BAL HARBOUR SHOPS PLANS

9700 COLLINS AVENUE, BAL HARBOUR, FL. 33154

INDEX LIST

INDEX	TITLE	SCALE
GN-001	COVER SHEET & INDEX LIST	NA
GN-002	DATA SHEET	NA
GN-003	SETBACK DIAGRAM	NA
GN-004	SETBACK DIAGRAM	NA
LANDSCAPE		
L.000	TREE DISPOSITION	1/50
L.001	TREE DISPOSITION	1/16"=1'-0"
L.002	TREE DISPOSITION	1/16"=1'-0"
L.003	TREE DISPOSITION	1/16"=1'-0"
L.004	TREE DISPOSITION	1/16"=1'-0"
L.005	TREE DISPOSITION	1/16"=1'-0"
L.006	TREE DISPOSITION	1/16"=1'-0"
L.007	TREE DISPOSITION	1/16"=1'-0"
L.008	TREE DISPOSITION	1/16"=1'-0"
L.009	TREE DISPOSITION	NA
L.100	LANDSCAPE PLAN	1/50
L.101	LANDSCAPE PLAN ENLARGEMENT	1/16"=1'-0"
L.102	LANDSCAPE PLAN ENLARGEMENT	1/16"=1'-0"
L.103	LANDSCAPE PLAN ENLARGEMENT	1/16"=1'-0"
L.104	LANDSCAPE PLAN ENLARGEMENT	1/16"=1'-0"
L.105	LANDSCAPE PLAN ENLARGEMENT	1/16"=1'-0"
L.106	LANDSCAPE PLAN ENLARGEMENT	1/16"=1'-0"
L.200	ROOFTOP LANDSCAPE PLAN	1/50
L.201	ROOFTOP LANDSCAPE PLAN ENLARGEMENT	1/32"=1'-0"
L.300	LANDSCAPE NOTES	
CONTEXT PHOTOS		
C-001	OVERALL AERIAL	NA
C-002	CONTEXT PHOTOS	NA
C-003	CONTEXT PHOTOS	NA
C-004	CONTEXT PHOTOS	NA
C-005	CONTEXT PHOTOS	NA
C-006	CONTEXT PHOTOS	NA
C-007	CONTEXT PHOTOS	NA
C-008	CONTEXT PHOTOS	NA
C-009	CONTEXT PHOTOS	NA
ARCHITECTURAL		
A-099	LOWER UNDERGROUND PARKING LEVEL-BLACK	1/50
A-099FLEX	LOWER UNDERGROUND FLEX PARKING LEVEL-BLACK	1/50
A-100	LOWER UNDERGROUND PARKING LEVEL-YELLOW	1/50
A-100FLEX	LOWER UNDERGROUND FLEX PARKING LEVEL-YELLOW	1/50
A-101	UPPER UNDERGROUND PARKING LEVEL-WHITE	1/50
A-101FLEX	UPPER UNDERGROUND FLEX PARKING LEVEL-WHITE	1/50
A-111C	SITE PLAN LOWER RETAIL LEVEL	1/50
A-121	MIDDLE LEVEL-RETAIL-2ND PARKING LEVEL-PINK	1/50
A-131	MIDDLE LEVEL-3RD PARKING LEVEL-TAN	1/50
A-141	UPPER LEVEL-RETAIL-4TH PARKING LEVEL-RED	1/50
A-151	5TH PARKING LEVEL-PURPLE	1/50
A-161	ROOF PARKING LEVEL-ORANGE	1/50
A-161FLEX	ROOF FLEX PARKING LEVEL-ORANGE	1/50
A-311	SECTIONS	1/30
A-312	SECTIONS	1/30
A-411	ELEVATIONS	1/30
A-412	ELEVATIONS	1/30
A-501	RENDERING	NA
A-501.1	RENDERING	NA
A-502	RENDERING	NA
A-503	RENDERING	NA
A-504	RENDERING	NA
A-505	RENDERING	NA
A-506	RENDERING	NA
A-507	RENDERING	NA
A-508	RENDERING	NA
A-509	RENDERING	NA
A-510	RENDERING	NA
A-511	RENDERING	NA
A-512	RENDERING	NA
A-513	RENDERING	NA
A-611	MATERIAL BOARD	NA
A-621	MATERIAL BOARD	NA
A-711	GFA / GLA LOWER RETAIL	1/50
A-731	GFA / GLA MIDDLE RETAIL	1/50
A-741	GFA / GLA UPPER RETAIL	1/50
LT-101	LOWER LEVEL BLUE PARKING & SITE LIGHTING PLAN	1/50

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pioneer Street
Sewickley, PA 15143
(412) 779-0024

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2828 SW 27th Avenue
Suite 820
Miami, Florida 33126
(305)461-5450

M/E/P Engineers
HNGS ENGINEERS
ENRIQUE J JUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-6805

Civil Engineers
FORTIN LEAVY SKILES DAVIS WOTTON JR.
169 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Traffic Consultant
FANDREI CONSULTING INC.
1063 S Dixie Hwy, Suite 333
Pompano Beach, Florida 33060
(305) 921-9855

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2023 Sw 8th Court
Miami, Florida 33165
(305) 858-4777

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

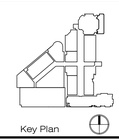
Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
| 1000 N Bayview Blvd. 27th Fl | t: 305.372.3323 | e: info@zyscovich.com
| Miami, FL 33132-2004 | f: 305.377.4021 | w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. THE REPRODUCTION, ALTERATION OR USE OF THIS DOCUMENT IS EXECUTED OR NOT, SHALL NOT BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.



Key Plan

Revised:

COVER SHEET INDEX LIST

1120BHSE	01/09/17

GN-001

BAL HARBOUR SHOPS
DATA SHEET

ZONING ANALYSIS		
BUSINESS DISTRICT	EXISTING	PROPOSED
SITE	687,873	714,167
TOTAL FLOOR AREA (GFA)	511,422	863,449
TOTAL GLA	463,477	806,710
FLOOR AREA RATIO	0.74	1.21
ALLOWED FLOOR AREA RATIO	0.76	
HEIGHT	56'-0"	*56'-0"

DEVELOPMENT ANALYSIS			
BUILDING	FLOOR	GFA (SF)	GLA (SF)
A	1	21,573	21,573
	2	19,737	16,486
	3	19,810	12,954
	TOTAL	61,120	51,013
B	1	20,664	20,664
	2	18,800	18,800
	3	19,117	19,117
	TOTAL	58,581	58,581
C	1	20,484	20,484
	2	17,426	17,426
	3	15,598	12,078
	TOTAL	53,508	49,988
D	1	27,180	27,180
	2	28,428	28,428
	3	23,350	15,466
	TOTAL	78,958	71,074
E	1	24,348	24,348
	2	21,708	21,708
	3	21,141	13,950
	TOTAL	67,197	60,006
Existing Saks	1	46,972	46,972
	2	46,103	46,103
	3	41,009	41,009
	TOTAL	134,084	134,084
NEIMAN MARCUS	1	33,076	33,076
	2	29,193	29,193
	3	30,748	30,748
	TOTAL	93,017	93,017
TOTAL EXISTING/MODIFIED		546,465	517,763
ENHANCED PLANS			
BUILDING	FLOOR	GBA (SF)	GLA (SF)
F	1	27,819	27,819
	2	36,005	27,819
	3	36,005	27,819
	TOTAL	99,829	83,457
G	1	12,892	12,892
	2	12,892	12,892
	3	12,892	12,892
	TOTAL	38,676	38,676
H	1	29,396	29,396
	2	30,933	30,933
	3	30,933	30,933
	TOTAL	91,262	91,262
NEIMAN MARCUS ADDITION	1	10,097	10,097
	2	10,097	10,097
	3	0	0
	TOTAL	20,194	20,194
NEW ANCHOR-BARNEYS	1	16,366	16,366
	2	19,496	19,496
	3	19,496	19,496
	TOTAL	55,358	55,358
TOTAL ENHANCEMENTS		302,245	288,947
OVERALL TOTALS BAL HARBOUR SHOPS		863,449	806,710

SETBACK ANALYSIS				
SETBACKS		REQUIRED/PERMITTED	EXISTING	PROPOSED
COLLINS AVENUE	NEIMAN MARCUS	50'-0"	100'-0"	50'-0"
HARDING AVENUE	SAKS	20'-0"	20'-0"	SAME AS EXISTING 20'-0"
96TH STREET		0'-0"	0'-0"	*0'-0"
BAL CROSS DRIVE		50'-0"	200'-0"	186'-6"
BAL BAY DRIVE		20'-0"	50'-0"	20'-0"
PARK DRIVE		50'-0" 1st level 100'-0" levels 2-5	50'-0" 1st level 100'-0" levels 2-5	Min. 50'-0"
INTERIOR Existing VH	WEST	7'-6"	7'-6"	7'-6"
	NORTH	7'-6"	7'-6"	7'-6"

*New Proposed Saks will be setback 3'-6" at ground level and then 0'-0" on upper levels

PARKING ANALYSIS		
	EXISTING	PROPOSED
PARKING RATIO	3.6/1000 SF GLA	3.15/1000 SF GLA
PERMANENT PARKING SPACES	1,679	*2,541 (3.15)
FLEX PARKING RATIO	N/A	3.6/1000 SF GLA
FLEX PARKING SPACES	N/A	*2,904 (3.6)

* The number of parking spaces proposed on the site plans may be reduced as final construction drawings are prepared and finalized, but will not fall below the proposed parking ratios provided.
Flex Parking Spaces are provided as shown on the Flex Parking Plans on the Yellow, White and Orange Parking Levels.

PARKING BREAKDOWN	REGULAR SPACES	TANDEM	ACCESSIBLE
SURFACE PARKING	106	92 TANDEM	1
TOTAL	199 SPACES		
NEIMAN MARCUS	REGULAR SPACES	TANDEM	ACCESSIBLE
UNDERGROUND LOWER LEVEL	91	56 TANDEM	2
UNDERGROUND UPPER LEVEL	82	56 TANDEM	2
TOTAL	173	112 TANDEM	4
289 SPACES			
GARAGE AND ROOFTOP PARKING	REGULAR SPACES	TANDEM	ACCESSIBLE
BLACK-UNDERGROUND PARKING	74	135	1
YELLOW-UNDERGROUND PARKING	75	125	1
WHITE-UNDERGROUND PARKING	59	114	1
BLUE PARKING - 1ST LEVEL	0	0	0
PINK PARKING - 2ND LEVEL	159	0	2
TAN PARKING - 3RD LEVEL	172	0	4
RED PARKING - 4TH PARKING	174	0	4
PURPLE PARKING - 5TH LEVEL	174	0	4
ORANGE PARKING - ROOF LEVEL	785	0	28
TOTAL BY TYPE IN GARAGE & ROOFTOP PARKING	1,673	374 TANDEM	45
TOTAL	2,092 SPACES		
OVERALL TOTALS BY TYPE PROPOSED	1,952	578 TANDEM	50
TOTAL PARKING PROPOSED	*2,580 SPACES		

* The number of parking spaces shown on the site plan exceeds the actual number required. The number of spaces will be reduced during development of construction plans, but will not fall below 3.15 parking ratio.
The Parking ratio is based on the GLA proposed since it is bigger than 90% of the GFA proposed

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
442 Pioneer Street
Sewickley, PA 15143
(412) 770-0004

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2828 NW 7th Terrace
Suite 820
Miami, Florida 33126
(305)461-5450

M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4850 SW 74 Court
Miami, Florida 33155
(305) 270-6805

Civil Engineers
FORTIN LEAVY SKILES DALMOND JR.
193 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4383

Traffic Consultant
FANDREI CONSULTING INC.
1051 S Dixie Hwy, Suite 333
Pompano Beach, Florida 33060
(305) 921-9855

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Architect
SELLERS ARCHITECTURAL CONSULTANTS
2533 Sky Main Court
Miami, Florida 33165
(305) 559-8472

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Architect
ZYSCOVICH ARCHITECTS
900 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2064
T 305.372.0322
F 305.377.4321
info@zyscovich.com
www.zyscovich.com

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

Key Plan

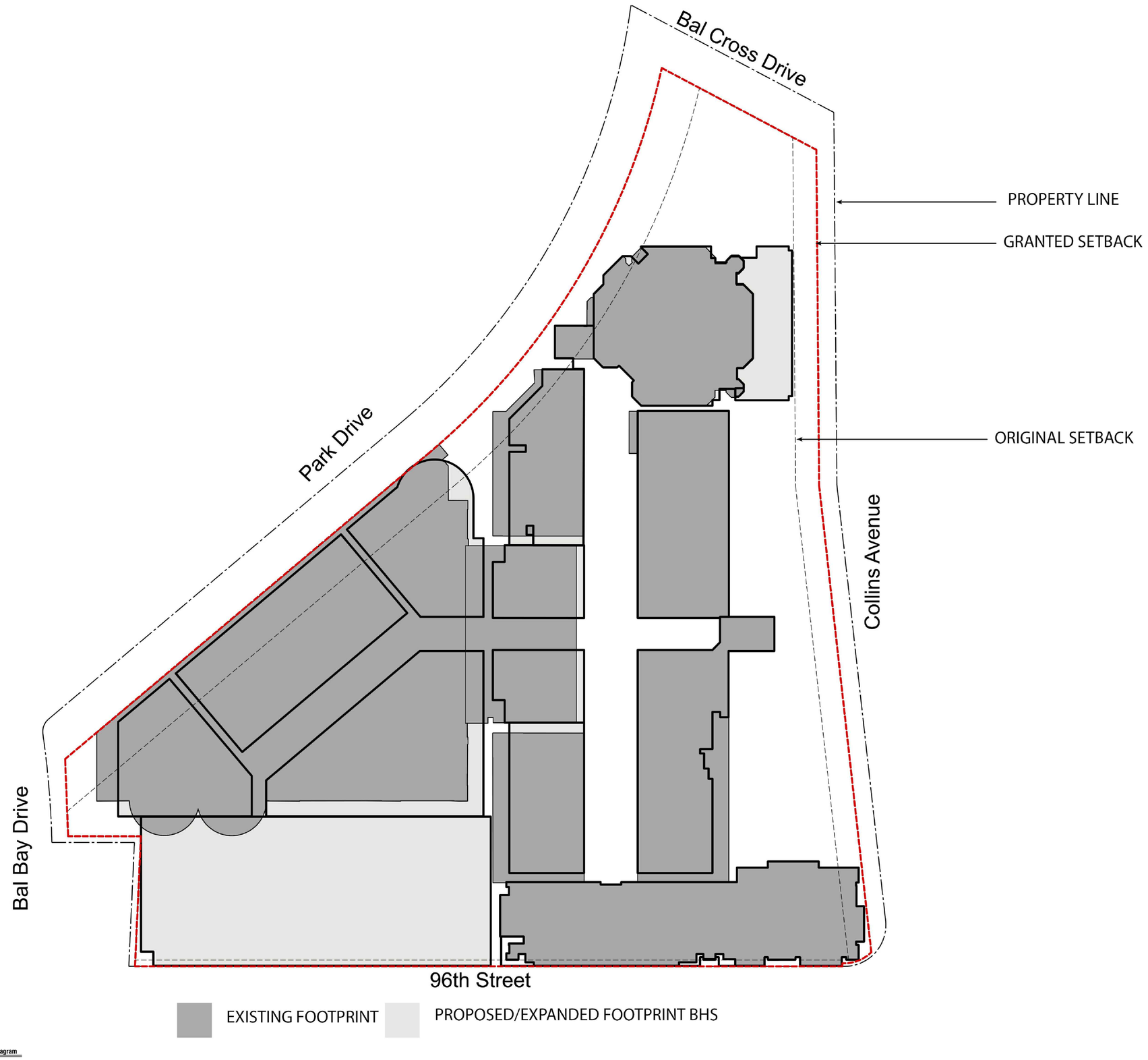
Revised:

DATA SHEET
ZONING ANALYSIS
AREA ANALYSIS
PARKING ANALYSIS

1120BHSE | 01/09/17

GN-002

11/10/2017 10:44:01 AM DANIELLA SMITH



01 GN-003 Setback Diagram
Scale: NTS

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
Mike McGee
442 Pioneer Street
Sewickley, PA 15143
(412) 779-0624

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
Douglas W. Wood
Suite 820
Miami, Florida 33126
(305)461-5450

M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-6805

Civil Engineers
FORTIN LEAVY SKILES DALY & CROTTY JR.
193 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4453

Traffic Consultant
FANDREI CONSULTING INC.
1063 S Dixie Hwy, Suite 333
Pompano Beach, 33060
(305) 921-9855

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Architect
SELLER ARCHITECTURAL CONSULTANTS
2533 Sw 32nd Court
Miami, Florida 33165
(305) 858-6472

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
T 305.372.5322
F 305.377.4021
e info@zyscovich.com
w www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT © 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

Key Plan

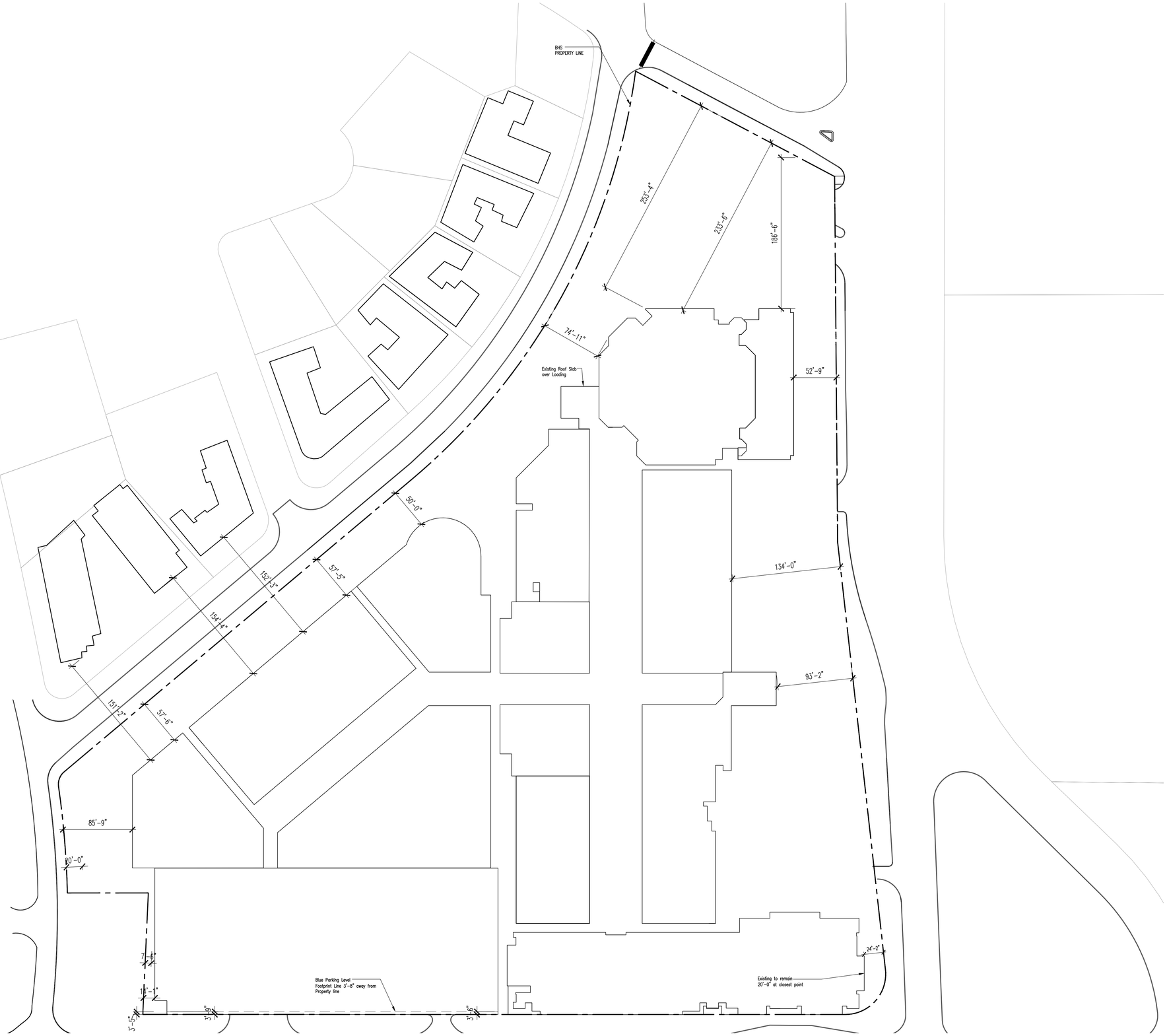
Revised:

SETBACK DIAGRAM

1120BHSE	01/09/17

GN-003

1/10/2017 10:44:18 AM DANIELLA SMITH



01 GN-004 **Setback Diagram**
Scale: NTS

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2503 SW Main Court
Miami, Florida 33165
(305) 858-6472

Civil Engineers
FORTIN LEAVY SKILES DAN MOSTOW JR.
180 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2525 NW 75th Street
Suite 820
Miami, Florida 33126
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
442 Pioneer Street
Sewickley, PA 15143
(412) 772-0024

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-4777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 858-4777

Traffic Consultant
FANDREI CONSULTING INC.
1061 S Dixie Hwy, Suite 333
Pompano Beach, 33060
(305) 921-9855

M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4850 SW 74 Court
Miami, Florida 33155
(305) 270-6935

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
300 N Biscayne Blvd. 2294-Fl
Miami, FL 33132-2304
T: 305.372.0323
F: 305.377.4021
e: info@zyscovich.com
w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT © 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

Key Plan

Revised:

SETBACK DIAGRAM

1120BHSE | 01/09/17

GN-004

1/10/2017 10:46:37 AM DANIELLA SMITH

Architect
SELLERS ARCHITECTURAL CONSULTANTS
2533 Sw Main Court
Miami, Florida 33165
(305) 858-6412

Civil Engineers
FORTIN LEAVY SKILES DAVIS WOOD JR.
169 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4453

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2828 SW 27th Avenue
Suite 820
Miami, Florida 33133
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
442 Pioneer Street
Sewickley, PA 15143
(412) 749-0024

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 4th Street
Miami, Florida 33130
(305) 858-0777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 4th Street
Miami, Florida 33130
(305) 858-0777

Traffic Consultant
FANDREI CONSULTING INC.
1063 S Dixie Hwy, Suite 333
Pompano Beach, Florida 33060
(305) 921-9855

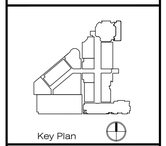
M/E/P Engineers
HNGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-6905

Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
1000 N Bayview Blvd. 12th Fl
Miami, FL 33132-2004
t: 305.372.3323 | f: 305.377.4021
e: info@zyscovich.com
w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. THEY ARE TO BE USED ONLY FOR THIS PROJECT AND ARE NOT TO BE USED ON ANY OTHER PROJECT, EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.



Revised:

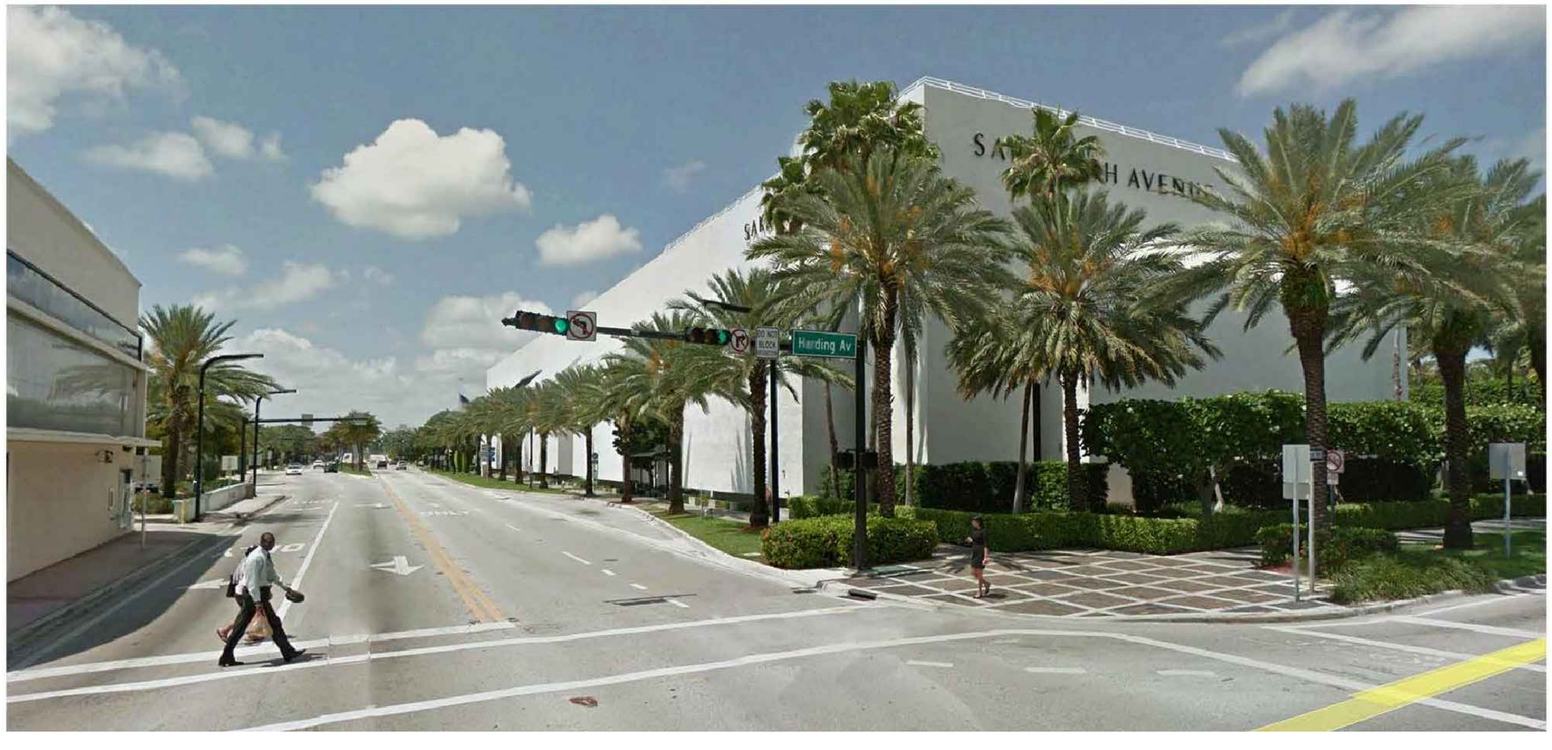
CONTEXT PHOTOS

1120BHSE	01/09/17

C-001

1/10/2017 1:05:32 PM DANIELLA SMITH

VIEW OF 96 STREET LOOKING EAST



VIEW OF 96 STREET LOOKING WEST

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
Mark Hilbish
442 Pleasant Street
Beverley, PA 1943
(617) 720-0024

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
Douglas Wood, PE
Suite 820
Miami, Florida 33126
(305)461-5450

M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4850 SW 74 Court
Miami, Florida 33155
(305) 270-6805

Civil Engineers
FORTIN LEAVY SKILES DAVIS MORTON JR.
19 NE 19th Street
North Miami Beach, Florida 33162
(305) 600-4483

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Traffic Consultant
FANDREI CONSULTING INC.
1063 S Dixie Hwy, Suite 333
Pompano Beach, 33060
(305) 921-9855

Architect
SELLECK ARCHITECTURAL CONSULTANTS
Jack Selleck
2023 SW 4th Court
Miami, Florida 33165
(305) 858-4012

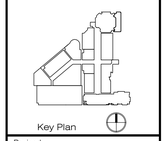
Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
t: 305.372.0323
f: 305.377.4021
e: info@zyscovich.com
w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.



Revised:

CONTEXT PHOTOS

1120BHSE | 01/09/17

C-002

1/10/2017 1:05:45 PM DANIELLA SMITH

CORNER OF 96 STRET AND HARDING AVE.

VIEW OF HARDING AVENUE LOOKING NORTH

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2003 Sky Park Court
Miami, Florida 33165
(305) 858-6472

Civil Engineers
FORTIN LEAVY SKILES DAVIS WORTH JR.
1616 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2828 NW 7th Street
Suite 820
Miami, Florida 33126
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
442 Pleasant Street
Beverley, PA 1543
(617) 720-0024

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-4777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 858-4777

Traffic Consultant
FANDREI CONSULTING INC.
7001 S Dixie Hwy, Suite 333
Palmetto Bay, Florida 33143
(305) 921-9855

M/E/P Engineers
HNGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-6905

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
900 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2064
T: 305.372.0323
F: 305.377.4321
E: info@zyscovich.com
W: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

Key Plan

Revised:

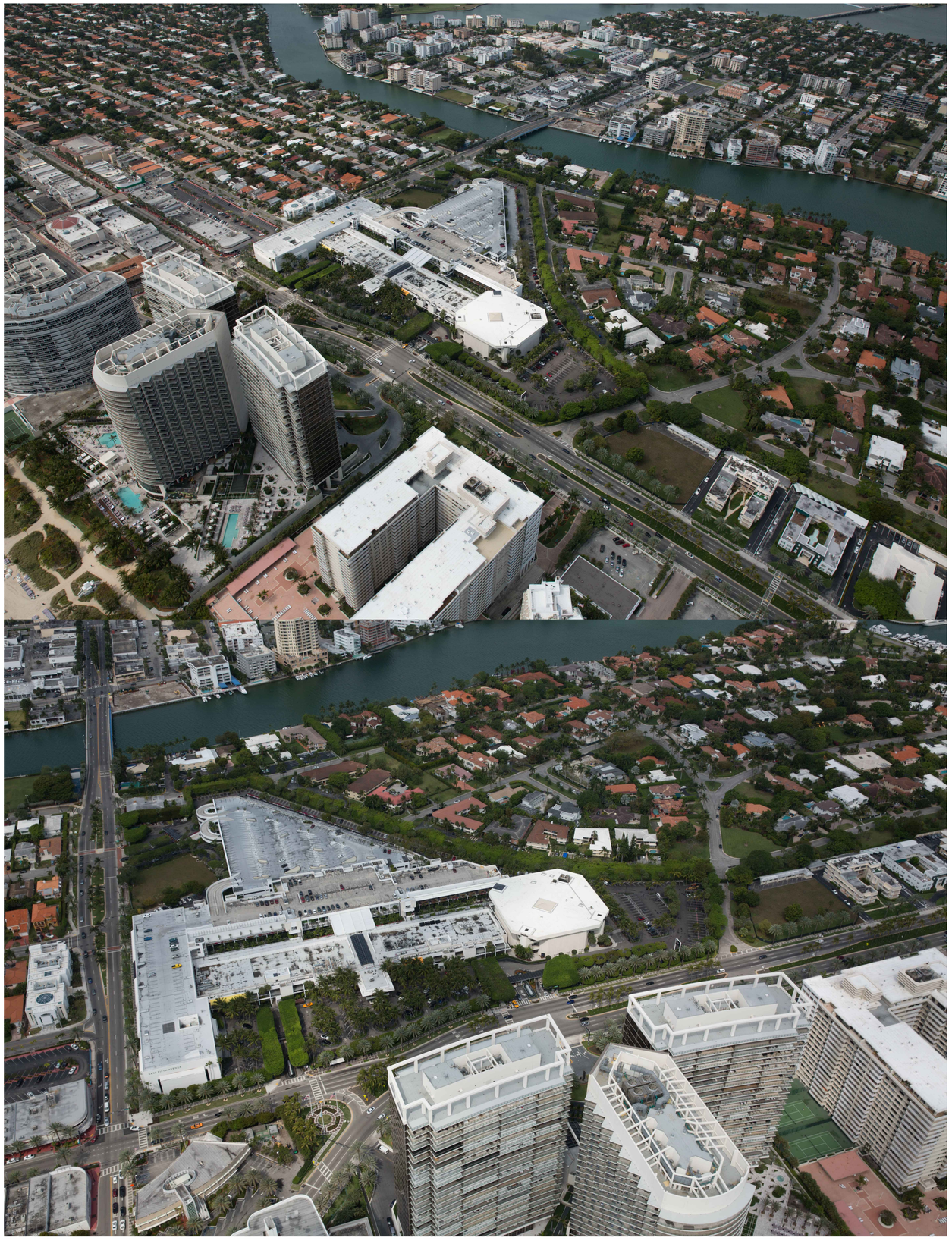
CONTEXT PHOTOS

1120BHSE	01/09/17

C-003

11/10/2017 1:05:59 PM DANIELLA SMITH

BIRDSEYE VIEWS OF COLLINS AVENUE



Architect
SELLERS ARCHITECTURAL CONSULTANTS
2023 Sw 3rd Court
Miami, Florida 33145
(305) 858-6472

Civil Engineers
FORTIN LEAVY SKILES DAVIS WOOD JR.
1819 NE 163rd Street
North Miami Beach, Florida 33162
(305) 652-4453

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2828 SW 27th Avenue
Suite 820
Miami, Florida 33126
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
442 Pioneer Street
Sewickley, PA 15143
(412) 779-0024

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 6th Street
Miami, Florida 33130
(305) 858-0777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 6th Street
Miami, Florida 33130
(305) 858-0777

Traffic Consultant
FANDREI CONSULTING INC.
1063 S Dixie Hwy, Suite 333
Pompano Beach, 33060
(305) 921-9855

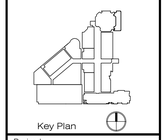
M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4820 SW 74 Court
Miami, Florida 33155
(305) 270-6805

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
T 305.372.5222
F 305.377.4031
e info@zyscovich.com
w www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT © 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY ENTITY OTHER THAN THE OWNER OF THE PROJECT WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.



Key Plan

Revised:

CONTEXT PHOTOS

1120BHSE | 01/09/17

C-004

1/10/2017 1:06:37 PM DANIELLA SMITH

VIEW OF INTERSECTION OF COLLINS AVE. & BAL CROSS DRIVE LOOKING SOUTH

VIEW OF COLLINS AVE. LOOKING SOUTH

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2003 SW 4th Court
Miami, Florida 33145
(305) 856-6472

Civil Engineers
FORTIN LEAVY SKILES DALY & MORTON JR.
1819 NE 163rd Street
North Miami Beach, Florida 33162
(305) 652-4483

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2828 SW 27th Avenue
Suite 820
Miami, Florida 33133
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
442 Pleasant Street
Beverley, PA 1543
(617) 720-0024

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 856-4777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 856-4777

Traffic Consultant
FANDREI CONSULTING INC.
1063 S Dixie Hwy, Suite 333
Pompano Beach, 33060
(305) 921-9855

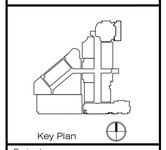
M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-6805

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
| 1000 N Bayview Blvd. (7th Fl) | 305.372.0323
Miami, FL 33132-2004 | f 305.377.4021
| e info@zyscovich.com
| w www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT © 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANYONE FOR ANY PURPOSE OTHER THAN PERTAINING TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.



Revised:

CONTEXT PHOTOS

1120BHSE	01/09/17

C-005

1/10/2017 1:06:52 PM DANIELLA SMITH

FAIRFIELD MANOR BLDG.
ALREADY DEMOLISHED

BAL CROSS DRIVE LOOKING WEST

BAL BAY DRIVE LOOKING NORTH

PARK DRIVE LOOKING EAST

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
442 Pierces Street
Sewickley, PA 15143
(412) 770-0024

M/E/P Engineers
HNGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-6805

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2525 NW 75th Street
Suite 820
Miami, Florida 33126
(305)461-5450

Traffic Consultant
FANDREI CONSULTING INC.
1063 S Dixie Hwy, Suite 333
Pompano Beach, 33060
(305) 921-9855

Civil Engineers
FORTIN LEAVY SKILES DAVIS NORTH JR.
193 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2023 Sw 4th Court
Miami, Florida 33165
(305) 858-4472

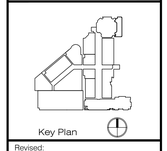
Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 6th Street
Miami, Florida 33130
(305) 858-4777

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
| 950 N Biscayne Blvd. - 2704 Fl
| Miami, FL 33132-2304
| t 305.372.0222
| f 305.377.4501
| e info@zyscovich.com
| w www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC IS PROHIBITED.



Key Plan

Revised:

CONTEXT PHOTOS

1120BHSE	01/09/17

C-006

1/10/2017 1:07:16 PM DANIELLA SMITH

VIEW OF COLLINS AVENUE FACING NORTH

VIEW OF COLLINS AVENUE HIGH RISE BUILDING FACING EAST

Architect
SELLERS ARCHITECTURAL CONSULTANTS
2533 Ponce de Leon Blvd.
Coral Gables, Florida 33134
(305) 854-0070

Civil Engineers
FORTIN LEAVY SKILES DAVIS NORTH JR.
19 NE 16th Street
Miami, Florida 33132
(305) 374-8471

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2525 Ponce de Leon Blvd.
Suite 820
Coral Gables, Florida 33134
(305) 447-0900

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
1200 Ponce de Leon Blvd.
Suite 300
Coral Gables, Florida 33134
(305) 447-0900

Landscape Architecture
RAYMOND JUNGLES INC.
2935 Ponce de Leon Blvd.
Coral Gables, Florida 33134
(305) 447-0900

Parking Consultants
WALKER PARKING CONSULTANTS
2200 Ponce de Leon Blvd.
Coral Gables, Florida 33134
(305) 447-0900

Traffic Consultant
FANDREI CONSULTING INC.
1200 Ponce de Leon Blvd.
Coral Gables, Florida 33134
(305) 447-0900

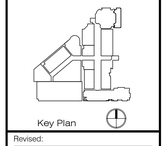
M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
1200 Ponce de Leon Blvd.
Coral Gables, Florida 33134
(305) 447-0900

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 S Biscayne Blvd., 27th Fl
Miami, FL 33132-2304
T: 305.372.0322
F: 305.371.4521
e: info@zyscovich.com
w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT © 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.



Revised:

CONTEXT PHOTOS

1120BHSE | 01/09/17

C-007

1/10/2017 1:07:34 PM DANIELLA SMITH

VIEW OF COLLINS AVENUE LOOKING NORTH

VIEW OF COLLINS AVENUE LOOKING SOUTH

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2003 Ponce de Leon Blvd.
Coral Gables, Florida 33134
(305) 529-9400

Civil Engineers
FORTIN LEAVY SKILES DAVIS WOOD JR.
19 NE 10th Street
Miami, Florida 33132
(305) 579-0500

Structural Engineers
DOUGLAS WOOD & ASSOCIATES, INC.
2003 Ponce de Leon Blvd.
Suite 820
Coral Gables, Florida 33134
(305) 529-9400

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pennsylvania Avenue
Fort Lauderdale, Florida 33312
(954) 463-5000

Landscape Architecture
RAYMOND JUNGLES INC.
2000 Ponce de Leon Blvd.
Suite 600
Coral Gables, Florida 33134
(305) 443-3000

Parking Consultants
WALKER PARKING CONSULTANTS
2000 Ponce de Leon Blvd.
Suite 600
Coral Gables, Florida 33134
(305) 443-4080

Traffic Consultant
FANDREI CONSULTING INC.
1000 N Dixie Hwy.
Suite 333
Fort Lauderdale, Florida 33304
(954) 537-0000

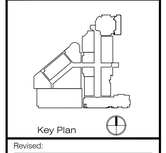
M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4000 Ponce de Leon Blvd.
Suite 470
Coral Gables, Florida 33146
(305) 443-4850

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
1000 N Dixie Hwy. | T 305.372.0323
Miami, FL 33132-2904 | F 305.377.4021
| e: info@zyscovich.com
| w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. THE REPRODUCTION OF THESE DRAWINGS AND SPECIFICATIONS IS LIMITED ON ANY SITE, BUT ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.



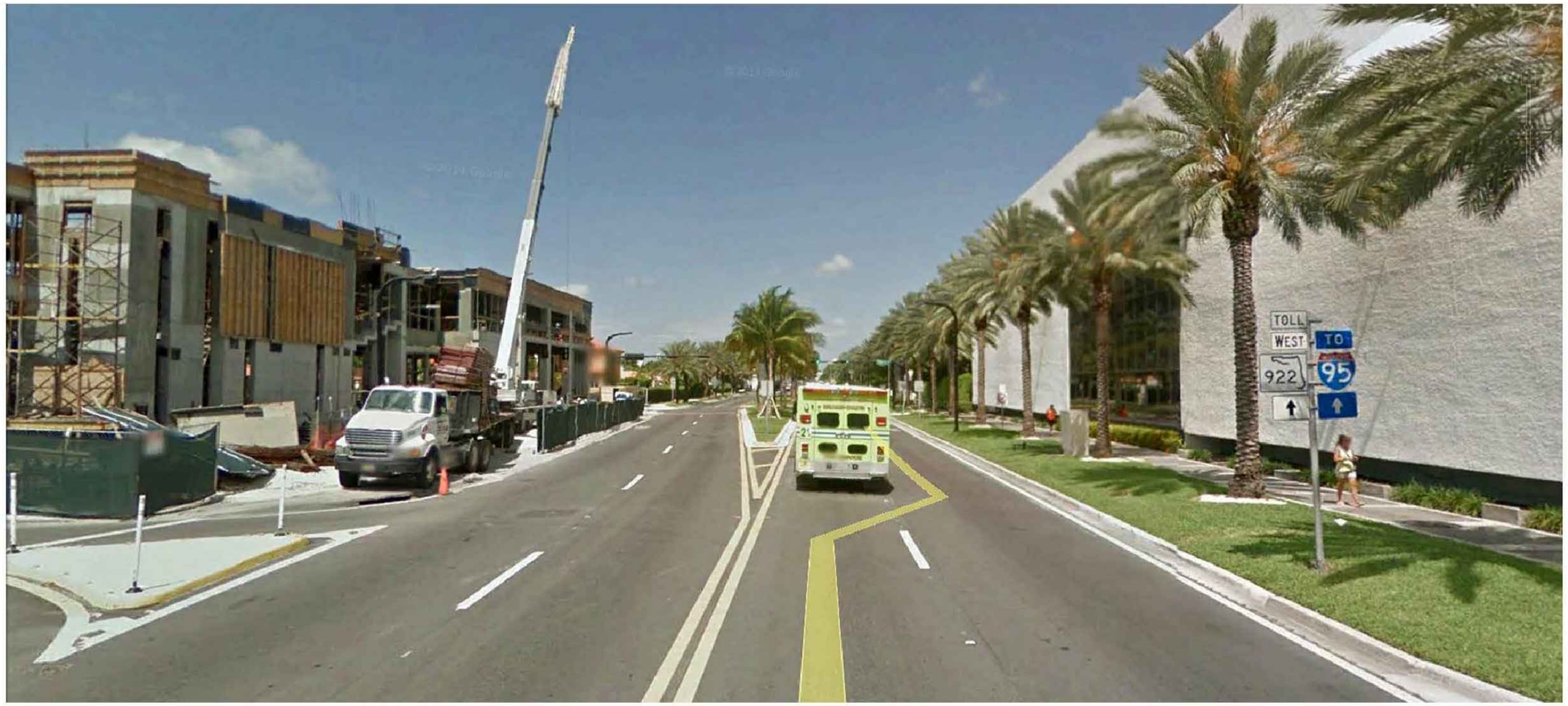
Revised:

CONTEXT PHOTOS

1120BHSE | 01/09/17

C-008

1/7/2017 1:07:52 PM DANIELLA SMITH



VIEW OF 96 STREET FACING WEST

CORNER OF HARDING AVENUE & 96 STREET FACING SURFSIDE

VIEW OF 96 STREET FACING SURFSIDE

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pennsylvania Avenue
Sewickley, PA 15143
(412) 749-0004

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2600 SW 3rd Avenue
Suite 820
Miami, Florida 33129
(305)461-5450

Civil Engineers
FORTIN LEAVY SKILES DAVIS WOTTON JR.
19 NE 16th Street
North Miami Beach, Florida 33162
(305) 652-4483

Traffic Consultant
FANDREI CONSULTING INC.
1063 S Dixie Hwy, Suite 333
Pompano Beach, Florida 33060
(305) 921-9855

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 4th Street
Miami, Florida 33130
(305) 858-4777

M/E/P Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-6805

Architect
SELLER ARCHITECTURAL CONSULTANTS
2003 SW 4th Court
Miami, Florida 33165
(305) 858-4472

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 4th Street
Miami, Florida 33130
(305) 858-4777

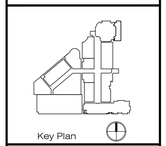
Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
1000 N Bayview Blvd., 2294-FI | t: 305.372.0222
Miami, FL 33132-2004 | f: 305.377.4021 | e: info@zyscovich.com | w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY ANY PERSON OR ENTITY FOR ANY PURPOSE RELATING TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC IS PROHIBITED.



Key Plan

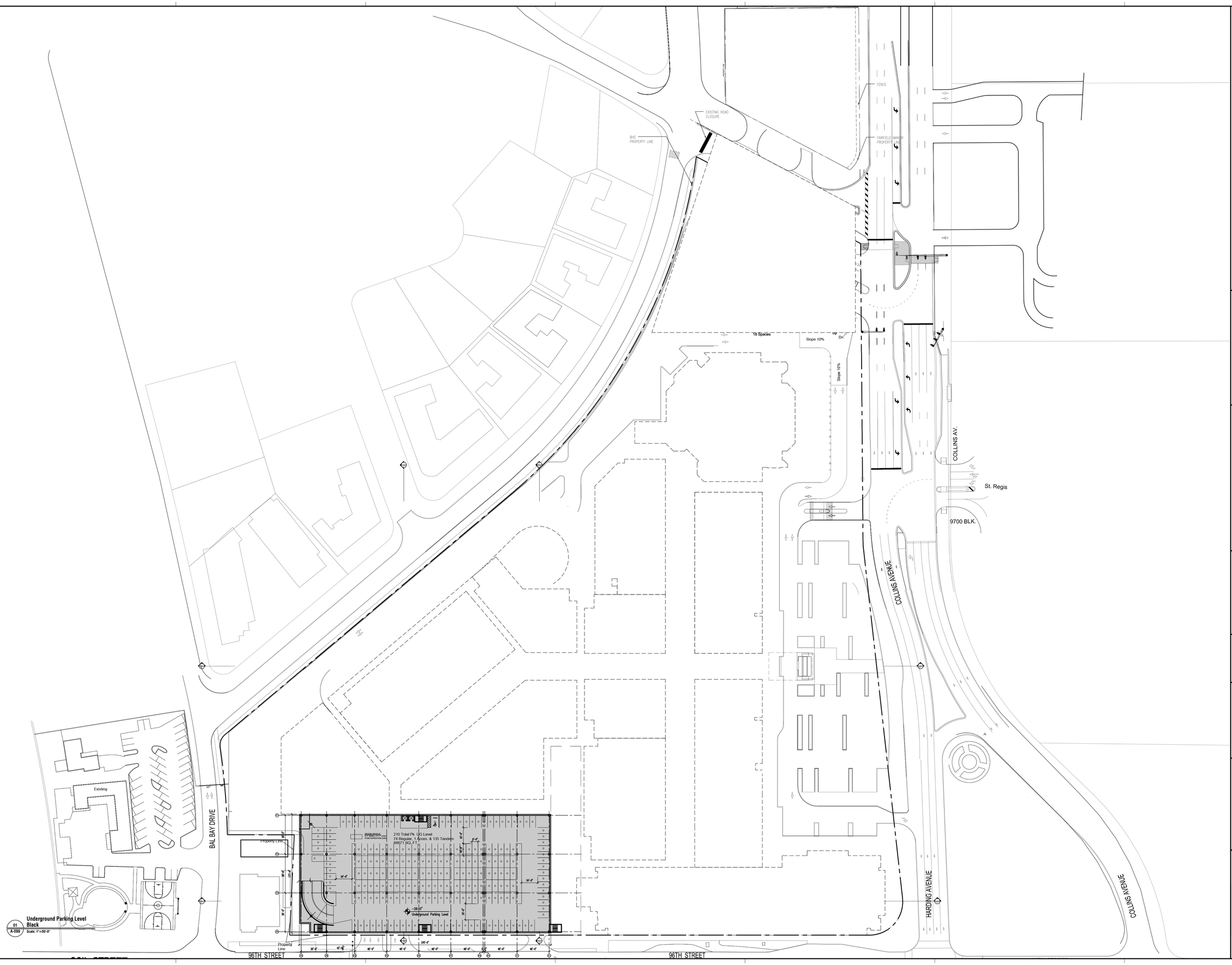
Revised:

CONTEXT PHOTOS

1120BHSE	01/09/17

C-009

1/10/2017 1:08:41 PM DANIELLA SMITH



01 A-099 Underground Parking Level Black
Scale: 1"=30'-0"

Architect
SELLERS ARCHITECTURAL CONSULTANTS
2533 Sw Ware Court
Miami, Florida 33165
(305) 858-6472

Civil Engineers
FORTIN LEAVY SKILES DAVIS NORTH JR.
193 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2440 NW 7th Terrace
Suite 820
Miami, Florida 33126
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pearce Street
Sewickley, PA 15143
(412) 770-0024

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Traffic Consultant
FANDREI CONSULTING INC.
1061 S Dixie Hwy, Suite 333
Pompano Beach, 33062
(305) 921-9855

MEP Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-9935

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2304
t: 305.372.3322
f: 305.577.4021
e: info@zyscovich.com
w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC IS PROHIBITED.

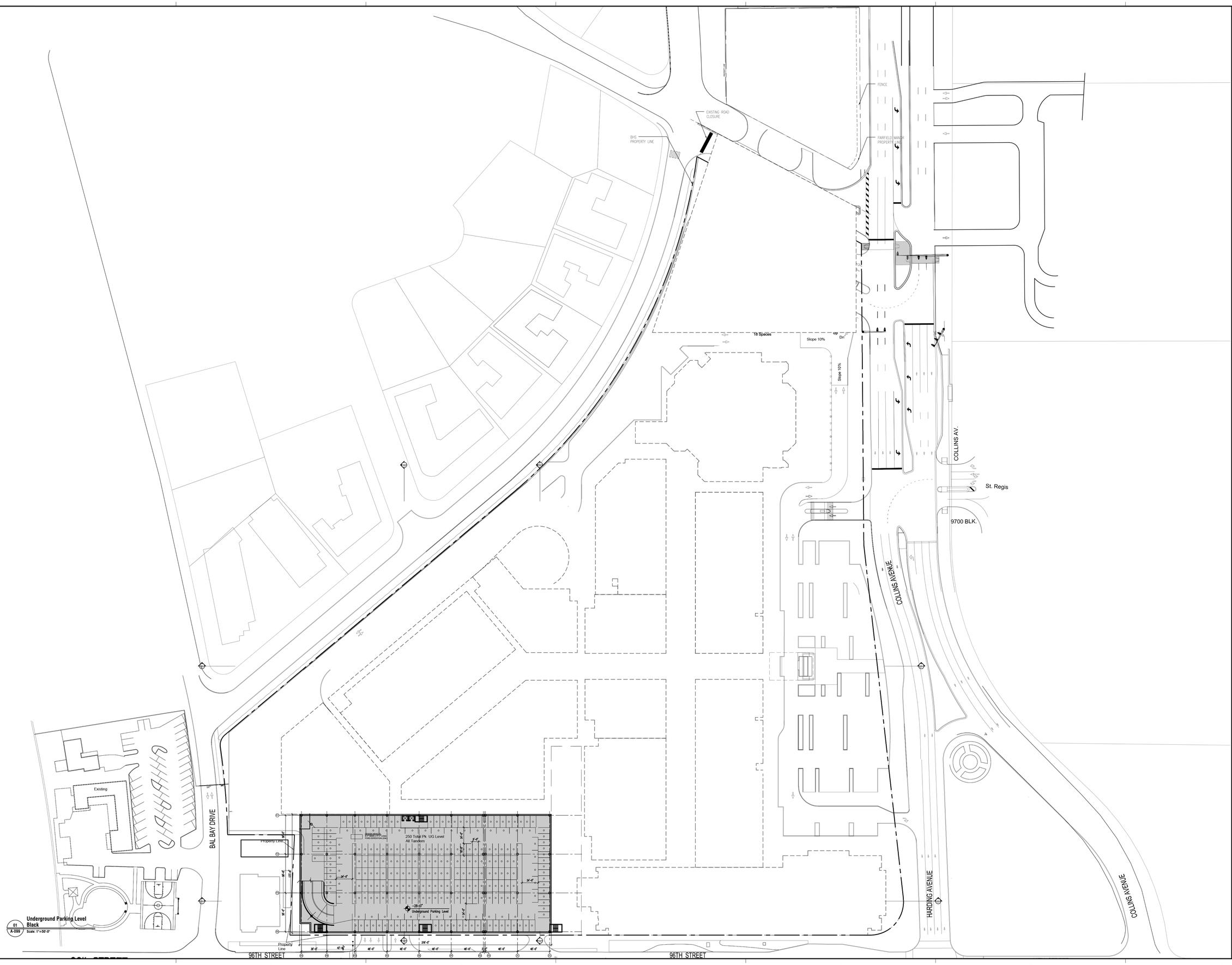
Key Plan

Revised:

LOWER UNDERGROUND PARKING LEVEL BLACK

1120BHSE | 01/09/17

A-099



01 A-099 Underground Parking Level Black
Scale: 1"=50'-0"

Architect
SELLERK ARCHITECTURAL CONSULTANTS
2533 SW 28th Court
Miami, Florida 33165
(305) 858-6472

Civil Engineers
FORTIN LEAVY SKILES DALMONTE JR.
193 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2540 NW 7th Terrace
Suite 820
Miami, Florida 33126
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
432 Pearce Street
Sewickley, PA 15143
(412) 749-0604

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Traffic Consultant
FANDREI CONSULTING INC.
1051 S Dixie Hwy, Suite 333
Pompano Beach, 33062
(305) 921-9855

MEP Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4820 SW 74 Court
Miami, Florida 33155
(305) 270-9935

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2304
t. 305.372.3322
f. 305.577.4021
e. info@zyscovich.com
w. www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC IS PROHIBITED.

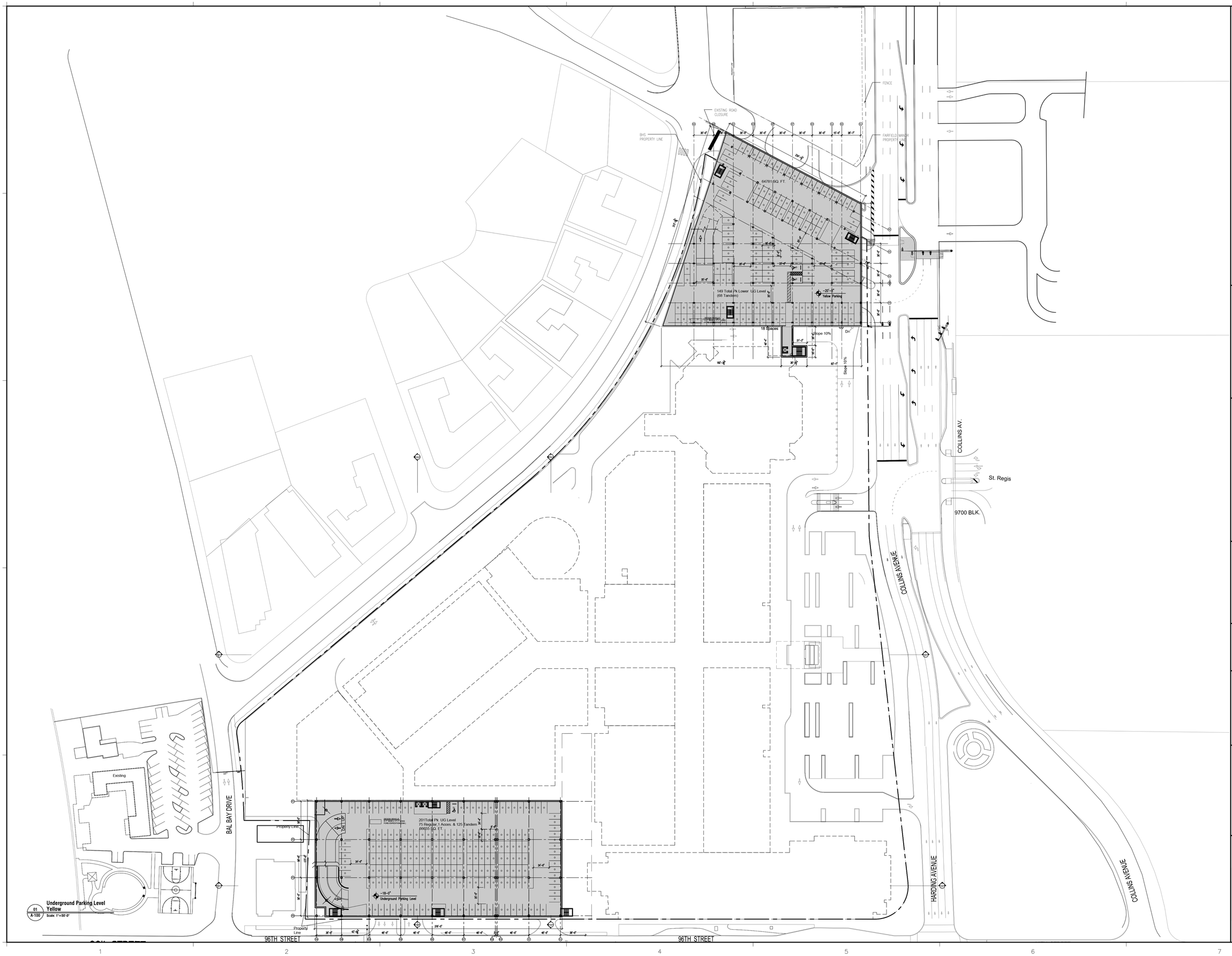
Key Plan

Revised:

LOWER UNDERGROUND PARKING LEVEL BLACK

1120BHSE | 01/09/17

A-099 FLEX



Architect
SELLECK ARCHITECTURAL CONSULTANTS
2533 SW Main Court
Miami, Florida 33165
(305) 858-6772

Civil Engineers
FORTIN LEAVY SKILES DAVIS WOOD JR.
180 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2400 NW 7th Terrace
Suite 820
Miami, Florida 33126
(305)461-5450

Lighting Consultant
HILBISH MCGEE LUCHINI DESIGN
402 Pearces Street
Sewickley, PA 15143
(412) 749-0024

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Traffic Consultant
FANDREI CONSULTING INC.
1061 S Dixie Hwy, Suite 333
Pompano Beach, 33060
(305) 921-9855

MEP Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-9905

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
900 N Biscayne Blvd. 22th Fl
Miami, FL 33132-2024
t. 305.372.3322
f. 305.577.4021
e. info@zyscovich.com
w. www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

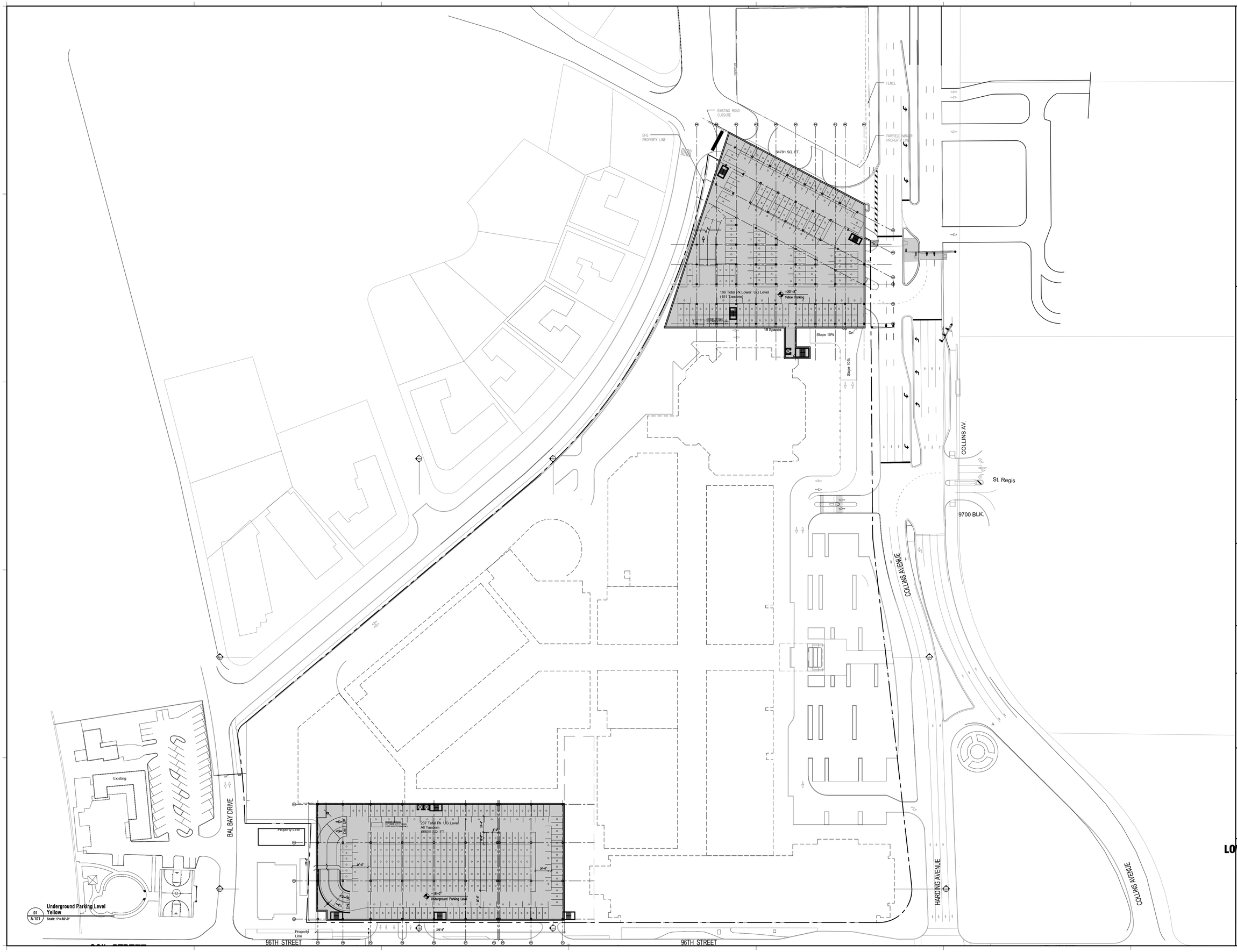
Key Plan

Revised:

LOWER UNDERGROUND PARKING LEVEL YELLOW

1120BHSE	01/09/17

A-100



01 A-101 Underground Parking Level Yellow
Scale: 1"=50'-0"

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2533 SW Main Court
Miami, Florida 33165
(305) 858-6472

Civil Engineers
FORTIN LEAVY SKILES DAVIS WORTH JR.
180 NE 168th Street
North Miami Beach, Florida 33162
(305) 690-1483

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
9400 NW 7th Terrace
Suite 820
Miami, Florida 33126
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pennsylvania Avenue
Sewickley, PA 15143
(412) 749-0604

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Traffic Consultant
FANDREI CONSULTING INC.
1551 S Dixie Hwy, Suite 333
Pompano Beach, Florida 33062
(305) 921-9855

MEP Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4820 SW 74 Court
Miami, Florida 33155
(305) 270-9935

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2304
t. 305.372.3322
f. 305.577.4021
e. info@zyscovich.com
w. www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

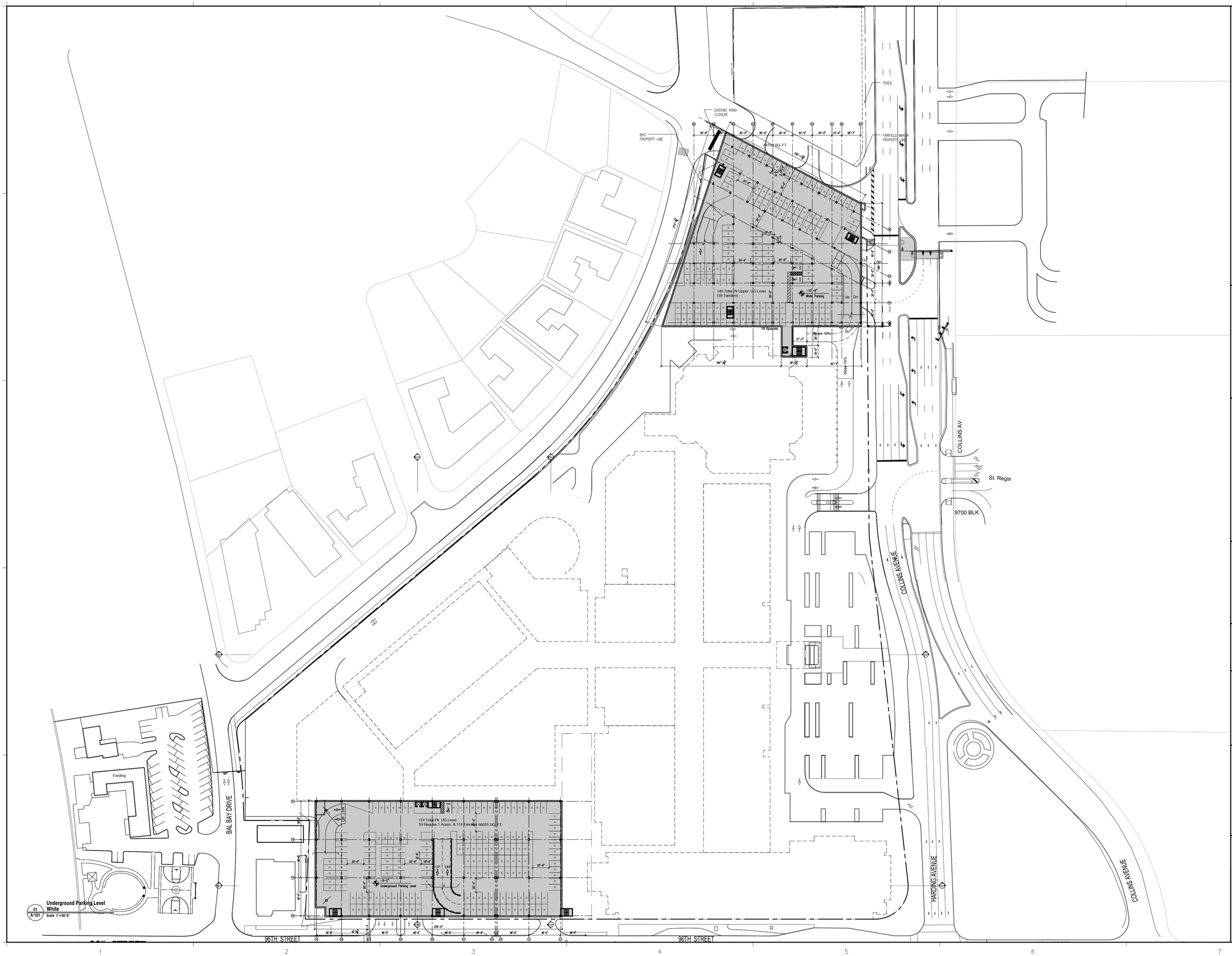
Key Plan

Revised:

LOWER UNDERGROUND PARKING LEVEL YELLOW FLEX

1120BHSE | 01/09/17

A-100FLEX



01 A-101 Underground Parking Level White
Scale: 1"=50'-0"

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2533 SW Main Court
Miami, Florida 33165
(305) 858-6777

Civil Engineers
FORTIN LEAVY SKILES DIAZ WOOD JR.
180 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-2483

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2640 NW 7th Terrace
Suite 820
Miami, Florida 33126
(305)461-5450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pennsylvania Avenue
Sewickley, PA 15143
(412) 749-0024

Landscape Architecture
RAYMOND JUNGLES INC.
245 SW 6th Street
Miami, Florida 33130
(305) 858-6777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 6th Street
Miami, Florida 33130
(305) 858-6777

Traffic Consultant
FANDREI CONSULTING INC.
1061 S Dixie Hwy, Suite 333
Pompano Beach, Florida 33062
(305) 921-9855

MEP Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-9905

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
| 350 N Biscayne Blvd. 2700-FI
| Miami, FL 33132-2304
| p. 305.372.3322
| f. 305.577.4021
| e. info@zyscovich.com
| w. www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

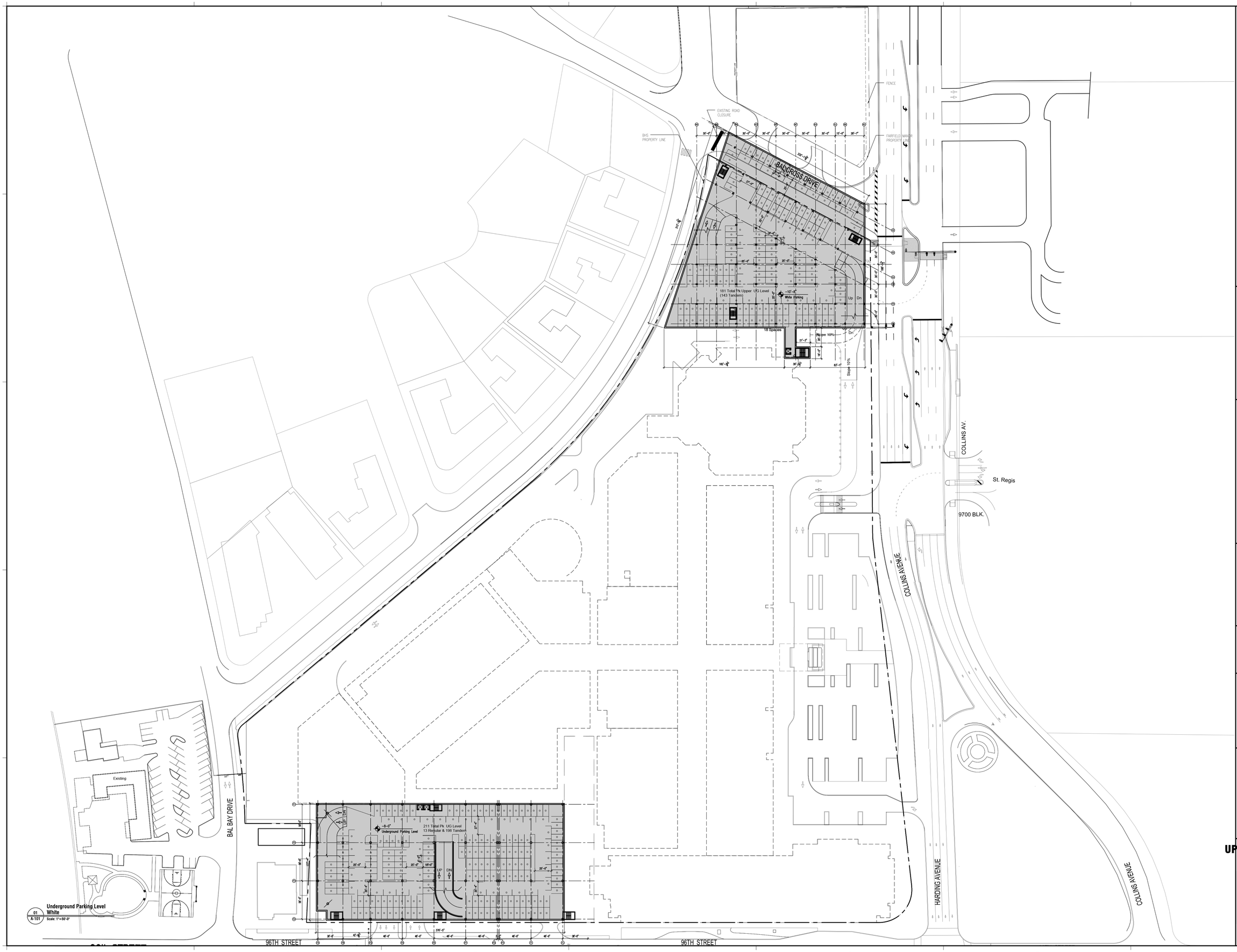
Key Plan

Revised:

UPPER UNDERGROUND PARKING LEVEL WHITE

1120BHSE	01/09/17

A-101



Lighting Consultant
HILBISH MCGEE
LIGHTING DESIGN
432 Pearce Street
Sewickley, PA 15143
(412) 770-0024

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2640 NW 7th Terrace
Suite 820
Miami, Florida 33126
(305)461-5450

MEP Engineers
HINGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-9905

Civil Engineers
FORTIN LEAVY SKILES DAVIS WOOD JR.
180 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Traffic Consultant
FANDREI CONSULTING INC.
1065 S Dixie Hwy, Suite 333
Pompano Beach, Florida 33062
(305) 921-9855

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 6th Street
Miami, Florida 33130
(305) 858-6777

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2533 Sw Main Court
Miami, Florida 33165
(305) 858-6412

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 6th Street
Miami, Florida 33130
(305) 858-6777

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2304
t. 305.372.3322
f. 305.577.4021
e. info@zyscovich.com
w. www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC IS PROHIBITED.

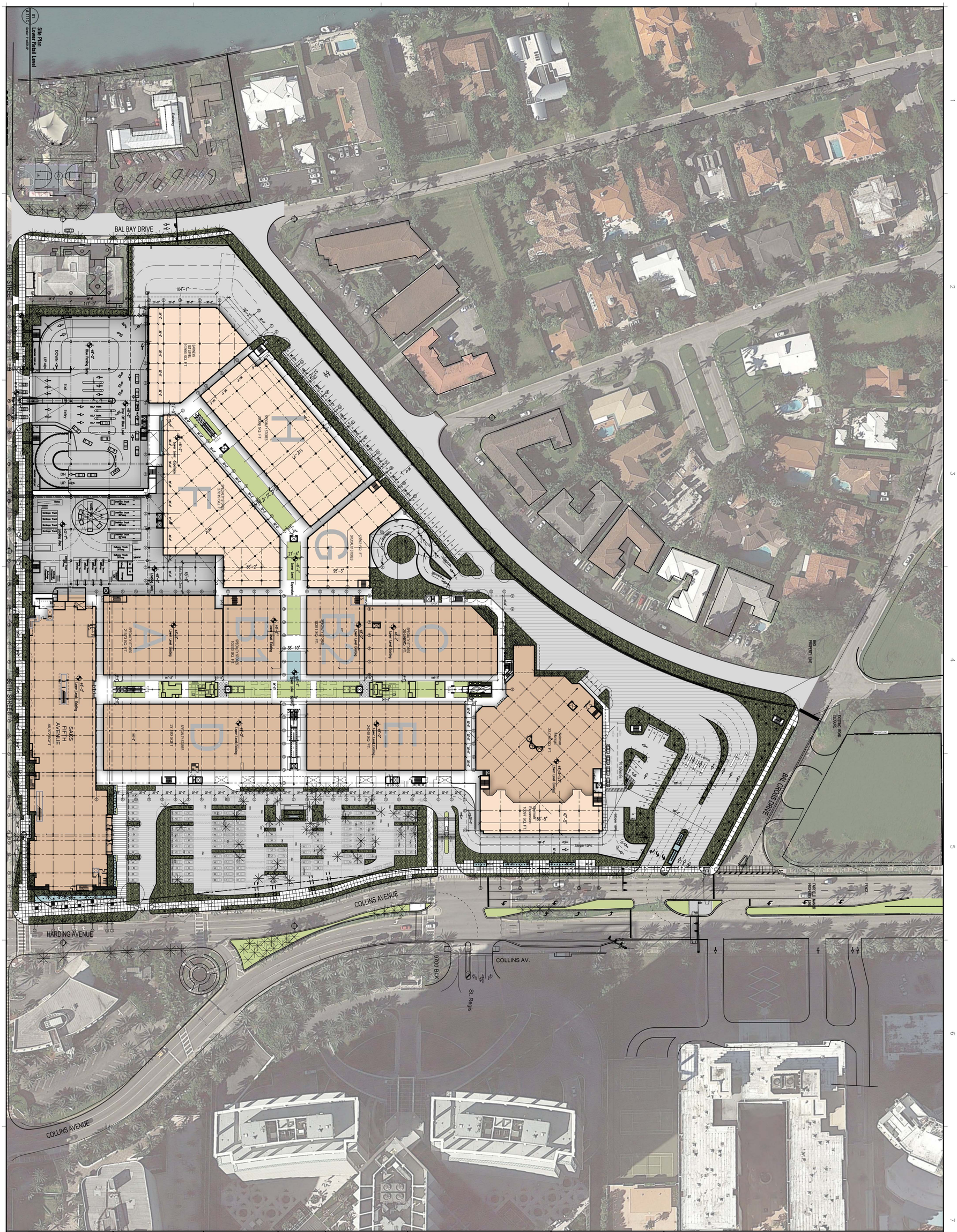
Key Plan

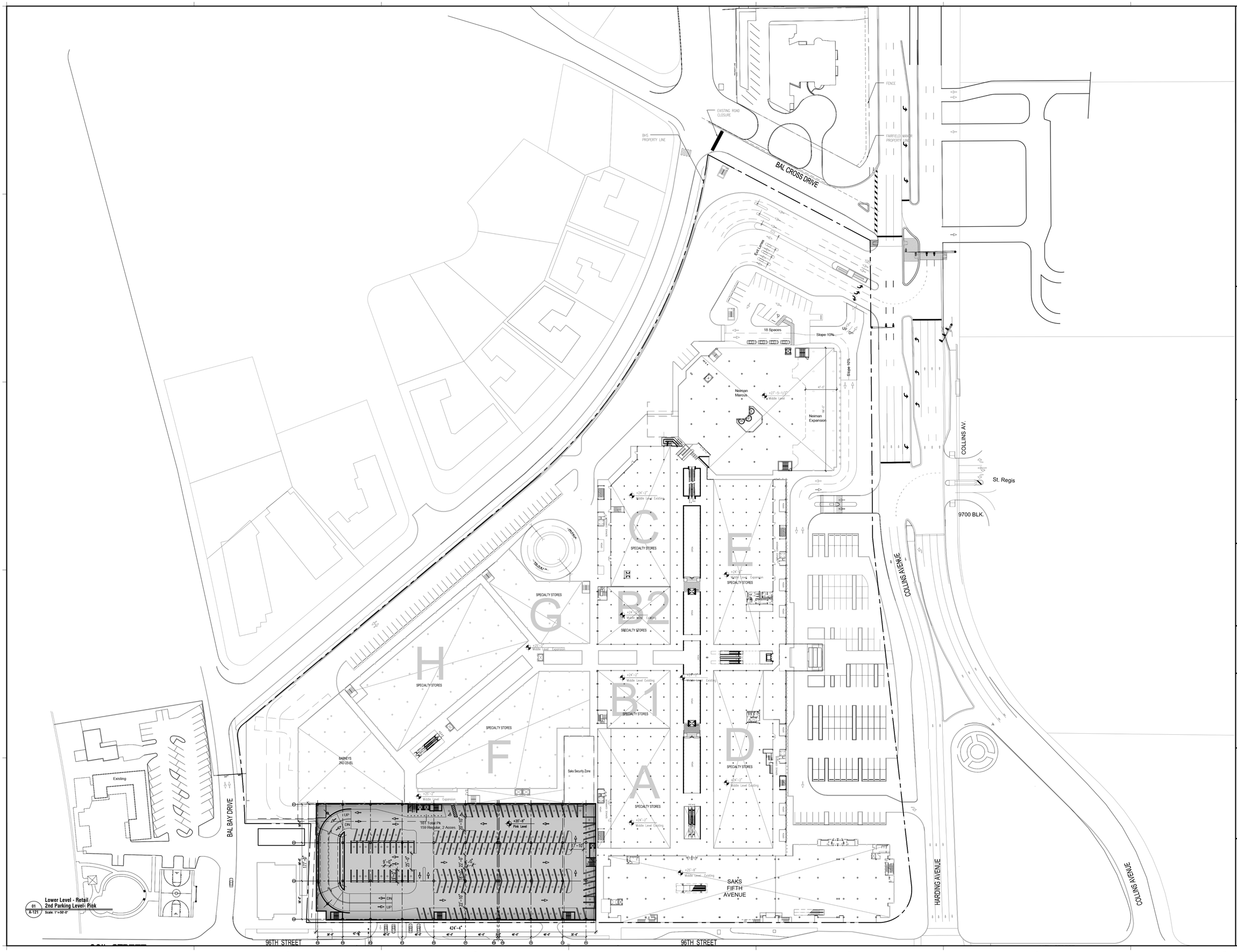
Revised:

UPPER UNDERGROUND PARKING LEVEL WHITE FLEX

1120BHSE	01/09/17

A-101FLEX


01 Site Plan Lower Retail Level
A-111C Scale: 1"=50'-0"
BAL BAY DRIVE
COLLINS AVENUE
HARDING AVENUE
COLLINS AV.
BAL CROSS DRIVE
9700 BLK
St. Regs
SAKS FIFTH AVENUE
46,972 SQ FT
SPECIALTY STORES
27,193 SQ FT
SPECIALTY STORES
21,973 SQ FT
SPECIALTY STORES
10,081 SQ FT
SPECIALTY STORES
20,080 SQ FT
SPECIALTY STORES
24,548 SQ FT
SPECIALTY STORES
10,081 SQ FT
SPECIALTY STORES
21,919 SQ FT
SPECIALTY STORES
20,000 SQ FT
SPECIALTY STORES
10,000 SQ FT
Neiman Marcus
33,108 SQ FT
Neiman Marcus Expansion
10,000 SQ FT
Lower Level Dining
Lower Level Expansion
Slope 10%
Bus Loading
Valet Parking
Service Vehicles
Delivery Truck Bay
Trash Room
Elevator
Escalator
Stairs
Bike Rack
Bus Shelter
Bus Pick Up Area
Bus Drop Off Area
Taxi Drop Off
Taxi Pick Up
Parking
Entry
Exit
DOWN
UP
Storage
Janitor
Mechanical
Electrical
Fire Pump
Generator
Loading Area
Trash Room
Service Area
Lobby
Lounge
Lounge Area
Storage Area
Storage Room
Storage Rooms
Lower Level Storage
Lower Level Dining
Lower Level Expansion
Lower Level Entry
Lower Level Bridge
Lower Level Gallery
Lower Level Lounge
Lower Level Storage
Lower Level Dining



01 A-121 Lower Level - Retail
2nd Parking Level- Pink
Scale: 1"=50'-0"

Lighting Consultant
HILBRSH MCGEE
LIGHTING DESIGN
402 Pennsylvania Avenue
Sewickley, PA 15143
(412) 749-0024

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2424 NW 7th Street
Suite 820
Miami, Florida 33125
(305)461-5450

ME/P Engineers
HNGS ENGINEERS
ENRIQUE J SUAREZ, PE
4820 SW 74 Court
Miami, Florida 33155
(305) 270-9935

Civil Engineers
FORTIN LEAVY SKILES DALMOUTH JR.
180 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Traffic Consultant
FANDREI CONSULTING INC.
1080 S Dixie Hwy, Suite 333
Pompano Beach, Florida 33060
(305) 921-9805

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 4th Street
Miami, Florida 33130
(305) 858-6777

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2535 SW 3rd Court
Miami, Florida 33145
(305) 858-6212

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 4th Street
Miami, Florida 33130
(305) 858-6777

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2304
t 305.372.2323
f 305.377.4031
e info@zyscovich.com
w www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

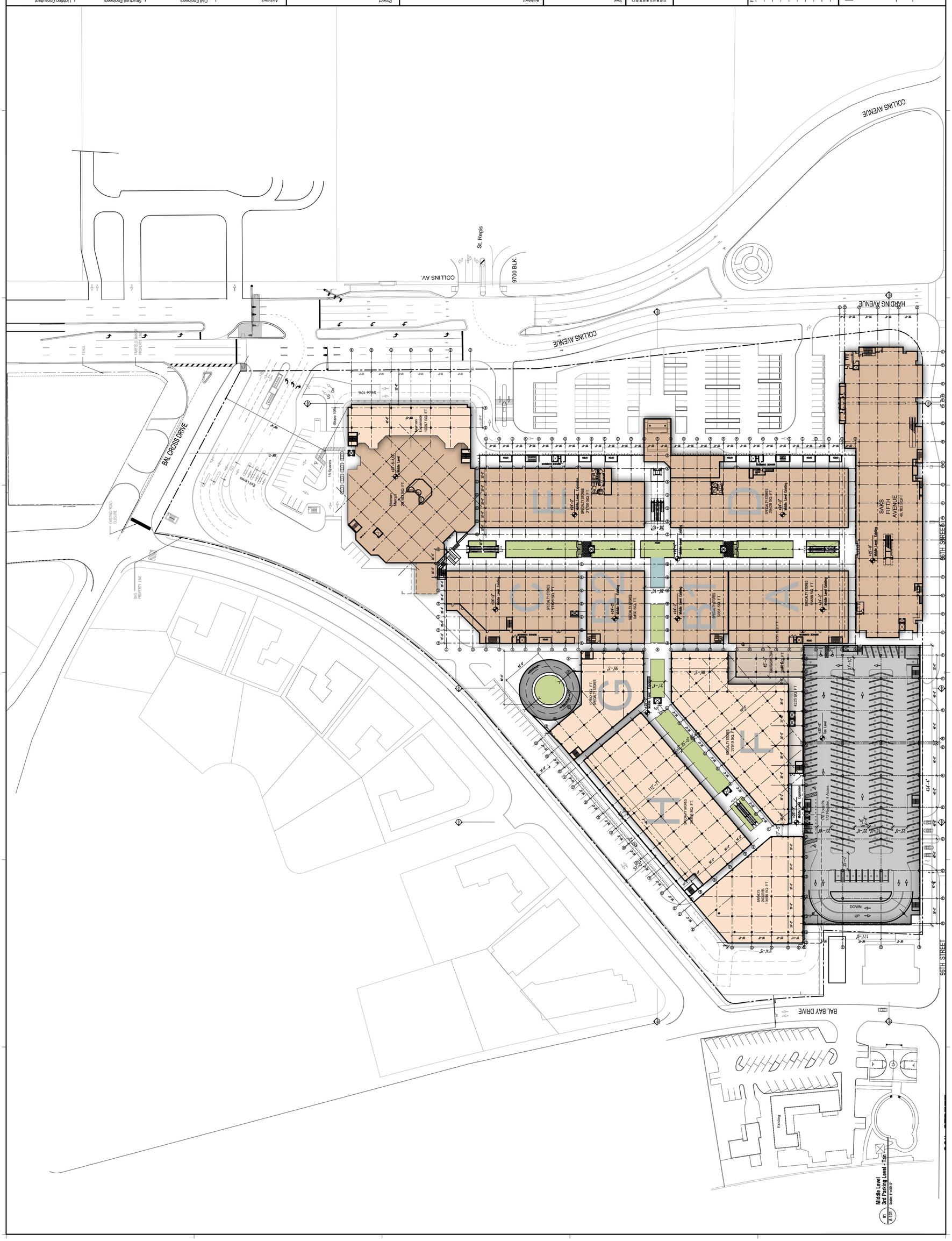
Key Plan

Revised:

MIDDLE LEVEL - RETAIL 2ND PARKING LEVEL - PINK

1120BHSE | 01/09/17

A-121



MIDDLE RETAIL -LEVEL 3RD PARKING LEVEL - TAN

11208HSE | 01/09/17

A-131

Key Plan

Revised:

COPYRIGHT © 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF ZYSCOVICH, INC. AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. THE PROJECT FOR WHICH THIS DOCUMENT WAS PREPARED IS EXECUTED BY AND THE FEES HAVE BEEN PAID TO ZYSCOVICH, INC. IN ACCORDANCE WITH THE APPROPRIATE CONTRACT BETWEEN THE OWNER AND ZYSCOVICH, INC. THIS DOCUMENT IS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR IS IT TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

Seal: BERNARD ZYSCOVICH

Reg. No. RA-7410

Architect:
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd, 27th Fl
Miami, FL 33132-2304
T 305.372.5323 F 305.577.4521
info@zyscovich.com
www.zyscovich.com

Project: **Bal Harbour Shops**
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

Architect:
SELLECK ARCHITECTURAL CONSULTANTS
2520 SW 99th Court
Miami, Florida 33165
(305) 559-6179

Landscape Architecture:
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Parking Consultants:
WALKER PARKING CONSULTANTS
242 5th Street
Miami, Florida 33130
(305) 858-6777

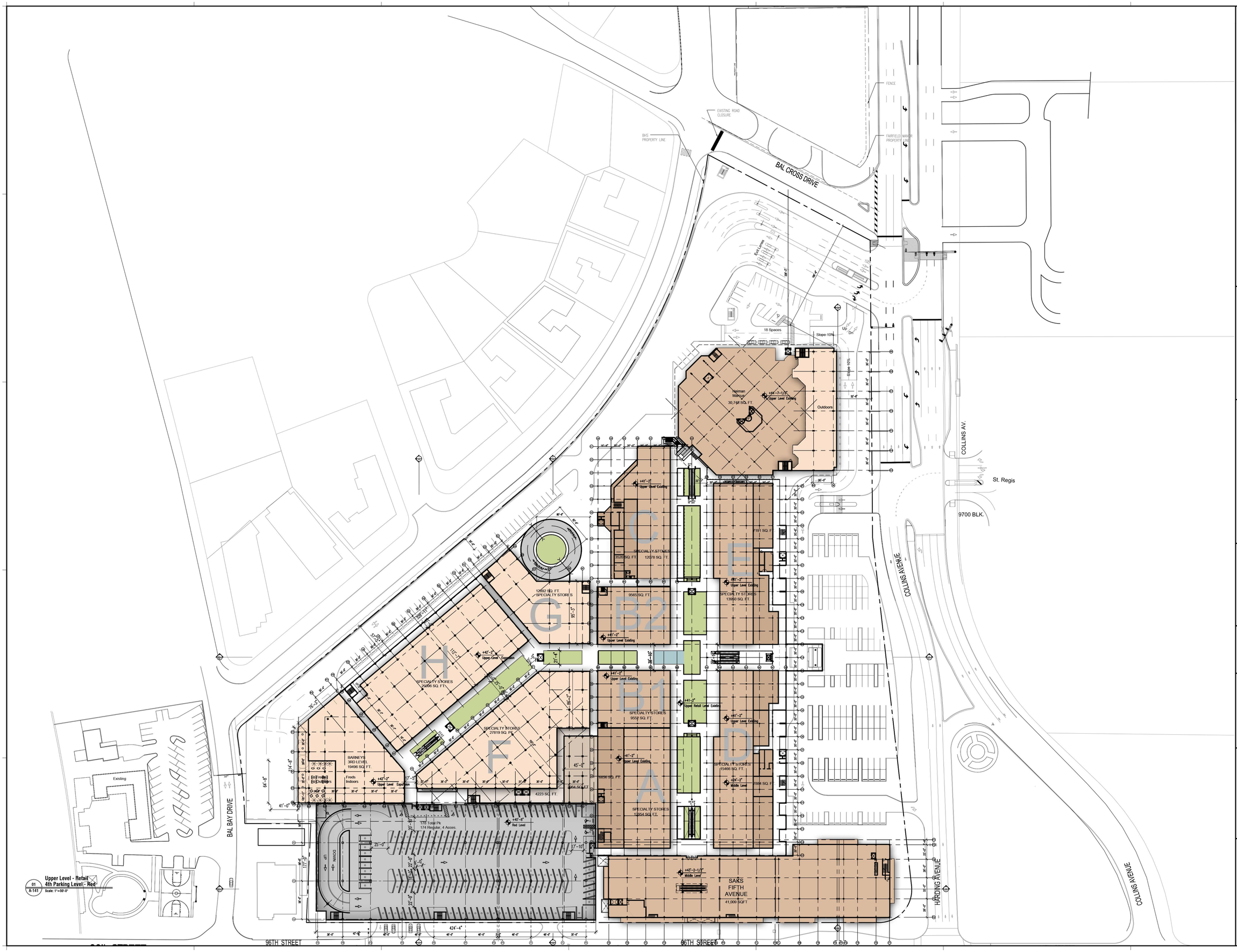
Civil Engineers:
FORTIN LEAVY SKILES
DAN FORTIN JR.
180 NE 168th Street
North Miami Beach, Florida 33162
(305) 653-4483

Structural Engineers:
DOUGLAS WOOD ASSOCIATES, INC.
2040 NW 7th Street
Suite 820
Miami, Florida 33126
(305)461-3450

Traffic Consultant:
FAINDREI CONSULTING INC.
1080 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
(305) 921-9655

M/E/P Engineers:
HNGS ENGINEERS
ENRIQUE J. SUAREZ, PE
480 SW 74 Court
Miami, Florida 33155
(305) 270-9935

Lighting Consultant:
HILBISH MCGEE LIGHTING DESIGN
402 Feederick Street
Sewickley, PA 15143
(412) 749-0533



01 A-141 Upper Level - Retail 4th Parking Level - Red
Scale: 1"=50'-0"

Architect
SELLER ARCHITECTURAL CONSULTANTS
2503 SW Main Court
Miami, Florida 33165
(305) 858-6772

Civil Engineers
FORTIN LEAVY SKILES DAVIS WORTH JR.
1610 NE 149th Street
North Miami Beach, Florida 33162
(305) 620-2482

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
9400 NW 7th Terrace
Suite 820
Plantation, Florida 33126
(305)461-3450

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pennsylvania Street
Sewickley, PA 15143
(412) 779-0024

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 4th Street
Miami, Florida 33130
(305) 858-6777

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 4th Street
Miami, Florida 33130
(305) 858-6777

Traffic Consultant
FANDREI CONSULTING INC.
1665 S Dixie Hwy, Suite 333
Boca Raton, Florida 33432
(305) 921-9805

M/E/P Engineers
HNGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-9505

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd. - 29th Fl
Miami, FL 33132-2304
T 305.372.5322
F 305.377.4021
e info@zyscovich.com
w www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT © 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC. IS PROHIBITED.

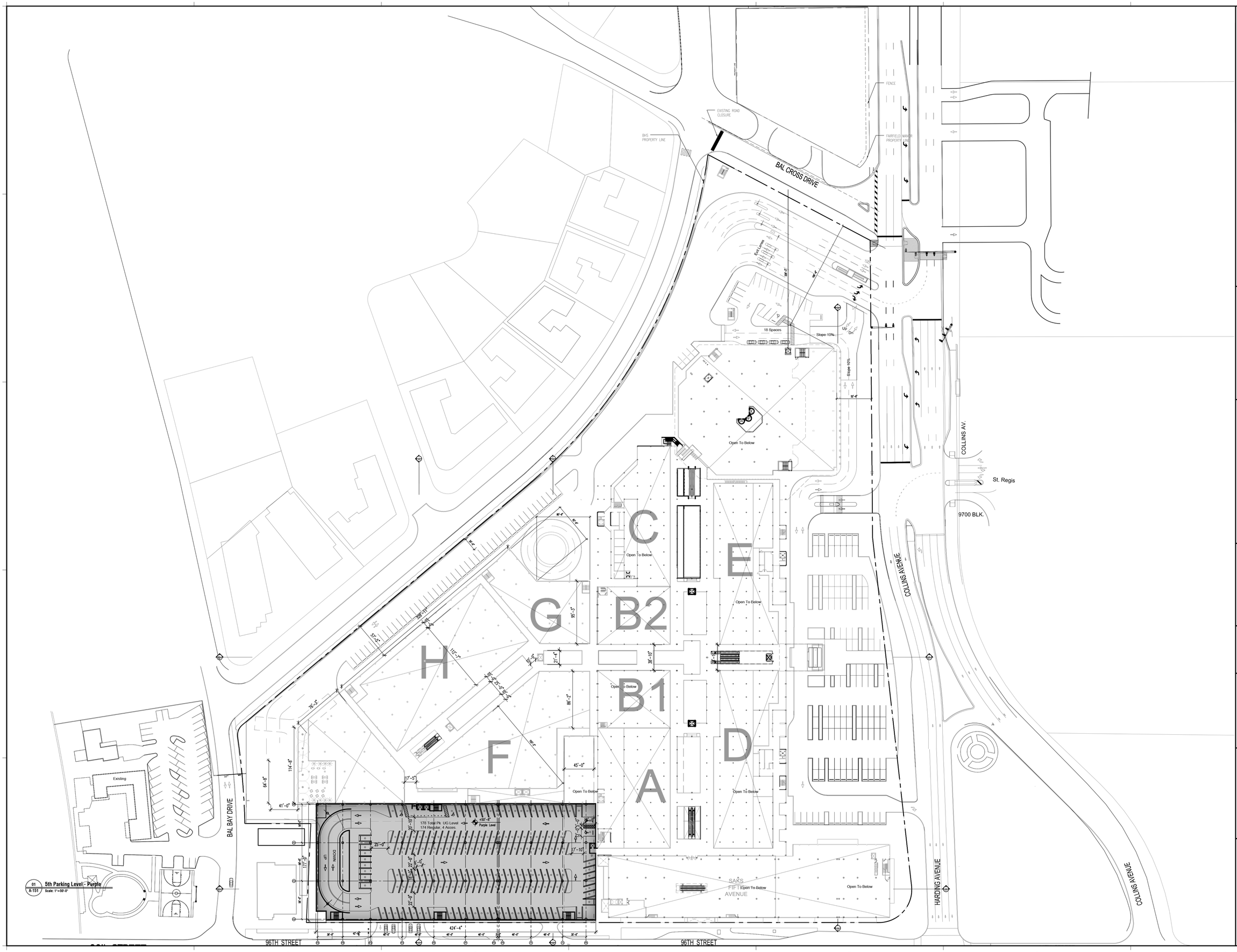
Key Plan

Revised:

UPPER LEVEL - RETAIL 4TH PARKING LEVEL - RED

1120BHSE | 01/09/17

A-141



01 A-151 5th Parking Level - Purple
Scale: 1"=50'-0"

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pearces Street
Sewickley, PA 15143
(412) 779-0024

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
9400 NW 7th Terrace
Suite 820
Miami, Florida 33126
(305)461-5400

ME/P Engineers
HNGS ENGINEERS
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-9505

Civil Engineers
FORTIN LEAVY SKILES DAVIS NORTH JR.
1616 NE 168th Street
North Miami Beach, Florida 33162
(305) 652-4483

Parking Consultants
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Traffic Consultant
FANDREI CONSULTING INC.
1861 S Dixie Hwy, Suite 333
Miami, Florida 33129
(305) 921-9805

Architect
SELLER ARCHITECTURAL CONSULTANTS
2503 SW Main Court
Miami, Florida 33165
(305) 858-6272

Landscape Architecture
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154
Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2304
t: 305.372.3322
f: 305.577.4021
e: info@zyscovich.com
w: www.zyscovich.com

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

COPYRIGHT© 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THESE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. WHETHER THE PROJECT FOR WHICH THEY WERE PREPARED IS EXECUTED OR NOT. THEY ARE NOT TO BE USED IN ANY MANNER ON OTHER PROJECTS OR EXTENSIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO ZYSCOVICH, INC. REPRODUCTIONS OF SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF ZYSCOVICH, INC IS PROHIBITED.

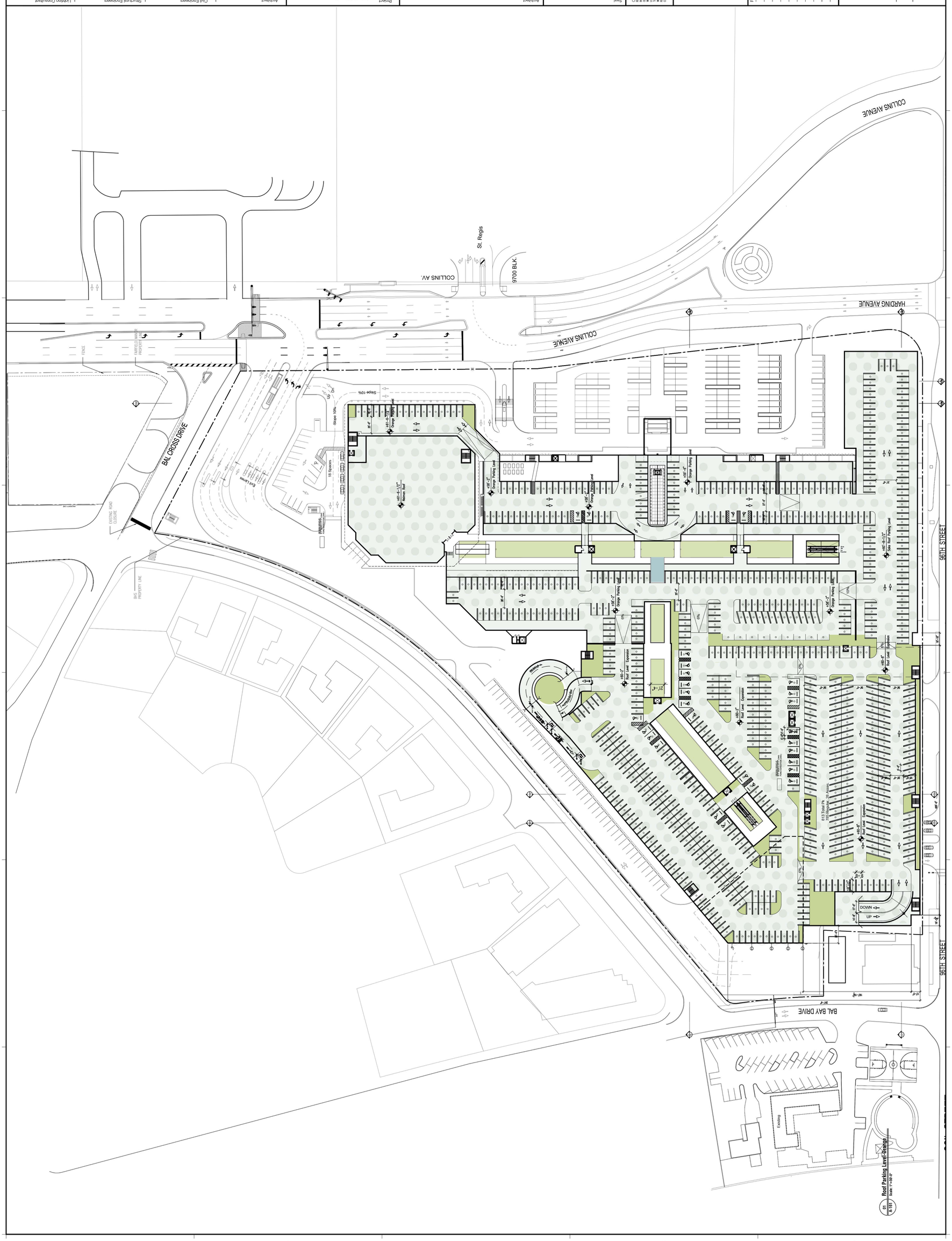
Key Plan

Revised:

5TH PARKING LEVEL - PURPLE

1120BHSE	01/09/17

A-151



01 Roof Parking Level-Drainage
A-161 Scale: 1"=30'-0"

Key Plan	
Revised:	
ROOF PARKING LEVEL-ORANGE	-
11208HSE	01/09/17
A-161	

COPYRIGHT © 2017 ZYSCOVICH, INC. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF ZYSCOVICH, INC. AND SHALL REMAIN THE PROPERTY OF ZYSCOVICH, INC. THE REPRODUCTION, ALTERATION OR USE OF THIS DESIGN, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF ZYSCOVICH, INC. IS FORBIDDEN. ANY REPRODUCTION OF THIS DESIGN MUST INCLUDE THIS NOTICE IN ITS ENTIRETY.

Seal: BERNARD ZYSCOVICH
Reg. No. RA-7410

Architect:
ZYSCOVICH ARCHITECTS
100 N Biscayne Blvd. 27th Fl
Miami, FL 33132-2304
t 305.372.5323
f 305.577.4521
e info@zyscovich.com
w www.zyscovich.com

Project No. 1120BHSE

Project: Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Architect:
SELLECK ARCHITECTURAL CONSULTANTS
2520 SW 99th Court
Miami, Florida 33165
(305) 559-6179

Landscape Architecture:
RAYMOND JUNGLES INC.
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Civil Engineers:
FORTIN LEAVY SKILES
DAN FORTIN JR.
180 NE 168th Street
North Miami Beach, Florida 33162
(305) 653-4493

Parking Consultants:
WALKER PARKING CONSULTANTS
242 SW 5th Street
Miami, Florida 33130
(305) 858-6777

Structural Engineers:
DOUGLAS WOOD ASSOCIATES, INC.
2040 NW 7th Street
Suite 820
Miami, Florida 33126
(305)413-450

Traffic Consultant:
FAINDREI CONSULTING INC.
1080 S Dixie Hwy. Suite 333
Pinecrest, Florida 33156
(305) 921-9655

Lighting Consultant:
HILLBISH MCGEE LIGHTING DESIGN
402 Peebles Street
Sewickley, PA 15143
(412) 749-0533

M/E/P Engineers:
HNGS ENGINEERS
402 SW 1st Court
Miami, Florida 33135
(305) 270-9935
ENRIQUE J. SUAREZ, PE