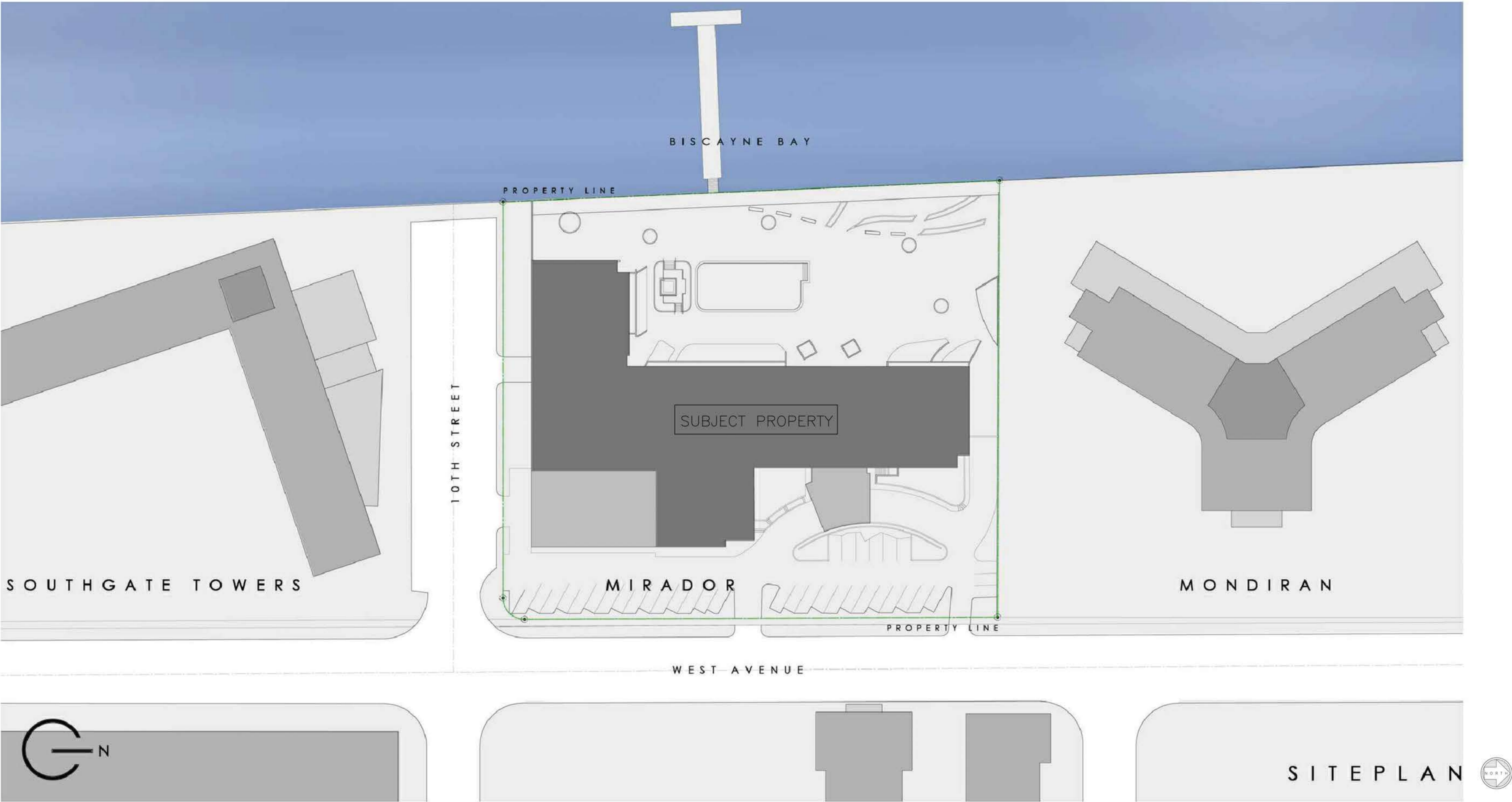


PROPOSED BALCONY RAILINGS FOR  
MIRADOR 1000 CONDOMINIUM  
1000 WEST AVE. MIAMI BEACH, FLORIDA 33139



BUILDING DATA CHART:

PROJECT NAME:	MIRADOR 1000 CONDOMINIUM
PROJECT ADDRESS:	1000 WEST AVE – MIAMI BEACH, FL 33139
FOLIO NUMBER:	02-3233-071-0001
LEGAL DESCRIPTION:	MIRADOR 100 CONDO ALTON BEACK REALTY CO PB 6-12 LOT 10 & S150FT LOT 9 BLK 80 AS DESC IN DEC OR 22959-1727 LOT SIZE 104,030 SQ FT FAU 02 3233 010 0210
SCOPE OF WORK:	DEMOLITION OF BALCONY WALLS & RAILINGS, REPARATION AND RESTORATION OF CONCRETE SLABS AND ADJACENT WALLS. INSTALLATION OF NEW GLASS RAILINGS.
ZONING:	GROUP RM-3
TYPE OF USE:	RESIDENTIAL
TYPE OF OCCUPANCY:	4100 MULTI FAMILY 101 + U/A
RELEVANT CODES:	ZONING: ORDINANCE OF MIAMI BEACH

DWELLING UNITS PER FLOOR:

LOBBY FLOOR	13 UNITS
2ND FLOOR	24 UNITS
3RD TO PH FLOOR	31 UNITS
TS FLOOR	8 UNITS

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

INDEX OF DRAWINGS

GN-1	SITE DATA	N/A
GN-2	SITE PLAN	N/A
GN-3	EAST ELEVATION PHOTOS	N/A
GN-4	SOUTH ELEVATION PHOTOS	N/A
GN-5	NORTH ELEVATION PHOTOS	N/A
GN-6	CONTEXT PHOTOGRAPHS	N/A
GN-7	CONTEXT PHOTOGRAPHS - CONTINUED	N/A
GN-8	TYPICAL FLOOR PLAN DIAGRAM - UNIT TYPES & NUMBERS	N/A
E-1	FLOOR PLAN 2ND, 4TH, 6TH, 8TH, 10TH, 12TH LEVEL FLOOR	3/32" = 1'-0"
E-2	PLAN 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, PH LEVEL EXISTING	3/32" = 1'-0"
E-3	EAST ELEVATION	3/32" = 1'-0"
E-4	EXISTING WEST ELEVATION	3/32" = 1'-0"
E-5	EXISTING SOUTH ELEVATION	3/32" = 1'-0"
E-6	EXISTING NORTH ELEVATION	3/32" = 1'-0"
D-1	FLOOR PLAN 2ND, 4TH, 6TH, 8TH, 10TH, 12TH LEVEL FLOOR	3/32" = 1'-0"
D-2	PLAN 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, PH LEVEL	3/32" = 1'-0"
D-3	DEMOLITION EAST ELEVATION	3/32" = 1'-0"
D-4	DEMOLITION WEST ELEVATION	3/32" = 1'-0"
D-5	DEMOLITION SOUTH ELEVATION	3/32" = 1'-0"
D-6	DEMOLITION NORTH ELEVATION	3/32" = 1'-0"
OPTION 1		
A-1	FLOOR PLAN TYPICAL LEVEL	3/32" = 1'-0"
A-2	PROPOSED EAST ELEVATION	3/32" = 1'-0"
A-3	PROPOSED WEST ELEVATION	3/32" = 1'-0"
A-4	PROPOSED SOUTH ELEVATION	3/32" = 1'-0"
A-5	PROPOSED NORTH ELEVATION	3/32" = 1'-0"
A-6	EAST ELEVATION RENDERING	3/32" = 1'-0"
A-7	WEST ELEVATION RENDERING	3/32" = 1'-0"
A-8	SOUTH ELEVATION RENDERING	3/32" = 1'-0"
A-9	BALCONY AXONOMETRIC & ELEVATIONS (SOUTH & WEST )	3/32" = 1'-0"
OPTION 2		
A-1	FLOOR PLAN TYPICAL LEVEL	3/32" = 1'-0"
A-2	PROPOSED EAST ELEVATION	3/32" = 1'-0"
A-3	PROPOSED WEST ELEVATION	3/32" = 1'-0"
A-4	PROPOSED SOUTH ELEVATION	3/32" = 1'-0"
A-5	PROPOSED NORTH ELEVATION	3/32" = 1'-0"
A-6	EAST ELEVATION RENDERING	3/32" = 1'-0"
A-7	WEST ELEVATION RENDERING	3/32" = 1'-0"
A-8	SOUTH ELEVATION RENDERING	3/32" = 1'-0"
A-9	BALCONY AXONOMETRIC & ELEVATIONS (SOUTH)	3/32" = 1'-0"
A-10	BALCONY AXONOMETRIC & ELEVATIONS (WEST)	3/32" = 1'-0"

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CLIENT :

MIRADOR 1000

1000 West Avenue  
Miami Beach, FL 33139  
Folio: 02-3233-071-0001

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SEAL :

WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2016-24

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DRAWN BY :

SCALE: N.T.S.

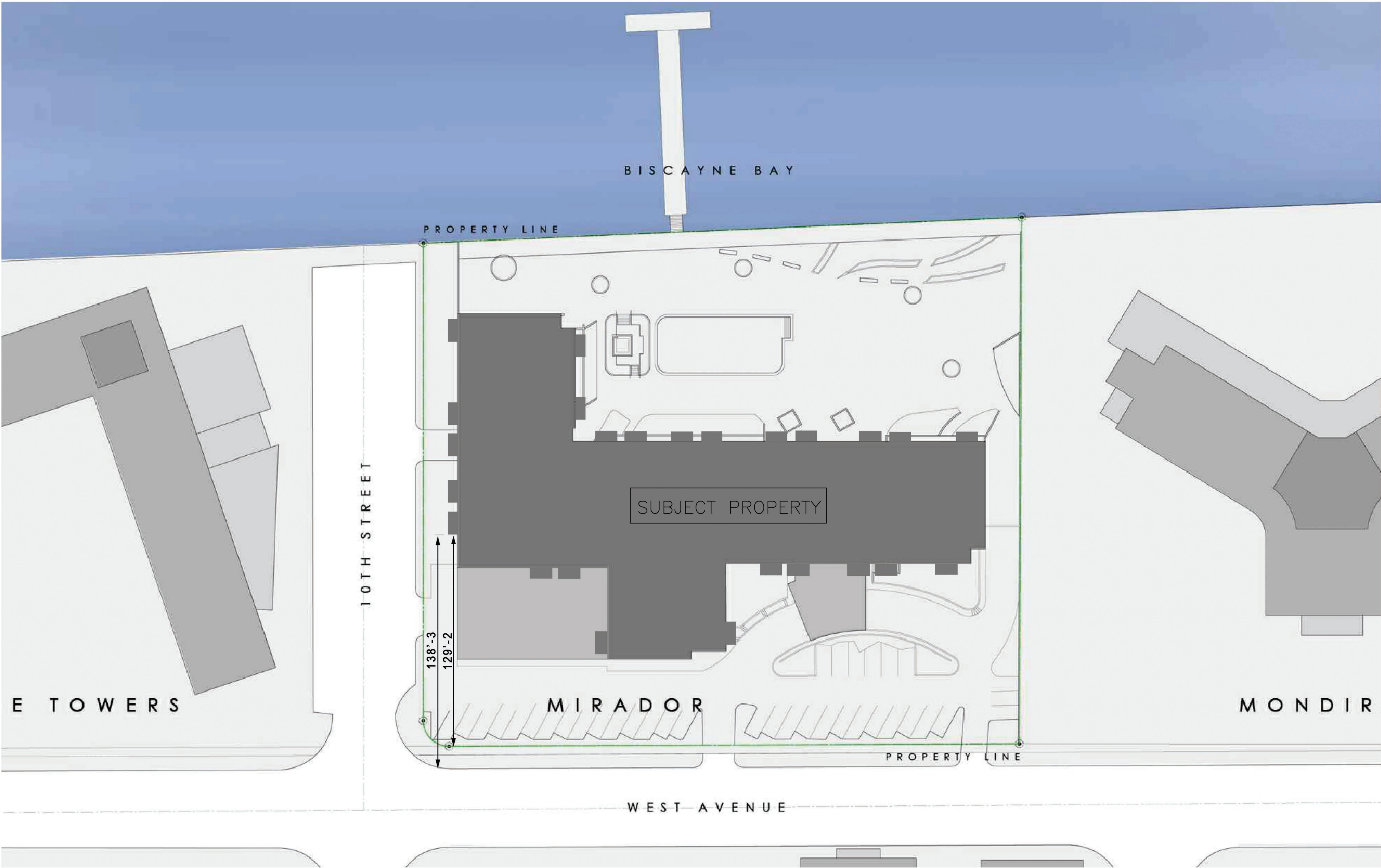
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SHEET NAME : OPTION 2

SITE DATA

SHEET NO :

GN-1



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SITE PLAN  
SCALE: NTS

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SHEET NAME : OPTION 2  
  
**SITE PLAN**  
  
SHEET NO :  
  
**GN-2**



A



B

EAST ELEVATION PHOTOS  
SCALE: N/A

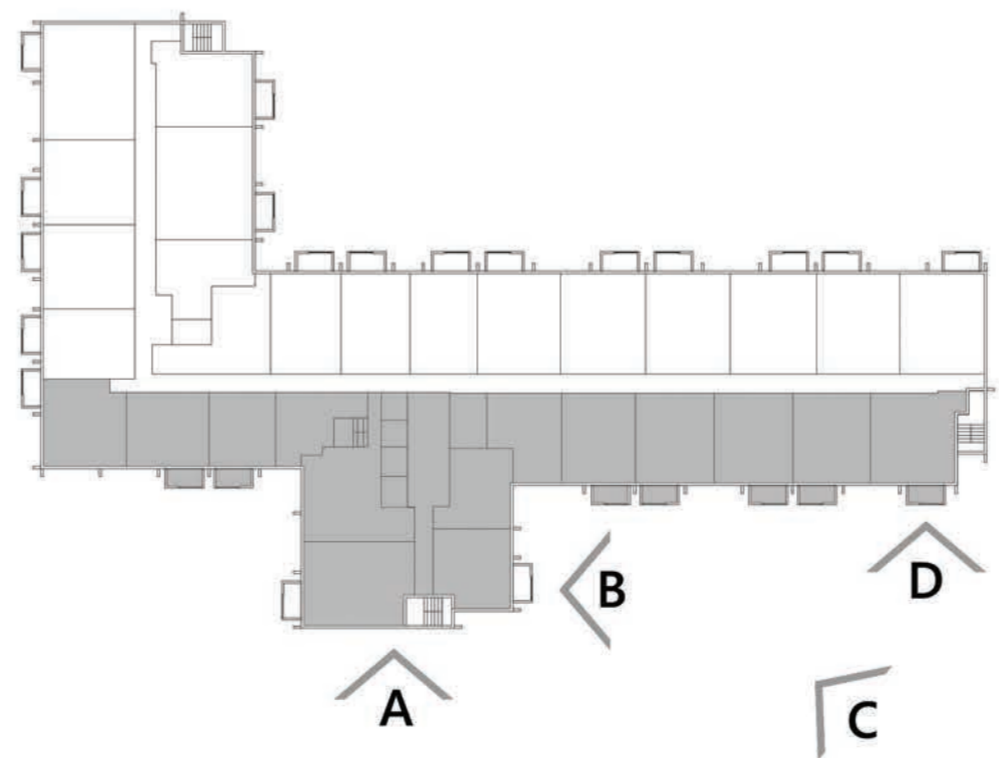


C



D

EAST ELEVATION PHOTOS  
SCALE: N/A



KEY PLAN  
SCALE: 1/64" = 1'

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SHEET NAME : OPTION 2

EAST ELEVATION  
PHOTOS

SHEET NO :

GN-3

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E



F



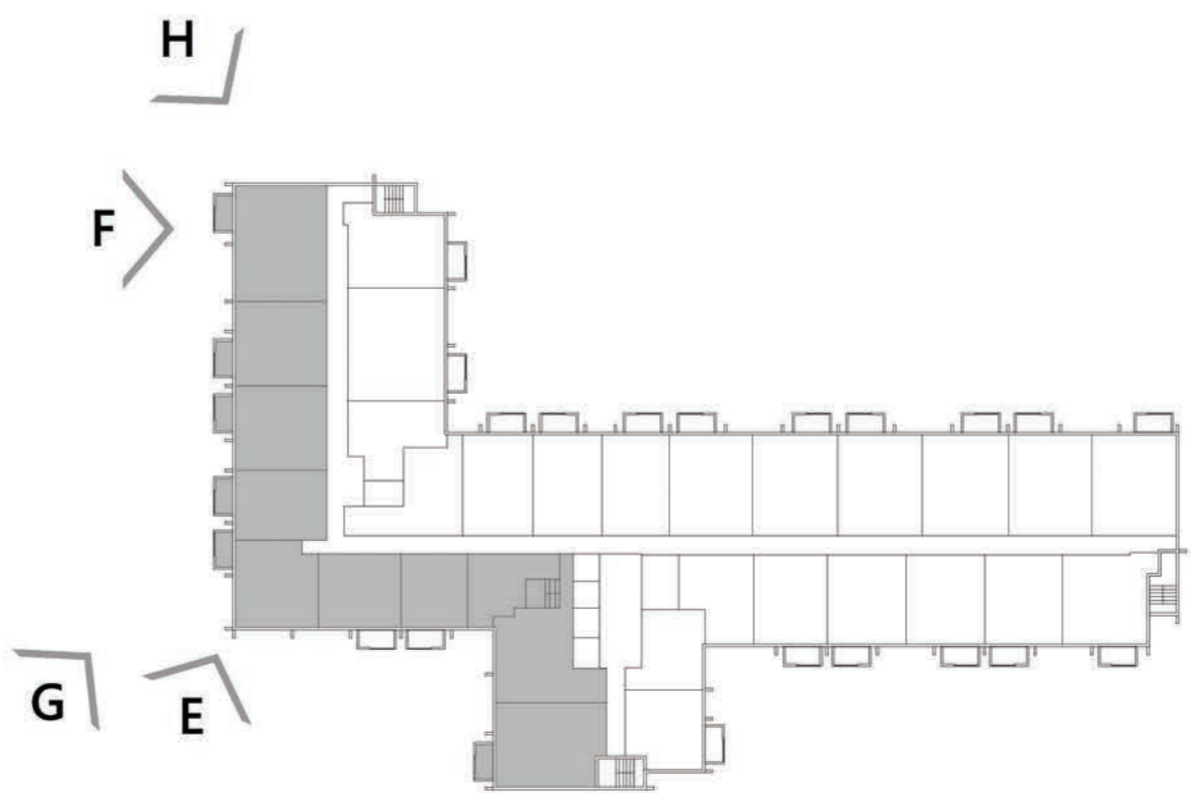
G



H

SOUTH ELEVATION PHOTOS  
SCALE: N/A

SOUTH ELEVATION PHOTOS  
SCALE: N/A



KEY PLAN  
SCALE: 1/64" = 1'

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SHEET NAME : OPTION 2  
SOUTH ELEVATION  
PHOTOS

SHEET NO :  
GN-4

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WEST ELEVATION PHOTOS  
SCALE: N/A



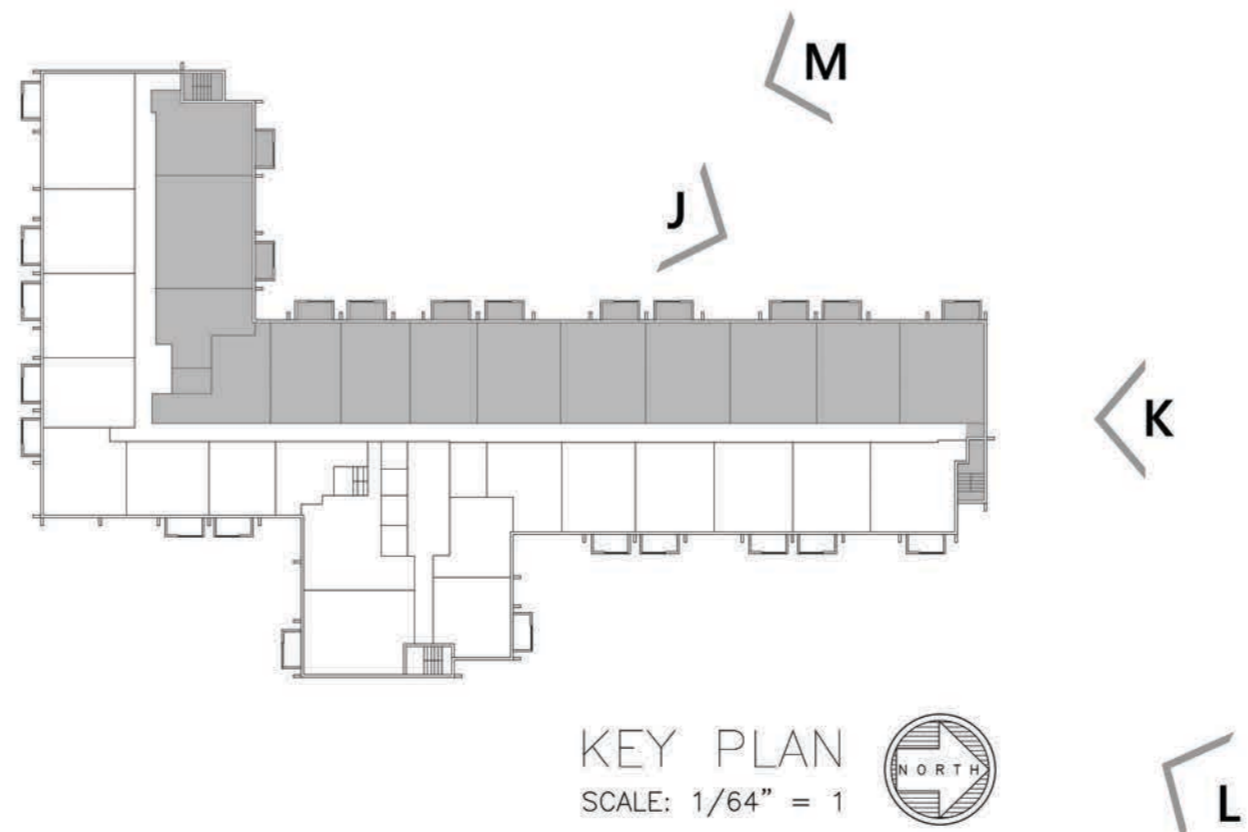
NORTH ELEVATION PHOTOS  
SCALE: N/A



NORTH ELEVATION PHOTOS  
SCALE: N/A



WEST ELEVATION PHOTOS  
SCALE: N/A



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SHEET NAME : OPTION 2

**NORTH & WEST  
ELEVATION PHOTOS**

SHEET NO :  
**GN-5**

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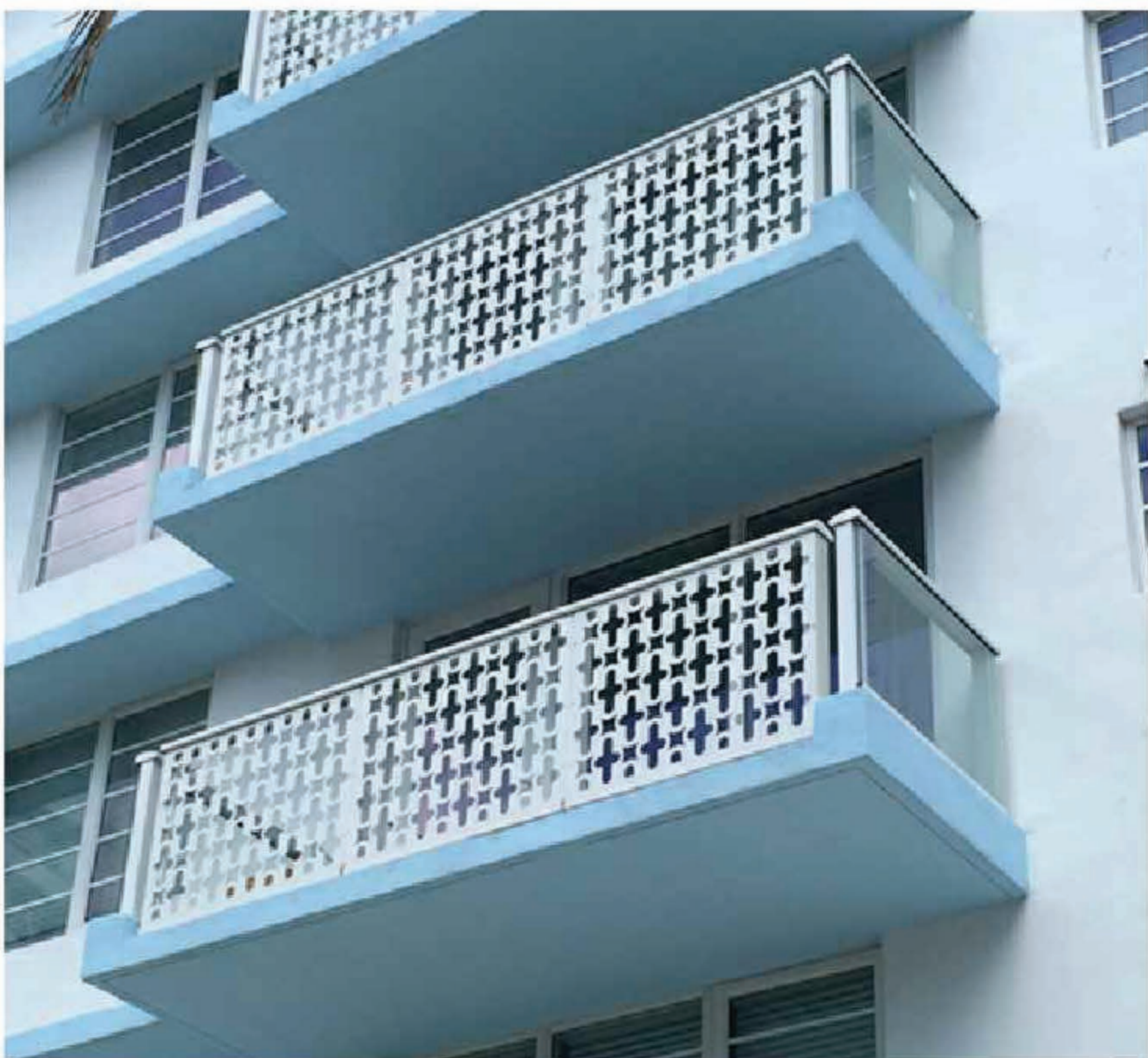
1133 WEST AVE  
SCALE: N/A



MONDRIAN  
SCALE: N/A



1035 WEST AVE  
SCALE: N/A



SOUTHGATE TOWERS  
SCALE: N/A



CONTEXT PHOTOGRAPH

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PROJECT NO :  
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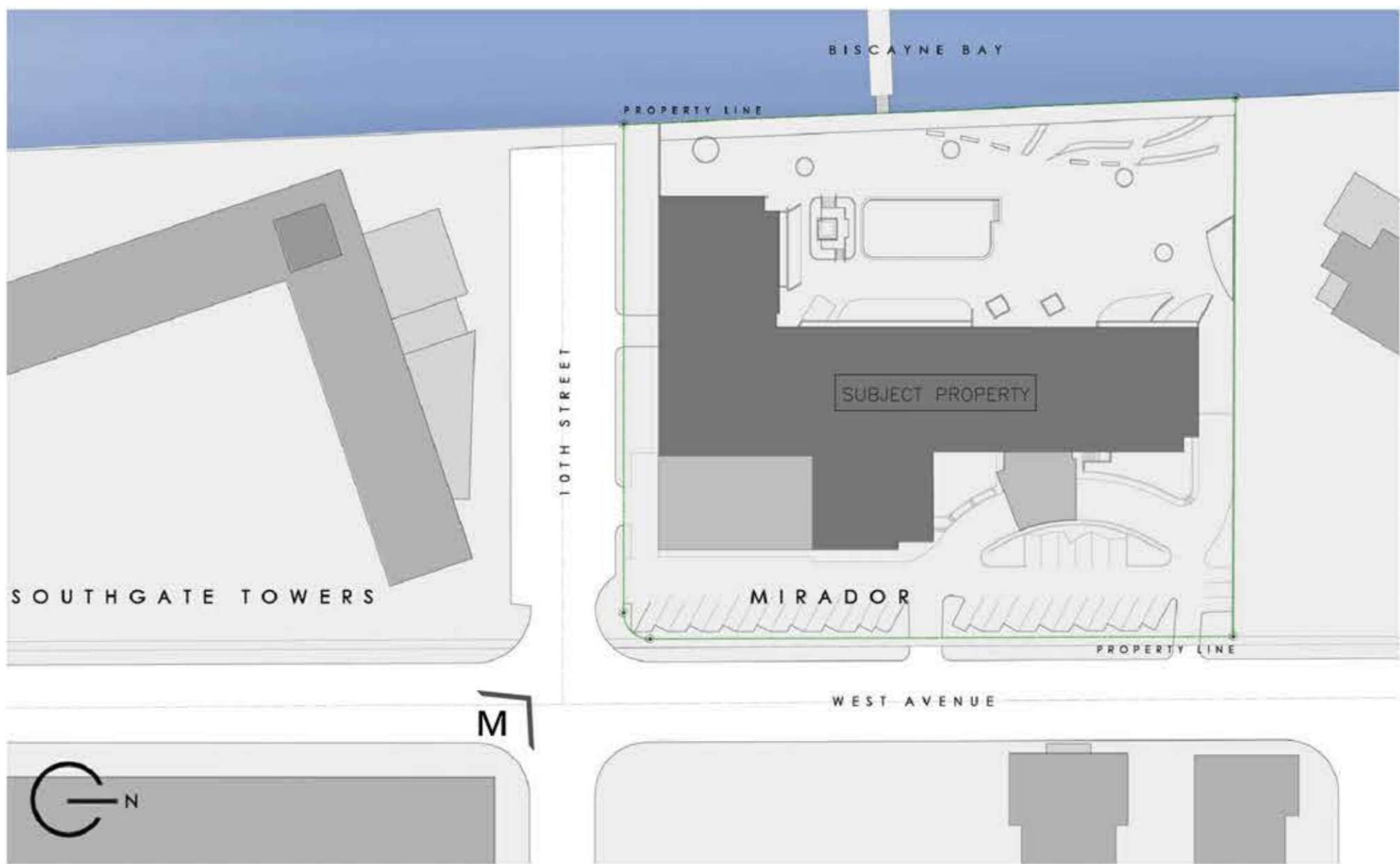
CONTEXT  
PHOTOGRAPHS

SHEET NO :  
GN-6



WEST AVE FACING NORTH CONTEXT PHOTO  
SCALE: N/A

M



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PROJECT NO :

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SCALE: N.T.S.

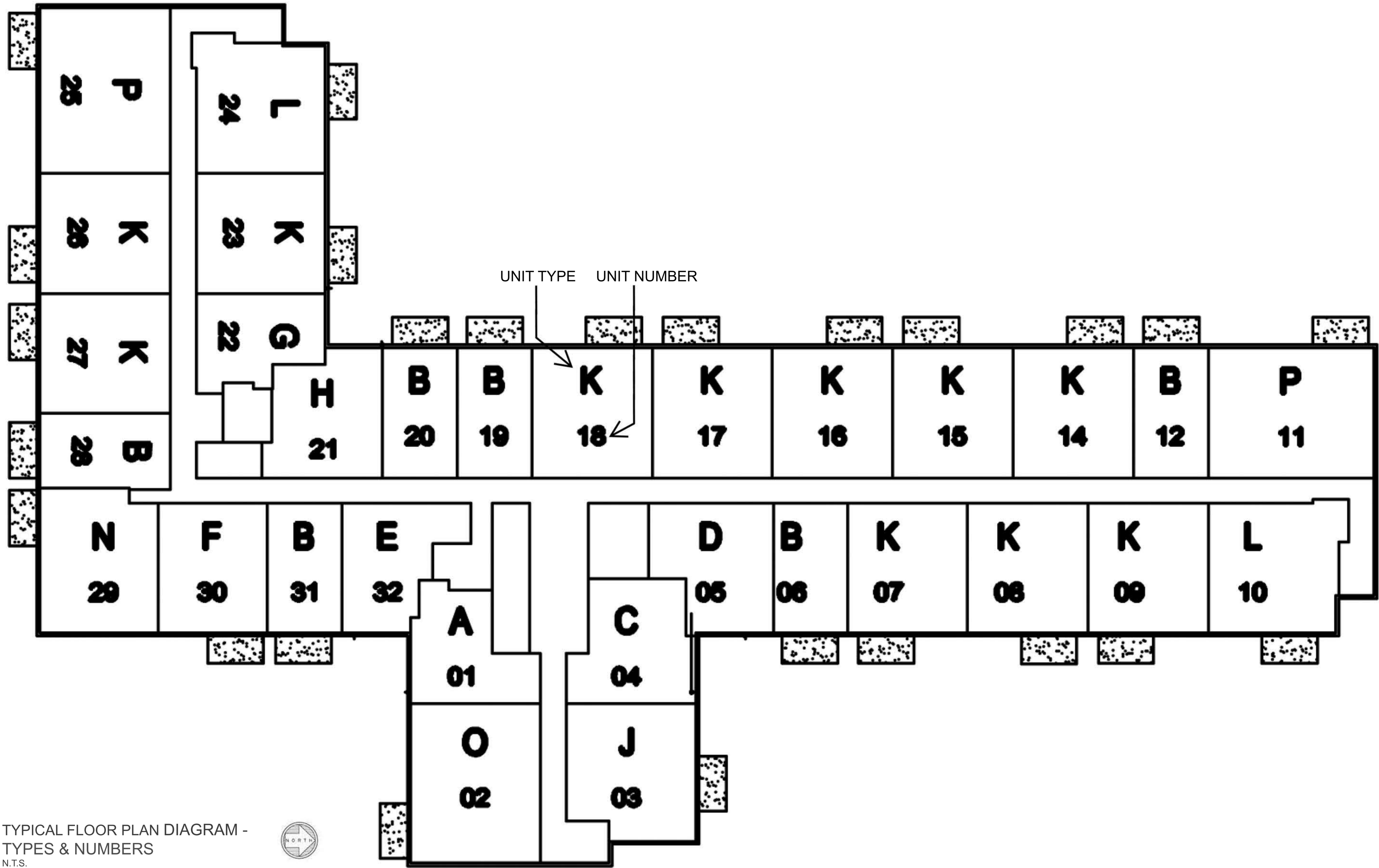
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SHEET NAME :

CONTEXT  
PHOTOGRAPHS -  
CONTINUED

SHEET NO :

GN-7



TYPICAL FLOOR PLAN DIAGRAM -  
TYPES & NUMBERS  
N.T.S.



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SEAL :

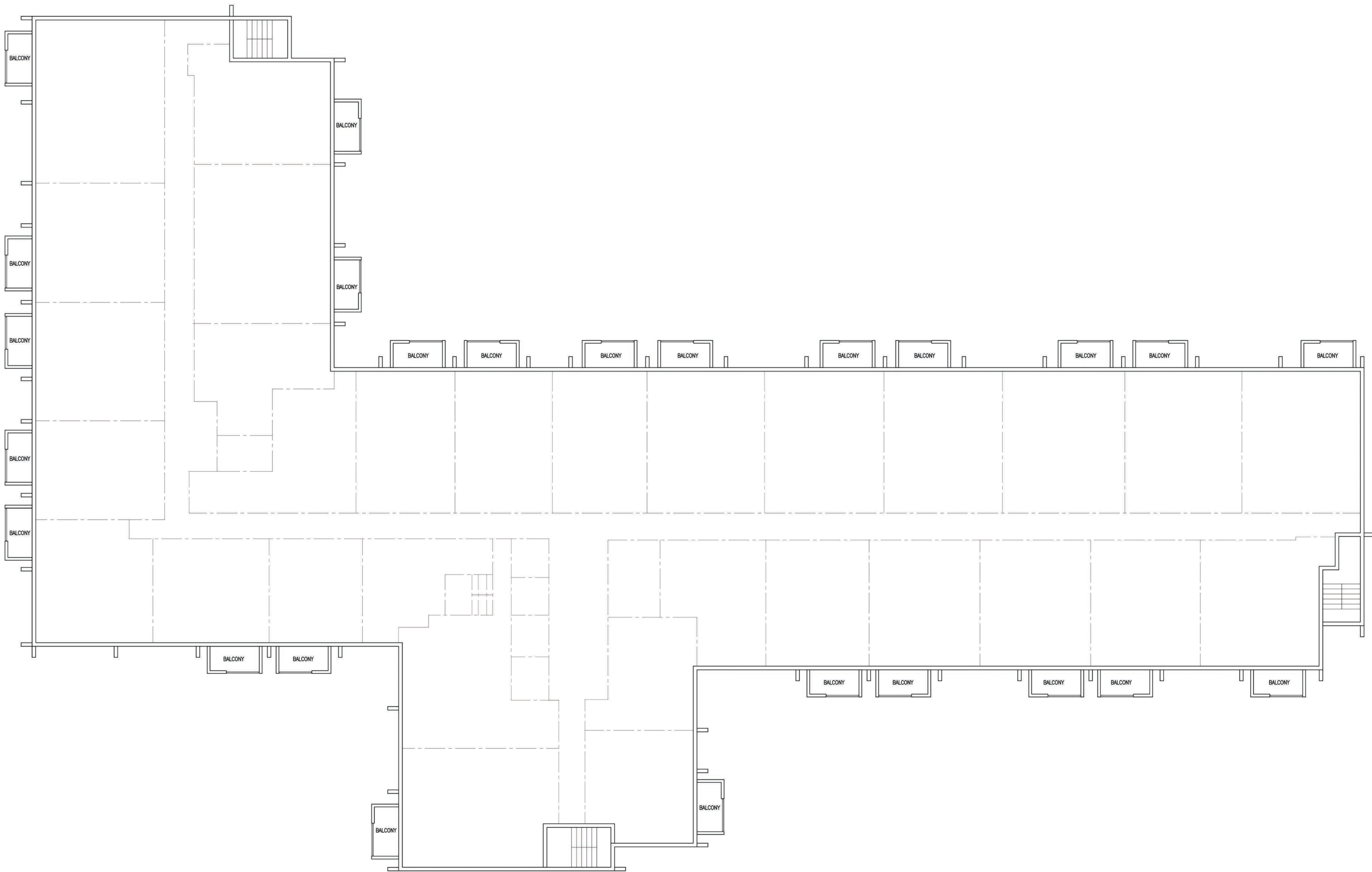
WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :  
**2016-24**

CHECKED BY : WESLEY CASTELLANOS  
DRAWN BY :  
SCALE: N.T.S.  
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SHEET NAME :  
**TYPICAL FLOOR  
PLAN DIAGRAMS - UNIT  
TYPES & NUMBERS**

SHEET NO :  
**GN-8**



EXISTING FLOOR PLAN  
2ND, 4TH, 6TH, 8TH, 10TH & 12TH  
SCALE: 3/32" = 1'-0"



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

ISSUED FOR PERMIT \_\_\_\_\_ 8/27/2016  
ISSUED FOR BIDDING \_\_\_\_\_  
ISSUED FOR CONSTRUCTION \_\_\_\_\_

CLIENT :

MIRADOR 1000

1000 West Avenue  
Miami Beach, FL 33139  
Folio: 02-3233-071-0001

CDS

CASTELLANOS DESIGN STUDIO

333 SE 2ND AVENUE, SUITE 2066  
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No.	DATE	ISSUED / REVISED
1	19 DEC/16	DRB SUBMITTAL
2	05 JAN/17	FINAL SUBMITTAL

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SEAL :

WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2016-24

CHECKED BY : WESLEY CASTELLANOS

DRAWN BY :

SCALE: N.T.S.

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SHEET NAME :

FLOOR PLAN 2ND, 4TH,  
6TH, 8TH, 10TH, 12TH  
LEVEL

SHEET NO :

E-1