

ARCHITECT

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PROJECT

K.R. REAL ESTATE  
PORT ST. LUCIE, FLORIDA

CLIENT

CONSULTANTS

REGISTRATION

MICHAEL J. SEAL, AIA  
AR95898

REVISIONS

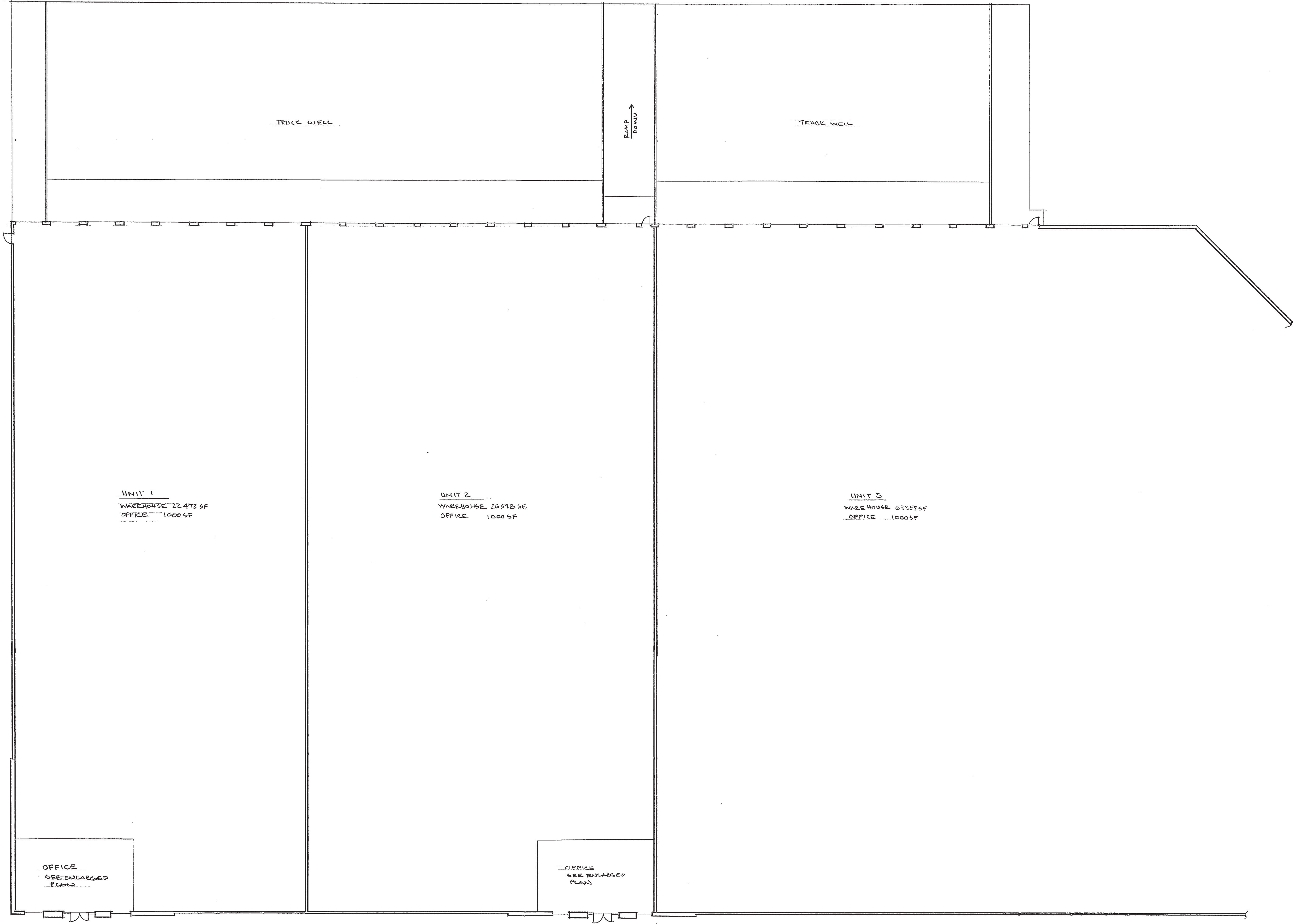
NO.	DATE	REVISION

KEY PLAN

SHEET TITLE / SHEET NUMBER

A-1 OF

FLOOR PLAN  
P23-070 1/16"  
PROJECT NUMBER C23002  
DATE



FLOOR PLAN

1/16"=1'-0"

NO.	DATE	REVISION

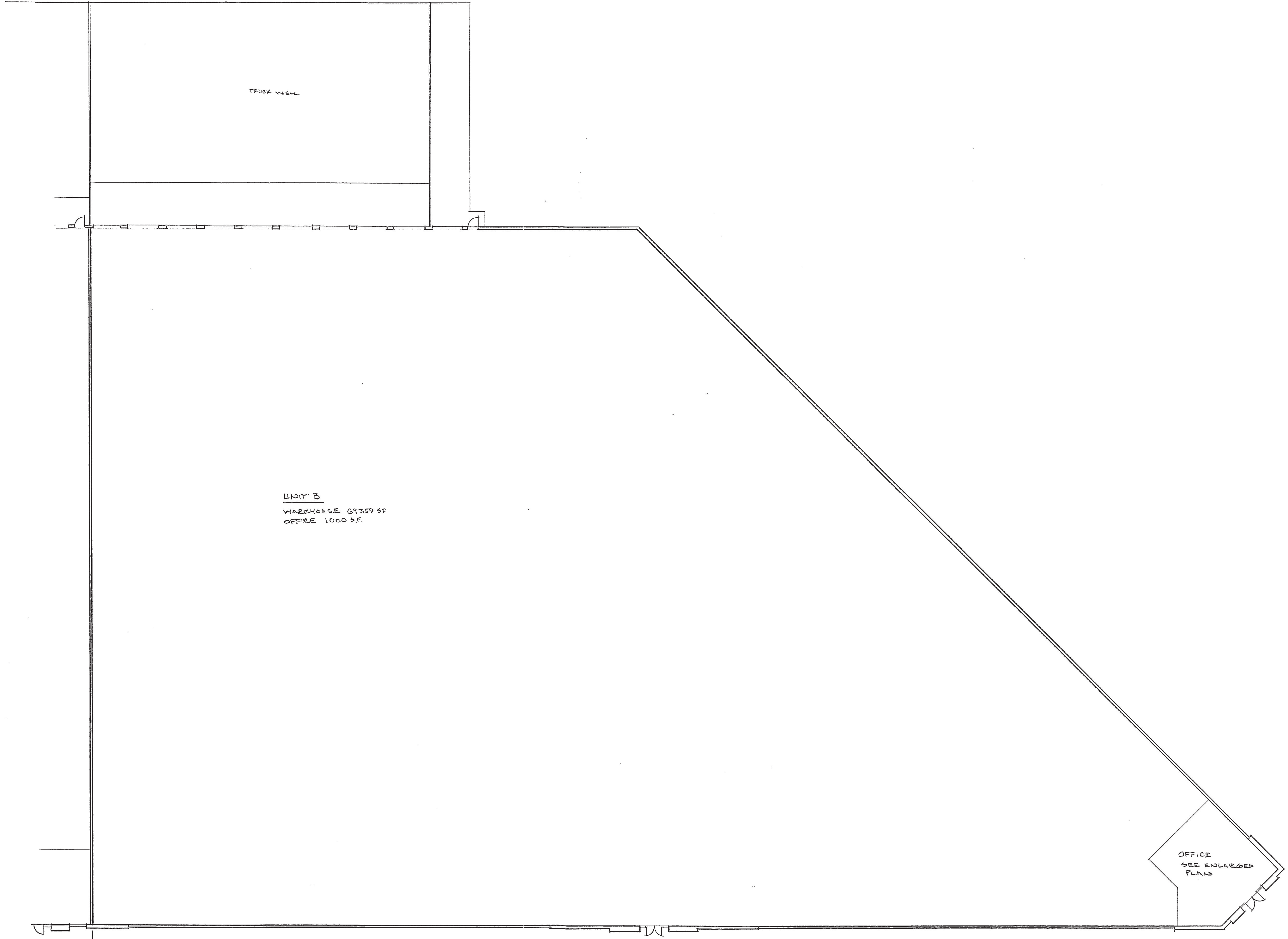
A-2  
OF

FLOOR PLAN

P23-070 1/16"

PROJECT NUMBER C23002

DATE

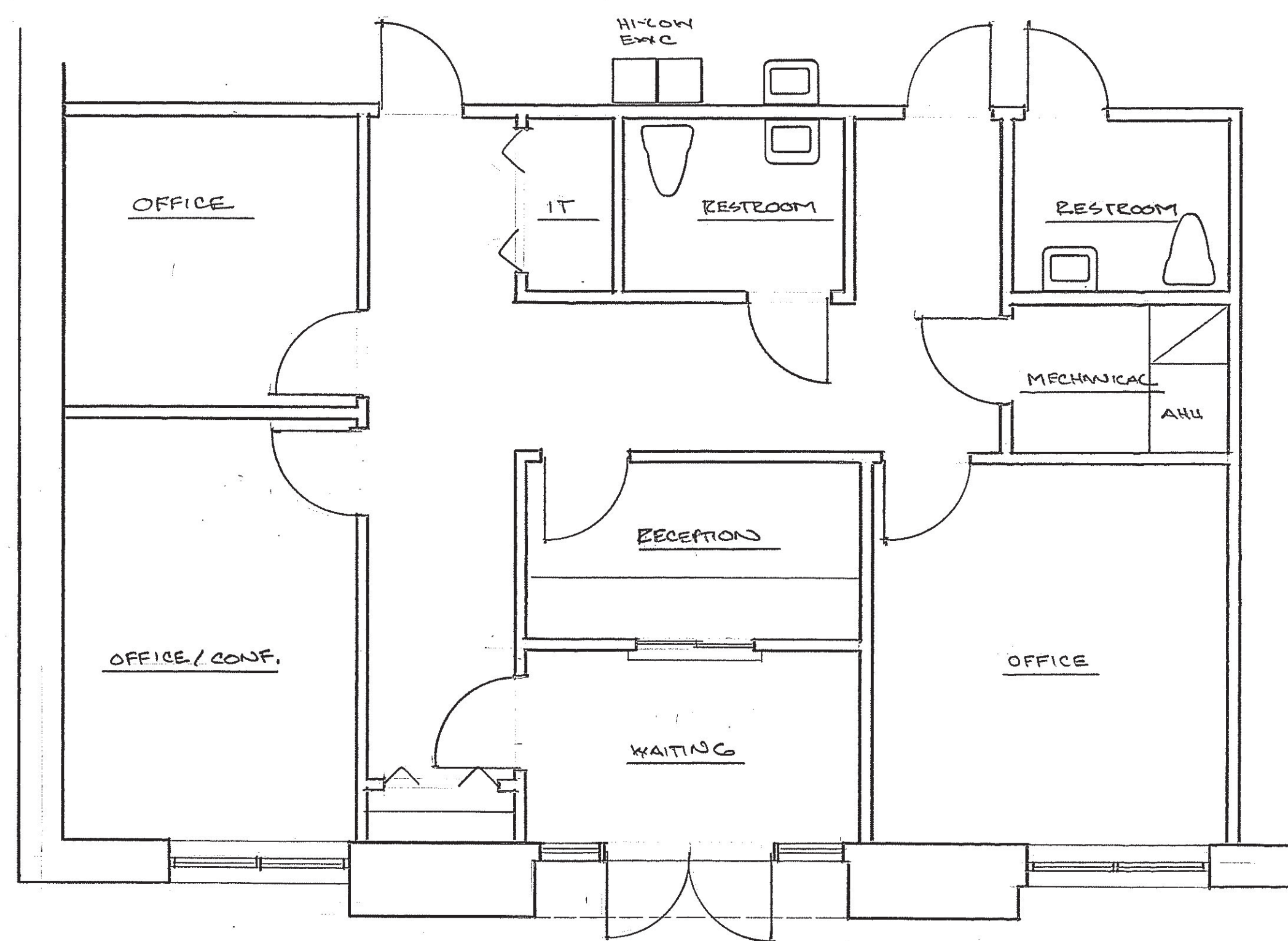


MATCH LINE

FLOOR PLAN

1/16"

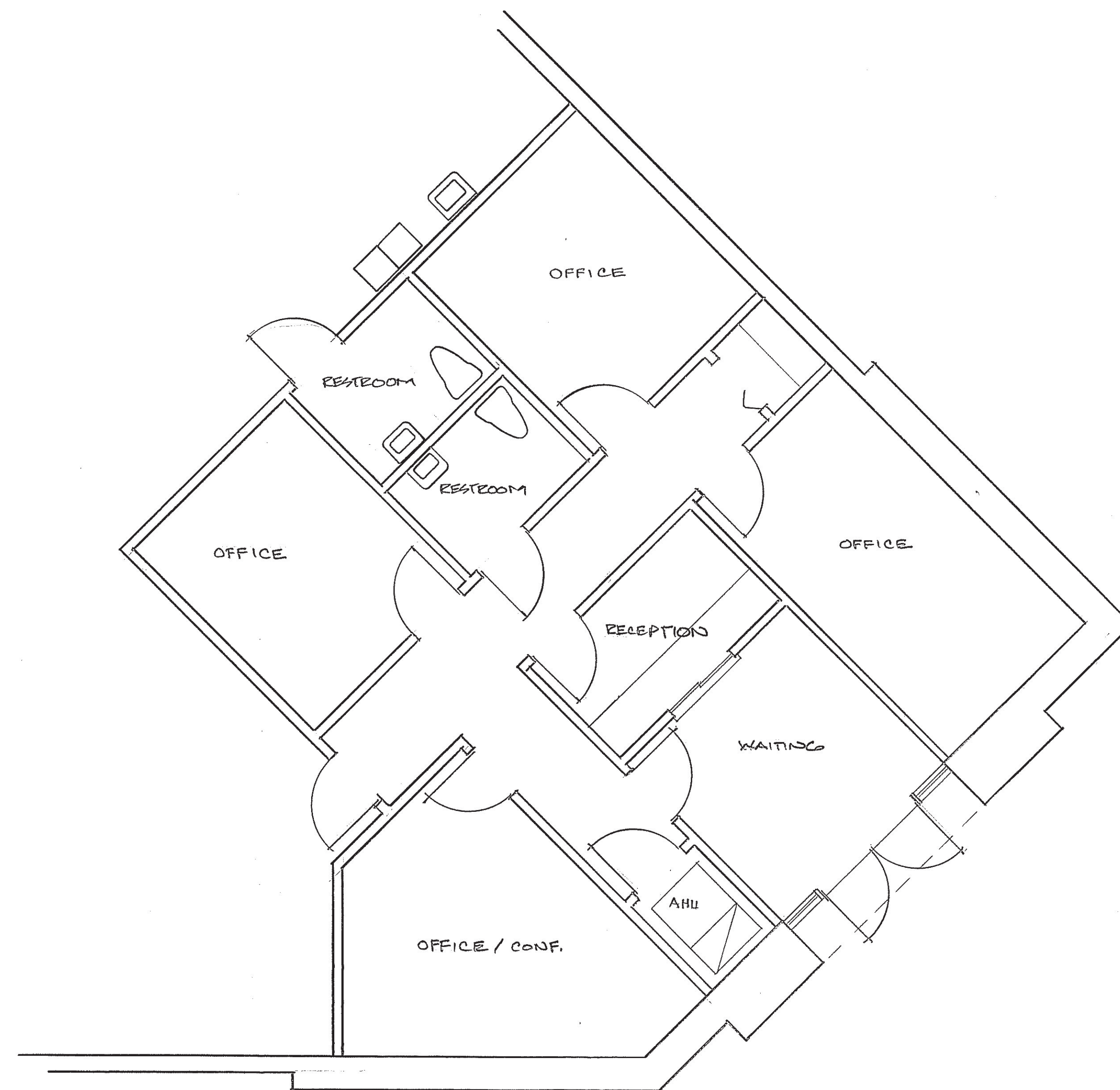
NO.	DATE	REVISION



OFFICE FLOOR PLAN UNIT 1 & 2

1/4"

NOTE:  
OFFICE INTERIOR LAYOUTS SUBJECT  
TO CHANGE BASED ON TENANTS' NEEDS  
OFFICES NOT TO EXCEED 1000 S.F. EACH



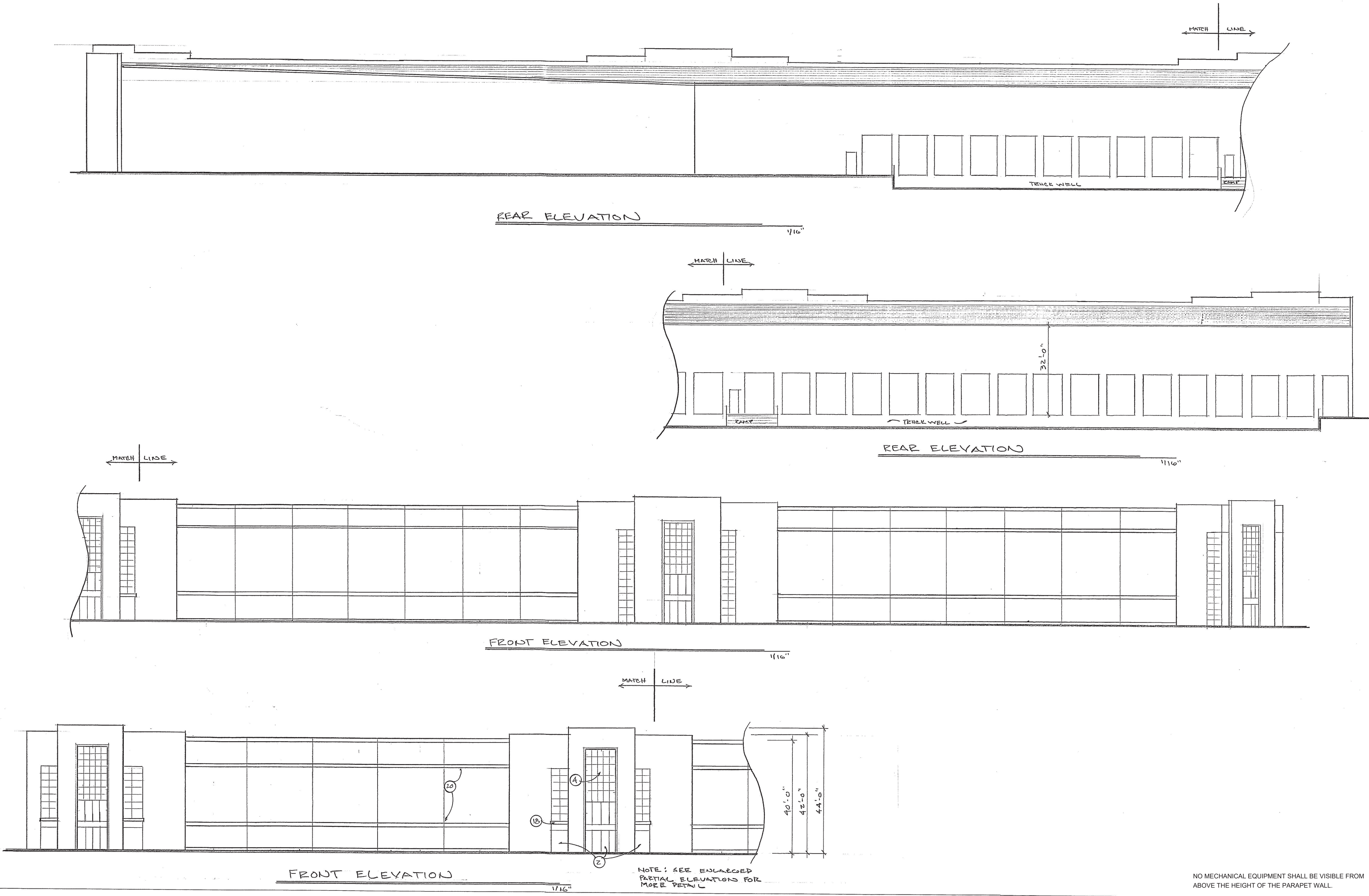
OFFICE FLOOR PLAN UNIT 3

1/4"

NO.	DATE	REVISION

A-4

ELEVATIONS  
 P23-070 '1/16"  
 PROJECT NUMBER C23002  
 DATE



NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM ABOVE THE HEIGHT OF THE PARAPET WALL.

NO.	DATE	REVISION

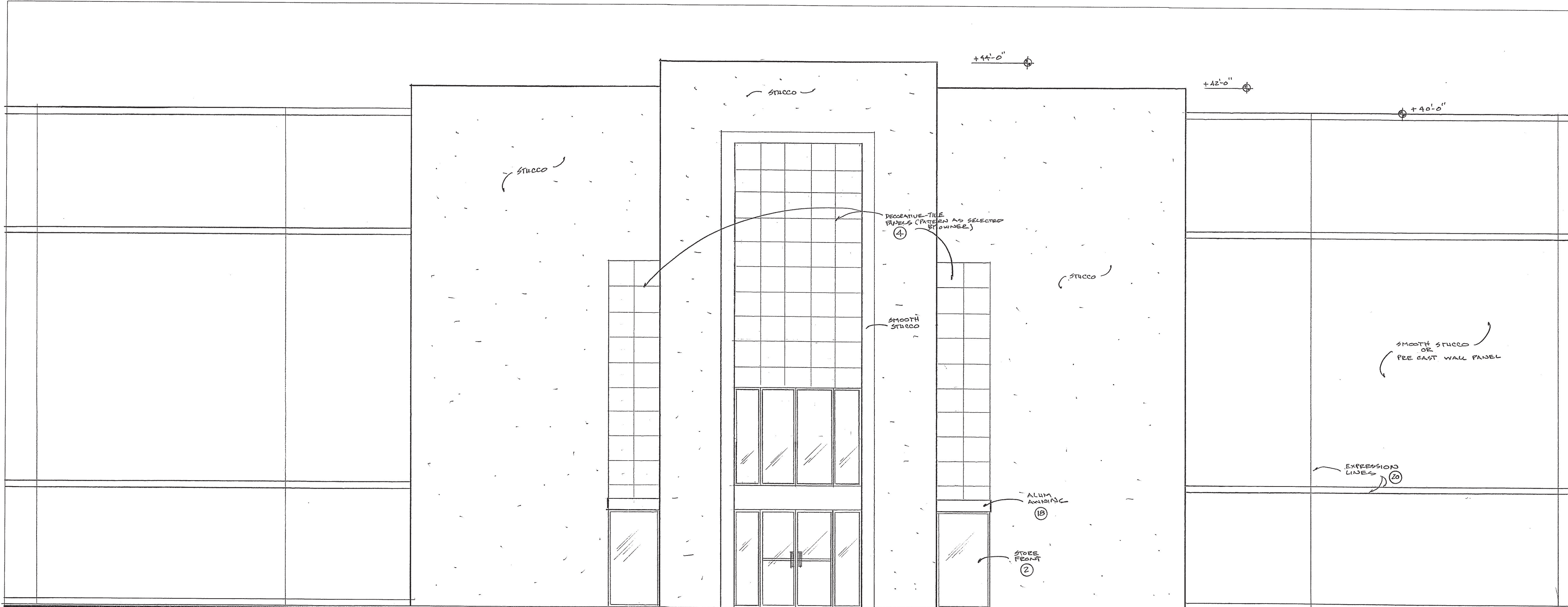


Table 10-1. Architectural Elements Required

Future Land Use Designation	Number of Required Architectural Elements
CG, CL, CH, RO, I, MU, O	5 plus 1 additional element if parking is located in front of building
CS, HI, PIP	3 plus 1 additional element if parking is located in front of building
RL, RM, RH, RGC	4 plus 1 additional element if parking is located in front of building

- Standing seam metal roof or green (vegetative) roof for 75% of roof area.
- Vertical, rectangular windows - At least 50% of the window area on front building face.
- Horizontal wood siding or stucco with horizontal groove line pattern between 4" and 12" or stacked stone. Must cover at least 5% of the front building face area.
- Arbor / Pergola / Trellis / Decorative Screens or Panels.
- Tower / Clock Tower / Bell Tower - (min. 2:1, height: width).
- Bahama shutters - (Refer to Definitions).
- Side window shutters - Shutters must be proportional to the size and shape of window so that they appear as functioning shutters.
- Sloped primary roof with an overhang that is at least 3 feet.
- Square columns spaced no greater than 1.5 the height of the column.
- Porch / portico.
- Wood style railing (picket or Chippendale style).
- Arcade/Loggia/Colonnade.
- Cupola / Wall or Roof Dormers.
- Brackets under roof eaves / Exposed rafter tails.
- Balconies / Bay windows.
- Stone / Concrete / Brick pavers (350 sq. ft., min.).
- Usable Open Space - Pedestrian courtyard, plaza, or green space with seating or tables with seating. At least .5% (.005) of site area or at least 2,000 sq. ft., whichever is less. Site area does not include upland preserve areas, lakes, or future phases.
- Canopy / Awning.
- Arched colonnade, porch, portico, or wall openings.
- Expression lines that cover at least 30% of one side of a building face area (1/2" wide and deep, min.).
- Raised cornice over doors and/or windows / Raised cornice under sloped roof soffit.
- Medallion/s (on front and at least one side).
- Exterior sculpture or other public or private art (art not visible to public does not count toward City Public Art requirement).
- Display windows (See Definitions).
- Green (vegetative) walls covering at least 25% of the building face area of the east and west walls.
- LEED Certified Building.

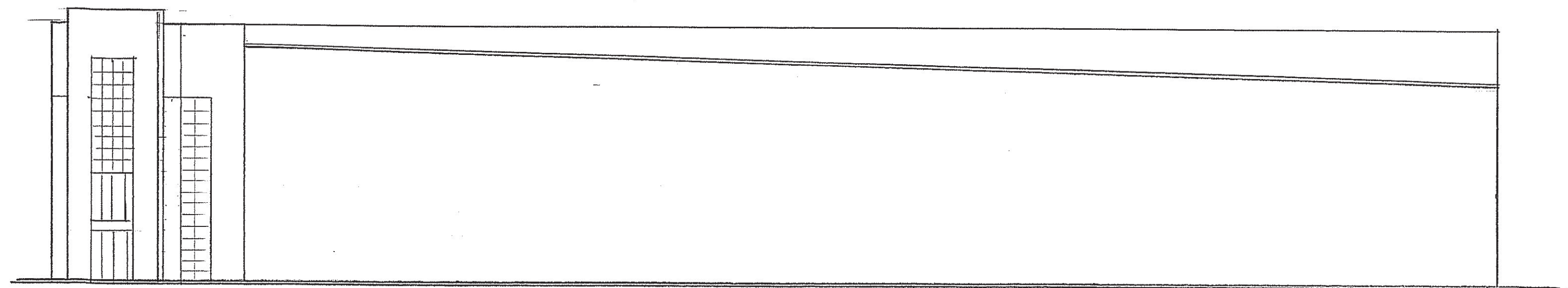
6.2 WINDOW & DOOR TRANSPARENCY

- ARTERIAL ROAD CALCULATION  
595 LINEAL FEET OF FRONTAGE @ 10% EQUALS 59.5 LINEAL FEET REQUIRED & 60 LINEAL FEET PROVIDED

NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM ABOVE THE HEIGHT OF THE PARAPET WALL.

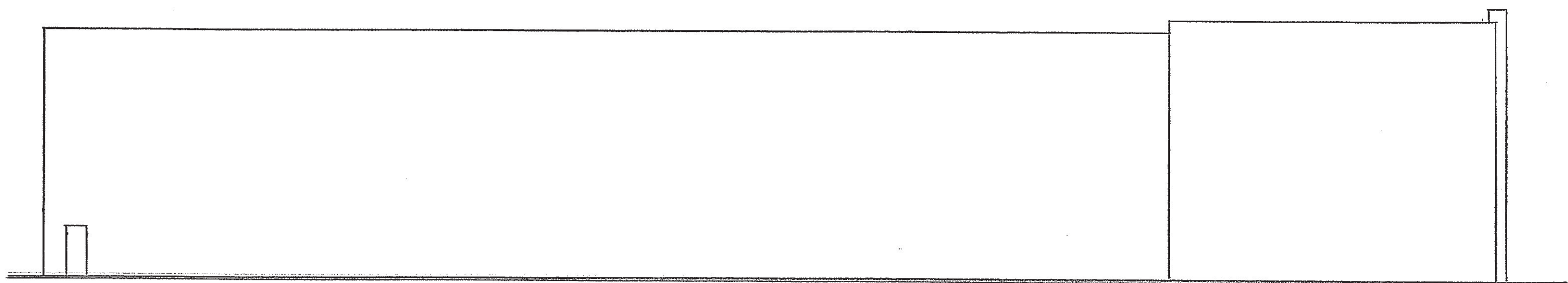
PARTIAL ENLARGED ELEVATION

1/4"



RIGHT SIDE ELEVATION

1/16"



LEFT SIDE ELEVATION

1/16"