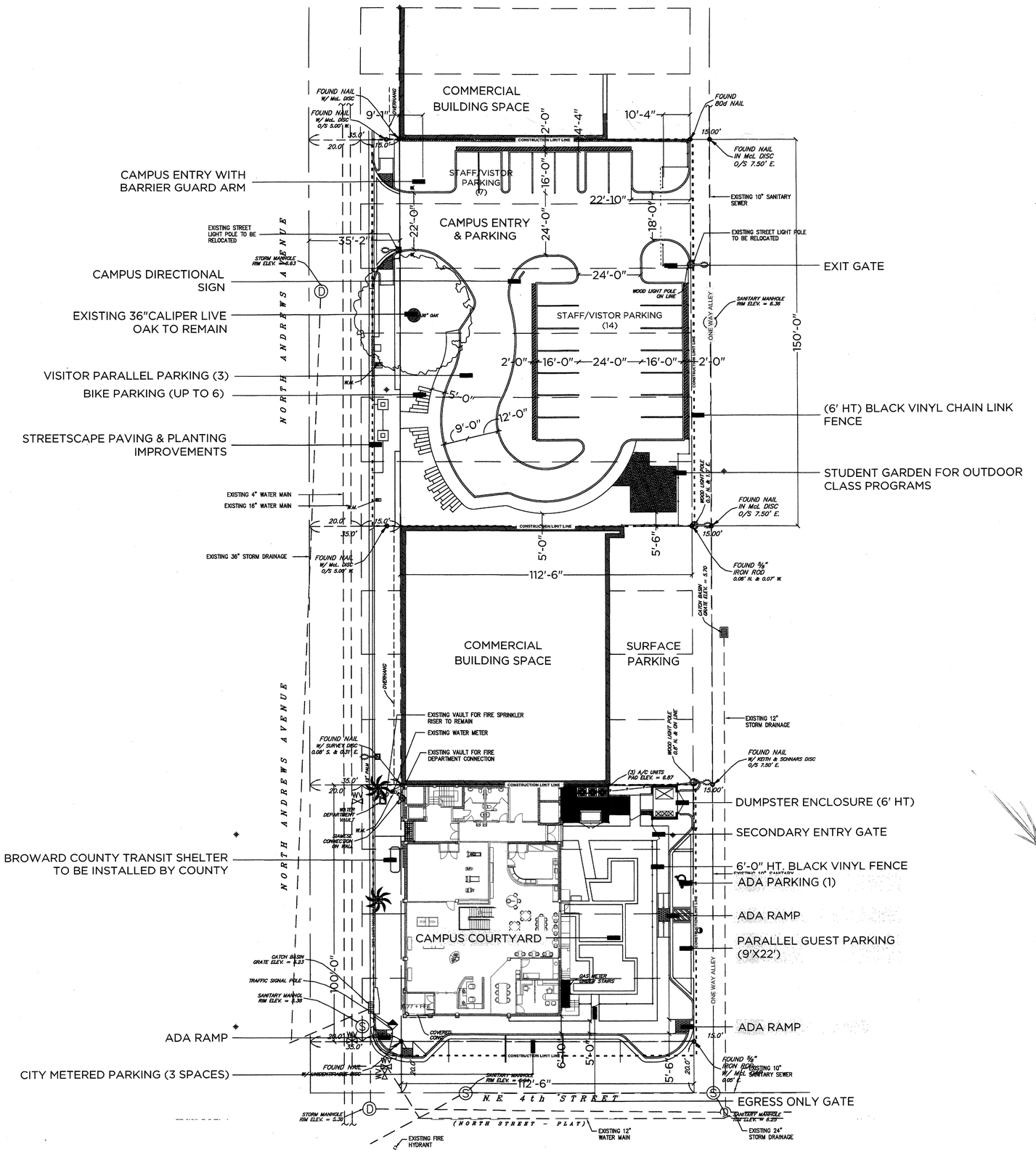
PRINT DATE: 11/9/2012

PROJECT PATH: Z:\CADENCE2 ON MY MAC\DROPBOX\PROJECTS\DMF_CADENCE\DMF_PERMIT SET\DRAWINGS\CADENCEDOC\11.008-DMF-OVERALL SITE PLAN.DWG

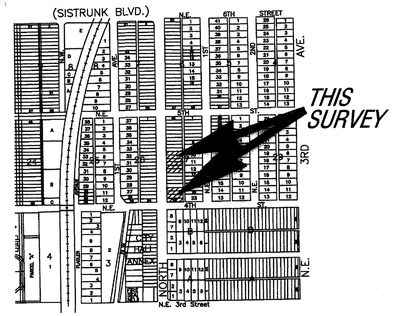


LOTS 25-28 & 33-38, NORTH LAUDERDALE AMENDED, P.B. 1, PG. 182, D.C.R.

Legal Description

Lots 25, 26, 27, 28, 33, 34, 35, 36, 37 and 38, ALL LESS the West 15.0 feet thereof, Block 27, AMENDED PLAT OF BLOCKS 1, 2, 3, 4, 5, 6, 7, 8, 25, 26, 27, 28, 29, 30, 31, 32 AND 33 OF NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 182, of the public records of Dade County, Florida.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 28,124 square feet or 0.6457 acres, more or less.



Location Sketch
Not To Scale

SITE PLAN DATA TABLE

CURRENT USE OF PROPERTY AND INTENSITY	VACANT OFFICE BUILDING
LAND USE DESIGNATION	COMMERCIAL
ZONING DESIGNATION	DOWNTOWN URBAN VILLAGE
WATER/WASTEWATER SERVICE PROVIDER	CITY OF FORT LAUDERDALE
SITE AREA [SQ. FT. AND ACRES]	28,124 SQ FT/0.6457 ACRES
LOTS 25-28	11,250 SQ FT/0.2583 ACRES
LOTS 33-38	16,874 SQ FT/0.3874 ACRES
BUILDING FOOTPRINT COVERAGE	5,454 SQ FT
NON-RESIDENTIAL DEVELOPMENT:	
USE	NON-PROFIT VOCATIONAL COLLEGE
GROSS FLOOR AREA	16,200 SQ FT
PARKING DATA:	
PARKING REQUIRED: 1/250 GFA [Sec. 47.20.2 table] 16.200 GSF/250 = 64.8 parking spaces required	65 SPACES
PARKING PROVIDED	26 SPACES*
LOADING ZONES	N/A
ADA SPACES	1 SPACE
BIKE PARKING	16 SPACES
FLOOR AREA RATIO:	90% COVERAGE MAXIMUM
BUILDING HEIGHT	35 FT
STRUCTURE LENGTH	89.79 FT
NUMBER OF STORIES	3
SETBACK TABLE [REQUIRED VS. PROVIDED]	See Layout Plan
OPEN SPACE	duplicate
VEHICULAR USE AREA [SQ. FT.]	10,434
OPEN SPACE [SQ. FT.]	4,737
LANDSCAPE AREA	7,499
* SEE PARKING STUDY	

NOTES: (1) THE PARKING REQUIREMENTS ARE 1/250 GROSS FLOOR AREA [SEC.47.20.2 TABLE] 16,200 GSF / 250 = 64.8 PARKING SPACES REQUIRED 2) SITE PLAN AND STREETSCAPE DESIGN ADHERES TO 2007 DOWNTOWN MASTER PLAN DESIGN GUIDELINES

FENCE SETBACK CALCULATIONS:

83 LF OF FENCE SETBACK @ 1' (83 x 1 = 83 LF)
28 LF OF FENCE SETBACK @ 5' (28 x 5 = 140 LF)
17 LF OF FENCE SETBACK @ 6' (17 x 6 = 102 LF)
39 LF OF FENCE SETBACK @ 10' (39 x 10 = 390 LF)
83 LF OF FENCE SETBACK @ 15' (83 x 15 = 1245 LF)

TOTAL = 1,960 AVG SF FOR SETBACK PROVIDED

PowersSchram
Architecture & Planning | Residential & Commercial
1512 E Broward Blvd
Suite 300
Fort Lauderdale, FL 33301
954.533.5957 T
866.807.6733 F
info@powersschram.com
www.powersschram.com

Plan Review 11.09.2012

DMF VOCATIONAL CAMPUS
400 N ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

CONSULTANTS

LANDSCAPE ARCHITECT:
Cadence
1007 N. Federal Hwy. No. 279
Fort Lauderdale, FL 33304
Tel. (954) 768-4572
e-mail: info@cadence-living.com

CIVIL ENGINEER
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale by the Sea, FL 33308
Tel. 954-522-1004
e-mail: info@flynnengineering.com

STRUCTURAL ENGINEER
Bryntesen Structural Engineers
3045 N Federal Hwy Building 80
Ft Lauderdale, FL 33306
Tel. (954) 568-1411
e-mail: murrayb@bryntesen.com

MECHANICAL ENGINEER
Project Caine
1948 E. Sunrise Blvd.
Ft Lauderdale, FL 33304
Tel. (954) 767-8886
e-mail: bcaine@projectcaine.com

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

PROJECT NO: 11.008
MODEL FILE:
DRAWN BY: Cadence
CHK'D BY:
DATE: NOVEMBER 9, 2012
SCALE: 1" = 20'-0"

NORTH

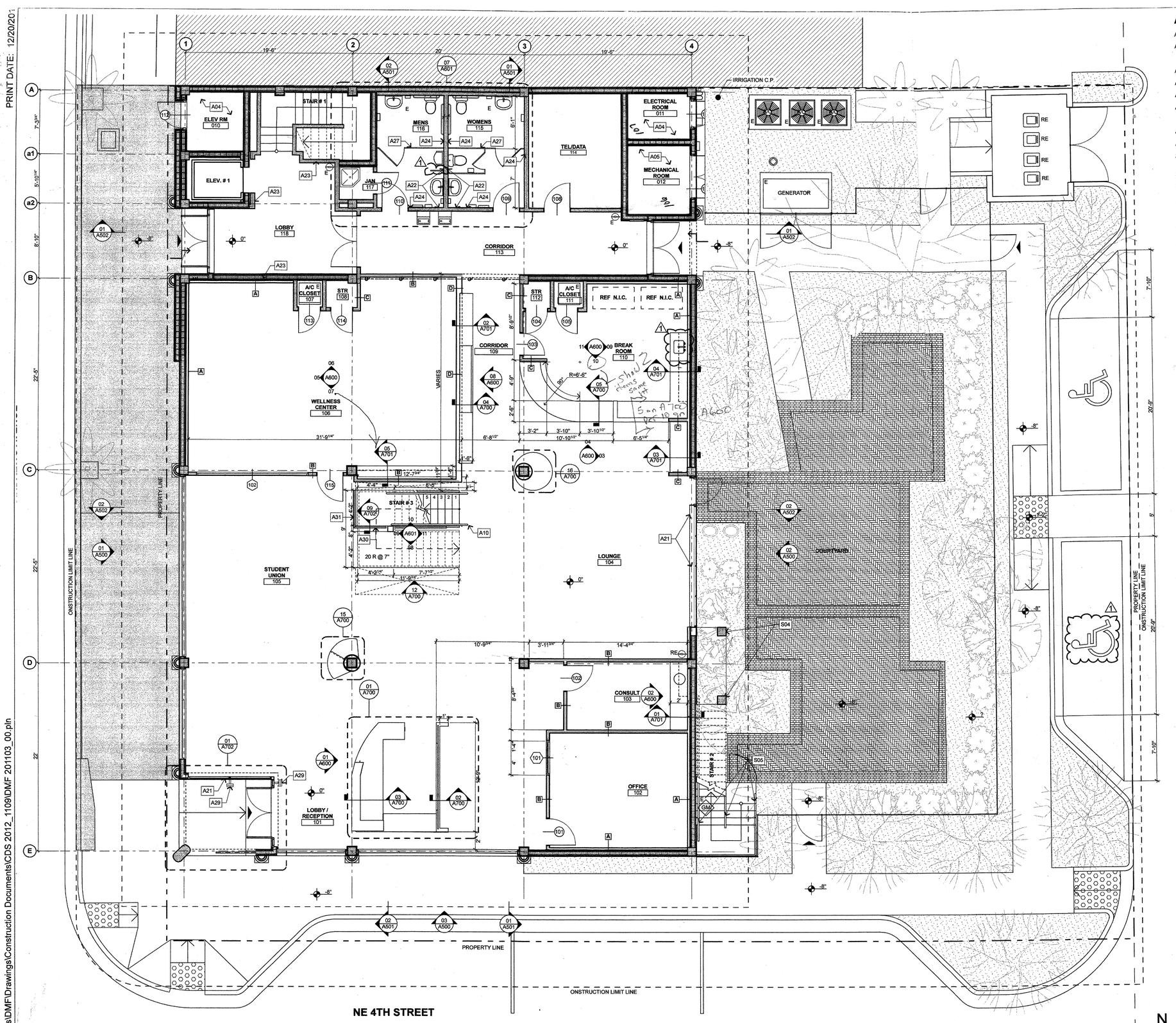
PERMIT SET

SITE PLAN

GRAPHIC SCALE
0 10' 20' 40' 60'

L0-1.00

PRINT DATE: 12/20/20



ARCHITECTURAL NOTES

A01 REFER TO GENERAL NOTES FOR FURTHER INFORMATION.

A02 CONTRACTOR TO BRING TO ARCHITECT ATTENTION ANY DISCREPANCIES BETWEEN DRAWINGS, SPECS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

A03 DIMENSIONS SHOWN ARE CLEAR FINISHED.

A04 NO WORK TO BE DONE. PROTECT EXISTING CONDITIONS AS NECESSARY.

A05 PROTECT REMAINING CONDITIONS AS NECESSARY.

A10 PROVIDE NEW PRE-ENGINEERED STEEL STAIR. ENGINEER SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND COMMENCENT OF WORK.

A11 FILL IN FLOOR AREA REMAINING BELLOW DEMOLISHED WALL.

A12 PROVIDE MOLDED SAFETY STAIR TREADS.

A20 PROVIDE DRYWALL REPAIR AS NECESSARY TO ALL EXISTING WALLS THROUGHOUT PREMISES. TYP.

A21 PROVIDE NEW STORE FRONT SYSTEM. SUPPLY ALL ASSOCIATED AS NECESSARY.

A22 COVER EXISTING METAL FRAMES WITH 5/8" GYPSUM BOARD MOISTURE RESISTANTE IN BOTH SIDES.

A23 INTERIOR PARTITION IN THE ELEVATOR LOBBY TO BE TYPE X G.W.B. - 1 HOURS FIRE RATING. GENERAL CONTRACTOR TO V.I.F. EXISTING WALL CONDITIONS AND REPLACE AS NECESSARY TO MAINTAIN THE FIRE RATING.

A24 PARTITIONS IN MOISTURE AREAS WILL BE MOISTURE RESISTANT. CONTRACTOR TO V.I.F. EXISTING CONDITIONS AND REPLACE AS NECESSARY.

A25 PROVIDE OPERABLE PARTITION WALL BY HUFCOR. PAIRED PANELS CONFIGURATION. MODEL AND FINISH T.B.D.

A26 WINDOW TO BE CENTERED TO NEW STAIR, COORDINATE AS NECESSARY.

A27 INSTALL EXISTING TOILET PARTITION.

A28 INDICATE HALF WALL, REFER TO SECTIONS & ELEVATIONS FOR EXACT HEIGHT.

A29 PROVIDE NEW PRE-ENGINEERED STEEL ACCESS PEDESTAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALATION.

A30 PROVIDE NEW CANE RAIL. REFER TO DETAILS FOR FURTHER INFORMATION.

SITE NOTES

S01 REFER TO GENERAL NOTES FOR FURTHER INFORMATION.

S02 CONTRACTOR TO BRING TO ARCHITECT ATTENTION AND DISCREPANCIES BETWEEN DRAWINGS, SPECS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

S03 DIMENSIONS SHOWN ARE CLEAR FINISHED.

S04 COLUMNS TO BE BOXED OUT WITH 3 5/8" METAL STUDS. 5/8" OSB AND 3/4" STUCCO TO MATCH EXISTING CONDITION. REFER TO ELEVATIONS FOR FINISHES.

S05 PROVIDE NEW PRE-ENGINEERED STEEL HANDRAIL. ENGINEER SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND COMMENCENT OF WORK.

S06 NO WORK TO BE DONE. PROTECT REMAINING CONDITIONS AS NECESSARY.

01 FIRST FLOOR
3/16" = 1'-0"

PowersSchram
Architecture & Planning | Residential & Commercial
PowersSchram, LLC
1512 E Broward Blvd
Suite 300
Fort Lauderdale, FL 33301
954.533.5957 T
866.807.6733 F
info@powersschram.com
www.powersschram.com

P.W. A.S. 12.18.2012

DMF VOCATIONAL COLLEGE
400 N ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

CONSULTANTS

LANDSCAPE ARCHITECT:
Cadence
1007 N. Federal Hwy, No. 279
Fort Lauderdale, FL 33304
Tel. (954) 768-4572
e-mail: info@cadence-living.com

CIVIL ENGINEER
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale by the Sea, FL 33308
Tel. 954-522-1004
e-mail: info@flynnengineering.com

STRUCTURAL ENGINEER
Bryntesen Structural Engineers
3045 N Federal Hwy Building 80
Ft Lauderdale, FL 33306
Tel. (954) 568-1411
e-mail: murrayb@bryntesen.com

MECHANICAL ENGINEER
Project Caine
1948 E. Sunrise Blvd.
Ft Lauderdale, FL 33304
Tel. (954) 767-8886
e-mail: bcaine@projectcaine.com

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE
1	PERMIT REVIEW COMMENTS	12/18/12

PROJECT NO:	201103_00
MODEL FILE:	
DRAWN BY:	AB - AF
CHK'D BY:	SWS - RDP - ABB
DATE:	11/09/2012
SCALE:	3/16" = 1'- 0"

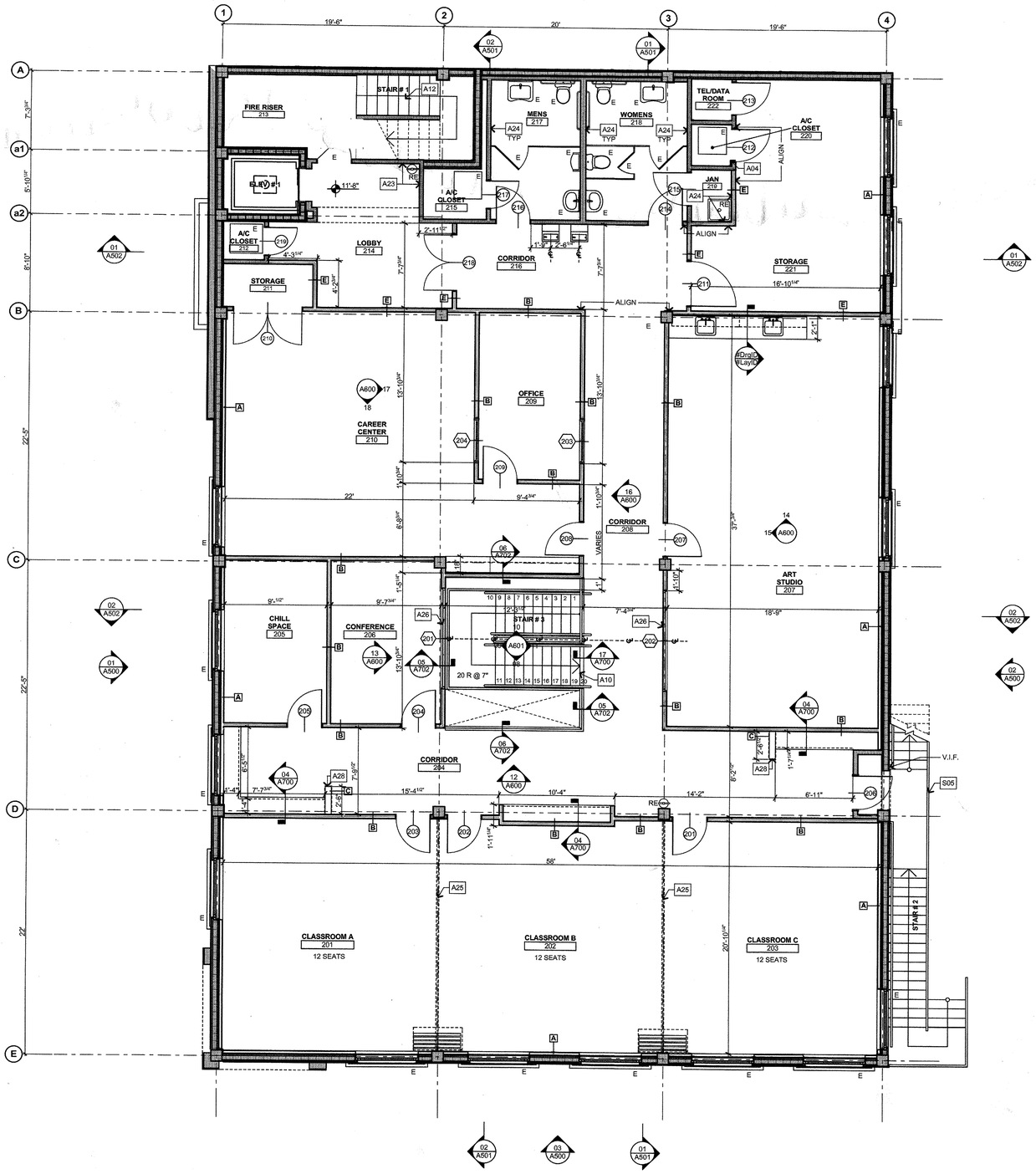
CONSTRUCTION DOCUMENTS

FIRST FLOOR
ARCHITECTURAL PLAN

A300

S:\Projects\DMF\Drawings\Construction Documents\CDS 2012_1109\DMF 201103_00.pln

PRINT DATE: 11/9/2012



01 SECOND FLOOR
3/16" = 1'-0"

N

ARCHITECTURAL NOTES

A01 REFER TO GENERAL NOTES FOR FURTHER INFORMATION.

A02 CONTRACTOR TO BRING TO ARCHITECT ATTENTION ANY DISCREPANCIES BETWEEN DRAWINGS, SPECS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

A03 DIMENSIONS SHOWN ARE CLEAR FINISHED.

A04 NO WORK TO BE DONE. PROTECT EXISTING CONDITIONS AS NECESSARY.

A05 PROTECT REMAINING CONDITIONS AS NECESSARY.

A10 PROVIDE NEW PRE-ENGINEERED STEEL STAIR. ENGINEER SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND COMMENCEMENT OF WORK.

A11 FILL IN FLOOR AREA REMAINING BELLOW DEMOLISHED WALL.

A12 PROVIDE MOLDED SAFETY STAIR TREADS.

A20 PROVIDE DRYWALL REPAIR AS NECESSARY TO ALL EXISTING WALLS THROUGHOUT PREMISES. TYP.

A21 PROVIDE NEW STORE FRONT SYSTEM. SUPPLY ALL ASSOCIATED AS NECESSARY.

A22 COVER EXISTING METAL FRAMES WITH 5/8" GYPSUM BOARD MOISTURE RESISTANTE IN BOTH SIDES.

A23 INTERIOR PARTITION IN THE ELEVATOR LOBBY TO BE TYPE X G.W.B. - 1 HOURS FIRE RATING. GENERAL CONTRACTOR TO V.I.F. EXISTING WALL CONDITIONS AND REPLACE AS NECESSARY TO MAINTAIN THE FIRE RATING.

A24 PARTITIONS IN MOISTURE AREAS WILL BE MOISTURE RESISTANT. CONTRACTOR TO V.I.F. EXISTING CONDITIONS AND REPLACE AS NECESSARY.

A25 PROVIDE OPERABLE PARTITION WALL BY HUFCOR. PAIRED PANELS CONFIGURATION. MODEL AND FINISH T.B.D.

A26 WINDOW TO BE CENTERED TO NEW STAIR, COORDINATE AS NECESSARY.

A27 INSTALL EXISTING TOILET PARTITION.

A28 INDICATE HALF WALL, REFER TO SECTIONS & ELEVATIONS FOR EXACT HEIGHT.

A29 PROVIDE NEW PRE-ENGINEERED STEEL ACCESS PEDESTAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALATION.

A30 PROVIDE NEW CANE RAIL. REFER TO DETAILS FOR FURTHER INFORMATION.

SITE NOTES

S01 REFER TO GENERAL NOTES FOR FURTHER INFORMATION.

S02 CONTRACTOR TO BRING TO ARCHITECT ATTENTION AND DISCREPANCIES BETWEEN DRAWINGS, SPECS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

S03 DIMENSIONS SHOWN ARE CLEAR FINISHED.

S04 COLUMNS TO BE BOXED OUT WITH 3 5/8" METAL STUDS. 5/8" OSB AND 3/4" STUCCO TO MATCH EXISTING CONDITION. REFER TO ELEVATIONS FOR FINISHES.

S05 PROVIDE NEW PRE-ENGINEERED STEEL HANDRAIL. ENGINEER SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND COMMENCENT OF WORK.

S06 NO WORK TO BE DONE. PROTECT REMAINING CONDITIONS AS NECESSARY.

PowersSchram
Architecture & Planning | Residential & Commercial

PowersSchram, LLC
1512 E Broward Blvd
Suite 300
Fort Lauderdale, FL 33301
954.533.5957 T
866.807.6733 F

info@powersschram.com
www.powersschram.com

11.9.2012

DMF VOCATIONAL COLLEGE
400 N ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

CONSULTANTS

LANDSCAPE ARCHITECT:
Cadence
1007 N. Federal Hwy. No. 279
Fort Lauderdale, FL 33304
Tel. (954) 766-4672
e-mail: info@cadence-living.com

CIVIL ENGINEER
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale by the Sea, FL 33308
Tel. 954-522-1004
e-mail: info@flynnengineering.com

STRUCTURAL ENGINEER
Bryntesen Structural Engineers
3045 N Federal Hwy Building 80
Ft Lauderdale, FL 33306
Tel. (954) 568-1411
e-mail: murrayb@bryntesen.com

MECHANICAL ENGINEER
Project Caine
1946 E. Sunrise Blvd.
Ft Lauderdale, FL 33304
Tel. (954) 767-8886
e-mail: bcaine@projectcaine.com

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

PROJECT NO:	201103_00
MODEL FILE:	
DRAWN BY:	AB - AF
CHK'D BY:	SWS - RDP - ABB
DATE:	11/09/2012
SCALE:	3/16" = 1'- 0"

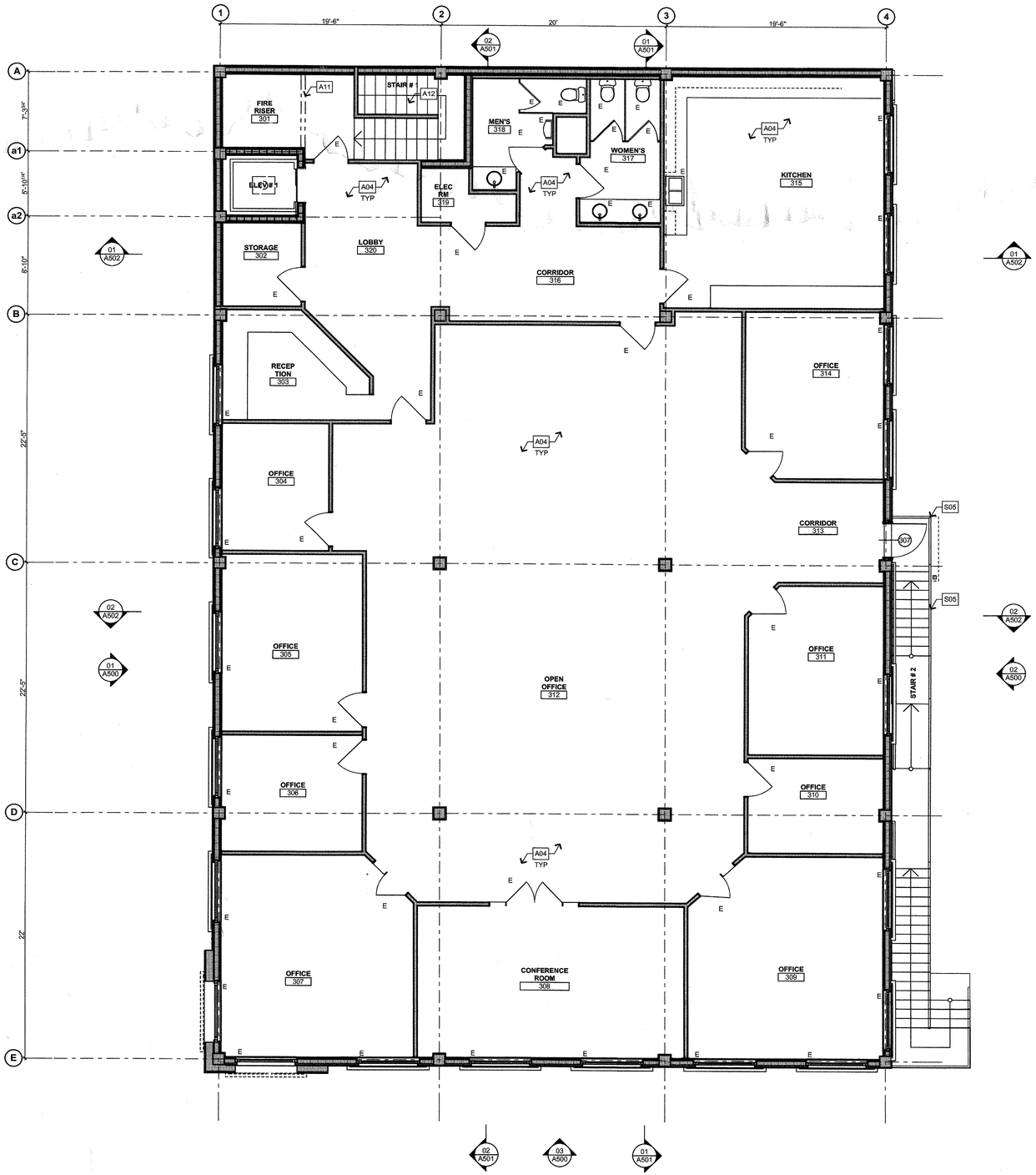
CONSTRUCTION DOCUMENTS

SECOND FLOOR ARCHITECTURAL PLAN

A301

teamwork://CONFERENCEPC/DMF 201103_00

PRINT DATE: 11/9/2012



01 THRID FLOOR

3/16" = 1'-0"

N

ARCHITECTURAL NOTES

A01 REFER TO GENERAL NOTES FOR FURTHER INFORMATION.

A02 CONTRACTOR TO BRING TO ARCHITECT ATTENTION ANY DISCREPANCIES BETWEEN DRAWINGS, SPECS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

A03 DIMENSIONS SHOWN ARE CLEAR FINISHED.

A04 NO WORK TO BE DONE. PROTECT EXISTING CONDITIONS AS NECESSARY.

A05 PROTECT REMAINING CONDITIONS AS NECESSARY.

A10 PROVIDE NEW PRE-ENGINEERED STEEL STAIR. ENGINEER SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND COMMENCENT OF WORK.

A11 FILL IN FLOOR AREA REMAINING BELLOW DEMOLISHED WALL.

A12 PROVIDE MOLDED SAFETY STAIR TREADS.

A20 PROVIDE DRYWALL REPAIR AS NECESSARY TO ALL EXISTING WALLS THROUGHOUT PREMISES. TYP.

A21 PROVIDE NEW STORE FRONT SYSTEM. SUPPLY ALL ASSOCIATED AS NECESSARY.

A22 COVER EXISTING METAL FRAMES WITH 5/8" GYPSUM BOARD MOISTURE RESISTANTE IN BOTH SIDES.

A23 INTERIOR PARTITION IN THE ELEVATOR LOBBY TO BE TYPE X G.W.B. - 1 HOURS FIRE RATING. GENERAL CONTRACTOR TO V.I.F. EXISTING WALL CONDITIONS AND REPLACE AS NECESSARY TO MAINTAIN THE FIRE RATING.

A24 PARTITIONS IN MOISTURE AREAS WILL BE MOISTURE RESISTANT. CONTRACTOR TO V.I.F. EXISTING CONDITIONS AND REPLACE AS NECESSARY.

A25 PROVIDE OPERABLE PARTITION WALL BY HUFCOR. PAIRED PANELS CONFIGURATION. MODEL AND FINISH T.B.D.

A26 WINDOW TO BE CENTERED TO NEW STAIR, COORDINATE AS NECESSARY.

A27 INSTALL EXISTING TOILET PARTITION.

A28 INDICATE HALF WALL, REFER TO SECTIONS & ELEVATIONS FOR EXACT HEIGHT.

A29 PROVIDE NEW PRE-ENGINEERED STEEL ACCESS PEDESTAL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALATION.

A30 PROVIDE NEW CANE RAIL. REFER TO DETAILS FOR FURTHER INFORMATION.

SITE NOTES

S01 REFER TO GENERAL NOTES FOR FURTHER INFORMATION.

S02 CONTRACTOR TO BRING TO ARCHITECT ATTENTION AND DISCREPANCIES BETWEEN DRAWINGS, SPECS AND FIELD CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

S03 DIMENSIONS SHOWN ARE CLEAR FINISHED.

S04 COLUMNS TO BE BOXED OUT WITH 3 5/8" METAL STUDS. 5/8" OSB AND 3/4" STUCCO TO MATCH EXISTING CONDITION. REFER TO ELEVATIONS FOR FINISHES.

S05 PROVIDE NEW PRE-ENGINEERED STEEL HANDRAIL. ENGINEER SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL PRIOR TO FABRICATION AND COMMENCENT OF WORK.

S06 NO WORK TO BE DONE. PROTECT REMAINING CONDITIONS AS NECESSARY.

PowersSchram
Architecture & Planning | Residential & Commercial

PowersSchram, LLC
1512 E Broward Blvd
Suite 300
Fort Lauderdale, FL 33301
954.533.5957 T
866.807.6733 F

info@powersschram.com
www.powersschram.com

11.9.2012

DMF VOCATIONAL COLLEGE

400 N ANDREWS AVENUE
FORT LAUDERDALE, FLORIDA 33301

CONSULTANTS

LANDSCAPE ARCHITECT:
Cadence
1007 N. Federal Hwy. No. 279
Fort Lauderdale, FL 33304
Tel. (954) 768-4572
e-mail: info@cadence-living.com

CIVIL ENGINEER
Flynn Engineering Services, P.A.
241 Commercial Blvd
Lauderdale by the Sea, FL 33308
Tel. 954-522-1004
e-mail: info@flynnengineering.com

STRUCTURAL ENGINEER
Bryntesen Structural Engineers
3045 N Federal Hwy Building 80
Ft Lauderdale, FL 33306
Tel. (954) 568-1411
e-mail: murrayb@bryntesen.com

MECHANICAL ENGINEER
Project Caine
1948 E. Sunrise Blvd.
Ft Lauderdale, FL 33304
Tel. (954) 767-8886
e-mail: bcaine@projectcaine.com

REVISIONS & MILESTONES

NO.	DESCRIPTION	DATE

PROJECT NO:	*201103_00*
MODEL FILE:	
DRAWN BY:	AB - AF
CHK'D BY:	SWS - RDP - ABB
DATE:	11/09/2012
SCALE:	3/16" = 1'- 0"

CONSTRUCTION DOCUMENTS

THIRD FLOOR ARCHITECTURAL PLAN

A302

teamwork://CONFERENCEPC/DMF 201103_00