#### **GENERAL NOTES:**

0. THIS DRAWING SET ONLY DISCUSSES THE CLADDING SYSTEM USED ON THE TYPICAL PARKING GARAGE LEVELS. DO NOT REFER TO THE FOLLOWING DRAWINGS FOR THE CLADDING SYSTEMS OF THE GROUND FLOOR RETAIL AND UPPER RESIDENTIAL LEVELS.

1. THE TYPICAL PARKING GARAGE SCREEN WALL CONSISTS OF A DOUBLE LAYER OF FINS -AN **OUTER FIN LAYER** OF VARYING SPACING PLUS AN **INNER FIN LAYER** OF ONE STANDARD SPACING.

2. THERE ARE FIVE TYPES OF OUTER FINS SPACINGS:

> TYPE 1: 4" CENTER-TO-CENTER TYPE 2: 4 1/2" CENTER-TO-CENTER TYPE 3: 5" CENTER-TO-CENTER TYPE 4: 5 1/2" CENTER-TO-CENTER TYPE 5: 6" CENTER-TO-CENTER

3. USING THE ABOVE FIVE SPACING TYPES, WE HAVE THREE SCREEN ARRANGEMENTS AT THE TYPICAL PARKING GARAGE LEVELS:

> SCREEN ARRANGEMENT A: USED ON LVL 3 AND 5 SCREEN ARRANGEMENT B: USED ON LVL 2 AND 4 SCREEN ARRANGEMENT C: USED ON LVL 1 THROUGH 1 MEZZ



**TORINO GARAGE** 

400 COLLINS AVE., MIAMI BEACH, FL 33139

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

PROJECT NO. & TITLE Project Number TORINO GARAGE

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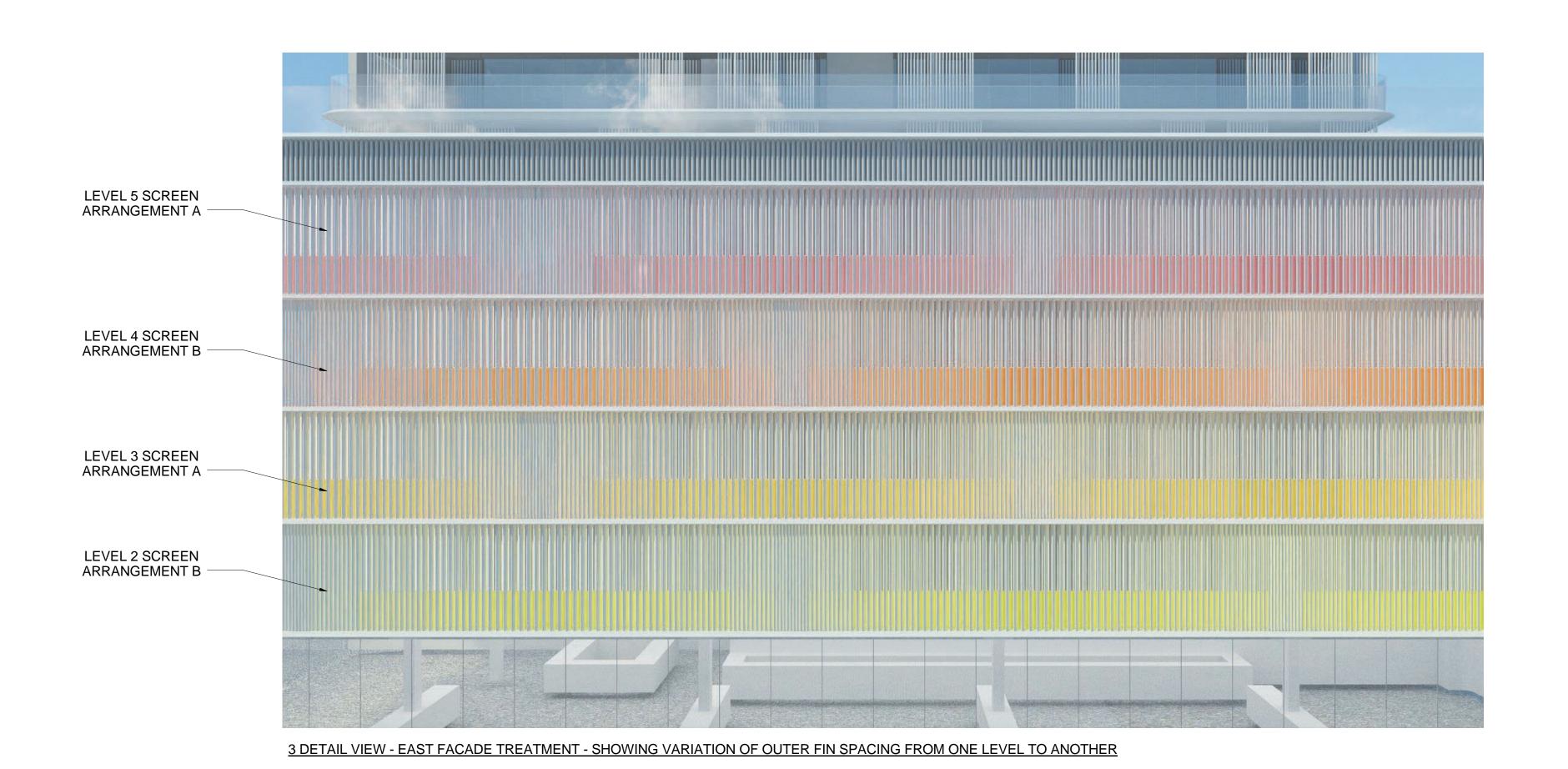
**FAC-000 COVER SHEET** 

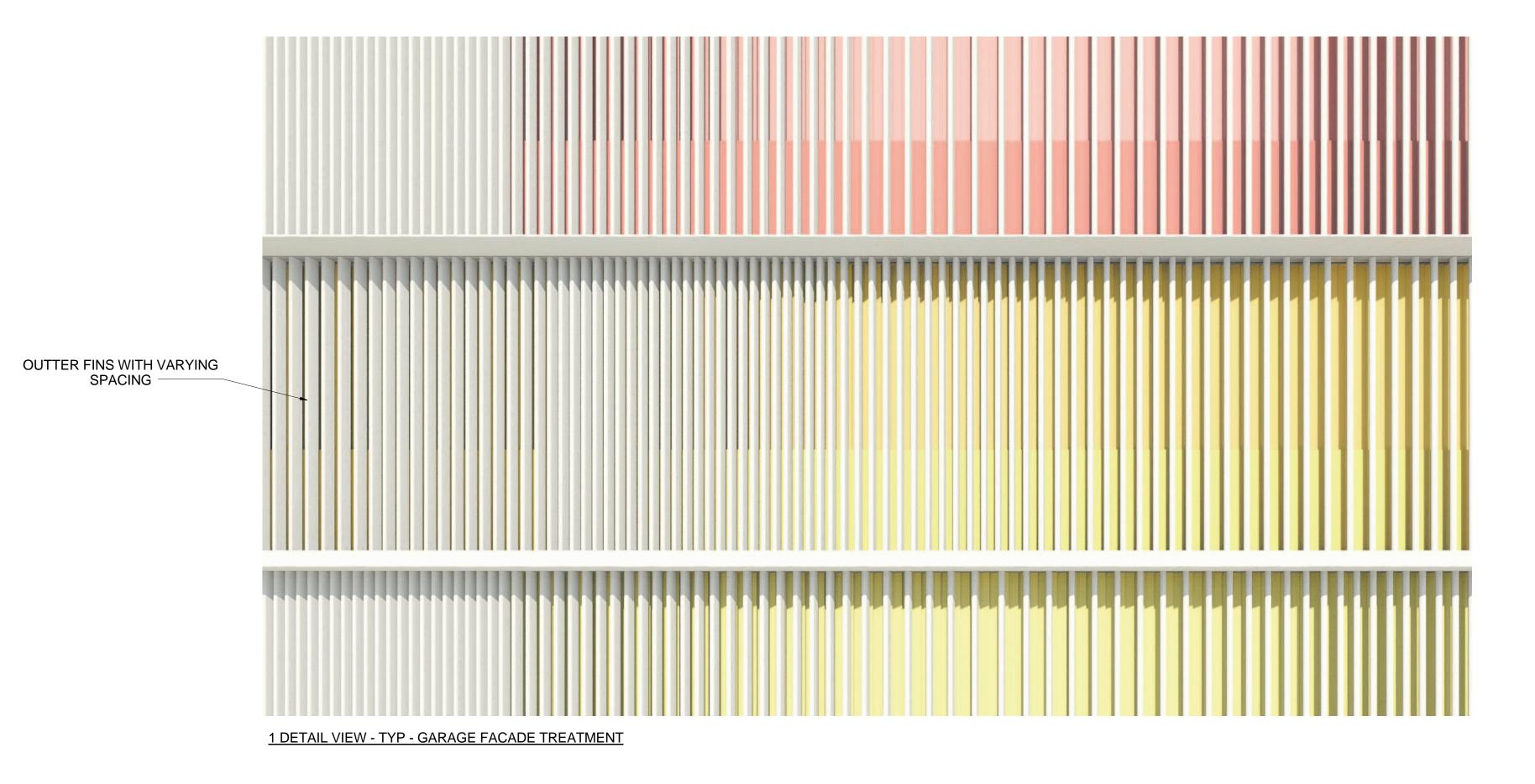


4 PERSPECTIVE VIEW - LOOKING SOUTH ALONG COLLINS AVENUE



2 PERSPECTIVE VIEW - LOOKING NORTH ALONG COLLINS AVENUE





#### **TORINO GARAGE**

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8400 N. University Drive, Suite 202
Tamarac, FL 33321

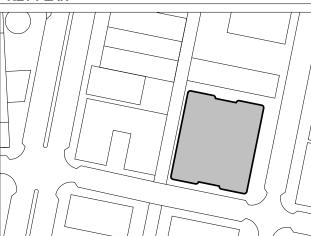
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**FAC-001 FACADE RENDERS** 

#### NOT FOR CONSTRUCTION

#### FAC-009 FIN SYSTEMS OPERABLE AS **GARAGE DOORS** AT PARKING AND LOADING ENTRY LVL 1 GROUND FLOOR ENTRY THIS FLOOR LEVEL USES SCREEN ARRANGEMENT C. REFER TO PLAN FOR LEVEL 1 DISTRIBUTION OF SPACING RESIDENTIAL TYPES THAT CONSTITUTE SCREEN ARRANGEMENT C. 2 PAC-008 **TOTAL LINEAR FEET OF** PARKING FIN CLADDING ON LEVEL 1 RETAIL <u>LVL 1</u> 0' - 0" TYPE 1: 43' - 3 11/16" TYPE 2: 65' - 9 3/16" TYPE 3: 41' - 11 13/16" TYPE 4: 29' - 7 9/16" TYPE 5: 17' - 8 1/8" LEVEL 1 LOBBY LEVEL 1 PARKING GARAGE \_ \_ \_ \_ \_ \_ \_ \_ \_ DENOTES OUTER FIN **WORK POINT** SPACING TYPE PROPERTY LINE 1 FLOOR PLAN - LVL 1 GROUND FLOOR ENTRY / RETAIL / MECH

4TH STREET

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New York, NY 10152

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

Parking / Auto-Turn Consultant:
Juan Espinosa

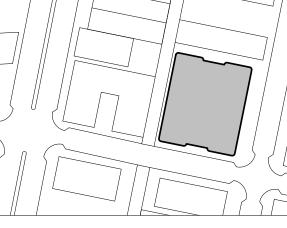
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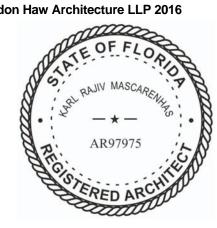
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**FAC-002** FLOOR PLAN - LVL 1 **GROUND FLOOR ENTRY /** 

**RETAIL / MECH** 

#### NOT FOR CONSTRUCTION

## 2 | 3 | 4 | 5 | 4 | 3 | 2 | 2 | 1 | 2 | 3 | 4 | 5 | 4 | 2 PAC-008 2 | 3 | 4 | 5 | 4 | 3 | 2 DENOTES OUTER FIN SPACING TYPE **WORK POINT**

FAC-009

#### **LVL 2 PARKING GARAGE**

THIS FLOOR LEVEL USES **SCREEN ARRANGEMENT B.** REFER TO PLAN FOR DISTRIBUTION OF SPACING TYPES THAT CONSTITUTE SCREEN ARRANGEMENT B.

#### TOTAL LINEAR FEET OF PARKING FIN CLADDING ON <u>LVL 2</u>

TYPE 1: 107' - 9 1/2" TYPE 2: 123' - 10" TYPE 3: 116' - 0" TYPE 4: 68' - 11 1/2" TYPE 5: 26' - 6 1/8"

1 FLOOR PLAN - LVL 2 PARKING GARAGE

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

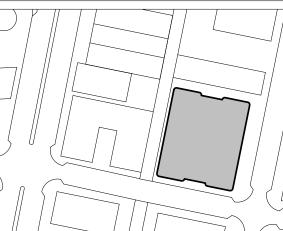
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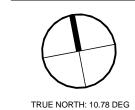
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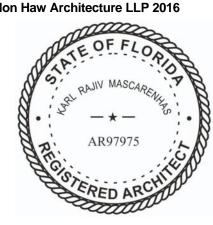
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**FAC-003** FLOOR PLAN - LVL 2 **PARKING GARAGE** 

#### NOT FOR CONSTRUCTION

# 2 FAC-009 2 PAC-008

4 | 3 | 2 | 1 | 2 | 3 | 4 |

FAC-009

3 | 4 | 5 | 4 | 3 | 2 | 1

#### **LVL 3 PARKING GARAGE**

THIS FLOOR LEVEL USES SCREEN ARRANGEMENT A. REFER TO IN PLAN FOR DISTRIBUTION OF SPACING TYPES THAT CONSTITUTE SCREEN ARRANGEMENT A.

#### **TOTAL LINEAR FEET OF** PARKING FIN CLADDING ON **LVL 3**

TYPE 1: 86' - 7 3/8" TYPE 2: 141' - 1 1/4" TYPE 3: 102' - 6 3/8" TYPE 4: 71' - 3 3/8" TYPE 5: 40' - 20 1/2"

1 FLOOR PLAN - LVL 3 PARKING GARAGE

DENOTES OUTER FIN

**TORINO GARAGE** 

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Design Architect:

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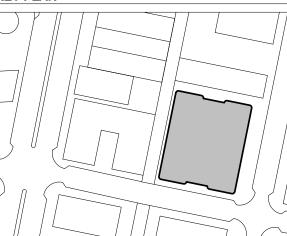
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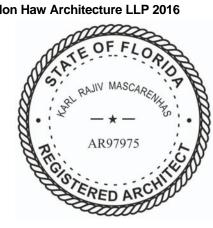
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**FAC-004** FLOOR PLAN - LVL 3 **PARKING GARAGE** 

#### NOT FOR CONSTRUCTION

# 2 | 1 | 2 | 3 | 4 | 5 | 4 | 2 | 3 | 4 | 5 | 4 | 3 | 2 2 PAC-008 DENOTES OUTER FIN

FAC-009

#### **LVL 4 PARKING GARAGE**

THIS FLOOR LEVEL USES **SCREEN ARRANGEMENT** 

REFER TO PLAN FOR DISTRIBUTION OF SPACING TYPES THAT CONSTITUTE SCREEN ARRANGEMENT B.

#### TOTAL LINEAR FEET OF PARKING FIN CLADDING ON LVL 4

TYPE 1: 107' - 9 1/2" TYPE 2: 123' - 10" TYPE 3: 116' - 0" TYPE 4: 68' - 11 1/2" TYPE 5: 26' - 6 1/8"

1 FLOOR PLAN - LVL 4 PARKING GARAGE

**TORINO GARAGE** 

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Owner: Allied Partners 770 Lexington Ave

New York, NY 10065-8165 **Design Architect:** Brandon Haw Architecture LLP

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CONSULTANTS

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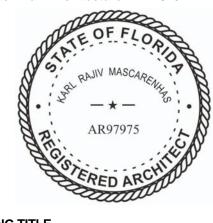
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**FAC-005** FLOOR PLAN - LVL 4 **PARKING GARAGE** 

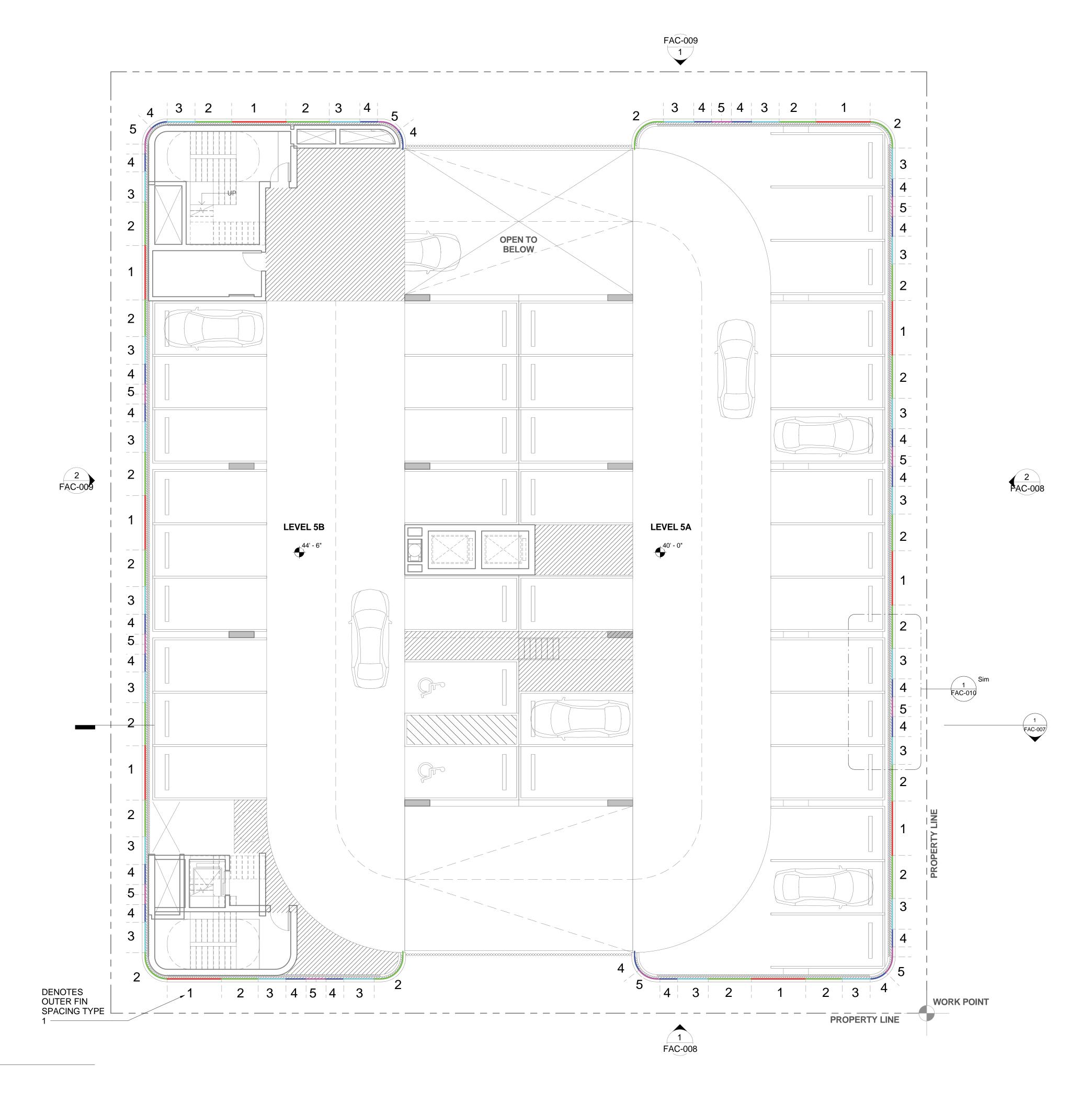
#### NOT FOR CONSTRUCTION

#### **LVL 5 PARKING GARAGE**

THIS FLOOR LEVEL USES SCREEN ARRANGEMENT A. REFER TO PLAN FOR DISTRIBUTION OF SPACING TYPES THAT CONSTITUTE SCREEN ARRANGEMENT A.

#### **TOTAL LINEAR FEET OF** PARKING FIN CLADDING ON <u>LVL 5</u>

TYPE 1: 86' - 7 3/8" TYPE 2: 141' - 1 1/4" TYPE 3: 102' - 6 3/8" TYPE 4: 71' - 3 3/8" TYPE 5: 40' - 20 1/2"



**TORINO GARAGE** 400 COLLINS AVE., MIAMI BEACH, FL 33139

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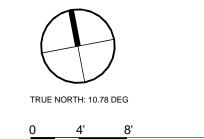
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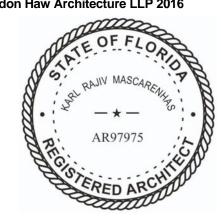
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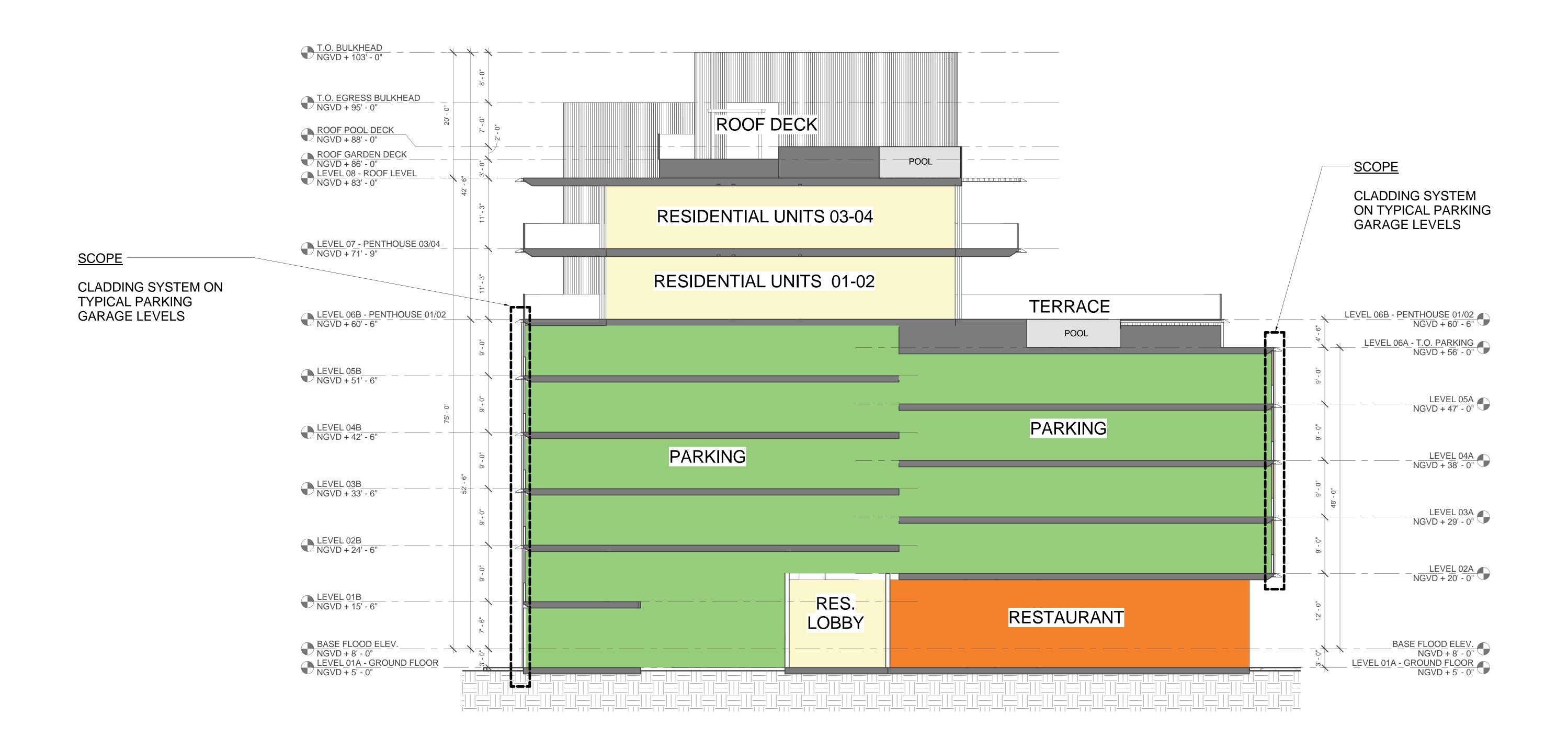
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**FAC-006** FLOOR PLAN - LVL 5 **PARKING GARAGE** 

1 FLOOR PLAN - LVL 5 PARKING GARAGE

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1 TYPICAL PROGRAM STACK
1/8" = 1'-0"

**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

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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

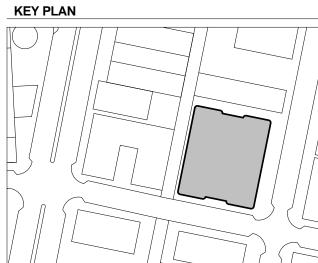
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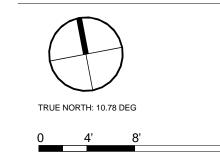
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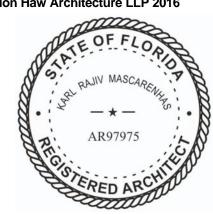
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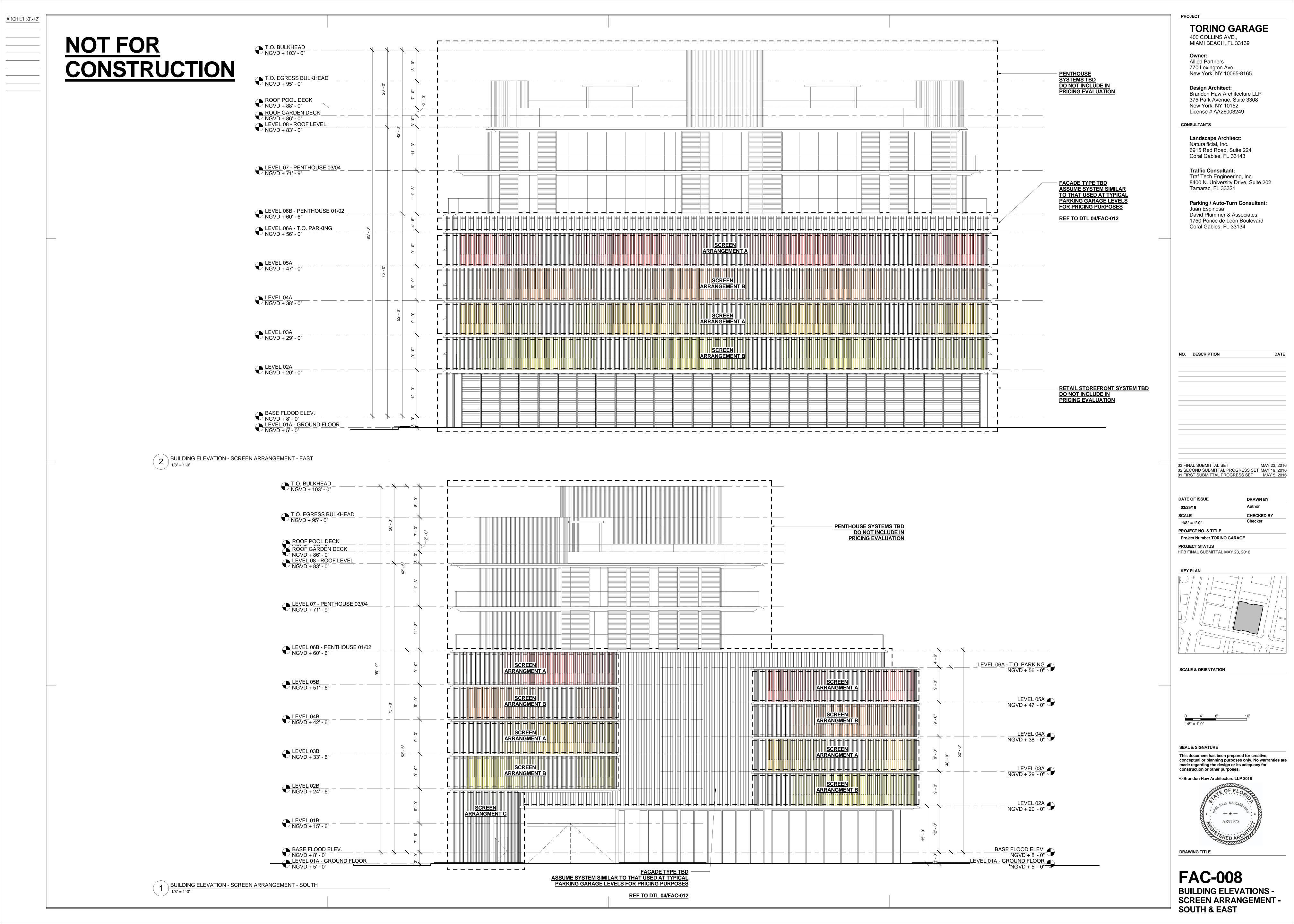
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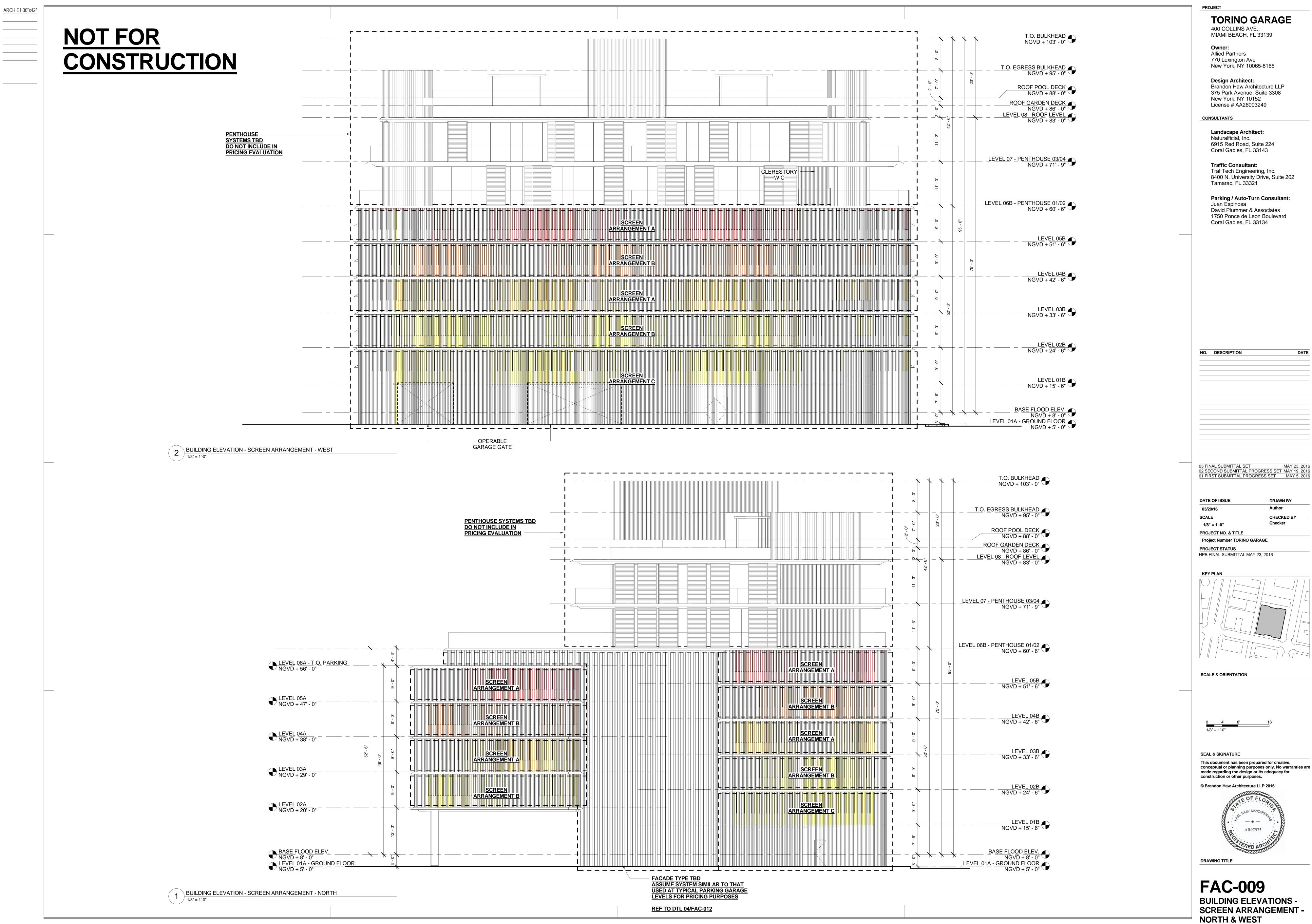
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**FAC-007** TYPICAL PROGRAM STACK





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Landscape Architect: Naturalficial, Inc. 6915 Red Road, Suite 224

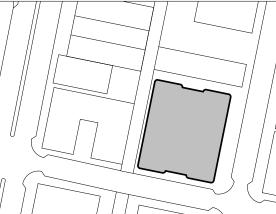
> **Traffic Consultant:** Traf Tech Engineering, Inc. 8400 N. University Drive, Suite 202 Tamarac, FL 33321

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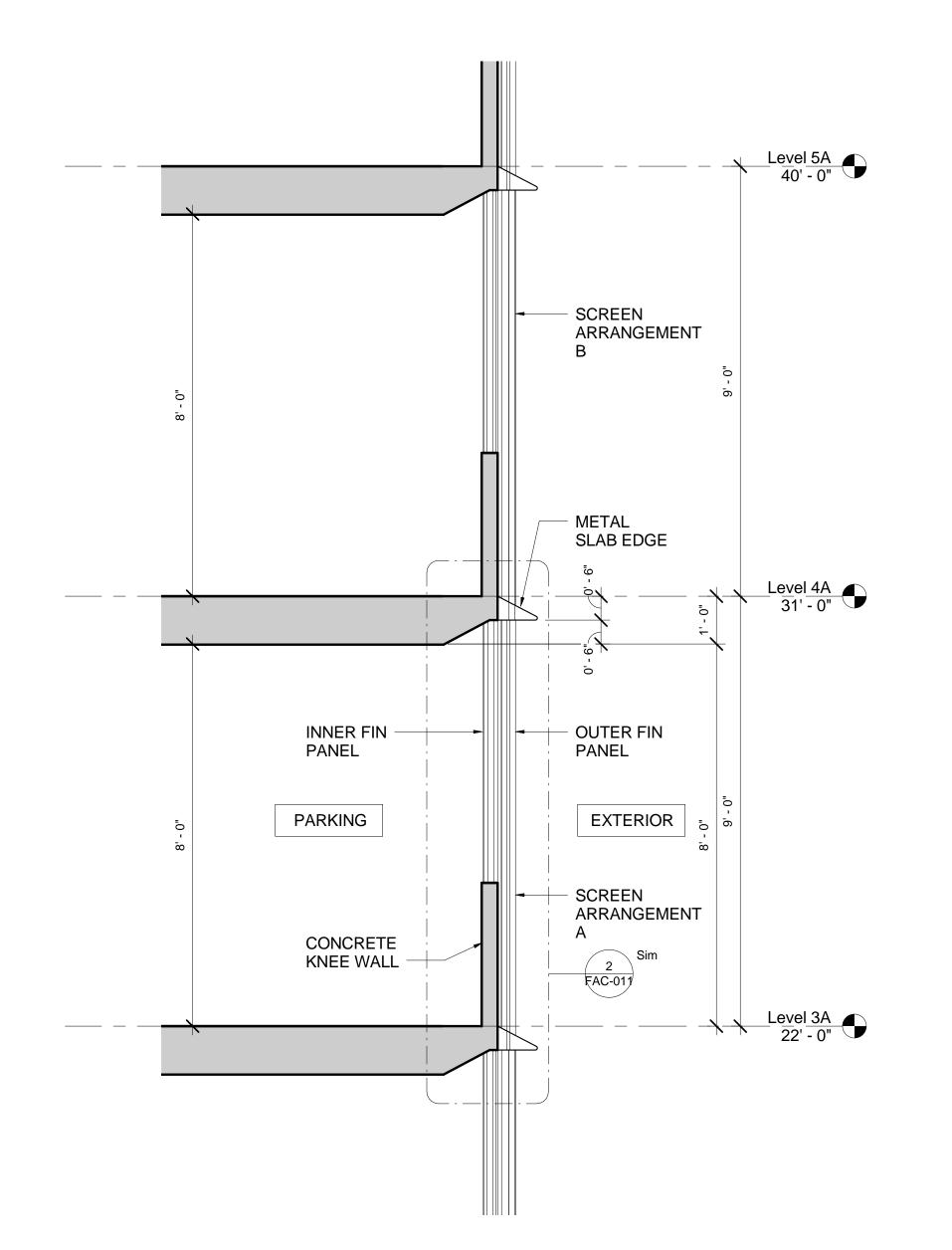
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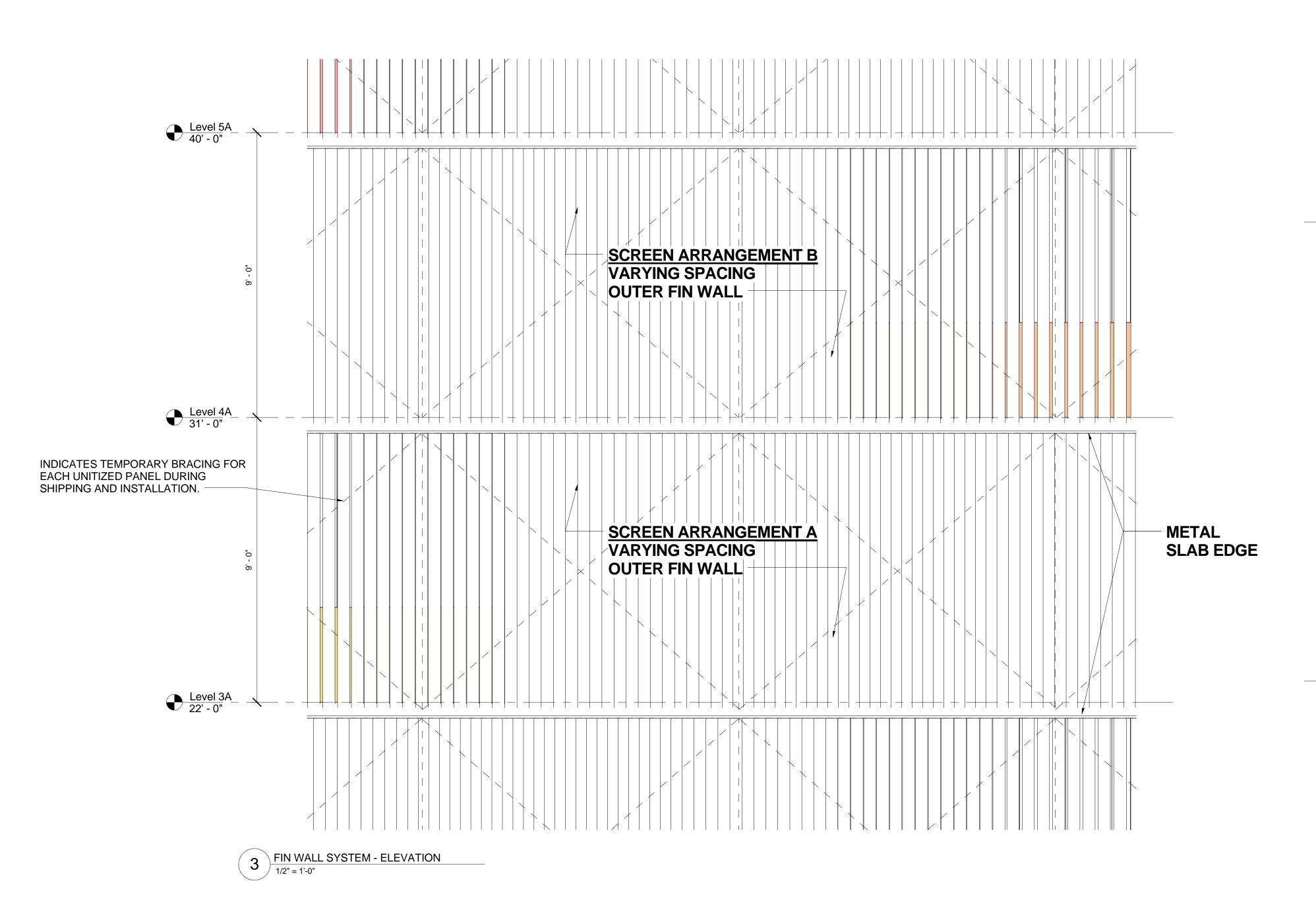
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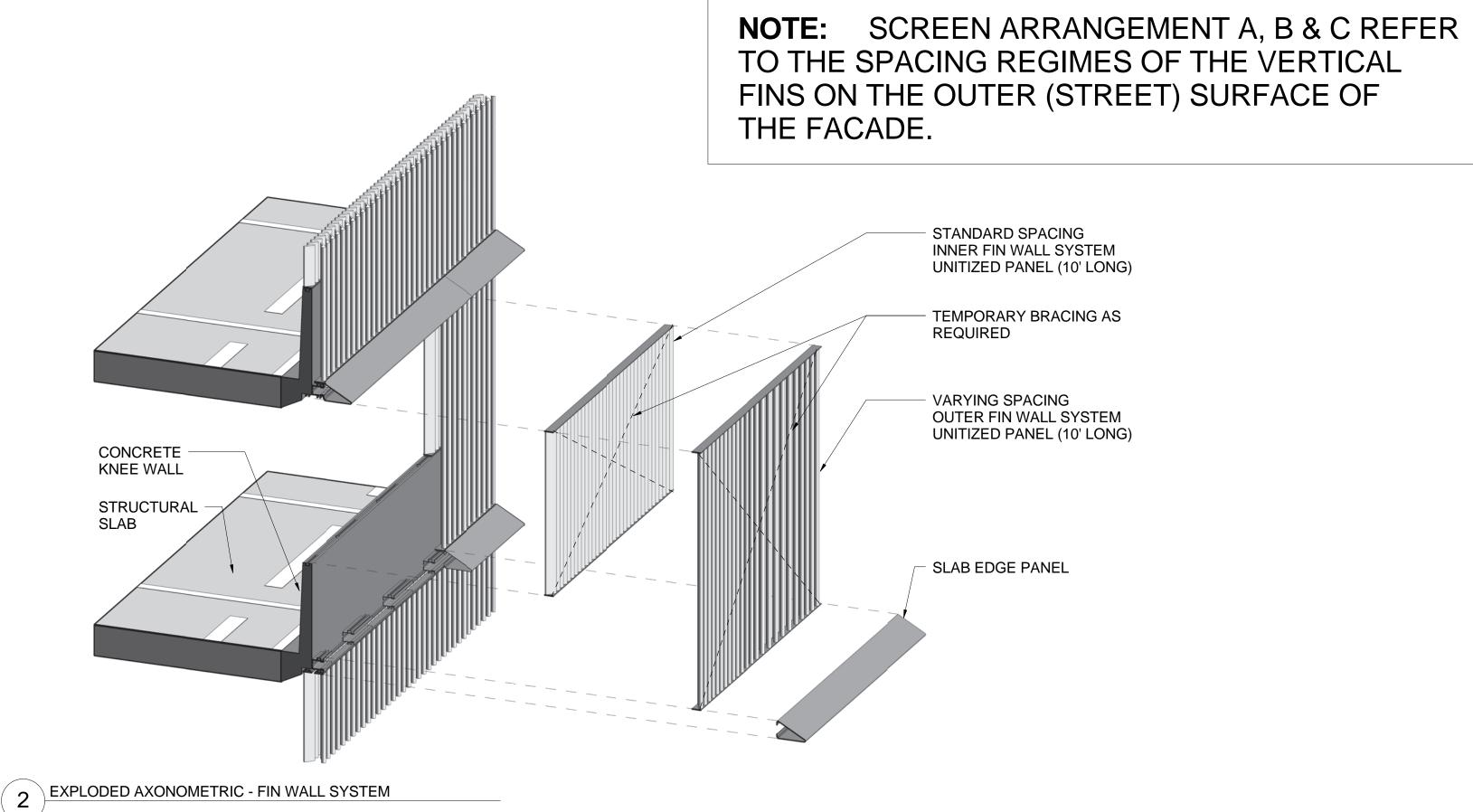
**FAC-009 BUILDING ELEVATIONS -**

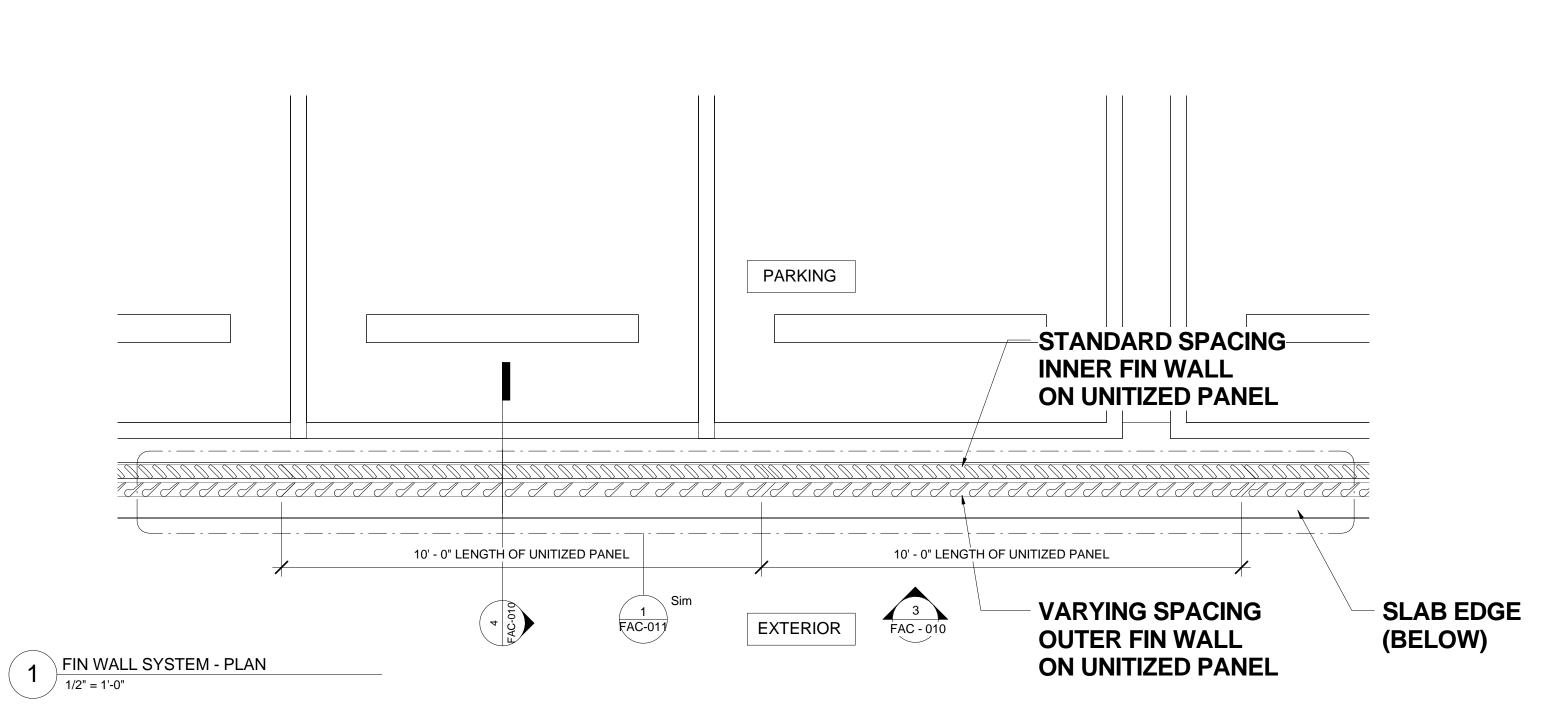
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FIN WALL SYSTEM - SECTION
1/2" = 1'-0"





**TORINO GARAGE** 

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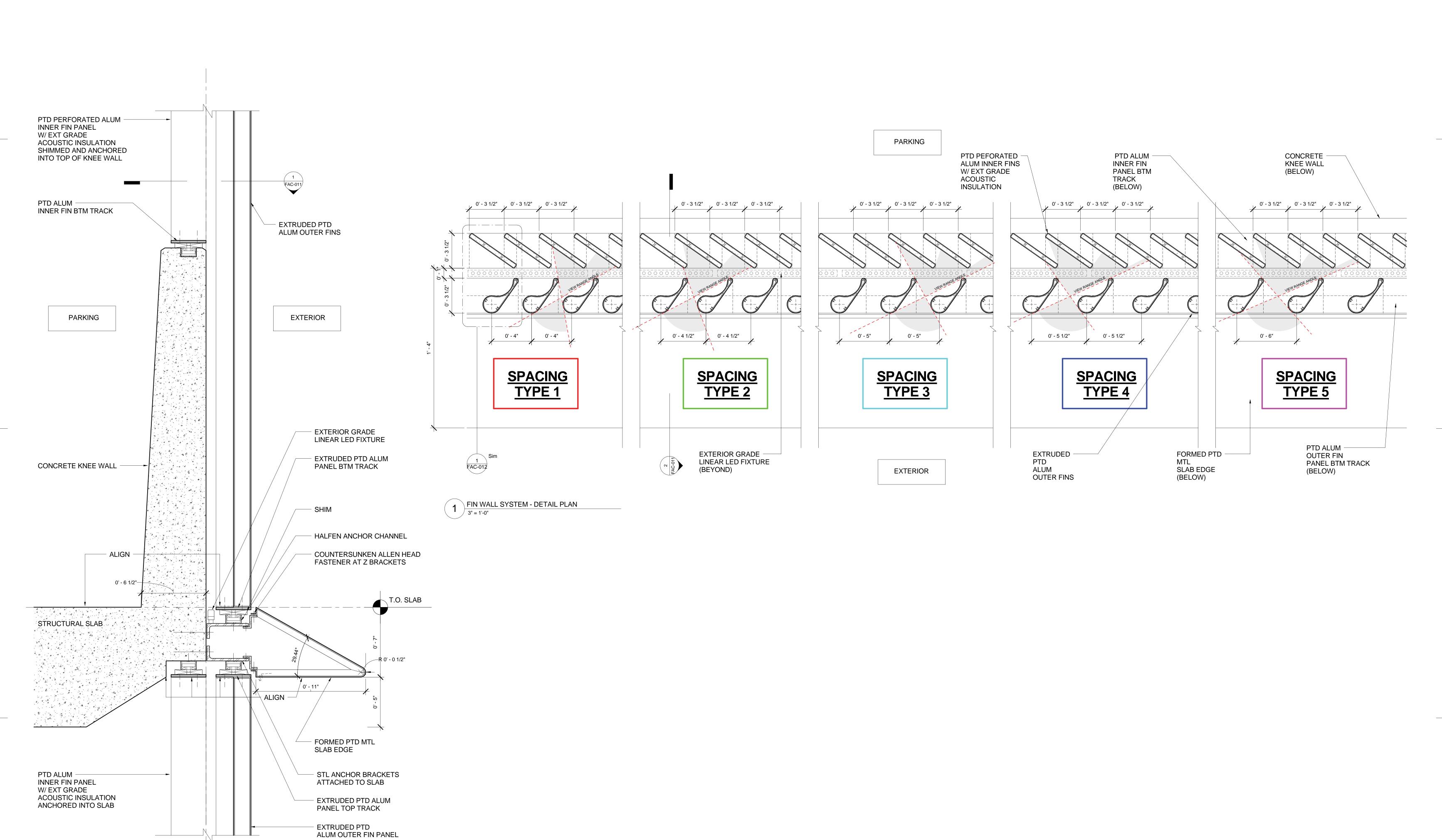


**DRAWING TITLE** 

**FAC-010** FIN WALL SYSTEM - PLAN, ELEVATION & SECTION

2 FIN WALL SYSTEM - DETAIL SECTION
3" = 1'-0"

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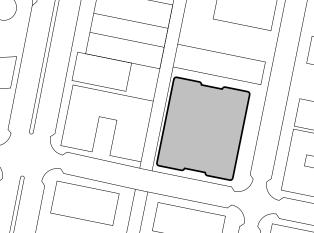
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DATE OF ISSUE DRAWN BY **Author** 03/29/16 SCALE **CHECKED BY** 3" = 1'-0" PROJECT NO. & TITLE Project Number TORINO GARAGE

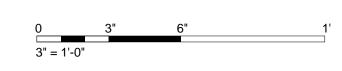
**KEY PLAN** 

**PROJECT STATUS** 

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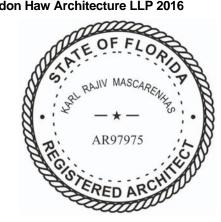
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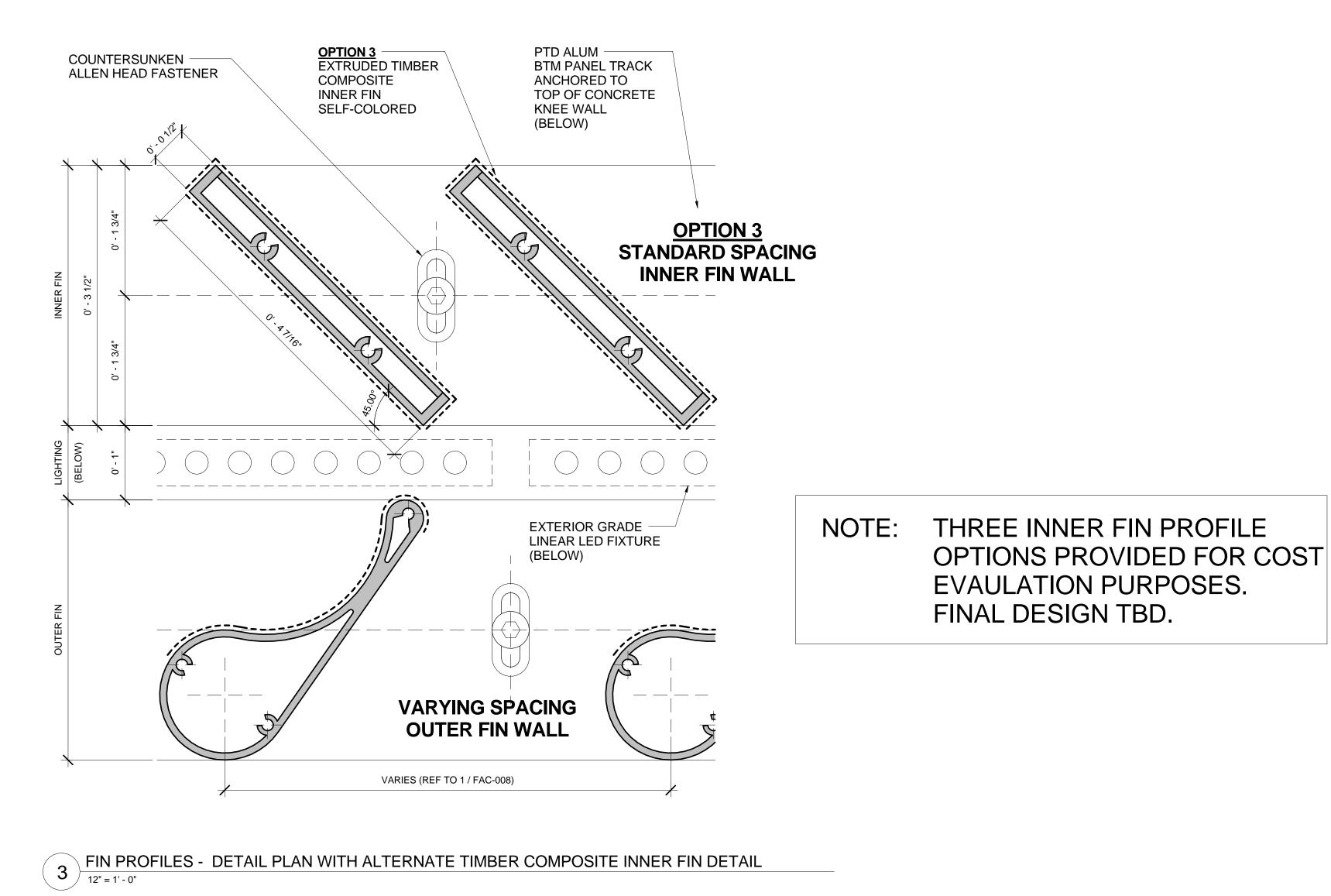
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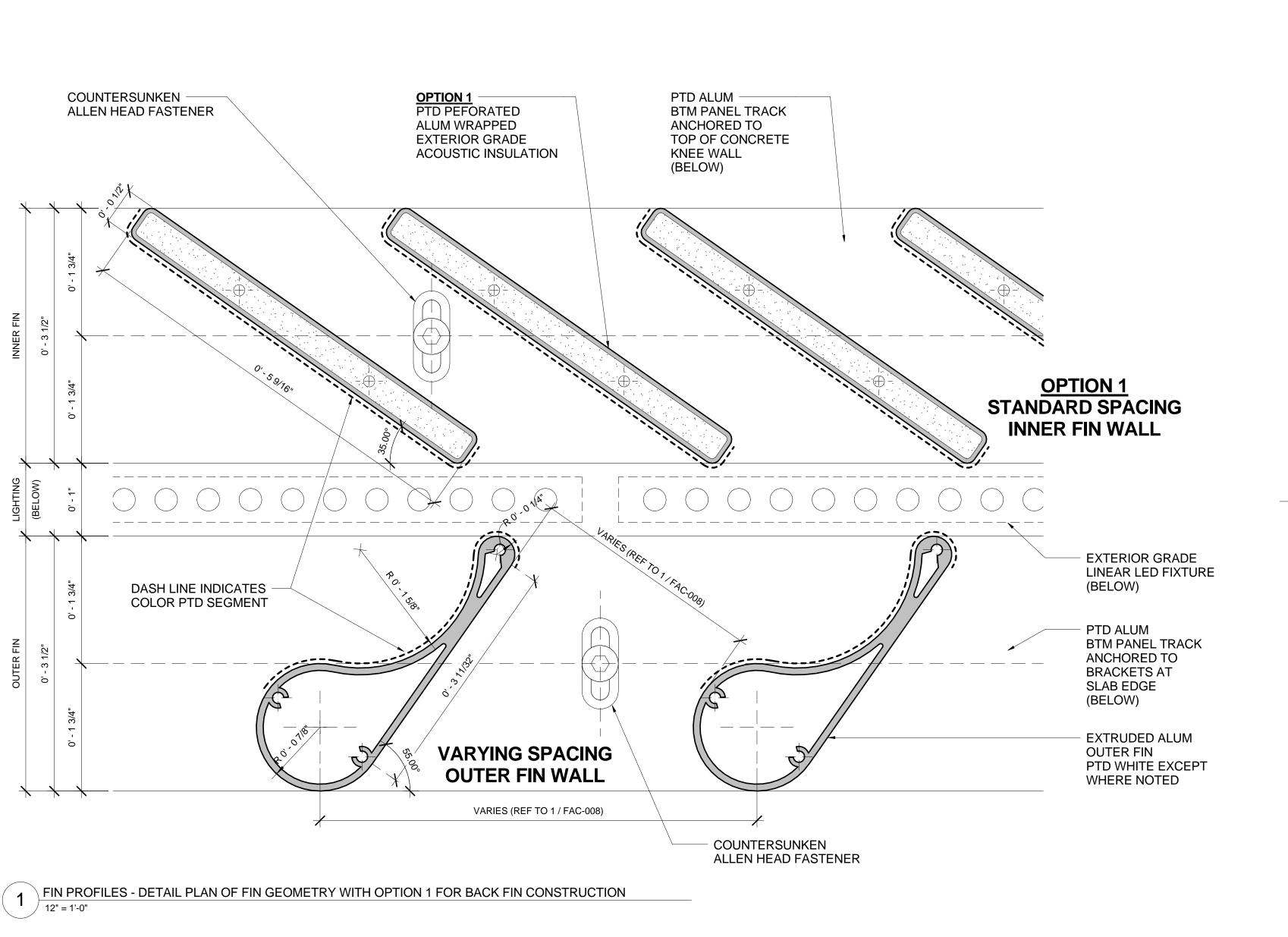


**DRAWING TITLE** 

**FAC-011** 

FIN WALL SYSTEM -**ENLARGED PLAN AND** SECTION OF TYPICAL FIN **ARRANGEMENT** 

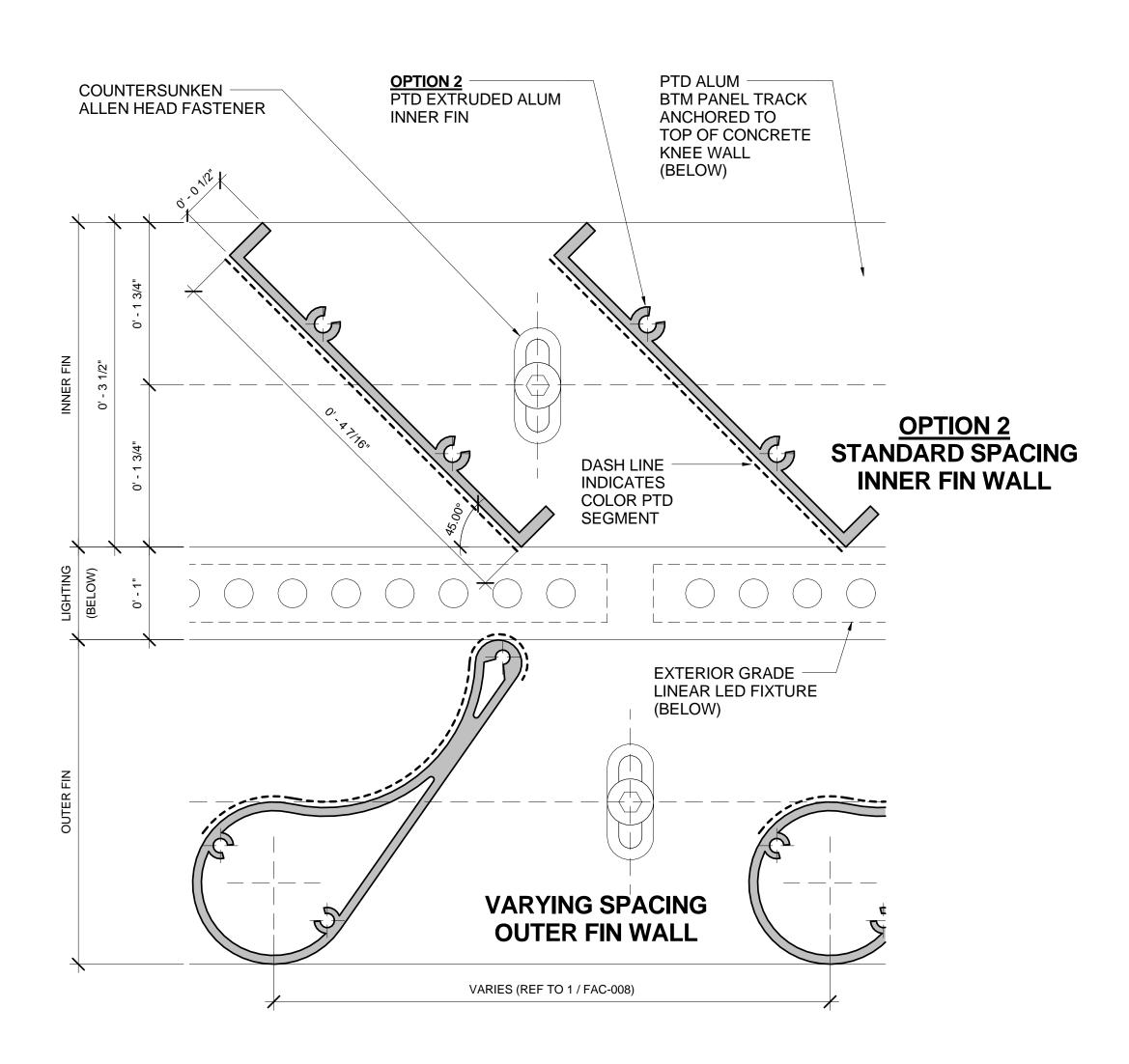




### PARKING RAMP PTD MASONARY PARTITION WALL AT RAMP SIDE 0' - 6"



**EXTERIOR** 



- CONCEALED ALLEN HEAD

BTM PANEL TRACK TYP GREY COLOR

TO MATCH FIN

SINGLE OUTER LAYER —

PTD LIGHT GREY (TYP)

EXTRUDED ALUM FIN AT RAMP

(BELOW)

(BELOW)

2 FIN PROFILES - DETAIL PLAN WITH ALTERNATE METAL INNER FIN DETAIL

12" = 1' - 0"

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NO. DESCRIPTION

02 SECOND SUBMITTAL PROGRESS SET MAY 19, 2016 01 FIRST SUBMITTAL PROGRESS SET MAY 5, 2016 DATE OF ISSUE **Author** 04/18/16

SCALE CHECKED BY 12" = 1'-0" PROJECT NO. & TITLE Project Number TORINO GARAGE

PROJECT STATUS HPB FINAL SUBMITTAL MAY 23, 2016

03 FINAL SUBMITTAL SET

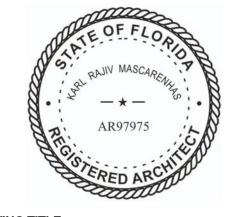
**KEY PLAN** 

**SCALE & ORIENTATION** 

**SEAL & SIGNATURE** 

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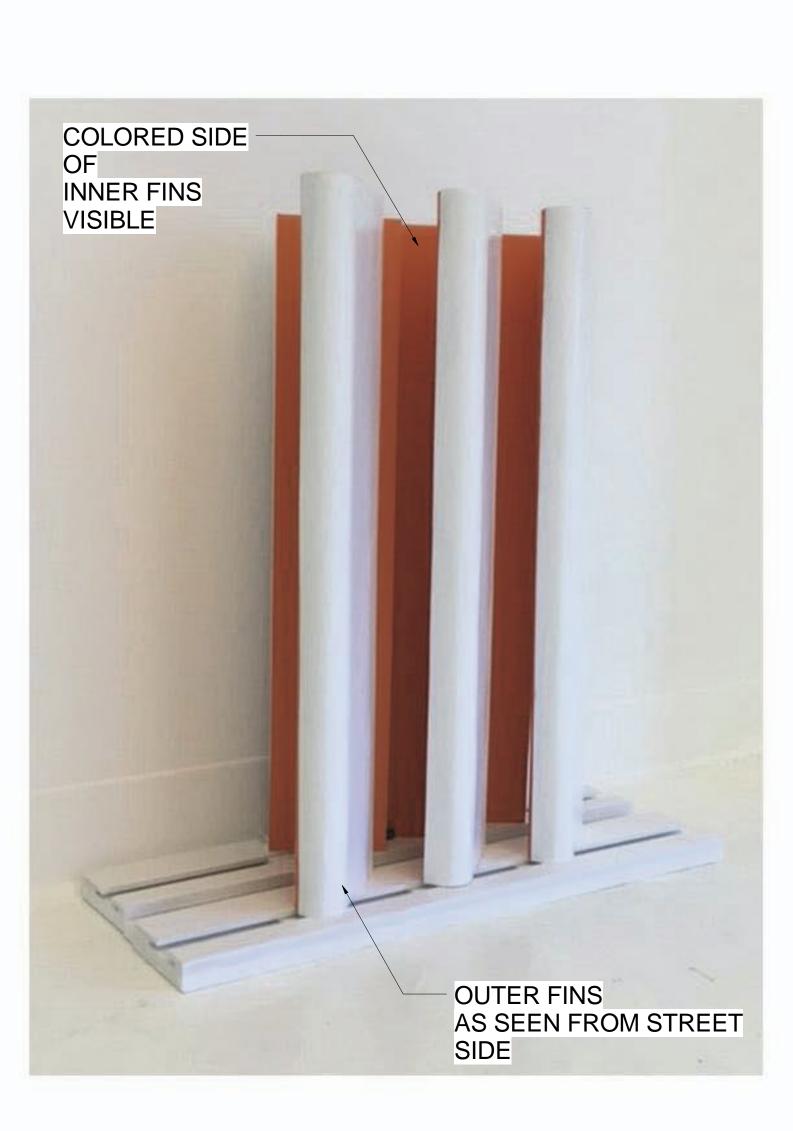


**DRAWING TITLE** 

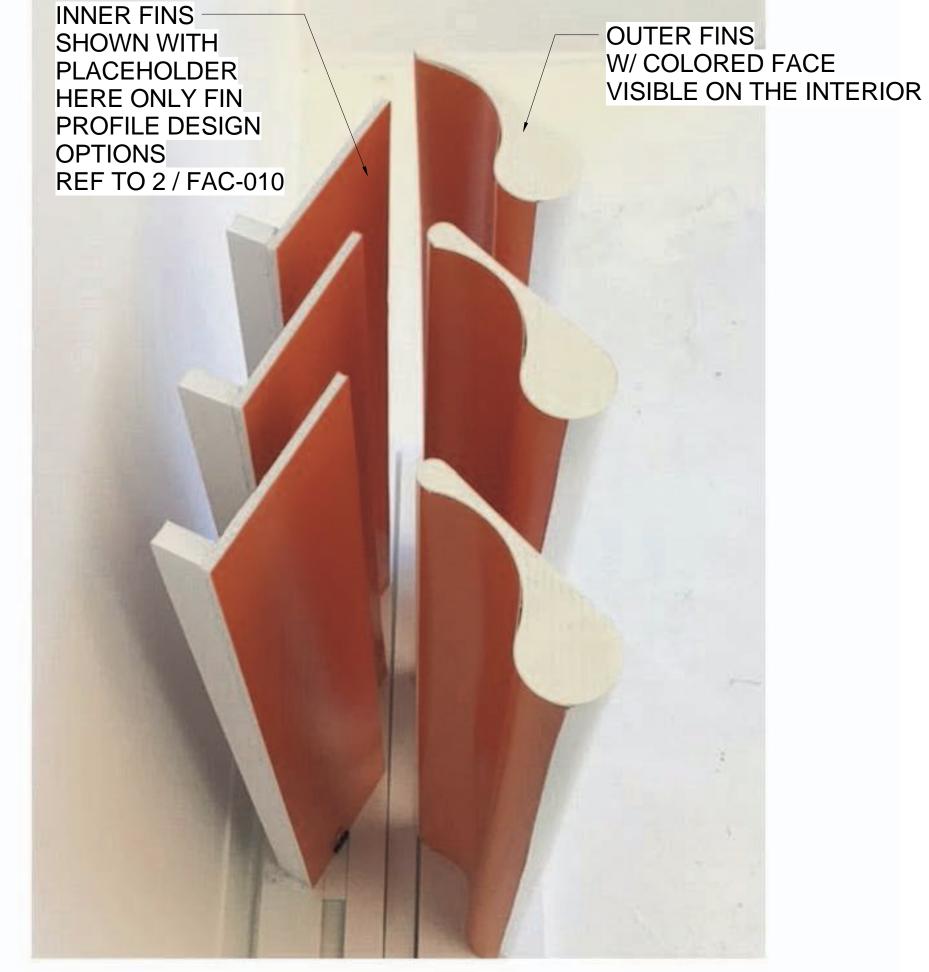
**FAC-012** FIN WALL SYSTEM - FIN PROFILE DETAILS

OUTER FINS
AS SEEN FROM STREET
SIDE

COLORED SIDE OF
INNER FINS VISIBLE







1 MOCK-UP MODEL PHOTO - FRONT VIEW FROM STREET

2 MOCK-UP MODEL PHOTO - DIAGONAL VIEW

3 MOCK-UP MODEL PHOTO - REAR VIEW FROM PARKING SIDE W/ INNER FINS REMOVED

THIS PHOTO

4 MOCK-UP MODEL PHOTO - FROM TOP OF MODEL

PROJECT

**TORINO GARAGE** 

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DATE OF ISSUE

DATE OF ISSUE

DRAWN BY

03/29/16

SCALE

PROJECT NO. & TITLE

Project Number TORINO GARAGE

PROJECT STATUS

HPB FINAL SUBMITTAL MAY 23, 2016

KEY PLAN

NOT TO SCALE

SEAL & SIGNATURE

**SCALE & ORIENTATION** 

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DRAWING TITLE

FAC-013
MOCK-UP MODEL PHOTOS