

THE EIGHTY 4

at
756 84 STREET
MIAMI BEACH, FL 33141
for
DIVA ESTATE LLC

ARCHITECTURE

CDS | ARCHITECTURE AND PLANNING
2103 CORAL WAY, SUITE 722
MIAMI, FLORIDA 33145
TEL: (305) 300-7438 | info@cds -ap.com

LANDSCAPING

PLANTAYSIA INC
1606 WEST AVENUE 12
MIAMI BEACH, FL 33139
TEL: (305) 343-1987 | plantaycia@bellsouth.net

SCOPE: NEW FOUR-DWELLING UNIT, FIVE-STORY MULTIFAMILY BUILDING, WITH PARKING GARAGE AT GROUND FLOOR LEVEL FEATURING FOUR PARKING LIFTS.

GENERAL NOTES

FIELD VERIFICATION OF CONDITIONS

Contractor shall visit the site and become familiar with the existing building, existing conditions and extent of the work prior to preparing a proposal. This plan is to provide a general scale and overall layout of the work. Contractor shall pay for, and be responsible for all removal and disposal requirements, dumping fees, permit fees and direct and indirect costs pertaining to the removal and disposal of materials from the building.

NOTE:
Building shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

NOTE:
Provide a weather-resistant, job-site posting board to receive duplicate treatment certificates as each required treatment for prevention of Termites is completed. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used. A permanent sign which identifies the treatment provider and need for inspection and treatment contract renewal shall be posted near the water heater or electric panel.

NOTE:
Fences and gates, doors and windows, as well as the scope of work within the 84th Street right-of-way, shall be UNDER SEPARATE PERMITS.

NOTE:
All new and relocated A/C condensing units, water heater and all electrical, mechanical and plumbing equipment shall have their bottom at or above base flood elevation of +9.00 Ft. NGVD. See Plumbing, Electrical and Mechanical drawings for additional info.

REQUIRED / ALLOWED

FLOOR AREA: 7,031.25 SF (1.25 FAR Max.)
LOT AREA: 5,600 SF Min.
LOT WIDTH: 50'-0" Min.
LOT COVERAGE: N/A
LOT AGGREGATION: Two platted lots Max.
UNIT SIZE: 550 SF Min. (New Construction) | 800 SF Ave. Min.
BUILDING HEIGHT: 55'-0" (From Max. Freeboard) | 5 Stories
BUILDING SETBACKS:
FRONT: 20'-0"
SIDE, INTERIOR: 7'-6"
REAR: 11'-3" (10% of Lot depth)
PARKING SETBACKS:
FRONT: 20'-0"
SIDE, INTERIOR: 5'-0"
REAR: 11'-3" (10% of Lot depth)
ENCROACHMENTS:
BALCONIES: 5'-0" Max. (25% Front Yard)
MIN. YARD ELEVATION: + 6.56' NGVD
MAX. YARD ELEVATION: + 7.13' NGVD (Future adjusted Grade)
PARKING: N/A
MAIN USES: Single-Family detached dwellings, Townhomes, Apartments

ZONING ANALYSIS

PROPOSED

FLOOR AREA: 7,029.20 SF
LOT AREA: 5,605 SF
LOT WIDTH: 50'-0"
LOT COVERAGE: N/A
LOT AGGREGATION: One platted lot
UNIT SIZE: 1,515 SF Min. | 1,515 SF Ave.
BUILDING HEIGHT: 55'-0" | 5 Stories
BUILDING SETBACKS:
FRONT: 20'-0"
SIDE, INTERIOR: 7'-6"
REAR: 11'-3" (10% of Lot depth)
PARKING SETBACKS:
FRONT: 28'-0"
SIDE, INTERIOR: 7'-6"
REAR: 23'-1 1/4" (20.5% of Lot depth)
ENCROACHMENTS:
BALCONIES: 5'-0" (25% Front Yard)
MIN. YARD ELEVATION: + 6.56' NGVD
MAX. YARD ELEVATION: + 7.13' NGVD
PARKING: 0 Parking Spaces
MAIN USES: Apartments

PROPERTY INFORMATION

LEGAL DESCRIPTION:

2-3 53 42 BISCAYNE BEACH SUB PB 44-67, LOT 7 BLK 7, LOT SIZE 50,000 X 113 OR 9360 649 COC 25415-0071 02 2007 5

ZONING DISTRICT: RM-1 Residential Multifamily Low Intensity (Amended)

FLOODING INFO

Flood Zone: AE; Panel No.: 12066C0307L
Community Name/No.: City of Miami Beach / 120651
Base Flood Elevation: +8.00' NGVD

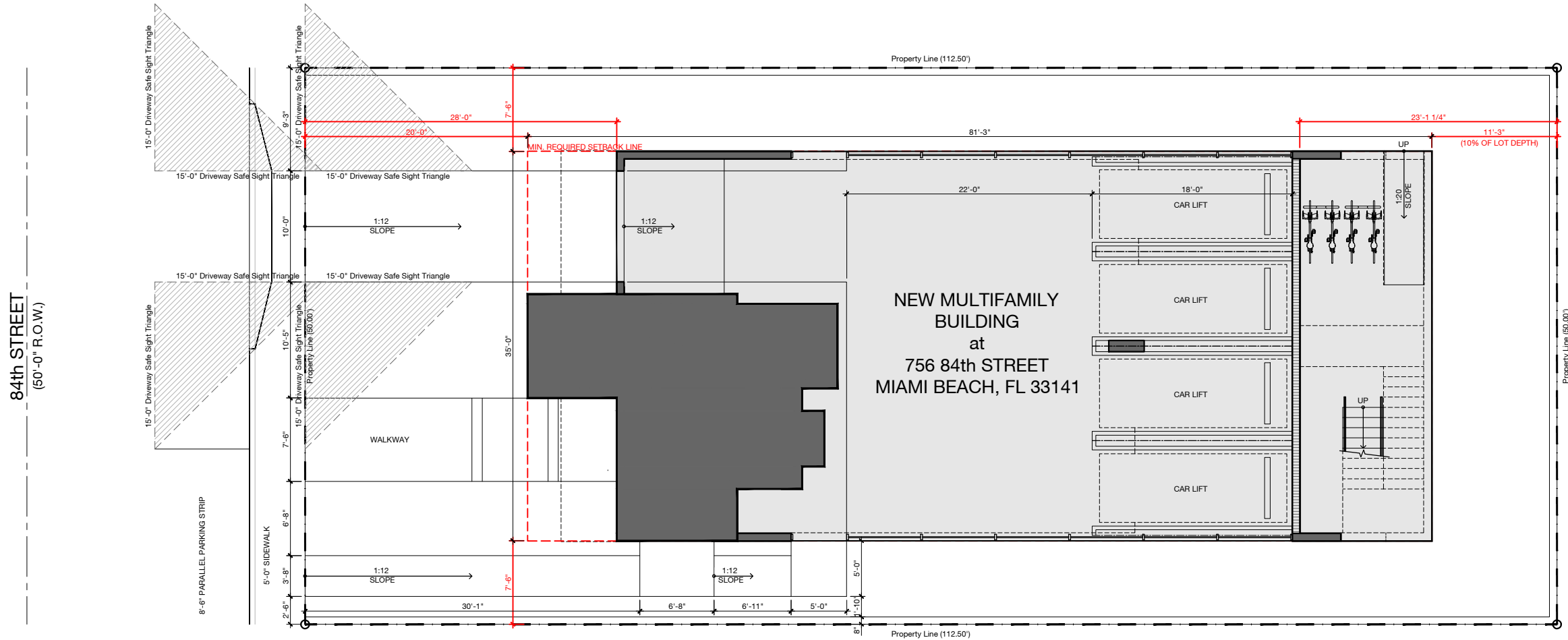
GRADE: +4.25' NGVD (City sidewalk elevation at the centerline of the front of the property)

OCCUPANCY

OCCUPANCY: R-2

CODES IN EFFECT

FLORIDA BUILDING CODE 6th EDITION (2017) BUILDING
FLORIDA BUILDING CODE 6th EDITION (2017) PLUMBING
FLORIDA BUILDING CODE 6th EDITION (2017) MECHANICAL
FLORIDA FIRE PREVENTION CODE, 6th EDITION (2017)
NFPA 101 LIFE SAFETY CODE, 2015 EDITION



THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



EDUARDO A. PARDO-FERNANDEZ, AIA
APR04 82

JOB No: 18001

ISSUED ON: 08.06.2018

SHEET:



FIELD VERIFICATION OF CONDITIONS
Contractor shall visit the site and become familiar with the existing building, existing conditions and extent of the work prior to preparing a proposal. This plan is to provide a general scale and overall layout of the work. Contractor shall pay for, and be responsible for all removal and disposal requirements, dumping fees, permit fees and direct and indirect costs pertaining to the removal and disposal of materials from the building.

NOTE:
Building shall have a pre-construction treatment protection against subterranean termites. The rules and laws as established by the Florida Department of Agriculture and Consumer Services shall be deemed as approved with respect to preconstruction soil treatment for protection against subterranean termites. A certificate of compliance shall be issued to the building department by the licensed pest control company that contains the following statement: "The building has received a complete treatment for the prevention of subterranean termites. Treatment is in accordance with rules and laws established by the Florida Department of Agriculture and Consumer Services."

NOTE:
Provide a weather-resistant, job-site posting board to receive duplicate treatment certificates as each required treatment for prevention of Termites is completed. The treatment certificate shall provide the product used, identity of the applicator, time and date of the treatment, site location, area treated, chemical used, percent concentration and number of gallons used. A permanent sign which identifies the treatment provider and need for inspection and treatment contract renewal shall be posted near the water heater or electric panel.

NOTE:
Fences and gates, doors and windows, as well as the scope of work within the 84th Street right-of-way, shall be UNDER SEPARATE PERMITS.

NOTE:
All new and relocated A/C condensing units, water heater and all electrical, mechanical and plumbing equipment shall have their bottom at or above base flood elevation of +9.00 Ft. NGVD. See Plumbing, Electrical and Mechanical drawings for additional info.

ZONING ANALYSIS

REQUIRED / ALLOWED

FLOOR AREA: 7,031.25 SF (125 Far Lot Max.)
 LOT AREA: 9,600 SF Min.
 LOT WIDTH: 50'-0" Min.
 LOT COVERAGE: N/A
 LOT AGGREGATION: Two planted lots Max.
 UNIT SIZE: 850 SF Min. (New Construction) | 800 SF Ave. Min. (Existing)
 BUILDING SETBACKS: 5'-0" (From Max. Firebreak) | 5 Stories
 BUILDING SETBACKS:
 FRONT: 20'-0"
 SIDE, INTERIOR: 7'-6"
 REAR: 11'-3" (10% of Lot depth)
 PARKING SETBACKS:
 FRONT: 20'-0"
 SIDE, INTERIOR: 5'-0"
 REAR: 11'-3" (10% of Lot depth)
 ENCROACHMENTS:
 BALCONIES: 5'-0" Max. (25% Front Yard)
 MAX. YARD ELEVATION: 1'-0" (From NGVD)
 MAX. YARD ELEVATION: +7.13' NGVD (Future adjacent development)
 PARKING: N/A
 NOTES: Single-Family detached dwellings.
 Townhomes, Apartments

PROPOSED

FLOOR AREA: 7,029.20 SF
LOT AREA: 5,625 SF
LOT WIDTH: 50'-0"
LOT COVERAGE: N/A
LOT AGGREGATION: One platted lot
UNIT SIZE: 1,515 SF Min. | 1,515 SF Ave.
BUILDING HEIGHT: 55'-0" | 5 Stories
BUILDING SETBACKS:
FRONT: 20'-0"
SIDE, INTERIOR: 7'-6"
REAR: 11'-3" (10% of Lot depth)
PARKING SETBACKS:
FRONT: 20'-0"
SIDE, INTERIOR: 7'-6"
REAR: 11'-3" - 14'-6" (20.5% of Lot depth)
ENCROACHMENTS:
BALCONIES: 5'-0" (25% Front Yard)
MIN. YARD ELEVATION: + 6.56' NGVD
MAX. YARD ELEVATION: + 7.13' NGVD
PARKING: 8 Parking Spaces
MAIN USES: Apartments

PROPERTY INFORMATION

LEGAL DESCRIPTION:
2-3 53 42 BISCAYNE BEACH SUB PB 44-67, LOT 7 BLK 7, LOT SIZE
50.000 X 113 OR 9360 649 COC 25415-0071 02 2007 5

ZONING DISTRICT: RM-1 Residential Multifamily Low Intensity (Amended)

ZONING DISTRICT: RM-1 Residential Multifamily Low Intensity (Amended)

FLOODING INFO
 Flood Zone: AE; Panel No.: 12086C0307L
 Community Name/No.: City of Miami Beach / 120651
 Base Flood Elevation: +8.00' NGVD

GRADE: +4.25' NGVD (City sidewalk elevation at the centerline of the front of the property)

OCCUPANCY

OCCUPANCY: R-2

CODES IN EFFECT

FLORIDA BUILDING CODE 6th EDITION (2017) BUILDING
FLORIDA BUILDING CODE 6th EDITION (2017) PLUMBING
FLORIDA BUILDING CODE 6th EDITION (2017) MECHANICAL
FLORIDA FIRE PREVENTION CODE, 6th EDITION (2017)
NFPA 101 LIFE SAFETY CODE, 2015 EDITION

PROJECT: THE EIGHTY 4

TITLE: ALTERNATIVE
SITE PLAN

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DIVA ESTATE LLC

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON: 08.06.2018

A-101a



Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

ITEM #	Zoning Information			
1	Address:		756 84 Street, Miami Beach, FL 33141	
2	Board and file numbers :		DRB18-0239	
3	Folio number(s):		02-3202-008-1580	
4	Year constructed:	Zoning District:	RM-1 (Amended)	
5	Based Flood Elevation:	+8.00' NGVD	Grade value in NGVD:	+4.25' NGVD
6	Adjusted grade (Flood+Grade/2):	+6.125 NGVD	Lot Area:	5,600 SF
7	Lot width:	50'-0"	Lot Depth:	112'-6"
8	Minimum Unit Size	1,515 SF	Average Unit Size	1,515 SF
9	Existing use:	N/A	Proposed use:	Apartments

	Maximum	Existing	Proposed	Deficiencies
10	Height	55'-0"	N/A	55'-0"
11	Number of Stories	5	N/A	5
12	FAR	7,031.25 (1.25 FAR)	N/A	7,029.20
13	Gross square footage			
14	Square Footage by use	N/A	N/A	
15	Number of units Residential	N/A	4	
16	Number of units Hotel	N/A	N/A	
17	Number of seats	N/A	N/A	
18	Occupancy load	N/A	68	

	Setbacks	Required	Existing	Proposed	Deficiencies
	Subterranean:				
19	Front Setback:	N/A	N/A	N/A	
20	Side Setback:	N/A	N/A	N/A	
21	Side Setback:	N/A	N/A	N/A	
22	Side Setback facing street:	N/A	N/A	N/A	
23	Rear Setback:	N/A	N/A	N/A	
	At Grade Parking:				
24	Front Setback:	20'-0"	N/A	28'-0"	
25	Side Setback:	5'-0"	N/A	7'-6"	
26	Side Setback:	5'-0"	N/A	7'-6"	
27	Side Setback facing street:	N/A	N/A	N/A	
28	Rear Setback:	11'-3"	N/A	23'-1 1/4"	
	Pedestal:				
29	Front Setback:	20'-0"	N/A	20'-0"	
30	Side Setback:	7'-6"	N/A	7'-6"	
31	Side Setback:	7'-6"	N/A	7'-6"	
32	Side Setback facing street:	N/A	N/A	N/A	
33	Rear Setback:	11'-3"	N/A	11'-3"	
	Tower:				
34	Front Setback:	N/A	N/A	N/A	
35	Side Setback:	N/A	N/A	N/A	



Planning Department, 1700 Convention Center Drive
Miami Beach, Florida 33139, www.miamibeachfl.gov
305.673.7550

ITEM #	Setbacks	Required	Existing	Proposed	Deficiencies
36	Side Setback:	N/A	N/A	N/A	
37	Side Setback facing street:	N/A	N/A	N/A	
38	Rear Setback:	N/A	N/A	N/A	

	Parking	Required	Existing	Proposed	Deficiencies
39	Parking district				
40	Total # of parking spaces	N/A	N/A	8	
41	# of parking spaces per use (Provide a separate chart for a breakdown calculation)				
42	# of parking spaces per level (Provide a separate chart for a breakdown calculation)				
43	Parking Space Dimensions	8'-6" x 18'-0" Min.	N/A	8'-6" x 18'-0"	
44	Parking Space configuration (45o,60o,90o,Parallel)	Any	N/A	90-degree	
45	ADA Spaces	N/A	N/A	0	
46	Tandem Spaces	N/A	N/A		
47	Drive aisle width	22'-0"	N/A	22'-0"	
48	Valet drop off and pick up			No	
49	Loading zones and Trash collection areas				
50	racks			4	

	Restaurants, Cafes, Bars, Lounges, Nightclubs	Required	Existing	Proposed	Deficiencies
51	Type of use				
52	Number of seats located outside on private property				
53	Number of seats inside				
54	Total number of seats				
55	Total number of seats per venue (Provide a separate chart for a breakdown calculation)				
56	Total occupant content				
57	Occupant content per venue (Provide a separate chart for a breakdown calculation)				

58	Proposed hours of operation	
59	Is this an NIE? (Neighboot Impact stablishment, see CMB 141-1361)	
60	Is dancing and/or entertainment proposed ? (see CMB 141-1361)	
61	Is this a contributing building?	N/A
62	Located within a Local Historic District?	N/A

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

THE EIGHTY 4



- ① A1A COLLINS AVENUE
- ② BYRON AVENUE
- ③ CRESPI BOULEVARD
- ④ 85TH STREET
- ⑤ LEHRMAN DRIVE - SOUTH BISCAYNE POINT ROAD
- ⑥ HAWTHORNE AVENUE

TITLE: NEIGHBORHOOD
CONTEXT STUDY

REVISIONS:

PROJECT: THE EIGHTY 4

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS,
AND DESIGNS ARE THE
PROPERTY OF CONTEMPORARY
DESIGN STUDIO, INC. NO PART
THEREOF SHALL BE COPIED,
DISCLOSED TO OTHERS, OR
USED IN CONNECTION WITH ANY
WORK OTHER THAN FOR WHICH
THEY HAVE BEEN PREPARED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

SCALE: N.T.S.

A-106

SHEET:

CLIENT: DIVA ESTATE LLC
ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON: 08.06.2018

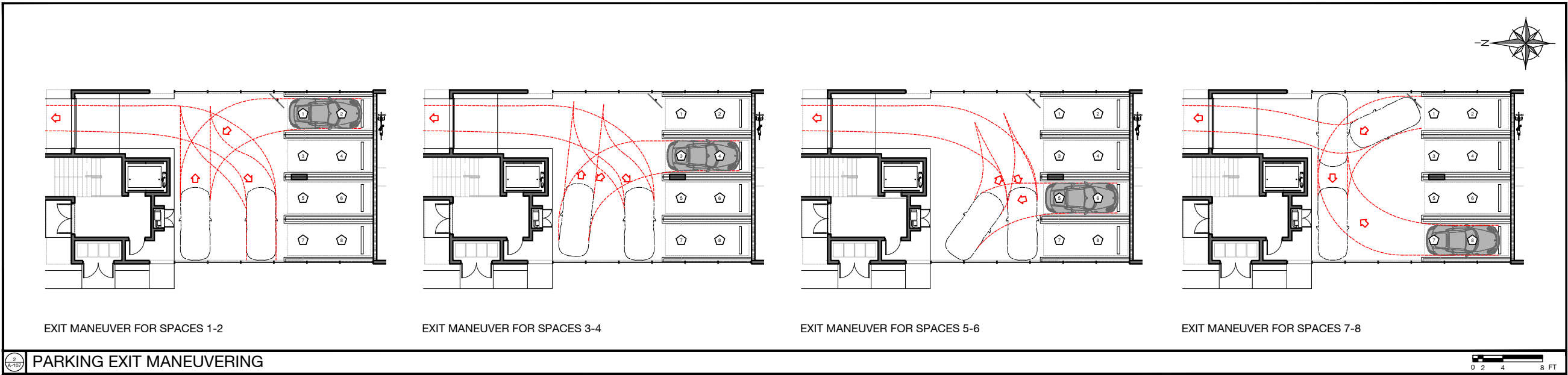
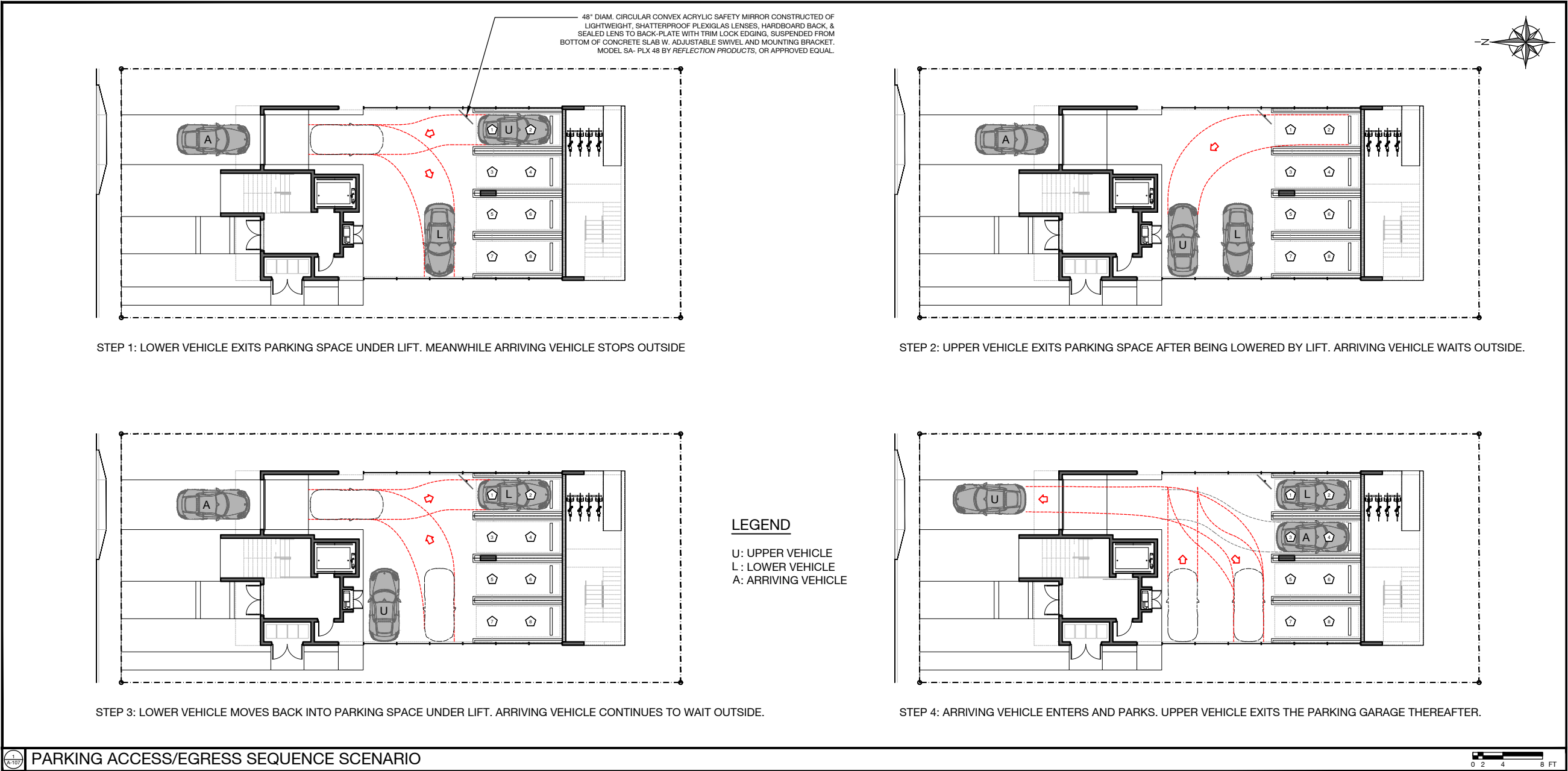
JOB No: 18001

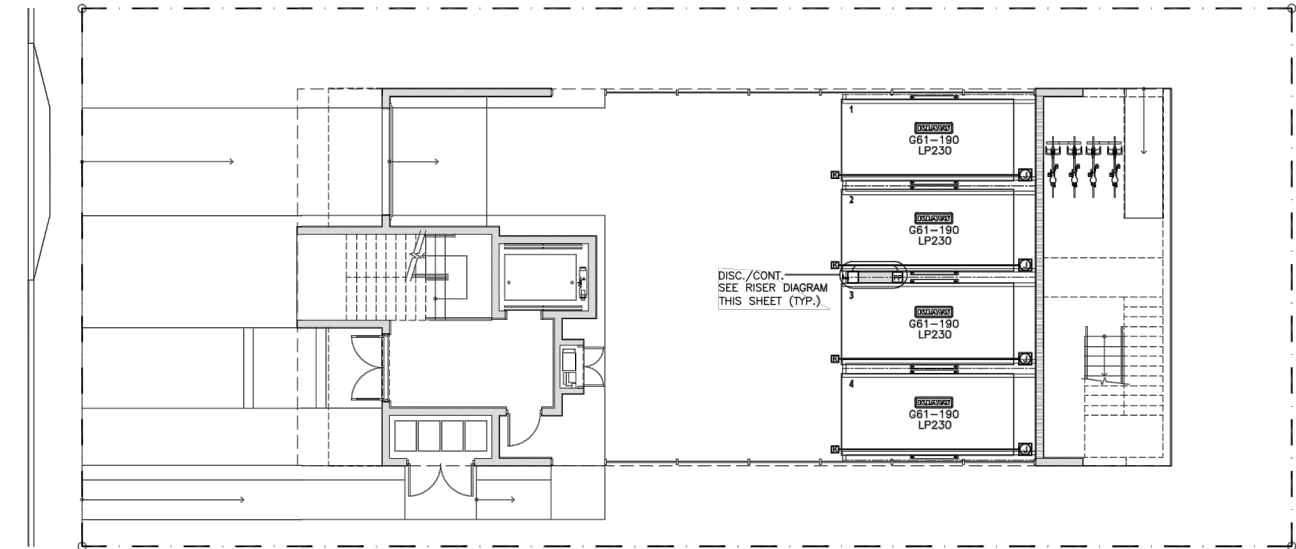
EDUARDO A. PARRIS-FERNANDEZ, AIA
ARCHITECT

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.360.7438
eduardo@cds-ny.com

CDS

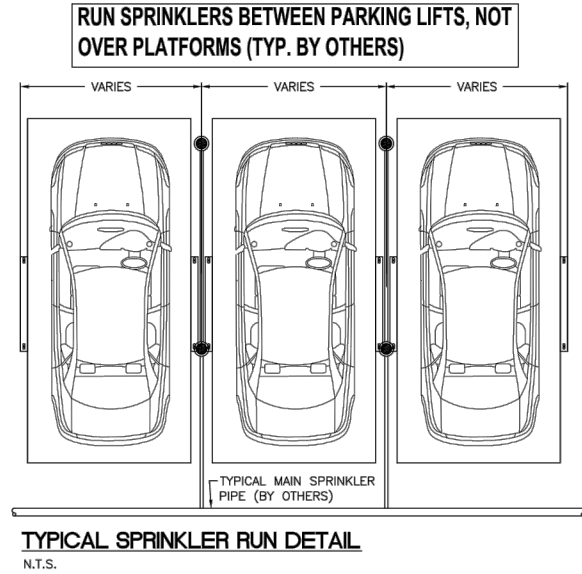
CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



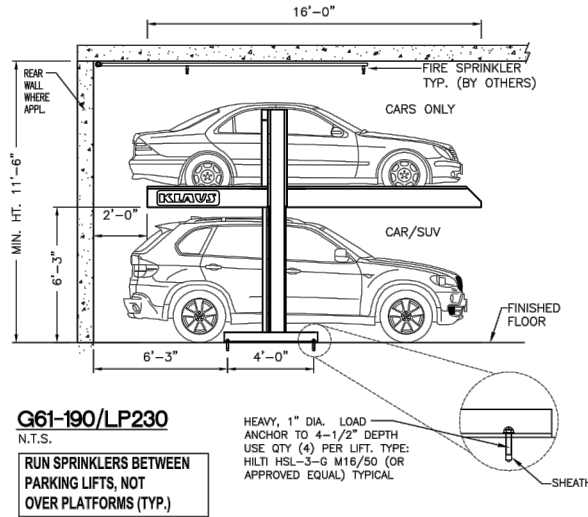


GROUND FLOOR - MECHANICAL PARKING PLAN
SCALE: 1/8" = 1'-0"

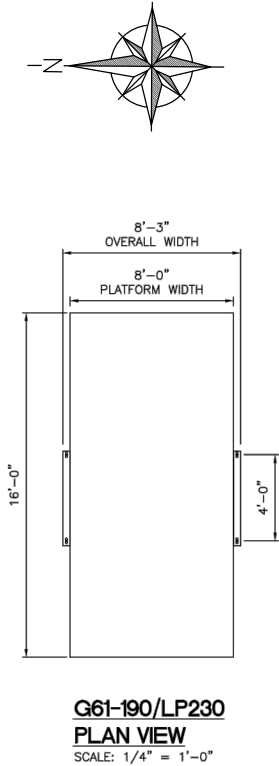
4 PARKING LIFTS
8 PARKING SPACES



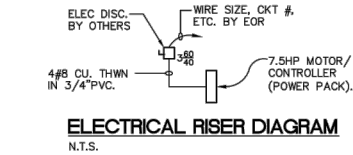
TYPICAL SPRINKLER RUN DETAIL
N.T.S.



G61-190/LP230
N.T.S.
RUN SPRINKLERS BETWEEN
PARKING LIFTS, NOT
OVER PLATFORMS (TYP.)



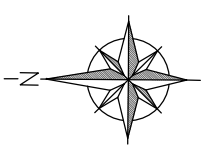
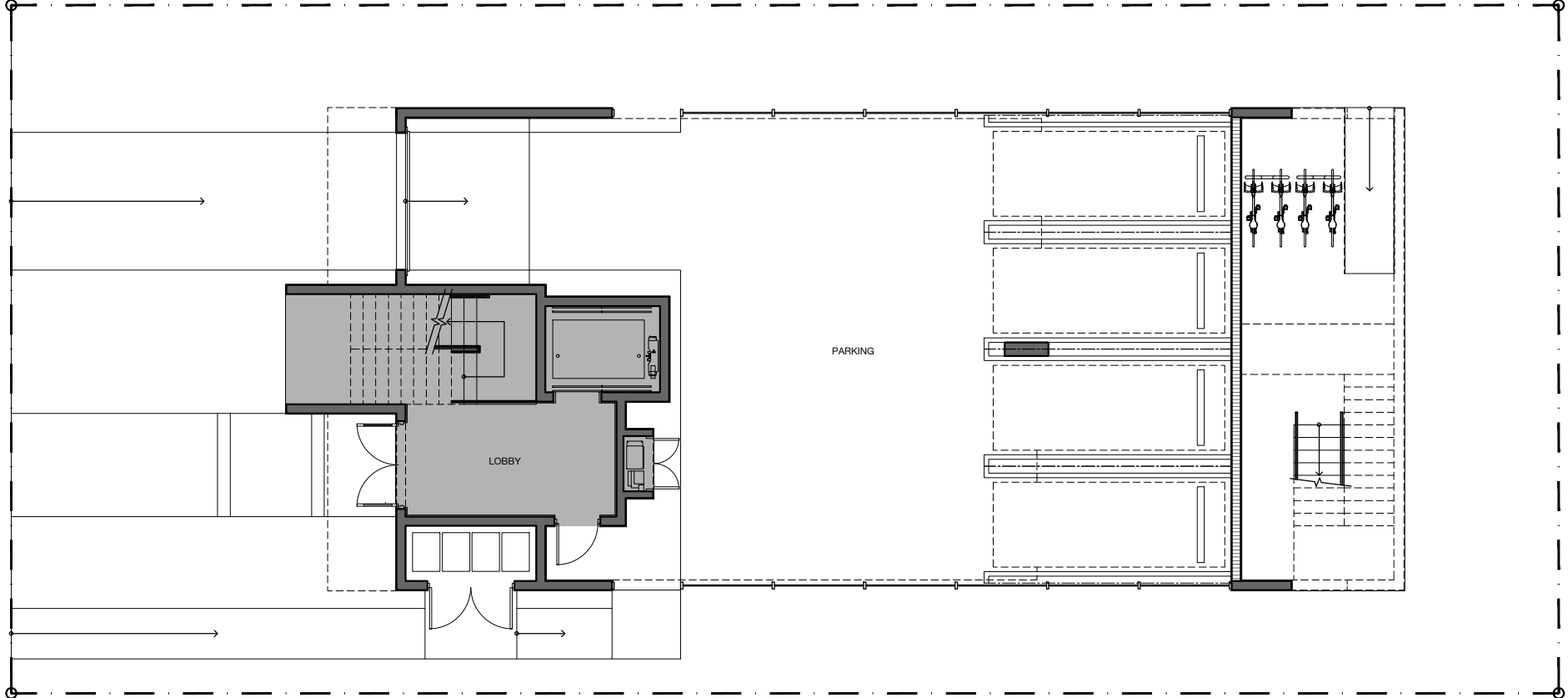
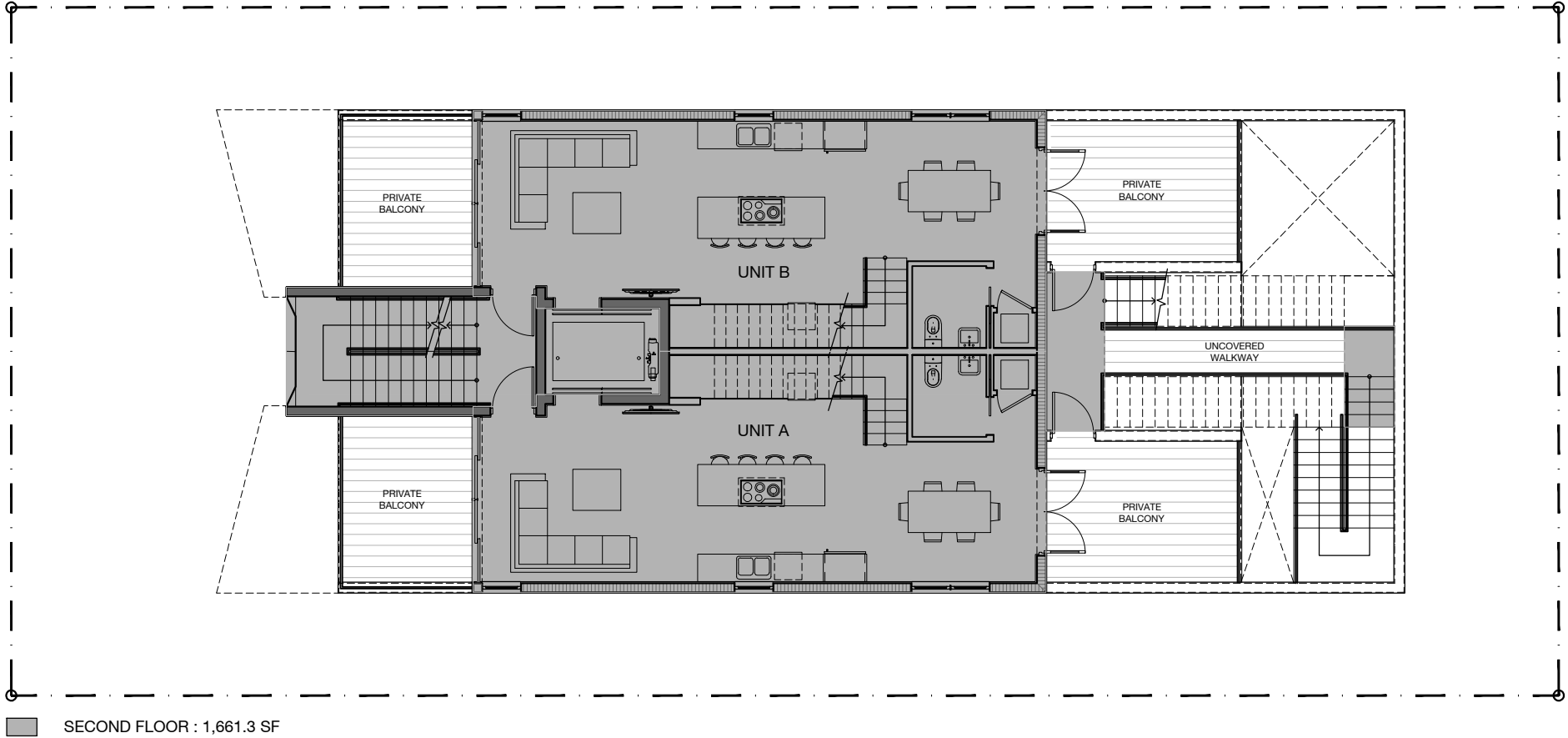
G61-190/LP230
PLAN VIEW
SCALE: 1/4" = 1'-0"



ELECTRICAL RISER DIAGRAM
N.T.S.

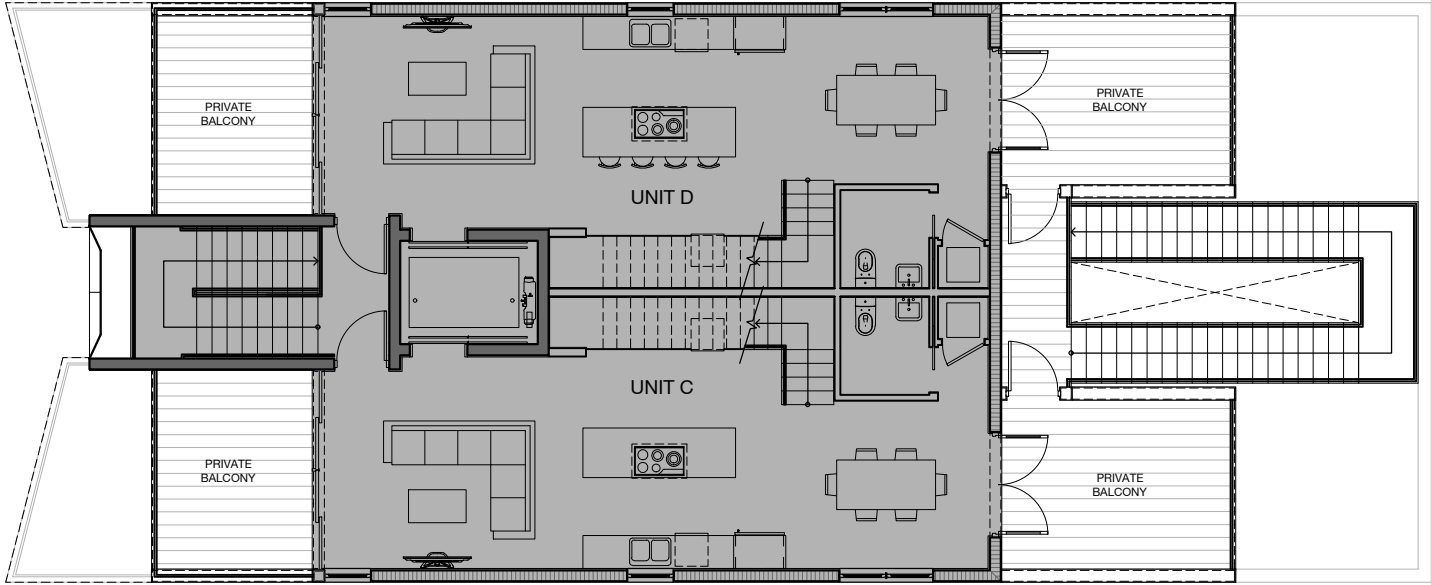
GENERAL NOTES			
1. CLIENT MUST PROVIDE (1) DISCONNECT, 3P, 208V,60A W/ 40A FUSE EA.			
2. 24 VOLT CONTROL LINES BY KLAUS			
3. 4 KLAUS LIFTS AND 1 POWER PACK			
4. KLAUS LIFT WEIGHS 2,000 LBS			
5. HYDRAULIC TANK CAPACITY 120 LITERS			
6. HEAVY LOAD ANCHOR BOLT (SEE DETAIL THIS SHEET)			
7. ALL HYDRAULIC FITTINGS, PIPES, HOSES, PISTONS, CYLINDERS, AND VALVES ARE PROVIDED BY THE MANUFACTURER AS A COMPLETE SYSTEM			
8. ALL CONNECTION HARDWARE AND ANCHORAGE PROVIDED BY MANUFACTURER			
9. MINIMUM 7 INCH THICK, 4000 PSI CONCRETE SLAB REQUIRED			
LEGEND			
	KEY SWITCH		
	J-BX MTD. ON UNISTRUT STAND		
	POWER PACK W/ S.D. TRANSFORMER		
	3P, 208V, 60A W/ 40A FUSE DISC. BY OTHERS		
	ELECT./HYD. CONTROL LINE 24 VOLTS IN 1/2"		
CAR LIFT SCHEDULE			
LIFT MODEL	OVERALL WIDTH	MIN. CEILING HT.	# OF LIFTS
G61-190 LP230	8'-3"	11'-6"	4
TOTAL # OF PARKING SPACES			8

SCHEMATIC PLAN - NOT FOR CONSTRUCTION

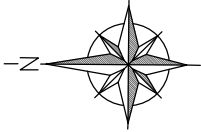
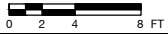
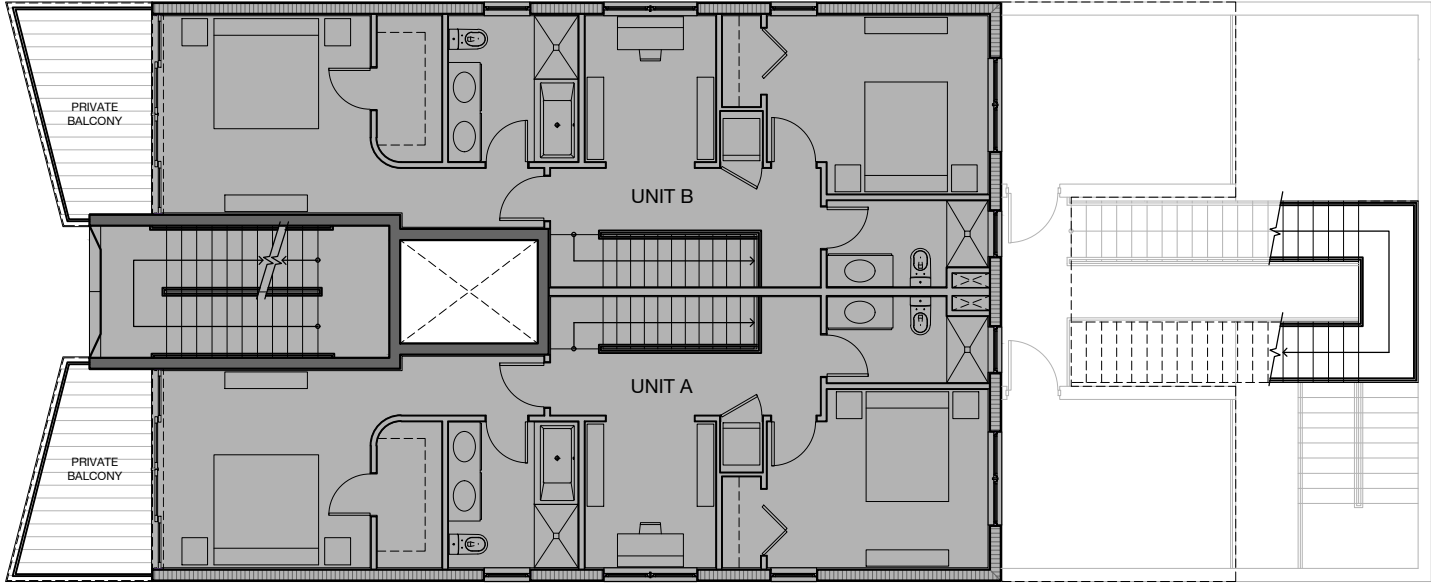


THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

FOURTH FLOOR : 1,561.6 SF



THIRD FLOOR : 1,783.0 SF



TITLE: FLOOR AREA CALCULATION

REVISIONS:

PROJECT: THE EIGHTY 4

SCALE: 3/16"=1'-0"
SHEET: A-204

CLIENT: DIVA ESTATE LLC
ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141
ISSUED ON: 08.06.2018

NOTE:
THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SEAL & SIGNATURE

SHEET:

JOB No: 18001

EDUARDO A. PAREDO-FERNANDEZ, AIA
ARCHITECT

CDS

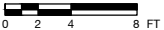
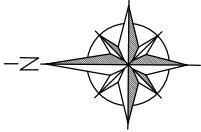
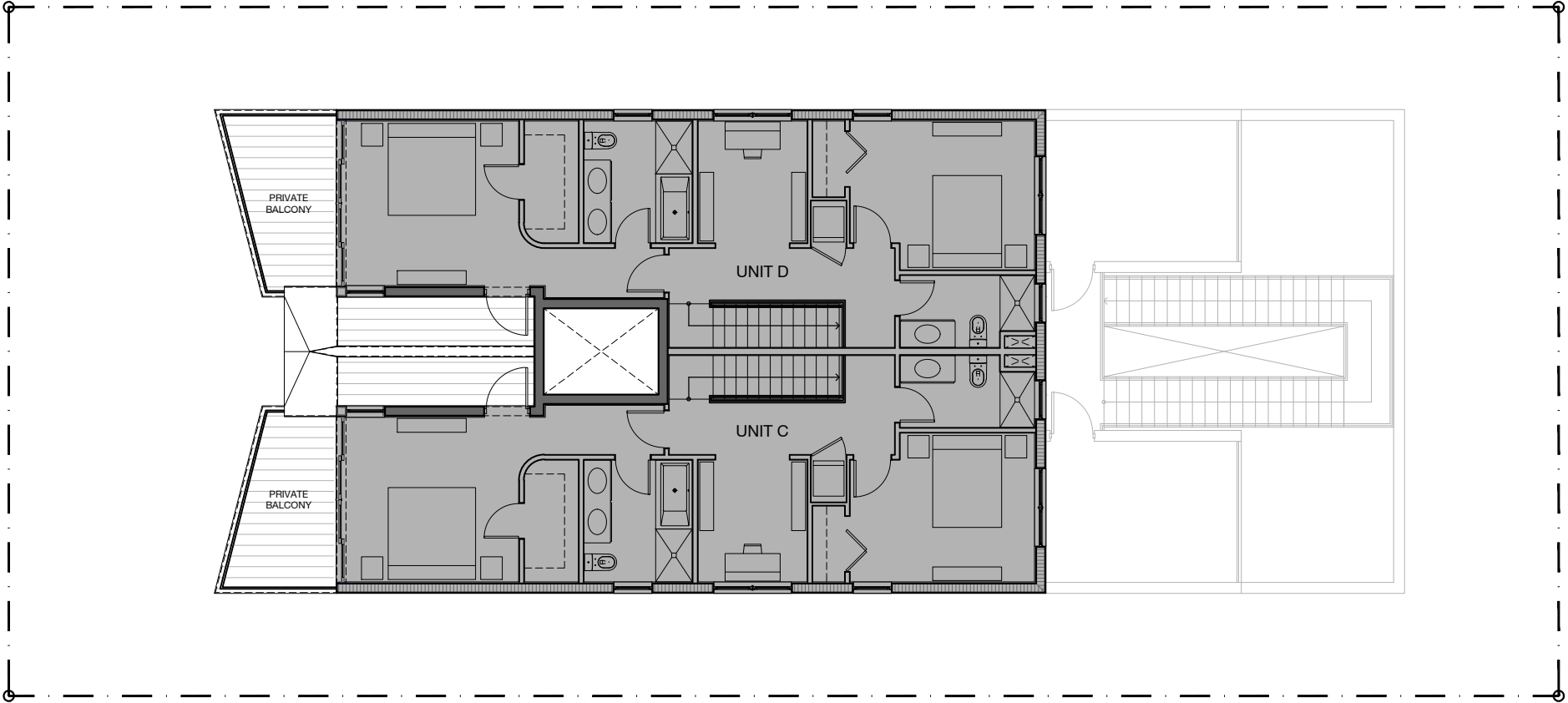
CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
TEL: 305.500.7438
eduardo@cds-ny.com

FLOOR AREA CALCULATION	
GROUND FLOOR:	395.0 SF
SECOND FLOOR:	1,661.3 SF
THIRD FLOOR:	1,783.0 SF
FOURTH FLOOR:	1,561.6 SF
FIFTH FLOOR:	1,628.3 SF
TOTAL:	7,029.2 SF

MAXIMUM ALLOWED FAR: 7,031.25 SF (112.5 Ft x 50 Ft x 1.25)

FIFTH FLOOR : 1,628.3 SF



THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



A-301

CLIENT: DIVA ESTATE LLC

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON: 08.06.2018

JOB No: 18001

NOTE:

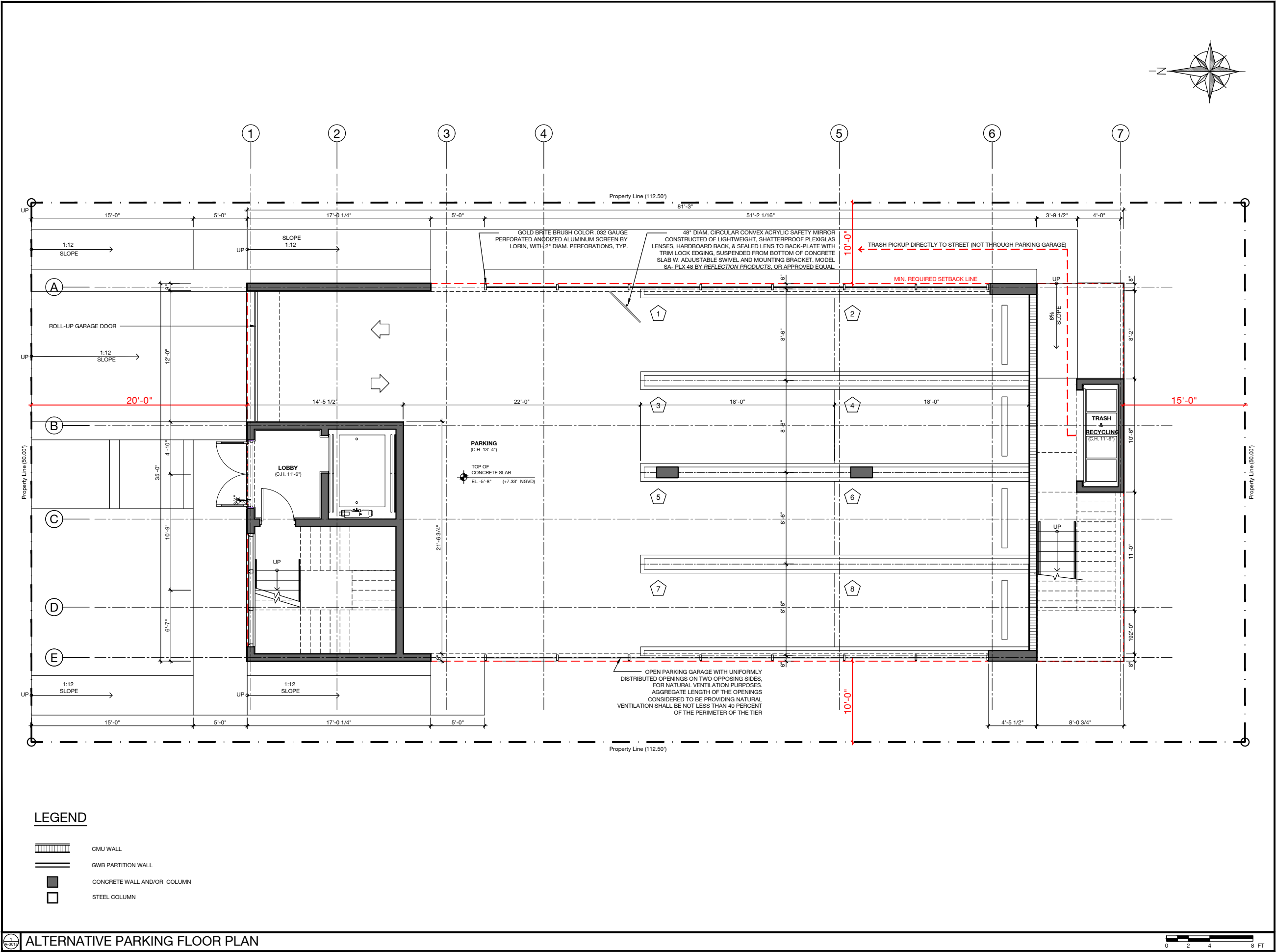
THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, OR DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SEAL & SIGNATURE

EDUARDO A. PARDO-FERNANDEZ, AIA
APR04 82

3 CORAL WAY, SUITE 722
MIAMI, FL 33145
305.300.7438
eduardo@acda-ap.com

CD S



ALTERNATIVE
PARKING
FLOOR PLAN

REVISIONS:

SEAL & SIGNATURE

NOTE:
THE ABOVE DRAWINGS, IDEAS,
AND DESIGNS ARE THE
PROPERTY OF CONTEMPORARY
DESIGN STUDIO, INC. NO PART
THEREOF SHALL BE COPIED,
DISCLOSED TO OTHERS, OR
USED IN CONNECTION WITH ANY
WORK OTHER THAN FOR WHICH
THEY HAVE BEEN PREPARED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

PROJECT:
THE EIGHTY 4

CLIENT:
DIVA ESTATE LLC

ADDRESS:
756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON:
08.06.2018

SCALE:
1/4"=1'-0"

SHEET:
A-301a

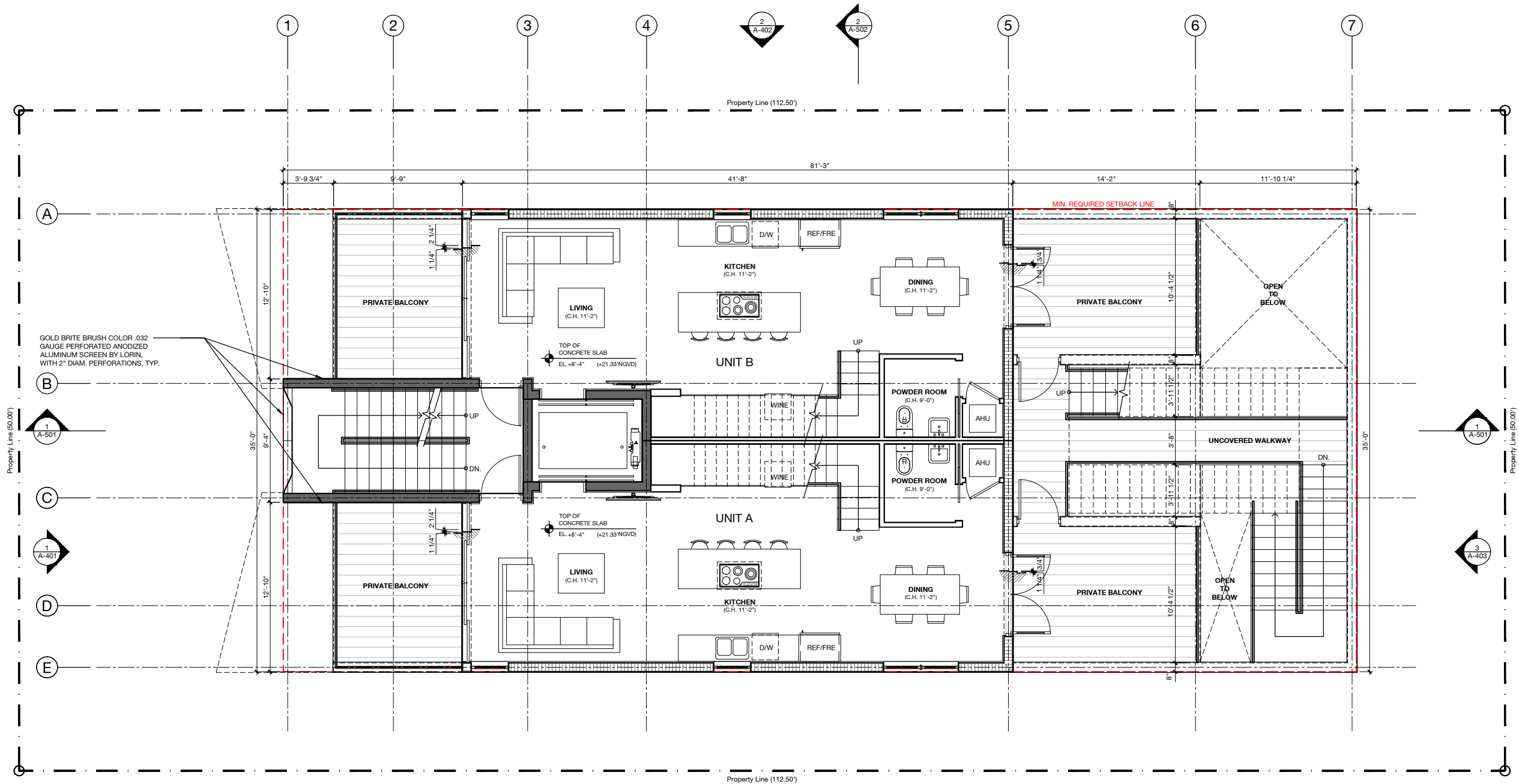
TITLE:

EDUARDO A. PARRIS-FERNANDEZ, AIA
ARCHITECT

EDUARDO A. PARRIS-FERNANDEZ, AIA
ARCHITECT

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com

CDS

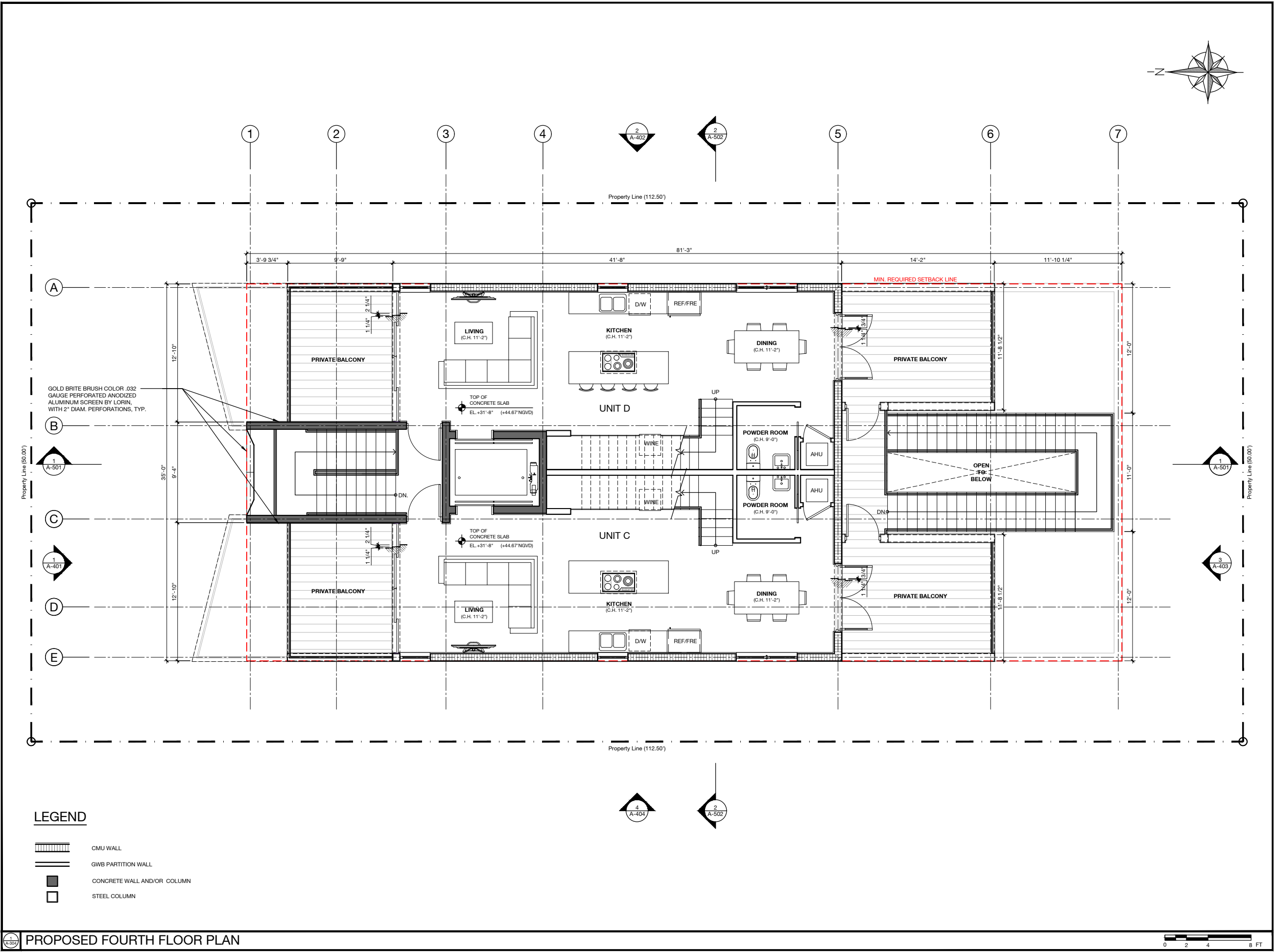


	CMU WALL
	GWB PARTITION WALL
	CONCRETE WALL AND/OR COLUMN
	STEEL COLUMN

EDUARDO A. PARDO-FERNANDEZ, AIA
APR04 82

SHEET:

THE EIGHTY 4



REVISIONS:

PROPOSED
FOURTH
FLOOR PLAN

CLIENT:

DIVA ESTATE LLC

ADDRESS:

756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON:

08.06.2018

SCALE:

1/4"=1'-0"

SHEET:

A-304

PROJECT:

THE EIGHTY 4

NOTE:

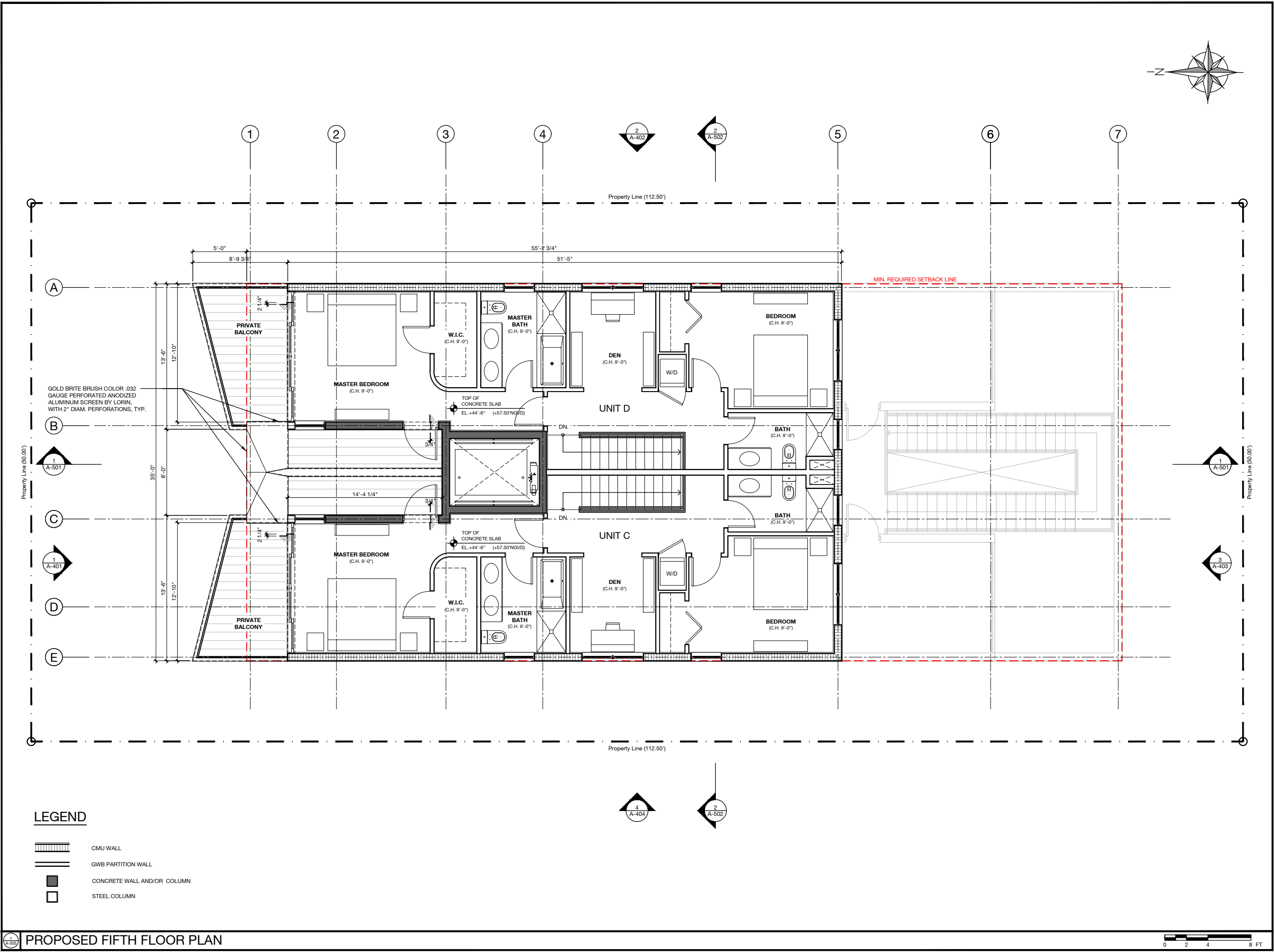
THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SEAL & SIGNATURE

EDUARDO A. PARRIS-FERNANDEZ, AIA
APR 2018

2105 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com

CDS



REVISIONS:

PROPOSED FIFTH FLOOR PLAN

TITLE:

THE EIGHTY 4

CLIENT: DIVA ESTATE LLC

PROJECT:

1/4"=1'-0"

SCALE:

0 2 4 8 FT

ISSUED ON: 08.06.2018

SHEET:

ADDRESS: 756 84 STREET MIAMI BEACH, FL 33141

CLIENT: DIVA ESTATE LLC

PROJECT:

2103 CORAL WAY, SUITE 722 MIAMI BEACH, FL 33139 305.500.7438 eduardo@cds-ny.com

EDUARDO A. PARDOL-FERNANDEZ, AIA

ARCHITECT

NOTE:

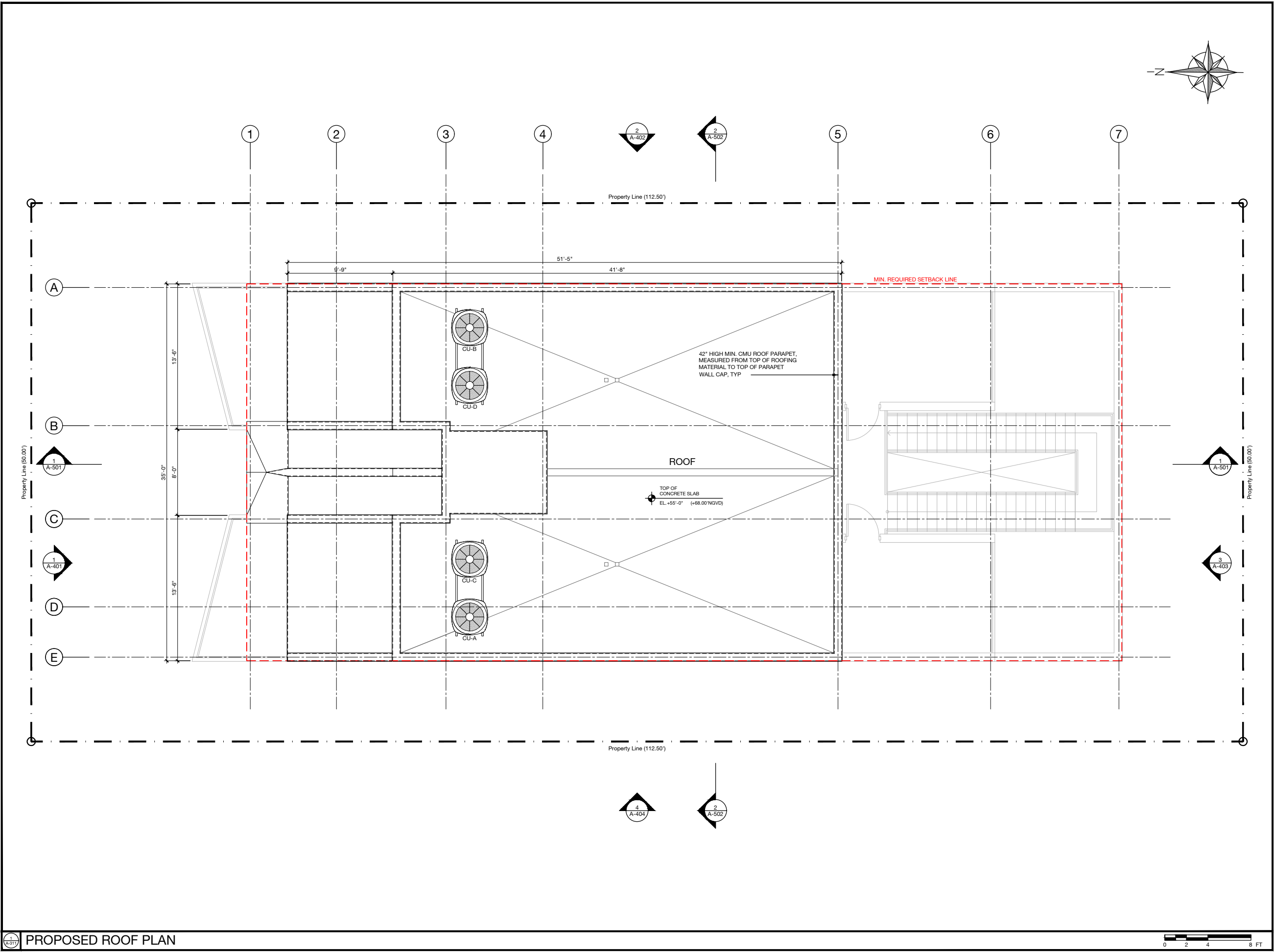
THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SEAL & SIGNATURE

ARCHITECT

CD

CONTEMPORARY DESIGN STUDIO ARCHITECTURE AND PLANNING



REVISIONS:

PROPOSED
ROOF PLAN

TITLE:

THE EIGHTY 4

PROJECT:

SEAL & SIGNATURE

NOTE:

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
954.500.7438
eduardo@cbs-tp.com

EDUARDO A. PAREDO-FERNANDEZ, AIA
APR042

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
954.500.7438
eduardo@cbs-tp.com

CLIENT:

DIVA ESTATE LLC

ADDRESS:

756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON:

08.06.2018

SCALE:

1/4"=1'-0"

SHEET:

A-311

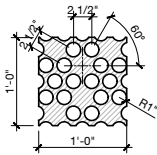
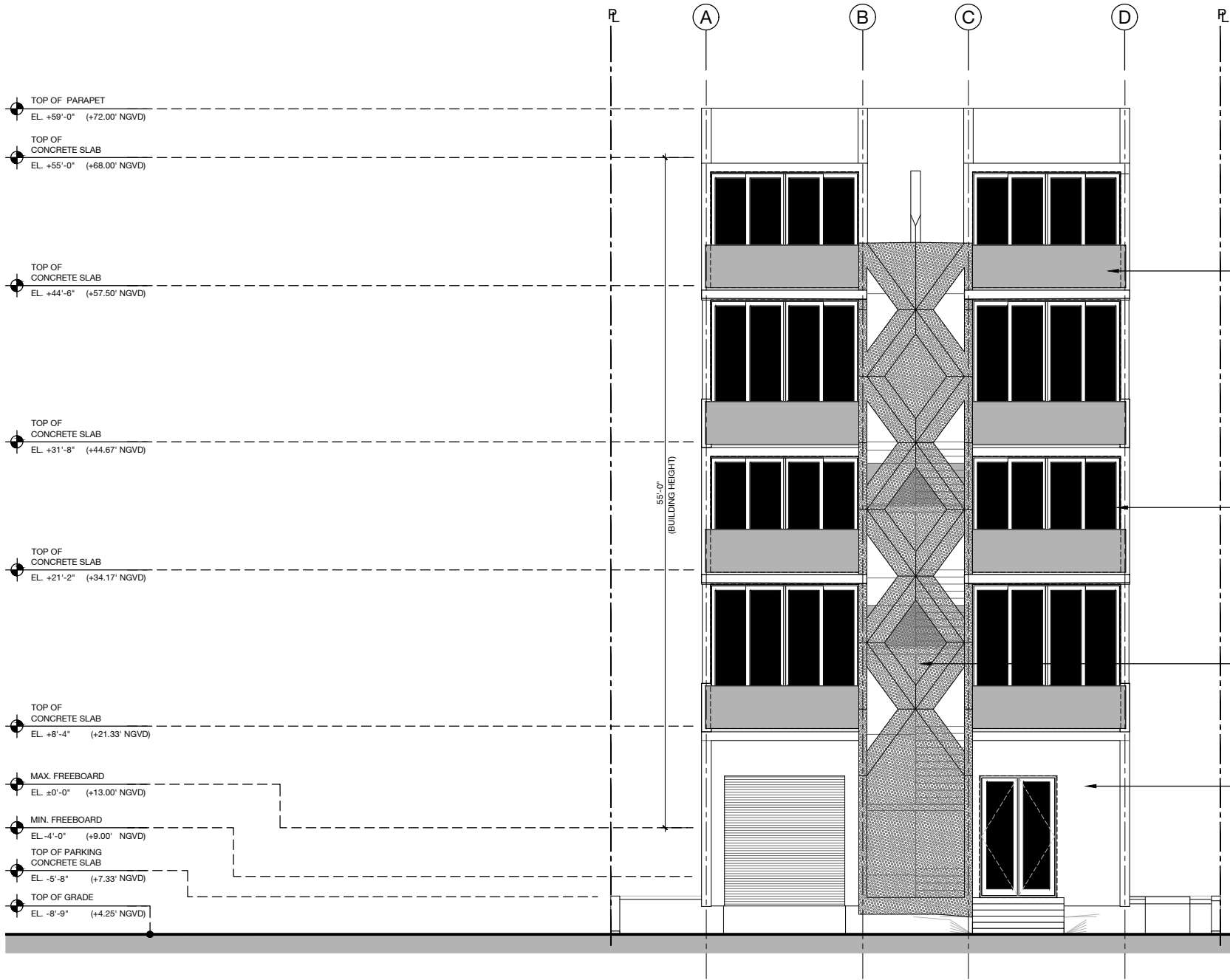
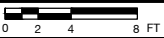
JOB No:

18001

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR WHICH THIS PROJECT WAS PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



PROPOSED FRONT (NORTH) ELEVATION



ANODIZED ALUMINUM SCREEN
PERFORATION PATTERN
SCALE: 1"=1'-0"
OPEN AREA PER 1 SF: 44 PERCENT

42" HIGH ALUMINUM
GUARDRAIL WITH CATEGORY
II CLEAR SAFETY GLASS, TYP.

WHITE PAINT ALUMINUM
DOOR FRAME, TYP.

GOLD BRITE BRUSH COLOR .032
GAUGE PERFORATED ANODIZED
ALUMINUM SCREEN BY LORIN, WITH
2" DIAM. PERFORATIONS, TYP.

WHITE SMOOTH STUCCO
FINISH, TYP.

THE EIGHTY 4

PROPOSED
ELEVATIONS

REVISIONS:

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS,
AND DESIGNS ARE THE
PROPERTY OF CONTEMPORARY
DESIGN STUDIO, INC. NO PART
THEREOF SHALL BE COPIED,
DISCLOSED TO OTHERS, OR
USED IN CONNECTION WITH ANY
WORK OTHER THAN FOR THE
SPECIFIC PROJECT FOR WHICH
THEY HAVE BEEN PREPARED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

CLIENT: DIVA ESTATE LLC

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON: 08.06.2018

SCALE: 3/16"=1'-0"

A-401

SHEET:

JOB No: 18001

EDUARDO A. PARRIS-FERNANDEZ, AIA
ARCHITECT

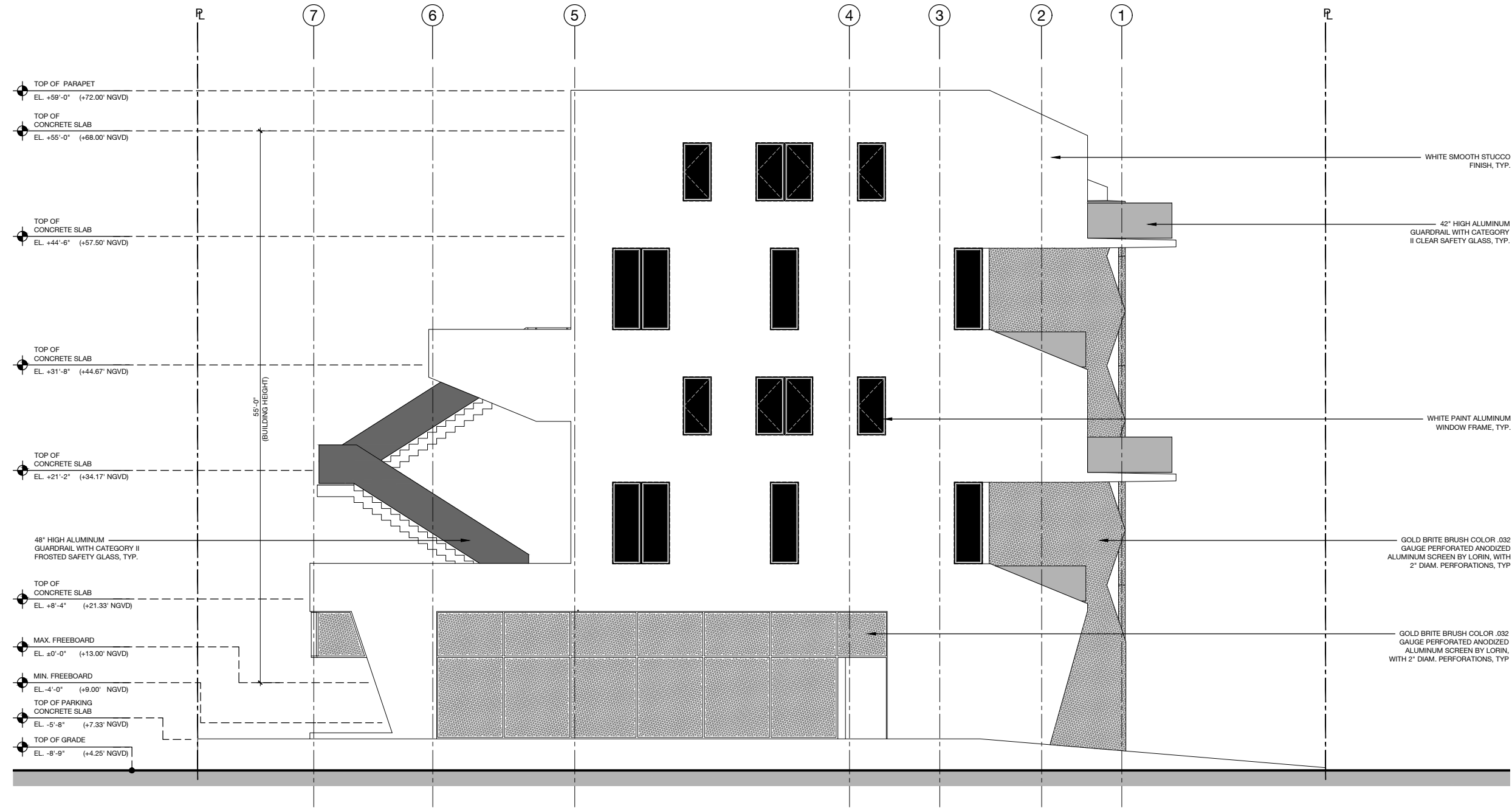
CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com



PROPOSED SIDE (EAST) ELEVATION



TITLE:

PROPOSED
ELEVATIONS

REVISIONS:

PROJECT:

THE EIGHTY 4

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS,
AND DESIGNS ARE THE
PROPERTY OF CONTEMPORARY
DESIGN STUDIO, INC. NO PART
THEREOF SHALL BE COPIED,
DISCLOSED TO OTHERS, OR
USED IN CONNECTION WITH ANY
WORK OTHER THAN FOR THE
SPECIFIC PROJECT FOR WHICH
THEY HAVE BEEN PREPARED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

SCALE:

3/16"=1'-0"

SHEET:

A-402

ISSUED ON:

08.06.2018

ADDRESS:

756 84 STREET
MIAMI BEACH, FL 33141

CLIENT:

DIVA ESTATE LLC

JOB No:

18001

EDUARDO A. PARRIS-FERNANDEZ, AIA

ARCHITECT

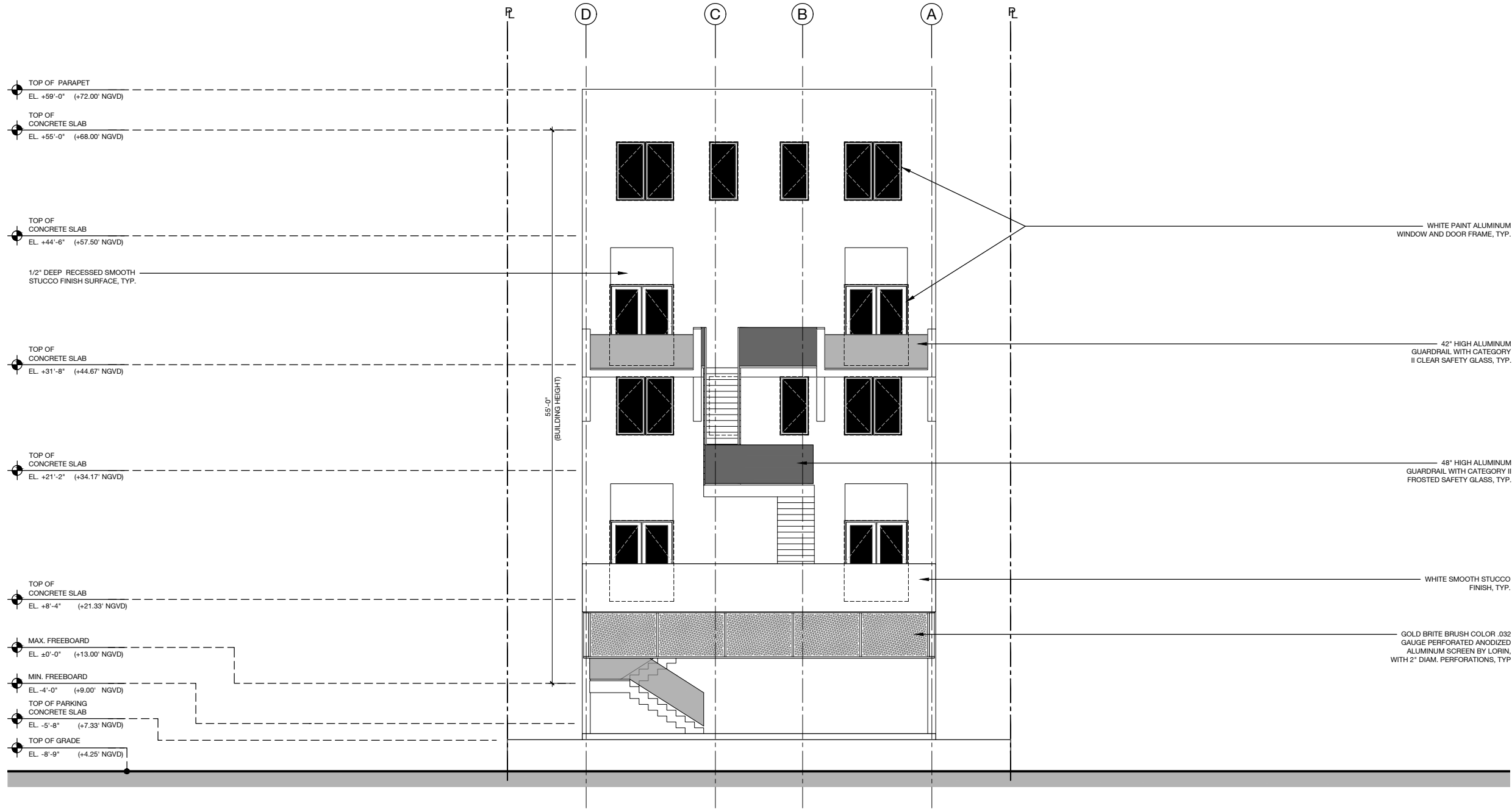
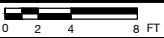
CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.500.7438
eduardo@cds-ny.com



PROPOSED REAR (SOUTH) ELEVATION



TITLE:

PROPOSED
ELEVATIONS

REVISIONS:

PROJECT:

THE EIGHTY 4

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SCALE: 3/16"=1'-0"

A-403

SHEET:

ISSUED ON: 08.06.2018

CLIENT: DIVA ESTATE LLC

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

JOB No: 18001

EDUARDO A. PAREDO-FERNANDEZ, AIA
ARCHITECT

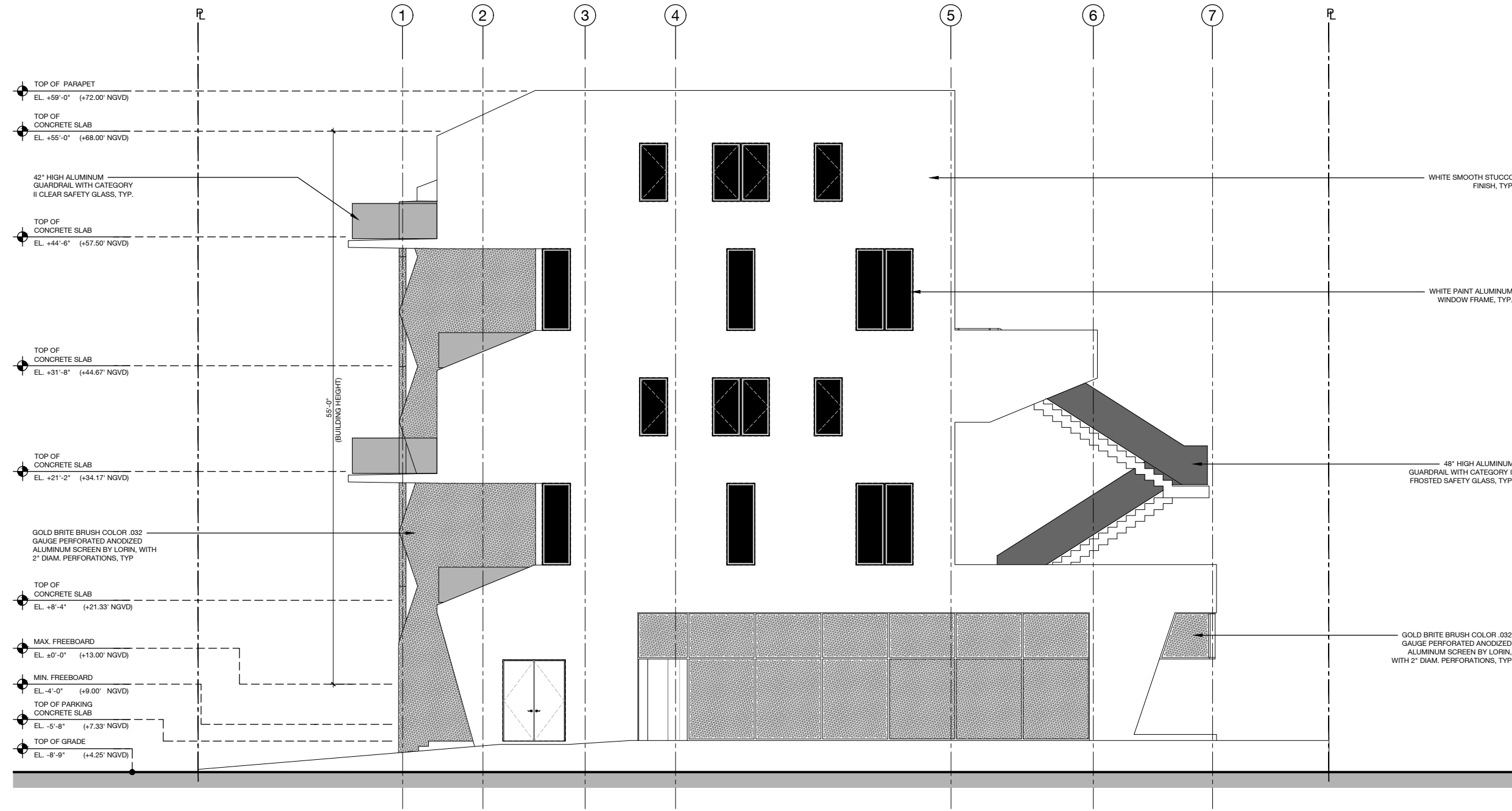
CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com



PROPOSED SIDE (WEST) ELEVATION



TITLE: PROPOSED ELEVATIONS

REVISIONS:

PROJECT:

THE EIGHTY 4

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SCALE: 3/16"=1'-0"

A-404

SHEET:

CLIENT: DIVA ESTATE LLC

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON: 08.06.2018

JOB No: 18001

EDUARDO A. PABLO-FERNANDEZ, AIA
ARCHITECT

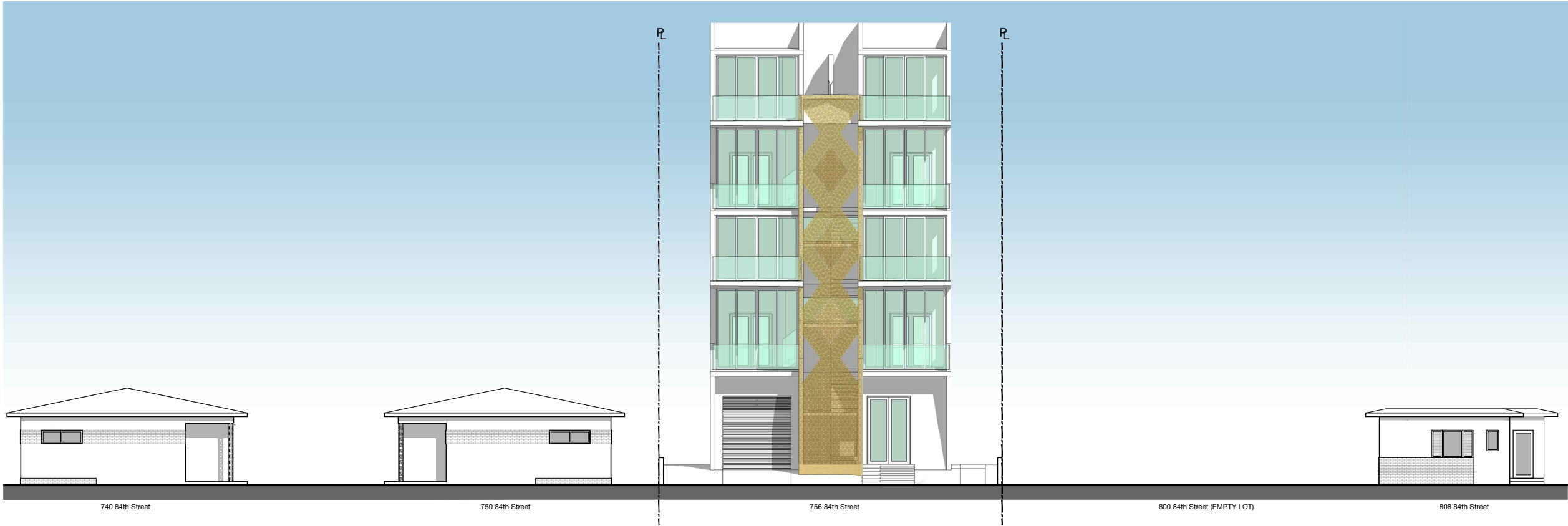
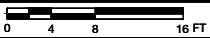
CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.500.7438
eduardo@cds-ny.com



PROPOSED FRONT (NORTH) CONTEXT ELEVATION



TITLE:

CONTEXT
ELEVATIONS

REVISIONS:

PROJECT:

THE EIGHTY 4

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SCALE:

1/8"=1'-0"

SHEET:

A-405

ISSUED ON:

08.06.2018

CLIENT:

DIVA ESTATE LLC

ADDRESS:

756 84 STREET
MIAMI BEACH, FL 33141

JOB No:

18001

EDUARDO A. PARRIS-FERNANDEZ, AIA
APR0482

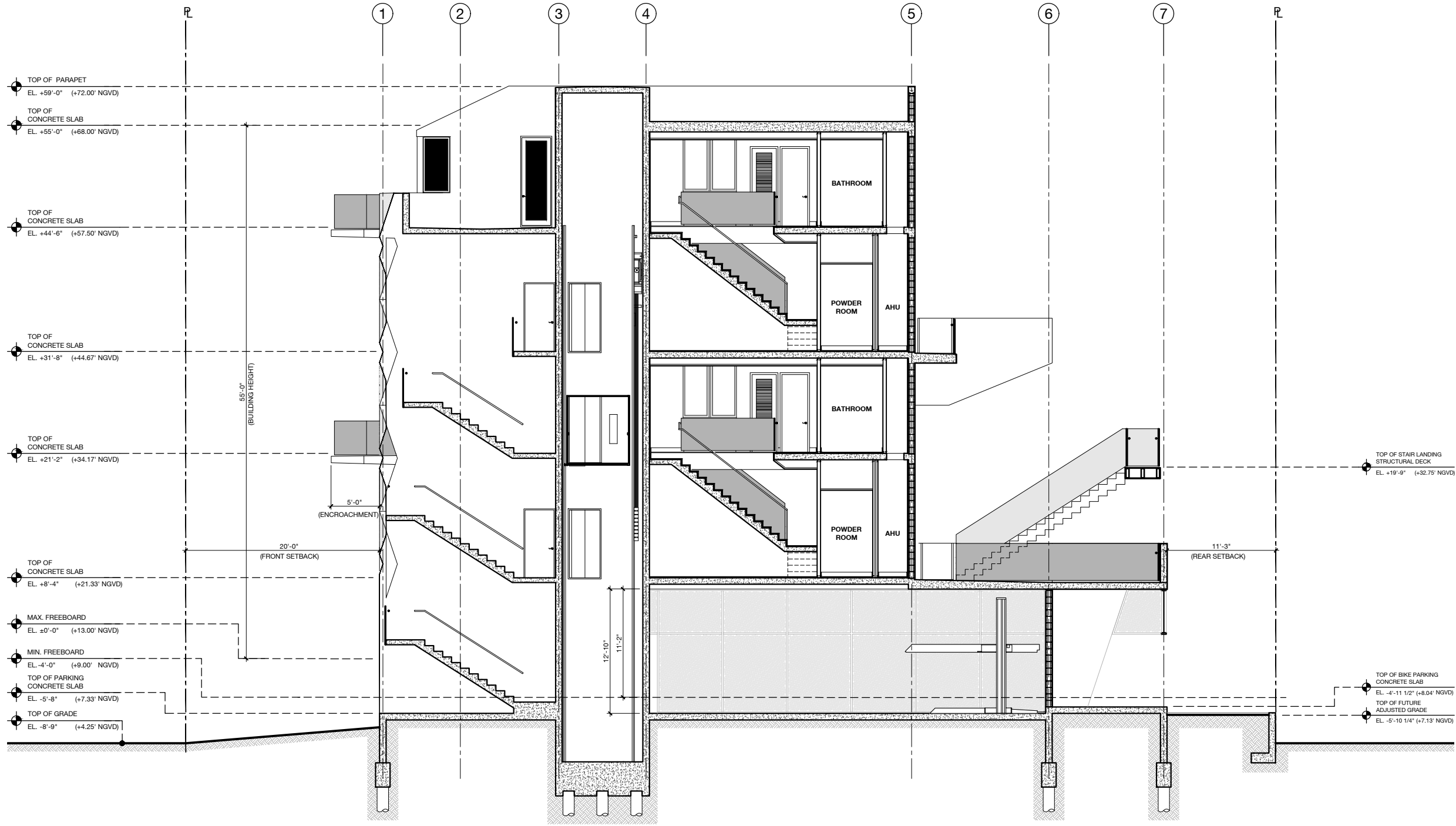
CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

CDS

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com



PROPOSED SECTION 1-1



TITLE: PROPOSED SECTION

REVISIONS:

PROJECT:

THE EIGHTY 4

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SCALE: 3/16"=1'-0"

A-501

SHEET:

CLIENT: DIVA ESTATE LLC

ADDRESS: 756 84 STREET MIAMI BEACH, FL 33141

ISSUED ON: 08.06.2018

JOB No: 18001

EDUARDO A. PARRIS-FERNANDEZ, AIA

ARCHITECT

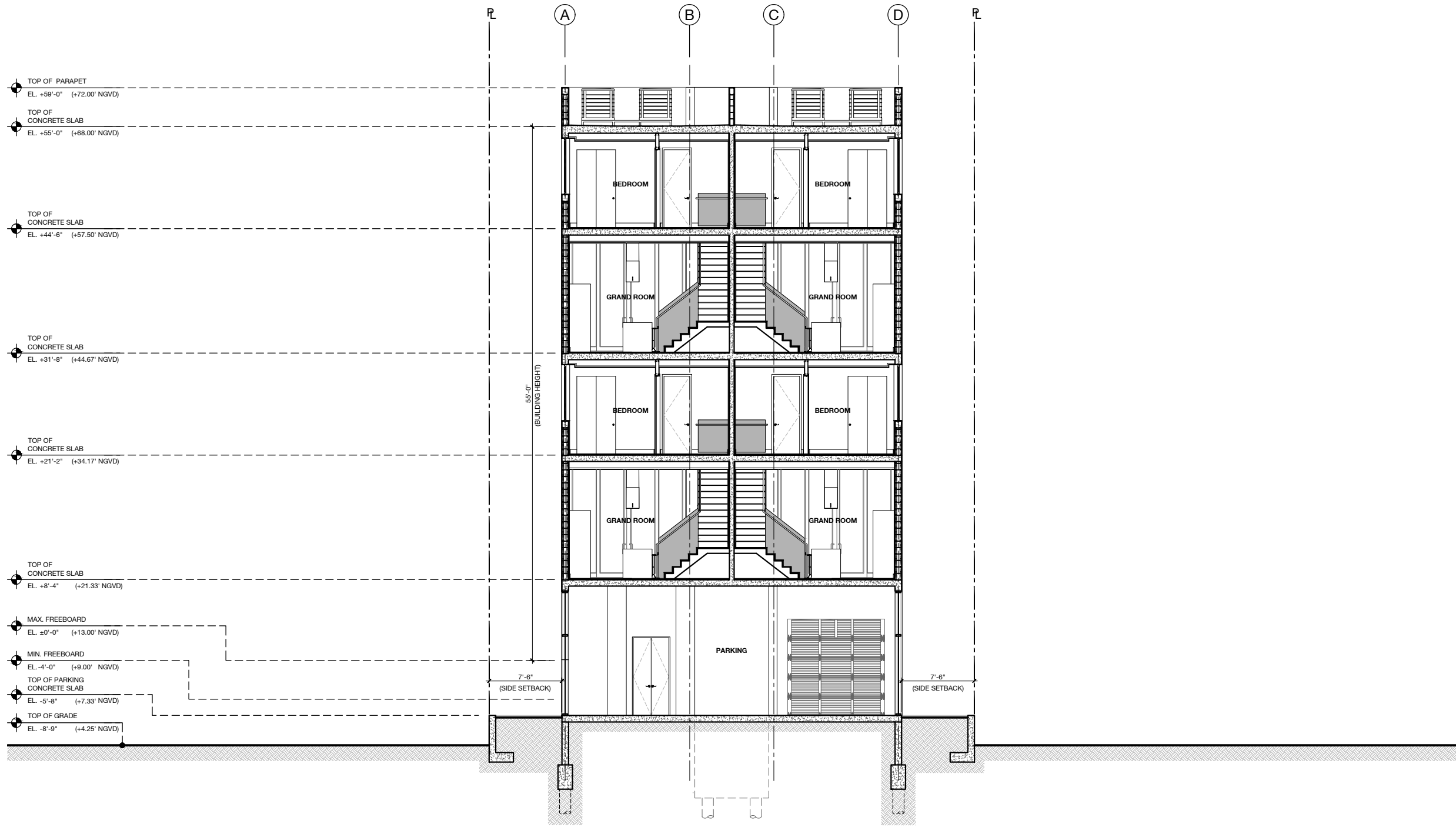
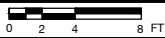
CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com



PROPOSED SECTION 2-2



TITLE:

PROPOSED
SECTION

REVISIONS:

PROJECT:

THE EIGHTY 4

NOTE:

THE ABOVE DRAWINGS, IDEAS,
AND DESIGNS ARE THE
PROPERTY OF CONTEMPORARY
DESIGN STUDIO, INC. NO PART
THEREOF SHALL BE COPIED,
DISCLOSED TO OTHERS, OR
USED IN CONNECTION WITH ANY
WORK OTHER THAN FOR THE
SPECIFIC PROJECT FOR WHICH
THEY HAVE BEEN PREPARED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

SEAL & SIGNATURE

SCALE:

3/16"=1'-0"

SHEET:

A-502

ISSUED ON:

08.06.2018

CLIENT:

DIVA ESTATE LLC

ADDRESS:
756 84 STREET
MIAMI BEACH, FL 33141

JOB No:

18001

EDUARDO A. PARRIS-FERNANDEZ, AIA
ARCHITECT

2103 CORAL WAY, SUITE 722
CORAL GABLES, FL 33134
305.300.7438
eduardo@cbs-tp.com

CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING



TITLE:

ILLUSTRATIONS

REVISIONS:

PROJECT: THE EIGHTY 4

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SCALE: N.T.S.

A-901

SHEET:

ISSUED ON: 08.06.2018

JOB No: 18001

CLIENT: DIVA ESTATE LLC

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

EDUARDO A. PAREDO-FERNANDEZ, AIA
APR0462

CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com



TITLE:

ILLUSTRATIONS

REVISIONS:

PROJECT: THE EIGHTY 4

SEAL & SIGNATURE

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

SCALE: N.T.S.

A-902

SHEET:

CLIENT: DIVA ESTATE LLC

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

ISSUED ON: 08.06.2018

JOB No: 18001

NOTE:
THE ABOVE DRAWINGS, IDEAS,
AND DESIGNS ARE THE
PROPERTY OF CONTEMPORARY
DESIGN STUDIO, INC. NO PART
THEREOF SHALL BE COPIED,
DISCLOSED TO OTHERS, OR
USED IN CONNECTION WITH ANY
WORK OTHER THAN FOR THE
SPECIFIC PROJECT FOR WHICH
THEY HAVE BEEN PREPARED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

EDUARDO A. PAREDO-FERNANDEZ, AIA
APR0462

CDS

2103 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.500.7438
eduardo@cds-ny.com



TITLE:

ILLUSTRATIONS

REVISIONS:

PROJECT:

THE EIGHTY 4

SEAL & SIGNATURE

NOTE:

THE ABOVE DRAWINGS, IDEAS, AND DESIGNS ARE THE PROPERTY OF CONTEMPORARY DESIGN STUDIO, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OTHER THAN FOR THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

SCALE: N.T.S.

A-903

SHEET:

ISSUED ON: 08.06.2018

CLIENT: DIVA ESTATE LLC

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

JOB No: 18001

EDUARDO A. PABLO-FERNANDEZ, AIA
ARCHITECT

CDS

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

2105 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.300.7438
eduardo@cds-ny.com



TITLE:

ILLUSTRATIONS

REVISIONS:

PROJECT: THE EIGHTY 4

SEAL & SIGNATURE

CONTEMPORARY DESIGN STUDIO
ARCHITECTURE AND PLANNING

SHEET:

SCALE: N.T.S.

A-904

ISSUED ON: 08.06.2018

ADDRESS: 756 84 STREET
MIAMI BEACH, FL 33141

CLIENT: DIVA ESTATE LLC

JOB No: 18001

NOTE:
THE ABOVE DRAWINGS, IDEAS,
AND DESIGNS ARE THE
PROPERTY OF CONTEMPORARY
DESIGN STUDIO, INC. NO PART
THEREOF SHALL BE COPIED,
DISCLOSED TO OTHERS, OR
USED IN CONNECTION WITH ANY
WORK OTHER THAN FOR THE
SPECIFIC PROJECT FOR WHICH
THEY HAVE BEEN PREPARED
WITHOUT THE WRITTEN
CONSENT OF THE ARCHITECT.

EDUARDO A. PARRIS-FERNANDEZ, AIA
APR0462

CDS

2105 CORAL WAY, SUITE 722
MIAMI BEACH, FL 33139
305.500.7438
eduardo@cromative.com