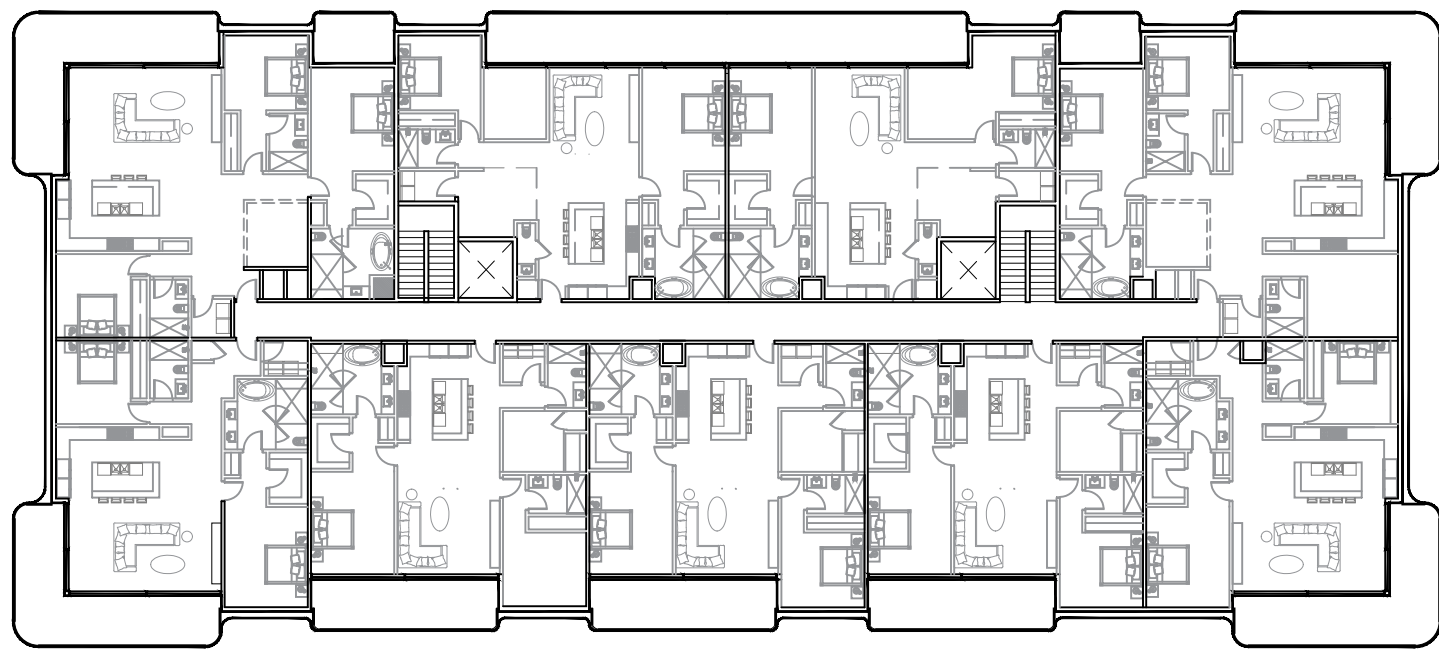
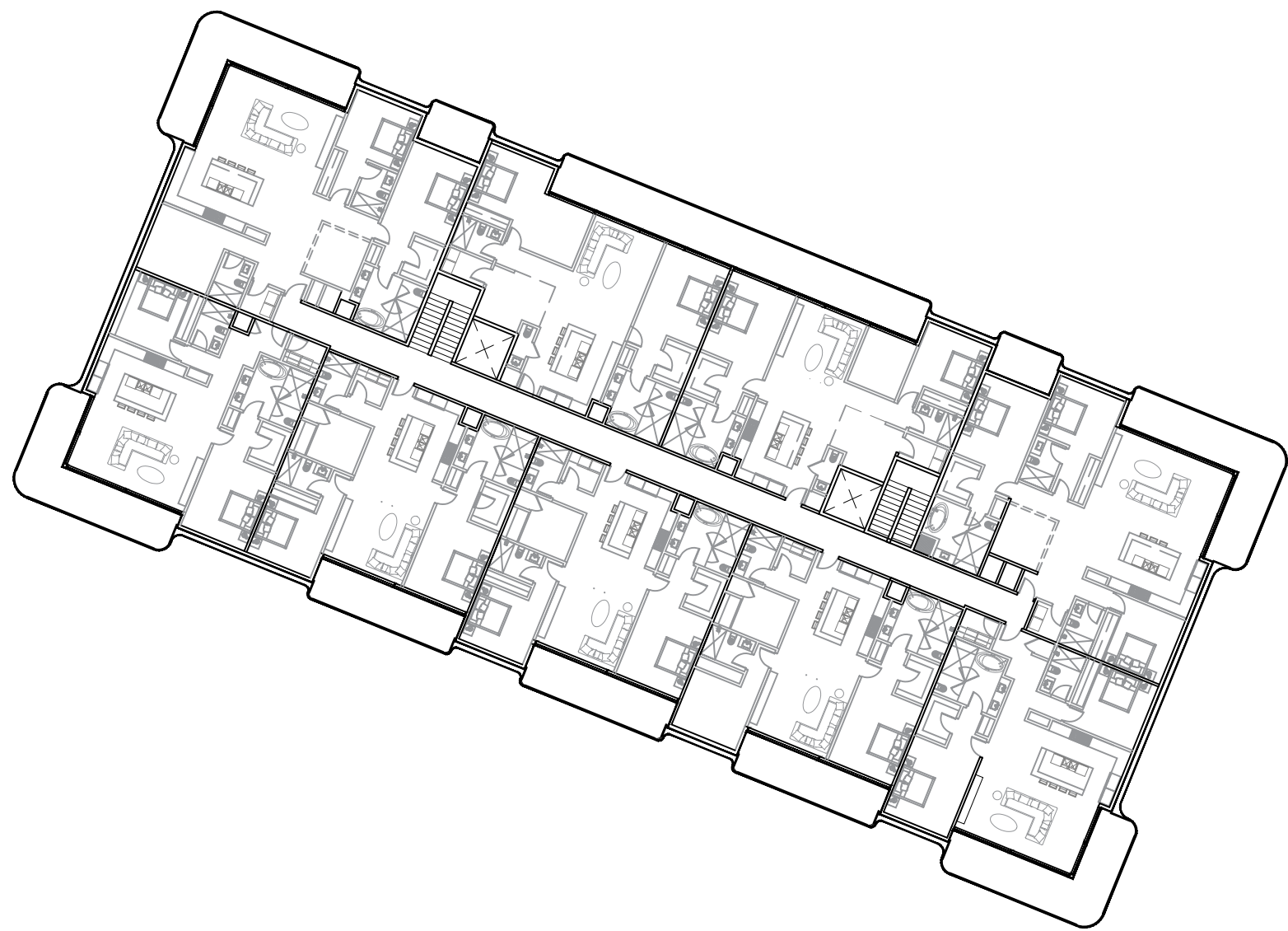
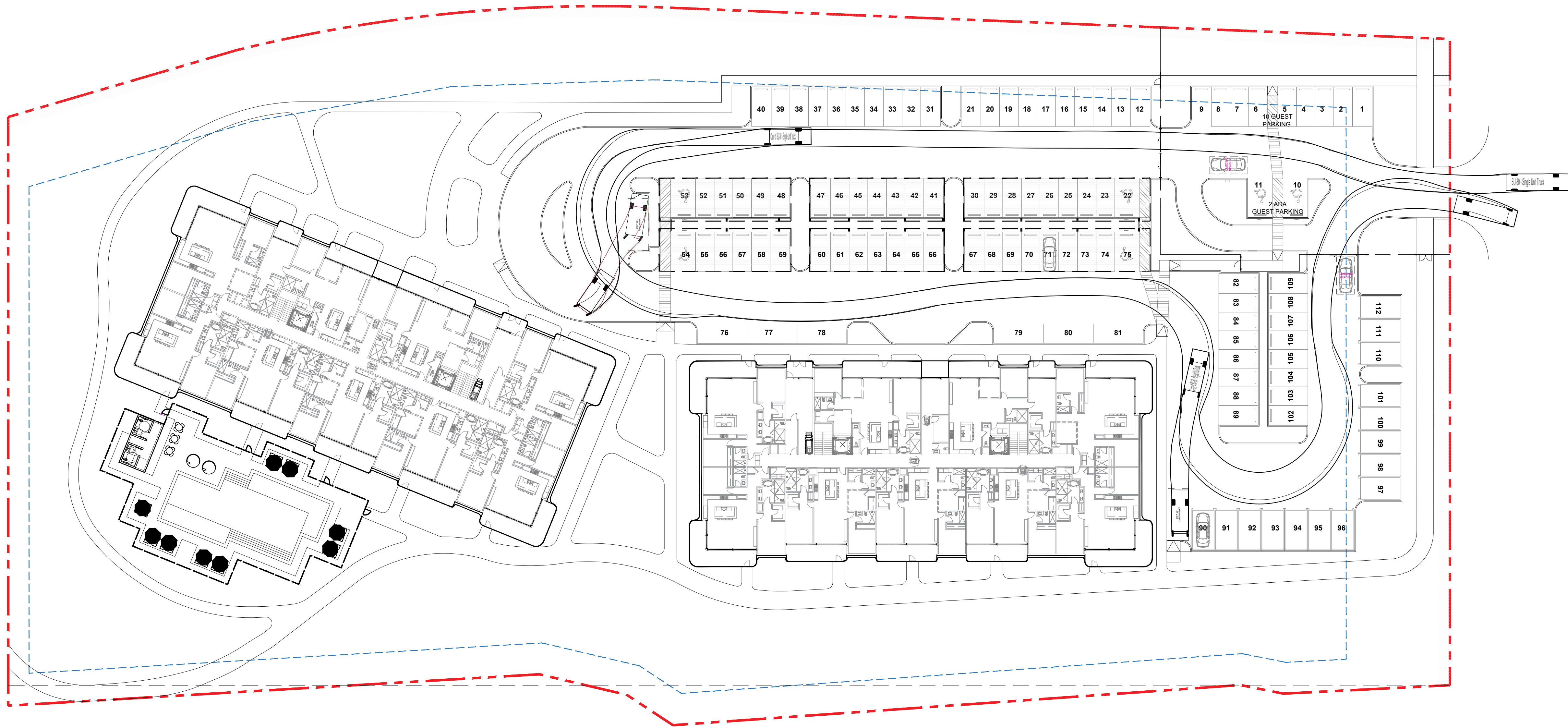
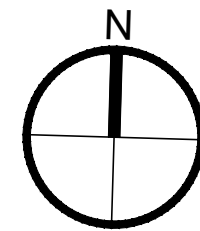
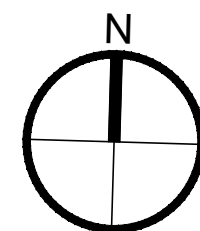




1 UNIT SIZE - LEVEL 1
Scale: 1" = 30'-0"



2 UNIT SIZE - LEVEL 2
Scale: 1" = 30'-0"



SITE B - SITE DATA	
PROPOSED	
LOT AREA	222,324 SF (5.10 ACRES)
SITE B - ZONING DATA	
BUILDING SIZE	
UNIT SIZE ALLOWED	155,627 SF (70.00%)
LEVEL 1	35,336 SF
LEVEL 2	35,336 SF
LEVEL 3	35,336 SF
TOTAL UNIT SIZE	106,008 SF (47.68%)

LEGEND	
---	PROPERTY LINE
---	PROPERTY SETBACK
	UNIT SIZE

NOTE
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW
AND MAY BE SUBJECT TO BOARD APPROVAL

Rev.	Date

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ZONING PACKAGE

EMERALD HILLS

4100 N HILLS DR.
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

MEP ENGINEERS:

CIVIL ENGINEER:
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KOBİ KARP
Lic. # AR0012578



ZONING DATA - N 46TH AVE WEST

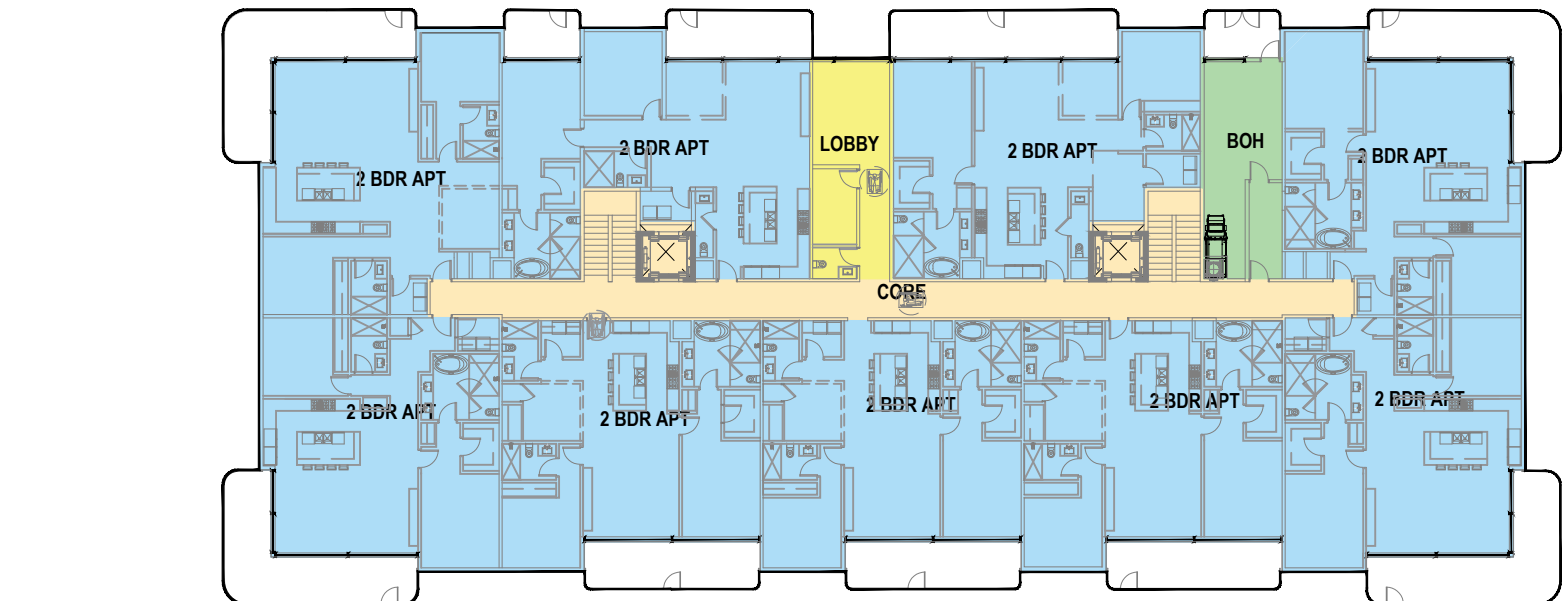
Date:	07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:	A.B.1.01
Project #	1849	

SITE B - N 46TH ST (WEST)										
TYP. BUILDING DATA										
		BUILDING FOOTPRINT	# OF STORIES	# OF UNITS	# OF ROOMS		SF BREAKDOWN			PARKING
	222,316 SF				2 BED	3 BED	AMENITIES SF	CORE SF	UNIT SF	
BUILDING 1		16,980 SF	3	27	23	4	3,480 SF	1,406 SF	65,712 SF	
BUILDING 2		16,980 SF	3	27	23	4	3,480 SF	1,406 SF	65,712 SF	
TOTAL		33,960	6	54	46	8	6,960 SF	2,812 SF	131,424 SF	118 PS

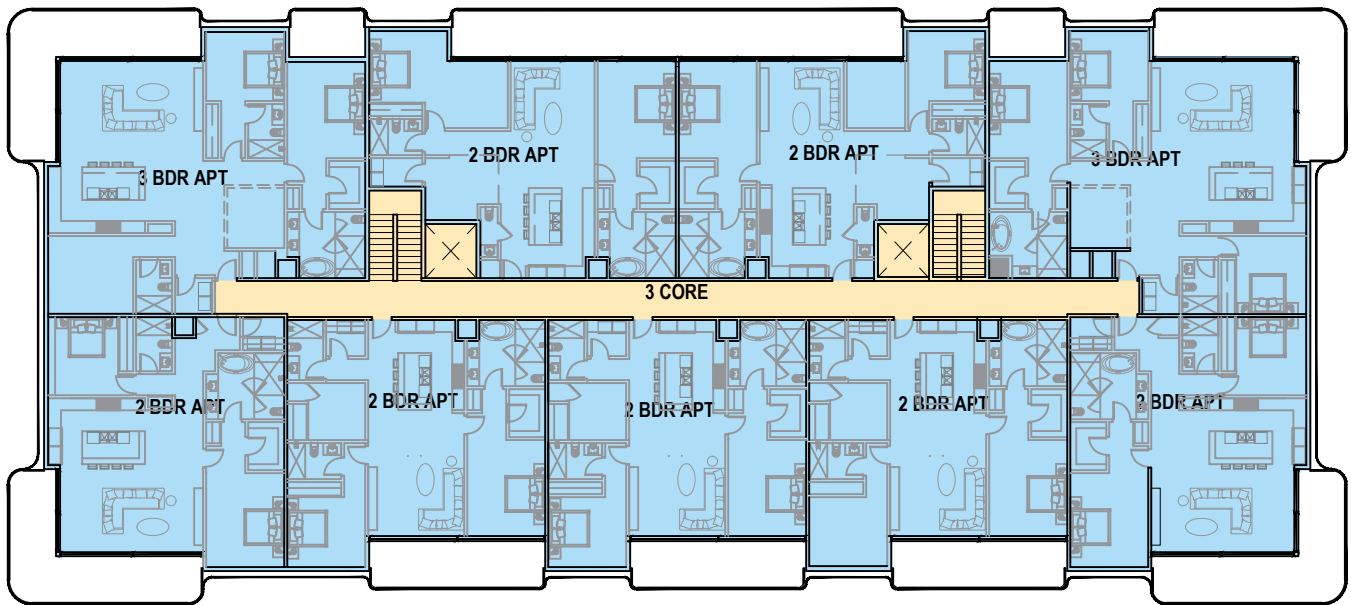
BUILDING 1 - UNIT DATA				
	SITE #	UNIT #	# OF BEDROOMS / UNITS	TOTAL UNIT SF
LEVEL 1	B	LOBBY		497 SF
		BOH		494 SF
		UNIT 1-101	2 BED / 2 BATH	1,710 SF
		UNIT 1-102	2 BED / 2.5 BATH	1,750 SF
		UNIT 1-103	2 BED / 2.5 BATH	1,759 SF
		UNIT 1-104	2 BED / 2 BATH	1,710 SF
		UNIT 1-105	2 BED / 2 BATH	1,620 SF
		UNIT 1-106	2 BED / 3 BATH	1,680 SF
		UNIT 1-107	2 BED / 3 BATH	1,680 SF
		UNIT 1-108	2 BED / 3 BATH	1,680 SF
		UNIT 1-109	2 BED / 2 BATH	1,620 SF
SUBTOTAL		9 UNITS		16,200 SF
LEVEL 2	B	UNIT 1-201	3 BED / 3 BATH	2,205 SF
		UNIT 1-202	2 BED / 2.5 BATH	1,756 SF
		UNIT 1-203	2 BED / 2.5 BATH	1,756 SF
		UNIT 1-204	3 BED / 3 BATH	2,205 SF
		UNIT 1-205	2 BED / 2 BATH	1,620 SF
		UNIT 1-206	2 BED / 3 BATH	1,682 SF
		UNIT 1-207	2 BED / 3 BATH	1,682 SF
		UNIT 1-208	2 BED / 3 BATH	1,682 SF
		UNIT 1-209	2 BED / 2 BATH	1,620 SF
SUBTOTAL		9 UNITS		16,208 SF
LEVEL 3	B	UNIT 1-301	3 BED / 3 BATH	2,205 SF
		UNIT 1-302	2 BED / 2.5 BATH	1,756 SF
		UNIT 1-303	2 BED / 2.5 BATH	1,756 SF
		UNIT 1-304	3 BED / 3 BATH	2,205 SF
		UNIT 1-305	2 BED / 2 BATH	1,620 SF
		UNIT 1-306	2 BED / 3 BATH	1,682 SF
		UNIT 1-307	2 BED / 3 BATH	1,682 SF
		UNIT 1-308	2 BED / 3 BATH	1,682 SF
		UNIT 1-309	2 BED / 2 BATH	1,620 SF
SUBTOTAL		9 UNITS		16,208 SF

BUILDING 2 - UNIT DATA				
	SITE #	UNIT #	# OF BEDROOMS / UNITS	TOTAL UNIT SF
LEVEL 1	B	LOBBY		497 SF
		BOH		494 SF
		UNIT 1-101	2 BED / 2 BATH	1,710 SF
		UNIT 1-102	2 BED / 2.5 BATH	1,750 SF
		UNIT 1-103	2 BED / 2.5 BATH	1,759 SF
		UNIT 1-104	2 BED / 2 BATH	1,710 SF
		UNIT 1-105	2 BED / 2 BATH	1,620 SF
		UNIT 1-106	2 BED / 3 BATH	1,680 SF
		UNIT 1-107	2 BED / 3 BATH	1,680 SF
		UNIT 1-108	2 BED / 3 BATH	1,680 SF
		UNIT 1-109	2 BED / 2 BATH	1,620 SF
SUBTOTAL		9 UNITS		16,200 SF
LEVEL 2	B	UNIT 1-201	3 BED / 3 BATH	2,205 SF
		UNIT 1-202	2 BED / 2.5 BATH	1,756 SF
		UNIT 1-203	2 BED / 2.5 BATH	1,756 SF
		UNIT 1-204	3 BED / 3 BATH	2,205 SF
		UNIT 1-205	2 BED / 2 BATH	1,620 SF
		UNIT 1-206	2 BED / 3 BATH	1,682 SF
		UNIT 1-207	2 BED / 3 BATH	1,682 SF
		UNIT 1-208	2 BED / 3 BATH	1,682 SF
		UNIT 1-209	2 BED / 2 BATH	1,620 SF
SUBTOTAL		9 UNITS		16,208 SF
LEVEL 3	B	UNIT 1-301	3 BED / 3 BATH	2,205 SF
		UNIT 1-302	2 BED / 2.5 BATH	1,756 SF
		UNIT 1-303	2 BED / 2.5 BATH	1,756 SF
		UNIT 1-304	3 BED / 3 BATH	2,205 SF
		UNIT 1-305	2 BED / 2 BATH	1,620 SF
		UNIT 1-306	2 BED / 3 BATH	1,682 SF
		UNIT 1-307	2 BED / 3 BATH	1,682 SF
		UNIT 1-308	2 BED / 3 BATH	1,682 SF
		UNIT 1-309	2 BED / 2 BATH	1,620 SF
SUBTOTAL		9 UNITS		16,208 SF

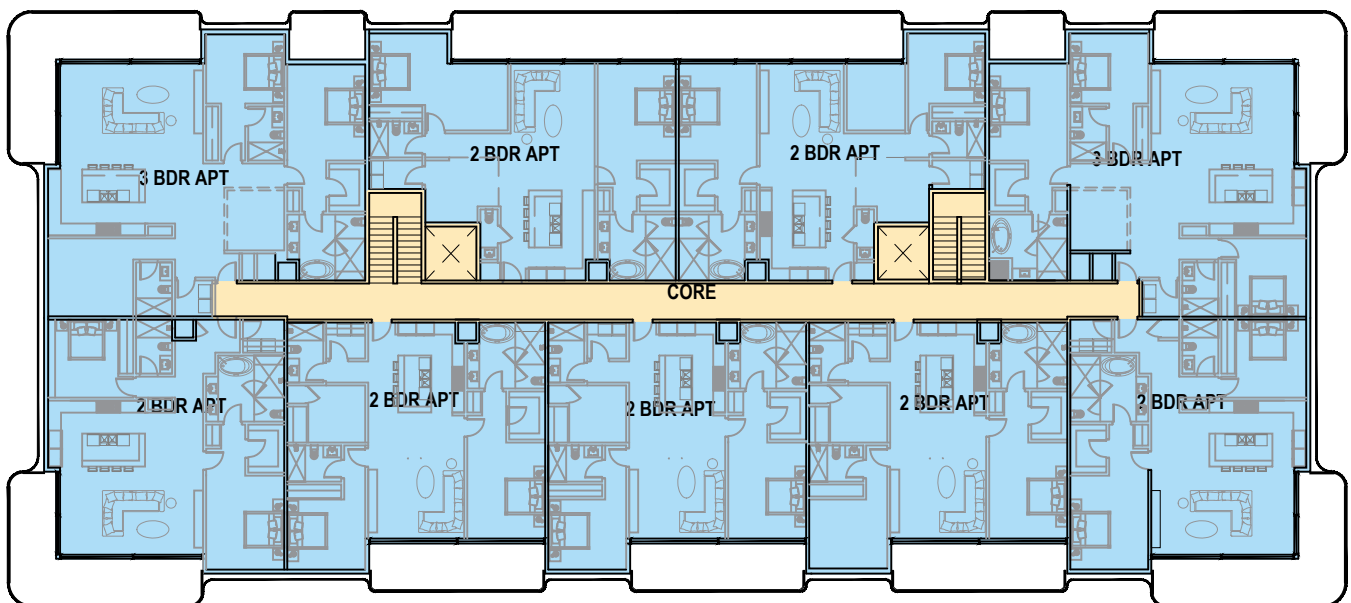
TYP. BUILDING



LEVEL 1



LEVEL 2



LEVEL 3

Rev.	Date

ZONING PACKAGE

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KOB I KARP
Lic. # AR0012578

DATA SHEET

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.B.2.10

NOTES

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL

THE PLAN IS CONSISTENT WITH WHAT WAS APPROVED UNDER 22-L-80 WHICH IS AN AMENDANT TO THE CITY'S COMPREHENSIVE PLAN TO CHANGE LAND OF USE DESIGNATION

ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS

ALL SIGNS, WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.

MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES
MAXIMUM 0.5' IF ADJACENT TO RESIDENTIAL

APPLICABLE BUILDING CODES

- FLORIDA FIRE PREVENTION CODE (8TH ED.)
- NFPA 1 (2021 ED.)
- NFPA 101 (2021 ED.)

TYPE OF DEVELOPMENT

GARDEN APARTMENTS

LEGEND

- ① RESIDENTIAL UNIT
- ② RESIDENCE PARKING
- ③ GUEST PARKING
- ④ DRIVEWAY
- ➔ ENTRANCE
- EXIT
- TRASH COLLECT STATION
- COVERED PARKING
- CIRCULATION
- VEHICULAR
- PEDESTRIAN
- FIRE TRUCK ACCESS
- TRASH COLLECT PATH
- GREEN AREA

EMERALD HILLS - PROJECT DATA						
N 46TH AVE (WEST) / SITE B						
FLOOR LEVEL	BUILDING 1			BUILDING 2		
	1 BDR	2 BDR	3 BDR	1 BDR	2 BDR	3 BDR
LEVEL 1	0	9	0	0	9	0
LEVEL 2	0	7	2	0	7	2
LEVEL 3	0	7	2	0	7	2
ROOF						
TOTAL	0	23	4	0	23	4
	BLOCK UNITS			BLOCK UNITS		
	27			27		
	TOTAL UNITS			TOTAL UNITS		
	54			54		

PROPOSED SUBDIVISION	
SF (NET LOT AREA)	222,324 SF (5.0 ACRES)
GROSS LOT AREA	235,224 SF (5.4 ACRES)
PROPOSED ZONING	PD (BASED OFF ADJACENT RM25)
PROPOSED DENSITY	54 UNITS
	10 DU / ACRES

N 46TH AVE (WEST) / SITE B - PARKING REQUIREMENTS			
	REQUIRED	PROPOSED	
UNITS PS	1.5 PS / UNIT	81 PS	101 PS
GUEST PS	1 PS / 5 UNIT	11 PS	11 PS
ADA PARKING	5 per 101-150PS	5 PS	6 PS
TOTAL PARKING	92 PS	112 PS	

N 46TH AVE (WEST)/SITE B - LOADING SPACES REQUIREMENTS			
DIMENSION	LENGTH	WIDTH	CLEARANCE
	10 FT	25 FT	14 FT
UNITS	REQUIRED	PROPOSED	
54	1PS/ 50-100 UNITS	1PS/ 50-100 UNITS	

SITE B - SITE DATA	
LOT AREA	222,324 SF (5.0 ACRES)
RIGHT OF WAY	0.4 ACRES
GROSS ACRES	0.5 ACRES
TYPE	RESIDENTIAL
TOTAL UNITS	54 UNITS
HEIGHT	3 STORIES
LOT COVERAGE	48,609 SF (1.12 ACRES)
PARKING DENSITY	2PS / DU
PARKING SPACES	112 PS
PERVIOUS	99,509 SF (2.28 ACRES)

SITE B - SETBACK DATA	
FRONT SETBACK (E)	50'-0"
REAR SETBACK (W)	10'-0"
SIDE SETBACK (S)	15'-0"
SIDE SETBACK (N)	35'-0"

SITE B - ZONING DATA	
MIN PERVIOUS ALLOWED	66,697 SF (30.00%)
TOTAL PERVIOUS PROVIDED	71,050 SF (31.96%)
IMPERVIOUS	
MAX IMPERVIOUS ALLOWED	155,627 SF
BUILDING	41,884 SF
PARKING	53,307 SF
PATH	19,977 SF
AMENITY DECK	6,725 SF
TOTAL IMPERVIOUS	121,893 SF (54.83%)

SITE B - ZONING DATA	
LOT COVERAGE	
LOT COVERAGE ALLOWED	111,162 SF (50.00%)
BUILDING	41,884 SF (19%)
AMENITY DECK	6,725 SF (3%)
LOT COVERAGE PROVIDED	48,609 SF (22%)

SITE B - ZONING DATA	
UNIT SIZE	
UNIT SIZE ALLOWED	155,627 SF (70.00%)
LEVEL 1	41,884 SF
LEVEL 2	41,884 SF
LEVEL 3	41,884 SF
TOTAL UNIT SIZE	125,652 SF (57.00%)

Rev.	Date

ZONING PACKAGE

EMERALD HILLS

4100 N HILLS DR.
HOLLYWOOD, FL 33021

STRUCTURAL ENGINEER:

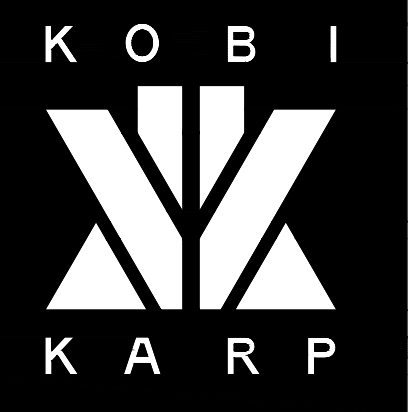
MEP ENGINEERS:

CIVIL ENGINEER:
BOTEK THURLOW ENGINEERING, INC.
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LANDSCAPE ARCHITECT:
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FORT LAUDERDALE, FL 33301
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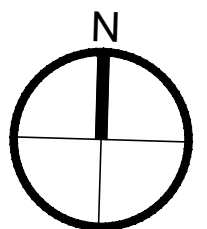
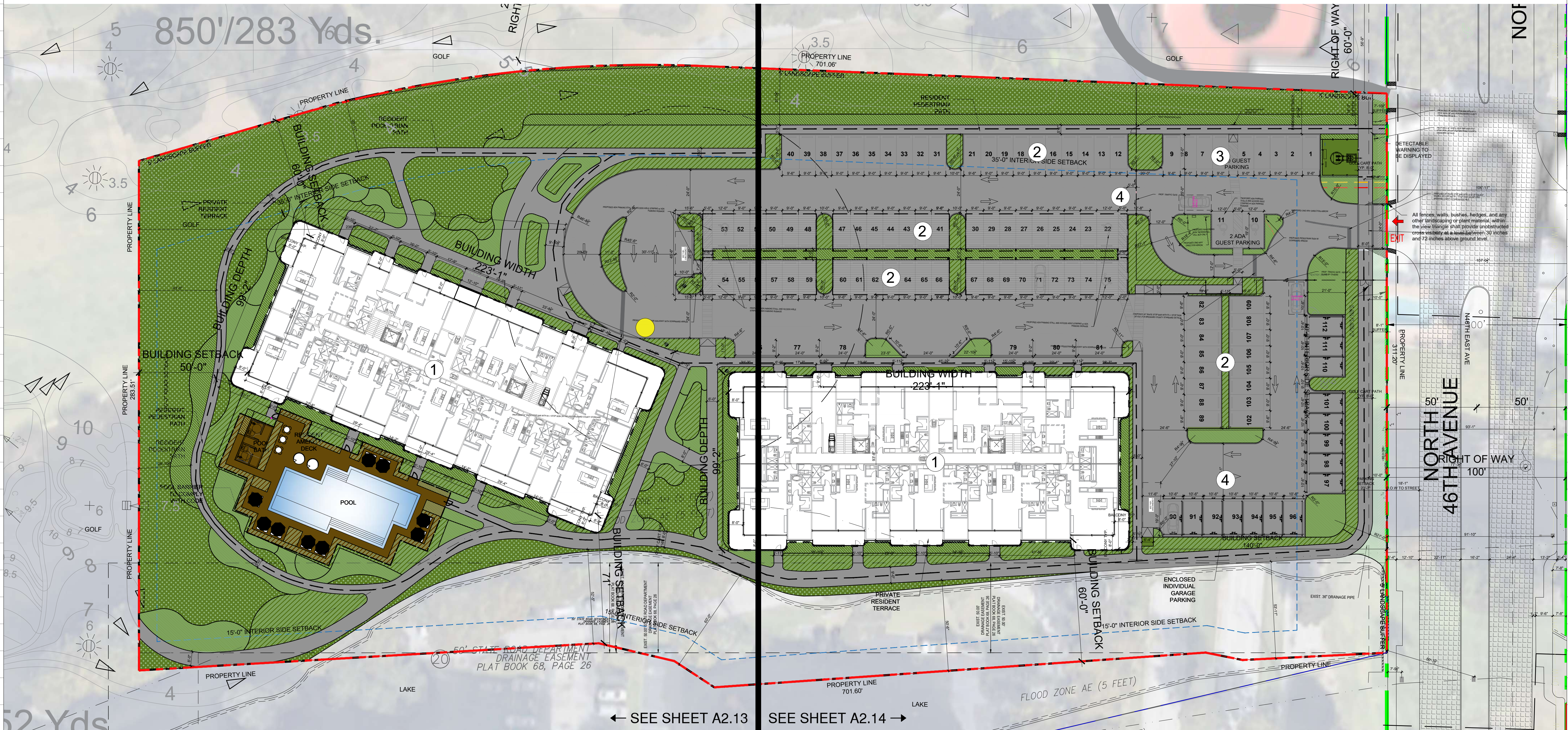
ARCHITECT:
KOBI KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
571 NW 28TH STREET
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FAX: (305) 573 3766

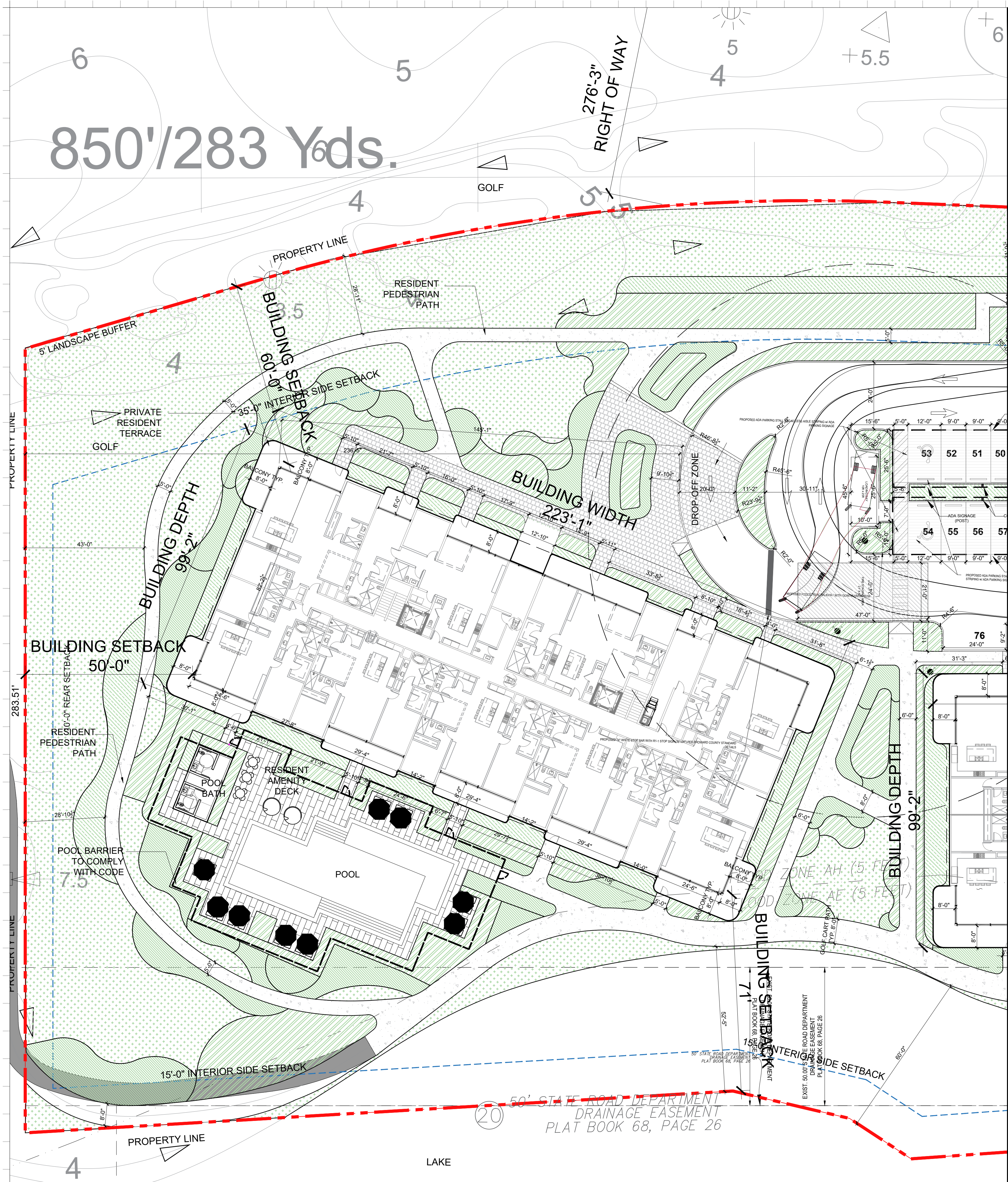
KOBI KARP
Lic. # AR0012578



MASTER PLAN - N 46TH AVE WEST

Date:	07-16-2026	Sheet No.	
DRAWN BY:	CHECKED BY:	A.B.2.12	
Project #	1849		





MATERIALS LEGEND	
	CONCRETE SIDEWALK
	VEHICULAR RATED CONCRETE PAVERS
	POOL DECK CONCRETE PAVERS
	WOOD DECK
	PEDESTRIAN CONCRETE PAVERS
	SYNTHETIC LAWN
	GRASS

LANDSCAPE ITEMS			

Rev.	Date

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ZONING PACKAGE

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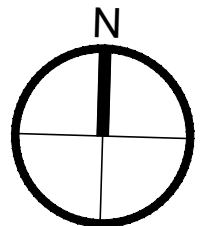
ENLARGED SITE - N 46TH AVE WEST

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.B.2.13
Project # 1849	

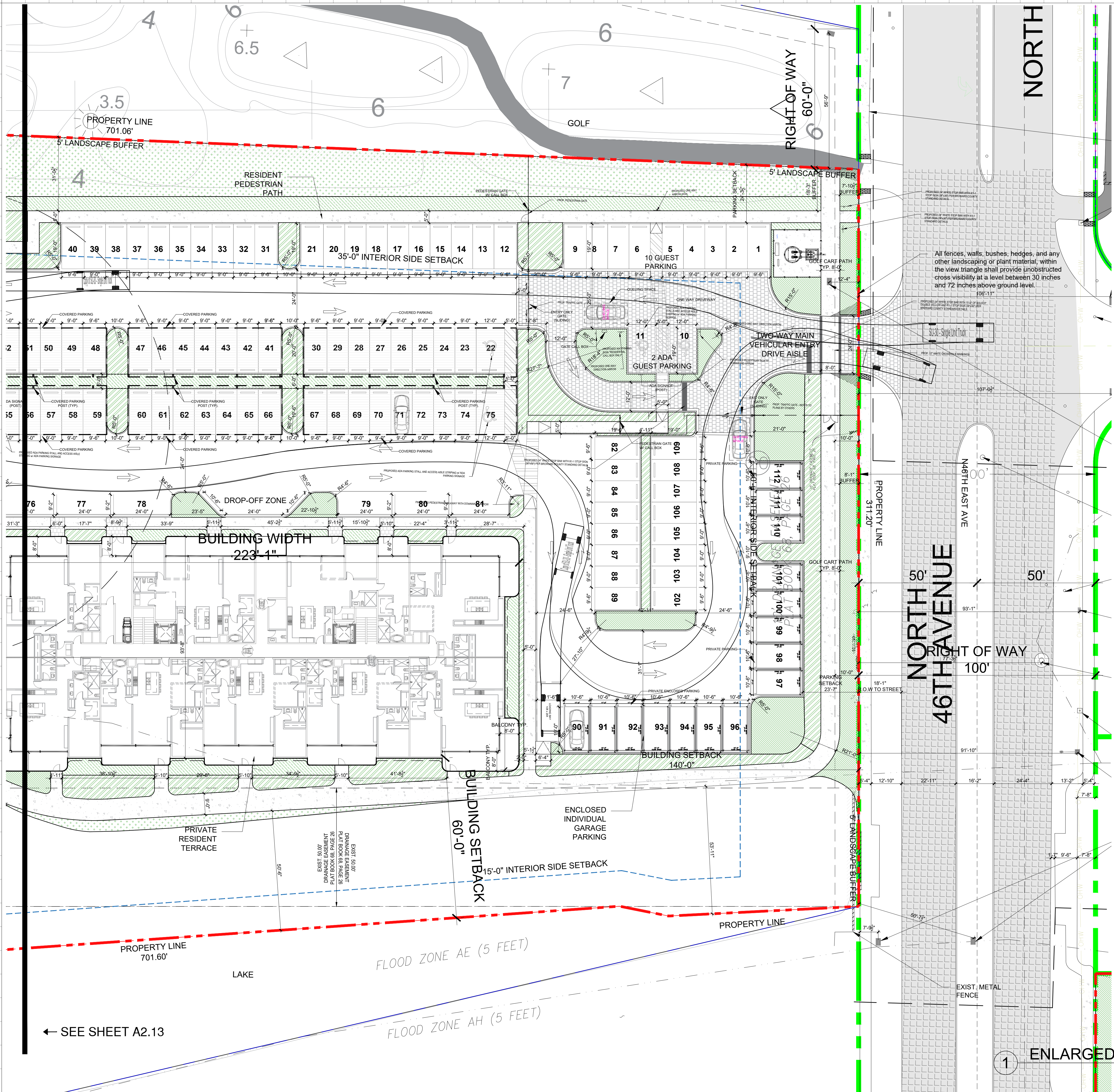
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ENLARGED PLAN - N 46TH AVE WEST

Scale: 1" = 20'



SEE SHEET A2.14 →



MATERIALS LEGEND

CONCRETE SIDEWALK

VEHICULAR RATED CONCRETE PAVERS

POOL DECK CONCRETE PAVERS

WOOD DECK

PEDESTRIAN CONCRETE PAVERS

SYNTHETIC LAWN

GRASS

Rev.	Date

ZONING PACKAGE

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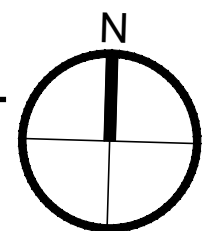


ENLARGED SITE - N 46TH AVE WEST

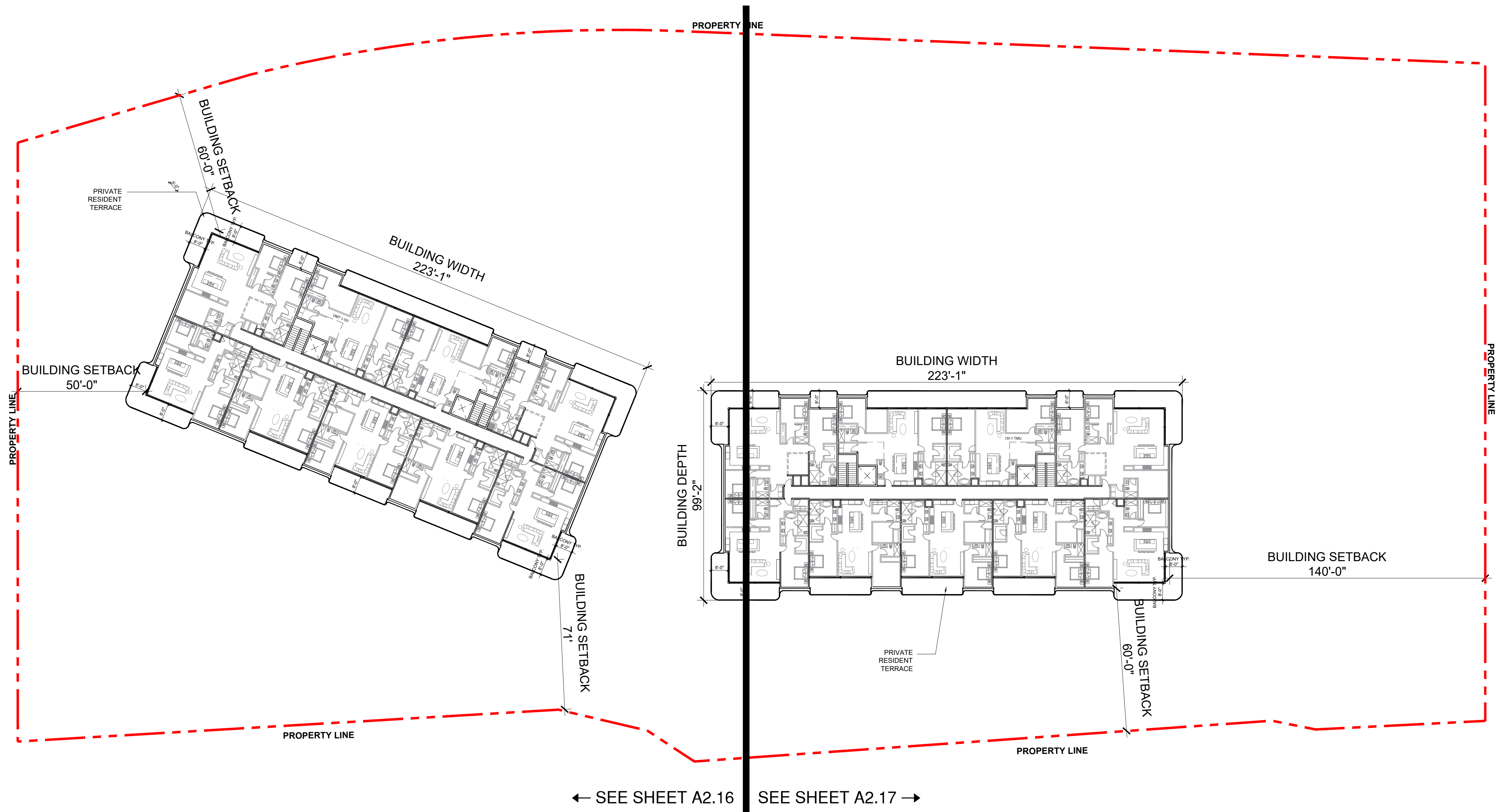
Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.B.2.14
Project # 1849	

ENLARGED PLAN - N 46TH AVE WEST

Scale: 1" = 20'



SEE SHEET A2.13



NOTES

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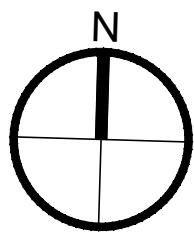
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MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5' IF ADJACENT TO RESIDENTIAL

1 FLOOR PLAN - LEVEL 2,3
Scale: 1"= 30'



Rev.	Date

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ZONING PACKAGE

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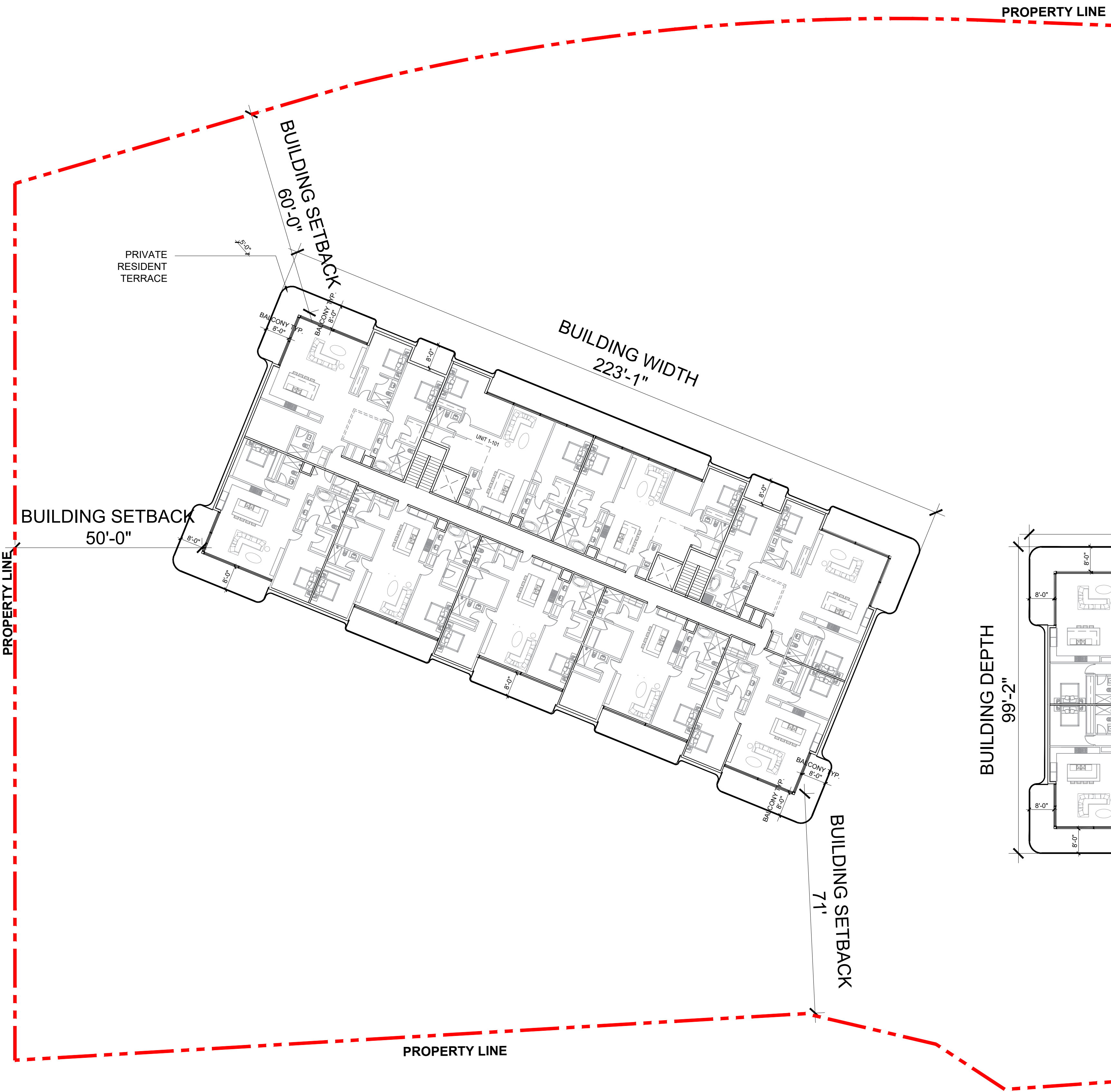
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KOBİ KARP
Lic. # AR0012578



LEVEL 2-4 - N 46TH AVE WEST

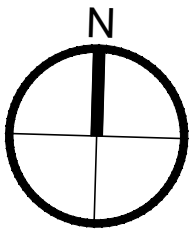
Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.B.2.15
Project # 1849	



SEE SHEET A2.17 →

1 ENLARGED PLAN - LEVEL 2,3

Scale: 1" = 20'



Rev.	Date

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ZONING PACKAGE

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KOBİ KARP
Lic. # AR0012578



ENLARGED SITE - N 46TH AVE WEST

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.B.2.16
Project # 1849	

OPERTY LINE

PROPERTY LINE

BUILDING WIDTH
223'-1"

BUILDING SETBACK
140'-0"

BUILDING SETBACK
60'-0"

PRIVATE
RESIDENT
TERRACE

← SEE SHEET A2.16

Rev.	Date

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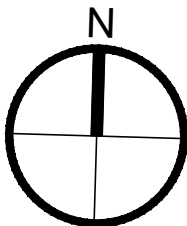
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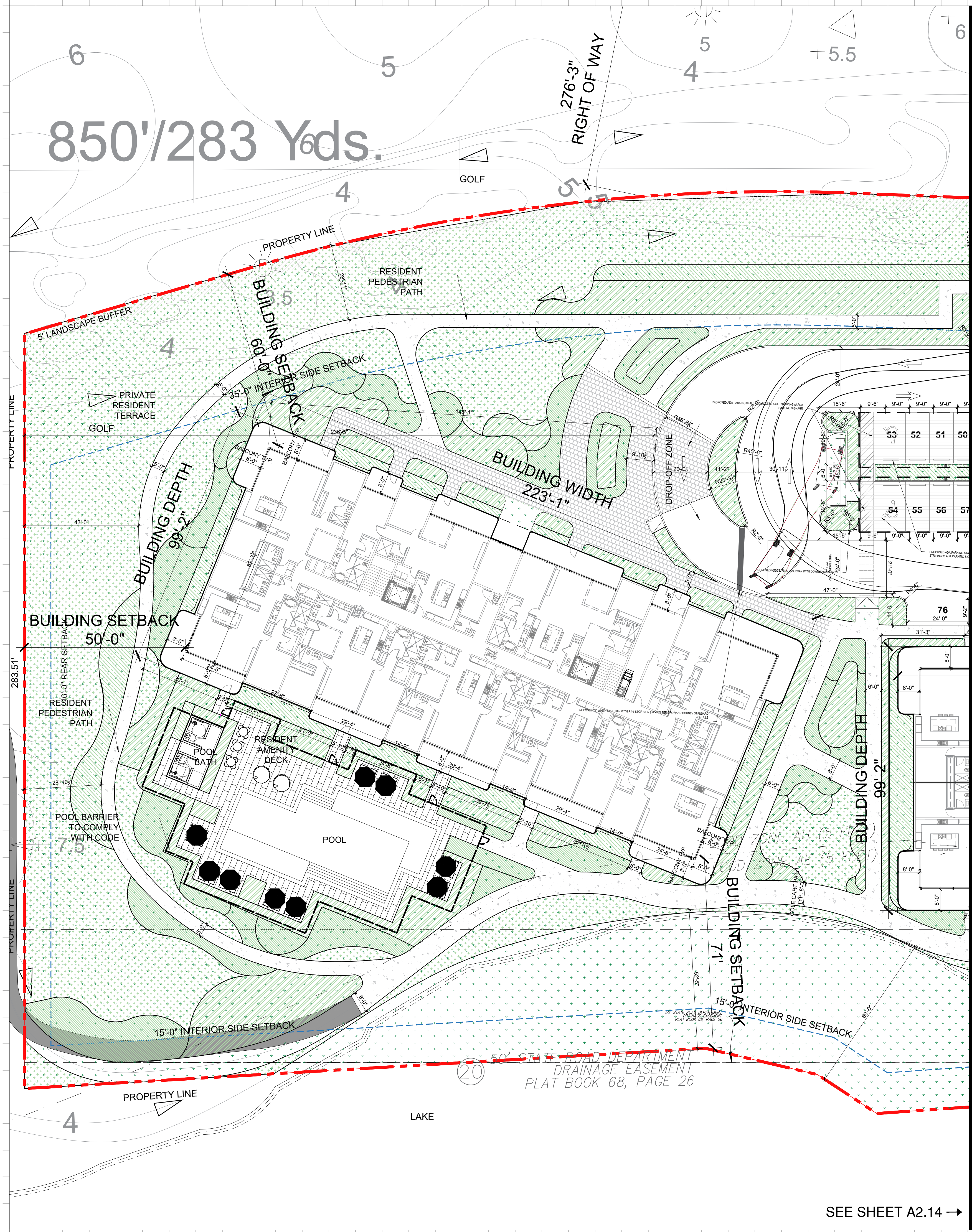
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Project # 1849	

1

ENLARGED PLAN - LEVEL 2,3

Scale: 1" = 20'





MATERIALS LEGEND

- CONCRETE SIDEWALK
- VEHICULAR RATED CONCRETE PAVERS
- POOL DECK CONCRETE PAVERS
- WOOD DECK
- PEDESTRIAN CONCRETE PAVERS
- SYNTHETIC LAWN
- GRASS

LEGEND

- 1 RESIDENTIAL UNIT
- 2 RESIDENCE PARKING
- 3 GUEST PARKING
- 4 DRIVEWAY
- ENTRANCE
- EXIT
- TRASH COLLECT STATION
- COVERED PARKING
- GREEN AREA
- PROPERTY LINE
- ROW LINE
- SETBACKS
- PERIMETER FENCE

CIRCULATION

- VEHICULAR
- PEDESTRIAN
- FIRE TRUCK ACCESS
- TRASH COLLECT PATH

Rev.	Date

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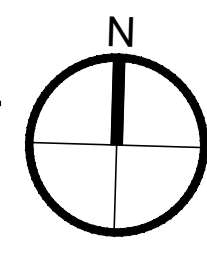
LANDSCAPE ARCHITECT:
EDSA
1512 E. BROWARD BLVD., SUITE 110
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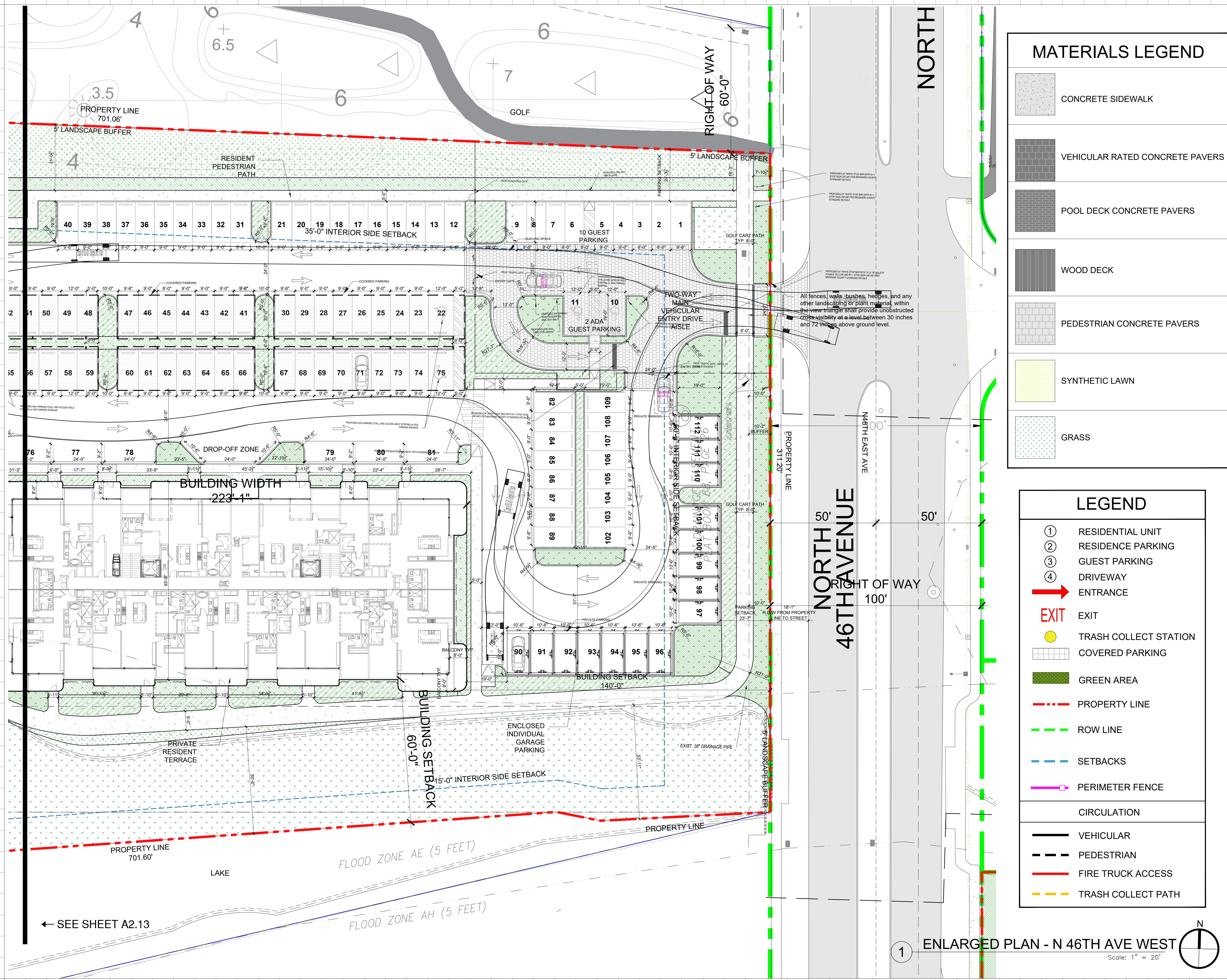
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SEE SHEET A2.14 →





MATERIALS LEGEND

	CONCRETE SIDEWALK
	VEHICULAR RATED CONCRETE PAVERS
	POOL DECK CONCRETE PAVERS
	WOOD DECK
	PEDESTRIAN CONCRETE PAVERS
	SYNTHETIC LAWN
	GRASS

LEGEND

①	RESIDENTIAL UNIT
②	RESIDENCE PARKING
③	GUEST PARKING
④	DRIVEWAY
	ENTRANCE
	EXIT
	TRASH COLLECT STATION
	COVERED PARKING
	GREEN AREA
	PROPERTY LINE
	ROW LINE
	SETBACKS
	PERIMETER FENCE

CIRCULATION	
	VEHICULAR
	PEDESTRIAN
	FIRE TRUCK ACCESS
	TRASH COLLECT PATH

Rev.	Date

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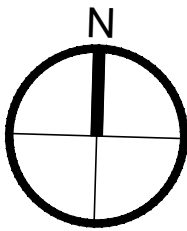


ENLARGED SITE - N 46TH AVE WEST

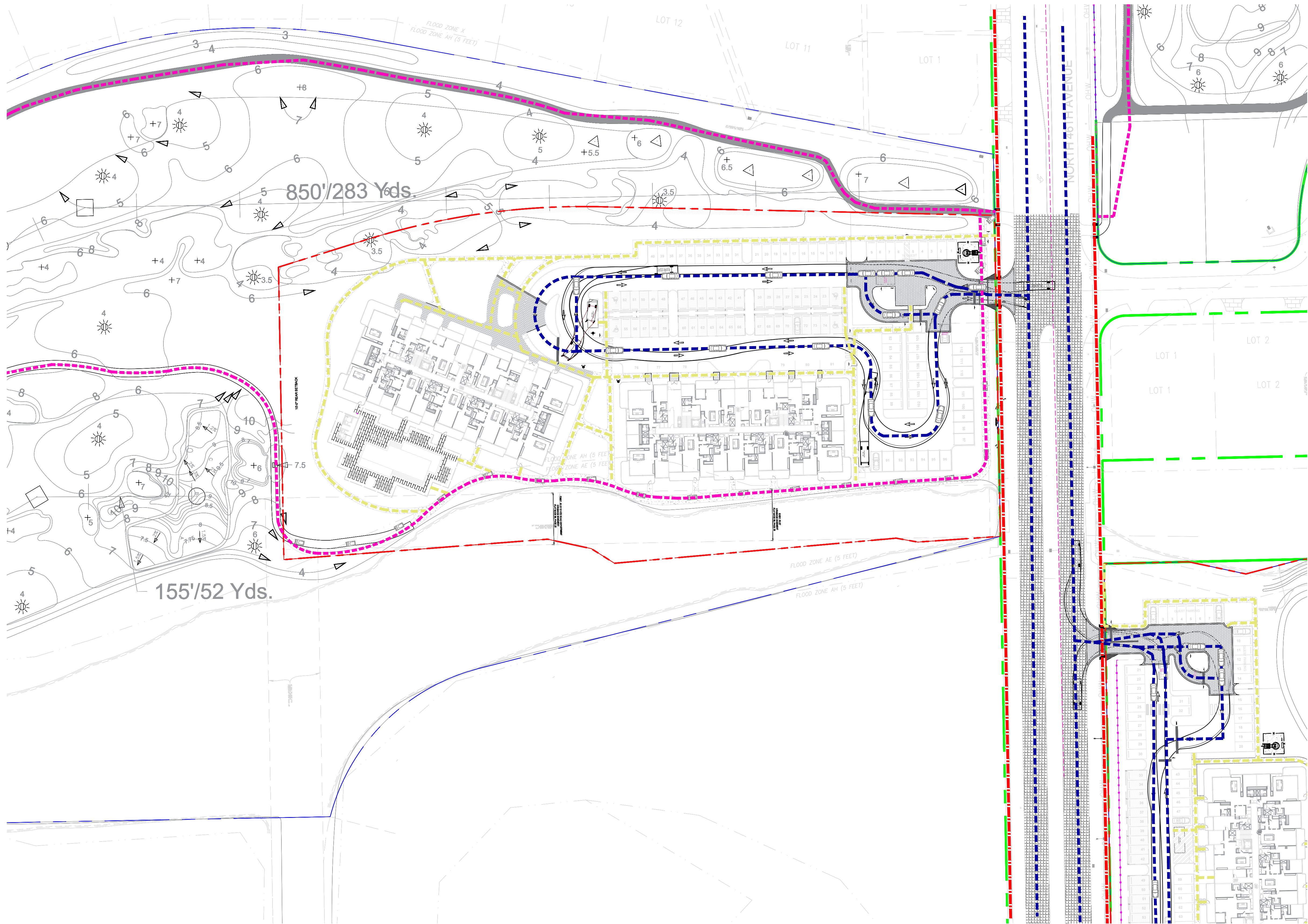
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Project # 1849	

1 ENLARGED PLAN - N 46TH AVE WEST

Scale: 1" = 20'



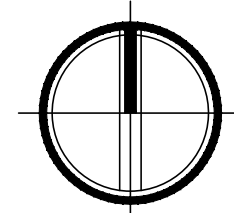
SEE SHEET A2.13



CIRCULATION LEGEND

- VEHICULAR PATH
- GOLF CART PATH
- STREET SIDEWALK
- NATURE TRAIL
- PEDESTRIAN PATH

1 N 46TH ST (W)
Scale: 1/50"=1'



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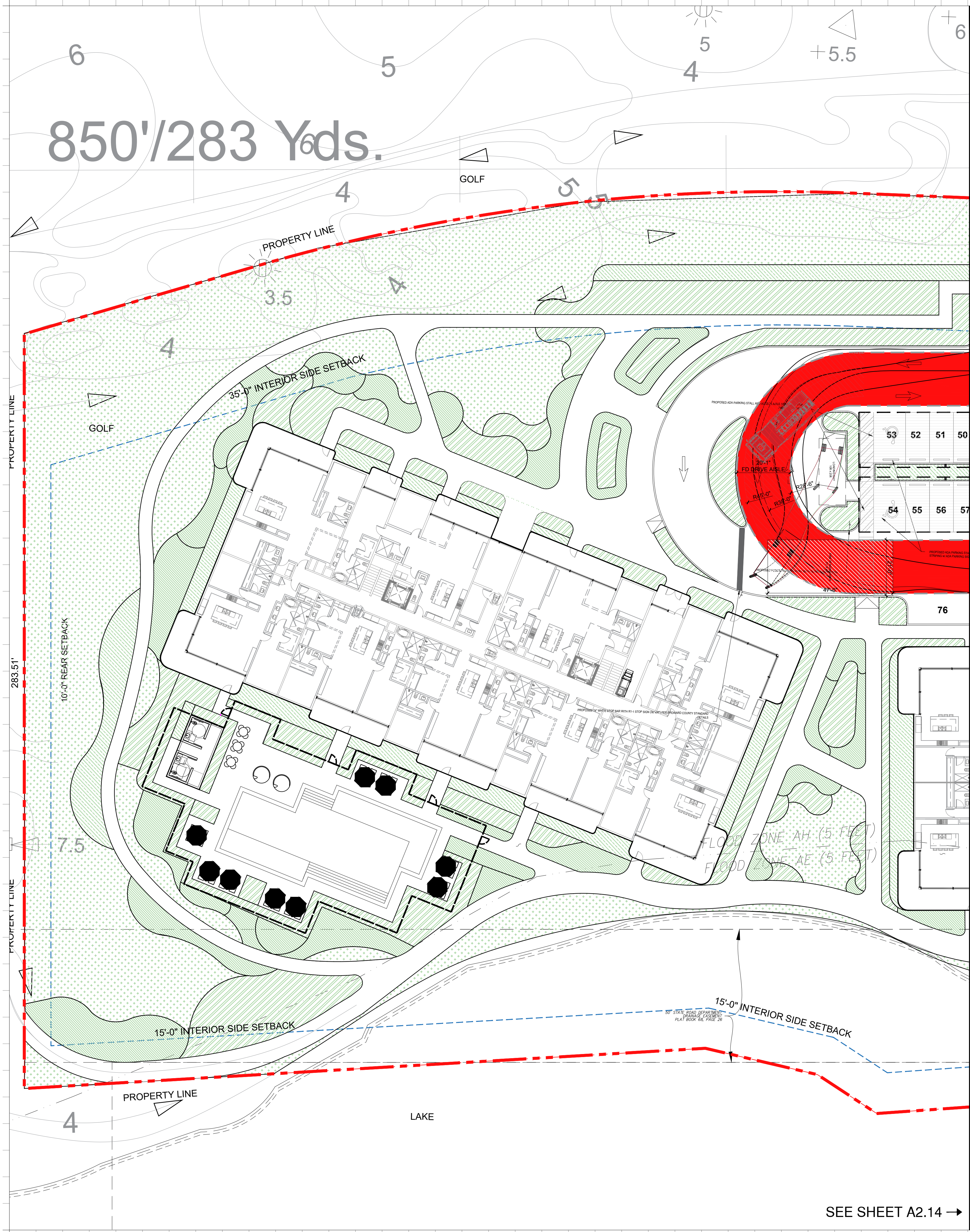
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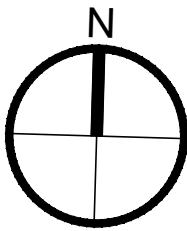
N 46TH ST (W) - CIRCULATION

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1 ENLARGED PLAN - N 46TH AVE WEST

Scale: 1" = 20'



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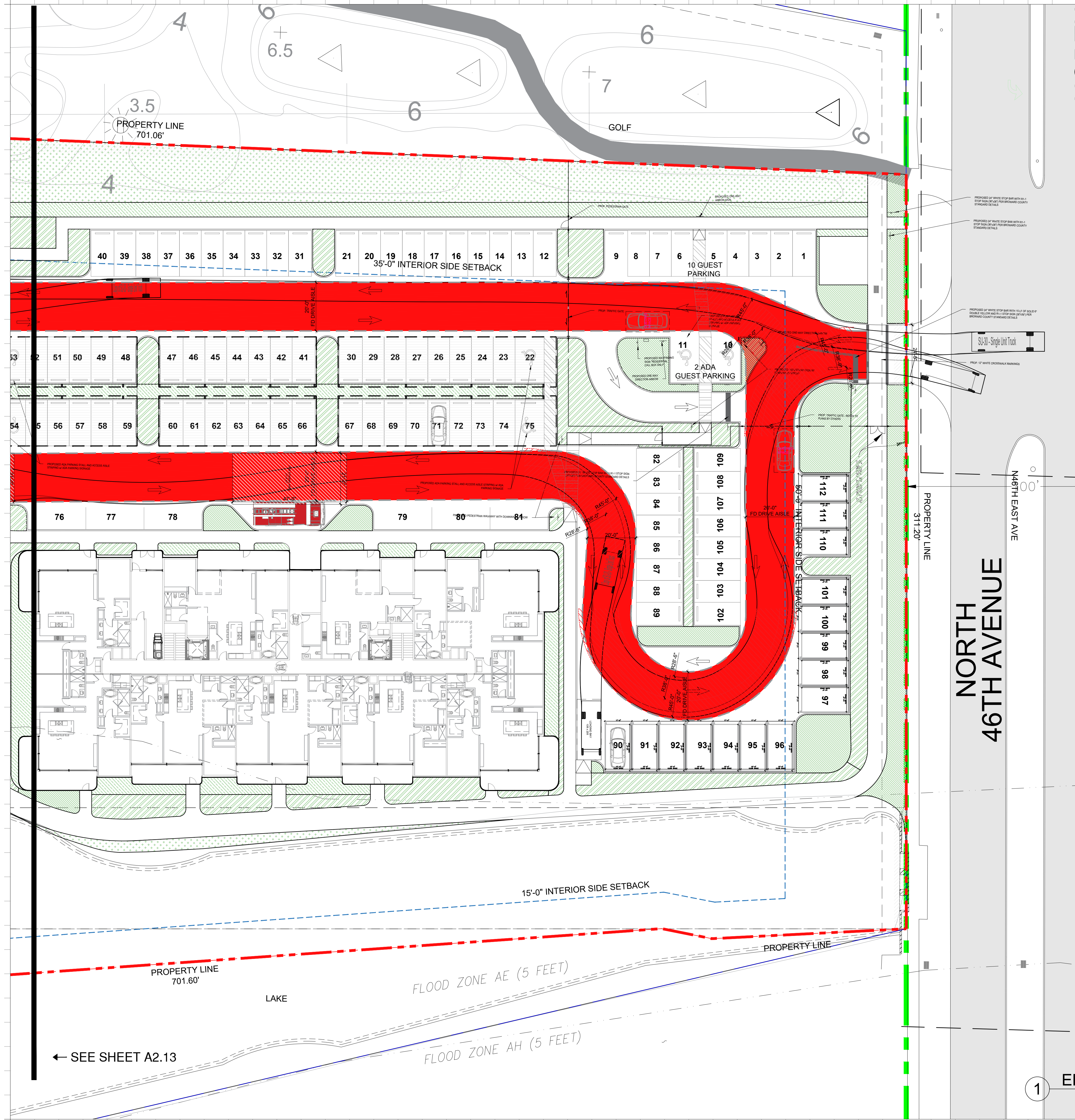
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FIRE STAGING - N 46TH AVE WEST

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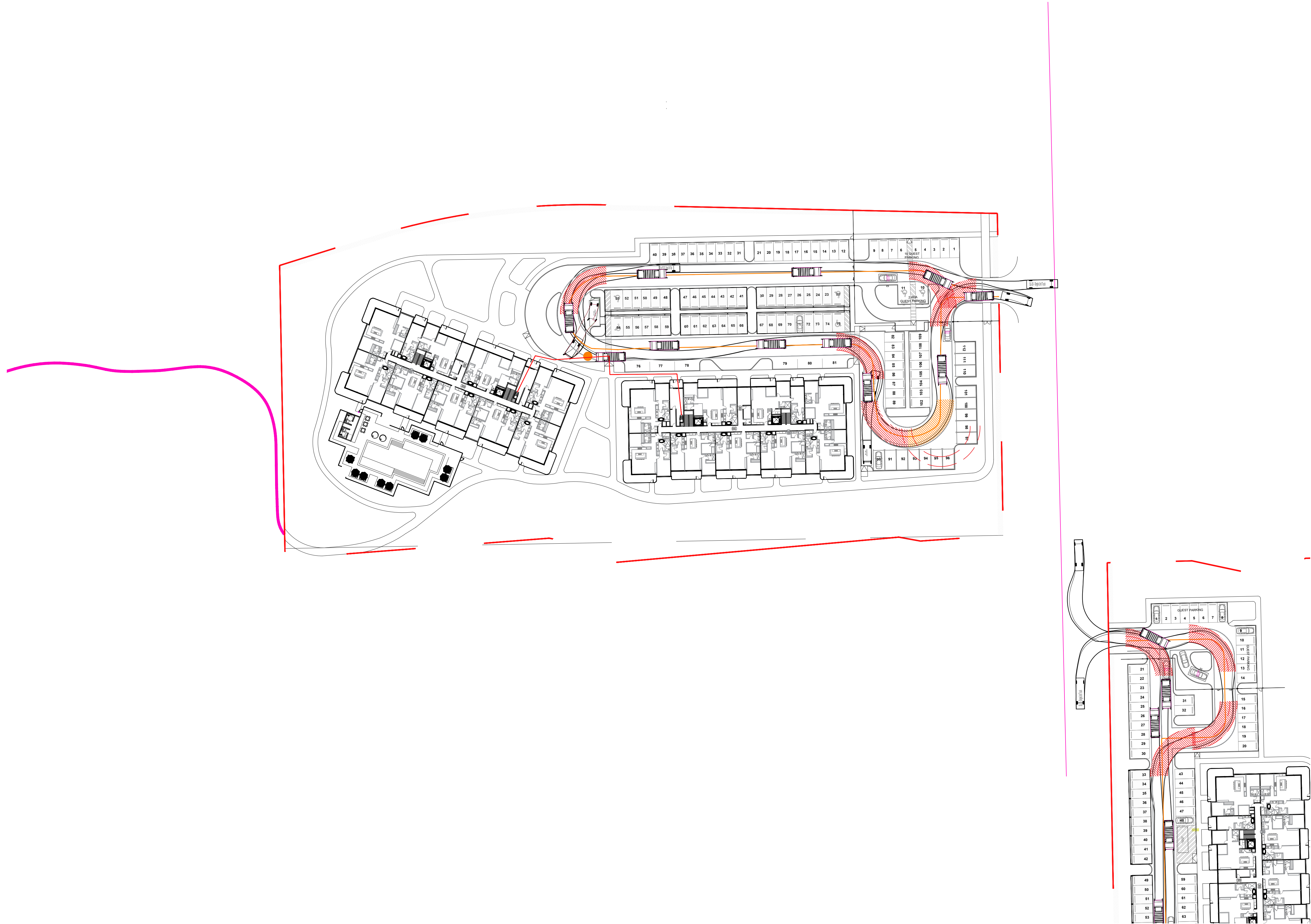
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FIRE STAGING - N 46TH AVE WEST

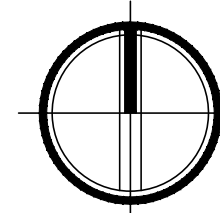
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STREET LEGEND

- | | | | |
|--|-----------------------|--|-------------------------|
| | VEHICULAR PATH | | EXISTING GOLF CART PATH |
| | GOLF CART PATH | | TRASH PICKUP LOCATION |
| | NATURE TRAIL | | |
| | PEDESTRIAN PATH | | |
| | WASTE COLLECTION PATH | | |

1 N 46TH ST (W)
Scale: 1/50"=1'



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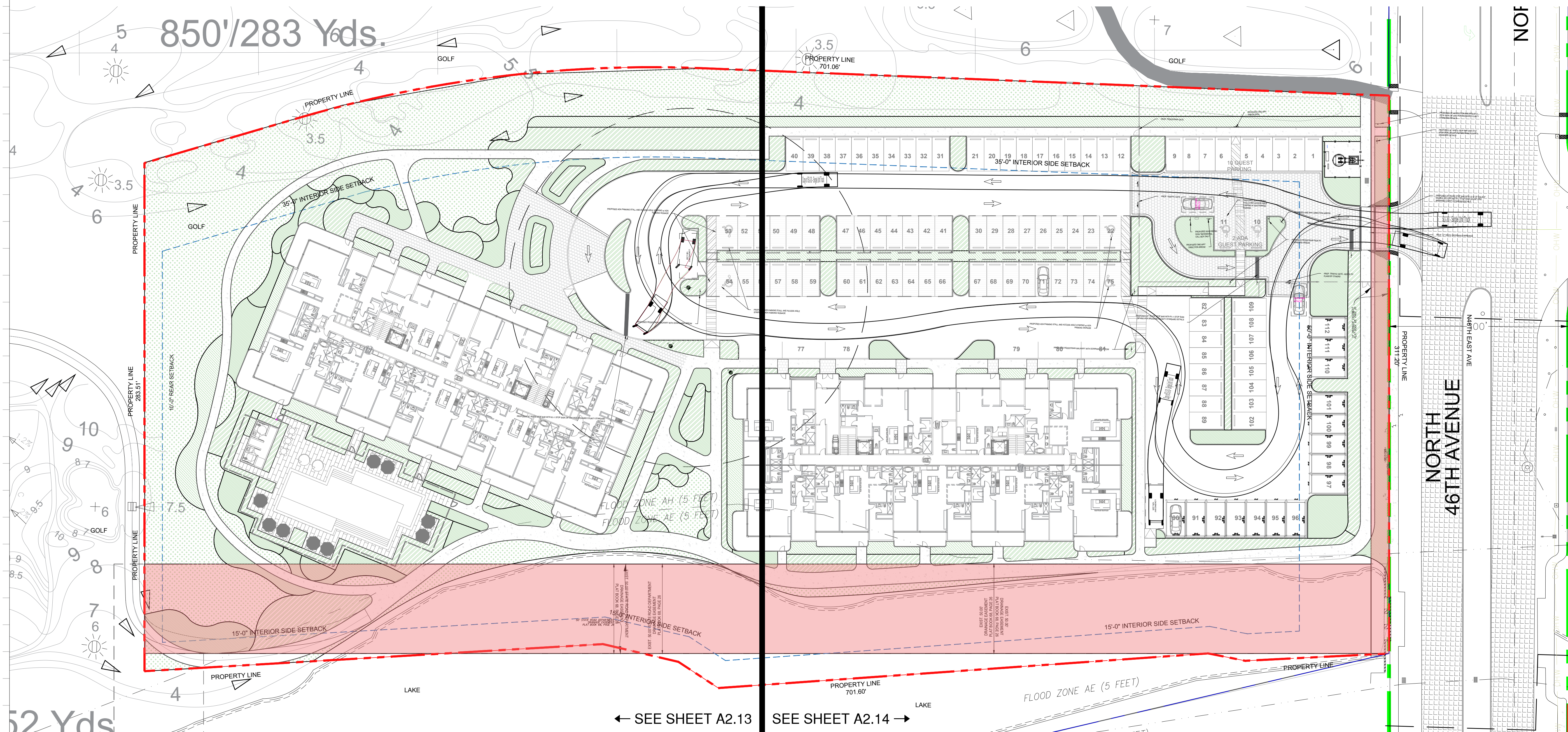
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N 46TH ST (W)
WASTE COLLECTION PATH

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LEGEND

EASEMENTS

PROPERTY LINE

PROPERTY SETBACKS

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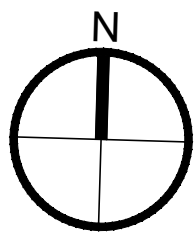


SITE EASEMENTS - N 46TH AVE WEST

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Project # 1849	

1 SITE EASEMENTS - N 46TH AVE WEST

Scale: 1"= 30'



1- WHITE STUCCO2- DARK STUCCO3- WOOD PANEL4- LIGHT STONE5- GREY STONE6- GLASS RAILING

PARAPET
+35'-0"

ROOF
+32'-0"

LEVEL 03
+21'-4"

LEVEL 02
+10'-8"

GROUND LEVEL

3-STORIES

10'-8"

10'-8"

10'-8"



1

N 46TH AVE W - EAST ELEVATION

Scale: 1/8" = 1'-0"

PARAPET
+35'-0"

ROOF
+32'-0"

LEVEL 03
+21'-4"

LEVEL 02
+10'-8"

GROUND LEVEL

3-STORIES

10'-8"

10'-8"

10'-8"



2

N 46TH AVE W - WEST ELEVATION

Scale: 1/8" = 1'-0"

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ELEVATION - N 46TH AVE WEST

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Project # 1849	

- 1- WHITE STUCCO
- 2- DARK STUCCO
- 3- WOOD PANEL
- 4- LIGHT STONE
- 5- GREY STONE
- 6- GLASS RAILING

PARAPET
+35'-0"

ROOF
+32'-0"

LEVEL 03
+21'-4"

LEVEL 02
+10'-8"

GROUND LEVEL

3-STORIES

10'-8"

10'-8"

10'-8"



1

N 46TH AVE W - EAST ELEVATION

Scale: 1/8" = 1'-0"

PARAPET
+35'-0"

ROOF
+32'-0"

LEVEL 03
+21'-4"

LEVEL 02
+10'-8"

GROUND LEVEL

3-STORIES

10'-8"

10'-8"

10'-8"



2

N 46TH AVE W - WEST ELEVATION

Scale: 1/8" = 1'-0"

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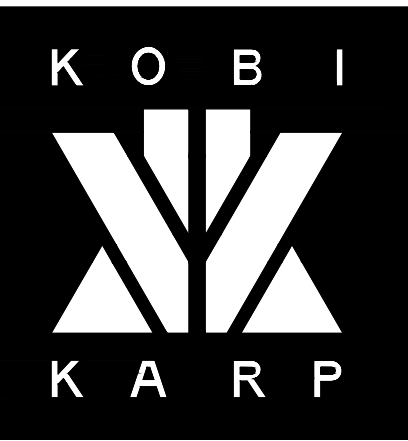
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ELEVATION - N 46TH AVE WEST

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Emerald Hills, Hollywood, FL

Street view N46 West

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STREET RENDER - N 46TH AVE W

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REAR RENDER - N 46TH AVE W

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