

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

PART TWO -  
SOUTH & EAST ELEVATION BALCONIES



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 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

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	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"
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A-11	PROPOSED RENDERING - CLOSE-UP	N/A

CLIENT :

MIRADOR 1000

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

CDS  
CASTELLANOS DESIGN STUDIO

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No.	DATE	ISSUED / REVISED
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

CHECKED BY : WESLEY CASTELLANOS

DRAWN BY :

SCALE: N.T.S.

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SHEET NAME :

SITE DATA

SHEET NO :

GN-1





DRB APPROVED BALCONY RENOVATIONS:
TOTAL WEST RENOVATIONS - 154

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

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



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SHEET NAME :

TYPICAL FLOOR PLAN  
DIAGRAM - PROPOSED  
AREA OF WORK

SHEET NO :

GN-3



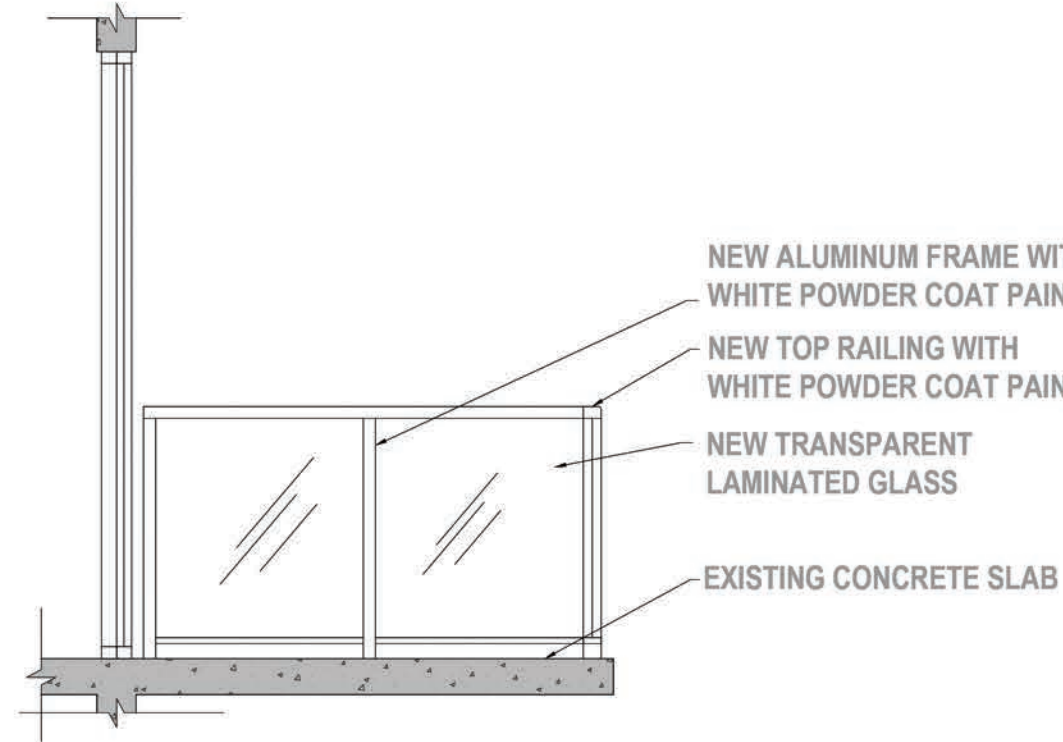
PROPOSED  
TRANSPARENT  
GLASS RAILINGS  
AT ALL SIDES

PROPOSED  
TRANSPARENT  
GLASS RAILINGS  
AT ALL SIDES

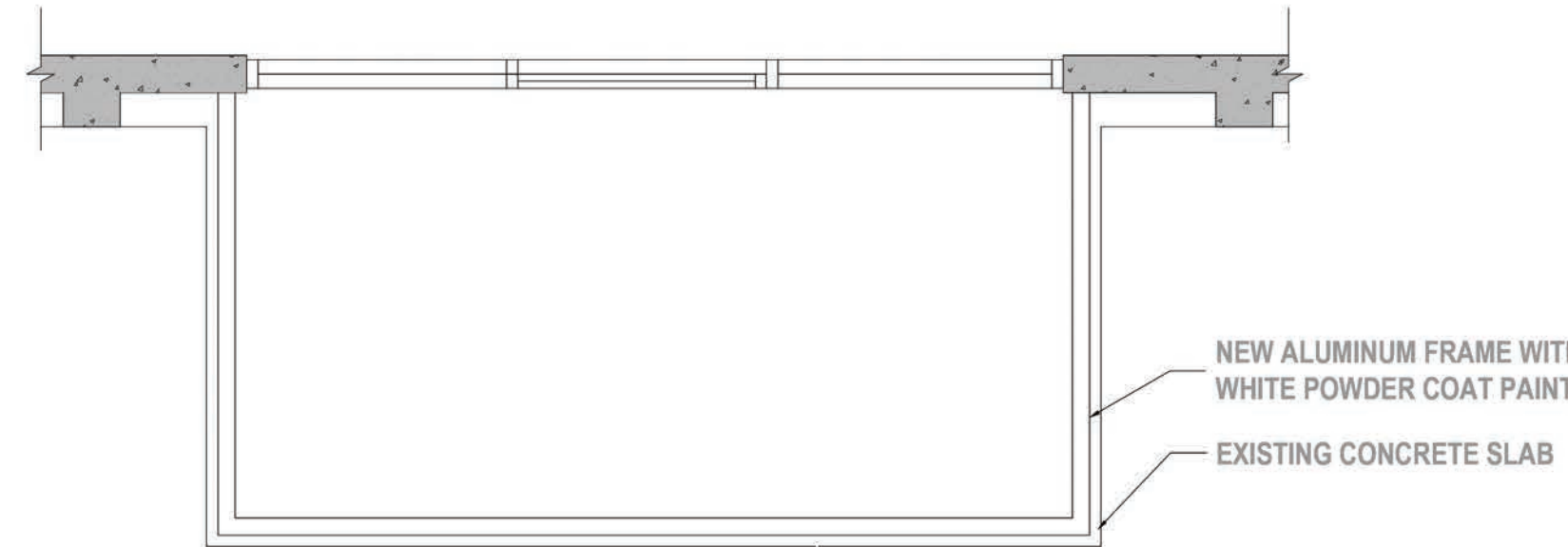
PROPOSED  
TRANSPARENT  
GLASS RAILINGS  
AT ALL SIDES

PROPOSED  
TRANSPARENT  
GLASS RAILINGS  
AT ALL SIDES

PROPOSED  
TRANSPARENT  
GLASS RAILINGS  
AT ALL SIDES



PROPOSED ENLARGED SECTION - SOUTH & EAST  
SCALE: 3/8" = 1'-0"



PROPOSED ENLARGED FLOOR PLAN - SOUTH & EAST  
SCALE: 3/8" = 1'-0"

PROPOSED FLOOR PLAN - TYPICAL  
SCALE: 3/32" = 1'-0"

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#### OPTION 1

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

CLIENT :

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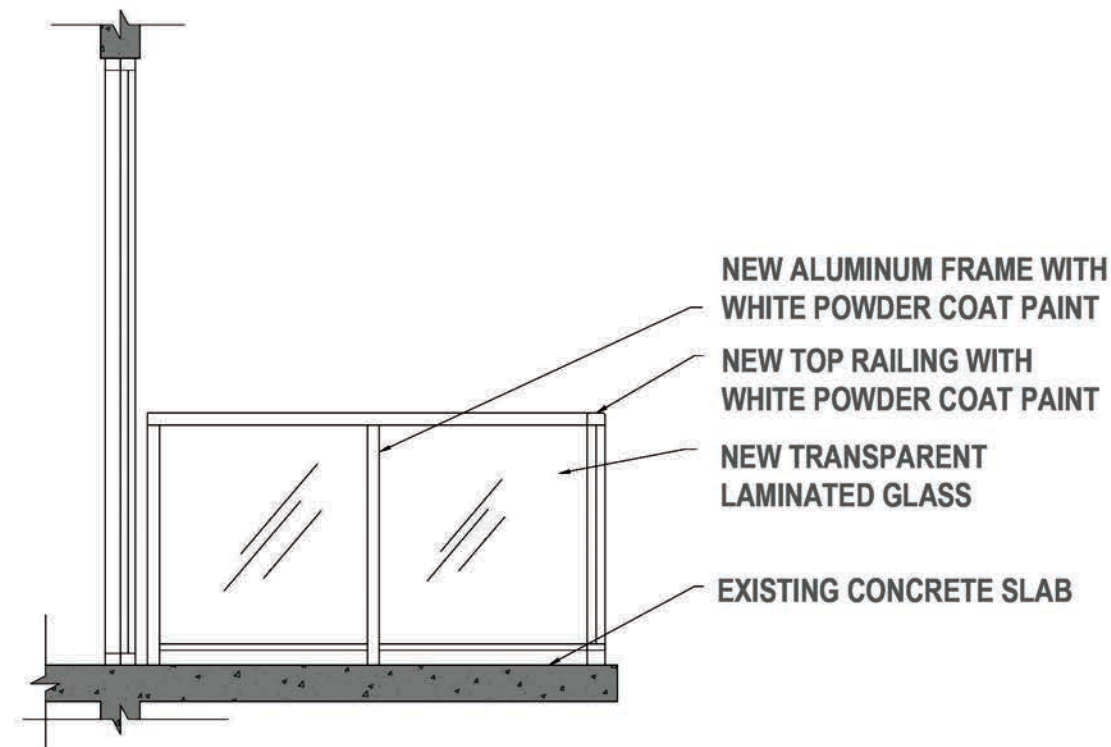
SHEET NAME : OPTION 1 - ALL GLASS RAILINGS

### FLOOR PLAN TYPICAL LEVEL

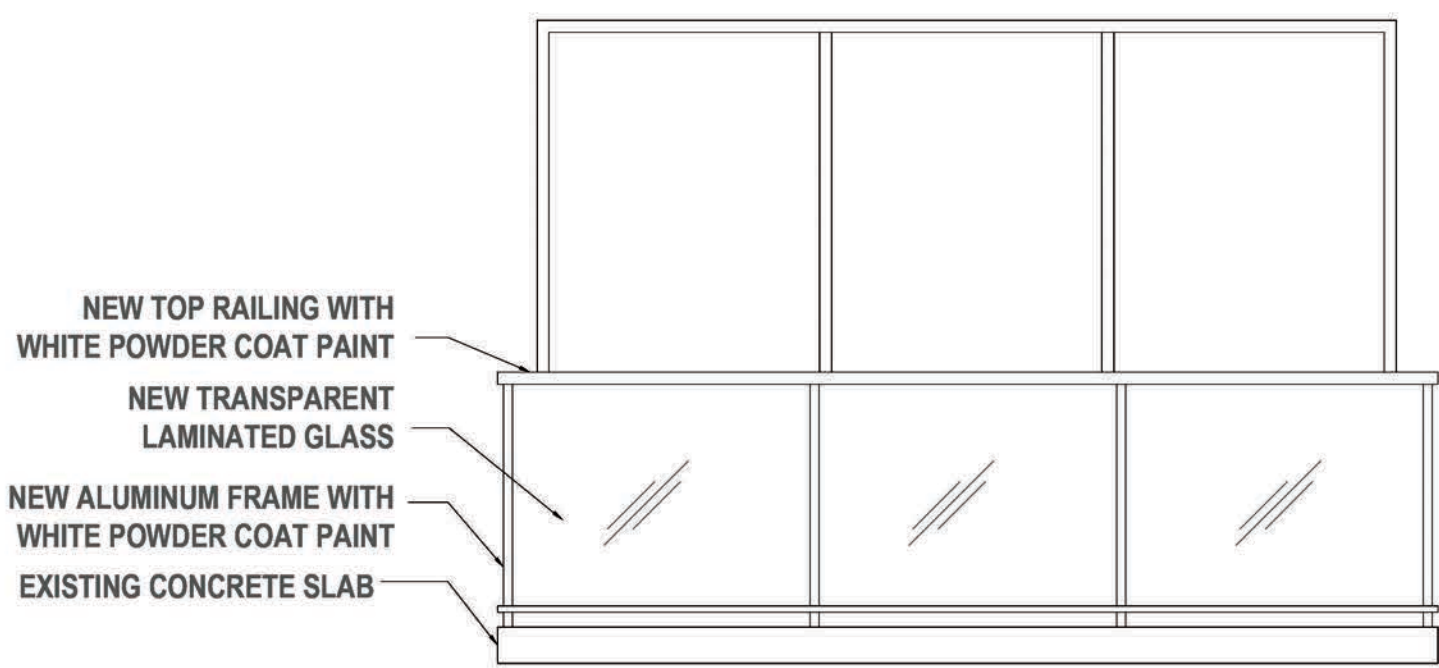
SHEET NO :

A-1

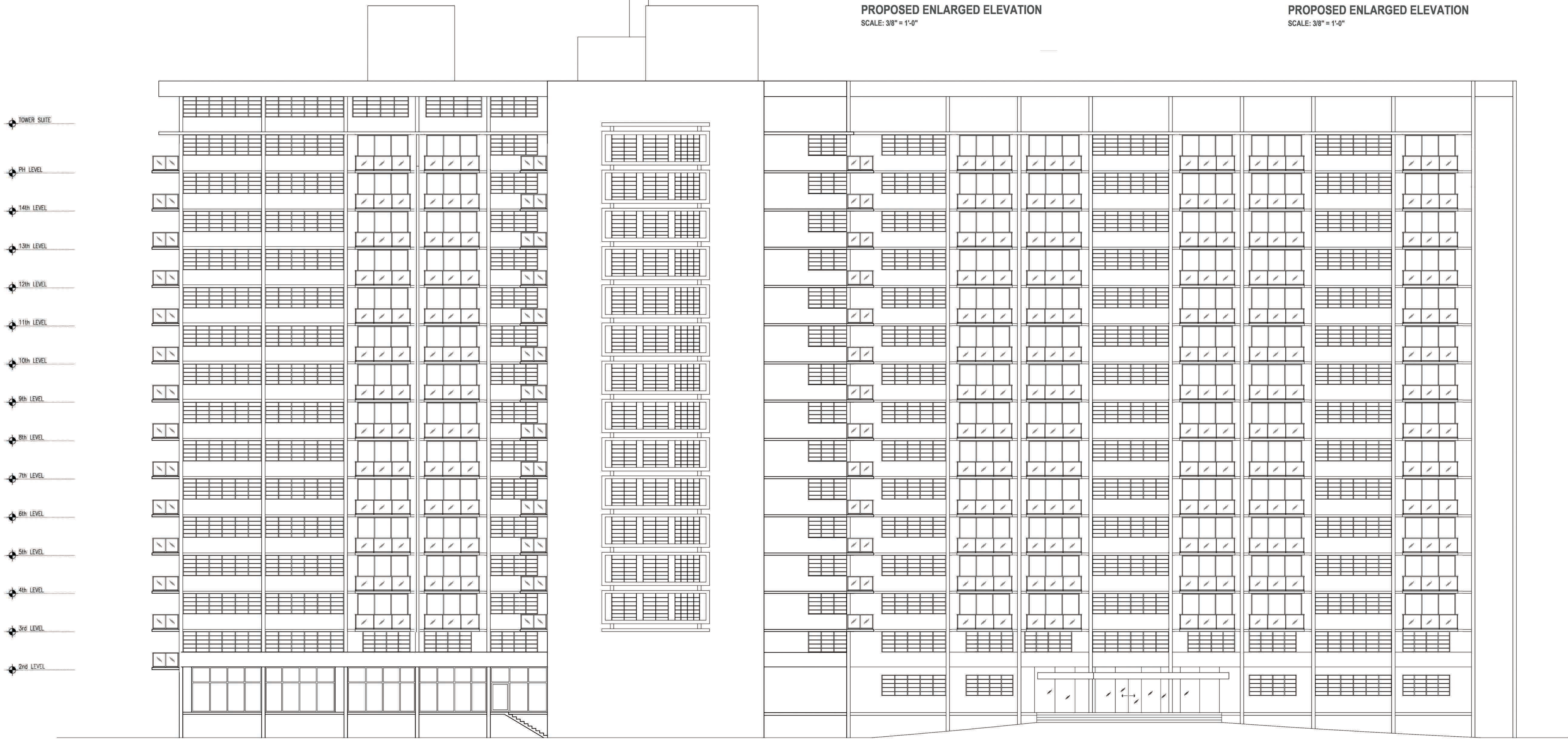




PROPOSED ENLARGED ELEVATION  
SCALE: 3/8" = 1'-0"



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



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

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

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SEAL :

STATE OF FLORIDA  
WESLEY ART CASTELLANOS  
REGISTERED ARCHITECT  
AR06133

WESLEY ART CASTELLANOS  
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

2017-06

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OPTION 1

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SHEET NAME : OPTION 1 - ALL GLASS RAILINGS

PROPOSED  
EAST ELEVATION

SHEET NO :  
A-2