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TORINO GARAGE

400 COLLINS AVENUE MIAMI BEACH, FLORIDA

CITY OF MIAMI BEACH HISTORIC PRESERVATION BOARD FIRST SUBMITTAL - MAY 5, 2016 SECOND SUBMITTAL - MAY 19, 2016 FINAL SUBMITTAL - MAY 23, 2016





Owner: Allied Partners 770 Lexington Ave New York, NY 10065-8165

Design Architect: Brandon Haw Architecture LLP 375 Park Avenue, Suite 3308 New York, NY 10152 License # AA26003249

CONSULTANTS

Landscape Architect: Naturalficial, Inc. 6915 Red Road, Suite 224 Coral Gables, FL 33143

Traffic Consultant: Traf Tech Engineering, Inc. 8400 N. University Drive, Suite 202 Tamarac, FL 33321

Parking / Auto-Turn Consultant: Juan Espinosa David Plummer & Associates 1750 Ponce de Leon Boulevard Coral Gables, FL 33134

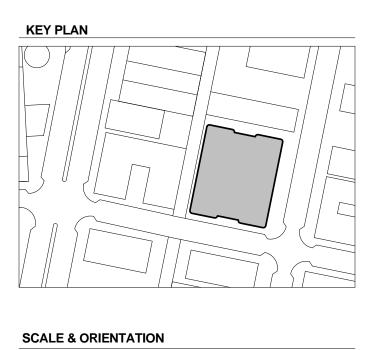
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PROJECT NO. & TITLE Project Number TORINO GARAGE PROJECT STATUS HPB FINAL SUBMITTAL MAY 23, 2016



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IR-1.02	LEVEL 6 IRRIGATION PLAN	05/23/2016
IR-1.03	ROOF LEVEL IRRIGATION PLAN	05/23/2016

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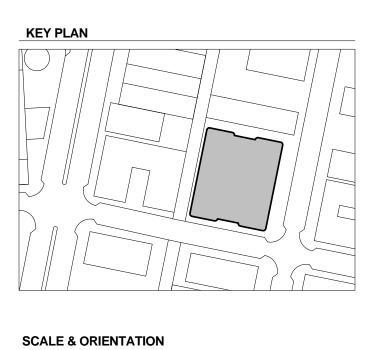
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DRAWING TITLE

ZONING DATA SITE ADDRESS 400 COLLINS AVENUE, MIAMI BEACH, FL SITE DATA LOT 5, 6, 7 LOT DIMENSION: 150 FT X 130 FT LOT AREA: 19,500 SF ZONING DESIGNATION C-PS2 GENERAL MIXED-USE COMMERCIAL (SEC. 142-698 - 142-699) MAXIMUM FAR = 2.0MAXIMUM HEIGHT = 50 FTMAXIMUM NUMBER OF STORIES = 5MINIMUM APARTMENT SIZE = 600 SFAVERAGE APARTMENT SIZE = 900 SF SUBTERRANEAN SETBACKS: FRONT = 0 FTSIDE, INTERIOR = **0 FT** SIDE, FACING A STREET = **0 FT** REAR = **0 FT** PEDESTAL & TOWER (NON-OCEANFRONT) SETBACKS: FRONT = 0 FT; 5 FT FOR RESIDENTIAL SIDE, INTERIOR = 7.5 FT WHEN ABUTTING A RESIDENTIAL DISTRICT, **OTHERWISE NONE**; RESIDENTIAL USES SHALL FOLLOW R-PS1, 2, 3, 4 SETBACKS <u>SIDE, FACING A STREET = 0 FT;</u> RESIDENTIAL USES SHALL FOLLOW R-PS1, 2, 3, 4 SETBACKS REAR = 10 FT WHEN ABUTTING A RESIDENTIAL DISTRICT, **OTHERWISE 5 FT RESIDENTIAL USE IN C-PS2 DISTRICT** PURSUANT TO ALL R-PS3 REGULATIONS, EXCEPT MAXIMUM BUILDING HEIGHT = 75 FT (SEC. 142-698 (b)) TOWER SETBACKS: FRONT = **50 FT** SIDE, INTERIOR = THE REQUIRED PEDESTAL SETBACK (7.5 FT) PLUS 0.10 THE HEIGHT OF THE BUILDING (7.5 FT) = 15 FT<u>SIDE, FACING A STREET = THE REQUIRED PEDESTAL SETBACK (5 FT) PLUS</u> 0.10 THE HEIGHT OF THE BUILDING (7.5 FT) = 12.5 FT<u>REAR (NON-OCEANFRONT)</u> = 15% OF LOT DEPTH = **19.5 FT**

ARCH E1 30"x42"

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BUILDING DATA

BUILDING HEIGHT

ALLOWED HEIGHT TO PARKING GARAGE ROOF = 50'-0''PROPOSED HEIGHT TO PARKING GARAGE ROOF = 49'-0''

ALLOWED HEIGHT TO RESIDENTIAL ROOF = 75'-0''**PROPOSED HEIGHT TO RESIDENTIAL** ROOF = 75'-0"

ALLOWED HEIGHT TO MECH.BULKHEAD = 100'-0" PROPOSED HEIGHT TO MECH.BULKHEAD = 95'-0"

NUMBER OF STORIES

ALLOWED PARKING GARAGE = PROPOSED PARKING GARAGE = 5 ALLOWED RESIDENTIAL = PROPOSED RESIDENTIAL =

AREA

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MAXIMUM BUILDING AREA = 39,000 SF
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PROPOSED BUILDING AREA = 24,123 SF

EXCLUDED FROM AREA (SEC. 114-1):

-TERRACES

-COMMERICAL PARKING GARAGES WHEN SUCH STRUCTURE IS THE

MAIN USE ON A SITE -MECHANICAL EQUIP. ROOMS LOCATED

ABOVE THE MAIN ROOF DECK

-ENCLOSED GARBAGE ROOMS ON THE GROUND FLOOR

RESIDENTIAL UNITS

4 TOTAL:

- 2 ON LEVEL 06

- 2 ON LEVEL 07

OFF-STREET LOADING

1 LOADING SPACE W/IN BUILDING





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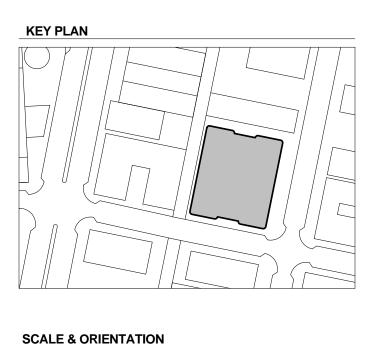
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DRAWING TITL

1. BUILDING AREAS SUMMARY

ARCH E1 30"x42"

GROSS BUILDIN	G AREA	GROSS PARKING	AREA	GROSS RESIDENTIA	LAREA
Level	Area	Level	Area	Level	Area
LEVEL 01A - GROUND FLOOR	13,358 SF	LEVEL 01A - GROUND FLOOR	2,812 SF	LEVEL 01A - GROUND FLOOR	798 SF
LEVEL 01B	6,003 SF	LEVEL 01B	6,003 SF	LEVEL 06B - PENTHOUSE 01/02	6,698 SF
LEVEL 02B	16,273 SF	LEVEL 02B	16,273 SF	LEVEL 07 - PENTHOUSE 03/04	6,710 SF
_EVEL 03B	16,273 SF	LEVEL 03B	16,273 SF	LEVEL 08 - ROOF LEVEL	83 SF
_EVEL 04B	16,273 SF	LEVEL 04B	16,273 SF	LEVEL 08 - ROOF LEVEL	84 SF
_EVEL 05B	16,273 SF	LEVEL 05B	16,273 SF	TOTAL	14,374 SF
EVEL 06B - PENTHOUSE 01/02	6,698 SF	TOTAL	73,908 SF		
EVEL 07 - PENTHOUSE 03/04	6,710 SF				
_EVEL 08 - ROOF LEVEL	168 SF				
TOTAL	98,030 SF	TOTAL GROSS NON-CARPARK	AREA 24,123 SF		

THE TOTAL FLOOR AREA FOR NON-CARPARK USES MUST BE < 25% OF TOTAL GROSS AREA OF BUILDING, PER MIAMI BEACH ZONING ORD. SEC. 130-68 (1) FOR COMMERCIAL AND NON-COMMERICAL PARKING GARAGES

- 1. TOTAL GROSS NON CAR PARK AREA = 24,123 SF
- 2. GROSS BUILDING AREA = 98,030 SF
- 3. NON CAR PARK = 24.60% OF TOTAL BUILDING AREA (24,123 SF / 98,030 SF)) x 100 = 24.60
- 4. <u>SINCE NON-CARPARK AREA < 25% OF TOTAL BUILDING AREA, THIS COMPLIES WITH SECTION 130-68(1)</u>

2. PARKING SPACE COUNT SUMMARY

PARKING SPACES			
Level	Count	Comments	
LEVEL 01A - GROUND FLOOR	8		
LEVEL 01B	2		
LEVEL 02A	23		
LEVEL 02B	19	2 ADA SPACES, INCLUDING	
LEVEL 03A	23		
LEVEL 03B	19	2 ADA SPACES*	
LEVEL 04A	23		
LEVEL 04B	19	2 ADA SPACES*	
LEVEL 05A	23		
LEVEL 05B	18		
TOTAL	177	6 ADA SPACES INCLUDING 1	

3. PARKING SPACE ALLOCATION SUMMARY

THE TOTAL FLOOR AREA OF PARKING SPACES FOR RESIDENTIAL & RESTAURANT USE MUST BE ≤ 50% OF TOTAL GROSS AREA OF BUILDING PER MIAMI BEACH ZONING ORD. SEC. 130-68 (1), FOR COMMERCIAL AND NON-COMMERICAL PARKING GARAGES

- 1. 50% OF TOTAL GROSS AREA OF BUILDING = 98,030 SF / 2 = **49,015 SF**
- 2. GROSS PARKING AREA RESIDENTIAL + RESTAURANT = 24,244 SF < #1 (50% OF TOTAL GROSS AREA OF BUILDING)
- 3. GROSS PARKING AREA = **73,908 SF**
- 4. TOTAL PARKING COUNT = 177 SPACES
- **119 PARKING SPACES ALLOCATED FOR PRIMARY USE**

7. PARKING SPACES AVAILABLE FOR NON PRIMARY USE (RESIDENTIAL + RESTAURANT) = = TOTAL PARKING SPACES PROVIDED - PRIMARY USE SPACES = 177 - 119 SPACES = 58 SPACES: - 8 PARKING SPOTS ALLOCATED FOR RESIDENTIAL - 50 SPOTS ALLOCATED FOR RESTAURANT

- 9. SEATS PROVIDED IN RESTAURANT = **199 SEATS**

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* NOTE: ACCESSIBLE PARKING REQUIREMENTS FROM IBC 2012 SEC. 1106.1, 1106.5

5. GROSS FLOOR AREA PER PARKING SPACE (GROSS PARKING AREA/TOTAL PARKING COUNT) = 73,908 SF / 177 SPACES = 418 SF PER PARKING SPACE

6. MIN. PARKING FOR PRIMARY USE (50% BUILDING AREA/GROSS AREA PER PARKING SPACE) = 49,171 SF / 418 SF PER PARKING SPACE = 118;

8. PER MIAMI BEACH ZONING ORD. SEC. 130-32 (36), MAX. RESTAURANT OCCUPANCY SEAT COUNT FOR RESTAURANT = 4 seats/parking spots = 200 SEATS

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GROSS RESTAURANT AREA		
Level	Area	
EVEL 01A - GROUND FLOOR	7,166 SF	
OTAL	7,166 SF	

GROSS BOH AREA Level

Area

LEVEL 01A - GROUND FLOOR 2,583 SF TOTAL 2,583 SF

COMPLIANCE WITH MIAMI BEACH ZONING **ORD. SECTION 130-68 (1):**

BUILDING MAIN USE IS PARKING GARAGE

<25% OF TOTAL BUILDING GROSS AREA ALLOTED FOR NON-CARPARK USES.

>50% OF TOTAL **BUILDING GROSS AREA ALLOTED AS PRIMARY USE PARKING**





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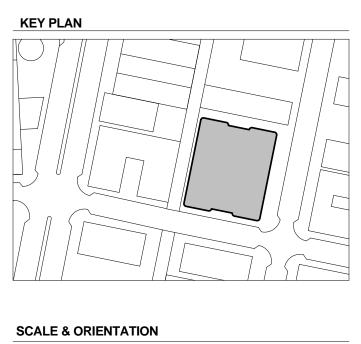
DATE OF ISSUE 05/23/10 SCALE 1 1/2" = 1'-0" **PROJECT NO. & TITLE**

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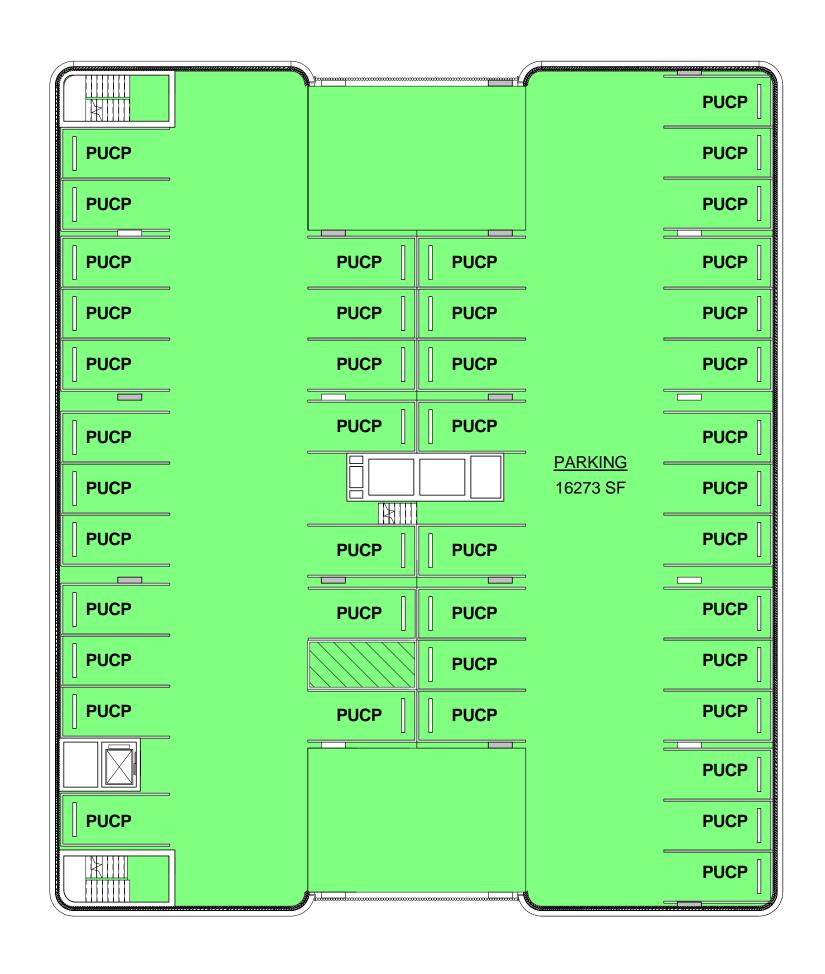


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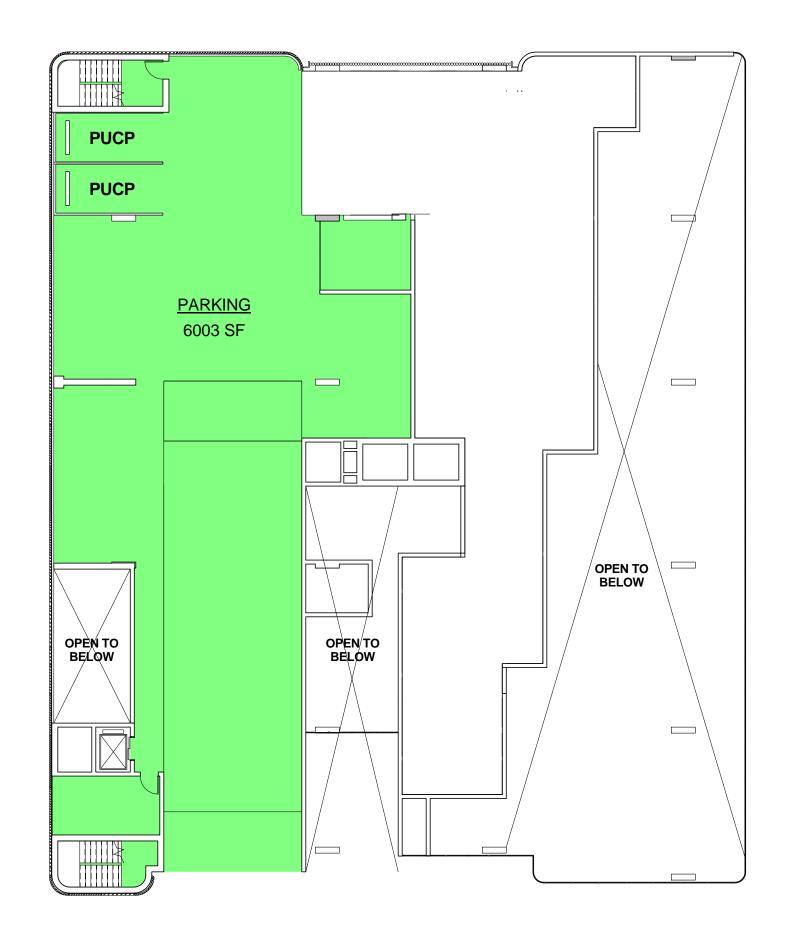
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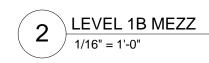


FOR BUILDING AREA SUMMARY, PARKING COUNT, AND COMPLIANCE WITH SECTION 130-68(1), PLEASE REF TO SUMMARY SHEET PB A-004.









LEVEL 3				
GROSS FLOOR AREA				
Program	Gross Floor Area			
PARKING	16273 SF			
RESIDENTIAL	0			
RESTAURANT	0			
BOH 0				
FLOOR TOTAL	16273 SF			

PARKING SPACE ALLOCATION

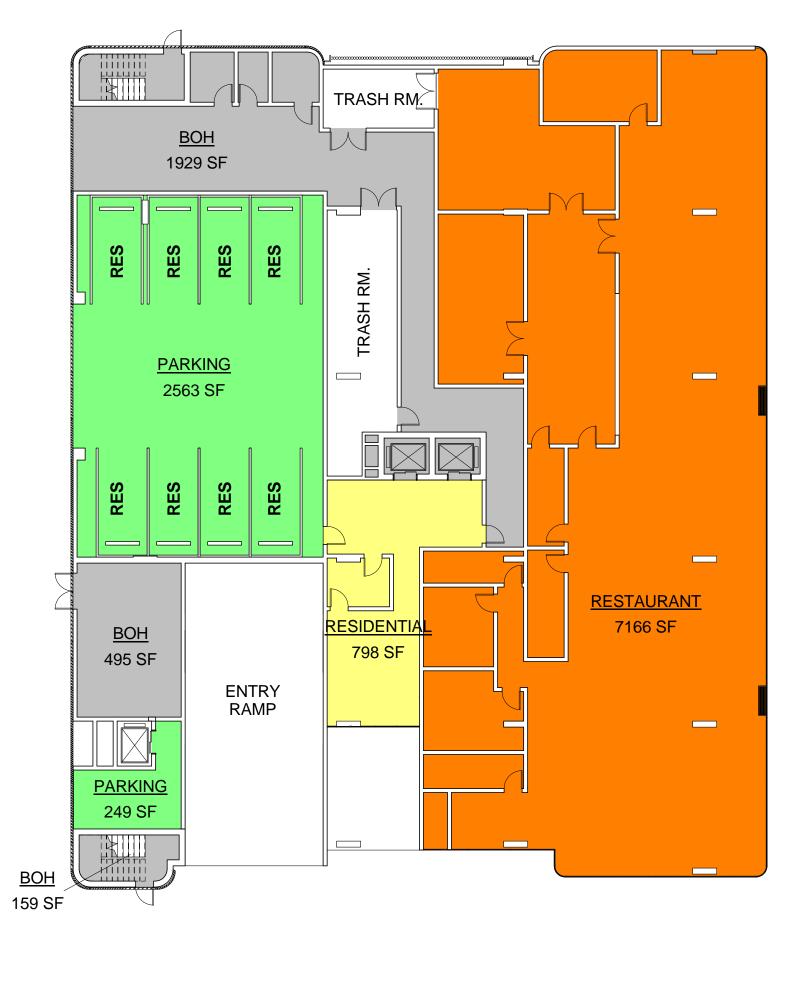
Allocation	Count
PRIMARY USE CARPARK (PUCP)	42
RESTAURANT (R)	0
RESIDENTIAL (RES)	0
FLOOR TOTAL	42

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3 LEVEL 02 1/16" = 1'-0"

LEVEL 1B MEZZ				
GROSS FLOOR AREA				
Program	Gross Floor Area			
PARKING	6003 SF			
RESIDENTIAL	0			
RESTAURANT	0			
ВОН	0			
FLOOR TOTAL 6003 SF				

PARKING SPACE ALLOCATION		
Allocation	Count	
PRIMARY USE CARPARK (PUCP)	2	
RESTAURANT (R)	0	
RESIDENTIAL (RES)	0	
FLOOR TOTAL 0		



1 LEVEL 1A - GROUND FLOOR 1/16" = 1'-0"

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LEVEL 2		
GROSS FLOOR AREA		
Program	Gross Floor Area	
PARKING	16273 SF	
RESIDENTIAL	0	
RESTAURANT	0	
ВОН	0	
FLOOR TOTAL 16273 SF		

PARKING SPACE ALLOCATION		
Allocation	Count	
PRIMARY USE CARPARK (PUCP)	42	
RESTAURANT (R)	0	
RESIDENTIAL (RES)	0	
FLOOR TOTAL	42	

GROSS FLOOR AREA		
Gross Floor Area		
2812 SF		
798 SF		
7166 SF		
2583 SF		
13180 SF		

LEVEL 1A

PARKING SPACE ALLOCATION	
Allocation	Count
PRIMARY USE CARPARK (PUCP)	0
RESTAURANT (R)	0
RESIDENTIAL (RES)	8
FLOOR TOTAL 8	





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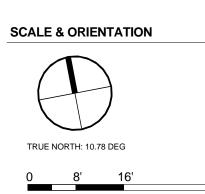
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PROJECT STATUS HPB FINAL SUBMITTAL MAY 23, 2016 **KEY PLAN**



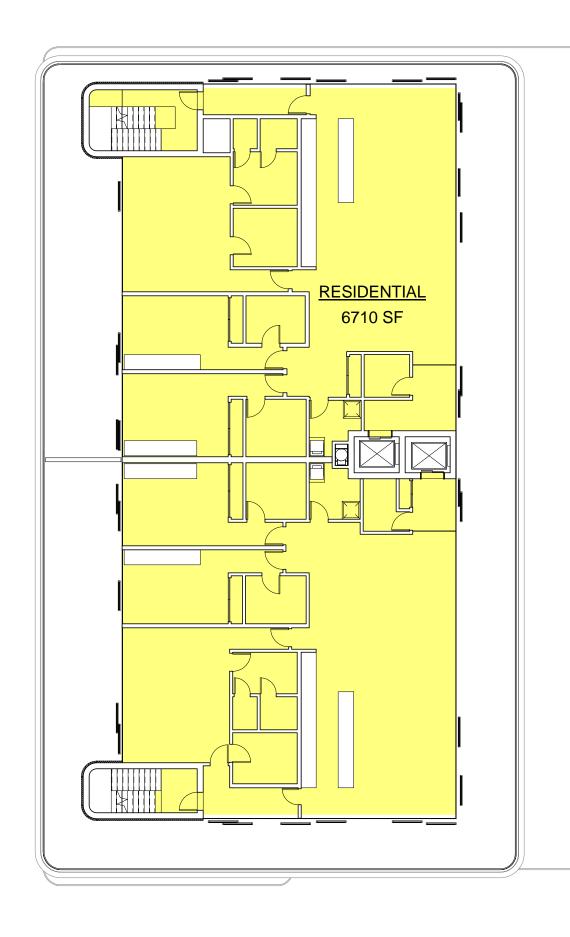
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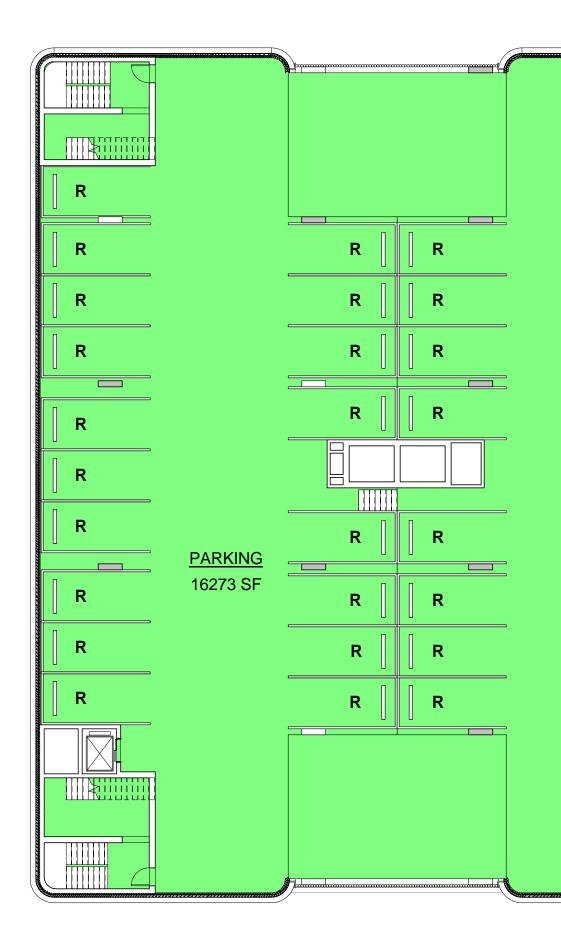




FOR BUILDING AREA SUMMARY, PARKING COUNT, AND COMPLIANCE WITH SECTION 130-68(1), PLEASE REF TO SUMMARY SHEET PB A-004.



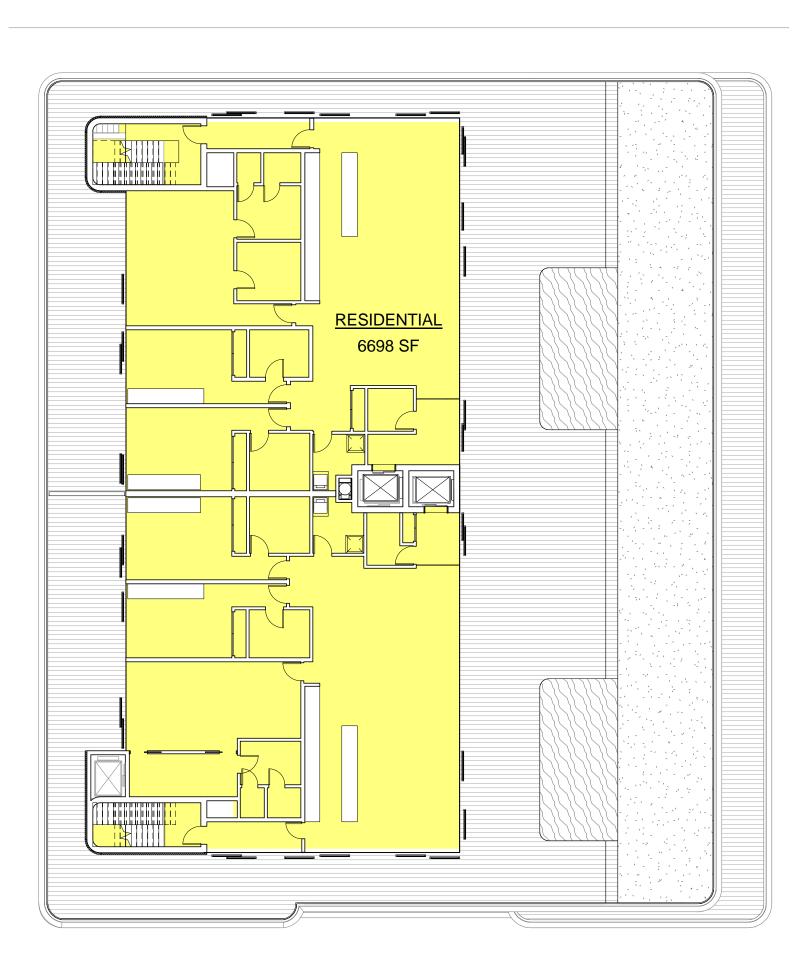




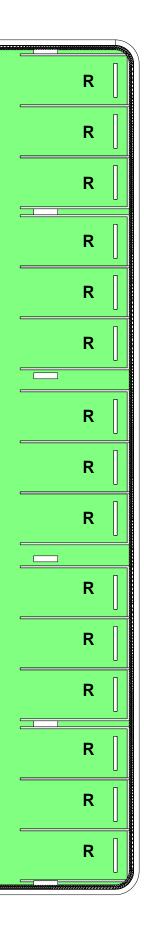
2 LEVEL 05B 1/16" = 1'-0"

LEVEL 7 - PENTHOUSE 03/04

GROSS FLOOR AREA	
Program	Gross Floor Area
PARKING	0
RESIDENTIAL	6710 SF
RESTAURANT	0
ВОН	0
FLOOR TOTAL	6710 SF



3 LEVEL 06B - PENTHOUSE 01/02



LEVEL 5		
GROSS FLOOR AREA		
Program	Gross Floor Area	
PARKING	16273 SF	
RESIDENTIAL	0	
RESTAURANT	0	
BOH	0	
FLOOR TOTAL 16273 SF		

PARKING SPACE ALLOCATION	
Allocation	Count
PRIMARY USE CARPARK (PUCP)	0
RESTAURANT (R)	41
RESIDENTIAL (RES)	0
FLOOR TOTAL 41	
FLOOR TOTAL41	



1 <u>LEVEL 04B</u> 1/16" = 1'-0"

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LEVEL 6 - PENTHOUSE 01/02

GROSS FLOOR AREA		
Program	Gross Floor Area	
PARKING 0		
RESIDENTIAL	6698 SF	
RESTAURANT	0	
вон	0	
FLOOR TOTAL	6698 SF	

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LEVEL 4		
GROSS FLOOR AREA		
Program	Gross Floor Area	
PARKING	16273 SF	
RESIDENTIAL	0	
RESTAURANT	0	
ВОН	0	
FLOOR TOTAL	16273 SF	

PARKING SPACE ALLOCATION	
Allocation	Count
PRIMARY USE CARPARK (PUCP)	33
RESTAURANT (R)	9
RESIDENTIAL (RES)	0
FLOOR TOTAL 42	





Owner: Allied Partners 770 Lexington Ave New York, NY 10065-8165

Design Architect: Brandon Haw Architecture LLP 375 Park Avenue, Suite 3308 New York, NY 10152 License # AA26003249

CONSULTANTS

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Traffic Consultant: Traf Tech Engineering, Inc. 8400 N. University Drive, Suite 202 Tamarac, FL 33321

Parking / Auto-Turn Consultant: Juan Espinosa David Plummer & Associates 1750 Ponce de Leon Boulevard Coral Gables, FL 33134

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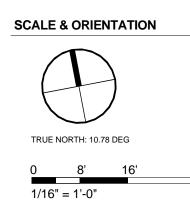
03 FINAL SUBMITTAL SET MAY 23, 2016 02 SECOND SUBMITTAL PROGRESS SET MAY 19, 2016 01 FIRST SUBMITTAL PROGRESS SET MAY 5, 2016

DATE OF ISSUE 05/23/16 SCALE 1/16" = 1'-0" **PROJECT NO. & TITLE** Project Number TORINO GARAGE PROJECT STATUS

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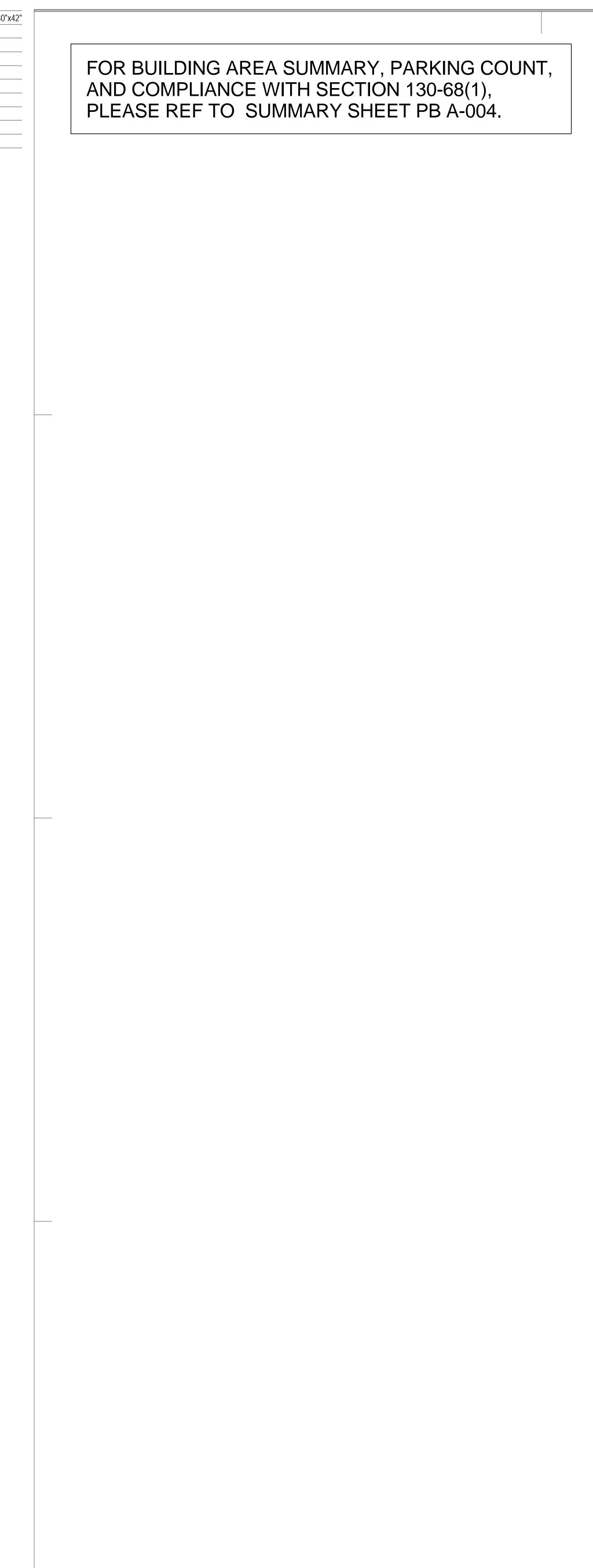
HPB FINAL SUBMITTAL MAY 23, 2016 **KEY PLAN**

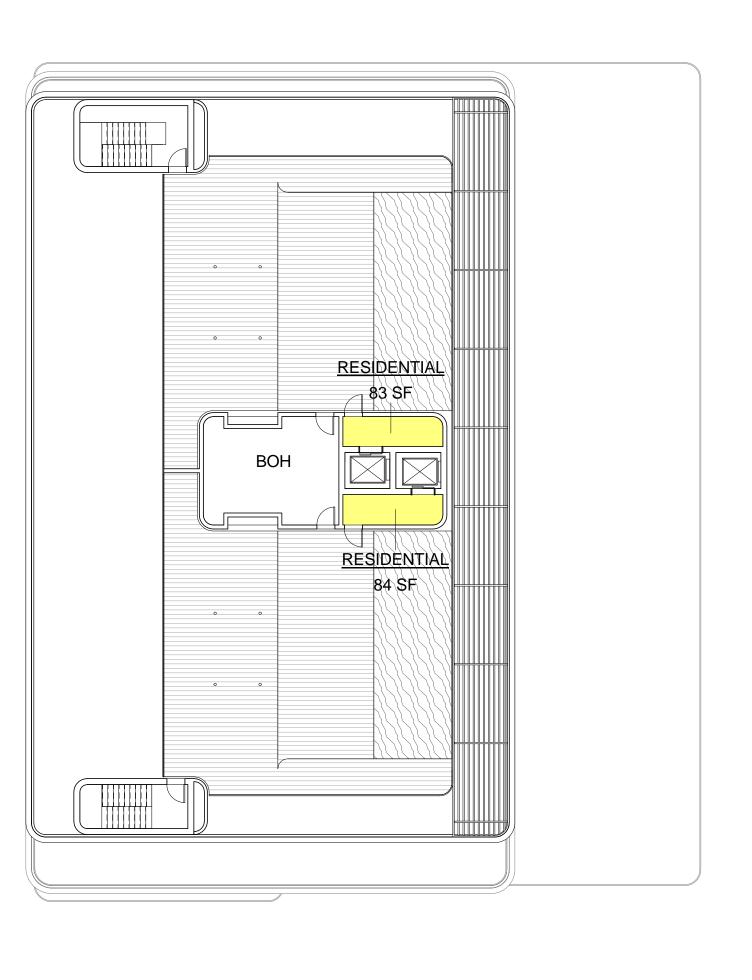


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- * -AR97975 DRAWING TITLE







1 <u>LEVEL 08 - ROOF LEVEL</u> 1/16" = 1'-0"

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GROSS FLOOR AREA		
Program	Gross Floor Area	
PARKING	0	
RESIDENTIAL	167 SF	
RESTAURANT	0	
FLOOR TOTAL	167SF	

LEVEL 8





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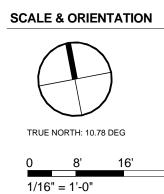
DATE OF ISSUE 05/23/16 SCALE 1/16" = 1'-0" **PROJECT NO. & TITLE** Project Number TORINO GARAGE

PROJECT STATUS

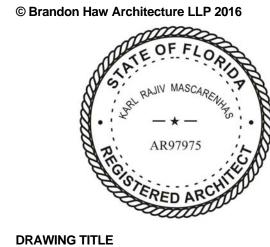
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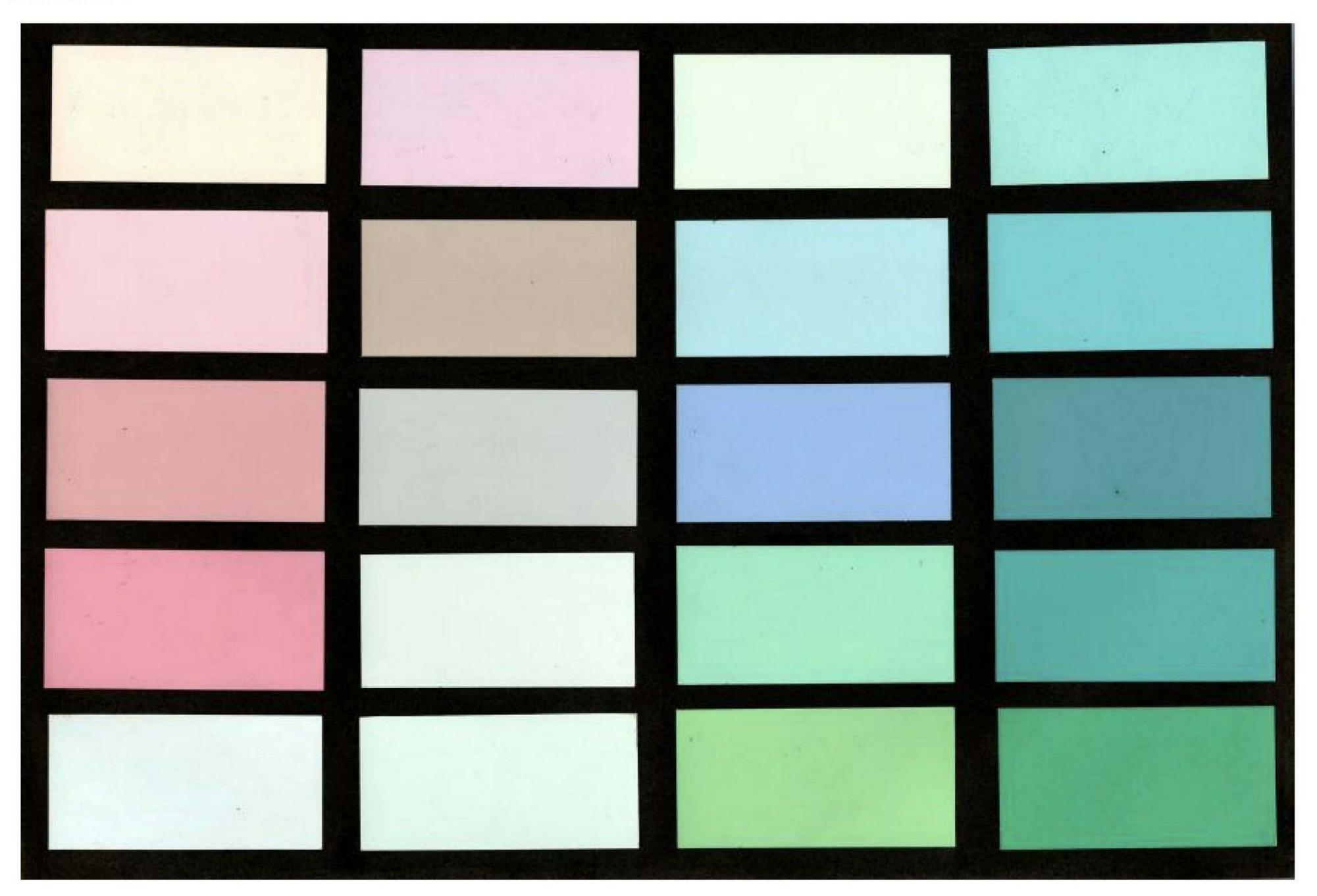
HPB A-009 AREA PLANS - LVL 8



Leonard Horowitz

ARCH E1 30"x42"

Artist/Designer. During the process of designating South Beach into a historic district, Horowitz proposed highlighting Art Deco design through a currated pastel pallette.

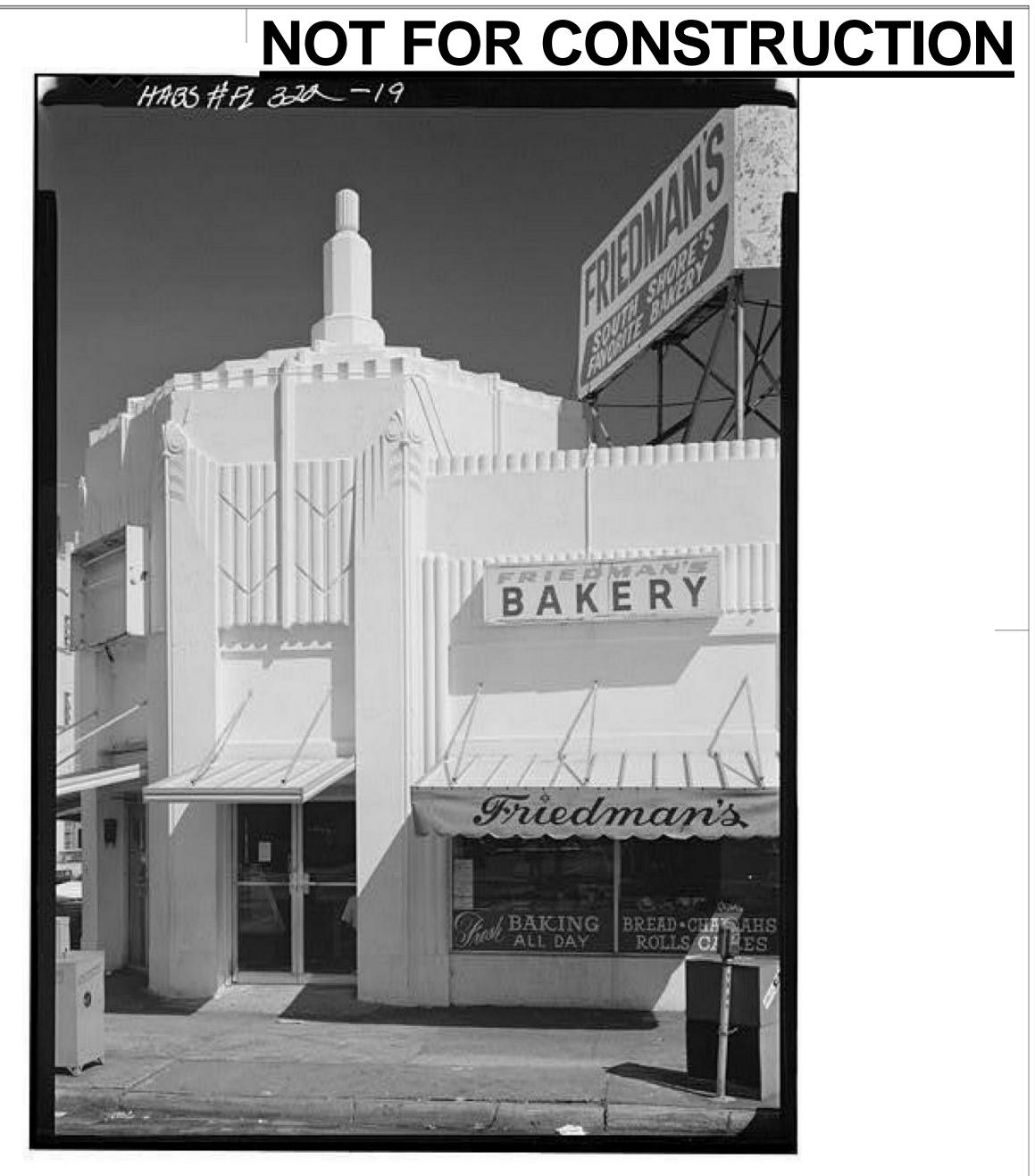


Palette of pastels created by Leonard Horowitz

... "He looked at the sun and the sky and the seas and the beach and pulled out these colors and put them together on this palette"...

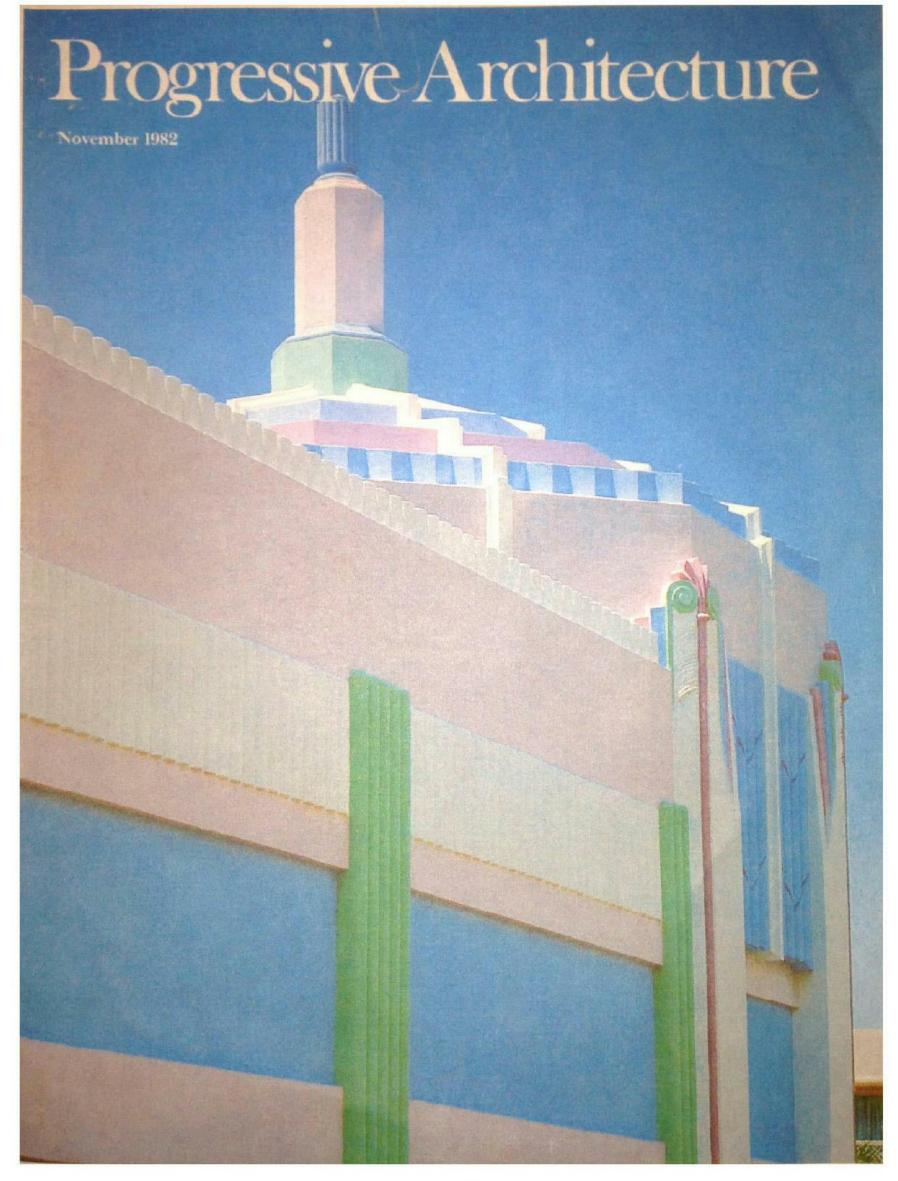
Barbara Capitman

Founder of the Miami Design Preservation League, spearheaded the process of establishing the historic district.



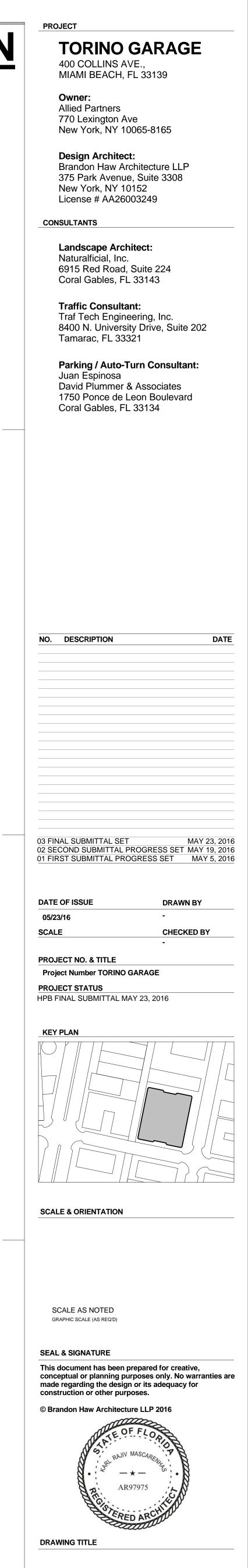
Friedman's Bakery, before the pastel

The art deco building, originally white, was to be the first building to be painted with Leonard Friedman's palette.

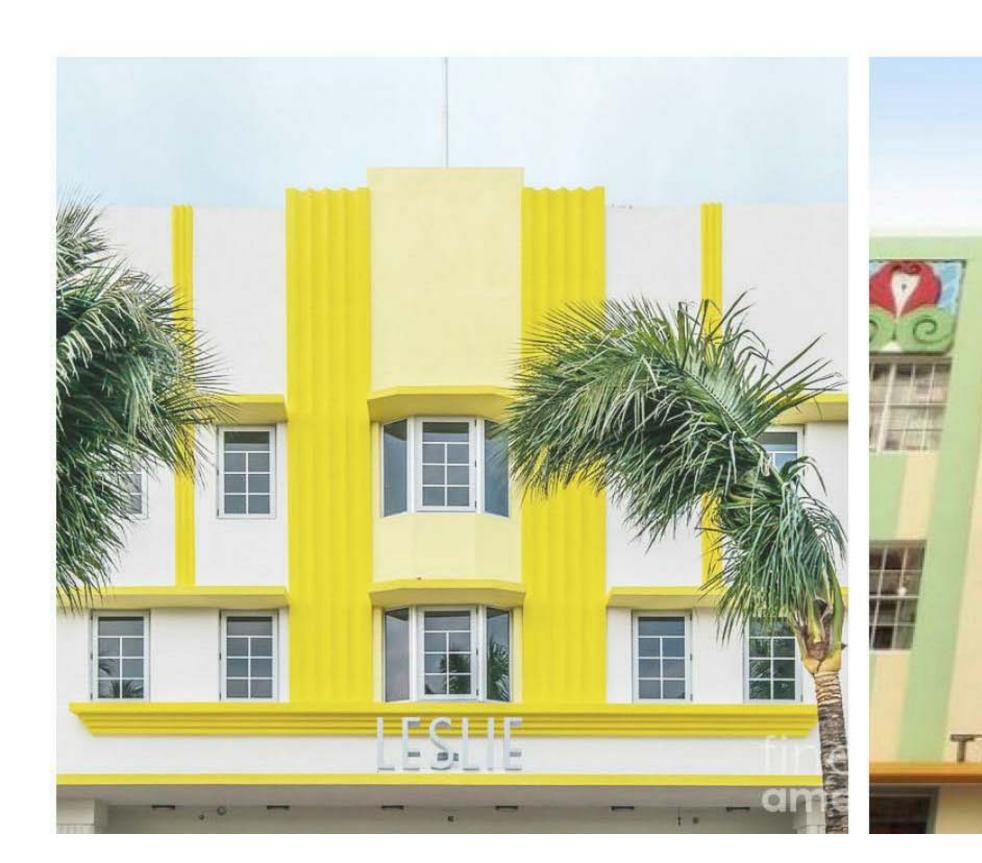


Progressive Architecture, November 1982

with Friedman's Bakery repainted in Leonard Horowitz's pastels featured on cover.







SHERWIN WILLIAMS

Main Exterior Colors
6000 – Snowfall
6001 — Grayish
6002 – Essential Gray
6007 – Smart White
6007 – Smart White
6009 - Imagine
6014 – Quartz White
6015 – Vaguely Mauve 6016 – Chaise Mauve
6028 – Cultured Pearl 6029 – White Truffle
6035 – Gauzy White
6036 – Angora
6037 – Temperate Taupe
6042 – Hush White
6043 – Unfussy Beige
6049 – Gorgeous White
6056 – Polite White
6057 – Malted Milk
6063 – Nice White
6064 – Reticence
6070 – Heron Plume
6071 – Popular Gray
6072 – Versailles Gray
6077 – Everyday White
6078 – Realist Beige
6079 – Diverse Beige
6084 – Modest White
6085 – Simplify Beige
6091 – Reliable White
6098 – Pacer White
6099 – Sand Dollar
6105 – Divine White
6119 – Antique White
6126 – Navajo White
6133 - Muslin
6140 – Moderate White 6141 – Softer Tan
6147 – Panda White
6148 – Wool Skein
6154 – Nacre
6155 - Rice Grain
6161 – Nonchalant White
6162 – Ancient Marble
6168 – Moderne White
6169 – Sedate Gray
6170 – Techno Gray
6175 - Sagey
6176 – Livable Green
6182 – Ethereal White
6183 – Conservative Gray
6184 – Austere Gray
6189 – Opaline
6190 – Filmy Green
6191 - Contented
6196 – Frosty White
6197 – Aloaf Gray
6198 – Sensible Hue
6203 – Spare White
6204 – Sea Salt
6205 - Comfort Gray
6210 – Window Pane
6211 – Rainwashed
6217 – Topsail
6218 - Traderwind
6224 – Mountain Air

6225 -	Sleepy Blue
	Rock Candy
6232 -	
6233 -	Samovar Silver
6238 -	lcicle
6239 -	Upward
	Quicksilver
	North Star
6247 -	Krypton
6252 -	Ice Cube
6253 -	Olympus White
	Lazy Gray
	Spatial White
	Unique Gray
6266 -	Discrete White
6267 -	Sensitive Tint
6273 -	Nouvelle White
6274 -	
	Fashionable Gray
	Dover White
	Restoration lvory
6414 -	Rice Paddy
6420 -	Queen Anne's Lace
6421 -	
6427 -	15
	12
	Honeydew
	Baize Green
6434 -	Spinach White
	Bonsai Tint
	White Mint
	Fleeting Green
	Green Trance
6469 -	Dewy
6470 -	Waterscape
	Glimmer
	Tidewater
	Watery
	Timid Blue
6497 -	Blue Horizon
6498 -	Byte Blue
6499 -	
	Sky High
	Snowdrop
6512 -	Balmy
6513 -	Take Five
6518 -	Ski Slope
	Hinting Blue
	Honest Blue
	Rarefied Air
	Icelandic
6532 -	Aura White
6533 -	Mild Blue
6534 -	Inv
	Morning Sun
	Full Moon
6680 -	Friendly Yellow
6686 -	Lemon Chiffon
6687 -	Lantern Light
6693 -	N.7.8
	,
	Glad Yellow
	Daybreak
6707 -	Narcissus
6714 -	Citrine
	Enlightened Lime
	White Willow
	Lighter Mint
6763 -	Retiring Blue
6777 -	Carefree
	Aviary Blue
	1



6784	-	Brava Blue
6791	-	Lauren's Surprise
6798	_	Iceberg
6799	-	Soar
6805	_	Glass Bead
		Rhythmic Blue
		Wondrous Blue
	_	White Iris
		Wishful Blue
		Ibis White
		Marshmallow
7002	-	Downy
7003	-	Toque White
7004	-	Snowbound
7005	-	Pure White
7006	-	Extra White
		Ceiling Bright White
		Alabaster
		Pearly White
		2.8 31 12
		White Duck
		Natural Choice
		Сгеату
		lvory Lace
7014	-	Eider White
7015	-	Repose Gray
		Mindful Gray
		Simple White
		Alpaca
		Requisite Gray
		Incredible White
		Agreeable Gray
		Anew Gray
		Aesthetic White
7036	-	Accessible Beige
7042	-	Shoji White
7043	_	Worldly Gray
7044	_	Amazing Gray
		Reserved White
		Silver Strand
		Magnetic Gray
		Nebulous White
		Passive
7065		
		Site White
		Gray Screen
7077	-	Original White
7078	-	Minute Mauve
		Arcade White
7101		
		White Flour
		Whitetail
		Cotton White
		Paperwhite
		Honied White
		Corona
7122	-	Lemon Drop
		Yellow Beam
		Crescent Moon
		Glittery Yellow
		Pearl Onion
		Apple Slice
		Green Glaze
7131	-	Brooklet
7133	-	Faraway Blue
		Tibetan Sky
		Twinkle
		Chapeau Violet
		Lavender Wisp
		Snowberry
/ 140		onowberry

Trim Colors

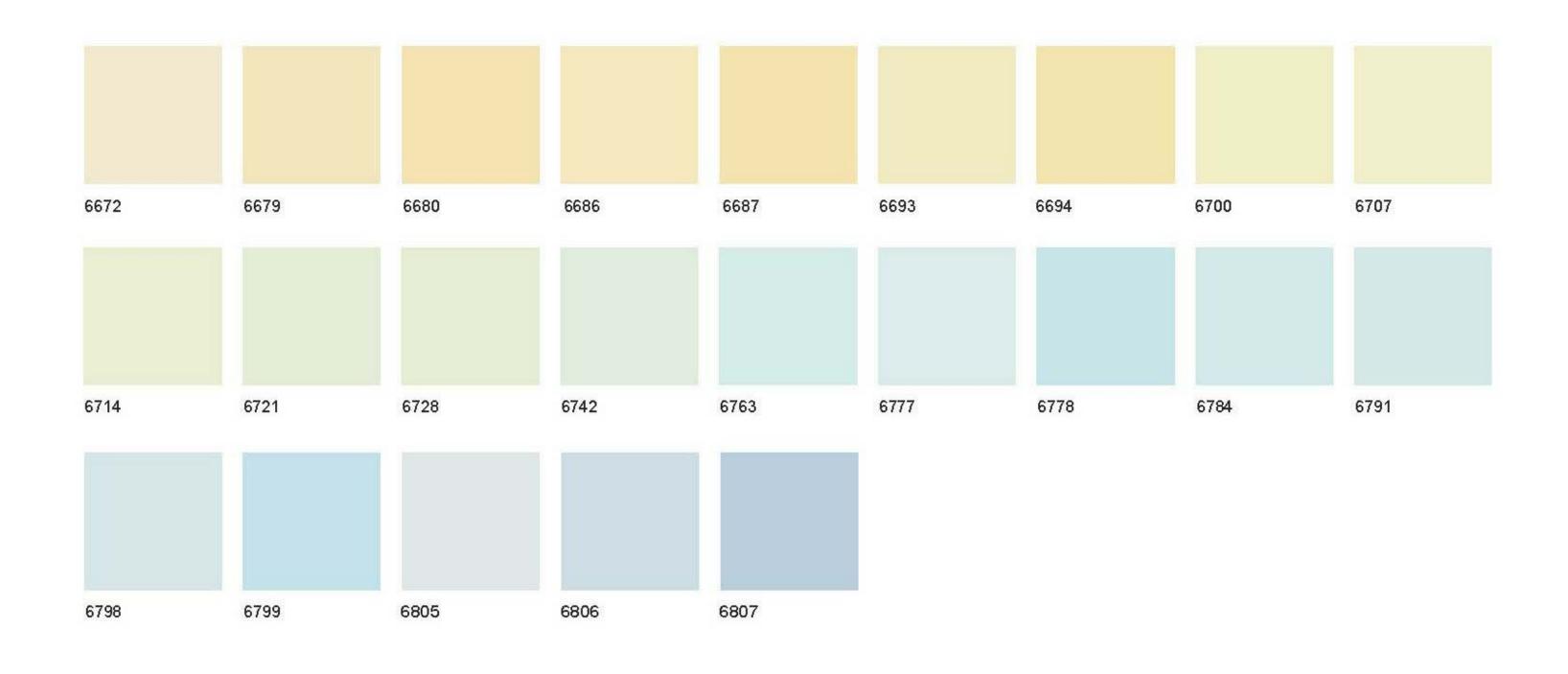
Grays 7072 – Online 7065 – Argos 7017 – Dorian Gray 7030 – Anew Gray

Whites

7005 – Pure White 7004 – Snowbound 7102 – White Flour

Off-Whites

6119 – Antique White 6126 – Navajo White 6371 – Vanillin



Preapproved Exterior Paint Colors

The swatches shown on right shows the boxed section of the list.

NOT FOR CONSTRUCTION





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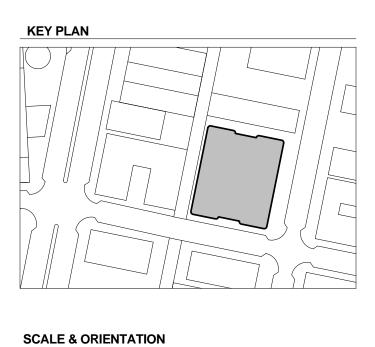
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HISTORICAL CONTEXT -

COLOR







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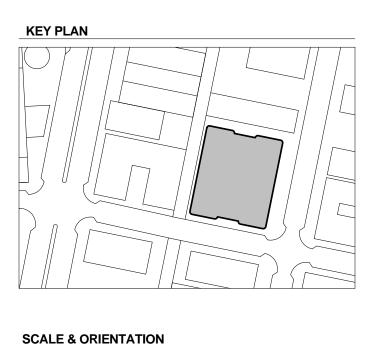
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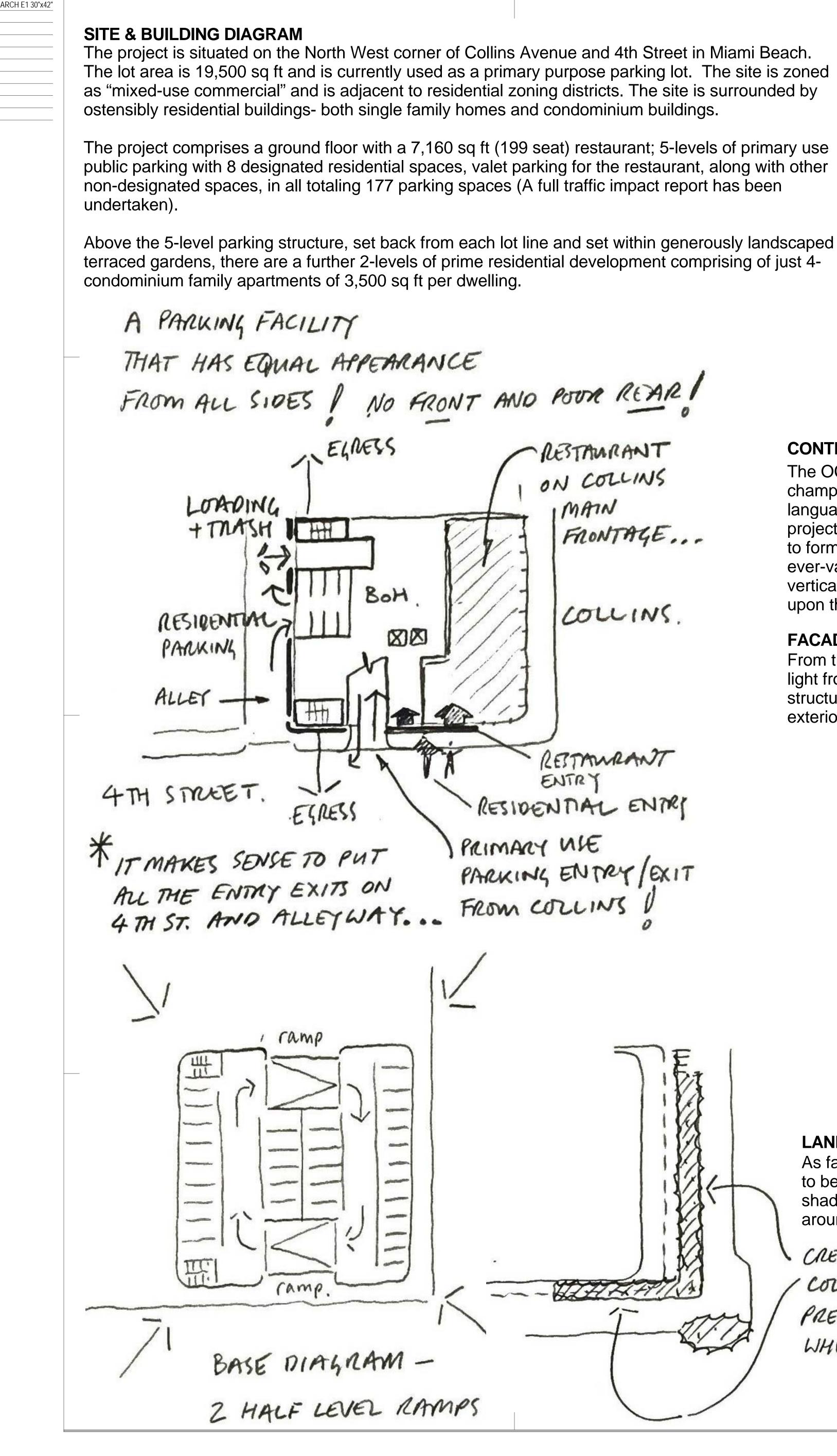
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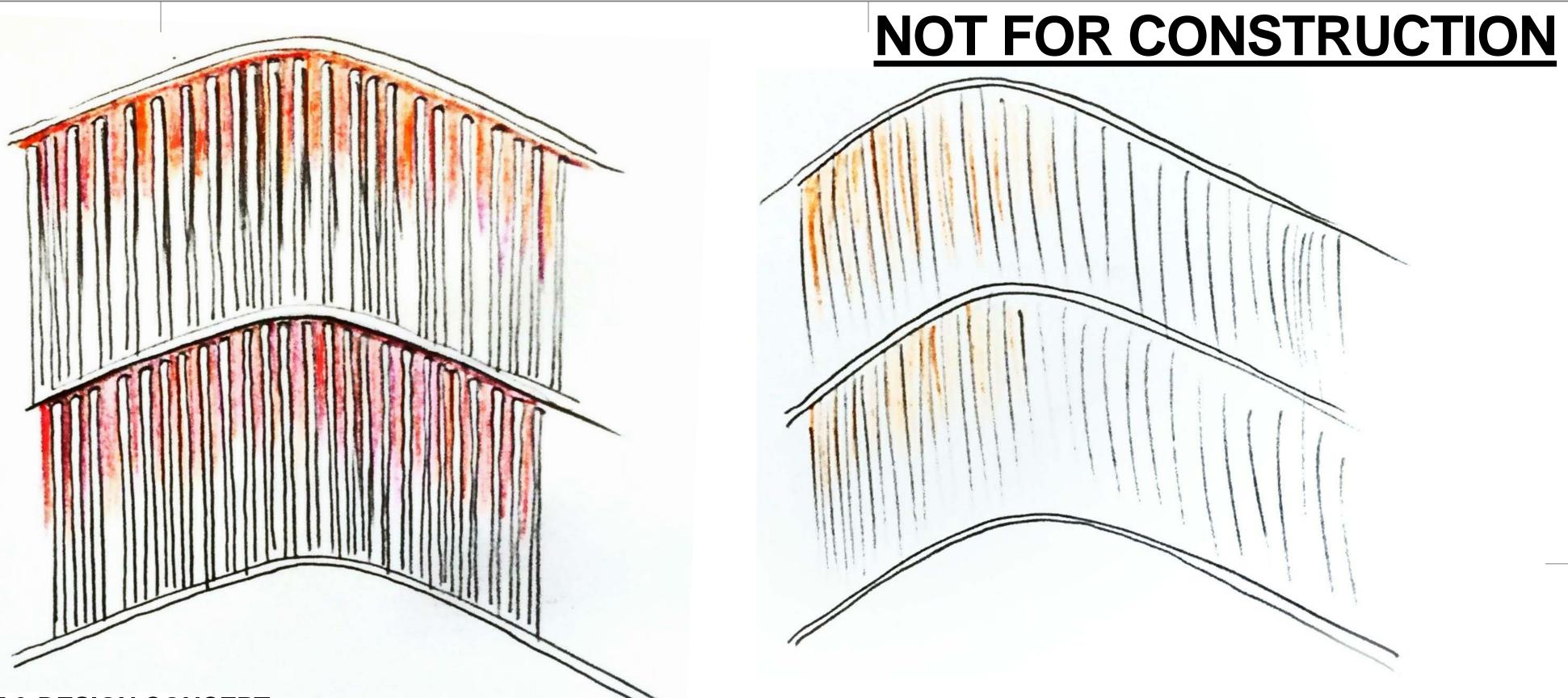


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HISTORICAL CONTEXT -COLOR





CONTEXT & DESIGN CONCEPT

The OCEAN BEACH PRESERVATION DISTRICT is known for its deco residential buildings and the use of a curated color palette championed by Leonard Horowitz and Barbara Capitman in the late 1970's. Taking cues from the surrounding deco architectural language, featuring both white surfaces and pastel colors, "eyebrow" horizontal features and curvilinear forms, the Torino Car Park project creates a subtle and delicate contemporary architectural response, where the scale of each parking level has been broken down to form a changing color wave of direct, reflected and obscured shades from white to magenta. The eye of the observer is drawn to an ever-varied mix of color, each floor different from the next and the intensity of color changing according to vantage point. The custom vertical white rods at times are spaced close apart and at others further apart, creating an abstract and interactive experience depending upon the viewpoint, the time of day or with seasonal weather fluctuations.

FACADE

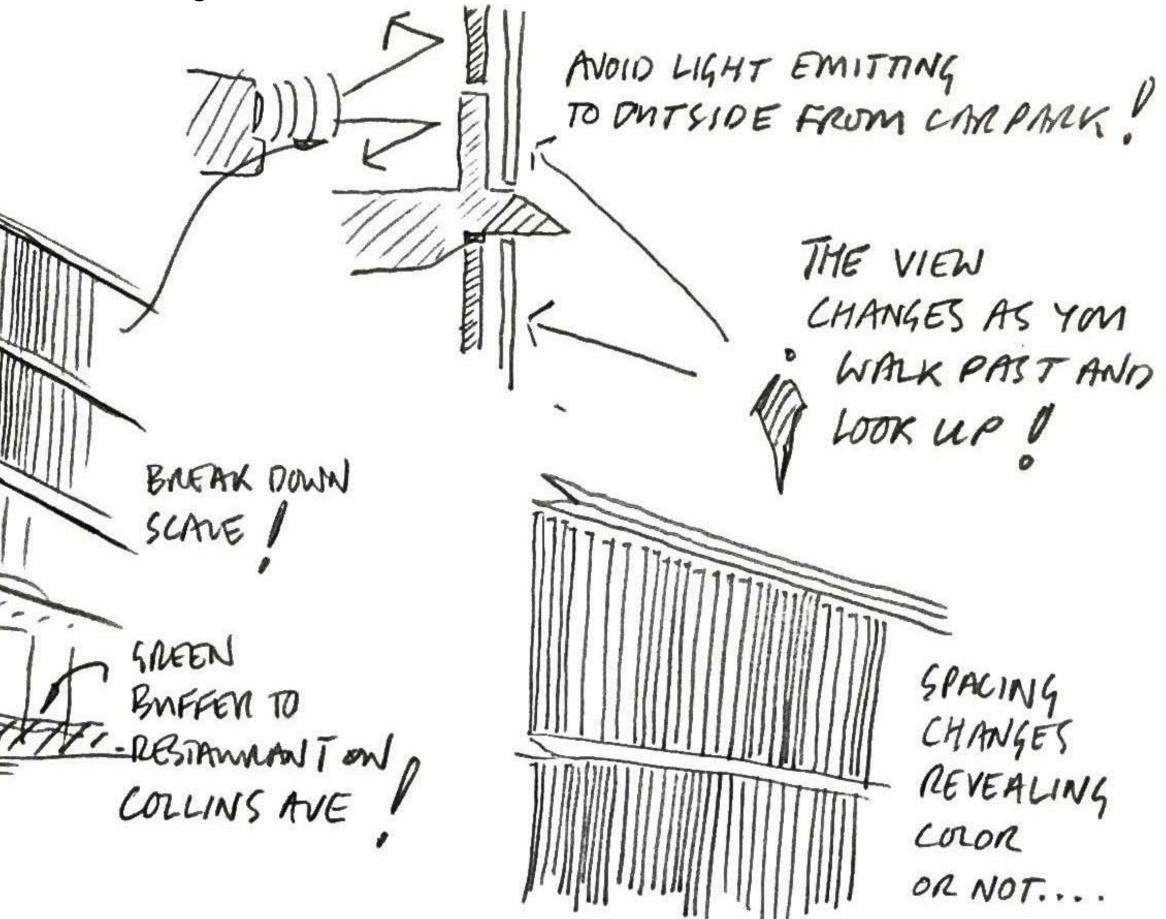
From the inside, the inner wall of the façade design has been designated a different color according to each level. The play of filtered light from outside to inside will create a unique user experience setting the project apart from the usual perfunctory nature of parking structures. The façade design has also been ingeniously designed to shield the penetration of direct light from car headlamps to the exterior, as well as to mitigate against noise from automobiles emanating from within.

A FINE FILLIGNEE OF SUBTLE WHITE + Coron

LANDSCAPE

As far as practicable, existing trees from the site are to be retained and where necessary moved to create shaded green buffer zones to each boundary condition around the site.

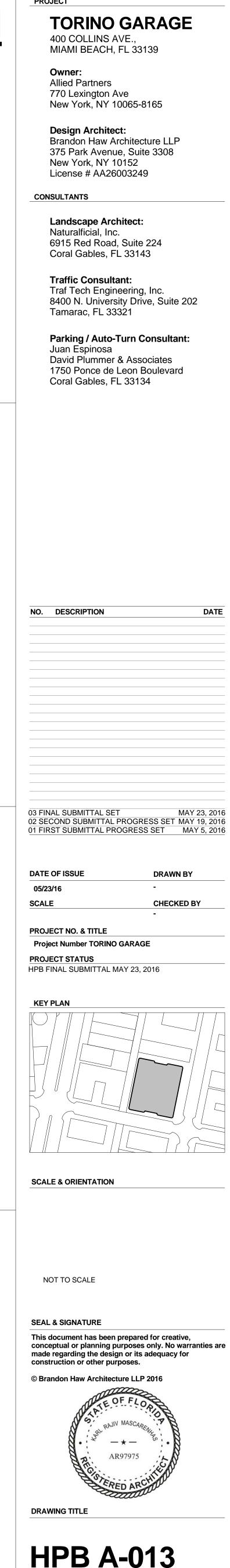
CREATE GREEN BUFFERS ON COLLINS AND 4TH PRESERVE GREEN EDGES AND THEES WHEREVER PRACTICABLE P

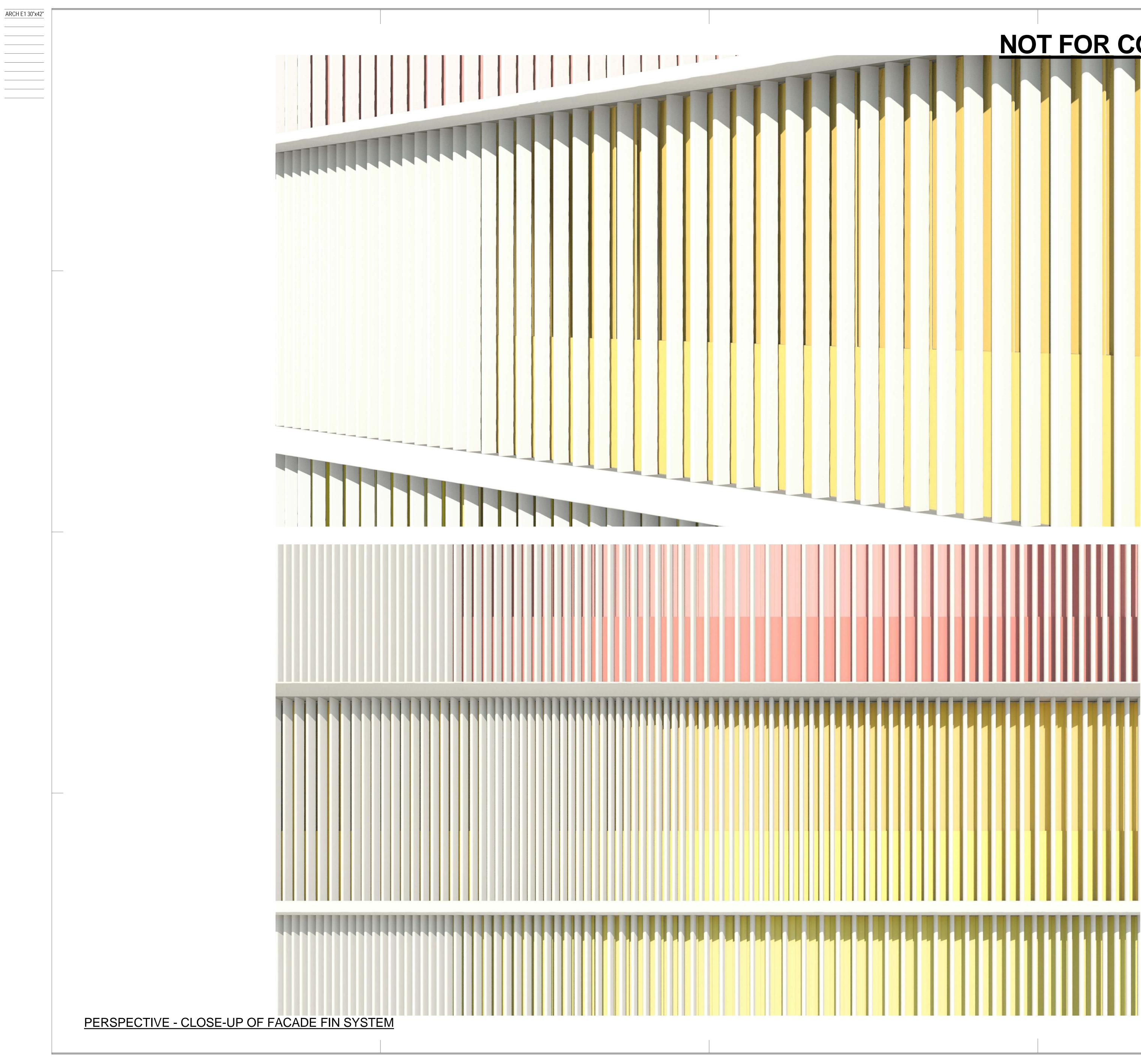


SUMMARY

In summary, the aims of the project are to respect the character, scale and spirit of the OCEAN BEACH PRESERVATION DISTRICT, whilst creating an uplifting and joyous piece of contemporary architecture that appears as a welcome and appropriate addition to the district from now and into the future. The changing nature of the façade with its subtle and sophisticated play of light and color will interact with passersby and residents of the neighborhood, providing an engaging connection to the built environment.







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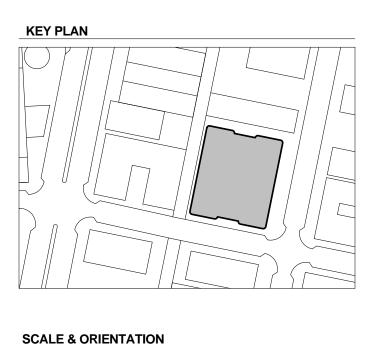
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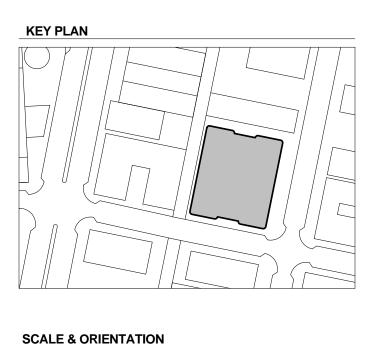
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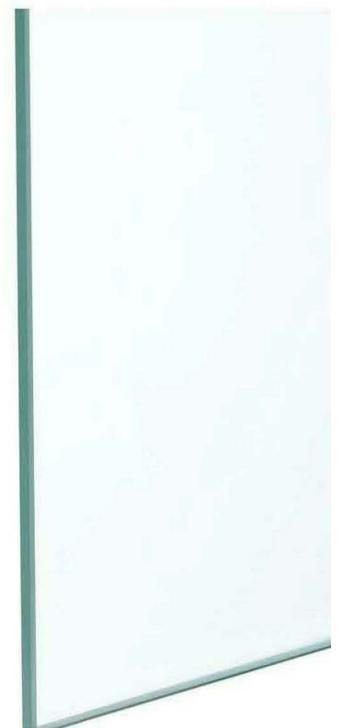


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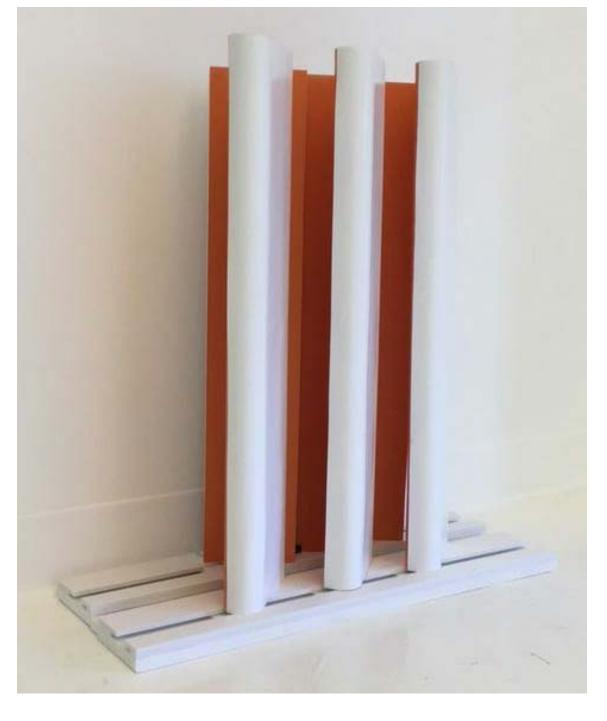
NATURAL VENTILATION

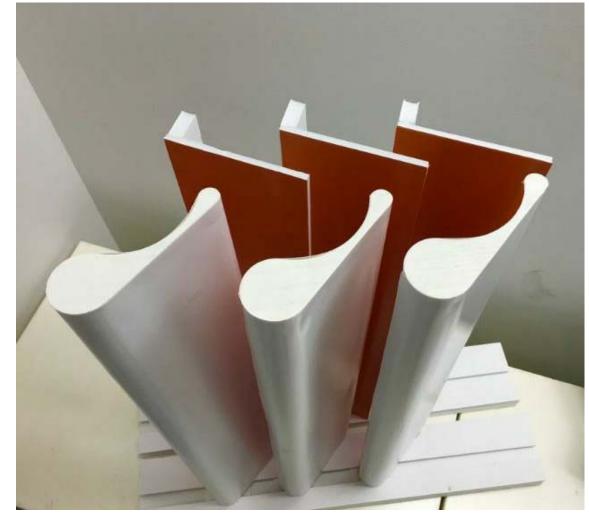
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SLIDING LOUVERED DOORS IN SATIN WHITE ALUMINUM

- SATIN WHITE & MULTI-COLORED ALUMINUM FIN FACADE









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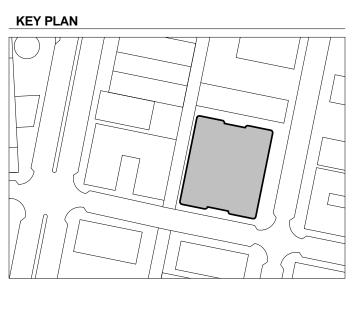
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