

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

**PART TWO -  
SOUTH & EAST ELEVATION BALCONIES**



**INDEX OF DRAWINGS**

GN-1	SITE DATA	N/A
GN-2	SITE PLAN	N/A
GN-3	TYPICAL FLOOR PLAN DIAGRAMS	N/A
GN-4	SOUTH ELEVATION PHOTOS	N/A
GN-5	EAST ELEVATION PHOTOS	N/A
GN-6	THE MONDRIAN PHOTOS	N/A
GN-7	SOUTHGATE TOWERS PHOTOS	N/A
GN-8	1035 WEST AVE PHOTOS	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"
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 - ALL CLEAR GLASS RAILING AT FRONT & SIDES**

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 AXO. & ELEVATIONS (SOUTH & EAST)	3/32" = 1'-0"
A-10	PROPOSED RENDERING	N/A
A-11	PROPOSED RENDERING - CLOSE-UP	N/A

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

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 AXO. & ELEVATIONS (SOUTH & EAST)	3/32" = 1'-0"
A-10	PROPOSED RENDERING	N/A
A-11	PROPOSED RENDERING - CLOSE-UP	N/A

**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 FQ FT  
 FAU 02 3233 010 0210  
 SCOPE OF WORK: DEMOLITION OF BALCONY WALLS & RAILINGS,  
 REPARATION AND RESTORATION OF CONCRETE  
 SLABS  
 INSTALLATION OF NEW GLASS RAILINGS.  
 ZONING: GROUP RM-3  
 TYPE OF USE: RESIDENTIAL  
 TYPE OD 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

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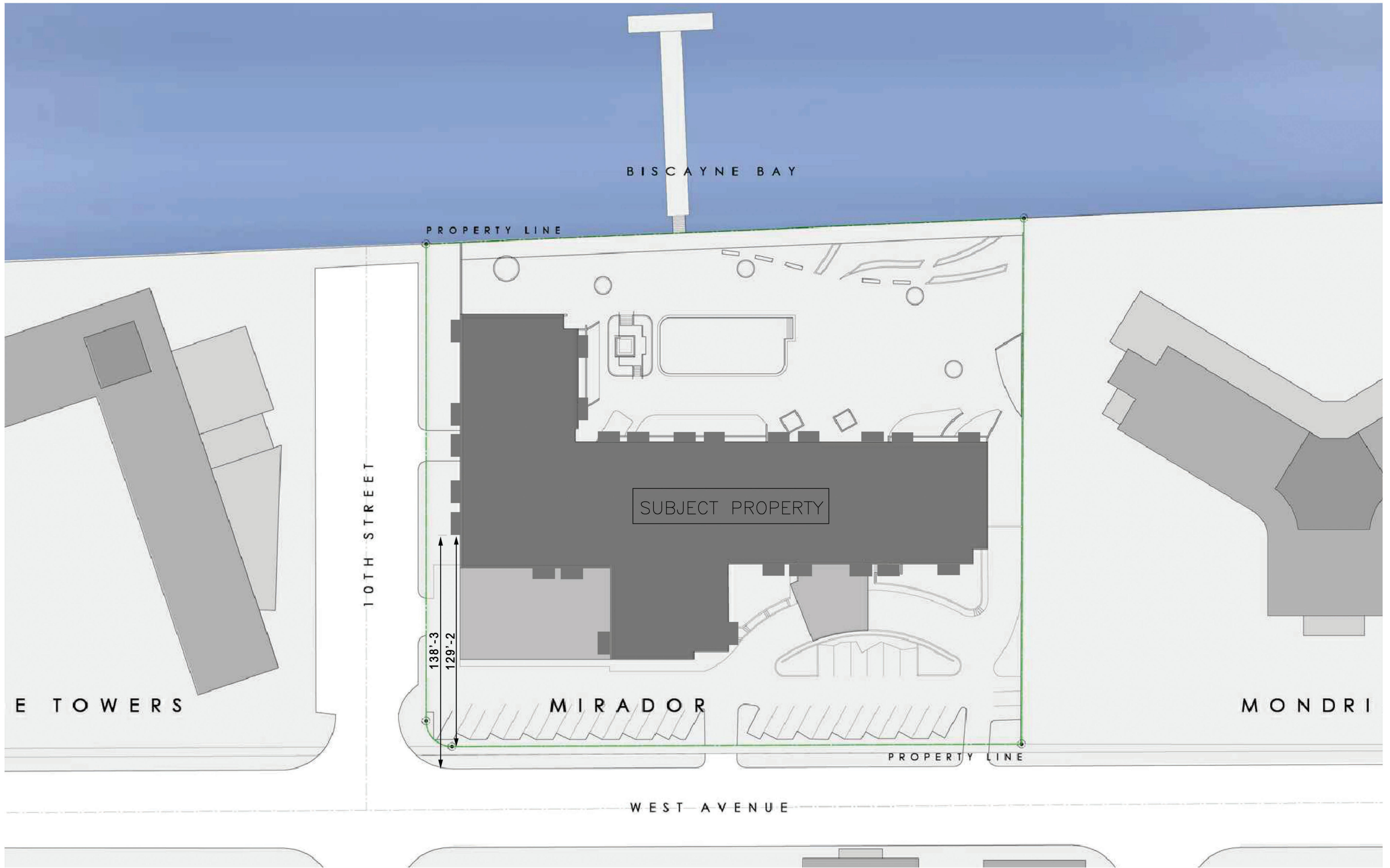
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1	21 MAR/17	DRB SUBMITTAL
2	6 APR/17	FINAL SUBMITTAL

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SEAL:  
  
 WESLEY ART CASTELLANOS  
 FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO:  
**2017-06**  
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 DRAWN BY:  
 SCALE: N.T.S.  
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SHEET NAME:  
**SITE DATA**  
 SHEET NO:  
**GN-1**



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SITE PLAN  
SCALE: NTS

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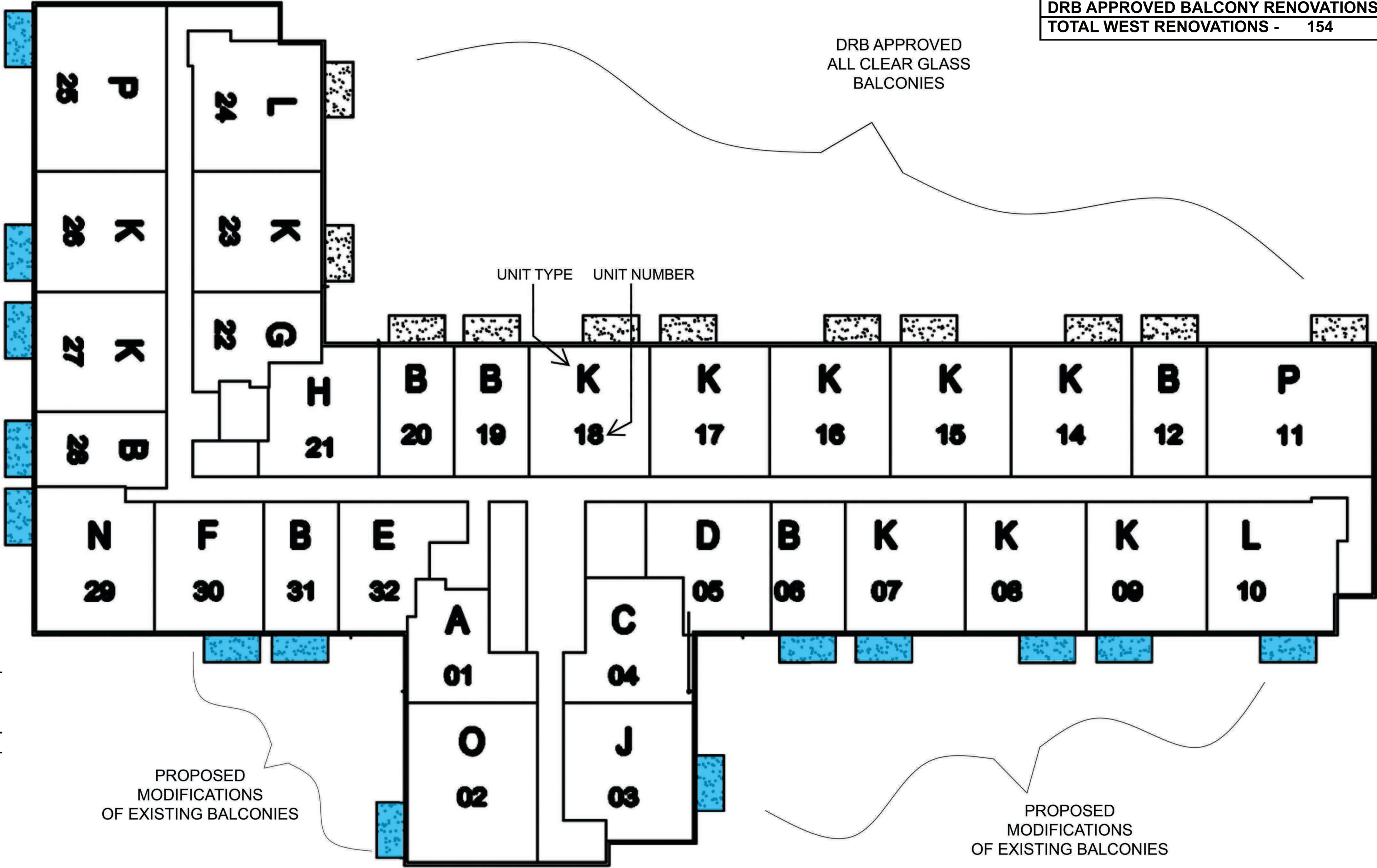
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**SITE PLAN**  
  
SHEET NO :  
**GN-2**

**DRB APPROVED BALCONY RENOVATIONS:**  
**TOTAL WEST RENOVATIONS - 154**

DRB APPROVED  
 ALL CLEAR GLASS  
 BALCONIES

PROPOSED  
 MODIFICATIONS  
 OF EXISTING BALCONIES

UNIT TYPE    UNIT NUMBER



**BALCONY RENOVATIONS:**  
 SOUTH BALCONIES - 84  
 EAST BALCONIES - 117  
**TOTAL RENOVATIONS - 201**

PROPOSED  
 MODIFICATIONS  
 OF EXISTING BALCONIES

PROPOSED  
 MODIFICATIONS  
 OF EXISTING BALCONIES

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



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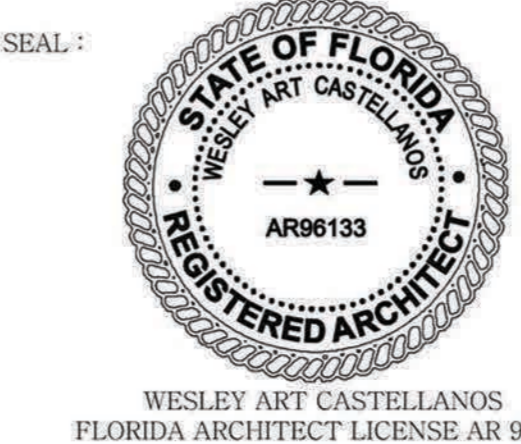
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SHEET NAME:  
**TYPICAL FLOOR PLAN  
 DIAGRAM - PROPOSED  
 AREA OF WORK**  
 SHEET NO:  
**GN-3**



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A



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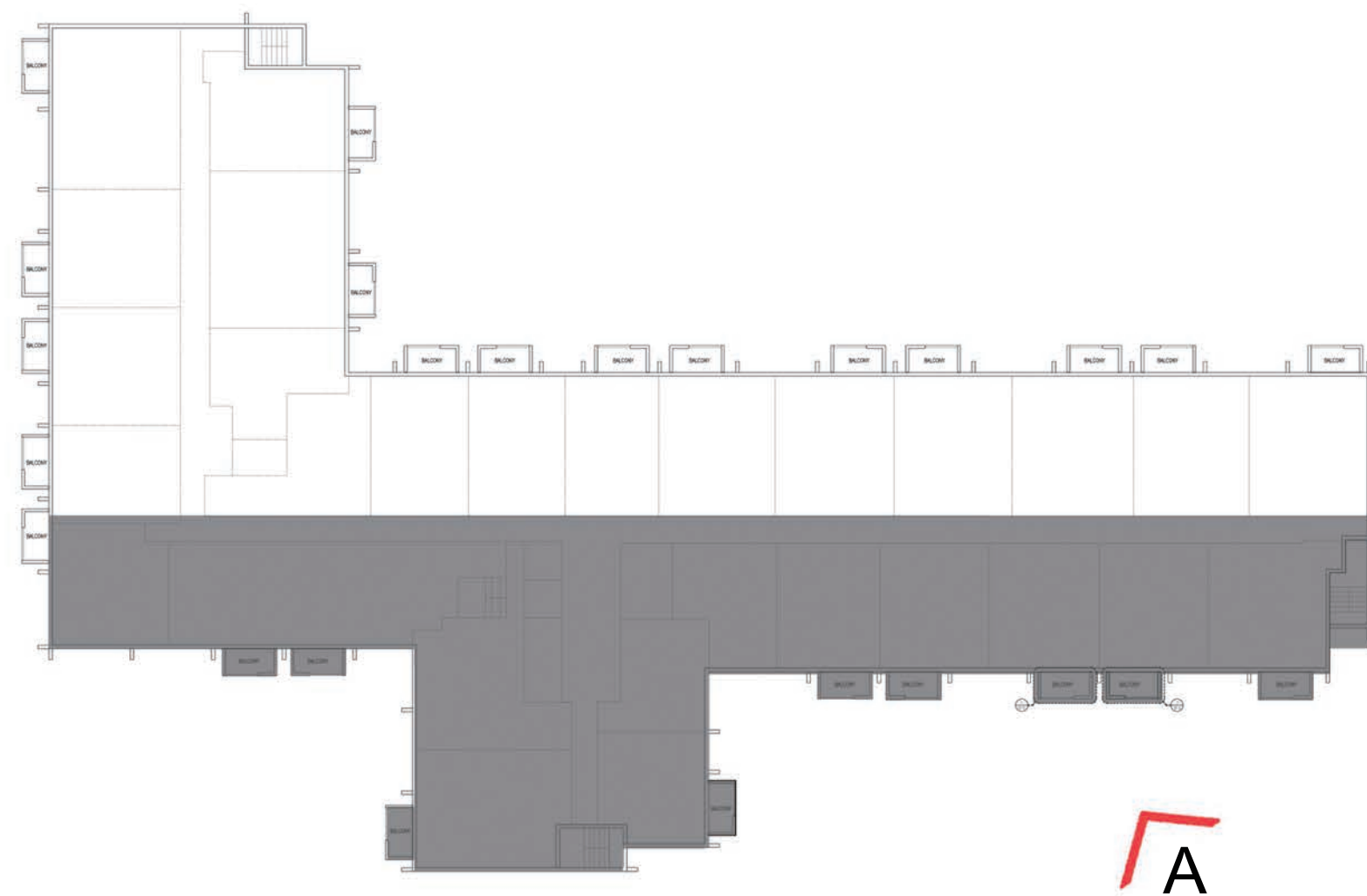
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SHEET NAME :  
**SOUTH ELEVATION PHOTOS**  
 SHEET NO :  
**GN-4**



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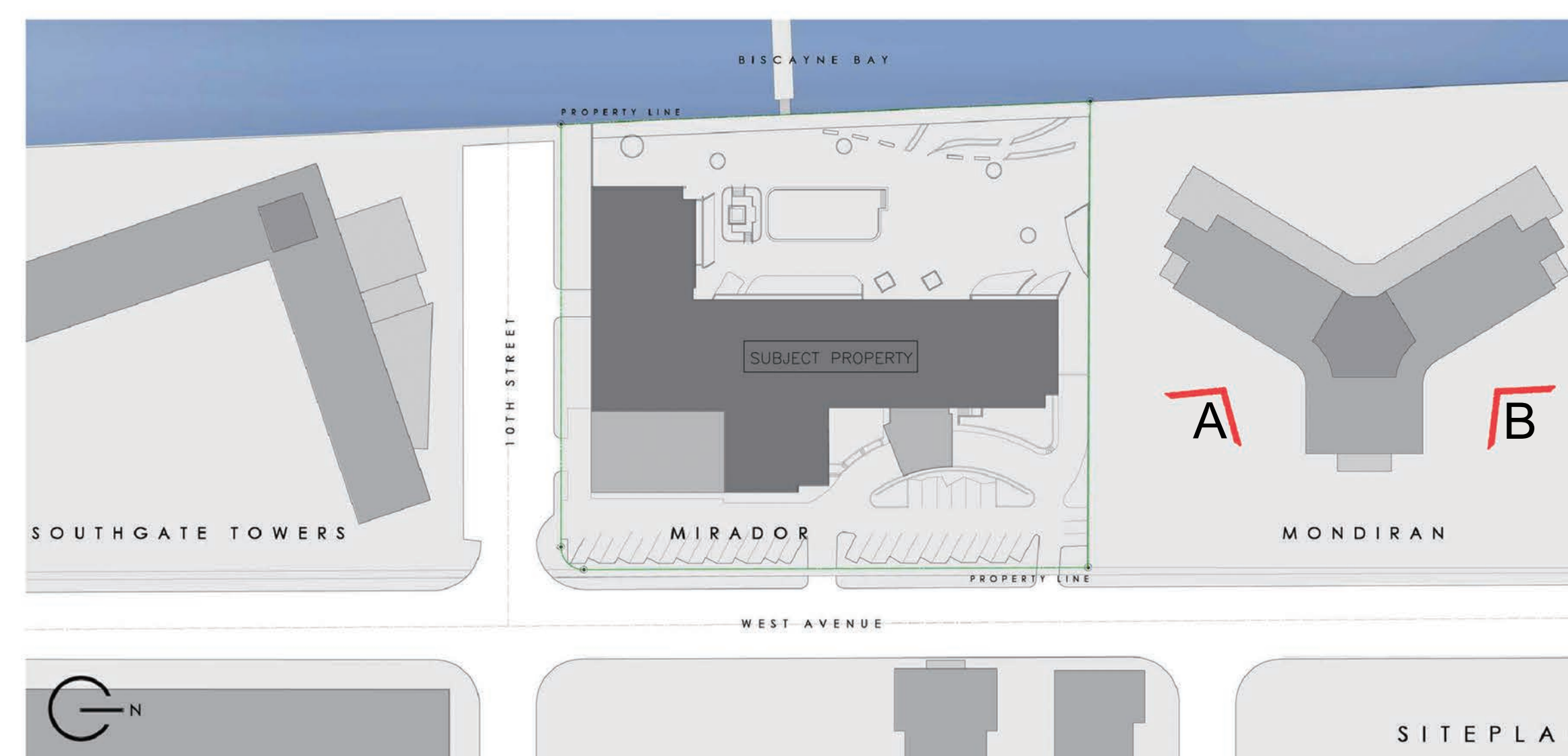
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**EAST ELEVATION PHOTOS**  
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**GN-5**



A



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SHEET NAME :  
**THE MONDRIAN PHOTOS**  
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**GN-6**



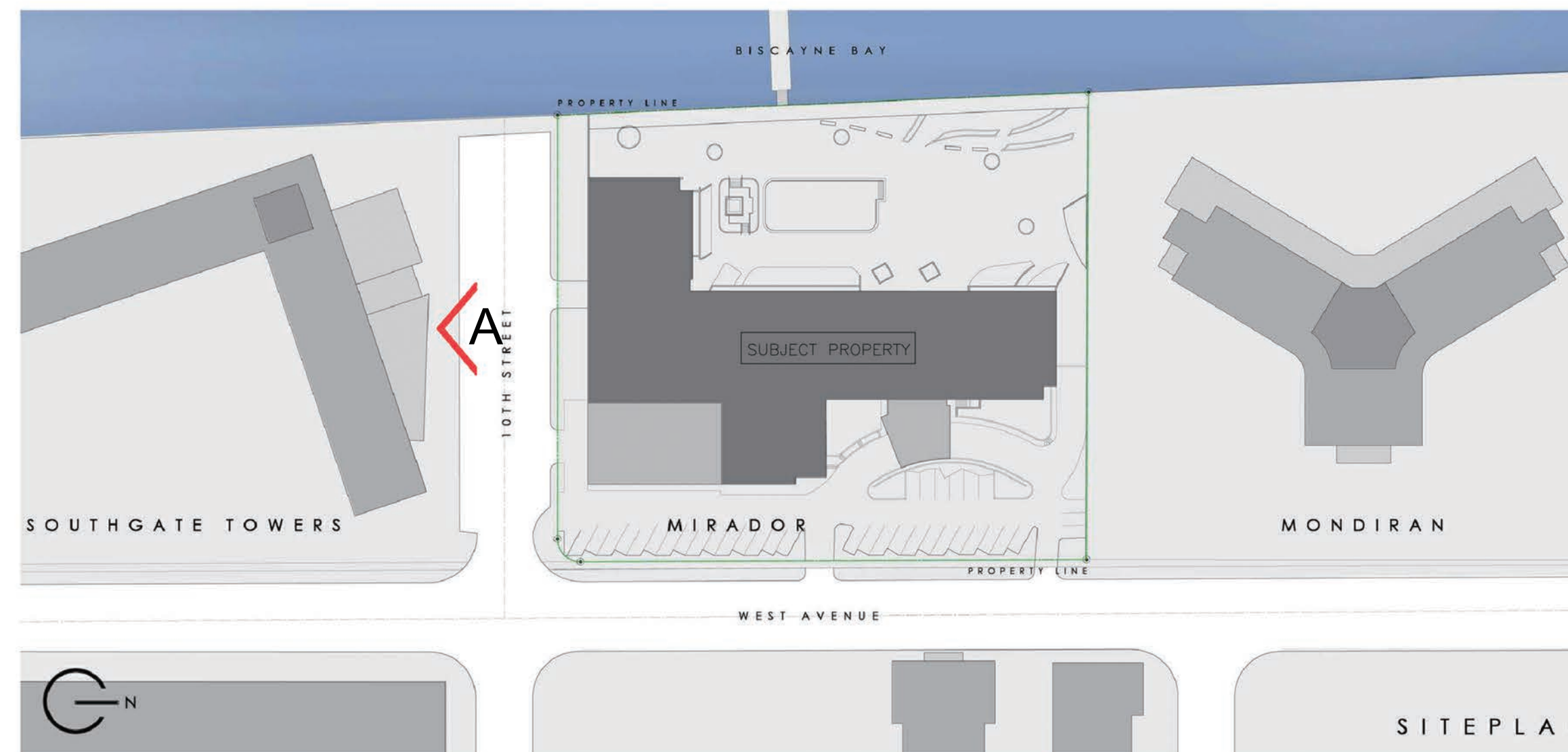
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SHEET NAME :  
**SOUTHGATE TOWERS  
 PHOTOS**  
 SHEET NO :  
**GN-7**