

245 Andalusia Mix-Use Parking Facility

City of Coral Gables



Bermello Ajamil & Partners, Inc.



Existing Parking Structure

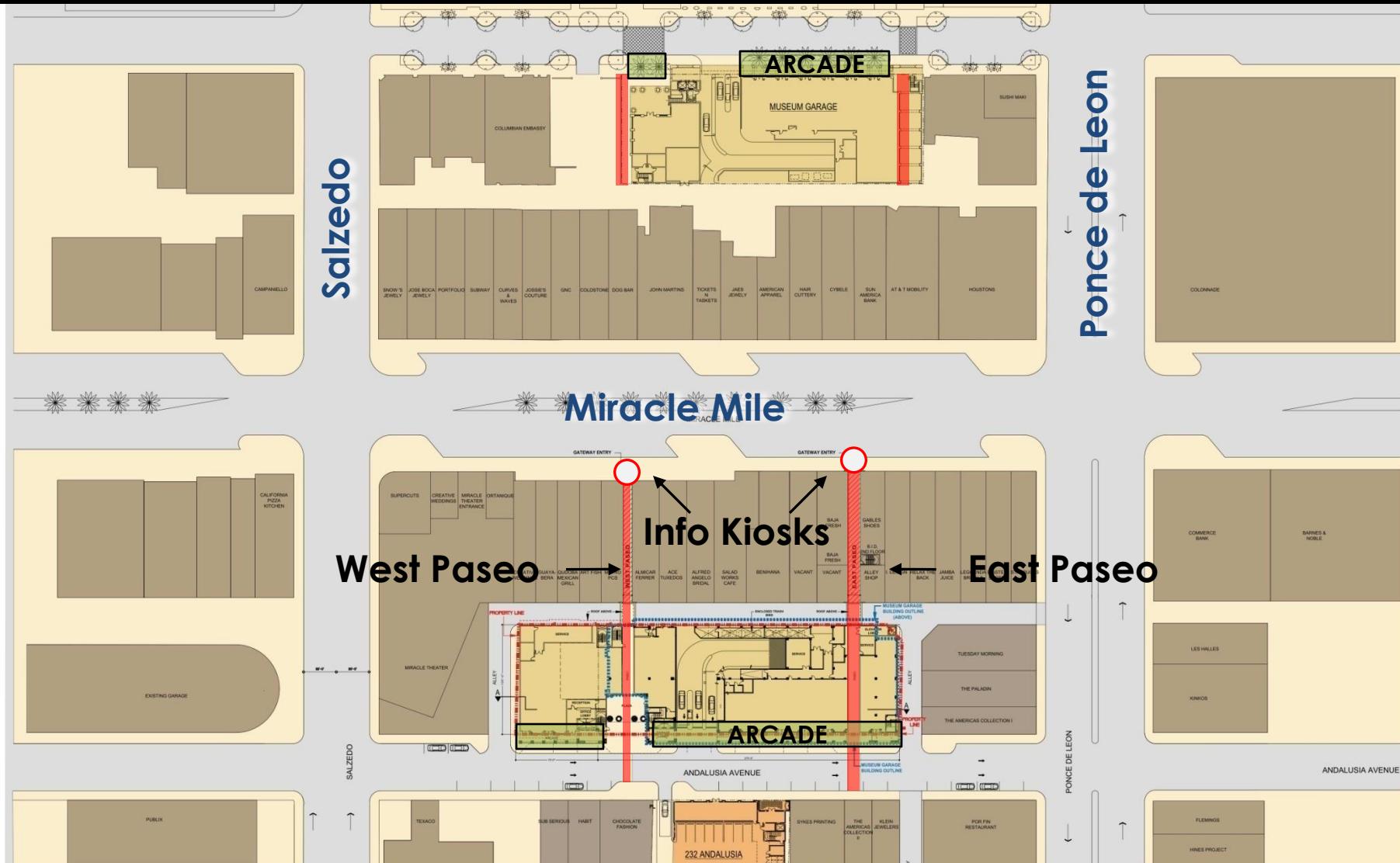


Existing Parking Structure



Proposed Parking Structure

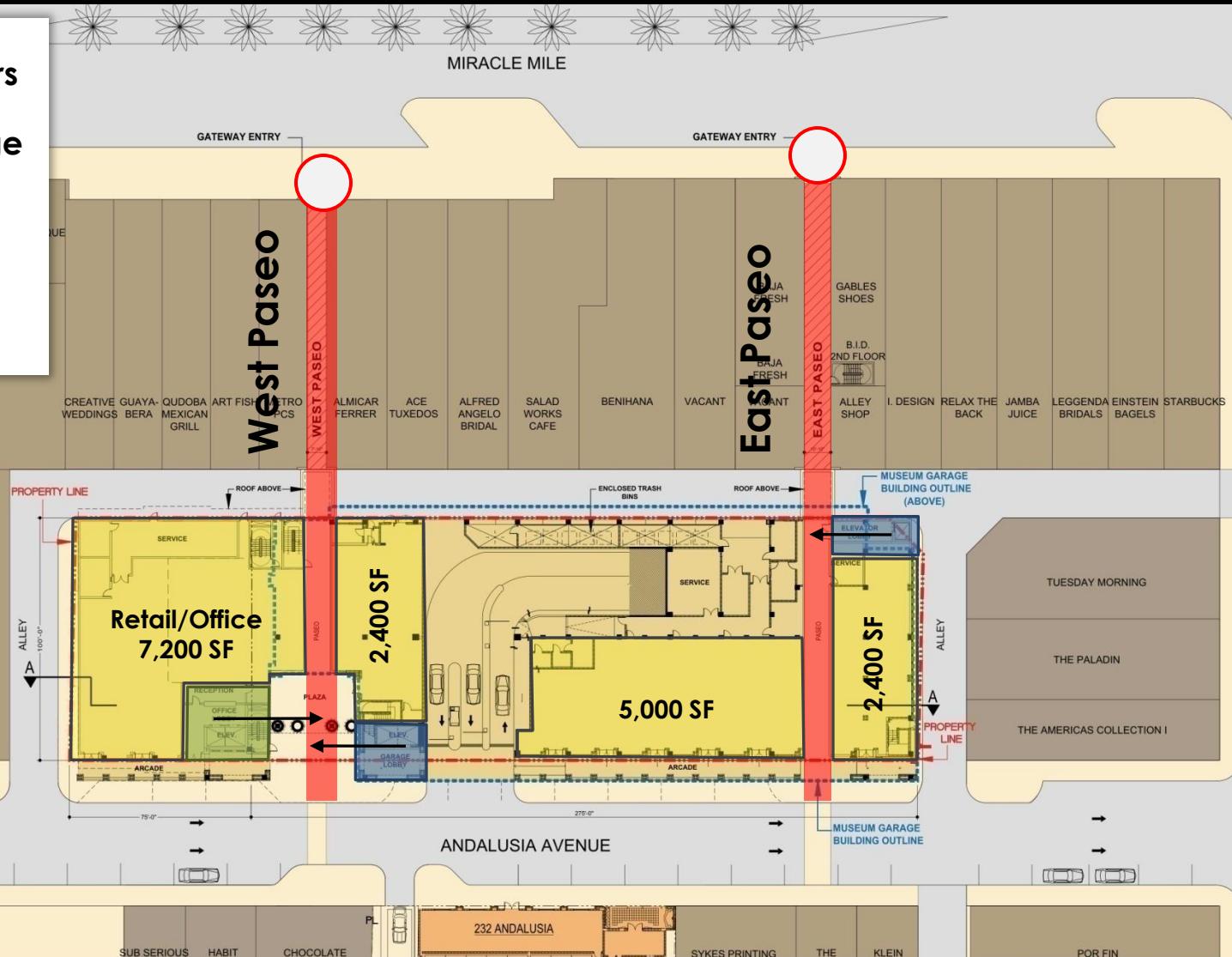


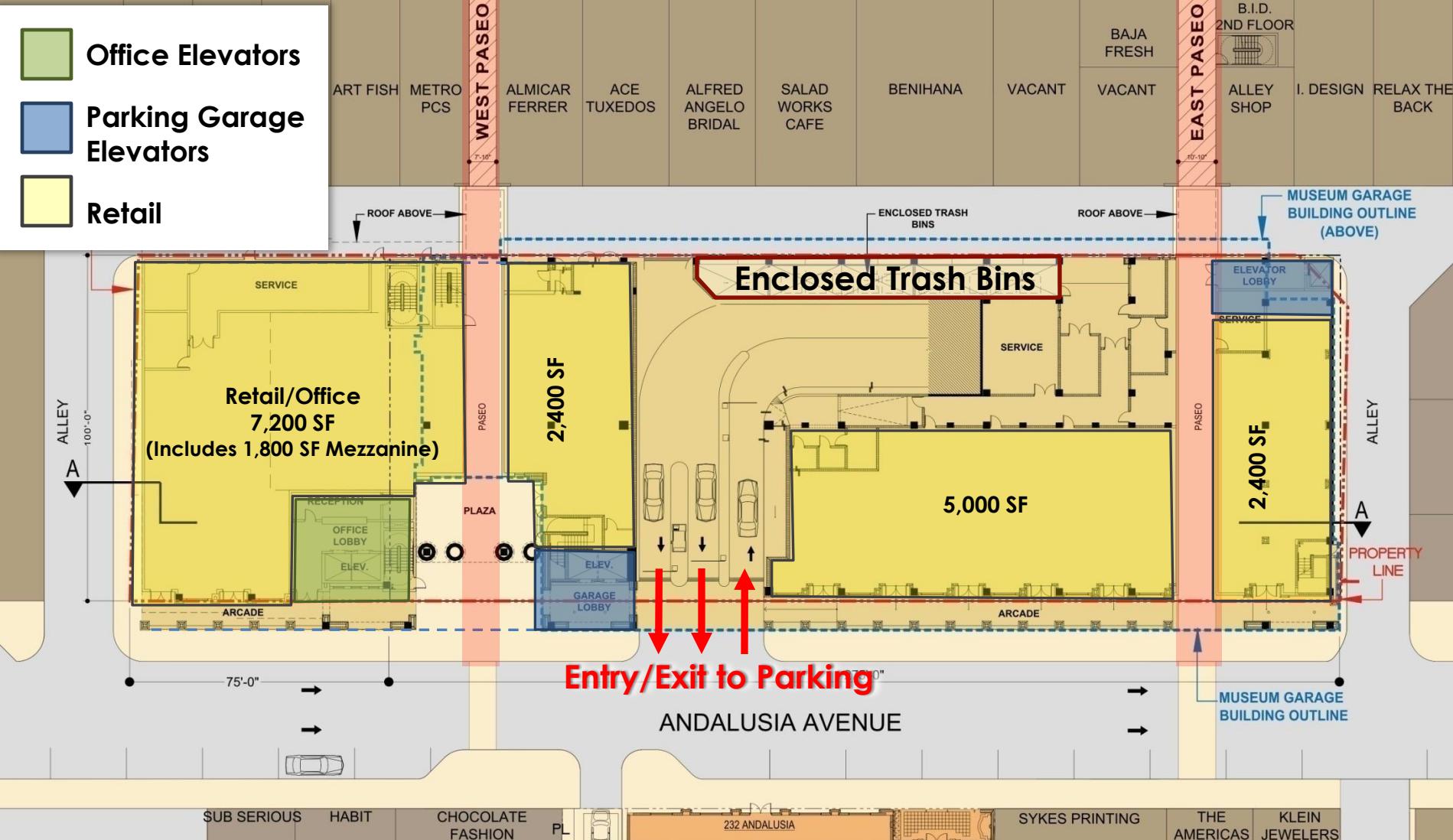


Overall Ground Floor Plan



- Office Elevators
- Parking Garage Elevators
- Retail
- Info Kiosk

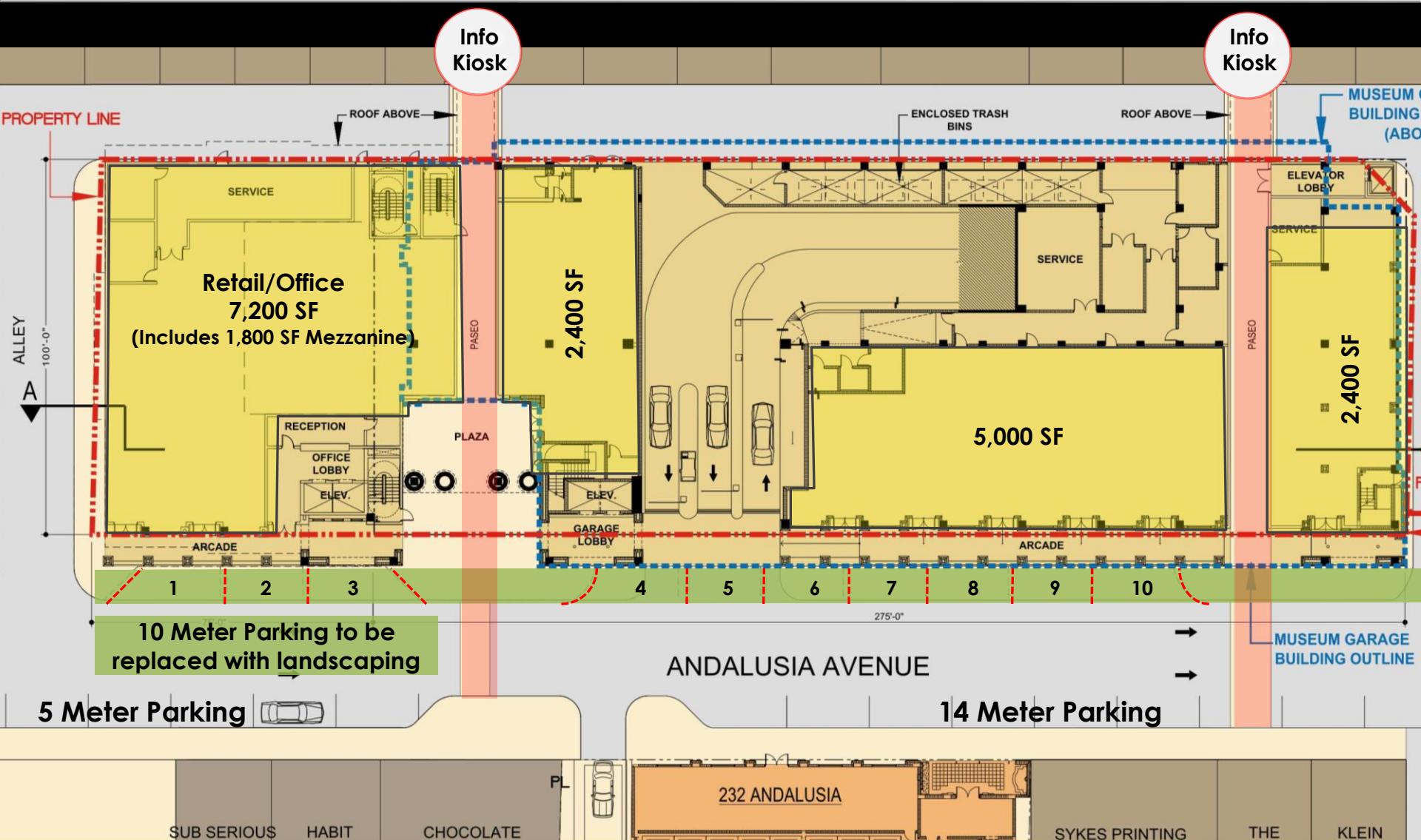




**ADDITIVE SCHEME
245 ANDALUSIA AVENUE
CORAL GABLES, FL**

Existing On Street Parking

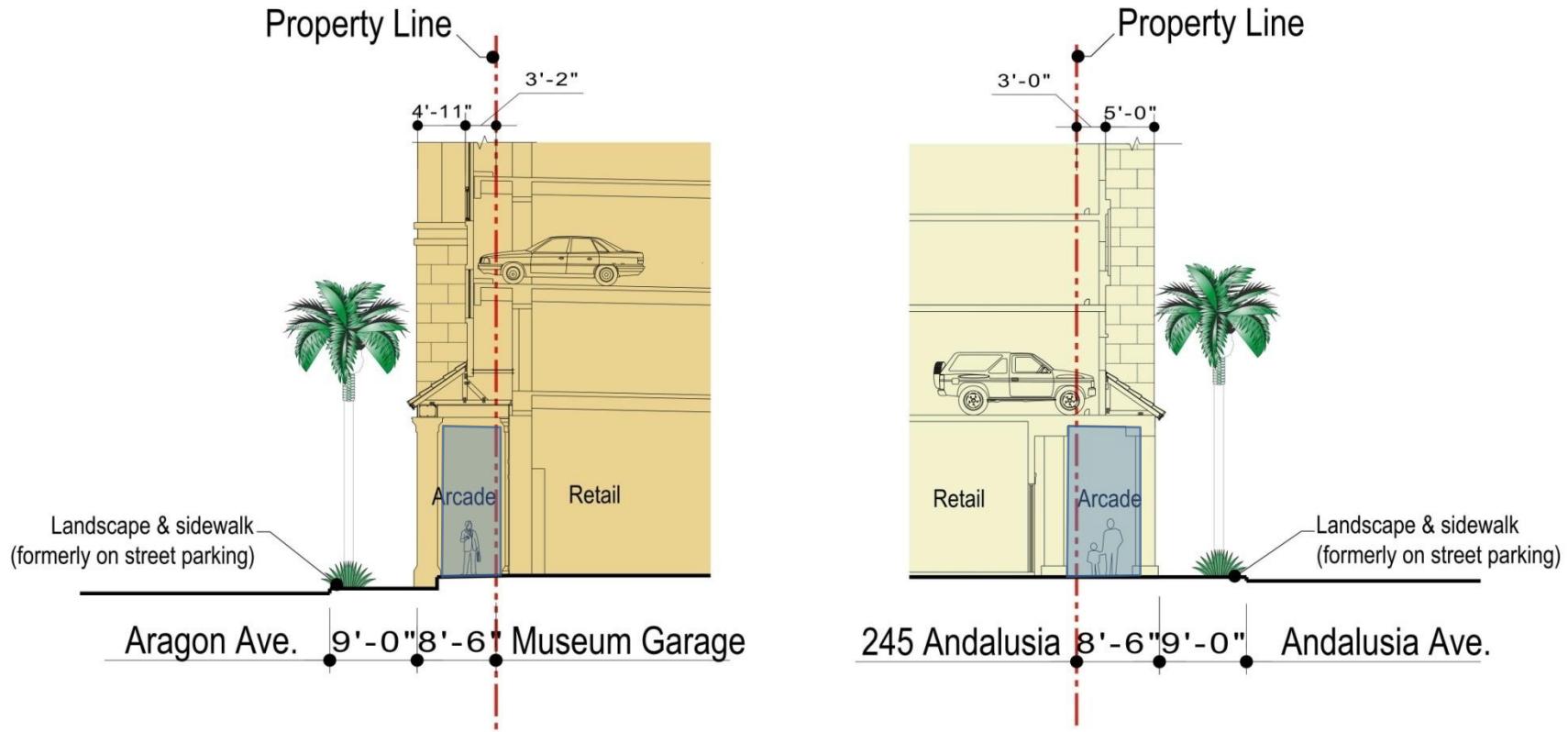
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CORAL GABLES, FL

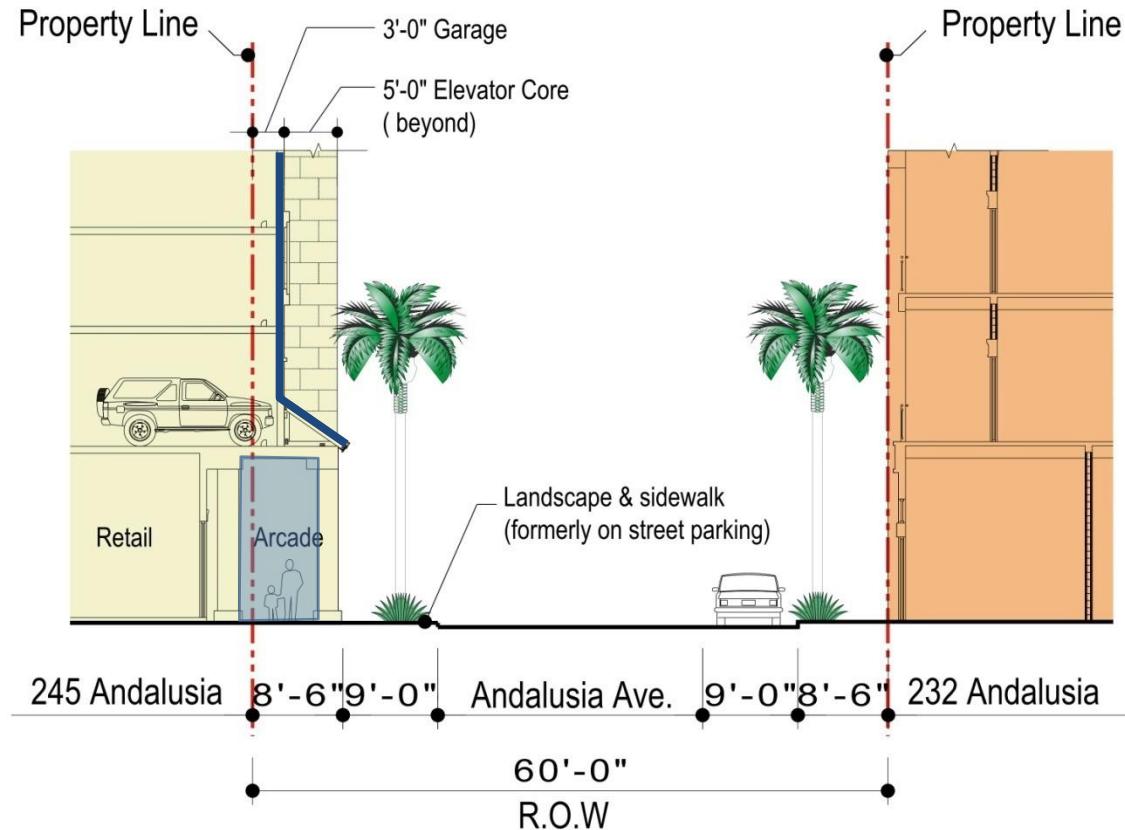
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COMPARISON SIDEWALK / STREET SECTION
245 ANDALUSIA AVENUE
CORAL GABLES, FL

MUSEUM GARAGE
245 ANDALUSIA

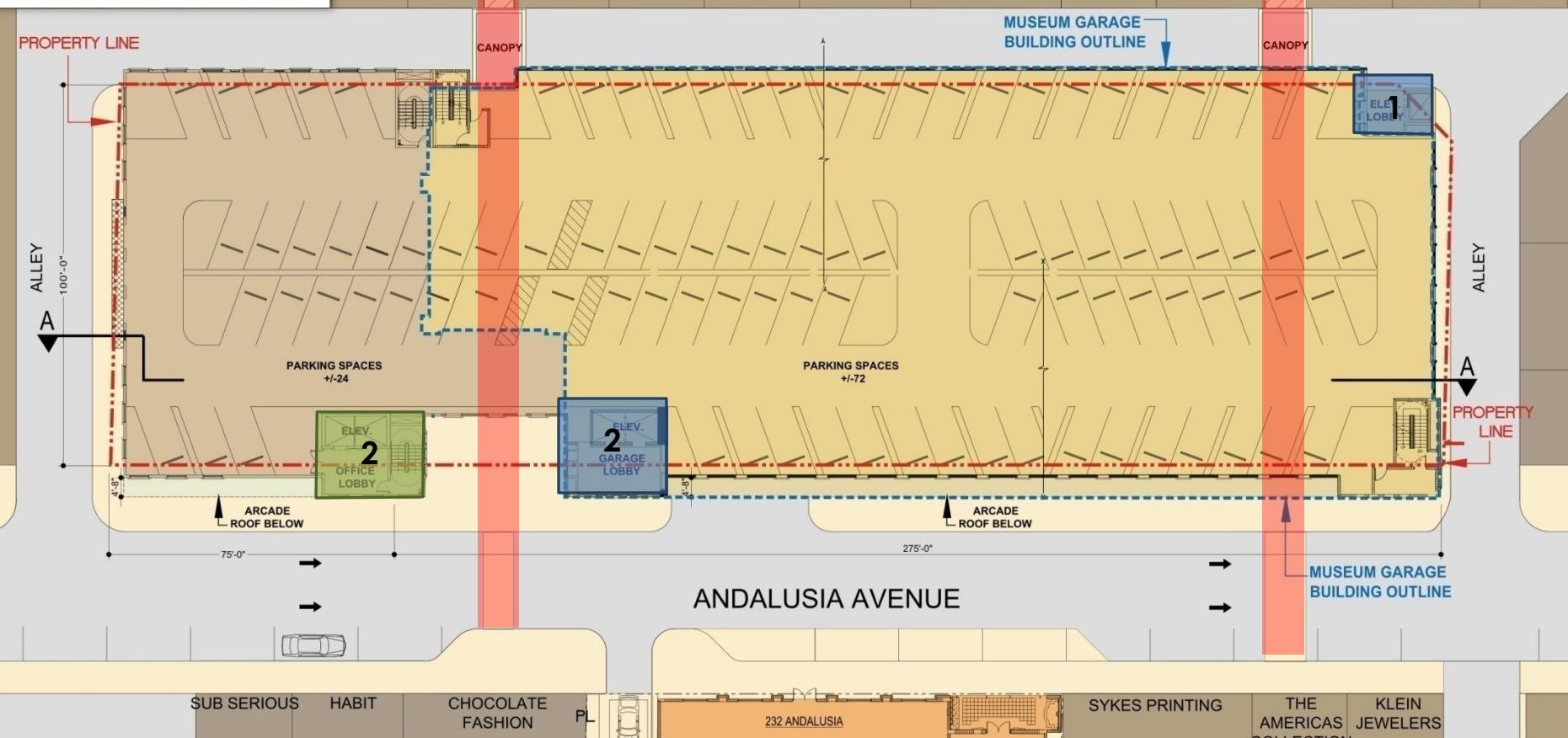


CROSS SECTION
245 ANDALUSIA AVENUE
CORAL GABLES, FL

232 ANDALUSIA
245 ANDALUSIA



- Office Elevators
- Parking Garage Elevators

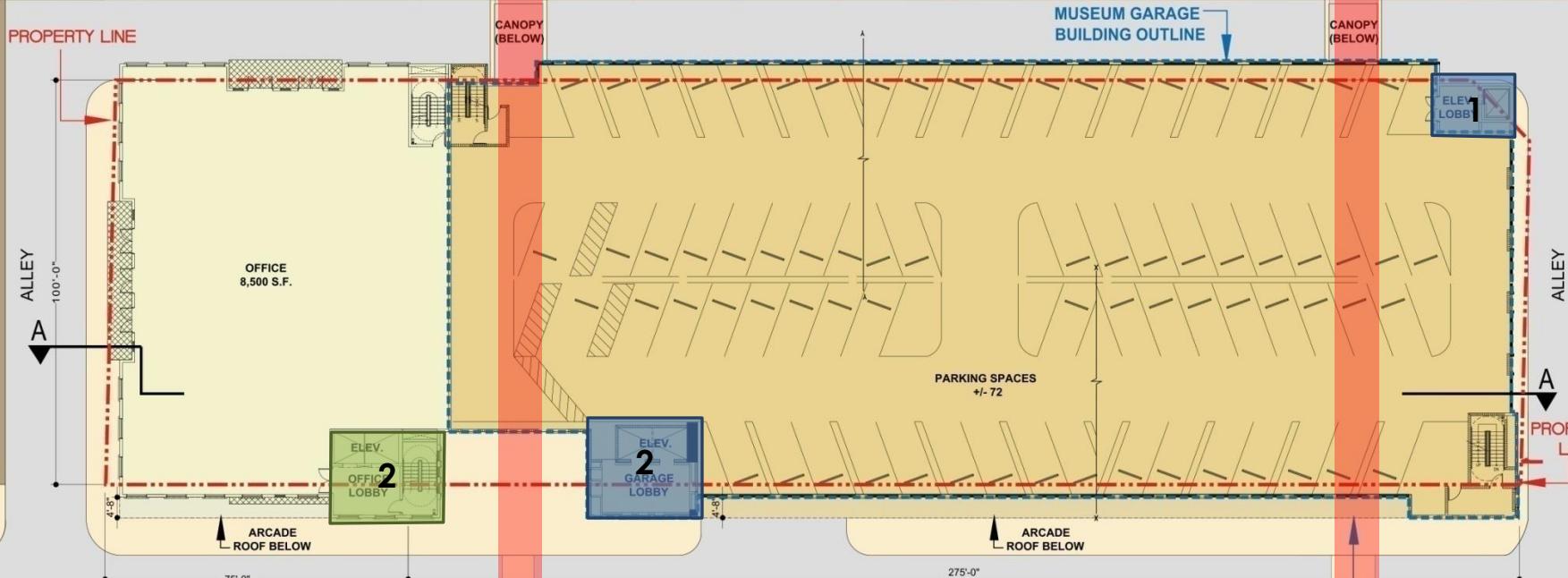


ADDITIVE SCHEME
245 ANDALUSIA AVENUE
 CORAL GABLES, FL

Typical Plan 2nd thru 8th Floor (MUSEUM GARAGE)
 Additional Parking at 2nd and 3rd Floor (+/- 24 cars)

Scale: 1" = 25'
 February 3rd, 2009

- Office Elevators
- Parking Garage Elevators



ANDALUSIA AVENUE

SUB SERIOUS HABIT CHOCOLATE FASHION PL 232 ANDALUSIA SYKES PRINTING THE AMERICAS KLEIN JEWELERS

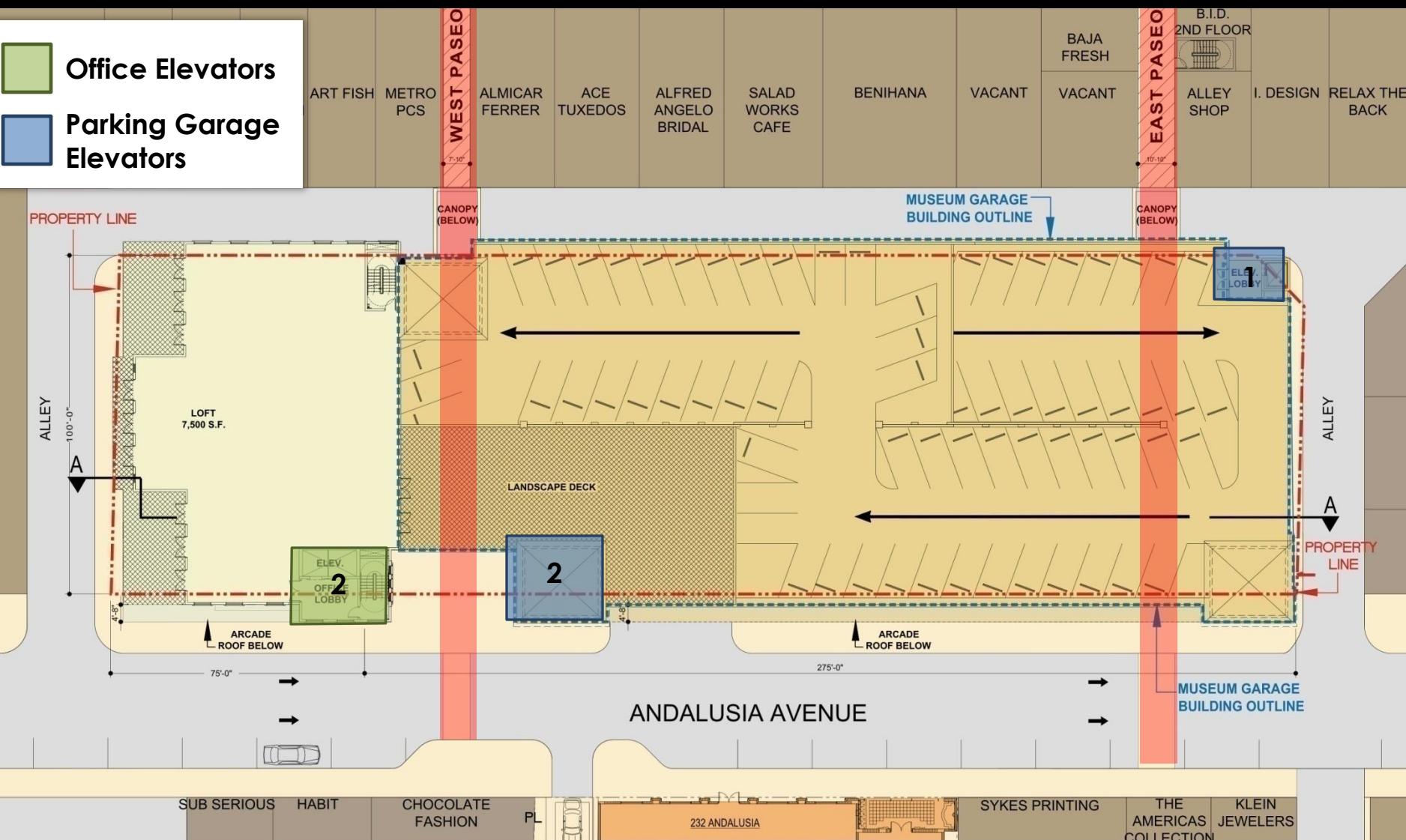
ADDITIVE SCHEME
245 ANDALUSIA AVENUE
CORAL GABLES, FL

Typical Plan 2th thru 8th Floor
(MUSEUM GARAGE)

Typical Office Plan 4th thru 7th Floor
(245 ANDALUSIA)

0' 5' 15' 25' 40'
Scale: 1" = 25'
February 3rd, 2009

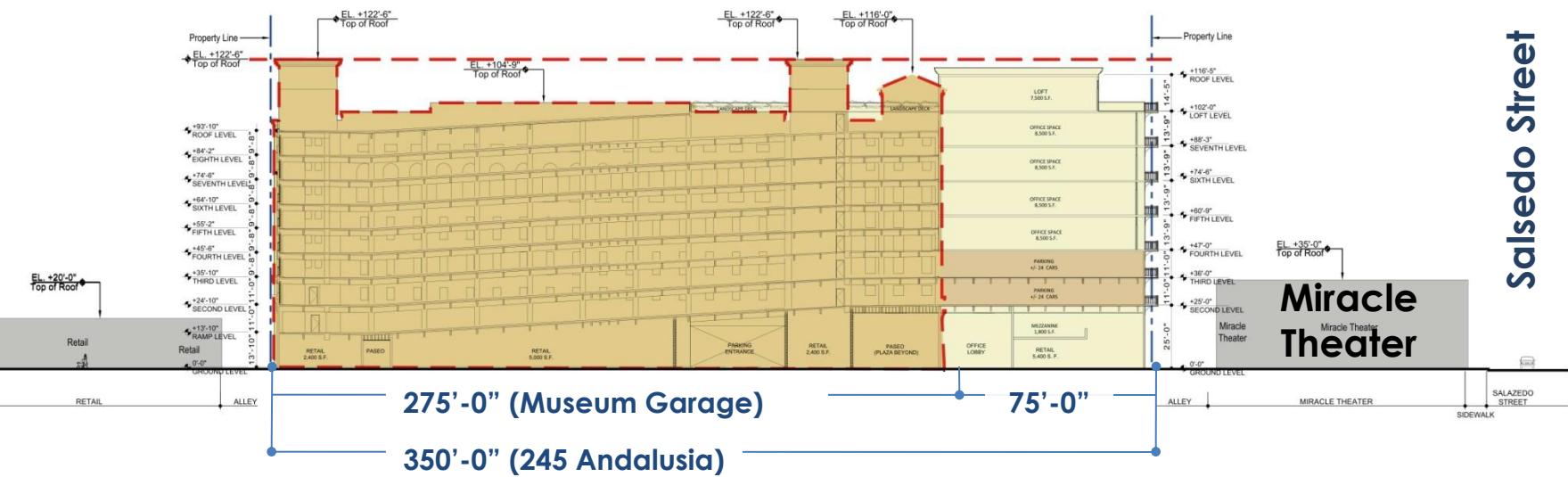
- Office Elevators
- Parking Garage Elevators



ADDITIVE SCHEME
245 ANDALUSIA AVENUE
CORAL GABLES, FL

Roof Floor Plan (MUSEUM GARAGE)
 Loft Floor Plan (245 ANDALUSIA)

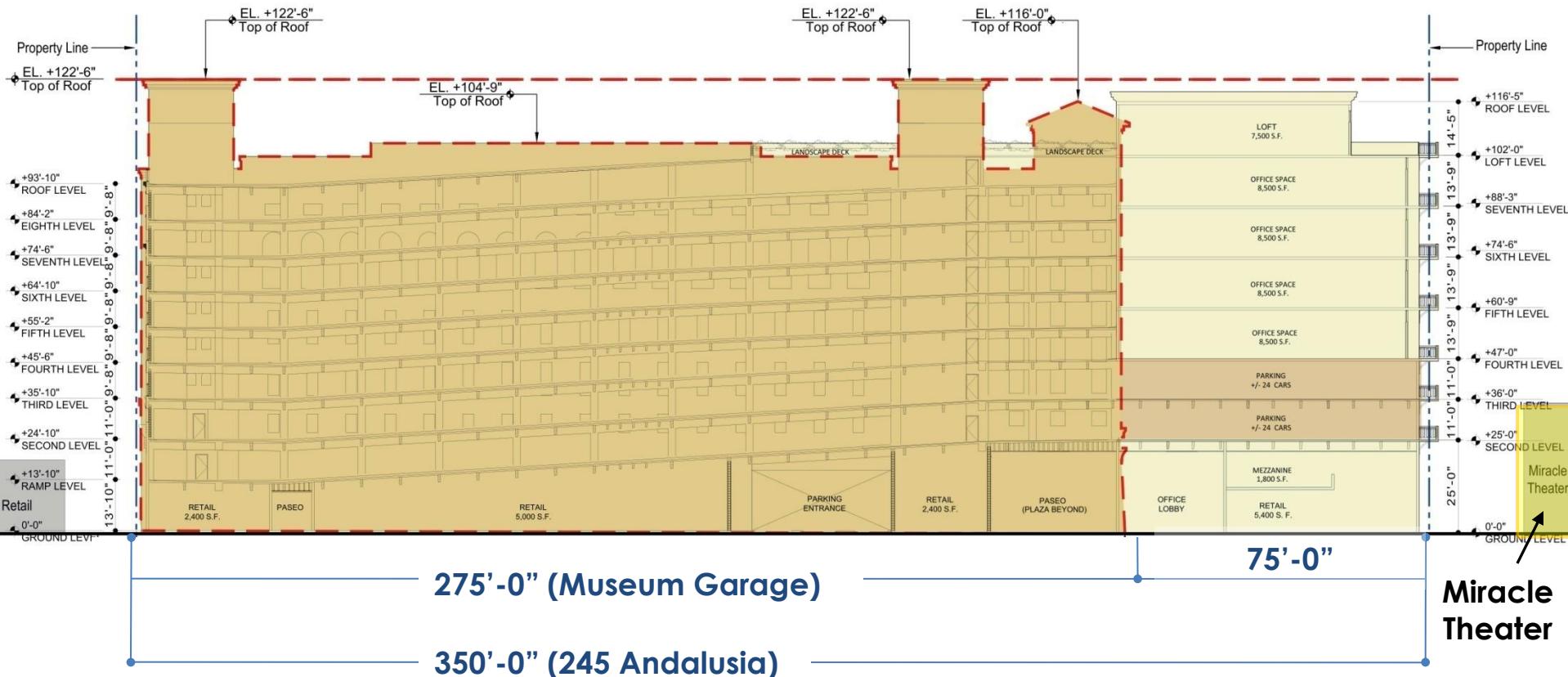
0' 5' 15' 25' 40'
Scale: 1" = 25'
February 3rd, 2009



ADDITIVE SCHEME
245 ANDALUSIA AVENUE
CORAL GABLES, FL

Section A

MUSEUM GARAGE
245 ANDALUSIA



ADDITIVE SCHEME
245 ANDALUSIA AVENUE
CORAL GABLES, FL

Section A
MUSEUM GARAGE
245 ANDALUSIA

Museum Garage and 245 Andalusia Garage Comparisons



	Museum Garage	245 Andalusia
Site Frontage	275 '	350 '
Building Heights		
Parapet	104' 9"	104' 9"
Stairs (flat roof)	122' 6"	122' 6" (top of loft roof)
Stairs (pitched roof)	116' 0"	n/a
Program Areas		
Retail	11,154 sf.	+/- 17,400 SF (includes mezzanine)
Theater	150 seats	n/a
Office (1 per 300)	n/a	41,500 sf. (includes loft)
Parking Required		
Retail	0	0
Theater	0	n/a
Office	n/a	139 (41,500 sf. ÷ 300sf/car)
Total Spaces	0	139
Total No. Of Cars provided	608	668
Replacement parking spaces	48	282
Added parking spaces	560	386
Required for commercial	0	139
Net Gain	560	247





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