NO:

A7-1.01
5/3/2024 4:52:37 PM

PROJECT AND OWNER:
DENBORA BAY II

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

ARCHITECT:
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 954 812 6650
 RICARDO@MUVEARCH.COM
 AA#26003161



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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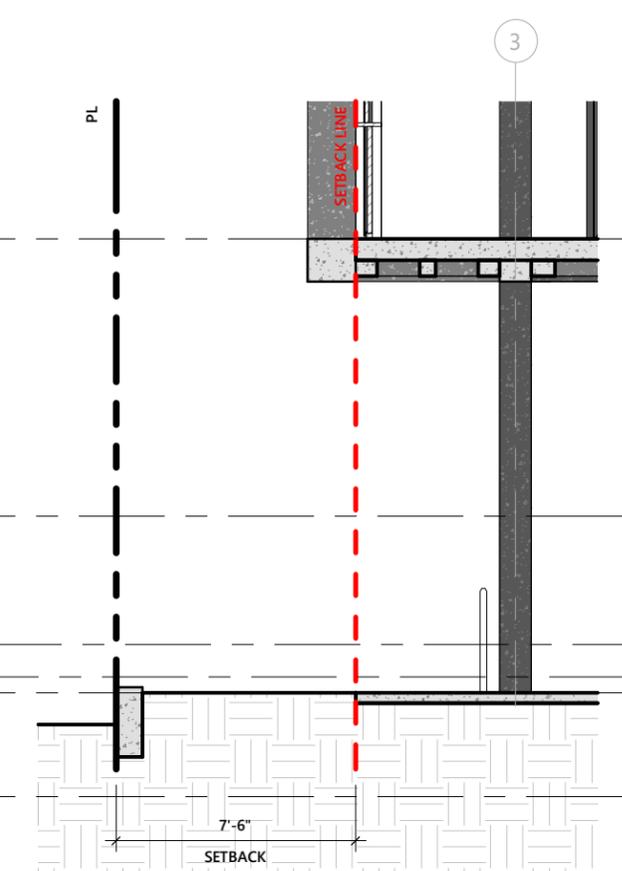
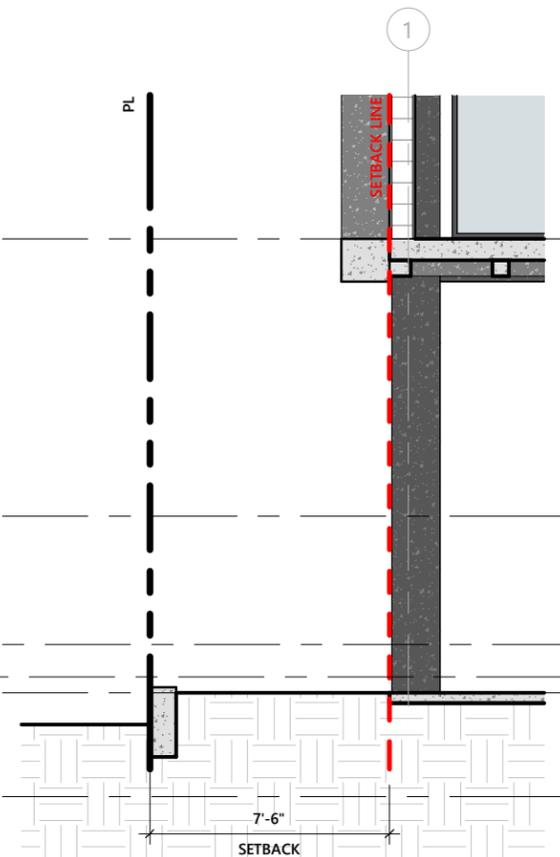
SHEET TITLE:
YARD SECTIONS

SCALE:
N.T.S.

SHEET NO:

A7-1.02

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

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

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DESIGNER:

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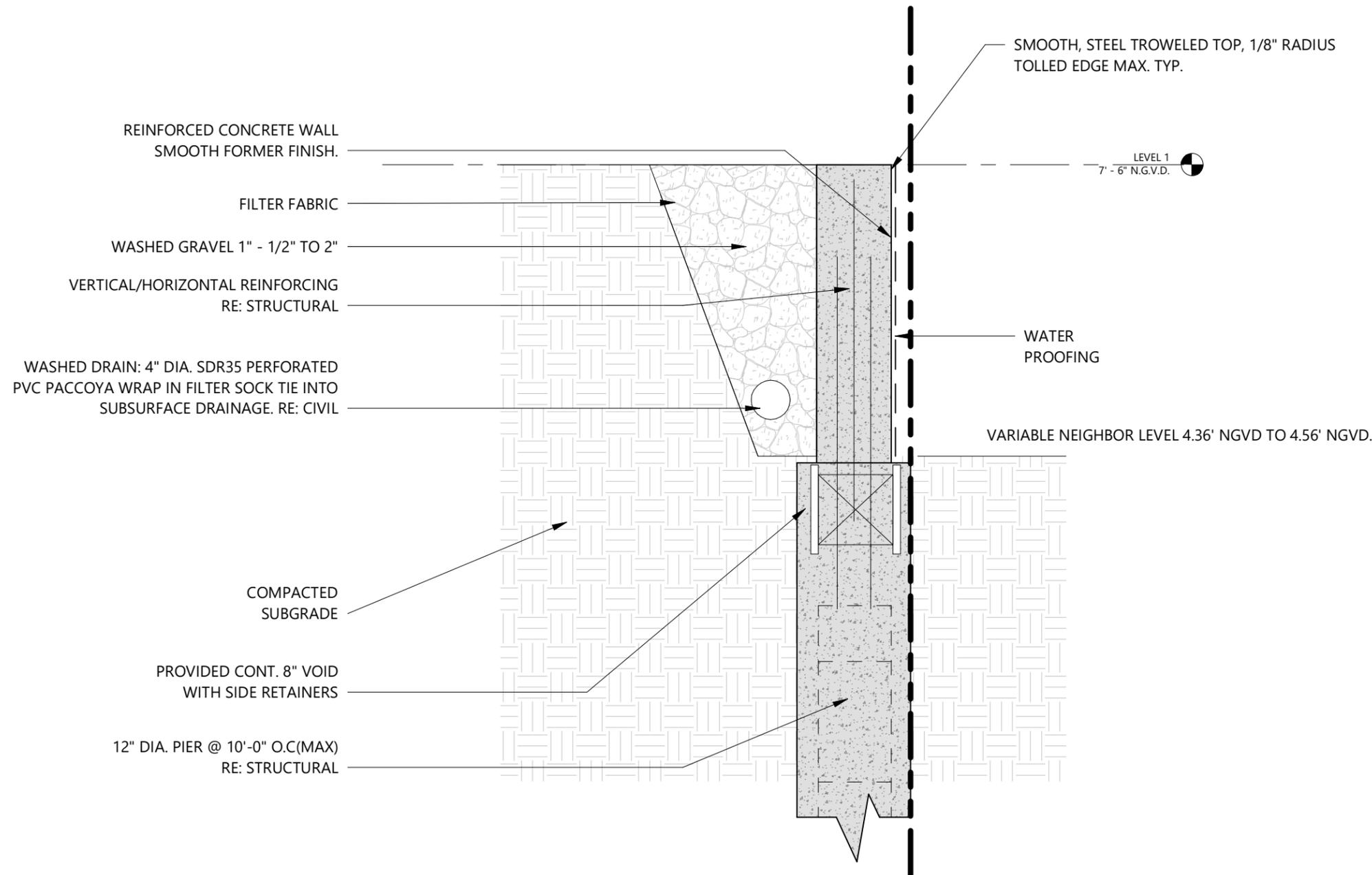
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 RICARDO J. MUNIZ-GUILLET
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SHEET TITLE:
WALL DETAIL

SCALE:
N.T.S.

SHEET NO:
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1 **RETAINING WALL DETAIL SECTION**
 1" = 1'-0"



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PERMIT APPLICATION DATE: 03-10-2024
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SHEET TITLE:
STREET VIEW

SCALE:
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SHEET NO:
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PROJECT AND OWNER:
DENBORA BAY II

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DESIGNER:



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SHEET TITLE:

STREET BACK VIEW

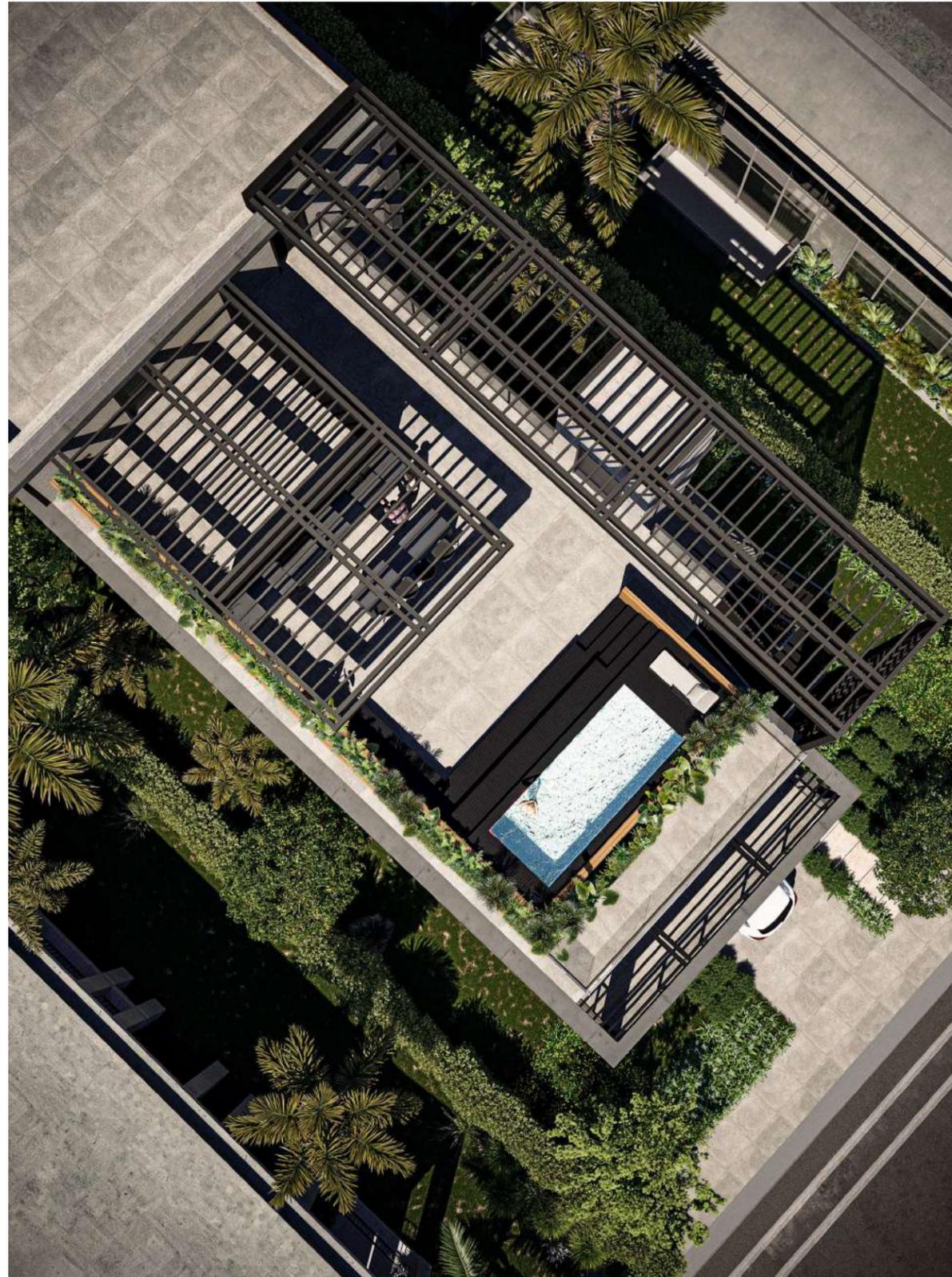
SCALE:

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SHEET NO:

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PROJECT AND OWNER:
DENBORA BAY II

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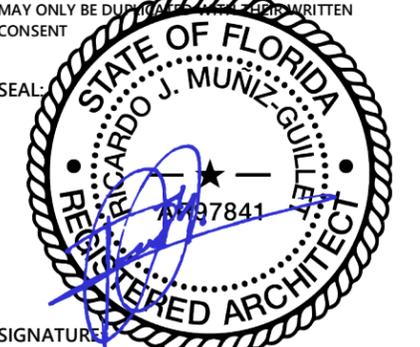
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SHEET TITLE:
ROOFTOP VIEW

SCALE:
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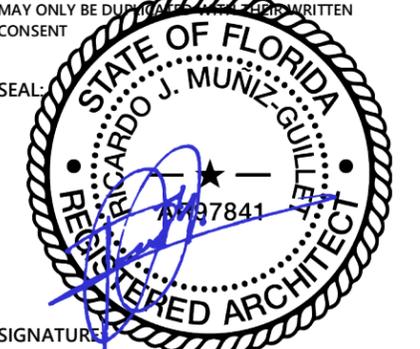
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SHEET TITLE:

AXONOMETRIC VIEW

SCALE:

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SHEET NO:

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