

# Birch Plaza

3258 SE Birch Avenue

Parcel ID #37-38-41-007-066-00200-8vvvv



# **Birch Plaza**

## **PROPOSED USES**

- Mixed Use: Residential & Retail and Services, Limited Impact

## **SITE DATA**

- Land Use – CRA Center
- Existing Zoning – Golden Gate Redevelopment Zoning District
- Specific Category – Subdistrict: Corridor

Building Height, Maximum in Stories = 3

Proposed Stories Number = 2

Building Height, Maximum in Feet = 40.0'

Proposed Building Height = 38.8'

- DOORS:**
- 60100 CVRHD GAR DR
  - 3000 STOREFRNT DR (ITEM 6)
  - 3050 INSULATED GLZ DR (ITEM 6)
  - 2588 WID. JCL
  - 2588 WID. JCL
  - 6050 BIFOLD DR
  - 6050 BIFOLD DR
  - 2500 BIFOLD DR

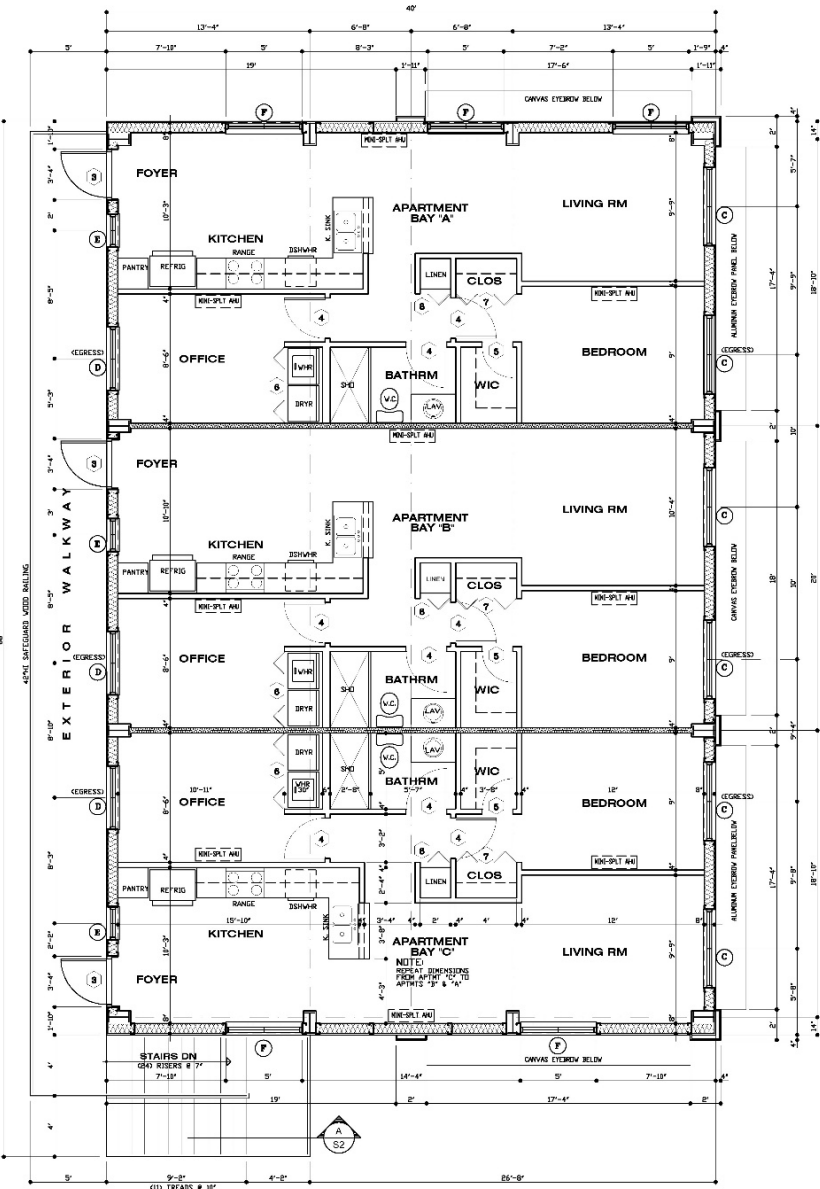
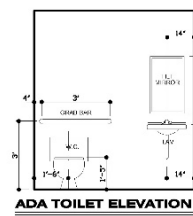
- WINDOWS:**
- 5000 FXD GL WDW
  - 5054 FXD GL WDW
  - 5050 HOR SLDR WDW
  - 4050 RINGE X HUNG WDW
  - 2540 SINGLE HUNG WDW
  - 5050 FXD GL WDW

CONTRACTOR RESPONSIBLE TO VERIFY ROUGH OPENING SIZE & W/ WDW RFD INSTALLATION INSTRUCTIONS  
ALL EXCESS WDW OPENINGS TO BE MIN. 24" H & 20" WIDE & MIN. 5/8" S.F. OF OPENING  
INSTALL WINDOWS RECESSED INTO WALL NOT FLUSH WITH EXTERIOR WALL FINISH

**WINDOW GLAZING NOTE:**

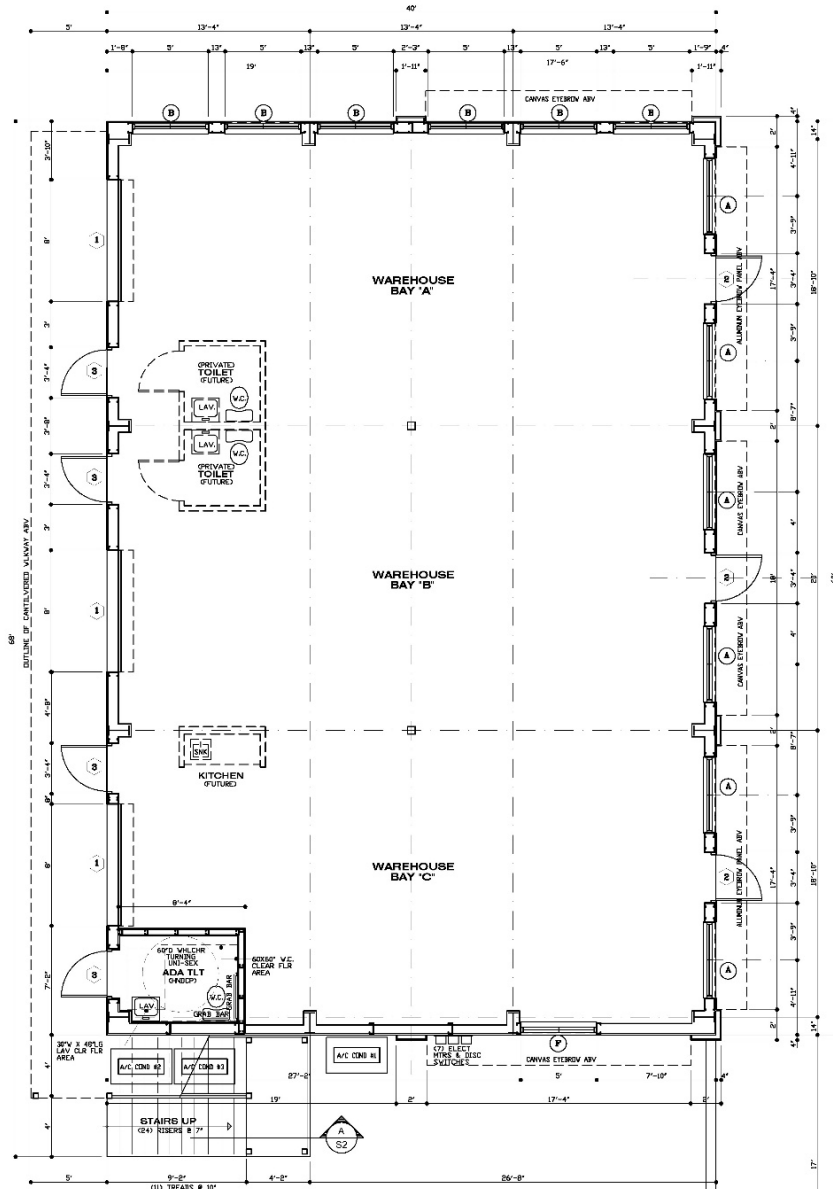
- PROVIDE ALUMINUM "APPROVED" IMPACT GLAZING FOR ALL GLAZED OPENINGS IN EXT. WALL (W/IMPACT RESISTANT VIEWS & KES AS PER F.B.C. SECTION 6050)
- GLAZING TO BE TINTED ENERGY CALCD

**1ST FLR CEILING FRAMING:**  
GARAGE: SUSPENDED CEILING GRID 3 5/8" GALV 18 GA MTL FRAMING 16" O.C. @ 10'-0" A.F.F.  
LUNA AREA: SUSPENDED CEILING GRID 3 5/8" GALV 18 GA MTL FRAMING 16" O.C. @ 10'-0" A.F.F.  
LIVING AREA: SUSPENDED CEILING GRID 1 5/8" GALV 20 GA MTL FRAMING 16" O.C. @ 10'-0" A.F.F.  
FRAMING SPLICES TO BE 24" LG SAME FRAMING MATERIAL 1/4" DIA X 1 1/2" LG ONLY SHIT MTL SCREWS ON EA SIDE OF THE SPLICE (EXTERIOR FRAMING)  
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**SECOND FLOOR RESIDENCES**  
**ARCHITECTURAL FLOOR PLAN**  
SCALE 1/4" = 1'-0"

- HANDICAP NOTES:**
- WATER CLOSET SEAT BETWEEN 18" TO 20" A.F.F.
  - LAUNDRY: MAX TO BOTTOM OF 2" DIA. 3/4" DIA. TO TOP
  - GRAB BARS: 1 1/2" DIA. AT 35"-38" A.F.F. TO TOP
  - BURNER (BURNER) (BURNER)
  - MINOR - MAX 40" A.F.F. TO BOTTOM (BURNER) (BURNER)
  - HANDICAP IDENTIFICATION SIGN ON EXTERIOR OF RM. DR.
  - URINAL - ELONGATE AT 17" A.F.F. 7" VALVE 14" A.F.F.
  - DRINKING FOUNTAIN - 36" TO TOP OF BOTTLE
  - MAX 1/2" VERTICAL BISE AT DOOR THRESHOLD, WALKWAYS
  - PAINT TOWEL DISPENSER - BURNER RECEPT COMBO (BURNER)
  - TOILET PAPER DISPENSER - BURNER (BURNER)
  - SOAP DISPENSER - HOOP COMPLIANT (BURNER)
- BIRCH AVENUE FACADE GLAZING CALCULATION**
- 1ST FLR EAST FACADE AREA: 40' X 10' = 400 S.F.  
GLAZING: 10' X 10' = 100 S.F. @ 10' X 10' = 100 S.F.  
TOTAL GLAZING: 100 S.F. @ 10' X 10' = 100 S.F.  
MINIMUM REQUIRED GLAZING: 40% OF 1ST FLR FACADE
- 2ND FLR EAST FACADE AREA: 40' X 9' = 360 S.F.  
GLAZING: 10' X 9' = 90 S.F. @ 10' X 9' = 90 S.F.  
TOTAL GLAZING: 90 S.F. @ 10' X 9' = 90 S.F.  
MINIMUM REQUIRED GLAZING: 40% OF 2ND FLR FACADE



**GROUND FLOOR WAREHOUSE**  
**ARCHITECTURAL FLOOR PLAN**  
SCALE 1/4" = 1'-0"

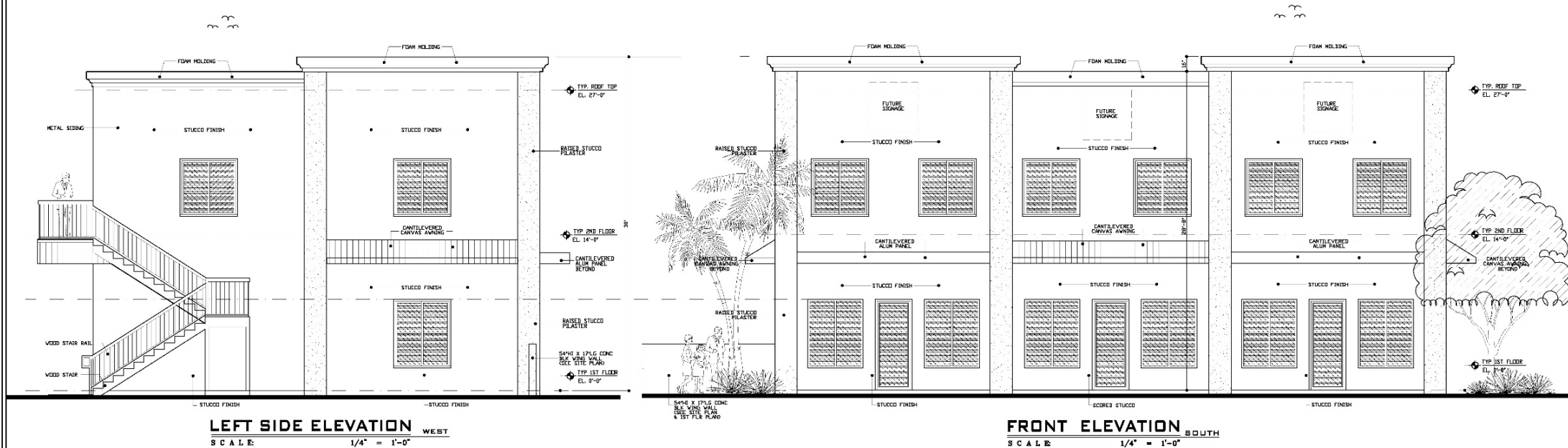
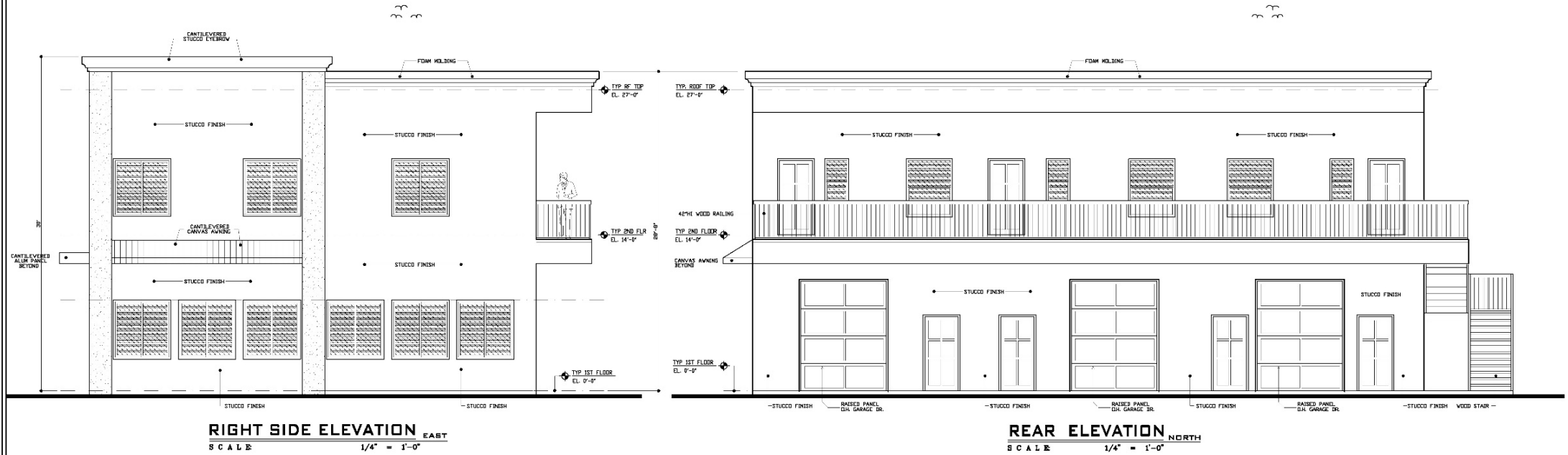
- AREA CALCULATIONS:**
- WAREHOUSE: 2,400 S.F.  
RESIDENTIAL: 2,400 S.F.  
COVERED WALKWAY: 120 S.F.  
UNCOVERED WALKWAY: 320 S.F.  
STAIRWAY: 113 S.F.
- ELLENDALE ST FACADE GLAZING CALCULATION**
- 1ST FLR SOUTH FACADE AREA: 60' X 10' = 600 S.F.  
GLAZING: 10' X 10' = 100 S.F. @ 10' X 10' = 100 S.F.  
TOTAL GLAZING: 100 S.F. @ 10' X 10' = 100 S.F.  
MINIMUM REQUIRED GLAZING: 40% OF 1ST FLR FACADE
- 2ND FLR SOUTH FACADE AREA: 60' X 9' = 540 S.F.  
GLAZING: 10' X 9' = 90 S.F. @ 10' X 9' = 90 S.F.  
TOTAL GLAZING: 90 S.F. @ 10' X 9' = 90 S.F.  
MINIMUM REQUIRED GLAZING: 40% OF 2ND FLR FACADE

**JAMES E. GILGENBACH & PLANNING**  
ARCHITECTS  
9008 ONE PLATT PLACE  
PORT ST LUCIE  
FLORIDA 34986  
(888) 808-8491

**BIRCH PLAZA**  
NEW 2 STORY MIXED USE BUILDING  
SOUTHEAST ELLENDALE STREET & SOUTHEAST BIRCH AVENUE  
STUART, FLORIDA 34997

**DATE: 10 SEPT '26**  
**PROJECT NO: 24-00000000-01**  
**SHEET: 3 of 3**  
**A1**





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9009 ONE PUTT PLACE  
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PORT ST LUCIE  
FLORIDA 34986

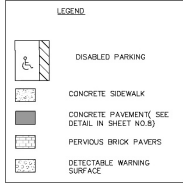


REVISIONS:

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.  
2. FINISHES ARE TO BE AS SHOWN IN THE SCHEDULE.  
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES LOCATIONS AND DEPTHS FROM THE APPROPRIATE AGENCIES.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EROSION CONTROL MEASURES FROM THE APPROPRIATE AGENCIES.

**NEW 2 STORY MIXED USE BUILDING**  
**BIRCH PLAZA**  
SOUTHEAST ELLENDALE STREET & SOUTHEAST BIRCH AVENUE  
FLORIDA 34997  
STUART, MARTIN COUNTY,

DATE: 10 SEPT '25  
PROJECT NO: 24 - A14  
SHEET: of 3  
**A3**

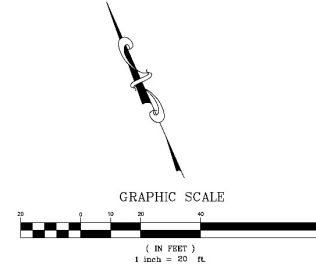


SPECIAL NOTES AS PER COUNTY.

- All building permits must be obtained within one (1) year of final site plan approval. Development of the entire project, including infrastructure and vertical construction, must be completed within two (2) years of final site plan approval.
- During construction activities, where possible, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barriercases shall be used on site to preserve the vegetation to be retained for this purpose.
- All prohibited, exotic and invasive species of vegetation shall be removed from the site prior to issuance of a certificate of occupancy.
- Project Engineer and Martin County shall inspect the required SRP Fence and any Preserve Barriercases (if applicable) after installation and prior to continuation of construction activities. Contractor to coordinate with Project Engineer.
- All signs will comply with the requirements of the sign regulations at the time of permitting.
- There is to be an irrigation system installed to ensure continued growth of all planting areas. The source of irrigation water will be from Martin County Utilities.
- Public Works Department requirement - All drainage pipe joints, including round concrete pipes, shall have a filter fabric jacket in accordance with F.D.O.T. Roadway and Traffic Drainage Standards.
- Disabled parking spaces shall comply with the Florida Accessibility Code for Building Construction.
- Detectable Warning Surfaces shall comply with the Florida Accessibility Code for Building Construction. Contractor shall use either "Cast in Place" or "Surface Mounted" Detectable Warning Surface Tiles with contrasting color for sidewalks. The tile color shall be "Red" unless otherwise noted or required due to colored sidewalks. Pattern in concrete shall be "In-Line Truncated Dome". Pattern shall be 24 inches in the direction of travel and extend the full width of the curb, ramp, sidewalk, or flush surface.
- Bike Rack shown on this plan is required by Martin County and shall be the "Loop" or "Inverted Y" Style and shall be designed to store a minimum of six (6) bicycles. See Detail provided within these plans.
- Mechanical Equipment, including air conditioning units, duct work and utility equipment areas are to be enclosed by opaque fence, wall or hedge a minimum of six (6) feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring air flow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.
- All parking spaces unless otherwise noted have wheel stops.
- All Stop Bars shall be Thermoplastic. All Stop Signs shall be (30") in accordance with FDOT specifications. Any directional arrows at entrance locations or within the Right-of-Way shall be Thermoplastic. Any additional lane striping within the Right-of-Way shall also be thermoplastic.
- Internal Project striping including parking space striping and directional arrows to be painted with paint specified on this type of use.
- All curb road to adjacent to pavement to be a minimum of 3 feet unless otherwise noted.
- FEMA Flood Zone - Zone X.
- Finish Floor Elevation - 17.00' NAVD88
- Contractor must install Drainage Infrastructure including any Outfall Structure and "Engineer of Record" must Certify to Martin County, Martin County Engineering Department will then inspect and when passed building permits may be issued.



LOCATION MAP



PROPOSED USE:

MIXED USE, RESIDENTIAL & RETAIL AND SERVICES, LIMITED IMPACT.  
LEGAL DESCRIPTION:

LOTS 20, 21, 22 AND 23, BLOCK 66, GOLDEN GATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 41, OF THE PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

PARCEL CONTAINING 11,000.0 SQUARE FEET, 0.25 ACRES, +/-.

PARCEL CONTROL NUMBERS: 37-38-41-007-066-00200-8

SITE DATA:

LAND USE - CRA CENTER  
EXISTING ZONING - Golden Gate Redevelopment Zoning District.  
SPECIFIC CATEGORY : SUBDISTRICT CORRIDOR  
MAXIMUM ALLOWABLE DENSITY: 15 units/acre  
PROPOSED DENSITY : 6 units/acre  
BUILDING HEIGHT, MAXIMUM IN STORES-3  
PROPOSED STORES NUMBER = 2

BUILDING HEIGHT, MAXIMUM IN FEET : 40.0'  
PROPOSED BUILDING HEIGHT: 30'-8"

STRUCTURE SETBACKS:FOR "SHOPFRONT BUILDING TYPE."

FRONT/BY STORY REQUIRED: 5' min-15' max.  
REAR/BY STORY REQUIRED: 10' min/25' min. with alley  
SIDE AT PROPERTY LINE PROPOSED:5'  
SIDE AT STREET BTZ : (5'-15') min

BUILDING FRONTAGE

REQUIRED=70%

PROVIDED= 54.5%

ALTERNATIVE COMPLIANCE

60' OF BUILDING : 54.0%

39' OF ARCH WALL 35.5%

90.0%

FRONT/BY STORY PROPOSED: 6.0'

REAR/BY STORY PROPOSED: 54'

SIDE AT PROPERTY LINE PROPOSED : 5'

MAXIMUM BUILDING COVERAGE ALLOWED: 80.0% = 8,400 SF

PROPOSED BUILDING COVERAGE: 22.9% = 11,000 SF

TOTAL PARCEL SIZE: 11,000 SF 0.25 AC.

LESS DONATED R/W: 500 SF 0.01 AC.

NET PARCEL SIZE: 10,500 SF 0.24 AC. 100.0%

OPEN SPACE CALCULATIONS

REQUIRED:

2,100 SF 0.05 AC. 20.0%

PROVIDED: 2,575 SF 0.06 AC. 24.50%

IMPERVIOUS AREA:

PROPOSED BUILDING:

4,145 SF 0.10 AC. 39.39%

PROPOSED PAVEMENT:

1,380 SF 0.03 AC. 13.14%

SIDEWALKS, PADS, ETC.:

7,925 SF 0.19 AC. 75.50%

BUILDING S.F. TABULATIONS

1st FLOOR:

RETAIL - 2,400 SF

2nd FLOOR:

3 RESIDENTIAL APARTMENTS - 2,400 SF

TOTAL GROSS FLOOR AREA = 4,800 SF

PARKING CALCULATIONS:

RETAIL AREA - 2,400/350 = 7 SPACES

3 APARTMENTS @ 1 SPACE PER UNIT = 3 SPACES

TOTAL SPACES REQUIRED = 10 SPACES

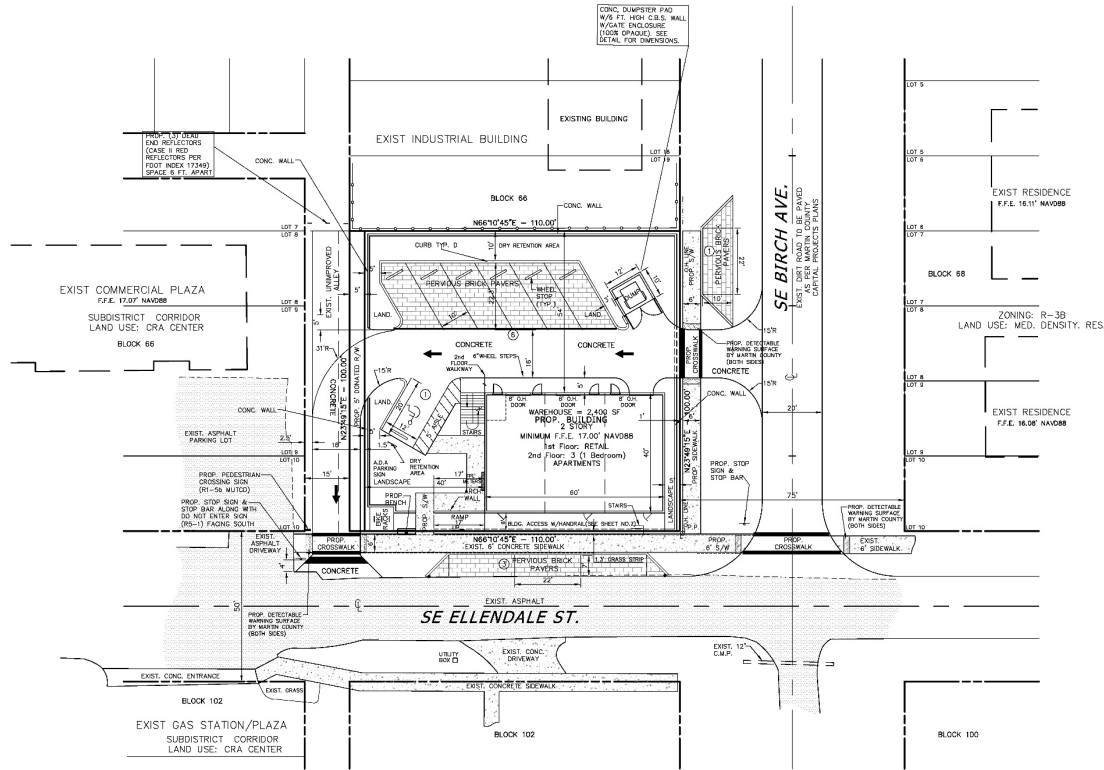
ON-SITE SPACES PROVIDED = 7 SPACES

ON-STREET SPACES PROVIDED = 4 SPACES

TOTAL SPACES PROVIDED = 11 SPACES

ADA PARKING SPACES REQUIRED = 1 SPACE

ADA PARKING SPACES PROVIDED = 1 SPACE



DATE	REVISIONS

NAME: BIRCH PLAZA  
STREET: SE BIRCH  
STREET: SE BIRCH

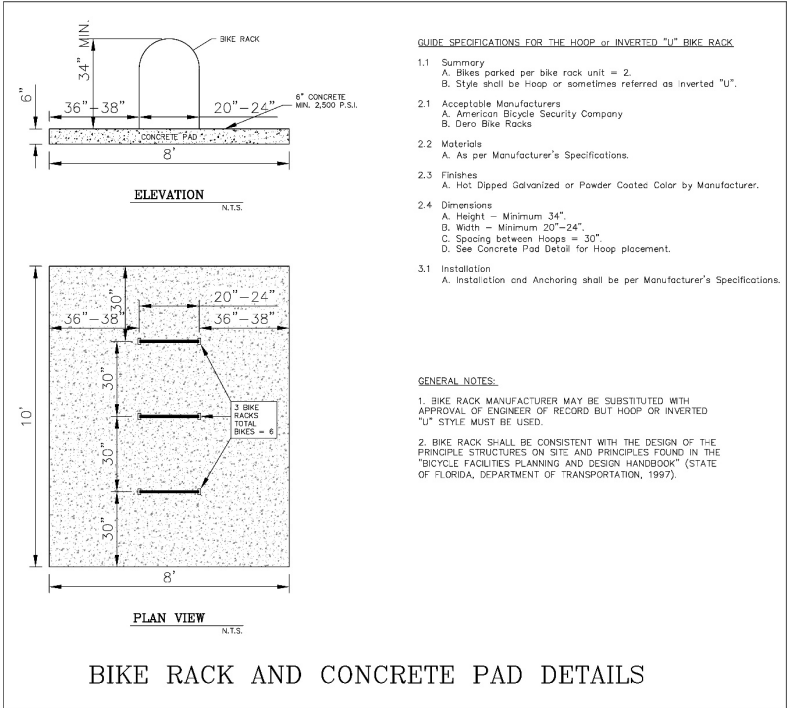
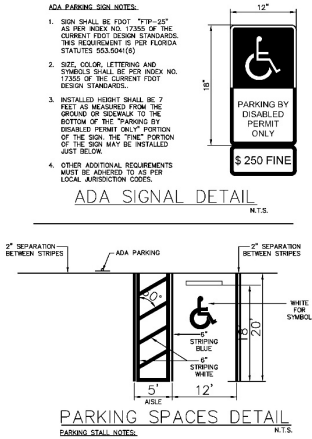
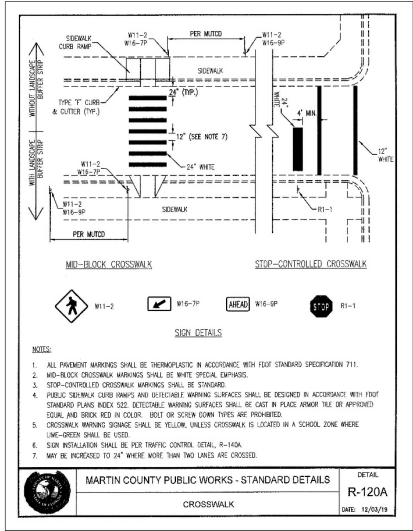
PHONE: (772) 337-1111  
FAX: (772) 337-1111

MATTHEWS ENGINEERING CORPORATION  
CIVIL  
STRUCTURAL

BIRCH PLAZA  
MARTIN COUNTY, FLORIDA  
FINAL SITE PLAN

WILLIAM Z. MATTHEWS, P.E.  
FL. REG. #19658

DRAWN: D.A.  
CHECKED: W.J.M.  
DATE: NOVEMBER 2004  
SCALE: 1" = 20'  
JOB NO.: 4152-01  
SHEET: 1  
OF 2 SHEETS



DATE	REVISIONS

NAME: BIRCH PLAZA  
ADDRESS: 1000 BIRCH PLAZA  
ST. PETERSBURG, FL 34789

PHONE: (772) 467-1111  
FAX: (772) 467-1112

MATTHEWS ENGINEERING CORPORATION  
CIVIL  
STRUCTURAL  
CONSULTING

BIRCH PLAZA  
MARTIN COUNTY, FLORIDA  
FINAL SITE PLAN

WILLIAM J. MATTHEWS, P.E.  
FL. REG. #19856

DRAWN: D.A.  
CHECKED: W.J.M.  
DATE: NOVEMBER 2004  
SCALE: 1" = 20'  
JOB NO: 4122-01  
SHEET: 2  
OF 2 SHEETS