



INSTR # 112875231
Recorded 03/18/15 03:55:37 PM
Broward County Commission
Deputy Clerk 2150
#1, 38 Pages

Site Plan Development Order

PROJECT NAME: 4560 El Mar Ocean Club

ADDRESS OF PROPERTY: 4546 – 4560 El Mar Drive

FOLIO #: 4943 18 01 0510

LEGAL DESCRIPTION: LAUDERDALE BY THE SEA 6-2 B LOTS 12 THRU 16
BLK 8

PROPERTY OWNER: Florida Development Group, Inc.
225 NE Mizner Blvd., Suite 610
Boca Raton, FL 33432

APPLICANT: Mark Ellert
IAG Florida, Inc.
1850 SE 17th Street, Suite 108
Fort Lauderdale, FL 33316

REQUEST: Site Plan Approval on a 0.68-acre site to demolish the existing buildings and construct a new three-story 23,685 square foot, 34 unit hotel.

SECTION 1. FINDINGS. THIS MATTER came before the TOWN Commission of the TOWN of LAUDERDALE-BY-THE-SEA, Florida, on March 10, 2015, following due public notice. The TOWN Commission having considered the public testimony, evidence in the record, the testimony of the applicant, and the recommendation of the TOWN Planning and Zoning Board and administrative staff, finds that the application, as conditioned herein, is in compliance with the applicable standards and minimum requirements of Chapter 30 of the Town Code.

SECTION 2. APPROVAL. The request to approve a site plan is hereby approved as shown on the site plan submitted by IAG Florida, Inc., dated March 2, 2015, attached as Exhibit 1, except as modifications may be required by this approval or the Building Official.

and revised March 10, 2015

SECTION 3. CONDITIONS. The APPROVAL granted herein is subject to the following conditions:

1. Adequate storm water facilities shall be provided to meet regulatory requirements. No off site drainage will be allowed.
2. Town Engineering comments shall be met.
3. A signage plan is required for the site and shall be submitted to the Town prior to receiving a building permit.
4. The Town will provide CPTED (Crime Prevention Through Environmental Design) comments to the applicant by March 15, 2015 and the applicant shall review and respond to the comments, at time of building permit review.
5. Colors and materials for the building shall be submitted for approval to the Town Planner. Future changes to the building color or materials shall be submitted for approval by the Town through a site plan Level 1 amendment.
6. Rooftop equipment shall be screened from view from the right-of-way.
7. Sidewalks shall meet El Mar Drive streetscape plans or the Commission must approve an alternative streetscape plan that meets or exceeds the quality and design of the El Mar Drive Streetscape Plan.
8. The applicant shall enter into a maintenance and hold harmless agreement with the Town for placing pavers in the Town's right-of-way. In addition, bollards, approved by the Town, shall be placed to protect pedestrians and prevent vehicles from turning into the breezeway corridor to drop off guests.
9. Documentation that any plans for modification to existing off-site vegetation and plantings in the dune areas have been approved by Broward County shall be submitted to the Town at the time of building permit review.
10. A landscape plan meeting the requirements of Article VII. Landscape Code shall be provided at time of building permit review.
11. A permit must be obtained from Broward County prior to removal of existing trees. Mitigation plans must be approved prior to building permit issuance and requirements met prior to certificate of occupancy.
12. Every effort shall be made to minimize damage to existing dune vegetation during site clearing and construction and any damaged native dune vegetation shall be replaced.
13. Minimum code requirements for separation of trees from structures, impervious areas and other trees will be monitored at the time of installation.

14. Existing Code Enforcement liens shall be resolved prior to the Town issuing a building permit for new construction.
15. The applicant shall demolish the existing structures on the site within six months from the date of the development order.
16. The applicant shall secure a building permit, as defined in Section 30-121(c)(5) of the Town Code, for the project within eighteen months of the date of the development order approval and a certificate of occupancy for all structures within eighteen months of obtaining the building permit. An extension to the deadline for completion of construction may be granted by the Town Commission pursuant to the requirements of Section 6-12 of the Town Code.
17. All construction shall be in accordance with the plans, incorporated into this document as Exhibit 1, which are entitled "4560 El Mar Ocean Club Approved Site Plan, and Town-dated March 10, 2015, which incorporates all modifications and conditions approved by the Town Commission. The site plan may be modified as required as part of the building permit and/or architectural review process.
18. The approved site plan does not in any way create a right on the part of the applicant to obtain a permit from a state or federal agency, and does not create liability on the part of the Town for issuance of the approval if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes action that result in a violation of federal or state law.
19. All applicable state and federal permits shall be obtained before commencement of construction.
20. Bicycles shall be provided as required by the Town Code.
21. The applicant shall provide verification of wavecrest elevation from the Florida Department of Environmental Protection (DEP). If revisions to the structures are necessary based on the information provided by DEP, they shall be reviewed and approved as a Level 2 Site Plan Amendment by the Town Commission.
22. The applicant shall obtain:
 - a. an administrative adjustment to reduce the required parking by 2 parking spaces; or
 - b. a parking variance to reduce the required parking by 2 parking spaces; or
 - c. a variance to section 30-124(a)(1)b.2. of the Town Code to permit pavement within five feet of the property line.
23. The applicant shall provide updated plans reflecting final revisions no later than 30 days after approval of the necessary administrative adjustment or variance pursuant to condition 22 above.

SECTION 4. VIOLATION OF CONDITIONS. Failure to adhere to the terms and conditions of this Development Order shall be considered a violation of the Town Code and persons found violating the conditions shall be subject to the penalties prescribed by the Town Code,

including but not limited to, the revocation of any of the approval(s) granted in this Development Order. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code before it may commence construction or operation, and that the foregoing approval in this Development Order may be revoked by the Town at any time upon a determination that the Applicant is in non-compliance with the Town Code or the conditions of this Approval.

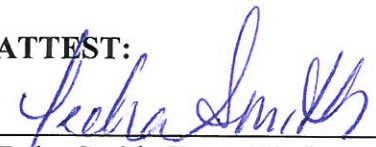
SECTION 5. APPEAL. In accordance with Section 30-140(d)(11) of the Town Code, the Applicant, or any aggrieved property owner in the area, may appeal the decision of the Town Commission in the Circuit Court of Broward County, Florida, in accordance with the Florida Rules of Appellate Procedure.

SECTION 6. EFFECTIVE DATE. This Development Order shall become effective upon being recorded in the public records of Broward County.

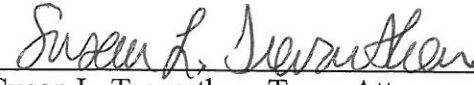
APPROVED this 10th day of March, 2015.


MAYOR SCOT SASSER

ATTEST:


Tedra Smith, Town Clerk

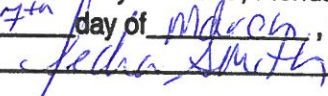
Approved as to form:

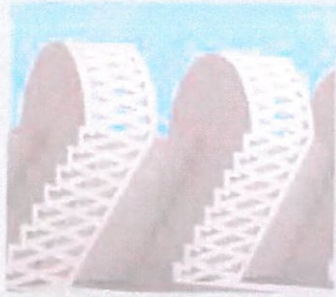

Susan L. Trevarthen, Town Attorney

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.

WITNESSED by my hand and official seal of the Town of Lauderdale-By-The-Sea, Florida

17th day of March, 20 15
 Town clerk



4560 EL MAR OCEAN CLUB
LAUDERDALE-BY-THE-SEA

SITE PLAN APPROVAL
SUBMITTAL # 4

MARCH 2nd, 2015



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AS-04	Level 300 Floor Plan
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AS-06	West Elevation
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AS-07	North & South Elevations
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LA-2	Site Section & Details
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4560 EL MAR OCEAN CLUB
LAUDERDALE-BY-THE-SEA
DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

Site Plan Approval
Submitted #4
March 2nd, 2015

Revisions
| Description | Date
2015.03.02 | 01 | 03/02/15

14024

IND

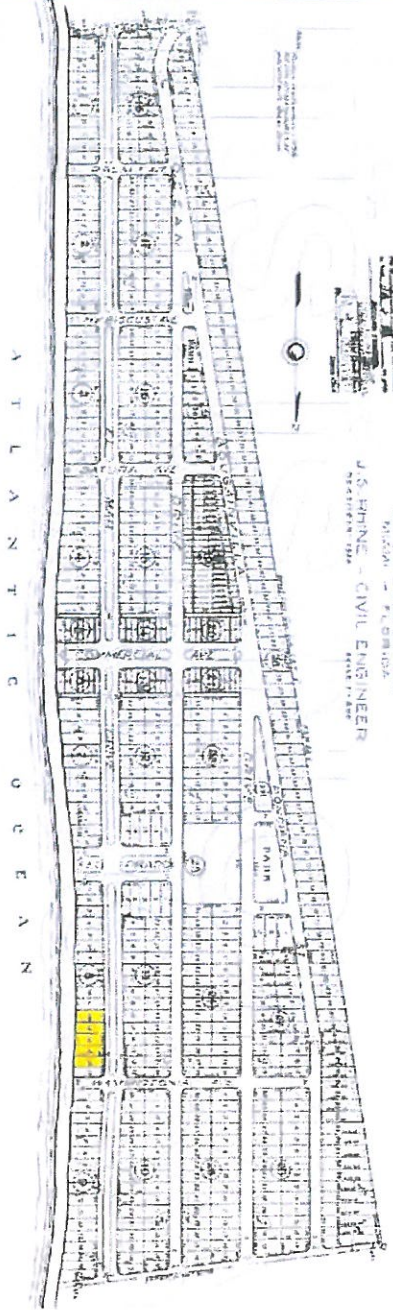
LAUDERDALE BY THE SEA

37th

A SUBDIVISION OF
 GOVERNMENT LOTS 1 & 2 SEC 18, T 49 S, R 30 E
 BROWARD COUNTY, FLA.

OWNERS: ARTHUR BREWER & SONS
 167 E. PALM BLVD. ST.
 MIAMI, FLORIDA

J.S. SPRINE - CIVIL ENGINEER
 4200 N.W. 11th St.
 MIAMI, FLORIDA



A T L A N T I C O C E A N

NOTICE TO THE PUBLIC: This plat was prepared by J.S. Sprine, Civil Engineer, and is subject to the provisions of the Florida Statutes relating to the recording of plats. The owner of the land shown on this plat is Arthur Brewer & Sons, and they are the only persons authorized to sell or lease the land shown on this plat. Any person who sells or leases the land shown on this plat without the authority of Arthur Brewer & Sons is guilty of a crime under the laws of the State of Florida.

J.S. Sprine
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 CIVIL ENGINEER

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J.S. Sprine
 J.S. SPRINE
 CIVIL ENGINEER

4580 EL MAR OCEAN CLUB

3746
 G-2



SCALE N.T.S.

4560 EL MAR
OCEAN CLUB

4560 El Mar Ocean Club
CONTEXT PLAN
SCALE N.T.S.



4560 EL MAR
OCEAN CLUB
3 Levels Above Grade

4560 El Mar Ocean Club
CONTEXT PLAN
SCALE N.T.S.



4560 El Mar Ocean Club
LOCATION MAP
SCALE N.T.S.

NOTES: 1. ALL INFORMATION IS FOR INFORMATIONAL PURPOSES ONLY. 2. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES. 3. THE INFORMATION IS NOT TO BE USED FOR ANY OTHER PURPOSES.

14024	Revision 3 Design Date March 2015	Site Plan Approval Submitted on March 2015
S-01		

4560 EL MAR OCEAN CLUB

LAUDERDALE-BY-THE-SEA
DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

**NICHOLS
BROSCH
WURST
WOLFE**
Architects & Interiors

ZONING DATA

SITE DATA

ZONING DESIGNATION: RM-25 (APARTMENTS AND LODGING)
 LAND USE: M - MULTI - FAMILY RESIDENCE
 FLOOD ZONE: X-A-2
 COMMUNITY NUMBER: 125123
 PARCEL: 1207100778
 OFFICIAL MAP: H 20/7.330 NARD 08
 BAYVIEW CREST ELEVATION: 17.9 NARD 08
 WINDY CREST ELEVATION: 17.9 NARD 08
 FINAL DATE: 8/18/2014

UTILITIES PROVIDERS

WATER: CITY OF FORT LAUDERDALE
 SEWER: TOWN OF LAUDERDALE-BY-THE-SEA
 ELECTRICAL: FLORIDA POWER AND LIGHT COMPANY (FPL)
 NATURAL GAS: TECO ENERGY

LEGAL DESCRIPTION

LOTS: 12-16
 BLOCK: 8
 SUBDIVISION: L-B-T-S (PBI)
 FOLIO NUMBER: (ALL PARCELS) 8943 18 01 0510

DIMENSIONAL REQUIREMENTS

REQUIRED / REBUILT	PROPOSED
LOT SIZE	20,238 sq. ft. (9,469 sq. m)
LOT DIMENSION	34 HOTEL ROWS
LOT WIDTH	250'
BUILDING SIZE	23,144 sq. ft. ENCLOSED / 14,848 sq. ft. TOTAL
BUILDING HEIGHT	33' 0" 2ND FLOOR GRADE 33' 0" 3RD FLOOR GRADE 33' 0" 4TH FLOOR GRADE 33' 0" 5TH FLOOR GRADE 33' 0" 6TH FLOOR GRADE 33' 0" 7TH FLOOR GRADE 33' 0" 8TH FLOOR GRADE 33' 0" 9TH FLOOR GRADE 33' 0" 10TH FLOOR GRADE 33' 0" 11TH FLOOR GRADE 33' 0" 12TH FLOOR GRADE 33' 0" 13TH FLOOR GRADE 33' 0" 14TH FLOOR GRADE 33' 0" 15TH FLOOR GRADE 33' 0" 16TH FLOOR GRADE 33' 0" 17TH FLOOR GRADE 33' 0" 18TH FLOOR GRADE 33' 0" 19TH FLOOR GRADE 33' 0" 20TH FLOOR GRADE 33' 0" 21ST FLOOR GRADE 33' 0" 22ND FLOOR GRADE 33' 0" 23RD FLOOR GRADE 33' 0" 24TH FLOOR GRADE 33' 0" 25TH FLOOR GRADE 33' 0" 26TH FLOOR GRADE 33' 0" 27TH FLOOR GRADE 33' 0" 28TH FLOOR GRADE 33' 0" 29TH FLOOR GRADE 33' 0" 30TH FLOOR GRADE 33' 0" 31ST FLOOR GRADE 33' 0" 32ND FLOOR GRADE 33' 0" 33RD FLOOR GRADE 33' 0" 34TH FLOOR GRADE 33' 0" 35TH FLOOR GRADE 33' 0" 36TH FLOOR GRADE 33' 0" 37TH FLOOR GRADE 33' 0" 38TH FLOOR GRADE 33' 0" 39TH FLOOR GRADE 33' 0" 40TH FLOOR GRADE 33' 0" 41ST FLOOR GRADE 33' 0" 42ND FLOOR GRADE 33' 0" 43RD FLOOR GRADE 33' 0" 44TH FLOOR GRADE 33' 0" 45TH FLOOR GRADE 33' 0" 46TH FLOOR GRADE 33' 0" 47TH FLOOR GRADE 33' 0" 48TH FLOOR GRADE 33' 0" 49TH FLOOR GRADE 33' 0" 50TH FLOOR GRADE 33' 0" 51ST FLOOR GRADE 33' 0" 52ND FLOOR GRADE 33' 0" 53RD FLOOR GRADE 33' 0" 54TH FLOOR GRADE 33' 0" 55TH FLOOR GRADE 33' 0" 56TH FLOOR GRADE 33' 0" 57TH FLOOR GRADE 33' 0" 58TH FLOOR GRADE 33' 0" 59TH FLOOR GRADE 33' 0" 60TH FLOOR GRADE 33' 0" 61ST FLOOR GRADE 33' 0" 62ND FLOOR GRADE 33' 0" 63RD FLOOR GRADE 33' 0" 64TH FLOOR GRADE 33' 0" 65TH FLOOR GRADE 33' 0" 66TH FLOOR GRADE 33' 0" 67TH FLOOR GRADE 33' 0" 68TH FLOOR GRADE 33' 0" 69TH FLOOR GRADE 33' 0" 70TH FLOOR GRADE 33' 0" 71ST FLOOR GRADE 33' 0" 72ND FLOOR GRADE 33' 0" 73RD FLOOR GRADE 33' 0" 74TH FLOOR GRADE 33' 0" 75TH FLOOR GRADE 33' 0" 76TH FLOOR GRADE 33' 0" 77TH FLOOR GRADE 33' 0" 78TH FLOOR GRADE 33' 0" 79TH FLOOR GRADE 33' 0" 80TH FLOOR GRADE 33' 0" 81ST FLOOR GRADE 33' 0" 82ND FLOOR GRADE 33' 0" 83RD FLOOR GRADE 33' 0" 84TH FLOOR GRADE 33' 0" 85TH FLOOR GRADE 33' 0" 86TH FLOOR GRADE 33' 0" 87TH FLOOR GRADE 33' 0" 88TH FLOOR GRADE 33' 0" 89TH FLOOR GRADE 33' 0" 90TH FLOOR GRADE 33' 0" 91ST FLOOR GRADE 33' 0" 92ND FLOOR GRADE 33' 0" 93RD FLOOR GRADE 33' 0" 94TH FLOOR GRADE 33' 0" 95TH FLOOR GRADE 33' 0" 96TH FLOOR GRADE 33' 0" 97TH FLOOR GRADE 33' 0" 98TH FLOOR GRADE 33' 0" 99TH FLOOR GRADE 33' 0" 100TH FLOOR GRADE
STRUCTURAL LENGTH	200'
LOT COVERAGE	27% (MAXIMUM)
OPEN AREA	23,144 sq. ft. ENCLOSED / 14,848 sq. ft. TOTAL
LANDSCAPE AREA	2,091 sq. ft. (192 sq. m)
VIA LAND USE	3,292 sq. ft. (304 sq. m)
TOTAL PAVED AREA	22,227 sq. ft. (2,051 sq. m)
PARKING SPACES	34

SETBACK REQUIREMENTS

FRONT	REAR / BEACH	SIDE
REQUIRED	REQUIRED	REQUIRED
PROVIDED	PROVIDED	PROVIDED
24 FEET MIN.	24 FEET MIN.	24 FEET MIN.
33 FEET MAX.	33 FEET MAX.	33 FEET MAX.

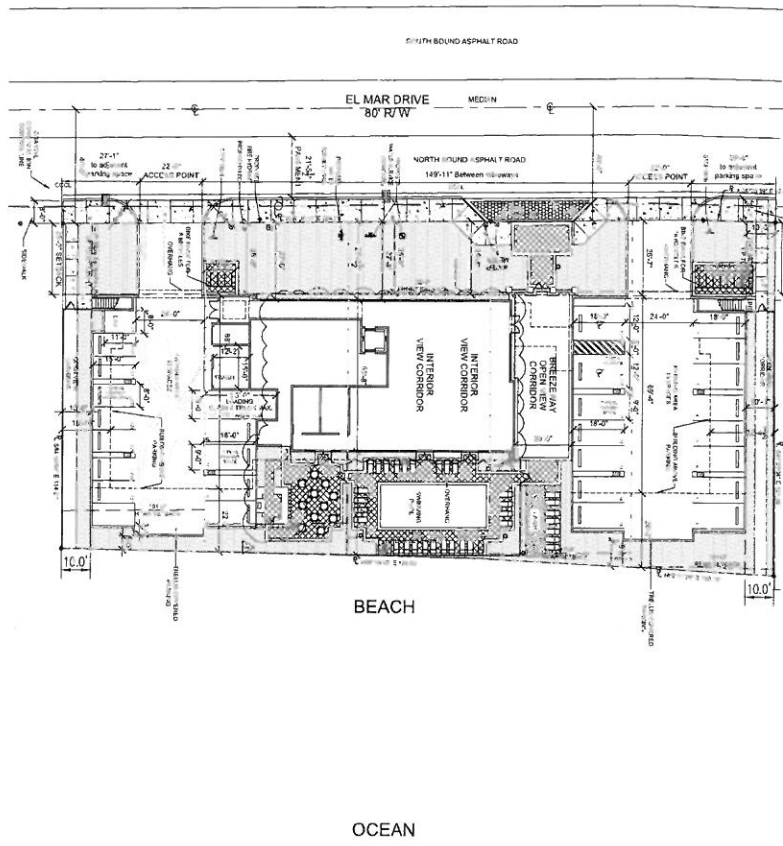
PARKING DATA

REQUIRED PARKING	REQUIRED	TOTAL
HOTEL / RESIDENTIAL	34	34
TOTAL	34	34

PERMITTED PARKING BREAKDOWN	ALLOWED / REQUIRED	TOTAL
STANDARD PARKING SPACES	2	2
COMPACT PARKING SPACES	26	26
BI-CICLE SPACES	20	20
TOTAL	48	48

BUILDING SQUARE FOOTAGE

EXISTING STRUCTURE:	PROPOSED
STREET LEVEL (Below Grade)	5,400 sq. ft. ENCLOSED
SECOND LEVEL	4,388 sq. ft. ENCLOSED
THIRD LEVEL	4,388 sq. ft. ENCLOSED
TOTAL	14,176 sq. ft. ENCLOSED
	14,176 sq. ft. ENCLOSED



STREET LEVEL AREA BREAKDOWN:
 ENCLOSED: 5,400 sq. ft. (32.7%)
 BELOW GRADE: 4,388 sq. ft. (26.3%)
 TOTAL: 9,788 sq. ft. (59.0%)

4560 El Mar Ocean Club
 SITE PLAN
 SCALE 1" = 20'-0"

Site Plan Approval
 March 10th, 2015

Project:
 # Dispersion Date
 2/26/15
 2/26/15
 2/26/15

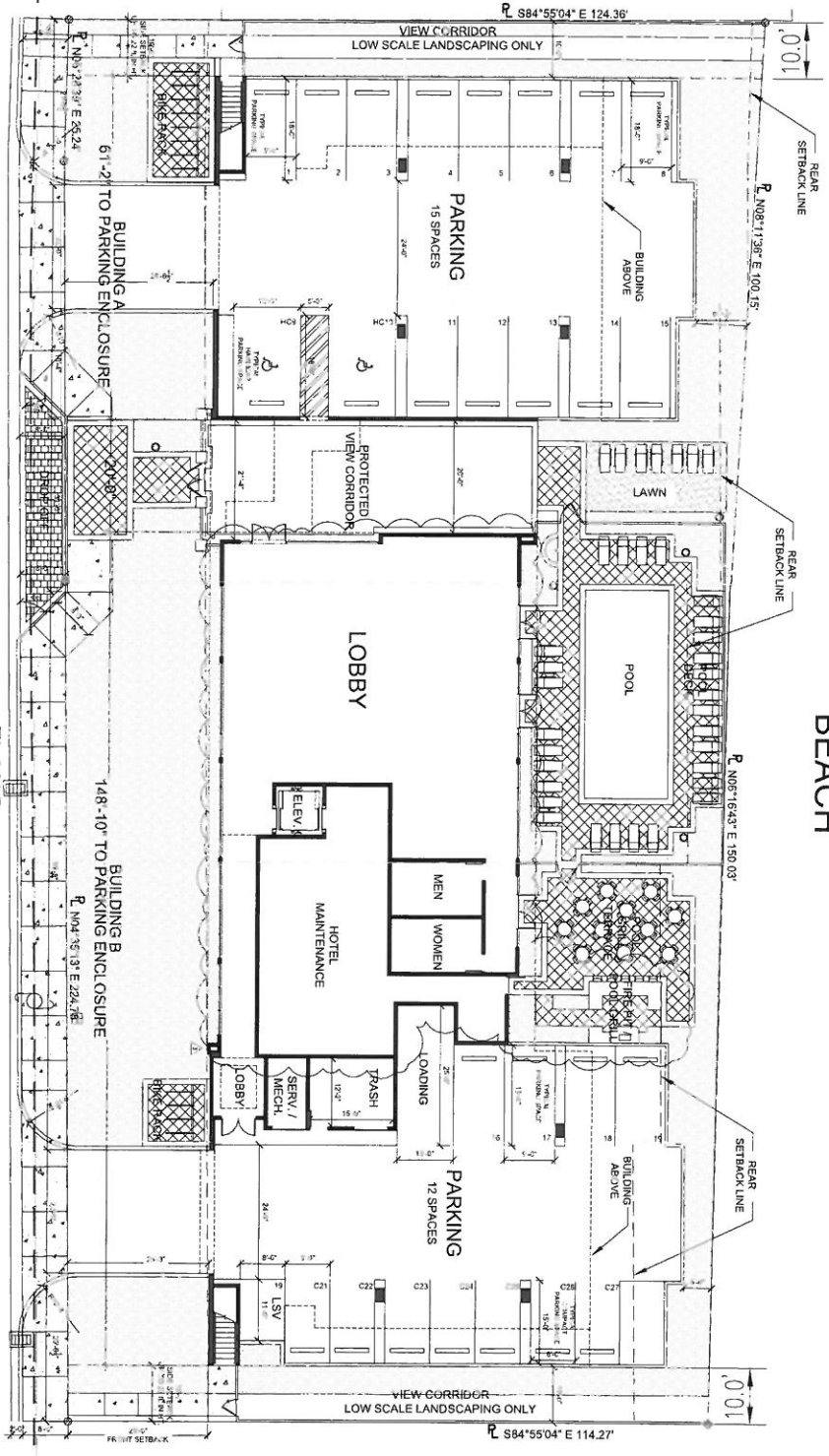
14024

S-02

4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-THE-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

NIKHIL
 BROSCH
 WURST
 WOLF
 ASSOCIATES, INC.
 ARCHITECT & PLANNING

ECOPLAN





 4560 EL MAR OCEAN CLUB

 STREET LEVEL FLOOR PLAN (Below Grade)

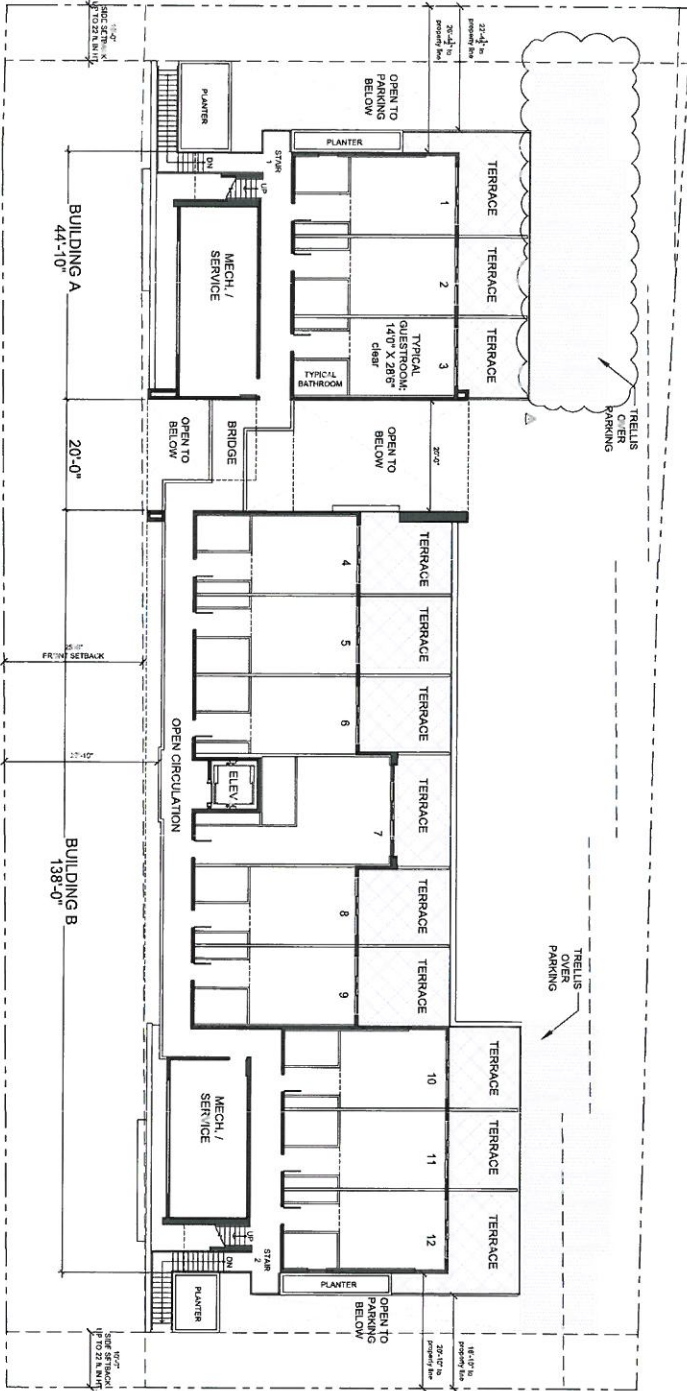
 SCALE: 1" = 10'-0"

Site Plan Approval March 15th, 2015	Rev: 6/04 # 1 Description Date 1 2015 07 01 15:48 2 2015 07 01 15:48 3 2015 07 01 15:48 4 2015 07 01 15:48	14024	AS-01
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4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-THE-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.



NICHOLS
BROCKH
WURST
MOORE
 ASSOCIATES, INC.
 Architects & Planners

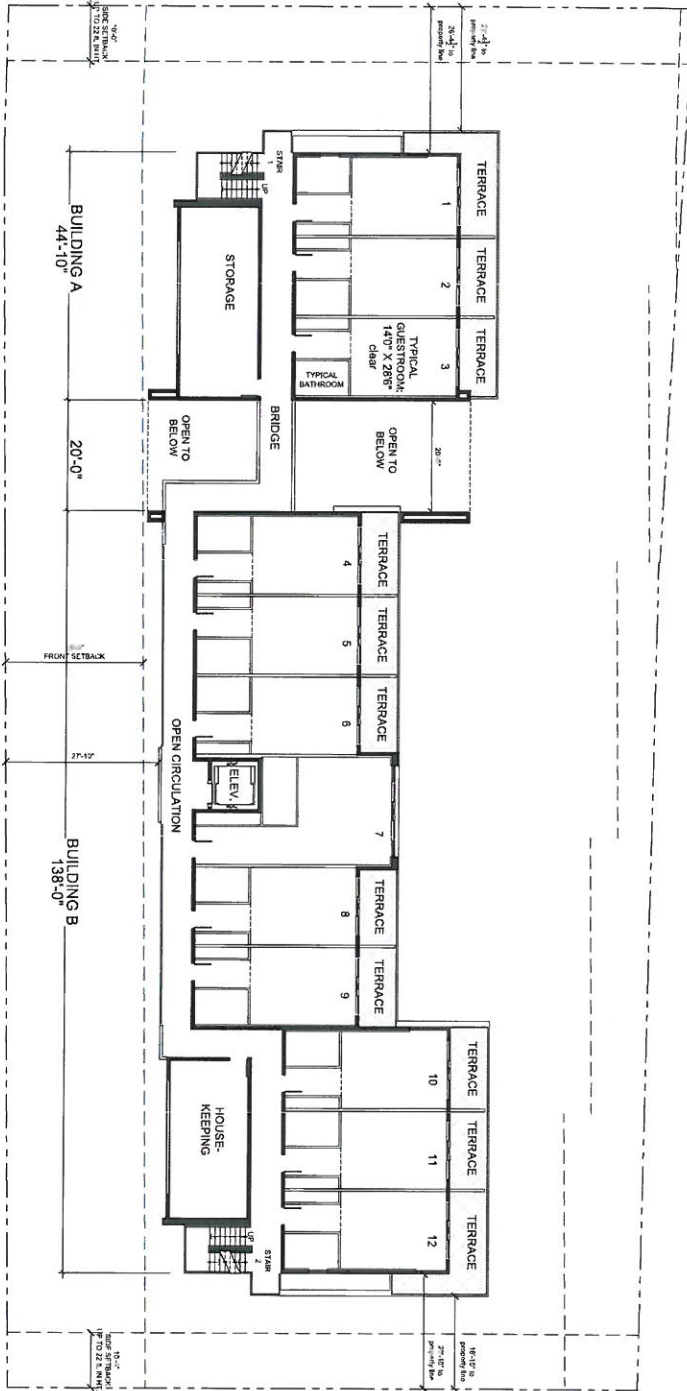



 4560 EL MAR OCEAN CLUB
 FIRST LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0"

AS-02	14024	Sign-off Approval Submitted 04 March 2nd, 2015
		Revisions # Description Date 1.

4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-THE-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.


 NICHOLS
 BROSCH
 WURST
 WOLFE
 & PARTNERS
 ARCHITECTS & PLANNERS
 1100 P L A N
 1100 P L A N
 1100 P L A N

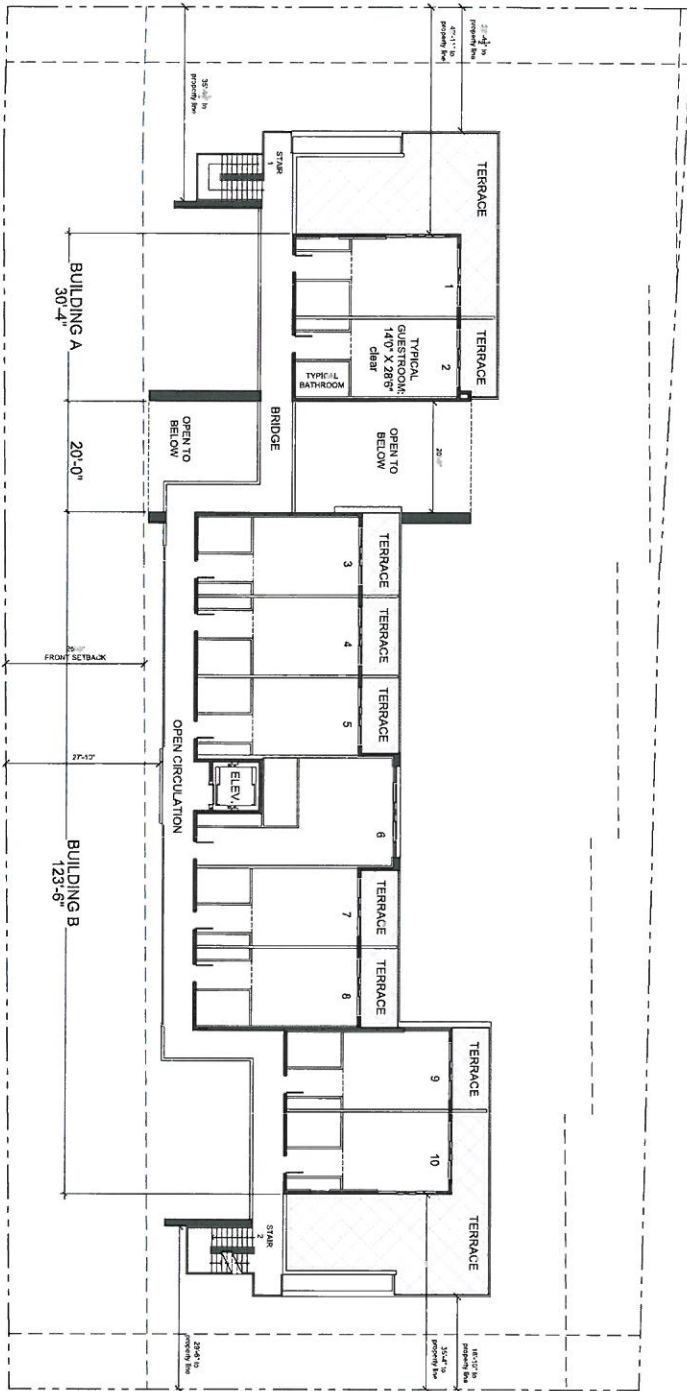



4560 EL MAR OCEAN CLUB
SECOND LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0"

AS-03	14024	2 Architectural Data 3 Electrical 4 Mechanical 5 Plumbing 6 Structural 7 Site 8 Other	1 Date: 01/15/2015 2 Author: [Name] 3 Title: [Title]
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4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-THE-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.


NICHOLS
BROSCH
WURST
WOLFE
ARCHITECTS & PLANNERS
 100 PLAN





 4560 EL MAR OCEAN CLUB

 THIRD LEVEL FLOOR PLAN

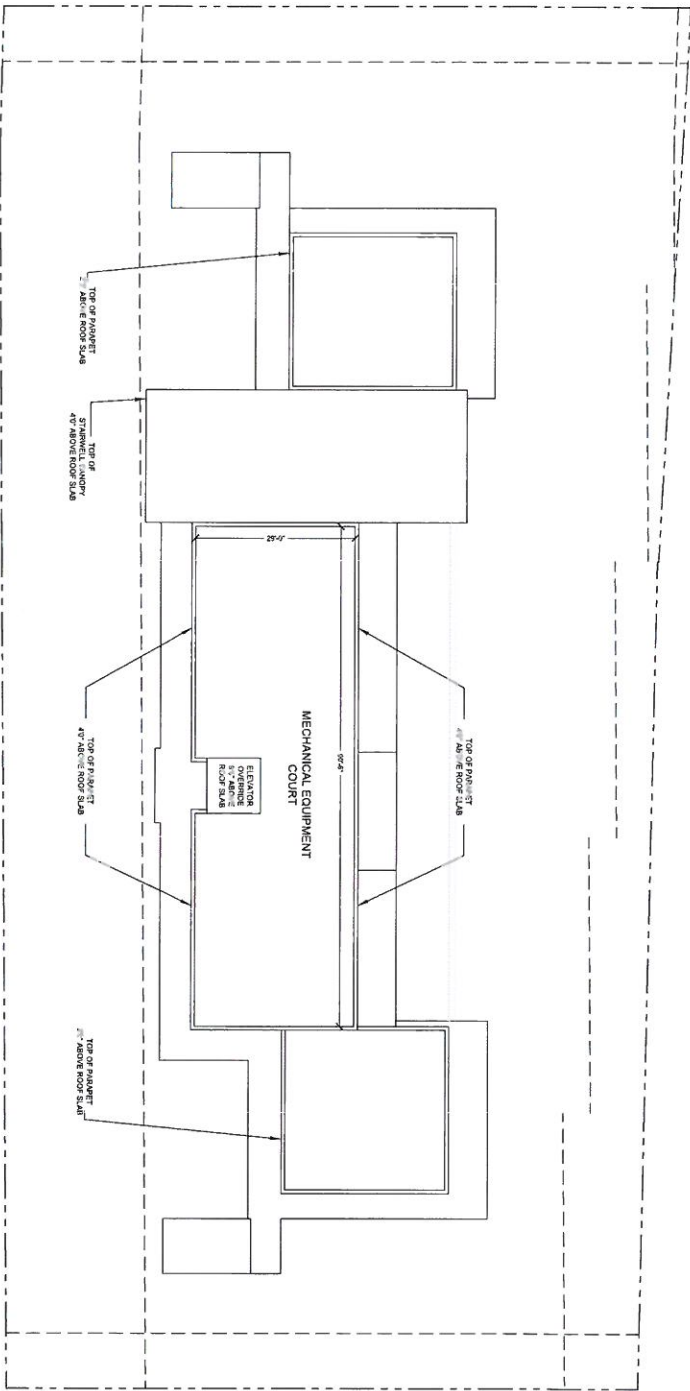
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AS-04	14024	Revisions 1. [Description] Date 2. [Description] Date 3. [Description] Date	Site Plan Approval Submitted 04/14/15 March 2nd, 2015
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4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-THE-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.



NICHOLS
BROSCH
WURST
WOLFE
ARCHITECTS & PLANNERS
 4560 El Mar Ocean Club
 Lauderdale-by-the-Sea, FL 33308
 Phone: 954.344.1111
 Fax: 954.344.1112
 www.nicholsbroschwurstwolfe.com

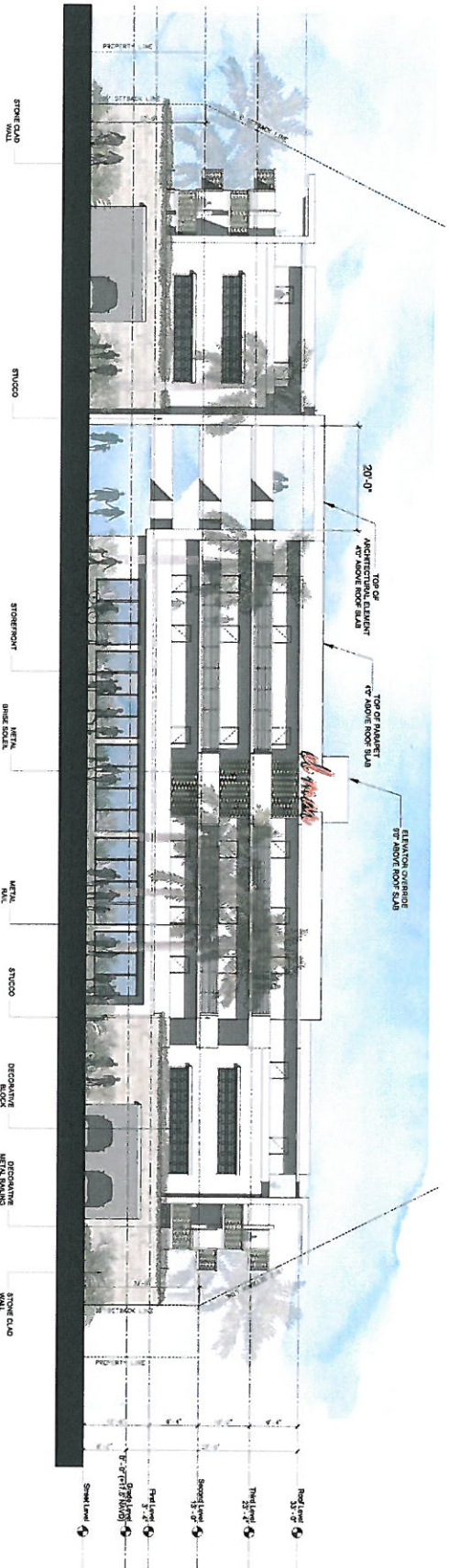



 4560 EL MAR OCEAN CLUB
 ROOF LEVEL FLOOR PLAN
 SCALE: 1" = 10'-0"

AS-05	14024	Title Block Approval Submitted 04 March 2nd, 2015	Revisions 1 Description Date 2
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4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-THE-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.


**NICHOLS
 BROSCH
 WURST
 & WOLFE**
 INC.
 Architects & Planners
 1000 PLAN



4560 EL MAR OCEAN CLUB
WEST ELEVATION
SCALE: 1" = 10'-0"



4560 EL MAR OCEAN CLUB
EAST ELEVATION
SCALE: 1" = 10'-0"

**NICHOLS
BROSCH
WOLFE**
ASSOCIATES, INC.
ARCHITECTS
1000 N. W. 10th St., Suite 1000
Fort Lauderdale, FL 33304
Tel: 954.575.1100
Fax: 954.575.1101
www.nbw.com

4560 EL MAR OCEAN CLUB
LAUDERDALE-BY-THE-SEA
DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

14024
AS-06

Site Plan Approval
March 25, 2015

Revisions
7. Description Data
8. Zoning Use
9. Building Footprint
10. Foundation



**NICHOLS
BROSCH
WURST
WOLFE**
ARCHITECTS & PLANNERS
11000 BAYVIEW BLVD., SUITE 100
DALLAS, TEXAS 75244
TEL: 214.416.1000
WWW.NBW.COM

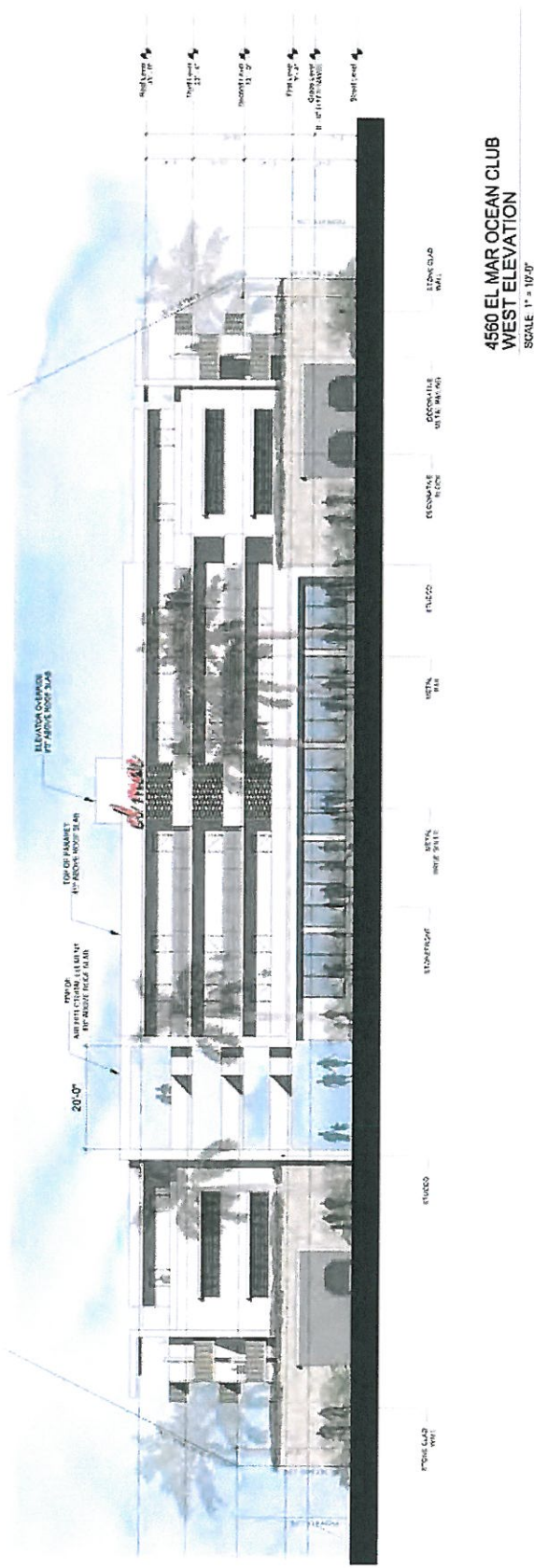
ROPLAN
REGISTERED PROFESSIONAL ARCHITECTS
11000 BAYVIEW BLVD., SUITE 100
DALLAS, TEXAS 75244
TEL: 214.416.1000
WWW.ROPLAN.COM

4560 EL MAR OCEAN CLUB
LAUDERDALE-BY-THE-SEA
DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

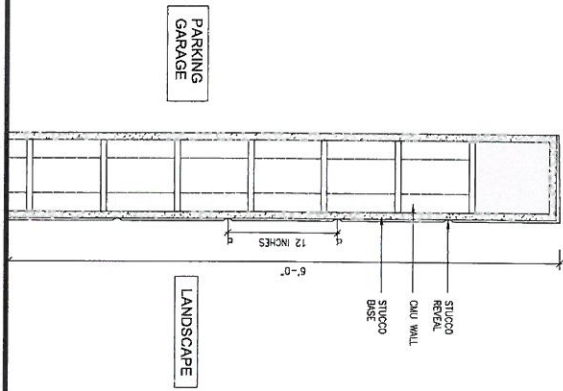
Site Plan Approval
Submitted:
March 10, 2015
Revisions:
Description Date
#1000 03/10/15

14024

AS-06

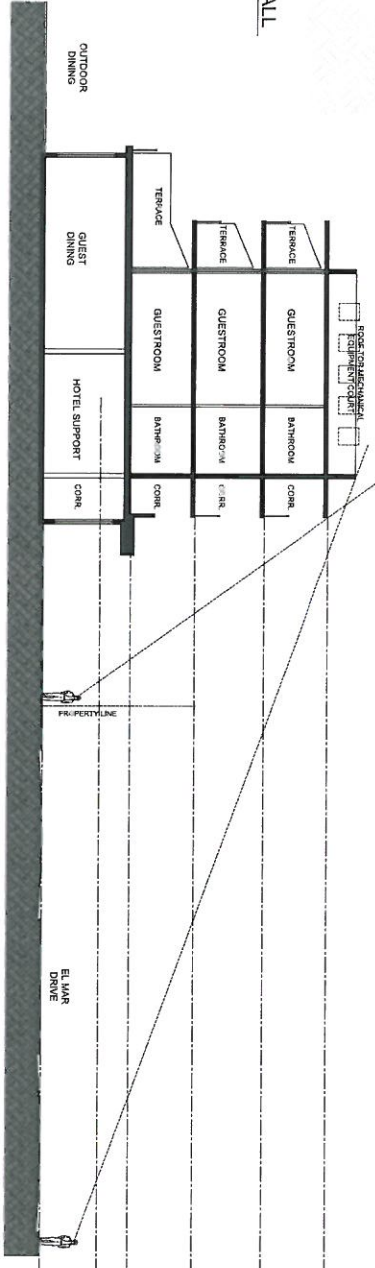
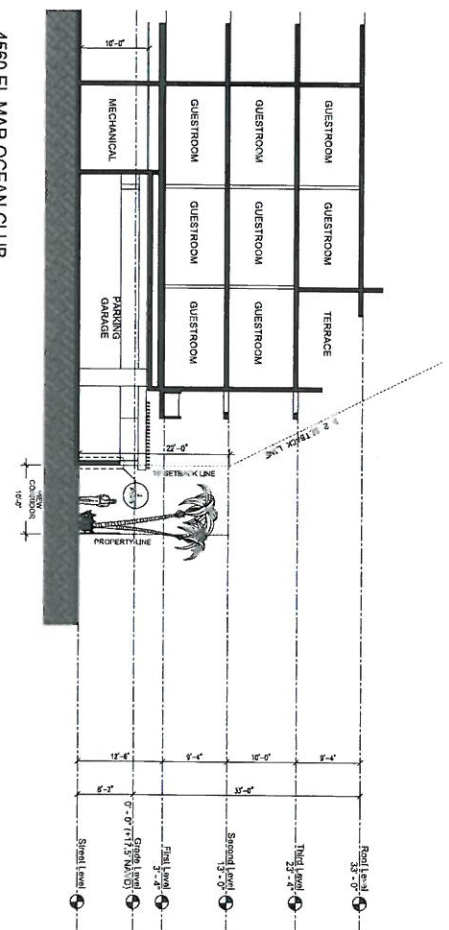


**4560 EL MAR OCEAN CLUB
WEST ELEVATION**
SCALE 1" = 10'-0"



PARKING GARAGE ENCLOSURE WALL
 SCALE: 2" = 1'-0"
 NOT FOR CONSTRUCTION

4560 EL MAR OCEAN CLUB
 CONCEPTUAL SECTION
 SCALE: 1/8" = 1'-0"

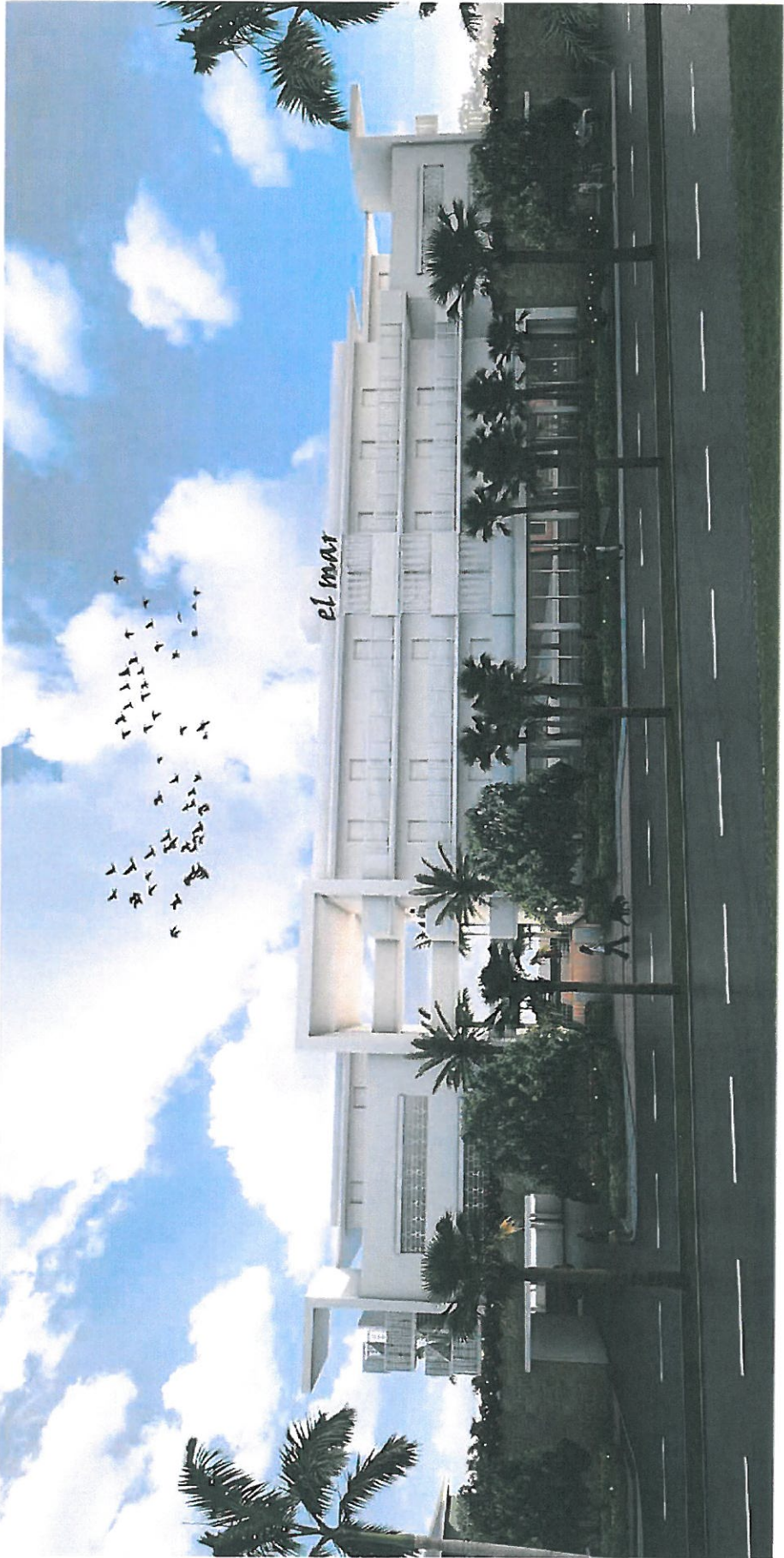


4560 EL MAR OCEAN CLUB
 CONCEPTUAL SECTION
 SCALE: 1/8" = 1'-0"

4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-THE-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

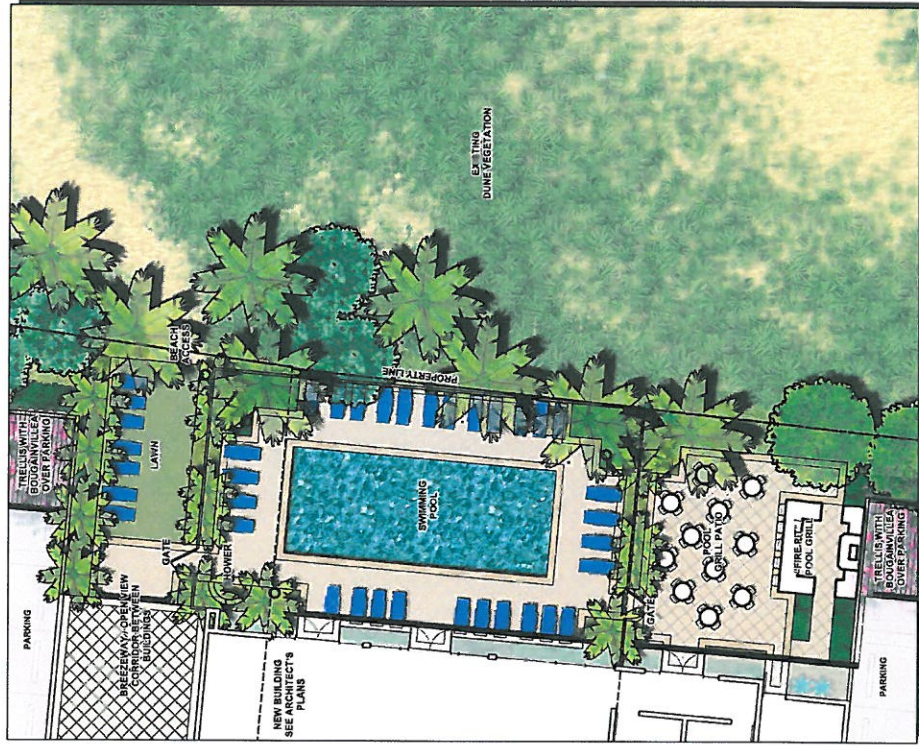
NICHOLS
BROSCH
WURST
WOLFE
INC.
 ARCHITECTS & PLANNERS
 1000 PLAN

500 West Main Street
 Suite 1000
 Miami, FL 33130
 March 2, 2015
 Revision:
 #1 DESCRIPTION DATE
 14024
 AS-08

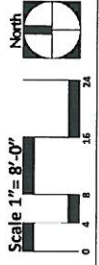




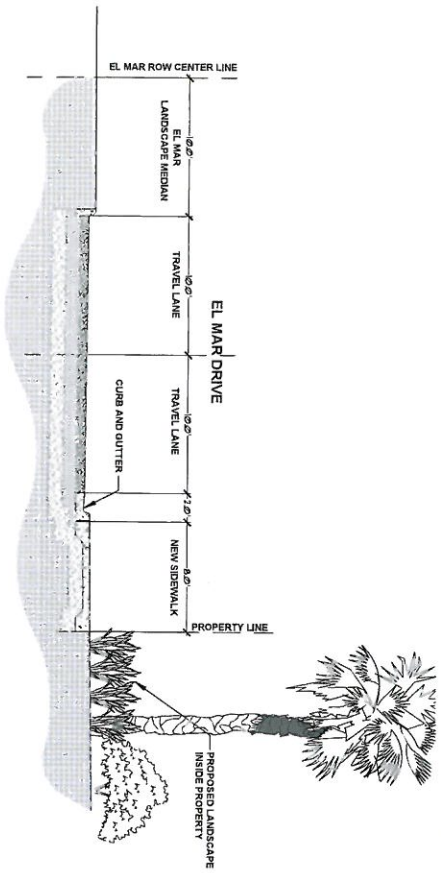




**ILLUSTRATIVE LANDSCAPE
SITE PLAN ENLARGEMENT
POOL / BEACH AREA**

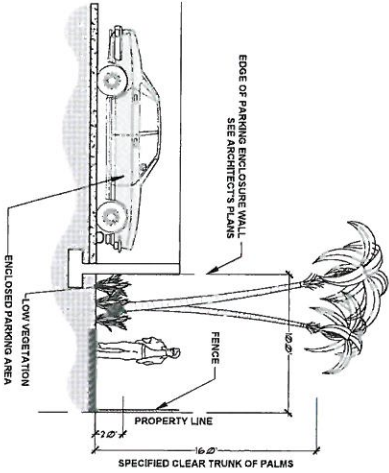


**ILLUSTRATIVE LANDSCAPE
SITE PLAN ENLARGEMENT
BUILDING ARRIVAL AREA**



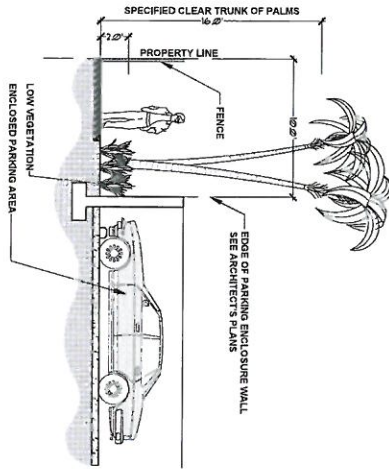
1 - EL MAR DRIVE SECTION WITH PROPOSED SIDEWALK

SCALE 1/4" = 1'-0"



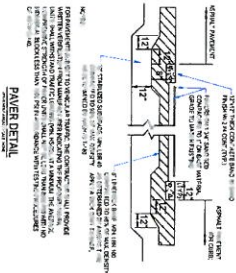
2 - SOUTH VIEW CORRIDOR LOOKING EAST

SCALE 1/4" = 1'-0"



3 - NORTH VIEW CORRIDOR LOOKING EAST

SCALE 1/4" = 1'-0"



4 - ROW PAVES DETAIL - DROP OFF AREA

N.T.S.



NICHOLS BROSCH WURST WOLFE & PARTNERS
ARCHITECTS & PLANNERS
1001 N. W. 10th Street, Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 562-1111
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www.nbw.com



KOPLAN ENGINEERING & ARCHITECTURE, INC.
1001 N. W. 10th Street, Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 562-1111
Fax: (954) 562-1112
www.koplan.com

4560 EL MAR OCEAN CLUB

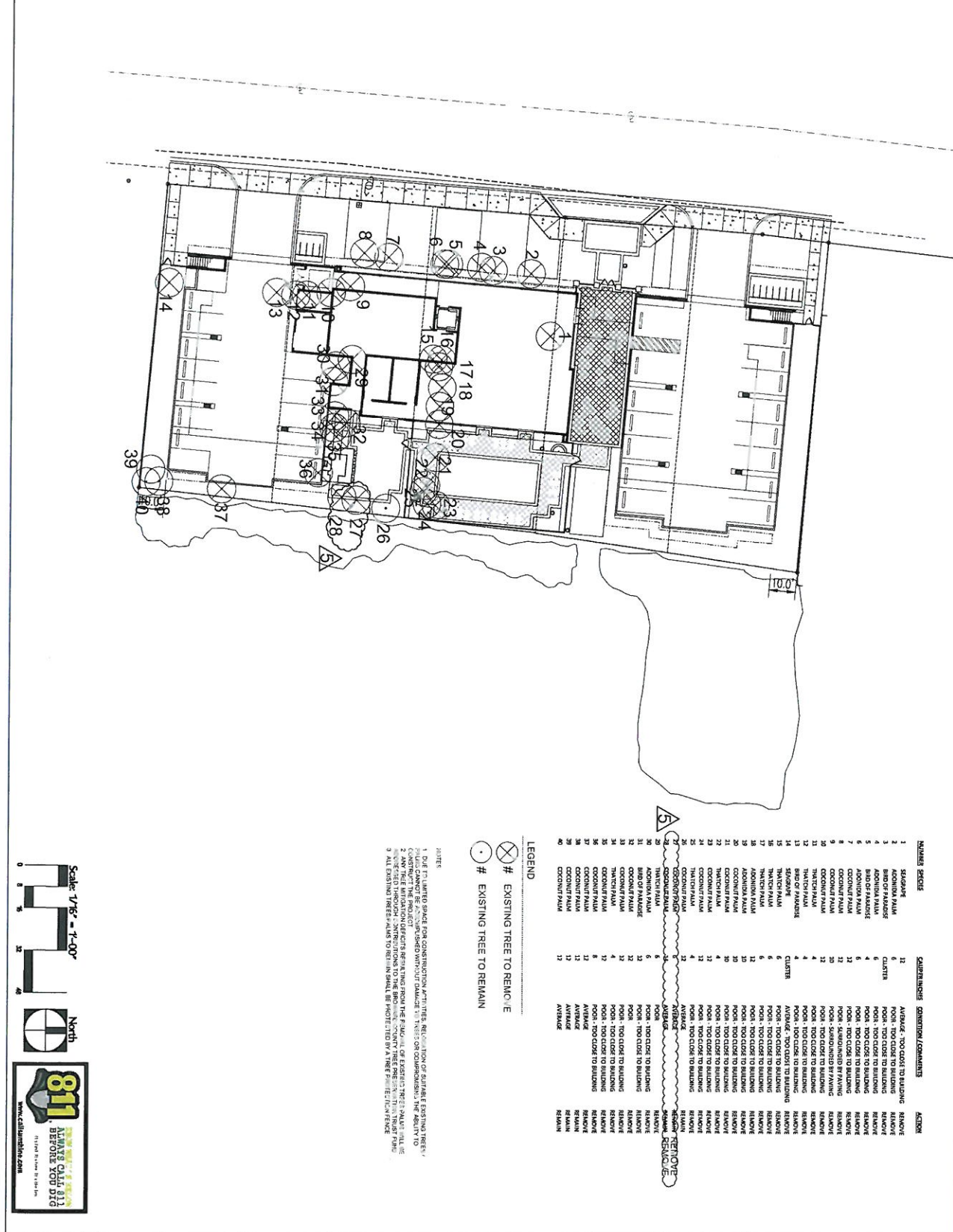
LAUDERDALE-BY-THE-SEA
DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

SITE SECTIONS

1	REVISIONS
2	DESCRIPTION DATA

DATE	DESCRIPTION
MARCH 2, 2015	
14024	

LA-2



NUMBER	SPECIES	CONDITION/COMMENT	ACTION
1	SLASHING	REMOVE	REMOVE
2	SLASHING	REMOVE	REMOVE
3	SLASHING	REMOVE	REMOVE
4	SLASHING	REMOVE	REMOVE
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38	SLASHING	REMOVE	REMOVE
39	SLASHING	REMOVE	REMOVE

LEGEND

⊗ # EXISTING TREE TO REMOVE

⊙ # EXISTING TREE TO REMAIN

- NOTES**
1. DUE TO LIMITED SPACE FOR CONSTRUCTION WITHIN THE NEIGHBORHOOD OF EXISTING TREES, THE CONTRACTOR SHALL REMOVE ALL TREES WITHIN THE CONSTRUCTION AREA.
 2. ANY TREE REMOVAL SHALL BE IN ACCORDANCE WITH THE CITY OF LAUDERDALE-By-THI-SEA TREE PROTECTION ORDINANCE.
 3. ALL EXISTING TREES SHALL BE PROTECTED BY A TREE PROTECTION FENCE.

Scale: 1/8" = 1'-00"

North

811
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4560 EL MAR OCEAN CLUB
LAUDERDALE-BY-THE-SEA
DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

EXISTING TREE DISPOSITION PLAN

SITE PLAN APPROVED BY: [Signature]

DATE: [Date]

REVISIONS:

7. Description: [Text]

8. SITE PLAN: [Text]

DATE: [Date]

LA-3

March 10, 2015

14024

PRO PLAN

NICHOLS BRODSCH WOLFE
Architects & Planners

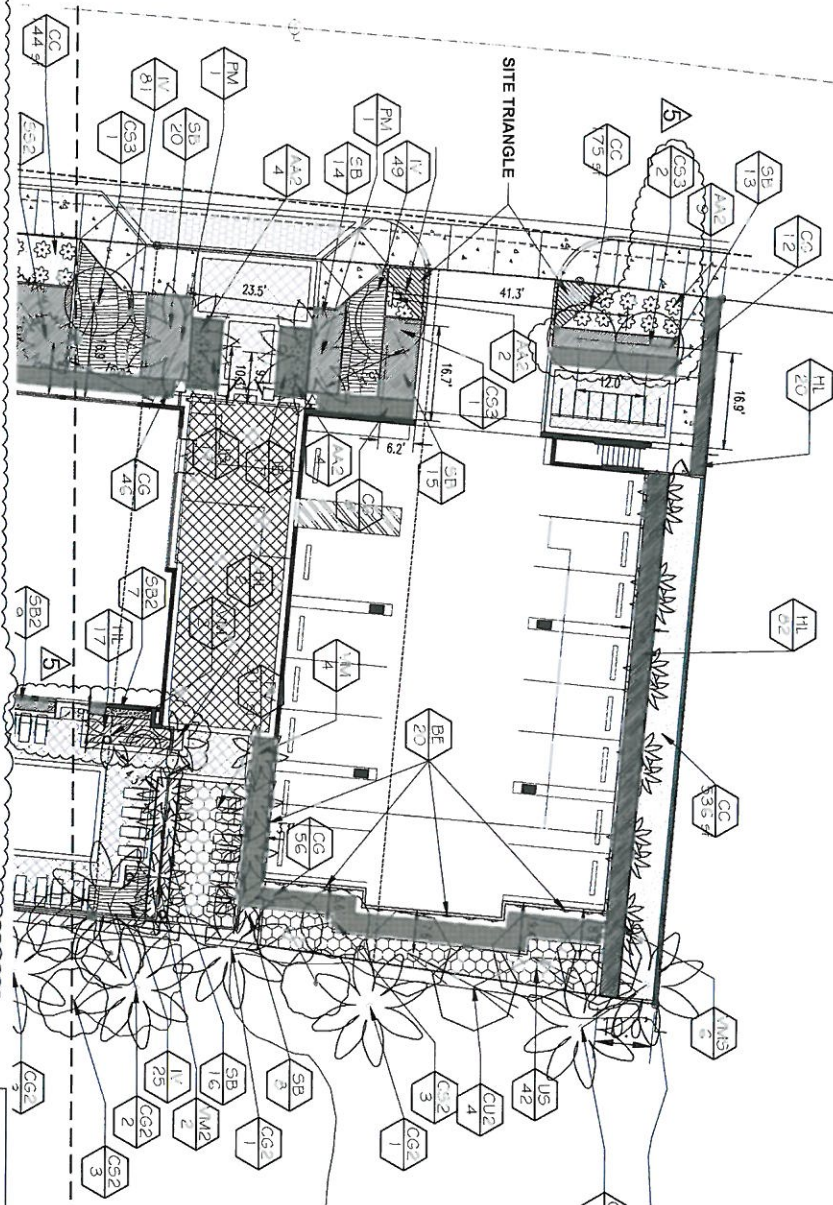
1000 N. [Address]

LAUDERDALE, FL 33404

TEL: [Phone Number]

WWW.NICHOLS-BRODSCH-WOLFE.COM

PLANTING PLAN - NORTH HALF OF SITE



- Notes:**
- All landscape areas shall be provided with an approved underground irrigation system. The system shall be designed to provide uniform coverage to all landscape areas. The system shall also be equipped with a moisture sensor control.
 - Refer to sheet LA-3 for the Landscape Notes and Details.
 - A Broward County tree removal permit is required for the removal of trees on site.

NOTE:
LANDSCAPE CALCULATIONS AREA INCLUDES ALL LANDSCAPE AREAS WITHIN THE PROPERTY BOUNDARIES INCLUDING DRIVEWAYS AND PARKING AREAS AND INCLUDES THE PROPERTY AND THEREFORE IS NOT INCLUDED IN THE CALCULATION OF THE LANDSCAPE AREA. THE LANDSCAPE AREA INCLUDES THOSE ADJACENT LANDSCAPE AREAS THAT SHALL BE PLANTED TO COMPLY WITH ANY APPLICABLE AREA TREE REMOVAL PERMIT. THE QUANTITY OF TREES THAT ARE IN EXCESS OF REQUIRED TREES HAVE BEEN INDICATED BY A DASH (-) IN THE QUANTITY COLUMN.

MAINTAIN EXISTING NATIVE
DUKE PLANTING

MATCHLINE
MATCHLINE

PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
1	SB	Small Tree	12"	10	
2	CG	Groundcover	12"	50	
3	HL	Large Tree	24"	5	
4	IV	Medium Tree	18"	15	
5	PM	Palms	12"	20	
6	CS	Shrub	12"	30	
7	BE	Small Tree	12"	10	
8	CU	Small Tree	12"	10	
9	US	Small Tree	12"	10	
10	AM	Small Tree	12"	10	
11	IM	Small Tree	12"	10	
12	S	Small Tree	12"	10	
13	A	Small Tree	12"	10	
14	V	Small Tree	12"	10	
15	W	Small Tree	12"	10	
16	T	Small Tree	12"	10	
17	L	Small Tree	12"	10	
18	M	Small Tree	12"	10	
19	N	Small Tree	12"	10	
20	O	Small Tree	12"	10	
21	P	Small Tree	12"	10	
22	Q	Small Tree	12"	10	
23	R	Small Tree	12"	10	
24	S	Small Tree	12"	10	
25	T	Small Tree	12"	10	
26	U	Small Tree	12"	10	
27	V	Small Tree	12"	10	
28	W	Small Tree	12"	10	
29	X	Small Tree	12"	10	
30	Y	Small Tree	12"	10	
31	Z	Small Tree	12"	10	

LANDSCAPE CALCULATIONS

TOTAL SITE AREA - 29,348 SF (0.67 AC)	29,348 SF (0.67 AC)
LANDSCAPE AREA PROVIDED - 7,499 SF (0.17 AC)	7,499 SF (0.17 AC)
ADDITIONAL TREES IN EXCESS OF CODE REQUIREMENTS - 44 PALMS	44 PALMS

Scale: 1" = 10'-0"

North

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LANDSCAPE - SITE CALCULATIONS

4660 EL MAR OCEAN CLUB	29,348 SF (0.67 AC)
TOTAL SITE AREA =	29,348 SF (0.67 AC)
LANDSCAPE AREA PROVIDED =	7,499 SF (0.17 AC)
ADDITIONAL TREES IN EXCESS OF CODE REQUIREMENTS =	44 PALMS

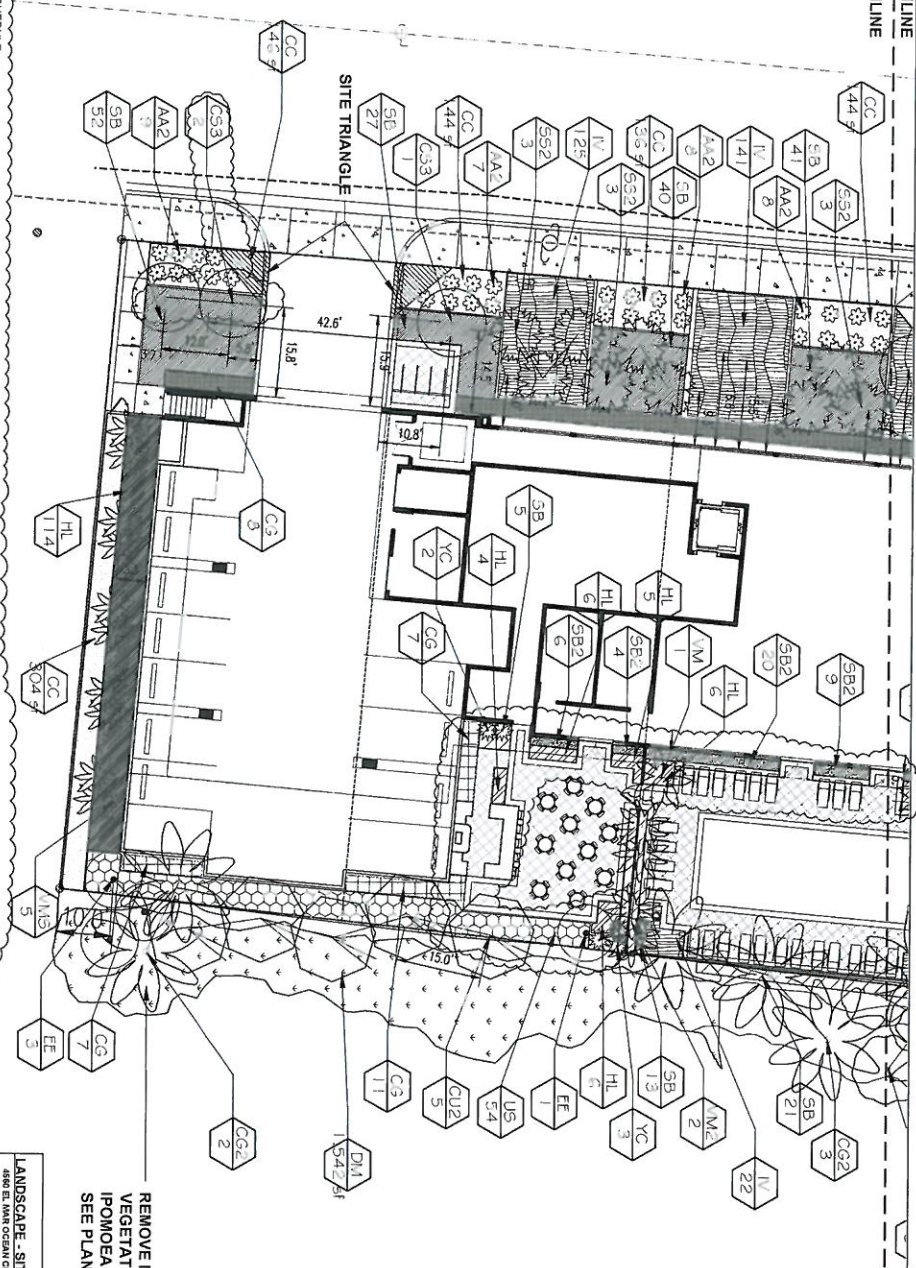
PERVIOUS IMPERVIOUS AREA - 29,348 SF (0.67 AC)

TOTAL VVA - 29,348 SF (0.67 AC)

LANDSCAPE AREA PROVIDED - 7,499 SF (0.17 AC)

ADDITIONAL TREES IN EXCESS OF CODE REQUIREMENTS - 44 PALMS

MATCHLINE



PLANT SCHEDULE

NO.	SYMBOL	PLANT NAME	SIZE	QUANTITY	REMARKS
1	CC	COCONUT PALM	10'-12'	1	
2	SB	SEMPERPARVULA	10'-12'	1	
3	HL	HEAVY LEAF	10'-12'	1	
4	YC	YACONIA	10'-12'	1	
5	CG	COGONIA	10'-12'	1	
6	FE	FEATHER PALM	10'-12'	1	
7	DM	DRAGON MOUNTAIN	10'-12'	1	
8	IV	IVORY PALM	10'-12'	1	
9	S	SANTALUM	10'-12'	1	
10	M	MELISSA	10'-12'	1	
11	U	UNIDENTIFIED	10'-12'	1	
12	V	VANILLA	10'-12'	1	
13	W	WAX PALM	10'-12'	1	
14	X	XANTHOPHYLLA	10'-12'	1	
15	Y	YUCCA	10'-12'	1	
16	Z	ZEPHYRUS	10'-12'	1	

LANDSCAPE CALCULATIONS

AREA	REQUIREMENTS	PROVIDED	DEFICIENCY
TOTAL SITE AREA	20,000 SF (0.46 ACRES)	20,000 SF (0.46 ACRES)	0
LANDSCAPE AREA REQUIRED	7,000 SF (0.16 ACRES)	7,000 SF (0.16 ACRES)	0
LANDSCAPE AREA PROVIDED	7,000 SF (0.16 ACRES)	7,000 SF (0.16 ACRES)	0
LOT COVERAGE	35%	35%	0
OPEN SPACE REQUIREMENT	9,815 SF	9,815 SF	0
MINIMUM LANDSCAPE IN OPEN AREA	4,570 SF (0.10 ACRES)	4,570 SF (0.10 ACRES)	0
LANDSCAPE IN OPEN AREA PROVIDED	4,570 SF (0.10 ACRES)	4,570 SF (0.10 ACRES)	0
TOTAL VUA	4,263 SF	4,263 SF	0
LANDSCAPE AREA REQUIRED	2,388 SF (0.05 ACRES)	2,388 SF (0.05 ACRES)	0
LANDSCAPE AREA PROVIDED	2,388 SF (0.05 ACRES)	2,388 SF (0.05 ACRES)	0
PERVIOUS IMPERVIOUS AREA	21,821 SF (0.50 ACRES)	21,821 SF (0.50 ACRES)	0
TOTAL IMPERVIOUS AREA MAX	21,821 SF (0.50 ACRES)	21,821 SF (0.50 ACRES)	0
TOTAL PAVED AREA (NON-VEHICULAR)	10,000 SF (0.23 ACRES)	10,000 SF (0.23 ACRES)	0

LANDSCAPE CALCULATIONS

REMOVE INVASIVE PLANTS. FILL IN DUNE VEGETATION AS NEEDED WITH UNIOILA PANICULATA, IPOMOEA PES-CAPRAE AND SCAEVOLA PLUMIERI. SEE PLANT LIST FOR AREA AND PERCENTAGES.

Scale: 1" = 20'-0"

North

811 LANDSCAPE DESIGN BEYOND YOUR DIG

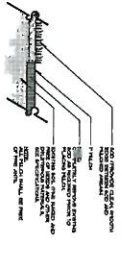
PLANTING PLAN - SOUTH HALF OF SITE

Notes:

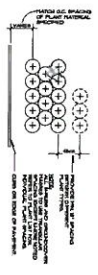
- All landscape areas shall be provided with an approved underground irrigation system. The system shall be designed to provide 1.5 inches of water per week to the plants. The system shall also be equipped with a moisture sensor control.
- Refer to sheet LA-3 for the Landscape Notes and Details.
- A Broward County tree removal permit is required for the removal of trees on site.

Note:

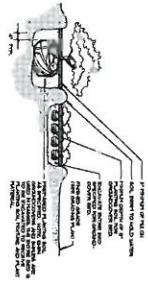
- VUA (VEHICULAR USE AREA) INCLUDES ALL PAVED VEHICLE AREA WITHIN THE PROPERTY THAT IS NOT COVERED BY THE BUILDING. ALL OPEN TO AIR AREAS ARE INCLUDED IN THE VUA CALCULATION. THE VEHICULAR USE OF AREA FALLS OUTSIDE OF THE VUA CALCULATION.
- VUA LANDSCAPE AREA INCLUDES THOSE ADJACENT LANDSCAPE AREAS OUTSIDE OF THE VUA BOUNDARY.
- ALL PLANTS SHALL BE PLANTED TO AN IMPERVIOUS AREA WITH HALF OF THE MINIMUM SIZE OF THE REQUIRED PLANTING AREA FOR THE QUANTITY OF TREES THAT ARE IN EXCESS OF REQUIRED TREES HAVE BEEN SPACED CLOSER, ACCORDING TO 204-174-41.



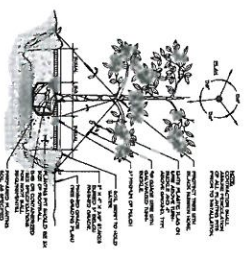
1 GRASS / MULCH EDGE DETAIL
SCALE: 1/8\"/>



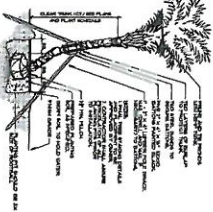
2 SHRUBS AND GROUNDCOVER LAYOUT
SCALE: 1/8\"/>



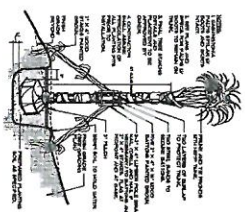
3 SHRUBS / GROUNDCOVER PLANTING
SCALE: 1/8\"/>



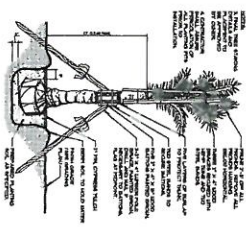
4 LARGE TREE PLANTING DETAIL
SCALE: 1/8\"/>



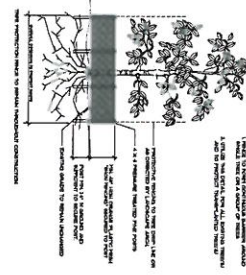
5 COCONUT PALM
SCALE: 1/8\"/>



6 SABAL PALM ON SLOPE
SCALE: 1/8\"/>



7 PALM
SCALE: 1/8\"/>



8 TREE PROTECTION FENCE
SCALE: 1/8\"/>

LANDSCAPE NOTES

1. THE CONSTRUCTION OF THE COMPLETE PLANT MATERIAL INSTALLATION OF THE DRAINAGE AND AIR DRAINAGE SYSTEMS, THE INSTALLATION OF LANDSCAPE MATERIALS AND ALL UTILITIES SHALL BE COMPLETED PRIOR TO THE START OF CONSTRUCTION OF THE BUILDING. THE LANDSCAPE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
2. IN THE EVENT OF VARIATION BETWEEN THE PLANT LIST AND THE ACTUAL NUMBER OF PLANTS SHOWN ON THE PLANS, THE ACTUAL NUMBER OF PLANTS SHALL BE THE NUMBER OF PLANTS SHOWN ON THE PLANS.
3. ALL PLANT MATERIALS SHALL BE INSTALLED IN A NEAT AND UNIFORM MANNER. THE QUALITY OF THE PLANT MATERIALS SHALL BE AS SPECIFIED BY THE LANDSCAPE ARCHITECT. THE QUALITY OF THE PLANT MATERIALS SHALL BE AS SPECIFIED BY THE LANDSCAPE ARCHITECT. THE QUALITY OF THE PLANT MATERIALS SHALL BE AS SPECIFIED BY THE LANDSCAPE ARCHITECT.
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- Notes:**
1. The landscape area shall be provided with an approved underground irrigation system. This system shall be designed to have a minimum 100% coverage with a minimum 100% overlap. System shall also be equipped with a backflow preventer control.
 2. Refer to sheets LA-1, LA-2 for the Landscape Calculations.
 3. Refer to sheets LA-1, LA-2 for the Overall Plant List.
 4. Refer to this sheet for the Planting Details and Notes.
 5. A Broward County tree removal permit is required for the removal of trees on site.

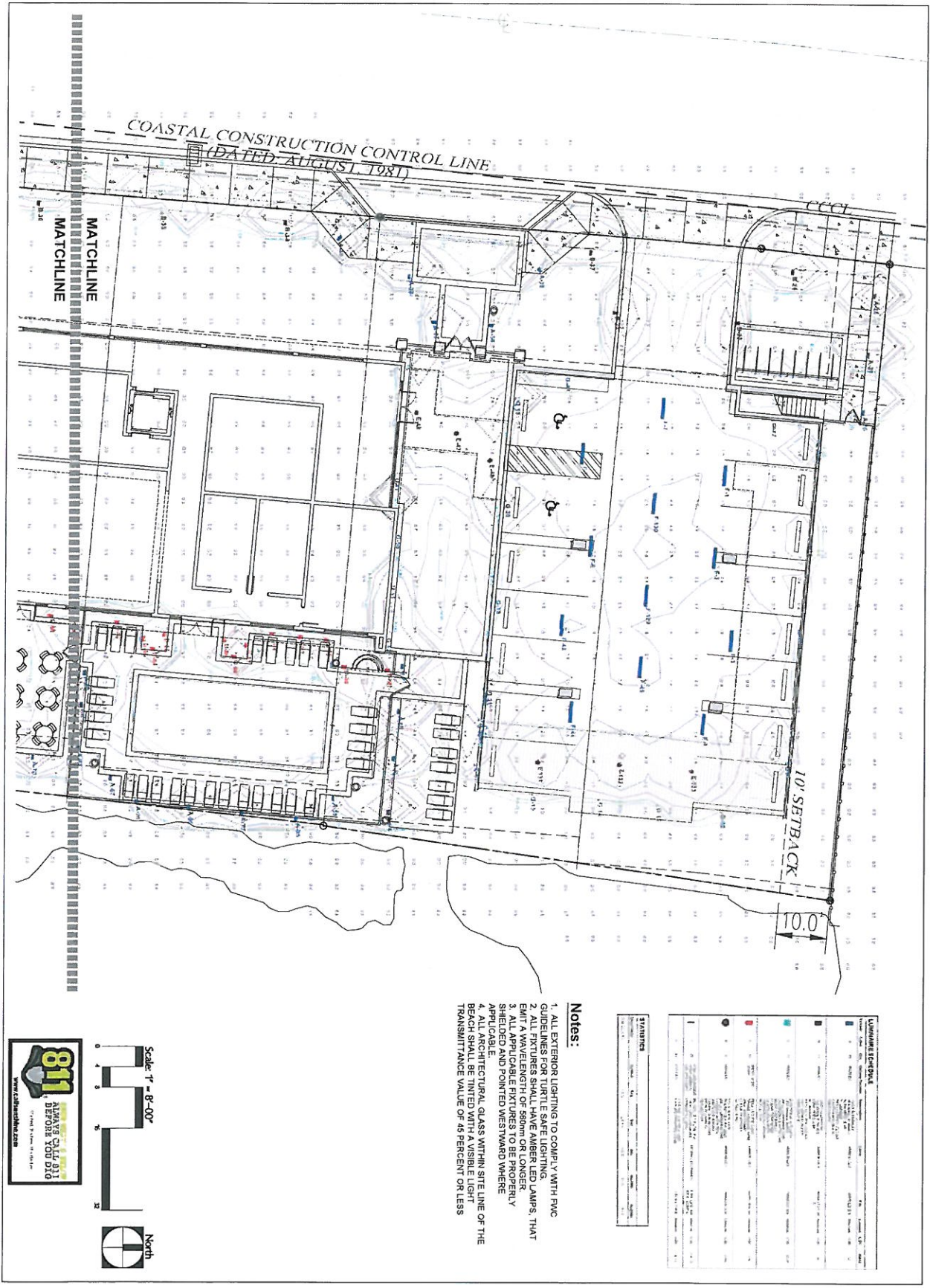


LA-6

4560 EL MAR OCEAN CLUB
LAUDERDALE-BY-THE-SEA
DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

TOP PLAN
NICHOLS
BROSCH
WURST
WOLFE
ARCHITECTS & PLANNERS
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 573-1111
www.nicholsbrosch.com

Revisions	<table border="1"> <tr> <td>#</td> <td>Description</td> <td>Date</td> </tr> <tr> <td>1</td> <td>14024</td> <td>March 2, 2015</td> </tr> </table>	#	Description	Date	1	14024	March 2, 2015
#	Description	Date					
1	14024	March 2, 2015					
LANDSCAPE NOTES AND DETAILS	<p>DATE: 03/02/15 DRAWN BY: [Name] CHECKED BY: [Name]</p>						



LANDSCAPE LIGHTING	
1	10' SETBACK
2	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
3	MATCHLINE
4	10' SETBACK
5	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
6	MATCHLINE
7	10' SETBACK
8	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
9	MATCHLINE
10	10' SETBACK
11	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
12	MATCHLINE
13	10' SETBACK
14	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
15	MATCHLINE
16	10' SETBACK
17	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
18	MATCHLINE
19	10' SETBACK
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22	10' SETBACK
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24	MATCHLINE
25	10' SETBACK
26	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
27	MATCHLINE
28	10' SETBACK
29	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
30	MATCHLINE
31	10' SETBACK
32	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
33	MATCHLINE
34	10' SETBACK
35	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
36	MATCHLINE
37	10' SETBACK
38	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
39	MATCHLINE
40	10' SETBACK
41	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
42	MATCHLINE
43	10' SETBACK
44	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
45	MATCHLINE
46	10' SETBACK
47	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
48	MATCHLINE
49	10' SETBACK
50	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
51	MATCHLINE
52	10' SETBACK
53	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
54	MATCHLINE
55	10' SETBACK
56	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
57	MATCHLINE
58	10' SETBACK
59	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
60	MATCHLINE
61	10' SETBACK
62	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
63	MATCHLINE
64	10' SETBACK
65	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
66	MATCHLINE
67	10' SETBACK
68	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
69	MATCHLINE
70	10' SETBACK
71	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
72	MATCHLINE
73	10' SETBACK
74	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
75	MATCHLINE
76	10' SETBACK
77	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
78	MATCHLINE
79	10' SETBACK
80	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
81	MATCHLINE
82	10' SETBACK
83	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
84	MATCHLINE
85	10' SETBACK
86	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
87	MATCHLINE
88	10' SETBACK
89	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
90	MATCHLINE
91	10' SETBACK
92	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
93	MATCHLINE
94	10' SETBACK
95	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
96	MATCHLINE
97	10' SETBACK
98	COASTAL CONSTRUCTION CONTROL LINE (DATED AUGUST 1981)
99	MATCHLINE
100	10' SETBACK

- Notes:**
1. ALL EXTERIOR LIGHTING TO COMPLY WITH FWC GUIDELINES FOR TURTLE SAFE LIGHTING.
 2. ALL FIXTURES SHALL HAVE AMBER LED LAMPS, THAT EMIT A WAVELENGTH OF 580nm OR LONGER.
 3. ALL APPLICABLE FIXTURES TO BE PROPERLY SHIELDED AND POINTED WESTWARD WHERE APPLICABLE.
 4. ALL ARCHITECTURAL GLASS WITHIN SITE LINE OF THE BEACH SHALL BE TINTED WITH A VISIBLE LIGHT TRANSMITTANCE VALUE OF 45 PERCENT OR LESS.

Scale: 1" = 8'-00"

North

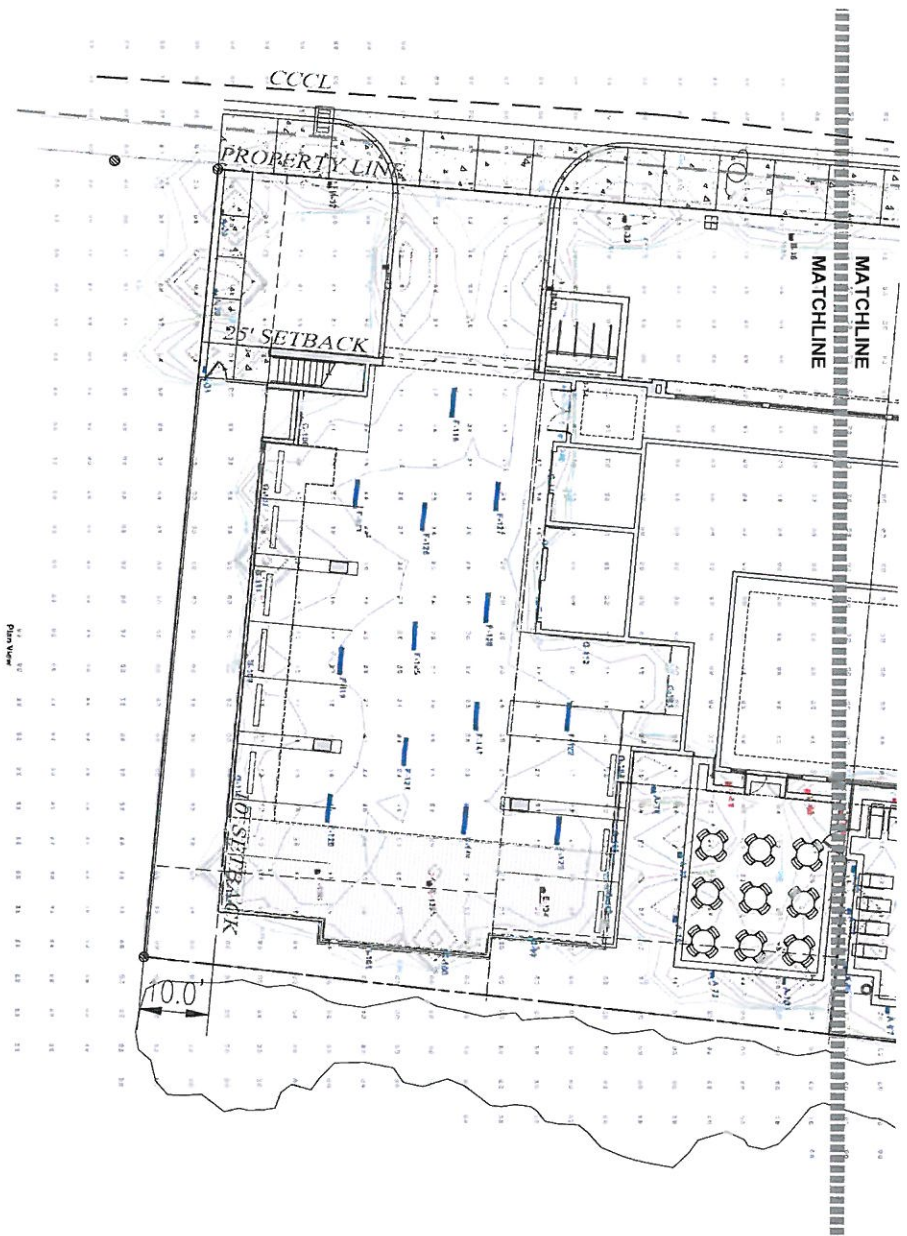
March 2, 2015
14024
LA-7

#	Description	Date
1	Revisions	

4560 EL MAR OCEAN CLUB
LAUDERDALE-BY-THE-SEA
DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

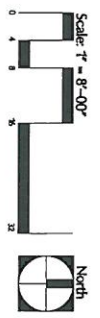
NICHOLS BROSCH WOLF ASSOCIATES, INC.
Architectural & Planning

PRO PLAN
Professional Plan
Architectural & Planning



SYMBOL	DESCRIPTION
(Symbol)	1.0' SPACING
(Symbol)	2.0' SPACING
(Symbol)	3.0' SPACING
(Symbol)	4.0' SPACING
(Symbol)	5.0' SPACING
(Symbol)	6.0' SPACING
(Symbol)	7.0' SPACING
(Symbol)	8.0' SPACING
(Symbol)	9.0' SPACING
(Symbol)	10.0' SPACING
(Symbol)	11.0' SPACING
(Symbol)	12.0' SPACING
(Symbol)	13.0' SPACING
(Symbol)	14.0' SPACING
(Symbol)	15.0' SPACING
(Symbol)	16.0' SPACING
(Symbol)	17.0' SPACING
(Symbol)	18.0' SPACING
(Symbol)	19.0' SPACING
(Symbol)	20.0' SPACING
(Symbol)	21.0' SPACING
(Symbol)	22.0' SPACING
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(Symbol)	25.0' SPACING
(Symbol)	26.0' SPACING
(Symbol)	27.0' SPACING
(Symbol)	28.0' SPACING
(Symbol)	29.0' SPACING
(Symbol)	30.0' SPACING
(Symbol)	31.0' SPACING
(Symbol)	32.0' SPACING
(Symbol)	33.0' SPACING
(Symbol)	34.0' SPACING
(Symbol)	35.0' SPACING
(Symbol)	36.0' SPACING
(Symbol)	37.0' SPACING
(Symbol)	38.0' SPACING
(Symbol)	39.0' SPACING
(Symbol)	40.0' SPACING
(Symbol)	41.0' SPACING
(Symbol)	42.0' SPACING
(Symbol)	43.0' SPACING
(Symbol)	44.0' SPACING
(Symbol)	45.0' SPACING
(Symbol)	46.0' SPACING
(Symbol)	47.0' SPACING
(Symbol)	48.0' SPACING
(Symbol)	49.0' SPACING
(Symbol)	50.0' SPACING

- Notes:**
1. ALL EXTERIOR LIGHTING TO COMPLY WITH FMC GUIDELINES FOR TURTLE SAFE LIGHTING.
 2. ALL FIXTURES SHALL HAVE AMBER LED LAMPS THAT EMIT A WAVELENGTH OF 560nm OR LONGER.
 3. ALL APPLICABLE FIXTURES TO BE PROPERLY APPLICABLE AND POINTED WESTWARD WHERE APPLICABLE.
 4. ALL ARCHITECTURAL GLASS WITHIN SITE LINE OF THE BEACH SHALL BE TINTED WITH A VISIBL LIGHT TRANSMITTANCE VALUE OF 45 PERCENT OR LESS



LA-8
14024
March 2, 2015

LANDSCAPE LIGHTING PLAN 2
DATE: 03/02/2015
PROJECT: 4560 EL MAR OCEAN CLUB
LOCATION: LAUDERDALE-BY-SEA
DATE: 03/02/2015
DESIGNER: DAN

4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

NICHOLS BROSCH WURST & SONS
 4560 EL MAR OCEAN CLUB
 LAUDERDALE-BY-SEA, FL 33072
 (954) 344-1111
 www.nicholsbrosh.com

4760 WILDLIFE SERIES
CEILING PENDANT MOUNT
LITRAN LED

DESCRIPTION
This fixture is designed to provide ambient lighting for a variety of applications. It features a modern, minimalist design with a wide, shallow shade that allows for a soft, even glow. The fixture is constructed from high-quality materials and is finished with a durable, powder-coated surface. It is suitable for use in both residential and commercial settings.

TECHNICAL SPECIFICATIONS

Item	Description	Quantity	Unit
1	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each

POOL, PATIO AND LOW VOLTAGE AMBER LED (660 nm OR LONGER)

4760 WILDLIFE SERIES
CEILING PENDANT MOUNT
LITRAN LED

DESCRIPTION
This fixture is designed to provide ambient lighting for a variety of applications. It features a modern, minimalist design with a wide, shallow shade that allows for a soft, even glow. The fixture is constructed from high-quality materials and is finished with a durable, powder-coated surface. It is suitable for use in both residential and commercial settings.

TECHNICAL SPECIFICATIONS

Item	Description	Quantity	Unit
1	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each

POOL, PATIO AND LOW VOLTAGE AMBER LED (660 nm OR LONGER)

FIGURE 'F' - GARAGE CEILING LIGHT
N.T.S.

FIGURE 'G' - FLUSH MOUNT WALL LIGHT
N.T.S.

- Notes:**
1. ALL EXTERIOR LIGHTING TO COMPLY WITH FWC GUIDELINES FOR TURTLE SAFE LIGHTING.
 2. ALL FIXTURES SHALL HAVE AMBER LED LAMPS THAT EMIT A WAVELENGTH OF 660nm OR LONGER.
 3. ALL FIXTURES TO BE PROPERLY SHIELDED AND POINTED WESTWARD WHERE APPLICABLE.
 4. ALL ARCHITECTURAL GLASS WITHIN SITE LINE OF THE BEACH SHALL BE TINTED WITH A VISIBLE LIGHT TRANSMITTANCE VALUE OF 45 PERCENT OR LESS.

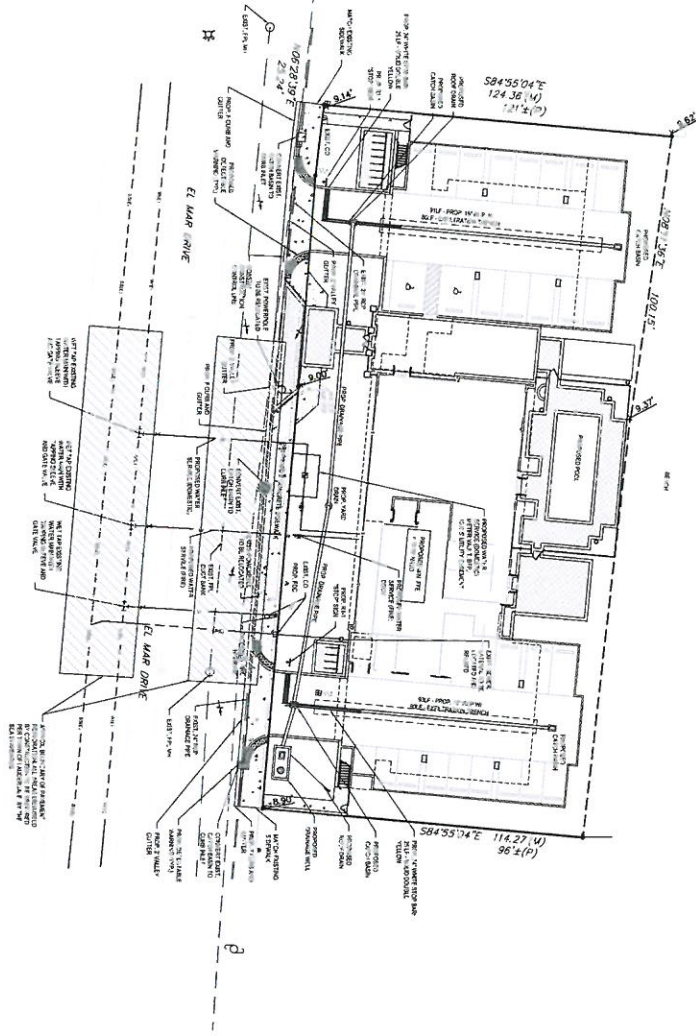
LUMINAIRE SCHEDULE

Item	Code	Description	Quantity	Unit
1	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
2	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
3	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
4	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
5	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
6	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
7	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
8	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
9	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
10	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each

STATISTICS

Item	Code	Description	Quantity	Unit
1	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
2	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
3	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
4	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
5	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
6	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
7	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
8	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
9	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each
10	4760	Wildlife Series Ceiling Pendant Mount Light Fixture	1	Each

FIGURE SCHEDULE
N.T.S.



FIRE LINE NOTES:

1. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 70, NATIONAL FIRE ALARM AND SIGNAL CODE.
2. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 72, NATIONAL FIRE PROTECTION CODE.
3. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 96, NATIONAL FIRE PROTECTION CODE.
4. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 101, NATIONAL FIRE PROTECTION CODE.
5. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 13, NATIONAL FIRE PROTECTION CODE.
6. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 14, NATIONAL FIRE PROTECTION CODE.
7. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 15, NATIONAL FIRE PROTECTION CODE.
8. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 16, NATIONAL FIRE PROTECTION CODE.
9. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 17, NATIONAL FIRE PROTECTION CODE.
10. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 18, NATIONAL FIRE PROTECTION CODE.
11. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 19, NATIONAL FIRE PROTECTION CODE.
12. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 20, NATIONAL FIRE PROTECTION CODE.
13. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 21, NATIONAL FIRE PROTECTION CODE.
14. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 22, NATIONAL FIRE PROTECTION CODE.
15. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 23, NATIONAL FIRE PROTECTION CODE.
16. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 24, NATIONAL FIRE PROTECTION CODE.
17. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 25, NATIONAL FIRE PROTECTION CODE.
18. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 26, NATIONAL FIRE PROTECTION CODE.
19. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 27, NATIONAL FIRE PROTECTION CODE.
20. ALL FIRE LINE WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 28, NATIONAL FIRE PROTECTION CODE.

ENGINEERING LEGEND:

1	1" X 1" SQUARE	1" X 1" SQUARE
2	2" X 2" SQUARE	2" X 2" SQUARE
3	3" X 3" SQUARE	3" X 3" SQUARE
4	4" X 4" SQUARE	4" X 4" SQUARE
5	5" X 5" SQUARE	5" X 5" SQUARE
6	6" X 6" SQUARE	6" X 6" SQUARE
7	7" X 7" SQUARE	7" X 7" SQUARE
8	8" X 8" SQUARE	8" X 8" SQUARE
9	9" X 9" SQUARE	9" X 9" SQUARE
10	10" X 10" SQUARE	10" X 10" SQUARE
11	11" X 11" SQUARE	11" X 11" SQUARE
12	12" X 12" SQUARE	12" X 12" SQUARE
13	13" X 13" SQUARE	13" X 13" SQUARE
14	14" X 14" SQUARE	14" X 14" SQUARE
15	15" X 15" SQUARE	15" X 15" SQUARE
16	16" X 16" SQUARE	16" X 16" SQUARE
17	17" X 17" SQUARE	17" X 17" SQUARE
18	18" X 18" SQUARE	18" X 18" SQUARE
19	19" X 19" SQUARE	19" X 19" SQUARE
20	20" X 20" SQUARE	20" X 20" SQUARE

PAYMENT MARKING & STORAGE NOTES:

1. ALL PAYMENT MARKING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 70, NATIONAL FIRE ALARM AND SIGNAL CODE.
2. ALL PAYMENT MARKING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 72, NATIONAL FIRE PROTECTION CODE.
3. ALL PAYMENT MARKING SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NFPA 96, NATIONAL FIRE PROTECTION CODE.
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ENGINEERING LEGEND:

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17	17" X 17" SQUARE	17" X 17" SQUARE
18	18" X 18" SQUARE	18" X 18" SQUARE
19	19" X 19" SQUARE	19" X 19" SQUARE
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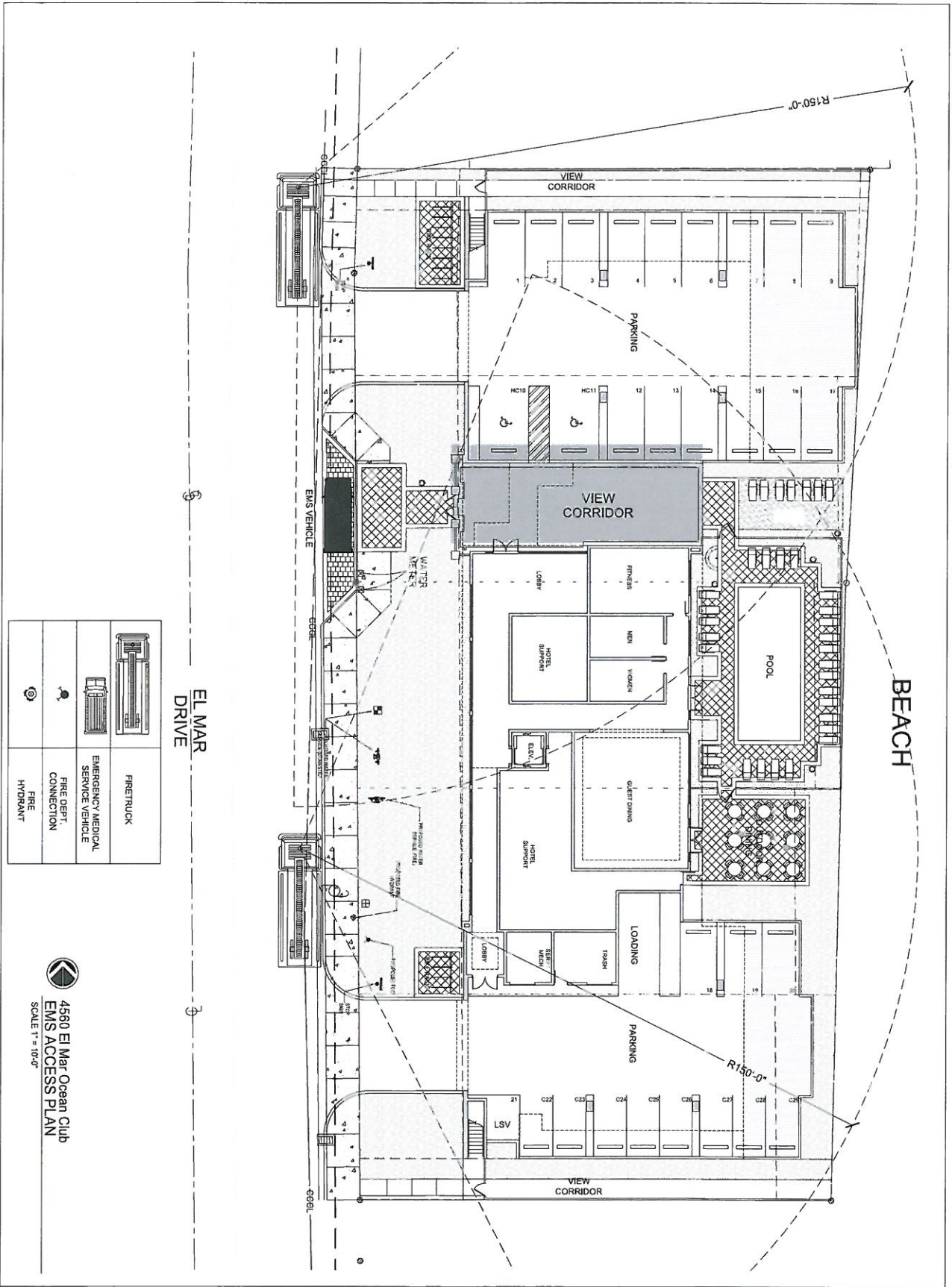
811
 ENGINEERING LEGEND:
 1. 1" X 1" SQUARE
 2. 2" X 2" SQUARE
 3. 3" X 3" SQUARE
 4. 4" X 4" SQUARE
 5. 5" X 5" SQUARE
 6. 6" X 6" SQUARE
 7. 7" X 7" SQUARE
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 16. 16" X 16" SQUARE
 17. 17" X 17" SQUARE
 18. 18" X 18" SQUARE
 19. 19" X 19" SQUARE
 20. 20" X 20" SQUARE





Botek Thurlow Engineering, Inc.
 4560 EL MAR OCEAN CLUB
 4560 EL MAR DRIVE
 LAUDERDALE BY THE SEA, FL

PRELIMINARY ENGINEERING PLAN
4560 EL MAR OCEAN CLUB
 4560 EL MAR DRIVE
 LAUDERDALE BY THE SEA, FL

#	DATE	REVISIONS

PROJECT /
DATE /
02-25-15
SHEET /
C-1



	FIRETRUCK
	EMERGENCY/MEDICAL SERVICE VEHICLE
	FIRE DEPT. CONNECTION
	FIRE HYDRANT



4560 El Mar Ocean Club
 EMS ACCESS PLAN
 SCALE 1/8" = 10'-0"

14024
EMS
Site Plan Approval Submitted 04 March 2, 2015
Revisions E.I. Description Date A. JAMES WOLF 04/20/15

4560 EL MAR OCEAN CLUB

LAUDERDALE-BY-THE-SEA
 DEVELOPED BY: FLORIDA DEVELOPMENT GROUP INC.

IBCO PLAN
 NICHOLIS
 BROSCH
 WOLF
 & ASSOCIATES, INC.
 ARCHITECTS & PLANNERS
 10000 W. BOCA RATON BLVD., SUITE 200
 BOCA RATON, FL 33433
 (561) 365-1100
 WWW.NICHOLISBROSCHWOLF.COM