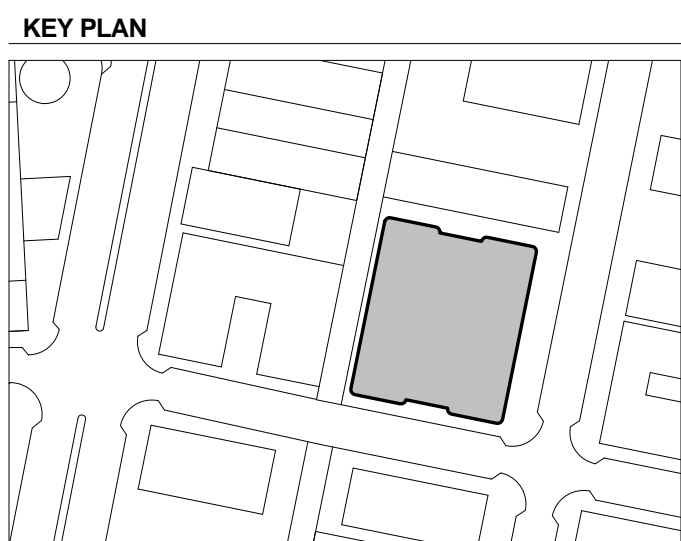


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02 SECOND SUBMITTAL PROGRESS SET	MAY 19, 2016
01 FIRST SUBMITTAL PROGRESS SET	MAY 5, 2016

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03/29/16	Author
SCALE	CHECKED BY
1/8" = 1'-0"	Checker

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



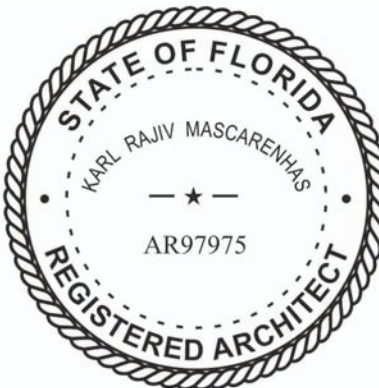
TRUE NORTH: 10.78 DEG

0 4' 8' 16'

$1/8" = 1'-0"$

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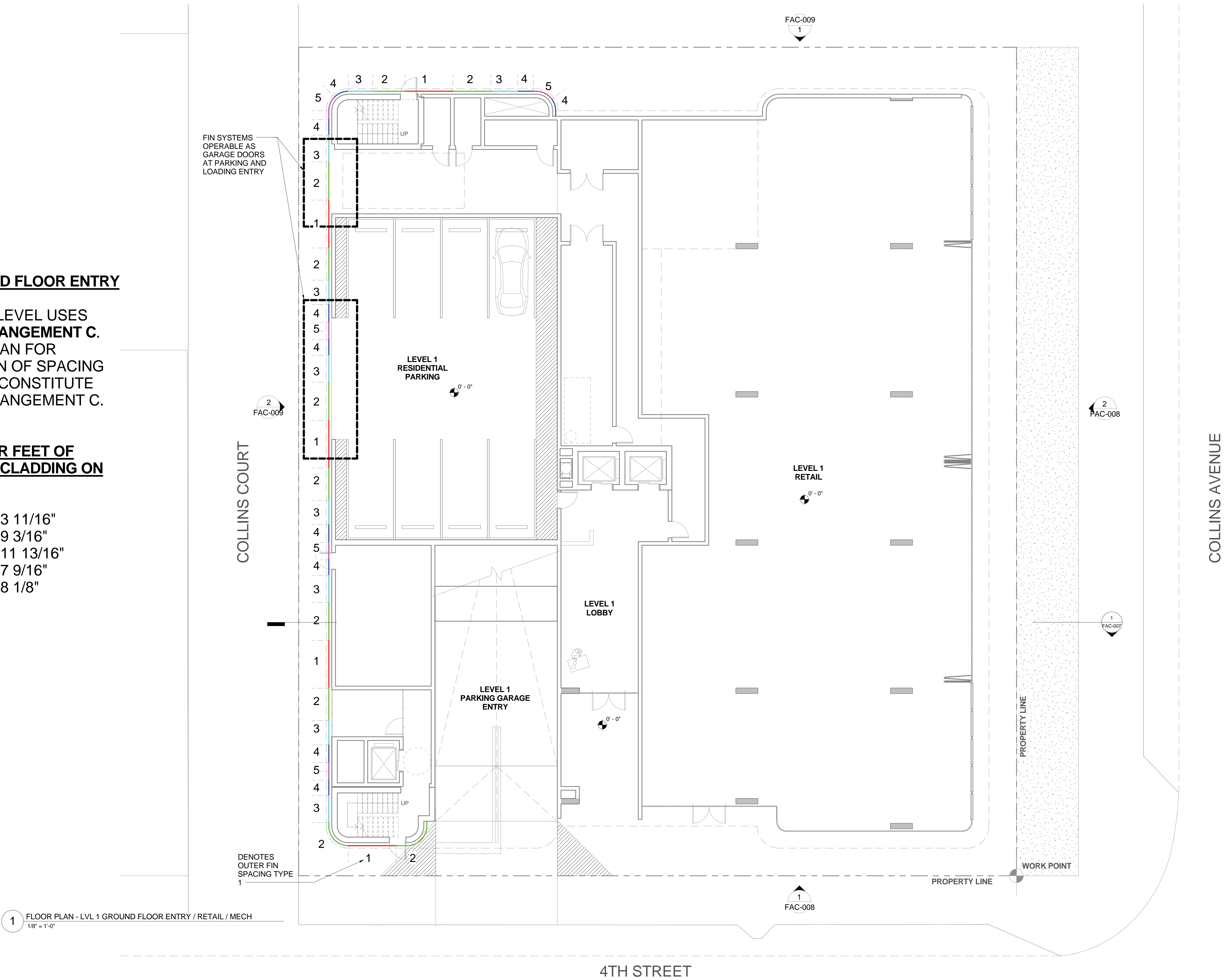
**FLOOR PLAN - LVL 1
GROUND FLOOR ENTRY /
RETAIL / MECH**

NOT FOR CONSTRUCTION

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

TOTAL LINEAR FEET OF
PARKING FIN CLADDING ON
LVL 1

- 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"



1 FLOOR PLAN - LVL 1 GROUND FLOOR ENTRY / RETAIL / MECH
1/8" = 1'-0"

1
FAC-008

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:
Naturalruffical, 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

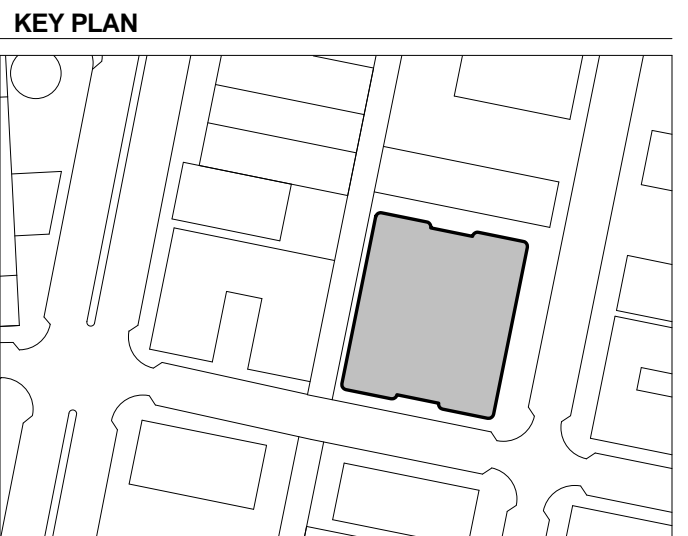
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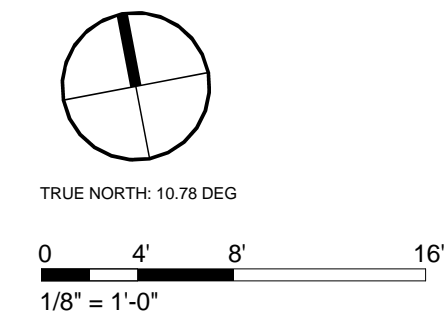
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03/29/16	Author
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PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
HPB FINAL SUBMITTAL MAY 23, 2016



SCALE & ORIENTATION

**SEAL & SIGNATURE**

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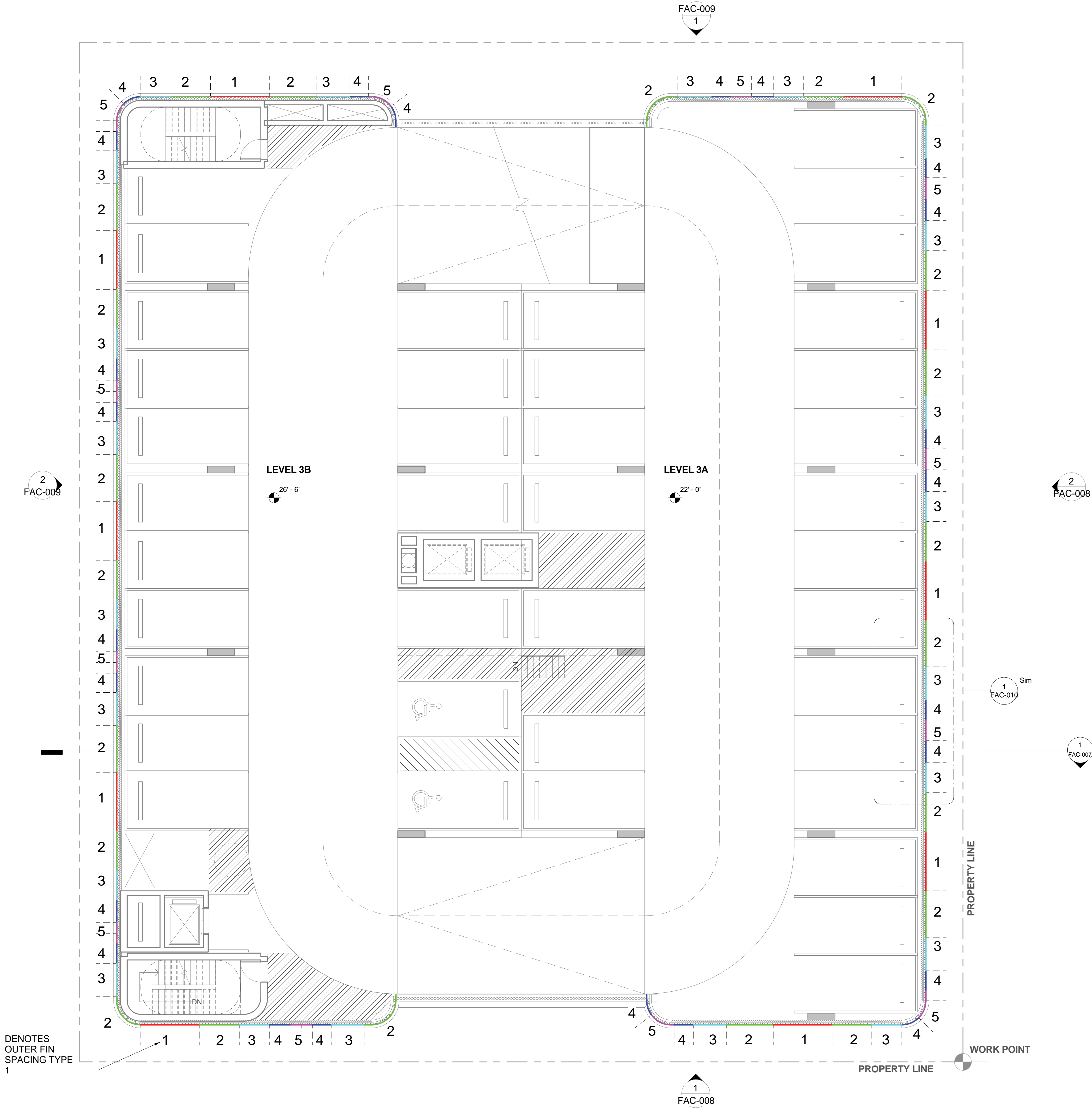
DRAWING TITLE

FAC-004
FLOOR PLAN - 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
1/8" = 1'-0"

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

Traffic Consultant:
Traf Tech Engineering, Inc.
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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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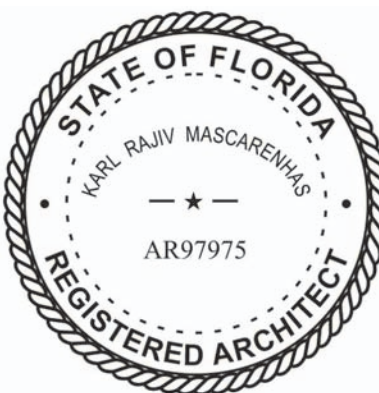
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1/8" = 1'-0"	Checker

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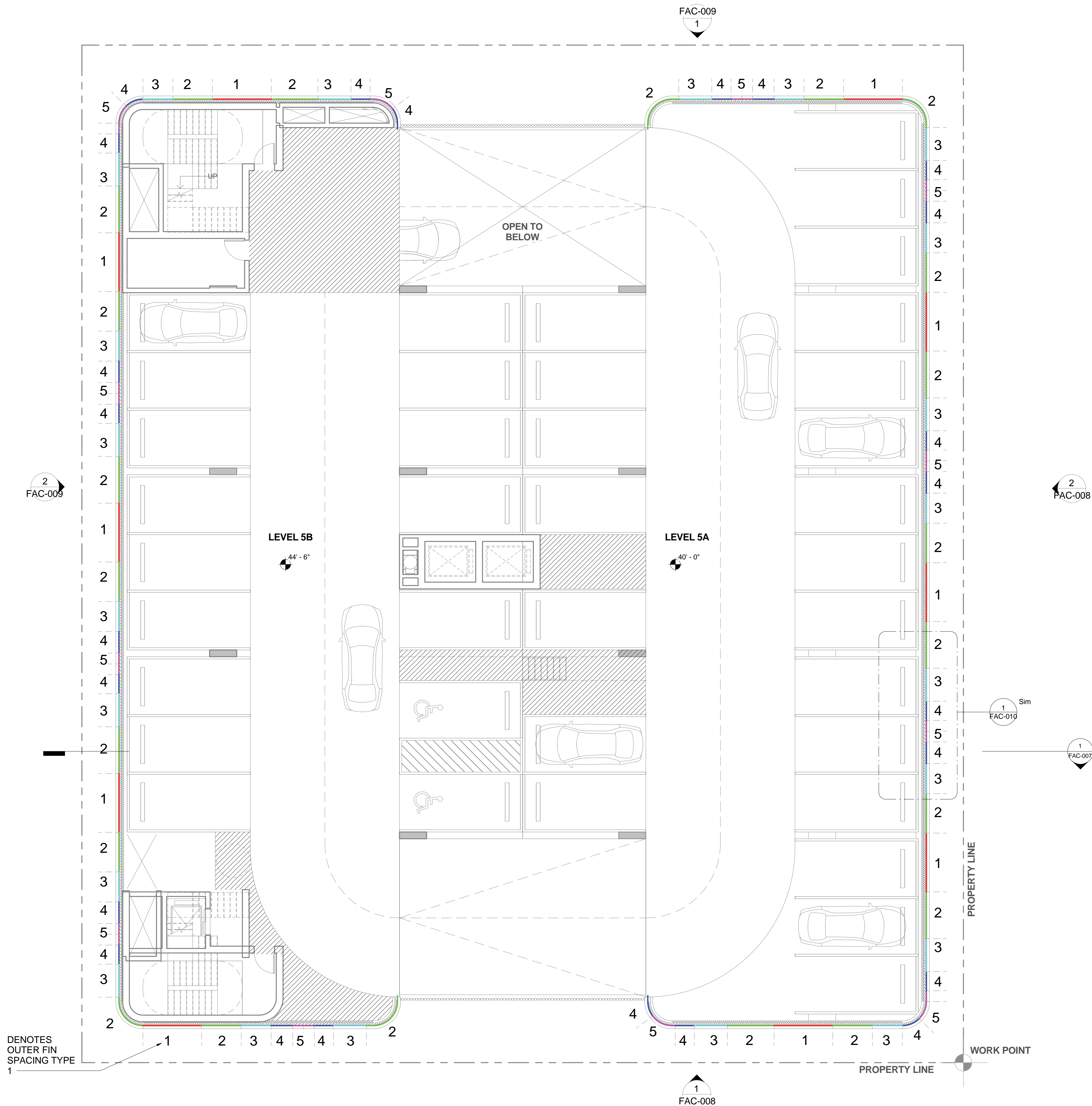


DRAWING TITLE

FAC-006
FLOOR PLAN - LVL 5
PARKING GARAGE

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

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 5 PARKING GARAGE
1/8" = 1'-0"

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Project Number TORINO GARAGE	
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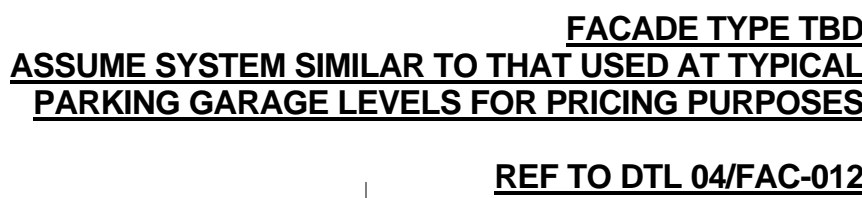
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FAC-008
BUILDING ELEVATIONS -
SCREEN ARRANGEMENT -
SOUTH & EAST



NOT FOR
CONSTRUCTION

PENTHOUSE
SYSTEMS TBD
DO NOT INCLUDE IN
PRICING EVALUATION

2 BUILDING ELEVATION - SCREEN ARRANGEMENT - WEST
1/8" = 1'-0"

OPERABLE
GARAGE GATE

PENTHOUSE SYSTEMS TBD
DO NOT INCLUDE IN
PRICING EVALUATION

LEVEL 06A - T.O. PARKING
NGVD + 56' - 0"

LEVEL 05A
NGVD + 47' - 0"

LEVEL 04A
NGVD + 38' - 0"

LEVEL 03A
NGVD + 29' - 0"

LEVEL 02A
NGVD + 20' - 0"

BASE FLOOD ELEV.
NGVD + 8' - 0"
LEVEL 01A - GROUND FLOOR
NGVD + 5' - 0"

1 BUILDING ELEVATION - SCREEN ARRANGEMENT - NORTH
1/8" = 1'-0"

FACADE TYPE TBD
ASSUME SYSTEM SIMILAR TO THAT
USED AT TYPICAL PARKING GARAGE
LEVELS FOR PRICING PURPOSES

REF TO DTL 04/FAC-012

PROJECT

TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

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

Design Architect:
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License # AA26003249

CONSULTANTS

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Parking / Auto-Turn Consultant:
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1750 Ponce de Leon Boulevard
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NO.	DESCRIPTION	DATE
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PROJECT NO. & TITLE

Project Number TORINO GARAGE

PROJECT STATUS

HP8 FINAL SUBMITTAL MAY 23, 2016

KEY PLAN



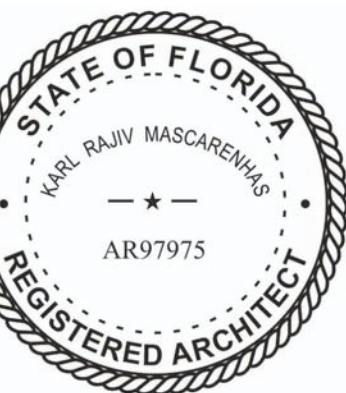
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0 4 8 16
1/8" = 1'-0"

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DRAWING TITLE

FAC-009
BUILDING ELEVATIONS -
SCREEN ARRANGEMENT -
NORTH & WEST

PROJECT

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

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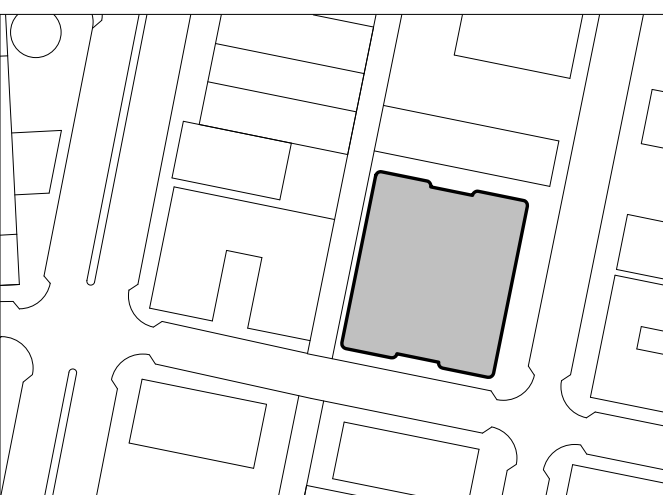
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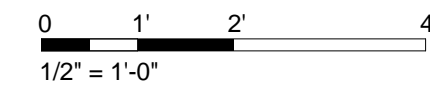
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KEY PLAN



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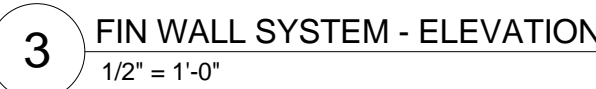
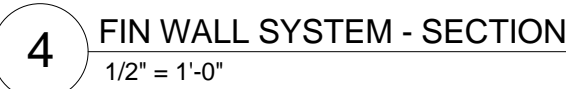
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FIN WALL SYSTEM - PLAN, ELEVATION & SECTION



2 EXPLODED AXONOMETRIC - FIN WALL SYSTEM





PROJECT

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

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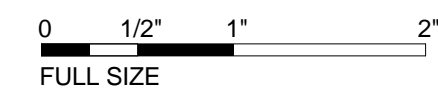
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Coral Gables, FL 33134

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FAC-012

FIN WALL SYSTEM - FIN PROFILE DETAILS



