CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE:

2600 Hollywood Blvd
Room 315
Hollywood, FL 33022
Tel: (954) 921-3471
Email: Development@Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans *(i.e. Architect or Engineer)*
- One electronic combined PDF submission *(max. 25mb)*
- Completed Application Checklist
- Application fee

NOTE:

- This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- [x] Technical Advisory Committee
- [ ] Art in Public Places Committee
- [ ] Variance
- [ ] Planning and Development Board
- [ ] Historic Preservation Board
- [ ] Special Exception
- [ ] City Commission
- [ ] Administrative Approval

PROPERTY INFORMATION

Location Address: 826 S Dixie Highway

Lot(s): 7,8,9,10,11,12 Block(s): Subdivision: PB 7-45

Folio Number(s): 5142 16 20 0060; 5142 16 20 0070; 5142 16 20 0081; 5142 16 20 0082; 5142 16 20 0080

Zoning Classification: DH-3 (Dixie Highway-3) Land Use Classification: Activity Center

Existing Property Use: Auto body shop, vehicle storage Sq Ft/Number of Units:

Is the request the result of a violation notice? [ ] Yes [x] No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):

DEVELOPMENT PROPOSAL

Explanation of Request: Site plan for 96-unit affordable housing project

Phased Project: Yes [ ] No [x] Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: 96 #Rooms
Proposed Non-Residential Uses	S.F.)
Open Space (% and SQ.FT.)	Required %: (Area: 10,225 sf S.F.)
Parking (# of spaces)	PARK. SPACES: (# 116)
Height (# of stories)	(# STORIES) 8 (94'7" FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (35030 FT.)

Name of Current Property Owner: HTG Paramount LTD

Address of Property Owner: 3225 Aviation Ave 6th Floor, Coconut Grove, FL, 33133

Telephone: (786) 347-4553 Email Address: ariel@htgf.com

Applicant Greenspoon Marder LLP Consultant [x] Representative [ ] Tenant [ ]

Address: 200 East Broward Boulevard, Suite 1800 Telephone: 954-333-4377

Email Address: Kelly.Ray@gmlaw.com

Email Address #2: Elizabeth.Somerstein@gmlaw.com

Date of Purchase: 8/8/2024 Is there an option to purchase the Property? Yes [ ] No [ ]

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : Cutro & Associates

E-mail Address: cutroplanning@yahoo.com

CITY OF Hollywood

DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 3/3/2025

PRINT NAME: Matthew Rieger, Manager of the General Partner Date: 3/3/2025

Signature of Consultant/Representative: _____ Date: March 3, 2025

PRINT NAME: Kelly Ray Date: 2/27/2025

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Site Place, Variance to my property, which is hereby made by me or I am hereby authorizing Greenspoon Marder LLP to be my legal representative before the TAC, PDB, City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 3rd day of March 2025

Notary Public
State of Florida
My Commission Expires: 09/30/2028 (Check One) ☑ Personally known to me; OR ☐ Produced Identification _____

KATHLEEN MARY HAGGERTY
MY COMMISSION # HH 533287
EXPIRES: September 30, 2028

_____
Signature of Current Owner

Matthew Rieger, Manager of the General Partner
Print Name

SUBMITTAL AND MEETING	DATE
PRE-APP	
PRE T.A.C	02/03/2025
FINAL T.A.C	03/17/2025
PLANING & ADVISORY BOARD MEETING	
CITY COMMISSION MEETING	

PROJECT LOCATION

PROJECT SITE

PROJECT

PARAMOUNT PLACE

826 S DIXIE HWY
HOLLYWOOD, FL, 33020

FINAL TAC
03.03.2025

OWNER

HTG

HOUSING TRUST GROUP
3225 AVIATION AVENUE, 6TH FLOOR
COCONUT GROVE, FLORIDA 33133
305.860.8188
ARIELF@HTGF.COM

ARCHITECT

REALIZATION ARCHITECTS

REALIZATION ARCHITECTS
1701 PONCE DE LEON BLVD, SUITE 201
CORAL GABLES, FLORIDA 33134
305.284.7325
RA@REALIZATIONARCHITECTS.COM

CIVIL

HSQ GROUP

HSQ GROUP
4577 N NOB HILL ROAD, SUITE 205
SUNRISE, FLORIDA 33351
954.440.3351
KEVIN@HSQGROUP.NET

LANDSCAPE

WITKIN HULTS + PARTNERS

WITKIN HULTS + PARTNERS
307 S 21ST AVE
HOLLYWOOD, FL 33020
954.923.9681
JEREMYT@WITKINDESIGN.COM

INDEX OF DRAWINGS

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CIVIL				
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SPM-1	SIGNAGE AND PAVEMENT MARKINGS PLAN		X	
FT-1	FIRE ACCESS PLAN		X	
PD-1	PAVING AND DRAINAGE PLAN		X	
WM-1	WASTE MANAGEMENT PLAN		X	
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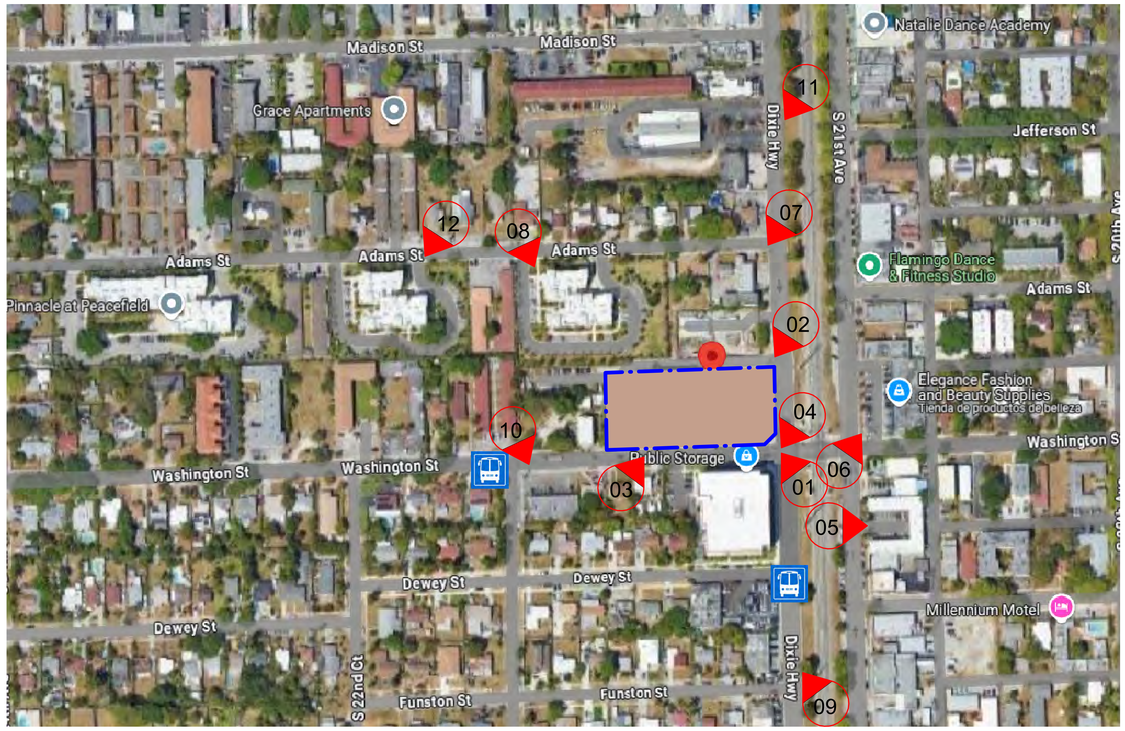
03 SUBJECT SITE - LOOKING INTO PROPERTY TO THE NORTH-EAST
SCALE: N/A

02 SUBJECT SITE - LOOKING INTO PROPERTY TO THE SOUTH-WEST
SCALE: N/A

01 SUBJECT SITE - LOOKING INTO PROPERTY TO THE NORTH-WEST
SCALE: N/A

12 2276 Adams St-Pinnacle at Peacefield
SCALE: N/A

04 898 S DIXIE HWY-PUBLIC STORAGE
SCALE: N/A



N

CONTEXTUAL PHOTO-LOCATION MAP
SCALE: N/A

11 706 DIXIE HWY
SCALE: N/A

05 915 S 21 ST AVE-WASHINTONG SQUARE
SCALE: N/A

10 2134 WASHINGTON ST-WASHINGTON FOOD STORE
SCALE: N/A

06 2092 WASHINTONG ST
SCALE: N/A

07 800 DIXIE HWY-VIOLET'S COIN LAUNDRY
SCALE: N/A

08 2176 ADAMS ST
SCALE: N/A

09 1098 S DIXIE HWY-AUTOGLASS
SCALE: N/A

FINAL TAC SUBMITTAL (25-DP-02)

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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

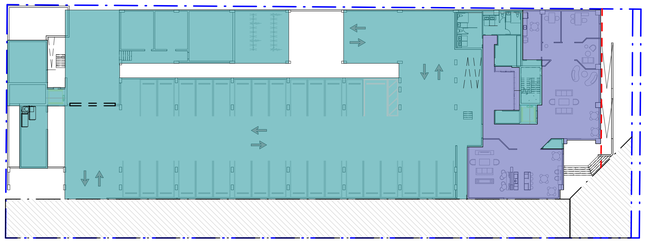
DISCIPLINE / SHEET TITLE:

CONTEXT IMAGES

SCALE: AS SHOWN

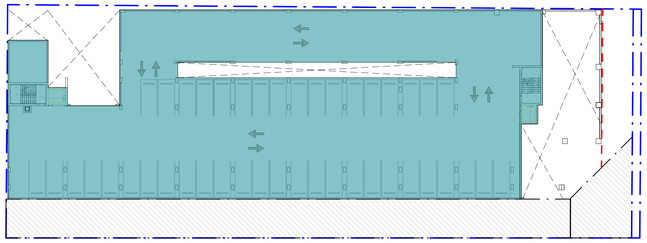
SHEET NO.
A-002

GROSS FLOOR AREA CALCULATION



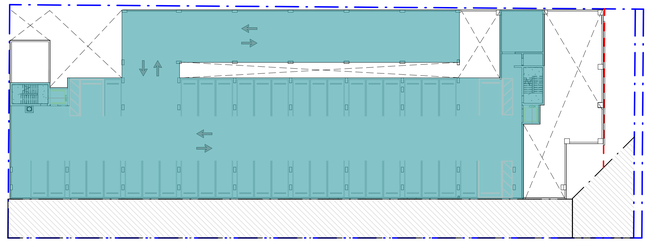
LEVEL 01

SPACES COUNTING TOWARDS FLOOR AREA	4,108 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	19,061 SF
GROSS FLOOR AREA	23,169 SF



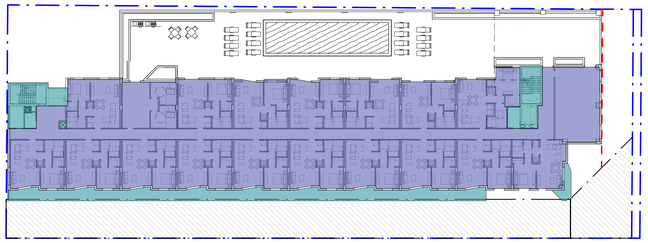
LEVEL 02

SPACES COUNTING TOWARDS FLOOR AREA	0 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	20,918 SF
GROSS FLOOR AREA	20,918 SF



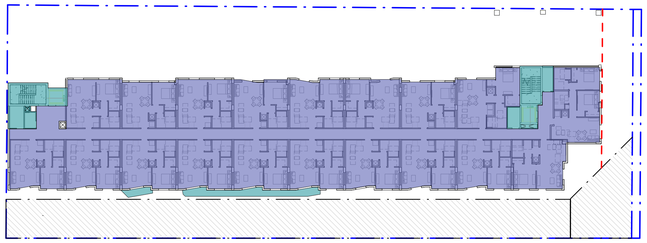
LEVEL 03

SPACES COUNTING TOWARDS FLOOR AREA	0 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	20,200 SF
GROSS FLOOR AREA	20,200 SF



LEVEL 04

SPACES COUNTING TOWARDS FLOOR AREA	14,190 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	2,280 SF
GROSS FLOOR AREA	16,470 SF



LEVEL 05

SPACES COUNTING TOWARDS FLOOR AREA	14,190 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	1,186 SF
GROSS FLOOR AREA	15,376

LEVEL 06-08

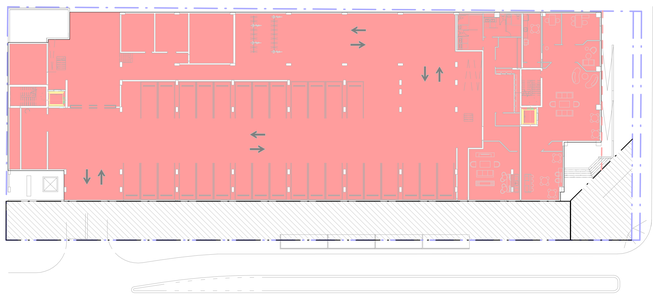
SPACES COUNTING TOWARDS FLOOR AREA	15,616 SF
SPACES NOT COUNTING TOWARDS FLOOR AREA	1,514 SF
GROSS FLOOR AREA	17,130

TOTAL

FLOOR AREA RATIO (FAR) =
FLOOR AREA / LOT AREA =
82,336 SF / 33,055 SF = 2.49

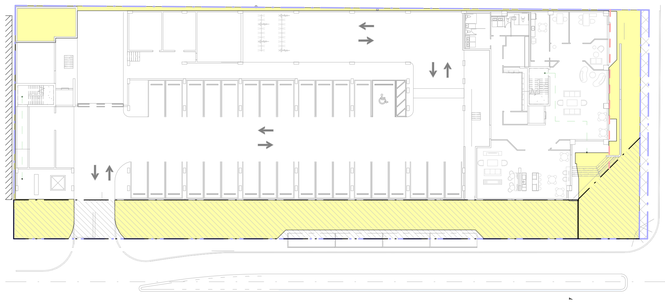
SPACES COUNTING TOWARDS FLOOR AREA = 82,336 SF	
SPACES NOT COUNTING TOWARDS FLOOR AREA = 65,159 SF	
GROSS FLOOR AREA = 147,495 SF	

LOT AREA CALCULATION



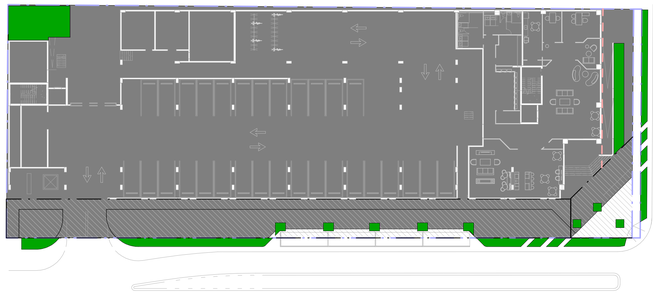
LOT COVERAGE

LOT COVERAGE = 25,539 SF



OPEN SPACE

OPEN SPACE = 7,544 SF = 22 % (OPEN SPACE/LOT) (20% REQUIRED)



PERVIOUS / IMPERVIOUS AREAS

PERVIOUS AREA (LANDSCAPE) = 902 SF = 3 % (PERVIOUS AREA/LOT)

FINAL TAC SUBMITTAL (25-DP-02)

REALIZATION ARCHITECTS
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e - ra@realizationarchitects.com
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CLIENT / PROJECT:

HTG

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CONSULTANTS:

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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

AREA DIAGRAMS

SCALE: AS SHOWN

SHEET NO.

A-005

PROJECT SUMMARY:

AFFORDABLE SENIOR HOUSING DEVELOPMENT

ZONING

DH-3

SITE DATA:

LOT AREA TOTAL: 33,555 SF (0.77 ACRE)

DENSITY:

ALLOWED: UNLIMITED
PROPOSED: 120 UNITS / ACRE

BUILDING SETBACKS:

SETBACK LOCATION	REQUIRED	PROVIDED
FRONT:	15'-0"	15'-0"
BACK:	0'-0"	0'-0"
SIDE (NORTH):	0'-0"	0'-0"
SIDE (SOUTH):	0'-0"	0'-0"

UNIT AREA MATRIX:

UNIT TYPE	DESCRIPTION	PROJECT TOTAL	UNIT SF	COUNT TOTAL
A1	1B/1B	62%	645	59
A2	1B/1B	18%	624	17
A3	1B/1B	5%	754	5
A4	1B/1B	5%	615	5
B1	2B/2B	4%	955	4
B2	2B/2B	6%	850	6
TOTAL:				96

ACCESSIBLE UNITS BREAKDOWN:

TYPE: ACCESSIBLE UNIT FOR INDIVIDUALS WITH MOBILITY IMPAIRMENTS - 5%
A1 - 1B/1B 5 UNITS
TYPE: ACCESSIBLE UNIT FOR PERSON WITH HEARING OR VISION IMPAIRMENTS - 2%
A1 - 1B/1B 2 UNITS

TOTAL: 7 UNITS

RFA REQ. 20% OF 96 UNITS = 20 UNITS WITH ROLL-IN SHOWERS:
A1 - 1B/1B 15 UNITS
B1 - 2B/2B 5 UNITS

PROPOSED PARKING:

TYPE	REQUIRED	PROVIDED
A - 1B:	1 SPACE / UNIT - 86 UNITS x 1 = 86 SPACES	84 SPACES
B - 2B:	1.5 SPACES / UNIT - 10 UNITS x 1.5 = 15 SPACES	18 SPACES
VISITOR PARKING :	1 SPACE / 10 UNITS - 96 UNITS / 10 = 10 SPACES	14 SPACES
TOTAL PARKING:	111 SPACES	116 SPACES
ADA SPACES:	(INCL. 5 ADA SPACES)	(INCL. 5 ADA SPACES)
BICYCLE PARKING:	1 SPACE / 20 REQ PS=116/20= 6 SPACES	18 SPACES
EV READY STALLS:	4 SPACES	4 SPACES

APPLICABLE CODES:

BUILDING	FLORIDA BUILDING CODE , BUILDING, 8th EDITION(2023)
LIFE SAFETY	N.F.P.A. 101 - LIFE SAFETY CODE (2021)
FIRE PREVENTION	FLORIDA FIRE PREVENTION CODE, 8th EDITION (2023).
ACCESSIBILITY	FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AS ADOPTED PURSUANT TO SECTION 553.503 FLORIDA STATUTES

LEGAL DESCRIPTION

LOTS 7,8,9,10,11 AND 12, OF "F.D. LONGMORE SUBDIVISION OF LOTS 1 AND 2, BLOCK M, HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 35,030 SQUARE FEET (0.804 ACRES), MORE OR LESS.

SITE PLAN GENERAL NOTES:

1. ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL
2. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
3. 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."
4. MAXIMUM FOOT CANDLE LEVEL AT ALL PROPERTY LINES MAXIMUM 0.5 IF ADJACENT TO RESIDENTIAL.
5. ANY LIP IN THE PAVEMENT 1/4"BUT NOT LARGER THAN 1/2"WILL BE BEVELED TO MEET ADA REQUIREMENTS.
6. STRUCTURE TO BE PROTECTED BY AN AUTOMATIC SPRINKLER SYSTEM

SITE INFO:

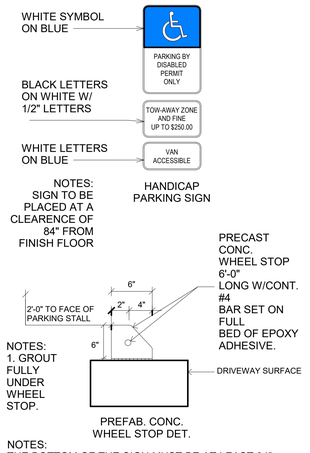
CATEGORY	REQUIRED	PROVIDED
LOT AREA:	33,555 SF	33,555 SF (0.77 ACRE)
LOT COVERAGE:	N/A	25,539 SF
FLOOR AREA	N/A	82,336 SF
GROSS FLOOR AREA	N/A	147,495 SF
FAR:	3.00 MAX	2.49
OPEN SPACE TOTAL:	(N/A)	7,544 SF
LANDSCAPE AREA TOTAL:	(MIN. XX% O. S.)	1,850 SF
BUILDING HEIGHT:	140'-0" MAX.	94'-7" TO HIGHEST POINT
# BUILDING STORIES:	MAX. 10 STORIES	8 STORIES

FLOOD ZONE

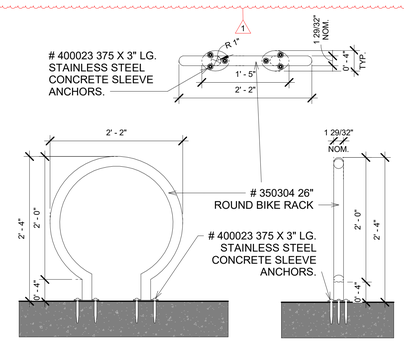
FEMA FLOOD ZONE	N/A
BROWARD COUNTY FLOOD CRITERIA	11.50 NAVD
HIGHEST CROWN OF ROAD	9.09 NAVD
PROPOSED FFE	11.50 NAVD

CONSTRUCTION TYPE:

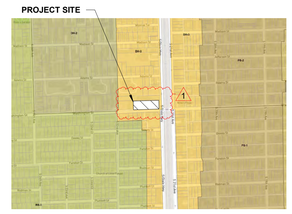
IB TYPE



PARKING DETAILS-2
SCALE: 12" = 1'-0"



BIKE RACK DETAIL
SCALE: 1" = 1'-0"



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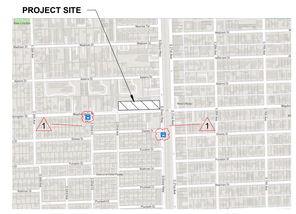
ZONING MAP
SCALE: N/A



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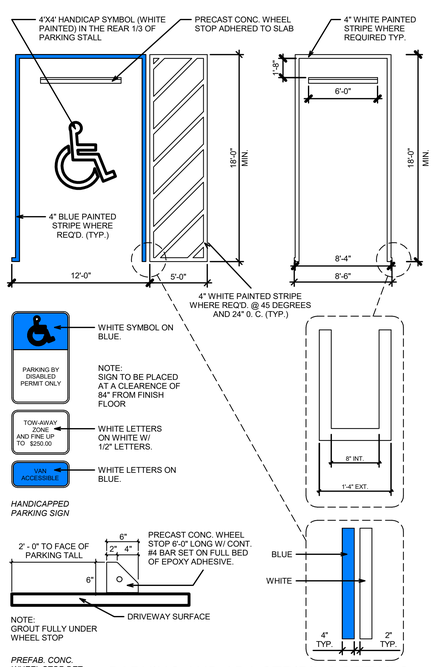
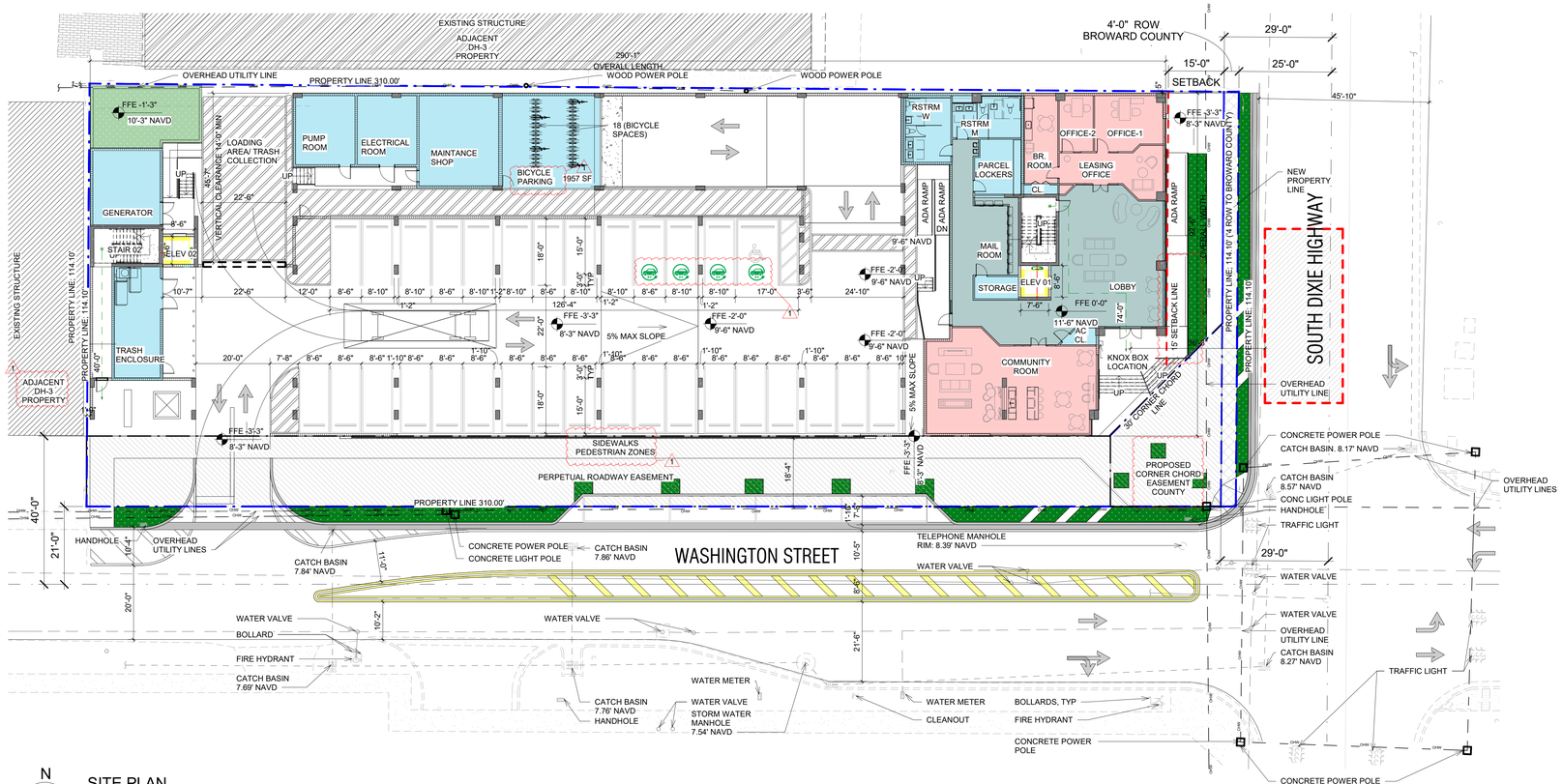
LOCATION MAP
SCALE: N/A



PARKING AND ADA STRIPING DETAILS



N
SITE PLAN
SCALE: 1/16" = 1'-0"
0' 10' 30' 60'

SITE PLAN LEGEND

- LANDSCAPE
- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- PARKING STRIPES
- PARKING
- BOH PROGRAM
- EASEMENT
- RIGHT OF WAY DEDICATION
- EXIT ACCESS TRAVEL DISTANCE (FBC TABLE 1017.2 - SPRKL. 250' MAX.)
- EV READY STALLS

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REVISIONS:

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RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

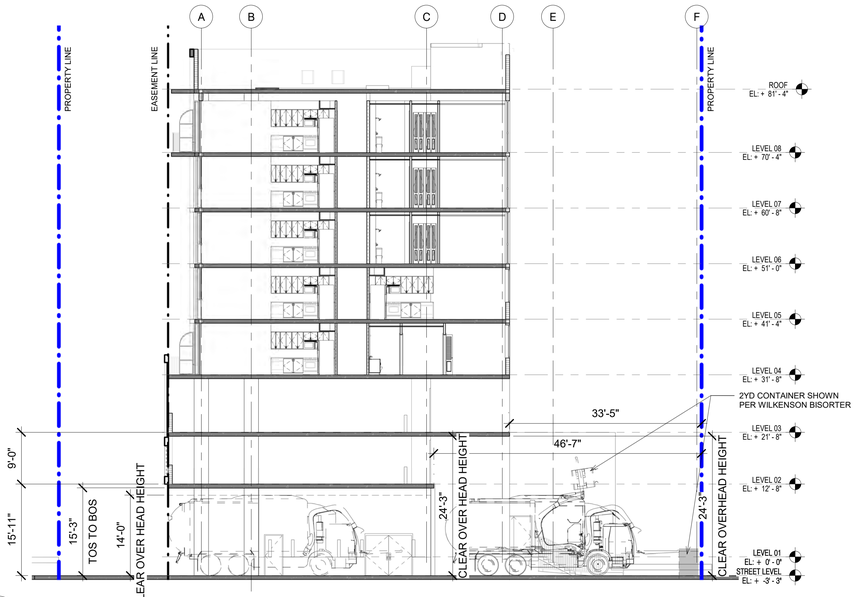
DISCIPLINE / SHEET TITLE:

SITE PLAN

SCALE: AS SHOWN

SHEET NO:

A-100



2 BUILDING SECTION

SCALE: 3/32" = 1'-0"

NATURAL VENTILATION	
AREA OF OPENINGS	
TOTAL PERIMETER WALL AREA	5,826 SF
TOTAL EXTERIOR OPEN AREA	2,568 SF
PROPOSED % OF OPENING	44%
PROPOSED % OF OPENING W/ SCREEN	26%
MIN % OF OPENING	20%
PERIMETER OF OPENINGS	
TOTAL PERIMETER LF	380' - 3"
OPENING PERIMETER LF	186' - 0"
PROPOSED % OF OPENING	48.9%
MIN % OF PERIMETER	40%

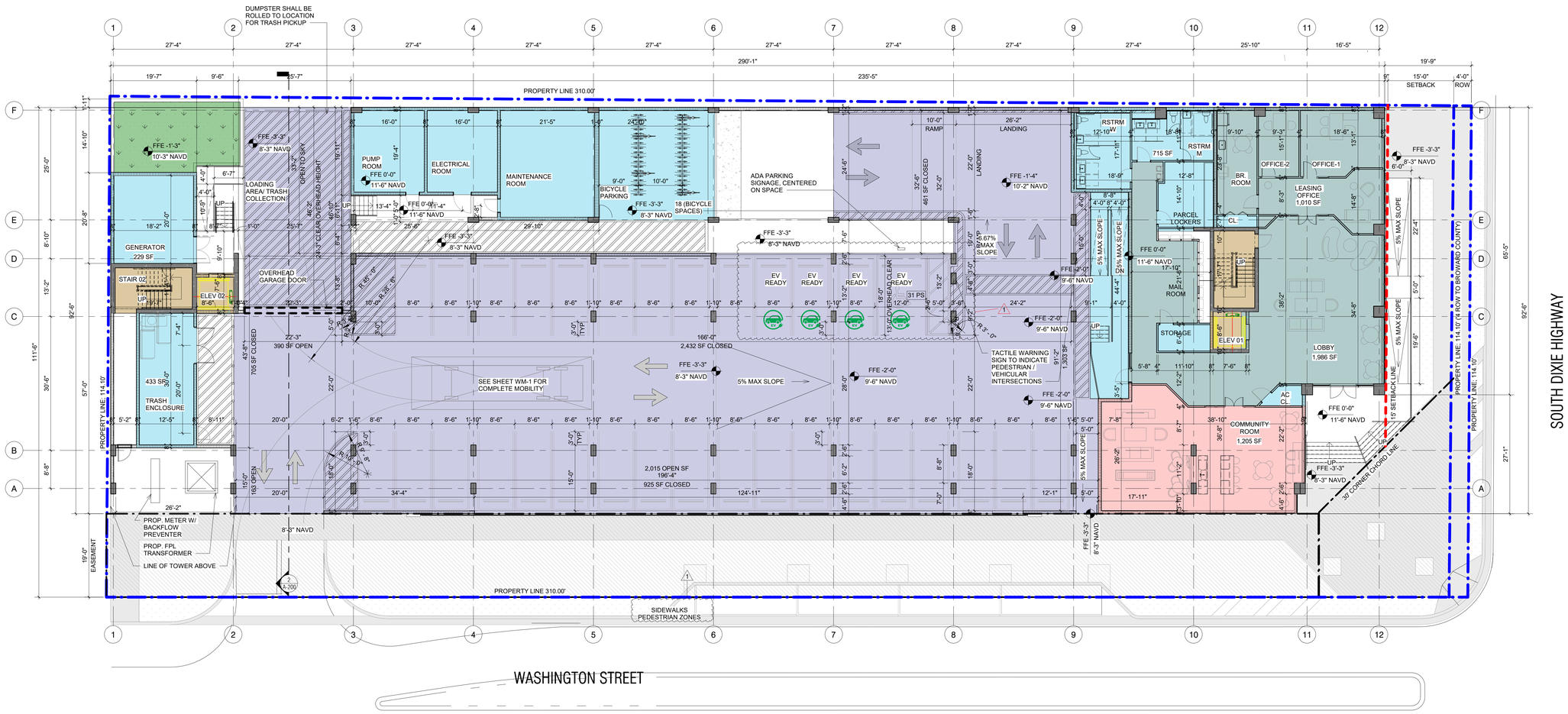
NOTES:
PARKING GARAGE TO MEET NATURAL VENTILATION REQUIREMENTS PER 406.5.2 FBC 2023.

GENERAL INFORMATION
OVERALL COUNT 1/BED = 86 2/BED = 10
OVERALL PARKING REQUIRED = 111 / 5 HC PROVIDED = 116/ 5 HC
COMMON UNIT NET SQFT UNIT A1 = 669 SQFT UNIT B2 = 994 SQFT

UNIT COUNT PER LEVEL

LEVEL	1/BED	2/BED	ACCESSIBLE
LEVEL 4	17	0	2
LEVEL 5	18	1	1
LEVEL 6	17	3	1
LEVEL 7	17	3	2
LEVEL 8	17	3	1

GENERAL LAYOUT LEGEND	
LANDSCAPE	UNIT A4
COMMON AREA	UNIT B1
VERTICAL CIRCULATION	UNIT B2
AMENITIES	BOH PROGRAM
UNIT A1	PARKING STRIPES
UNIT A2	PARKING
UNIT A3	BALCONY



LEVEL 1 FLOOR PLAN

SCALE: 3/32" = 1'-0"

0' 10' 30' 60'

FINAL TAC SUBMITTAL (25-DP-02)

REALIZATION ARCHITECTS
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LANDSCAPE
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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 1 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-200

NATURAL VENTILATION

AREA OF OPENINGS

TOTAL PERIMETER WALL AREA	4,375 SF
TOTAL EXTERIOR OPEN AREA	1,466 SF
PROPOSED % OF OPENING	38%
PROPOSED % OF OPENING W SCREEN	25%
MIN % OF OPENING	20%

PERIMETER OF OPENINGS

TOTAL PERIMETER LF	706' - 5"
OPENING PERIMETER LF	321' - 3"
PROPOSE % OF OPENING	45.5%
MIN % OF PERIMETER	40%

NOTES:
PARKING GARAGE TO MEET NATURAL VENTILATION REQUIREMENTS PER 406.5.2 FBC 2023.

GENERAL INFORMATION

OVERALL COUNT
1/BED = 86
2/BED = 10

OVERALL PARKING
REQUIRED = 111 / 5 HC
PROVIDED = 116/ 5 HC

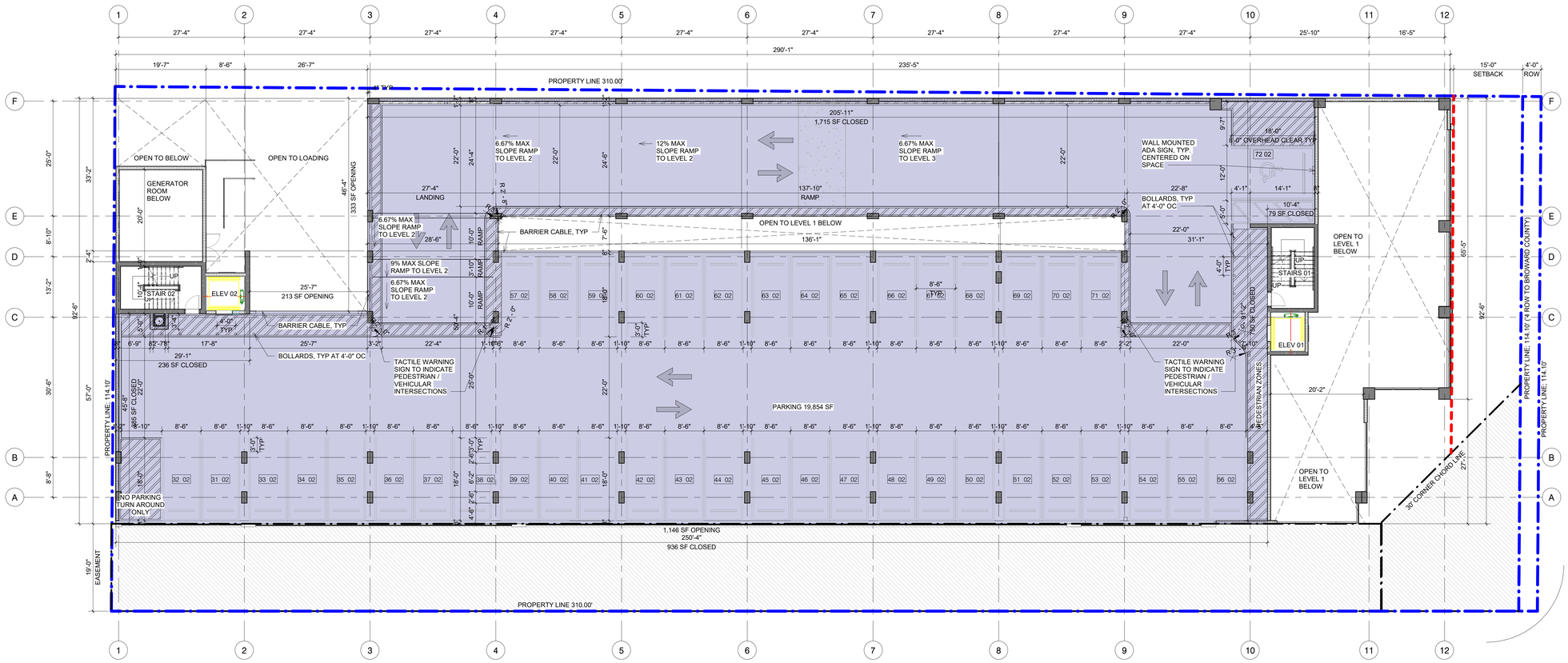
COMMON UNIT NET SQFT
UNIT A1 = 669 SQFT
UNIT B2 = 994 SQFT

UNIT COUNT PER LEVEL

LEVEL	1/BED	2/BED	ACCESSIBLE
LEVEL 4	17	0	2
LEVEL 5	18	1	1
LEVEL 6	17	3	1
LEVEL 7	17	3	2
LEVEL 8	17	3	1

GENERAL LAYOUT LEGEND

LANDSCAPE	UNIT A4
COMMON AREA	UNIT B1
VERTICAL CIRCULATION	UNIT B2
AMENITIES	BOH PROGRAM
UNIT A1	PARKING STRIPES
UNIT A2	PARKING
UNIT A3	BALCONY



N

LEVEL 2 FLOOR PLAN

SCALE: 3/32" = 1'-0"

0' 10' 20' 30'

FINAL TAC SUBMITTAL (25-DP-02)

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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 2 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-201

NATURAL VENTILATION

AREA OF OPENINGS

TOTAL PERIMETER WALL AREA	3,543 SF
TOTAL EXTERIOR OPEN AREA	1,909 SF
PROPOSED % OF OPENING	53%
PROPOSED % OF OPENING W/ SCREEN	33%
MIN % OF OPENING	20%

PERIMETER OF OPENINGS

TOTAL PERIMETER LF	601' - 3"
OPENING PERIMETER LF	308' - 0"
PROPOSED % OF OPENING	51.1%
MIN % OF PERIMETER	40%

NOTES:
PARKING GARAGE TO MEET NATURAL VENTILATION REQUIREMENTS PER 406.5.2 FBC 2023.

GENERAL INFORMATION

OVERALL COUNT
1/BED = 86
2/BED = 10

OVERALL PARKING
REQUIRED = 111 / 5 HC
PROVIDED = 116/ 5 HC

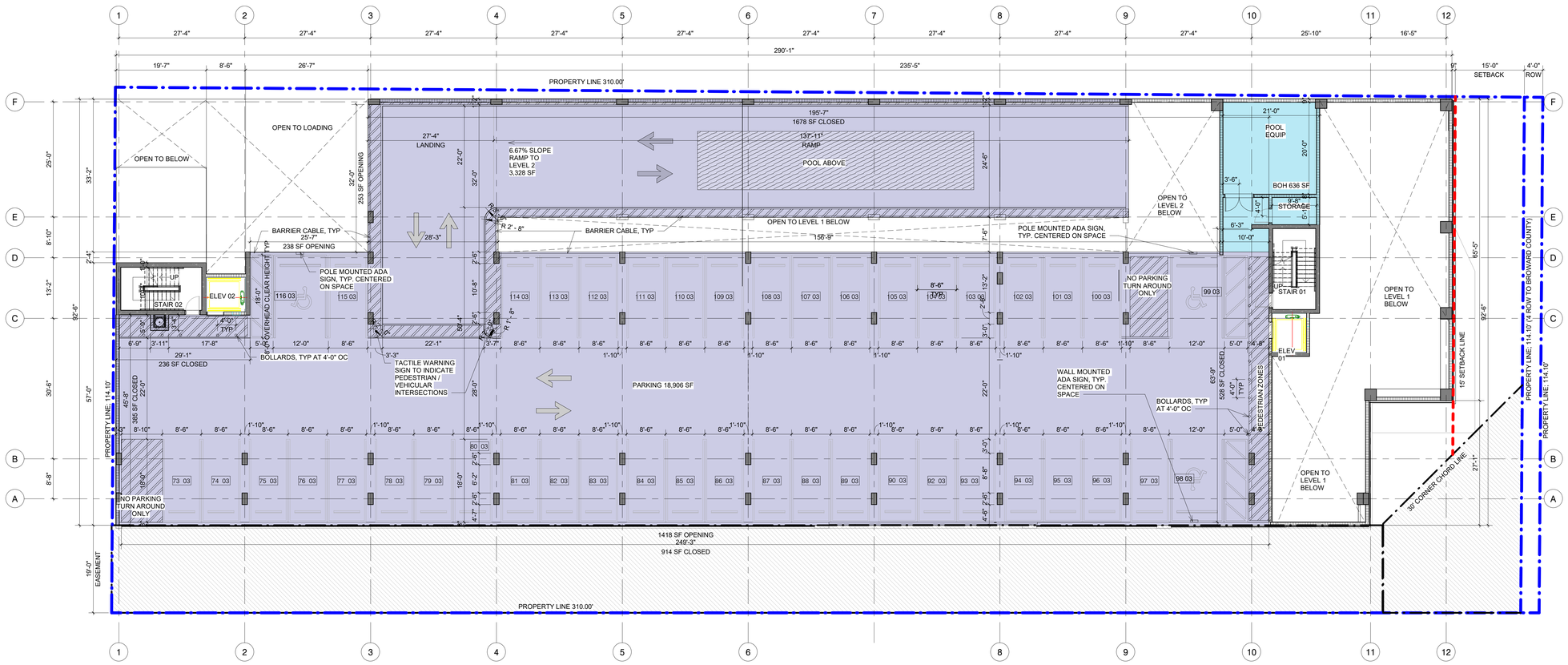
COMMON UNIT NET SQFT
UNIT A1 = 669 SQFT
UNIT B2 = 994 SQFT

UNIT COUNT PER LEVEL

LEVEL	1/BED	2/BED	ACCESSIBLE
LEVEL 4	17	0	2
LEVEL 5	18	1	1
LEVEL 6	17	3	1
LEVEL 7	17	3	2
LEVEL 8	17	3	1

GENERAL LAYOUT LEGEND

LANDSCAPE	UNIT A4
COMMON AREA	UNIT B1
VERTICAL CIRCULATION	UNIT B2
AMENITIES	BOH PROGRAM
UNIT A1	PARKING STRIPES
UNIT A2	PARKING
UNIT A3	BALCONY



N

LEVEL 3 FLOOR PLAN

SCALE: 3/32" = 1'-0"

0' 10' 30' 60'

FINAL TAC SUBMITTAL (25-DP-02)

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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
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REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 3 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO.

A-202

GENERAL INFORMATION

OVERALL COUNT
1/BED = 86
2/BED = 10

OVERALL PARKING
REQUIRED = 111 / 5 HC
PROVIDED = 116/ 5 HC

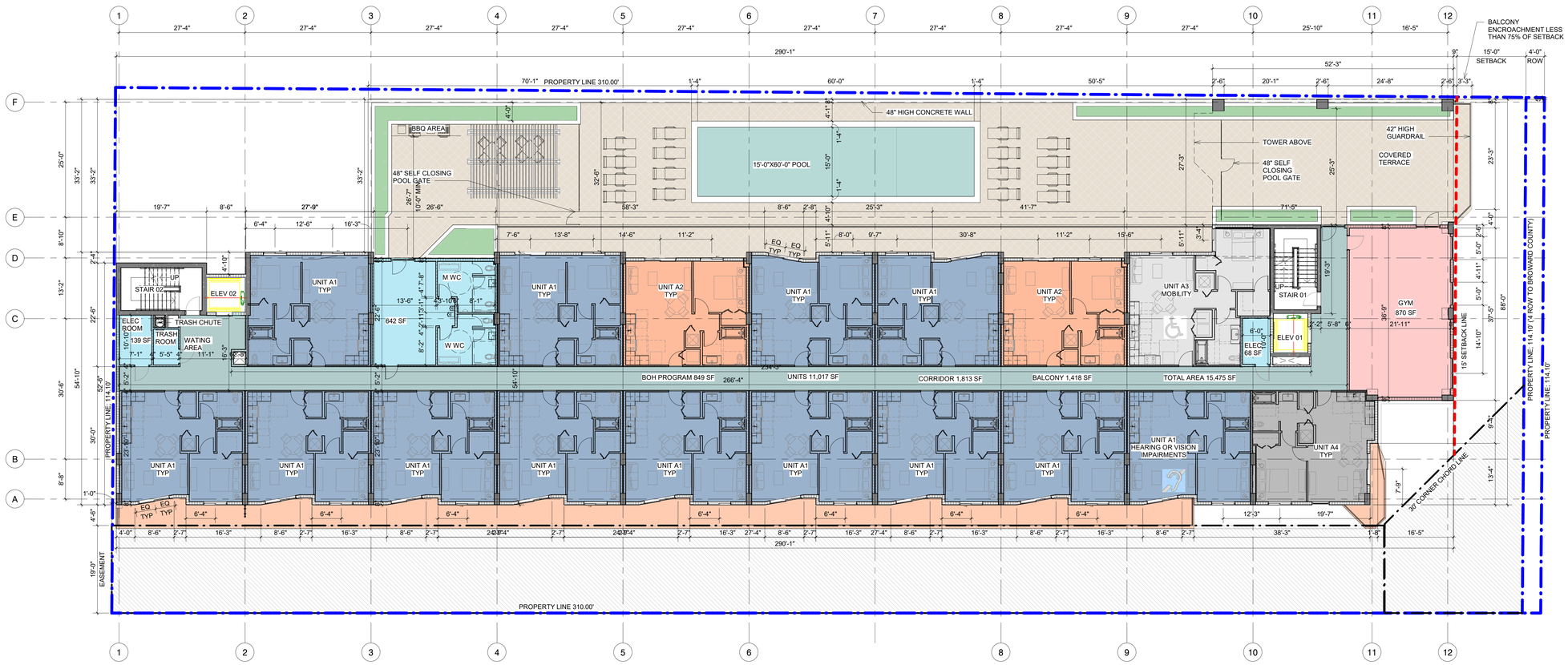
COMMON UNIT NET SQFT
UNIT A1 = 669 SQFT
UNIT B2 = 994 SQFT

UNIT COUNT PER LEVEL

LEVEL	1/BED	2/BED	ACCESSIBLE
LEVEL 4	17	0	2
LEVEL 5	18	1	1
LEVEL 6	17	3	1
LEVEL 7	17	3	2
LEVEL 8	17	3	1

GENERAL LAYOUT LEGEND

	LANDSCAPE		UNIT A4
	COMMON AREA		UNIT B1
	VERTICAL CIRCULATION		UNIT B2
	AMENITIES		BOH PROGRAM
	UNIT A1		PARKING STRIPES
	UNIT A2		PARKING
	UNIT A3		BALCONY



N

LEVEL 4 FLOOR PLAN

SCALE: 3/32" = 1'-0"

0' 10' 20' 30'

FINAL TAC SUBMITTAL (25-DP-02)

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REVISIONS:

DATE: 03.03.2025

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AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 4 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-203

GENERAL INFORMATION

OVERALL COUNT
1/BED = 86
2/BED = 10

OVERALL PARKING
REQUIRED = 111 / 5 HC
PROVIDED = 116/ 5 HC

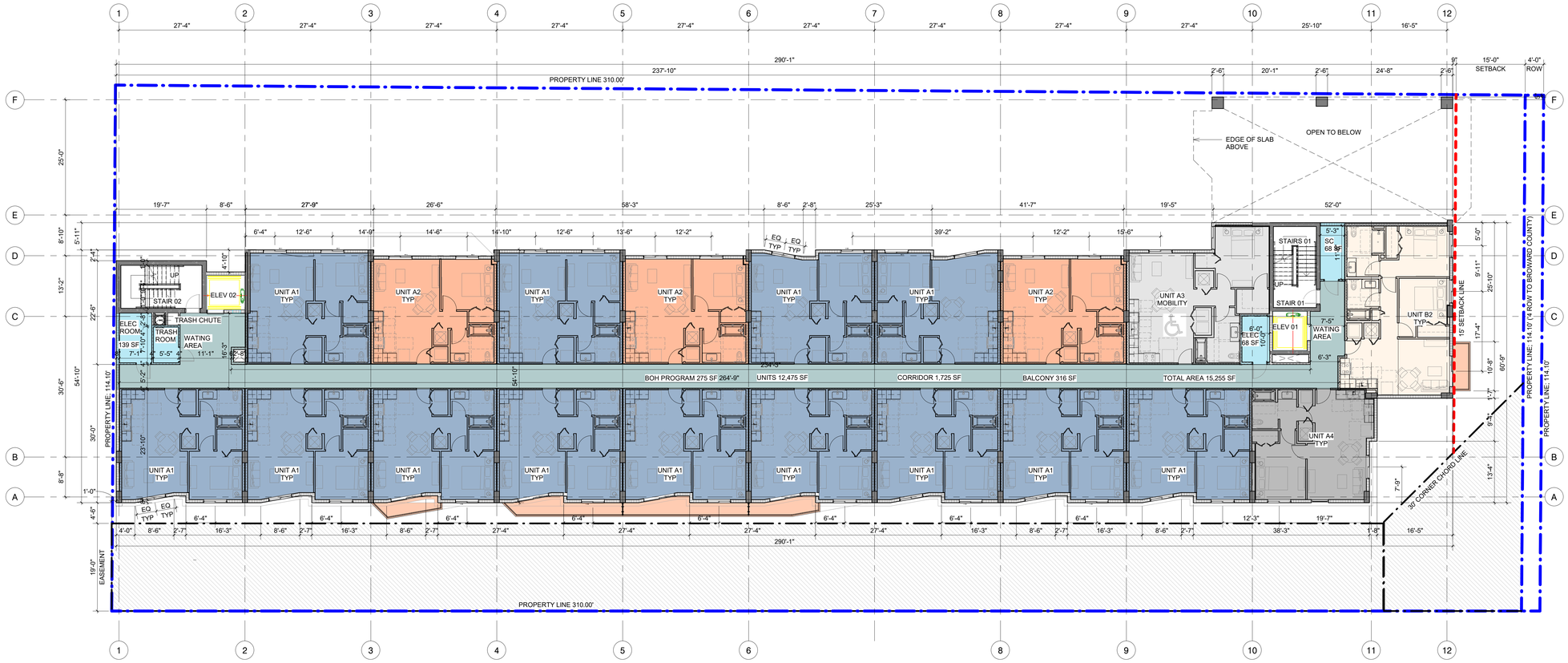
COMMON UNIT NET SQFT
UNIT A1 = 669 SQFT
UNIT B2 = 994 SQFT

UNIT COUNT PER LEVEL

LEVEL	1/BED	2/BED	ACCESSIBLE
LEVEL 4	17	0	2
LEVEL 5	18	1	1
LEVEL 6	17	3	1
LEVEL 7	17	3	2
LEVEL 8	17	3	1

GENERAL LAYOUT LEGEND

- LANDSCAPE
- COMMON AREA
- VERTICAL CIRCULATION
- AMENITIES
- UNIT A1
- UNIT A2
- UNIT A3
- UNIT A4
- UNIT B1
- UNIT B2
- BOH PROGRAM
- PARKING STRIPES
- PARKING
- BALCONY



N

LEVEL 5 FLOOR PLAN

SCALE: 3/32" = 1'-0"

0' 10' 20' 30'

FINAL TAC SUBMITTAL (25-DP-02)

REALIZATION ARCHITECTS
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REVISIONS:

DATE: 03.03.2025

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AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 5 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO:

A-204

GENERAL INFORMATION

OVERALL COUNT
1/BED = 86
2/BED = 10

OVERALL PARKING
REQUIRED = 111 / 5 HC
PROVIDED = 116/ 5 HC

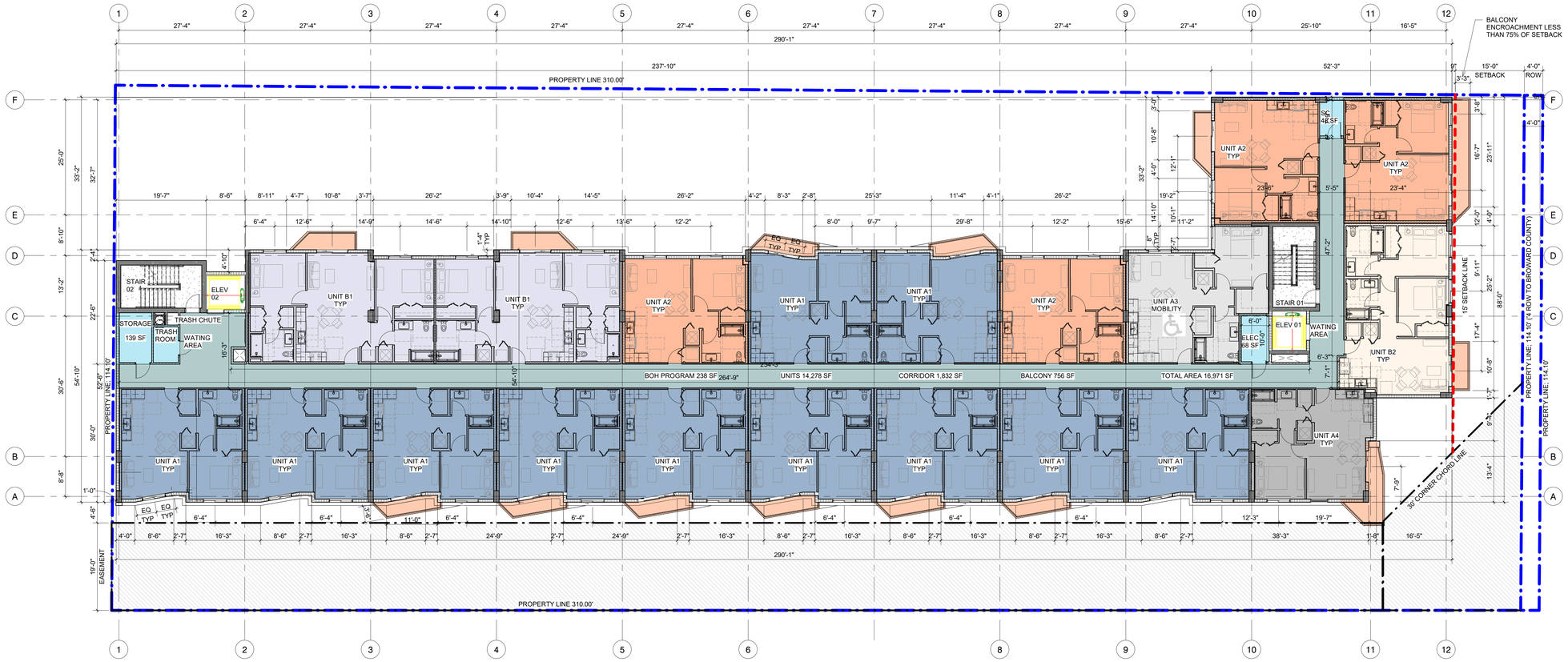
COMMON UNIT NET SQFT
UNIT A1 = 669 SQFT
UNIT B2 = 994 SQFT

UNIT COUNT PER LEVEL

LEVEL	1/BED	2/BED	ACCESSIBLE
LEVEL 4	17	0	2
LEVEL 5	18	1	1
LEVEL 6	17	3	1
LEVEL 7	17	3	2
LEVEL 8	17	3	1

GENERAL LAYOUT LEGEND

	LANDSCAPE		UNIT A4
	COMMON AREA		UNIT B1
	VERTICAL CIRCULATION		UNIT B2
	AMENITIES		BOH PROGRAM
	UNIT A1		PARKING STRIPES
	UNIT A2		PARKING
	UNIT A3		BALCONY



N

LEVEL 6 FLOOR PLAN

SCALE: 3/32" = 1'-0"

0' 10' 20' 30'

FINAL TAC SUBMITTAL (25-DP-02)

REALIZATION ARCHITECTS
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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 6 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO.

A-205

GENERAL INFORMATION

OVERALL COUNT
1/BED = 86
2/BED = 10

OVERALL PARKING
REQUIRED = 111 / 5 HC
PROVIDED = 116/ 5 HC

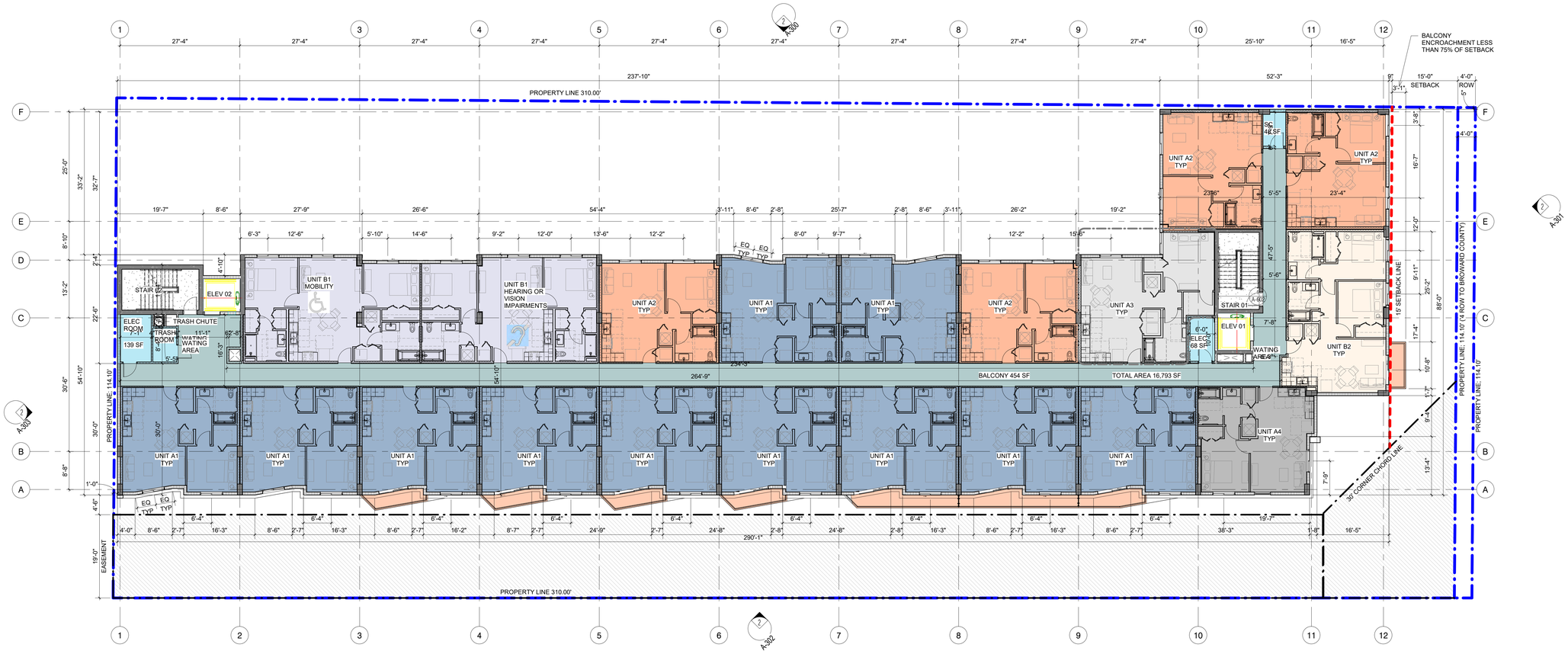
COMMON UNIT NET SQFT
UNIT A1 = 669 SQFT
UNIT B2 = 994 SQFT

UNIT COUNT PER LEVEL

LEVEL	1/BED	2/BED	ACCESSIBLE
LEVEL 4	17	0	2
LEVEL 5	18	1	1
LEVEL 6	17	3	1
LEVEL 7	17	3	2
LEVEL 8	17	3	1

GENERAL LAYOUT LEGEND

LANDSCAPE	UNIT A4
COMMON AREA	UNIT B1
VERTICAL CIRCULATION	UNIT B2
AMENITIES	BOH PROGRAM
UNIT A1	PARKING STRIPES
UNIT A2	PARKING
UNIT A3	BALCONY



N

LEVEL 7 FLOOR PLAN

SCALE: 3/32" = 1'-0"

0' 10' 20' 30'

FINAL TAC SUBMITTAL (25-DP-02)

REALIZATION ARCHITECTS
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REVISIONS:

DATE: 03.03.2025

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RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

LEVEL 7 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO.

A-206

GENERAL INFORMATION

OVERALL COUNT
1/BED = 86
2/BED = 10

OVERALL PARKING
REQUIRED = 111 / 5 HC
PROVIDED = 116/ 5 HC

COMMON UNIT NET SQFT
UNIT A1 = 669 SQFT
UNIT B2 = 994 SQFT

UNIT COUNT PER LEVEL

LEVEL	1/BED	2/BED	ACCESSIBLE
LEVEL 4	17	0	2
LEVEL 5	18	1	1
LEVEL 6	17	3	1
LEVEL 7	17	3	2
LEVEL 8	17	3	1

GENERAL LAYOUT LEGEND

	LANDSCAPE		UNIT A4
	COMMON AREA		UNIT B1
	VERTICAL CIRCULATION		UNIT B2
	AMENITIES		BOH PROGRAM
	UNIT A1		PARKING STRIPES
	UNIT A2		PARKING
	UNIT A3		BALCONY

N

LEVEL 8 FLOOR PLAN

SCALE: 3/32" = 1'-0"

0' 10' 20' 30'

FINAL TAC SUBMITTAL (25-DP-02)

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RAFAEL TAPANES AR97896

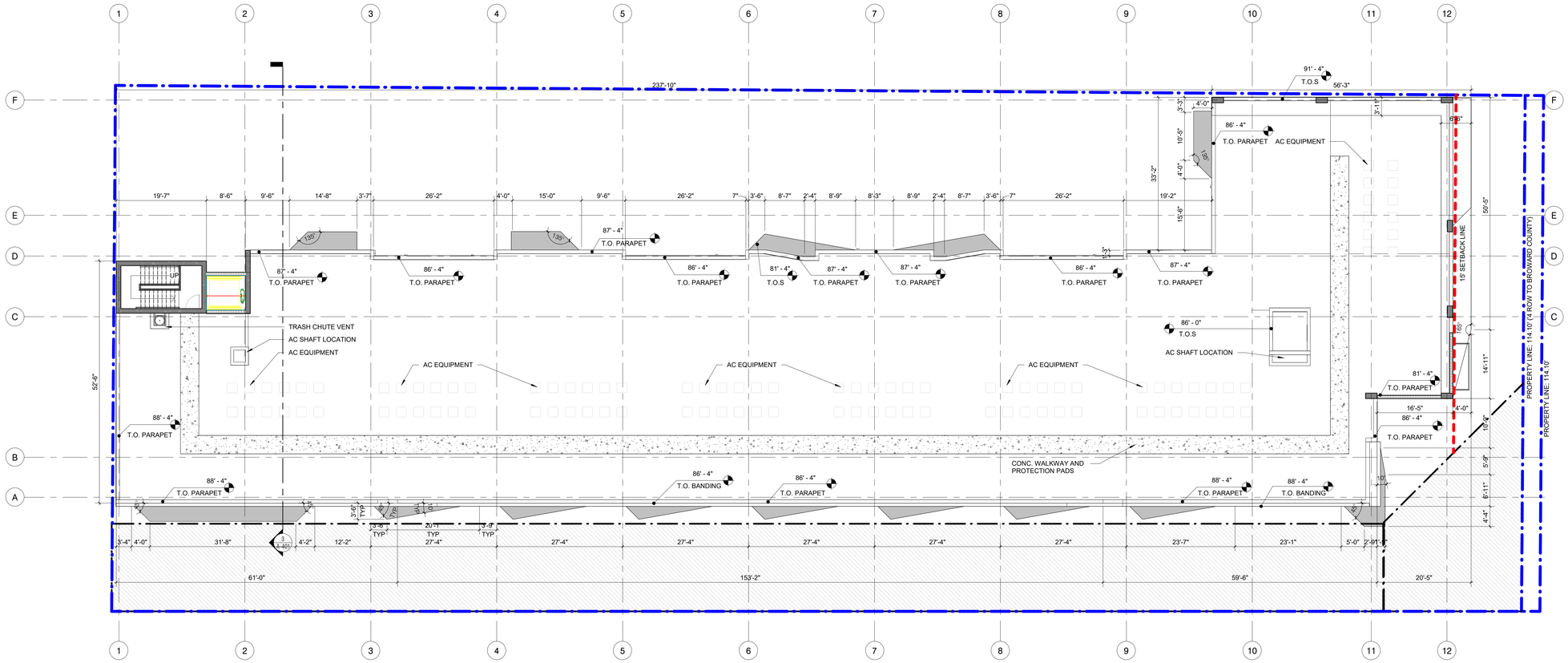
DISCIPLINE / SHEET TITLE:

LEVEL 8 FLOOR PLAN

SCALE: AS SHOWN

SHEET NO.

A-207



N

ROOF PLAN

SCALE: 3/32" = 1'-0"

0' 10' 30' 60'

FINAL TAC SUBMITTAL (25-DP-02)

REALIZATION ARCHITECTS

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REVISIONS:

DATE: 03.03.2025

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AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

ROOF PLAN

SCALE: AS SHOWN

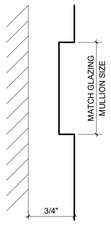
SHEET NO:

A-208

ELEVATION LEGEND

1	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN
2	PAINTED STUCCO FINISH SW 0055 - LIGHT FRENCH GRAY
3	PAINTED STUCCO FINISH SW 7005 - PURE WHITE
4	ARCHITECTURAL GARAGE SCREENING PANELS FABRIC/SYNTHETIC - LIGHT GRAY
5	ARCHITECTURAL HORIZONTAL SLATS ALUMINUM - GRAY
6	BALCONY/TERRACE CONCRETE SLAB SW 7005 - PURE WHITE
7	RAILINGS W/ANODIZED ALUMINUM
8	WINDOW W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS
9	DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS
10	BARRIER CABLE
11	ALUMINUM STOREFRONT SYSTEM W/ IMPACT RESISTANT GLASS

STUCCO REVEAL DETAIL



ELEVATION NOTES

1. ELEVATIONS, IF SHOWN, ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988. X 5.4 DENOTES ELEVATIONS IN FEET.
2.ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL.
3.MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0".

ELEVATION LEGEND

OPENING SA COUNTING TOWARDS NATURAL VENTILATION

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
SW 7674 - PEPPERCORN
RGB: 89, 89 , 90

2 - PAINTED STUCCO FINISH W/ ACCENT REVEAL
SW 0055 - LIGHT FRENCH GRAY
RGB: 194 , 192 , 187

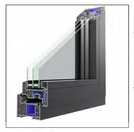
3 - PAINTED STUCCO FINISH
SW 7005 - PURE WHITE
RGB: 238, 236, 229

4 - ARCHITECTURAL GARAGE SCREENING PANELS
FABRIC/SYNTHETIC - LIGHT GRAY
RGB: 211 / 211 / 211
OPTIONAL - FINAL SELECTION TBD

5 - ARCHITECTURAL HORIZONTAL SLATS
ALUMINUM - GRAY
RGB: 50 / 50 / 50
OPTIONAL - FINAL SELECTION TBD

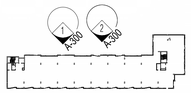
6 - BALCONY/TERRACE CONCRETE SLAB
CONCRETE - FINNISHED
SW 7005 - PURE WHITE
RGB: 238 / 236 / 229

7 - RAILINGS W/ANODIZED ALUMINUM
FRAME COLOR: ALUMINUM - BLACK
RGB: 0 / 0 / 0



8 & 9 - WINDOW AND DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS
FRAME COLOR: ALUMINUM - DARK GRAY
RGB: 50 / 50 / 50
GLASS COLOR: CLEAR

10 - CABLE BARRIER
METAL TENSION CABLE
COLOR: BLACK



GENERAL ELEVATION DIAGRAM - NORTH

SCALE: 1" = 100'-0"

1 OVERALL BUILDING ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

2 COLORED OVERALL BUILDING ELEVATION - NORTH
SCALE: 3/32" = 1'-0"

FINAL TAC SUBMITTAL (25-DP-02)

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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
A R 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - NORTH

SCALE: AS SHOWN

SHEET NO.

A-300

ELEVATION LEGEND

1	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN
2	PAINTED STUCCO FINISH SW 0055 - LIGHT FRENCH GRAY
3	PAINTED STUCCO FINISH SW 7005 - PURE WHITE
4	ARCHITECTURAL GARAGE SCREENING PANELS FABRIC/SYNTHETIC - LIGHT GRAY
5	ARCHITECTURAL HORIZONTAL SLATS ALUMINUM - GRAY
6	BALCONY/TERRACE CONCRETE SLAB SW 7005 - PURE WHITE
7	RAILINGS W/ANODIZED ALUMINUM
8	WINDOW W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS
9	DOOR W/ ALUMINUM FRAME & IMPACT RESISTANT GLASS
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11	ALUMINUM STOREFRONT SYSTEM W/ IMPACT RESISTANT GLASS

ELEVATION NOTES

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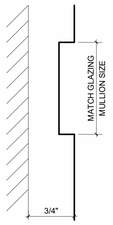
3.MAXIMUM BUILDING HEIGHT DOES NOT EXCEED 140'-0".

STUCCO REVEAL DETAIL



ELEVATION LEGEND

OPENING SA COUNTING TOWARDS NATURAL VENTILATION

MATERIAL LEGEND

1 - PAINTED STUCCO FINISH
SW 7674 - PEPPERCORN
RGB: 89, 89 , 90

2 - PAINTED STUCCO FINISH W/ ACCENT REVEAL
SW 0055 - LIGHT FRENCH GRAY
RGB: 194 , 192 , 187

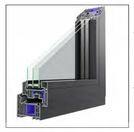
3 - PAINTED STUCCO FINISH
SW 7005 - PURE WHITE
RGB: 238, 236, 229

4 - ARCHITECTURAL GARAGE SCREENING PANELS
FABRIC/SYNTHETIC - LIGHT GRAY
RGB: 211 / 211 / 211
OPTIONAL - FINAL SELECTION TBD

5 - ARCHITECTURAL HORIZONTAL SLATS
ALUMINUM - GRAY
RGB: 50 / 50 / 50
OPTIONAL - FINAL SELECTION TBD

6 - BALCONY/TERRACE CONCRETE SLAB
CONCRETE - FINNISHED
SW 7005 - PURE WHITE
RGB: 238 / 236 / 229

7 - RAILINGS W/ANODIZED ALUMINUM
FRAME COLOR:
ALUMINUM - BLACK
RGB: 0 / 0 / 0



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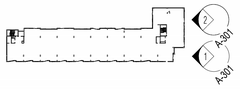
FRAME COLOR:
ALUMINUM - DARK GRAY
RGB: 50 / 50 / 50
GLASS COLOR: CLEAR

10 - CABLE BARRIER
METAL TENSION CABLE
COLOR: BLACK



GENERAL ELEVATION DIAGRAM - EAST
SCALE: 1" = 100'-0"

1 OVERALL BUILDING ELEVATION - EAST
SCALE: 3/32" = 1'-0"

2 COLORED OVERALL BUILDING ELEVATION - EAST
SCALE: 3/32" = 1'-0"

FINAL TAC SUBMITTAL (25-DP-02)

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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - EAST

SCALE: AS SHOWN

SHEET NO.
A-301

ELEVATION LEGEND

1	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN
2	PAINTED STUCCO FINISH SW 0055 - LIGHT FRENCH GRAY
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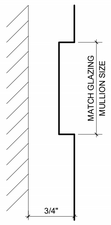

ELEVATION LEGEND

OPENING SA COUNTING TOWARDS NATURAL VENTILATION

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SW 7674 - PEPPERCORN
RGB: 89, 89 , 90

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FRAME COLOR: ALUMINUM - BLACK
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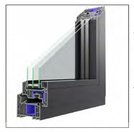

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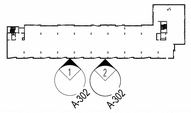
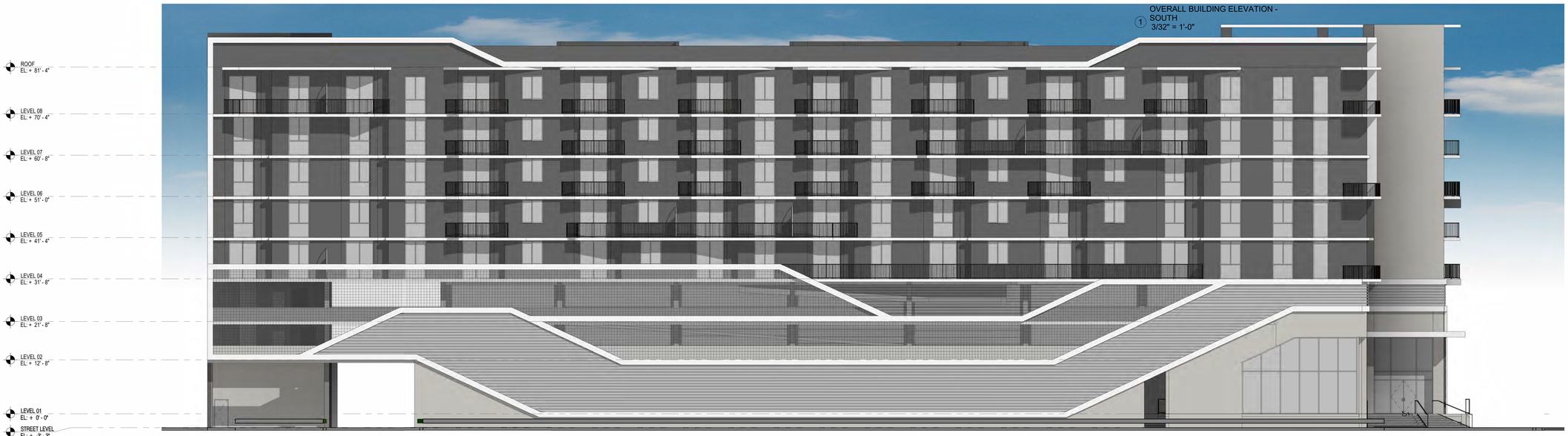


GENERAL ELEVATION DIAGRAM - SOUTH

SCALE: 1" = 100'-0"



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3/32" = 1'-0"

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SCALE: 3/32" = 1'-0"

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REVISIONS:

DATE: 03.03.2025

STATE OF FLORIDA
RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - SOUTH

SCALE: AS SHOWN

SHEET NO.
A-302

ELEVATION LEGEND

1	PAINTED STUCCO FINISH SW 7674 - PEPPERCORN
2	PAINTED STUCCO FINISH SW 0055 - LIGHT FRENCH GRAY
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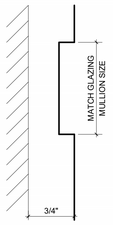

ELEVATION LEGEND

OPENING SA COUNTING TOWARDS NATURAL VENTILATION

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SW 7674 - PEPPERCORN
RGB: 89, 89 , 90

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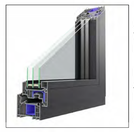

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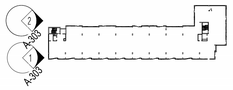
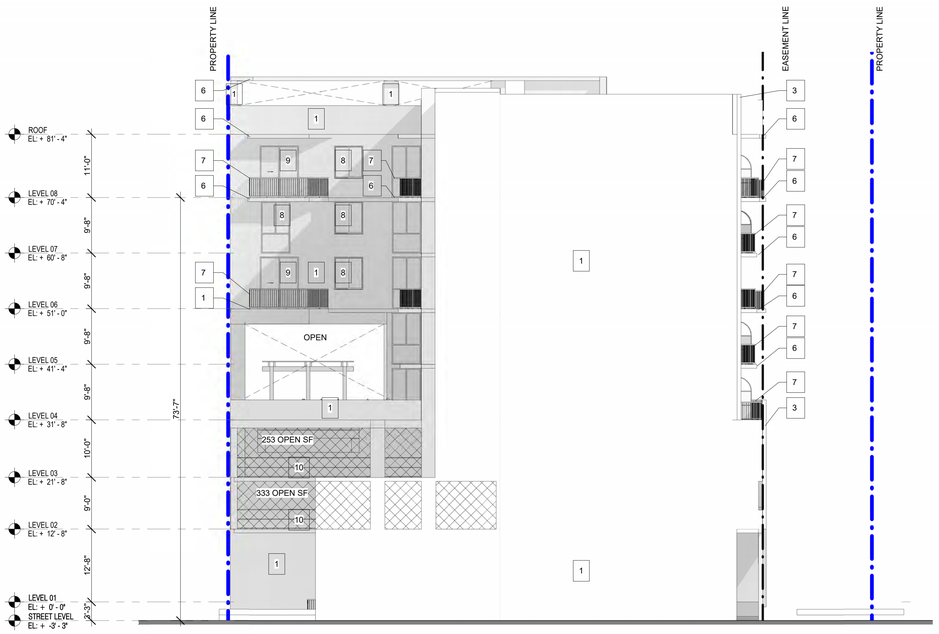
METAL TENSION CABLE
COLOR: BLACK



GENERAL ELEVATION DIAGRAM - WEST
SCALE: 1" = 100'-0"



1 OVERALL BUILDING ELEVATION - WEST
SCALE: 3/32" = 1'-0"

2 COLORED OVERALL BUILDING ELEVATION - WEST
SCALE: 3/32" = 1'-0"

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REVISIONS:

DATE: 03.03.2025

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RAFAEL TAPANES
AR 97896
REGISTERED ARCHITECT

RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

OVERALL BUILDING ELEVATION - WEST

SCALE: AS SHOWN

SHEET NO:

A-303

RENDER 03 - NORTH-WEST FACADE

RENDER 03 - NORTH-EAST FACADE

RENDER 02 - SOUTH-WESTFACADE

RENDER 01 - SOUTH-EAST FACADE

FINAL TAC SUBMITTAL (25-DP-02)

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RAFAEL TAPANES
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RAFAEL TAPANES AR97896

DISCIPLINE / SHEET TITLE:

3D VIEWS

SCALE: AS SHOWN

SHEET NO.

A-1000

SURFACE WATER MANAGEMENT CALCULATIONS

PARAMOUNT PLACE

CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

HSQ PROJECT No.: 2410-87

Prepared For:

Housing Trust Group

3225 Aviation Avenue | 6th Floor
Coconut Grove, FL 33133

Prepared By:

HSQ GROUP, INC.

Engineers ● Planners ● Surveyors
4577 North Nob Hill Road, Suite 210
Sunrise, FL 33351
(954) 440-6990 Phone

DATE: 02/28/2025

KEVIN A. BETANCOURT
LICENSE
No. 83361
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

2/28/2025

This item has been digitally signed and sealed by Kevin A. Betancourt, PE on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PARAMOUNT PLACE

EXISTING CONDITION DRAINAGE CALCULATIONS

Future Avg. Wet Season Goundwater Elevation:	2.50	NAVD
Future Broward County 100-Year Flood Elevation:	10.50	NAVD
FEMA Baseflood Elevation:	9.00	NAVD (Zone AE)

Land Use Summary:

Lake/Water Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	4,251	sf	or	0.098	ac
Paved Areas (A_P):	33,619	sf	or	0.772	ac
Green Areas (A_G):	68,992	sf	or	1.584	ac
Total (A_T):	106,862	sf	or	2.453	ac

PARAMOUNT PLACE

EXISTING STAGE\STORAGE AREA CALCULATION

Exist. Grades 8.16 6.81 11.85 7.10 11.94 7.40

Stage (NAVD)	Pavement Area Area 0.746 0.000 (ac.-ft.)	Landscape Area Area 1.584 0.000 (ac.-ft.)	Concrete Area 0.026 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Building Area FFE=11.90 Area 0.098 0.000 (ac.-ft.)	Total Site 2.453
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01
7.50	0.13	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.16
8.00	0.39	0.14	0.00	0.00	0.00	0.00	0.00	0.00	0.53
8.50	0.76	0.33	0.00	0.00	0.00	0.00	0.00	0.00	1.09
9.00	1.13	0.60	0.01	0.00	0.00	0.00	0.00	0.00	1.74
9.50	1.50	0.96	0.01	0.00	0.00	0.00	0.00	0.00	2.48
10.00	1.88	1.40	0.02	0.00	0.00	0.00	0.00	0.00	3.30
10.50	2.25	1.93	0.03	0.00	0.00	0.00	0.00	0.00	4.20
11.00	2.62	2.54	0.04	0.00	0.00	0.00	0.00	0.00	5.19
11.50	3.00	3.23	0.05	0.00	0.00	0.00	0.00	0.00	6.27
12.00	3.37	4.00	0.06	0.00	0.00	0.00	0.00	0.00	7.43

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	0.098	4.0%
Paved Areas (A_P):	0.772	31.5%
Green Areas (A_G):	1.584	64.6%
Total (A_T):	2.453	100.0%

Compacted Soil Storage per SFWMD Vol. IV Page C-III-1

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 9.48 ft
Depth to Water Table: 6.98 ft
Soil Storage at Average Depth (S_S): 6.75 inches

CN = 1000/ (S+10)
= 70

Weighted S value:
= S_S x % Pervious
= 6.75 x 0.646 =
= **4.36 inches**

Rainfalls (P)

From Figure C-4, 10-Year, 24-Hour Storm = 8.30 inches

From Figure C-5, 25-Year, 72-Hour Storm = 14.00 inches

From Figure C-9, 100-Year, 72-Hour Storm = 17.50 inches

SFMWD Storm Events

25-Yr 3-Day Storm Event

Runnoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= (14 - (0.2 x 4.36))^2 / (14 + (0.8 x 4.36))
= 9.86 inches of total runnoff
Runoff Volume = Q * Project Area
= 9.86 x 2.453 = 24.19 acre-inches = 2.02 acre-ft.

Stage for 25-Year 3-day Storm Event	9.19	ft. NAVD

100-Yr 3-Day Storm Event

Runnoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= (17.5 - (0.2 x 4.36))^2 / (17.5 + (0.8 x 4.36))
= 14.59 inches of total runnoff
Runoff Volume = Q * Project Area
= 14.59 x 2.453 = 35.79 acre-inches = 2.98 acre-ft.

Stage for 100-Year 3-day Storm Event	9.81	ft. NAVD

PARAMOUNT PLACE

PROPOSED DRAINAGE CALCULATIONS

Future Avg. Wet Season Goundwater Elevation:	2.50	NAVD
Future Broward County 100-Year Flood Elevation:	10.50	NAVD
FEMA Baseflood Elevation:	9.00	NAVD (Zone AE)

Land Use Summary:

Lake/Water Areas (A_L):	0	sf	or	0.000	ac
Roof Areas (A_R):	23,924	sf	or	0.549	ac
Paved Areas (A_P):	7,797	sf	or	0.179	ac
Green Areas (A_G):	3,309	sf	or	0.076	ac
Total (A_T):	35,030	sf	or	0.804	ac

Compute Required Pretreatment Volume:

1. Provide at least 1/2 inch over the developed project:

V_{PRE} = 0.5 inch x A_T x 1 ft / 12 inches
= 0.5 x 2.013 / 12
= 0.03 ac-ft or 0.40 ac-in

Compute Water Quality Volume:

1. Provide at least 1 inch over the developed project:

V_{PRE} = 1 inch x A_T x 1 ft / 12 inches
= 1 x 2.013 / 12
= 0.07 ac-ft or 0.80 ac-in

2. Provide 2.5" over % impervious area:

a) Site Area for water quality pervious/impervious calculation:

A_S = A_T - (A_L + A_R)
= 2.013 - (+)
= 0.255 ac of site area for water quality pervious/impervious

b) Impervious area for water quality pervious/impervious calculation:

A_{IMP}= A_S - A_G
= 0.255 - 37401.7
= 0.18 ac of impervious area for water quality pervious/impervious

c) Percent of impervious for water quality calculation:

= A_{IMP} / A_S x 100%
= 0.179 / 0.255 x 100%
= 70.2% impervious

d) For 2.5" times the percent impervious:

= 2.5" x % impervious area
= 2.5 x 0.702
= 1.76 inches to be treated

e) Compute volume required volume for quality detention

V_{PRE} = inches to be treated x (A_T - A_L)
= 1.76 x (-) x 1 foot / 12 inches)
= 0.12 ac-ft or 1.42 ac-in

3. Since the 1.42 ac-in is greater than the 0.8 ac-in computed for the first inch of runoff, the volume 1.42 ac-in controls

PARAMOUNT PLACE

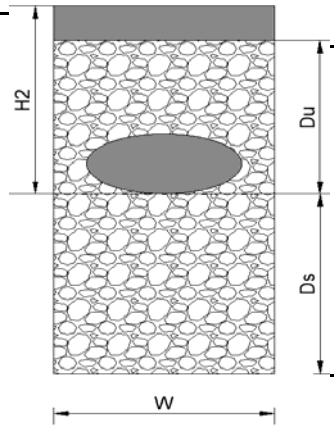
PROPOSED EXFILTRATION TRENCH CALCULATIONS

K-Value:

Test Hole #	(cfs/ft^2/ft hd)
P-1	2.00E-04
P-2	
K_{AVG}	2.00E-04

(Min. Pavement Elev.) 8.25

Wier Elevation 7.00



6.00 (Top of Trench)

Water Table Elev. 2.50

0.0 (Bottom of Trench)

K =		2.00E-04	cfs/ft^2 - ft head
H_2 =		4.50	ft
W =		6.00	ft
D_u =		3.50	ft
D_s =		2.50	ft
H =	Du + Ds =	6.00	ft
FS =		2.00	
%WQ =		50%	(reduction on required water quality for wet/dry retention)

1) Trench Length for Water Quality Requirement:

Vwq = 1.42 ac-in or 0.12 ac-ft

$$L = \frac{FS\,[(\%WQ)\,(V\,wq) + Vadd]}{K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 \times 10^{-4})WDu}$$

L = 126 feet

2) Maximum Allowable Trench Length (3.28 inches):

V = 3.28 inches X 0.8 acres =

=	2.64	ac-in	or	0.22	ac-ft
Vadd =	1.22	ac-in	or	0.10	ac-ft

$$L = \frac{FS\,[(\%WQ)\,(V\,wq) + Vadd]}{K(H2W + 2H2Du - Du^2 + 2H2Ds) + (1.39 \times 10^{-4})WDu}$$

L = 342 feet

3) Provided Trench Volume:

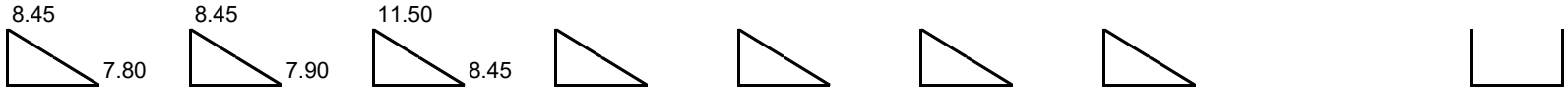
L = 126 LF Provided

V= 1.42 ac-in or 0.12 ac-ft

PARAMOUNT PLACE

PROPOSED STAGE\STORAGE AREA CALCULATION

Prop. Grades



Stage (NAVD)	Pavement Area Area 0.015 0.000 (ac.-ft.)	Landcape Area Area 0.076 0.000 (ac.-ft.)	Concrete Area Area 0.164 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Area 0.000 0.000 (ac.-ft.)	Exfiltration Trench (See Previous Calculations) (ac.-ft.)	Building Area FFE=11.50 Area 0.549 0.000 (ac.-ft.)	Total Site 0.804
2.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.00	0.02
3.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.03
4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.05	0.00	0.05
4.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.07	0.00	0.07
5.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.08
5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	0.00	0.10
6.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.12
6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.12
7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.12
7.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.12
8.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.12
8.50	0.01	0.02	0.00	0.00	0.00	0.00	0.00	0.12	0.00	0.15
9.00	0.01	0.06	0.01	0.00	0.00	0.00	0.00	0.12	0.00	0.20
9.50	0.02	0.10	0.03	0.00	0.00	0.00	0.00	0.12	0.00	0.27
10.00	0.03	0.14	0.06	0.00	0.00	0.00	0.00	0.12	0.00	0.35
10.50	0.04	0.18	0.11	0.00	0.00	0.00	0.00	0.12	0.00	0.44
11.00	0.04	0.21	0.17	0.00	0.00	0.00	0.00	0.12	0.00	0.55
11.50	0.05	0.25	0.25	0.00	0.00	0.00	0.00	0.12	0.00	0.67
12.00	0.06	0.29	0.33	0.00	0.00	0.00	0.00	0.12	0.00	0.80

Soil Storage

Land Use Summary:

	Acres	Percent
Lake Areas (A_L):	0.000	0.0%
Roof Areas (A_R):	0.549	68.3%
Paved Areas (A_P):	0.179	22.3%
Green Areas (A_G):	0.076	9.4%
Total (A_T):	0.804	100.0%

Compacted Soil Storage per SFWMD Vol. IV Page C-III-1

Depth to Water Table (feet)	Water Storage (inches)
1	0.45
2	1.88
3	4.05
4	6.75

Average Pervious Grade (Elev.): 8.18 ft
Depth to Water Table: 5.68 ft
Soil Storage at Average Depth (S_S): 6.75 inches

CN = 1000/ (S+10)
= 94

Weighted S value:
= S_S x % Pervious
= 6.75 x 0.094 =
= **0.64 inches**

Rainfalls (P)

From Figure C-4, 10-Year, 24-Hour Storm = 8.30 inches

From Figure C-5, 25-Year, 72-Hour Storm = 14.00 inches

From Figure C-9, 100-Year, 72-Hour Storm = 17.50 inches

SFMWD Storm Events

10-yr 1-day Storm Event

Runnoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= (8.3 - (0.2 x 0.64))^2 / (8.3 + (0.8 x 0.64))
= 7.58 inches of total runnoff
Runoff Volume = Q * Project Area
= 7.58 x 0.804 = 6.09 acre-inches = 0.51 acre-ft.

Stage for 10-Year 1-day Storm Event 7.15 ft. NAVD

25-Yr 3-Day Storm Event

Runnoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$
= (14 - (0.2 x 0.64))^2 / (14 + (0.8 x 0.64))
= 13.26 inches of total runnoff
Runoff Volume = Q * Project Area
= 13.26 x 0.804 = 10.66 acre-inches = 0.89 acre-ft.

Stage for 25-Year 3-day Storm Event 9.41 ft. NAVD

100-Yr 3-Day Storm Event

Runnoff (Q) = $(P - 0.2S)^2 / (P + 0.8S)$

= (17.5 - (0.2 x 0.64))^2 / (17.5 + (0.8 x 0.64))

= 17.00 inches of total runnoff

Runoff Volume = Q * Project Area

= 17 x 0.804 = 13.67 acre-inches = 1.14 acre-ft.

Stage for 100-Year 3-day Storm Event	9.77	ft. NAVD

DRAINAGE WELL CALCULATIONS

Prepared By:

HSQ GROUP, INC.

Engineers ● Planners ● Surveyors

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Sunrise, FL 33351

(954) 440-6990 Phone

DRAINAGE WELL DESIGN INPUTS

Per field data supplied by local drainage well company the general area is anticipated to produce a well with a capacity of 200 gpm/foot. This data will need to be confirmed at time of the well development and or reasonable assurance report.

1. Well Operating Table:

Design Discharge Rate 200 gpm/foot
Number of Wells 1
Begin discharge at elevation 3.50 NAVD (water table + 2' to overcome column of salt water intrusion)

CFS/FT = (200 gal/min) * 1 ft/s / 448.83 gal/min = 0.45 cfs

Elev (ft)	Discharge (cfs) per well				Total Discharge
3.50	0.45 cfs x	0.00'	=	0.00 cfs	0.00 cfs
4.00	0.45 cfs x	0.50'	=	0.23 cfs	0.23 cfs
4.50	0.45 cfs x	1.00'	=	0.45 cfs	0.45 cfs
5.00	0.45 cfs x	1.50'	=	0.68 cfs	0.68 cfs
5.50	0.45 cfs x	2.00'	=	0.90 cfs	0.90 cfs
6.00	0.45 cfs x	2.50'	=	1.13 cfs	1.13 cfs
6.50	0.45 cfs x	3.00'	=	1.35 cfs	1.35 cfs
7.00	0.45 cfs x	3.50'	=	1.58 cfs	1.58 cfs
7.50	0.45 cfs x	4.00'	=	1.80 cfs	1.80 cfs
8.00	0.45 cfs x	4.50'	=	2.03 cfs	2.03 cfs
8.50	0.45 cfs x	5.00'	=	2.25 cfs	2.25 cfs
9.00	0.45 cfs x	5.50'	=	2.48 cfs	2.48 cfs
9.50	0.45 cfs x	6.00'	=	2.70 cfs	2.70 cfs
10.00	0.45 cfs x	6.50'	=	2.93 cfs	2.93 cfs
10.50	0.45 cfs x	7.00'	=	3.15 cfs	3.15 cfs
11.00	0.45 cfs x	7.50'	=	3.38 cfs	3.38 cfs
11.50	0.45 cfs x	8.00'	=	3.60 cfs	3.60 cfs
12.00	0.45 cfs x	8.50'	=	3.83 cfs	3.83 cfs
12.50	0.45 cfs x	9.00'	=	4.05 cfs	4.05 cfs

2. Weir Information

Top of Weir Elevation =	7.00	NAVD
Rim of Sturcture Elevation =	10.00	NAVD
Bottom of Structure Top Slab Elevation =	9.33	NAVD
Rim Thickness =	7.00	Inches
Total Brick Thickness =	6.00	Inches
Top Slab Thickness =	8.00	Inches
Height of Opening =	2.33	FT
Weir Length Per Structure =	4	LF
Total Weir Length =	4	LF

3. Well Flotation Calculations

Calculate Upward Force:

Well Box Outside Length Dimension	7.33	ft.
Well Box Outside Width Dimension	5.33	ft.
Design Water Table	2.50	NAVD
Elevation at Bottom of Bottom Slab	2.50	NAVD
Well Rim Elevation/Top of Slab	10.00	NAVD
Displacement Depth	7.50	ft.
Discplacement Volume	293	c.f.
Upward Force	18,304	lbs.

Calculate Downward Force:

Well Box Top Slab Thickness	8	inches
Well Box Wall Thickness	8	inches
Well Box Bottom Slab Thickness	12	inches
Top Slab Volume	39.11	c.f.
Wall Volume	113.33	c.f.
Bottom Slab Volume	39.11	c.f.
Total Volume	191.56	c.f.
Downward Force	28,733	lbs.

Total Force = Upward Force - Downward Force =	-10,429	OK

ICPR MODEL

Prepared By:

HSQ GROUP, INC.

Engineers ● Planners ● Surveyors

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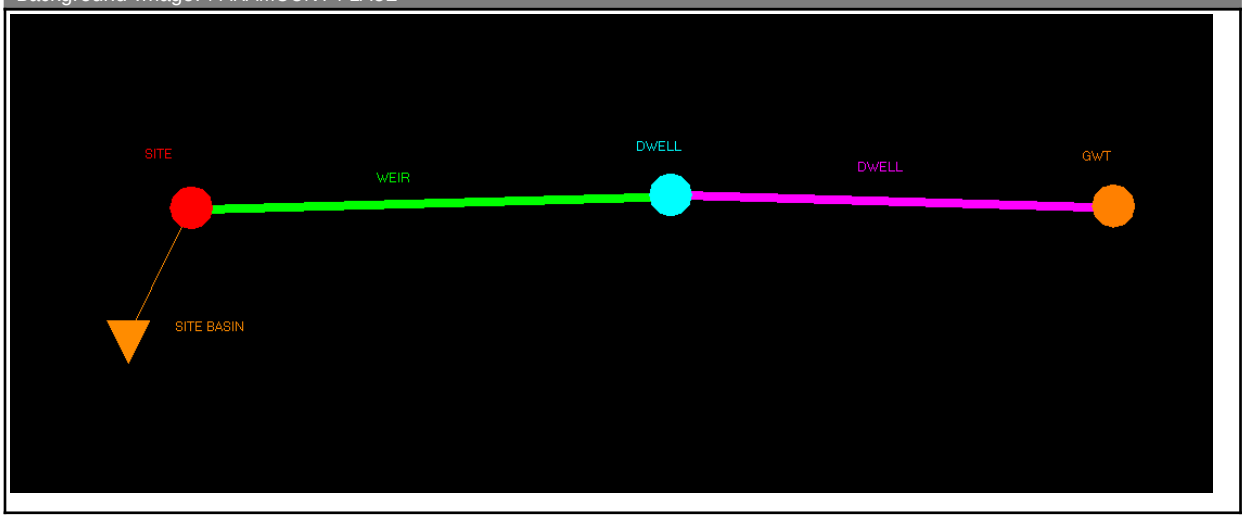
Background Image: PARAMOUNT PLACE



Node Max Conditions [PARAMOUNT PLACE]

Node Name	Sim Name	Warning Stage [ft]	Max Stage [ft]	Min/Max Delta Stage [ft]	Max Total Inflow [cfs]	Max Total Outflow [cfs]	Max Surface Area [ft2]
SITE	100Y-3D	12.00	9.77	0.0010	6.69	4.24	7002
SITE	10Y-1D	12.00	7.15	0.0010	0.59	0.61	2178
SITE	25Y-3D	12.00	9.41	-0.0010	5.34	4.21	6311

Link Min/Max Conditions [PARAMOUNT PLACE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
DWELL	100Y-3D	2.07	0.00	0.00	0.00	0.00	0.00
DWELL	10Y-1D	0.60	0.00	0.00	0.00	0.00	0.00
DWELL	25Y-3D	1.88	0.00	0.00	0.00	0.00	0.00

Link Min/Max Conditions [PARAMOUNT PLACE]

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
WEIR - Pipe	100Y-3D	4.09	0.00	1.18	0.00	0.00	0.00
WEIR - Weir: 1	100Y-3D	4.24	0.00	2.37	1.14	1.14	1.14
WEIR - Pipe	10Y-1D	0.60	0.00	-0.01	0.00	0.00	0.00

Link Name	Sim Name	Max Flow [cfs]	Min Flow [cfs]	Min/Max Delta Flow [cfs]	Max Us Velocity [fps]	Max Ds Velocity [fps]	Max Avg Velocity [fps]
WEIR - Weir: 1	10Y-1D	0.61	0.00	-0.02	1.13	1.13	1.13
WEIR - Pipe	25Y-3D	4.07	0.00	-1.35	0.00	0.00	0.00
WEIR - Weir: 1	25Y-3D	4.21	0.00	2.37	1.15	1.15	1.15

Simple Basin Runoff Summary [PARAMOUNT PLACE]

Basin Name	Sim Name	Max Flow [cfs]	Time to Max Flow [hrs]	Total Rainfall [in]	Total Runoff [in]	Area [ac]	Equivalent Curve Number	% Imperv	% DCIA
SITE BASIN	100Y-3D	6.69	60.0000	17.50	16.73	0.8040	94.0	0.00	0.00
SITE BASIN	10Y-1D	0.59	12.0000	8.30	7.58	0.8040	94.0	0.00	0.00
SITE BASIN	25Y-3D	5.34	60.0000	14.00	13.24	0.8040	94.0	0.00	0.00

Simple Basin: SITE BASIN

Scenario:	PARAMOUNT PLACE
Node:	SITE
Hydrograph Method:	Santa Barbara Urban Hydrograph
Infiltration Method:	Curve Number
Time of Concentration:	10.0000 min
Max Allowable Q:	9999.00 cfs
Time Shift:	0.0000 hr
Area:	0.8040 ac
Curve Number:	94.0
% Impervious:	0.00
% DCIA:	0.00
% Direct:	0.00
Rainfall Name:	

Comment:

Node: DWELL

Scenario:	PARAMOUNT PLACE
Type:	Stage/Area
Base Flow:	0.00 cfs
Initial Stage:	2.50 ft

Warning Stage: 12.00 ft

Stage [ft]	Area [ac]	Area [ft2]
2.50	0.0000	0
12.00	0.0000	0

Comment:

Node: GWT

Scenario: PARAMOUNT PLACE
Type: Time/Stage
Base Flow: 0.00 cfs
Initial Stage: 2.50 ft
Warning Stage: 12.00 ft
Boundary Stage:

Year	Month	Day	Hour	Stage [ft]
0	0	0	0.0000	2.50
0	0	0	72.0000	2.50
0	0	0	96.0000	2.50

Comment:

Rating Curve: DWELL

Scenario: PARAMOUNT PLACE
Type: Head

Head [ft]	Discharge [cfs]
3.50	0.00
4.00	0.28
4.50	0.55
5.00	0.83
5.50	1.10
6.00	1.38
6.50	1.65
7.00	1.93
7.50	2.20
8.00	2.48
8.50	2.75
9.00	3.03
9.50	3.30
10.00	3.58
10.50	3.85
11.00	4.13
11.50	4.40

Head [ft]	Discharge [cfs]
12.00	4.68
12.50	4.95

Comment:

Rating Curve Link: DWELL

Scenario: PARAMOUNT PLACE
From Node: DWELL
To Node: GWT
Link Count: 1
Flow Direction: Both

Table	Elev On [ft]	Elev On Node	Elev Off [ft]	Elev Off Node
DWELL	2.50	SITE	2.49	SITE

Comment:

Link: DWELL

Scenario: PARAMOUNT PLACE
Type: Rating Curve
From Node: DWELL
To Node: GWT
Link Count: 1
Flow Direction: Both

Drop Structure Link: WEIR

		Upstream Pipe		Downstream Pipe	
Scenario:	PARAMOUNT PLACE	Invert:	4.50 ft	Invert:	4.50 ft
		Manning's N:	0.0130	Manning's N:	0.0130
From Node:	SITE	Geometry: Circular		Geometry: Circular	
To Node:	DWELL	Max Depth:	1.50 ft	Max Depth:	1.50 ft
Link Count:	1	Bottom Clip			
Flow Direction:	Both	Default:	0.00 ft	Default:	0.00 ft
Solution:	Combine	Op Table:		Op Table:	
Increments:	0	Ref Node:		Ref Node:	
Pipe Count:	1	Manning's N:	0.0000	Manning's N:	0.0000
Damping:	0.0000 ft	Top Clip			
Length:	10.00 ft	Default:	0.00 ft	Default:	0.00 ft
FHWA Code:	0	Op Table:		Op Table:	
Entr Loss Coef:	0.00	Ref Node:		Ref Node:	
Exit Loss Coef:	0.00	Manning's N:	0.0000	Manning's N:	0.0000
Bend Loss Coef:	0.00				
Bend Location:	0.00 dec				

Energy Switch: Energy

Pipe Comment:

Weir Component	
Weir:	1
Weir Count:	1
Weir Flow Direction:	Both
Damping:	0.0000 ft
Weir Type:	Sharp Crested Vertical
Geometry Type:	Rectangular
Invert:	7.00 ft
Control Elevation:	4.50 ft
Max Depth:	2.33 ft
Max Width:	4.00 ft
Fillet:	0.00 ft

Bottom Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Top Clip	
Default:	0.00 ft
Op Table:	
Ref Node:	

Discharge Coefficients	
Weir Default:	3.200
Weir Table:	
Orifice Default:	0.600
Orifice Table:	

Weir Comment:

Drop Structure Comment:

Link: WEIR

Scenario:	PARAMOUNT PLACE
Type:	Drop Structure
From Node:	SITE
To Node:	DWELL
Link Count:	1
Flow Direction:	Both

Simulation: 100Y-3D

Scenario:	PARAMOUNT PLACE
Run Date/Time:	2/28/2025 3:53:55 PM
Program Version:	ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	72.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	72.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Site

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Site

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~SFWMD-72
Rainfall Amount: 17.50 in
Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

Simulation: 10Y-1D

Scenario: PARAMOUNT PLACE
Run Date/Time: 2/28/2025 3:56:25 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	24.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	24.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	24.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Site

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Site

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight 0.5 dec

IA Recovery Time: 24.0000 hr

Fact:			
dZ Tolerance:	0.0010 ft	Smp/Man Basin Rain Opt:	Global
Max dZ:	1.0000 ft		
Link Optimizer Tol:	0.0001 ft	Rainfall Name:	~FDOT-1
		Rainfall Amount:	8.30 in
Edge Length Option:	Automatic	Storm Duration:	24.0000 hr
		Dflt Damping (1D):	0.0050 ft
		Min Node Srf Area (1D):	100 ft2
		Energy Switch (1D):	Energy

Comment:

Simulation: 25Y-3D

Scenario: PARAMOUNT PLACE
Run Date/Time: 2/28/2025 3:57:32 PM
Program Version: ICPR4 4.07.08

General

Run Mode: Normal

	Year	Month	Day	Hour [hr]
Start Time:	0	0	0	0.0000
End Time:	0	0	0	72.0000

	Hydrology [sec]	Surface Hydraulics [sec]
Min Calculation Time:	60.0000	0.1000
Max Calculation Time:		30.0000

Output Time Increments

Hydrology

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	72.0000	15.0000

Surface Hydraulics

Year	Month	Day	Hour [hr]	Time Increment [min]
0	0	0	0.0000	15.0000
0	0	0	72.0000	15.0000

Restart File

Save Restart: False

Resources & Lookup Tables

Resources

Rainfall Folder:

Unit Hydrograph Folder:

Lookup Tables

Boundary Stage Set:
Extern Hydrograph Set:
Curve Number Set: Site

Green-Ampt Set:
Vertical Layers Set:
Impervious Set: Site

Tolerances & Options

Time Marching: SAOR
Max Iterations: 6
Over-Relax Weight Fact: 0.5 dec
dZ Tolerance: 0.0010 ft

Max dZ: 1.0000 ft
Link Optimizer Tol: 0.0001 ft

Edge Length Option: Automatic

IA Recovery Time: 24.0000 hr

Smp/Man Basin Rain Opt: Global

Rainfall Name: ~SFWMD-72
Rainfall Amount: 14.00 in
Storm Duration: 72.0000 hr

Dflt Damping (1D): 0.0050 ft
Min Node Srf Area (1D): 100 ft2
Energy Switch (1D): Energy

Comment:

REFERENCE MATERIAL

Prepared By:

HSQ GROUP, INC.

Engineers ● Planners ● Surveyors

4577 North Nob Hill Road, Suite 210

Sunrise, FL 33351

(954) 440-6990 Phone

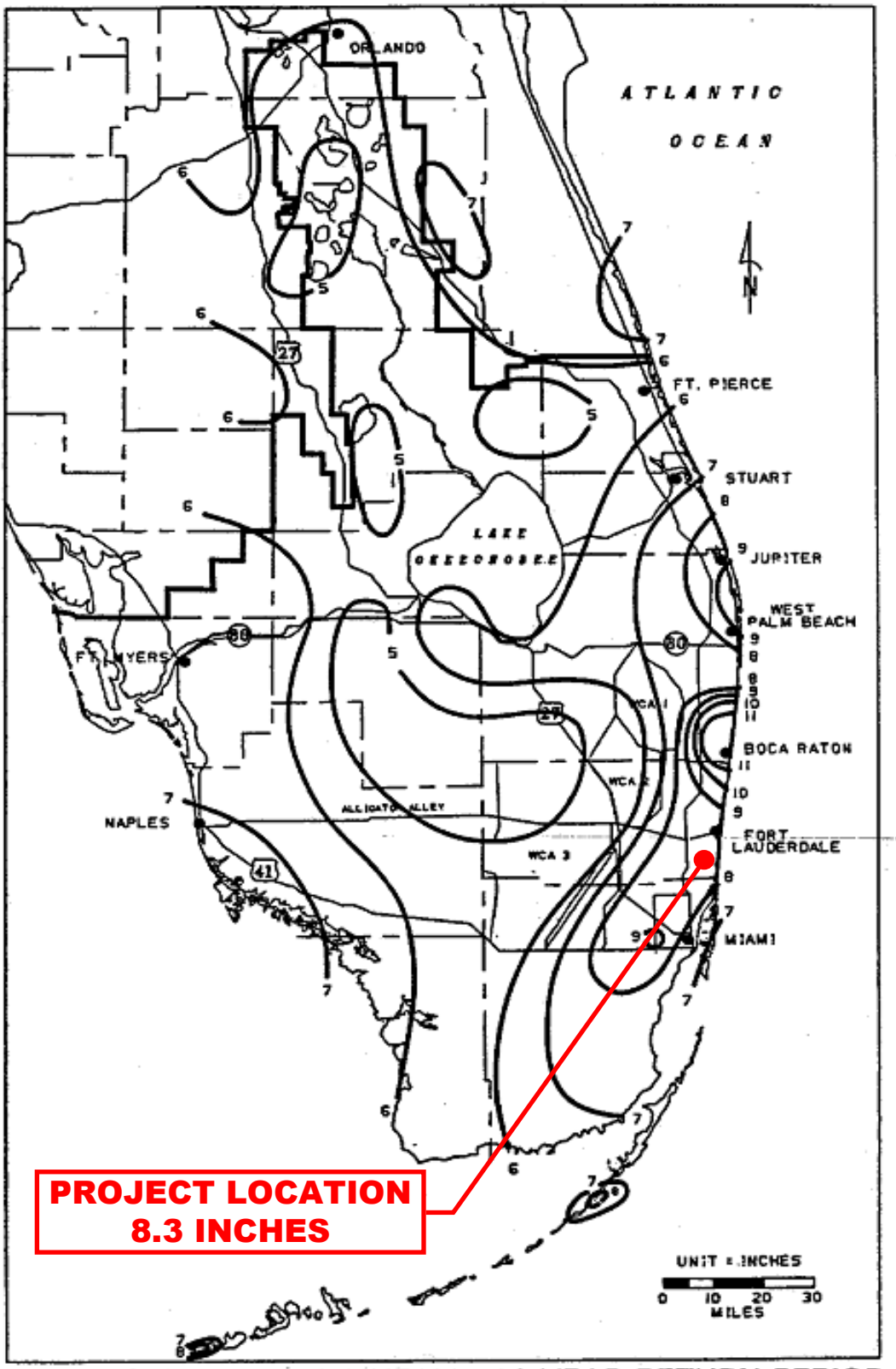


FIGURE C-4. 1-DAY RAINFALL: 10-YEAR RETURN PERIOD

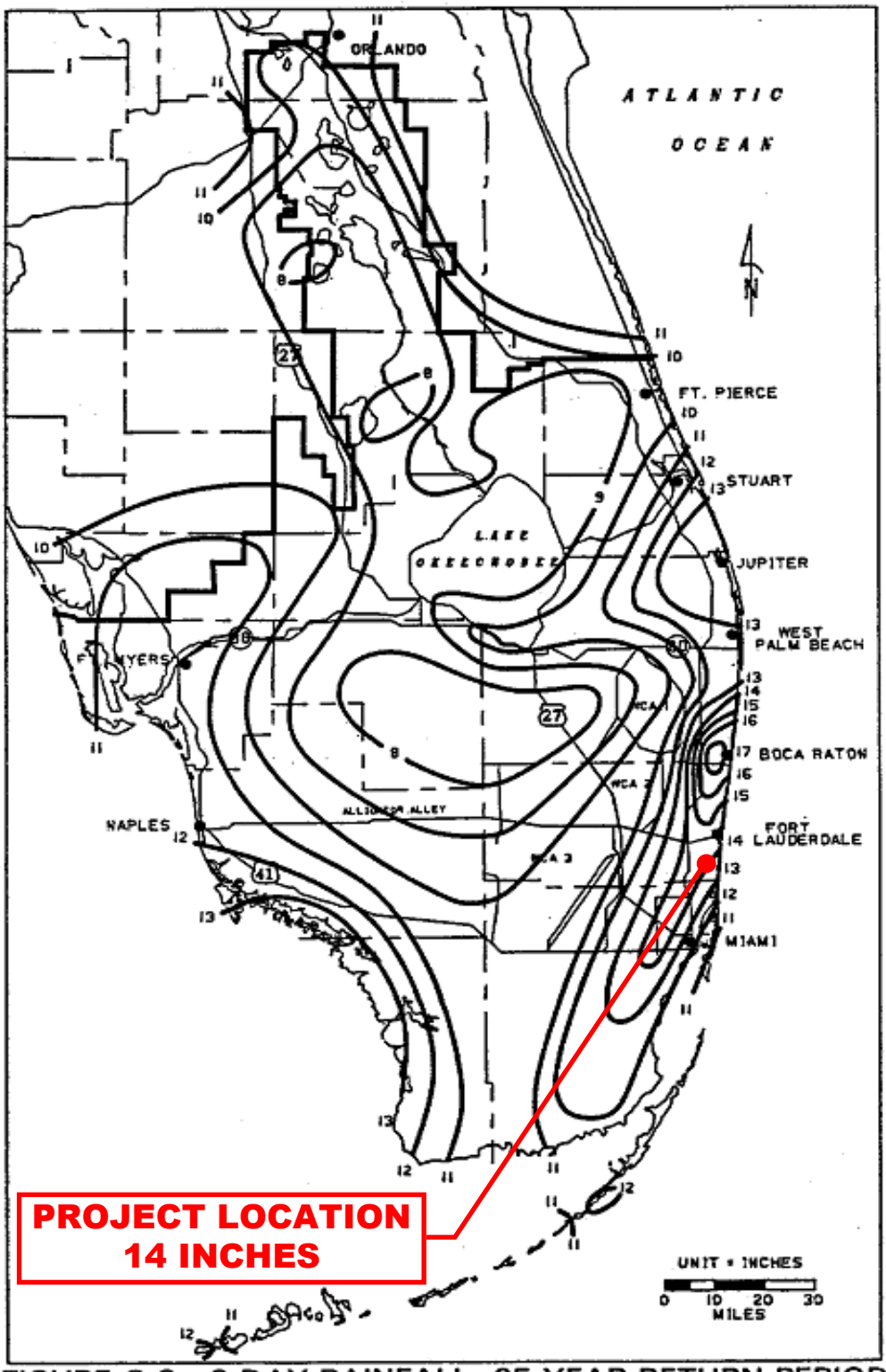


FIGURE C-8. 3-DAY RAINFALL: 25-YEAR RETURN PERIOD

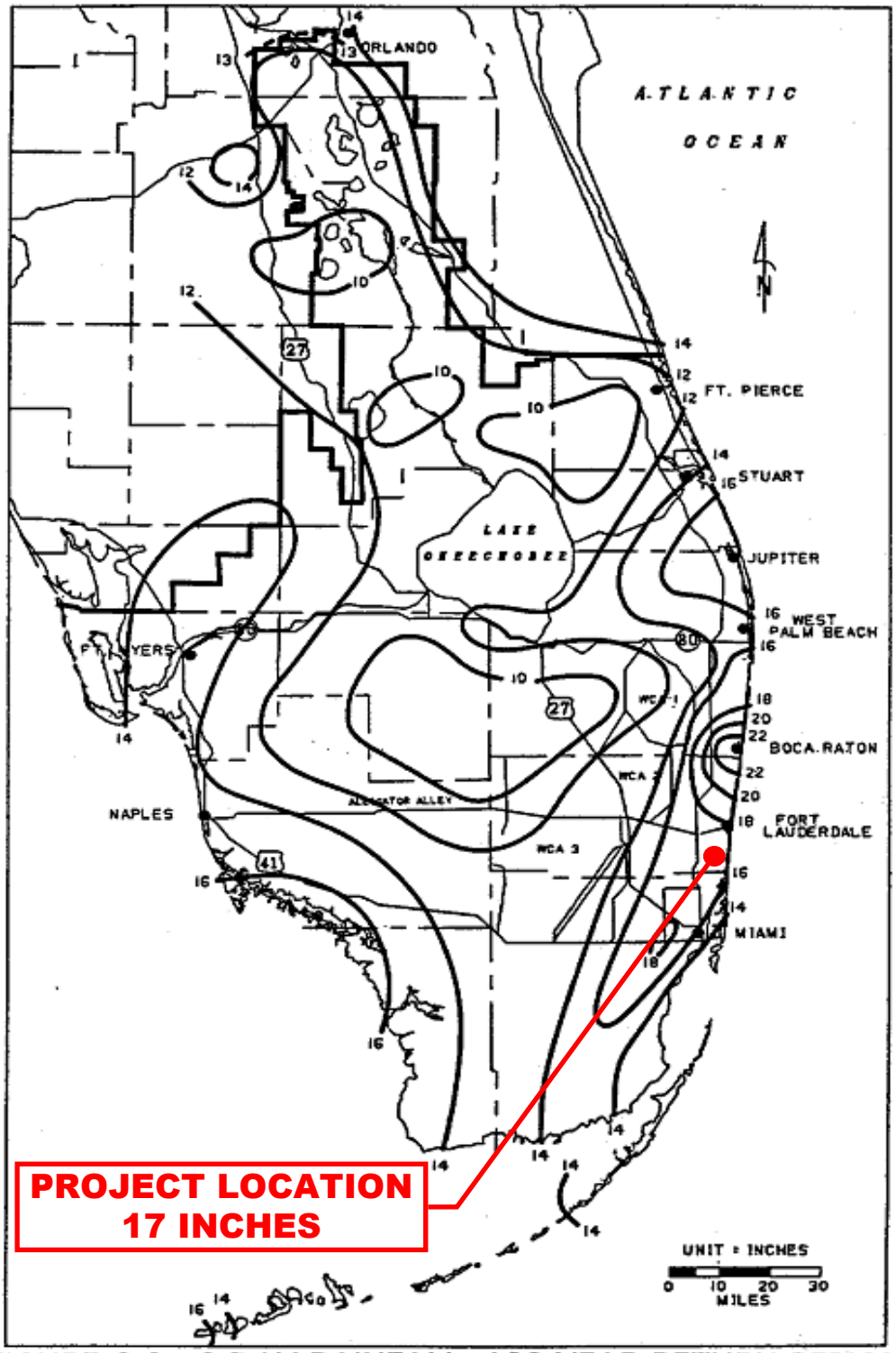
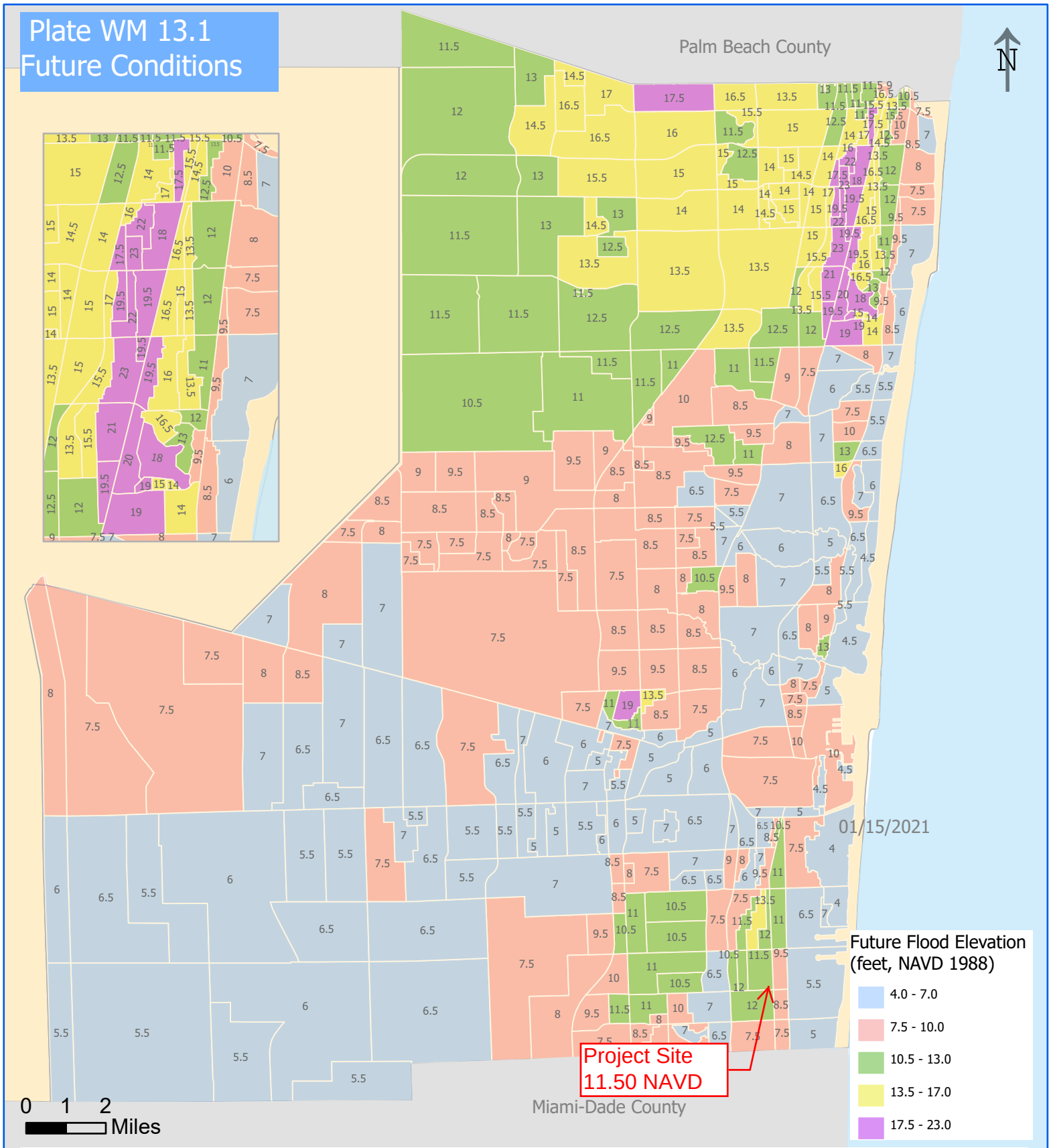


FIGURE C-9. 3-DAY RAINFALL: 100-YEAR RETURN PERIOD

Future Conditions 100-Year Flood Elevation Map

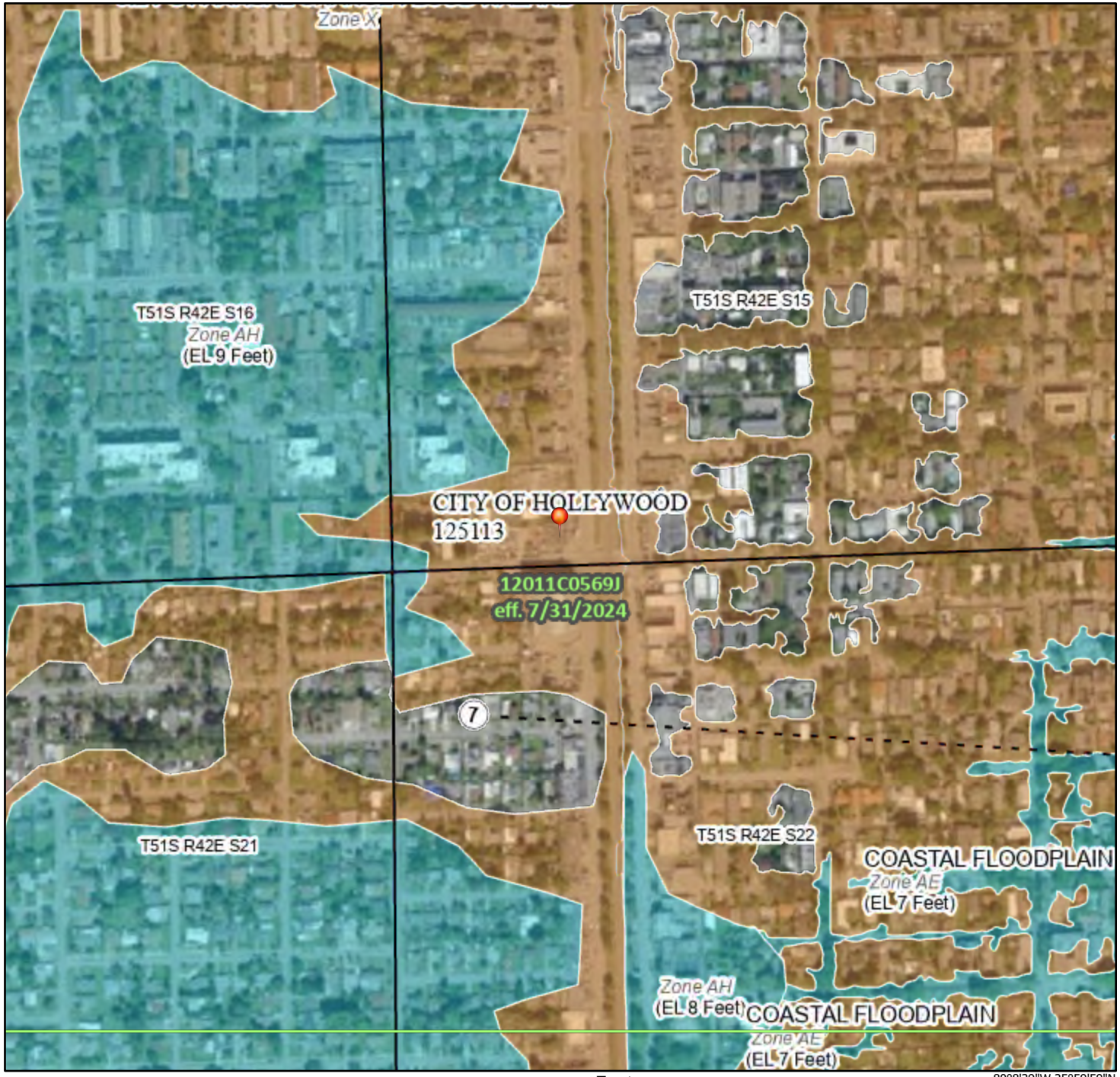


The Future Conditions 100-Year Flood Elevation Map is intended to advance the resiliency efforts in Broward County by setting the foundation to improve standards for flood protection. The flood elevation mapping results (representing a 1% annual chance during years 2060-2069) are intended to serve as the basis for establishing future finished floor elevations for new buildings and major redevelopments in the County. The map was developed through integrated hydrologic modeling of surface and groundwater, incorporating future land use changes, projected sea level rise, rainfall intensification, and seasonal high tide to predict future flood conditions.

National Flood Hazard Layer FIRMette

FEMA

80°9'16"W 26°0'31"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

80°8'39"W 25°59'59"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/21/2025 at 10:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

PARAMOUNT PLACE

826 S DIXIE HIGHWAY

HOLLYWOOD, BROWARD COUNTY, FLORIDA 33020

HOUSING TRUST GROUP

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

SHEET INDEX

LOCATION MAP

SCALE: 1" = 200'

SECTION 15 / TOWNSHIP 51 S / RANGE / 42 E

FOLIO: 5142-12-20-0060, 5142-16-20-0070, 5142-16-20-0081, 5142-16-20-0082, 5142-16-20-0080

LEGAL DESCRIPTION

LOTS 7,8,9,10,11 AND 12, OF "F.D. LONGMORE SUBDIVISION OF LOTS 1 AND 2, BLOCK M, HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 35,030 SQUARE FEET (0.804 ACRES), MORE OR LESS.

SITE DEVELOPMENT PLANS

HSQ GROUP, INC.

Engineers · Planners · Surveyors

4577 N Nob Hill Road, Suite 205

Sunrise, Florida 33351 · 954.440.6990

C26258 · LB7924

ENGINEER'S CERTIFICATION

THIS PLAN WAS PREPARED UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF COMPLIES WITH THE INTENT OF THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREET AND HIGHWAYS, AS ADOPTED BY THE STATE OF FLORIDA LEGISLATURE, CHAPTER 72-328 F.S.

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.

Engineers · Planners · Surveyors

C26258 · LB7924

PARAMOUNT PLACE

826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020

COVER SHEET

DATE:

DESIGNED BY:

DRAWN BY:

CHECKED BY:

KEVIN A. BETANCOURT LICENSE No 83361 STATE OF FLORIDA PROFESSIONAL ENGINEER

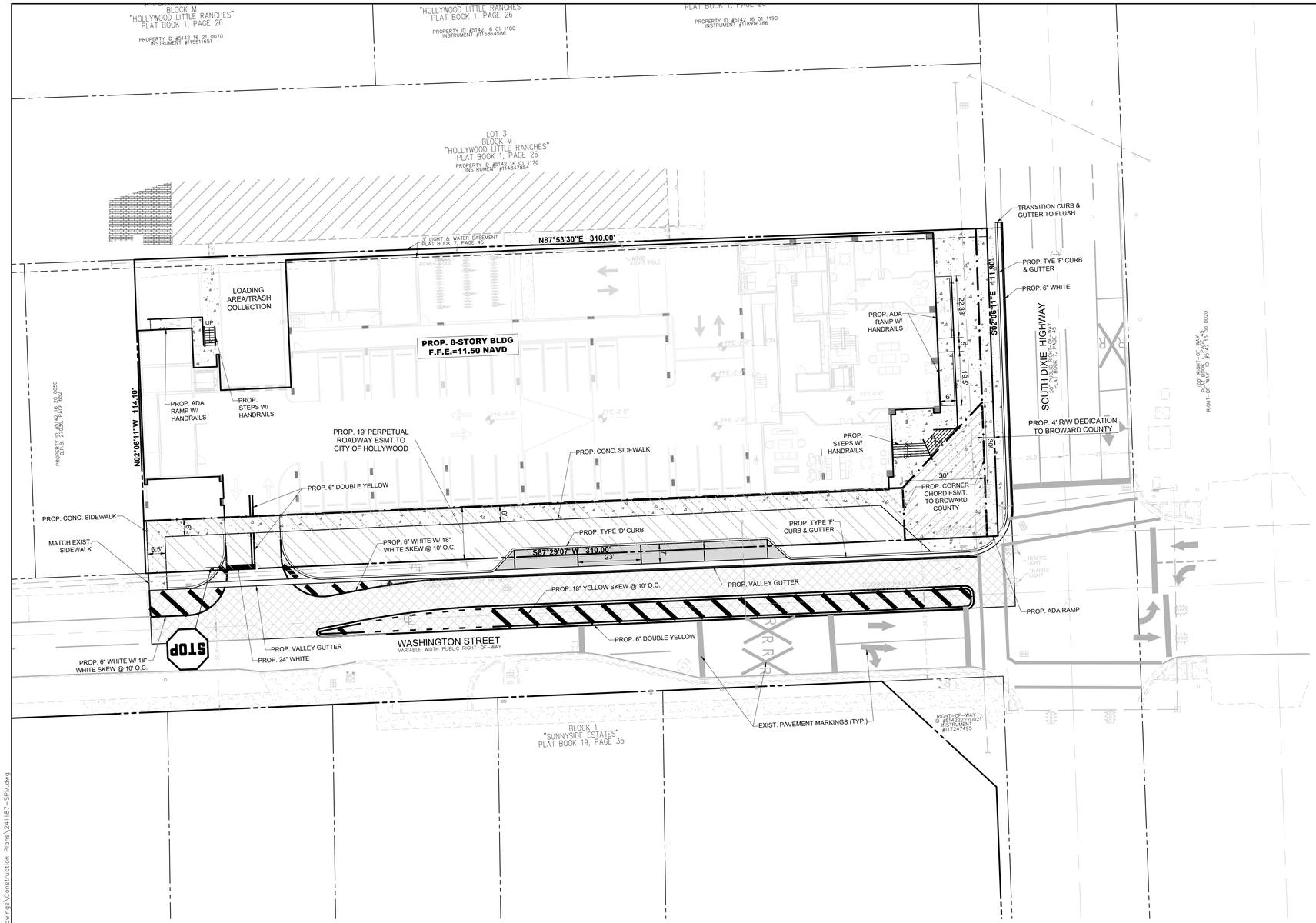
DATE: 2\28\25

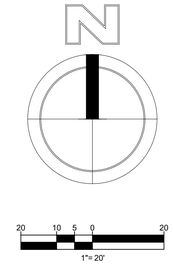
KEVIN A. BETANCOURT P.E.

FLORIDA REGISTRATION NO. – 83361

PROJECT: 2411-87

SHEET: CS-1





Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

DATUM NOTE:

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

SIGN LEGEND

STOP — R1-1 "STOP SIGN" (30" X 30")

PARKING BY DISABLED PERMIT ONLY — HANDICAP PARKING ONLY SIGN (SEE DETAIL)

W11-02 "PEDESTRIAN CROSSING" SIGN W/ W16-07PR ARROW

GENERAL TRAFFIC NOTES AND CONDITIONS:

1. ALL STOP BARS ARE TO BE INSTALLED 4' MIN. BEHIND ADJACENT TRAVEL LANES OR PEDSTRIAN CROSS WALKS.
2. ALL "STOP" SIGNS ARE TO BE COLUMN MOUNTED AT A HEIGHT OF 7'-0" MINIMUM.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PAVEMENT MARKINGS AND SIGNS AS SHOWN IN THE PLANS PER APPLICABLE BROWARD COUNTY TRAFFIC ENGINEERING DIVISION STANDARDS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING AND MATCHING EXISTING PAVEMENT MARKINGS AND REFLECTIVE PAVEMENT MARKERS WHERE REQUIRED.
5. SIGN ASSEMBLY LOCATIONS SHOWN IN THE PLANS WHICH ARE IN CONFLICT WITH STREET LIGHTING UTILITIES, DRIVEWAYS, PEDESTRIAN RAMPS, ETC. MAY BE ADJUSTED AS DIRECTED BY THE ENGINEER AND/OR INSPECTOR.
6. CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED RECONFIGURATION BY WATER JETTING METHOD OR APPROVED EQUAL.
7. ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
8. 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.

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
C26258 · LB7924

PARAMOUNT PLACE
826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020

SIGNAGE AND PAVEMENT MARKINGS PLAN

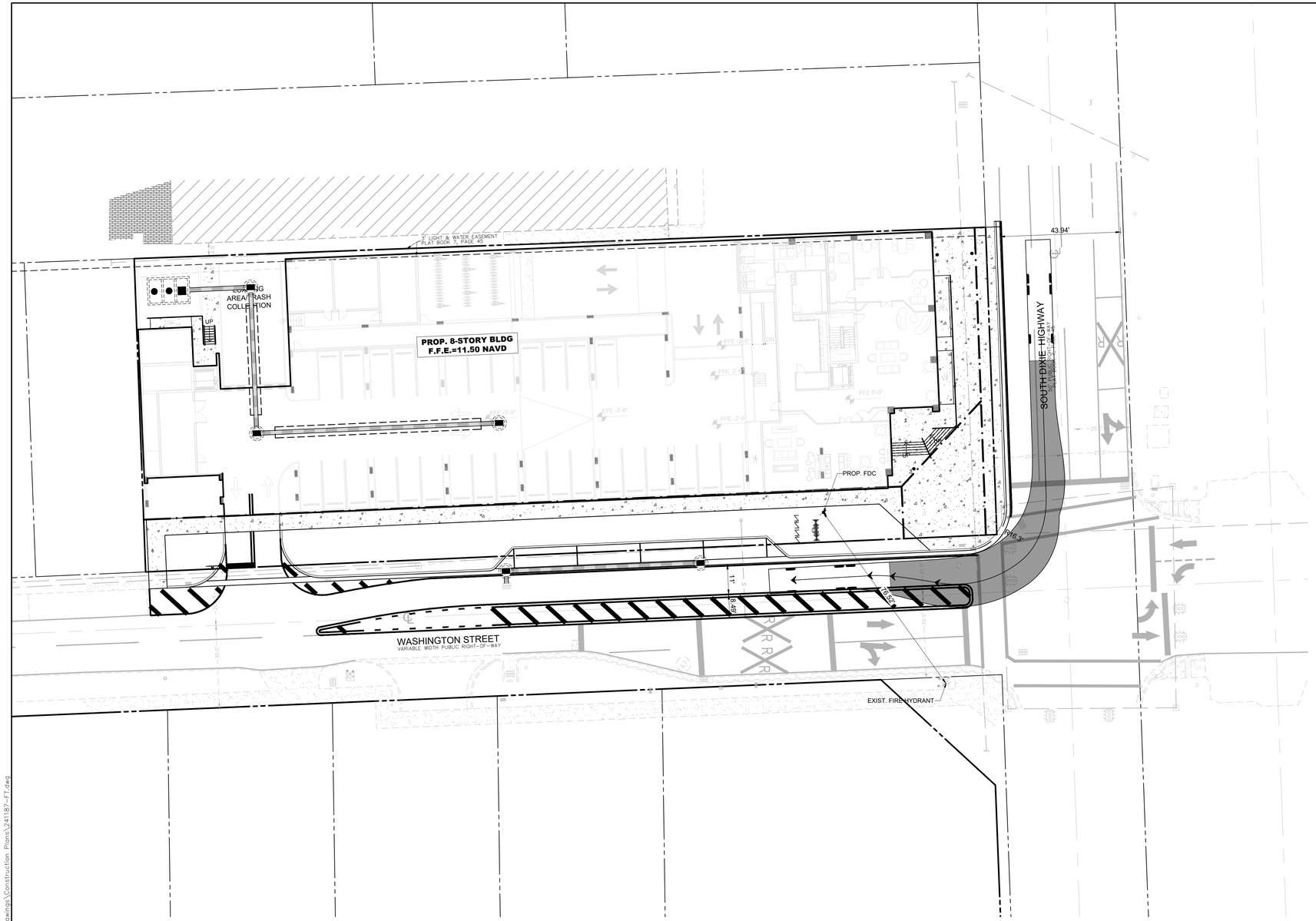
DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

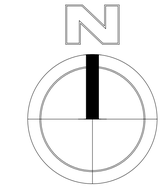
KEVIN A. BETANCOURT
LICENSE
No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 2\28\25
KEVIN A. BETANCOURT P.E
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2411-87

SHEET: SPM-1





20 10 5 0 20

1"= 20'

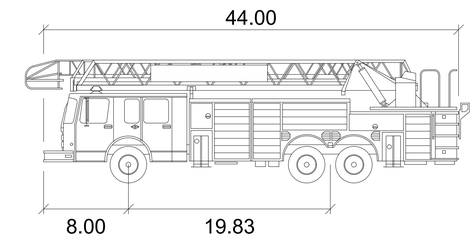
Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

DATUM NOTE:

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



Fire Truck

		feet
Width	:	9.00
Track	:	9.00
Lock to Lock Time	:	6.0
Steering Angle	:	31.8

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
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PARAMOUNT PLACE

826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020

FIRE ACCESS PLAN

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

KEVIN A. BETANCOURT
LICENSE
No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

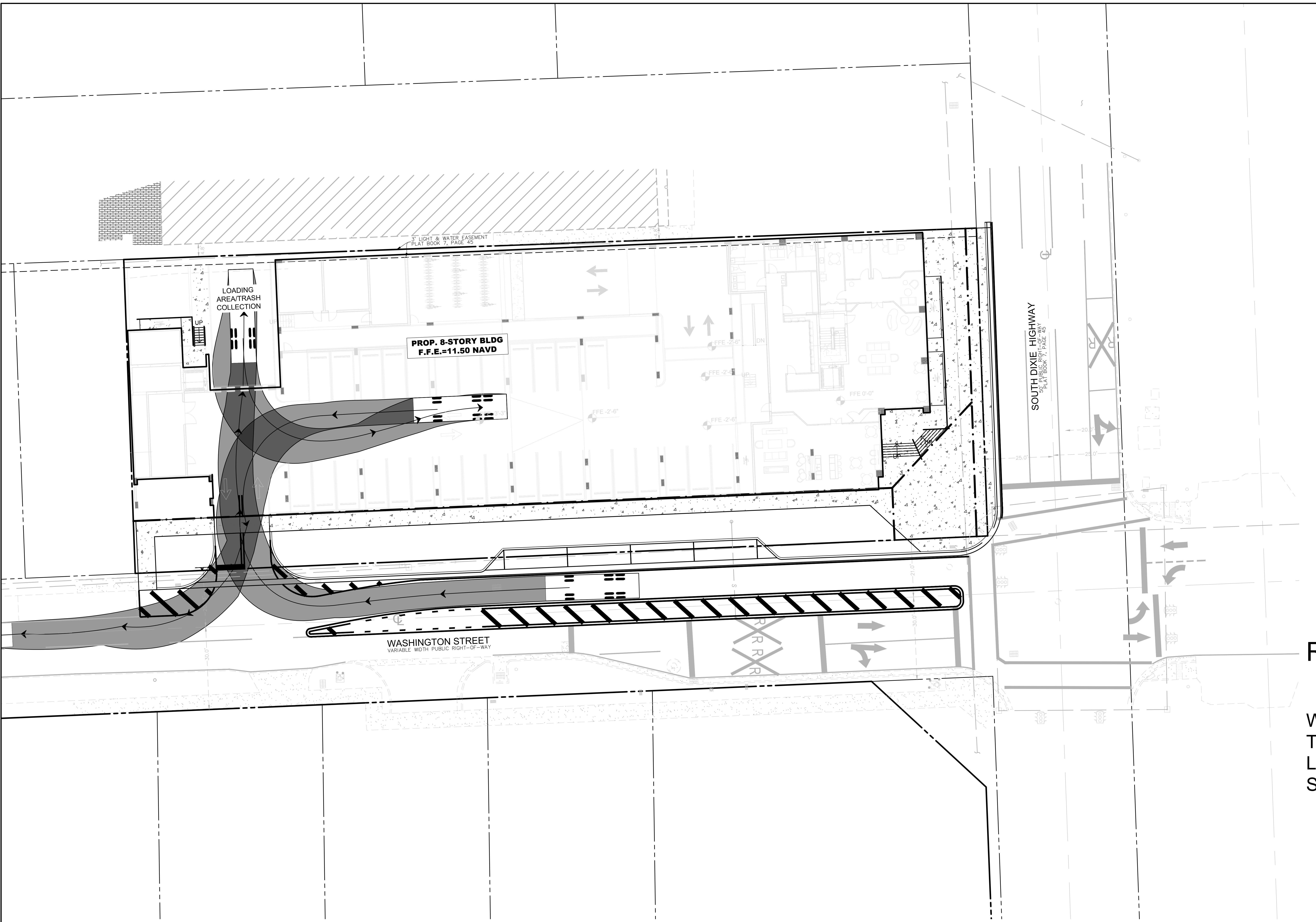
DATE: 2\28\25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

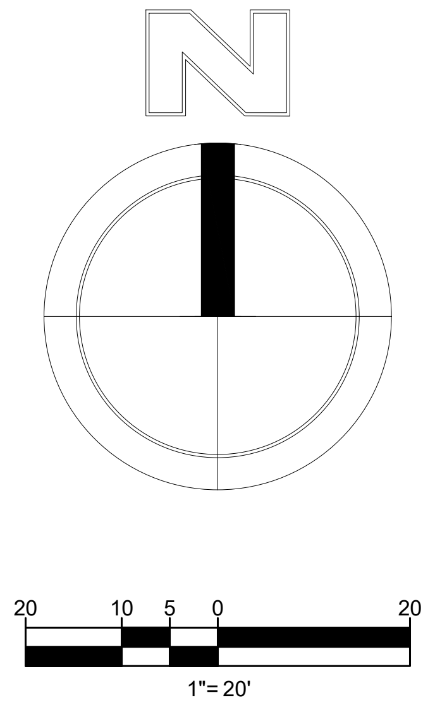
This item has been digitally signed and sealed by Kevin A. BETANCOURT P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the SHA authentication parameters may not be verified.

PROJECT: 2411-87

SHEET: FT-1

DATE: Feb 28, 2025 – 4:28pm W:\HSQ Broward\Civil Projects\2024\2411-87 Paramount Place\Drawings\Construction Plans\241187-FT.dwg





Sunshine811

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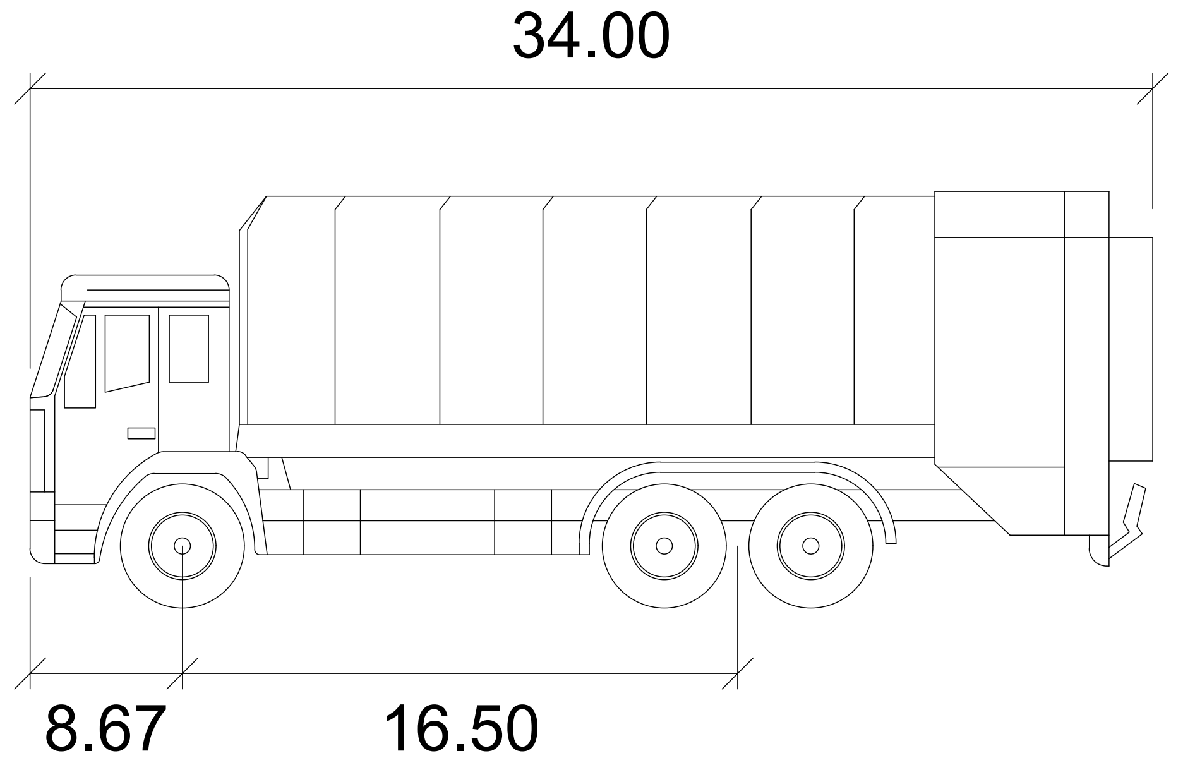
Check positive response codes before you dig!

DATUM NOTE:

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).



Refuse-Front Loader

	feet
Width	: 9.00
Track	: 9.00
Lock to Lock Time	: 6.0
Steering Angle	: 29.0

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
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PARAMOUNT PLACE
826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020

WASTE MANAGEMENT PLAN

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

KEVIN A. BETANCOURT
No 83361

DATE: 2\28\25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

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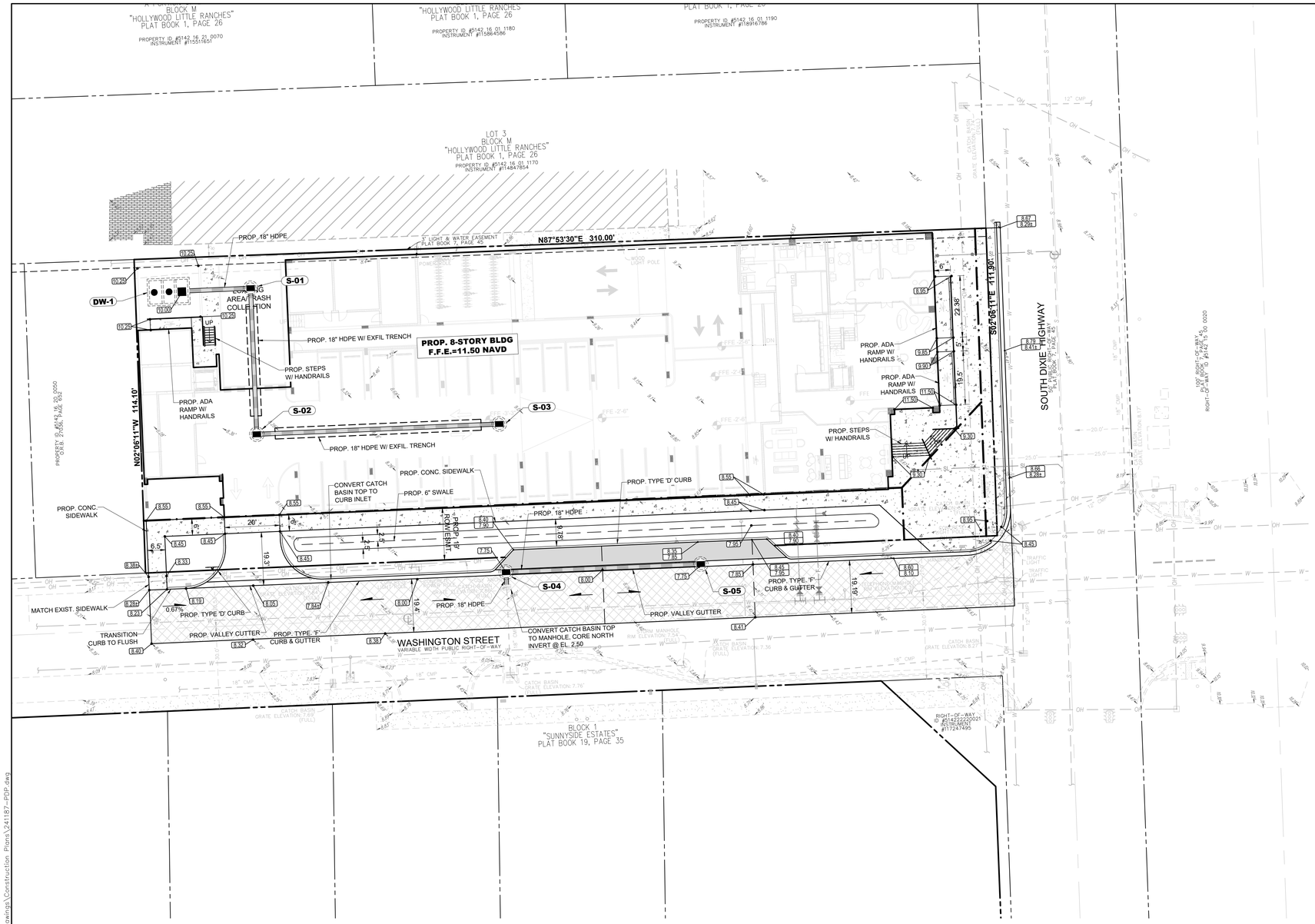
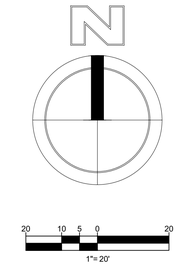
PROJECT: 2411-87

SHEET: WM-1

DATE: Feb 28, 2025 – 4:15pm W:\HSQ Broward\Civil Projects\2024\2411-87 Paramount Place\Drawings\Construction Plans\241187-WMP.dwg





Sunshine811

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Check positive response codes before you dig!

DATUM NOTE:

ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

DRAINAGE STRUCTURE SCHEDULE

S-01 TYPE "P" BOX (48" ROUND W/ U.S.F. 580 RING AND COVER)
R.E. :9.50
I.E.: 2.50 W
I.E.: 2.50 S

S-02 TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E. :8.25
I.E.: 2.50 N(P.R.B.)
I.E.: 2.50 E (P.R.B.)

S-03 TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E. :8.25
I.E.: 2.50 W(P.R.B.)

S-04 TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E. :7.75
I.E.: 2.50 S
I.E.: 2.50 E

S-05 TYPE "P" BOX (48" ROUND W/ U.S.F. 4700-6223 FRAME & GRATE)
R.E. :7.75
I.E.: 2.50 W

DW-1 PROPOSED DRAINAGE WELL (REFER TO DETAIL ON SHEET XXX FOR WELL SIZING)
R.E. :10.00
I.E.: 2.50 E
WEIR EL: SEE DETAIL

HATCH LEGEND

- PROPOSED ASPHALT PAVEMENT (SEE PD-5 FOR SECTION DETAILS)
- EXISTING CONCRETE TO REMAIN
- PROPOSED CONCRETE PAVEMENT (SEE PD-5 FOR SECTION DETAILS)
- PROPOSED MILL (1" THICK MIN.) AND OVERLAY ASPHALT

NO	DATE	BY	REVISIONS

HSQ GROUP, LLC.
Engineers · Planners · Surveyors
C26258 · LB7924

PARAMOUNT PLACE
826 S. DIXIE HIGHWAY, HOLLYWOOD, FL 33020

PAVING AND DRAINAGE PLAN

DATE:
DESIGNED BY:
DRAWN BY:
CHECKED BY:

KEVIN A. BETANCOURT
LICENSE
No 83361
STATE OF FLORIDA
PROFESSIONAL ENGINEER

DATE: 2\28\25
KEVIN A. BETANCOURT P.E.
FLORIDA REGISTRATION NO. – 83361

PROJECT: 2411-87

SHEET: PD-1

DATE: Feb 28, 2025 - 4:15pm W:\HSQ Broward\Civil Projects\2024\2411-87 Paramount Place\Drawings\Construction Plans\241187-PDP.dwg