BAL HARBOUR SHOPS & CHURCH BY THE SEA ENHANCEMENTS PLANS

9700 COLLINS AVENUE. BAL HARBOUR, FL. 33154

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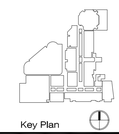

Key Plan

Revised:

COVER SHEET INDEX LIST

1120BHSE | 11/12/14

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	845,551
TOTAL GLA	463,477	789,422
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 =3,158	1,679	2,576	582
	3.6/1000 =2,842			266
PARKING RATIO		3.6	3.3	

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 = 845,551 SF 90% OF TOTAL GFA = 760,996 SF

PARKING BREAKDOWN	REGULAR SPACES	TANDEM	ACCESSIBLE
SURFACE PARKING	181		1
NEIMAN MARCUS	226	104 TANDEM	4
GARAGE AND ROOFTOP PARKING	1970	60 TANDEM	30
TOTAL PARKING	2,377	164 TANDEM	35
	2,576 SPACES		

NEIMAN MARCUS	REGULAR SPACES	TANDEM	ACCESSIBLE
UNDERGROUND LOWER LEVEL	114	52 TANDEM	2
UNDERGROUND UPPER LEVEL	112	52 TANDEM	2
TOTAL	226	104 TANDEM	4
	334 SPACES		
GARAGE AND ROOFTOP PARKING	REGULAR SPACES	TANDEM	ACCESSIBLE
YELLOW-UNDERGROUND PARKING	169	50 TANDEM	2
WHITE-UNDERGROUND PARKING	74	10 TANDEM	1
BLUE PARKING - 1ST LEVEL	176	0	3
PINK PARKING - 2ND LEVEL	178	0	2
TAN PARKING - 3RD LEVEL	175	0	3
RED PARKING - 4TH PARKING	175	0	3
PURPLE PARKING - 5TH LEVEL	177	0	2
ORANGE PARKING - ROOF LEVEL	846	0	14
TOTAL	1,970	60 TANDEM	30
	2,060 SPACES		

BAL HARBOUR SHOPS	ZONING ANALYSIS	
SETBACKS BUSINESS DISTRICT	EXISTING	PROVIDED
BAL BAY DRIVE	AT LEAST 80'-0"	N/A
PARK DRIVE	50'-0" AT GROUND LEVEL & 100'-0" UPPER LEVELS	50'-0" FOR THE FIRST LEVEL & 47'-0" FOR THE UPPER LEVELS
INTERIOR SETBACK (96TH ST. GARAGE AND EXISTING VILLAGE HALL)	N/A	AT LEAST 3'-8" @ GROUND AND FROM 0'-0" TO 8'-10" @ THE UPPER LEVELS
96TH STREET	*0'-0"	3'-5" @ GROUND & 0'-0" AFTER 17'-6" IN HEIGHT
COLLINS AVENUE	AT LEAST 100'-0"	NEIMAN MARCUS 23'-3" BARNEYS 22'-10"
BAL CROSS DRIVE	MORE THAN 200'-0"	MORE THAN 200'-0"
HEIGHT BUSINESS DISTRICT	EXISTING	PROVIDED
	56'-0"	*56'-0" / 69'-0" THEATERS (31,452 SF)

*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	11,776	11,776
	3	16,297	16,297
	TOTAL	42,978	42,978
B	1	22,793	22,793
	2	26,638	20,765
	3	29,245	10,875
	TOTAL	78,676	54,433
C	1	19,180	19,180
	2	16,362	16,362
	3	14,999	11,479
	TOTAL	50,541	47,021
D	1	24,250	24,250
	2	24,790	24,790
	3	19,712	14,185
	TOTAL	68,752	63,225
E	1	24,348	24,348
	2	21,708	21,708
	3	21,141	13,950
	TOTAL	67,197	60,006
NEIMAN MARCUS	1	33,076	33,076
	2	29,193	29,193
	3	30,748	30,748
	TOTAL	93,017	93,017
TOTAL		401,161	360,680
ENHANCEMENTS			
BUILDING	FLOOR	GBA (SF)	GLA (SF)
D Addition	1	5,483	5,483
	2	5,903	5,903
	3	5,126	5,126
	TOTAL	16,512	16,512
F	1	26,470	26,470
	2	26,856	26,856
	3	26,216	15,990
	TOTAL	79,542	69,316
G	1	10,835	10,835
	2	14,724	14,724
	3	15,155	15,155
	TOTAL	40,714	40,714
H	1	3,668	3,668
	2	12,579	12,579
	3	12,579	7,157
	TOTAL	28,826	23,404
SAKS FIFTH AVENUE (NEW LOCATION)	1	49,180	49,180
	2	64,931	64,931
	3	65,032	65,032
	TOTAL	179,143	179,143
NEIMAN MARCUS ADDITION	1	15,717	15,717
	2	16,489	16,489
	3	16,693	16,693
	TOTAL	48,899	48,899
NEW ANCHOR-BARNEYS	1	17,395	17,395
	2	17,604	17,604
	3	15,755	15,755
	TOTAL	50,754	50,754
TOTAL		444,390	428,742
TOTAL EXISTING / SITE AREA		845,551	789,422

FAR (FLOOR AREA RATIO)			
CALCULATION	TOTAL BUILDING (GFA)	SITE AREA (SF)	FAR RATIO
TOTAL BUILDING / SITE AREA	845,551	714,371	1.18

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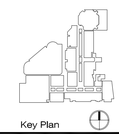

Key Plan

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DATA SHEET
ZONING ANALYSIS
AREA ANALYSIS
PARKING ANALYSIS

1120BHSE | 11/12/14

GN-002

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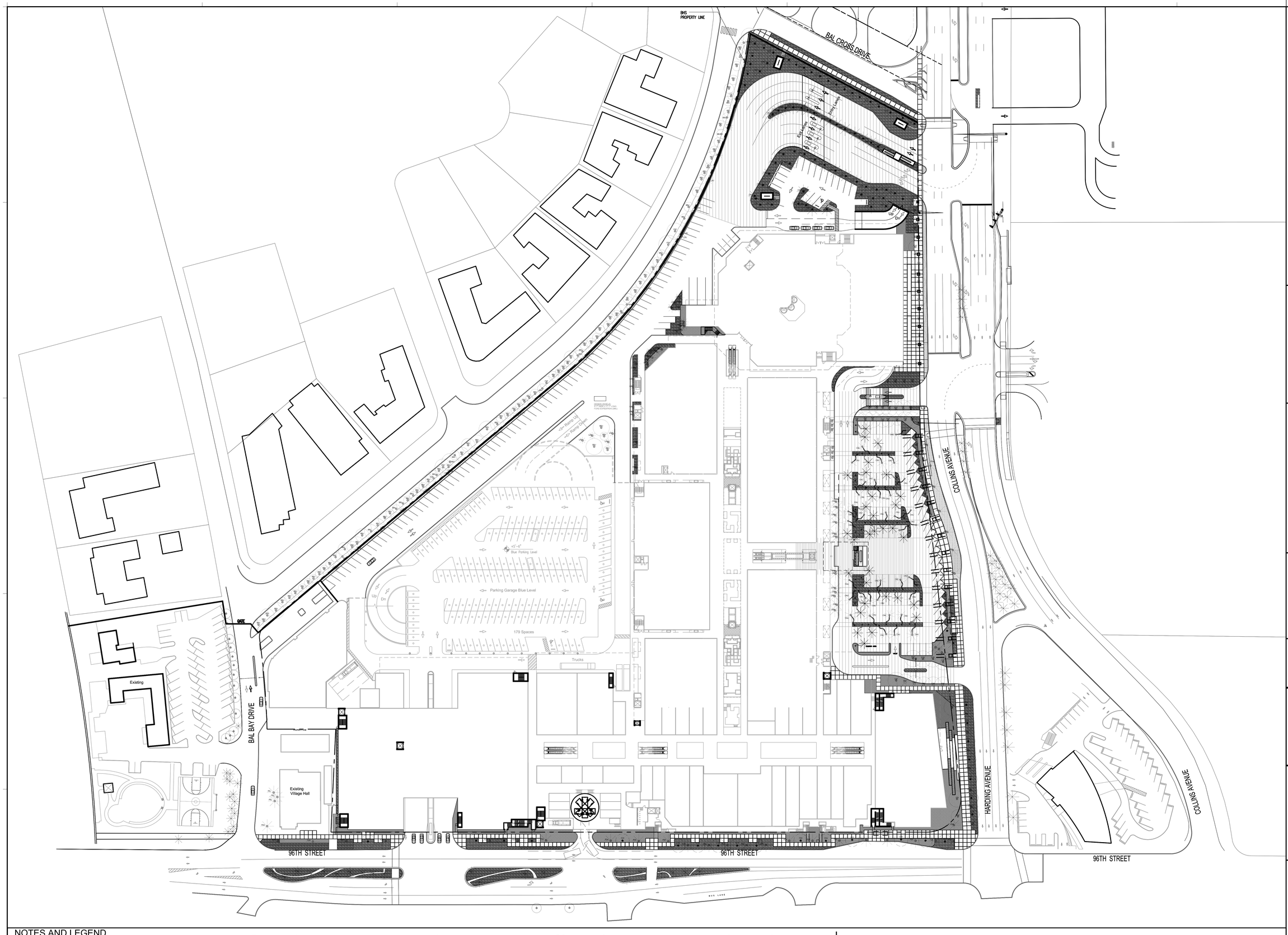

NOTES AND LEGEND

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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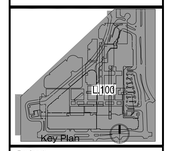

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LANDSCAPE PLAN

1120BHSE	11/12/14

L.100

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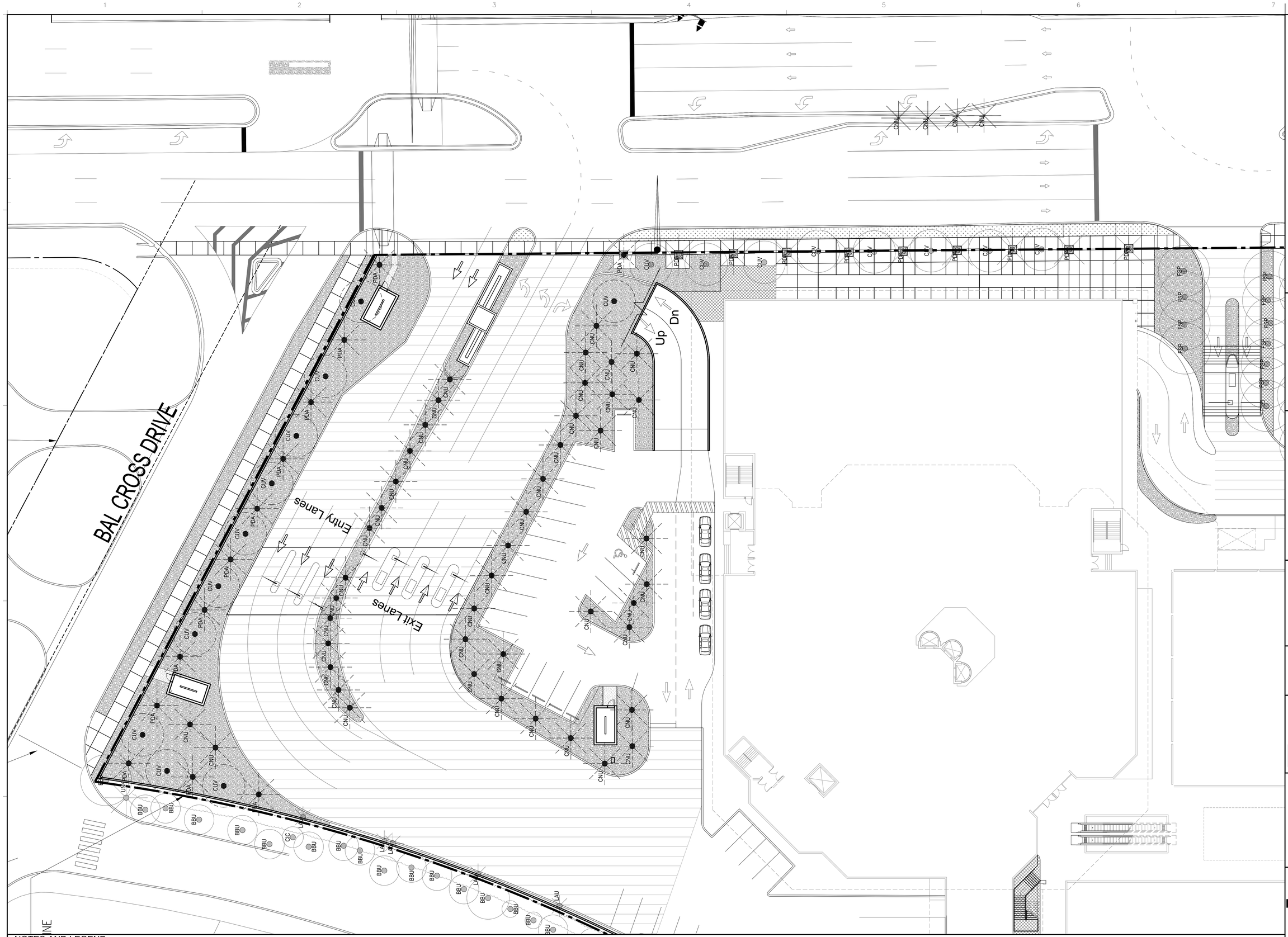

NOTES AND LEGEND

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

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

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

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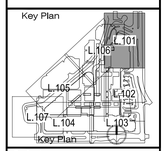

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LANDSCAPE PLAN ENLARGEMENT

1120BHSE	11/12/14

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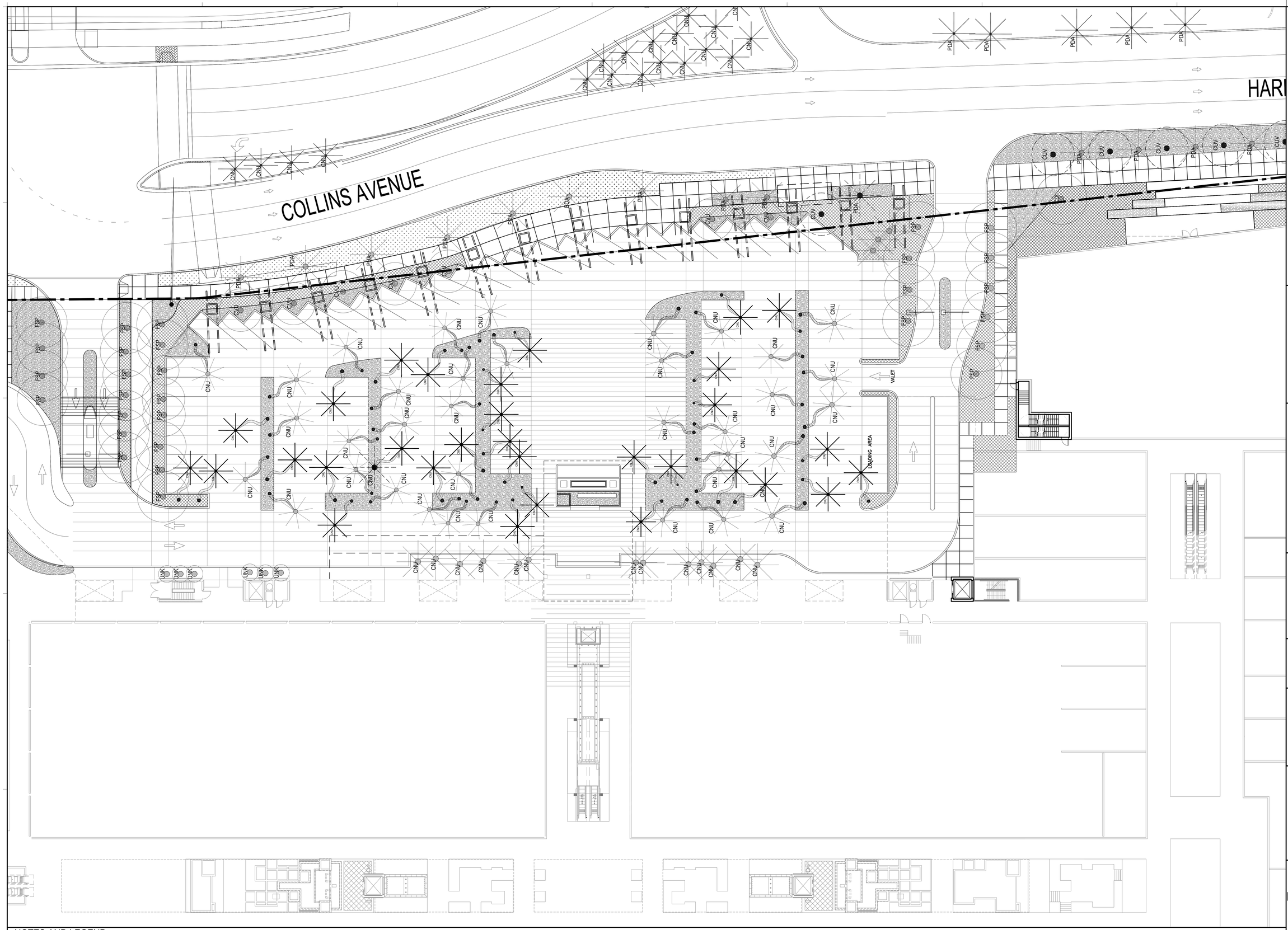

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0 8' 16' 32'
SCALE: 1/16" = 1'-0"

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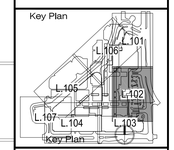

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LANDSCAPE PLAN ENLARGEMENT

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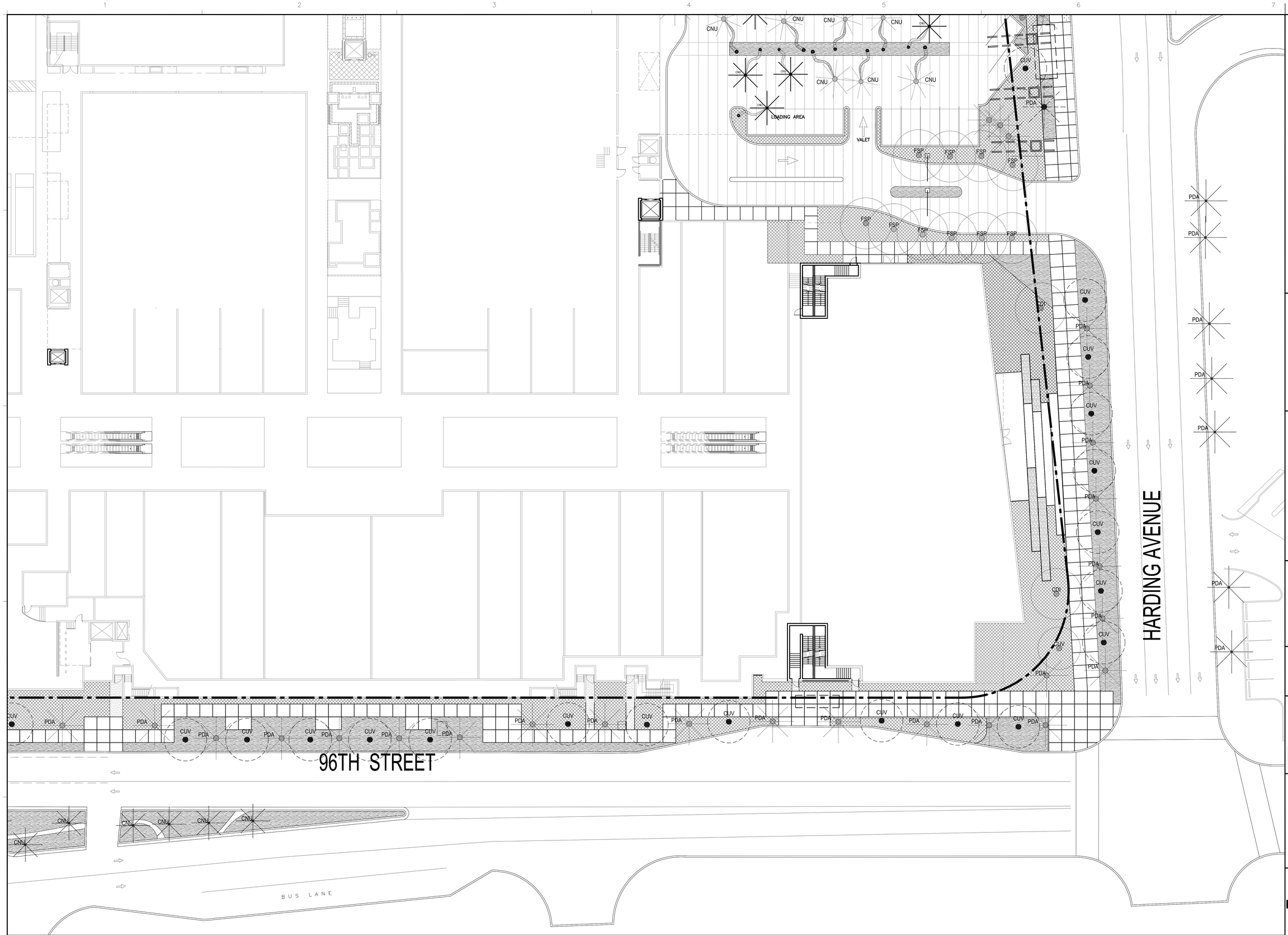

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BOOMERANG SYSTEMS

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Project No. 1120BHSE

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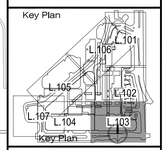
Key Plan



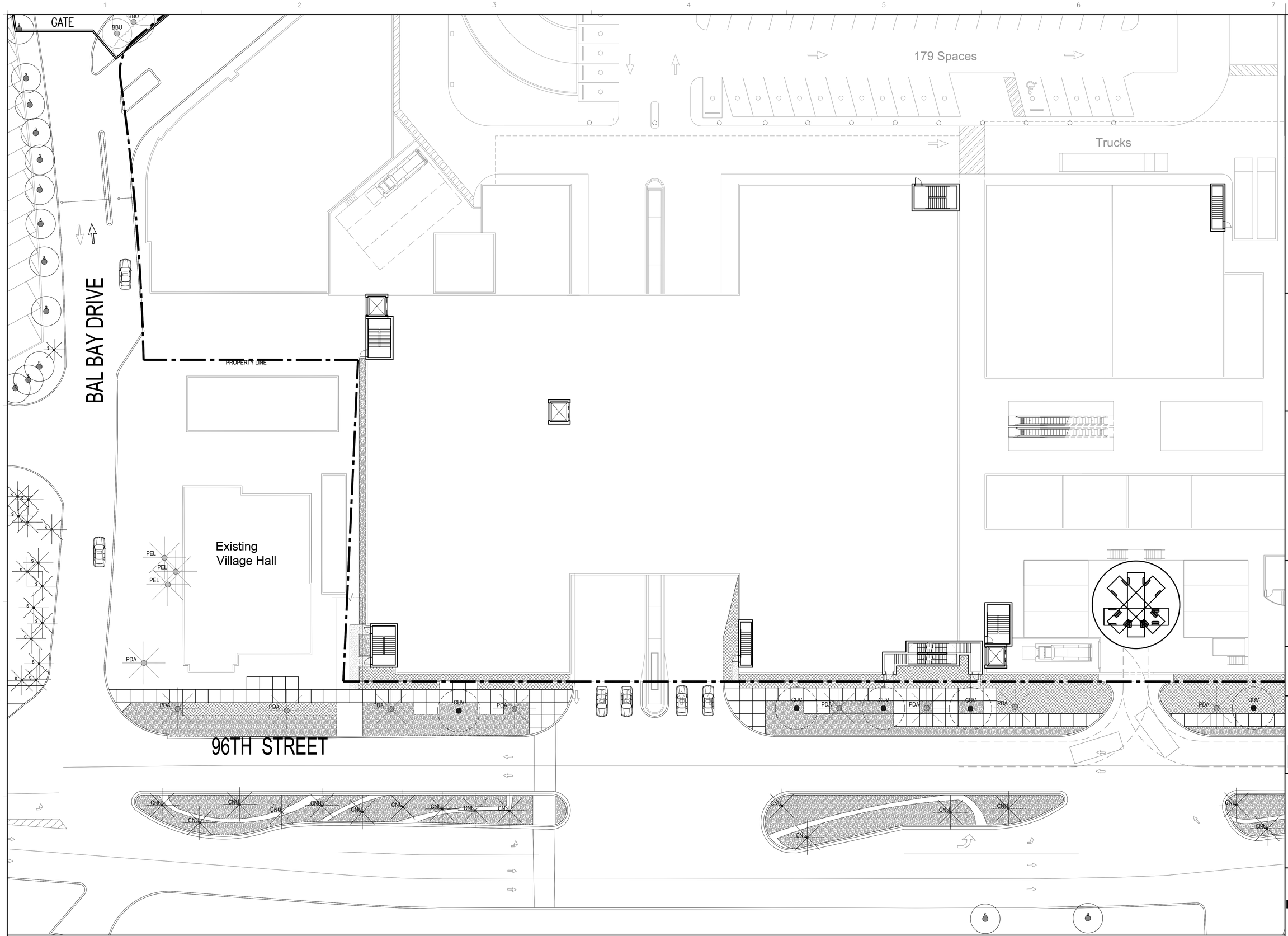
Revised:

LANDSCAPE PLAN ENLARGEMENT

1120BHSE	11/12/14

L.103

11/11/2014 9:52:40 AM 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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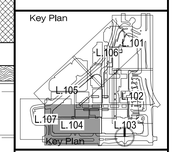
Key Plan



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LANDSCAPE PLAN ENLARGEMENT

1120BHSE	11/12/14

L.104

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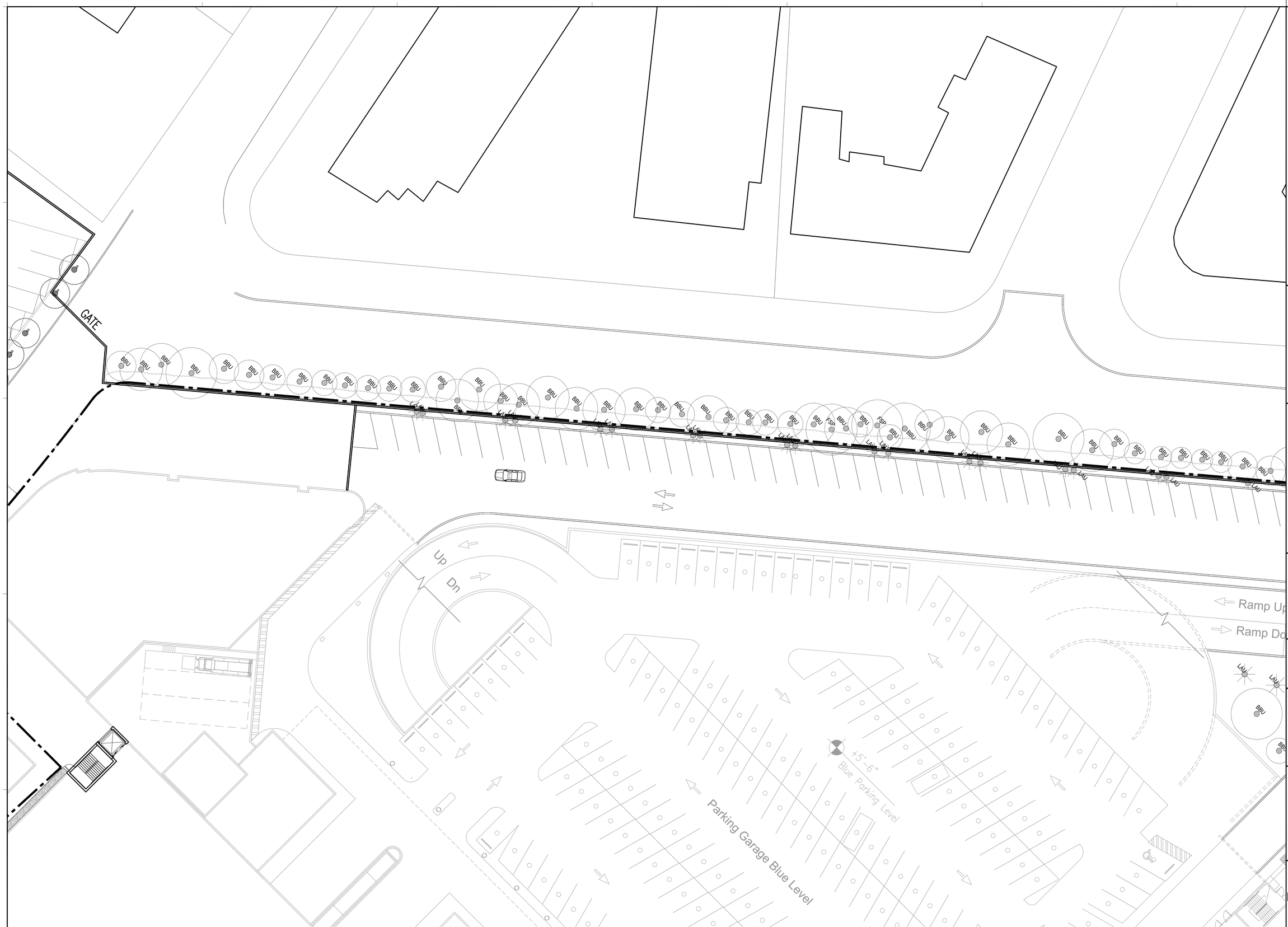

NOTES AND LEGEND

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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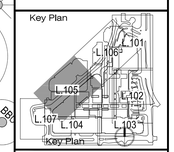
Key Plan



Revised:

LANDSCAPE PLAN ENLARGEMENT

1120BHSE	11/12/14

L.105

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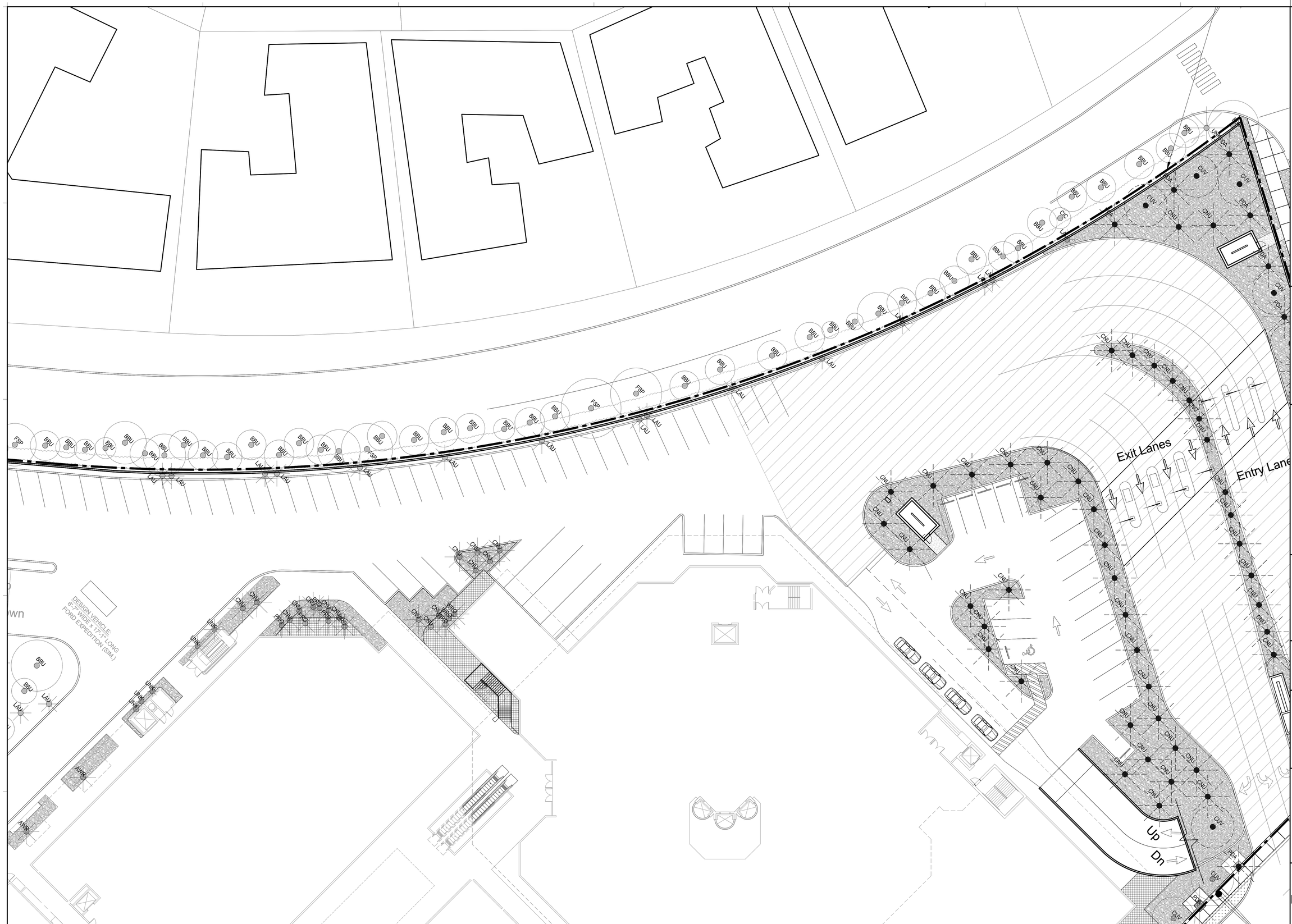

NOTES AND LEGEND

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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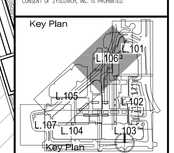
Key Plan



Revised:

LANDSCAPE PLAN ENLARGEMENT

1120BHSE | 11/12/14

L.106

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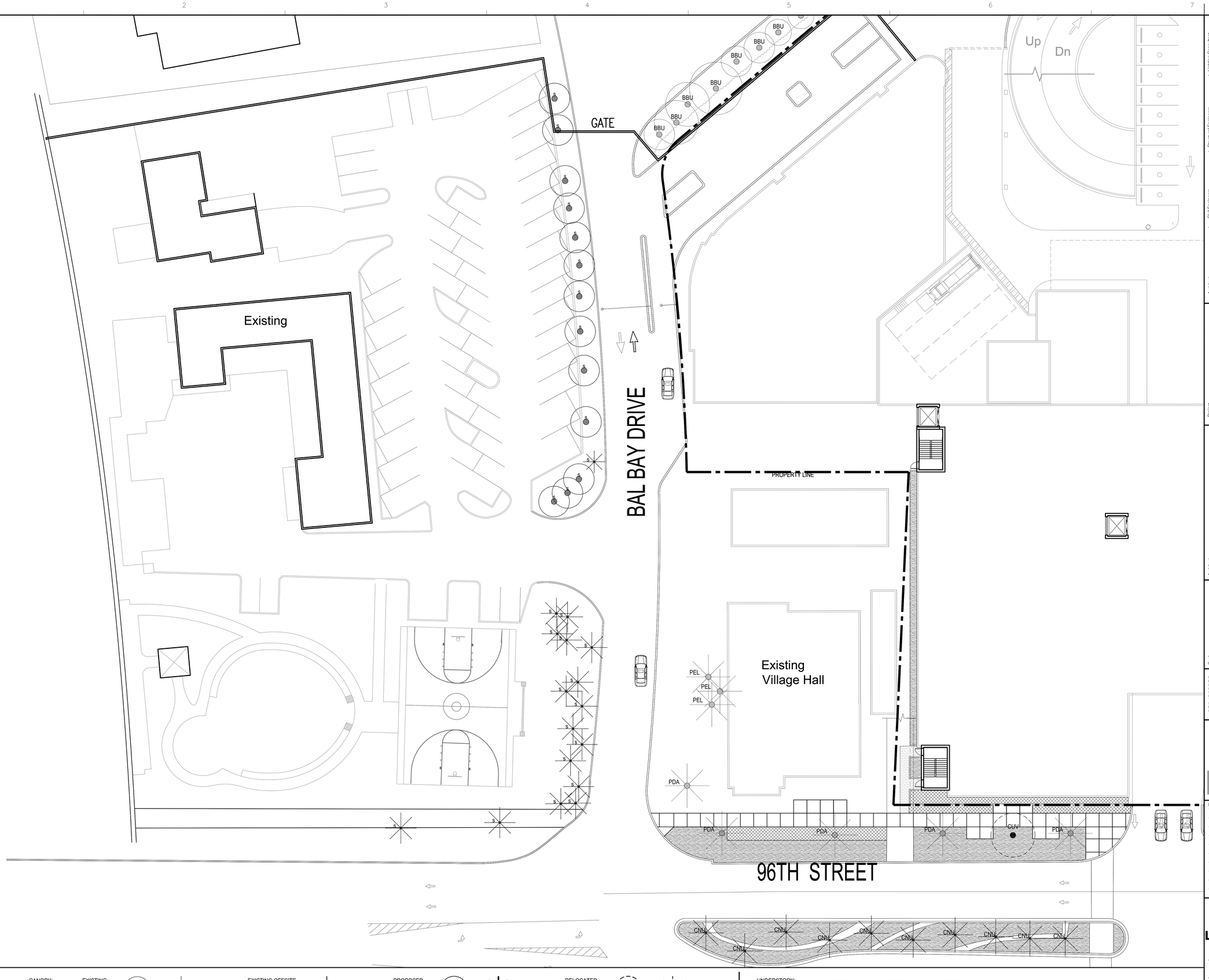

NOTES AND LEGEND

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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Key Plan
L.101 L.106 L.105 L.102 L.107 L.104 L.103
Key Plan

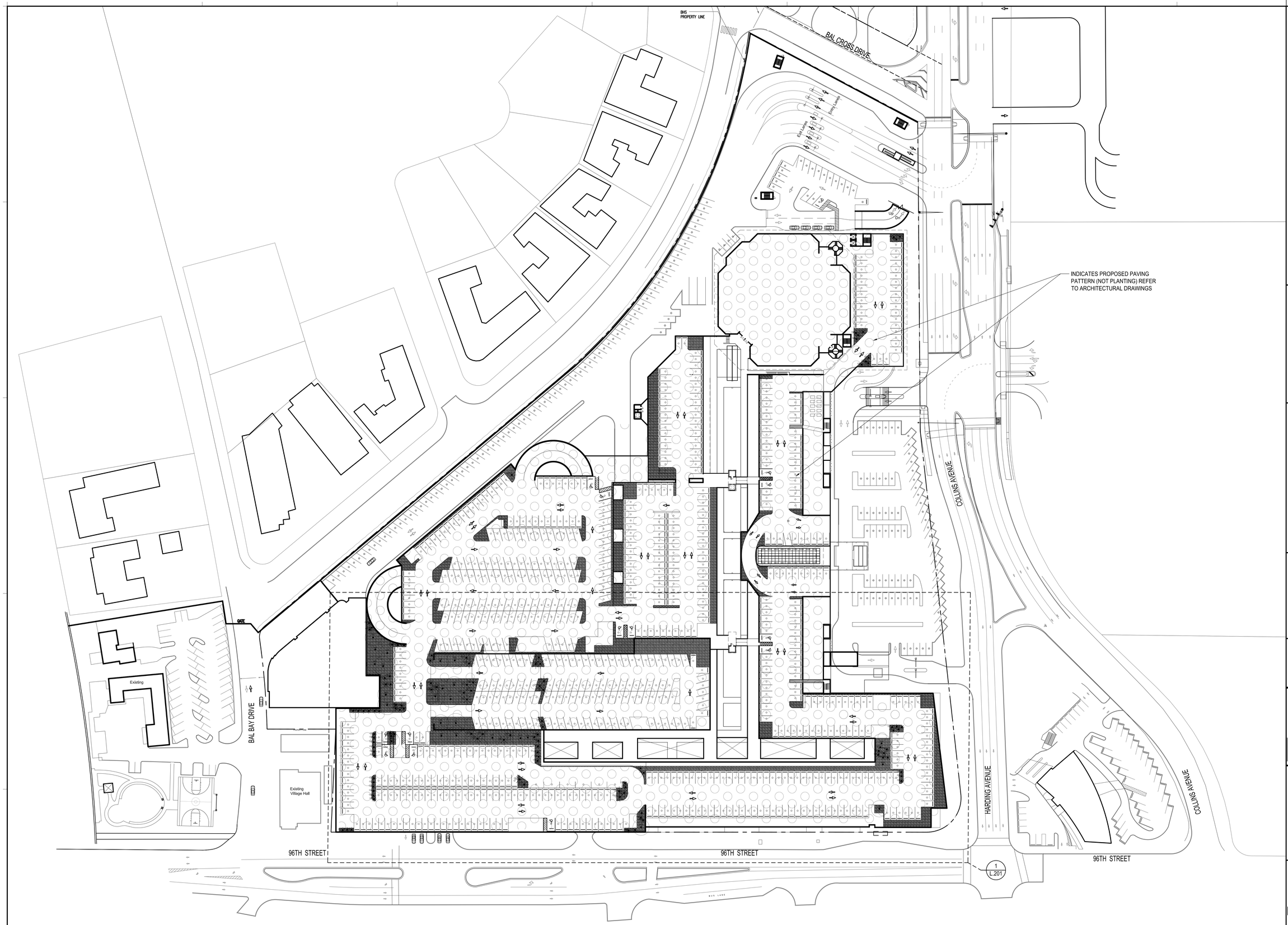
Revised:

LANDSCAPE PLAN ENLARGEMENT

1120BHSE	11/12/14

L.107

11/11/2014 10:43:48 AM CHRISTOPHER CABEZAS



NOTES AND LEGEND

CANOPY: EXISTING — TREES, PALMS

EXISTING OFFSITE — PALMS

PROPOSED — TREES, PALMS

RELOCATED — TREES, PALMS

UNDERSTORY: GROUNDCOVER, SHRUBS, LAWN

SCALE: 1:50 (0, 25, 50, 100)

Civil Engineers
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Key Plan
L.101, L.106, L.105, L.100, L.102, L.107, L.104, L.103

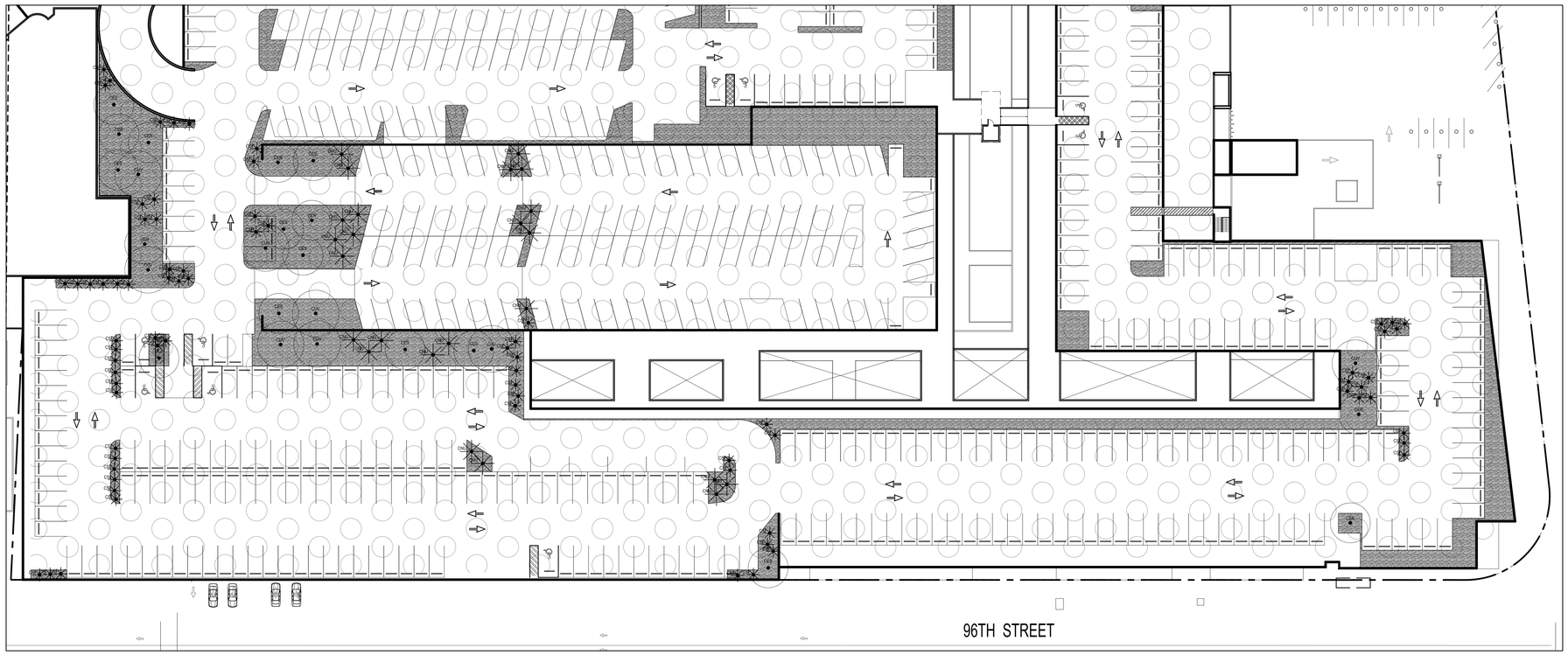
Revised:

ROOFTOP LANDSCAPE PLAN

1120BHSE | 11/12/14

L.200

11/11/2014 11:55:30 AM 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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Key Plan
L.101 L.106 L.105 L.100 L.102 L.107 L.104 201 L.103

Revised:

ROOFTOP LANDSCAPE PLAN ENLARGEMENT
1120BHSE | 11/12/14

L.201

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CONTEXT PHOTOS

1120BHSE 11/12/14

A-001

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11/4/2014 4:15:20 PM ROBERTO CRUZ

VIEW OF 96 STREET LOOKING EAST

VIEW OF 96 STREET LOOKING WEST

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Civil Engineers
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DAN FORTIN JR.
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North Miami Beach, Florida 33162
(305) 653-4483

Parking Consultants
WALKER PARKING CONSULTANTS
BOOMERANG SYSTEMS
Walker Parking Consultants
Boomerang Systems
Jeff Shaw Mob

Architect
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(305) 559-4479

Landscape Architecture
RAYMOND JUNGLES INC.
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(305) 858-6177

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

Architect
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Reg. No. RA-7410

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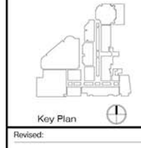


Key Plan

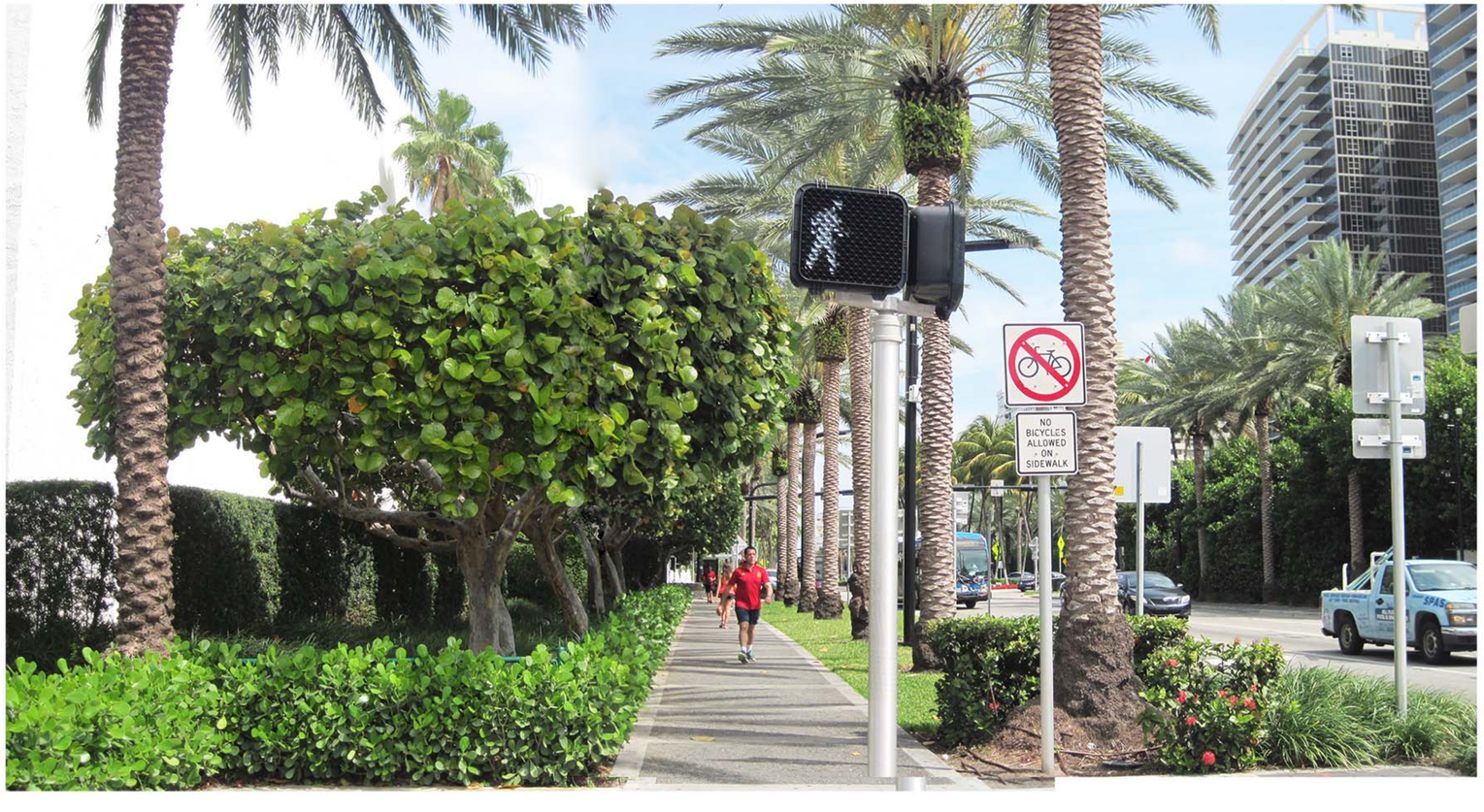
Revised:

CONTEXT PHOTOS

1120BHSE	11/12/14

A-002

CORNER OF 96 STREET AND HARDING AVE.



VIEW OF HARDING AVENUE LOOKING NORTH

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
2 Gateway Center
Suite 403
Pittsburgh, PA 15143
(412) 749-0533

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(954) 693-0253

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BOOMERANG SYSTEMS
Jim Ferris Director
Walker Parking Consultants
Jim Ferris Director
Boomerang Systems
Jeff Ferris VP

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9700 Collins Avenue
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Project No. 1120BHSE

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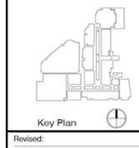

Key Plan

Revised:

CONTEXT PHOTOS

1120BHSE | 11/12/14

A-003

BIRDSEYE VIEWS OF COLLINS AVENUE

Architect
SELLECK ARCHITECTURAL CONSULTANTS
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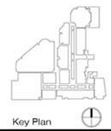

Key Plan

Revised:

CONTEXT PHOTOS

1120BHSE | 11/12/14

A-004

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

VIEW OF COLLINS AVE. LOOKING SOUTH

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Boston, MA

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CONTEXT PHOTOS

1120BHSE | 11/12/14

A-005

BAL CROSS DRIVE LOOKING WEST

BAL BAY DRIVE LOOKING NORTH

PARK DRIVE LOOKING EAST

Architect
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WALKER PARKING CONSULTANTS
BOOMERANG SYSTEMS
Joint venture between Walker Parking Consultants and Boomerang Systems

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Project No. 1120BHSE

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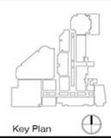

Key Plan

Revised:

CONTEXT PHOTOS

1120BHSE | 11/12/14

A-006

VIEW OF COLLINS AVENUE HIGH RISE BUILDING FACING EAST

Architect
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2200 JFK Blvd. Suite 1245
Houston, Texas 77008
(305) 509-6479

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Miami, Florida 33134
(305) 858-6777

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1560 N. Dixie Highway
North Miami Beach, Florida 33162
(305) 653-4493

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WALKER PARKING CONSULTANTS
2121 Ponce de Leon Blvd. Suite 1100
Coral Gables, Florida 33134
(305) 443-3400
(305) 443-1664

BOOMERANG SYSTEMS
Alexander Pomeck & Gail Kaufman
Miami, Florida

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2100 Ponce de Leon Blvd. Suite 1020
Coral Gables, Florida 33134
(305) 461-3400
(305) 461-3450
(305) 653-

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Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

Architect
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Miami, FL 33132-2305
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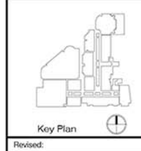


Revised:

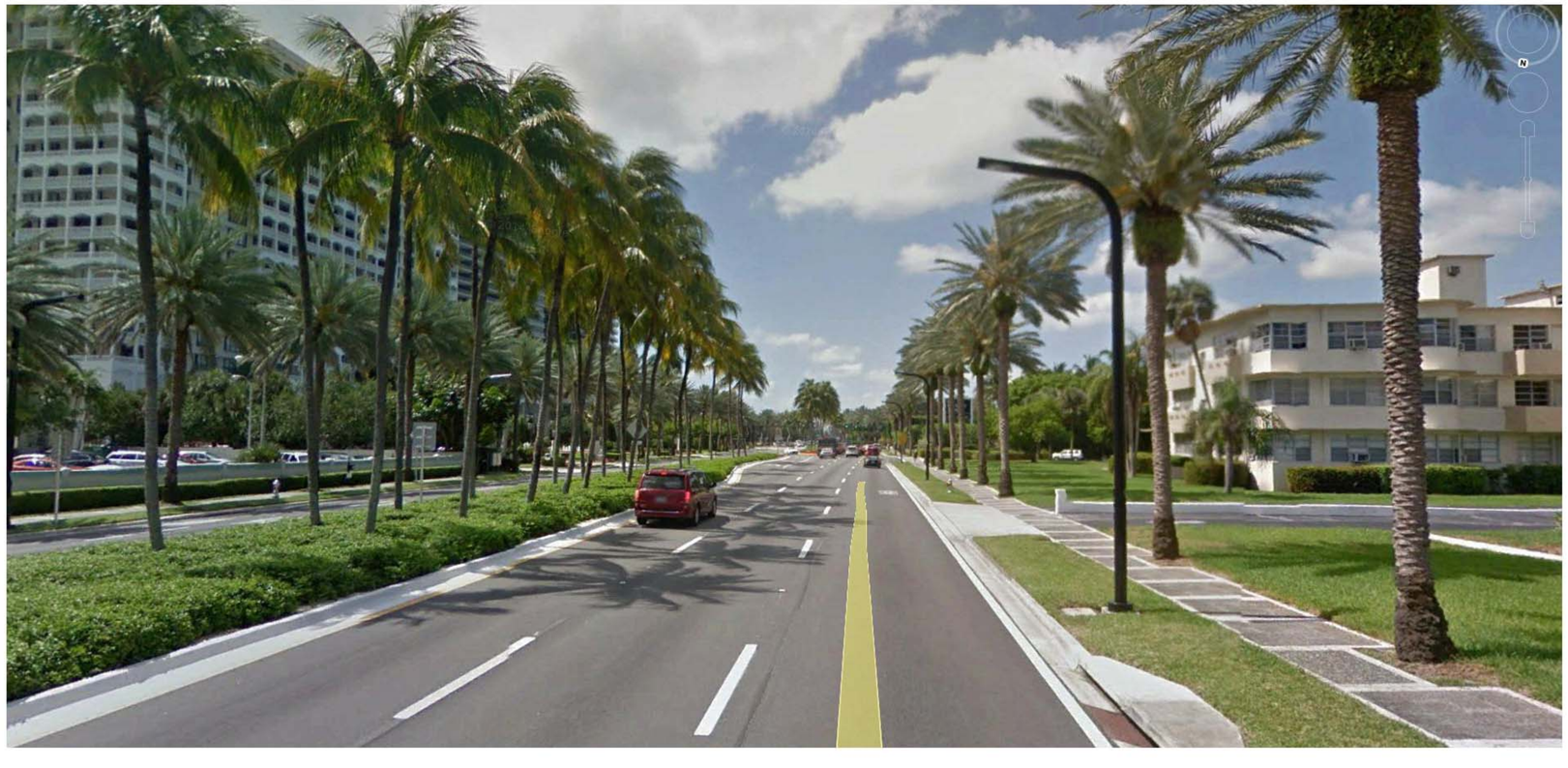
CONTEXT PHOTOS

1120BHSE	11/12/14

A-007

VIEW OF COLLINS AVENUE LOOKING NORTH

VIEW OF COLLINS AVENUE LOOKING SOUTH



Architect
SELLECK ARCHITECTURAL CONSULTANTS
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(305) 559-4479

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DAN FORTIN JR.
1560 N. Dixie Highway
North Miami Beach, Florida 33162
(305) 653-4493

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WALKER PARKING CONSULTANTS
(Joint venture with Kimley-Horn & Associates, Inc.)
Kimley-Horn & Associates, Inc.
Walker Parking Consultants
BOOMERANG SYSTEMS

Structural Engineers
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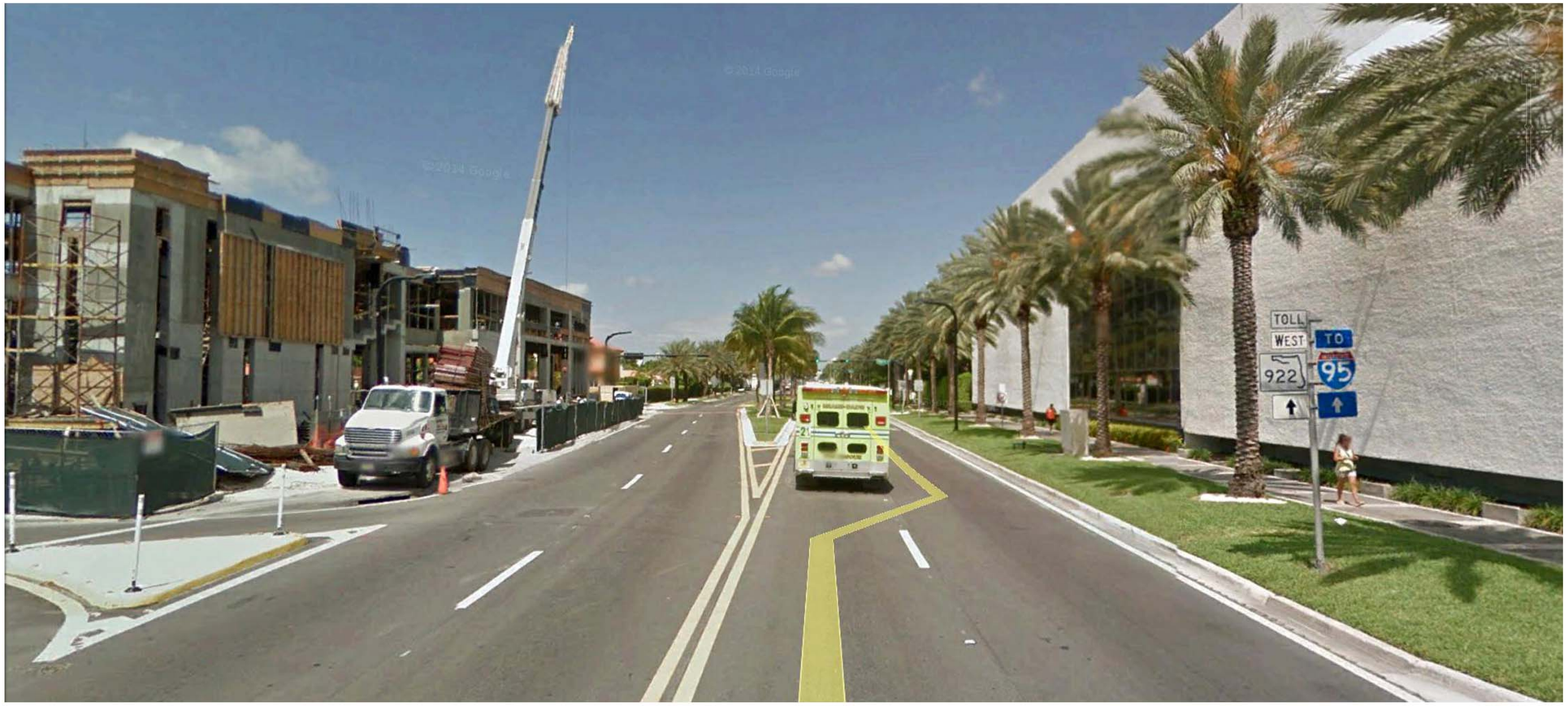
Key Plan

Revised:

CONTEXT PHOTOS

1120BHSE | 11/12/14

A-008



VIEW OF 96 STREET FACING WEST

CORNER OF HARDING AVENUE & 96 STREET FACING SURFSIDE

VIEW OF 96 STREET FACING SURFSIDE

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HILBISH MCGEE LIGHTING DESIGN
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BIOMERKANG SYSTEMS
Alpharetta, Georgia
Salt Lake City, Utah

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Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

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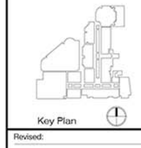


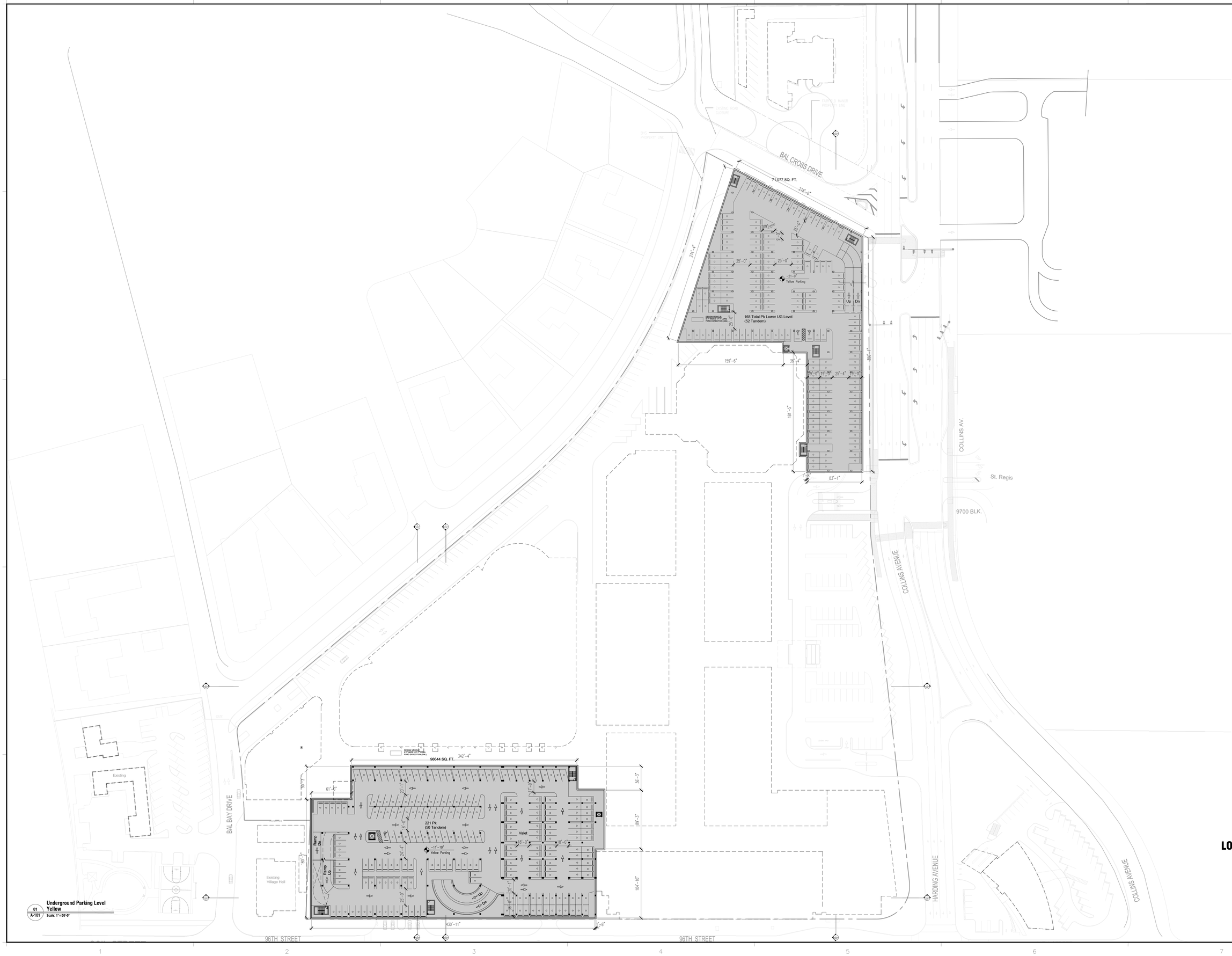
Key Plan

Revised:

CONTEXT PHOTOS

1120BHSE | 11/12/14

A-009



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

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

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Key Plan

Revised:

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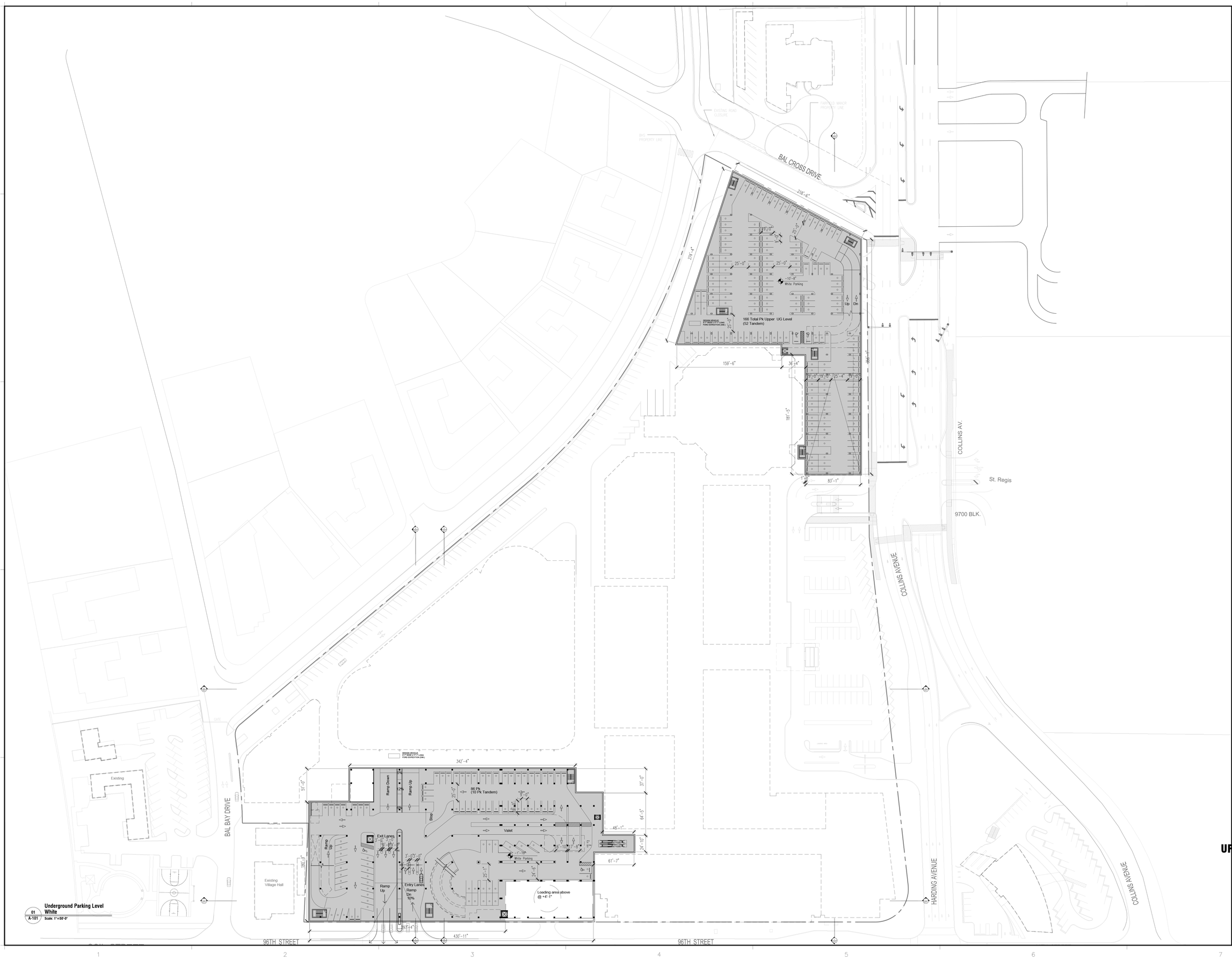
LOWER UNDERGROUND PARKING LEVEL YELLOW

1120BHSE	11/12/14

A-100



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

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
2100 Smith Ave.
Swedesboro, PA 15143
(412) 749-0533

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FINKS ENGINEERS
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Miami, Florida 33155
(305) 270-0002

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EB 1053

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BOOMERANG SYSTEMS
Walker Parking Consultants
2121 Ponce de Leon Blvd., Suite 1000
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Alexander Ferrara &
Jeff Herrick

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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:

UPPER UNDERGROUND PARKING LEVEL WHITE

.

1120BHSE	11/12/14

A-101

Key Plan

Revised:

SITE PLAN LOWER RETAIL LEVEL

1120BHSE 11/12/14

A-111C

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Project No. 1120BHSE

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Automatic Parking &
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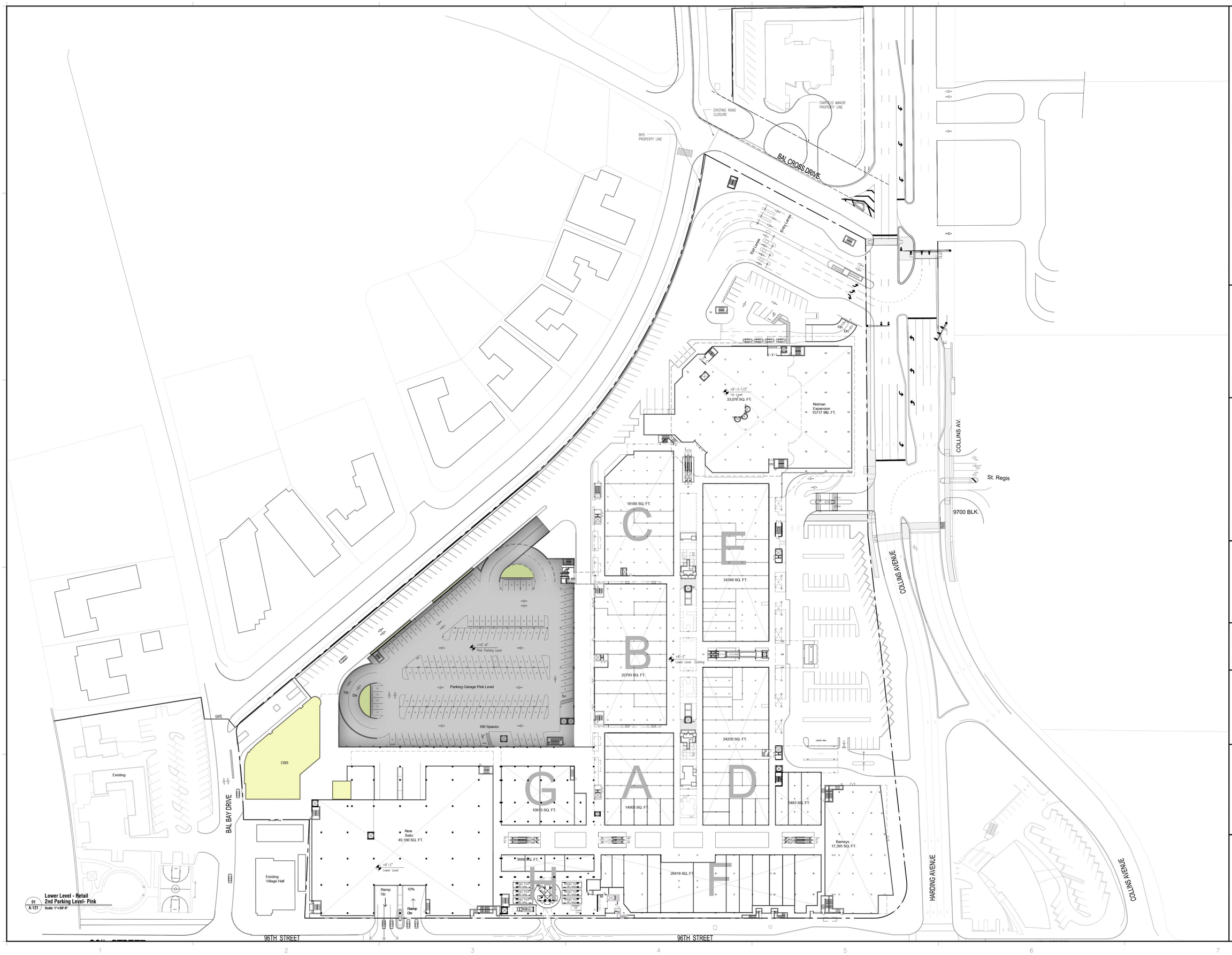

01 A-121 Lower Level - Retail
2nd Parking Level- Pink
Scale: 1"=50'-0"

Architect
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BOOMERANG SYSTEMS
Walker Parking Consultants
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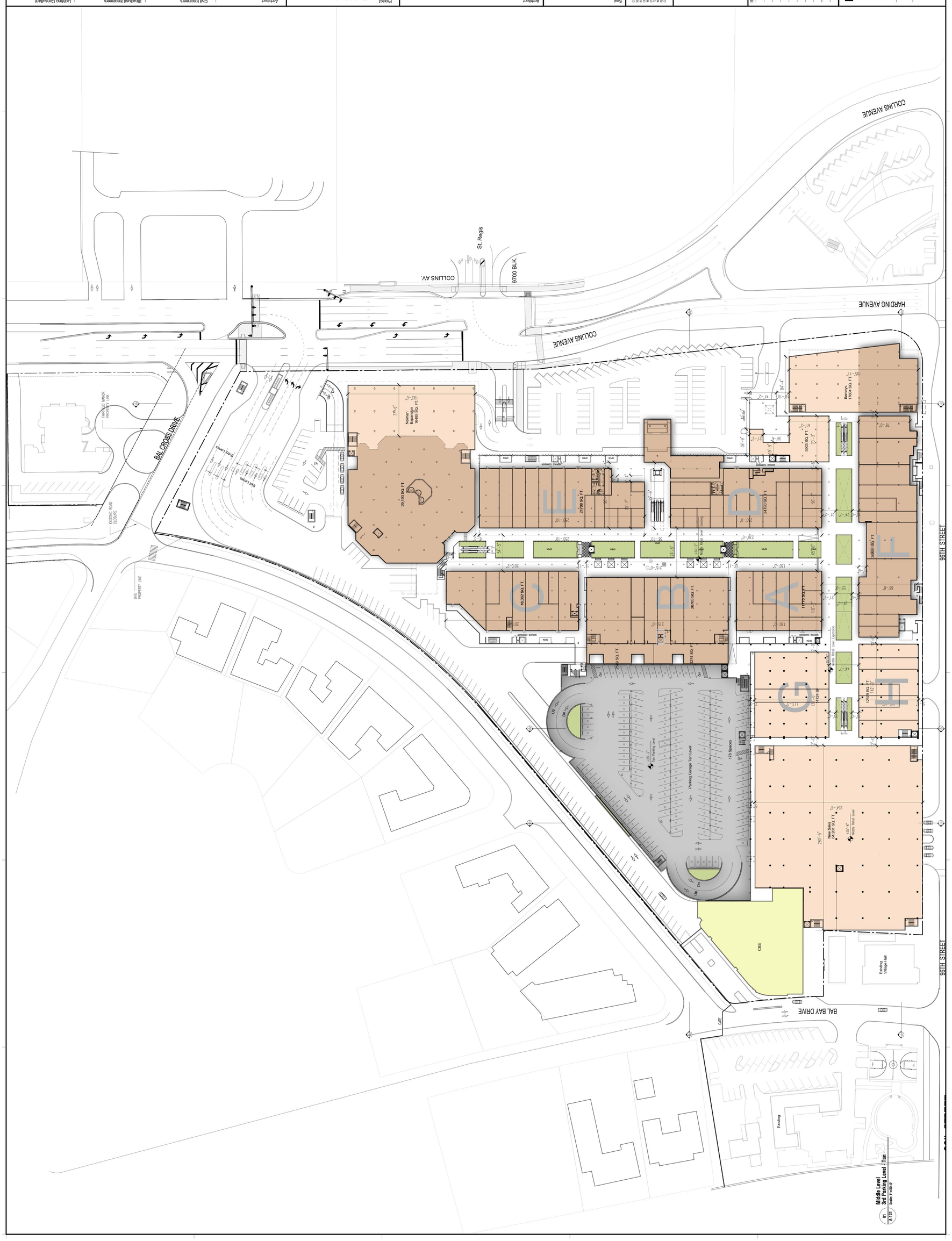
Key Plan

Revised:

LOWER LEVEL - RETAIL 2ND PARKING LEVEL - PINK

1120BHSE	11/12/14

A-121



Middle Level
01 Bal Parking Level - Tan
A-131
Scale: 1:40'-0"

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	BOOMERANG SYSTEMS Automated Parking & Self Storage Systems (305) 600-8777 **(800) 962-1606**
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M/E/P Engineers	**HNGS ENGINEERS** 4800 SW 74 Court Miami, Florida 33155 (305) 270-9005
	ENRIQUE J SUAREZ, PE 4800 SW 74 Court Miami, Florida 33155 (305) 270-9005

Key Plan

Revised:

MIDDLE RETAIL -LEVEL
3RD PARKING LEVEL - TAN

1120BHSE | 11/12/14

A-131

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Reg. No. RA-7410

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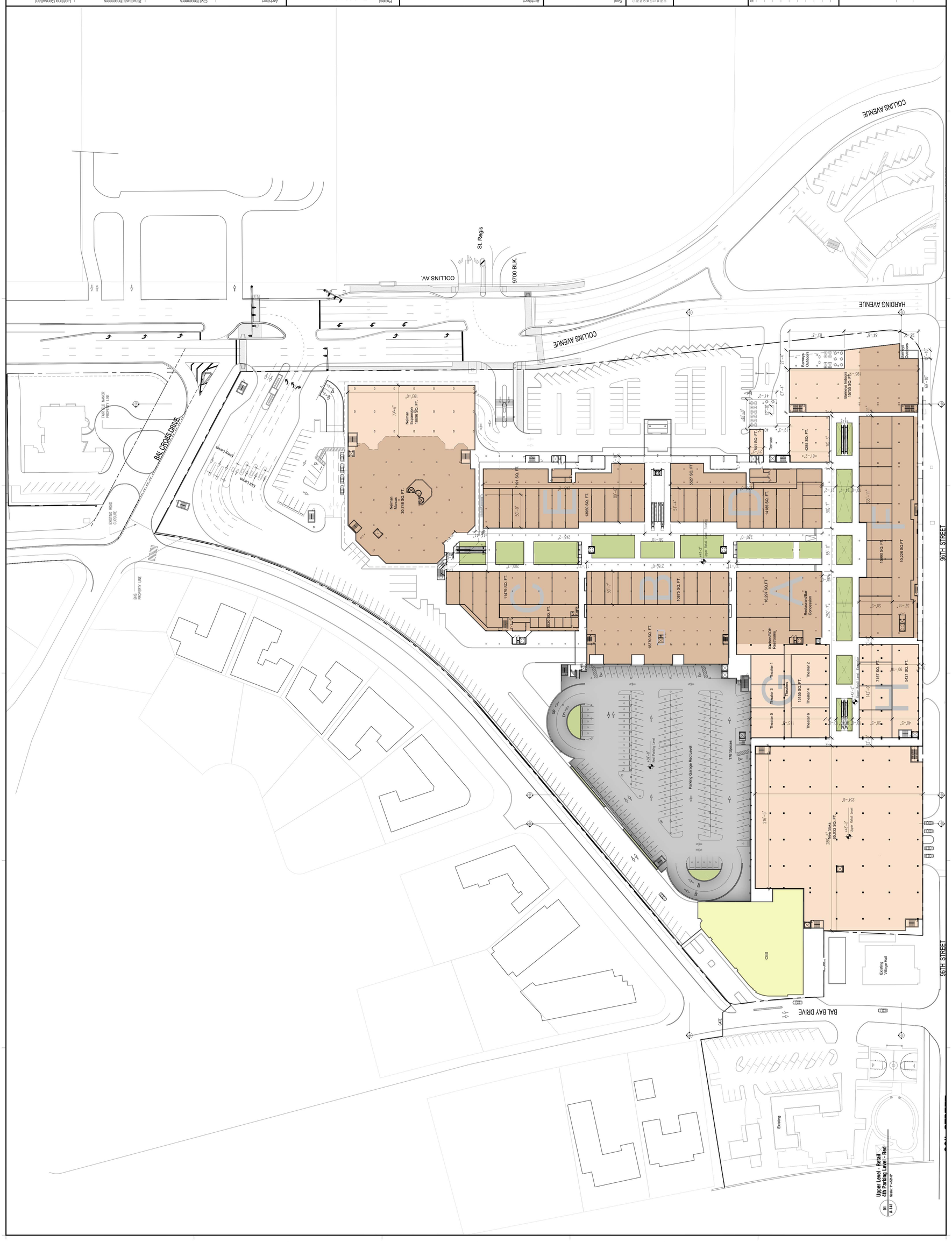

UPPER LEVEL - RETAIL 4TH PARKING LEVEL - RED

1120BHSE 11/12/14

A-141

Key Plan

Revised:

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Project No. 1120BHSE

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BOOMERANG SYSTEMS
Alfonso Perez 6
Coral Gables, Florida 33146
(305) 663-4493

Lighting Consultant
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Shewickley, PA 15143
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HNGS ENGINEERS
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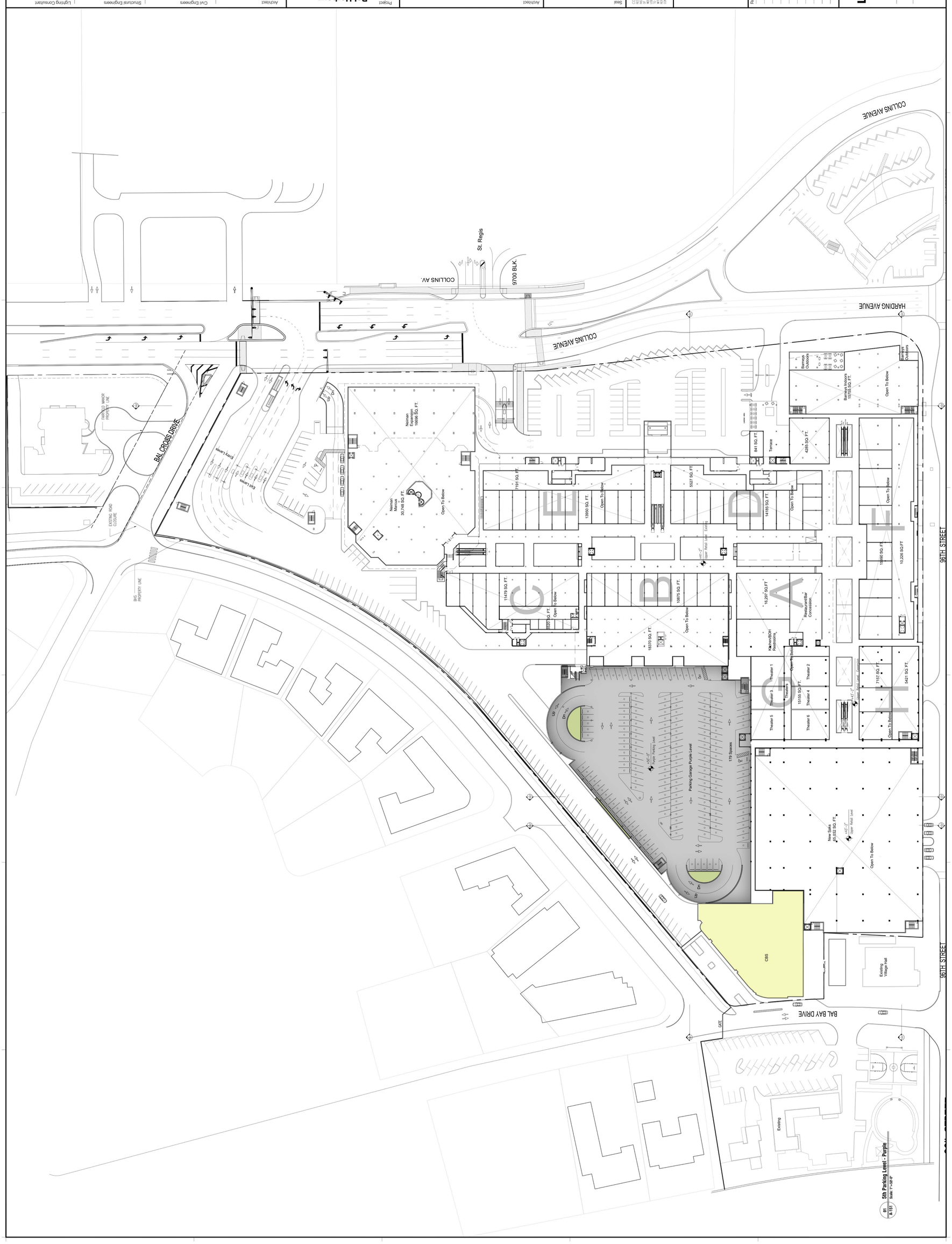
Miami, Florida 33155
(305) 270-9035

M/E/P Engineers
ENRIQUE J SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-9035



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

Architect	ZYSCOVICH ARCHITECTS 100 N Biscayne Blvd. 27th Fl Miami, FL 33132-2304 T 305.577.5323 E info@zyscovich.com W www.zyscovich.com
Project	**Bal Harbour** **Bal Harbour Shops** **9700 Collins Avenue** **Bal Harbour, FL 33154** Project No. 1120BHSE
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Parking Consultants	**WALKER PARKING CONSULTANTS** 100 SE 168th Street North Miami Beach, Florida 33162 (305) 653-4493
Traffic Consultants	**BOOMERANG SYSTEMS** 242 SW 3th Street Miami, Florida 33130 (305) 858-6777
Structural Engineers	**DOUGLAS WOOD ASSOCIATES, INC.** 2100 Ponce de Leon Blvd. Suite 1020 Coral Gables, Florida 33134 (305) 461-5450
Structural Engineers	**FRANDSEN CONSULTING INC.** 12851 S Dixie Hwy. Suite 333 Pinecrest, Florida 33156 (305) 921-0660
M/E/P Engineers	**HNGS ENGINEERS** 4800 SW 74 Court Miami, Florida 33155 (305) 270-9035
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Lighting Consultant	**ENRIQUE J SUAREZ, PE** 4802 Pennsylvania Street Miami, Florida 33137 EB 6053

Seal: BERNARD ZYSCOVICH
Reg. No. RA-7410

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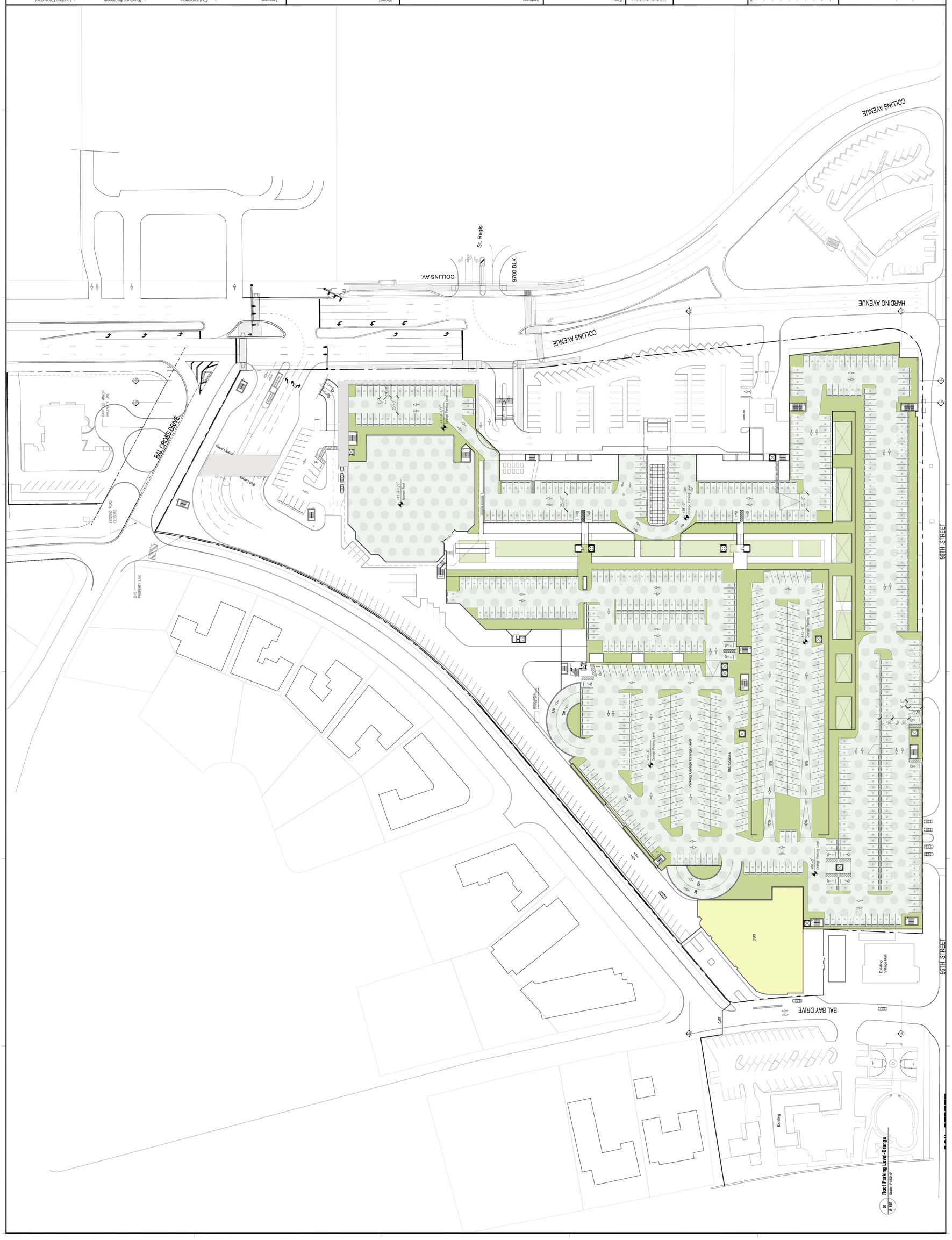
Key Plan

Revised:

5TH PARKING LEVEL - PURPLE

1120BHSE 11/12/14

A-151



Key Plan

Revised:

ROOF PARKING LEVEL-ORANGE

1120BHSE 11/12/14

A-161

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Alexander Perry &
Brad Douglas Gaskins
(888) 587-1006

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ME/P Engineers
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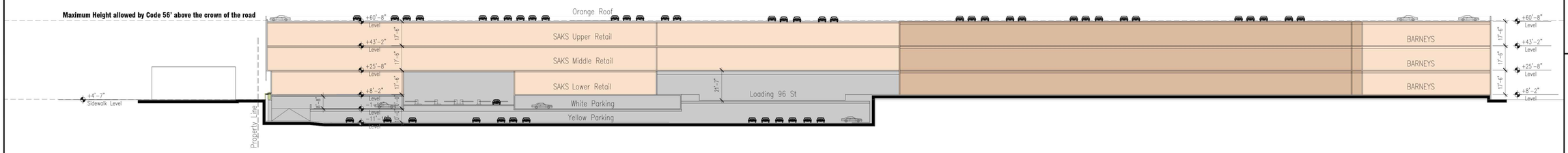
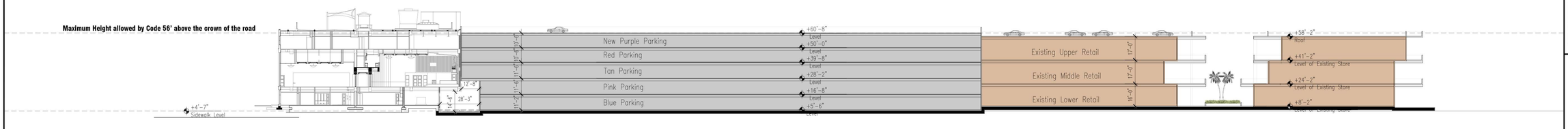
Miami, Florida 33155
(305) 270-9935

Project No. 1120BHSE



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
4170 Mustang Road
Sewickley, PA 15143
(412) 749-5533

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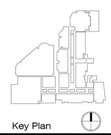


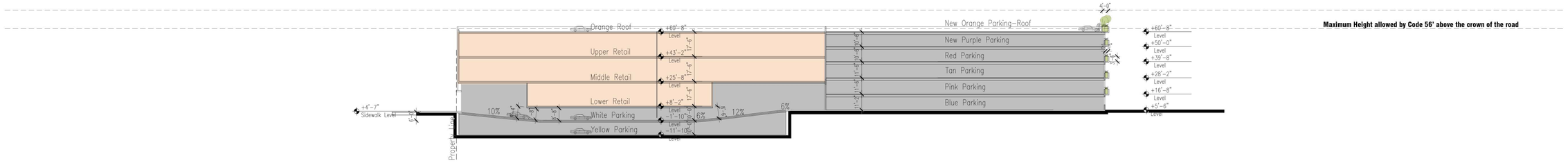
Key Plan

Revised:

SECTIONS

1120BHSE | 11/12/14

A-311



01 A-312 **North-South Section 96 Street Entrance**
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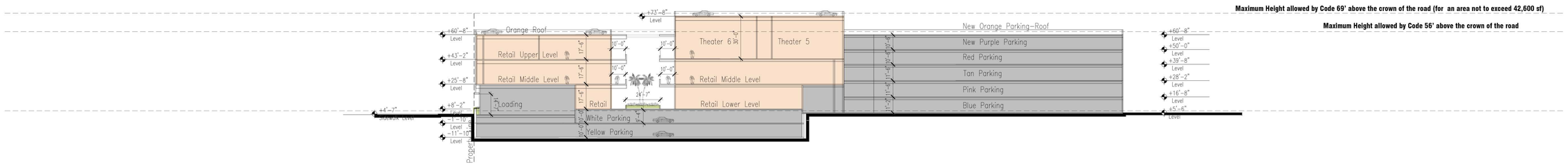
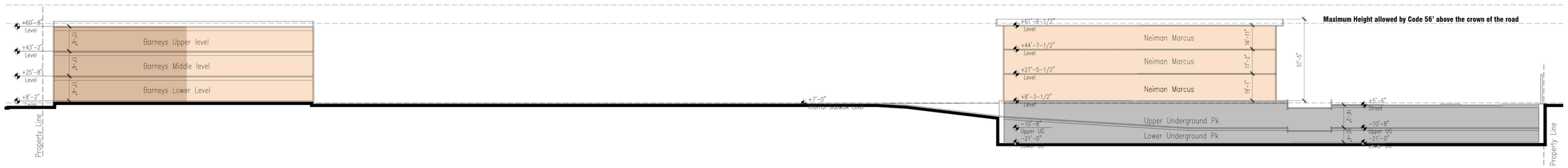


02 A-312 **North-South Section Saks**
Scale: 1"=30'-0"



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

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Sewickley, PA 15143
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(305) 559-4479

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P.O. Box 370
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(305) 856-0777

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

Project No. 1120BHSE

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Reg. No. RA-7410

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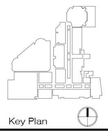

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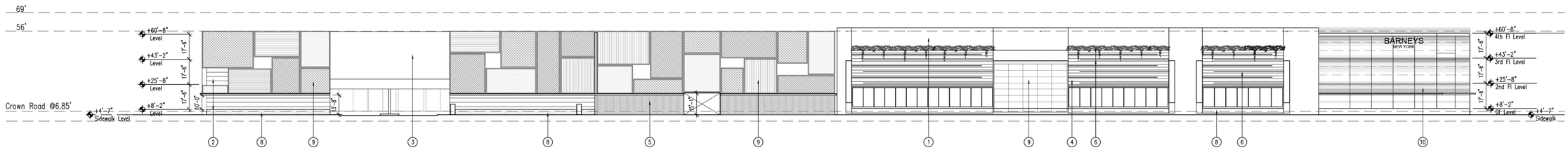
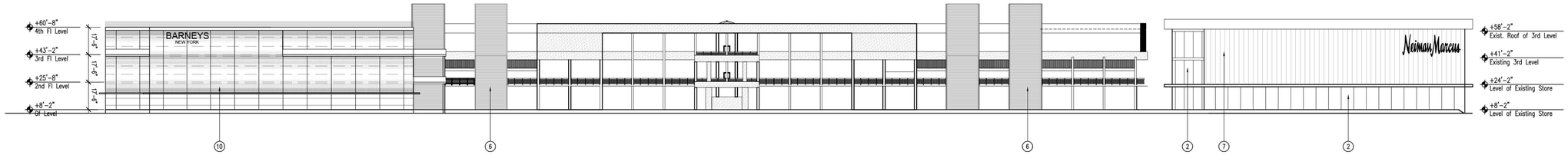
SECTIONS

1120BHSE	11/12/14

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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(Joint venture partner with Boomerang Systems)
BOOMERANG SYSTEMS
Automated Parking & Retrieval Systems (AVR Mech Park)

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Key Plan

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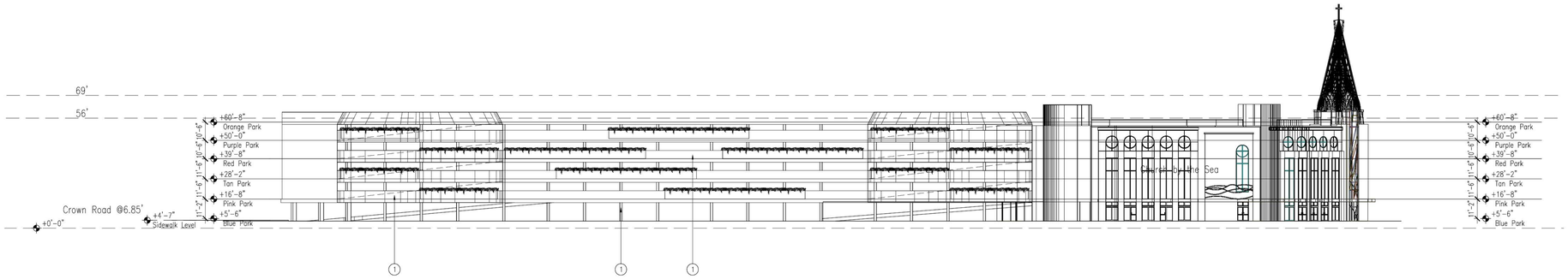
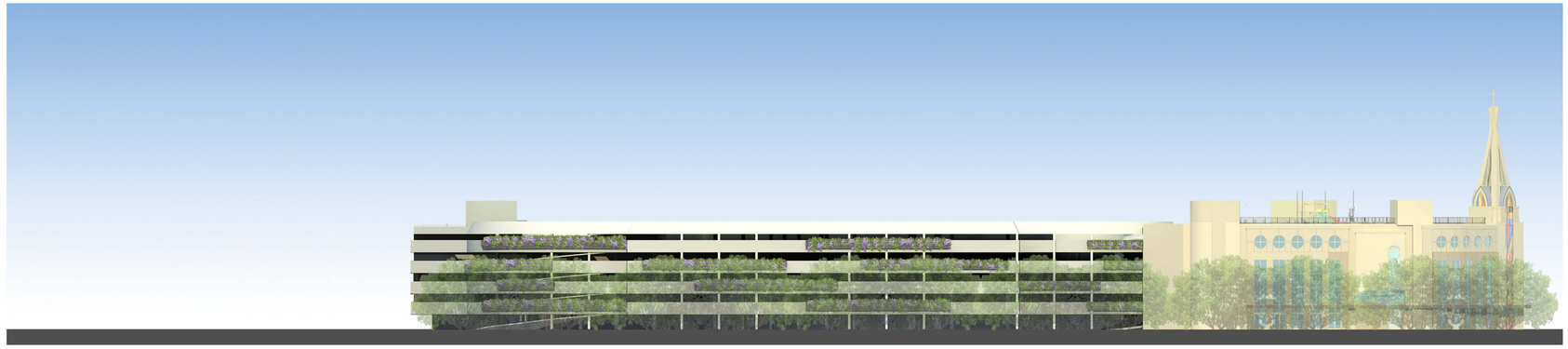
ELEVATIONS

1120BHSE | 11/12/14

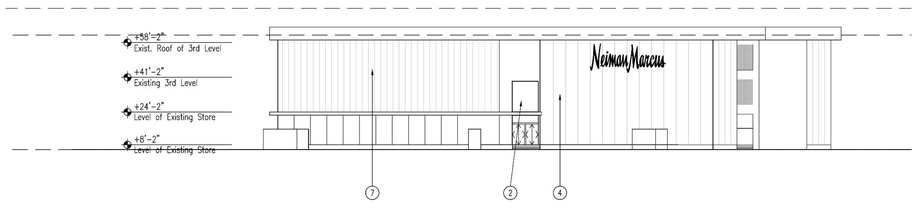
A-411

11/12/2014 3:28:34 PM DANIELLA SMITH

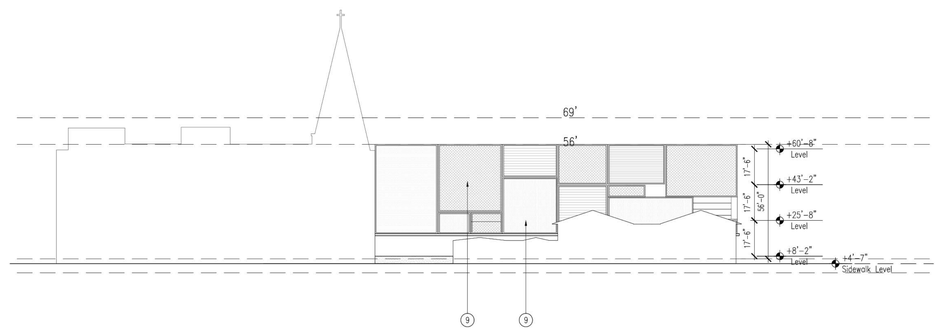




01 A-412 **Park Drive Elevation**
Scale: 1"=30'-0"



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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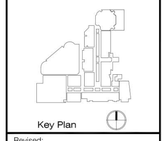

Key Plan

Revised:

ELEVATIONS

1120BHSE | 11/12/14

A-412

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

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Jim Wise, Principal
BOOMERANG SYSTEMS
Andrew Ferrara, President
Bill Ferrara

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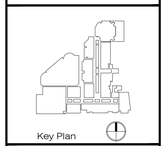
Key Plan

Revised:

RENDERING

1120BHSE	11/12/14

A-501

11/5/2014 12:13:51 PM ROBERTO BEZOLD

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

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Project No. 1120BHSE

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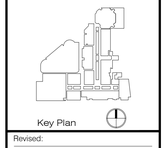
Key Plan

Revised:

RENDERING

1120BHSE	11/12/14

A-502

11/5/2014 12:18:06 PM ROBERTO BEZOLD

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

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Project No. 1120BHSE

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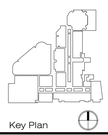

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RENDERING

1120BHSE	11/12/14

A-503

11/5/2014 12:21:17 PM ROBERTO BEZOLD

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

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

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Key Plan

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Boomerang Parking Systems
Andrews Parking & Boomerang Systems
Bell Inc.

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RENDERING

1120BHSE	11/12/14

A-504

11/5/2014 12:22:54 PM ROBERTO BEZOLD

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

Project
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Key Plan

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RENDERING

1120BHSE | 11/12/14

A-505

11/5/2014 12:24:28 PM ROBERTO BEZOLD

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

Project
Bal Harbour
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Project No. 1120BHSE

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Key Plan

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RENDERING

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A-506

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(305) 653-4483

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WALKER PARKING CONSULTANTS
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(305) 445-2450
BOOMERANG SYSTEMS
Alameda Parque & Jardim Paulista
São Paulo, Brazil

Structural Engineers
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(305) 445-0450
ESI INC.
Traffic Consultant
FANDREI CONSULTING INC.
12951 S Dixie Hwy, Suite 333
Pinecrest, Florida 33156
(305) 670-0662

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
412 Chestnut Ridge Rd.
Sewickley, PA 15143
(412) 749-0533

M/E/P Engineers
HNKS ENGINEERS ESQUILIN & SUAREZ, PE
4800 SW 74 Court
Miami, Florida 33155
(305) 270-0002

11/5/2014 12:26:48 PM ROBERTO BEZOLD

01 A-507 Collins Avenue Barneys Rendering
Scale: NTS

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

Project No. 1120BHSE

Architect
ZYSCOVICH ARCHITECTS
390 N Bayshore Blvd., 2Th Fl
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| 305.372.1001
| info@zyscovich.com
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Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

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Key Plan

Revised:

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EB 1053

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Sewickley PA 15143
(412) 749-0533

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Miami, Florida 33145
(305) 5294-479

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Coral Gables, Florida 33134
(305) 443-4850
BOOMERANG SYSTEMS
Achieves Primary & Secondary Goals
(888) 844-9436

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FAUDREI CONSULTING INC
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Miami, Florida 33130
(305) 8554-0777

RENDERING

1120BHSE	11/12/14

A-507

11/12/2014 3:44:08 PM ROBERTO BEZCALD

01 Collins Plaza Rendering
A-508 Scale: NTS

Lighting Consultant
HILBISH MCGEE LIGHTING DESIGN
402 Pinelake Street
Sewickley, PA 15143
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Alphonse Parking & Sal Bonnie Sanders
(305) 992-1996

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

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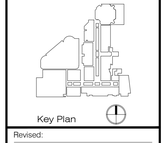

Key Plan

Revised:

RENDERING

1120BHSE | 11/12/14

A-508

11/5/2014 3:45:49 PM ROBERTO BEZOLD

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

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

Seal
BERNARD ZYSCOVICH
Reg. No. RA-7410

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Key Plan

Revised:

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(305) 270-0002

RENDERING

1120BHSE	11/12/14

A-509

11/5/2014 3:51:29 PM ROBERTO BEZOLD

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

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

Architect
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BOOMERANG SYSTEMS
(Car stacker/lift)
Automated Parking & Storage Systems
(bike rack)

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(305) 270-0002

RENDERING

1120BHSE	11/12/14

A-510

11/5/2014 3:54:38 PM ROBERTO BEZOLD

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

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Andreas Philippou &
Bill Van Hoff

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EB 3053

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

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| 305.372.4383
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Key Plan

Revised:

RENDERING

1120BHSE | 11/12/14

A-511

11/5/2014 4:02:38 PM ROBERTO REZOLD

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

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SELLECK ARCHITECTURAL CONSULTANTS
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BOOMERANG SYSTEMS
Walker Parking Consultants
Boomerang Parking & Traffic Systems
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EB 1263

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HILBISH MCGEE LIGHTING DESIGN
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Sewickley, PA 15143
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Miami, Florida 33155
(305) 270-0002

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

Architect
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Miami, FL 33132-2304 | F 305-373-4383

Seal
BERNARD ZYSCOVICH
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Key Plan

Revised:

RENDERING

1120BHSE	11/12/14

A-512

11/25/2014 4:02:17 PM ROBERTO BEZOLD

01 A-611 **96th Street Elevation Materials Board**
Scale: 1"=30'-0"

Black Alucobond

Aluminum

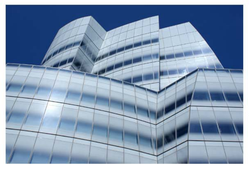
Glass and Mesh

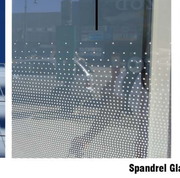
Jakob Rope Systems

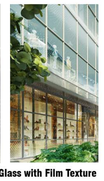
Bougainvilleas

Lava Stone

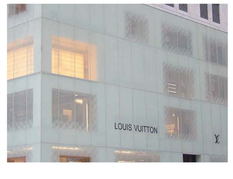
02 A-611 **Collins Avenue Elevation Materials Board**
Scale: 1"=30'-0"







Spandrel Glass with Film Texture



Frosted Glass

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SELLECK ARCHITECTURAL CONSULTANTS
2200 Biscayne Blvd.
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Walker Parking Consultants
BOOMERANG SYSTEMS
Boomerang Parking & Guidance Systems

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(305) 270-0002

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

Architect
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F 305.372.0227

Seal
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Reg. No. RA-7410

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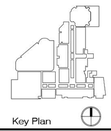


Key Plan

Revised:

MATERIALS BOARD

1120BHSE	11/12/14

A-611

Saks Elevation

Glass and Mesh

Black Alucobond

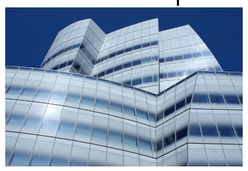
Existing Saks Elevation

Bougainvilleas

Jakob Rope Systems

Lava Stone

Barneys Elevation



Spandrel Glass with Film Texture

Neiman Marcus Elevation

Frosted Glass

Existing Garage Elevation

Bougainvilleas

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Jim Hunter, Senior Vice President
BOOMERANG SYSTEMS
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Jeff Hamilton
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Raymond Jungles
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Bal Harbour
Bal Harbour Shops
9700 Collins Avenue
Bal Harbour, FL 33154

Project No. 1120BHSE

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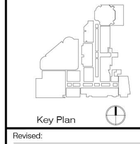

Key Plan

Revised:

MATERIALS BOARD

1120BHSE | 11/12/14

A-621