

Town Homes

AT

CENTRAL PARC

PORT SAINT LUCIE, FLORIDA

6-UNIT BUILDING

6-UNIT BUILDING

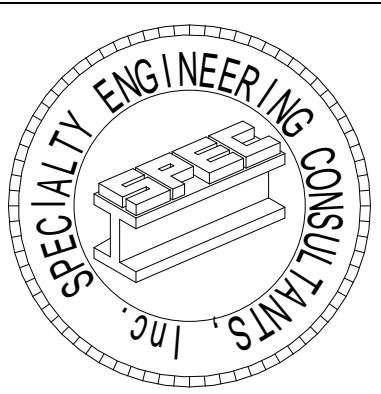
SHEET INDEX

SHEET INDEX			
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A-2	2ND FLOOR BUILDING PLANS	S2	1ST LIFT BEAM /2ND FLOOR FRAMING PLAN
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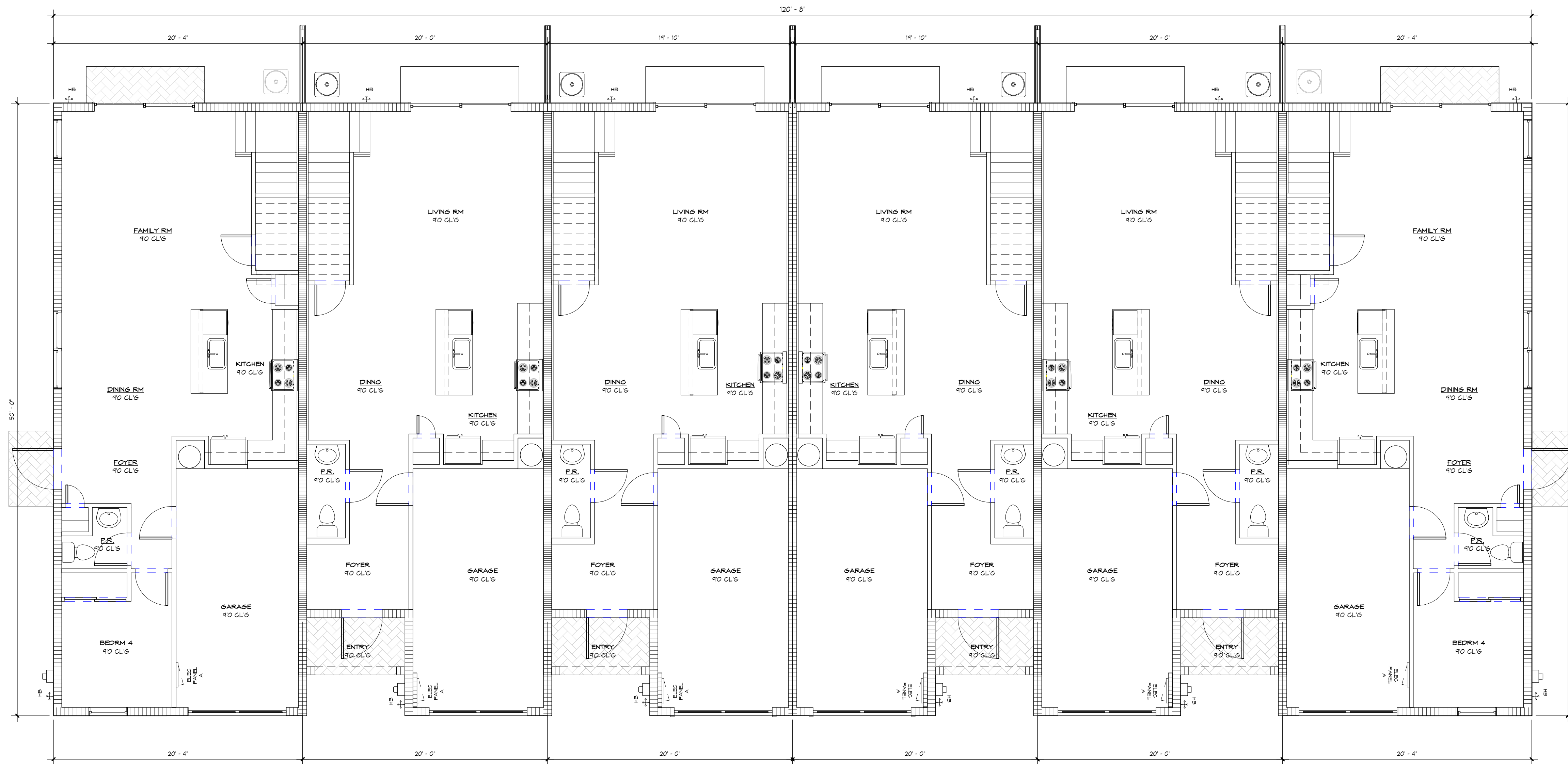
SITE & AREA CALCULATIONS	
TOTAL BUILDING AREA	11,728 SQ.FT.
PROPOSED A/C AREA	10,176 SQ.FT.
PROPOSED NON A/C AREA	1,552 SQ.FT.
GARAGES	1,354 SQ.FT.
COVERED ENTRY	198 SQ.FT.

BLDG. DESIGN DATA	
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 158.128	
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
 PHONE - 888-888-8888 - PALM BEACH
 FL. CA. #009217
 561 - 752 - 5440 OFFICE
 561 - 752 - 5542 FAX



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

PLAN 1820R

PLAN 1634R

PLAN 1634R

PLAN 1634L

PLAN 1634L

PLAN 1820L

CLIENT INFORMATION

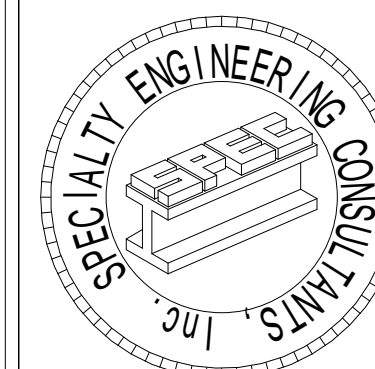
13TH FLOOR CP, LLC

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

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FILE NAME

SCALE

DATE 1/25/2023

RVD. BY

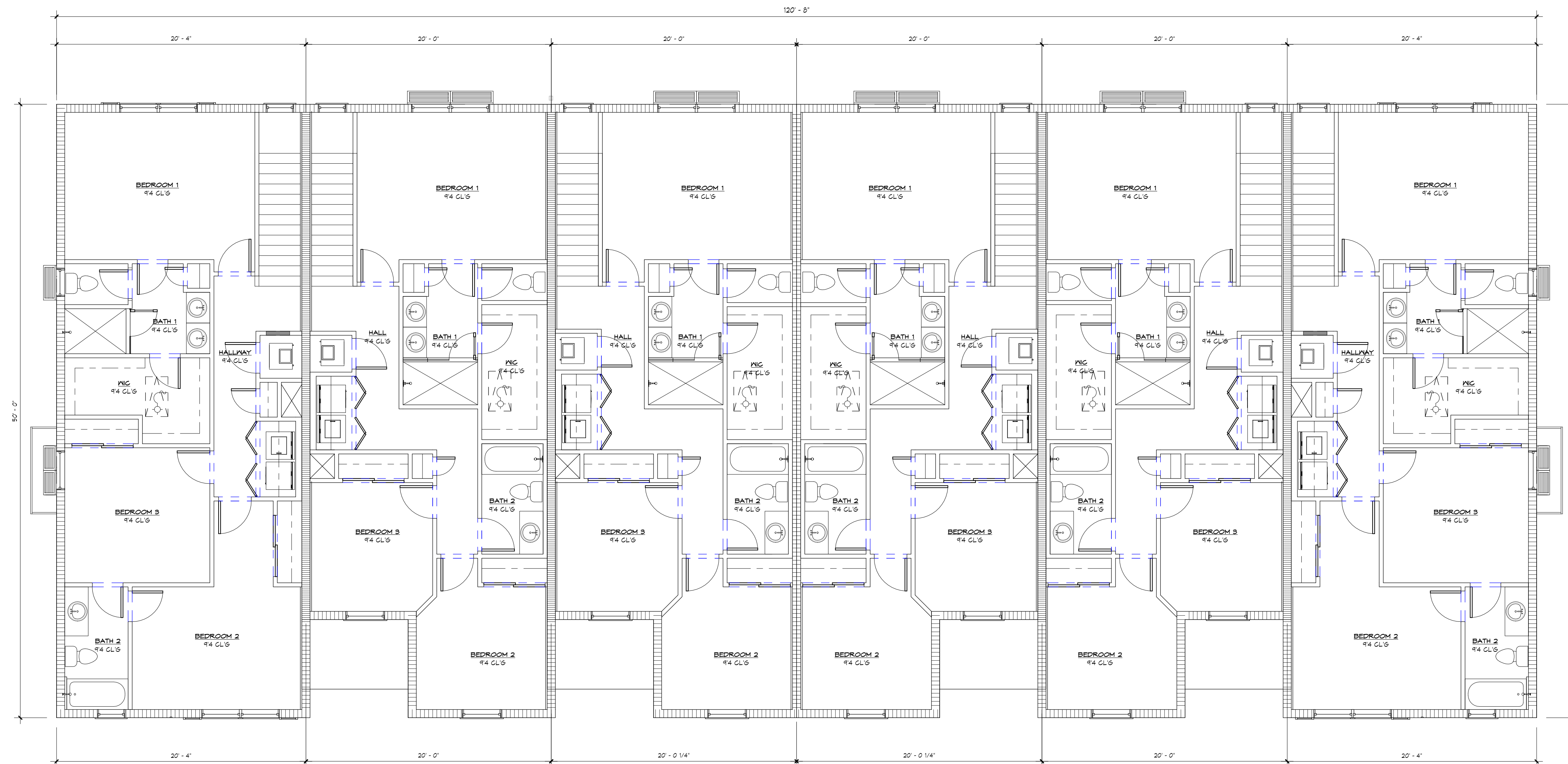
DRWN. BY

REVISION

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A1



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

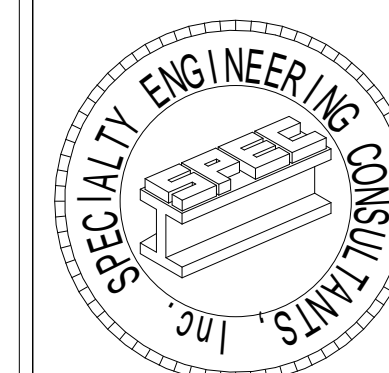
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CENTRAL PARC
PORT ST LUCIE, FLORIDA

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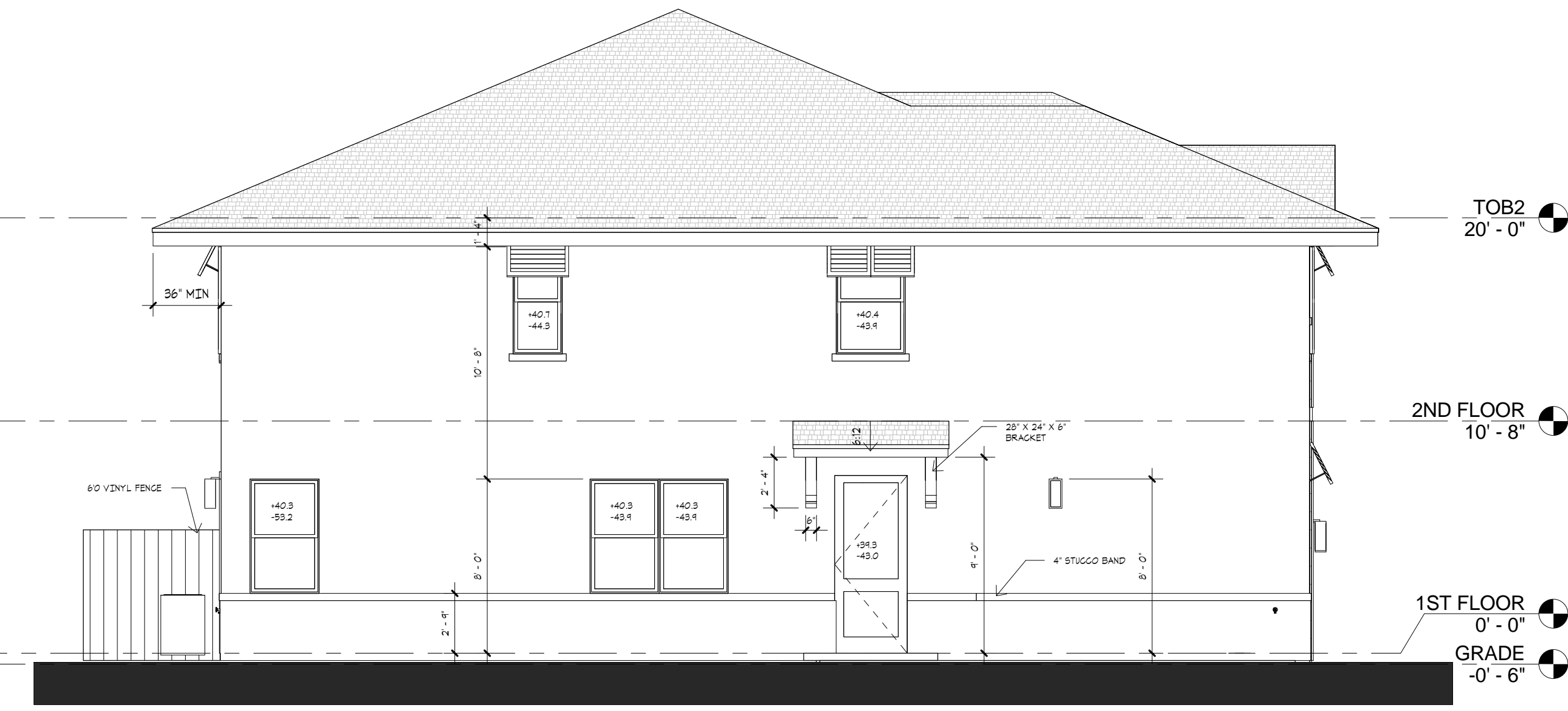
SEAL
D. ADAM LeBLANC, PE FL #77012

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

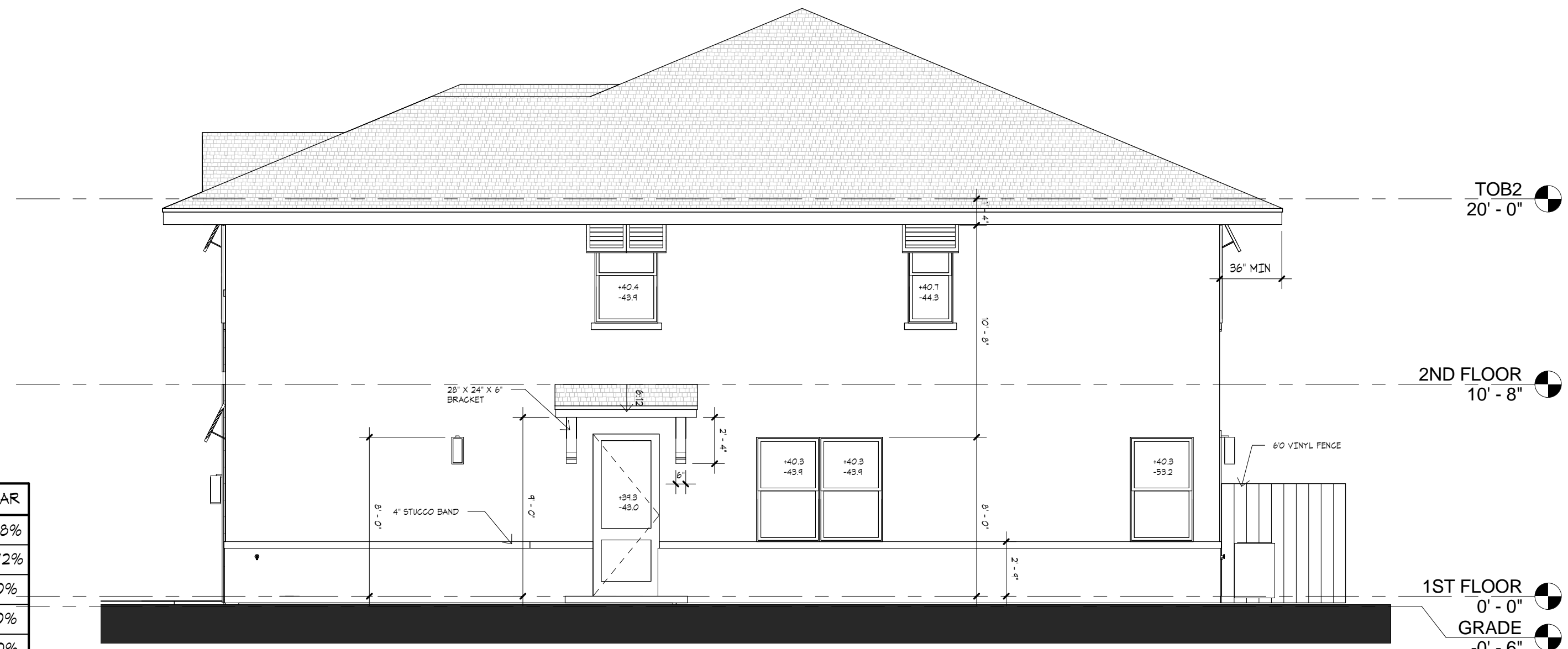
SIDE ARCHITECTURAL ELEMENTS

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"

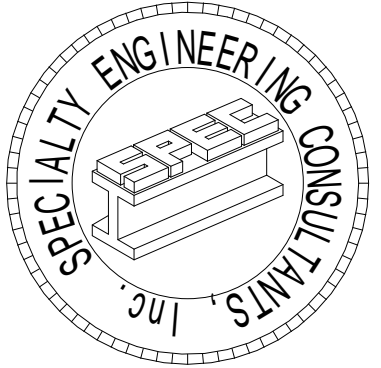
ELEVATIONS

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



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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

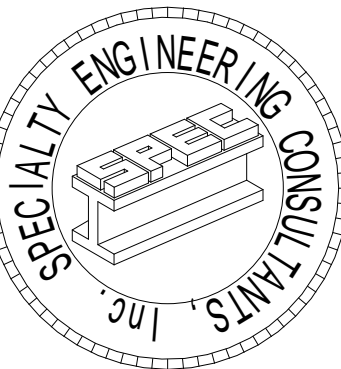
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CENTRAL PARC
 FT ST LUCIE, FLORIDA

CLIENT INFORMATION
13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
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CLIENT INFORMATION



SPECIALTY ENGINEERING CONSULTANTS, Inc

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R.V.D. BY:

DRWN. BY:

REVISION:

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SHEET #

A3.1



④ REAR ELEVATION
 3/16" = 1'-0"

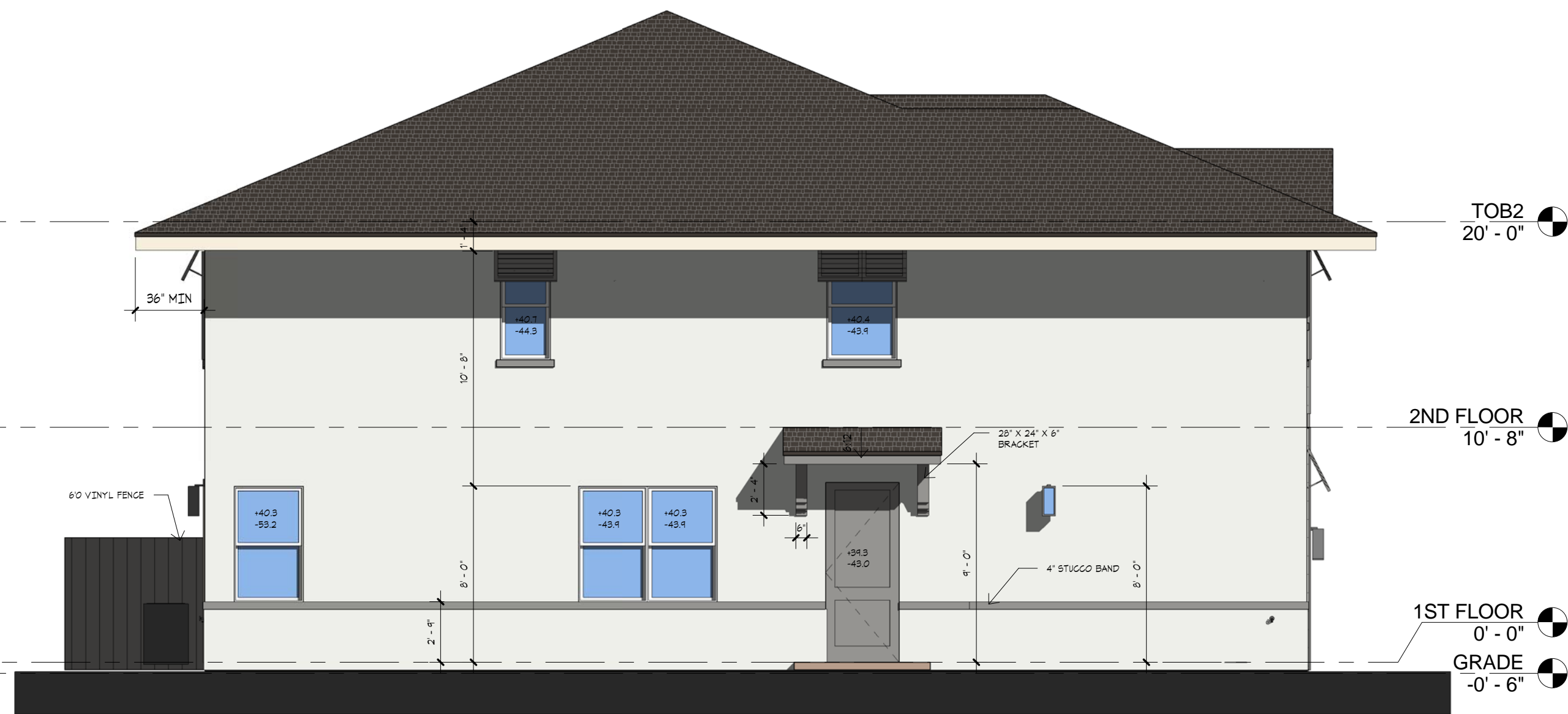
REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

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%	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%
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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"

CITY OF PORT ST LUCIE PROJECT NO: P22-232

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