

245 Andalusia Mix-Use Parking Facility

City of Coral Gables



Bermello Ajamil & Partners, Inc.







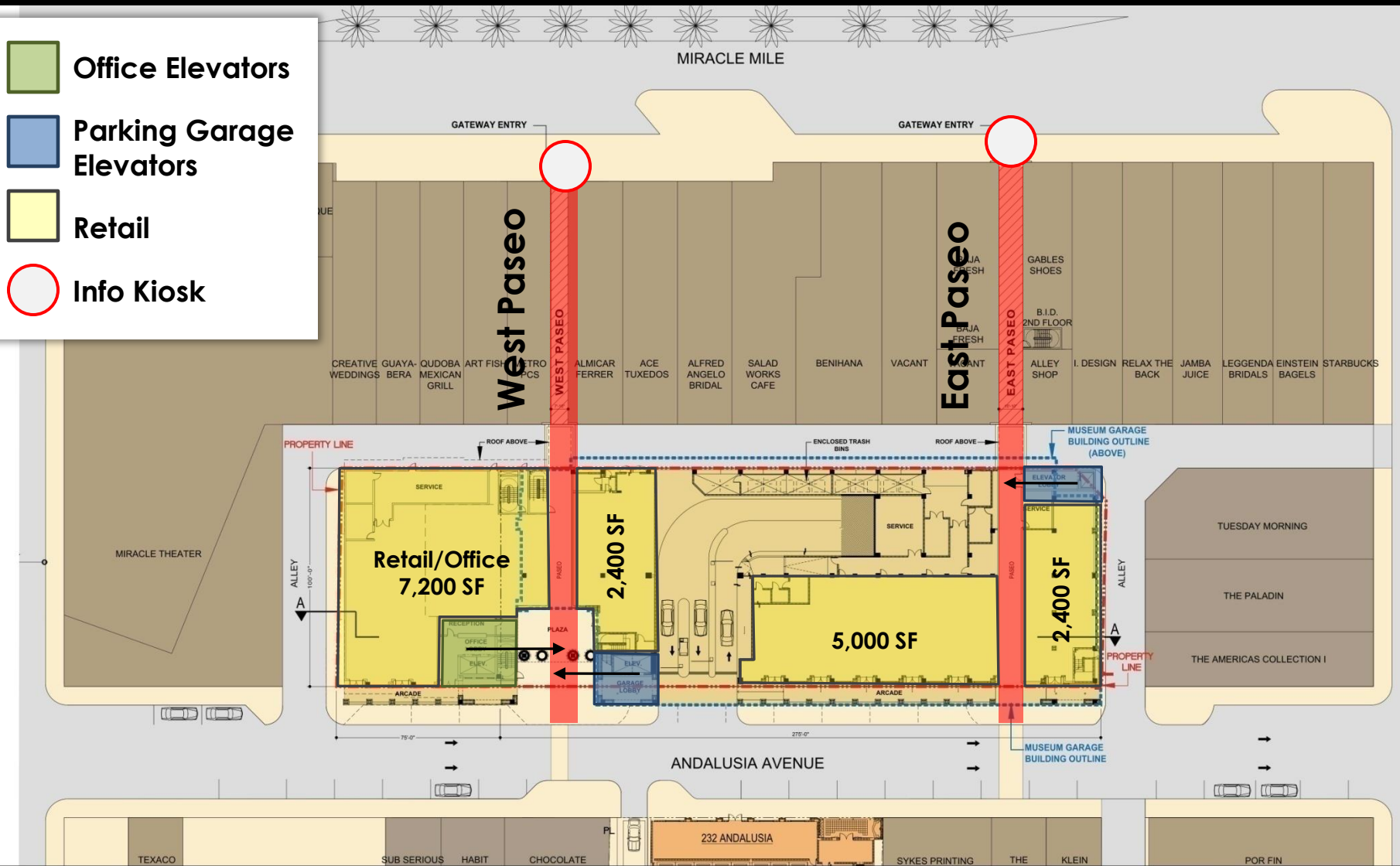




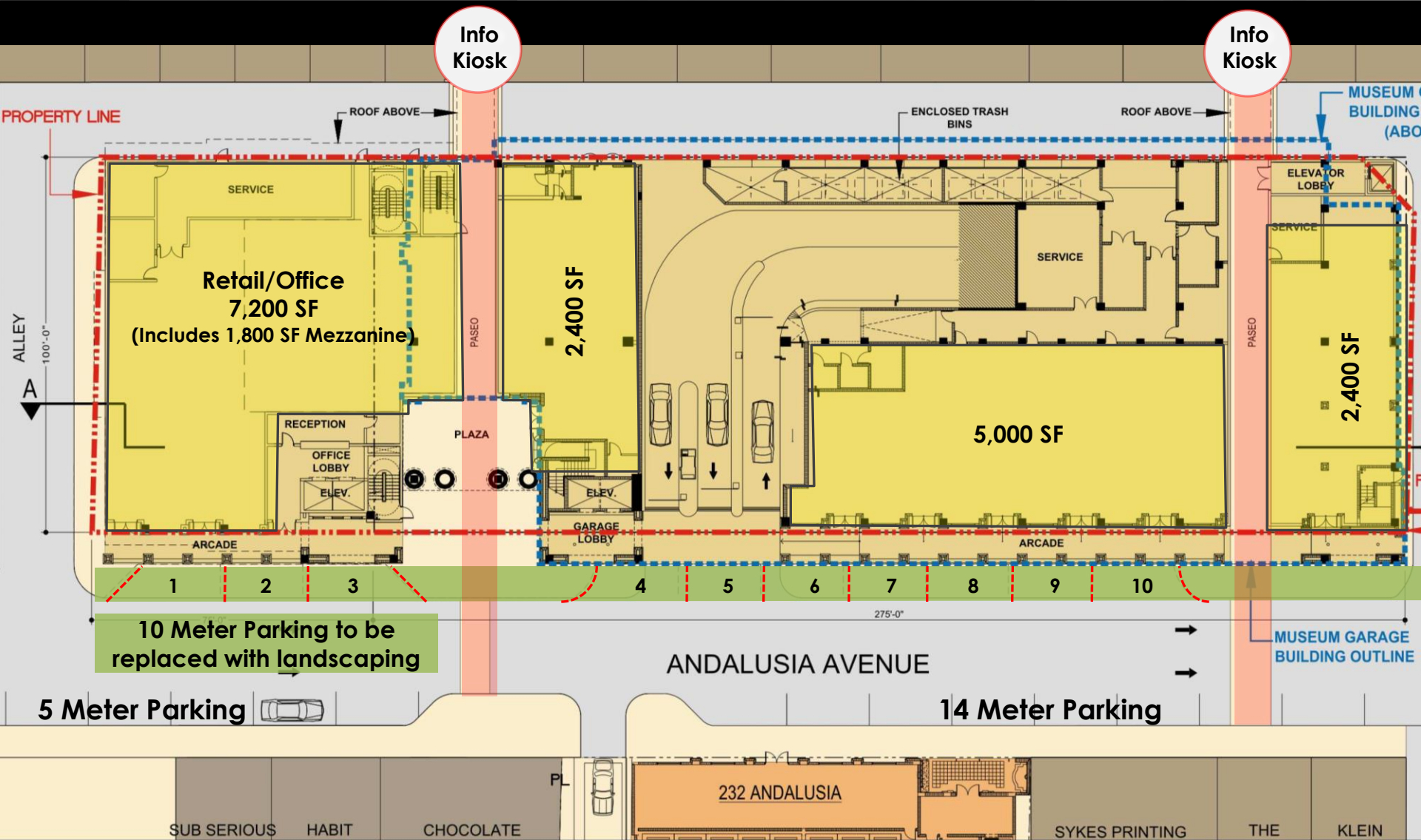




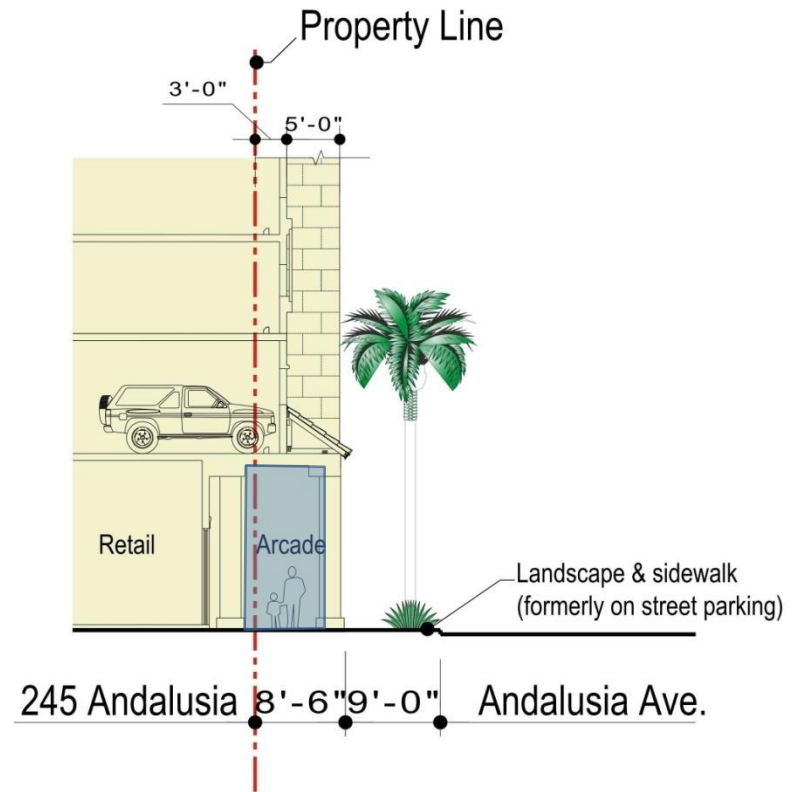
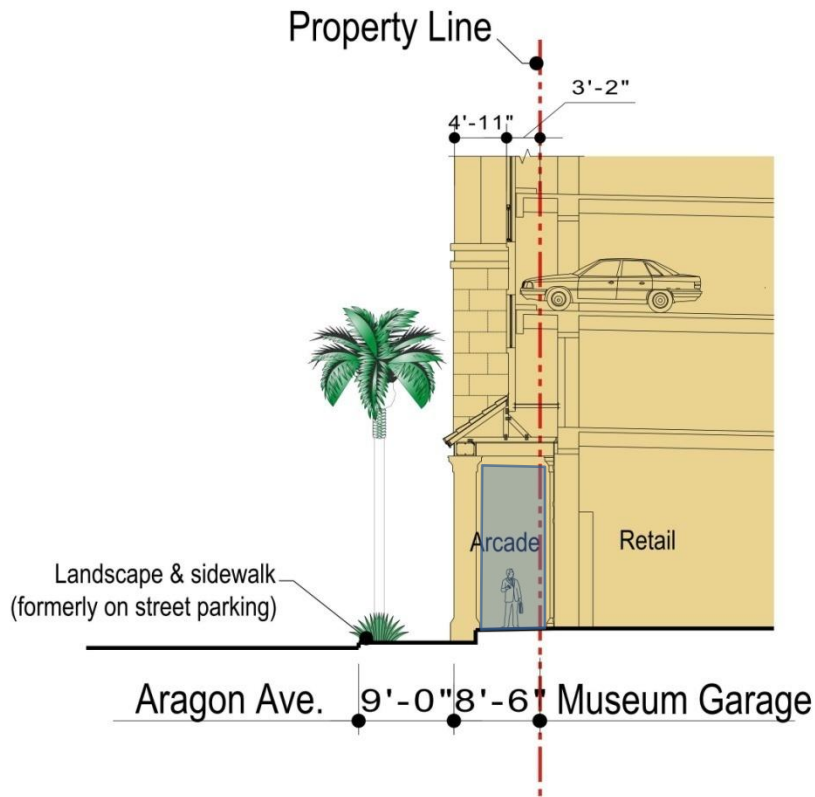
-  Office Elevators
-  Parking Garage Elevators
-  Retail
-  Info Kiosk





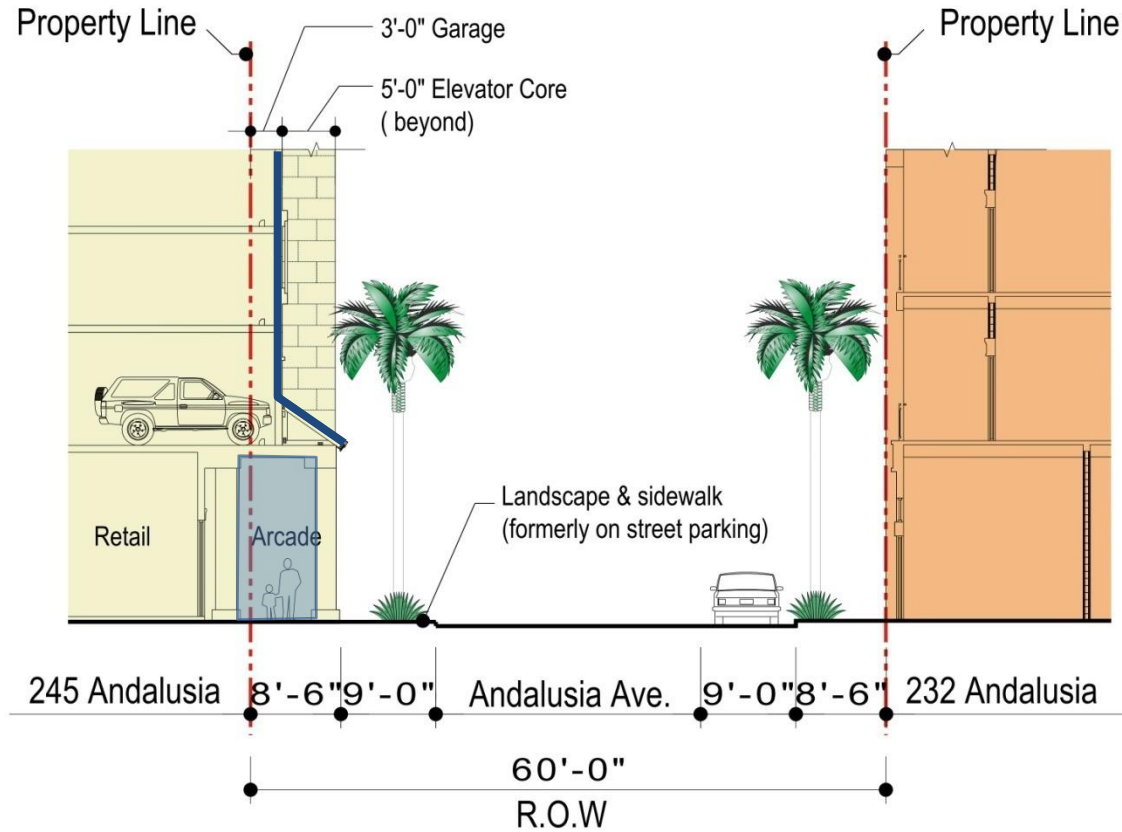


ADDITIVE SCHEME 245 ANDALUSIA AVENUE CORAL GABLES, FL

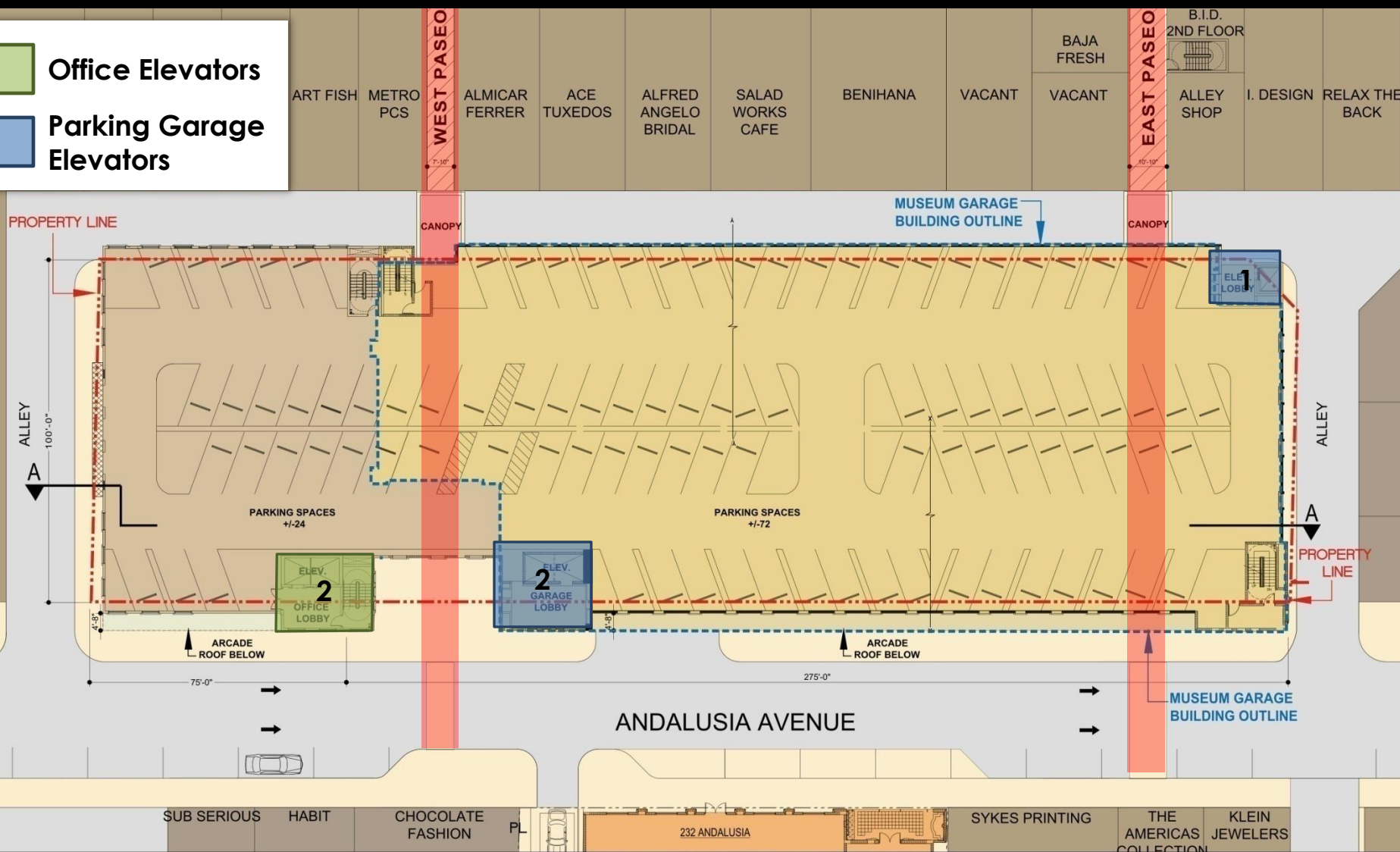


COMPARISON SIDEWALK / STREET SECTION 245 ANDALUSIA AVENUE

CORAL GABLES, FL

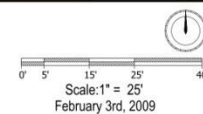


- Office Elevators
- Parking Garage Elevators

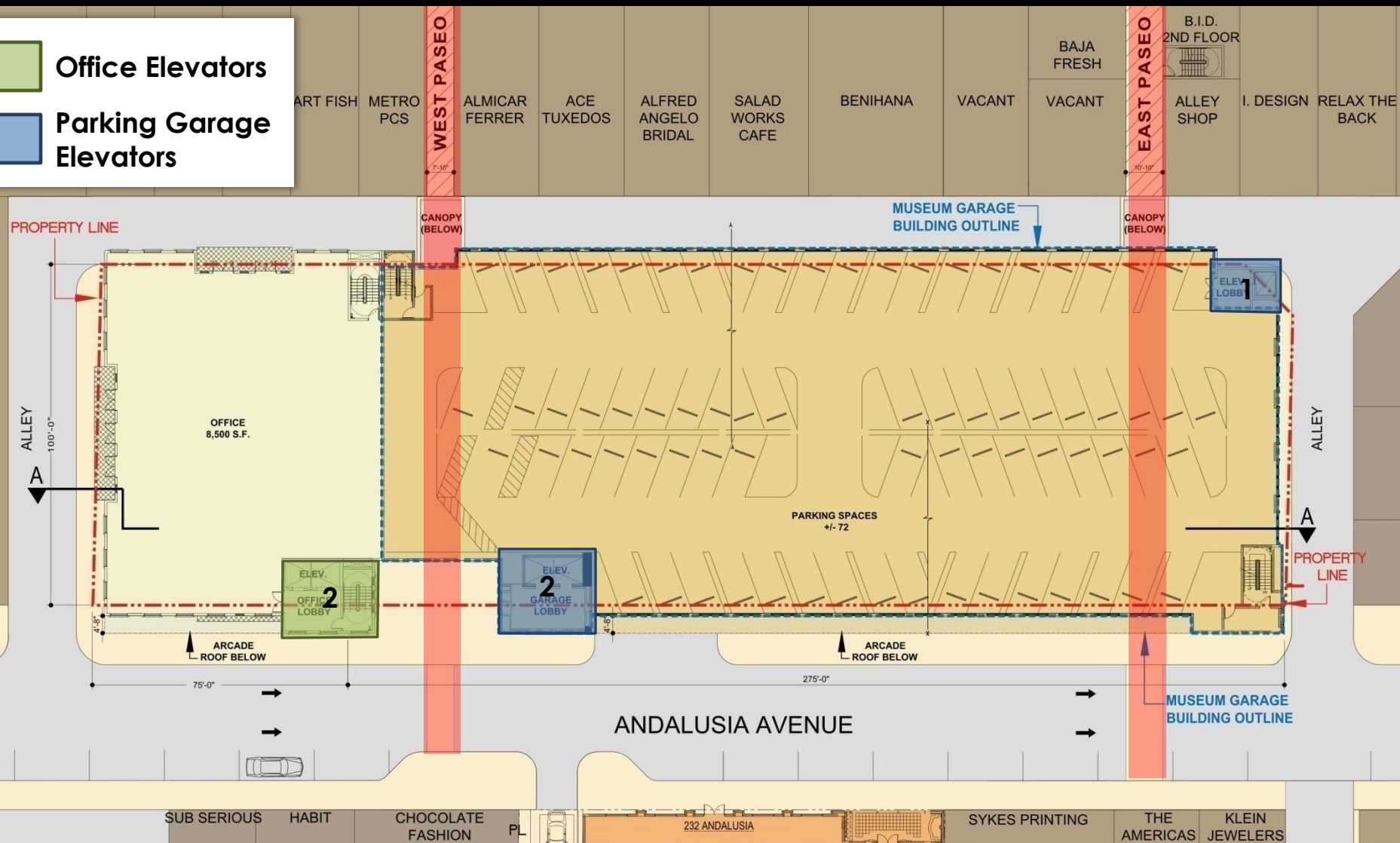


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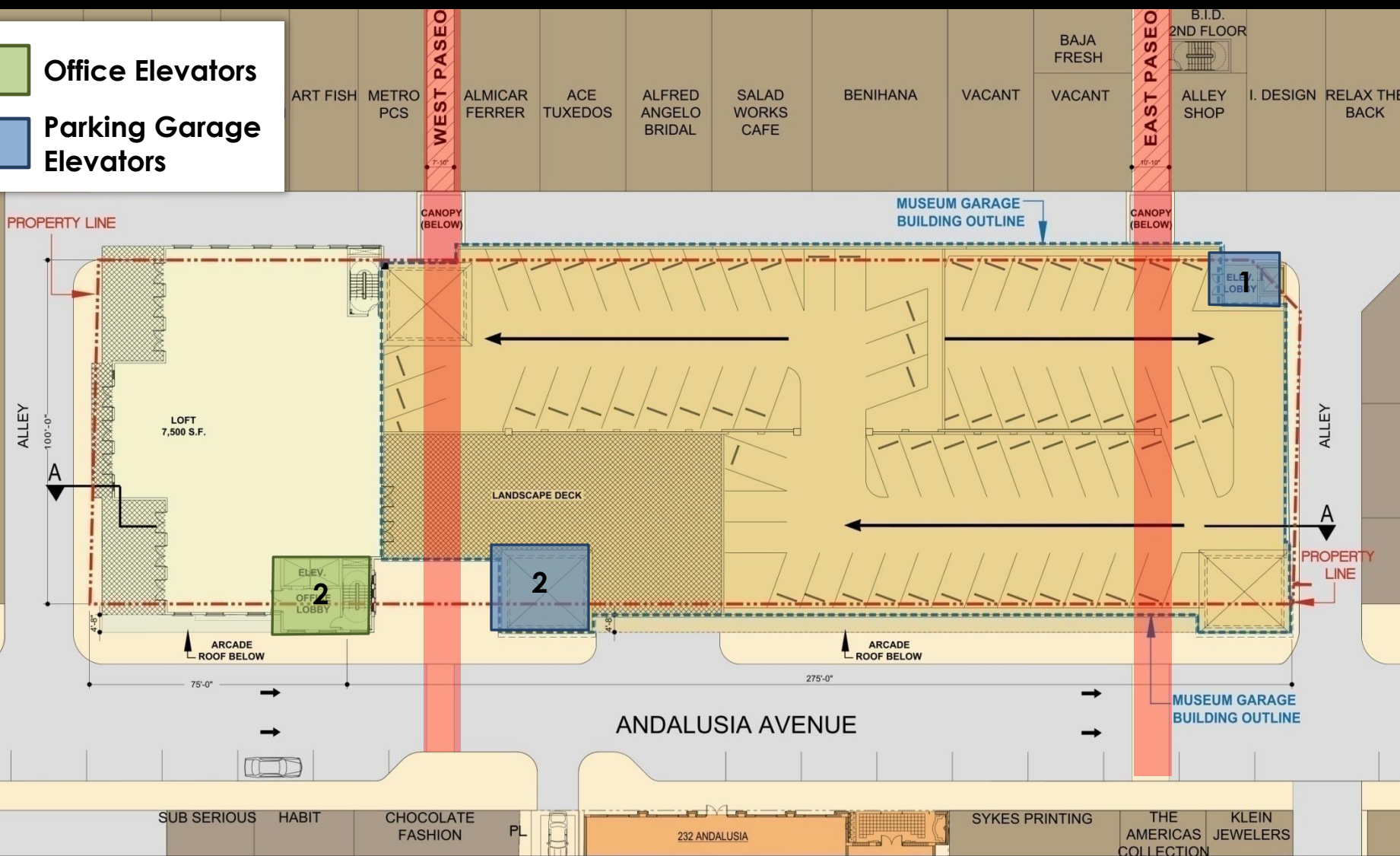
- Typical Plan 2th thru 8th Floor (MUSEUM GARAGE)
- Additional Parking at 2nd and 3rd Floor (+/- 24 cars)



- Office Elevators
- Parking Garage Elevators

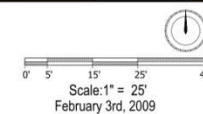


- Office Elevators
- Parking Garage Elevators



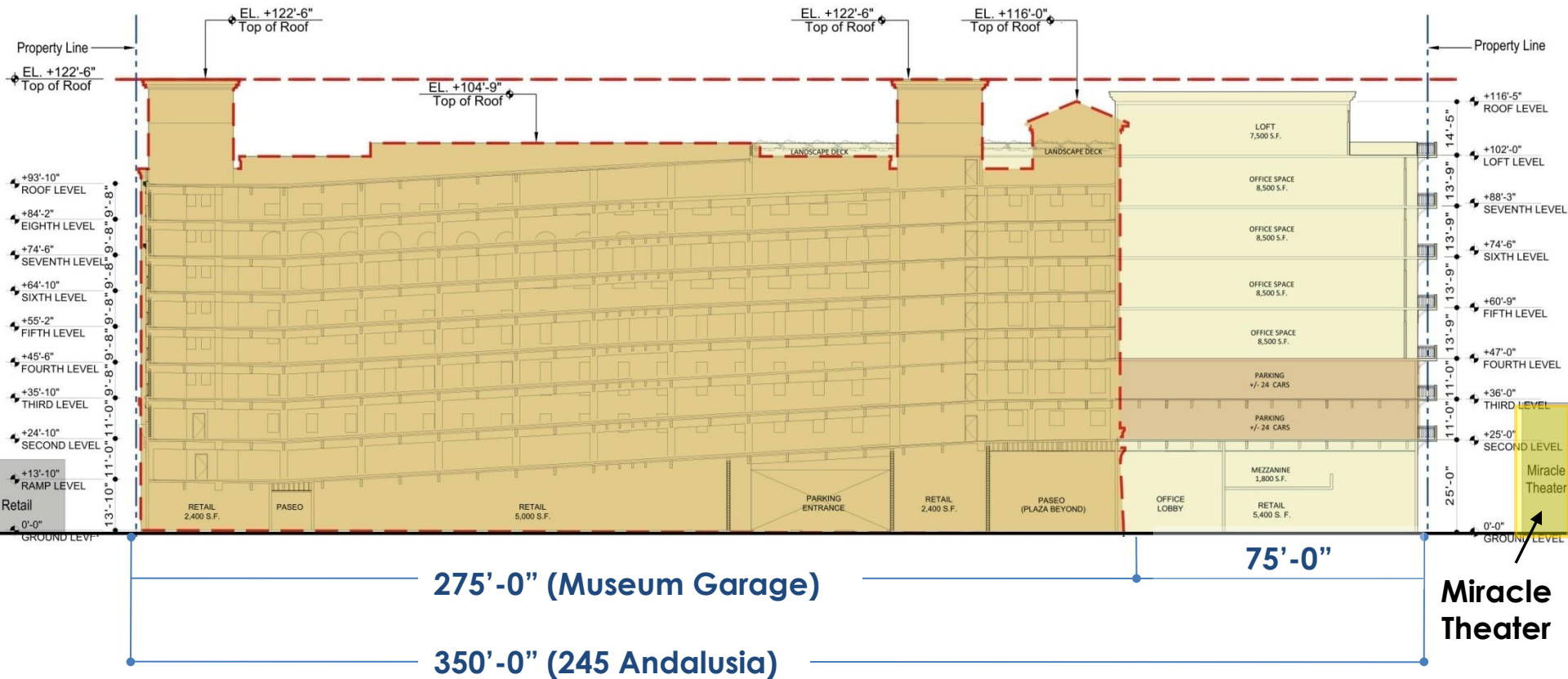
ADDITIVE SCHEME 245 ANDALUSIA AVENUE CORAL GABLES, FL

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





Salsedo Street



	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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