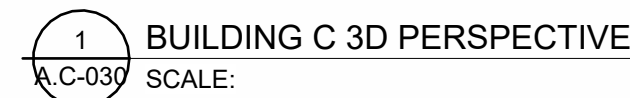


601 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949
SITE PLAN APPROVAL



RETAIL / SHOPS - (13,789 SF)
RESIDENTIAL CONDOS - 164 UNITS

127 FEET - 14 STORIES

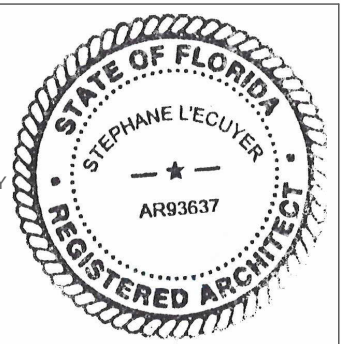
507,380 SF



ENG. CA No. 28787 ARCH LICENSE NBR AA26001856

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

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

Not for construction

Professionals

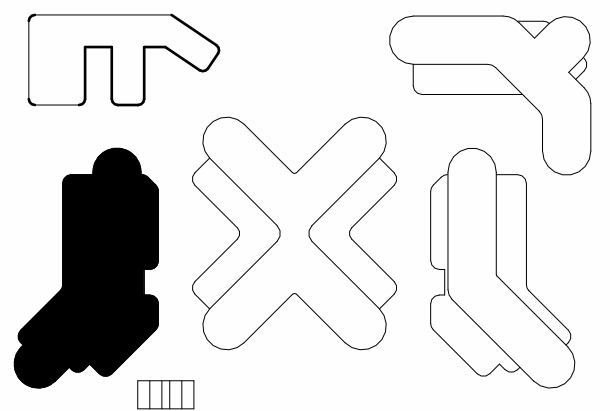
CLIENT
Owner

ARCHITECT
IDEA Architects

CIVIL
ENGINEERING, DESIGN
& CONSTRUCTION,
INC.

LANDSCAPE

**SARTAIN &
ASSOCIATES**



601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

BUILDING OVERVIEW

Drawn

Field

Verified

Scale

Approved

Date
11-12-2025

Project Manager

Dwg. no.	Page
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A.C-030



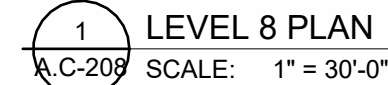
 LANDSCAPED AREA. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.



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 SHOWING REFERENCE ONLY) (E.G. UTILITY, IRRIGATING 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 SHOWN WITHIN PROPERTY 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 ARCHITECT DRAWINGS FOR LANDSCAPE 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 TAMPAFLORIDA SIGNAGE ORDINANCES AND 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 AND 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 ORDINANCES, ALL LOCAL, STATE AND FEDERAL REQUIREMENTS, 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 SALL SHALL HAVE A WHITE BACKGROUND AND A BLUE AND RED WHEELCHAIR SYMBOL.
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 PERMIT APPLICATION AND FLOOD PROOFING CERTIFICATE UPON COMPLETION 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.







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 ... 950
LEVEL 7	2 BDRMS	10	13,410 SF	7%	1,030 ... 1,590
		19	21,680 SF	11%	
LEVEL 8	1 BDRM	12	10,890 SF	5%	700 ... 990
LEVEL 8	2 BDRMS	10	13,410 SF	7%	1,030 ... 1,590
LEVEL 8	3 BDRMS	1	1,880 SF	1%	1,880
		23	26,180 SF	13%	
LEVEL 9	1 BDRM	12	10,890 SF	5%	700 ... 990
LEVEL 9	2 BDRMS	10	13,410 SF	7%	1,030 ... 1,590
LEVEL 9	3 BDRMS	1	1,880 SF	1%	1,880
		23	26,180 SF	13%	
LEVEL 10	1 BDRM	12	10,890 SF	5%	700 ... 990
LEVEL 10	2 BDRMS	10	13,410 SF	7%	1,030 ... 1,590
LEVEL 10	3 BDRMS	1	1,880 SF	1%	1,880
		23	26,180 SF	13%	
LEVEL 11	1 BDRM	12	10,890 SF	5%	700 ... 990
LEVEL 11	2 BDRMS	10	13,410 SF	7%	1,030 ... 1,590
LEVEL 11	3 BDRMS	1	1,880 SF	1%	1,880
		23	26,180 SF	13%	
LEVEL 12	1 BDRM	2	2,010 SF	1%	950 ... 1,060
LEVEL 12	2 BDRMS	11	14,860 SF	7%	1,010 ... 1,530
LEVEL 12	3 BDRMS	5	8,950 SF	4%	1,480 ... 2,150
		18	25,640 SF	13%	
LEVEL 13	1 BDRM	3	2,790 SF	1%	780 ... 1,060
LEVEL 13	2 BDRMS	12	16,110 SF	8%	1,100 ... 1,530
LEVEL 13	3 BDRMS	3	5,320 SF	3%	1,580 ... 2,030
		18	24,220 SF	12%	
LEVEL 14	1 BDRM	2	2,010 SF	1%	950 ... 1,060
LEVEL 14	2 BDRMS	11	14,550 SF	7%	1,010 ... 1,530
LEVEL 14	3 BDRMS	4	6,610 SF	3%	1,220 ... 2,000
		17	23,180 SF	12%	
		164	199,440 SF	100%	



ENG. CA No. 28787 ARCH LICENSE NBR AA26001856

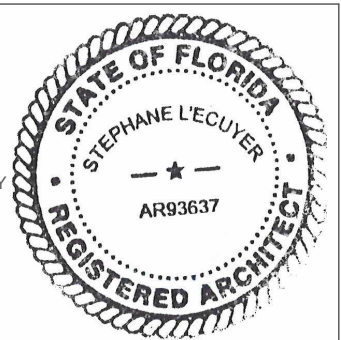
CANAL PARK

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 STATUTES.

[illegible]

Note

SITE PLAN APPROVAL

Not for construction

Professionals

CLIENT

Owner

ARCHITECT

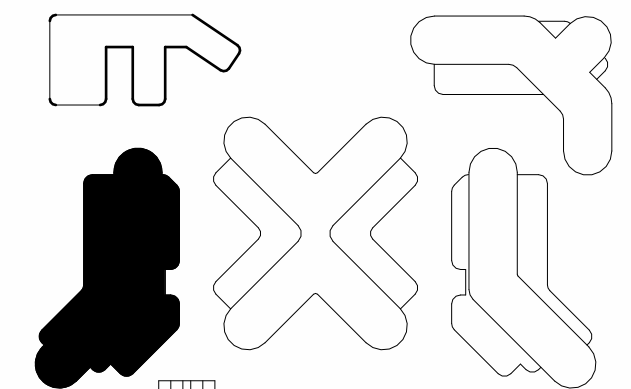
IDEA Architects

CIVIL

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

LANDSCAPE

**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING C**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

LEVEL 8 PLAN

Drawn

IDEA Team

Verified

Field

Architecture

Scale

Approve

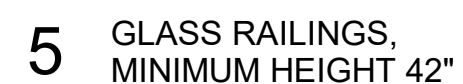
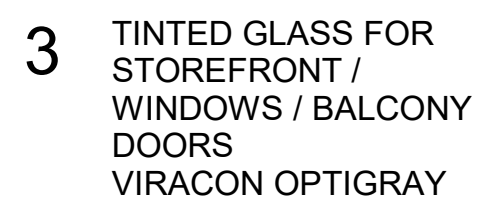
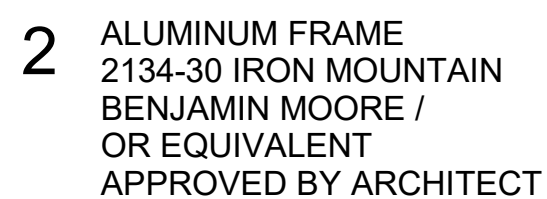
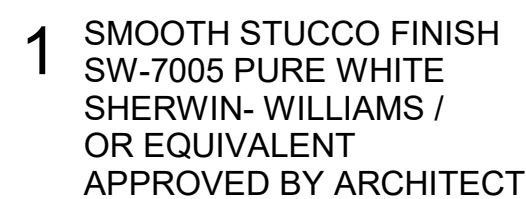
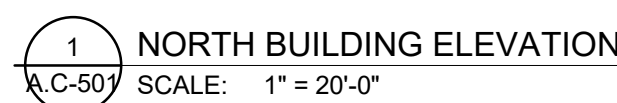
Date _____

Project Manager

Owa no Page

Project
23-843

A.C-208



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

The seal is circular with a decorative rope-like border. The outer ring contains the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom. The center of the seal features the name "STEPHANE L'ECUYER" in an arc, a five-pointed star, and the registration number "AR93637" below it.[illegible]

SITE PLAN APPROVAL
Not for construction

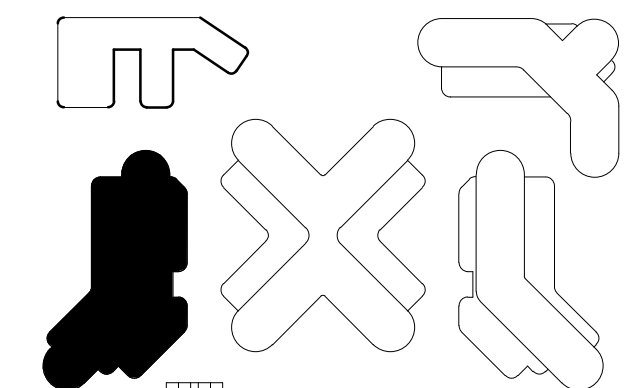
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

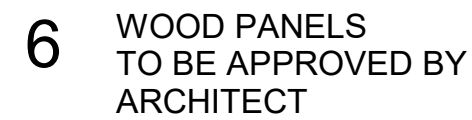
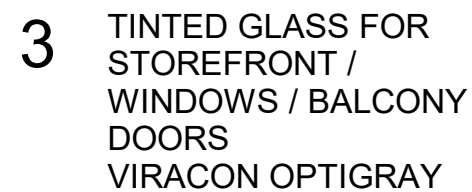
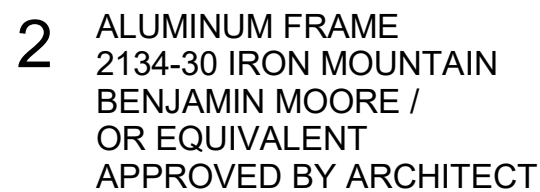
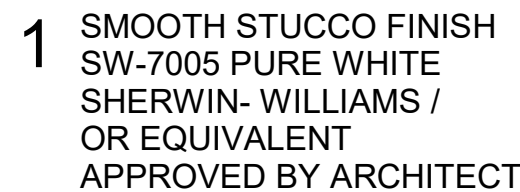
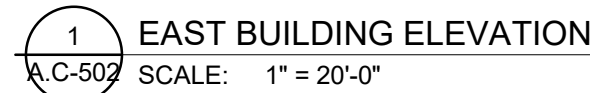
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& CONSTRUCTION,
INC.**

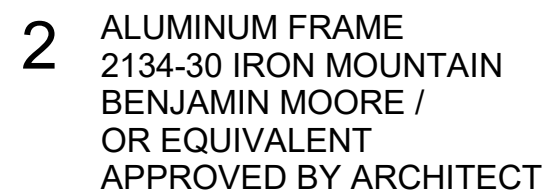
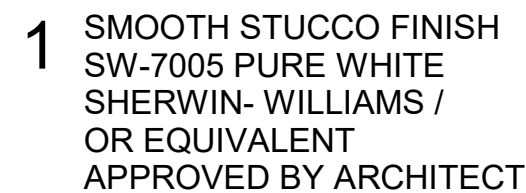
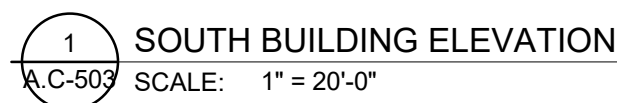
LANDSCAPE
**SARTAIN &
ASSOCIATES**



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

Title	
NORTH BUILDING ELEVATION	
Drawn IDEA Team Verified Approved	Field Architecture Scale As indicated Date 11-12-2025
Project Manager Project Manager Project 23-843	Dwg. no. Page A.C-501





Notes

SITE PLAN APPROVAL

Not for construction

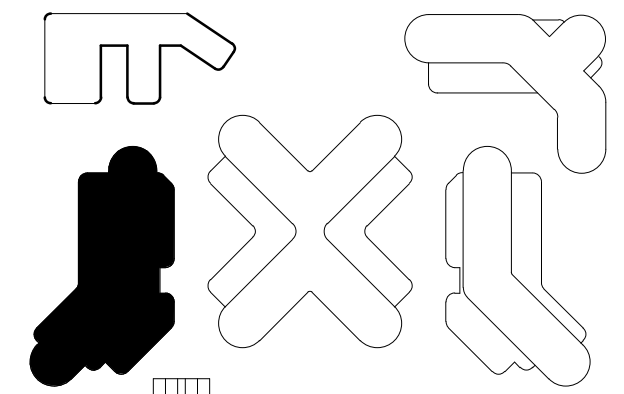
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

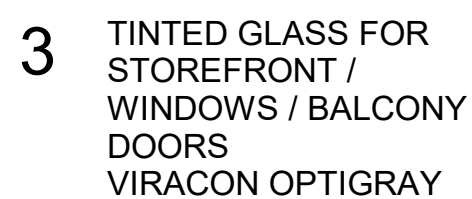
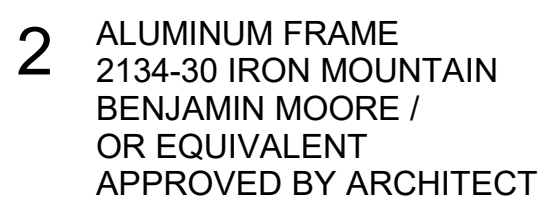
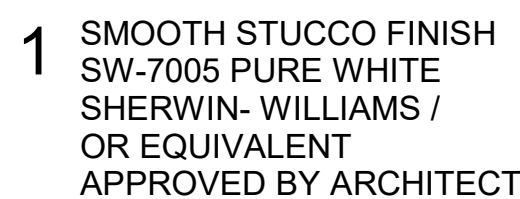
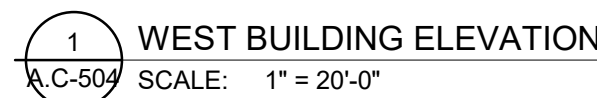
CIVIL
**ENGINEERING, DESIGN
& CONSTRUCTION,
INC.**

LANDSCAPE
**SARTAIN &
ASSOCIATES**



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

Title	
SOUTH BUILDING 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.C-503





10

A.C-640

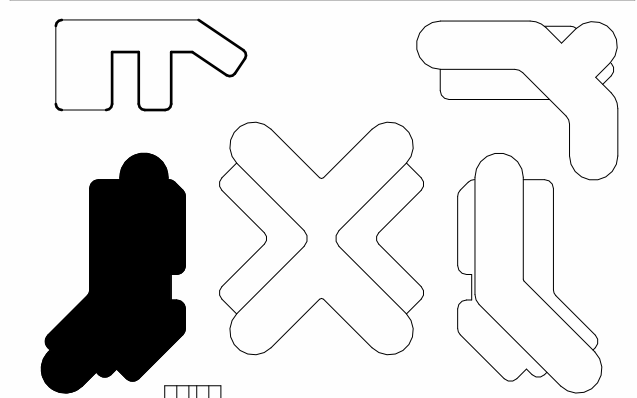


28-040 A.C-041

A circular professional seal for Stéphane Lécuyer, 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 and "REGISTERED ARCHITECT" is at the bottom. In the center, the name "STEPHANE L'ECUYER" is written above a horizontal line with a star in the middle, and the registration number "AR93637" is below that.

[illegible]

Not for construction

GARTAIN &
SSOCIATES

601 SEAWAY DR.
FORT PIERCE, FL 34949

3D RENDERINGS

Scale

Date _____

Dwg no Page

Eng. No. / Page

100

1001