

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:

Naturalistic, 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

NOT FOR CONSTRUCTION

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

NO. DESCRIPTION DATE

02 FINAL SUBMITTAL MAY 4, 2016
01 PROGRESS SET APRIL 27, 2016

DATE OF ISSUE

05/03/2016

SCALE

1/8" = 1'-0"

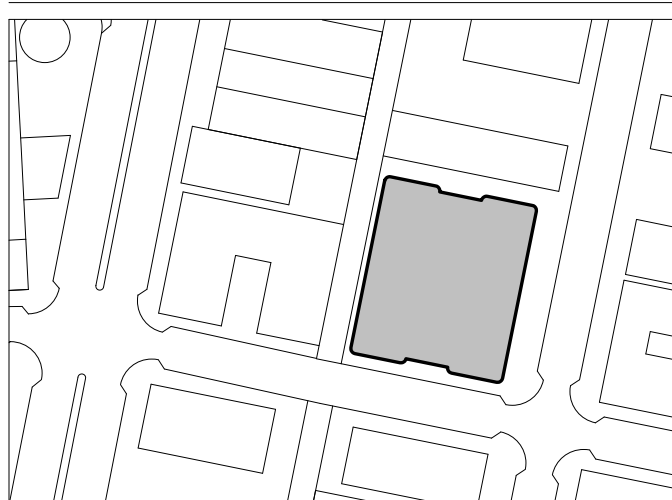
PROJECT NO. & TITLE

Project Number TORINO GARAGE

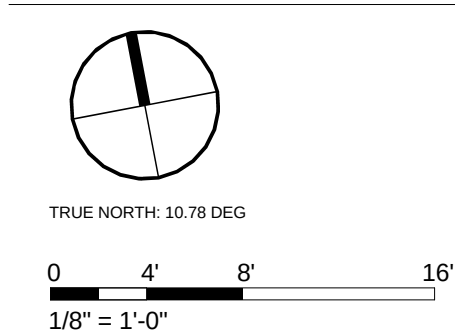
PROJECT STATUS

Project Status

KEY PLAN



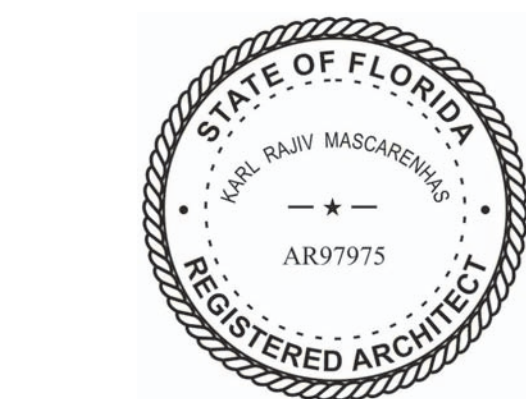
SCALE & ORIENTATION



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DRAWING TITLE

PB A-201

PROPOSED BUILDING -
FLOOR PLAN - LVL 1
GROUND

NOT FOR CONSTRUCTION

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

PROJECT

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CONSULTANTS

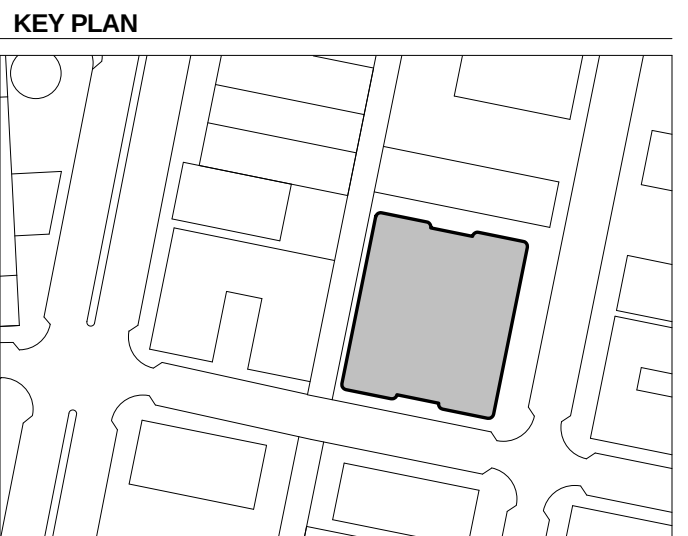
Landscape Architect:
Naturalfacil, Inc.
6915 Red Road, Suite 224
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8400 N. University Drive, Suite 202
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[illegible]

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



SCALE & ORIENTATION

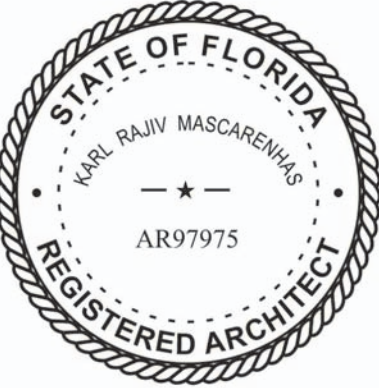


A circular north arrow with a vertical line pointing upwards, labeled "TRUE NORTH: 10.78 DEG". Below the arrow is a graphic scale bar with markings at 0, 4', 8', and 16'. Below the scale bar is the text "1/8" = 1'-0"

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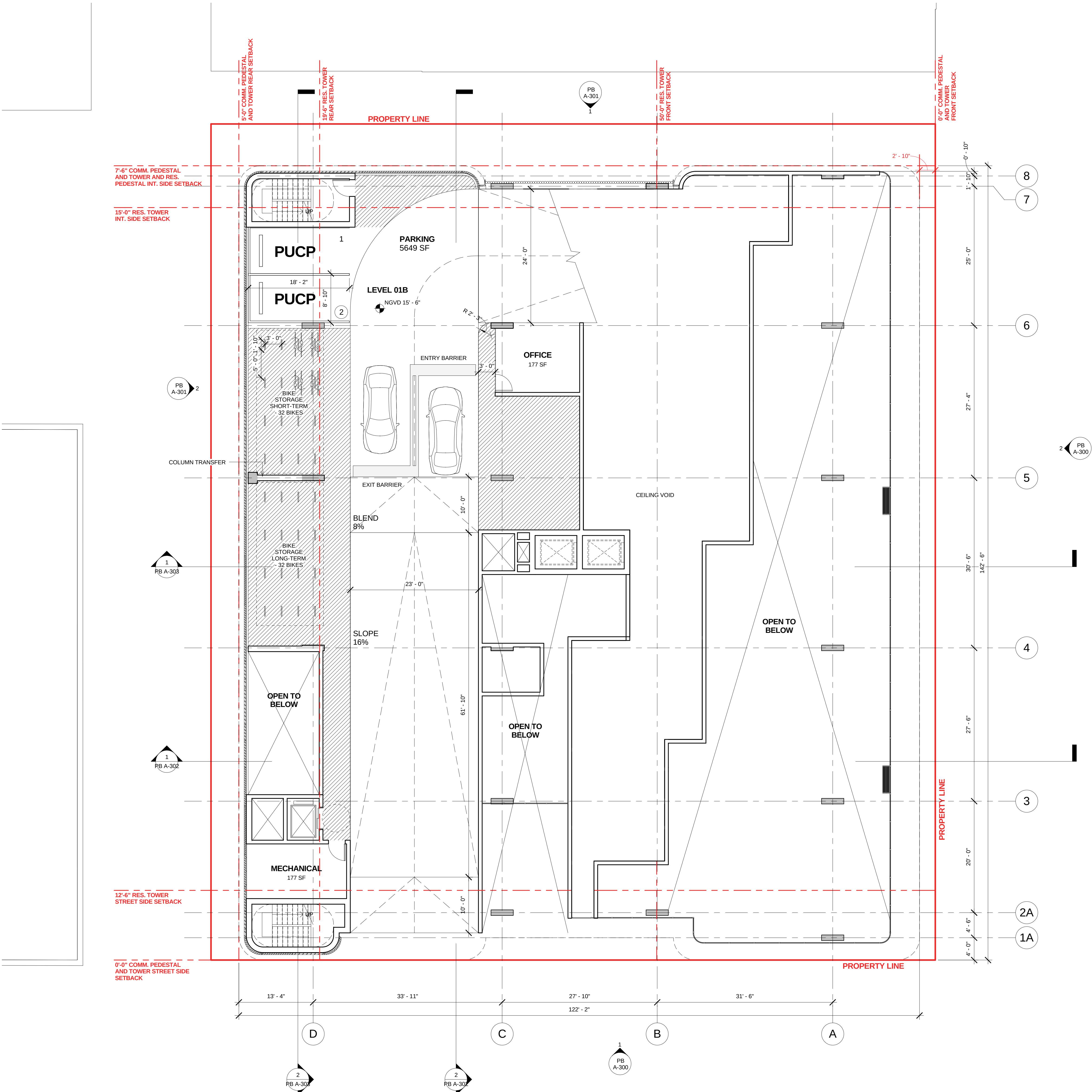
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DRAWING TITLE

PB A-201M

PROPOSED BUILDING -
FLOOR PLAN - LVL 1 MEZZ



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

NOT FOR CONSTRUCTION

PROJECT

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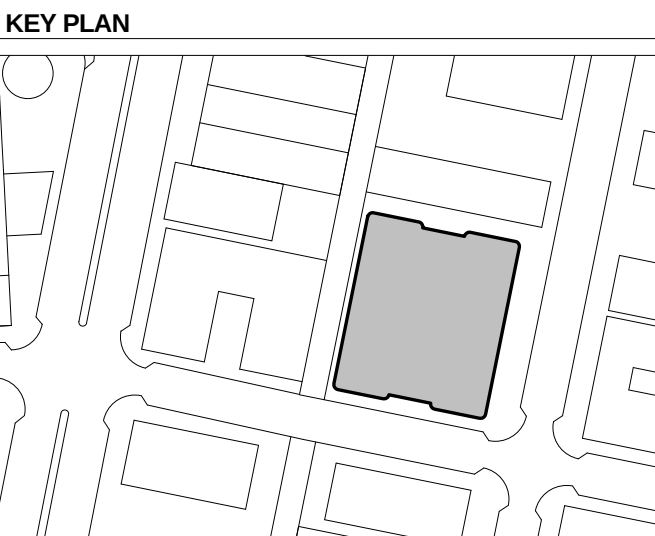
Traffic Consultant:
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Parking / Auto-Turn Consultant:
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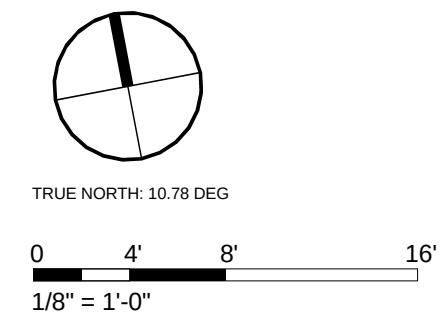
PARKING SPACE ALLOCATION	
Allocation	Count
PRIMARY USE CARPARK (PUCP)	42
RESTAURANT (R)	0
RESIDENTIAL (RES)	0
FLOOR TOTAL	42

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

DATE OF ISSUE	DRAWN BY
05/03/2016	Author
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PROJECT NO. & TITLE	
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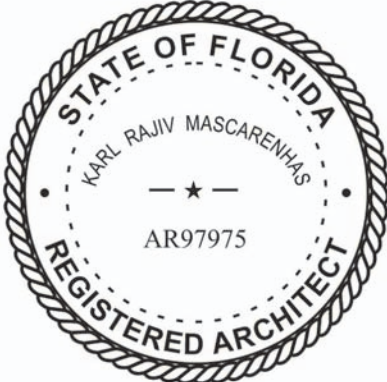
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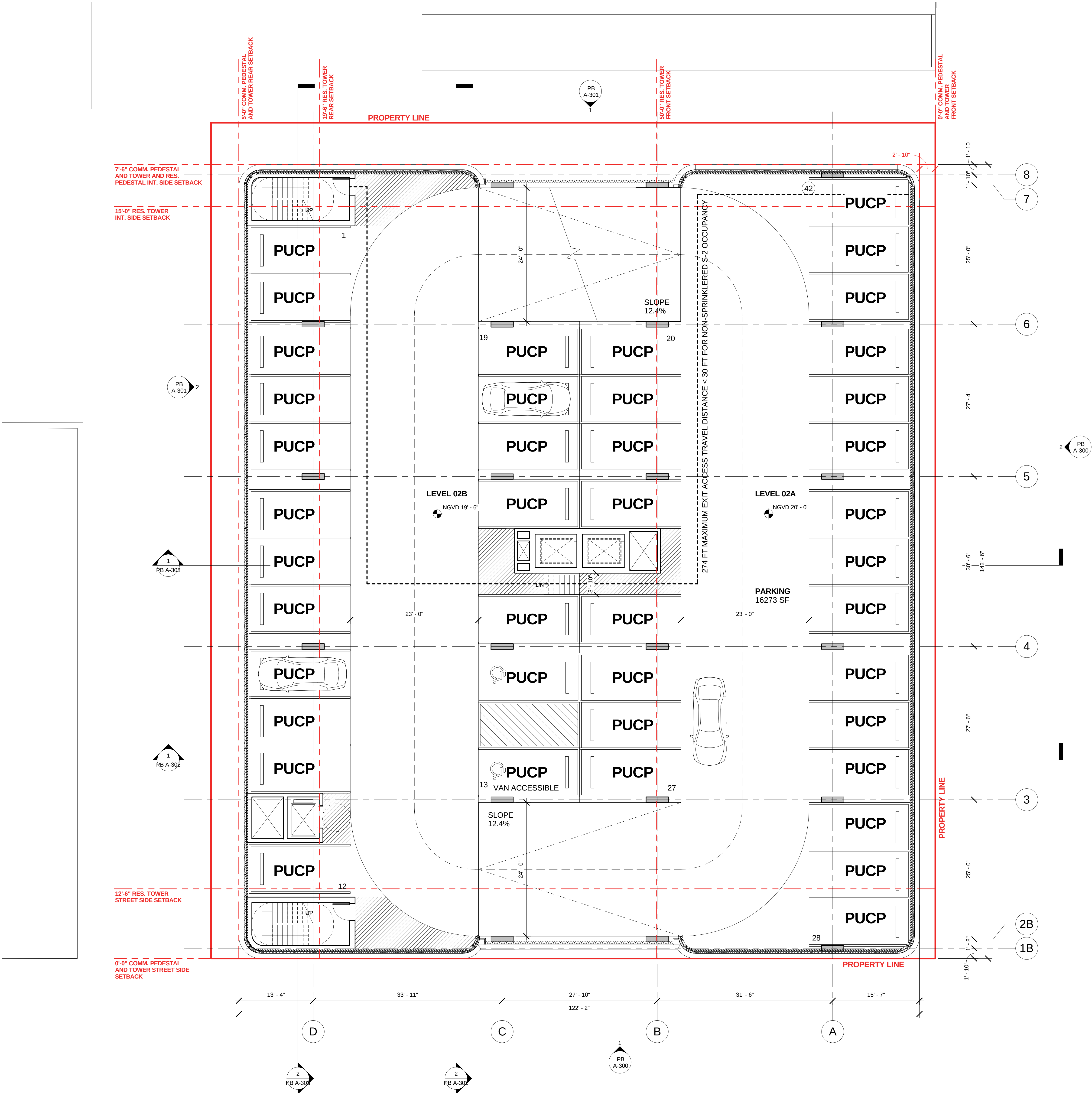
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DRAWING TITLE

PB A-202
PROPOSED BUILDING -
FLOOR PLAN - LVL 2



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

NOT FOR CONSTRUCTION

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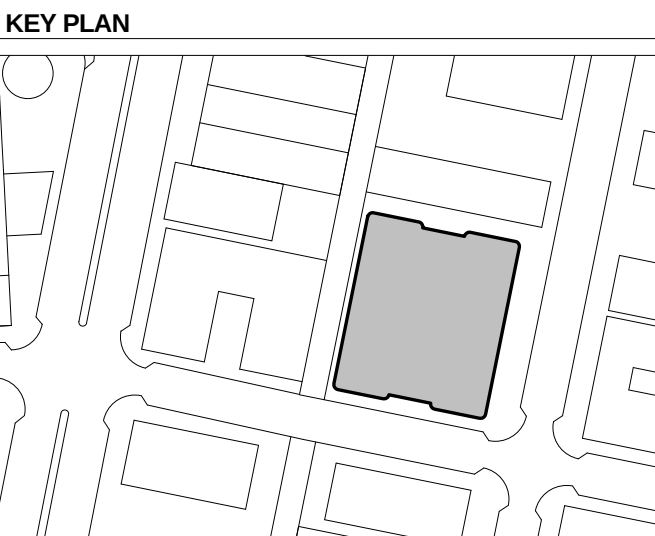
Traffic Consultant:
Traf Tech Engineering, Inc.
8400 N. University Drive, Suite 202
Tamarac, FL 33321

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

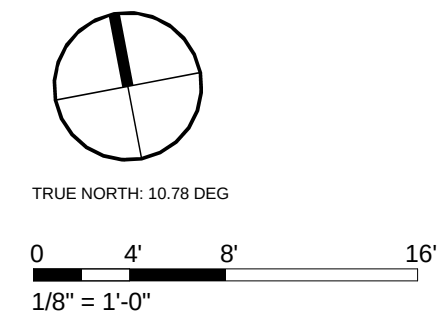
PARKING SPACE ALLOCATION	
Allocation	Count
PRIMARY USE CARPARK (PUCP)	42
RESTAURANT (R)	0
RESIDENTIAL (RES)	0
FLOOR TOTAL	42

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

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PROJECT NO. & TITLE	
Project Number TORINO GARAGE	
PROJECT STATUS	
Project Status	

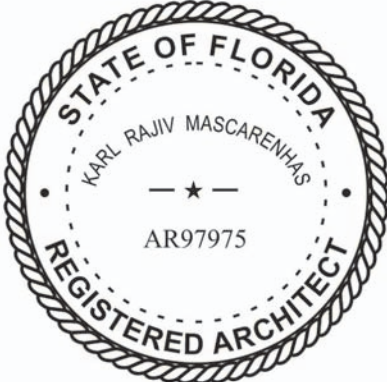


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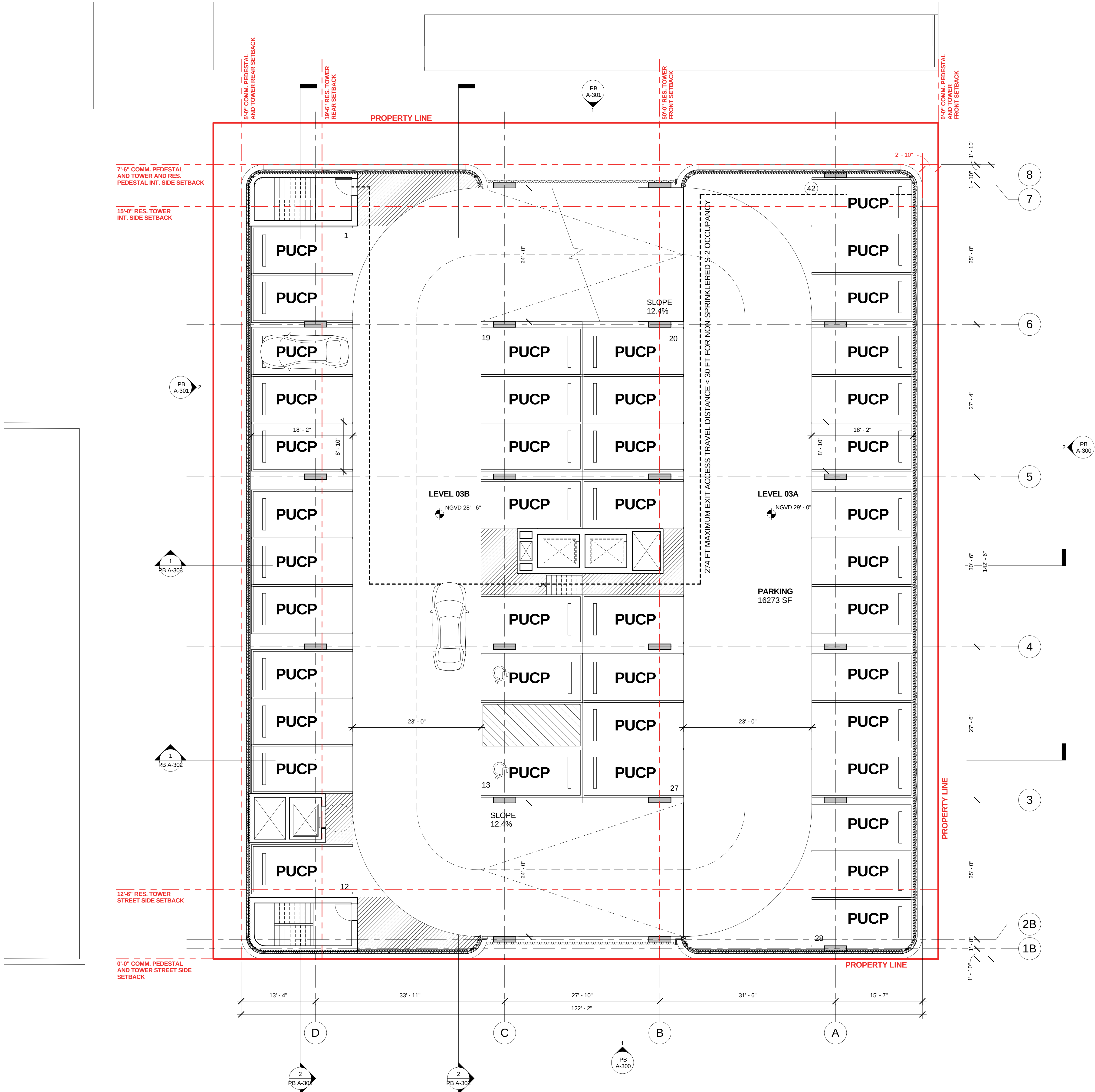
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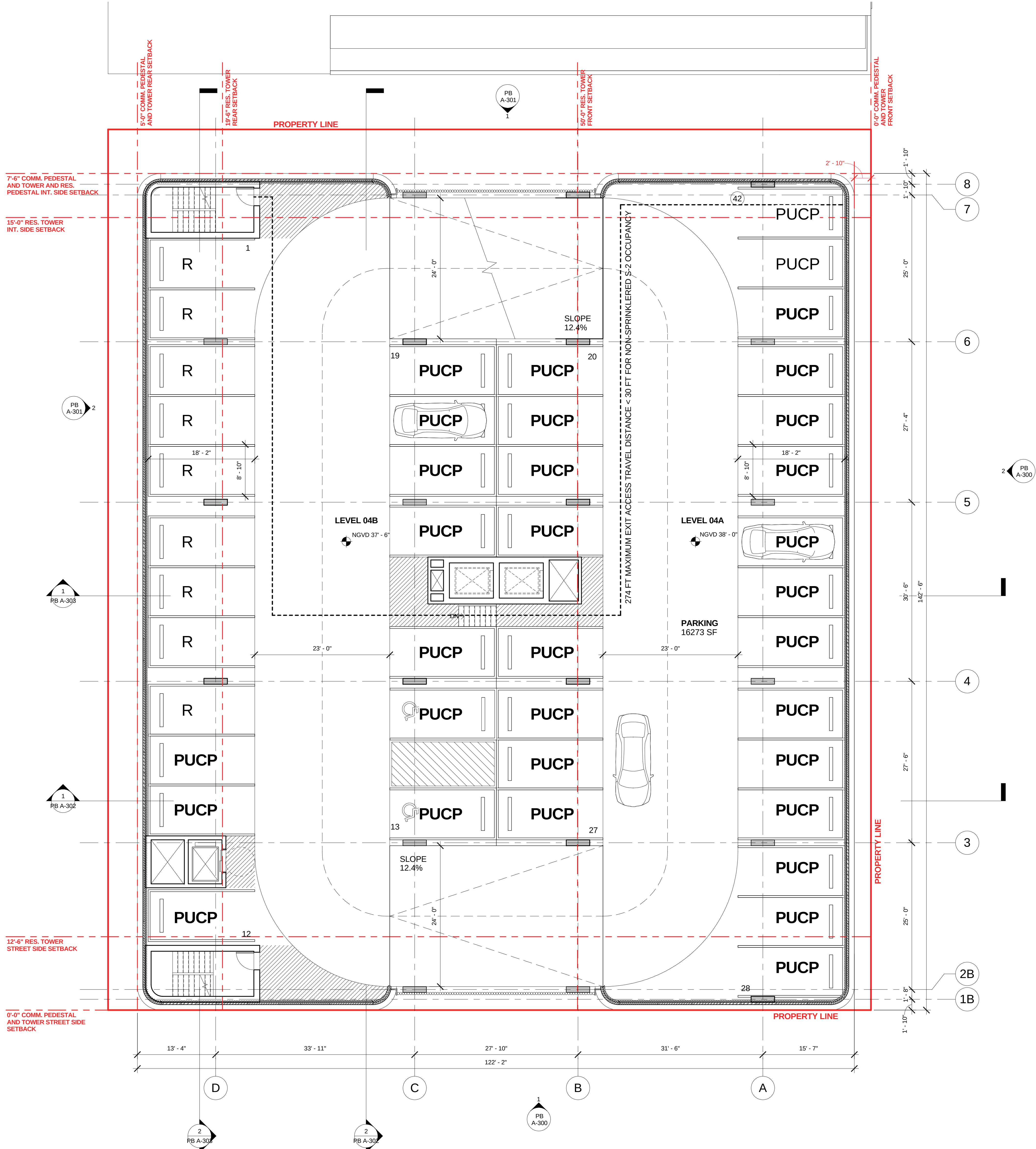
DRAWING TITLE

PB A-203
PROPOSED BUILDING -
FLOOR PLAN - LVL 3



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

NOT FOR CONSTRUCTION



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

PROJECT

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CONSULTANTS

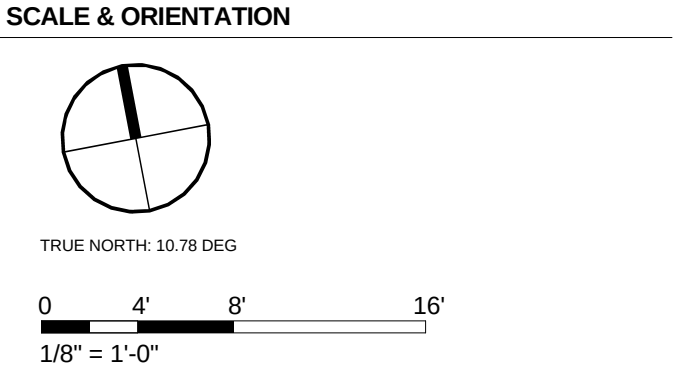
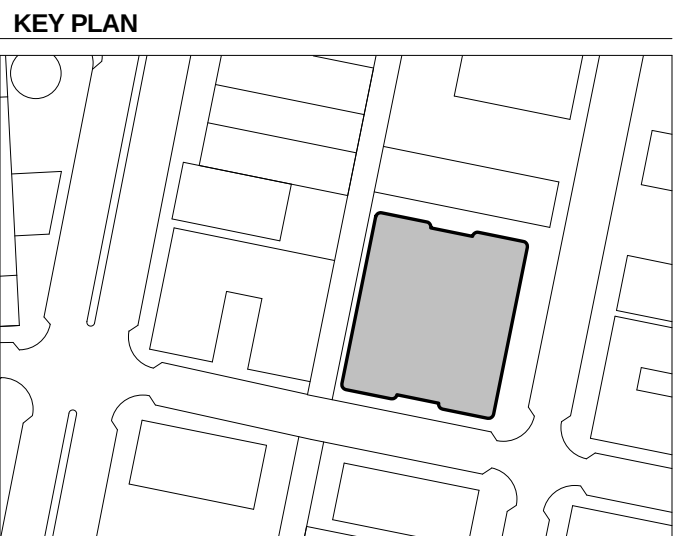
Landscape Architect:
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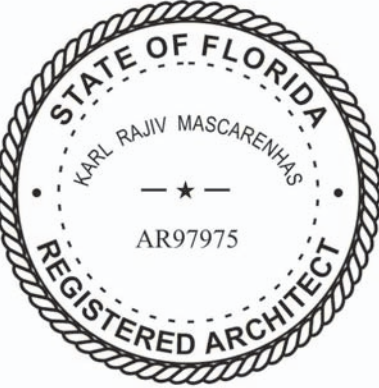
DATE OF ISSUE	DRAWN BY
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Project Number TORINO GARAGE	
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DRAWING TITLE

PB A-204
PROPOSED BUILDING -
FLOOR PLAN - LVL 4

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

NOT FOR CONSTRUCTION

PROJECT

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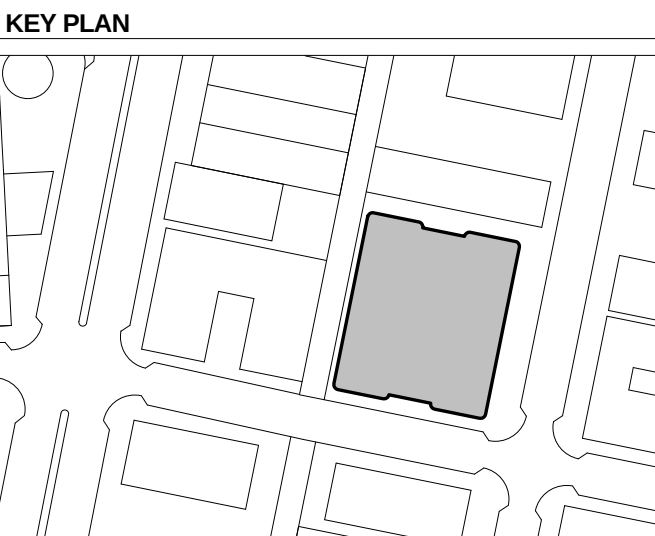
Traffic Consultant:
Traf Tech Engineering, Inc.
8400 N. University Drive, Suite 202
Tamarac, FL 33321

Parking / Auto-Turn Consultant:
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David Plummer & Associates
1750 Ponce de Leon Boulevard
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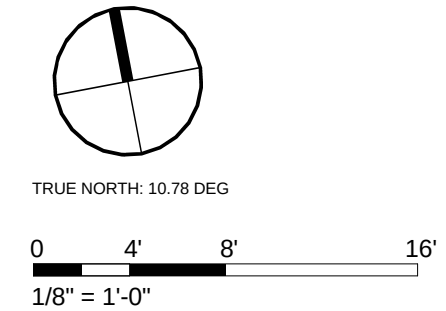
PARKING SPACE ALLOCATION	
Allocation	Count
PRIMARY USE CARPARK (PUCP)	0
RESTAURANT (R)	41
RESIDENTIAL (RES)	0
FLOOR TOTAL	41

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

DATE OF ISSUE	DRAWN BY
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1/8" = 1'-0"	Checker
PROJECT NO. & TITLE	
Project Number TORINO GARAGE	
PROJECT STATUS	
Project Status	



SCALE & ORIENTATION



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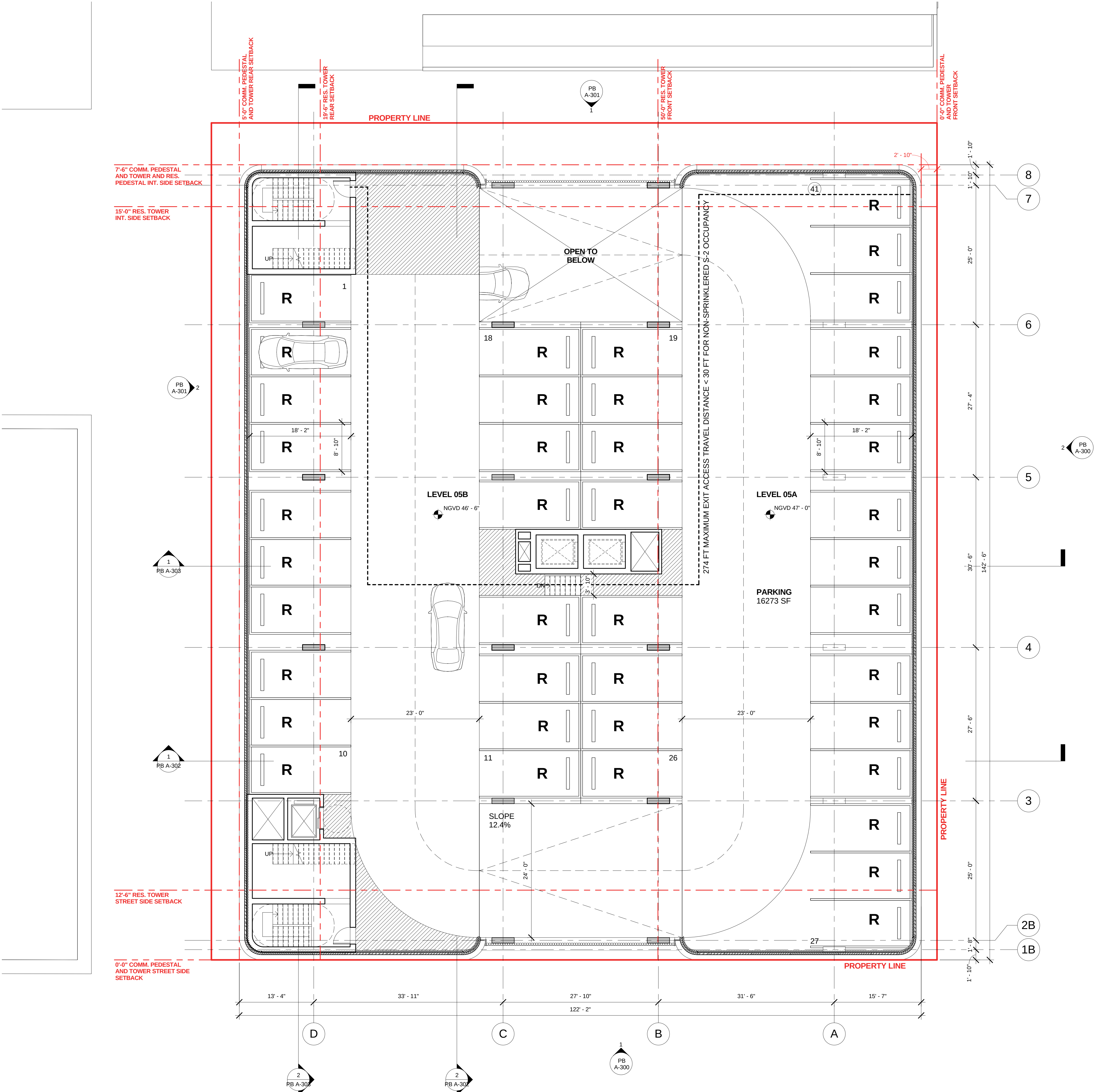
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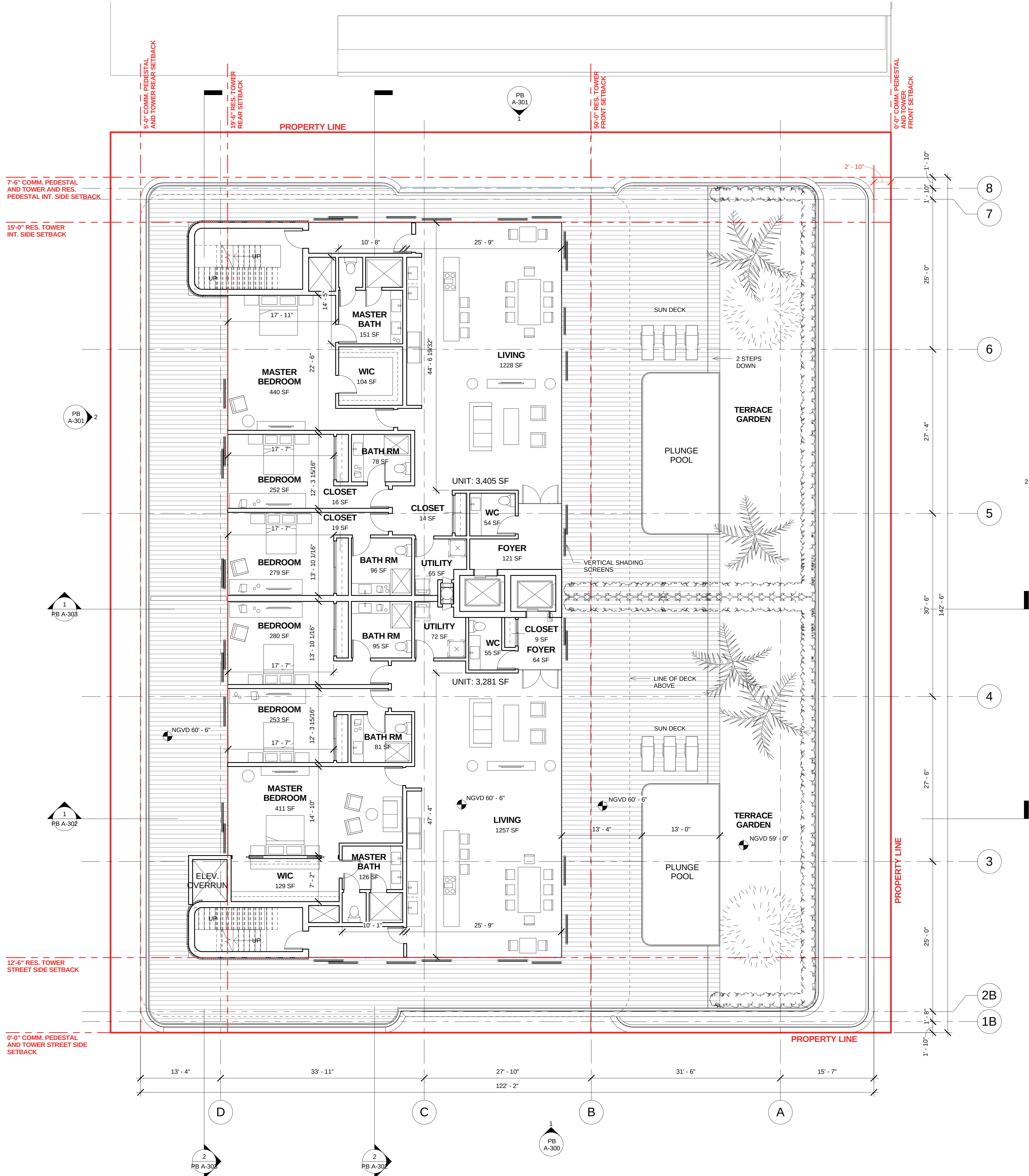
DRAWING TITLE

PB A-205
PROPOSED BUILDING -
FLOOR PLAN - LVL 5



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

NOT FOR CONSTRUCTION



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

PROJECT

TORINO GARAGE

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Owner:

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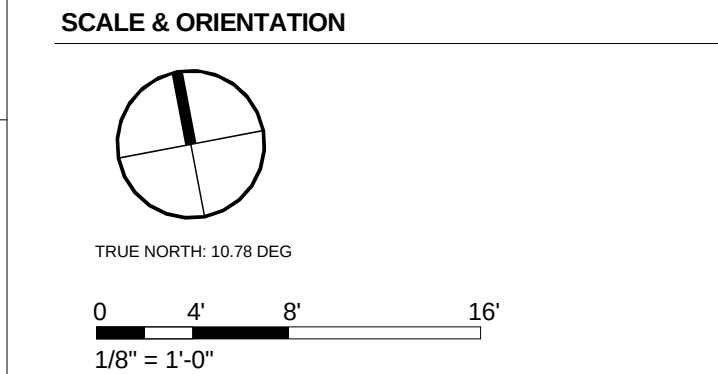
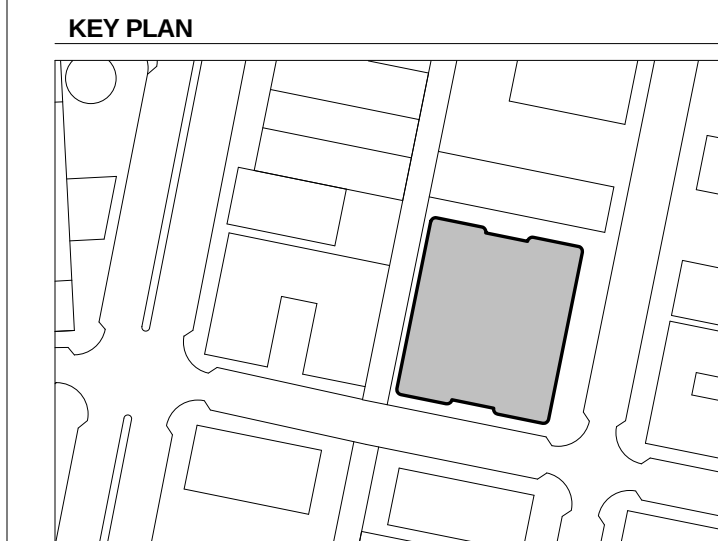
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02	FINAL SUBMITTAL	MAY 4, 2016
01	PROGRESS SET	APRIL 27, 2016

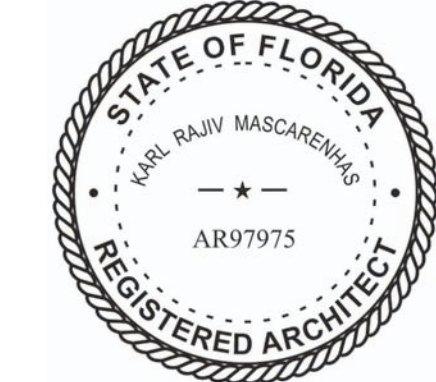
DATE OF ISSUE	DRAWN BY
05/03/2016	Author
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DRAWING TITLE

PB A-206
PROPOSED BUILDING -
FLOOR PLAN - LVL 6

NOT FOR CONSTRUCTION

PROJECT

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MIAMI BEACH, FL 33139

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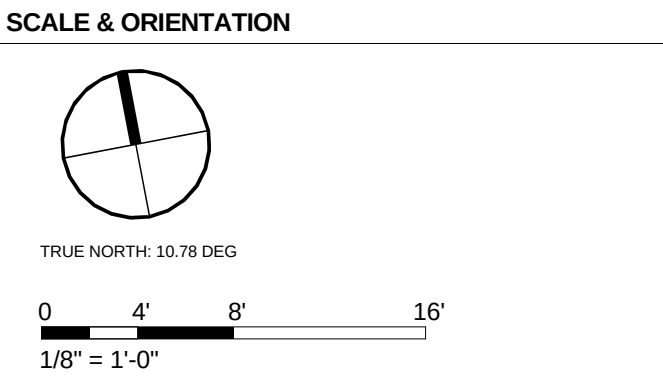
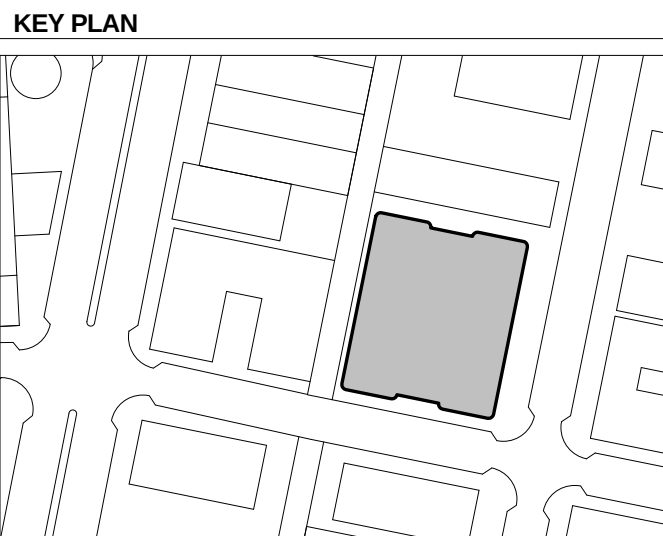
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02	FINAL SUBMITTAL	MAY 4, 2016
01	PROGRESS SET	APRIL 27, 2016

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Project Number TORINO GARAGE

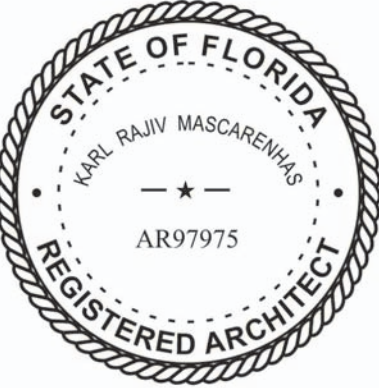
PROJECT STATUS
Project Status



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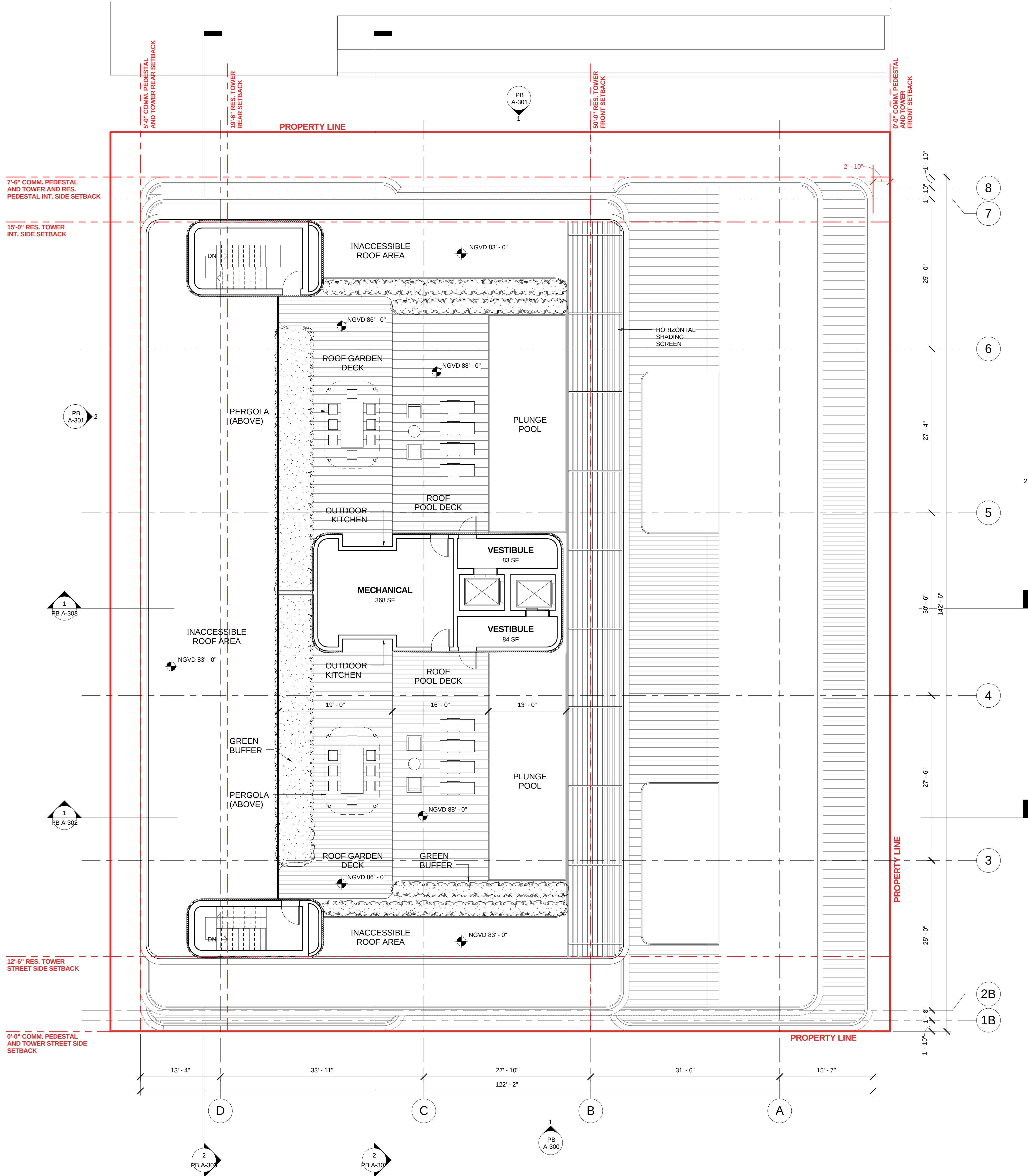


DRAWING TITLE

PB A-207
PROPOSED BUILDING -
FLOOR PLAN - LVL 7

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

NOT FOR CONSTRUCTION



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

PROJECT

TORINO GARAGE

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

DATE OF ISSUE	DRAWN BY
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05/03/2016	Author
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SCALE	CHECKED BY
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1/8" = 1'-0"	Checker
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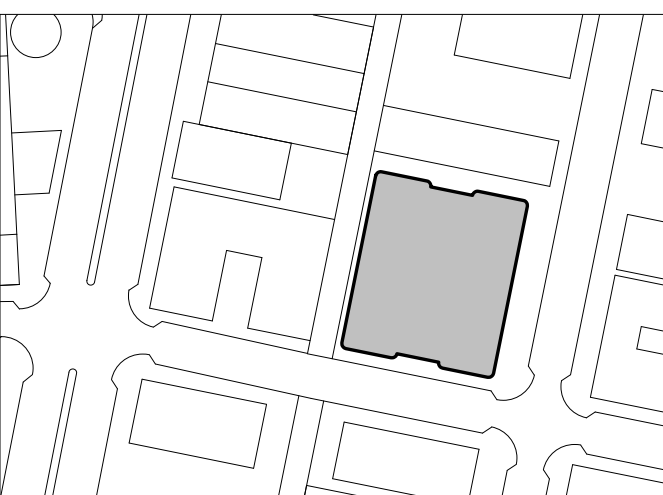
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Project Number TORINO GARAGE

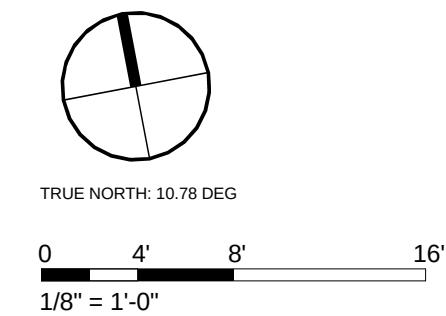
PROJECT STATUS

Project Status

KEY PLAN



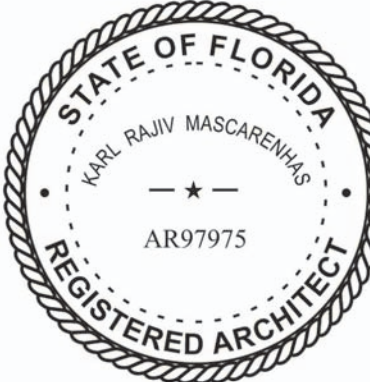
SCALE & ORIENTATION



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DRAWING TITLE

PB A-208

PROPOSED BUILDING -
FLOOR PLAN - LVL 8 ROOF
LVL

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

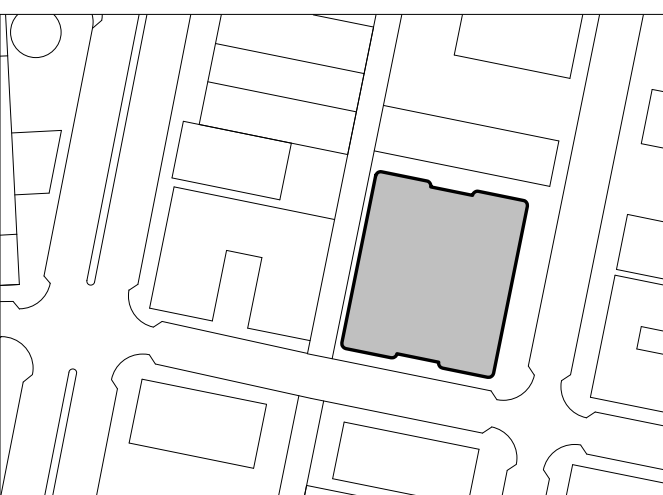
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05/03/2016	Author

SCALE	CHECKED BY
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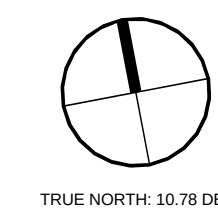
PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



SCALE & ORIENTATION



SCALE AS NOTED
GRAPHIC SCALE (AS REQ'D)

SEAL & SIGNATURE

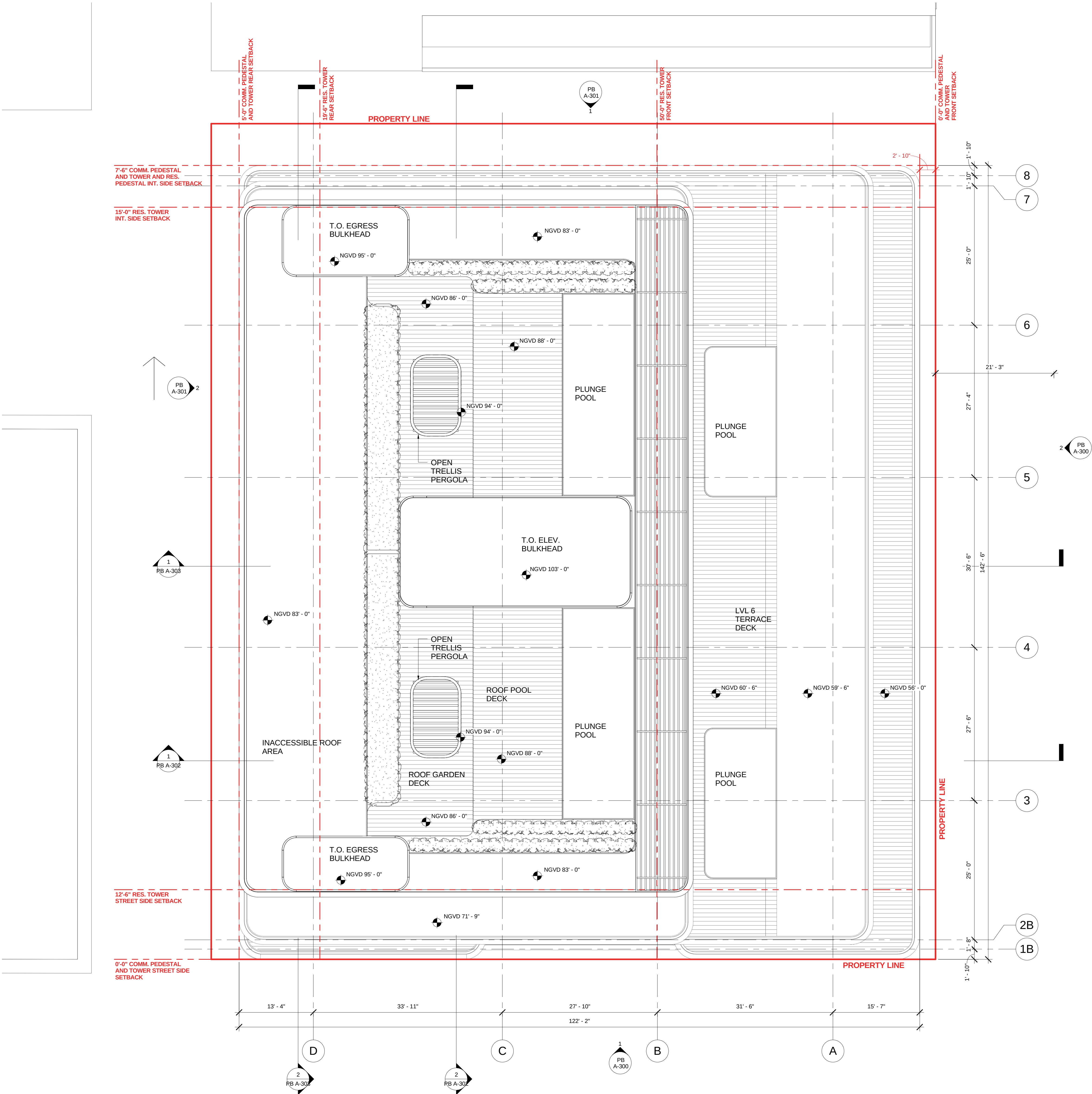
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DRAWING TITLE

PB A-209
PROPOSED BUILDING -
FLOOR PLAN - ROOF PLAN



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

NOT FOR
CONSTRUCTION

WHITE PAINTED ALUMINUM FIN WALL
OVER STUCCO RENDER
IN MECHANICAL BULKHEADS

WHITE PAINTED ALUMINUM
SLIDING LOUVER
DOORS

CLEAR GLAZING:
GUARDRAILS &
STOREFRONT

PAINTED ALUMINUM FIN WALL CLADDING:
OUTER LAYER = WHITE
INNER LAYER = VARIED COLORS

PAINTED CONCRETE KNEE WALL
BEHIND OUTER LAYER OF
FACADE

WHITE PAINTED MTL SLAB EDGE
PROFILE

OPERABLE
GARAGE GATE

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

T.O. BULKHEAD
NGVD + 103' - 0"

T.O. EGRESS BULKHEAD
NGVD + 95' - 0"

ROOF POOL DECK
NGVD + 88' - 0"

ROOF GARDEN DECK
NGVD + 86' - 0"

LEVEL 08 - ROOF LEVEL
NGVD + 83' - 0"

LEVEL 07 - PENTHOUSE 03/04
NGVD + 71' - 9"

LEVEL 06B - PENTHOUSE 01/02
NGVD + 60' - 6"

LEVEL 05B
NGVD + 51' - 6"

LEVEL 04B
NGVD + 42' - 6"

LEVEL 03B
NGVD + 33' - 6"

LEVEL 02B
NGVD + 24' - 6"

LEVEL 01B
NGVD + 15' - 6"

BASE FLOOD ELEV.
NGVD + 8' - 0"

LEVEL 01A - GROUND FLOOR
NGVD + 5' - 0"

GREY PAINTED ALUMINUM FIN WALL
CLADDING

WHITE PAINTED ALUMINUM SLIDING LOUVER
DOORS

CLEAR GLAZING:
GUARDRAILS &
STOREFRONT

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

LEVEL 05A
NGVD + 47' - 0"

PAINTED ALUMINUM FIN WALL CLADDING:
OUTER LAYER = WHITE
INNER LAYER = VARIED COLORS

LEVEL 04A
NGVD + 38' - 0"

PAINTED CONCRETE KNEE WALL
BEHIND OUTER LAYER OF
FACADE

LEVEL 03A
NGVD + 29' - 0"

WHITE PAINTED MTL SLAB EDGE
PROFILE

LEVEL 02A
NGVD + 20' - 0"

WHITE STUCCO RENDER

BASE FLOOD ELEV.
NGVD + 8' - 0"

LEVEL 01A - GROUND FLOOR
NGVD + 5' - 0"

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

T.O. BULKHEAD
NGVD + 103' - 0"

T.O. EGRESS BULKHEAD
NGVD + 95' - 0"

ROOF POOL DECK
NGVD + 88' - 0"

ROOF GARDEN DECK
NGVD + 86' - 0"

LEVEL 08 - ROOF LEVEL
NGVD + 83' - 0"

LEVEL 07 - PENTHOUSE 03/04
NGVD + 71' - 9"

LEVEL 06B - PENTHOUSE 01/02
NGVD + 60' - 6"

LEVEL 05B
NGVD + 51' - 6"

LEVEL 04B
NGVD + 42' - 6"

LEVEL 03B
NGVD + 33' - 6"

LEVEL 02B
NGVD + 24' - 6"

LEVEL 01B
NGVD + 15' - 6"

BASE FLOOD ELEV.
NGVD + 8' - 0"

LEVEL 01A - GROUND FLOOR
NGVD + 5' - 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

Landscape Architect:

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

Traffic Consultant:

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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

NO. DESCRIPTION DATE

02 FINAL SUBMITTAL MAY 4, 2016
01 PROGRESS SET APRIL 27, 2016

DATE OF ISSUE DRAWN BY
05/03/2016 Author

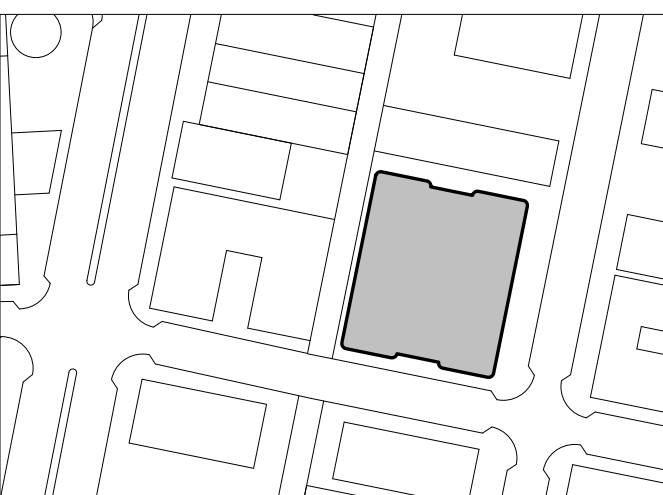
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1/8" = 1'-0" Checker

PROJECT NO. & TITLE
Project Number TORINO GARAGE

PROJECT STATUS

Project Status

KEY PLAN



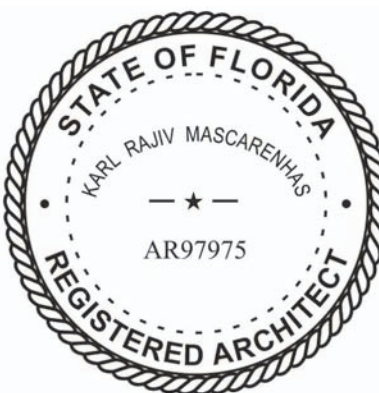
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1/8" = 1'-0"

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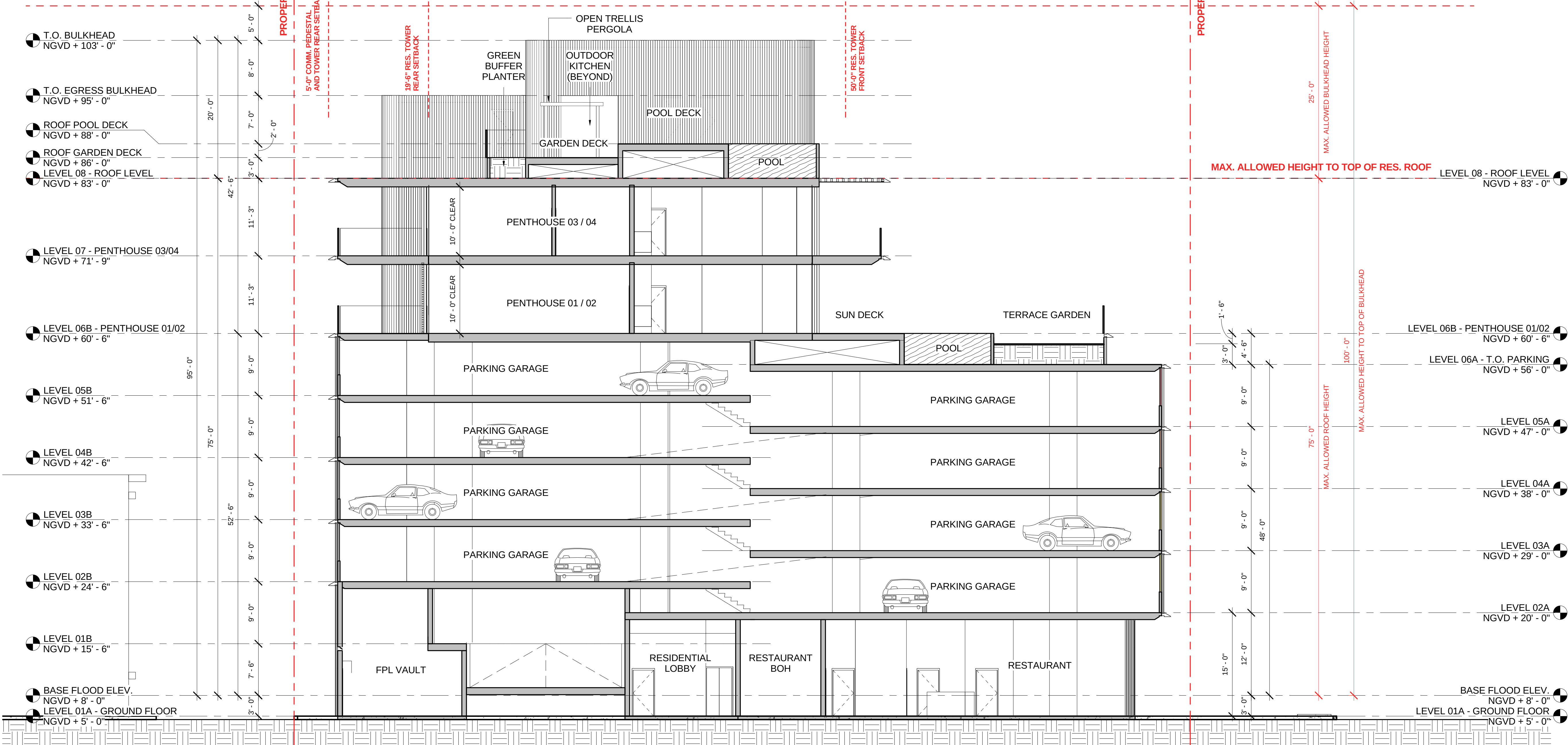


DRAWING TITLE

PB A-301
PROPOSED BUILDING
ELEVATIONS - NORTH &
WEST

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

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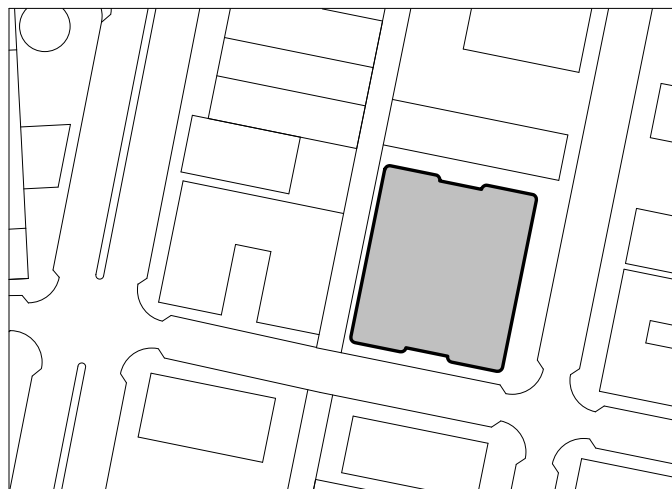
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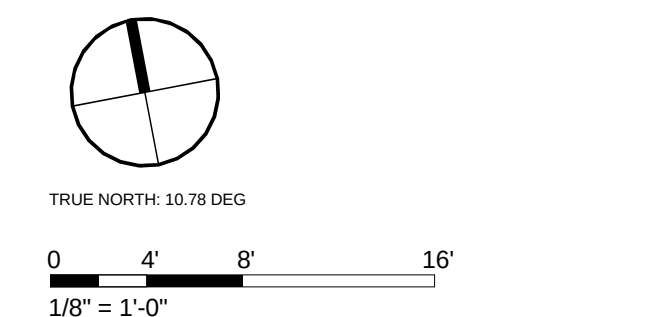
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Project Number TORINO GARAGE

PROJECT STATUS
Project Status

KEY PLAN



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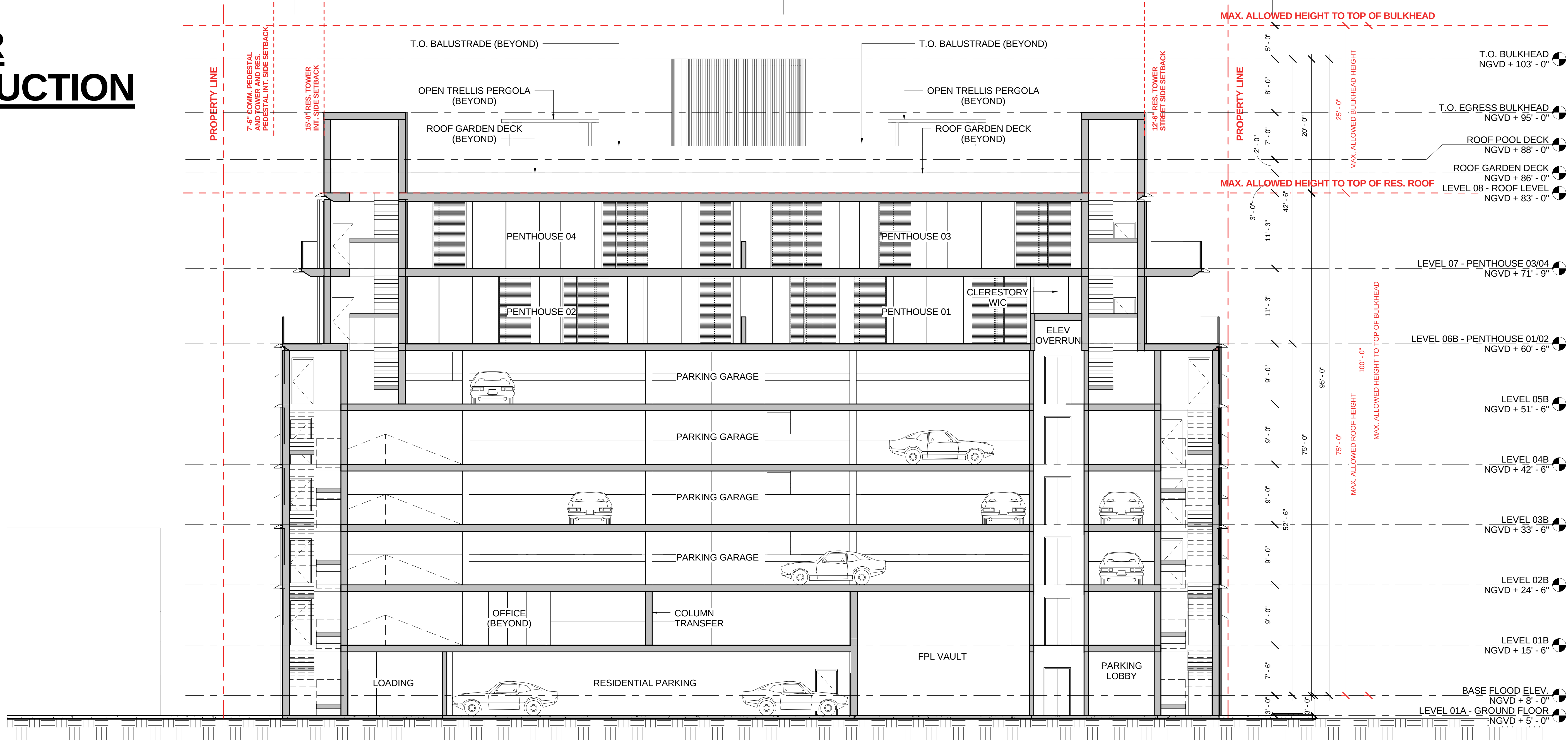
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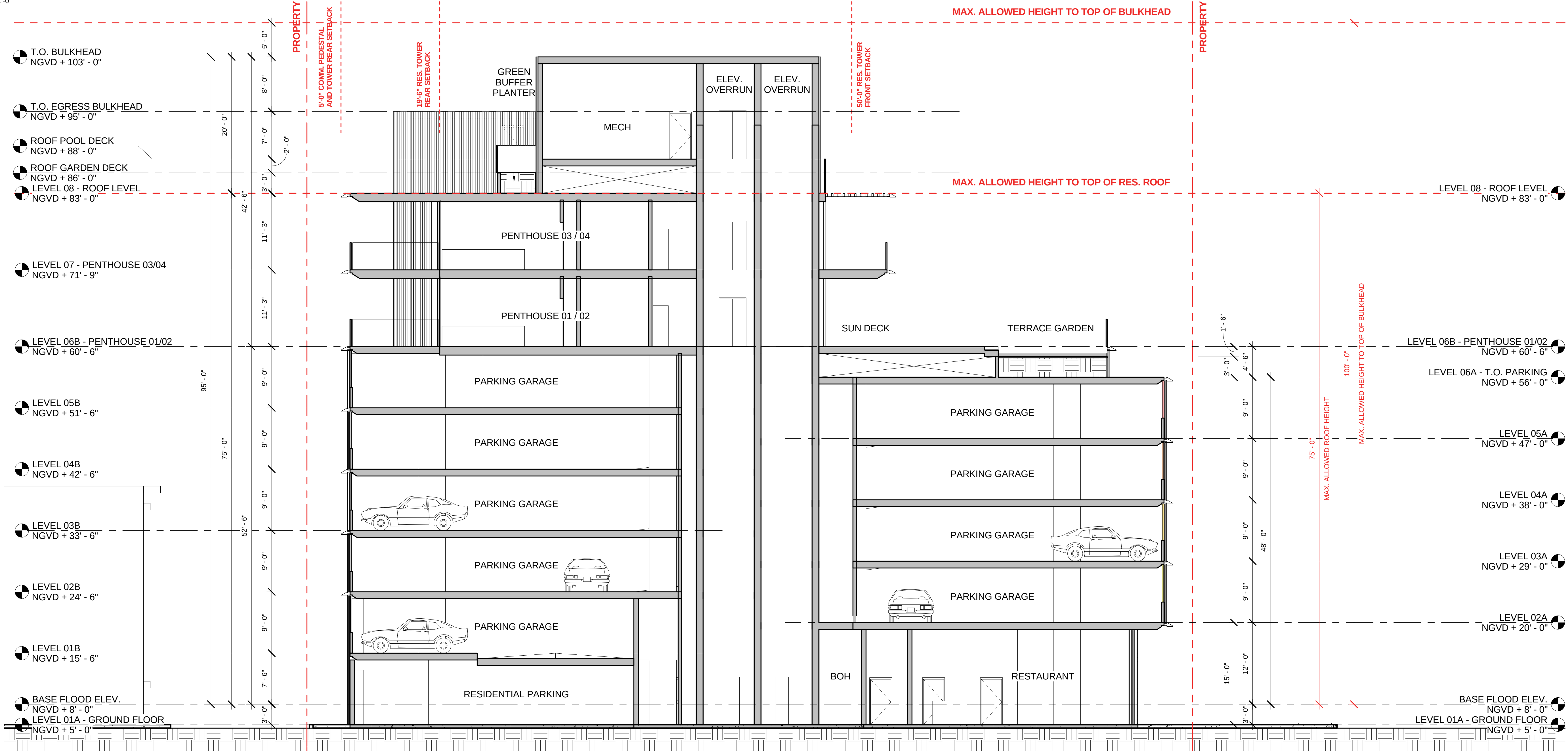
DRAWING TITLE

PB A-302
PROPOSED BUILDING -
SECTIONS

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

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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"

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PB A-303
PROPOSED BUILDING -
SECTIONS

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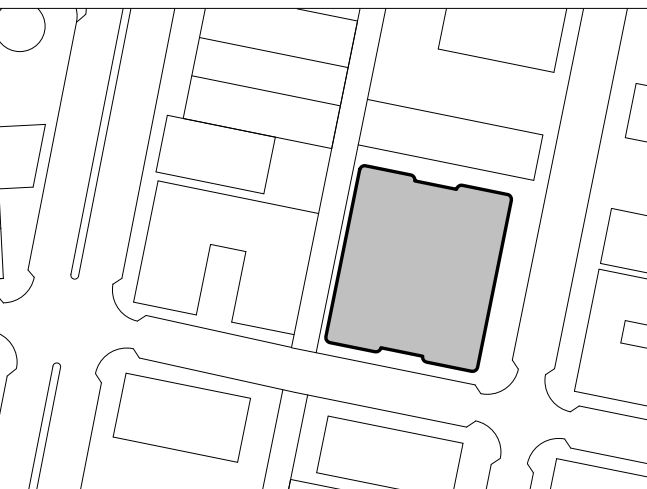
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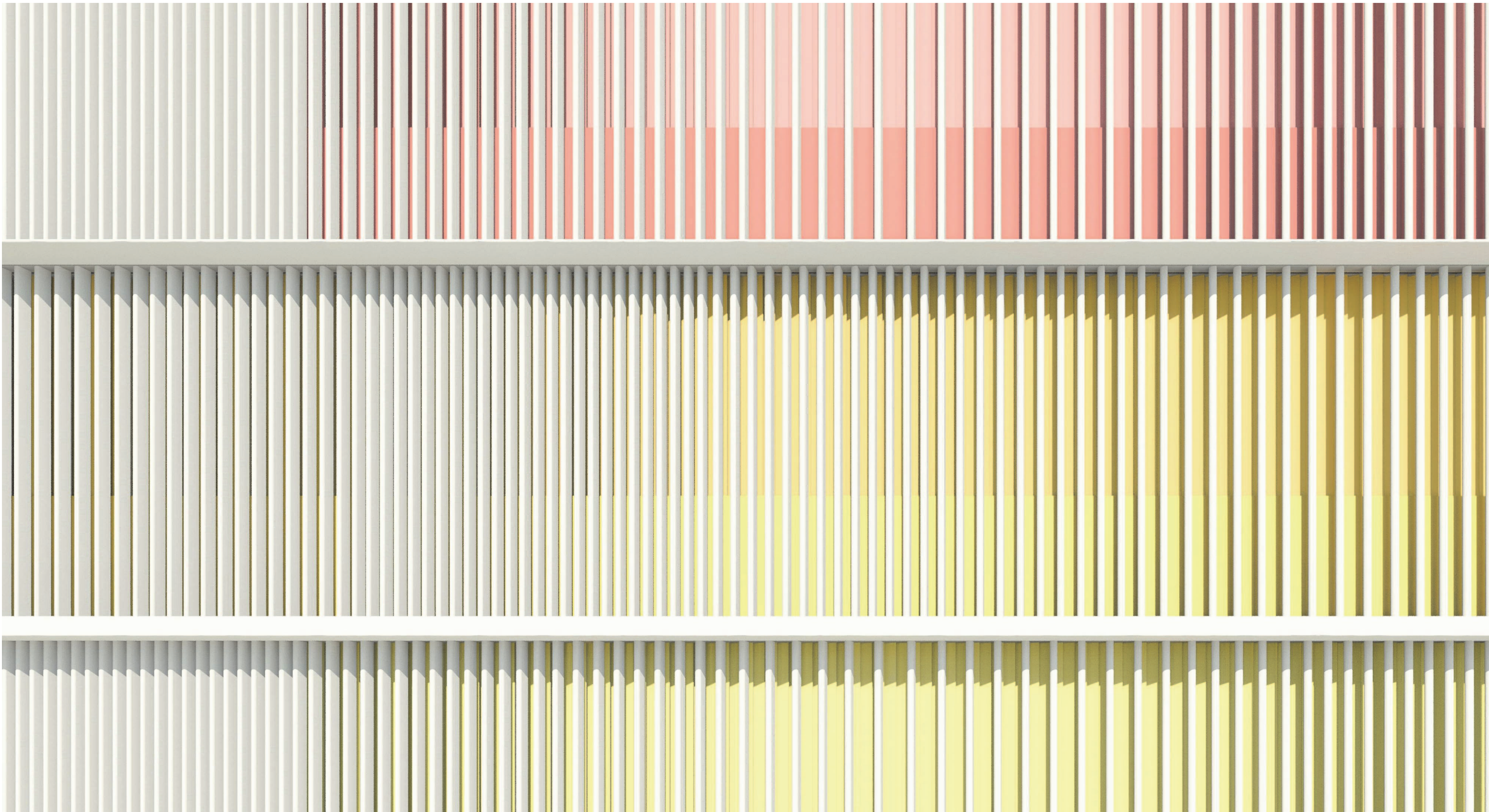
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PROPOSED BUILDING - PERSPECTIVES



PERSPECTIVE - LOOKING SOUTH DOWN COLLINS AVENUE

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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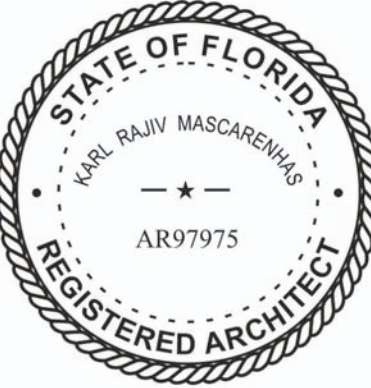
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PROPOSED BUILDING - PERSPECTIVES

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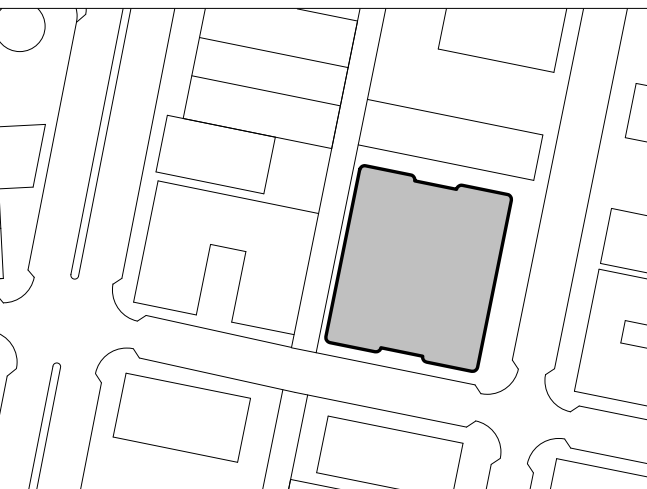
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DRAWING TITLE

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

PB A-404

PROPOSED BUILDING - PERSPECTIVES