

# TOWN PLACE at PORT ST LUCIE

## PLS Town Place Partners



10180 Lexington Estates Blvd  
Boca Raton, FL 33428  
T 561.293.0745  
C 561.414.6729

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.
- COORDINATE DEMOLITION AND CONSTRUCTION TO REMAIN, SO AS TO PROVIDE THE BEST POSSIBLE JOINT OR UNDERLYING SURFACE FOR THE NEW WORK.
- 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 PROCEEDING WITH ANY WORK SO INVOLVED. DO NOT SCALE DRAWINGS.
- 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.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH DEMOLITION.
- 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.
- 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.
- GENERAL CONTRACTOR RESPONSIBLE FOR INSTALLING A DUST PROOF BARRICADE & PROTECT THE MALL FLOOR.

### CODES

FLORIDA BUILDING CODE, 2020 7th EDITION W/ ADDENDUMS, 2020 FIRE PREVENTION CODE & 2020 FLORIDA ACCESSIBILITY CODE  
NFPA 101 CLASSIFICATION BUSINESS  
2017 NATIONAL ELECTRICAL CODE  
CITY OF PORT ST LUCIE DEVELOPMENT CODE & FLORIDA STATUTES ALL OTHER RULES, REGULATIONS & CODES HAVING JURISDICTION  
OCCUPANCY GROUP : GROUP B- BUSINESS  
CONSTRUCTION TYPE: III-B - UNPROTECTED UNSPRINKLED

### EXIT REQD'S

0 TO 29 PERSONS: 1 EXIT REQUIRED  
30 TO 50 PERSONS: 2 EXITS REQUIRED, DOOR MAY SWING INTO SPACE  
MORE THAN 50 PERSONS: 2 EXITS REQUIRED, DOOR MUST SWING WITH PATH OF EGRESS  
EGRESS REQUIREMENTS SHALL COMPLY WITH NFPA 101 CHAPTER 5, SECTION 5-2.1 & 26-2.2.2. ALL HARDWARE SHALL COMPLY WITH SECTION 5-2.1.1.5.1 FOR LOCKING REQUIREMENTS. OCCUPANT LOAD IS CALCULATED BY FBC TABLE.

### INDEX OF DRAWINGS

ARCHITECTURE	
Sheet Number	Sheet Name
A0.1	TITLE SHEET RETAIL
A0.2	COLORED RENDERING
A1.1	FLOOR PLAN BLD'G A
A1.2	FLOOR PLAN BLD'G B
A1.3	FLOOR PLAN BLD'G C
A2.1	ELEVATIONS BLD'G A
A2.2	ELEVATIONS BLD'G B
A2.3	ELEVATIONS BLD'G C

### LIFE SAFETY

- THE CONTRACTOR SHALL PROVIDE & INSTALL (1) 5 LB. ABC TYPE UL LISTED FIRE EXTINGUISHER PER 2,500 S.F. LOCATION SHALL BE APPROVED BY THE FIRE MARSHAL PRIOR TO INSTALLATION.
- EQUIPMENT & CONNECTIONS TO THE BUILDING FIRE ALARM CONTROL PANEL SHALL BE PROVIDED. THE CONTRACTOR SHALL VERIFY THE BUILDING SYSTEM PRIOR TO BIDDING & INCLUDE ALL REQUIRED ELEMENTS IN BID.

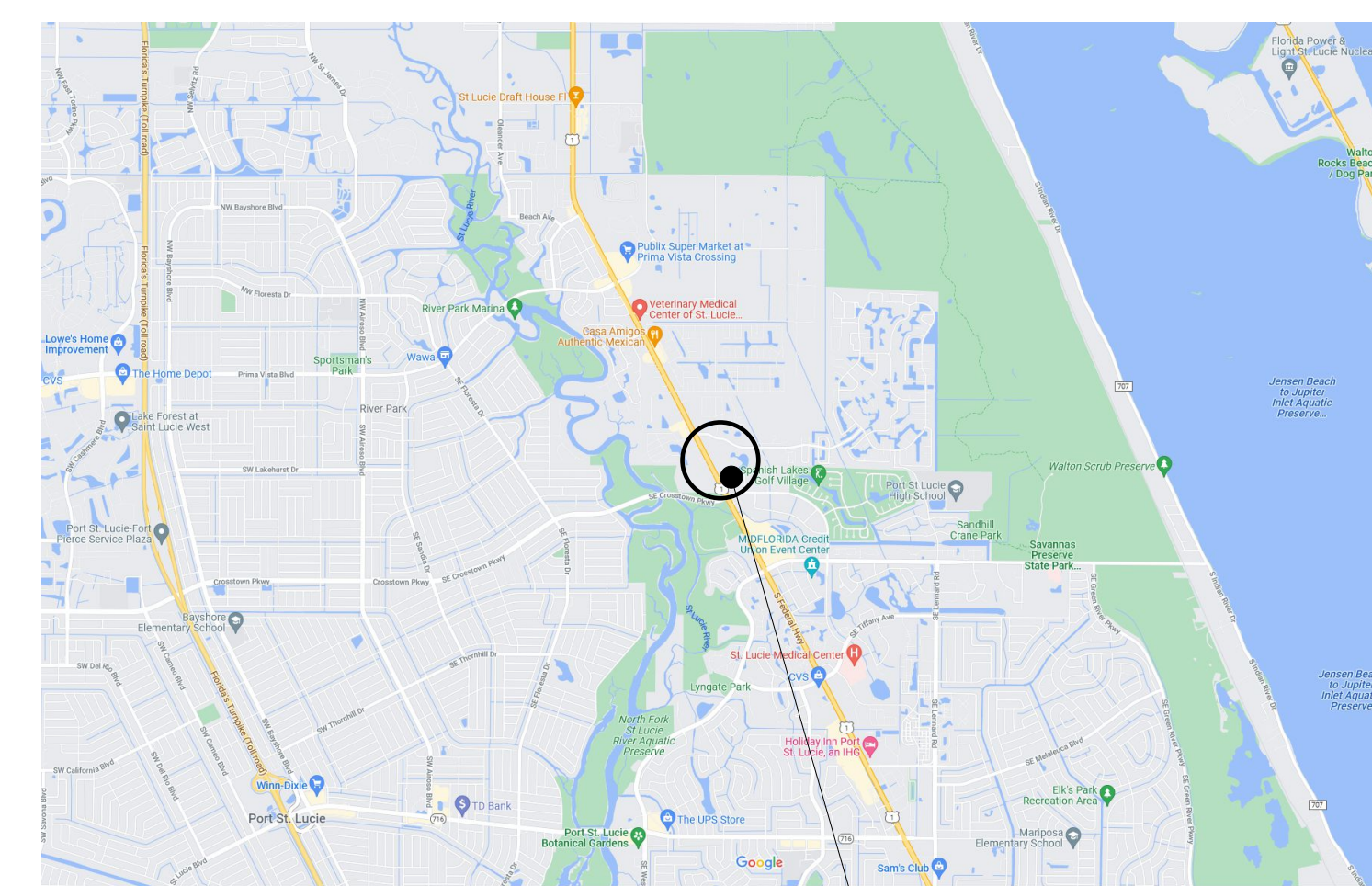
### SYMBOLS

DETAIL REFERENCE		DETAIL NUMBER SHEET NUMBER
ELEVATION REFERENCE		ELEVATION SHEET NUMBER
SECTION REFERENCE		SECTION SHEET NUMBER
ROOM NUMBER INTERIOR REFERENCE		ROOM INTERIOR SHEET NUMBER
ROOM REFERENCE		ROOM NUMBER
DOOR REFERENCE		DOOR NUMBER
WINDOW REFERENCE		WINDOW NUMBER
NOTE REFERENCE		REFERENCE NUMBER
REVISION REFERENCE		REVISION NUMBER

### ABBREVIATIONS

ACOUS	ACOUSTICAL	N.I.C	NOT IN NUMBER
ADJ	ADJUSTABLE	N.O.S	NOT TO SCALE
AL	ALUMINUM	O.A	OVERALL
APPROX	APPROXIMATE	OBS	OBSOLETE
BD	BOARD	O.C	ON OUTSIDE
BLDG	BUILDING	O.F.C.I	OWNER'S CONTRACTOR
BLK	BLOCK	OFF	OFFICE
BLKG	BLOCKING	OPNG	OPENING
BM	BOTTOM	OPP	OPPOSITE
BOT	BOTTOM	PL	PLATE
CAB	CABINET	PLAS	PLASTER
CEM	CEMENT	PLWD	PLYWOOD
CER	CERAMIC	PR	PRESSURE
C.I.	CAST IRON	P.T.D.F	POST TENSIONING
CL	CLASH	PTN	PARTITION
CLG	CLASH	Q.T	QUARRY
COL	COLUMN	R	RISER
CONC	CONCRETE	RAD	RADIUS
CONN	CONNECTOR	RENF	REINFORCED
CONT	COUNTER	REQ	REQUIRED
CTSK	COUNTERSINK	RM	ROOM
DECOR	DECORATIVE	R.O	ROUGH
DET	DETAIL	RWD	REDWOOD
DIA	DIAMETER	SAC	RAW WATER
DM	DIMENSION	SE	SEALER
DN	DOWN	S.C	SOLID
D.S	DRAWING	SCH	SCHEDULE
DWG	DRAWING	SHT	SHEET
EA	ELEVATION	SIM	SIMILAR
EL	ELEVATION	SO	SQUARE
ELEC	ELECTRICAL	SS	STAINLESS
EQ	EQUIVALENT	STD	STANDARD
EXH	EXHAUST	STL	STEEL
EXP	EXPANSION	STOR	STORAGE
EXT	EXTERIOR	STRUC	STRUCTURE
EXIST.	EXISTING	SUSP	SUSPENDED
F.A.U	FIRE ALARM	SYM	SYMMETRIC
F.H.C	FIRE HOSE	T	TREA
FIN.	FINISH	T.C	TOP OF
FL	FLOOR	TEL	TELEPHONE
FLASH	FLASHING	T&G	TONGUE AND GROOVE
FLOOR	FLOOR	TRK	TRACK
F.O.F	FACE OF FINISH	T.O.C	TOP OF CURB
F.O.M	FACE OF MATERIAL	T.O.F.F	TOP OF FINISH FLOOR
F.O.S	FACE OF STRUCTURE	T.O.L	TOP OF LUMBER
FT	FOOT/FEET	T.O.P	TOP OF PAVEMENT
FTG	FOOTING	T.O.P.L	TOP OF PLYWOOD
GA	GALVANIZED	TY	TYPICAL
GL	GLASS	U.O.N	UNLESS OTHERWISE NOTED
GR	GRAVEL	VERT	VERTICAL
GYP	GYPSONUM	VEST	VESTIBULE
H.B	HOSE	V.G.D.F	VERTICAL GRAIN DOUGLAS FIR
H.C	HOLLOW	W	WITHOUT
HOWE	HOLLOW	W.C	WATER CLOSET
HST	HOLLOW	WD	WOOD
HM	HOLLOW	WDW	WINDOW
HORIZ	HORIZONTAL	W.H	WATER
I.D.	INSIDE DIAMETER	WSCT	WANSICO
INCAND	INCANDESCENT	WT	WEIGHT
INSUL	INSULATION	SYMBOL	SYMBOL
INT	INTERIOR	S	SCALE
JAN	JANITO	&	AND
JT	JOINT	ANG	ANGLE
LAM	LAMINATE	@	AT
LAV	LAVATORY	C	CENTER
LOC	LOCATION	M	METER OR PERPENDICULAR
MAX	MAXIMUM	+	PLUS OR
MECH	MECHANICAL	#	NUMBER
MET	METAL		
MFR	MANUFACTURE		
MIN	MINIMUM		
MISC	MISCELLANEOUS		
M.O	MOUNTING		
MTD	MOUNTED		
MIL	MILLILITERS		

### VICINITY MAP



### KEYNOTES

A keynote system is used on the drawings for materials references and notes. A keynote legend on the drawings for information which relates to keynotes 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, EYNOTE REFERENCE NUMBERS RELATED TO THE SPECIFICATION SECTIONS NUMBERING SYSTEM, SHALL NOT BE CHANGED BY THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS THE EXTENT OF WORK TO BE PERFORMED ANY TRADE.

Example: 06.01  
SUFFIX  
PREFIX

PLS Town Place Partners  
**TOWN PLACE at PORT ST LUCIE**

**TITLE SHEET  
RETAIL**

Project number RIC 0502  
Date 02/16/22  
Drawn by Author  
Checked by Checker

**A0.1**

Scale



**THE WAYNE  
ARCHITECTURAL  
GROUP, PA**

10180 Lexington Estates Blvd  
Boca Raton, FL 334  
T 561.923.0745  
C 561.414.6729

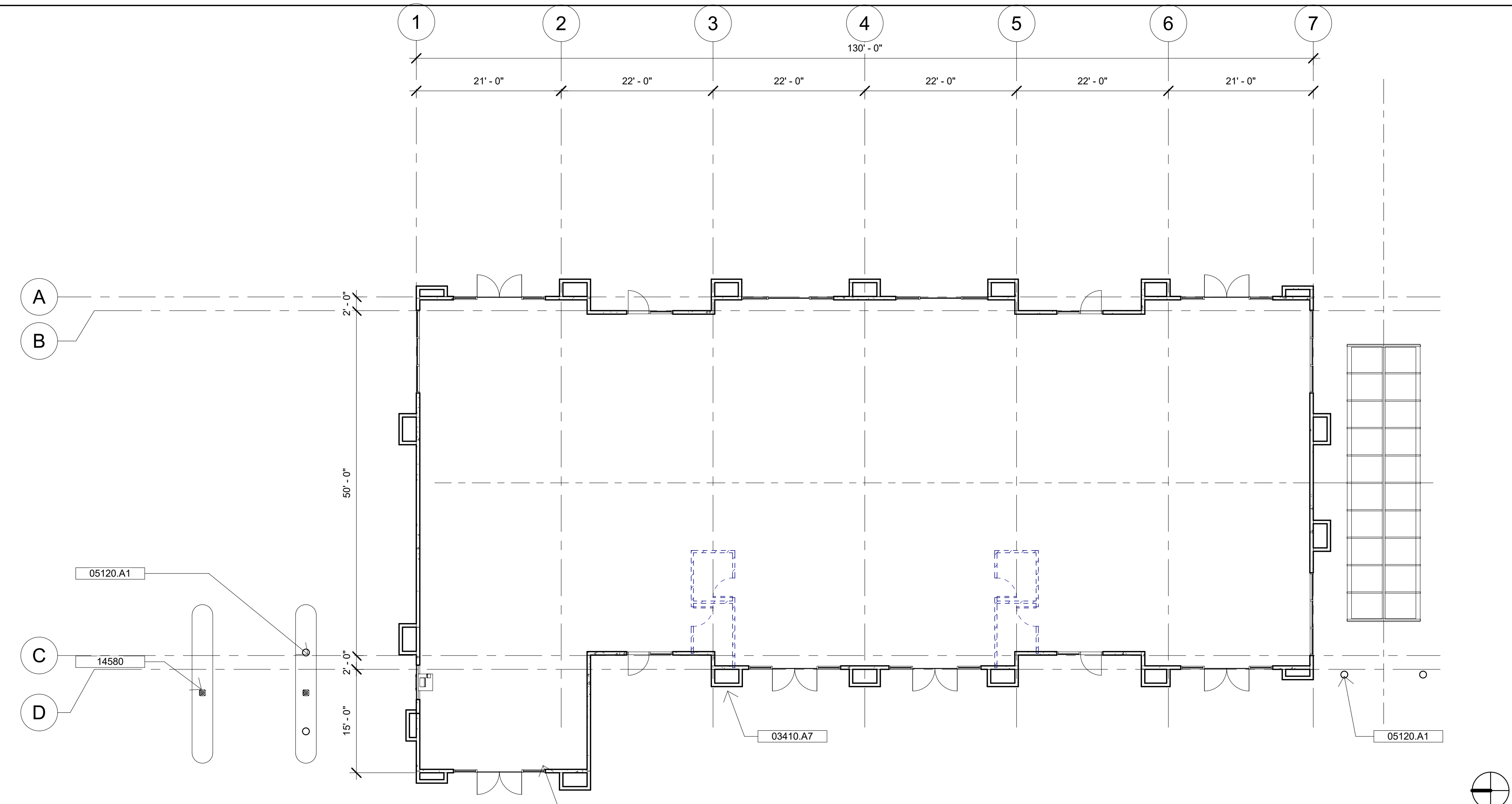
**TOWN PLACE at PORT ST LUCIE**  
PORT ST LUCIE, FLORIDA

PLS Town Place Partners

Project number	RIC 0502
Date	02/16/22

**A0.2**

Scale



Keynote Legend	
Key Value	Keynote Text
03410.A7	Concrete Tilt Wall Panel
05120.A1	Steel Column - See Structural Drawings
08410.A2	Storefront Door & Window
14580	Pneumatic Tube Systems



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Boca Raton, FL 33428  
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C 561.414.6729

02/16/22  
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Address  
Phone  
Fax  
e-mail

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RENTAL AREA: 6,500 S.F.

1 FIRST FLOOR BUILDING A  
3/32" = 1'-0"

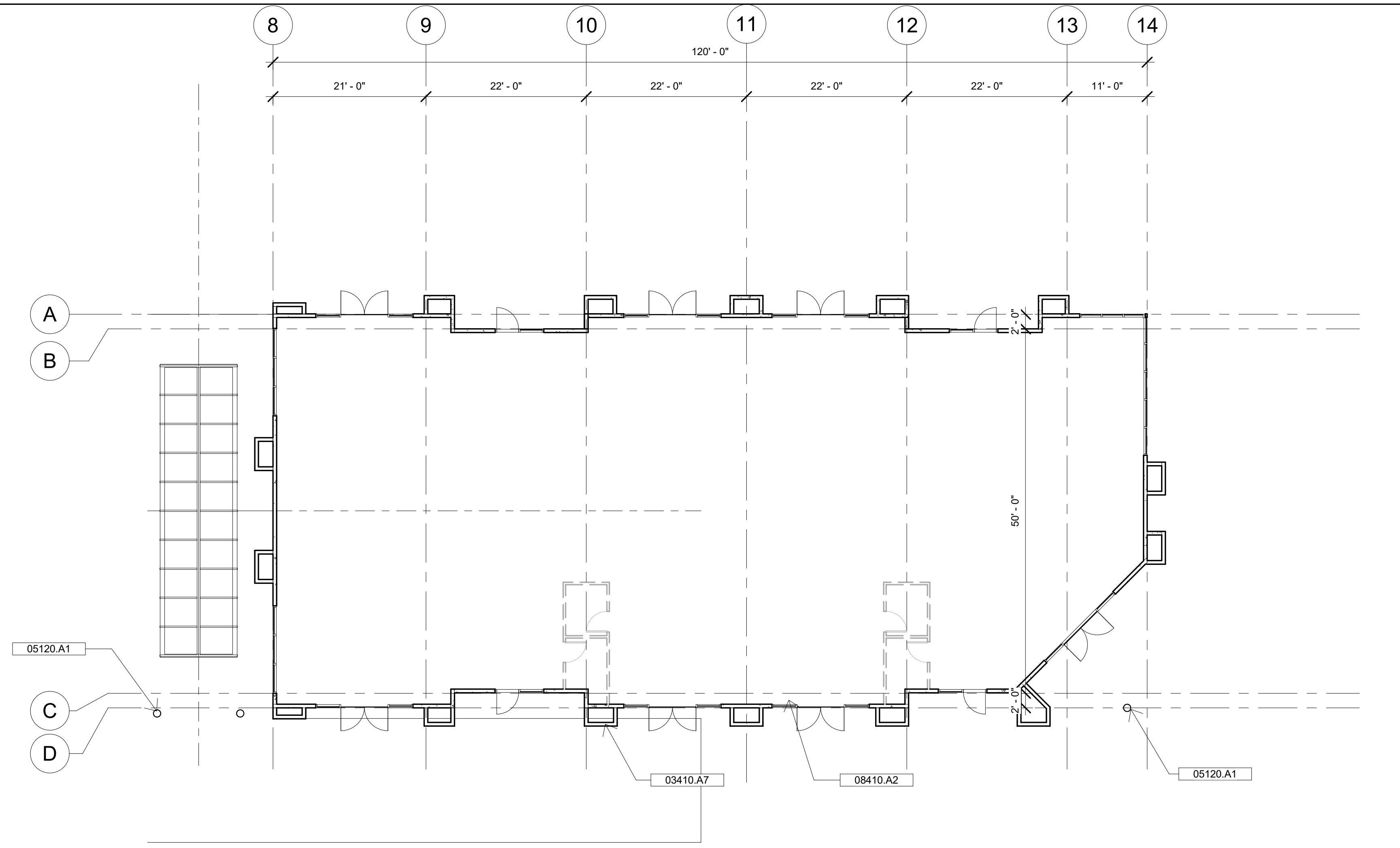
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Revision Number	Revision Description	Revision Date

PLS Town Place Partners  
**TOWN PLACE at PORT ST LUCIE**  
FLOOR PLAN BLD'G A

Project number	RIC 0502
Date	02/16/22
Drawn by	Author
Checked by	Checker

**A1.1**

Scale 3/32" = 1'-0"



1 FIRST FLOOR BUILDING B  
3/32" = 1'-0"

RENTAL AREA: 6,000 S.F.

Keynote Legend	
Key Value	Keynote Text
03410.A7	Concrete Tilt Wall Panel
05120.A1	Steel Column - See Structural Drawings
08410.A2	Storefront Door & Window



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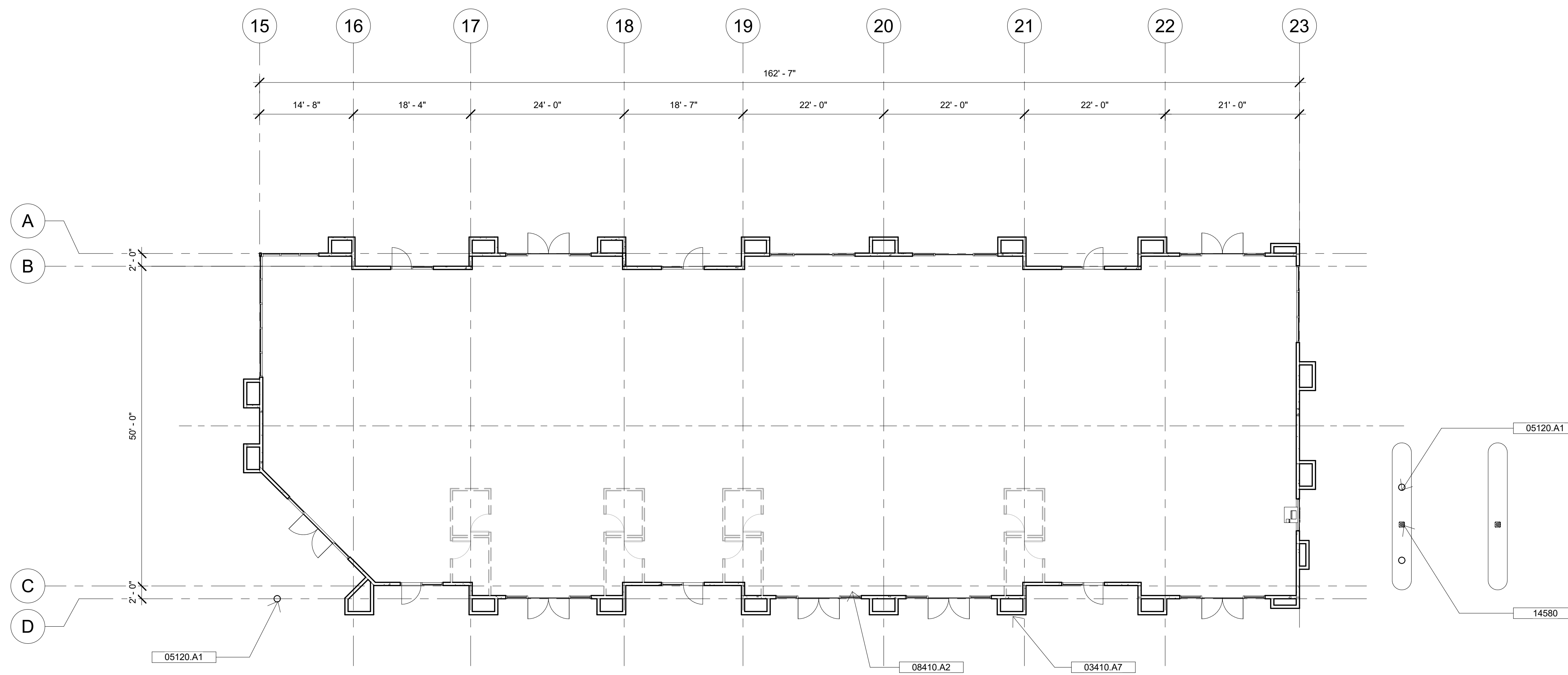
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Revision Number	Revision Description	Revision Date

PLS Town Place Partners  
**TOWN PLACE at PORT ST LUCIE**  
FLOOR PLAN BLD'G B

Project number	RIC 0502
Date	02/16/22
Drawn by	Author
Checked by	Checker

**A1.2**

Scale 3/32" = 1'-0"



1 FIRST FLOOR BUILDING C  
3/32" = 1'-0"

RENTAL AREA: 8,500 S.F.

Keynote Legend	
Key Value	Keynote Text
03410.A7	Concrete Tilt Wall Panel
05120.A1	Steel Column - See Structural Drawings
08410.A2	Storefront Door & Window
14580	Pneumatic Tube Systems



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T 561.923.0745  
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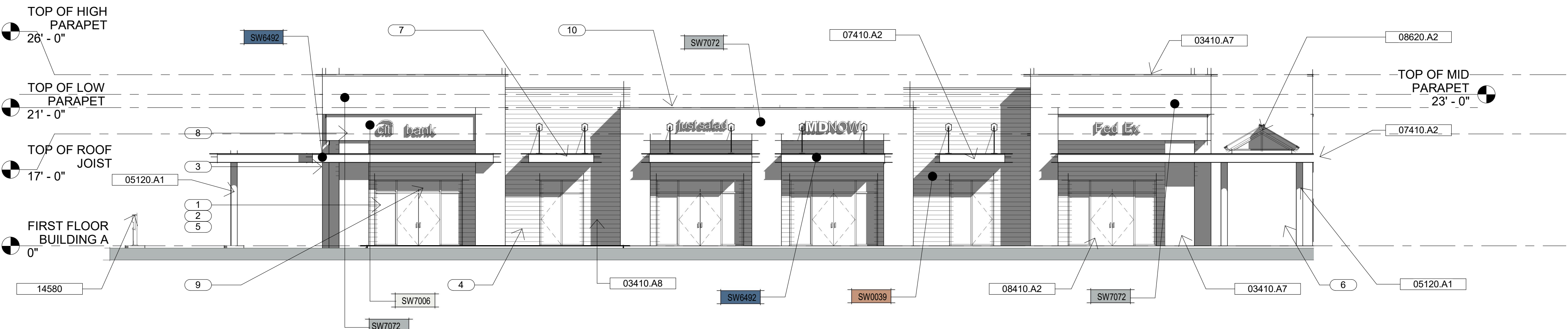
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PLS Town Place Partners  
**TOWN PLACE at PORT ST LUCIE**  
FLOOR PLAN BLD'G C

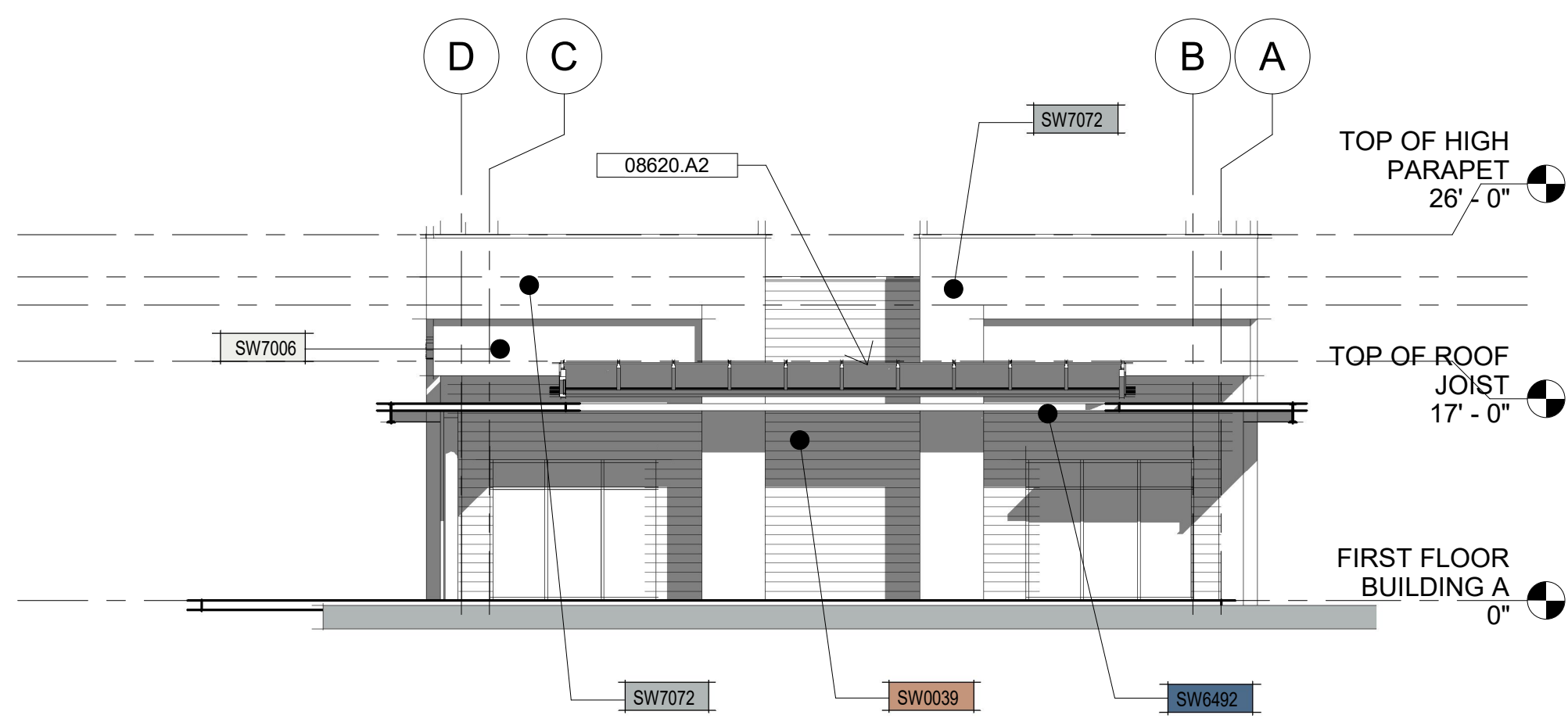
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**A1.3**

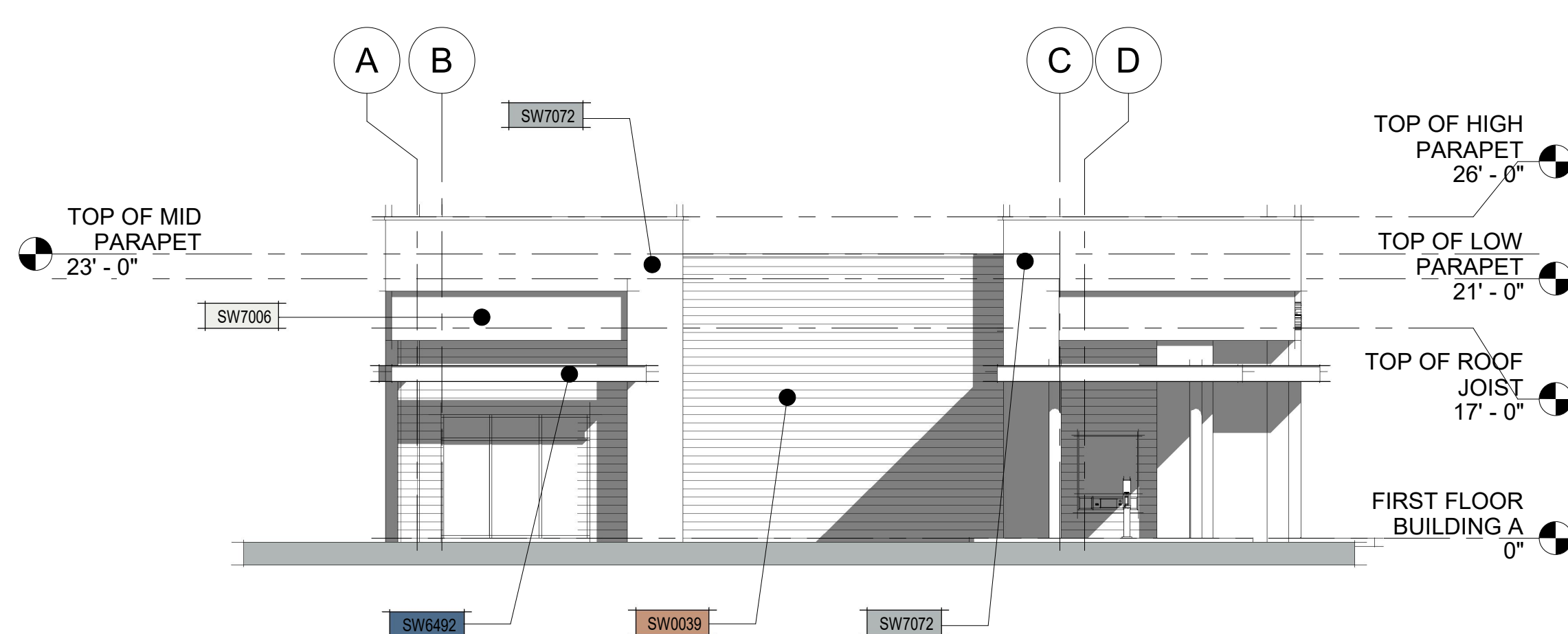
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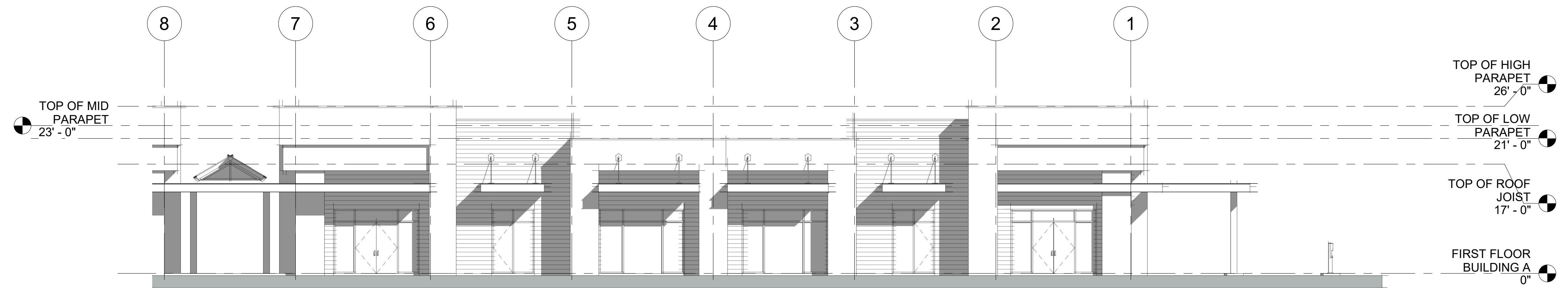
1 WEST ELEVATION BUILDING TYPE A  
3/32" = 1'-0"



3 SOUTH ELEVATION BUILDING A  
3/32" = 1'-0"



2 NORTH ELEVATION BUILDING A  
3/32" = 1'-0"



4 EAST ELEVATION BUILDING TYPE A  
3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
03410.A7	Concrete Tilt Wall Panel
03410.A8	Concrete Tilt Wall Reveal
05120.A1	Steel Column - See Structural Drawings
07410.A2	Aluminum Metal Canopy
08410.A2	Storefront Door & Window
08620.A2	Single Glazed Ridge System Skylight"
14580	Pneumatic Tube Systems

BUILDING COLORS	
SW7072	ONLINE GRAY SW7072
SW7006	EXTRA WHITE SW7006
SW6492	REVEL BLUE SW6492
SW0039	MELLOW MAUVE 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	DISPLAY WINDOWS
6	PEDESTRIAN COURTYARD & PLAZA (SEE SITE PLAN)
7	CANOPY AWNING
8	SIGNAGE - 16" BACKLIT LASER CUT LETTERS, BURGUNDY, FONT T.B.D.
9	DOOR LETTERING - ALLOWED ONLY FOR BUSINESS NAME & HOURS OF OPERATION IN MAX. 4" WHITE LETTERING
10	CHANGE IN BUILDING ARTICULATION & WALL OFFSETS

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

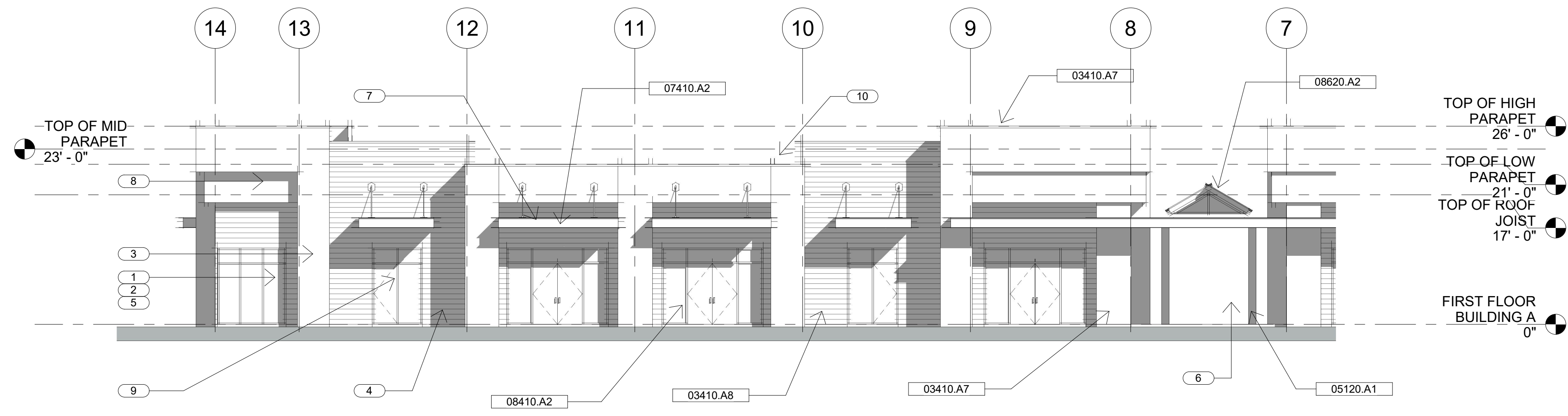
Revision Number	Revision Description	Revision Date

PLS Town Place Partners  
**TOWN PLACE at PORT ST LUCIE**  
**ELEVATIONS BLD'G A**

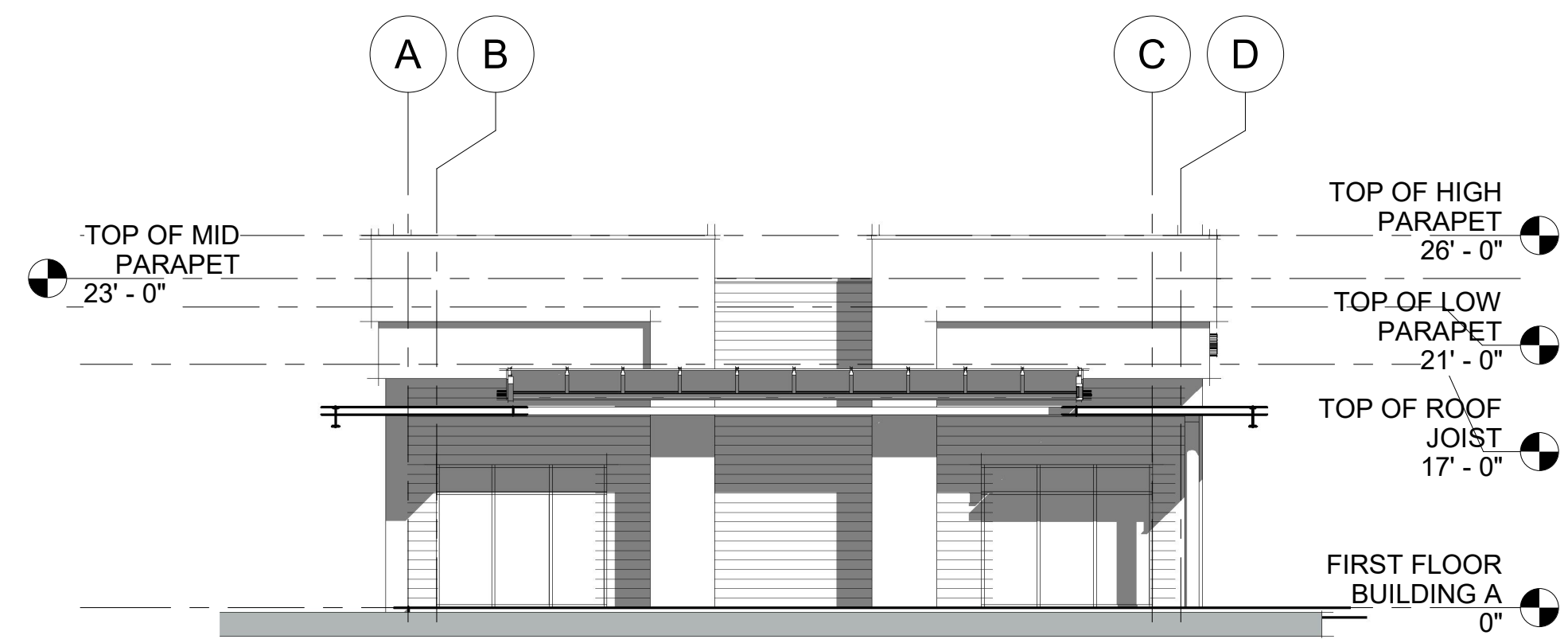
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**A2.1**

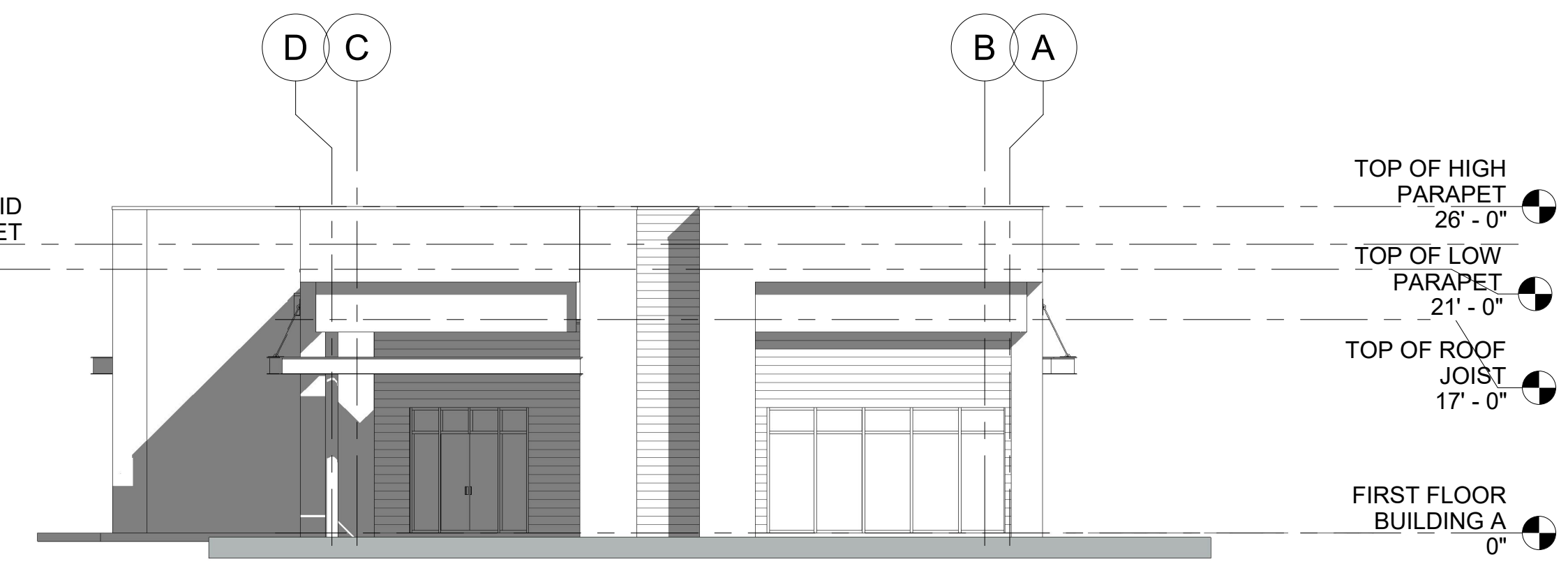
Scale 3/32" = 1'-0"



1 EAST ELEVATION BUILDING TYPE B  
3/32" = 1'-0"



3 NORTH ELEVATION BUILDING B  
3/32" = 1'-0"



2 SOUTH ELEVATION BUILDING B  
3/32" = 1'-0"



4 WEST ELEVATION BUILDING TYPE B  
3/32" = 1'-0"

Keynote Legend	
Key Value	Keynote Text
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03410.A8	Concrete Tilt Wall Reveal
05120.A1	Steel Column - See Structural Drawings
07410.A2	Aluminum Metal Canopy
08410.A2	Storefront Door & Window
08620.A2	Single Glazed Ridge System Skylight

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9	DOOR LETTERING - ALLOWED ONLY FOR BUSINESS NAME & HOURS OF OPERATION IN MAX. 4" WHITE LETTERING
10	CHANGE IN BUILDING ARTICULATION & WALL OFFSETS

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NOTE 2: NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE HEIGHT OF THE PARAPET WALL



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PLS Town Place Partners  
**TOWN PLACE at PORT ST LUCIE**  
ELEVATIONS BLD'G B

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**A2.2**

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**Keynote Legend**

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**REVISION SCHEDULE**

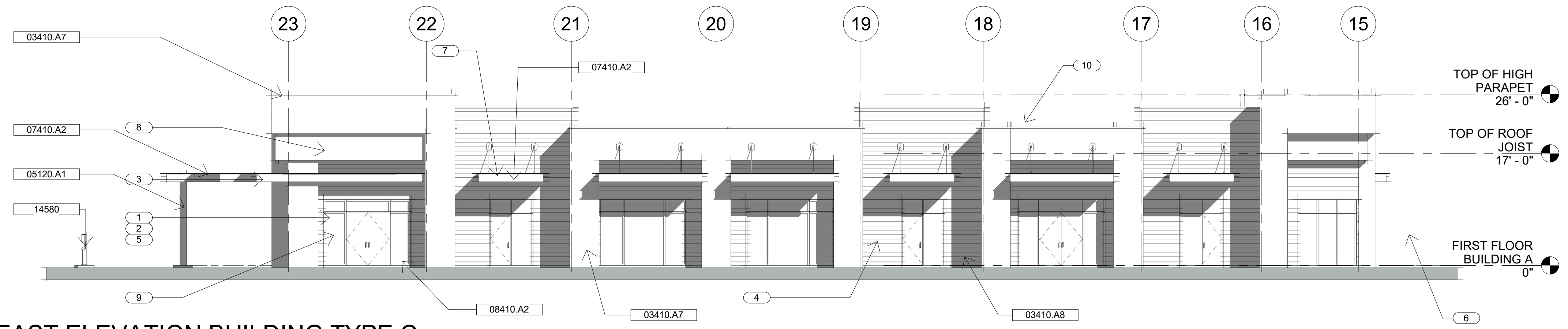
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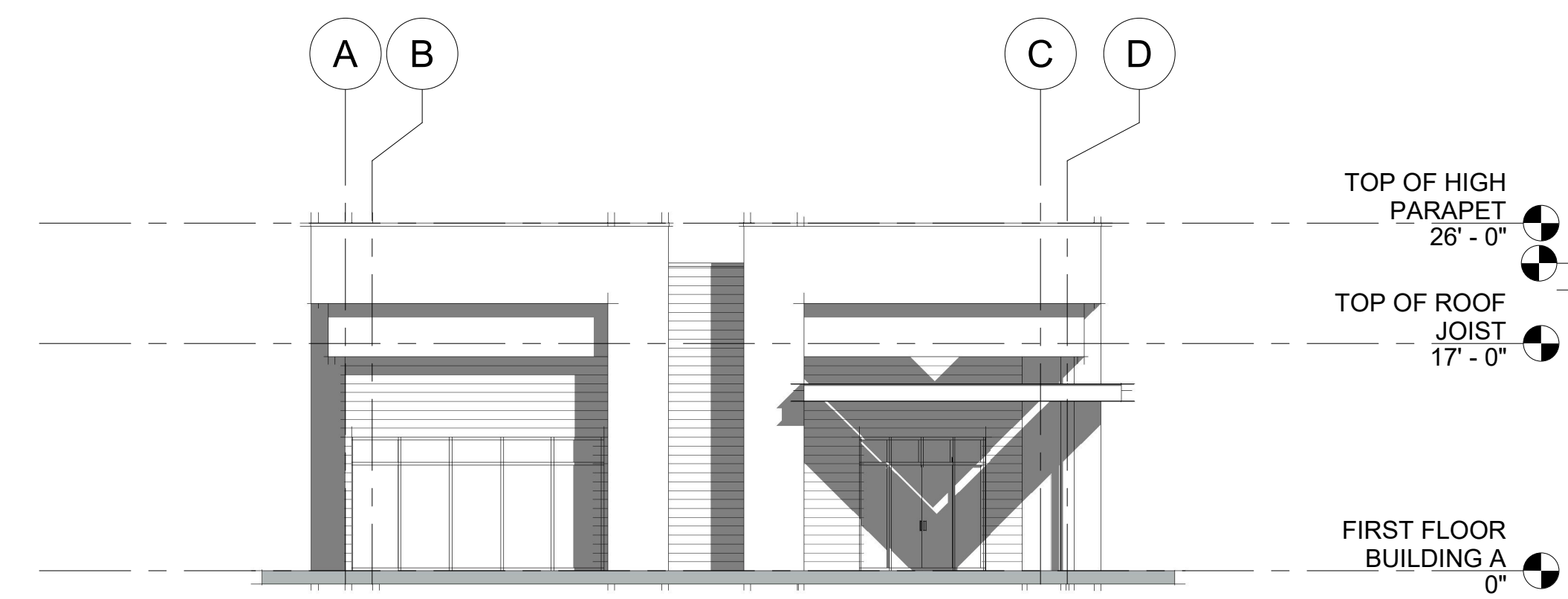
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PLS Town Place Partners  
**TOWN PLACE at PORT ST LUCIE**  
**ELEVATIONS BLD'G C**

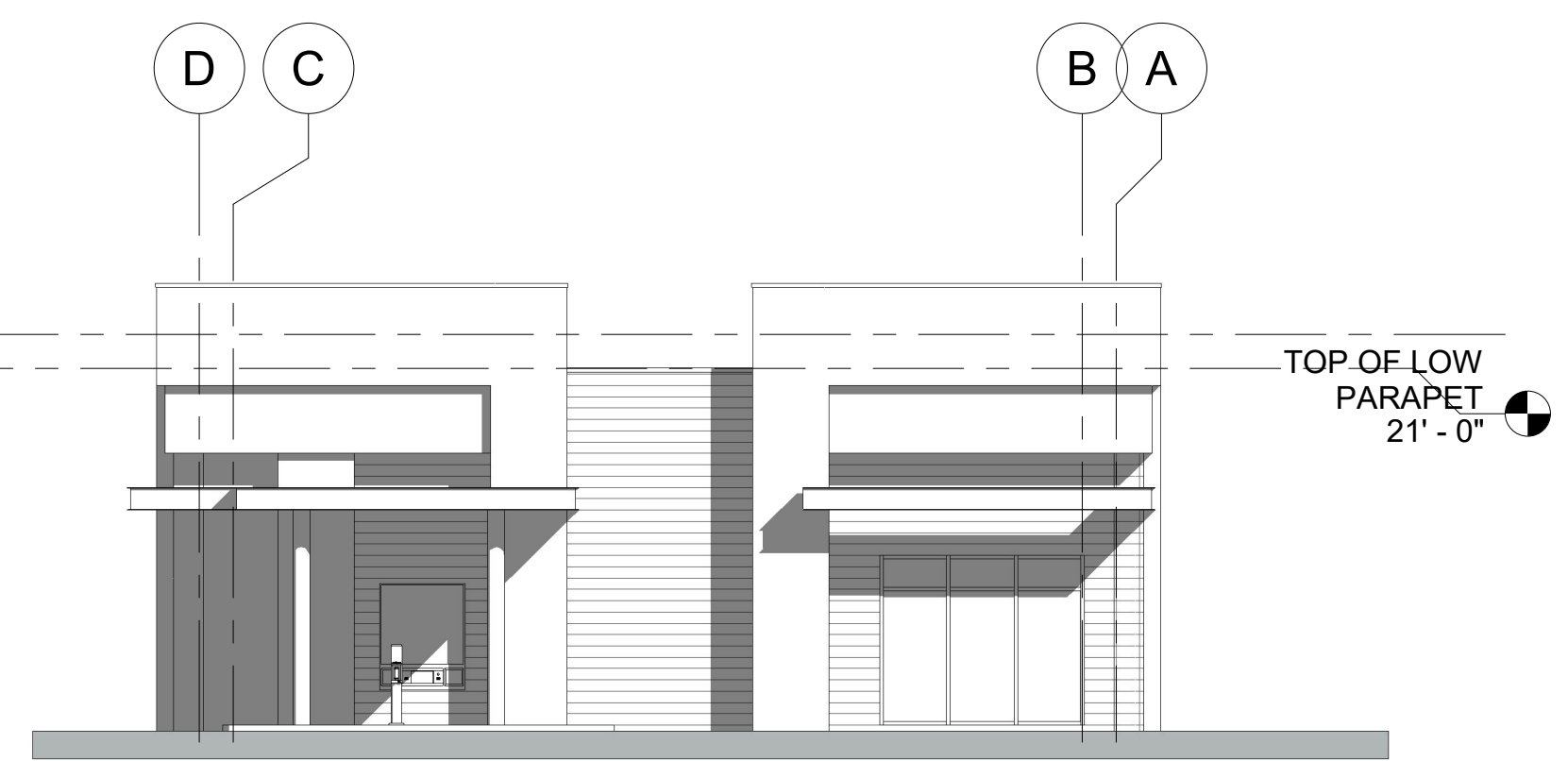
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Date	02/16/22
Drawn by	Author
Checked by	Checker
<b>A2.3</b>	
Scale	3/32" = 1'-0"



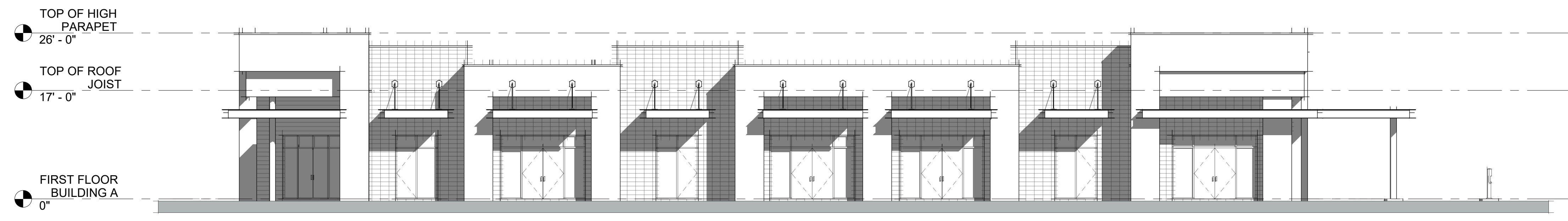
**1 EAST ELEVATION BUILDING TYPE C**  
3/32" = 1'-0"



**3 NORTH ELEVATION BUILDING C**  
3/32" = 1'-0"



**2 SOUTH ELEVATION BUILDING C**  
3/32" = 1'-0"



**4 WEST ELEVATION BUILDING TYPE C**  
3/32" = 1'-0"