



**EDLUND · DRITENBAS · BINKLEY  
ARCHITECTS AND ASSOCIATES, P.A.**

65 Royal Palm Pointe, Ste D  
Vero Beach, FL 32960  
Ph: (772) 569-4320 Fax: (772) 569-9208

**DESIGN INTENT NARRATIVE**

**PROJECT:** ROCLA MANUFACTURING FACILITY

**LOCATION:** 300 3<sup>RD</sup> STREET, FORT PIERCE, FL

**DATE:** 1 APRIL 2015

**GOALS & OBJECTIVES:**

*Design a Pre-Engineered metal Manufacturing Building with adjacent Administration Building of similar structure, and a central work courtyard. Integrate stucco, organic colors, ceramic tile, decorative metal grilles and columns, with a garden fence and 3-level landscaping to give the project curb appeal while softening the industrial image of the facility.*

The following design elements have been integrated into the building and site designs to buffer offsite views, internal noise generation, and to give the project curb appeal, and visual identity as a City landmark building.

- Architecturally embellished Pre-Engineered Metal Building.
- Varying height masonry base knee walls with stucco face and reveal marker control joints at both the Admin Office Building and main Manufacturing Building.
- Decorative geometric ceramic tile in-lays in color to complement the Owner's signage panel.
- Decorative chippendale aluminum grilles to create positive relief from the large flat façade facing West.
- Tall 3-level palms framing the West building façade corners to scale down the verticality of the main building.
- Building overhangs will be bracketed with decorative aluminum columns at West Elevations.
- Two color stucco base knee wall.
- Garden fence of masonry and stucco to unify the two buildings at the West Elevation, control sound transmission and create a progression of vertical scale as a transitional space and focal entry adjacent to the interior courtyard.
- Landscaping at base of garden fence to reduce heat island effect and add 3<sup>rd</sup> color element to composition.
- Building will have an industrial appearance to compliment with adjacent structures, while enhancing the overall street frontage.
- Perimeter and interior landscaping with trees and shrubs to shade the site and help with site acoustics.
- Utilize light blue metal siding and roofing to soften the mass of the structure against the sky and horizon.
- Artisan cement panels at entrance gate.

## ROCLA CONCRETE TIE FACILITY

Pursuant to Section 22-59 (c)(1)(b) of the City of Fort Pierce Code - Site Analysis

The subject 7.84 acre parcel can be best described as an impacted urban site that has been altered from previous activity. The historic native ecosystem is no longer present on the site. The predominant vegetation is that typically found on impacted areas and consists primarily of Brazilian Pepper. Cabbage palm are randomly found on the site together with vines and herbaceous weeds. No significant native trees exist on the site.

Access to the proposed facility will be from an existing driveway on south 3<sup>rd</sup> Street. This existing turnout will adequately provide access for large vehicles entering and exiting the site.

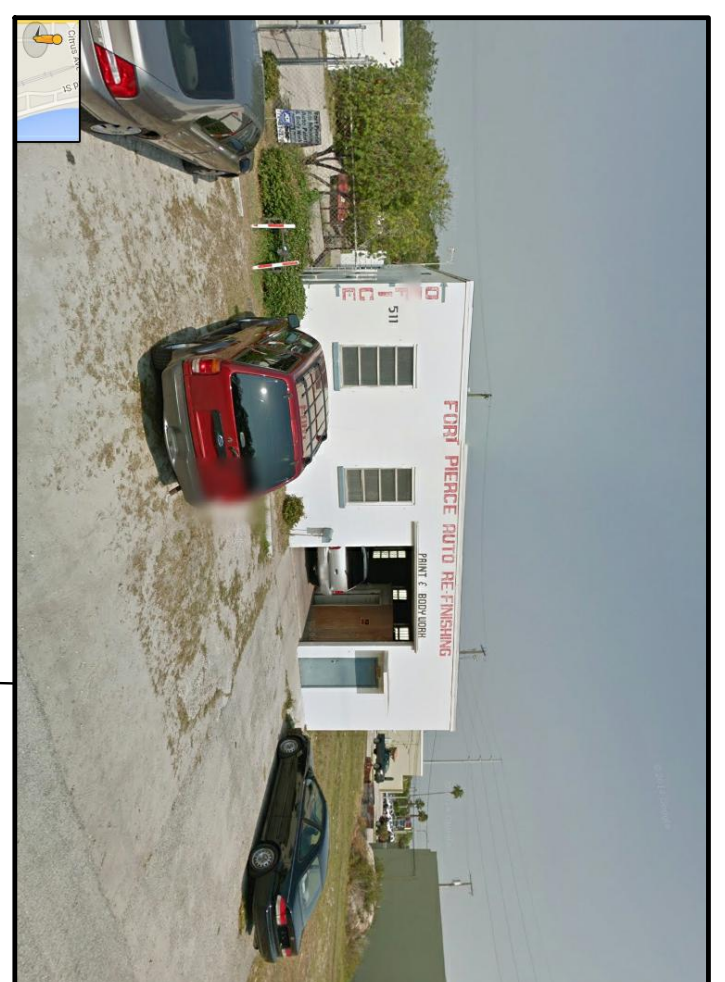
There are no wetlands or significant topographic features on the subject site.

The development will provide the required setbacks for the proposed activity. The perimeter will be landscaped as required by the City landscape ordinance. Native canopy trees and hedges will surround the vehicular use areas and will provide shade and buffering from off-site views. The proposed office will be landscaped with palms and foundation hedge. The parcel is visible from the Citrus overpass and will be visually enhanced with the landscaping from the bridge vista.

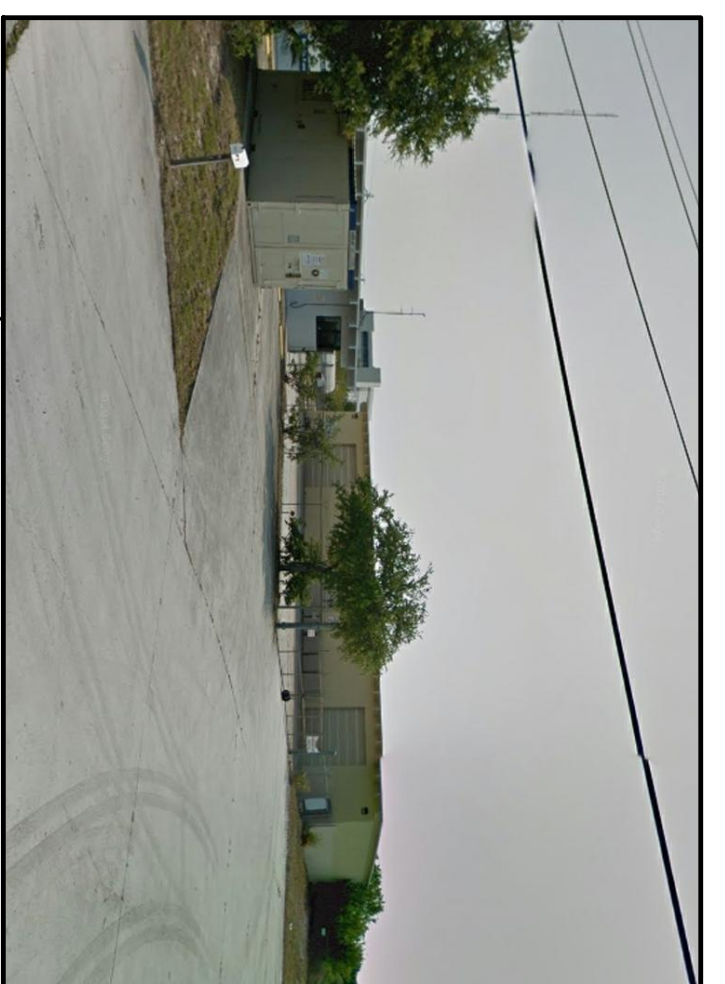
The proposed development will blend with the existing uses in this area, primarily an industrial area of the City adjacent to the Florida East Coast railroad tracks. The subject site is bordered by the railroad tracks to the east and south 3<sup>rd</sup> Street to the west and is ideally suited for the proposed development.



519 S. 3RD ST



561 S. 3RD ST



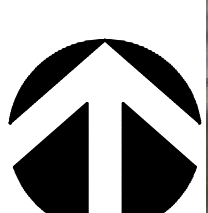
601 S. 3RD ST



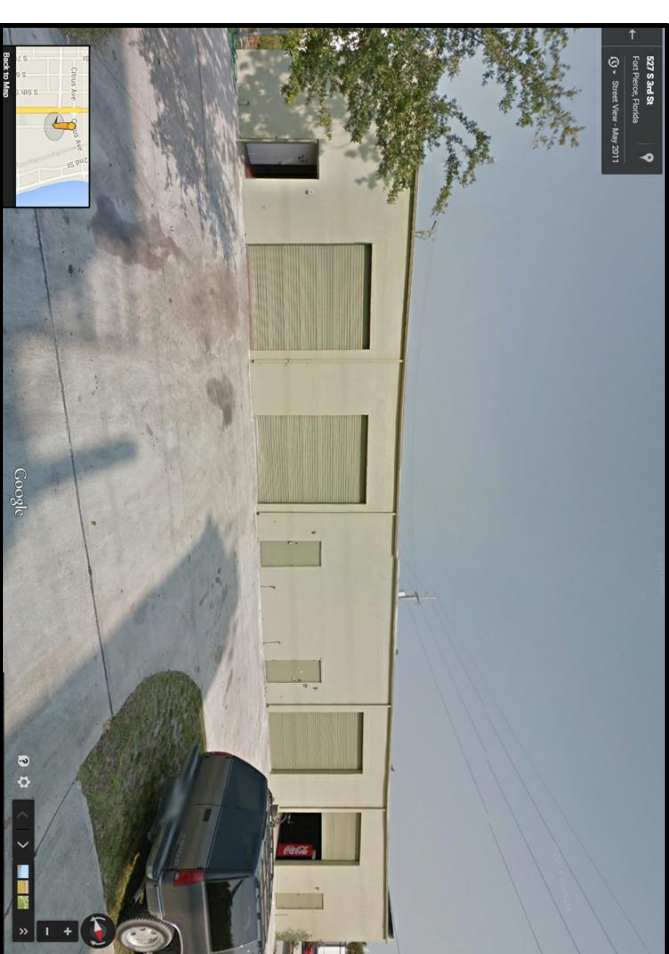
ROCLA SITE



767 S. 3RD ST



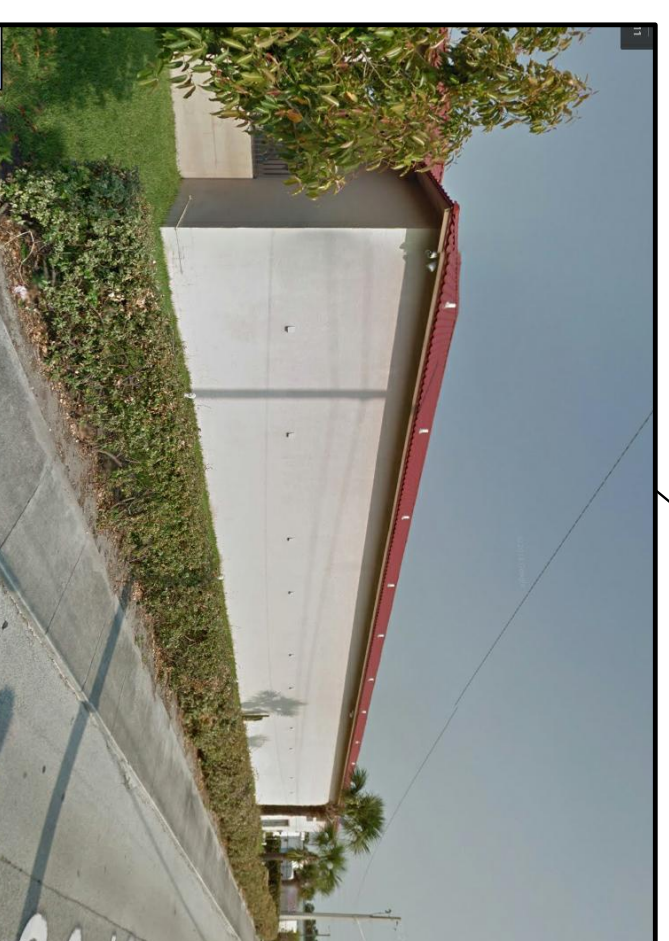
SITE CONTEXT PLAN  
SCALE: N.T.S.



527 S. 3RD ST



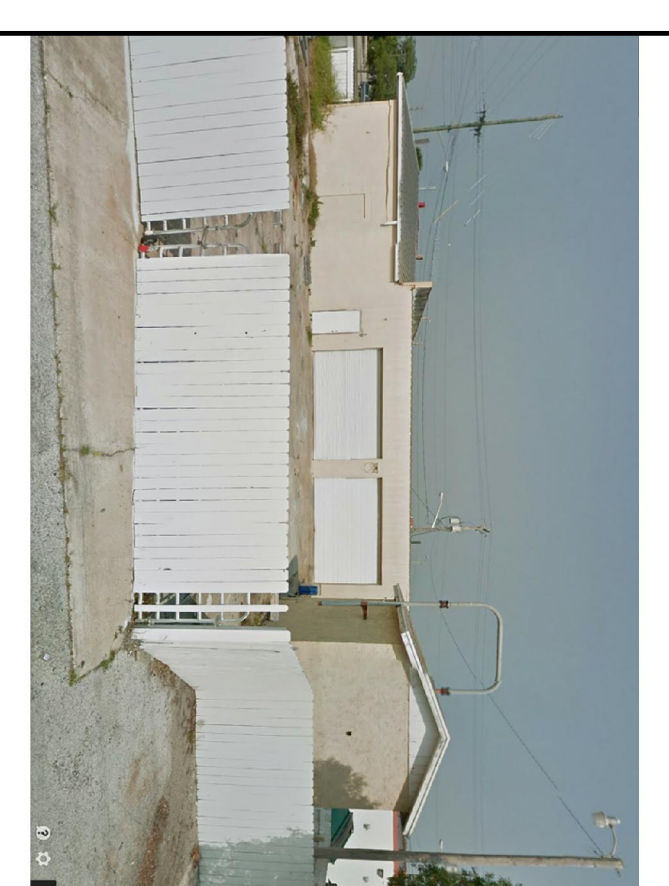
617 S. 3RD ST



669 S. 3RD ST



693 S. 3RD ST



773 S. 3RD ST



S.L.C. FLEET MAINTENANCE



S.L.C. FLEET MAINTENANCE



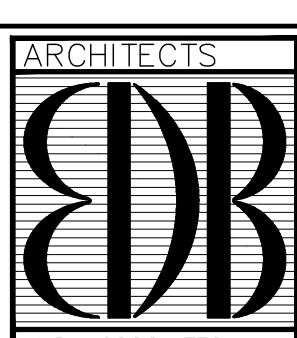
ST. LUCIE OUTBOARD

PRECEDENT PROJECTS  
SCALE: N.T.S.

PROJECT: ROCLA TIE PLANT

FOR: ROCLA CONCRETE TIE, INC.  
600 SOUTH 3RD STREET  
FORT PIERCE, FL 34950

SEAL:



EDLUND · DRITENBAS · BINKLEY  
ARCHITECTS AND ASSOCIATES, P.A.

AR-AA C000886

65 ROYAL PALM POINTE, SUITE "D"  
VERO BEACH, FLORIDA 32960  
PHONE: (772) 569-4320

| NO. | DATE | REVISIONS |
|-----|------|-----------|
|     |      |           |
|     |      |           |
|     |      |           |
|     |      |           |

© M.A.D. LLC. 2020. ALL RIGHTS RESERVED.  
NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS AND ASSOCIATES.

CONTRACT NO.: 1702418  
DATE: 24 MAR 20  
BY: AD  
CHKD: PD

SHEET NO.  
**DR-1**  
OF TWO



ROCLA TIE PLANT - AERIAL PERSPECTIVE



ROCLA TIE PLANT - US-1 PERSPECTIVE