

Town Homes

AT

CENTRAL PARC

PORT SAINT LUCIE, FLORIDA

8-UNIT BUILDING

8-UNIT BUILDING

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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

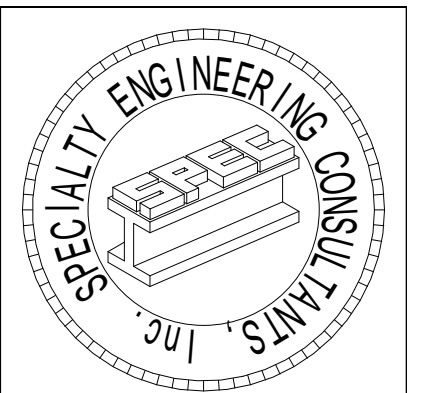
CODES: FLORIDA BLDG. RESIDENTIAL CODE 2020 7TH EDITION
 NFPA FL. FIRE PREVENTION CODE 7TH ED.
 NEC NATIONAL ELECTRIC CODE 2017
 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL
 ADMINISTRATIVE CODE RULE 9B-3.0472
 ACI 318-14;
 ASTM 47th ED.
 CITY OF PSL SECTION 158.218

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

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

561 - 752 - 5440 OFFICE
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CITY OF PORT ST LUCIE PROJECT NO: P22-232



1ST BUILDING PLANS

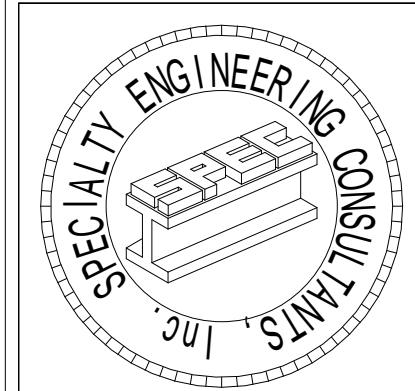
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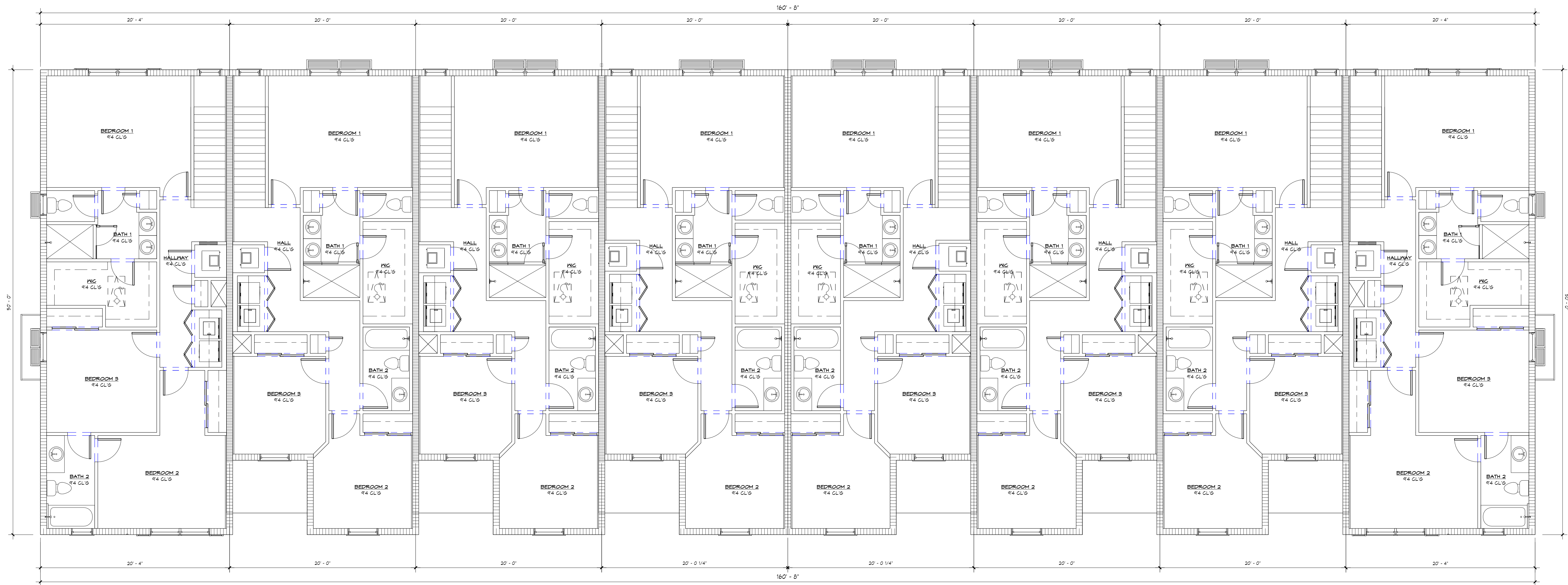
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FILE NAME:	
SCALE:	
DATE:	1/25/2023
RV'D. BY:	
DRWN. BY:	
REVISION:	

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

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



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

PLAN 1820R

PLAN 1634R

PLAN 1634R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1634L

PLAN 1820L

2ND BUILDING PLANS

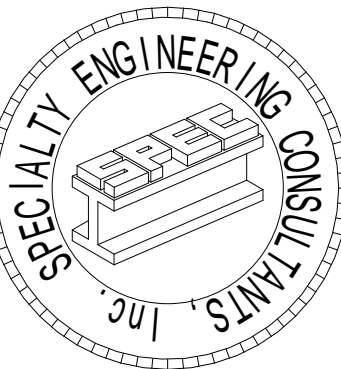
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A2



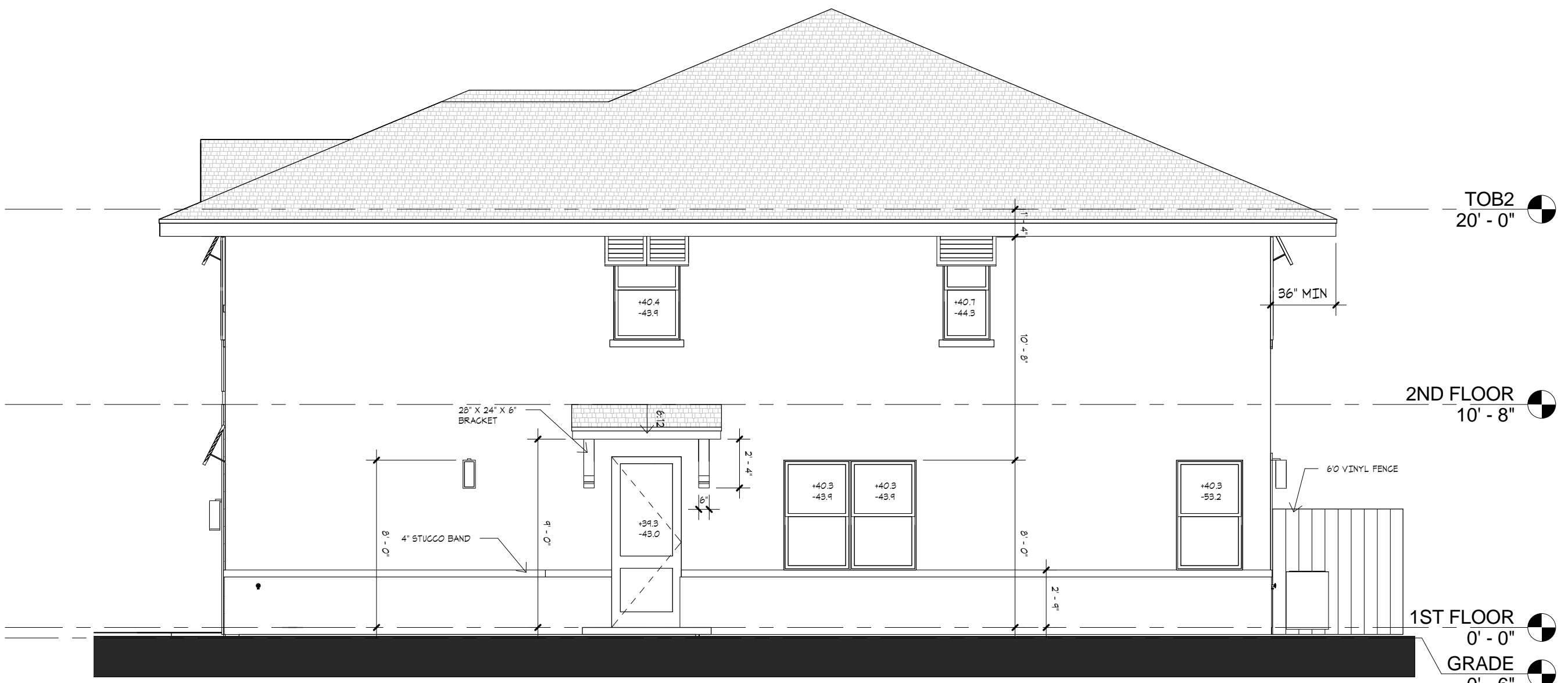
④ REAR ELEVATION
3/16" = 1'-0"

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

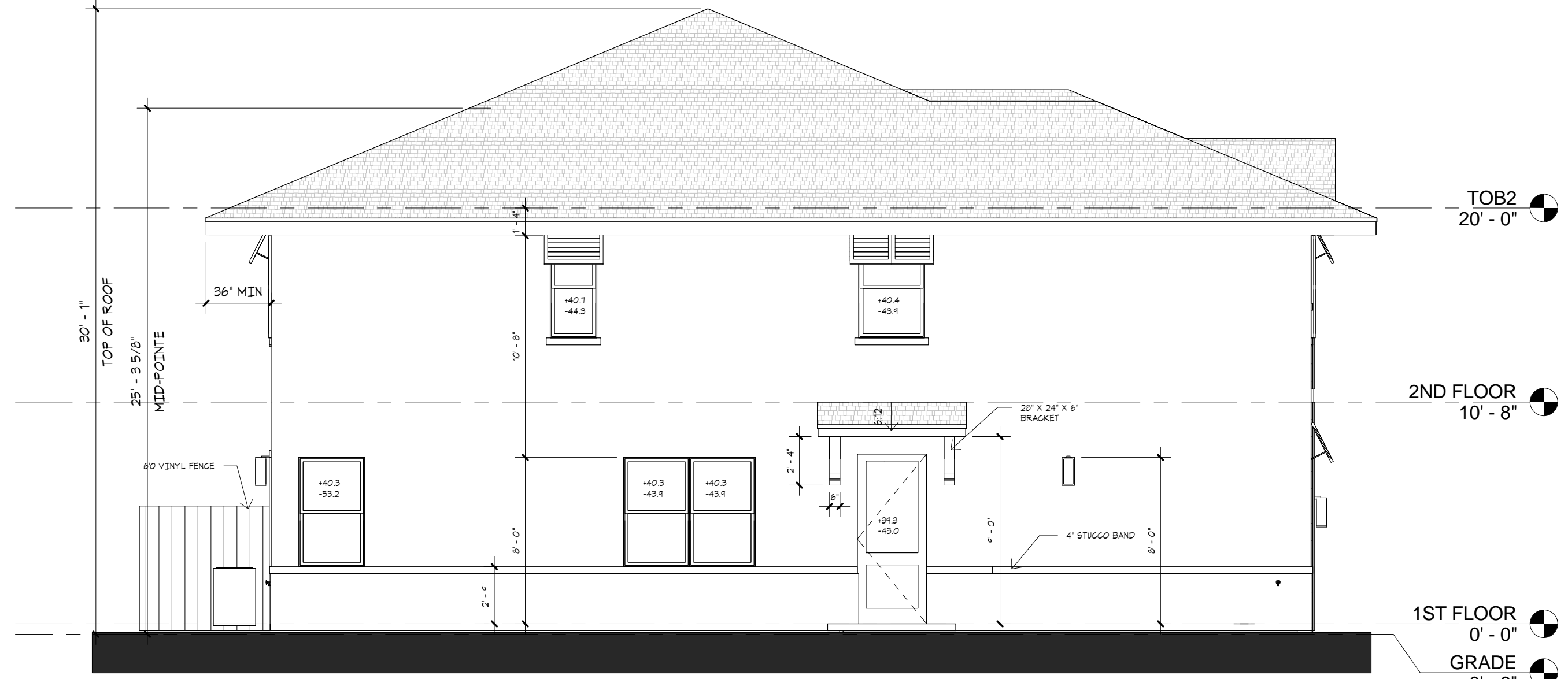
SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

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%



③ RIGHT SIDE ELEVATION
3/16" = 1'-0"



② LEFT SIDE ELEVATION
3/16" = 1'-0"



① FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

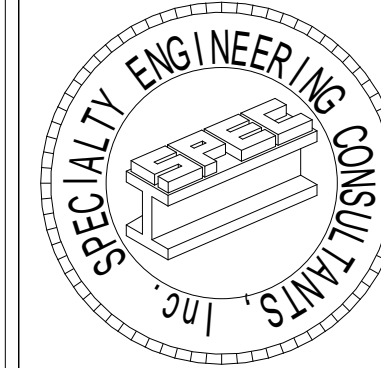
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A3



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

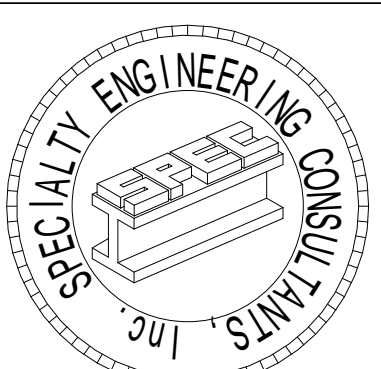


1 FRONT ELEVATION
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COLOR ELEVATIONS SCHEME 1
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