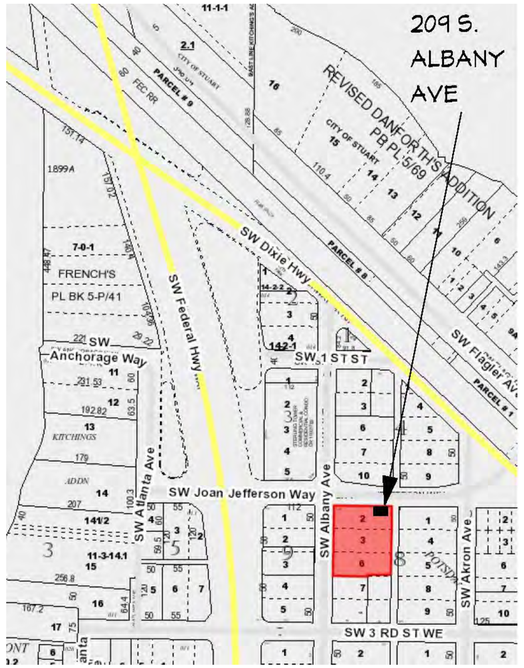
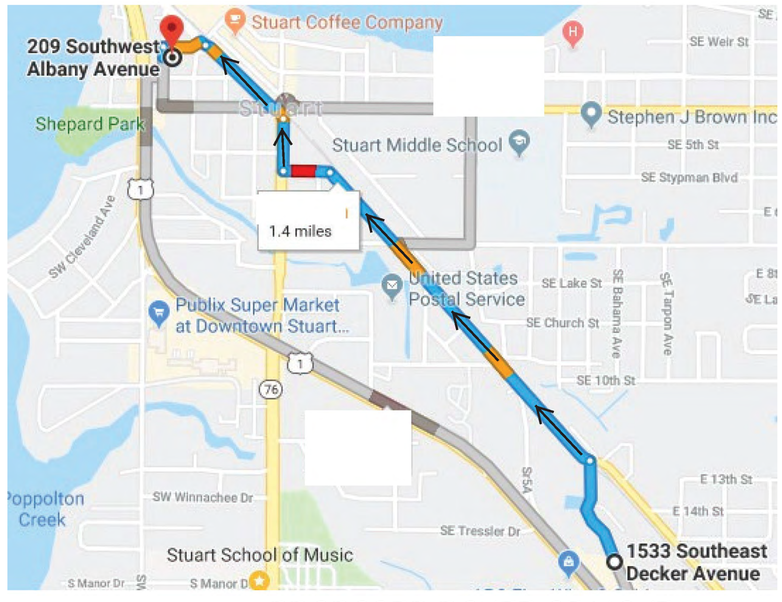



PROPOSED LOCATION MAP

not to scale

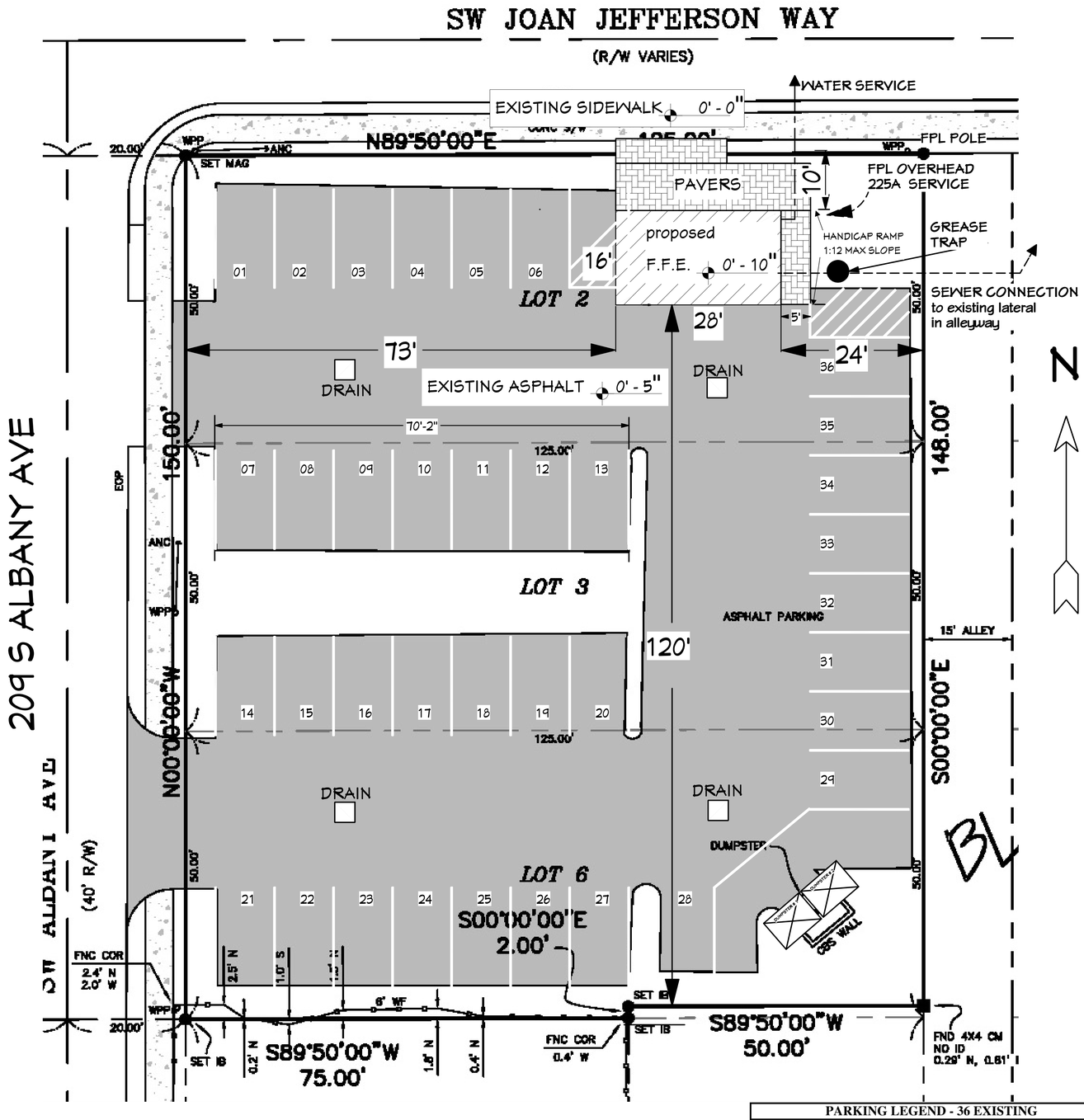



PROPOSED ROUTE OF MOVE

not to scale

BUILDING LOCATION TO BE PINNED BY FLORIDA LICENSED SURVEYOR PRIOR TO ANY CONCRETE PLACEMENT

FIRE PROTECTION NOTE:
FIRETRUCK ACCESSIBILITY
IS FROM SW JOAN JEFFERSON WAY




| PARKING LEGEND - 36 EXISTING | | | |
|---|---|---|---|
| | SQ. FT. | REQUIRED PARKING | |
| 215 SW FED HWY OFFICE | 11,561 | 33 | spaces required |
| (less 8 spaces existing at 215) | | -8 | |
| | | 25 | spaces required for 215 bldg |
| LEASED SPACES | | 5 | spaces required |
| WALTON BLDG | 448 | 3 | spaces required |
| HISTORIC RE-USE (50%) | 448 | -1 (1.5) | space gained |
| TOTAL | | 32 | spaces required - 36 existing |

| REVISION TABLE | | | |
|---|---|---|---|
| NUMBER | DATE | REVISED BY | DESCRIPTION |
| | | | |

WALTON BUILDING
RELOCATION TO
209 S ALBANY AVE.

# SITE PLAN

DATE:
7/15/2020

SCALE:
1" = 10'- 0"

SHEET:
SITE



LANDSCAPING: ALL LANDSCAPING IS EXISTING AND SHALL REMAIN WITH EXCEPTION. ONE OAK TREE IN FRONT OF PROPOSED BUILDING SITE TO BE REMOVED. EXISTING SHRUBS REMOVED ONLY AS NECESSARY FOR BUILDING AND PAVING.




**CRA requests:**

1. **Required work of art. (The artwork can be a mural and receive a 50/50 financial match)**
   a. As this project consists of the relocation of an historic building, the building alone is a "work of art". There can be no "1% of the vertical construction cost" as there is no vertical construction involved in relocation of an historic building
   b. There is an existing "Sailfish Marker" on the same site which was provided and paid for by the existing owner and applicant. Owner plans to add the new historical information related to the Walton building to the existing marker.
2. **Outdoor seating area with planter boxes (CRA staff has extended the deadline to submit a BIRP grant application)**
   a. The planned and intended use of this Walton building is to provide take-out food only. On site dining is not encouraged for several reasons and the resulting demand for increased parking is not included in this plan. This building is sited into existing shrubbery and trees so added planters would be of no advantage.
3. **Shade Structure (Show size and type)**
   a. Because the relocated historic Walton building will be sited into an existing mature landscape setting, any added shade structure would be superfluous and unnecessary. Mature oak trees on both sides of the relocated historic structure will continue to provide shade and environmentally desirable beauty to the entire site. (see photo - top left of this page)

| PARKING LEGEND - 36 EXISTING | | | |
|---|---|---|---|
| | SQ. FT. | REQUIRED PARKING | |
| 215 SW FED HWY OFFICE | 11,561 | 33 | spaces required |
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City of Stuart

Development Department
121 SW Flagler Ave. Stuart FL 34994
Phone: 772.600.5375

April 23, 2019
Mr. Mark Brechbill
MB Wealth Solutions, LLC
215 SW Federal Hwy #200, Stuart Fl 34994

**Re: Relocation of the 33 Degree building to the existing parking lot at 215 SW Federal Highway**

Dear Mark,

The proposed relocation of the existing 33 degree building to the parking lot located at 215 SW Federal Highway will require application for a **Major Urban Code Conditional Use Approval** with but not limited to a **Site Plan** containing the following:

1. Parking Legend that accounts for the 52 existing spaces:
   i. Required parking for the existing three story office building (__spaces)?
   ii. Leased spaces for abutting properties, (12 spaces)?
   iii. Required parking for the proposed relocated 33 degree building (__spaces)?
2. Building Footprint location with:
   i. Pedestrian paths (pavers) showing movement to and from the proposed relocated 33 degree building.
   ii. Landscaping that defines pedestrian movement.
   iii. Lighting defining relocated building and pedestrian movement.
   iv. Signage (building and parking lot)
3. Grease Trap (Size dependent on use determined by Public Works Department)
4. Dumpster location (Size and enclosure determined by Public Works Department)
5. Fire Code (fire suppressant hood and life safety plan determined by Fire Inspector)

The following sections of the Urban Code will require the following variances via the **Major Urban Code Conditional Use Approval** application including one (1) public hearing with the Community Redevelopment Board (CRB) and one public hearing with the City Commission (CC).

1. The front street facade width of the principal building shall not be less than 80 percent of the lot width.
2. The minimum building height shall be two stories or 26 feet.
3. Balconies are required along all street facades for all buildings. The aggregate length of balconies shall not be less than 50 percent of building facade from which it projects on each floor level.
4. The ground floor along the front facade of the building shall have doorways, arcades, or glazed openings with aggregate width equal to at least 50 percent of the total facade width.




## LIGHTING & SIGNAGE PLAN

LIGHTING: BLDG SHALL HAVE LED FLOODLIGHTS ILLUMINATING ALL WALKWAYS, RAMPS, SEATING AREA AND SIGNAGE




## LANDSCAPE & PEDESTRIAN PLAN

PEDESTRIAN ACCESS: STEPS AND RAMPS ACCESSIBLE FROM STREET SIDEWALK AND FROM PARKING LOT

REVISION TABLE

| NUMBER | DATE | REVISED BY | DESCRIPTION |
|---|---|---|---|
| | | | |

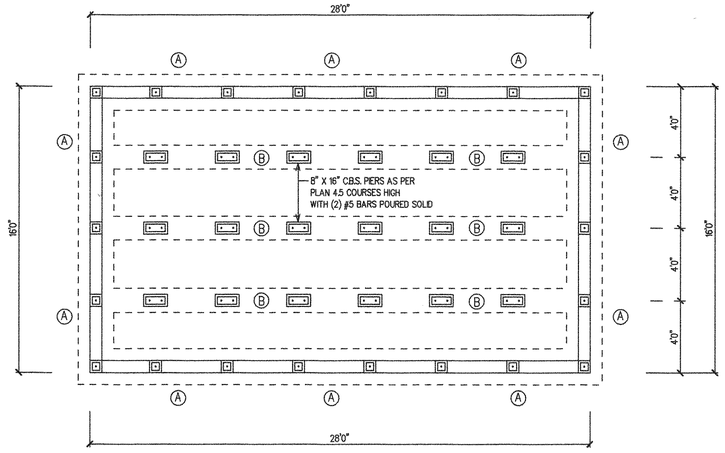
WALTON BUILDING
RELOCATION TO
209 S ALBANY AVE.

DETAILS

DATE:
7/15/2020

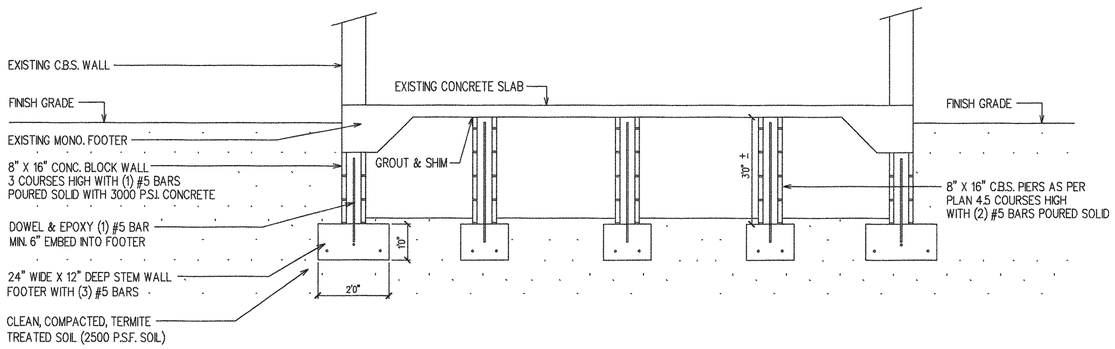
SCALE:

SHEET:
A-01




# FOUNDATION PLAN

**1/4" = 1'-0"**




# CROSS SECTION DETAIL

**1/2" = 1'-0"**

## DESIGN CRITERIA

FLORIDA BUILDING CODE: 6TH EDITION FBC 2017
JURISDICTION: CITY OF STUART
BUILDING DESIGNED AS: OPEN
ULTIMATE DESIGN WIND SPEED: 160 M.P.H.
NOMINAL DESIGN WIND SPEED: 124 M.P.H.
OCCUPANCY CATEGORY: II
WIND IMPORTANCE / USE FACTOR: 1.0
INTERIOR PRESSURE COEFFICIENT: 0
MINIMUM SOIL BEARING PRESSURE: 2500 P.S.F.

## ADDITIONS / REPAIRS PER F.B.C. EXIST. BLDG

NOTE: THIS PROJECT IS AN ALTERATIONS – LEVEL 2 ACCORDING TO F.B.C. FOR EXISTING BUILDING CHAPTER 7.

THE SCOPE OF WORK DOES NOT REDUCE THE STRUCTURAL STRENGTH OR STABILITY OF THE BUILDING.

THE NEW STRUCTURAL MEMBERS IN THE ALTERATIONS DOES COMPLY WITH THE F.B.C. 2017 EDITION.

## GENERAL NOTES:

THIS OCCUPANCY SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, WHETHER IMPLIED OR NOT IN THIS SET OF BUILDING PLANS

DUROCK SHALL BE USED IN ALL DAMP LOCATIONS

PROVIDE PLUMBING ACCESS PANELS TO ALL SLIP JOINT CONNECTIONS

ALL LUMBER IN CONTACT W/ CONCRETE OR MASONRY SHALL BE PRESSURE TREATED

CONTRACTOR TO HAVE CERTIFIED FLORIDA SURVEYOR LAYOUT BUILDING ON LOT TO ASSURE NO SETBACKS OR EASEMENTS ARE ENCROACHED

ALL STRUCTURAL FRAMING TO BE HEM FIR #2, SPF #1, SOUTHERN PINE #2 OR APPROVED ALTERNATE W/ fb=1000 P.S.I. MIN. – NON –STRUCTURAL FRAMING MAY BE SELECTED SPECIES – "STUD" GRADE

## FOOTING SCHEDULE

| ID | FOOTING SIZE | RE – BAR SIZE & QUANTITY | FOOTING TYPE |
|---|---|---|---|
| A | 24" W. X 12" D. | (3) #5 BARS | GRADE BEAM |
| B | 16" W. X 12" D. | (2) #5 BARS | GRADE BEAM |

## NOTE:

1. RELOCATION CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

2. THIS FOUNDATION PLAN IS FOR RAISING AND OR RELOCATING STRUCTURE. LOCATION OF ALL INTERIOR FOOTERS, PIERS AND SUPPORTING WALLS MAY VARY AND CAN BE PLACED AT THE PROPER POSITION AT THE ENGINEERS DISCRETION AFTER THE STRUCTURE IS ELEVATED TO DUPLICATE EXISTING LOCATIONS OF SUPPORTS, AS WELL AS ADD ANY ADDITIONAL SUPPORTS DEEMED NECESSARY.

## FOUNDATION GENERAL NOTES

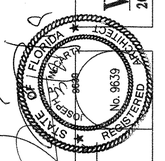
* BOTTOM OF ALL FOOTERS MUST BE MINIMUM 12" BELOW FINISH GRADE
* NOTE: MINIMUM SOIL BEARING PRESSURE = 2500 P.S.F.

R.C. Designs LLC
CUSTOM HOME & OFFICE DESIGNS
STUART FLORIDA
772-341-2476 RCDESIGN@BELLSOUTH.NET

PROPOSED BUILDING RELOCATION FOR THE:

# W A L T O N  B U I L D I N G

209 S. ALBANY AVE. STUART, FL




JOSEPH P. McCART
900 E. OSCEOLA STREET
STUART, FLORIDA
D.P.R. Registration Number 9639

DRAWN BY
R.C.

DATE
7 JULY 2017

REVISIONS

S1
SHEET #