

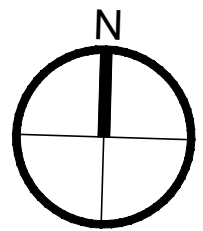


SITE E - ZONING DATA	
PERVIOUS	
MINIMUM PERVIOUS ALLOWED	180,187 SF (39.95%)
TOTAL PERVIOUS	180,187 SF (39.95%)
IMPERVIOUS	
BUILDING	59,620 SF
PARKING	150,379 SF
AMENITY DECK	27,476 SF
SIDEWALK	33,341 SF
TOTAL IMPERVIOUS	270,816 SF 60.05%

LEGEND	
	PERVIOUS
	OUTDOOR AMENITY AREA
	IMPERVIOUS
	PROPERTY LINE
	PROPERTY SETBACK

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

1 PERVIOUS CALCULATIONS
Scale: 1" = 50'-0"



Rev.	Date

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ZONING PACKAGE

EMERALD HILLS
4100 N HILLS DR.
HOLLYWOOD, FL 33021

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CIVIL ENGINEER:
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TEL: (954) 568 0888

LANDSCAPE ARCHITECT:
EDSA
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FORT LAUDERDALE, FL 33301
TEL: (954) 524 3330

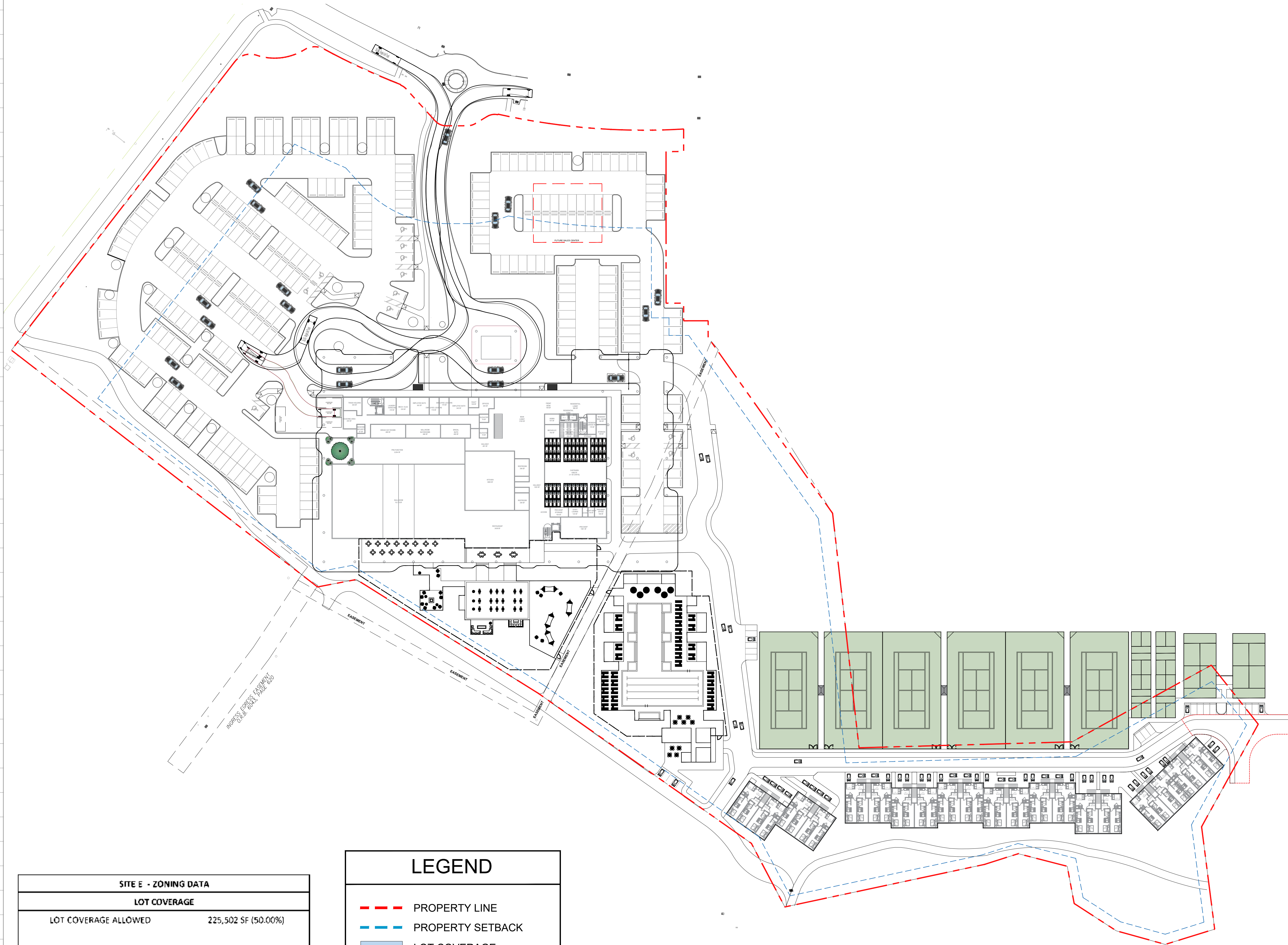
ARCHITECT:
KOB I KARP ARCHITECTURE AND INTERIOR DESIGN, INC.
571 NW 28TH STREET
MIAMI, FLORIDA 33127 USA
TEL: (305) 573 1818
FAX: (305) 573 3766

KOB I KARP
Lic. # AR0012578



ZONING DATA - CLUBHOUSE

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.E.1.00
Project # 1849	



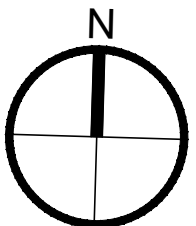
SITE E - ZONING DATA	
LOT COVERAGE	
LOT COVERAGE ALLOWED	225,502 SF (50.00%)
LOT COVERAGE PROVIDED	95,318 SF (21.13%)

LEGEND	
---	PROPERTY LINE
---	PROPERTY SETBACK
	LOT COVERAGE

NOTE
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1 LOT COVERAGE

Scale: 1" = 50'-0"



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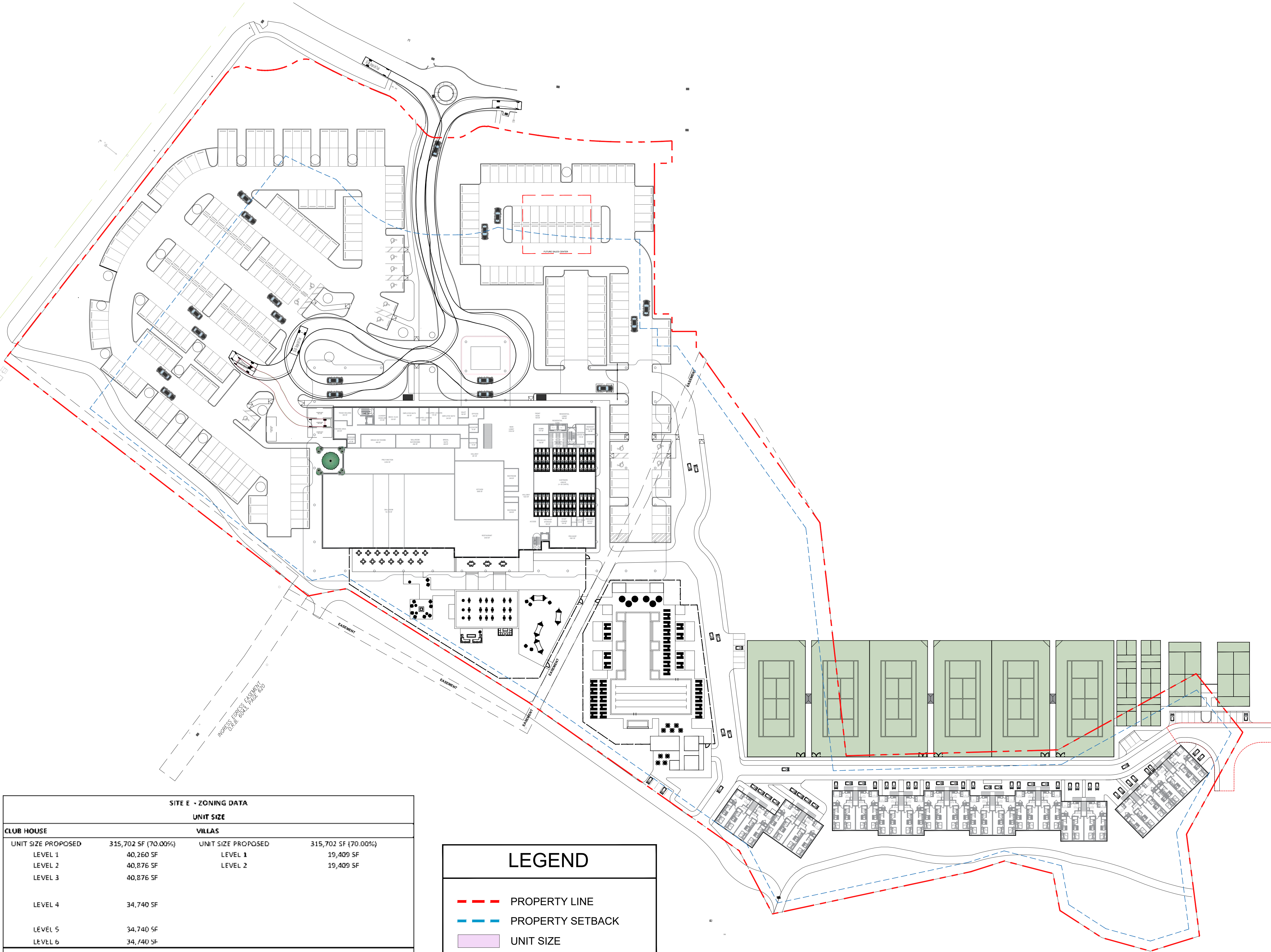
ARCHITECT:
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ZONING DATA - CLUBHOUSE

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



SITE E - ZONING DATA			
CLUB HOUSE		VILLAS	
UNIT SIZE PROPOSED	315,702 SF (70.00%)	UNIT SIZE PROPOSED	315,702 SF (70.00%)
LEVEL 1	40,260 SF	LEVEL 1	19,409 SF
LEVEL 2	40,876 SF	LEVEL 2	19,409 SF
LEVEL 3	40,876 SF		
LEVEL 4	34,740 SF		
LEVEL 5	34,740 SF		
LEVEL 6	34,740 SF		
TOTAL UNIT SIZE	226,232 SF (50.16%)		38,818 SF 8.61%

LEGEND

PROPERTY LINE

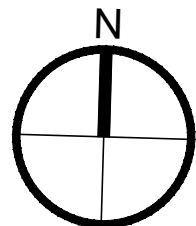
PROPERTY SETBACK

NOTE

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1 UNIT SIZE - LEVEL 1

Scale: 1" = 50'-0"



Rev.	Date

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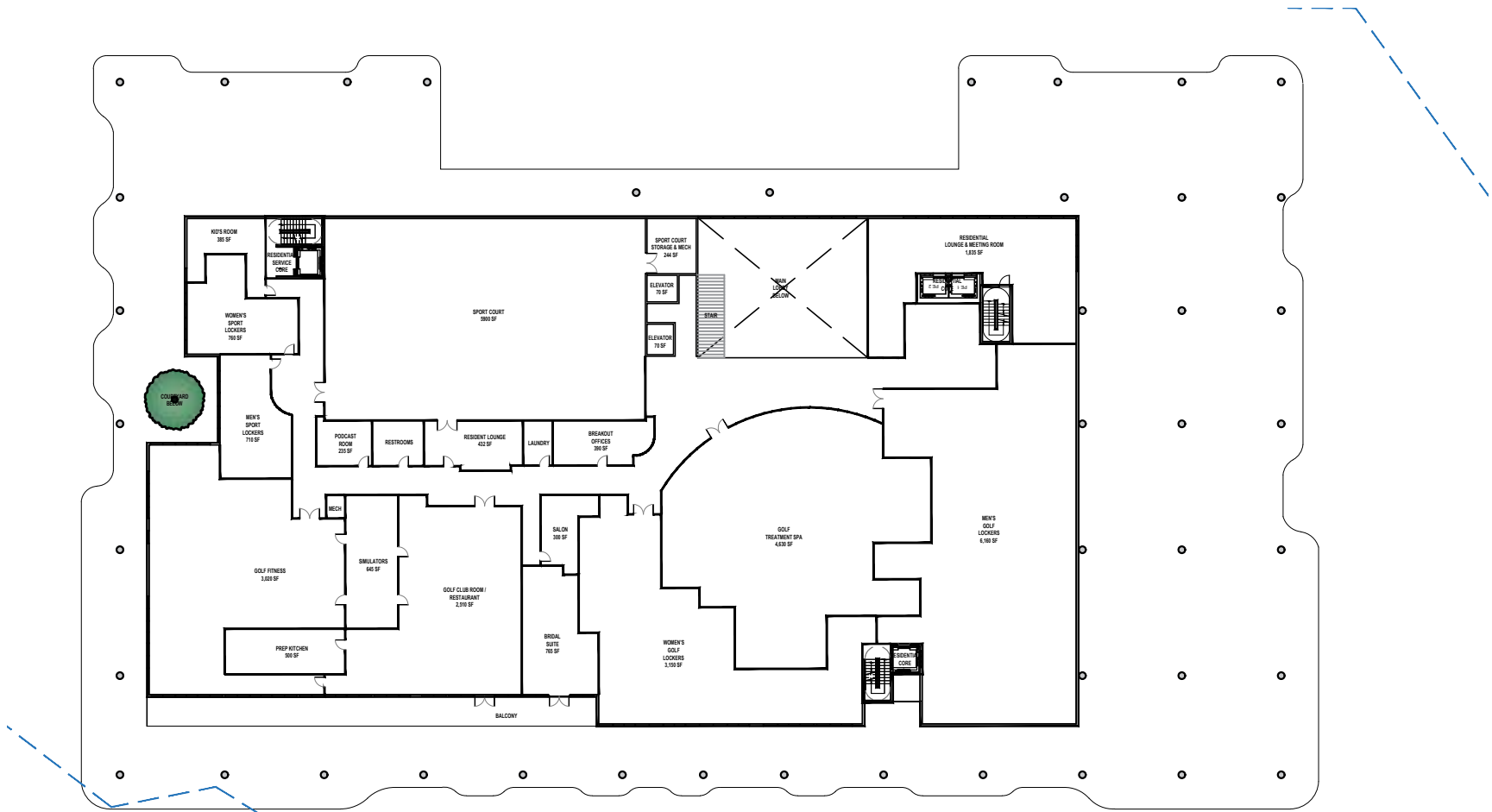
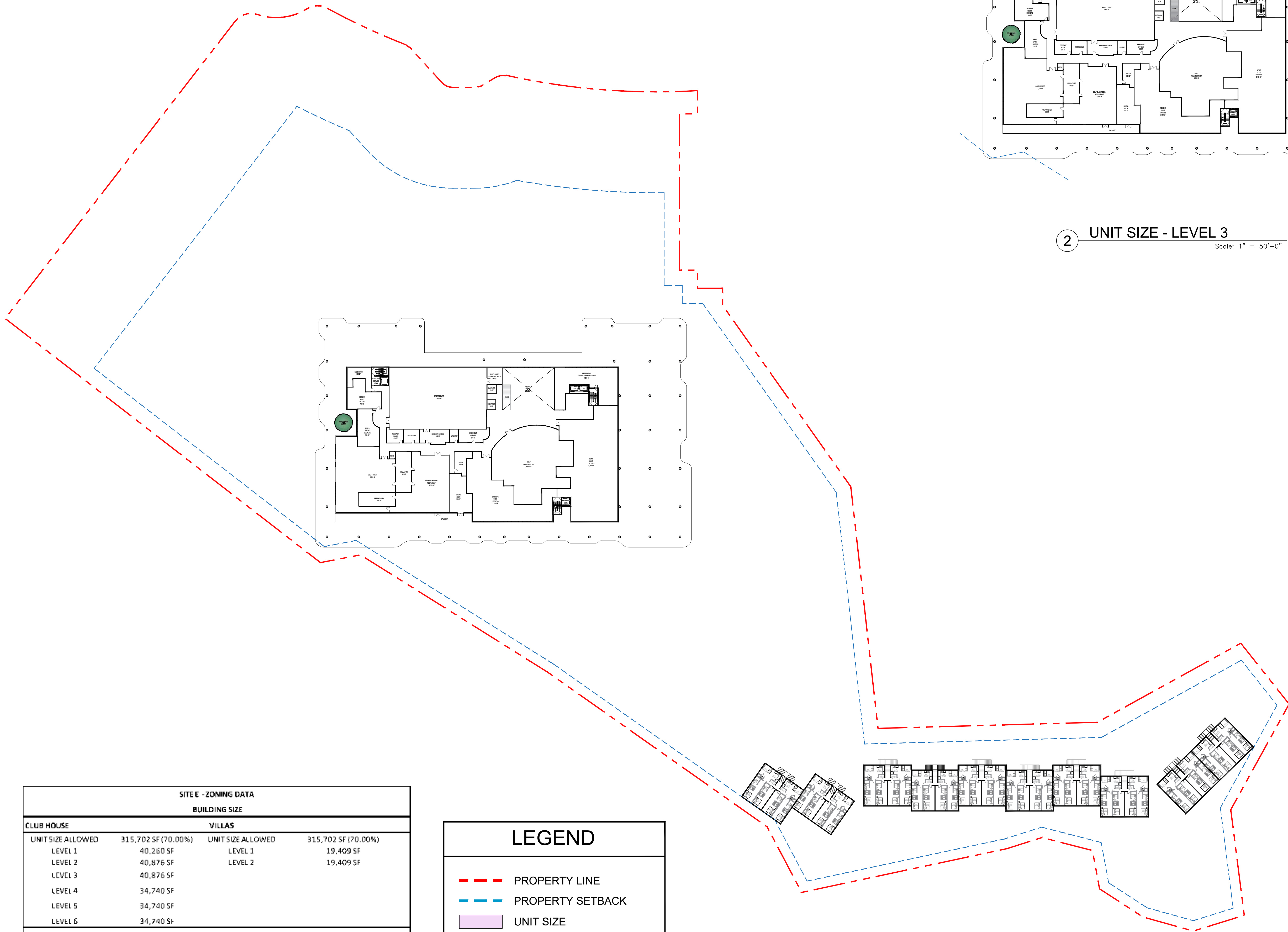
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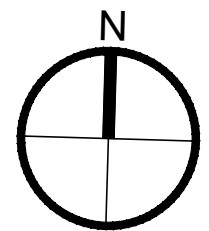


ZONING DATA - CLUBHOUSE

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.E.1.02
Project # 1849	



2 UNIT SIZE - LEVEL 3
Scale: 1" = 50'-0"



SITE E - ZONING DATA			
BUILDING SIZE			
CLUB HOUSE		VILLAS	
UNIT SIZE ALLOWED	315,702 SF (70.00%)	UNIT SIZE ALLOWED	315,702 SF (70.00%)
LEVEL 1	40,260 SF	LEVEL 1	19,409 SF
LEVEL 2	40,876 SF	LEVEL 2	19,409 SF
LEVEL 3	40,876 SF		
LEVEL 4	34,740 SF		
LEVEL 5	34,740 SF		
LEVEL 6	34,740 SF		
TOTAL UNIT SIZE	226,232 SF (50.16%)		38,818 SF (8.61%)

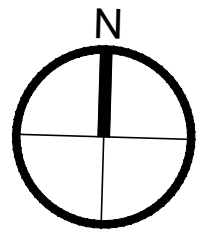
LEGEND

PROPERTY LINE

PROPERTY SETBACK

NOTE
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1 UNIT SIZE - LEVEL 2
Scale: 1" = 50'-0"



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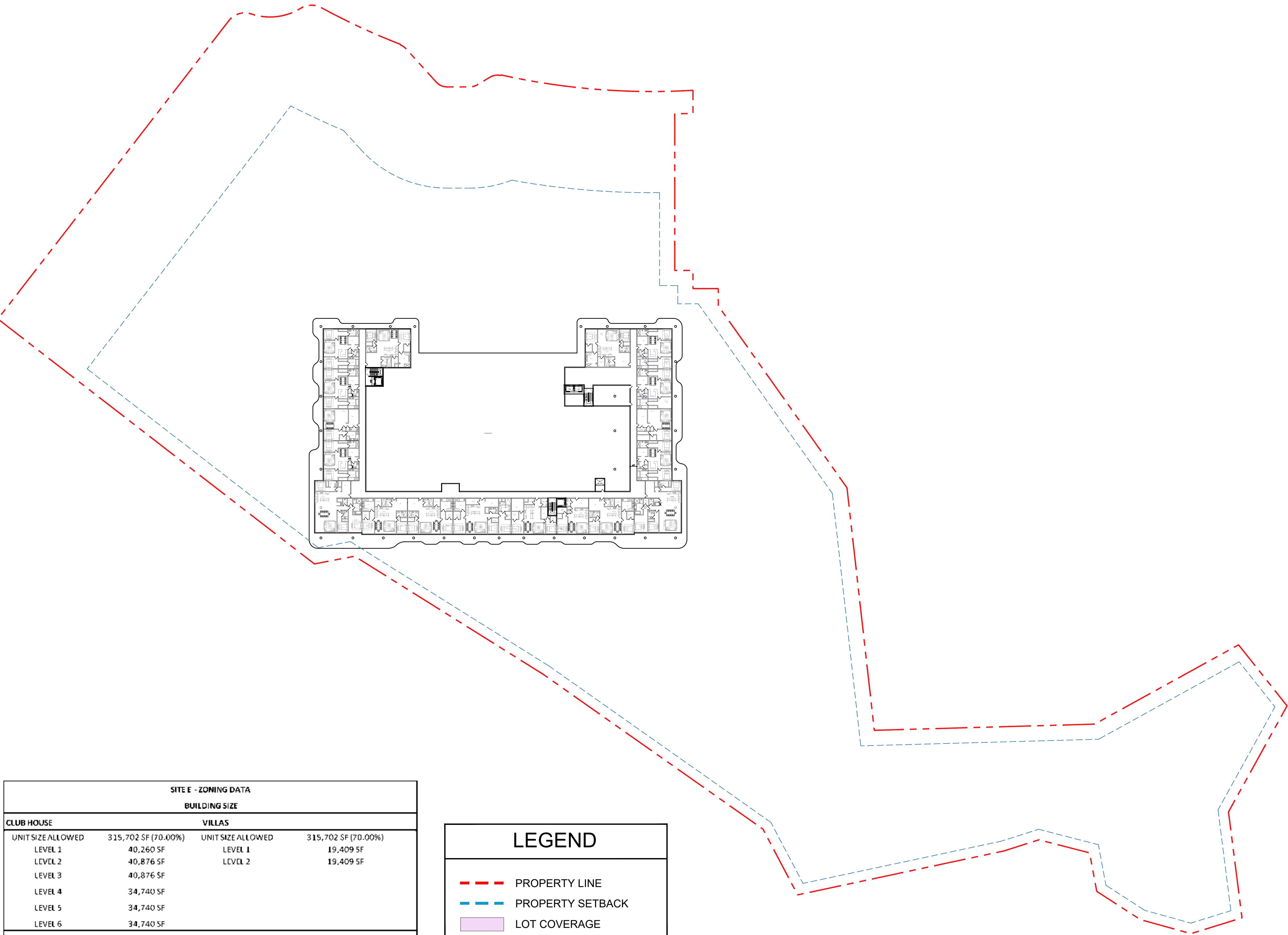
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ZONING DATA - CLUBHOUSE

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.E.1.03
Project # 1849	



SITE E - ZONING DATA			
CLUB HOUSE		VILLAS	
UNIT SIZE ALLOWED	315,702 SF (70.00%)	UNIT SIZE ALLOWED	315,702 SF (70.00%)
LEVEL 1	40,260 SF	LEVEL 1	19,409 SF
LEVEL 2	40,876 SF	LEVEL 2	19,409 SF
LEVEL 3	40,876 SF		
LEVEL 4	34,740 SF		
LEVEL 5	34,740 SF		
LEVEL 6	34,740 SF		
TOTAL UNIT SIZE	226,232 SF (50.16%)		38,818 SF (8.61%)

LEGEND

PROPERTY LINE

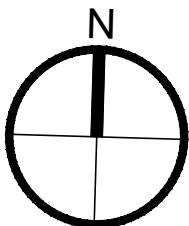
PROPERTY SETBACK

NOTE

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1 UNIT SIZE - LEVEL 4,5,6

Scale: 1" = 50'-0"



Rev.	Date

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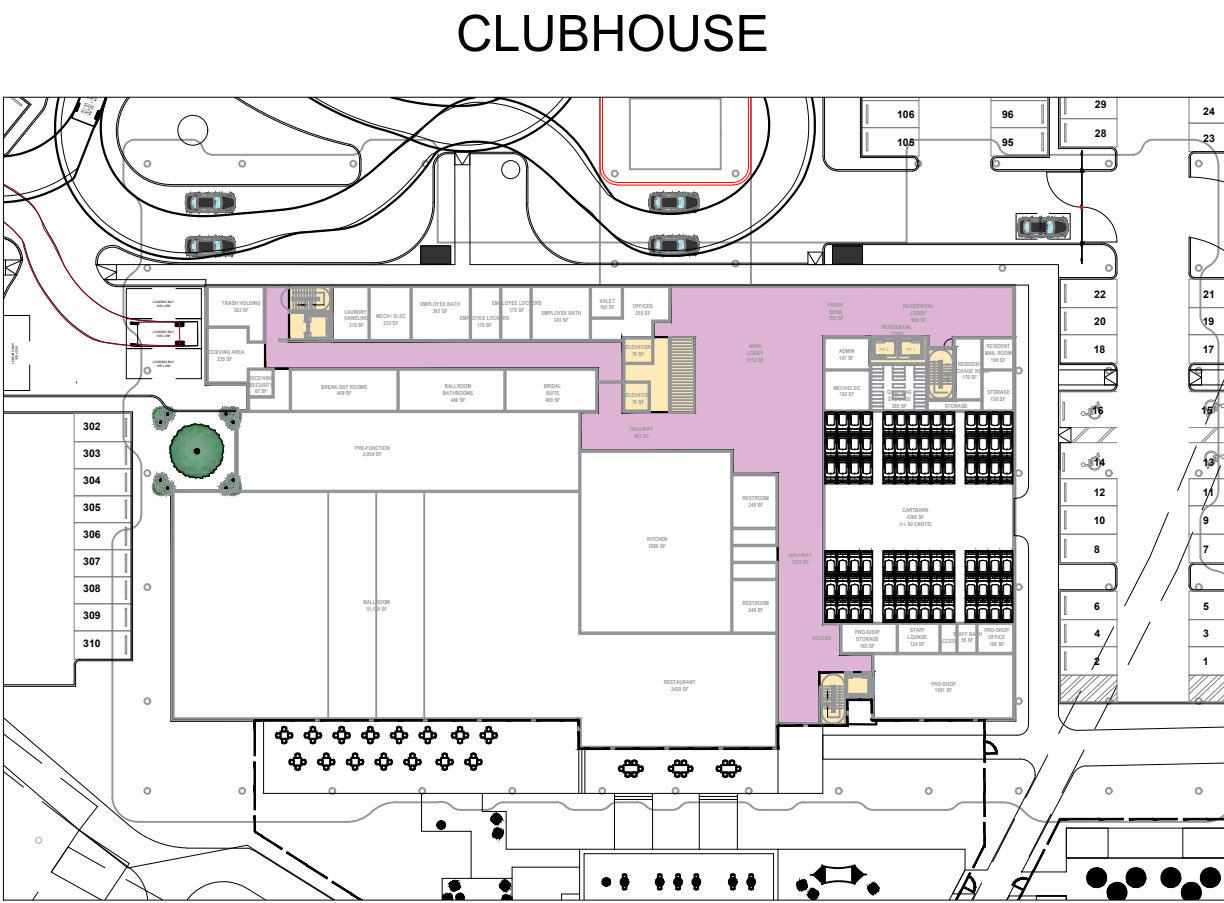
ZONING DATA - CLUBHOUSE

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.E.1.04
Project # 1849	

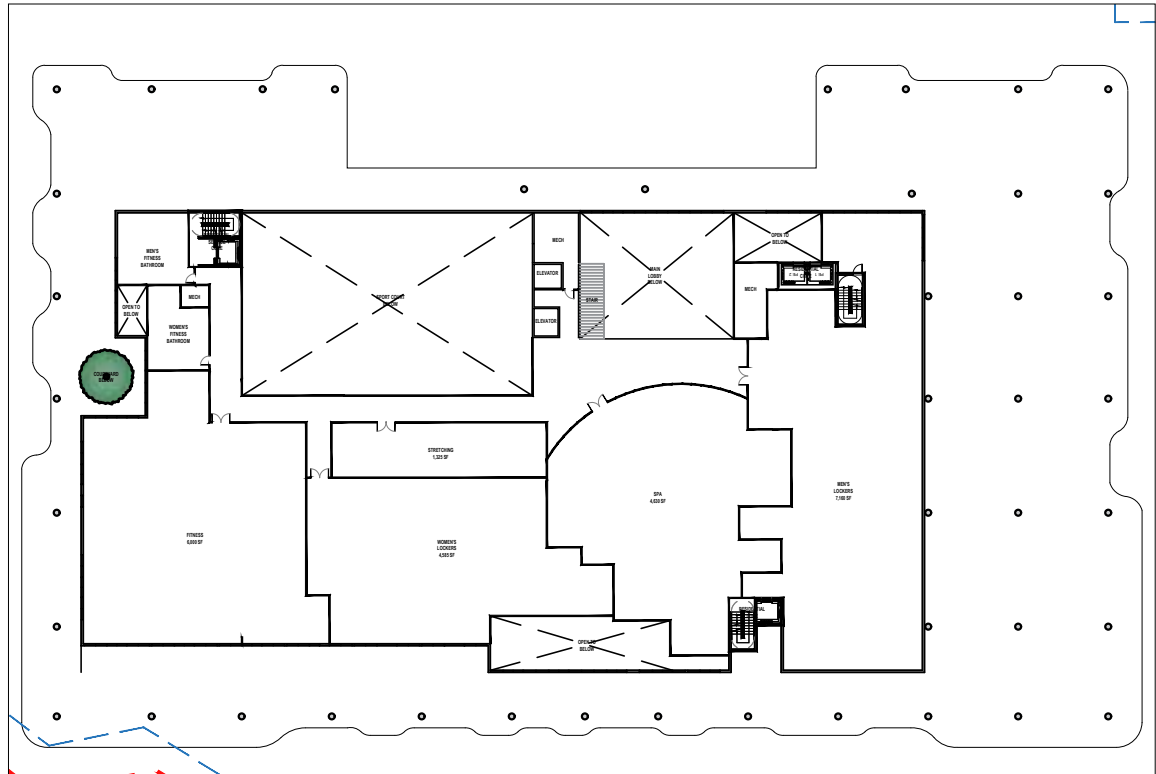
SITEE - PROJECT DATA									
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES		# OF UNITS			SF BREAKDOWN	TOTAL
	451,556 SF				1 BED	2 BED	3 BED		
CLUBHOUSE		41,069 SF	6	54 UNITS	9	36	9	83,661 SF	124,330 SF
VILLAS		18,800 SF	2	40 UNITS		40		37,600 SF	37,600 SF
TOTAL		59,869 SF		94 UNITS	9	76	9		161,930 SF

CLUBHOUSE - UNIT DATA					
	SITE#	UNIT #	TYPE	#OF BEDROOMS / UNITS	TOTAL UNIT SF
LEVEL 4	E	UNIT 4-401	2A	2 BED / 2.5 BATH	1,744 SF
	E	UNIT 4-402	2A	2 BED / 2.5 BATH	1,422 SF
	E	UNIT 4-403	2A	2 BED / 2.5BATH	1,407 SF
	E	UNIT 4-404	1A	1 BED / 1.5 BATH	1,122 SF
	E	UNIT 4-405	2A	2 BED / 2.5 BATH	1,407 SF
	E	UNIT 4-406	3A	3 BED / 3.5 BATH	2,249 SF
	E	UNIT 4-407	2B	2 BED / 2.5 BATH	1,624 SF
	E	UNIT 4-408	2A	2 BED / 2.5 BATH	1,624 SF
	E	UNIT 4-409	3B	3 BED / 3 BATH	2,076 SF
	E	UNIT 4-410	2C	2 BED / 3.5 BATH	1,466 SF
	E	UNIT 4-411	1B	1 BED / 1.5 BATH	1,066 SF
	E	UNIT 4-412	2A	2 BED / 2.5 BATH	1,615 SF
	E	UNIT 4-413	3C	3 BED / 3.5 BATH	1,626 SF
	E	UNIT 4-414	2A	2 BED / 2.5 BATH	1,381 SF
	E	UNIT 4-415	1A	1 BED / 1.5 BATH	1,101 SF
	E	UNIT 4-416	2A	2 BED / 2.5 BATH	1,831 SF
	E	UNIT 4-417	2A	2 BED / 2.5 BATH	1,395 SF
	E	UNIT 4-418	2A	2 BED / 3 BATH	1,731 SF
SUBTOTAL		18 UNITS			27,887 SF
LEVEL 5	E	UNIT 5-501	2A	2 BED / 2.5 BATH	1,744 SF
	E	UNIT 5-502	2A	2 BED / 2.5 BATH	1,422 SF
	E	UNIT 5-503	2A	2 BED / 2.5BATH	1,407 SF
	E	UNIT 5-504	1A	1 BED / 1.5 BATH	1,122 SF
	E	UNIT 5-505	2A	2 BED / 2.5 BATH	1,407 SF
	E	UNIT 5-506	3A	3 BED / 3.5 BATH	2,249 SF
	E	UNIT 5-507	2B	2 BED / 2.5 BATH	1,624 SF
	E	UNIT 5-508	2A	2 BED / 2.5 BATH	1,624 SF
	E	UNIT 5-509	3B	3 BED / 3 BATH	2,076 SF
	E	UNIT 5-510	2C	2 BED / 3.5 BATH	1,466 SF
	E	UNIT 5-511	1B	1 BED / 1.5 BATH	1,066 SF
	E	UNIT 5-512	2A	2 BED / 2.5 BATH	1,615 SF
	E	UNIT 5-513	3C	3 BED / 3.5 BATH	1,626 SF
	E	UNIT 5-514	2A	2 BED / 2.5 BATH	1,381 SF
	E	UNIT 5-515	1A	1 BED / 1.5 BATH	1,101 SF
	E	UNIT 5-516	2A	2 BED / 2.5 BATH	1,831 SF
	E	UNIT 5-517	2A	2 BED / 2.5 BATH	1,395 SF
	E	UNIT 5-518	2A	2 BED / 2.5 BATH	1,731 SF
SUBTOTAL		18 UNITS			27,887 SF
LEVEL 6	E	UNIT 6-601	2A	2 BED / 2.5 BATH	1,744 SF
	E	UNIT 6-602	2A	2 BED / 2.5 BATH	1,422 SF
	E	UNIT 6-603	2A	2 BED / 2.5BATH	1,407 SF
	E	UNIT 6-604	1A	1 BED / 1.5 BATH	1,122 SF
	E	UNIT 6-605	2A	2 BED / 2.5 BATH	1,407 SF
	E	UNIT 6-606	3A	3 BED / 3.5 BATH	2,249 SF
	E	UNIT 6-607	2B	2 BED / 2.5 BATH	1,624 SF
	E	UNIT 6-608	2A	2 BED / 2.5 BATH	1,624 SF
	E	UNIT 6-609	3B	3 BED / 3 BATH	2,076 SF
	E	UNIT 6-610	2C	2 BED / 3.5 BATH	1,466 SF
	E	UNIT 6-611	1B	1 BED / 1.5 BATH	1,066 SF
	E	UNIT 6-612	2A	2 BED / 2.5 BATH	1,615 SF
	E	UNIT 6-613	3C	3 BED / 3.5 BATH	1,626 SF
	E	UNIT 6-614	2A	2 BED / 2.5 BATH	1,381 SF
	E	UNIT 6-615	1A	1 BED / 1.5 BATH	1,101 SF
	E	UNIT 6-616	2A	2 BED / 2.5 BATH	1,831 SF
	E	UNIT 6-617	2A	2 BED / 2.5 BATH	1,395 SF
	E	UNIT 6-618	2A	2 BED / 2.5 BATH	1,731 SF
SUBTOTAL		18 UNITS			27,887 SF
TOTAL		54 UNITS			83,661 SF

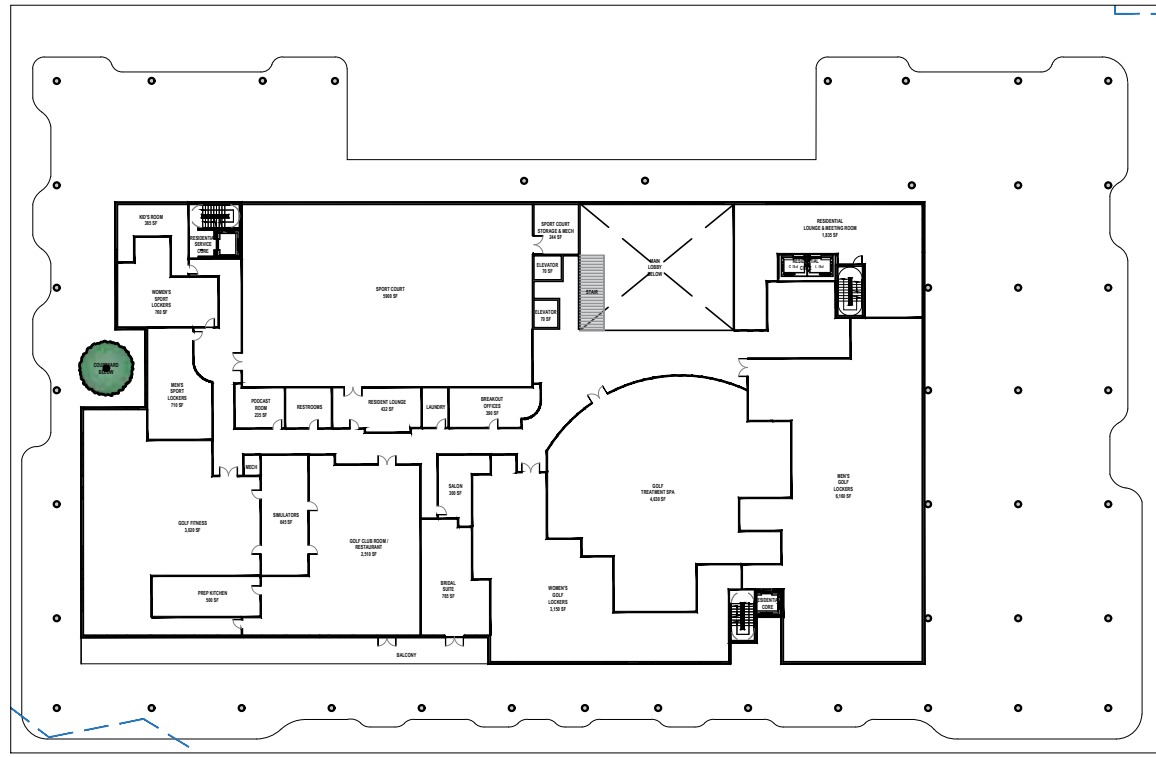
VILLAS - UNIT DATA			
	SITE#	UNIT #	# OF BEDROOMS / UNITS
LEVEL 1	5	UNIT 2-101	1 BED / 1 BATH
		UNIT 2-102	1 BED / 1 BATH
		UNIT 2-103	1 BED / 1 BATH
		UNIT 2-104	1 BED / 1 BATH
		UNIT 2-105	1 BED / 1 BATH
		UNIT 2-106	1 BED / 1 BATH
		UNIT 2-107	1 BED / 1 BATH
		UNIT 2-108	1 BED / 1 BATH
		UNIT 2-109	1 BED / 1 BATH
		UNIT 2-110	1 BED / 1 BATH
		UNIT 2-111	1 BED / 1 BATH
		UNIT 2-112	1 BED / 1 BATH
		UNIT 2-113	1 BED / 1 BATH
		UNIT 2-114	1 BED / 1 BATH
		UNIT 2-115	1 BED / 1 BATH
		UNIT 2-116	1 BED / 1 BATH
		UNIT 2-117	1 BED / 1 BATH
		UNIT 2-118	1 BED / 1 BATH
		UNIT 2-119	1 BED / 1 BATH
		UNIT 2-120	1 BED / 1 BATH
SUBTOTAL		20 UNITS	
LEVEL 2	5	UNIT 2-201	1 BED / 1 BATH
		UNIT 2-202	1 BED / 1 BATH
		UNIT 2-203	1 BED / 1 BATH
		UNIT 2-204	1 BED / 1 BATH
		UNIT 2-205	1 BED / 1 BATH
		UNIT 2-206	1 BED / 1 BATH
		UNIT 2-207	1 BED / 1 BATH
		UNIT 2-208	1 BED / 1 BATH
		UNIT 2-209	1 BED / 1 BATH
		UNIT 2-210	1 BED / 1 BATH
		UNIT 2-211	1 BED / 1 BATH
		UNIT 2-212	1 BED / 1 BATH
		UNIT 2-213	1 BED / 1 BATH
		UNIT 2-214	1 BED / 1 BATH
		UNIT 2-215	1 BED / 1 BATH
		UNIT 2-216	1 BED / 1 BATH
		UNIT 2-217	1 BED / 1 BATH
		UNIT 2-218	1 BED / 1 BATH
		UNIT 2-219	1 BED / 1 BATH
		UNIT 2-220	1 BED / 1 BATH
SUBTOTAL		20 UNITS	
TOTAL		40 UNITS	



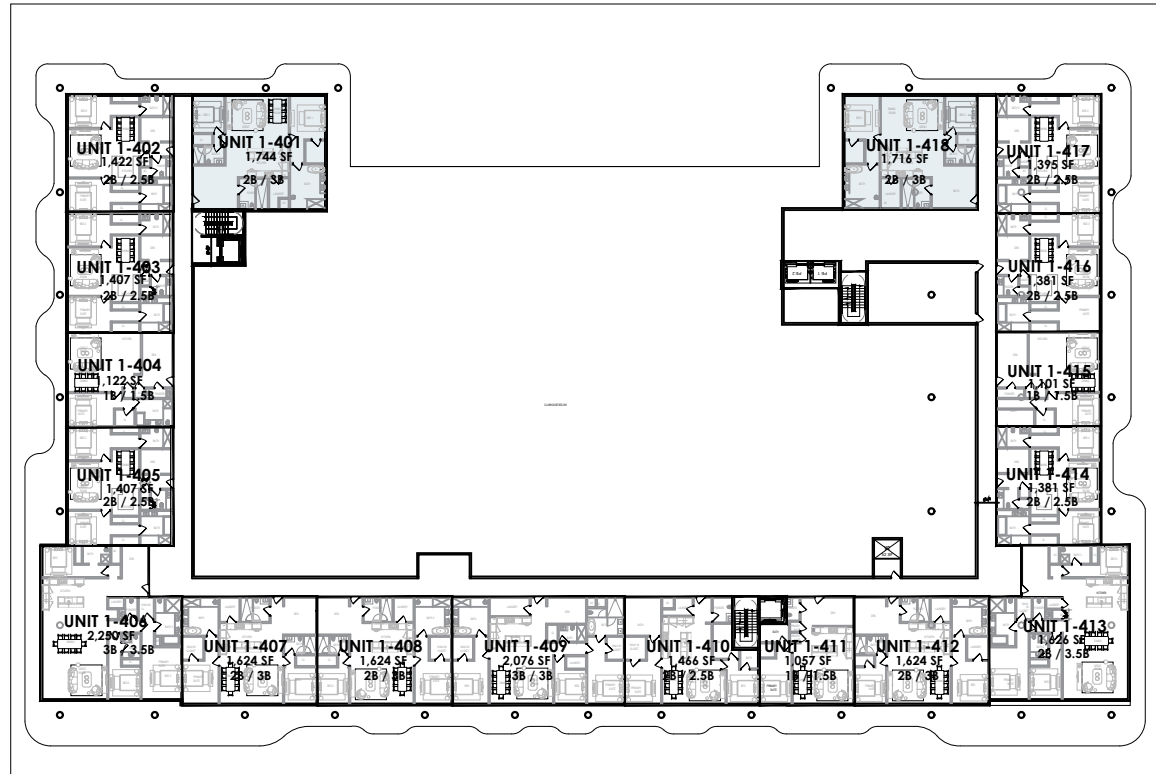
LEVEL 1



LEVEL 3

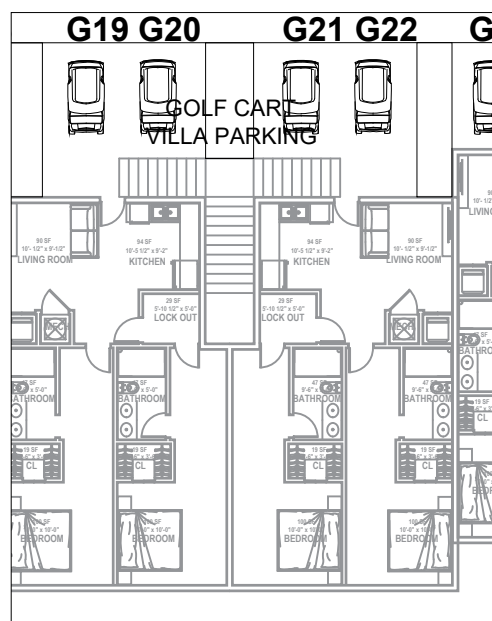


LEVEL 2

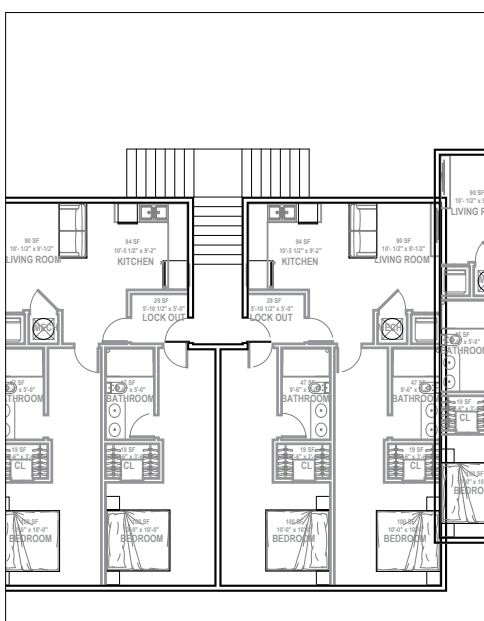


LEVEL 4 - 5 - 6

VILLAS



VILLA - LEVEL 1



VILLA - LEVEL 2

Rev.	Date

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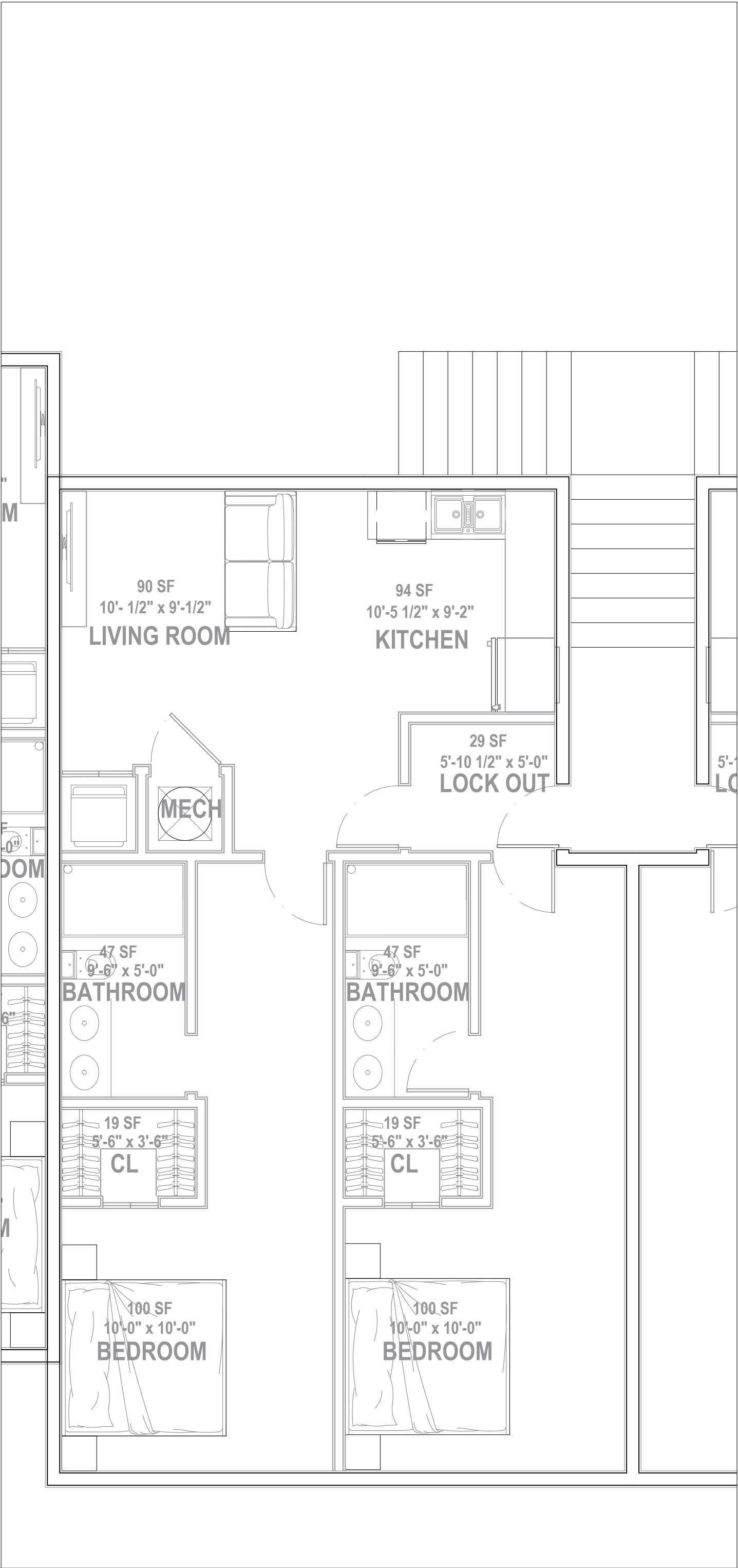
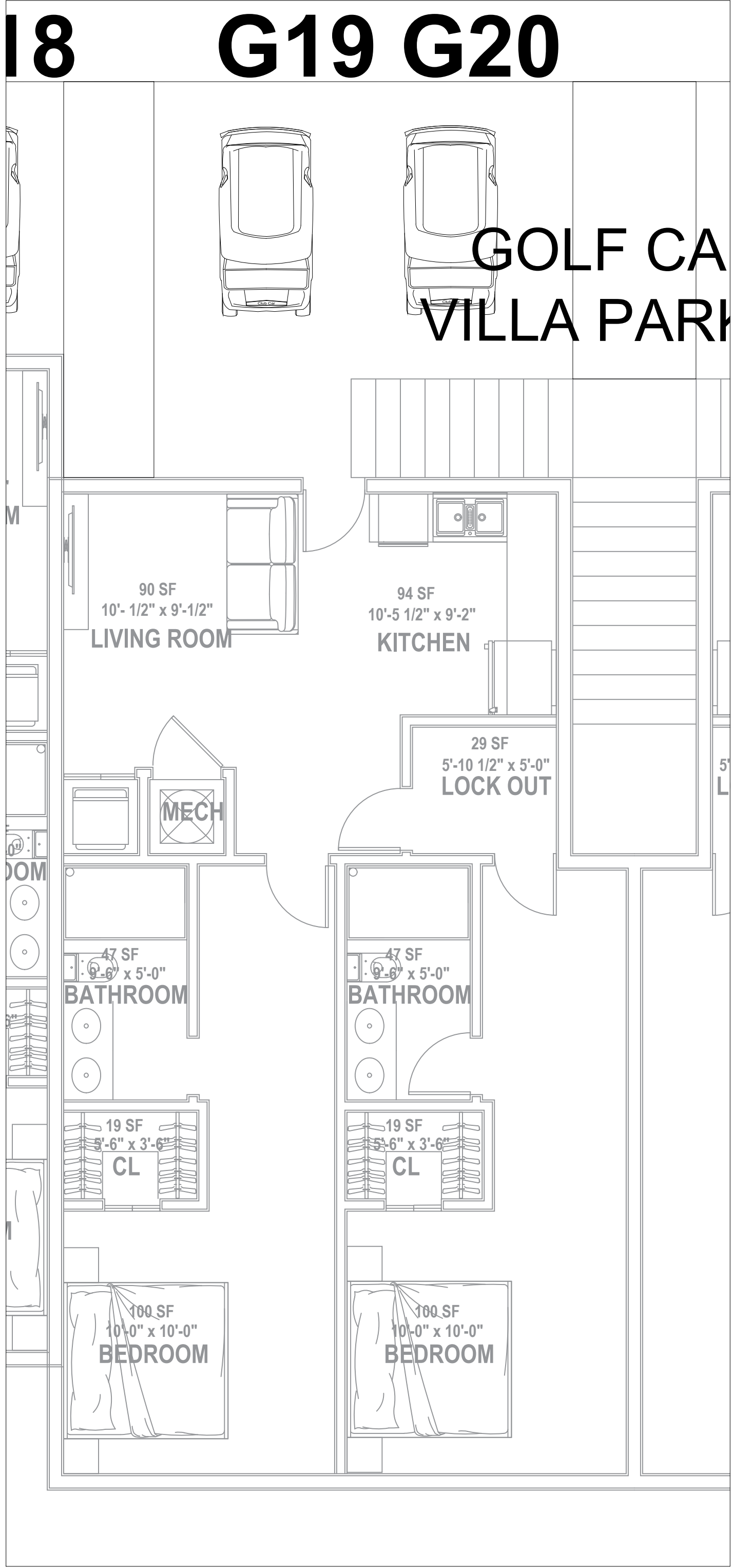


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DATA SHEET

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

A.E.2.10



Rev.	Date

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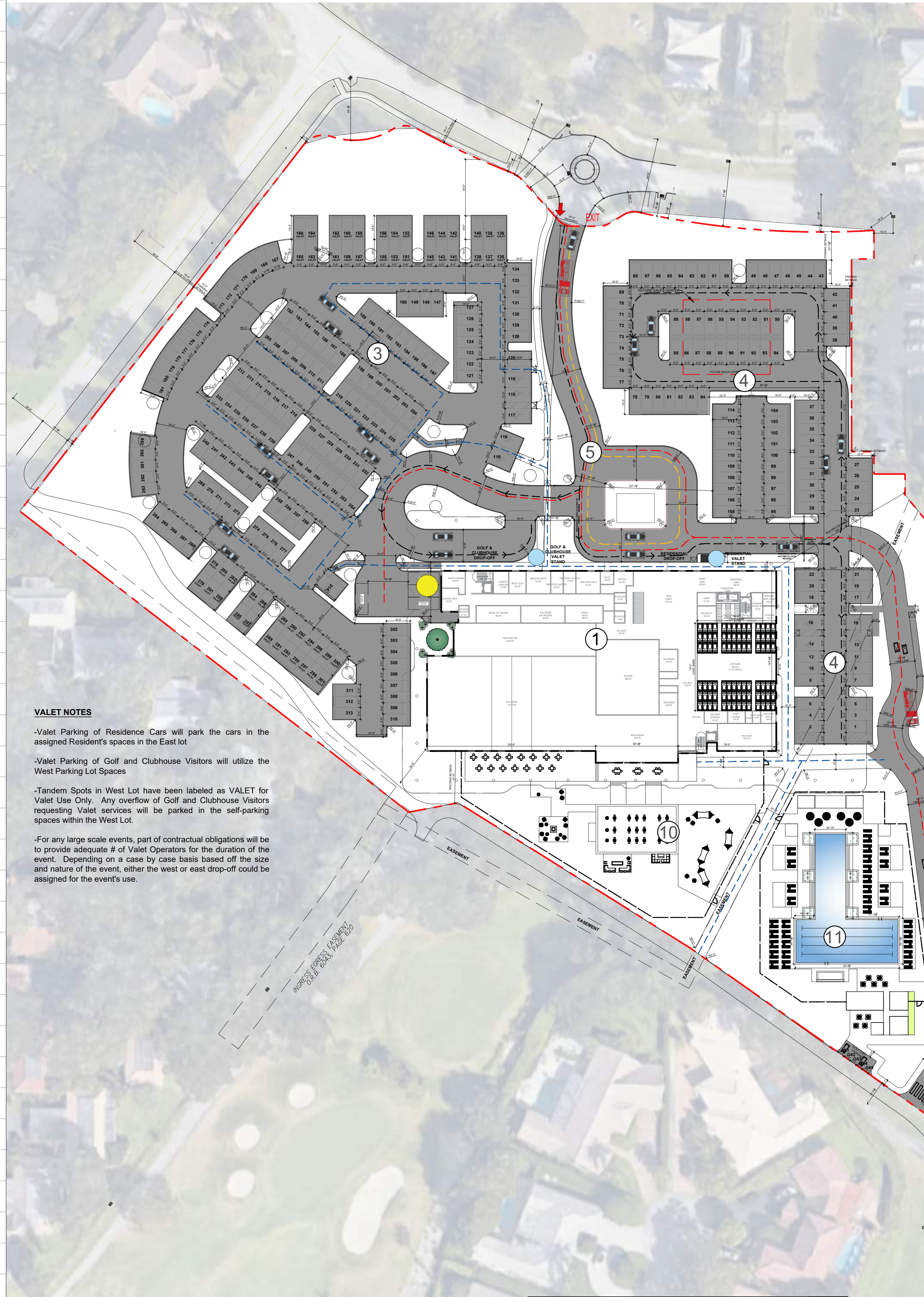
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KOBİ KARP
Lic. # AR0012578



ENLARGED VILLAS

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.E.2.11



EMERALD HILLS - PROJECT DATA				
CLUBHOUSE / VILLAS				
FLOOR LEVEL	CLUBHOUSE			VILLAS
	1 BDR	2 BDR	3 BDR	
LEVEL 1				
LEVEL 2				
LEVEL 3				
LEVEL 4				
LEVEL 5				
LEVEL 6				
ROOF				
SUBTOTAL				
	TOTAL UNITS			

PROPOSED SUBDIVISION		
SF (NET LOT AREA)	451,536 SF	11.3 Acres (Gross)
PROPOSED ZONING	PD (BASED OFF ADJACENT PARCELS)	
PROPOSED DENSITY	72	6.7 UNITS / ACRE (54 DU + 40 VILAS @ 0.5 DU/AC)

CLUBHOUSE / VILLAS - PARKING REQUIREMENTS		
	REQUIRED	PROPOSED
CLUBHOUSE RES UNITS PS	1.5 PS / UNIT	81 PS
CLUBHOUSE RES GUEST PS	1 PS / UNIT	11 PS
ADA PS	4 PS per 100 PS	4 PS to be ADA
HOTEL VILAS UNITS PS	1 PS / UNIT	40 PS
HOTEL VILAS ADA PS	2 PS per 20 to 50 PS	2 PS to be ADA
GOLF CLUBHOUSE & COURSE	9.25 PS Per Hole	167 PS
	*ITE Code: Parking Generation Manual 6th Edition	180 PS
ADA PS	6 PS per 150-200 PS	6 PS to be ADA
TOTAL PARKING	299 PS	314 PS

LOADING PARKING REQUIREMENTS (100' x 25' Bay)		
	REQUIRED	PROPOSED
AMENITY LEVELS	AREA	REQUIRED AREA
LEVEL 1, 2 (FRONT OF HOUSE)	52,000	2 PS / 25,000 SF 59,599 SF
CLUBHOUSE UNITS	REQUIRED	PROPOSED
LEVEL 3, 4, 5	1.0 PS/50-100 UNITS	5 PS
VILLAS	REQUIRED	PROPOSED
	1.0 PS/50-100 UNITS	1 PS
TOTAL OF LOADING PARKING		4 PS

PARKING DENSITIES	
CLUBHOUSE UNITS	2 PS / DU
VILLAS	1 PS/DU
AMENITIES	2 PS/DU

SITE E - SITE DATA	
PROPOSED	
LOT AREA	451,003 SF (10.4 ACRES)
RIGHT OF WAY	0.7 ACRES
GROSS ACRES	11.1 ACRES
TYPE	MIXED USE
TOTAL UNITS	54 UNITS
HEIGHT	5 STORIES
LOT COVERAGE	2.27 ACRES
PARKING DENSITY	2PS / DU
PARKING SPACES	314
PERVIOUS	180,187 SF (4.14 ACRES)

SITE E - CLUBHOUSE SETBACK DATA	
FRONT SETBACK (N)	100'-0"
REAR SETBACK (S)	10'-0"
SIDE SETBACK (E)	15'-0"
SIDE SETBACK (W)	15'-0"

SITE E - ZONING DATA			
UNIT SIZE			
CLUBHOUSE	VELLAS		
UNIT SIZE PROPOSED	315,702 SF (70.00%)	UNIT SIZE PROPOSED	315,702 SF (70.00%)
UVEL 1	40,260 SF	LEVEL 1	19,409 SF
UVEL 2	40,876 SF	LEVEL 2	19,409 SF
UVEL 3	40,876 SF		
UVEL 4	34,740 SF		
UVEL 5	34,740 SF		
UVEL 6	34,740 SF		
TOTAL UNIT SIZE	226,232 SF (50.16%)		38,818 SF (8.61%)

SITE E - ZONING DATA		
LOT COVERAGE		
LOT COVERAGE ALLOWED	225,502 SF (50.80%)	
LOT COVERAGE PROVIDED	95,318 SF (21.13%)	

LEGEND

1 CLUBHOUSE

2 VILLAS

3 CLUBHOUSE PARKING

4 RESIDENCE PARKING

5 DRIVEWAY

6 CART PATH

7 TENNIS COURT

8 PADEL COURT

9 PICKLE COURT

10 AMENITIES DECK

11 POOL AREA

12 CART PARKING

ENTRANCE

EXIT

TRASH COLLECT STATION

VALET OPERATION STAND

CIRCULATION

VEHICULAR

PEDESTRIAN

FIRE TRUCK ACCESS

TRASH COLLECT PATH

GREEN AREA

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 AMENDMENT 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.)

VALET NOTES

-Valet Parking of Residence Cars will park the cars in the assigned Resident's spaces in the East lot

-Valet Parking of Golf and Clubhouse Visitors will utilize the West Parking Lot Spaces

-Tandem Spots in West Lot have been labeled as VALET for Valet Use Only. Any overflow of Golf and Clubhouse Visitors requesting Valet services will be parked in the self-parking spaces within the West Lot.

-For any large scale events, part of contractual obligations will be to provide adequate # of Valet Operators for the duration of the event. Depending on a case by case basis based off the size and nature of the event, either the west or east drop-off could be assigned for the event's use.

Rev.	Date

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ZONING PACKAGE

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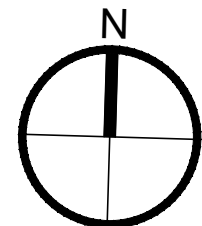
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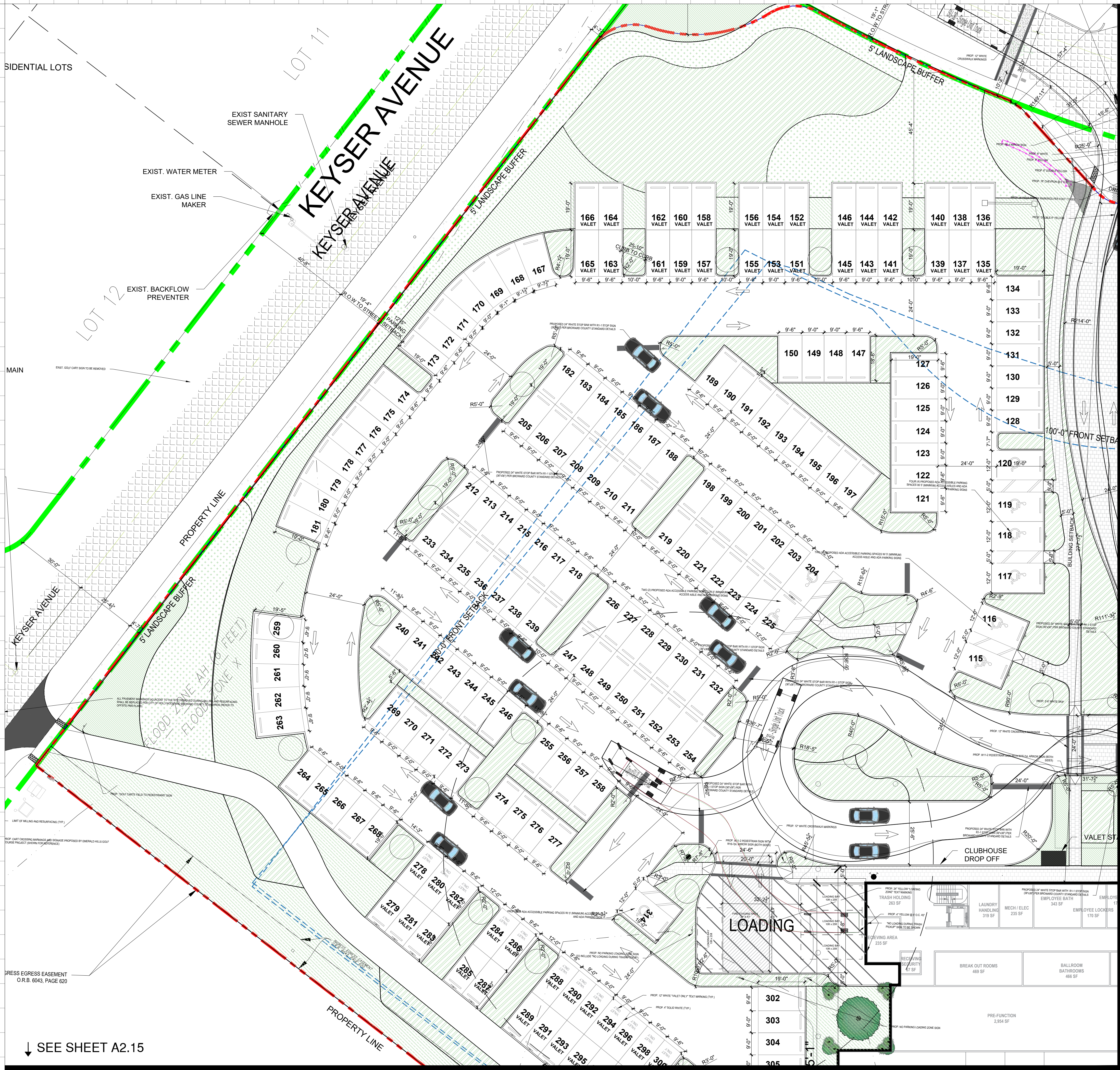
MASTER PLAN - CLUBHOUSE

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

TYPE OF DEVELOPMENT
SITE E MIXED-USE (CLUBHOUSE, MF, LODGING)

1 MASTER PLAN - CLUBHOUSE
Scale: 1" = 50'-0"



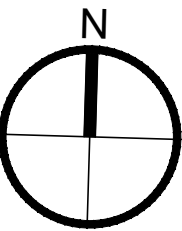


SEE SHEET A2.14 →

↓ SEE SHEET A2.15

1 ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'



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

Rev.	Date

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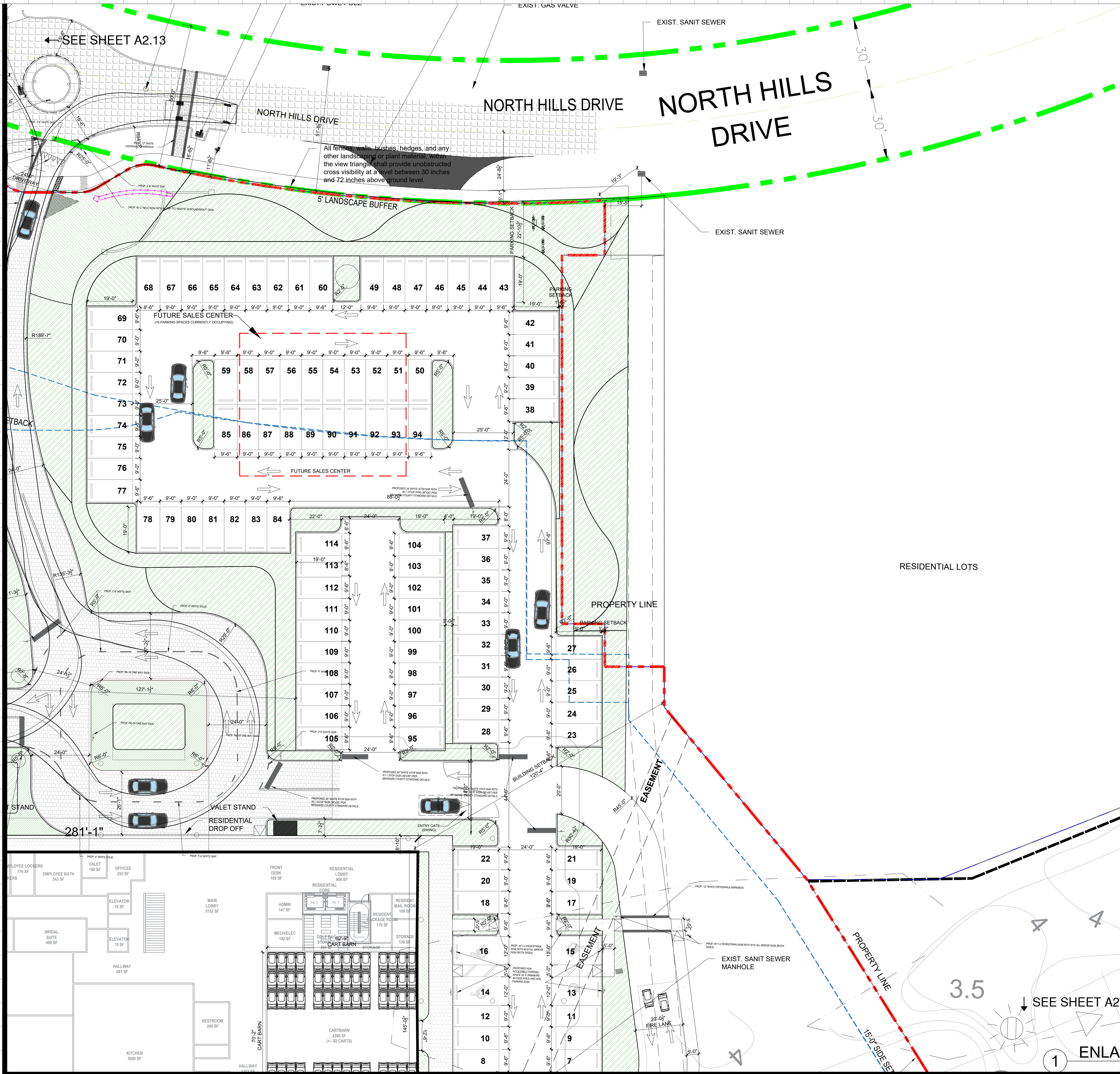
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ENLARGED SITE - CLUBHOUSE

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



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

Rev.	Date

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ENLARGED SITE - CLUBHOUSE

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Project # 1849	

↑ SEE SHEET A2.13

RESIDENTIAL LOTS

EXIST. INGRESS EGRESS EASEMENT
O.R.B. 6043, PAGE 620

EXIST. SANITARY
SEWER MANHOLE

EXIST. SANITARY
SEWER MANHOLE

EXIST. INGRESS EGRESS EASEMENT
O.R.B. 6043, PAGE 620

EXIST. SANITARY
SEWER MANHOLE

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SEWER MANHOLE

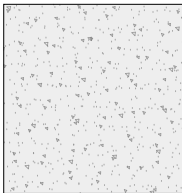
EXIST. CATCH BASIN

INGRESS EGRESS EASEMENT
O.R.B. 6043, PAGE 620

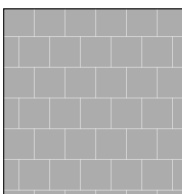
SEE SHEET A2.16 →

FLOOD ZONE AH (5 FEET)
FLOOD ZONE X

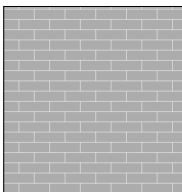
MATERIALS LEGEND



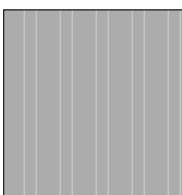
CONCRETE SIDEWALK



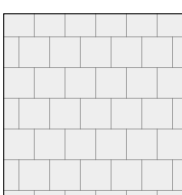
VEHICULAR RATED CONCRETE PAVERS



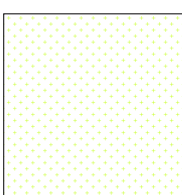
POOL DECK CONCRETE PAVERS



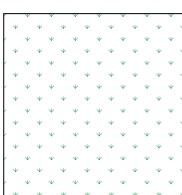
WOOD DECK



PEDESTRIAN CONCRETE PAVERS



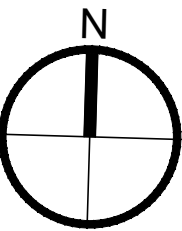
SYNTHETIC LAWN



GRASS

1 ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'



Rev.	Date

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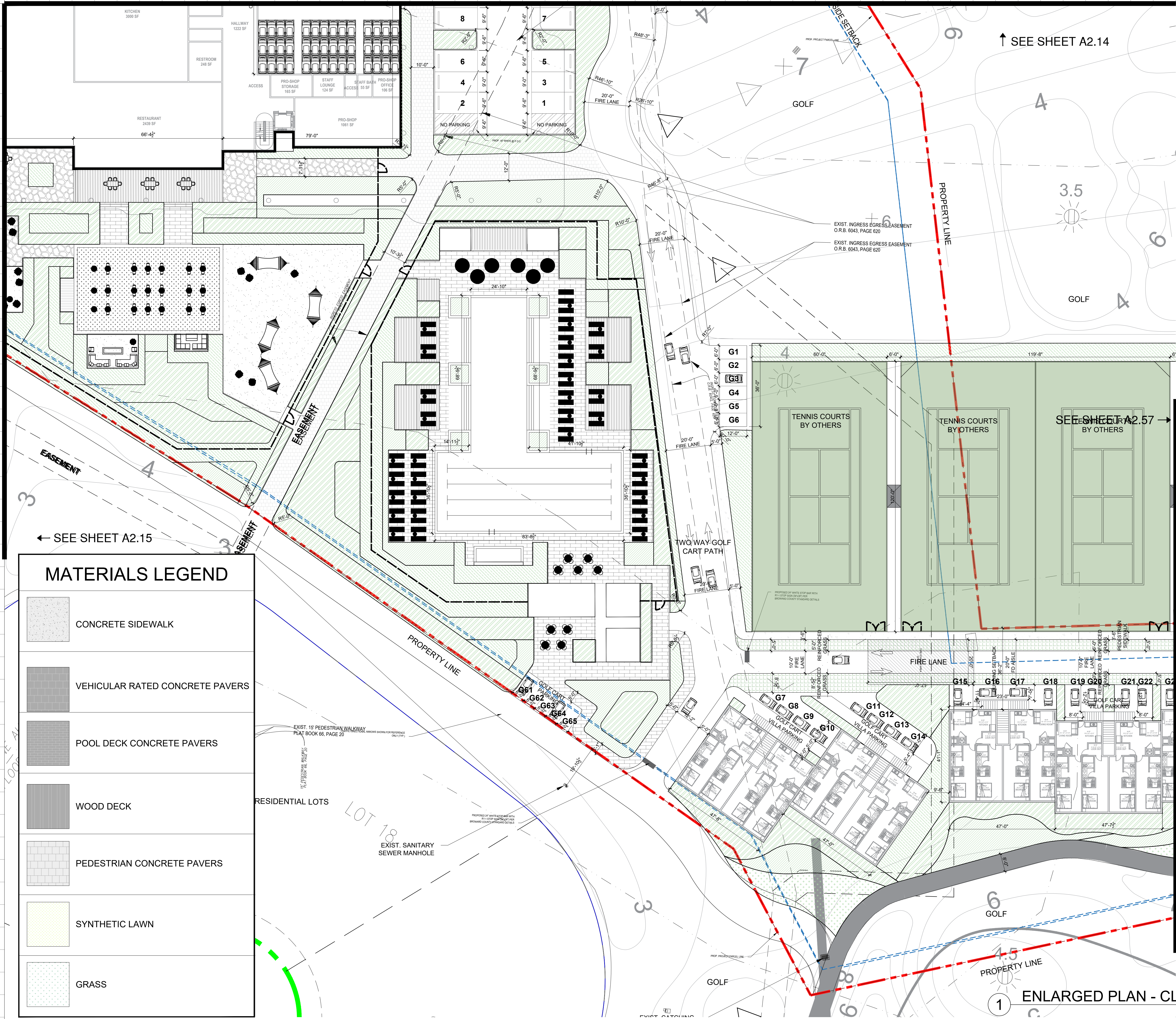
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ENLARGED SITE - CLUBHOUSE

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



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ENLARGED SITE - CLUBHOUSE

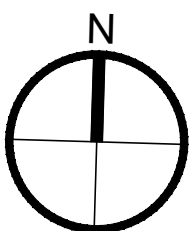
Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.E.2.16
Project # 1849	



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

1 ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'



Rev.	Date

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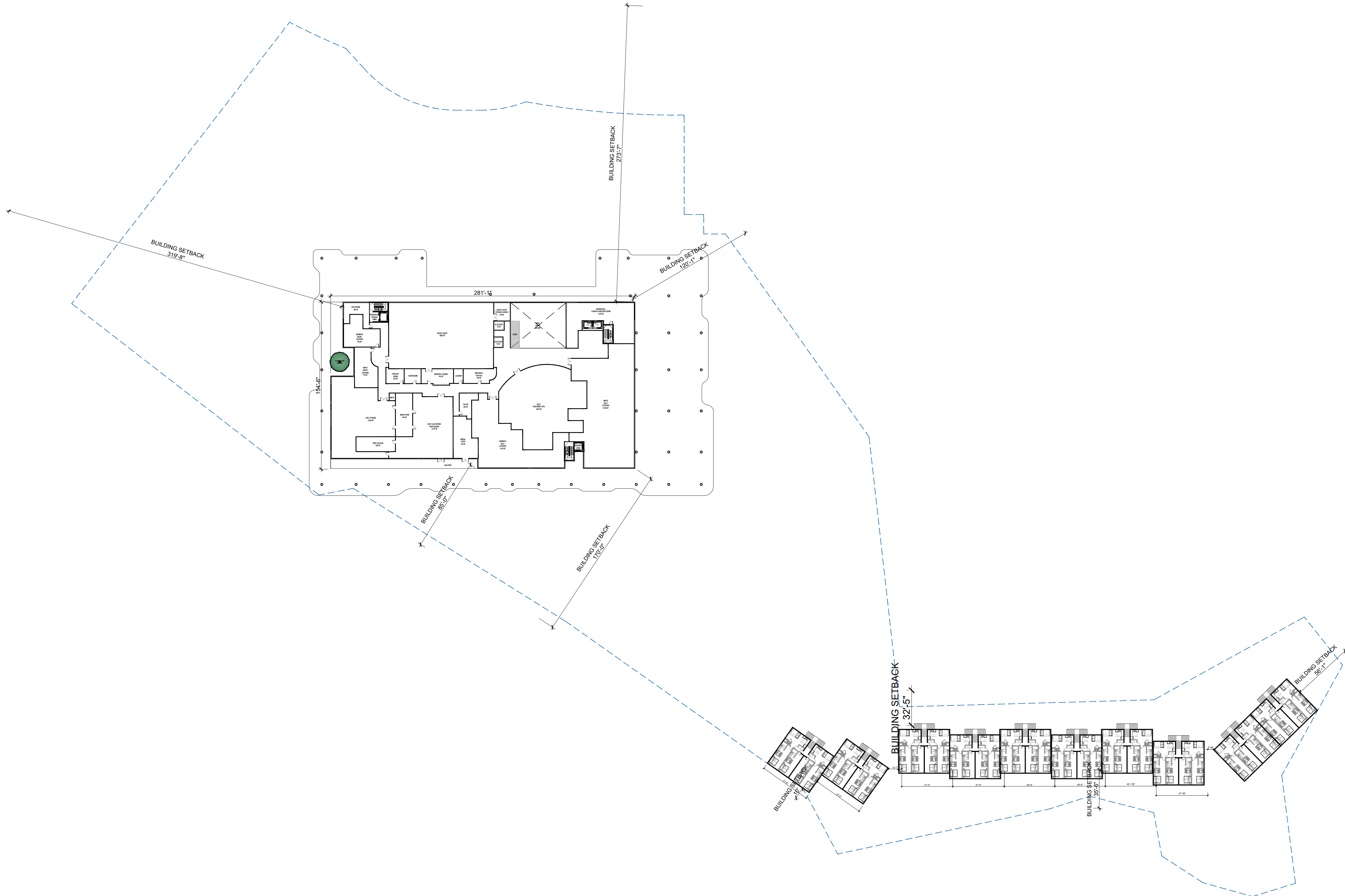
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ENLARGED SITE - CLUBHOUSE

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.E.2.17
Project # 1849	



NOTES

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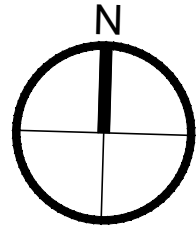
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MAXIMU FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5" IF ADJACENT TO RESIDENTIAL

1 LEVEL 2 - CLUBHOUSE / VILLAS

Scale: 1" = 50'



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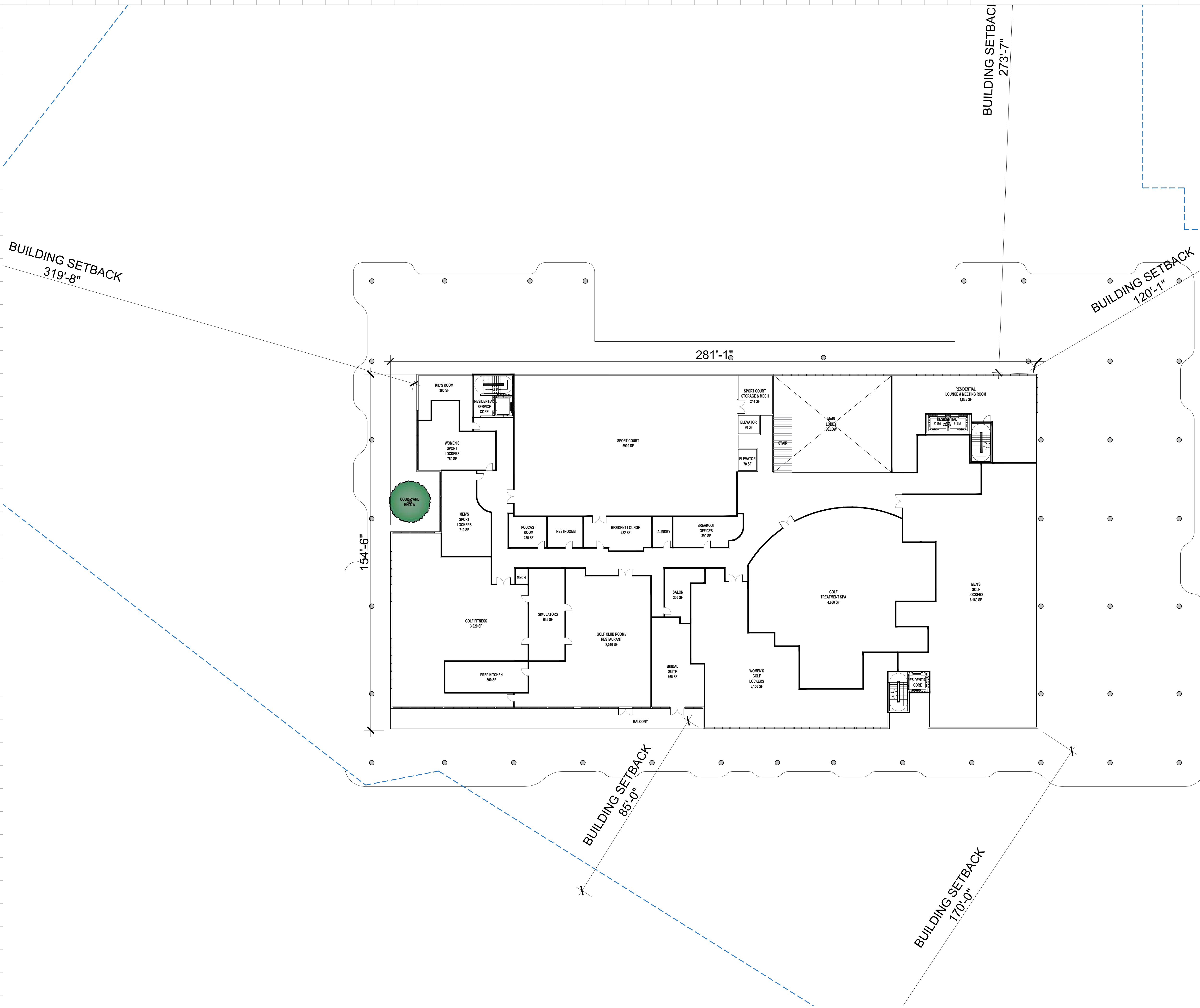
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LEVEL 2 - CLUBHOUSE / VILLAS

Date: 07-16-2026	Sheet No.
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Project # 1849	



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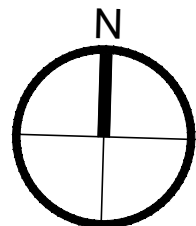


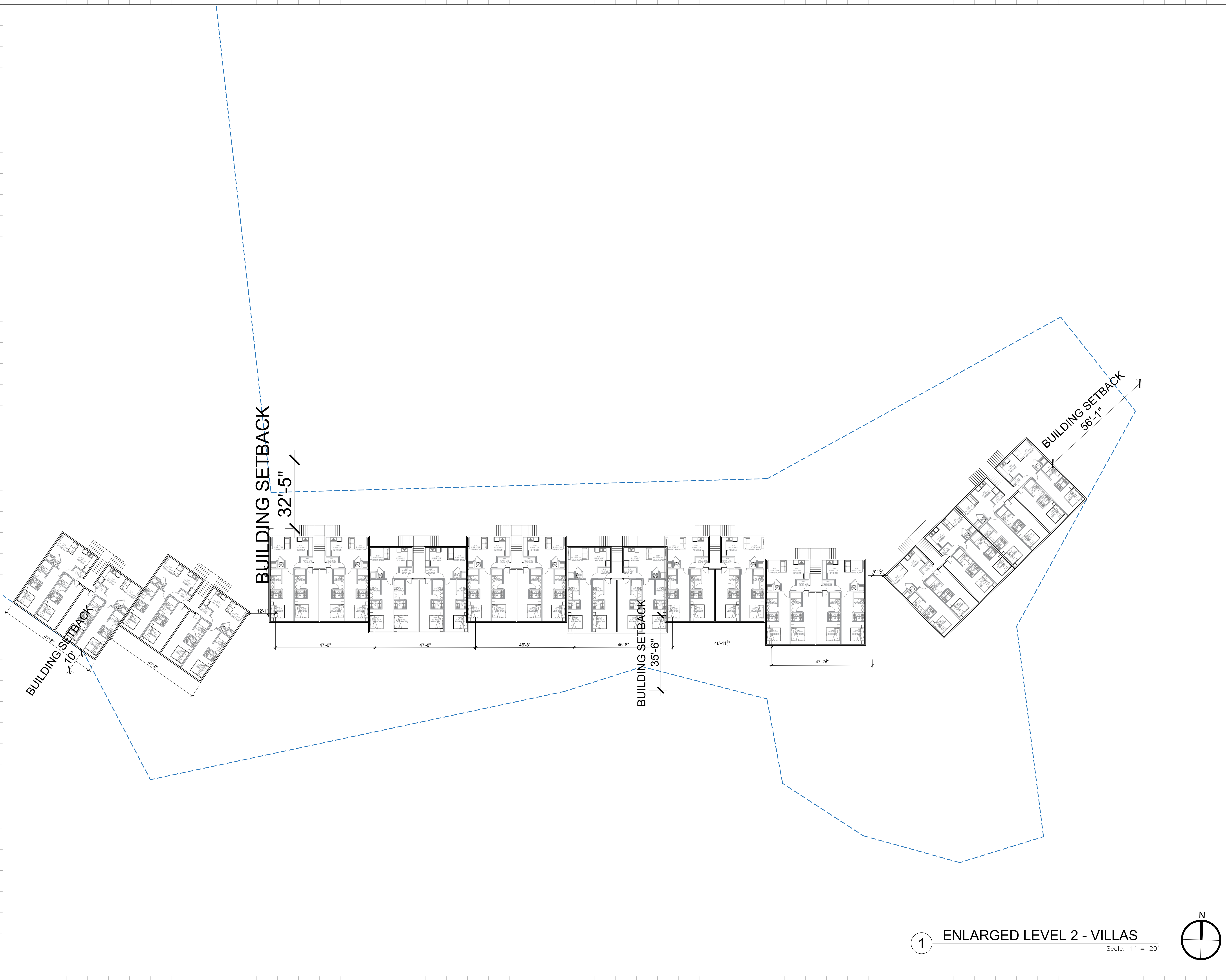
ENLARGED SITE - CLUBHOUSE

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.E.2.19
Project # 1849	

1 ENLARGED LEVEL 2 - CLUBHOUSE

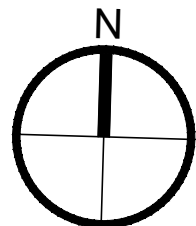
Scale: 1" = 20'





1 ENLARGED LEVEL 2 - VILLAS

Scale: 1" = 20'



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ENLARGED SITE - VILLAS

Date: 07-16-2026	Sheet No.
DRAWN BY:	CHECKED BY: A.E.2.20
Project # 1849	

SIDENTIAL LOTS



SEE SHEET A2.14 →

LEGEND

- ① RESIDENTIAL UNIT
- ② RESIDENCE PARKING
- ③ GUEST PARKING
- ④ DRIVEWAY
- ENTRANCE

- EXIT
- EXIT
- TRASH COLLECT STATION
- COVERED PARKING

- GREEN AREA
- PROPERTY LINE
- ROW LINE
- SETBACKS
- PERIMETER FENCE

CIRCULATION

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

MATERIALS LEGEND

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

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KOBİ KARP
Lic. # AR0012578

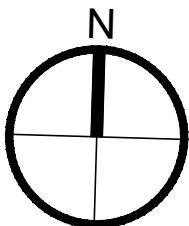


ENLARGED SITE - CLUBHOUSE

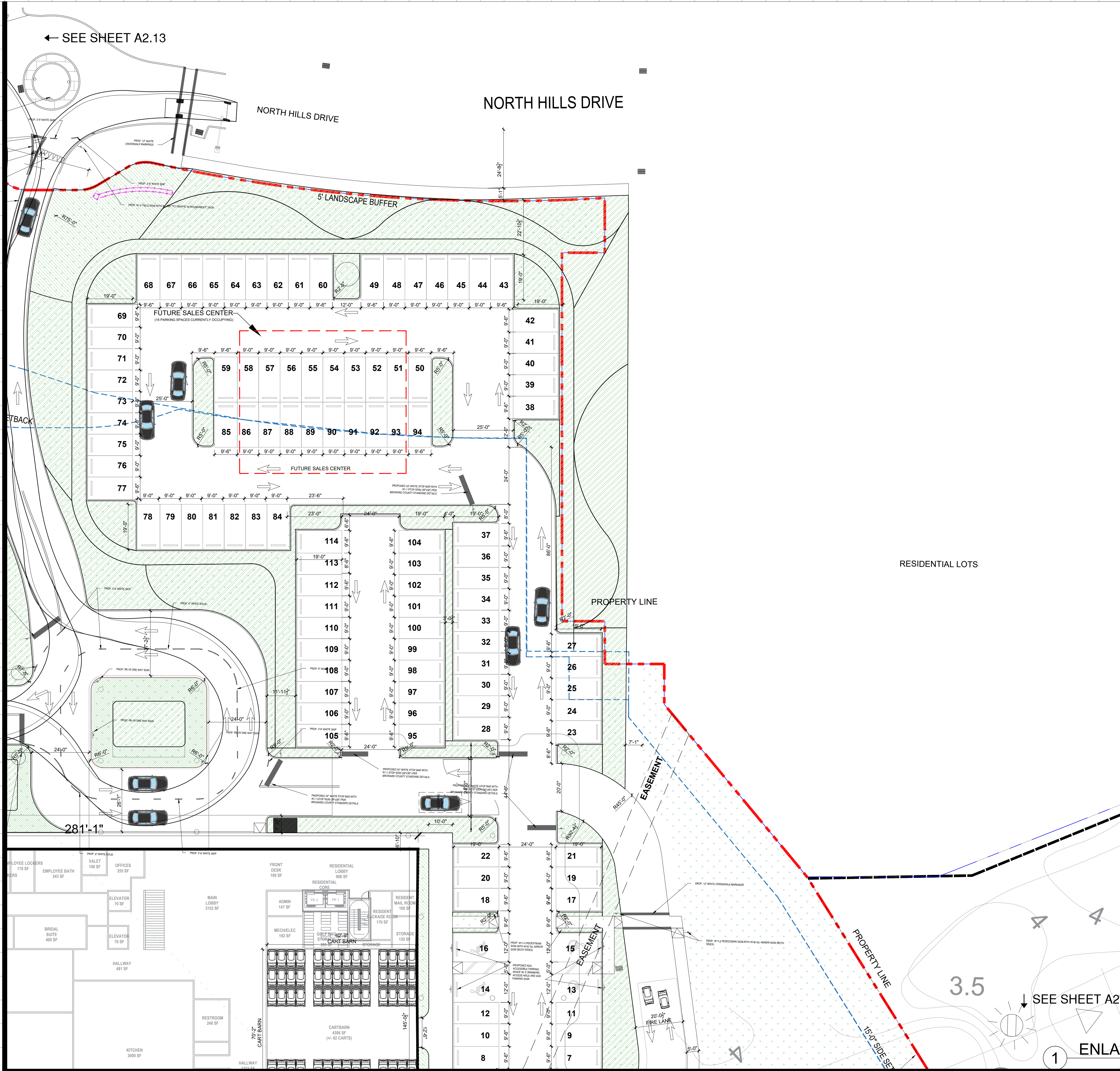
Date:	07-16-2026	Sheet No.
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Project #	1849	

1 ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'



↓ SEE SHEET A2.15



↑ SEE SHEET A2.13

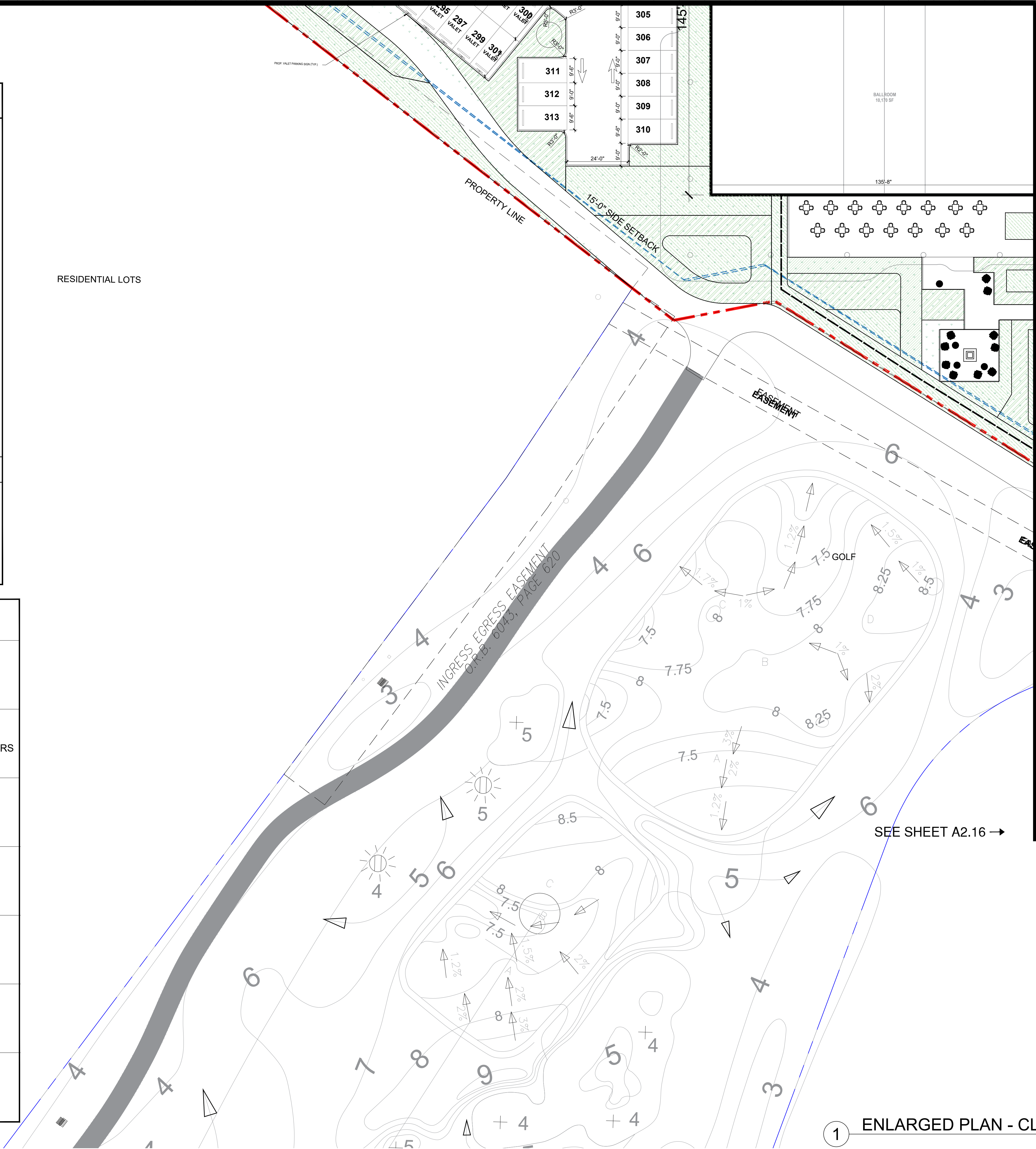
LEGEND

- 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

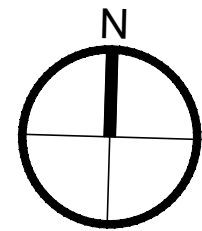
MATERIALS LEGEND

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

RESIDENTIAL LOTS



1 ENLARGED PLAN - CLUBHOUSE
Scale: 1" = 20'



Rev.	Date

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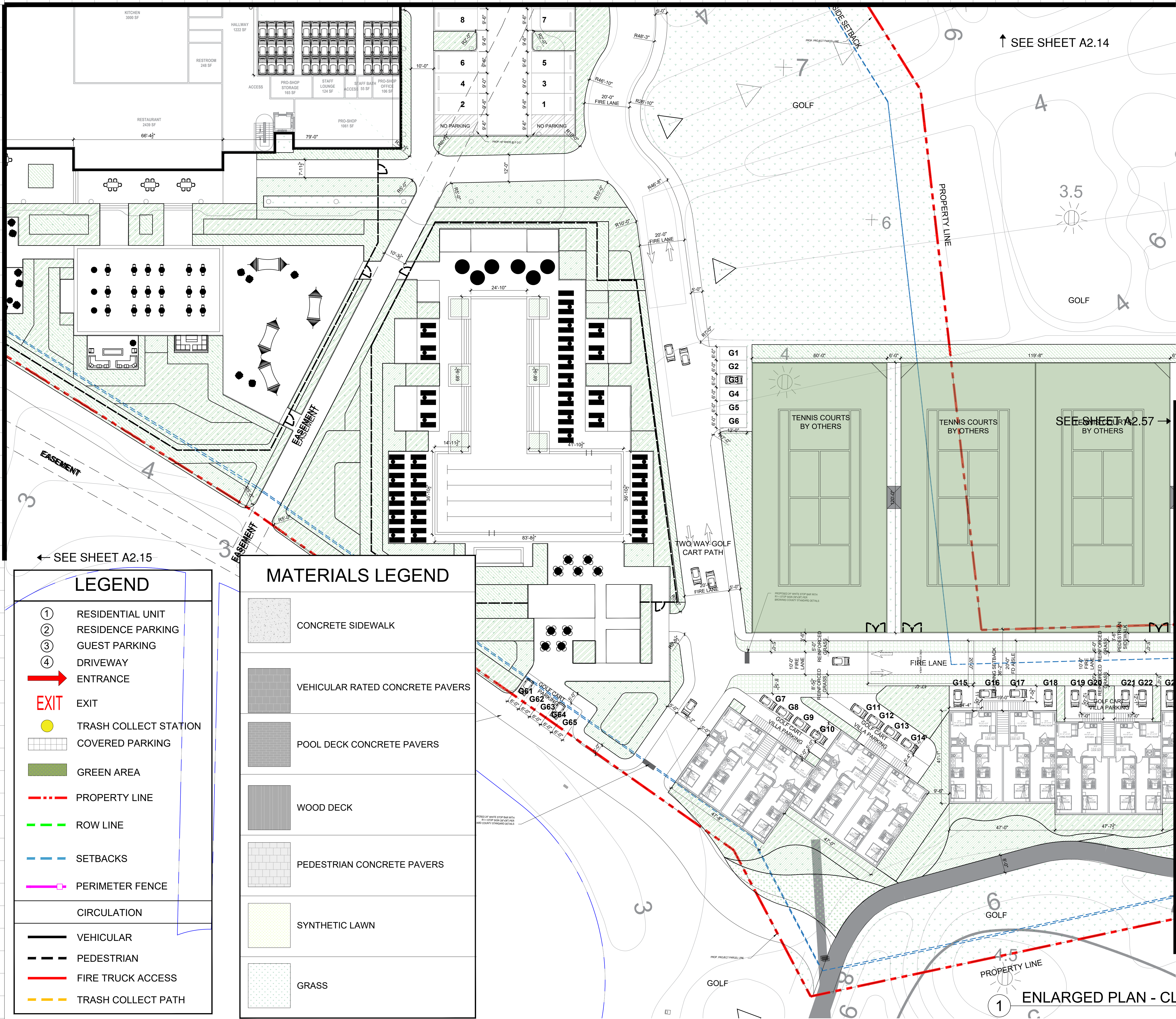
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ENLARGED SITE - CLUBHOUSE

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ENLARGED SITE - CLUBHOUSE

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Project # 1849	



LEGEND

①

RESIDENTIAL UNIT

②

RESIDENCE PARKING

③

GUEST PARKING

④

DRIVEWAY

ENTRANCE

EXIT

EXIT

TRASH COLLECT STATION

COVERED PARKING

GREEN AREA

PROPERTY LINE

ROW LINE

SETBACKS

PERIMETER FENCE

CIRCULATION

VEHICULAR

PEDESTRIAN

FIRE TRUCK ACCESS

TRASH COLLECT PATH

MATERIALS LEGEND

CONCRETE SIDEWALK

VEHICULAR RATED CONCRETE PAVERS

POOL DECK CONCRETE PAVERS

WOOD DECK

PEDESTRIAN CONCRETE PAVERS

SYNTHETIC LAWN

GRASS

1

ENLARGED PLAN - CLUBHOUSE

Scale: 1" = 20'

Rev.	Date

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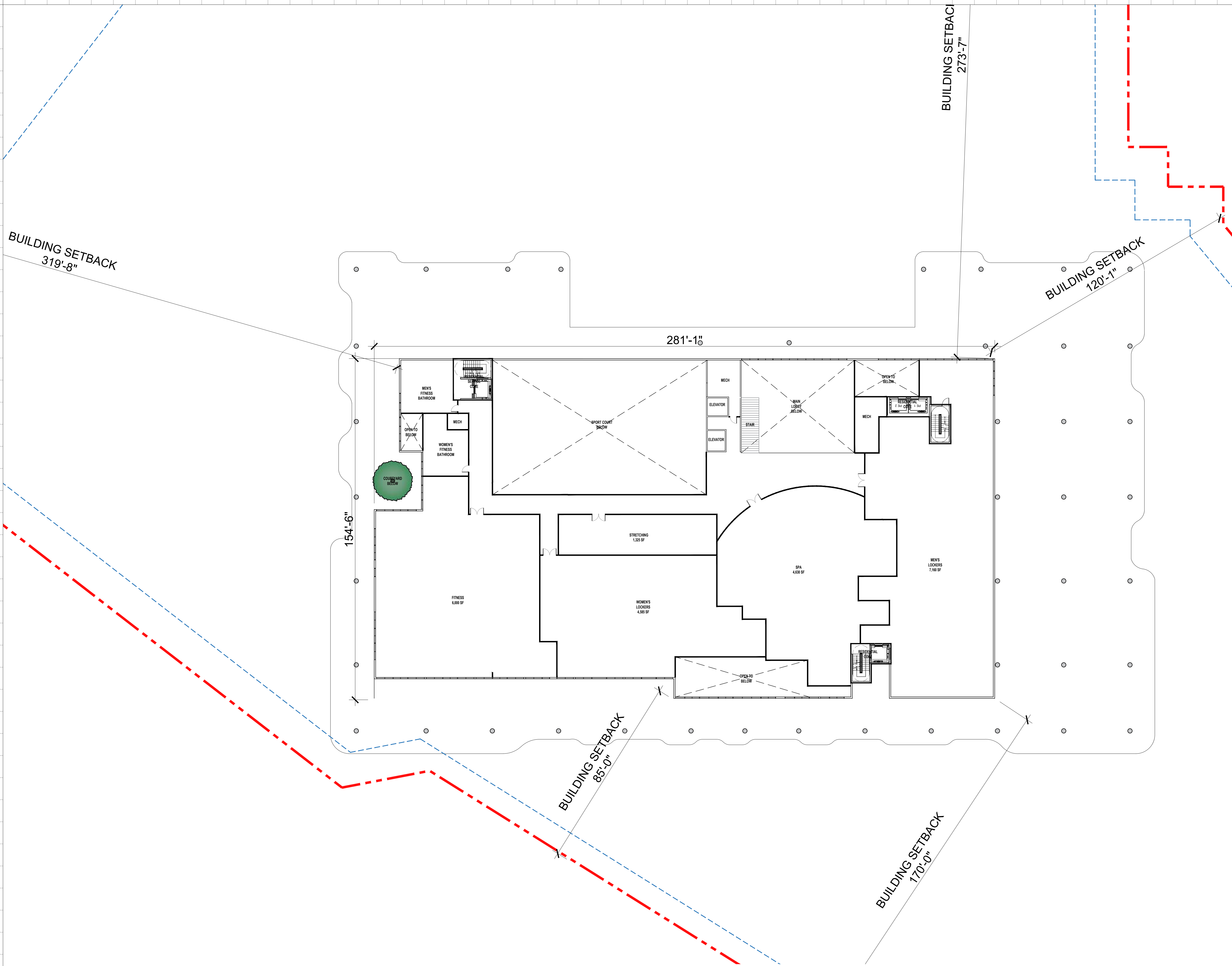
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ENLARGED SITE - CLUBHOUSE

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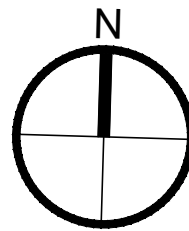


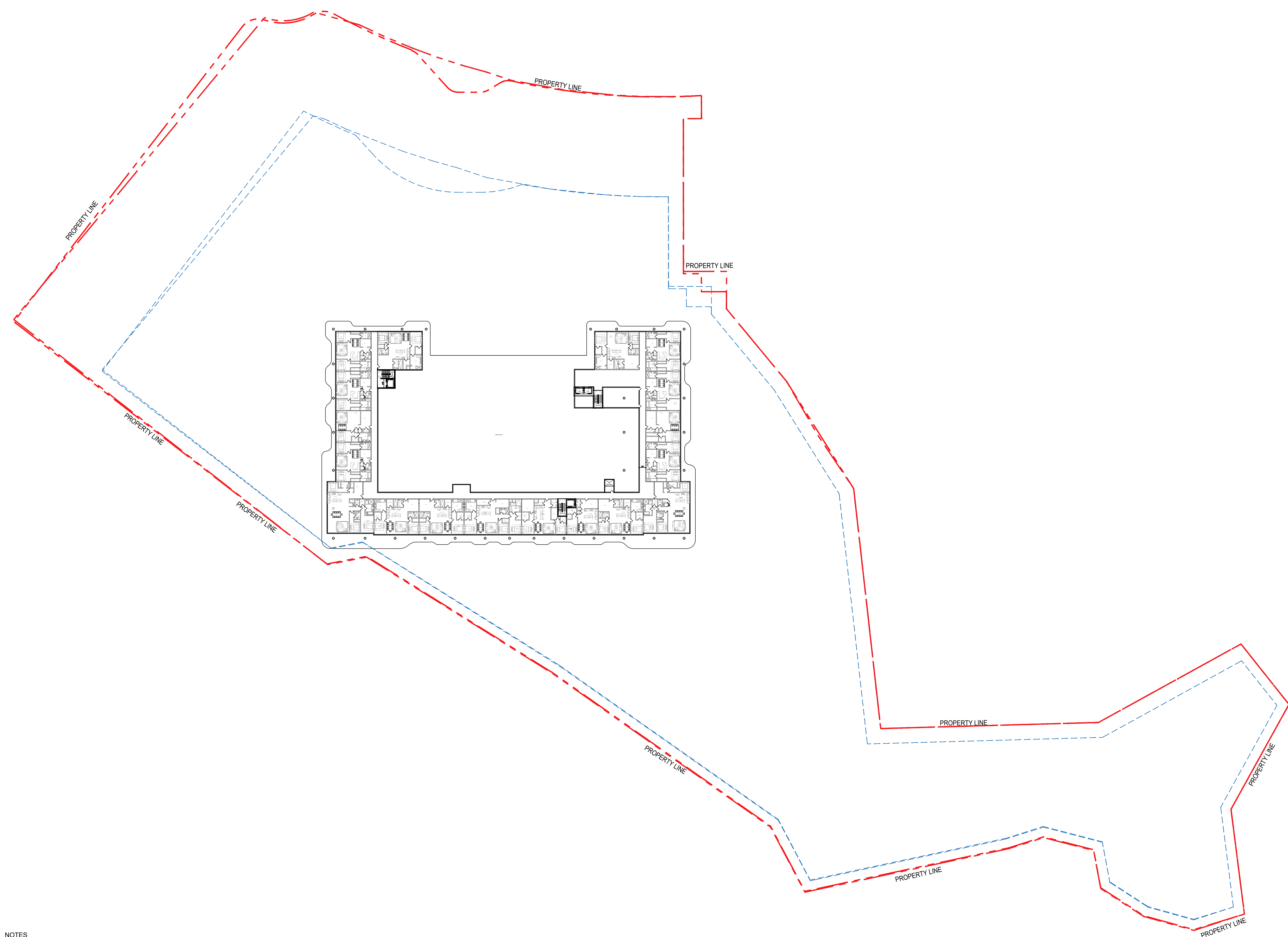
ENLARGED SITE - CLUBHOUSE

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Project # 1849	

1 ENLARGED LEVEL 3 - CLUBHOUSE

Scale: 1" = 20'





NOTES

ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNIG 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 COMPRENHENSIVE 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.

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

1 LEVEL 4,5,6 - CLUBHOUSE

Scale: 1" = 50'

N

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LEVEL 4,5,6 - CLUBHOUSE

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