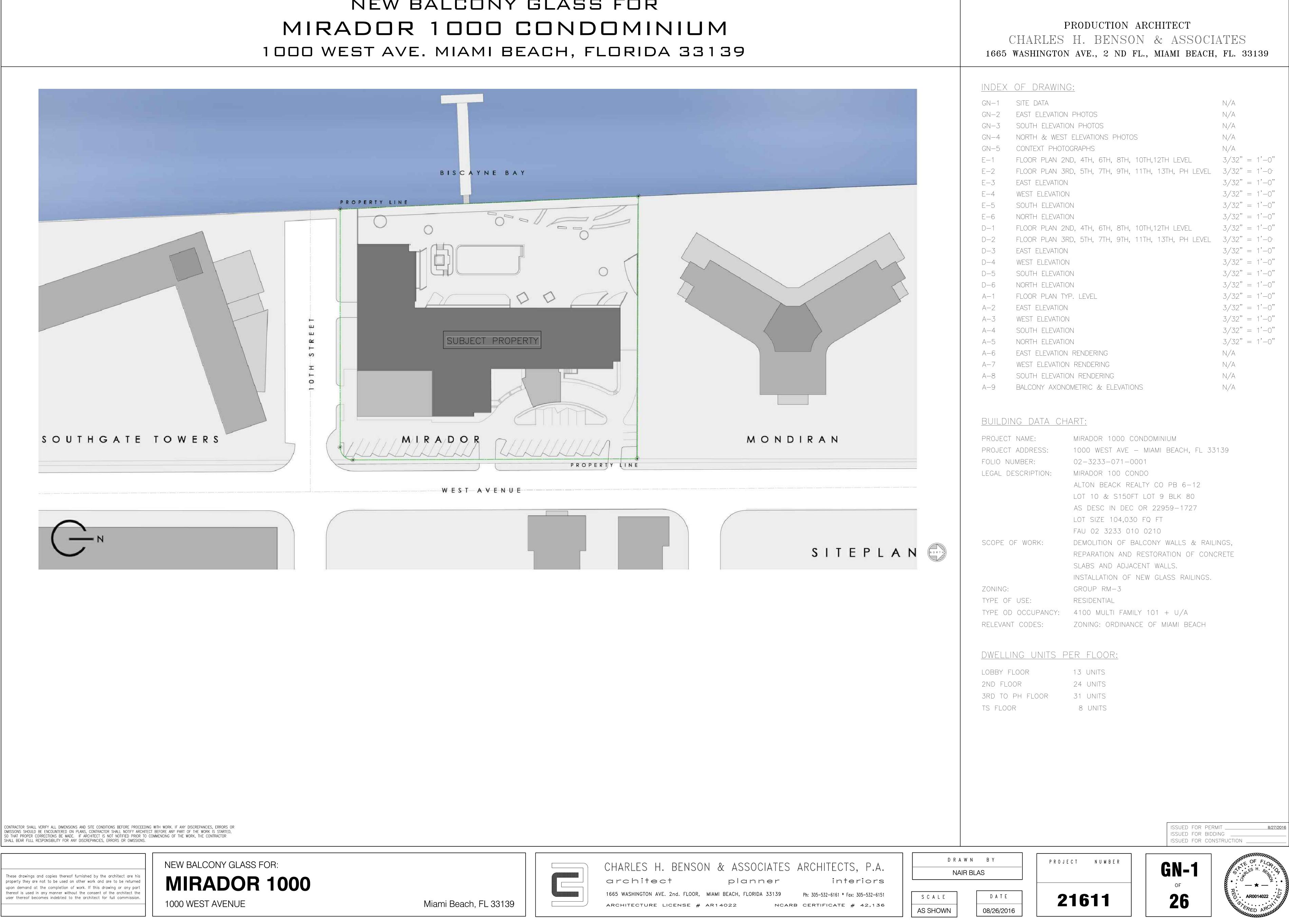
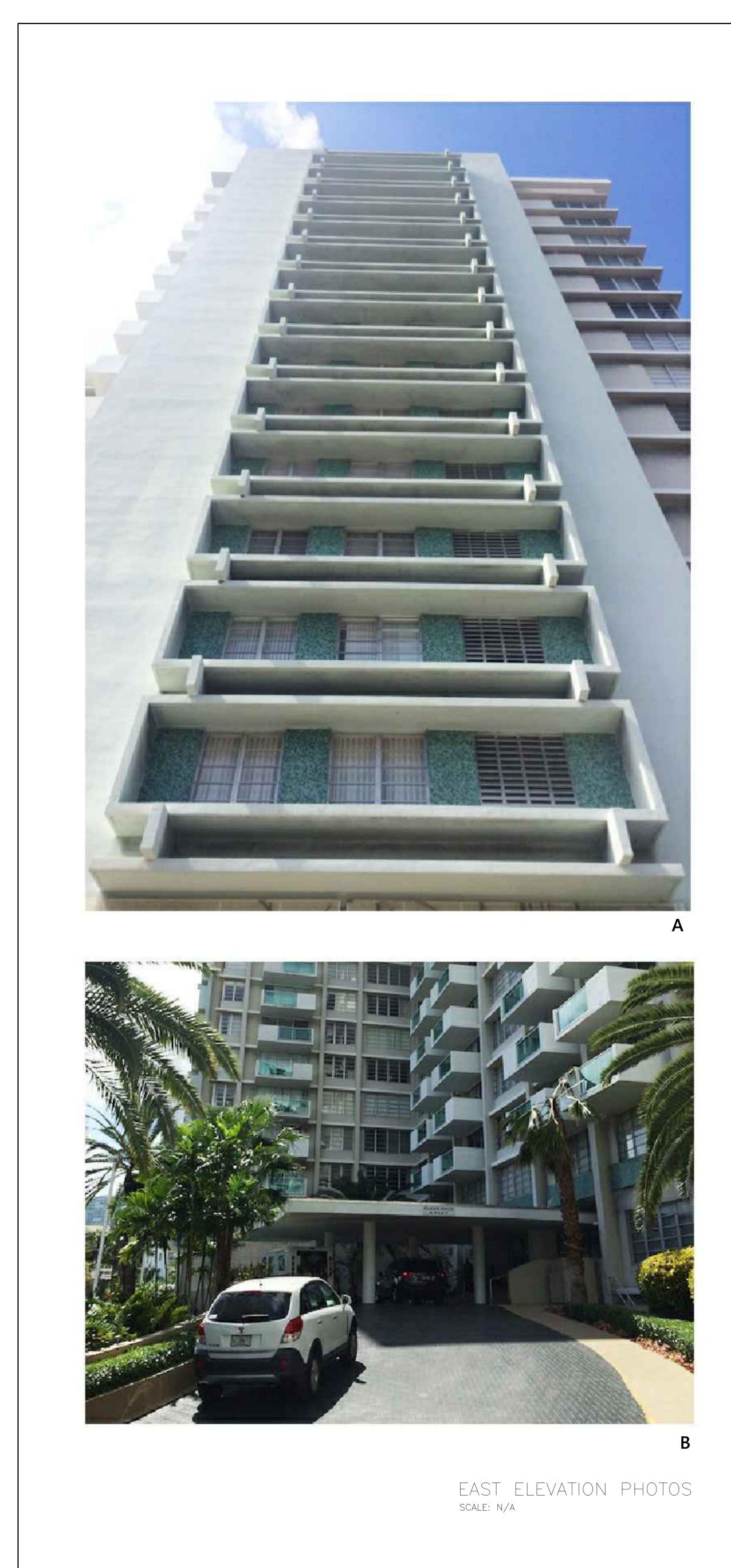
NEW BALCONY GLASS FOR MIRADOR 1000 CONDOMINIUM



	dex of drawi	ING:	
GN	–1 SITE DATA		
GN	-2 EAST ELEVATI	ION PHOTOS	
	-3 SOUTH ELEVA		
	-4 NORTH & WE -5 CONTEXT PH(EST ELEVATIONS PHOTOS	
		2ND, 4TH, 6TH, 8TH, 10TH,	12TH I
E—	2 FLOOR PLAN	3RD, 5TH, 7TH, 9TH, 11TH,	13TH,
	3 EAST ELEVATI		
	4 WEST ELEVAT 5 SOUTH ELEVA		
E-	6 NORTH ELEVA	ATION	
		2ND, 4TH, 6TH, 8TH, 10TH,	
	2 FLOOR PLAN 3 EAST ELEVATI	3RD, 5TH, 7TH, 9TH, 11TH,	13TH,
D-			
D-	5 SOUTH ELEVA	ATION	
	6 NORTH ELEVA		
	1 FLOOR PLAN 2 EAST ELEVATI		
	3 WEST ELEVAT		
A—	4 SOUTH ELEVA	ATION	
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Α—	9 BALCONY AX(ONOMETRIC & ELEVATIONS	
Α—	9 BALCONY AX(ONOMETRIC & ELEVATIONS	
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<u>BL</u> PR	<u>JILDING DATA (</u> oject name:	<u>Chart:</u> mirador 1000 condo	
<u>BL</u> PR PR	<u>JILDING DATA (</u> oject name: oject address:	<u>CHART:</u> mirador 1000 condo 1000 west ave – mia	
<u>BL</u> PR PR FOI	<u>JILDING DATA (</u> oject name:	<u>CHART:</u> Mirador 1000 condo 1000 west ave – mia 02–3233–071–0001	
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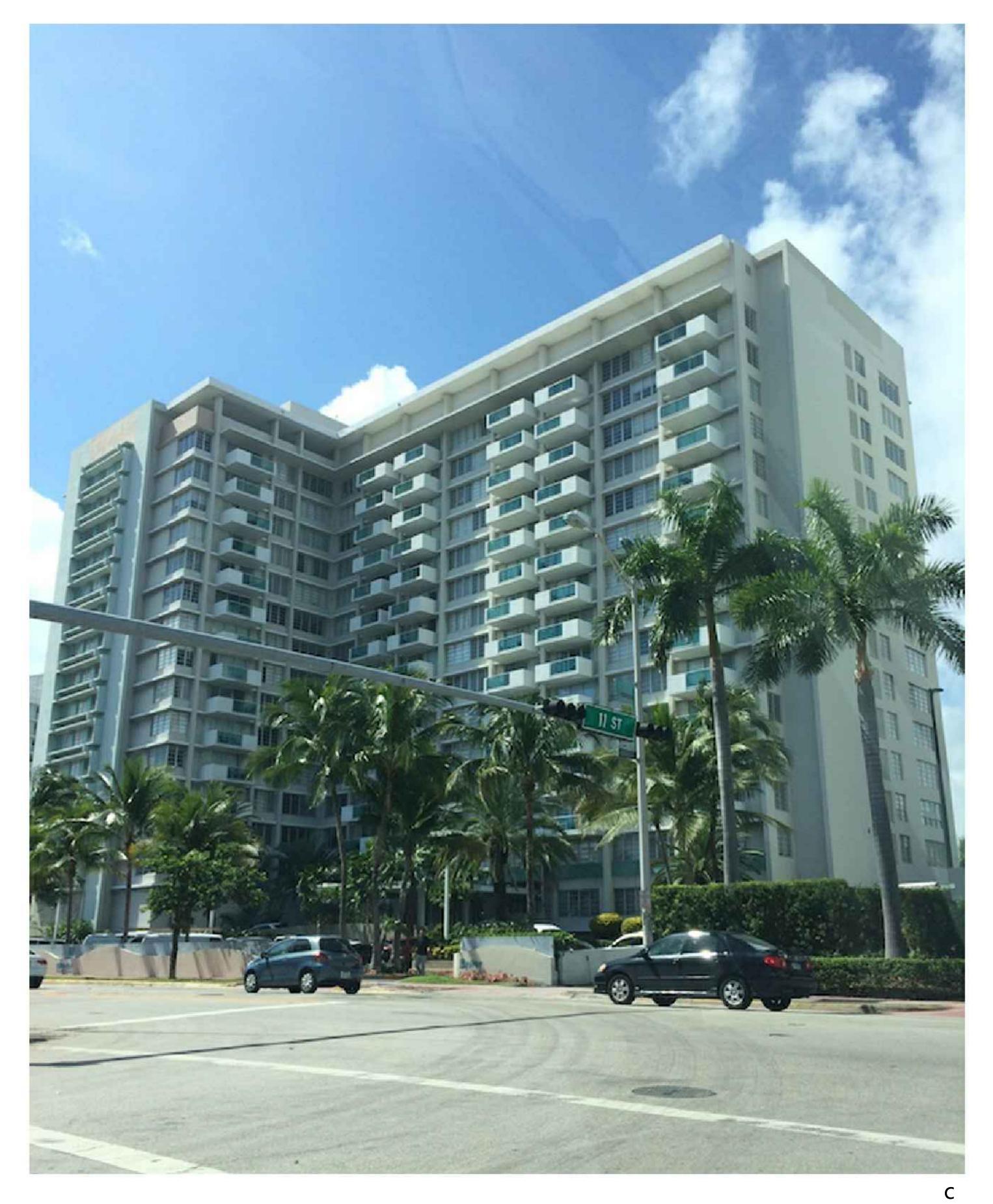


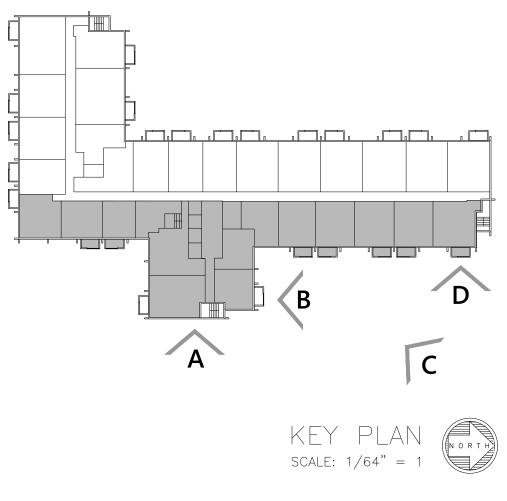
NEW BALCONY GLASS FOR:

MIRADOR 1000

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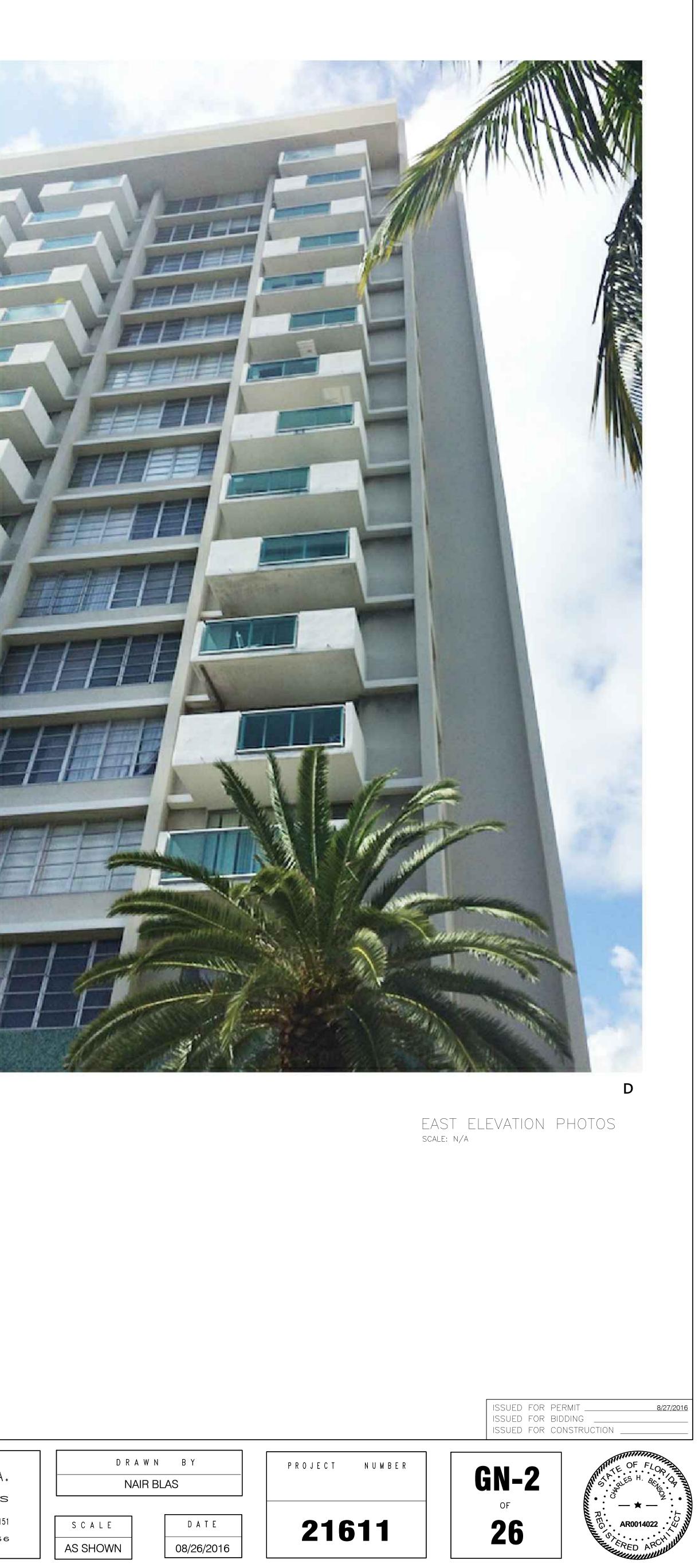
1000 WEST AVENUE







Miami Beach, FL 33139





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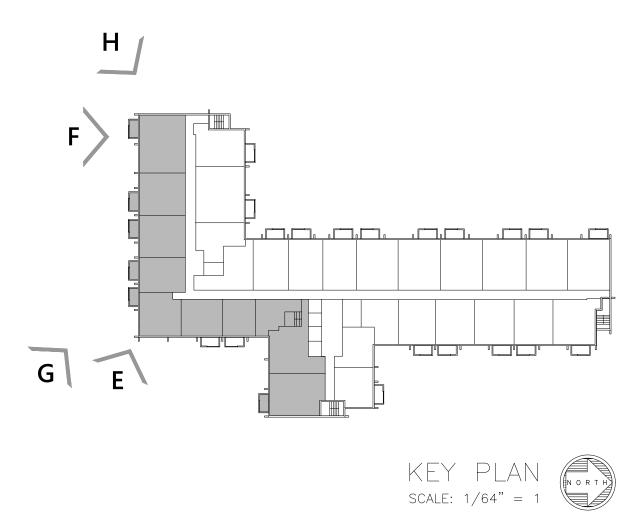
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1000 WEST AVENUE

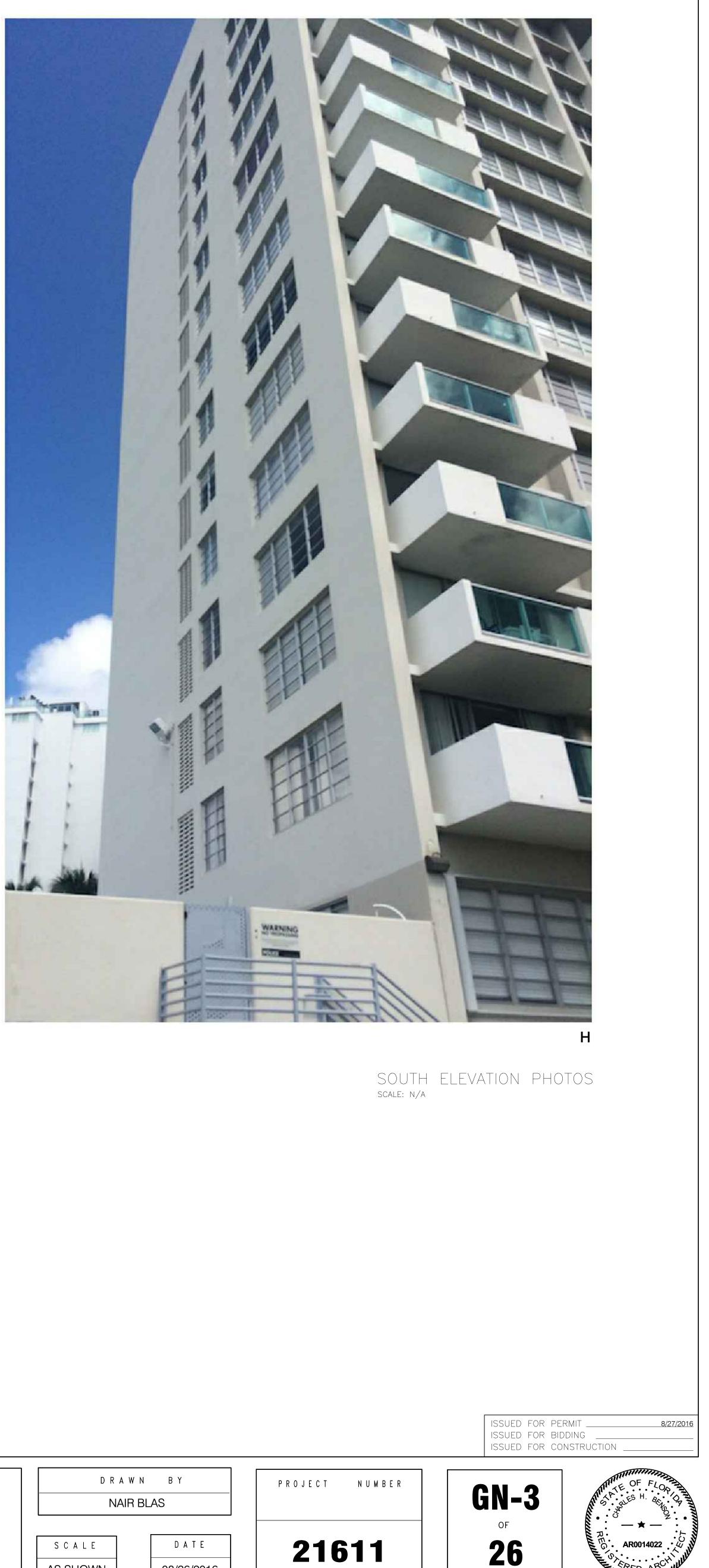


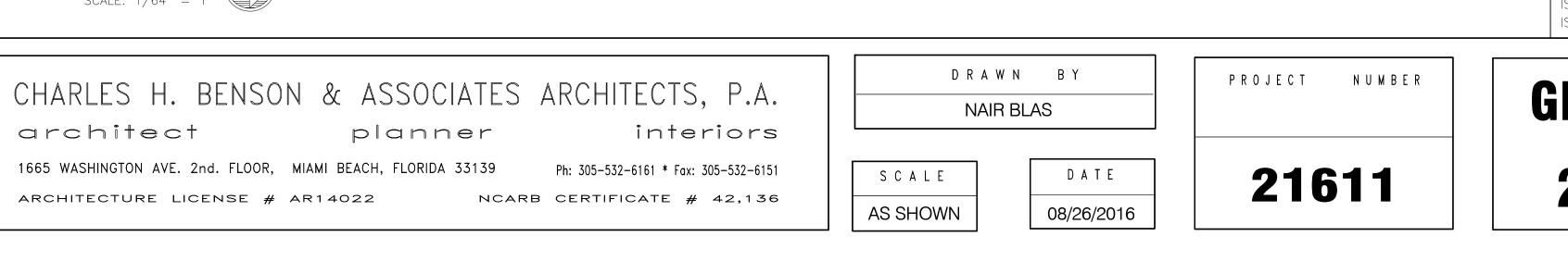
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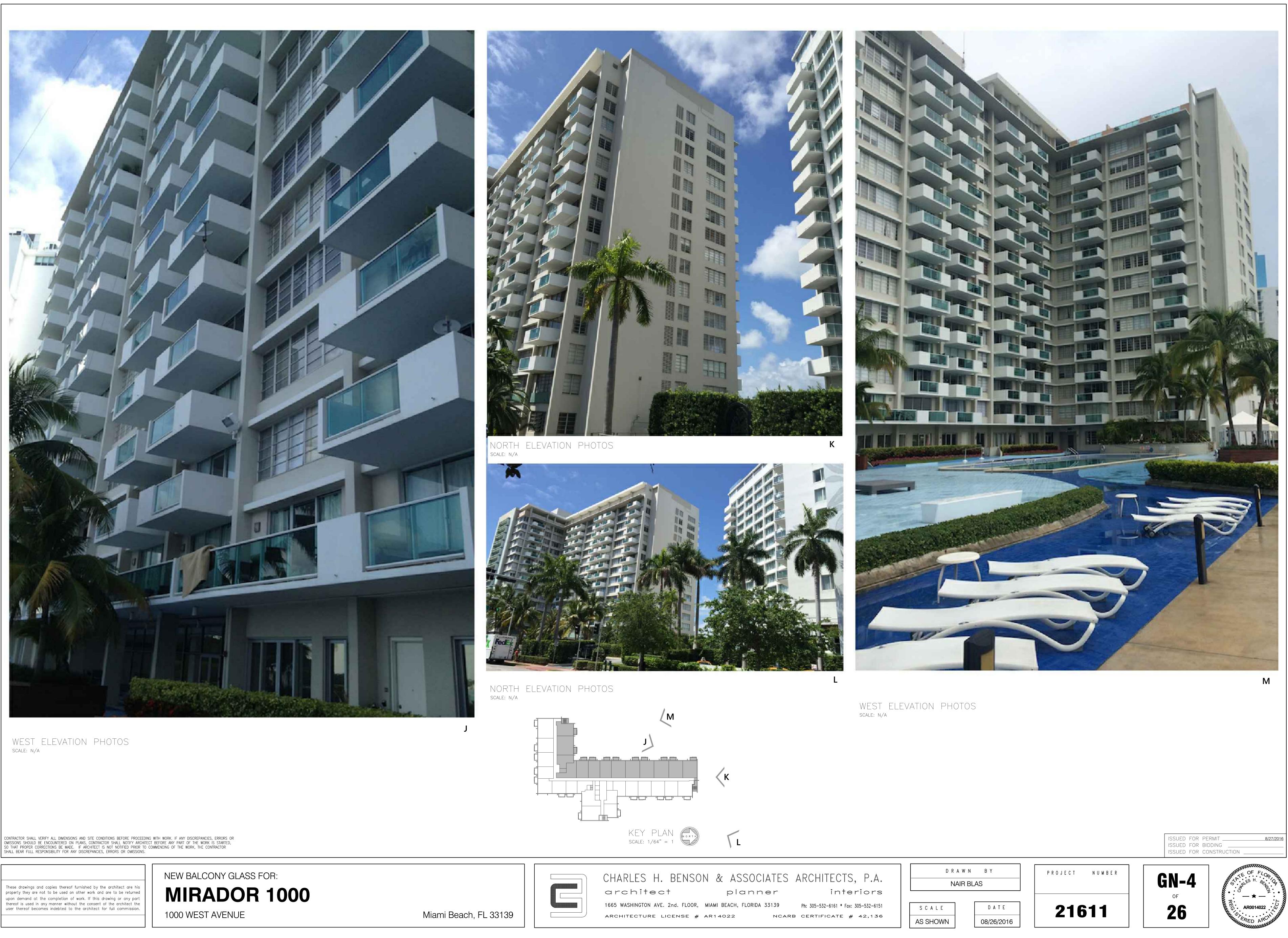
architect 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139

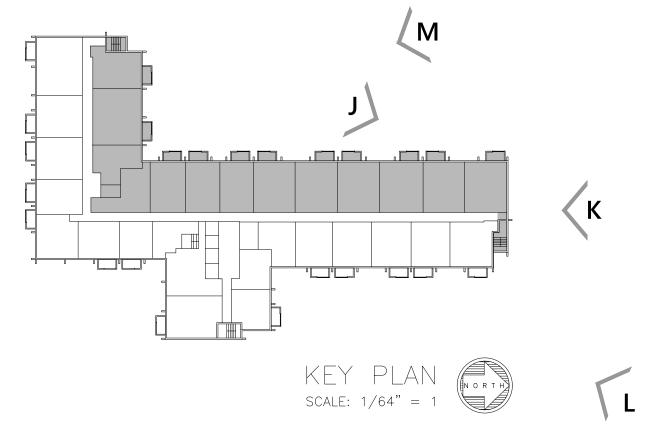
ARCHITECTURE LICENSE # AR14022

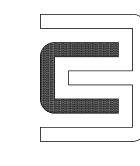
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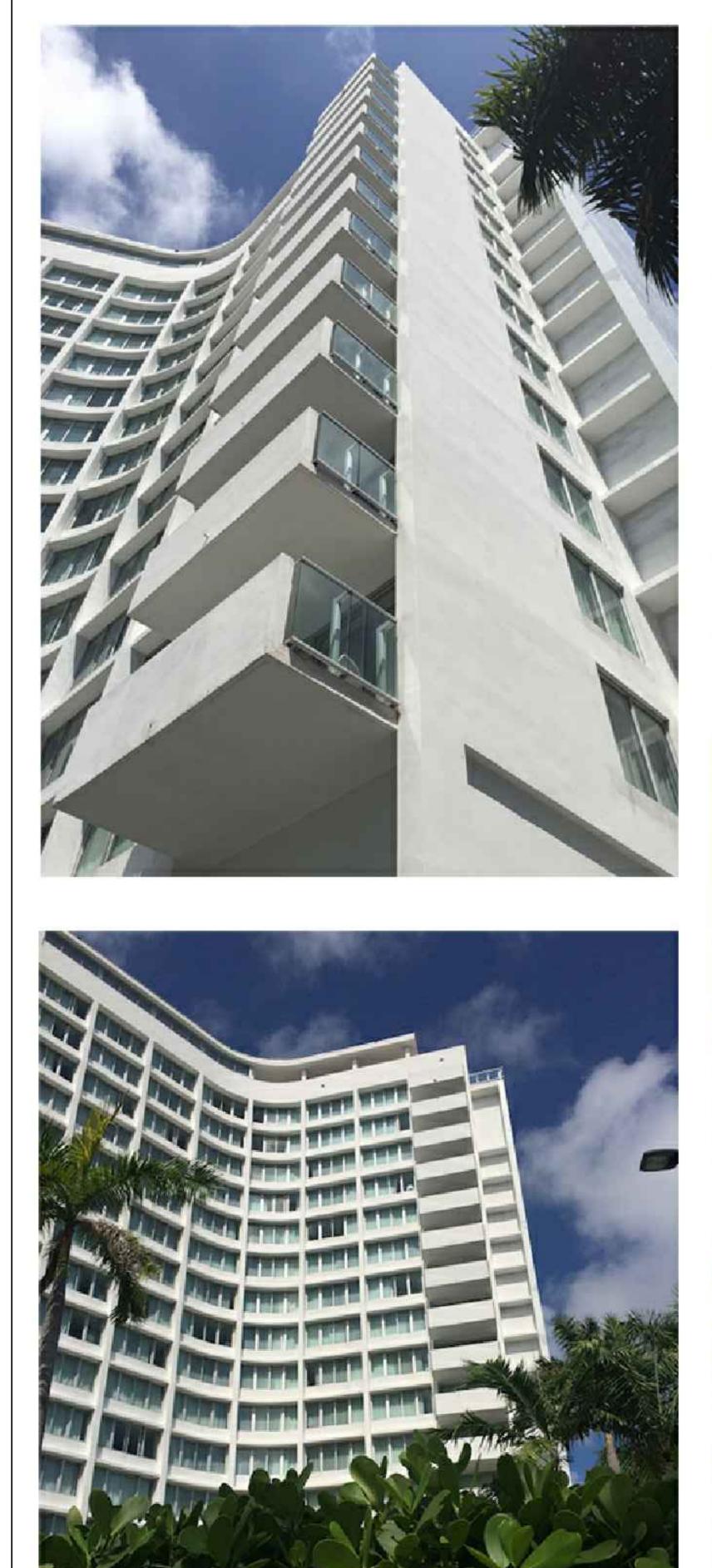














1133 WEST AVE SCALE: N/A



1035 WEST AVE scale: n/a

MONDRIAN SCALE: N/A

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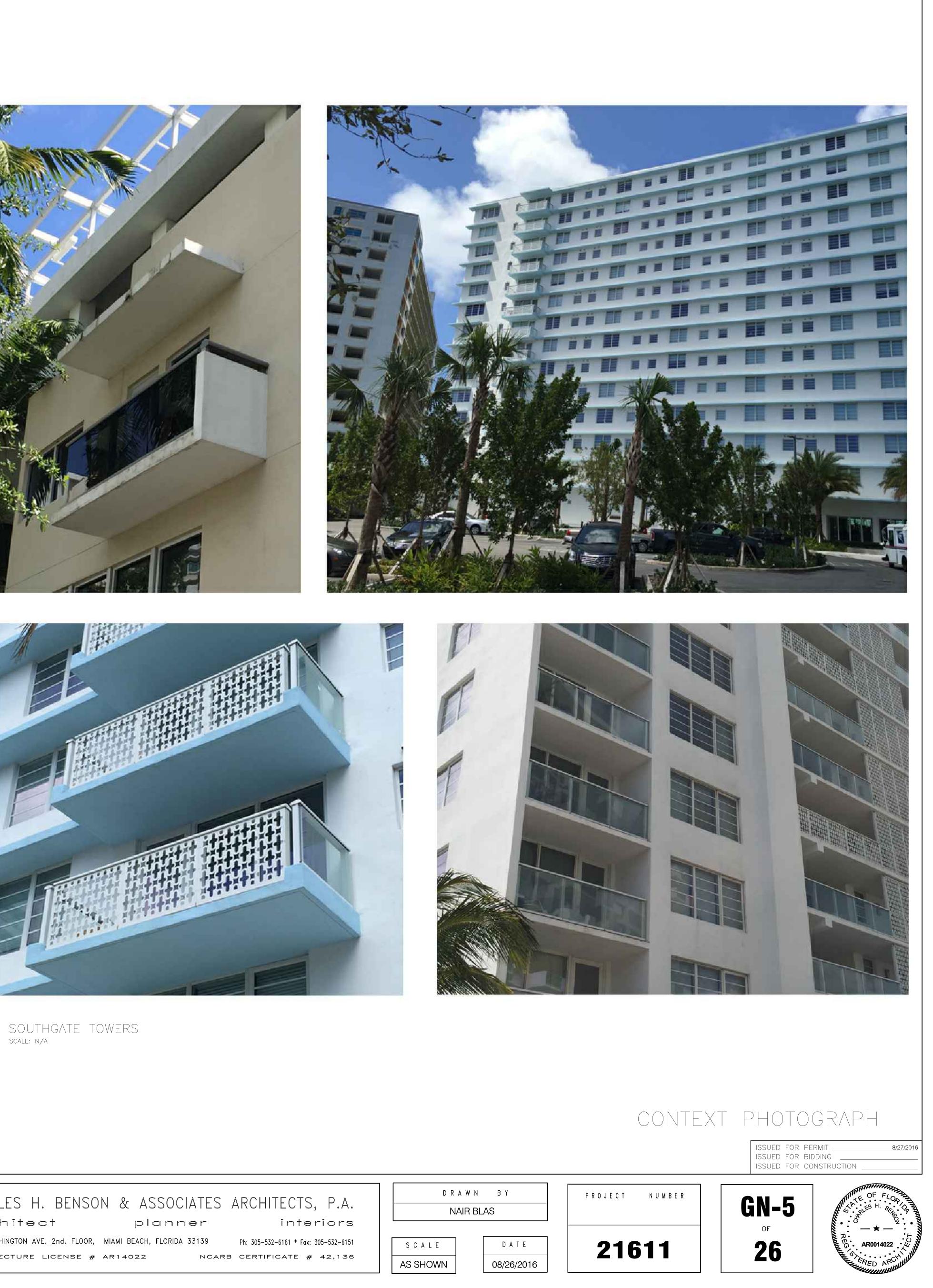
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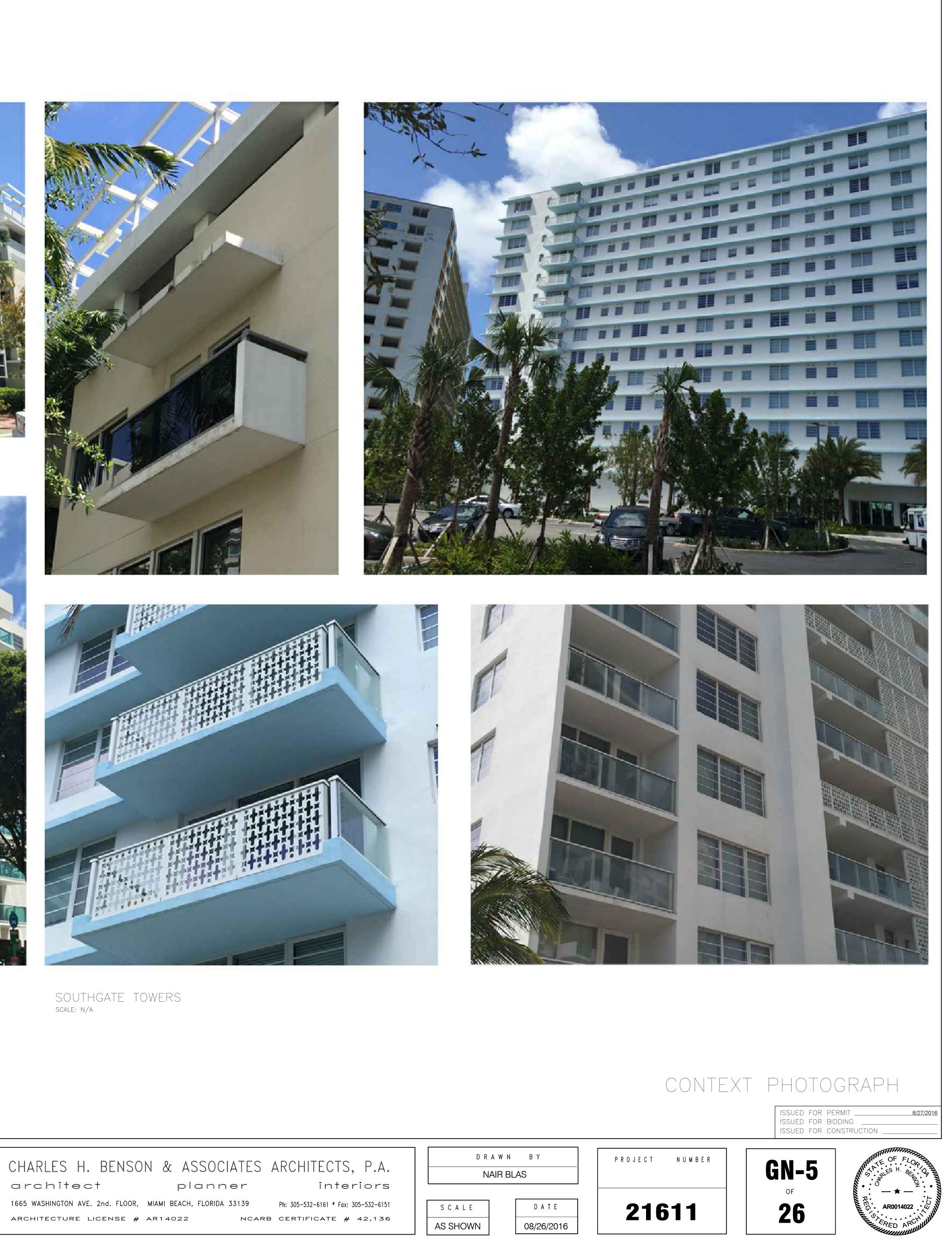
MIRADOR 1000

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1000 WEST AVENUE



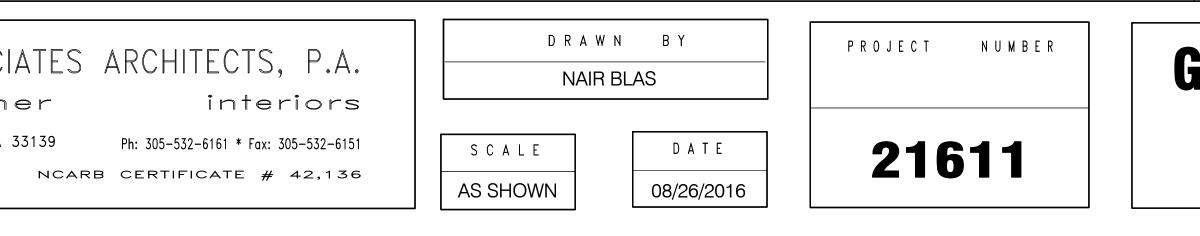


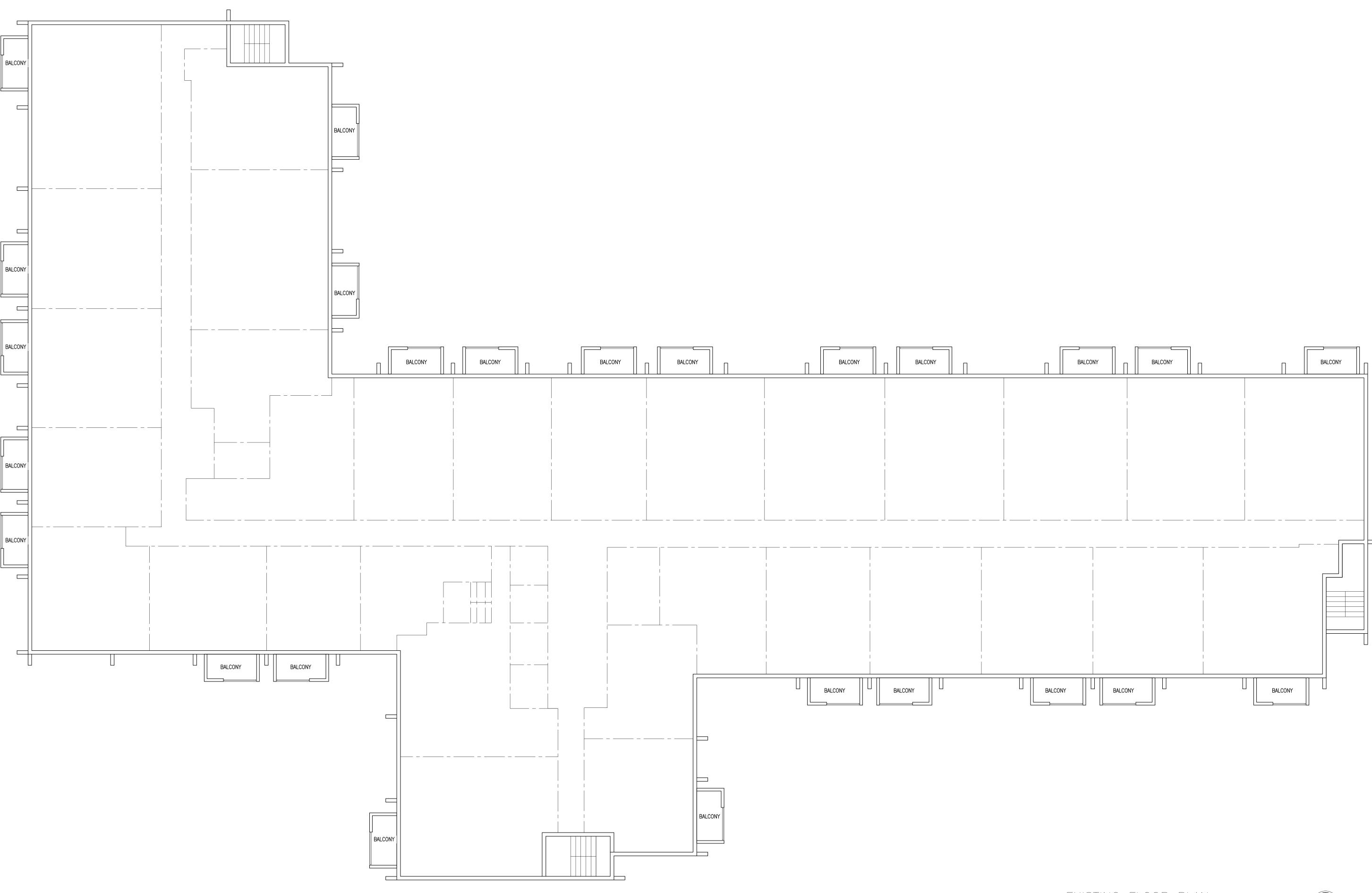




architect

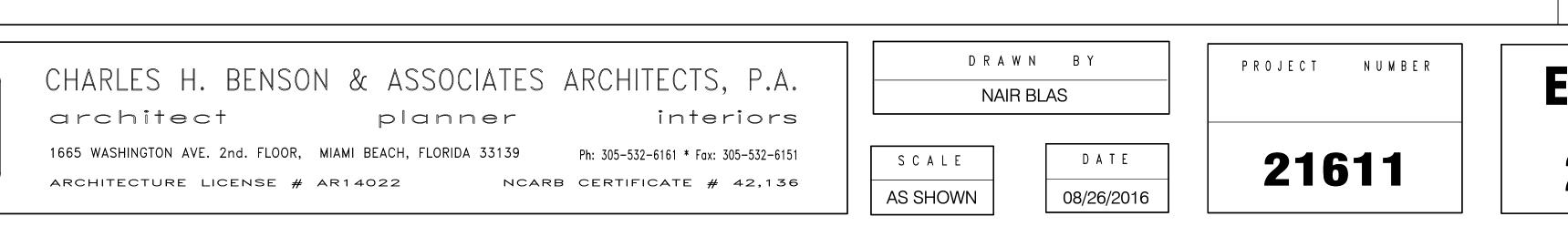
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MIRADOR 1000 1000 WEST AVENUE

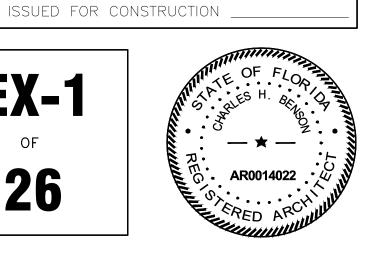


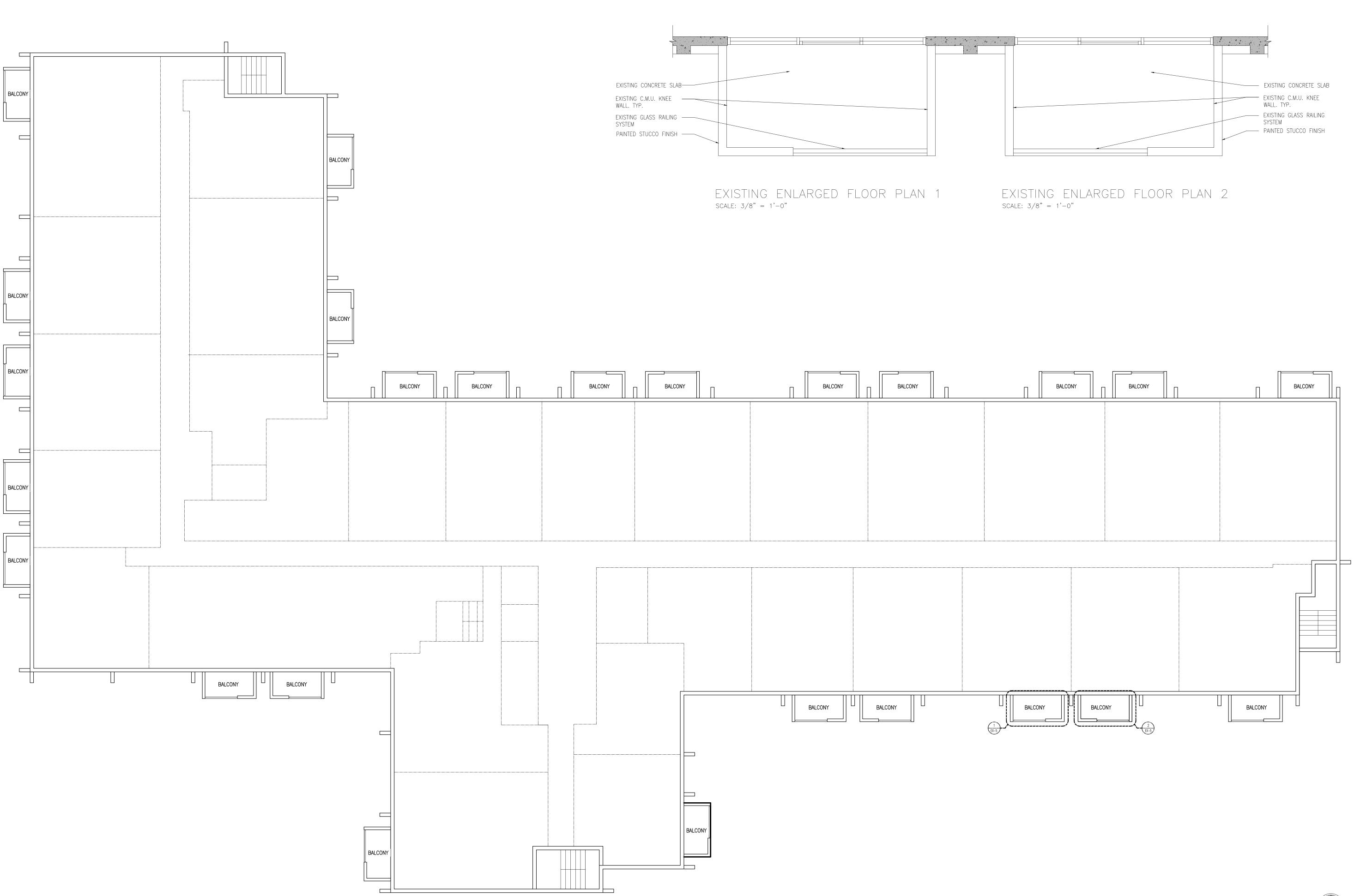
EXISTING FLOOR PLAN 2ND, 4TH, 6TH, 8TH, 10TH & 12TH SCALE: 3/32" = 1'-0"



ISSUED FOR PERMIT ____

ISSUED FOR BIDDING

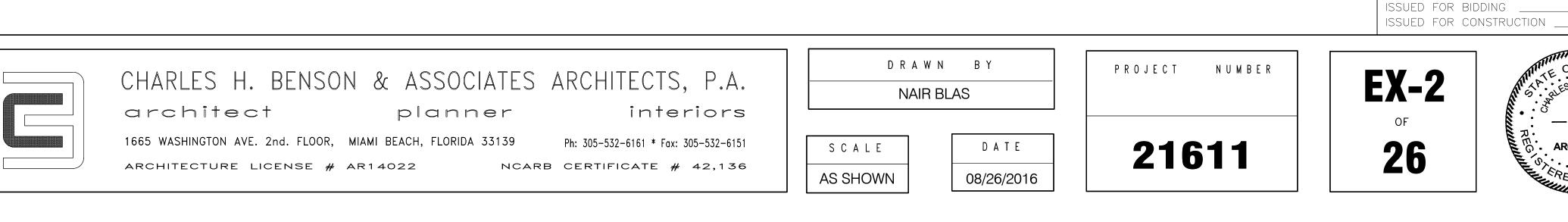




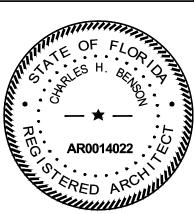
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MIRADOR 1000 1000 WEST AVENUE



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



8/27/2016

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TOWER SUITE

PH LEVEL

_____14th LEVEL

👆 13th LEVEL

12th LEVEL

11th LEVEL

10th LEVEL

9th LEVEL

8th LEVEL

7th LEVEL

6th LEVEL

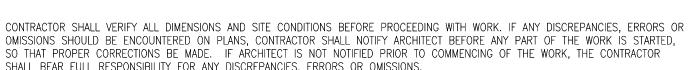
5th LEVEL

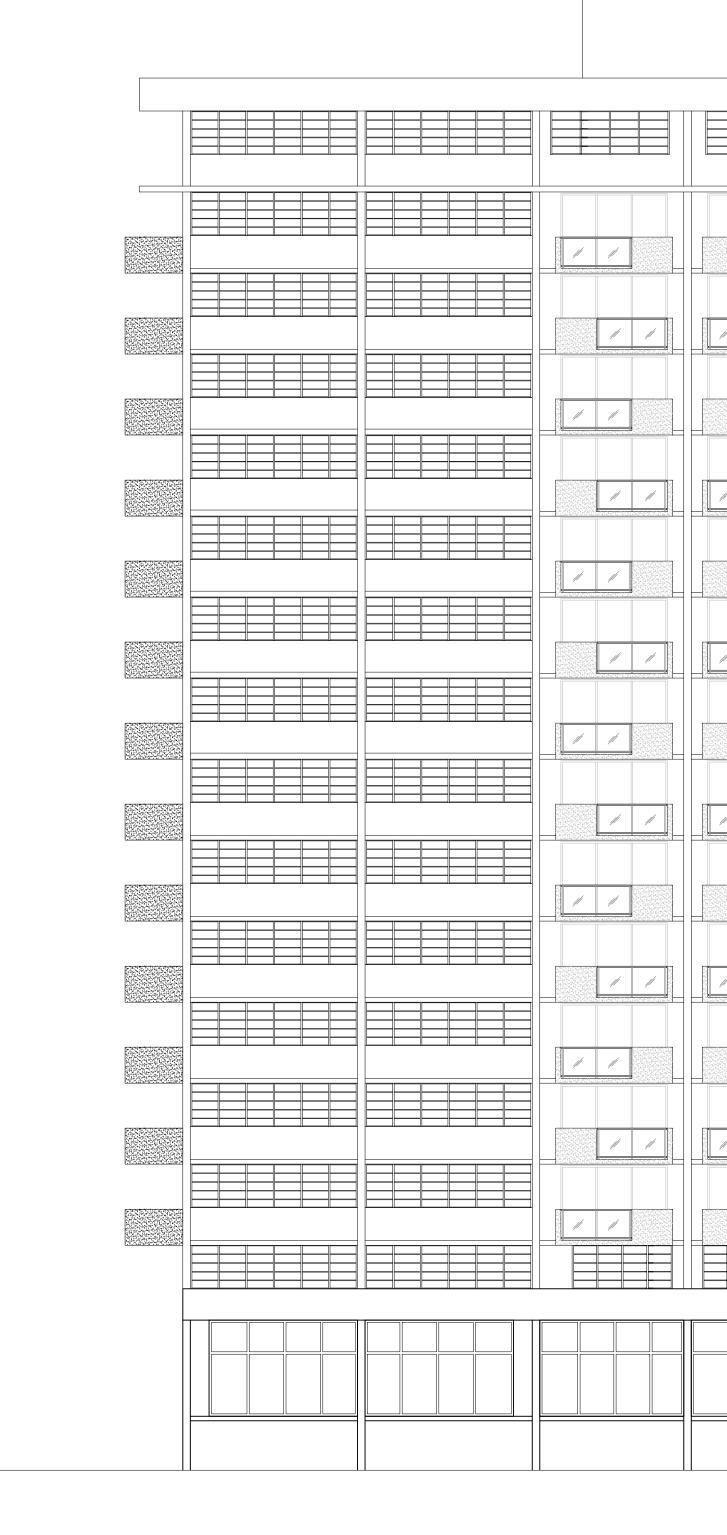
4th LEVEL

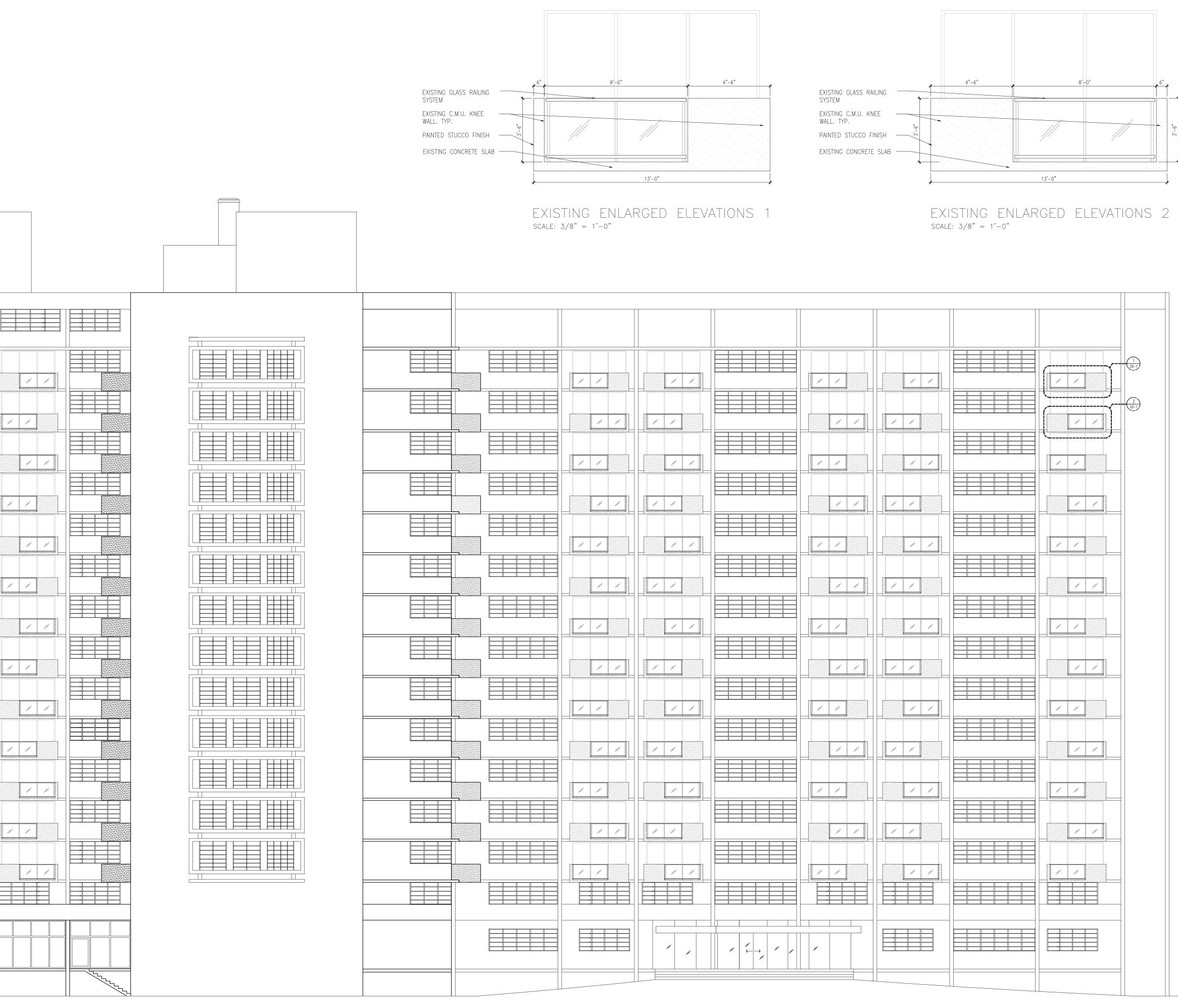
3rd LEVEL

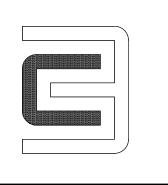
2nd LEVEL

MIRADOR 1000 1000 WEST AVENUE





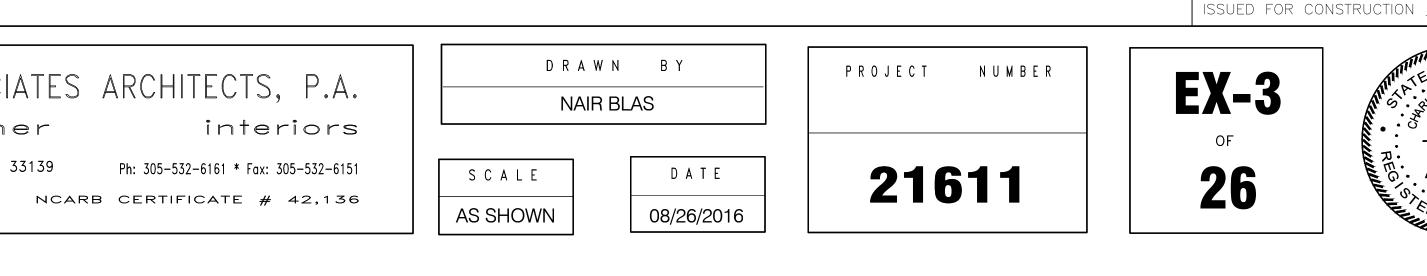




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Miami Beach, FL 33139

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



R	200F
E	L. 148.7'
Т	OWER SUITE
E	L. 139.7'
P	H FLOOR
E	L. 128.5'
1	5th FLOOR
E	L. 119.5'
1	4th FLOOR
E	L. 110.5'
1	2th FLOOR
E	L. 101.5'
1	1th FLOOR
E	L. 092.5'
1	Oth FLOOR
E	L. 083.5'
9	th FLOOR
E	L. 074.5'
8	th FLOOR
E	L. 065.5'
7	'th FLOOR
E	L. 056.5'
6	th FLOOR
E	L. 047.5'
5	th FLOOR
E	L. 038.5'
4	th FLOOR
E	L. 029.5'
3	rd FLOOR
E	L. 020.5'
2	nd FLOOR
E	L. 011.5'

EL. 000.00



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NEW BALCONY GLASS FOR:

1000 WEST AVENUE

MIRADOR 1000

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISC	SCREPANCIES, ERRORS OF	7
DMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF $^{\circ}$	THE WORK IS STARTED,	
SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORH	RK, THE CONTRACTOR	

11th LEVEL		
♥		
10th LEVEL		
9th LEVEL		
eth LEVEL		
7th LEVEL		
6th LEVEL		
• 5th LEVEL		
4th LEVEL		
•		
3rd LEVEL		
2nd LEVEL		

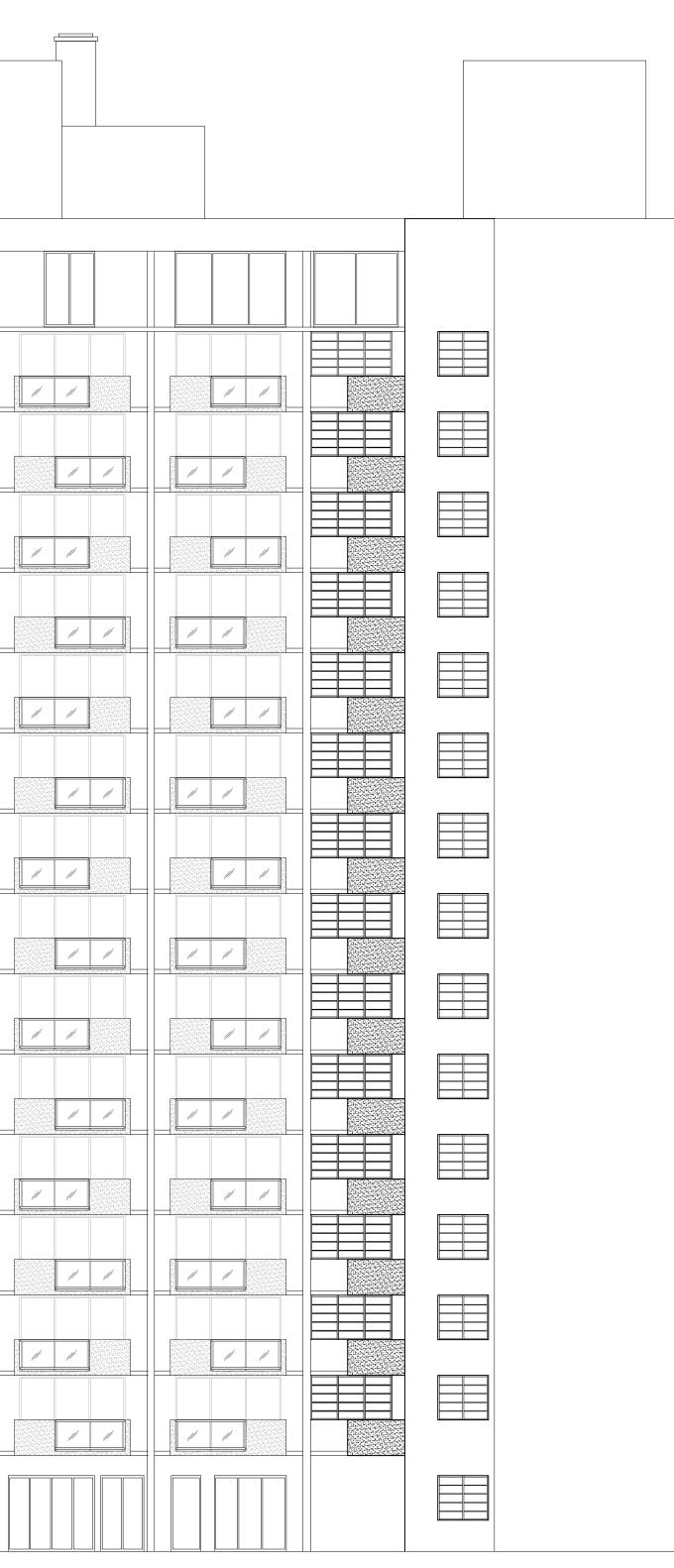
TOWER SUITE		
PH LEVEL		
14th LEVEL		
13th LEVEL		
• 12th LEVEL		
11th LEVEL		
10th LEVEL		
9th LEVEL		
+ 8th LEVEL		
+ 7th LEVEL		
6th LEVEL		
- Sth LEVEL		
4th LEVEL		



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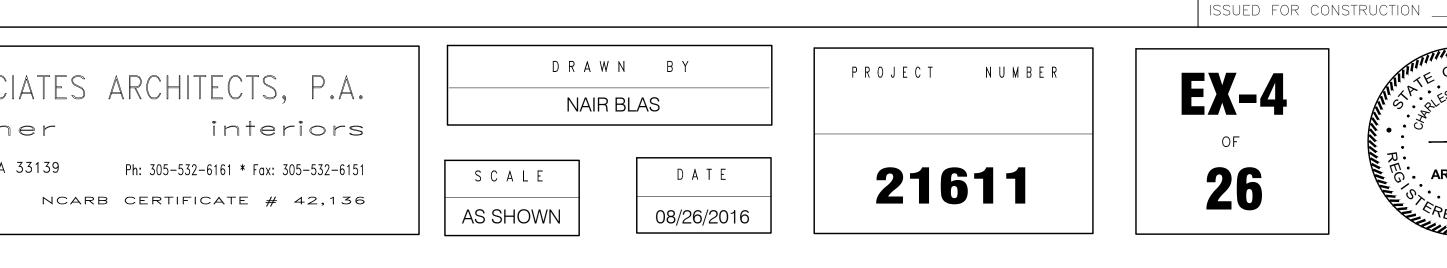
Miami Beach, FL 33139

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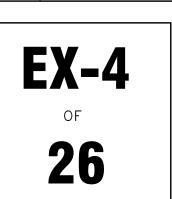


SCALE: 3/32" = 1'-0"

EXISTING WEST ELEVATION

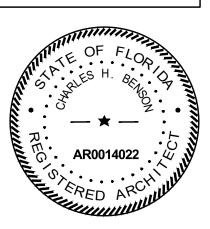


EL. 148.7'
EL. 139.7'
EL. 128.5'
EL. 119.5'
EL. 110.5'
EL. 101.5'
EL. 092.5'
EL. 083.5'
EL. 074.5'
EL. 065.5'
EL. 056.5'
EL. 047.5'
EL. 038.5'
EL. 029.5'
EL. 020.5'
EL. 011.5'
EL. 000.00



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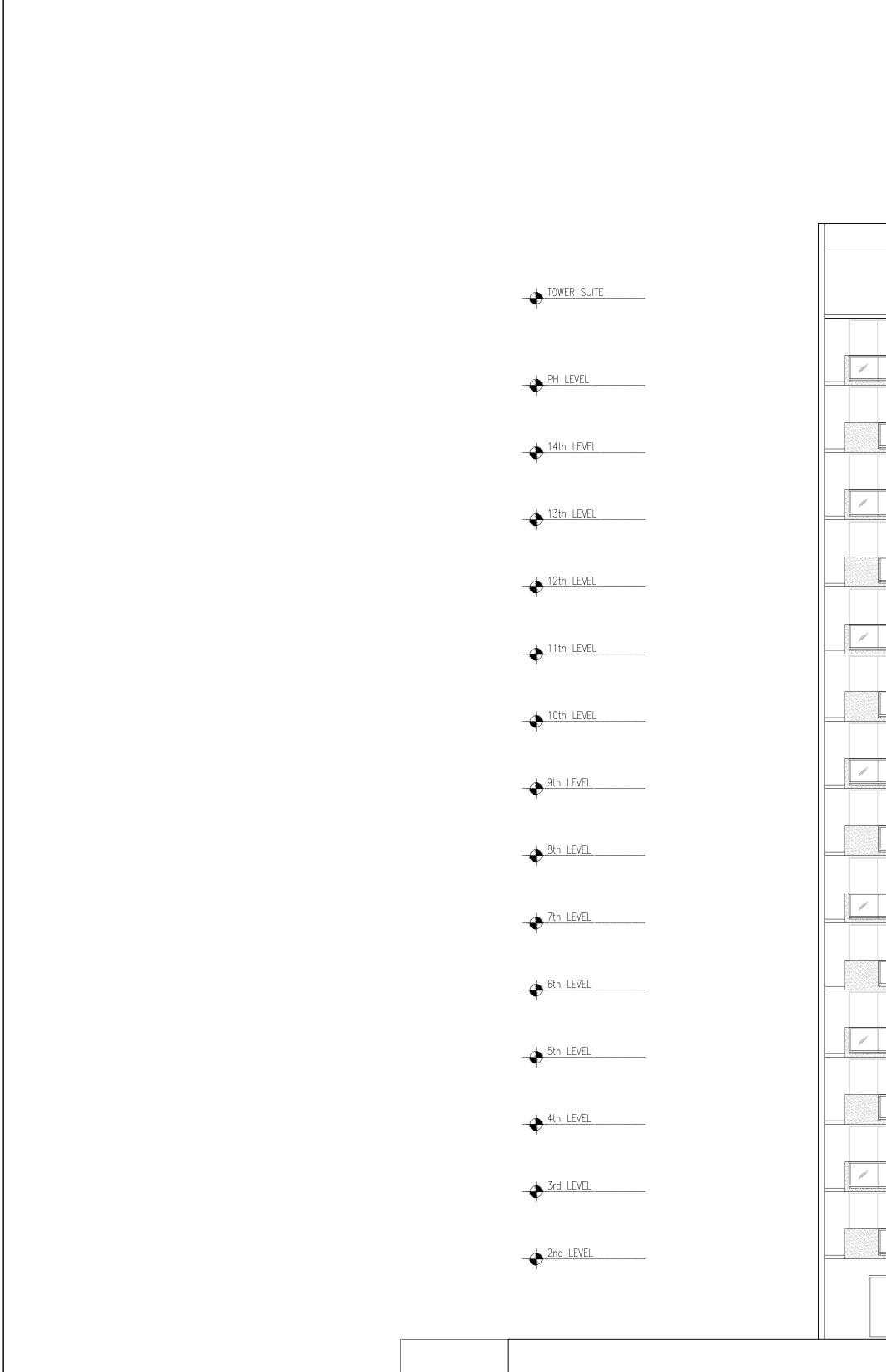


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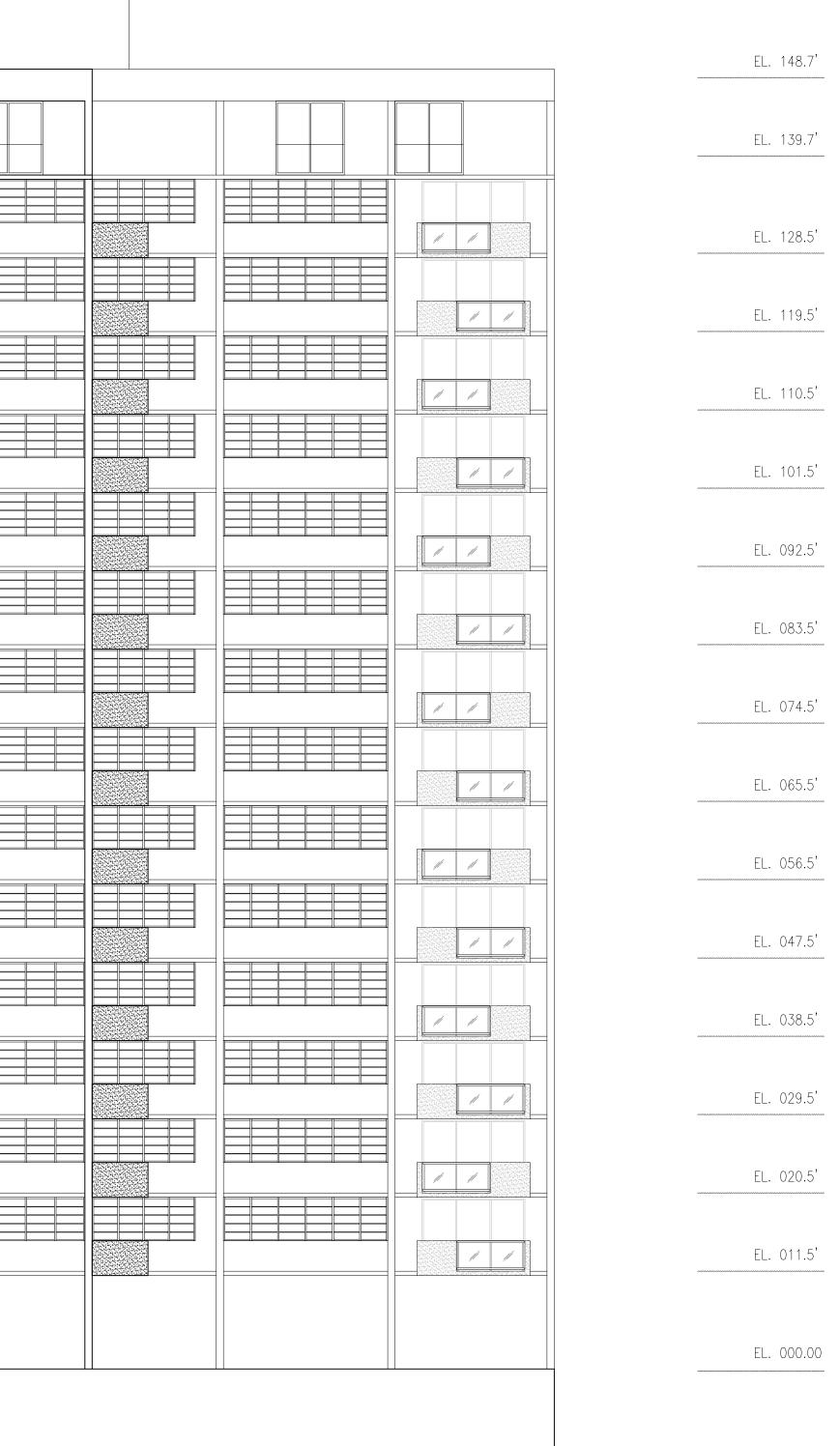
MIRADOR 1000 1000 WEST AVENUE

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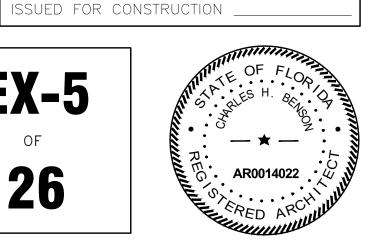
EXISTING SOUTH ELEVATION SCALE: 3/32" = 1'-0"

LATER ADALUTERTR DA	DRAW	'N BY	PROJECT NUMBER	
CIATES ARCHITECTS, P.A.	NAIR	BLAS		
ner interiors				
33139 Ph: 305-532-6161 * Fax: 305-532-6151	SCALE	DATE	21611	
NCARB CERTIFICATE # 42,136	AS SHOWN	08/26/2016		



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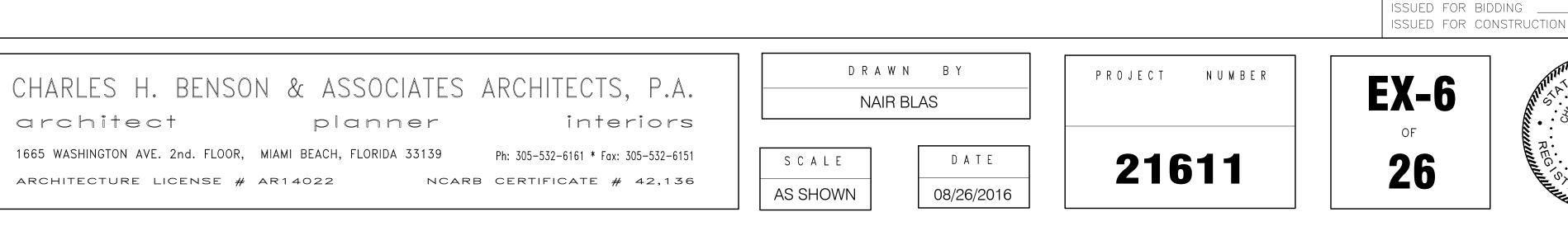




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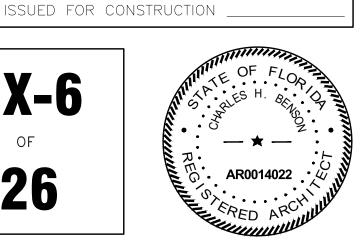
MIRADOR 1000 1000 WEST AVENUE

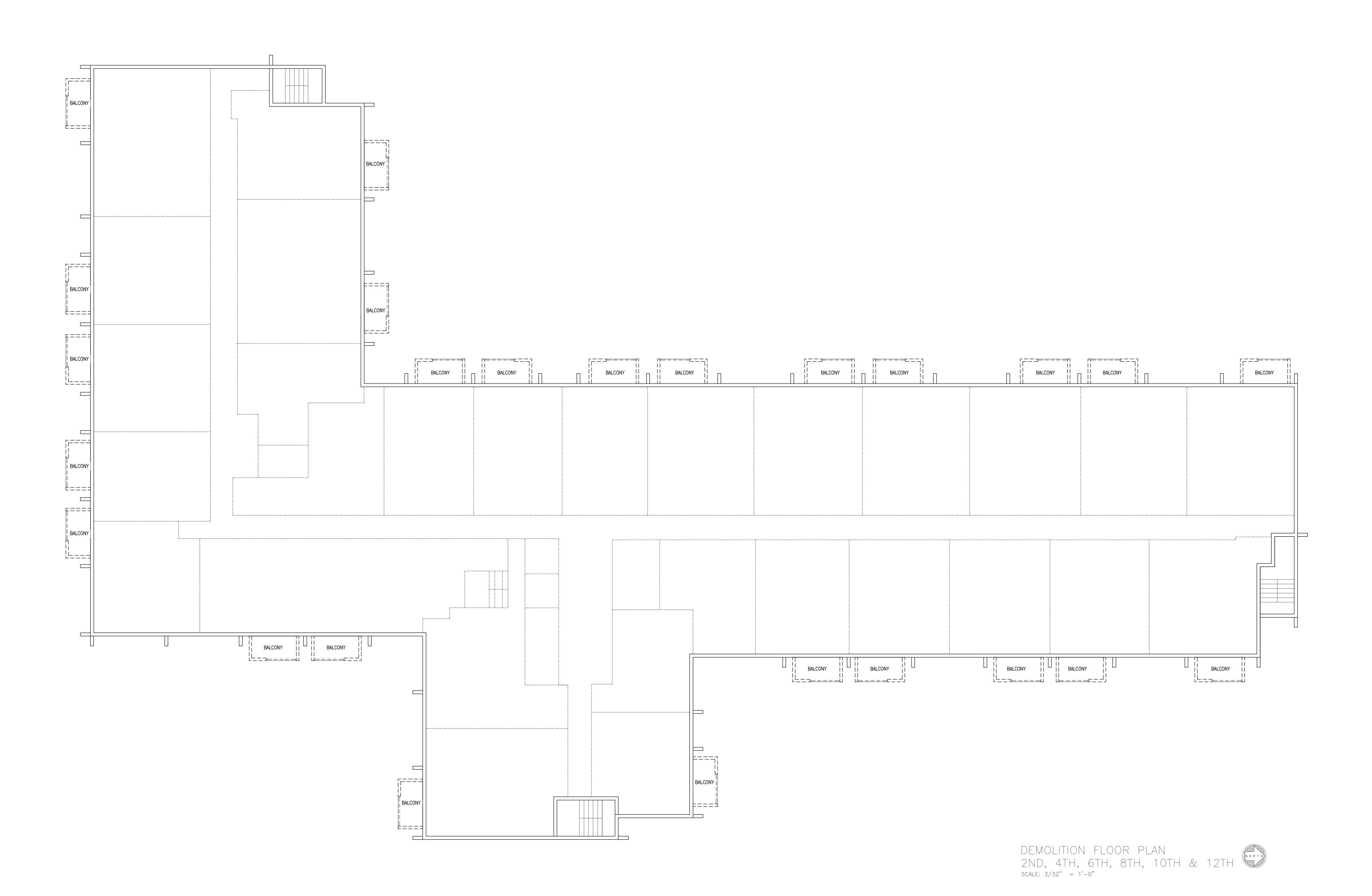






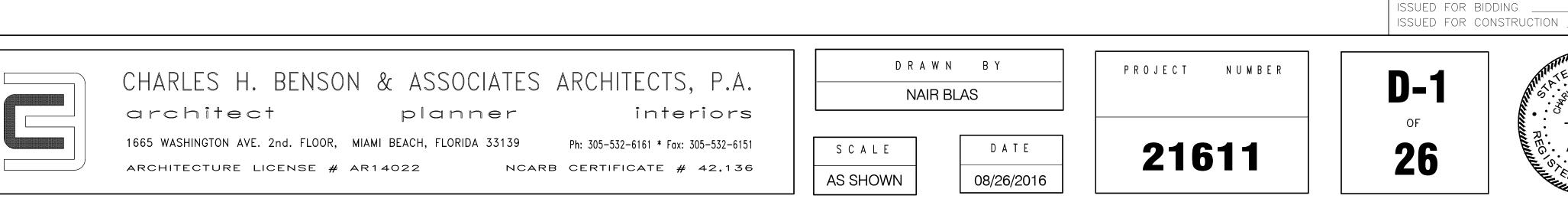
ISSUED FOR PERMIT ____





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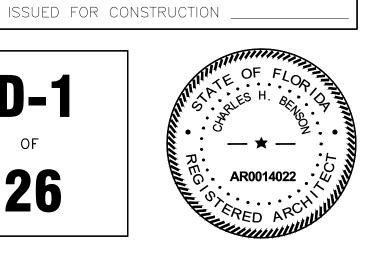
MIRADOR 1000 1000 WEST AVENUE

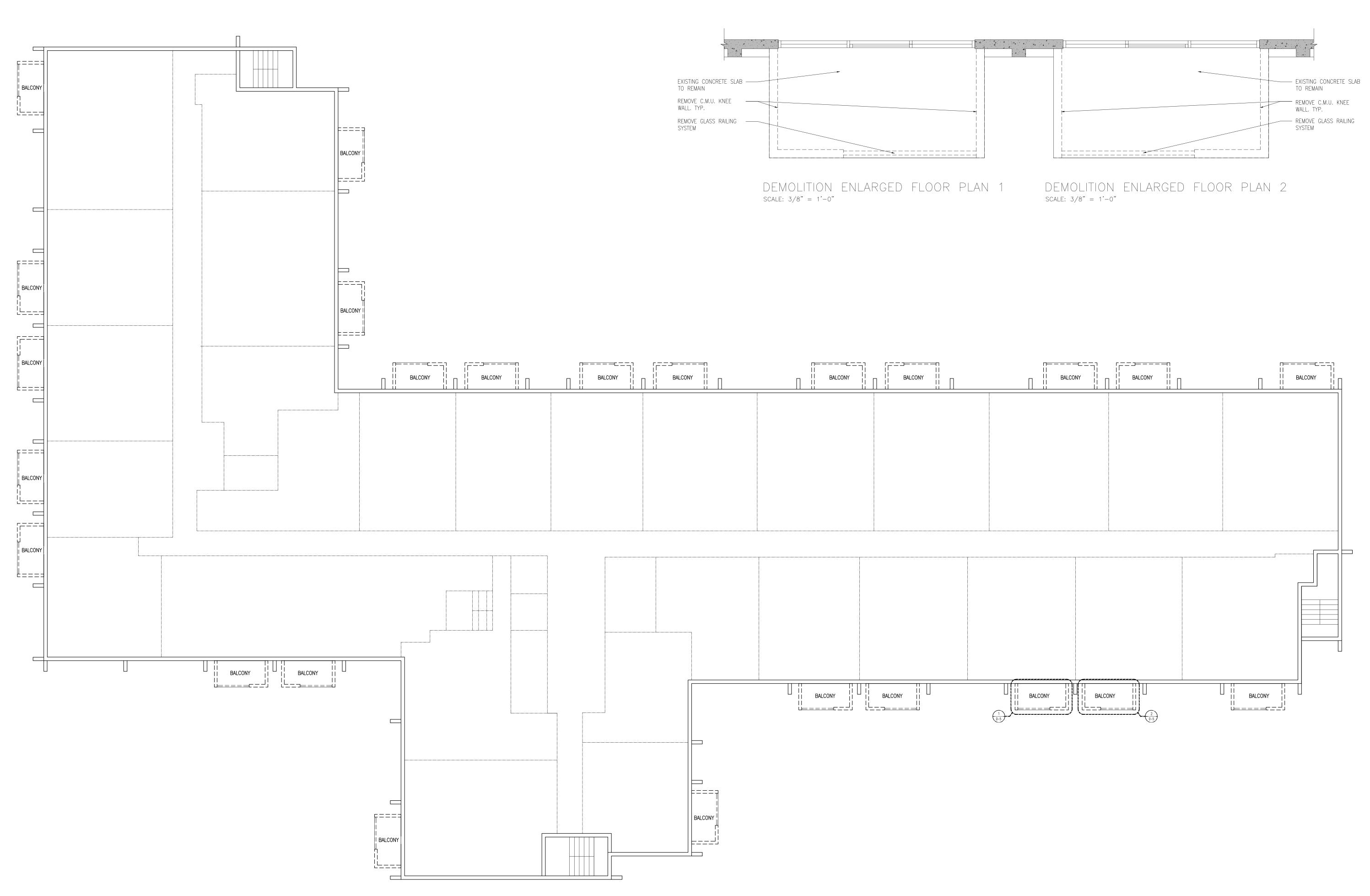


Miami Beach, FL 33139



ISSUED FOR PERMIT ____



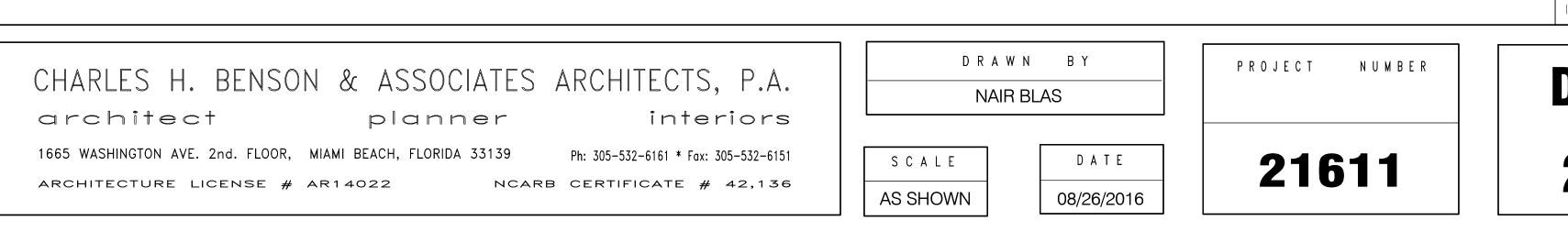


NEW BALCONY GLASS FOR:

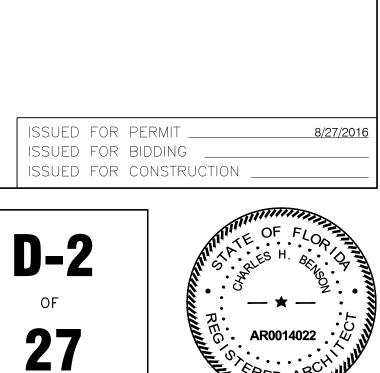
MIRADOR 1000

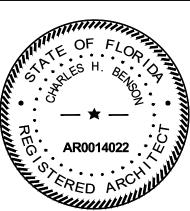
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1000 WEST AVENUE



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





TOWER SUITE PH LEVEL 14th LEVEL 13th LEVEL 12th LEVEL <u>&====#====#↓</u>↓↓<u>₩====</u>#<u>====</u># 11th LEVEL 10th LEVEL 9th LEVEL 8th LEVEL #====#===== 7th LEVEL 6th LEVEL 5th LEVEL -______ 4th LEVEL #====#==== _____ ======= 3rd LEVEL 2nd LEVEL

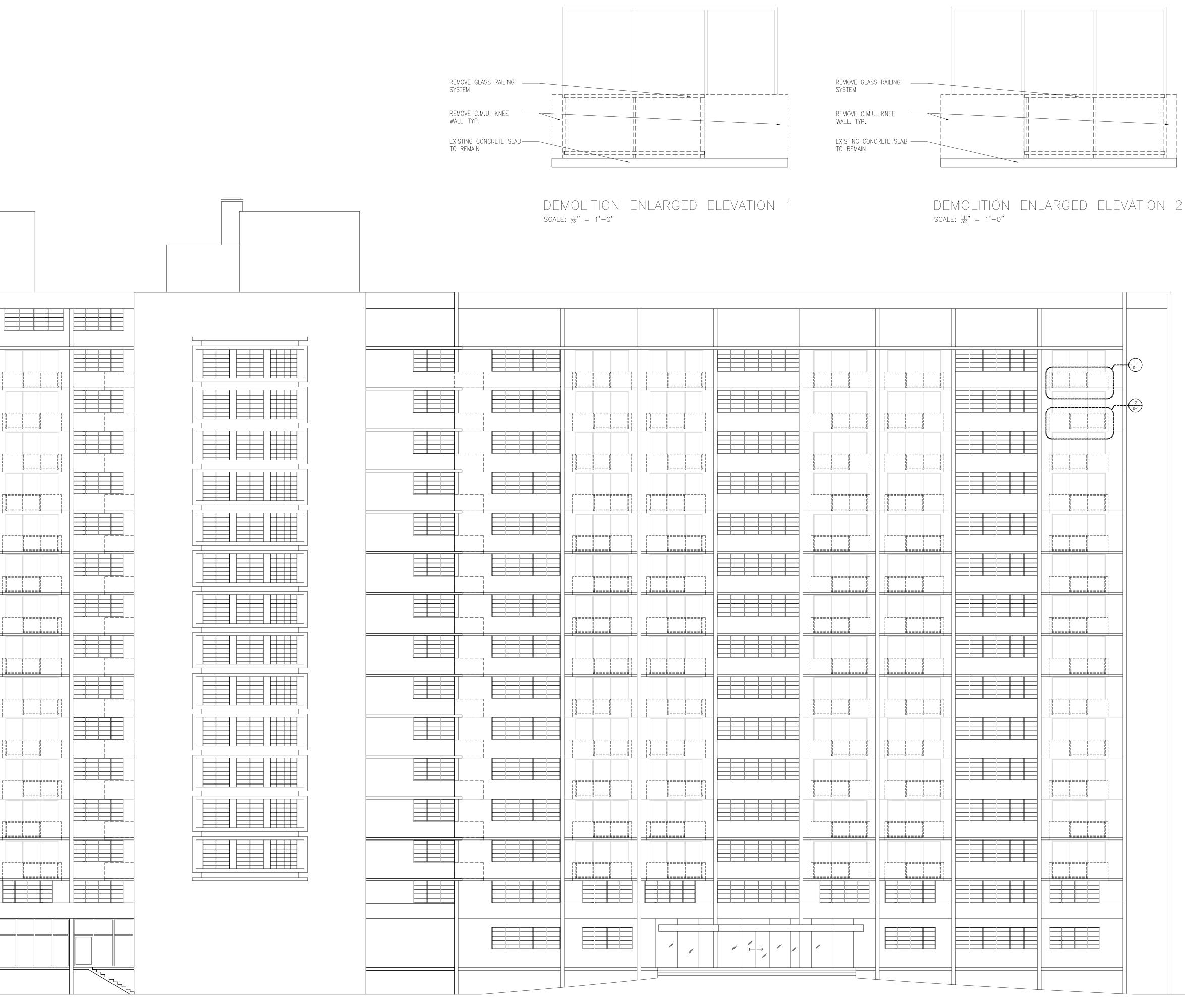
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NEW BALCONY GLASS FOR:

MIRADOR 1000

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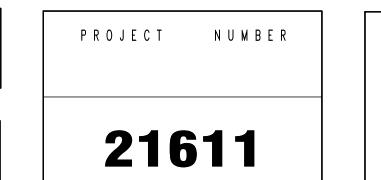
1000 WEST AVENUE





CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A. architect 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 ARCHITECTURE LICENSE # AR14022





DEMOLITION EAST ELEVATION SCALE: $\frac{1}{128}$ " = 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
 9th FLOOR EL. 074.5'
 EL. 074.5' 8th FLOOR EL. 065.5'
 EL. 074.5' 8th FLOOR EL. 065.5' 7th FLOOR
 EL. 074.5' 8th FLOOR EL. 065.5' 7th FLOOR EL. 056.5'
 EL. 074.5' 8th FLOOR EL. 065.5' 7th FLOOR EL. 056.5' 6th FLOOR
 EL. 074.5' 8th FLOOR EL. 065.5' 7th FLOOR EL. 056.5' 6th FLOOR EL. 047.5'
 EL. 074.5' 8th FLOOR EL. 065.5' 7th FLOOR EL. 056.5' 6th FLOOR EL. 047.5' 5th FLOOR
 EL. 074.5' 8th FLOOR EL. 065.5' 7th FLOOR EL. 056.5' 6th FLOOR EL. 047.5' 5th FLOOR EL. 038.5'
 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. 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'
 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. 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'
 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

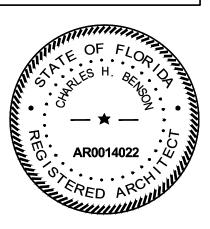
EL. 000.00



ISSUED FOR PERMIT ____

ISSUED FOR BIDDING

ISSUED FOR CONSTRUCTION .



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upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the

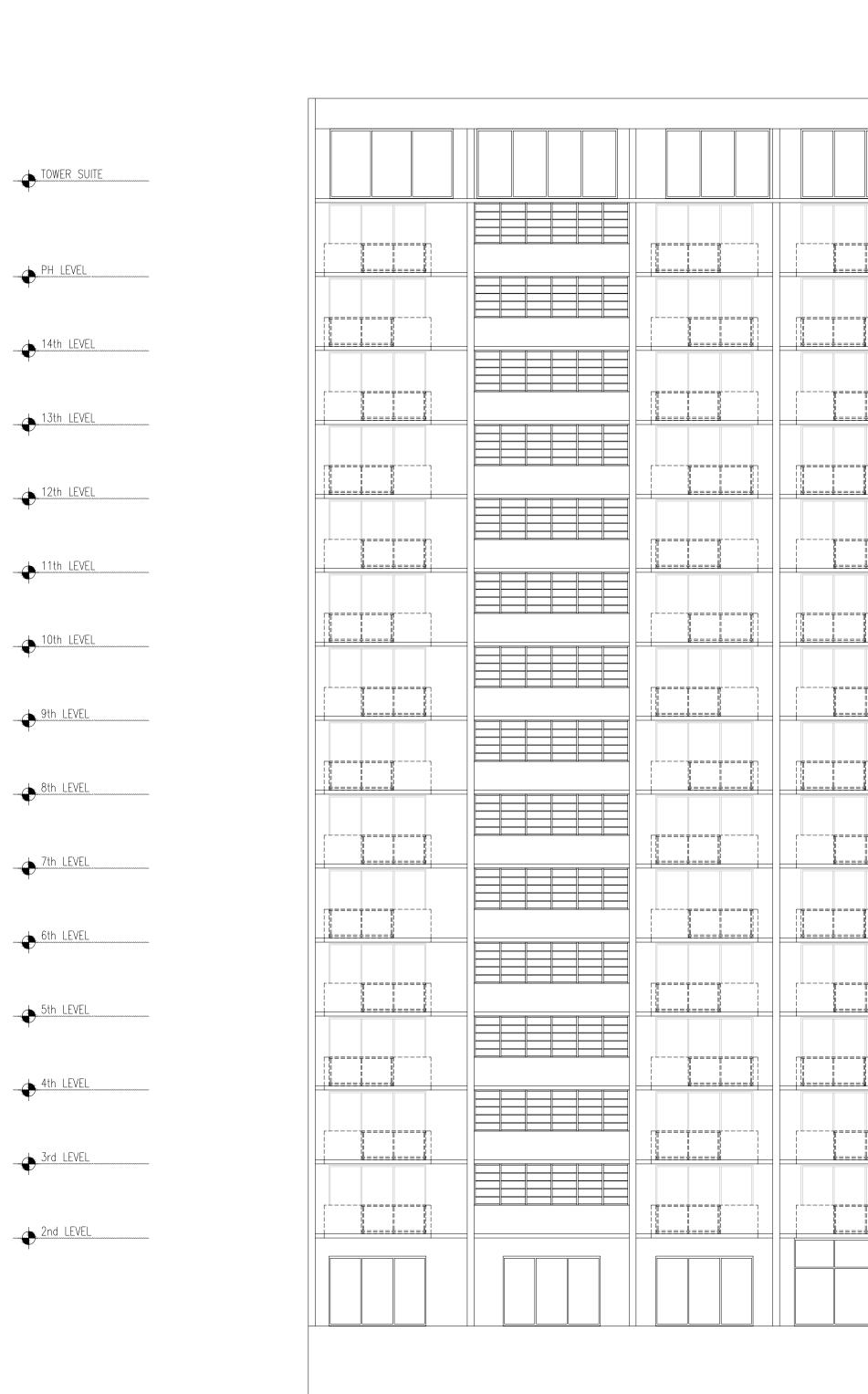
user thereof becomes indebted to the architect for full commission.

NEW BALCONY GLASS FOR:

1000 WEST AVENUE

MIRADOR 1000

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.

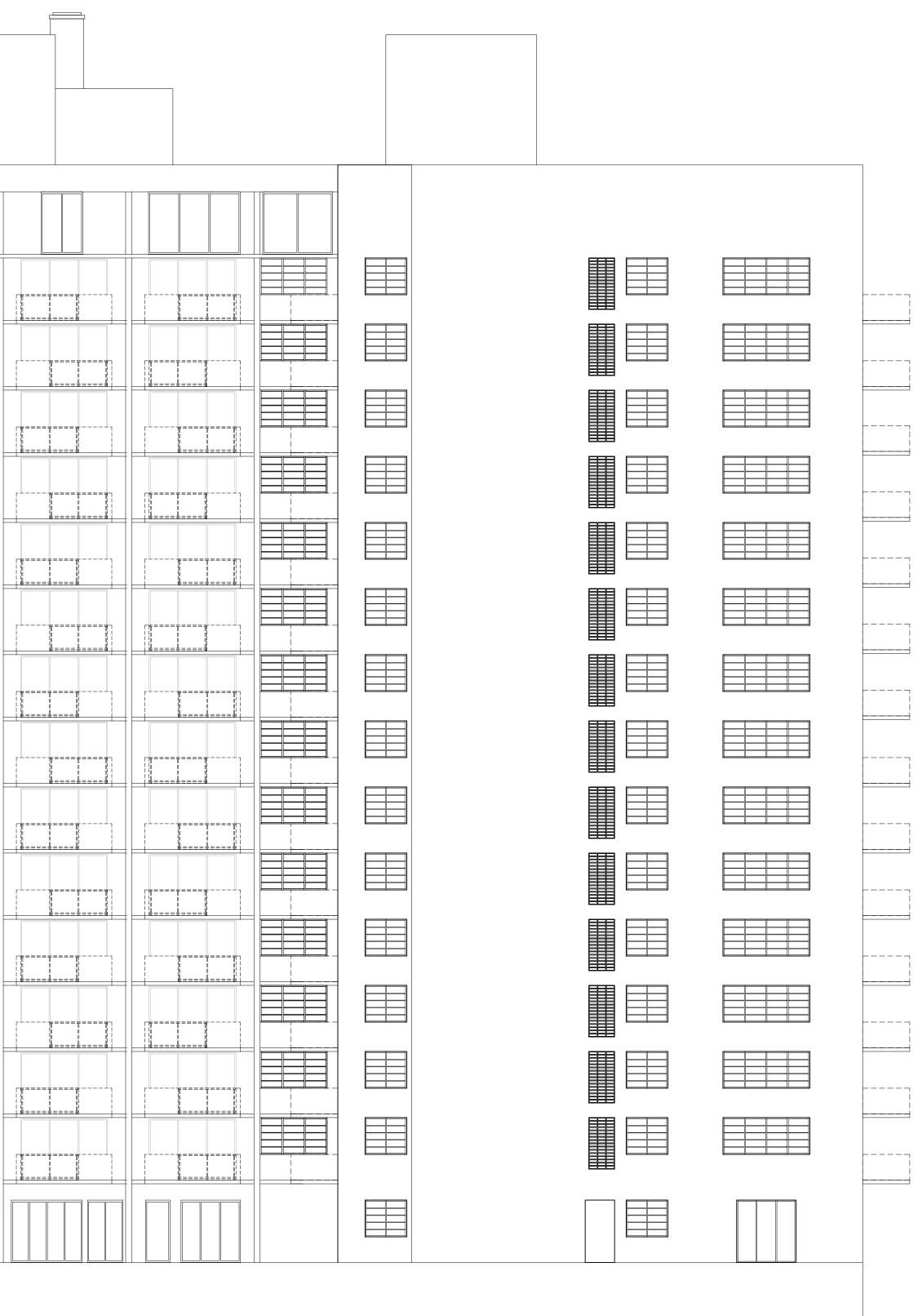




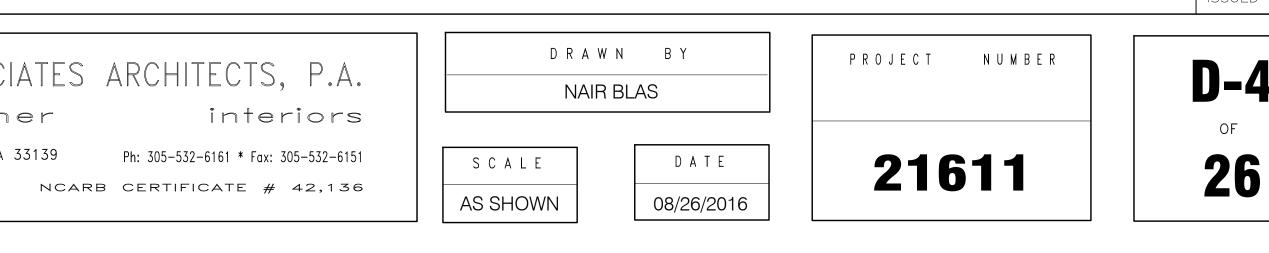
CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A. architect planner 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139

Miami Beach, FL 33139

ARCHITECTURE LICENSE # AR14022



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



 EL.	148.7'
 EL.	139.7'
 EL.	128.5'
 EL.	119.5'
 EL.	110.5'
EL.	101.5'
 EL.	092.5'
 EL.	083.5'
 EL.	074.5'
 EL.	065.5'
 EL.	056.5'
 EL.	047.5'
EL.	038.5'
EL.	029.5'
EL.	020.5'
 EL.	011.5'
 EL.	000.00

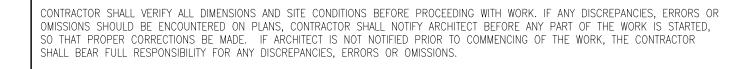
ISSUED FOR PERMIT ____ 8/27/2016 ISSUED FOR BIDDING ISSUED FOR CONSTRUCTION _ **D-4** OF

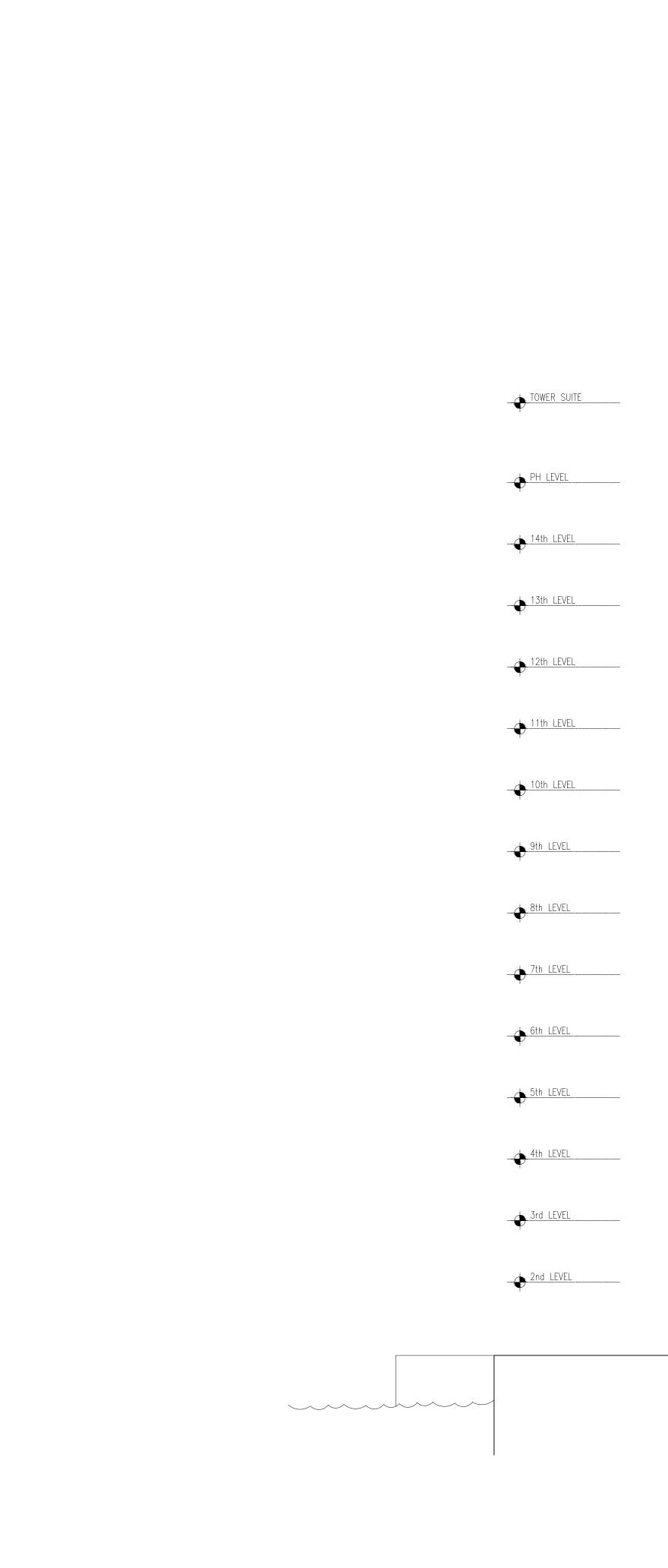


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NEW BALCONY GLASS FOR:

MIRADOR 1000 1000 WEST AVENUE





	EL. 148.7
	EL. 139.7
	EL. 128.5
	EL. 119.5
	EL. 110.5
	EL. 101.5
	EL. 092.5
	EL. 083.5
	EL. 074.5
	EL. 065.5
	EL. 056.5
	EL. 047.5
	EL. 038.5
	EL. 029.5
	EL. 020.5
	EL. 011.5
	EL. 000.0



CHARLES H. BENSON & ASSOCIA architect 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA ARCHITECTURE LICENSE # AR14022

Miami Beach, FL 33139

planne

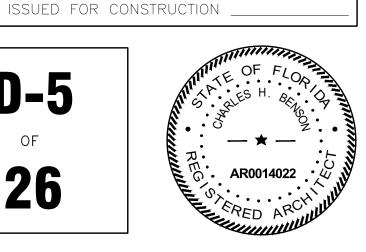
IATES ARCHITECTS, P.A.	D R A W NAIR	N BY	PROJECT NUMBER	
33139 Ph: 305-532-6161 * Fax: 305-532-6151 NCARB CERTIFICATE # 42,136	S C A L E AS SHOWN	D A T E 08/26/2016	21611	

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



ISSUED FOR PERMIT ____

ISSUED FOR BIDDING



TOWER SUITE	Ē	
		r
PH LEVEL		
14th LEVEL		
¥		
↓ 13th LEVEL		
12th LEVEL		
11th LEVEL		
+ 10th LEVEL		<u>i</u> #====#====
		[] ====
9th LEVEL		
I		
8th LEVEL		
		
- PTH LEVEL		<u> </u>
6th LEVEL		
¥		
+ 5th LEVEL		<u><u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u><u></u></u></u>
+ 4th LEVEL		
		<u>_</u>
3rd LEVEL		
Ψ.		
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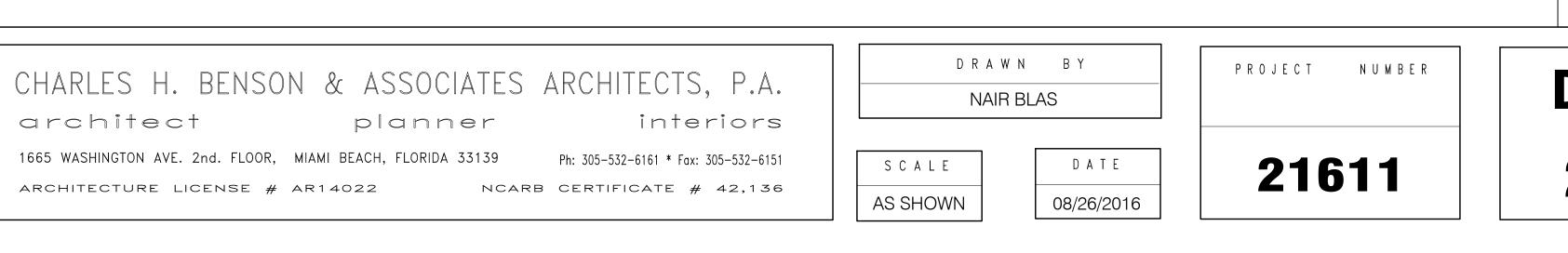
NEW BALCONY GLASS FOR:

MIRADOR 1000

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1000 WEST AVENUE





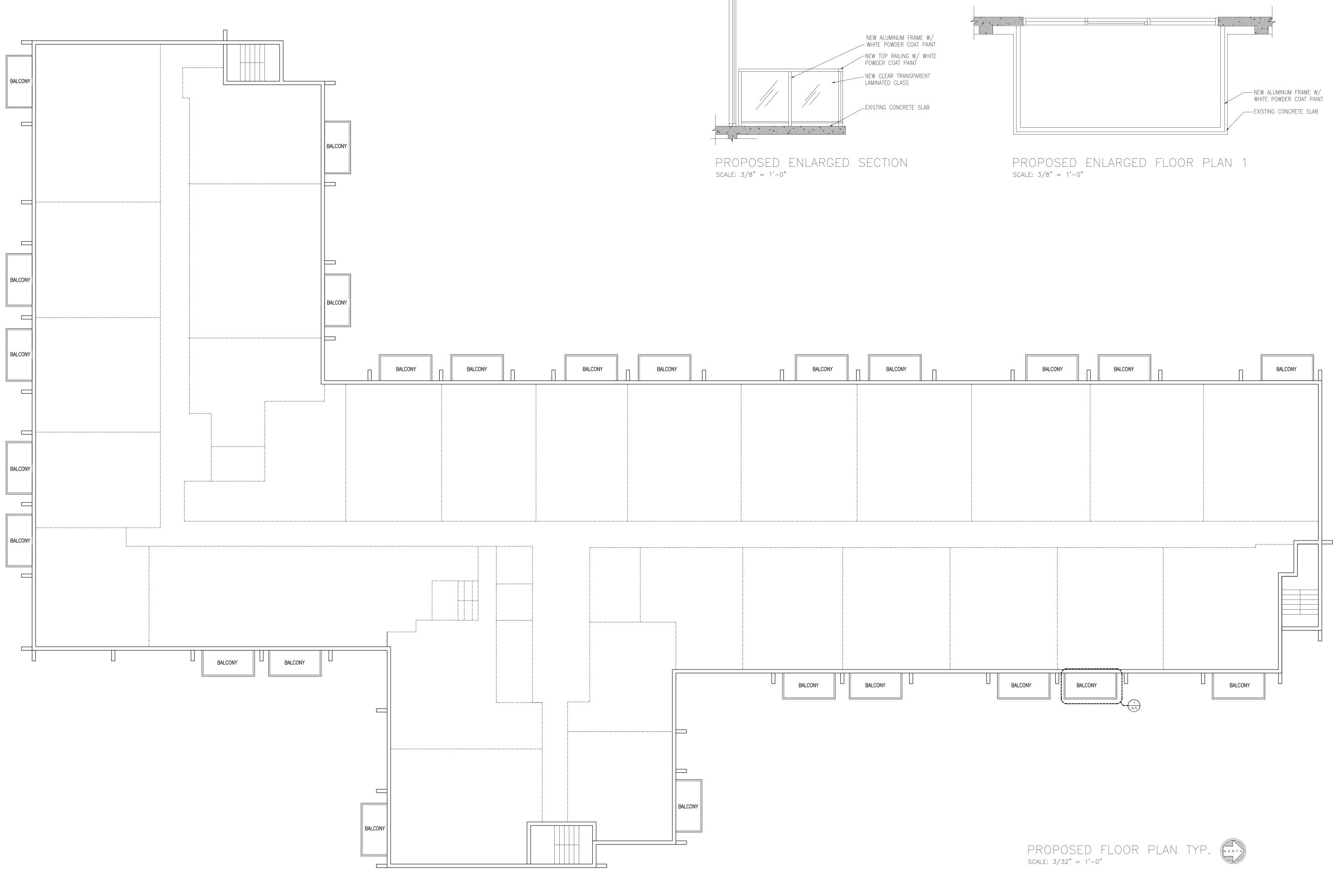
DEMOLITION NORTH ELEVATION SCALE: 3/32" = 1'-0"



ISSUED FOR PERMIT ____

ISSUED FOR BIDDING





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MIRADOR 1000 1000 WEST AVENUE

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Miami Beach, FL 33139

				ISSUED FOR E	PERMIT BIDDING CONSTRUCTION
CIATES ARCHITECTS, P.A.	D R A W NAIR	N BY BLAS	PROJECT NUMBER	A-1	TATE C
A 33139 Ph: 305-532-6161 * Fax: 305-532-6151 NCARB CERTIFICATE # 42,136	S C A L E AS SHOWN	D A T E 08/26/2016	21611	26	REGISTER





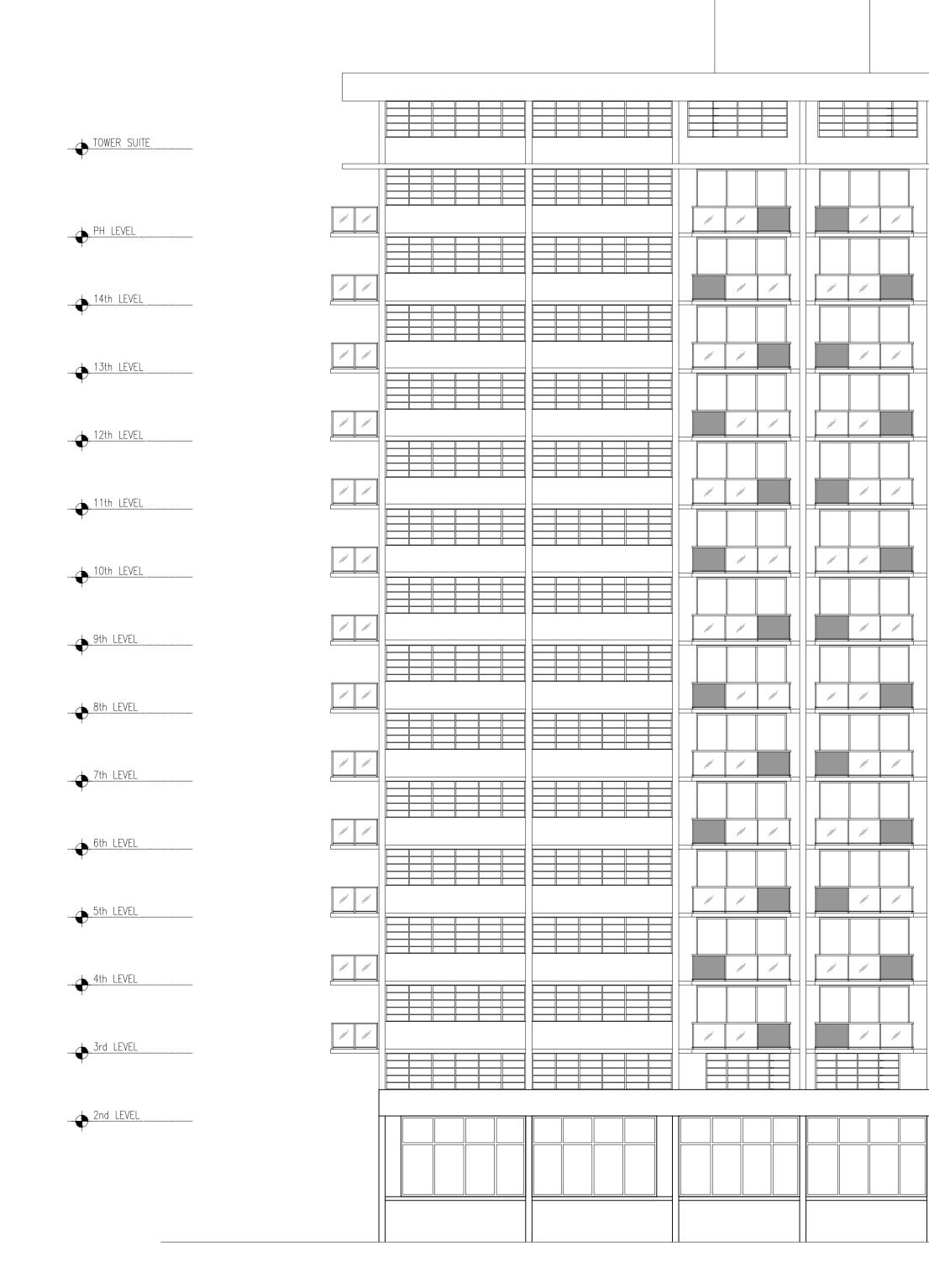
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NEW BALCONY GLASS FOR:

1000 WEST AVENUE

MIRADOR 1000

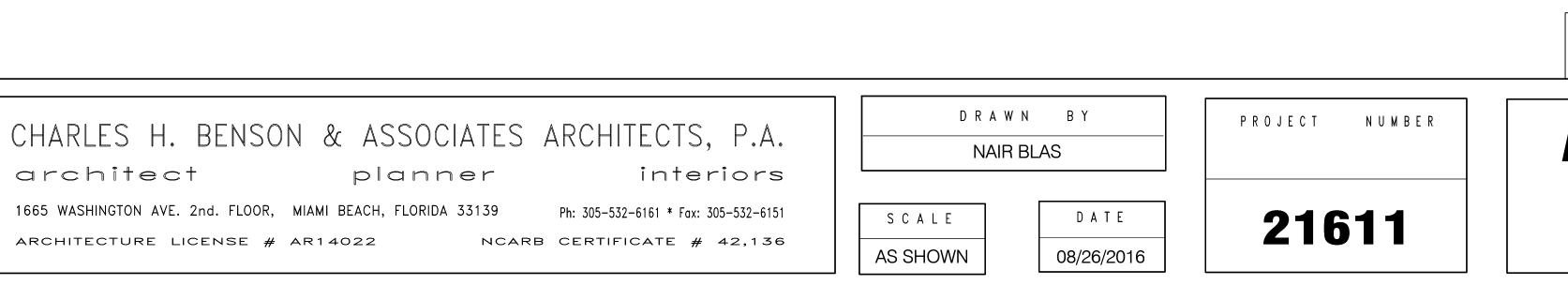
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Miami Beach, FL 33139

architect planner 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 ARCHITECTURE LICENSE # AR14022







NEW OPAQUE LAMINATED GLASS

	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'

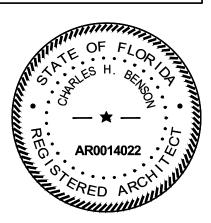
EL. 000.00



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ISSUED FOR BIDDING

ISSUED FOR CONSTRUCTION .



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.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SITE CONDITIONS BEFORE PROCEEDING WITH WORK. IF ANY DISCREPANCIES, ERRORS OR

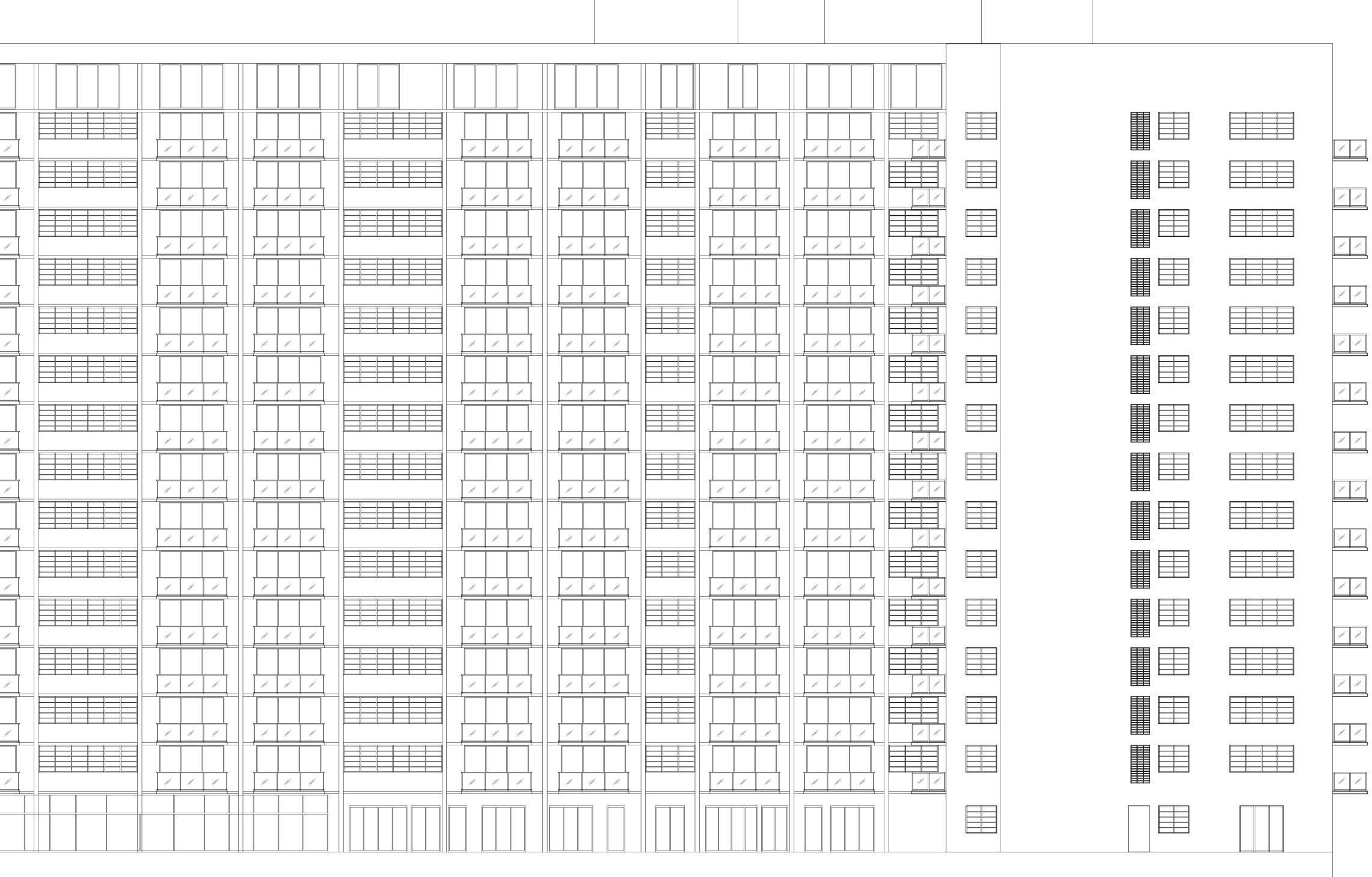
OMISSIONS SHOULD BE ENCOUNTERED ON PLANS, CONTRACTOR SHALL NOTIFY ARCHITECT BEFORE ANY PART OF THE WORK IS STARTED,

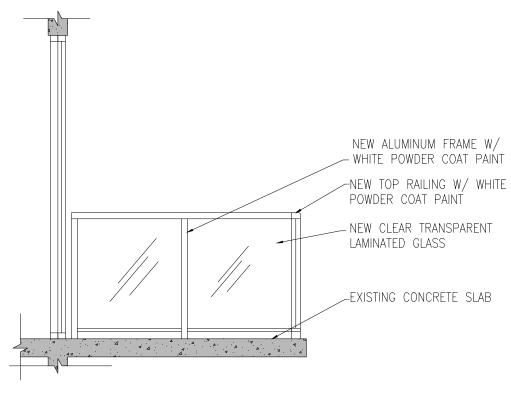
TOWER SUITE		
(3)		11 11 11
• 14th LEVEL		
• 13th LEVEL		
12th LEVEL		
11th LEVEL		
10th LEVEL		
9th LEVEL		
+ 8th LEVEL		
- P 7th LEVEL		
6th LEVEL		
4th LEVEL		
- OT LEVEL		
2nd LEVEL		

NEW BALCONY GLASS FOR:

MIRADOR 1000 1000 WEST AVENUE

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

Miami Beach, FL 33139

CHARLES H. BENSON & ASSOCIATES architect 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139

ARCHITECTURE LICENSE # AR14022

planner

		PROPOSED W scale: 3/32" = 1'-0"	EST ELEVATI	ON
TES ARCHITECTS, P.A.	D R A W NAIR	N BY BLAS	PROJECT	NUMBER
r interiors 139 Ph: 305-532-6161 * Fax: 305-532-6151	SCALE	DATE	216	511
NCARB CERTIFICATE # 42,136				/ = =

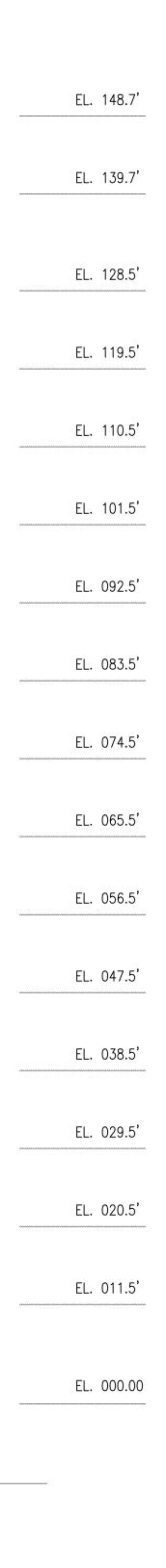
-EXISTING CONCRETE SLAB

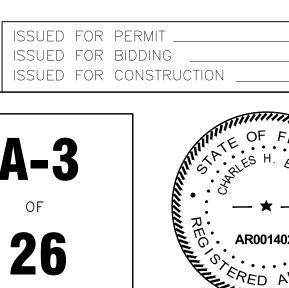
POWDER COAT PAINT __ NEW CLEAR TRANSPARENT LAMINATED GLASS

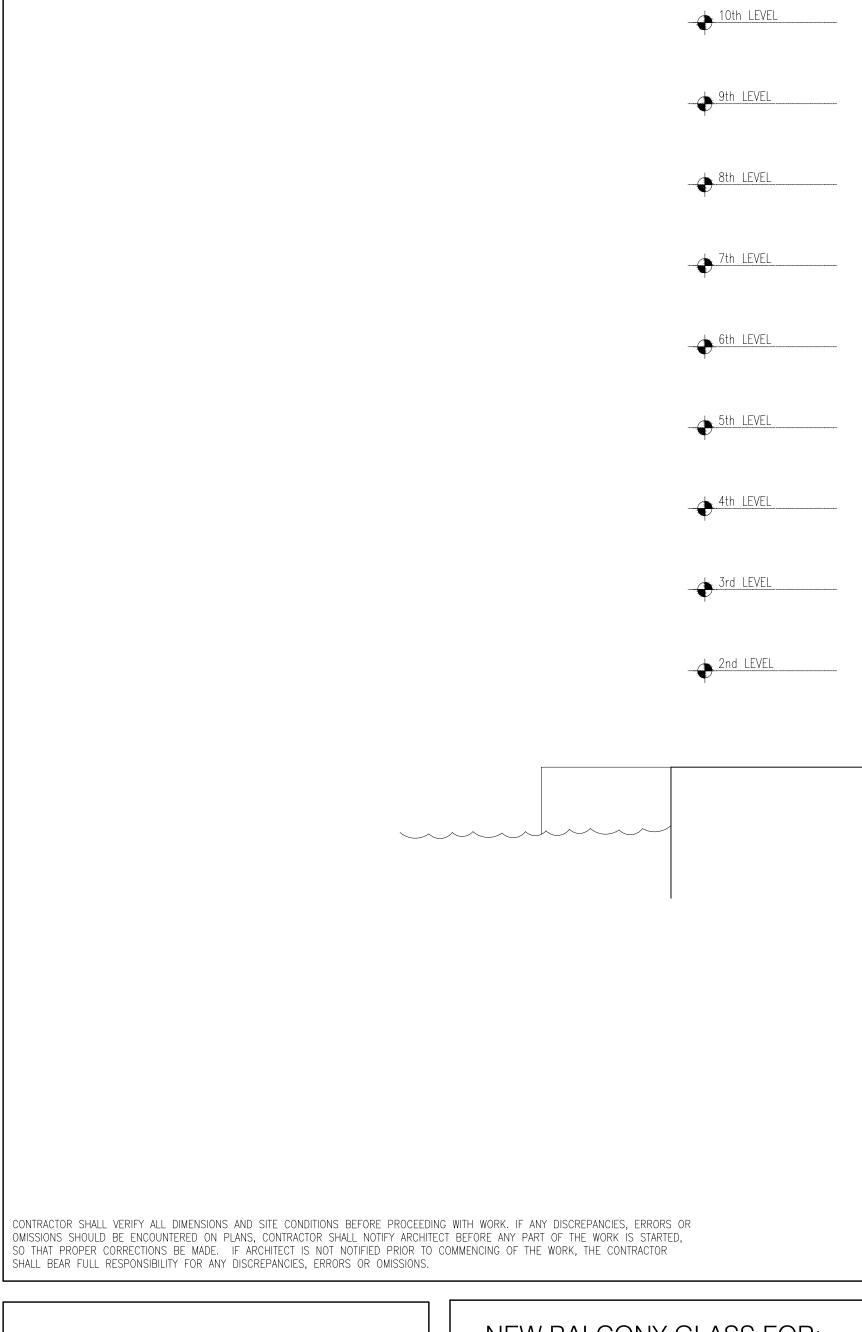
POWDER COAT PAINT NEW CLEAR TRANSPARENT ____ LAMINATED GLASS WHITE POWDER COAT PAINT EXISTING CONCRETE SLAB -----

SCALE: 3/8" = 1'-0"

PROPOSED ENLARGED ELEVATION 3







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MIRADOR 1000 1000 WEST AVENUE

• TOWER SUITE

PH LEVEL

14th LEVEL

13th LEVEL

+ 12th LEVEL

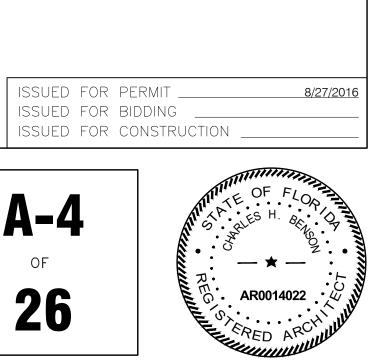
11th LEVEL

		EL	EL. 148.7'
			EL. 139.7
			EL. 128.5
			EL. 119.5
			EL. 110.5
			EL. 101.5
			EL. 092.5
			EL. 083.5
			EL. 074.5
			EL. 065.5
			EL. 056.5
			EL. 047.5
			EL. 038.5
			EL. 029.5
			EL. 020.5 EL. 011.5
			-L. UII.
			EL. 000.00



CHARLES H. BENSON & ASSOCI architect plann 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 3 ARCHITECTURE LICENSE # AR14022 PROPOSED SOUTH ELEVATION scale: 3/32" = 1'-0"

IATES ARCHITECTS, P.A.	D R A W	BLAS	PROJECT	NUMBER	
33139 Ph: 305-532-6161 * Fax: 305-532-6151 NCARB CERTIFICATE # 42,136	S C A L E AS SHOWN	D A T E 08/26/2016	216	11	

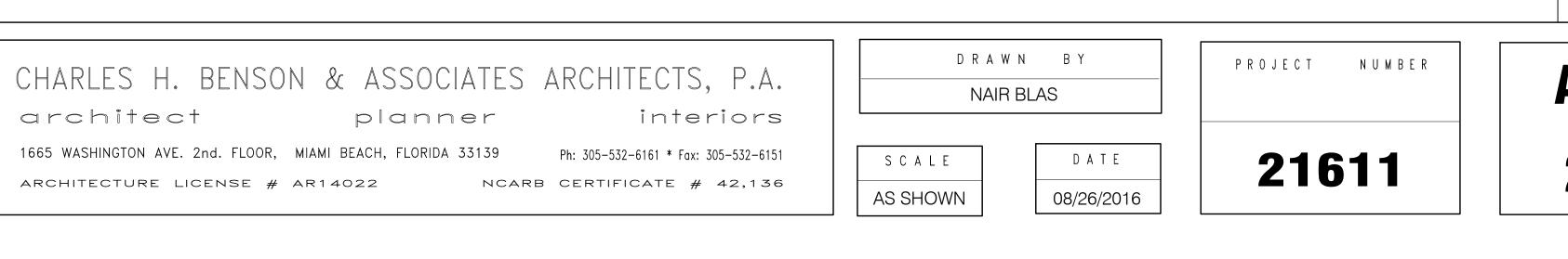




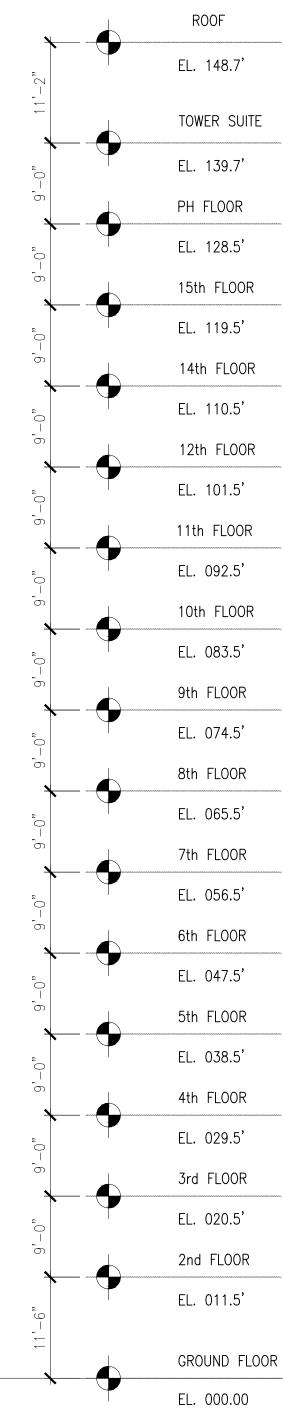
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NEW BALCONY GLASS FOR:

MIRADOR 1000 1000 WEST AVENUE



Miami Beach, FL 33139

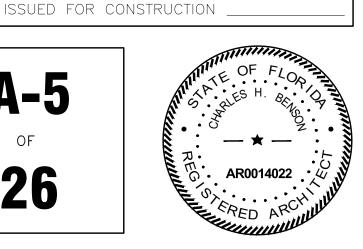


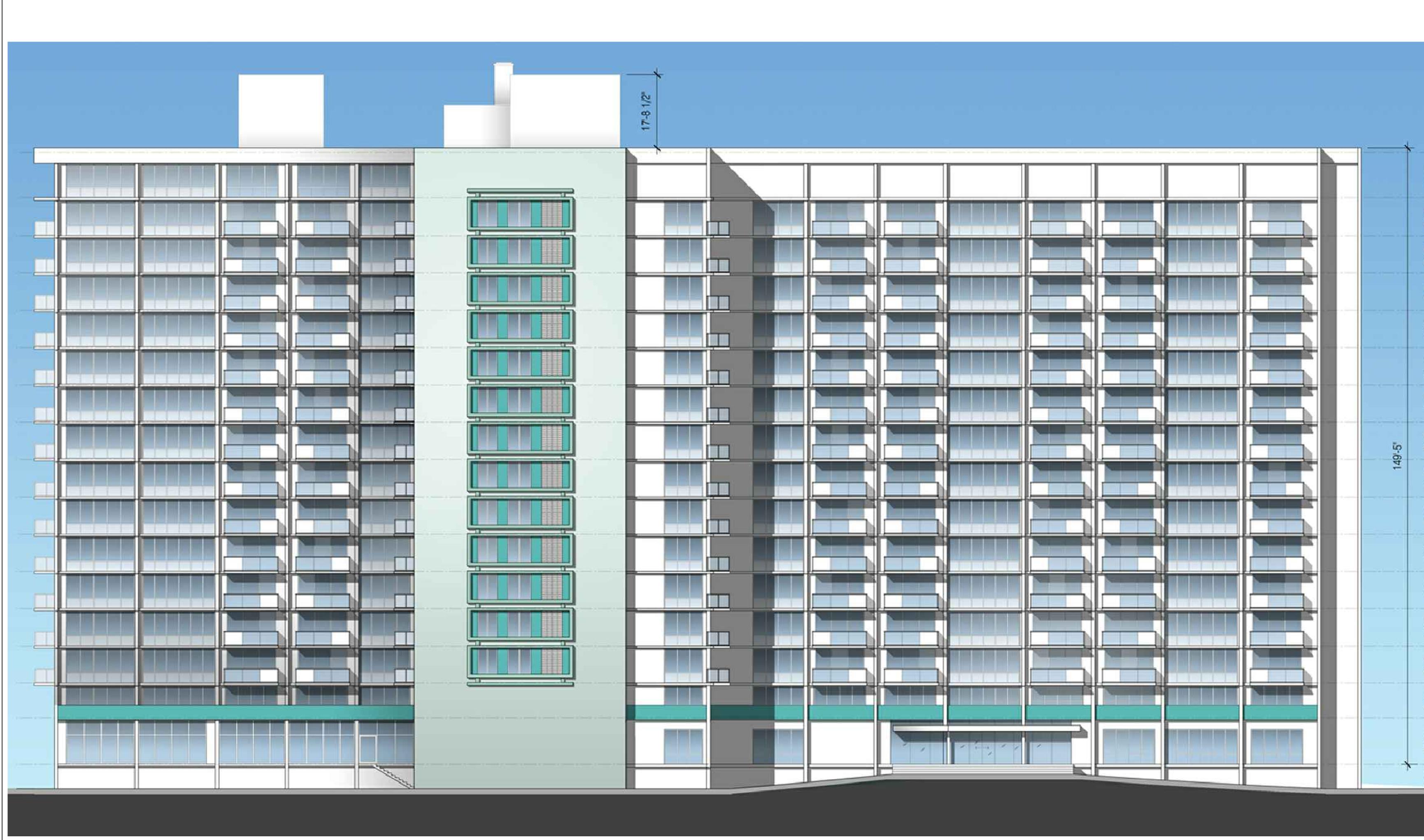
PROPOSED NORTH ELEVATION SCALE: 3/32" = 1'-0"



ISSUED FOR PERMIT ____

ISSUED FOR BIDDING





NEW BALCONY GLASS FOR:

MIRADOR 1000

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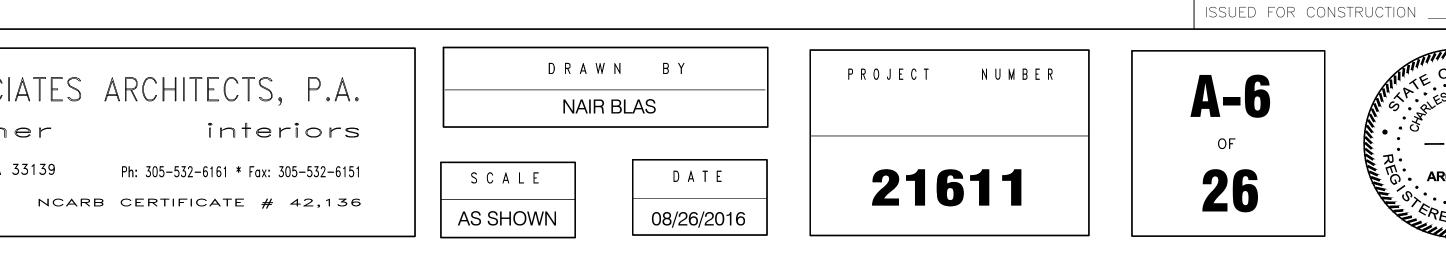
1000 WEST AVENUE



CHARLES H. BENSON & ASSOCIATES ARCHITECTS, P.A. architect planner 1665 WASHINGTON AVE. 2nd. FLOOR, MIAMI BEACH, FLORIDA 33139 ARCHITECTURE LICENSE # AR14022

Miami Beach, FL 33139

PROPOSED EAST COLORED ELEVATION WEST AVENUE SCALE: N/A



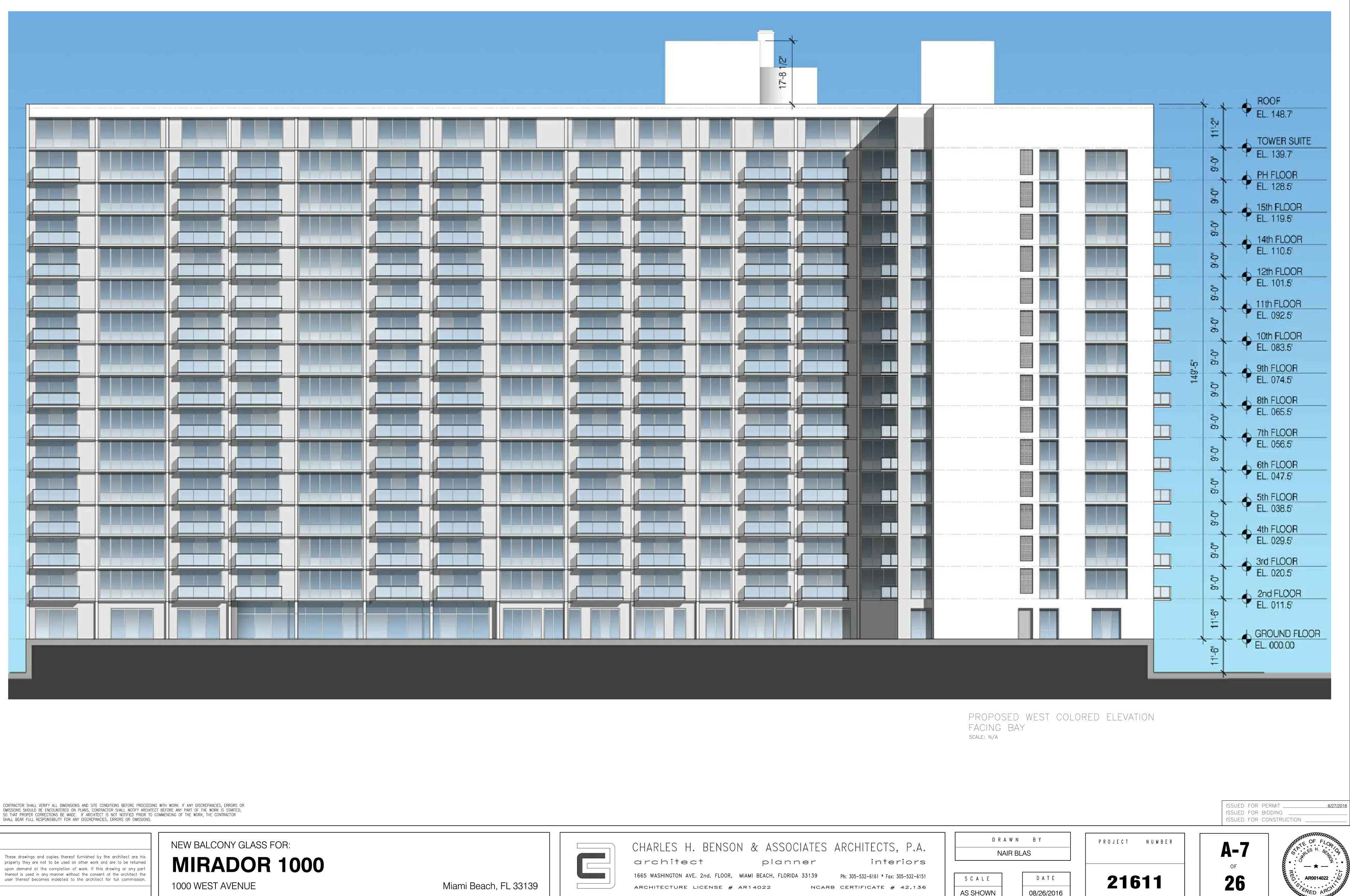
	DOOF
	HUUP
1.2	FEL. 148.7
۳.,	TOWER SUITE
-0-6	EL. 139.7
	EL. 128.5
9.0'	15th FLOOR
5	EL. 119.5'
9.	14th FLOOR
.0-1	FEL. 110.5
6	EL. 101.5
0-6	
2	EL. 092.5
9-6	10th FLOOR
-0.	FL. 083.5'
5	9th FLOOR EL. 074.5'
8-0"	
5	8th FLOOR EL. 065.5'
3.	7th FLOOR
-0-6	EL. 056.5'
<u> </u>	6th FLOOR EL. 047.5
0-6	5th FLOOR
0	EL. 038.5
9.	4th FLOOR EL. 029.5'
0.6	
-	
9-6	2nd FLOOR EL. 011.5'
φ	Y EL. 011.5'
11	GROUND FLOOR EL. 000.00
5-11	EL. 000.00
	STREET LEVEL



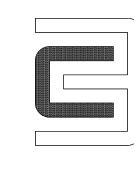
ISSUED FOR PERMIT ____

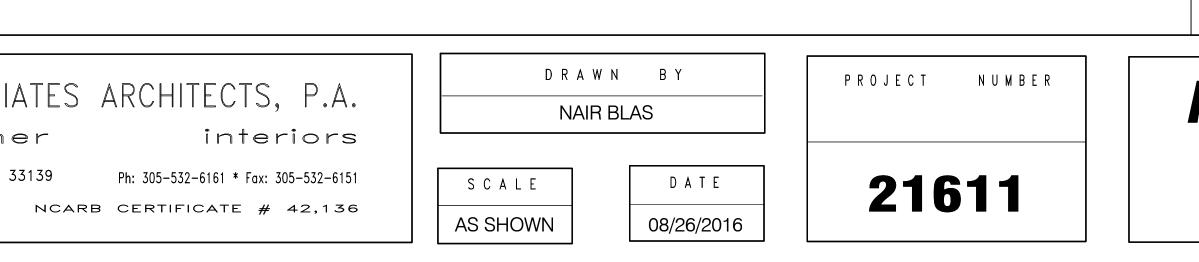
ISSUED FOR BIDDING

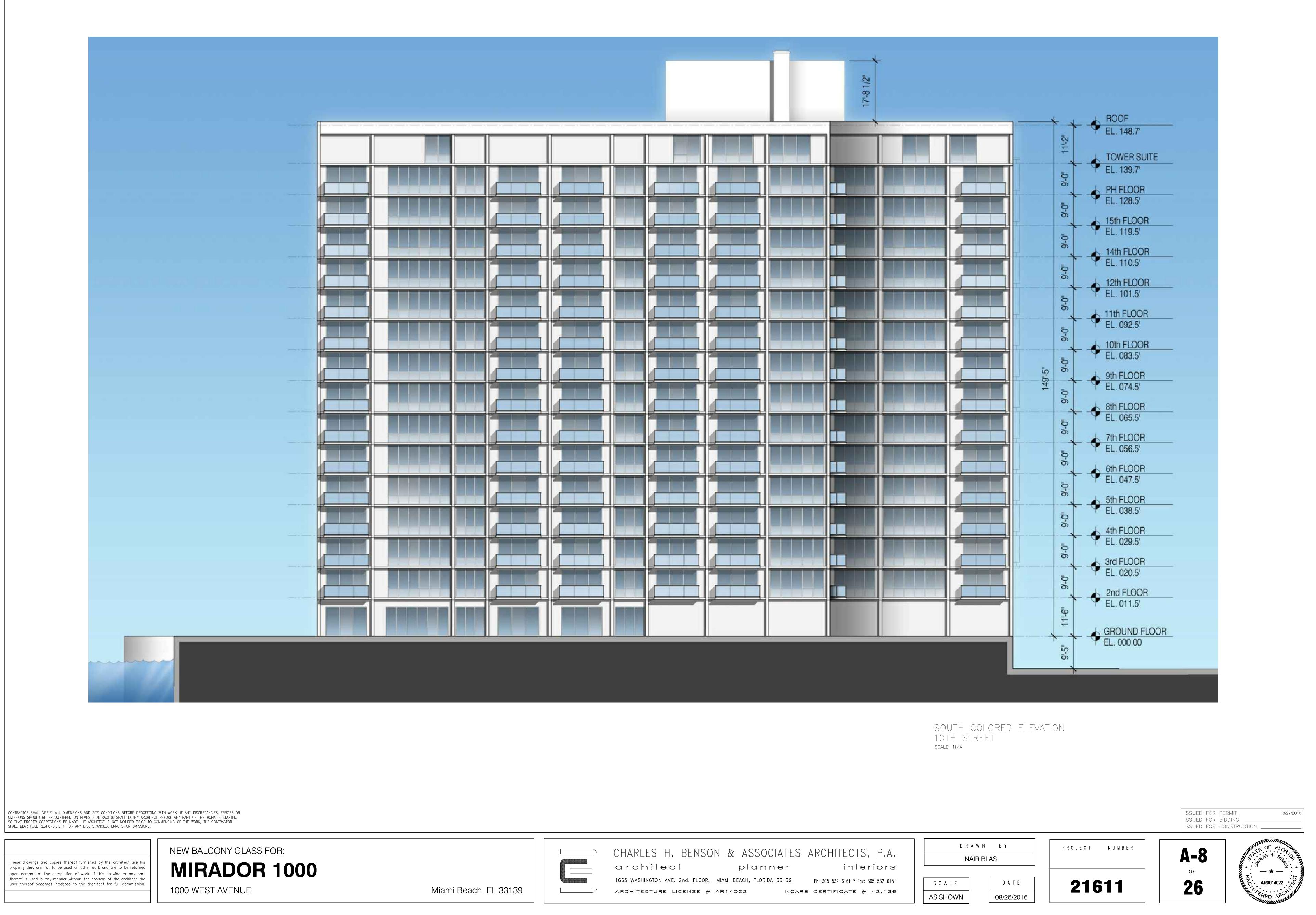


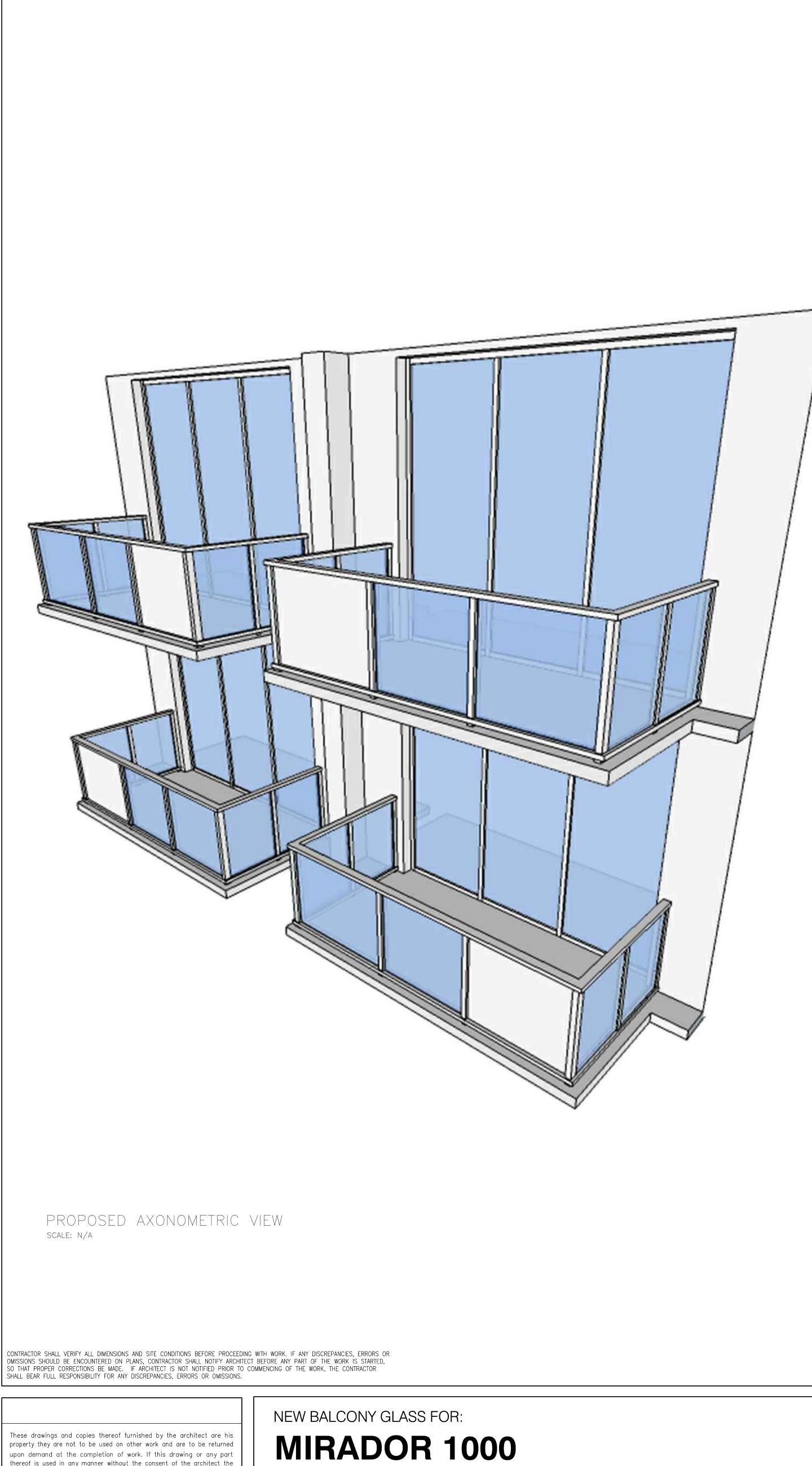


SO THAT PROPER CORRECTIONS BE MADE. IF ARCHITECT IS NOT NOTIFIED PRIOR TO COMMENCING OF THE WORK, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ANY DISCREPANCIES, ERRORS OR OMISSIONS.









upon demand at the completion of work. If this drawing or any part thereof is used in any manner without the consent of the architect the user thereof becomes indebted to the architect for full commission.

1000 WEST AVENUE

