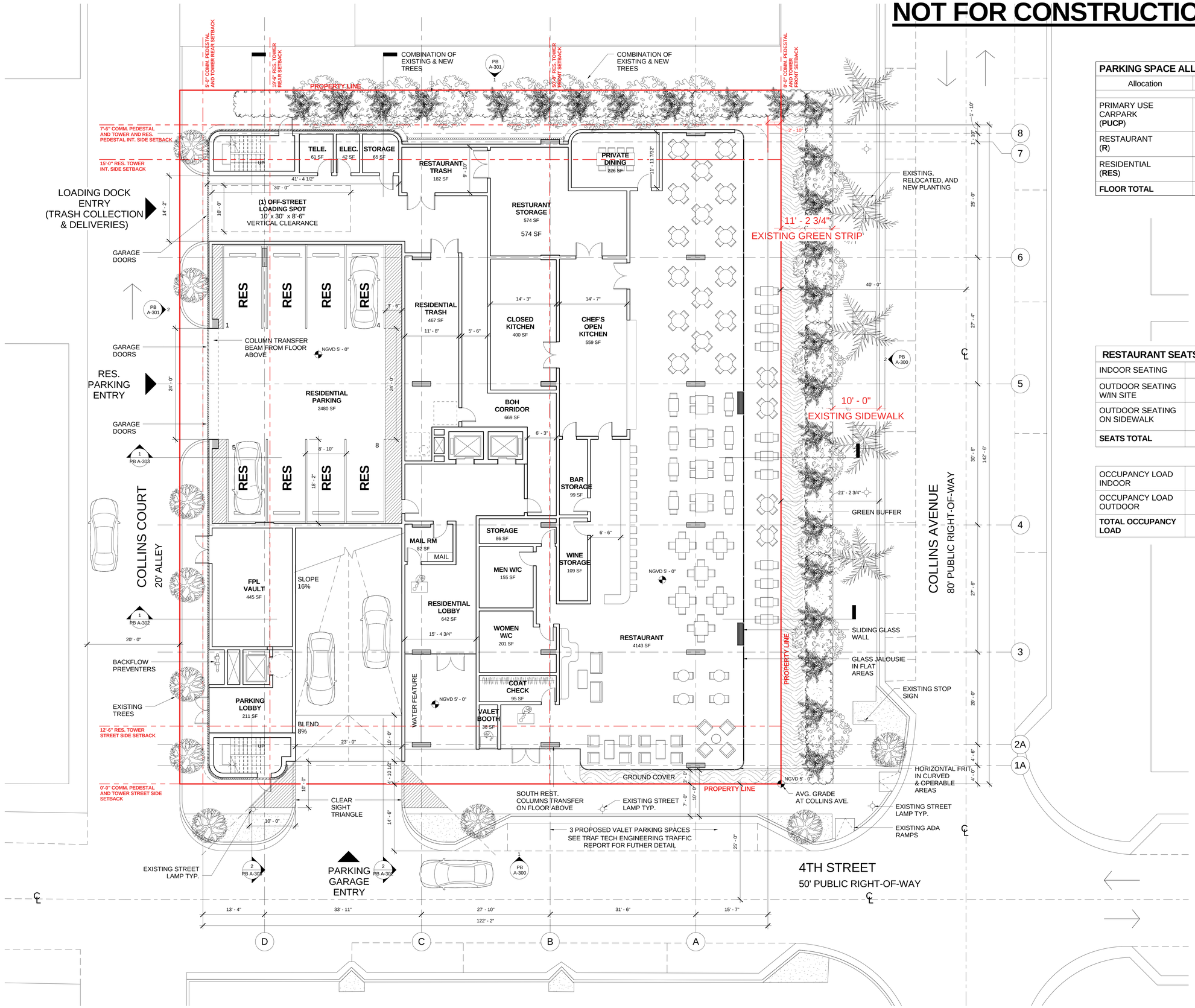
ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 01A - GROUND FLOOR
1/8" = 1'-0"

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

| RESTAURANT SEATS COUNT | |
|---|---|
| INDOOR SEATING | 161 |
| OUTDOOR SEATING W/IN SITE | 38 |
| OUTDOOR SEATING ON SIDEWALK | 0 |
| **SEATS TOTAL** | **199** |

| | |
|---|---|
| OCCUPANCY LOAD INDOOR | 161 |
| OCCUPANCY LOAD OUTDOOR | 38 |
| **TOTAL OCCUPANCY LOAD** | **199** |

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:**
Naturalficial, Inc.
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**Traffic Consultant:**
Traf Tech Engineering, Inc.
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**Parking / Auto-Turn Consultant:**
Juan Espinosa
David Plummer & Associates
1750 Ponce de Leon Boulevard
Coral Gables, FL 33134

| NO. | DESCRIPTION | DATE |
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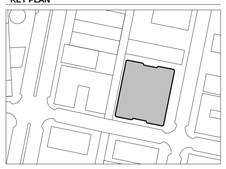
| 02 | FINAL SUBMITTAL | MAY 4, 2016 |
| 01 | PROGRESS SET | APRIL 27, 2016 |

DATE OF ISSUE: 05/03/2016
DRAWN BY: Author
SCALE: 1/8" = 1'-0"
CHECKED BY: Checker
PROJECT NO. & TITLE: Project Number TORINO GARAGE
PROJECT STATUS: Project Status

KEY PLAN



SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

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

SEAL & SIGNATURE

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STATE OF FLORIDA
AMIR RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

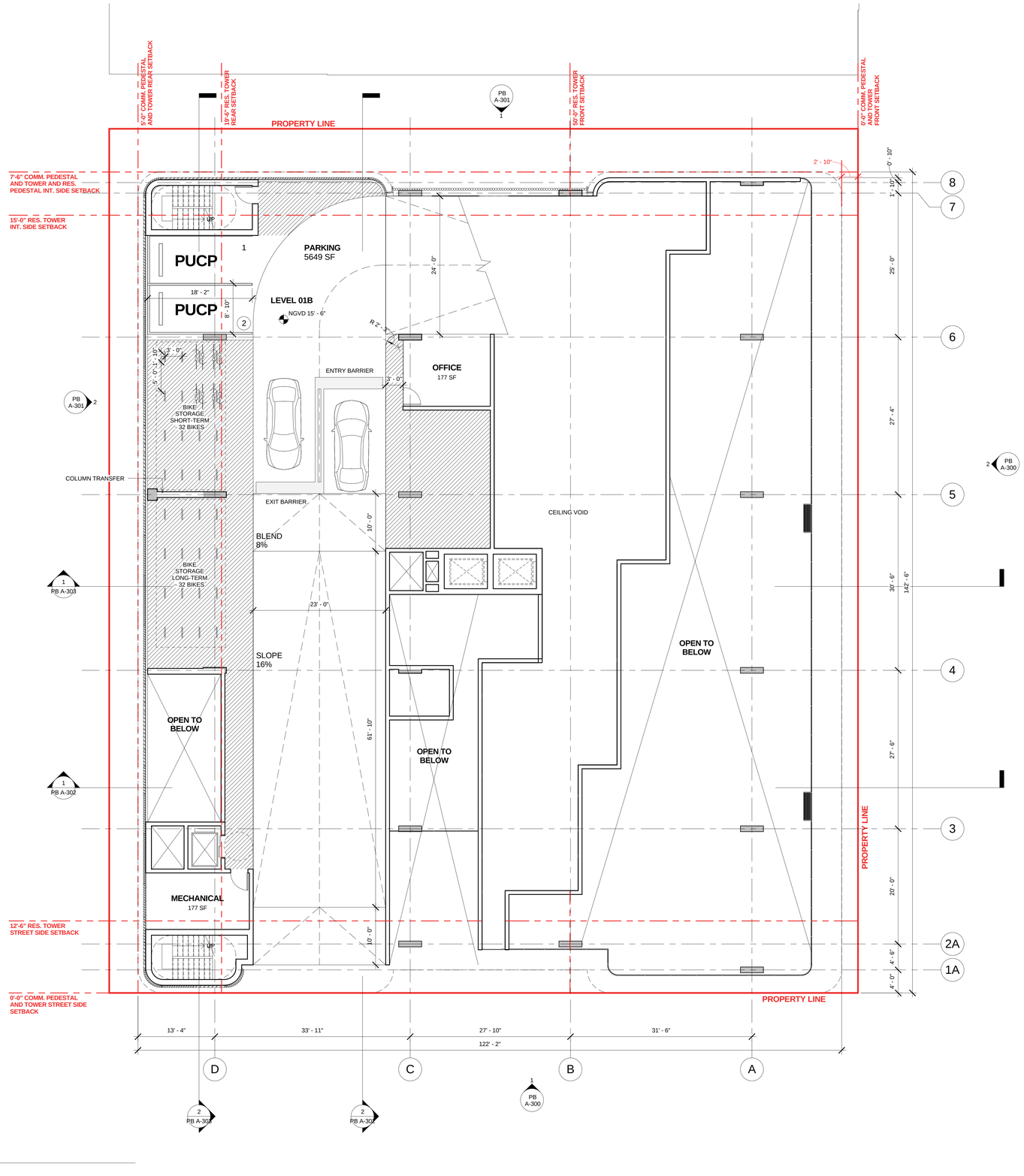
DRAWING TITLE

# PB A-201

**PROPOSED BUILDING - FLOOR PLAN - LVL 1 GROUND**

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 01B
1/8" = 1'-0"

## PARKING SPACE ALLOCATION

| Allocation | Count |
|---|---|
| PRIMARY USE CARPARK (**PUCP**) | 2 |
| RESTAURANT (**R**) | 0 |
| RESIDENTIAL (**RES**) | 0 |
| **FLOOR TOTAL** | 2 |

**PROJECT**

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

**Owner:**
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License # AA26003249

**CONSULTANTS**

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**Parking / Auto-Turn Consultant:**
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David Plummer & Associates
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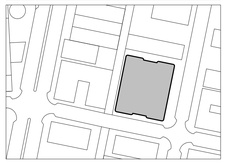
**SCALE** 1/8" = 1'-0"
**CHECKED BY** Checker
**PROJECT NO. & TITLE** Project Number TORINO GARAGE
**PROJECT STATUS** Project Status

**KEY PLAN**



**SCALE & ORIENTATION**

TRUE NORTH: 10.78 DEG.

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

**SEAL & SIGNATURE**

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LANE RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

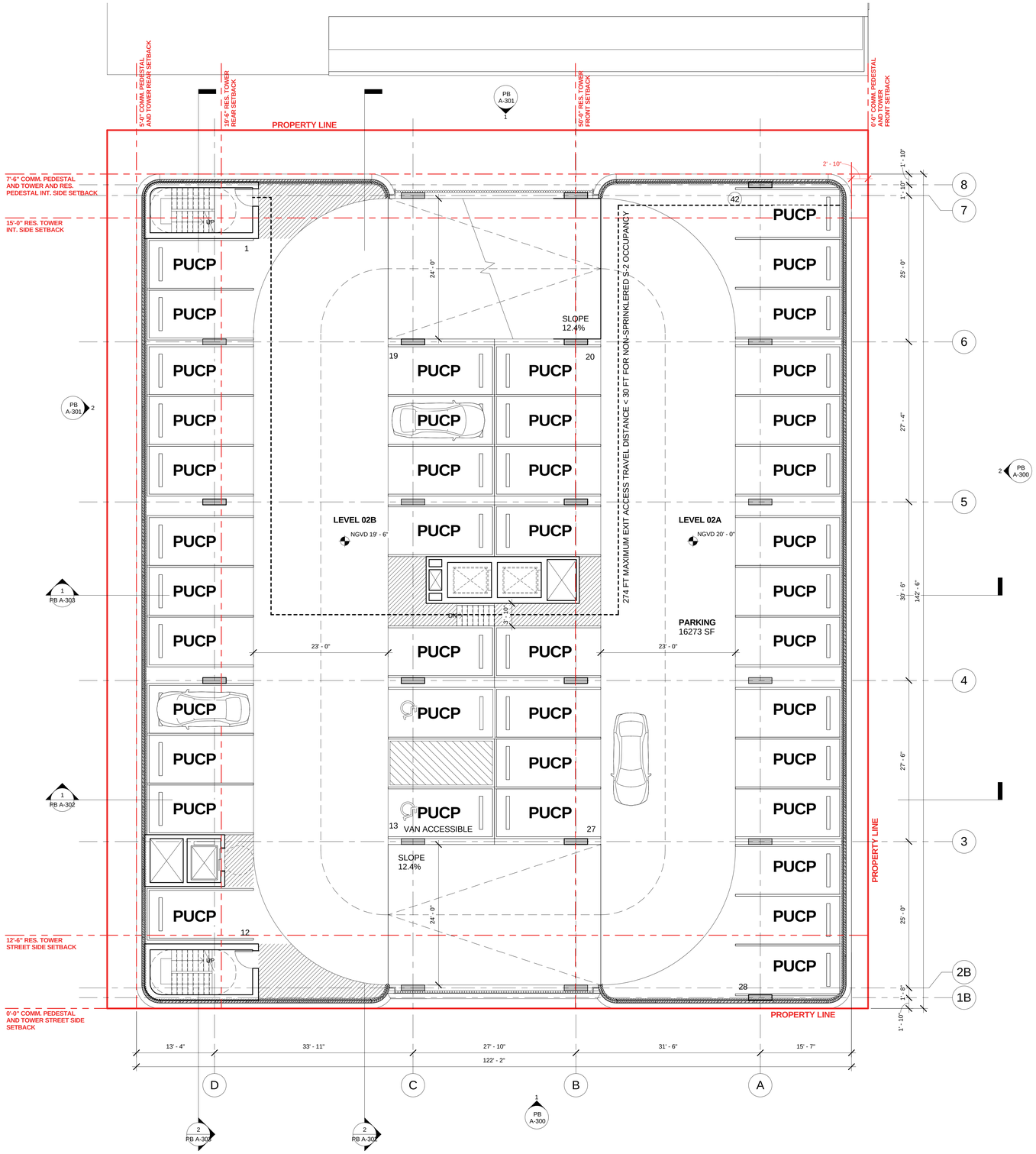
**DRAWING TITLE**

# PB A-201M

## PROPOSED BUILDING - FLOOR PLAN - LVL 1 MEZZ

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 02A
1/8" = 1'-0"

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

**PROJECT**

**TORINO GARAGE**
400 COLLINS AVE.,
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**Owner:**
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**DATE OF ISSUE** 05/03/2016
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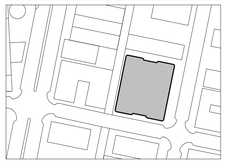
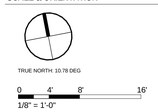
**SCALE** 1/8" = 1'-0"
**CHECKED BY** Checker
**PROJECT NO. & TITLE** Project Number TORINO GARAGE
**PROJECT STATUS** Project Status

**KEY PLAN**



**SCALE & ORIENTATION**




**SEAL & SIGNATURE**

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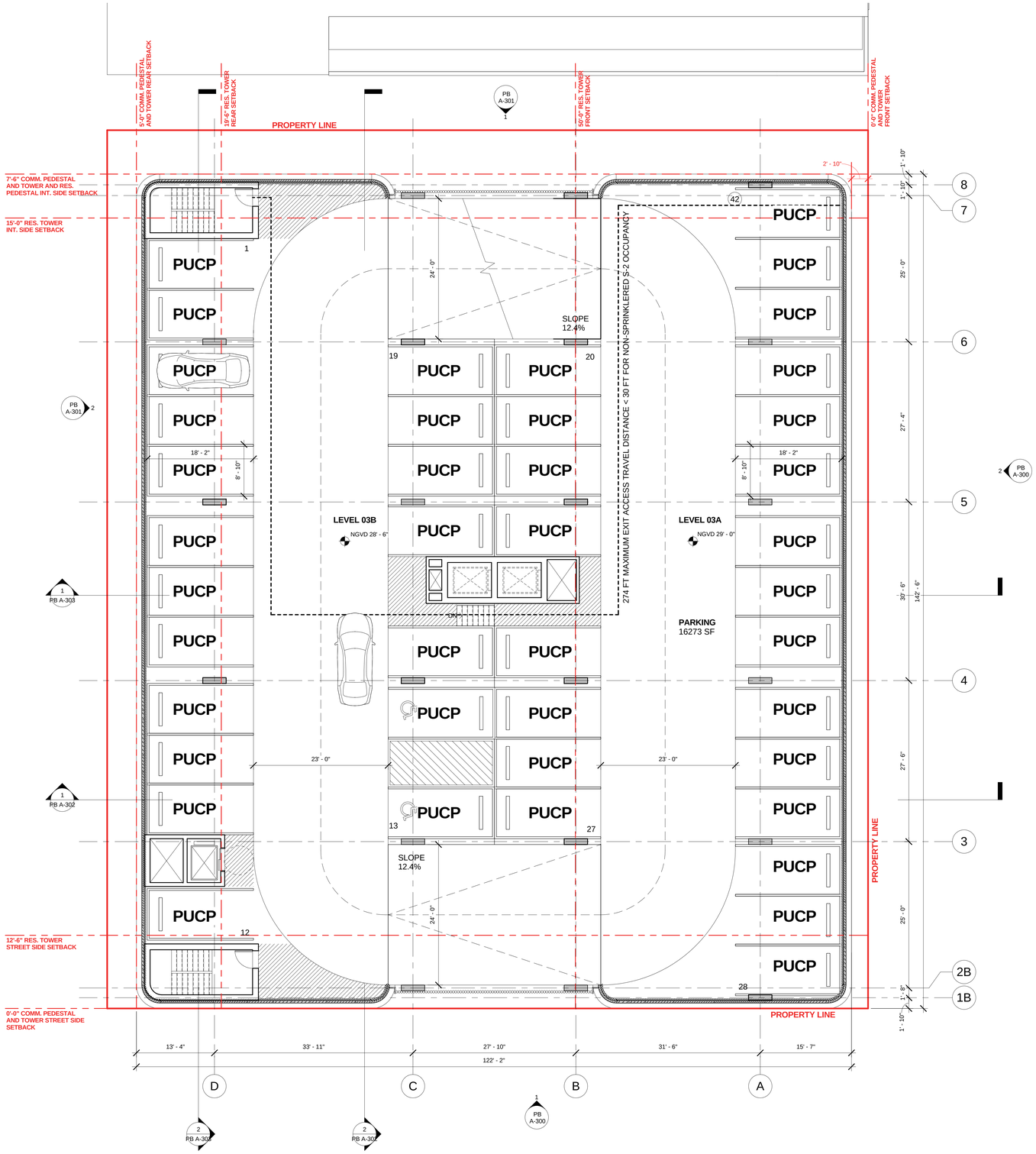
**DRAWING TITLE**

# PB A-202

**PROPOSED BUILDING - FLOOR PLAN - LVL 2**

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 03A
1/8" = 1'-0"

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

**PROJECT**

## TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

**Owner:**
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770 Lexington Ave
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**Design Architect:**
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License # AA26003249

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**Parking / Auto-Turn Consultant:**
Juan Espinosa
David Plummer & Associates
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Coral Gables, FL 33134

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**DATE OF ISSUE** 05/03/2016
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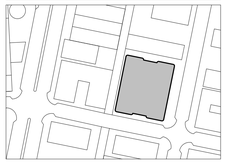
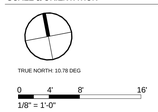
**SCALE** 1/8" = 1'-0"
**CHECKED BY** Checker
**PROJECT NO. & TITLE** Project Number TORINO GARAGE
**PROJECT STATUS** Project Status

**KEY PLAN**



**SCALE & ORIENTATION**

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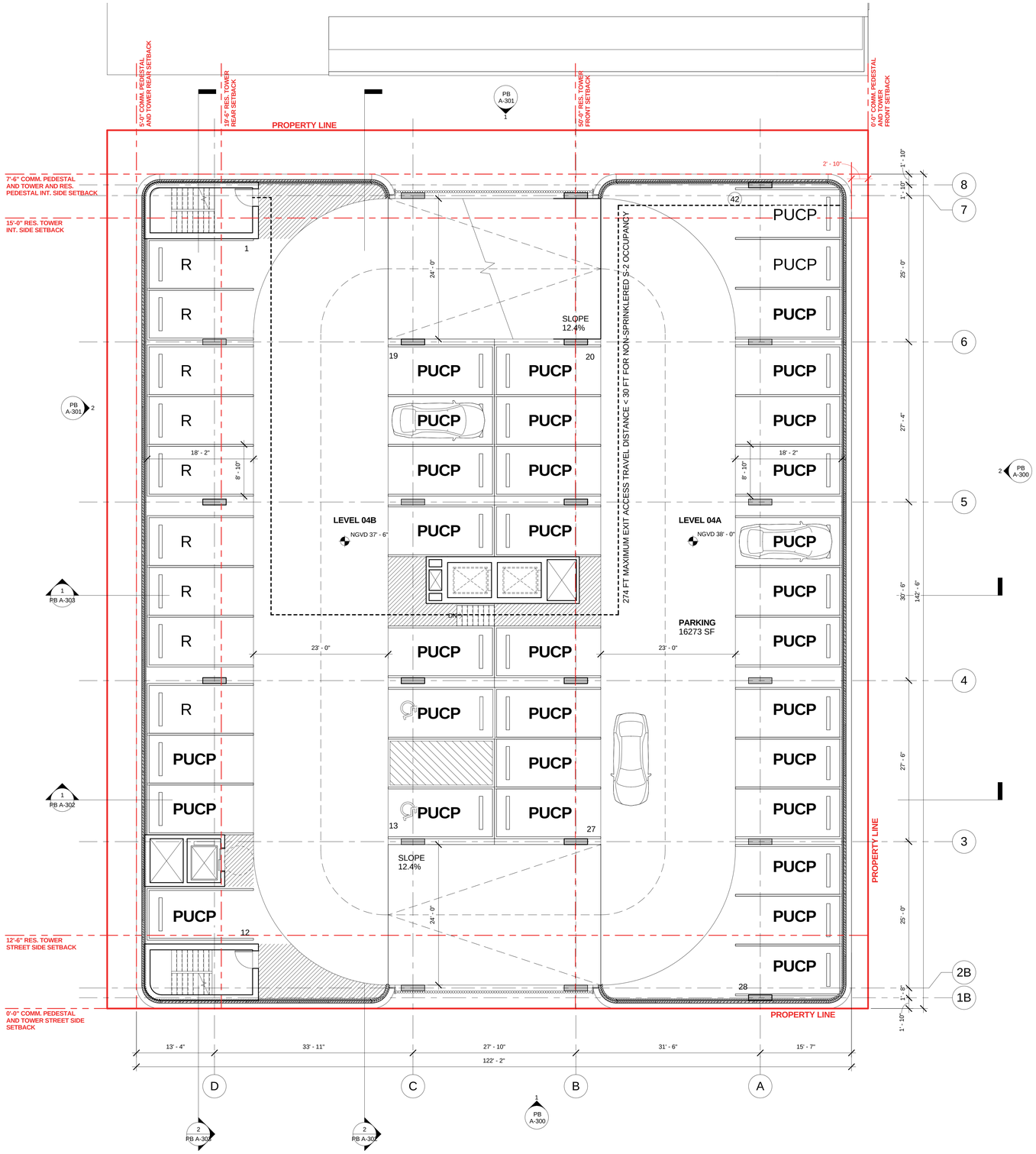
**DRAWING TITLE**

# PB A-203

## PROPOSED BUILDING - FLOOR PLAN - LVL 3

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 04A
1/8" = 1'-0"

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

**PROJECT**

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

**Owner:**
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770 Lexington Ave
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**Design Architect:**
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**CONSULTANTS**

**Landscape Architect:**
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**Parking / Auto-Turn Consultant:**
Juan Espinosa
David Plummer & Associates
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Coral Gables, FL 33134

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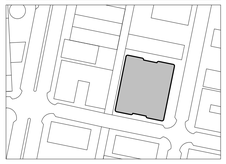
| 01 | PROGRESS SET | APRIL 27, 2016 |

**DATE OF ISSUE** 05/03/2016
**DRAWN BY** Author
**SCALE** 1/8" = 1'-0"
**CHECKED BY** Checker
**PROJECT NO. & TITLE** Project Number TORINO GARAGE
**PROJECT STATUS** Project Status

**KEY PLAN**



**SCALE & ORIENTATION**

TRUE NORTH: 10.78 DEG

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

**SEAL & SIGNATURE**

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STATE OF FLORIDA
MARC RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

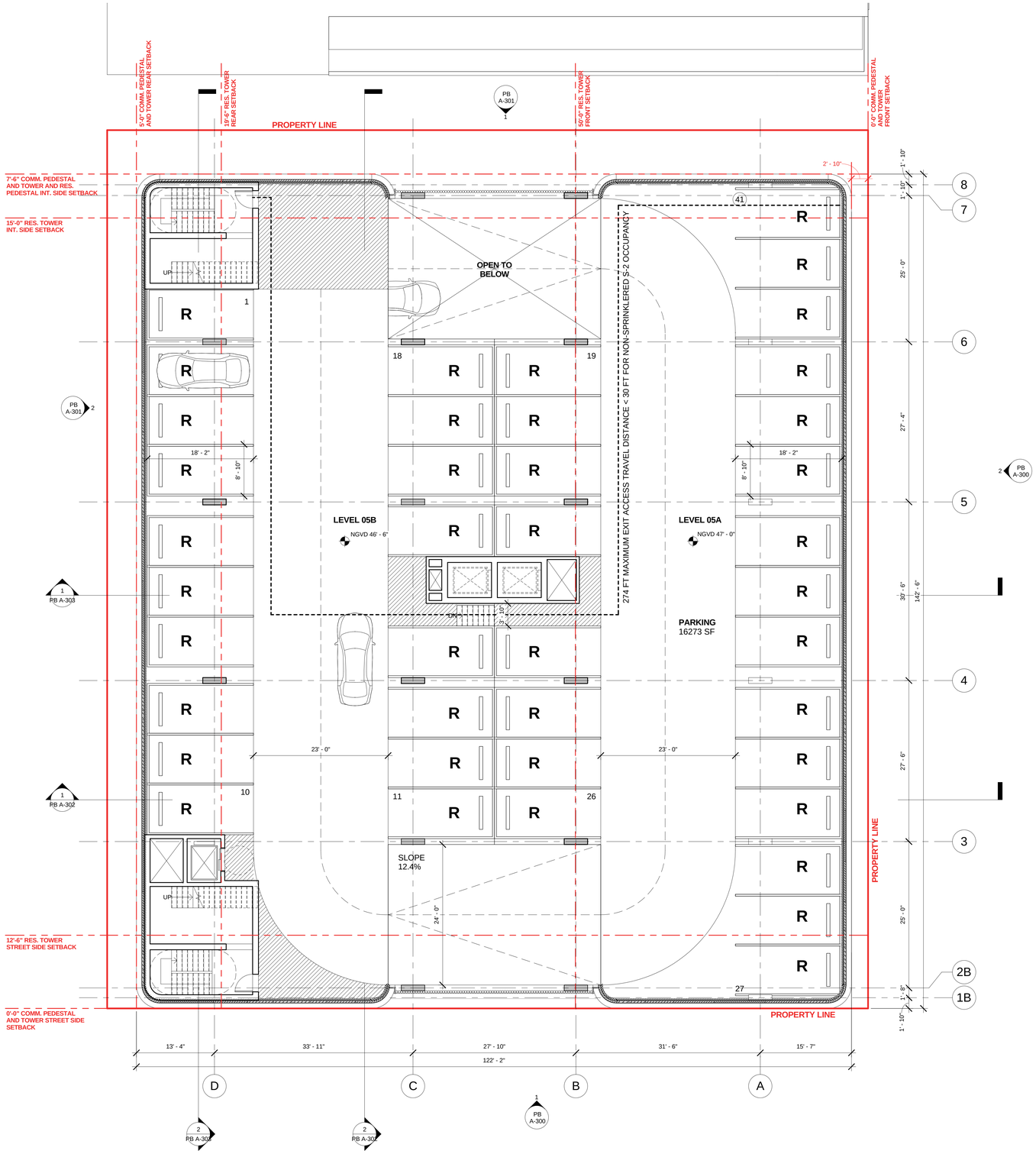
**DRAWING TITLE**

# PB A-204

**PROPOSED BUILDING - FLOOR PLAN - LVL 4**

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 05B
1/8" = 1'-0"

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

**PROJECT**

## TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

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

**Design Architect:**
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**CONSULTANTS**

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

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**DATE OF ISSUE**
05/03/2016

**DRAWN BY**
Author

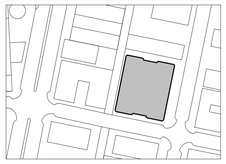
**SCALE**
1/8" = 1'-0"

**CHECKED BY**
Checker

**PROJECT NO. & TITLE**
Project Number TORINO GARAGE

**PROJECT STATUS**
Project Status

**KEY PLAN**



**SCALE & ORIENTATION**

TRUE NORTH: 10.78 DEG

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

**SEAL & SIGNATURE**

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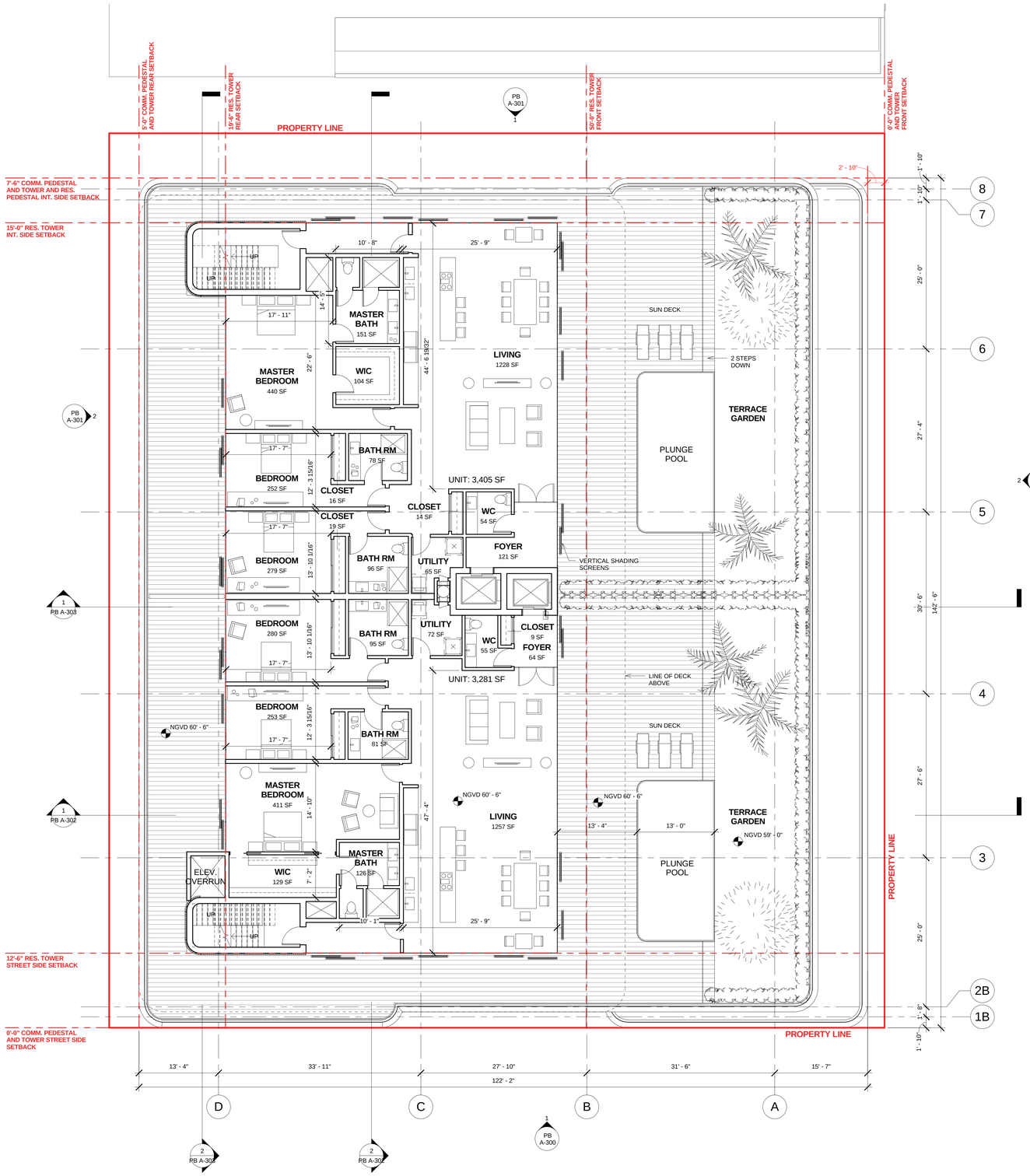
**DRAWING TITLE**

# PB A-205

## PROPOSED BUILDING - FLOOR PLAN - LVL 5

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 06B - PENTHOUSE 01/02
1/8" = 1'-0"

PROJECT

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

**Owner:**
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**Design Architect:**
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License # AA26003249

CONSULTANTS

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Tamarac, FL 33321

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

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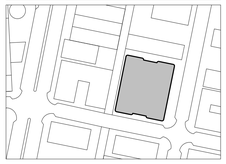
| DATE OF ISSUE | DRAWN BY |
|---|---|
| 05/03/2016 | Author |
| **SCALE** | **CHECKED BY** |
| 1/8" = 1'-0" | Checker |

PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

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

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ANIL RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

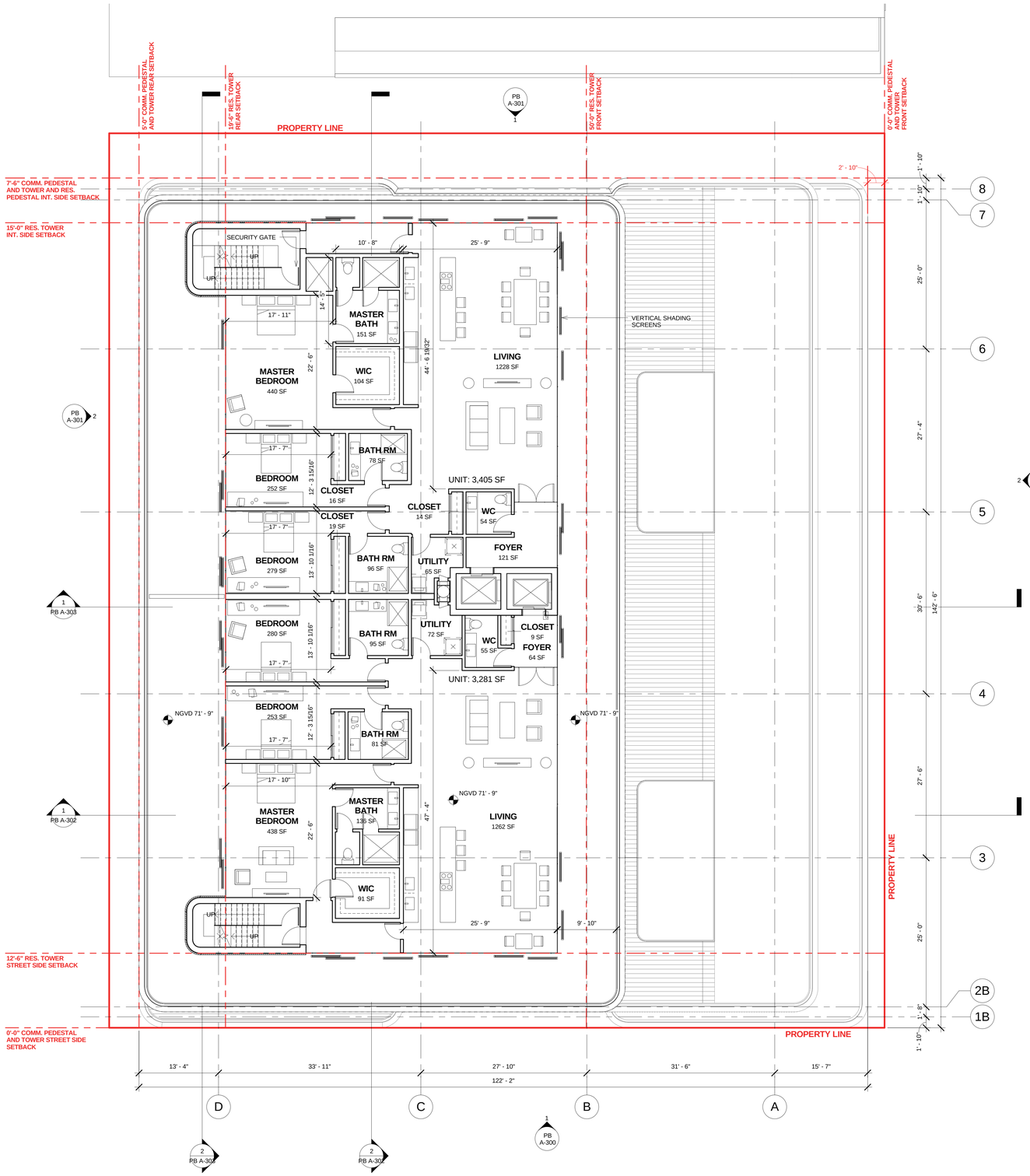
DRAWING TITLE

# PB A-206

## PROPOSED BUILDING - FLOOR PLAN - LVL 6

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 07 - PENTHOUSE 03/04
1/8" = 1'-0"

PROJECT

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

**Owner:**
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**Design Architect:**
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**Parking / Auto-Turn Consultant:**
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David Plummer & Associates
1750 Ponce de Leon Boulevard
Coral Gables, FL 33134

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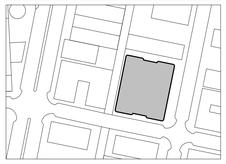
| DATE OF ISSUE | DRAWN BY |
|---|---|
| 05/03/2016 | Author |
| **SCALE** | **CHECKED BY** |
| 1/8" = 1'-0" | Checker |

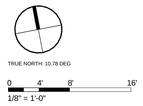
PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



SCALE & ORIENTATION

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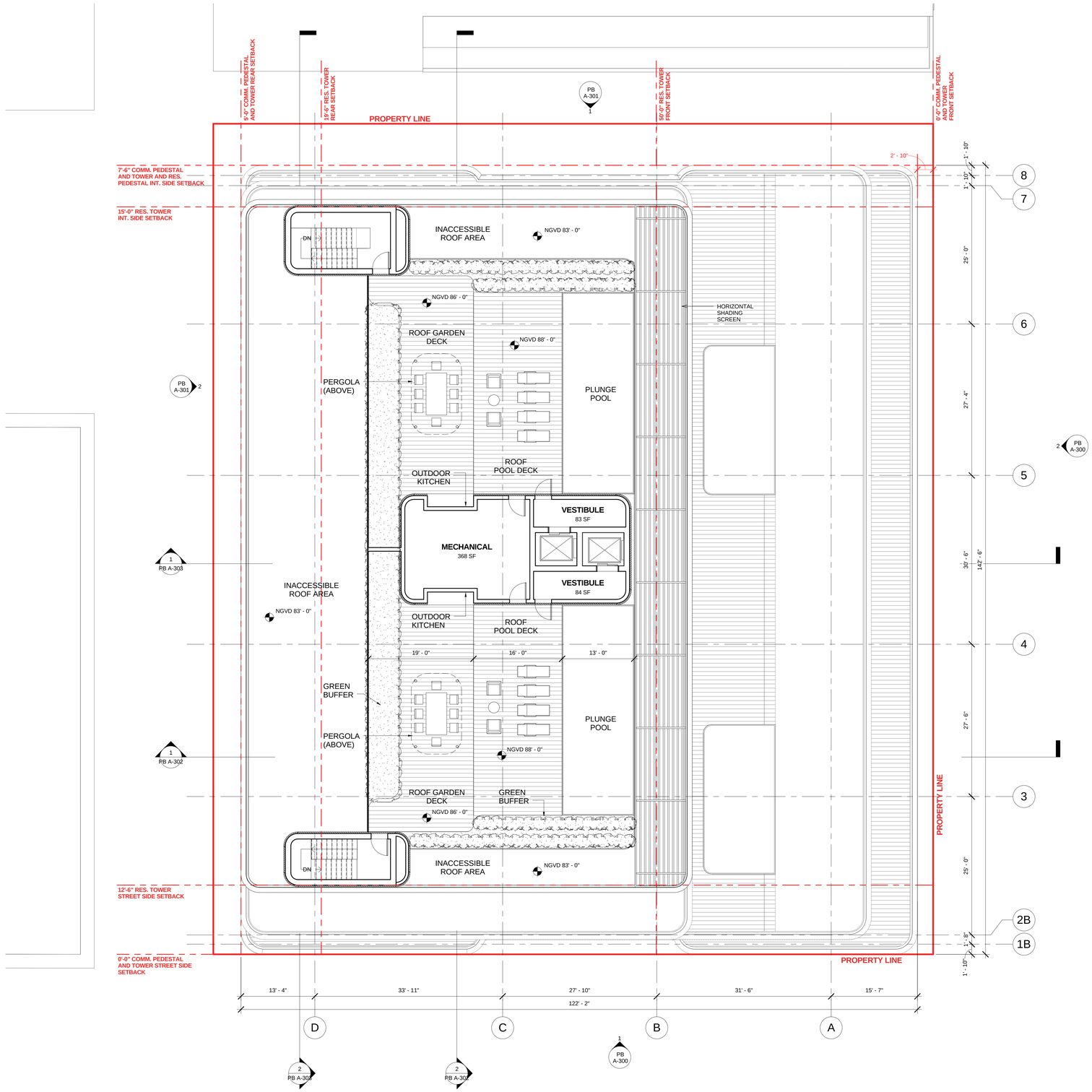
DRAWING TITLE

# PB A-207

## PROPOSED BUILDING - FLOOR PLAN - LVL 7

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




1 LEVEL 08 - ROOF LEVEL
1/8" = 1'-0"

**PROJECT**

## TORINO GARAGE

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MIAMI BEACH, FL 33139

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New York, NY 10065-8165

**Design Architect:**
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**CONSULTANTS**

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

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**DATE OF ISSUE**
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**DRAWN BY**
Author

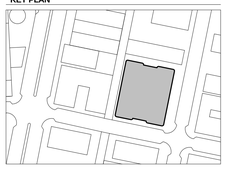
**SCALE**
1/8" = 1'-0"

**CHECKED BY**
Checker

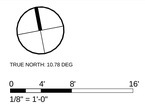
**PROJECT NO. & TITLE**
Project Number TORINO GARAGE

**PROJECT STATUS**
Project Status

**KEY PLAN**



**SCALE & ORIENTATION**

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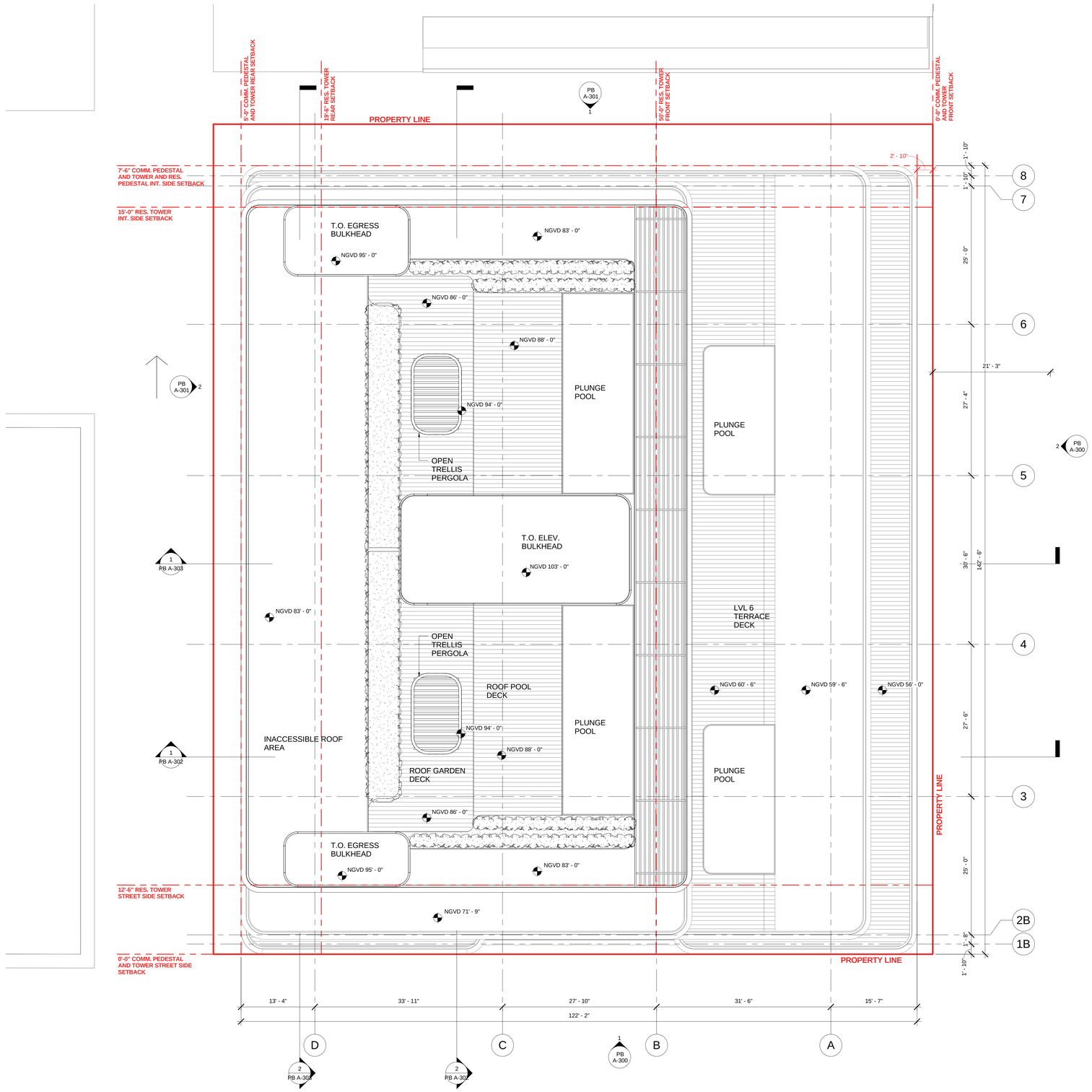
**DRAWING TITLE**

# PB A-208

## PROPOSED BUILDING - FLOOR PLAN - LVL 8 ROOF LVL

ARCH E1 30"x42"




1 FLOOR PLAN - T.O. ROOF
1/8" = 1'-0"

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

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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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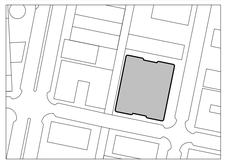
| DATE OF ISSUE | DRAWN BY |
|---|---|
| 05/03/2016 | Author |
| **SCALE** | **CHECKED BY** |
| 1/8" = 1'-0" | Checker |

PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



SCALE & ORIENTATION

TRUE NORTH: 10.78 DEG

SCALE AS NOTED
GRAPHIC SCALE (AS REQ'D)

SEAL & SIGNATURE

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RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

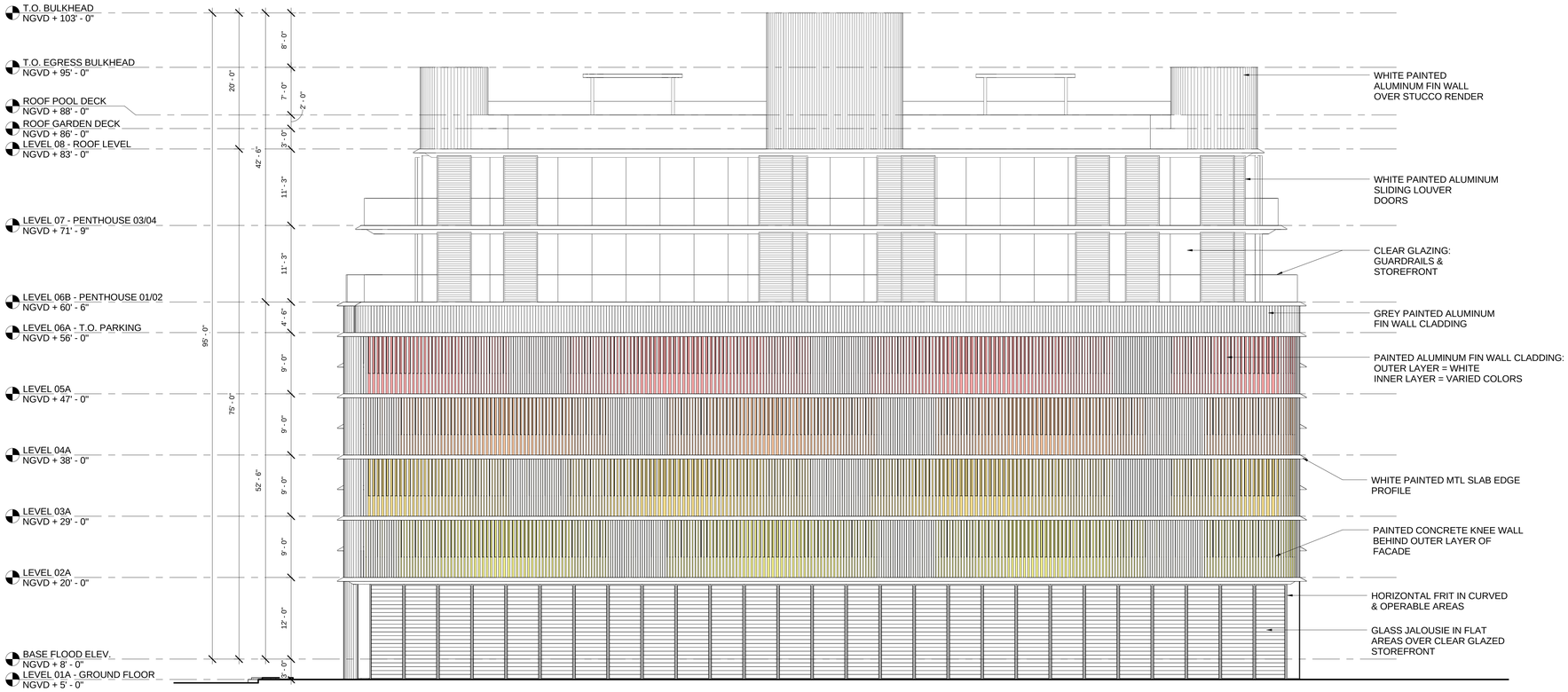
DRAWING TITLE

# PB A-209

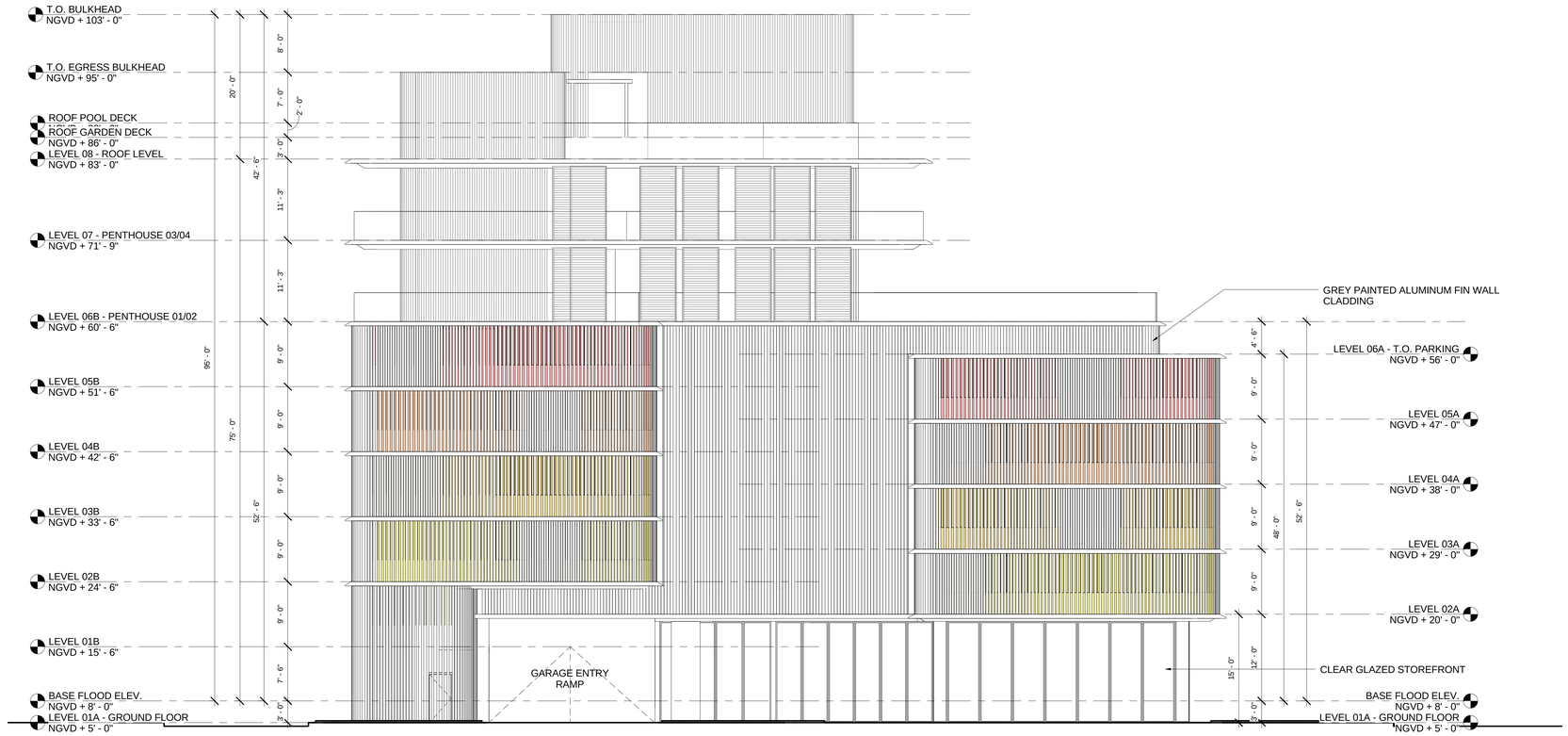
## PROPOSED BUILDING - FLOOR PLAN - ROOF PLAN

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




2 BUILDING ELEVATION - EAST
1/8" = 1'-0"




1 BUILDING ELEVATION - SOUTH
1/8" = 1'-0"

**PROJECT**

## TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

**Owner:**
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770 Lexington Ave
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Tamarac, FL 33321

**Parking / Auto-Turn Consultant:**
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David Plummer & Associates
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Coral Gables, FL 33134

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**DATE OF ISSUE**
05/03/2016

**DRAWN BY**
Author

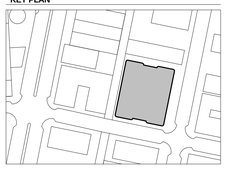
**SCALE**
1/8" = 1'-0"

**CHECKED BY**
Checker

**PROJECT NO. & TITLE**
Project Number TORINO GARAGE

**PROJECT STATUS**
Project Status

**KEY PLAN**



**SCALE & ORIENTATION**

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

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KARL RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

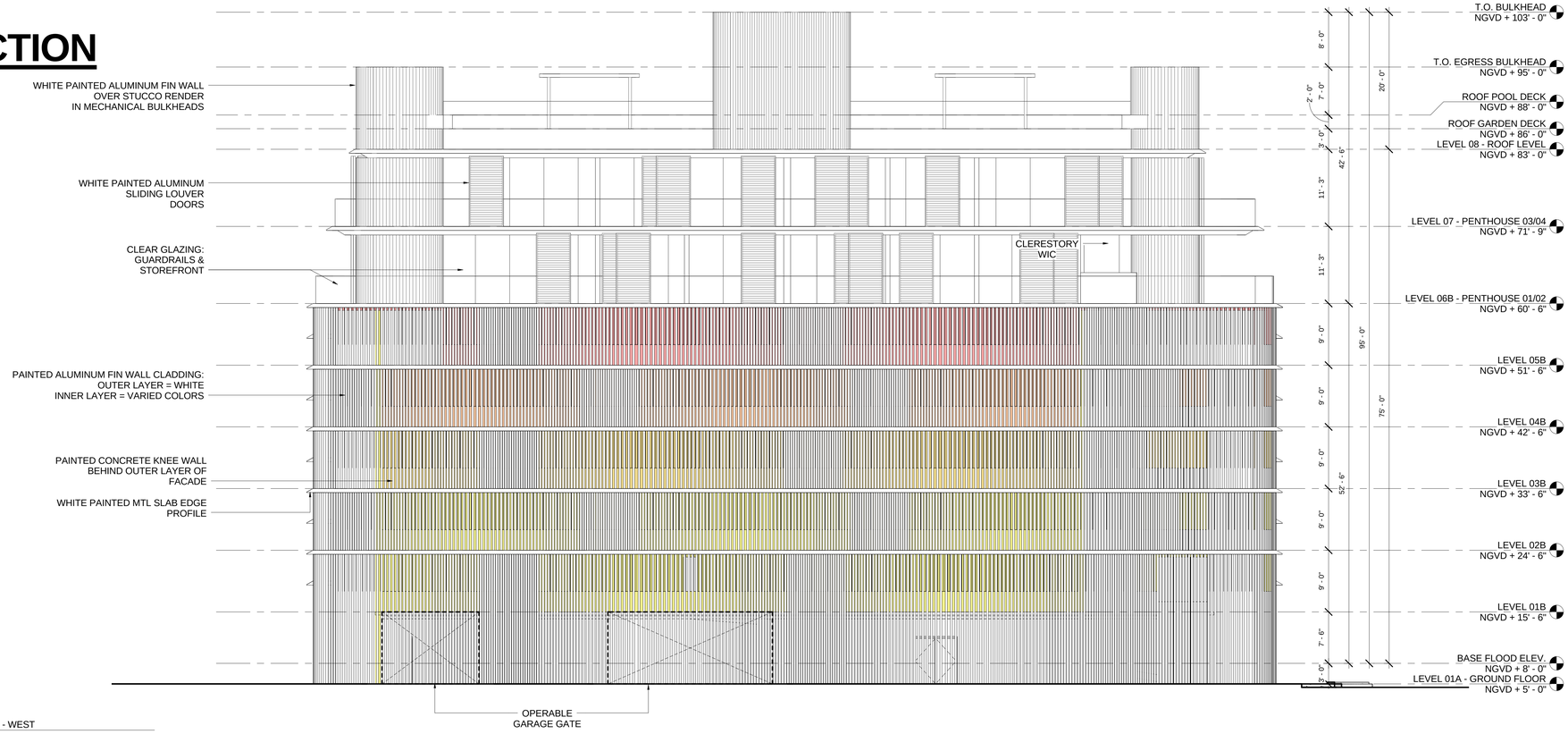
**DRAWING TITLE**

# PB A-300

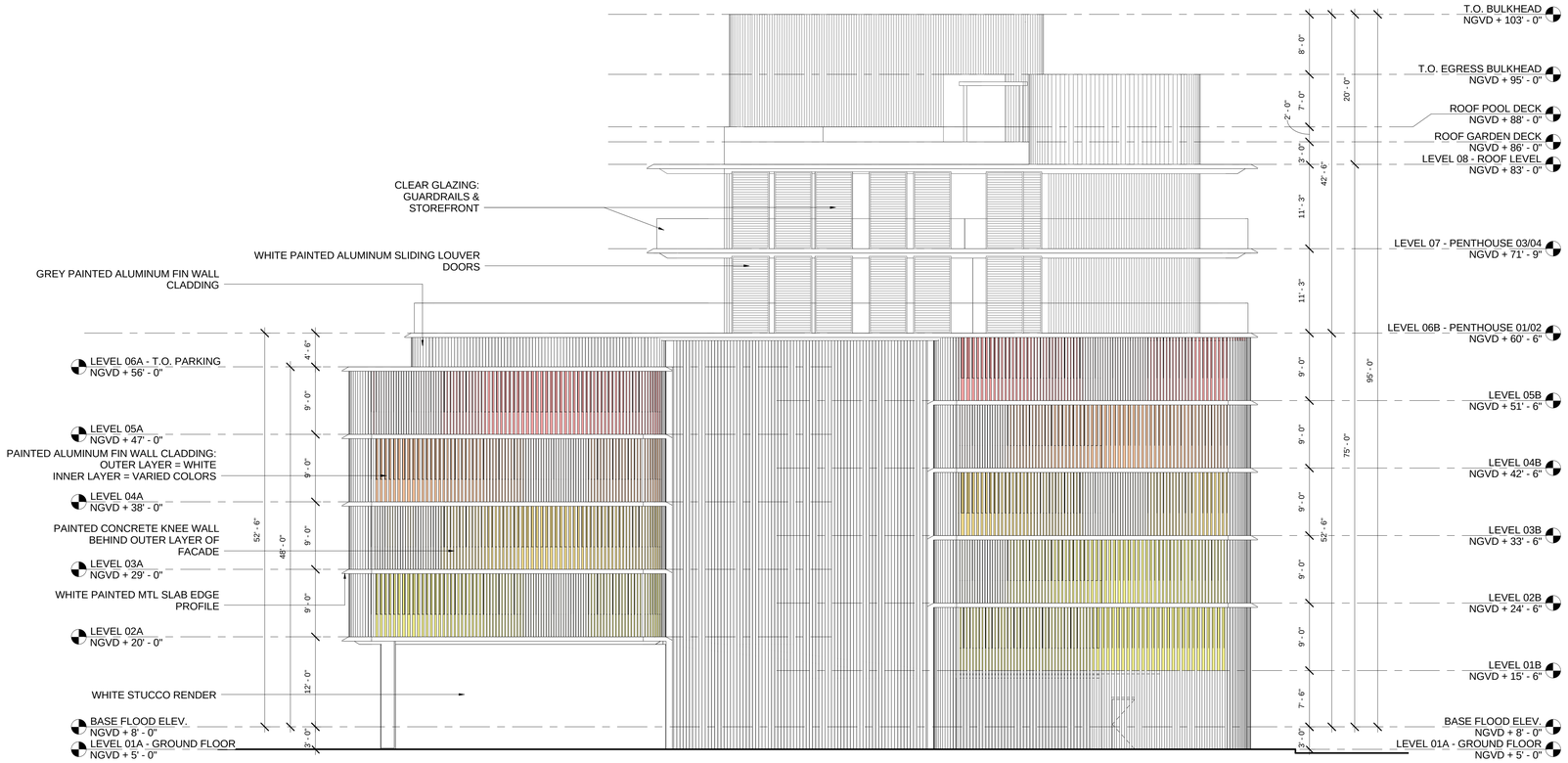
## PROPOSED BUILDING ELEVATIONS - SOUTH & EAST

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




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




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

**PROJECT**

## TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

**Owner:**
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**Design Architect:**
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License # AA26003249

**CONSULTANTS**

**Landscape Architect:**
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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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**DATE OF ISSUE**
05/03/2016

**DRAWN BY**
Author

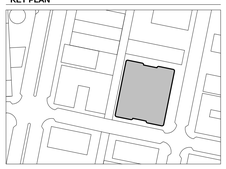
**SCALE**
1/8" = 1'-0"

**CHECKED BY**
Checker

**PROJECT NO. & TITLE**
Project Number TORINO GARAGE

**PROJECT STATUS**
Project Status

**KEY PLAN**



**SCALE & ORIENTATION**

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

**SEAL & SIGNATURE**

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AR97975
REGISTERED ARCHITECT

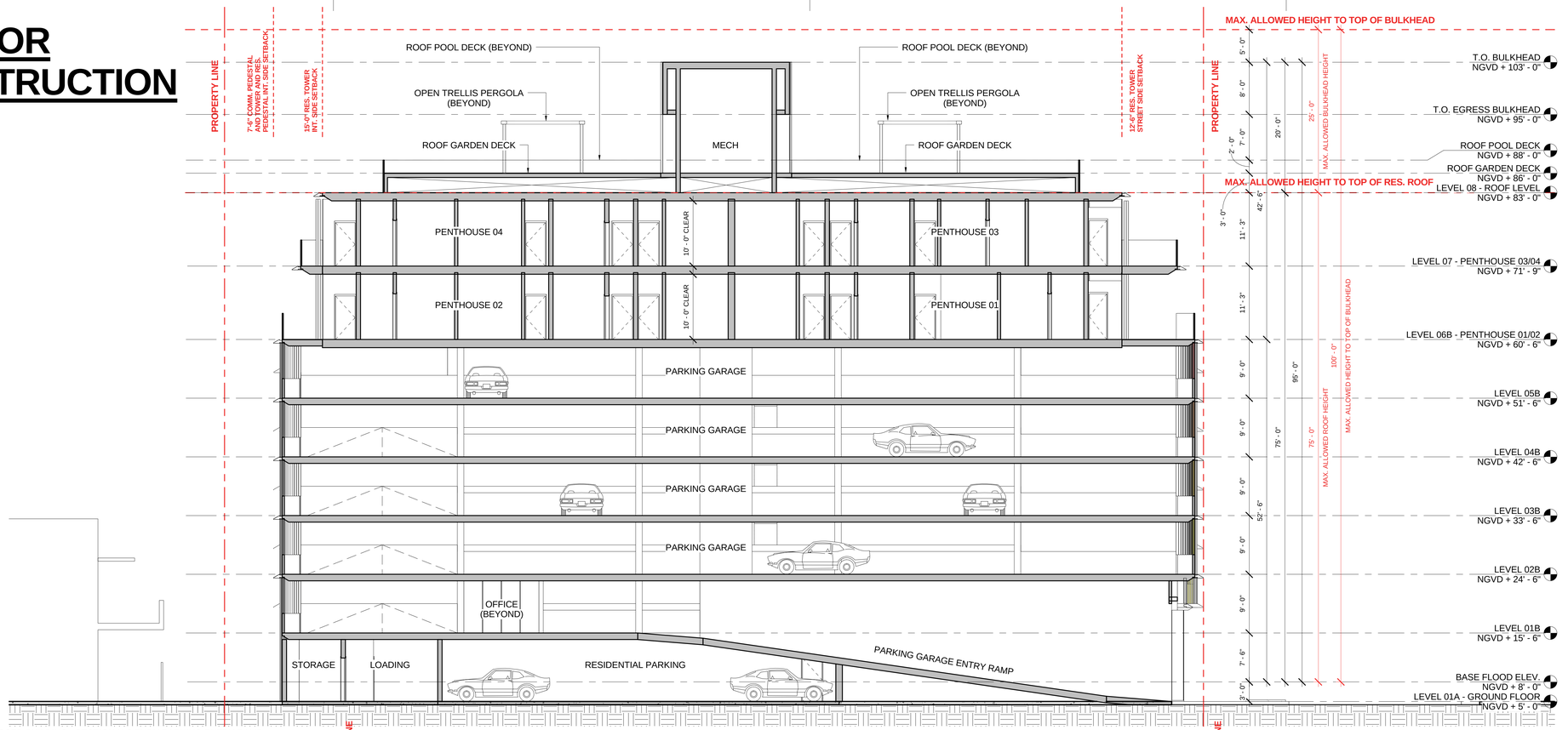
**DRAWING TITLE**

# PB A-301

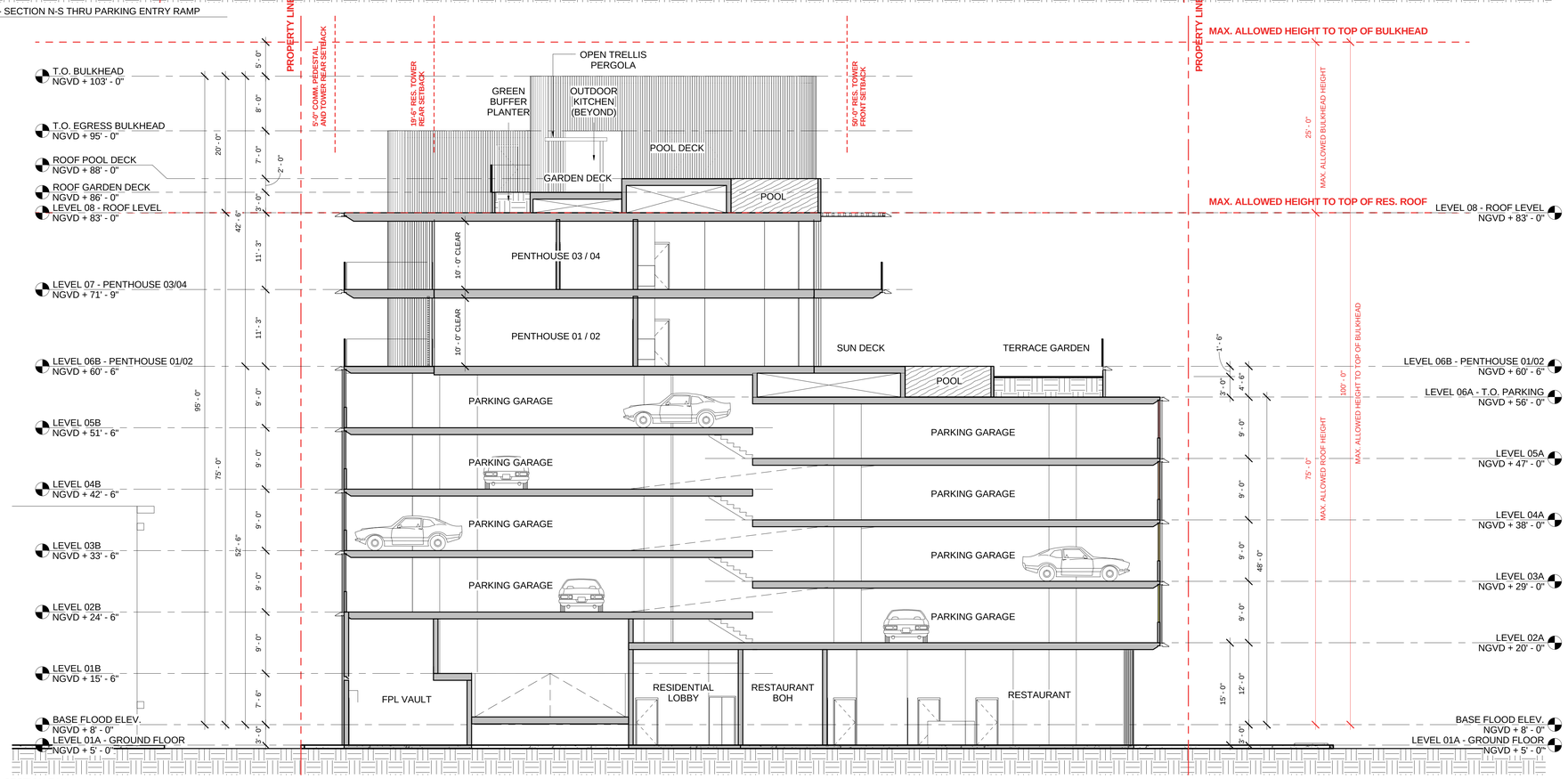
## PROPOSED BUILDING ELEVATIONS - NORTH & WEST

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




2 PROPOSED BUILDING - SECTION N-S THRU PARKING ENTRY RAMP
1/8" = 1'-0"




1 PROPOSED BUILDING - SECTION E-W
1/8" = 1'-0"

PROJECT

## TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

**Owner:**
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770 Lexington Ave
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License # AA26003249

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David Plummer & Associates
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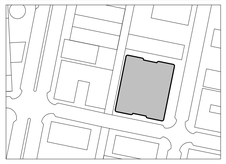
DATE OF ISSUE: 05/03/2016
DRAWN BY: Author
SCALE: 1/8" = 1'-0"
CHECKED BY: Checker
PROJECT NO. & TITLE: Project Number TORINO GARAGE
PROJECT STATUS: Project Status

KEY PLAN



SCALE & ORIENTATION

SEAL & SIGNATURE

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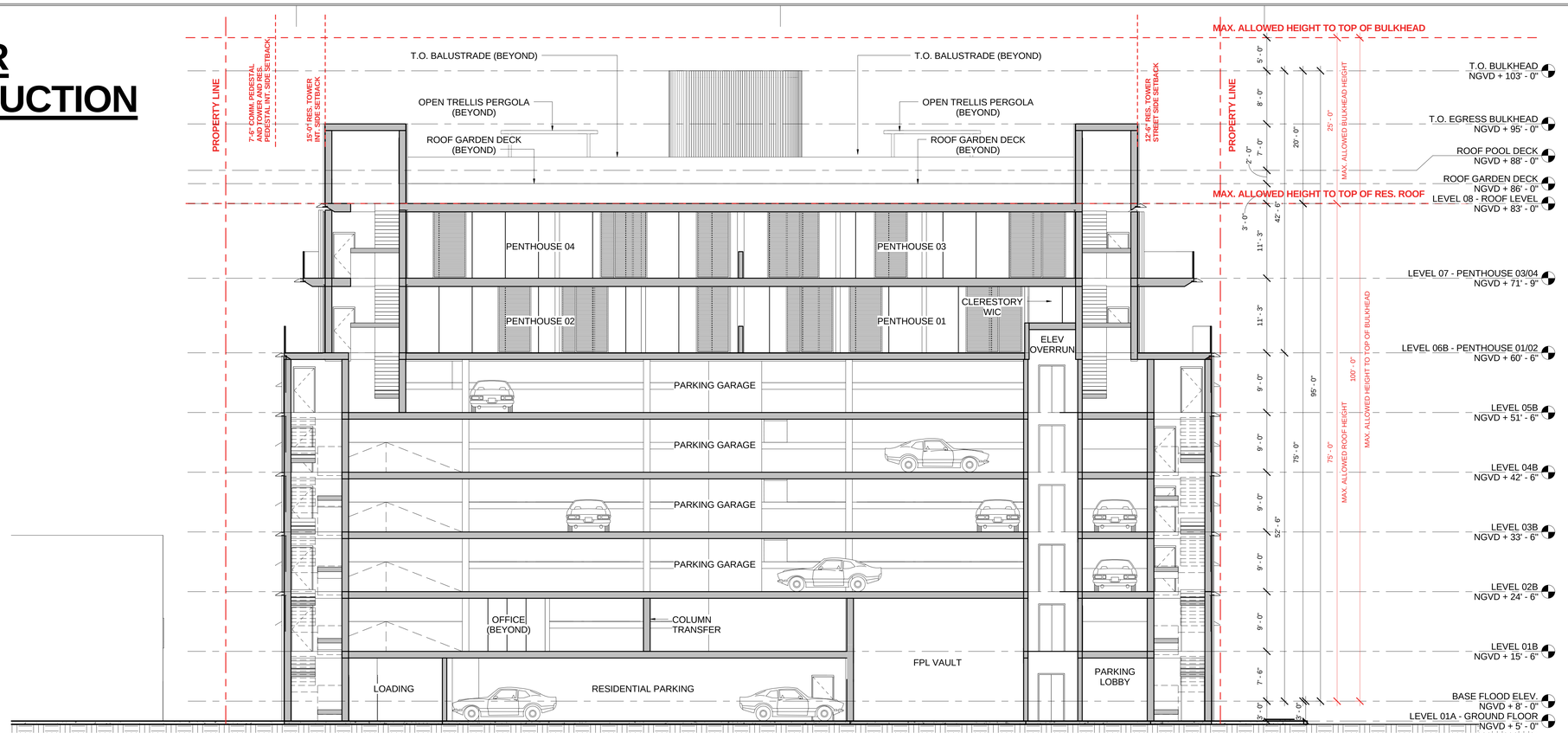
DRAWING TITLE

# PB A-302

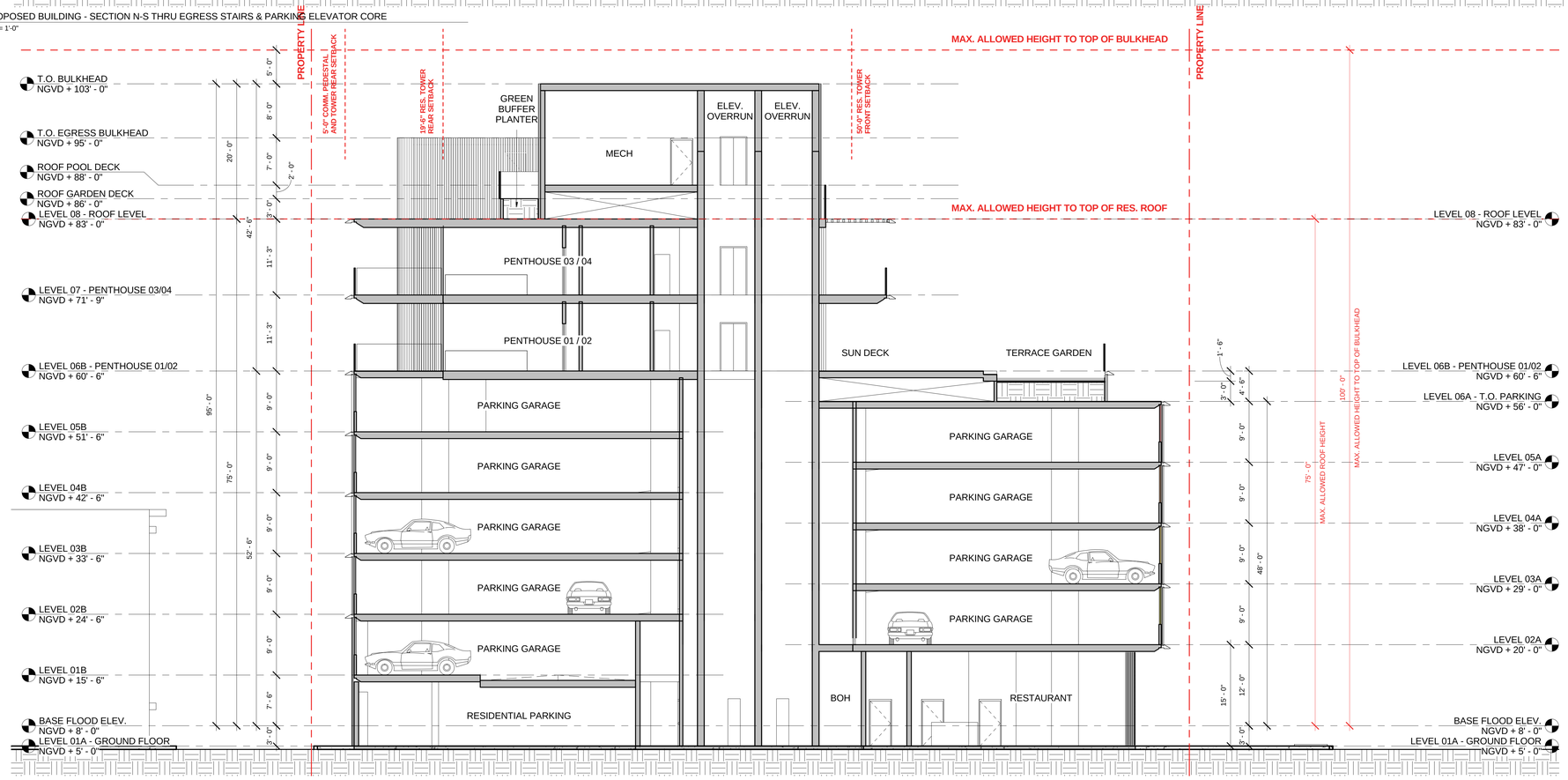
## PROPOSED BUILDING - SECTIONS

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION




2 PROPOSED BUILDING - SECTION N-S THRU EGRESS STAIRS & PARKING ELEVATOR CORE
1/8" = 1'-0"




1 PROPOSED BUILDING - SECTION E-W THRU RESIDENTIAL ELEVATORS CORE
1/8" = 1'-0"

PROJECT

## TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

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

**Design Architect:**
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**Traffic Consultant:**
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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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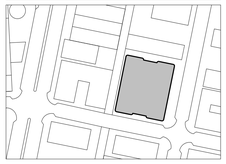
| **SCALE** | **CHECKED BY** |
| 1/8" = 1'-0" | Checker |

**PROJECT NO. & TITLE**
Project Number TORINO GARAGE

**PROJECT STATUS**
Project Status

KEY PLAN



SCALE & ORIENTATION

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

SEAL & SIGNATURE

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ANIL RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

DRAWING TITLE

# PB A-303

## PROPOSED BUILDING - SECTIONS

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION

PERSPECTIVE - LOOKING SOUTH DOWN COLLINS AVENUE

PROJECT

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

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

**Design Architect:**
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License # AA26003249

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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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Author

SCALE

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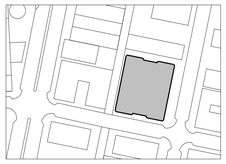
PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



SCALE & ORIENTATION

NOT TO SCALE

SEAL & SIGNATURE

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ANIL RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

DRAWING TITLE

**PB A-400**
**PROPOSED BUILDING - PERSPECTIVES**

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION

PERSPECTIVE - LOOKING WEST DOWN 4TH STREET

PROJECT

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

**Owner:**
Allied Partners
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New York, NY 10065-8165

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**Parking / Auto-Turn Consultant:**
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David Plummer & Associates
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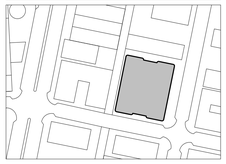
| 05/03/2016 | Author |
| SCALE | CHECKED BY |
| | Checker |

PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



SCALE & ORIENTATION

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AR97975
REGISTERED ARCHITECT

DRAWING TITLE

**PB A-401**
**PROPOSED BUILDING - PERSPECTIVES**

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION

PERSPECTIVE - LOOKING NORTH UP COLLINS AVENUE

PROJECT

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

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

**Design Architect:**
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New York, NY 10152
License # AA26003249

CONSULTANTS

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

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Author

SCALE

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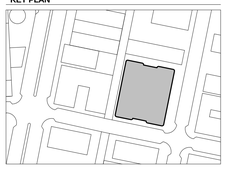
PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



SCALE & ORIENTATION

NOT TO SCALE

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ANIL RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

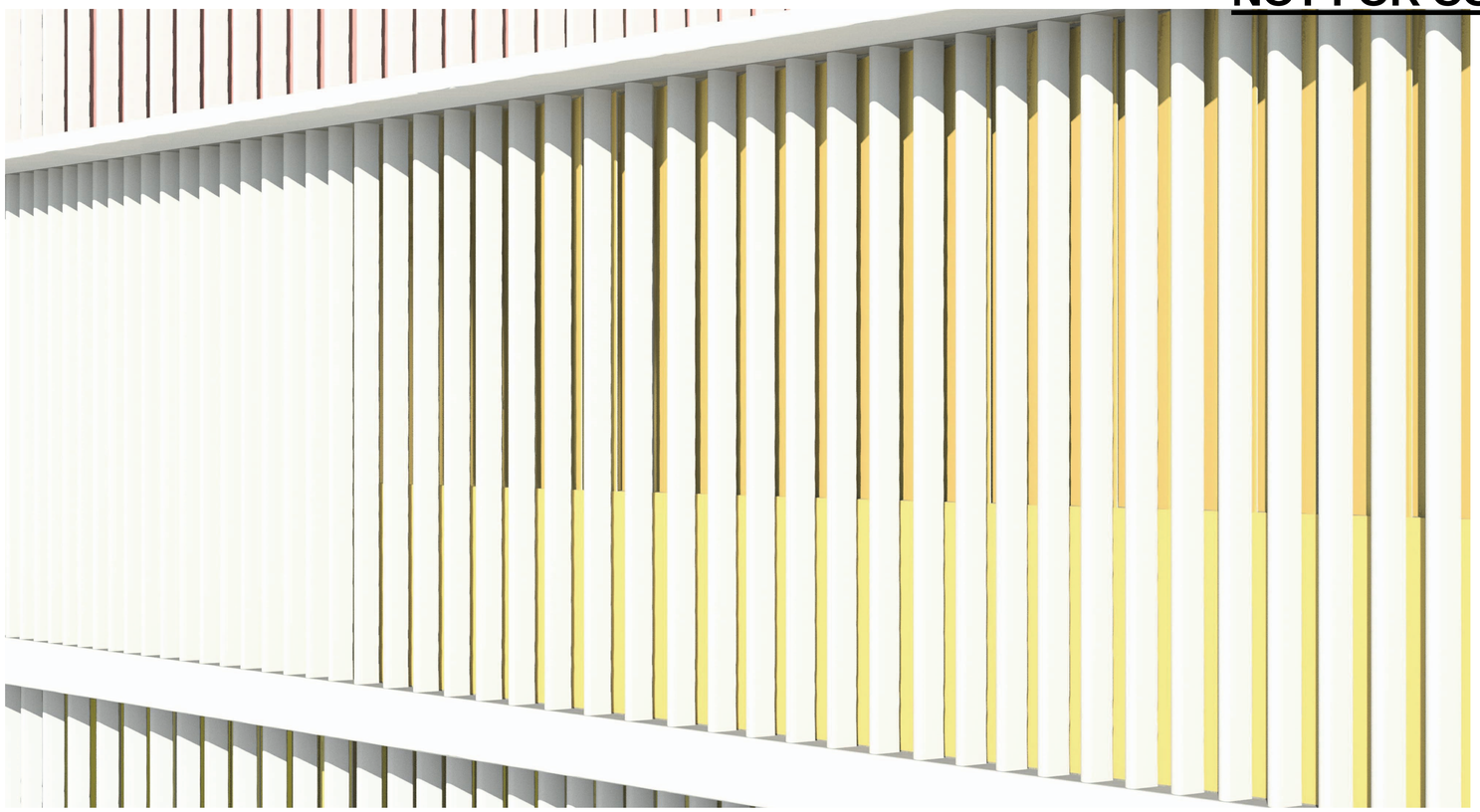
DRAWING TITLE

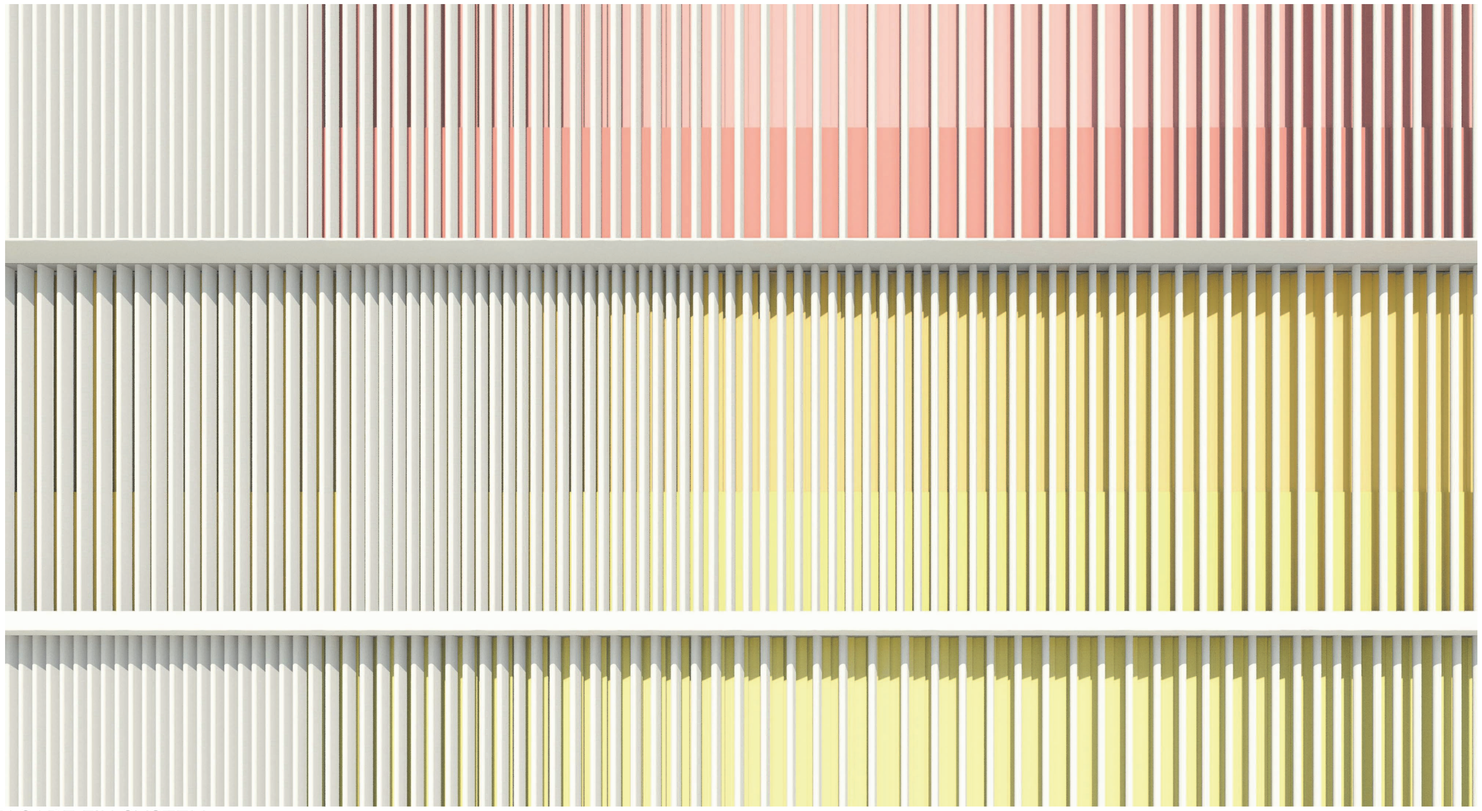
# PB A-402

**PROPOSED BUILDING - PERSPECTIVES**

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION





PERSPECTIVE - CLOSE-UP OF FACADE FIN SYSTEM

**PROJECT**

## TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

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

**Design Architect:**
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New York, NY 10152
License # AA26003249

**CONSULTANTS**

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Author

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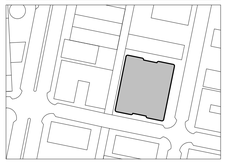
**PROJECT NO. & TITLE**
Project Number TORINO GARAGE

**PROJECT STATUS**
Project Status

**KEY PLAN**



**SCALE & ORIENTATION**

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**SEAL & SIGNATURE**

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KARL RAJIV MASCARENHAS
AR97975
REGISTERED ARCHITECT

**DRAWING TITLE**

# PB A-403

## PROPOSED BUILDING - PERSPECTIVES

ARCH E1 30"x42"

# NOT FOR CONSTRUCTION

PERSPECTIVE - CLOSE-UP - LOOKING UP AT THE FACADE FROM STREET LEVEL

PROJECT

## TORINO GARAGE

400 COLLINS AVE.,
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| NO. | DESCRIPTION | DATE |
|---|---|---|
| 02 | FINAL SUBMITTAL | MAY 4, 2016 |
| 01 | PROGRESS SET | APRIL 27, 2016 |

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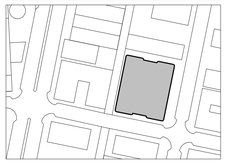
|---|---|
| 05/03/2016 | Author |
| SCALE | CHECKED BY |
| | Checker |

PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



SCALE & ORIENTATION

NOT TO SCALE

SEAL & SIGNATURE

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KARL RAJIV MASCARENHAS
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DRAWING TITLE

# PB A-404

## PROPOSED BUILDING - PERSPECTIVES