

Town Homes

AT

CENTRAL PARC

PORT SAINT LUCIE, FLORIDA

4-UNIT BUILDING

4-UNIT BUILDING

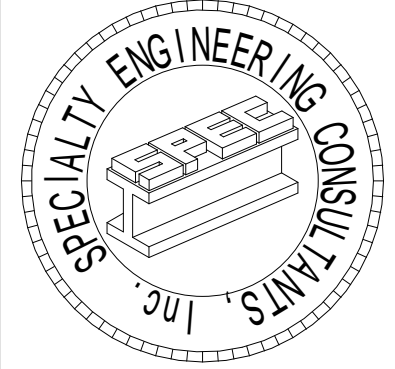
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	COVER SHEET		
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A-2	2ND FLOOR BUILDING PLANS	S2	1ST LIFT BEAM /2ND FLOOR FRAMING PLAN
A-3	BUILDING ELEVATIONS	S3	GENERAL NOTES & STRUCTURAL DETAILS
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AR-1	PLAN 1034R FLOOR/ELECTRICAL PLANS	S6	UPPER ROOF FRAMING PLAN
AL-1	PLAN 1034L FLOOR/ELECTRICAL PLANS	S7	GENERAL NOTES & STRUCTURAL DETAILS
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D-2	TYPICAL DETAILS		
P-1	PLUMBING RISERS		

SITE & AREA CALCULATIONS	
TOTAL BUILDING AREA	7,920 SQ.FT.
PROPOSED A/C AREA	6,910 SQ.FT.
PROPOSED NON A/C AREA	1,010 SQ.FT.
GARAGES COVERED ENTRY	890 SQ.FT. 120 SQ.FT.

BLDG. DESIGN DATA	
CODES: FLORIDA BLDG. RESIDENTIAL CODE 2020 7TH EDITION NFPA FL. FIRE PREVENTION CODE 7TH ED. NEC NATIONAL ELECTRIC CODE 2017 CARBON MONOXIDE DETECTORS REQUIREMENTS PER FL. ADMINISTRATIVE CODE RULE 9B-3.0472 ACI 318-14, ASTM 47th ED. CITY OF PSL SECTION 150.210	
DESIGN CRITERIA	
CITY	PORT ST LUCIE, FL
OCCUPANCY GROUP	N/A
NUMBER OF STORIES	2
BUILDING CATEGORY	ENCLOSED
BASIC WIND SPEED, mph	170
WIND IMPORTANCE FACTOR	1.0
WIND EXPOSURE CATEGORY	C
INTERNAL PRESSURE COEFFICIENT	+/- .18
MINIMUM SOIL PRESSURE, psf	2500
FLOOR LOADS (LIVE & DEAD)	55
ROOF DEAD LOAD, psf	20
ROOF LIVE LOAD, psf	30

CLIENT INFORMATION

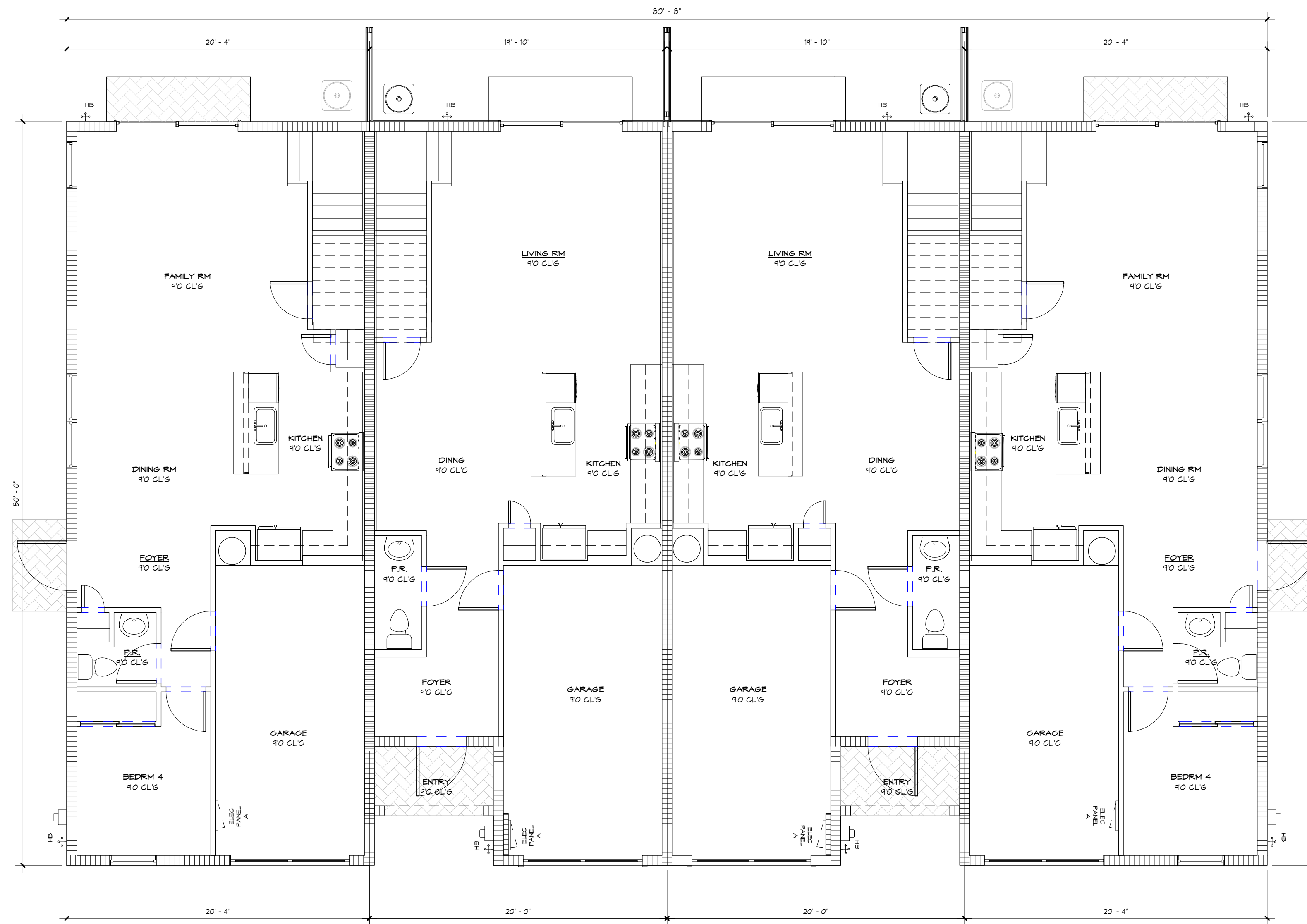
13TH FLOOR CP, LLC
330 SW 2ND AVE # 110
FT LAUDERDALE, FL 33312



SPECIALTY ENGINEERING CONSULTANTS, Inc.
 1599 SW 30th AVE.
 SUITE #20
 BROWNS BEACH, FL 33426

PAGE - BROWARD - PALM BEACH
 FL. CA. #009217

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1 1ST FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

PLAN 1634R

PLAN 1634L

PLAN 1820L

1ST BUILDING PLANS

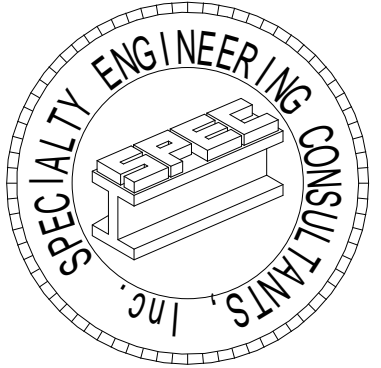
SHEET INFORMATION

PROJECT INFORMATION
CENTRAL PARC
PORT ST LUCIE, FLORIDA

CLIENT INFORMATION

13TH FLOOR CP, LLC

330 SW 2ND STREET, #110
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FILE NAME:

SCALE:

DATE 1/25/2023

RVD. BY:

DRWN. BY:

REVISION:

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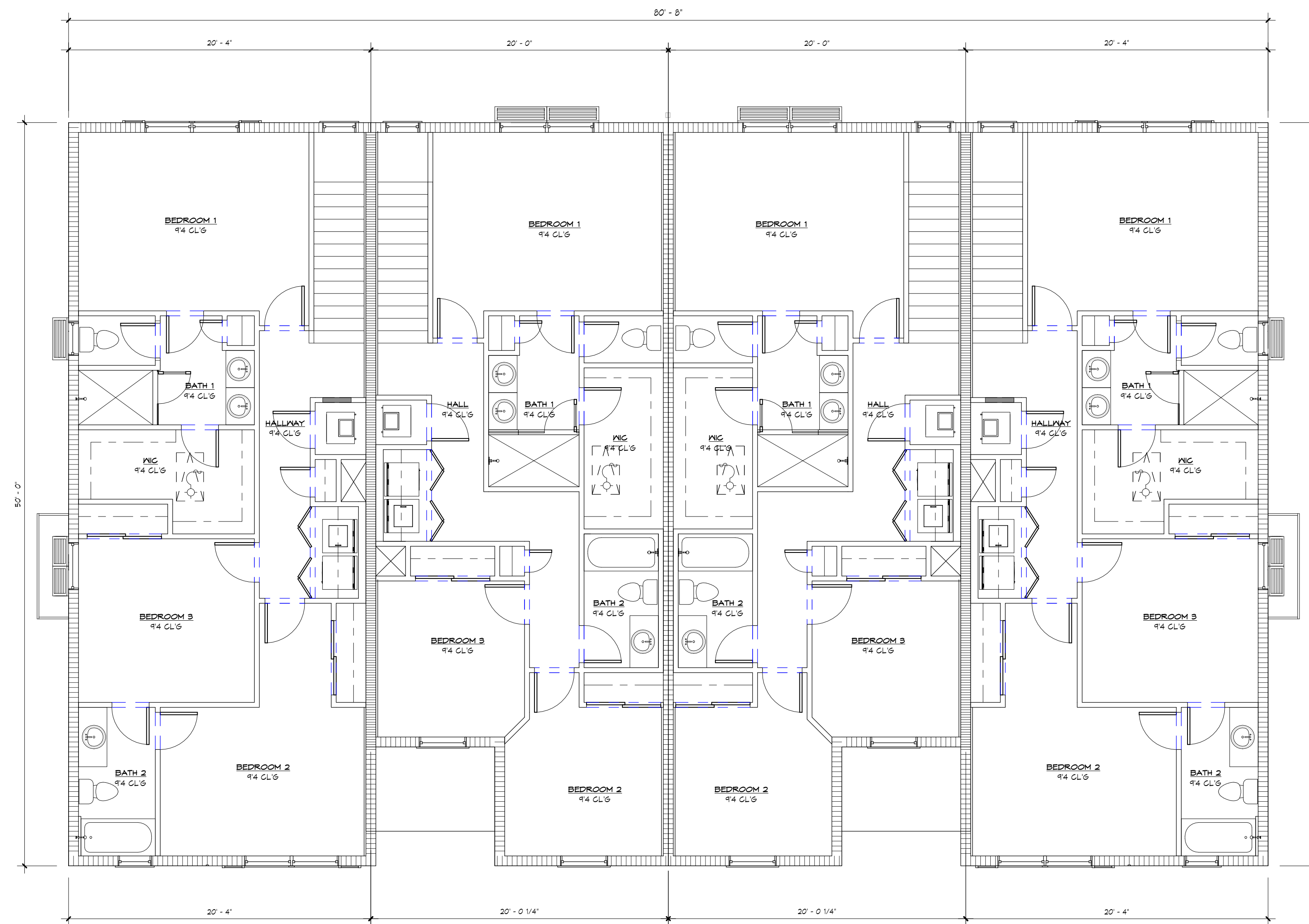
REVISION:

REVISION:

SEAL
D. ADAM LeBLANC, PE FL #77012

SHEET #

A1



1 2ND FLOOR PLAN
3/16" = 1'-0"

PLAN 1820R

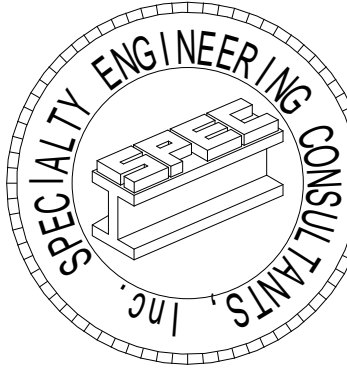
PLAN 1634R

PLAN 1634L

PLAN 1820L

2ND BUILDING PLANS
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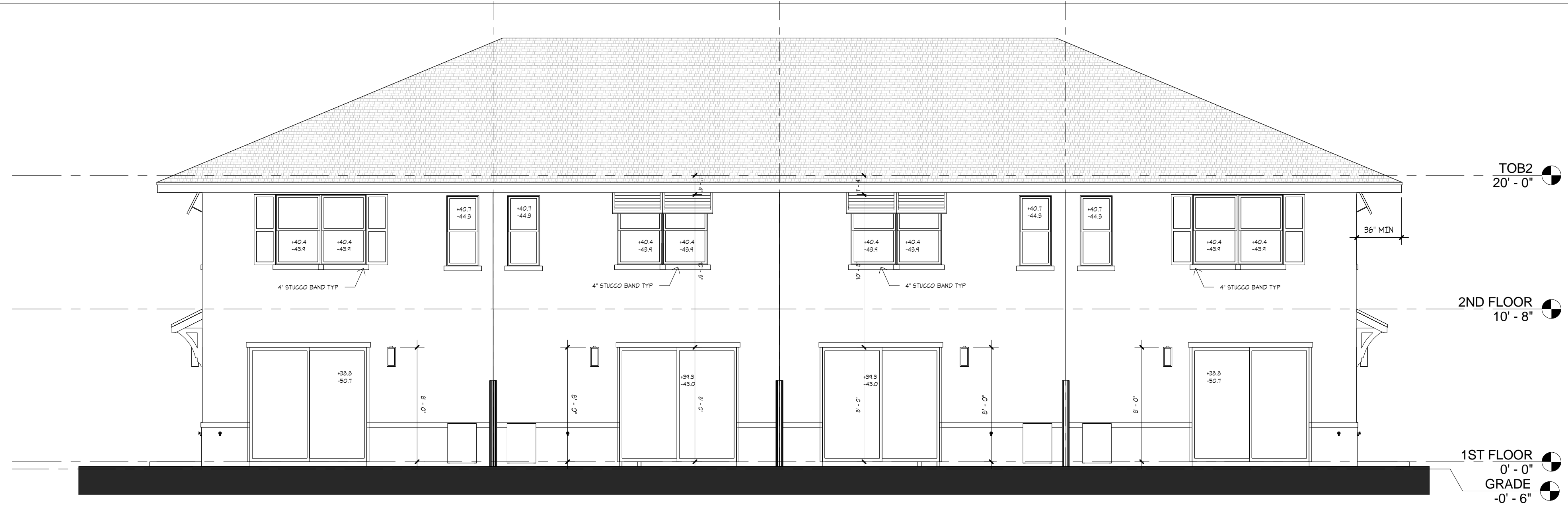

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A2

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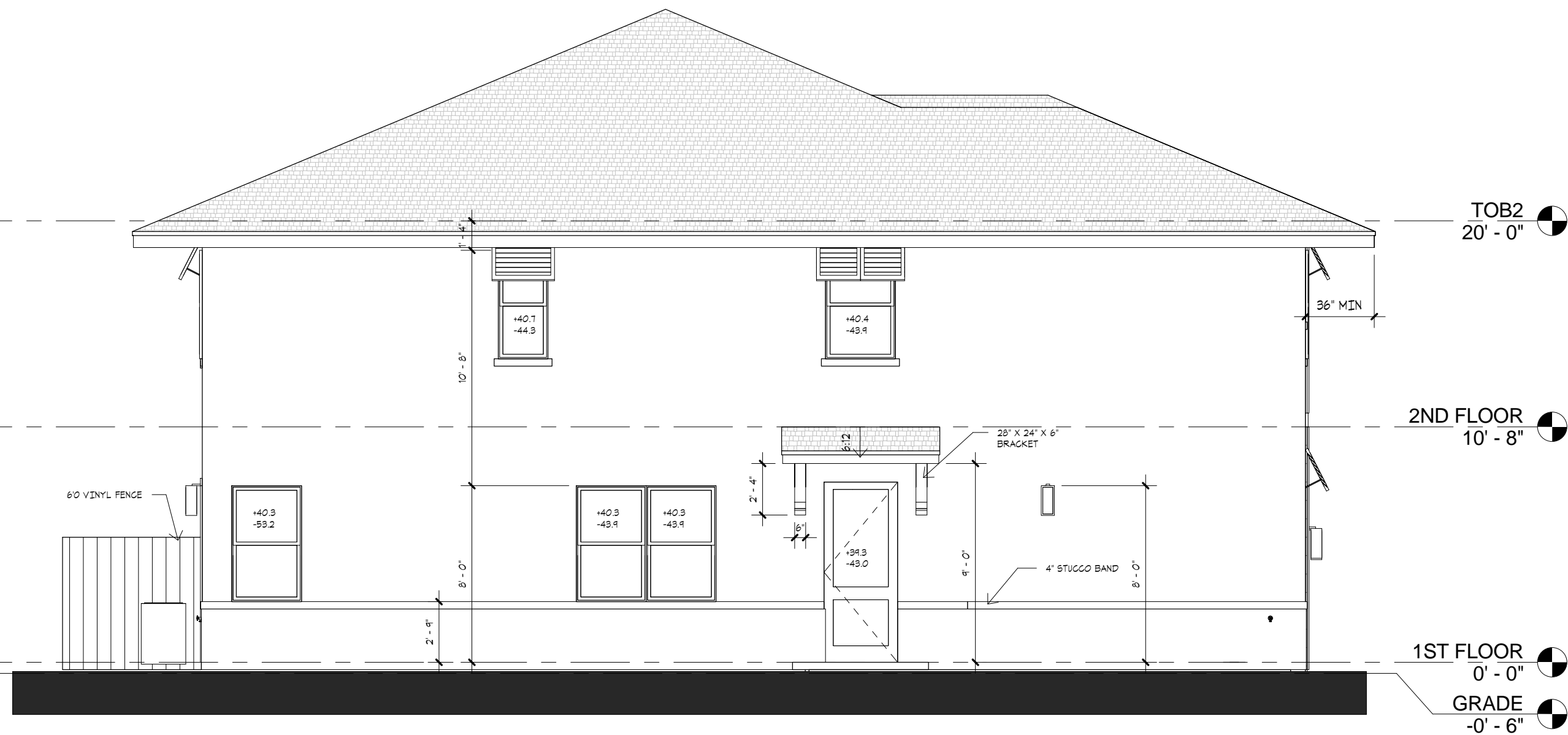
4 REAR ELEVATION
3/16" = 1'-0"

REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

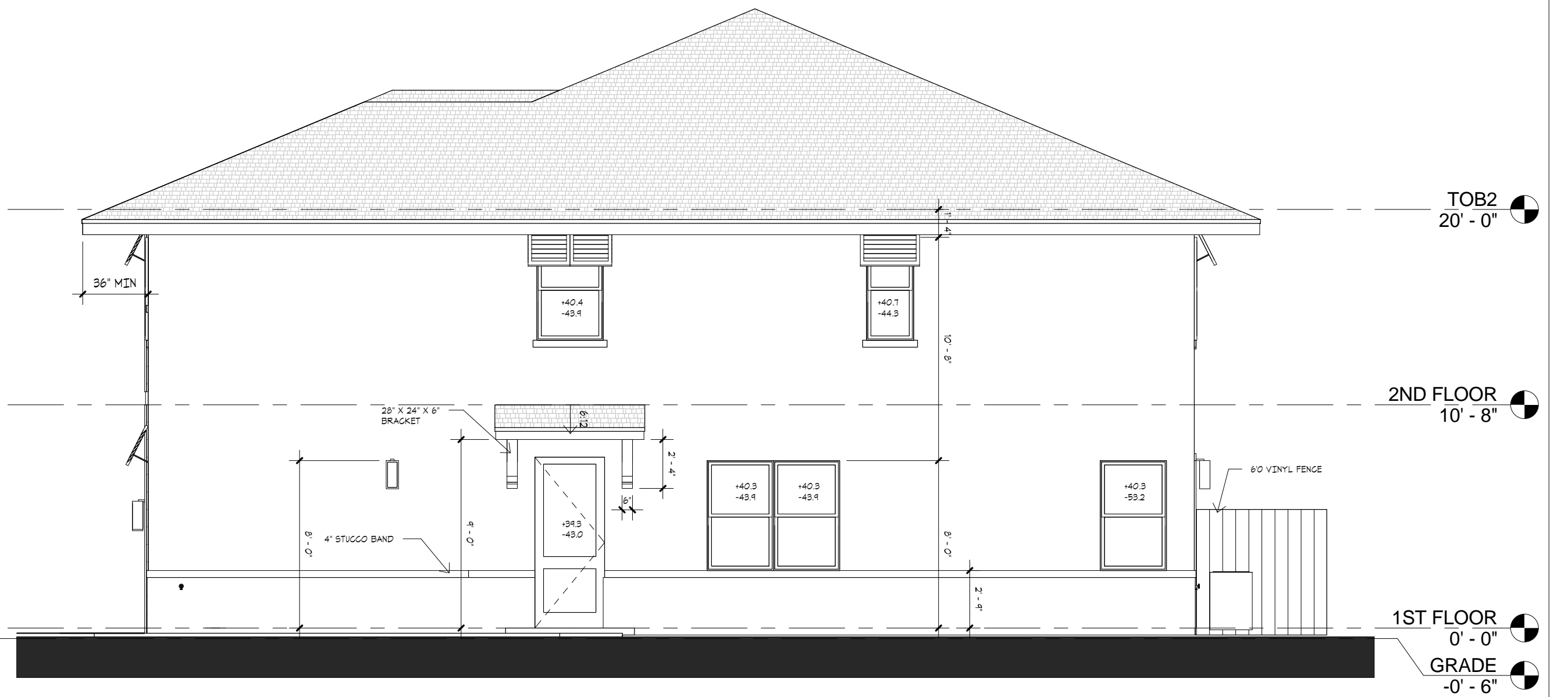
SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

FRONT ARCHITECTURAL ELEMENTS	
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

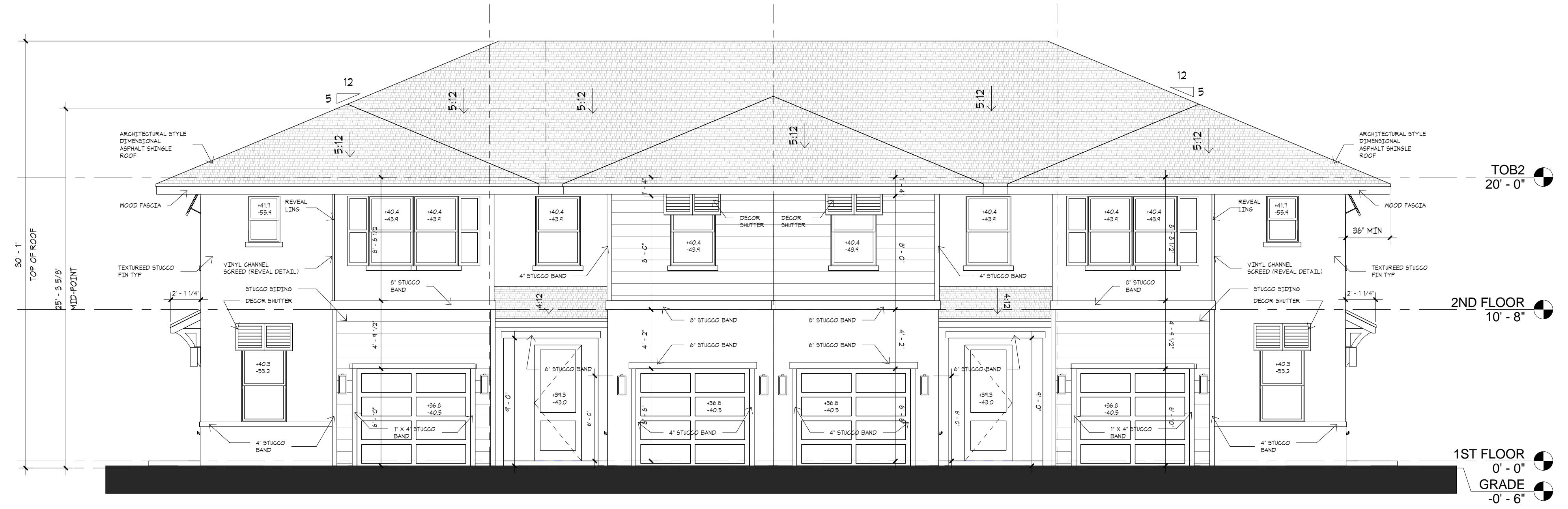
ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	5.33%	1.36%	2.24%
WINDOWS/GLASS	7.22%	6.13%	18.43%
DOORS	12.20%	2.40%	0.0%
SIDING	10.96%	0.0%	0.0%
PROJECTED ROOF	1.62%	1.03%	0.0%
FASCIA	3.56%	4.40%	2.94%
SHUTTERS	2.48%	1.07%	2.17%



2 LEFT SIDE ELEVATION
3/16" = 1'-0"



3 RIGHT SIDE ELEVATION
3/16" = 1'-0"



1 FRONT ELEVATION
3/16" = 1'-0"

ELEVATIONS

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D. ADAM LeBLANC, PE FL #77012
SHEET #

CITY OF PORT ST LUCIE PROJECT NO: P22-232

ELEVATIONS SCHEME 1

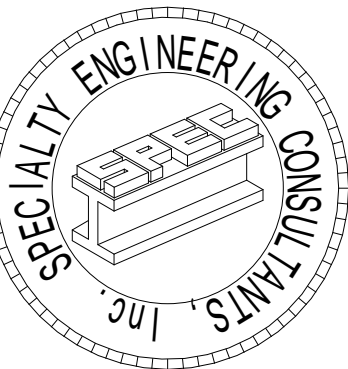
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DRWN. BY:

REVISION:

SEAL
 D. ADAM LeBLANC, PE FL #77012

SHEET #

A3.1

CITY OF PORT ST LUCIE PROJECT NO: P22-232



④ REAR ELEVATION
 3/16" = 1'-0"

REAR ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

SIDE ARCHITECTURAL ELEMENTS	
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
14	BRACKETS OVER FRONT DOOR
17	USABLE OPEN SPACE

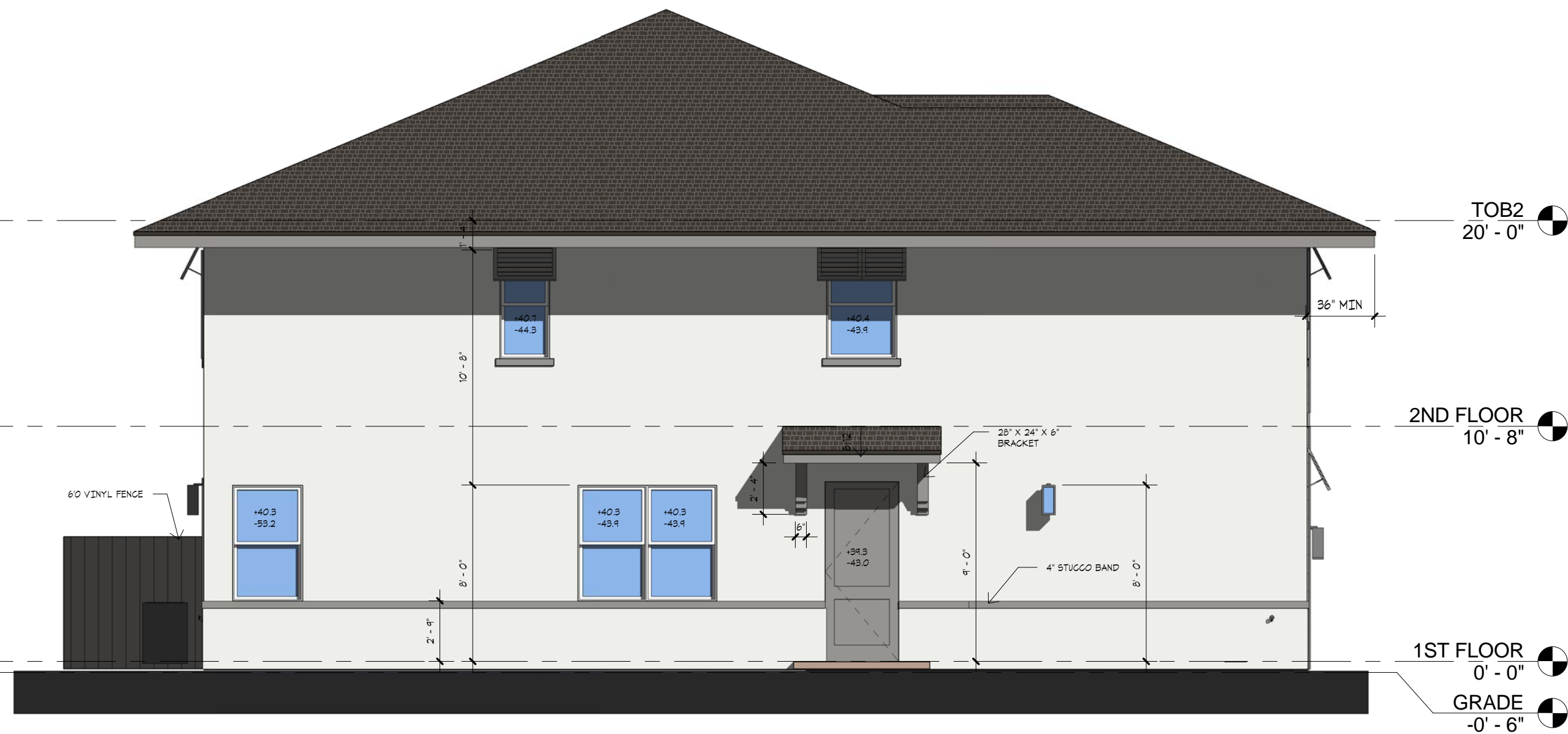
FRONT ARCHITECTURAL ELEMENTS	
3	8" HORIZONTAL SIDING
6	BAHAMA SHUTTERS
7	SIDE WINDOW SHUTTERS
8	PRIMARY ROOF WITH 36" O.H.
17	USABLE OPEN SPACE

BUILDING FACE COLOR PERCENTAGE	F	S	R
PRIMARY BUILDING COLOR	42%	68%	50%
ACCENT COLOR	18%	8%	4%
ROOF COVERAGE	32%	18%	26%
GLASS	8%	6%	20%

ELEVATION ARTICULATED ELEMENTS	FRONT	SIDE	REAR
BANDING	5.33%	1.36%	2.24%
WINDOWS/GLASS	7.22%	6.13%	18.43%
DOORS	12.20%	2.40%	0.0%
SIDING	10.96%	0.0%	0.0%
PROJECTED ROOF	1.62%	1.03%	0.0%
FASCIA	3.56%	4.40%	2.94%
SHUTTERS	2.48%	1.07%	2.17%



③ RIGHT SIDE ELEVATION
 3/16" = 1'-0"



② LEFT SIDE ELEVATION
 3/16" = 1'-0"



① FRONT ELEVATION
 3/16" = 1'-0"

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