

Town Homes

AT

CENTRAL PARC

PORT SAINT LUCIE, FLORIDA

5-UNIT BUILDING

5-UNIT BUILDING

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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

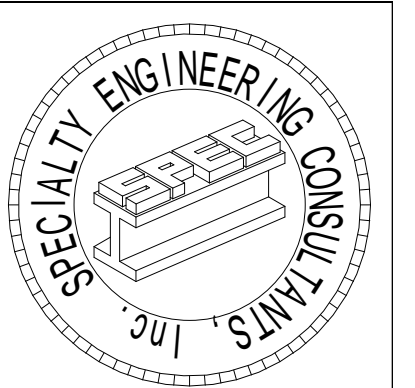
CODES: FLORIDA BLDG. RESIDENTIAL CODE 2020 7TH EDITION
 NFPA FL FIRE PREVENTION CODE 7TH ED.
 NEC NATIONAL ELECTRIC CODE 2017
 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL
 ADMINISTRATIVE CODE RULE 98-3.0472
 ACI 318-14
 ASTM 476, ED.
 CITY OF PSL SECTION 158.218

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

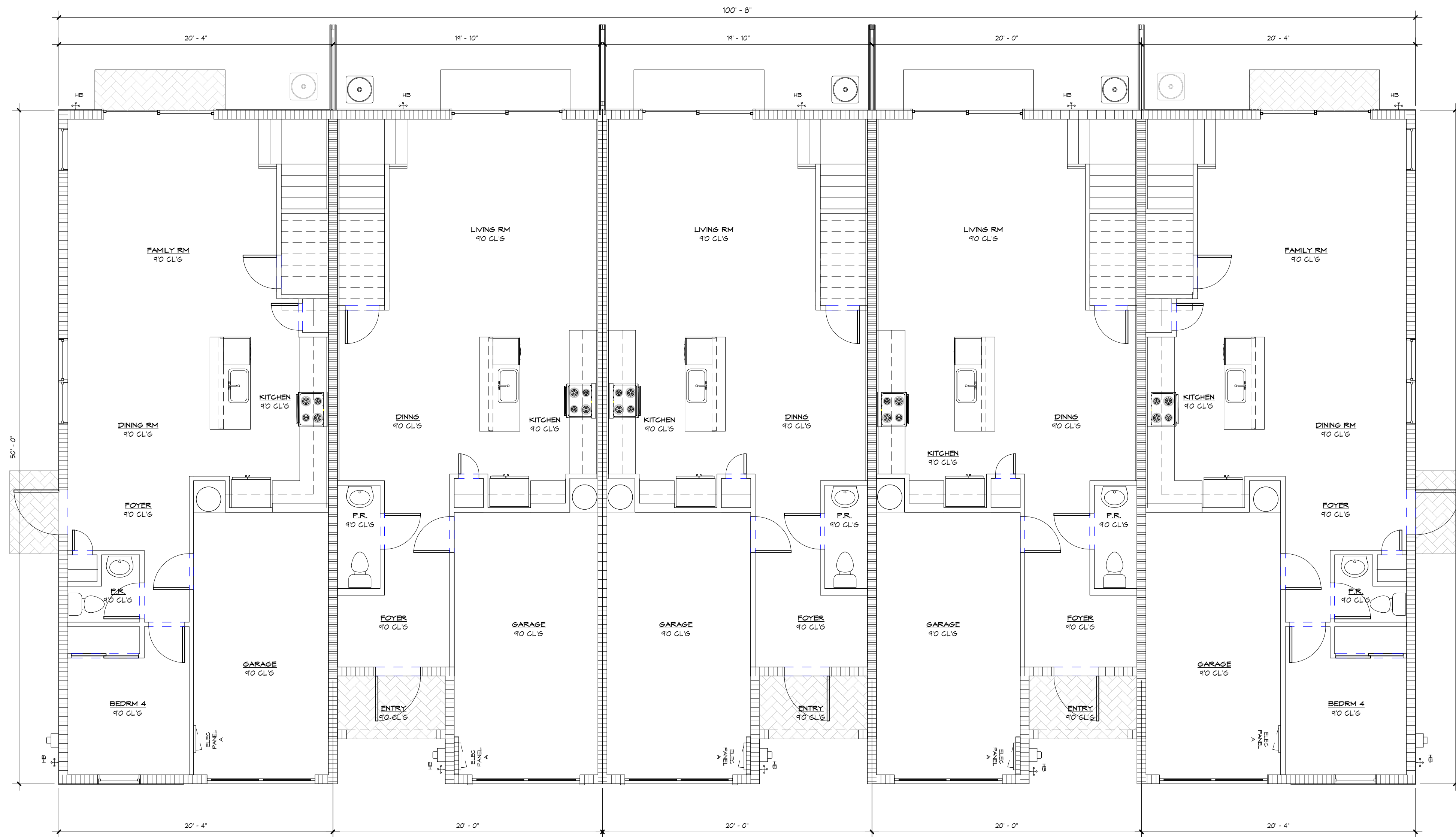


SPECIALTY ENGINEERING
 CONSULTANTS, Inc.
 1599 SW 30th AVE.
 SUITE #20
 BROWNS BEACH, FL 33426

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

1ST BUILDING PLANS

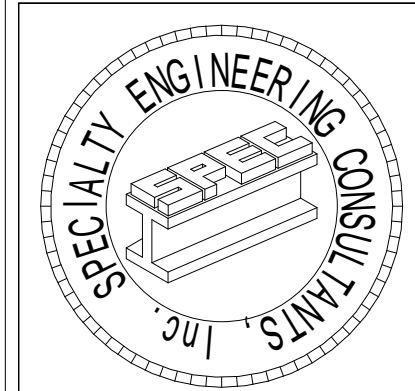
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FILE NAME:

SCALE:

DATE **1/25/2023**

RVD. BY:

DRWN. BY:

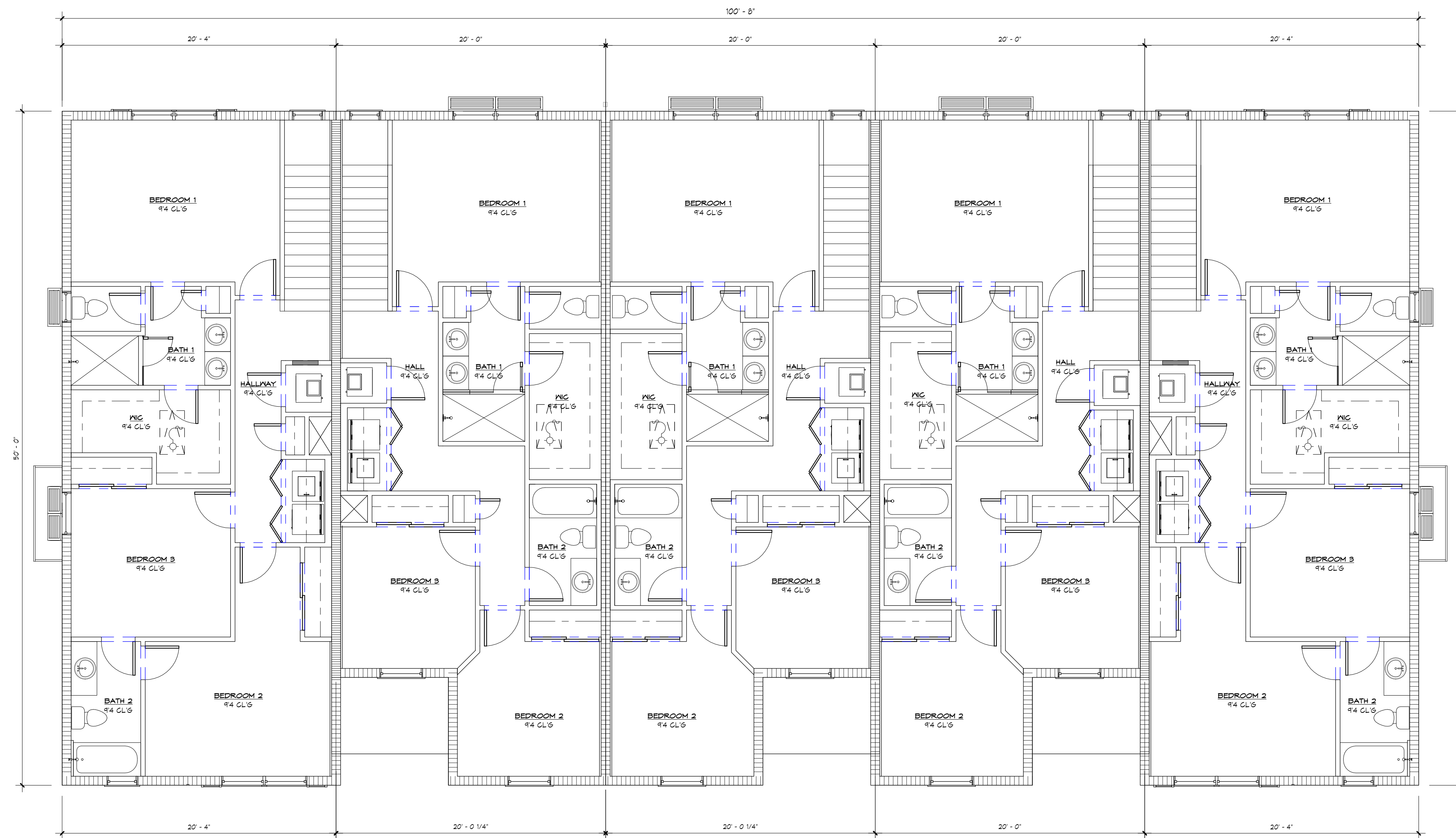
REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A1

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



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

PLAN 1820R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1820L

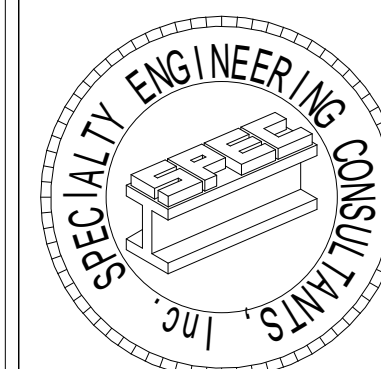
2ND BUILDING PLANS

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REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #
A2

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



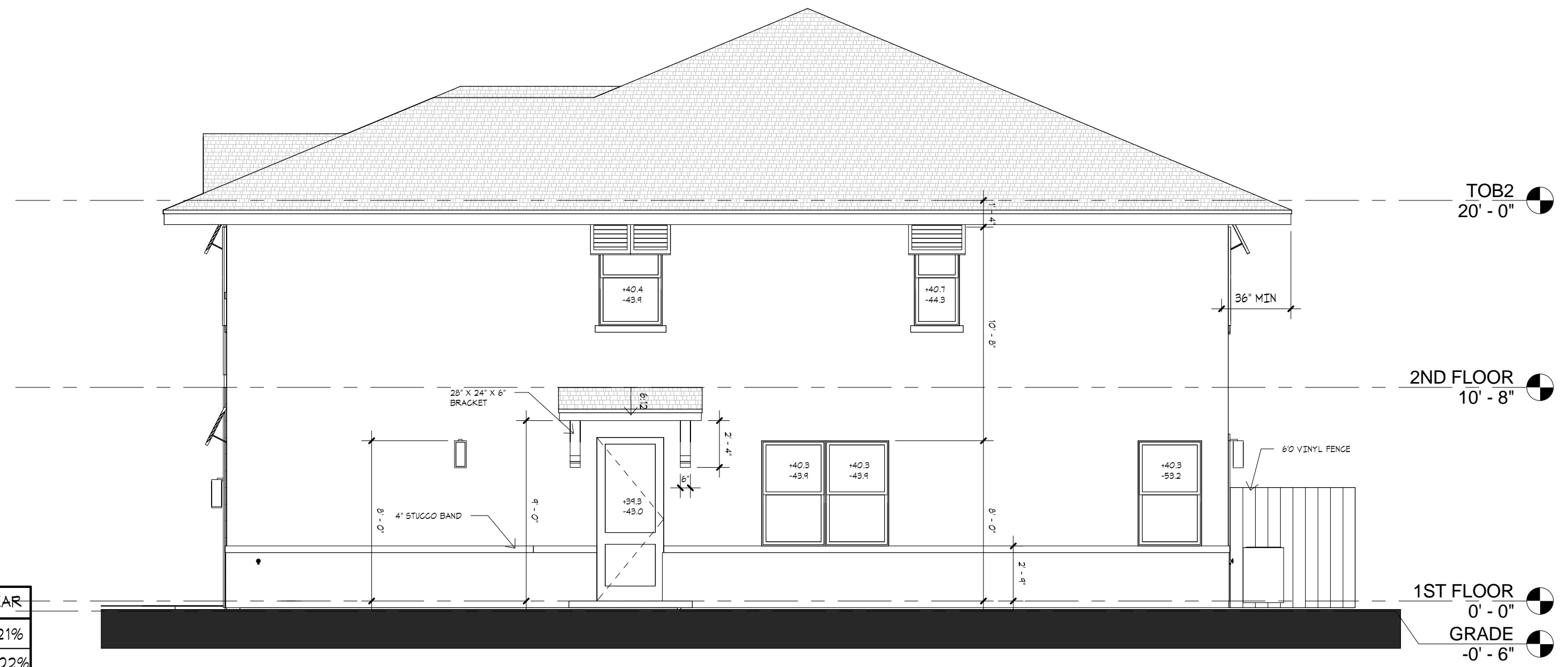
4 REAR ELEVATION
3/16" = 1'-0"

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

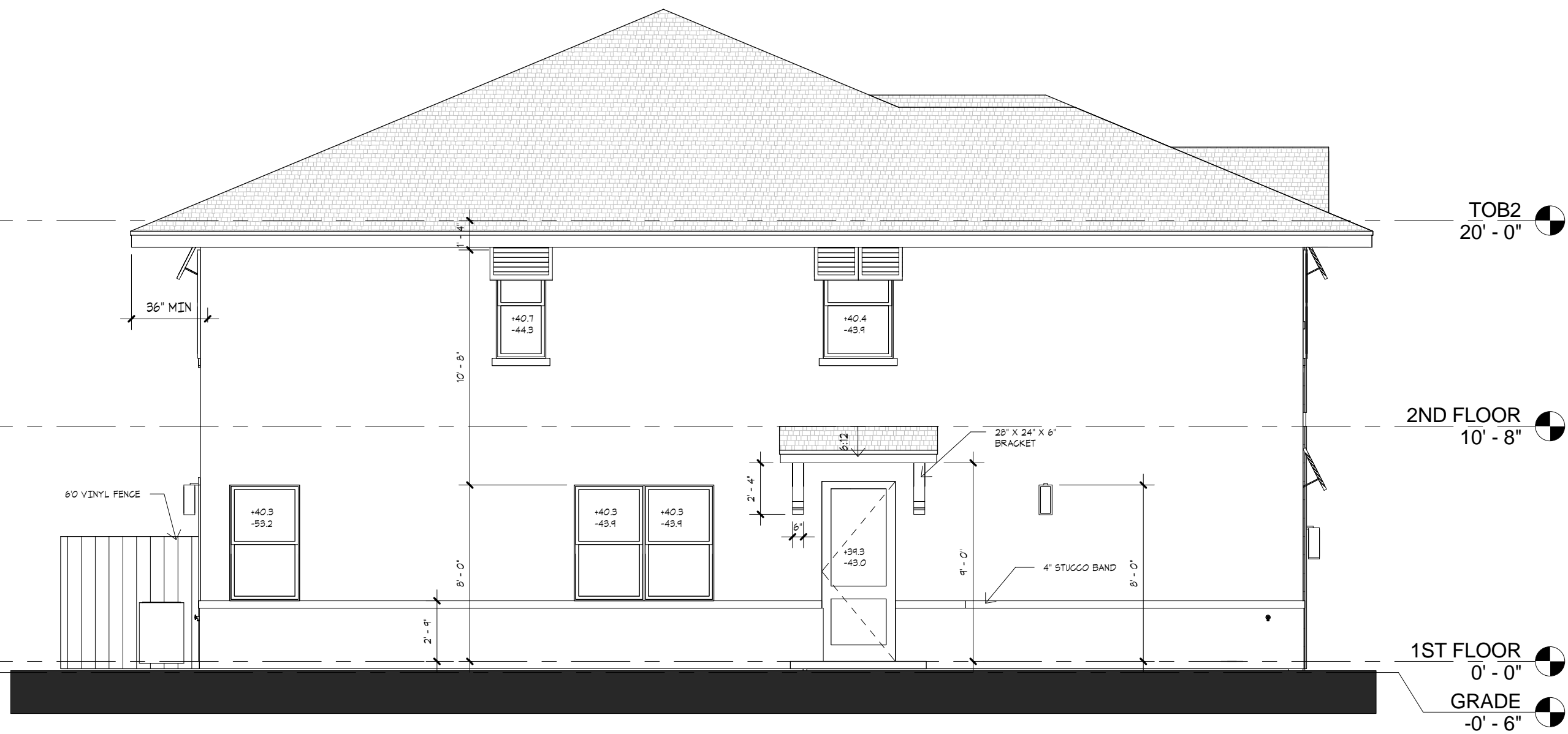
SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
11	USABLE OPEN SPACE

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

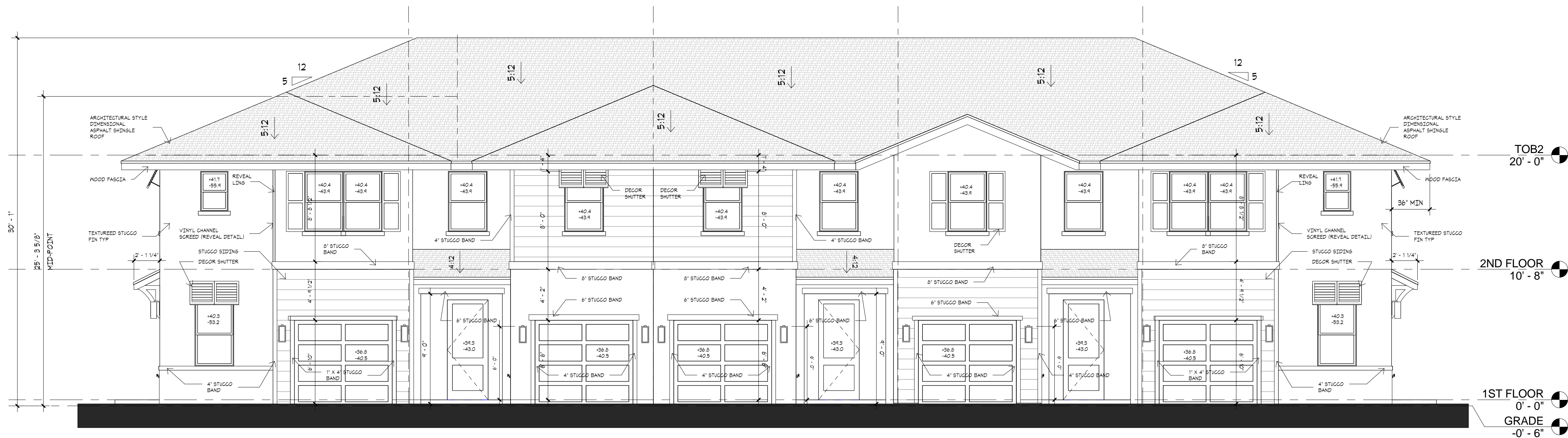
ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	4.92%	1.36%	2.21%
WINDOWS/GLASS	6.76%	6.13%	18.02%
DOORS	12.51%	2.40%	0.0%
SIDING	10.63%	0.0%	0.0%
PROJECTED ROOF	1.91%	1.03%	0.0%
FASCIA	3.54%	4.40%	2.88%
SHUTTERS	2.47%	1.07%	2.05%



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



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



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

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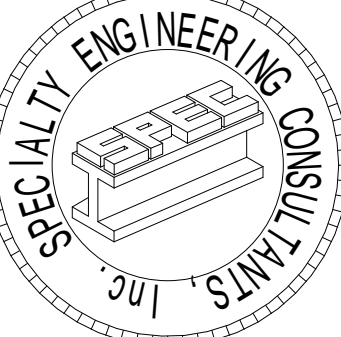
ELEVATIONS

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FILE NAME:

SCALE

DATE 10/13/2021

RVD. BY

DRWN. BY

REVISION

9/01/2022

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A3

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

ELEVATIONS SCHEME 1

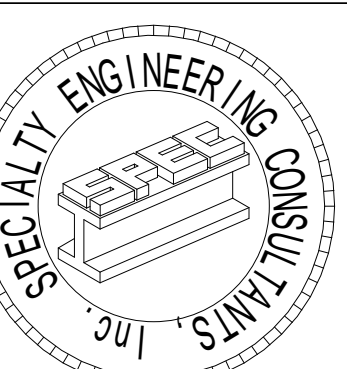
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REVISION:

SEAL
 D. ADAM L6BLANC, PE FL #77012

SHEET #

A3.1



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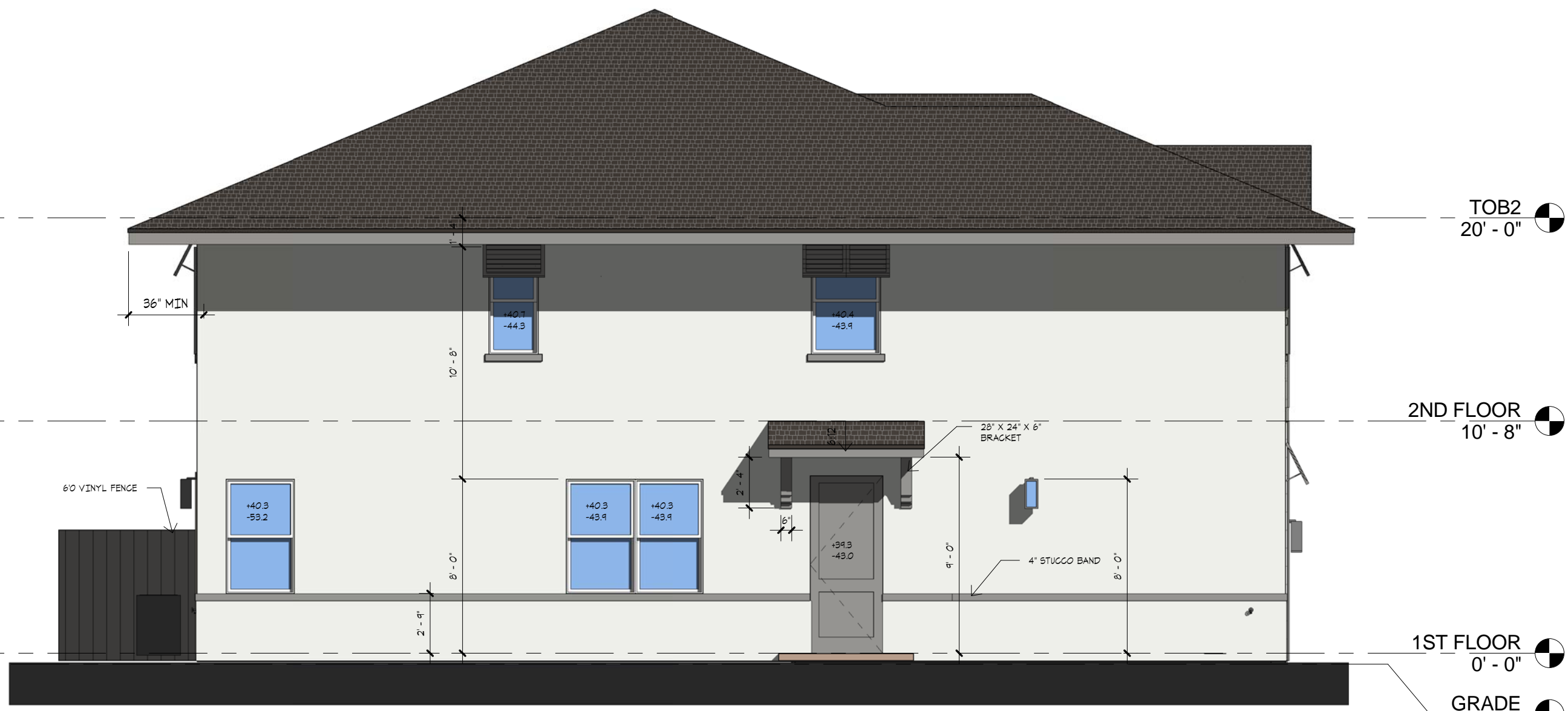
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BUILDING FACE COLOR PERCENTAGE	F	S	R
PRIMARY BUILDING COLOR	41%	68%	48%
ACCENT COLOR	20%	8%	5%
ROOF COVERAGE	32%	18%	28%
GLASS	7%	6%	14%

ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
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2 LEFT SIDE ELEVATION
 3/16" = 1'-0"



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

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



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

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1: LENNAR 13TH FLOOR 13-UNIT BUILDING-NEW COLOR.PVT