



LEGAL DESCRIPTION

Lots 8, 9 and 10 all in Block 8, of BRYAN'S SUBDIVISION OF BLOCKS 8, 9, AND 10, OF THE TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 18, of the Public Records of Miami-Dade County, Florida, LESS the least 20' thereof for road right-of-way.

AND

Lots 1 and 2 of BRYAN'S SUBDIVISION of Block 8, of the TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 18, of the Public Records of Miami-Dade County, Florida, LESS the following right-of-way dedicated to the City of Fort Lauderdale: A portion of Lots 1 and 2, of BRYAN'S SUBDIVISION of Block 8, of the TOWN OF FORT LAUDERDALE, according to the plat thereof, recorded in Plat Book 1, Page 18 of the Public Records of Miami-Dade County, Florida, more particularly described as follows: Begin at the Northeast corner of Lot 21 thence go East 40.84 feet along the North line of Lot 2 to the largest point of a radial return curve to the Southwest (Vertex Stationary) and thence along the arc of said return, having a radius of 30 feet, an arc distance of 34.6 feet to a point 20 feet East of the West line of Lot 21 thence thence North 89 degrees 10' 00\"/>

SITE DATA

CURRENT USE:	USED CAR SALES
PROPOSED USE:	CHILD DAY CARE
LAND USE DESIGNATION:	DOWNTOWN R A C
ZONING DESIGNATION:	R A C - U H U
WATER PROVIDER:	CITY OF FT. LAUDERDALE
WASTEWATER PROVIDER:	CITY OF FT. LAUDERDALE
SITE AREA:	48,914 SF (1.12 ACRES +/-)
BUILDING FOOTPRINT:	10,813 SF 22% %
VEHICULAR USE AREA:	18,006 SF 36.82% %
SCENIC/LANDSCAPE AREA:	1,371 SF 2.78% %
OPEN SPACE:	37,694 SF
FLOOR AREA RATIO:	0.221
BUILDING HEIGHT:	4' 2\"/>

RETRADINGS	REQUIRED	PROPOSED
FRONT (WEST) STREET	5 FEET	5'-4"
SIDE (SOUTH)	NONE	6'-10"
SIDE (NORTH) STREET	5 FEET	4'-2"
REAR (EAST)	NONE	5'-8"

PARKING

REQUIRED (RAC)	20, INC. ADA SPACES
60% OF (1 SPACES/325 SF)	7
ADA SPACES REQUIRED	2
PROPOSED	46, INC. 2 ADA SPACES

BUILDING CODE INFORMATION:

FLORIDA BUILDING CODE, 2010 EDITION
 FLORIDA FIRE PREVENTION CODE, 2010 EDITION
 N F P A 101, 2009 EDITION
 OCCUPANCY - "D" CHILD DAY CARE
 TYPE OF CONSTRUCTION - TYPE III - B
 TABLE 603 - ALLOWABLE AREA = 14,800 SF
 ACTUAL AREA = 10,813 SF
 TABLE 601 - TYPE III (B) - NO FIRE RATINGS REQUIRED
 OTHER THAN 2 HOUR EXTERIOR WALLS

OCCUPANT LOAD:
 IBC 1004.1) MAX FLOOR AREA / OCCUPANT
 FOR MEANS OF EGRESS CALCULATIONS
 DAY CARE AREA - 6,756 SF / 20 SF NET / PER = 337 PERSONS
 BUSINESS AREA - 731 SF / 100 SF GROSS = 8 PERSONS
 TOTAL = 345 PERSONS

ACTUAL OCCUPANT LOAD:
 DAY CARE = 185 CHILDREN
 = 22 STAFF
 OFFICE = 2 PERSONS

ACTUAL OCCUPANT LOAD = 209 PERSONS

REVISIONS

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PEREZ ASSOCIATES
 ARCHITECTURE & PLANNING

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 SUITE 405
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FRANK PEREZ
 SEAL

NEW CHILD DAY CARE CENTER FOR
CAMM EDUCATIONAL ENTERPRISES, INC.

120 N.W. 11th AVENUE
 FORT LAUDERDALE, FLORIDA

SITE PLAN NORTH

SCALE: 1"=20'-0"

