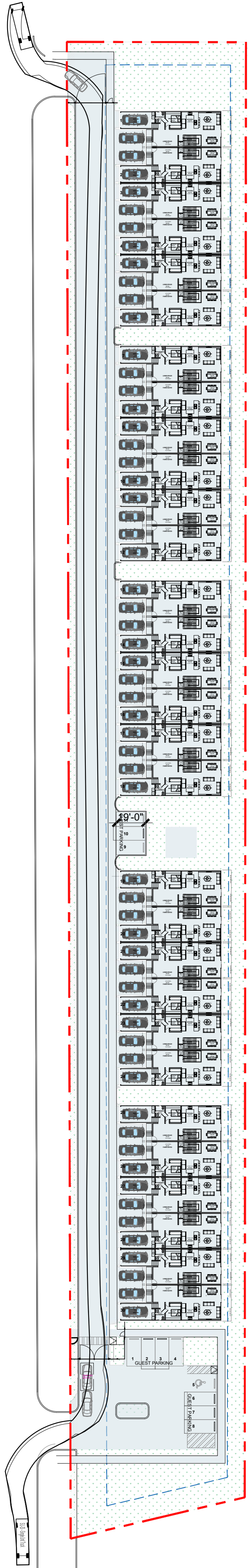


PROPOSED
N 56TH ST
SITE



SITE A - ZONING DATA	
PERVIOUS	
MIN PERVIOUS ALLOWED	32,685 SF (30.00%)
TOTAL PERVIOUS PROVIDED	34,534 SF (31.70%)
IMPERVIOUS	
MAX IMPERVIOUS ALLOWED	76,266 SF (70.00%)
BUILDING	41,260 SF
PARKING	30,740 SF
PATH	5,570 SF
TOTAL IMPERVIOUS	77,570 SF (71.20%)

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

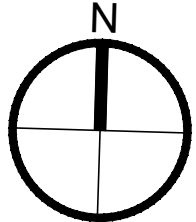
LEGEND

PERVIOUS

OUTDOOR AMENITY AREA

SITE A - ZONING DATA	
LOT COVERAGE	
LOT COVERAGE ALLOWED	55,525 SF (50.00%)
LOT COVERAGE PROVIDED	45,124 SF (40.64%)

1 PERVIOUS / IMPERVIOUS
Scale: 1" = 50'-0"



Rev.	Date

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ZONING PACKAGE

EMERALD HILLS
4100 N HILLS DR.
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STRUCTURAL ENGINEER:

MEP ENGINEERS:

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571 NW 28TH STREET
MIAMI, FLORIDA 33127 USA
TEL: (305) 573 1818
FAX: (305) 573 3766

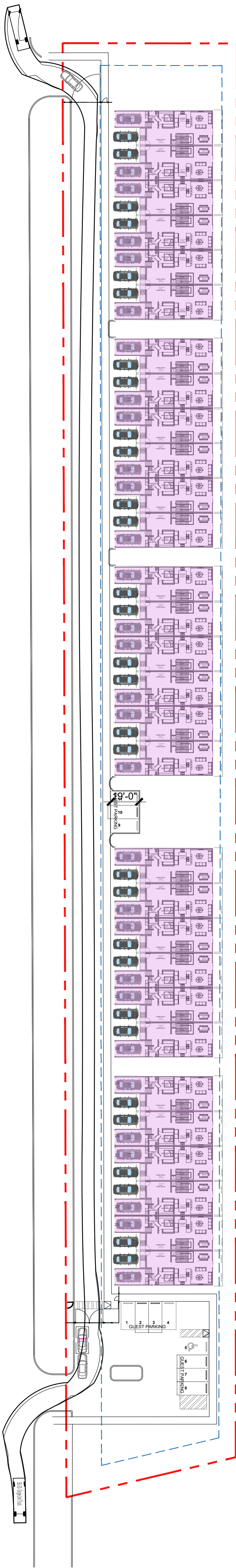
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ZONING DATA - N 56TH AVE

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

PROPOSED
N 56TH ST
SITE



1 UNIT SIZE - LEVEL 1
Scale: 1" = 50'



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

LEGEND

PROPERTY LINE

PROPERTY SETBACK

UNIT SIZE

SITE A - ZONING DATA	
UNIT SIZE	
UNIT SIZE ALLOWED	77,810 SF (70.00%)
LEVEL 1	45,520 SF
LEVEL 2	32,000 SF
TOTAL UNIT SIZE	77,520 SF (69.73%)

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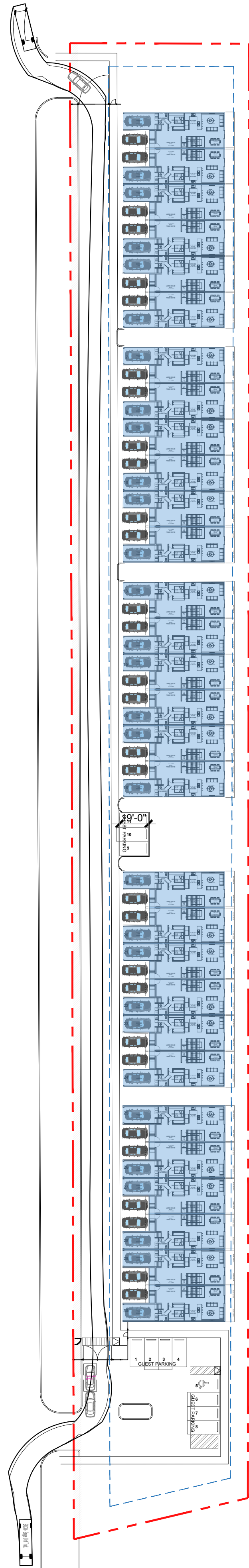
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UNIT SIZE - N 56TH AVE

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

PROPOSED
N 56TH ST
SITE



LEGEND

PROPERTY LINE

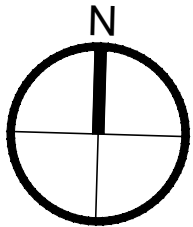
PROPERTY SETBACK

NOTE
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SITE A - ZONING DATA	
LOT COVERAGE	
LOT COVERAGE ALLOWED	54,476 SF (50.00%)
LOT COVERAGE PROVIDED	45,120 SF (41.41%)

1 LOT COVERAGE

Scale: 1" = 50'-0"



Rev.	Date

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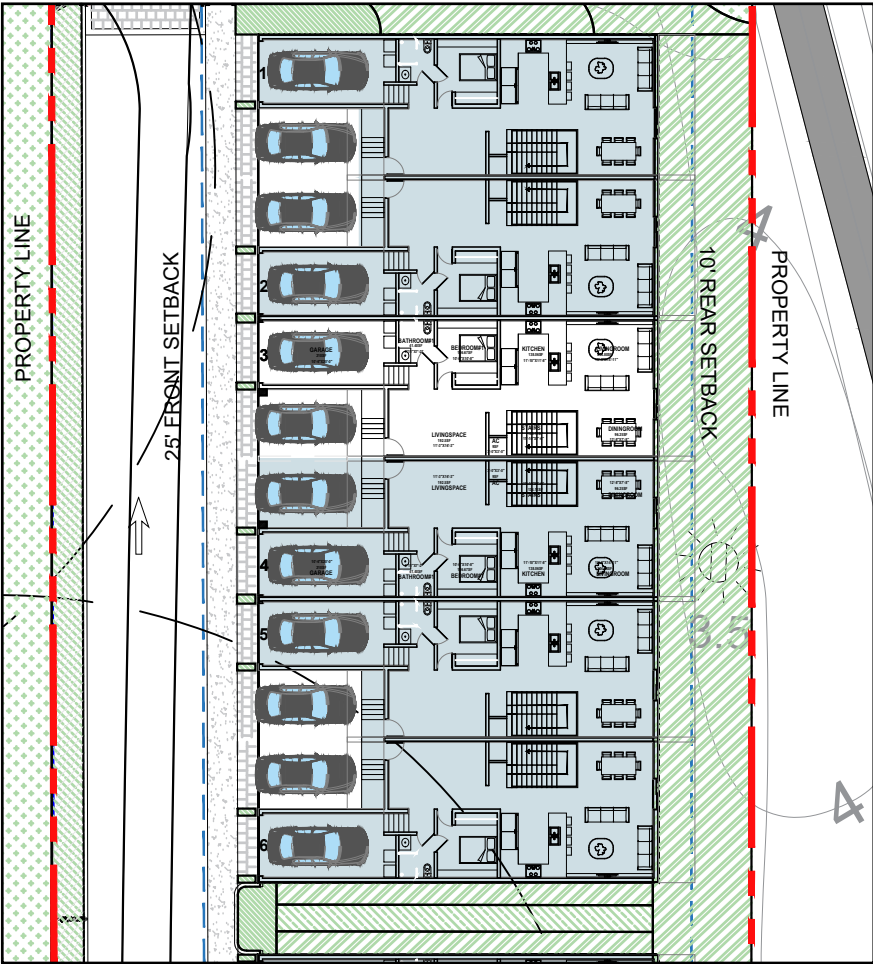
ZONING DATA - N 56TH AVE

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

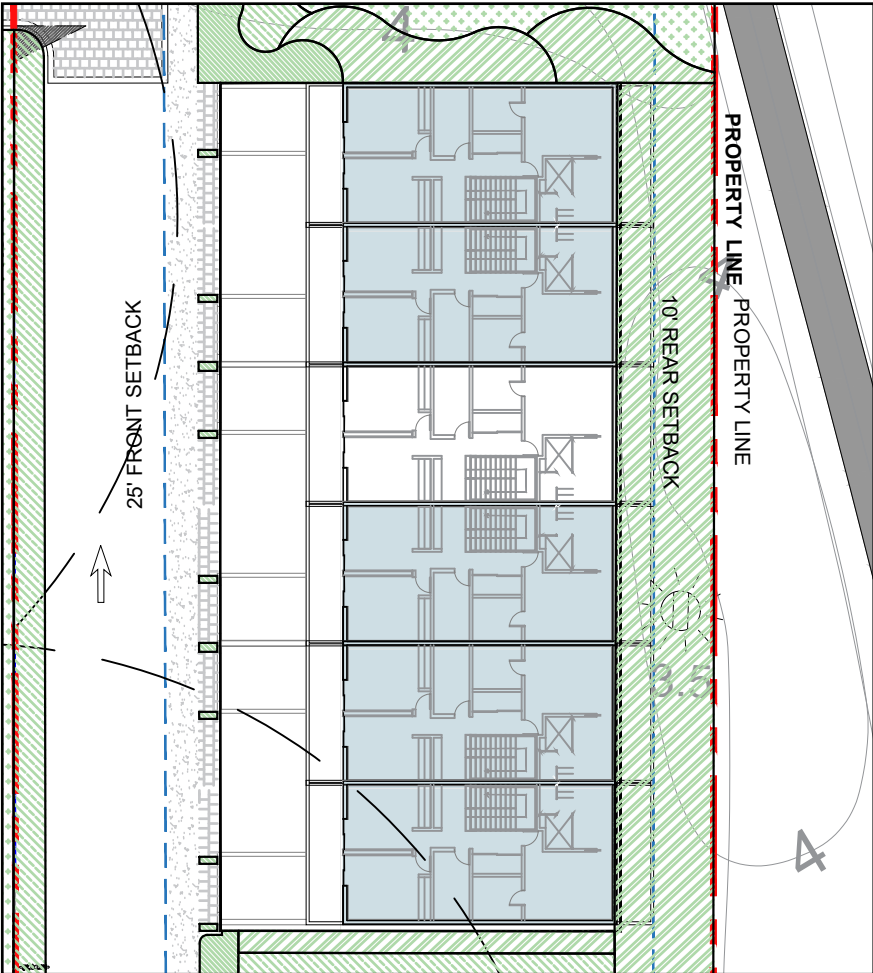
SITE A - 56TH ST									
TYP. BUILDING DATA									
	LOT SIZE	BUILDING FOOTPRINT	# OF STORIES	# OF UNITS			TYP. UNIT SF	TOTAL UNIT SF	PARKING
	111,158 SF			2 BED	3 BED	4 BED			
BUILDING 1		8,191 SF	2			6	2,462 SF	14,612 SF	
BUILDING 2		8,191 SF	2			6	2,462 SF	14,612 SF	
BUILDING 3		8,191 SF	2			6	2,462 SF	14,612 SF	
BUILDING 4		8,191 SF	2			6	2,462 SF	14,612 SF	
BUILDING 5		8,191 SF	2			6	2,462 SF	14,612 SF	
TOTAL		40,955 SF		30 UNITS				73,060 SF	60 PS

SITE A - UNIT DATA				
	SITE / PARCEL	UNIT #	# OF BEDROOMS / UNITS	TOTAL UNITS SF
BUILDING 1	A	UNITS 1-101	4 BED / 3 BATH	2,460 SF
		UNITS 1-102	4 BED / 3 BATH	2,423 SF
		UNITS 1-103	4 BED / 3 BATH	2,423 SF
		UNITS 1-104	4 BED / 3 BATH	2,423 SF
		UNITS 1-105	4 BED / 3 BATH	2,423 SF
		UNITS 1-106	4 BED / 3 BATH	2,460 SF
SUB-TOTAL		6 UNITS		14,612 SF
BUILDING 2	A	UNITS 1-101	4 BED / 3 BATH	2,460 SF
		UNITS 1-102	4 BED / 3 BATH	2,423 SF
		UNITS 1-103	4 BED / 3 BATH	2,423 SF
		UNITS 1-104	4 BED / 3 BATH	2,423 SF
		UNITS 1-105	4 BED / 3 BATH	2,423 SF
		UNITS 1-106	8 BED / 3 BATH	2,460 SF
SUB-TOTAL		6 UNITS		14,612 SF
BUILDING 3	A	UNITS 1-101	4 BED / 3 BATH	2,460 SF
		UNITS 1-102	4 BED / 3 BATH	2,423 SF
		UNITS 1-103	4 BED / 3 BATH	2,423 SF
		UNITS 1-104	4 BED / 3 BATH	2,423 SF
		UNITS 1-105	4 BED / 3 BATH	2,423 SF
		UNITS 1-106	4 BED / 3 BATH	2,460 SF
SUB-TOTAL		6 UNITS		14,612 SF
BUILDING 4	A	UNITS 1-101	4 BED / 3 BATH	2,460 SF
		UNITS 1-102	4 BED / 3 BATH	2,423 SF
		UNITS 1-103	4 BED / 3 BATH	2,423 SF
		UNITS 1-104	4 BED / 3 BATH	2,423 SF
		UNITS 1-105	4 BED / 3 BATH	2,423 SF
		UNITS 1-106	4 BED / 3 BATH	2,460 SF
SUB-TOTAL		6 UNITS		14,612 SF
BUILDING 5	A	UNITS 1-101	4 BED / 3 BATH	2,460 SF
		UNITS 1-102	4 BED / 3 BATH	2,423 SF
		UNITS 1-103	4 BED / 3 BATH	2,423 SF
		UNITS 1-104	4 BED / 3 BATH	2,423 SF
		UNITS 1-105	4 BED / 3 BATH	2,423 SF
		UNITS 1-106	4 BED / 3 BATH	2,460 SF
SUB-TOTAL		6 UNITS		14,612 SF
TOTAL		30 UNITS		73,060 SF

TYP BUILDING



LVL 1



LVL 2

Rev.	Date

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LANDSCAPE ARCHITECT:
EDSA
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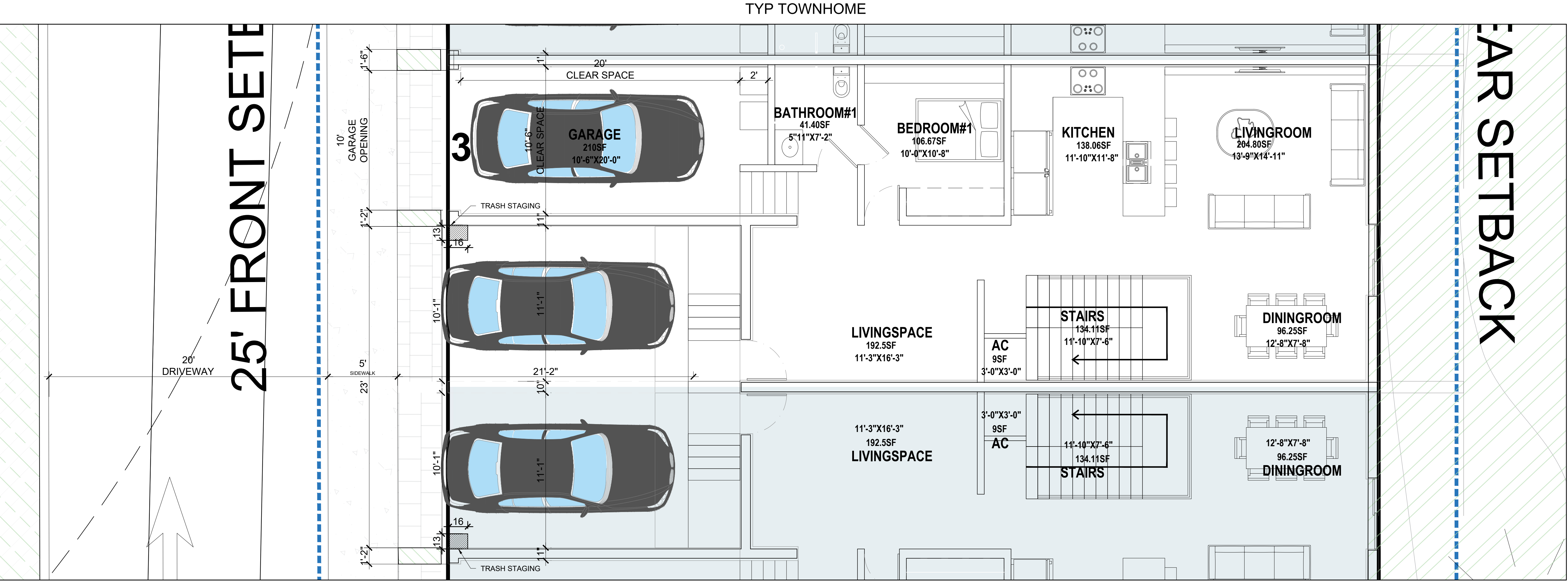
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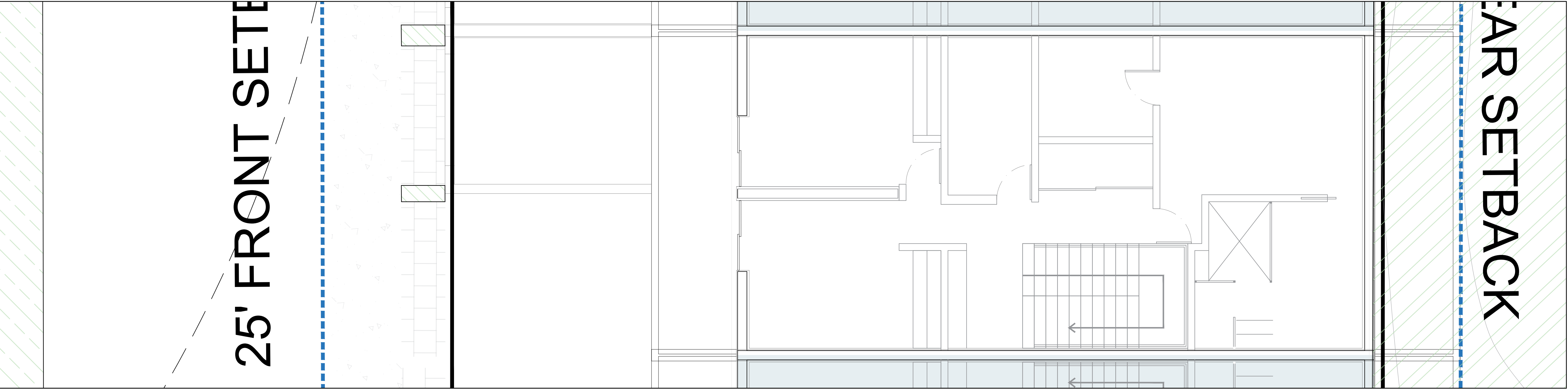


DATA SHEET

Date: 09-18-2024	Sheet No.
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Project # 1849	A.A.2.10



LVL 1



LVL 2

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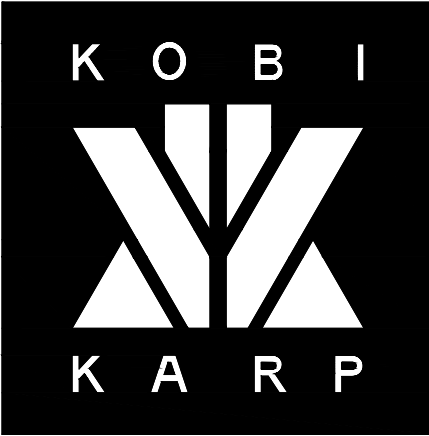
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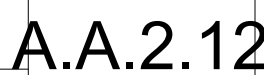
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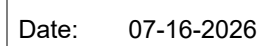
ENLARGED TOWNHOME

Date: 09-18-2024	Sheet No.
DRAWN BY:	CHECKED BY:
Project # 1849	A.A.2.11





Scale: 1" = 20'



DRAWN BY:

CHECKED BY:

A.A.2.13

Project # 184

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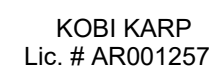
4100 N HILLS DR.
HOLLYWOOD, FL 330

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3409 NW 9TH AVE., SUITE 1102
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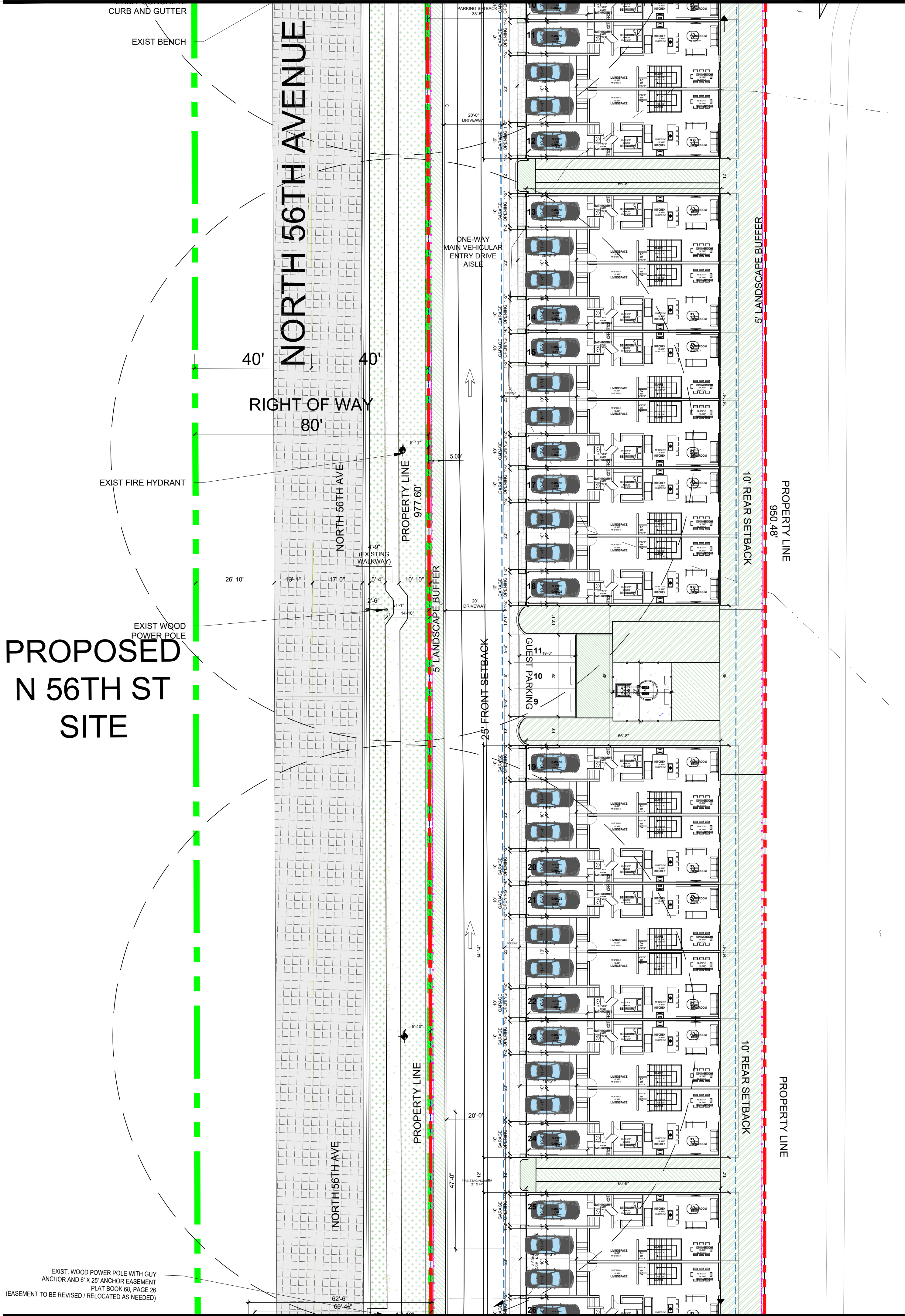
Date: 07-16-2026

DRAWN BY:

CHECKED BY:

A.A.2.13

Project # 184

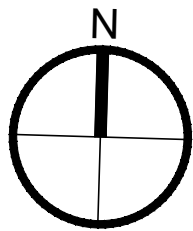


SEE SHEET A2.13

SEE SHEET A2.15

1 ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



LANDSCAPE ITEMS

- [Pattern] (Symbol for concrete sidewalk)
- [Pattern] (Symbol for vehicular rated concrete pavers)
- [Pattern] (Symbol for pool deck concrete pavers)
- [Pattern] (Symbol for wood deck)
- [Pattern] (Symbol for pedestrian concrete pavers)
- [Pattern] (Symbol for synthetic lawn)
- [Pattern] (Symbol for grass)

MATERIALS LEGEND

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

Rev.	Date

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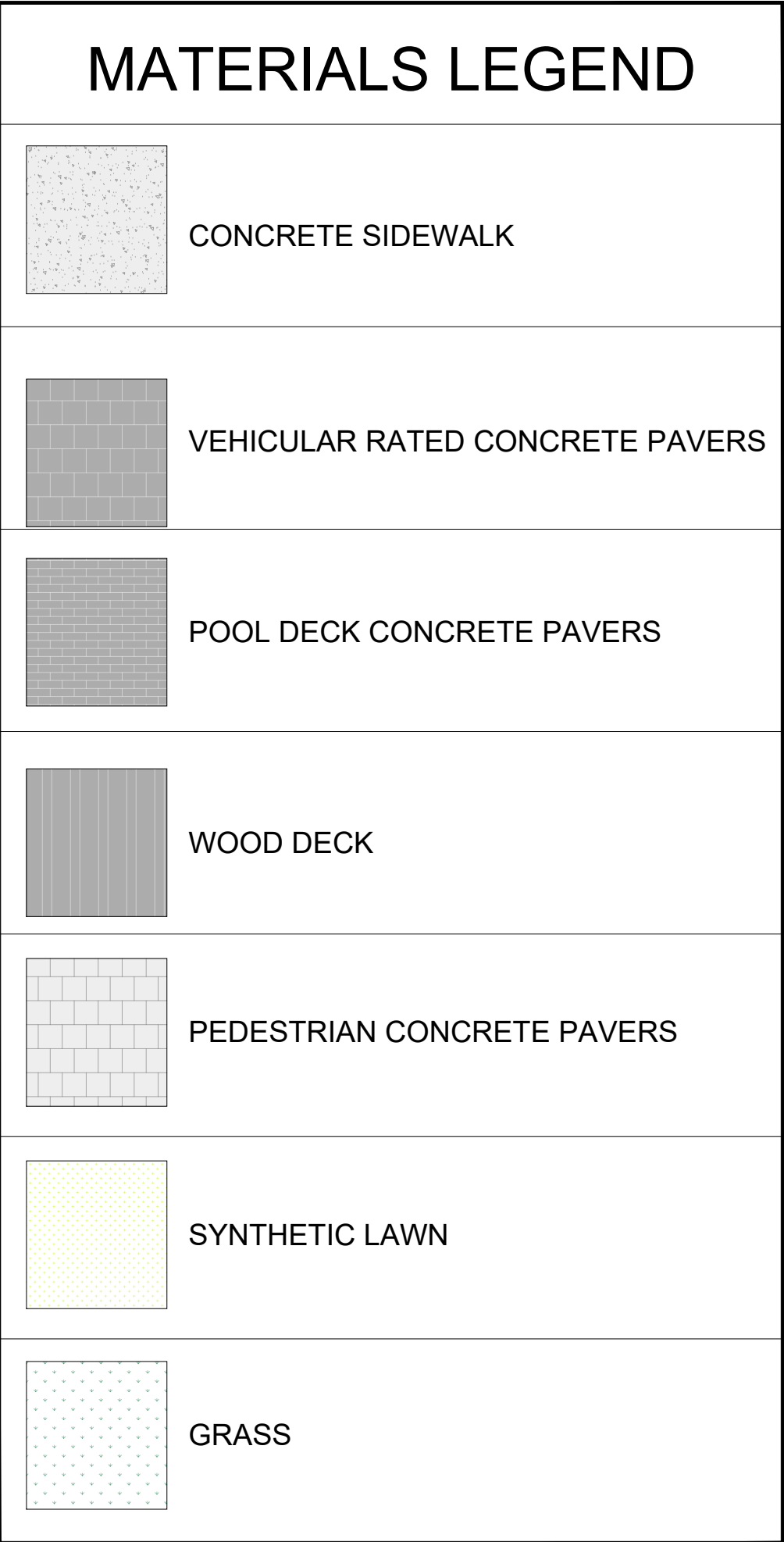
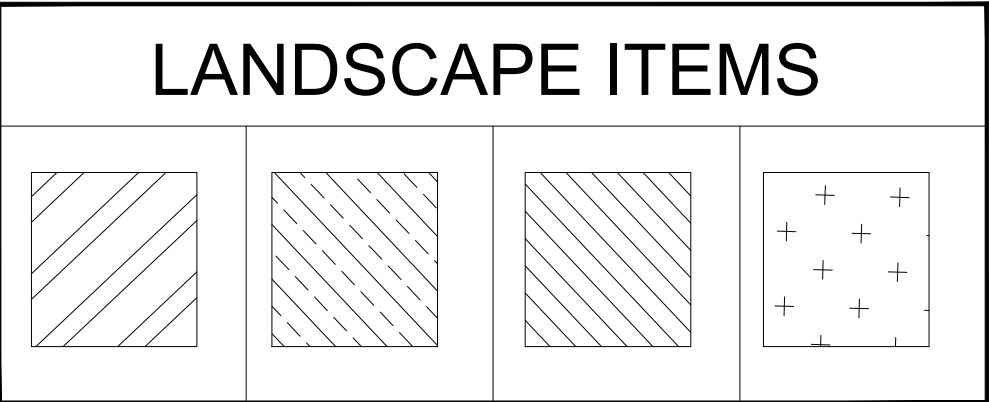
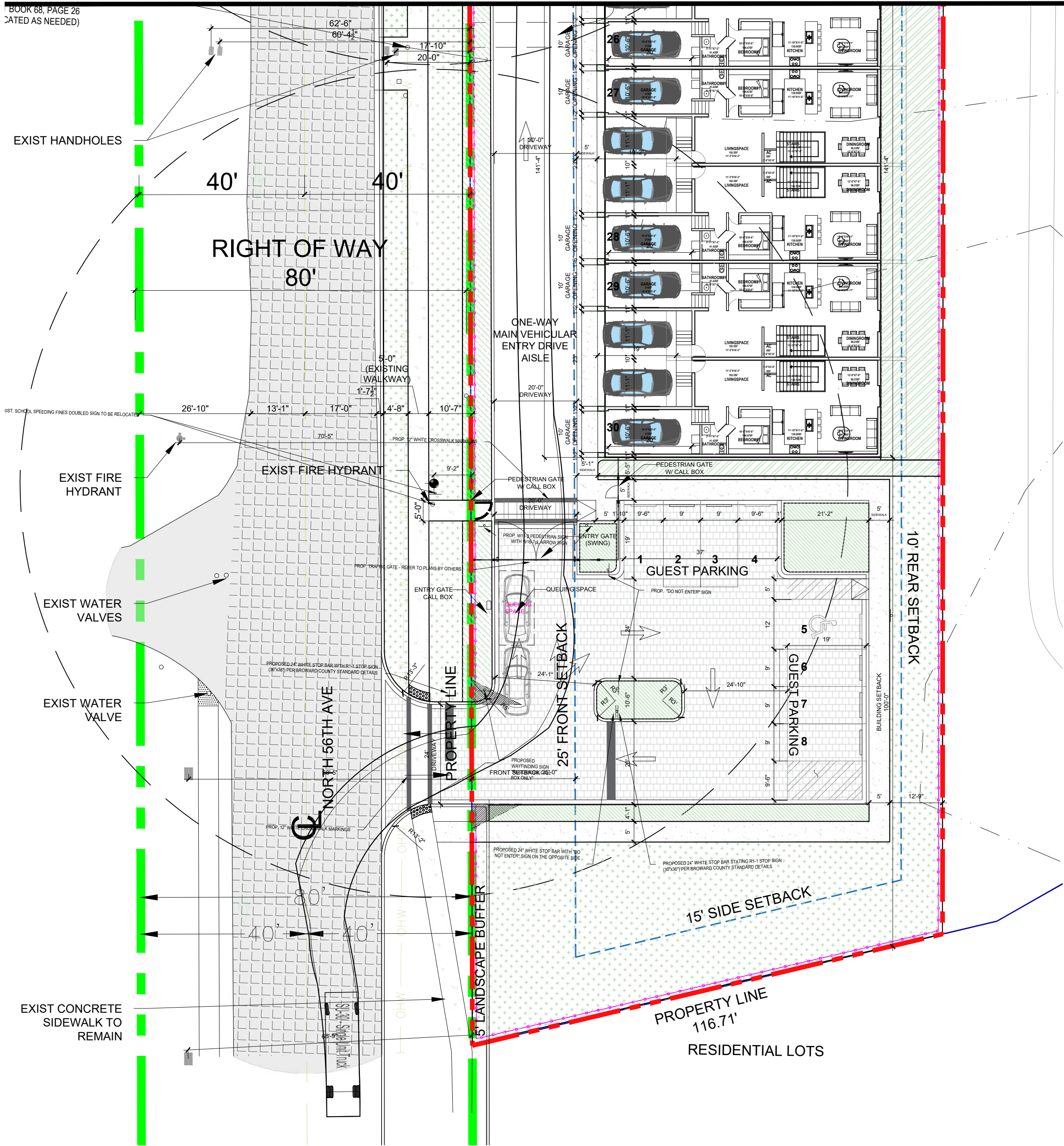
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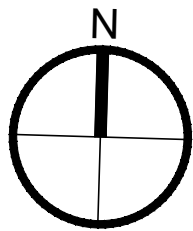
ENLARGED SITE - N 56TH AVE

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



1 ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



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ENLARGED SITE - N 56TH AVE

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



↑ SEE SHEET A2.17
↓ SEE SHEET A2.18

↑ SEE SHEET A2.18
↓ SEE SHEET A2.19

NOTES
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW
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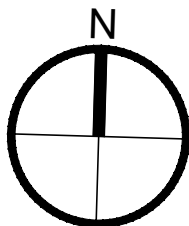
THE PLAN IS CONSISTENT WITH WHAT WAS APPROVED UNDER
22-L-80 WHICH IS AN AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN TO
CHANGE LAND OF USE DESIGNATION

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

1 LEVEL 2 - N 56TH AVE
Scale: 1" = 50'



Rev.	Date

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ZONING PACKAGE

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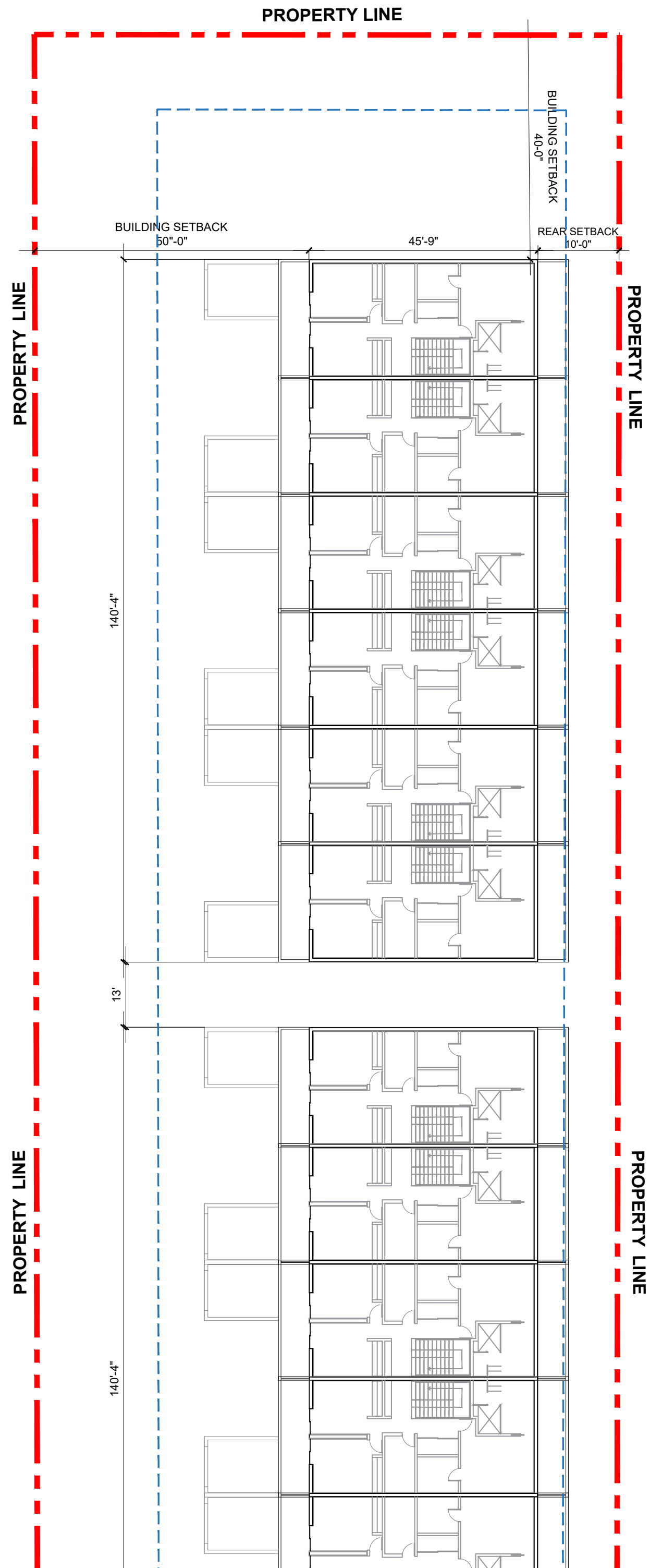
ARCHITECT:
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SITE PLAN LEVEL 2- N 56TH AVE

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

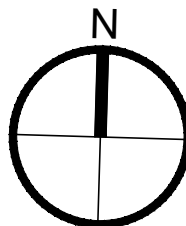


↓ SEE SHEET A2.18

1

ENLARGED LEVEL 2 - N 56TH AVE

Scale: 1" = 20'



Rev.	Date

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ZONING PACKAGE

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ENLARGED LEVEL 2 - N 56TH AVE

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



Rev.	Date

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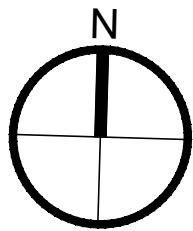
ENLARGED LEVEL 2 - N 56TH AVE

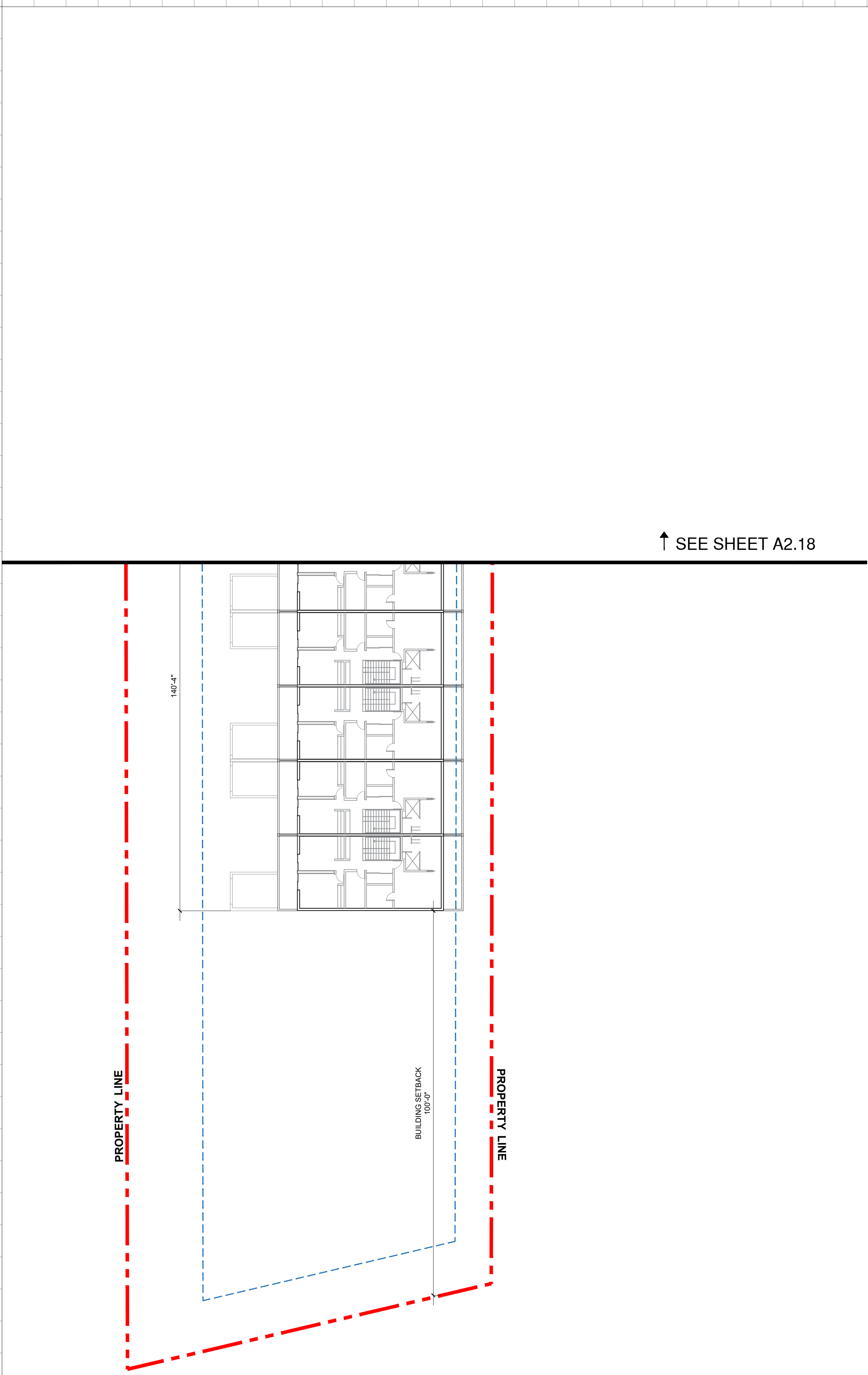
Date: 07-16-2026	Sheet No.
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Project # 1849	

1

ENLARGED LEVEL 2 - N 56TH AVE

Scale: 1" = 20'



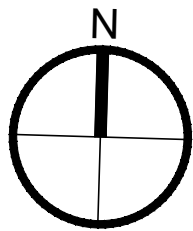


↑ SEE SHEET A2.18

1

ENLARGED LEVEL 2 - N 56TH AVE

Scale: 1" = 20'



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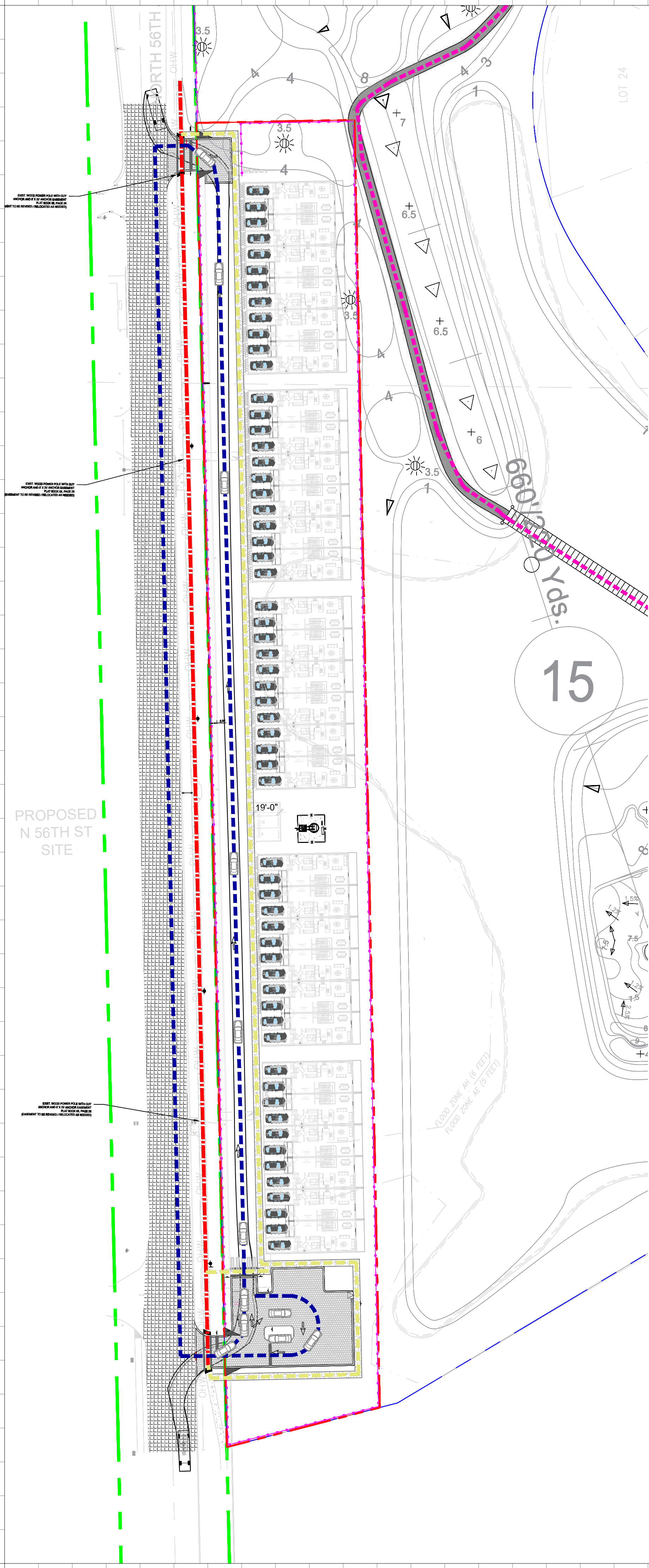
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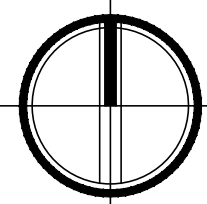
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CIRCULATION LEGEND	
	VEHICULAR PATH
	GOLF CART PATH
	STREET SIDEWALK
	NATURE TRAIL
	PEDESTRIAN PATH

1 N56TH AVE
Scale: 1/50"=1'



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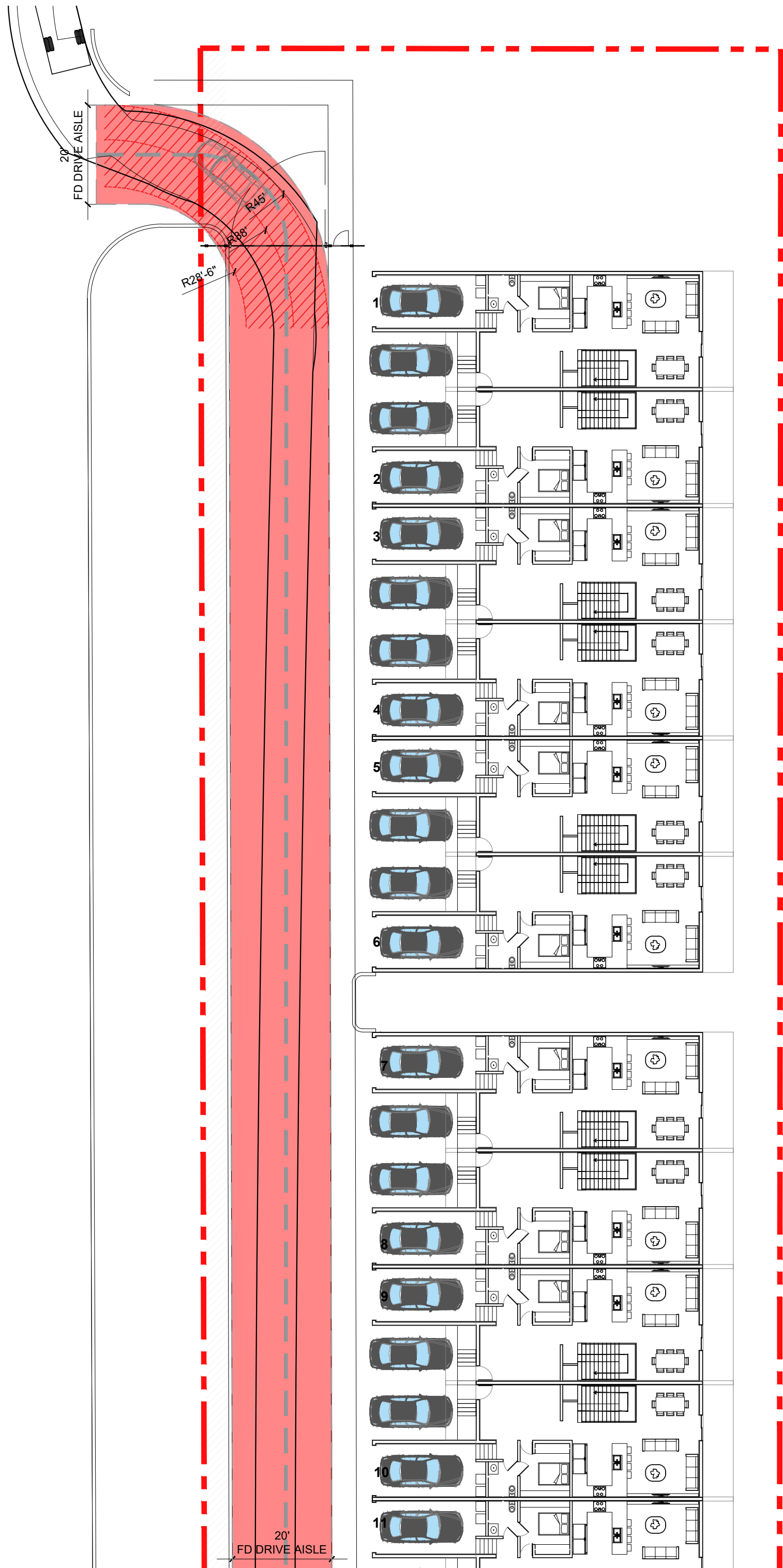
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N 56TH AVE - CIRCULATION

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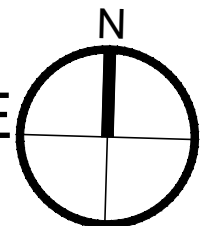


↓ SEE SHEET A2.14

1

ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



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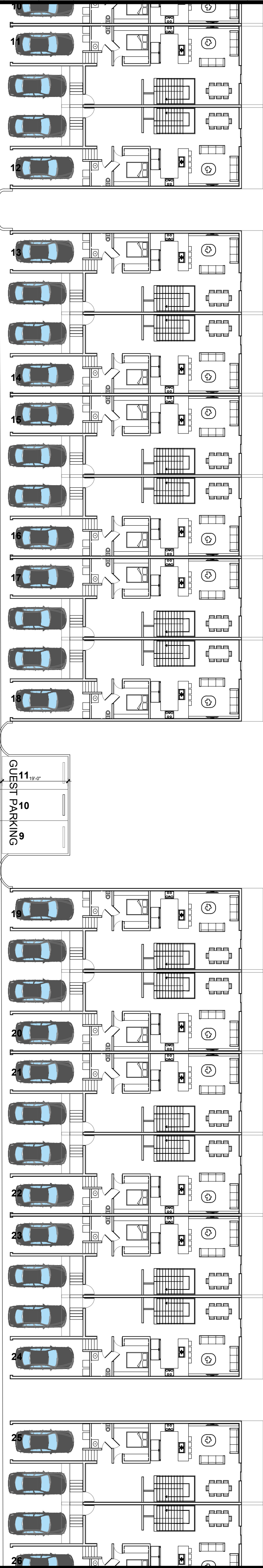


FIRE STAGING - N 56TH AVE

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Project # 1849	

20' FD DRIVE AISLE

↑ SEE SHEET A2.13

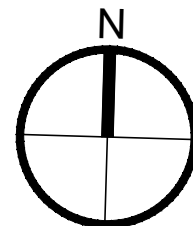


↓ SEE SHEET A2.15

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ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



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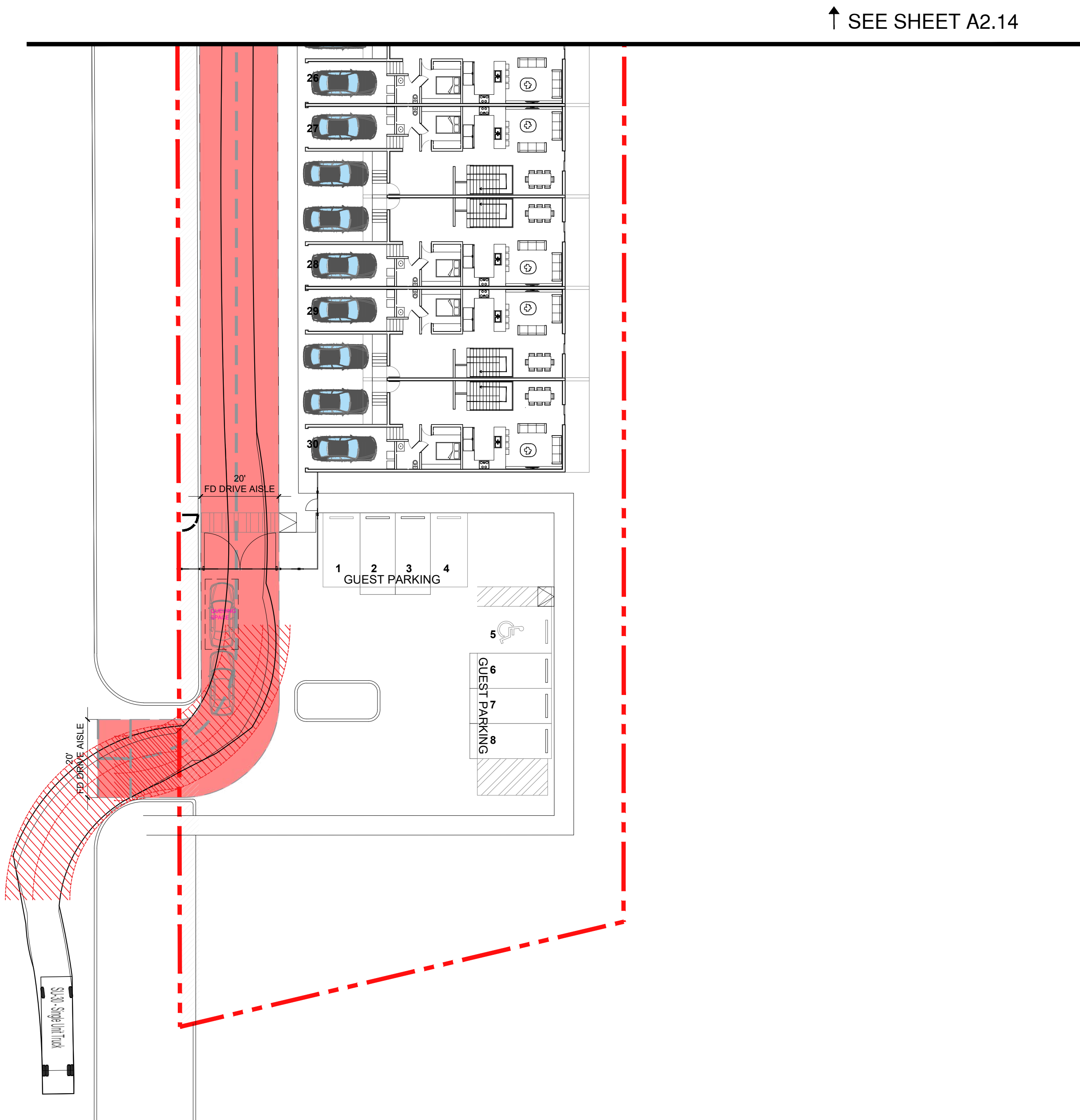
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FIRE STAGING - N 56TH AVE

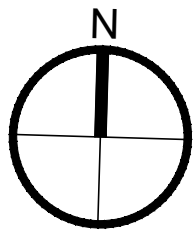
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1

ENLARGED PLAN - N 56TH AVE

Scale: 1" = 20'



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