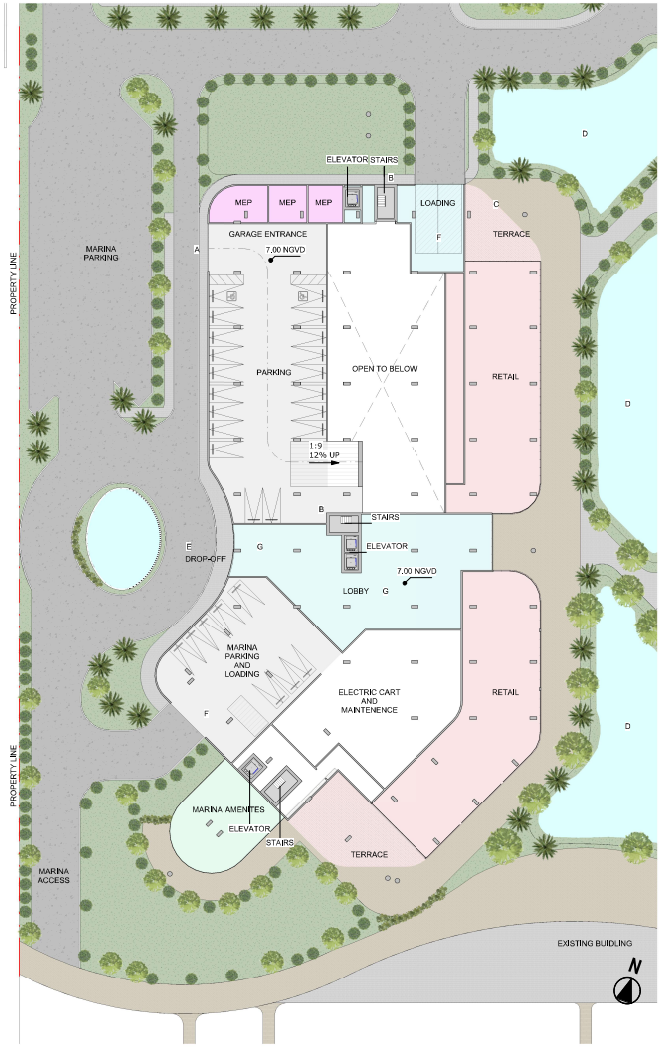
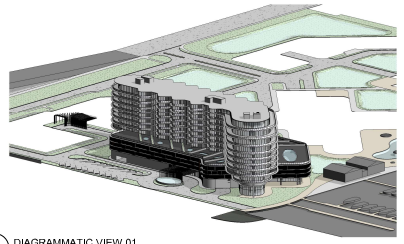


1 A.C-080 GROUND SITE PLAN
SCALE: 1" = 30'-0"

SITE PLAN LEGEND

CONCRETE/PAVED

LANDSCAPED AREA. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.



2 DIAGRAMMATIC VIEW 01

NOTES

A. VEHICULAR ENTRANCE / EXIT TO LEVEL 2P PARKING GARAGE. ACCESS ONLY FOR RESIDENTS AND COMMERCIAL COMPONENTS.

B. STAIR CASE DIRECT EGREES TO EXTERIOR

C. EXTERIOR TERRACE

D. RETENTION PONDS

E. DROP-OFF CIRCULATION

F. LOADING AREA 12'-0" WIDE BY 35'-0" LONG FOR ALL USES OF THE BUILDING.

G. MAIN ENTRANCE TO HOTEL/RESIDENTIAL LOBBIES.

H. GROUND FLOOR SLAB @ELEVATION NGVD 7. (BFE + 1)

NOTES

REFER TO CIVIL PLANS FOR:
- CROWN OF ROAD ELEVATION SURVEY OF ALL SURROUNDING ROADS
- FLOOD ZONE & BFE
- THE BENCH MARK ELEVATION
- FLOOD ELEVATION COMPLIANCE WITH THE CITY FLOOD ORDINANCE.

NOTES - VALET PARKING

1. VALET PARKING SERVICE SHALL BE OPERATED ONLY BY COMMETCIALLY LICENSED AND INSURED VENDORS OF PARKING SERVICES HOLDING VALID CITY LOCAL BUSINESS TAX RECEIPTS.

2. INGRESS VEHICULAR CONTROL DEVICES SHALL BE LOCATED SO AS TO PROVIDE A MINIMUM DRIVEWAY OF 20 FEET IN LENGTH BETWEEN THE BASE BUILDING LINE AND DISPENSER

FHA GUIDELINES COMPLIANCE REQUIREMENTS

1. AN ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.
2. ACCESSIBLE COMMON AND PUBLIC USE AREAS.
3. USABLE DOORS (USABLE BY A PERSON IN A WHEELCHAIR).
4. ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING UNIT.
5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE LOCATIONS.
6. REINFORCED WALLS IN BATHROOMS FOR LATER INSTALLATION OF GRAB BARS.
7. USABLE KITCHENS AND BATHROOMS.

SITE PLAN GENERAL NOTES

1. WORK SHALL BE IN ACCORD WITH THE APPLICABLE CITY/COUNTY STANDARDS IN CASE OF DISCREPANCIES THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
2. EXISTING IMPROVEMENTS WITHIN PROPERTY (NOT SHOWN- REFER TO SURVEY) AND WITHIN R.O.W. FRONTING PROPERTY (UTILITIES SERVICES, POWER POLES, ETC) SHALL BE REMOVED UNLESS INDICATED OTHERWISE. REFER TO CIVIL ENGINEERING DRAWINGS.
3. IMPROVEMENTS SHOWN WITHIN PROPERTY ARE NEW (PROPOSED UNLESS INDICATED OTHERWISE)
4. UTILITIES AND OFFSITE WORK SHOWN HEREIN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS.
5. REFER TO CIVIL DRAWINGS FOR TRAFFIC MARKINGS & SIGNAGE, PAVING, DRAINAGE, WATER AND SEWER
6. TREES SHOWN HEREIN ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR TREES AND PLANT REQUIREMENTS.
7. REFER TO CIVIL LANDSCAPE AND M.E.P. DRAWINGS FOR OTHER SITE WORK REQUIREMENT NOT SHOWN IN THIS DRAWING.
8. BUILDING SHOWN SIGNS ARE CONCEPTUAL AND FOR LOCATION REFERENCE ONLY. SIGNAGE SHALL COMPLY WITH CITY OF DEERFIELD BEACH SIGNAGE REGULATIONS AND SHALL BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT APPLICATION.
9. CONSTRUCTION AREA MUST BE POSTED, FENCED AND MARKED DURING CONSTRUCTION.
10. THE CONTRACTOR NEEDS TO VERIFY ALL DIMENSIONS, LEVELS AN OTHER EXISTING CONDITIONS BEFORE BEGINNING ANY TYPE OF WORK.
11. THE LAND LAYOUT & FLOOR ELEVATIONS HAVE BEEN SKETCHED OUT BY LAND SURVEYORS: FORTIN,LEVY, SKILES, INC.
12. CONTRACTOR SHALL NOTIFY THE ARCHITECT AS SOON AS POSSIBLE IN CASE HE NOTICES ERRORS, OMISSIONS OR CONFLICT IN DRAWINGS.
13. THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY AS WELL AS ALL CURRENT APPLICABLE CODE. ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE.
14. THE PARKING STRIPPING WILL BE COLORED WHITE, THE DIAGONAL HATCHING, ARROWS AND OTHER TYPES OF STRIPPING SHALL BE YELLOW, THE HANDICAPPED PARKING STALL, SHALL HAVE A WHITE LOGO ON A BLUE BACKGROUND COLOR. GREEN PARKING IN GREEN.
15. ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOD ELEVATION AND OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
16. CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE UPON PLACEMENT OF THE LOWEST FLOOR AND PRIOR TO FURTHER VERTICAL CONSTRUCTION TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL.
17. OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE PRIOR TO BUILDING FINAL INSPECTION.

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STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer

#	Date	Description

Notes

SITE PLAN APPROVAL
Not for construction

Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

CIVIL
ENGINEERING, DESIGN & CONSTRUCTION, INC.

LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING C
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
SITE PLAN

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-26-2025
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.C-081

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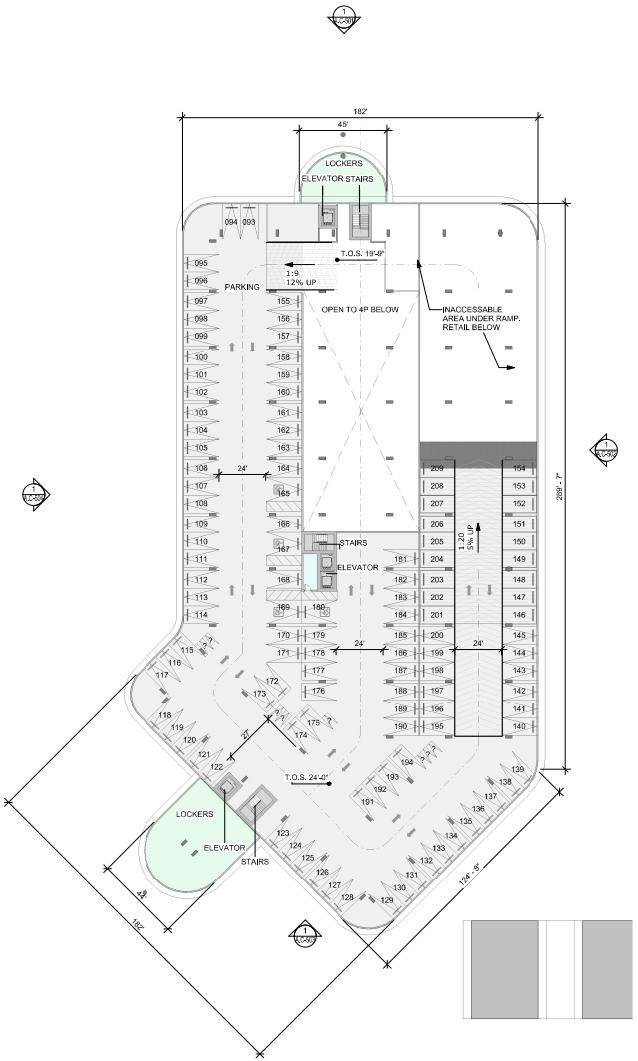

1 LEVEL 5P PLAN
A.C-205 SCALE: 1" = 30'-0"

USE

- COMMON AREA
- LOCKERS
- PARKING
- VERTICAL CIRCULATION

PARKING SCHEDULE (BY LEVEL)

Type	COUNT
LEVEL 1	
9' x 18' STANDARD	25
ADA + 5' AISLE	2
	27
LEVEL 2P	
9' x 18' STANDARD	21
	21
LEVEL 3P	
9' x 18' STANDARD	23
	23
LEVEL 4P	
9' x 18' STANDARD	21
	21
LEVEL 5P	
9' x 18' STANDARD	134
ADA + 5' AISLE	4
Motorcycle	8
	146
LEVEL 6P	
9' x 18' STANDARD	137
ADA + 5' AISLE	5
Motorcycle	8
	150
TOTAL, NUMBER OF PARKING SPACES	388

ARCH D 24"X36" (A1)

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STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer

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#	Date	Description

Notes

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ARCHITECT
IDEA Architects

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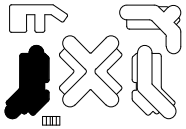
LANDSCAPE
SARTAIN & ASSOCIATES



FORT PIERCE MARINA BUILDING C

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

LEVEL 5P PLAN

Drawn: IDEA Team	Field: Architecture
Verified	Scale: 1" = 30'-0"
Approved	Date: 03-26-2025
Project Manager: Project Manager	Dwg. no. Page: A.C-205
Project: 23-843	

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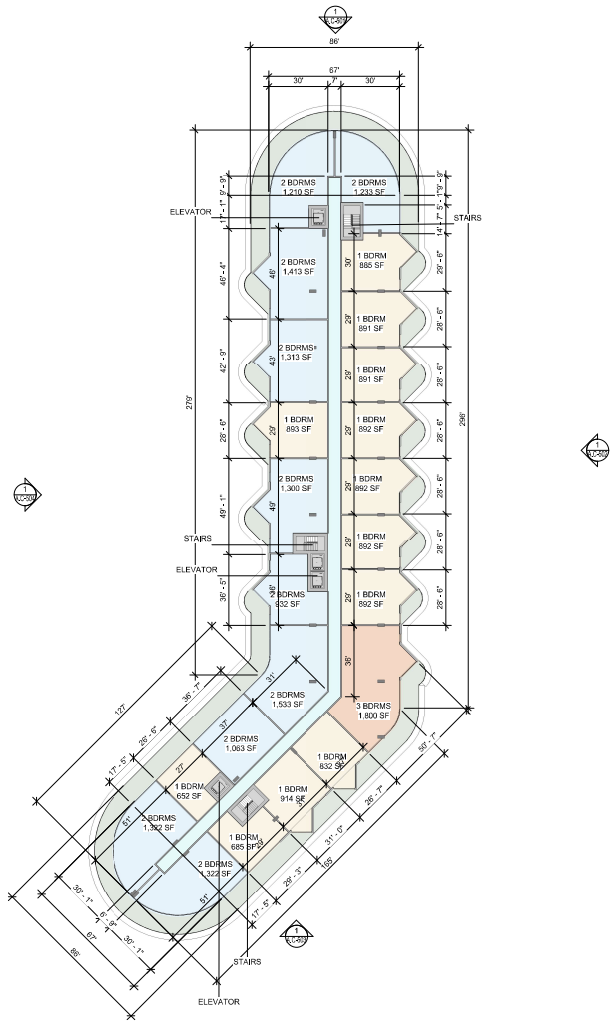

1 LEVEL 8 PLAN
A.C-208 SCALE: 1" = 30'-0"

USE
- COMMON AREA
- EXTERIOR
- UNIT 1BDRM
- UNIT 2BDRM
- UNIT 3BDRM
- VERTICAL CIRCULATION

UNIT MATRIX

Level	UNIT TYPE	COUNT	AREA S.F.	PERCENT	MIN-MAX UNIT SIZE S.F.
LEVEL 7	1 BDRM	9	8,270 SF	4%	700 ... 949
LEVEL 7	2 BDRMS	10	13,410 SF	7%	1,031 ... 1,592
		19	21,680 SF	11%	
LEVEL 8	1 BDRM	12	10,890 SF	5%	700 ... 985
LEVEL 8	2 BDRMS	10	13,410 SF	7%	1,031 ... 1,592
LEVEL 8	3 BDRMS	1	1,880 SF	1%	1,881
		23	26,180 SF	13%	
LEVEL 9	1 BDRM	12	10,890 SF	5%	700 ... 985
LEVEL 9	2 BDRMS	10	13,410 SF	7%	1,031 ... 1,592
LEVEL 9	3 BDRMS	1	1,880 SF	1%	1,881
		23	26,180 SF	13%	
LEVEL 10	1 BDRM	12	10,890 SF	5%	700 ... 985
LEVEL 10	2 BDRMS	10	13,410 SF	7%	1,031 ... 1,592
LEVEL 10	3 BDRMS	1	1,880 SF	1%	1,881
		23	26,180 SF	13%	
LEVEL 11	1 BDRM	12	10,890 SF	5%	700 ... 985
LEVEL 11	2 BDRMS	10	13,410 SF	7%	1,031 ... 1,592
LEVEL 11	3 BDRMS	1	1,880 SF	1%	1,881
		23	26,180 SF	13%	
LEVEL 12	1 BDRM	2	2,010 SF	1%	949 ... 1,064
LEVEL 12	2 BDRMS	11	14,680 SF	7%	1,012 ... 1,529
LEVEL 12	3 BDRMS	5	8,950 SF	4%	1,483 ... 2,149
		18	25,640 SF	13%	
LEVEL 13	1 BDRM	3	2,790 SF	1%	781 ... 1,064
LEVEL 13	2 BDRMS	12	16,110 SF	8%	1,102 ... 1,529
LEVEL 13	3 BDRMS	3	5,320 SF	3%	1,577 ... 2,032
		18	24,220 SF	12%	
LEVEL 14	1 BDRM	2	2,010 SF	1%	949 ... 1,064
LEVEL 14	2 BDRMS	11	14,550 SF	7%	1,012 ... 1,529
LEVEL 14	3 BDRMS	4	6,610 SF	3%	1,222 ... 1,999
		17	23,180 SF	12%	
		164	199,440 SF	100%	

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STEPHANE L'ECUYER AR 93637
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Stephane L'Ecuyer

#	Date	Description

Notes
SITE PLAN APPROVAL
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Owner
ARCHITECT
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LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING C
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
LEVEL 8 PLAN

Drawn	Field
IDEA Team	Architecture
Verified	Scale
	1" = 30'-0"
Approved	Date
	03-26-2025
Project Manager	Dwg. no. Page
Project Manager	
Project 23-843	A.C-208

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1 A.C-501 NORTH BUILDING ELEVATION
SCALE: 1" = 20'-0"

1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN- WILLIAMS /
OR EQUIVALENT
APPROVED BY ARCHITECT

2 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE /
OR EQUIVALENT
APPROVED BY ARCHITECT

3 TINTED GLASS FOR
STOREFRONT /
WINDOWS / BALCONY
DOORS
VIRACON OPTIGRAY

4 WOOD-LIKE ALUMINUM
PANELS

5 GLASS RAILINGS,
MINIMUM HEIGHT 42"

6 WOOD PANELS
TO BE APPROVED BY
ARCHITECT

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STEPHANE L'ECUYER
AR 93637

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Stephane L'Ecuyer

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SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING C
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
NORTH BUILDING ELEVATION

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-26-2025
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.C-501

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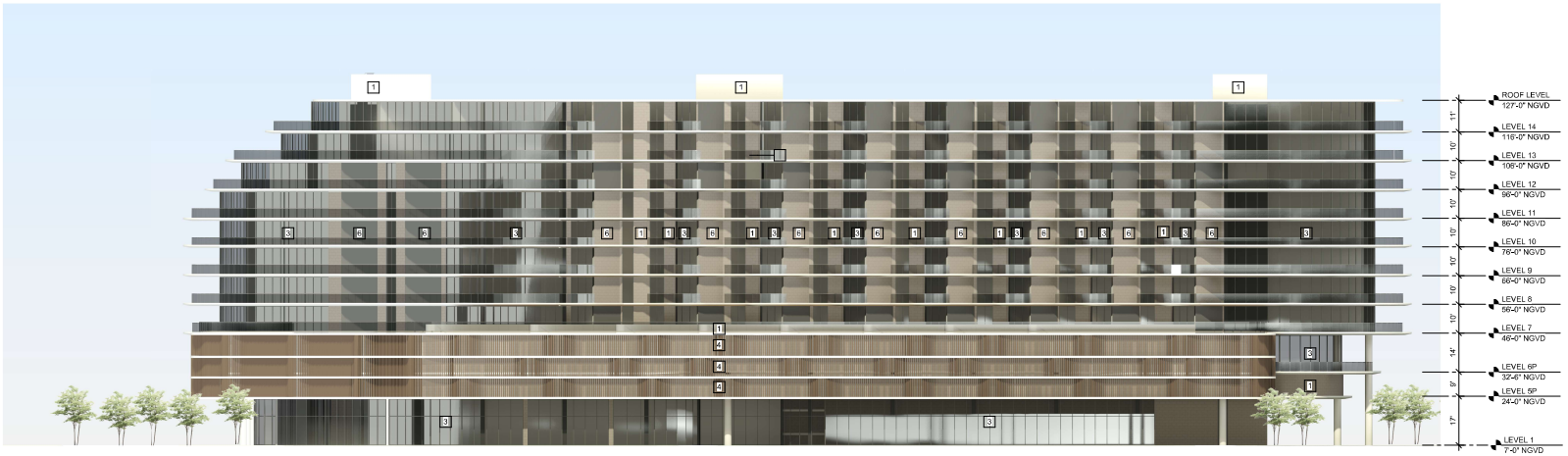

1 A.C-502 EAST BUILDING ELEVATION
SCALE: 1" = 20'-0"

1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN- WILLIAMS /
OR EQUIVALENT
APPROVED BY ARCHITECT

2 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE /
OR EQUIVALENT
APPROVED BY ARCHITECT

3 TINTED GLASS FOR
STOREFRONT /
WINDOWS / BALCONY
DOORS
VIRACON OPTIGRAY

4 WOOD-LIKE ALUMINUM
PANELS

5 GLASS RAILINGS,
MINIMUM HEIGHT 42"

6 WOOD PANELS
TO BE APPROVED BY
ARCHITECT

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STEPHANE L'ECUYER
AR 93637
STATE OF FLORIDA · STEPHANE L'ECUYER · AR93637 · REGISTERED ARCHITECT

Stephane L'Ecuyer

#	Date	Description

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IDEA Architects

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SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING C
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
EAST BUILDING ELEVATION

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-26-2025
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.C-502

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1 / LC-503 SOUTH BUILDING ELEVATION
SCALE: 1" = 20'-0"

1 SMOOTH STUCCO FINISH
SW-7005 PURE WHITE
SHERWIN- WILLIAMS /
OR EQUIVALENT
APPROVED BY ARCHITECT

2 ALUMINUM FRAME
2134-30 IRON MOUNTAIN
BENJAMIN MOORE /
OR EQUIVALENT
APPROVED BY ARCHITECT

3 TINTED GLASS FOR
STOREFRONT /
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STEPHANE L'ECUYER
AR 93637
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Stephane L'Ecuyer

#	Date	Description

Notes
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Professionals
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Owner
ARCHITECT
IDEA Architects
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LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING C
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
SOUTH BUILDING ELEVATION

Drawn: IDEA Team	Field: Architecture
Verified:	Scale: As indicated
Approved:	Date: 03-26-2025
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.C-503

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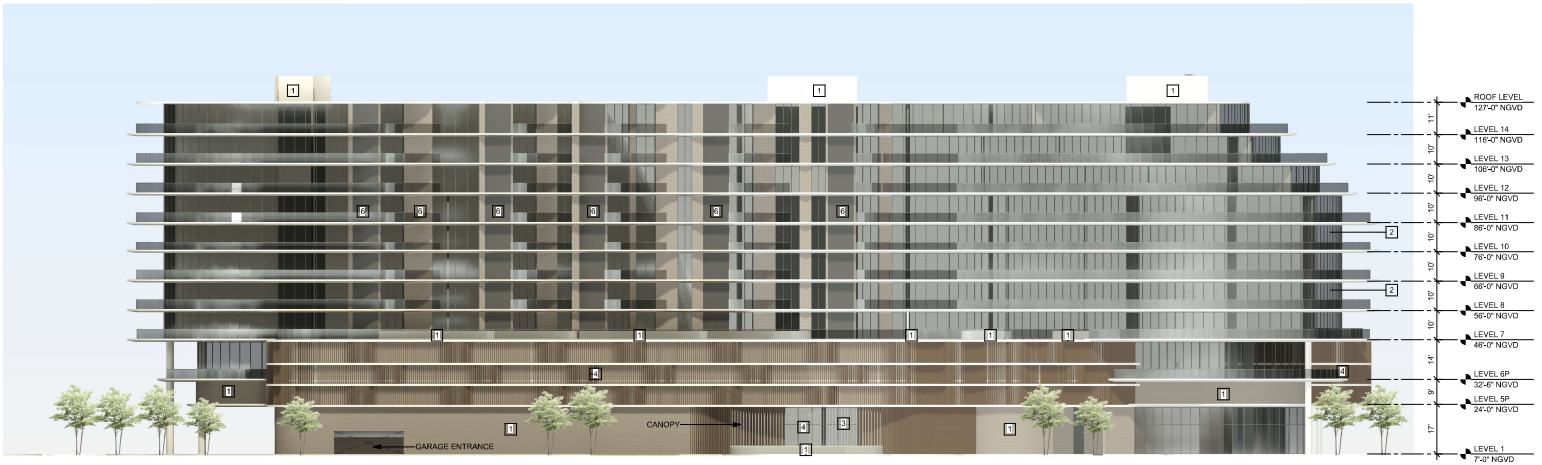

1 A.C-504 WEST BUILDING ELEVATION
SCALE: 1" = 20'-0"

1 SMOOTH STUCCO FINISH SW-7005 PURE WHITE SHERWIN- WILLIAMS / OR EQUIVALENT APPROVED BY ARCHITECT

2 ALUMINUM FRAME 2134-30 IRON MOUNTAIN BENJAMIN MOORE / OR EQUIVALENT APPROVED BY ARCHITECT

3 TINTED GLASS FOR STOREFRONT / WINDOWS / BALCONY DOORS VIRACON OPTIGRAY

4 WOOD-LIKE ALUMINUM PANELS

5 GLASS RAILINGS, MINIMUM HEIGHT 42"

6 WOOD PANELS TO BE APPROVED BY ARCHITECT

ARCH D 24"X36" (A1)

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STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA
STEPHANE L'ECUYER
AR93637
REGISTERED ARCHITECT

Stephane L'Ecuyer

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Date: 2025.04.04 11:55:32-04'00'

#	Date	Description

Notes

SITE PLAN APPROVAL
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Professionals

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Owner

ARCHITECT
IDEA Architects

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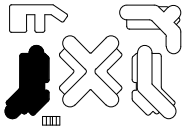
LANDSCAPE
SARTAIN & ASSOCIATES



FORT PIERCE MARINA BUILDING C
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
WEST BUILDING ELEVATION

Drawn: IDEA Team	Field: Architecture
Verified	Scale: As indicated
Approved	Date: 03-26-2025
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.C-504

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Autodesk Docs://23-843 Fort Pierce Causeway Marina/23-843_FT PIERCE_AR_IDEA_Building C.rvt

ARCH D 24"X36" (A1)

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3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160
305.792.0015 305.931.0279 info@absolute-idea.com

SEAL

TO THE BEST OF MY 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 633 FLORIDA STATUES.

STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA
STEPHANE L'ECUYER
AR93637
REGISTERED ARCHITECT

Stephane L'Ecuyer

Digitally signed by Stephane L'Ecuyer
DN: c=US, o=Stephane L'Ecuyer, ou=Architect, email=stephane@absolute-idea.com, cn=Stephane L'Ecuyer
Date: 2025.04.11 15:53:24-05'00'

#	Date	Description

Notes

SITE PLAN APPROVAL
Not for construction

Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

CIVIL
ENGINEERING, DESIGN & CONSTRUCTION, INC.

LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING C
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title
3D RENDERINGS

Drawn: IDEA Team	Field: Architecture
Verified	Scale
Approved	Date: 03-26-2025
Project Manager: Project Manager	Dwg. no. Page
Project: 23-843	A.C-640

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STATE OF FLORIDA
STEPHANE L'ECUYER
AR93637
REGISTERED ARCHITECT

STEPHANE L'ECUYER
AR 93637

Stephane L'Ecuyer

#	Date	Description

Notes

SITE PLAN APPROVAL

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Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

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LANDSCAPE
SARTAIN & ASSOCIATES

FORT PIERCE MARINA BUILDING C

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

3D RENDERINGS

Drawn	Field
IDEA Team	Architecture
Verified	Scale
Approved	Date
	03-26-2025
Project Manager	Dwg. no. Page
Project Manager	
Project 23-843	A.C-641

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