BAL HARBOUR SHOPS & CHURCH BY THE SEA ENHANCEMENTS PLANS

9700 COLLINS AVENUE. BAL HARBOUR, FL. 33154

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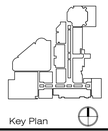

Key Plan

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COVER SHEET INDEX LIST

1120BHSE	05/30/14

GN-001

DATA SHEET

ZONING ANALYSIS - AREA ANALYSIS - PARKING ANALYSIS

BAL HARBOUR SHOPS &
CHURCH BY THE SEA ENHANCEMENTS

BAL HARBOUR SHOPS — FLOOR AREA

	EXISTING	PROPOSED
SITE	687,873	714,371
TOTAL FLOOR AREA (GFA)	511,422	840,816
TOTAL GLA	453,477	791,222
FLOOR AREA RATIO	0.74	1.18 (BASED ON GFA)
ALLOWED FLOOR AREA RATIO	0.76	

BAL HARBOUR SHOPS — PARKING ANALYSIS

PARKING BUSINESS DISTRICT	ALLOWED OR REQUIRED	EXISTING	PROVIDED	* VARIANCE
TOTAL PARKING SPACES	4/1000 =3,165	1,679	2,535	630
	3.6/1000 =2,848			313
PARKING RATIO		3.6	3.2	

THE PARKING RATIO IS BASED ON THE TOTAL GROSS LEASABLE AREA (GLA) , SINCE IT WAS BIGGER THAN THE 90% OF THE GROSS FLOOR AREA (GFA)
TOTAL GFA = 840,816 sf 90% OF TOTAL GFA = 756,734 SF

PARKING BREAKDOWN	REGULAR SPACES	TANDEM	ACCESSIBLE
SURFACE PARKING	213		1
NEIMAN MARCUS	226	104 TANDEM	4
GARAGE AND ROOFTOP PARKING	1,954	0 TANDEM	33
TOTAL PARKING	2,393	104 TANDEM	38
TOTAL	2,535		

NEIMAN MARCUS	REGULAR SPACES	TANDEM	ACCESSIBLE
UNDERGROUND LOWER LEVEL	114	52TANDEM	2
UNDERGROUND UPPER LEVEL	112	52 TANDEM	2
TOTAL	226	104 TANDEM	4

GARAGE AND ROOFTOP PARKING	REGULAR SPACES	TANDEM	ACCESSIBLE
YELLOW-UNDERGROUND PARKING	193	0	2
WHITE-UNDERGROUND PARKING	74	0	1
BLUE PARKING - 1ST LEVEL	167	0	3
PINK PARKING - 2ND LEVEL	170	0	3
TAN PARKING - 3RD LEVEL	169	0	3
RED PARKING - 4TH PARKING	169	0	3
PURPLE PARKING - 5TH LEVEL	170	0	3
ORANGE PARKING - ROOF LEVEL	842	0	15
TOTAL	1,954	0	33

BAL HARBOUR SHOPS — ZONING ANALYSIS

SETBACKS BUSINESS DISTRICT	ALLOWED OR REQUIRED	EXISTING	PROVIDED	VARIANCE
BAL BAY DRIVE	20'-0"	AT LEAST 80'-0"	N/A	N/A
PARK DRIVE	100'-0"	*50'-0" AT GROUND LEVEL & 100'-0" UPPER LEVELS	50'-0" FOR THE FIRST LEVEL & 47'-0" FOR THE UPPER LEVELS	VARIANCE FOR 50'-0" FOR FIRST LEVELS & 53'-0" FOR THE UPPER LEVELS
INTERIOR SETBACK (96TH ST. GARAGE AND EXISTING VILLAGE HALL)	7'-6"	N/A	AT LEAST 7'-6" AND AT LEAST 4'-4" FOR THE UPPER LEVELS	3'-6" FOR THE UPPER LEVELS
96TH STREET	7'-6"	*0'-0"	3'-5" @ GROUND & 0'-0" AFTER 17' IN HEIGHT	VARIANCE FOR 4'-1" @ GROUND & 7'-6" FOR UPPER LEVELS
COLLINS AVENUE	50'-0" FOR RETAIL & 100'-0" FOR PARKING	AT LEAST 100'-0"	NEIMAN MARCUS 23'-3" BARNEYS 22'-10"	VARIANCE FOR 27'-5" FOR NEIMAN MARCUS AND & 27'-4" FOR BARNEYS
BAL CROSS DRIVE	50'-0"	MORE THAN 200'-0"	MORE THAN 200'-0"	
HEIGHT BUSINESS DISTRICT	**ALLOWED OR REQUIRED**	**EXISTING**	**PROVIDED**	**VARIANCE**
	56'-0" OR 3 STORIES- RETAIL/ 5 STORIES - PARKING (69'-0" FOR AN AREA NOT TO EXCEDE 42,600 SF)	56'-0"	**56'-0" / 69'-0" THEATERS (31,071 SF)	NONE

*BHS received Variance Approvals from The Village Council to permit Zero Seback on 96 st and only 50' at Park Drive

**Height measured from the crown of the street to the average height of the pitched or hip roof.

EXISTING BAL HARBOUR SHOPS TO BE MODIFIED

BUILDING	FLOOR	GFA (SF)	GLA (SF)
A	1	14,905	14,905
	2	11,885	11,885
	3	16,894	16,894
	TOTAL	43,684	43,684
B	1	22,793	22,793
	2	26,638	20,765
	3	29,066	10,875
	TOTAL	78,497	54,433
C	1	19,180	19,180
	2	16,362	16,362
	3	15,063	15,063
	TOTAL	51,005	51,005
D	1	24,250	24,250
	2	24,750	24,750
	3	20,041	14,514
	TOTAL	69,041	63,514
E	1	24,348	24,348
	2	21,708	21,708
	3	19,776	12,585
	TOTAL	65,832	58,641
NEIMAN MARCUS	1	33,076	33,076
	2	29,193	29,193
	3	30,748	30,748
	TOTAL	93,017	93,017
TOTAL		400,676	363,894
ENHANCEMENTS			
BUILDING	FLOOR	GBA (SF)	GLA (SF)
D Addition	1	4,093	4,093
	2	4,132	4,132
	3	3,744	3,744
	TOTAL	11,969	11,969
F	1	27,701	27,701
	2	26,036	26,036
	3	26,611	17,579
	TOTAL	80,348	71,316
G	1	10,103	10,103
	2	12,863	12,863
	3	14,291	14,291
	TOTAL	37,257	37,257
H	1	3,337	3,337
	2	10,828	10,828
	3	12,146	8,366
	TOTAL	29,311	22,531
SAKS FIFTH AVENUE (NEW LOCATION)	1	48,732	48,732
	2	66,037	66,037
	3	66,037	66,037
	TOTAL	180,806	180,806
NEIMAN MARCUS ADDITION	1	15,370	15,370
	2	16,509	16,510
	3	16,792	16,792
	TOTAL	48,671	48,671
NEW ANCHOR-BARNEYS	1	18,880	18,880
	2	18,880	18,880
	3	17,018	17,018
	TOTAL	54,778	54,788
TOTAL		440,140	427,328
TOTAL EXISTING / SITE AREA		840,816	791,222
FAR (FLOOR AREA RATIO)			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL BUILDING / SITE AREA	840,816	714,371	1.18

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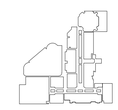

Key Plan

Revised:

DATA SHEET
ZONING ANALYSIS
AREA ANALYSIS
PARKING ANALYSIS

1120BHSE | 05/30/14

GN-002

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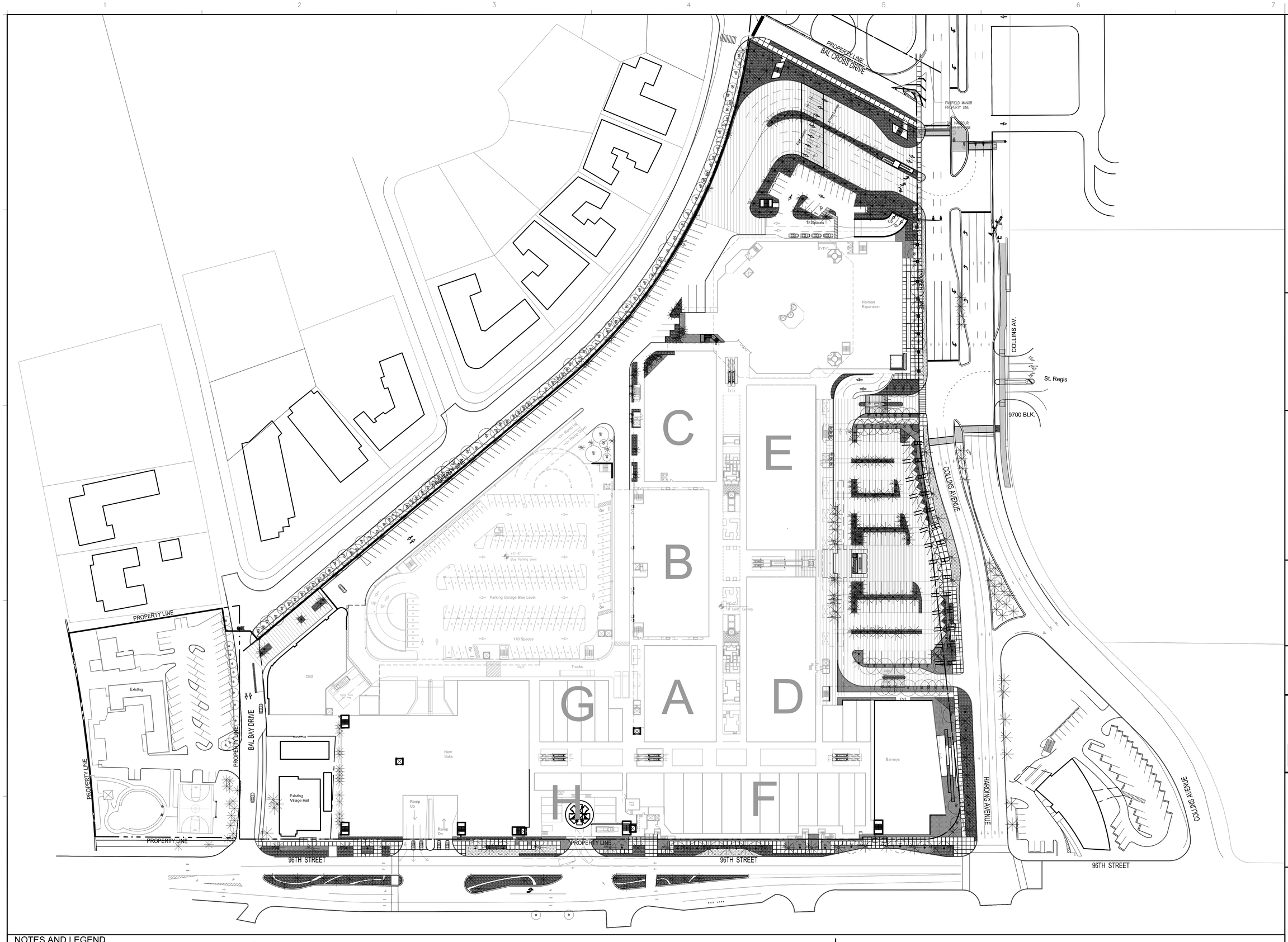

NOTES AND LEGEND

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UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

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SCALE: 1:50

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Project No. 1120BHSE

LANDSCAPE PLAN

1120BHSE	05/30/14

L.100

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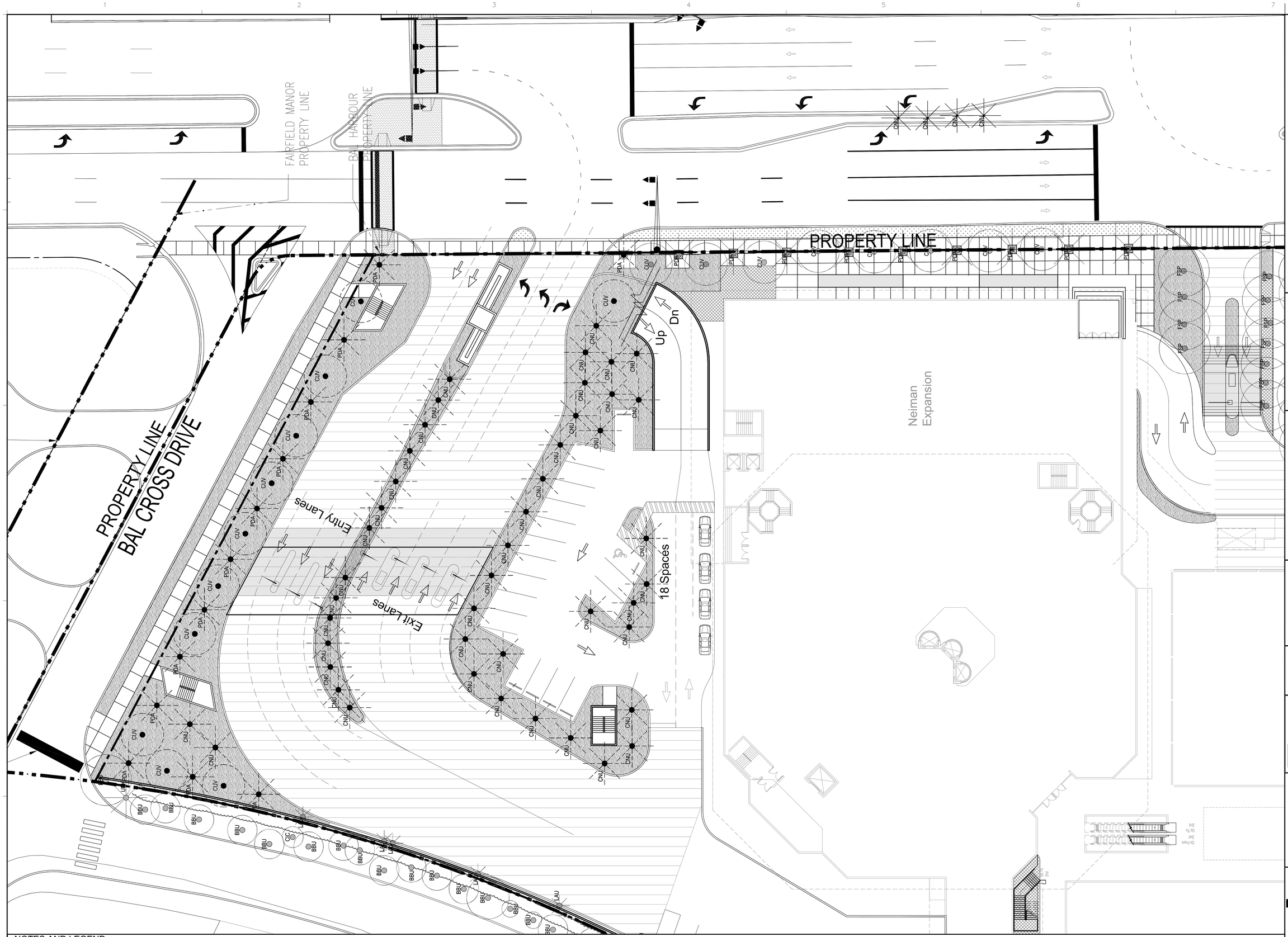

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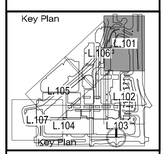

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LANDSCAPE PLAN ENLARGEMENT

1120BHSE	05/30/14

L.101

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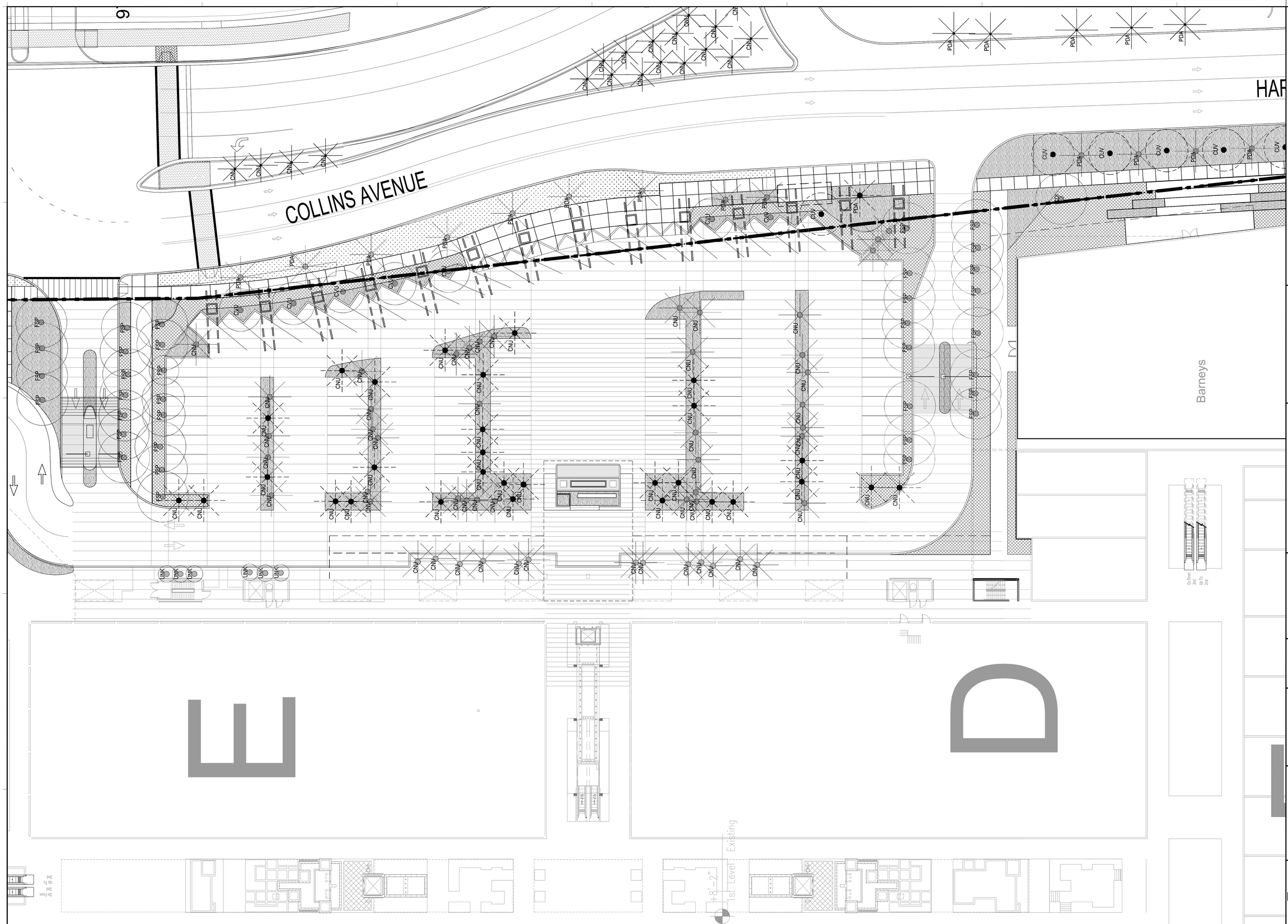

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SCALE: 1/16" = 1'- 0" (0, 8', 16', 32')

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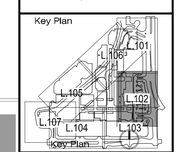

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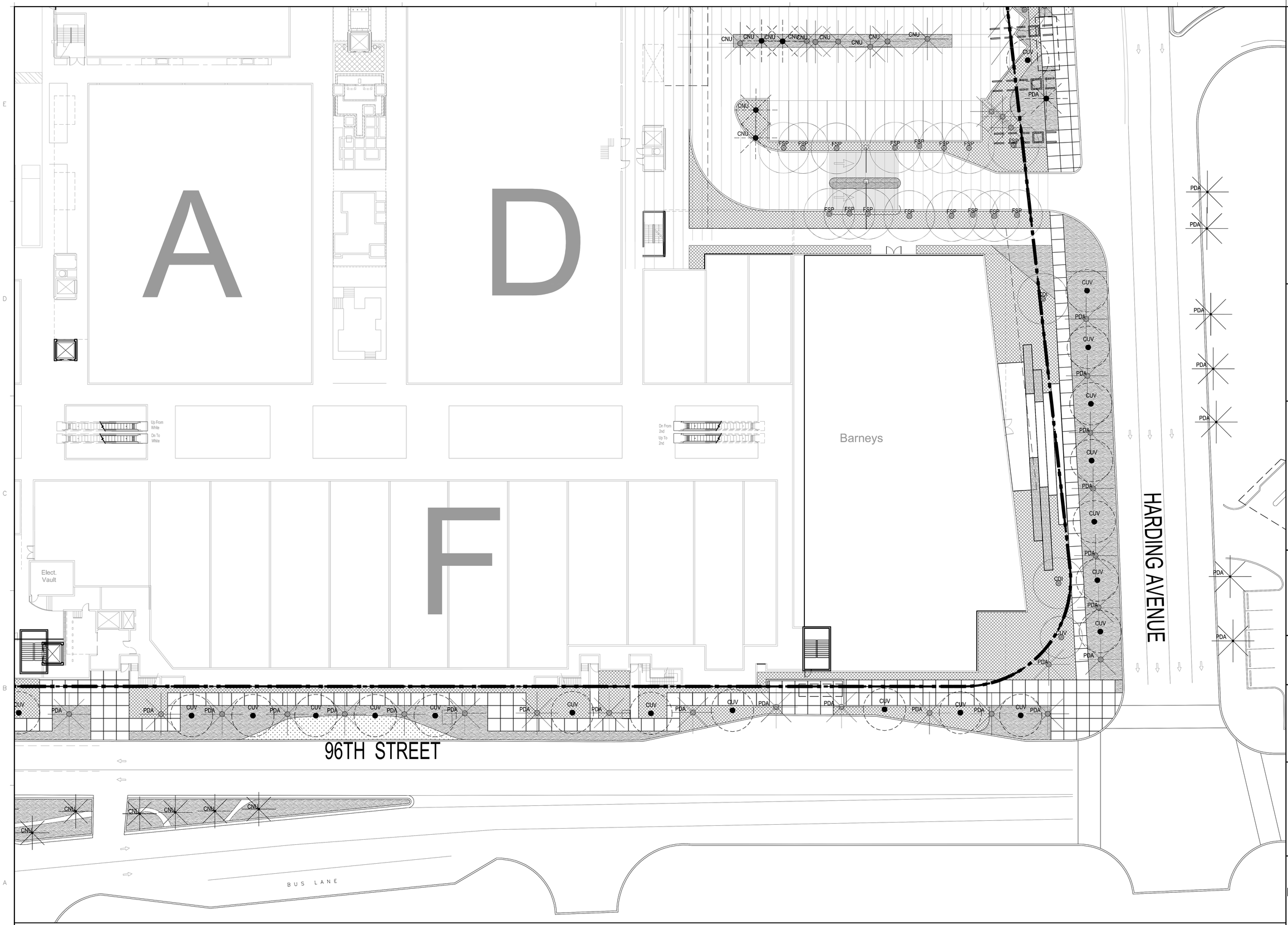
LANDSCAPE PLAN ENLARGEMENT

1120BHSE | 05/30/14

L.102

5/29/2014 8:16:54 PM CHRISTOPHER CABEZAS



NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS

EXISTING OFFSITE — PALMS

PROPOSED — TREES, PALMS

RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 8' 16' 32'
SCALE: 1/16" = 1'- 0"

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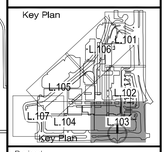

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LANDSCAPE PLAN ENLARGEMENT

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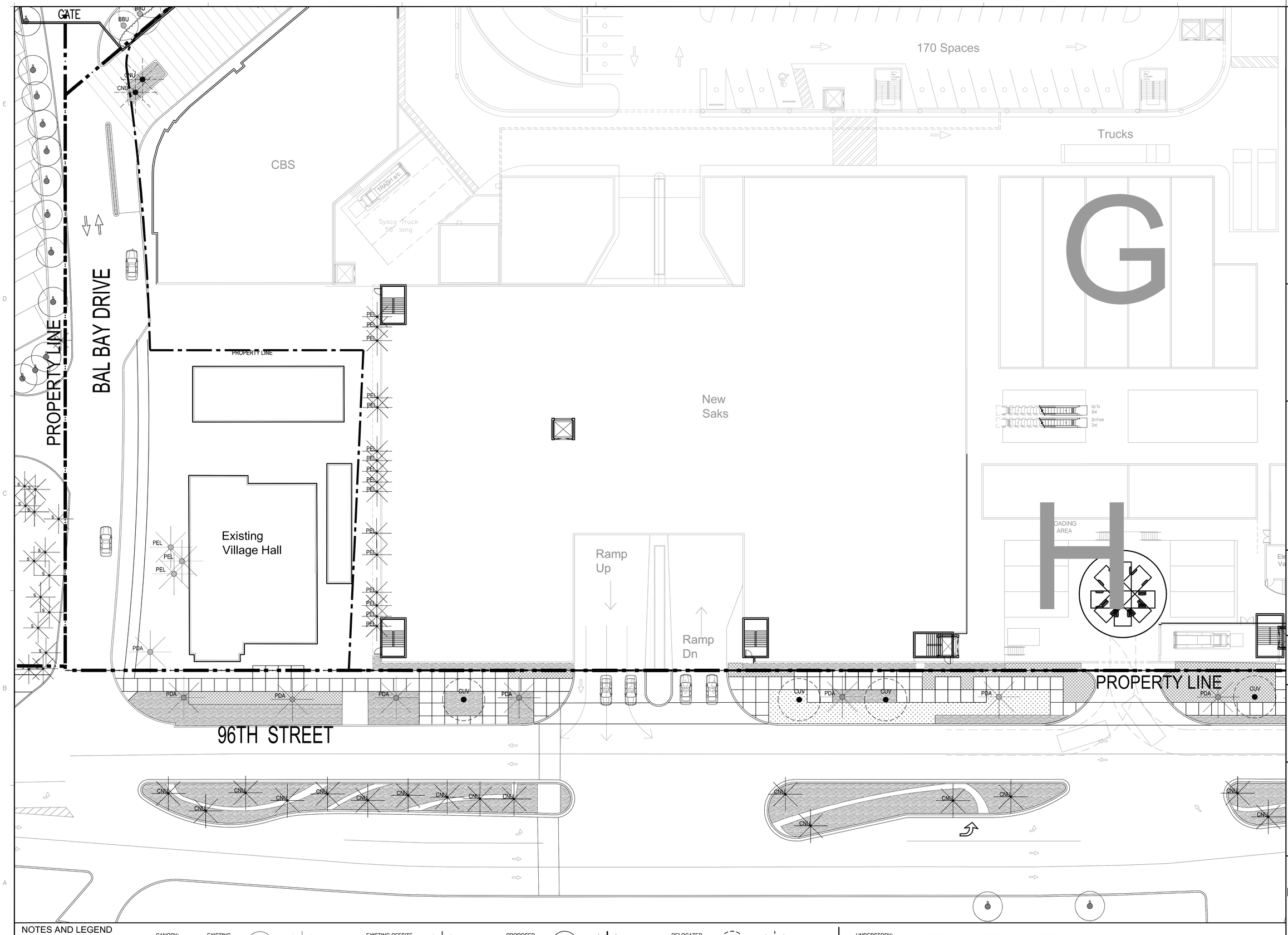

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS | EXISTING OFFSITE — PALMS | PROPOSED — TREES, PALMS | RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 8' 16' 32'
SCALE: 1/16" = 1'- 0"

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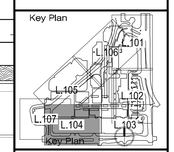

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LANDSCAPE PLAN ENLARGEMENT

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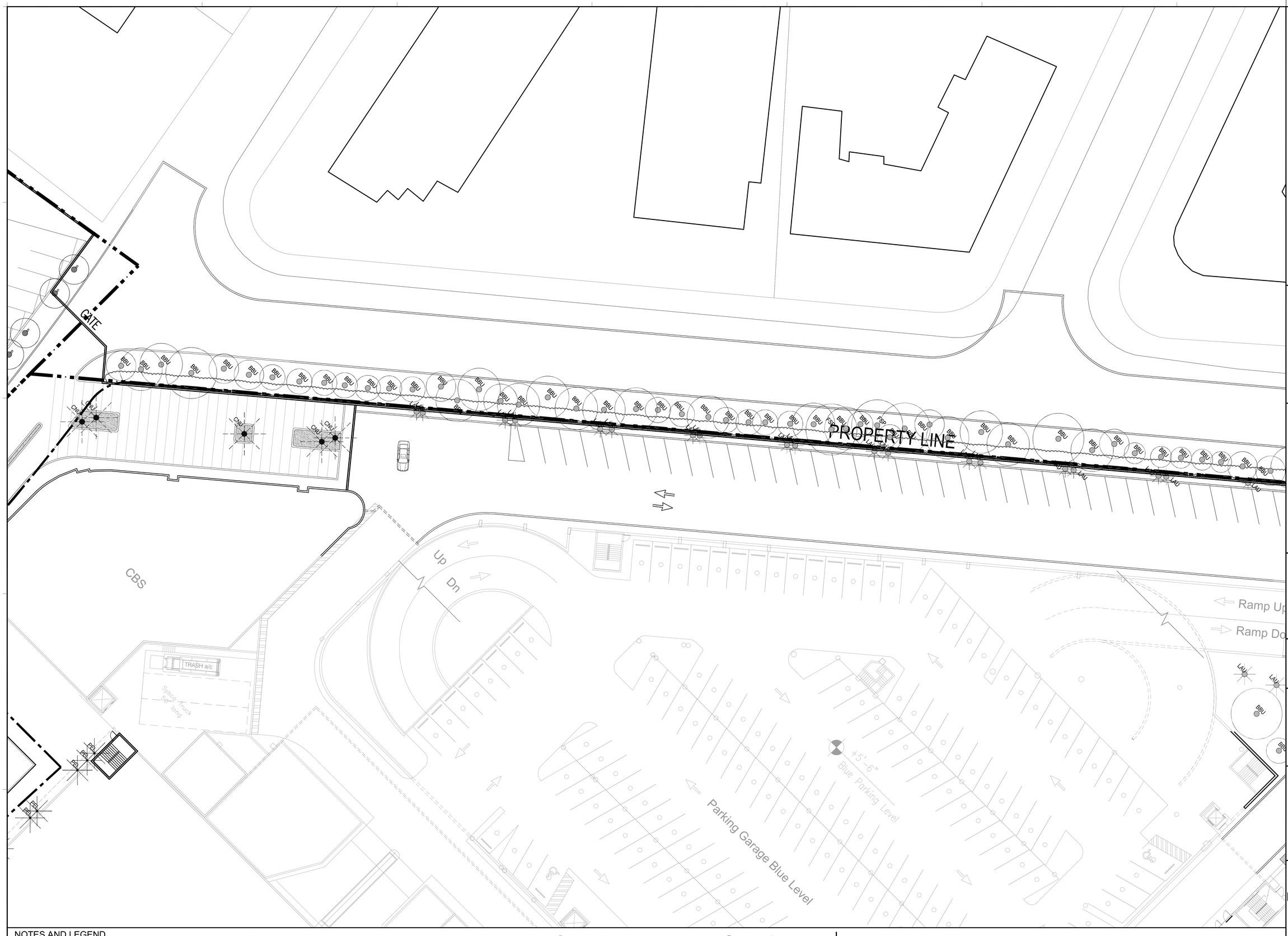

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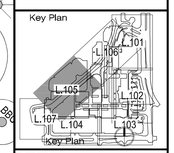

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LANDSCAPE PLAN ENLARGEMENT

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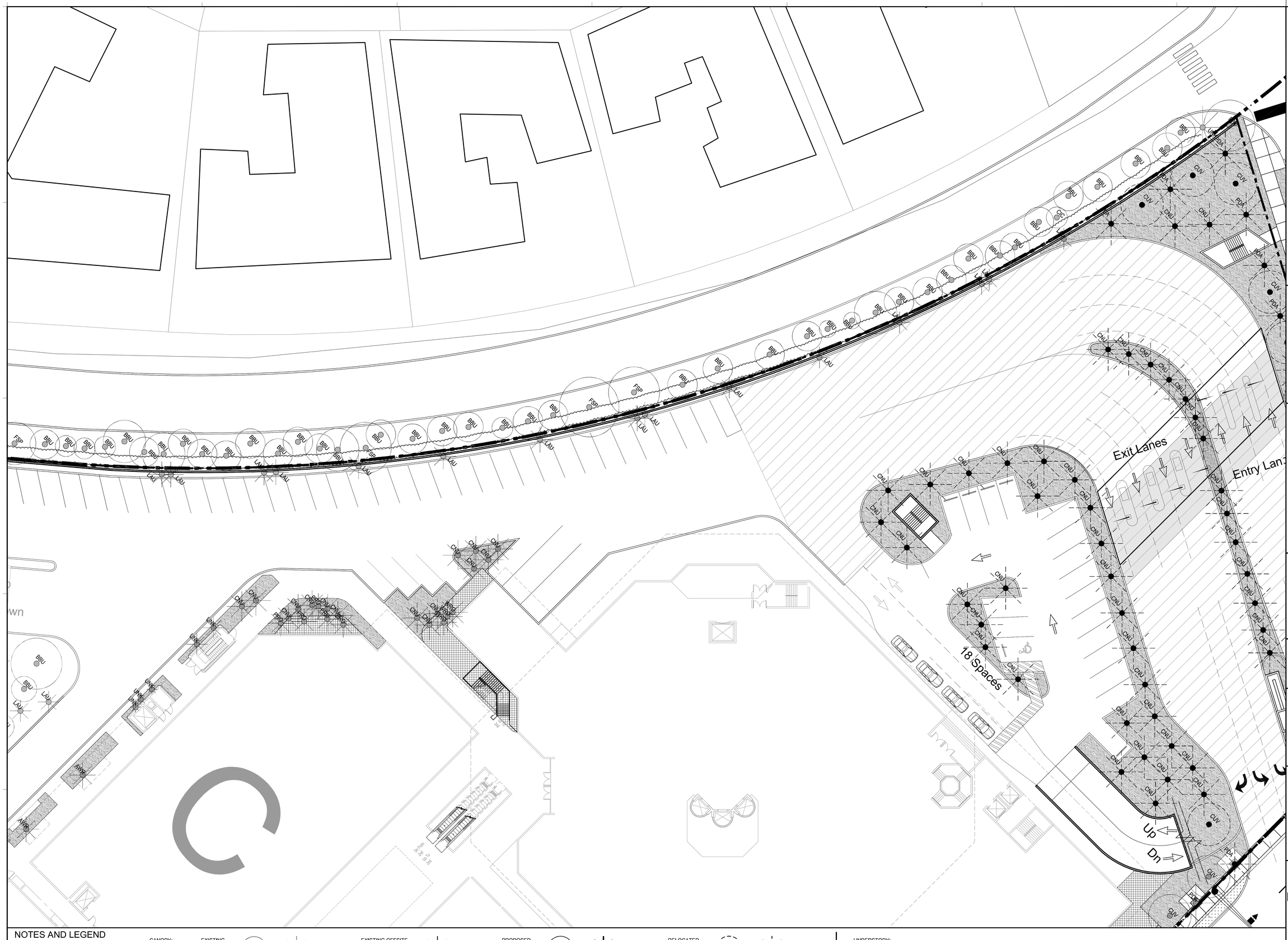

NOTES AND LEGEND

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RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

SCALE: 1/16" = 1'- 0"

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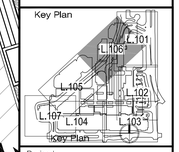
Key Plan



Revised:

LANDSCAPE PLAN ENLARGEMENT

1120BHSE	05/30/14

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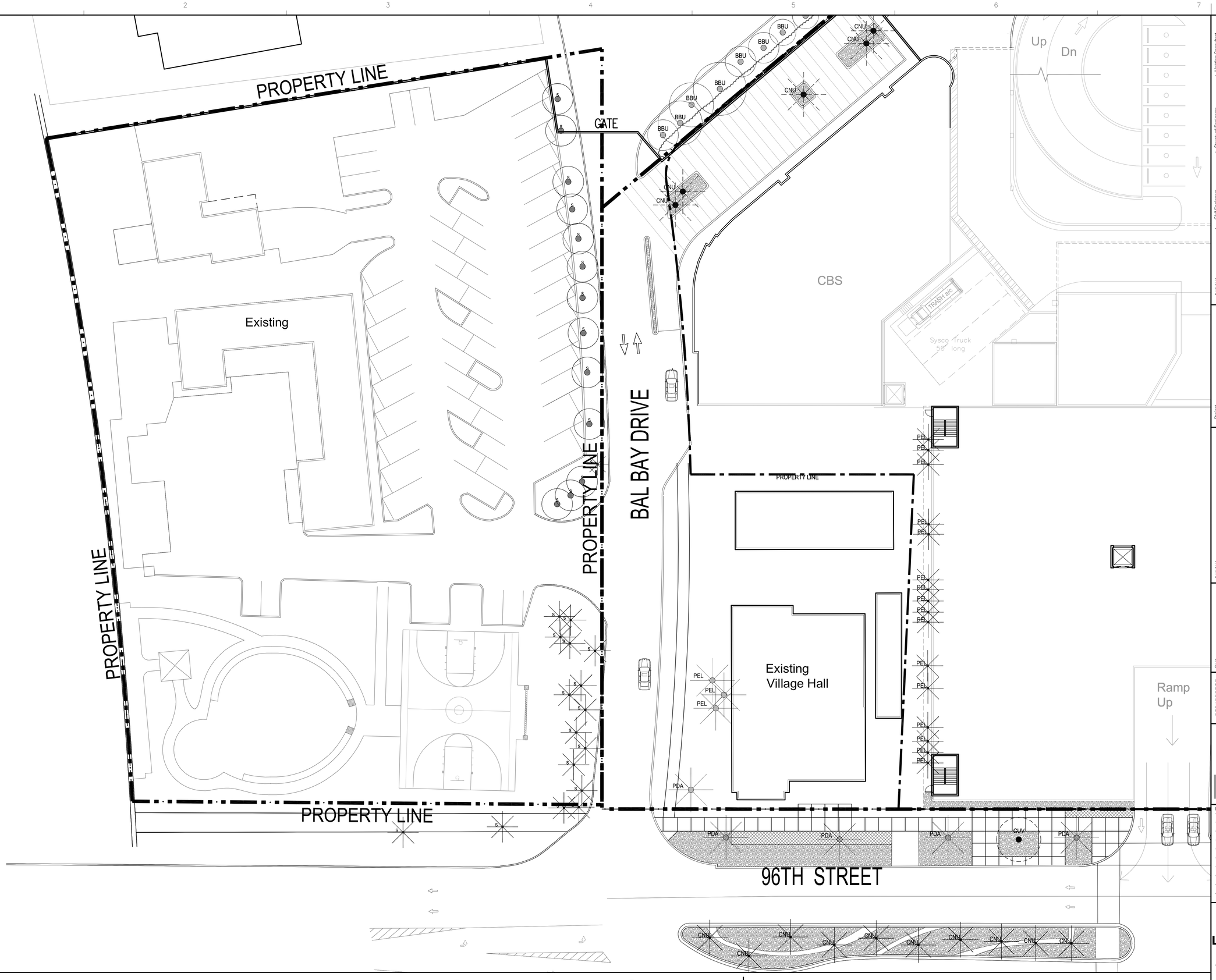

NOTES AND LEGEND

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UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 8' 16' 32'
SCALE: 1/16" = 1'- 0"

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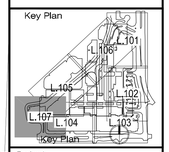
Key Plan



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LANDSCAPE PLAN ENLARGEMENT

1120BHSE	05/30/14

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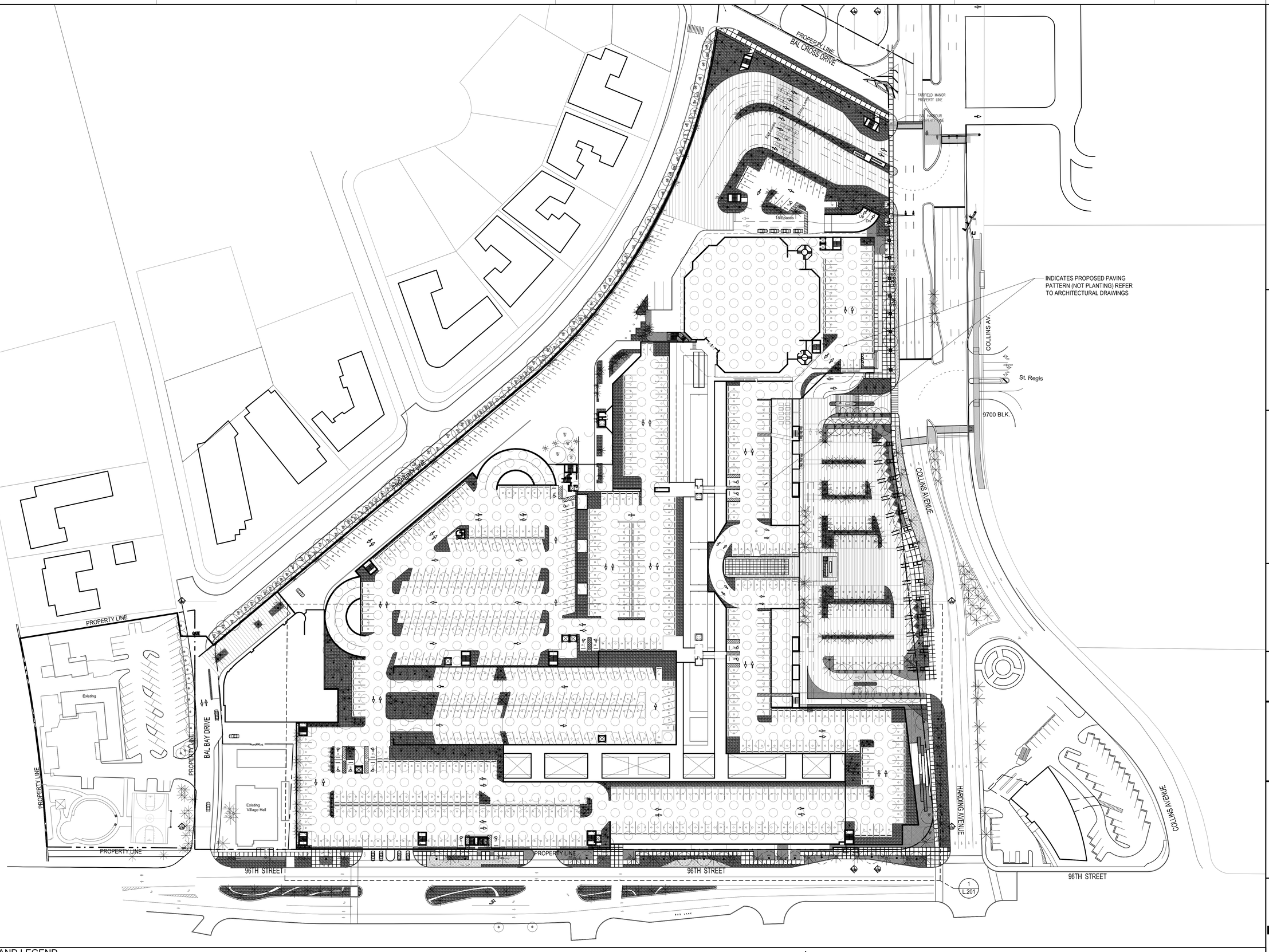

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS | EXISTING OFFSITE — PALMS | PROPOSED — TREES, PALMS | RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 25 50 100
SCALE: 1:50

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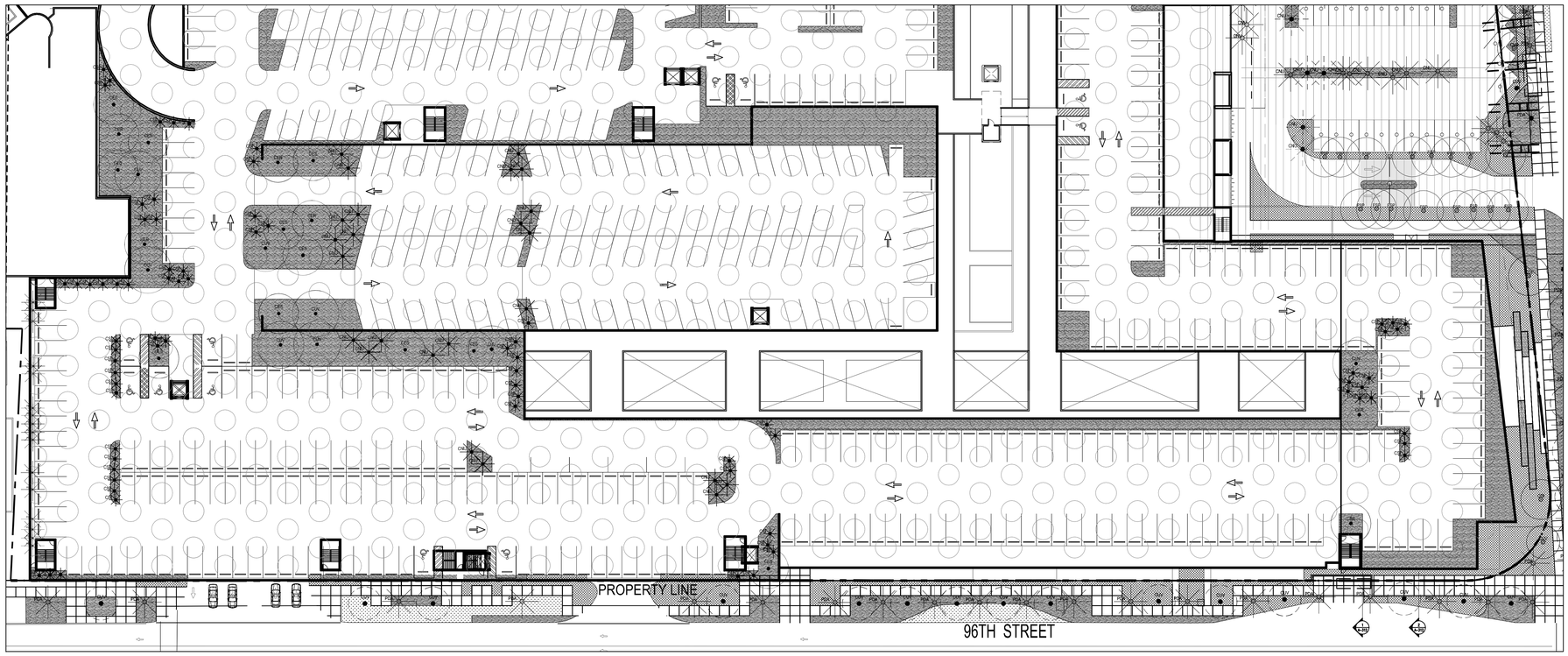
ROOFTOP LANDSCAPE PLAN

1120BHSE | 05/30/14

L.200

5/29/2014 8:42:58 PM CHRISTOPHER CABEZAS



1 ROOF TOP ENLARGEMENT PLAN
Scale: 1/32" = 1'- 0"

NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS
EXISTING OFFSITE — PALMS
PROPOSED — TREES, PALMS
RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

0 16' 32' 64'
SCALE: 1/32" = 1'- 0"

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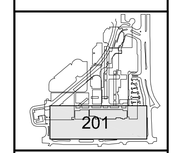

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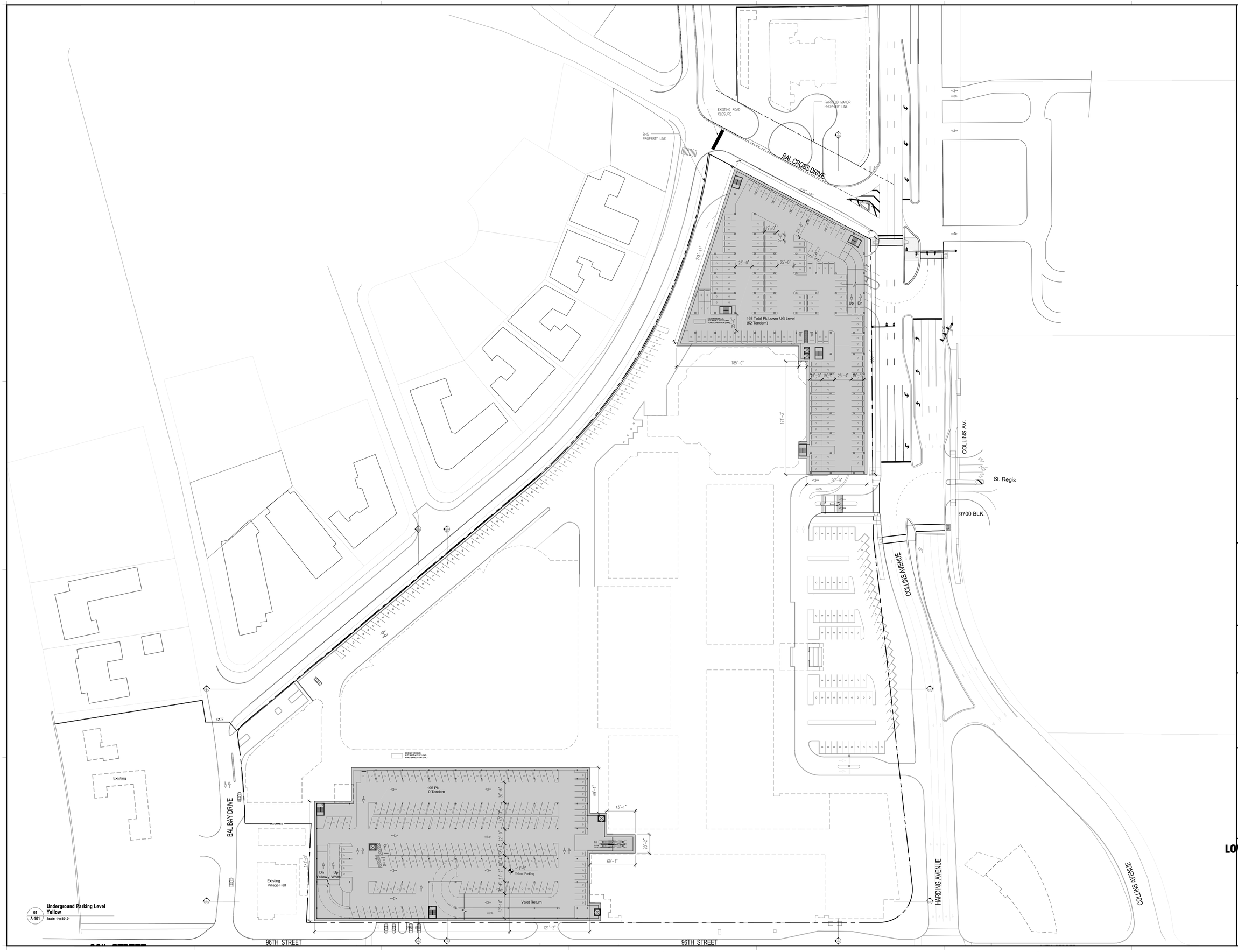
ROOFTOP LANDSCAPE PLAN ENLARGEMENT

1120BHSE | 05/30/14

L.201

5/29/2014 8:44:02 PM CHRISTOPHER CABEZAS



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

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

Project No. 1120BHSE

Architect
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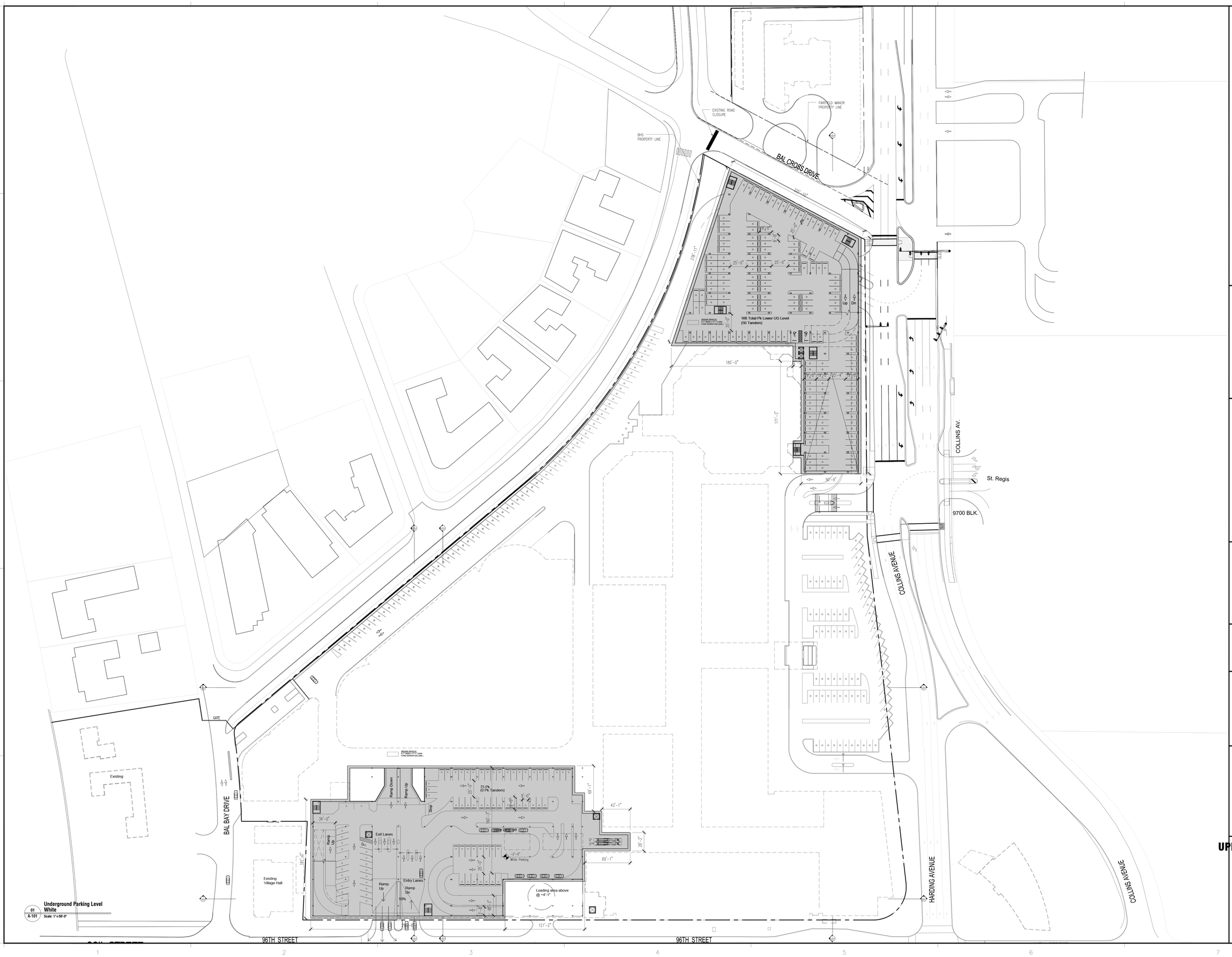
2000 NW 23 Ave
Miami, Florida 33125
(305) 270-9655

LOWER UNDERGROUND PARKING LEVEL YELLOW

1120BHSE	05/30/14

A-100



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BOOMERANG SYSTEMS
Walker Parking Consultants
Boomerang Systems
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Key Plan

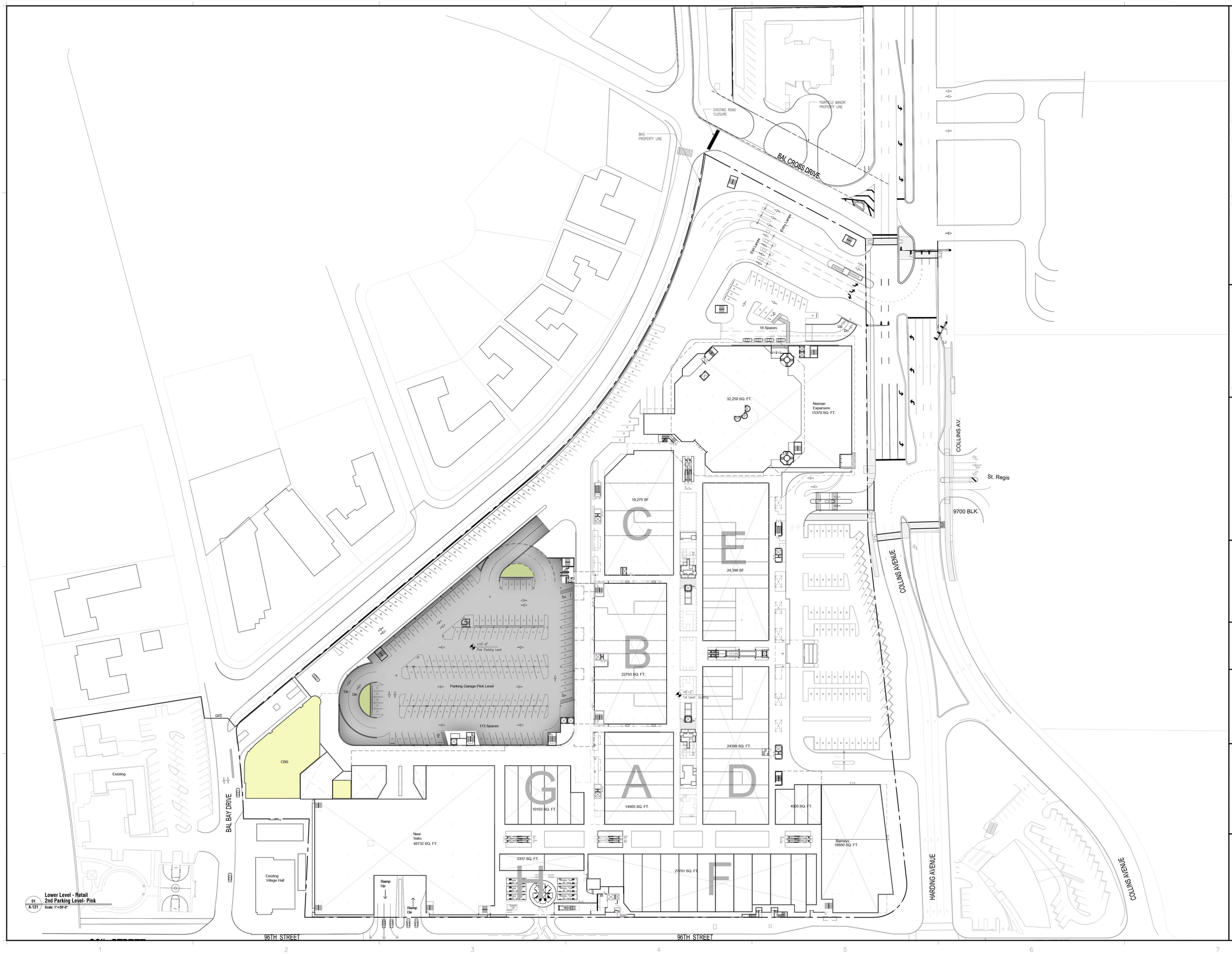
Revised:

UPPER UNDERGROUND PARKING LEVEL WHITE

1120BHSE	05/30/14

A-101

Lower Level - Retail
1st Parking Level-Blue
A-111C
Scale: 1=30'-0"
BAL BAY DRIVE
96TH STREET
HARDING AVENUE
COLLINS AVENUE
COLLINS AV.
9700 BLK
St. Regis
BAL HARBOUR DRIVE
Existing
Existing Visitors Hall
CRS
Ramp Up
Ramp Down
New Retail 40,703 SQ. FT.
177'-4"
117'-1"
274'-10"
228'-2"
Parking Garage Main Level
170 Spaces
Trucks
Up
Dn
Up Ramp Down
Dn Ramp Up
Elevator Lobby
Elevator Lobby
Elevator Lobby



01 A-121 Lower Level - Retail
2nd Parking Level- Pink
Scale: 1"=30'-0"

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531-0063

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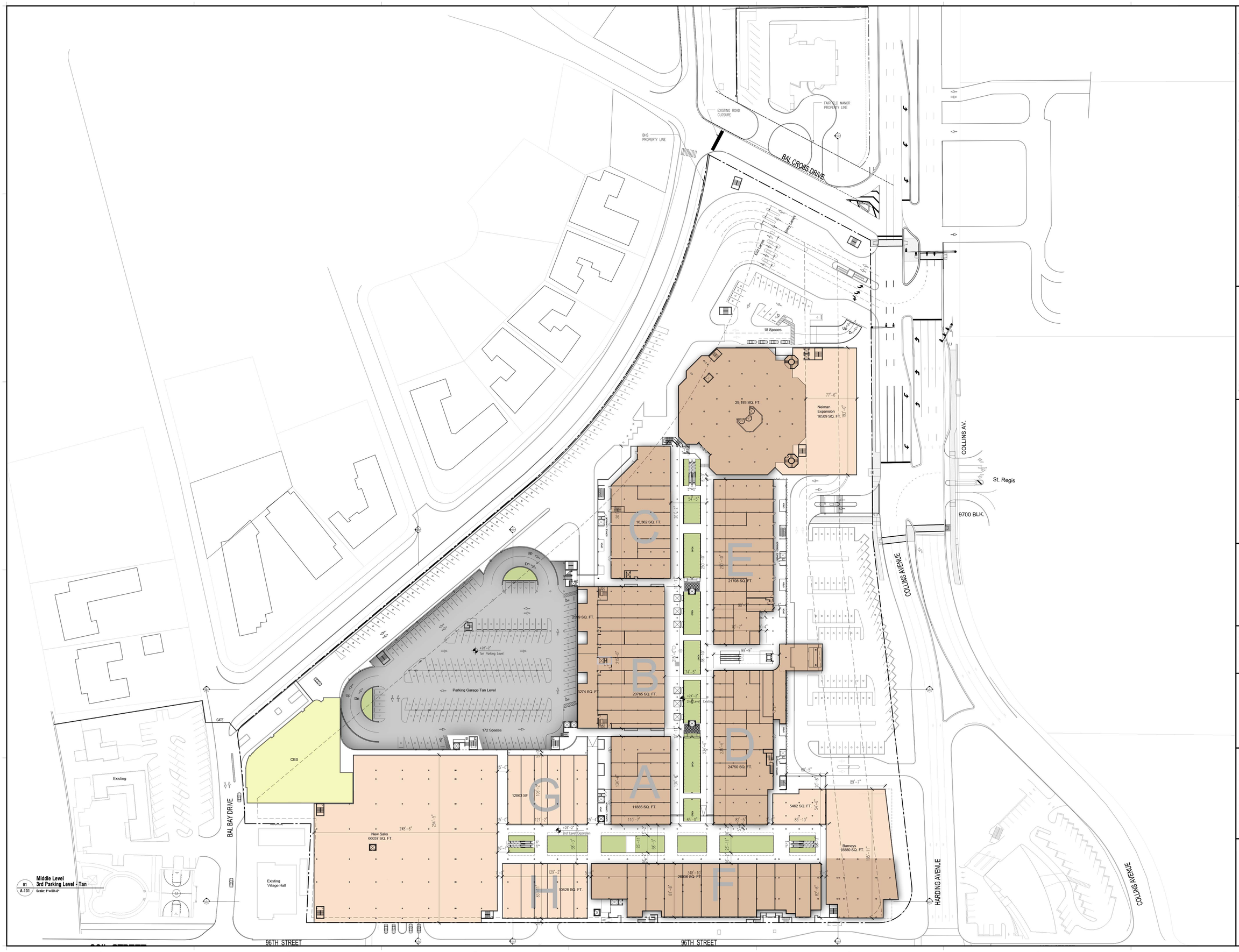
Key Plan

Revised:

LOWER LEVEL - RETAIL 2ND PARKING LEVEL - PINK

1120BHSE	05/30/14

A-121



01 A-131 Middle Level 3rd Parking Level - Tan
Scale: 1"=30'-0"

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
4200 Gulf Shore Blvd.
Sweetbay, PA 15143
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EB 0263

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Project No. 1120BHSE

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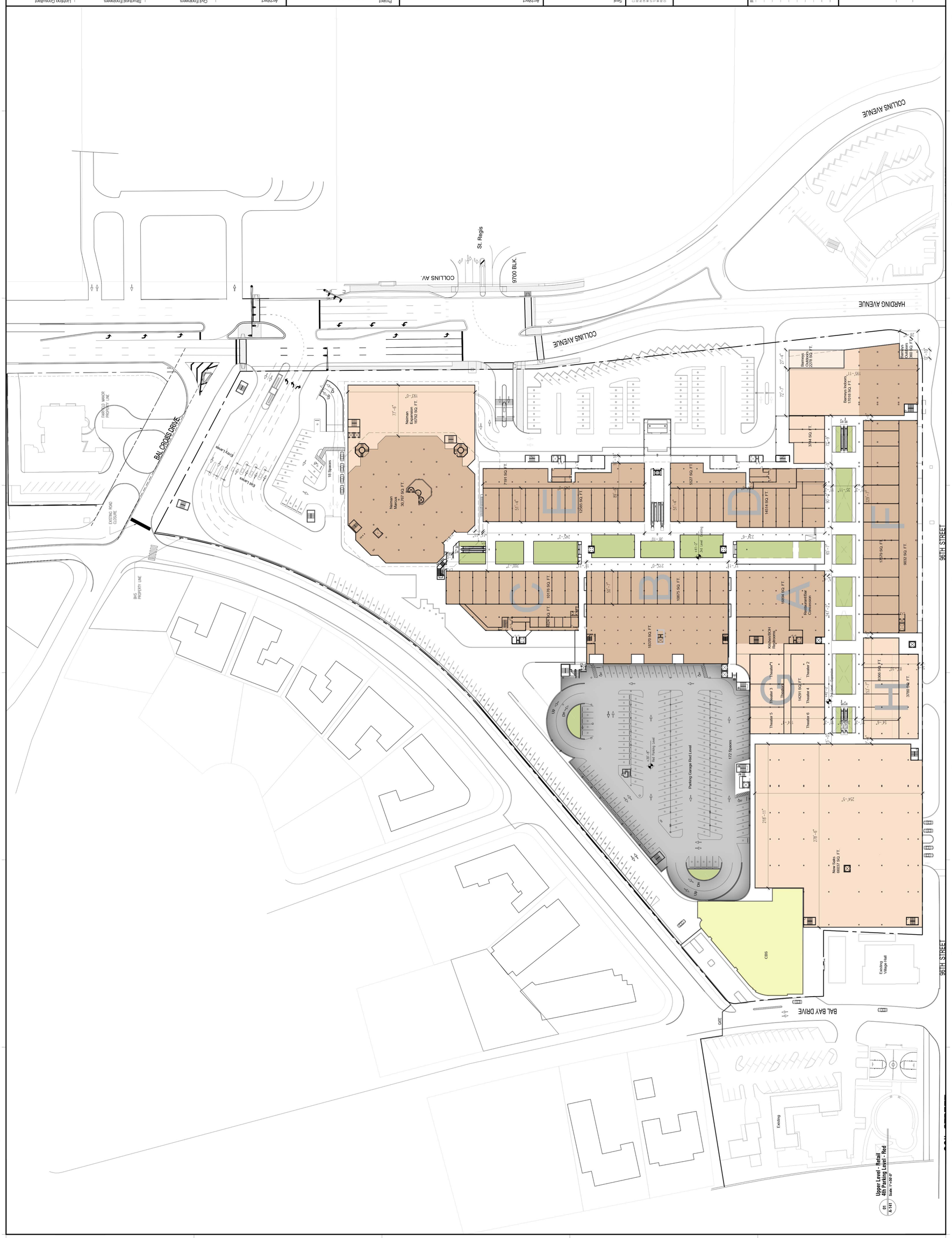
Key Plan

Revised:

MIDDLE LEVEL 3RD PARKING LEVEL - TAN

1120BHSE	05/30/14

A-131



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Project No. 1120BHSE

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Key Plan

Revised:

UPPER LEVEL - RETAIL
4TH PARKING LEVEL - RED

1120BHSE | 05/30/14

A-141

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Architect Parking &
Mobility Consultants
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Architect Parking &
Bell Detailer Systems
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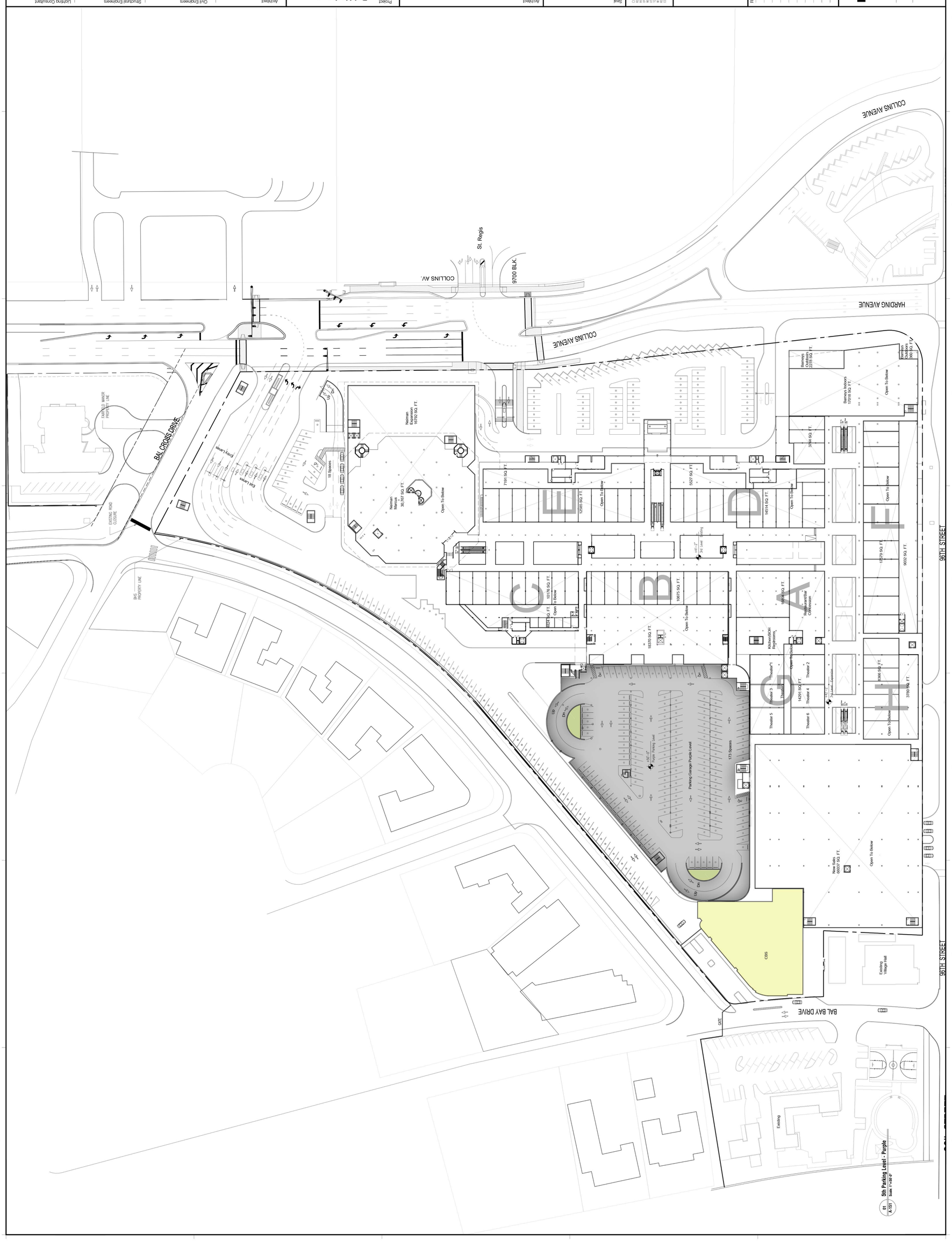

51 A-151 5th Parking Level - Purple
Scale: 1"=30'-0"

Architect
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Key Plan

Revised:

5TH PARKING LEVEL - PURPLE

1120BHSE 05/30/14

A-151

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

Architect
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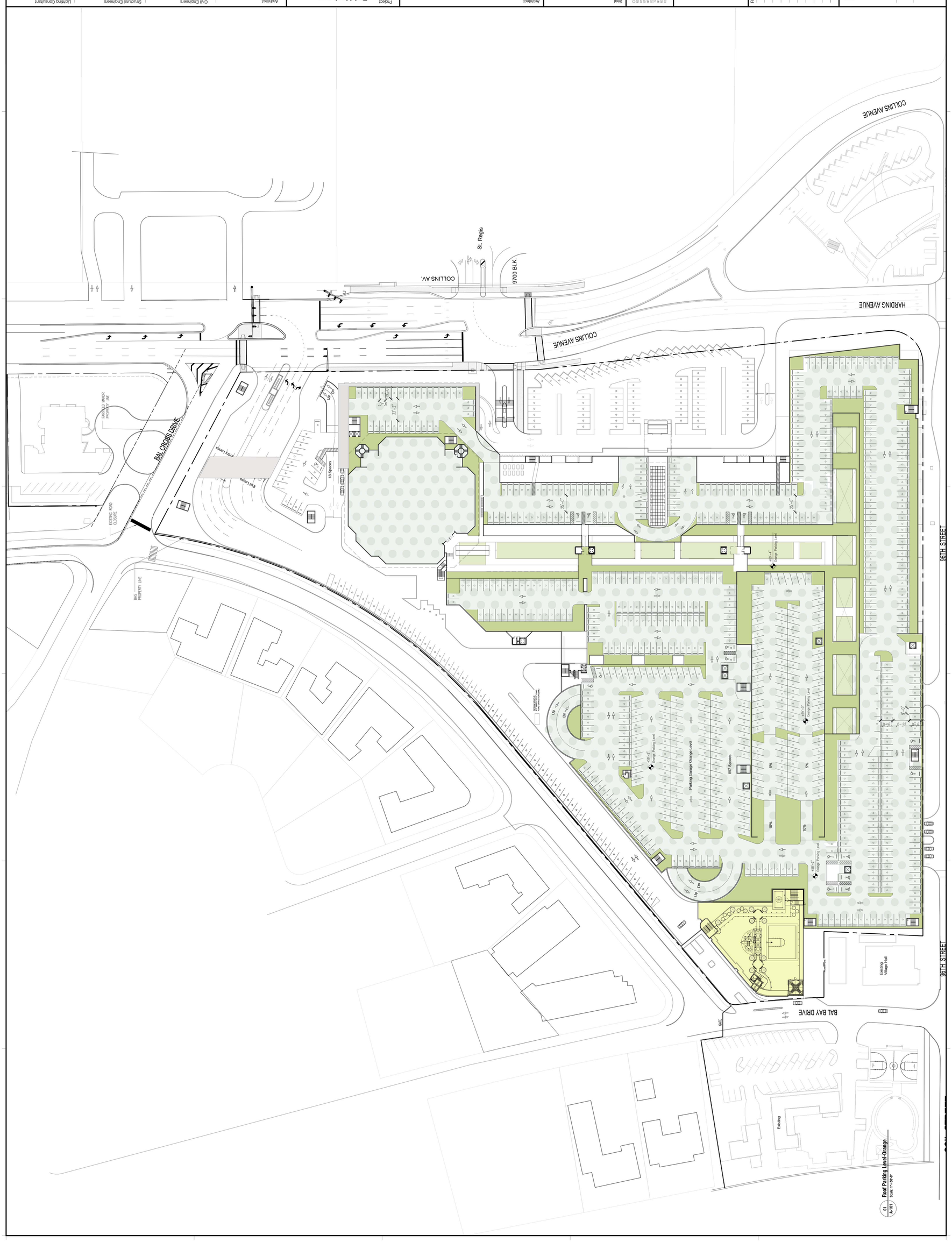

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Key Plan

Revised:

ROOF PARKING LEVEL-ORANGE

1120BHSE 05/30/14

A-161

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

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GHI
EB 6353

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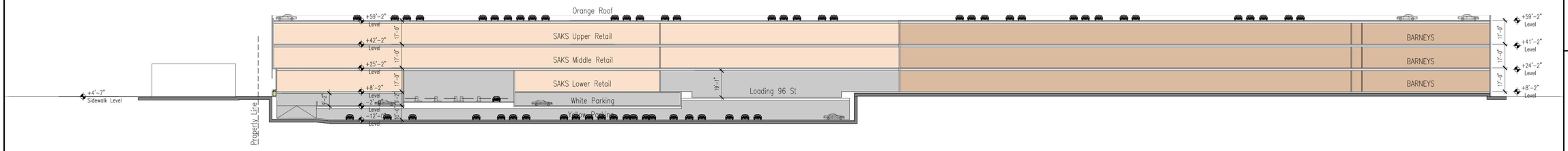
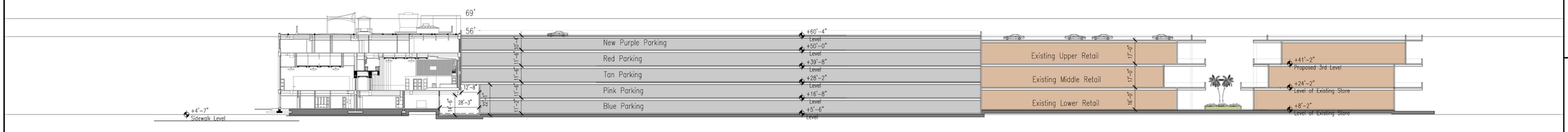
(305) 270-9935



01 A-311 **West-East Section Retail**
Scale: 1"=30'-0"



02 A-311 **West-East Section Parking Garage**
Scale: 1"=30'-0"

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
6125 Penn Ave
Sewickley, PA 15143
(412) 749-0033

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Mr. Ryan Hunter
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Bal Harbour, FL 33154

Project No. 1120BHSE

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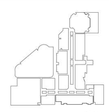


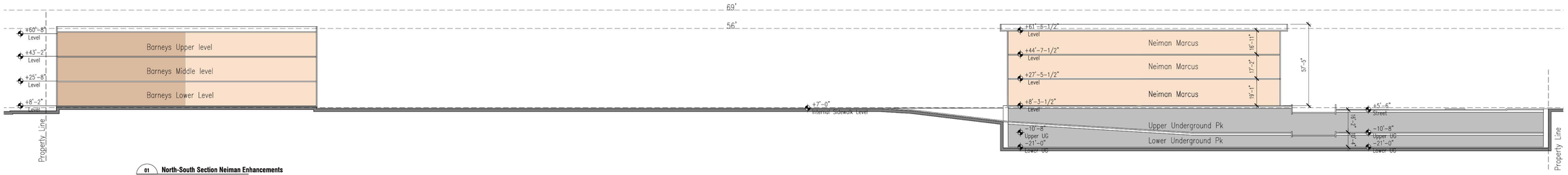
Key Plan

Revised:

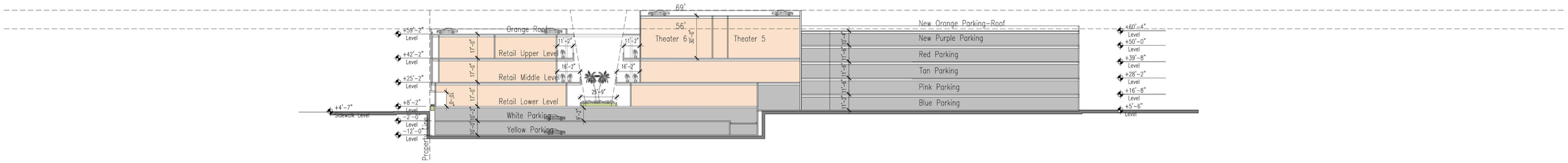
SECTIONS

1120BHSE | 05/30/14

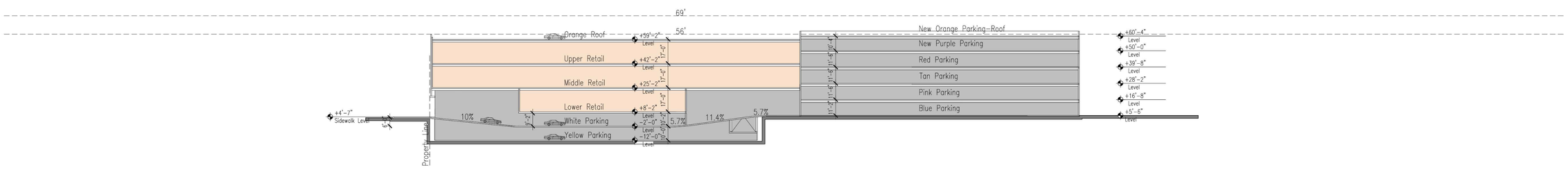
A-311



01 A-312 **North-South Section Neiman Enhancements**
Scale: 1"=30'-0"



02 A-312 **North-South Section Saks**
Scale: 1"=30'-0"



03 A-312 **North-South Section 96 Street Entrance**
Scale: 1"=30'-0"

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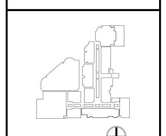

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SECTIONS

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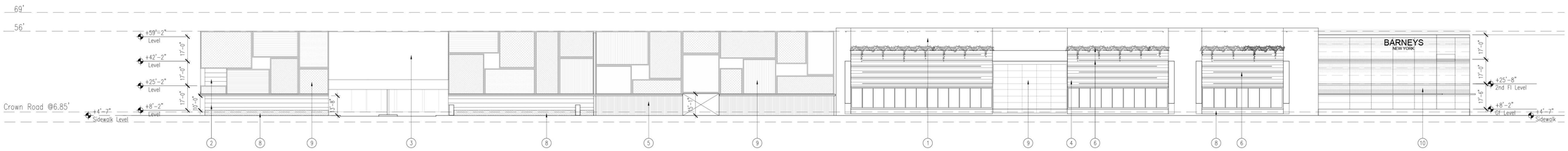
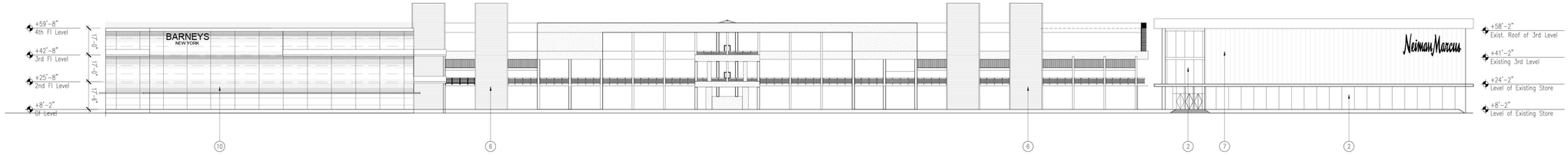
A-312



01 A-412 **96th Street Elevation**
Scale: 1"=30'-0"



02 A-412 **Collins Avenue Elevation**
Scale: 1"=30'-0"

KEY NOTES ELEVATIONS

MATERIALS WOULD BE USED IN AN ARTISTIC CONFIGURATION IN ORDER TO OBTAIN A PLEASING DESIGN

1. – 5/8" SMOOTH STUCCO FINISH
2. – STOREFRONT TRANSPARENT GLASS
3. – BLACK METAL PANELS
4. – 5/8" SMOOTH STUCCO FINISH W/ SCOURING LINES
5. – WATER WALL
6. – STEEL CABLES & CASCADING VINES OVER STUCCO
7. – FROSTED GLASS
8. – BLACK LAVA STONE PLANTER/BANDING
9. – SPANDREL GLASS PANEL WITH TEXTURE.
10. – GLASS PANELS WITH CIRCULAR PATTERN

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ELEVATIONS

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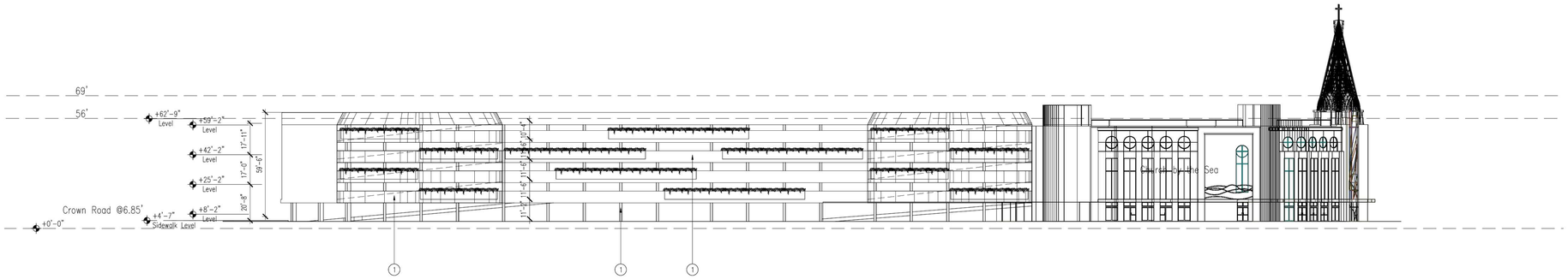
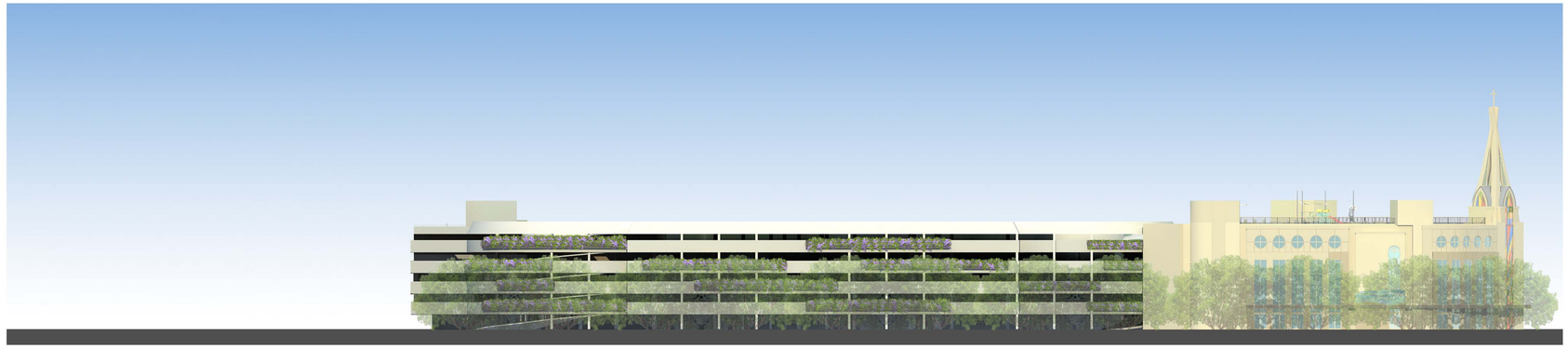
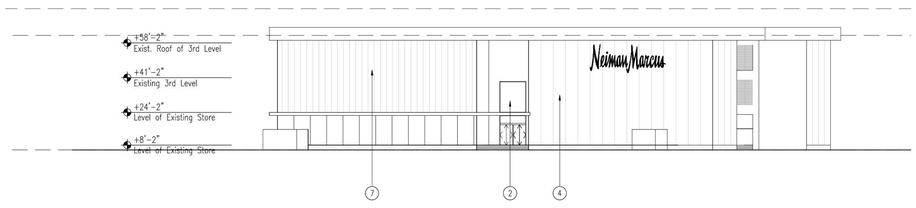
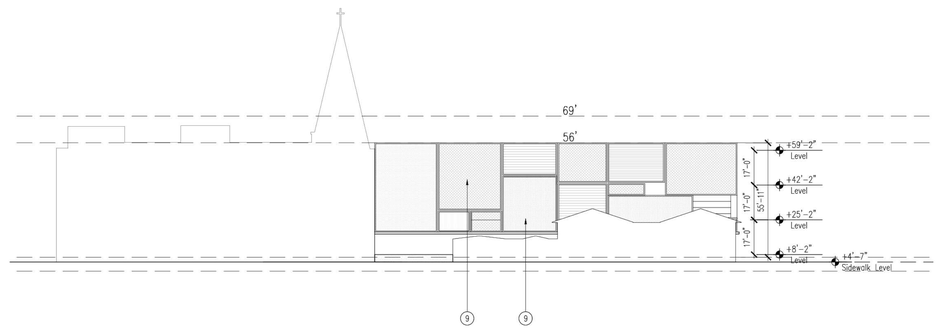
A-411





01 A-412 **Park Drive Elevation**
Scale: 1"=30'-0"





02 A-412 **Bal Cross Drive Elevation**
Scale: 1"=30'-0"

03 A-412 **Bal Bay Drive Elevation**
Scale: 1"=30'-0"

KEY NOTES ELEVATIONS

MATERIALS WOULD BE USED IN AN ARTISTIC CONFIGURATION IN ORDER TO OBTAIN A PLEASING DESIGN

1. – 5/8" SMOOTH STUCCO FINISH
2. – STOREFRONT TRANSPARENT GLASS
3. – BLACK METAL PANELS
4. – 5/8" SMOOTH STUCCO FINISH W/ SCOURING LINES
5. – WATER WALL
6. – STEEL CABLES & CASCADING VINES OVER STUCCO
7. – FROSTED GLASS
8. – BLACK LAVA STONE PLANTER/BANDING
9. – SPANDREL GLASS PANEL WITH TEXTURE.
10. – GLASS PANELS WITH CIRCULAR PATTERN

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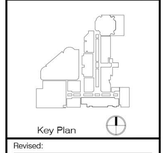

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ELEVATIONS

1120BHSE | 05/30/14

A-412

01 A-501 **96 Street Rendering**
Scale: NTS

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(Automated Parking Garages)
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(Bell Service)

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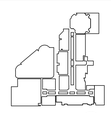

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RENDERING

1120BHSE | 05/30/14

A-501

5/22/2014 5:07:46 PM DANIELLA SMITH

01 A-502 **96 Street Rendering**
Scale: NTS

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Self Park Lift)

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Key Plan

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1120BHSE | 05/30/14

A-502

5/22/2014 5:07:24 PM DANIELLA SMITH

01 A-503 **Corner of 96th and Harding Avenue Rendering**
Scale: NTS

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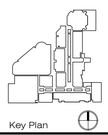
Key Plan

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RENDERING

1120BHSE	05/30/14

A-503

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01 A-504 Corner of 96th and Harding Avenue
Scale: NTS

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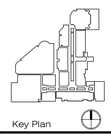

Key Plan

Revised:

RENDERING

1120BHSE	05/30/14

A-504

5/22/2014 5:06:48 PM DANIELLA SMITH

01 A-505 **Corner of 96th and Harding Avenue**
Scale: NTS

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(Car Park Layout)
1200 Ponce de Leon Blvd
Coral Gables, Florida 33134
(305) 461-3450
BOOMERANG SYSTEMS
(Automated Parking & Vehicle Storage Systems)
(888) 444-1436

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2121 Ponce de Leon Blvd, Suite 1020
Coral Gables, Florida 33134
(305) 461-3450
521-5353

Traffic Consultant
FANDREI CONSULTING INC
13551 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
(305) 670-0808

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
2100 Wharton Street
Swedeboro, PA 15143
(412) 749-0533

M/E/P Engineers
FINKS ENGINEERS
ENRIQUE SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-0005

RENDERING

1120BHSE | 05/30/14

A-505

5/22/2014 5:08:38 PM DANIELLA SMITH

01 A-506 Corner of 96th and Harding Avenue
Scale: NTS

Architect
SELLECK ARCHITECTURAL CONSULTANTS
Corp. Office: 2000
Miami, Florida 33165
(305) 559-4479

Landscape Architecture
RAYMOND JUNGLES INC.
2507 Bird Road
Miami, Florida 33130
(305) 858-0777

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FORTIN LEAVY SKILES DAN FORTIN JR.
2506 Hollywood Blvd.
North Miami Beach, Florida 33160
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Eric Ellis, Principal
BOOMERANG SYSTEMS
Andrew Ferguson, President
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EB 3263

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Jim Fandrei
12951 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
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HILBISH MCGEE LIGHTING DESIGN
Jim McGee, Principal
Sewickley, PA 15143
(412) 749-0533

M/E/P Engineers
HNRS ENGINEERS ENRIQUE J. SUAREZ, PE
Enrique J. Suarez, President
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Miami, Florida 33155
(305) 270-0002

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

Architect
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Miami, FL 33132-2044
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Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

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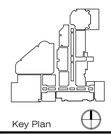

Revised:

RENDERING

1120BHSE	05/30/14

A-506

5/22/2014 5:06:18 PM DANIELLA SMITH

01 A-507 **Collins Avenue Barneys Rendering**
Scale: NTS

Architect
SELLEK ARCHITECTURAL CONSULTANTS
Cory Sellek, AIA
Miami, Florida 33161
(305) 559-4479

Civil Engineers
FORTIN LEAVY SKILES DAN FORTIN JR.
19200 W Country Club Dr. Suite 10
North Miami Beach, Florida 33180
(305) 653-4493

Structural Engineers
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(305) 461-3450
EB 1263

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Raymond Jungles, Principal
Miami, Florida 33130
(305) 858-0777

Parking Consultants
WALKER PARKING CONSULTANTS
Jim Wise, Principal
BOOMERANG SYSTEMS
Automated Parking & Vehicle Guidance Systems
(646) 464-1436

Traffic Consultant
FAUDREI CONSULTING INC
Jim Faudrei, Principal
13551 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
(305) 670-0665

M/E/P Engineers
HNRS ENGINEERS ENRIQUE SUAREZ, PE
Enrique Suarez, Principal
4800 SW 74 Court
Miami, Florida 33155
(305) 270-0005

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

Architect
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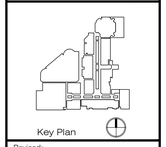

Revised:

RENDERING

1120BHSE	05/30/14

A-507

5/22/2014 5:05:50 PM DANIELLA SMITH

01 A-508 **Collins Plaza Rendering**
Scale: NTS

Architect
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100 N Biscayne Blvd., 27th Fl
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| 305-372-4021
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Project
Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

Seal
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Reg. No. RA-7410

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Key Plan

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BOOMERANG SYSTEMS
Automated Parking Systems
(see above)

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RENDERING

1120BHSE	05/30/14

A-508

5/22/2014 5:05:31 PM DANIELLA SMITH

01 A-509 Collins Avenue Neiman Marcus Rendering
Scale: NTS

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

Project No. 1120BHSE

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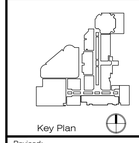

Revised:

RENDERING

1120BHSE	05/30/14

A-509

5/22/2014 5:05:05 PM DANIELLA SMITH

01 A-510 Corner of Collins Avenue and Bal Cross Drive Rendering
Scale: NTS

Architect
ZYSCOVICH ARCHITECTS
100-H Biscayne Blvd - 25th Fl | Miami, FL 33132-1304
| 305.372.3223 | F 305.372.1201
| info@zyscovich.com | www.zyscovich.com

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Reg. No. RA-7410

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

Architect
SELLECK ARCHITECTURAL CONSULTANTS
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Miami, Florida 33160
(305) 559-4479

Landscape Architecture
RAYMOND JUNGLES INC.
2507 Bird Avenue
Miami, Florida 33130
(305) 858-8777

Civil Engineers
FORTIN LEAVY SKILES DAN FORTIN JR.
1560 Sunset Drive
North Miami Beach, Florida 33162
(305) 653-4493

Parking Consultants
WALKER PARKING CONSULTANTS
Suite 1000 Brickell Bay Office Tower
1001 Brickell Bay Drive
Miami, Florida 33131
(305) 372-1000
BOOMERANG SYSTEMS
Automated Parking Systems
(888) 444-1436

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
2121 Ponce De Leon Blvd, Suite 1020
Coral Gables, Florida 33134
(305) 461-3450
FX 461-3453

Traffic Consultant
FANDREI CONSULTING INC
12951 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
(305) 670-0665

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
2100 Smith Avenue
Swedesboro, PA 19143
(412) 749-0533

M/E/P Engineers
FINKS ENGINEERS ENRIQUE SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-0005

Key Plan

Revised:

RENDERING

1120BHSE	05/30/14

A-510

5/22/2014 5:04:47 PM DANIELLA SMITH

01 A-511 **Park Drive Rendering**
Scale: NTS

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

Architect
ZYSCOVICH ARCHITECTS
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Miami, FL 33132-2304 | F 305.372.1201 | e info@zyscovich.com | w www.zyscovich.com

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BERNARD ZYSCOVICH
Reg. No. RA-7410

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Key Plan

Revised:

Civil Engineers
FORTIN LEAVY SKILES
DAN FORTIN JR.
1395 Brickell Ave, Suite 1100
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Coral Gables, Florida 33134
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EB 1263

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5122 Centre Avenue
Pittsburgh, PA 15143
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Architect
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2200 Biscayne Blvd
Miami, Florida 33137
(305) 576-4479

Landscape Architecture
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2601 Ponce De Leon Blvd
Miami, Florida 33134
(305) 856-0777

Parking Consultants
WALKER PARKING CONSULTANTS
BOOMERANG SYSTEMS
(Car to car lift system)
(Automated Parking Garage)
Automated Parking Garage Systems
(lift) Inc.

Traffic Consultant
FAUDREI CONSULTING INC
13551 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
(305) 670-0665

M.E.P. Engineers
FINKS ENGINEERS
ENRIQUE SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-0005

RENDERING

1120BHSE | 05/30/14

A-511

5/22/2014 5:04:28 PM DANIELLA SMITH

01 A-512 **Interior Rendering**
Scale: NTS

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

Architect
ZYSCOVICH ARCHITECTS
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Miami, FL 33132-2304 | 305-372-4021
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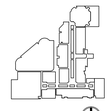

Key Plan

Revised:

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
8 Copley Place
Sewickley, PA 15143
(412) 749-0533

Structural Engineers
DOUGLAS WOOD ASSOCIATES, INC.
Ingraham Building
Coral Gables, Florida 33134
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EB 11263

M/E/P Engineers
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DAN FORTIN JR.
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12951 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
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Parking Consultants
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Two Tower Place
Jacksonville, Florida 32207
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BOOMERANG SYSTEMS
Automated Parking & Storage Systems
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Landscape Architecture
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Miami, Florida 33130
(305) 858-0777

RENDERING

1120BHSE	05/30/14

A-512

5/22/2014 5:04:06 PM DANIELLA SMITH

GFA 266,768 SF

GLA 266,768 SF

BAL CROSS DRIVE

EXISTING ROAD CLOSURE

FAIRFIELD MANOR PROPERTY LINE

BHS PROPERTY LINE

EGRESS LANES

EGRESS LANES

18 Spaces

Up

Dn

33,076 SQ. FT.

Neiman Expansion 15370 SQ. FT.

19180 SQ. FT.

24348 SQ. FT.

22793 SQ. FT.

24250 SQ. FT.

14905 SQ. FT.

4593 SQ. FT.

10103 SQ. FT.

3337 SQ. FT.

27701 SQ. FT.

Barneys 18880 SQ. FT.

C

E

B

D

A

G

H

F

COLLINS AV.

St. Regis

9700 BLK.

COLLINS AVENUE

HARDING AVENUE

COLLINS AVENUE

Ramp Up

Ramp Down

Blue Parking Level

Parking Garage Blue Level

170 Spaces

Up

Dn

1st Level Parking

Trucks

GATE

CBS

Existing

BAL BAY DRIVE

New Saks 48732 SQ. FT.

Existing Village Hall

Ramp Up

Ramp Down

96TH STREET

96TH STREET

01 Lower Level - Retail
A-611 1st Parking Level-Blue
Scale: 1"=30'-0"

Architect
SELF LEA ARCHITECTURAL CONSULTANTS
2200 SW 99th Court
Miami, Florida 33165
(305) 559-4479

Civil Engineers
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DAN FORTIN JR.
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EB 6353

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402 Pearlman Street
Schenley Park Plaza
Pittsburgh, PA 15213
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642 Ponce de Leon Blvd
Coral Gables, Florida 33134
(305) 446-0777
BOOMERANG SYSTEMS
Ed Hanson, Francis A.
Gulfstream Center
(888) 766-1108

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

Architect
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Key Plan

Revised:

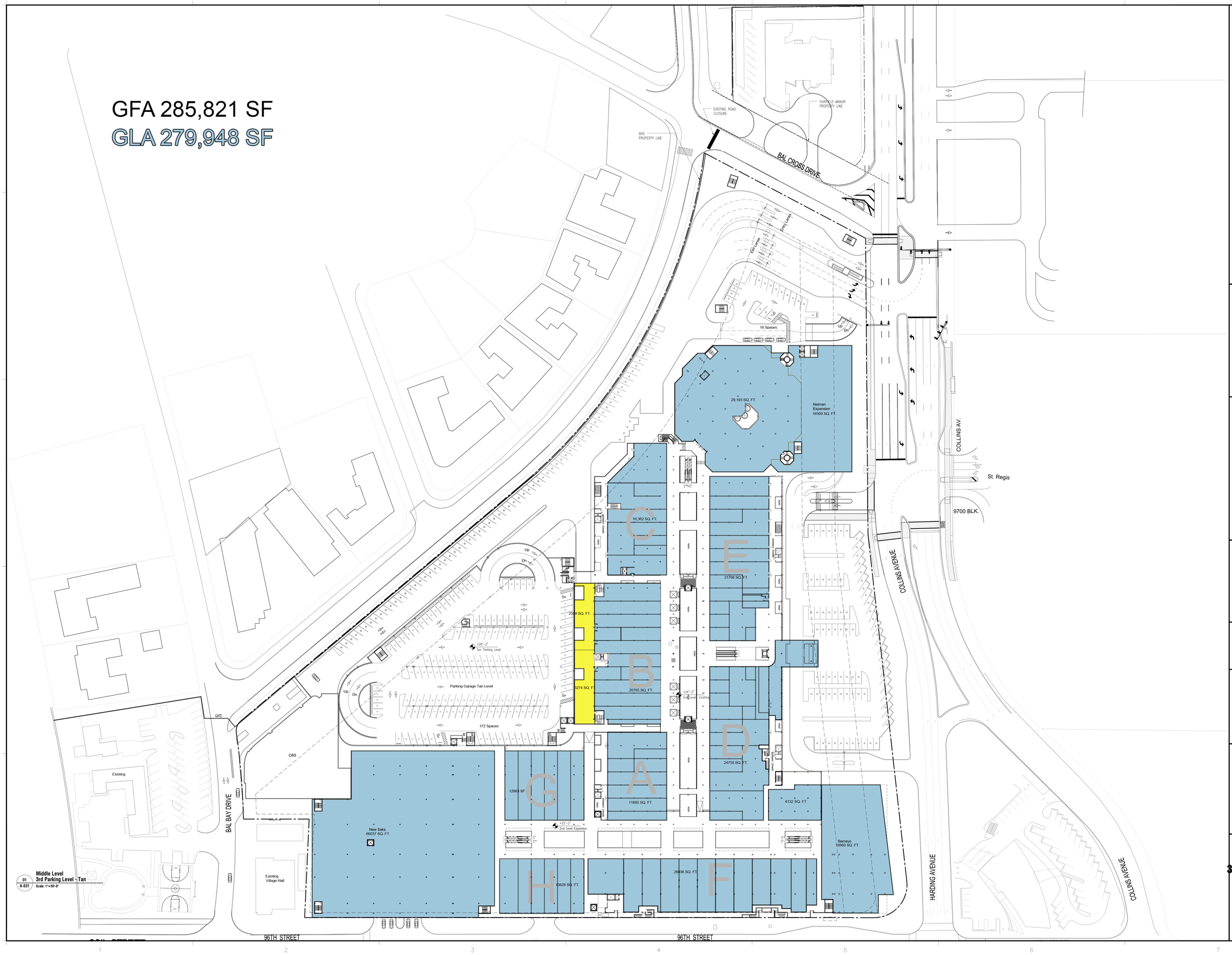
GLA/GBA LOWER RETAIL 1ST PARKING LEVEL - BLUE

1120BHSE | 05/30/14

A-611

GFA 285,821 SF

GLA 279,948 SF



01 A-631 **Middle Level 3rd Parking Level - Tan**
Scale: 1"=50'-0"

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
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Swedesboro, PA 15143
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SB 0063

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BOOMERANG SYSTEMS
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Alvin-Leo Pereira &
Jeff Sandler
Boomerang

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

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BERNARD ZYSCOVICH
Reg. No. RA-7410

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Key Plan

Revised:

GLA/GBA
MIDDLE RETAIL
3RD PARKING -TAN

1120BHSE	05/30/14

A-631

GFA 290,600 SF

GLA 288,227 SF

BAL CROSS DRIVE

EXISTING ROAD CLOSURE

FAIRFIELD MANOR PROPERTY LINE

BHS PROPERTY LINE

Exit Lanes

Entry Lanes

18 Spaces

Neiman Marcus 30,748 SQ. FT.

Neiman Expansion 16752 SQ. FT.

COLLINS AV.

St. Regis

9700 BLK.

COLLINS AVENUE

15063 SQ. FT.

7191 SQ. FT.

12585 SQ. FT.

18,191 SQ. FT.

10875 SQ. FT.

5527 SQ. FT.

+141'-2" 3rd Level - Existing

+39'-8" Red Parking Level

Parking Garage Red Level

172 Spaces

Up

Dn

GATE

CBS

Existing

BAL BAY DRIVE

Theater 5

Theater 3

Theater 1

Theater 7

Theater 6

Theater 4

Theater 2

14291 SQ. FT.

Kitchen/BOH Restrooms

16894 SQ. FT.

Restaurant/Bar Concession

14514 SQ. FT.

3784 SQ. FT.

Barneys Outdoors

Barneys Indoors 17018 SQ. FT.

+42'-2" 3rd Level - Expansion

New Saks 66037 SQ. FT.

Existing Village Hall

8366 SQ. FT.

3780 SQ. FT.

17579 SQ. FT.

9032 SQ. FT.

HARDING AVENUE

96TH STREET

C E B D G A H F

01 Upper Level - Retail
4th Parking Level - Red
A-641 Scale: 1"=50'-0"

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
4 Gateway Center
Swedeland, PA 15143
(412) 749-0533

M/E/P Engineers
HNGS ENGINEERS
ELADIO E. SUAREZ, PE
4655 SW 74 Court
Miami, Florida 33155
(305) 270-0005

Structural Engineers
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2100 Ponce de Leon Blvd. Suite 1020
Coral Gables, Florida 33134
(305) 461-3450
SB 8053

Traffic Consultant
FANDREI CONSULTING INC.
12951 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
(305) 382-0664

Civil Engineers
FORTIN LEAVY SKILES
DAN FORTIN JR.
1560 N. Flagler Drive
North Miami Beach, Florida 33162
(305) 653-4483

Parking Consultants
WALKER PARKING CONSULTANTS
BOOMERANG SYSTEMS
Walker Parking Consultants
Boomerang Systems
Jack Hanna
Mark Hanna

Architect
SELLECK ARCHITECTURAL CONSULTANTS
2200 Biscayne Blvd.
Miami, Florida 33137
(305) 559-4479

Landscape Architecture
RAYMOND JUNGLES INC.
2927 Bird Avenue
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. 25th Fl
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Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

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Key Plan

Revised:

GLA/GBA UPPER LEVEL- RETAIL 4TH PARKING LEVEL - RED

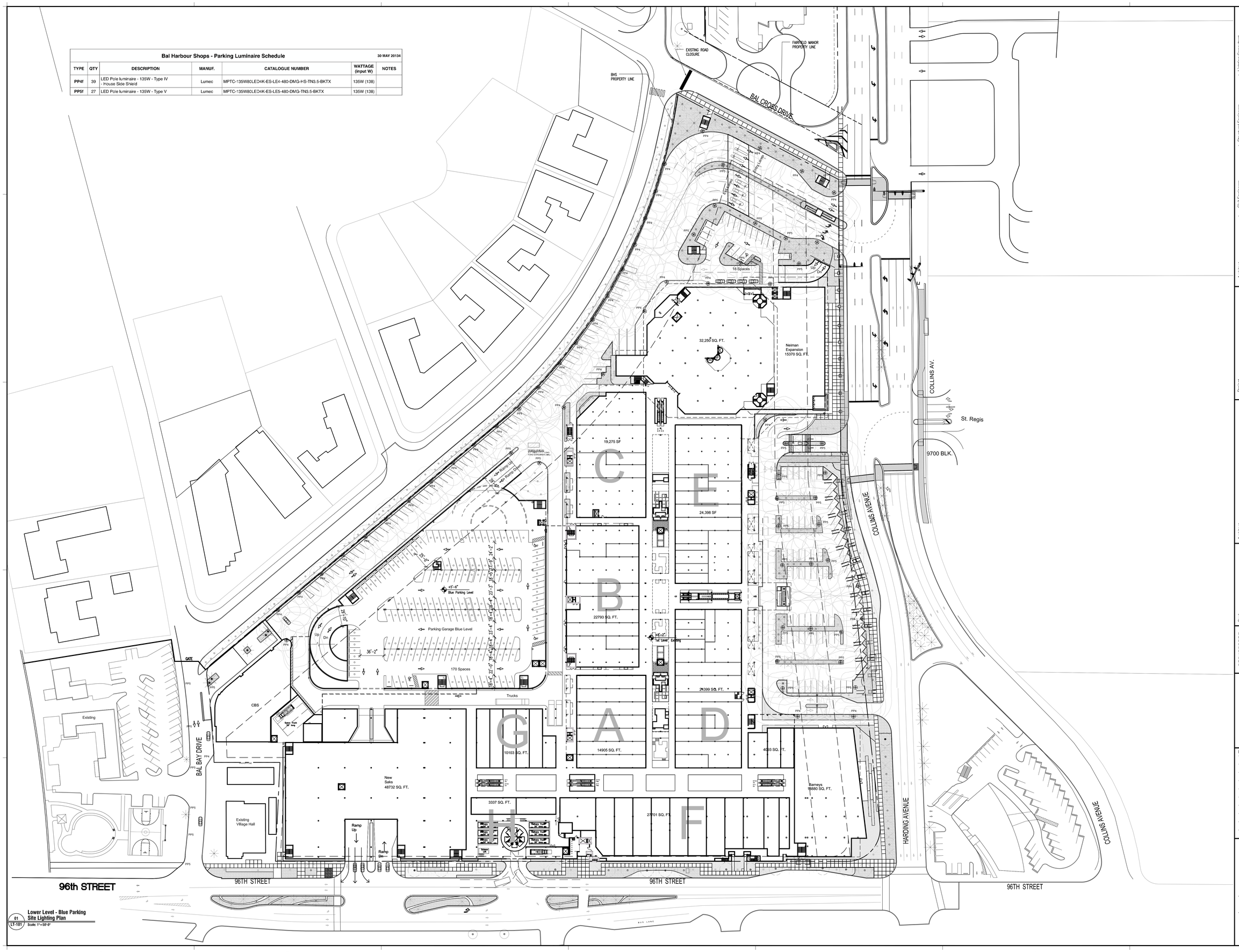
1120BHSE	05/30/14

A-641

Bal Harbour Shops - Parking Luminaire Schedule

30 MAY 20134

TYPE	QTY	DESCRIPTION	MANUF.	CATALOGUE NUMBER	WATTAGE (input W)	NOTES
PP4f	39	LED Pole luminaire - 135W - Type IV - House Side Shield	Lumec	MPTC-135W80LED4K-ES-LE4-480-DMG-HS-TN3.5-BKTX	135W (138)	
PP5f	27	LED Pole luminaire - 135W - Type V	Lumec	MPTC-135W80LED4K-ES-LE5-480-DMG-TN3.5-BKTX	135W (138)	



01 Lower Level - Blue Parking Site Lighting Plan
LT-101 Scale: 1"=50'-0"

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
2000 Technology Drive
Sewickley, PA 15143
(412) 749-0533

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EB 0263

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Parking Consultants
WALKER PARKING CONSULTANTS
BOOMERANG SYSTEMS
Car-to-car Travel
Pedestrian Circulation
Automated Parking Guidance
Self Parking Systems
Valet Parking

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

Project No. 1120BHSE

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Key Plan

Revised:

LOWER LEVEL BLUE PARKING & SITE LIGHTING PLAN

1120BHSE	05/30/14

LT-101

GENERAL STRUCTURAL NOTES

1. CODES:
   ALL WORK SHALL CONFORM TO THE FLORIDA BUILDING CODE, 2010 EDITION AND ALL OTHER APPLICABLE LOCAL CODES.
2. DESIGN CRITERIA:
   A. ROOF LOADS:
      LIVE LOAD: 30 PSF
      SUPERIMPOSED DEAD LOAD: 15 PSF (@ ROOF)
      10 PSF (@ CEILING)
   B. PEDESTRIAN BRIDGE:
      LIVE LOAD: 100 PSF
      SUPERIMPOSED DEAD LOAD: 50 PSF
   C. FLOOR LOADS
      1. RETAIL (FIRST FLOOR):
         LIVE LOADS: 100 PSF
         SUPERIMPOSED DEAD LOADS: 25 PSF
      2. RETAIL (UPPER FLOORS):
         LIVE LOADS: 75 PSF
         SUPERIMPOSED DEAD LOADS: 25 PSF
      3. PARKING GARAGE:
         LIVE LOADS: 40 PSF
         SUPERIMPOSED DEAD LOADS: 10 PSF
   D. WIND LOADS: IN ACCORDANCE WITH ASCE 7-10 [RISK CATEGORY II; 175 MPH ULTIMATE DESIGN WIND SPEED; EXPOSURE C INTERNAL PRESSURE COEFFICIENTS, ± 0.18. ([FOR MOVIE THEATER BUILDING; RISK CATEGORY III ; 188 MPH ULTIMATE DESIGN LOAD SPEED; INTERNAL PRESSURE COEFFICIENT ±0.18] SEE CALCULATIONS FOR ADDITIONAL INFORMATION),
3. BUILDING PERMIT:
   A. OBTAIN BUILDING PERMIT.
   B. COMPLY WITH THE REQUIREMENTS OF THE BUILDING PERMIT AND WITH OTHER REQUIREMENTS OF THE PERMITTING AUTHORITY.
   C. IF CHANGES TO STRUCTURAL DESIGN ARE ISSUED BY THE ENGINEER, SUBMIT CHANGES TO THE BUILDING DEPARTMENT FOR REVIEW AND APPROVAL, MAINTAIN PERMIT APPROVALS CONCURRENT WITH CONSTRUCTION.
4. CONSTRUCTION DOCUMENTS:
   A. EXAMINE AND STUDY ALL CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK. DIRECT ANY QUESTIONS TO THE ENGINEER.
5. ELEVATION DATUM:
   ALL ELEVATIONS ON THESE STRUCTURAL DRAWINGS REFER TO TOP OF INTERIOR GROUND FLOOR SLAB = +0'-0"
6. COORDINATION AND DIMENSIONS:
   A. COORDINATE ALL DIMENSIONS AND ELEVATIONS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK. VERIFY ALL DIMENSIONS AND CONDITIONS RELATED TO EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION. BRING ANY DISCREPANCIES TO THE IMMEDIATE ATTENTION OF THE ENGINEER. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. SCALE IS FOR GUIDELINE PURPOSES ONLY. IF DIMENSIONS ARE UNCLEAR, DO NOT SCALE. REQUEST CLARIFICATION FROM THE ENGINEER.
   B. COORDINATE THE STRUCTURAL WORK WITH THE WORK OF ALL OTHER TRADES.
   C. COORDINATE THE STRUCTURAL WORK WITH SLAB DEPRESSIONS, MECHANICAL OPENINGS, PIPING AND CONDUITS AS SHOWN ON OTHER DRAWINGS.
   D. COORDINATE ALL DIMENSIONS RELATIVE TO MANUFACTURED ITEMS, SUCH AS ELEVATORS, ESCALATORS, DOORS,WINDOWS, SKYLIGHTS, ACCESS PANELS AND HEATING, VENTILATING AND AIR-CONDITIONING EQUIPMENT.
7. CONFLICTS IN DOCUMENTS:
   IF CONFLICTS OCCUR IN OR BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS, BETWEEN DOCUMENTS AND FIELD CONDITIONS OR OTHERWISE, IMMEDIATELY CONTACT THE ENGINEER FOR CLARIFICATION AND DIRECTION BEFORE PROCEEDING. COORDINATE ALL DIMENSIONS BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS PRIOR TO PROCEEDING WITH THE WORK.
8. METHODS & SAFETY:
   THE CONTRACTOR IS RESPONSIBLE FOR ALL METHODS, PROCEDURES AND SEQUENCES OF CONSTRUCTION. PROVIDE APPROPRIATE SUPERVISION THROUGHOUT THE PROJECT. CONSTRUCTION SITE SAFETY, INCLUDING ALL ADEQUATE TEMPORARY BRACING AND SHORING, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EMPLOY THE NECESSARY PROFESSIONAL SERVICES TO DETERMINE THE NECESSARY METHODS AND SUPPORTS REGARDING FORMING AND CONSTRUCTION LOADS. TEMPORARY BRACING AND SHORING SHALL BE DESIGNED TO RESIST ALL CONSTRUCTION LOADS INCLUDING THE WEIGHTS OF ALL SUPPORTED MATERIALS PLUS A LIVE LOAD OF 50 PSF ON HORIZONTAL SURFACES. MAINTAIN TEMPORARY BRACING AND RETAIN IN PLACE UNTIL PERMANENT STRUCTURAL SYSTEMS ARE CAPABLE OF RESISTING ALL CONSTRUCTION PHASE LOADS.
9. PROTECTION OF EXISTING CONSTRUCTION:
   DO NOT DAMAGE EXISTING CONSTRUCTION WHICH IS TO REMAIN. LOCATE AND PROTECT CONCEALED PIPES, CONDUITS AND OTHER EXISTING CONSTRUCTION PRIOR TO DEMOLITION AND TAKE APPROPRIATE ACTION TO PROTECT THEM AND TO PROVIDE FOR SAFETY.
10. CONSTRUCTION INSPECTIONS:
    NOTIFY THE BUILDING INSPECTOR FOR INSPECTION OF ALL STRUCTURAL ELEMENTS. VERIFY THAT EACH AND EVERY STRUCTURAL ITEM HAS BEEN ACCEPTED BY THE INSPECTOR PRIOR TO PROCEEDING WITH SUBSEQUENT WORK AND/OR CONCEALING ANY STRUCTURAL ITEM. ANY STRUCTURAL ITEM WHICH HAS NOT BEEN SPECIFICALLY ACCEPTED BY THE INSPECTOR AND/OR ANY CONCEALING CONSTRUCTION WILL BE SUBJECT TO REMOVAL AND RECONSTRUCTION.
11. THRESHOLD BUILDING:
    THIS BUILDING QUALIFIES AS A THRESHOLD BUILDING UNDER STATE OF FLORIDA STATUTES.
    A. OBTAIN A COPY, REVIEW AND UNDERSTAND, THE SPECIAL INSPECTION PLAN (PREPARED BY THE ENGINEER-OF-RECORD). DISCUSS ANY QUESTIONS CONCERNING THE SPECIAL INSPECTION PLAN WITH THE SPECIAL INSPECTOR.
    B. ALL COMPONENTS OF ALL STRUCTURAL SYSTEMS SHALL BE INSPECTED BY THE SPECIAL INSPECTOR. NOTIFY SPECIAL INSPECTOR FOR INSPECTION WHEN ITEMS ARE READY FOR INSPECTION AND PRIOR TO CONCEALMENT BY OTHER CONSTRUCTION. DO NOT CONCEAL ANY STRUCTURAL COMPONENT UNTIL IT HAS BEEN ACCEPTED BY THE SPECIAL INSPECTOR AND SO INDICATED ON THE SPECIAL INSPECTION LOG. ANY STRUCTURAL COMPONENT WHICH HAVE BEEN CONCEALED WITHOUT SPECIAL INSPECTION WILL BE REJECTED, AND ANY CONCEALING CONSTRUCTION MUST BE REMOVED.
    C. SPECIAL INSPECTOR WILL PREPARE THE SPECIAL INSPECTION LOG AND GIVE TO THE CONTRACTOR FOR KEEPING AT THE SITE. KEEP THE LOG IN A CLEAN DRY AREA AND MAKE IT AVAILABLE TO THE SPECIAL INSPECTOR AND TO THE MUNICIPAL INSPECTOR UPON REQUEST. THE SPECIAL INSPECTOR WILL MAKE ENTRIES ON THE LOG FOR EACH SITE VISIT AND WILL INDICATE ACCEPTANCE OR REJECTION OF THE ITEMS OBSERVED. ACCEPTANCE APPLIES ONLY TO THOSE SPECIFIC ITEMS INDICATED. NO OTHER ITEMS ARE TO BE ASSUMED TO BE ACCEPTED. UPON ACCEPTANCE OF ALL STRUCTURAL COMPONENTS BY THE SPECIAL INSPECTOR, RETURN THE SPECIAL INSPECTION LOG TO THE SPECIAL INSPECTOR.
    D. ALL SHORING AND RESHORING SHALL BE DESIGNED BY A FLORIDA-REGISTERED ENGINEER WHO SHALL PREPARE DRAWINGS AND SIGN AND SEAL THEM. SUBMIT SIGNED AND SEALED SHORING AND RESHORING DRAWINGS TO THE ENGINEER-OF-RECORD FOR REVIEW AND APPROVAL. REVIEW AND APPROVAL BY THE ENGINEER WILL BE FOR GENERAL COORDINATION WITH STRUCTURAL DRAWINGS, ENGINEER-OF-RECORD DOES NOT ASSUME ANY RESPONSIBILITIES FOR DESIGN OF SHORING AND RESHORING. NOTIFY THE SPECIAL INSPECTOR FOR INSPECTION OF SHORING AND RESHORING SYSTEMS PRIOR TO PLACING CONSTRUCTION LOADS ON THEM. DO NOT LOAD SYSTEMS UNTIL ACCEPTED BY THE SPECIAL INSPECTOR AND SO INDICATED IN THE SPECIAL INSPECTION LOG.
    E. MAINTAIN A COPY OF THE LATEST APPROVED STRUCTURAL DRAWINGS, ALL APPROVED STRUCTURAL SHOP DRAWINGS AND ALL TEST REPORTS ON THE SITE. MAKE SUCH DRAWINGS AND TEST REPORTS AVAILABLE FOR USE BY THE SPECIAL INSPECTOR AND THE MUNICIPAL INSPECTOR.
12. SHOP DRAWINGS:
    A. SUBMIT TO THE ENGINEER COMPLETE SHOP DRAWINGS AS REQUIRED BY THESE CONTRACT DOCUMENTS.
    B. CHECK ALL SHOP DRAWINGS FOR COMPLIANCE AND COMPLETENESS PRIOR TO SUBMITTAL. ALL SHOP DRAWINGS SHALL BEAR EVIDENCE OF CONTRACTOR'S REVIEW AND APPROVAL.
    C. REVIEW OF SHOP DRAWINGS BY THE ENGINEER IS FOR CONFORMANCE WITH DESIGN CONCEPT AND INFORMATION INDICATED IN CONTRACT DOCUMENTS, ACCURACY, COMPLETENESS, DIMENSIONS, QUANTITIES, SAFETY PRECAUTIONS, CONSTRUCTION MEANS AND METHODS, SEQUENCE OF CONSTRUCTION, COORDINATION WITH OTHER TRADES AND PERFORMANCE OF SYSTEMS REMAIN THE RESPONSIBILITY OF THE CONTRACTOR.
    D. REVIEW BY THE ENGINEER IS NOT FOR THE PURPOSE OF APPROVING CHANGES OR SUBSTITUTIONS.
13. PROJECT MANUAL:
    REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
14. DELEGATED ENGINEERED SYSTEMS:
    A. DELEGATED ENGINEERED SYSTEMS FOR THIS PROJECT CONSIST OF THE FOLLOWING:
       1. PRECAST CONCRETE WALL PANELS (REFER TO "GENERAL STRUCTURAL NOTES" No. XX FOR ADDITIONAL INFORMATION).
       2. POST-TENSIONED CONCRETE (REFER TO "GENERAL STRUCTURAL NOTES" No. XX FOR ADDITIONAL INFORMATION).
       3. PREFABRICATED STEEL STAIRS (REFER TO "GENERAL STRUCTURAL NOTES" No. XX FOR ADDITIONAL INFORMATION).
       4. PREFABRICATED STEEL ROOF AND FLOOR JOISTS (REFER TO "GENERAL STRUCTURAL NOTES" No. XX FOR ADDITIONAL INFORMATION).
       5. STRUCTURAL STEEL CONNECTIONS (REFER TO "GENERAL STRUCTURAL NOTES" No. XX FOR ADDITIONAL INFORMATION).
    B. THE DELEGATED ENGINEER SHALL CONFORM TO CURRENT RULES ESTABLISHED BY THE FLORIDA BOARD OF PROFESSIONAL ENGINEERS.
    C. THE DELEGATED ENGINEER SHALL BE RETAINED BY THE DELEGATED SYSTEM SUPPLIER OR MAY BE AN EMPLOYEE OF THE SUPPLIER.
    D. INCLUDE ALL COSTS FOR THE DELEGATED ENGINEER IN THE CONSTRUCTION BID FOR THE DELEGATED SYSTEM.
    E. DELEGATED ENGINEER SHALL DESIGN DELEGATED SYSTEM IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 2010, ALL OTHER APPLICABLE CODES AND REFERENCED STANDARDS AND AT LEAST IN ACCORDANCE WITH THE STANDARD OF CARE EXERCISED BY OTHER PROFESSIONALS ON SIMILAR PROJECTS. DELEGATED ENGINEER MUST BE A LICENSED ENGINEER IN THE STATE OF FLORIDA AND MUST BE EXPERIENCED AND COMPETENT IN THE DESIGN OF THE DELEGATED SYSTEM.
    F. DELEGATED ENGINEER SHALL ANALYZE AND DESIGN THE DELEGATED SYSTEM AND PREPARE SHOP DRAWINGS FOR THE DELEGATED SYSTEM. SHOP DRAWINGS SHALL INDICATE LAYOUT, DIMENSIONS, MATERIALS, MATERIALS PROPERTIES, MEMBER SIZES, CONNECTIONS, ANCHORAGES, INSTALLATION INFORMATION AND ALL OTHER INFORMATION TO CLEARLY CONVEY THE SYSTEM IN ITS ENTIRETY. THE DELEGATED ENGINEER SHALL SUBMIT SIGNED AND SEALED DRAWINGS AND DESIGN CALCULATIONS TO THE ENGINEER-OF-RECORD AND TO THE BUILDING DEPARTMENT. DO NOT INSTALL ANY COMPONENTS OF THE DELEGATED SYSTEM UNTIL DRAWINGS AND CALCULATIONS HAVE BEEN REVIEWED AND ACCEPTED BY BOTH THE ENGINEER-OF-RECORD AND THE BUILDING DEPARTMENT.
15. SOILS: (WITH REPORT)
    A. INFORMATION ABOUT THE SOILS ON THIS SITE IS PRESENTED IN A REPORT PREPARED BY ARDAMAN AND ASSOCIATES,INC., DATED NOVEMBER 19, 2012. REVIEW THIS REPORT AND FOLLOW ITS RECOMMENDATIONS UNLESS OTHERWISE INDICATED IN THESE DRAWINGS. CONTRACTOR MAY OBTAIN SUPPLEMENTAL INFORMATION THROUGH ADDITIONAL SOILS EXPLORATION, TESTING AND ANALYSIS IF DESIRED. COORDINATE WITH THE OWNER FOR SITE ACCESS.
    B. ACCORDING TO THE ABOVE REFERENCED REPORT, THE SOILS AT THE BORING LOCATIONS GENERALLY CONSIST OF THE FOLLOWING;

DEPTH BELOW GROUND SURFACE (FEET)	DESCRIPTION
0-1	FILL, LIMEROCK
1-3	FILL, SAND, FINE GRAINED, LOOSE TO MEDIUM DENSE
3-5	SILT WITH ORGANICS
5-7	ORGANICS
7-23	SAND, SILTY TO SLIGHTLY SILTY, MEDIUM DENSE, FINE TO MEDIUM GRAINED
23-42	LIMESTONE
42-47	LIMESTONE, VERY POORLY CEMENTED, WITH POCKETS OF SAND
47-65	LIMESTONE, WELL CEMENTED

16. SOILS PREPARATION & ALLOWABLE BEARING:
    A. STRIP ALL AREAS OF NEW CONSTRUCTION PLUS A FIVE FOOT PERIMETER OF EXISTING CONSTRUCTION TO BE REMOVED, PLANT, TOP SOIL AND OTHER DELETERIOUS MATERIAL. WHERE REQUIRED, EXCAVATE THE EXISTING SOIL TO THE BOTTOM OF PROPOSED SLAB OR FOOTING ELEVATION. VISUALLY INSPECT THE ENTIRE BUILDING AREA. IF SOILS DIFFERENT FROM THOSE INDICATED ABOVE ARE ENCOUNTERED, NOTIFY THE ENGINEER FOR DIRECTION. THOROUGHLY COMPACT ENTIRE AREA, INCLUDING THE FIVE FOOT PERIMETER BY AT LEAST EIGHT PASSES IN EACH OF TWO PERPENDICULAR DIRECTIONS OF A VIBRATING COMPACTOR TO ACHIEVE A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED IN ACCORDANCE WITH ASTM D1557. WHERE REQUIRED, PLACE CRUSHED LIMEROCK FILL (NO ROCKS GREATER THAN 2 INCHES). EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF FREE OF ORGANIC, MUCK OR OTHER DELETERIOUS MATERIALS AND IF DEEMED TO BE ACCEPTABLE BY THE GEOTECHNICAL ENGINEER. PLACE FILL IN MAXIMUM EIGHT INCH LIFTS. COMPACT EACH LIFT TO A MINIMUM OF 95% OF MAXIMUM DENSITY. PRIOR TO COMPACTION, MOISTEN OR DRY SOIL TO ACHIEVE A MOISTURE CONTENT WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT AS DETERMINED BY ASTM D1557.
    B. TEST ALL LAYERS OF SOILS, INCLUDING EXPOSED EXISTING SOILS, FILL AND BACKFILL FOR DENSITY. SUBMIT TEST REPORTS TO THE ENGINEER. CONDUCT A MINIMUM OF ONE TEST IN EACH ISOLATED FOOTING, FOR EACH 2,000 SQUARE FEET OF FLOOR OR PAVEMENT AREA, FOR EACH 50 LINEAR FEET OF WALL FOOTING AND AS OTHERWISE DIRECTED BY THE ENGINEER.
    C. ALL SOIL PREPARATION OPERATIONS SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER (SPECIAL INSPECTOR), WHO SHALL ISSUE A STATEMENT OF COMPLIANCE.
    D. WITH THE SOILS PREPARATION DESCRIBED ABOVE, THE ALLOWABLE SOIL BEARING CAPACITY IS EXPECTED TO BE AT LEAST 2,000 PSF.
17. AUGER CAST PILES:
    A. PILES: PILES SHALL BE AUGER CAST PILES AS FOLLOWS:

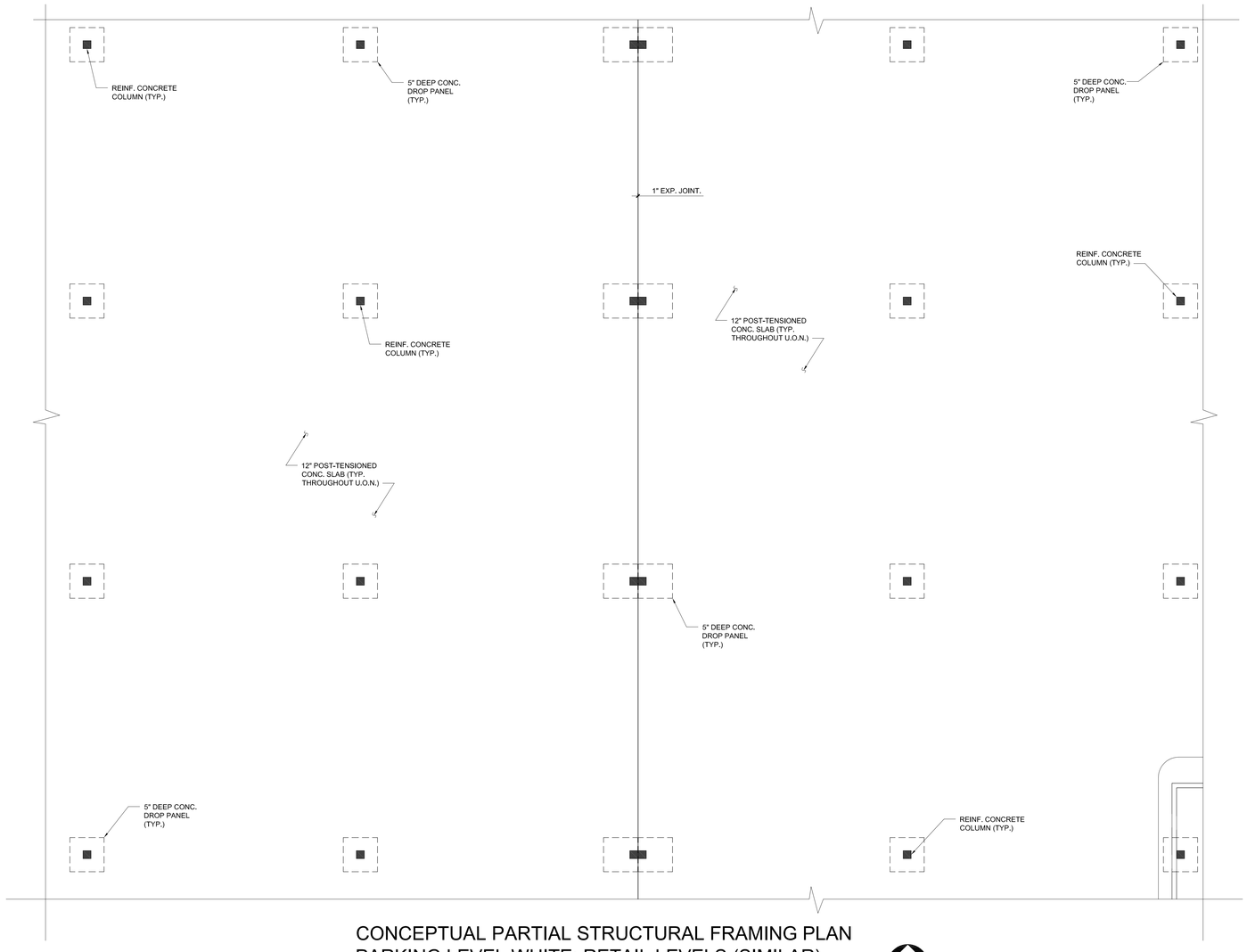
CAST-IN-PLACE CONCRETE PILES
CAPACITY IN TONS: TENSION(T), COMPRESSION(C), LATERAL(L)

DEPTH (FEET)	PILE DIAMETER (INCHES)		
	14	16	18
32	3.5(L) 16(T) 35(C)	4(L) 18(T) 40(C)	4.5(L) 21(T) 46(C)
45	3.5(L) 49(T) 110(C)	4(L) 56(T) 125(C)	4.5(L) 74(T) 165(C)
51	-	4(L) 76(T) 170(C)	4.5(L) 90(T) 200(C)

    B. PROVIDE UNIT PRICE FOR EACH LINEAR FOOT OF PILE DEEPER THAN INDICATED ABOVE. REINFORCE PILES AS INDICATED IN THE DRAWINGS. INSTALL SPACERS TO ASSURE PROPER ALIGNMENT OF REINFORCEMENT THROUGHOUT THE LENGTH OF THE PILE. CONDUCT AUGERING AND CASTING OF CONCRETE GROUT IN A MANNER THAT ASSURES A MINIMUM CROSS SECTION AS SPECIFIED AT ALL POINTS AND A PILE FREE OF VOIDS. A MINIMUM GROUT FACTOR OF 1.20 SHALL BE ACHIEVED FOR EACH PILE. IF GROUT PUMPING AND/OR AUGER RETRIEVAL OPERATIONS ARE STOPPED AT ANY TIME DURING THE FORMATION OF A PILE, REAUGER BORE HOLE AND REFORM THE PILE. IF THE CONCRETE LEVEL DROPS, IF THE RATE OF GROUT-TAKE CHANGES MARKEDLY, OR IF THE INJECTION PRESSURE MARKEDLY DECREASES AT ANY TIME, THE PILE SHALL BE REJECTED AND REPLACED. PILES SHALL BE PLUMB WITHIN 1-3/4 INCHES. PILES SHALL BE CAST FOR A MINIMUM OF 24 HOURS PRIOR TO AUGERING ADDITIONAL PILES WITHIN NINE FEET OF PREVIOUSLY CAST PILES.
    C. SUBMIT CONCRETE GROUT MIX DESIGN TO THE ENGINEER FOR APPROVAL PRIOR TO START OF WORK.
    D. TAKE CONCRETE GROUT SAMPLES AT THE TIME OF CONCRETE PLACEMENT. TAKE SAMPLES AT LEAST ONCE PER DAY AND AT LEAST ONE SAMPLE FOR EACH 50 CUBIC YARDS OF GROUT PLACED. TEST SAMPLES FOR COMPRESSION AT 28 DAYS. THE AVERAGE OF ALL TESTS SHALL EXCEED 5000 PSI WITH NO ONE TEST FALLING BELOW 4750 PSI. SUBMIT TEST REPORTS TO THE ENGINEER.
    E. INSPECTION: ALL AUGER CAST PILE INSTALLATION SHALL BE MONITORED BY AN INSPECTOR AS REQUIRED BY PARAGRAPHS 1822.1.20 AND .21 OF THE F.B.C., 2010. INSPECTOR SHALL SUBMIT TO ENGINEER A STATEMENT OF COMPLIANCE AT THE COMPLETION OF PILE INSTALLATION, INCLUDING CERTIFICATION OF ALLOWABLE PILE LOAD CAPACITIES OF 35 TONS COMPRESSION, 15 TONS TENSION AND 3 TONS LATERAL.
18. POLYETHYLENE SHEET:
    PLACE MINIMUM 6 MIL, THICK POLYETHYLENE SHEET CONTINUOUSLY UNDER CONCRETE SLABS PLACED ON GROUND. LAP SPLICE ALL JOINTS MINIMUM 12 INCHES AND CONTINUOUSLY TAPE WITH MINIMUM OF TWO-INCH WIDE VINYL TAPE. AT ALL PENETRATIONS, EXTEND POLYETHYLENE SHEET TO WITHIN 1/2 INCH OF PENETRATING OBJECT AND SEAL TO OBJECT ALL AROUND WITH TWO-INCH WIDE VINYL TAPE. ALSO, EXTEND POLYETHYLENE SHEET ONE INCH ON TO STEM WALL GRADE BEAM OR FOOTING. IF THIS IS NOT POSSIBLE, THEN ASSURE CONTACT WITH VERTICAL STRUCTURAL MEMBER AND EXTEND VERTICALLY, BUT NOT MORE THAN ONE HALF THE SLAB THICKNESS. REPAIR ANY HOLES OR TEARS IN SHEET BY INSTALLING AN OVERLAY SHEET EXTENDING TWELVE INCHES BEYOND DAMAGED AREA AND SEALED TO LOWER SHEET WITH TWO INCH WIDE VINYL TAPE.
19. REINFORCED CONCRETE MASONRY:
    A. HOLLOW CONCRETE MASONRY UNITS: ASTM C90 "STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING CONCRETE MASONRY UNITS;" MINIMUM ALLOWABLE COMPRESSIVE STRESS ON NET AREA SHALL BE FC' = 1900 PSI , OR AS OTHERWISE REQUIRED. CMU SHALL MEET THE MINIMUM EQUIVALENT THICKNESS FOR 2-HOUR FIRE-RATED WALLS AS INDICATED IN TABLE 721.3.2 OF THE FLORIDA BUILDING CODE 2010. SUBMIT CERTIFICATES OF FIRE RATING FROM C.M.U. MANUFACTURER
    B. MORTAR SHALL COMPLY WITH ASTM, C270, TYPE M OR S.
    C. REINFORCEMENT BAR, BUTT WELDED STEEL BAR: ASTM A615, GRADE 60.
    D. PLACE CONCRETE MASONRY UNITS: IN STANDARD RUNNING BOND PATTERN. BOND MASONRY WITH OVERLAPPING UNITS AT WALL CORNERS AND INTERSECTIONS, UNLESS OTHERWISE NOTED, ALL MORTAR JOINTS SHALL BE 3/8" THICK. TOOL MORTAR JOINTS WITH ROUNDED JOINTER. FULLY MORTAR FACE SHELLS AT ALL HORIZONTAL AND VERTICAL JOINTS. FULLY MORTAR WEB SHELLS AS WELL AT FOUNDATION. FULLY MORTAR WEB SHELLS AT ALL CELLS WHICH ARE TO BE GROUTED. UNUSED MORTAR SHALL BE DISCARDED WITHIN 2 1/2 HOURS AFTER INITIAL MIXING.
    E. WHEREVER ANCHOR BOLT IS TO BE SET IN MASONRY, FILL C.M.U. CELLS WITH CONCRETE GROUT FOR MINIMUM 8 INCHES ALL AROUND BOLT.
    F. INSTALL GALVANIZED STEEL HORIZONTAL JOINT REINFORCEMENT (No. 9 GAGE, LADDER TYPE) AT EVERY OTHER COURSE. EXTEND HORIZONTAL JOINT REINFORCEMENT MINIMUM 4 INCHES INTO ALL TIE COLUMNS, PROVIDE PREFABRICATED "L" AND "T" SHAPED REINFORCEMENT FITTINGS AT ALL CORNERS AND INTERSECTIONS RESPECTIVELY. LAP SPLICE REINFORCEMENT MINIMUM SIX INCHES.
    G. GROUT: MINIMUM 3000 PSI (OR AS OTHERWISE REQUIRED TO ACHIEVE SPECIFIED f'm WHEN VERIFYING MASONRY STRENGTH BY PRISM TESTING) CONCRETE GROUT CONFORMING TO THE REQUIREMENTS OF ASTM C476.
    H. COMPLY WITH THE REQUIREMENTS OF SECTION 2122 OF THE FLORIDA BUILDING CODE 2010 AND CURRENT EDITIONS OF ACI 530 AND ACI 530.1.
    I. REINFORCED CONCRETE MASONRY PRISM STRENGTH SHALL BE MINIMUM f'm = 1,500 psi, AND SHALL BE VERIFIED BY CERTIFICATION OF MASONRY UNIT STRENGTH AND FIELD SAMPLING AND LABORATORY TESTING OF MORTAR AND GROUT. ALTERNATIVELY, PRISM STRENGTH MAY BE VERIFIED BY PRISM TESTING IN ACCORDANCE WITH ASTM E447, METHOD B AND AS OTHERWISE MODIFIED IN ACI 530.1, 1.4.
    J. LINTELS: ANY C.M.U. WALL OPENINGS WHICH ARE NOT OTHERWISE FRAMED WITH CONCRETE SHALL HAVE 8"x8" CONCRETE LINTELS OR GROUTED LINTEL BLOCK WITH 245 BOTTOM. EXTEND REINFORCEMENT MINIMUM 24 INCHES BEYOND OPENING AND CAST LINTEL WITH MINIMUM 8" BEARING ON ADJACENT COLUMNS OR REINFORCED CELLS.
    K. SILLS: UNLESS OTHERWISE FRAMED IN CONCRETE. PROVIDE 8" X 8" CONCRETE (FORMED OR BOND-BEAM BLOCK) WITH 245 MID-DEPTH AT ALL SILLS. EXTEND REINFORCEMENT AND CONCRETE MINIMUM 6" INTO ADJACENT COLUMN OR REINFORCED CELL AND CAST CONCRETE/GROUT MINIMUM 8" INTO ADJACENT COLUMN OR REINFORCED CELL.
    L. REINFORCEMENT PLACEMENT: PLACE ALL HORIZONTAL BARS IN BOND BEAM UNITS, WHEN TWO BARS ARE USED, STAGGER LAPS A MINIMUM OF 5'-0". VERTICAL REINFORCING SHALL BE HELD IN POSITION USING REBAR POSITIONERS AT TOP AND BOTTOM AND AT INTERVALS NOT EXCEEDING 200 BAR DIAMETERS. FOR PARTIALLY GROUTED WALLS, METAL LATH STRIPS OR EQUAL SHALL BE USED AS GROUT STOPS AT THE BOTTOM OF GROUTED PILLBOX TO PREVENT THE EMPLACEMENT OF HORIZONTAL BARS. DO NOT USE PAPER OR OTHER UNAPPROVED MATERIAL LAP SPLICE BARS ONLY WHERE NECESSARY. ALL LAP SPLICE LENGTHS SHALL BE A MINIMUM OF THOSE IN "REBAR DEVELOPMENT AND LAP SPLICE LENGTH "Ld" SCHEDULE FOR MASONRY" ON DRAWING SX.XX.
    M. PROVIDE CLEANOUT HOLES AT BOTTOMS OF ALL VERTICALLY REINFORCED CELLS. REMOVE ALL DEBRIS AND EXCESS MORTAR. INSPECT FOR COMPLETE GROUT PLACEMENT UPON REMOVAL OF FORM OVER CLEANOUT HOLE.
    N. GROUT LIFT HEIGHT: PLACE GROUT IN LIFTS NOT EXCEEDING 5 FEET.
    O. GROUT CONSOLIDATION: CONSOLIDATE ALL GROUT BY MECHANICAL VIBRATION USING A 3/4" Ø HEAD LOW VELOCITY VIBRATOR FOR A COUPLE OF SECONDS IN EACH FILLED CELL. RECONSOLIDATION BY VIBRATION MUST BE DONE AFTER THE INITIAL WATER LOSS AND BEFORE INITIAL SET HAS OCCURRED. WHEN GROUTING IS STOPPED FOR A PERIOD OF 1 HOUR OR LONGER, FORM HORIZONTAL CONSTRUCTION JOINTS BY STOPPING THE GROUT POUR 1-1/2 INCHES MINIMUM BELOW THE UPPERMOST UNIT, EXCEPT AT TOP OF WALL.
    P. PROVIDE MIN. 20 GAGE CONTINUOUS DOVETAIL SLOTS IN ADJACENT CONCRETE COLUMNS WHERE C.M.U. IS INSTALLED AFTER COLUMNS. ANCHOR C.M.U. TO CONCRETE COLUMNS USING MIN. 18 GAGE GALVANIZED CORRUGATED STEEL DOVETAIL MASONRY ANCHORS AT EVERY OTHER COURSE OF C.M.U. IF DOVETAIL SLOTS ARE DAMAGED OR MISPLACED AND CAN NOT BE USED, REMOVE SLOTS, PATCH CONCRETE AND INSTALL DOVETAIL ANCHORS WITH (1) 3/16" Ø TAPCON SCREW WITH MIN. 1 1/4" EMBED.
    Q. DO NOT EMBED PIPES, CONDUIT, OR ANY OTHER CONSTRUCTION IN MASONRY WALLS WITHOUT PRIOR APPROVAL OF ENGINEER.
20. CONCRETE (CAST-IN-PLACE):
    A. STANDARDS: ACI 301, ACI 347, ACI 207 AND ACI 117.
    B. CONCRETE MIXES
       1. SUBMIT CONCRETE MIX DESIGNS TO ENGINEER FOR REVIEW PRIOR TO USE.
       2. PROPORTION ALL NORMAL-WEIGHT CONCRETE IN ACCORDANCE WITH ACI 301 TO ATTAIN THE FOLLOWING PROPERTIES:

CONCRETE LOCATION	COMPRESSIVE STRENGTH	NOTES
PILE CAPS	5,000 PSI @ 56 DAYS	MASS CONCRETE (SEE NOTE B.12)
ALL OTHERS	5,000 PSI @ 28 DAYS	

       3. SLUMP SHALL BE 4" (±1") FOR REGULAR MIXES AND NOT GREATER THAN 9" FOR MIXES WITH WATER-REDUCING ADMIXTURES, ADD NO WATER TO THE CONCRETE AT THE SITE, UNLESS OTHERWISE APPROVED BY THE ENGINEER IN ADVANCE AND ONLY IF TEST SAMPLES ARE TAKEN AFTER ADDITION OF THE APPROVED WATER.
       4. CEMENTITIOUS MATERIALS:
          a. CEMENT: ASTM C150, TYPE I, UNLESS OTHERWISE NOTED.
          b. FLY ASH: ASTM C618, CLASS F.
          c. GROUND GRANULATED BLAST-FURNACE SLAG: ASTM C989 GRADE 100 OR 120
          d. LIMIT PERCENTAGE OF FLY ASH, SLAG OR COMBINATION FLY ASH AND SLAG TO 25% BY WEIGHT OF TOTAL CEMENTITIOUS MATERIALS, UNLESS OTHERWISE NOTED.
       5. CONCRETE FOR AREAS WHICH WILL REMAIN EXPOSED TO WEATHER AFTER CONSTRUCTION SHALL HAVE 3 PERCENT TO 5 PERCENT ENTRAINED AIR. DO NOT USE AIR ENTRAINING ADMIXTURE FOR HARD-TROWEL FINISHED (POWER TROWEL) SLABS.
       6. MAXIMUM WATER:CEMENT RATIO FOR ALL CONCRETE SHALL BE 0.50 (UNLESS OTHERWISE NOTED). FOR SLABS ON POLYETHYLENE SHEET ON GROUND, MAXIMUM WATER CONTENT SHALL BE 33 GALLONS PER CUBIC YARD.
       7. PUMP MIXES MAY BE USED FOR FOUNDATIONS AND COLUMNS WITH PRIOR APPROVAL BY THE ENGINEER.
       8. LARGE-AGGREGATE PUMP MIXES WITH WATER-REDUCING ADMIXTURES MAY BE USED FOR BEAMS AND SLABS WITH PRIOR APPROVAL OF THE ENGINEER, PEA ROCK PUMP MIXES WILL NOT BE APPROVED.
       9. COARSE AGGREGATE SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33.
       10. WATER: ASTM C-1602.
       11. READY-MIX CONCRETE: ASTM C-94.
       12. MASS CONCRETE:
           a. PROPORTION MASS CONCRETE IN ACCORDANCE WITH ACI 301 AND 207.
           b. ELEMENTS TO BE CAST WITH MASS CONCRETE ARE IDENTIFIED IN THESE DRAWINGS.
           c. SUBMIT CONCRETE MIX DESIGN TO ENGINEER FOR REVIEW PRIOR TO USE.
           d. USE TYPE F FLY ASH (UP TO 40% OF TOTAL CEMENTITIOUS MATERIAL) OR SLAG (UP TO 50% OF TOTAL CEMENTITIOUS MATERIAL) TO REPLACE A PORTION OF THE CEMENT.
           e. USE TYPE II (NOT TYPE I / III) CEMENT (ASTM C150)
           f. 0.45 MAXIMUM WATER:CEMENT RATIO.
           g. WHEN THE AFTERNOON AIR TEMPERATURES ARE FORECAST TO EXCEED 80° F, CAST MASS CONCRETE IN EARLY MORNING HOURS AND CONCLUDE CASTING PRIOR TO 11:00 A.M.
           h. CAST MASS CONCRETE IN 18" LIFTS, BUT CAST SUBSEQUENT LIFT PRIOR TO SETTING OF PREVIOUS LIFT SO THAT NO COLD JOINTS ARE FORMED.
    C. CONTRACT AN INDEPENDENT TESTING LABORATORY TO PERFORM THE CONCRETE CYLINDER SAMPLING AND TESTING AS REQUIRED BY SECTION 1923.2 OF THE FLORIDA BUILDING CODE, 2010. SUBMIT TEST REPORTS TO THE ENGINEER.
    D. PROVIDE ALL FORMING AND TEMPORARY SHORING.
    E. DO NOT EMBED PIPES OR CONDUITS EXCEEDING 1/3 THE SLAB THICKNESS IN OUTSIDE DIAMETER IN THE CONCRETE FLOOR WITHOUT THE WRITTEN APPROVAL FROM THE ENGINEER. WHERE PIPES OR CONDUITS ARE PERMITTED, PLACE NO CLOSER THAN THREE DIAMETERS O.C. AND LOCATE SO AS NOT TO IMPAIR THE STRENGTH OF THE STRUCTURE.
    F. REINFORCEMENT:
       1. STANDARD: ASTM A-615, GRADE 60, ASTM A185 FOR WELDED WIRE FABRIC.
       2. GALVANIZED: ASTM A-615, GRADE 60, ASTM A767 CLASS 1 ZINC COATED AFTER FABRICATION AND BENDING. REPAIR ALL DAMAGED AND UNCOATED AREAS OF HOT-DIP GALVANIZED COATINGS IN ACCORDANCE WITH ASTM A-780. USE GALVANIZED OR EPOXY-COATED WIRE REINFORCEMENT OR ALL PLASTIC REINFORCEMENT SUPPORTS. USE GALVANIZED TIE WIRES.
       3. WELDED WIRE FABRIC (W,W,F.); ASTM A185, PLA



CONCEPTUAL PARTIAL STRUCTURAL FRAMING PLAN
PARKING LEVEL WHITE: RETAIL LEVELS (SIMILAR)
1/8" = 1'-0"

STRUCTURAL CONCEPT-NOT FOR CONSTRUCTION

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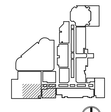
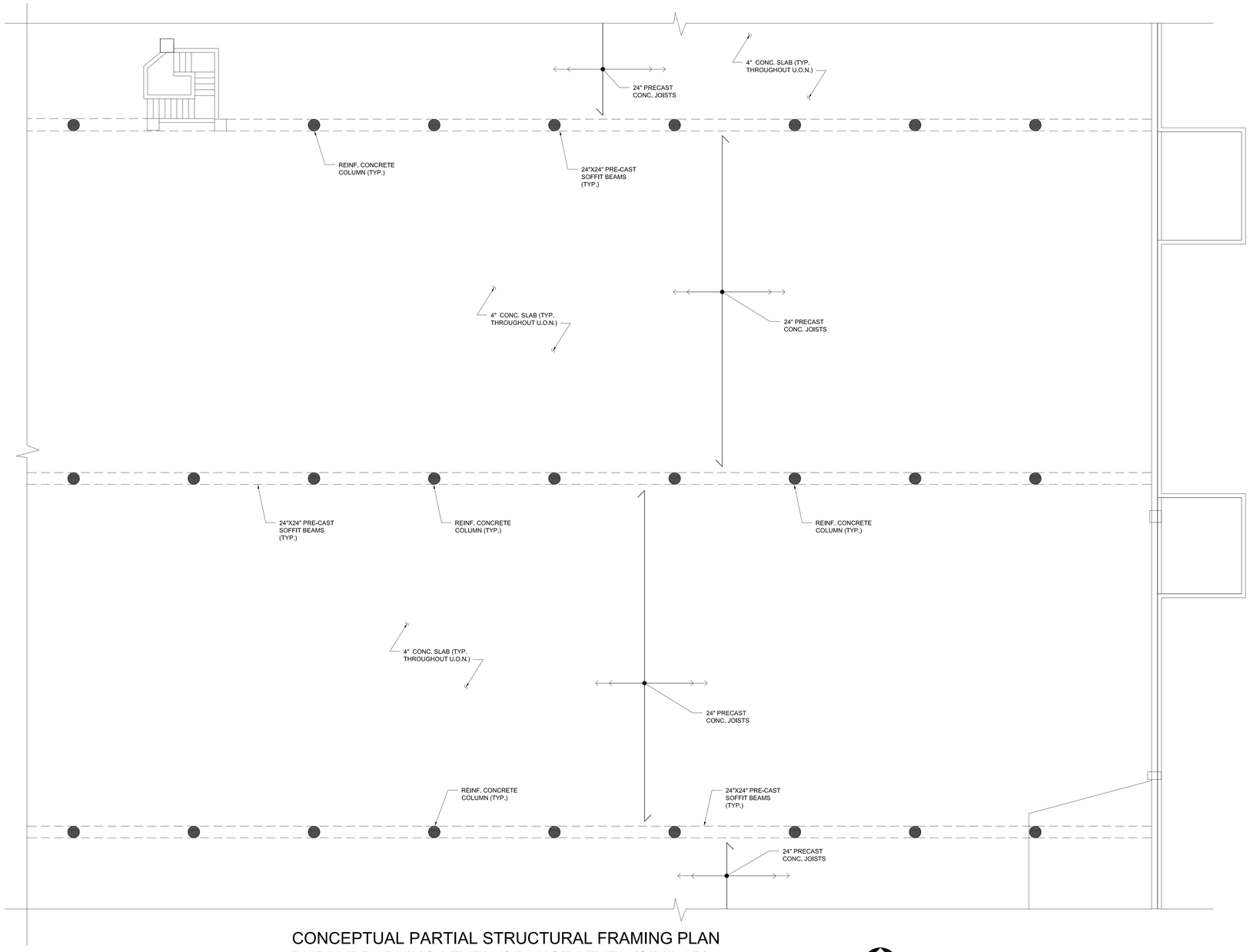


Revised:

UPPER UNDERGROUND PARKING LEVEL WHITE

11052 | MAY 30, 2014

S-2.01



CONCEPTUAL PARTIAL STRUCTURAL FRAMING PLAN
PURPLE PARKING LEVEL: ORANGE LEVEL (SIMILAR)
1/8" = 1'-0"

N

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Key Plan

Revised:

5TH PARKING LEVEL - PURPLE

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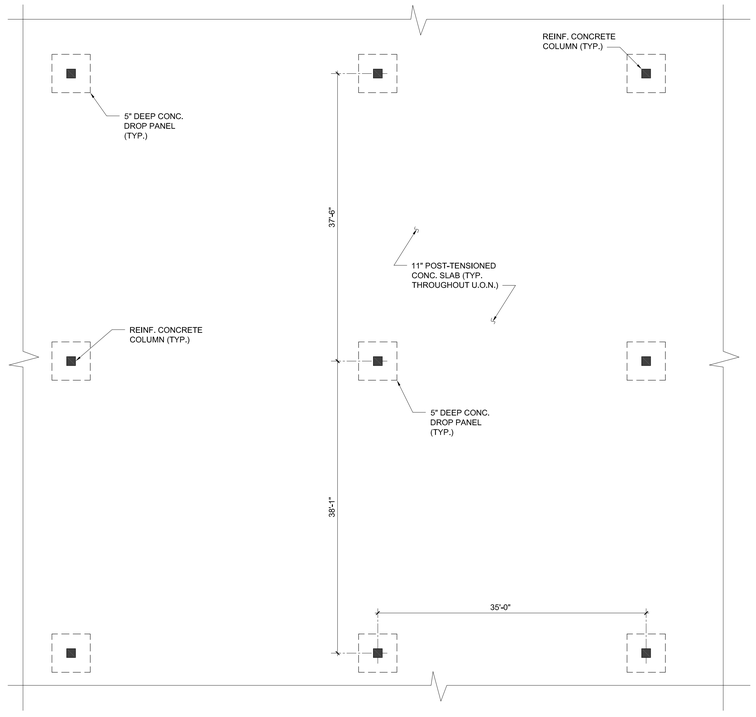
S-2.02



CONCEPTUAL PARTIAL STRUCTURAL FRAMING PLAN
RETAIL LEVELS: GROUND, SECOND AND THIRD LEVEL
1/8" = 1'-0"

N

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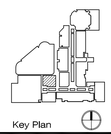
Key Plan

Revised:

BUILDING G STRUCT. FRAMING PLAN - GROUND, 2nd & 3rd LEVEL

11052 | MAY 30, 2014

S-2.03

Church by the Sea

CHURCH BY THE SEA

501 Ninety-Sixth Street
Bal Harbour, Florida 33154

BAL HARBOUR SHOPS & CHURCH BY THE SEA EXPANSION

Project No. 062-10027-001
Issue Date: May 30, 2014
SITE PLAN SUBMITTAL

Drawing Index:

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A0.01 - Partial Site Plan
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A1.11 - Second Floor Plan
A1.12 - Mezzanine Floor Plan
A1.13 - Third Floor Plan
A1.14 - Roof Level Plan
A3.11 - Exterior Elevations
A3.12 - Exterior Elevations
A3.13 - Exterior Elevation
A3.21 - Building Sections
A3.22 - Building Sections

LEO A DALY

PLANNING
ARCHITECTURE
ENGINEERING
INTERIORS

EST. 1915

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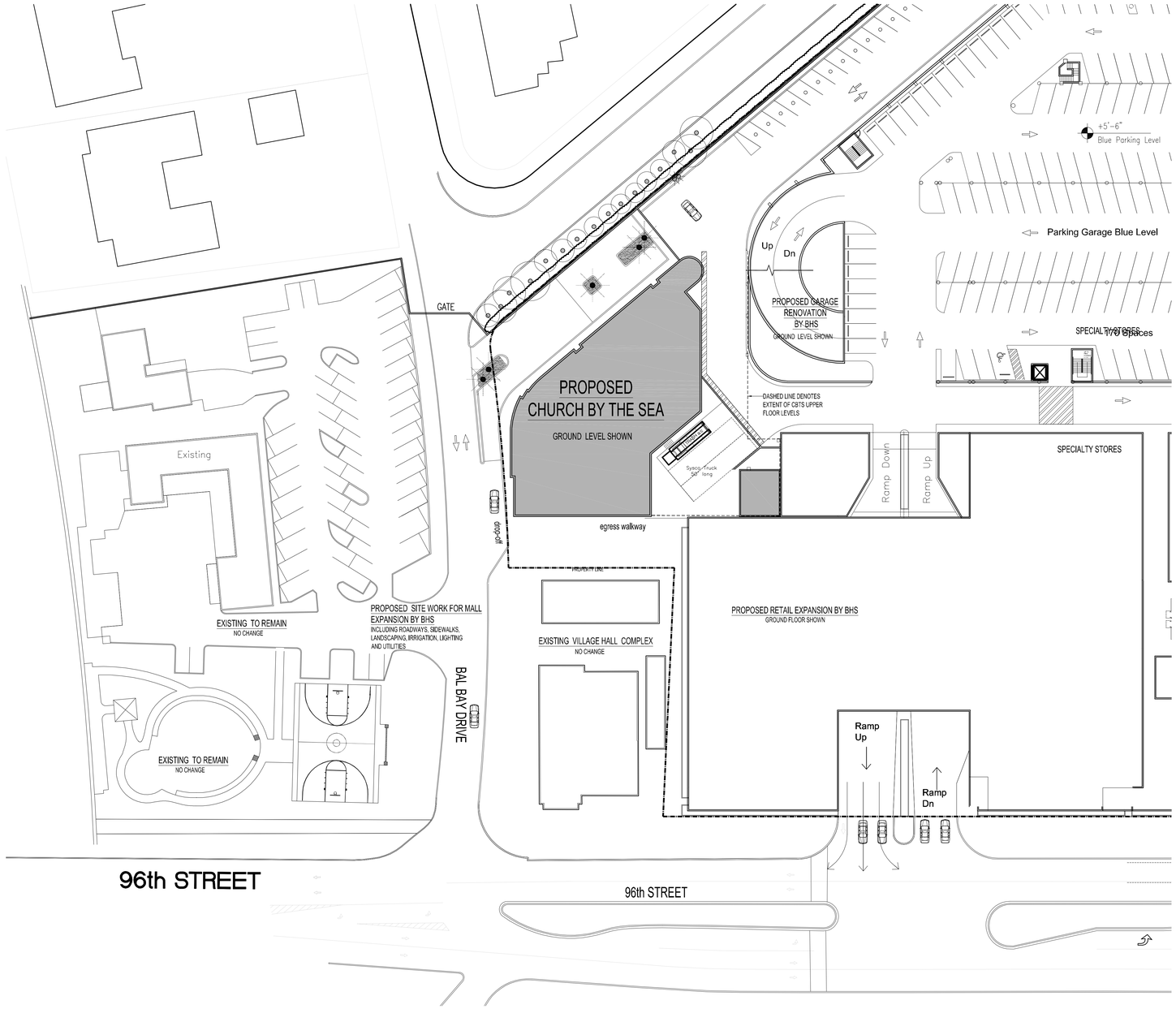
SITE PLAN SUBMITTAL SET- Village Hall Remaining



1 PARTIAL SITE PLAN
SCALE: 1" = 30'-0"

Church by the Sea

CHURCH BY THE SEA
BAL HARBOUR, FLORIDA

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	
STAMP	

PAUL M. TWITTY
AR-0004307
DATE: May 28, 2014

SITE SUBMITTAL - 05/30/2014

Project No. 062-10027-001
May 30, 2014

ARCHITECTURAL SITE PLAN

A0.01

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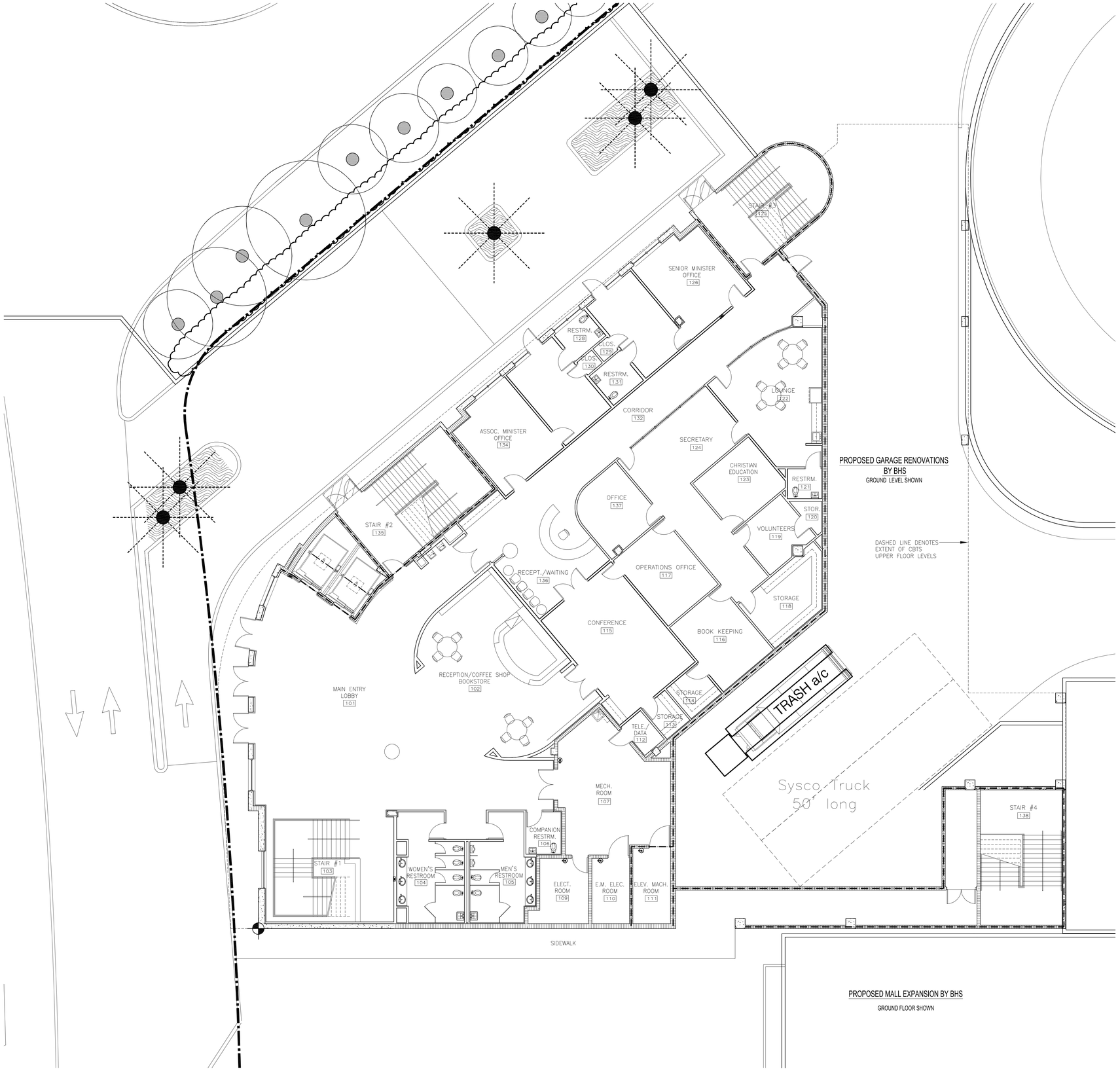
J:\062-10027-001_Church_By The_Sea\E Design SD-DD-CD\01 Drawings\D-Church by the Sea\Church by the Sea\Sheets\SITE-SUBMITTAL-08_02_A001_Site Plan-1.dwg May 28, 2014 - 8:11pm JAMazzetto



1 FIRST FLOOR ARCHITECTURAL PLAN
SCALE: 1/8" = 1'-0"

Church by the Sea

CHURCH BY THE SEA
BAL HARBOUR, FLORIDA

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KEY PLAN

REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BY
Manager	PMT, BG
Design	
Draw	
Check	

STAMP

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AR-0004307
DATE: May 28, 2014

SITE SUBMITTAL - 05/30/2014

Project No. 062-10027-001
May 30, 2014

FIRST FLOOR ARCHITECTURAL PLAN

A1.10

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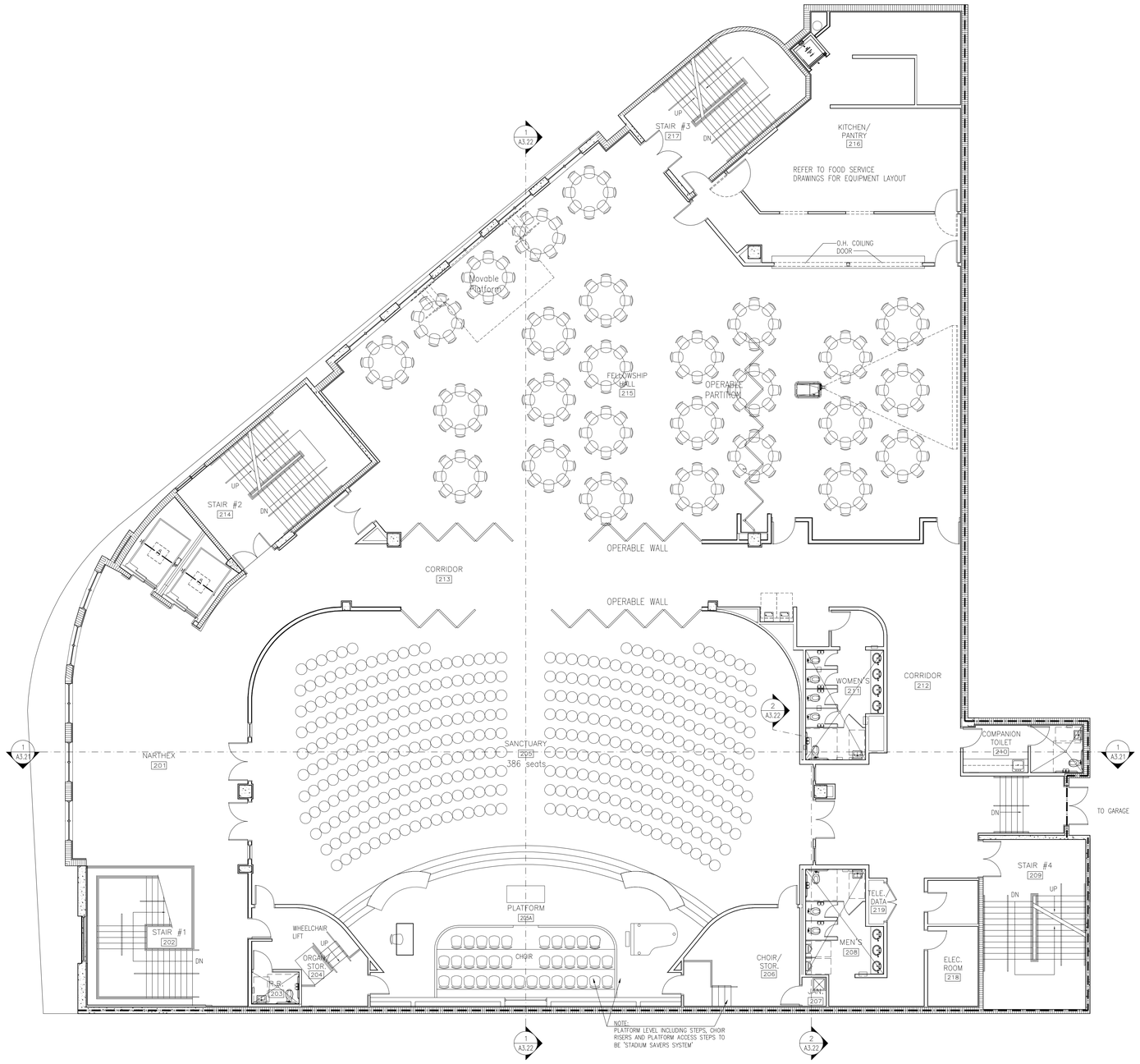

1 SECOND FLOOR ARCHITECTURAL PLAN

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

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

N

Church by the Sea

CHURCH BY THE SEA
BAL HARBOUR, FLORIDA

LEO A DALY
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ENGINEERING
INTERIORS
EST. 1915

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KEY PLAN

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FILE LOG

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Manager	PMT, RG
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SECOND FLOOR
ARCHITECTURAL PLAN

A1.11

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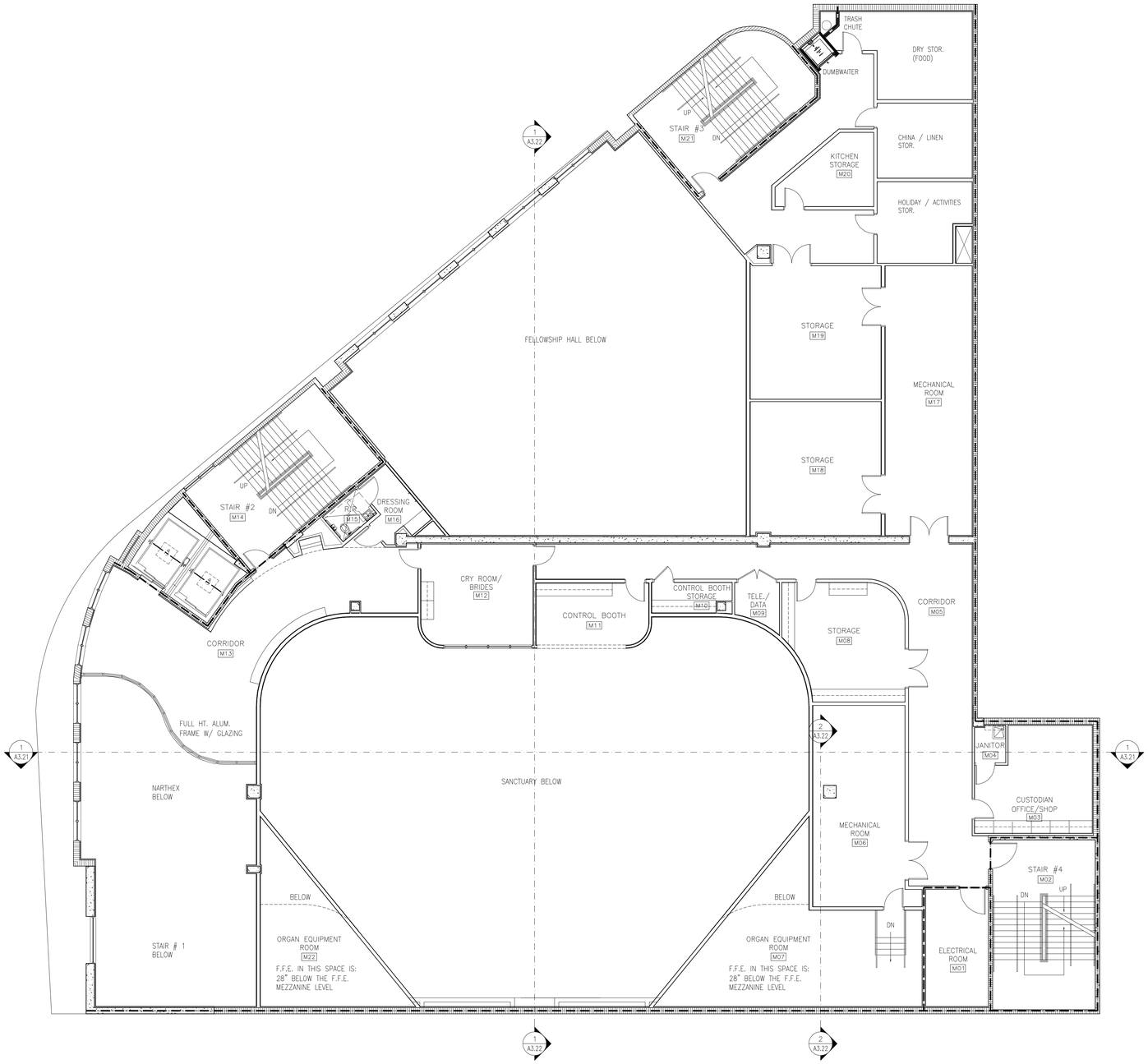

1 MEZZANINE ARCHITECTURAL PLAN

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

0 4' 8' 16'

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

N

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BAL HARBOUR, FLORIDA

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MEZZANINE ARCHITECTURAL PLAN

A1.12

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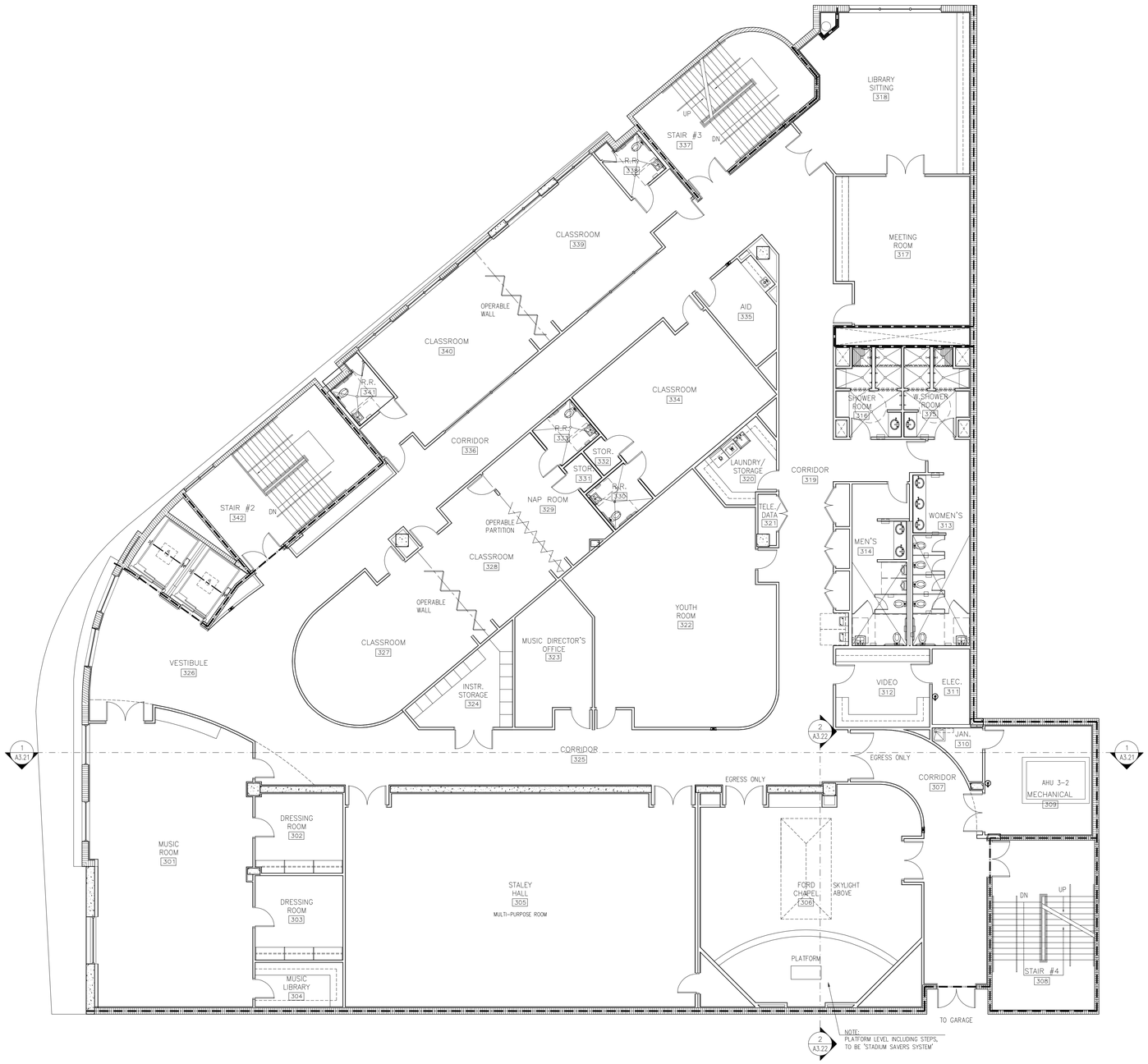

1 THIRD FLOOR ARCHITECTURAL PLAN

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

0 4' 8' 16'

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

N

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CHURCH BY THE SEA
BAL HARBOUR, FLORIDA

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THIRD FLOOR ARCHITECTURAL PLAN

A1.13

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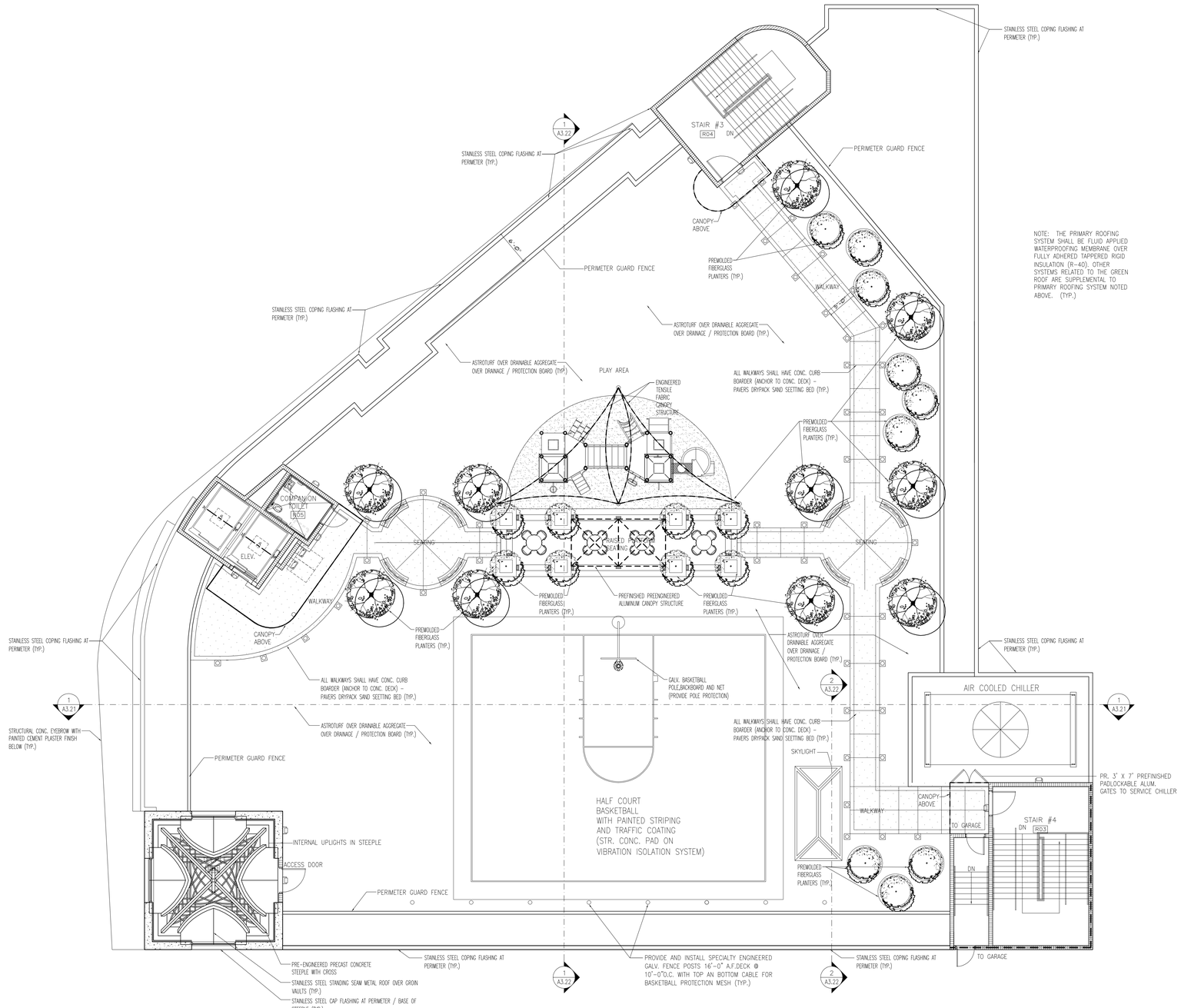

NOTE: THE PRIMARY ROOFING SYSTEM SHALL BE FLUID APPLIED WATERPROOFING MEMBRANE OVER FULLY ADHERED TAPPERED RIGID INSULATION (R-40). OTHER SYSTEMS RELATED TO THE GREEN ROOF ARE SUPPLEMENTAL TO PRIMARY ROOFING SYSTEM NOTED ABOVE. (TYP.)

1 ROOFTOP GARDEN ARCHITECTURAL PLAN

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

0 4' 8' 16'

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

N

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ROOFTOP GARDEN ARCHITECTURAL PLAN

A1.15

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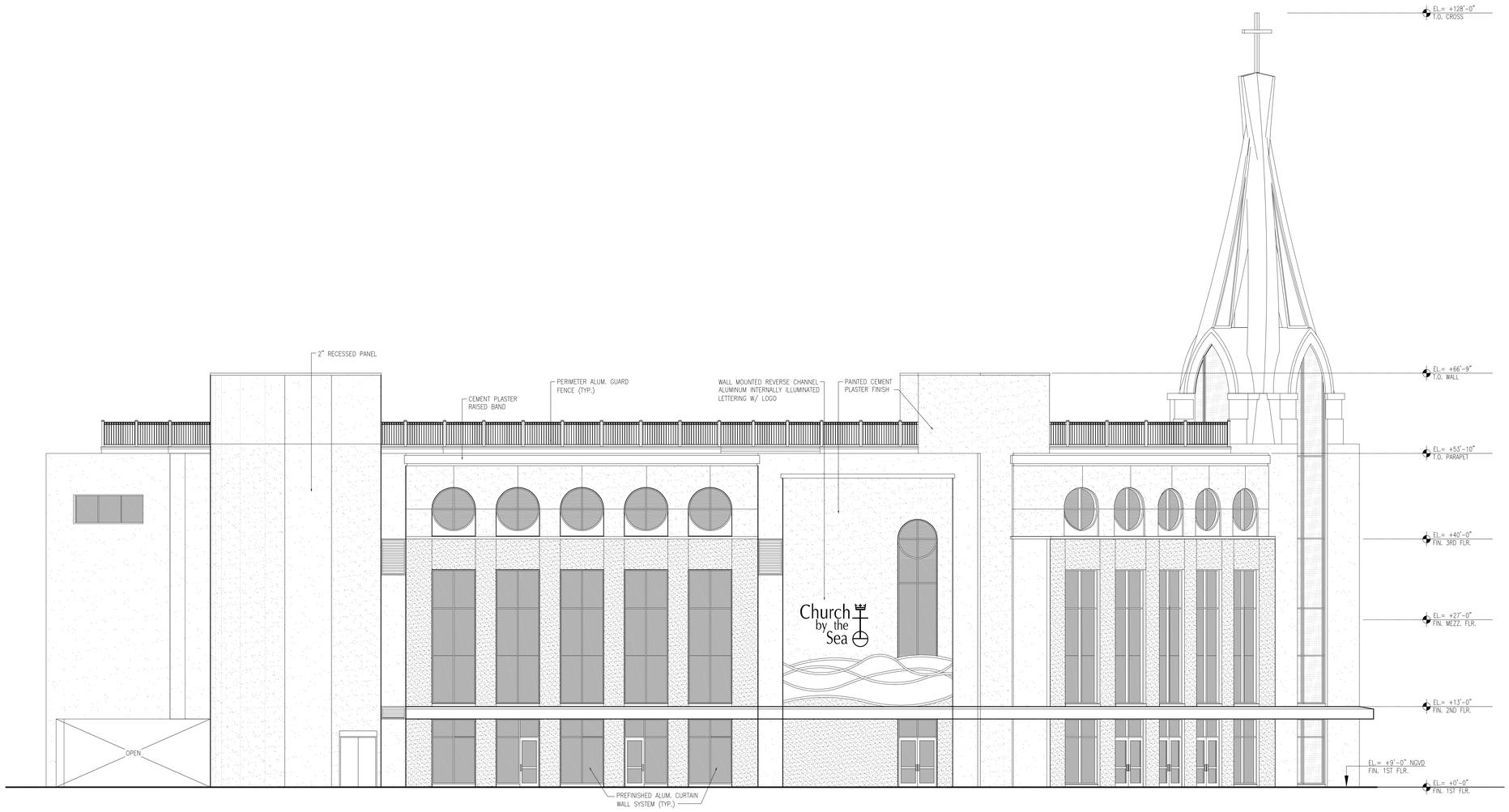

1 NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Church by the Sea

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BAL HARBOUR, FLORIDA

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KEY PLAN

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EXTERIOR ELEVATIONS

A3.11

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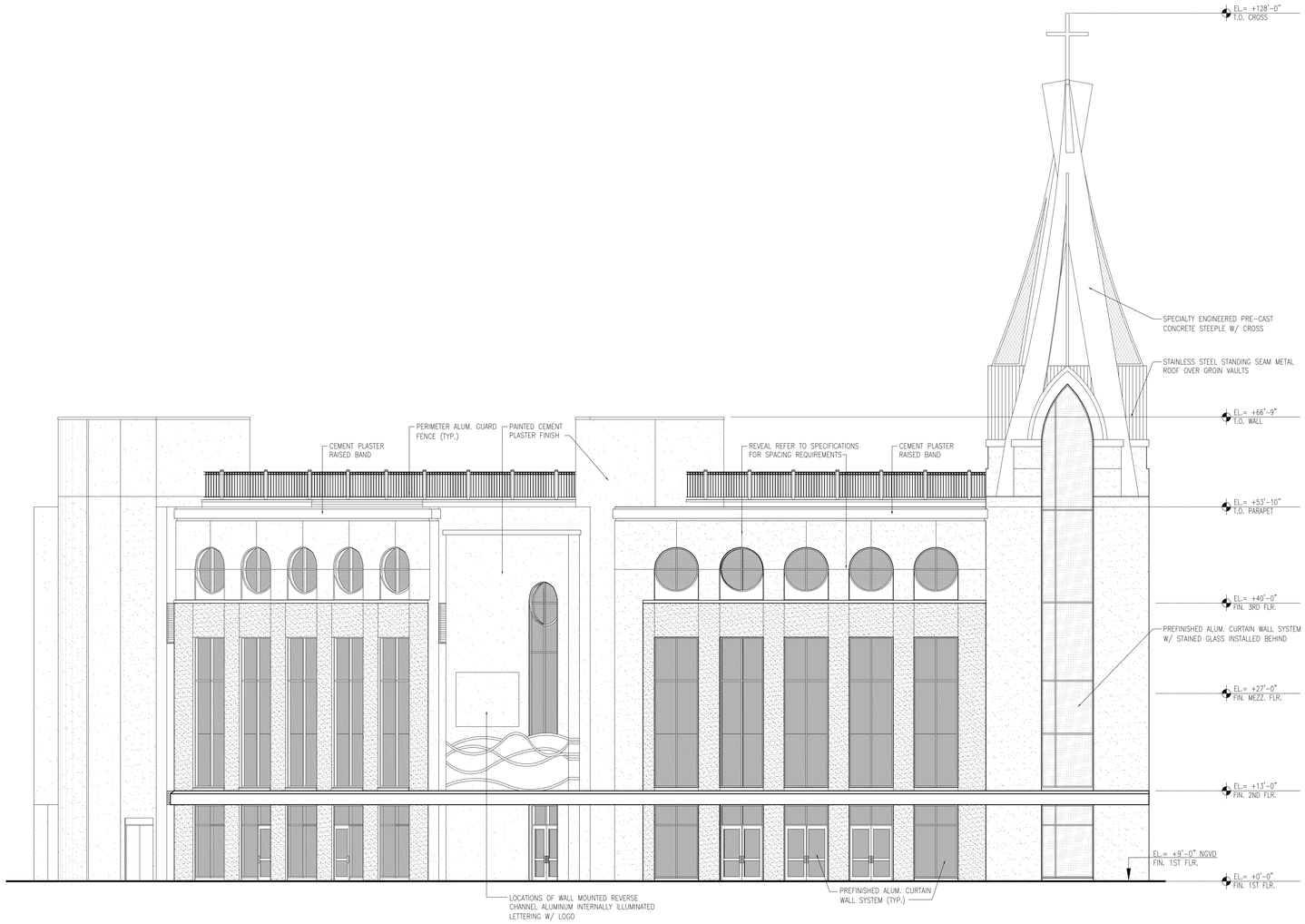

1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Church by the Sea

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EXTERIOR ELEVATIONS

A3.12

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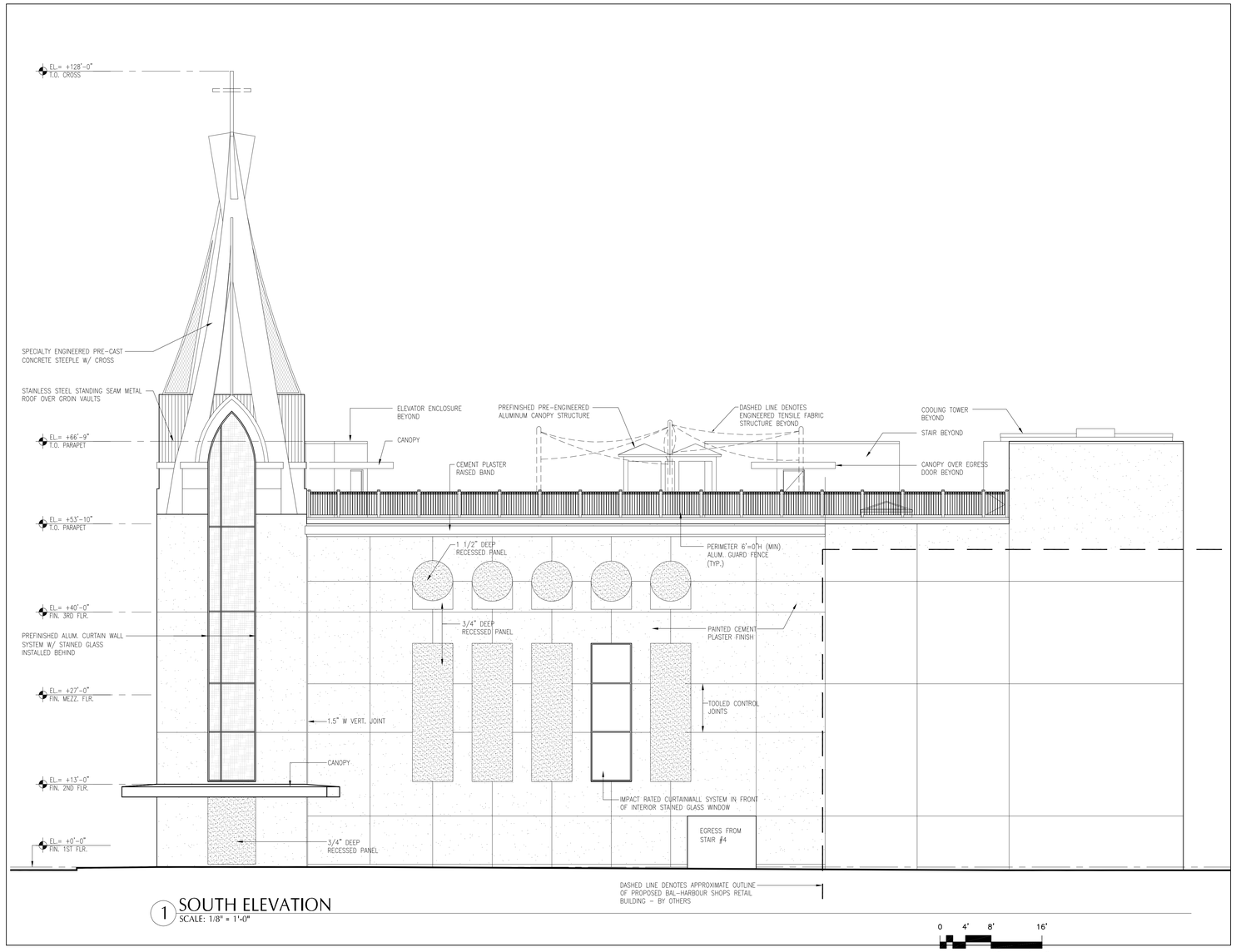

1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

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EXTERIOR ELEVATIONS

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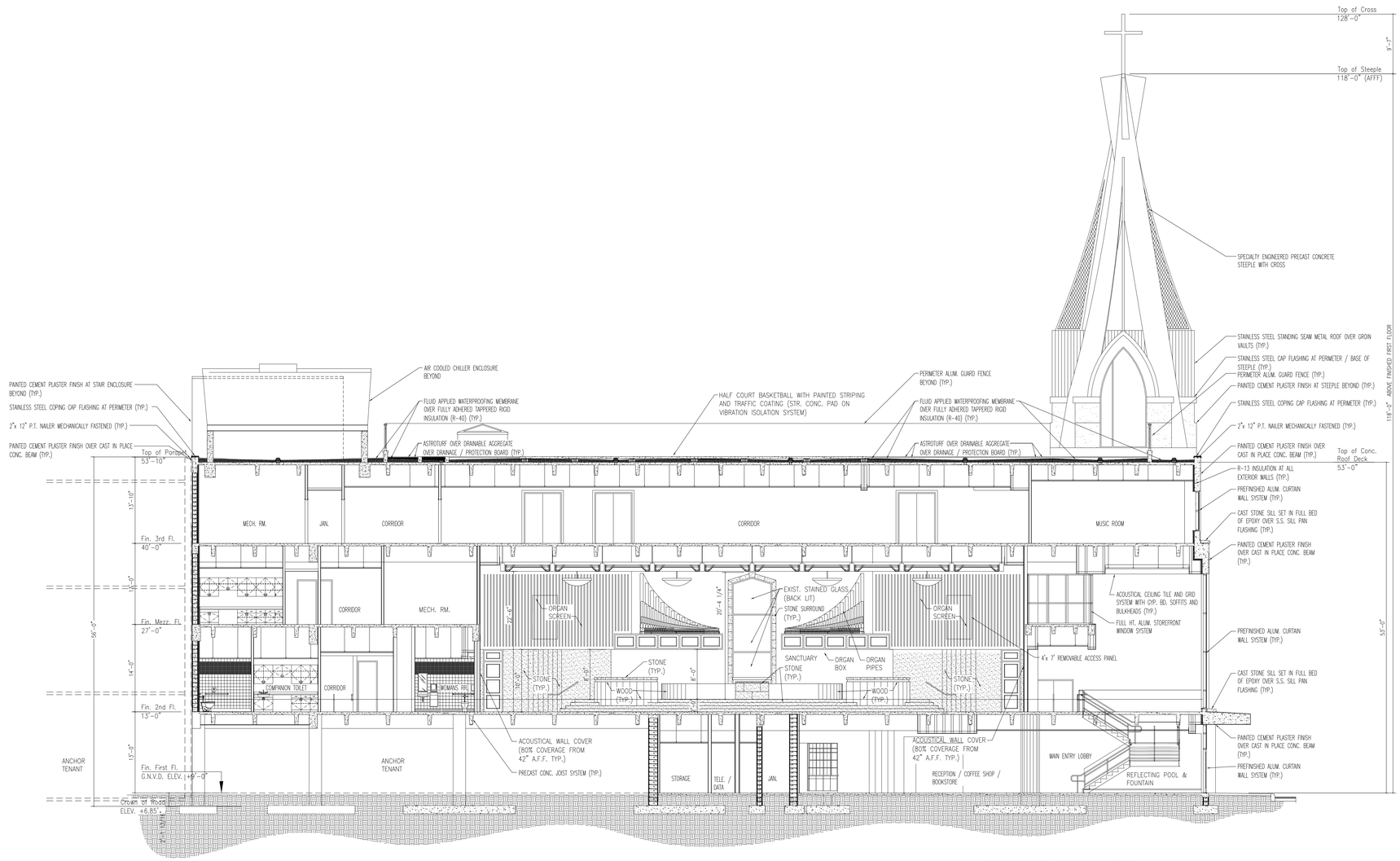

1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

Church by the Sea

CHURCH BY THE SEA
BAL HARBOUR, FLORIDA

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KEY PLAN

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BUILDING SECTION

A3.21

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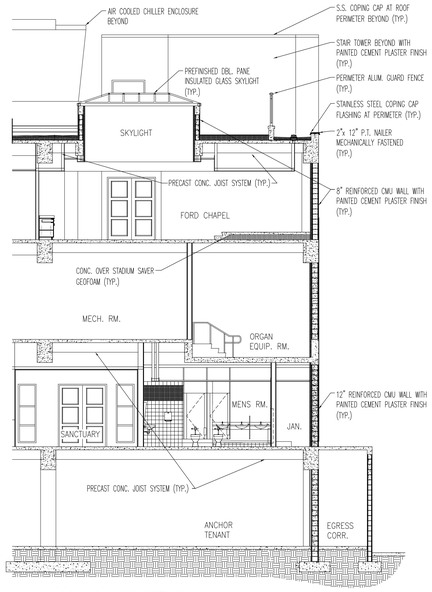
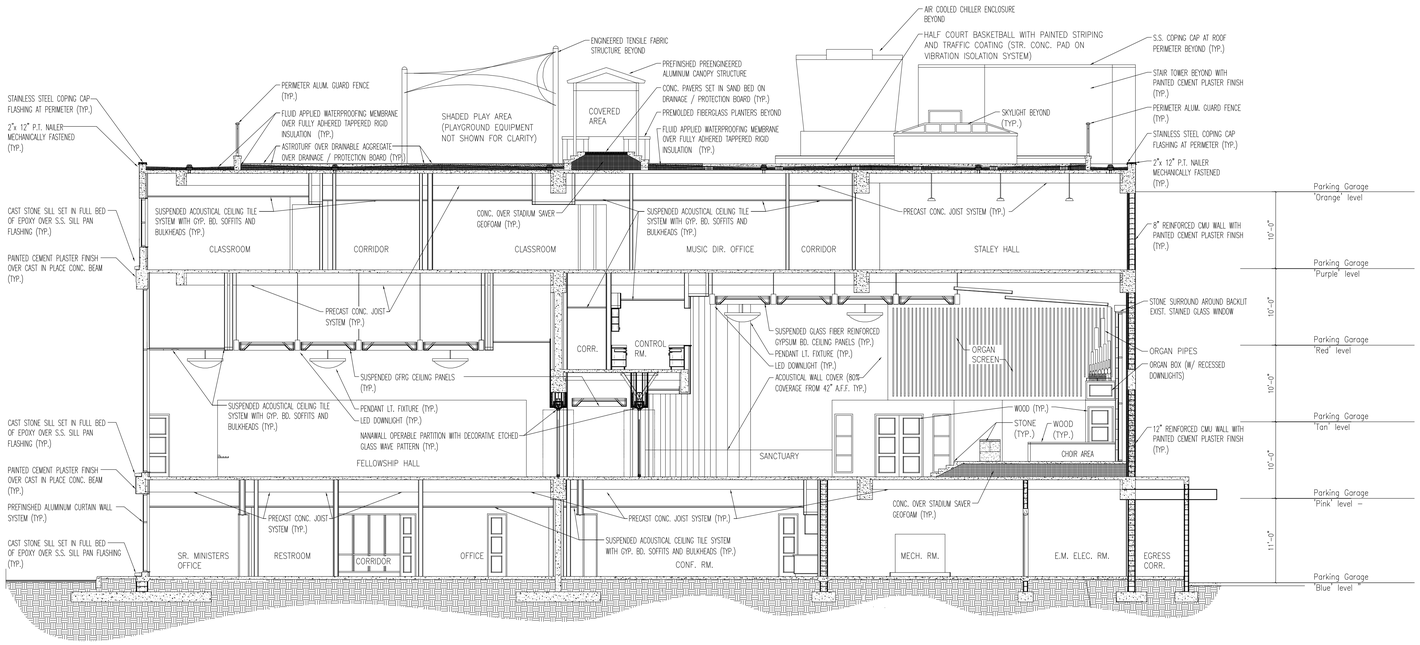


2 WALL SECTION
SCALE: 1/8" = 1'-0"



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0 4' 8' 16'
SCALE: 1/8" = 1'-0"

Church by the Sea

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BAL HARBOUR, FLORIDA

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KEY PLAN

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BUILDING AND WALL SECTIONS

A3.22

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