

## PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



### APPLICATION TYPE (CHECK ONE):

- ☒ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development Board

Date of Application: 03/10/2020

Location Address: 1939 Funston Street

Lot(s): 5,6 Block(s): 6 Subdivision: HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B

Folio Number(s): 5142 22 10 0970

Zoning Classification: PS 1 Land Use Classification: 01

Existing Property Use: RESIDENTIAL Sq Ft/Number of Units: 1,249/1

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 all that apply and provide File Number(s) and Resolution(s): NO

- ☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board  
☐ City Commission ☐ Planning and Development

Explanation of Request: TAC PRELIMINARY SITE PLAN REVIEW

Number of units/rooms: 15 Sq Ft: 13,500

Value of Improvement: \$1,400,000 Estimated Date of Completion: 2022

Will Project be Phased? ( ) Yes (X) No If Phased, Estimated Completion of Each Phase

Name of Current Property Owner: 1939 FUNSTON LLC

Address of Property Owner: 17070 COLLINS AVE # 255, SUNY ISLES BEACH, FL, 33160

Telephone: (954) 907-3103 Fax: Email Address: 9073103@GMAIL.COM

Name of Consultant/ Representative/Tenant (circle one): ALEKSEJ BEREZNOJ

Address: 17070 COLLINS AVE # 255 Telephone: (954) 907-3103

Fax: Email Address: 9073103@GMAIL.COM

Date of Purchase: 02/20/2020 Is there an option to purchase the Property? Yes ( ) No ( )

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: \_\_\_\_\_

Address: \_\_\_\_\_

Email Address: \_\_\_\_\_

## PLANNING DIVISION



File No. (internal use only): \_\_\_\_\_

2600 Hollywood Boulevard Room 315  
Hollywood, FL 33022

# 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](http://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: 03/05/2020

PRINT NAME: ALEKSEJ BEREZNOJ

Date: 03/05/2020

Signature of Consultant/Representative: \_\_\_\_\_

Date: 03/05/2020

PRINT NAME: ALEKSEJ BEREZNOJ

Date: 03/05/2020

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 \_\_\_\_\_ to my property, which is hereby made by me or I am hereby authorizing \_\_\_\_\_ to be my legal representative before the \_\_\_\_\_ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Signature of Current Owner

\_\_\_\_\_  
Notary Public  
State of Florida

\_\_\_\_\_  
Print Name

My Commission Expires: \_\_\_\_\_ (Check One) \_\_\_\_\_ Personally known to me; OR \_\_\_\_\_ Produced Identification \_\_\_\_\_



PROFESSIONAL SURVEYORS, INC.

2243 ADAMS STREET, UNIT 2 HOLLYWOOD, FL 33020

PHONE (954) 241-3000 LICENSED BUSINESS# 7326

FILE: 20-10048  
REF: 20B-05-1939  
FOR: ALEKSEI  
FIELD DATE: 03-14-2020

PROPERTY ADDRESS: 1939 FUNSTON STREET  
HOLLYWOOD, FLORIDA. 33020

LEGAL DESCRIPTION:

LOTS 5 AND 6, BLOCK 6, OF "HOLLYWOOD SOUTH SIDE ADDITION NO. 2",  
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3,  
PAGE 17 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND & ABBREVIATIONS:

- A/C.....AIR CONDITIONER  
BM.....BENCHMARK  
(CP).....CALCULATED PER PLAT  
CNA.....CORNER NOT ACCESSIBLE  
CONC.....CONCRETE  
EOW.....EDGE OF WALK  
FC.....FENCE CORNER  
FDH.....FOUND DRILL HOLE  
FE.....FENCE ENDS  
F.F.....FINISHED FLOOR  
FIP/FIR.....FOUND IRON PIPE/ROD  
FN.....FOUND NAIL  
FN&D.....FOUND NAIL AND DISC  
FPKN.....FOUND PARKER KALON NAIL  
ID.....IDENTIFICATION  
(M).....MEASURED  
N#.....ADDRESS NUMBER  
(P).....PER PLAT  
PB.....PLAT BOOK  
PG.....PAGE  
P.I.....POINT OF INTERSECTION  
(R).....RECORDED  
R/W.....RIGHT-OF-WAY  
SIR.....SET 1/2" IRON ROD  
SND.....SET NAIL AND DISC  
(TYP).....TYPICAL  
±.....MORE OR LESS
- ASPHALT PAVING  
MASONRY OR CONCRETE BLOCK WALL  
CONCRETE  
OVERHANG(O/H) OR ROOF  
OVERHEAD CABLES(OH)  
WOOD FENCE (WF)  
CATCH BASIN (CB)  
SEWER MANHOLE  
UTILITY POLE (UP)  
LIGHT POLE (LP)  
WATER METER (WM)  
UTILITY ANCHOR  
OFFSET  
CENTER LINE  
PROPERTY LINE  
SEWER CLEANOUT  
GAS METER  
ELECTRIC METER (EM)  
PLANTER OR PLANTED  
WELL  
AIR CONDITIONER  
WATER VALVE RISER  
BOUNDARY CORNER  
ELEVATION  
POINT OF ELEVATION  
POINT  
INDICATES DIMENSION IS NOT TO SCALE  
IRRIGATION PUMP

CERTIFICATION:

TO: 1939 FUNSTON LLC, A FLORIDA LIMITED LIABILITY COMPANY:

THIS IS TO CERTIFY THAT THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN  
ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND  
TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,  
2, 3, 4, 5, 7a, 7b1, 7b2, 8, 9, 11, 13, 14 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON  
MARCH 14th, 2020.

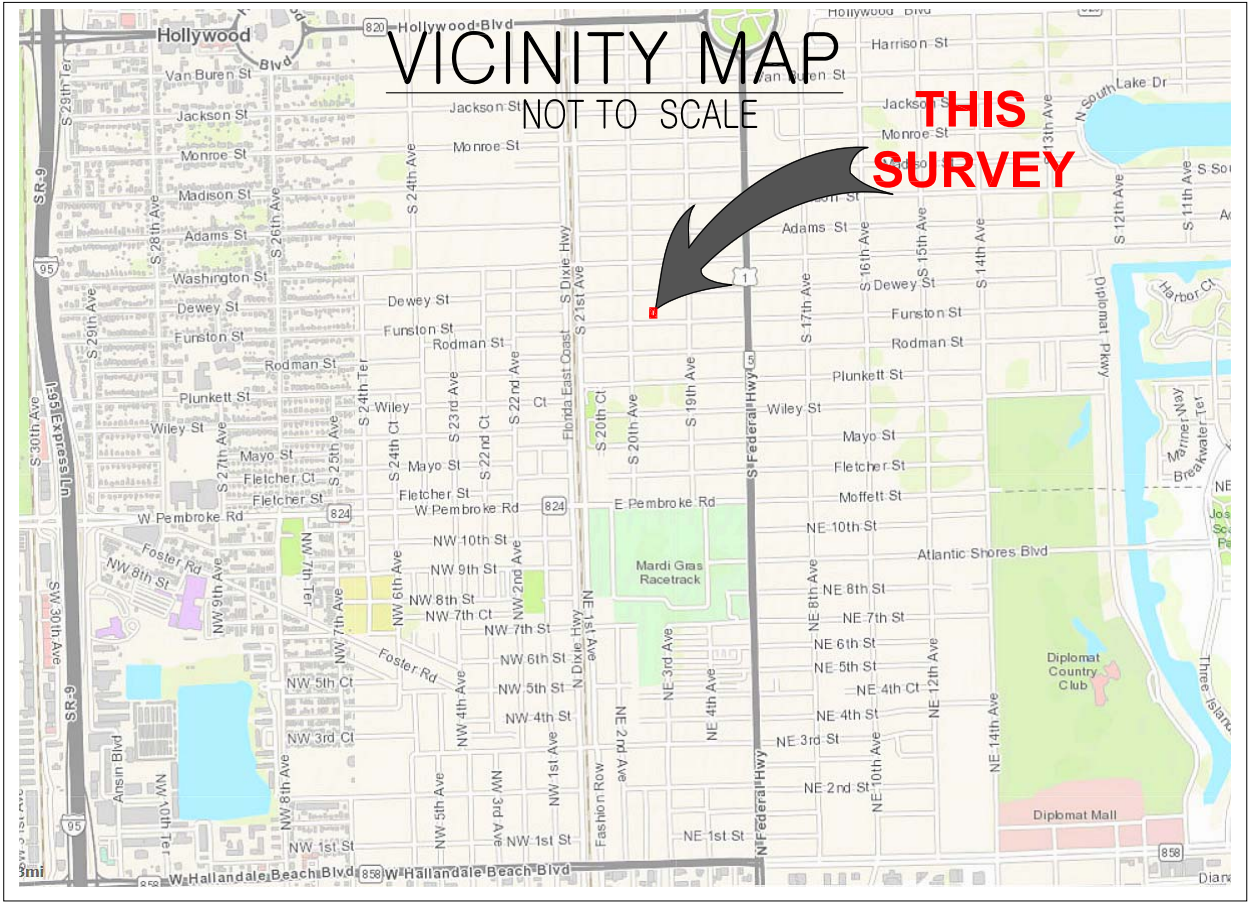
DATE OF MAP: MARCH 16th, 2020

K.F. Kuhn

K.F. KUHN

PROFESSIONAL SURVEYOR & MAPPER No. 5953  
STATE OF FLORIDA

NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER



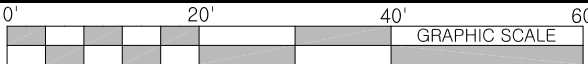
S. 20th AVENUE  
SECOND AVENUE(P)

FIP 1"  
AT P.I.  
NO ID  
(03/14/2020)

168.48 (P)  
168.50 (M)

NOTE: THERE ARE NO CURB-CUTS OR DRIVEWAYS  
WITHIN 100' E. OR W. OF THIS PARCEL IN THE NORTH 1/2  
OF THIS R/W EXCEPT AS OTHERWISE SHOWN.

ALTA/NSPS LAND TITLE SURVEY

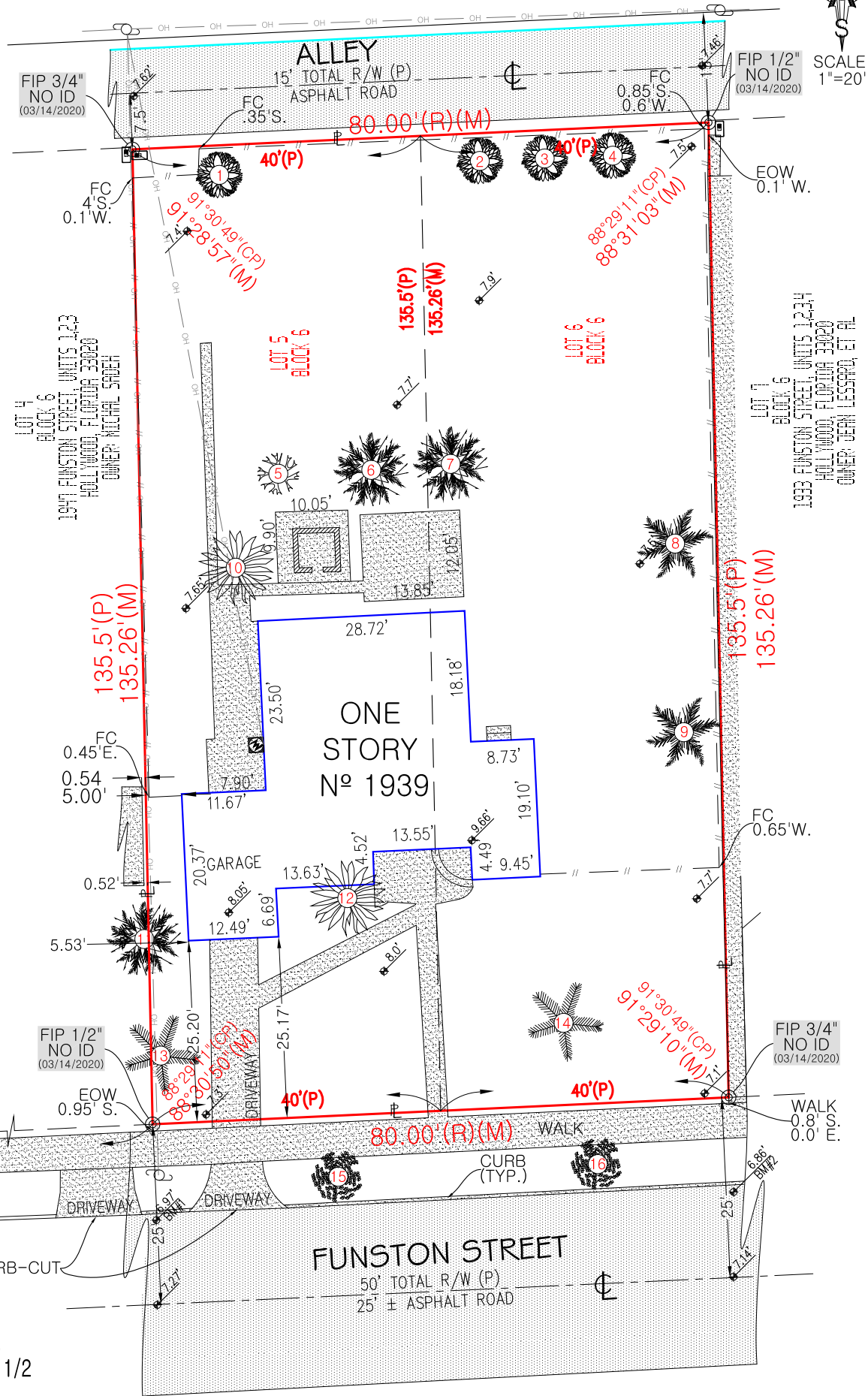


SHEET 1 OF 2

THIS SURVEY IS NOT VALID WITHOUT ALL SHEETS.



SCALE  
1"=20'





THIS SURVEY IS BASED ON THE OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT(O&E) PROVIDED BY CLIENT: 1939 FUNSTON LLC, A FLORIDA LIMITED LIABILITY COMPANY. SAID O&E REPORT WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AND/OR SHUTTS & BOWEN LLP, DATED MARCH 12th, 2020 AND, ACCORDING TO SAID REPORT, IS BASED ON A SEARCH PERIOD FROM DECEMBER 3rd, 1923 TO MARCH 9th, 2020. AGENT FILE No.: 51677.0001 AND   File No: 20035327.

• THIS SITE LIES IN SECTION 22, TOWNSHIP 51 SOUTH, RANGE 42 EAST, IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

• UNLESS OTHERWISE NOTED HEREON,   ALL DOCUMENTS RELIED UPON FOR THIS SURVEY ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

• THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS OR OTHER RECORDED OR UNRECORDED, ENCUMBRANCES NOT SHOWN ON THE PLAT AND THE SAME, IF ANY, MAY NOT BE SHOWN ON THIS SKETCH.

• ALL HORIZONTAL CONTROL MEASUREMENTS ARE WITHIN A PRECISION OF 1:10,000 FEET.

• ROOF OVERHANGS WERE NOT LOCATED UNLESS OTHERWISE SHOWN.

• THE PARCEL ID IS PER BCPA.NET(BROWARD COUNTY PROPERTY APPRAISER'S WEBSITE) PROPERTY APPRAISER'S PARCEL ID: 5142 22 10 0970

SQUARE FEET:  
• GROSS PARCEL: 10817.18 ± SQUARE FEET / 0.248 ± ACRES  
• BUILDING (EXTERIOR FOOTPRINT): 1419.18 ± SQUARE FEET  
• CONCRETE IMPROVEMENTS: 947.46 ± SQUARE FEET  
• NET(GROSS LESS BUILDING): 9398.00 ± SQUARE FEET  
• NET(GROSS LESS BUILDING AND CONCRETE): 8450.54 ± SQUARE FEET

FLOOD ZONE INFORMATION:  
• FLOOD ZONE:   X'  
• COMMUNITY NAME AND NUMBER: CITY OF HOLLYWOOD 125113  
• MAP/PANEL NUMBER: 12011C0569 H   -- EFFECTIVE DATE: 08/18/2014  
INFORMATION OBTAINED FOR FLOOD ZONE DESIGNATION IS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FEDERAL INSURANCE RATE MAPS, FEMA's NATIONAL FLOOD INSURANCE PROGRAM(NFIP), UNDER THE UNITED STATES DEPARTMENT OF HOMELAND SECURITY(DHS).

• THIS ENTIRE DOCUMENT CONTAINS PROPRIETARY INFORMATION, IS COPYRIGHTED, AND IS NOT WARRANTED BY PROFESSIONAL SURVEYORS, INC. OR THE SIGNING SURVEYOR IF COPIED BY OTHERS.

• UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS, UTILITIES OR OTHER UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.

• FOR ILLUSTRATIVE PURPOSES, SOME SYMBOLS IN LEGEND THAT APPEAR IN SKETCH MAY NOT BE DRAWN TO SCALE. USE CENTER OF SYMBOLS TO DETERMINE LOCATION,

• WALL TIES ARE TO THE FACE OF THE WALL AND FENCE TIES ARE TO THE CENTERLINE OF THE FENCE POSTS.  
• THE OWNERSHIP OF FENCES, IF ANY, IS NOT DETERMINED BY THIS SKETCH.  
• BASIS OF BEARINGS, IF ANY, ARE ASSUMED PER PLAT AND/OR LEGAL DESCRIPTION.

\* THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE PURPOSE FOR USE AS AN AID IN APPROVAL BY THE CITY OF HOLLYWOOD FOR THE DESIGN ON THE HEREON DESCRIBED PROPERTY. NO ADDITIONAL WARRANTIES ARE HEREBY EXTENDED AND THIS SKETCH MAY NOT BE USED FOR ANY OTHER PURPOSE WITHOUT THE EXPRESS WRITTEN CONSENT OF PROFESSIONAL SURVEYORS, INC.

SEE SHEET 1 OF 2 FOR SIGNATURE  
AND ORIGINAL SEAL FOR THIS SURVEY.

NOT A VALID SURVEY WITHOUT THE SIGNATURE AND ORIGINAL  
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

THIS ENTIRE DOCUMENT CONTAINS PROPRIETARY INFORMATION, IS COPYRIGHTED, AND IS NOT  
WARRANTED BY PROFESSIONAL SURVEYORS, INC. OR THE SIGNING SURVEYOR WHEN COPIED BY  
OTHERS.

ELEVATION NOTES:  
ELEVATIONS HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.  
ABBREVIATIONS RELATED TO VERTICAL CONTROL:  
(NGVD'29).....NATIONAL GEODETIC VERTICAL DATUM OF 1929.  
(NAVD'88).....NORTH AMERICAN VERTICAL DATUM OF 1988.  
BM.....BENCHMARK

\*ORIGINATING BENCHMARK:   BENCHMARK Nº: 1896  
DESCRIPTION: A C&GS DISC, ABOUT 0.1 MILE SOUTH ALONG THE FLA. EAST COAST RAILWAY FROM THE STATION AT FT. LAUD- DALE, 0.35 MILE NORTH OF MILEPOST 349, 223' SOUTH-WEST OF THE SOUTHWEST CORNER OF THE STATION, 24' SOUTHEAST CORNER OF AN OUTSIDE WAITING ROOM, 25.5 FEET EAST OF THE EAST RAIL OF THE NORTHBOUND TRACK 5' SOUTH OF THE EXTENDED CENTERLINE OF POLK STREET 6 1/2' WEST OF THE WEST CURB OF NORTH 21 AVENUE, 1' BELOW THE LEVEL OF THE TRACK AND SET IN THE TO OF A CONCRETE POST FLUSH WITH THE GROUND.  
ELEVATION:   10.932'(NGVD'29)   \*\*ELEVATION:   9.327'(NAVD'88)

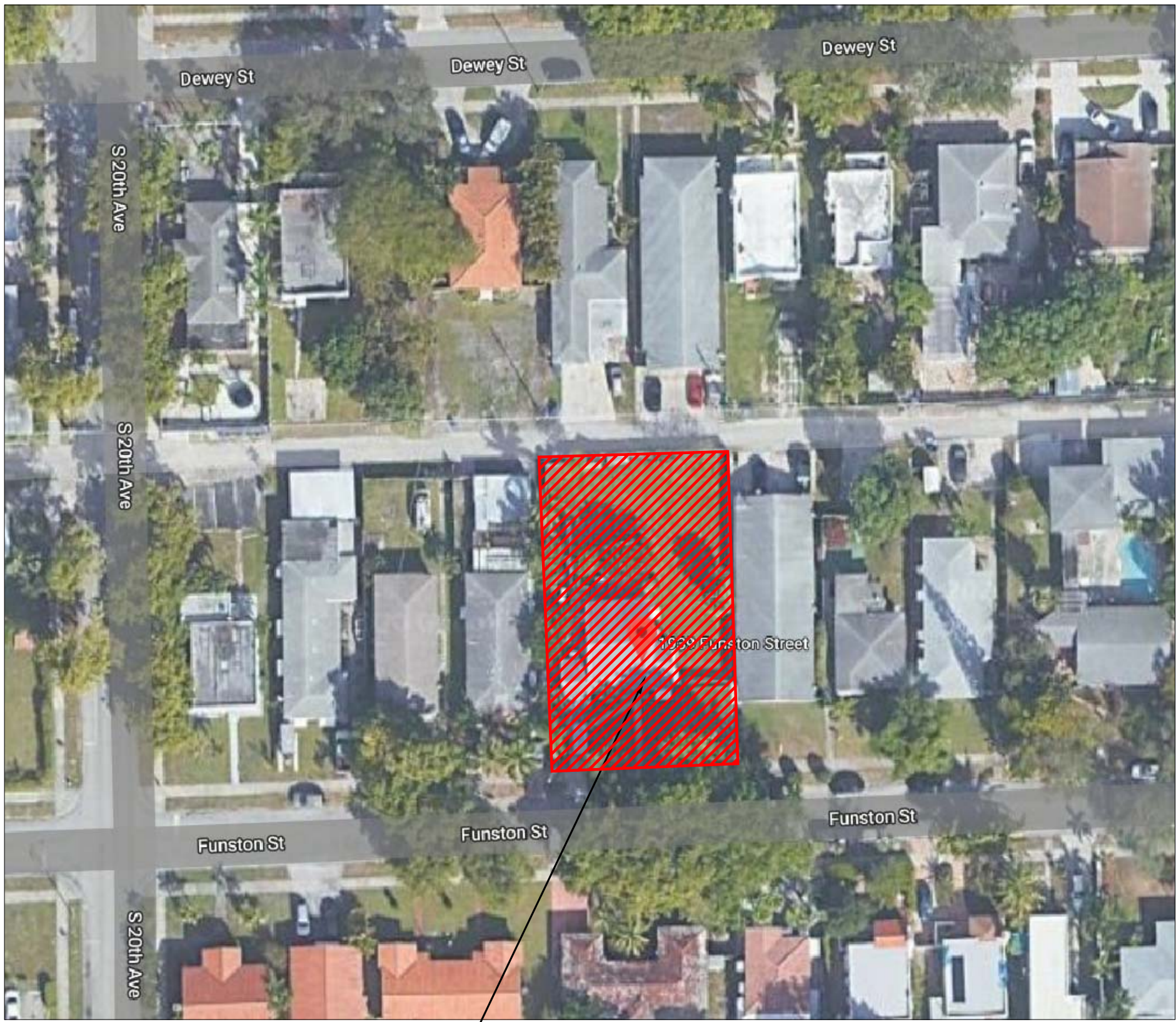
SITE BENCHMARKS:  
NAME: BM#1  
DESCRIPTION: CUT NAIL 1'± S. OF N. CURB IN ASPHALT ROAD, IN LINE WITH WESTERLY PROPERTY LINE.  
ELEVATION: 6.97' (NAVD'88)  
NAME: BM#2   DESCRIPTION: CUT NAIL 1'± S. OF N. CURB IN ASPHALT ROAD, IN LINE WITH EASTERLY PROPERTY LINE.  
ELEVATION: 6.86' (NAVD'88)

\*   ORIGATION AND ORDER OF BENCHMARK IS BASED ON BROWARD COUNTY HIGHWAY  
CONSTRUCTION AND ENGINEERING DIVISION  
\*\* CONVERSION FROM (NGVD'29) TO (NA.V.D.1988) IS -1.605'. ORTHOMETRIC HEIGHT CONVERSION FROM (NGVD'29) TO (NAVD'88) IS PER VERTCON AT NATIONAL GEODETIC SURVEY – NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION.

TREE DETAIL					
D.B.H.=DIAMTER AT BREAST HEIGHT CANOPY IS DEFINED AS FURTHEST DISTANCE FROM THE CENTER OF THE D.B.H OF TREE.					
#	TREE TYPE	D.B.H.	HEIGHT	CANOPY	CONDITION
1	TYPE:FICUS TREE	1.10'	19.0'	5.0'	GOOD
2	TYPE:FICUS TREE	0.70'	11.0'	2.0'	FAIR
3	TYPE:FICUS TREE	0.80'	12.0'	5.0'	FAIR
4	TYPE:FICUS TREE	0.91'	14.0'	8.0'	FAIR
5	TYPE:MANGO TREE	0.85'	17.0'	6.0'	GOOD
6	TYPE:ARECA PALM CLUSTER	1.60'	14.0'	5.0'	GOOD
7	TYPE:ARECA PALM CLUSTER	1.30'	10.0'	4.0'	GOOD
8	TYPE:SABAL PALM	1.30'	13.0'	4.0'	GOOD
9	TYPE:SABAL PALM	1.65'	19.0'	5.0'	GOOD
10	TYPE:CHRISTMAS PALM	0.44'	7.0'	3.0'	GOOD
11	TYPE:ARECA PALM CLUSTER	1.40'	14.6'	6.0'	GOOD
12	TYPE:CHRISTMAS PALM CLUSTER OF 3	0.90'	4.0'	9.5'	GOOD
13	TYPE:QUEEN PALM	0.77'	23.0'	5.0'	GOOD
14	TYPE:QUEEN PALM	0.83'	21.0'	4.0'	GOOD
15	TYPE:BLACK OLIVE TREE	0.92'	34.0'	10.0'	GOOD
16	TYPE:BLACK OLIVE TREE	1.42'	41.0'	14.0'	GOOD

COMMON-SCIENTIFIC  
ARECA PALM-DYPSIS LUTESCENS  
BLACK OLIVE TREE-BUCIDA BUCERAS  
CHRISTMAS PALM-ADONIDIA MERRILLII  
FICUS TREE-FICUS BENJAMINA  
MANGO TREE-MANGIFERA INDICA  
SABAL PALM-SABAL PALMETTO  
QUEEN PALM-SYAGRUS ROMANZOFFIANA





LOCATION OF THE SITE

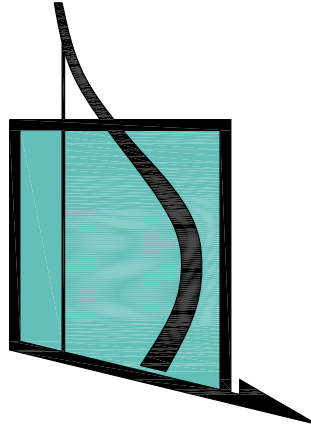
# PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST, HOLLYWOOD,FL 33020

LEGAL DESCRIPTION:  
HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B LOT 5,6 BLK 6  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:  
1939 FUNSTON ST, HOLLYWOOD, FL 33020

- INDEX OF DRAWINGS:
- T-1 COVER SHEET
  - L-1 LANDSCAPE PLAN
  - A-1.0 SITE PLAN
  - A-1.1 2ND FLOOR PLAN
  - A-1.2 3RD FLOOR PLAN
  - A-1.3 4TH FLOOR PLAN
  - A-1.3 SOUTH ELEVATION
  - A-1.4 WEST ELEVATION
  - A-1.5 NORTH ELEVATION
  - A-1.7 EAST ELEVATION
  - A-1.8 RENDERING
  - A-1.9 RENDERING
  - A-1.10 RENDERING



VINCI  
ENGINEERS

K-2 design, Inc  
17070 Collins Ave #255  
Sunny Isles, FL 33160  
Phone: 786.607.3797  
Fax: 954.212.0164  
contact@vinciengineers.com  
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

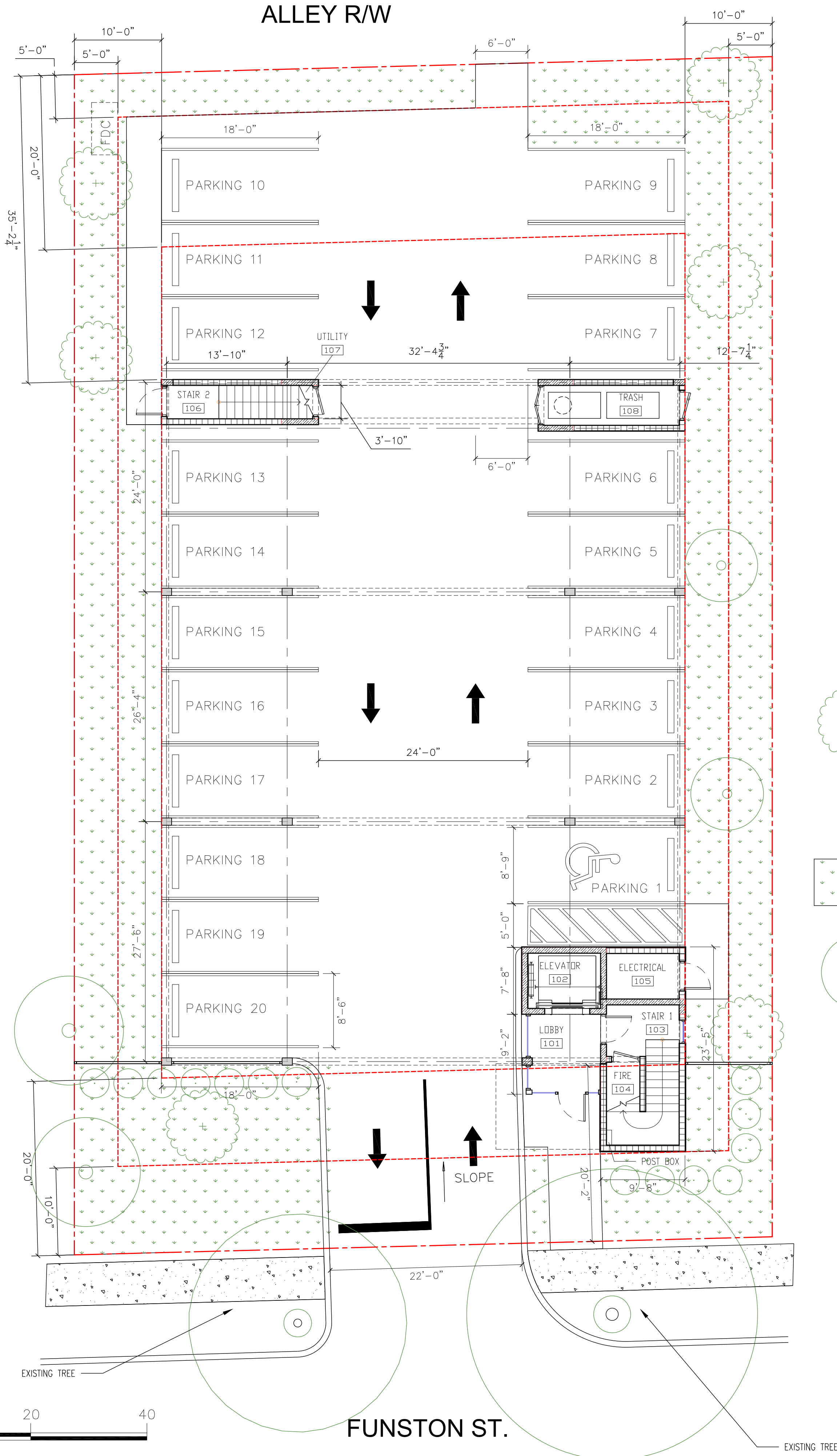
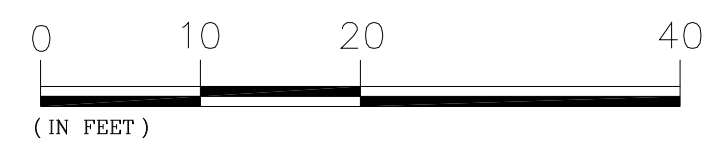
REVISIONS:	

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	03/16/2020





**LEGAL DESCRIPTION:**  
HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B LOT 5,6 BLK 6  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PROPERTY ADDRESS:**  
1939 FUNSTON ST, HOLLYWOOD, FL 33020

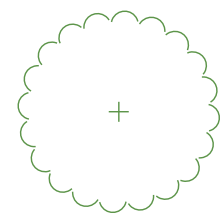
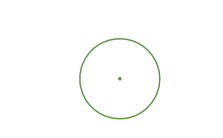
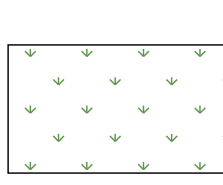
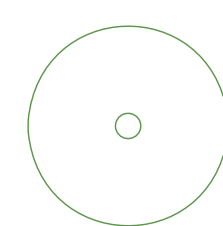
**FEMA ZONE:** X  
**CITY ZONE:** PS-1 (Parkside Low Intensity Multifamily District)

**SITE DATA:**

DESCRIPTION	AREA
SITE AREA:	10,828 FT

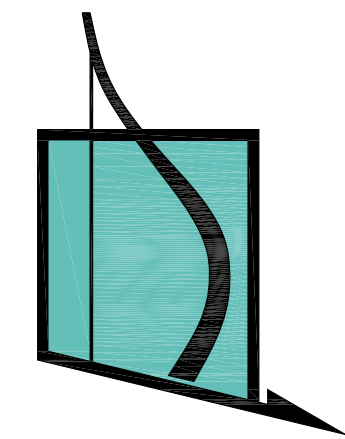
**GREEN SPACE:**

PROVIDED	REQUIRED
3,139 SQ FT	2,166 SQ FT (20%)

-  - NEW TREE
-  - NEW SHRUBS
-  - NEW GRASS
-  - EXISTING TREE

## LANDSCAPE PLAN

SCALE 1/8" = 1'



VINCI  
ENGINEERS

K-2 design, Inc  
17070 Collins Ave #255  
Sunny Isles, FL 33160  
Phone: 786.607.3797  
Fax: 954.212.0164  
contact@vinciengineers.com  
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

**REVISIONS:**


SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	03/16/2020

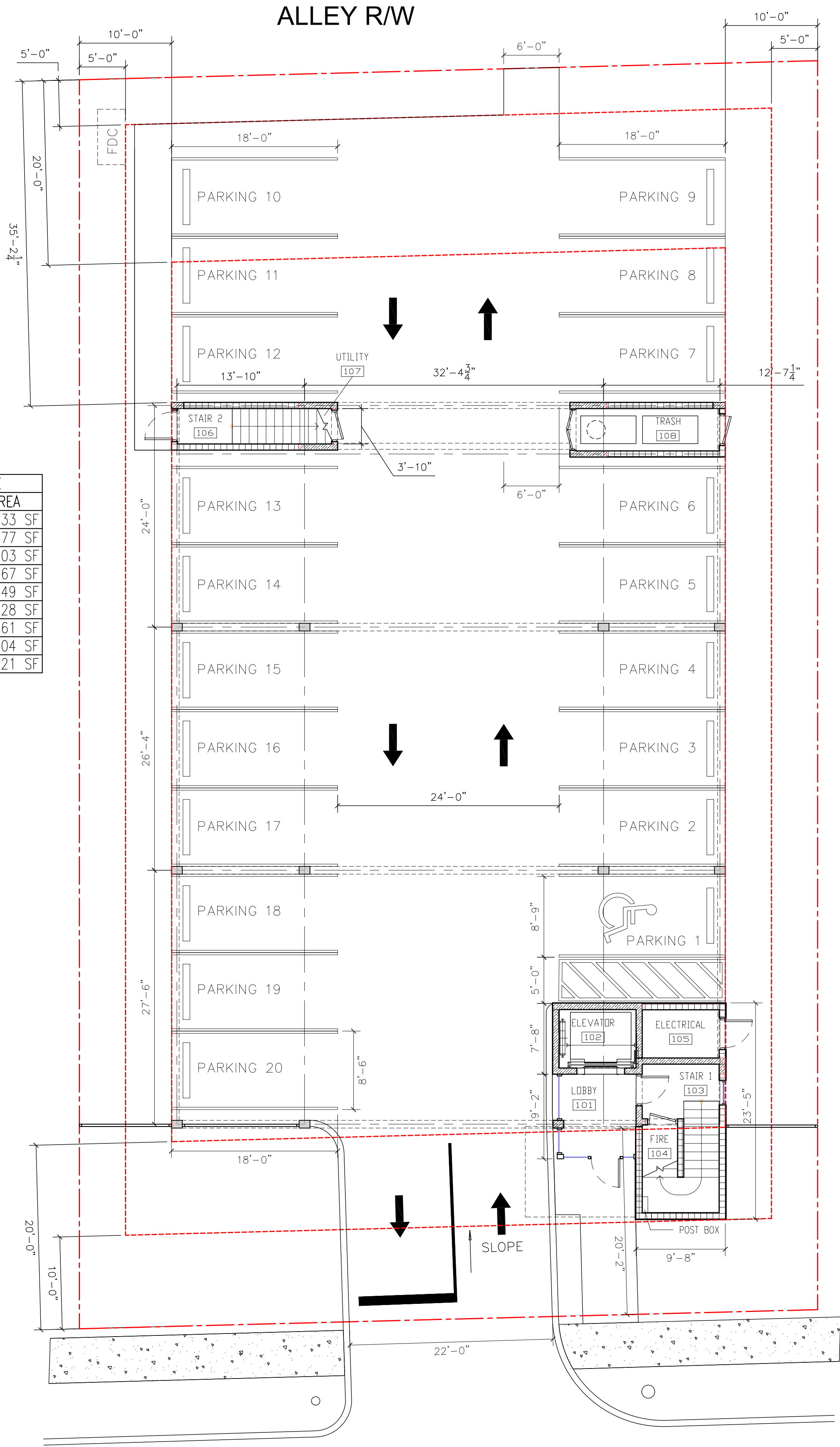
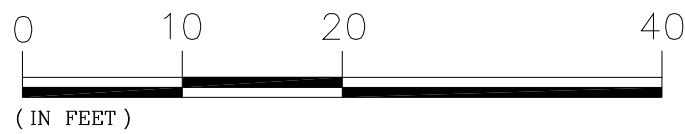
# L-1.0

Landscape Plan

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ROOM SCHEDULE		
#	ROOM NAME	AREA
101	LOBBY	70.33 SF
102	ELEVATOR	52.77 SF
103	STAIR 1	71.03 SF
104	FIRE	53.67 SF
105	ELECTRICAL	43.49 SF
106	STAIR 2	47.28 SF
107	UTILITY	16.61 SF
108	TRASH	71.04 SF
		426.21 SF



LEGAL DESCRIPTION:  
HOLLYWOOD SOUTH SIDE ADD NO 2 3-17 B LOT 5,6 BLK 6  
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PROPERTY ADDRESS:  
1939 FUNSTON ST, HOLLYWOOD, FL 33020

FEMA ZONE: X  
CITY ZONE: PS-1 (Parkside Low Intensity Multifamily District)

SITE AREA: 10,828 FT

SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH) SIDE	20'	20'-2"
REAR (NORTH) SIDE	20'	35'-2 1/4"
EAST SIDE	10'	10'
WEST SIDE	10'	10'

PERVIOUS AREA:	REQUIRED	PROVIDED
	2,166 SQ FT (20%)	3,139 SQ FT

OVERALL BUILDING HEIGHT: 4 STORIES, 45'  
PROPOSED 1 FLOOR HEIGHT – 11'-01"  
PROPOSED 2-4 FLOORS HEIGHT – 9'-11"

FAR 1.25  
ALLOWABLE BUILDING AREA: 1.25\*10,828 = 13,535 SQ FT

BUILDING FOOTPRINT: 4,843 SQ FT

PROPOSED USE: RESIDENTIAL APARTMENTS

PROPOSED BUILDING AREA: 12,714 SQ FT

TOTAL APARTMENTS: 15

UNIT SQUARE FOOT AREAS:	TOTAL A/C AREA	BALCONIES	A/C + BALCONIES
1 BEDROOM (201,301,401)	696.93 SQ FT	34 SQ FT	730.93 SQ FT
2 BEDROOM (202,302,402)	752.31 SQ FT	34 SQ FT	786.31 SQ FT
1 BEDROOM (203,304,404)	673.20 SQ FT	34 SQ FT	707.20 SQ FT
2 BEDROOM (204,304,404)	813.38 SQ FT	34 SQ FT	847.38 SQ FT
1 BEDROOM (205,305,405)	652.76 SQ FT	34 SQ FT	686.76 SQ FT

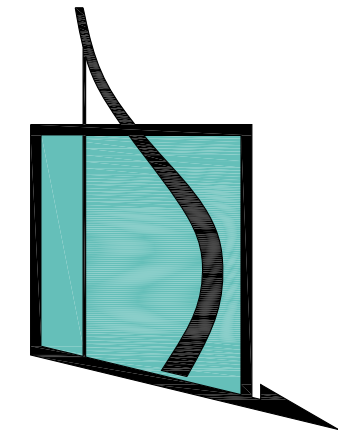
PARKING CALCULATION:  
TOTAL 2 BEDROOM APARTMENTS: 6, 6\*1.5 = 9 SPACES  
TOTAL 1 BEDROOM APARTMENTS: 9, 9\*1 = 9 SPACES  
PARKING REQUIRED: 9 + 9 + 2 GUEST (1HD) = 20 SPACES  
TOTAL PARKING PROVIDED: 19 REG + 1 HD = 20 SPACES

FOOT-CANDLE LEVEL AT ALL PROPERTY LINES: 0.5

RESIDENTIAL GREEN BUILDING PRACTICES:

- No garbage disposal
- All Energy Star appliances
- No shower with more than one shower head, and all low flow shower heads
- Washer and dryer outside of air-conditioned space
- Central air conditioner of 18 SEER or higher
- Energy efficient (Low e) windows
- Energy efficient doors
- Energy Star approved roofing materials
- Programmable thermostats
- Dual flush toilets
- All energy-efficient outdoor lighting
- All hot water pipes insulated
- MERV of air filters on all air conditioning units at least 8 with anti-microbial agent

SITE PLAN  
SCALE 1/8" = 1'



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ENGINEERS

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contact@vinciengineers.com  
www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

REVISIONS:

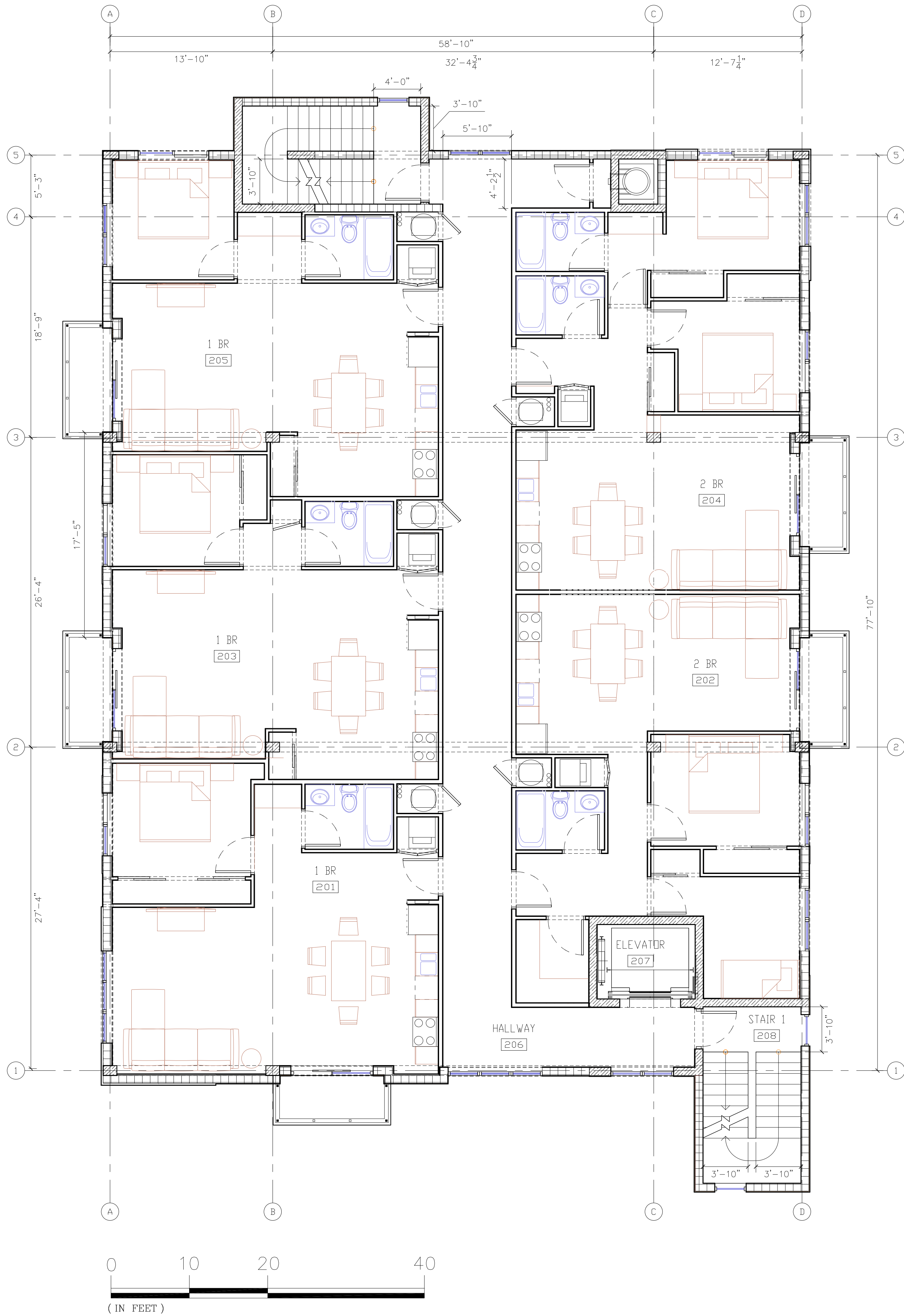
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CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	03/16/2020

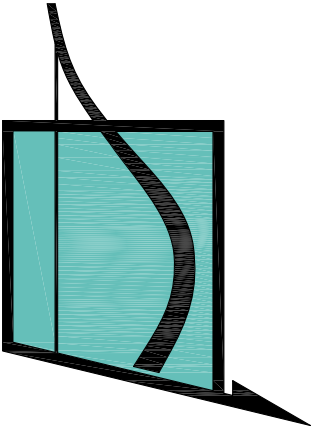
A-1.0

Site Plan



ROOM SCHEDULE		
#	ROOM NAME	AREA
201	1 BR	696.93 SF
202	2 BR	752.31 SF
203	1 BR	673.20 SF
204	2 BR	813.38 SF
205	1 BR	652.76 SF
206	HALLWAY	563.11 SF
		4151.68 SF

2ND FLOOR PLAN  
SCALE 3/16" = 1'



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PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hillywood, FL 33020

REVISIONS:

- SCHEMATIC DESIGN

CLIENT APPROVAL

LANDLORD APPROVAL

BIDDING

PERMIT SET

FOR CONSTRUCTION

OWNER REQUESTED REVISION
- ☐

☐

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ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

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PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	03/16/2020

A-1.1

2nd Floor Plan

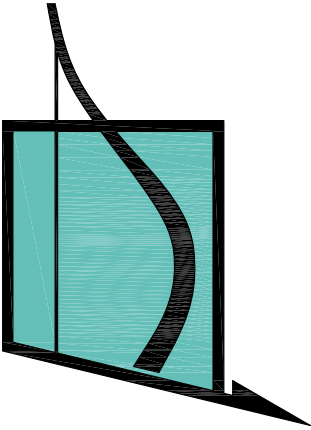
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ROOM SCHEDULE		
#	ROOM NAME	AREA
301	1 BR	696.93 SF
302	2 BR	752.31 SF
303	1 BR	673.20 SF
304	2 BR	813.38 SF
305	1 BR	652.76 SF
306	HALLWAY	563.11 SF
		4151.68 SF

3RD FLOOR PLAN  
SCALE 3/16" = 1'



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PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hillywood, FL 33020

REVISIONS:

SCHEMATIC DESIGN

CLIENT APPROVAL

LANDLORD APPROVAL

BIDDING

PERMIT SET

FOR CONSTRUCTION

OWNER REQUESTED REVISION

ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

SCALE AS SHOWN

PROJECT NO.

DRAWN BY: S.K.

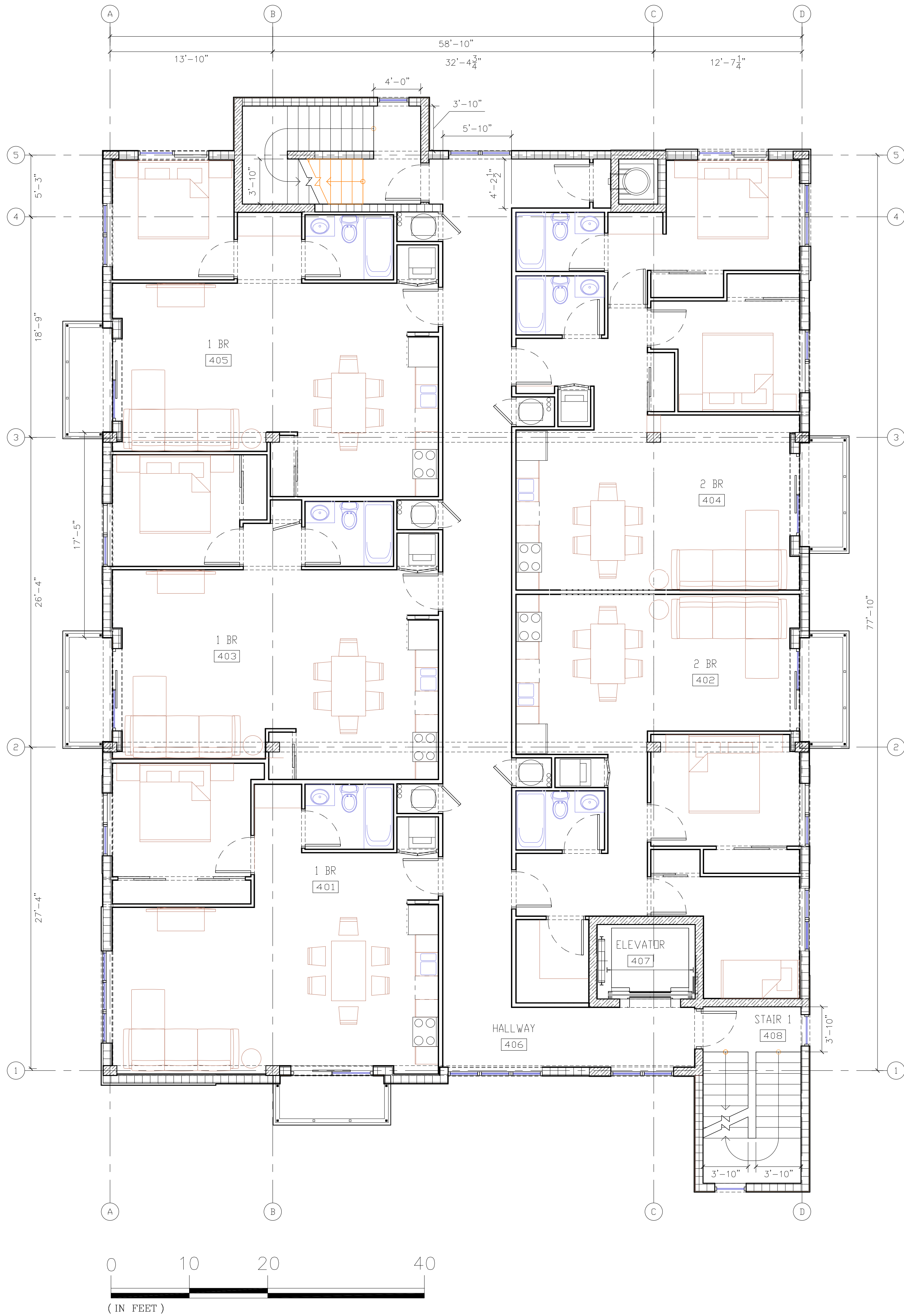
CHECKED BY: A.B.

DATE 03/16/2020

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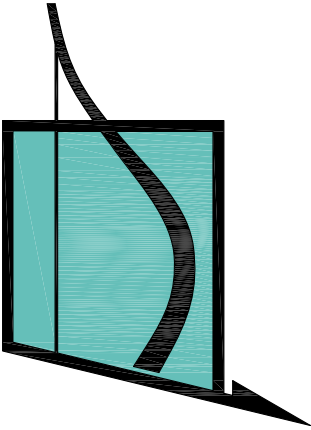
3rd Floor Plan

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ROOM SCHEDULE		
#	ROOM NAME	AREA
401	1 BR	696.93 SF
402	2 BR	752.31 SF
403	1 BR	673.20 SF
404	2 BR	813.38 SF
405	1 BR	652.76 SF
406	HALLWAY	563.11 SF
		4151.68 SF

4TH FLOOR PLAN  
SCALE 3/16" = 1'



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PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

REVISIONS:


SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

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PROJECT NO.	
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CHECKED BY:	A.B.
DATE	03/16/2020

A-1.3

4th Floor Plan

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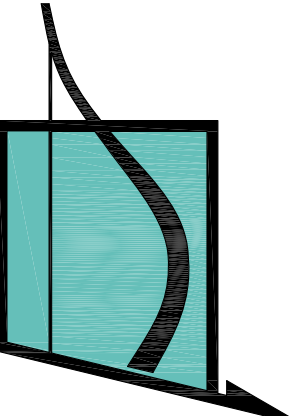




SOUTH ELEVATION  
SCALE 1/4" = 1'

MATERIAL LEGEND

	WHITE STUCCO		DARK GRAY STUCCO		GLASS
	GRAY STUCCO		CERAMIC TILE, WOOD IMITATION		



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PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

REVISIONS:


SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

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P.E. #74083, COA #29841

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DATE	03/12/2020

A-1.4

Elevation Plan

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MATERIAL LEGEND

	WHITE STUCCO		DARK GRAY STUCCO		GLASS
	GRAY STUCCO		CERAMIC TILE, WOOD IMITATION		

WEST ELEVATION  
SCALE 1/4" = 1'

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PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

REVISIONS:


SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

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PROJECT NO.	
DRAWN BY:	S.K.
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DATE	03/12/2020

A-1.5

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MATERIAL LEGEND

	WHITE STUCCO		DARK GRAY STUCCO		GLASS
	GRAY STUCCO		CERAMIC TILE, WOOD IMITATION		



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PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

REVISIONS:


SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

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P.E. #74083, COA #29841

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PROJECT NO.	
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DATE	03/12/2020

A-1.6

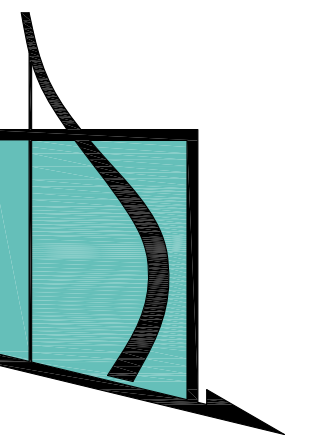
Elevation Plan

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#### MATERIAL LEGEND

	WHITE STUCCO		DARK GRAY STUCCO		GLASS
	GRAY STUCCO		CERAMIC TILE, WOOD IMITATION		



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PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

#### REVISIONS:


SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

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P.E. #74083, COA #29841

SCALE	AS SHOWN
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DRAWN BY:	S.K.
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A-1.7

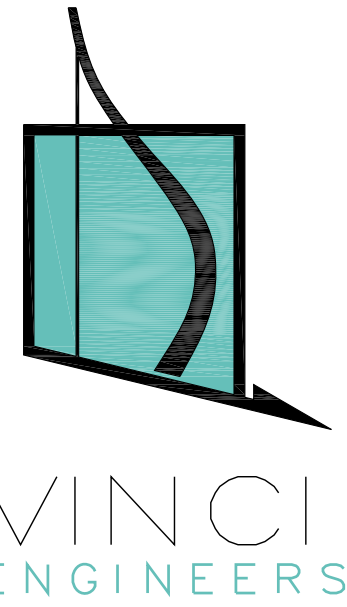
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RENDERING OF THE PROPOSED BUILDING FROM FUNSTON ST



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Sunny Isles, FL 33160  
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www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

REVISIONS:	

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

SCALE	AS SHOWN
PROJECT NO.	
DRAWN BY:	S.K.
CHECKED BY:	A.B.
DATE	03/16/2020

A-1.8

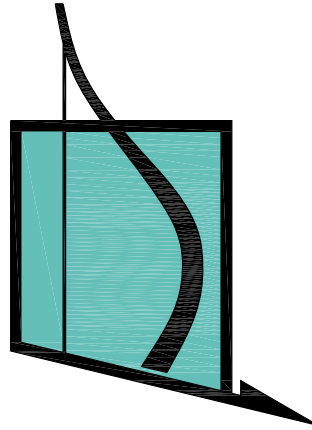
Elevation Plan

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PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

REVISIONS:


SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

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P.E. #74083, COA #29841

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DRAWN BY:	S.K.
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DATE	03/16/2020

A-1.9

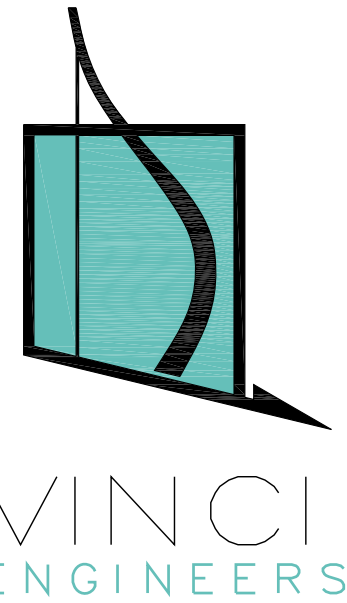
Rendering

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RENDERING OF THE PROPOSED BUILDING FROM ALLEY



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www.vinciengineers.com

PROPOSED MULTIFAMILY BUILDING

1939 FUNSTON ST  
Hollywood, FL 33020

REVISIONS:	

SCHEMATIC DESIGN	<input type="checkbox"/>
CLIENT APPROVAL	<input type="checkbox"/>
LANDLORD APPROVAL	<input type="checkbox"/>
BIDDING	<input type="checkbox"/>
PERMIT SET	<input type="checkbox"/>
FOR CONSTRUCTION	<input type="checkbox"/>
OWNER REQUESTED REVISION	<input type="checkbox"/>

ALEKSEJ BEREZNOJ  
P.E. #74083, COA #29841

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DATE	03/16/2020

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Rendering

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