



Pine Street Flats, Nashville, Tennessee

The unique Pine Street Flats parking structure features seven levels of parking, and is wrapped by apartments and retail stores. 584 parking spaces are provided to accommodate tenants and retail shoppers. The parking structure was specially designed to blend in with the apartment building and surrounding structures. Over ten feet of floor to ceiling height was incorporated for all levels and provides a spacious interior area, allowing parking throughout for a wide variety of vehicle sizes.

This LEED® certified structure includes 540 total pieces of precast concrete components. Precast framing components include nearly 300 double tees, beams, columns, spandrels, T beams, and wall panels. Structural load bearing exterior components with architectural finish were lightly sandblasted to complement the colors of the surrounding buildings. Three sides of the structure utilize precast wall panels to provide lateral restraint, gravity load support, and the required fire separation between the living units and parking spaces.

The Pine Street Flats parking deck was the first stage of the project to be completed. The apartments and retail shops were then erected around the parking structure. The overall erection time for the parking structure was eight weeks.

Project Facts:

Market Segment: Parking
Building Type: Residential Parking
Products Used: Double tees, columns, spandrels, T beams, panels



Project Design Team:

Owner: Pine Street Flats, Nashville, TN
General Contractor: Cambridge Builders, Atlanta, GA
Architect of Record: Davis Architects INC., Atlanta, GA
Engineer of Record: M2 Structural, Atlanta, GA



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The openness of the parking structure's interior, unobstructed sight lines, and a well-designed lighting system are all features designed for occupant comfort and safety.



Interior framing utilizes double tee, beam, column, and shear wall construction. The load-bearing architectural precast envelope consists of buff-colored sandblasted concrete panels.



The parking structure is located in the Gulch area of Nashville, which created a tight building footprint. Precast was selected for this project to meet installation requirements and enhance the construction efficiency on this limited area construction site.



An architectural concrete mix of local aggregates and sands was given a sandblasted finish to ensure that the color and texture of the new addition would match those of the anchored apartment building and retail shops. Sandblasting is an economical solution for creating blended and uniform color in precast panels. This unique solution reduces the need for additional coatings, while providing a nearly maintenance free exterior.

