

TOWN PLACE APARTMENTS

PSL Townplace Partners, LLC



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02/16/22
AR 008071

GENERAL NOTES

- THE CONTRACTOR SHALL IN THE WORK OF ALL TRADES, PERFORM ANY AND ALL CUTTING AND PATCHING NECESSARY TO COMPLETE THE WORK, AND SHALL PROTECT THE EXISTING BUILDING FROM DAMAGE CAUSED BY THE WORK. THE CONTRACTOR SHALL REPAIR AND RESTORE THE EXISTING CONSTRUCTION TO ITS ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.
- THE CONTRACTOR SHALL NOT DISRUPT EXISTING SERVICES, OPERATIONS, OR UTILITIES WITHOUT OBTAINING OWNER'S PRIOR APPROVAL AND INSTRUCTIONS IN EACH CASE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LEAVING ALL FINISH SURFACES CLEAN AT COMPLETION OF THE WORK AND SHALL REMOVE ALL EXCESS MATERIAL AND DEBRIS FROM THE JOB REGULARLY.
- ALL CONSTRUCTION AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF LOCAL CODES.
- THE CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR THE VERIFICATION OF ALL ELEVATIONS, CONDITIONS, AND DIMENSIONS PRIOR TO COMMENCING CONSTRUCTION.
- ANY CONFLICTS OR OMISSIONS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR GENERAL NOTES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND BEFORE DRAWINGS GO WITH ANY WORK SO INVOLVED. DO NOT SCALE
- THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC.
- JOB SITE MEASUREMENTS ARE THE FULL RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR AND MUST BE TAKEN FOR ALL ITEMS BY ALL SUBCONTRACTORS PRIOR TO FABRICATION.
- GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING SOLID BLOCKING BEHIND ALL SHELVING, CABINETS, ETC., OR EQUIPMENT REQUIRING BACKING.

CODES

2020 FLORIDA BUILDING CODE 7th ED. & RESIDENTIAL EDITION
AND 2020 FLORIDA FIRE PREVENTION CODE 7th ED.
2012 FLORIDA ACCESSIBILITY CODE
2017 NATIONAL ELECTRIC CODE

ALL OTHER RULES, REGULATIONS, AND CODES HAVING JURISDICTION

RESIDENTIAL:
OCCUPANCY GROUP : GROUP R2, APARTMENTS
CONSTRUCTION TYPE : TYPE VA PROTECTED, SPRINKLED (13R)

	PERMITTED	PROPOSED
MEAN BUILDING HEIGHT :	60'	42'-0"
NO. OF STORIES :	4	3
AREA (MULTI-STORY) :	24,000 (200% INCREASE) 10,627 SQ.FT.	

FIRE PROTECTION REQUIREMENTS AS PER TABLE 601, F.B.C.

STRUCTURAL ELEMENT	REQUIRED RATING	PROPOSED RATING	DESIGN NO.
INTERIOR BEARING WALLS	1	1	-
INTERIOR NON-BEARING WALLS	0	0	-
COLUMNS	0	0	-
BEAMS, GIRDERS, TRUSSES	0	0	-
ROOF CEILING	1	1	-
EXTERIOR BEARING WALLS	1	1	-

FIRE PROTECTION REQUIREMENTS : FIRE RESISTANCE PARTITIONS AS PER TABLE 602, F.B.C.

VERTICAL SHAFTS: 1 HR
OCCUPANCY SEPARATIONS: 1 HR

INDEX OF DRAWINGS

ARCHITECTURE	
Sheet Number	Sheet Name
A0.1	TITLE SHEET
A0.2	COLORDED RENDERING
A1.1	BUILDING PLAN 1st FLOOR
A1.2	BUILDING PLAN 2nd to 4th FLOOR
A2.1	BLDG ELEVATIONS

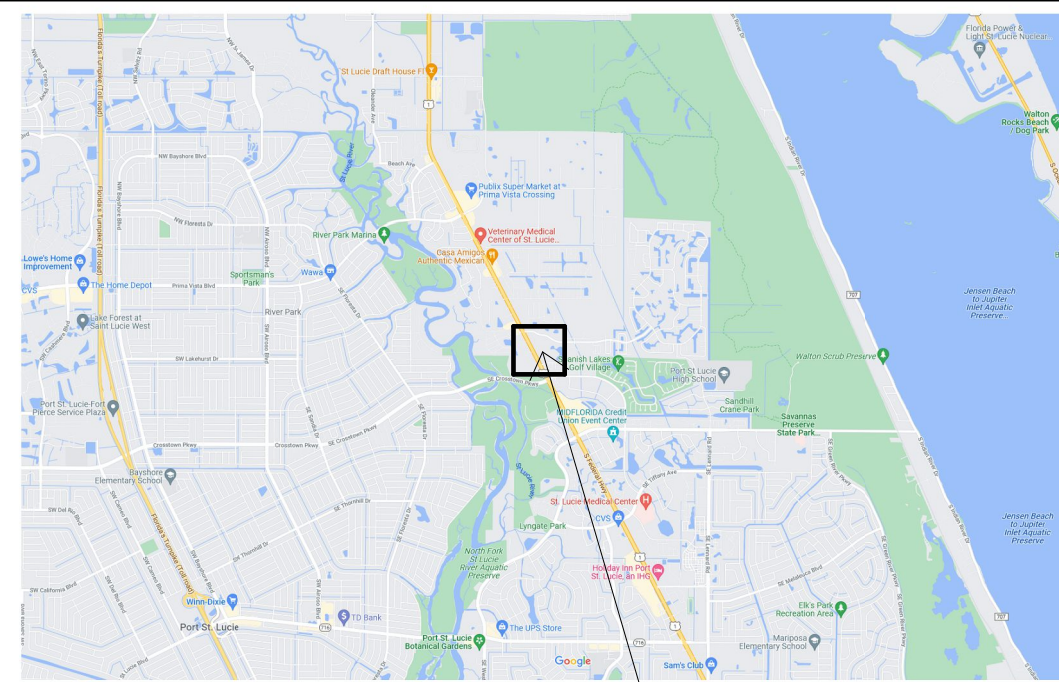
SYMBOLS

- DETAIL REFERENCE: DETAIL NUMBER SHEET NUMBER
- ELEVATION REFERENCE: ELEVATION SHEET NUMBER
- SECTION REFERENCE: SECTION SHEET NUMBER
- ROOM NUMBER AND INTERIOR ELEVATION REFERENCE: WALL NUMBER INTERIOR ELEV. SHEET NUMBER
- ROOM REFERENCE: ROOM NUMBER
- DOOR REFERENCE: DOOR NUMBER
- WINDOW REFERENCE: WINDOW NUMBER
- NOTE REFERENCE: REFERENCE NUMBER
- REVISION REFERENCE: REVISION NUMBER

ABBREVIATIONS

ACOUS. ADJUSTABLE ALUMINUM APPROXIMATE	ADJUSTABLE ALUMINUM APPROXIMATE	N.I.C. NOT IN CONTRACT NUMBER NOT TO SCALE	N.I.C. NOT IN CONTRACT NUMBER NOT TO SCALE
AD. BOARD BUILDING BLOCK BLOCKING BEAM BOT. BOTTOM	AD. BOARD BUILDING BLOCK BLOCKING BEAM BOT. BOTTOM	O.A. OVERALL O.S. OSGURE O.C. ON CENTER O.D. OUTSIDE DIAMETER O.F. OF C.I. OWNER FURNISH CONTRACTOR INSTALL	O.A. OVERALL O.S. OSGURE O.C. ON CENTER O.D. OUTSIDE DIAMETER O.F. OF C.I. OWNER FURNISH CONTRACTOR INSTALL
CAB. CABINET CEM. CEMENT CERAMIC CAST IRON CLR. CLEAR COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONT. CONTINUOUS CTSK. COUNTERSUNK	CAB. CABINET CEM. CEMENT CERAMIC CAST IRON CLR. CLEAR COL. COLUMN CONC. CONCRETE CONN. CONNECTION CONT. CONTINUOUS CTSK. COUNTERSUNK	OFF. OFFICE OPNG. OPENING OPP. OPPOSITE	OFF. OFFICE OPNG. OPENING OPP. OPPOSITE
DECOR. DECORATIVE DET. DETAIL D.F. DOUGLAS FIR DIA. DIAMETER DIM. DIMENSION DN. DOWN D.S. DOWN SLOUT DWG. DRAWING	DECOR. DECORATIVE DET. DETAIL D.F. DOUGLAS FIR DIA. DIAMETER DIM. DIMENSION DN. DOWN D.S. DOWN SLOUT DWG. DRAWING	PL. PLATE PLAS. PLASTER PLYWD. PLYWOOD PIR. PAIR PRECAST PRESSURE TREATED DOUGLAS FIR PARTITION	PL. PLATE PLAS. PLASTER PLYWD. PLYWOOD PIR. PAIR PRECAST PRESSURE TREATED DOUGLAS FIR PARTITION
EA. EACH ELEC. ELECTRICAL EQ. EQUAL ENH. ENHANCE EXP. EXPANSION EXT. EXTERIOR EXIST. EXISTING F.A.U. FIRE HOSE CABINET FIN. FINISH FL. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD FT. FOOT/FEET FTG. FOOTING GA. GAUGE GALV. GALVANIZED GL. GLASS GR. GRADE GYP. GYPSUM	EA. EACH ELEC. ELECTRICAL EQ. EQUAL ENH. ENHANCE EXP. EXPANSION EXT. EXTERIOR EXIST. EXISTING F.A.U. FIRE HOSE CABINET FIN. FINISH FL. FLOOR FLASH. FLASHING FLUOR. FLUORESCENT F.O.F. FACE OF FINISH F.O.M. FACE OF MASONRY F.O.S. FACE OF STUD FT. FOOT/FEET FTG. FOOTING GA. GAUGE GALV. GALVANIZED GL. GLASS GR. GRADE GYP. GYPSUM	PN. PARTITION P.T.D.F. PRESSURE TREATED DOUGLAS FIR P.T.D.F. PARTITION Q.T. QUARRY TILE R. RISER RAD. RADIUS RENOV. RENOVATION REQ. REQUIRED RM. ROOM R.O. ROUGH OPENING RHOD. REDWOOD R.W.L. RAIN WATER LEADER	PN. PARTITION P.T.D.F. PRESSURE TREATED DOUGLAS FIR P.T.D.F. PARTITION Q.T. QUARRY TILE R. RISER RAD. RADIUS RENOV. RENOVATION REQ. REQUIRED RM. ROOM R.O. ROUGH OPENING RHOD. REDWOOD R.W.L. RAIN WATER LEADER
H.B. HOSE BIB H.C. HOLLOW CORE HOWD. HARDWOOD HWEL. HARDWOOD NGT. HEIGHT HM. HOLLOW METAL HORIZ. HORIZONTAL I.D. INSIDE DIAMETER INCAND. INCANDESCENT INSUL. INSULATION INT. INTERIOR JAN. JANITOR JOINT LAM. LAMINATE LAB. LABORATORY LOC. LOCATION MAX. MAXIMUM MECH. MECHANICAL MET. METAL MFR. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS M.O. MOUNTED OPENING MTD. MOUNTED MUL. MULLION	H.B. HOSE BIB H.C. HOLLOW CORE HOWD. HARDWOOD HWEL. HARDWOOD NGT. HEIGHT HM. HOLLOW METAL HORIZ. HORIZONTAL I.D. INSIDE DIAMETER INCAND. INCANDESCENT INSUL. INSULATION INT. INTERIOR JAN. JANITOR JOINT LAM. LAMINATE LAB. LABORATORY LOC. LOCATION MAX. MAXIMUM MECH. MECHANICAL MET. METAL MFR. MANUFACTURER MIN. MINIMUM MISC. MISCELLANEOUS M.O. MOUNTED OPENING MTD. MOUNTED MUL. MULLION	S.C. SOLID CORE SCHED. SCHEDULE SHT. SHEET SIM. SIMILAR SQ. SQUARE SST. STAINLESS STEEL STD. STANDARD STEEL STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL T. TREAD T.C. TOP OF CURB TEL. TELEPHONE T&G. TONGUE AND GROOVE THK. THICK T.O.C. TOP OF CHIMNEY T.O.F. TOP OF FRAMING T.O.L. TOP OF LEDGER T.O.P. TOP OF PLATE T.O.PL. TOP OF PLATE TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED	S.C. SOLID CORE SCHED. SCHEDULE SHT. SHEET SIM. SIMILAR SQ. SQUARE SST. STAINLESS STEEL STD. STANDARD STEEL STORAGE STRUCT. STRUCTURAL SUSP. SUSPENDED SYM. SYMMETRICAL T. TREAD T.C. TOP OF CURB TEL. TELEPHONE T&G. TONGUE AND GROOVE THK. THICK T.O.C. TOP OF CHIMNEY T.O.F. TOP OF FRAMING T.O.L. TOP OF LEDGER T.O.P. TOP OF PLATE T.O.PL. TOP OF PLATE TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED
W. WITH W.C. WATER CLOSET WD. WOOD WDW. WINDOW WATER HEATER WASCOT. WASCOT WT. WEIGHT	W. WITH W.C. WATER CLOSET WD. WOOD WDW. WINDOW WATER HEATER WASCOT. WASCOT WT. WEIGHT	W. WITH W.C. WATER CLOSET WD. WOOD WDW. WINDOW WATER HEATER WASCOT. WASCOT WT. WEIGHT	W. WITH W.C. WATER CLOSET WD. WOOD WDW. WINDOW WATER HEATER WASCOT. WASCOT WT. WEIGHT
SYMBOLS	SYMBOLS	SYMBOLS	SYMBOLS
AND ANGLE AT CENTER LINE DIAMETER OR ROUND PERPENDICULAR ROUND OR NUMBER	AND ANGLE AT CENTER LINE DIAMETER OR ROUND PERPENDICULAR ROUND OR NUMBER	AND ANGLE AT CENTER LINE DIAMETER OR ROUND PERPENDICULAR ROUND OR NUMBER	AND ANGLE AT CENTER LINE DIAMETER OR ROUND PERPENDICULAR ROUND OR NUMBER

VICINITY MAP



SITE

KEYNOTES



A keynote system is used on the drawings for materials references and notes. Refer to keynote legend on the drawings for information which relates to each keynote symbol on the respective drawing.

Each keynote symbol consists of a 2-digit number followed by a period and a letter suffix. The 2-digit number relates to the specification section which generally covers the item that is referenced, and the 2-digit suffix identifies specific reference notation used on the drawing. The digit suffix does not specify.

THE ORGANIZATION OF THE KEYNOTE SYSTEM ON THE DRAWINGS, WITH THE KEYNOTE REFERENCE NUMBERS RELATED TO THE SPECIFICATIONS SECTIONS NUMBERING SYSTEM, SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.

Example: 06.01 SUFFIX PREFIX

REVISION SCHEDULE

Revision Number	Revision Description	Revision Date

PSL Townplace Partners, LLC
TOWN PLACE APARTMENTS
TITLE SHEET

Project number RIC 2102.00

Date 02/16/22

Drawn by WB

Checked by WB

A0.1

Scale 1/8" = 1'-0"



**THE WAYNE
ARCHITECTURAL
GROUP, PA**

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TOWN PLACE APARTMENTS

PORT ST LUCIE, FL

PSL Townplace Partners, LLC

Project number	RIC 2102.00
Date	02/16/22

A0.2

Scale



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Address
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REVISION SCHEDULE

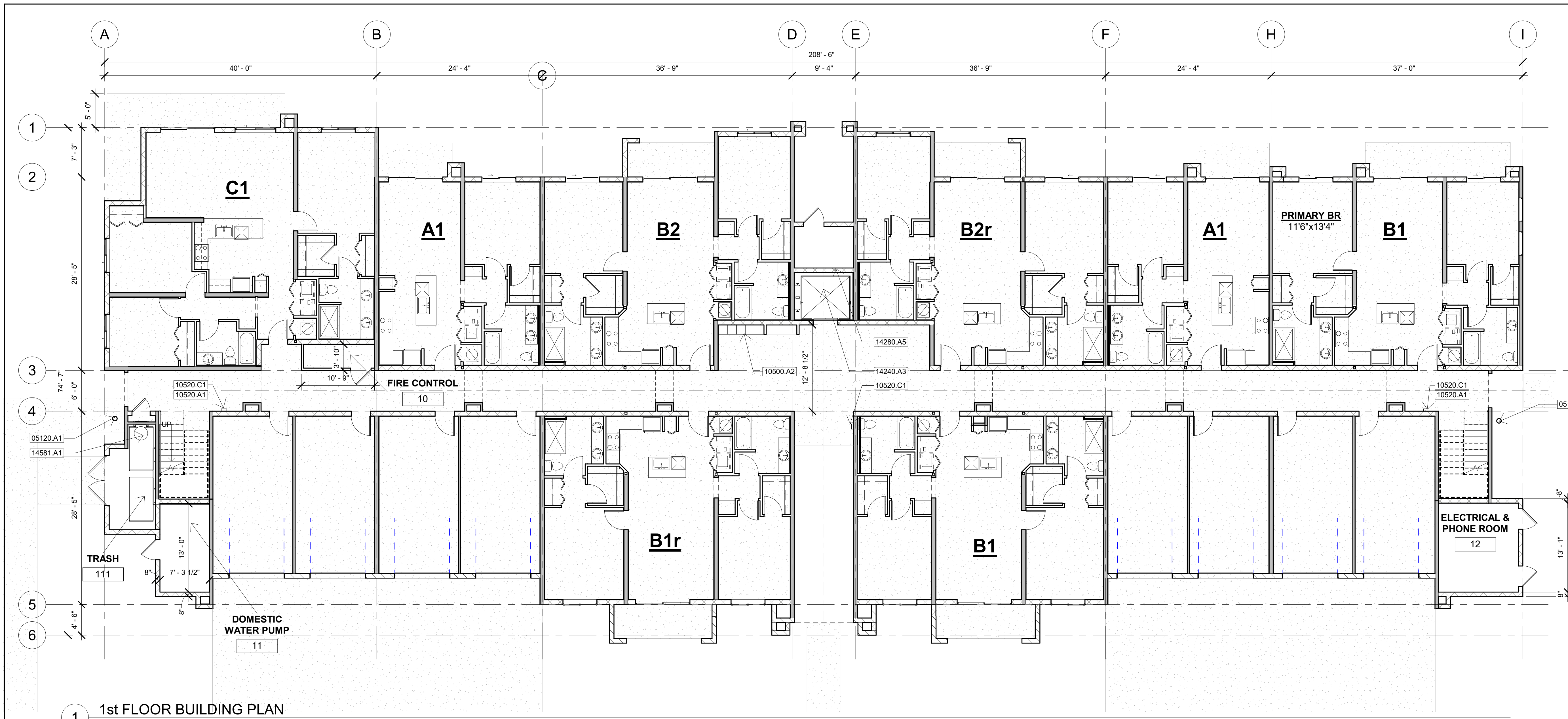
Revision Number	Revision Description	Revision Date

PSL Townplace Partners, LLC
TOWN PLACE APARTMENTS
BUILDING PLAN 1st FLOOR

Project number RIC 2102.00
Date 02/16/22
Drawn by WB
Checked by WB

A1.1

Scale 1/8" = 1'-0"



1 1st FLOOR BUILDING PLAN
1/8" = 1'-0"

PARKING TABULATION

REQUIRED PARKING:	494 SPACES
PARKING PROVIDED:	508 SPACES
REGULAR PARKING SPACES:	327 SPACES
COMPACT SPACES:	59 SPACES
HANDICAP SPACES:	14 SPACES
FREESTANDING GARAGES:	12 SPACES
INTERIOR GARAGES:	48 SPACES
BLDG DRIVEWAY SPACES:	48 SPACES

UNIT TABULATION - BUILDING

UNIT NAME	UNIT TYPE	AREA	NUMBER	%
A1	1 BEDROOM	667 SF	20	46%
B1	2 BEDROOM	995 SF	12	27%
B2	2 BEDROOM	994 SF	8	18%
C1	3 BEDROOM	1347 SF	4	9%
GARAGE		315 SF	44	
			8	
CLUBHOUSE		4,447 SF		

UNIT TABULATION - TOTAL BUILDING

UNIT NAME	UNIT TYPE	AREA/BLD'G	TOTAL NUMBER	%
A1	1 BEDROOM	13,340 SF	120	46%
B1	2 BEDROOM	11,940 SF	72	27%
B2	2 BEDROOM	7,952 SF	48	18%
C1	3 BEDROOM	5,388 SF	24	9%
GARAGES		2,520 SF	264	9%
COMMON AREA		7,558 SF	48	
TOTAL BUILDING SF		48,698 SF		

Keynote Legend	
Key Value	Keynote Text
05120.A1	Steel Column - See Structural Drawings
10500.A2	Usps Approved Mailboxes
10520.A1	#10 Abc Fire Extinguisher
10520.C1	Semi-Recessed Fire Extinguisher Cabinet
14240.A3	Otis Elevator - Gen2 3500# Or Equal
14280.A5	Elevator Equipment In Control Room
14581.A1	Trash Chute W/ Metal Access Door

NOTE 1:
3 FIRE EXTINGUISHERS ON EACH FLOOR AS SHOWN



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REVISION SCHEDULE

Revision Number	Revision Description	Revision Date
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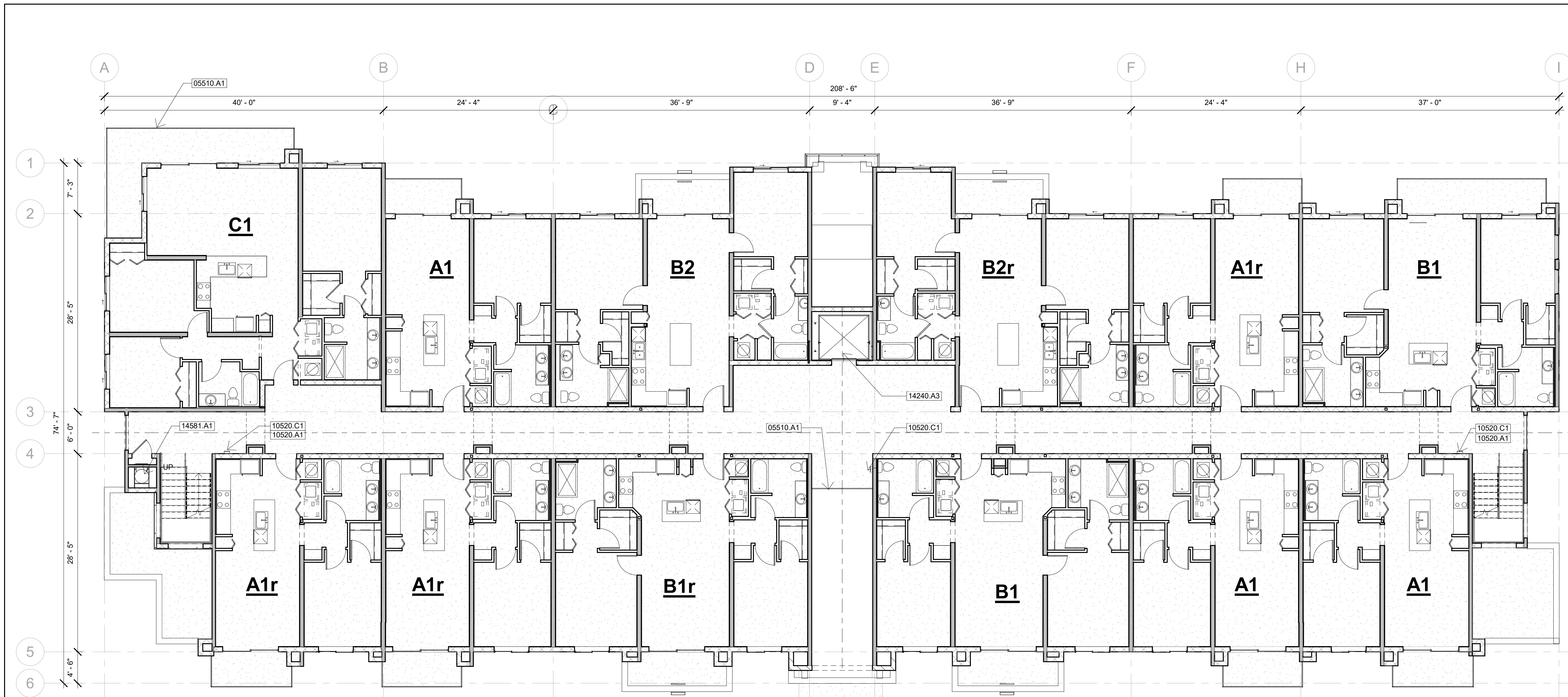
PSL Townplace Partners, LLC

**TOWN PLACE APARTMENTS
BUILDING PLAN 2nd
to 4th FLOOR**

Project number	RIC 2102.00
Date	02/16/22
Drawn by	Author
Checked by	Checker

A1.2

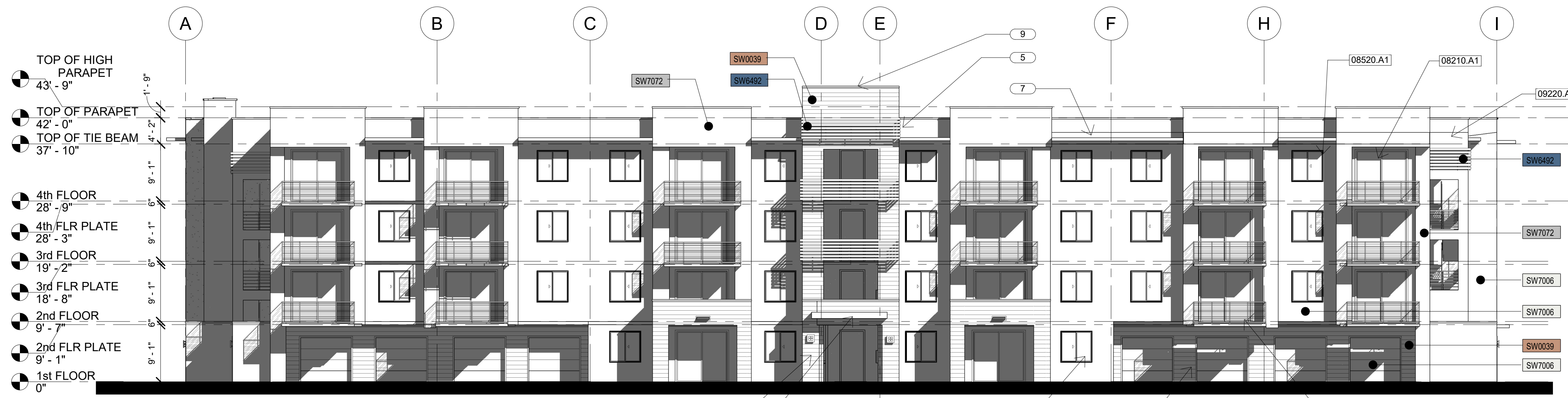
Scale 1/8" = 1'-0"



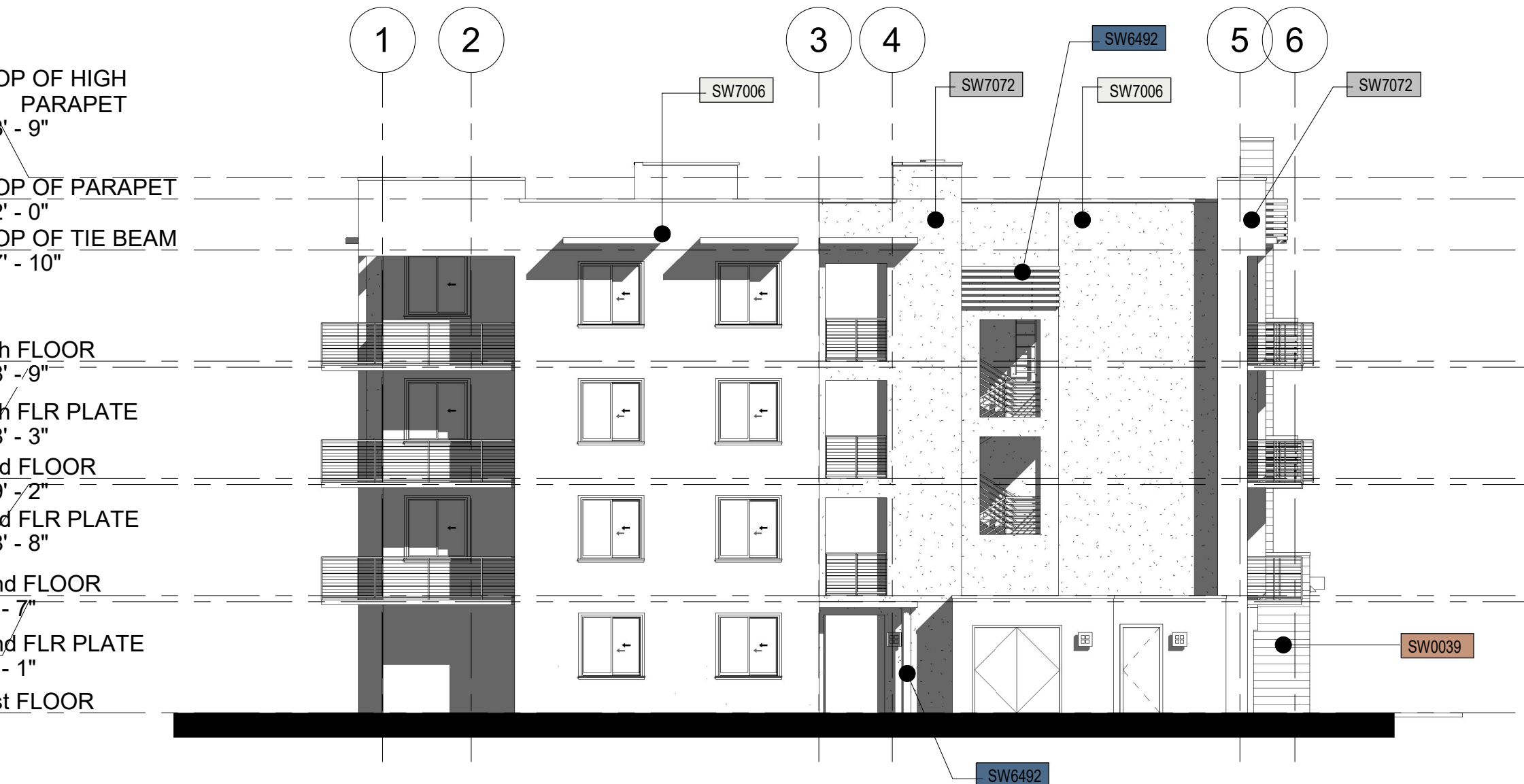
1 2nd to 4TH FLOOR BUILDING PLAN
1/8" = 1'-0"

NOTE 1:
2 FIRE EXTINGUISHERS ON EACH FLOOR AS SHOWN IN BREEZEWAYS.
NOTE 2:
TENANT SEPARTION WALLS IN ATTIC ARE ALSO THE DRAFTSTOPS.

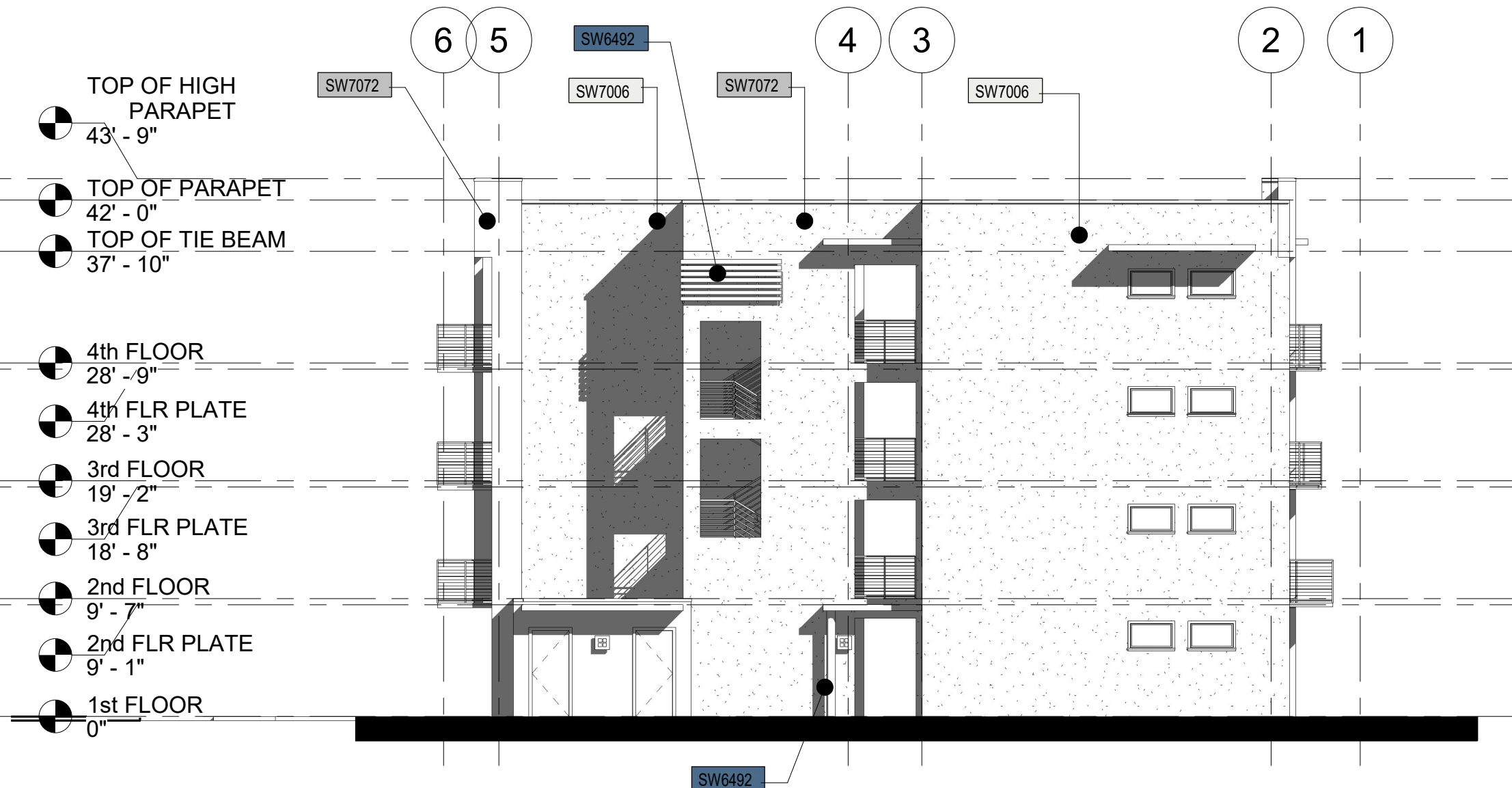
Keynote Legend	
Key Value	Keynote Text
05510.A1	42" High Aluminium Guardrail
10520.A1	#10 Abc Fire Extinguisher
10520.C1	Semi-Recessed Fire Extinguisher Cabinet
14240.A3	Otis Elevator - Gen2 3500# Or Equal
14581.A1	Trash Chute W/ Metal Access Door



1 FRONT BUILDING ELEVATION
3/32" = 1'-0"



3 LEFT SIDE BUILDING ELEVATION
3/32" = 1'-0"



2 RIGHT SIDE BUILDING ELEVATION
3/32" = 1'-0"



4 REAR BUILDING ELEVATION
3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
08210.A1	Door - See Schedule
08520.A1	Aluminum Window - See Schedule
09220.A1	3/4" Cement Plaster

BUILDING COLORS

SW7072	ONLINE GRAY SW7072
SW7006	EXTRA WHITE SW7006
SW6492	REVEL BLUE SW6492
SW0039	MELLOW MALVE SW0039

DESIGN STANDARDS	
Keynote Number	Description
1	VERTICAL RECTANGULAR WINDOWS
2	CLEAR GLASS WINDOWS
3	SQUARE COLUMNS
4	STUCCO W/ HORIZONTAL GROOVE LINE PATTERN
5	ORNAMENTAL METAL OPEN WORK, CHANGE IN BUILDING FACE MATERIAL
6	PEDESTRIAN COURTYARD & PLAZA (SEE SITE PLAN)
7	CONCRETE CANOPY AWNING
8	PORCH WITH PICKET RAILING
9	BELL TOWER

NOTE 1: THE ELEVATION DESIGN & COLORS MAY NOT BE MODIFIED WITHOUT APPROVAL FROM THE CITY
NOTE 2: NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE HEIGHT OF THE PARAPET WALL



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REVISION SCHEDULE

Revision Number	Revision Description	Revision Date

PSL Townplace Partners, LLC

**TOWN PLACE APARTMENTS
BLD'G ELEVATIONS**

Project number	RIC 2102.00
Date	02/16/22
Drawn by	Author
Checked by	Checker

A2.1

Scale 3/32" = 1'-0"