



10TH STREET RENDERING : OPTION 1 - ALL TRANSPARENT GLASS BALCONIES

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.

OPTION 1

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
MIAMI, FL 33131
Tel: 786.218.5335
License #AA 26002467
WWW.CASTELLANOSDESIGN.COM

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1	21 MAR/17	DRB SUBMITTAL

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SEAL :



WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

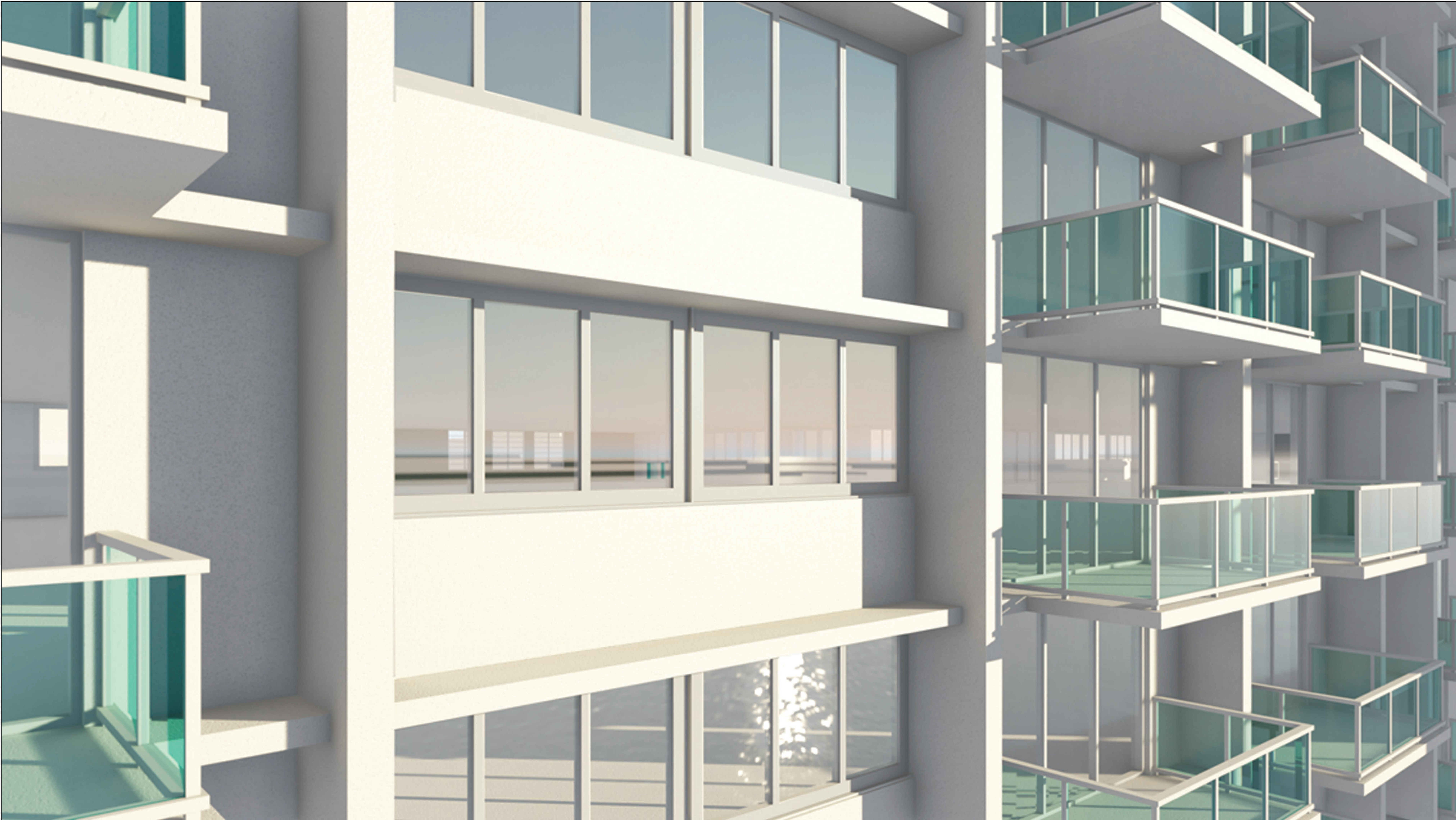
PROJECT NO :
2017-06

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

**PROPOSED
RENDERING**

SHEET NO :
A-10



10TH STREET RENDERING : OPTION 1 - ALL TRANSPARENT GLASS BALCONIES

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PROJECT NO :

2017-06

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DRAWN BY :

SCALE: N.T.S.

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SHEET NAME : OPTION 1 - ALL GLASS RAILINGS

PROPOSED RENDERING
- CLOSE-UP

SHEET NO :
A-11

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.

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1	21 MAR/17	DRB SUBMITTAL
	22 MAR/17	FINAL SUBMITTAL

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STATE OF FLORIDA
WESLEY ART CASTELLANOS
REGISTERED ARCHITECT
AR96133

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2017-06

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OPTION 2

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

SHEET NAME : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE

FLOOR PLAN
TYPICAL LEVEL

SHEET NO :
A-1

PROPOSED
TRANSPARENT
GLASS RAILINGS
AT FRONT &
OPAQUE GLASS AT
SIDES

BALCONY

PROPOSED
TRANSPARENT
GLASS RAILINGS
AT FRONT &
OPAQUE GLASS AT
SIDES

BALCONY

PROPOSED
TRANSPARENT
GLASS RAILINGS
AT FRONT &
OPAQUE GLASS AT
SIDES

BALCONY

PROPOSED
TRANSPARENT
GLASS RAILINGS
AT FRONT &
OPAQUE GLASS AT
SIDES

BALCONY

PROPOSED
TRANSPARENT
GLASS RAILINGS
AT FRONT &
OPAQUE GLASS AT
SIDES

BALCONY

NEW ALUMINUM FRAME WITH
WHITE POWDER COAT PAINT
NEW TOP RAILING WITH
WHITE POWDER COAT PAINT
NEW OPAQUE GLASS
AT SIDES
EXISTING CONCRETE SLAB

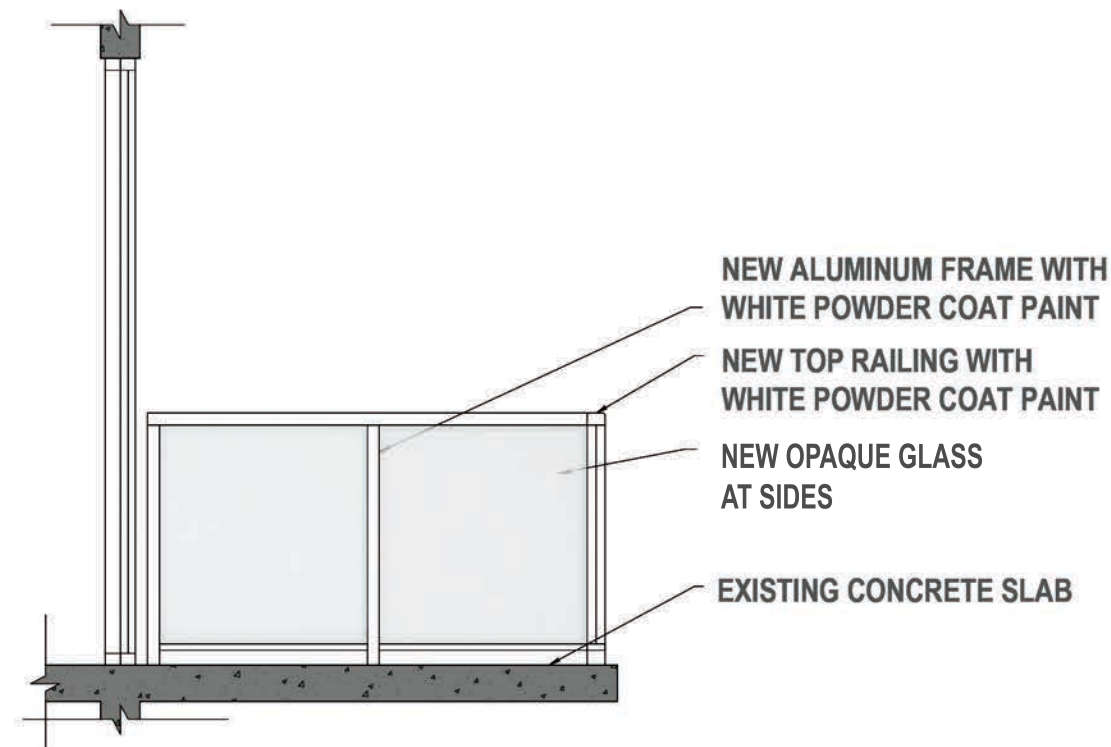
PROPOSED ENLARGED SECTION - SOUTH & EAST
SCALE: 3/8" = 1'-0"

NEW ALUMINUM FRAME WITH
WHITE POWDER COAT PAINT
EXISTING CONCRETE SLAB

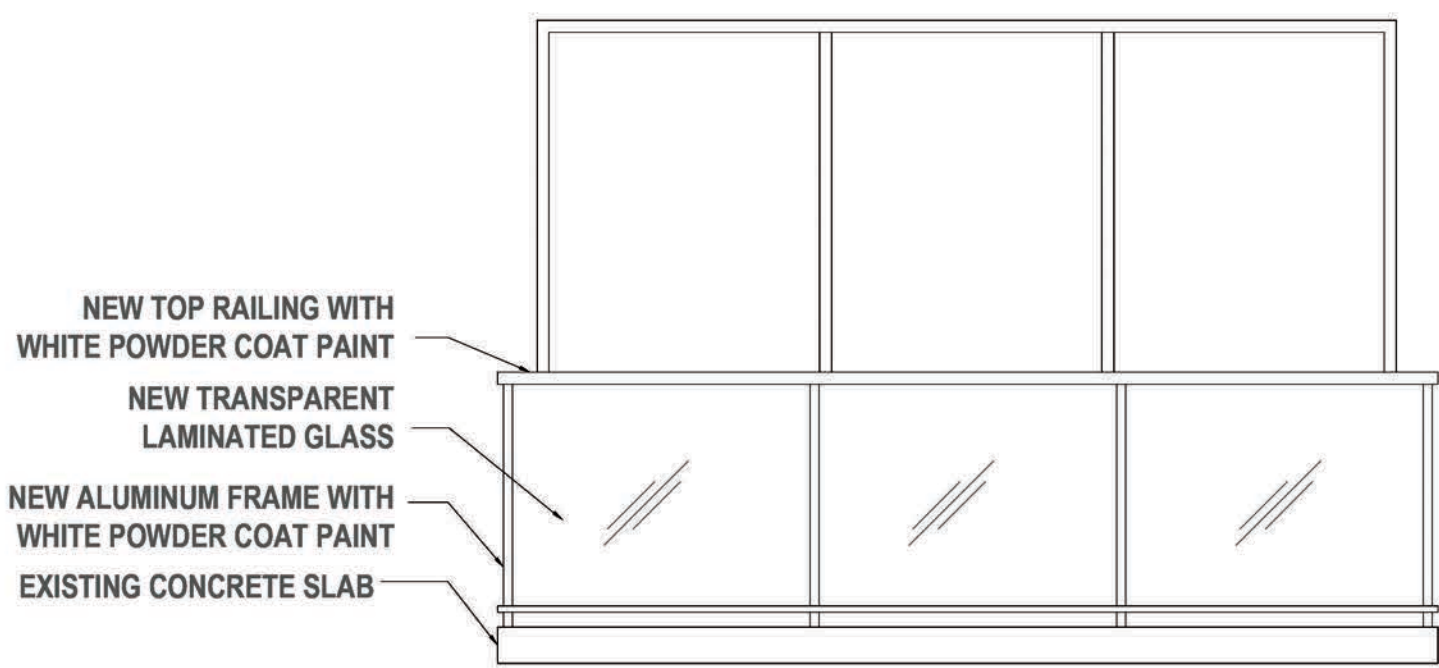
PROPOSED ENLARGED FLOOR PLAN - SOUTH & EAST
SCALE: 3/8" = 1'-0"

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

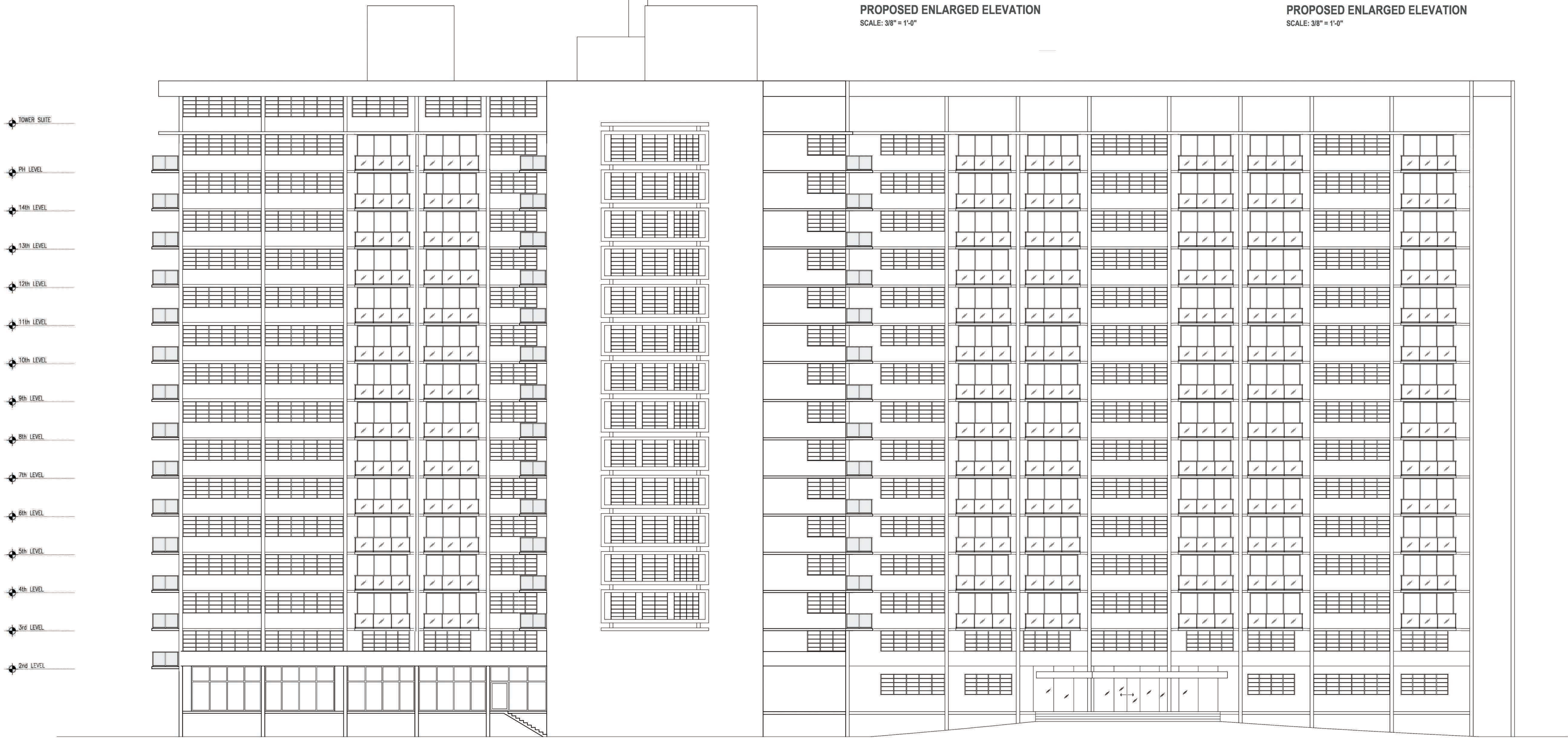




PROPOSED ENLARGED ELEVATION
SCALE: 3/8" = 1'-0"



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



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

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SEAL :

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WESLEY ART CASTELLANOS
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AR96133

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PROJECT NO :
2017-06

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SCALE: N.T.S.
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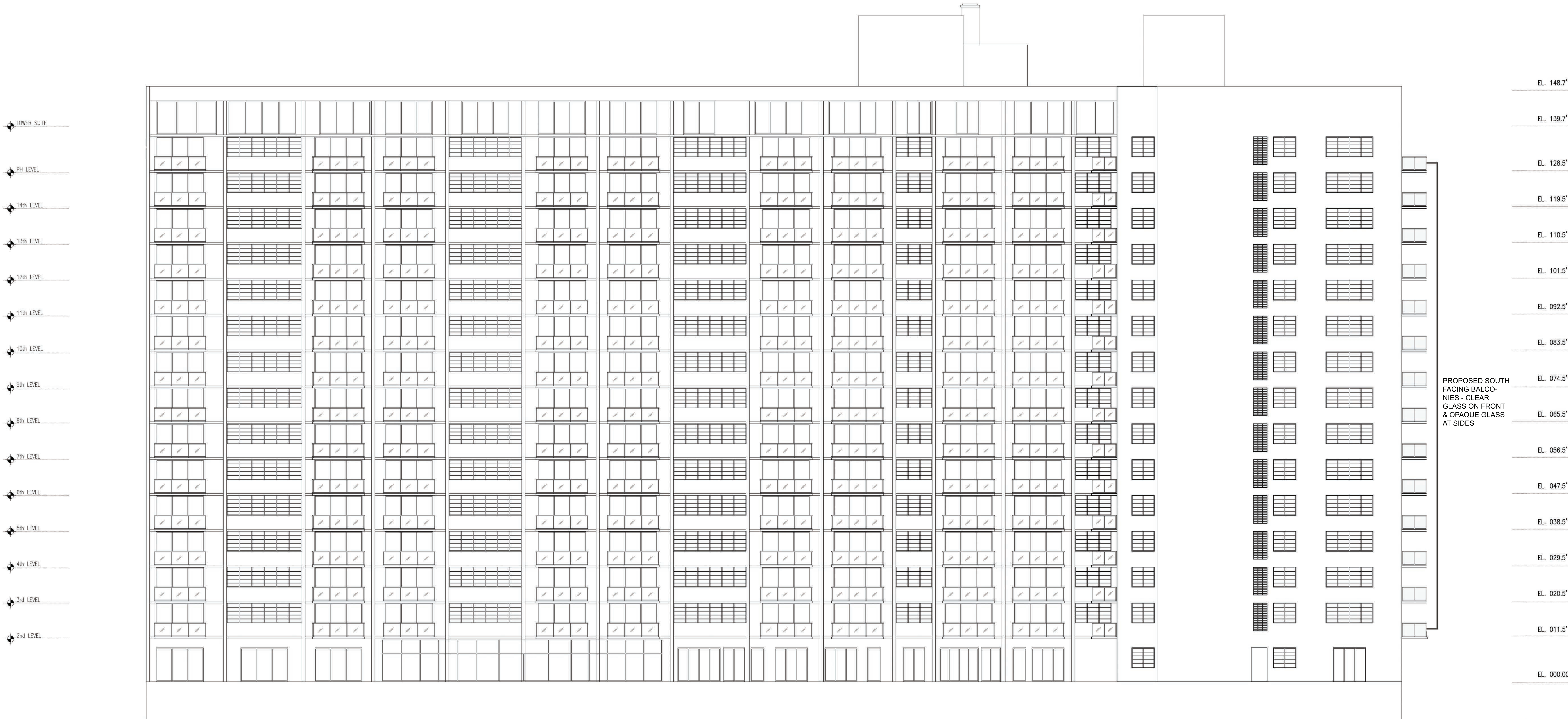
OPTION 2

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

SHEET NAME : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE

**PROPOSED
EAST ELEVATION**

SHEET NO :
A-2



PROPOSED WEST ELEVATION

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

NOTE: DRB APPROVED ALL CLEAR GLASS RAILINGS ON 3/7/17 FOR BALCONIES FACING THE BAY

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ISSUED FOR CONSTRUCTION

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FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO :

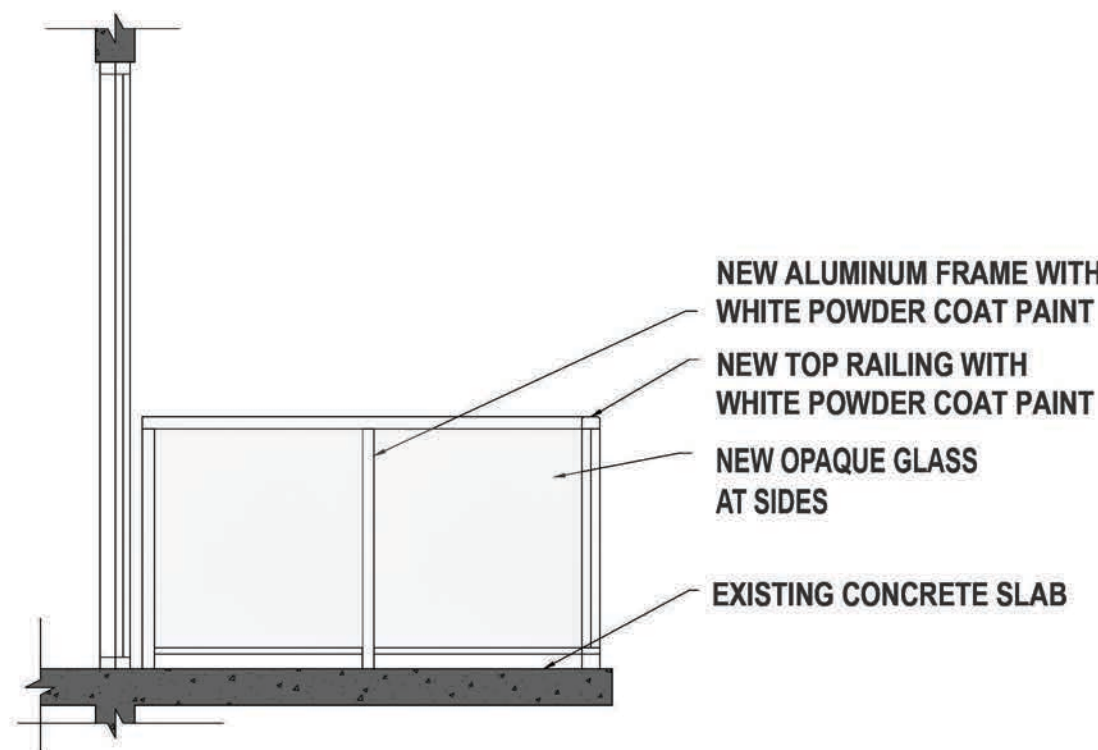
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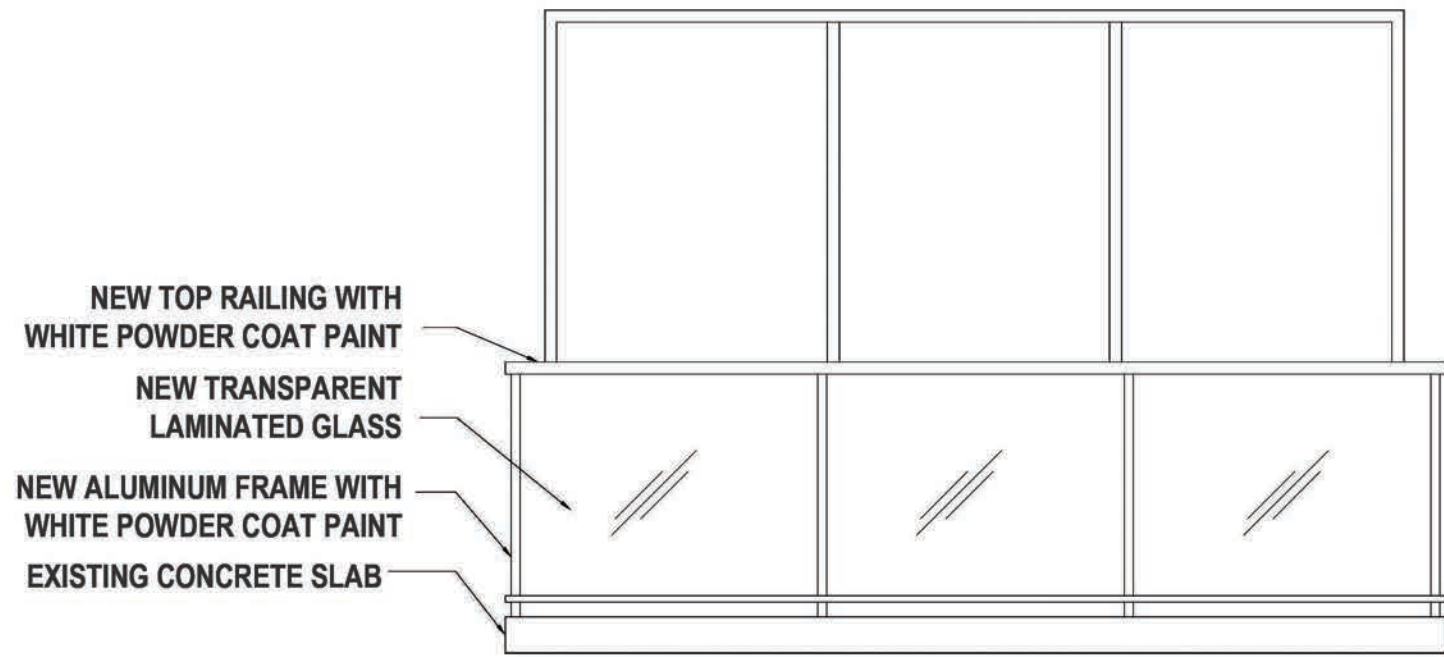
SHEET NAME : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE

PROPOSED
WEST ELEVATION

SHEET NO :
A-3



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



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



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

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SHEET NAME : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE

PROPOSED SOUTH ELEVATION

SHEET NO :

A-4