



Emerald Hills, Hollywood, FL

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EMERALD HILLS
4100 NORTH HILLS DRIVE
HOLLYWOOD, FLORIDA, 33021

Clubhouse
Siteplan

ARCHITECTURE
INTERIOR DESIGN
PLANNING

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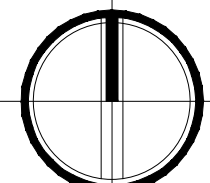
1 Clubhouse Plan View
Scale: 1/32"=1' (24'X36')



- ACCESS / DISTRIBUTION
- FITNESS CENTER
- PUBLIC / MEMBERS AREAS
- BALLROOM
- SERVICES / PRIVATE AREAS

1 Clubhouse Lower Level

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

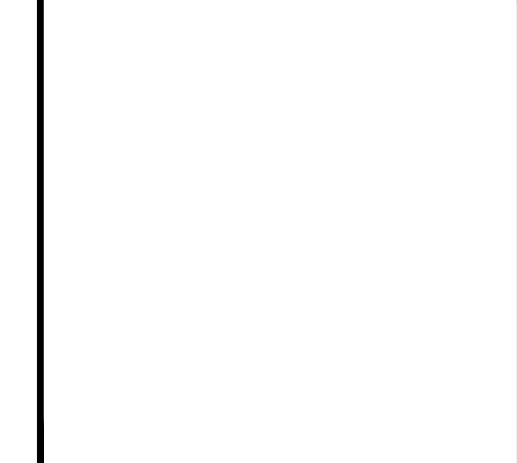


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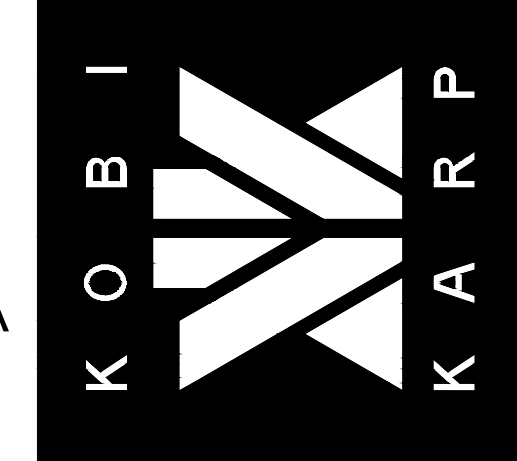
Clubhouse
Lower Level



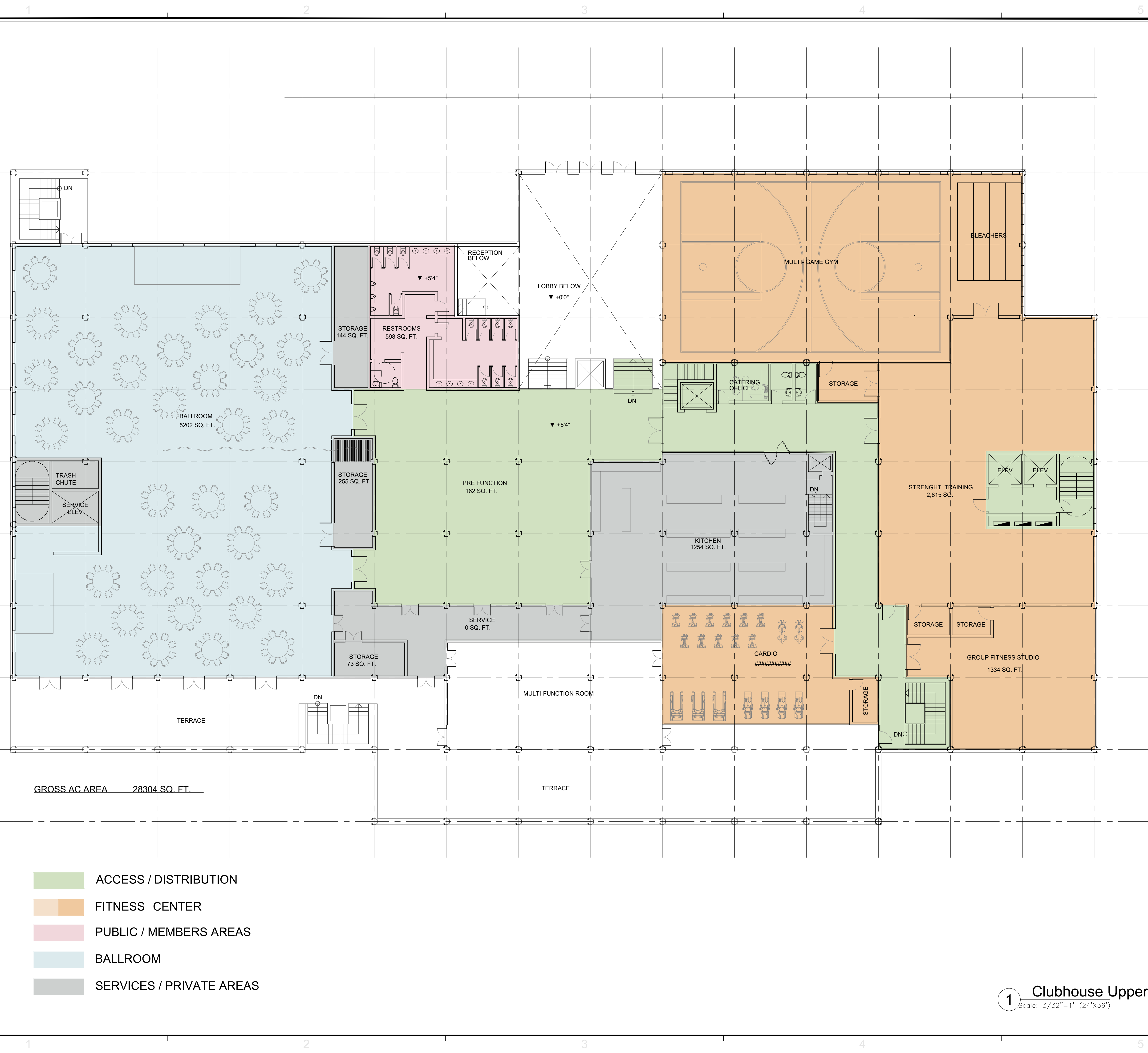
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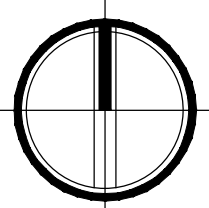
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- ACCESS / DISTRIBUTION
- FITNESS CENTER
- PUBLIC / MEMBERS AREAS
- BALLROOM
- SERVICES / PRIVATE AREAS

GROSS AC AREA 28304 SQ. FT.

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



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Clubhouse
Upper Level



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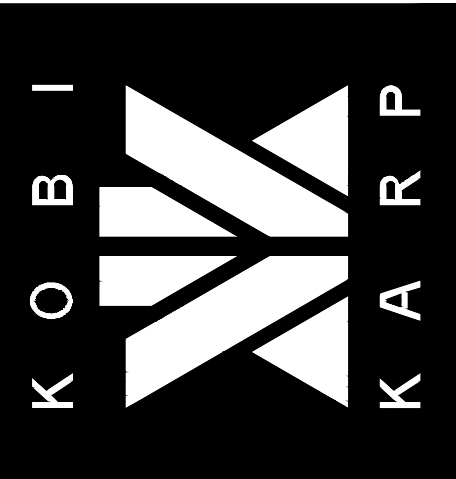
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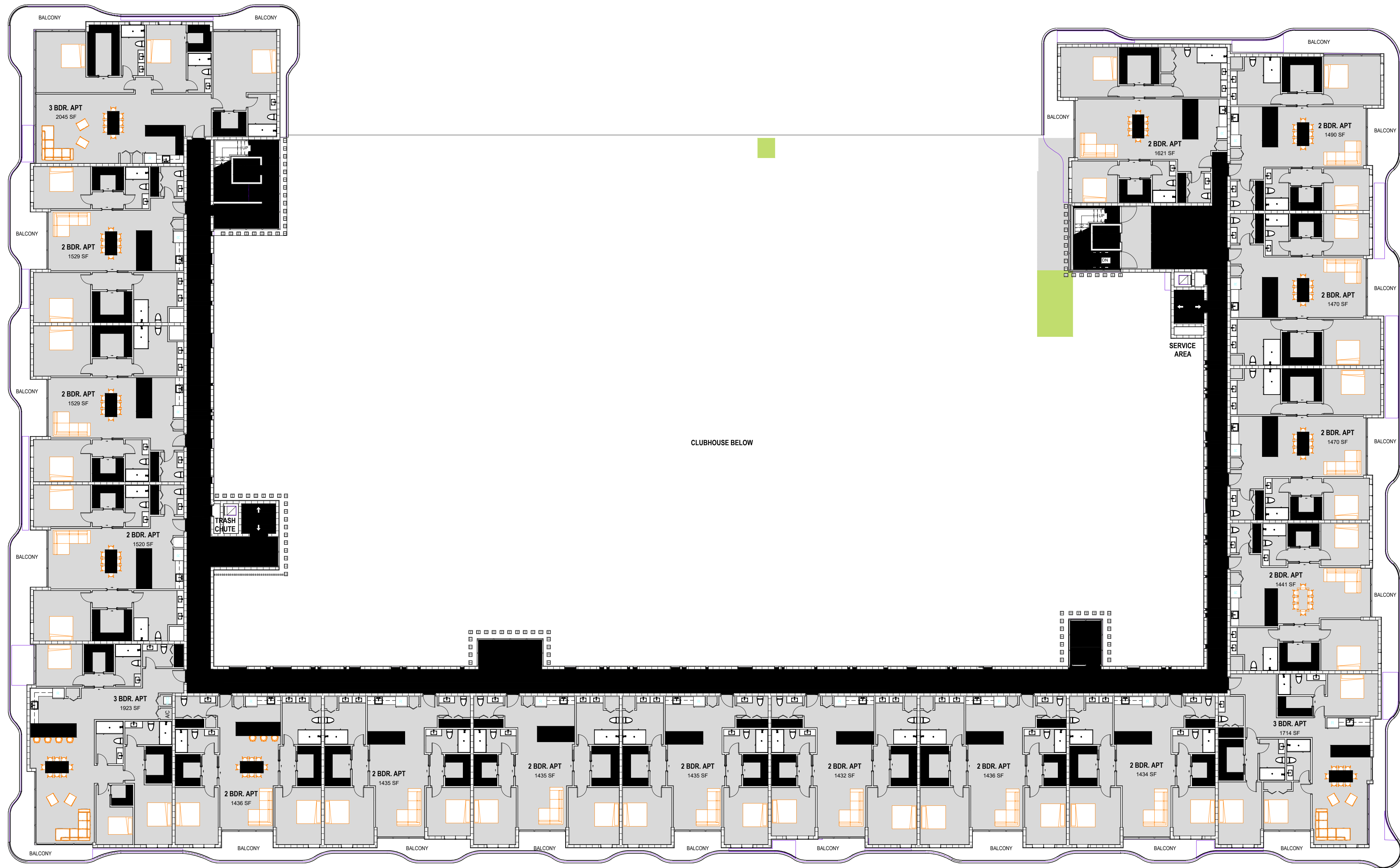
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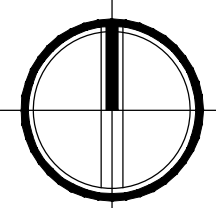
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1 Clubhouse Residential Level 3-5
Scale: 3/32"=1' (24"X36')



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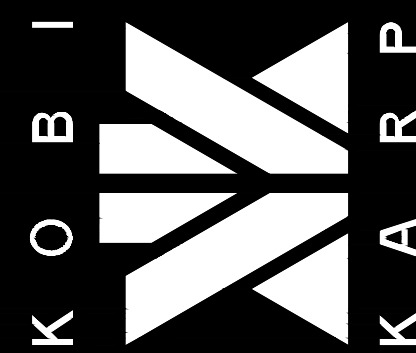
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Clubhouse
Residential Levels

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1 Clubhouse - Front Elevation

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



2 Clubhouse - Rear Elevation

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

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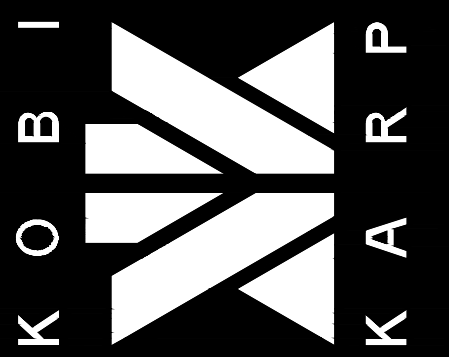
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Clubhouse
Elevations

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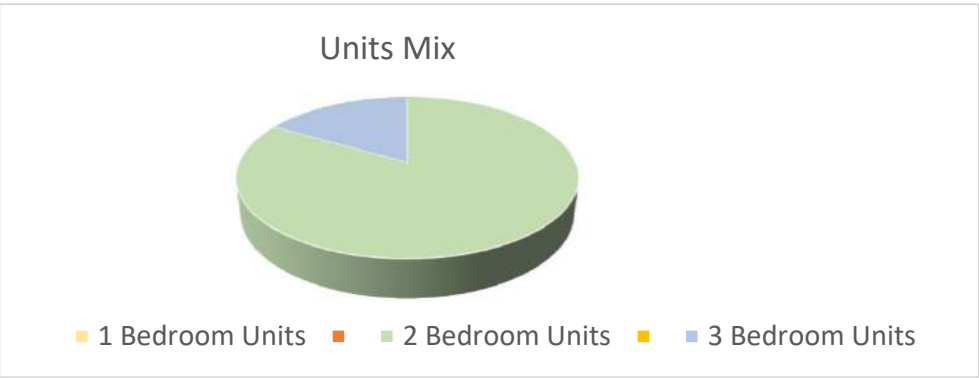


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LEVEL	1 Bdr	2 Bdr	3 Bdr
ROOF			
LEVEL 5	0	15	3
LEVEL 4	0	15	3
LEVEL 3	0	15	3
	0	45	9
Block Units			54

TOTAL UNITS	54
1 Bedroom Units	00.0%
2 Bedroom Units	4583.3%
3 Bedroom Units	916.7%



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%
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Residential Sf	33,280
total	33,280



Emerald Hills, Hollywood, FL



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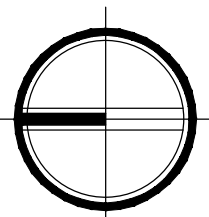
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- N 40TH AVE
- AMALFI DR
- GREEND RD
- CASPER CT
- SANDERS ST

FAIRWAY DR

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

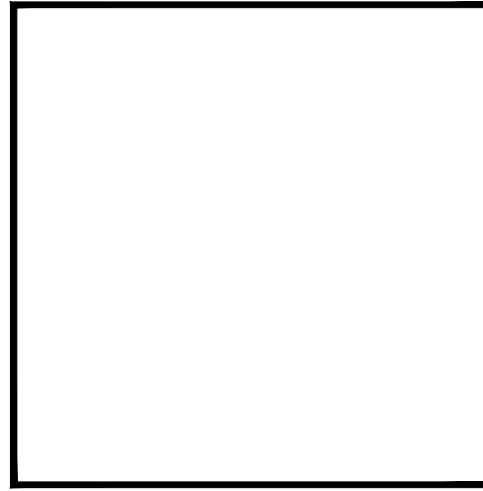


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4100 NORTH HILLS DRIVE
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Hole 18 Siteplan



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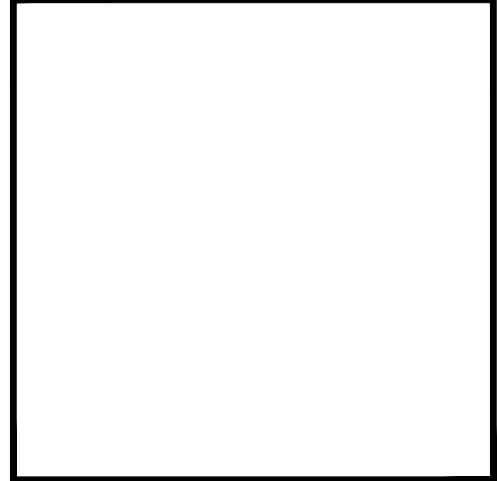


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Hole 18 1ST FLOOR



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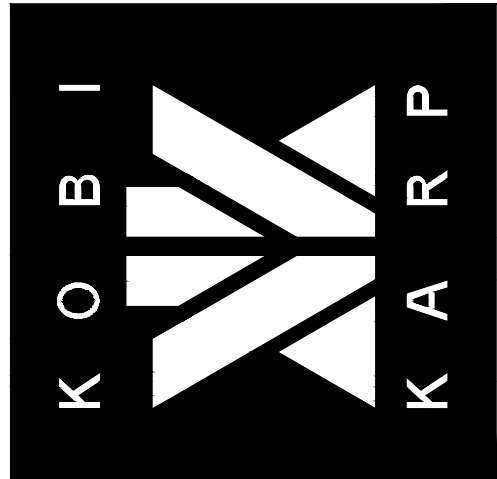
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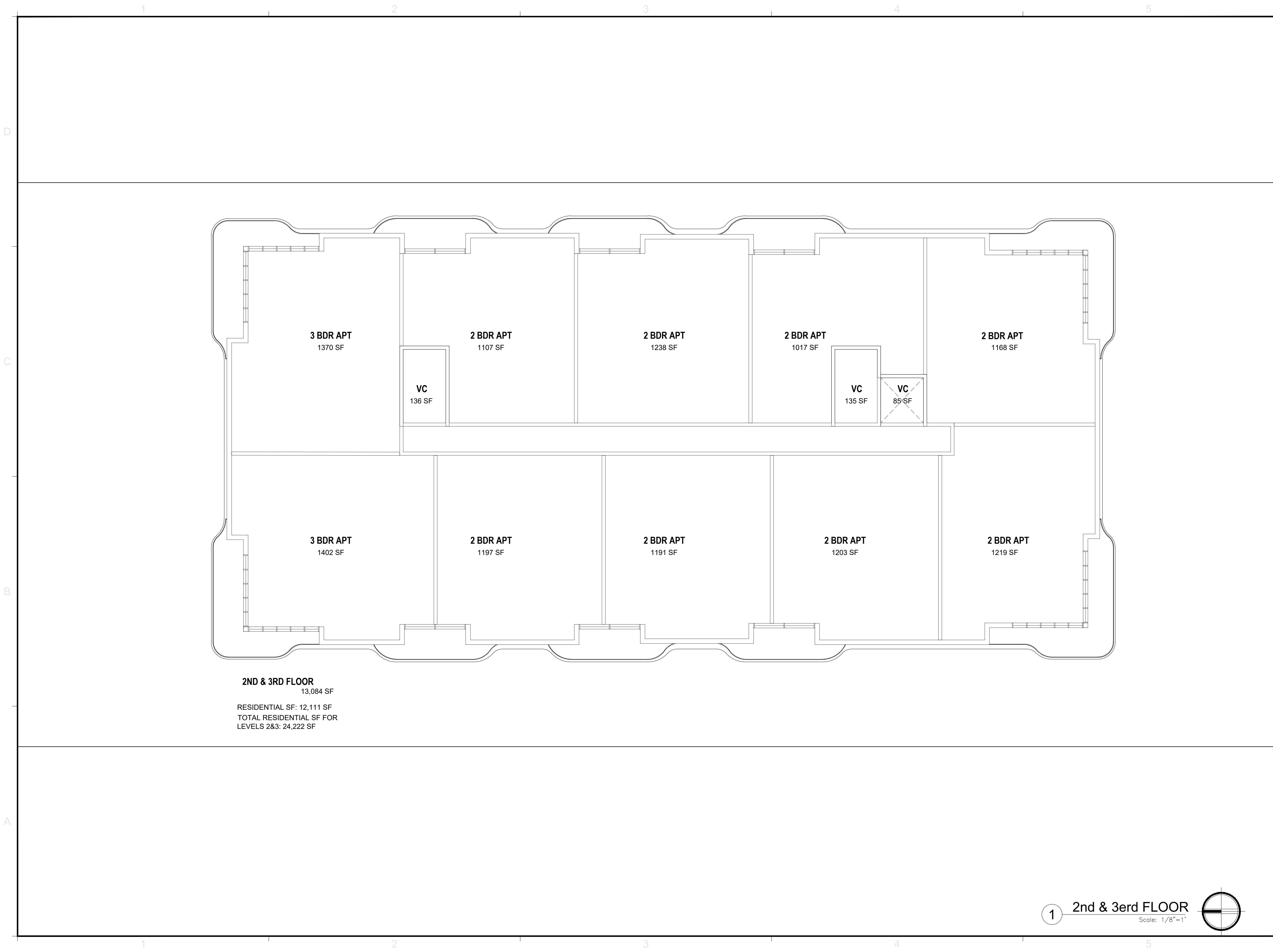


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1 1ST FLOOR

Scale: 1/8"=1'

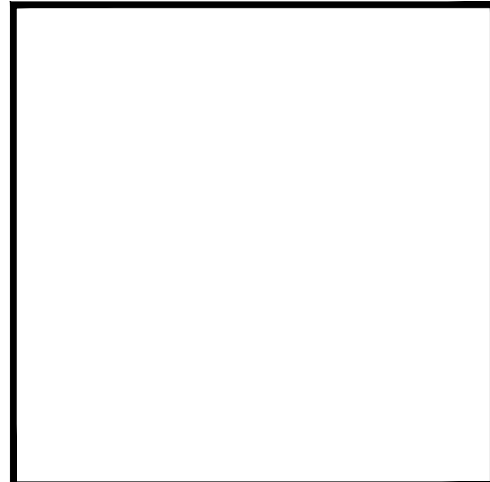


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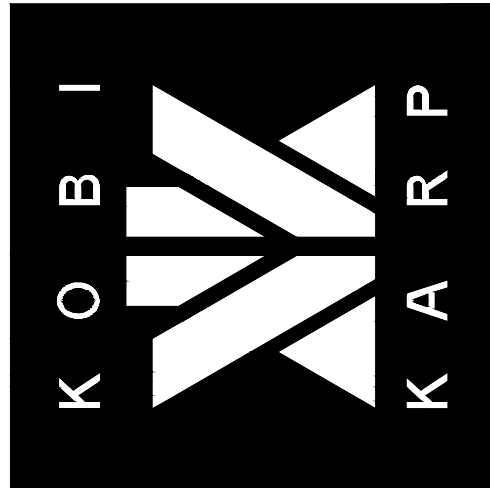
Hole 18 2ND & 3RD



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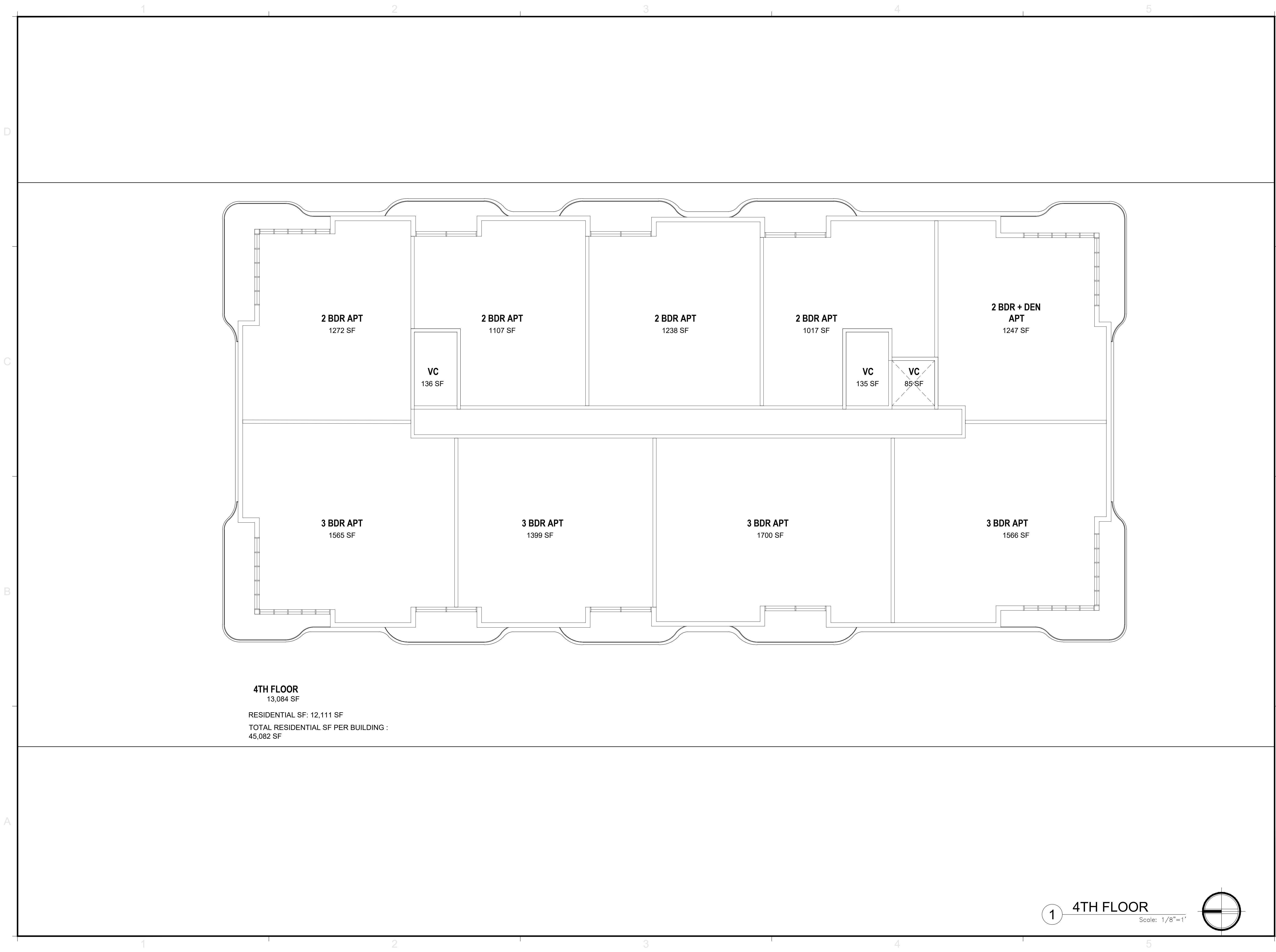
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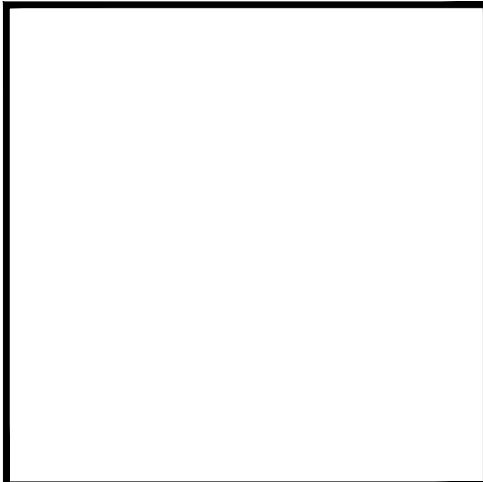


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Hole 18 4TH FLOOR



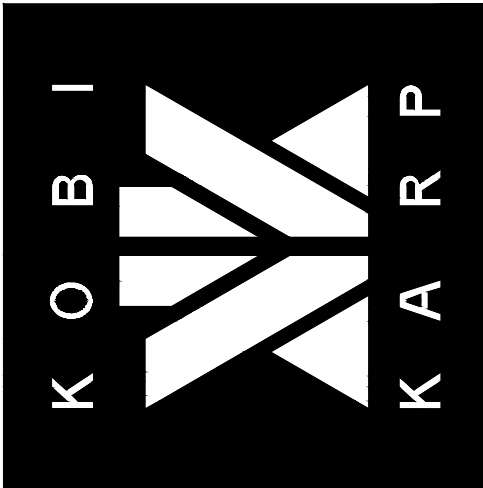
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A2.10



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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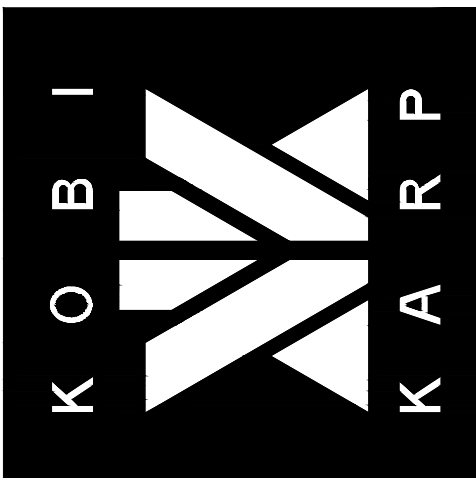
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Prototypical Building (4 Story)
Elevations

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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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Prototypical Building (4 Story)
Elevations



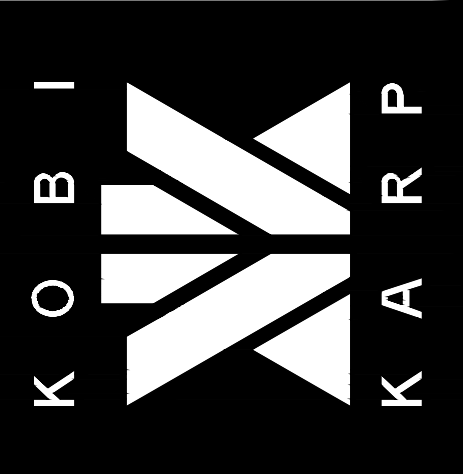
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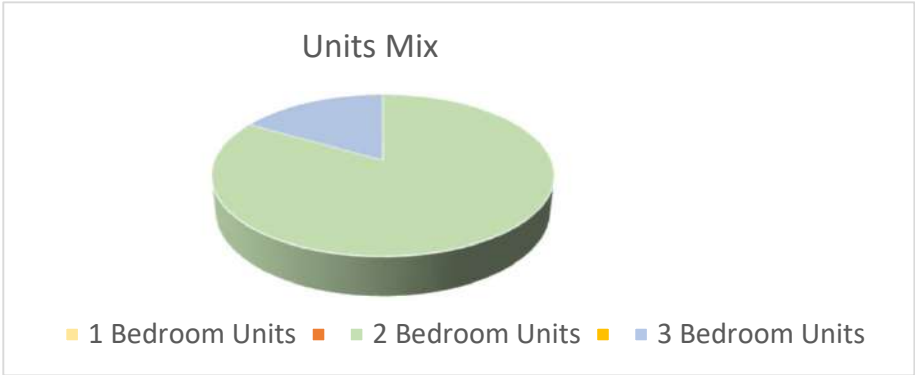
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BLOCK 1				BLOCK 2			
LEVEL	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr	
ROOF							
LEVEL 4	0	6	3	0	6	3	
LEVEL 3	0	9	1	0	9	1	
LEVEL 2	0	9	1	0	9	1	
LEVEL 1	0	6	1	0	6	1	
0306				0306			
Block Units36				Block Units36			

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



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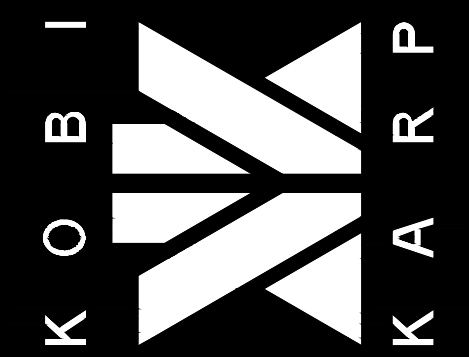
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Hole 16 1ST FLOOR

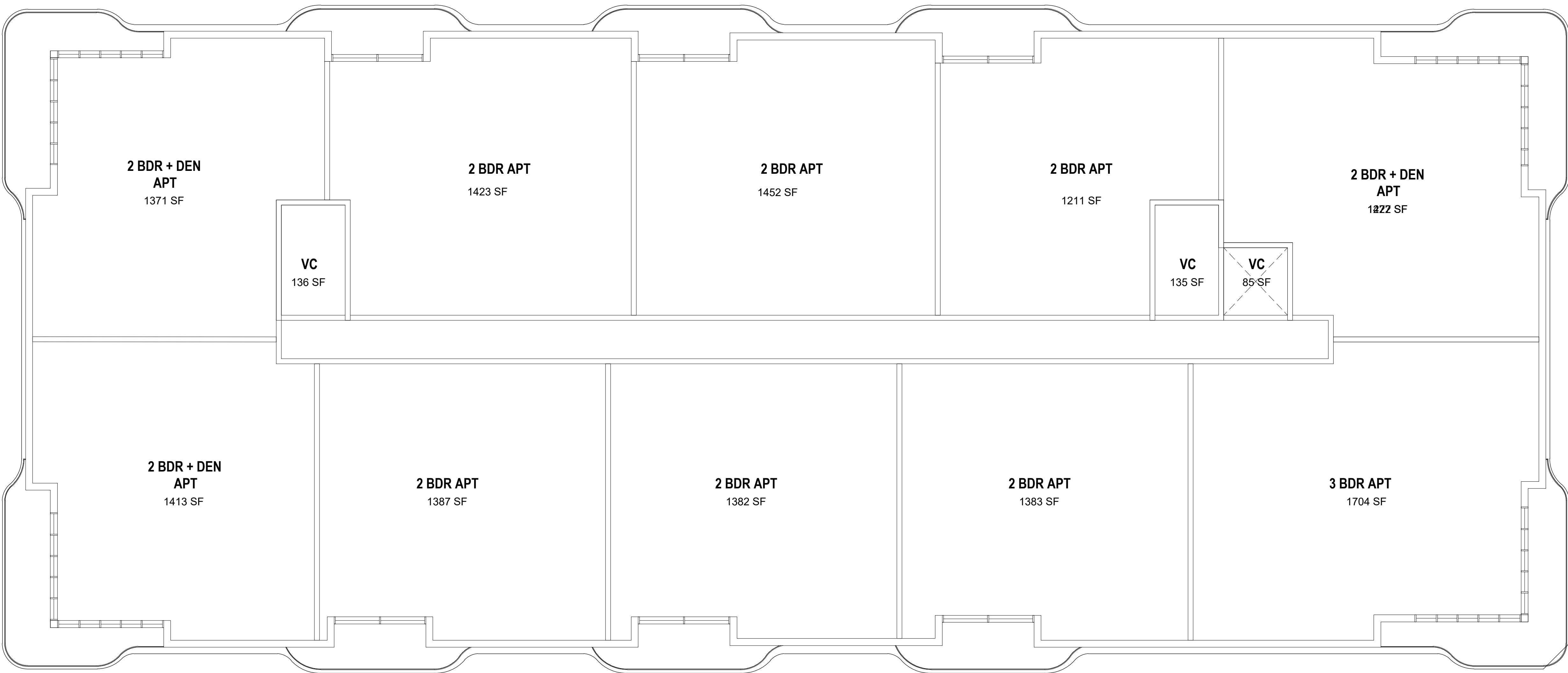
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2ND & 3RD FLOOR
15,336 SF

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

1

2ND & 3RD FLOOR

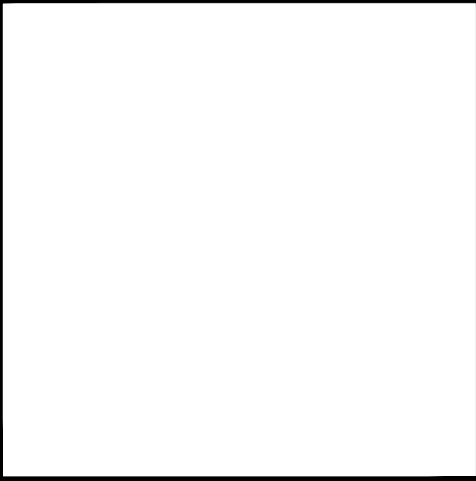
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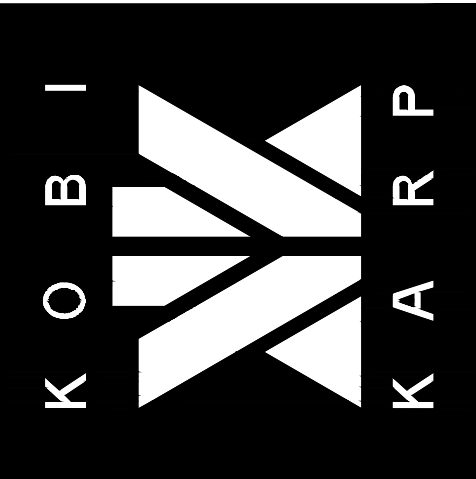
Hole 16 2ND & 3RD FLOOR



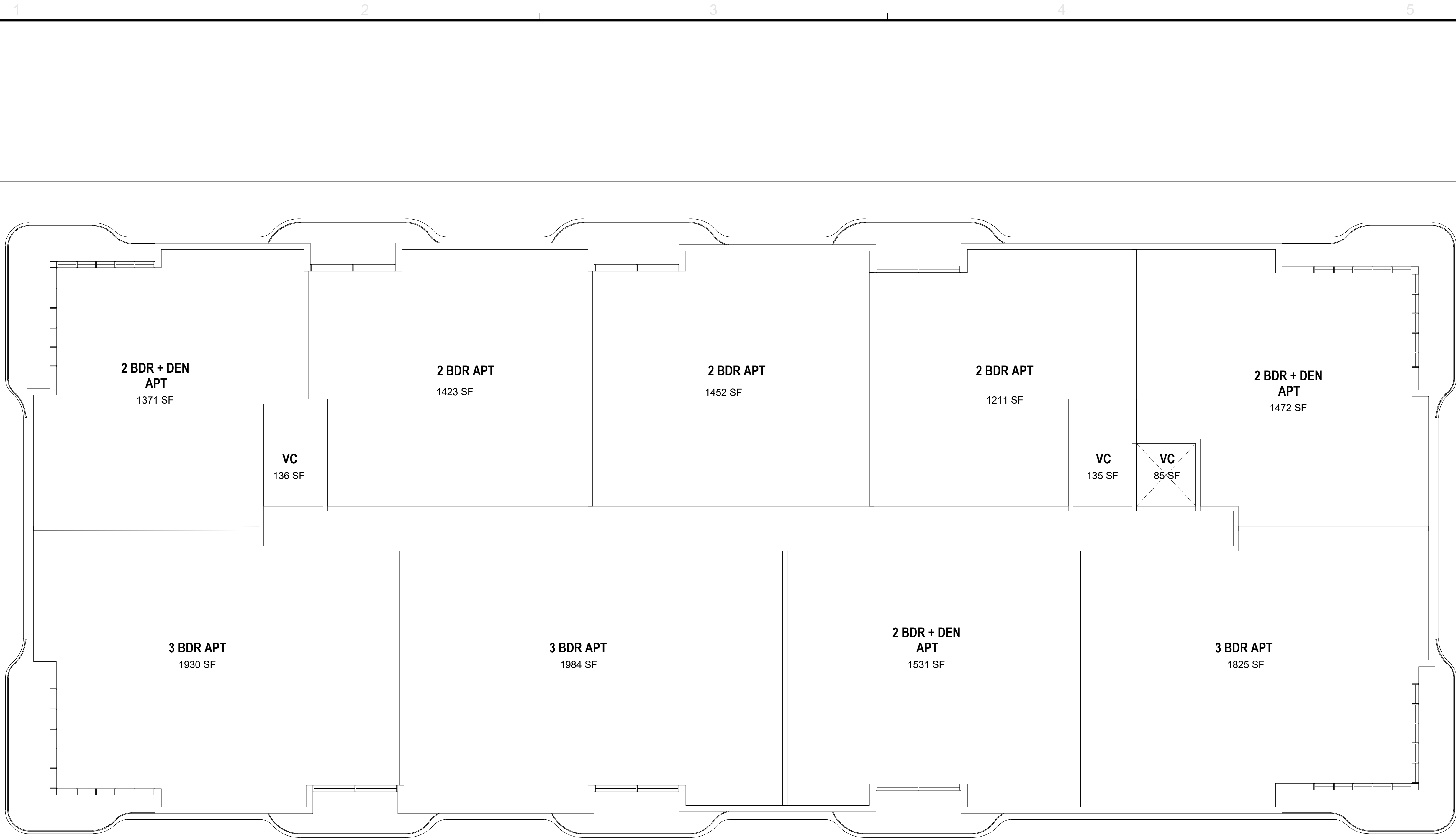
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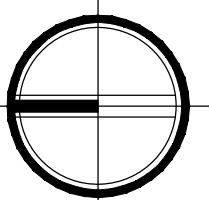


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4TH FLOOR
15,336 SF
RESIDENTIAL SF: 14,197 SF
TOTAL RESIDENTIAL SF PER BUILDING :
52,702 SF

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



REVISIONS / SUBMISSIONS	

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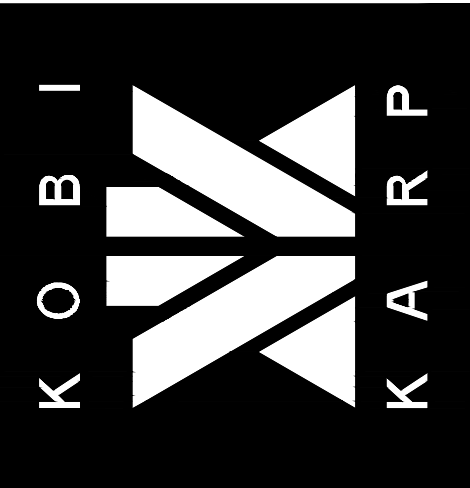
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4100 NORTH HILLS DRIVE
HOLLYWOOD, FLORIDA, 33021

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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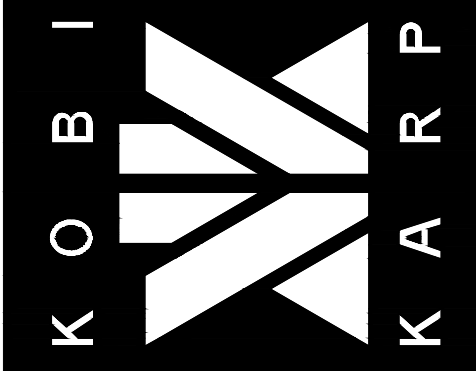
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Prototypical Building (4 Story)

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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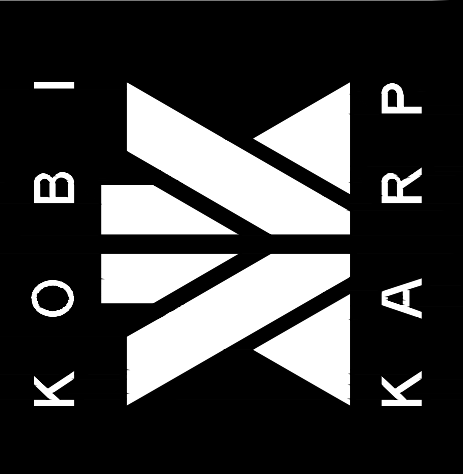
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