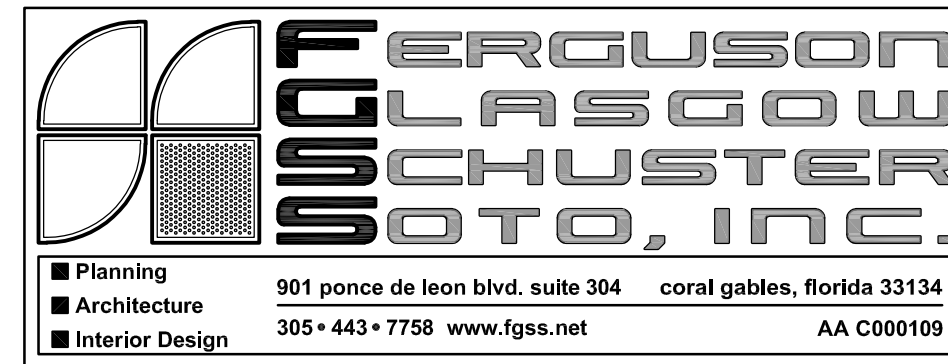




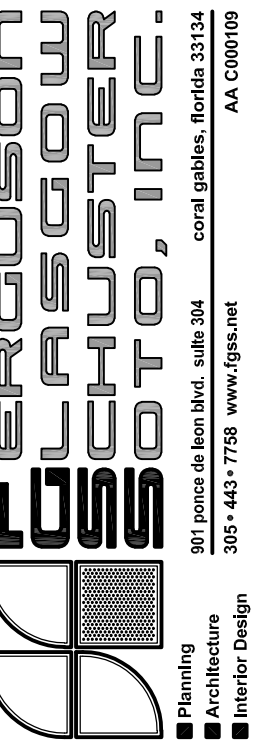
City of Coral Gables Parking Garage #7

ARCHITECT



INDEX OF DRAWINGS

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A203	EAST + WEST ELEVATIONS
A204	MATERIAL SELECTION ELEVATIONS
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Natividad Soto AR 9945

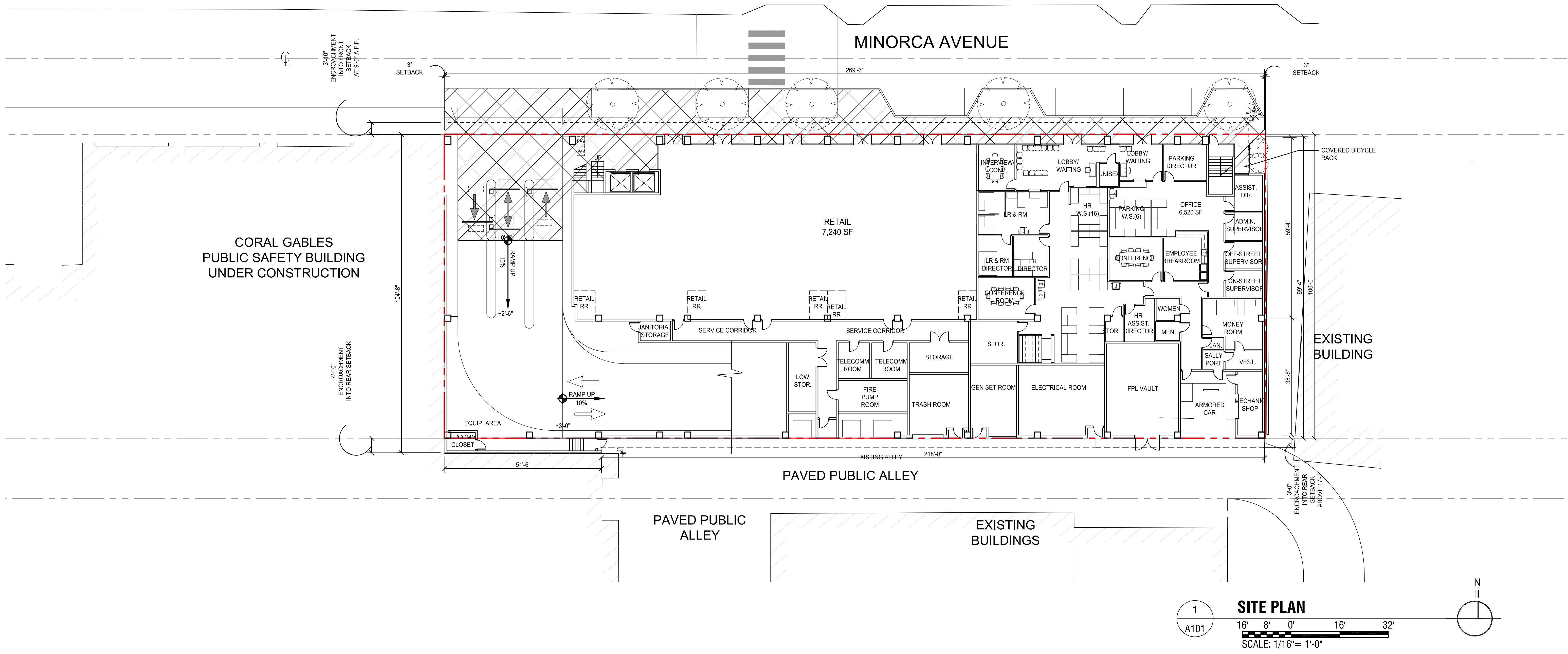
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**CITY OF CORAL GABLES
 PARKING GARAGE #7**
 MINORCA AVE.
 CORAL GABLES, FL 33134

REVISIONS
NO. DATE REMARKS

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DRAWN BY:
DATE: 8/6/19

COVER

COVER



1
A101

SITE PLAN

16' 8' 0' 16' 32'

SCALE: 1/16" = 1'-0"

ZONING CHART			
EXISTING ZONING	COMMERCIAL (C)		
EXISTING LAND USE	COMMERCIAL (C)		
PROPOSED ZONING	COMMERCIAL (C)		
PROPOSED LAND USE	PARKING GARAGE / OFFICE / RETAIL		
LAND AREA	27,000 SF / 0.61 Ac		
SETBACKS	FRONT (MINORCA)	10'	3'-10" CANTILEVERED EYEBROW OVER SIDEWALK AT 9'-0" A.F.F.
	INTERIOR SIDE	0'	3"
	REAR (ALLEY)	0'	4'-10" ENCROACHMENT INTO REAR SETBACK BEHIND PUBLIC SAFETY 3-0" ENCROACHMENT INTO REAR SETBACK BY LEVELS 2-7 ABOVE 17'-2"
FLOOR AREA RATIO	3.0 x 27,000 SF	81,000 SF	14,145 SF
HEIGHT		LOT 8-11=70' / LOT 12-18=150'	LOT 8-11=89'-0" / LOT 12-18' = 86'-0"
OPEN SPACE		10% = 2,700 SF	130 SF
PARKING	OFFICE 1/300	6,855 / 300 = 23	447 STANDARD + 9 ACCESSIBLE = 456 SP.
	RETAIL 1/250	7,290 / 250 = 29	
		52 SP.	

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Principal: [Signature]
Architect: [Signature]
Interior Design: [Signature]

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**CITY OF CORAL GABLES
PARKING GARAGE #7**

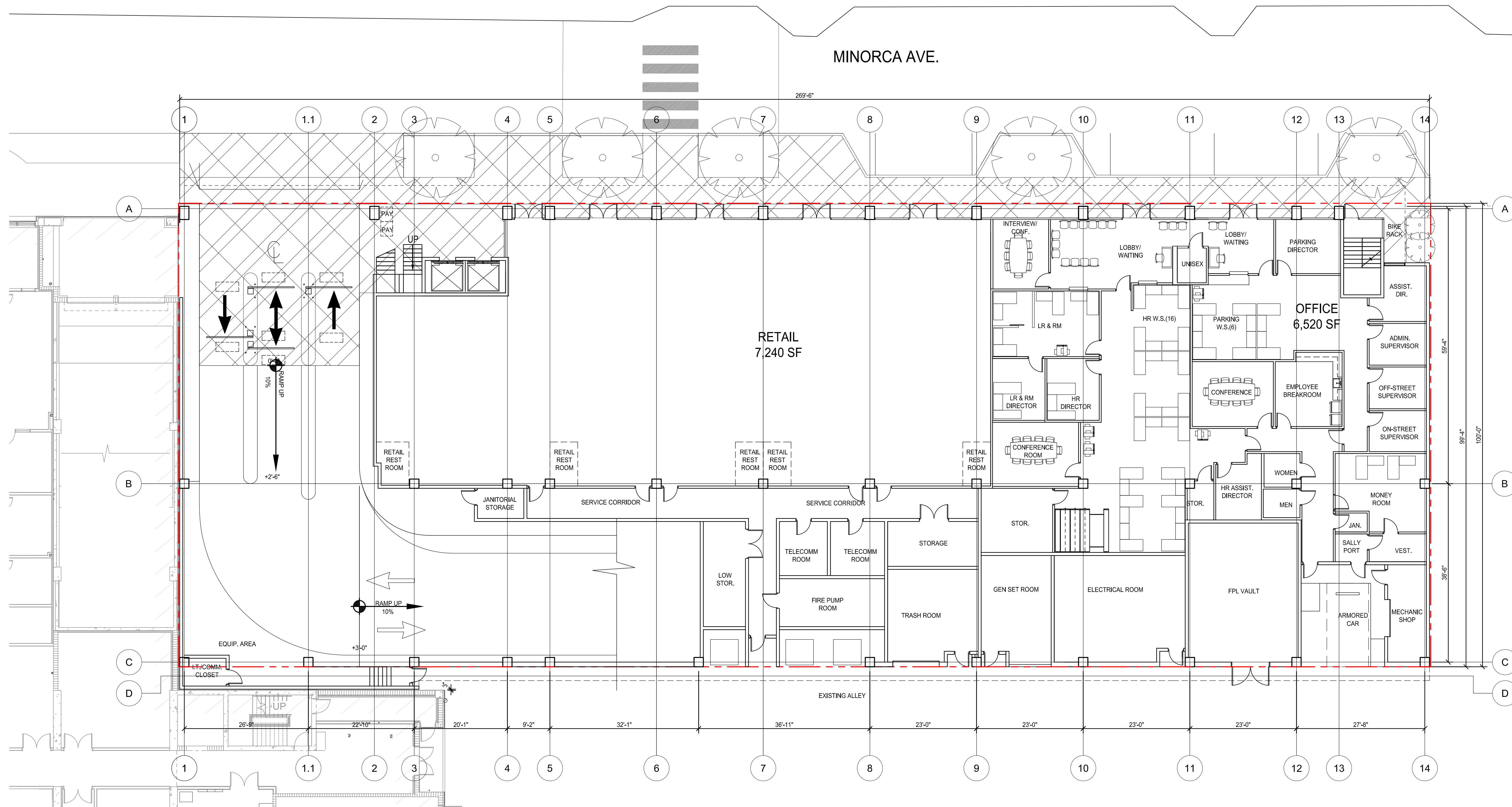
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CORAL GABLES, FL 33134

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SITE PLAN

A101

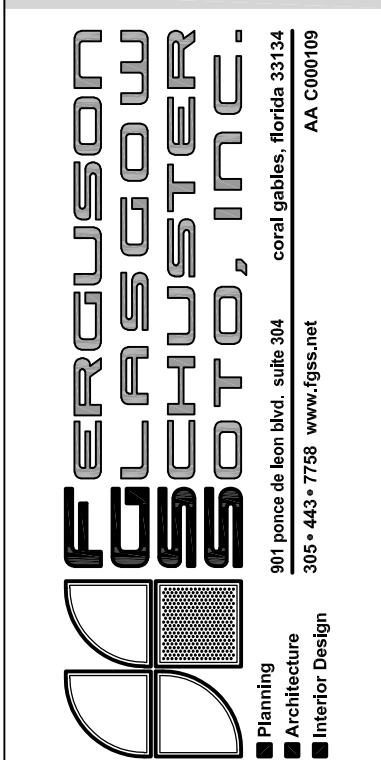
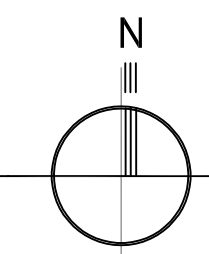
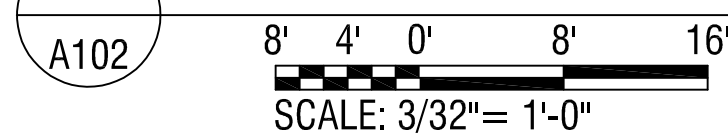


MINORCA AVE.

RETAIL
7,240 SF

OFFICE
6,520 SF

GROUND LEVEL FLOOR PLAN



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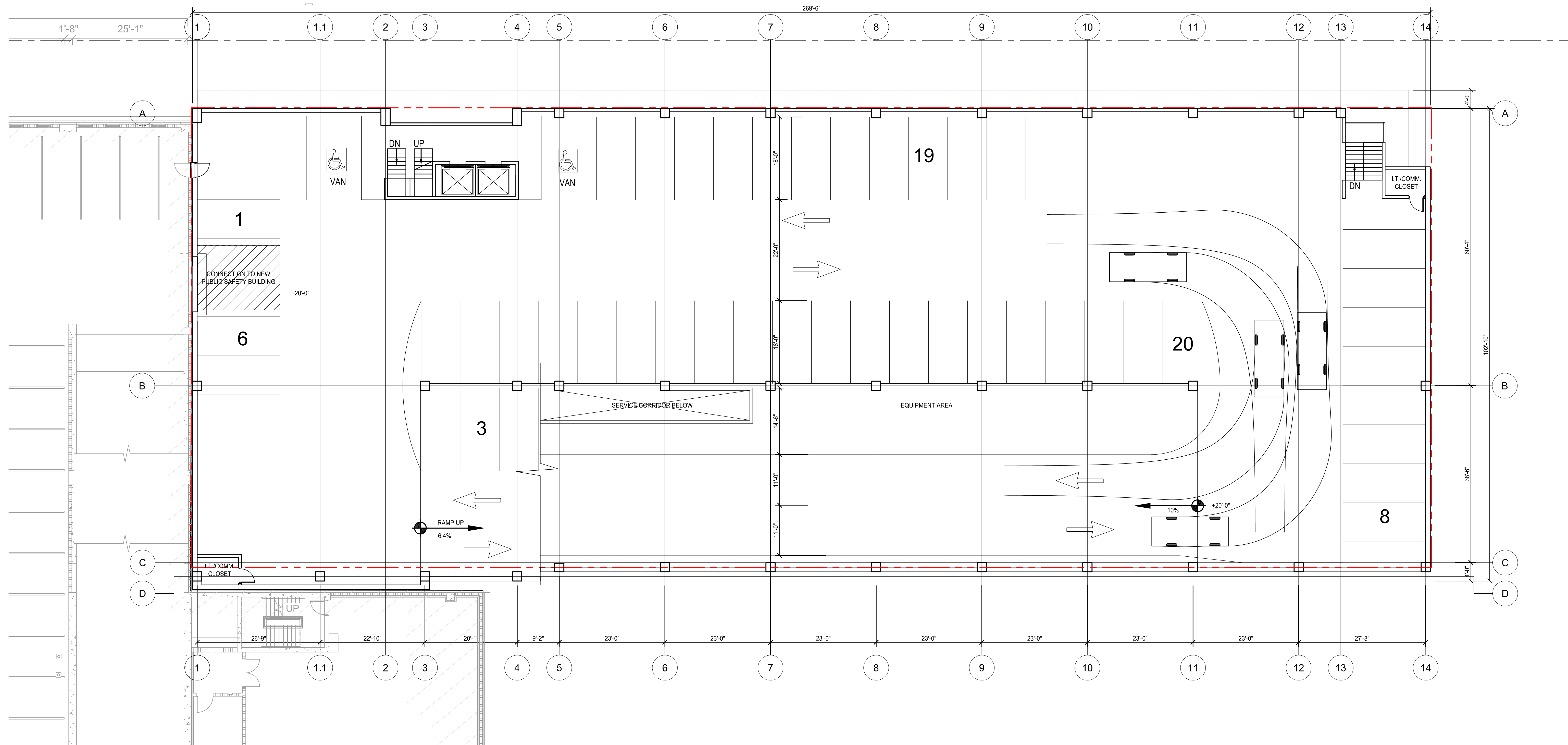
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GROUND LEVEL PLAN

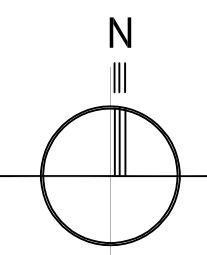
A102



1
A103

SECOND LEVEL FLOOR PLAN

8' 4' 0' 8' 16'
SCALE: 3/32" = 1'-0"



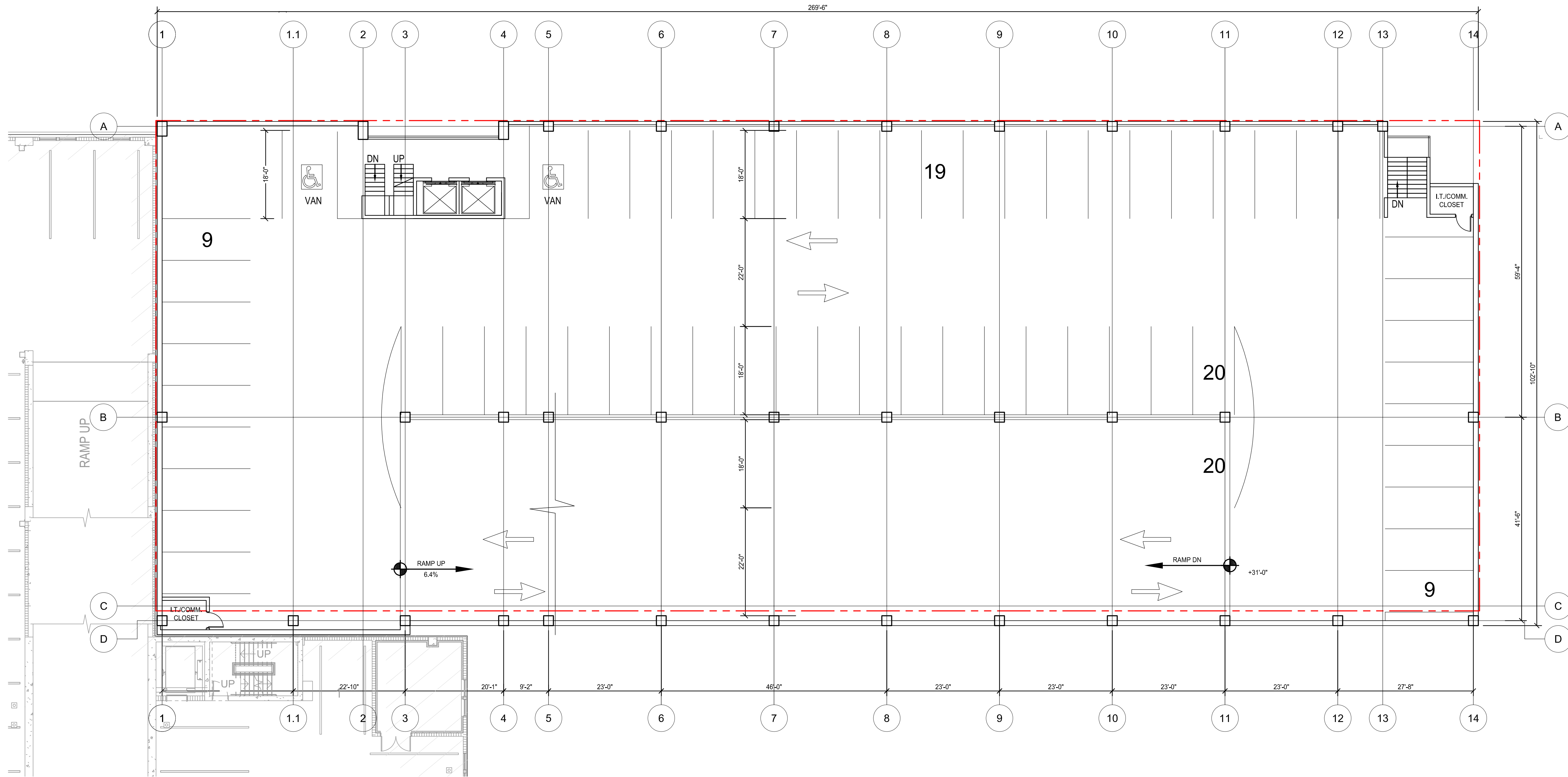
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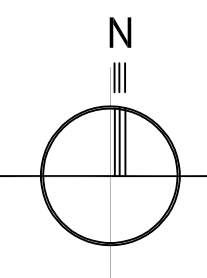
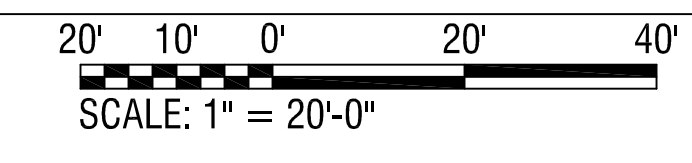
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SECOND LEVEL PLAN



1
A104

THIRD - SIXTH LEVELS FLOOR PLAN



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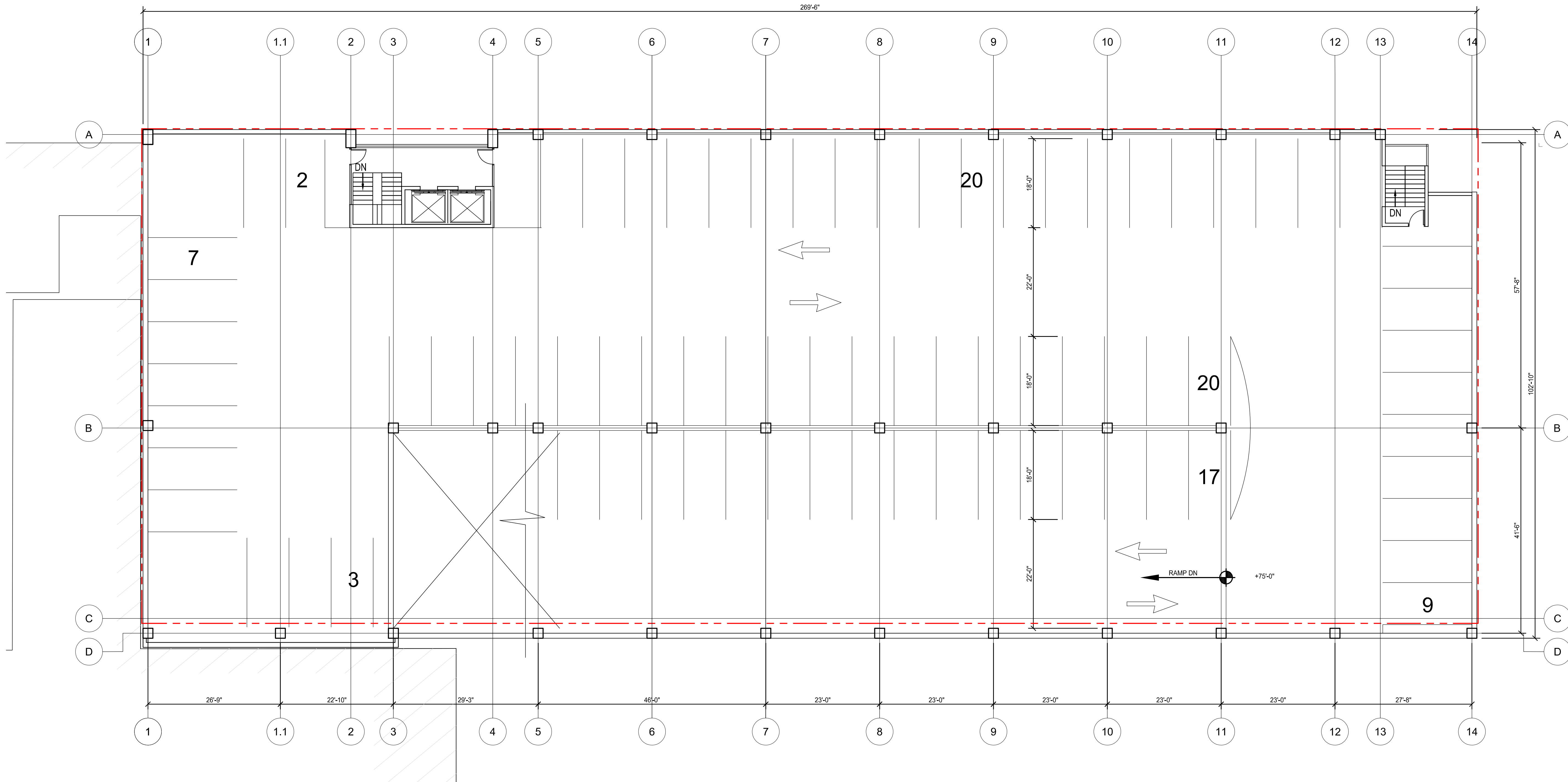
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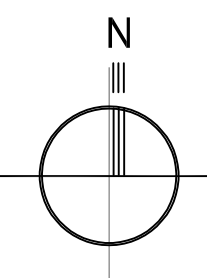
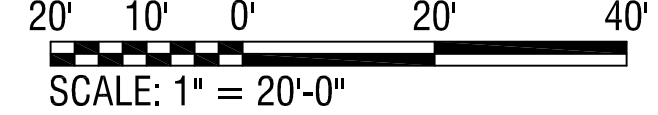
THIRD - SIXTH
 LEVELS PLAN

A104



1
A105

SEVENTH LEVEL FLOOR PLAN



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SEVENTH LEVEL PLAN



1 Contextual North Elevation
1/16" = 1'-0"



2 Contextual South Elevation
1/16" = 1'-0"

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CONTEXTUAL ELEVATIONS

A201



1 North Elevation
3/32" = 1'-0"



2 South Elevation
3/32" = 1'-0"

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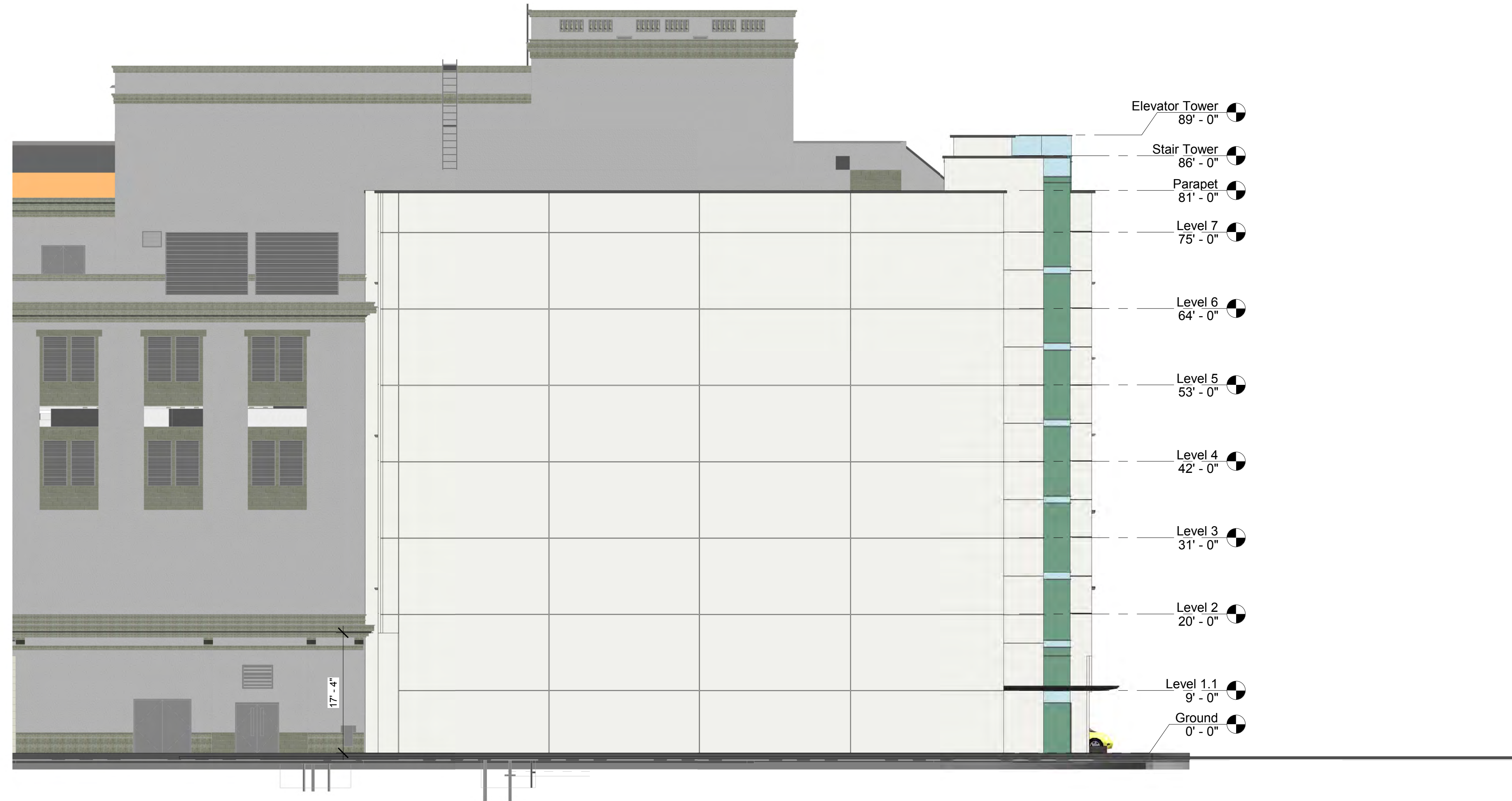
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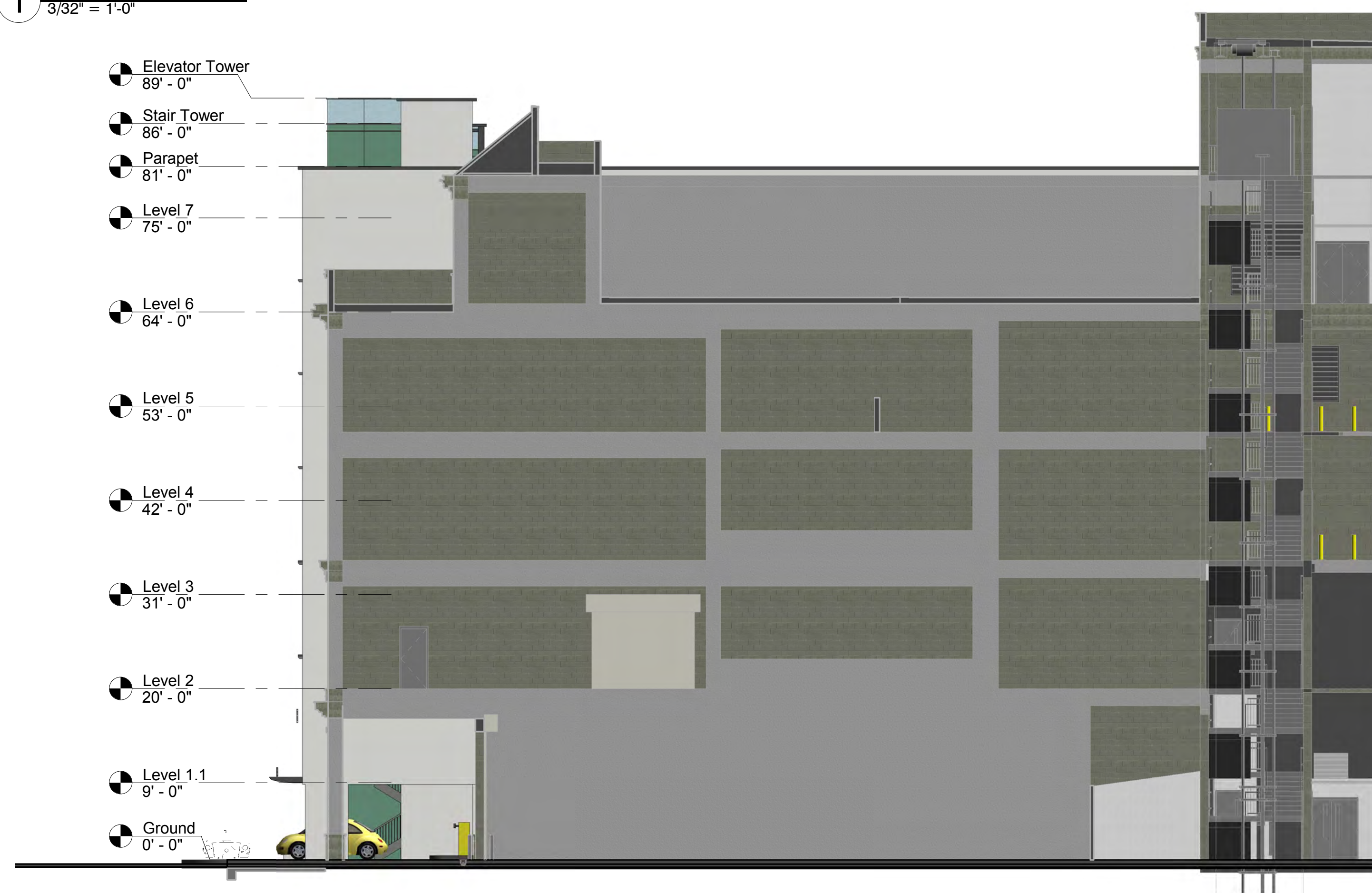
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NORTH & SOUTH ELEVATIONS

A202



1 East Elevation
3/32" = 1'-0"

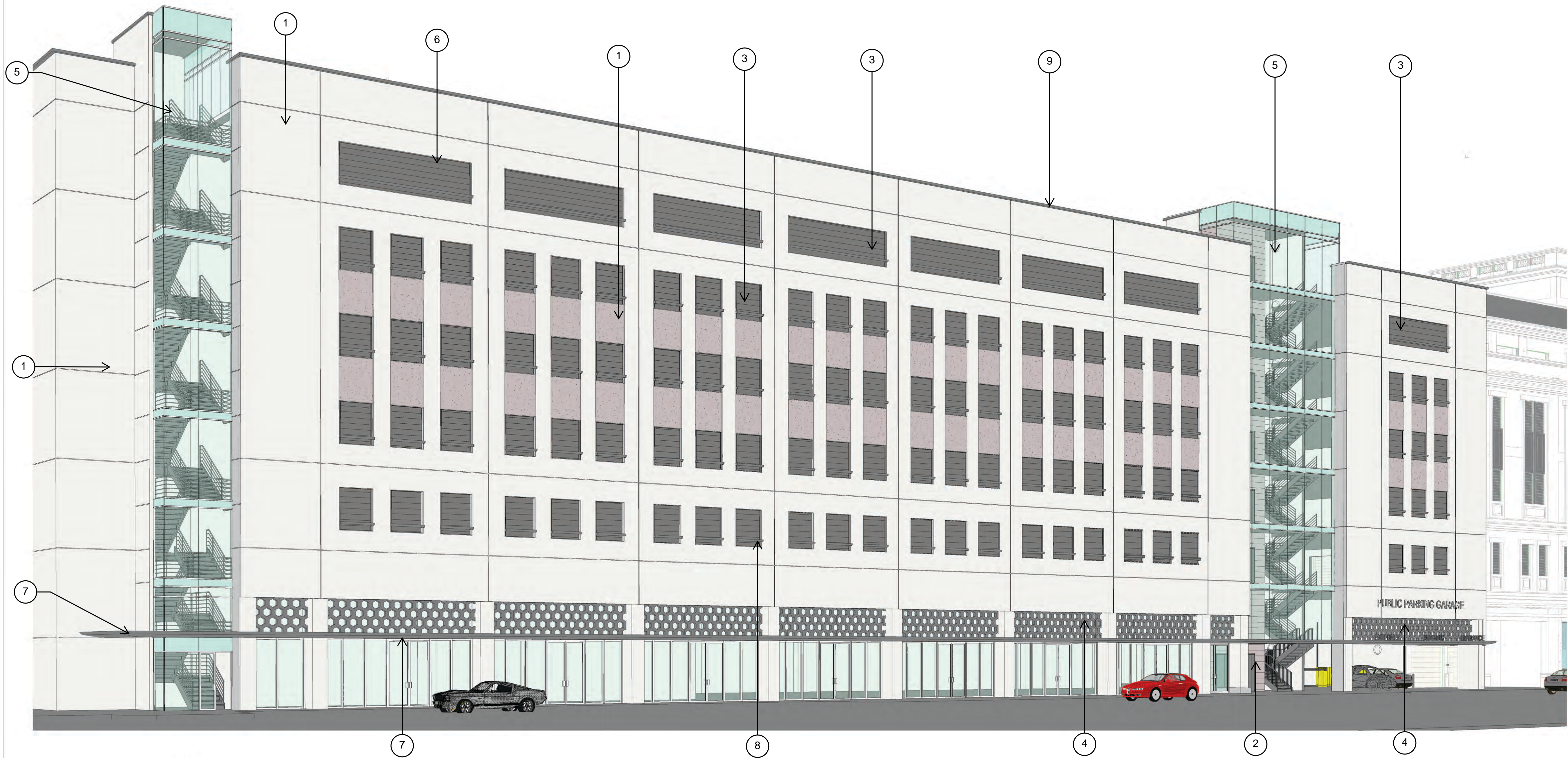


2 West Elevation
3/32" = 1'-0"

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EAST & WEST ELEVATIONS



1 Street Perspective - NE Corner

LEGEND

- 1 - PAINTED STUCCO WITH LIGHT DASH FINISH ON CONC/ MASONRY
- 2 - KEYSTONE CLADDING
- 3 - ALUMINUM GRILLES - GREY FINISH
- 4 - INTEGRALLY COLORED GFRC PANELS OR GRILLE BLOCKS
- 5 - LOW-E CLEAR GLASS CURTAIN WALL
- 6 - ALUMINUM MESH (SOUTH FACADE OPENINGS ONLY)
- 7 - TAPERED CONCRETE EYEBROW / OVERHANG WITH ROUNDED EDGE
- 8 - TAPERED END ALUMINUM RAIL.
- 9- INTEGRALLY COLORED PRE-CAST COPING CAP



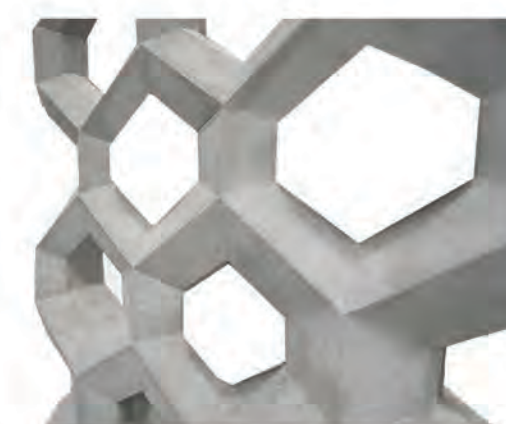
STUCCO



KEYSTONE



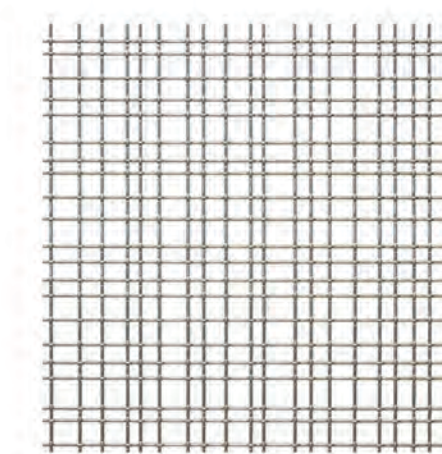
ALUMINUM GRILLE



GFRC PANELS



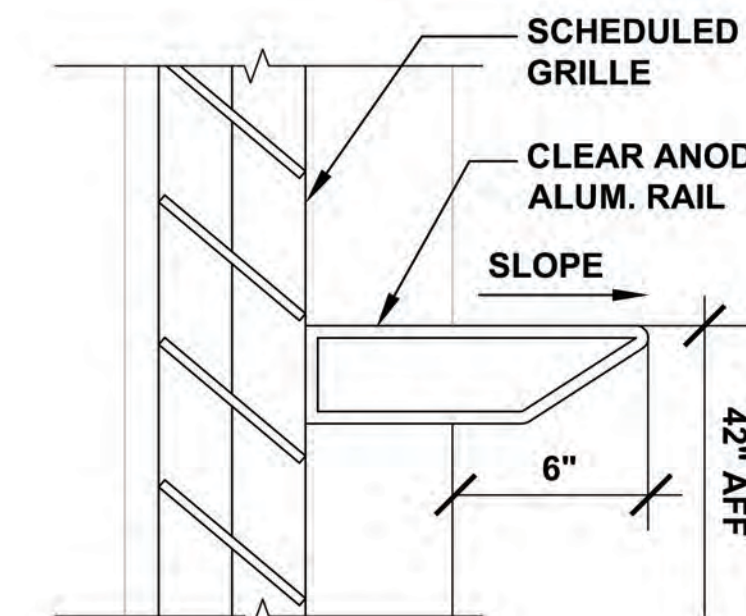
LOW-E CLEAR GLASS CURTAIN WALL



ALUMINUM MESH SCREEN



TAPERED CONCRETE OVERHANG



ALUMINUM RAIL

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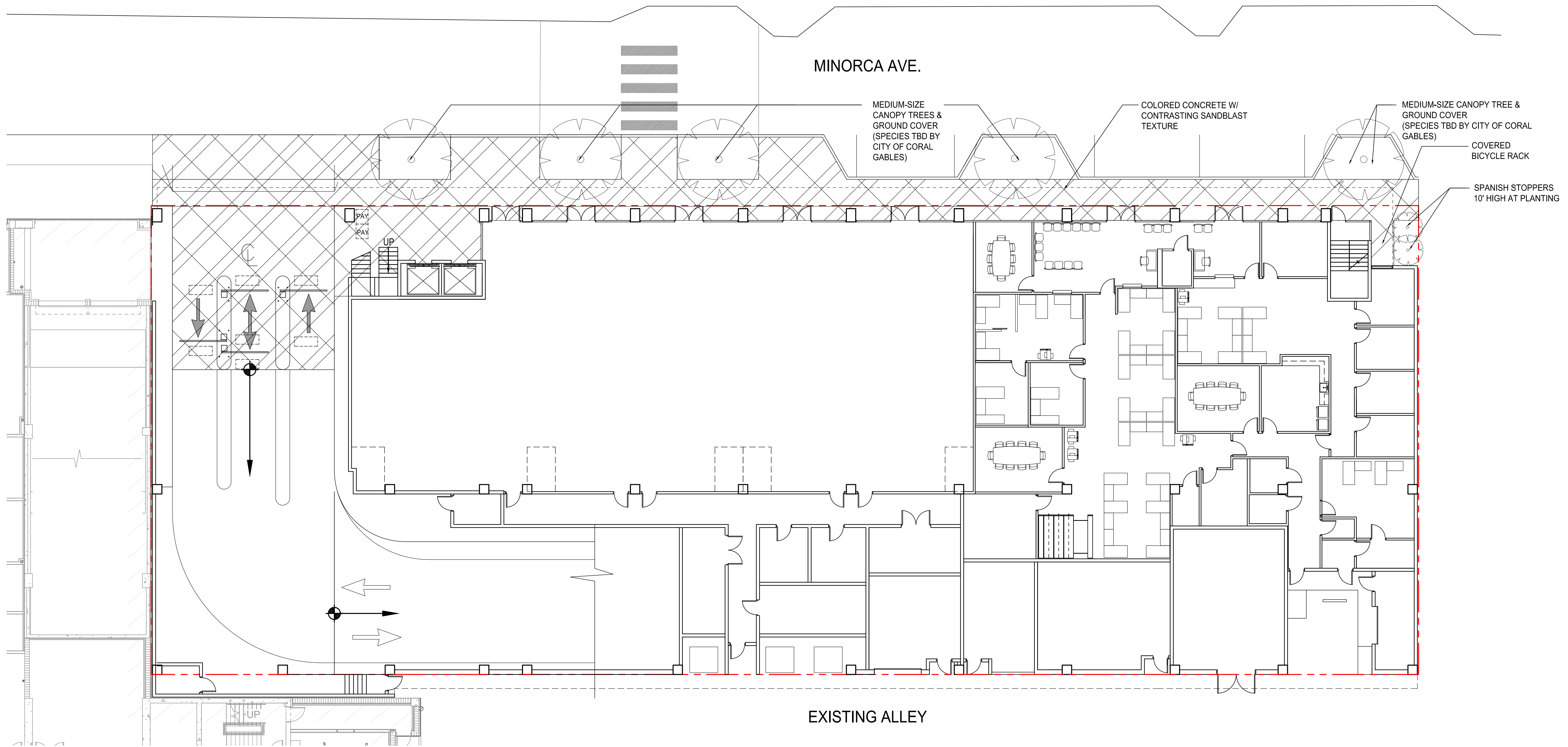
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MATERIAL SELECTIONS

A204



MINORCA AVE.

MEDIUM-SIZE
CANOPY TREES &
GROUND COVER
(SPECIES TBD BY
CITY OF CORAL
GABLES)

COLORED CONCRETE W/
CONTRASTING SANDBLAST
TEXTURE

MEDIUM-SIZE CANOPY TREE &
GROUND COVER
(SPECIES TBD BY CITY OF CORAL
GABLES)

COVERED
BICYCLE RACK

SPANISH STOPPERS
10' HIGH AT PLANTING

EXISTING ALLEY

1
L100

LANDSCAPE PLAN

8' 4' 0' 8' 16'

SCALE: 3/32" = 1'-0"

N

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LANDSCAPE PLAN

L100