



- A. VEHICULAR ENTRANCE / EXIT PARKING GARAGE, ACCESS ONLY FOR RESIDENTS.
- B. STAIR CASE DIRECT EGRESS TO EXTERIOR STREET.
- C. POOL DECK AREA, LOUNGE
- 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 RESIDENTIAL LOBBY
- H. MAIN POOL
- I. SERVICE AREA DESIGNATED FOR FPL SERVICES.
- J. GROUND FLOOR SLAB @ELEVATION NGVD 7. (BFE + 1)

 CONCRETE/PAVED

 LANDSCAPED AREA. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.

REFER TO CIVIL PLANS FOR:

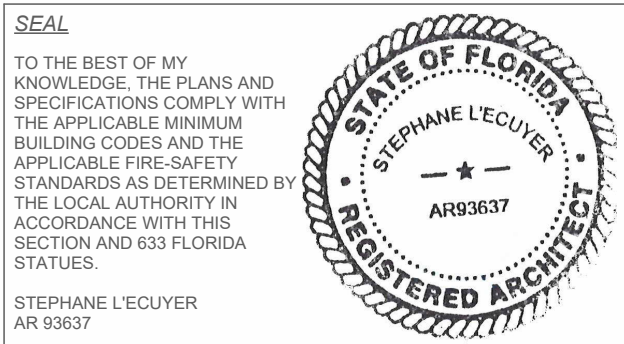
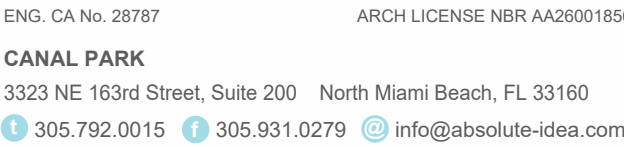
- CROWN OF ROAD ELEVATION SURVEY OF ALL SURROUNDING ROADS
- FLOOD ZONE & BFE
- THE BENCH MARK ELEVATION
- FLOOD ELEVATION COMPLIANCE WITH THE CITY FLOOD ORDINANCE.

1. VALET PARKING SERVICE SHALL BE OPERATED ONLY BY COMMERCIALY 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

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.

- WORK SHALL BE IN ACCORD WITH THE APPLICABLE CITY/COUNTY STANDARDS IN CASE OF DISCREPANCIES THE MOST STRINGENT REQUIREMENT SHALL GOVERN.
- EXISTING IMPROVEMENTS WITHIN PROPERTY (NOT SHOWN- REFER TO SURVEY AND RECORDS) FRONTING PROPERTY (UTILITIES SERVICES, POWER POLES, ETC) SHALL BE REMOVED UNLESS INDICATED OTHERWISE. REFER TO CIVIL ENGINEERING DRAWINGS.
- IMPROVEMENTS SHOWN WITHIN PROPERTY ARE NEW (PROPOSED UNLESS INDICATED OTHERWISE)
- UTILITIES AND OFFSETS WORK SHOWN HEREIN ARE FOR REFERENCE ONLY. REFER TO CIVIL ENGINEERING DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR TRAFFIC MARKINGS & SIGNAGE, PAVING, DRAINAGE, WATER AND SEWER
- TREES SHOWN HEREIN ARE FOR REFERENCE ONLY. REFER TO LANDSCAPE DRAWINGS FOR TREES AND PLANT REQUIREMENTS
- REFER TO CIVIL LANDSCAPE AND M.E.P. DRAWINGS FOR OTHER SITE WORK REQUIREMENT NOT SHOWN IN THIS DRAWING.
- BUILDING SHOWN SIGNS ARE CONCEPTUAL AND FOR LOCATION PURPOSES. CONFORMANCE SHALL COMPLY WITH CITY OF DEERFIELD BEACH SIGNAGE REGULATIONS AND SHALL BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT APPLICATION.
- CONSTRUCTION AREA MUST BE POSTED, FENCED AND MARKED DURING CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL DIMENSIONS, LEVELS AND OTHER EXISTING CONDITIONS BEFORE BEGINNING ANY TYPE OF WORK.
- THE LAND LAYOUT & FLOOR ELEVATIONS HAVE BEEN SKETCHED OUT BY LAND SURVEYORS: FORTIN,LEVY, SIKES, INC.
- CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY AS SOON AS POSSIBLE IN CASE HE NOTICES ERRORS, OMISSIONS OR CONFLICT IN DRAWINGS.
- THE CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE CITY AS WELL AS ALL CURRENT APPLICABLE ORDINANCES AND CODES IN ACCORDANCE WITH THE CURRENT EDITION OF FLORIDA BUILDING CODE.
- THE PARKING STRIPPING WILL BE COLORED WHITE, THE DIAGONAL HARKING, ARROWS AND OTHER TYPES OF STRIPPING SHALL BE COLORED BLACK. THE HARKING SHALL BE COLORED BLACK.
- THE LOT COLOR, THE BACKGROUND COLOR, GREEN PAVING IN GREEN.
- ALL CONSTRUCTION AND FINISH MATERIAL BELOW DESIGN FLOOR ELEVATION AND OUTSIDE THE DRY-FLOOD PROOFED AREA SHALL BE FLOOD-DAMAGE-RESISTANT MATERIAL.
- THE CONTRACTOR SHALL SUBMIT AN EROSION CONTROL 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.
- OWNER OR CONTRACTOR SHALL SUBMIT A FINISHED CONSTRUCTION ELEVATION CERTIFICATE AND FLOOD PROOFING CERTIFICATE PRIOR TO BUILDING FINAL INSPECTION.

[illegible]

SITE PLAN APPROVAL
Not for construction

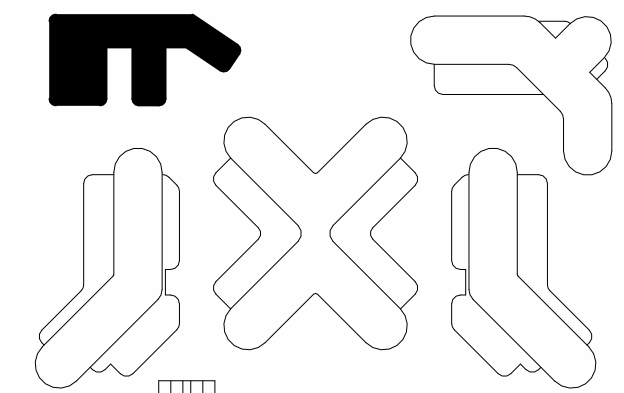
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

CIVIL
**ENGINEERING, DESIGN
& CONSTRUCTION,
INC.**

LANDSCAPE
**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING B**
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title	
SITE PLAN	
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.B-081

UNIT MATRIX					
Level	UNIT TYPE	COUNT	AREA S.F.	PERCENT	MIN-MAX UNIT SIZE S.F.
LEVEL 9	STUDIO	1	540 SF	0%	540
		25	20,660 SF	7%	
LEVEL 10	1 BDRM	11	6,830 SF	2%	660 ... 700
LEVEL 10	2 BDRMS	12	11,630 SF	4%	930 ... 1,010
LEVEL 10	STUDIO	1	540 SF	0%	540
		23	19,000 SF	6%	
LEVEL 11	1 BDRM	11	7,520 SF	3%	660 ... 700
LEVEL 11	2 BDRMS	13	12,610 SF	4%	930 ... 1,010
LEVEL 11	STUDIO	1	540 SF	0%	540
		25	20,660 SF	7%	
LEVEL 12	1 BDRM	11	7,520 SF	3%	660 ... 700
LEVEL 12	2 BDRMS	13	12,610 SF	4%	930 ... 1,010
LEVEL 12	STUDIO	1	540 SF	0%	540
		25	20,660 SF	7%	
LEVEL 13	1 BDRM	11	7,520 SF	3%	660 ... 700
LEVEL 13	2 BDRMS	13	12,610 SF	4%	930 ... 1,010
LEVEL 13	STUDIO	1	540 SF	0%	540
		25	20,660 SF	7%	
LEVEL 14	1 BDRM	11	7,520 SF	3%	660 ... 700
LEVEL 14	2 BDRMS	13	12,610 SF	4%	930 ... 1,010
LEVEL 14	STUDIO	1	540 SF	0%	540
		25	20,660 SF	7%	
LEVEL 15	1 BDRM	11	7,520 SF	3%	660 ... 700
LEVEL 15	2 BDRMS	13	12,610 SF	4%	930 ... 1,010
LEVEL 15	STUDIO	1	540 SF	0%	540
		25	20,660 SF	7%	
		365	300,320 SF	100%	

BOH
 COMMON AREA
 EXTERIOR
 PARKING
 STUDIO
 UNIT 1BDRM
 UNIT 2BDRM
 VERTICAL CIRCULATION



1 LEVEL 2P FLOOR PLAN
A.B-203 SCALE: 1" = 20'-0"



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

A circular professional seal for Stephane L'Ecuyer, a Registered Architect in the State of Florida. The seal features a rope-like border. Inside the border, the text "STATE OF FLORIDA" is at the top, "STEPHANE L'ECUYER" is in the center, and "REGISTERED ARCHITECT" is at the bottom. A five-pointed star is positioned below the name, and the registration number "AR93637" is at the bottom center.[illegible]

SITE PLAN APPROVAL
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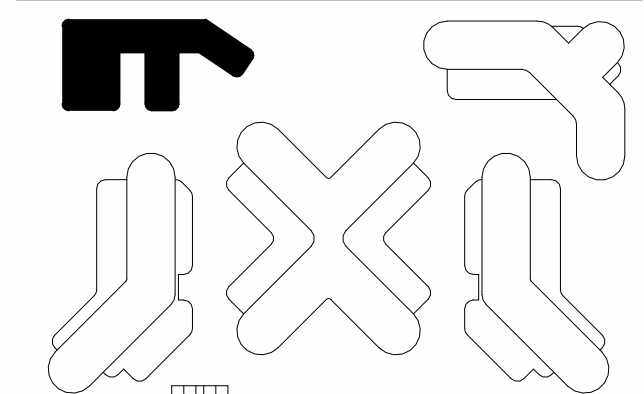
Professionals

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LANDSCAPE
**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING B**
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title	
LEVEL 2 AND P2 PLAN	
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.B-203

1 LEVEL 11 FLOOR PLAN
A.B-211 SCALE: 1" = 20'-0"



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.

STEPHANIE L'ECUYER
AR 93637

Notes

SITE PLAN APPROVAL

Not for construction

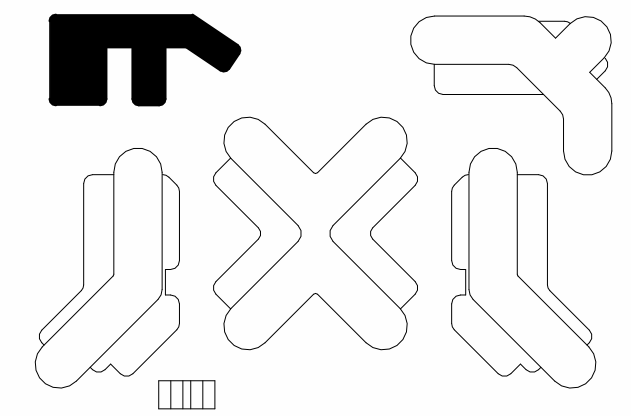
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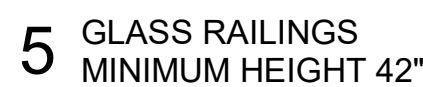
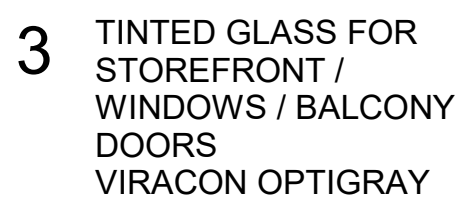
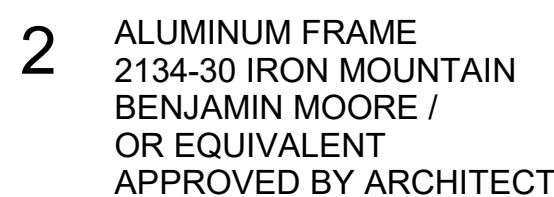
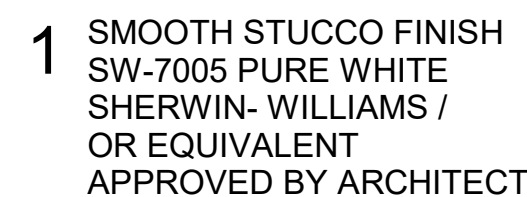
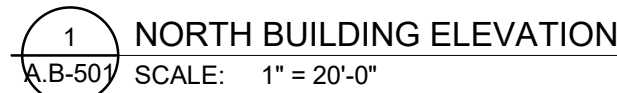
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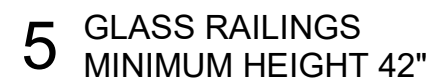
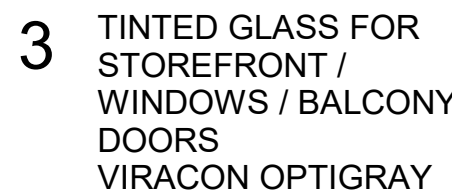
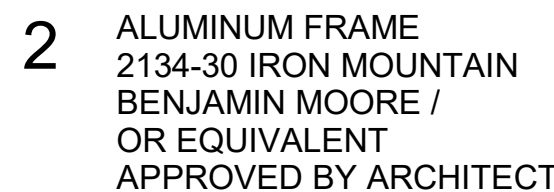
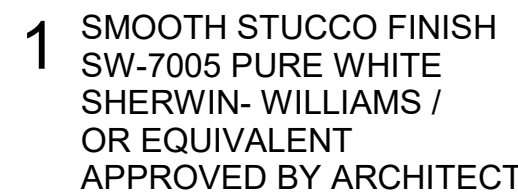
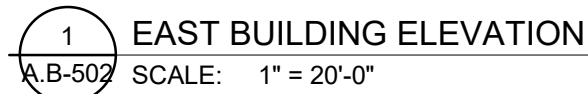
LANDSCAPE
**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING B**
601 SEAWAY DR.
FORT PIERCE, FL 34949

Title LEVELS 11-15 TYP. FLOOR PLAN (ODD)	
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.B-211







1 SOUTH BUILDING ELEVATION
A.B-503 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 LOUVERS



5 GLASS RAILINGS
MINIMUM HEIGHT 42"

[illegible]

Notes

SITE PLAN APPROVAL

Not for construction

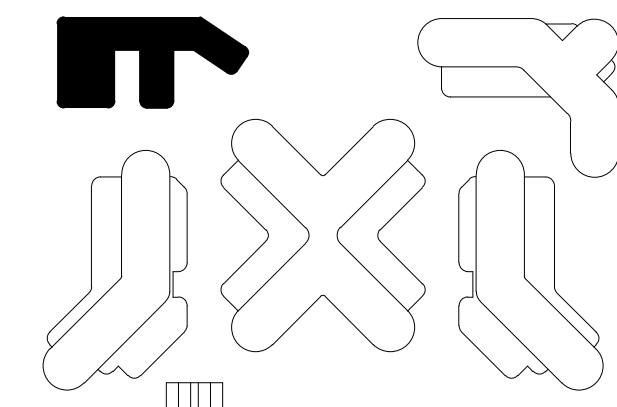
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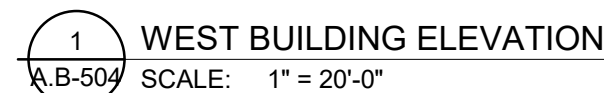
LANDSCAPE
**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING B**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title	
SOUTH BUILDING ELEVATION	
Drawn IDEA Team	Field Architecture
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Project 23-843	A.B-503



- ARCH D 24"X36" (A1)



20-040 A.D-041

20-040 A.D-041



23-843

A.B-642