

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

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2612
 SHEET NUMBER: A-1.10

A-1.10

PRINT DATE: 5/22/2025 5:14:27 PM

DRAWING NAME

OVERALL SITE PLAN

PROJECT

KING'S LANDING

FORT PIERCE, FL

CLIENT

AUDUBON DEVELOPMENT INC. - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PREPARED BY

Jorge H. Garcia, P.E., NCEM
 Chief Executive Officer
 A0007719

DESIGNED BY

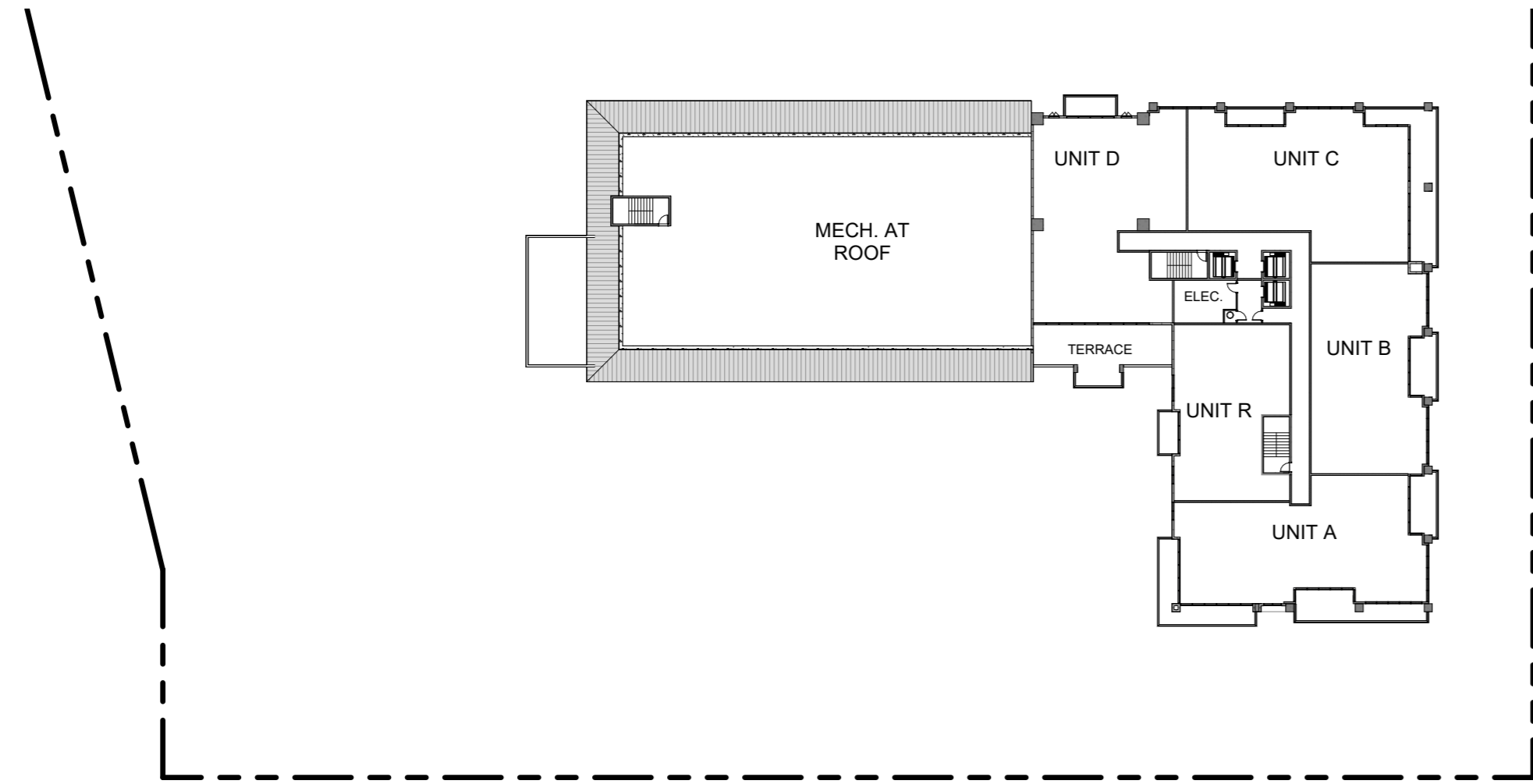
2065 Vista Parkway Suite 10
 West Palm Beach, FL 33411
 Corporate License # AA2602302

DATE

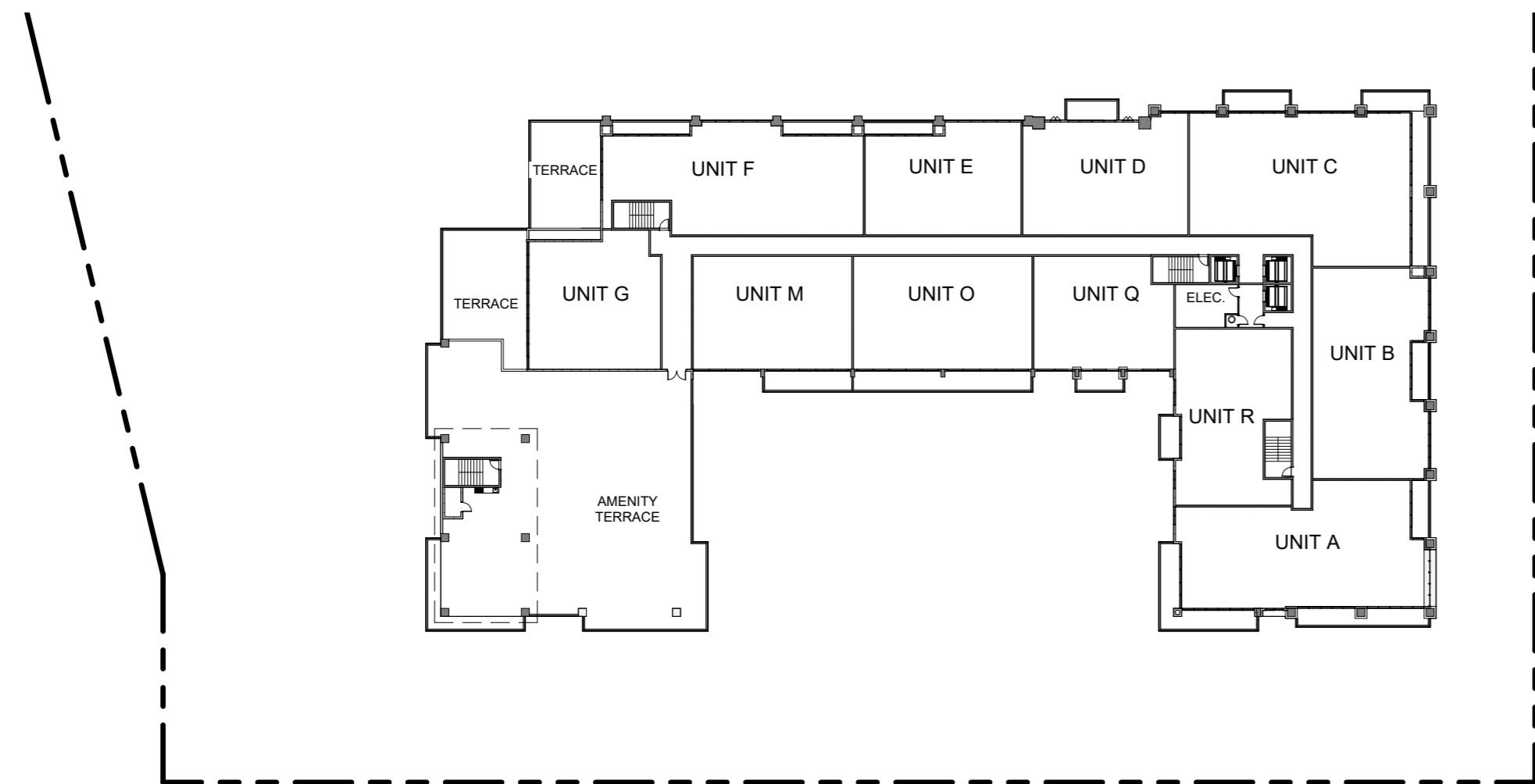
REV	DESCRIPTION	DATE

© Garcia Stromberg

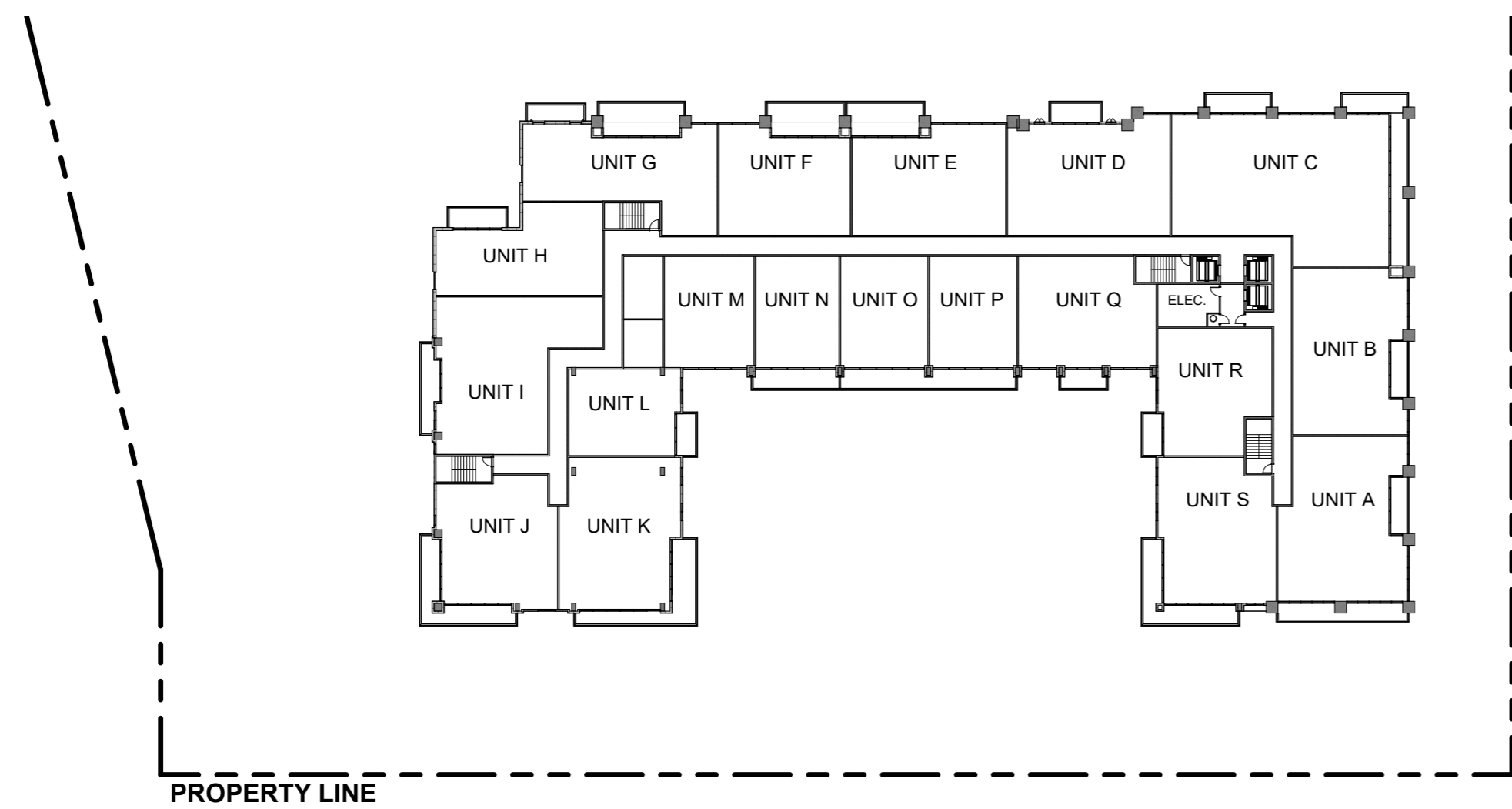
To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 633, Florida Statutes.



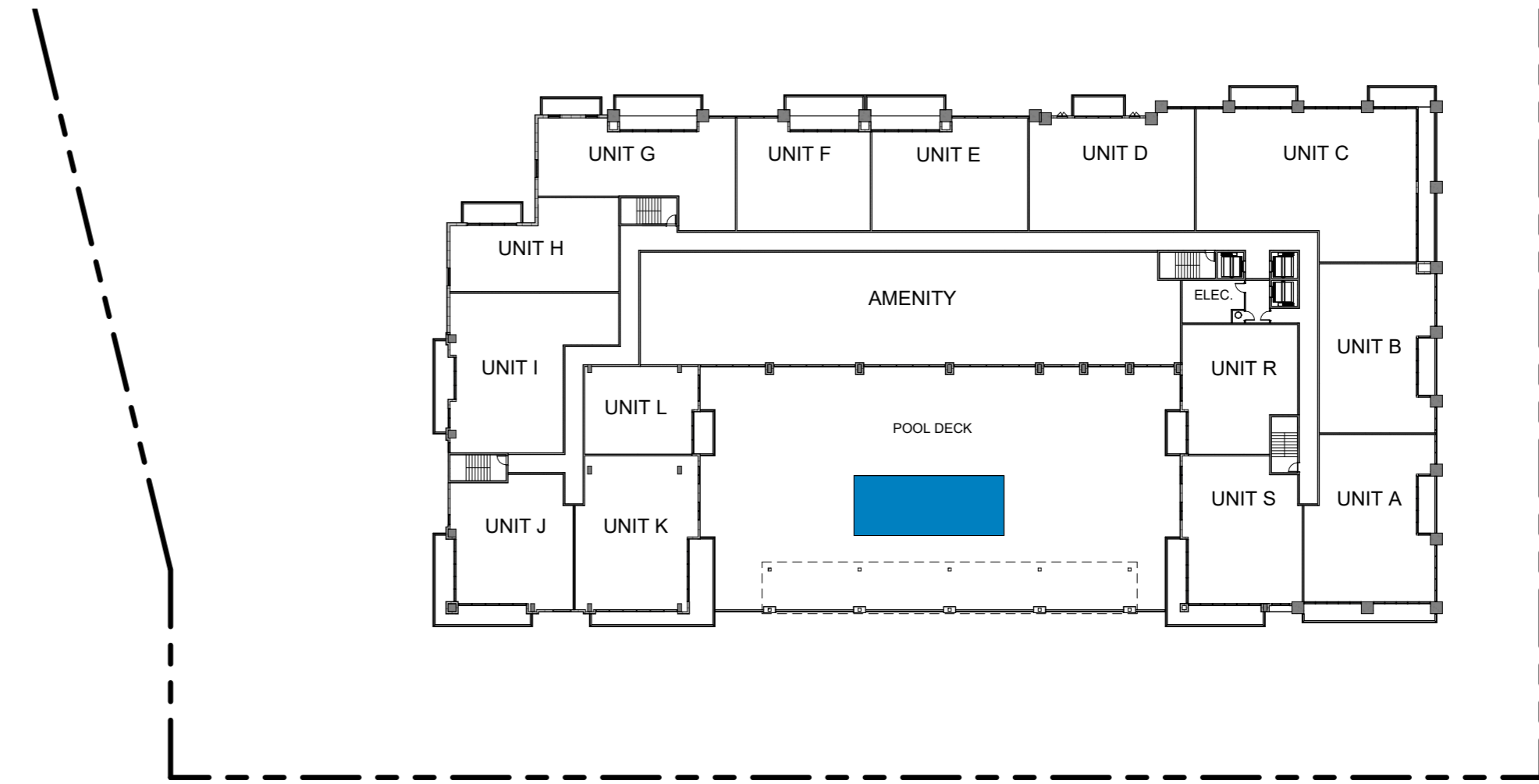
CONDO - LEVEL 11 6
1" = 50'-0" A-1.11



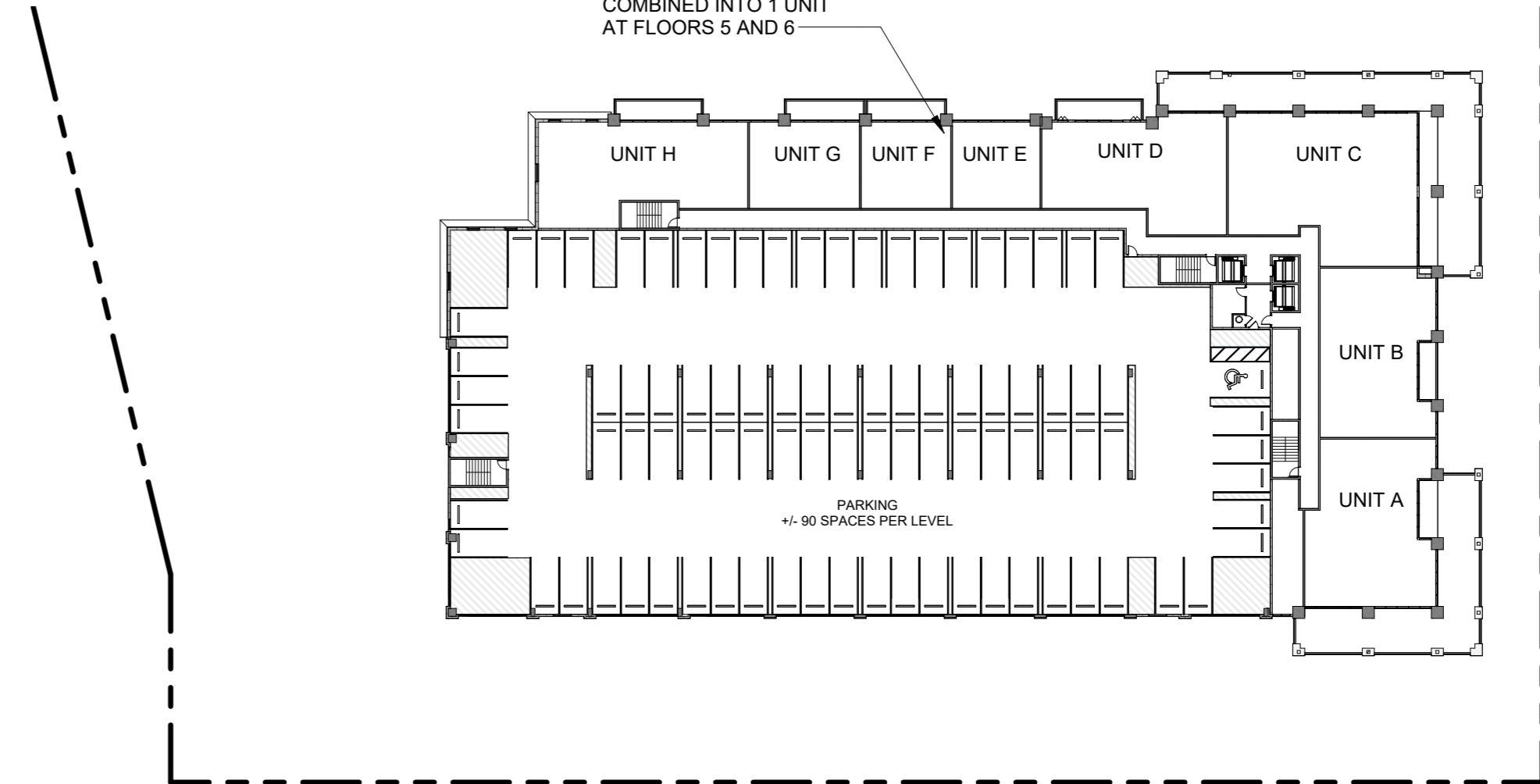
CONDO - LEVEL 10 5
1" = 50'-0" A-1.11



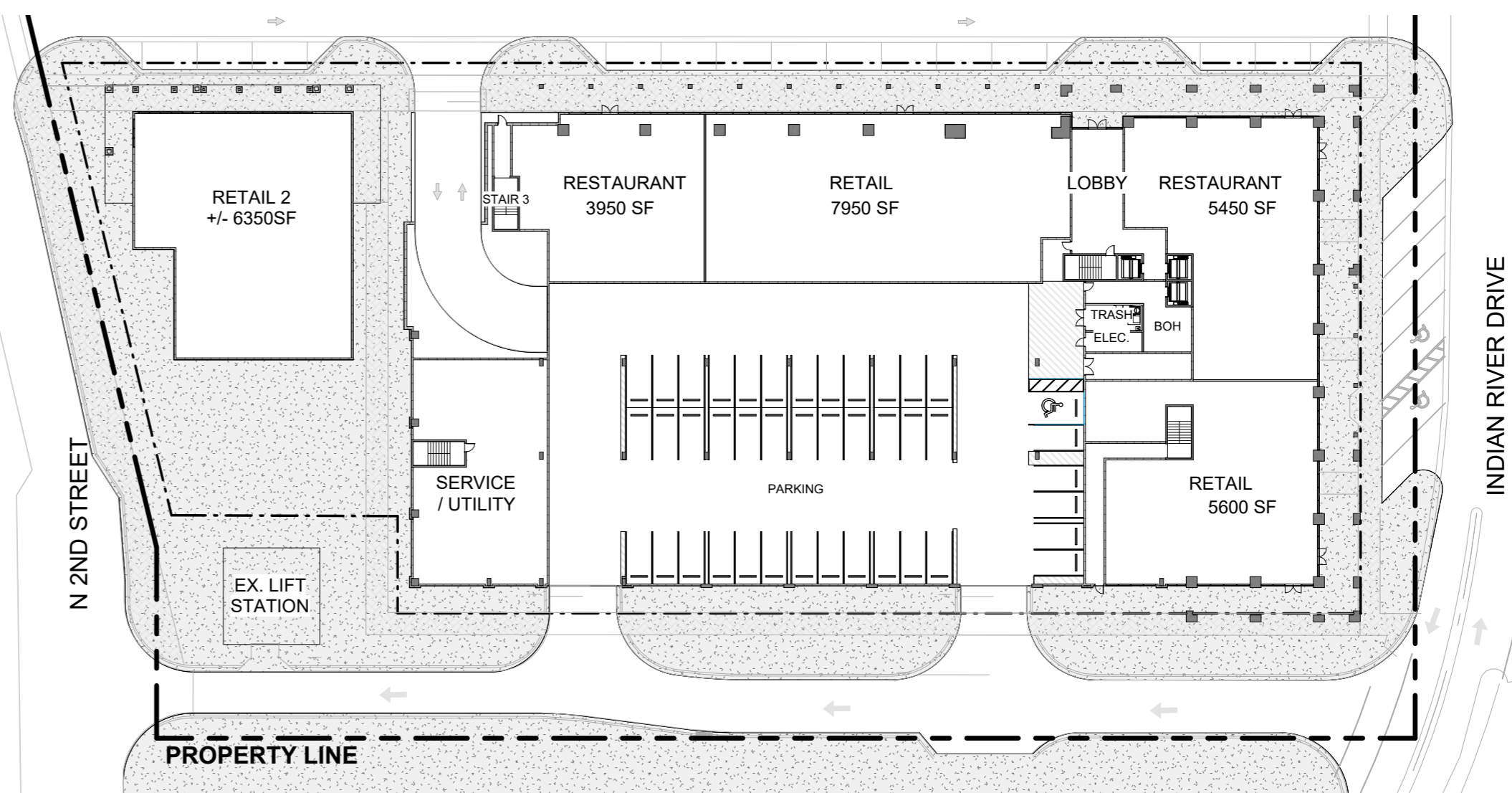
CONDO - LEVEL 08-09 4
1" = 50'-0" A-1.11



CONDO - LEVEL 07 3
1" = 50'-0" A-1.11



CONDO - LEVEL 02 - 06 2
1" = 50'-0" A-1.11



CONDO & RETAIL 2 - GROUND PLAN 1
1" = 50'-0" A-1.11

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.

REV	DESCRIPTION	DATE

garciastromberg
 Peter T. Stromberg, P.A., N.CARB
 President
 A00079183
 2265 Vista Parkway Suite 16
 West Palm Beach, FL 33411
 Corporate License # AA206023202

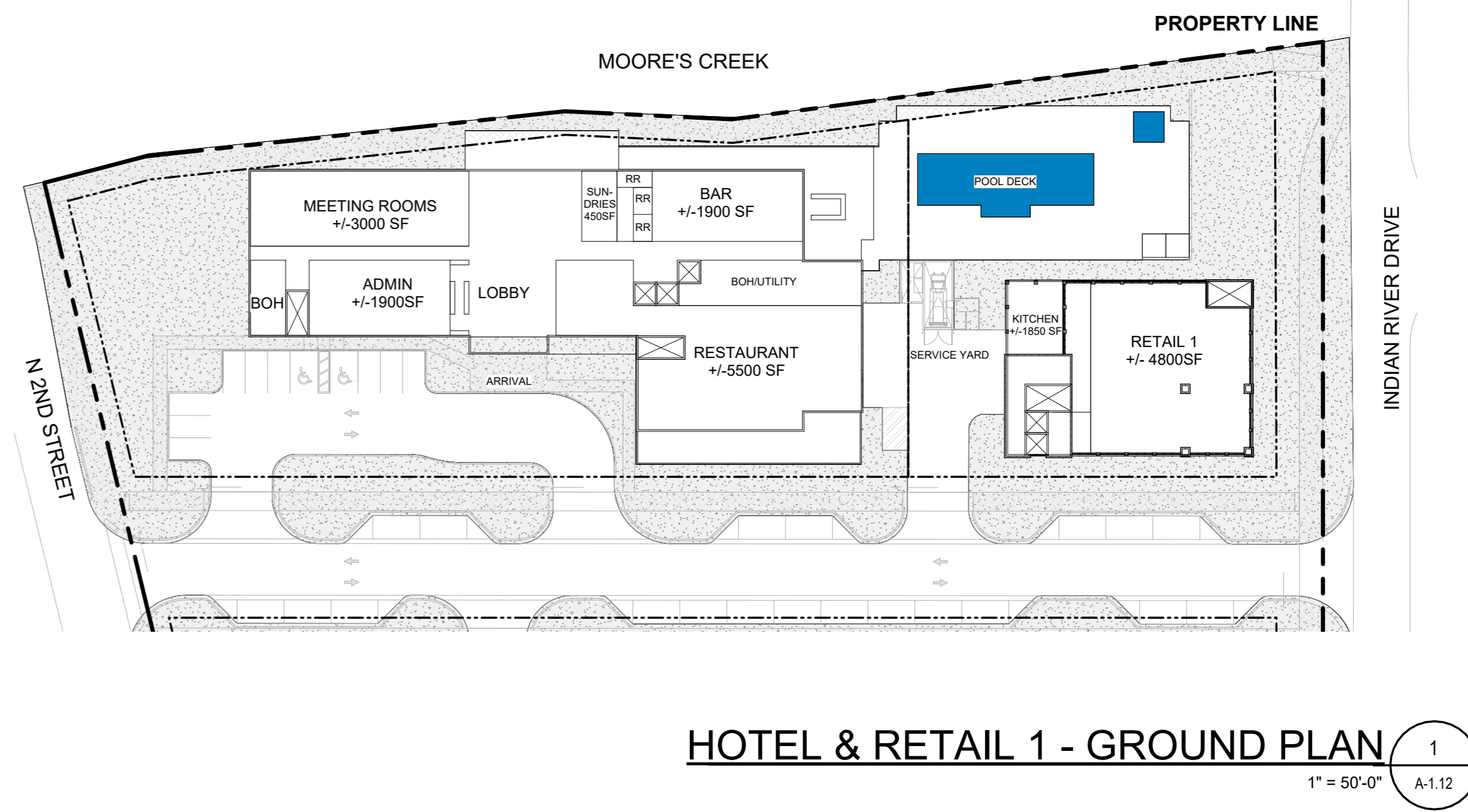
CLIENT
AUDUBON DEVELOPMENT INC. - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
 FORT PIERCE, FL

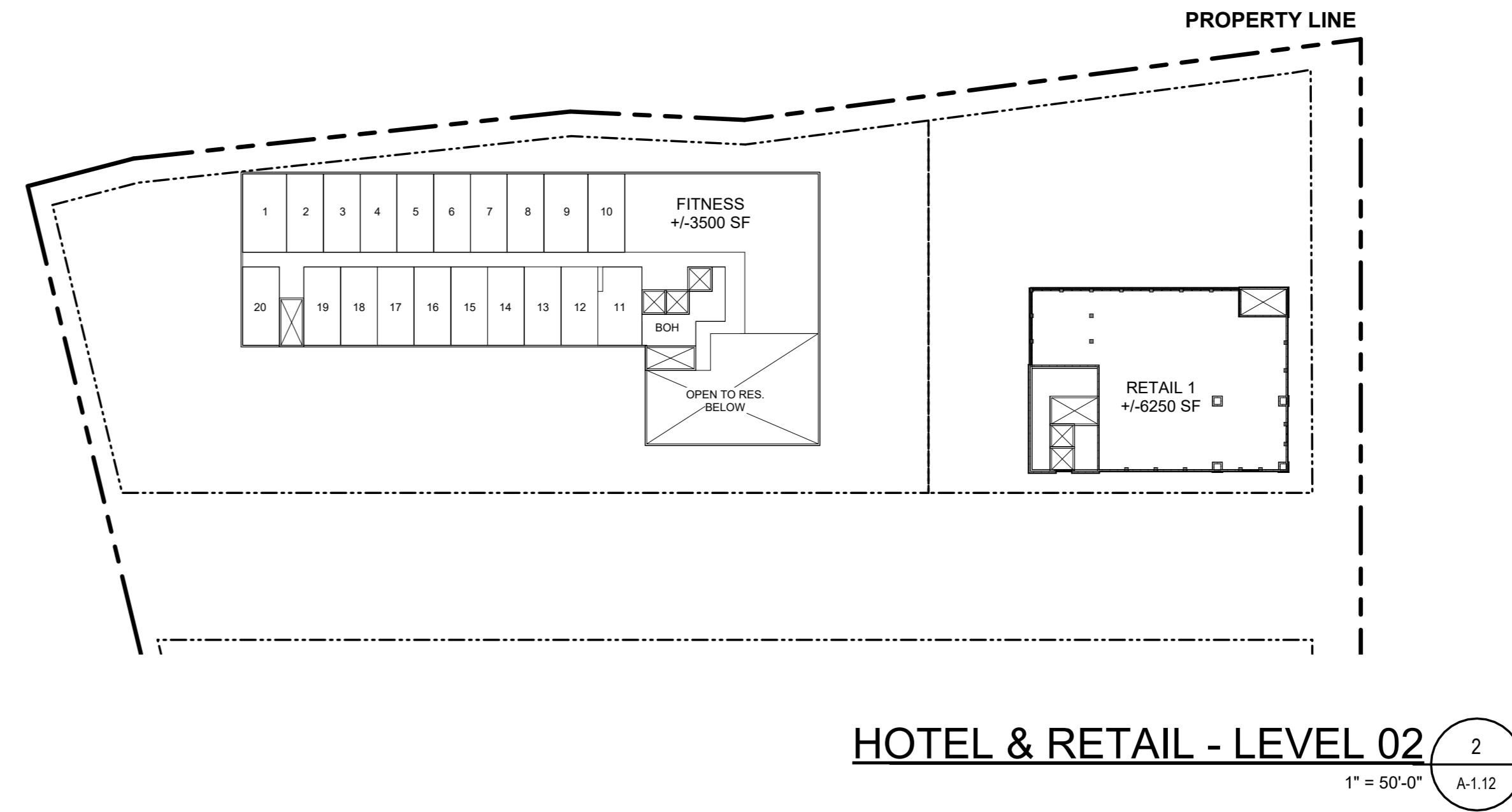
DRAWING NAME
CONDO & RETAIL 2

PROJECT NUMBER: 2612
 SHEET NUMBER:
A-1.11
 PRINT DATE: 5/22/2025 5:14:32 PM

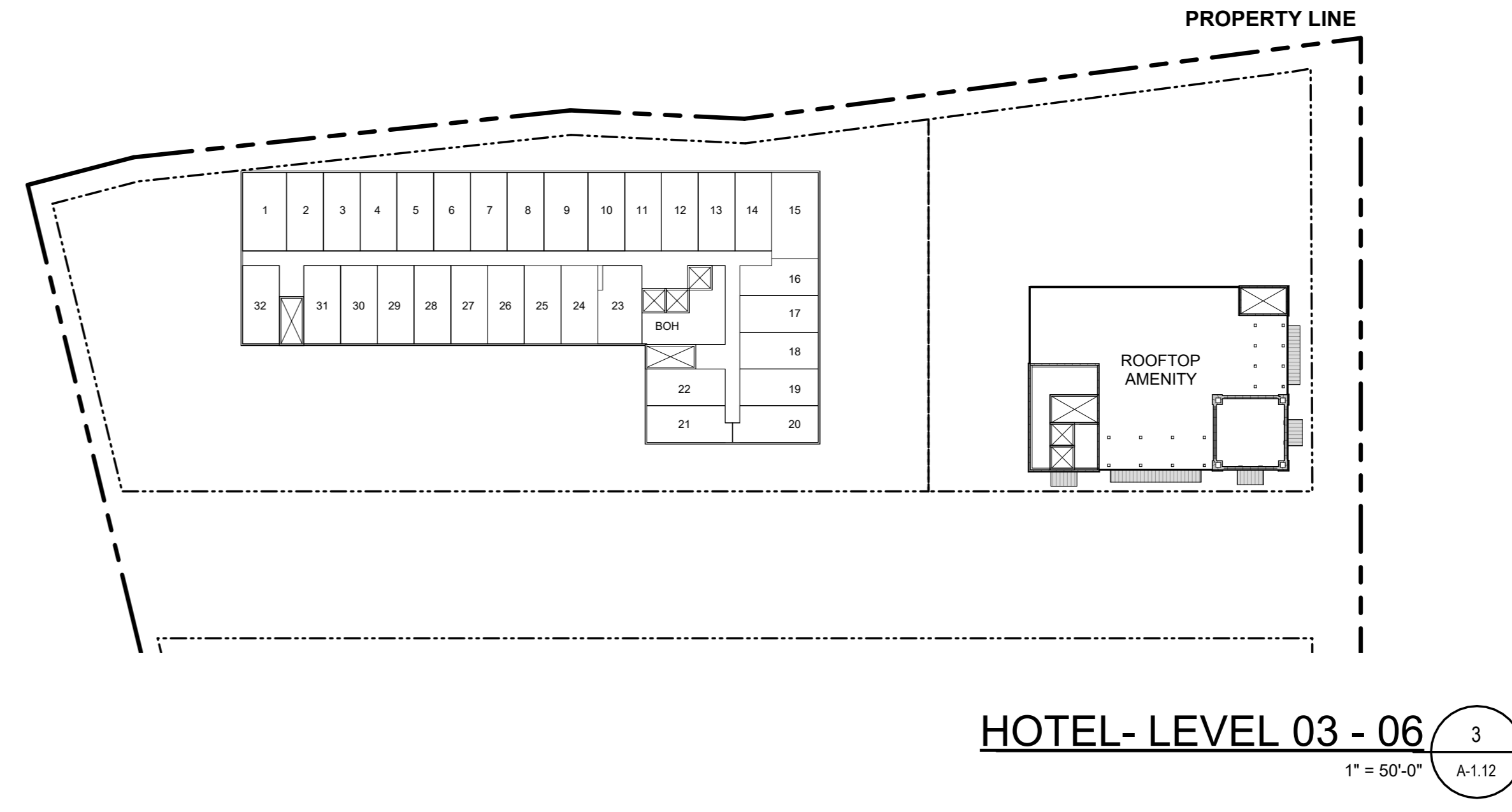
CITY SUBMISSION 05-22-2025



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: 2612

SHEET NUMBER:

A-1.12

PRINT DATE: 5/22/2025 5:14:34 PM

DRAWING NAME
HOTEL & RETAIL 1

PROJECT
KING'S LANDING
FORT PIERCE, FL

CLIENT
AUDUBON DEVELOPMENT INC. - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

garciastromberg
Jorge H. Garcia, P.E., NCA/CES
Chief Executive Officer
A0007719
Peter T. Stromberg, P.E., NCA/CES
President
A0007583
2265 Vista Parkway Suite 16
West Palm Beach, FL 33411
Corporate License # AA26002302

REV	DESCRIPTION	DATE:

© Garcia Stromberg

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.



RENDERING ALONG INDIAN RIVER DRIVE LOOKING SW



EAST (INDIAN RIVER DR) ELEVATION
1
1" = 20'-0" A-2.10

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.

REV	DESCRIPTION	DATE

garciastromberg

2265 Vista Parkway Suite 16
West Palm Beach, FL 33411
Corporate License # AA20002302

Patric J. Stromberg, P.A., NCBAB
President
A00070883

Jorge H. Garcia, P.A., NCBAB
Chief Executive Officer
A00077719

© Garcia Stromberg

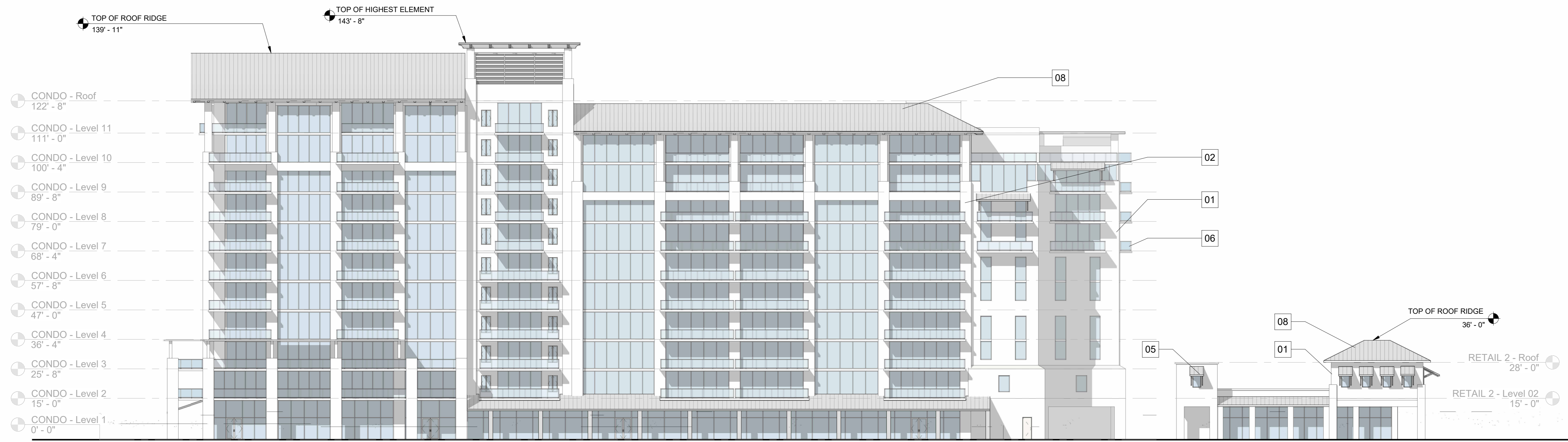
CLIENT
AUDUBON
DEVELOPMENT
INC. - JOINT
VENTURE WITH
LIVE OAK
HOLDINGS
GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
STREET ELEVATIONS

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2652
SHEET NUMBER:
A-2.10
PRINT DATE: 5/22/2025 5:14:54 PM



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



RENDERING ALONG INTERNAL STREET LOOKING SE

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.

REV	DESCRIPTION	DATE

© Garcia Stromberg

garciastromberg
Peter T. Stromberg, P.A., NCAEB
President
A0007880
2005 Vista Parkway Suite 10
West Palm Beach, FL 33411
Corporate License # AA20002302
Jose H. Garcia, P.A., NCAEB
Chief Executive Officer
A0007719

CLIENT
AUDUBON DEVELOPMENT INC. - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

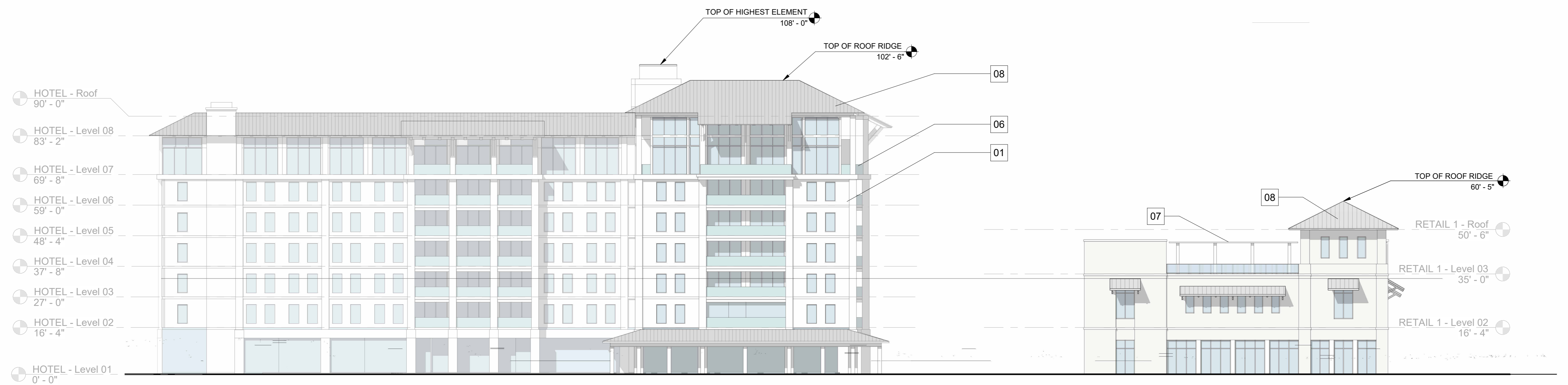
DRAWING NAME
STREET ELEVATIONS

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2612
SHEET NUMBER:
A-2.11
PRINT DATE: 5/22/2025 5:15:07 PM



RENDERING ALONG INTERNAL STREET LOOKING NORTH



INTERNAL STREET B
1
1" = 20'-0" A-2.13

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.

REV	DESCRIPTION	DATE

© Garcia Stromberg

garciastromberg

2265 Vista Parkway Suite 16
West Palm Beach, FL 33411
Corporate License # AA20002302

Patric J. Stromberg, P.A., NCBAB
President
A0007080

Jorge H. Garcia, P.A., NCBAB
Chief Executive Officer
A0007719

CLIENT
AUDUBON DEVELOPMENT INC. - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
FORT PIERCE, FL

DRAWING NAME
STREET ELEVATIONS

CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2612
SHEET NUMBER:
A-2.13
PRINT DATE: 5/22/2025 5:15:29 PM

SITE CONTEXT REFERENCES / PRECEDENT IMAGES



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



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

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.

REV	DESCRIPTION	DATE

© Garcia Stromberg

garciastromberg

Patric T. Stromberg, P.A., NCARB
President
A00079803
Corporate License # AA20002302

Jorge H. Garcia, P.A., NCARB
Chief Executive Officer
A00077719

KING'S LANDING
FORT PIERCE, FL

SITE CONTEXT AND STYLE REFERENCE

A-2.21

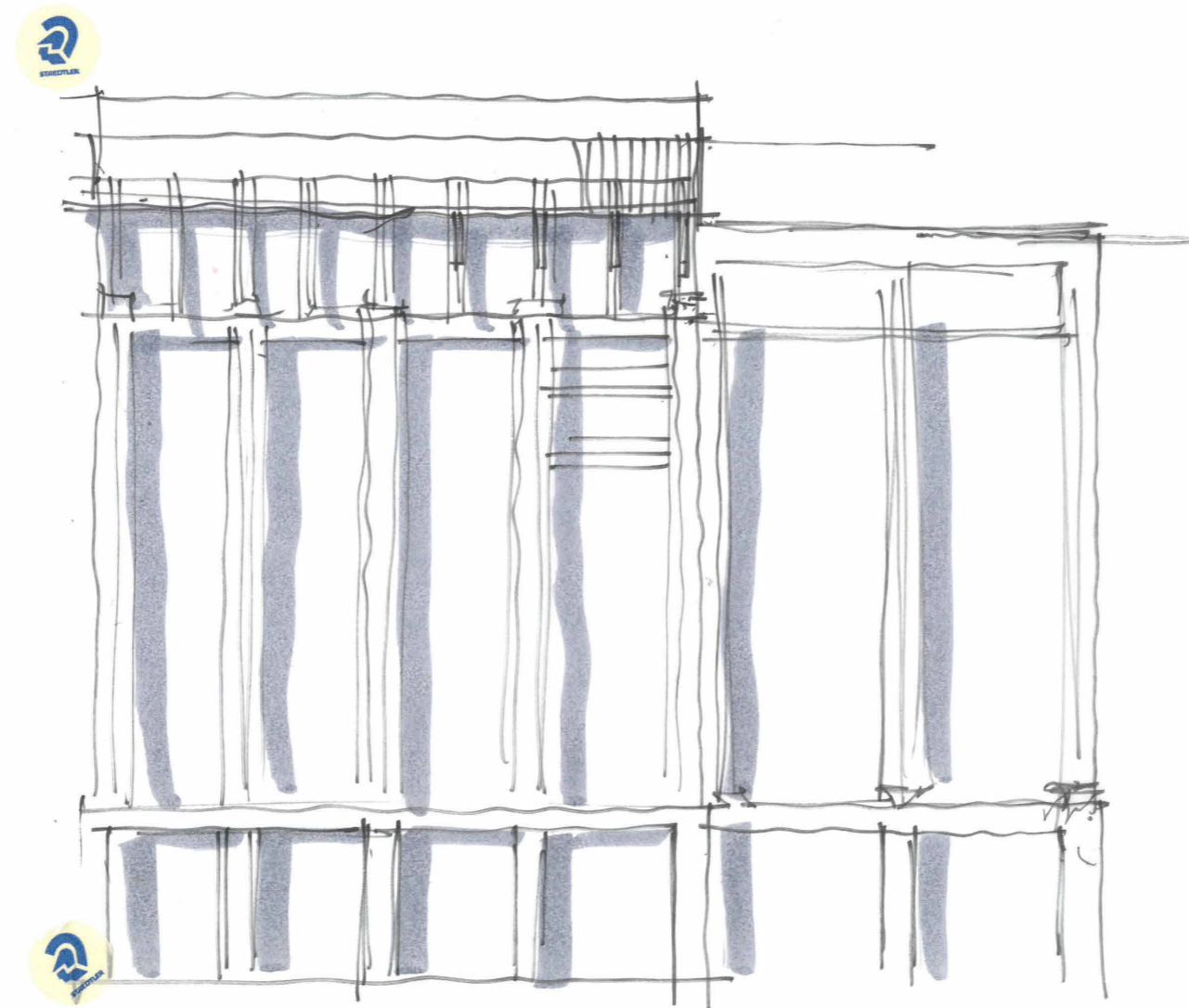
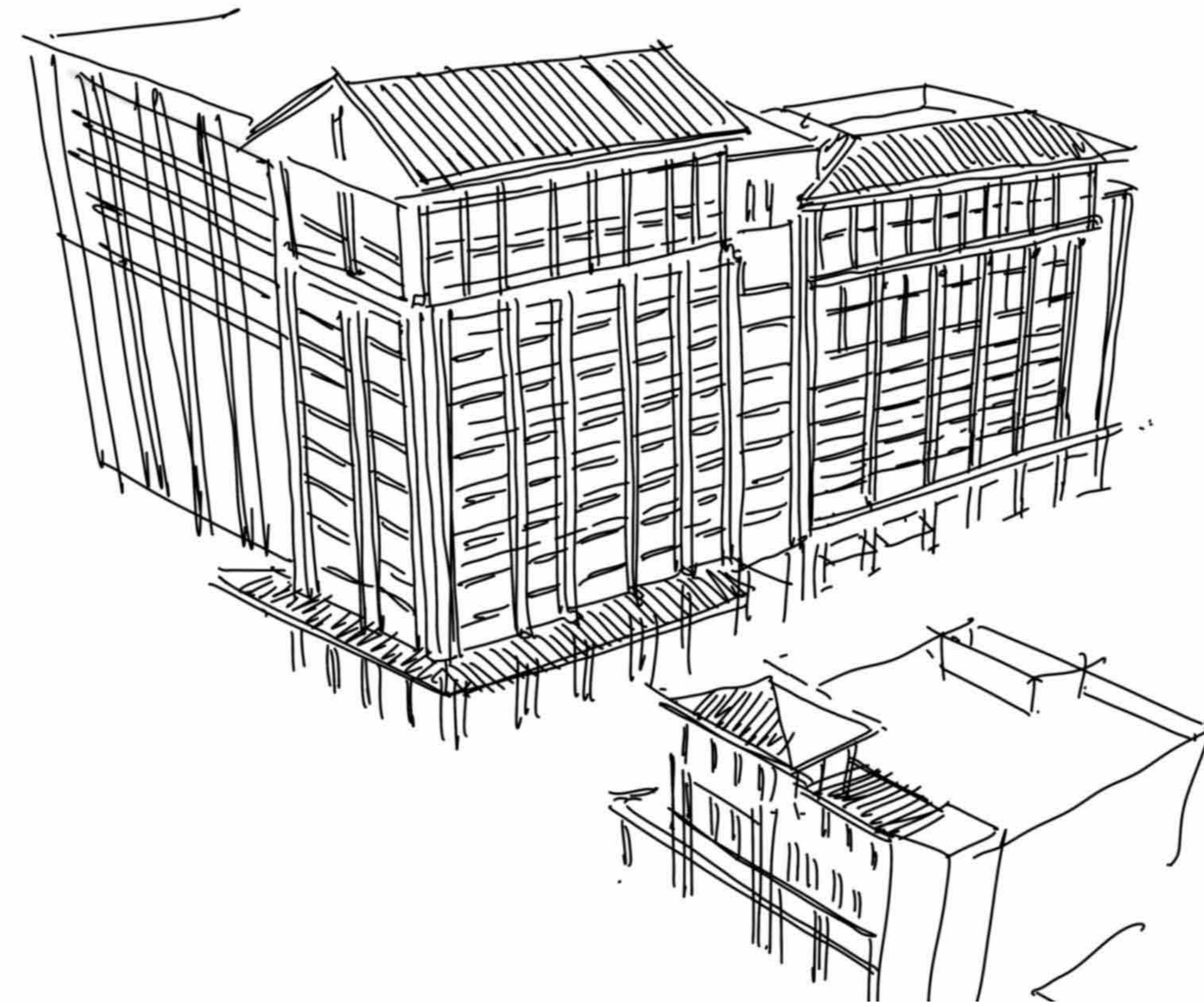
CITY SUBMISSION 05-22-2025

PROJECT NUMBER: 2612
SHEET NUMBER:
PRINT DATE: 5/22/2025 5:15:11 PM

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.

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.

REV	DESCRIPTION	DATE

garciastromberg
 Peter T. Stromberg, P.A., NCA, P.E.
 President
 408/975883
 2265 Vista Parkway Suite 16
 West Palm Beach, FL 33411
 Corporate License # AA20002322
 Jorge H. Garcia, P.A., NCA, P.E.
 Chief Executive Officer
 408/975883

CLIENT
AUDUBON DEVELOPMENT INC. - JOINT VENTURE WITH LIVE OAK HOLDINGS GROUP

PROJECT
KING'S LANDING
 FORT PIERCE, FL

DRAWING NAME
STYLE REFERENCE & PRECEDENT

CITY SUBMISSION 05-22-2025
 PROJECT NUMBER: 2612
 SHEET NUMBER:
A-2.22
 PRINT DATE: 5/22/2025 5:15:32 PM

© Garcia Stromberg



METAL ROOF
(KEYNOTE 08)



ARCHITECTURAL SUNSHADE
(KEYNOTE 05)



ALUMINUM FINISH
COLOR: BRONZE



ROOF TRELLIS
(KEYNOTE 07)



MECHANICAL SCREEN
(KEYNOTE 04)



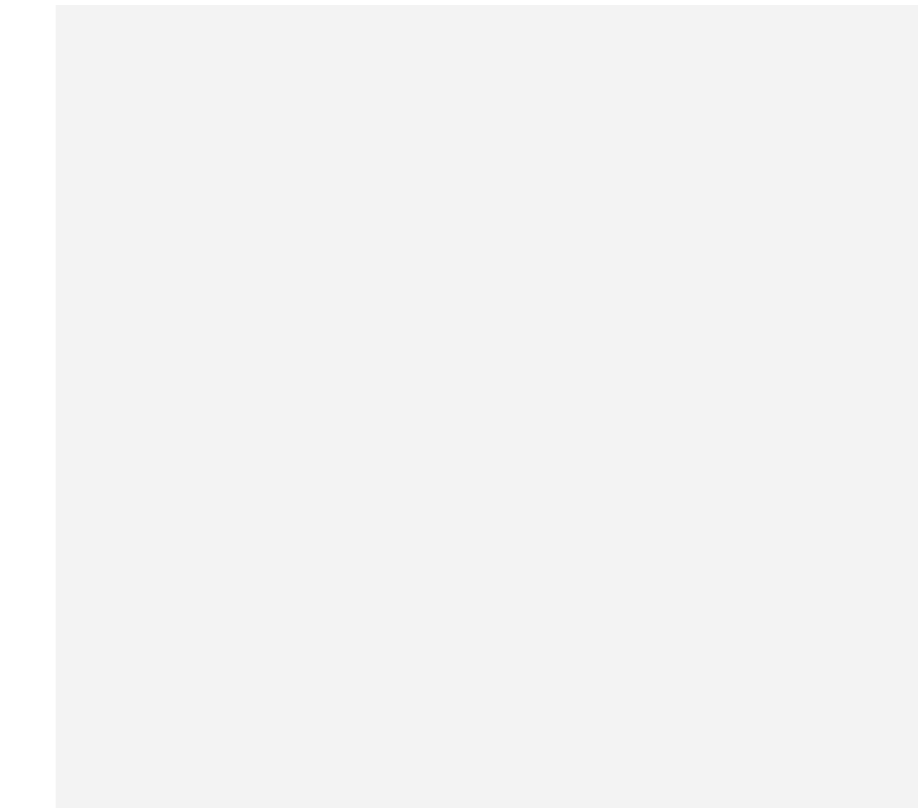
EXTERIOR WALL FINISH 02
(KEYNOTE 02)
BASIS OF DESIGN:
SHERWIN WILLIAMS - SW 9584



GLASS ALUMINUM RAILINGS
(KEYNOTE 06)



STONE CLADDING
(KEYNOTE 03)



EXTERIOR WALL FINISH 01
(KEYNOTE 01)
BASIS OF DESIGN:
SHERWIN WILLIAMS - SW 7006

REV	DESCRIPTION	DATE