



Emerald Hills, Hollywood, FL

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EMERALD HILLS
4100 NORTH HILLS DRIVE
HOLLYWOOD, FLORIDA, 33021

Clubhouse
Siteplan

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DATE:	12-05-2022

A2.01

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

[illegible]

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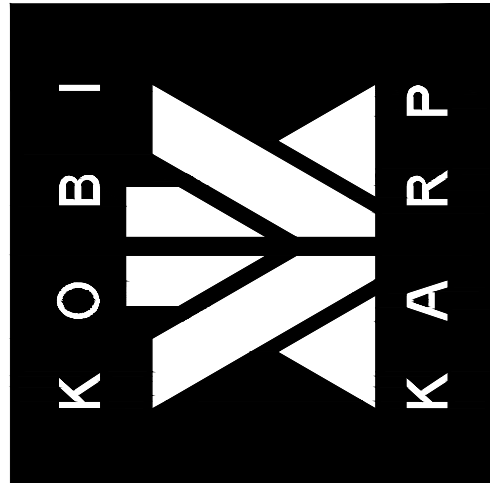
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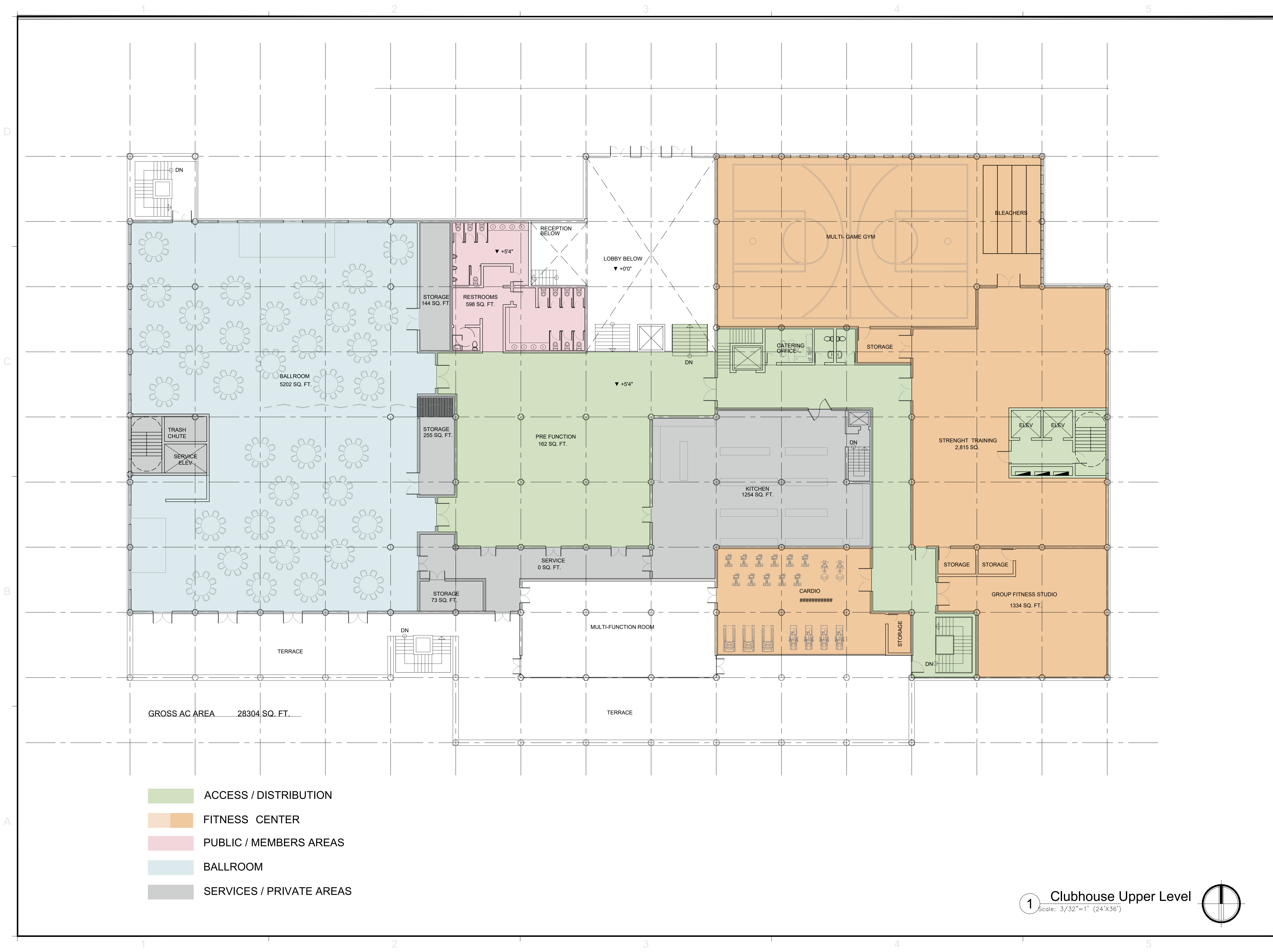
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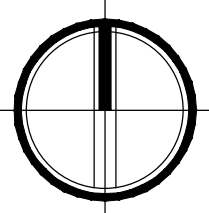
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- ACCESS / DISTRIBUTION
- FITNESS CENTER
- PUBLIC / MEMBERS AREAS
- BALLROOM
- SERVICES / PRIVATE AREAS

1 Clubhouse Upper Level
Scale: 3/32"=1" (24'x36")

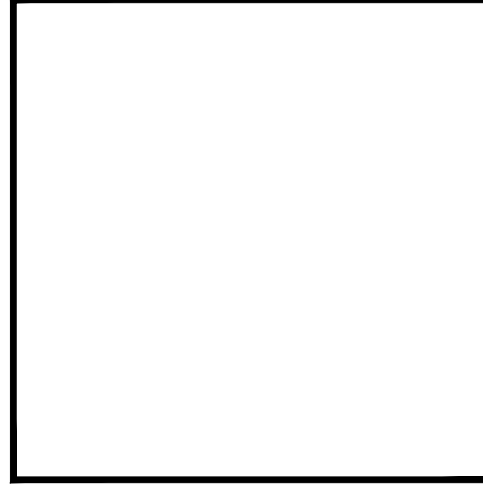


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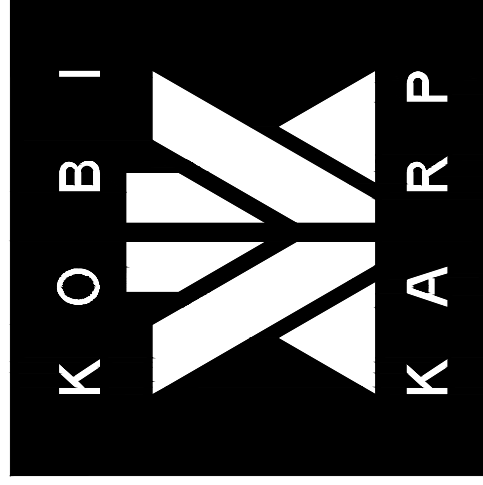
Clubhouse
Upper Level



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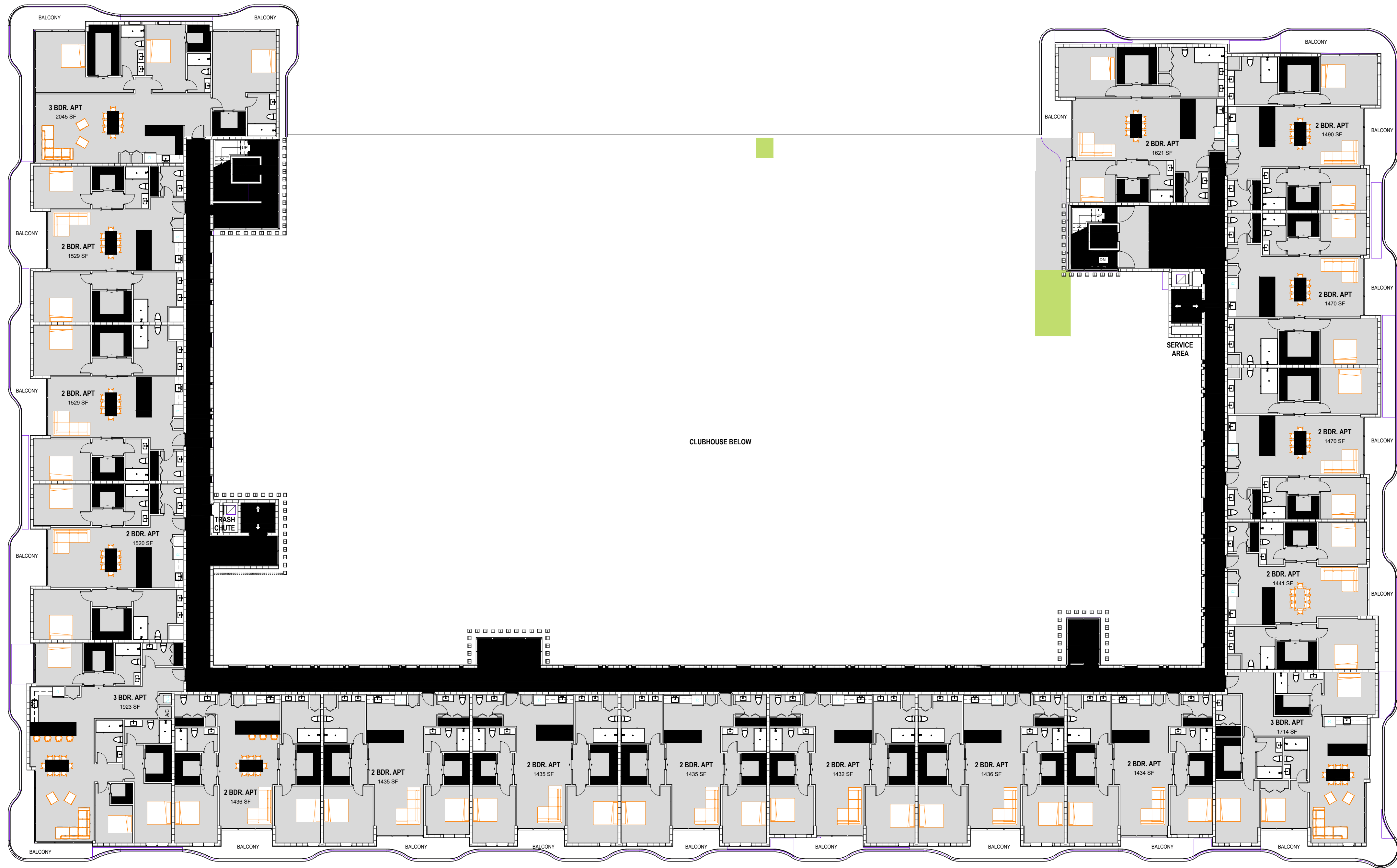
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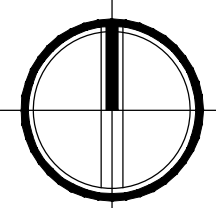


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A2.03



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



REVISIONS / SUBMISSIONS

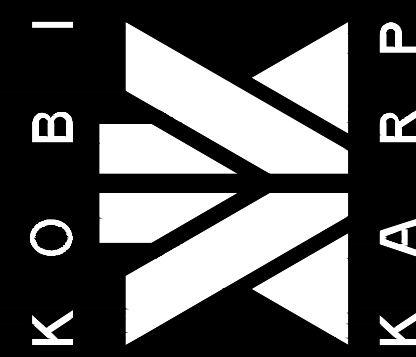
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Clubhouse
Residential Levels

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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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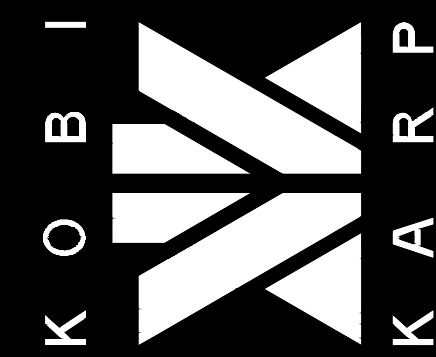
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Clubhouse
Elevations

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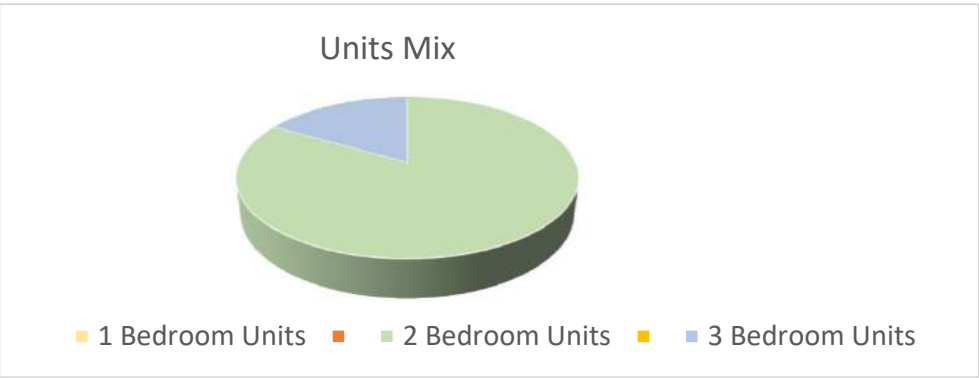


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LEVEL	1 Bdr	2 Bdr	3 Bdr
ROOF			
LEVEL 5	0	15	3
LEVEL 4	0	15	3
LEVEL 3	0	15	3
	0	45	9
	Block Units		54

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



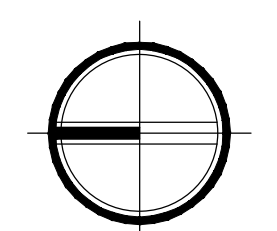
Emerald Hills, Hollywood, FL



- 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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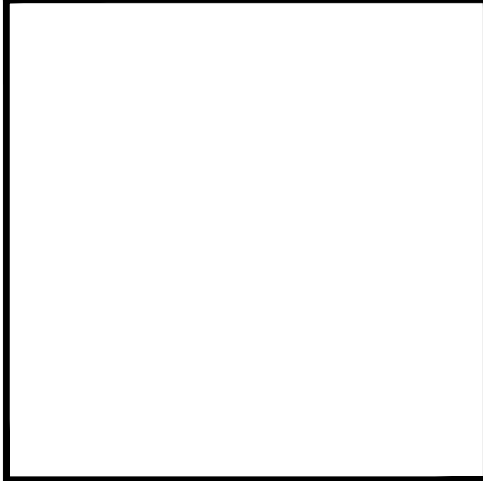


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Hole 18 1ST FLOOR



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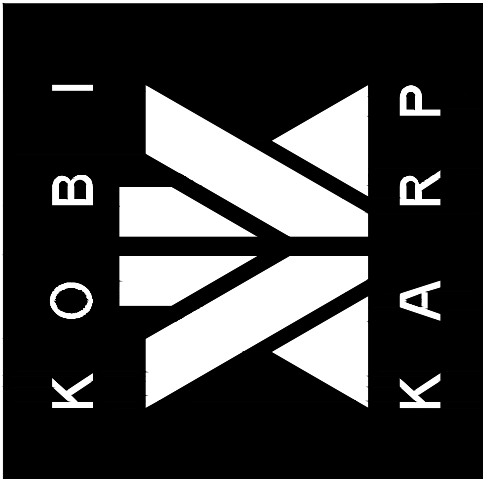
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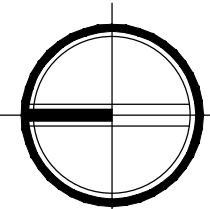
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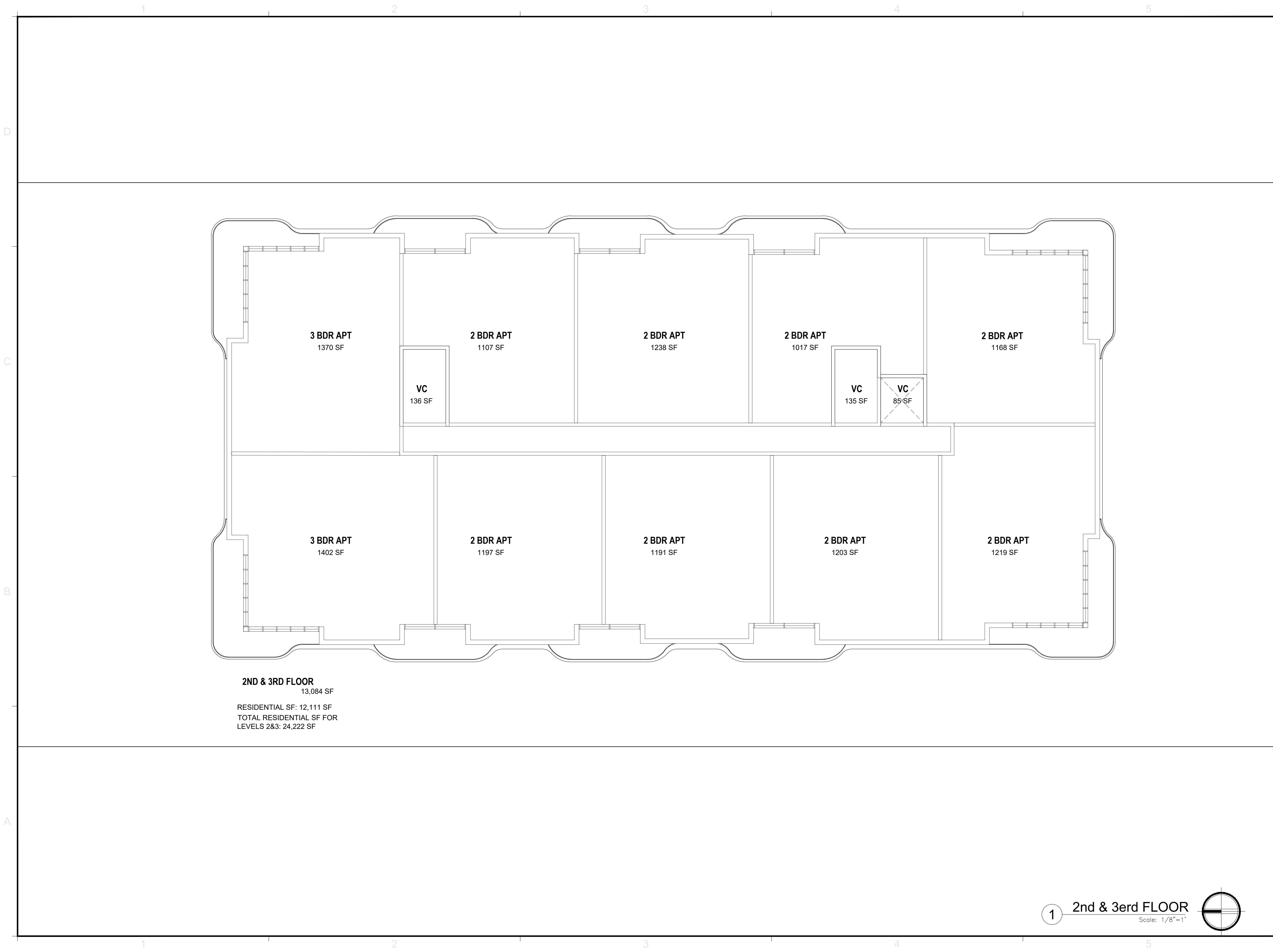


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A2.08

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

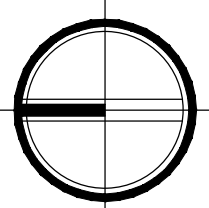




2ND & 3RD FLOOR
13,084 SF

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

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

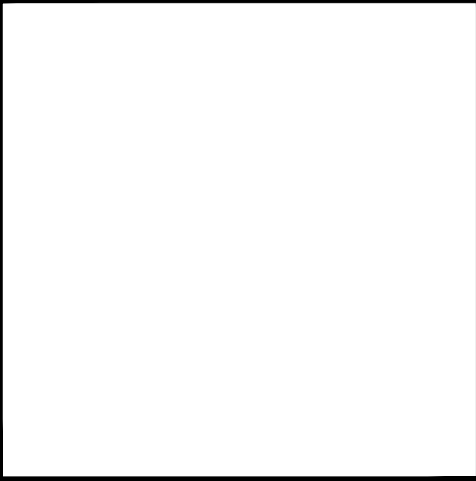


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Hole 18 2ND & 3RD



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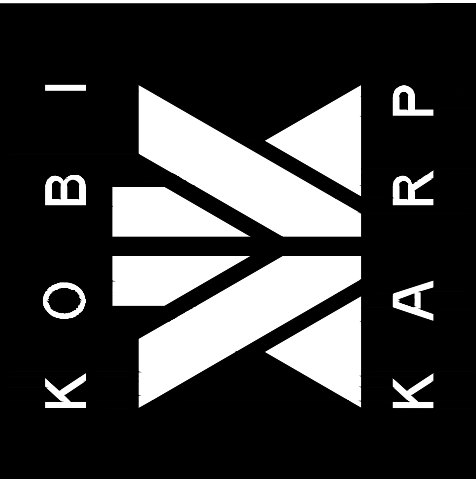
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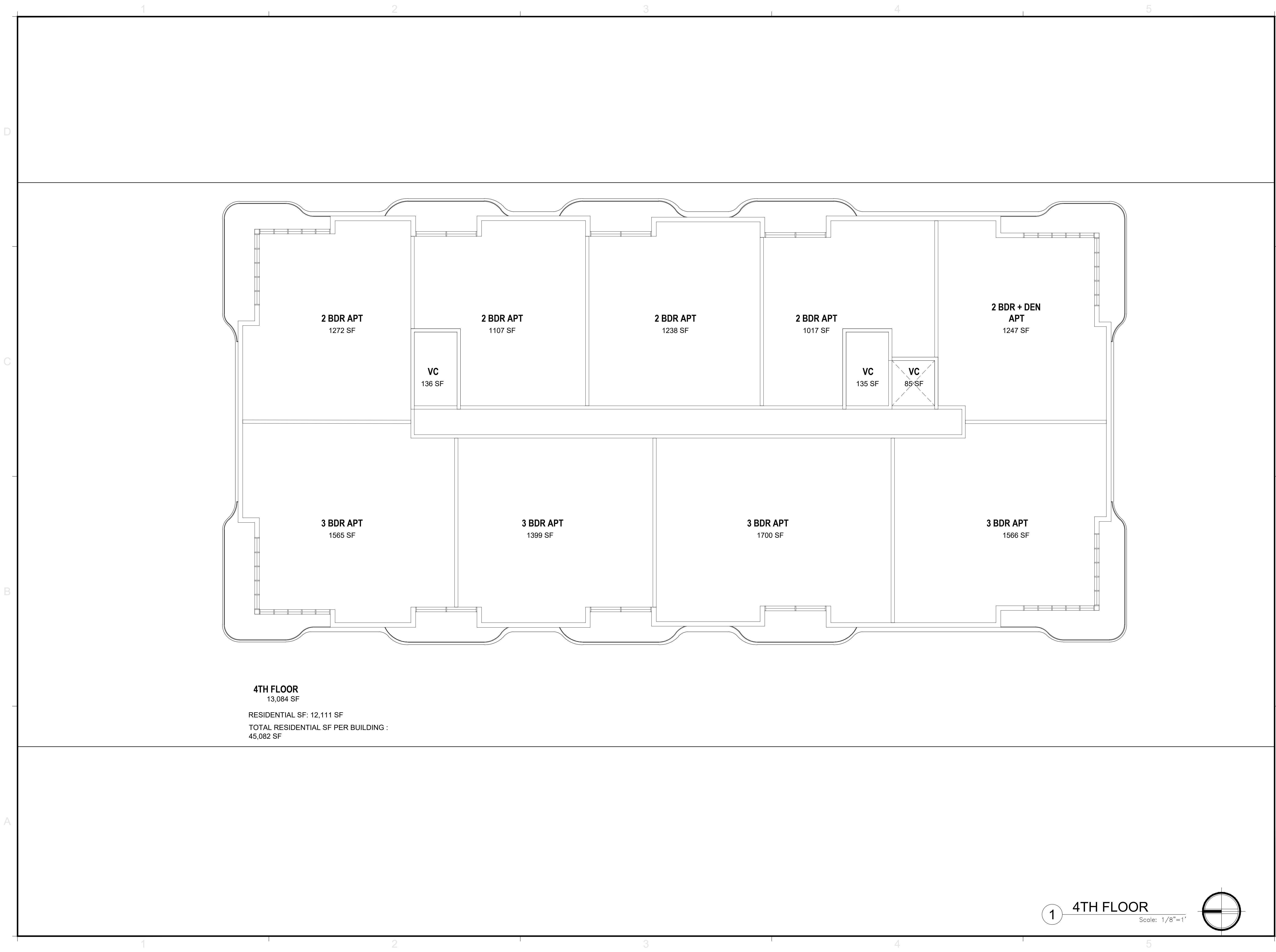
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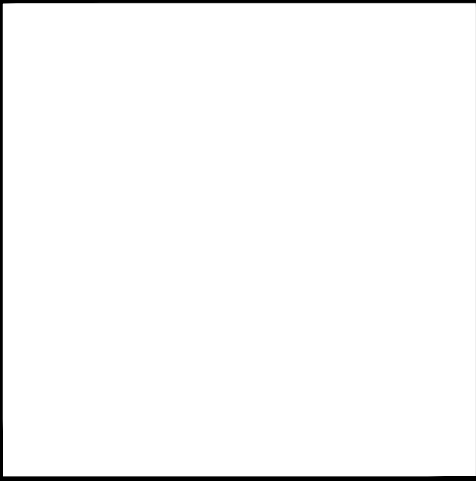


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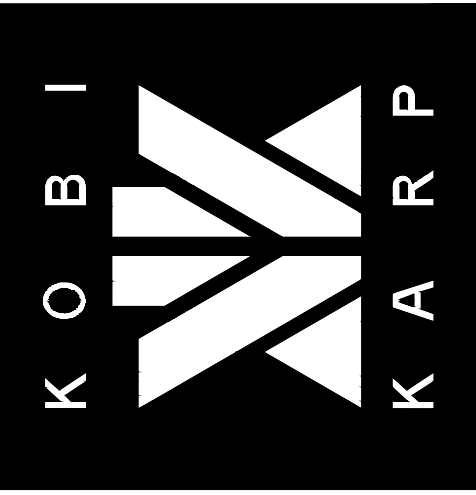
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Hole 18 4TH FLOOR



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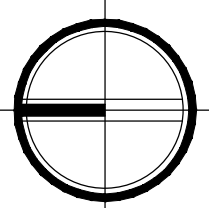
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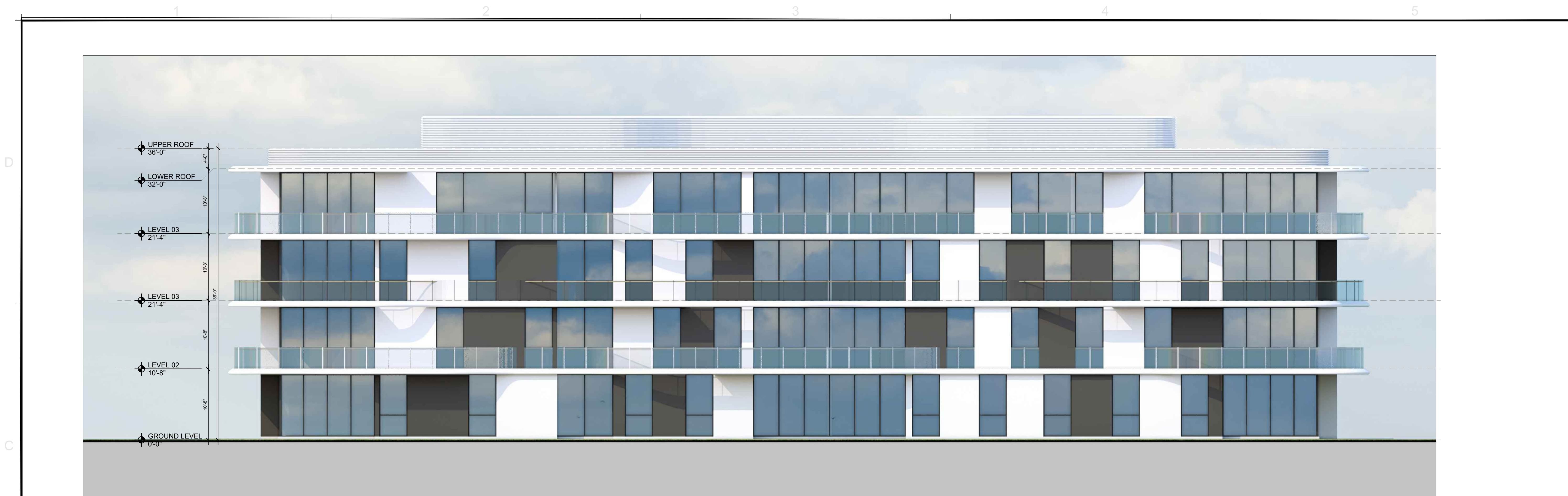


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1 4TH FLOOR
Scale: 1/8"=1'





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



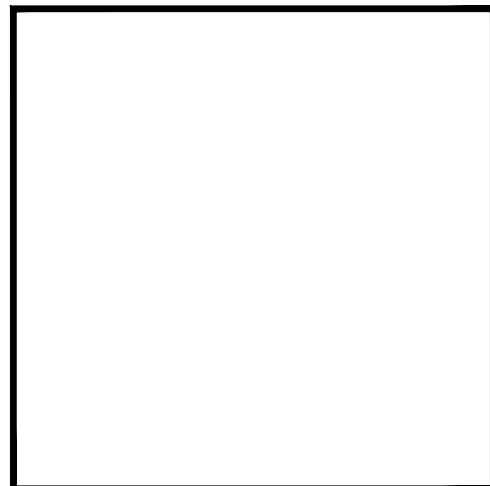
2 Prototypical Building (4 Story) - Secondary Elevation
Scale: 1/8"=1' (24'x36')

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Prototypical Building (4 Story)
Elevations



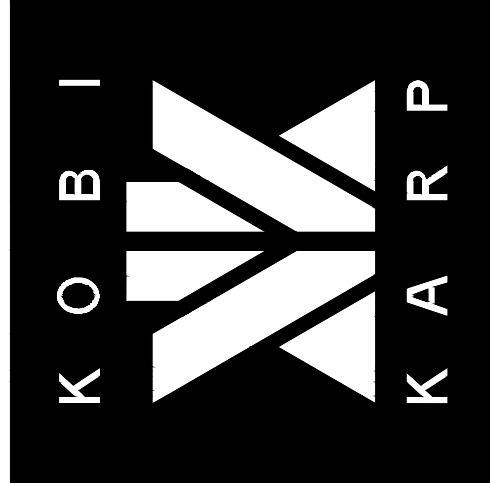
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1 Prototypical Building (4 Story) - Side Elevation
Scale: 1/8"=1' (24'X36')



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

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Prototypical Building (4 Story)
Elevations



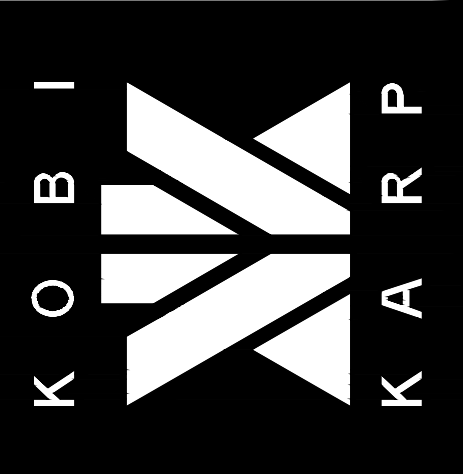
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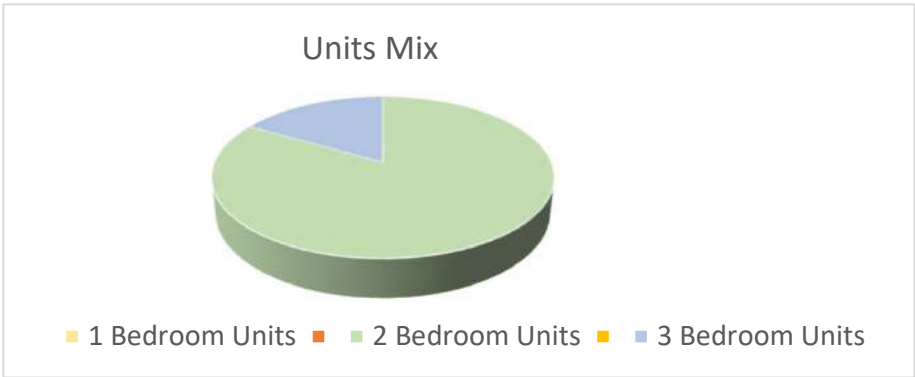
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BLOCK 1				BLOCK 2			
LEVEL	1 Bdr	2 Bdr	3 Bdr	1 Bdr	2 Bdr	3 Bdr	
ROOF							
LEVEL 4	0	6	3	0	6	3	
LEVEL 3	0	9	1	0	9	1	
LEVEL 2	0	9	1	0	9	1	
LEVEL 1	0	6	1	0	6	1	
0306				0306			
Block Units36				Block Units36			

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



Emerald Hills, Hollywood, FL



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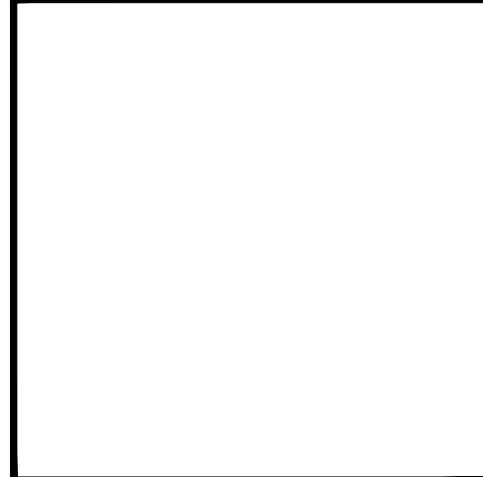


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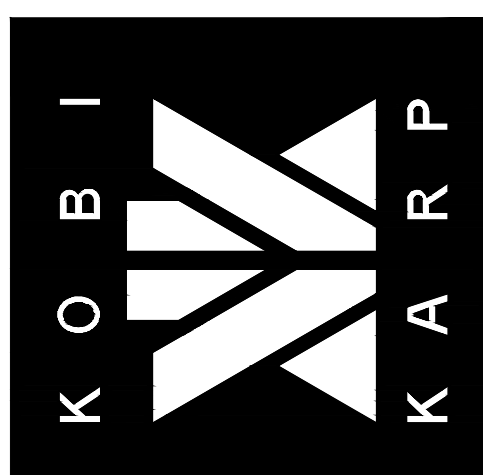
Hole 16 Siteplan



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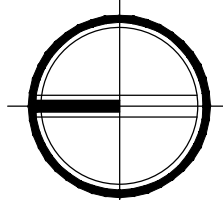
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1 Plan View
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PALMER DR
N 46TH AVE
ST ANDREWS RD
CASPER CT
SANDERS ST

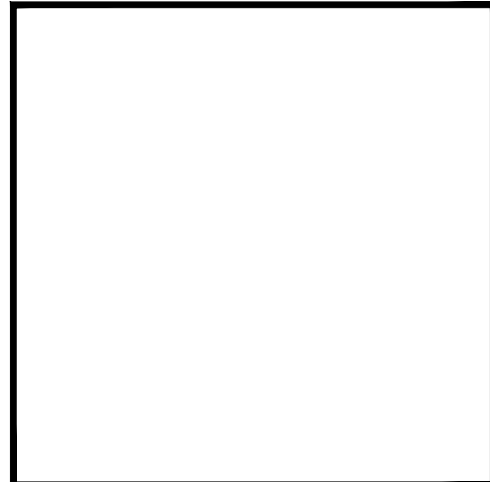


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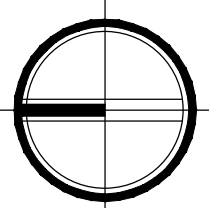
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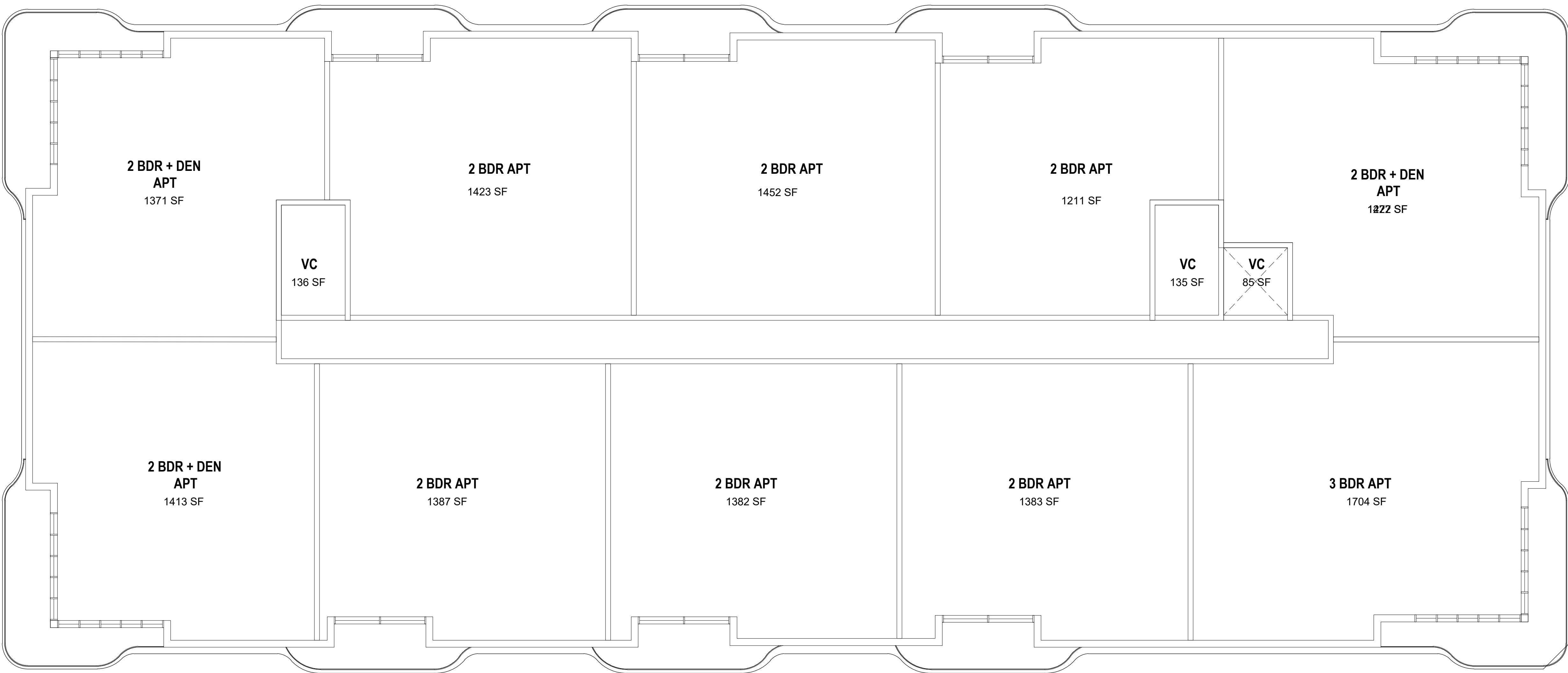
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DATE: 12-05-2022

A2.14

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

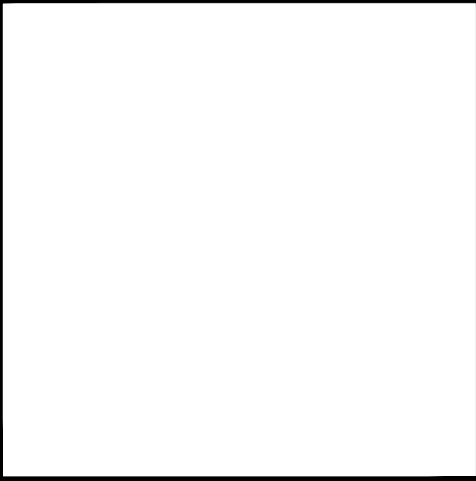
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4100 NORTH HILLS DRIVE
HOLLYWOOD, FLORIDA, 33021

Hole 16 2ND & 3RD FLOOR



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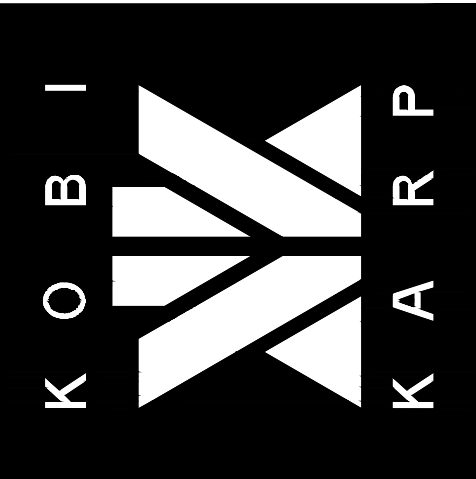
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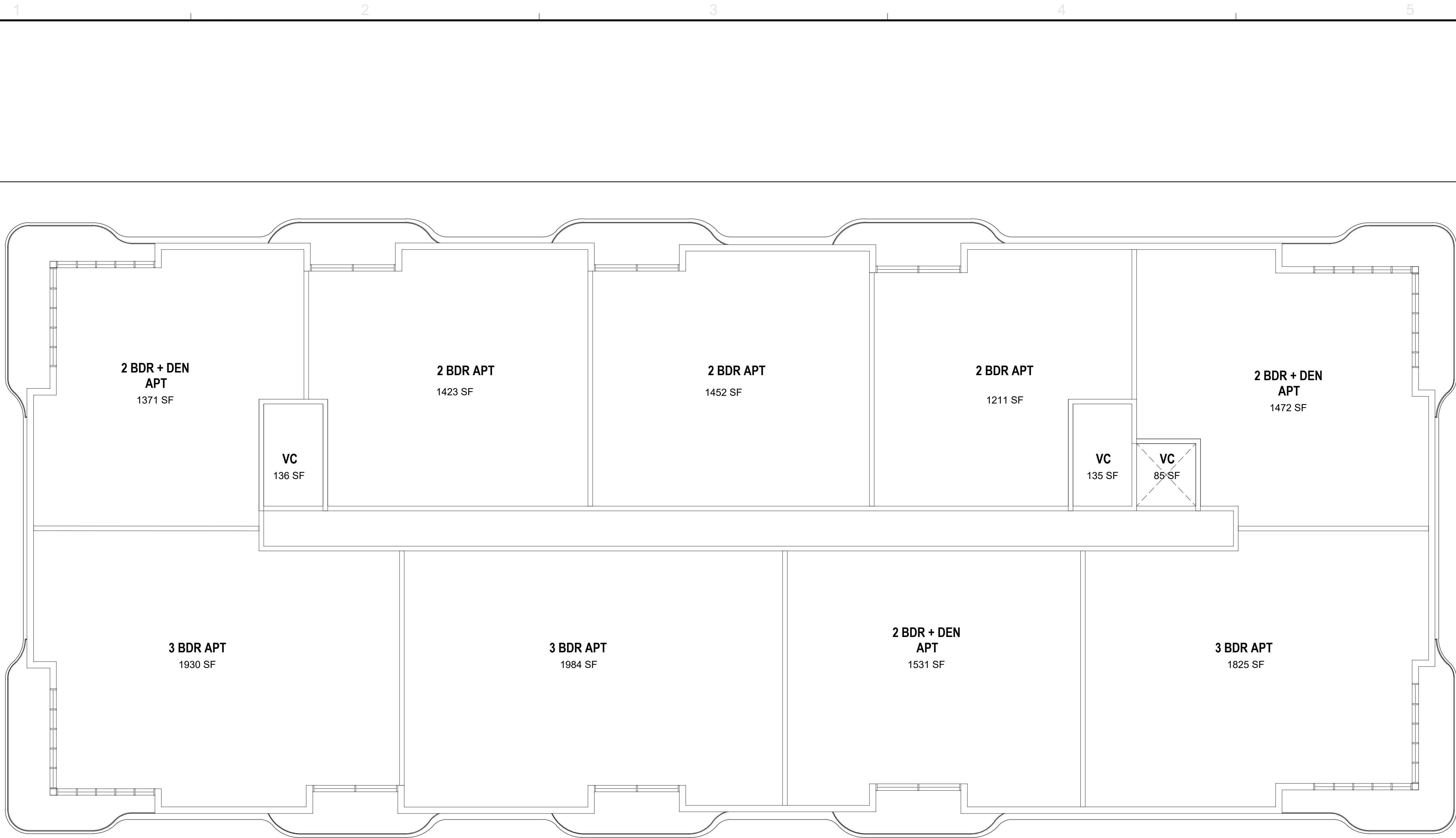
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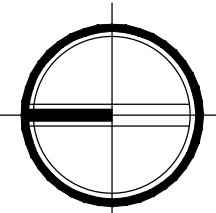


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4TH FLOOR
15,336 SF
RESIDENTIAL SF: 14,197 SF
TOTAL RESIDENTIAL SF PER BUILDING :
52,702 SF

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

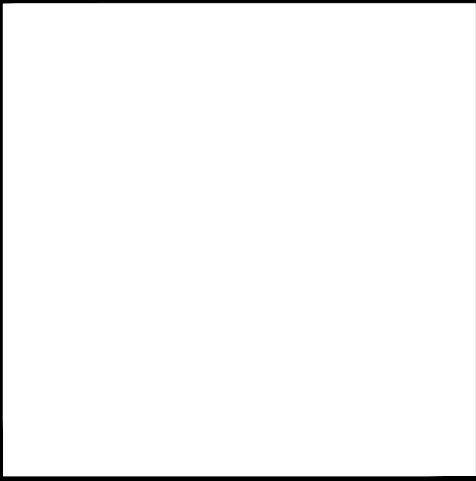


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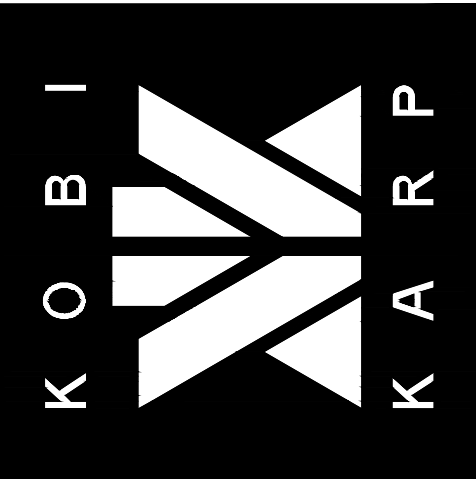
Hole 16 4TH FLOOR



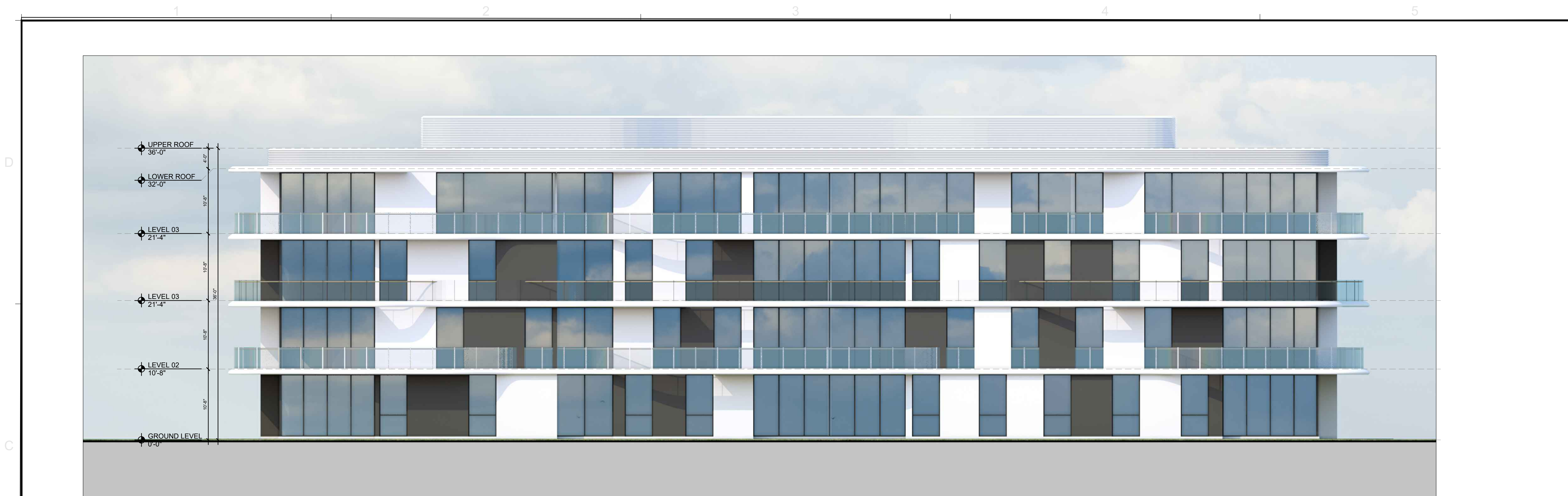
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1 Prototypical Building (4 Story) - Main Elevation
Scale: 1/8"=1' (24"x36")



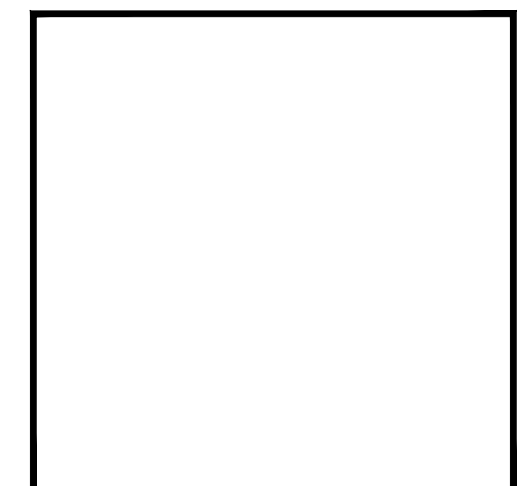
2 Prototypical Building (4 Story) - Secondary Elevation
Scale: 1/8"=1' (24"x36")

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Prototypical Building (4 Story)
Elevations

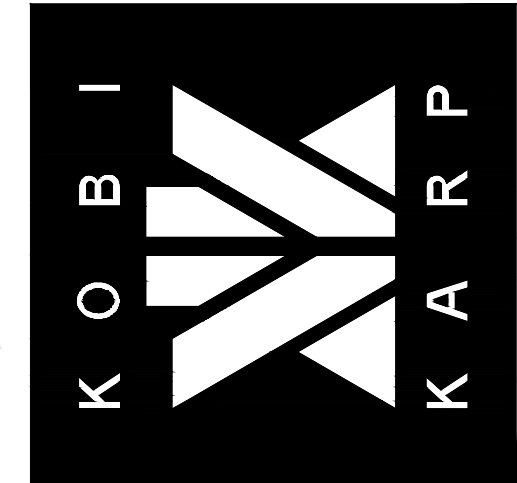


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1 Prototypical Building (4 Story) - Side Elevation
Scale: 1/8"=1' (24'X36')



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

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Prototypical Building (4 Story)
Elevations



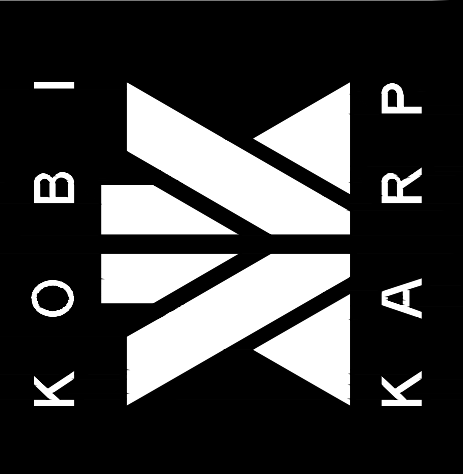
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