

KING'S LANDING
FORT PIERCE, FLORIDA



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CITY SUBMISSION 05-22-2025

COVER

-CV

PROJECT NUMBER: 2015

SHEET NUMBER

DATE: 05/22/2025

PROJECT
KING'S LANDING
FORT PIERCE, FL

CLIENT
AUBURON
DEVELOPMENT
CORPORATION
1000 W. WINDY HILL
LIVE OAK
HOLDINGS
GROUP

garciastromberg

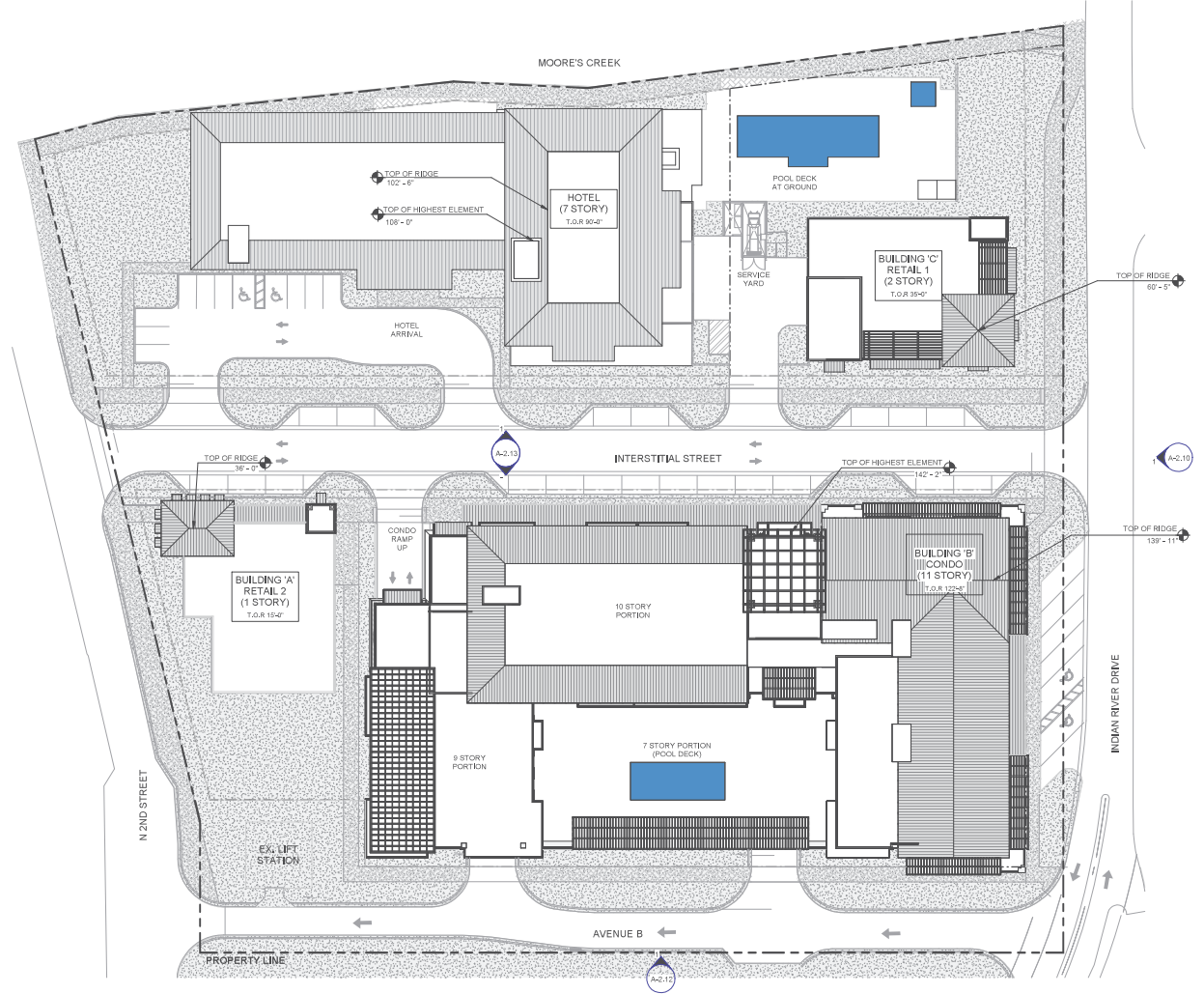
1000 W. WINDY HILL
LIVE OAK, FL 32060
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REV	DESCRIPTION	DATE

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OVERALL SITE PLAN
 1
 1" = 30'-0"
 A1.10

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2015
 SHEET NUMBER:
A-1.10
 DATE: 05/22/2025

OWNER NAME:
OVERALL SITE PLAN

PROJECT:
KING'S LANDING
 FORT PIERCE, FL

CLIENT:
 AUDUBON DEVELOPMENT
 1000 W. WINDY HILL
 VENUE WITH
 LIVE OAK HOLDINGS GROUP

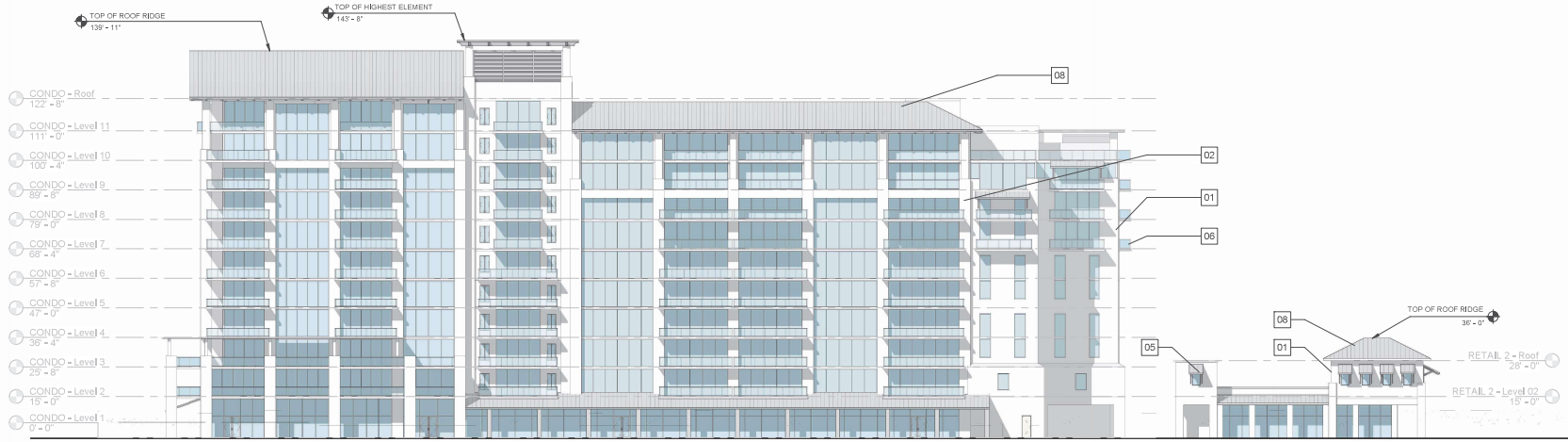
ARCHITECT:
garciastromberg

1000 W. WINDY HILL
 VENUE WITH LIVE OAK HOLDINGS GROUP
 FORT PIERCE, FL 34948
 PHONE: 888.888.8888
 FAX: 888.888.8888
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INTERNAL STREET A 1
1" = 20'-0" A-211



RENDERING ALONG INTERNAL STREET LOOKING SE

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PROJECT NUMBER 2015
A-2.11

PROJECT NAME
STREET ELEVATIONS

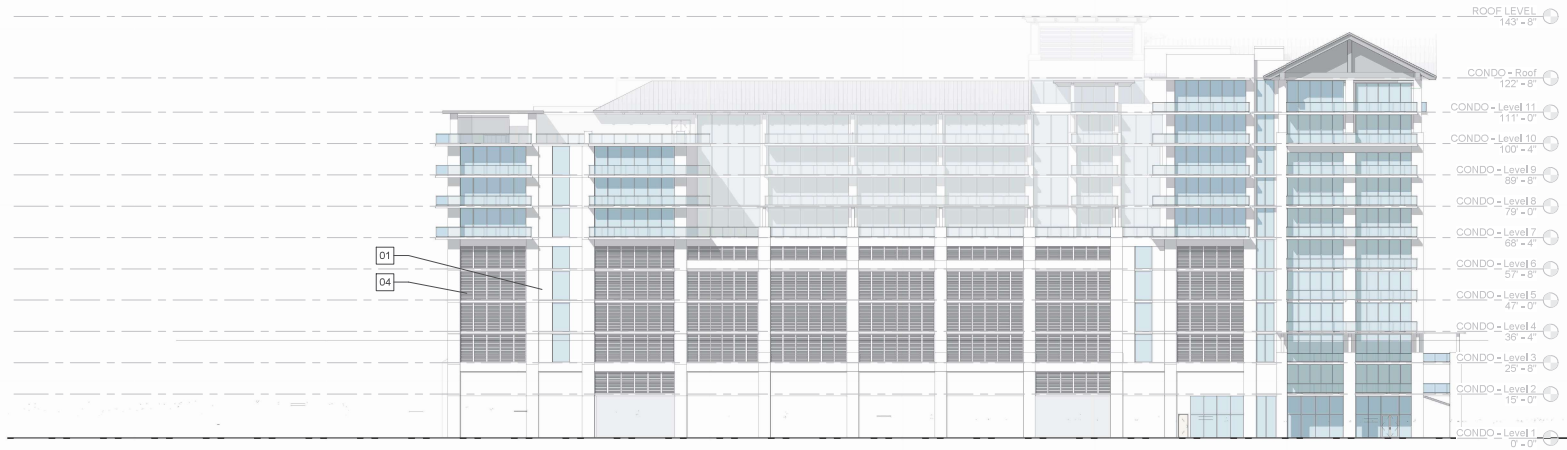
PROJECT
KING'S LANDING
FORT PIERCE, FL

CLIENT
AUDUBON
DEVELOPMENT
CORPORATION
VENTURE PARTNERS
LIVE OAK
HOLDINGS
GROUP

garcia stromberg
ARCHITECTS
1000 W. PALM BEACH BLVD., SUITE 100
FORT PIERCE, FL 34939
TEL: 888.888.8888
WWW.GARCIASTROMBERG.COM

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To the best of the architect or engineer's knowledge, the plans and specifications are true and correct, and the work shown is in accordance with the applicable laws, codes, and regulations of the local authority having jurisdiction. This document is not to be construed as a contract. It is subject to the terms and conditions of the contract documents. © Garcia Stromberg



ROOF LEVEL	143'-8"
CONDO - Roof	122'-8"
CONDO - Level 11	111'-0"
CONDO - Level 10	100'-4"
CONDO - Level 9	89'-8"
CONDO - Level 8	79'-0"
CONDO - Level 7	68'-4"
CONDO - Level 6	57'-8"
CONDO - Level 5	47'-0"
CONDO - Level 4	36'-4"
CONDO - Level 3	25'-8"
CONDO - Level 2	15'-0"
CONDO - Level 1	0'-0"

SOUTH (AVENUE B) ELEVATION 1
1" = 20'-0" A-2.12



RENDERING LOOKING NNW

CITY SUBMISSION 05-22-2025

PROJECT NUMBER
A-2.12

PROJECT NAME
STREET ELEVATIONS

PROJECT
KING'S LANDING
FORT PIERCE, FL

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DEVELOPMENT
CORPORATION
ATTN: VENTURE PARTNERS
LIVE OAK
HOLDINGS
GROUP

ARCHITECT
garcia stromberg

1000 W. Palm Beach Blvd., Suite 100
West Palm Beach, FL 33411
Phone: 561.833.4444
www.garciastromberg.com

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SITE CONTEXT REFERENCES / PRECEDENT IMAGES



U.S. DISTRICT COURT MAGISTRATE -
101 N US HWY 1, FORT PIERCE, FL 34950

DESIGN PRECEDENT

- WINDOW BAY RHYTHM - MIX OF FULL HEIGHT AND PUNCHED OPENINGS
- ELEVATION WITH HORIZONTAL DELINEATION OF HEAVIER BASE, MID-ZONE, AND LIGHTER TOP LEVEL.
- TOWER ELEMENT CREATING VARIED ROOF PROFILE
- SOLID ANCHORING MASSING ELEMENTS



MANATEE CENTER -
480 N INDIAN RIVER DR, FORT PIERCE, FL 34950

DESIGN PRECEDENT

- METAL ROOF
- MIX OF HIP, GABLE, AND SHED ROOF ELEMENTS.
- COVERED SHED TYPE LOGGIA



SEVEN GABLES HOUSE -
482 N INDIAN RIVER DR, FORT PIERCE, FL 34950

DESIGN PRECEDENT

- GABLE ROOFS
- EXPOSED RAFTER TAIL DETAILING
- LARGE BALCONIES & TERRACES
- AWNING DETAILS

CITY SUBMISSION 05-22-2025

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To the best of the architect's or engineer's knowledge, the plans and specifications herein comply with all applicable laws, codes, and regulations in accordance with the provisions of Chapter 253, Florida Statutes.

garciastromberg
 ARCHITECTS
 2000 W. UNIVERSITY BLVD., SUITE 100
 FORT PIERCE, FL 34901
 PHONE: 888.488.8888
 FAX: 888.488.8888
 WWW.GARCIASTROMBERG.COM
 CONTACT: LUCAS @ GARCIASTROMBERG.COM

CALL BY:
 AUDUBON DEVELOPMENT
 1000 W. UNIVERSITY BLVD., SUITE 100
 FORT PIERCE, FL 34901
 PHONE: 888.488.8888
 FAX: 888.488.8888
 WWW.AUDUBONDEVELOPMENT.COM
 CONTACT: LUCAS @ GARCIASTROMBERG.COM

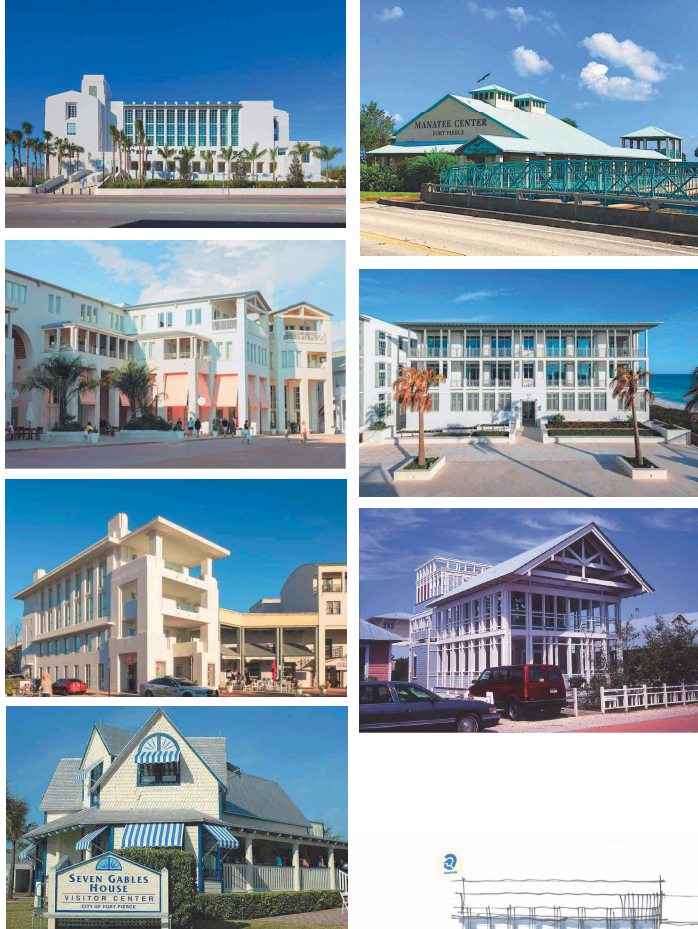
KING'S LANDING
 FORT PIERCE, FL

SITE CONTEXT AND STYLE REFERENCE

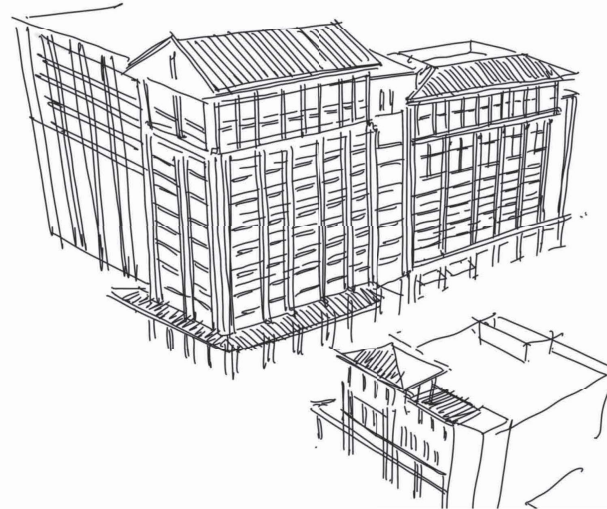
PROJECT NUMBER: 2015
A-2.21
 SHEET NUMBER
 DATE: 05/22/2025
 DRAWN BY: [Name]

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SITE CONTEXT REFERENCES / PRECEDENT IMAGES

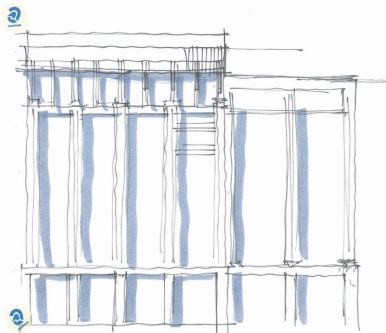


CONCEPT SKETCH



DESIGN CONCEPTS AND ARCHITECTURAL LANGUAGE:

- MASSING STEPS DOWN FROM THE EAST TO THE WEST, ENDING UP AT 2-3 STORIES ALONG THE EASTERN EDGE ADJACENT TO THE LOWER SCALE OF THE EXISTING RESIDENCES.
- ACTIVE URBAN STREET EXPERIENCE.
- RETAIL AND RESTAURANT ALONG STREET LEVEL.
- ACTIVE USES LINING THE PARKING LEVELS TO THE STREET.
- DRAWING INSPIRATION FROM THE SOUTH FLORIDA STYLE, THE VARIOUS BUILDINGS IN THE DEVELOPMENT PROVIDE DIFFERENT INTERPRETATIONS TO CREATE A RICH CONTEMPORARY COLLECTION OF STRUCTURES THAT FORM A COHESIVE WHOLE.
- STANDING SEAM ROOFS WITH EXPOSED RAFTER TAIL DETAILING AND LARGE OVERHANGS.
- TERRACES, AND STREET LEVEL COLONNADES ARE IMPLEMENTED THROUGHOUT .
- A MIX OF GABLE AND HIP ROOF PROFILES CREATED ADDITIONAL VARIETY IN THE FORMS.
- WALL FINISHES CONSISTING OF A MIX OF PAINTED STUCCO, HORIZONTAL SLAT, AND VENEER SHELL STONE CLADDING AT ACCENT AREAS ARE ALSO IN KEEPING WITH THE SOUTH FLORIDA STYLE.
- VARIED WINDOW PATTERNING WITH VARIATIONS FROM FULL HEIGHT WINDOWS TO PUNCHED OPENINGS.
- HORIZONTAL ARTICULATION OF BASE, MID-ZONE, & ROOF LEVEL FROM HEAVY TO LIGHT.
- LOUVERED PANELS AND SUN GRILLS CREATE A FINAL CONSISTENT LANGUAGE OF DETAILING.



CONCEPT SKETCH

REV	DESCRIPTION	DATE

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