

KING'S LANDING
FORT PIERCE, FLORIDA



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CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2012
SHEET NUMBER
-CV

PROJECT
KING'S LANDING
FORT PIERCE, FL

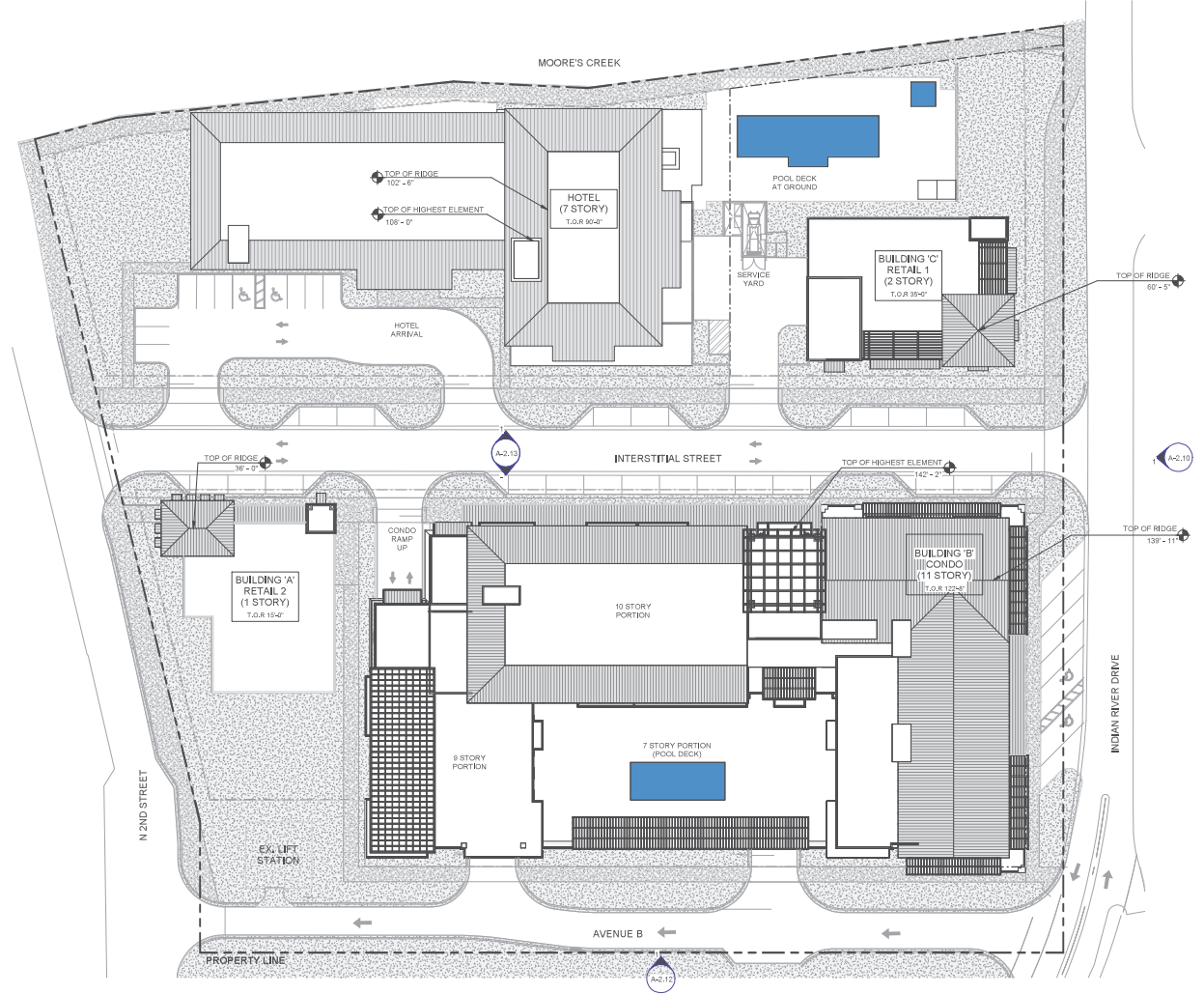
CLIENT
AUDUBON
DEVELOPMENT
CORPORATION
LIVE OAK
HOLDINGS
GROUP

garciastromberg
ARCHITECTS, P.A.
1000 S. US HWY 1
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PH: 888.888.8888
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REV	DESCRIPTION	DATE

To the best of the architect's or engineer's knowledge, the plans and specifications are complete and correct, and conform to the applicable laws, codes, and standards as determined by the local authority having jurisdiction. The architect or engineer does not warrant the accuracy of the information provided by the client or third parties. The architect or engineer is not responsible for the accuracy of the information provided by the client or third parties. The architect or engineer is not responsible for the accuracy of the information provided by the client or third parties.



OVERALL SITE PLAN 1 1" = 30'-0" A-1.10

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2012 SHEET NUMBER: A-1.10 DATE: 05/22/2025

OVERALL SITE PLAN

KING'S LANDING FORT PIERCE, FL

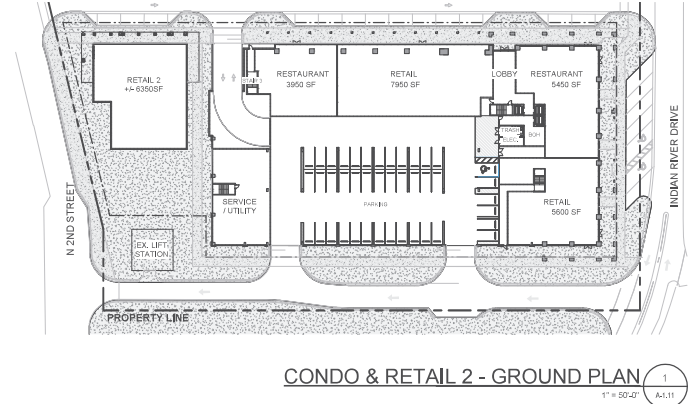
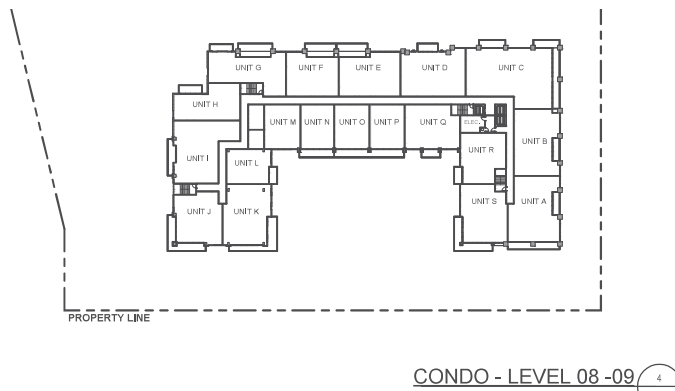
AUDUBON DEVELOPMENT PROJECT VENTURE WITH LIVE OAK HOLDINGS GROUP

garciastromberg

Project: King's Landing, FL, 34949
Client: Live Oak Holdings, LLC
Owner: Audubon Development, LLC
Contract: 05-22-2025

Table with 2 columns: REV, DESCRIPTION, DATE. It contains a header row and several empty rows for revisions.

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[illegible]

To the best of the architect's or engineer's knowledge, the Plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.

Peter T. Stuenkel, BA, NCARB
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**AUDUBON
DEVELOPMENT
INC -JOINT
VENTURE WITH
LIVE OAK
HOLDINGS
GROUP**

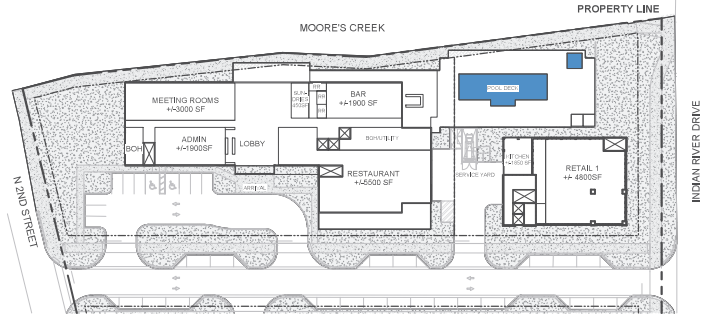
KING'S LANDING
FORT PIERCE, FL

CONDO & RETAIL 2

CITY SUBMISSION 05-22-2025

SHEET NUMBER:
A-1.11

PRINT DATE:
5/22/2005 5:44:32 PM

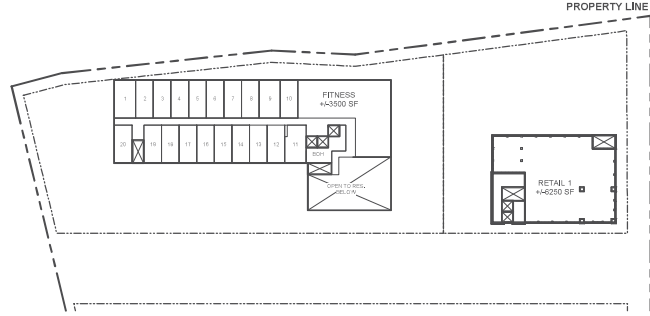


HOTEL & RETAIL 1 - GROUND PLAN

1

1" = 50'-0"

A-1.12

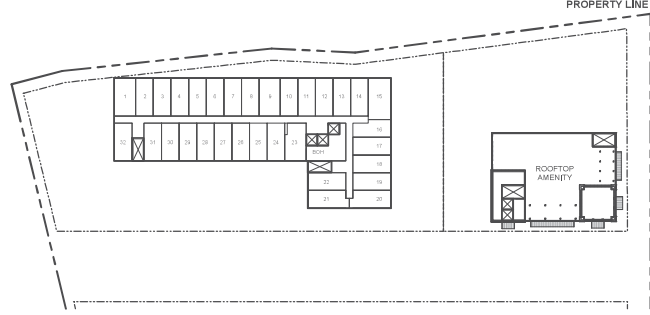


HOTEL & RETAIL - LEVEL 02

2

1" = 50'-0"

A-1.12



HOTEL - LEVEL 03 - 06

3

1" = 50'-0"

A-1.12

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2012
SHEET NUMBER
A-1.12

PROJECT NAME
HOTEL & RETAIL 1

CLIENT
AUDUBON
DEVELOPMENT
CORPORATION
VENTURE WITH
LIVE OAK
HOLDINGS
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DESIGNER
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REV	DESCRIPTION	DATE

DATE: 05/22/2025
BY: J. Garcia

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To the best of the architect's or engineer's knowledge, the plans and specifications are in accordance with the applicable laws and regulations, and the applicable fire-safety standards as determined by the local authority in accordance with the codes and Chapter 253, Florida Statutes.



CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2012
SHEET NUMBER
A-2.00
DATE: 05/22/2025

GRAPHIC SCALE
SITE RENDERING

PROJECT NAME
KING'S LANDING
FORT PIERCE, FL

CLIENT
AUDUBON
DEVELOPMENT
CORPORATION
LIVE OAK
HOLDINGS
GROUP

ARCHITECT
garciastromberg
1000 S. RIVER ST., SUITE 100
FORT PIERCE, FL 34948
TEL: 888.888.8888
WWW.GARCIASTROMBERG.COM

REV.	DESCRIPTION	DATE

TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, THE PLANS AND SPECIFICATIONS SHOWN HEREIN COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS AND STANDARDS AS APPLICABLE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN HEREIN. THE ARCHITECT DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER SOURCE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT SHOWN HEREIN.

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RENDERING ALONG INDIAN RIVER DRIVE LOOKING SW



EAST (INDIAN RIVER DR) ELEVATION

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 25012
SHEET NUMBER:
DATE: 05/22/2025
DRAWN BY: A2.10
CHECKED BY: A2.10

STREET ELEVATIONS

KING'S LANDING
FORT PIERCE, FL

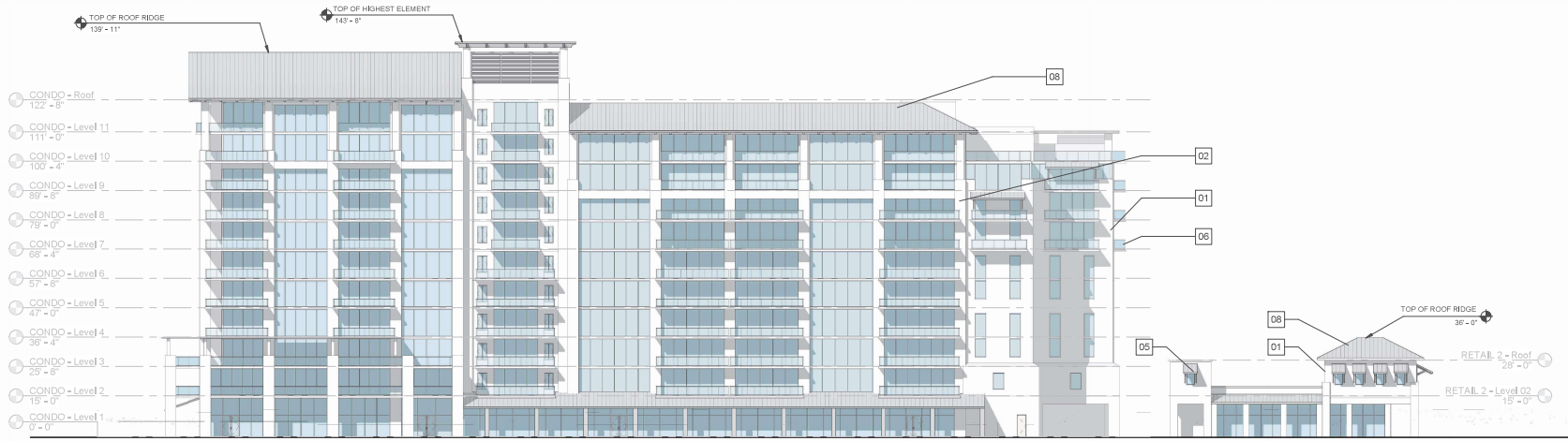
AUDUBON
DEVELOPMENT
VENTURE WITH
LIVE OAK
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GROUP

garciastromberg
Project Location: 10000
Project Name: King's Landing
Project Number: 25012
Project Date: 05/22/2025
Project Status: In Progress

REV	DESCRIPTION	DATE

To the best of the architect's knowledge, the plans and specifications are in accordance with the applicable building codes and standards as determined by the local authority having jurisdiction. The architect does not warrant the accuracy of the information provided by the client or the accuracy of the information provided by the local authority having jurisdiction.

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INTERNAL STREET A 1
1" = 20'-0" A-2.11



RENDERING ALONG INTERNAL STREET LOOKING SE

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2012
SHEET NUMBER
A-2.11
DATE: 05/22/2025

STREET ELEVATIONS

KING'S LANDING
FORT PIERCE, FL

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VENTURE WITH
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HOLDINGS
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Website: www.garciastromberg.com

REV	DESCRIPTION	DATE

To the best of the architect's knowledge, the plans and specifications are true and correct, and the architect warrants that the applicable fire-safety standards as determined by the local authority in accordance with the section and Chapter 633, Florida Statutes.

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CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 25012

QUEST NUMBER:

A-2.12

PRINT DATE: 5/22/2025 5:15:09 PM

PRINT DATE: 5/22/2025 5:15:09 PM

DRAWING NAME

STREET ELEVATIONS

KING'S LANDING
FORT PIERCE, FL

CLIENT

**AUDUBON
DEVELOPMENT
INC - JOINT
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LIVE OAK
HOLDINGS
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garcia stromberg

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Peter T. Stenberg, BA, NCARB
 President
 AR0006863

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[illegible]

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authorities in accordance with this section and Chapter 633, Florida Statutes.



PROJECT NUMBER: 25012
SHEET NUMBER:
A-2.13
PRINT DATE:
5/22/2005 5:10:29 PM

CITY SUBMISSION 05-22-2025

SITE CONTEXT REFERENCES / PRECEDENT IMAGES



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



US 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



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

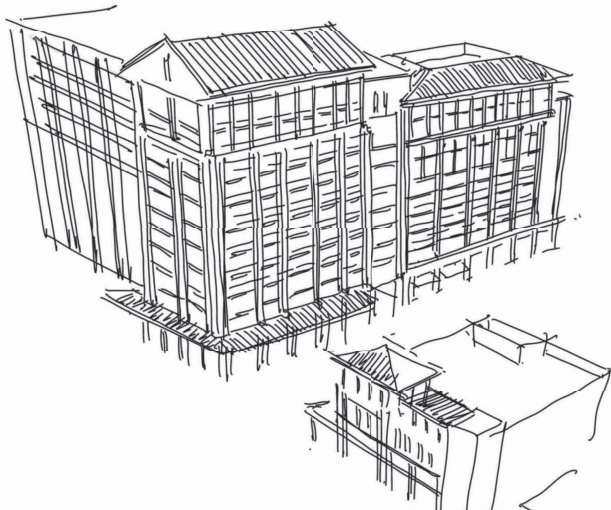
REV	DESCRIPTION	DATE

To the best of the architect's or engineer's knowledge, the plans and specifications are complete and correct, and they conform to the applicable regulatory standards as determined by the local authority in accordance with the section and Chapter 253, Florida Statutes.

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



METAL ROOF
(KEYNOTE 08)



ARCHITECTURAL SUNSHADE
(KEYNOTE 06)



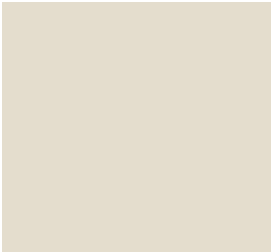
ALUMINUM FINISH
COLOR: BRONZE



ROOF TRELLIS
(KEYNOTE 07)



MECHANICAL SCREEN
(KEYNOTE 04)



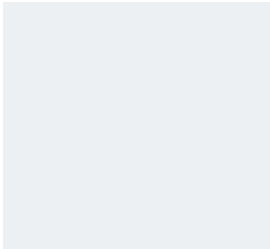
EXTERIOR WALL FINISH 02
(KEYNOTE 02)
BASIS OF DESIGN:
SHERWIN WILLIAMS - SW 9584



GLASS ALUMINUM RAILINGS
(KEYNOTE 06)



STONE CLADDING
(KEYNOTE 03)



EXTERIOR WALL FINISH 01
(KEYNOTE 01)
BASIS OF DESIGN:
SHERWIN WILLIAMS - SW 7036