TONY TORRES

PORTFOLIO · 2026

ARCHITECTURAL DESIGN

Architectural designer and project manager with 20+ years taking hospitality, aviation, education, retail and residential projects from the first hand sketch to construction administration.

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PROFILE

FROM SKETCH TO SITE

Tony Torres is an architectural designer and project manager based in Doral, Miami, with more than 20 years of experience across design studios, architecture firms and construction.

He has led design teams, produced complete construction document sets and followed projects through construction administration for hospitality and food & beverage, entertainment, aviation, education, multifamily, retail and private residential work in Florida, Puerto Rico, Texas, Illinois and Central America.

"Every project starts with a hand sketch and ends on site."

20+	15	6	2
YEARS OF DESIGN AND PROJECT MANAGEMENT	PROJECTS IN THIS PORTFOLIO	SECTORS	LANGUAGES



KEY BISCAYNE RESIDENCE · MIAMI · BUILT 2017

BACKGROUND

Tony T

TONY TORRES

ARCHITECTURAL DESIGNER · PROJECT MANAGER

A creative designer and collaborative communicator in English and Spanish, Tony brings hands-on knowledge of construction methods from his years as a contractor for tenant improvements and interior fit-outs for hospitality and entertainment venues in the Miami area.

He is open to new opportunities with architecture, design and development teams.

EXPERIENCE	Studio Director · Coeval Studio Project Architect + Project Manager · built work in Miami Owner · Modernspace Design-Build, Puerto Rico Contractor · tenant improvements and fit-outs, Miami
TOOLS	Hand sketch · AutoCAD · Revit · Archicad · SketchUp · Photoshop · AI-enhanced visualization
LANGUAGES	English · Spanish
PROJECT LOCATIONS	Florida · Puerto Rico · Texas · Illinois · Central America



SOUTHSIDE PREPARATORY ACADEMY · MIAMI · BUILT 2024

HOW HE WORKS

01

FUNCTION

Plans that work: circulation, services and codes resolved early, so the design holds up on site.

02

ARTISTRY

Every project gets a clear idea and a careful material palette, drawn first by hand.

03

DELIVERY

Construction knowledge from years as a contractor keeps budgets and schedules realistic.

EXPERTISE

WHAT I BRING TO A TEAM

01

DESIGN LEADERSHIP

Concept and design development, from hand sketches and massing studies to a clear design narrative; Studio Director guiding a design team.

02

CONSTRUCTION DOCUMENTS

Complete construction document sets in Revit, Archicad and AutoCAD, as Project Architect on built work.

03

PROJECT MANAGEMENT

Coordinating scope, schedule and teams from conception to completion, including construction administration.

04

CONSTRUCTION KNOW-HOW

Years as a contractor for tenant improvements and interior fit-outs in Miami: buildable details and realistic budgets.

05

BUILDING TYPES

Hospitality and food & beverage, entertainment, aviation (FBO terminals), education, multifamily, retail and private residences.

06

VISUALIZATION

Hand sketches, SketchUp and Photoshop renderings, and AI-enhanced imagery for presentations and approvals.

FEATURED PROJECTS

SELECTED WORK

Fifteen projects Tony Torres has worked on at design studios, architecture firms and his own practice. Each one lists his role and whether it was built.

NO.	PROJECT	SECTOR	LOCATION	STATUS	YEAR
01	GOODSURF	Hospitality	Deep Ellum, Dallas, TX	Built 2024	2024
02	SOUTHSIDE PREPARATORY ACADEMY	Education	945 SW 3rd Avenue, Brickell, Miami	Built 2024 · Opened 2025	2025
03	SALITRE RESORT	Hospitality	Arecibo, Puerto Rico	Unbuilt	2023
04	PAZOS FBO	Aviation	SJU Airport, Puerto Rico	Built 2017	2017
05	CONDADO 880 HOTEL	Hospitality	San Juan, Puerto Rico	Proposal	2024
06	MILLION AIR FBO	Aviation	SJU Airport, Puerto Rico	Design Proposal	2022
07	TAMPA 4	Hospitality	Downtown Tampa, Florida	Unbuilt	2021
08	KEY BISCAYNE RESIDENCE	Residential	Key Biscayne, Miami, FL	Built 2017	2017
09	HARBORSIDE AT HIDDEN HARBOUR	Multifamily	Pompano Beach, FL	Unbuilt · Design Study	2022
10	TOWN VIEW AT DANIA BEACH	Multifamily	Dania Beach, FL	Unbuilt · Design Study	2022
11	SOUTH MIAMI APARTMENTS	Multifamily	South Miami, FL	Unbuilt · Design Study	2022
12	RANDHURST VILLAGE	Retail	Mount Prospect, Illinois	Built 2011	2011
13	MEGA PLAZA	Retail	Honduras	Built 2009	2009
14	DOLPHIN PLAZA	Retail	Sweetwater, Miami, FL	Unbuilt	2019
15	FAÇADE REMODELING	Residential	San Juan, Caguas & Dorado, Puerto Rico	Completed + Design Studies	2018



01 — HOSPITALITY

GOODSURF

A 23,000 SF sports and hospitality venue organized around a continuous surf wave pool.

LOCATION
Deep Ellum, Dallas, TX

PROGRAM
Food & Beverage + Entertainment Venue · 23,000 SF

STATUS
Built 2024

ROLE
Studio Director (Coeval Studio) · Architecture & Interiors · Construction Administration

Goodsurf is a 23,000-square-foot sports and hospitality venue organized around a continuous surfing wave pool, a restaurant, multiple bars, an outdoor beer garden, volleyball and pickleball.

As Studio Director at Coeval Studio, Tony Torres designed the architecture and the interiors and guided the design team. He later joined construction administration as Senior Project Manager.

The interiors extend the venue's coastal-inspired language into the dining, bar and retail spaces through natural wood, bright accents and open indoor-outdoor connections.

> NOTE ON IMAGES
> Renderings produced by the Coeval Studio design team. Site photographs taken during construction at 50% and 90% completion.

GOODSURF



AERIAL VIEW · WAVE POOL, BEER GARDEN AND COURTS



RESTAURANT TERRACE



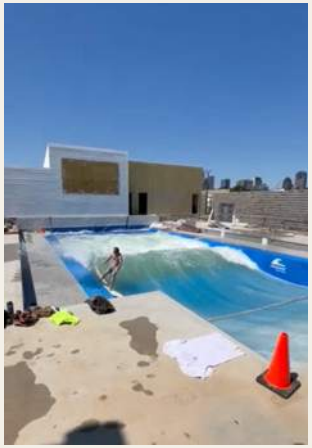
OUTDOOR LOUNGE AND BAR



RETAIL



RESTAURANT & BAR



UNDER CONSTRUCTION · 50…



02 — EDUCATION

SOUTHSIDE PREPARATORY ACADEMY

A seven-story school with ten workforce apartments for Miami-Dade public school employees.

LOCATION
945 SW 3rd Avenue, Brickell, Miami

PROGRAM
K-12 Education + Workforce Housing

STATUS
Built 2024 · Opened 2025

ROLE
Project Architect + Project Manager · Construction Documents in Revit

This seven-story mixed-use building combines Southside Preparatory Academy with ten workforce apartments for Miami-Dade County Public Schools employees. Apartments occupy floors one and two; classrooms and offices occupy the upper floors.

Separate entries support privacy and security on a narrow urban site. The residential component has its own street-level entrance, and the apartment interiors follow the accessibility guidelines of the Fair Housing Act Design Manual.

The ten one-bedroom apartments, about 600 square feet each, serve households earning no more than 80% of area median income, with priority for school employees. Tony Torres contributed to the architecture and the classroom and apartment layouts, and served as Project Architect, completing all construction drawings in Revit.

SOUTHSIDE PREPARATORY ACADEMY







RESIDENTIAL ENTRANCE



WORKFORCE APARTMENT



BUILT · 2024



CLASSROOM · BUILT



03 — HOSPITALITY

SALITRE RESORT

A boutique coastal retreat on the northern shore of Puerto Rico, part of a three-building resort.

LOCATION
Arecibo, Puerto Rico

PROGRAM
Lifestyle Resort · Hotel, Restaurant & Guestrooms, Beach House

STATUS
Unbuilt

ROLE
Architectural Designer · Design Development

Salitre Hotel is a contemporary boutique hospitality project, part of a three-building resort along the northern coastline of Arecibo, Puerto Rico. It pairs modern architectural expression with warm, natural materials to create a sophisticated yet relaxed coastal retreat.

A double-height lobby sets the arrival; the glass façade reveals the reception, warm interior finishes and the circulation that links the hotel's amenities, from the fitness center to the landscaped outdoor areas. The rooftop bar and lounge offers panoramic Atlantic views.

A complementary three-story building holds a restaurant at ground level and guestrooms on the two upper floors. Vertical wood louvers, expansive glazing, white stucco and natural stone carry the hotel's language, while sculptural curved balconies soften it toward the sea.

> NOTE ON IMAGES
> Drafted in AutoCAD and modeled in SketchUp with Photoshop; two images recently enhanced with AI for color contrast and environment.

SALITRE RESORT



ROOFTOP BAR



SITE PLAN



RESTAURANT + GUESTROOMS · FRONT



RESTAURANT + GUESTROOMS · REAR



04 — AVIATION

PAZOS FBO

A private-aviation terminal planned with US Customs, the FAA and Homeland Security.

LOCATION
SJU Airport, Puerto Rico

PROGRAM
Satellite Fixed-Base Operator Terminal

STATUS
Built 2017

ROLE
Architectural Design + Original Renderings

A satellite fixed-base operator terminal at Luis Muñoz Marín International Airport. Tony Torres designed the facility and personally developed the original architectural renderings.

It was planned in coordination with US Customs and Border Protection, the FAA and the US Department of Homeland Security to support private aviation and international processing. Completed in 2017, the project brings together passenger hospitality, controlled access and aviation functions.

> NOTE ON IMAGES
> The color night views were recently enhanced with AI from Tony's original 2017 renderings, which close the gallery.

PAZOS FBO



LANDSIDE ENTRANCE



PASSENGER LOUNGE



RECEPTION



CUSTOMS AND BORDER PROTECTION LOUNGE



ORIGINAL RENDERING · RAMP AT NIGHT



ORIGINAL RENDERING · LANDSIDE



05 — HOSPITALITY

CONDADO 880 HOTEL

A 1930s Art Deco building becomes the arrival to a new waterfront hotel.

LOCATION
San Juan, Puerto Rico

PROGRAM
Hospitality + Adaptive Reuse

STATUS
Proposal

ROLE
Architectural Design + Proposal Renderings

The concept preserves an existing 1930s Art Deco building as the primary arrival experience, with offices, interior retail and a restaurant connected to the new hotel lobby.

The project brings historic architecture into dialogue with contemporary hotel accommodations, rooftop amenities and waterfront recreation. Tony Torres developed the architectural design and produced the proposal renderings.

CONDADO 880 HOTEL













06 — AVIATION

MILLION AIR FBO

Arrival, a signature terminal, hangars and airside operations under one identity.

LOCATION
SJU Airport, Puerto Rico

PROGRAM
Private Aviation Terminal + Hangars

STATUS
Design Proposal

ROLE
Architectural Design + Original Proposal Renderings

A fixed-base operator facility for private aviation at Luis Muñoz Marín International Airport. The scheme organizes passenger arrival, a signature terminal, aircraft hangars and airside operations around a cohesive architectural identity.

Tony Torres designed the facility and personally produced the original proposal renderings, which describe the relationship between landside access and private-aircraft services.

NOTE ON IMAGES

Views recently enhanced with AI from Tony's original proposal renderings.

MILLION AIR FBO





07 — HOSPITALITY

TAMPA 4

A high-rise of retail, parking, hotel rooms and residences around an elevated air lobby.

LOCATION
Downtown Tampa, Florida

PROGRAM
Mixed-Use Condo Hotel

STATUS
Unbuilt

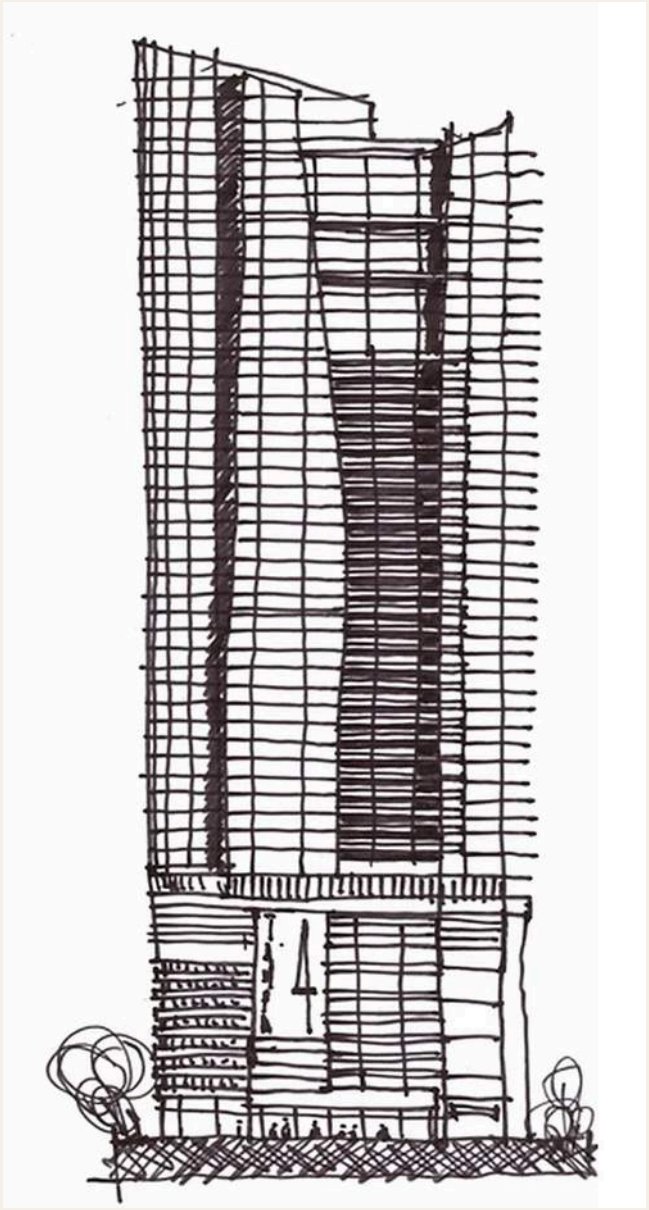
ROLE
Planning · Hand Sketch · 3D Rendering

This high-rise proposal combines street-level retail, structured parking, hotel guest rooms, private residences and amenities at an elevated air lobby.

Tony Torres contributed to the floor planning, the configuration of apartments and hotel rooms, and the vertical circulation and services. He also drew the hand sketch and produced both architectural renderings in AutoCAD 3D.

> NOTE ON IMAGES
> Renderings recently enhanced with AI for color contrast and environment.

TAMPA 4



FRONT · HAND SKETCH



FRONT · RENDERING



08 — RESIDENTIAL

KEY BISCAYNE RESIDENCE

Clean geometric volumes in concrete, wood and white stucco around a central skylight.

LOCATION
Key Biscayne, Miami, FL

PROGRAM
Ground-Up Private Residence · 4,000 SF · Five Bedrooms

STATUS
Built 2017

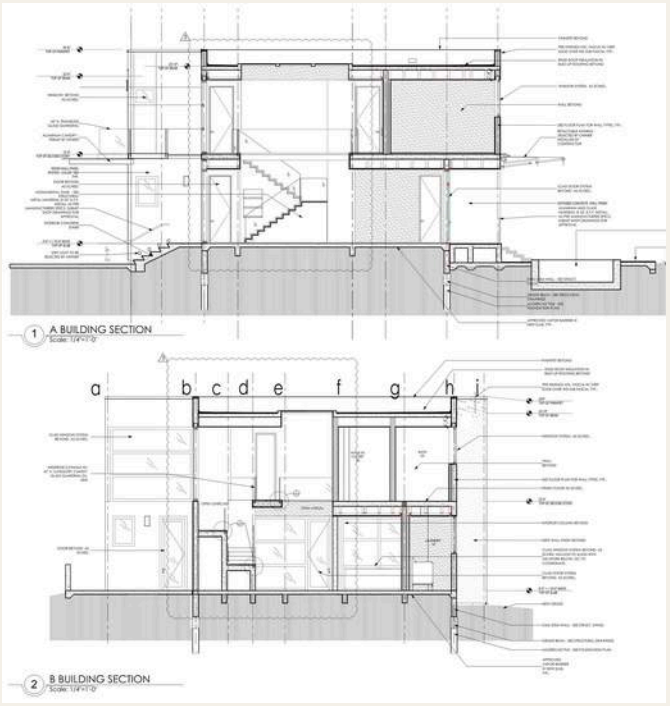
ROLE
Project Architect + Project Manager · Construction Documents in Archicad

This 4,000 SF ground-up residence uses a contemporary language of clean geometric volumes, expansive glazing and a balanced mix of exposed concrete, wood finishes and white stucco.

Working closely with the owner, the five-bedroom home was shaped around their lifestyle, natural light and indoor-outdoor living. A central skylight brings daylight into the heart of the house, while generous terraces and a private pool complete the tropical setting. Completed in 2017.

KEY BISCAYNE RESIDENCE





BUILDING SECTIONS



09 — MULTIFAMILY

HARBORSIDE AT HIDDEN HARBOUR

A 271-unit waterfront community, from hand sketch to elevation to 3D view.

LOCATION
Pompano Beach, FL

PROGRAM
Multifamily · 271 Units

STATUS
Unbuilt · Design Study

ROLE
Sketch · AutoCAD · Photoshop + AI · 3D Modeling

Part of a series of three multifamily design studies that show design communication across mediums: concepts begin as hand sketches, are transcribed into AutoCAD elevations, and are rendered in Photoshop to communicate material palettes, color, shading and façade depth.

A final visualization stage translates the design into three-dimensional views to study façade articulation, the pedestrian experience, residential access and the relationship to the waterfront.

> NOTE ON IMAGES
> Proposal images, not photographs of a completed building. Elevation renderings enhanced with AI for color and realism.

HARBORSIDE AT HIDDEN HARBOUR



NE 23RD AVE (EAST) ELEVATION





CALIBAN CANAL (SOUTH) ELEVATION + COLOR SCHEME



LEASING + PASEO



10 — MULTIFAMILY

TOWN VIEW AT DANIA BEACH

Twin residential volumes framing a paseo toward the water.

LOCATION
Dania Beach, FL

PROGRAM
Multifamily

STATUS
Unbuilt · Design Study

ROLE
Hand Sketch · AutoCAD · Photoshop + AI

Part of a series of three multifamily design studies. The concept started as a hand sketch on tracing paper, moved into AutoCAD, and was developed in Photoshop to communicate materials, color, shading and façade depth.

> NOTE ON IMAGES
> Final image enhanced with AI for color and realism.

TOWN VIEW AT DANIA BEACH



HAND SKETCH ON TRACING PAPER



11 — MULTIFAMILY

SOUTH MIAMI APARTMENTS

A long residential façade broken into wood-clad bays and a curved roofline.

LOCATION
South Miami, FL

PROGRAM
Multifamily

STATUS
Unbuilt · Design Study

ROLE
Hand Sketch · AutoCAD · Photoshop + AI

Part of a series of three multifamily design studies. The façade was first drawn by hand on tracing paper, then developed in AutoCAD and Photoshop to study rhythm, materials and depth.

> NOTE ON IMAGES
> Final image enhanced with AI for color and realism.

SOUTH MIAMI APARTMENTS



HAND SKETCH ON TRACING PAPER



12 — RETAIL

RANDHURST VILLAGE

A 1962 enclosed mall reborn as a walkable mixed-use village.

LOCATION
Mount Prospect, Illinois

PROGRAM
Mixed-Use Redevelopment

STATUS
Built 2011

ROLE
Master Planning + Retail Team

The redevelopment transformed the original 1962 enclosed Randhurst Mall into a walkable mixed-use village. Three anchor stores were retained and renovated; new streets, public spaces and surface parking were organized around the existing underground garage.

As part of the Retail Team, Tony Torres contributed to the master plan, the surface parking, the retail architecture and the movie theater, including the elevation studies for storefront composition, material expression and the cinema frontage. Separate teams designed the hotel, offices and apartments.

RANDHURST VILLAGE



BUILT RESULT



CINEMA ELEVATION STUDY







BUILT · CINEMA ENTRANCE



BUILT · RETAIL



13 — RETAIL

MEGA PLAZA

A retail and cinema center designed in Miami, drawn by hand and in 2D.

LOCATION
Honduras

PROGRAM
Shopping Center + Cinema

STATUS
Built 2009

ROLE
Design · Hand Sketch + AutoCAD + Photoshop

Design work developed in Miami. The project was designed with hand sketches and AutoCAD two-dimensional drawings; materials, color, landscape and atmosphere were then applied in Photoshop. No 3D modeling software was used for this presentation.

MEGA PLAZA


CINEMA
MOVIES • DINING • ENTERTAINMENT
macy's shoes
INTERSTELLAR
ONLY IN THEATERS


CARRION
CARRION
nbp
InterPlaza
Blue Ocean
The Bakery
La Mar
The Shape
nbp
Rio Shop
mega plaza



14 — RETAIL

DOLPHIN PLAZA

A two-level retail and dining plaza next to Dolphin Mall.

LOCATION
Sweetwater, Miami, FL

PROGRAM
Retail + Dining

STATUS
Unbuilt

ROLE
Design · Hand Sketch + AutoCAD + Photoshop

Planned next to the large Dolphin Mall retail development in Sweetwater, Miami. The project was designed with hand sketches and AutoCAD two-dimensional drawings, with materials, color, landscape and atmosphere applied in Photoshop. No 3D modeling software was used for this presentation.



15 — RESIDENTIAL

FAÇADE REMODELING

Existing homes modernized with new entries, materials and glazing, from concept to built result.

LOCATION
San Juan, Caguas & Dorado, Puerto Rico

PROGRAM
Residential Exterior Renovation · Multiple Projects

STATUS
Completed + Design Studies

ROLE
Design + Visualization · Design-Build as owner of Modernspace Design-Build

A series of façade redesigns for existing homes in Puerto Rico, developed with AutoCAD and Photoshop. The concepts introduce clean contemporary volumes, new entrance sequences, contrasting finishes, updated glazing, landscaping and outdoor circulation.

Several were built and managed by Tony Torres as the owner of Modernspace Design-Build, so the design images sit beside photographs of the finished work.

> NOTE ON IMAGES
> Photo-realistic images marked as design are visualizations, not construction photographs.

FAÇADE REMODELING



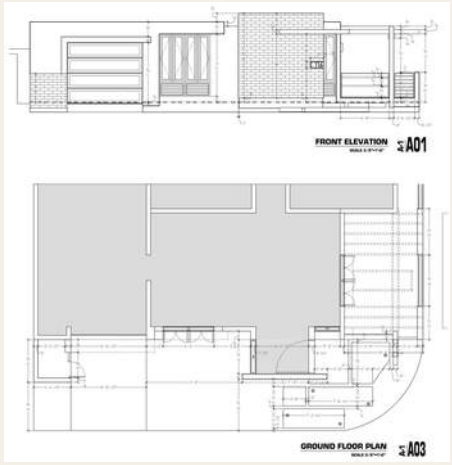
BUILT RESULT · DORADO



BUILT RESULT · DORADO



RENDERING + COLOR SCHEME



FRONT ELEVATION + GROUND FLOOR PLAN



SCHEMATIC DESIGN



BUILT RESULT



Tony T

TONY TORRES

LET'S WORK TOGETHER

I'm open to new opportunities in architectural design and project management. Feel free to call or send a message.

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