



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

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

OPTION 2

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

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.

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

No.	DATE	ISSUED / REVISED
1	21 MAR/17	DRB SUBMITTAL

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SEAL :

STATE OF FLORIDA
WESLEY ART CASTELLANOS
REGISTERED ARCHITECT
AR96133

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 : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE

PROPOSED
NORTH ELEVATION

SHEET NO :
A-5



PROPOSED EAST COLORED ELEVATION
FACING WEST AVENUE
SCALE: N/A

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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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OPTION 2

ISSUED FOR PERMIT 8/27/2016

ISSUED FOR BIDDING

ISSUED FOR CONSTRUCTION

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

EAST ELEVATION
RENDERING

SHEET NO :

A-6



PROPOSED WEST COLORED ELEVATION
FACING BAY
SCALE: N/A

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

OPTION 2

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

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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STATE OF FLORIDA
WESLEY ART CASTELLANOS
REGISTERED ARCHITECT
AR06133

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

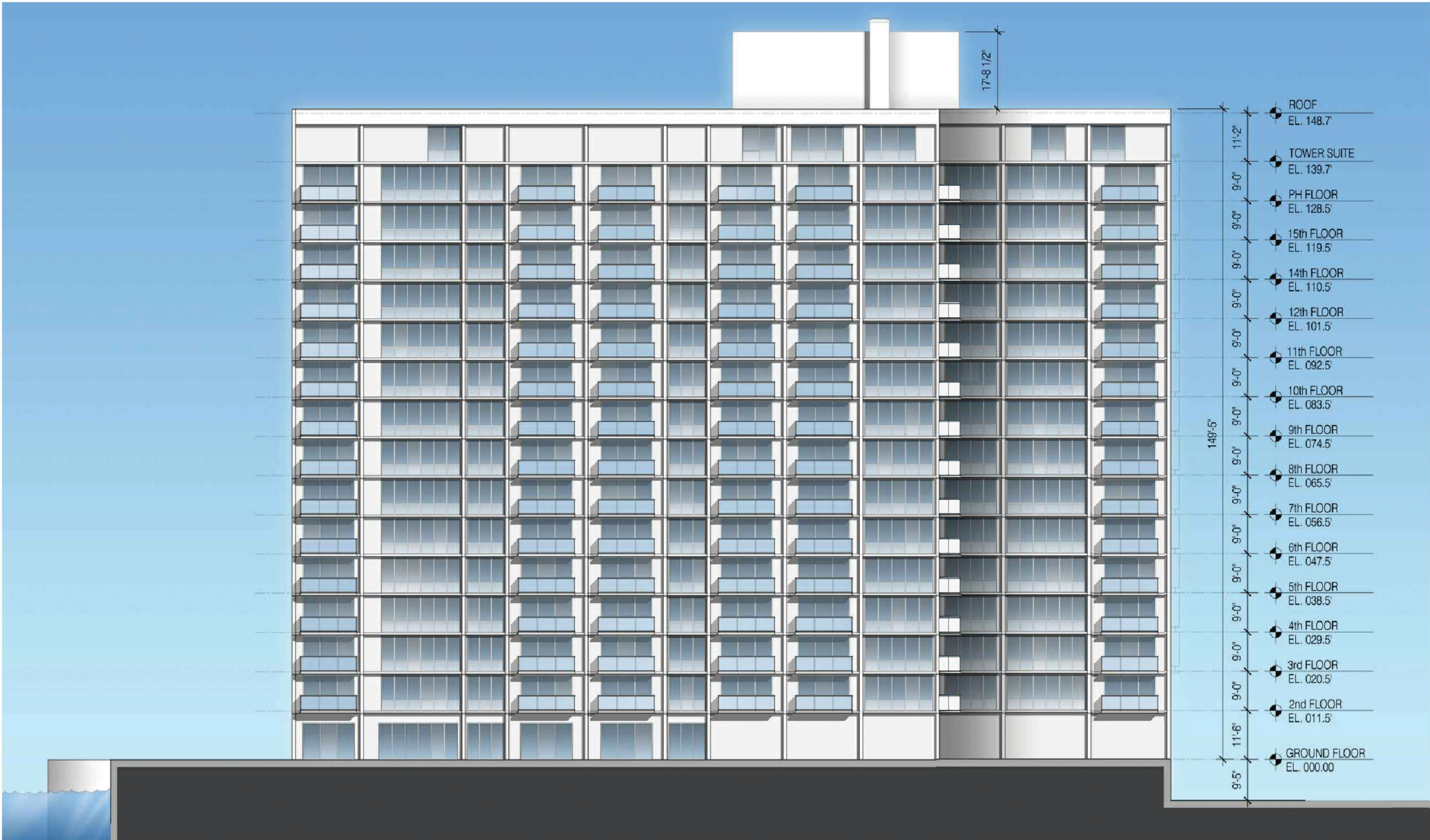
PROJECT NO :
2017-06

CHECKED BY : WESLEY CASTELLANOS
DRAWN BY :
SCALE: N.T.S.
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SHEET NAME : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE

WEST ELEVATION
RENDERING

SHEET NO :
A-7



PROPOSED SOUTH COLORED ELEVATION
FACING 10TH STREET
SCALE: N/A

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OPTION 2

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

CLIENT :

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Folio: 02-3233-071-0001

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

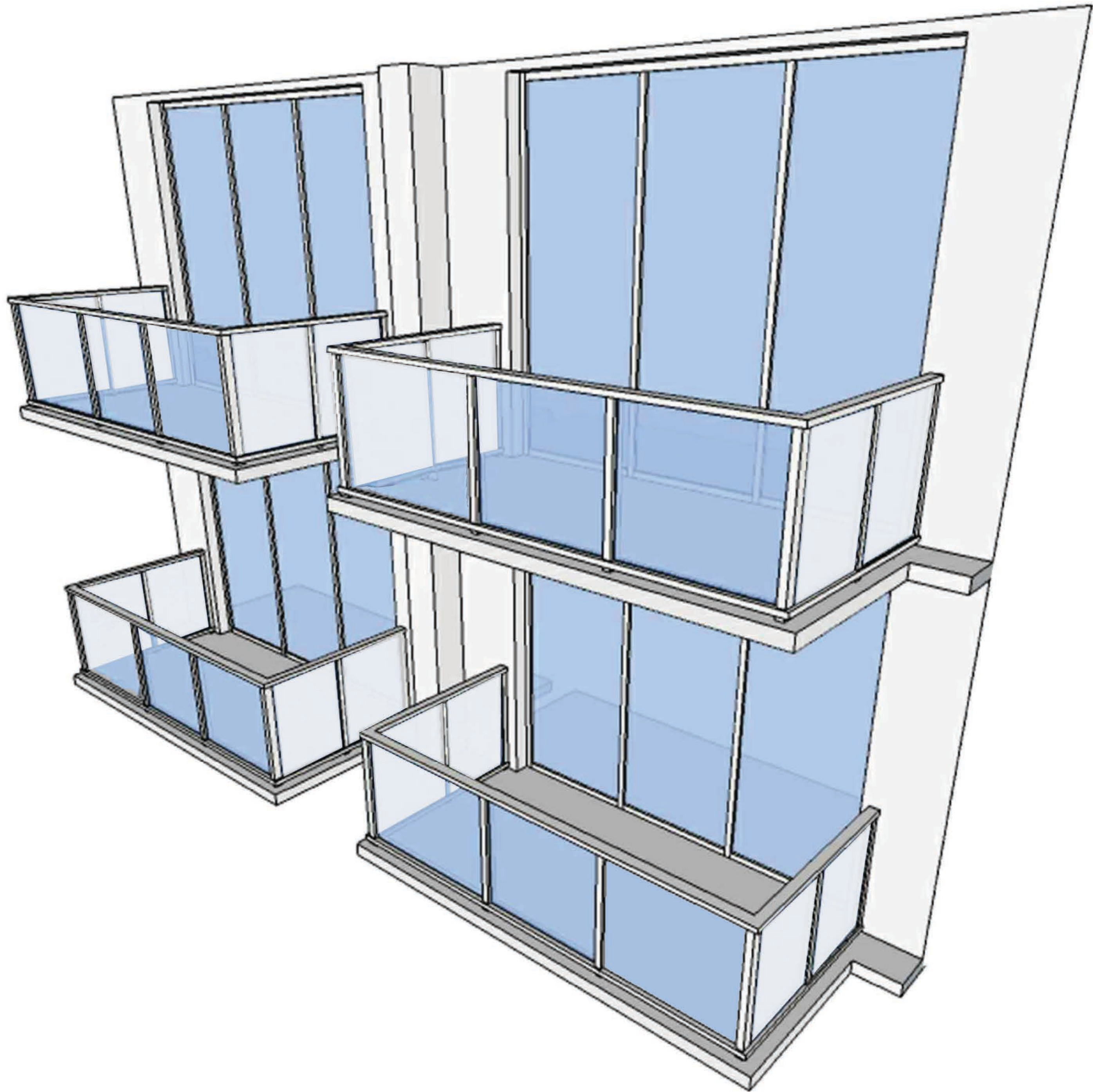
PROJECT NO :
2017-06

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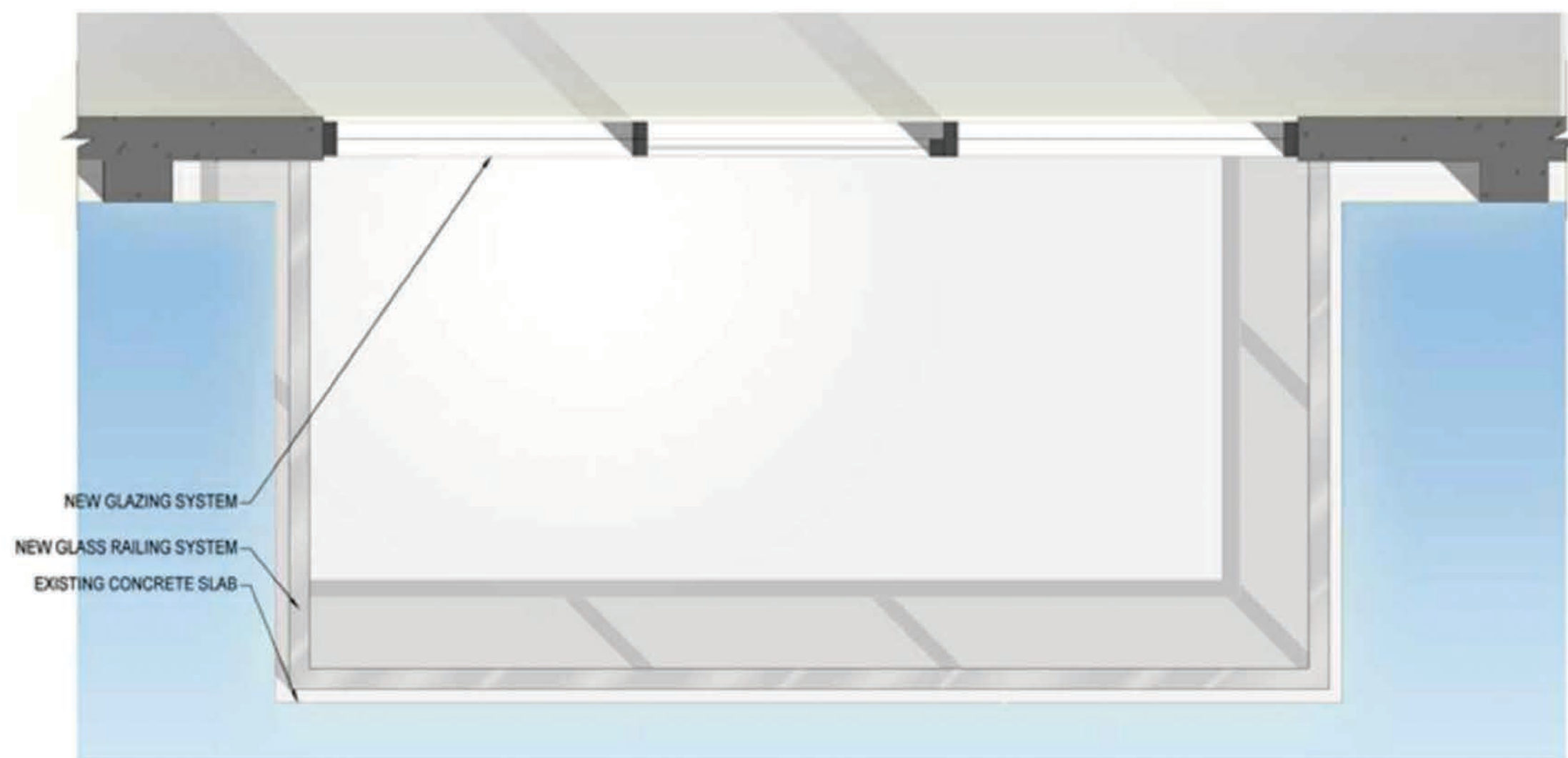
SHEET NAME : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE

**SOUTH ELEVATION
RENDERING**

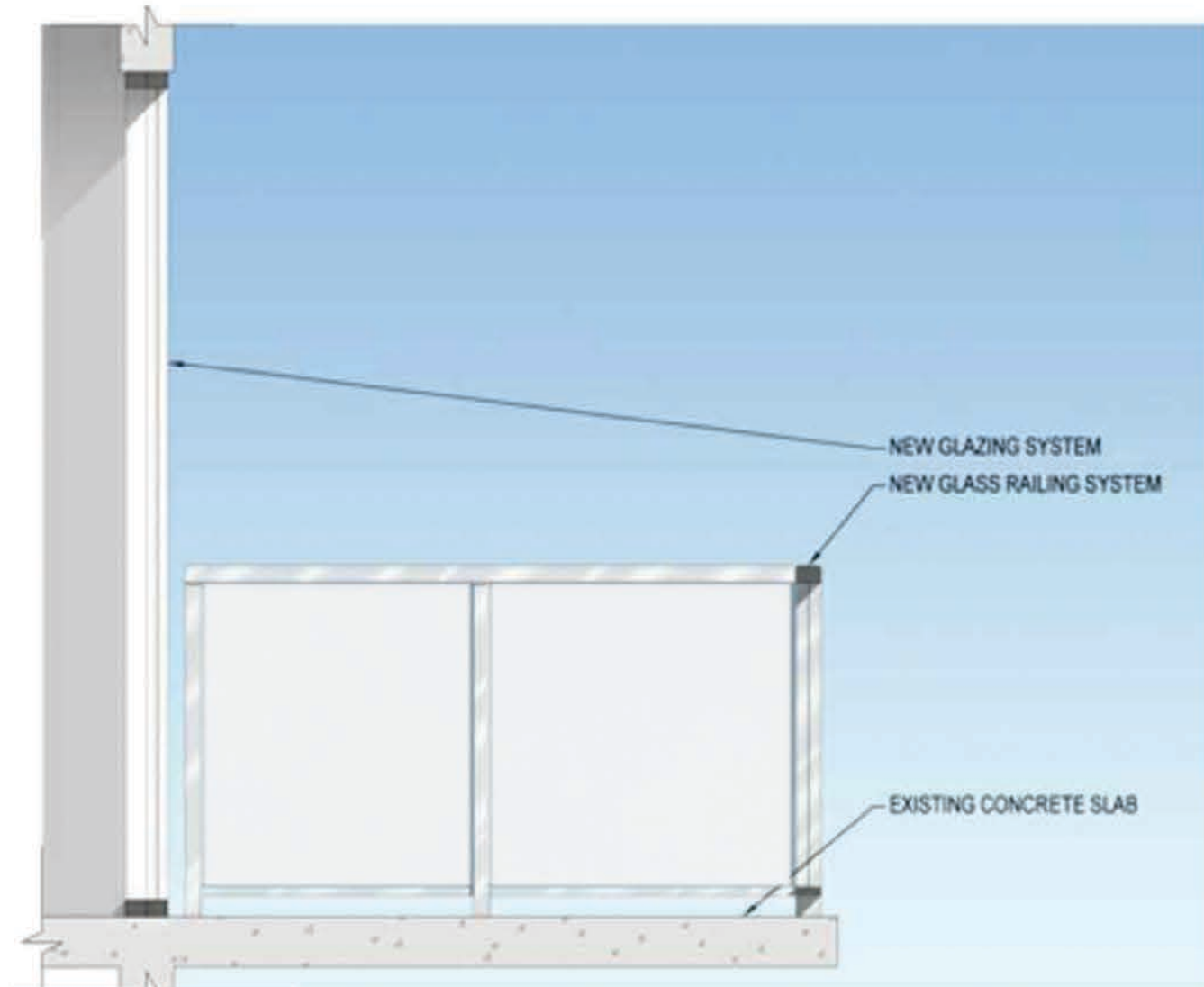
SHEET NO :
A-8



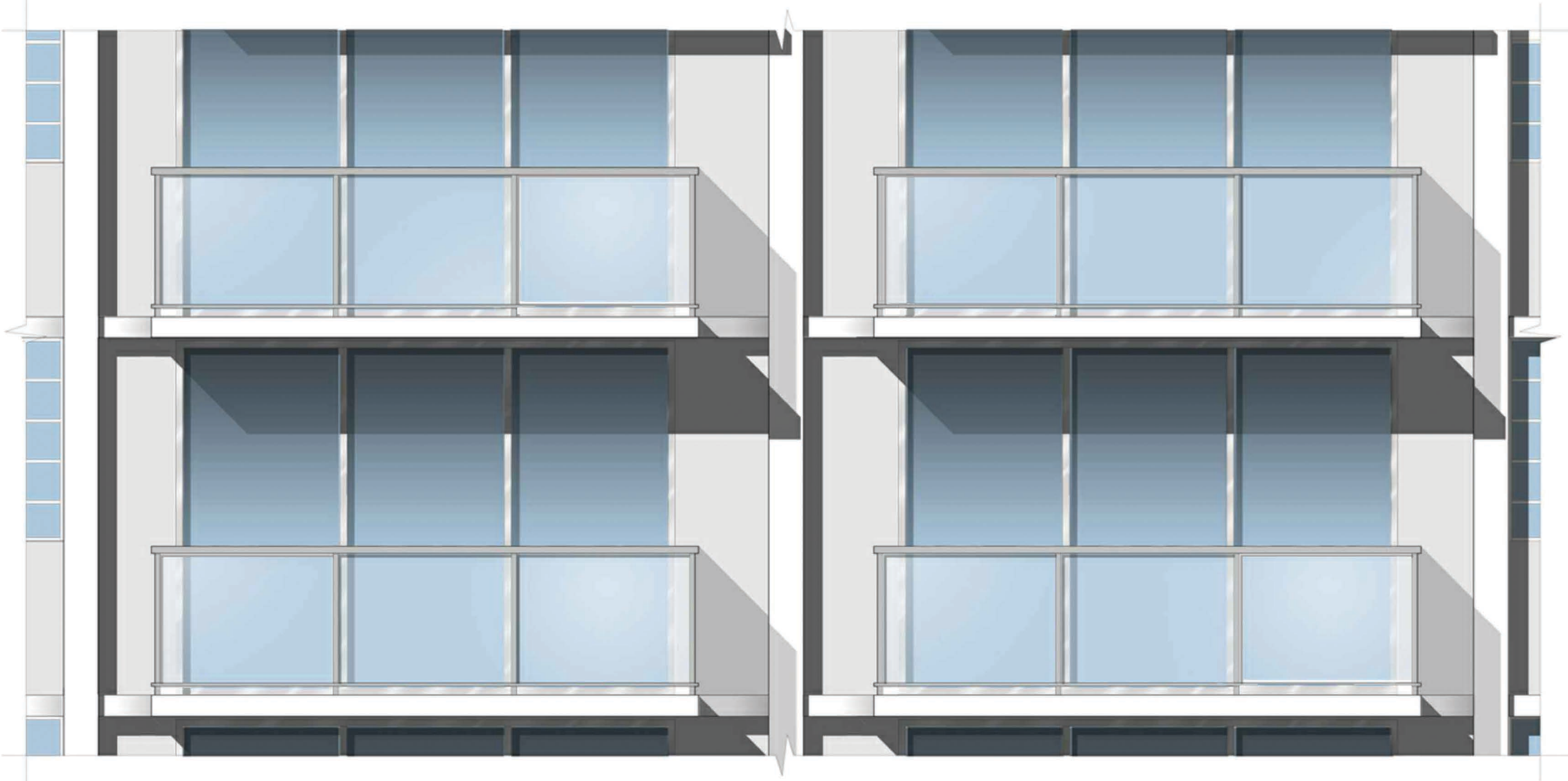
PROPOSED AXONOMETRIC VIEW
SCALE: N/A



PROPOSED BALCONY PLAN
SCALE: N/A



PROPOSED BALCONY SECTION
SCALE: N/A



PROPOSED BALCONY ELEVATION
SCALE: N/A

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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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OPTION 2

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

SHEET NAME : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE
BALCONY
AXO. & ELEVATIONS
(SOUTH & EAST)
SHEET NO :

A-9



10TH STREET RENDERING : OPTION 2 - TRANSPARENT GLASS BALCONIES WITH OPAQUE GLASS ON THE SIDES

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OPTION 2

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

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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 : OPTION 2 - ALL GLASS RAILINGS, WITH OPAQUE

**PROPOSED
RENDERING**

SHEET NO :
A-10



10TH STREET RENDERING : OPTION 2 - TRANSPARENT GLASS BALCONIES WITH OPAQUE GLASS ON THE SIDES

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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 : OPTION 2 - ALL GLASS RAILINGS WITH OPAQUE

PROPOSED RENDERING
- CLOSE-UP

SHEET NO :
A-11