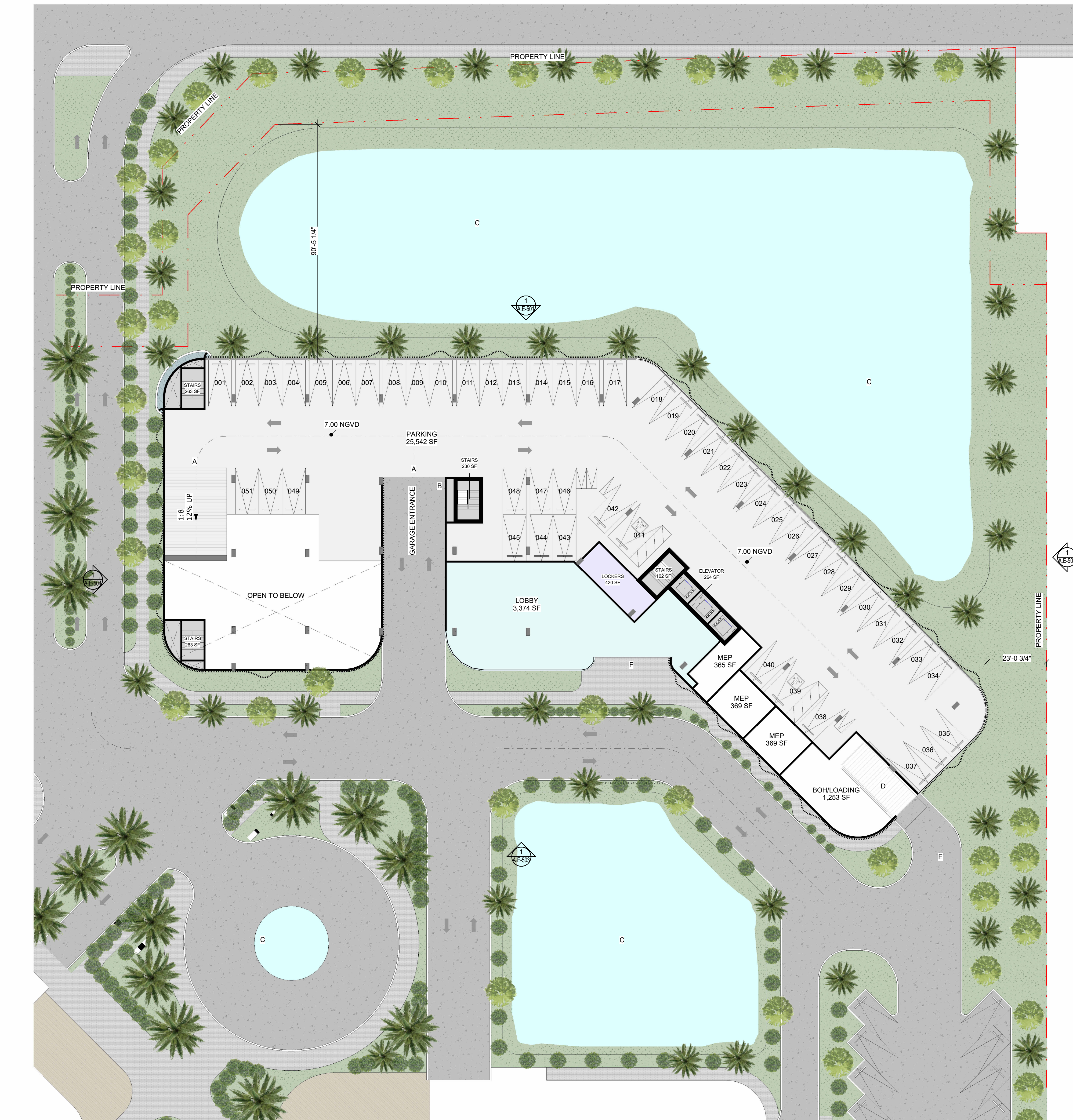
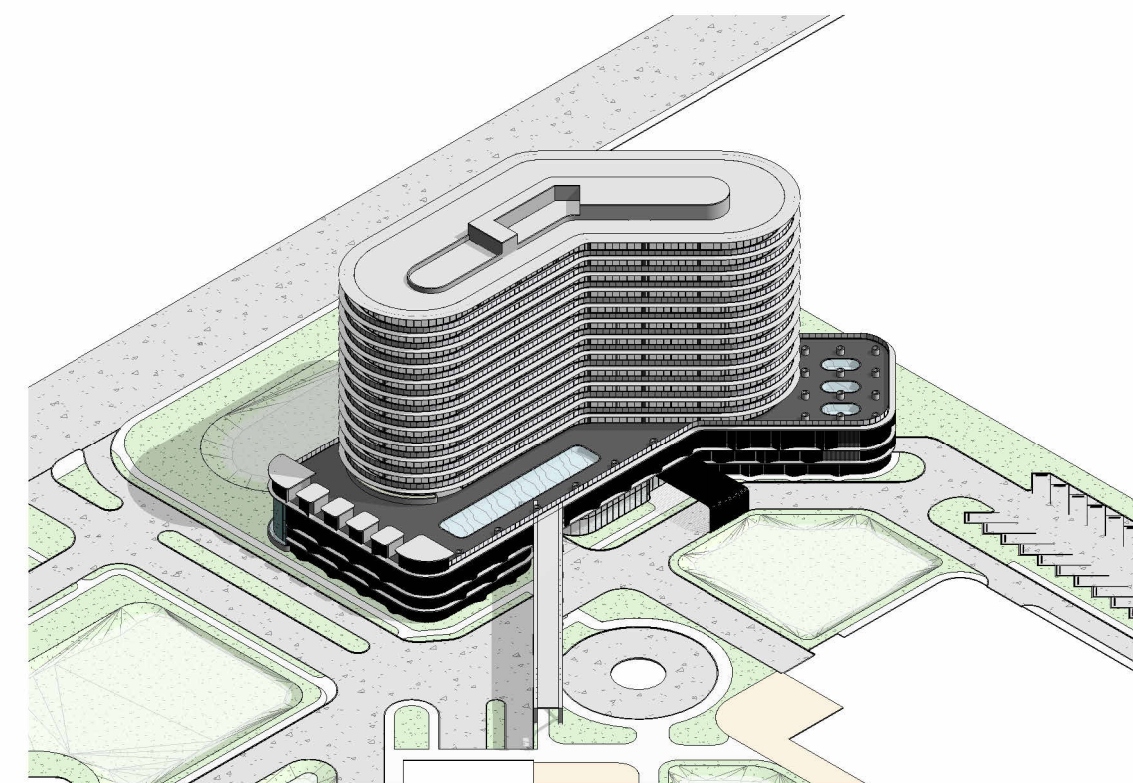
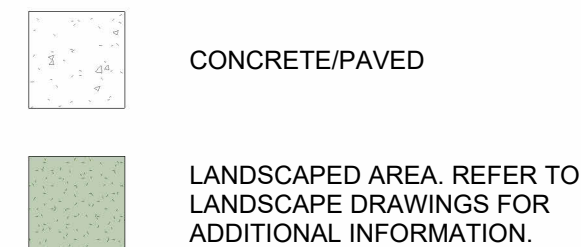




SITE PLAN LEGEND



2 DIAGRAMMATIC VIEW 01

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

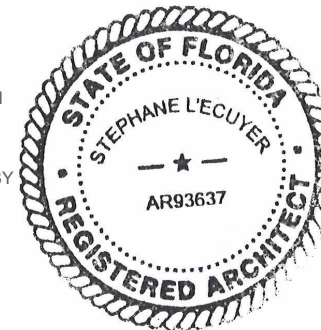
1. AN ACCESSIBLE BUILDING ENTRANCE ON AN ACCESSIBLE ROUTE.
2. ACCESSIBLE COMMON AND PUBLIC USE AREAS.
3. USABLE DOORS (USABLE BY A PERSON IN A WHEELCHAIR).
4. ACCESSIBLE ROUTE INTO AND THROUGH THE DWELLING UNIT.
5. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS & OTHER ENVIRONMENTAL CONTROLS IN ACCESSIBLE 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.
3. IMPROVEMENTS SHOWN WITHIN PROPERTY ARE NEW (PROPOSED UNLESS INDICATED OTHERWISE)
4. UTILITIES AND OTHER SERVICES 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 ARCHITECTURE 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 MIAMI ORDINANCES REGARDING SIGNAGE. SIGNAGE TO 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, SIKES, INC.
12. THE CONTRACTOR SHALL VERIFY THE INFORMATION SHOWN AS POSSIBLE IN THE FIELD 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 AND 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 SLAT, SHALL HAVE A WHITE LOGO WITH BLUE BACKGROUND AND THE LETTERS "H" AND "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. THE CONTRACTOR SHALL SUBMIT AN UNDER CONSTRUCTION CERTIFICATE OF COMPLIANCE WITH 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.

NOTES

- A. VEHICULAR ENTRANCE / EXIT TO PARKING GARAGE, ACCESS ONLY FOR RESIDENTS COMPONENTS.
- B. STAIR CASE DIRECT EGRESS TO EXTERIOR
- C. RETENTION PONDS
- D. SHARED LOADING AREA 12'-0" WIDE BY 35'-0" LONG FOR ALL USES OF THE BUILDING.
- E. TURN AROUND AREA TO FACILITATE THE TRUCK MANEUVER ACCESSING THE LOADING AREA AND THE TRASH REMOVAL..
- F. MAIN ENTRANCE TO RESIDENTIAL LOBBIES.
- G. GROUND FLOOR SLAB @ELEVATION NGVD 7. (BFE + 1)

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SITE PLAN APPROVAL

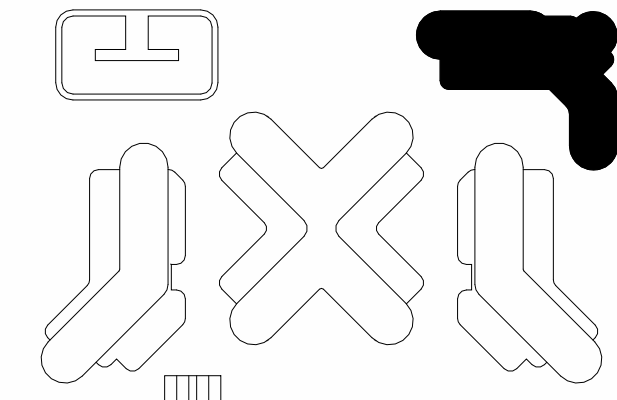
Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects
3323 NE 163rd ST #200
North Miami Beach, FL 33160
CIVIL
**EDC - ENGINEERING,
DESIGN &
CONSTRUCTION, INC.**

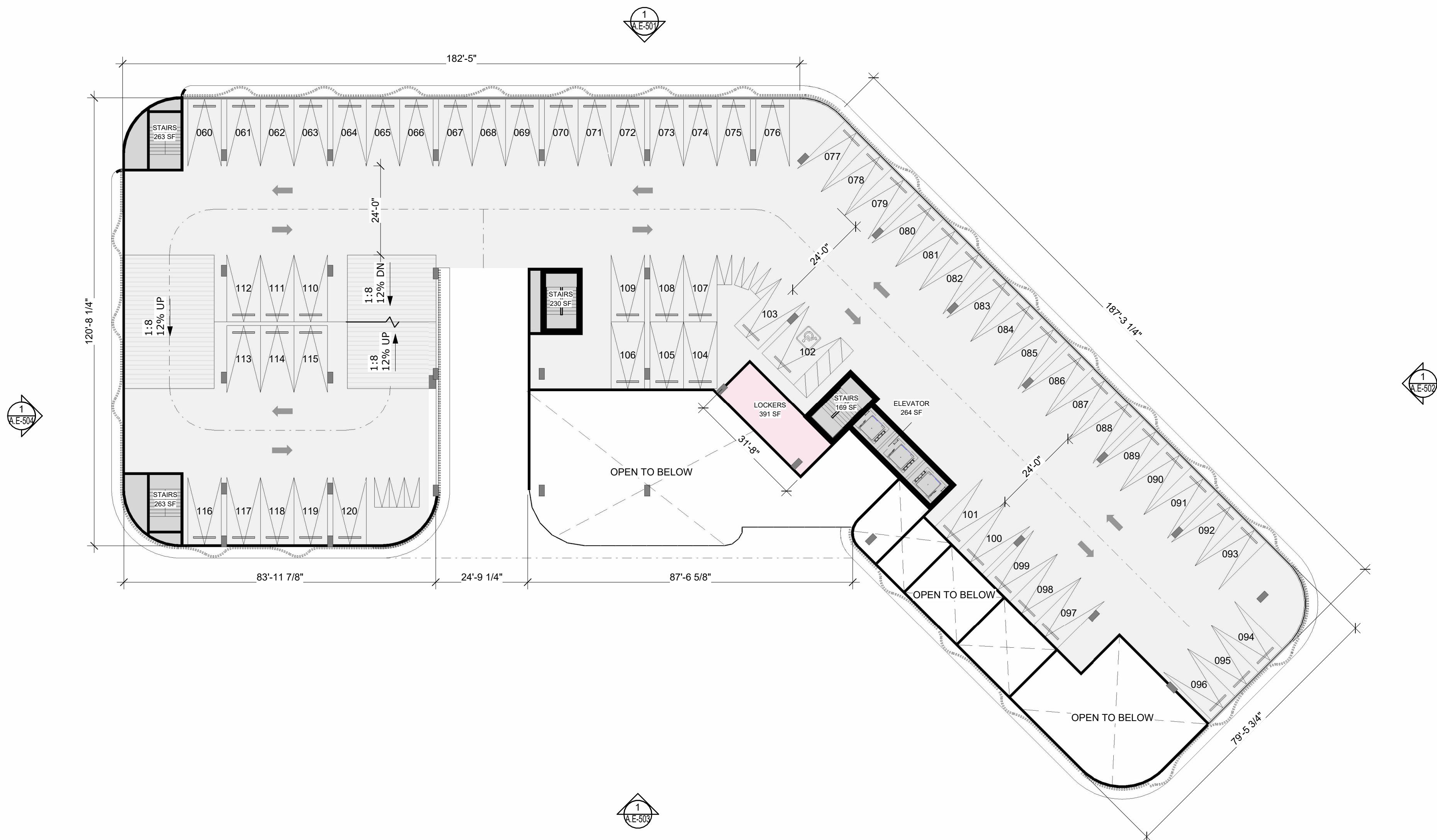
LANDSCAPE
**SARTAIN +
ASSOCIATES**

Key Plan



**FORT PIERCE MARINA
BUILDING E**

Title	
SITE PLAN	
<i>Drawn</i>	<i>Field</i>
IDEA Team	Architecture
<i>Verified</i>	Scale
	As Indicated
<i>Approved</i>	Date
	11-12-2025
<i>Project Manager</i>	<i>Dwg. no. Page</i>
Project Manager	
<i>Project</i>	
23-843	A.E-081



USE

- LOCKERS
- PARKING
- VERTICAL CIRCULATION



ENG. CA No. 28787 ARCH LICENSE NBR AA26001856

CANAL PARK

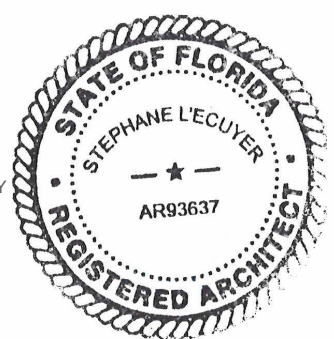
3323 NE 163rd Street, Suite 200 North Miami Beach, FL 33160

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

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Notes

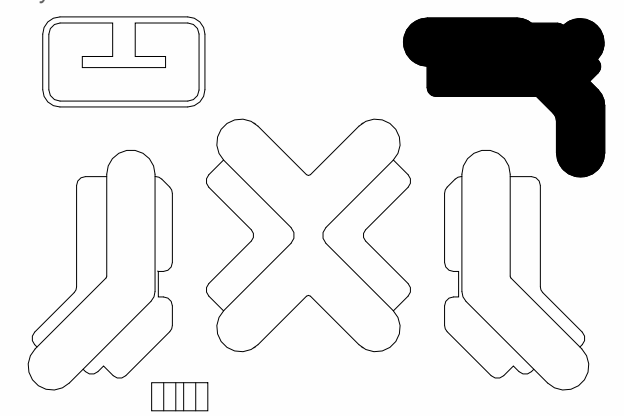
SITE PLAN APPROVAL

Professionals

CLIENT
Owner

ARCHITECT
A Architects
NE 163rd ST #200
Miami Beach, FL 33160
CIVIL
**ENGINEERING,
DESIGN &
CONSTRUCTION, INC.**
LANDSCAPE
**GARTAIN +
ASSOCIATES**

Key Plan



**FORT PIERCE MARINA
BUILDING E**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

LEVEL 2P PLAN

Drawn
IDEA Team
Verified
Approved

Field	Architecture
Scale	As indicated
Date	11-12-2025

Project Manager

Dwg. no.	Page
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23-843

A.E-202



USE

-  COMMON AREA
 EXTERIOR
 HOTEL ROOMS
 MEP
 VERTICAL CIRCULATION

HOTEL ROOM MIX					
Level	UNIT TYPE	COUNT	AREA S.F.	PERCENT	MIN-MAX ROOM SIZE S.F.
LEVEL 5	KING ROOM	10	4,300 SF	4%	430 SF ... 430 SF
LEVEL 5	QUEEN ROOM	10	4,110 SF	4%	330 SF ... 430 SF
LEVEL 5	SUITE	9	5,370 SF	6%	530 SF ... 640 SF
		29	13,780 SF	14%	
LEVEL 6	KING ROOM	10	4,300 SF	4%	430 SF ... 430 SF
LEVEL 6	QUEEN ROOM	10	4,110 SF	4%	330 SF ... 430 SF
LEVEL 6	SUITE	9	5,370 SF	6%	530 SF ... 640 SF
		29	13,780 SF	14%	
LEVEL 7	KING ROOM	10	4,300 SF	4%	430 SF ... 430 SF
LEVEL 7	QUEEN ROOM	10	4,110 SF	4%	330 SF ... 430 SF
LEVEL 7	SUITE	9	5,370 SF	6%	530 SF ... 640 SF
		29	13,780 SF	14%	
LEVEL 8	KING ROOM	10	4,300 SF	4%	430 SF ... 430 SF
LEVEL 8	QUEEN ROOM	10	4,110 SF	4%	330 SF ... 430 SF
LEVEL 8	SUITE	9	5,370 SF	6%	530 SF ... 640 SF
		29	13,780 SF	14%	
LEVEL 9	KING ROOM	10	4,300 SF	4%	430 SF ... 430 SF
LEVEL 9	QUEEN ROOM	10	4,110 SF	4%	330 SF ... 430 SF
LEVEL 9	SUITE	9	5,370 SF	6%	530 SF ... 640 SF
		29	13,780 SF	14%	
LEVEL 10	KING ROOM	10	4,300 SF	4%	430 SF ... 430 SF
LEVEL 10	QUEEN ROOM	10	4,110 SF	4%	330 SF ... 430 SF
LEVEL 10	SUITE	9	5,370 SF	6%	530 SF ... 640 SF
		29	13,780 SF	14%	
LEVEL 11	KING ROOM	10	4,300 SF	4%	430 SF ... 430 SF
LEVEL 11	QUEEN ROOM	10	4,110 SF	4%	330 SF ... 430 SF
LEVEL 11	SUITE	9	5,370 SF	6%	530 SF ... 640 SF
		29	13,780 SF	14%	
		29 203	13,780 SF 96,480 SF	14% 100%	

Professionals

CLIENT
Owner

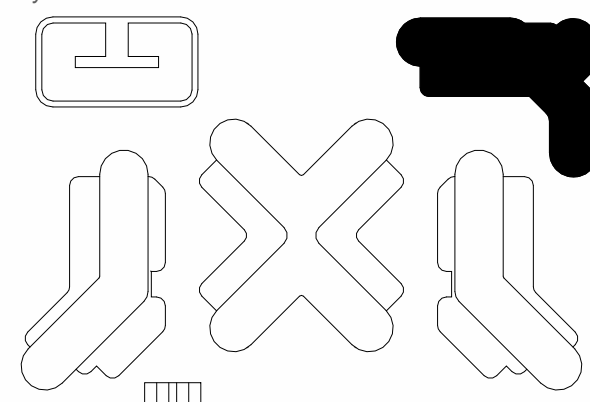
ARCHITECT

IDEA Architects
3323 NE 163rd ST #200
North Miami Beach, FL 33160
CIVIL
**EDC - ENGINEERING,
DESIGN &
CONSTRUCTION, INC.**

LANDSCAP

**SARTAIN +
ASSOCIATES**

Key Plan



**FORT PIERCE MARINA
BUILDING E**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

LEVEL 5-11 PLAN

Drawn

IDEA Team

Verifi

Approved:

Project Manager

Project
23-843

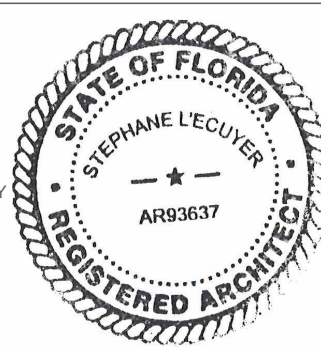
Architecture

As indicated

1-12-2025

Two no. Pac

A.E-205



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

Date _____

09-09-2

Description

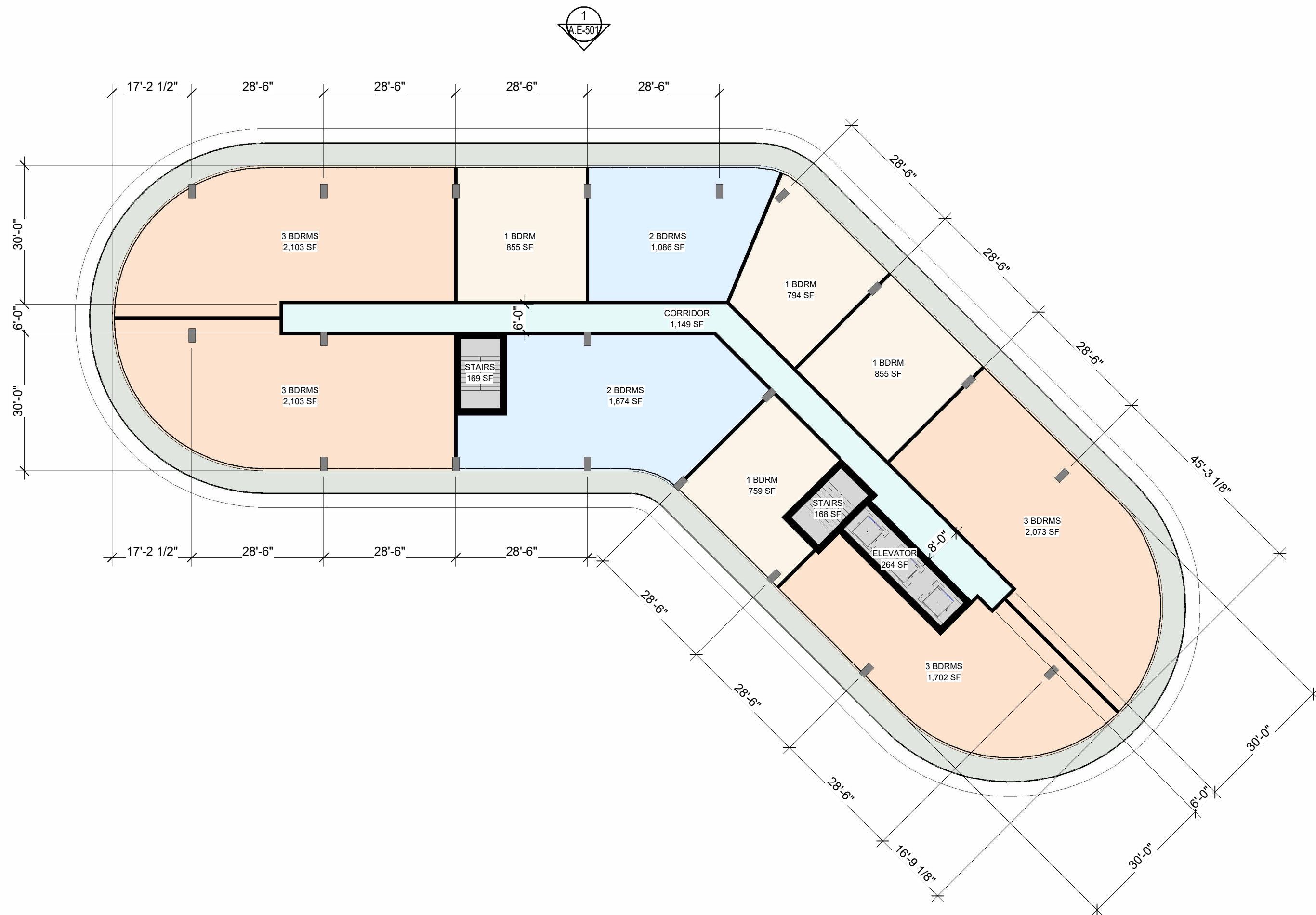
09-09-2025 SITE PLAN APPROVAL REV. 01

Notes

SITE PLAN APPROVAL



1 LEVEL 12-15 FLOOR PLAN
A.E.-206 SCALE: 1" = 20'-0"



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 12	1 BDRM	4	3,260 SF	6%	760 ... 860
LEVEL 12	2 BDRMS	2	2,760 SF	5%	1,090 ... 1,670
LEVEL 12	3 BDRMS	4	7,980 SF	14%	1,700 ... 2,100
		10	14,000 SF	25%	
LEVEL 13	1 BDRM	4	3,260 SF	6%	760 ... 860
LEVEL 13	2 BDRMS	2	2,760 SF	5%	1,090 ... 1,670
LEVEL 13	3 BDRMS	4	7,980 SF	14%	1,700 ... 2,100
		10	14,000 SF	25%	
LEVEL 14	1 BDRM	4	3,260 SF	6%	760 ... 860
LEVEL 14	2 BDRMS	2	2,760 SF	5%	1,090 ... 1,670
LEVEL 14	3 BDRMS	4	7,980 SF	14%	1,700 ... 2,100
		10	14,000 SF	25%	
LEVEL 15	1 BDRM	4	3,260 SF	6%	760 ... 860
LEVEL 15	2 BDRMS	2	2,760 SF	5%	1,090 ... 1,670
LEVEL 15	3 BDRMS	4	7,980 SF	14%	1,700 ... 2,100
		10	14,000 SF	25%	
		40	56,020 SF	100%	

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CANAL PARK

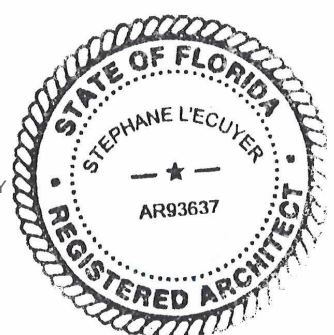
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STEPHANE L'ECUYER
AR 93637

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Notes

SITE PLAN APPROVAL

Professionals

CLIENT
Owner

ARCHITECT

IDEA Architects

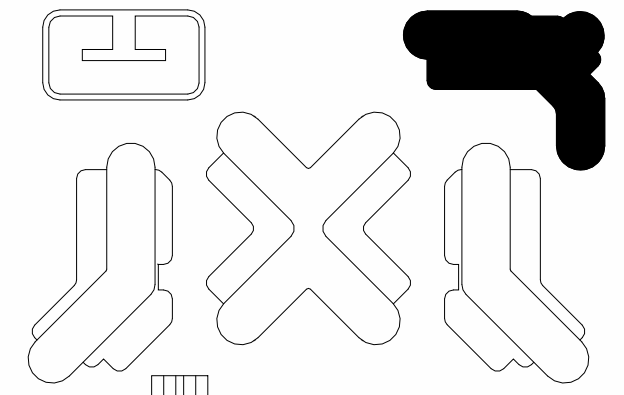
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North Miami Beach, FL 33160
CIVIL

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DESIGN &
CONSTRUCTION, INC.**

LANDSCAP

**SARTAIN +
ASSOCIATES**

Key Plan



**FORT PIERCE MARINA
BUILDING E**

601 SEAWAY DR.
FORT PIERCE, FL 34949

Title

LEVEL 12-15 PLAN

Drawn

IDEA Team

Verit

Field

Architecture

Scale

As indicated

Approved: _____

Date _____

11-12-2025

Project Manager

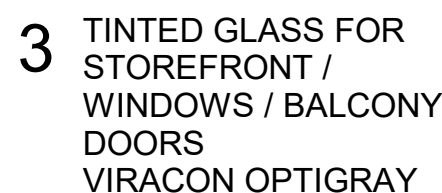
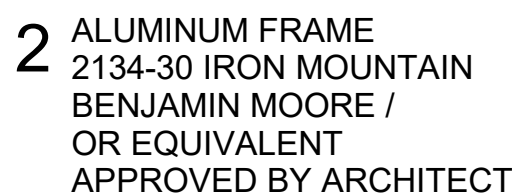
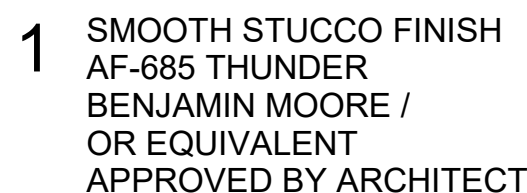
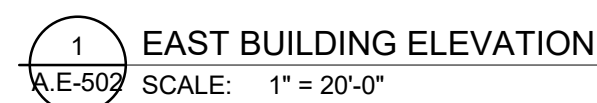
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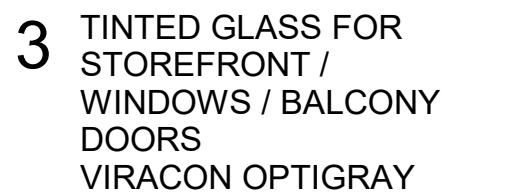
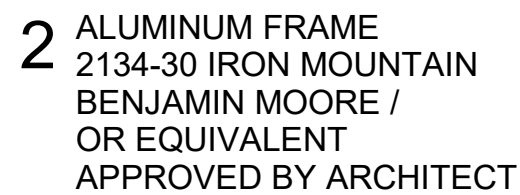
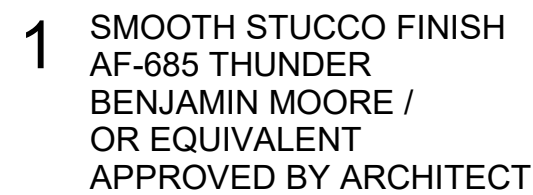
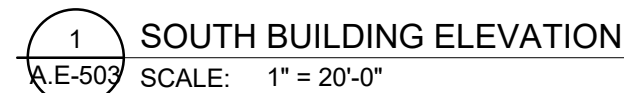
Project Manager

Project

23-843

A.E-206



[illegible]

SITE PLAN APPROVAL

Professionals

CLIENT
Owner

ARCHITECT
IDEA Architects
3323 NE 163rd ST #200
North Miami Beach, FL 33160
CIVIL
**EDC - ENGINEERING,
DESIGN &
CONSTRUCTION, INC.**

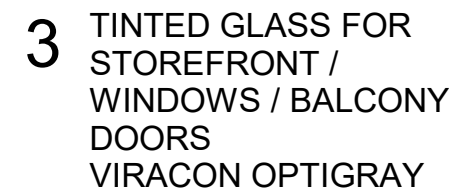
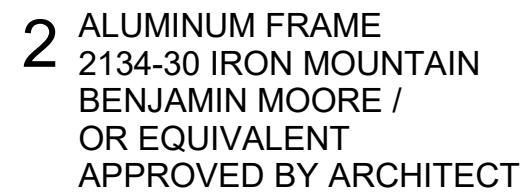
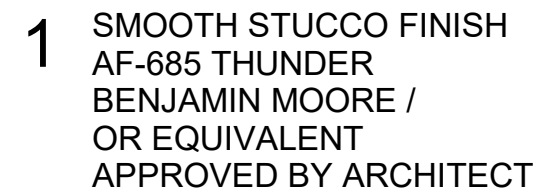
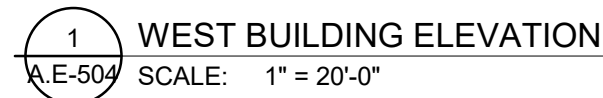
LANDSCAPE
**SARTAIN +
ASSOCIATES**

Key Plan

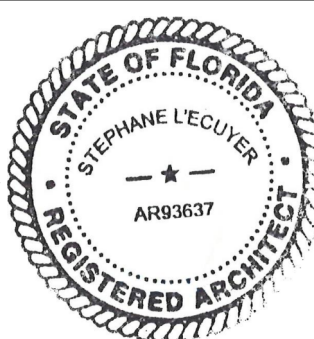
The Key Plan shows a rectangular building footprint on the left, a large black L-shaped area representing the road on the right, and three T-shaped structures representing bus stops. A north arrow is located at the bottom center of the plan.

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

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



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]

SITE PLAN APPROVAL

CLIENT

Owner

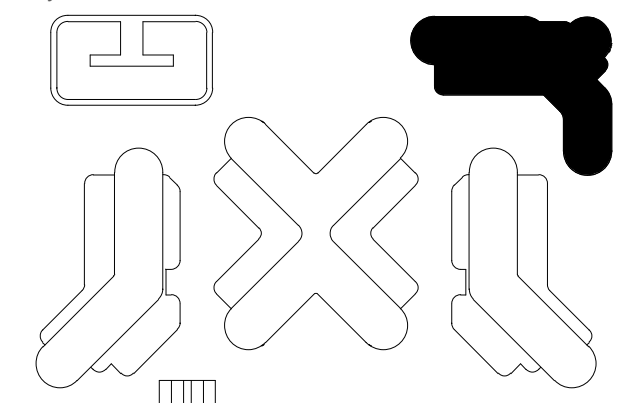
ARCHITECT

IDEA Architects
3323 NE 163rd ST #200
North Miami Beach, FL 33160
CIVIL
**EDC - ENGINEERING,
DESIGN &
CONSTRUCTION, INC.**

LANDSCAP

**SARTAIN +
ASSOCIATES**

Key Plan



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

Title

WEST 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.E-504



A.E-641

