



Emerald Hills, Hollywood, FL

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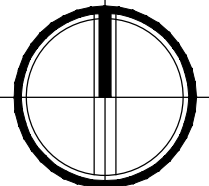
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CASPER CT
AMALFI DR
KEYSER AVE
N HILLS DR
N 36TH AVE

1 Clubhouse Plan View
Scale: 1/32"=1' (24'x36')



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EMERALD HILLS
4100 NORTH HILLS DRIVE
HOLLYWOOD, FLORIDA, 33021

Clubhouse
Siteplan

ARCHITECTURE
INTERIOR DESIGN
PLANNING

AIA ASID NCARB
2915 Biscayne Boulevard
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Miami, Florida 33137
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F: 305.573.3766

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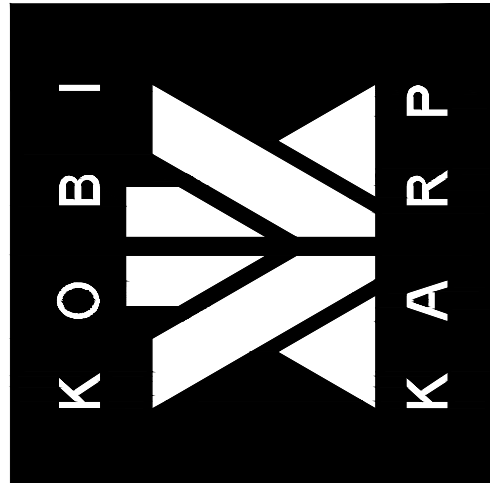
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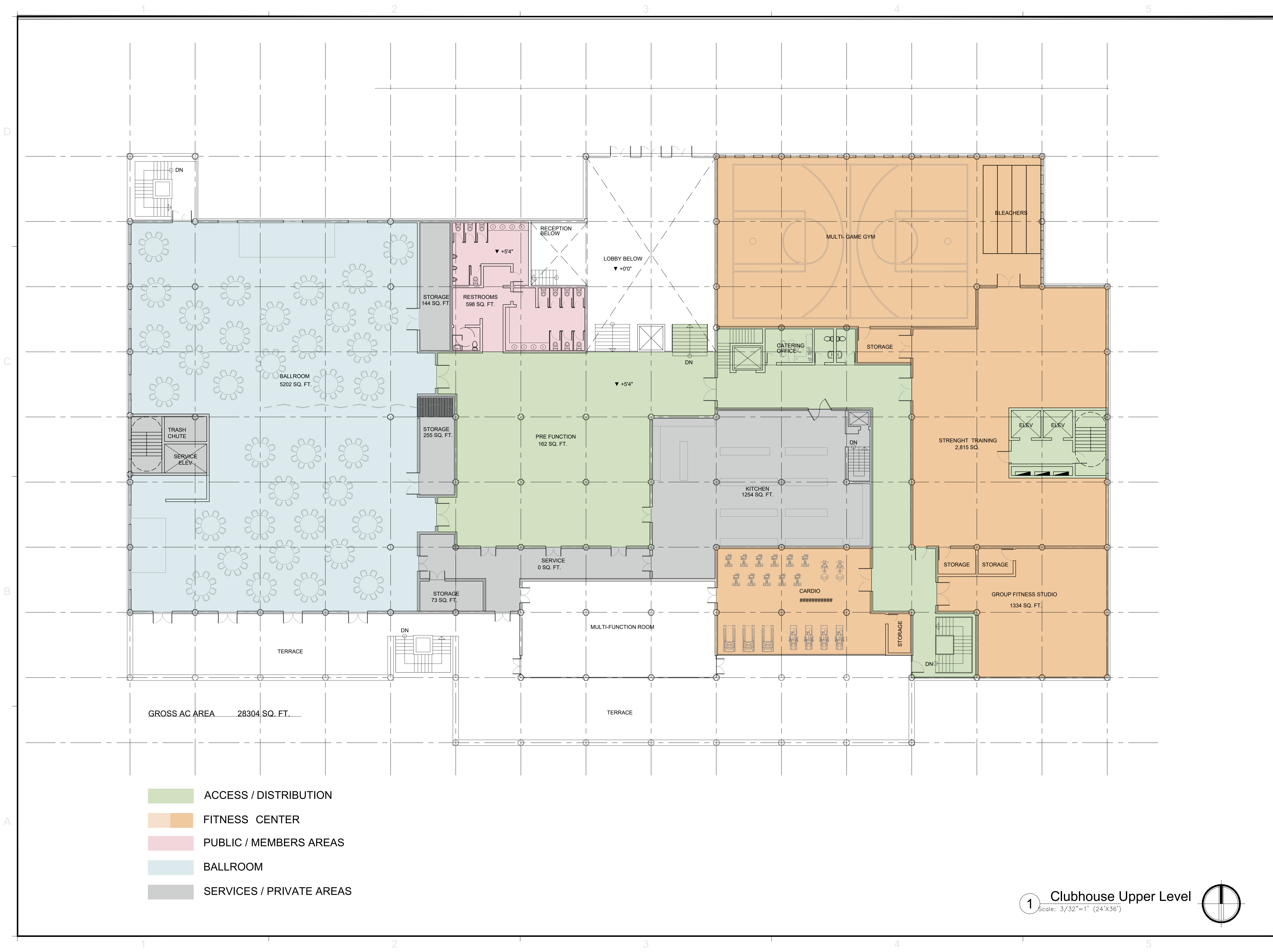
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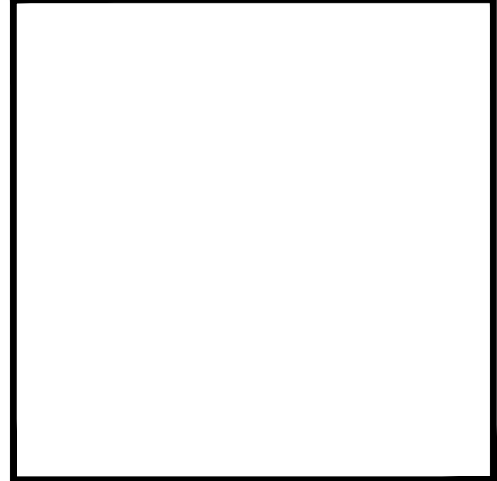


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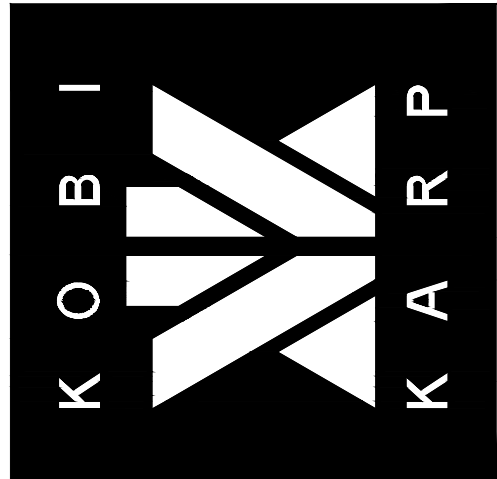
Clubhouse
Upper Level



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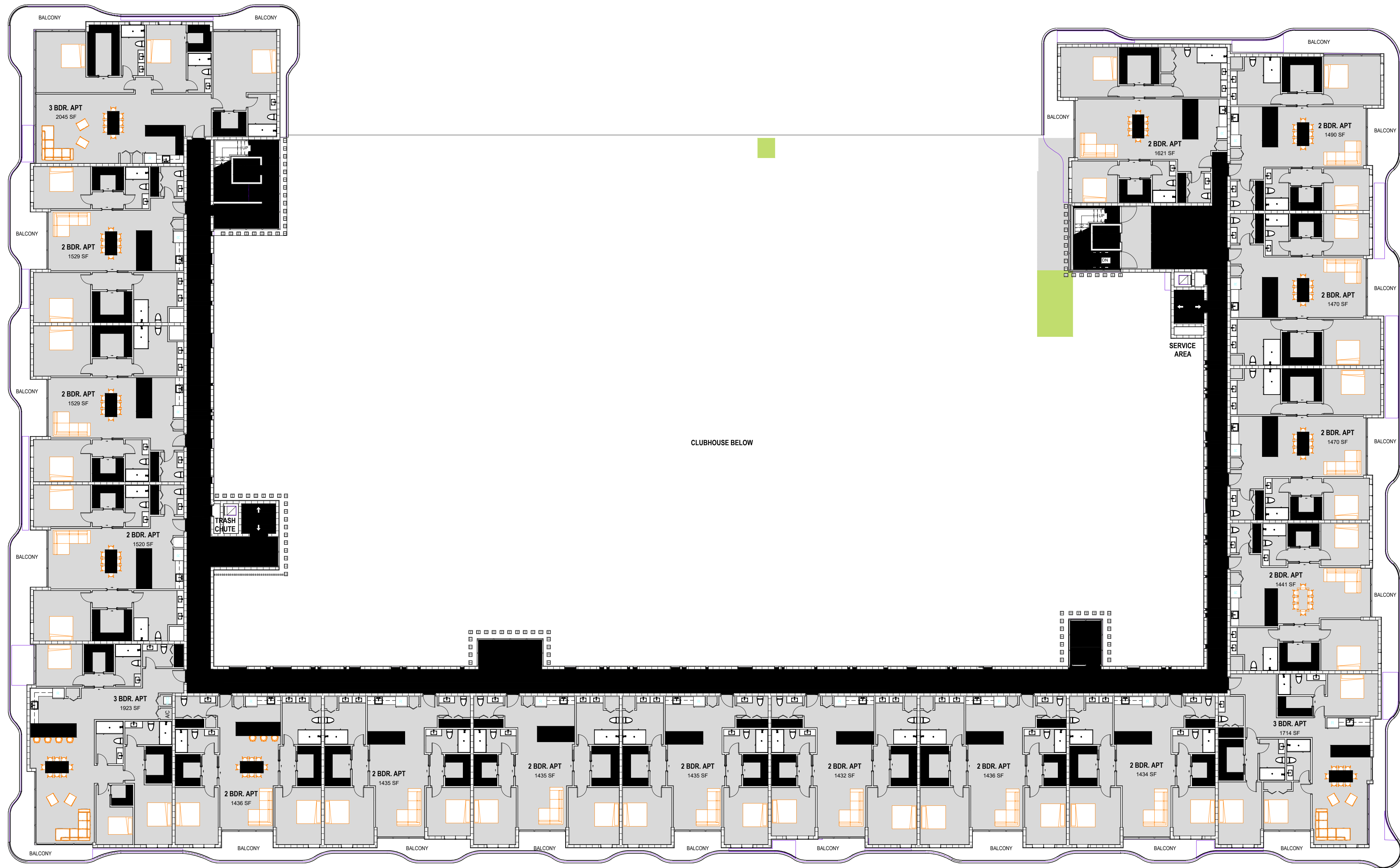
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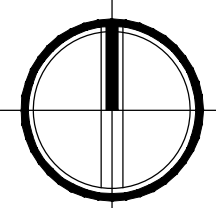
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A2.03

1 Clubhouse Upper Level
Scale: 3/32"=1' (24'X36")



1 Clubhouse Residential Level 3-5
Scale: 3/32"=1' (24"X36')



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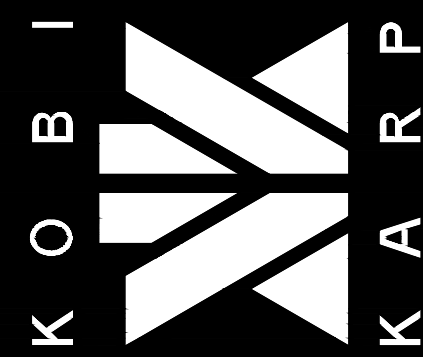
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Clubhouse
Residential Levels

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A2.04



1 Clubhouse - Front Elevation

Scale: 1/16"=1' (24'X36')



2 Clubhouse - Rear Elevation

Scale: 1/16"=1' (24'X36')

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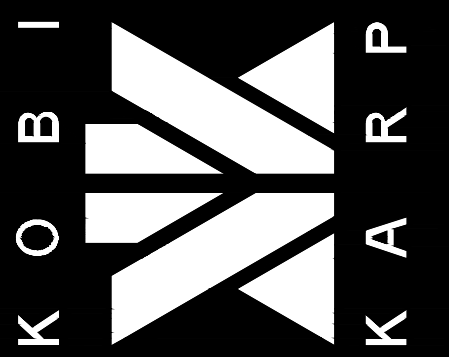
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Clubhouse
Elevations

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A2.05

LEVEL	1 Bdr	2 Bdr	3 Bdr
ROOF			
LEVEL 5	0	15	3
LEVEL 4	0	15	3
LEVEL 3	0	15	3
	0	45	9
	Block Units		54

TOTAL UNITS

54

1 Bedroom Units

0

0.0%

2 Bedroom Units

45

83.3%

3 Bedroom Units

9

16.7%

Residential Sf

26,360

total

79,080

Parking Required

Units PS

1.5 PS / Unit

81 PS

Guests PS

1 PS / 5 Units

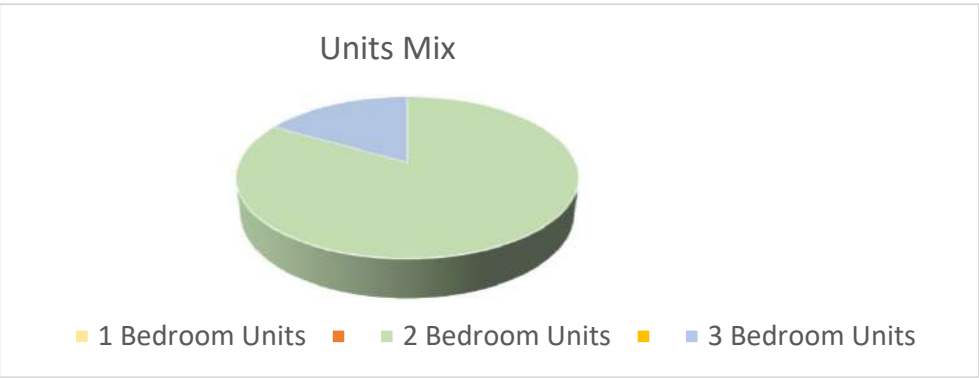
10.8 PS

Total Parking Required

92 PS

Parking Stalls Provided

130 PS



Proposed Subdivision		
SF	451556	10.3662994 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM25)	
Maximum Density	0	
Allowed Density	54 Units	
Proposed Density	54 Units	5.20918779 Units / Acre

Golf Units

LEVEL	1 Bdr	2 Bdr	3 Bdr
LEVEL 2	0	2	0
LEVEL 1	0	2	0
	Total Bdrs		2

TOTAL UNITS

40

2 Bedroom Units

40

100.0%

Residential Sf

33,280

total

33,280



Emerald Hills, Hollywood, FL



Emerald Hills, Hollywood, FL

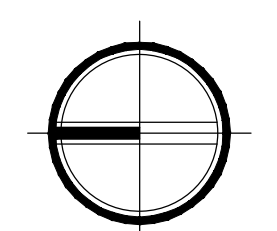
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- N 40TH AVE
- AMALFI DR
- GREEND RD
- CASPER CT
- SANDERS ST

FAIRWAY DR

1 Plan View
Scale: 1/64"=1' (24'X36')

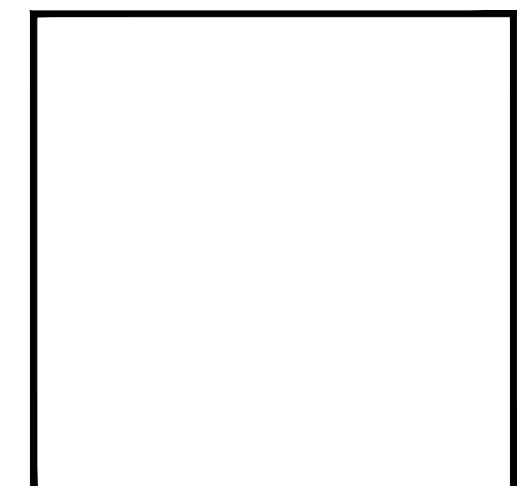


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Hole 18 Siteplan



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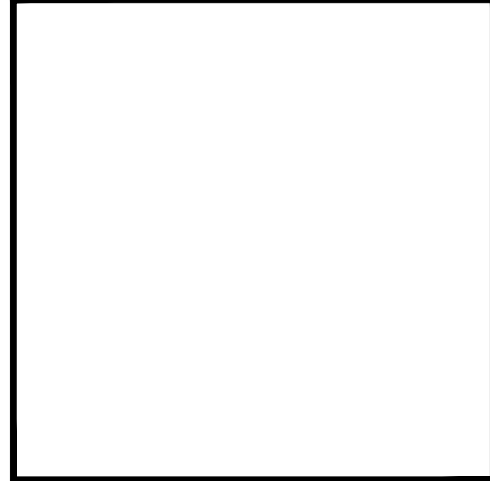


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Hole 18 1ST FLOOR



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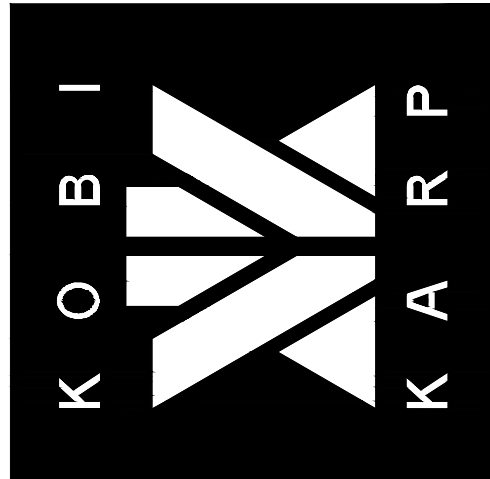
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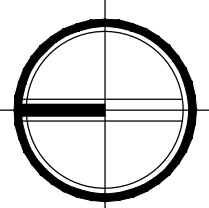
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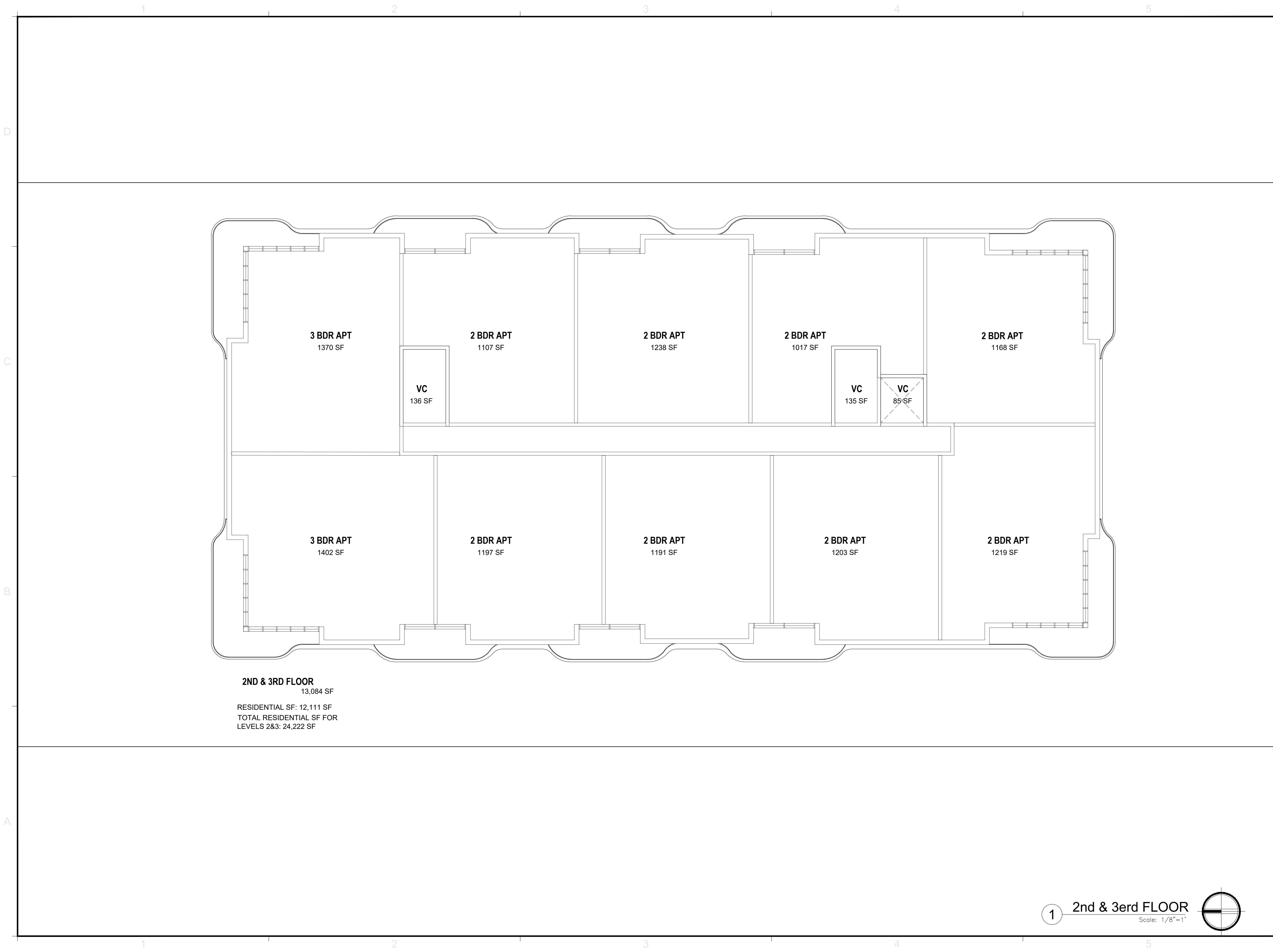


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A2.08

1 1ST FLOOR
Scale: 1/8"=1'

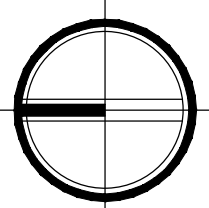




2ND & 3RD FLOOR
13,084 SF

RESIDENTIAL SF: 12,111 SF
TOTAL RESIDENTIAL SF FOR
LEVELS 2&3: 24,222 SF

1 2nd & 3rd FLOOR
Scale: 1/8"=1'



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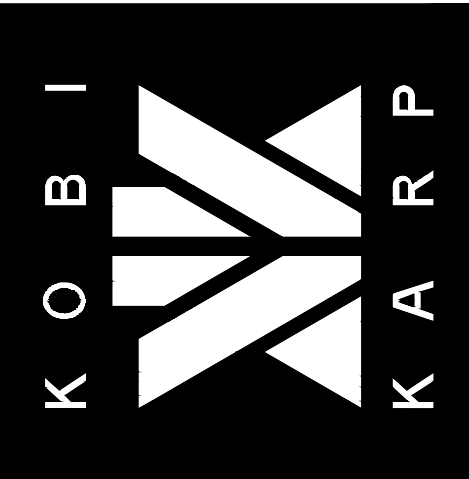
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Hole 18 2ND & 3RD



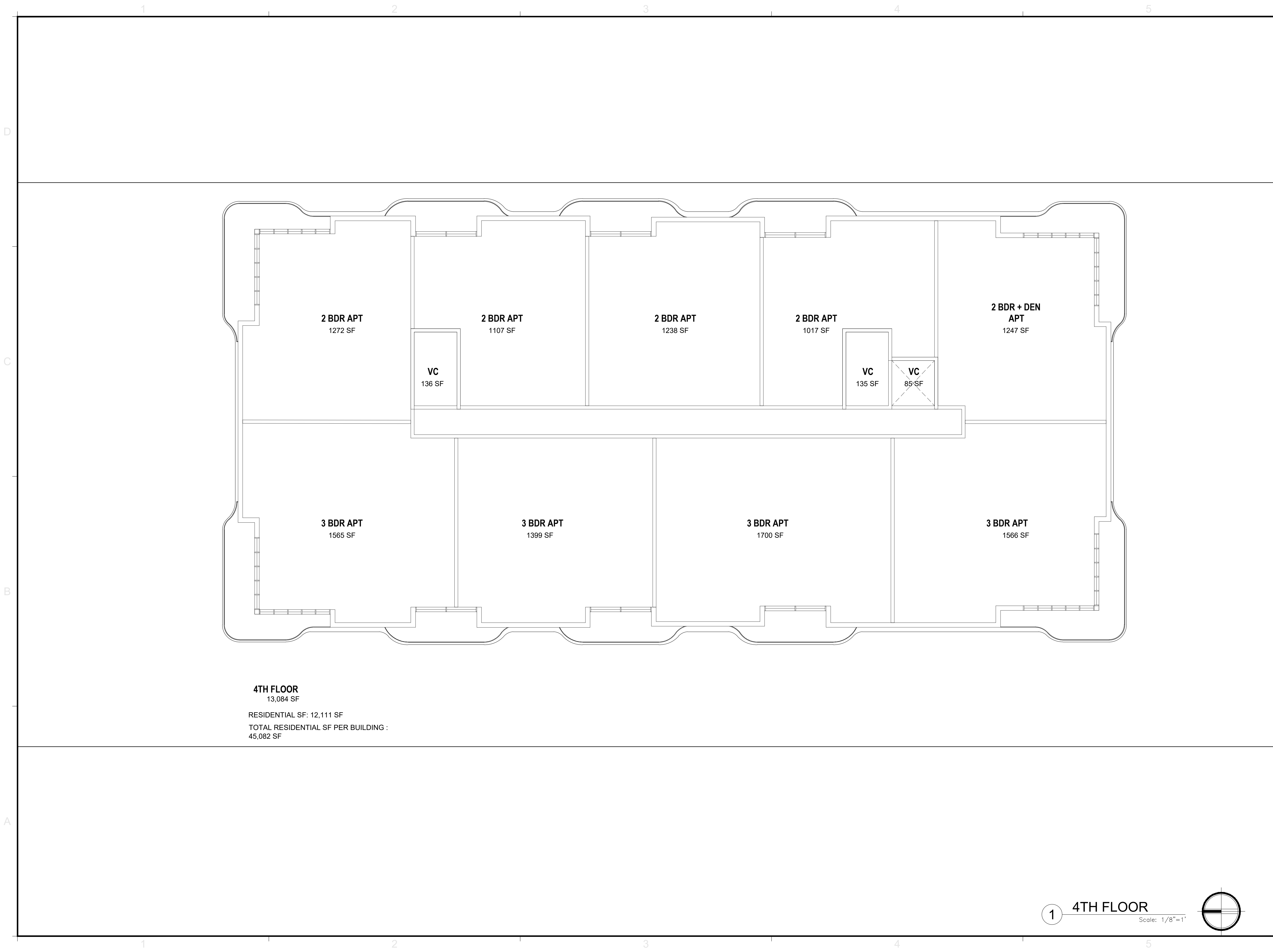
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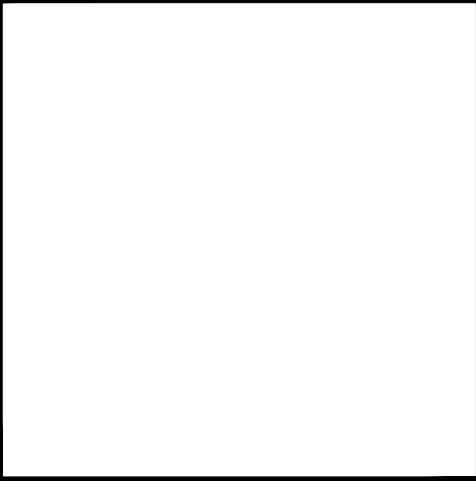


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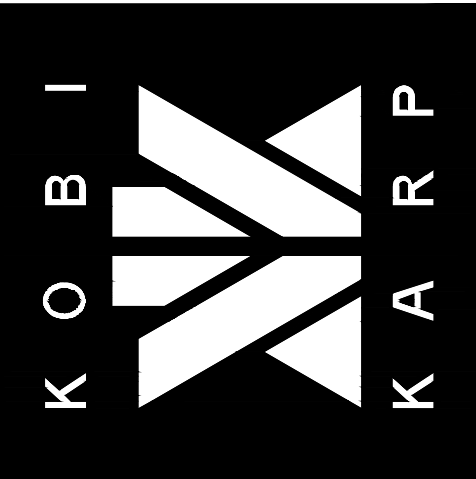
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Hole 18 4TH FLOOR



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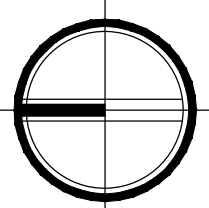
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A2.10

1 4TH FLOOR
Scale: 1/8"=1'





1 Prototypical Building (4 Story) - Main Elevation
Scale: 1/8"=1' (24'x36')



2 Prototypical Building (4 Story) - Secondary Elevation
Scale: 1/8"=1' (24'x36')

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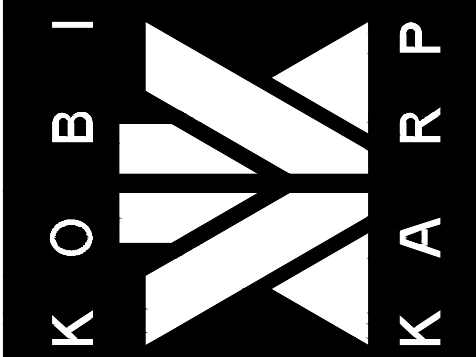
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Prototypical Building (4 Story)

Elevations

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A2.11



1 Prototypical Building (4 Story) - Side Elevation
Scale: 1/8"=1' (24'X36')



2 Prototypical Building (4 Story) - Side Elevation
Scale: 1/8"=1' (24'X36')

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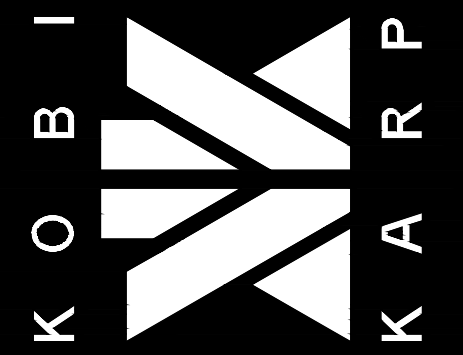
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Prototypical Building (4 Story)
Elevations

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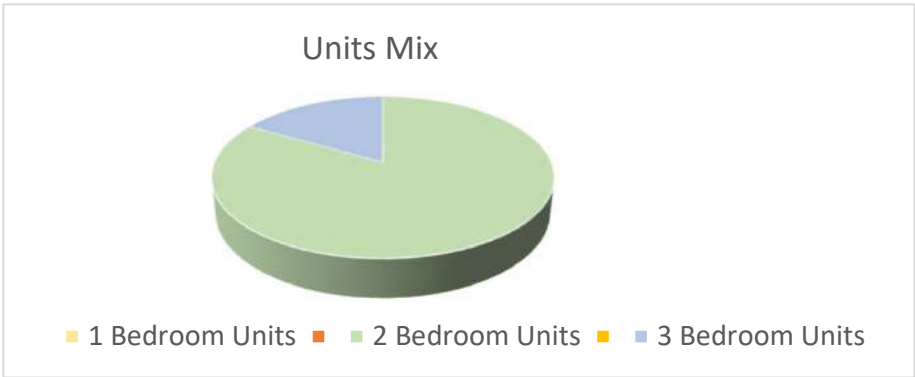


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A2.12

BLOCK 1				BLOCK 2			
LEVEL	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr	
ROOF							
LEVEL 4	0	6	3	0	6	3	
LEVEL 3	0	9	1	0	9	1	
LEVEL 2	0	9	1	0	9	1	
LEVEL 1	0	6	1	0	6	1	
0306				0306			
Block Units36				Block Units36			

TOTAL UNITS	72	
1 Bedroom Units	0	0.0%
2 Bedroom Units	60	83.3%
3 Bedroom Units	12	16.7%



Parking Required

Units PS	1.5 PS / Unit	108 PS
Guests PS	1 PS / 5 Units	14.4 PS
Total Parking Required	123 PS	
Parking Stalls Provided	154 PS	

Proposed Subdivision		
SF	314723	7.225 Acres
Proposed Zoning	PD (BASED OFF ADJACENT RM25)	
Maximum Density	25 apts / Acre	
Allowed Density	72 Units	
Proposed Density	72 Units	9.9653 Units / Acre



Emerald Hills, Hollywood, FL



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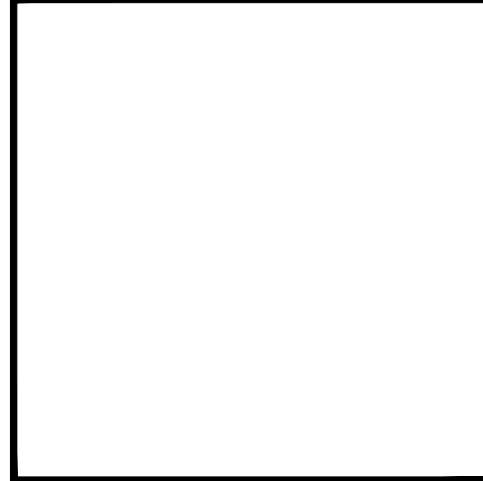


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Hole 16 Siteplan



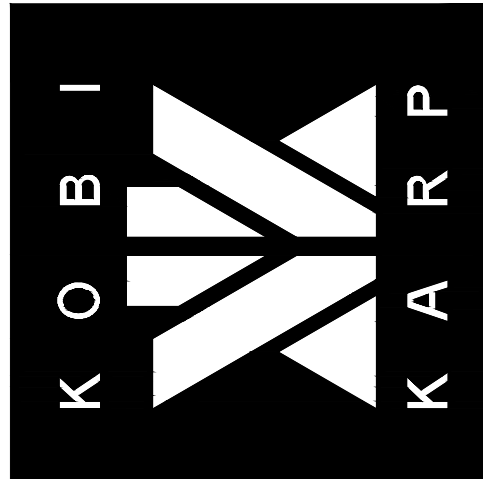
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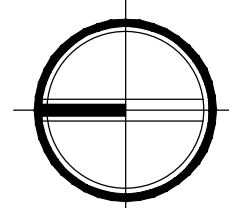
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A2.13

1 Plan View
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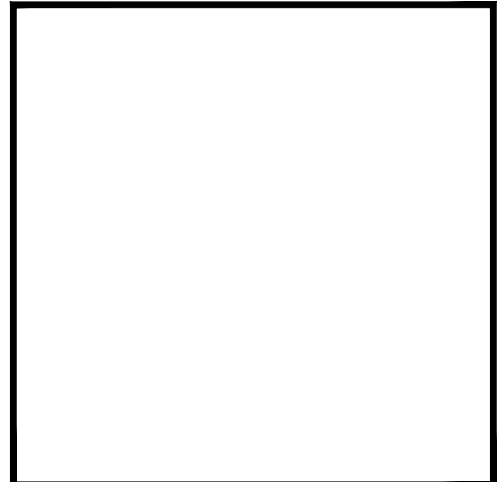


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Hole 16 1ST FLOOR



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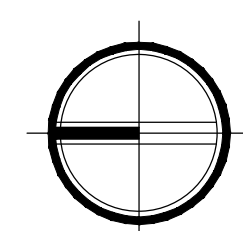
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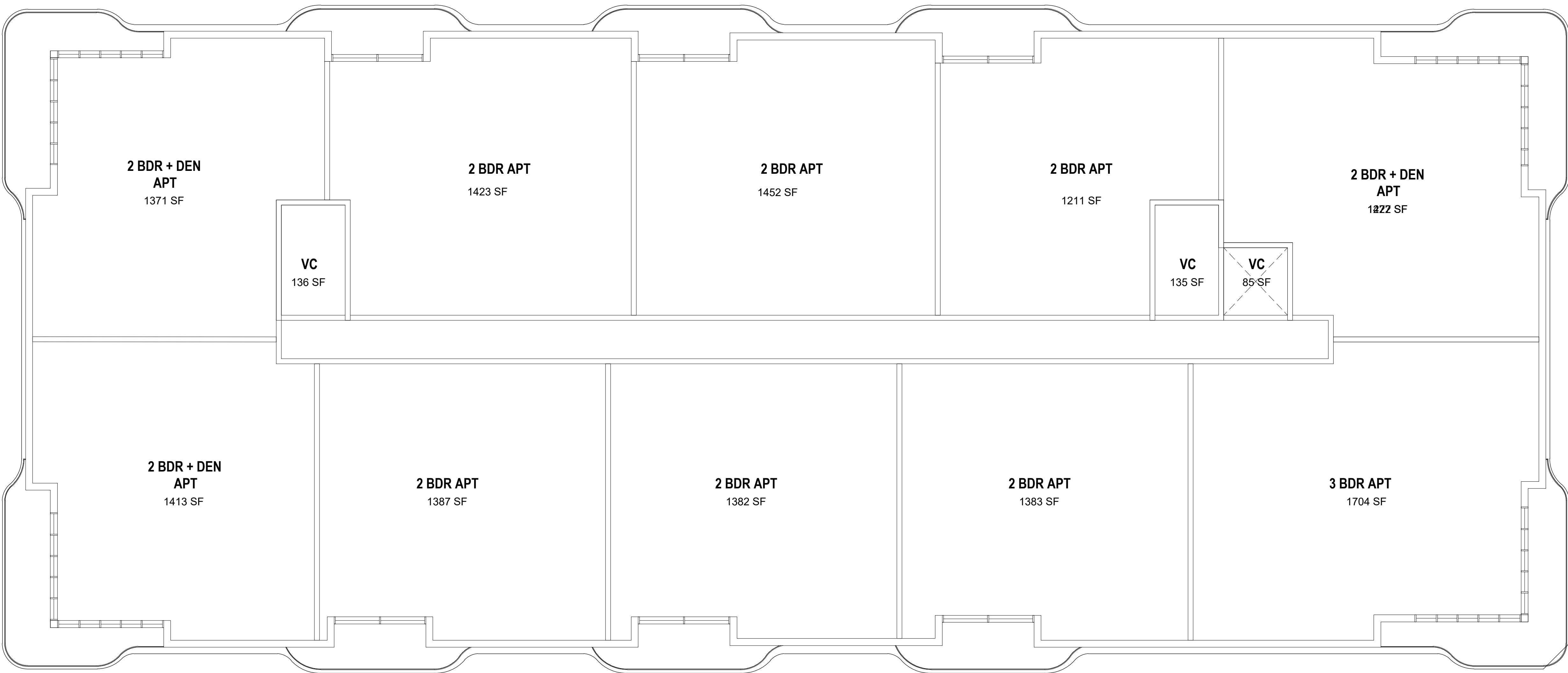
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1 1ST FLOOR
Scale: 1/8"=1' (24'X36")





2ND & 3RD FLOOR
15,336 SF

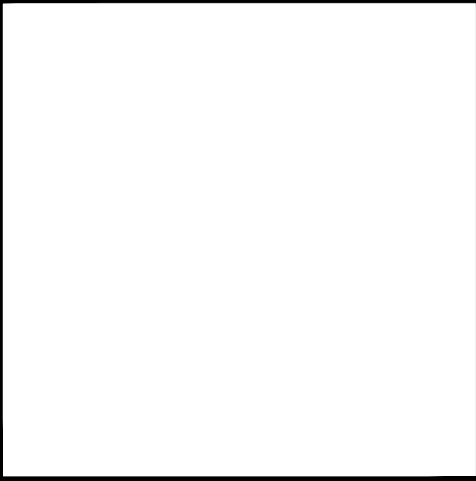
RESIDENTIAL SF: 14,197 SF
TOTAL RESIDENTIAL SF FOR
LEVELS 2&3: 28,394 SF

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Hole 16 2ND & 3RD FLOOR



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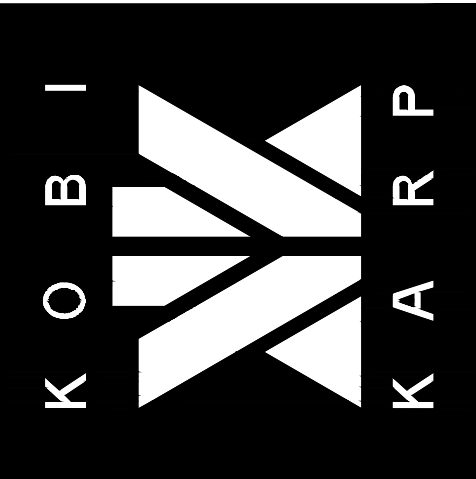
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2915 Biscayne Boulevard
Suite 200
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P: 305.573.3766
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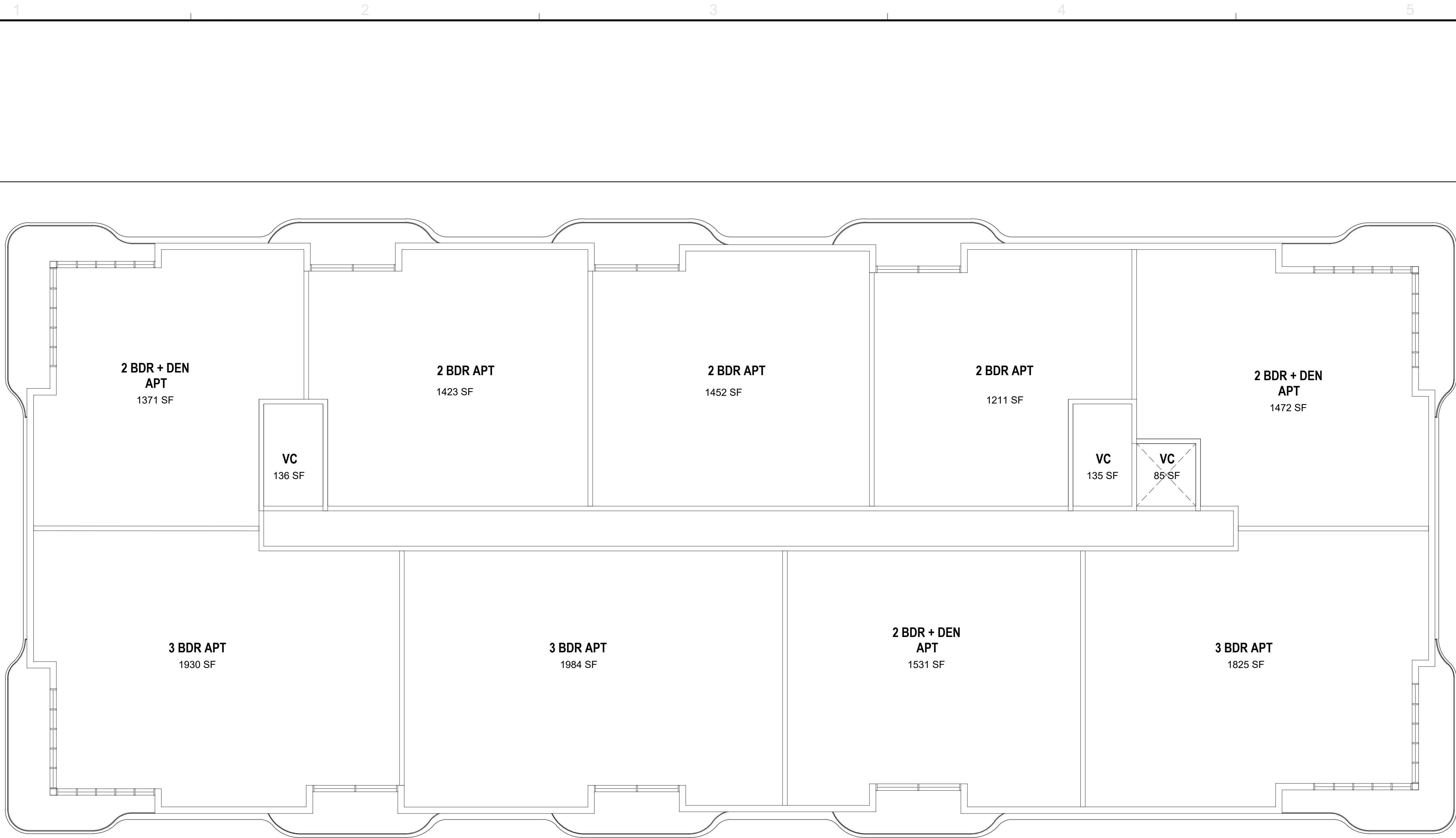
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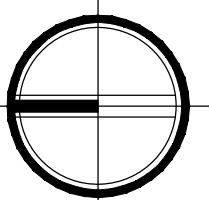
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CHECKED BY:	-
DATE:	12-05-2022



4TH FLOOR
15,336 SF

RESIDENTIAL SF: 14,197 SF
TOTAL RESIDENTIAL SF PER BUILDING :
52,702 SF

1 4TH FLOOR
Scale: 1/8"=1' (24"X36")



REVISIONS / SUBMISSIONS	

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EMERALD HILLS
4100 NORTH HILLS DRIVE
HOLLYWOOD, FLORIDA, 33021

Hole 16 4TH FLOOR



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1 Prototypical Building (4 Story) - Main Elevation
Scale: 1/8"=1' (24'x36')



2 Prototypical Building (4 Story) - Secondary Elevation
Scale: 1/8"=1' (24'x36')

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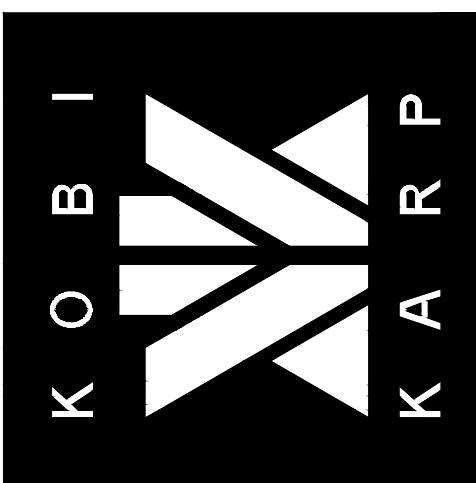
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Prototypical Building (4 Story)
Elevations

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A2.17



1 Prototypical Building (4 Story) - Side Elevation
Scale: 1/8"=1' (24'X36')



2 Prototypical Building (4 Story) - Side Elevation
Scale: 1/8"=1' (24'X36')

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Prototypical Building (4 Story)
Elevations



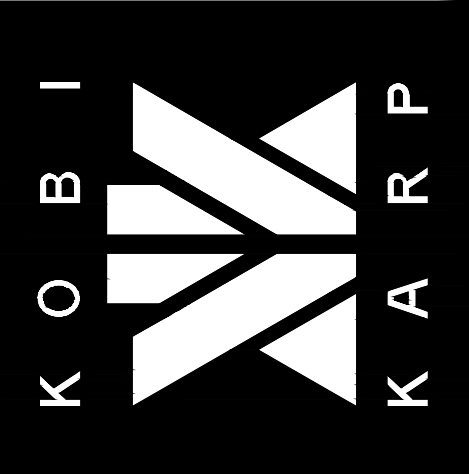
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