

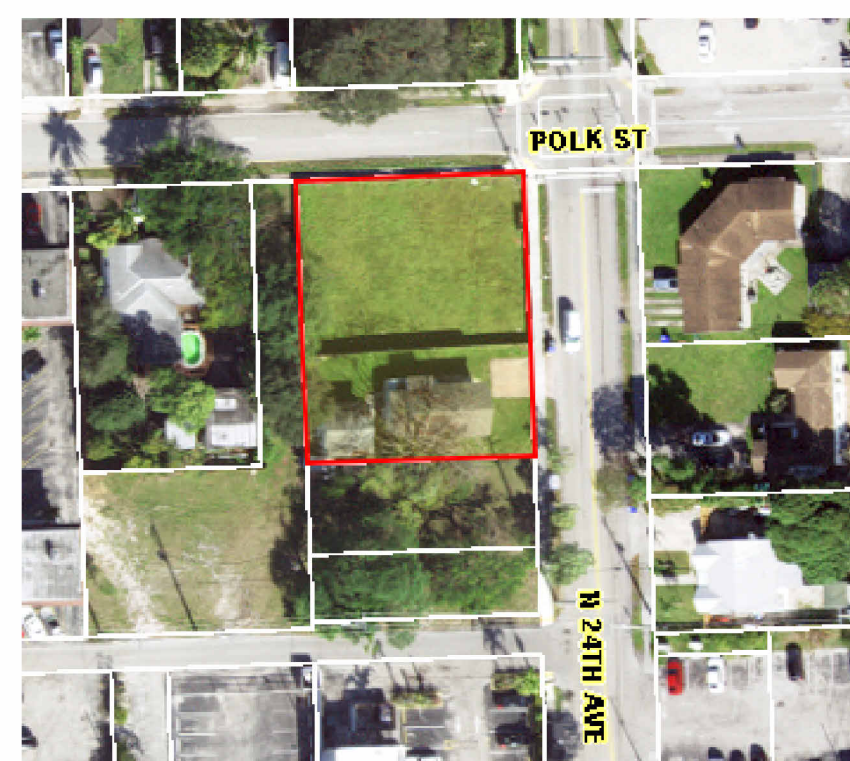


MULTI-FAMILY " OCEAN CRIS

136 N 24 AVE. HOLLYWOOD, FL. 33020

ARCHITECTURE SHEET INDEX

SHEET NUMBER	SHEET TITLE	PERMIT SET 01/30/25
A-0	PROJECT INFORMATION	X
A-0.2	SITE PLAN	X
A-1.1	FLOOR PLAN - LEVEL 1	X
A-1.2	FLOOR PLAN - LEVEL 2	X
A-1.3	ROOF PLAN	X
A-2.1	ELEVATIONS	X
A-4.1	3D VIEW	X
A-4.2	3D VIEW	X
A-4.3	3D VIEW	X



LOCATION MAP

PROJECT INFORMATION

PROPERTY ID	PROPERTY ADDRESS	
514216017120	136 N 24 AVENUE HOLLYWOOD, FL. 33020	
OWNER : FRAMADA LLC		
LEGAL DESCRIPTION HOLLYWOOD LITTLE RANCHES I-26 B LOT 24 N I25 LESS BEG I25 S OF NE COR,W 100,N 45,E TO PT ON E/L 75 S OF NE COR,S TO POB BLK 18		
ZONING = TC-1 TRANSITIONAL CORE PRIMARYLY SINGLE FAMILY, MULTI-FAMILY AND INCLUDING SOME LIGHT-OFFICE AND LIGHT-COMMERCIAL USES (INTENSITIES OF NON-RESIDENTIAL USES ARE LIMITED BY DISTRICT)		
LOT AREA	REQUIRED (SQ/FEET)	PROVIDED (SQ/FEET)
	12,505.00 SQ/FT	
SETBACKS	REQUIRED	PROPOSED
FRONT:	15'-0"	37'- 0"
SIDE:	10'-0"	10'- 0"
CORNER SIDE :	15'-0"	15'- 0"
REAR:	10'- 0"	10'- 0"
HEIGHT LIMITS	50'- 0" MAX.	2 STORIES (21'- 4")
SCOPE OF WORK		
- DEMOLITION OF EXISTING RESIDENCES IN LOT #136N 24 AVENUE HOLLYWOOD, FL. 33020		
- PROPOSED MULTI FAMILY RESIDENCES. (6 UNIT)		

GENERAL NOTES

- DIMENSIONS INDICATED ON DRAWINGS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DIMENSIONS TO FACE OF STUD OR MASONRY, UNLESS OTHERWISE NOTED.
- EMPLOY ONLY EXPERIENCED INDIVIDUALS TO FABRICATE AND INSTALL THE WORK INDICATED IN THE CONTRACT DOCUMENTS. ENSURE THAT SAID INDIVIDUALS ARE THOROUGHLY KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES. ESTABLISH A CONSTRUCTION SEQUENCE THAT TAKES INTO ACCOUNT THE PRIORITY OF THE CONSTRUCTION DOCUMENTS. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- ENSURE THAT DISCREPANCIES AND CONFLICTS IDENTIFIED DURING BIDDING OR CONSTRUCTION ARE IMMEDIATELY COMMUNICATED TO THE ARCHITECT AS INDICATED IN DIVISION 1 OF THE SPECIFICATIONS.
- VERIFY UTILITY SERVICES AND LOCATIONS PRIOR TO COMMENCING WORK. COORDINATE LOCATIONS WITH RESPECTIVE TRADES.
- COMPLY WITH DIVISION 1 REQUIREMENTS.
- COORDINATE ORDER LEAD TIMES OF MATERIALS AND EQUIPMENT CRITICAL TO ACCOMPLISHING THE PROJECT TIMELINE. REVIEW APPROPRIATE SPECIFICATION SECTIONS FOR OTHER MATERIAL AND EQUIPMENT REQUIREMENTS.
- COMPLY WITH APPLICABLE CODES, ORDINANCES AND LIFE SAFETY REQUIREMENTS. COORDINATE CODE COMPLIANCE FOR THE WORK OF THE PROJECT.
- COMPLY WITH STORAGE AND PRODUCT HANDLING REQUIREMENTS CONTAINED IN THE SPECIFICATIONS.
- COMPLY WITH SUBMITTAL REQUIREMENTS FOR COLOR SELECTION AND APPROVAL CONTAINED IN THE SPECIFICATIONS.
- SEISMICALLY RESTRAIN FREE-STANDING EQUIPMENT, SHELVING, AND TALL FURNITURE ELEMENTS.
- COMPLY WITH FBC 1206.4.3 FOR SLIP-RESISTANT SURFACES AT EXTERIOR STAIRS AND APPROACHES.
- SEE SPECIFICATIONS FOR DUCT PENETRATION OF SHAFT WALL REQUIREMENTS.
- COORDINATE ADDRESSES OF NEW BUILDINGS PER FBC 502 AND USPS REGULATIONS.
- WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX OF NOT GREATER THAN 200 (FBC R.302.9.1)
- WALL AND CEILING FINISHES SHALL HAVE A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 (FBC R.302.9.2)
- INSULATION MATERIALS INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25, AND A SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 (FBC R302.10.1)
- PROVIDE FIRE BLOCKING PER FBC R. 302.11
- PROVIDE BLOCKING FOR FUTURE GRAB BAR INSTALLATION IN BATHROOM WALLS AND AS INDICATED ON BATHROOM ELEVATIONS.
- PARTITION FRAMING TO BE 20 GA. 3-5/8" METAL STUDS (MIN.) AT 16" O.C. AT ALL HUNG ITEMS AND WALLS TO RECEIVE TILE..
- ALL SLOPES TO DRAINS SHALL BE 1/8" FT. (MIN.); 2% MAX. AT ALL AREAS OTHER THAN SHOWERS.
- ALL SHOWER WALLS TO HAVE 5/8" GLASS MAT FACED GYPSUM TILE BACKER BOARD MOUNTED ON THE STUD OR FURRING CHANNELS.
- PROVIDE BLOCKING FOR WALL MOUNTED TV.
- ALL SHOWER GLASS DOORS & GLASS PANELS ADJACENT TO DOORS MUST BE SAFETY GLAZING IN COMPLIANCE W/ FBC 2406.4 & TB 2406.2 (1) AND 2406.2 (2) AS PER FBC SECTION 2406.4 PROVIDE SAFETY GLAZING TESTED IN ACCORDANCE WITH CPSC 16 CFR 1201. GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING SURFACE. GLAZING 9 SF OR LESS SHALL BE CATEGORY CLASS I. GLAZING 9 SF OR MORE SHALL BE CATEGORY CLASS II. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE. GLAZING 9 SF OR LESS SHALL BE CATEGORY CLASS B GLAZING 9 SF OR MORE SHALL BE CATEGORY CLASS A.
- KITCHEN CONSULTANT TO PROVIDE SHOP DRAWINGS OF KITCHEN AND ALL BATHROOMS FOR EACH UNIT TYPE TO ARCHITECT.
- TERMITE PROTECTION SHALL BE PROVIDED AGAINST SUBTERRANEAN TERMITES IN COMPLIANCE WITH FBC 2023 R318. ONCE APPLICATION OF PROTECTION IS COMPLETED, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE.
- A RIGHT OF WAY CLOSURE SUBPERMIT IS REQUIRED FOR ANY WORK WITHIN THE PUBLIC RIGHT OF WAY.

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SEAL / SIGNATURE

FL PE Reg #40217

PROJECT

Multy-Family Ocean Cris

PROPERTY ADDRESS

136 N 24 Avenue
 Hollywood, Fl 33020

CONSULTANTS

URBAN DOMUS CONSTRUCTION
 3350 SW 148 AV.
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 (954) 874 1714
 www.urbandomus.net

OWNER

FRAMADA, LLC

REVISIONS		
#	DESCRIPTION	DATE

ISSUE DATE

01-30-2025

PHASE

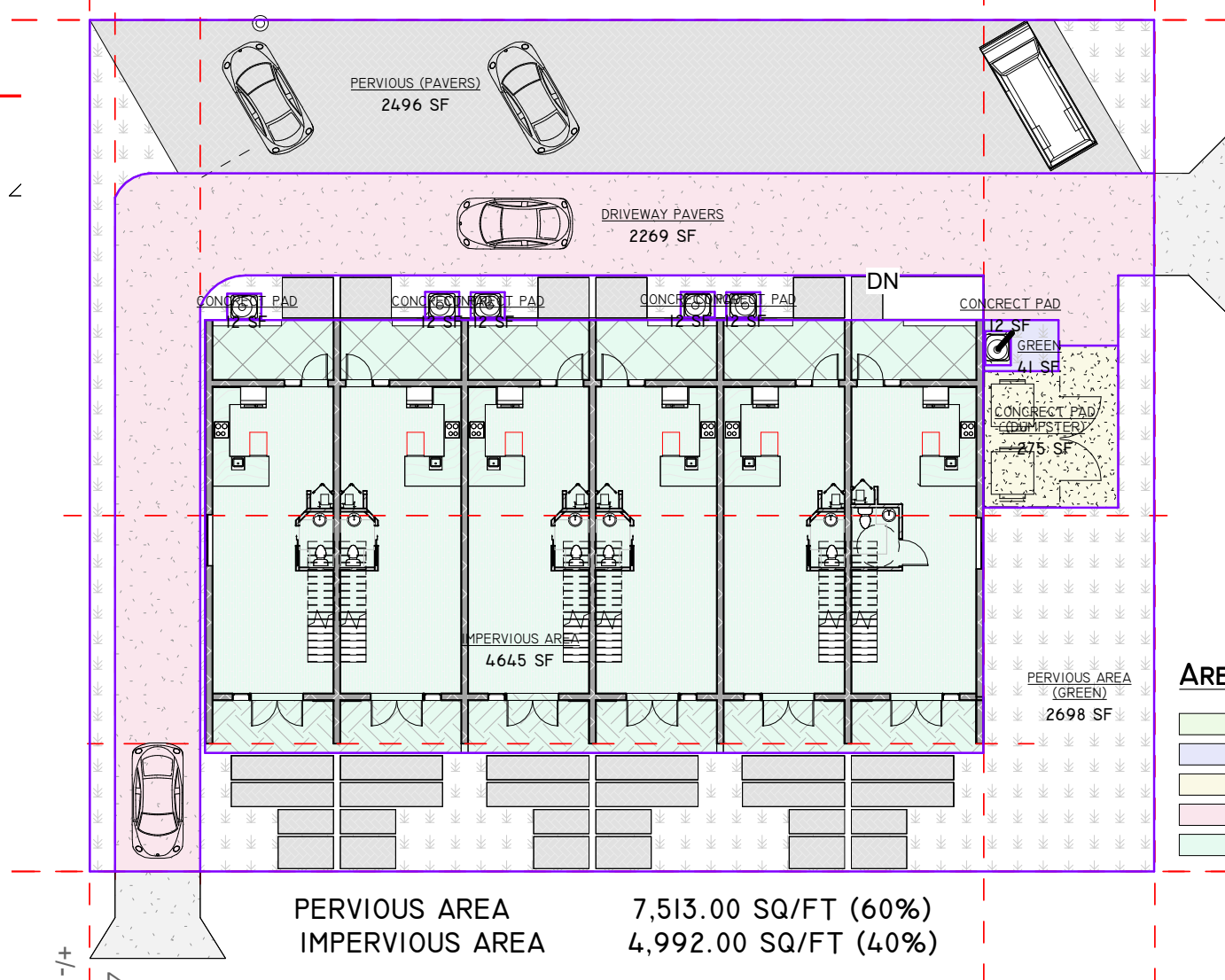
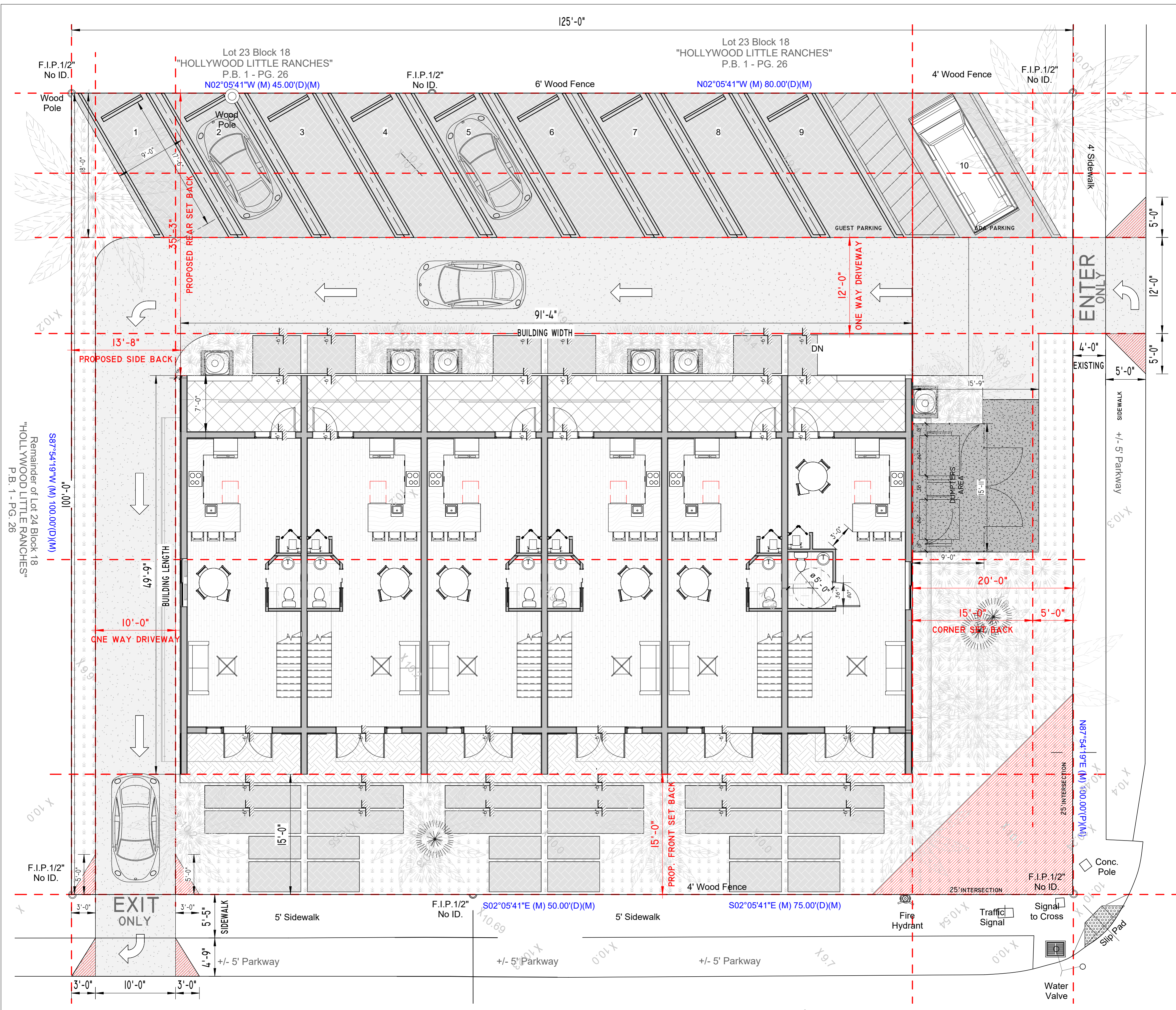
Technical advisory Committee

DRAWING

PROJECT INFORMATION

DRAWING NUMBER

A-0

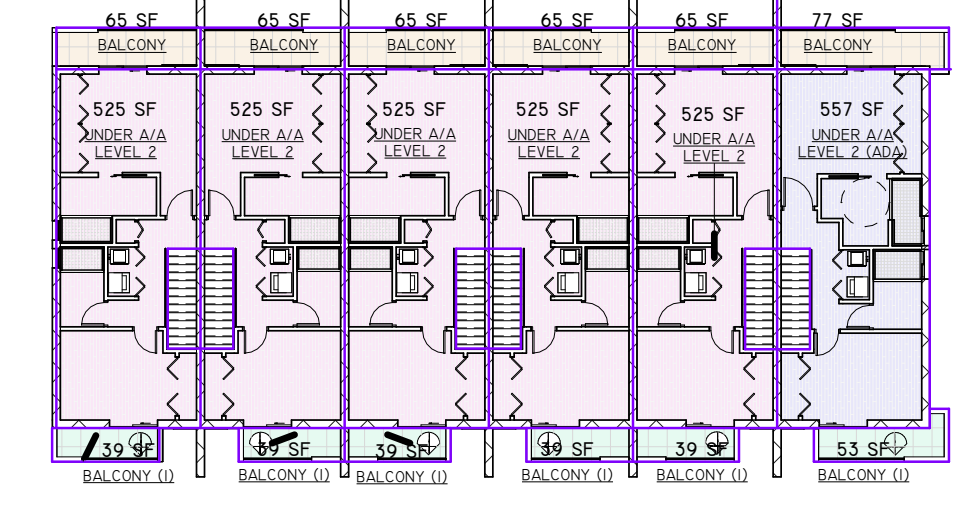
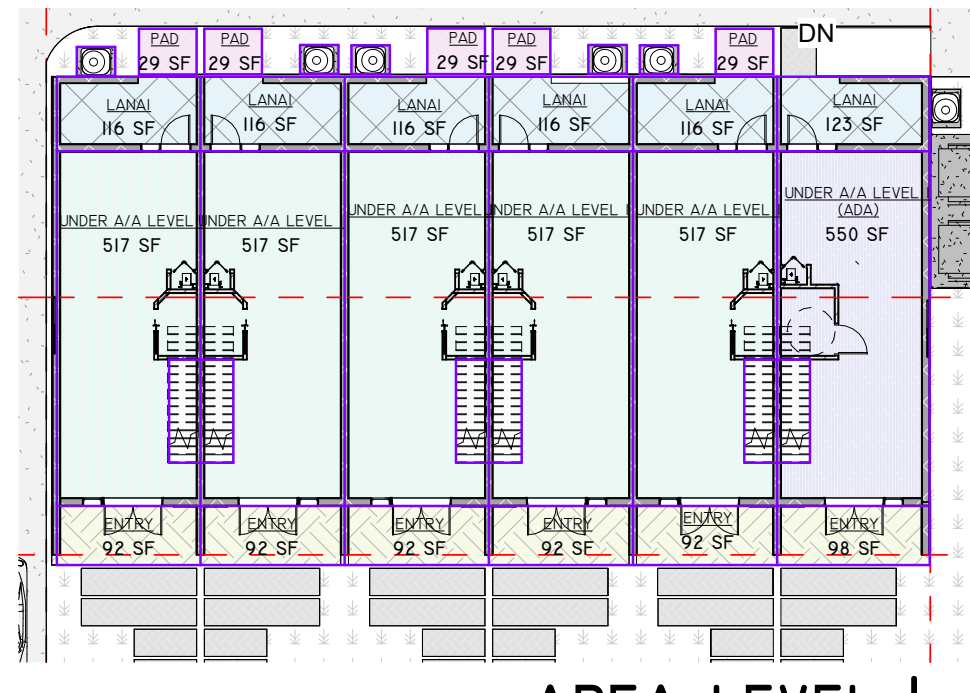


AREA LEGEND

- 12 SF
- 41 SF
- 275 SF
- 2269 SF
- 4645 SF

AREA SCHEDULE FOR UNIT

NAME	AREA
CONCRECT PAD	12 SF
PAD	29 SF
BALCONY (1)	39 SF
GREEN	41 SF
BALCONY (1)	53 SF
BALCONY	65 SF
BALCONY	77 SF
ENTRY	92 SF
ENTRY	98 SF
LANAI	116 SF
LANAI	123 SF
CONCRECT PAD (DUMPSTER)	275 SF
UNDER A/A LEVEL 1	517 SF
UNDER A/A LEVEL 2	525 SF
UNDER A/A LEVEL 1 (ADA)	550 SF
UNDER A/A LEVEL 2 (ADA)	557 SF
DRIVEWAY PAVERS	2269 SF
PERVIOUS (PAVERS)	2496 SF
PERVIOUS AREA (GREEN)	2698 SF
IMPERVIOUS AREA	4645 SF
TOTAL CONSTRUCTION AREA FOR UNIT	1,500.00SQ/FT



SITE PLAN
1/8" = 1'-0"

ZONING DATA -SETBACKS

LOT AREA	EXIST/ REQ.	PROPOSED
	MIN. 10,000.00 S/F	12,505.00 S/F
LOT COVERAGE	MAX 50%	4,992.00 sq/FT(40%)

USE CODE : PRIMARILY SINGLE FAMILY, MULTI-FAMILY AND INCLUDING SOME LIGHT-OFFICE AND LIGHT-COMMERCIAL USES (INTENSITIES OF NON-RESIDENTIAL USES ARE LIMITED BY DISTRICT)
ZONE DISTRICT : TC-1

PARKING	REQUIREMENTS	PROPOSED
	1.5 SPACE PER UNIT = 9 SPACE PARKING	8 SPACE PARKING 1 ADA SPACE PARKING 1 GUEST PARKING SPACE

SETBACKS REQUIRED

LOT AREA	REQUIRED (SQUARE/FEET)	PROVIDED (SQUARE/FEET)
	MIN. 10,000.00	12,505.00 SQ/FT
SETBACKS	REQUIRED	PROPOSED
FRONT:	15'-0"	15'-0"
SIDE:	10'-0"	13'-8"
CORNER SIDE :	15'-0"	20'-0"
REAR:	10'-0"	35'-3"
HEIGHT LIMITS	50'-0" MAX.	2 STORIES, 21'-4" (T.O.P)

APPLICABLES CODE
2023 FLORIDA BUILDING CODE, 8TH EDITION.

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OWNER
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REVISIONS

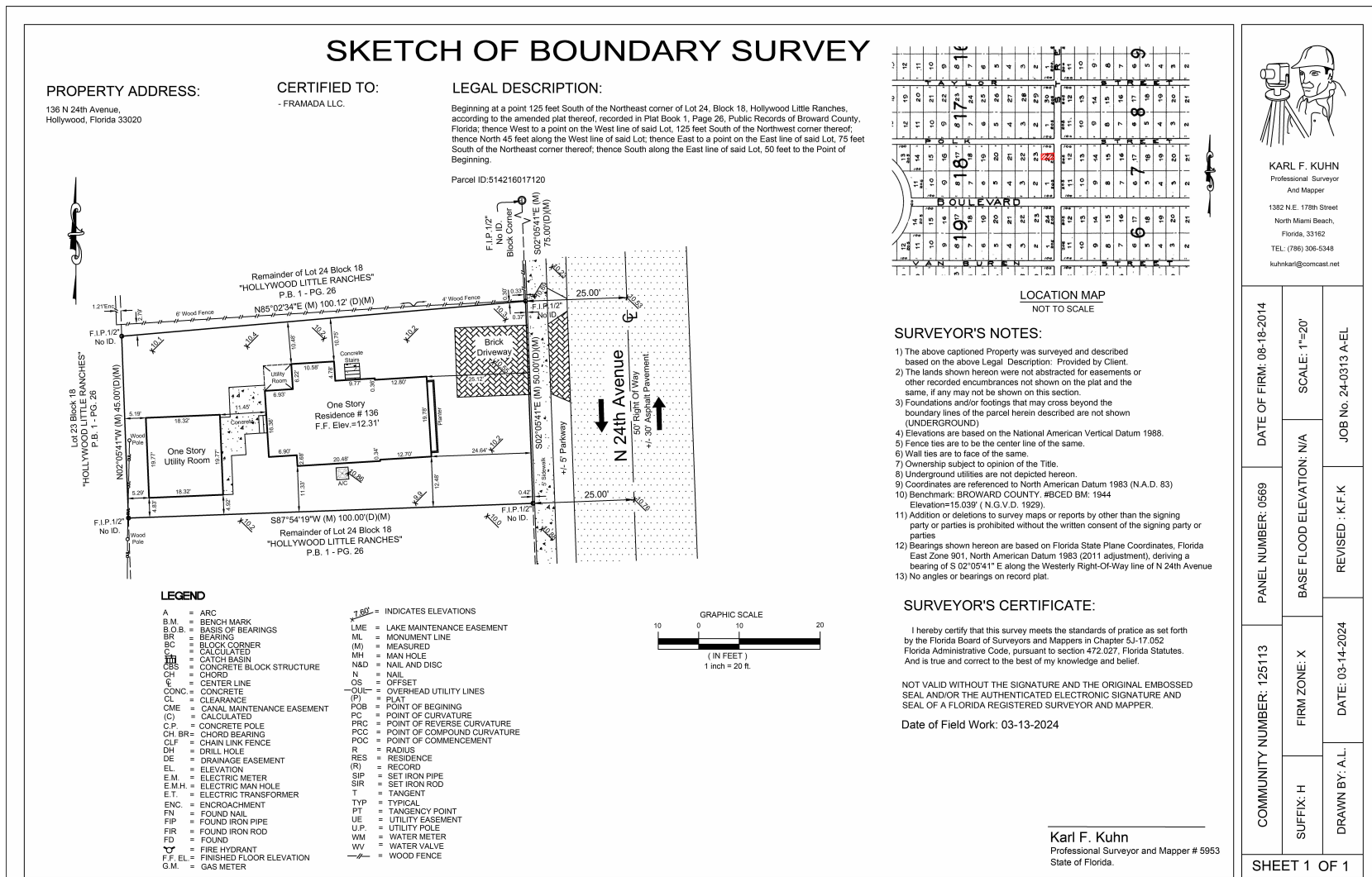
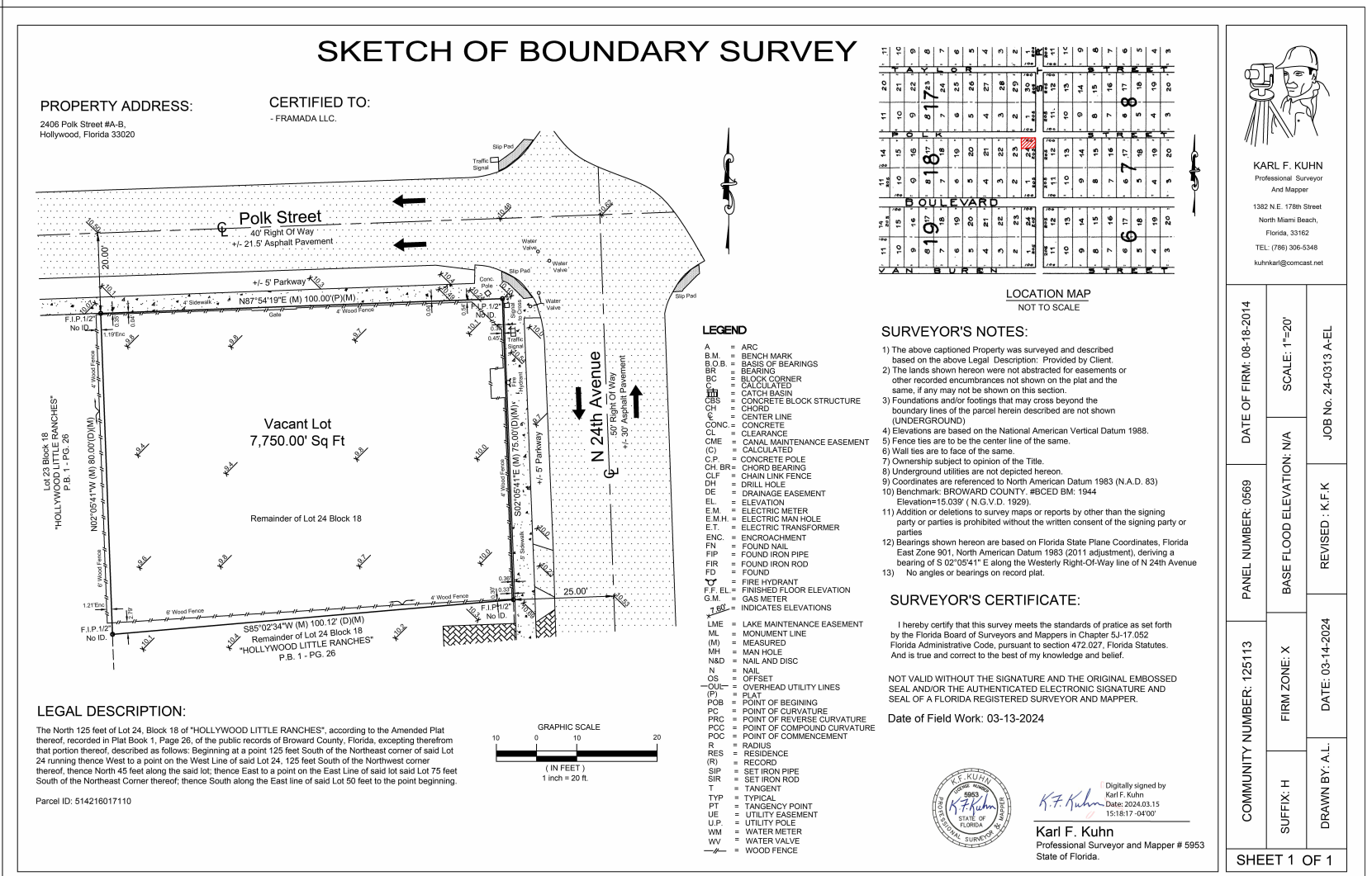
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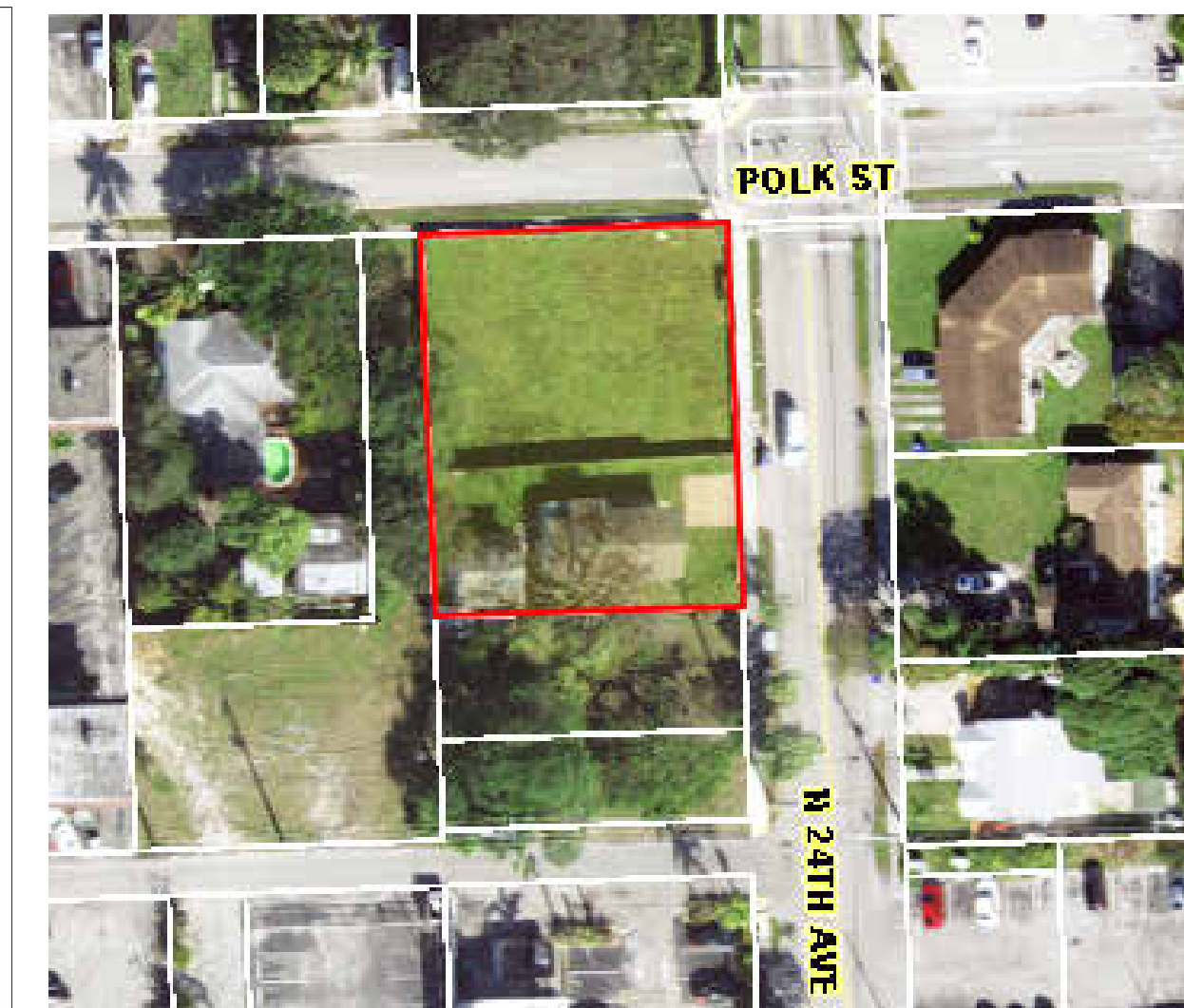
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DRAWING
SITE PLAN

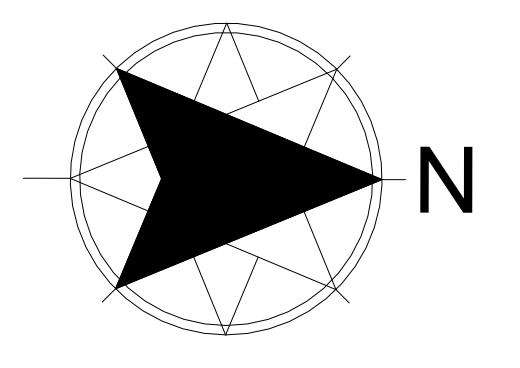
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A-0.2



SURVEY



LOCATION MAP



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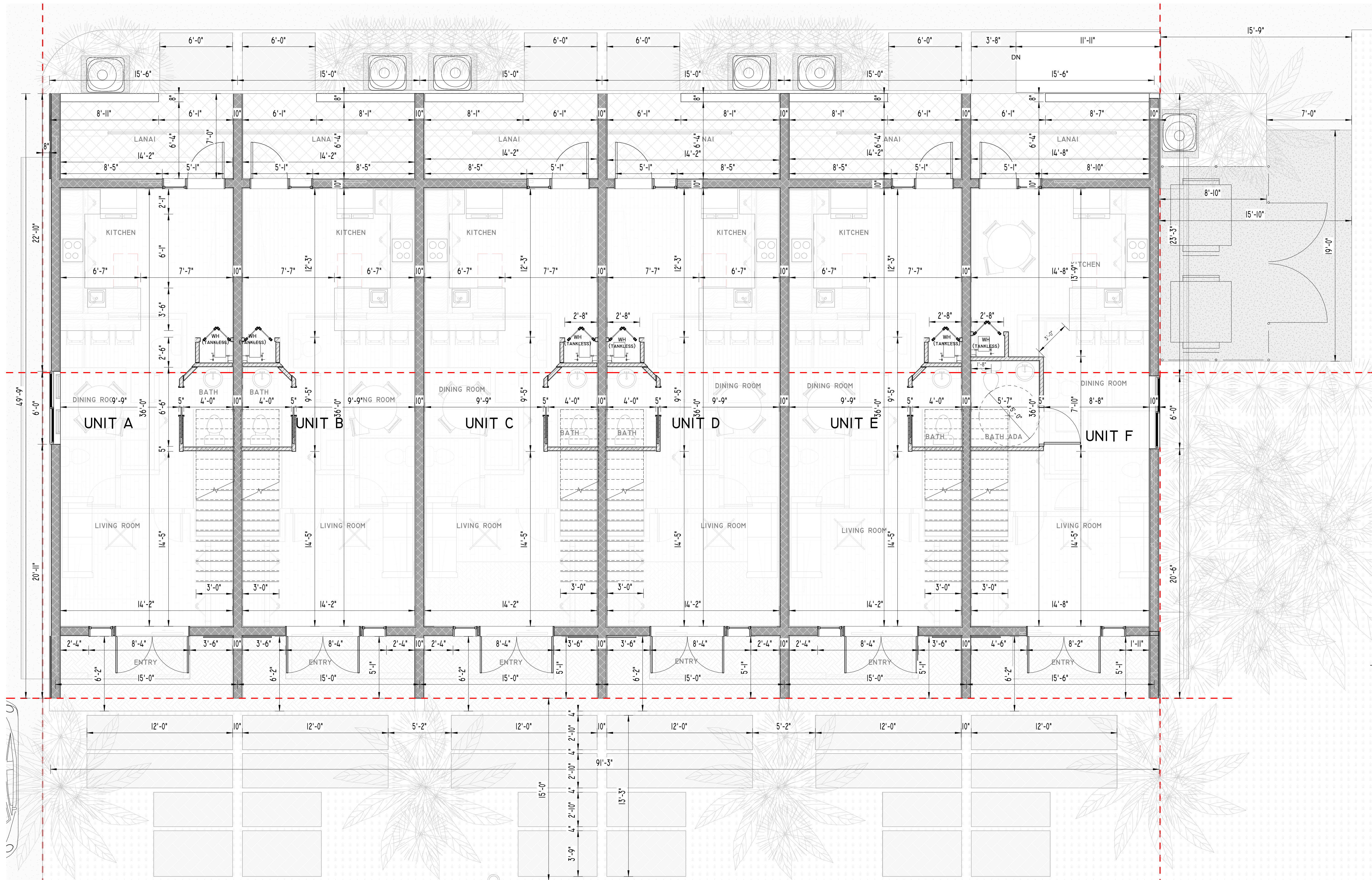
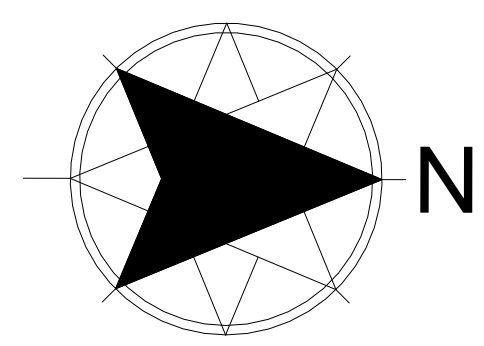
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DRAWING
 FLOOR PLAN - LEVEL
 1
 DRAWING NUMBER

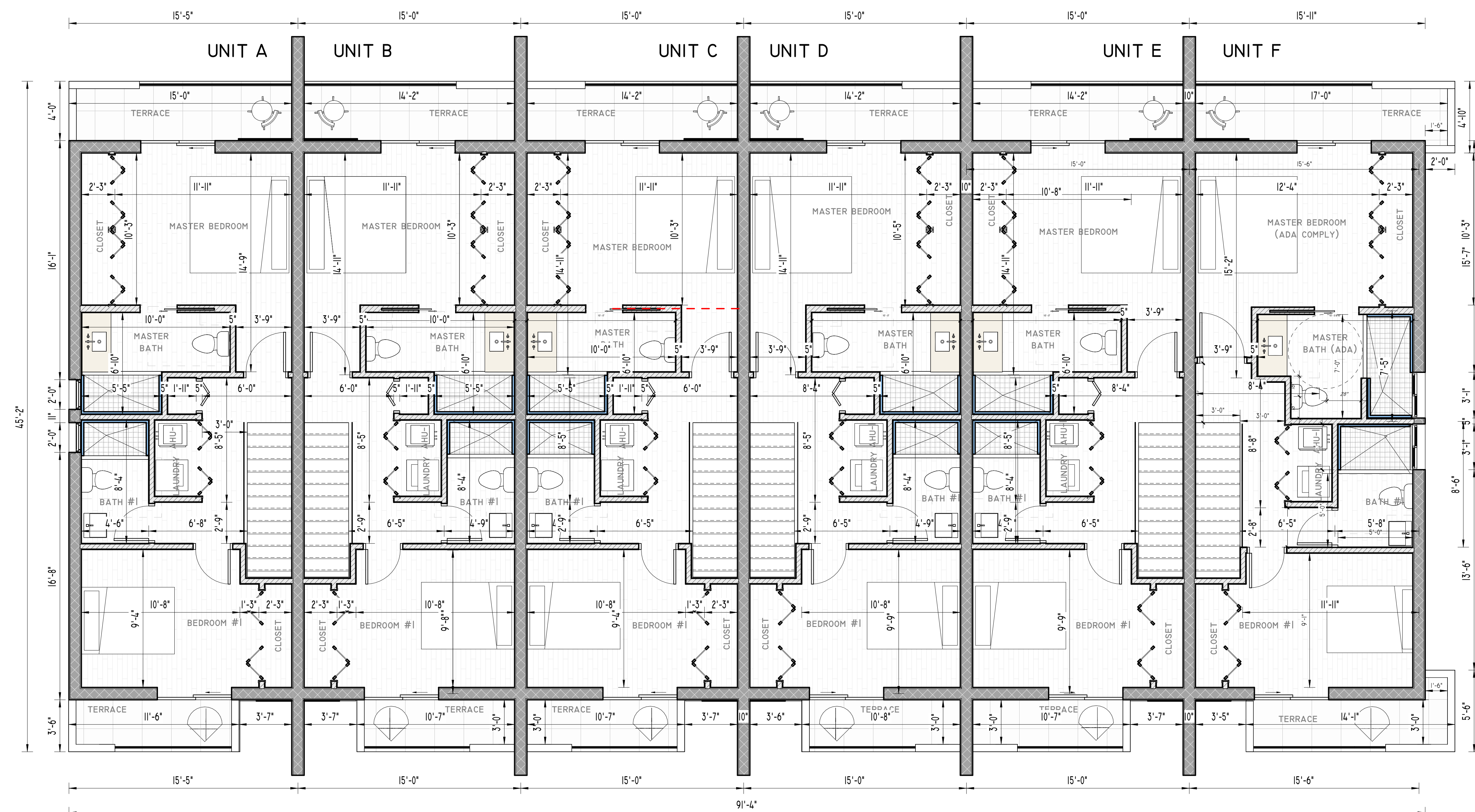
A-1.1



1 FLOOR PLAN LEVEL 1
 A-1.1 1/4" = 1'-0"

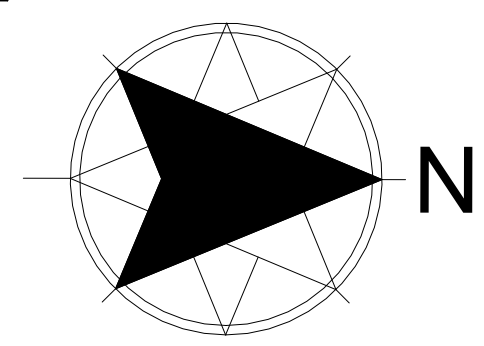
LEGEND

W1	INDICATES 8" X 8" X 16" MANSORY UNITS TO RECEIVE ONE LAYER OF 1/2" DRYWALL FINISH OVER 1" X 2" PT WOOD STRIPS @24" O.C. AND ALUMINUM FOIL INSULATION WITH 'R' = 4.1 VALUE	W3	FOR T-3 SEE BATHROOM WET WALL DETAIL.
W2	3-5/8" MTL STUDS FRAMING (25 GAUGE) @24 O.C. WITH ONE LAYER OF 5/8" GYP. BD.EACH SIDE.		AREA MARK
			DOOR TYPE MARK
			WINDOW TYPE MARK
			LEVEL



1 FLOOR PLAN LEVEL 2
 A-1.2 1/4" = 1'-0"

LEGEND	
	INDICATES 8" X 8" X 16" MANSORY UNITS TO RECEIVE ONE LAYER OF 1/2" DRYWALL FINISH OVER 1" X 2" PT WOOD STRIPS @24" O.C. AND ALUMINUM FOIL INSULATION WITH 'R' = 4.1 VALUE
	3-5/8" MTL STUDS FRAMING (25 GAUGE) @24 O.C. WITH ONE LAYER OF 5/8" GYP. BD.EACH SIDE.
	FOR T-3 SEE BATHROOM WET WALL DETAIL.
	AREA MARK
	DOOR TYPE MARK
	WINDOW TYPE MARK
	LEVEL



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 PROJECT
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CONSULTANTS

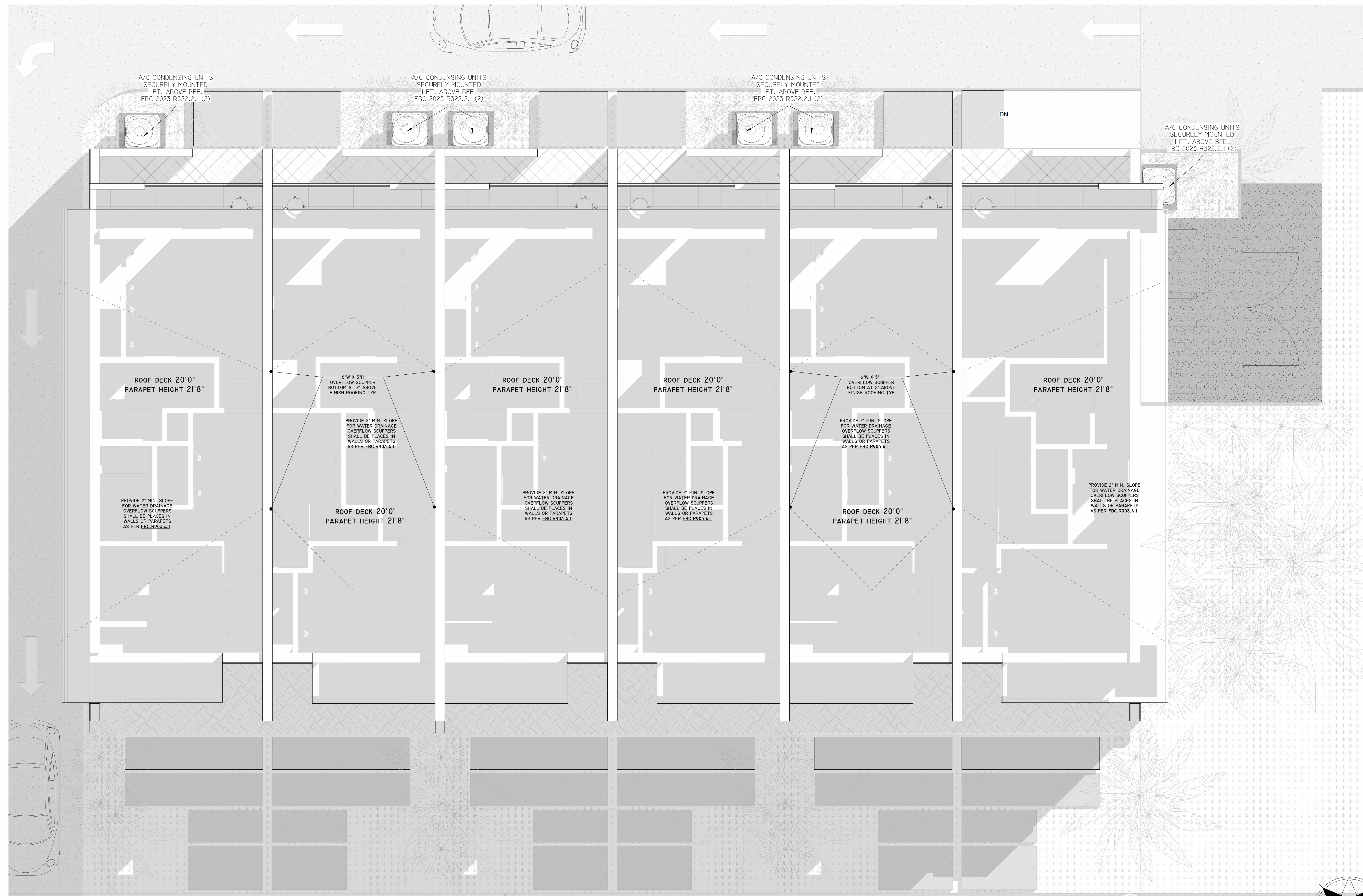
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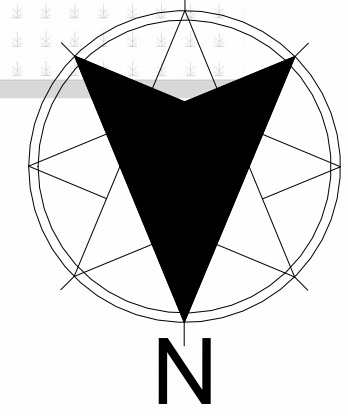
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 FLOOR PLAN - LEVEL 2
 DRAWING NUMBER

A-1.2



1 ROOF LEVEL
A-1.3 1/4" = 1'-0"



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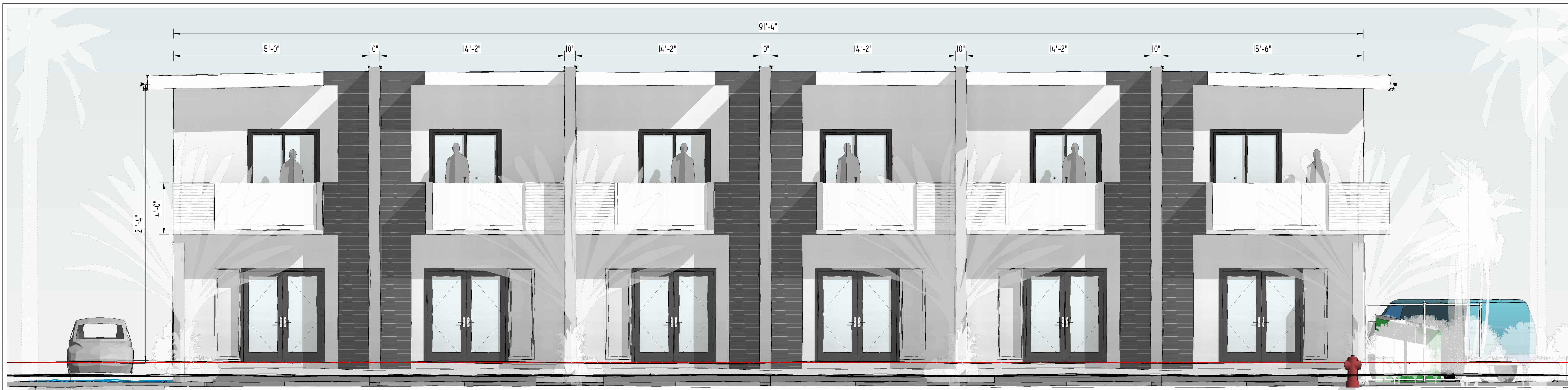
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DRAWING
 ROOF PLAN

DRAWING NUMBER
A-1.3



3 EAST FACADE
A-2.1 1/4" = 1'-0"



4 WEST FACADE1
A-2.1 1/4" = 1'-0"



1 NORTH FACADE
A-2.1 1/4" = 1'-0"

2 SOUTH FACADE1
A-2.1 1/4" = 1'-0"

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DRAWING

ELEVATIONS

DRAWING NUMBER

A-2.1



1 FRONT VIEW
A-4.1



3 REAR VIEW
A-4.1

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DRAWING

3D VIEW

DRAWING NUMBER

A-4.1



1 ENTRY VIEW
A-4.2



3 CORNER VIEW
A-4.2

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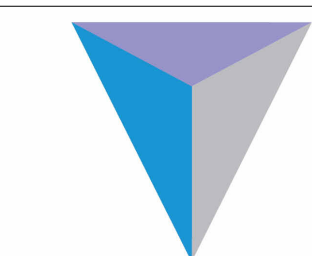
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PROJECT
**Multy-Family
Ocean Cris**

PROPERTY ADDRESS
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Hollywood, Fl
33020**

CONSULTANS



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DRAWING
3D VIEW

DRAWING NUMBER
A-4.2



1 3D VIEW (1)
A-4.3



2 3D VIEW (2)
A-4.3

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PROJECT

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PROPERTY ADDRESS

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Technical advisory Committee

DRAWING

3D VIEW

DRAWING NUMBER

A-4.3

SKETCH OF BOUNDARY SURVEY

PROPERTY ADDRESS:

136 N 24th Avenue,
Hollywood, Florida 33020

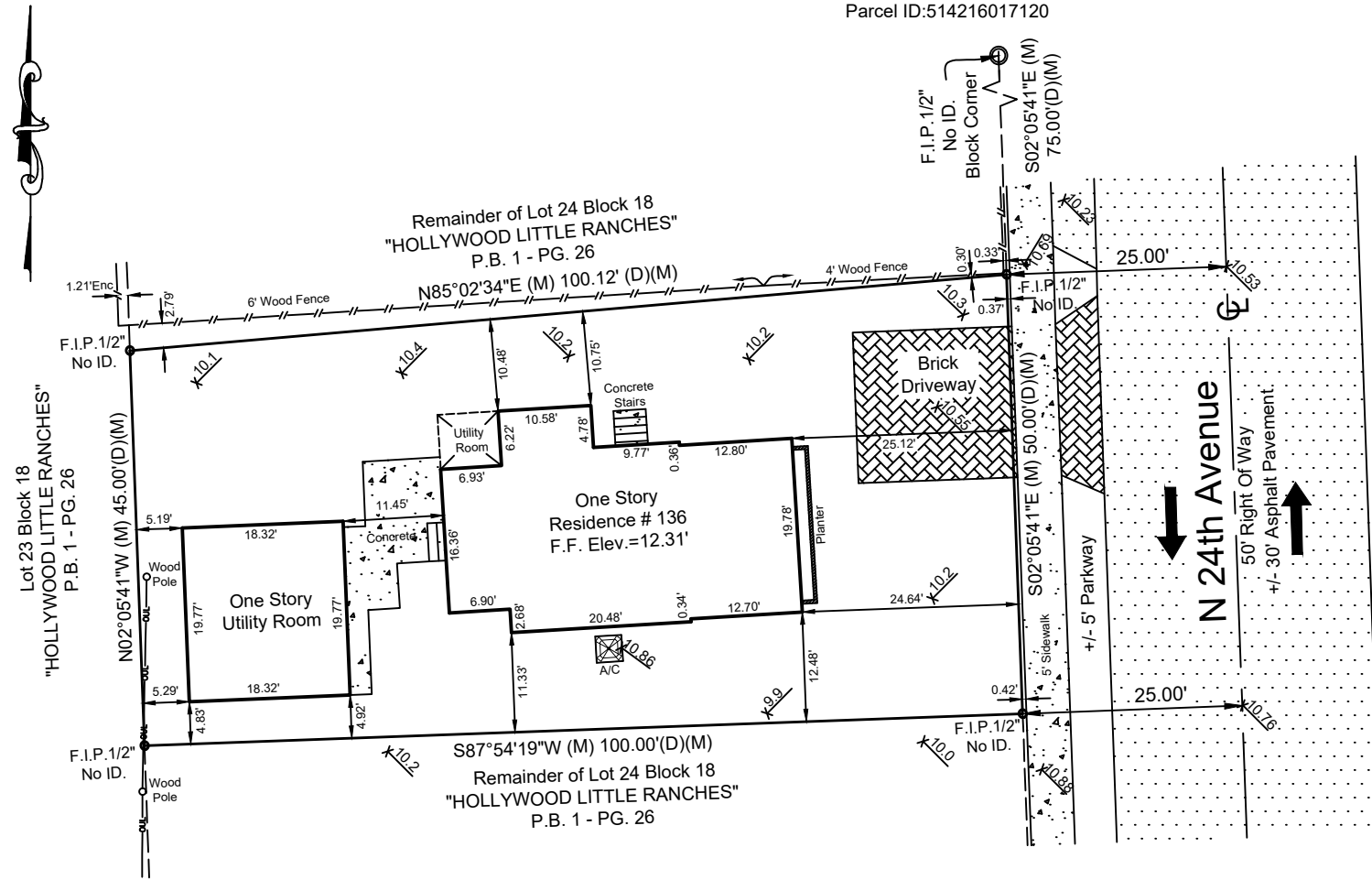
CERTIFIED TO:

- FRAMADA LLC.

LEGAL DESCRIPTION:

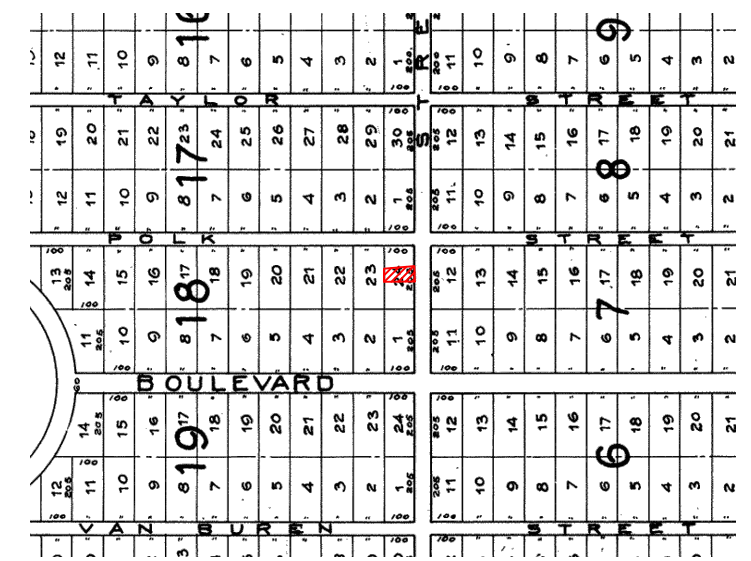
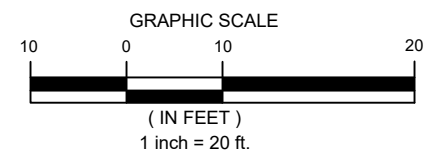
Beginning at a point 125 feet South of the Northeast corner of Lot 24, Block 18, Hollywood Little Ranches, according to the amended plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida; thence West to a point on the West line of said Lot, 125 feet South of the Northwest corner thereof; thence North 45 feet along the West line of said Lot; thence East to a point on the East line of said Lot, 75 feet South of the Northeast corner thereof; thence South along the East line of said Lot, 50 feet to the Point of Beginning.

Parcel ID:514216017120



LEGEND

- | | |
|-------------------------------------|-----------------------------------|
| A = ARC | 7.60' = INDICATES ELEVATIONS |
| B.M. = BENCH MARK | LME = LAKE MAINTENANCE EASEMENT |
| B.O.B. = BASIS OF BEARINGS | ML = MONUMENT LINE |
| BR = BEARING | (M) = MEASURED |
| BC = BLOCK CORNER | MH = MAN HOLE |
| C = CALCULATED | N&D = NAIL AND DISC |
| CB = CATCH BASIN | N = NAIL |
| CBS = CONCRETE BLOCK STRUCTURE | OS = OFFSET |
| CH = CHORD | OUL = OVERHEAD UTILITY LINES |
| CL = CENTER LINE | (P) = PLAT |
| CONC. = CONCRETE | POB = POINT OF BEGINNING |
| CL = CLEARANCE | PC = POINT OF CURVATURE |
| CME = CANAL MAINTENANCE EASEMENT | PRC = POINT OF REVERSE CURVATURE |
| (C) = CALCULATED | PCC = POINT OF COMPOUND CURVATURE |
| C.P. = CONCRETE POLE | POC = POINT OF COMMENCEMENT |
| CH. BR = CHORD BEARING | R = RADIUS |
| CLF = CHAIN LINK FENCE | RES = RESIDENCE |
| DH = DRILL HOLE | (R) = RECORD |
| DE = DRAINAGE EASEMENT | SIP = SET IRON PIPE |
| EL. = ELEVATION | SIR = SET IRON ROD |
| E.M. = ELECTRIC METER | T = TANGENT |
| E.M.H. = ELECTRIC MAN HOLE | TYP = TYPICAL |
| E.T. = ELECTRIC TRANSFORMER | PT = TANGENCY POINT |
| ENC. = ENCROACHMENT | UE = UTILITY EASEMENT |
| FN = FOUND NAIL | U.P. = UTILITY POLE |
| FIP = FOUND IRON PIPE | WM = WATER METER |
| FIR = FOUND IRON ROD | WV = WATER VALVE |
| FD = FOUND | WV = WATER VALVE |
| FY = FIRE HYDRANT | WV = WATER VALVE |
| F.F. EL. = FINISHED FLOOR ELEVATION | WV = WATER VALVE |
| G.M. = GAS METER | WV = WATER VALVE |



SURVEYOR'S NOTES:

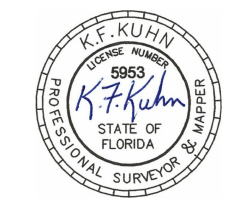
- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
- 2) The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the plat and the same, if any may not be shown on this section.
- 3) Foundations and/or footings that may cross beyond the boundary lines of the parcel herein described are not shown (UNDERGROUND)
- 4) Elevations are based on the National American Vertical Datum 1988.
- 5) Fence ties are to be the center line of the same.
- 6) Wall ties are to face of the same.
- 7) Ownership subject to opinion of the Title.
- 8) Underground utilities are not depicted hereon.
- 9) Coordinates are referenced to North American Datum 1983 (N.A.D. 83)
- 10) Benchmark: BROWARD COUNTY. #BCED BM: 1944 Elevation=15.039' (N.G.V.D. 1929).
- 11) Addition or deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties
- 12) Bearings shown hereon are based on Florida State Plane Coordinates, Florida East Zone 901, North American Datum 1983 (2011 adjustment), deriving a bearing of S 02°05'41" E along the Westerly Right-Of-Way line of N 24th Avenue
- 13) No angles or bearings on record plat.

SURVEYOR'S CERTIFICATE:

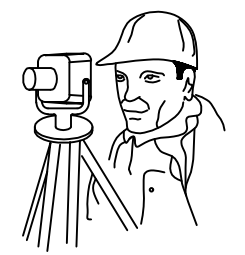
I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL AND/OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

Date of Field Work: 03-13-2024



Karl F. Kuhn
Professional Surveyor and Mapper # 5953
State of Florida.



KARL F. KUHN
Professional Surveyor
And Mapper
1382 N.E. 178th Street
North Miami Beach,
Florida, 33162
TEL: (786) 306-5348
kuhnkarl@comcast.net

COMMUNITY NUMBER: 125113	DATE OF FIRM: 08-18-2014	REVISION: K.F.K
	PANEL NUMBER: 0569	JOB No. 24-0313 A-EL
SUFFIX: H	BASE FLOOD ELEVATION: N/A	DATE: 03-14-2024
	FIRM ZONE: X	SCALE: 1"=20'
DRAWN BY: A.L.		

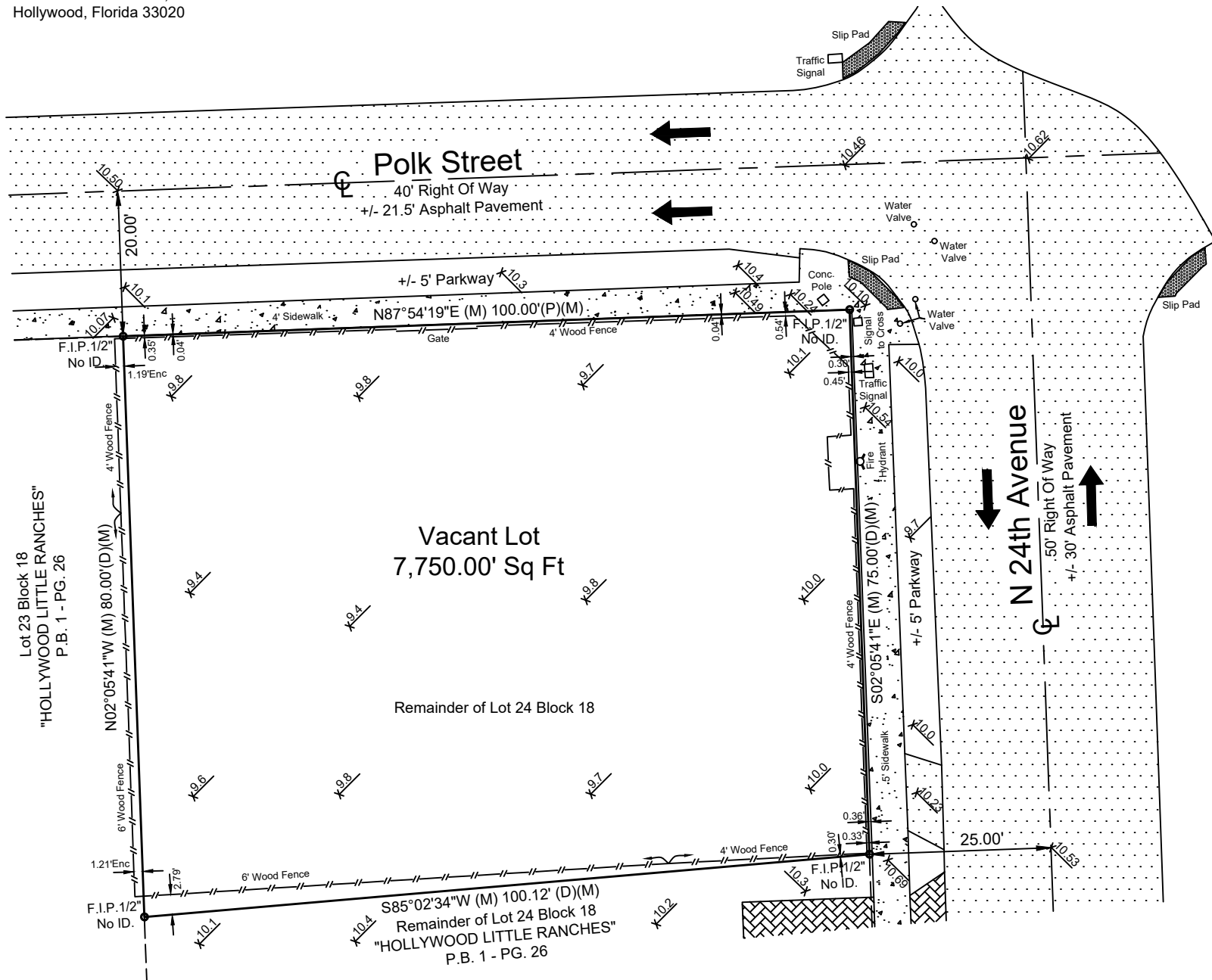
SKETCH OF BOUNDARY SURVEY

PROPERTY ADDRESS:

2406 Polk Street #A-B,
Hollywood, Florida 33020

CERTIFIED TO:

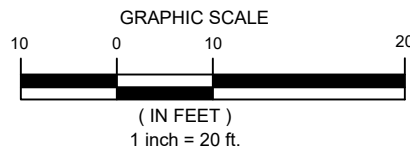
- FRAMADA LLC.



LEGAL DESCRIPTION:

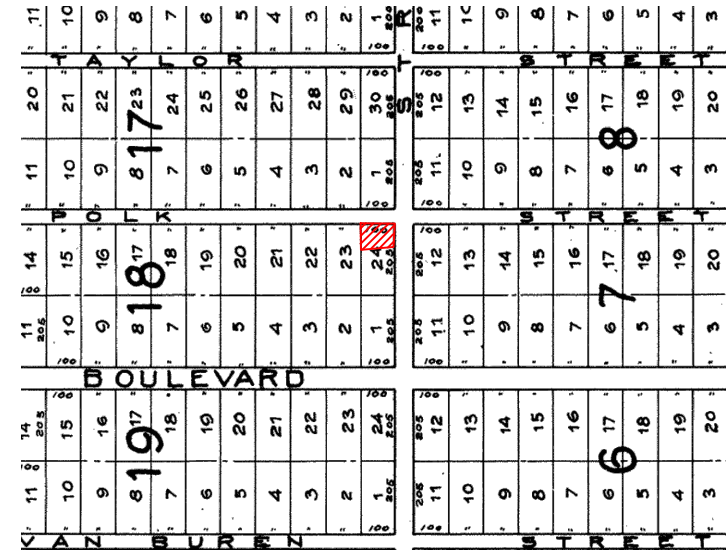
The North 125 feet of Lot 24, Block 18 of "HOLLYWOOD LITTLE RANCHES", according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, excepting therefrom that portion thereof, described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West Line of said Lot 24, 125 feet South of the Northwest corner thereof, thence North 45 feet along the said lot; thence East to a point on the East Line of said lot said Lot 75 feet South of the Northeast Corner thereof; thence South along the East line of said Lot 50 feet to the point beginning.

Parcel ID: 514216017110



LEGEND

- A = ARC
- B.M. = BENCH MARK
- B.O.B. = BASIS OF BEARINGS
- BR = BEARING
- BC = BLOCK CORNER
- CC = CALCULATED
- CBS = CATCH BASIN
- CH = CHORD
- CL = CENTER LINE
- CONC. = CONCRETE
- CL = CLEARANCE
- CME = CANAL MAINTENANCE EASEMENT
- (C) = CALCULATED
- C.P. = CONCRETE POLE
- CH. BR = CHORD BEARING
- CLF = CHAIN LINK FENCE
- DH = DRILL HOLE
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- E.T. = ELECTRIC TRANSFORMER
- ENC. = ENCROACHMENT
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- FD = FOUND
- FH = FIRE HYDRANT
- F.F. EL. = FINISHED FLOOR ELEVATION
- G.M. = GAS METER
- 7.60 = INDICATES ELEVATIONS
- LME = LAKE MAINTENANCE EASEMENT
- ML = MONUMENT LINE
- (M) = MEASURED
- MH = MAN HOLE
- N&D = NAIL AND DISC
- N = NAIL
- OS = OFFSET
- OU-L = OVERHEAD UTILITY LINES
- (P) = PLAT
- POB = POINT OF BEGINNING
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- RES = RESIDENCE
- (R) = RECORD
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- PT = TANGENCY POINT
- UE = UTILITY EASEMENT
- U.P. = UTILITY POLE
- WM = WATER METER
- WV = WATER VALVE
- W = WOOD FENCE



LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- 1) The above captioned Property was surveyed and described based on the above Legal Description: Provided by Client.
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- 13) No angles or bearings on record plat.

SURVEYOR'S CERTIFICATE:

I hereby certify that this survey meets the standards of practice as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.052 Florida Administrative Code, pursuant to section 472.027, Florida Statutes. And is true and correct to the best of my knowledge and belief.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL AND/OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA REGISTERED SURVEYOR AND MAPPER.

Date of Field Work: 03-13-2024



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TEL: (786) 306-5348
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COMMUNITY NUMBER: 125113	DATE OF FIRM: 08-18-2014	SCALE: 1"=20'
	PANEL NUMBER: 0569	JOB No. 24-0313 A-EL
SUFFIX: H	BASE FLOOD ELEVATION: N/A	REVISED : K.F.K
	FIRM ZONE: X	DATE: 03-14-2024
DRAWN BY: A.L.		



Fidelity National Title Insurance Company

Transaction Identification Data for reference only:

David A. Coven, Esq
2856 E Oakland Park Blvd,
Fort Lauderdale, FL 33306
ALTA Universal ID:
LOAN ID Number:
Issuing Office File Number: 21-12-641
(Use for AgentTRAX documents)
Property Address: 2406 Polk Street
Hollywood, FL 33020
Order No.: 10316429
Revision Number:

Fidelity National Title Insurance Company

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: 03/04/2022 at: 8:00 AM
2. Policy or Policies to be issued:
 - A. ALTA Owners 2006 with Florida Modifications
Proposed Insured: Framada LLC, a Florida Limited Liability Company
Proposed Amount of Insurance: \$340,000.00
3. The estate or interest in the Land described or referred to in this Commitment is (Identify estate covered, i.e., fee, leasehold, etc.):

Fee Simple
4. Title to the Fee Simple estate or interest in the land is at the Commitment Date vested in:

Fort Francis, LLC , a Florida Limited Liability Company
5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

BY: _____
Authorized Officer or Agent



**SCHEDULE B SECTION I
REQUIREMENTS**
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

The following requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Duly executed Warranty Deed from Fort Francis, LLC , a Florida Limited Liability Company, Grantor, to Framada LLC, a Florida Limited Liability Company, Grantee, conveying the land described on Exhibit A hereof.

The Company will require the following as to Fort Francis, LLC , a Florida Limited Liability Company: ("LLC"):

- i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.
- ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.
- iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.
- iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

5. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

6. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:



**SCHEDULE B SECTION I
Requirements continued**

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

7. To terminate the following:

Notice of commencement recorded on January 26, 2022 in Official Records Instrument Number 117891075

- A. Record a notice of termination, together with a contractor's final payment affidavit (with lien waiver). A separate notice of termination, and contractor's affidavit, is required for each notice of commencement.
- B. Obtain an owner's construction affidavit identifying all parties who gave a notice to owner and all parties who had a direct contract with the owner.
- C. Obtain final waivers/releases from (i) all lienors showing as unpaid in the contractor's final payment affidavit, and (ii) all those who gave a notice to owner or had a direct contract with the owner as listed in the owner's construction affidavit.
- D. Obtain the Company's indemnity agreement signed by the owner/borrower.

NOTE: If the notice(s) of commencement is being terminated prior to completion of the construction or if the subject transaction exceeds your agency's authorized limits, then approval of a Company State or Regional Underwriter is required.

- 8. Proof satisfactory to the Company must be furnished showing proof of the legal existence of Framada LLC, a Florida Limited Liability Company.
- 9. The Company and its policy issuing agents are required by Federal law to collect additional information about certain transactions in specified geographic areas in accordance with the Bank Secrecy Act. If this transaction is required to be reported under a Geographic Targeting Order issued by FinCEN, the Company or its policy issuing agent must be supplied with a completed ALTA Information Collection Form ("ICF") prior to closing the transaction contemplated herein.
- 10. The search did not disclose any open mortgages of record, therefore the Company reserves the right to require further evidence to confirm that the Land is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence. To delete this requirement, the title agent must confirm with the owner that the Land is free and clear of mortgages and include such a recitation in the title affidavit.

NOTE: 2021 Real Property Taxes in the gross amount of \$3,402.52 are Paid, under Tax I.D. No. 514216-01-7110.

NOTE: Because the contemplated transaction involves an all-cash closing, the Company has not performed searches on the names of the purchasers/proposed insured. If the Company is asked to insure a Mortgage from said purchasers, we will require notification of same and we reserve the right to make additional requirements and/or exceptions which we may deem necessary after conducting name searches on the purchasers.



**SCHEDULE B SECTION I
Requirements continued**

The following note is for informational purposes only, is neither guaranteed nor insured, and is not part of the coverage of this form or policy.

The last conveyance of title that has been of record for more than 24 months and all subsequently recorded conveyances are: Official Records Instrument No 116880621 and Official Records Instrument No 113747347

END OF SCHEDULE B SECTION I



**SCHEDULE B SECTION II
EXCEPTIONS
AMERICAN LAND TITLE ASSOCIATION COMMITMENT**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished; imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.



**SCHEDULE B SECTION II
EXCEPTIONS**
AMERICAN LAND TITLE ASSOCIATION COMMITMENT

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Hollywood Little Ranches, recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.
7. Declaration of Cluster Covenants and Cross Easements for Clusters I & II of Van Buren Club Townhomes recorded November 24, 1980, Official Records Book 9261, Page 716, Official Records Book 9261, Page 753, Official Records Book 9261, Page 780 and under Instrument #116829793, of the Public Records of Broward County, Florida.
8. Easement in favor of Florida Power & Light Company, contained in instrument recorded January 23, 1981, in Official Records Book 9374, Page 666, of the Public Records of Broward County, Florida.
9. Quit-Claim Deed to Van Buren Club Townhomes Association, Inc., recorded in Official Records Book 11559, Page 481, of the Public Records of Broward County, Florida.
10. Easements recorded in Official Records Book 23815, Page 474 and Official Records Book 23815, Page 475, of the Public Records of Broward County, Florida.
11. Easements recorded in Official Records Book 23909, Page 258 and Official Records Book 23909, Page 260, of the Public Records of Broward County, Florida.
12. Easement Agreement recorded in Official Records Book 30823, Page 1998, of the Public Records of Broward County, Florida.
13. Ordinance recorded in Official Records Book 40082, Pages 1783 and Official Records Book 40082, Page 1789, of the Public Records of Broward County, Florida.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 13800 NW 14th Street Suite 190, Sunrise, FL 33323; Telephone 954-217-1744.

Searched By: Linda Kelly

END OF SCHEDULE B SECTION II



Fidelity National Title Insurance Company

Order No.: 10316429
21-12-641

**SCHEDULE B SECTION II
EXCEPTIONS**
AMERICAN LAND TITLE ASSOCIATION COMMITMENT



EXHIBIT "A"

The North 125 feet of Lot 24, Block 18 of Hollywood Little Ranches, according to the Amended Plat thereof, recorded in Plat Book 1, Page 26, of the public records of Broward County, Florida, excepting therefrom that portion thereof, described as follows: Beginning at a point 125 feet South of the Northeast corner of said Lot 24 running thence West to a point on the West line of said Lot 24, 125 feet South of the Northwest corner thereof; thence North 45 feet along the said lot; thence East to a point on the East Line of said lot said Lot 75 feet South of the Northeast Corner thereof; thence South along the East line of said Lot 50 feet to the point beginning.