



CLOSE-UP DETAIL

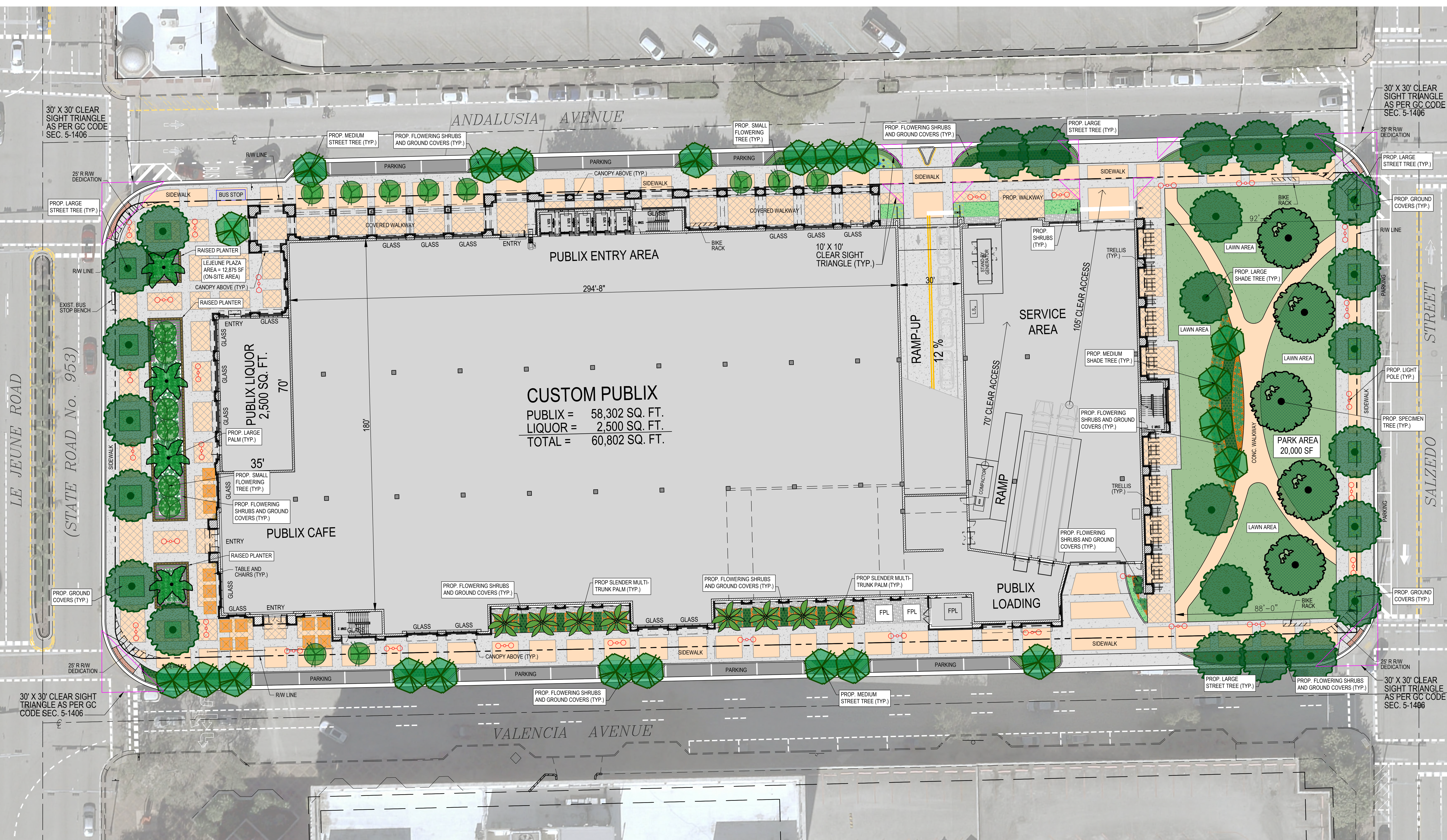


CORAL GABLES PUBLIX #84 REPLACEMENT  
DESIGN DEVELOPMENT ANDALUSIA AVE.

CORAL GABLES, FL

02.21.2024





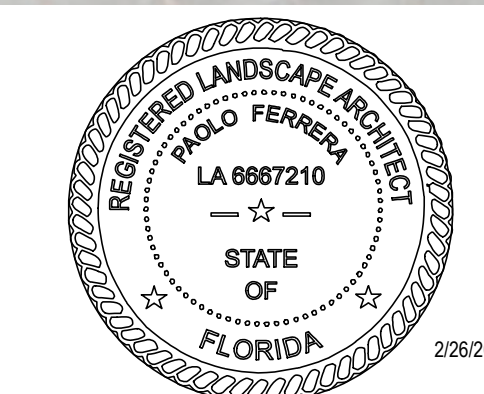
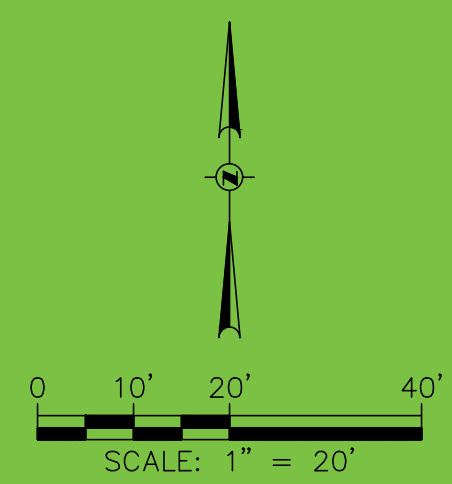
# PUBLIX #84 REPLACEMENT

## CONCEPTUAL LANDSCAPE PLAN

2551 SOUTH LEJEUNE ROAD  
CORAL GABLES, FL 33134

SCALE: 1" = 20'

2/26/2024



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FOR THE FIRM: PROJECT NO. 2022-7035 PAOLO FERRERA LA 6667210



www.graef-usa.com

CA-4270



ANDALUSIA AVE. ELEVATION



LE JEUNE RD. ELEVATION

	<b>PAINT P-1</b> SW 7508 TAVERN TAUPE		<b>PAINT P-5</b> SW 7506 LOGGIA		<b>PAINT P-2</b> SW 7551 GREEK VILLA		<b>PAINT P-3</b> SW 7036 ACCESS- IBLE BEIGE		<b>PAINT P-4</b> SW 6178 CLARY SAGE		<b>METAL M-1</b> ANODIZED ALUMINUM STORE- FRONT		<b>METAL M-2</b> PAC CLAD AGED COP- PER		<b>METAL M-3</b> PAC CLAD MANSARD BROWN
			<b>STONE V-1</b> CORAL SLABS		<b>DECOR TILE DT-1</b> IVY HILL TILE WINSTON 6" X12" PORCELAIN SUBWAY		<b>ROOF TILE T-2</b> BORAL MISSION 2 PIECE CLAY TILE OLD WORLD #3		<b>ROOF TILE T-3</b> BORAL MISSION 2 PIECE BARREL TILE EL CAMINO BLEND						



CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL  
DESIGN DEVELOPMENT

03.06.2024





VALENCIA AVE. ELEVATION



SALZEDO ST. ELEVATION

	<b>PAINT P-1</b> SW 7508 TAVERN TAUPE		<b>PAINT P-5</b> SW 7506 LOGGIA		<b>PAINT P-2</b> SW 7551 GREEK VILLA		<b>PAINT P-3</b> SW 7036 ACCESS- IBLE BEIGE		<b>PAINT P-4</b> SW 6178 CLARY SAGE		<b>METAL M-1</b> ANODIZED ALUMINUM STORE- FRONT		<b>METAL M-2</b> PAC CLAD AGED COP- PER		<b>METAL M-3</b> PAC CLAD MANSARD BROWN
			<b>STONE V-1</b> CORAL SLABS		<b>DECOR TILE DT-1</b> IVY HILL TILE WINSTON 6" X12" PORCELAIN SUBWAY		<b>ROOF TILE T-2</b> BORAL MISSION 2 PIECE CLAY TILE OLD WORLD #3		<b>ROOF TILE T-3</b> BORAL MISSION 2 PIECE BARREL TILE EL CAMINO BLEND						



CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL  
DESIGN DEVELOPMENT

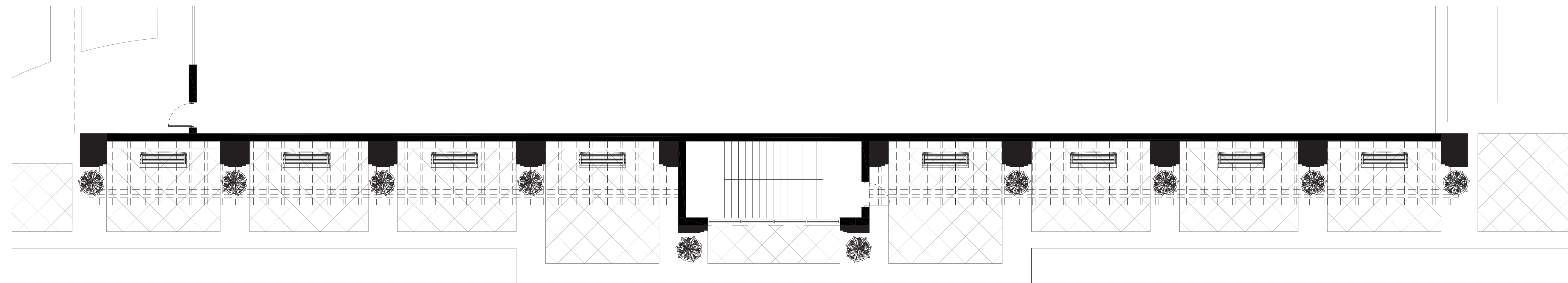
03.06.2024



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SALZEDO ST. ELEVATION



SALZEDO ST. PLAN

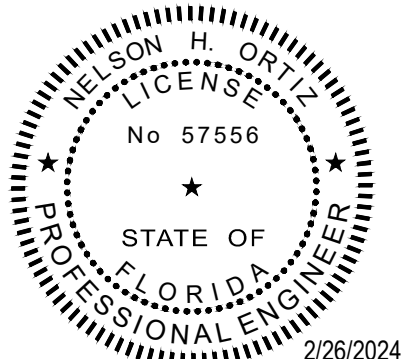


CORAL GABLES PUBLIX #84 REPLACEMENT CORAL GABLES, FL  
DESIGN DEVELOPMENT

03.06.2024



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FOR THE FIRM: PE-57556 NELSON H. ORTIZ (CIVIL)

PROJECT TITLE:  
**CORAL GABLES PUBLIX STORE #84 REPLACEMENT**

2551 SOUTH LE JEUNE ROAD  
CORAL GABLES, FL 33134

FOLIO NO. 03-4117-005-2020  
PUBLIX SUPER MARKETS INC.  
3300 PUBLIX CORPORATE PARKWAY  
LAKELAND, FLORIDA 33811

ISSUE:  
NO. DATE REVISIONS BY

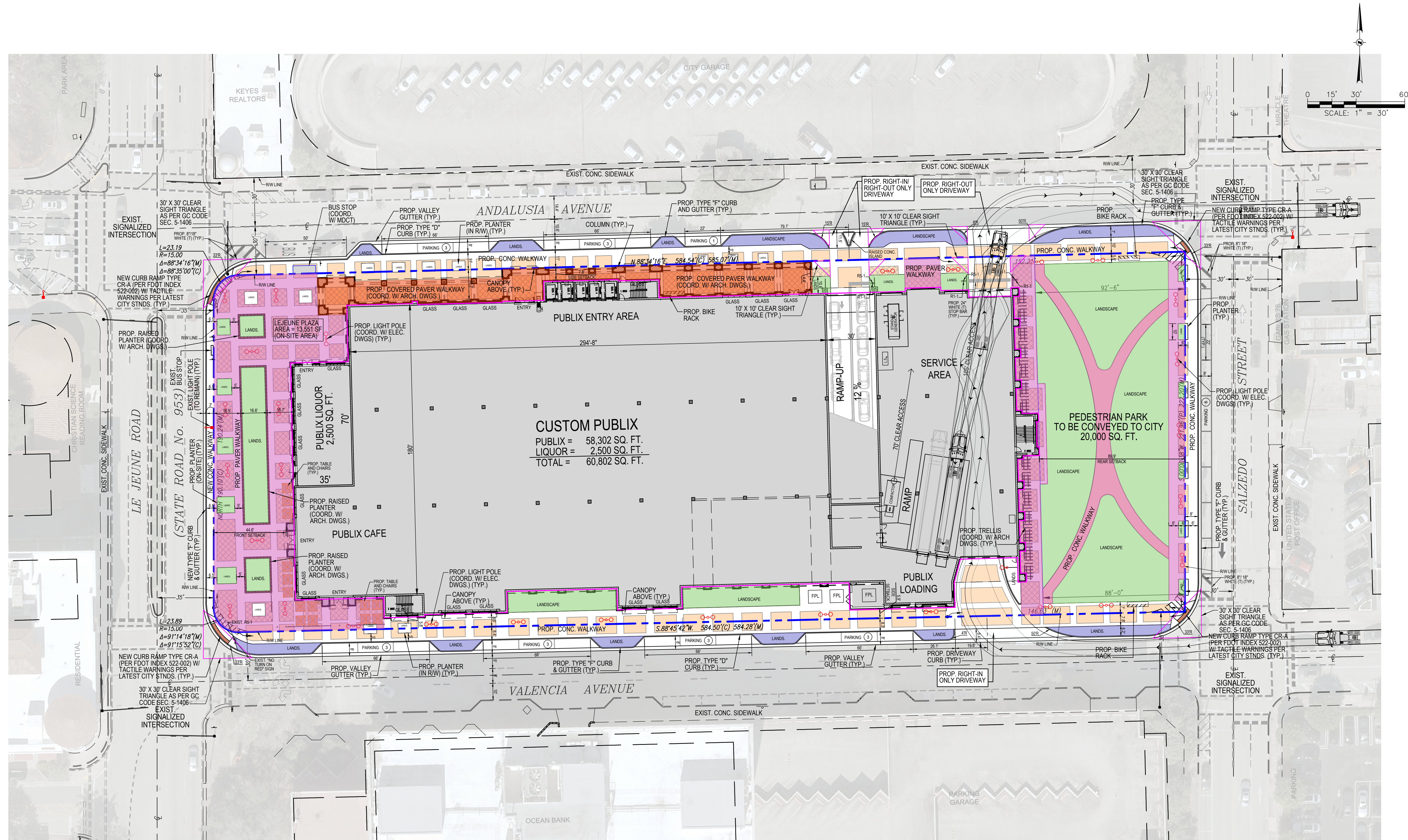
PRELIMINARY - NOT FOR CONSTRUCTION

**PROJECT INFORMATION:**

PROJECT NUMBER: 2022-7035  
DATE: 09/20/2022  
DRAWN BY: P.F.  
CHECKED BY: N.H.O.  
APPROVED BY: N.H.O.  
SCALE: AS SHOWN

SHEET TITLE:  
OPEN SPACE DIAGRAM

SHEET NUMBER:



**OPEN SPACE DIAGRAM**  
SCALE: 1" = 30'

**SUMMARY**

LANDSCAPED OPEN SPACE MEANS A GROUND-LEVEL OUTDOOR AREA, WHICH IS OPEN AND UNOBSTRUCTED FROM ITS LOWEST LEVEL TO THE SKY, EXCEPT FOR A ROOF AND BUILDING OVERHANGS NOT IN EXCESS OF FIVE (5) FEET. ARCADES, CORRIDORS, PARKING AND OTHER SERVICE AREAS SHALL NOT BE USED IN COMPUTING THE LANDSCAPED OPEN SPACE PER SECTION 2.201.7. ARCADES AND LOGGIAS MAY BE CONSIDERED OPEN SPACE AND COUNTED AS SUCH TOWARD THE OPEN SPACE REQUIREMENT UP TO A MAXIMUM OF SEVENTY-FIVE (75%) PERCENT. IN ADDITION, LANDSCAPED OPEN SPACE MUST HAVE A DEPTH OF 10 FEET AND SHOULD NOT BE LESS THAN 5,000 SQUARE FEET.

NET LOT AREA = 132,509 SF (100%)	OPEN SPACE PROVIDED ON-SITE = 40,726 SF (30.73%)
BUILDING AREA = 91,783 SF (69.27%)	UNCOVERED LANDSCAPE AREA = 18,927 SF
	UNCOVERED PAVED AREA = 18,168 SF
	COVERED ARCADE AREA (75% COUNTED) = 3,631 SF
	OPEN SPACE PROVIDED RIGHT-OF-WAY
	BUMP-OUT LANDSCAPE AREA = 3,112 SF
	<b>TOTAL OPEN SPACE PROVIDED = 43,838 SF</b>

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