CONTRACT DOCUMENTS FOR:

RETAIL OFFICE BUILDING

1485 SW GATLIN BLVD,
PORT ST. LUCIE, FLORIDA
34953

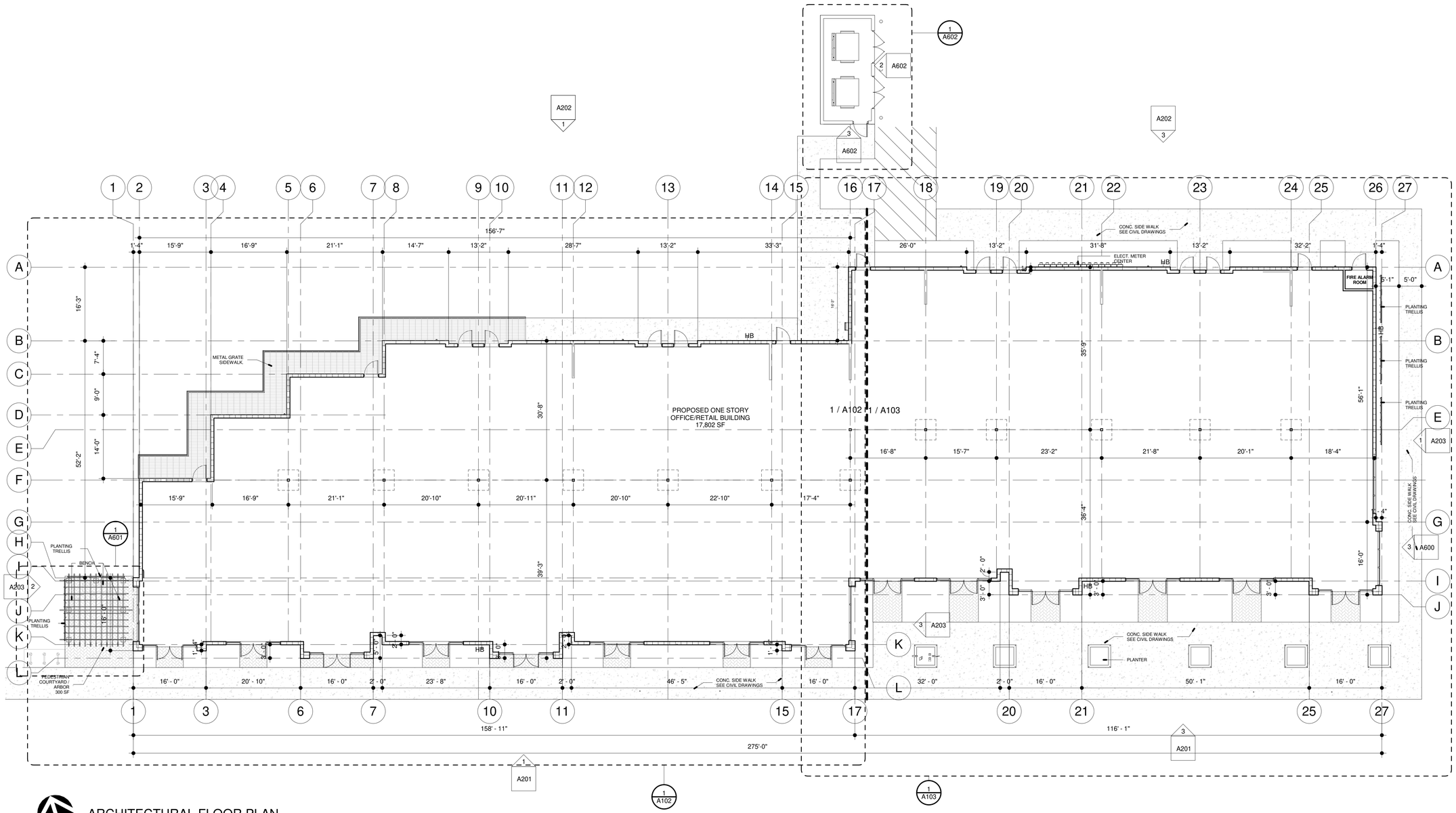
CITY OF PORT ST LUCIE. PROJECT # P21-011

SHEET LIST	
SHEET NUMBER	**SHEET NAME**
A000	COVER SHEET
A101	ARCHITECTURAL OVERALL FLOOR PLAN
A102	ARCHITECTURAL FLOOR PLAN
A103	ARCHITECTURAL FLOOR PLAN
A201	EXTERIOR ELEVATIONS
A202	EXTERIOR ELEVATIONS
A203	EXTERIOR ELEVATIONS
A601	DETAILS-SITE
A602	DETAILS-SITE
A1000	RENDERINGS
A1002	RENDERING

ARCHITECTS DESIGN
COLLABORATIVE, LLC

ARCHITECTURE | URBAN DESIGN
PLANNING | INTERIORS

10489 SOUTHWEST MEETING ST
TRADITION,
PORT ST. LUCIE, FL 34987
TEL. (772) 286 9004



ARCHITECTURAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

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STATE OF FLORIDA
Raul Ocampo, JR
AR 6897
06/15/2020
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:

RETAIL OFFICE BUILDING

CDNK LLC

CITY OF PORT ST LUCIE. PROJECT # P21-011

ADDRESS:
1485 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953

DWG IDENTIFICATION

ARCHITECTURAL OVERALL FLOOR PLAN

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
THIS DRAWING HAS BEEN ISSUED ON THE DATE SHOWN & FOR THE PURPOSE NOTED	DESIGN	04-02-2021	Designer
	CD	-	Author
	BID	-	Approver

JOB FILE NUMBER:

A101

4/2/2021 3:06:28 PM
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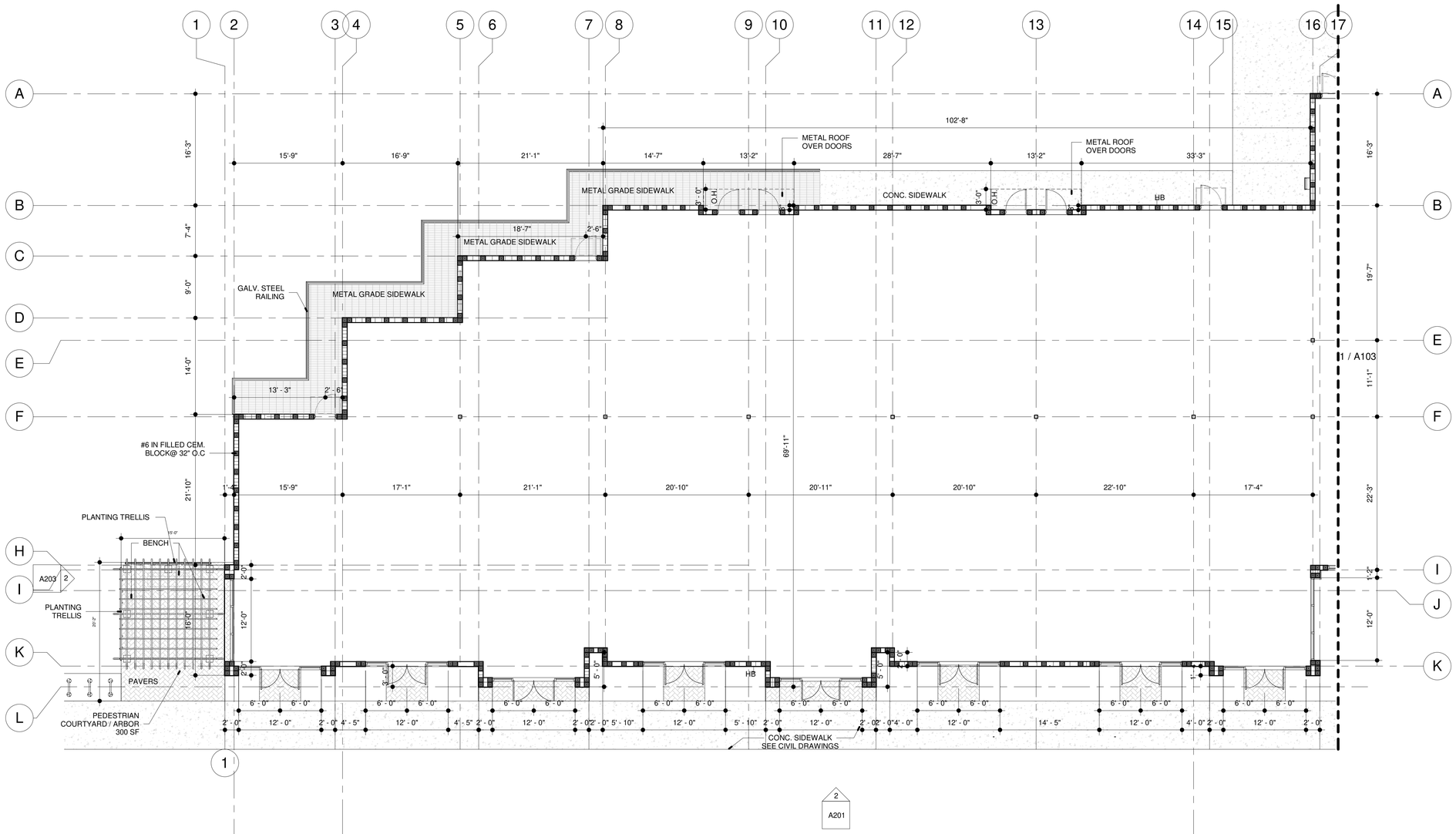

1 A102 ARCHITECTURAL FLOOR PLAN
1/8" = 1'-0"

ARCHITECTS DESIGN COLLABORATIVE, LLC

ARCHITECTURE | URBAN DESIGN
PLANNING | INTERIORS
10489F SOUTHWEST ARDENNES ST
TRADITION,
PORT ST. LUCIE, FL 34987
TEL. (772) 284 9004

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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
12/07/20
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:

RETAIL OFFICE BUILDING

CDNK LLC

CITY OF PORT ST LUCIE. PROJECT # P21-011

ADDRESS:
1485 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953

DWG IDENTIFICATION

ARCHITECTURAL FLOOR PLAN

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
THIS DRAWING HAS BEEN ISSUED ON THE DATE & FOR THE PURPOSE NOTED	DESIGN	04-02-2021	Designer
	CD	-	Author
	BID	-	Approver

JOB FILE NUMBER:

A102

4/2/2021 3:06:28 PM
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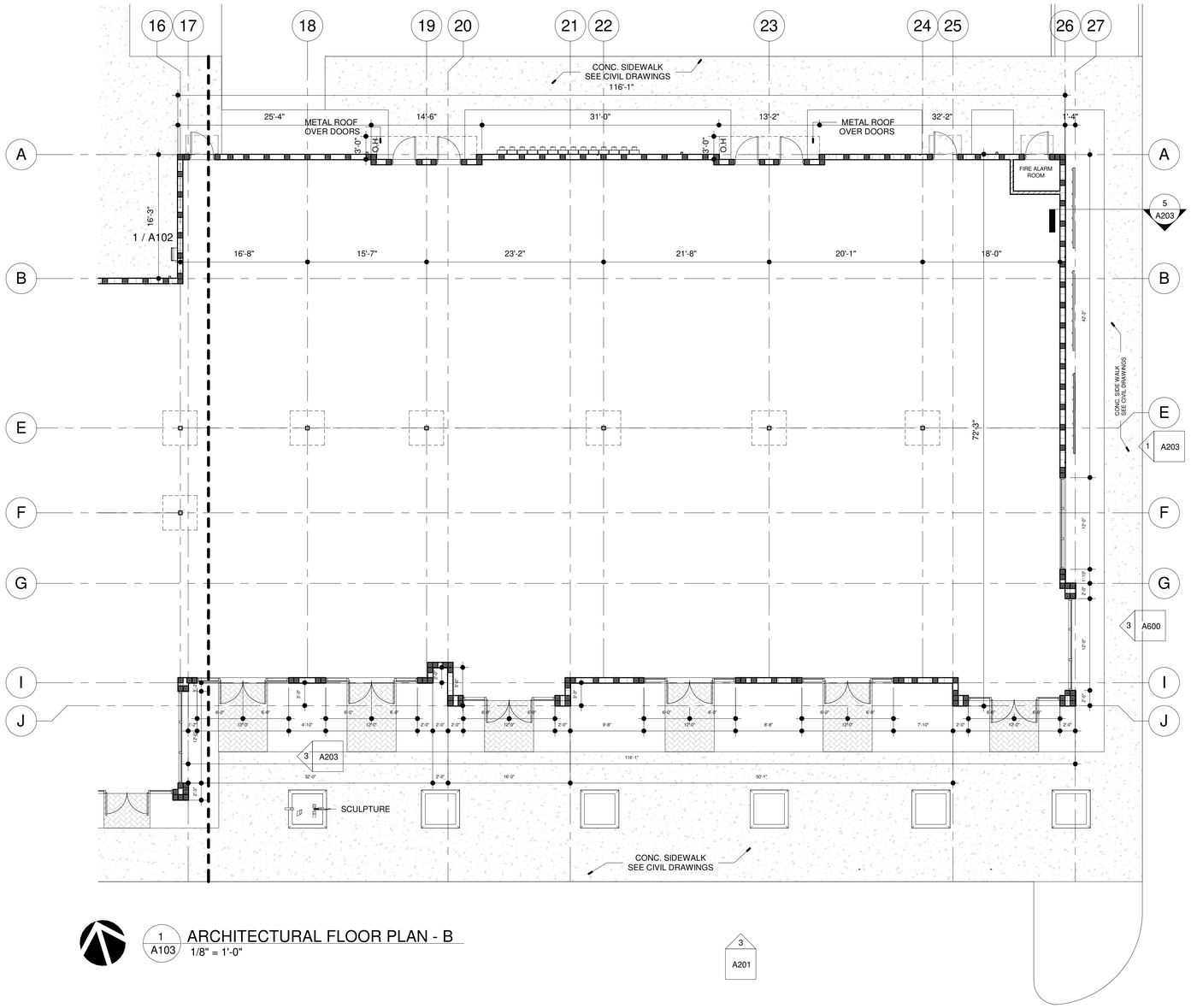

1 / A103 ARCHITECTURAL FLOOR PLAN - B

1/8" = 1'-0"

ARCHITECTS DESIGN COLLABORATIVE, LLC

ARCHITECTURE | URBAN DESIGN
PLANNING | INTERIORS
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REVISIONS:

No.	Description	Date

CONTRACT DOCUMENT'S FOR:

RETAIL OFFICE BUILDING

CDNK LLC

CITY OF PORT ST LUCIE, PROJECT # P21-011

ADDRESS:
1485 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953

DWG IDENTIFICATION

ARCHITECTURAL FLOOR PLAN

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
THIS DRAWING HAS BEEN ISSUED ON THE DATE SHOWN & FOR THE PURPOSE NOTED	DESIGN	04-02-2021	Designer
	CD	-	Author
	BID	-	Approver

JOB FILE NUMBER:

A103

4/2/2021 3:06:28 PM
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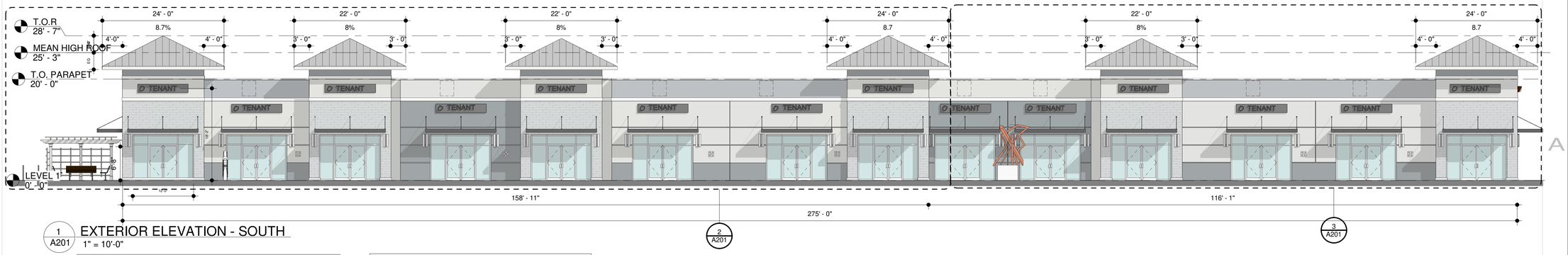


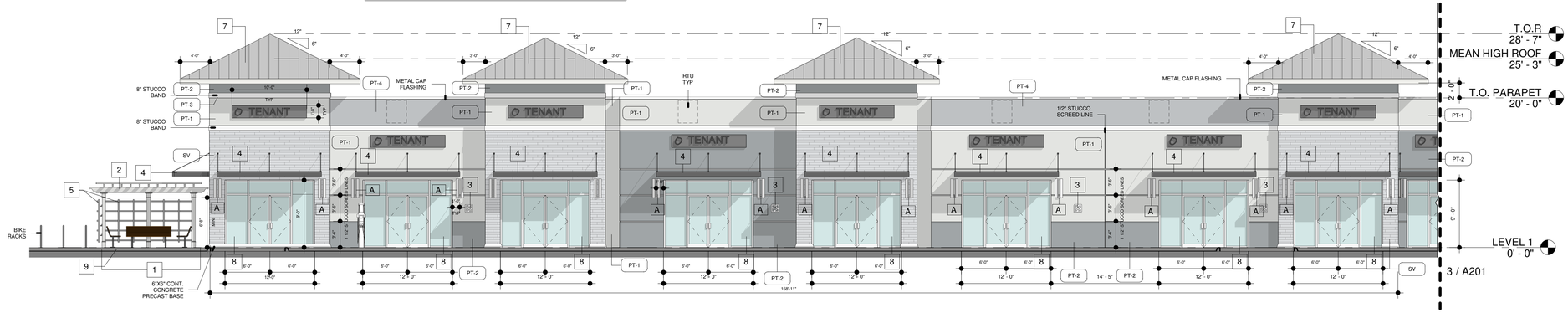
1 A201 — EXTERIOR ELEVATION - SOUTH
1" = 10'-0"

ROOF DESIGN - PRIMARY STREET FRONTAGE		
PRIMARY STREET FRONTAGE	PITCHED ROOF	FLAT ROOF
FRONT-SOUTH FACADE (275')	50.1%	49.9%

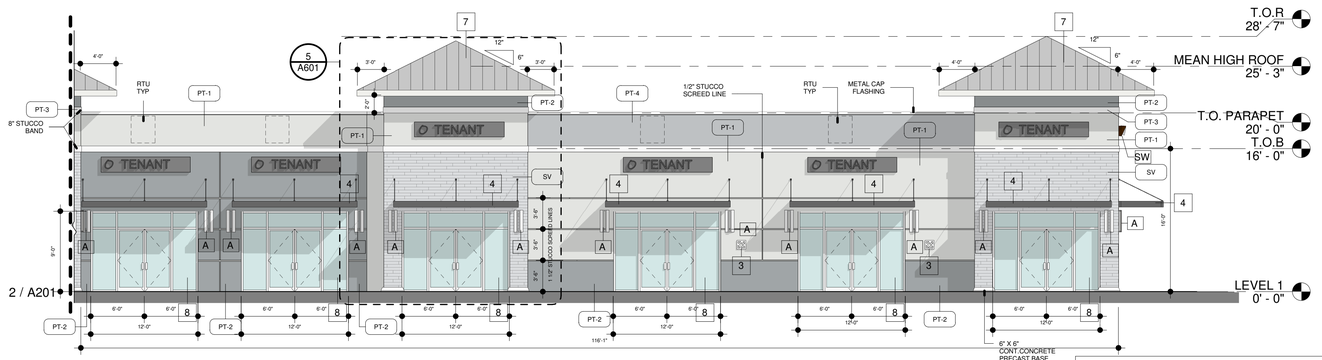
TENANT SIGNS CALCULATIONS			
	LINEAR FOOT	MAX.	PROVIDED
FRONT	275'	400 SF	235.5 SF

SEC. 155.08 - REGULATIONS FOR PERMANENT IDENTIFICAITON SIGNS
TENANT SIGNS ATTACHED TO A BUILDING (10,000 SF BUILDING TO 25,000 SF BUILDING)

THIRTY TWO (32) SQUARE FEET PLUS ONE AND ONE HALF (1.5) SQUARE FEET FOR EACH ADDITIONAL LINEAR FOOT OF BUSINESS FRONTAGE OVER TWENTY (20) FEET AND NOT TO EXCEED A MAXIMUM OF FOUR HUNDRED (400) SQUARE FEET.



2 A201 — EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"



3 A201 — EXTERIOR ELEVATION - SOUTH
1/8" = 1'-0"

NOTES:

1. ROOF EQUIPMENT WILL NOT BE VISIBLE AVOVE THE PARAPET
2. ELEVATION DESIGN AND COLORS WILL NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY

ARCHITECTURAL ELEMENTS	
MARK	ARHITECTURAL ELEMENTS PROVIDED
1	300 SF PEDESTRIAL COURTYARD UNDER ARBOR (300 SF MIN)
2	ARBOR
3	MEDALLION
4	METAL CANOPY. REFER TO FINISH SCHEDULE FOR COLOR
5	GREEN WALL / PLANTING TRELLIS (EAST AND WEST SIDE)
6	SCULPTURE, SIZE AND STYLE T.B.D. (NOT CALCULATED AS ONE OF THE 6 ARCH. ELEMENTS REQUIRED)
7	METAL ROOF. REFER TO FINISH SCHEDULE FOR COLOR
8	DISPLAY WINDOWS
9	STONE PAVERS UNDER ARBOR

EXTERIOR FINISHES SCHEDULE			
MARK	FINISH	DESCRIPTION	IMAGE
PT-1	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW 6252 ICE CUBE	
PT-2	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW7074 SOFTWARE	
PT-3	PAINT OVER STUCCO BAND	SHERWIN WILLIAMS - SW 7005 PURE WHITE	
PT-4	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW 6254 LAZY GRAY	
SV	STONE VENEER	MNFR: CORONADO. LEDGESTONE SERIES PRO-LEDGE OR EQUAL	
	METAL CANOPY	PERFECTION ARCHITECTURAL S. OR EQUAL- COLOR: CHARCOAL GRAY	
	METAL ROOF	MCELROY OR EQUAL MFR. COLOR: SANDSTONE	
	FABRIC CANOPY OVER METAL FRAME	FIRESIST OR EQUAL. COLOR: GREY 82030	

ARCHITECTS DESIGN COLLABORATIVE, LLC
ARCHITECTURE | URBAN DESIGN
PLANNING | INTERIORS
10489 SOUTHWEST MEERING ST
TRADITION,
PORT ST. LUCIE, FL 34987
TEL. [772] 284 9004
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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
01/14/21
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:
RETAIL OFFICE BUILDING
CDNK LLC
CITY OF PORT ST LUCIE. PROJECT # P21-011
ADDRESS:
1485 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953

DWG IDENTIFICATION
EXTERIOR ELEVATIONS

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
THIS DRAWING HAS BEEN PREPARED FOR THE USE SHOWN & FOR THE PURPOSES NOTED	DESIGN	04-02-2021	Designer
	CD	-	Author
	BID	-	Approver

JOB FILE NUMBER:

A201

4/2/2021 3:56:35 PM
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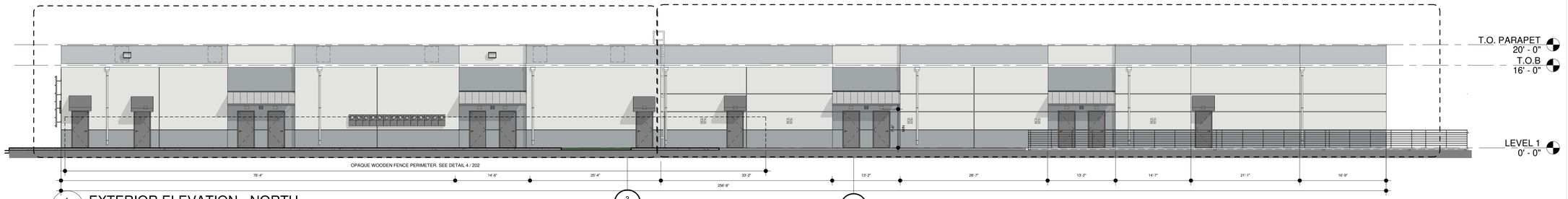
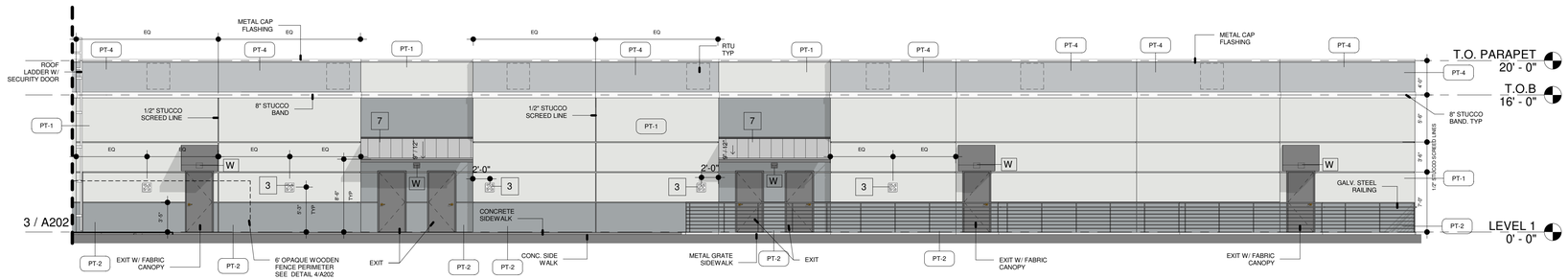
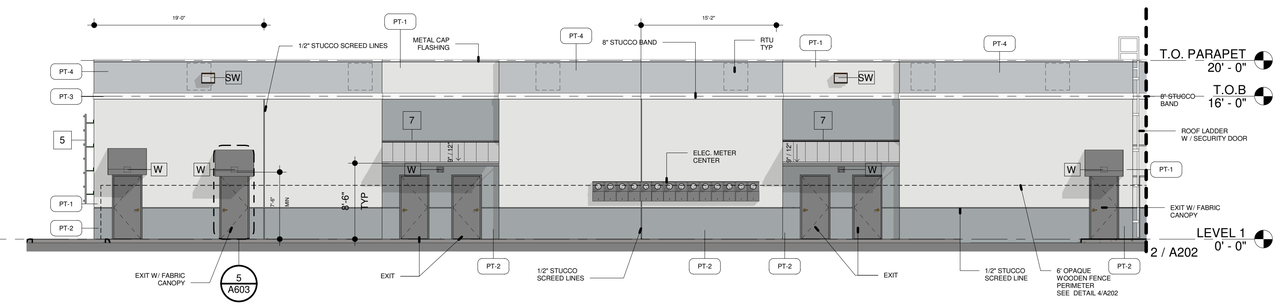


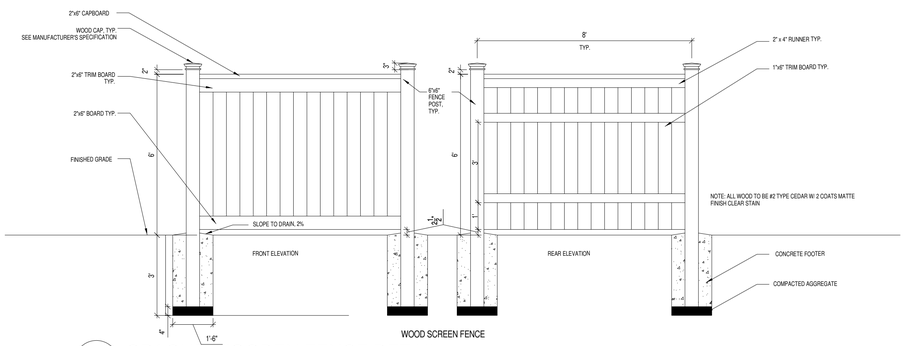
1 A202 EXTERIOR ELEVATION - NORTH
1" = 10'-0"



2 A202 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



3 A202 EXTERIOR ELEVATION - NORTH
1/8" = 1'-0"



4 A202 OPAQUE WOODEN FENCE DETAIL
3/8" = 1'-0"

NOTES:

1. ROOF EQUIPMENT WILL NOT BE VISIBLE AVOVE THE PARAPET
2. ELEVATION DESIGN AND COLORS WILL NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY

METAL GRATE SIDEWALK		
MANUFACTURER: MCNICHOLS OR EQUAL	BAR GRATING - ITEM 6601319999 - 36.063" x 144" PRESS-LOCKED, RECTANGULAR BAR, GCM-1-100 - CLOSE MESH, ADA, 7-P-4 SPACING, CARBON STEEL, HOT ROLLED, 1" X 3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN AREA	

ARCHITECTURAL ELEMENTS	
MARK	ARHITECTURAL ELEMENTS PROVIDED
1	300 SF PEDESTRIAL COURTYARD UNDER ARBOR (300 SF MIN)
2	ARBOR
3	MEDALLION
4	METAL CANOPY. REFER TO FINISH SCHEDULE FOR COLOR
5	GREEN WALL / PLANTING TRELLIS (EAST AND WEST SIDE)
6	SCULPTURE, SIZE AND STYLE T.B.D. (NOT CALCULATED AS ONE OF THE 6 ARCH. ELEMENTS REQUIRED)
7	METAL ROOF. REFER TO FINISH SCHEDULE FOR COLOR
8	DISPLAY WINDOWS
9	STONE PAVERS UNDER ARBOR

EXTERIOR FINISHES SCHEDULE			
MARK	FINISH	DESCRIPTION	IMAGE
PT-1	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW 6252 ICE CUBE	
PT-2	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW7074 SOFTWARE	
PT-3	PAINT OVER STUCCO BAND	SHERWIN WILLIAMS - SW 7005 PURE WHITE	
PT-4	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW 6254 LAZY GRAY	
SV	STONE VENEER	MNFR: CORONADO. LEDGESTONE SERIES PRO-LEDGE OR EQUAL	
	METAL CANOPY	PERFECTION ARCHITECTURAL S. OR EQUAL- COLOR: CHARCOAL GRAY	
	METAL ROOF	MCELROY OR EQUAL MFR. COLOR: SANDSTONE	
	FABRIC CANOPY OVER METAL FRAME	FIRESIST OR EQUAL. COLOR: GREY 82030	

ARCHITECTS DESIGN COLLABORATIVE, LLC

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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
04/12/2021
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:
RETAIL OFFICE BUILDING
CDNK LLC
CITY OF PORT ST LUCIE. PROJECT # P21-011
ADDRESS:
1485 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953

DWG IDENTIFICATION

EXTERIOR ELEVATIONS

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
THIS DRAWING HAS BEEN PREPARED ON THE DATE SHOWN & FOR THE PURPOSE NOTED	DESIGN	04-02-2021	Designer
	CD	-	Author
	BID	-	Approver

JOB FILE NUMBER:

A202

4/12/2021 5:02:59 PM
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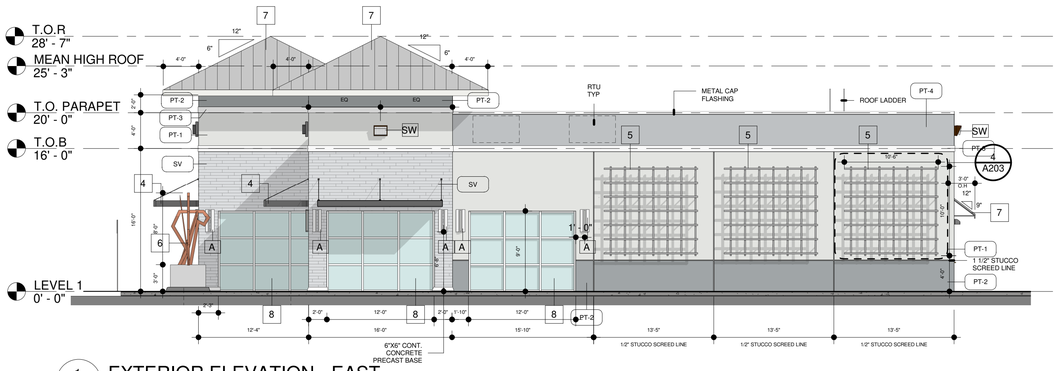
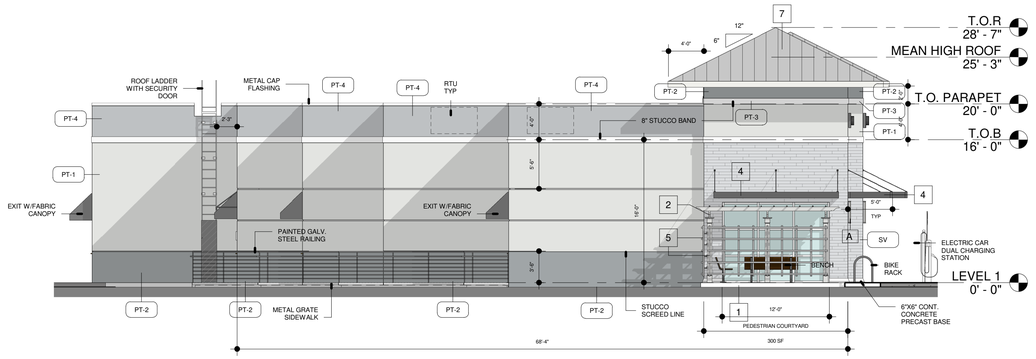
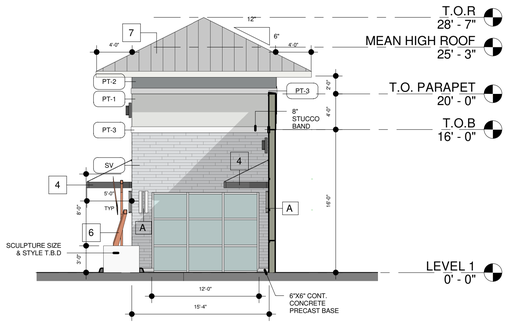


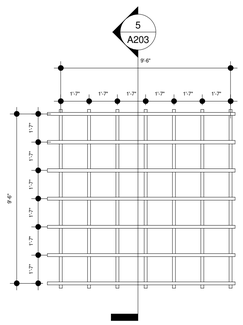
1 A203 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



2 A203 EXTERIOR ELEVATION - WEST
1/8" = 1'-0"



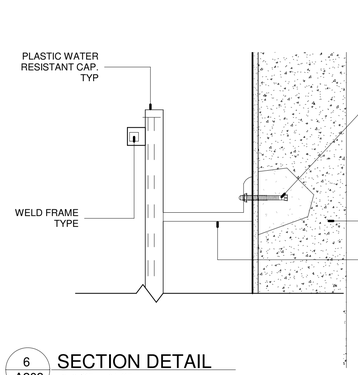
3 A203 EXTERIOR ELEVATION - EAST
1/8" = 1'-0"



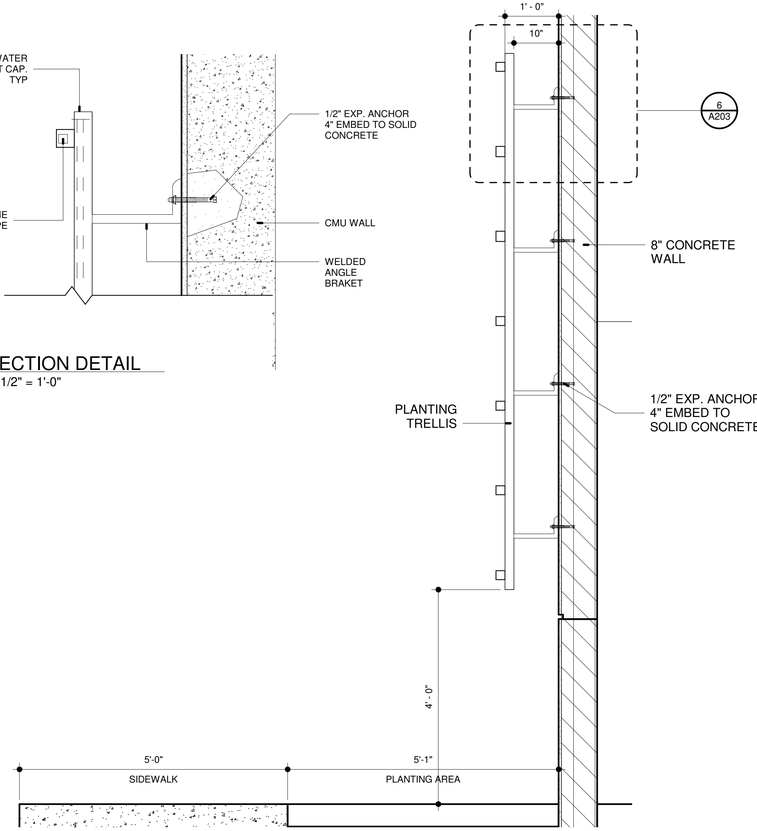
4 A203 PLANTING TRELLIS
1/4" = 1'-0"

NOTES:

1. ROOF EQUIPMENT WILL NOT BE VISIBLE AVOVE THE PARAPET
2. ELEVATION DESIGN AND COLORS WILL NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY



6 A203 SECTION DETAIL
1 1/2" = 1'-0"



5 A203 GREEN WALL / PLANTING TRELLIS
3/4" = 1'-0"

ARCHITECTURAL ELEMENTS	
MARK	ARHITECTURAL ELEMENTS PROVIDED
1	300 SF PEDESTRIAL COURTYARD UNDER ARBOR (300 SF MIN)
2	ARBOR
3	MEDALLION
4	METAL CANOPY. REFER TO FINISH SCHEDULE FOR COLOR
5	GREEN WALL / PLANTING TRELLIS (EAST AND WEST SIDE)
6	SCULPTURE, SIZE AND STYLE T.B.D. (NOT CALCULATED AS ONE OF THE 6 ARCH. ELEMENTS REQUIRED)
7	METAL ROOF. REFER TO FINISH SCHEDULE FOR COLOR
8	DISPLAY WINDOWS
9	STONE PAVERS UNDER ARBOR

METAL GRATE SIDEWALK		
MANUFACTURER: MCNICHOLS OR EQUAL	BAR GRATING - ITEM 6601319999 - 36.063" x 144" PRESS-LOCKED, RECTANGULAR BAR, GCM-1-100 - CLOSE MESH, ADA, 7-P-4 SPACING, CARBON STEEL, HOT ROLLED, 1" X 3/16" RECTANGULAR BAR, SMOOTH SURFACE, 55% OPEN AREA	

EXTERIOR FINISHES SCHEDULE			
MARK	FINISH	DESCRIPTION	IMAGE
PT-1	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW 6252 ICE CUBE	
PT-2	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW7074 SOFTWARE	
PT-3	PAINT OVER STUCCO BAND	SHERWIN WILLIAMS - SW 7005 PURE WHITE	
PT-4	PAINT OVER STUCCO	SHERWIN WILLIAMS - SW 6254 LAZY GRAY	
SV	STONE VENEER	MNFR: CORONADO. LEDGESTONE SERIES PRO-LEDGE OR EQUAL	
	METAL CANOPY	PERFECTION ARCHITECTURAL S. OR EQUAL- COLOR: CHARCOAL GRAY	
	METAL ROOF	MCELROY OR EQUAL MFR. COLOR: SANDSTONE	
	FABRIC CANOPY OVER METAL FRAME	FIRESIST OR EQUAL. COLOR: GREY 82030	

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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
06/15/2020
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:
RETAIL OFFICE BUILDING
CDNK LLC
CITY OF PORT ST LUCIE. PROJECT # P21-011
ADDRESS:
1485 SW GATLIN BLVD, PORT ST. LUCIE, FLORIDA 34953

DWG IDENTIFICATION

EXTERIOR ELEVATIONS

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
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JOB FILE NUMBER:

A203

4/2/2021 3:06:52 PM
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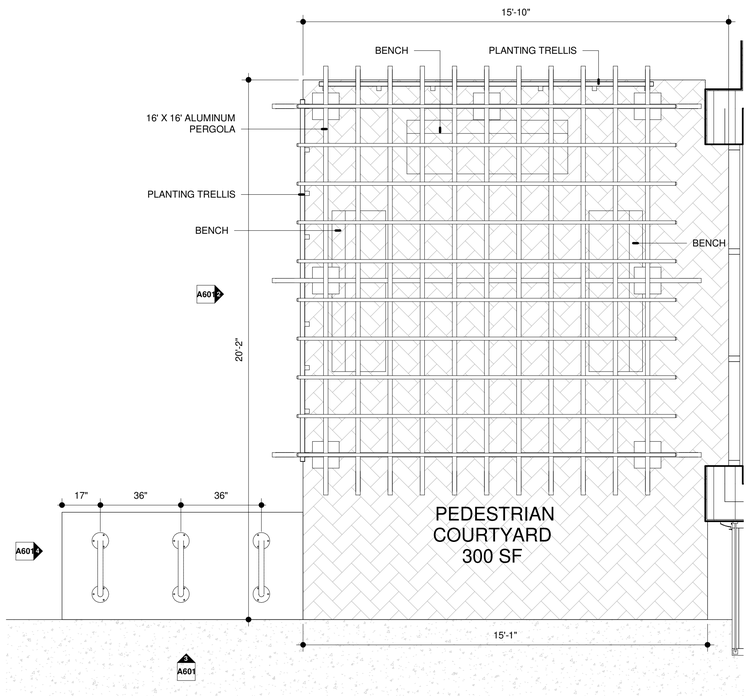
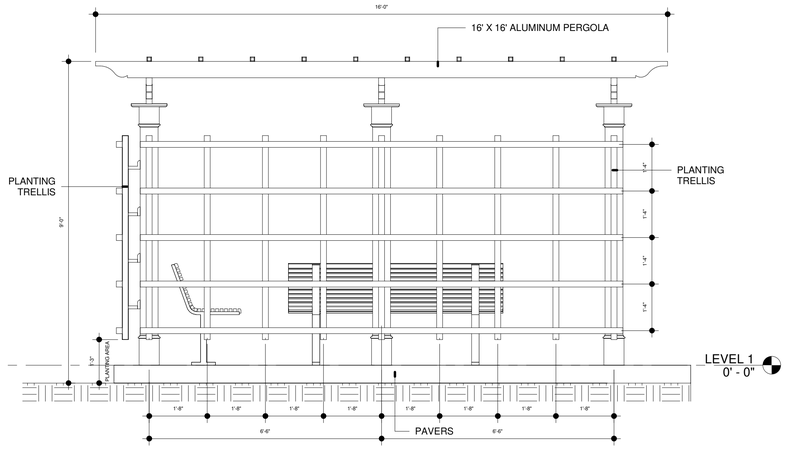
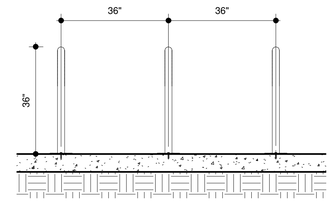


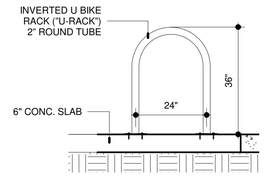
1 A601 — PEDESTRIAN COURTYARD & BIKE RACKS
3/8" = 1'-0"



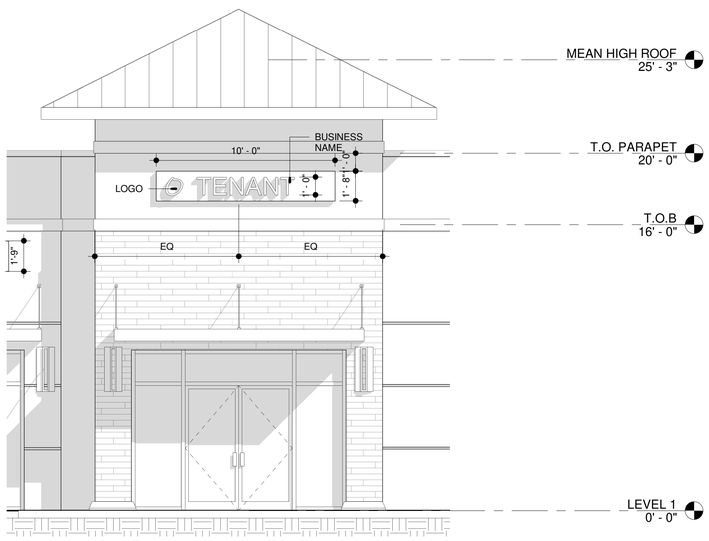
2 A601 — PEDERSTRIAN COURTYARD W/PERGOLA
1/2" = 1'-0"



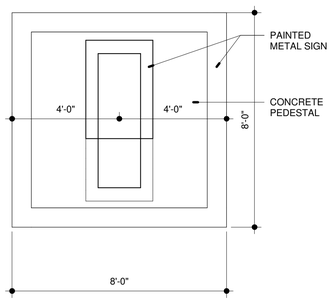
3 A601 — BIKE RACK - ELEV 1
1/2" = 1'-0"



4 A601 — BIKE RACKS - ELEV 2
1/2" = 1'-0"



5 A601 — TENANT SIGNAGE. TYP
1/4" = 1'-0"

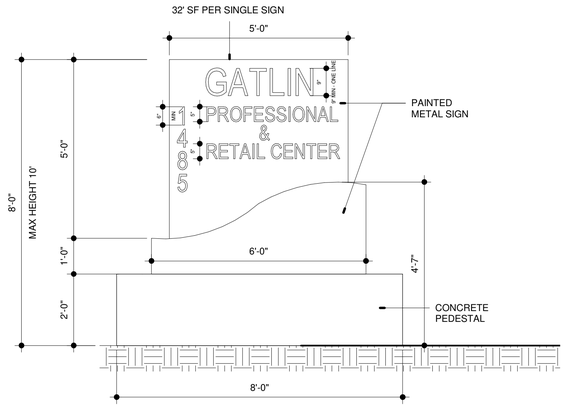


6 A601 — FREE STANDING SIGNAGE - PERPENDICULAR TO THE STREET
3/8" = 1'-0"

FREESTANDING SIGN CALCULATION BASED ON PORT ST. LUCIE
MUNICODE CHAPTER 155 - SIGN CODE TABLE 1

COMMERCIAL FREESTANDING SIGN
MAX. S.F. PER SINGLE SIGN : **32 SF**
MAX. HEIGHT: **10'**
MIN. SETBACK FROM PROP. LINE: **10'**

(D) FREESTAING SIGN
NUMERICAL ADDRESS LETTER HEIGHT: **6" MIN AND 12" MAX**



7 A601 — FREE STANDING SIGNAGE - DOUBLE SIDED
1/2" = 1'-0"

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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
10/12/20
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:
RETAIL OFFICE BUILDING
CDNK LLC
CITY OF PORT ST LUCIE. PROJECT # P21-011
ADDRESS:
1465 SW GATLIN BLVD. PORT ST. LUCIE, FLORIDA 34953

DWG IDENTIFICATION
DETAILS-SITE

DRAWN BY:	TR/ST	DATE:	CHECKED BY:
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JOB FILE NUMBER:

A601

4/2/2021 3:06:56 PM
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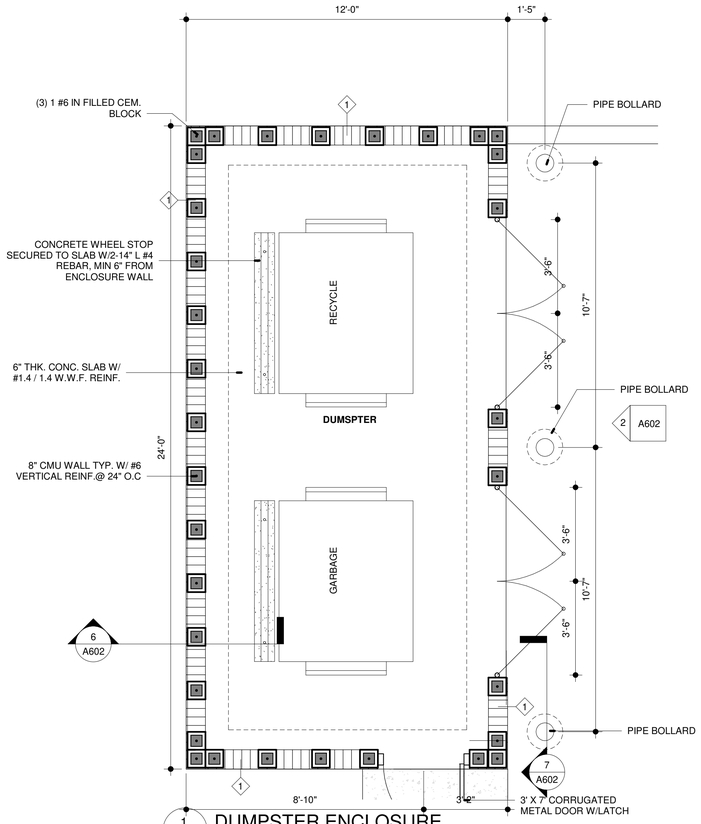
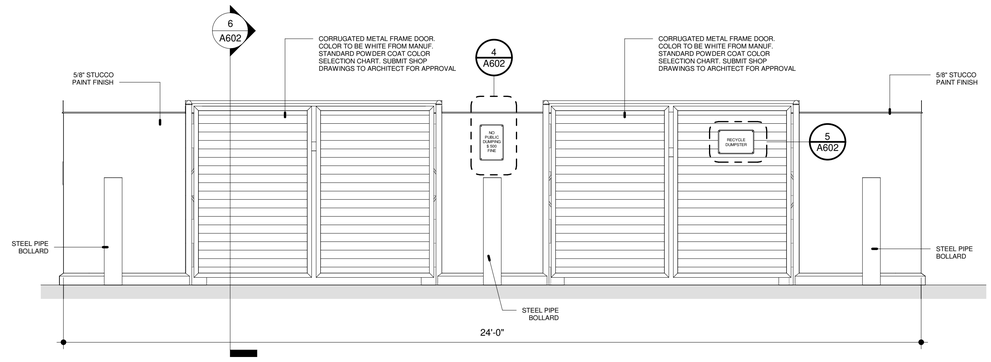
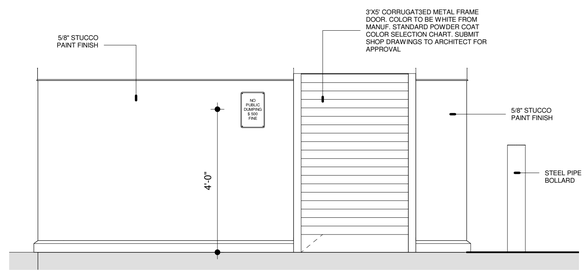


1 A602 DUMPSTER ENCLOSURE
3/8" = 1'-0"

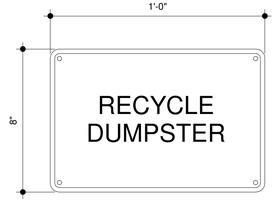


2 A602 DUMSPTER - FRONT ELEVATION
1/2" = 1'-0"

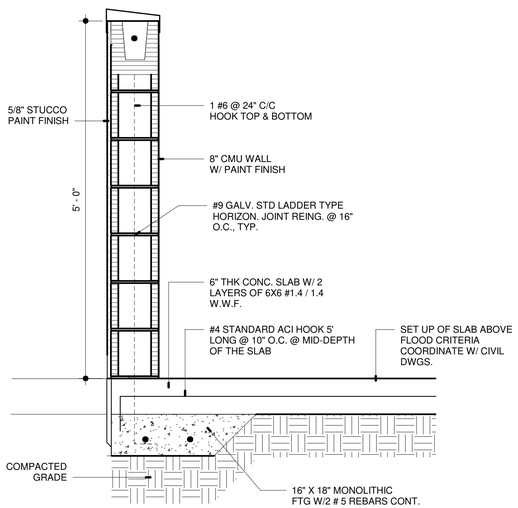


3 A602 SIDE ELEVATION DUMPSTER
1/2" = 1'-0"

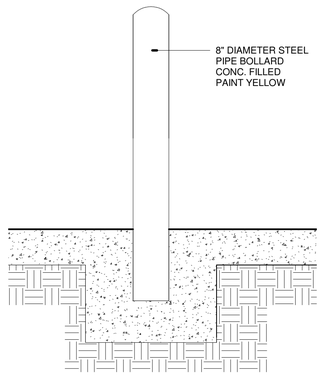
4 A602 NO DUMPING SIGN DETAIL
3" = 1'-0"



5 A602 RECYCLE ONLY SIGN DETAIL
3" = 1'-0"



6 A602 TYP. DUMPSTER WALL SECTION
1" = 1'-0"



7 A602 STEEL PIPE TYP
1" = 1'-0"

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STATE OF FLORIDA
Raul Ocampo. JR
AR 6897
06/15/2020
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

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CDNK LLC
CITY OF PORT ST LUCIE, PROJECT # P21-011
ADDRESS:
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DWG IDENTIFICATION

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A602

4/2/2021 3:56:7 PM
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SOUTH WEST- FRONT

SOUTH EAST- FRONT

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AR 6897
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A1000

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SOUTH WEST - FRONT

SOUTH EAST

NORTH WEST - REAR

NORTH EAST

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STATE OF FLORIDA
Raul Ocampo, JR
AR 6897
01/04/17
REGISTERED ARCHITECT

REVISIONS:

No.	Description	Date

CONTRACT DOCUMENTS FOR:

RETAIL OFFICE BUILDING

CDNK LLC

CITY OF PORT ST LUCIE. PROJECT # P21-011

ADDRESS:
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A1002

4/2/2021 3:06:58 PM
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