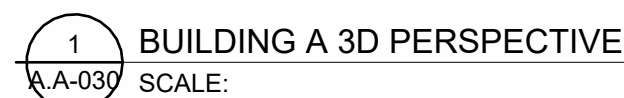


601 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949
SITE PLAN APPROVAL



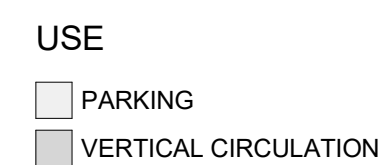
BUILDING USES

RESTAURANT / BAR - (14,666 SF)
RETAIL / SHOPS - (23,815 SF)
CONVENTION CENTER - (23,489 SF)
RESIDENTIAL CONDOS - 180 UNITS
HOTEL COMPONENT - 204 ROOMS
CLUB - 20,275 SF

192 FEET - 17 STORIES

1,099,148 SF





1 LEVEL 2P FLOOR PLAN
A.A-202 SCALE: 1" = 30'-0"

[illegible]

Notes

Not for construction

Professionals

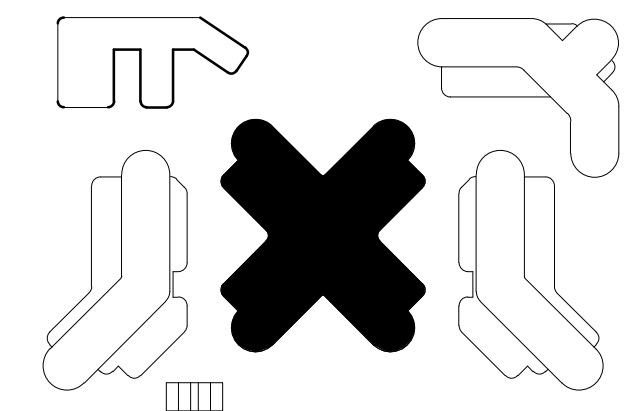
CLIENT
Owner

ARCHITECT
IDEA Architect

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LANDSCAPE

**SARTAIN &
ASSOCIATES**



601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

LEVEL 2P FLOOR PLAN

Drawn
IDEA Team

Verified

Approved

Field
Architecture

Scale

$$1'' = 30'-0''$$

11-12-2025

Project Manager

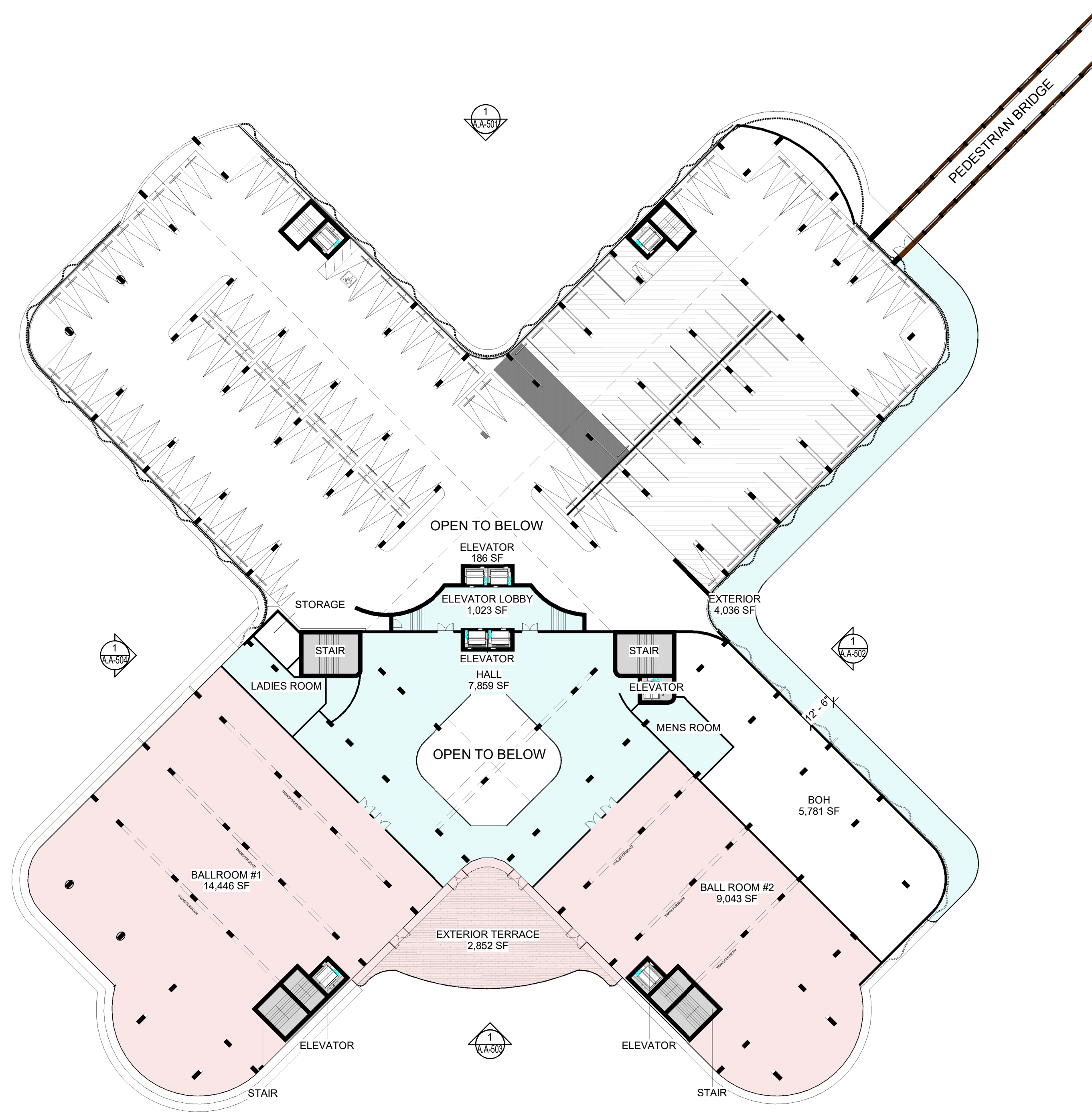
Project Manager

Dwg. no.	Page
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Project
23-843

A.A-202

(A)



USE

- BOH
 COMMERCIAL
 COMMON AREA
 VERTICAL CIRCULATION

1
A.A-202
(B) LEVEL 2 FLOOR PLAN CON-
SCALE: 1" = 30'-0"



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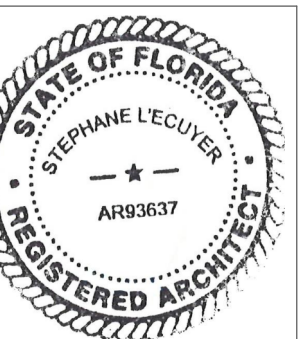
CANAL PARK

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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 STATUTES.

STEPHANE L'ECUYER
AR 93637

[illegible]

Notes

SITE PLAN APPROVAL

Not for construction

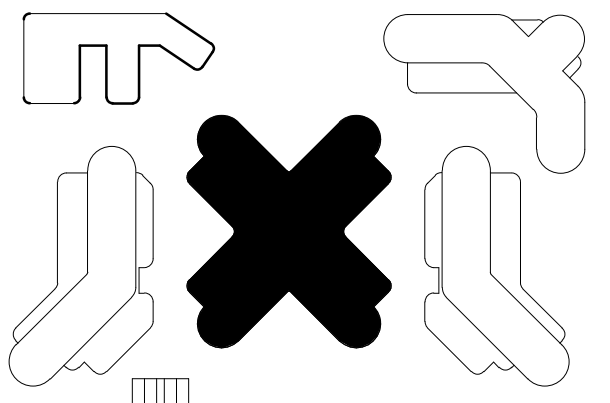
Professionals

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**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING A**

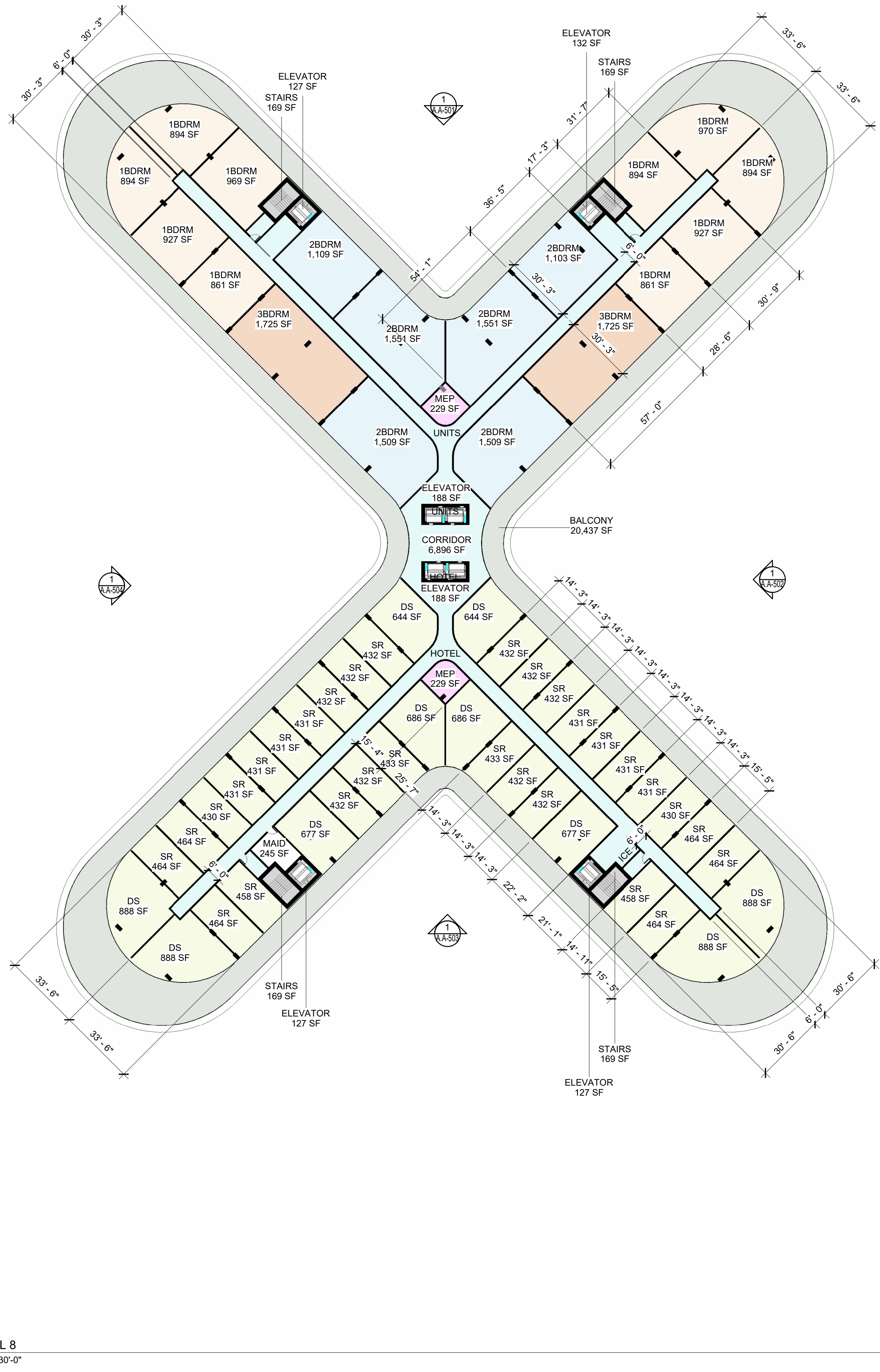
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

LEVEL 2 FLOOR PLAN CON-

Drawn IDEA Team Verified Approved	Field Architecture Scale 1" = 30'-0" Date 11-12-2025
Project Manager Project Manager Project 23-843	Dwg. no. Page A.A-202

(B)



1 SPA - LEVEL 8
SCALE: 1" = 30'-0"

- HOTEL LEGEND:**
- DS = DELUXE SUITE
SR = STANDARD ROOM
- USE**
- BOH
 - COMMON AREA
 - EXTERIOR
 - HOTEL ROOMS
 - MEP
 - 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	1BDRM	6	5,470 SF	2%	870 ... 980
LEVEL 7	2BDRM	10	13,800 SF	5%	1,110 ... 1,550
LEVEL 7	3BDRM	2	3,460 SF	1%	1,730
		18	22,730 SF	9%	
LEVEL 8	1BDRM	10	9,090 SF	4%	860 ... 970
LEVEL 8	2BDRM	6	8,330 SF	3%	1,100 ... 1,560
LEVEL 8	3BDRM	2	3,450 SF	1%	1,720
		18	20,870 SF	8%	
LEVEL 9	1BDRM	10	9,090 SF	4%	860 ... 970
LEVEL 9	2BDRM	6	8,330 SF	3%	1,100 ... 1,550
LEVEL 9	3BDRM	2	3,450 SF	1%	1,720
		18	20,870 SF	8%	
LEVEL 10	1BDRM	2	1,740 SF	1%	870 ... 870
LEVEL 10	2BDRM	10	14,430 SF	6%	1,120 ... 1,560
LEVEL 10	3BDRM	2	3,470 SF	1%	1,740 ... 1,740
		14	19,640 SF	8%	
LEVEL 11	1BDRM	8	6,950 SF	3%	870 ... 870
LEVEL 11	2BDRM	18	25,830 SF	10%	1,120 ... 1,560
LEVEL 11	3BDRM	4	6,500 SF	3%	1,520 ... 1,740
		30	39,280 SF	15%	
LEVEL 12	1BDRM	8	7,000 SF	3%	870 ... 880
LEVEL 12	2BDRM	10	13,740 SF	5%	1,120 ... 1,560
LEVEL 12	3BDRM	8	15,120 SF	6%	1,510 ... 2,170
		26	35,860 SF	14%	
LEVEL 13	1BDRM	8	7,000 SF	3%	870 ... 880
LEVEL 13	2BDRM	10	13,240 SF	5%	1,120 ... 1,560
LEVEL 13	3BDRM	8	14,620 SF	6%	1,260 ... 2,170
		26	34,860 SF	14%	
LEVEL 14	1BDRM	8	6,740 SF	3%	830 ... 860
LEVEL 14	2BDRM	8	11,300 SF	4%	1,270 ... 1,560
LEVEL 14	3BDRM	10	16,200 SF	6%	1,590 ... 1,700
		26	34,240 SF	13%	
LEVEL 15	PH1	1	6,880 SF	3%	6,880
LEVEL 15	PH2	1	6,880 SF	3%	6,880
LEVEL 15	PH3	1	6,880 SF	3%	6,880
LEVEL 15	PH4	1	6,870 SF	3%	6,870
		4	27,520 SF	11%	
		180	255,880 SF	100%	

HOTEL ROOM MIX					
Level	UNIT TYPE	COUNT	AREA S.F.	PERCENT	MIN-MAX ROOM SIZE S.F.
LEVEL 6	DELUXE SUITE	14	9,130 SF	9%	530 SF ... 750 SF
LEVEL 6	STANDARD ROOM	30	13,230 SF	13%	430 SF ... 470 SF
		44	22,360 SF	21%	
LEVEL 7	DELUXE SUITE	14	9,140 SF	9%	530 SF ... 750 SF
LEVEL 7	STANDARD ROOM	30	13,240 SF	13%	430 SF ... 470 SF
		44	22,390 SF	21%	
LEVEL 8	DELUXE SUITE	10	7,570 SF	7%	640 SF ... 890 SF
LEVEL 8	STANDARD ROOM	30	13,190 SF	12%	430 SF ... 460 SF
		40	20,760 SF	20%	
LEVEL 9	DELUXE SUITE	10	7,570 SF	7%	640 SF ... 890 SF
LEVEL 9	STANDARD ROOM	30	13,190 SF	12%	430 SF ... 460 SF
		40	20,760 SF	20%	
LEVEL 10	DELUXE SUITE	10	7,940 SF	8%	650 SF ... 980 SF
LEVEL 10	STANDARD ROOM	26	11,490 SF	11%	430 SF ... 510 SF
		36	19,440 SF	18%	
		204	105,700 SF	100%	

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Architect

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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 STATUTES.
STEPHANE L'ECUYER
AR 93637

STATE OF FLORIDA
STEPHANE L'ECUYER
REGISTERED ARCHITECT
AR 93637

Date Description
01 09-09-2025 SITE PLAN APPROVAL REV. 01

Notes
SITE PLAN APPROVAL
Not for construction

Professionals
CLIENT
Owner
ARCHITECT
IDEA Architect
CIVIL
ENGINEERING, DESIGN & CONSTRUCTION, INC.
LANDSCAPE
SARTAIN & ASSOCIATES

Fort Pierce Marina Building A

601 SEAWAY DR.
FORT PIERCE, FL 34949

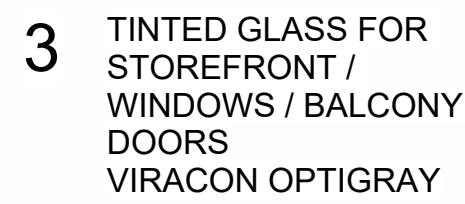
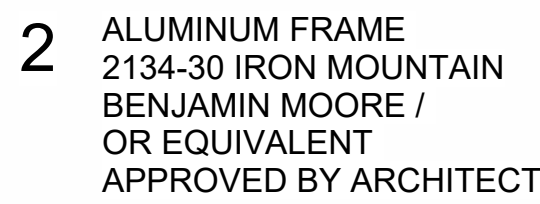
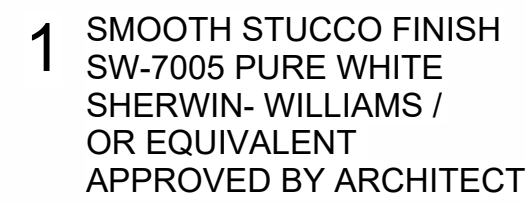
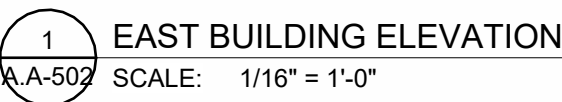
Title
LEVEL 8 FLOOR PLAN

Drawn
IDEA Team
Verified
IDEA
Approved

Field
Architecture
Scale
1" = 30'-0"
Date
11-12-2025

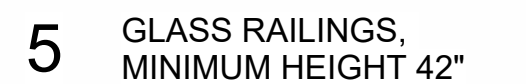
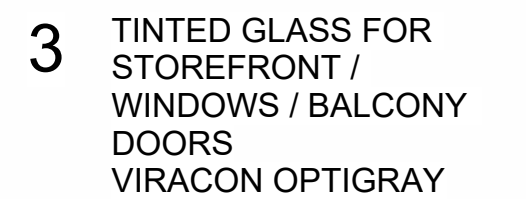
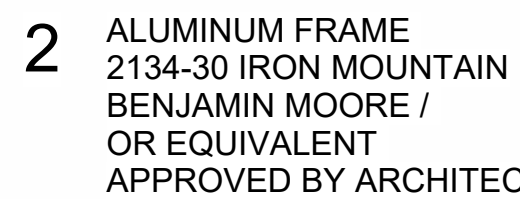
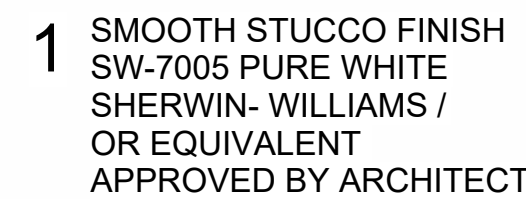
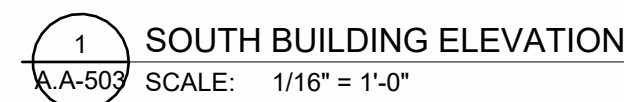
Project Manager
Project Manager
Dwg. no. Page

23-843
A.A-208

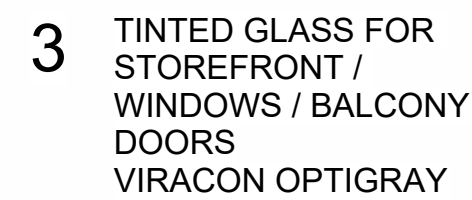
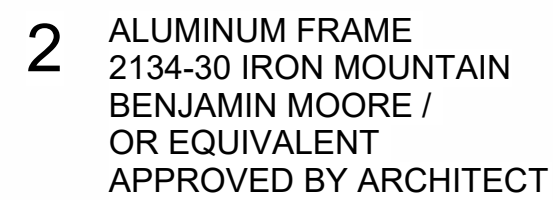
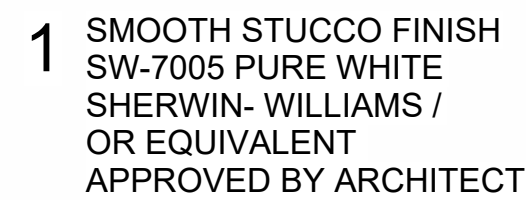
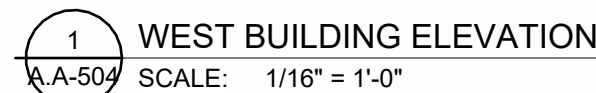


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Title	
SOUTH ELEVATION	
Drawn IDEA Team	Field Architecture
Verified	Scale As indicated
Approved	Date 11-12-2025
Project Manager Project Manager	Dwg. no. Page
Project 23-843	A.A-503



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 STATUTES.

STEPHANE L'ECUYER
AR 93637

[illegible]

SITE PLAN APPROVAL
Not for construction

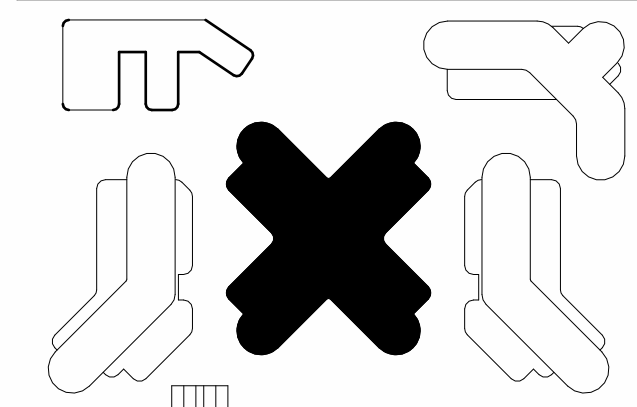
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architect

CIVIL
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INC.**

LANDSCAPE
**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING A**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title	
WEST ELEVATION	
Drawn IDEA Team	Field Architecture
Verified	Scale As indicated
Approved	Date 11-12-2025
Project Manager Project Manager	Dwg. no. Page
Project 23-843	A.A-504



A circular professional seal for Stéphane L'Ecuyer, a Registered Architect in the State of Florida. The seal features a rope-like outer border. Inside, the text "STATE OF FLORIDA" is at the top and "REGISTERED ARCHITECT" is at the bottom, separated by dots. The center contains the name "STEPHANE L'ECUYER" above a five-pointed star flanked by two horizontal lines, and the registration number "AR93637" below.

[illegible]

Notes

Not for construction

Professionals

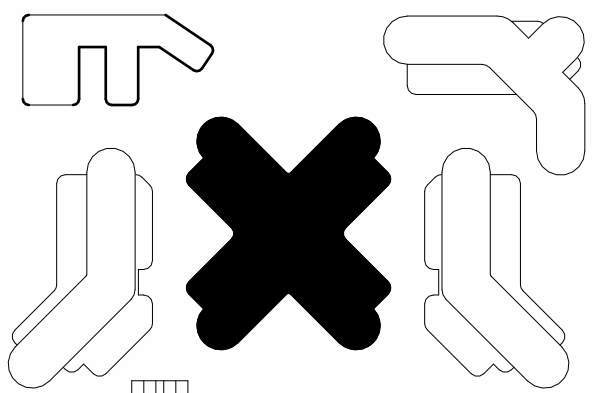
CLIENT
Owner

ARCHITECT
IDEA Architect

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& CONSTRUCTION,
INC.

LANDSCAPE

**SARTAIN &
ASSOCIATES**



601 SEAWAY DR.
PORT PIERCE, FL 34949

Title

D RENDERINGS

<i>Drawn</i>	<i>Field</i>
IDEA Team	Architecture
<i>Verified</i>	<i>Scale</i>

Approved _____ Date **11-12-2025**

Project Manager	Dwg. no. Page
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Project Manager

Page 10 of 10

22 843 4 4 641

23-043 A.A-041



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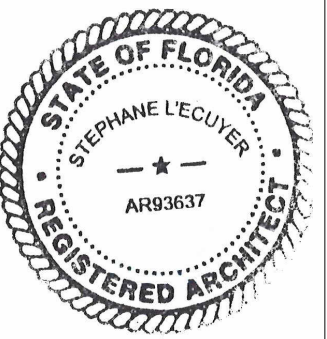
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STEPHANE L'ECUYER
AR 93637

[illegible]

Notes

SITE PLAN APPROVAL

Not for construction

Professionals

CLIENT

owner

ARCHITECT

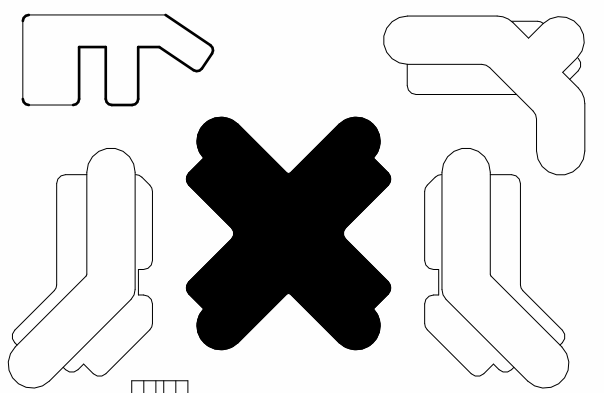
DEA Architect

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INC.

LANDSCAPE

CONCLUSIONS



**FORT PIERCE MARINA
BUILDING A**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

3D RENDERINGS

Drawn

IDEA Team

Verified

field

Architecture

cale

Approved

ate

Project Manager

Project Manager

wg. no. Page

A.A-642