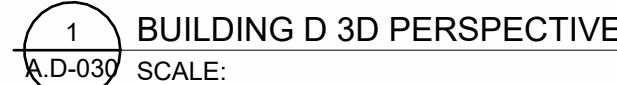


601 SEAWAY DRIVE
FORT PIERCE, FLORIDA 34949
SITE PLAN APPROVAL



BUILDING USES

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

BUILDING HEIGHT

127 FEET - 14 STORIES

GROSS SQUARE FOOTAGE

507,380 SF



ENG. CA No. 28787 ARCH LICENSE NBR AA2600185

CANAL PARK

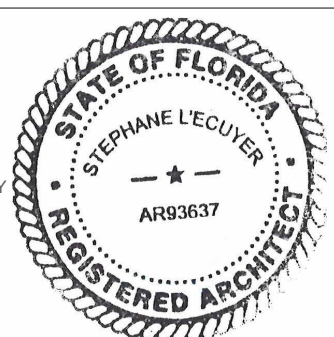
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160

 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.

STEPHANE L'ECUYER
AR 93637

[illegible]

Notes

SITE PLAN APPROVAL

Not for construction

Professionals

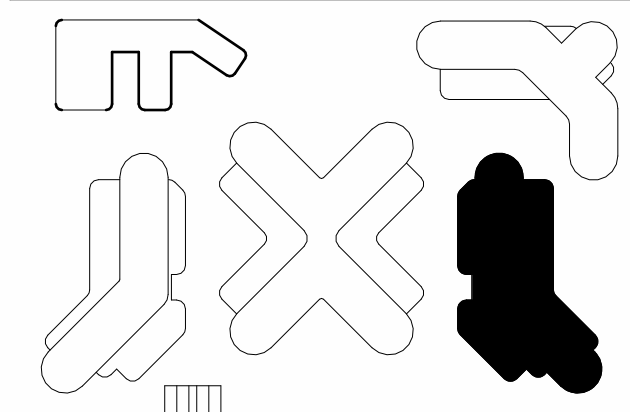
CLIENT
Owner

ARCHITECT
IDEA Architects

CIVIL
ENGINEERING, DESIGN
& CONSTRUCTION,
INC.

LANDSCAPE

**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING D**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

BUILDING OVERVIEW

Drawn
IDEA Team

Field
Architecture

Verifies

Scale

Approved

Date
11-12-2025

Project Manager

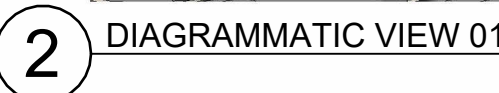
Dwg. no. Page

Project
23-843

A.D-030



LANDSCAPED AREA. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.



- A. VEHICULAR ENTRANCE / EXIT TO LEVEL 2P PARKING GARAGE, ACCESS ONLY FOR RESIDENTS AND COMMERCIAL COMPONENTS
- B. STAIR CASE DIRECT EGRESS TO EXTERIOR
- C. EXTERIOR TERRACE
- D. RETENTION PONDS
- E. DROP-OFF CIRCULATION
- F. SHARED 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)

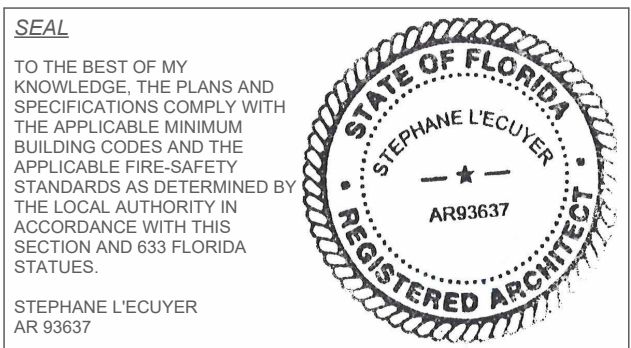
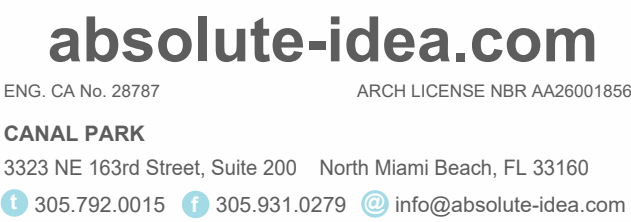
REFER TO CIVIL PLANS FOR:

- 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. ACCESSIBLE 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.

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 ADJACENT PROPERTY) SHALL BE REMOVED (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. TREE TRIMMING SHALL BE DONE SEPARATELY. 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.
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 CONSTRUCTION.
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 LATEST 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 OF THE PARKING STRIPPING SHALL BE WHITE.
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 SIGNAGE, ELEVATION 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 AND FLOOD PROOFING CERTIFICATE PRIOR TO BUILDING FINAL INSPECTION.

[illegible]

Notes

Not for construction

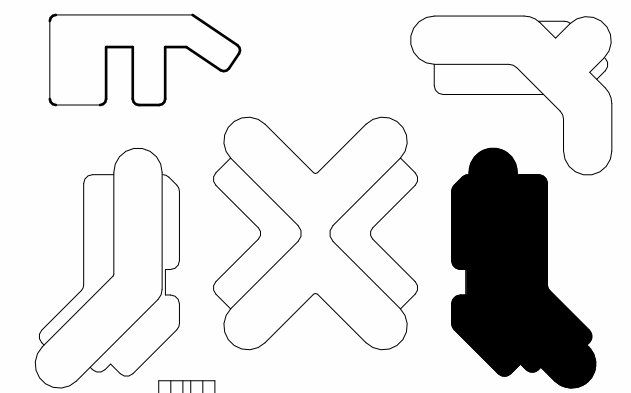
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

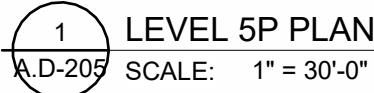
CIVIL
**ENGINEERING, DESIGN
& CONSTRUCTION,
INC.**

LANDSCAPE
**SARTAIN &
ASSOCIATES**



601 SEAWAY DR.
FORT PIERCE, FL 34949

Title	
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.D-081





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	14,680 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

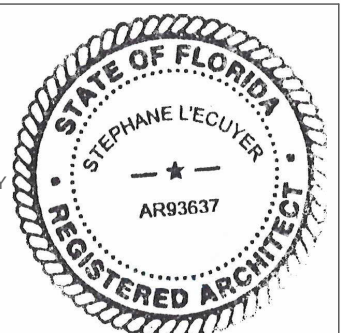
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160

 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.

STEPHANE L'ECUYER
AR 93637

[illegible]

Notes

SITE PLAN APPROVAL
Not for construction

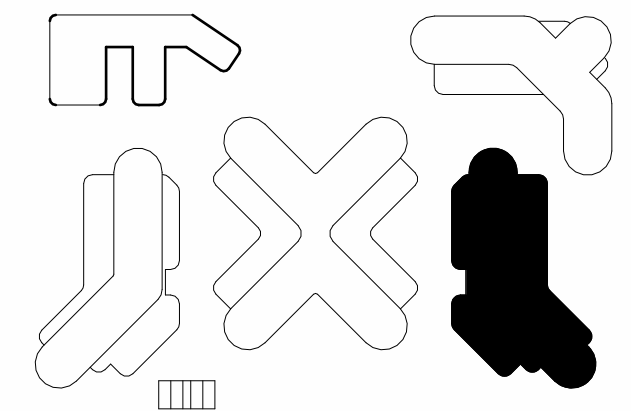
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

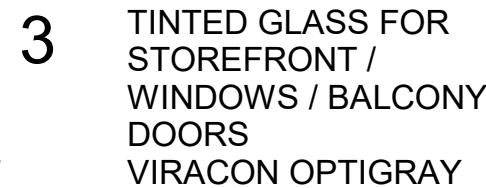
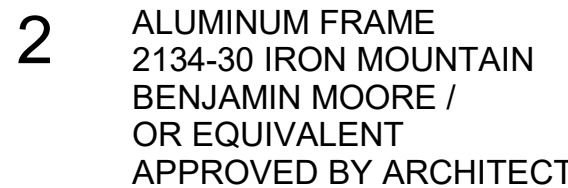
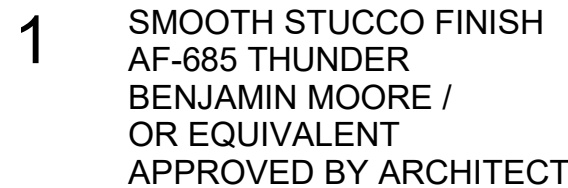
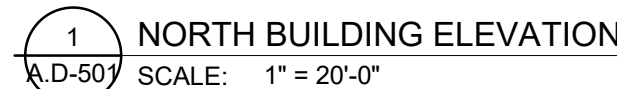
CIVIL
**ENGINEERING, DESIGN
& CONSTRUCTION,
INC.**

LANDSCAPE
**SARTAIN &
ASSOCIATES**



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

Title	
LEVEL 8 PLAN	
Drawn IDEA Team	Field Architecture
Verified	Scale 1" = 30'-0"
Approved	Date 11-12-2025
Project Manager Project Manager	Dwg. no. Page
Project 23-843	A.D-208

[illegible]

Not for construction

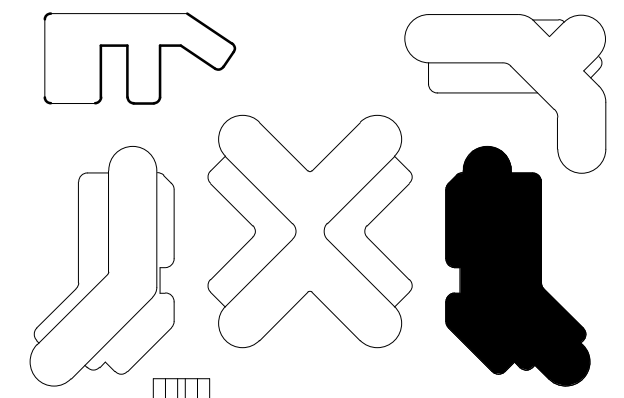
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

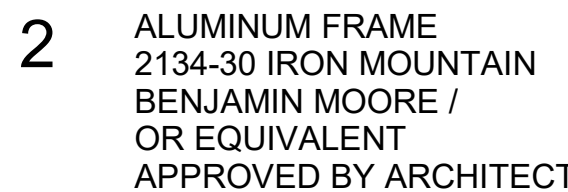
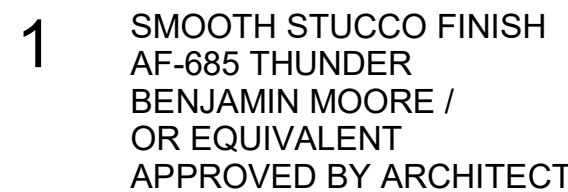
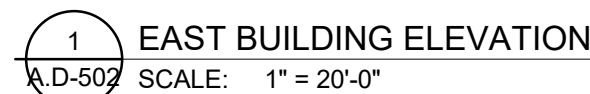
CIVIL
**ENGINEERING, DESIGN
& CONSTRUCTION,
INC.**

LANDSCAPE
**SARTAIN &
ASSOCIATES**



601 SEAWAY DR.
FORT PIERCE, FL 34949

Title	
NORTH 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.D-501

[illegible]

Notes:

SITE PLAN APPROVAL

Not for construction

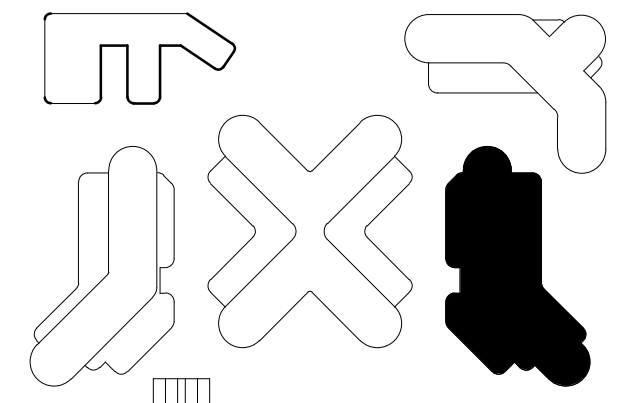
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects

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

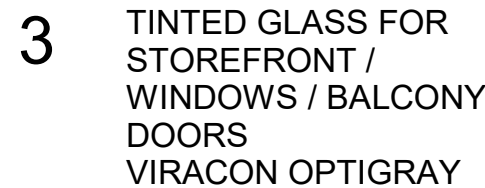
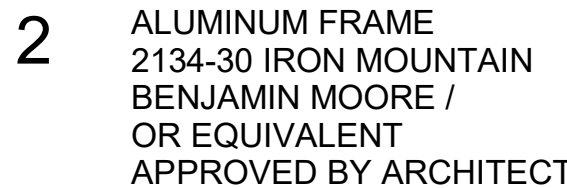
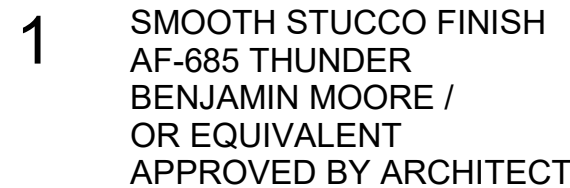
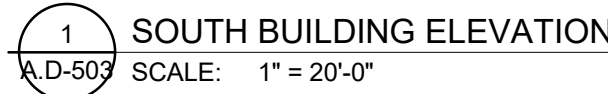
LANDSCAPE
**SARTAIN &
ASSOCIATES**

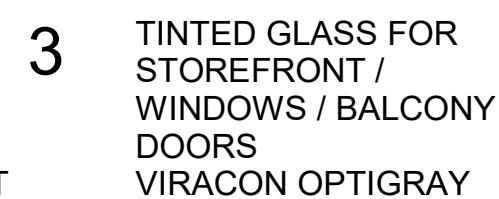
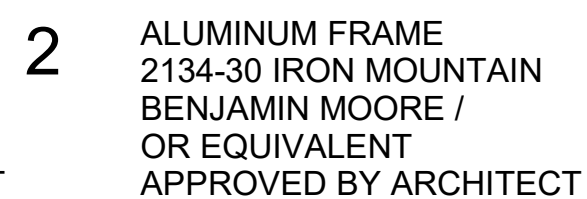
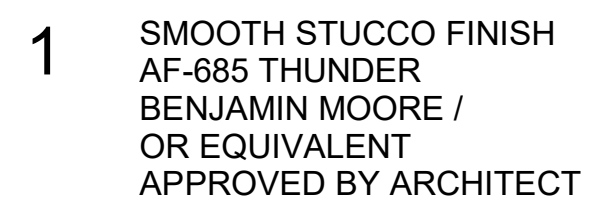
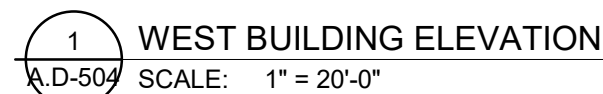


**FORT PIERCE MARINA
BUILDING D**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title	
EAST 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.D-502







absolute-idea.com

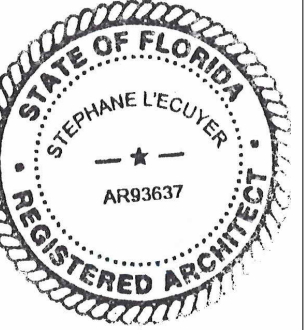
CANAL PARK

305.792.0015 f 305.931.0279 @ info@absolute-idea.com

© 2011 The Authors. Journal compilation © 2011 Blackwell Publishing Ltd

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 the State of Florida. The outer ring contains the text "STATE OF FLORIDA" at the top and "REGISTERED ARCHITECT" at the bottom, separated by small stars. Inside the ring, the name "STEPHANE L'ECUYER" is written in a curved path. In the center of the seal is a five-pointed star above the alphanumeric code "AR93637".[illegible]

Notes

SITE PLAN APPROVAL

Not for construction

Professionals

CLIENT
Owner

ARCHITECT

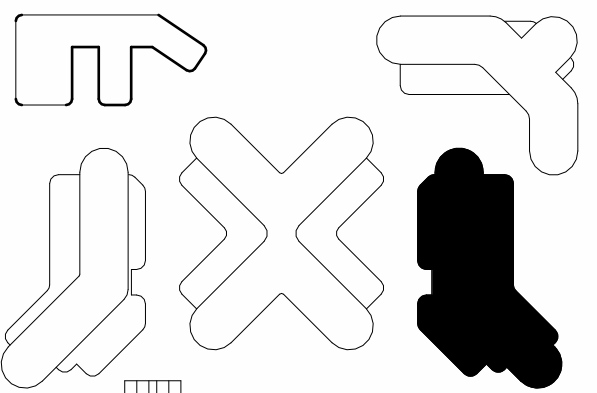
IDEA Architects

CIVIL

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

LANDSCAPE

**SARTAIN &
ASSOCIATES**



**FORT PIERCE MARINA
BUILDING D**

601 SEAWAY DR.
PORT PIERCE, FL 34949

Title

3D 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
-----------------	---------------

Project Manager

Project
23-843 **A.D-641**



Project **23-843** **A.D-642**