

**KING'S LANDING**  
FORT PIERCE, FLORIDA



DRAWING INDEX			
SHEET NUMBER	SHEET NAME	SHEET NUMBER	SHEET NAME
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A-1.10	OVERALL SITE PLAN	A-2.12	STREET ELEVATIONS
A-1.11	CONDO & RETAIL 2	A-2.13	STREET ELEVATIONS
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A-2.10	STREET ELEVATIONS	A-2.23	MATERIALS

REV.	DESCRIPTION	DATE

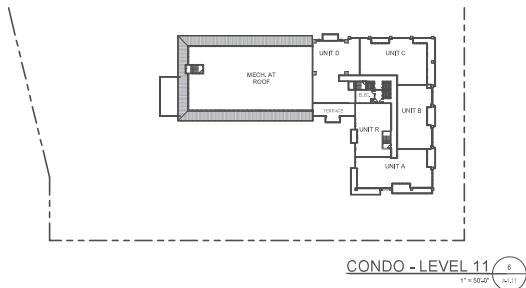

  
**garciastromberg**
  
 ARCHITECTS
   
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 www.garciastromberg.com

CLIENT:
   
**AUDUBON**
  
**VENTURE WITH**
  
**RICHLAND**
  
**HOLDINGS**
  
 GROUP

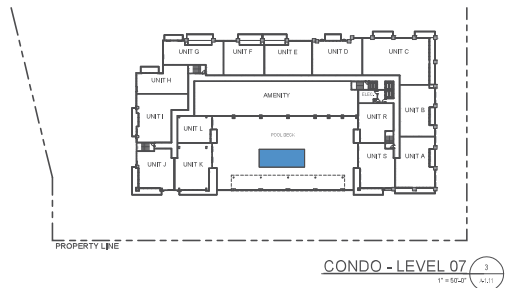
PROJECT:
   
**KING'S LANDING**
  
 FORT PIERCE, FL

CITY SUBMISSION 05-22-2025
   
 DRAWING:
   
**COVER**
  
 SCALE:
   
**-CV**
  
 DATE:
   
 05/22/2025

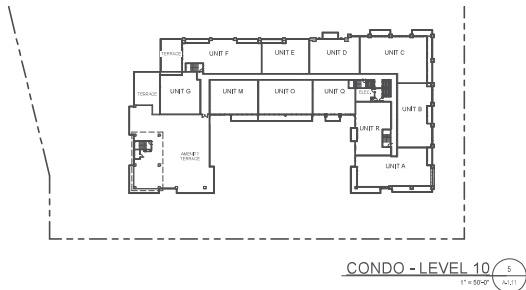




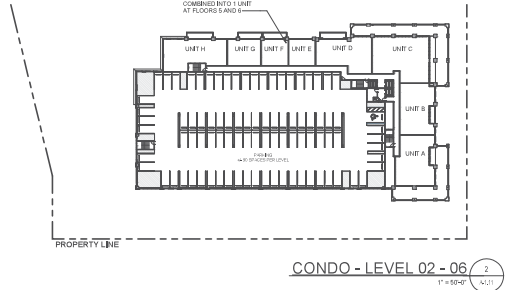
CONDO - LEVEL 11  
1" = 50'-0" (A-11)



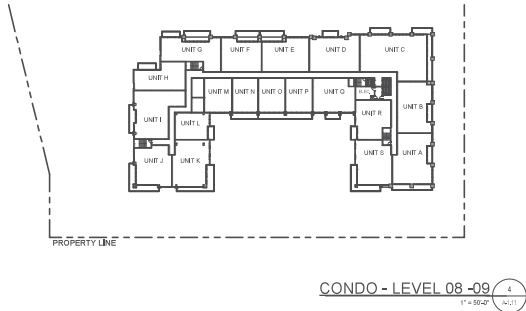
CONDO - LEVEL 07  
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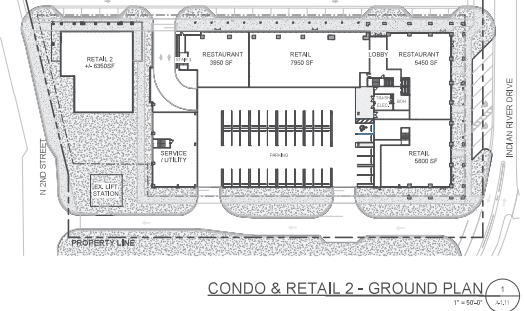
CONDO - LEVEL 10  
1" = 50'-0" (A-11)



CONDO - LEVEL 02 - 06  
1" = 50'-0" (A-11)



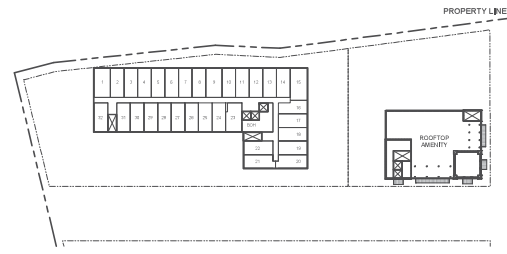
CONDO - LEVEL 08 - 09  
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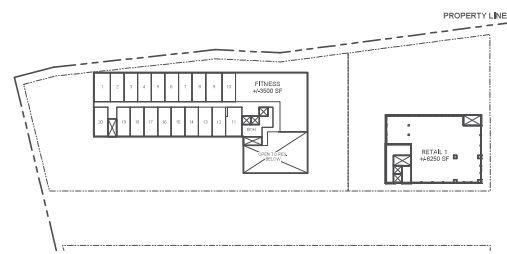
CONDO & RETAIL 2 - GROUND PLAN  
1" = 50'-0" (A-11)

CITY SUBMISSION 05-22-2025  
 PROJECT NAME: KING'S LANDING  
 PROJECT ADDRESS: FORT PIERCE, FL  
 ARCHITECT: garciastromberg  
 PROJECT NUMBER: A-1.11  
 SHEET DATE: 05/22/2025  
 SHEET TITLE: CONDO & RETAIL 2 - GROUND PLAN  
 DESIGNER: [Redacted]  
 CHECKER: [Redacted]  
 DATE: [Redacted]

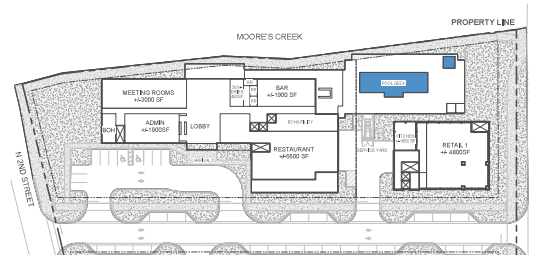
THIS IS A PRELIMINARY DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED.



HOTEL - LEVEL 03 - 06  
1" = 8'-0"  
3



HOTEL & RETAIL - LEVEL 02  
1" = 8'-0"  
2



HOTEL & RETAIL 1 - GROUND PLAN  
1" = 8'-0"  
1

This plan is submitted with the understanding that the applicant is responsible for obtaining all necessary permits and approvals from the appropriate local, state, and federal agencies. The City of Fort Pierce does not warrant the accuracy or completeness of this information.

PROJECT: KING'S LANDING  
 PHASE: HOTEL & RETAIL 1  
 SHEET: A-1.12

CITY SUBMISSION 05-22-2025  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]

PROJECT: KING'S LANDING  
 PHASE: HOTEL & RETAIL 1  
 SHEET: A-1.12

PROJECT: KING'S LANDING  
 PHASE: HOTEL & RETAIL 1  
 SHEET: A-1.12

REV.	DESCRIPTION	DATE

PROJECT: KING'S LANDING  
 PHASE: HOTEL & RETAIL 1  
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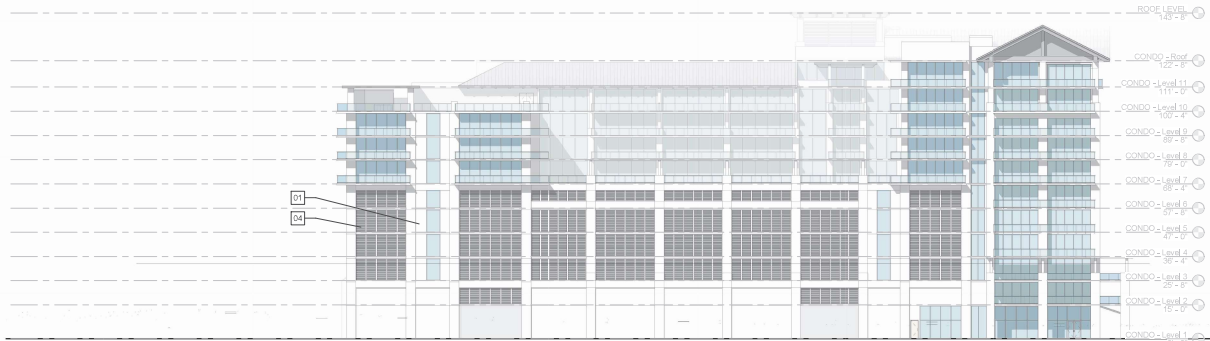
PROJECT: KING'S LANDING  
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**SOUTH (AVENUE B) ELEVATION** 1  
1" = 20'-0" 1/2"



**RENDERING LOOKING NNW**

CITY SUBMISSION 05-22-2025

PROJECT: STREET ELEVATIONS

PROJECT: KING'S LANDING  
FORT PIERCE, FL

DATE: 05-22-2025

DRAWN BY: A-2.12

PROJECT: AUDUBON VENTURE WITH RIC-LIGHT HOLDINGS GROUP

ARCHITECT: garciastronberg

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(888) 888-8888  
WWW.GARCIASTRONBERG.COM

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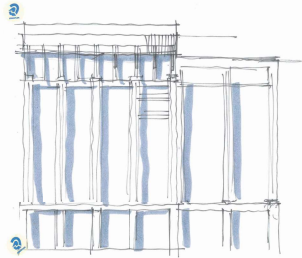
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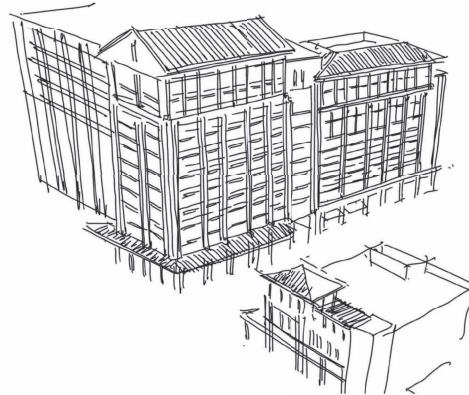


**SITE CONTEXT REFERENCES / PRECEDENT IMAGES**



**CONCEPT SKETCH**

**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.

CITY SUBMISSION 05-22-2025

PROJECT NAME: KING'S LANDING PRECEDENT

DATE: A-2.22

DRAWN BY: garciastromberg

PROJECT: AUDUBON VENTURE WITH PICCOLINI HOLDINGS GROUP

FOOTING: FORT PIERCE, FL

ARCHITECT: garciastromberg

PROJECT: KING'S LANDING PRECEDENT

DATE: A-2.22

DRAWN BY: garciastromberg

PROJECT: AUDUBON VENTURE WITH PICCOLINI HOLDINGS GROUP

FOOTING: FORT PIERCE, FL

ARCHITECT: garciastromberg

