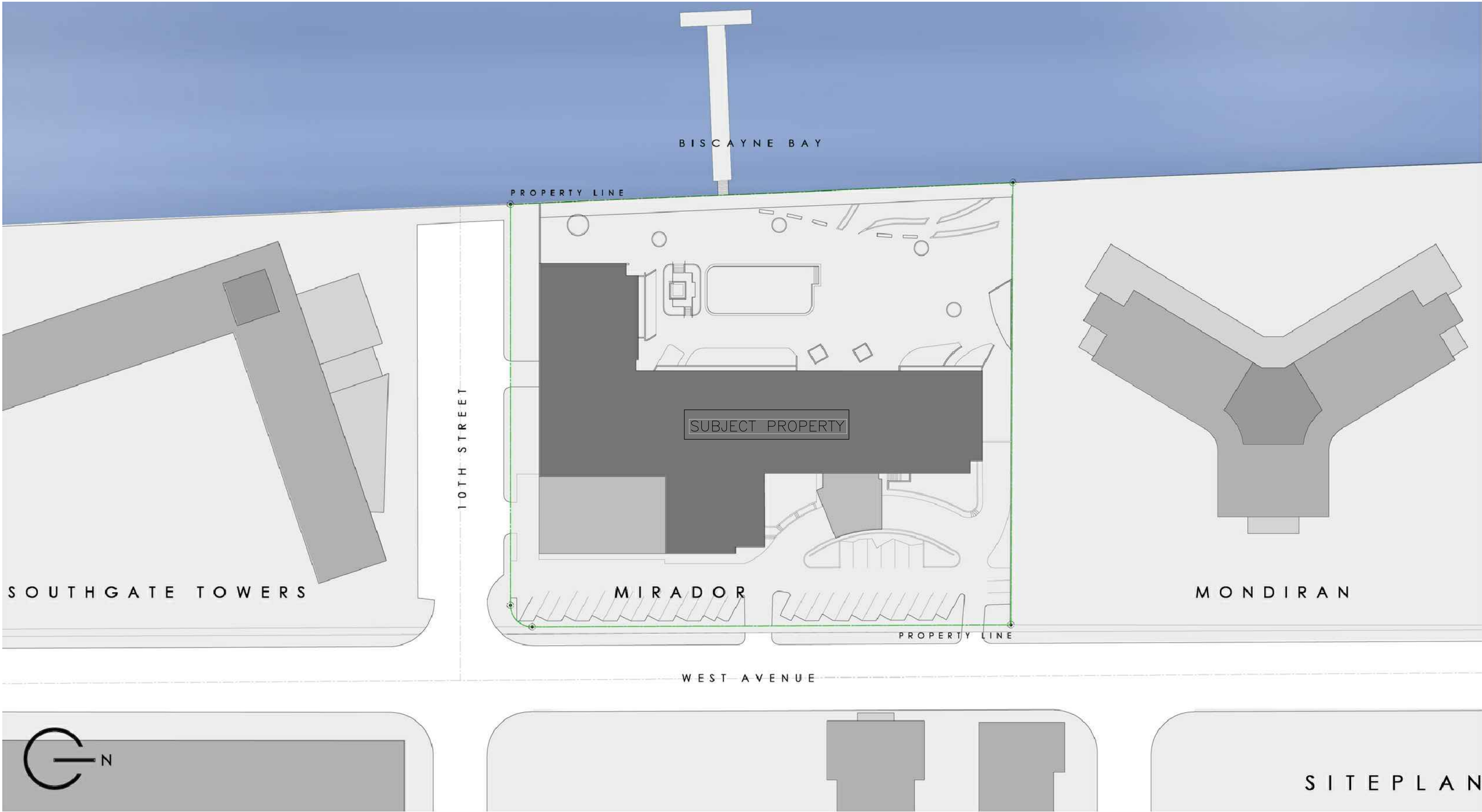


NEW BALCONY GLASS FOR  
MIRADOR 1000 CONDOMINIUM  
1000 WEST AVE. MIAMI BEACH, FLORIDA 33139

PRODUCTION ARCHITECT  
CHARLES H. BENSON & ASSOCIATES  
1665 WASHINGTON AVE., 2 ND FL., MIAMI BEACH, FL. 33139



INDEX OF DRAWING:

GN-1	SITE DATA	N/A
GN-2	EAST ELEVATION PHOTOS	N/A
GN-3	SOUTH ELEVATION PHOTOS	N/A
GN-4	NORTH & WEST ELEVATIONS PHOTOS	N/A
GN-5	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	EAST ELEVATION	3/32" = 1'-0"
E-4	WEST ELEVATION	3/32" = 1'-0"
E-5	SOUTH ELEVATION	3/32" = 1'-0"
E-6	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	EAST ELEVATION	3/32" = 1'-0"
D-4	WEST ELEVATION	3/32" = 1'-0"
D-5	SOUTH ELEVATION	3/32" = 1'-0"
D-6	NORTH ELEVATION	3/32" = 1'-0"
A-1	FLOOR PLAN TYP. LEVEL	3/32" = 1'-0"
A-2	EAST ELEVATION	3/32" = 1'-0"
A-3	WEST ELEVATION	3/32" = 1'-0"
A-4	SOUTH ELEVATION	3/32" = 1'-0"
A-5	NORTH ELEVATION	3/32" = 1'-0"
A-6	EAST ELEVATION RENDERING	N/A
A-7	WEST ELEVATION RENDERING	N/A
A-8	SOUTH ELEVATION RENDERING	N/A
A-9	BALCONY AXONOMETRIC & ELEVATIONS	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 AND ADJACENT WALLS. 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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ISSUED FOR BIDDING:  
ISSUED FOR CONSTRUCTION:

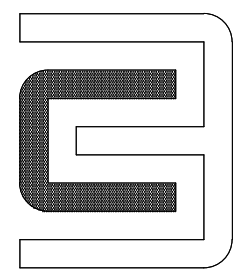
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NEW BALCONY GLASS FOR:

**MIRADOR 1000**

1000 WEST AVENUE

Miami Beach, FL 33139



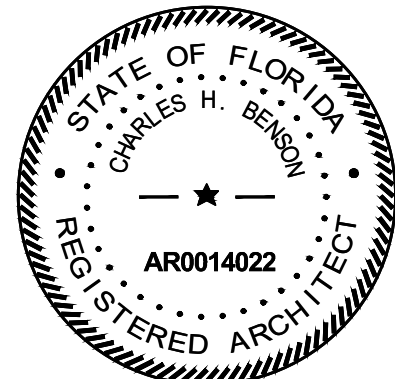
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DRAWN BY
NAIR BLAS
SCALE
AS SHOWN

DATE
08/26/2016

PROJECT NUMBER
<b>21611</b>

**GN-1**  
OF  
**26**







A



B

EAST ELEVATION PHOTOS  
SCALE: N/A

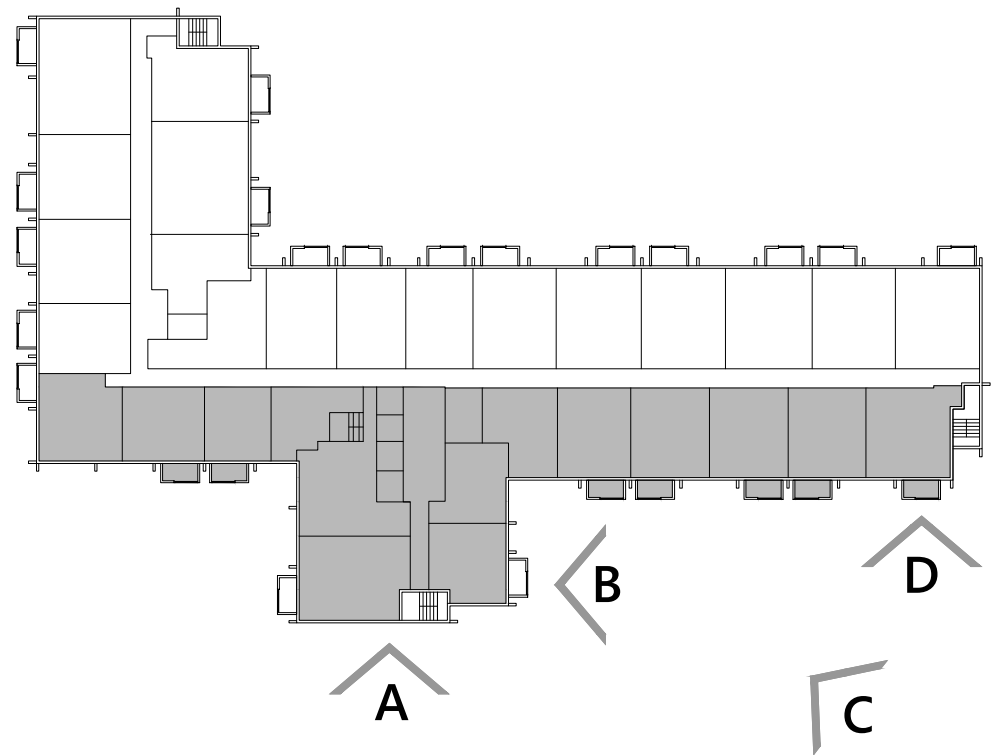


C



D

EAST ELEVATION PHOTOS  
SCALE: N/A



KEY PLAN  
SCALE: 1/64" = 1'

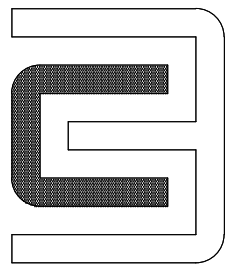
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1000 WEST AVENUE

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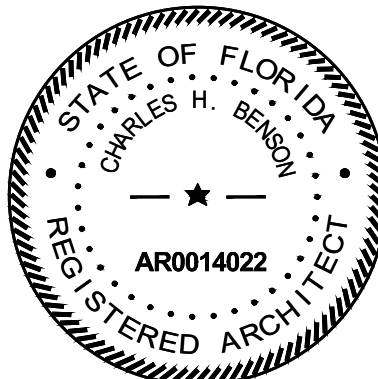
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**GN-2**  
OF  
**26**







E



F

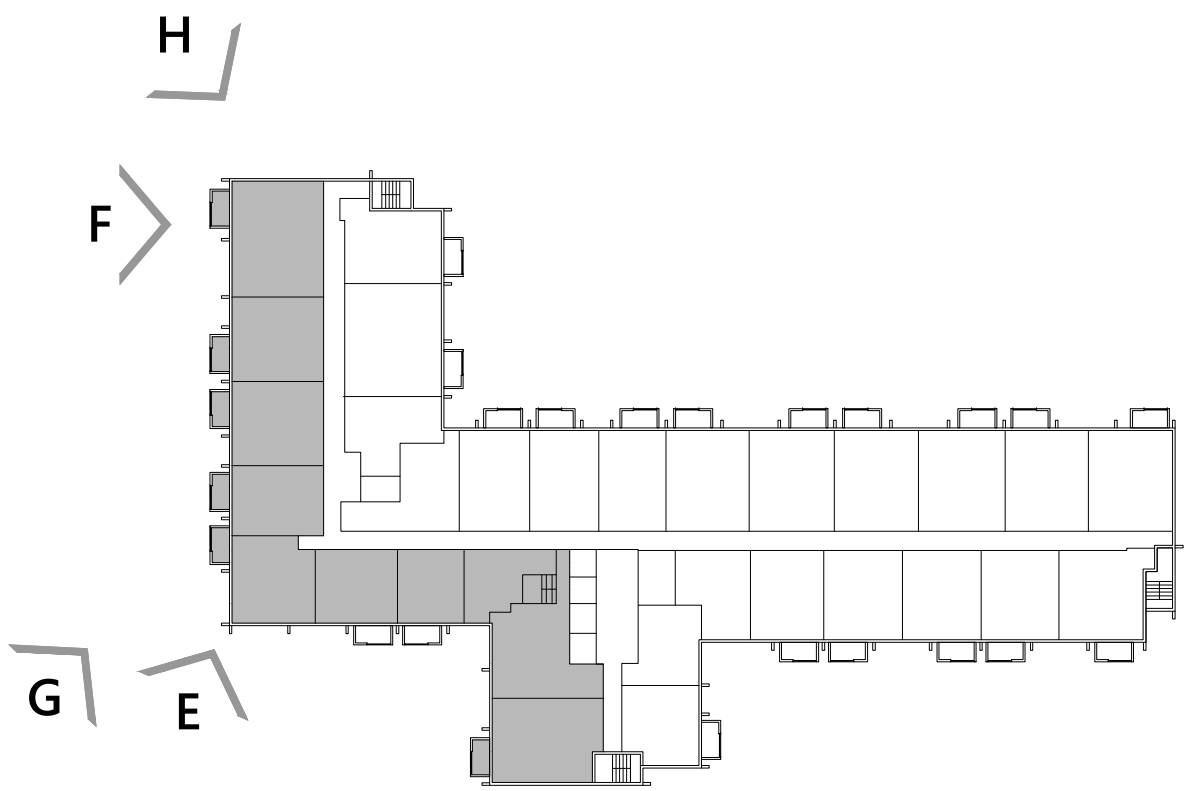


G



H

SOUTH ELEVATION PHOTOS  
SCALE: N/A



KEY PLAN  
SCALE: 1/64" = 1'

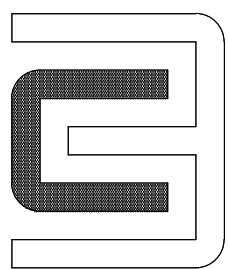
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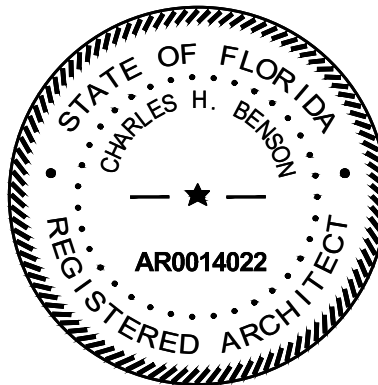
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**GN-3**  
OF  
**26**







WEST ELEVATION PHOTOS  
SCALE: N/A

J



NORTH ELEVATION PHOTOS  
SCALE: N/A

K



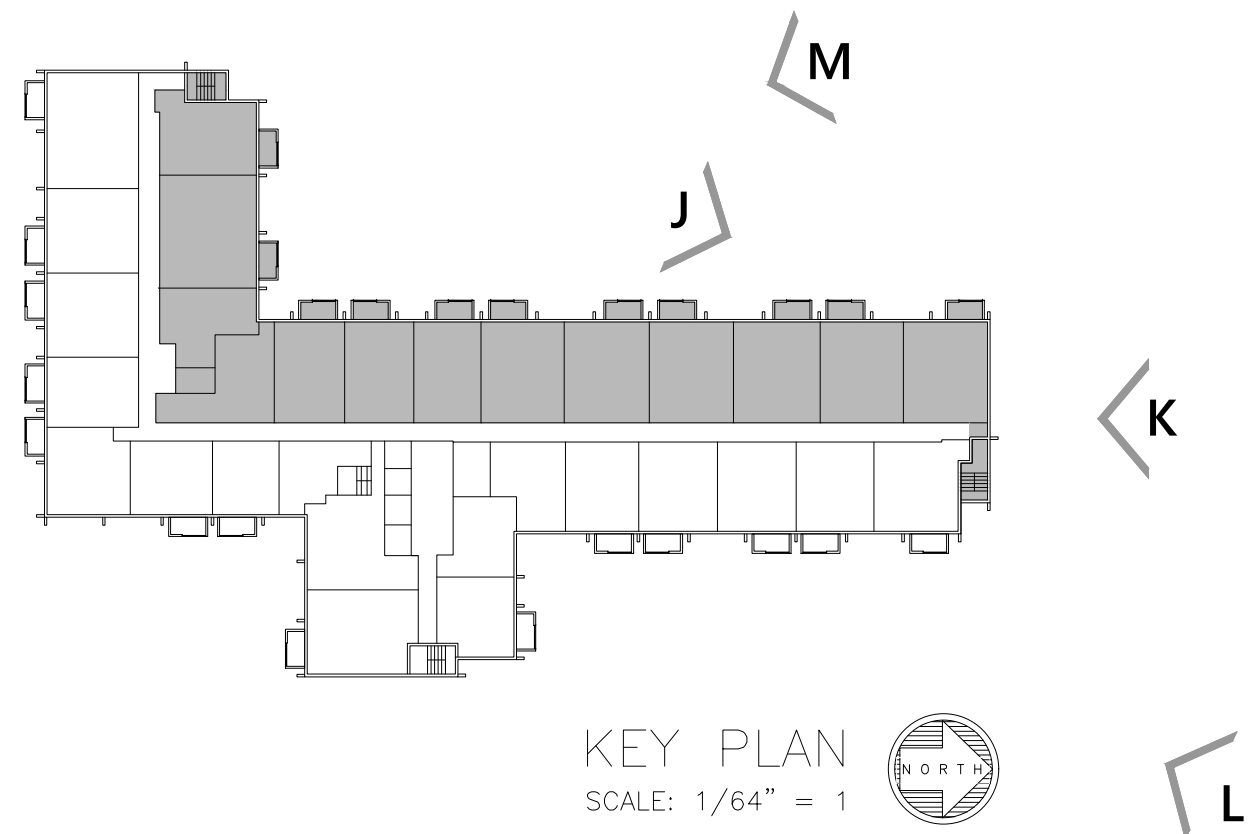
NORTH ELEVATION PHOTOS  
SCALE: N/A

L



WEST ELEVATION PHOTOS  
SCALE: N/A

M



KEY PLAN  
SCALE: 1/64" = 1'

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NEW BALCONY GLASS FOR:

MIRADOR 1000

1000 WEST AVENUE

Miami Beach, FL 33139

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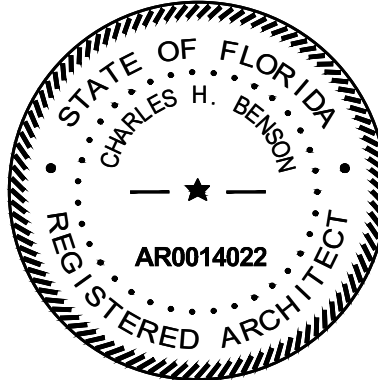
PROJECT NUMBER

21611

GN-4

OF

26







1133 WEST AVE  
SCALE: N/A



MONDRIAN  
SCALE: N/A



1035 WEST AVE  
SCALE: N/A



SOUTHGATE TOWERS  
SCALE: N/A



CONTEXT PHOTOGRAPH

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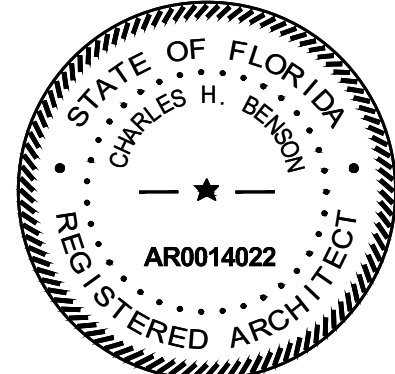
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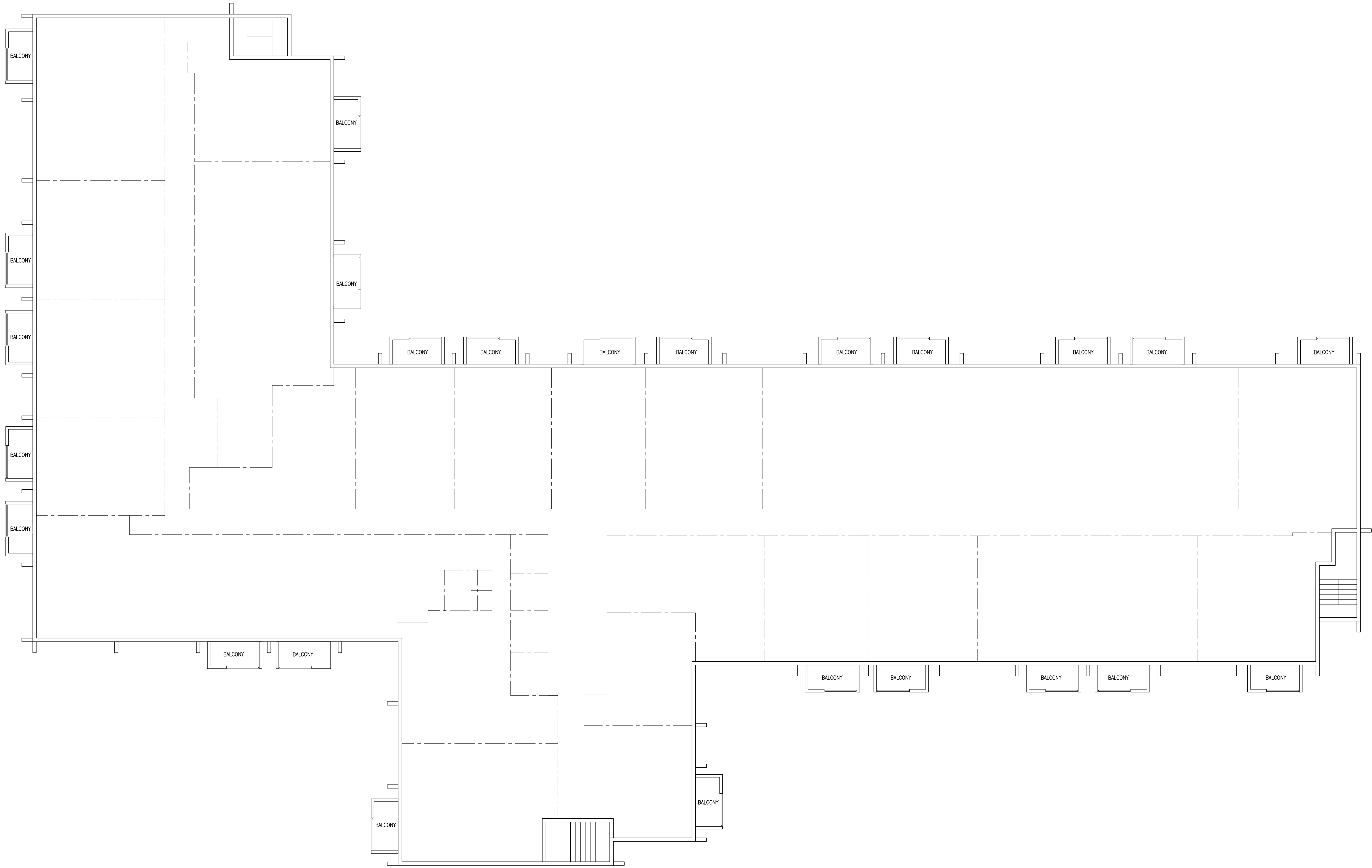
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**21611**

**GN-5**  
OF  
**26**







EXISTING FLOOR PLAN  
2ND, 4TH, 6TH, 8TH, 10TH & 12TH  
SCALE: 3/32" = 1'-0"



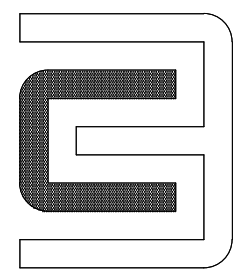
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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE

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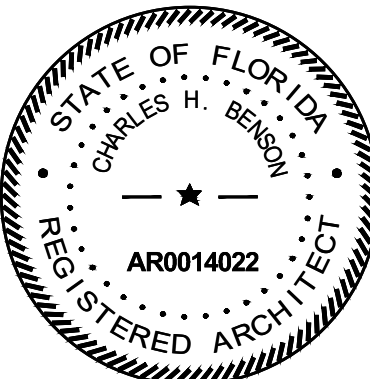
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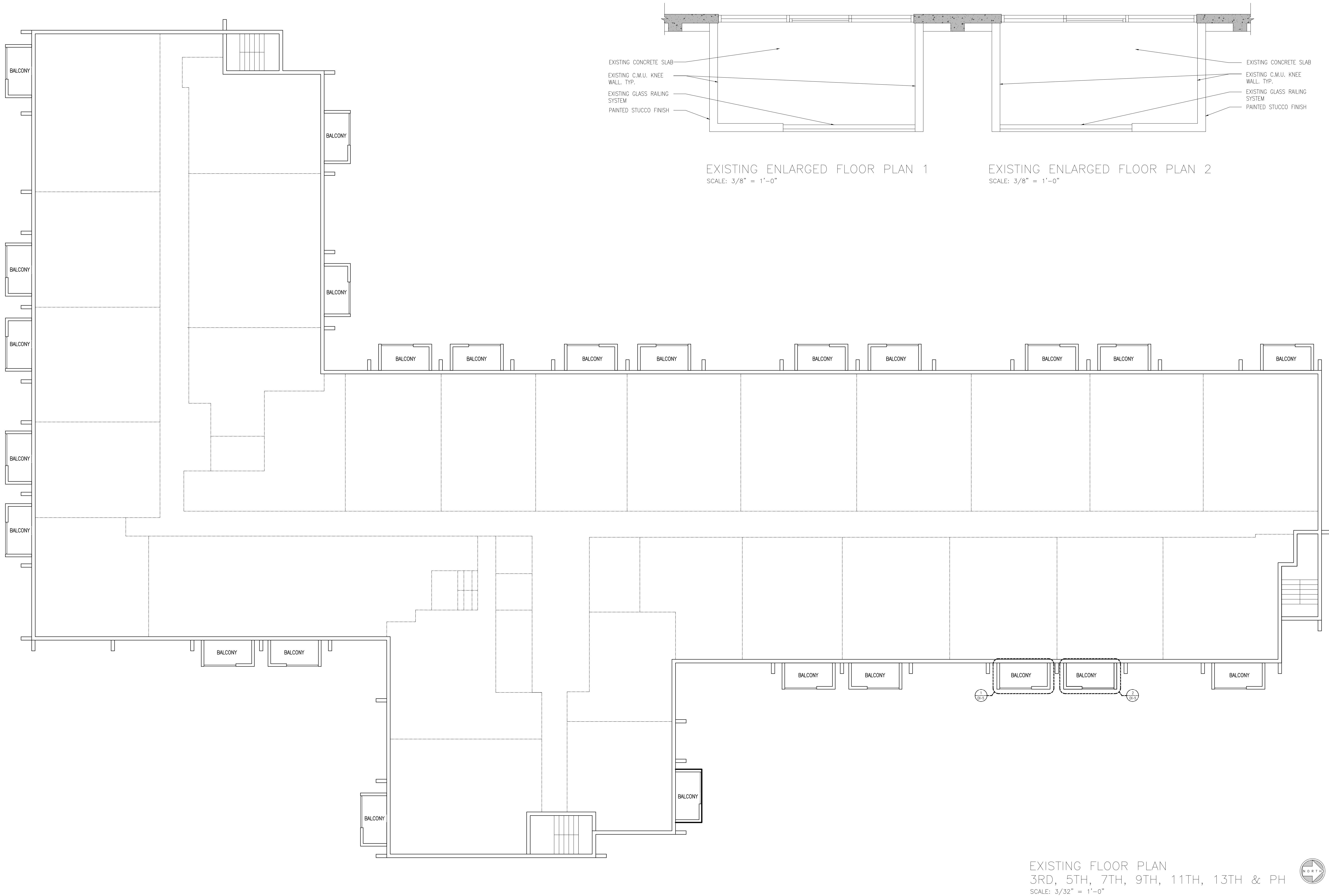
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**EX-1**  
OF  
**26**







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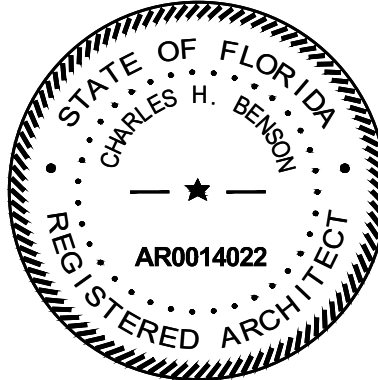
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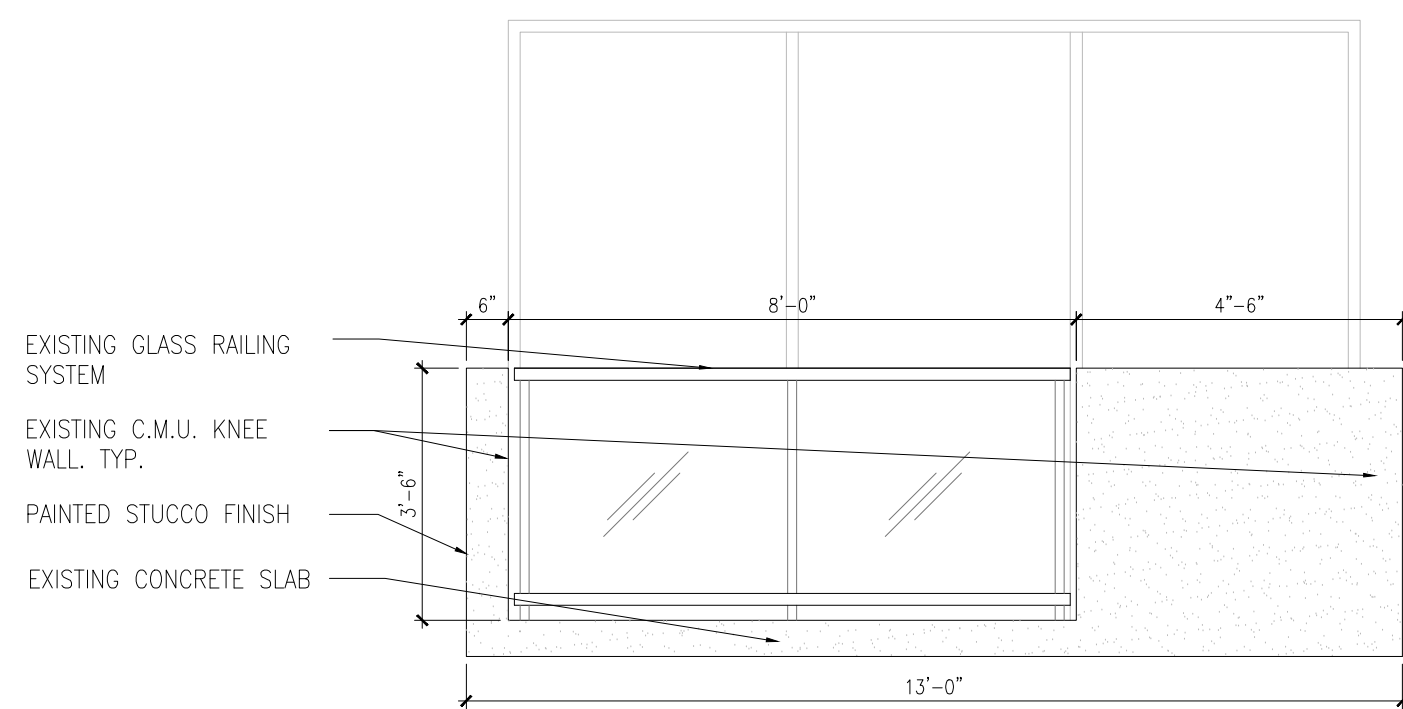
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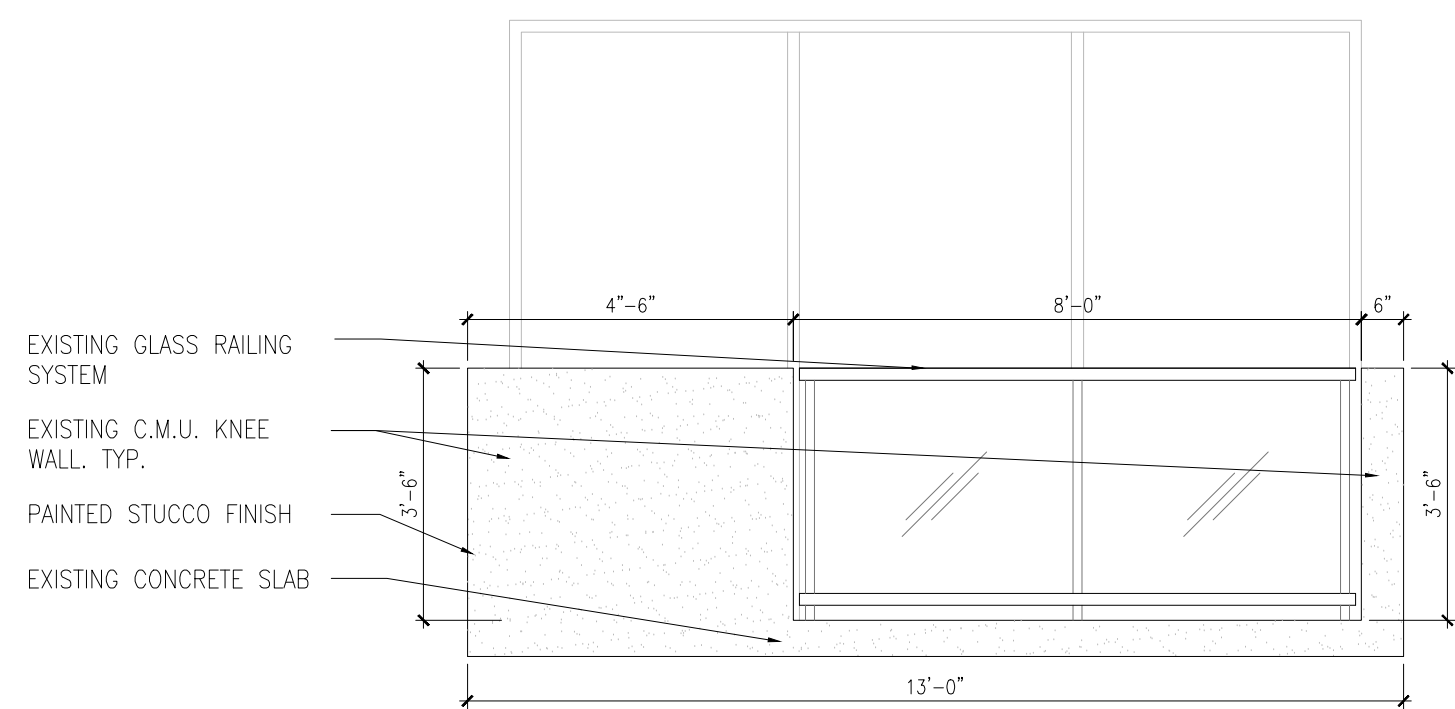
**EX-2**  
OF  
**26**







EXISTING ENLARGED ELEVATIONS 1  
SCALE: 3/8" = 1'-0"



EXISTING ENLARGED ELEVATIONS 2  
SCALE: 3/8" = 1'-0"



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

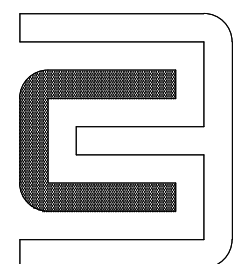
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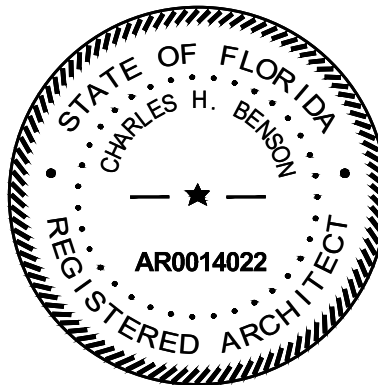
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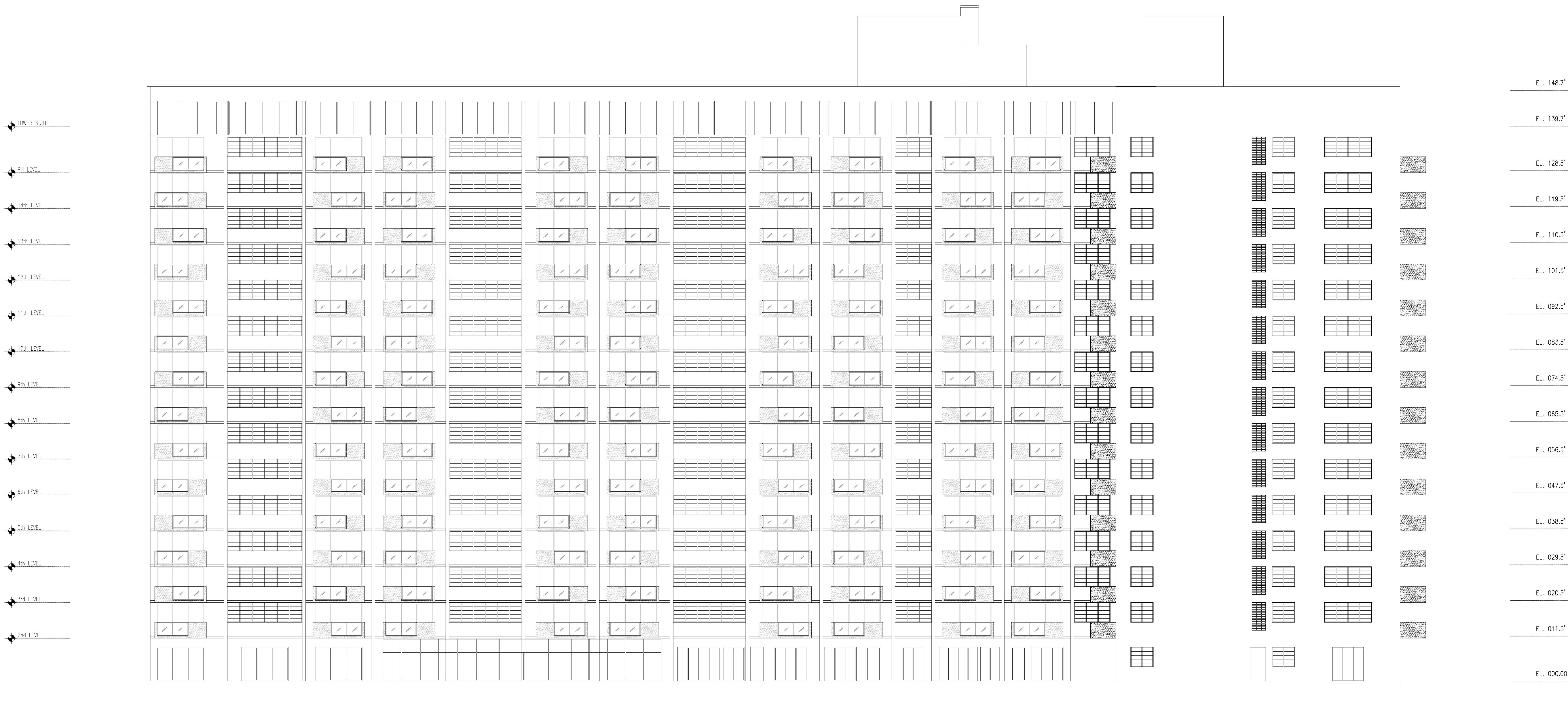
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**EX-3**  
OF  
**26**







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

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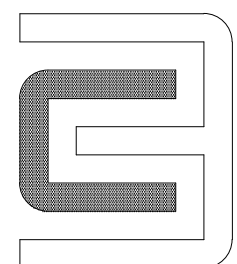
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1000 WEST AVENUE

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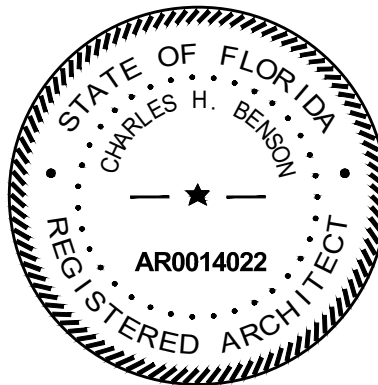
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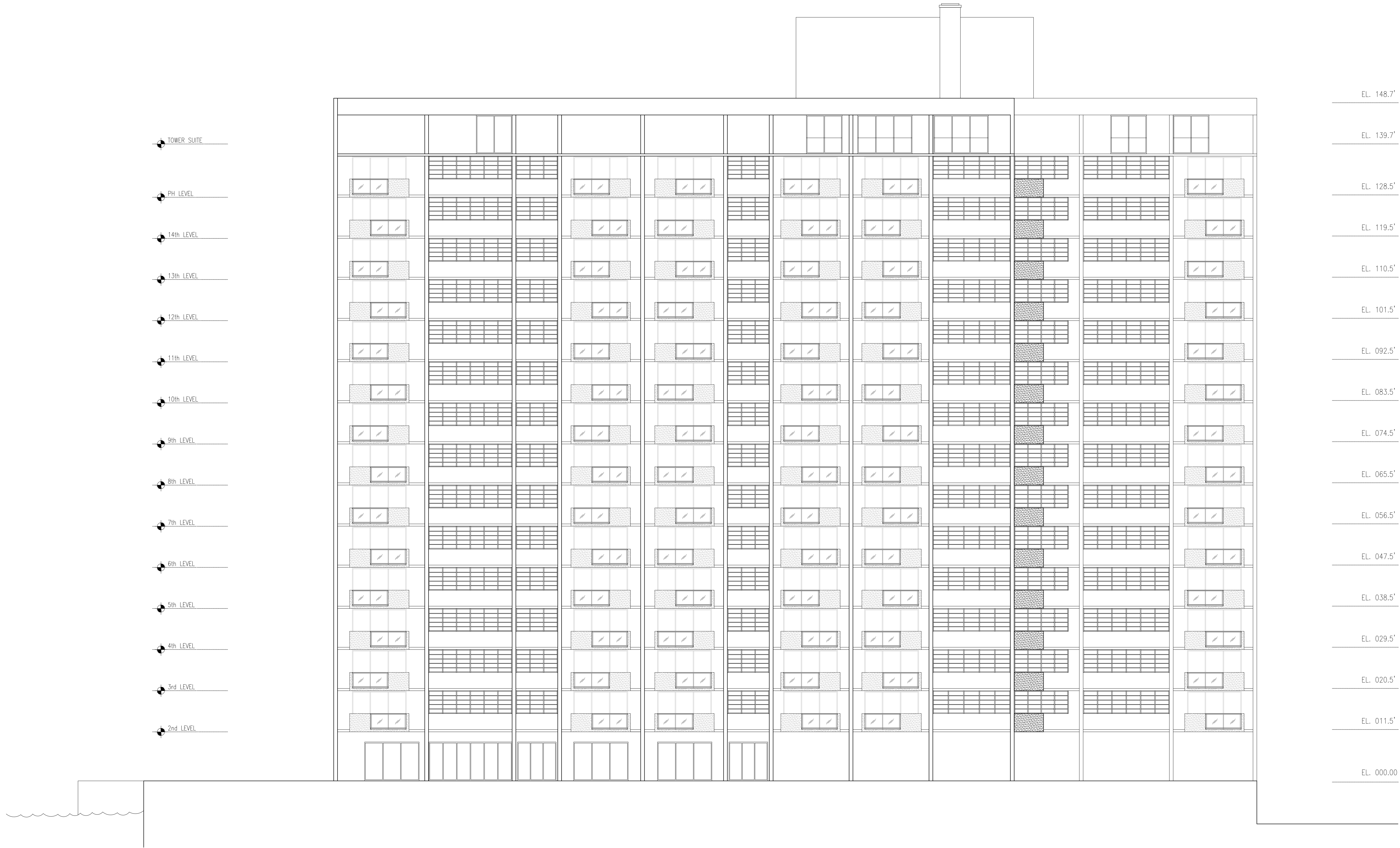
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**21611**

**EX-4**  
OF  
**26**







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

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ISSUED FOR CONSTRUCTION \_\_\_\_\_

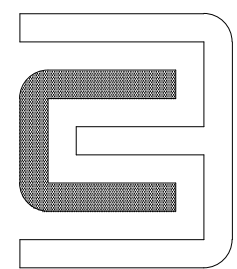
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NEW BALCONY GLASS FOR:

**MIRADOR 1000**

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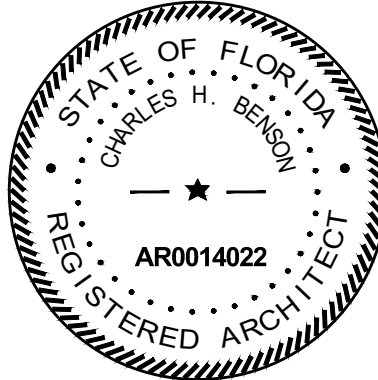
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DATE  
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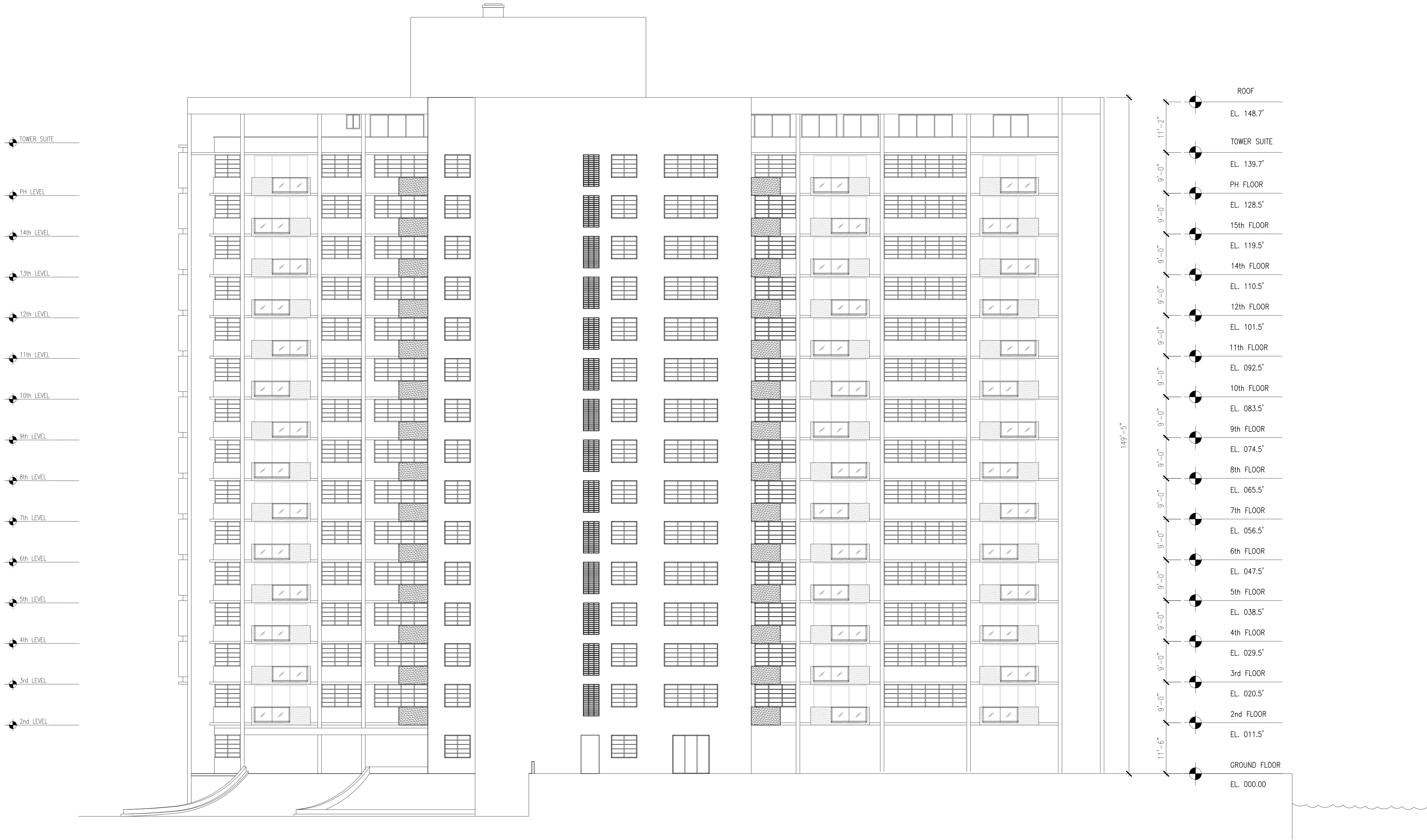
PROJECT NUMBER

**21611**

**EX-5**  
OF  
**26**







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

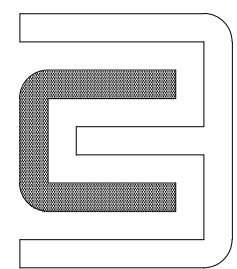
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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE

Miami Beach, FL 33139

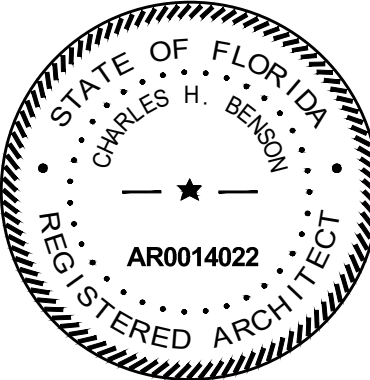


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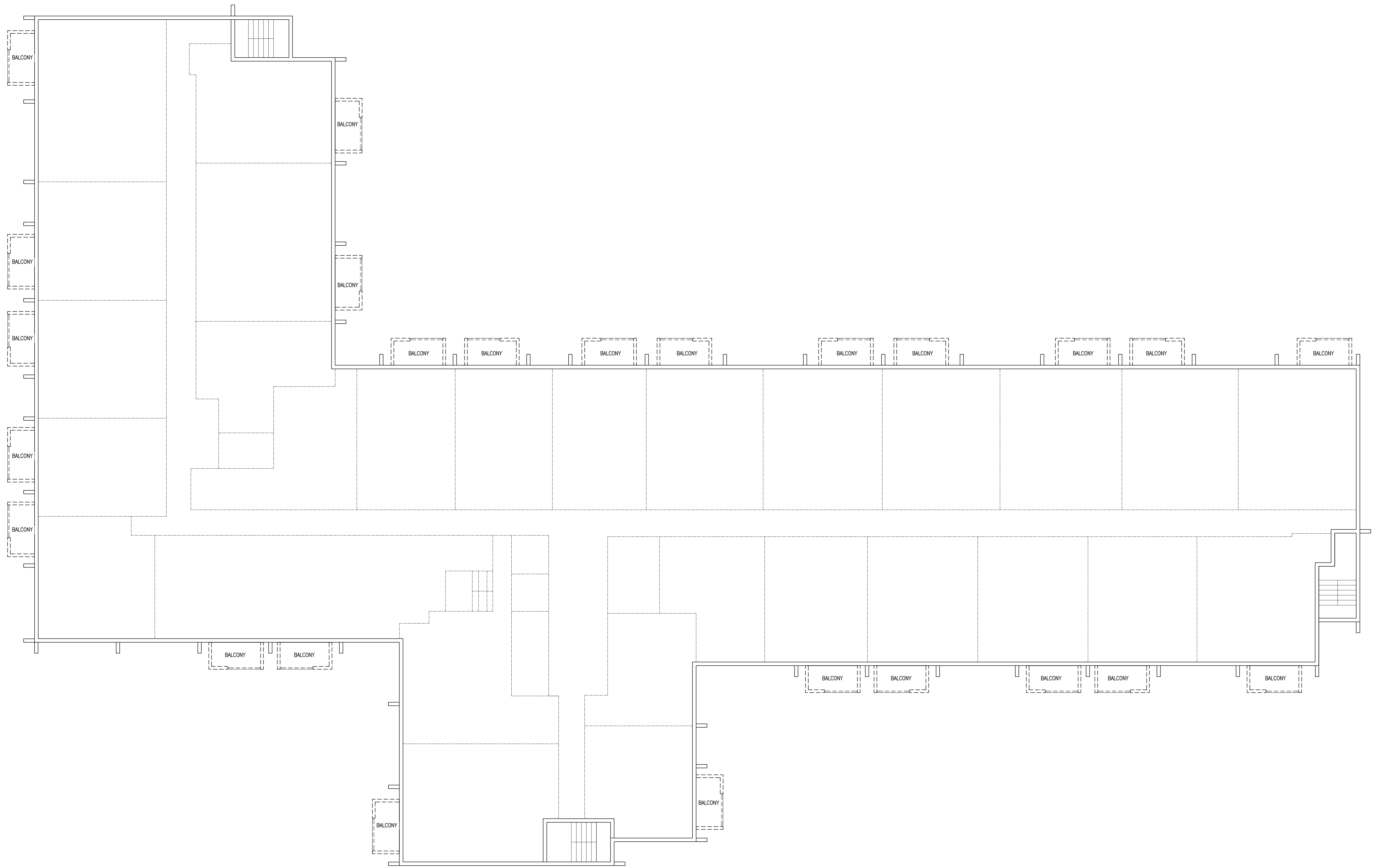
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NAIR BLAS  
SCALE  
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DATE  
08/26/2016

PROJECT NUMBER  
**21611**

**EX-6**  
OF  
**26**







DEMOLITION FLOOR PLAN  
2ND, 4TH, 6TH, 8TH, 10TH & 12TH  
SCALE: 3/32" = 1'-0"



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NEW BALCONY GLASS FOR:

MIRADOR 1000

1000 WEST AVENUE

Miami Beach, FL 33139

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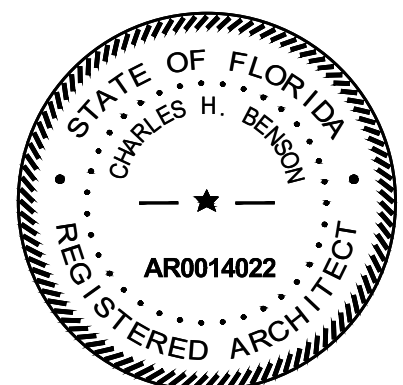
PROJECT NUMBER

21611

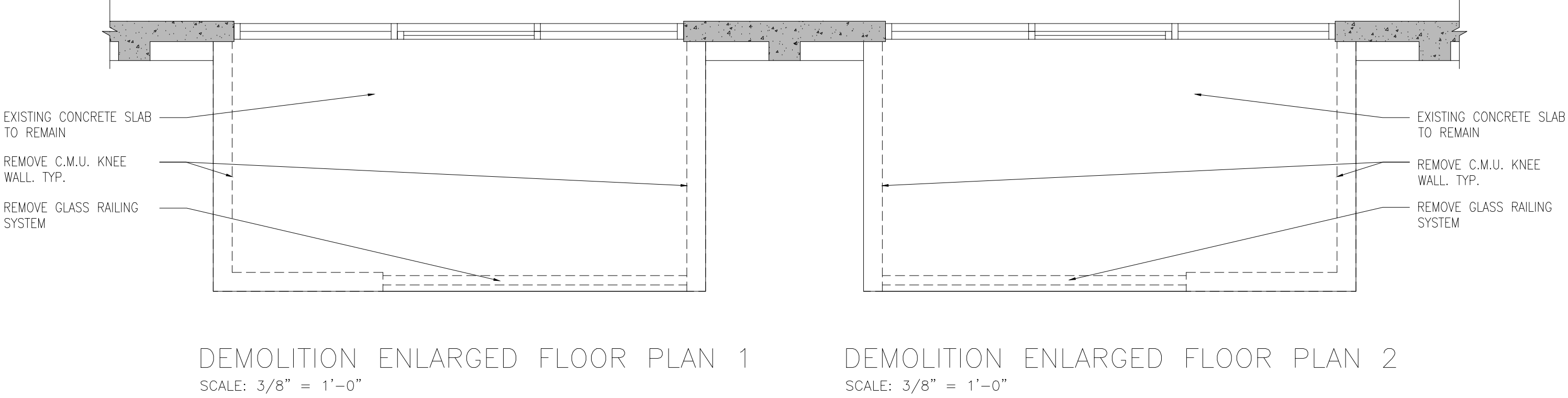
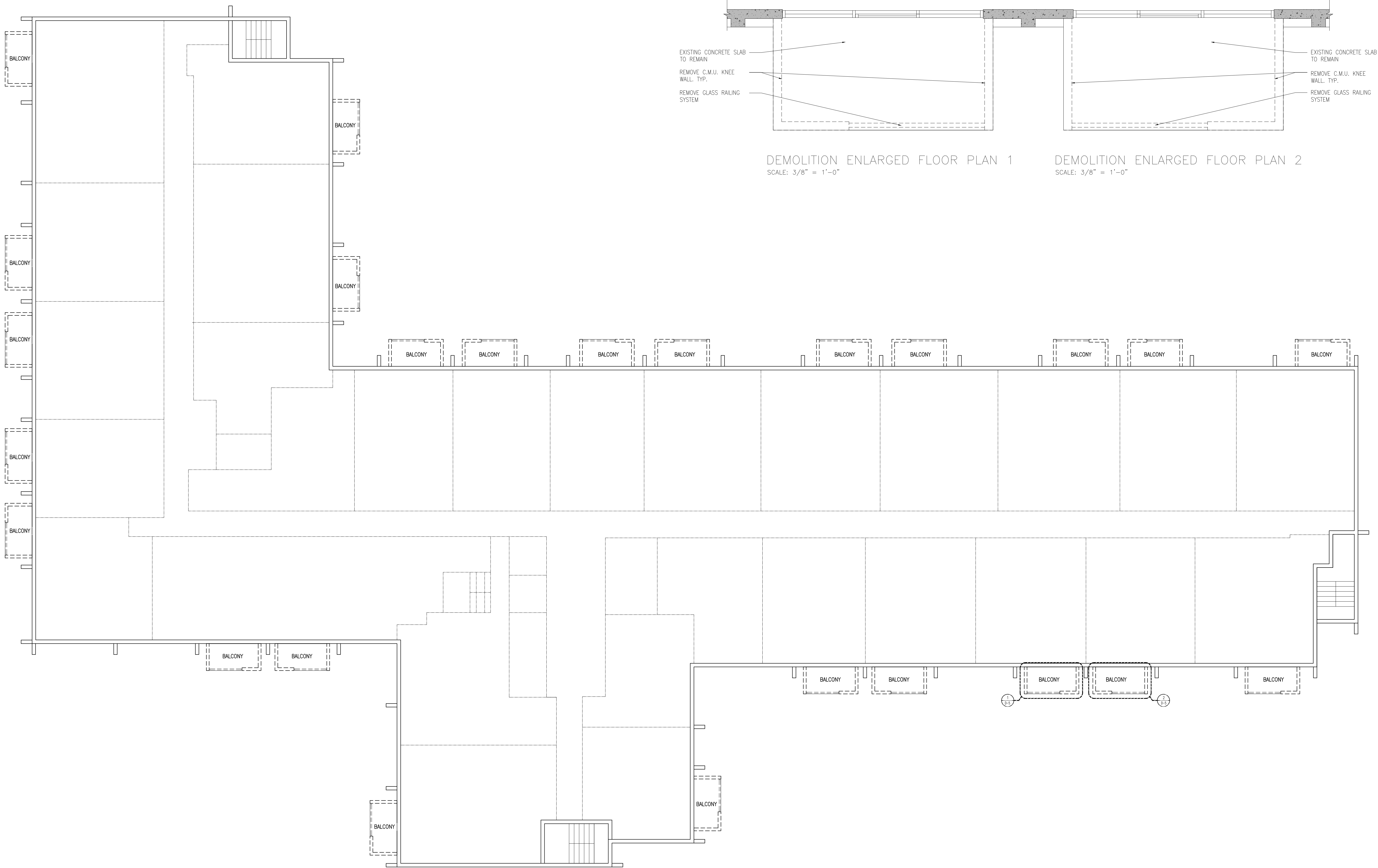
D-1

OF

26







DEMOLITION FLOOR PLAN  
3RD, 5TH, 7TH, 9TH, 11TH, 13TH & PH  
SCALE: 3/32" = 1'-0"

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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE  
Miami Beach, FL 33139



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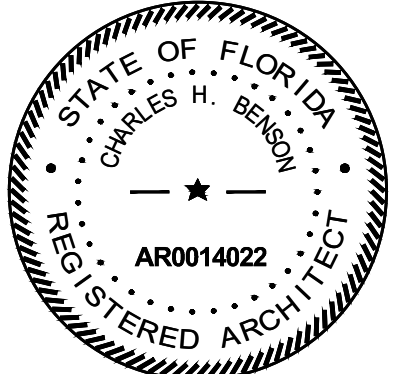
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DATE  
08/26/2016

PROJECT NUMBER  
**21611**

**D-2**  
OF  
**27**





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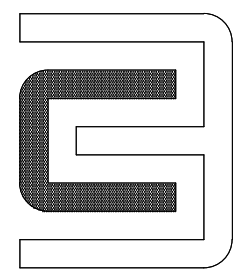
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NEW BALCONY GLASS FOR:

**MIRADOR 1000**

1000 WEST AVENUE

Miami Beach, FL 33139



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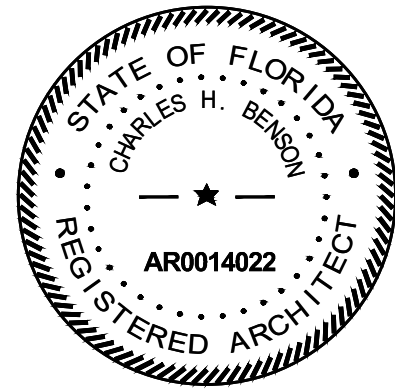
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AS SHOWN

DATE  
08/26/2016

PROJECT NUMBER

**21611**

**D-3**  
OF  
**26**



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

DEMOLITION EAST ELEVATION

SCALE:  $\frac{1}{16}'' = 1'-0''$

REMOVE GLASS RAILING SYSTEM  
REMOVE C.M.U. KNEE WALL TYP.  
EXISTING CONCRETE SLAB TO REMAIN

DEMOLITION ENLARGED ELEVATION 1

SCALE:  $\frac{1}{32}'' = 1'-0''$

REMOVE GLASS RAILING SYSTEM  
REMOVE C.M.U. KNEE WALL TYP.  
EXISTING CONCRETE SLAB TO REMAIN

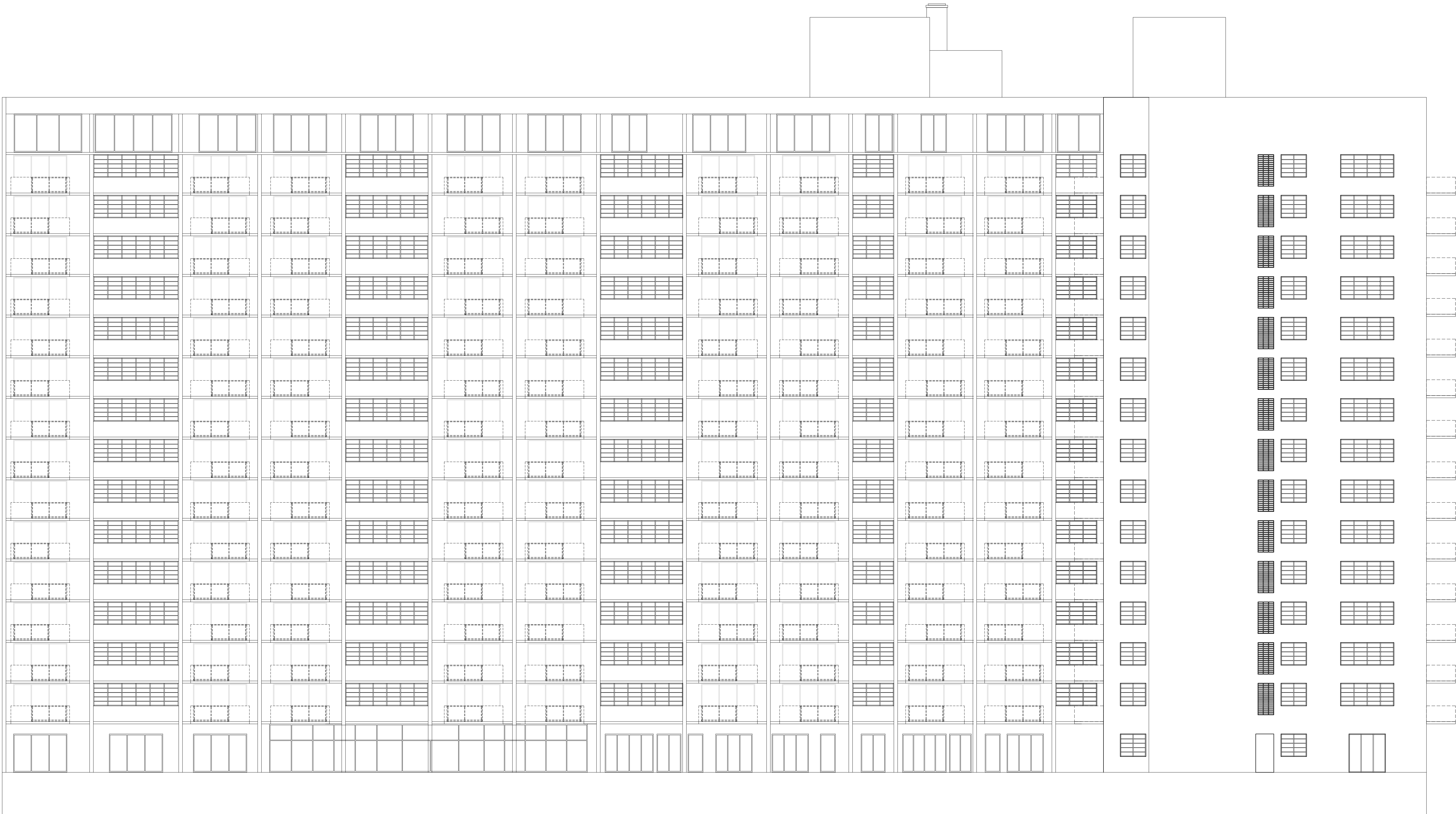
DEMOLITION ENLARGED ELEVATION 2

SCALE:  $\frac{1}{32}'' = 1'-0''$

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





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

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ISSUED FOR CONSTRUCTION

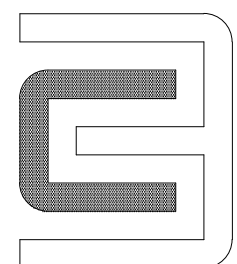
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NEW BALCONY GLASS FOR:

**MIRADOR 1000**

1000 WEST AVENUE

Miami Beach, FL 33139



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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

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NAIR BLAS

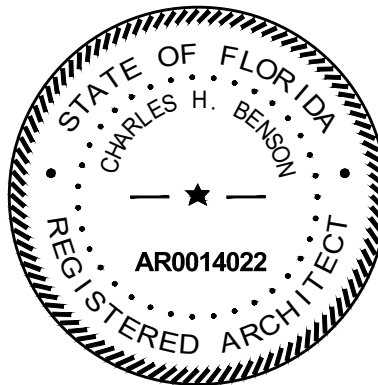
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08/26/2016

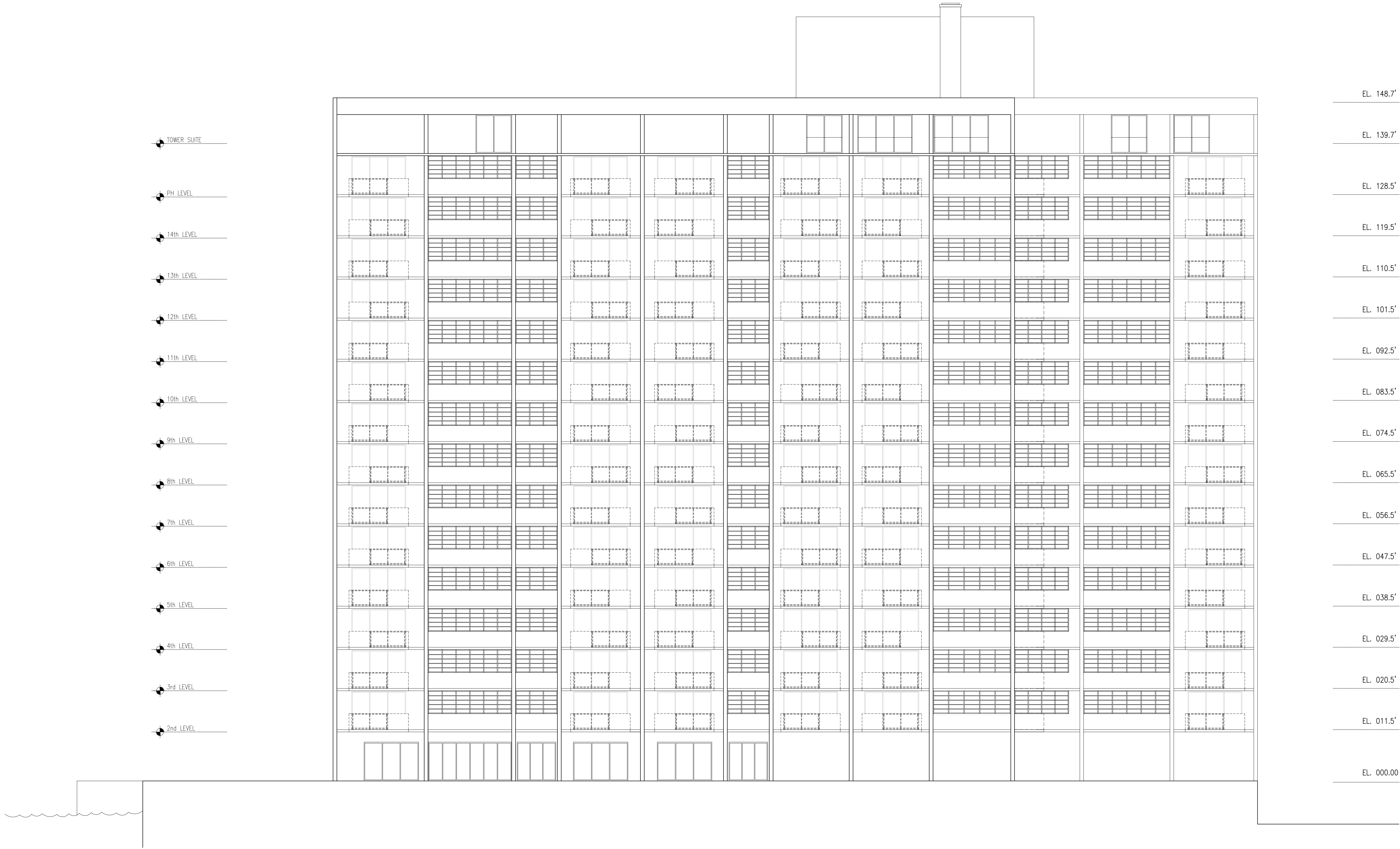
PROJECT NUMBER

**21611**

**D-4**  
OF  
**26**







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

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NEW BALCONY GLASS FOR:

MIRADOR 1000

1000 WEST AVENUE

Miami Beach, FL 33139

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SCALE  
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DATE  
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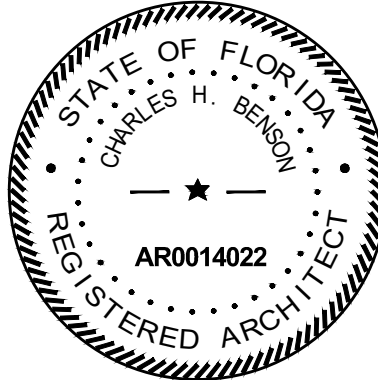
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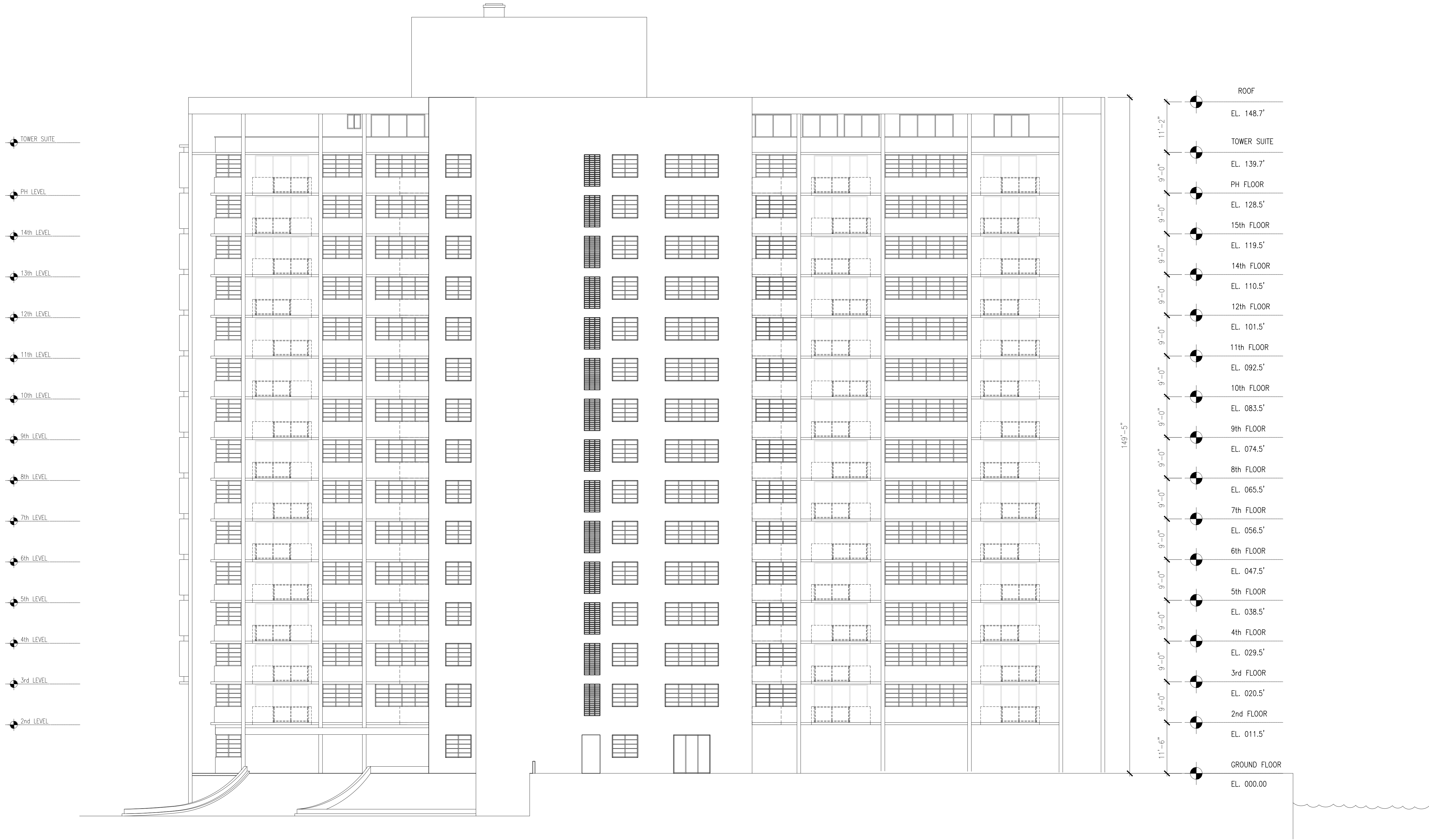
D-5

OF

26







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

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

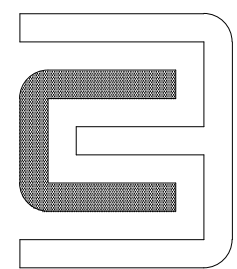
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NEW BALCONY GLASS FOR:

**MIRADOR 1000**

1000 WEST AVENUE

Miami Beach, FL 33139



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architect planner interiors

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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

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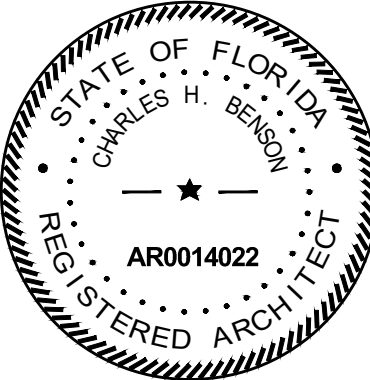
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08/26/2016

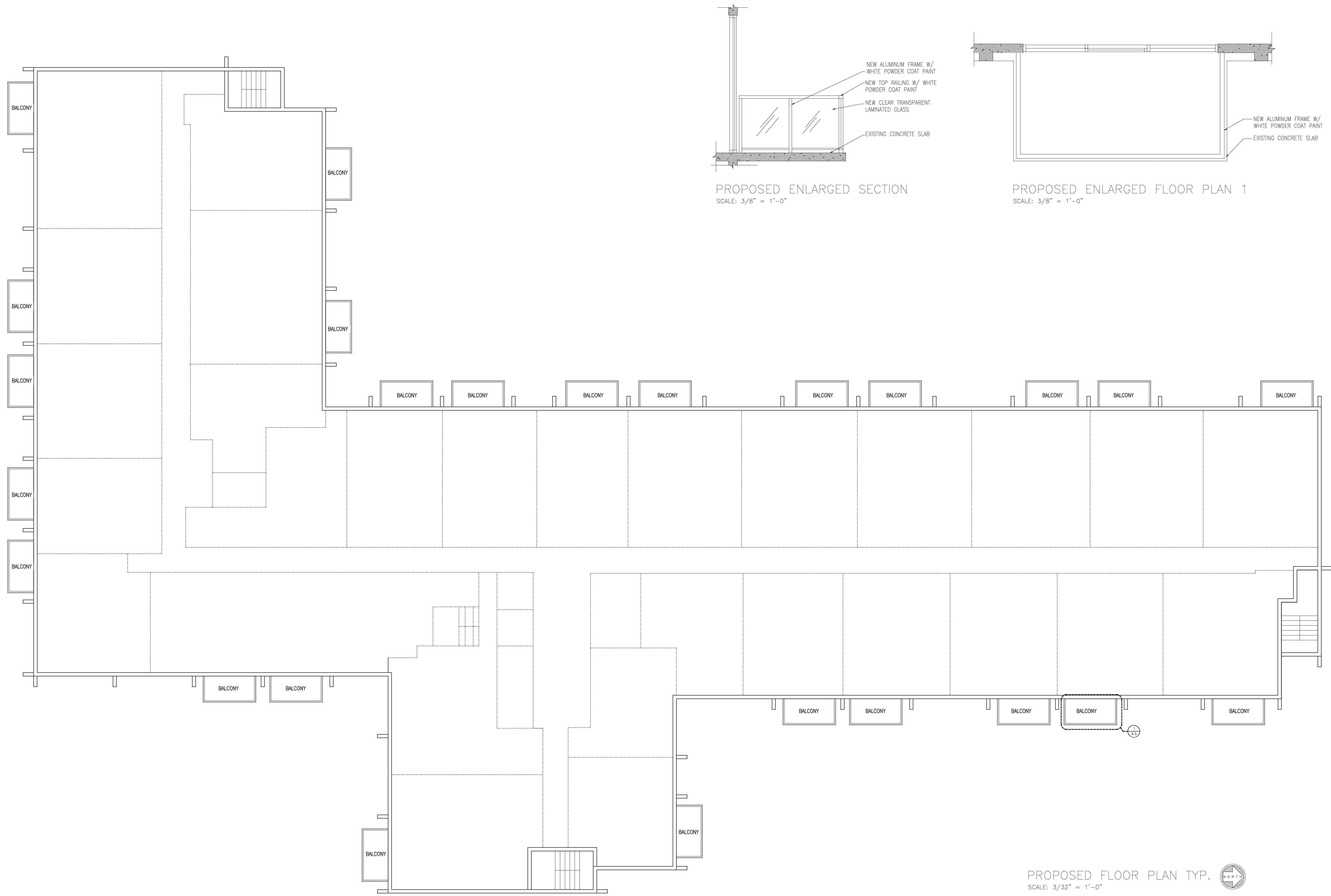
PROJECT NUMBER

**21611**

**D-6**  
OF  
**26**







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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE  
Miami Beach, FL 33139



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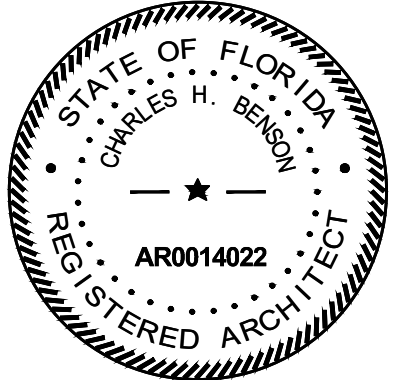
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SCALE  
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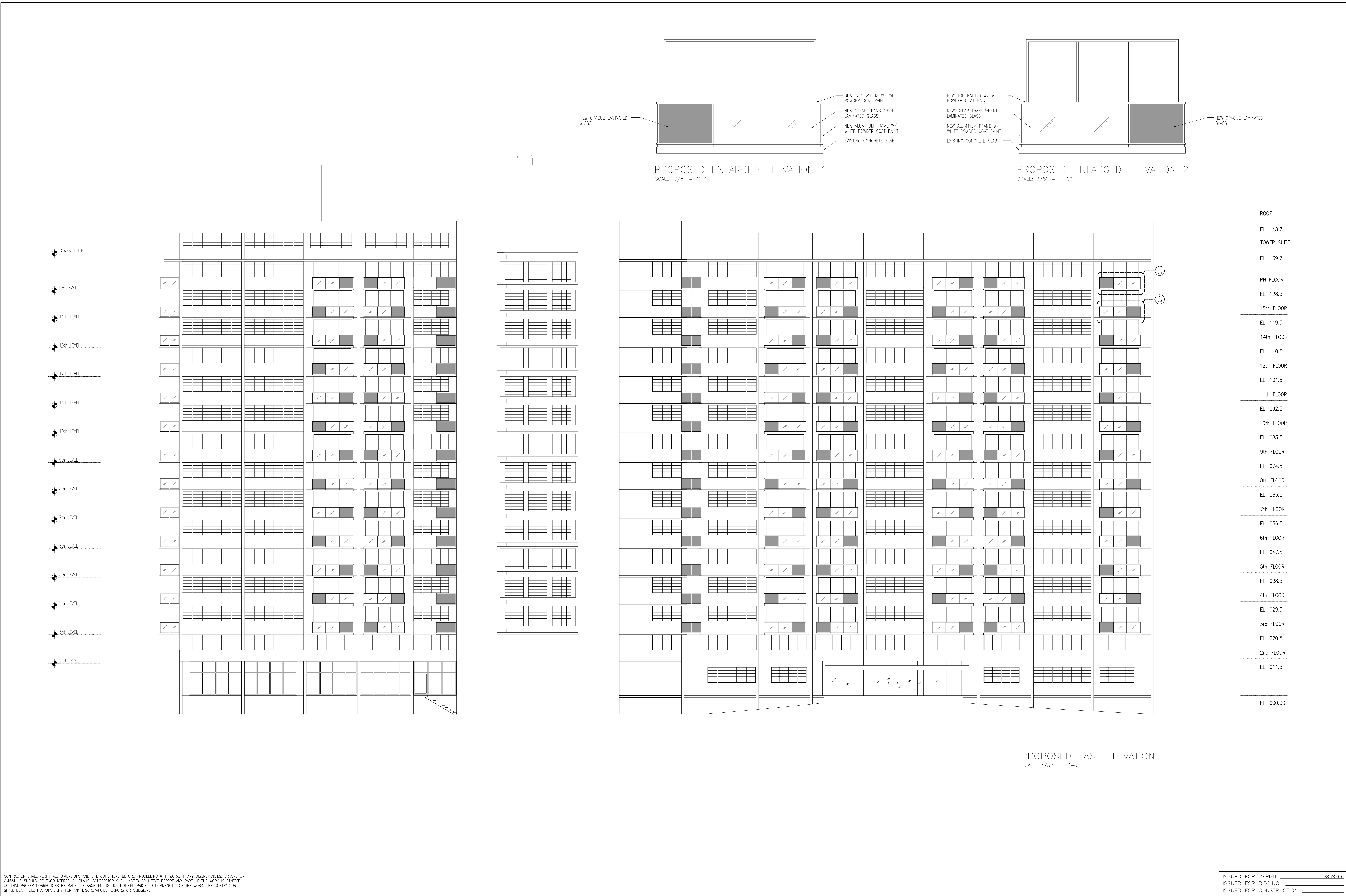
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**21611**

**A-1**  
OF  
**26**







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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE  
Miami Beach, FL 33139



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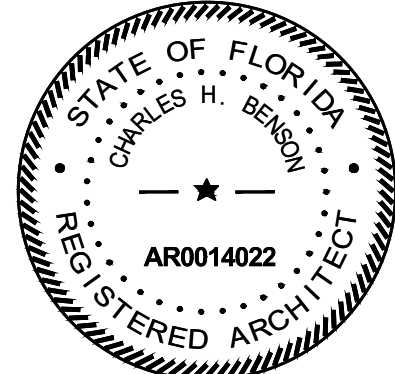
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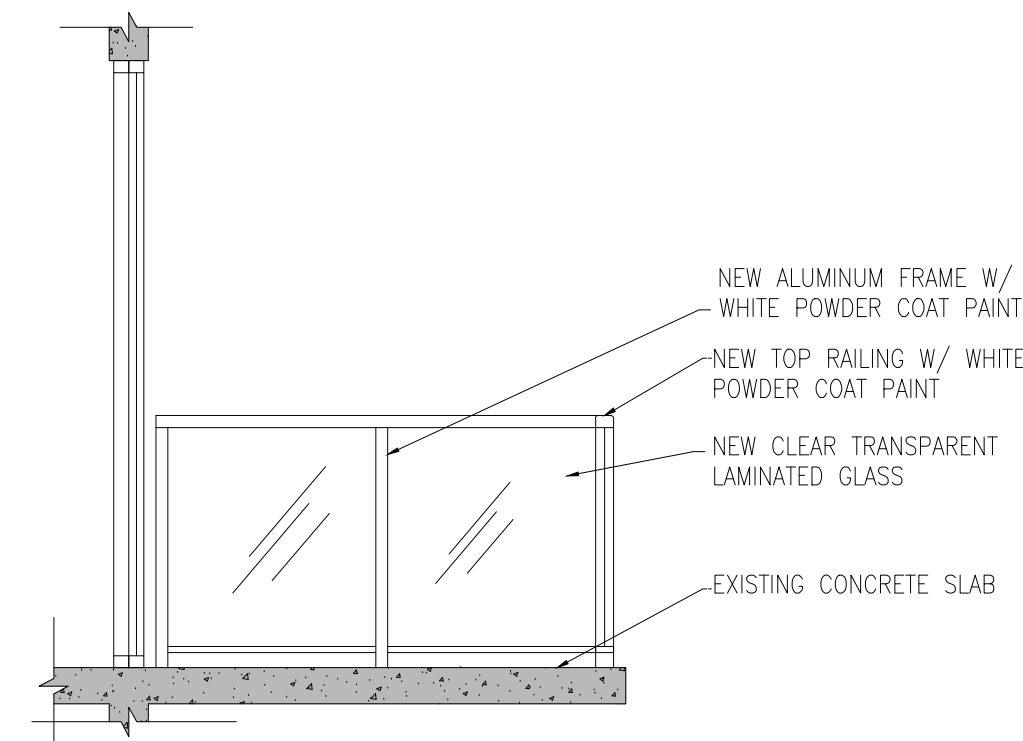
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PROJECT NUMBER  
**21611**

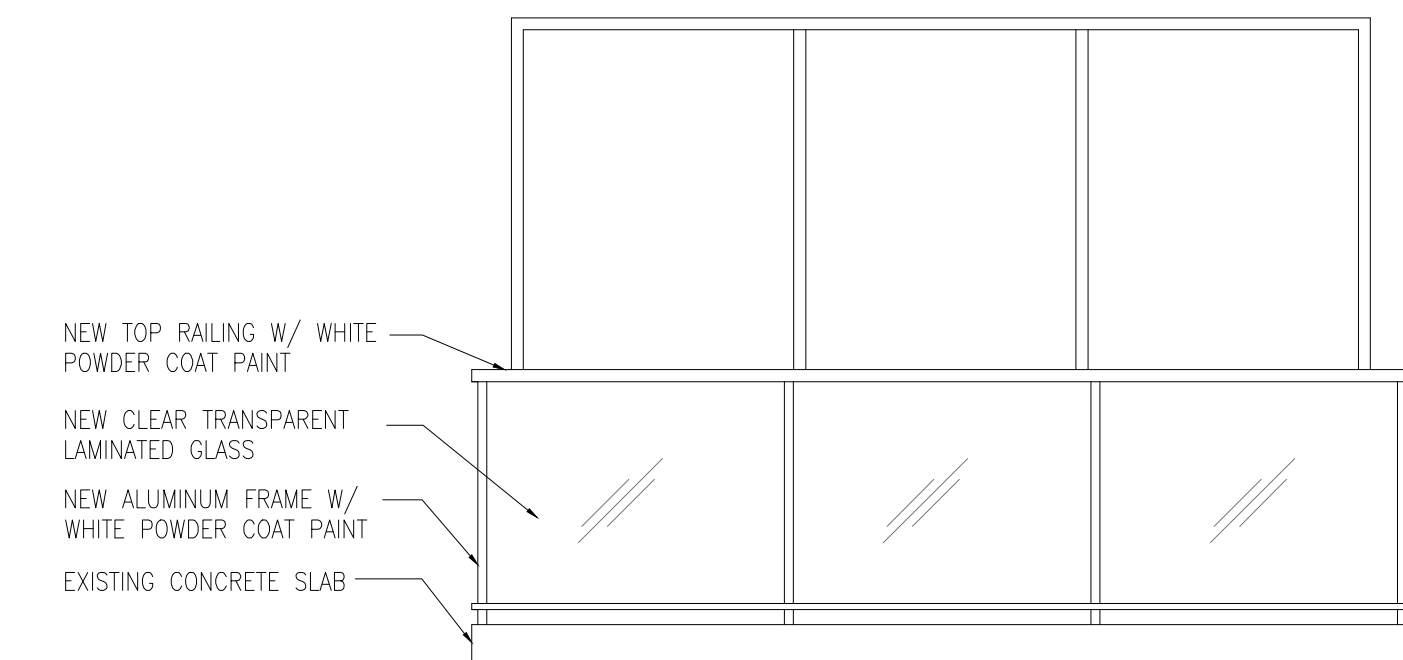
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OF  
**26**



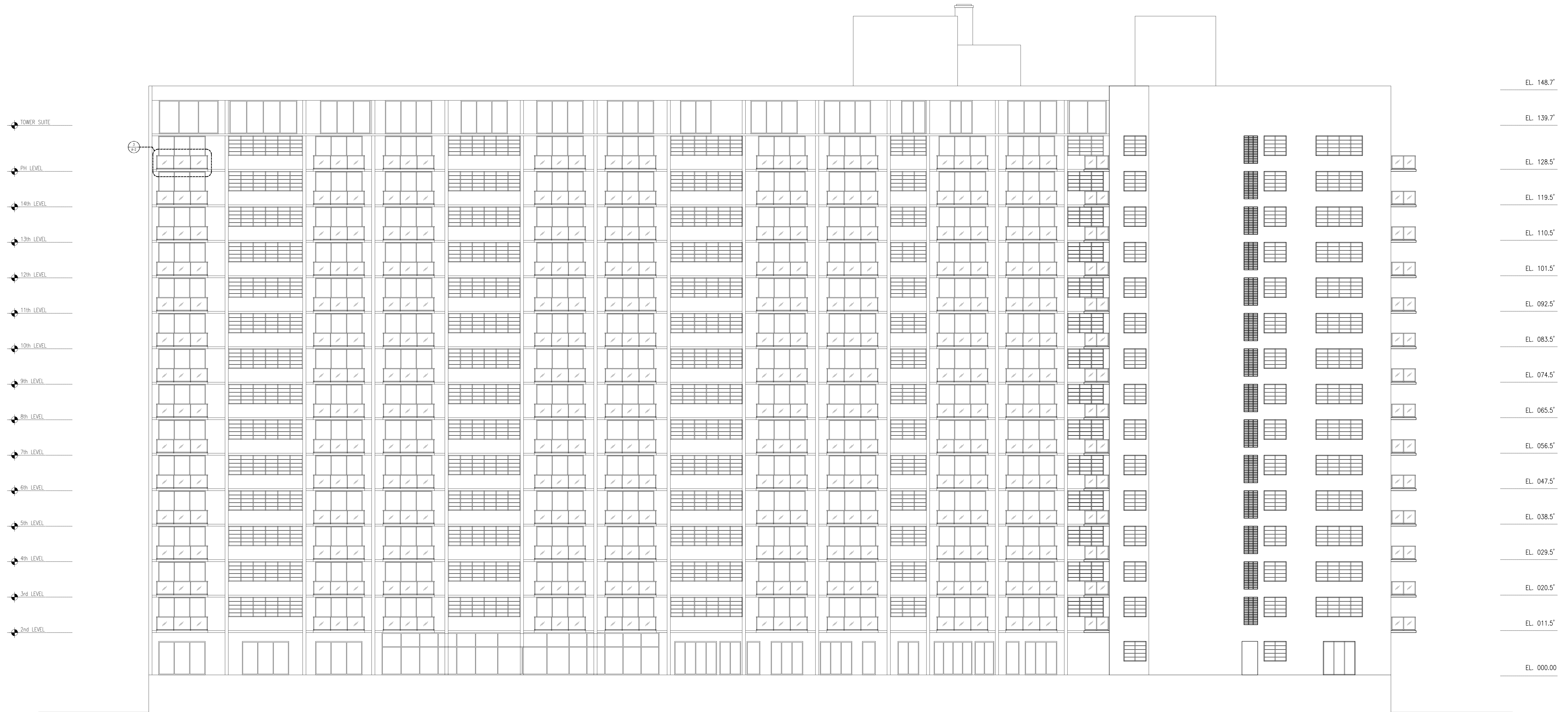




PROPOSED ENLARGED ELEVATION  
SCALE: 3/8" = 1'-0"



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



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

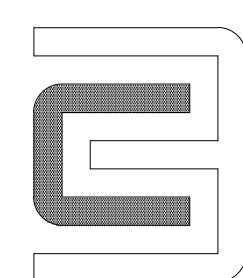
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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE

Miami Beach, FL 33139



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architect planner interiors  
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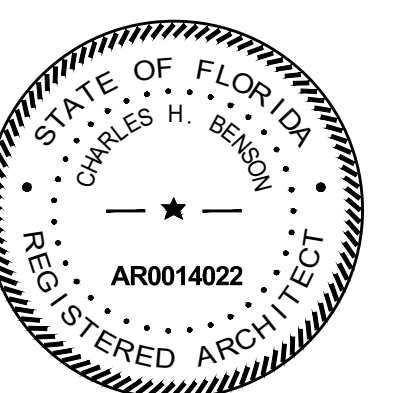
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NAIR BLAS

SCALE  
AS SHOWN

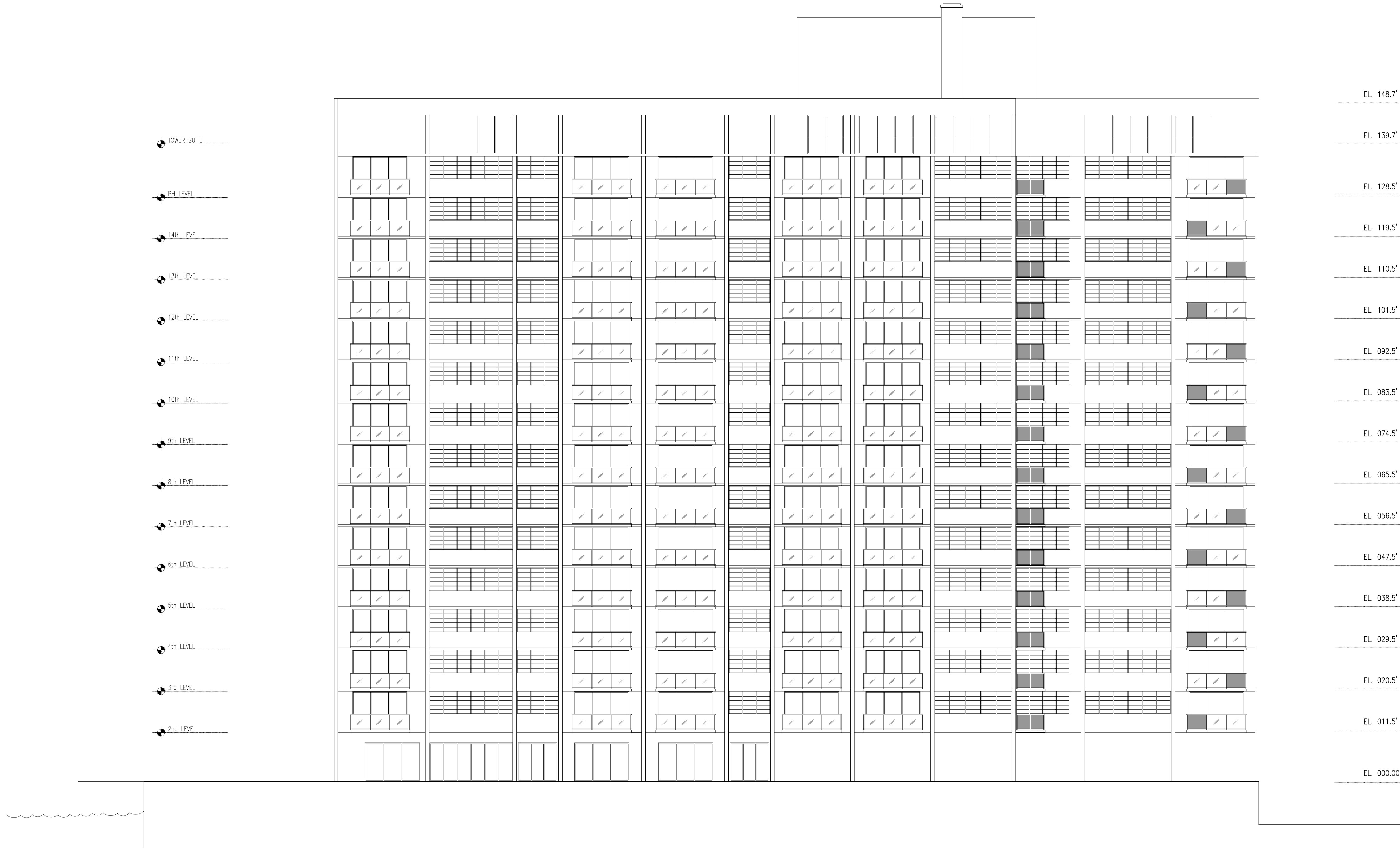
DATE  
08/26/2016

PROJECT NUMBER  
**21611**

**A-3**  
OF  
**26**







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

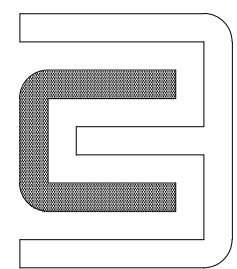
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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE

Miami Beach, FL 33139

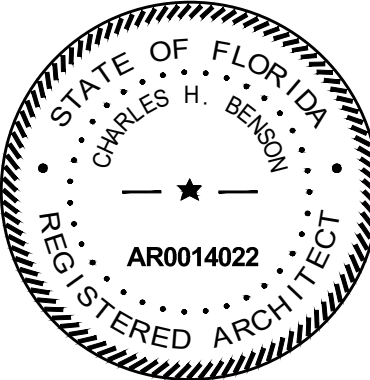


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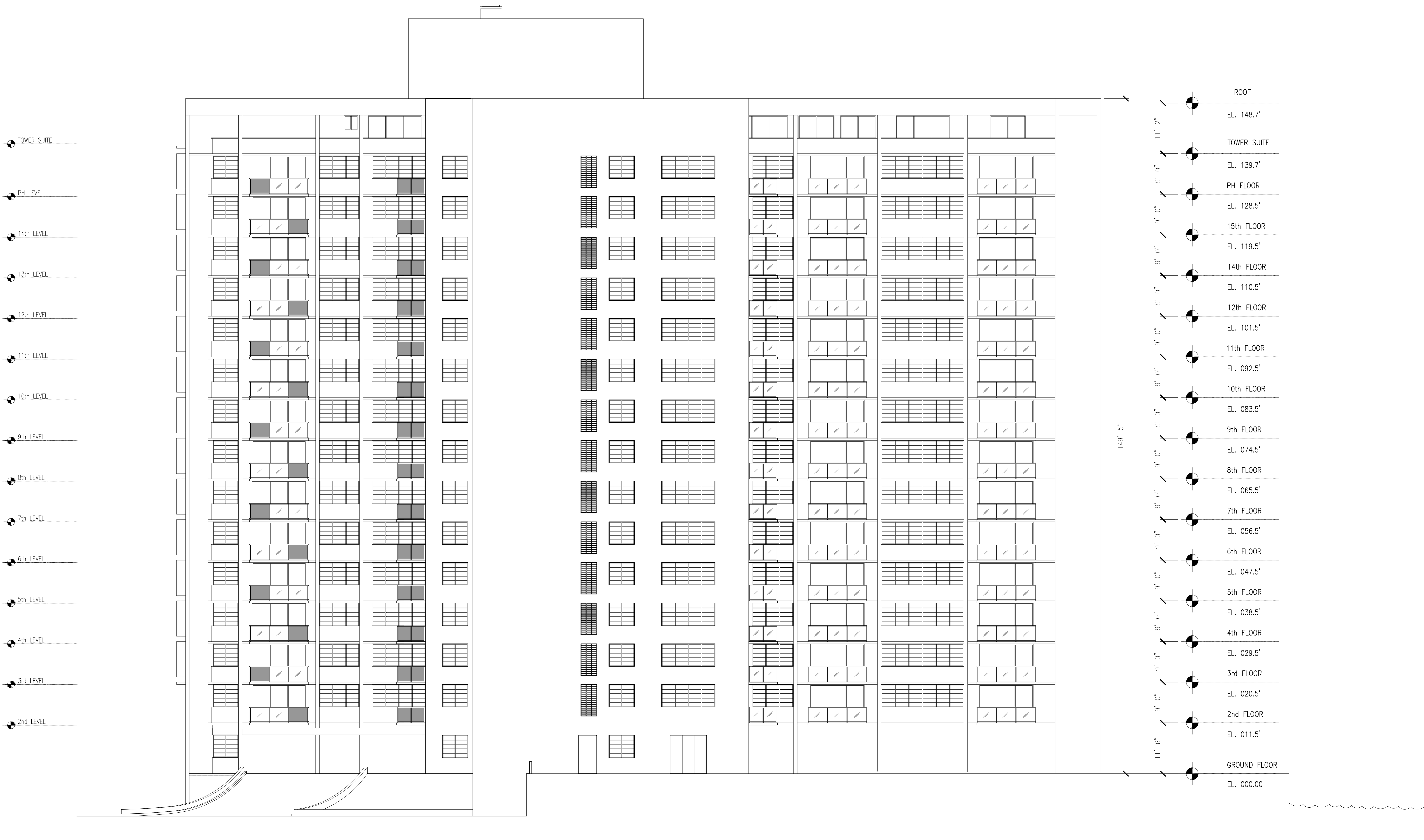
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SCALE  
AS SHOWN  
DATE  
08/26/2016

PROJECT NUMBER  
**21611**

**A-4**  
OF  
**26**







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

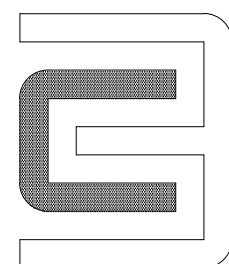
CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED, SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.

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ISSUED FOR BIDDING \_\_\_\_\_  
ISSUED FOR CONSTRUCTION \_\_\_\_\_

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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE

Miami Beach, FL 33139



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A.  
architect planner interiors  
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ARCHITECTURE LICENSE # AR14022 NCARB CERTIFICATE # 42.136

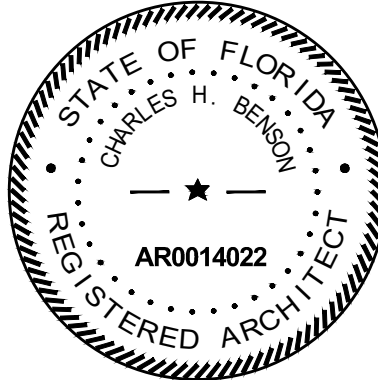
DRAWN BY  
NAIR BLAS

SCALE  
AS SHOWN

DATE  
08/26/2016

PROJECT NUMBER  
**21611**

**A-5**  
OF  
**26**







PROPOSED EAST COLORED ELEVATION  
WEST AVENUE  
SCALE: N/A

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NEW BALCONY GLASS FOR:  
**MIRADOR 1000**  
1000 WEST AVENUE

Miami Beach, FL 33139



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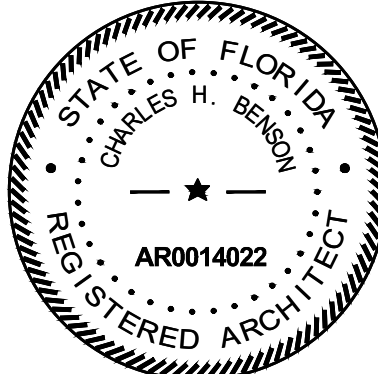
SCALE  
AS SHOWN

DATE  
08/26/2016

PROJECT NUMBER

**21611**

**A-6**  
OF  
**26**







PROPOSED WEST COLORED ELEVATION  
FACING BAY  
SCALE: N/A

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**MIRADOR 1000**  
1000 WEST AVENUE  
Miami Beach, FL 33139



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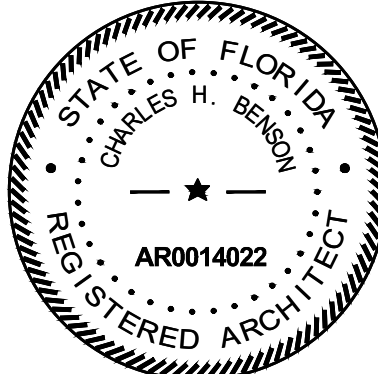
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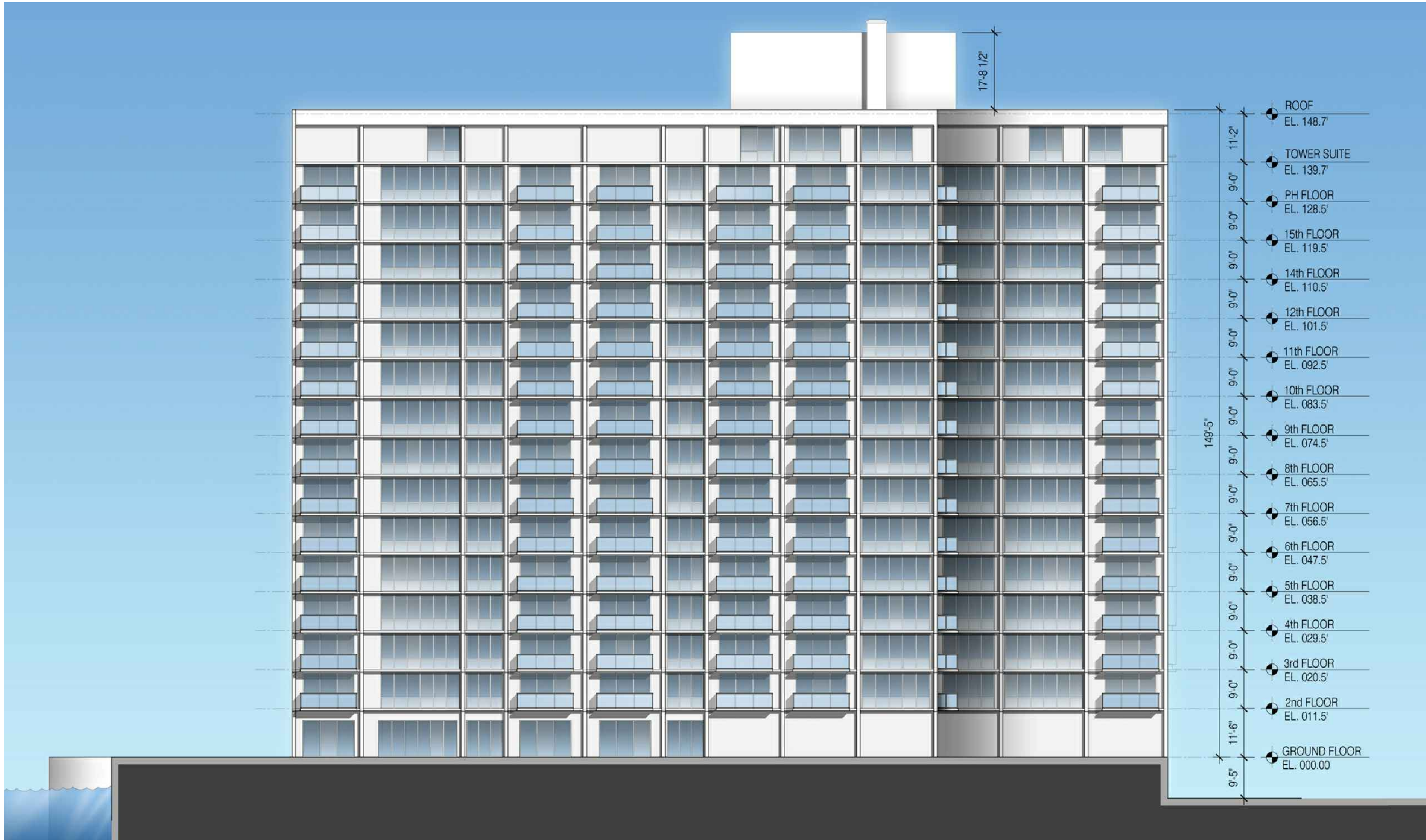
DATE  
08/26/2016

PROJECT NUMBER  
**21611**

**A-7**  
OF  
**26**







SOUTH COLORED ELEVATION  
10TH STREET  
SCALE: N/A

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**MIRADOR 1000**  
1000 WEST AVENUE  
Miami Beach, FL 33139



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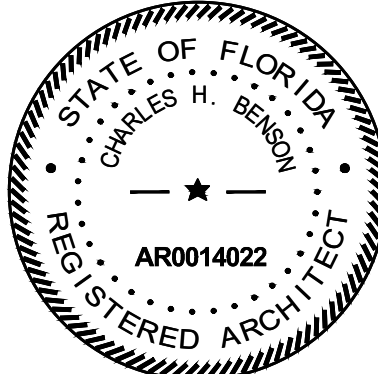
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NAIR BLAS

SCALE  
AS SHOWN

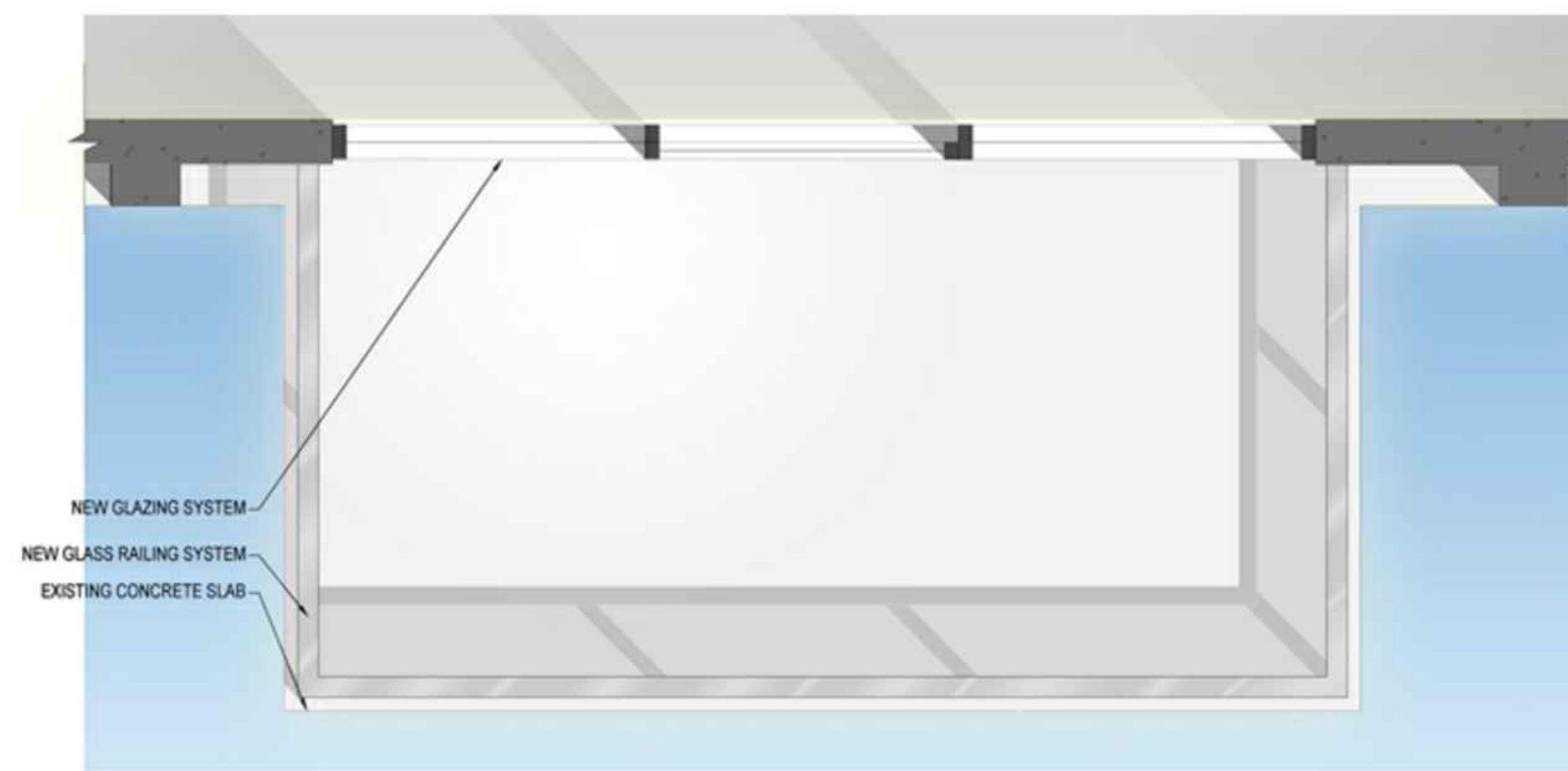
DATE  
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PROJECT NUMBER  
**21611**

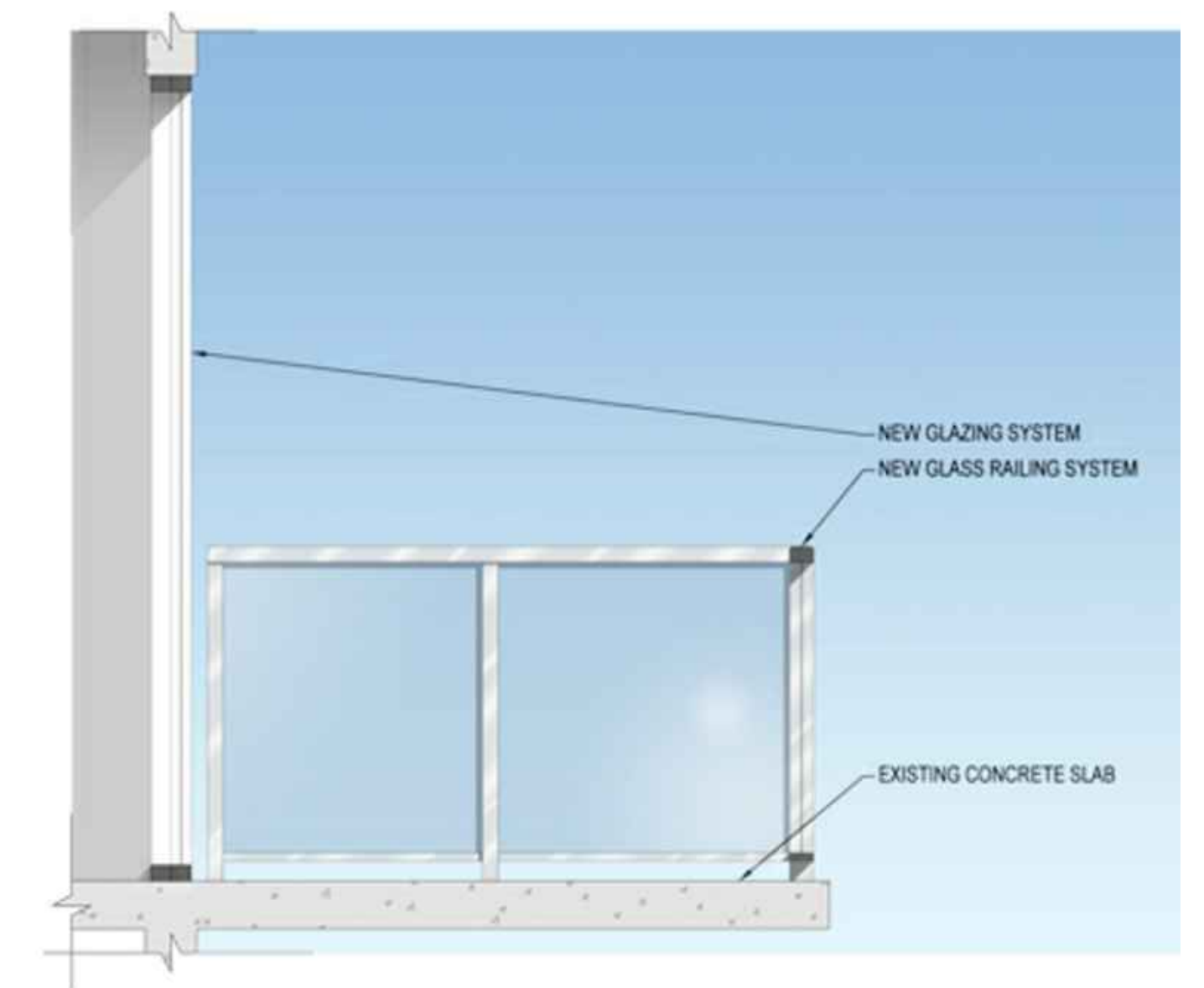
**A-8**  
OF  
**26**



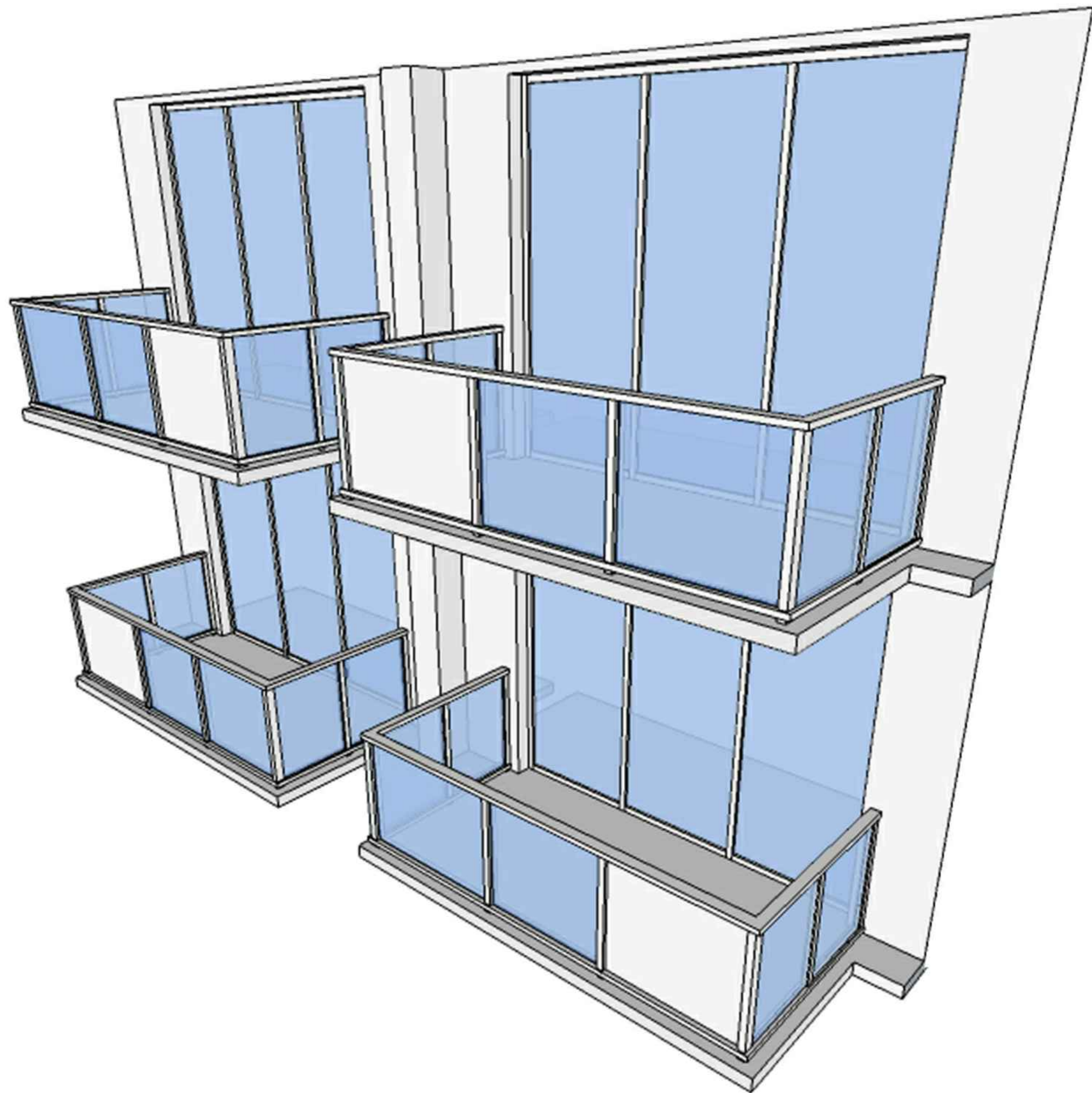




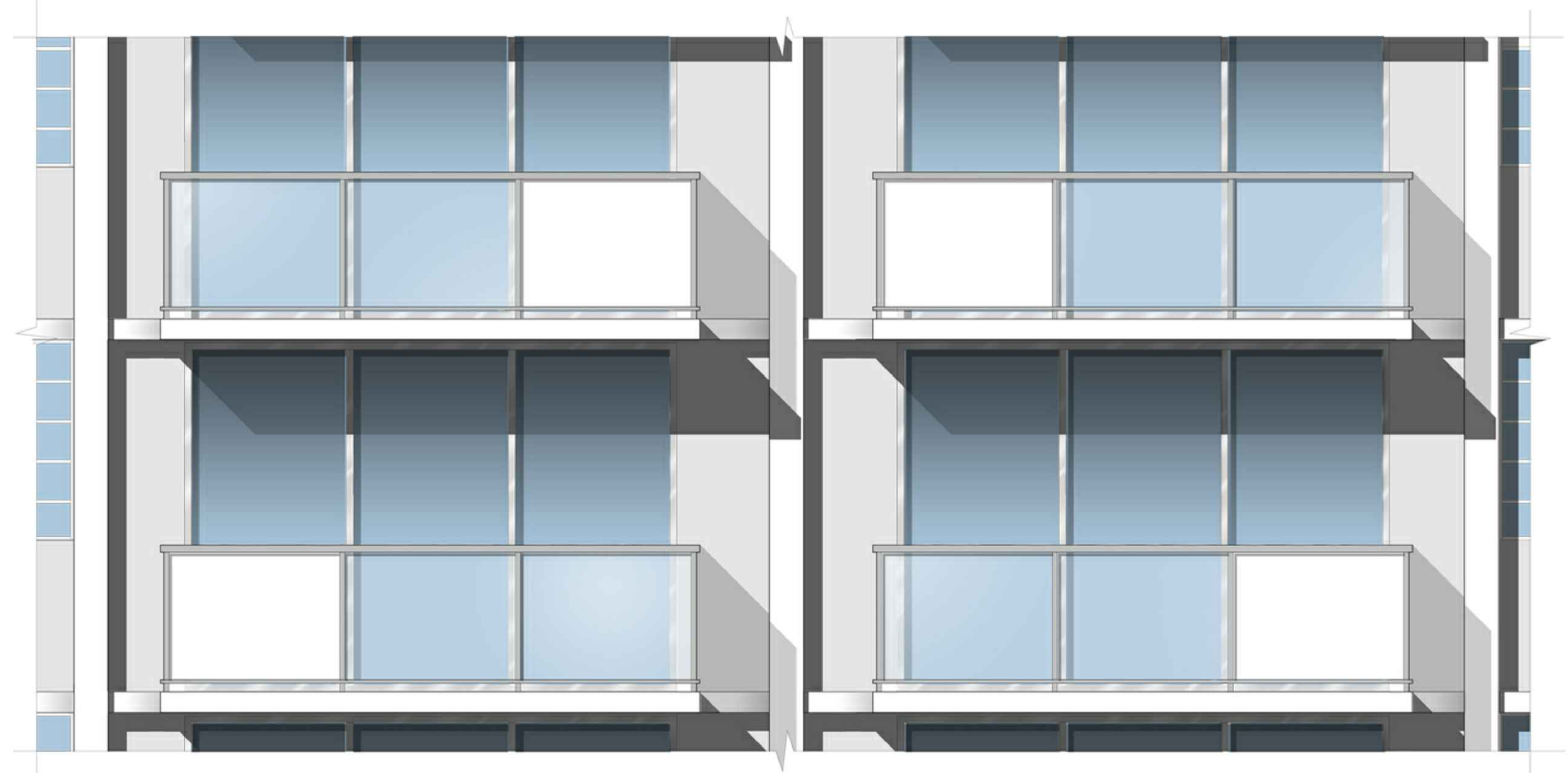
PROPOSED BALCONY PLAN  
SCALE: N/A



PROPOSED BALCONY SECTION  
SCALE: N/A



PROPOSED AXONOMETRIC VIEW  
SCALE: N/A



PROPOSED BALCONY ELEVATION  
SCALE: N/A

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<p>DRAWN BY NAIR BLAS</p>	<p>SCALE AS SHOWN</p>	<p>DATE 08/26/2016</p>
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<p>PROJECT NUMBER <b>21611</b></p>
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<p><b>A-9</b> OF <b>26</b></p>
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