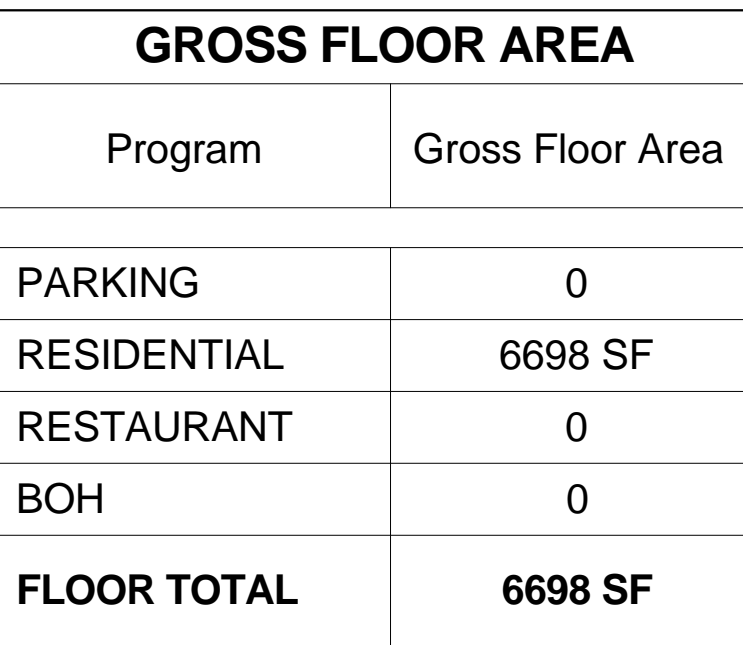


FIRST SUBMITTAL - MAY 5, 2016
SECOND SUBMITTAL - MAY 19, 2016
FINAL SUBMITTAL - MAY 23, 2016

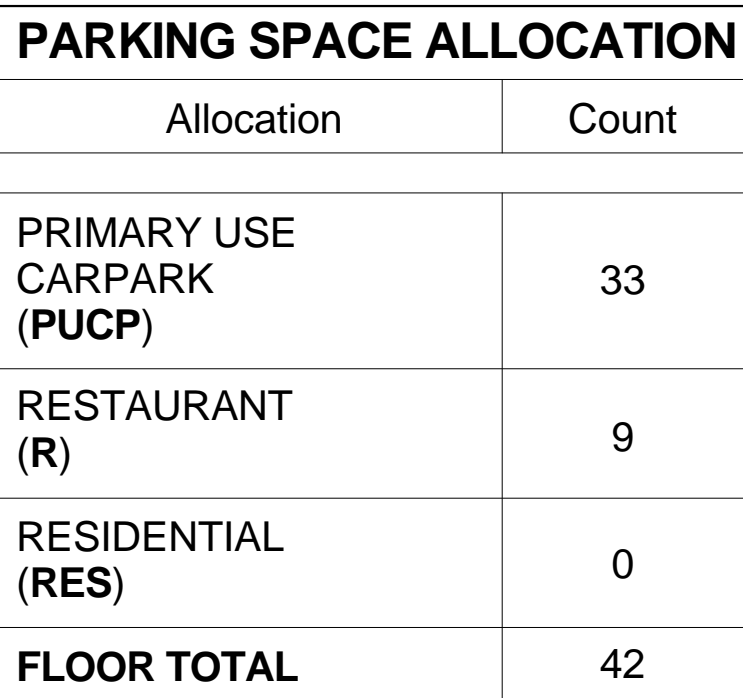
HPB A-000

TITLE SHEET

NOT FOR CONSTRUCTION



3 LEVEL 06B - PENTHOUSE 01/02
1/16" = 1'-0"



1 LEVEL 04B
1/16" = 1'-0"

3 FINAL SUBMITTAL SET	MAY 23, 2016
2 SECOND SUBMITTAL PROGRESS SET	MAY 19, 2016
1 FIRST SUBMITTAL PROGRESS SET	MAY 5, 2016

DATE OF ISSUE	DRAWN BY
05/23/16	-
SCALE	CHECKED BY
1/16" = 1'-0"	-

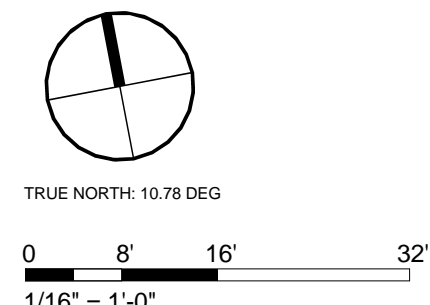
PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
PB FINAL SUBMITTAL MAY 23, 2016

KEY PLAN



SCALE & ORIENTATION



SEAL & SIGNATURE

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AREA PLANS - LVL 4 TO LVL 7

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

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Juan Espinosa
David Plummer & Associates
1750 Ponce de Leon Boulevard
Coral Gables, FL 33134

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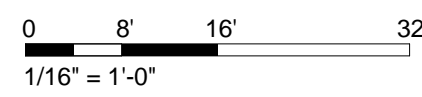
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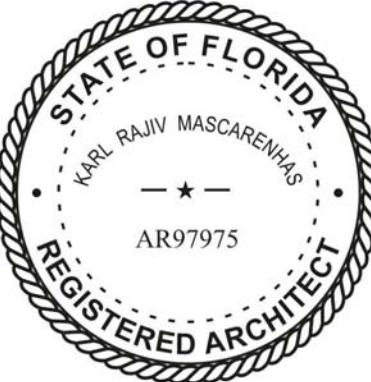
Project Number TORINO GARAGE

PROJECT STATUS

TRUE NORTH: 10.78 DE

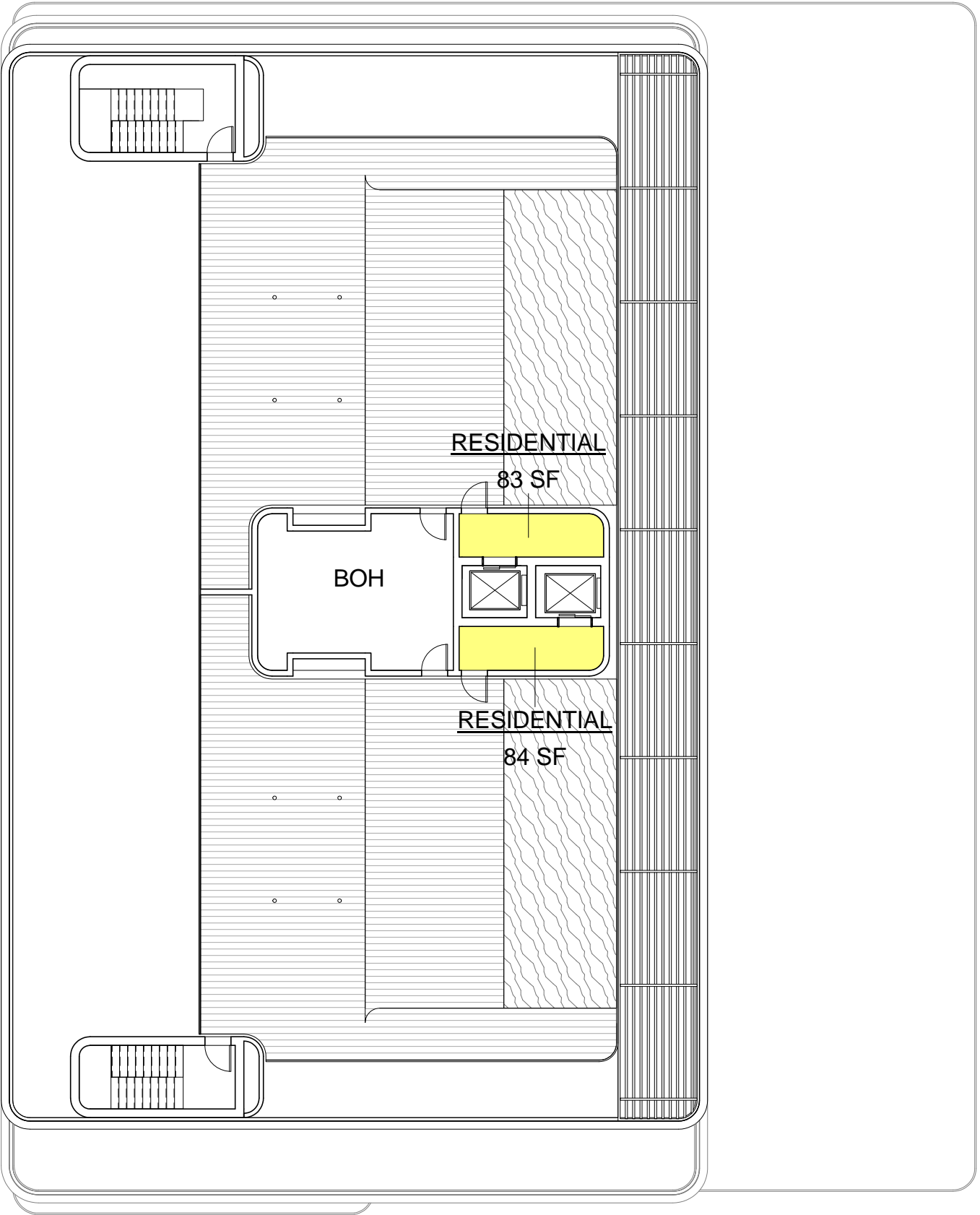


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AREA PLANS - LVL 8



LEVEL 8

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

1 LEVEL 08 - ROOF LEVEL
1/16" = 1'-0"



Leonard Horowitz

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



Barbara Capitman

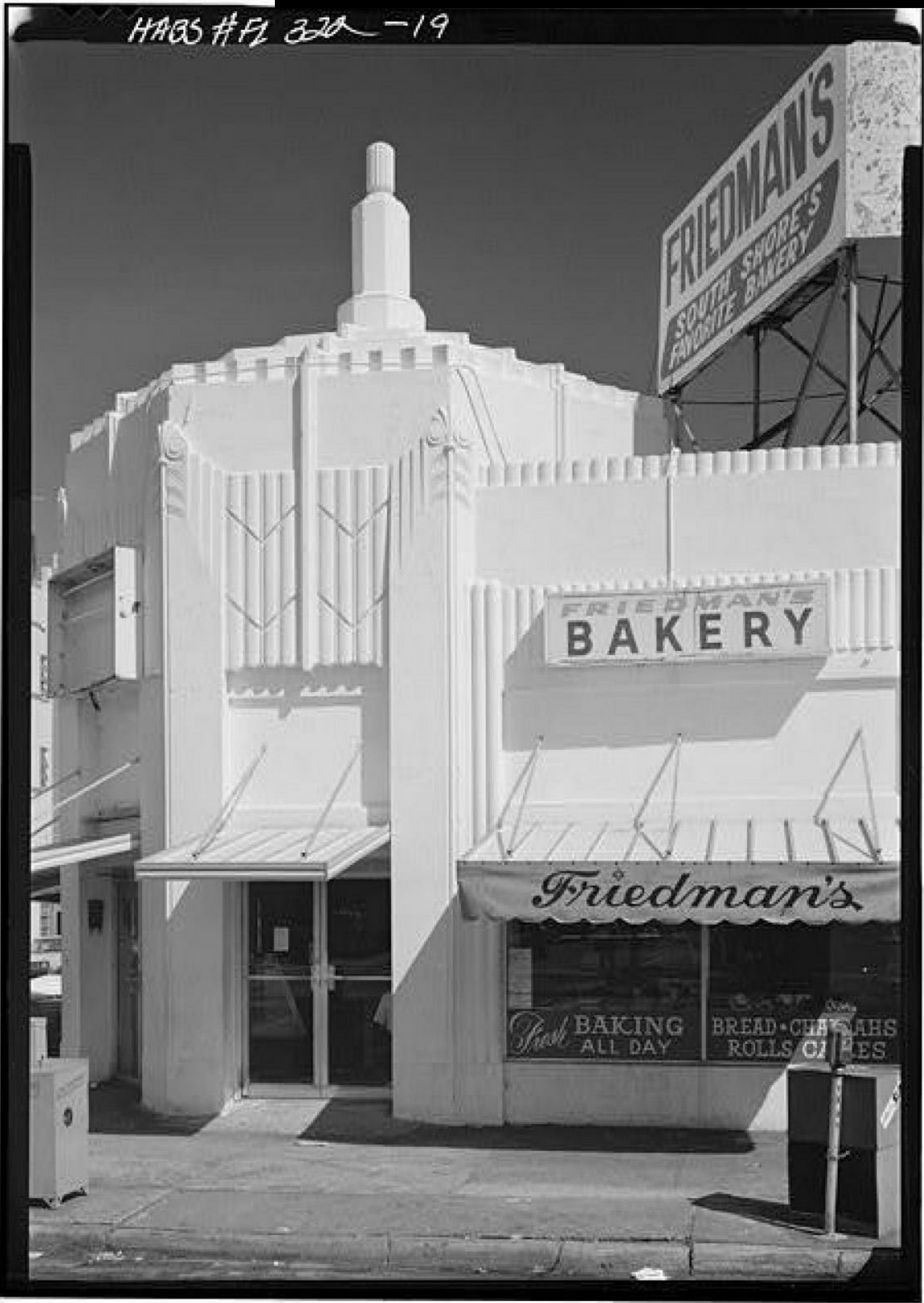
Founder of the Miami Design Preservation League, spearheaded the process of establishing the historic district.



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”...

NOT FOR CONSTRUCTION



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.

PROJECT

TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

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:
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Coral Gables, FL 33143

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

Parking / Auto-Turn Consultant:
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David Plummer & Associates
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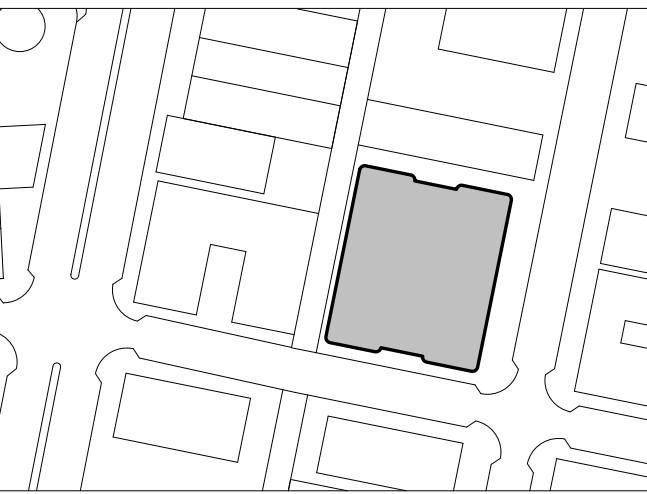
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KEY PLAN



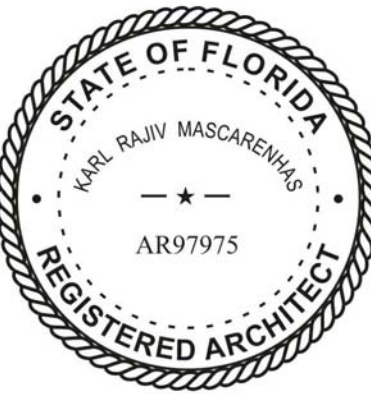
SCALE & ORIENTATION

SCALE AS NOTED
GRAPHIC SCALE (AS REQ'D)

SEAL & SIGNATURE

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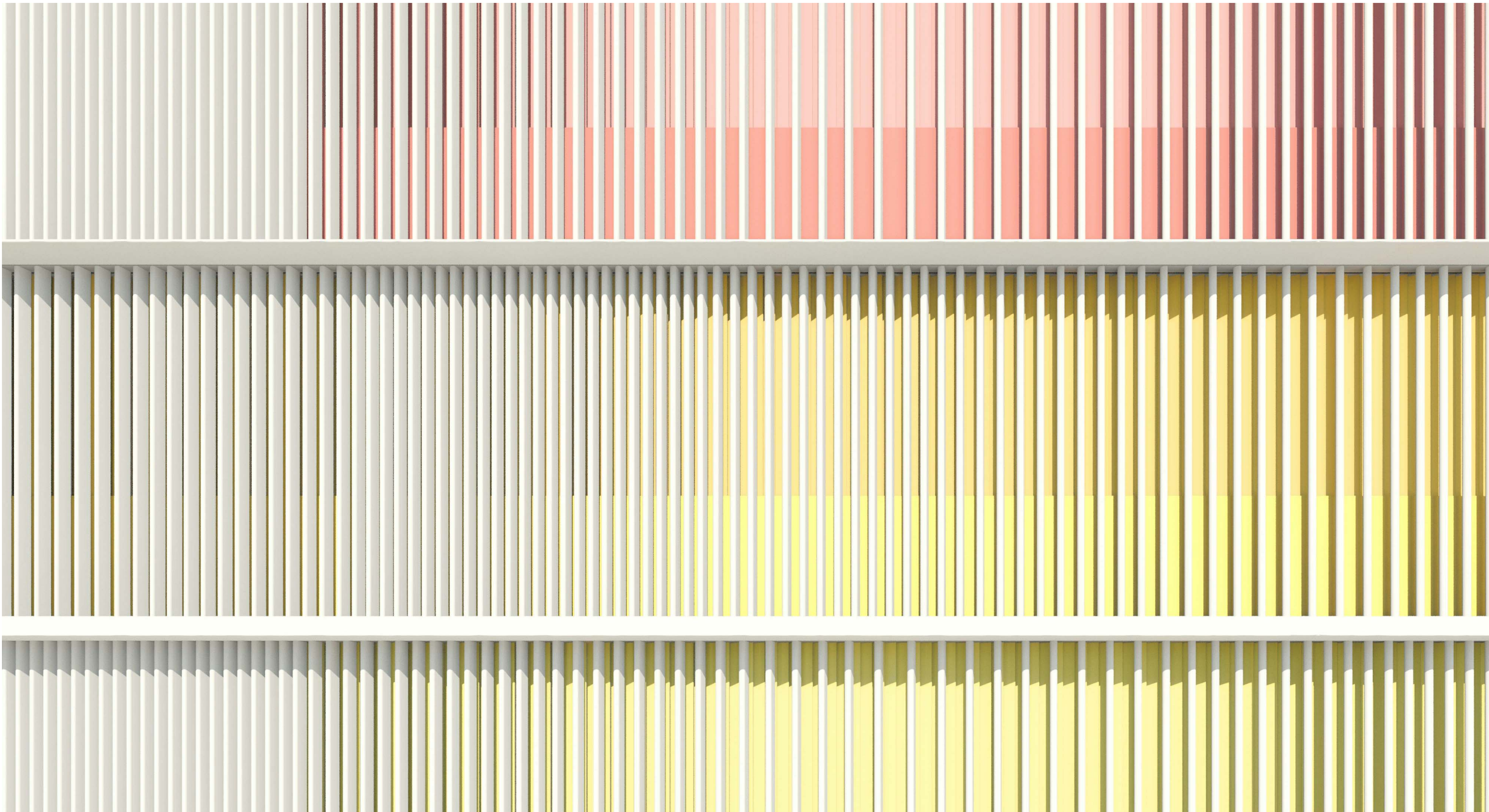


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HISTORICAL CONTEXT - COLOR

A close-up, low-angle view of a modern building's facade. The image features a series of vertical, light-colored slats or louvers that create a rhythmic pattern of light and shadow. The slats are set against a dark background, and the lighting suggests a bright, sunny day. The perspective is from below, looking up at the building, emphasizing the height and verticality of the structure. The slats are closely spaced and run parallel to each other, creating a sense of depth and texture. The overall composition is minimalist and architectural, focusing on the play of light and shadow on the building's surface.



PERSPECTIVE - CLOSE-UP OF FACADE FIN SYSTEM

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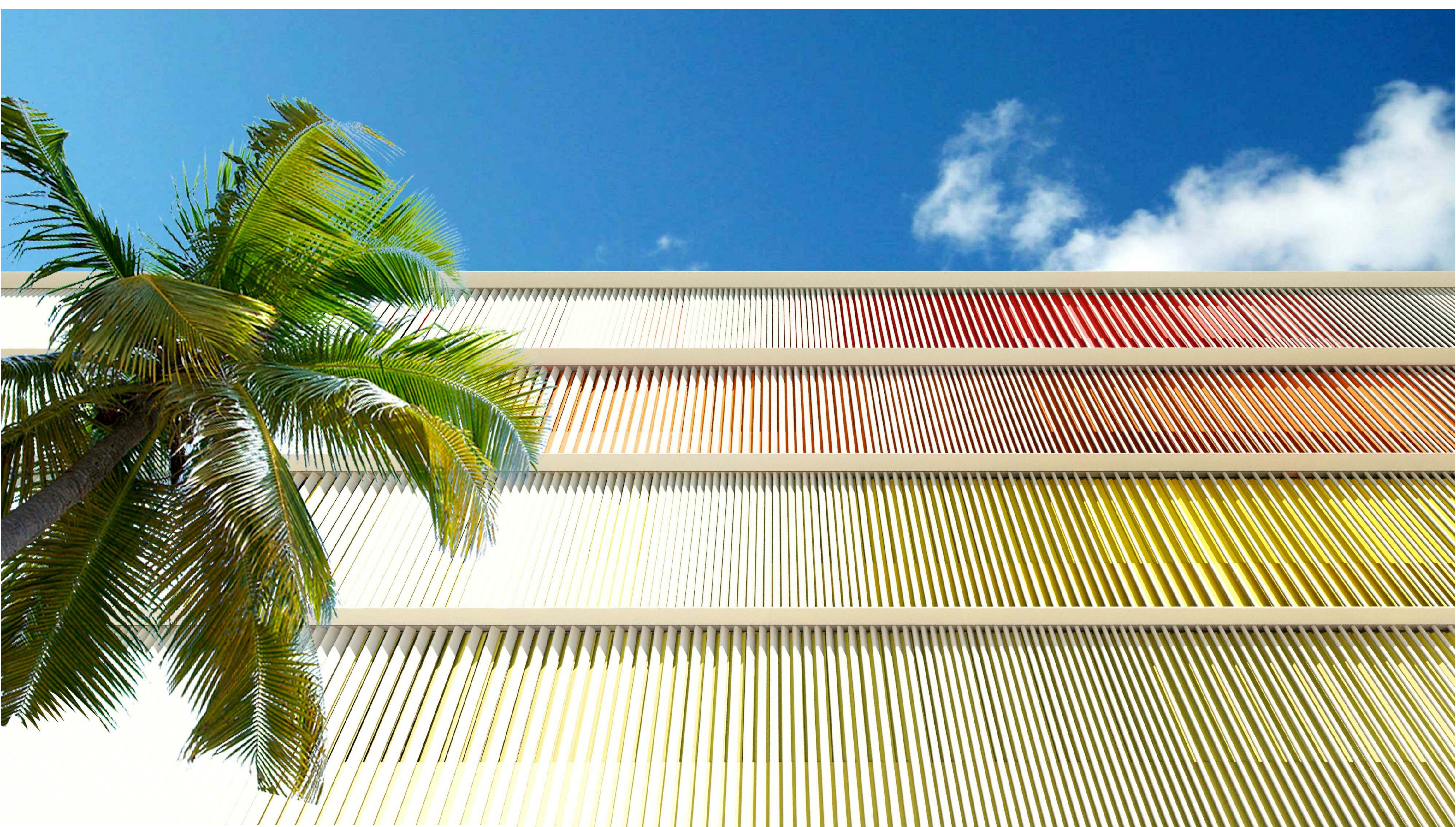
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PROPOSED BUILDING PERSPECTIVES

A vertical photograph of a palm tree against a bright blue sky with scattered white clouds. The palm tree is in the lower-left corner, with its fronds reaching upwards. The sky occupies the rest of the frame, with clouds of varying sizes and densities.



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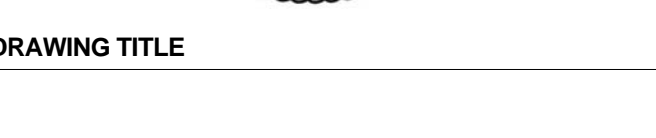
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PROPOSED BUILDING - PERSPECTIVES

