

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
E-1	FLOOR PLAN 2ND, 4TH, 6TH, 8TH, 10TH, 12TH LEVEL	3/32" = 1'-0"
E-2	FLOOR PLAN 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, PH LEVEL	3/32" = 1'-0"
E-3	EXISTING 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	3/32" = 1'-0"
D-2	FLOOR PLAN 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, PH LEVEL	3/32" = 1'-0"
D-3	DEMOLITION EAST ELEVATION	3/32" = 1'-0"
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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"

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

CLIENT :

MIRADOR 1000

1000 West Avenue
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Folio: 02-3233-071-0001

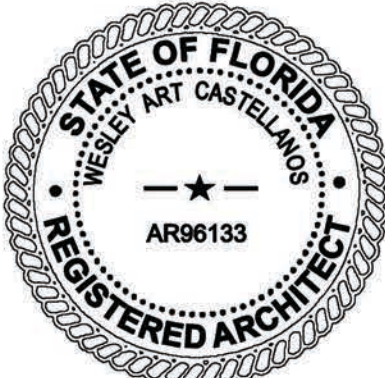
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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2016-24

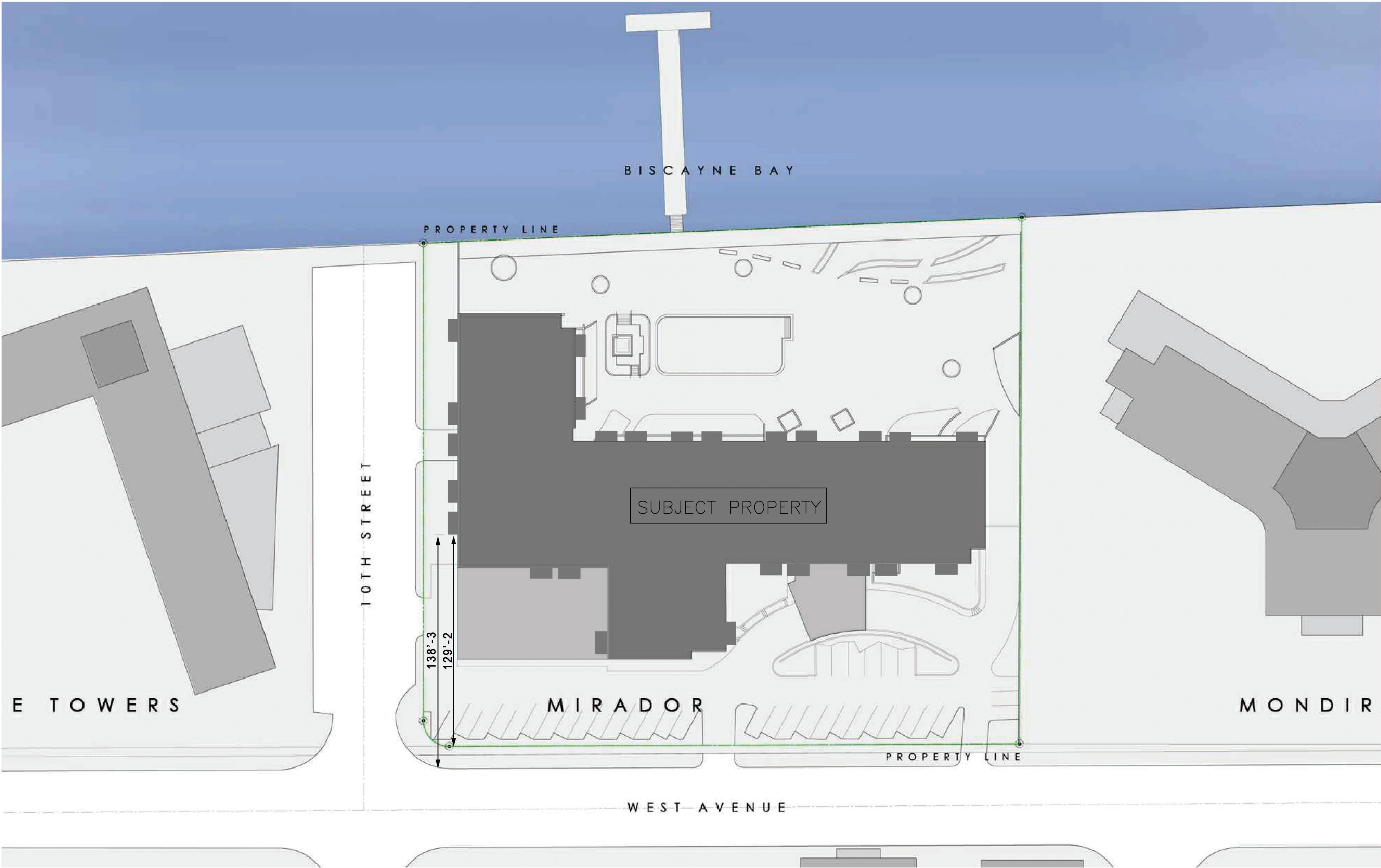
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SHEET NAME : OPTION 2

SITE DATA

SHEET NO :

GN-1



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.

SITE PLAN
SCALE: NTS

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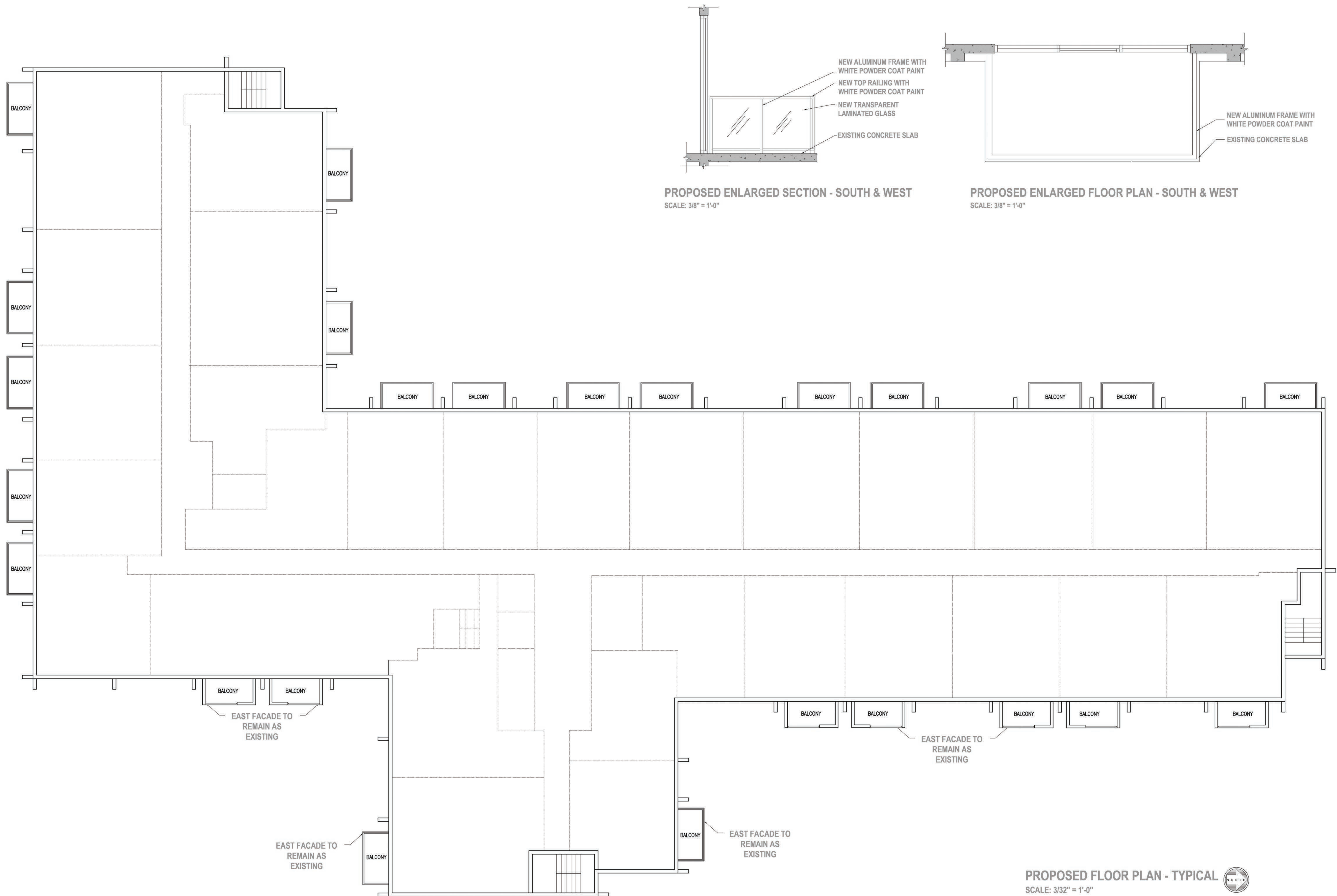
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SHEET NAME : OPTION 2

SITE PLAN

SHEET NO :
GN-2



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STATE OF FLORIDA
WESLEY ART CASTELLANOS
REGISTERED ARCHITECT
AR96133

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PROJECT NO :
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SHEET NAME : OPTION 1

**FLOOR PLAN
TYP. LEVEL**

SHEET NO :
A-1

TOWER SUITE
PH LEVEL
14th LEVEL
13th LEVEL
12th LEVEL
11th LEVEL
10th LEVEL
9th LEVEL
8th LEVEL
7th LEVEL
6th LEVEL
5th LEVEL
4th LEVEL
3rd LEVEL
2nd LEVEL



ROOF
EL. 148.7'
TOWER SUITE
EL. 139.7'
PH FLOOR
EL. 128.5'
15th FLOOR
EL. 119.5'
14th FLOOR
EL. 110.5'
12th FLOOR
EL. 101.5'
11th FLOOR
EL. 092.5'
10th FLOOR
EL. 083.5'
9th FLOOR
EL. 074.5'
8th FLOOR
EL. 065.5'
7th FLOOR
EL. 056.5'
6th FLOOR
EL. 047.5'
5th FLOOR
EL. 038.5'
4th FLOOR
EL. 029.5'
3rd FLOOR
EL. 020.5'
2nd FLOOR
EL. 011.5'
EL. 000.00

PROPOSED EAST ELEVATION

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

NOTE:

EAST FACADE TO REMAIN AS EXISTING.

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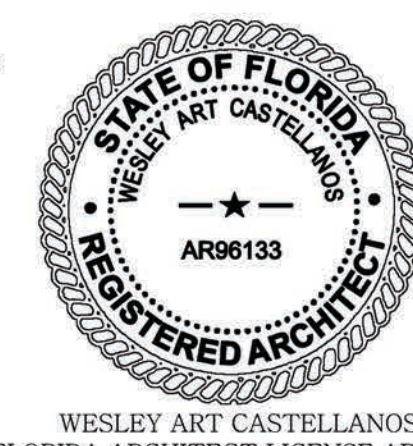
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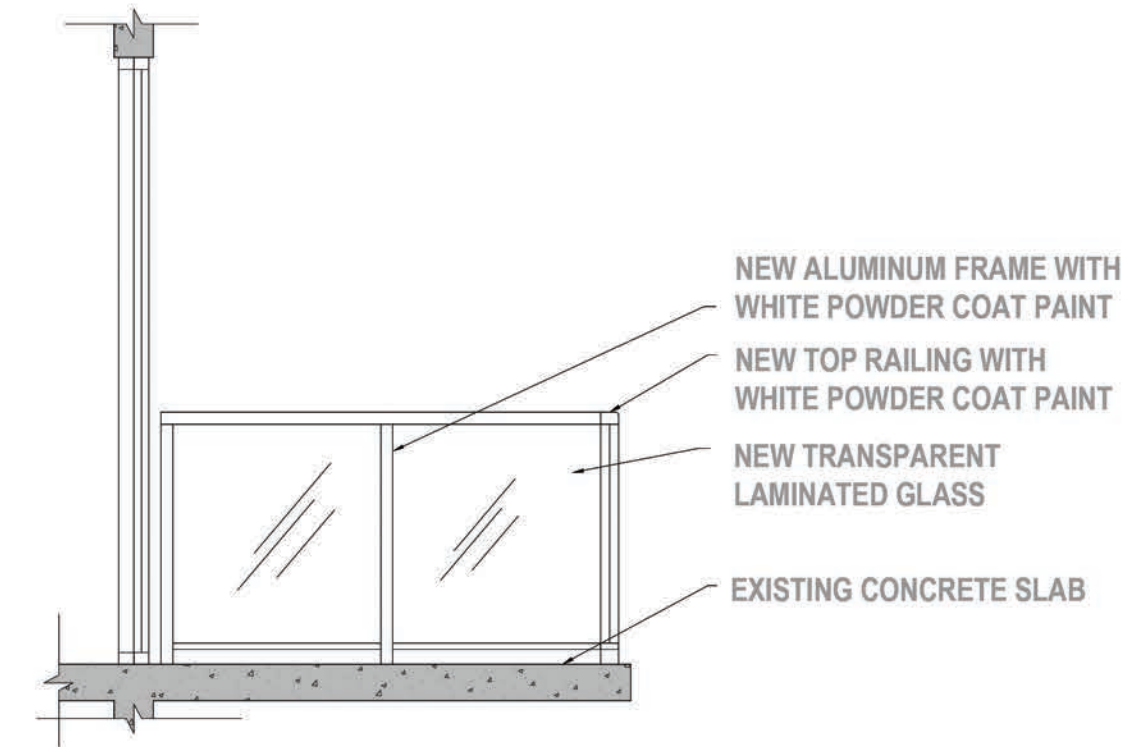
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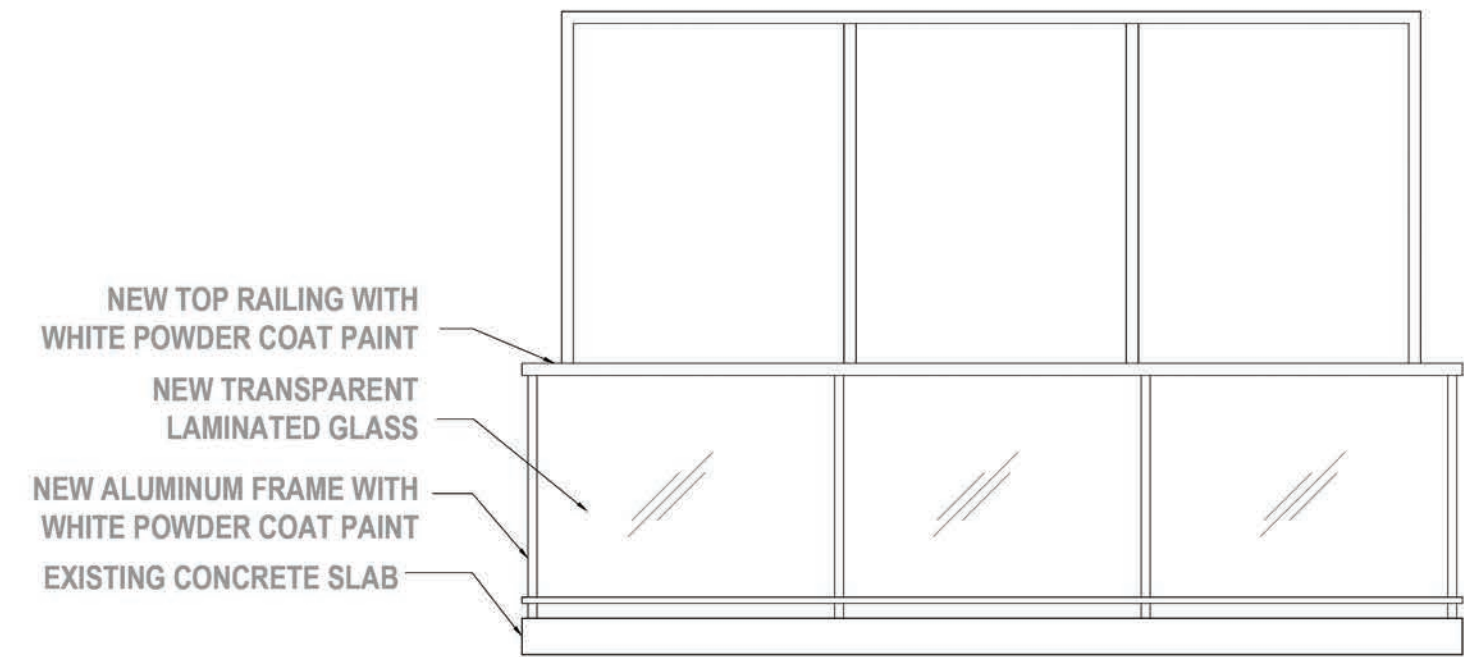
EAST ELEVATION

SHEET NO :

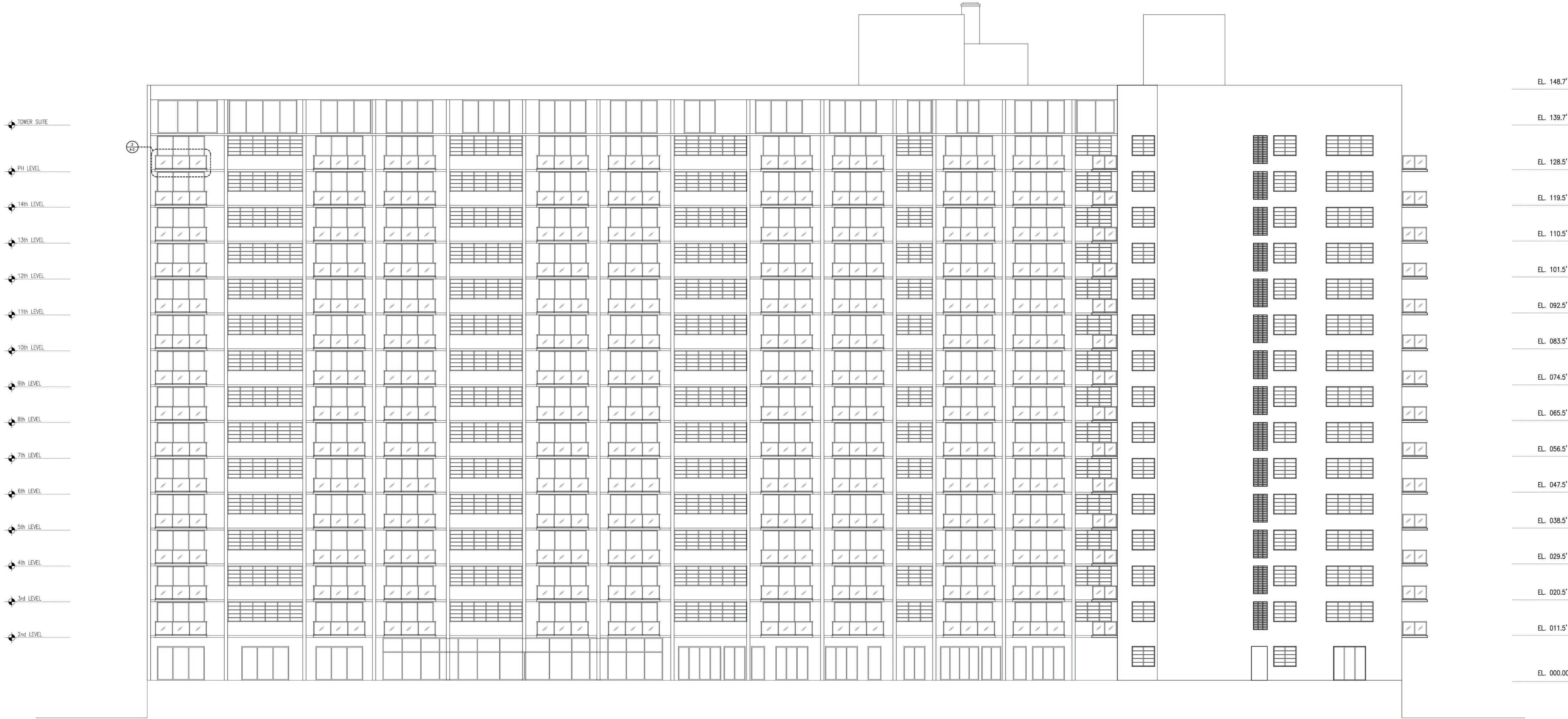
A-2



PROPOSED ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"



PROPOSED ENLARGED ELEVATION 3
SCALE: 3/8" = 1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/32" = 1'-0"

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PROJECT NO :
2016-24

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SHEET NAME : OPTION 1

WEST ELEVATION

SHEET NO :
A-3



PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

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SHEET NAME : OPTION 1

SOUTH ELEVATION

SHEET NO :

A-4



PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

OPTION 1

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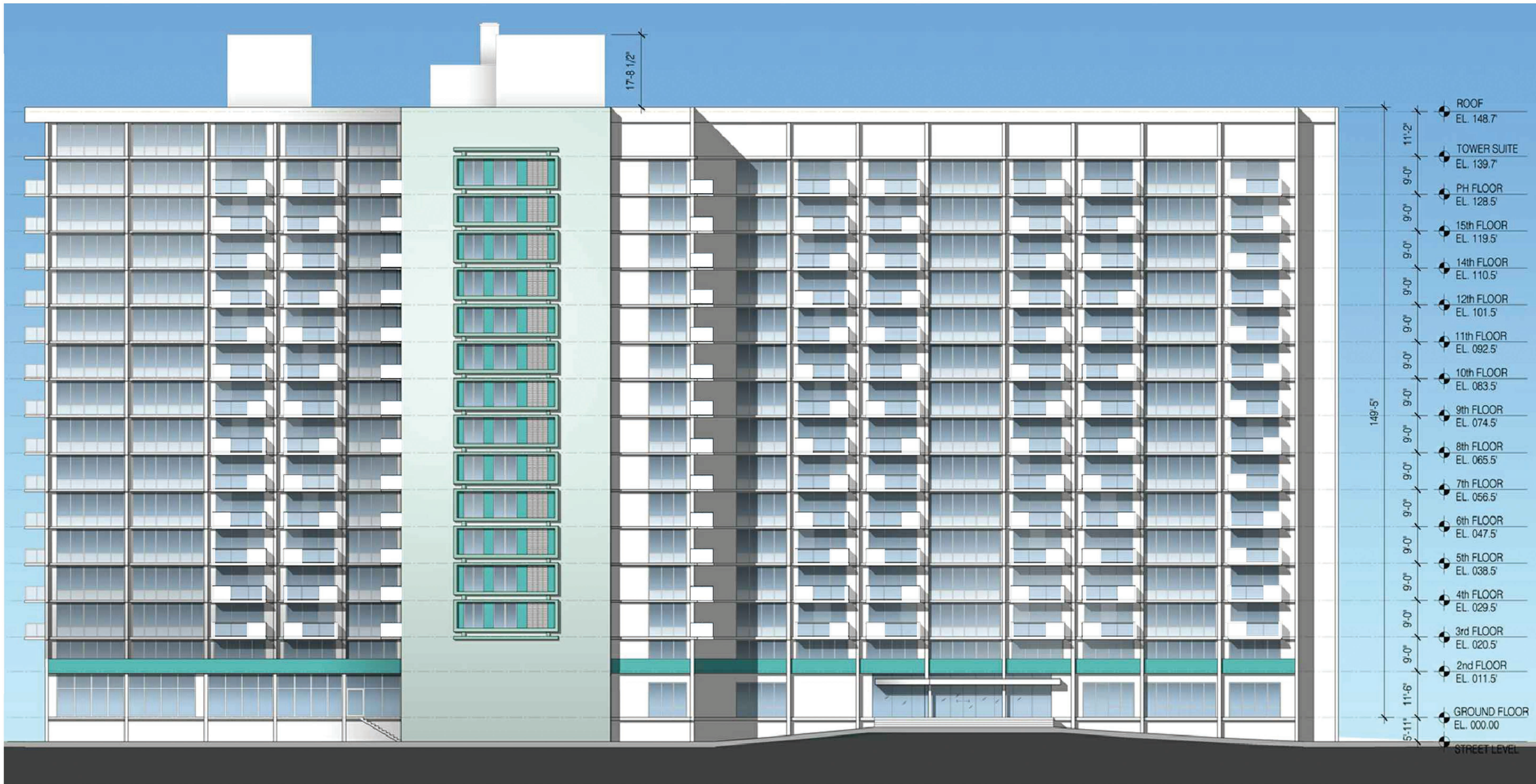
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SHEET NAME : OPTION 1

NORTH ELEVATION

SHEET NO :
A-5



PROPOSED EAST COLORED ELEVATION
FACING WEST AVENUE

SCALE: N/A

NOTE:
EAST FACADE TO REMAIN AS EXISTING.

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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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OPTION 1

ISSUED FOR PERMIT 8/27/2016

ISSUED FOR BIDDING

ISSUED FOR CONSTRUCTION

SHEET NAME : OPTION 1

EAST ELEVATION
RENDERING

SHEET NO :

A-6