

NOT FOR CONSTRUCTION

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

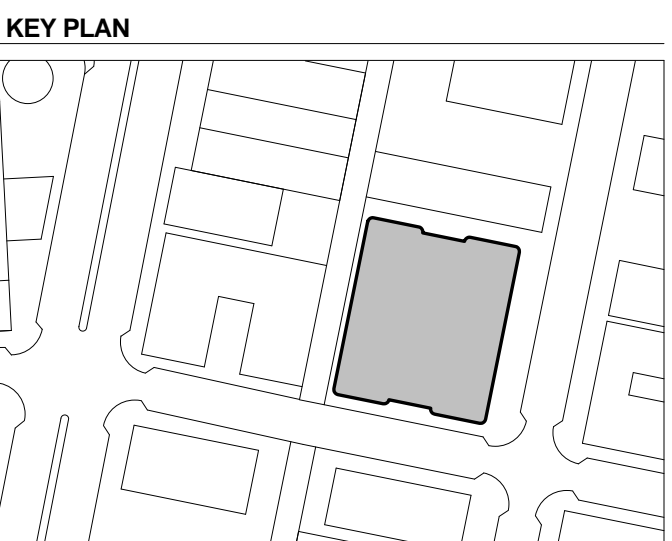
Traffic Consultant:  
Traf Tech Engineering, Inc.  
8400 N. University Drive, Suite 202  
Tamarac, FL 33321

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

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



SCALE & ORIENTATION

NOT TO SCALE

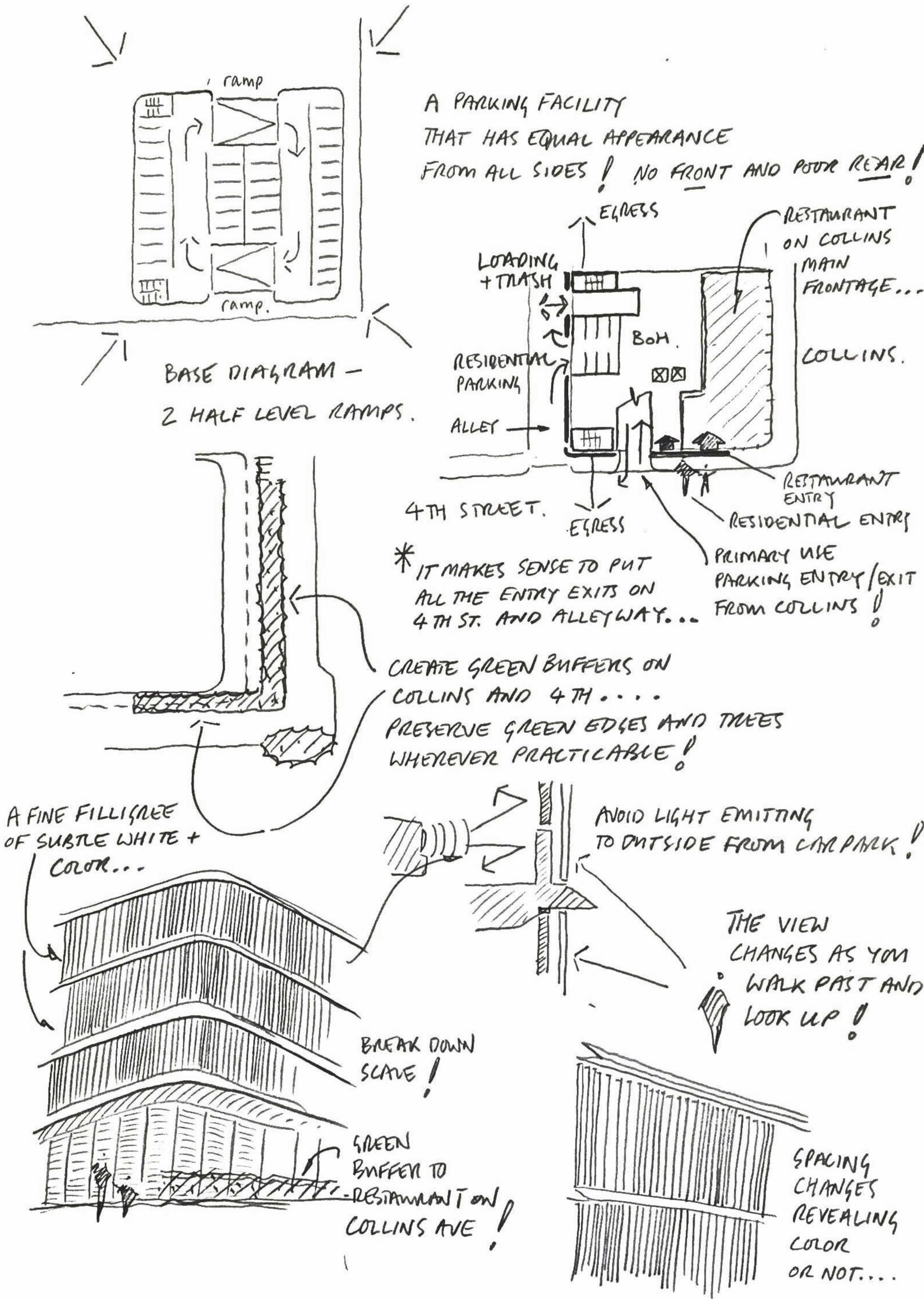
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DRAWING TITLE

**PB A-500**  
PROPOSED BUILDING -  
NARRATIVE





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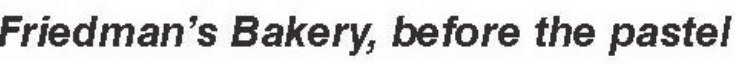
A color calibration chart featuring 20 color patches arranged in a 5x4 grid. The patches include a variety of primary, secondary, and tertiary colors, as well as grayscale and skin tones. The colors range from bright primary colors to muted, desaturated tones and grayscale values.

### Palette of pastels created by Leonard Horowitz

A color photograph of a woman standing outdoors in front of a tall, light-colored building. She is wearing a light-colored, patterned dress and a long necklace. She holds a large, red, ruffled umbrella over her head and a bouquet of flowers in her left hand. A white car is partially visible in the foreground.

## Barbara Capitman

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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.

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## KEY PLAN



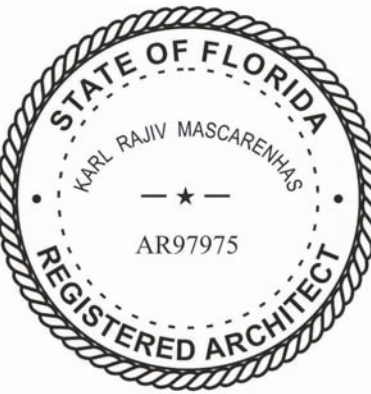
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**DRAWING TITLE**

# PB A-502

## HISTORICAL CONTEXT - COLOR



## PROJECT

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Brandon Haw Architecture LLP  
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New York, NY 10152  
License # AA26003249

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8400 N. University Drive, Suite 202  
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### Main Exterior Colors

6225 - Sleepy Blue  
6231 - Rock Candy  
6232 - Misty  
6233 - Samovar Silver  
6238 - Icicle  
6239 - Upward  
6245 - Quicksilver  
6246 - North Star  
6247 - Krypton  
6252 - Ice Cube  
6253 - Olympus White  
6254 - Lazy Gray  
6259 - Spatial White  
6260 - Unique Gray  
6266 - Discrete White  
6267 - Sensitive Tint  
6273 - Nouvelle White  
6274 - Destiny  
6275 - Fashionable Gray  
6385 - Dover White  
6413 - Restoration Ivory  
6414 - Rice Paddy  
6420 - Queen Anne's Lace  
6421 - Celery  
6427 - Sprout  
6428 - Honeys dew  
6429 - Baize Green  
6434 - Spinach White  
6436 - Bonsai Tint  
6441 - White Mint  
6455 - Fleeting Green  
6462 - Green Trance  
6469 - Dewy  
6470 - Waterscape  
6476 - Glimmer  
6477 - Tidewater  
6478 - Watery  
6490 - Timid Blue  
6497 - Blue Horizon  
6498 - Byte Blue  
6499 - Stream  
6504 - Sky High  
6511 - Snowdrop  
6512 - Bolmy  
6513 - Take Five  
6518 - Ski Slope  
6519 - Hitting Blue  
6520 - Honest Blue  
6525 - Rarefied Air  
6526 - Icelandic  
6532 - Aura White  
6533 - Mild Blue

6672 – Morning Sun  
6679 – Full Moon  
6680 – Friendly Yellow  
6686 – Lemon Chiffon  
6687 – Lantern Light  
6693 – Lily  
6694 – Glad Yellow  
6700 – Daybreak  
6707 – Narcissus  
6714 – Citrine  
6721 – Enlightened Lime  
6728 – White Willow  
6742 – Lighter Mint  
6763 – Retiring Blue  
6777 – Carefree  
6778 – Avicry Blue

6784 – Bravo Blue  
6791 – Lauren's Surprise  
6798 – Iceberg  
6799 – Soar  
6805 – Glass Bead  
6806 – Rhythmic Blue  
6807 – Wondrous Blue

7013 – Wishful Blue  
7000 – Ibis White  
7001 – Marshmallow  
7002 – Downy  
7003 – Togue White  
7004 – Snowbound  
7005 – Pure White  
7006 – Extra White  
7007 – Ceiling Bright White  
7008 – Alabaster  
7009 – Pearly White  
7010 – White Duck  
7011 – Natural Choice  
7012 – Creamy  
7013 – Ivory Lace  
7014 – Eider White  
7015 – Repose Gray  
7016 – Mindful Gray  
7021 – Simple White  
7022 – Alpaca  
7023 – Requisite Gray  
7028 – Incredible White  
7029 – Agreeable Gray  
7030 – Anew Gray  
7035 – Aesthetic White  
7036 – Accessible Beige  
7042 – Shoji White  
7043 – Worldly Gray  
7044 – Amazing Gray  
7056 – Reserved White  
7057 – Silver Strand  
7058 – Magnetic Gray  
7063 – Nebulous White  
7064 – Passive  
7065 – Argos  
7070 – Site White  
7101 – Gray Screen  
7077 – Original White  
7078 – Minute Mauve  
7100 – Arcade Drive  
7101 – Futon  
7102 – White Flour  
7103 – Whitehall  
7104 – Cotton White  
7105 – Paperwhite  
7106 – Honed White  
7121 – Corona  
7122 – Lemon Drop  
7123 – Yellow Beam  
7124 – Crescent Moon  
7125 – Glittery Yellow  
7126 – Pearl Onion  
7127 – Apple Slice  
7128 – Green Glaze  
7131 – Brooklet  
7133 – Faraway Blue  
7134 – Tipton Sky  
7135 – Twinkle  
7136 – Chateau Violet  
7138 – Lavender Whisp  
7140 – Snowberry

Grays  
7072 – Online  
7065 – Argos  
7017 – Dorian Gray  
7030 – Anew Gray

Whites  
7005 – Pure White  
7004 – Snowbound  
7102 – White Flour

Off-Whites  
6119 – Antique White  
6126 – Navajo White  
6371 – Vanillin



The swatches shown on right shows the boxed section of the list.

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## KEY PLAN



### SCALE & ORIENTATION

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**DRAWING TITLE**

**PB A-503**  
HISTORICAL CONTEXT -  
COLOR



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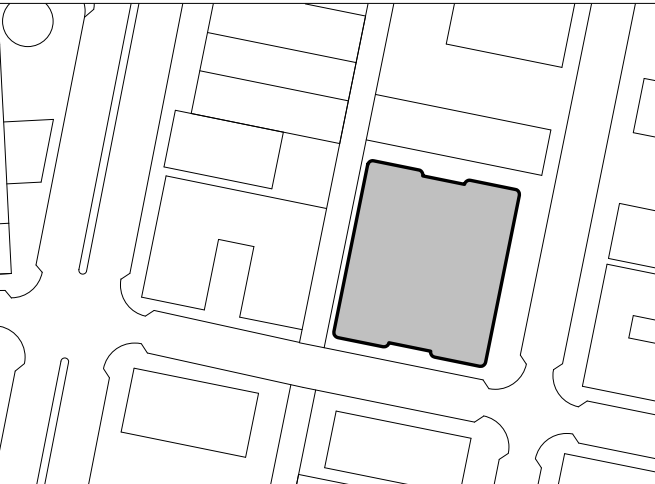
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Project Status

KEY PLAN

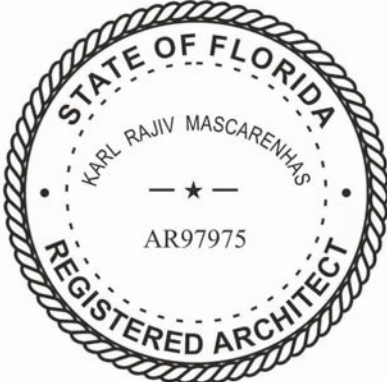


SCALE & ORIENTATION

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DRAWING TITLE

**PB A-504**  
HISTORICAL CONTEXT -  
COLOR



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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



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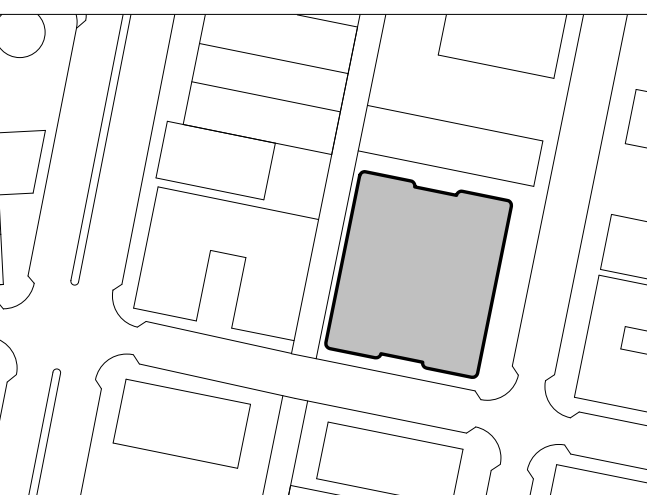
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## KEY PLAN



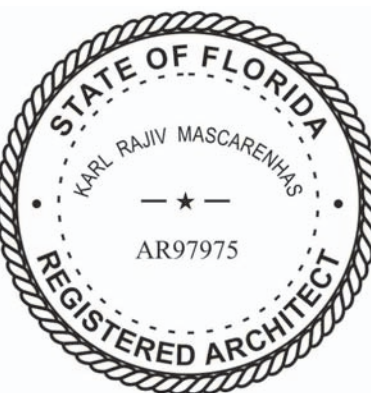
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**DRAWING TITLE**

# FAC-000

## COVER SHEET







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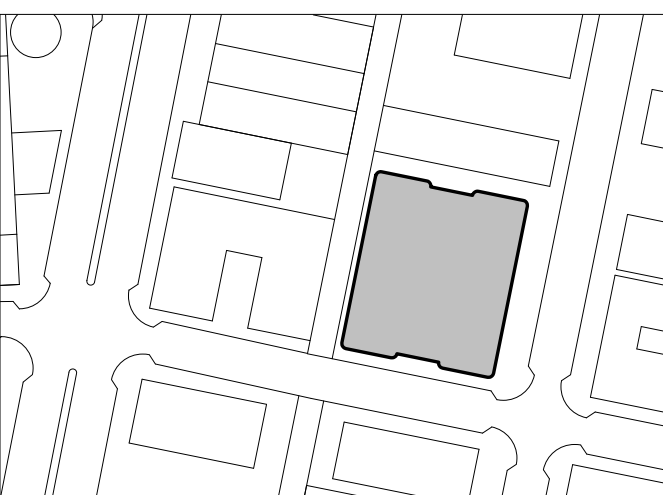
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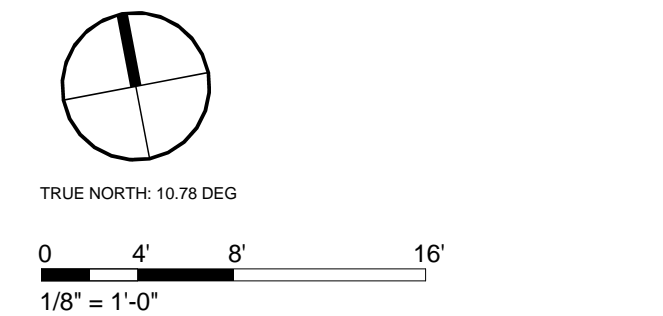
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DRAWING TITLE

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

LVL 1 GROUND FLOOR ENTRY

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"

FIN SYSTEMS  
OPERABLE AS  
GARAGE DOORS  
AT PARKING AND  
LOADING ENTRY

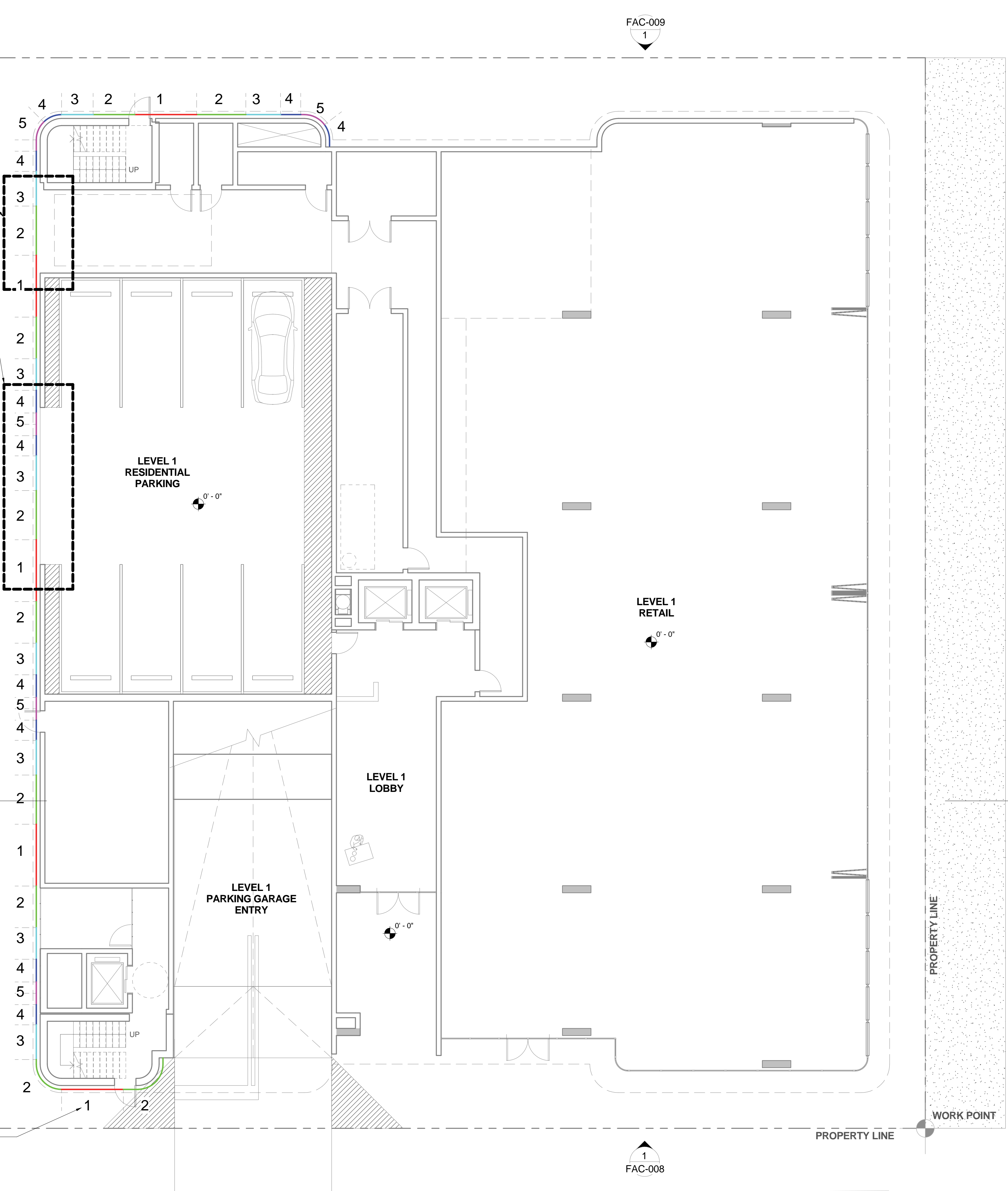
COLLINS COURT

COLLINS AVENUE

4TH STREET

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

DENOTES  
OUTER FIN  
SPACING TYPE  
1









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THIS FLOOR LEVEL USES  
**SCREEN ARRANGEMENT A.**  
REFER TO IN 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"

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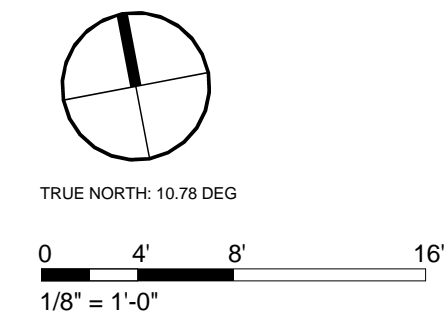
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**DRAWING TITLE**

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



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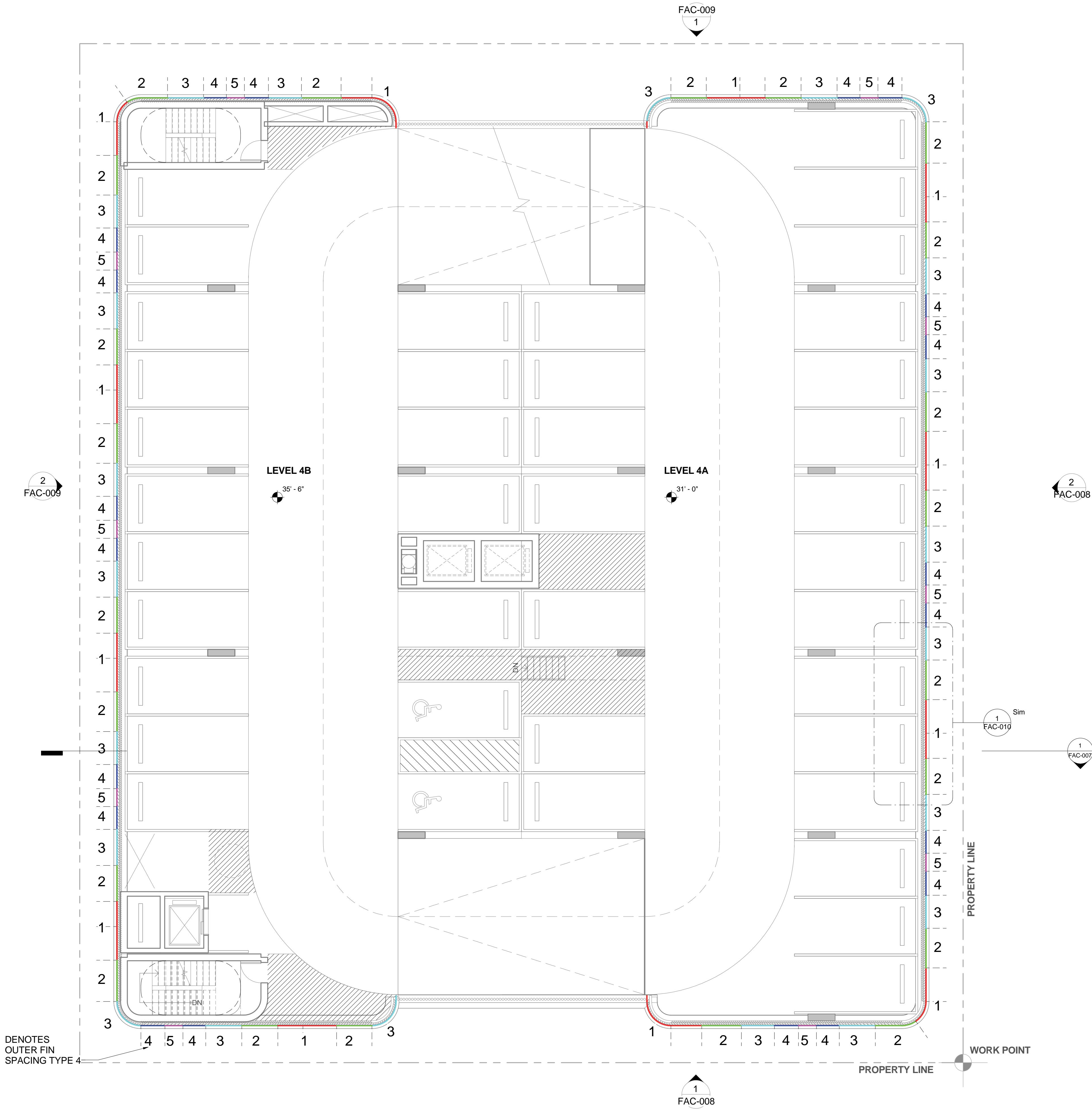
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LVL 4 PARKING GARAGE

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 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"



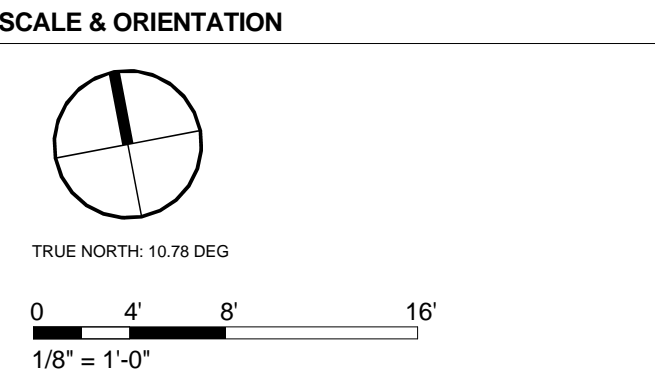
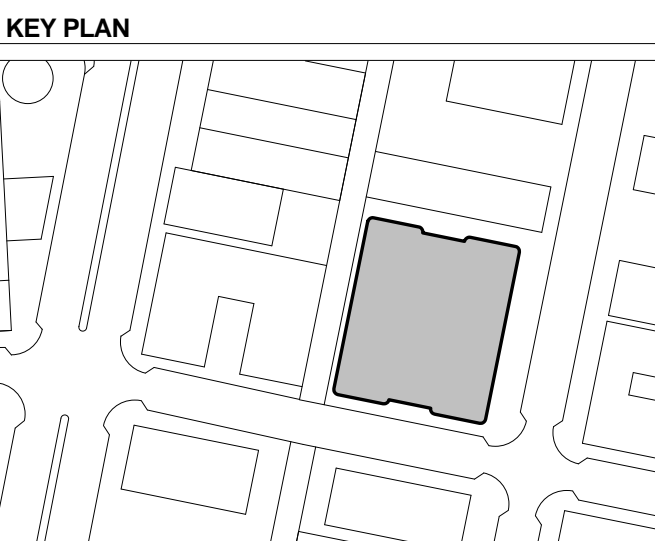
1 FLOOR PLAN - LVL 4 PARKING GARAGE  
1/8" = 1'-0"

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FAC-005  
FLOOR PLAN - LVL 4  
PARKING GARAGE



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Traf Tech Engineering, Inc.  
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**FAC-006**  
FLOOR PLAN - LVL 5  
PARKING GARAGE

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"



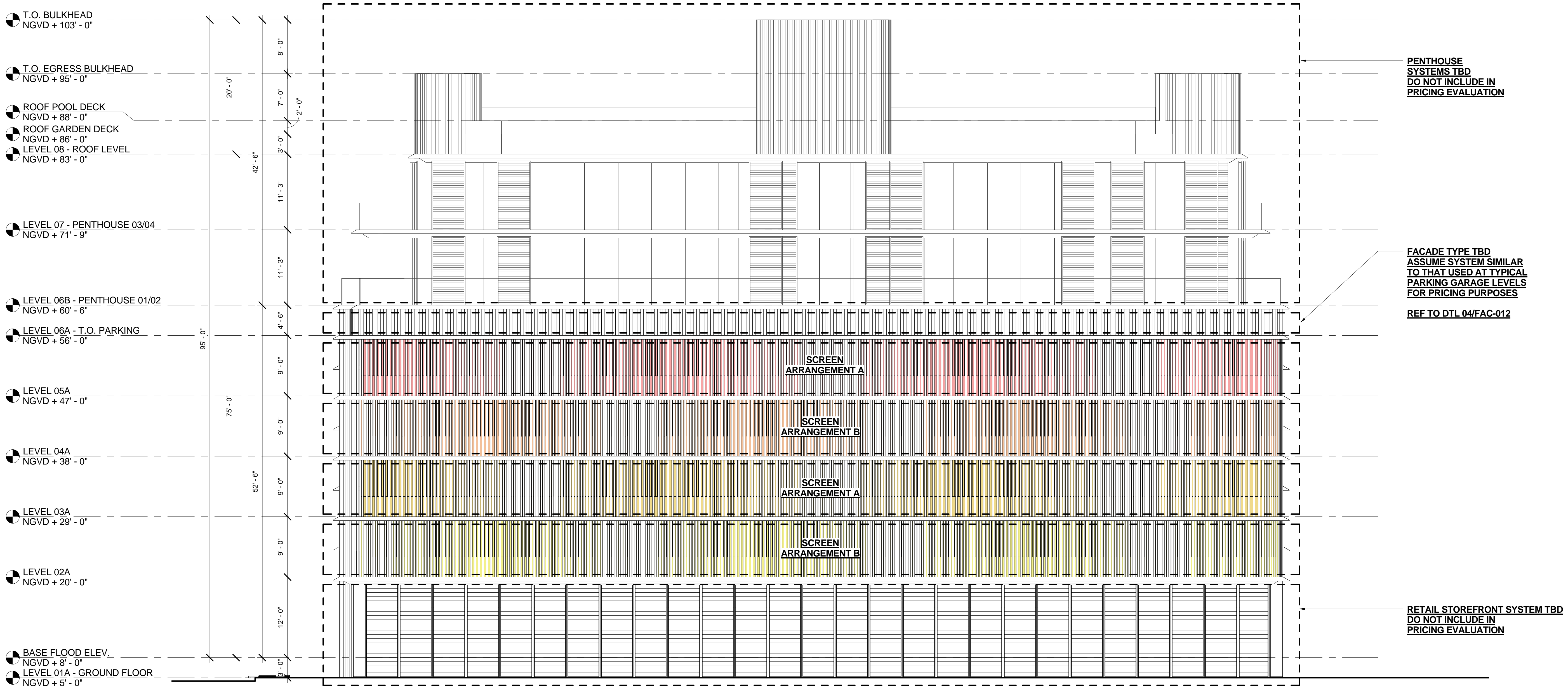
DENOTES  
OUTER FIN  
SPACING TYPE  
1 \_\_\_\_\_



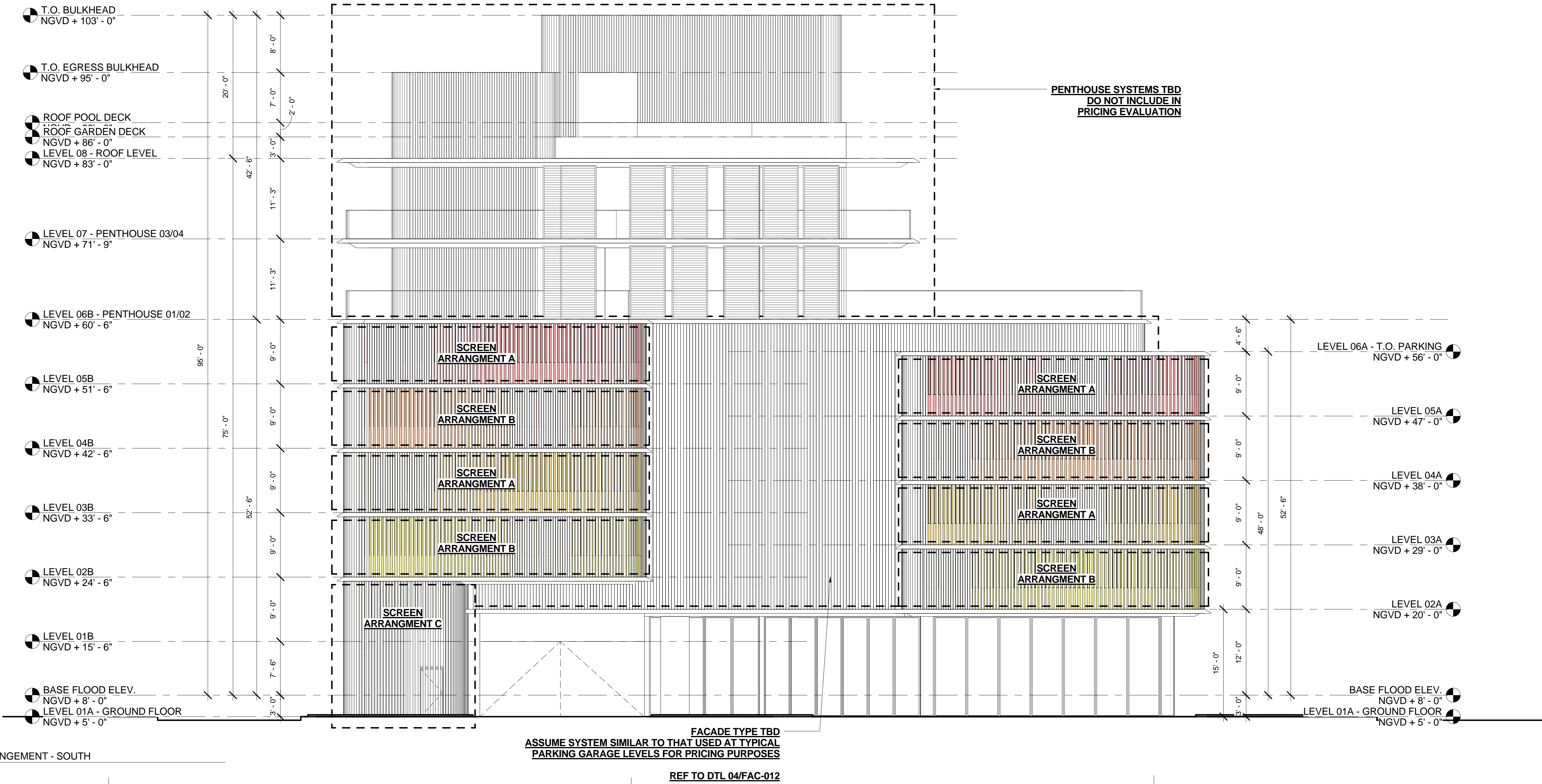




NOT FOR  
CONSTRUCTION



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



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

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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**

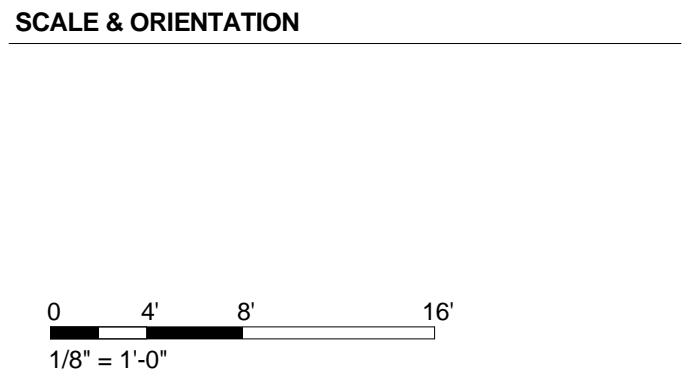
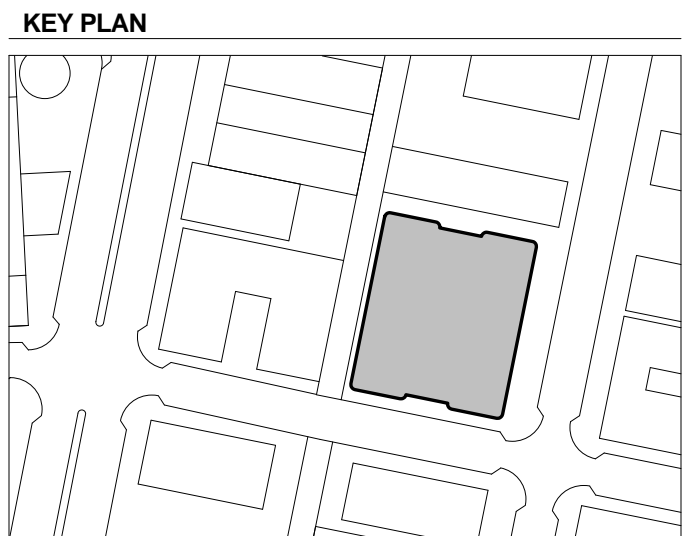
**Landscape Architect:**  
Naturalificial, Inc.  
6915 Red Road, Suite 224  
Coral Gables, FL 33143

**Traffic Consultant:**  
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

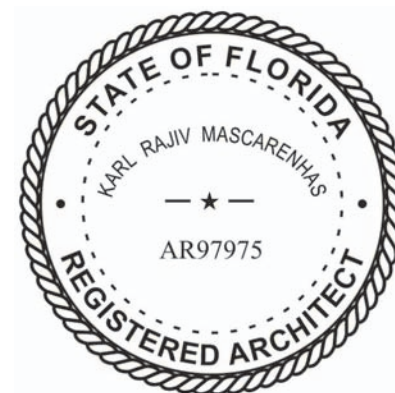
NO.	DESCRIPTION	DATE
02	FINAL SUBMITTAL	MAY 4, 2016
01	PROGRESS SET	APRIL 27, 2016

DATE OF ISSUE	DRAWN BY
03/29/16	Author
SCALE	CHECKED BY
1/8" = 1'-0"	Checker
PROJECT NO. & TITLE	Project Number TORINO GARAGE
PROJECT STATUS	Project Status



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DRAWING TITLE

**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:

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

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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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DRAWING TITLE

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



NOT FOR CONSTRUCTION

PROJECT

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

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

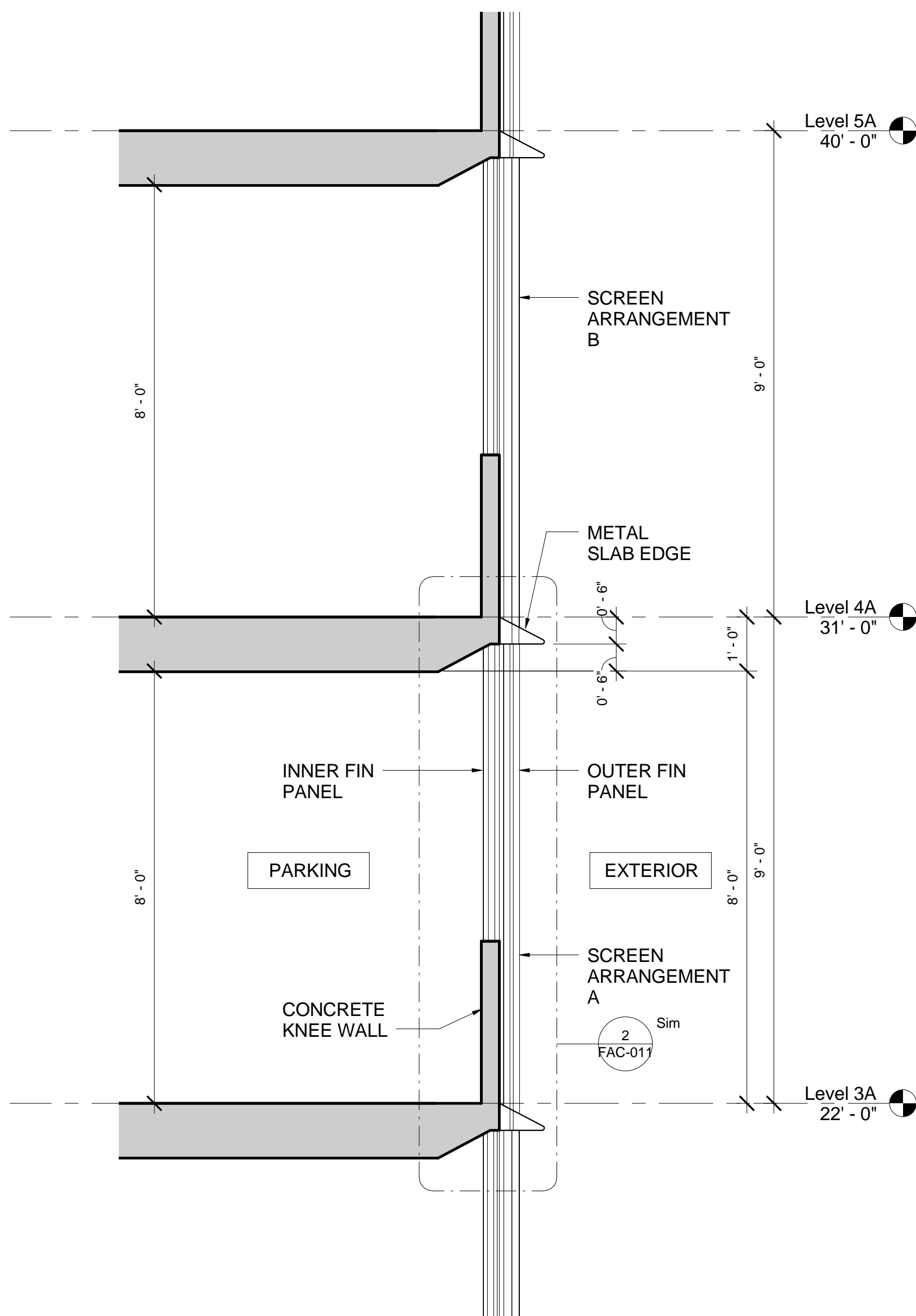
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CONSULTANTS

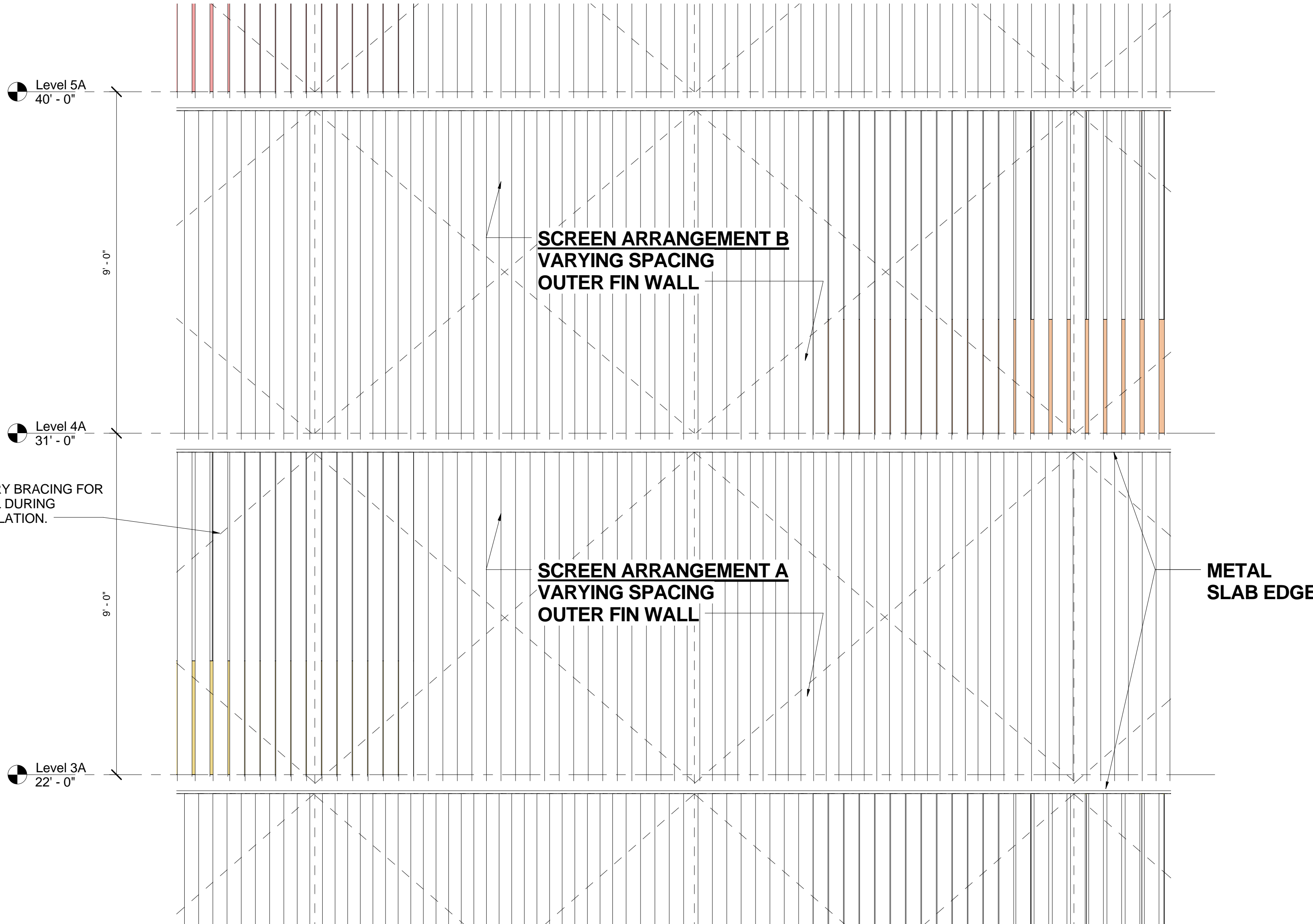
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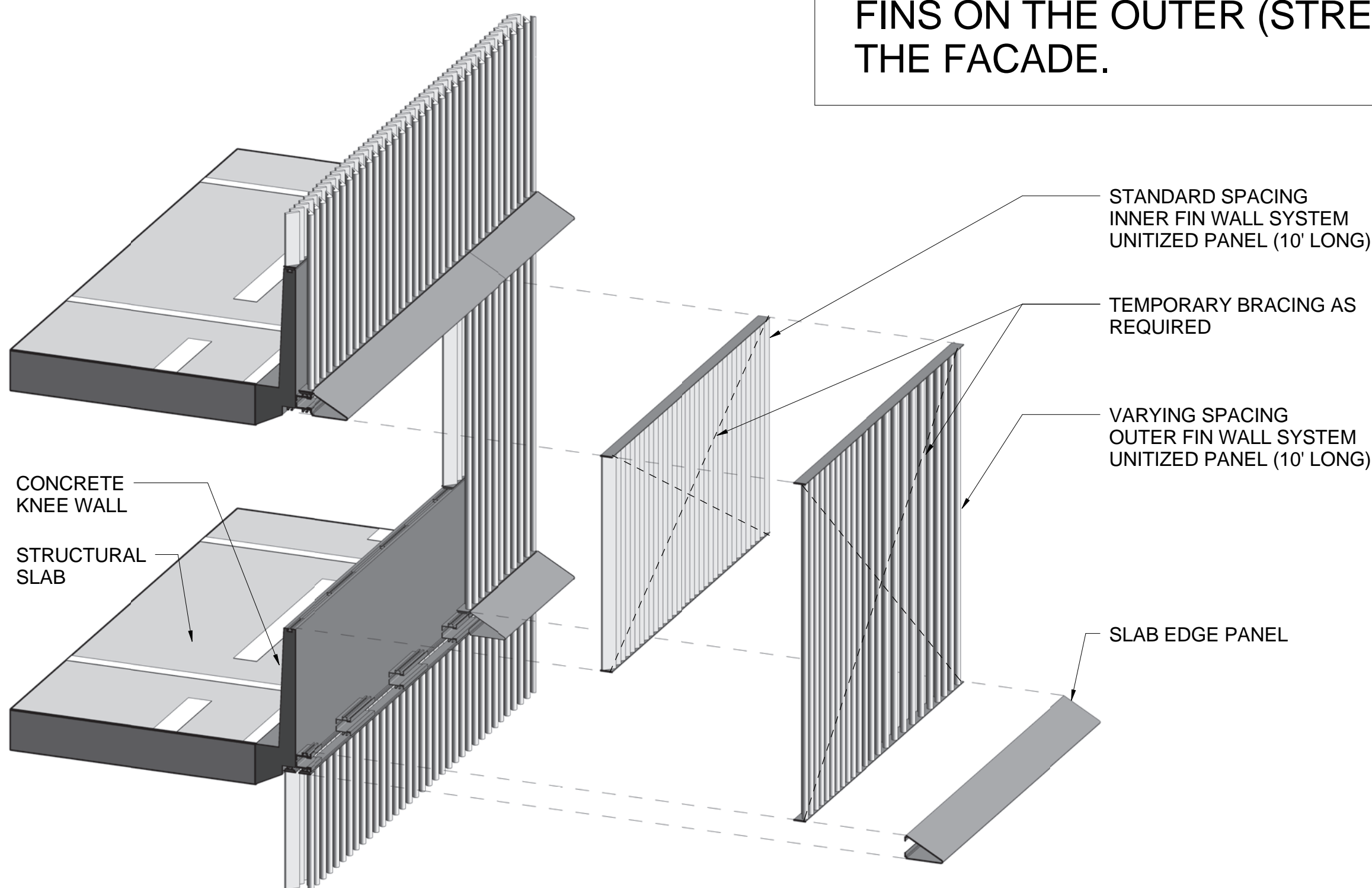


4 FIN WALL SYSTEM - SECTION  
1/2" = 1'-0"

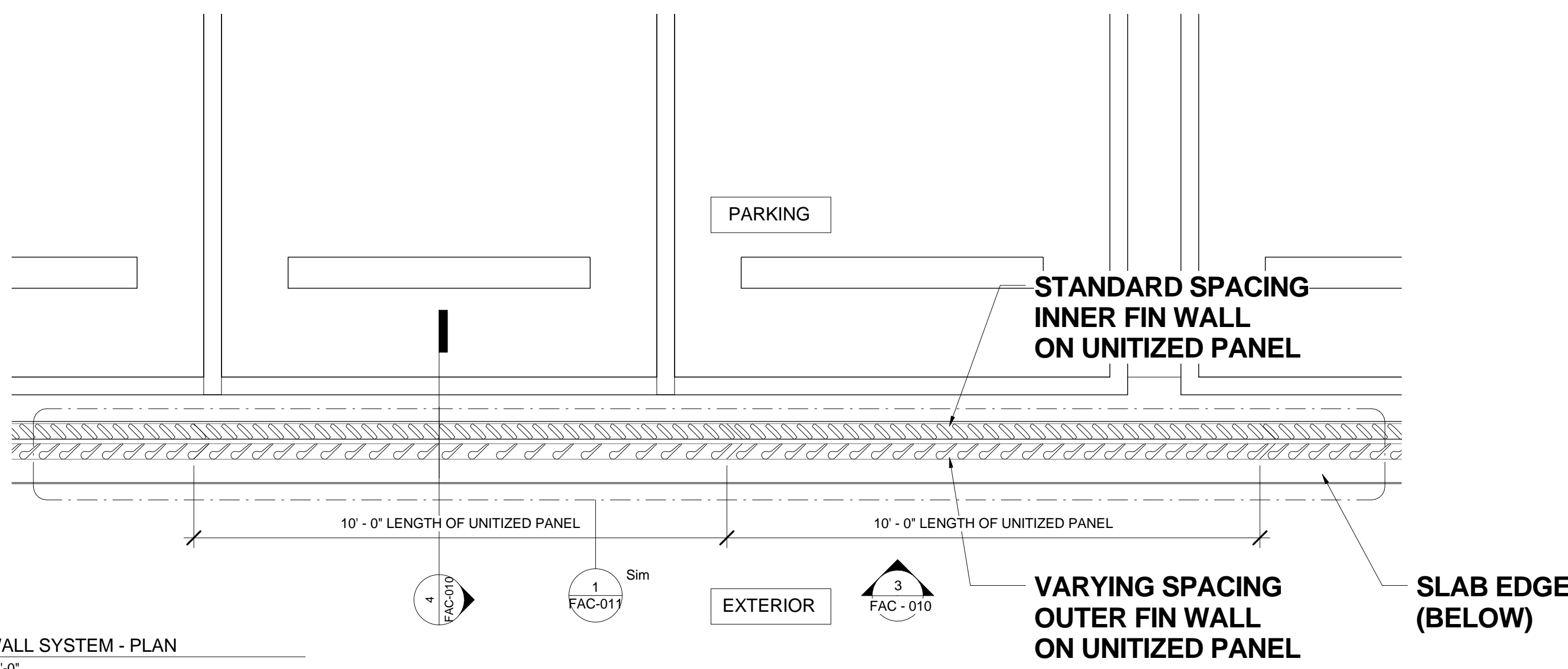


3 FIN WALL SYSTEM - ELEVATION  
1/2" = 1'-0"

**NOTE:** SCREEN ARRANGEMENT A, B & C REFER TO THE SPACING REGIMES OF THE VERTICAL FINS ON THE OUTER (STREET) SURFACE OF THE FACADE.



2 EXPLODED AXONOMETRIC - FIN WALL SYSTEM



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

NO.	DESCRIPTION	DATE
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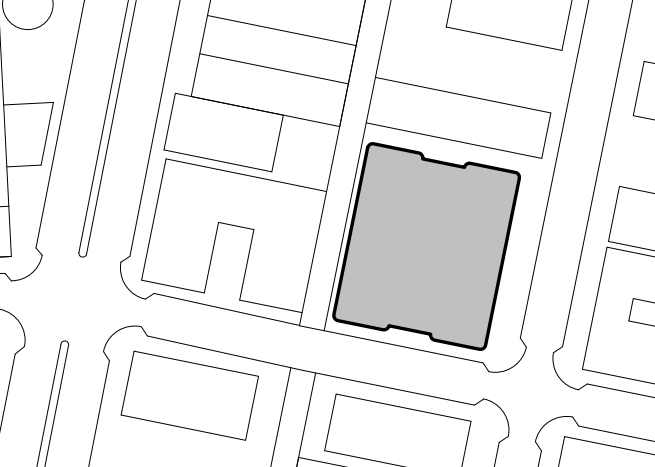
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PROJECT STATUS
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Project Status
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KEY PLAN



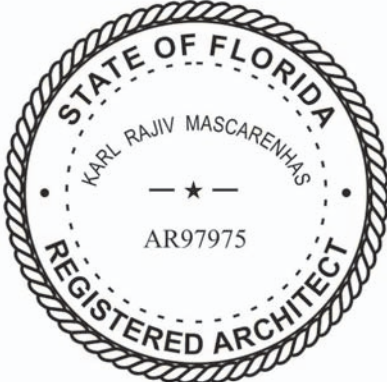
SCALE & ORIENTATION



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DRAWING TITLE

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











## PROJECT

400 COLLINS AVE.,  
MIAMI BEACH, FL 33139

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

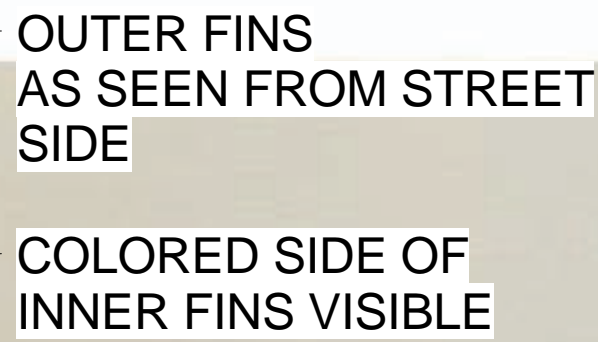
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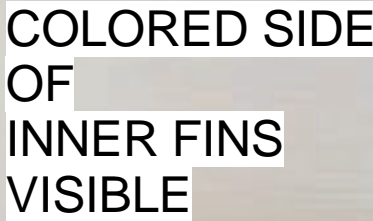
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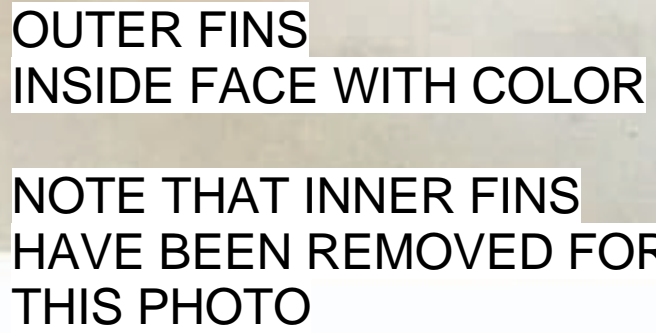
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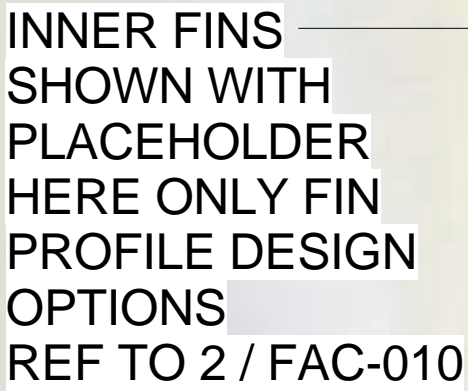
1 MOCK-UP MODEL PHOTO - FRONT VIEW FROM STREET



## 2 MOCK-UP MODEL PHOTO - DIAGONAL VIEW



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



4 MOCK-UP MODEL PHOTO - FROM TOP OF MODEL

[illegible]

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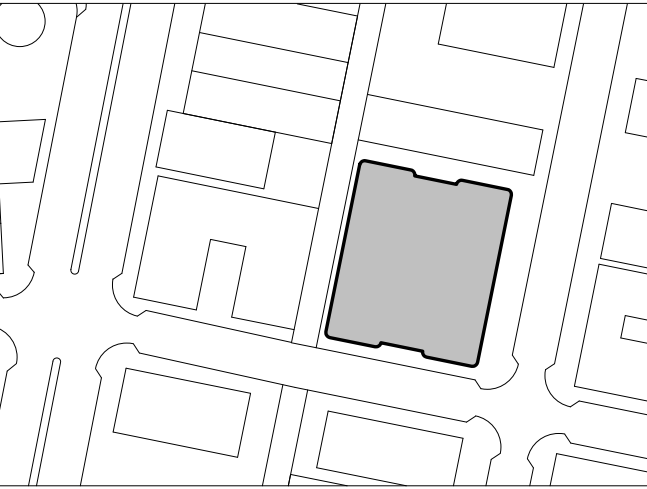
PROJECT NO. &amp; TITLE

Project Number TORINO GARAGE

## PROJECT STATUS

### Project Status

## KEY PLAN



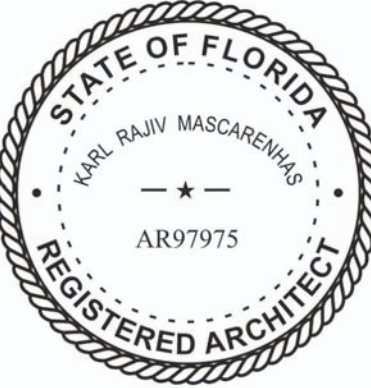
### SCALE & ORIENTATION

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# FAC-013

## MOCK-UP MODEL PHOTOS