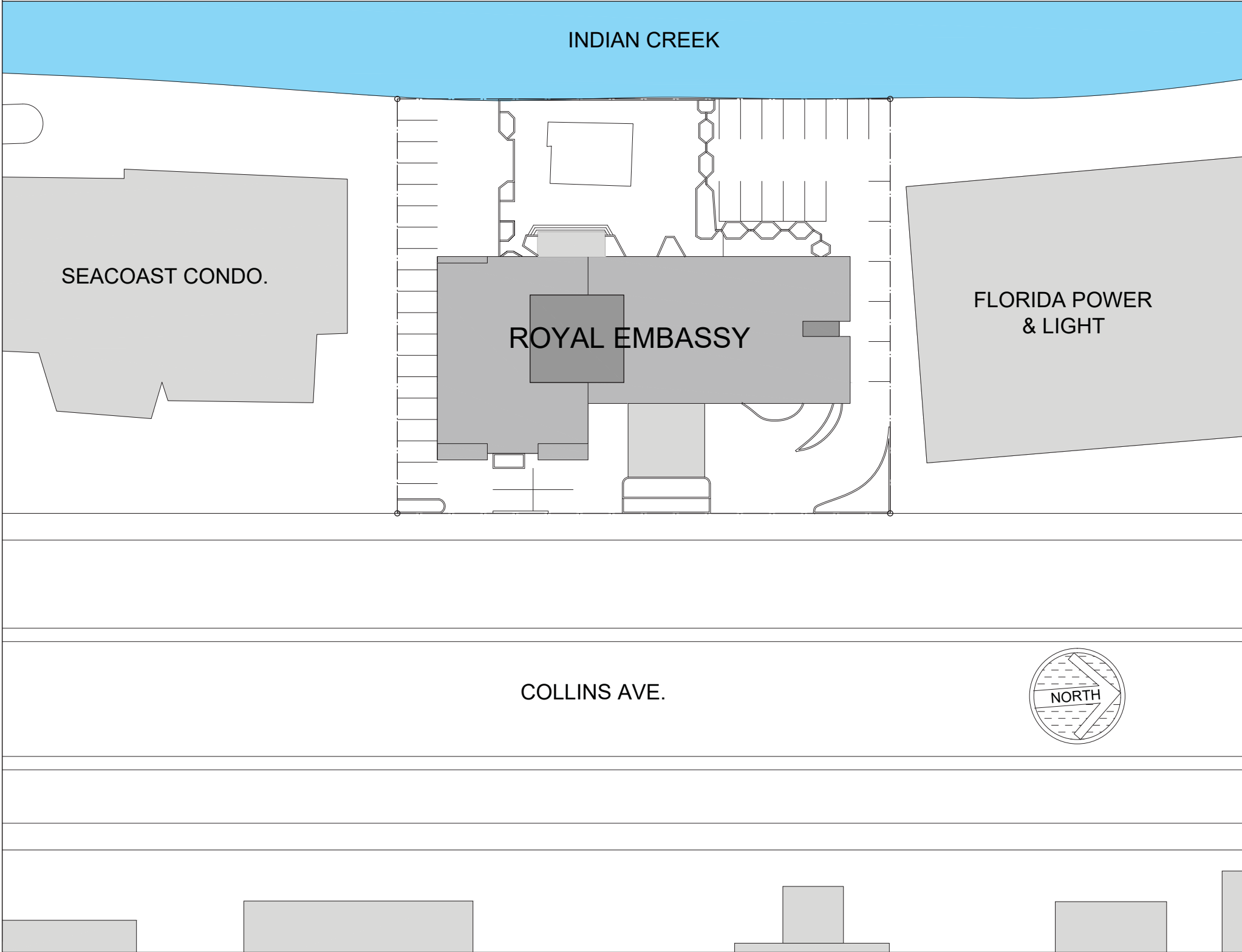


PROPOSED BALCONY GLASS RAILINGS

ROYAL EMBASSY CONDOMINIUM

5750 COLLINS AVENUE, MIAMI, FL 33140



BUILDING DATA CHART:

| | |
|--------------------|--|
| PROJECT NAME: | ROYAL EMBASSY CONDOMINIUM |
| PROJECT ADDRESS: | 5750 COLLINS AVE - MIAMI BEACH, FL 33140 |
| FOLIO NUMBER: | 02-3211-041-0001 |
| LEGAL DESCRIPTION: | ROYAL EMBASSY CONDO AMD PL OF 2 OCEAN FRONT SUB PB 28-28 LOTS 9-10-11 LESS ELY60FT & BEG 152.7FTW OF SE COR LOT 9 CONT WLY114.69 NLY225FT ELY105.61FT TH SLY ALG W/L OF LOTS 9-10-11 TO POB BEING SUBMERGED LAND |
| SCOPE OF WORK: | DEMOLITION OF BALCONY WALLS & RAILINGS, INSTALLATION OF NEW GLASS RAILINGS |
| ZONING: | GROUP RM-3 |
| TYPE OF USE: | RESIDENTIAL |

PROJECT INFORMATION

| | |
|--|-----|
| TOTAL BALCONIES; | 130 |
| TOTAL PROPOSED BALCONIES: | 130 |
| 13 FLOORS WITH 10 DWELLING UNITS PER FLOOR | |

INDEX OF DRAWINGS

| | | |
|-------|--|--------------|
| GN-1 | SITE DATA | N/A |
| GN-2 | SITE PLAN | N/A |
| GN-3 | TYPICAL FLOOR PLAN DIAGRAM | N/A |
| GN-4 | EAST ELEVATION PHOTO | N/A |
| GN-5 | NORTH ELEVATION PHOTO | N/A |
| GN-6 | WEST ELEVATION PHOTO | N/A |
| GN-7 | SOUTH ELEVATION PHOTO | N/A |
| GN-8 | HISTORICAL CONTEXT | N/A |
| E-1.1 | EXISTING FLOOR PLAN 3RD - 16TH LEVEL | 1/8" = 1'-0" |
| E-1.2 | EXISTING FLOOR PLAN PH LEVEL | 1/8" = 1'-0" |
| E-2 | EXISTING EAST ELEVATION | 1/8" = 1'-0" |
| E-3 | EXISTING NORTH ELEVATION | 1/8" = 1'-0" |
| E-4 | EXISTING WEST ELEVATION | 1/8" = 1'-0" |
| E-5 | EXISTING SOUTH ELEVATION | 1/8" = 1'-0" |
| D-1.1 | DEMOLITION FLOOR PLAN 3RD - 16TH LEVEL | 1/8" = 1'-0" |
| D-1.2 | DEMOLITION FLOOR PLAN PH LEVEL | 1/8" = 1'-0" |
| D-2 | DEMOLITION EAST ELEVATION | 1/8" = 1'-0" |
| D-3 | DEMOLITION NORTH ELEVATION | 1/8" = 1'-0" |
| D-4 | DEMOLITION WEST ELEVATION | 1/8" = 1'-0" |
| D-5 | DEMOLITION SOUTH ELEVATION | 1/8" = 1'-0" |

OPTION 1 - ALL CLEAR GLASS RAILING AT FRONT & SIDES

| | | |
|-------|--------------------------------------|--------------|
| A-1.1 | PROPOSED FLOOR PLAN 3RD - 16TH LEVEL | 1/8" = 1'-0" |
| A-1.2 | PROPOSED FLOOR PLAN PH LEVEL | 1/8" = 1'-0" |
| A-2 | PROPOSED EAST ELEVATION | 1/8" = 1'-0" |
| A-3 | PROPOSED NORTH ELEVATION | 1/8" = 1'-0" |
| A-4 | PROPOSED WEST ELEVATION | 1/8" = 1'-0" |
| A-5 | PROPOSED SOUTH ELEVATION | 1/8" = 1'-0" |
| A-6 | PROPOSED EAST ELEVATION RENDERING | 1/8" = 1'-0" |
| A-7 | PROPOSED NORTH ELEVATION RENDERING | 1/8" = 1'-0" |
| A-8 | PROPOSED WEST ELEVATION RENDERING | 1/8" = 1'-0" |
| A-9 | PROPOSED SOUTH ELEVATION RENDERING | 1/8" = 1'-0" |
| A-10 | BALCONY AXO. & ELEVATIONS | N/A |
| A-11 | PROPOSED RENDERING - COLLINS AVE | N/A |
| A-12 | PROPOSED RENDERING - INDIAN CREEK | N/A |
| A-13 | PROPOSED RENDERING - CLOSE-UP | N/A |

OPTION 2 - CLEAR GLASS RAILING AT FRONT & OPAQUE GLASS AT SIDES

| | | |
|-------|--------------------------------------|--------------|
| A-1.1 | PROPOSED FLOOR PLAN 3RD - 16TH LEVEL | 1/8" = 1'-0" |
| A-1.2 | PROPOSED FLOOR PLAN PH LEVEL | 1/8" = 1'-0" |
| A-2 | PROPOSED EAST ELEVATION | 1/8" = 1'-0" |
| A-3 | PROPOSED NORTH ELEVATION | 1/8" = 1'-0" |
| A-4 | PROPOSED WEST ELEVATION | 1/8" = 1'-0" |
| A-5 | PROPOSED SOUTH ELEVATION | 1/8" = 1'-0" |
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| A-11 | PROPOSED RENDERING - COLLINS AVE | N/A |
| A-12 | PROPOSED RENDERING - INDIAN CREEK | N/A |
| A-13 | PROPOSED RENDERING - CLOSE-UP | N/A |

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

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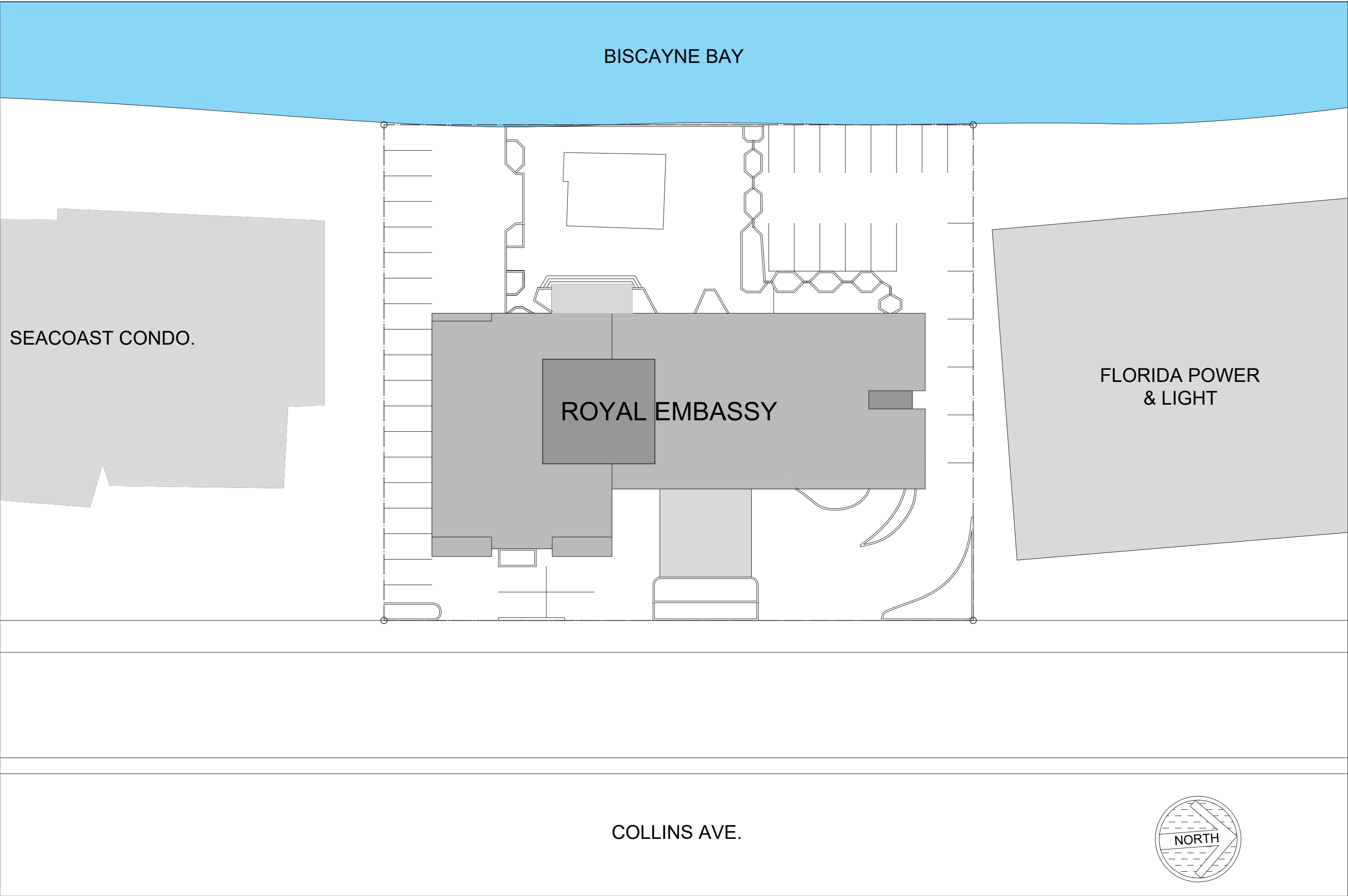
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SHEET NAME :

SITE DATA

SHEET NO :

GN-1



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SITE PLAN

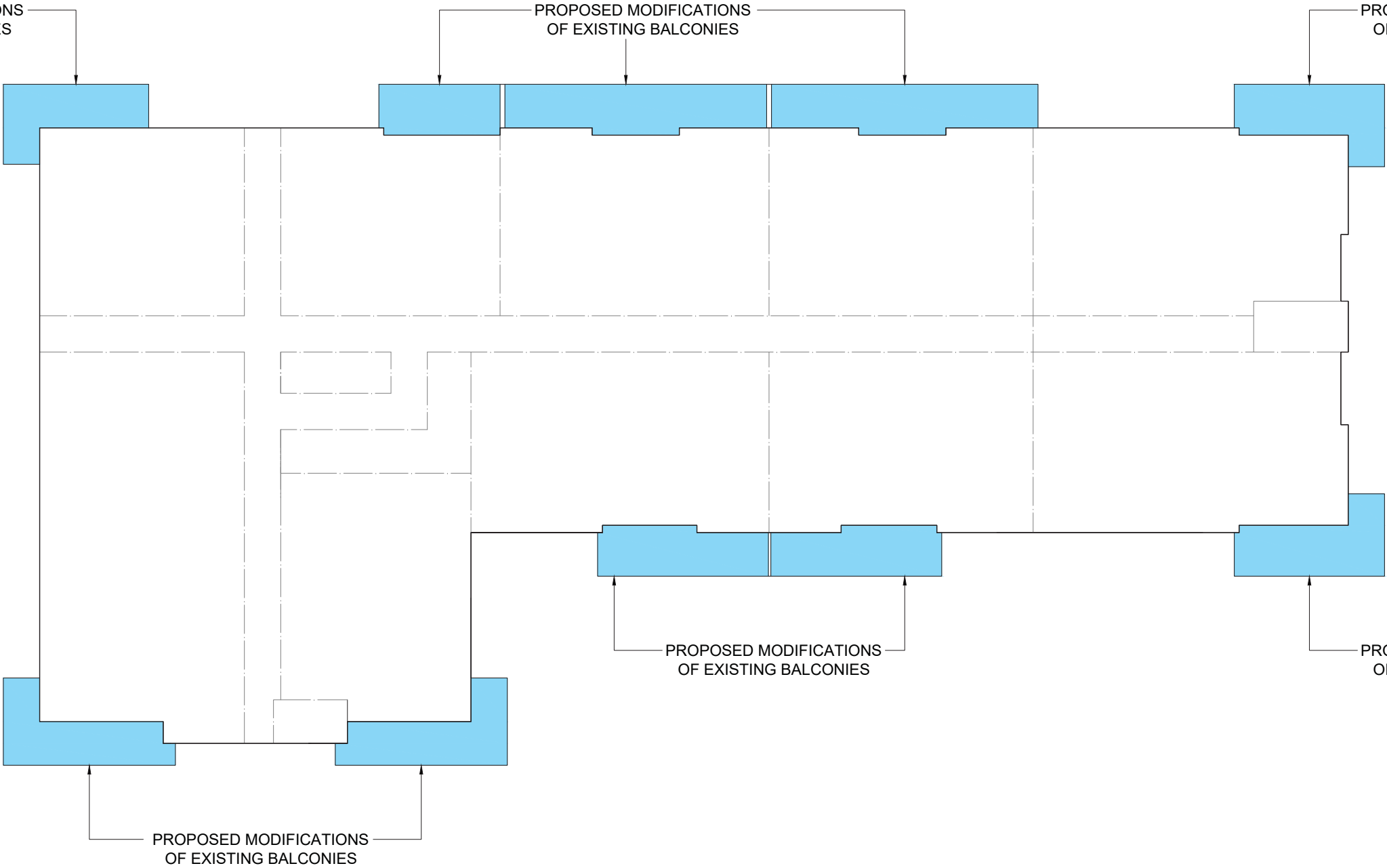
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GN-2

PROPOSED MODIFICATIONS
OF EXISTING BALCONIES

PROPOSED MODIFICATIONS
OF EXISTING BALCONIES

PROPOSED MODIFICATIONS
OF EXISTING BALCONIES



1 **TYPICAL FLOOR PLAN DIAGRAM**
SCALE : 3/16" = 1'-0"



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TYPICAL FLOOR PLAN
DIAGRAM - PROPOSED
AREA OF WORK

SHEET NO :

GN-3



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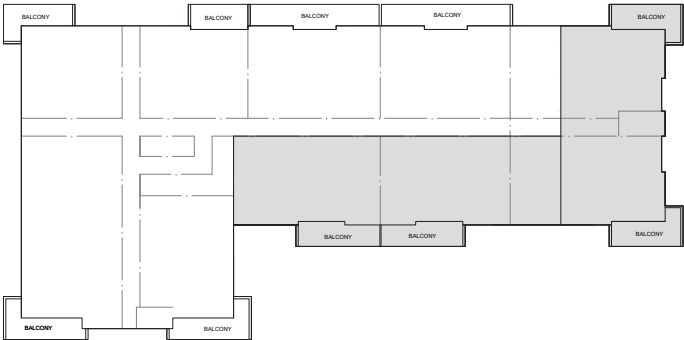
EAST ELEVATION
PHOTO

SHEET NO :

GN-4



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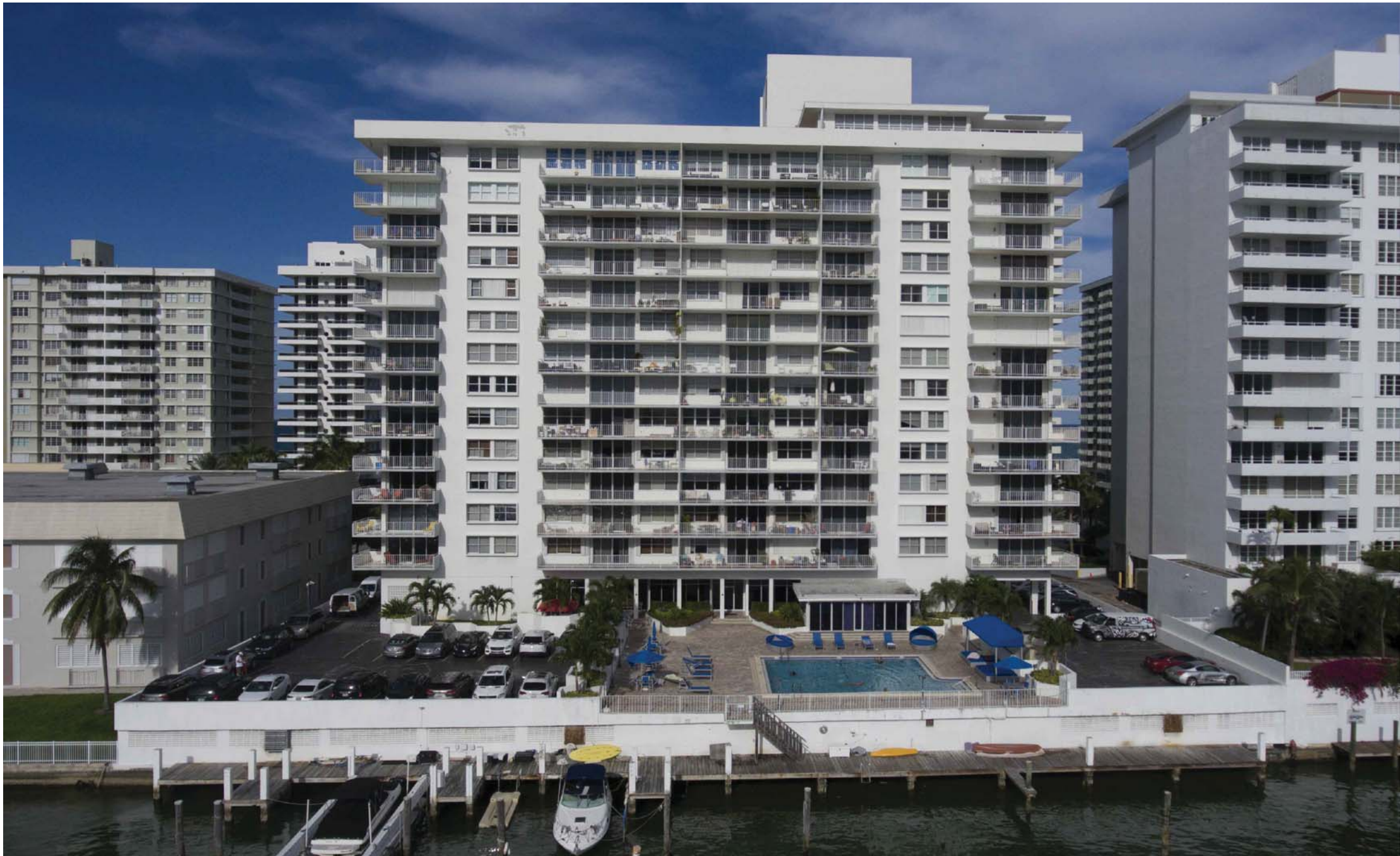
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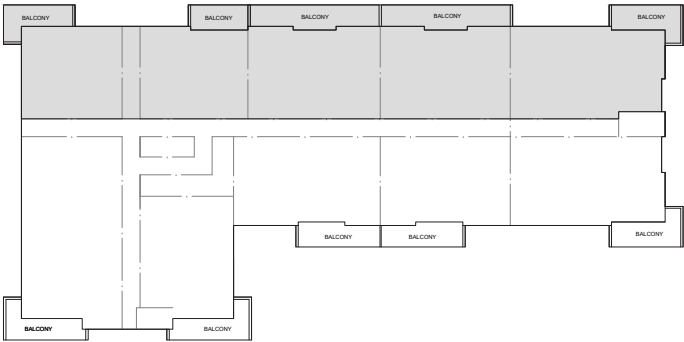
NORTH ELEVATION
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SHEET NO :

GN-5



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SHEET NAME :

WEST ELEVATION
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SHEET NO :

GN-6



A



A1

CLIENT :

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SHEET NAME :

SOUTH ELEVATION
PHOTO

SHEET NO :

GN-7

HISTORICAL CONTEXT

ARTICULATING BALCONIES TO ALLOW FOR THE PASSAGE OF LIGHT AND AIR WAS NOT AN UNCOMMON FORMAL MOVE FOR MORRIS LAPIDUS, THE ORIGINAL ARCHITECT FOR THE ROYAL EMBASSY CONDOMINIUMS. BY USING ALUMINUM RAILINGS AND GLASS, HE GAVE RESIDENTS THE OPPORTUNITY TO ENJOY UNOBSTRUCTED VIEWS FROM THEIR BALCONIES WITHOUT COMPROMISING THE DESIGN AESTHETIC OF THE FACADE.

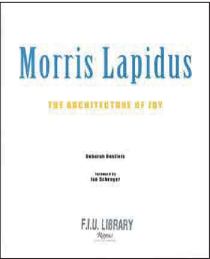
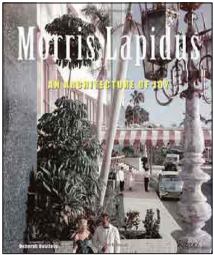


BLAIR TOWERS, 1959



- ALUMINIUM HAND RAILING
- FULL-PERIMETER TRANSPARENT GLASS
- CONCRETE BALCONY SLAB

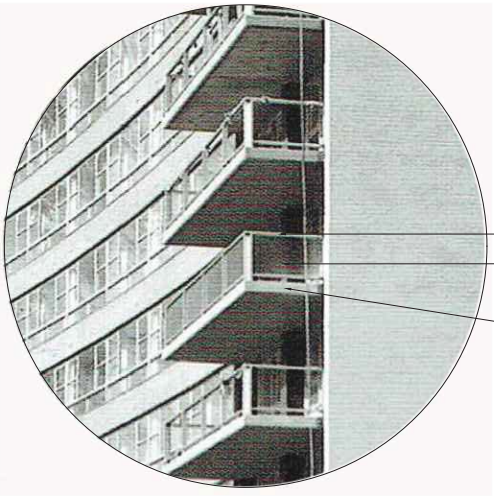
WORKS CITED:



DESILETS, DEBORAH. "RESIDENTIAL." MORRIS LAPIDUS: THE ARCHITECTURE OF JOY, RIZZOLI, 2010, PP. 186, 188 & 200.



CRESCENT PARK HOUSING DEVELOPMENT, 1961



- ALUMINIUM HAND RAILING
- FULL-PERIMETER TRANSPARENT GLASS
- CONCRETE BALCONY SLAB



LAUDERDALE SEASONS APARTMENTS, 1968



- ALUMINUM RAILING
- CONCRETE BALCONY SLAB



THE BALCONIES FOR THE ROYAL EMBASSY CONDOMINIUMS, COMPLETED IN 1968, WERE ORIGINALLY DESIGNED WITH ALUMINUM RAILINGS ON THE FRONT AND CONCRETE AT THEIR SIDES. REPLACEMENT OF THE EXISTING RAILINGS WITH GLASS ON ALL SIDES WOULD NOT BE OUT OF CHARACTER WITH SIMILAR PROJECTS COMPLETED BY LAPIDUS DURING THAT SAME TIME PERIOD.

CLIENT :

ROYAL EMBASSY

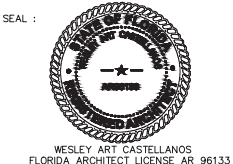
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DRAWN BY : JOSIAH HINKLE

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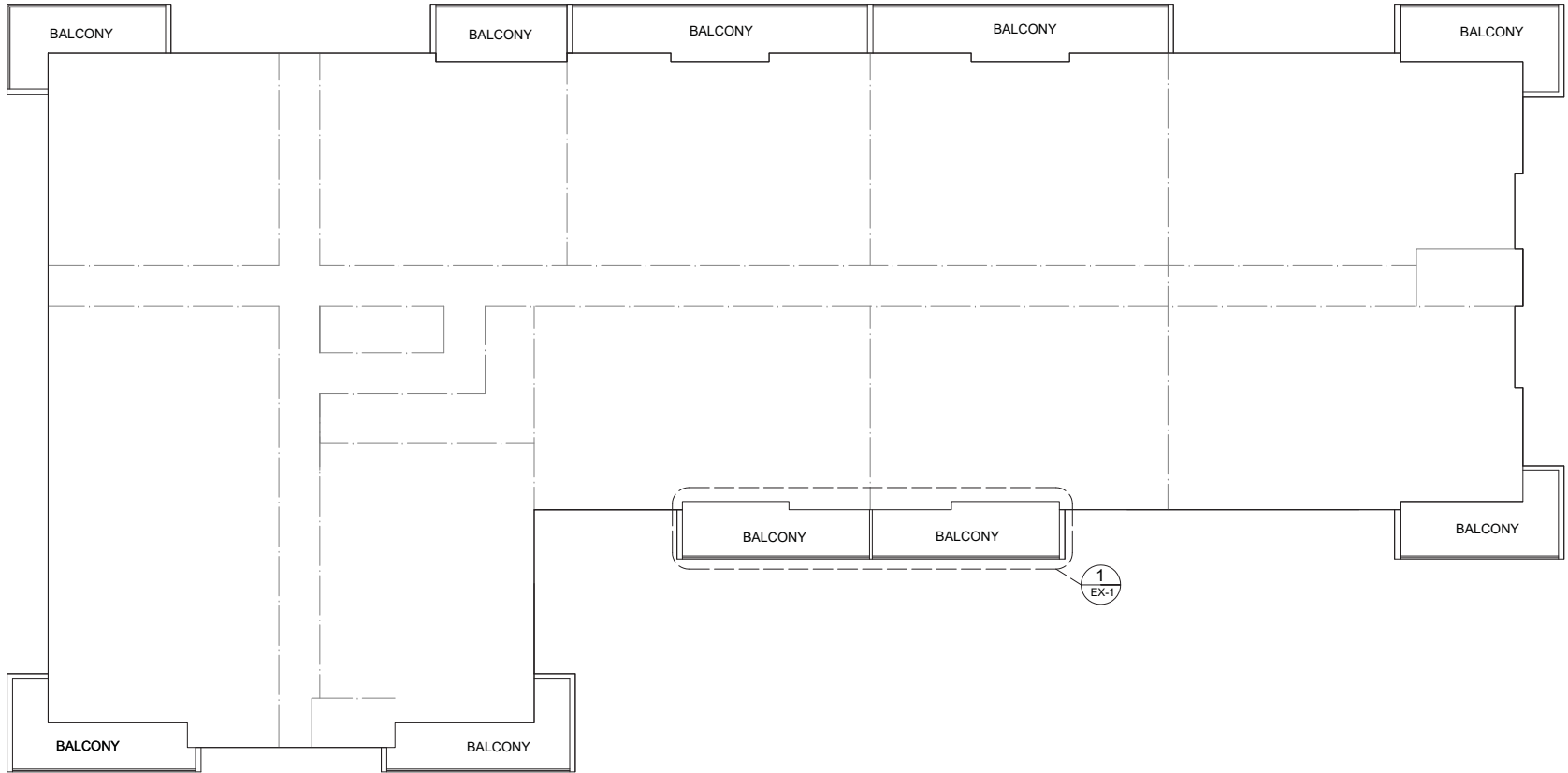
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SHEET NAME :

HISTORICAL
CONTEXT

SHEET NO :

GN-8



1 **EXISTING FLOOR PLAN 3RD-16TH**
SCALE : 1/8" = 1'-0"



CLIENT :

ROYAL EMBASSY

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Folio: 02-3211-041-0001



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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

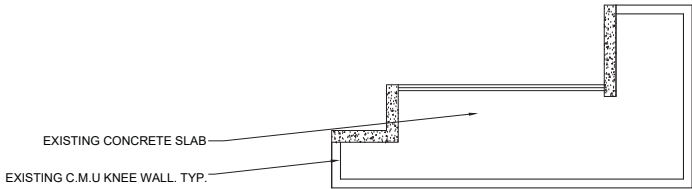
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DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE
SCALE: N.T.S.
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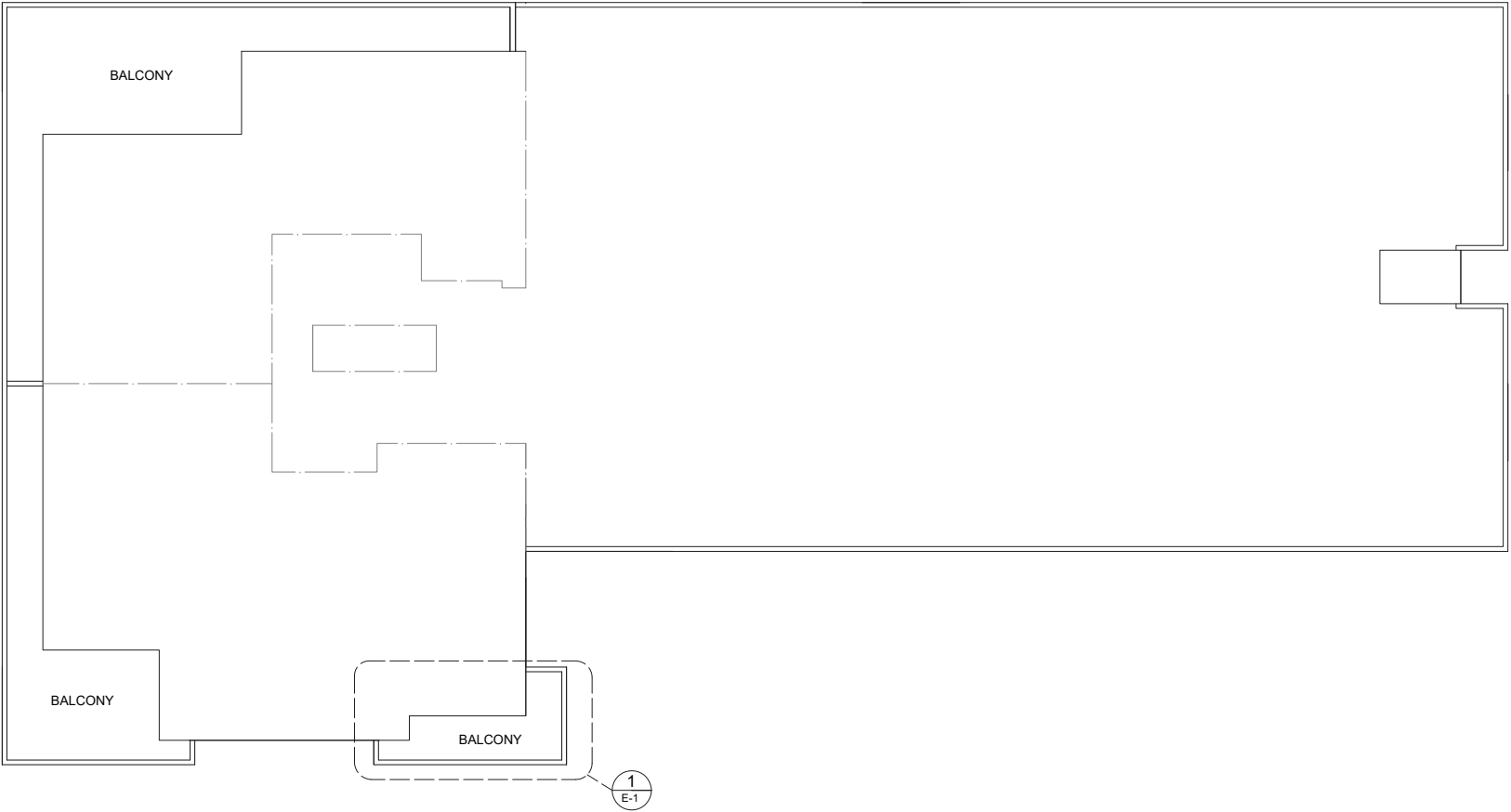
FLOOR PLAN
3RD-16TH LEVEL

SHEET NO :

E-1.1



EXISTING ENLARGED FLOOR PLAN



1 EXISTING FLOOR PLAN PH LEVEL
SCALE : 1/8" = 1'-0"



CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001



333 SE 2ND AVENUE, SUITE 2066
MIAMI, FL 33131
Tel: 786.218.5335
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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

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SCALE: N.T.S.
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SHEET NAME :

FLOOR PLAN
PH LEVEL

SHEET NO :

E-1.2

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

6th Floor
Ele. 055.75'

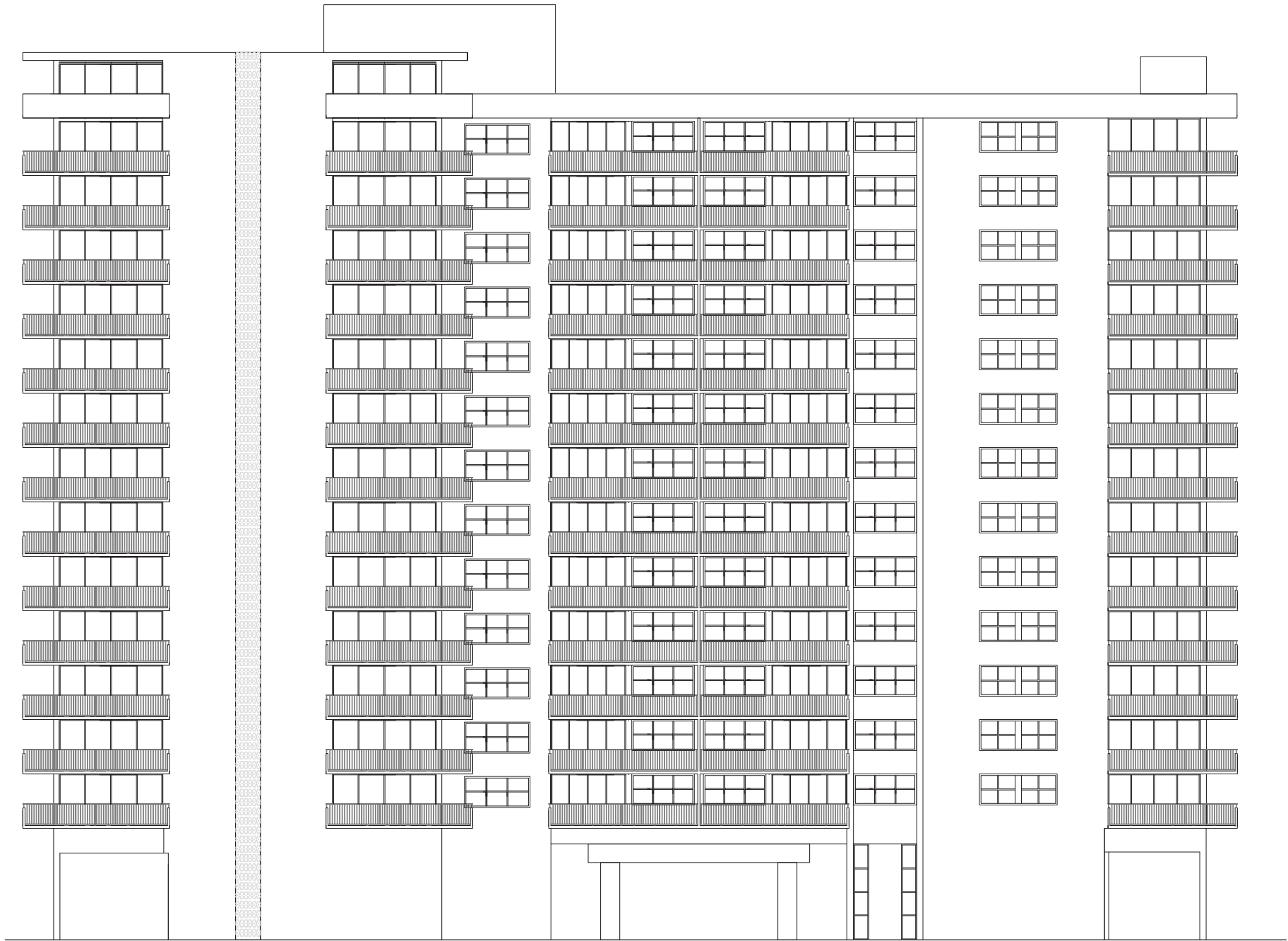
5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'

Datum
Ele. 000.0



1 EXISTING EAST ELEVATION

SCALE : 1/8" = 1'-0"

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001



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SEAL :



PROJECT NO :

2017-24

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DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE

SCALE: N.T.S.

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SHEET NAME :

EXISTING
EAST ELEVATION

SHEET NO :

E-2

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

6th Floor
Ele. 055.75'

5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'

Datum
Ele. 000.0



1 EXISTING NORTH ELEVATION
SCALE : 1/8" = 1'-0"

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

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SCALE: N.T.S.

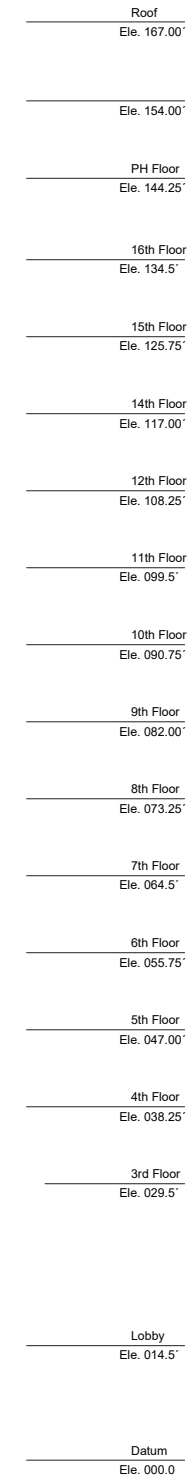
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SHEET NAME :

EXISTING
NORTH ELEVATION

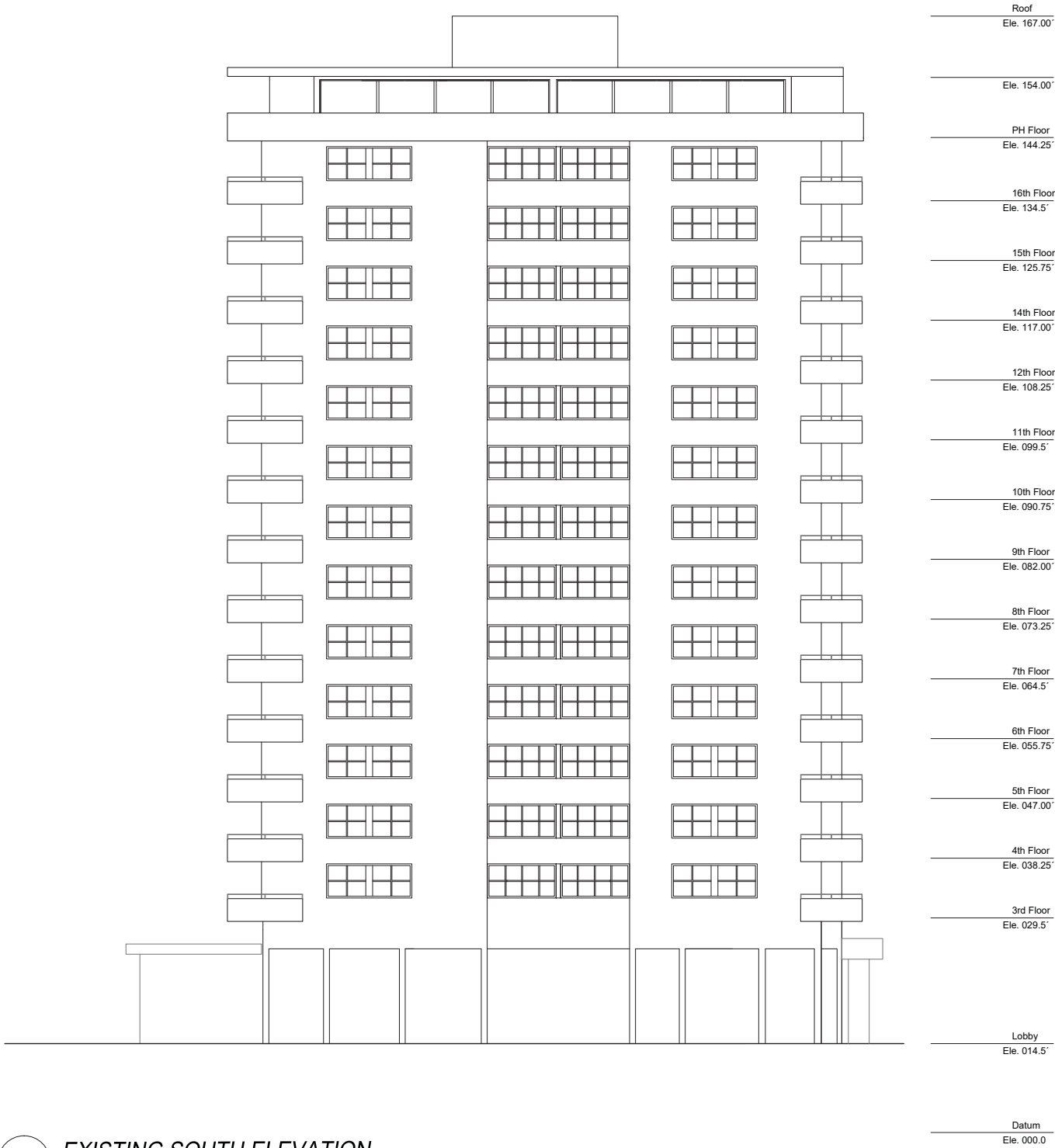
SHEET NO :

E-3



SCALE : 1/8" = 1'-0"

E-4



1 **EXISTING SOUTH ELEVATION**
SCALE : 1/8" = 1'-0"

CLIENT :
ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

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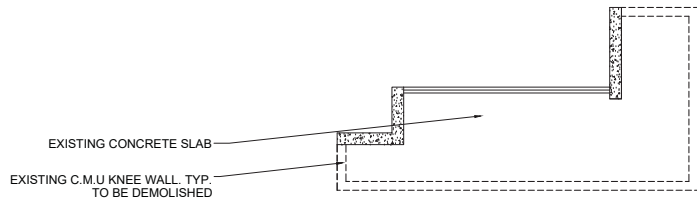
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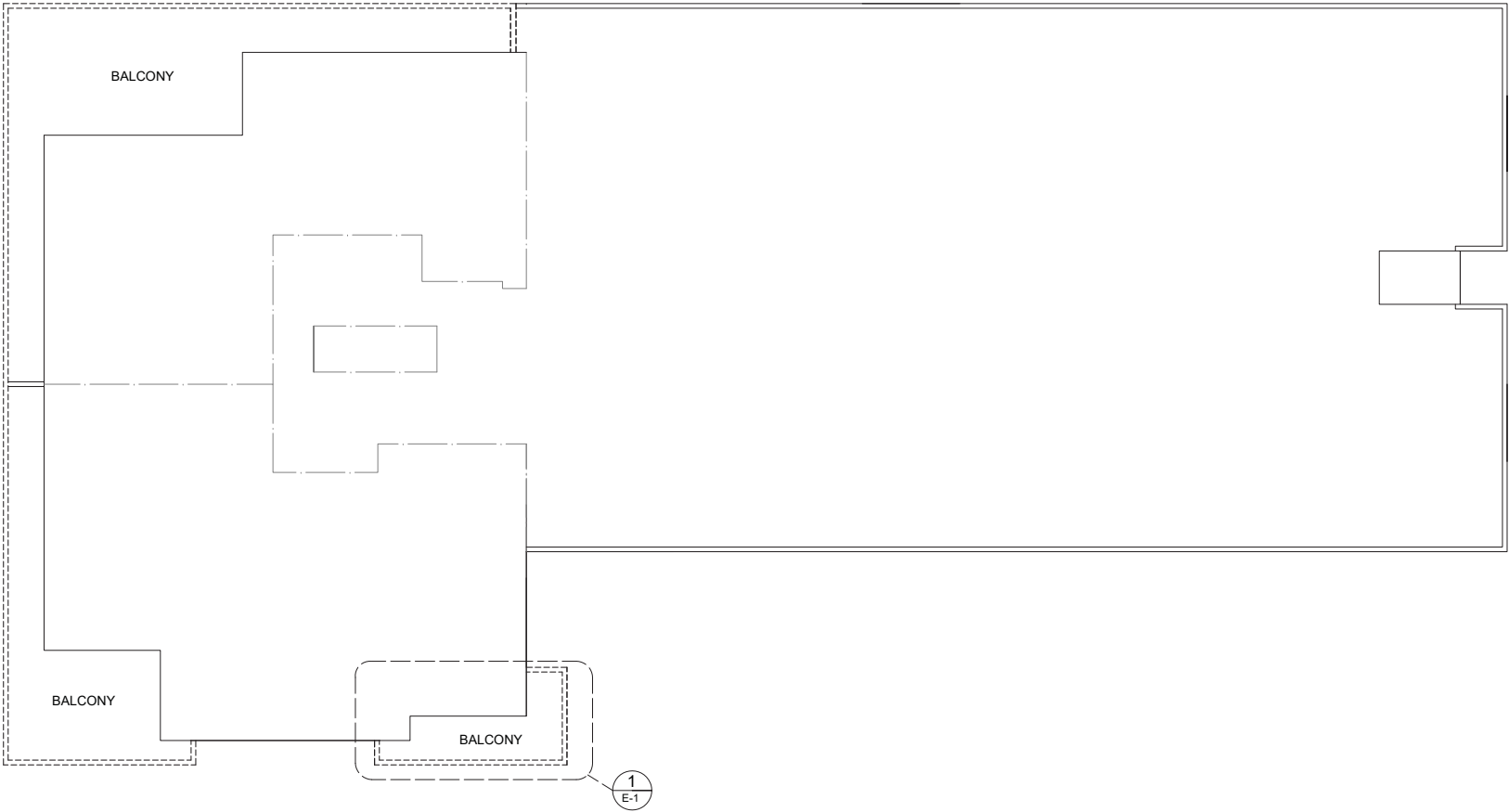
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SCALE: N.T.S.
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SHEET NAME :
**EXISTING
SOUTH ELEVATION**

SHEET NO :
E-5



DEMOLITION ENLARGED FLOOR PLAN



1 **DEMOLITION FLOOR PLAN PH LEVEL**
SCALE : 1/8" = 1'-0"



CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

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PROJECT NO :

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SCALE: N.T.S.
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SHEET NAME :

**DEMOLITION FLOOR
PLAN PH LEVEL**

SHEET NO :

D-1.2



D-2

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

6th Floor
Ele. 055.75'

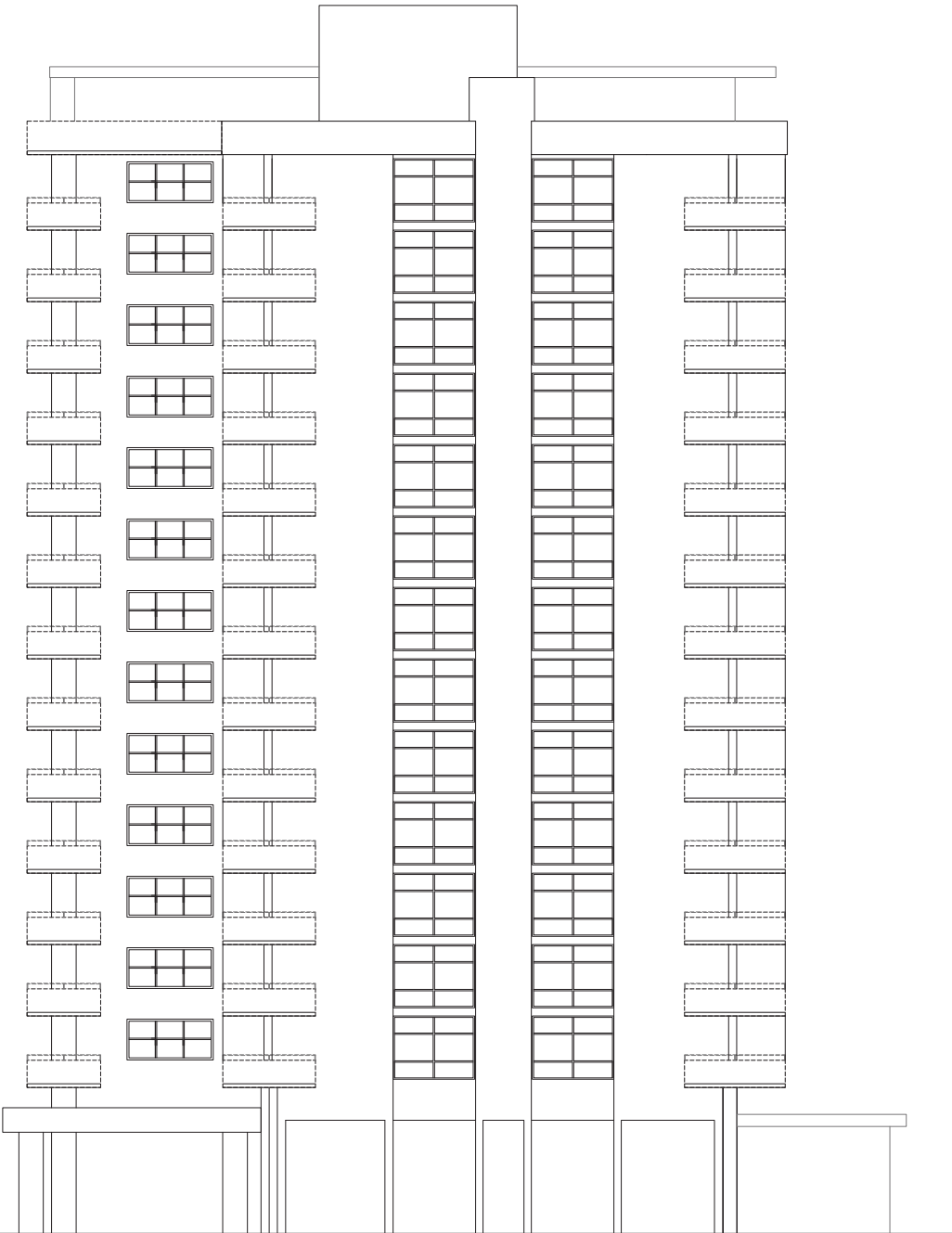
5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'

Datum
Ele. 000.0



1 **DEMOLITION NORTH ELEVATION**
SCALE : 1/8" = 1'-0"

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001



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MIAMI, FL 33131
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PROJECT NO :

2017-24

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SCALE: N.T.S.

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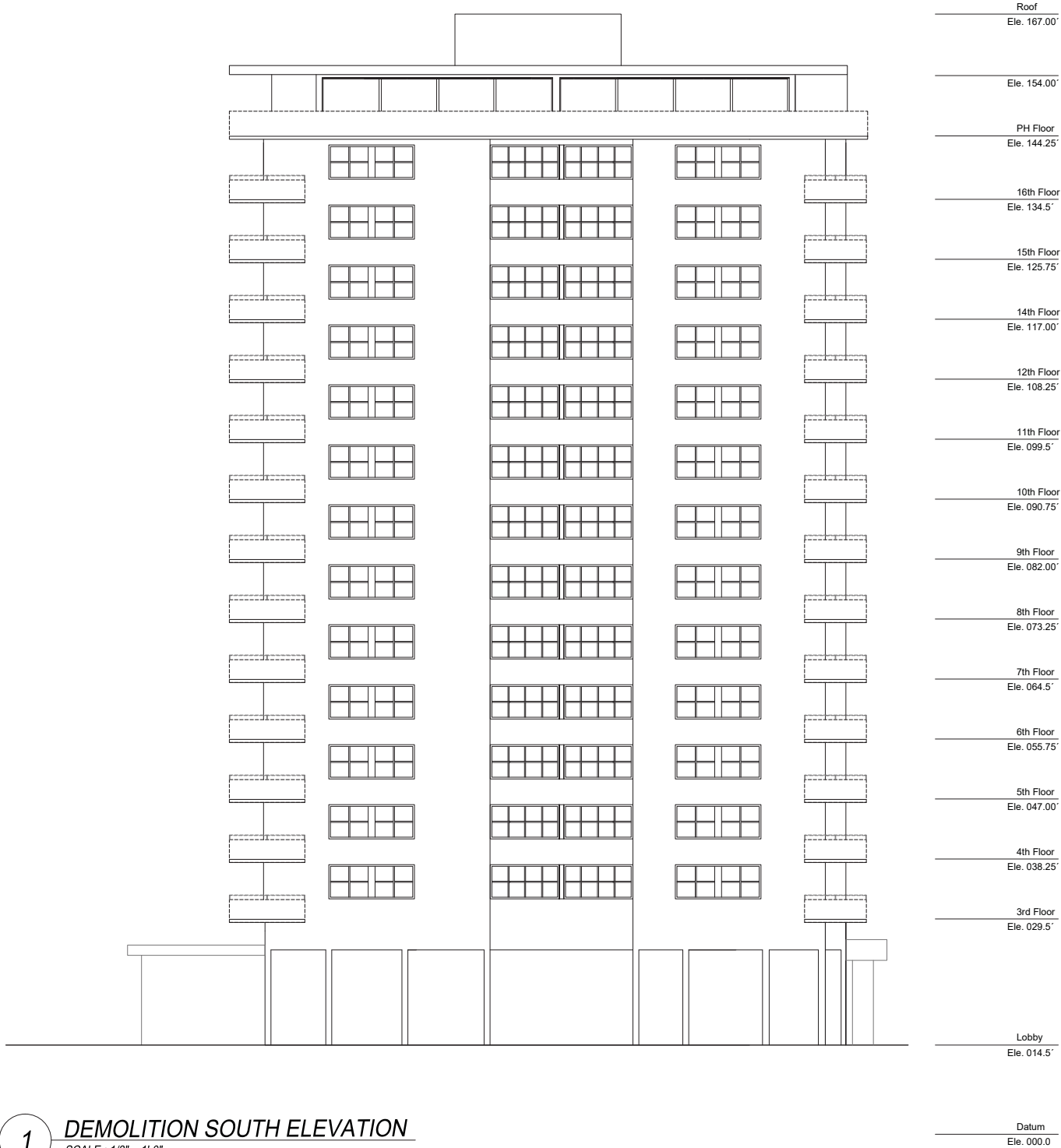
DEMOLITION
NORTH ELEVATION

SHEET NO :

D-3



D-4



CLIENT :
ROYAL EMBASSY

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Miami Beach, FL 33140
Folio: 02-3211-041-0001

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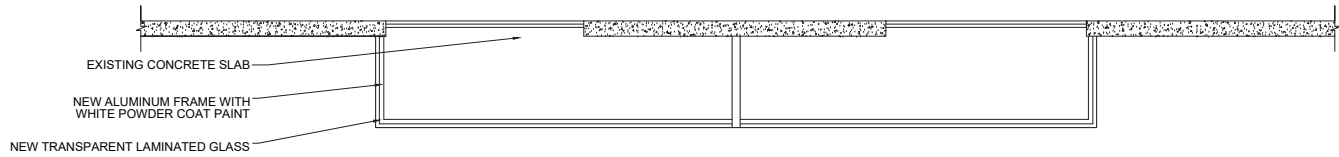
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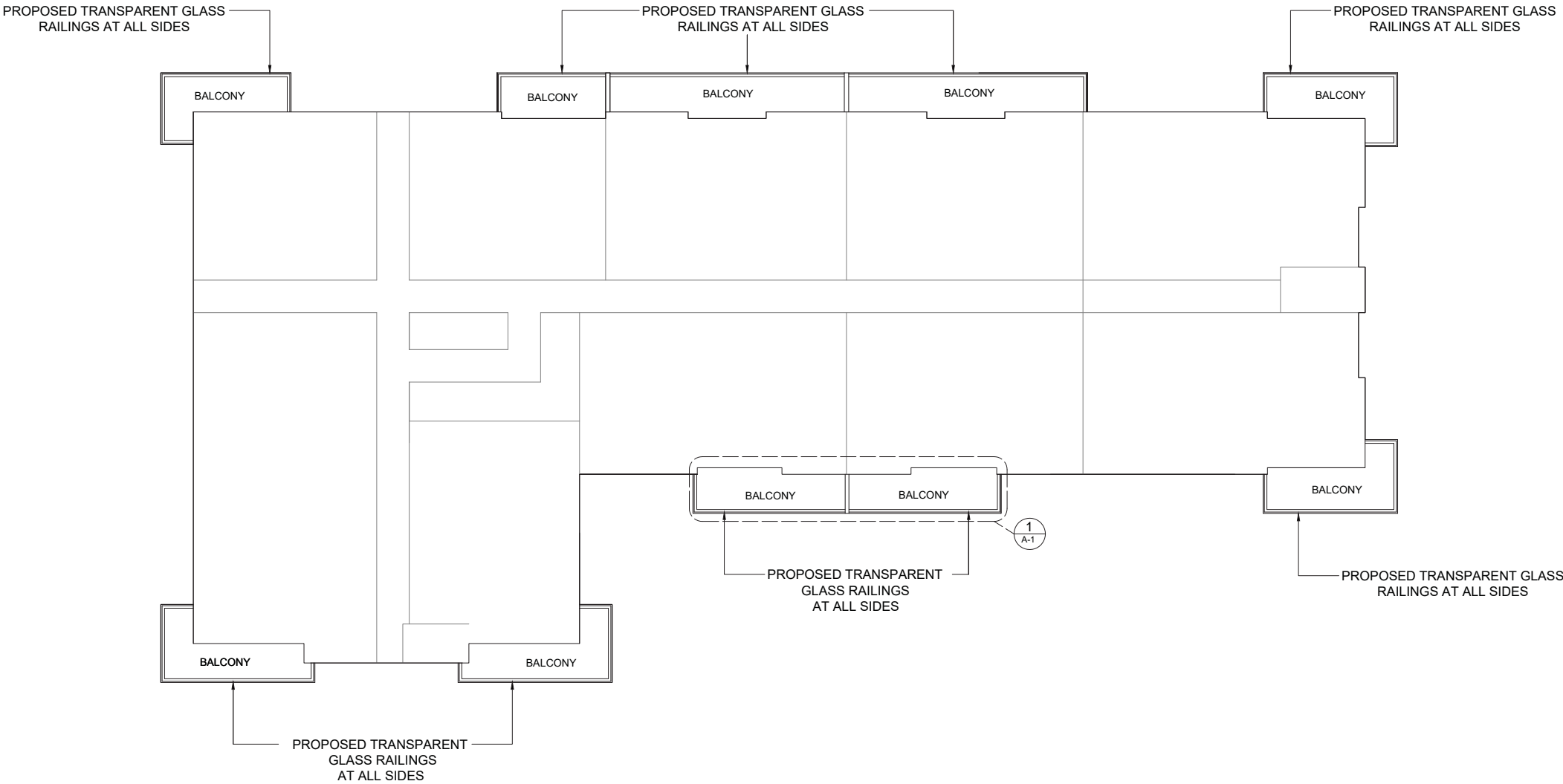
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SCALE: N.T.S.
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SHEET NAME :
**DEMOLITION
SOUTH ELEVATION**

SHEET NO :
D-5



PROPOSED ENLARGED FLOOR PLAN



1 **PROPOSED FLOOR PLAN 3RD-16TH**
SCALE : 1/8" = 1'-0"



OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001



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MIAMI, FL 33131
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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

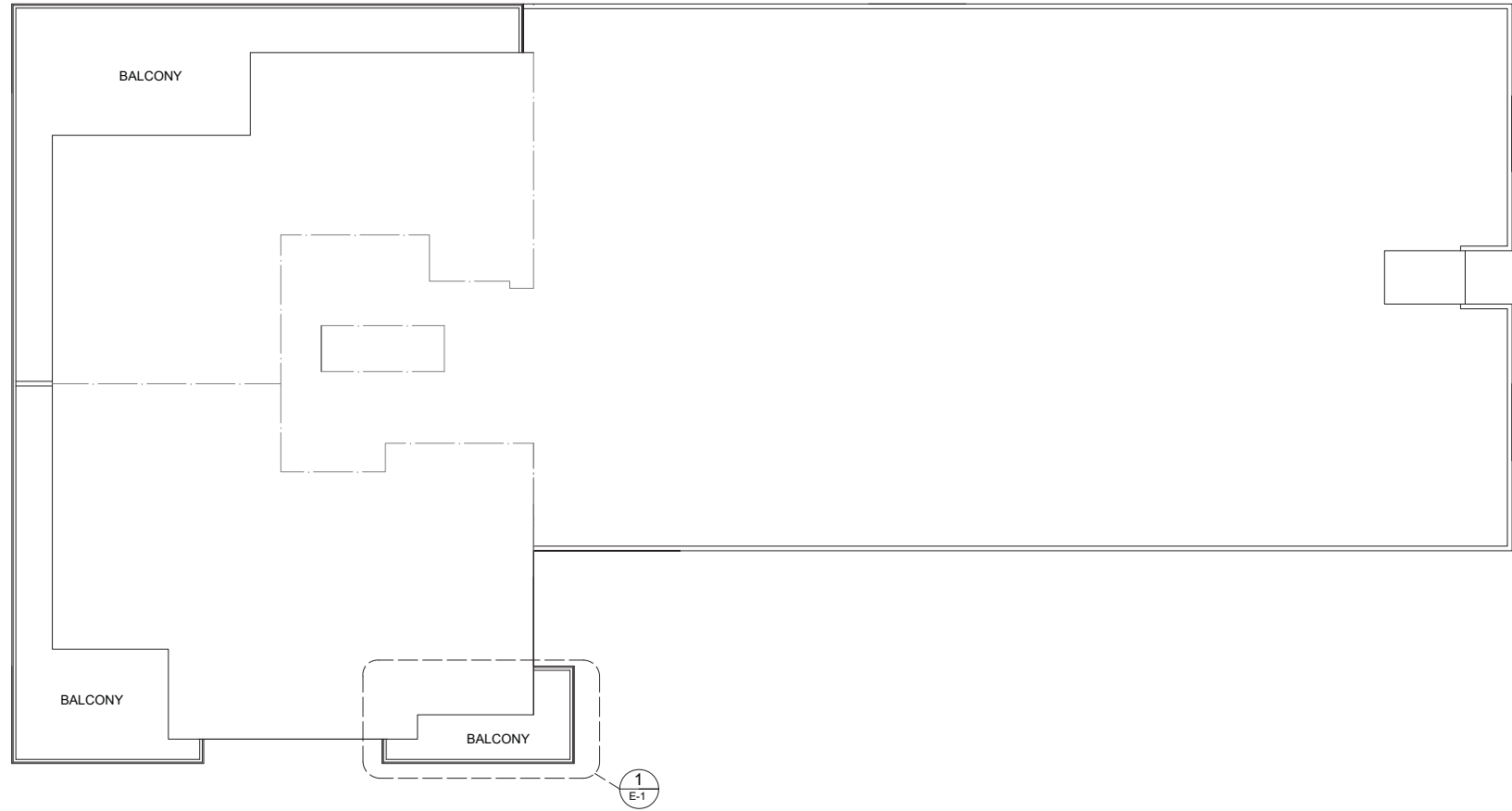
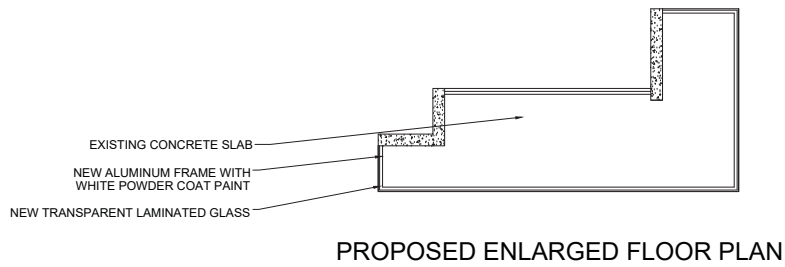
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SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

PROPOSED FLOOR PLAN
3RD-16TH LEVEL

SHEET NO :
A-1.1



1 **PROPOSED FLOOR PLAN PH LEVEL**
SCALE : 1/8" = 1'-0"



OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

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DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE
SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

**PROPOSED FLOOR
PLAN PH LEVEL**

SHEET NO :
A-1.2



1 **PROPOSED EAST ELEVATION**
SCALE : 1/8" = 1'-0"

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

333 SE 2ND AVENUE, SUITE 2066
MIAMI, FL 33131
Tel: 786.218.5335
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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

CHECKED BY : WESLEY CASTELLANOS
DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE
SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

**PROPOSED
EAST ELEVATION**

SHEET NO :
A-2



1 **PROPOSED NORTH ELEVATION**
SCALE : 1/8" = 1'-0"

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

CHECKED BY : WESLEY CASTELLANOS

DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE

SCALE: N.T.S.

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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

PROPOSED
NORTH ELEVATION

SHEET NO :

A-3



1 **PROPOSED WEST ELEVATION**
SCALE : 1/8" = 1'-0"

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

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MIAMI, FL 33131
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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

CHECKED BY : WESLEY CASTELLANOS
DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE
SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

**PROPOSED
WEST ELEVATION**

SHEET NO :

A-4

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

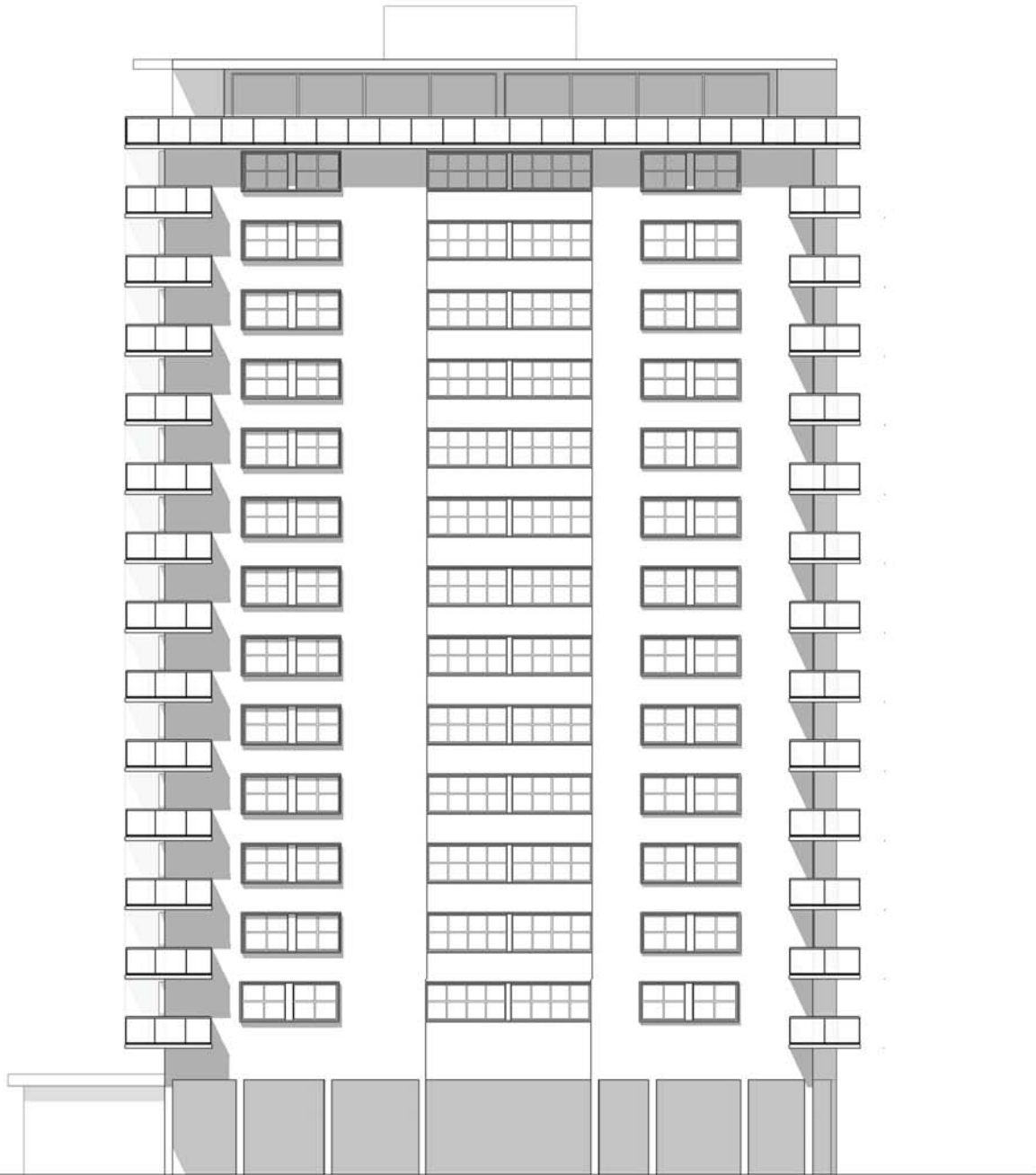
6th Floor
Ele. 055.75'

5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'



1 **PROPOSED SOUTH ELEVATION**
SCALE : 1/8" = 1'-0"

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

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MIAMI, FL 33131
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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

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DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE
SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

**PROPOSED
SOUTH ELEVATION**

SHEET NO :
A-5

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

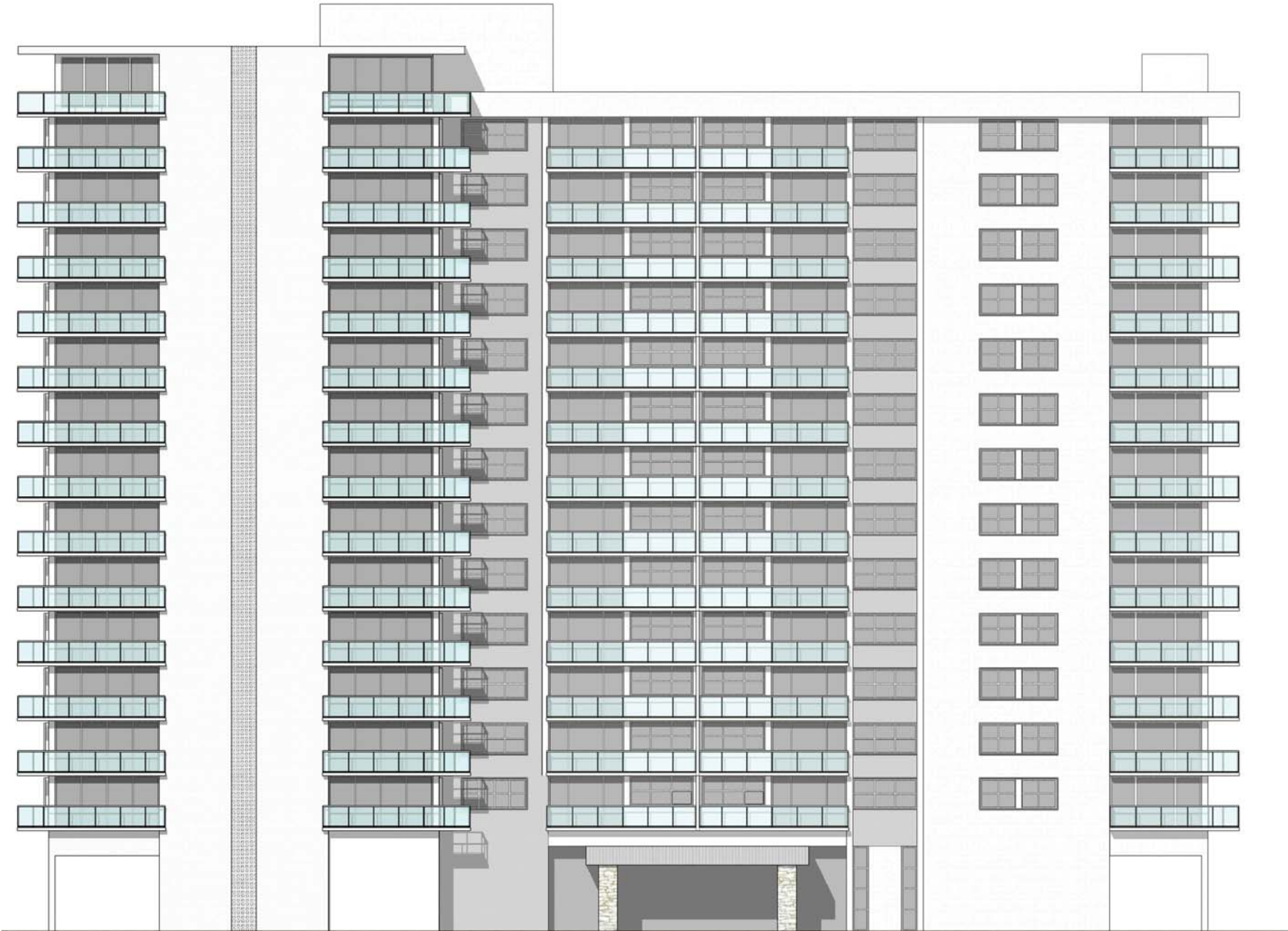
6th Floor
Ele. 055.75'

5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'



1 **PROPOSED EAST ELEVATION RENDERING**
SCALE : 1/8" = 1'-0"

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

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DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE
SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

**PROPOSED EAST
ELEVATION RENDERING**

SHEET NO :
A-6

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

6th Floor
Ele. 055.75'

5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'



1 **PROPOSED NORTH ELEVATION RENDERING**
SCALE : 1/8" = 1'-0"

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

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SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

**PROPOSED NORTH
ELEVATION RENDERING**

SHEET NO :
A-7

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

6th Floor
Ele. 055.75'

5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'



1 **PROPOSED WEST ELEVATION RENDERING**
SCALE : 1/8" = 1'-0"

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

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FLORIDA ARCHITECT LICENSE AR 96133

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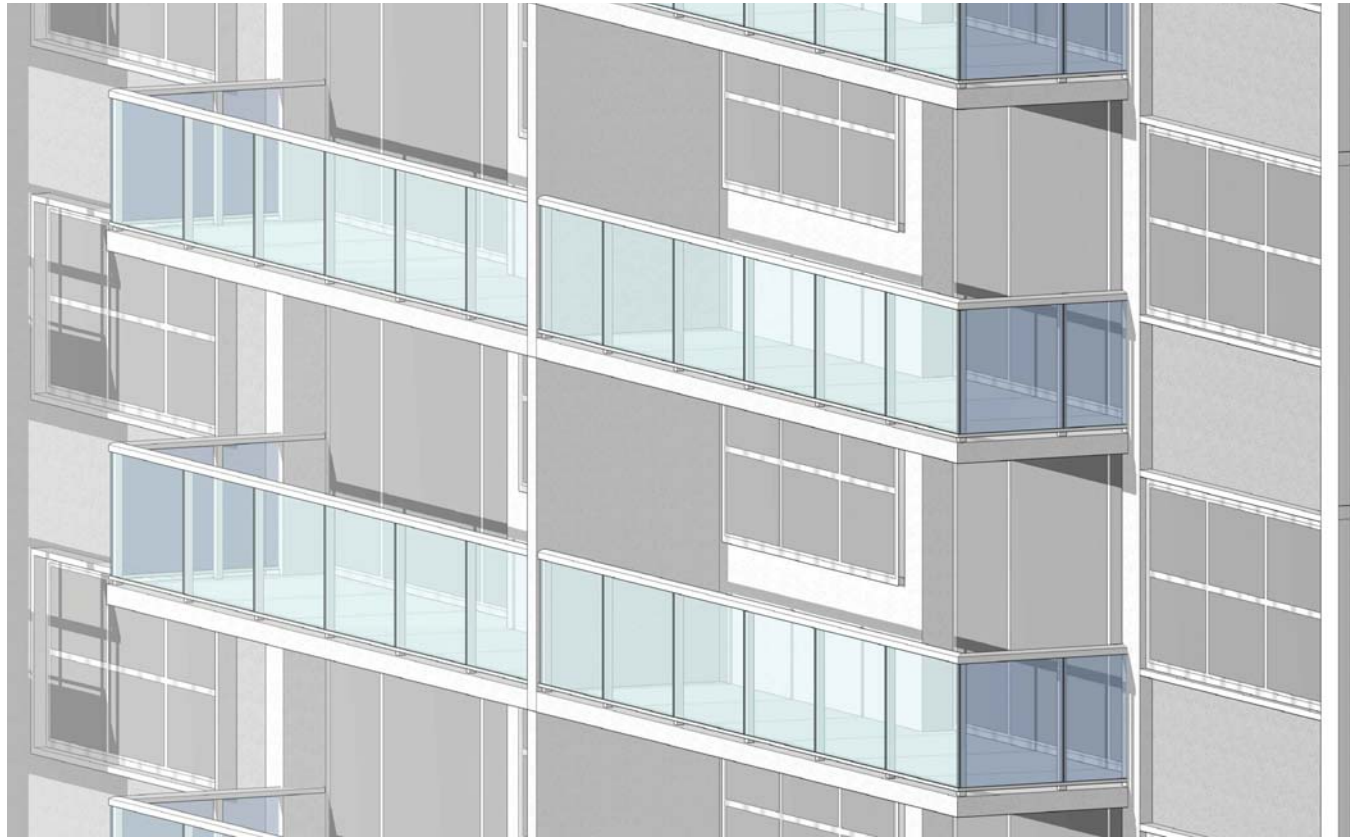
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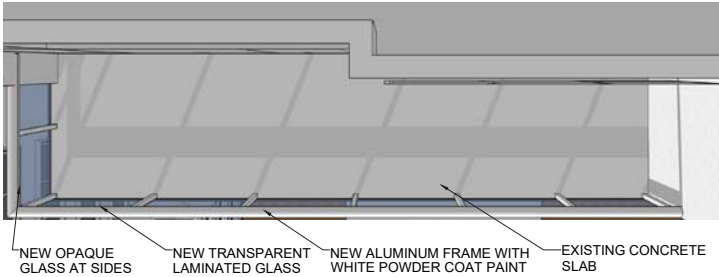
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**PROPOSED WEST
ELEVATION RENDERING**

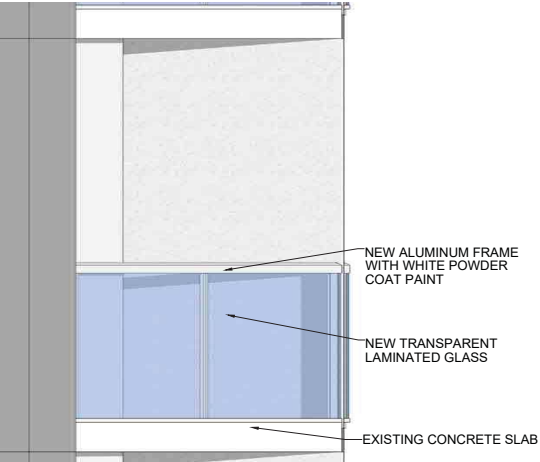
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A-8



1 **PROPOSED BALCONY PERSPECTIVE VIEW**
SCALE: N/A



3 **PROPOSED BALCONY PLAN**
SCALE: N/A



4 **PROPOSED BALCONY ELEVATION**
SCALE: N/A



2 **PROPOSED BALCONY ELEVATION**
SCALE: N/A

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

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DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE
SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

BALCONY
PERSPECTIVES &
ELEVATIONS

SHEET NO :
A-10



COLLINS AVE RENDERING - OPTION 1 - ALL CLEAR GLASS BALCONIES

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001



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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96183

PROJECT NO :

2017-24

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DRAWN BY : ALBERTO ALFARO/ JOSIAH HINKLE
SCALE: N.T.S.
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

COLLINS AVE
RENDERING

SHEET NO :
A-11



INDIAN CREEK RENDERING - OPTION 1 - ALL CLEAR GLASS BALCONIES

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001



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MIAMI, FL 33131
Tel: 786.218.5335
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SEAL :



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FLORIDA ARCHITECT LICENSE AR 96133

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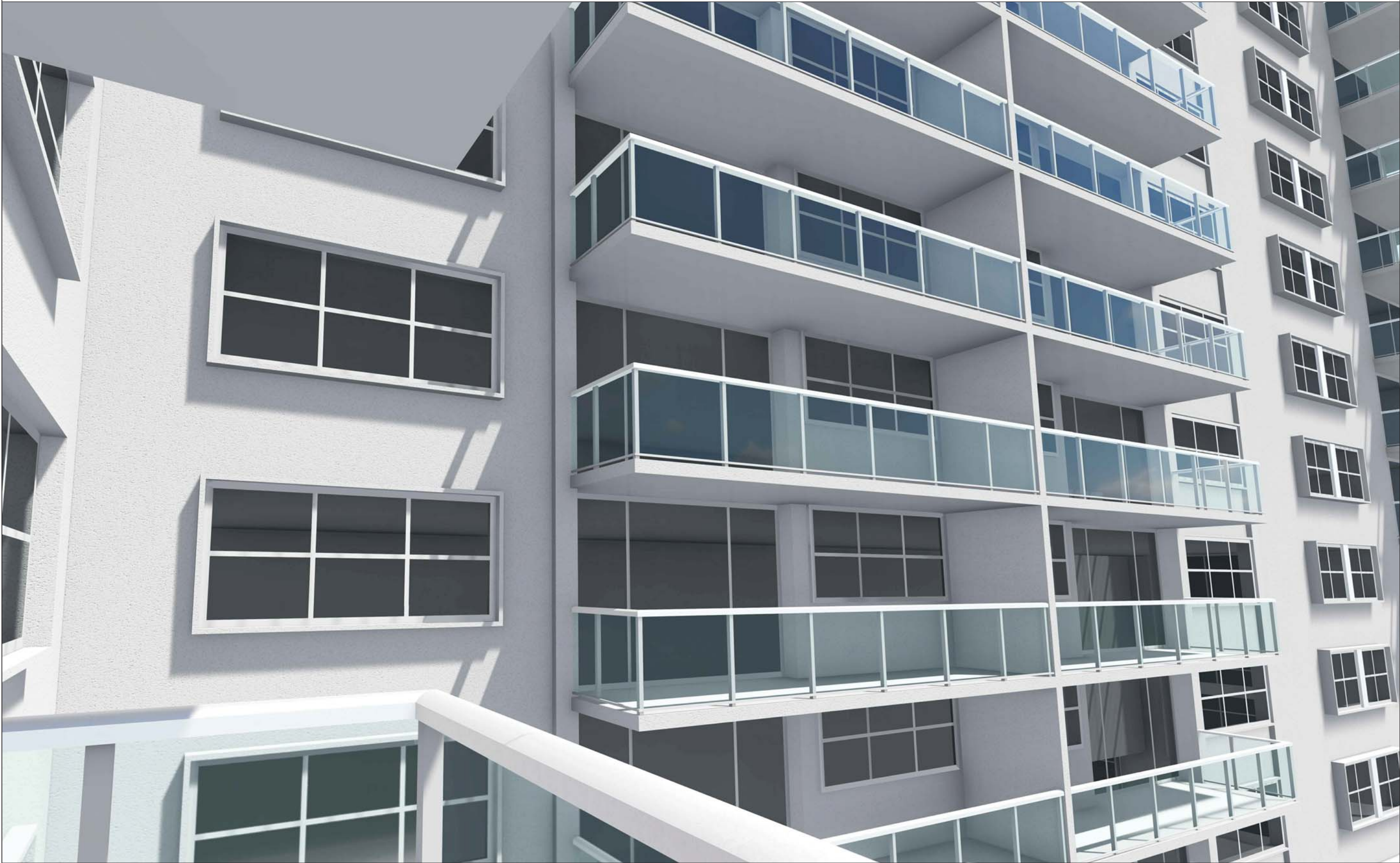
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SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

INDIAN CREEK
RENDERING

SHEET NO :
A-12



RENDERING - BALCONY CLOSE-UP - OPTION 1 - ALL CLEAR GLASS BALCONIES

OPTION 1

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001



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WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

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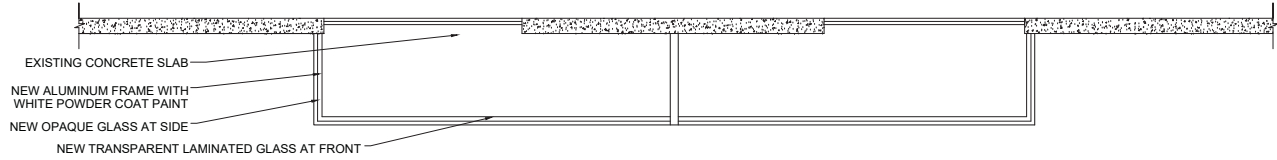
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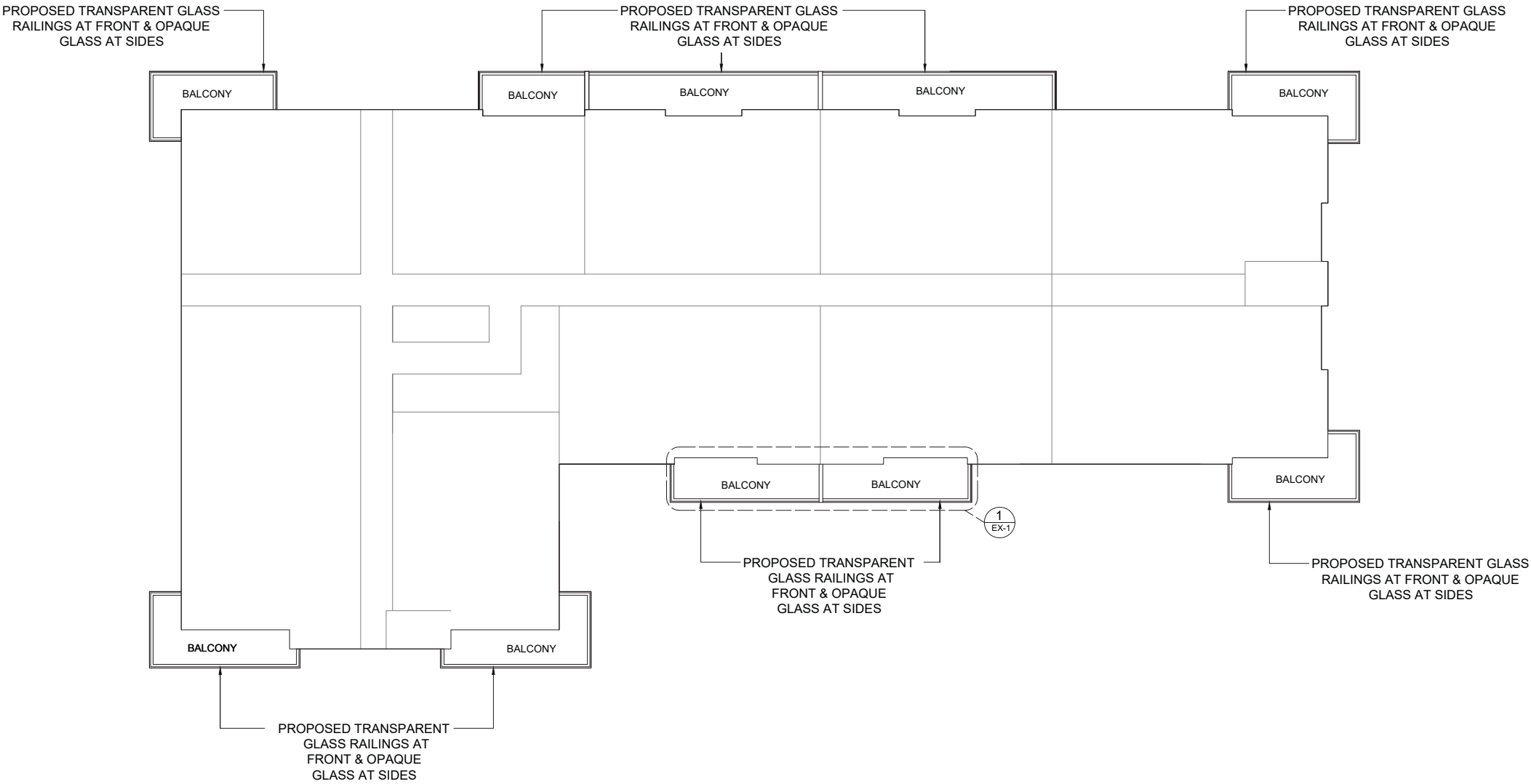
SHEET NAME : OPTION 1 - ALL CLEAR GLASS RAILINGS

PROPOSED RENDERING
- CLOSE-UP

SHEET NO :
A-13



PROPOSED ENLARGED FLOOR PLAN



1 **PROPOSED FLOOR PLAN 3RD-16TH**
SCALE : 1/8" = 1'-0"

OPTION 2

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

333 SE 2ND AVENUE, SUITE 2066
MIAMI, FL 33131
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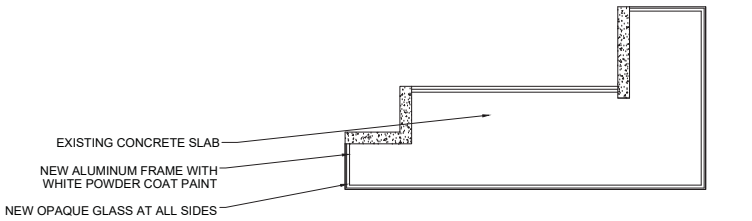
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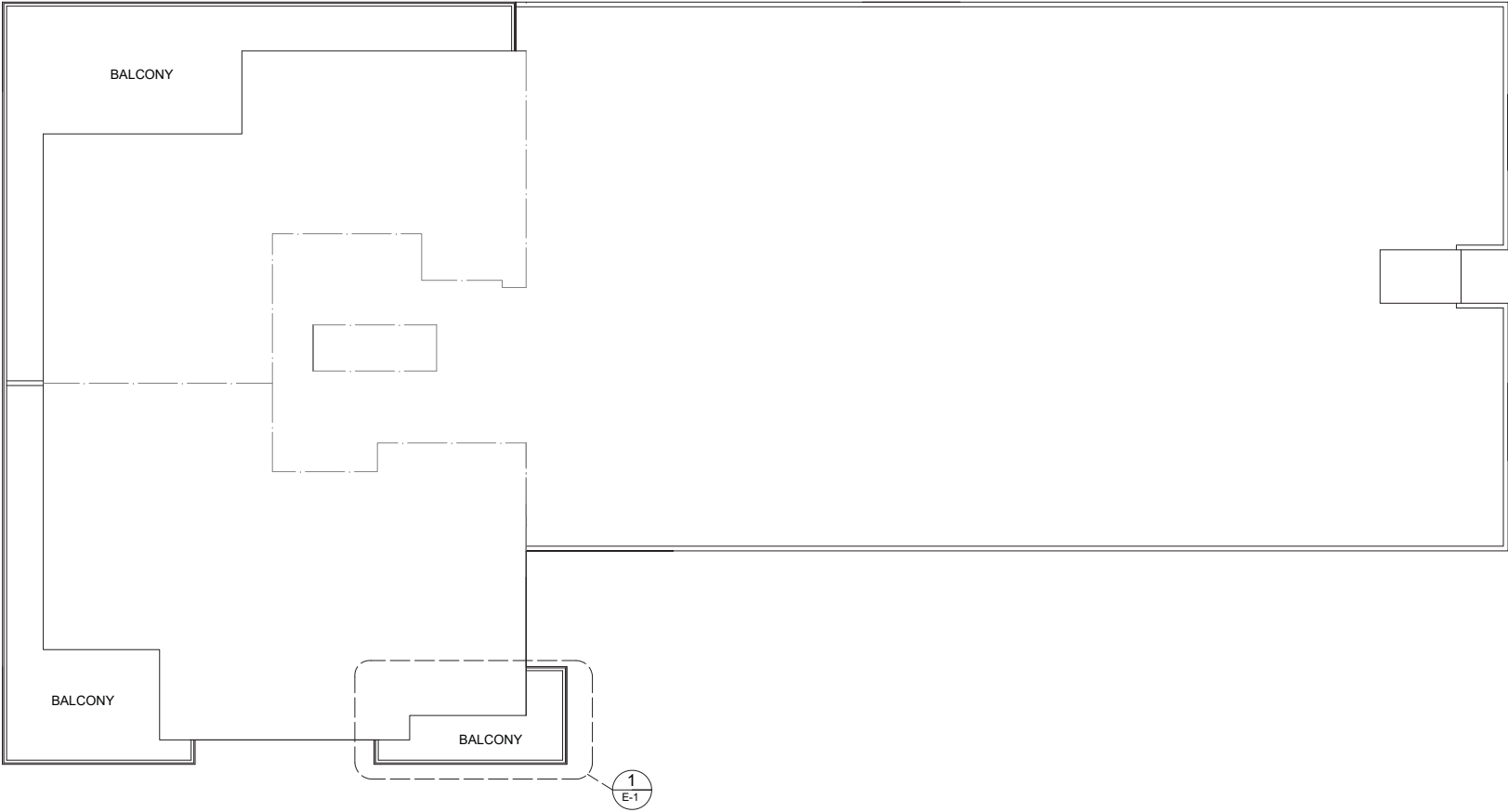
SHEET NAME : OPTION 2 - ALL GLASS RAILINGS WITH OPAQUE AT SIDES

PROPOSED FLOOR PLAN
3RD-16TH LEVEL

SHEET NO :
A-1.1



PROPOSED ENLARGED FLOOR PLAN



1 **PROPOSED FLOOR PLAN PH LEVEL**
SCALE : 1/8" = 1'-0"



OPTION 2

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001



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SCALE: N.T.S.

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SHEET NAME : OPTION 2 - ALL GLASS RAILINGS WITH OPAQUE AT SIDES

PROPOSED FLOOR
PLAN PH LEVEL

SHEET NO :

A-1.2

Roof
Ele. 167.00'

Ele. 154.00'

PH Floor
Ele. 144.25'

16th Floor
Ele. 134.5'

15th Floor
Ele. 125.75'

14th Floor
Ele. 117.00'

12th Floor
Ele. 108.25'

11th Floor
Ele. 099.5'

10th Floor
Ele. 090.75'

9th Floor
Ele. 082.00'

8th Floor
Ele. 073.25'

7th Floor
Ele. 064.5'

6th Floor
Ele. 055.75'

5th Floor
Ele. 047.00'

4th Floor
Ele. 038.25'

3rd Floor
Ele. 029.5'

Lobby
Ele. 014.5'



1 **PROPOSED EAST ELEVATION**
SCALE : 1/8" = 1'-0"

OPTION 2

CLIENT :

ROYAL EMBASSY

5750 Collins Avenue
Miami Beach, FL 33140
Folio: 02-3211-041-0001

CDS

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-24

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SCALE: N.T.S.

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SHEET NAME : OPTION 2 - ALL GLASS RAILINGS WITH OPAQUE AT SIDES

**PROPOSED
EAST ELEVATION**

SHEET NO :

A-2

