

VECTOR BASE LINES
003, 1311574.0600, 874419.7100, 13.560, NGS N350 (HELD)
006, 1128385.0400, 875165.0500, 11.940, NGS E401 (ALLOWED TO ADJUST)
041, 1133830.2480, 888040.6280, 4.520, FOUND PK NAIL, NO ID.
100, 1133750.2160, 888215.2180, 8.890, SET I.R.C.#5102
250, 1134082.9350, 887891.7690, 4.9480, CONC. MONUMENT T-41 (HELD VERTICAL)
252, 1133819.4310, 888054.3410, 4.434, FOUND N/D "KARNER"
255, 1133233.2300, 888441.702, 7.044, CONC. MONUMENT R-42

COORDINATE NOTES:
1. THE COORDINATES SHOWN AT PERMANENT CONTROL POINT IS IN THE NORTH AMERICAN DATUM 1983 (NAD83), FLORIDA EAST ZONE 0901.
2. COORDINATES ARE REFERENCED TO E-401 AND N-350.
3. GEOGRAPHIC COORDINATES SHOWN AT THE LOCATION MAP ARE IN THE NORTH AMERICAN DATUM 1983 PER LABINS WEB SITE.

DATUM & ACCURACY NOTES:
1. HORIZONTAL DATA FOR BEARINGS AND COORDINATES REFER TO STATE PLANE NAD83(FL EAST ZONE 901). CONTROL USED IS NGS FORT PIERCE BASE E 401 (HELD) AND VERIFIED TO NGS POINT N 350. POINT POSITION IS PLUS OR MINUS 0.02 FEET. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
2. VERTICAL DATA FOR ELEVATIONS REFER TO NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988). CONTROL USED IS NGS MONUMENT T-41 AND VERIFIED TO FDOT VRS STATION NETWORK. POINT POSITION IS PLUS OR MINUS 0.2' SOFT GROUND AND 0.035 FEET HARD GROUND. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
3. THIS SURVEY IS INTENDED TO MEET OR EXCEED SECOND ORDER CLASS II, 1:20,000 ACCURACY AND CLOSURE SPECIFICATIONS.

SURVEYOR'S NOTES:
1. BEARINGS & COORDINATES REFER STATE PLANE NAD83 (NORTH AMERICAN DATUM 1983), REFERENCED ALONG THE WESTERLY RIGHT OF WAY FOR SURFSIDE DR.
2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
3. PROPERTY LIES IN FLOOD ZONE "X" "X-0.25" & VE(8), FEMA MAP #12085C0183K, 2-19-20.
4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
6. P.C.P. = PERMANENT CONTROL POINT.
7. P.R.M. = PERMANENT REFERENCE MONUMENT.
8. EL = ELEVATION; ELEVATIONS REFER TO NAVD88;
12. CONC. = CONCRETE; TYP. = TYPICAL
13. Ⓞ = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.
15. □ = UTILITY BOX.
19. ⚡ = POWER POLE; ⚙ = GUY WIRE
20. PB = PLAT BOOK PG = PAGE (PLAT BOOKS REFER TO MARTIN COUNTY PUBLIC RECORDS)
21. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.

ZONING INFORMATION:
SOUTH BEACH DISTRICT
R1

OWNER & SITE INFORMATION:
DAMIAN MARTINEZ
2412-501-0131-000-6
1606 SURFSIDE DRIVE
FT. PIERCE, FL 34949
23,500 SQ FT (.54 ACRE)

SEASONAL HIGH WATER NOTES:
1. SEASONAL HIGH WATER (SHW) IS CALCULATED BY THE FOLLOWING FORMULA AS ESTABLISHED BY BEACHES AND COASTAL SYSTEMS, AND REFERS ONLY TO ATLANTIC OCEAN:
(NAVD MHW + NAVD MLW) x 1.5 + NAVD MHW = NAVD SHW
(0.5(RANGE)-2.71) x 1.5 + 0.53 = 5.4 FEET NAVD
MHW = MEAN HIGH WATER, MLW = MEAN LOW WATER, SHW = SEASONAL HIGH WATER
ALL ELEVATIONS REFER TO NAVD88. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) YOU MUST ADD 1.496 FEET.

CCCL NOTES:
1. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
2. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 100892, ELEVATION 0.53'.
3. TRIMBLE S5 ROBOTIC TOTAL STATION AND TRIMBLE R12 GPS BASE/ROVER USED TO LOCATE MEAN HIGH WATER LINE.
4. THE MEAN HIGH WATER FILING NUMBER HAS BEEN APPLIED FOR TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING & MAPPING.

GLOBAL POSITIONING SYSTEM CONTROL NOTES:
1.) GEODETIC CONTROL STATIONS:
N-350
LATITUDE: 27°26'42.45890
LONGITUDE: 80°19'37.44871
GRID NORTH: 1131574.06
GRID EAST: 874419.71
FLORIDA EAST ZONE (US FEET)
E-401
LATITUDE: 27°26'10.84068
LONGITUDE: 80°19'29.36942
GRID NORTH: 1128385.048
GRID EAST: 875164.940
FLORIDA EAST ZONE (US FEET)
2.) SOFTWARE BRAND & VERSION NUMBER:
TRIMBLE ACCESS VERSION 2022.00(22.00.280)
3.) ONSITE CONTROL ESTABLISHED USING AND HOLDING NGS CONTROL POINT E-401. ONSITE HORIZONTAL CONTROL COORDINATES VERIFIED BY OPUS SOLUTION. OPUS REPORT PROVIDED:
CONVERGENCE ANGLE (DEGREES): 0.32985278
POINT SCALE: 1.00000290
COMBINED FACTOR: 1.00000659
POINT POSITION ACCURACY ±0.049 FEET

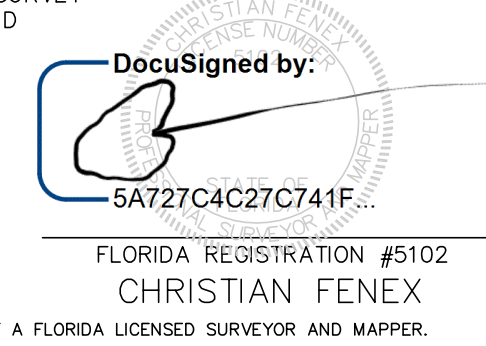
SITE PLAN & COASTAL CONSTRUCTION CONTROL LINE SURVEY

LOT 12, BLOCK 11
SURFSIDE-UNIT ONE
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
FOR:
J.C. CONSTRUCTION

CERTIFICATION: I HEREBY CERTIFY THAT THE BOUNDARY AND COASTAL CONSTRUCTION CONTROL LINE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J-17, F.A.C.

CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 SURVEYS@FENEX.COM
LICENSED BUSINESS # 6858
FLORIDA REGISTRATION #5102
CHRISTIAN FENEX

REVISED(ADDED FFE ELEVATIONS):01/06/2025
REVISED:12/31/2024
SITE PLAN: 11/27/2024
CCCL: 7/5/2023; 11/6/2024
DRAWING DATE: 6/2/2023
FIELD DATE: 6/1/2023; 7/5/2023; 10/30/2024
F.B. 06, PAGE 26-29
SKETCH NO. 223017_LOT12.dwg



PLANT LIST

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
CD*	7	Coccoloba diversifolia	Pigeon Plum	2.5" cal. mh., 12'x 6', full head	AS
CES*	4	Conocarpus erectus 'Sericeus'	Silver Buttonwood Standard	2" cal. mh., 10'x 5', full head	AS
CTC	2	Coccothrinax crinita	Old Man Palm	2' CT, matching, FF	AS
EF	2	Encephalartos ferox	Encephalartos ferox	4'-5" OA, matching, full	AS
PS*	3	Pseudophoenix sargentii	Buccaneer Palm	8" OA, full	AS
VA1	2	Veitchia arechna 'Montgomeryana'	Montgomery Palm, single	22 OA, single, FF, matching	AS
SHRUBS & GROUNDCOVERS					
AA	5	Agave attenuata	Soft Tipped Agave	30"x 30"	AS
BGD	5	Bougainvillea 'Dwarf Helen Johnson'	Helen Johnson Bougainvillea	#3, 18"x 18"	24" OC
BGV	3	Bougainvillea 'Barbara Karst'	Bougainvillea Vine	6" treils, espalier to wall with stainless steel hardware	AS
CEB	60	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3g, 8"x 12"	18" OC
CF	47	Cusia flava (aka guttifera)	Small Leaf Cusia	6" OA, full to base	48" OC
FM	127	Ficus microcarpa 'Green Island'	Green Island Ficus	3g, 16"x 18"	24" OC
HD*	80	Helianthus debilis	Dune Sunflower	1g, 12"x 18"	24" OC
NPP	48	Nerium oleander 'Petite Pink'	Dwarf Pink Oleander	7g, 3" OA, full	36" OC
ST*	6	Sophora tomentosa	Necklace Pod	7g min. 3'-4' OA, full	AS

*DENOTES FLORIDA NATIVE PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STANDARDS FOR NURSERY PLANTS 2022 EDITION

Misc.	
SOD - SEASHORE PASPALUM	TBD
CRUSHED GRANITE GRAVEL (EST. SF)	250 SF
SMALL RIVER JACK PEBBLE WITH WEED FABRIC (EST. SF)	270 SF
ALUMINUM EDGING, BLACK WITH STAKES (EST. LF)	TBD

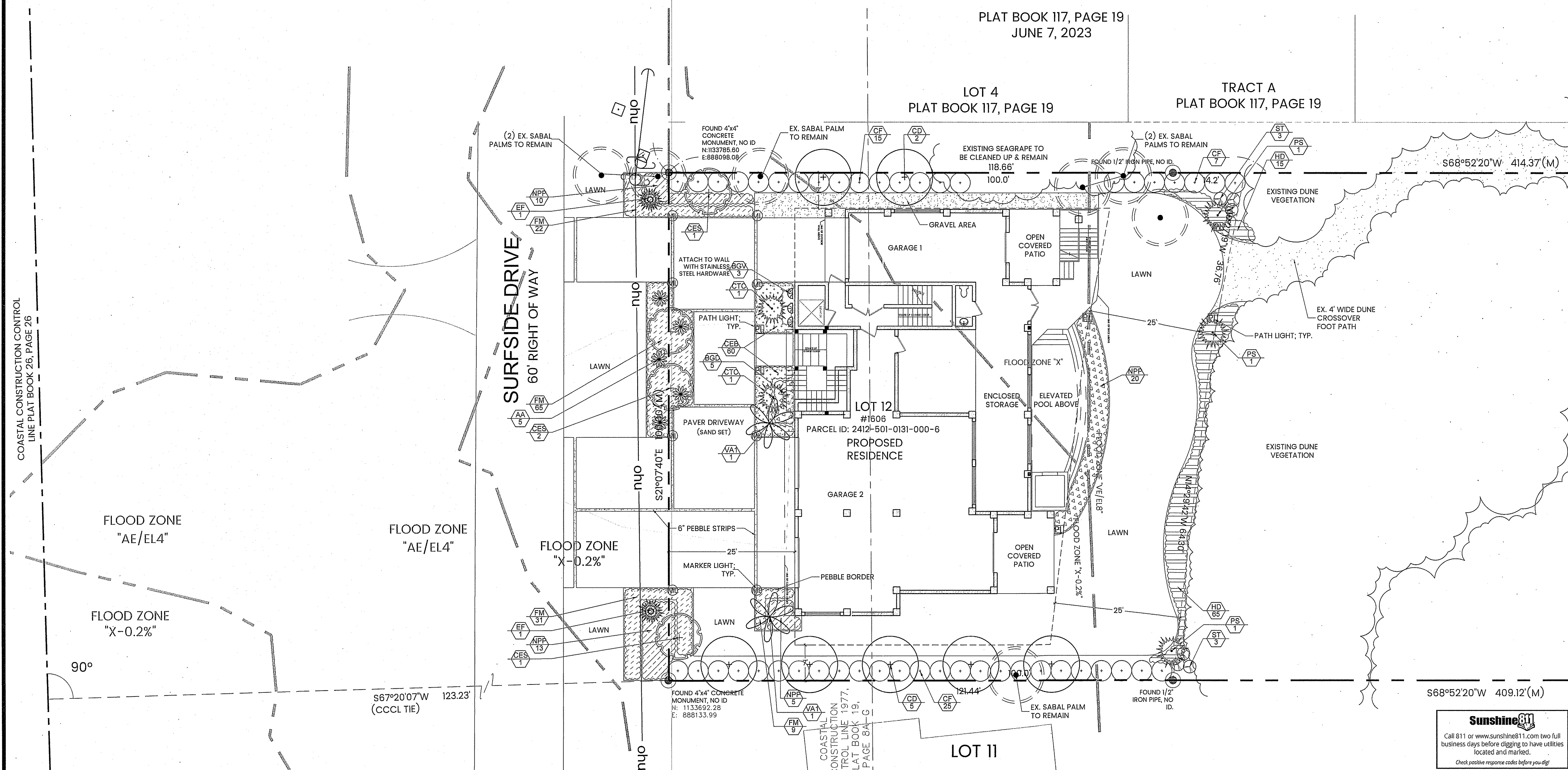
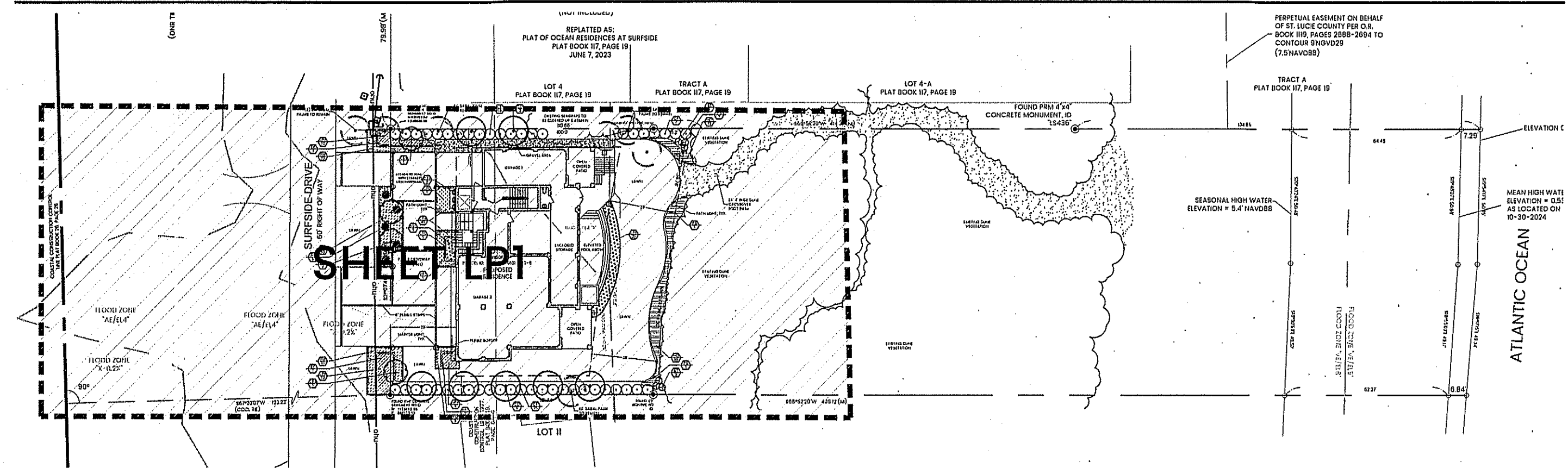
LANDSCAPE DATA

LANDSCAPE	REQ.	PROVIDED
TOTAL TREES	4	7

LANDSCAPE LIGHTING LEGEND

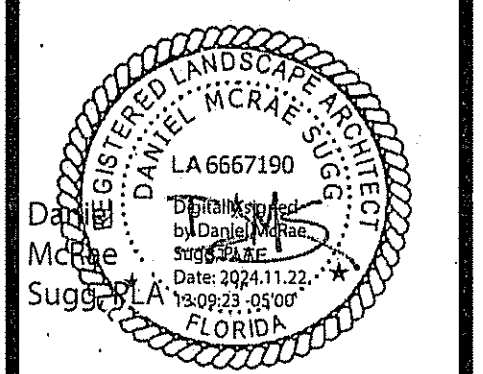
- PL** — LED PATH LIGHT - 6
BEACHSIDE LIGHTING; R-003A
AMBER LED
WILDLIFE LIGHTING CERTIFICATION # - 2018-029
- ML** — MARKER LIGHT - 8
BEACHSIDE LIGHTING; E3-M-1 MARKER
AMBER LED
WILDLIFE LIGHTING CERTIFICATION # - 2018-029

OVERALL PROPERTY KEY

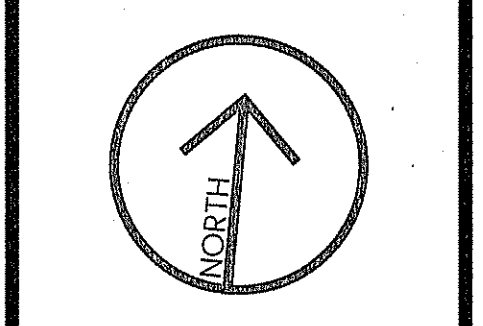


SUGG design studio
CREATIVE + LIVABLE LANDSCAPE ARCHITECTURE
2336 SE Ocean Blvd. #233, Stuart, Florida 34996
p. 772-979-5696 e: suggdesignstudio@gmail.com
www.suggdesignstudio.com
LIC2800592

Martinez Residence
1606 Surfside Drive
Fort Pierce, Florida



Landscape Plan



SCALE: 1" = 10'
0' 5' 10' 20'

DESIGNED	DMS
DRAWN	DMS
APPROVED	DMS
DATE	11/21/2024
REVISIONS	

Sunshine811
Call 811 or www.sunshine811.com two full business days before digging to have utilities located and marked.
Check positive response codes before you dig!

LANDSCAPE NOTES & DETAILS

ALL PLANT MATERIAL SHALL BE FLORIDA #1 OR BETTER. PLANTS WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT. THOSE PLANTS THAT DO NOT MEET THE SPECIFICATIONS IN SIZE OR GRADE WILL BE REJECTED.

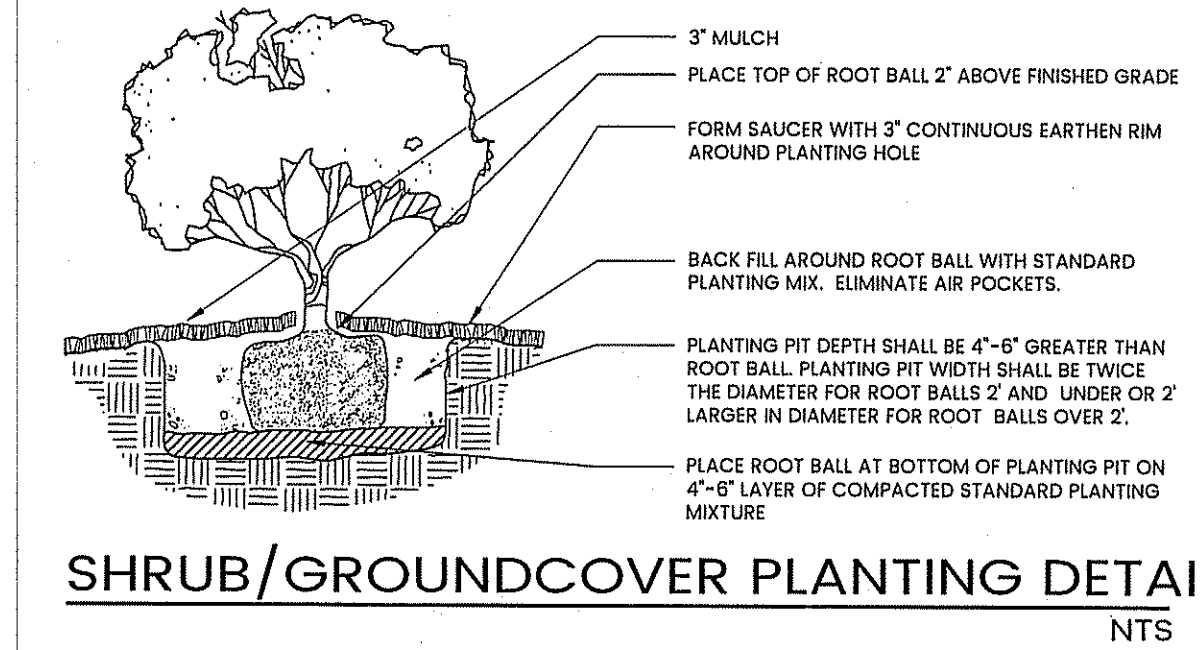
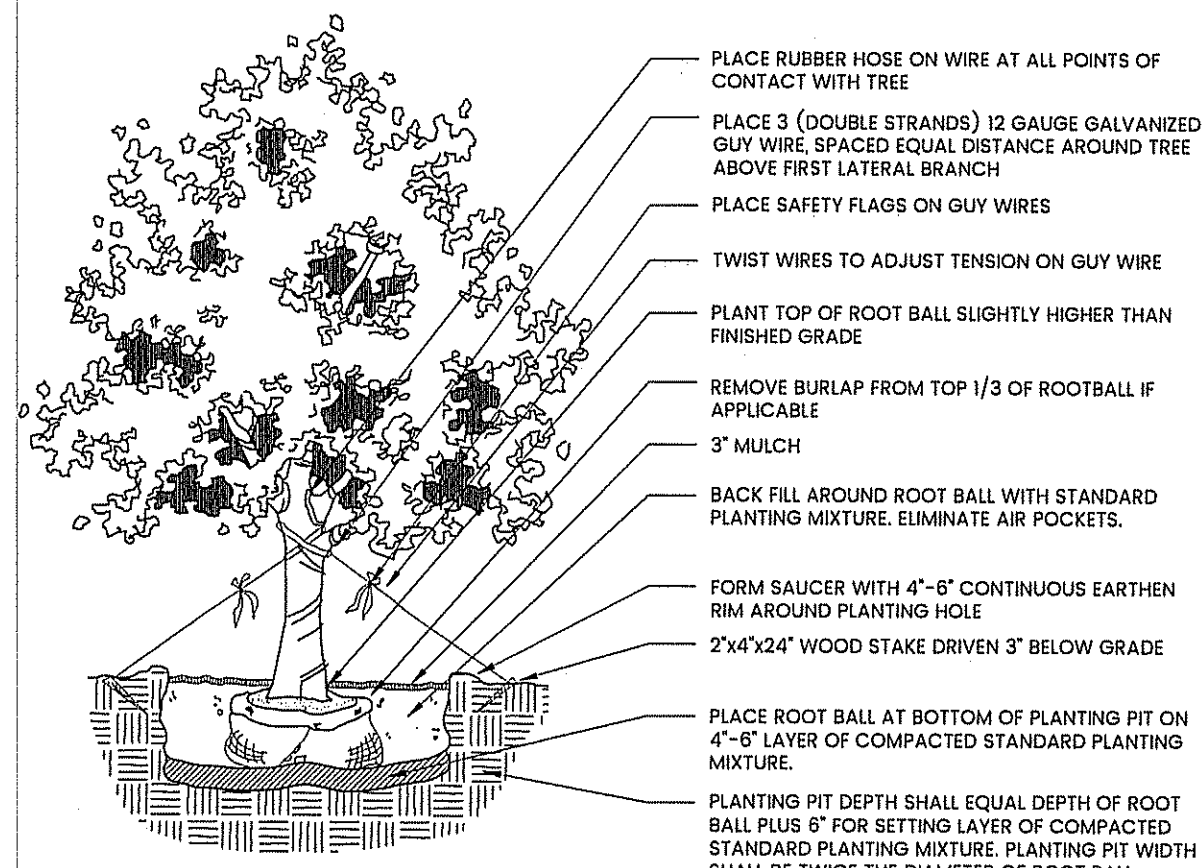
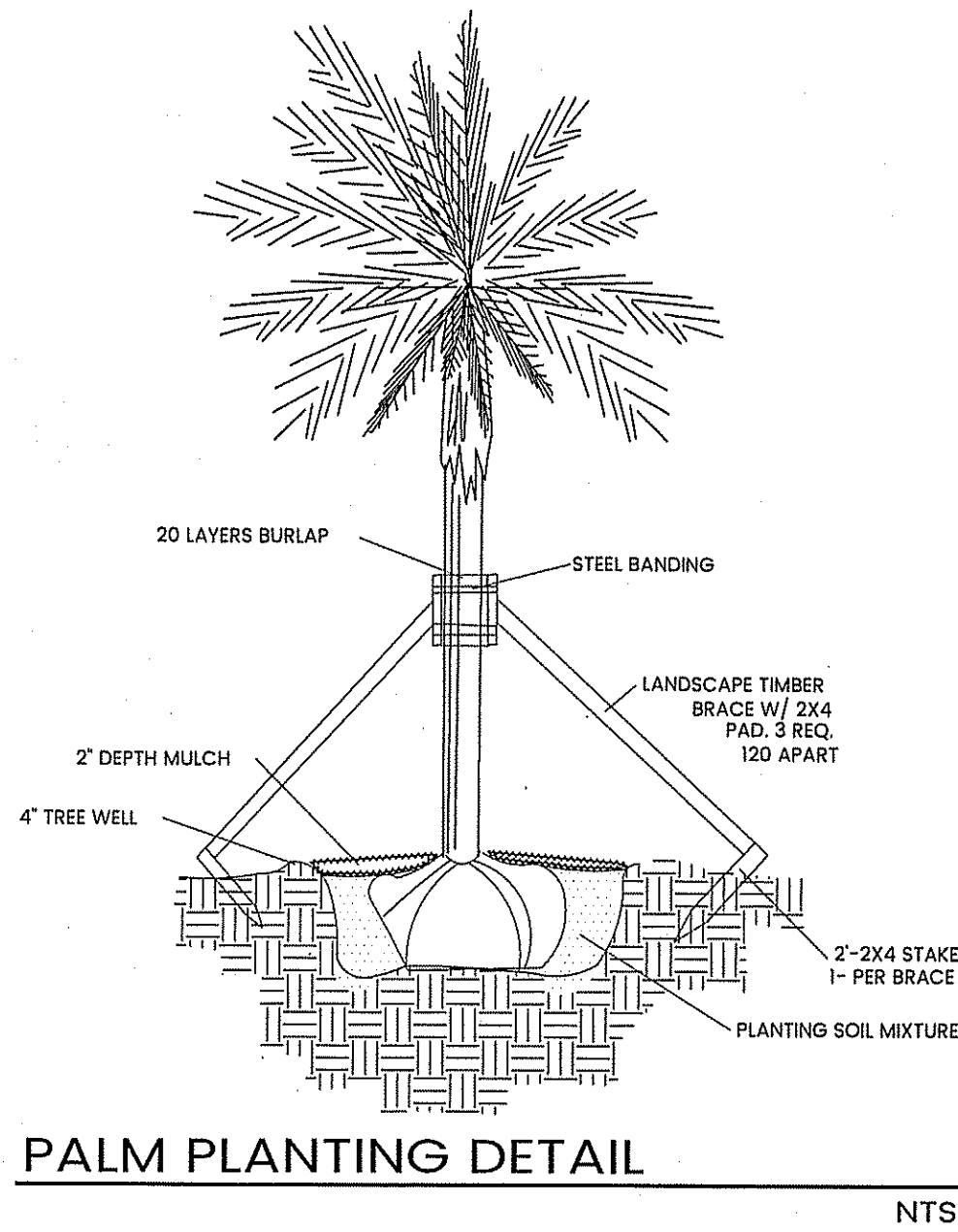
THE LANDSCAPE CONTRACTOR SHALL HAVE A COMPETENT FOREMAN IDENTIFIED AT THE BEGINNING OF THE JOB WHO WILL BE ON THE JOB THROUGHOUT THE INSTALLATION OF PLANTING. THIS PERSON SHALL BE RESPONSIBLE FOR DIRECTING THE CREW AND ANY SUBCONTRACTORS WORKING FOR THE LANDSCAPE CONTRACTOR AND SHALL ACT AS THE LANDSCAPE CONTRACTOR'S REPRESENTATIVE TO THE OWNER AND LANDSCAPE ARCHITECT.

BEFORE PLANTING, THE LANDSCAPE CONTRACTOR SHALL LAY OUT AREAS TO BE PLANTED AND ARRANGE A MEETING WITH THE LANDSCAPE ARCHITECT FOR APPROVAL.

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL SHALL BE ALIVE AND THRIVING FOR A PERIOD OF ONE YEAR FOLLOWING PLANTING. THE LANDSCAPE CONTRACTOR SHALL REPLACE DEAD OR SICK PLANTS AT NO ADDITIONAL COST TO THE OWNER.

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PREPARATION OF ALL AREAS TO RECEIVE PLANTS. ALL PLANTS, GRASSES AND WEEDS SHALL BE REMOVED BY HAND, ROTOTILLING OR BY SCRAPING. GROUND IS TO BE LEVELED AND WATERED IF DRY. FILL TREE AND PALM HOLES WITH WATER PRIOR TO PLANTING. IF WATER DOES NOT COMPLETELY DRAIN FROM HOLE WITHIN FOUR HOURS, CONTACT THE LANDSCAPE ARCHITECT FOR APPROVAL BEFORE PLANTING. PLANT HOLES ARE TO BE BACKFILLED WITH A HOMOGENEOUS SOIL MIX CONSISTING OF 2 PARTS SANDY TOPSOIL, 2 PARTS PEAT MOSS AND 1 PART COW MANURE OR MILORGANITE. AGRIFORM 20-10-15 PLANTING TABLETS SHALL BE ADDED TO EACH PLANT HOLE ACCORDING TO THE MANUFACTURERS RECOMMENDED APPLICATION RATES. BACKFILL HALF WAY UP THE ROOTBALL, PLACE THE TABLETS BESIDE THE ROOTBALL ABOUT 1 INCH FROM THE ROOT TIPS. DO NOT PLACE TABLET(S) IN BOTTOM OF HOLE.

THE CONTRACTOR SHALL PROVIDE THE SPECIFIED MULCH. INSTALL 3" DEPTH OF SPECIFIED MULCH TO ALL AREAS INDICATED ON THE PLAN. THE MULCH SHALL BE INSTALLED AS SHOWN ON THE DETAILS TO ENSURE THAT IT IS NOT INSTALLED TOO CLOSE TO THE PLANT TRUNK OR STEM.



PLANT LIST

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
CD*	7	Coccothraustes diversifolia	Pigeon Plum	2.5" cal. mh., 12'x 6', full head	AS
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BGV	3	Bougainvillea 'Barbara Karst'	Bougainvillea Vine	8' trellis, espalier to wall with stainless steel hardware	AS
CEB	60	Carissa macrocarpa 'Emerald Blanket'	Emerald Blanket Carissa	3g, 8"x 12"	18" OC
CF	47	Cusla flava (aka guttifera)	Small Leaf Cusla	6' OA, full to base	48" OC
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Misc.	
SOD - SEASHORE PASPALUM	TBD
CRUSHED GRANITE GRAVEL (EST. SF)	250 SF
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Sunshine811
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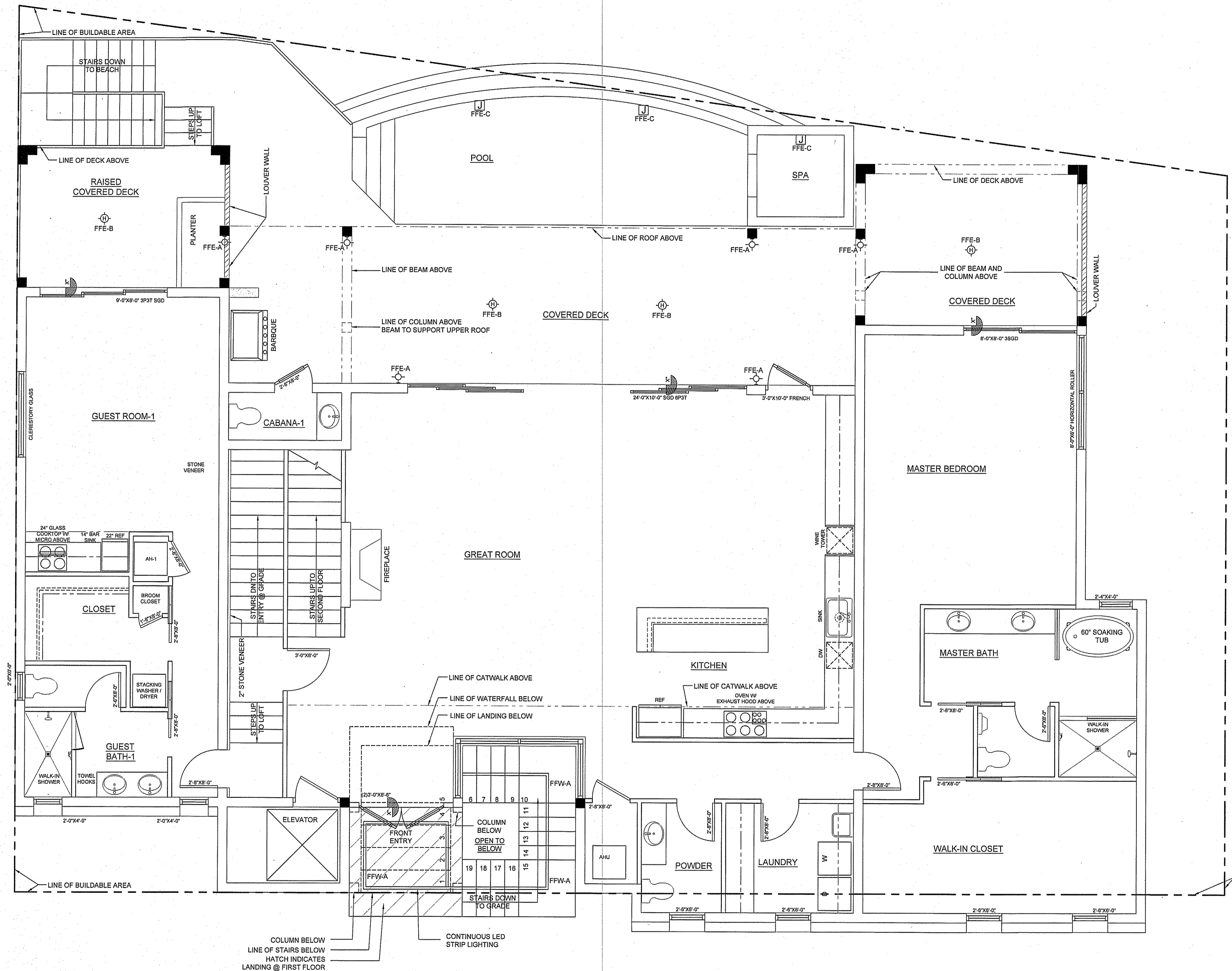
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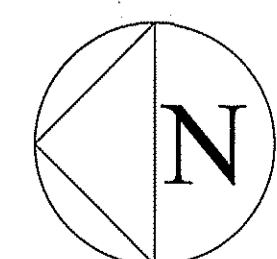
REGISTERED LANDSCAPE ARCHITECT
DANIEL W. CRAIG #51613
LA 6667190
Daniel W. Craig
14900 SW 11th St
Fort Myers, FL 33907
Date: 2024.11.21
SUGG

Landscape Details

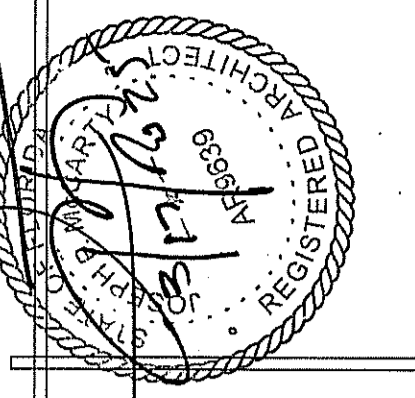
DESIGNED _____
DRAWN _____
APPROVED _____
DATE 11/21/24
REVISIONS _____



**FIRST FLOOR
EXTERIOR LIGHTING PLAN**
1/4" = 1'-0"



EXTERIOR LIGHT SCHEDULE									
EXTERIOR LIGHTING SCHEDULE LITON FIXTURES									
NOTE: ALL FIXTURES ARE LITON UNLESS NOTED OTHERWISE ALL HEIGHTS ARE NAVD SEE DETAILS FOR FFW-A, SFW-A AND SFW-B									
FIXTURE LABEL	QUANTITY	FIXTURE MOUNT	MOUNT HEIGHT	LAMP CATALOG	LNMP COLOR	LAMP TYPE	STRUCT LEVEL	LOCATION	SHEET
GW-A)	1	SMO	14.4'	DL360	AMBER	LED	GRD	WEST	EL3
GW-B)	4	WM	27.9'	WD1360	AMBER	LED	GRD	WEST	EL3
GE-B)	5	WM	14.4'	WD1360	AMBER	LED	GRD	EAST	EL3
FFW-A)	CONTINUOUS	SMO	27.9'	PURE EDGE	AMBER	LED	FF	WEST	EL2
FFE-A)	6	WM	26.4'	PURE EDGE CHANNEL NEON 0.50" FLAT LENS	AMBER	LED	FF	EAST	EL1
FFE-B)	4	RMO	29.4'	8" IC	AMBER	LED	FF	EAST	EL1
SFE-A)	4	WM	37.2'	WD1360	AMBER	LED	SF	EAST	EL2
SFE-B)	3	RMO	38.2'	8" IC	AMBER	LED	SF	EAST	EL2
SFW-A)	CONTINUOUS	RMO	38.2'	PURE EDGE	AMBER	LED	SF	WEST	EL2
SFW-B)	CONTINUOUS	WM	38.2'	PURE EDGE CHANNEL NEON 0.50" FLAT LENS	AMBER	LED	SF	WEST	EL2
EXTERIOR LIGHTING SCHEDULE NON-LITON FIXTURES									
POOL AND WATER FEATURE LIGHTS									
GW-C	(2) O'BRYAN INDUSTRIES INC. STRBRST 10A GROUND FLOOR WEST SIDE OF STRUCTURE 1 FIXTURE TO BE MOUNTED HORIZONTALLY IN ENTRY WATER FEATURE								
GW-D	(2) 5/4" AMBER LED STRIP LIGHT INSET IN SIDE WALLS OF WESTERN ENTRY WATERFALL FEATURE FIXTURE AND LIGHT ARE NOT VISIBLE FROM THE COAST								
GW-E	Z-LITE 5006-48BK-LED FIXTURES ARE ON WEST SIDE OF BUILDING NOT VISIBLE FROM THE COAST								
FFE-C	(3) O'BRYAN INDUSTRIES INC. STRBRST 10A FIRST FLOOR EAST SIDE OF STRUCTURE 1 FIXTURE TO BE MOUNTED HORIZONTALLY IN POOL AND SPA FIXTURES ARE TO BE SET IN THE EAST WALL OF POOL OR SPA AND FACING WEST.								
ABBREVIATION KEY *									
SMO	SURFACE MOUNT OVERHEAD								
RMO	RECESSED MOUNT OVERHEAD								
WM	WALL MOUNT 84" ABOVE FLOOR SURFACE								



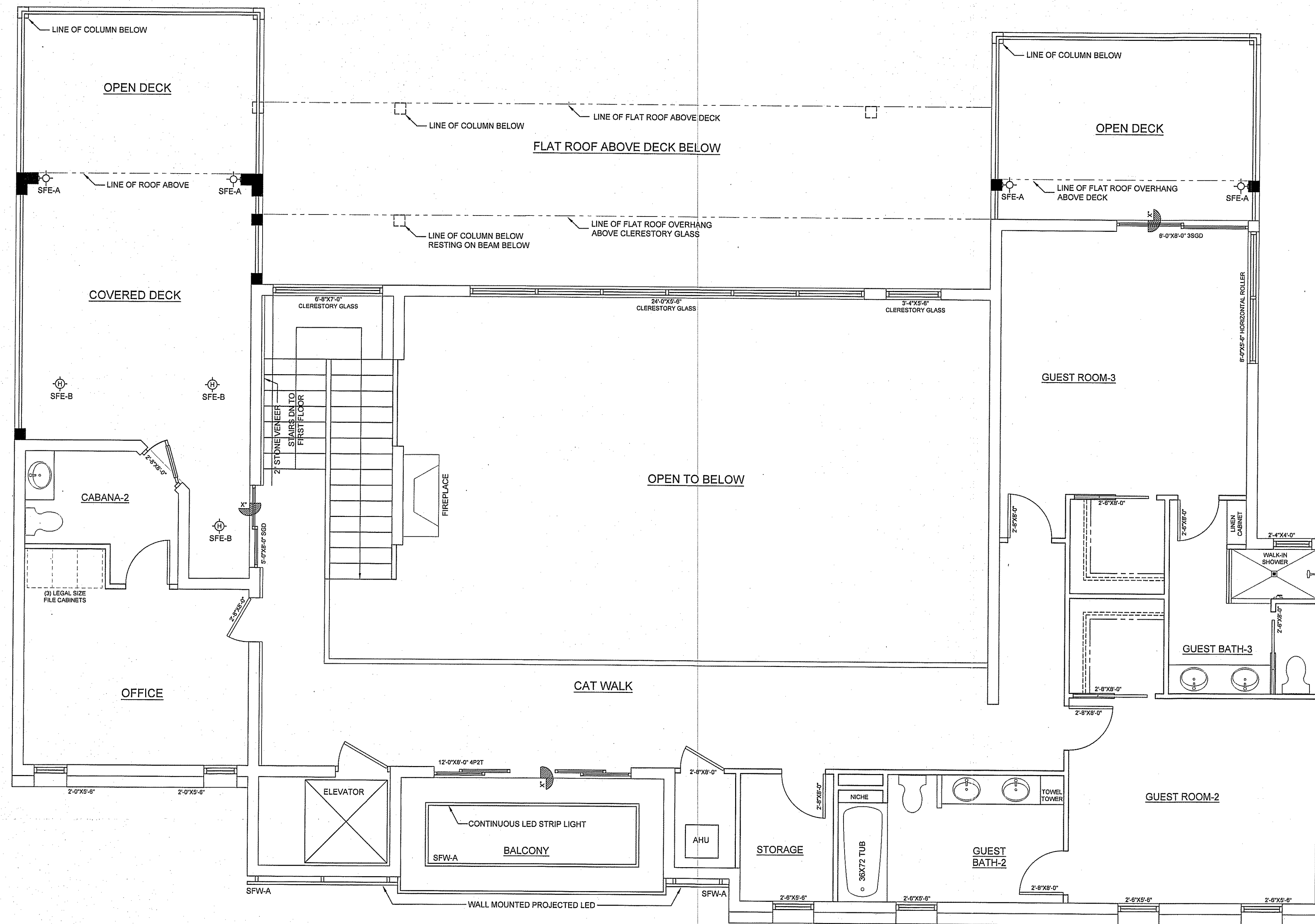
JOSEPH P. McCARTY, ARCHITECT, Inc.
900 EAST OSCEOLA STREET 287-6735
STUART, FLORIDA
D.P.R. REGISTRATION NUMBER 9639

DATE: 2/28/25
REVISIONS:
3-17-25
BLDG HGT

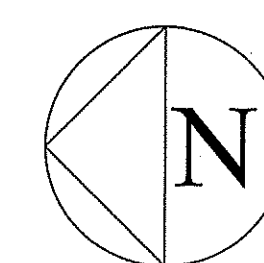
FIRST FLOOR
EXTERIOR LIGHTING PLAN

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

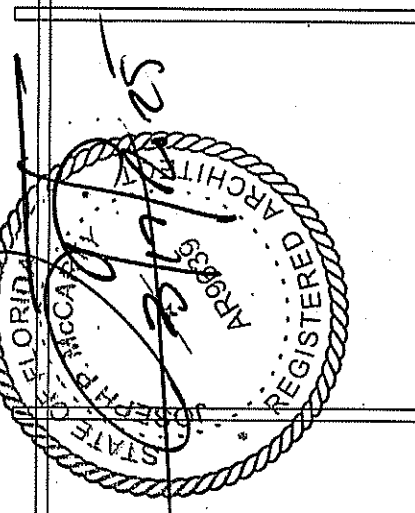
E-1



SECOND FLOOR
EXTERIOR LIGHTING PLAN
1/4" = 1'-0"



EXTERIOR LIGHT SCHEDULE									
EXTERIOR LIGHTING SCHEDULE LITON FIXTURES									
NOTE: ALL FIXTURES ARE LITON UNLESS NOTED OTHERWISE ALL HEIGHTS ARE NAVD SEE DETAILS FOR FFW-A, SFW-A AND SFW-B									
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SFW-B)	CONTINUOUS	WM	38.2'	PURE EDGE	AMBER	LED	SF	WEST	EL2
EXTERIOR LIGHTING SCHEDULE NON-LITON FIXTURES POOL AND WATER FEATURE LIGHTS									
GW-C	(2) O'BRYAN INDUSTRIES INC. STRBRST 10A GROUND FLOOR WEST SIDE OF STRUCTURE 1 FIXTURE TO BE MOUNTED HORIZONTALLY IN ENTRY WATER FEATURE								
GW-D	(2) SM AMBER LED STRIP LIGHT INSET IN SIDE WALLS OF WESTERN ENTRY WATERFALL FEATURE FIXTURE AND LIGHT ARE NOT VISIBLE FROM THE COAST								
GW-E	Z-LITE 5006-48BK-LED FIXTURES ARE ON WEST SIDE OF BUILDING NOT VISIBLE FROM THE COAST								
FFE-C	(3) O'BRYAN INDUSTRIES INC. STRBRST 10A FIRST FLOOR EAST SIDE OF STRUCTURE 1 FIXTURE TO BE MOUNTED HORIZONTALLY IN POOL AND SPA FIXTURES ARE TO BE SET IN THE EAST WALL OF POOL OR SPA AND FACING WEST.								
ABBREVIATION KEY *									
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WM	WALL MOUNT 84" ABOVE FLOOR SURFACE								



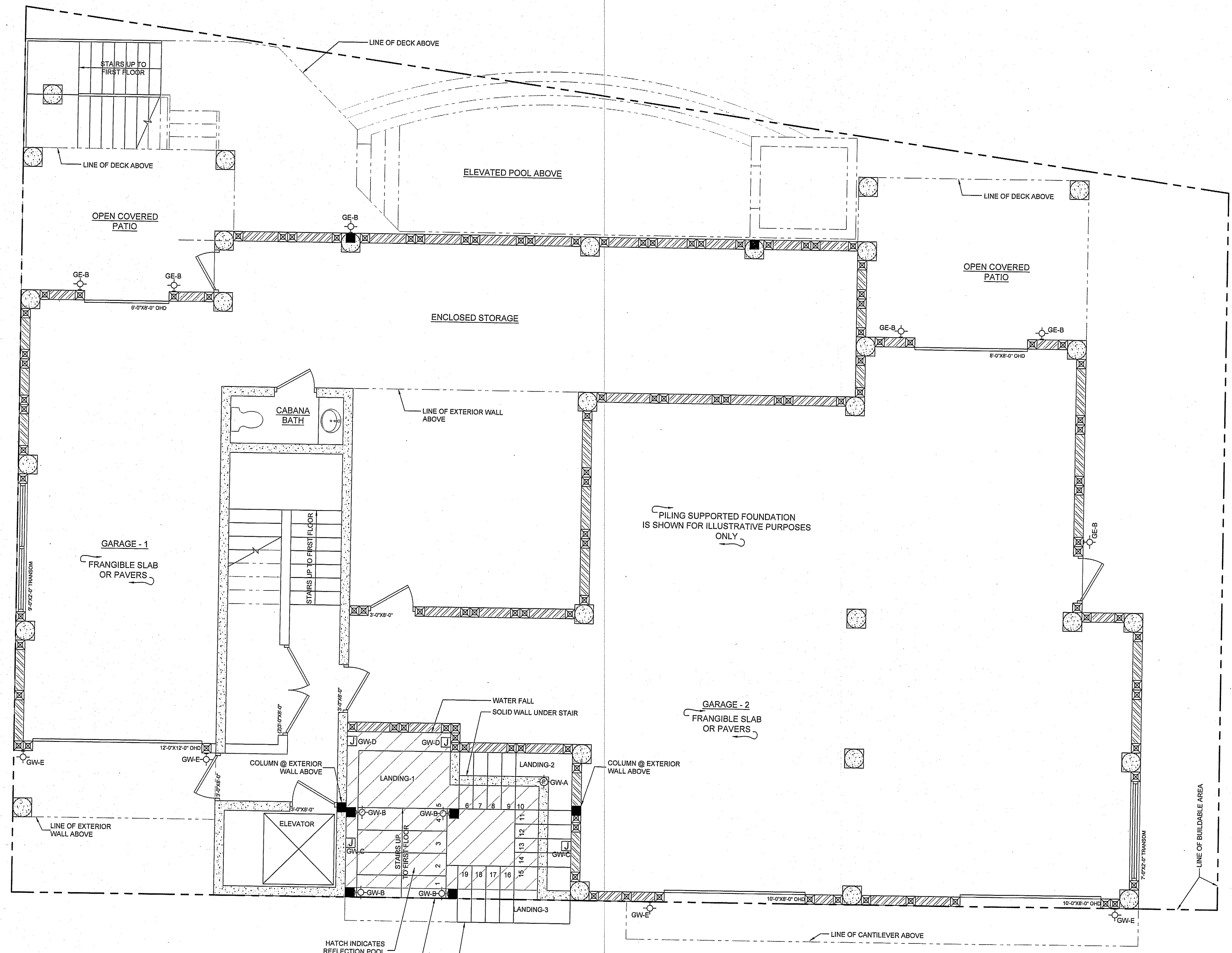
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3-17-25
BLDG HGT

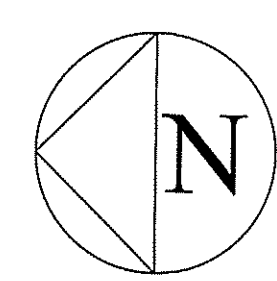
SECOND FLOOR
EXTERIOR LIGHTING PLAN

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

E-2



**GROUND FLOOR
EXTERIOR LIGHTING PLAN**
1/4" = 1'-0"



EXTERIOR LIGHTING SCHEDULE									
EXTERIOR LIGHTING SCHEDULE LITON FIXTURES									
NOTE: ALL FIXTURES ARE LITON UNLESS NOTED OTHERWISE ALL HEIGHTS ARE NAVD SEE DETAILS FOR FFW-A, SFW-A AND SFW-B									
FIXTURE LABEL	QUANTITY	FIXTURE MOUNT	HEIGHT	MOUNT CATALOG	LNMP COLOR	LAMP TYPE	STRUCT LEVEL	LOCATION	SHEET
GW-A)	1	SMO	14.4'	DL360	AMBER	LED	GND	WEST	EL3
GW-B)	4	WM	27.9'	WD1360	AMBER	LED	GRD	WEST	EL3
GE-B)	5	WM	14.4'	WD1360	AMBER	LED	GRD	EAST	EL3
FFW-A)	CONTINUOUS	SMO	27.9'	PURE EDGE	AMBER	LED	FF	EAST	EL2
FFE-A)	6	WM	26.4'	PURE EDGE CHANNEL NEON 0.50" FLAT LENS			FF	WEST	EL2
FFE-B)	4	RMO	26.4'	WD1360	AMBER	LED	FF	EAST	EL1
SFE-A)	4	WM	32.4'	6" IC	AMBER	LD	FF	EAST	EL2
SFE-B)	3	RMO	38.2'	6" IC	AMBER	LED	SF	EAST	EL2
SFW-A)	CONTINUOUS	RMO	38.2'	PURE EDGE CHANNEL NEON 0.50" FLAT LENS			SF	WEST	EL2
SFW-B)	CONTINUOUS	WM	36.2'	PURE EDGE CHANNEL NEON 0.50" FLAT LENS			SF	WEST	EL2

EXTERIOR LIGHTING SCHEDULE NON-LITON FIXTURES									
POOL AND WATER FEATURE LIGHTS									
GW-C	(2)	(2) O'BRYAN INDUSTRIES INC. STRBRST 10A GROUND FLOOR WEST SIDE OF STRUCTURE 1 FIXTURE TO BE MOUNTED HORIZONTALLY IN ENTRY WATER FEATURE							
GW-D	(2)	(2) 5M AMBER LED STRIP LIGHT INSET IN SIDE WALLS OF WESTERN ENTRY WATERFALL FEATURE FIXTURE AND LIGHT ARE NOT VISIBLE FROM THE COAST							
GW-E	2-LITE	5008-48BK-LED FIXTURES ARE ON WEST SIDE OF BUILDING NOT VISIBLE FROM THE COAST							
FFE-C	(3)	(3) O'BRYAN INDUSTRIES INC. STRBRST 10A FIRST FLOOR EAST SIDE OF STRUCTURE 1 FIXTURE TO BE MOUNTED HORIZONTALLY IN POOL AND SPA FIXTURES ARE TO BE SET IN THE EAST WALL OF POOL OR SPA AND FACING WEST.							

ABBREVIATION KEY **

- SMO SURFACE MOUNT OVERHEAD
- RMO RECESSED MOUNT OVERHEAD
- WM WALL MOUNT 84" ABOVE FLOOR SURFACE



JOSEPH P. MCCARTY, ARCHITECT, Inc.
900 EAST OSCEOLA STREET 287-6735
STUART, FLORIDA
D.P.R. REGISTRATION NUMBER 9639

DATE: 2/28/25
REVISIONS:
3-17/25
BLDG HGT

GROUND FLOOR
EXTERIOR LIGHTING PLAN

A PROPOSED RESIDENCE
1606 SURFSIDE DRIVE
FORT PIERCE, FLORIDA

E-3

LITON TYPE *CMO* PROJECT *RECESSED MAINT OVERHEAD*
 CATALOG# *DL360*

6" IC LED Housing w/ 6" Amber LED Downlight
6" TURTLE SAFE LED DOWNLIGHT

SPECIFICATION

Application: Recessed LED downlight housing and trim designed for interior and covered exterior locations visible from the seaward and the shore perpendicular sides of a building and the landward side if visible from the beach within a designated sea turtle nesting area.

Mounting: Housing suitable for new construction installations only, supplied with (2) 24" adjustable hanger bars with 90 degree repositioning ability. Hanger bars equipped with roller-less install 3/4" serrated barbed studs and with captive nuts, for faster and easier mounting in wood joists. Self-seals lock into position and prevent shifting after installation. Earthquake structural cable compatible for drop panel ceiling or any other mounting that requires direct support from structural ceilings.

Power Connection: LED heat sinked lamp module is replaceable via onboard quick disconnect (removable) terminal. No tools required. Meets CA Title 24 Requirements and other standards restricting the use of Medium Base or Bi-Pin Sockets.

Thermal Management: LMB0 tested to achieve a minimum of 35,000 hour L70 life based proper heat dissipation facilitated by integral aluminum heat sink that minimizes heat rejection.

Warranty: Covered by a 3 Year Warranty to be free of defects in materials and craftsmanship. Recommended for applications where ambient temperatures do not exceed 35°C. Installations exceeding this temperature will result in reduced LED lamp life and a voided warranty.

Label: cETL Listed

Assembled in USA

Turtle Safe Requirements:

LOW: The product is designed for low to medium ceiling heights and delivered lumen output is sufficient to produce enough foot-candles to satisfy building codes but not overpower the environment with excessive lumen output.

SHIELDED: The trim is deeply recessed and provides a minimum of 50° of glare cutoff. The trim reflector color is black to limit reflections. The beam spread is tightly controlled.

LONG: LED color is verified as 585nm minimum and 595nm maximum.

FEATURES:

6" IC LED HOUSING	6" AMBER LED REFLECTOR
<ul style="list-style-type: none"> • LMB0 • LMB1 • LMB2 • LMB3 • LMB4 • LMB5 • LMB6 • LMB7 • LMB8 • LMB9 • LMB10 • LMB11 • LMB12 • LMB13 • LMB14 • LMB15 • LMB16 • LMB17 • LMB18 • LMB19 • LMB20 • LMB21 • LMB22 • LMB23 • LMB24 • LMB25 • LMB26 • LMB27 • LMB28 • LMB29 • LMB30 • LMB31 • LMB32 • LMB33 • LMB34 • LMB35 • LMB36 • LMB37 • LMB38 • LMB39 • LMB40 • LMB41 • LMB42 • LMB43 • LMB44 • LMB45 • LMB46 • LMB47 • LMB48 • LMB49 • LMB50 • LMB51 • LMB52 • LMB53 • LMB54 • LMB55 • LMB56 • LMB57 • LMB58 • LMB59 • LMB60 • LMB61 • LMB62 • LMB63 • LMB64 • LMB65 • LMB66 • LMB67 • LMB68 • LMB69 • LMB70 • LMB71 • LMB72 • LMB73 • LMB74 • LMB75 • LMB76 • LMB77 • LMB78 • LMB79 • LMB80 • LMB81 • LMB82 • LMB83 • LMB84 • LMB85 • LMB86 • LMB87 • LMB88 • LMB89 • LMB90 • LMB91 • LMB92 • LMB93 • LMB94 • LMB95 • LMB96 • LMB97 • LMB98 • LMB99 • LMB100 	<ul style="list-style-type: none"> • LMB0 • LMB1 • LMB2 • LMB3 • LMB4 • LMB5 • LMB6 • LMB7 • LMB8 • LMB9 • LMB10 • LMB11 • LMB12 • LMB13 • LMB14 • LMB15 • LMB16 • LMB17 • LMB18 • LMB19 • LMB20 • LMB21 • LMB22 • LMB23 • LMB24 • LMB25 • LMB26 • LMB27 • LMB28 • LMB29 • LMB30 • LMB31 • LMB32 • LMB33 • LMB34 • LMB35 • LMB36 • LMB37 • LMB38 • LMB39 • LMB40 • LMB41 • LMB42 • LMB43 • LMB44 • LMB45 • LMB46 • LMB47 • LMB48 • LMB49 • LMB50 • LMB51 • LMB52 • LMB53 • LMB54 • LMB55 • LMB56 • LMB57 • LMB58 • LMB59 • LMB60 • LMB61 • LMB62 • LMB63 • LMB64 • LMB65 • LMB66 • LMB67 • LMB68 • LMB69 • LMB70 • LMB71 • LMB72 • LMB73 • LMB74 • LMB75 • LMB76 • LMB77 • LMB78 • LMB79 • LMB80 • LMB81 • LMB82 • LMB83 • LMB84 • LMB85 • LMB86 • LMB87 • LMB88 • LMB89 • LMB90 • LMB91 • LMB92 • LMB93 • LMB94 • LMB95 • LMB96 • LMB97 • LMB98 • LMB99 • LMB100

LITON TYPE *SMO* PROJECT *SURFACE MAINT OVERHEAD*
 CATALOG# *DL360*

DL360 - 6" ROUND CEILING DOWNLIGHT (IP65) - AMBER
SURFACE CEILING MOUNT

SPECIFICATION

Application: This Turtle Safe ceiling mount down light can be used in both interior and exterior settings. Typical locations are in commercial and retail spaces that require lighting from above. Dark Sky compliant.

Mounting: Constructed from a round one piece high grade aluminum extrusion, die cast aluminum top plate, and faceplate with a powder coat finish. Includes COB LED reflector, LED driver and end of mounting plate. Top plate is secured to housing by threads. Mounting plate is secured to top plate with two (2) flat head Phillips stainless steel screws and installs onto an octagonal electrical junction box.

Mounting: Fixture includes a mounting bracket for installation directly to a 4" octagonal electrical junction box.

Reflector Construction: One piece, heavy-gauge aluminum reflector prevents ugly dents during shipping and installation. Deeply mounted singular LED provides 50 degree visual cutoff for a glare-free appearance.

Lumen Maintenance: Minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LMB0 standardized test results. See ordering guide for delivered lumens.

Dimming: (LDN) option is a universal dimming system that works with most 3-Wire ELV, 2-Wire Incandescent and 5-Wire 0-10V fluorescent dimmers.

Electrical: AC 50/60Hz Electronic Direct Current Class 2 driver integrally mounted. Power Factor > 0.90. Accessible from above or below ceiling. For cold weather applications (-22° C and above) use -DUN driver option.

Emergency Options: Emergency LED Battery Back-up available, remotely mounted adjacent to housing by installer. When AC power fails, the device immediately switches to the emergency mode, operating the LEDs for a minimum of 90 minutes. Remote test switch, plate cover and junction box included.

Caution: LITON recommends use of surge protectors on the power entering LED Housing. Surge damage is not covered by warranty.

Warranty: Covered by a 3 Year Warranty to be free of defects in materials and craftsmanship. Fixture should not be installed in applications with ambient temperature above 60 degrees C. Doing so will result in reduced lamp life and voided warranty.

Note: Dark Sky compliant.

Label: cETL Listed

Assembled in USA

Turtle Safe Requirements:

LOW: The product is designed for low to medium ceiling heights and delivered lumen output is sufficient to produce enough foot-candles to satisfy building codes but not overpower the environment with excessive lumen output.

SHIELDED: The trim is deeply recessed and provides a minimum of 50° of glare cutoff. The trim reflector color is black to limit reflections. The beam spread is tightly controlled.

LONG: LED color is verified as 585nm minimum and 595nm maximum.

FEATURES:

DL360	FINISH	BEAM SPREAD	DIMMING	LED	OPTIONS
DL360	B - Black	Blank	Non-Dimming (120V-TAM-LVR-590nm AMBER-EMAC)	Emergency Back Up	
	W - White	80°	2° Pencil Beam	UE-DUN/UniDim™ (120V/277V)	SD - Daylight Sensor
	S - Silver	81°	Narrow Spot		
	BZ - Bronze	84°	Flood		

LITON TYPE *WM* PROJECT *WALL MOUNT*
 CATALOG# *WD1360*

WD1360 - 6" ROUND 1-DIRECTION WALL MOUNT (IP65) - AMBER
SURFACE 1-DIRECTION WALL MOUNT

SPECIFICATION

Application: This Turtle Safe directional Wall luminaire can be used in both interior and exterior settings and can be galleys up or down. Typical locations are in commercial and retail spaces that contain walls and/or columns that require directional lighting.

Mounting: Constructed from a round one piece high grade aluminum extrusion with a rectangular extrusion arm, and cap, faceplate and a mounting plate with a powder coat finish. Includes COB LED reflector and LED driver. Mounting plate is secured to arm with four (4) flat head Phillips stainless steel screws. Mounting plate installs onto an electrical junction box. Consult factory for junction box mounting sizes.

Mounting: Fixture includes a mounting bracket for installation directly to a 4" octagonal electrical junction box.

Reflector Construction: One piece, heavy-gauge aluminum reflector prevents ugly dents during shipping and installation. Deeply mounted singular LED provides 50 degree visual cutoff for a glare-free appearance.

Lumen Maintenance: Minimum 50,000 hours L70 life based on ANSI TM-21 calculations from LMB0 standardized test results. See ordering guide for delivered lumens.

Dimming: (LDN) option is a universal dimming system that works with most 3-Wire ELV, 2-Wire Incandescent and 5-Wire 0-10V fluorescent dimmers.

Electrical: AC 50/60Hz Electronic Direct Current Class 2 driver integrally mounted. Power Factor > 0.90. Accessible from above or below ceiling. For cold weather applications (-22° C and above) use -DUN driver option.

Emergency Options: Emergency LED Battery Back-up available, remotely mounted adjacent to housing by installer. When AC power fails, the device immediately switches to the emergency mode, operating the LEDs for a minimum of 90 minutes. Remote test switch, plate cover and junction box included.

Caution: LITON recommends use of surge protectors on the power entering LED Housing. Surge damage is not covered by warranty.

Warranty: Covered by a 3 Year Warranty to be free of defects in materials and craftsmanship. Fixture should not be installed in applications with ambient temperature above 60 degrees C. Doing so will result in reduced lamp life and voided warranty.

Note: Dark Sky compliant when fixture is pointing downward.

FEATURES:

WD1360	FINISH	BEAM SPREAD	DIMMING	LED	OPTIONS
WD1360	B - Black	Blank	Non-Dimming (120V-TAM-LVR-590nm AMBER-EMAC)	Emergency Back Up	
	W - White	81°	Narrow Spot	UE-DUN/UniDim™ (120V/277V)	SD - Daylight Sensor
	S - Silver	82°	Spot		
	BZ - Bronze	84°	Flood		

Z-Lite *GW-E*

Product Number: 5006-48BK-LED
Style: Stylet
Collection: Yes
Cost/gate fixtures: Yes
Weight: 5.0 lbs
Length/Extension: 3.75"
Width: 4.75"
Height: 48.0"
Frame Material: Aluminum
Frame Finish: Sand Black
Shade Material: Acrylic
Shade Finish: White
Bulbs: 4 x 12W - LED-Integrated
Chain Length: —
Conop Length: —
Canopy Dimensions: 10"L x 4.75"W
Dimmable: Yes
LED Source Lumen: 4860
LED Delivered Lumen: 2400
LED Color Temperature: 2700K,3000K,3500K,4000K,4
LED Color Rendering Index (CRI): 90.0
Vanity/Science Dual Mount: —
Sloped Ceiling Compatible: —
CEC Listed: Yes
Certification: ETL
Application: Wet
UPC: 685659191080

JOSEPH P. MCCARTY, ARCHITECT, INC.
 900 EAST OSCEOLA STREET 287-6735
 STUART, FLORIDA
 D.P.R. REGISTRATION NUMBER 9659

CHANNEL NEON 0.5" FLAT LENS
 24VDC, OUTDOOR | SW | STATIC WHITE, WARM DIM & TUNABLE WHITE

DESCRIPTION

Channel Neon is our Flex Neon fixture shipped within a channel for ease of installation. Channel Neon comes with a 0.5" wide Flat Lens, offering superior color rendering while creating uniform illumination without visible diodes. May be surface or flush mounted. Choose from multiple color temperatures, including Two Warm Dim options of 2400K (24D) or 2700K (27D) and Dynamic Tunable White (2TK) or 27K (27K). Tunable White 2000K-6500K (2PK) or 2700K-6500K (27K) grants independent control and adjustment of color temperature and intensity from 2000K (Sunset) through 6500K (Day Light White). 2TK/27K is ideal for residential spaces including, dining rooms, bedrooms, living spaces, and bathrooms by allowing the user to achieve a warm glow during the golden hours of the early mornings and evenings. For commercial environments, 27K promotes focus and alertness which is ideal for offices, healthcare and education, while still achieving warmer color temperatures best for hospitality and retail environments. Use with two dimmers or, our proprietary Tunable White Controller (TWC-1) for fast and accurate adjustment with three pre-set scenes (Ordered separately). The (W) is an IP67 rated wet location fixture featuring watertight barrel connections. Patent pending. For custom quotes and layout assistance, send your drawings and ideas to our design team: design@PureEdgeLighting.com.

REMOTE POWER SUPPLIES, DIMMERS & CONTROLS (SOLD SEPARATELY)

STATIC WHITE & WARM DIM

- LMB0-LMB100 Universal Dimming (TRAC, ELV, 0-10V)
- TUNABLE WHITE
- 0-10V: Requires two dimmers, one for intensity and one for color temperature
- DMX Dynamic Color Changing: Must be used with PureEdge Controllers
- *No Wall Mounting Kits available for select power supplies

Wet Location Input Wire Leads

Wet Location Output Wire Leads

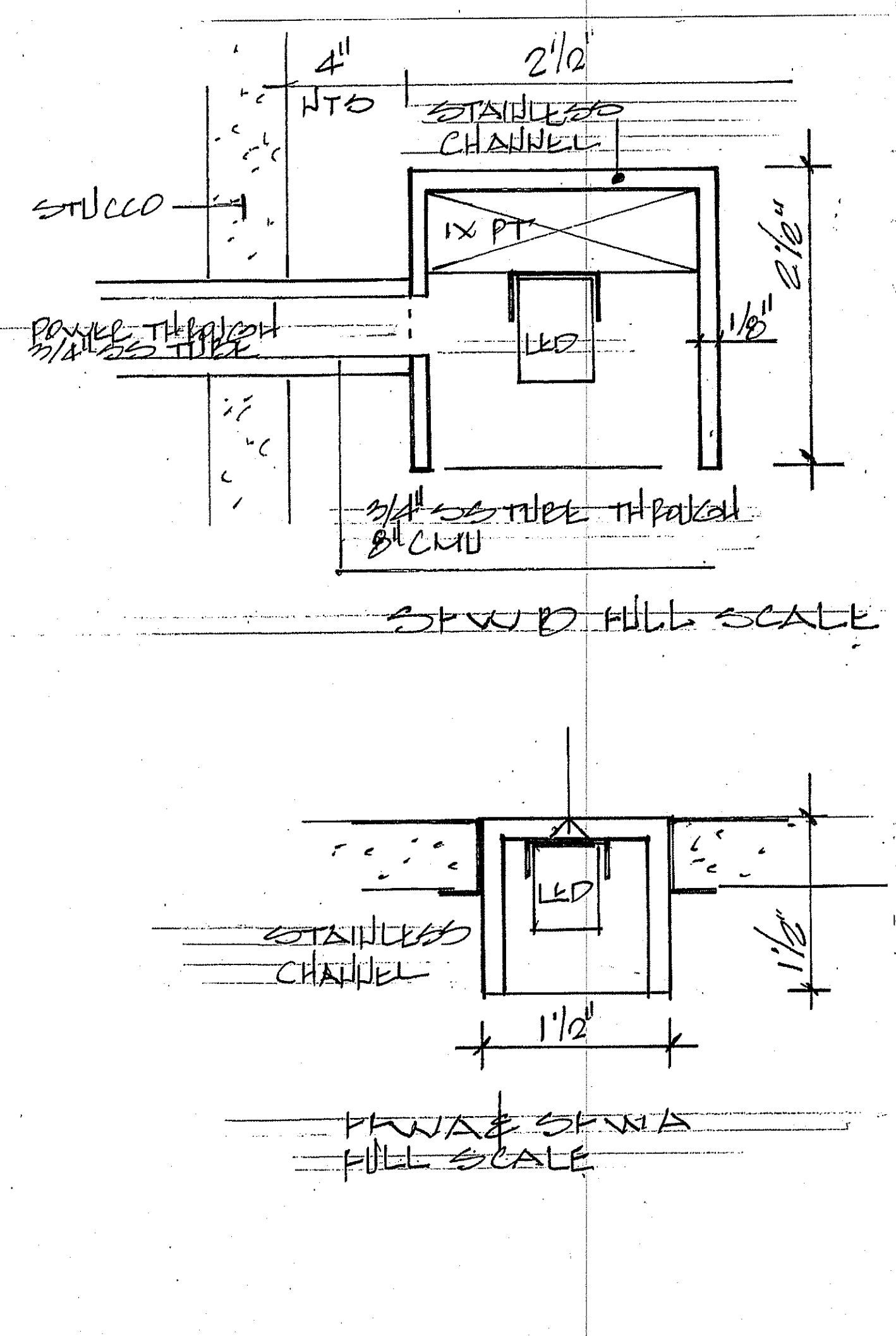
SPECIFICATIONS

INPUT	24VDC with 5' leads
POWER SUPPLIES	Remote 24VDC power supply required
POWER CONSUMPTION	5 watts per foot
INCREMENTS	2.4" or 3"
MAX LENGTH	5W - 10'
MATERIAL	UV Resistant PVC
OPERATING TEMPERATURE	-4° F (-20° C) to 122° F (+50° C)
AVERAGE LED LIFE	50,000 hrs
WARRANTY	5 Year pro-rated
COMPLIANCE	Class 2 Wiring Indoor Applications, Outdoor Wet Location with Water Tight Barrel Connectors IP67 Rated, ETL listed

LUMEN PERFORMANCE AT 2700K 5W PER FOOT (SEE COMPLETE CHART PG 2)

System	Wattage	Length in inches	Color Temperature	5" Input Wire Feed	5" Output Wire	Environment
CH	5W	120"	27K	E	L	W

PROJECT www.PureEdgeLighting.com | Phone: 773.770.1195 | 1718 W. Fullerton Ave., Chicago, IL 60614
 PureEdge Lighting reserves the right to modify this specification without prior notice.



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5m Single Color LED Strip Light - HighLight Series Tape Light - 12V / 24V - IP67 Waterproof

Highlight Part Number: HL-IP67-Color-5m

☆☆☆☆☆ (23)

Overview Specifications Accessories

Features

- IP67 Waterproof rated
- 3M™ adhesive backing for surface mounting
- 0-100% dimmable
- Lifetime warranty

View more details

Starting at **\$79.99** ea.

Live Chat

www.superbrightleds.com/led-strips-and-bars/weatherproof-led-strips/5m-single-color-led-strip-light-highlight-series-tape-light-12v-24v-ip67-waterproof

POOL LIGHTS

The required options and general use requirements for each fixture or luminaire listed below must be followed. Please note, even though the fixtures listed are certified, they may not be appropriate on all properties or locations on a property.

The items listed below are intended to act as a resource to assist in identifying products that have been certified through the Wildlife Lighting Program. To purchase these products, please contact the manufacturers or distributors of these products.

General Use Requirements:

- Underwater pool or spa lighting must be downward or horizontally directed.
- Must be lamped with long wavelength amber, orange or red LED.

	<p>Name: Paraglo Turtle Light Catalog Number: 3" - 004902780000, 6" - 004902790000 Manufacturer: Paramount Pool & Spa Systems / Spa Electrics Pty Ltd Required Options: Red LED Link: Paramount Wildlife Lighting Certification Number: 2018-042</p>
	<p>Name: STRBRST 10A Catalog Number: STRBRST 10A Manufacturer: O'Ryan Industries Inc. Required Options: Amber LED Wildlife Lighting Certification Number: 2018-019</p>
	<p>Name: STRBRST 28A Catalog Number: STRBRST 28A Manufacturer: O'Ryan Industries Inc. Required Options: Amber LED Wildlife Lighting Certification Number: 2018-018</p>
	<p>Name: STRBRST 72A Catalog Number: STRBRST 72A Manufacturer: O'Ryan Industries Inc. Required Options: Amber LED Wildlife Lighting Certification Number: 2018-017</p>

EXTERIOR LIGHTING SPECIFICATIONS

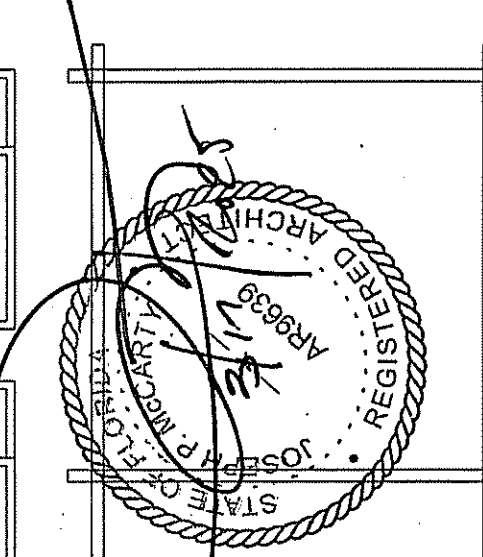
A PROPOSED RESIDENCE
 1606 SURFSIDE DRIVE
 FORT PIERCE, FLORIDA

E-4

October 2019

SCOPE OF WORK
 CONSTRUCTION OF A TWO STORY RESIDENCE OVER ELEVATED GROUND FLOOR
 LOCATED AT 1606 SURFSIDE DRIVE, FORT PIERCE, FLORIDA.

AREA CALCULATION	
FIRST FLOOR LIVING AREA (A/C) = 2,830.24 LESS ELEVATOR SHAFT = - 62.22 LESS STAIRWELL = - 124.30	2,643.72 SF (A/C)
FIRST FLOOR REAR DECK (NONE A/C) = 958.00	958.00 SF
FIRST FLOOR COVERED LANDING (NONE A/C) = 61.00	61.00 SF
SECOND FLOOR LIVING AREA (A/C) = 2,643.72 LESS ELEVATOR SHAFT = - 62.22 LESS OPEN TO BELOW = - 985.52	1,615.98 SF (A/C)
SECOND FLOOR REAR DECK (NONE A/C) = 605.76	605.76 SF
SECOND FLOOR FRONT BALCONY (NONE A/C) = 112.33	112.33 SF
GROUND FLOOR ENCLOSED AREA (NONE A/C) = 3,151.00	3,151.00 SF
TOTAL (A/C)	4,259.70 SF (A/C)



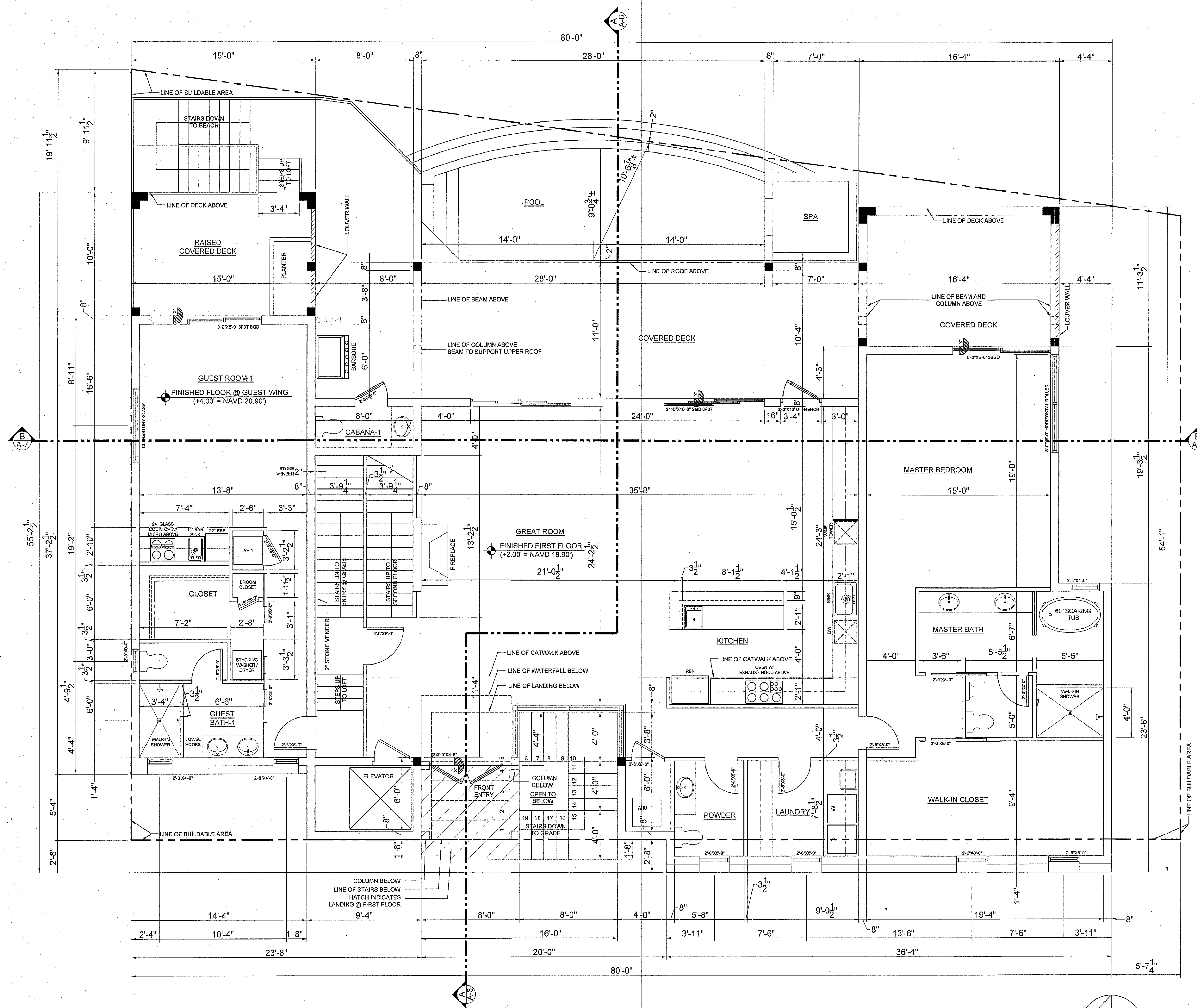
JOSEPH P. MCCARTY, ARCHITECT, INC.
 900 EAST OSCEOLA STREET 287-6735
 STUART, FLORIDA
 D.P.F. REGISTRATION NUMBER 9639

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 REVISIONS:
 3-17-25
 BLDG HGT

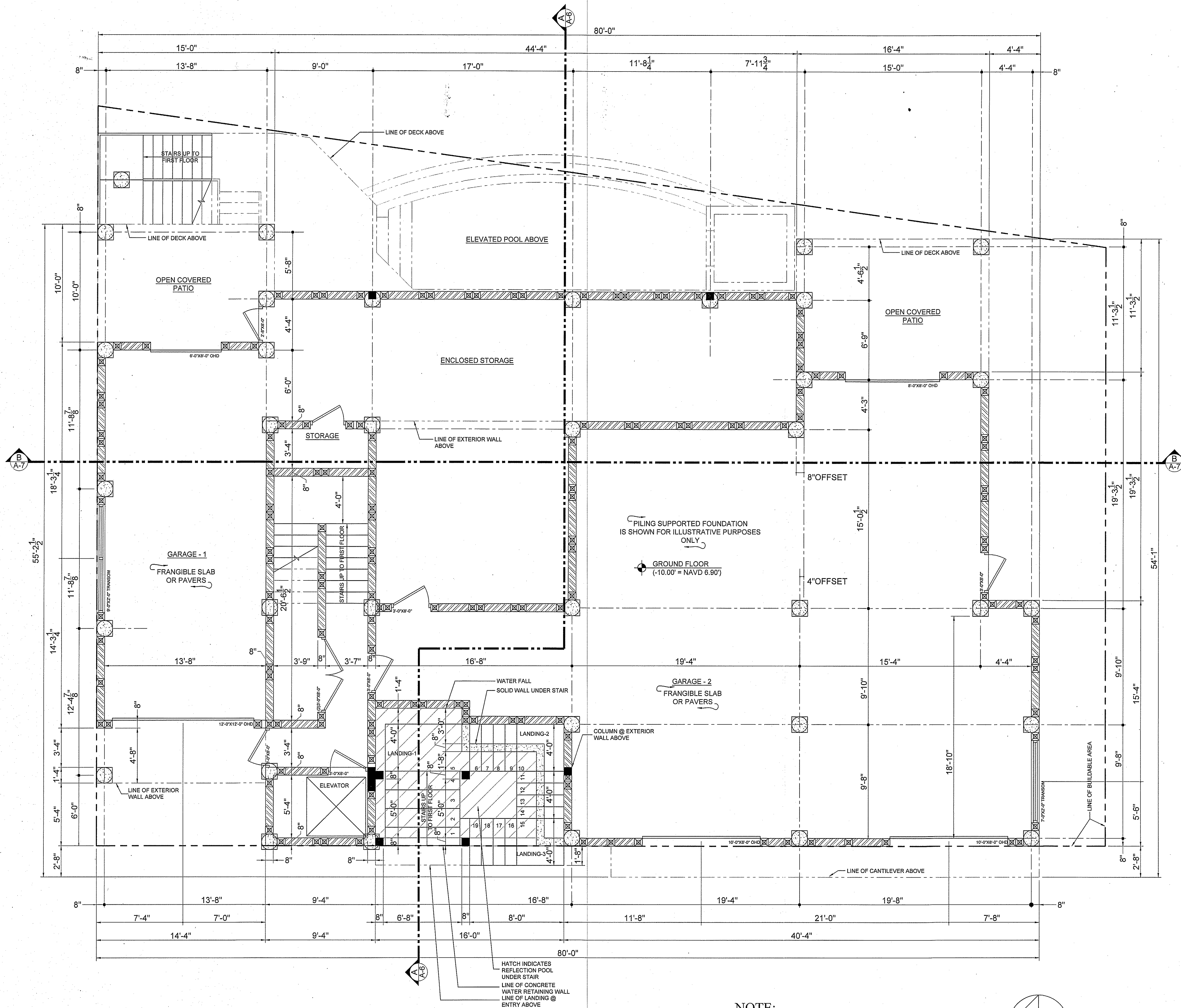
FIRST FLOOR PLAN

A PROPOSED RESIDENCE
 1606 SURFSIDE DRIVE
 FORT PIERCE, FLORIDA

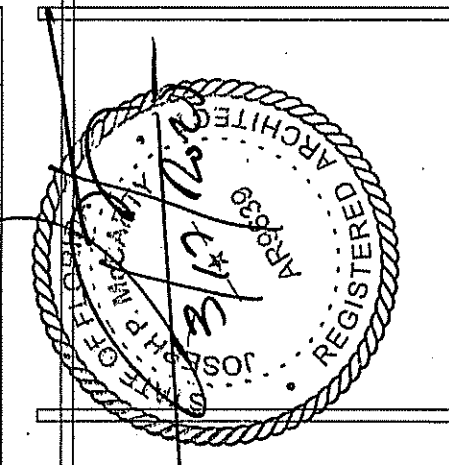
A-1



FIRST FLOOR PLAN
 1/4" = 1'-0"



GROUND LEVEL WALL LEGEND	
	16" X 16" CONCRETE COLUMN ON TOP OF 16" DIAMETER PILING. PILING SUPPORTED FOUNDATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
	8" CONCRETE WALL ON GRADE BEAM AT STAIR AND ELEVATOR SHAFT. REFER TO SCOPE OF WORK.
	FRANGIBLE 8" CONCRETE BLOCK WALL. PROVIDE #5 VERTICAL BAR AND GROUT FILLED CELLS AT EACH SIDE OF DOORS, WINDOWS, AT END OF WALLS AND 4'-0" O.C. REFER TO SCOPE OF WORK.



JOSEPH P. MCCARTY, ARCHITECT, Inc.
 900 EAST OSCEOLA STREET 287-6735
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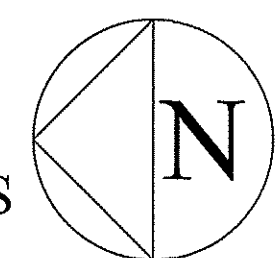
GROUND FLOOR PLAN

A PROPOSED RESIDENCE
 1606 SURFSIDE DRIVE
 FORT PIERCE, FLORIDA

A-3

GROUND FLOOR PLAN
 1/4" = 1'-0"

NOTE:
 PILING SUPPORTED FOUNDATION
 IS SHOWN FOR ILLUSTRATIVE PURPOSES
 ONLY



Joseph P. McCarty, Architect, Inc.

900 East Osceola Street
Stuart, Florida, 34994
772-287-6735 fax: 772-287-4618

DPR Registration Number 9639

June 26, 2025

Fort Pierce Planning Department
100 North US 1
Fort Pierce, FL 34950

RE: 1606 Surfside Drive.

Dawn and Julian Martinez would like to build a two story flat roofed residence at 1606 Surfside Drive. We are applying to construct a residence that would be 34.83 feet above site grade of 6.9 feet NAVD.

I was the architect for 1607 Surfside Drive which is across the street from 1606 Surfside Drive. This residence had an allowable height of 45 feet, and was built to a height of 44'-10" above grade.

On the lot immediately North of 1606 Surfside Drive a four story condominium building is currently under construction.

Photos show condominium buildings well in excess of 28 feet visible from the driveway in front of 1606 Surfside Drive.

A photo is also attached for 1812 Surfside Drive which is also clearly higher than twenty eight feet.

Because we are in the jurisdiction of State of Florida Beaches and Coastal systems, the lowest horizontal structure must be above the established wave break elevation which is 16.4 feet NAVD. The beam and floor system is two feet deep which establishes that the first habitable floor at 18.4 feet NAVD. The height above the 6.9 site grade is 16.0 feet. This would only allow 14 feet of construction above the first floor to meet the twenty eight foot height requirement.

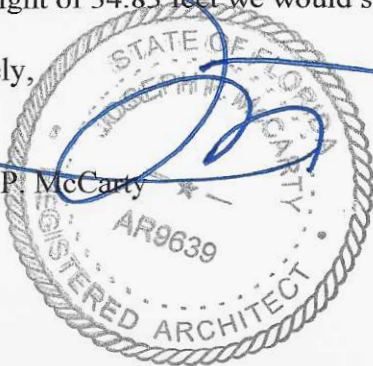
This would make a two story residence impossible.

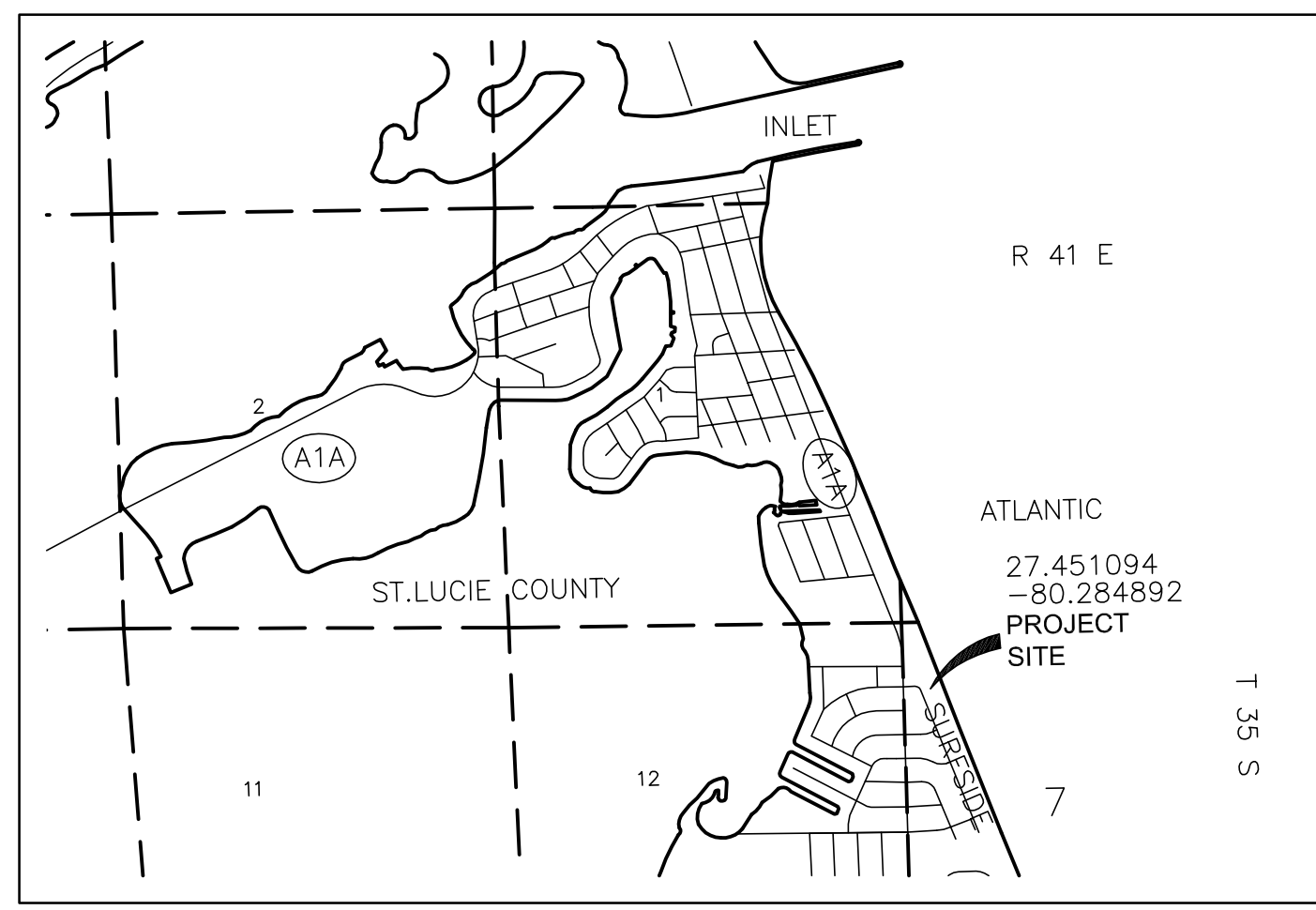
We have raised the bottom of structure to 16.9 feet NAVD with the two foot deep floor system we proposed to be at a total height of 41.73 feet NAVD or 34.83 feet above grade of 6.9 feet NAVD.

At a height of 34.83 feet we would still be lower than many of our neighbors.

Sincerely,

Joseph P. McCarty



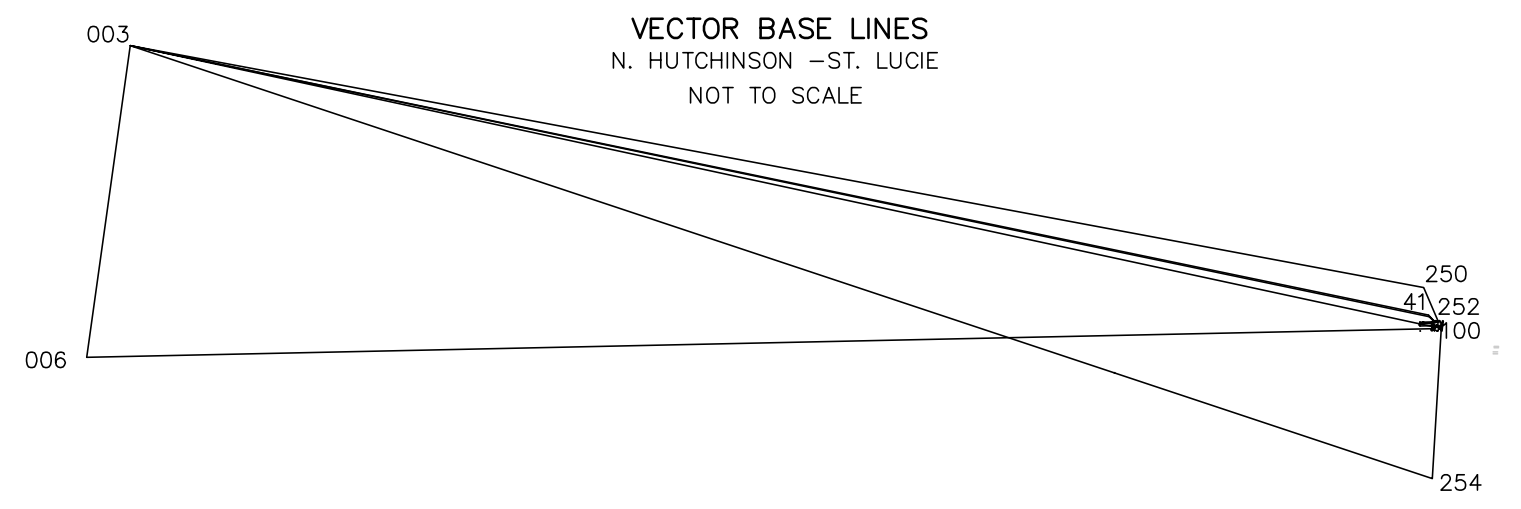


LOCATION MAP NOT TO SCALE

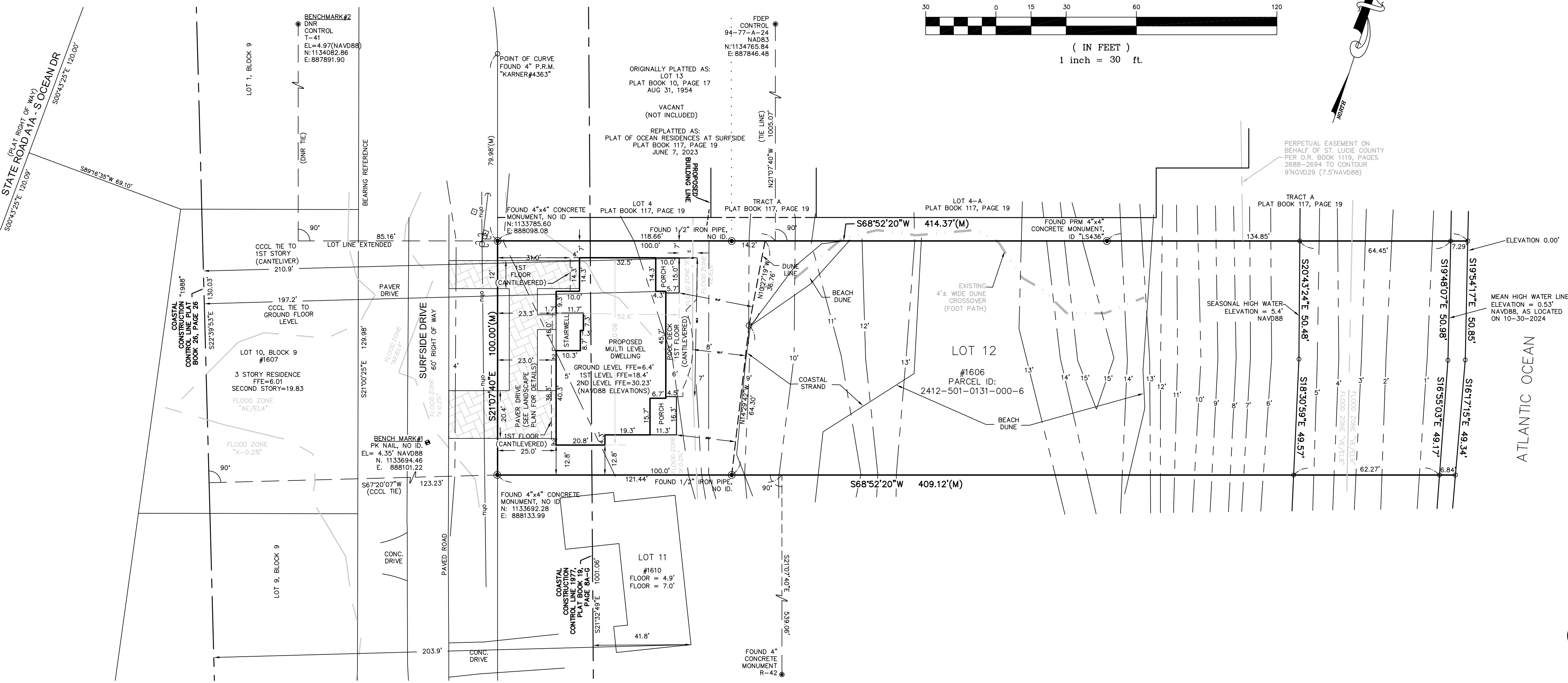
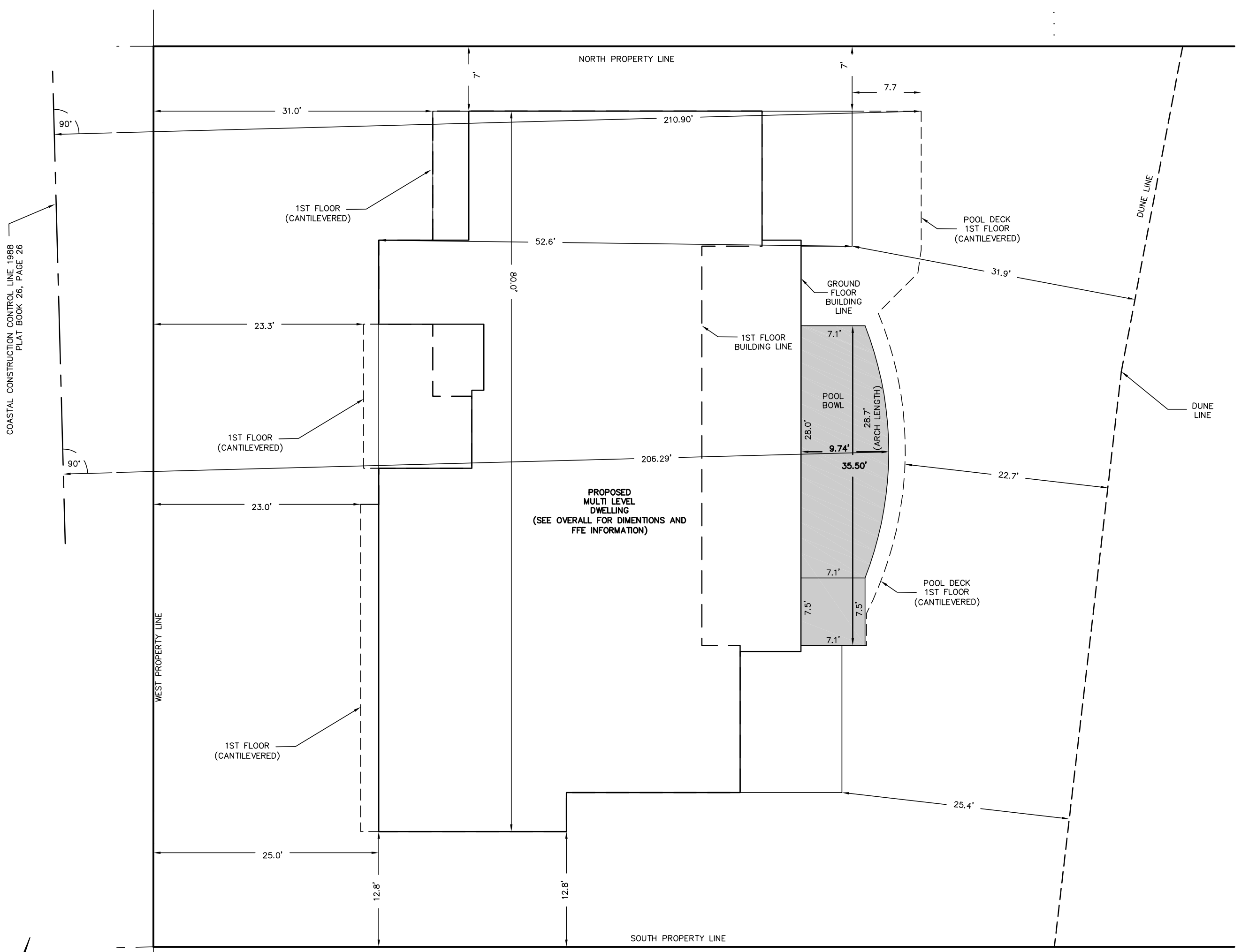
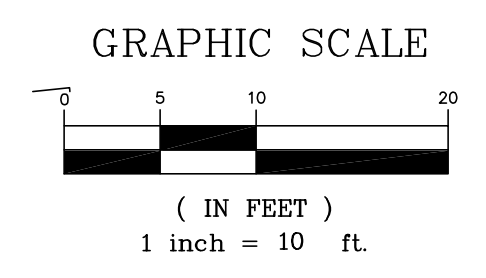
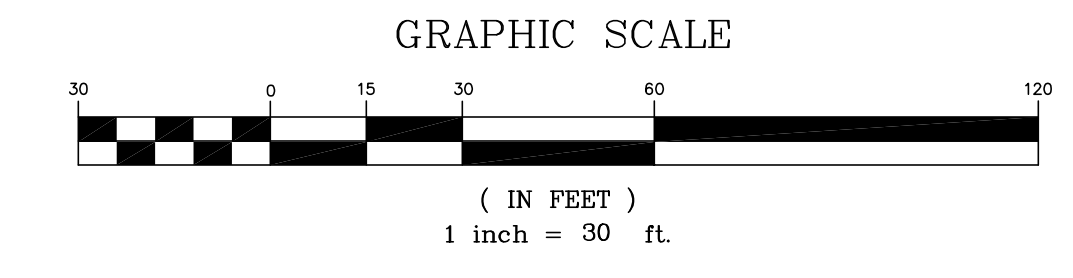
SITE PLAN & COASTAL CONSTRUCTION CONTROL LINE SURVEY
 LOT 12, BLOCK 11
SURFSIDE-UNIT ONE
 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE PAGE 17, PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA
 FOR:
J.C. CONSTRUCTION

- ZONING INFORMATION:**
 SOUTH BEACH DISTRICT R1
- OWNER & SITE INFORMATION:**
 DAMIAN MARTINEZ
 2412-501-0131-000-6
 1606 SURFSIDE DRIVE
 FT PIERCE, FL 34949
 23,500 SQ FT (.54 ACRE)
- SURVEYOR'S NOTES:**
 1. BEARINGS & COORDINATES REFER STATE PLANE NAD83 (NORTH AMERICAN DATUM 1983), REFERENCED ALONG THE WESTERLY RIGHT OF WAY FOR SURFSIDE DR.
 2. (P)=PLAT MEASUREMENT; (M)=FIELD MEASUREMENT; (C)=CALCULATED MEASUREMENT
 3. PROPERTY LIES IN FLOOD ZONE "X", "X-0.2F" & VE(8), FEMA MAP #12085C0183K, 2-19-20.
 4. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAYS, EASEMENTS, OR OTHER ENCUMBRANCES BY THIS FIRM.
 5. UNDERGROUND UTILITIES NOT LOCATED PER THIS SURVEY.
 6. P.C.P. = PERMANENT CONTROL POINT.
 7. P.R.M. = PERMANENT REFERENCE MONUMENT.
 8. EL = ELEVATION; ELEVATIONS REFER TO NAVD88;
 12. CONC. = CONCRETE; TYP. = TYPICAL
 13. ☐ = CENTERLINE OF ROAD; R/W = RIGHT-OF-WAY.
 15. □ = UTILITY BOX.
 19. ⚡ = POWER POLE; ⚡ = GUY WIRE
 20. PB = PLAT BOOK PG = PAGE (PLAT BOOKS REFER TO MARTIN COUNTY PUBLIC RECORDS)
 21. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- CCCL NOTES:**
 1) CCCL = COASTAL CONSTRUCTION CONTROL LINE.
 2) CCCL 1978 = COASTAL CONSTRUCTION CONTROL LINE OF 1978, RECORDED IN PLAT BOOK 19, PAGE B.
 3) CCCL 1988 = COASTAL CONSTRUCTION CONTROL LINE OF 1988, RECORDED IN PLAT BOOK 26, PAGE 26.
 4) TIES FROM PROPERTY LINE CONTROL MONUMENTS SHOWN TO DNR CONTROL STATIONS.
 5) DNR CONTROL DENOTES DEPARTMENT OF NATURAL RESOURCES CONTROL STATIONS.
 6) FDP CONTROL DENOTES FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CONTROL STATIONS
 7) COORDINATES SHOWN REFER TO FLORIDA STATE PLANE NAD83, FL EAST ZONE 901.

- SEASONAL HIGH WATER NOTES:**
 1. SEASONAL HIGH WATER (SHW) IS CALCULATED BY THE FOLLOWING FORMULA AS ESTABLISHED BY BEACHES AND COASTAL SYSTEMS, AND REFERS ONLY TO ATLANTIC OCEAN:
 (NAVD MHW + NAVD MLW) x 1.5 + NAVD MHW = NAVD SHW
 (0.53(RANGE)-2.71) x 1.5 + 0.53 = 5.4 FEET NAVD
 MHW = MEAN HIGH WATER, MLW = MEAN LOW WATER, SHW = SEASONAL HIGH WATER
 ALL ELEVATIONS REFER TO NAVD88. CONVERSION TO NATIONAL GEODETIC VERTICAL DATUM 1929 (NGVD29) YOU MUST ADD 1.496 FEET.
- MEAN HIGH WATER NOTES:**
 1. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
 2. THE MEAN HIGH WATER ELEVATION AS SHOWN HEREON WAS ESTABLISHED BY EXTENDING THE ELEVATION SHOWN AT MEAN HIGH WATER INTERPOLATION POINT NO. 100892, ELEVATION 0.53'.
 3. TRIMBLE SS ROBOTIC TOTAL STATION AND TRIMBLE R12 GPS BASE/ROVER USED TO LOCATE MEAN HIGH WATER LINE.
 4. THE MEAN HIGH WATER FLING NUMBER HAS BEEN APPLIED FOR TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION, BUREAU OF SURVEYING & MAPPING.



- VECTOR BASE LINES**
 N. HUTCHINSON -ST. LUCIE
 NOT TO SCALE
- VECTOR BASE LINES**
 003, 1311574.0600, 874419.7100, 13.560, NGS N350 (HELD)
 006, 1128385.0400, 875165.0500, 11.940, NGS E401 (ALLOWED TO ADJUST)
 041, 1133830.2480, 888040.8280, 4.520, FOUND PK NAIL, NO ID.
 100, 1133750.2160, 889215.2180, 8.890, SET I.R.C.#5102
 250, 1134082.9350, 887891.7690, 4.9480, CONC. MONUMENT T-41 (HELD VERTICAL)
 252, 1133819.4310, 888054.3410, 4.434, FOUND N/D "KARNER"
 255, 1133233.230, 888441.702, 7.044, CONC. MONUMENT R-42



GLOBAL POSITIONING SYSTEM CONTROL NOTES:

- 1.) GEODETIC CONTROL STATIONS:
 N-350
 LATITUDE: 27°26'42.45890
 LONGITUDE: 80°19'37.444871
 GRID NORTH: 1131574.06
 GRID EAST: 874419.71
 FLORIDA EAST ZONE (US FEET)
 E-401
 LATITUDE: 27°26'10.84068
 LONGITUDE: 80°19'29.36942
 GRID NORTH: 1128385.048
 GRID EAST: 875164.940
 FLORIDA EAST ZONE (US FEET)
- 2.) SOFTWARE BRAND & VERSION NUMBER:
 TRIMBLE ACCESS VERSION 2022.00(22.00.280)
- 3.) ONSITE CONTROL ESTABLISHED USING AND HOLDING NGS CONTROL POINT E-401. ONSITE HORIZONTAL CONTROL COORDINATES VERIFIED BY OPUS SOLUTION. OPUS REPORT PROVIDED:
 CONVERGENCE ANGLE (DEGREES): 0.32985278
 POINT SCALE: 1.00000290
 COMBINED FACTOR: 1.00000659
 POINT POSITION ACCURACY ±0.049 FEET

- COORDINATE NOTES:**
 1. THE COORDINATES SHOWN AT PERMANENT CONTROL POINT IS IN THE NORTH AMERICAN DATUM 1983 (NAD83), FLORIDA EAST ZONE 901.
 2. COORDINATES ARE REFERENCED TO E-401 AND N-350.
 3. GEOGRAPHIC COORDINATES SHOWN AT THE LOCATION MAP ARE IN THE NORTH AMERICAN DATUM 1983 PER LABINS WEB SITE.

- DATUM & ACCURACY NOTES:**
 1. HORIZONTAL DATA FOR BEARINGS AND COORDINATES REFER TO STATE PLANE NAD83(FL EAST ZONE 901). CONTROL USED IS NGS FORT PIERCE BASE E 401 (HELD) AND VERIFIED TO NGS POINT N 350. POINT POSITION IS PLUS OR MINUS 0.02 FEET. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
 2. VERTICAL DATA FOR ELEVATIONS REFER TO NAVD88 (NORTH AMERICAN VERTICAL DATUM 1988). CONTROL USED IS NGS MONUMENT T-41 AND VERIFIED TO FOOT VRS STATION NETWORK. POINT POSITION IS PLUS OR MINUS 0.2" SOFT GROUND AND 0.035 FEET HARD GROUND. GPS AND ROBOTIC TOTAL STATION USED FOR DATA COLLECTION.
 3. THIS SURVEY IS INTENDED TO MEET OR EXCEED SECOND ORDER CLASS II, 1:20,000 ACCURACY AND CLOSURE SPECIFICATIONS.

CHRISTIAN FENEX, STATE OF FLORIDA,
 PROFESSIONAL SURVEYOR AND MAPPER,
 LICENSE NO. 5102

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CHRISTIAN FENEX, PSM ON THE DATE 7/16/2025.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ELECTRONIC COPIES

CERTIFICATION: I HEREBY CERTIFY THAT THE SITE PLAN AND COASTAL CONSTRUCTION CONTROL LINE SURVEY SHOWN HEREON IS A CORRECT REPRESENTATION OF A SURVEY DONE UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS OUTLINED IN CHAPTER 5J-17, F.A.C.

CHRISTIAN FENEX AND ASSOCIATES, LLC
 PROFESSIONAL SURVEYING AND MAPPING
 ENVIRONMENTAL CONSULTING
 1263 SW THELMA ST., PALM CITY, FLORIDA
 P.O. BOX 2333, PALM CITY, FL 34991
 PH.(772)283-2977 SURVEYS@FENEX.COM
 LICENSED BUSINESS # 6858

REVISION: 07/16/2025
 REVISION POOL BOWL TIES: 01/09/2025
 REVISED (ADDED FFE ELEVATIONS): 01/06/2025
 REVISED: 12/31/2024
 SITE PLAN: 11/27/2024
 CCCL: 7/5/2023; 11/6/2024
 DRAWING DATE: 6/2/2023
 FIELD DATE: 6/1/2023; 7/5/2023; 10/30/2024
 F.B. 06, PAGE 26-29
 SKETCH NO. 223107_LOT12.dwg

FLORIDA REGISTRATION #5102
 CHRISTIAN FENEX
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



THE SUNRISE CITY
FORT PIERCE
PLANNING DEPARTMENT
Florida

James Conroy
J Conroy LLC
50 NE Dixie Highway Unit A-2
Stuart, FL 34994

Subject: Conditional Use w/ New Construction (PZCON2025-00005)
1606 Surfside Dr. Unit 2
Technical Review Committee comments for May 15, 2025, TRC Meeting

City of Fort Pierce Planning Department

Application **requires resubmittal** for the following reasons:

1. The development is subject to design review, city code Section 125-314. Per code, several items are required but missing:
 - a. Color renderings and color board
 - b. A written narrative describing the design intent of the project, its goals, and objectives and how it reflects the site analysis study results
 - c. Context photographs of neighboring uses and architectural styles
 - d. Site plan (to scale) showing proposed location of all buildings and dimensions, structures, parking areas, etc. Site data was not provided
 - e. Justification letter for height increases and why your design should be granted
2. Vicinity map, per city code Section 125-313(b)
3. Please reference city code Section 125-313 for site plan requirements
4. Prior to the issuance of the certificate of occupancy, a notarized Landscape Maintenance agreement must be on file. The city will provide the document
5. Correct driveway measurements, according to city code Section 125-316

*attached
attached*

*attached
not me*

*attached
not me
not me*

OK

*see
my
attachment*



Residence at 1607 Surfside Drive across the street. Built with a 45 foot height allowed.



Residence at 1812 Surfside, south of 1606 Drive higher than 28 feet



Condominiums located south of 1606 Surfside visible from street at 1606 Surfside Drive



Condominiums located north of 1606 Surfside visible from street at 1606 Surfside Drive



Martinez Residence 1606 Surfside Drive
Color Board

Roof – Flat roof not visible

Trim color There is no trim

Window and door frames black or dark brown

House color Benjamin Moore China White



Stone Zen Build White Chop Flat