

Town Homes

AT

CENTRAL PARC

PORT SAINT LUCIE, FLORIDA

4-UNIT BUILDING

4-UNIT BUILDING

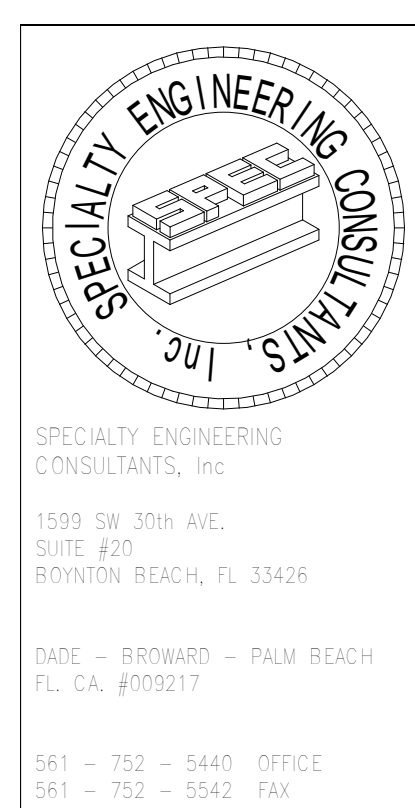
SHEET INDEX			
	COVER SHEET		
A-1	1ST FLOOR BUILDING PLANS	S1	FOUNDATION PLAN
A-2	2ND FLOOR BUILDING PLANS	S2	1ST LIFT BEAM /2ND FLOOR FRAMING PLAN
A-3	BUILDING ELEVATIONS	S3	GENERAL NOTES & STRUCTURAL DETAILS
A-3.1	COLOR ELEVATIONS	S4	2ND FLOOR FRAMING PLAN AND NOTES
BR-1	PLAN 1020R FLOOR/ELECTRICAL PLANS	S5	2ND LIFT BEAM PLAN
AR-1	PLAN 1034R FLOOR/ELECTRICAL PLANS	S6	UPPER ROOF FRAMING PLAN
AL-1	PLAN 1034L FLOOR/ELECTRICAL PLANS	S7	GENERAL NOTES & STRUCTURAL DETAILS
BL-1	PLAN 1020L FLOOR/ELECTRICAL PLANS		
D-1	TYPICAL DETAILS		
D-2	TYPICAL DETAILS		
P-1	PLUMBING RISERS		

SITE & AREA CALCULATIONS	
TOTAL BUILDING AREA	7,920 SQ.FT.
PROPOSED A/C AREA	6,910 SQ.FT.
PROPOSED NON A/C AREA	1,010 SQ.FT.
GARAGES COVERED ENTRY	890 SQ.FT. 120 SQ.FT.

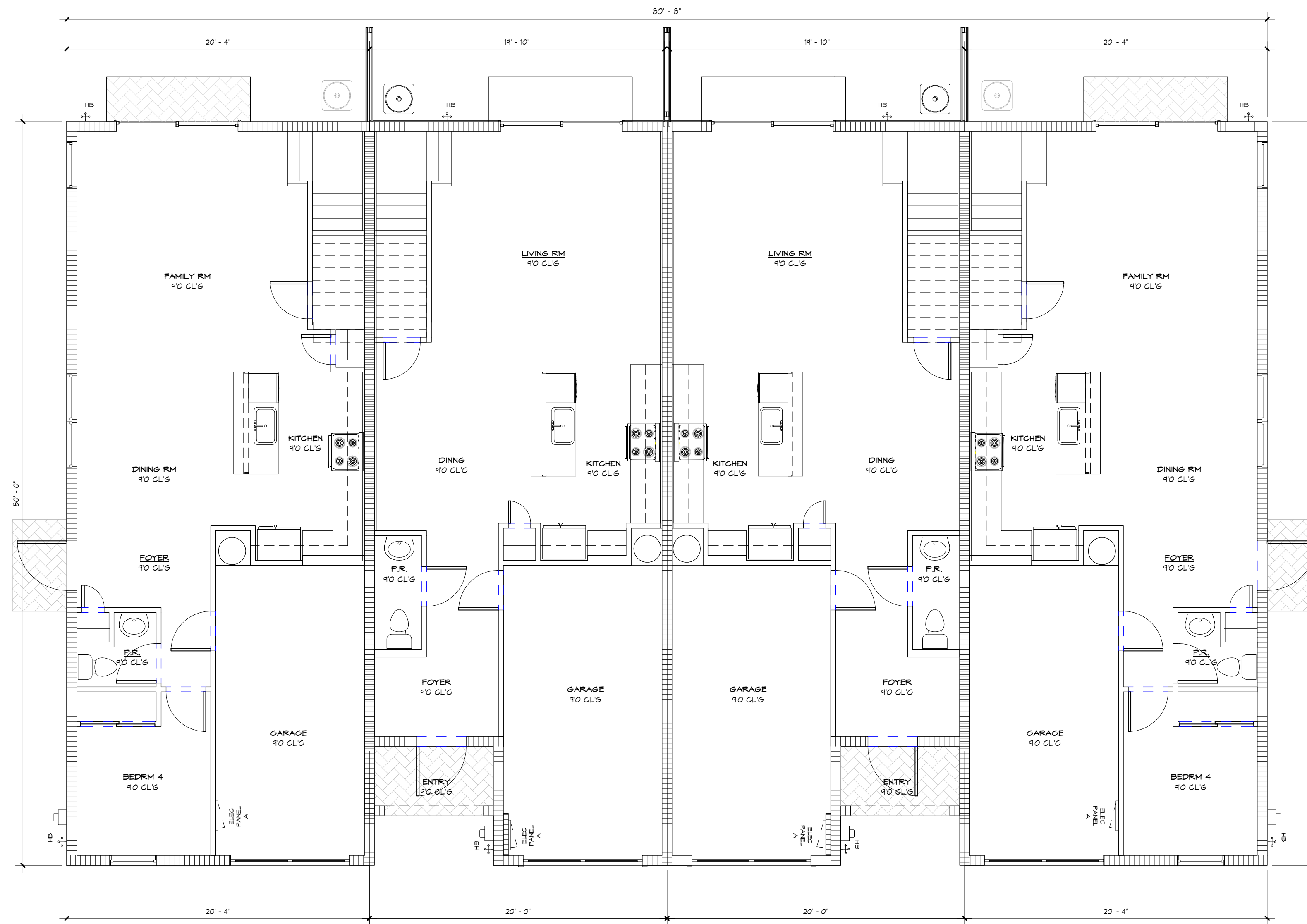
BLDG. DESIGN DATA	
CODES: FLORIDA BLDG. RESIDENTIAL CODE 2020 7TH EDITION NFPA FL. FIRE PREVENTION CODE 7TH ED. NEC NATIONAL ELECTRIC CODE 2017 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL. ADMINISTRATIVE CODE RULE 9B-3.0472 ACI 318-14 ASTM 47th ED. CITY OF PSL SECTION 150.210	
DESIGN CRITERIA	
CITY	PORT ST LUCIE, FL
OCCUPANCY GROUP	N/A
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30

CLIENT INFORMATION

13TH FLOOR CP, LLC
330 SW 2ND AVE # 110
FT LAUDERDALE, FL 33312



CITY OF PORT ST LUCIE PROJECT NO: P22-232



1 1ST FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

PLAN 1634R

PLAN 1634L

PLAN 1820L

1ST BUILDING PLANS

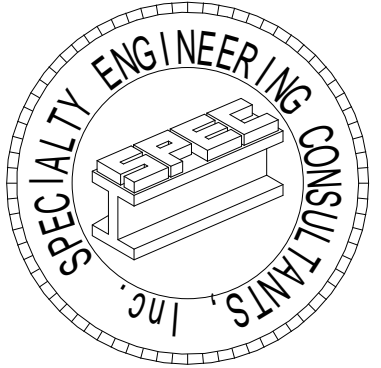
SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION

13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
FT LAUDERDALE, FL 33312



SPECIALTY ENGINEERING
CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #30
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE 1/25/2023

RVD. BY:

DRWN. BY:

REVISION

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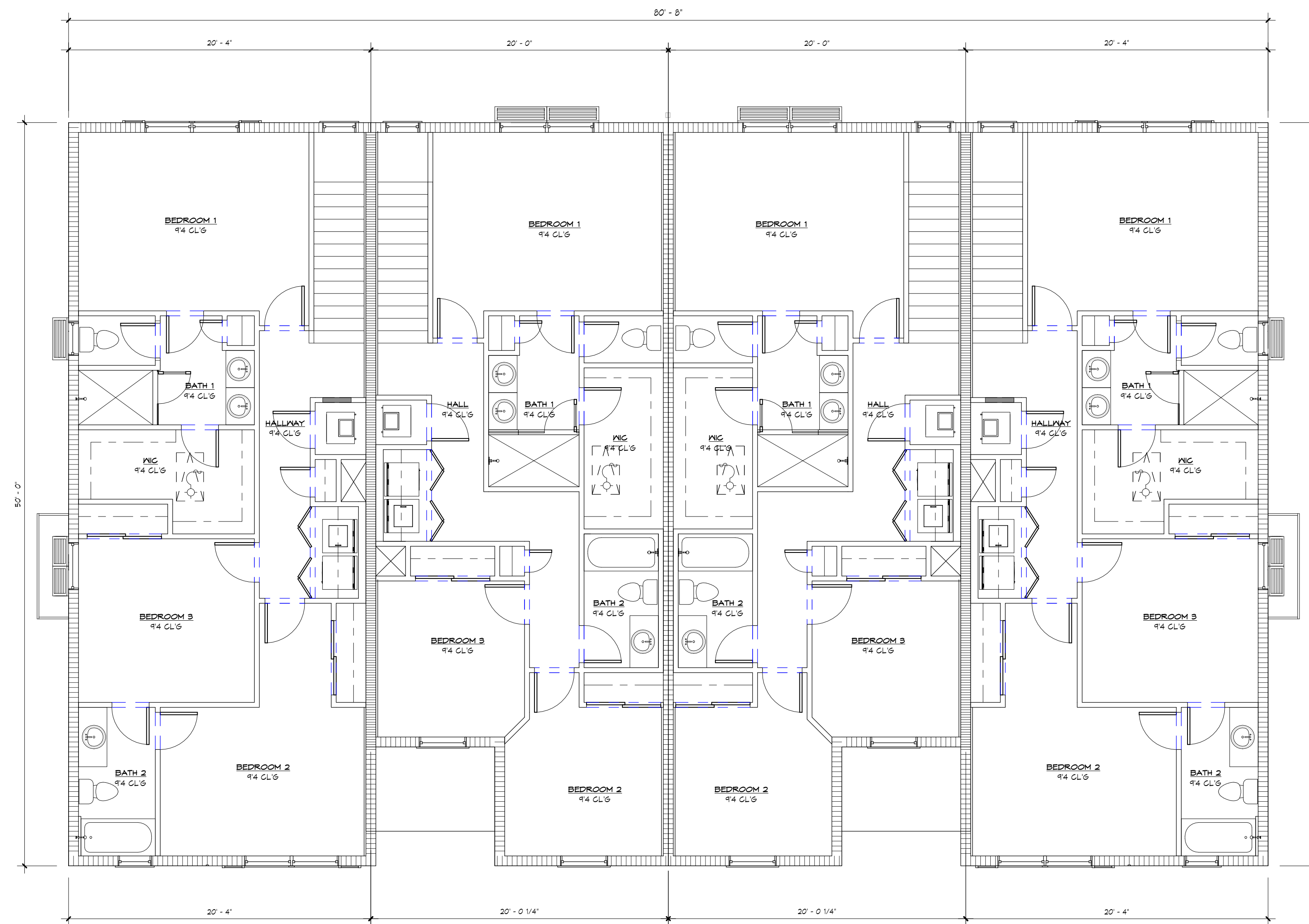
REVISION

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A1



1 2ND FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

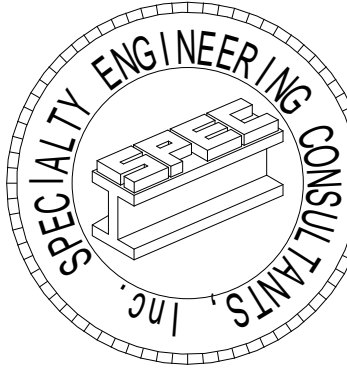
PLAN 1634R

PLAN 1634L

PLAN 1820L

2ND BUILDING PLANS
PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION
13TH FLOOR CP, LLC
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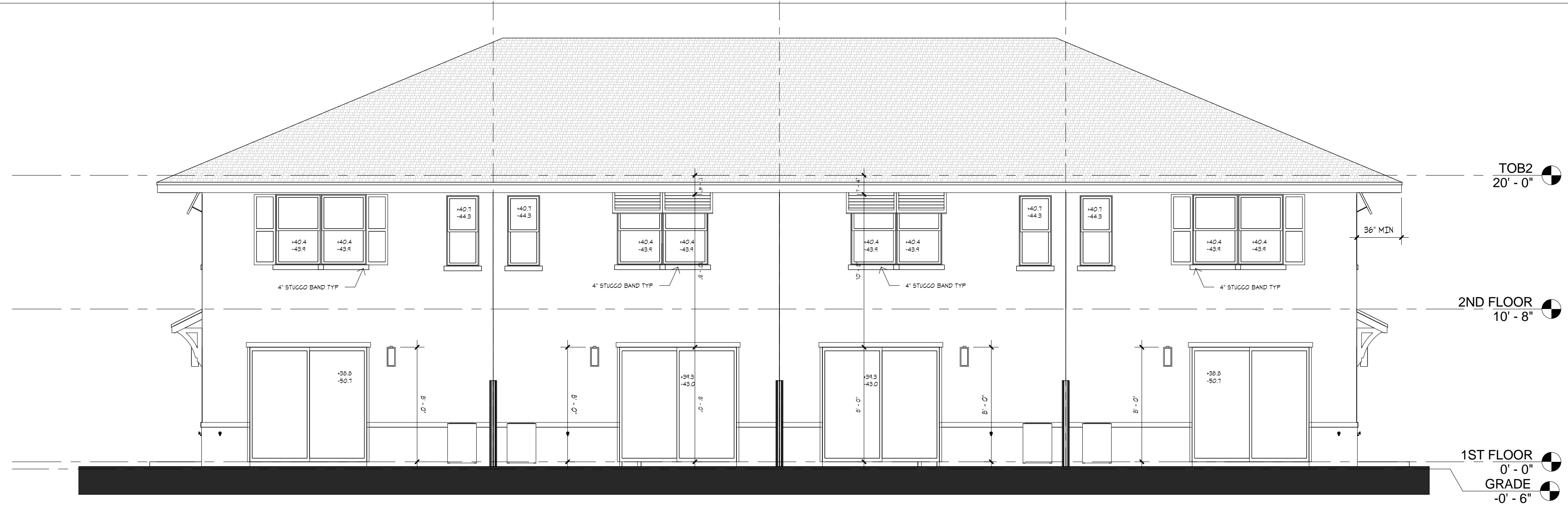

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DATE 1/25/2023
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DRWN. BY
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012
SHEET #

A2

I:\LENNAR\13TH FLOOR\4-UNIT BUILDING-NEM-COOR.rvt



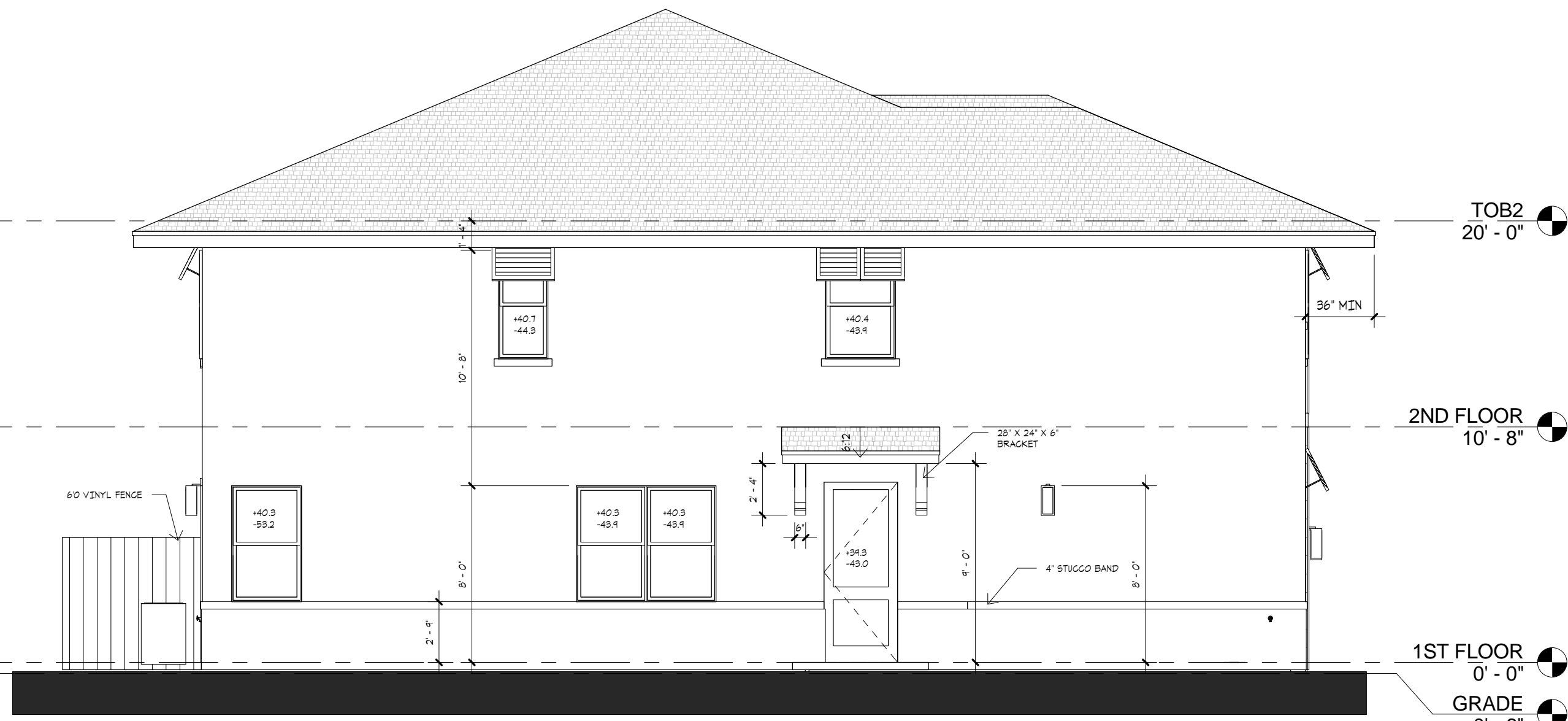
4 REAR ELEVATION
3/16" = 1'-0"

REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

FRONT ARCHITECTURAL ELEMENTS	
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

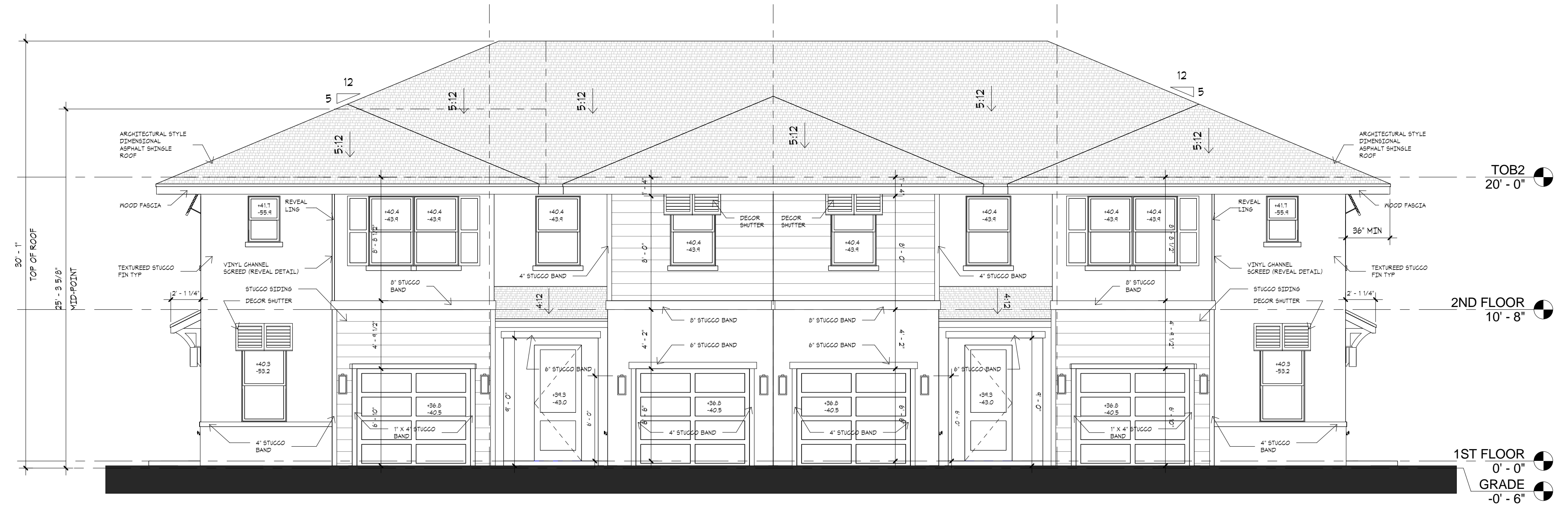
ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	5.33%	1.36%	2.24%
WINDOWS/GLASS	7.22%	6.13%	18.43%
DOORS	12.20%	2.40%	0.0%
SIDING	10.96%	0.0%	0.0%
PROJECTED ROOF	1.62%	1.03%	0.0%
FASCIA	3.56%	4.40%	2.94%
SHUTTERS	2.48%	1.07%	2.17%



2 LEFT SIDE ELEVATION
3/16" = 1'-0"



3 RIGHT SIDE ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

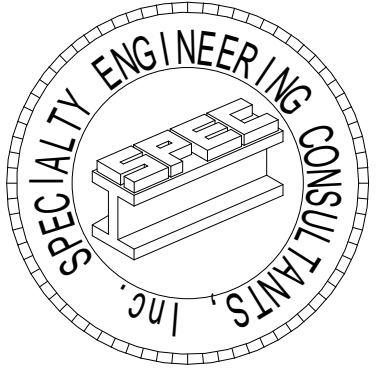
ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION

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SHEET #

A3

I:\LENNAR\13TH FLOOR 4-UNIT BUILDING-NEW.V4

ELEVATIONS SCHEME 1

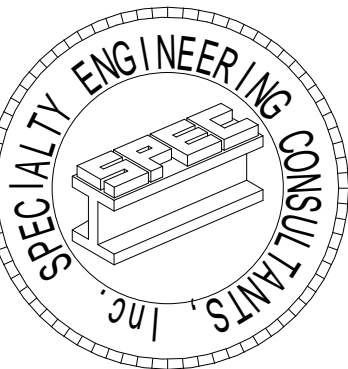
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CENTRAL PARC
 PORT ST LUCIE, FLORIDA

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CLIENT INFORMATION



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SHEET #

A3.1

CITY OF PORT ST LUCIE PROJECT NO: P22-232



④ REAR ELEVATION
 3/16" = 1'-0"

REAR ARCHITECTURAL ELEMENTS

6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

SIDE ARCHITECTURAL ELEMENTS

6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

FRONT ARCHITECTURAL ELEMENTS

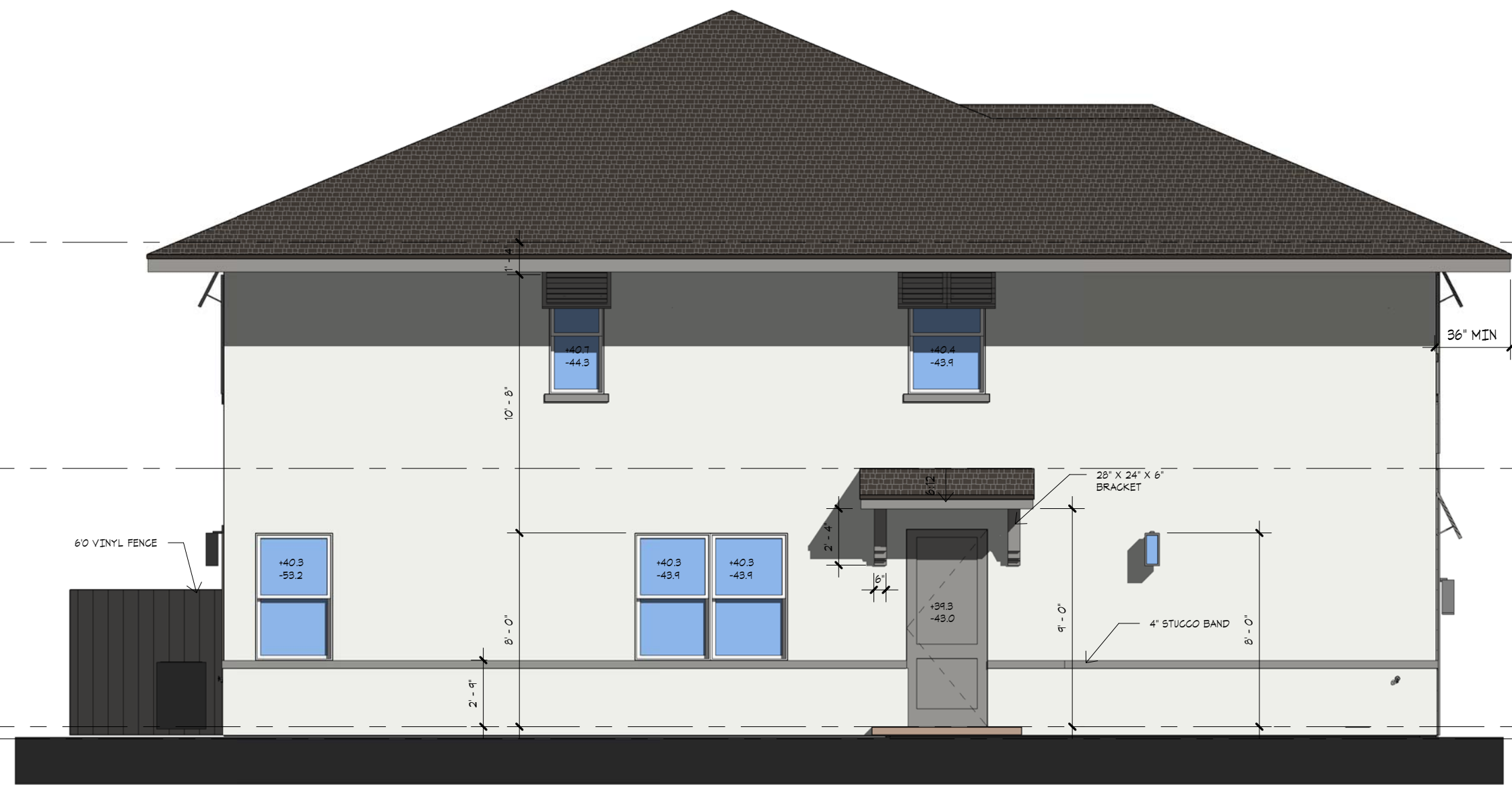
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

BUILDING FACE COLOR PERCENTAGE

	F	S	R
PRIMARY BUILDING COLOR	42%	68%	50%
ACCENT COLOR	18%	8%	4%
ROOF COVERAGE	32%	18%	26%
GLASS	8%	6%	20%

ELEVATION ARTICULATED ELEMENTS

	FRONT	SIDE	REAR
BANDING	5.33%	1.36%	2.24%
WINDOWS/GLASS	7.22%	6.13%	18.43%
DOORS	12.20%	2.40%	0.0%
SIDING	10.96%	0.0%	0.0%
PROJECTED ROOF	1.62%	1.03%	0.0%
FASCIA	3.56%	4.40%	2.94%
SHUTTERS	2.48%	1.07%	2.17%



② LEFT SIDE ELEVATION
 3/16" = 1'-0"



③ RIGHT SIDE ELEVATION
 3/16" = 1'-0"



① FRONT ELEVATION
 3/16" = 1'-0"

SCHEME	BODY COLOR	DOOR SHUTTER TRIM, FASCIA	PAVERS	ROOF
1	SHERWIN WILLIAMS EXTRA WHITE SW 7006	SHERWIN WILLIAMS SUMMIT GRAY SW 7669	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL
2	SHERWIN WILLIAMS Response Gray SW 7015	SHERWIN WILLIAMS EXTRA WHITE SW 7006	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL
3	SHERWIN WILLIAMS Comfort Gray SW 6205	SHERWIN WILLIAMS Extra White SW 7006	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL

THE ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY

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Town Homes AT CENTRAL PARC PORT SAINT LUCIE, FLORIDA 5-UNIT BUILDING

5-UNIT BUILDING

SHEET INDEX

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BL-1	PLAN 1820L FLOOR/ELECTRICAL PLANS		
D-1	TYPICAL DETAILS		
D-2	TYPICAL DETAILS		
P-1	PLUMBING RISERS		

SITE & AREA CALCULATIONS

TOTAL BUILDING AREA	9,824 SQ.FT.
PROPOSED A/C AREA	8,545 SQ.FT.
PROPOSED NON A/C AREA	1,279 SQ.FT.
GARAGES	1,122 SQ.FT.
COVERED ENTRY	157 SQ.FT.

BLDG. DESIGN DATA

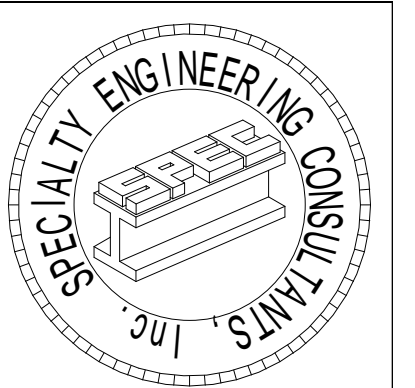
CODES: FLORIDA BLDG. RESIDENTIAL CODE 2020 7TH EDITION
NFPA FL. FIRE PREVENTION CODE 7TH ED.
NEC NATIONAL ELECTRIC CODE 2017
CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL
ADMINISTRATIVE CODE RULE 98-3.0472
ACI 318-14
ASTM 476, ED.
CITY OF PSL SECTION 158.218

DESIGN CRITERIA

CITY	PORT ST LUCIE, FL
OCCUPANCY GROUP	N/A
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30

CLIENT INFORMATION

13TH FLOOR CP, LLC
330 SW 2ND AVE # 110
FT LAUDERDALE, FL 33312

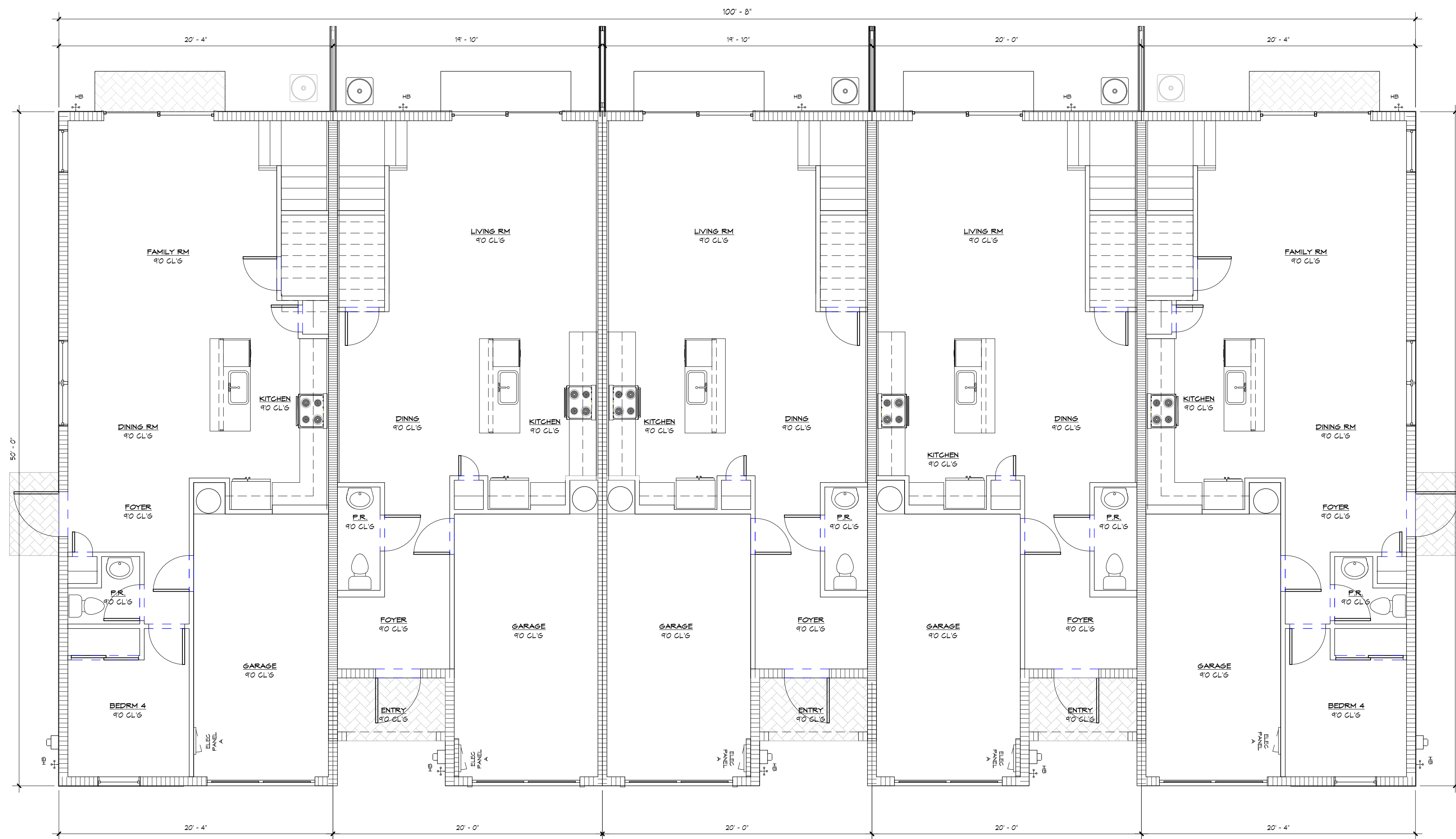


SPECIALTY ENGINEERING
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1599 SW 30th AVE.
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DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

CITY OF PORT ST LUCIE PROJECT NO: P22-232



1 1ST FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1820L

CLIENT INFORMATION

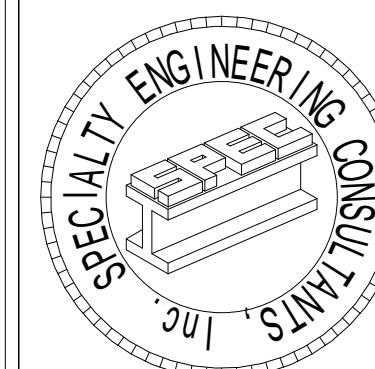
13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
FT LAUDERDALE, FL 33312

1ST BUILDING PLANS

SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA



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CONSULTANTS, Inc

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BOYNTON BEACH, FL 33426

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FILE NAME:

SCALE

DATE 1/25/2023

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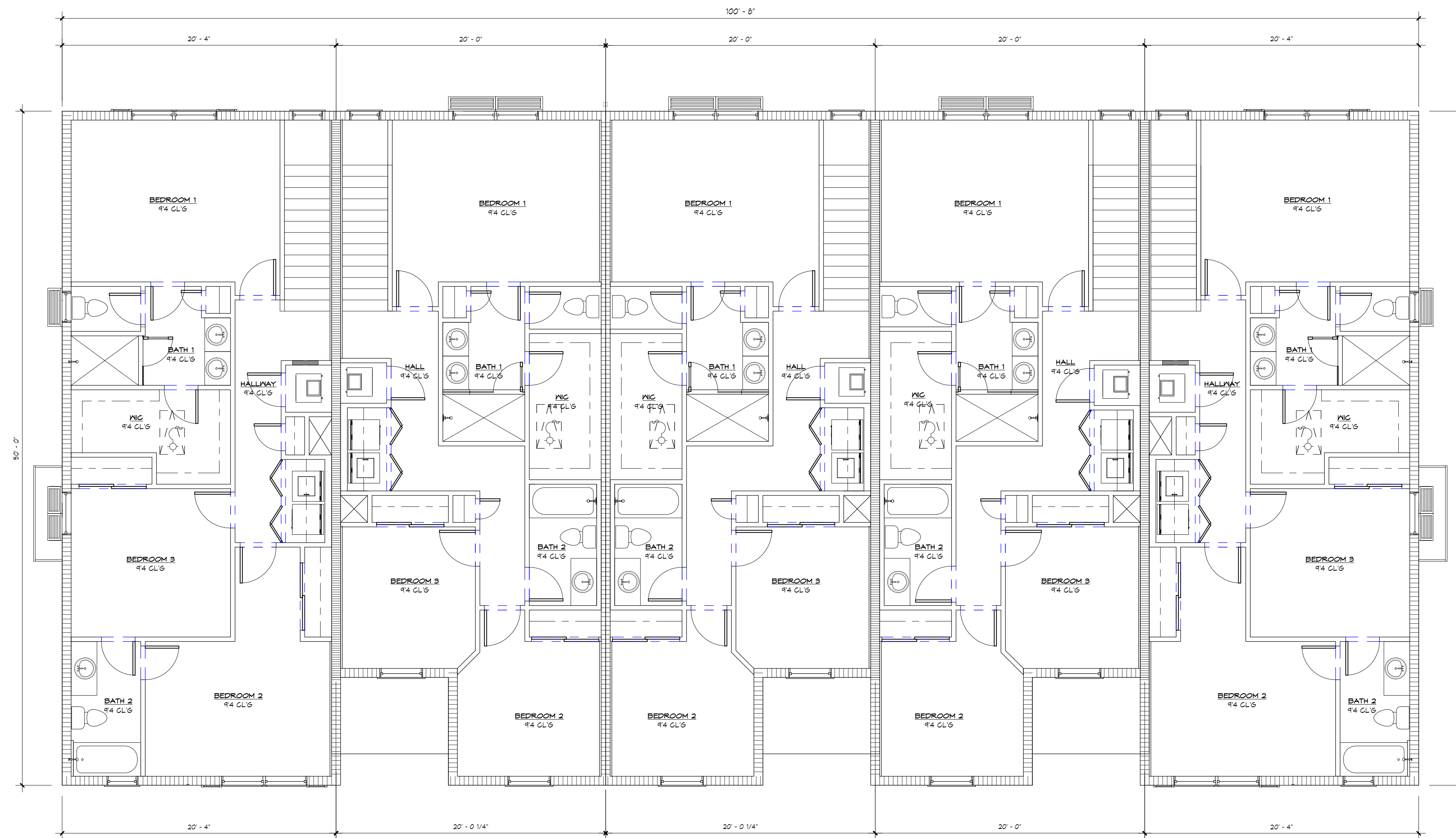
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REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A1



1 2ND FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1820L

2ND BUILDING PLANS

SHEET INFORMATION

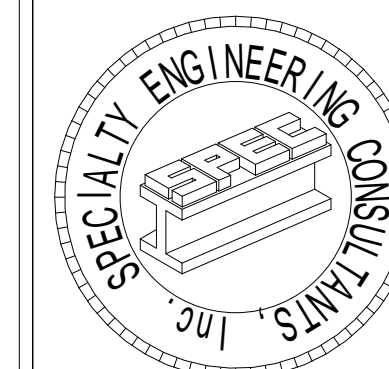
PROJECT INFORMATION

CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION

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FILE NAME:

SCALE:

DATE 1/25/2023

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DRWN. BY:

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SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A2



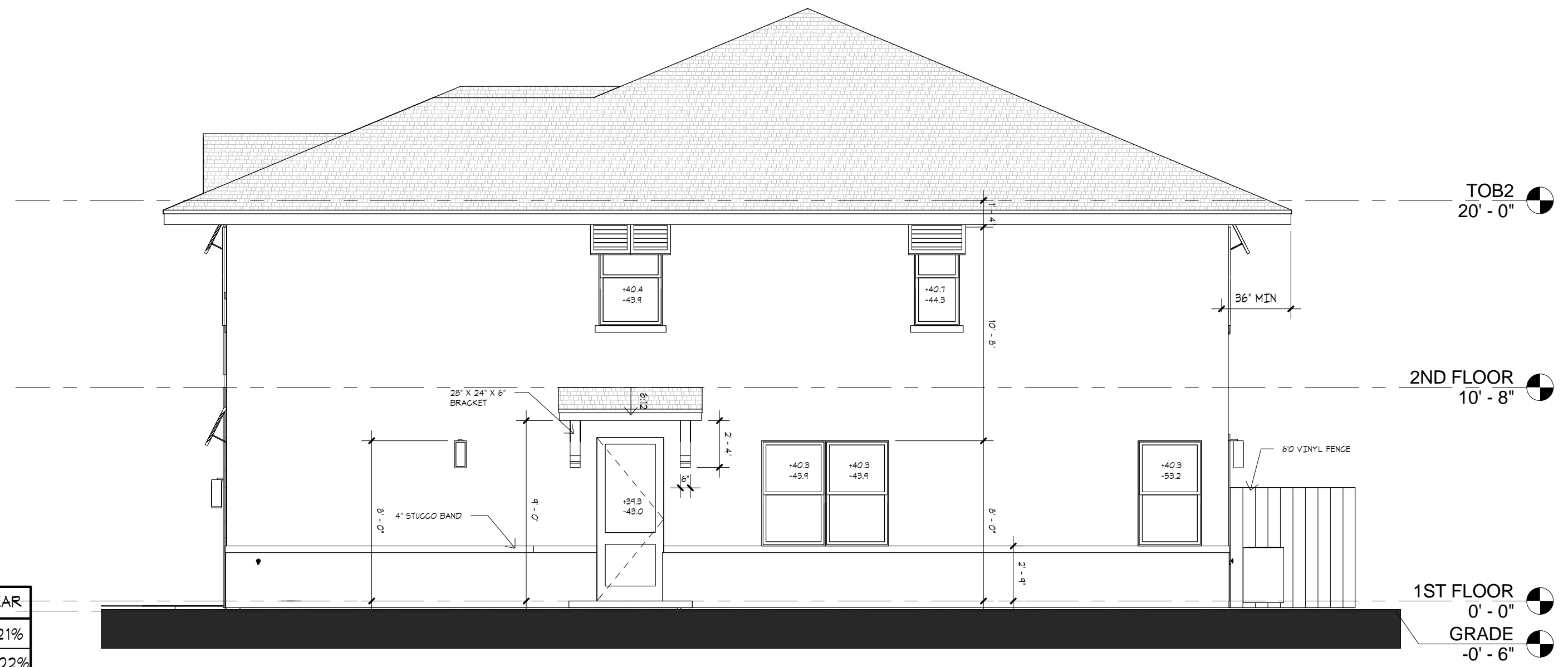
④ REAR ELEVATION
3/16" = 1'-0"

REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
11	USABLE OPEN SPACE

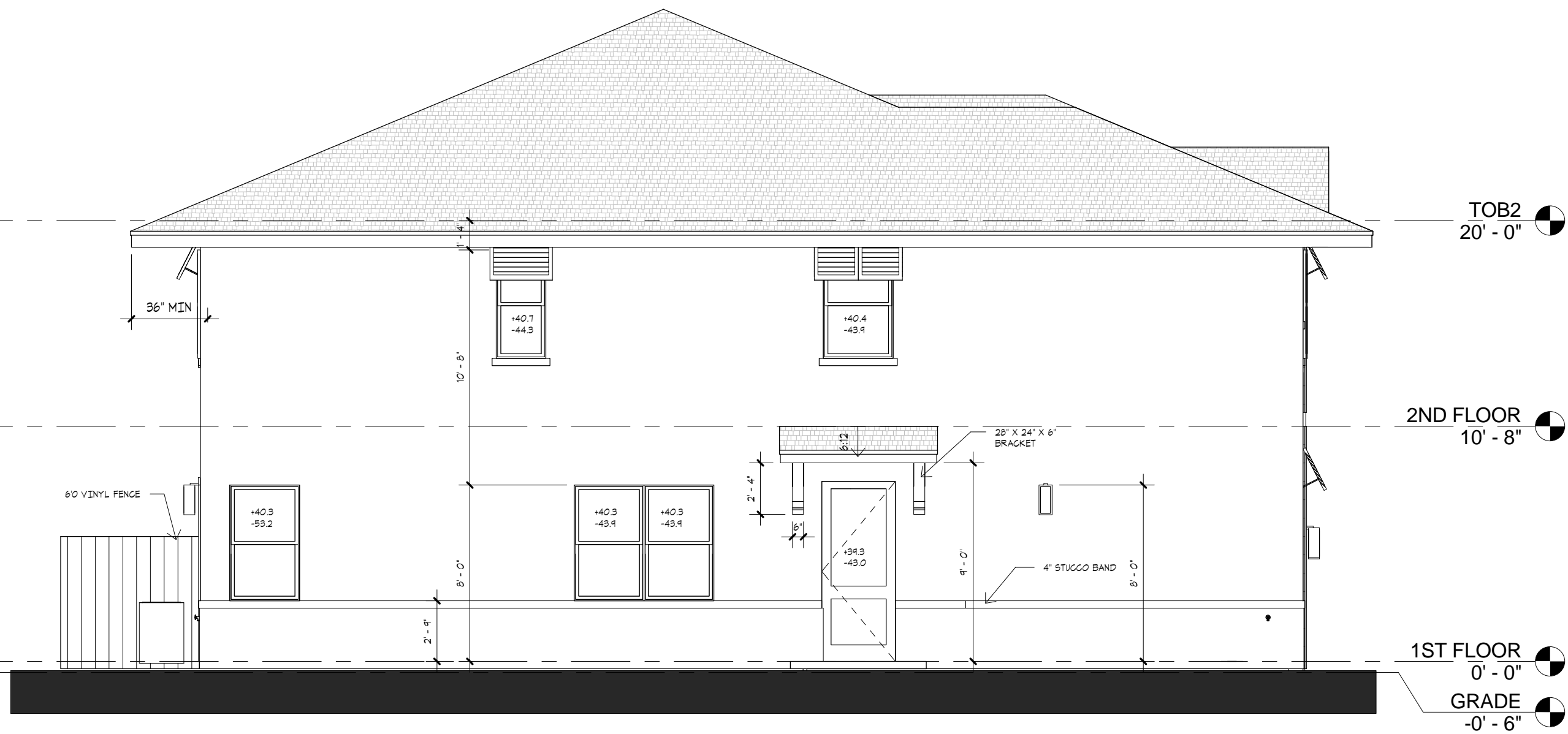
SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
11	USABLE OPEN SPACE

FRONT ARCHITECTURAL ELEMENTS	
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
11	USABLE OPEN SPACE

ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	4.92%	1.36%	2.21%
WINDOWS/GLASS	6.76%	6.13%	18.02%
DOORS	12.51%	2.40%	0.0%
SIDING	10.63%	0.0%	0.0%
PROJECTED ROOF	1.91%	1.03%	0.0%
FASCIA	3.54%	4.40%	2.88%
SHUTTERS	2.47%	1.07%	2.05%



③ RIGHT SIDE ELEVATION
3/16" = 1'-0"



② LEFT SIDE ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

CITY OF PORT ST LUCIE PROJECT NO: P22-232

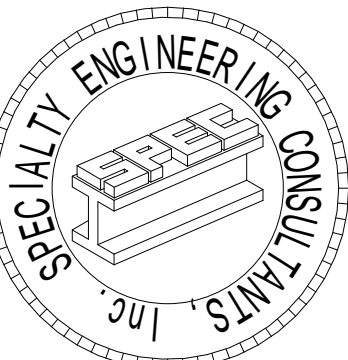
ELEVATIONS

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PORT ST LUCIE, FLORIDA

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FILE NAME:

SCALE

DATE 10/13/2021

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REVISION

9/01/2022

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A3

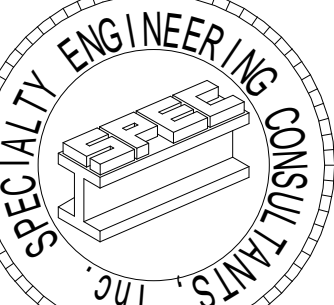
ELEVATIONS SCHEME 1

SHEET INFORMATION

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DATE **1/25/2023**

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 D. ADAM L6BLANC, PE FL #77012

SHEET #

A3.1



④ REAR ELEVATION
 3/16" = 1'-0"

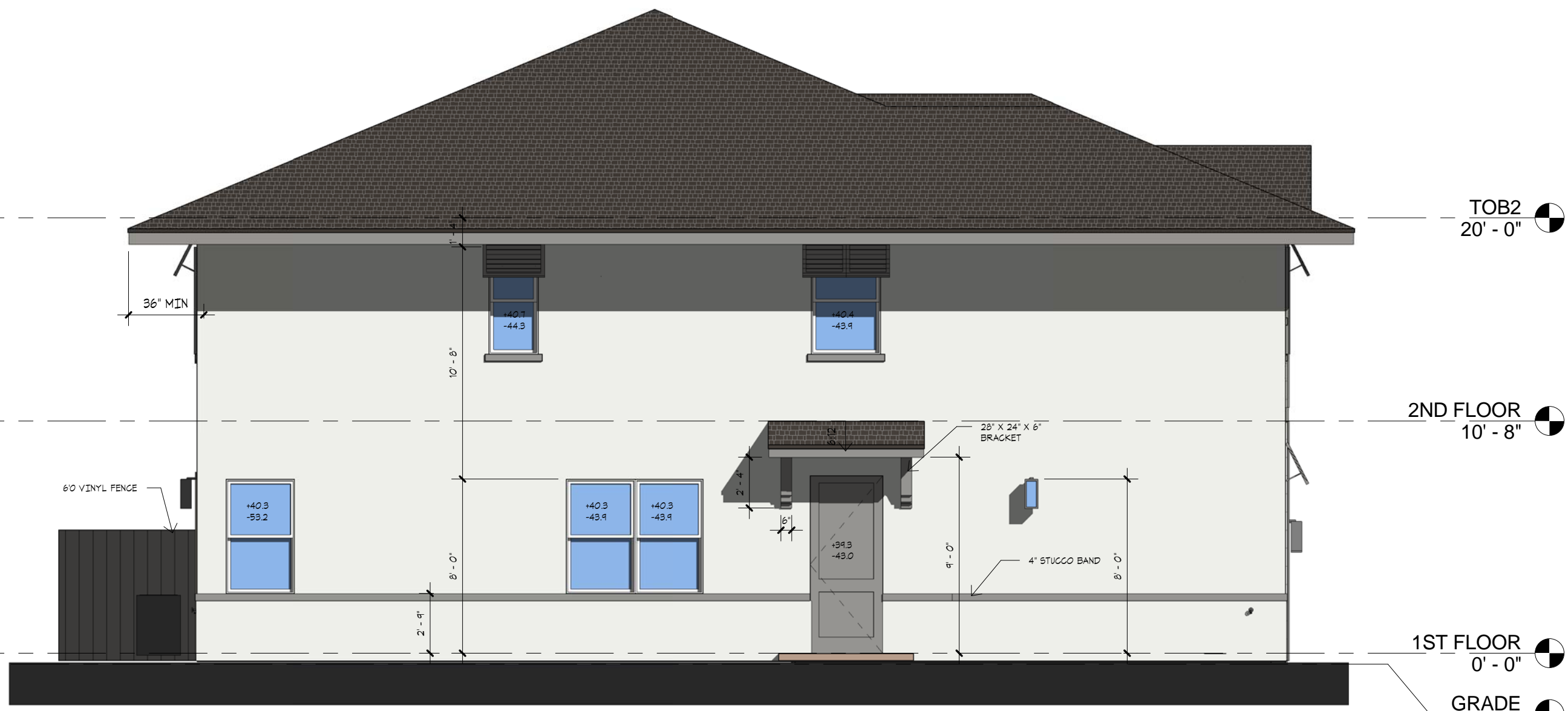
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3	8" HORIZONTAL SIDING
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7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

BUILDING FACE COLOR PERCENTAGE	F	S	R
PRIMARY BUILDING COLOR	41%	68%	48%
ACCENT COLOR	20%	8%	5%
ROOF COVERAGE	32%	18%	28%
GLASS	7%	6%	14%

ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	4.92%	1.36%	2.21%
WINDOWS/GLASS	6.76%	6.13%	18.02%
DOORS	12.51%	2.40%	0.0%
SIDING	10.63%	0.0%	0.0%
PROJECTED ROOF	1.91%	1.03%	0.0%
FASCIA	3.54%	4.40%	2.88%
SHUTTERS	2.47%	1.07%	2.05%



② LEFT SIDE ELEVATION
 3/16" = 1'-0"



③ RIGHT SIDE ELEVATION
 3/16" = 1'-0"



① FRONT ELEVATION
 3/16" = 1'-0"

CITY OF PORT ST LUCIE PROJECT NO: P22-232

I:\LENNAR\13TH FLOOR\3-UNIT BUILDING-NEW COLOR.PVT

Town Homes

AT

CENTRAL PARC

PORT SAINT LUCIE, FLORIDA

6-UNIT BUILDING

6-UNIT BUILDING

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BR-1	PLAN 1020R FLOOR/ELECTRICAL PLANS	S5	2ND LIFT BEAM PLAN
AR-1	PLAN 1034R FLOOR/ELECTRICAL PLANS	S6	UPPER ROOF FRAMING PLAN
AL-1	PLAN 1034L FLOOR/ELECTRICAL PLANS	S7	GENERAL NOTES & STRUCTURAL DETAILS
BL-1	PLAN 1020L FLOOR/ELECTRICAL PLANS		
D-1	TYPICAL DETAILS		
D-2	TYPICAL DETAILS		
P-1	PLUMBING RISERS		

SITE & AREA CALCULATIONS

TOTAL BUILDING AREA	11,728 SQ.FT.
PROPOSED A/C AREA	10,176 SQ.FT.
PROPOSED NON A/C AREA	1,552 SQ.FT.
GARAGES	1,354 SQ.FT.
COVERED ENTRY	198 SQ.FT.

BLDG. DESIGN DATA

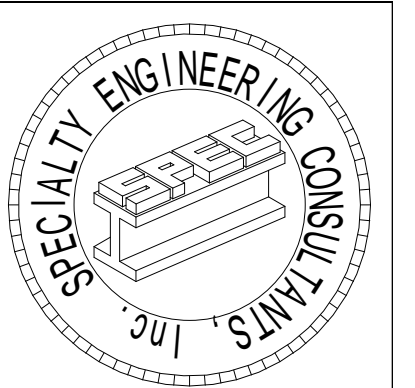
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 NFPA FL FIRE PREVENTION CODE 7TH ED.
 NEC NATIONAL ELECTRIC CODE 2017
 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL
 ADMINISTRATIVE CODE RULE 9B-3.0472
 ACI 318-14
 ASTM 47th ED.
 CITY OF PSL SECTION 158.128

DESIGN CRITERIA

CITY	PORT ST LUCIE, FL
OCCUPANCY GROUP	N/A
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30

CLIENT INFORMATION

13TH FLOOR CP, LLC
 330 SW 2ND AVE # 110
 FT LAUDERDALE, FL 33312

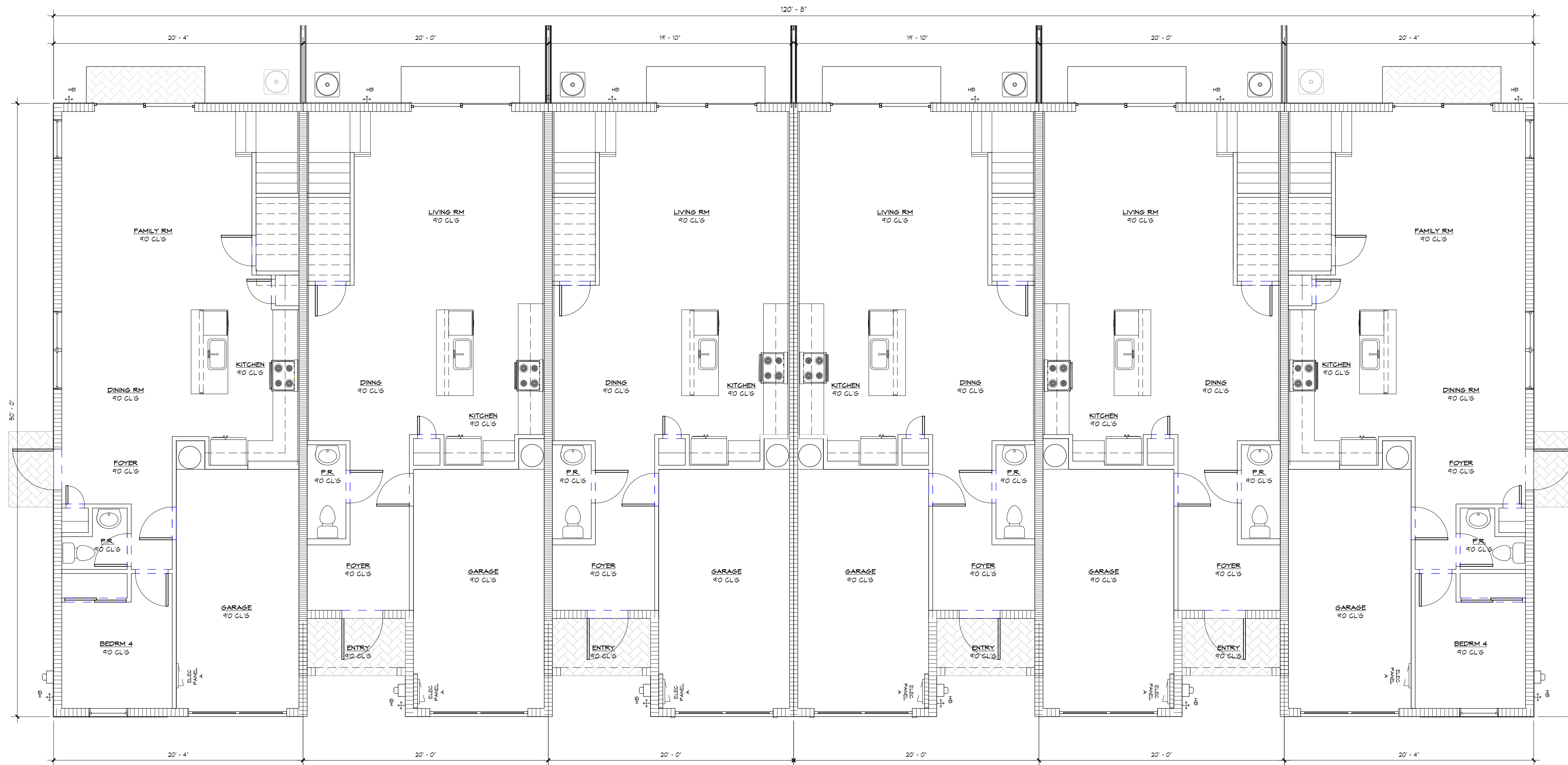


SPECIALTY ENGINEERING
 CONSULTANTS, Inc.
 1599 SW 30th AVE.
 SUITE #20
 BROWNS BEACH, FL 33426

PADE - BROWARD - PALM BEACH
 FL. CA. #009217

561 - 752 - 5440 OFFICE
 561 - 752 - 5542 FAX

CITY OF PORT ST LUCIE PROJECT NO: P22-232



1 1ST FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

PLAN 1634R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1820L

CLIENT INFORMATION

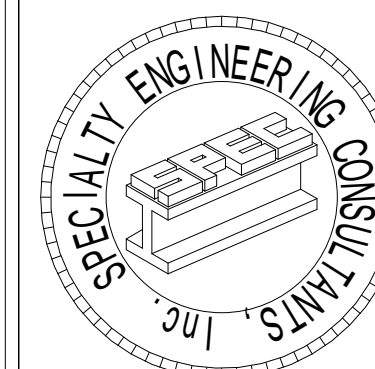
13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
FT LAUDERDALE, FL 33312

1ST BUILDING PLANS

SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA



SPECIALTY ENGINEERING CONSULTANTS, Inc

1999 SW 30th AVE.
SUITE #30
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME

SCALE

DATE 1/25/2023

RVD. BY

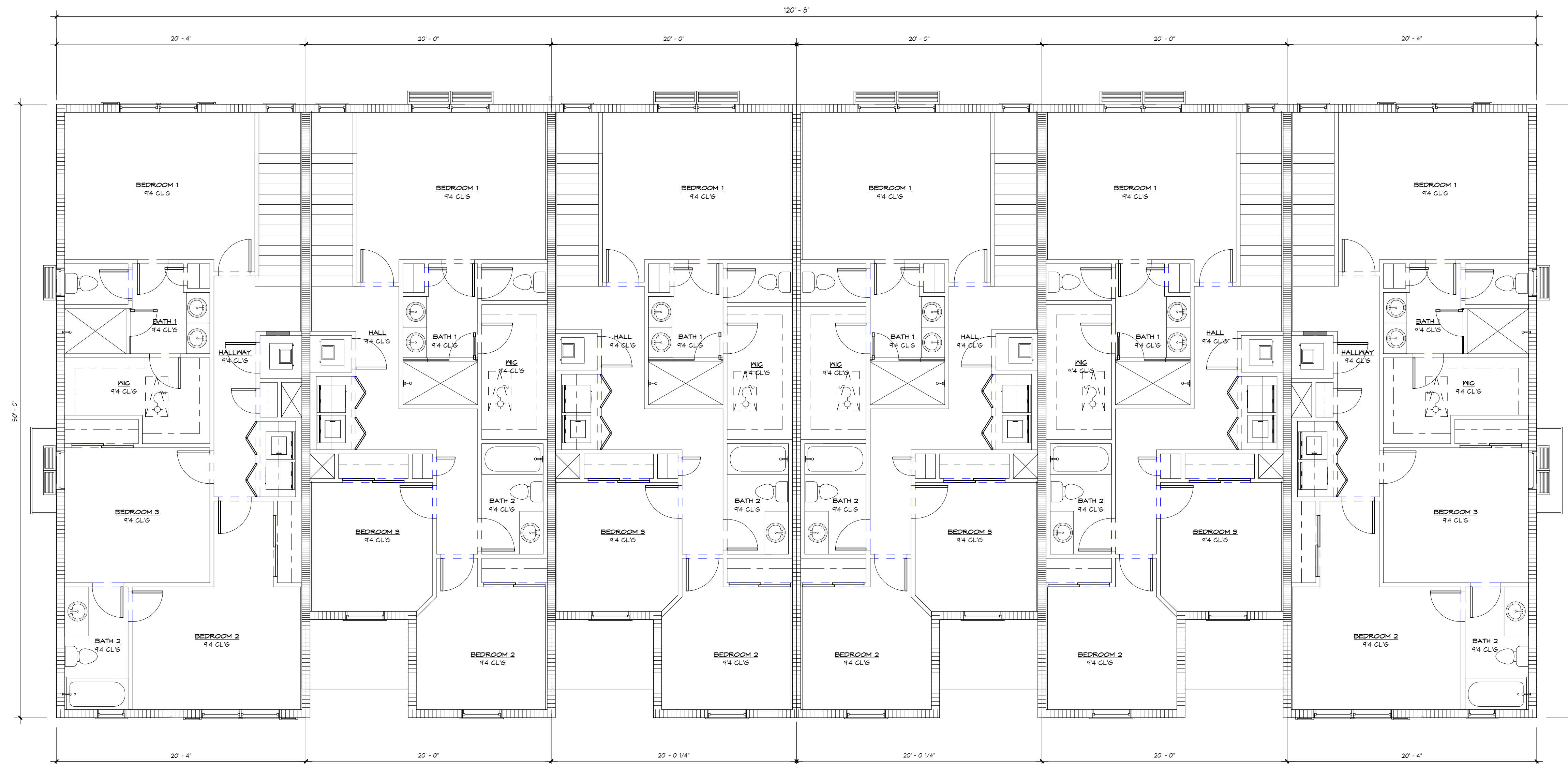
DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A1



1 2ND FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

PLAN 1634R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1820L

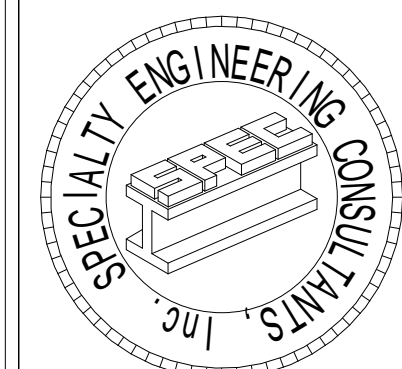
2ND BUILDING PLANS

SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION

13TH FLOOR CP, LLC
330 SW 2ND STREET, #110
FT LAUDERDALE, FL 33312



SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 1/25/2023

RVD. BY

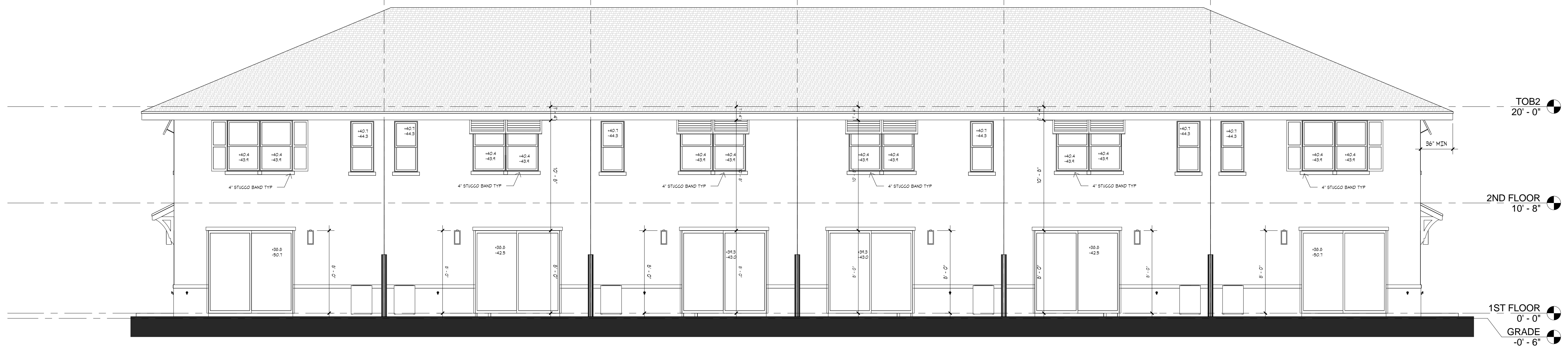
DRWN. BY

REVISION

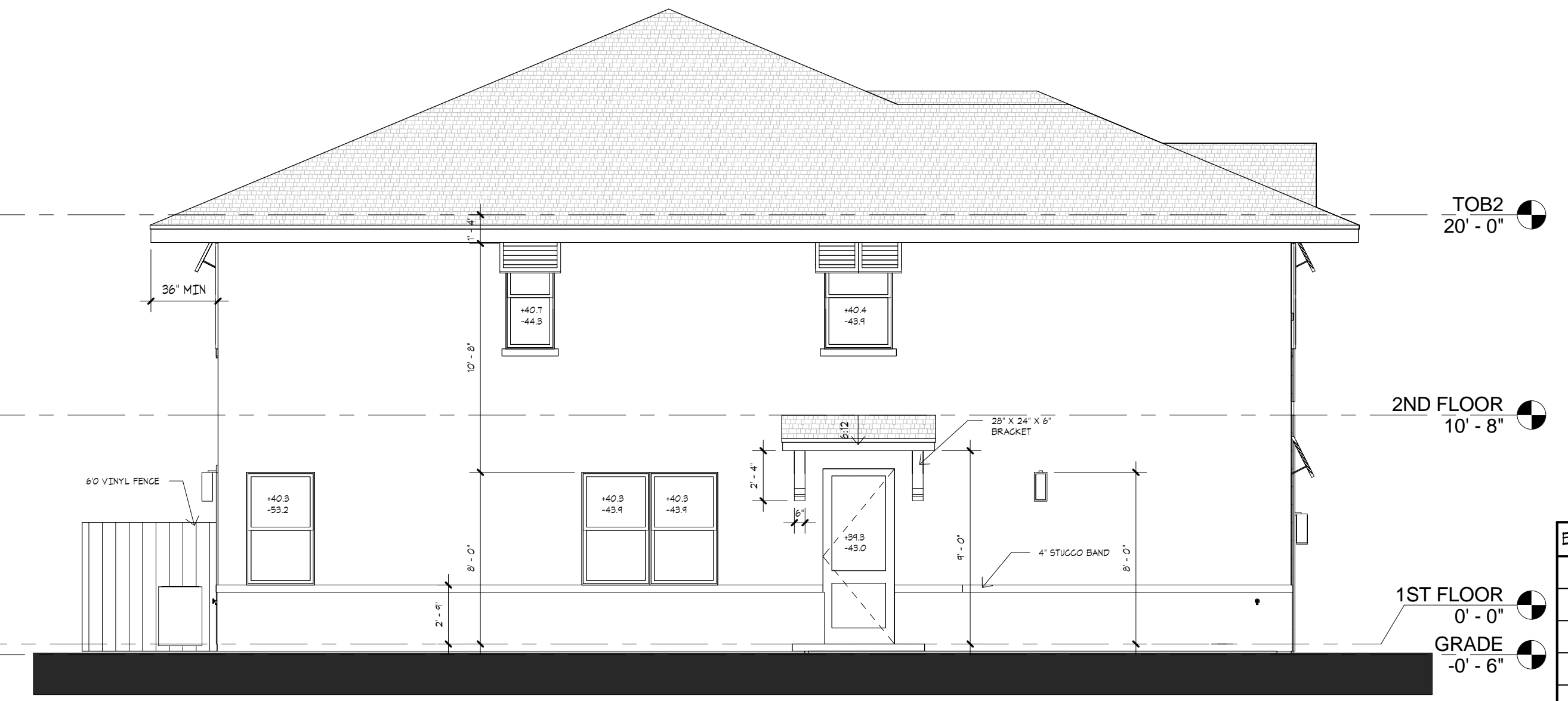
SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A2



④ REAR ELEVATION
3/16" = 1'-0"



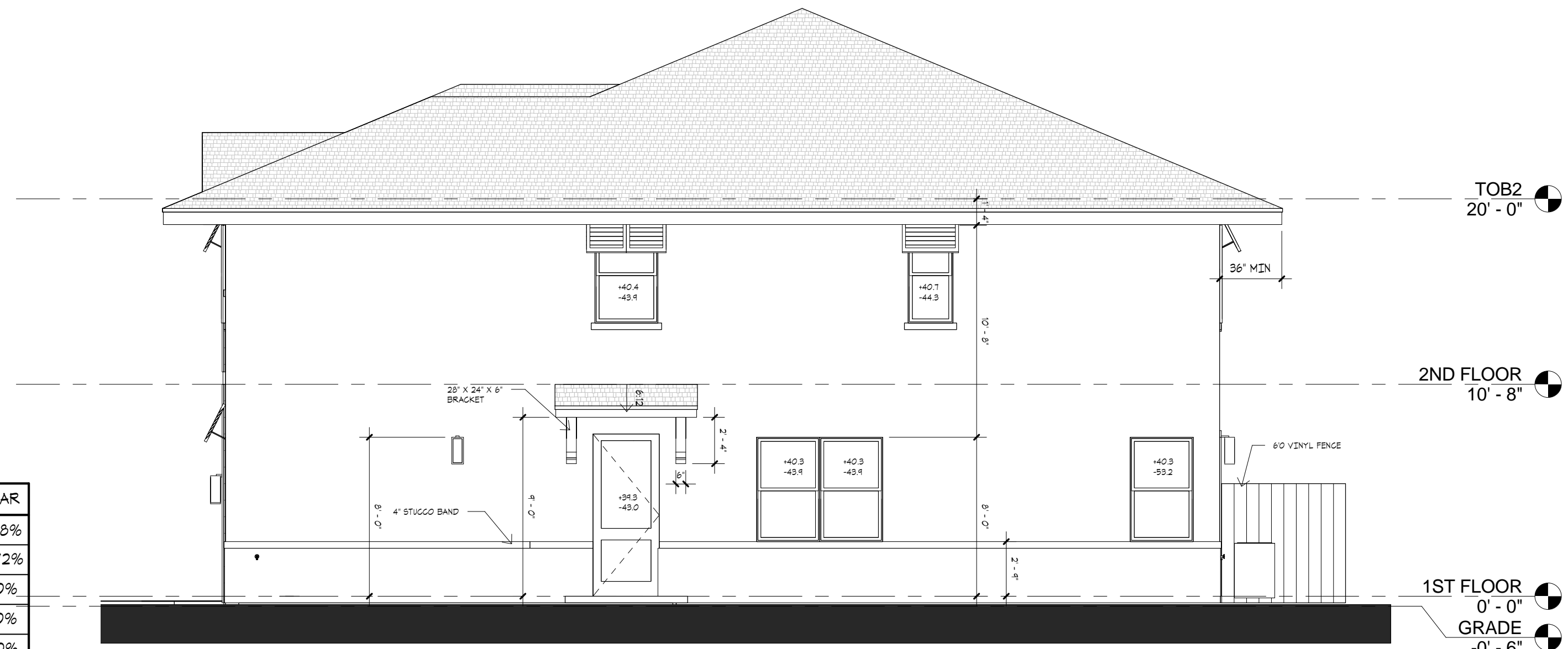
② LEFT SIDE ELEVATION
3/16" = 1'-0"

REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

FRONT ARCHITECTURAL ELEMENTS	
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	4.65%	1.36%	2.18%
WINDOWS/GLASS	6.46%	6.13%	17.12%
DOORS	12.68%	2.40%	0.0%
SIDING	10.40%	0.0%	0.0%
PROJECTED ROOF	2.10%	1.03%	0.0%
FASCIA	3.53%	4.40%	2.84%
SHUTTERS	2.47%	1.07%	1.96%



③ RIGHT SIDE ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

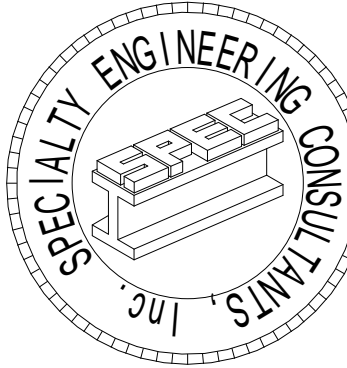
ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION

13TH FLOOR CP, LLC
330 SW 2ND STREET, #110
FT LAUDERDALE, FL 33312



SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. 400217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 1/25/2023

RVD. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A3

I:\LENNAR\13TH FLOOR\6-UNIT BUILDING-NEW.V1

COLOR ELEVATIONS SCHEME 1

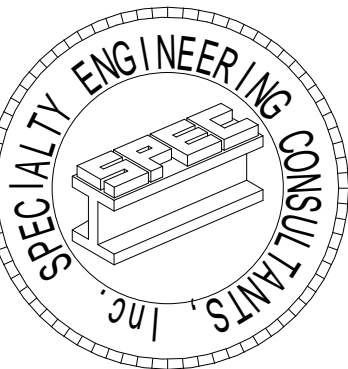
SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
 FT ST LUCIE, FLORIDA

CLIENT INFORMATION
13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
 FT LAUDERDALE, FL 33312

CLIENT INFORMATION



SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
 SUITE #40
 BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
 FL, CA, #009217

561-752-5440 OFFICE
 561-752-5542 FAX

FILE NAME:

SCALE:

DATE: 1/25/2023

R.V.D. BY:

DRWN. BY:

REVISION:

SEAL
 D. ADAM LEBLANC, PE FL #77012

SHEET #

A3.1



④ REAR ELEVATION
 3/16" = 1'-0"

TOB2
 20'-0"
 2ND FLOOR
 10'-8"
 1ST FLOOR
 0'-0"
 GRADE
 -0'-6"

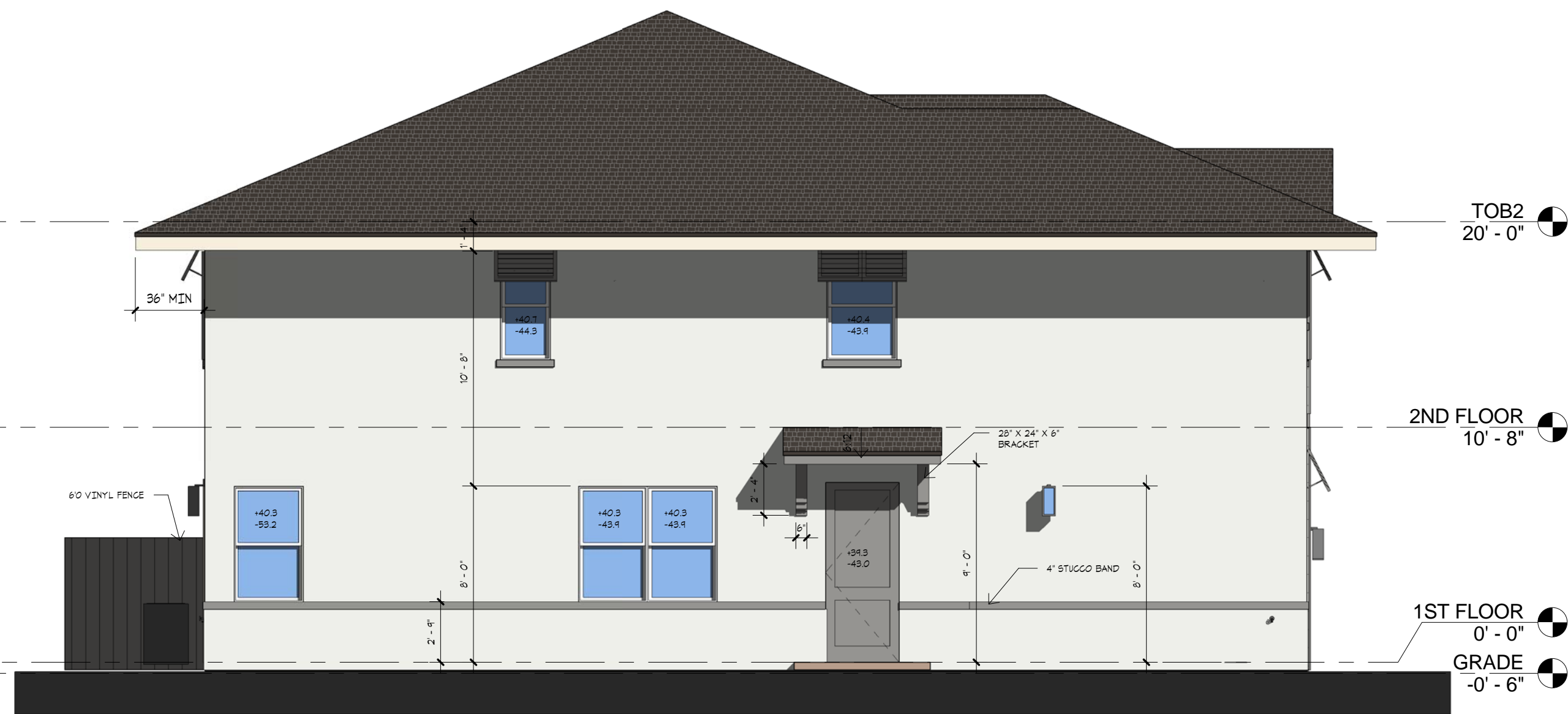
REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

FRONT ARCHITECTURAL ELEMENTS	
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

BUILDING FACE COLOR PERCENTAGE	F	S	R
PRIMARY BUILDING COLOR	42%	68%	48%
ACCENT COLOR	19%	8%	5%
ROOF COVERAGE	32%	18%	28%
GLASS	8%	6%	19%

ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	4.65%	1.36%	2.18%
WINDOWS/GLASS	6.46%	6.13%	11.72%
DOORS	12.68%	2.40%	0.0%
SIDING	10.40%	0.0%	0.0%
PROJECTED ROOF	2.10%	1.03%	0.0%
FASCIA	3.53%	4.40%	2.84%
SHUTTERS	2.47%	1.07%	1.96%



② LEFT SIDE ELEVATION
 3/16" = 1'-0"

TOB2
 20'-0"
 2ND FLOOR
 10'-8"
 1ST FLOOR
 0'-0"
 GRADE
 -0'-6"



③ RIGHT SIDE ELEVATION
 3/16" = 1'-0"

TOB2
 20'-0"
 2ND FLOOR
 10'-8"
 1ST FLOOR
 0'-0"
 GRADE
 -0'-6"

SCHEME	BODY COLOR	DOOR SHUTTER TRIM, FASCIA	PAVERS	ROOF
1	SHERWIN WILLIAMS EXTRA WHITE SW 7006	SHERWIN WILLIAMS SUMMIT GRAY SW 7669	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL
2	SHERWIN WILLIAMS Response Gray SW 7015	SHERWIN WILLIAMS EXTRA WHITE SW 7006	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL
3	SHERWIN WILLIAMS Comfort Gray SW 6205	SHERWIN WILLIAMS Extra White SW 7006	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL

THE ELEVATION DESIGN AND COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY



① FRONT ELEVATION
 3/16" = 1'-0"

TOB2
 20'-0"
 2ND FLOOR
 10'-8"
 1ST FLOOR
 0'-0"
 GRADE
 -0'-6"

CITY OF PORT ST LUCIE PROJECT NO: P22-232

I:\LENNAR\13TH FLOOR\16-UNIT BUILDING\NEW COLOR2.rvt

Town Homes

AT

CENTRAL PARC

PORT SAINT LUCIE, FLORIDA

8-UNIT BUILDING

8-UNIT BUILDING

SHEET INDEX

	COVER SHEET		
A-1	1ST FLOOR BUILDING PLANS	S1	FOUNDATION PLAN
A-2	2ND FLOOR BUILDING PLANS	S2	1ST LIFT BEAM /2ND FLOOR FRAMING PLAN
A-3	BUILDING ELEVATIONS	S3	GENERAL NOTES & STRUCTURAL DETAILS
A-3.1	COLOR ELEVATIONS	S4	2ND FLOOR FRAMING PLAN AND NOTES
BR-1	PLAN 1820R FLOOR/ELECTRICAL PLANS	S5	2ND LIFT BEAM PLAN
AR-1	PLAN 1634R FLOOR/ELECTRICAL PLANS	S6	UPPER ROOF FRAMING PLAN
AL-1	PLAN 1634L FLOOR/ELECTRICAL PLANS	S7	GENERAL NOTES & STRUCTURAL DETAILS
BL-1	PLAN 1820L FLOOR/ELECTRICAL PLANS		
D-1	TYPICAL DETAILS		
D-2	TYPICAL DETAILS		
P-1	PLUMBING RISERS		

SITE & AREA CALCULATIONS

TOTAL BUILDING AREA	15,530 SQ.FT.
PROPOSED A/C AREA	13,444 SQ.FT.
PROPOSED NON A/C AREA	2,086 SQ.FT.
GARAGES	1,818 SQ.FT.
COVERED ENTRY	268 SQ.FT.

BLDG. DESIGN DATA

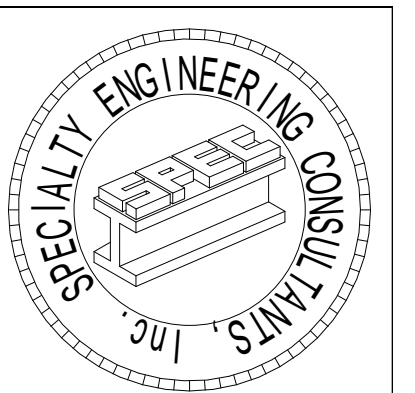
CODES: FLORIDA BLDG. RESIDENTIAL CODE 2020 7TH EDITION
 NFPA FL. FIRE PREVENTION CODE 7TH ED.
 NEC NATIONAL ELECTRIC CODE 2017
 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL
 ADMINISTRATIVE CODE RULE 9B-3.0472
 ACI 318-14;
 ASTM 47th ED.
 CITY OF PSL SECTION 158.218

DESIGN CRITERIA

CITY	PORT ST LUCIE, FL
OCCUPANCY GROUP	N/A
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30

CLIENT INFORMATION

13TH FLOOR CP, LLC
 330 SW 2ND AVE # 110
 FT LAUDERDALE, FL 33312



SPECIALTY ENGINEERING
 CONSULTANTS, Inc.
 1599 SW 30th AVE.
 SUITE #20
 BROWNS BEACH, FL 33426

PADE - BROWARD - PALM BEACH
 FL. CA. #000217

561 - 752 - 5440 OFFICE
 561 - 752 - 5542 FAX

CITY OF PORT ST LUCIE PROJECT NO: P22-232



① 1ST FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

PLAN 1634R

PLAN 1634R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1634L

PLAN 1820L

1ST BUILDING PLANS

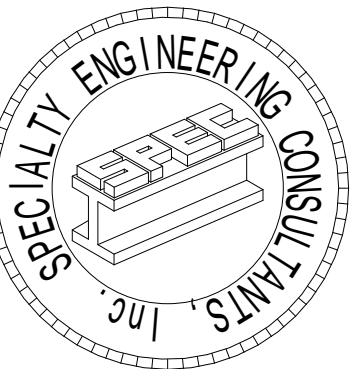
SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION

13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
FT LAUDERDALE, FL 33312



SPECIALTY ENGINEERING
CONSULTANTS, Inc.

1599 SW 30th AVE.
SUITE #30
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE:

DATE 1/25/2023

RV'D. BY:

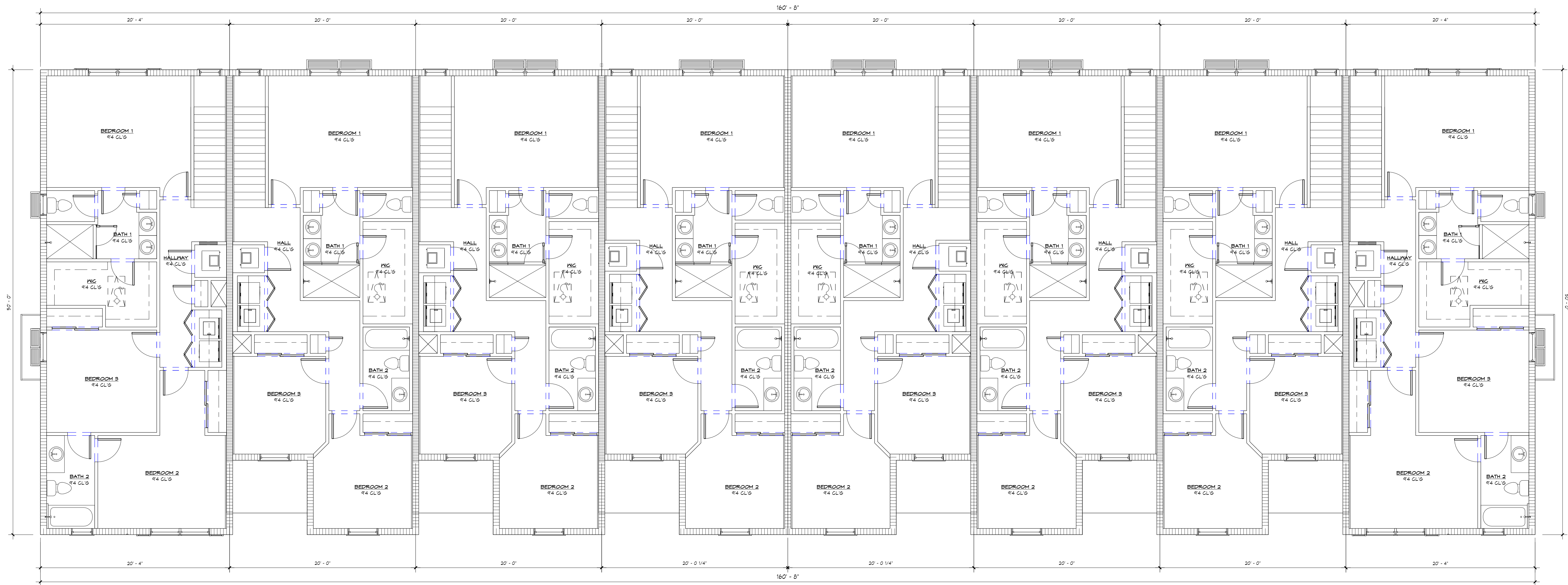
DRWN. BY:

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A1



1 2ND FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

PLAN 1634R

PLAN 1634R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1634L

PLAN 1820L

CLIENT INFORMATION

13TH FLOOR CP, LLC

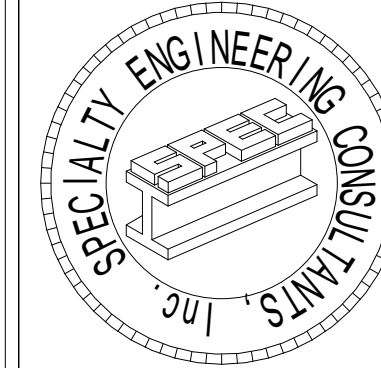
330 SW 2ND STREET, #110
FT LAUDERDALE, FL 33312

2ND BUILDING PLANS

PROJECT INFORMATION

CENTRAL PARC
PORT ST LUCIE, FLORIDA

SHEET INFORMATION



SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL. CA. #009217

561 - 752 - 5440 OFFICE
561 - 752 - 5542 FAX

FILE NAME:

SCALE

DATE 1/25/2023

RV'D. BY

DRWN. BY

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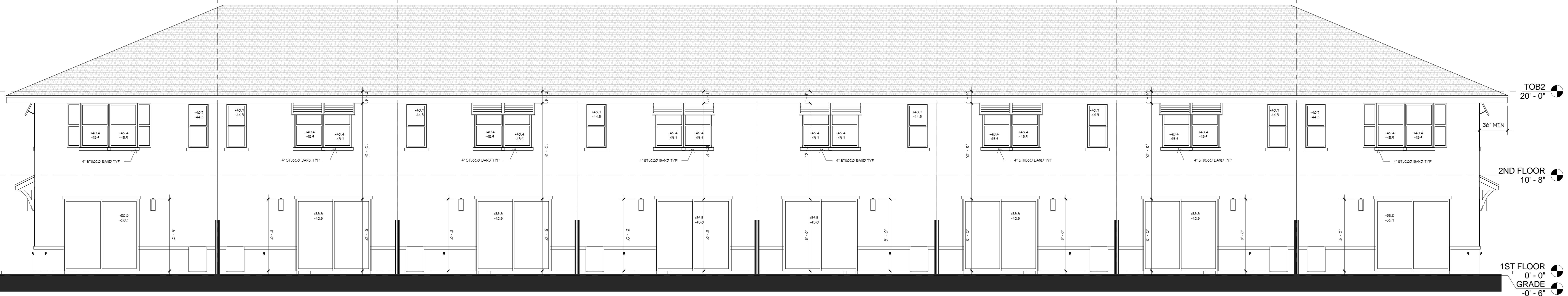
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A2

I:\LENNAR\13TH FLOOR\8-UNIT BUILDING-NEW COLOR2.rvt



TOB2
20'-0"

2ND FLOOR
10'-8"

1ST FLOOR
0'-0"

GRADE
-0'-6"

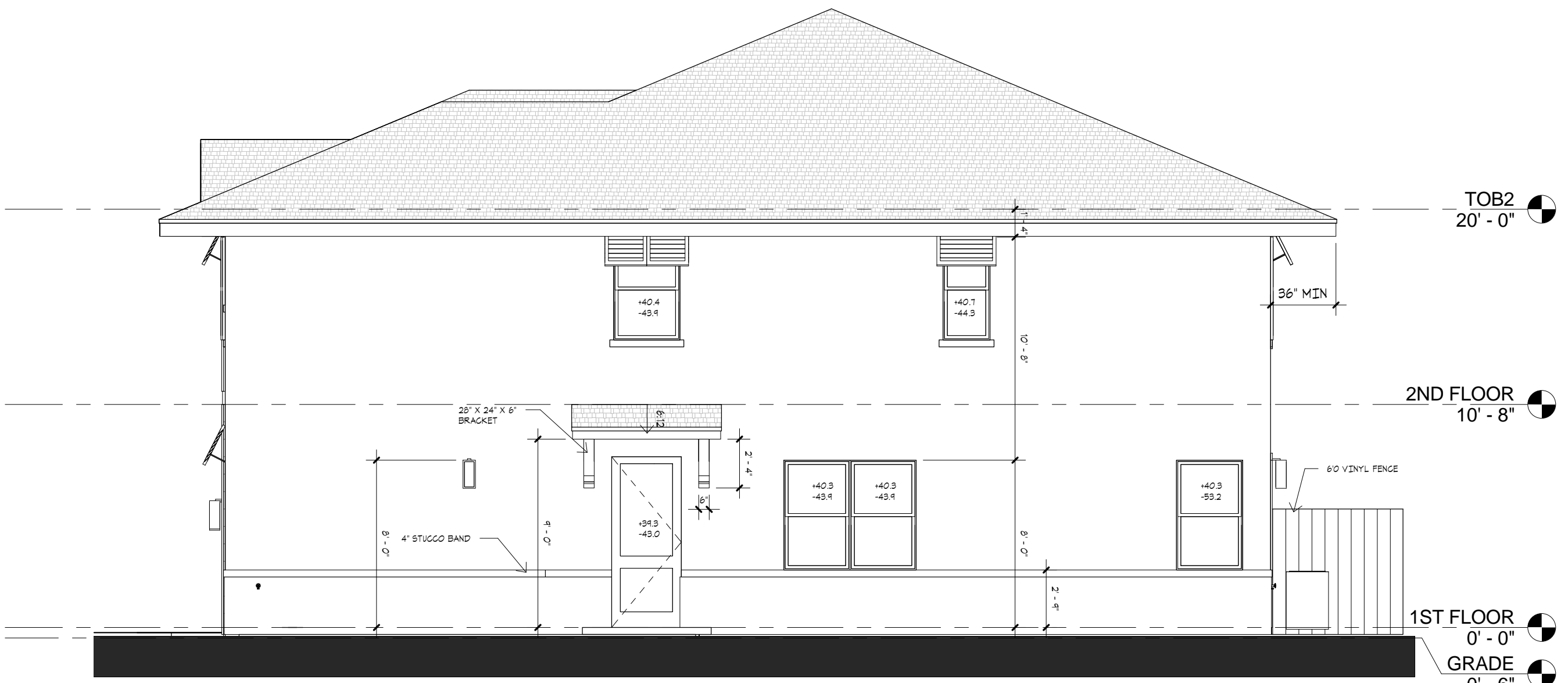
④ REAR ELEVATION
3/16" = 1'-0"

REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

FRONT ARCHITECTURAL ELEMENTS	
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	4.34%	1.36%	2.16%
WINDOWS/GLASS	6.12%	6.13%	17.46%
DOORS	12.97%	2.40%	0.0%
SIDING	10.17%	0.0%	0.0%
PROJECTED ROOF	2.35%	1.03%	0.0%
FASCIA	9.52%	4.40%	2.81%
SHUTTERS	2.47%	1.07%	1.87%



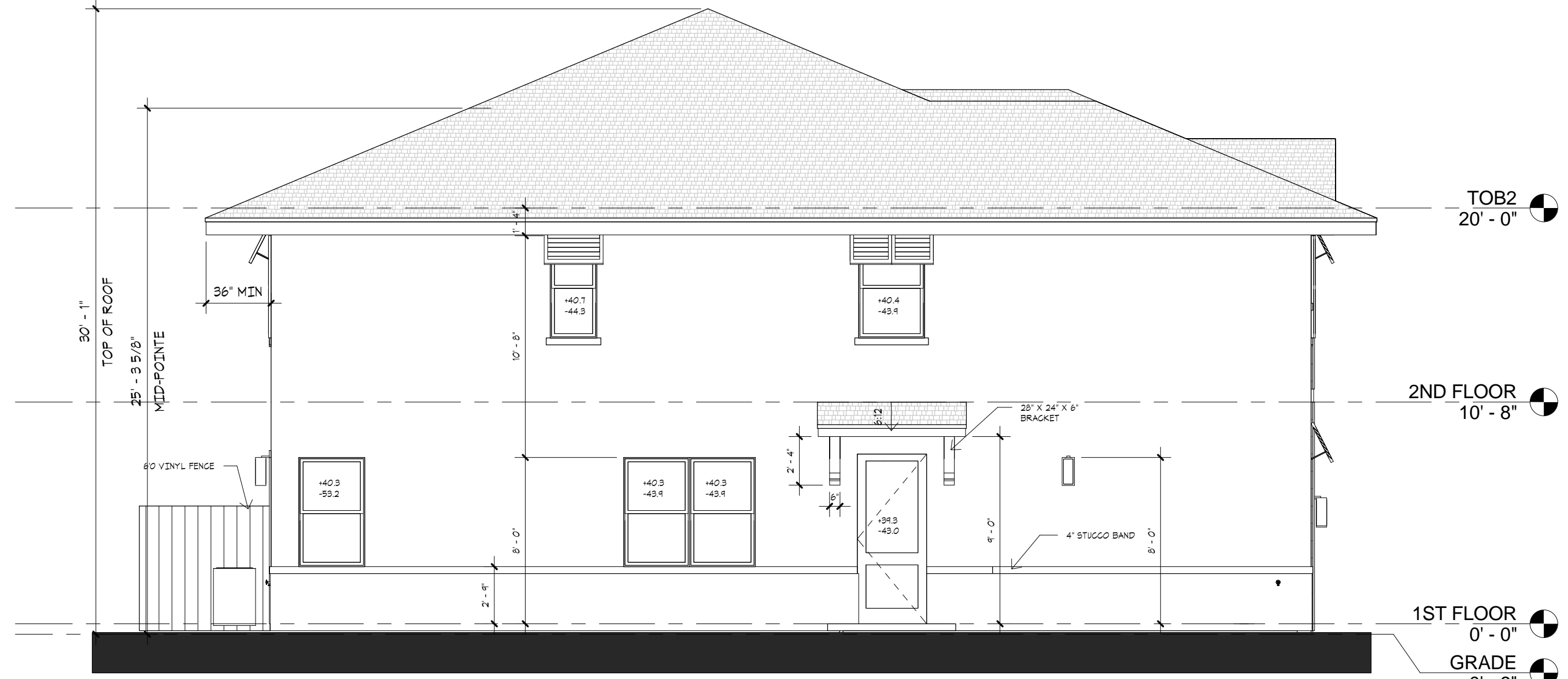
TOB2
20'-0"

2ND FLOOR
10'-8"

1ST FLOOR
0'-0"

GRADE
-0'-6"

③ RIGHT SIDE ELEVATION
3/16" = 1'-0"



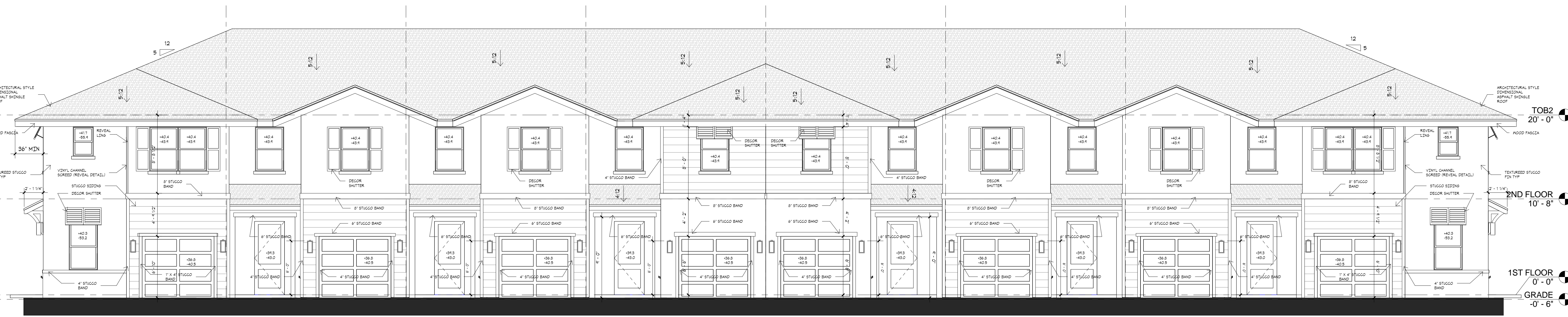
TOB2
20'-0"

2ND FLOOR
10'-8"

1ST FLOOR
0'-0"

GRADE
-0'-6"

② LEFT SIDE ELEVATION
3/16" = 1'-0"



TOB2
20'-0"

2ND FLOOR
10'-8"

1ST FLOOR
0'-0"

GRADE
-0'-6"

① FRONT ELEVATION
3/16" = 1'-0"

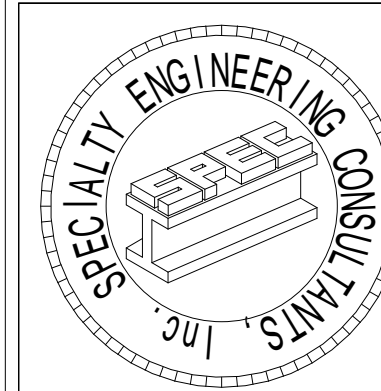
ELEVATIONS

SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION
13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
FT LAUDERDALE, FL 33312



SPECIALTY ENGINEERING CONSULTANTS, Inc

1599 SW 30th AVE.
SUITE #20
BOYNTON BEACH, FL 33426

DADE - BROWARD - PALM BEACH
FL, CA, #009217

561-752-5440 OFFICE
561-752-5542 FAX

FILE NAME:

SCALE

DATE 1/25/2023

R.V.D. BY

DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A3



④ REAR ELEVATION
3/16" = 1'-0"



② LEFT SIDE ELEVATION
3/16" = 1'-0"

REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

FRONT ARCHITECTURAL ELEMENTS	
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

BUILDING FACE COLOR PERCENTAGE	F	S	R
PRIMARY BUILDING COLOR	42%	68%	47%
ACCENT COLOR	20%	0%	5%
ROOF COVERAGE	32%	18%	29%
GLASS	6%	6%	19%

ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	4.34%	1.36%	2.16%
WINDOWS/GLASS	6.12%	6.13%	17.46%
DOORS	12.97%	2.40%	0.0%
SIDING	10.17%	0.0%	0.0%
PROJECTED ROOF	2.35%	1.03%	0.0%
FASCIA	3.52%	4.40%	2.81%
SHUTTERS	2.47%	1.07%	1.87%



③ RIGHT SIDE ELEVATION
3/16" = 1'-0"

SCHEME	BODY COLOR	DOOR SHUTTER TRIM, FASCIA	PAVERS	ROOF
1	SHERWIN WILLIAMS EXTRA WHITE SW 7006	SHERWIN WILLIAMS SUMMIT GRAY SW 7669	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL
2	SHERWIN WILLIAMS Response Gray SW 7015	SHERWIN WILLIAMS Extra White SW 7006	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL
3	SHERWIN WILLIAMS Comfort Gray SW 6205	SHERWIN WILLIAMS Extra White SW 7006	GRAY CHARCOAL GRANITE	GAF TIMBERLINE CHARCOAL



① FRONT ELEVATION
3/16" = 1'-0"

CITY OF PORT ST LUCIE PROJECT NO: P22-232

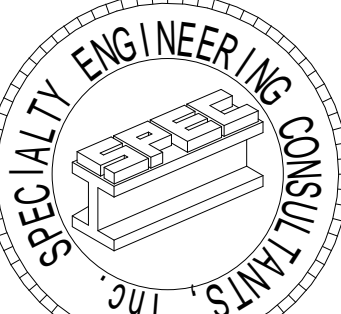
COLOR ELEVATIONS SCHEME 1

SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION
13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
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FILE NAME:

SCALE:

DATE 1/25/2023

RVD. BY:

DRWN. BY:

REVISION:

SEAL
D. ADAM LEBLANC, PE FL #77012

SHEET #

A3.1