, ramp

BASE DIAGRAM -2 HALF LEVEL RAMPS.

~

Management of the

*B*Offengplus

A FINE FILLIGNEE

OF SUBTLE WHITE +

Color. ...

A PARKING FACILITY

LOADING

+ TRAISH

RESIDENTIME

PARKING

ALLEY -

TIT MAKES SENSE TO PUT

CREATE GREEN BUFFERS ON

COLLINS AND 4TH

BREAK DOWN

-RESTAMMENT ON P COZLINS AVE

SCANE 1

PRESERVE GREEN EDGES AND THEES WHENEVER PRACTICABLE

THAT HAS EQUAL APPEARANCE FROM ALL SIDES & NO FRONT AND POUR REAR!

BOH

ALL THE ENTRY EXITS ON PARKING ENTRY /E 4 TH ST. AND ALLEYWAY ... FROM COLLINS !

AVOID LIGHT EMITTING

TO DUTSIDE FROM CARPARK!

THE VIEW

CHANGES AS YOU

LOOK UP 0

WALK PAST AND

SPACING

CHANGES

COLOR

REVEALING

- RESTAURANT

ON COLLINS

FRONTAGE ...

COLLINS.

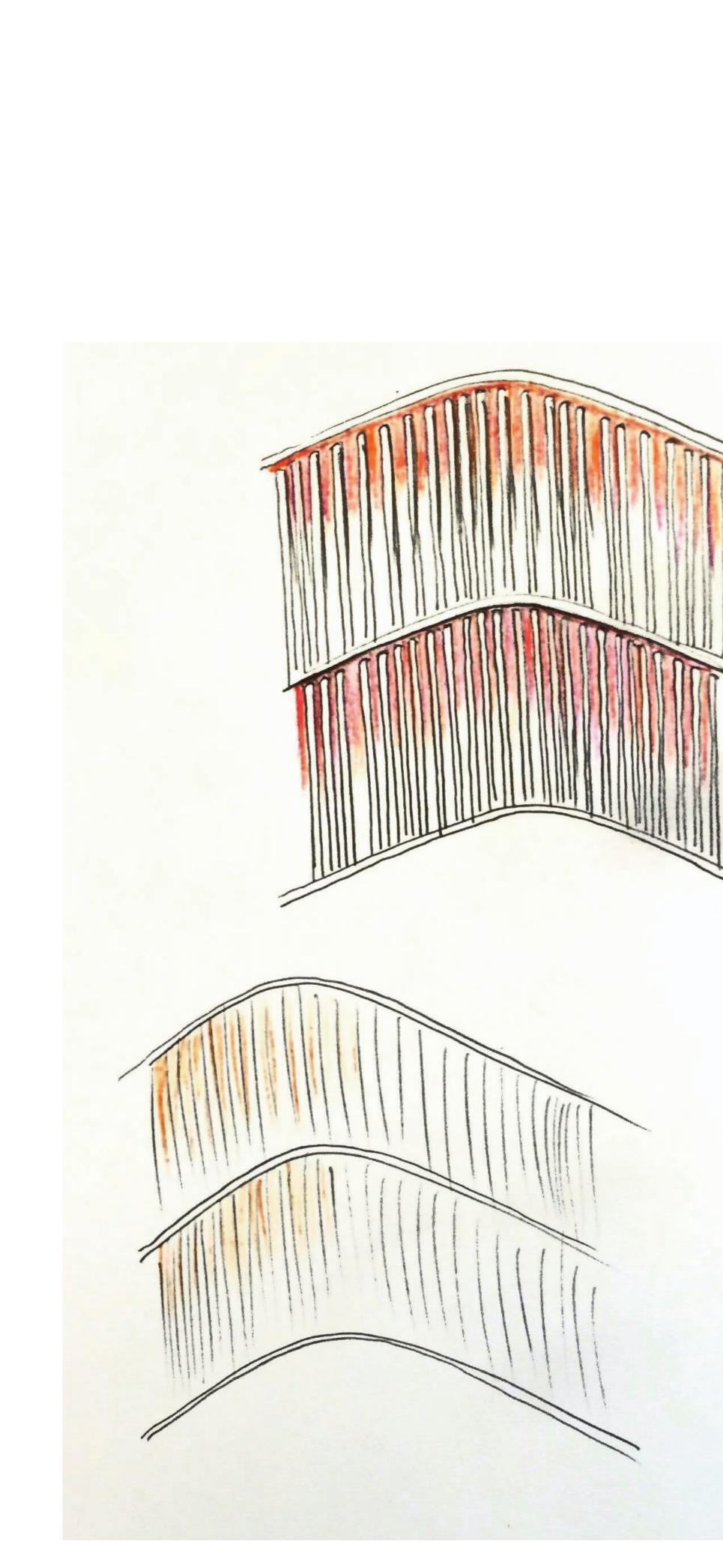
RESTAURANT

RESIDENTIAL ENTRY

PARKING ENTRY/EXIT

PRIMARY USE

NOT FOR CONSTRUCTION



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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PB A-500 PROPOSED BUILDING -NARRATIVE

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SATIN WHITE & MULTI-COLORED ALUMINUM



CLEAR GLAZING: **GUARDRAILS &** STOREFRONT

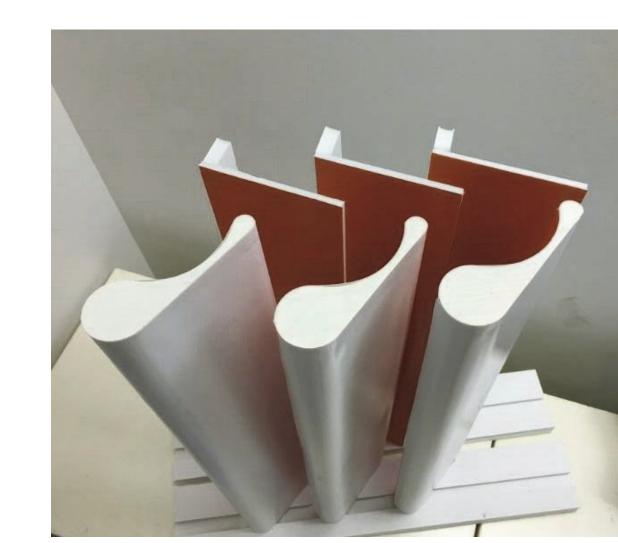


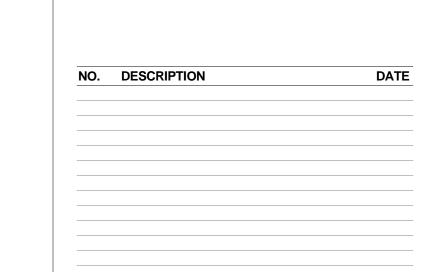
HORIZONTAL FRIT IN CURVED & OPERABLE AREAS OF GROUND LEVEL FACADE



GLASS JALOUSIE IN FLAT AREAS OF GROUND LEVEL FACADE







TORINO GARAGE

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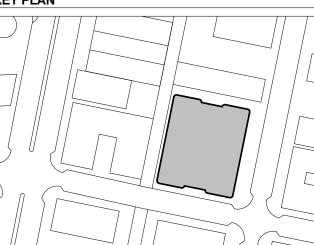
CONSULTANTS

Owner: Allied Partners

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PROJECT NO. & TITLE Project Number TORINO GARAGE

PROJECT STATUS



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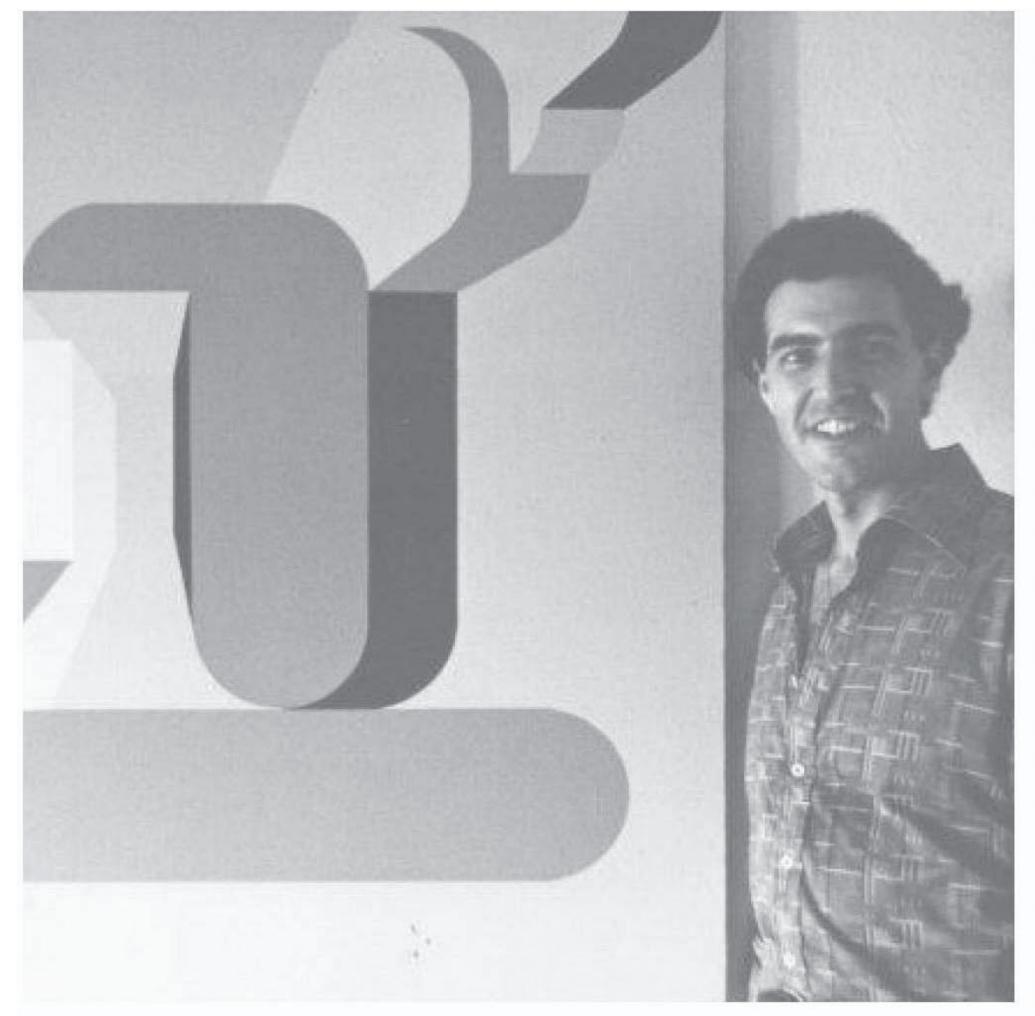
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PB A-501 PROPOSED BUILDING -**MATERIALS**



EXTERIOR & INTERIOR TERRAZZO FLOORING



Leonard Horowitz

Artist/Designer. During the process of designating South Beach into a historic district, Horowitz proposed highlighting Art Deco design through a currated pastel pallette.



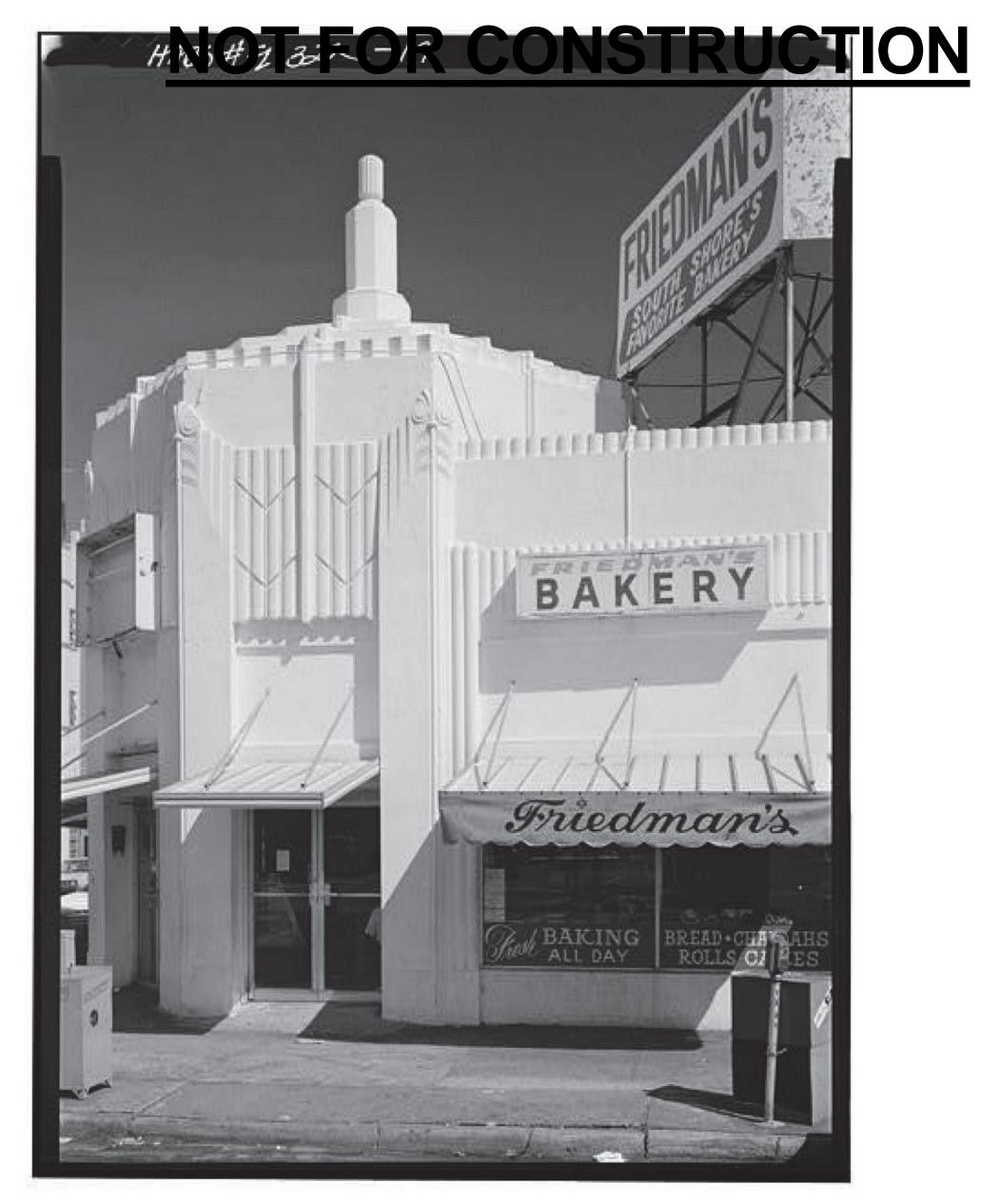
Barbara Capitman

Founder of the Miami Design Preservation League, spearheaded the process of establishing the historic district.



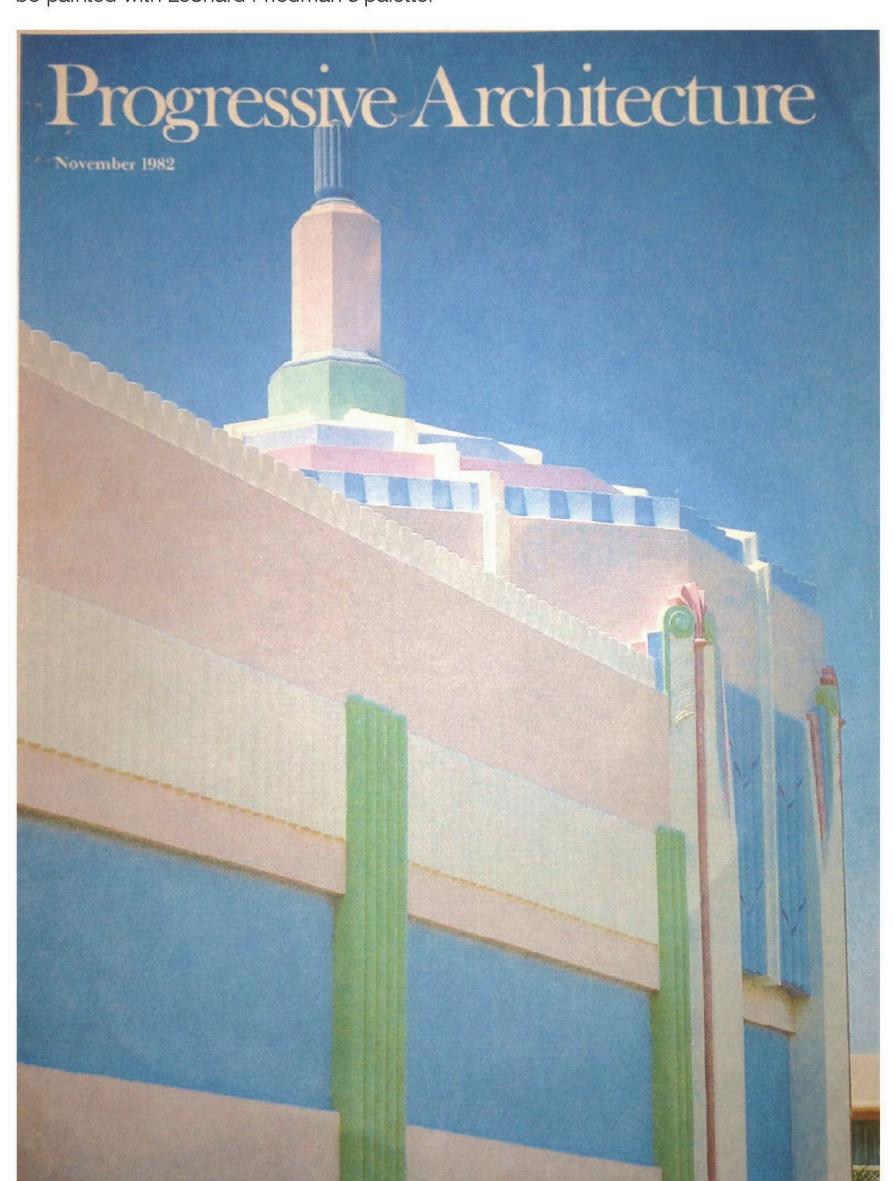
Palette of pastels created by Leonard Horowitz

... "He looked at the sun and the sky and the seas and the beach and pulled out these colors and put them together on this palette"...



Friedman's Bakery, before the pastel

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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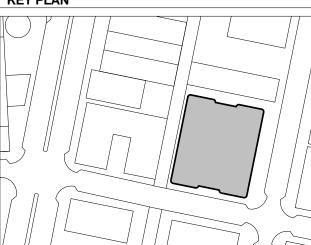
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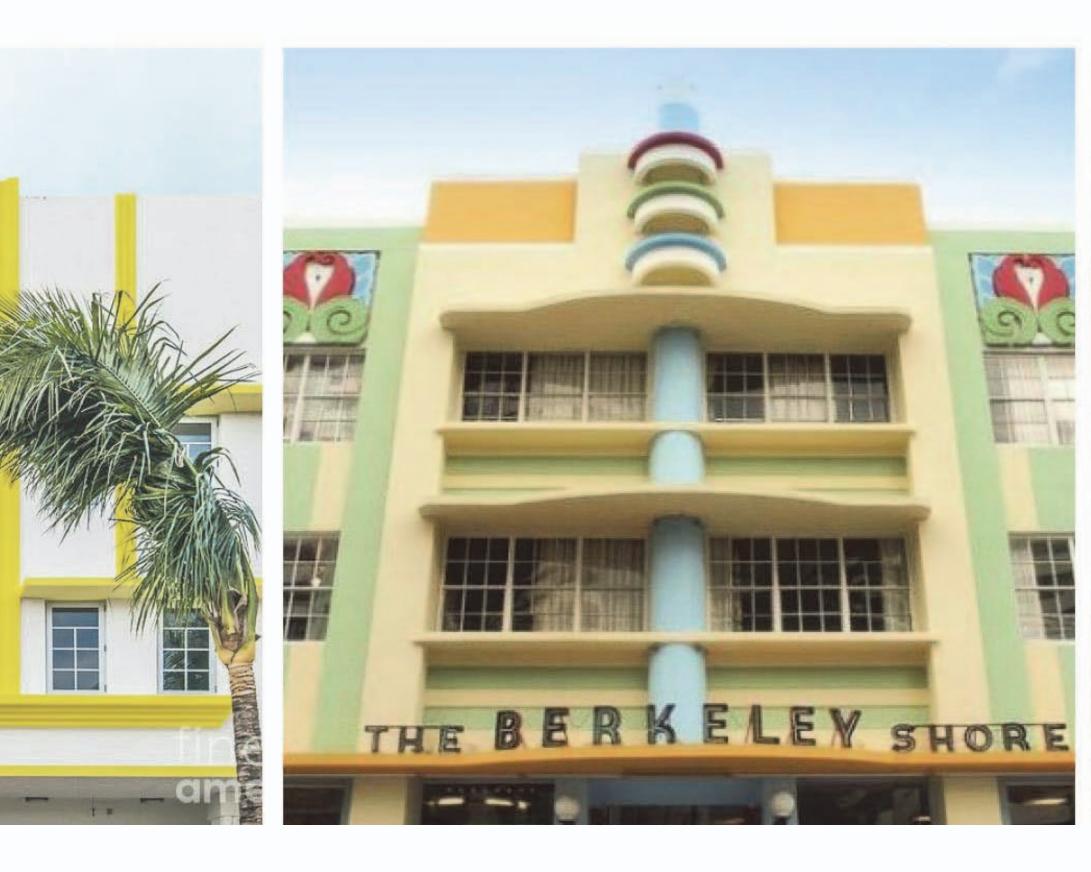
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DRAWING TITLE

PB A-502 HISTORICAL CONTEXT -COLOR







SHERWIN WILLIAMS

Main Exterior Colors

- 6000 Snowfall
- 6001 Grayish
- 6002 Essential Gray
- 6007 Smart White
- 6008 Individual White 6009 - Imagine
- 6014 Quartz White
- 6015 Vaguely Mauve
- 6016 Chaise Mauve 6028 - Cultured Pearl
- 6029 White Truffle
- 6035 Gauzy White
- 6036 Angora 6037 - Temperate Taupe
- 6042 Hush White
- 6043 Unfussy Beige
- 6049 Gorgeous White
- 6056 Polite White 6057 - Malted Milk
- 6063 Nice White
- 6064 Reticence
- 6070 Heron Plume 6071 - Popular Gray
- 6072 Versailles Gray
- 6077 Everyday White
- 6078 Realist Beige 6079 – Diverse Beige
- 6084 Modest White 6085 - Simplify Beige
- 6091 Reliable White
- 6098 Pacer White
- 6099 Sand Dollar 6105 - Divine White
- 6119 Antique White
- 6126 Navajo White 6133 - Muslin
- 6140 Moderate White
- 6141 Softer Tan 6147 - Panda White
- 6148 Wool Skein
- 6154 Nacre
- 6155 Rice Grain
- 6161 Nonchalant White
- 6162 Ancient Marble 6168 - Moderne White
- 6169 Sedate Gray
- 6170 Techno Gray
- 6175 Sagey
- 6176 Livable Green 6182 - Ethereal White

6183 – Conservative Gray

- 6184 Austere Gray 6189 – Opaline
- 6190 Filmy Green
- 6191 Contented
- 6196 Frosty White 6197 – Aloaf Gray
- 6198 Sensible Hue
- 6203 Spare White
- 6204 Sea Salt 6205 - Comfort Gray
- 6210 Window Pane
- 6211 Rainwashed
- 6217 Topsail
- 6218 Traderwind 6224 - Mountain Air

6225 - Sleepy Blue

- 6231 Rock Candy 6232 - Misty
- 6238 Icicle
- 6245 Quicksilver
- 6246 North Star
- 6252 Ice Cube
- 6253 Olympus White
- 6259 Spatial White
- 6260 Unique Gray 6266 - Discrete White
- 6273 Nouvelle White
- 6274 Destiny
- 6275 Fashionable Gray
- 6385 Dover White
- 6414 Rice Paddy
- 6421 Celery
- 6427 Sprout
- 6428 Honeydew
- 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 - Balmy
- 6513 Take Five
- 6518 Ski Slope 6519 - Hinting Blue
- 6520 Honest Blue
- 6525 Rarefied Air 6526 - Icelandic
- 6532 Aura White 6533 - Mild Blue
- 6534 Icy 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 – Aviary Blue

6784 – Bravo Blue 6791 — Lauren's Surprise

6798 - Iceberg

6805 - Glass Bead

6812 - White Iris

7000 - Ibis White

7002 - Downy

6813 - Wishful Blue

7001 – Marshmallow

7003 - Toque White

7004 - Snowbound

7005 - Pure White

7006 - Extra White

7008 – Alabaster

7009 - Pearly White

7011 - Natural Choice

7010 - White Duck

7012 - Creamy

7013 - Ivory Lace

7014 - Eider White

7007 – Ceiling Bright White

6806 - Rhythmic Blue

6807 – Wondrous Blue

6799 - Soar

- 6233 Samovar Silver
- 6239 Upward
- 6247 Krypton
- 6254 Lazy Gray

- 6267 Sensitive Tint

- 6413 Restoration Ivory
- 6420 Queen Anne's Lace
 - - 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
 - 7071 Gray Screen 7077 – Original White
 - 7078 Minute Mauve 7100 - Arcade White
 - 7101 Futon 7102 - White Flour
 - 7103 Whitetail 7104 - Cotton White
 - 7105 Paperwhite
 - 7106 Honied 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 – Tibetan Sky
 - 7135 Twinkle 7136 - Chapeau Violet

7138 – Lavender Wisp

7140 - Snowberry

- Trim Colors
- 7072 Online 7065 – Argos 7017 – Dorian Gray
- Whites

7030 - Anew Gray

- 7005 Pure White 7004 - Snowbound
- 7102 White Flour

6126 - Navajo White

Off-Whites 6119 - Antique White

6371 - Vanillin



Preapproved Exterior Paint Colors

6799

6798

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

6805

6807

6806

NO. DESCRIPTION 02 FINAL SUBMITTAL 01 PROGRESS SET MAY 4, 2016 APRIL 27, 2016 DATE OF ISSUE **DRAWN BY Author** 05/03/2016 CHECKED BY SCALE 6694 6700 6707 PROJECT NO. & TITLE **Project Number TORINO GARAGE** PROJECT STATUS **Project Status KEY PLAN** 6784 6791

SCALE & ORIENTATION

TORINO GARAGE

400 COLLINS AVE.,

Owner:

CONSULTANTS

Allied Partners 770 Lexington Ave

Design Architect:

New York, NY 10152 License # AA26003249

Landscape Architect:

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Traffic Consultant:

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Juan Espinosa

MIAMI BEACH, FL 33139

New York, NY 10065-8165

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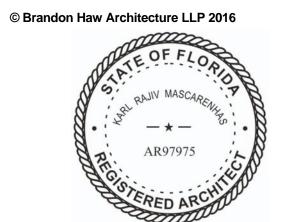
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PB A-503 HISTORICAL CONTEXT -COLOR

DRAWING TITLE











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375 Park Avenue, Suite 3308
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CONSULTANTS

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

Traffic Consultant:
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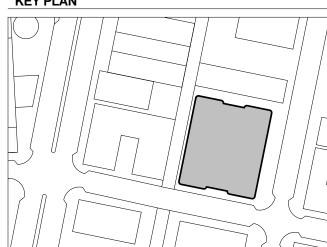
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PROJECT NO. & TITLE

Project Number TORINO GARAGE PROJECT STATUS

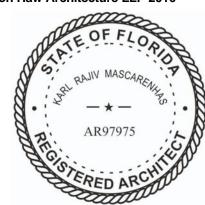


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PB A-504 HISTORICAL CONTEXT - COLOR

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

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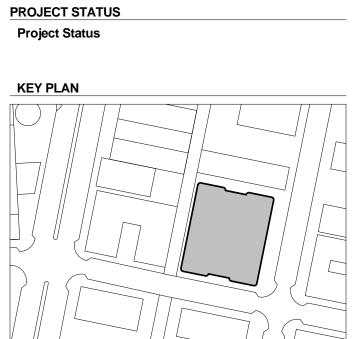
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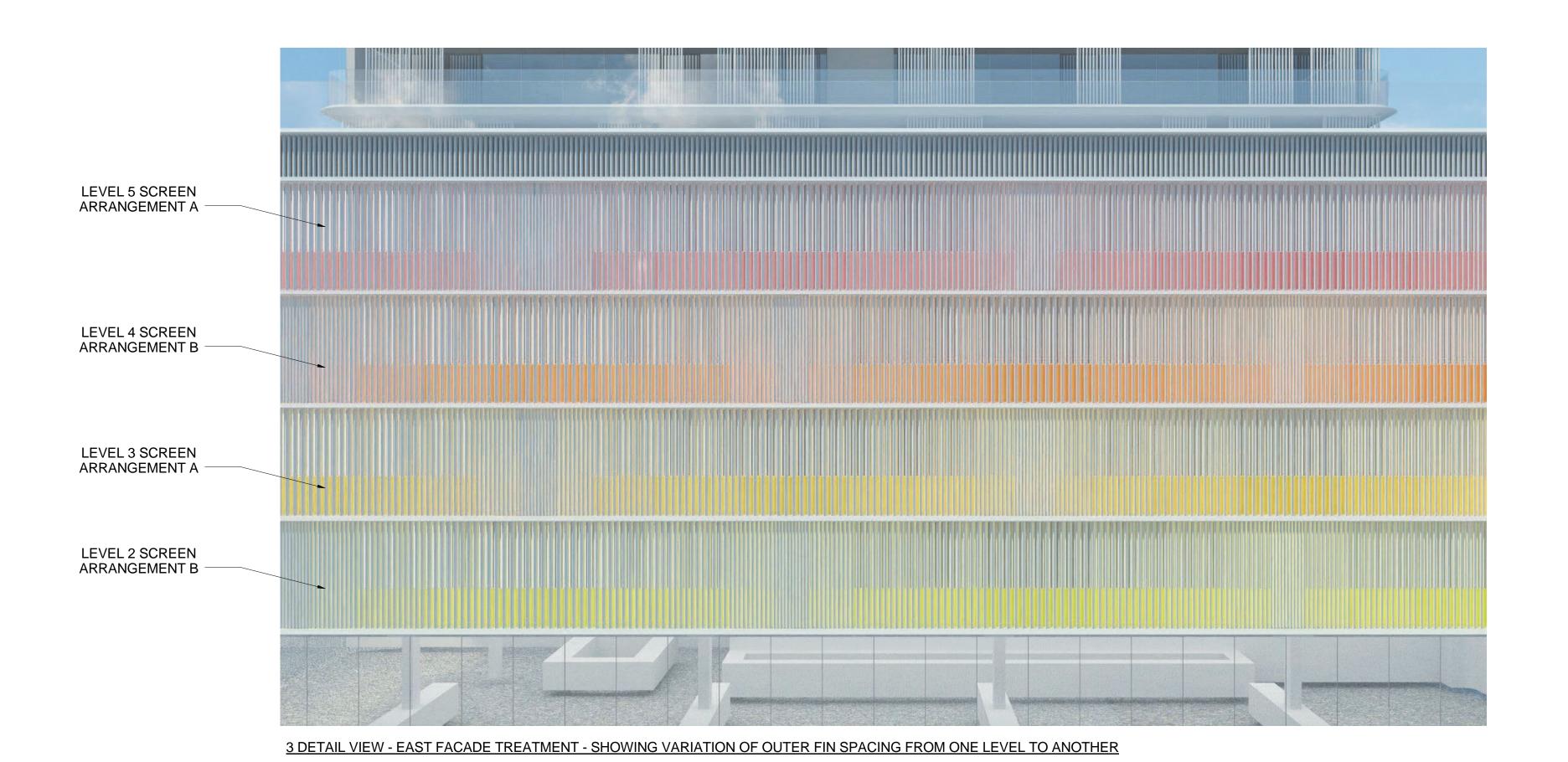
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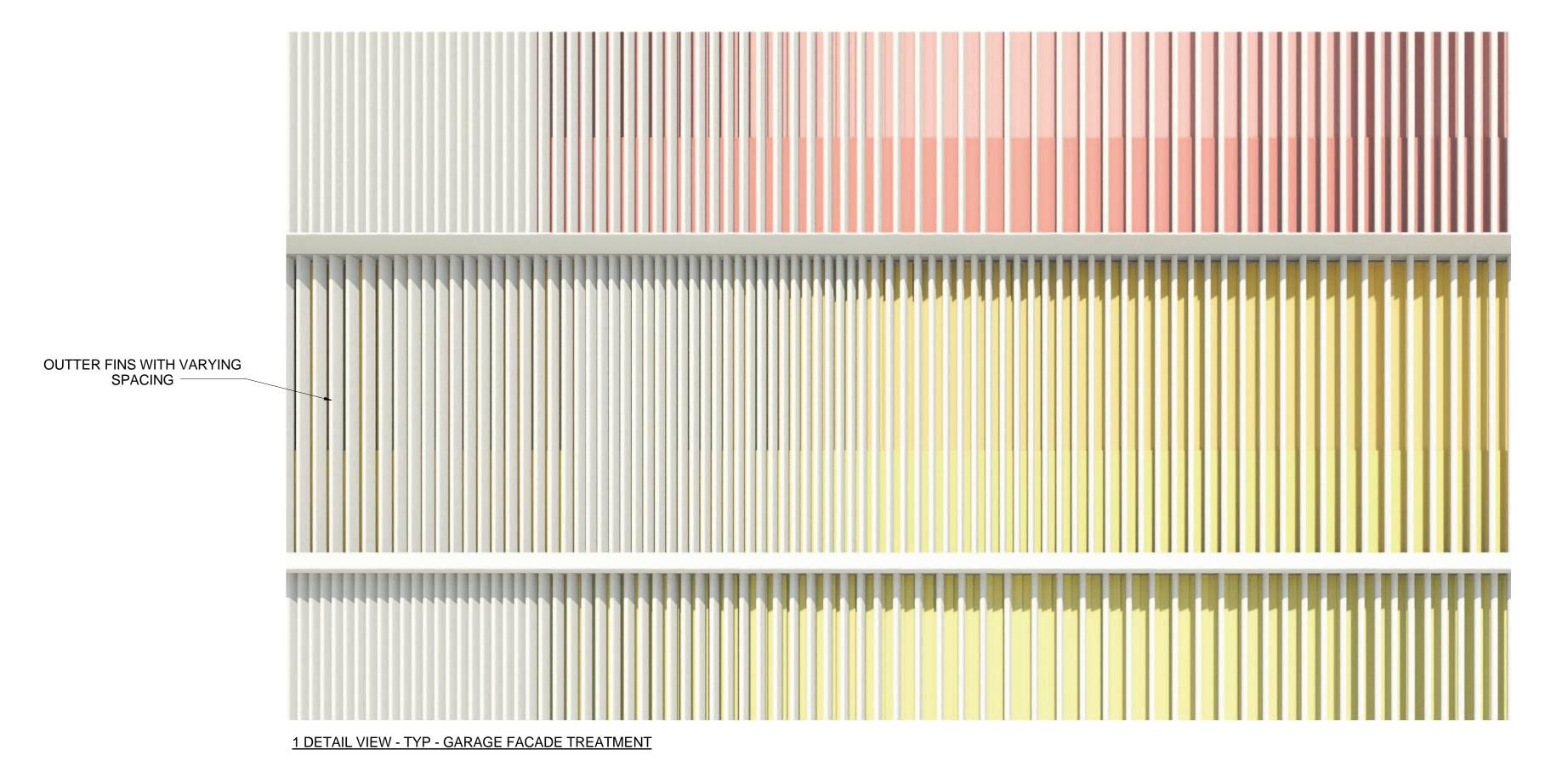


4 PERSPECTIVE VIEW - LOOKING SOUTH ALONG COLLINS AVENUE



2 PERSPECTIVE VIEW - LOOKING NORTH ALONG COLLINS AVENUE





TORINO GARAGE

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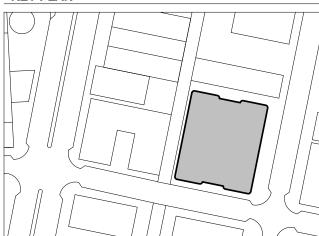
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PROJECT STATUS **Project Status**



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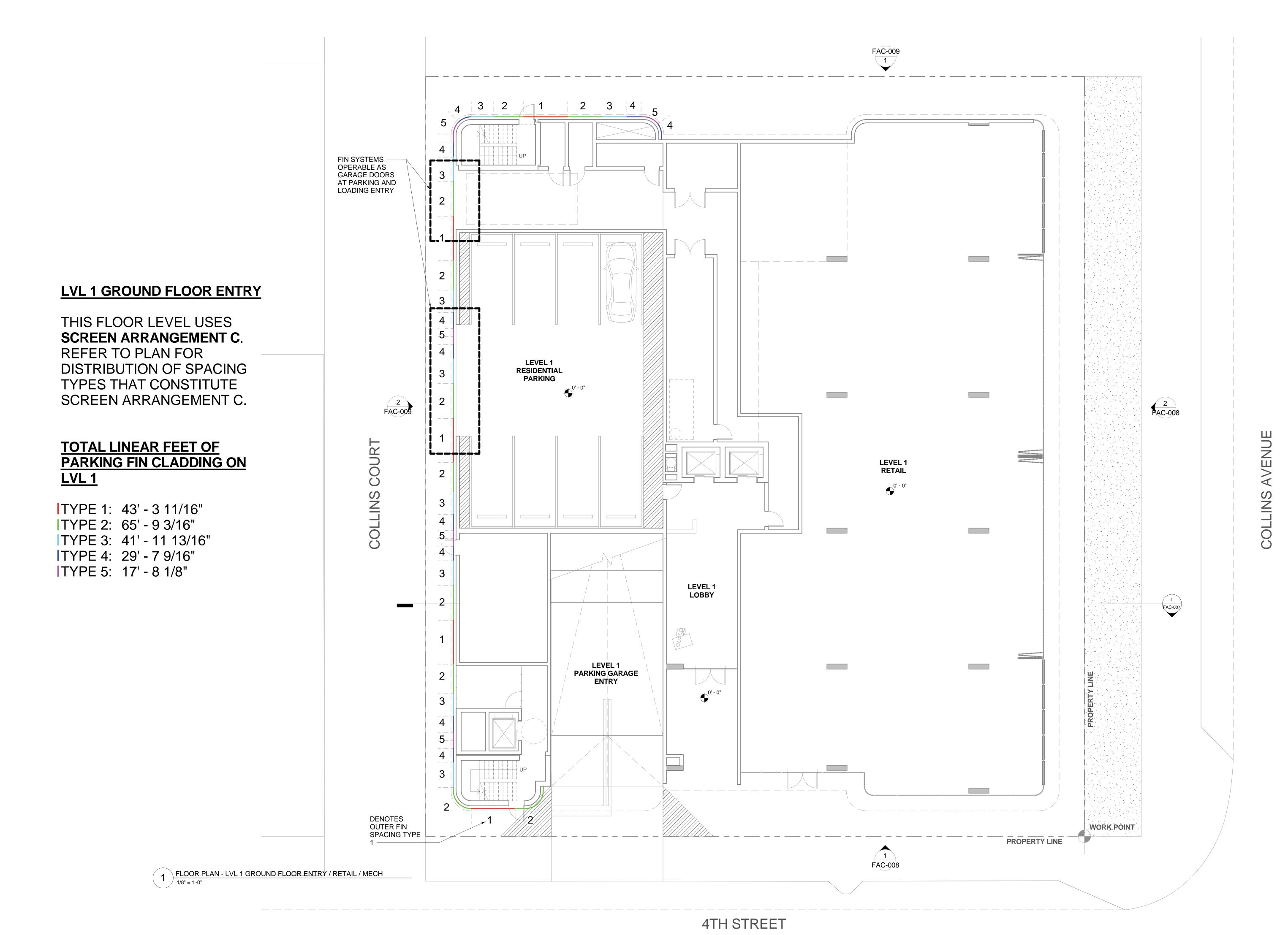
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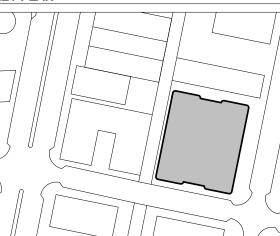
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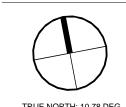
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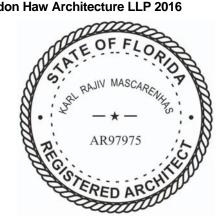
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FAC-002 FLOOR PLAN - LVL 1 **GROUND FLOOR ENTRY /**

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

1 FLOOR PLAN - LVL 2 PARKING GARAGE

LVL 2 PARKING GARAGE

THIS FLOOR LEVEL USES

REFER TO PLAN FOR

TYPE 1: 107' - 9 1/2"

ITYPE 4: 68' - 11 1/2"

TYPE 5: 26' - 6 1/8"

TYPE 2: 123' - 10"

TYPE 3: 116' - 0"

<u>LVL 2</u>

SCREEN ARRANGEMENT B.

DISTRIBUTION OF SPACING

TYPES THAT CONSTITUTE

SCREEN ARRANGEMENT B.

TOTAL LINEAR FEET OF PARKING FIN CLADDING ON

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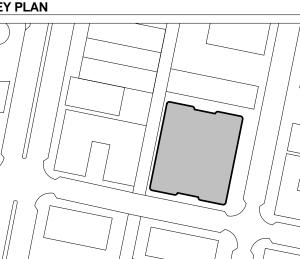
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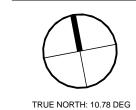
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PROJECT STATUS



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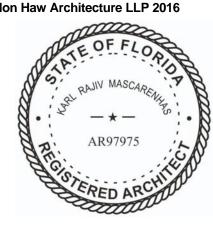


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FAC-003 FLOOR PLAN - LVL 2 **PARKING GARAGE**

NOT FOR CONSTRUCTION

2 PAC-008

2 FAC-009

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

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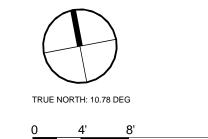
NO. DESCRIPTION

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DATE OF ISSUE 1/8" = 1'-0" PROJECT NO. & TITLE

PROJECT STATUS

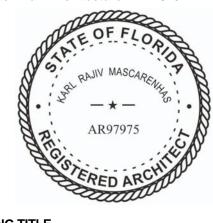
SCALE & ORIENTATION



SEAL & SIGNATURE

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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

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

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

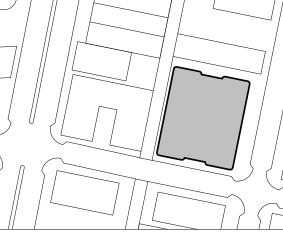
Parking / Auto-Turn Consultant: Juan Espinosa David Plummer & Associates 1750 Ponce de Leon Boulevard Coral Gables, FL 33134

NO. DESCRIPTION

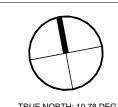
02 FINAL SUBMITTAL 01 PROGRESS SET

DATE OF ISSUE 1/8" = 1'-0" PROJECT NO. & TITLE

PROJECT STATUS



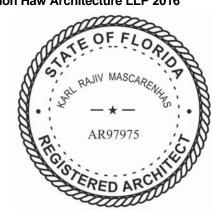
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FAC-005 FLOOR PLAN - LVL 4 **PARKING GARAGE**

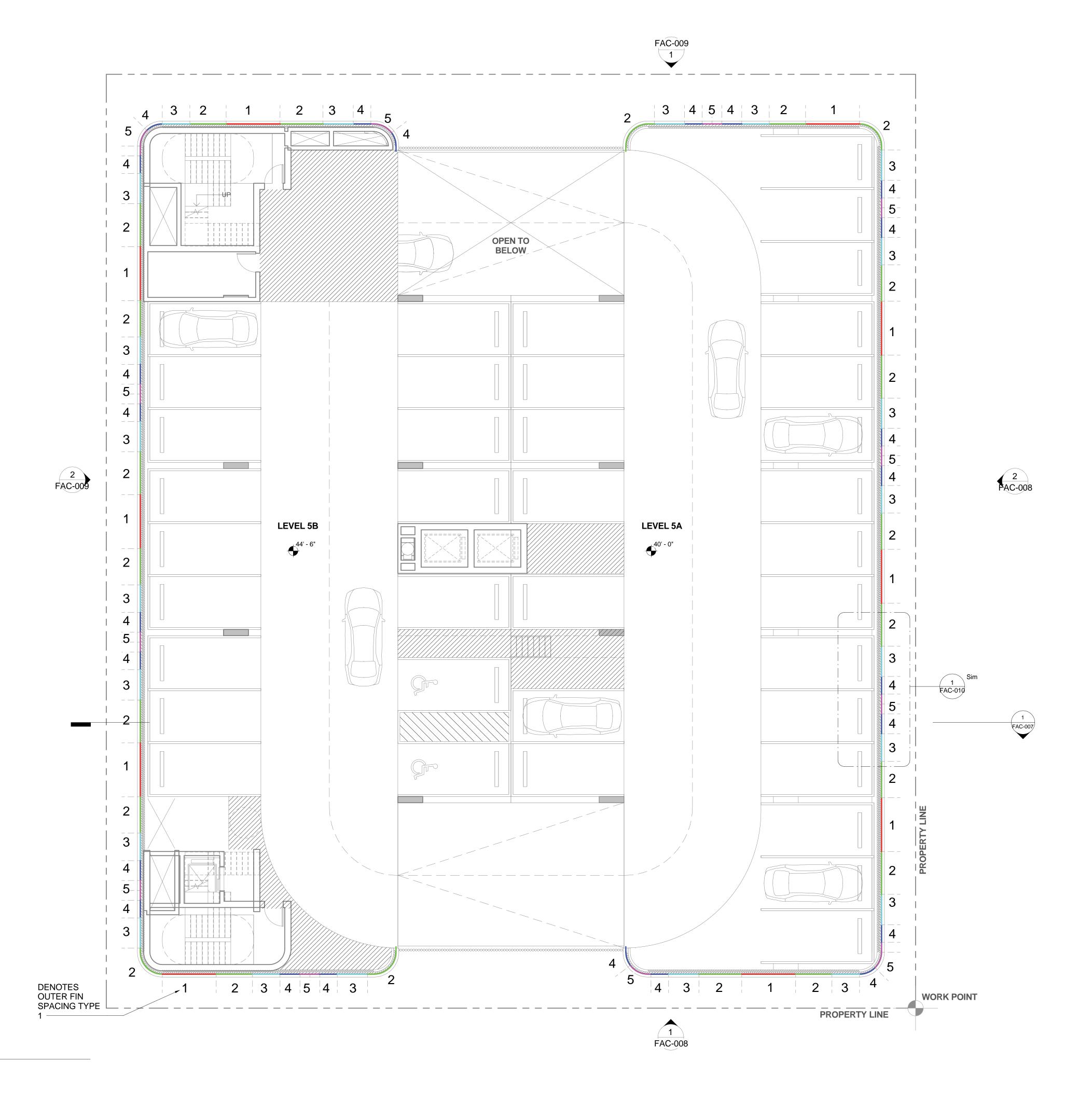
NOT FOR CONSTRUCTION

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"



1 FLOOR PLAN - LVL 5 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 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

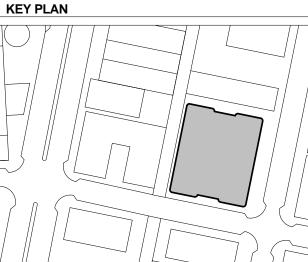
Traffic Consultant: Traf Tech Engineering, Inc. 8400 N. University Drive, Suite 202 Tamarac, FL 33321

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

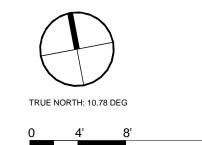
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DATE OF ISSUE 1/8" = 1'-0" PROJECT NO. & TITLE PROJECT STATUS



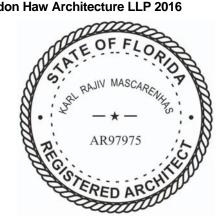
SCALE & ORIENTATION



SEAL & SIGNATURE

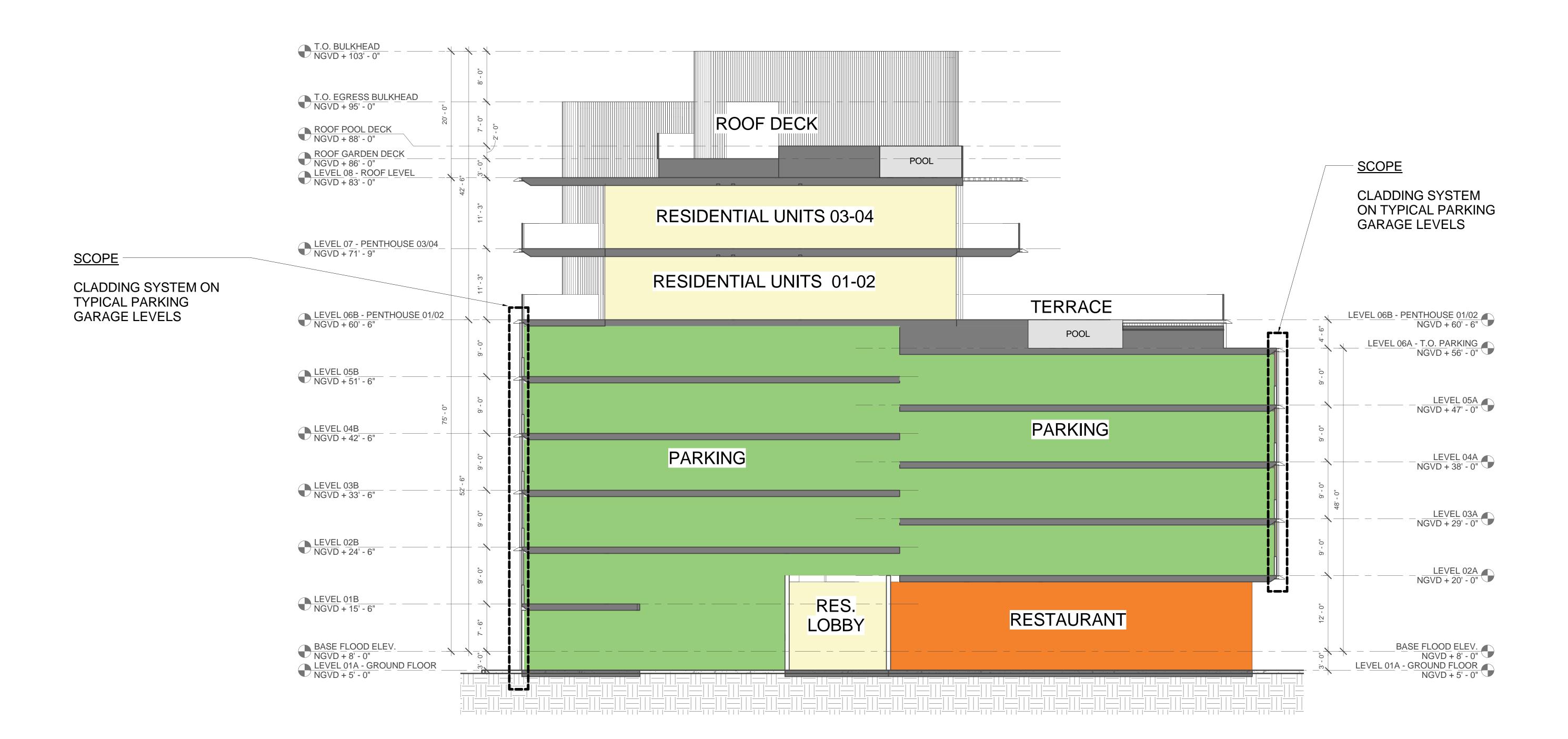
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FAC-006 FLOOR PLAN - LVL 5 **PARKING GARAGE**

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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

New York, NY 10152

375 Park Avenue, Suite 3308

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

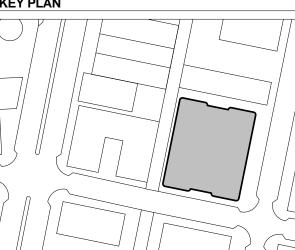
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MAY 4, 2016 APRIL 27, 2016 02 FINAL SUBMITTAL 01 PROGRESS SET

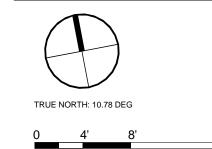
DATE OF ISSUE **DRAWN BY Author** 03/29/16 CHECKED BY Checker SCALE 1/8" = 1'-0" PROJECT NO. & TITLE Project Number TORINO GARAGE

PROJECT STATUS Project Status

KEY PLAN



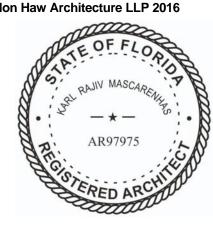
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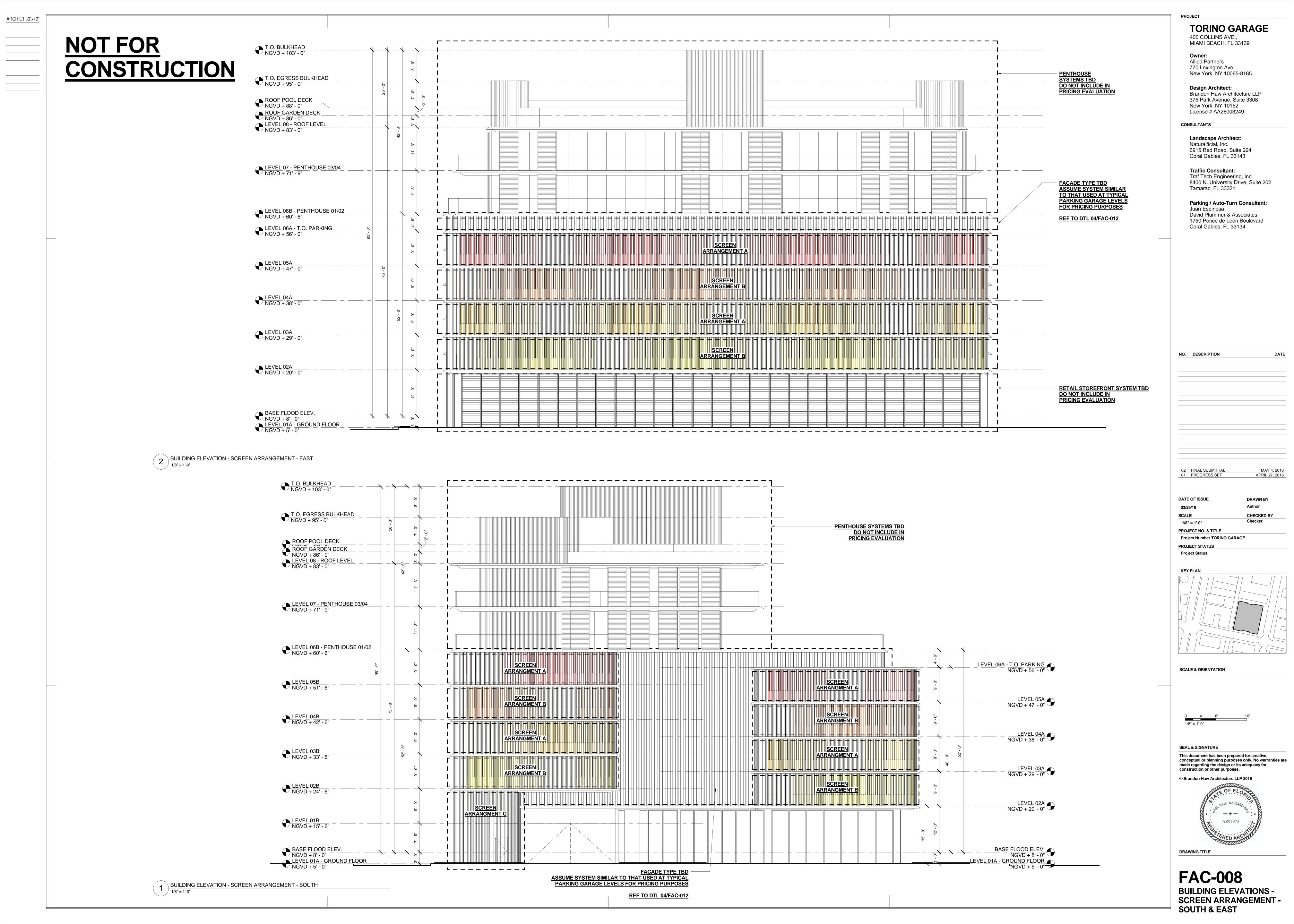
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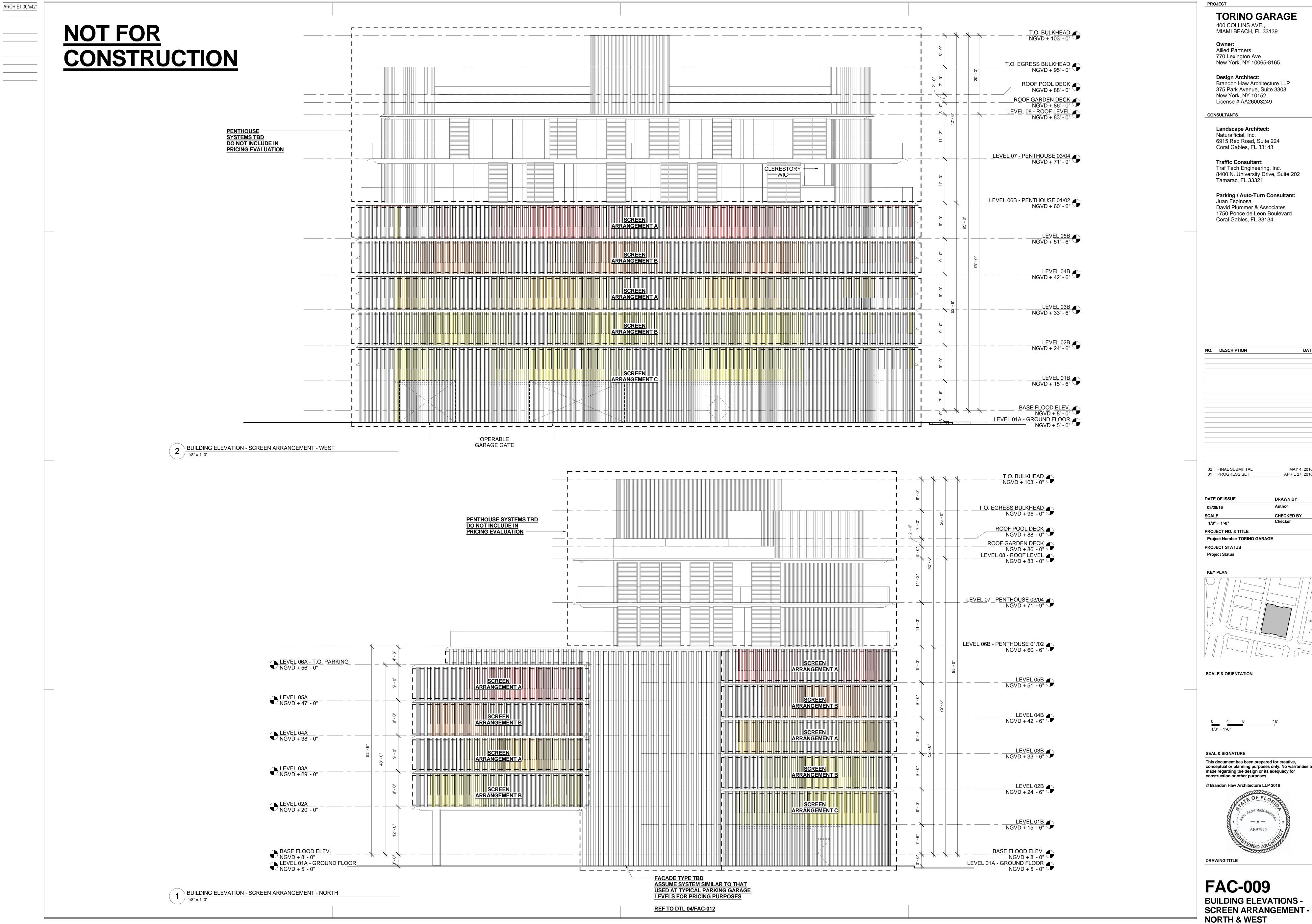
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FAC-007 TYPICAL PROGRAM STACK





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David Plummer & Associates 1750 Ponce de Leon Boulevard

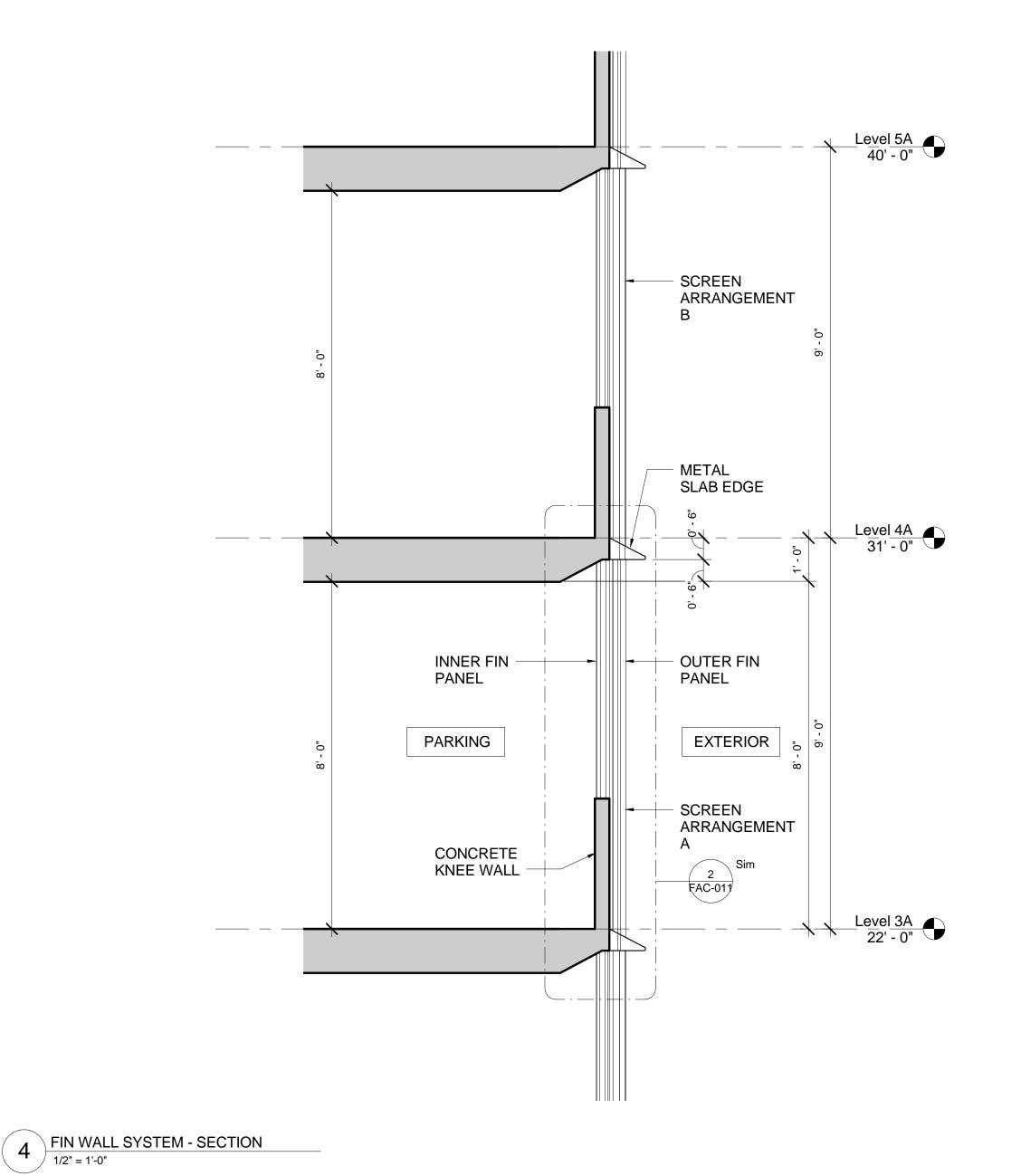
MAY 4, 2016 APRIL 27, 2016

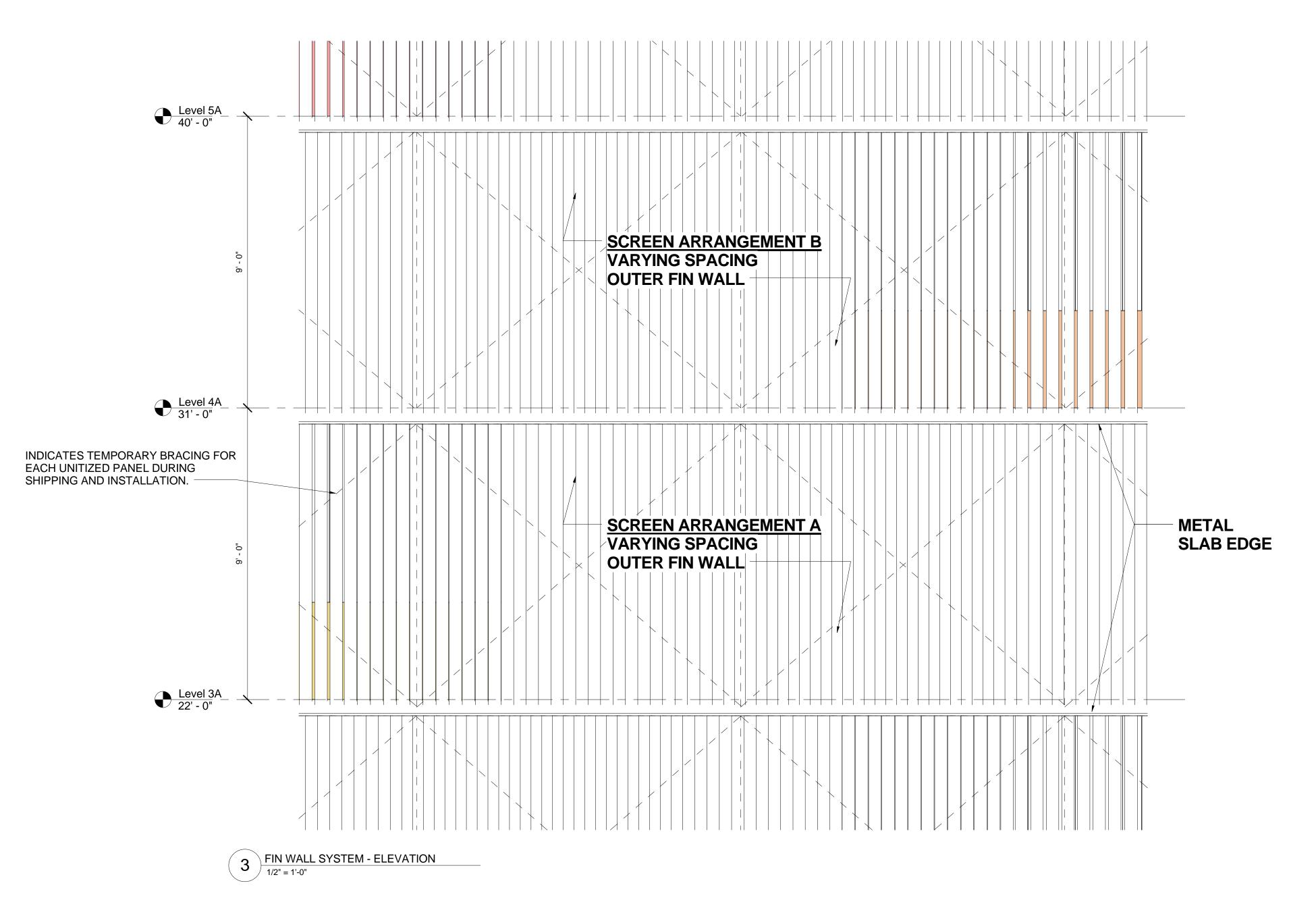
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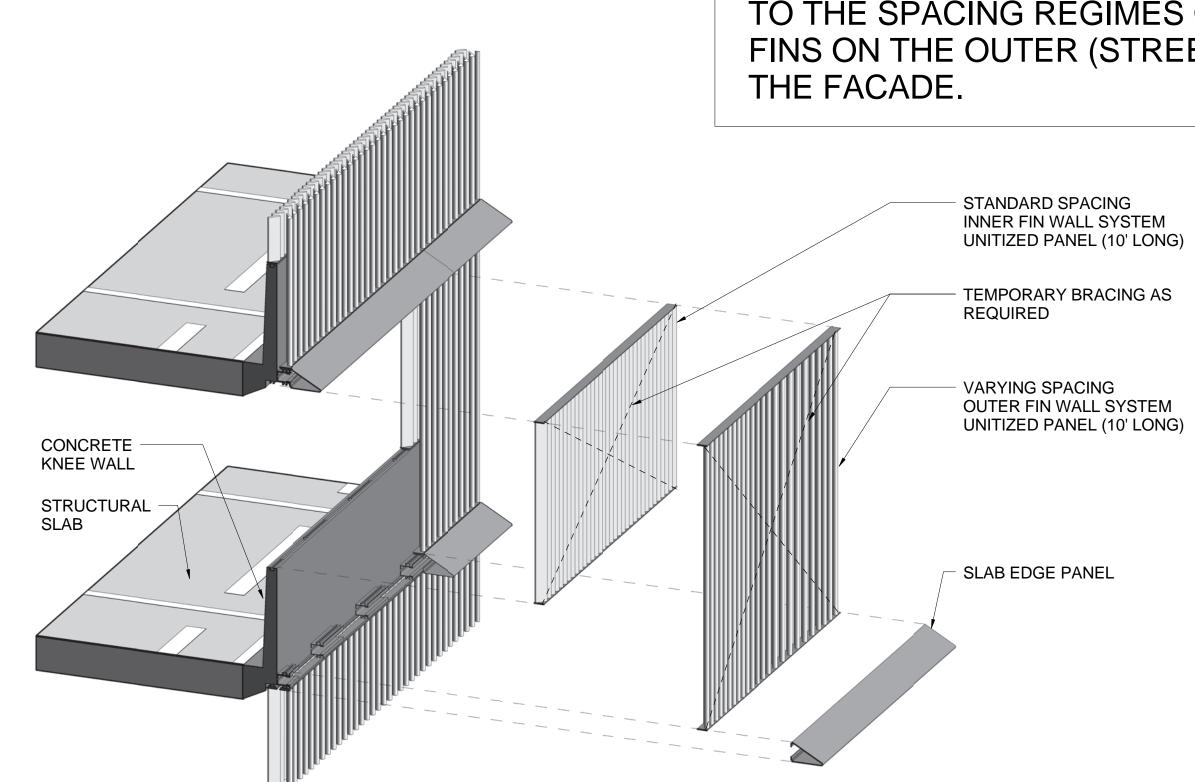
BUILDING ELEVATIONS -

NOT FOR CONSTRUCTION

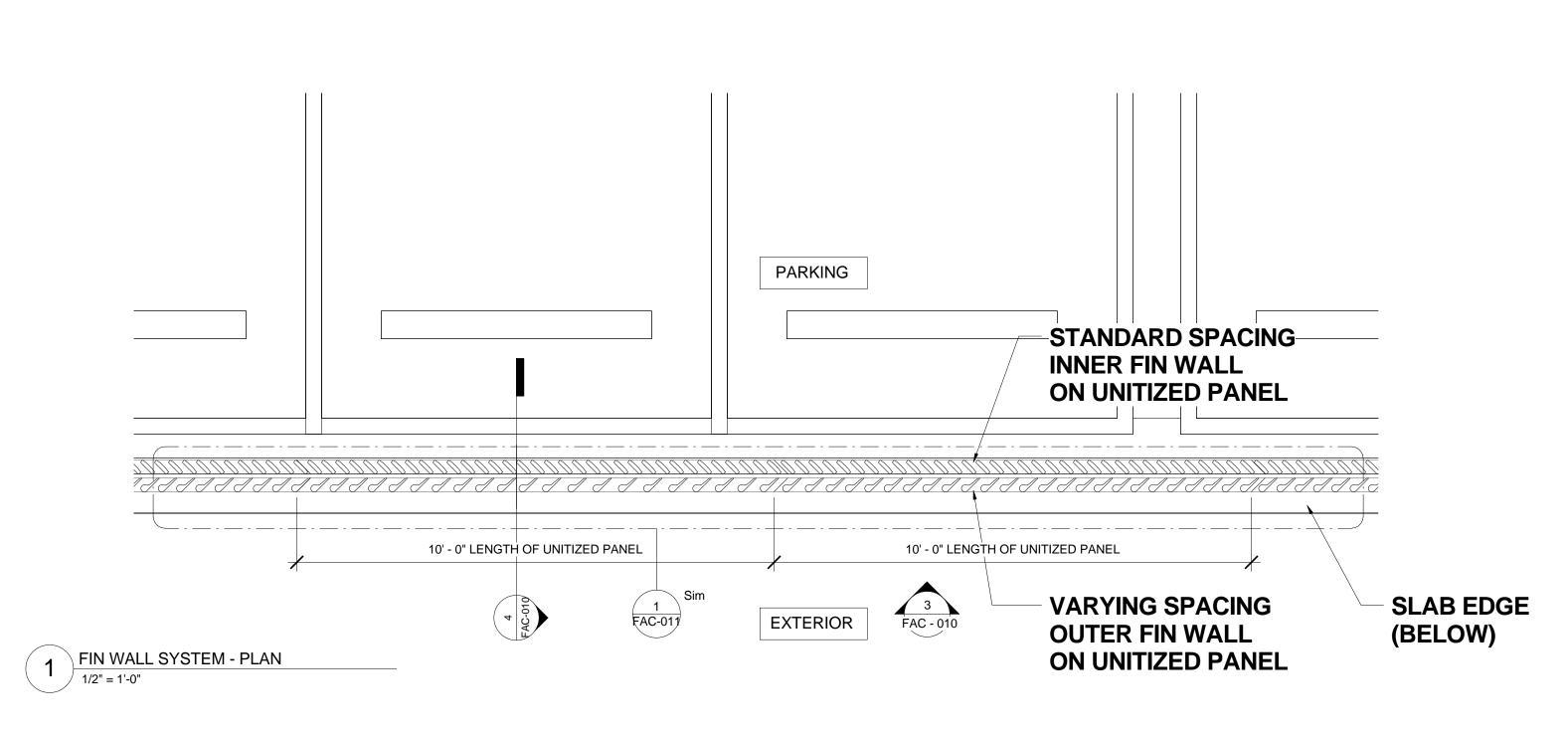




NOTE: SCREEN ARRANGEMENT A, B & C REFER TO THE SPACING REGIMES OF THE VERTICAL FINS ON THE OUTER (STREET) SURFACE OF



2 EXPLODED AXONOMETRIC - FIN WALL SYSTEM



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

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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

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Juan Espinosa David Plummer & Associates 1750 Ponce de Leon Boulevard

Coral Gables, FL 33134

NO. DESCRIPTION

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

DATE OF ISSUE CHECKED B

1/2" = 1'-0" PROJECT NO. & TITLE

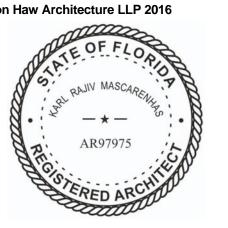
PROJECT STATUS Project Status

SCALE & ORIENTATION

SEAL & SIGNATURE

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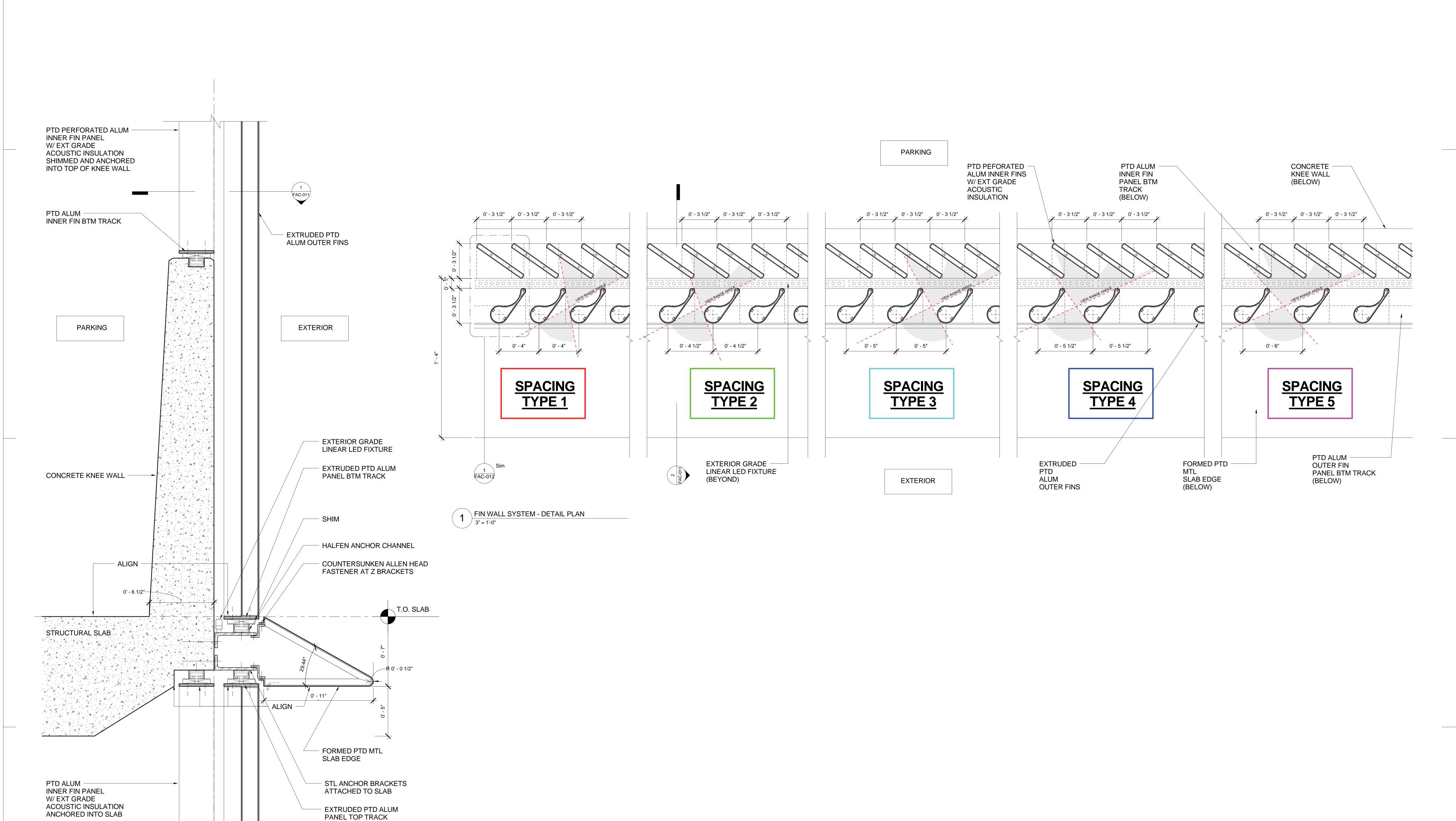
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DRAWING TITLE

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

NOT FOR CONSTRUCTION



EXTRUDED PTD
 ALUM OUTER FIN PANEL

2 FIN WALL SYSTEM - DETAIL SECTION
3" = 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 License # AA26003249

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

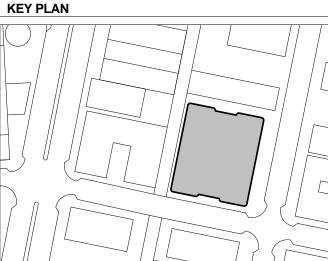
MAY 4, 2016 APRIL 27, 2016

Project Status

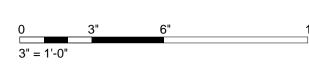
PROJECT STATUS

02 FINAL SUBMITTAL

01 PROGRESS SET



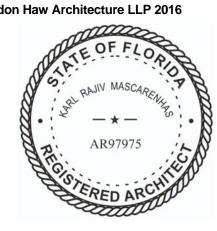
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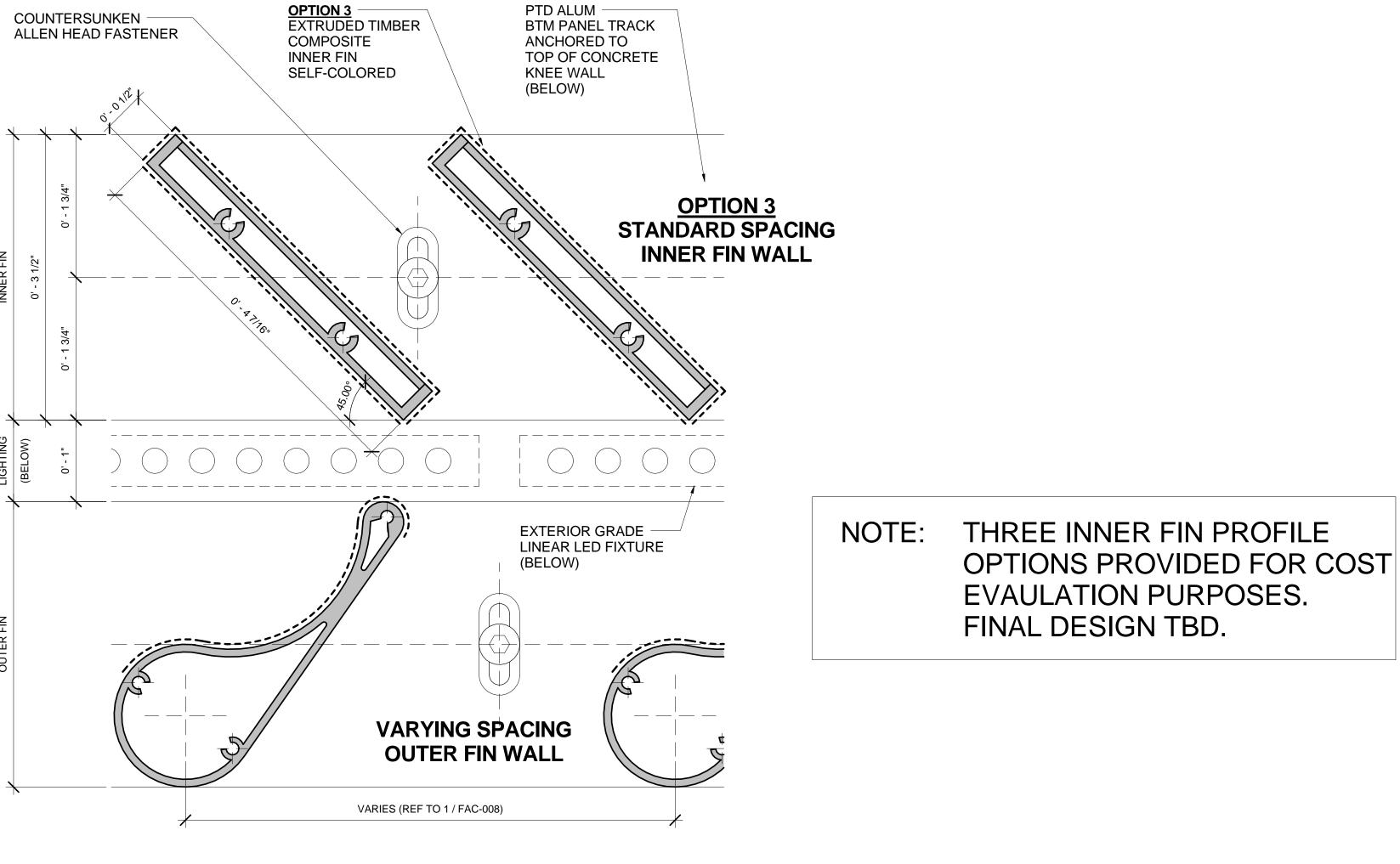
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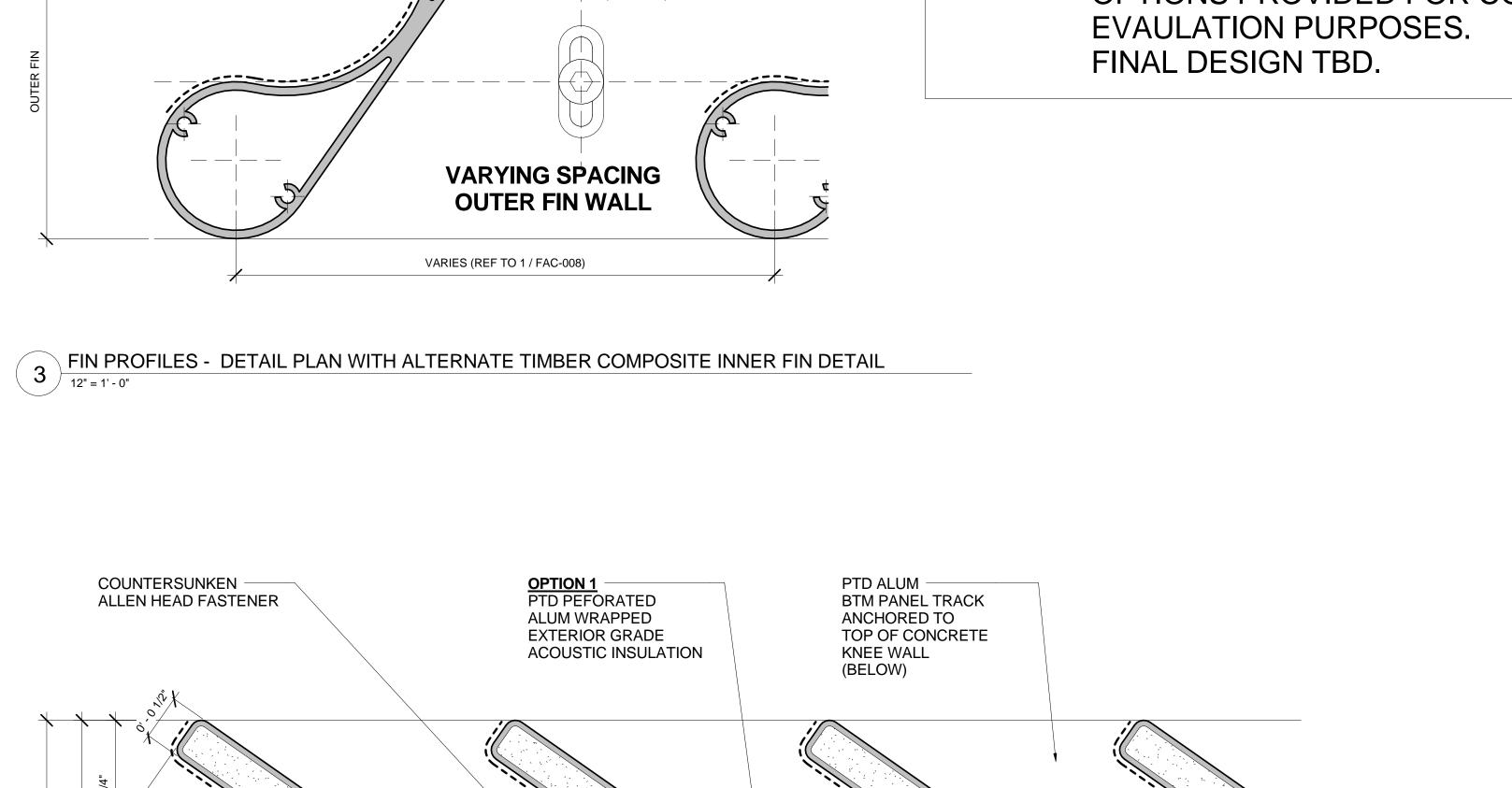


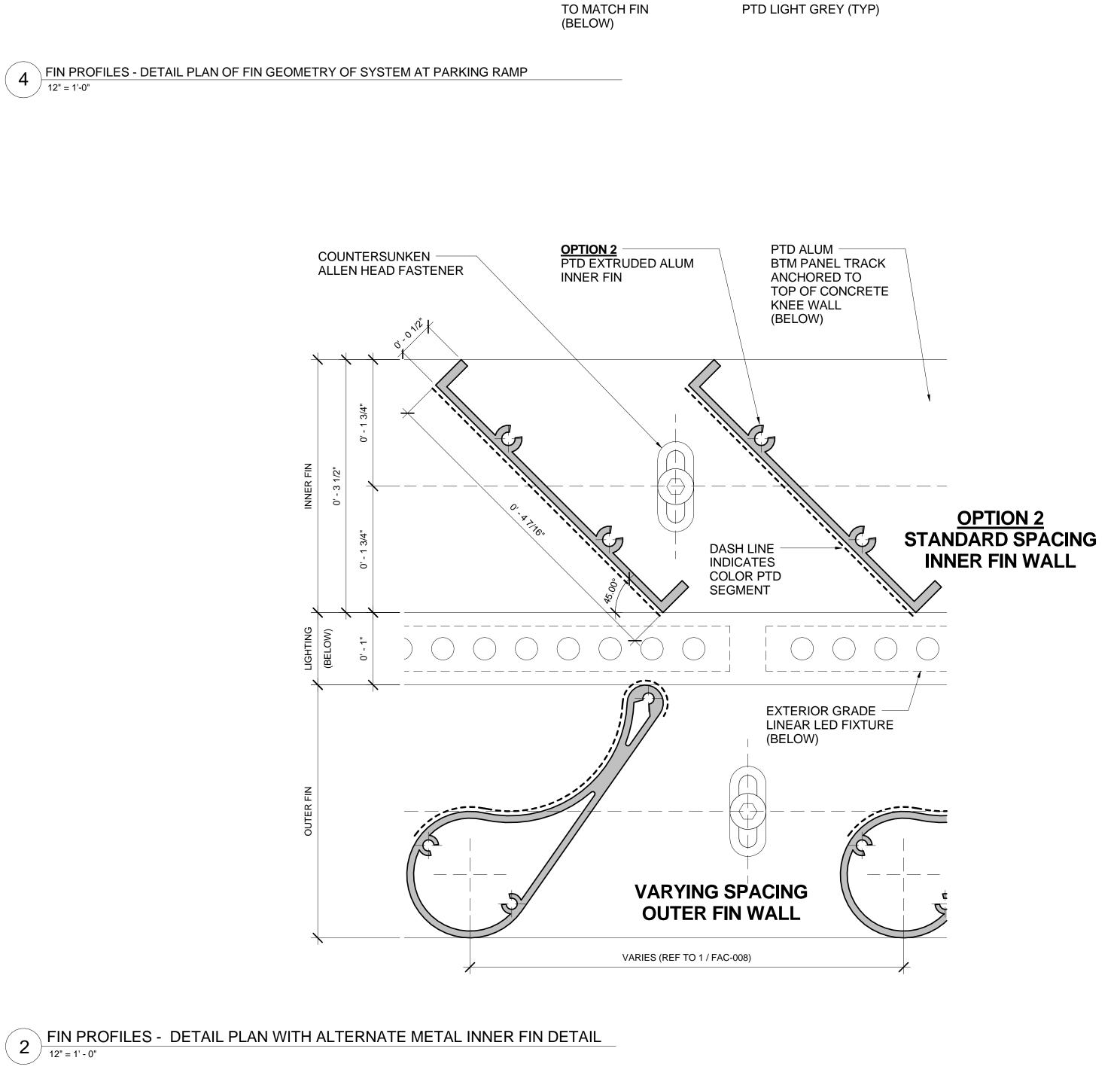
DRAWING TITLE

FAC-011

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







0' - 6"

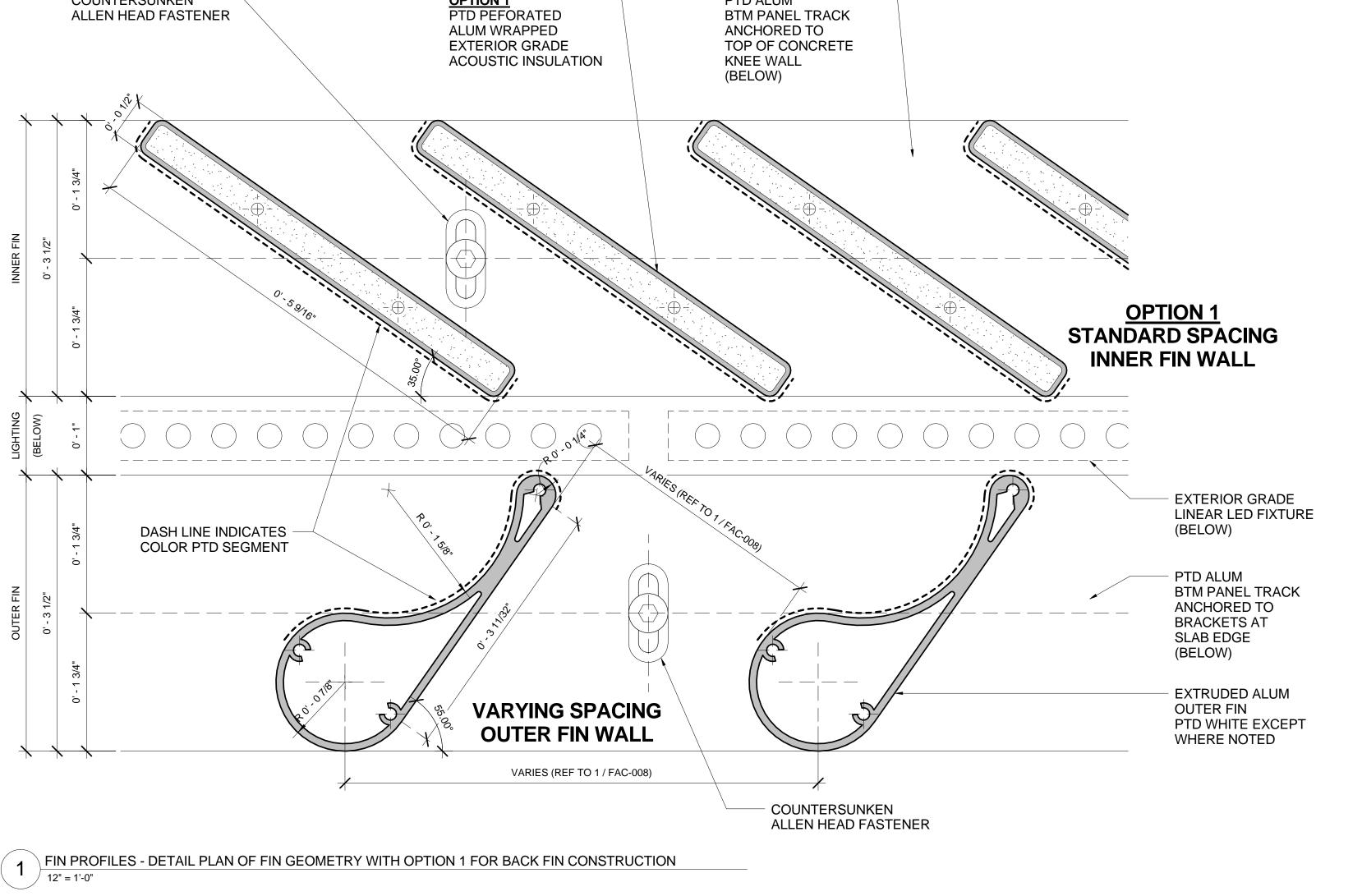
SINGLE OUTER LAYER —

EXTRUDED ALUM FIN AT RAMP

- CONCEALED ALLEN HEAD

BTM PANEL TRACK TYP GREY COLOR

(BELOW)



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

12" = 1' - 0"

PARKING RAMP

EXTERIOR

PTD MASONARY

PARTITION WALL AT RAMP SIDE

Design Architect: Brandon Haw Architecture LLF

375 Park Avenue, Suite 3308 New York, NY 10152 License # AA26003249

TORINO GARAGE

400 COLLINS AVE., MIAMI BEACH, FL 33139

New York, NY 10065-8165

CONSULTANTS

Owner:

Allied Partners

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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

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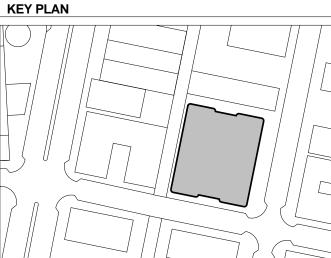
NO. DESCRIPTION

MAY 4, 2016 APRIL 27, 2016

DATE OF ISSUE **Author** 04/18/16 SCALE CHECKED BY 12" = 1'-0" PROJECT NO. & TITLE

Project Number TORINO GARAGE PROJECT STATUS **Project Status**

02 FINAL SUBMITTAL 01 PROGRESS SET



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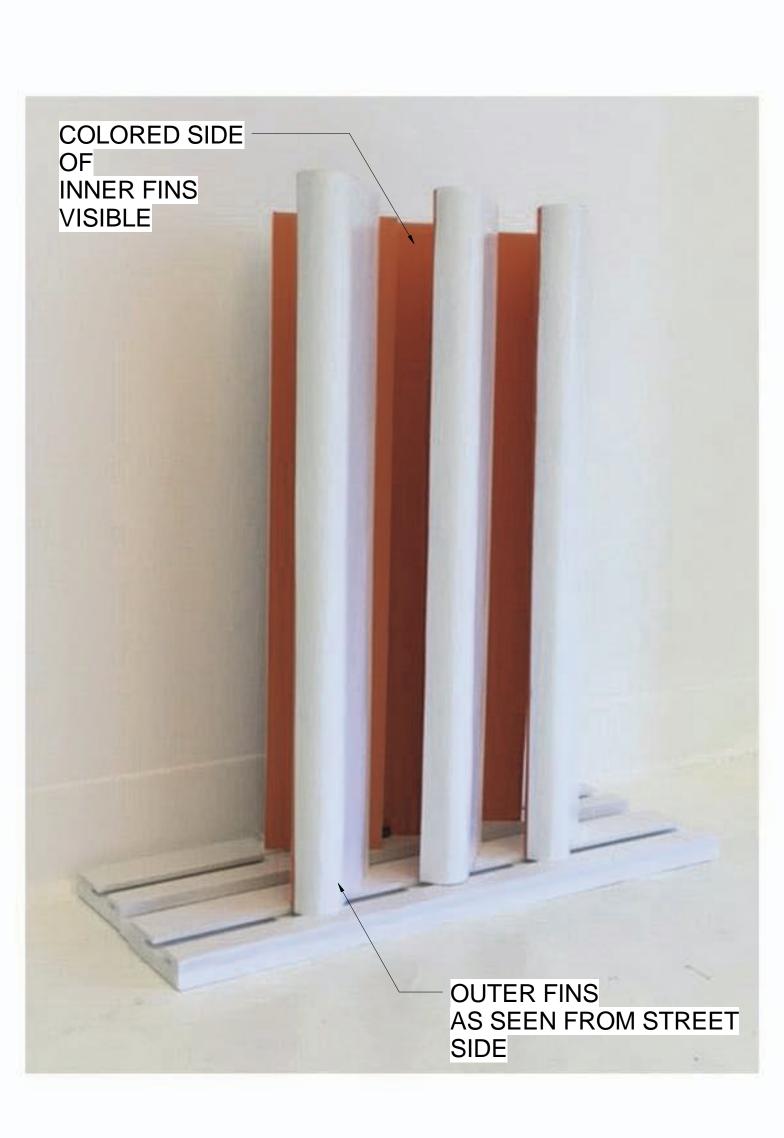


DRAWING TITLE

FAC-012 FIN WALL SYSTEM - FIN PROFILE DETAILS

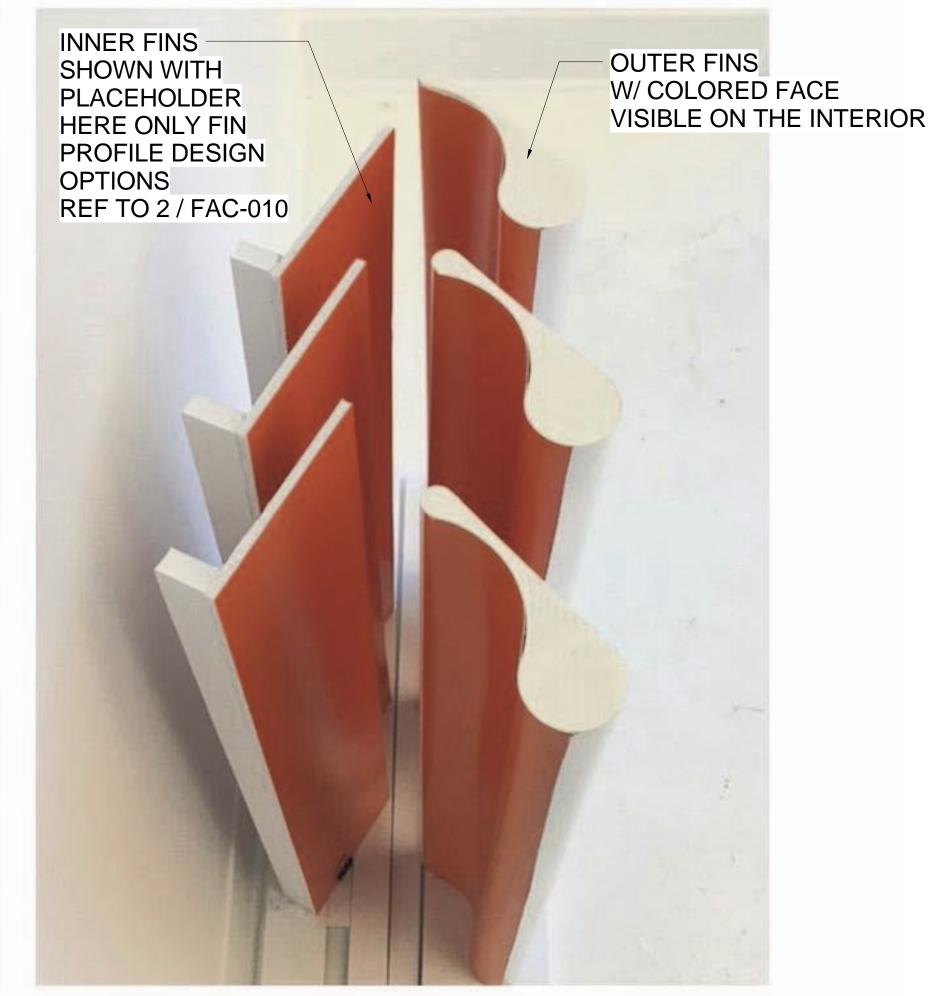
OUTER FINS
AS SEEN FROM STREET
SIDE

COLORED SIDE OF
INNER FINS VISIBLE





THIS PHOTO



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

PROJECT

TORINO GARAGE

400 COLLINS AVE.,
MIAMI BEACH, FL 33139

Owner:
Allied Partners

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

Design Architect:
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License # AA26003249

CONSULTANTS

NO. DESCRIPTION

Landscape Architect:
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Traffic Consultant:
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Parking / Auto-Turn Consultant:
Juan Espinosa

Juan Espinosa
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Coral Gables, FL 33134

DATE OF ISSUE

DATE OF ISSUE

DRAWN BY

03/29/16

SCALE

CHECKED BY

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PROJECT NO. & TITLE

Project Number TORINO GARAGE

PROJECT STATUS

Project Status

KEY PLAN

NOT TO SCALE

SCALE & ORIENTATION

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FAC-013
MOCK-UP MODEL PHOTOS