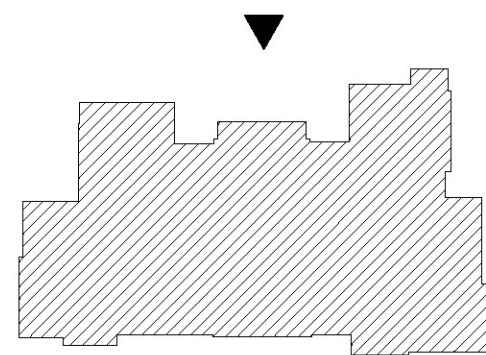


# Building Height Elevations

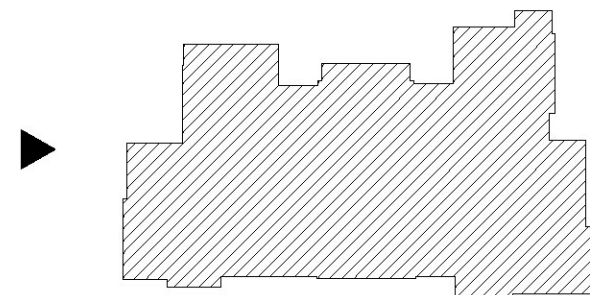
Avg Road Crown	13.54 ft
add 18"	1.50 ft
Starting	15.04 ft
Max Allowable Building Height	35.00 ft
Max Allowable Elevation	50.04 ft

<u>Building #</u>	<u>FFE</u>	<u>Height</u>	<u>Elevation</u>
1	13.90'	35'	48.90'
2	13.90'	35'	48.90'
3	13.90'	35'	48.90'
4	13.90'	35'	48.90'
5	13.90'	35'	48.90'
6	13.90'	35'	48.90'
7	13.90'	35'	48.90'
8	13.90'	35'	48.90'
9	13.90'	35'	48.90'
10	13.90'	35'	48.90'
11	13.90'	35'	48.90'
12	13.90'	35'	48.90'
13	13.90'	35'	48.90'
14	13.90'	35'	48.90'
15	13.90'	35'	48.90'
16	13.90'	35'	48.90'
17	13.90'	35'	48.90'
18	13.90'	35'	48.90'
19	13.90'	35'	48.90'
20	13.90'	35'	48.90'
21	13.90'	35'	48.90'
22	13.90'	35'	48.90'
23	13.90'	35'	48.90'
24	13.90'	35'	48.90'
25	13.90'	35'	48.90'
26	13.90'	35'	48.90'
27	13.90'	35'	48.90'
28	13.90'	35'	48.90'
29	13.90'	35'	48.90'
30	13.90'	35'	48.90'
Clubhouse	13.65'	34.75'	48.40'



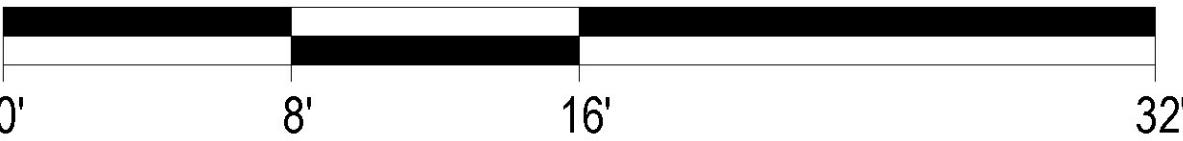


REAR ELEVATION



RIGHT ELEVATION

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



**HUMPHREYS & PARTNERS**  
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT  
**KAPLAN RESIDENTIAL**

PROJECT INFO  
**GENERATION KAPLAN**  
VENICE, FL

ISSUE  
**CONCEPT PLAN**

SHEET DESCRIPTION  
**BIG HOUSE - BUILDING**  
**TYPE I - ELEVATIONS**

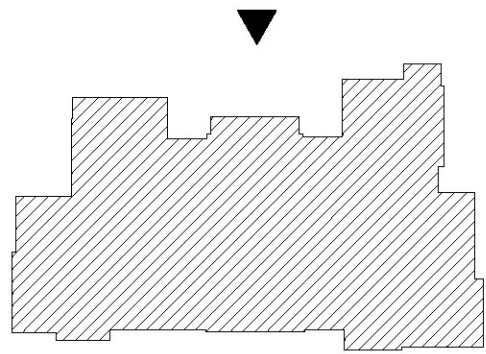
JOB NUMBER  
**24160**

DATE  
**01/07/2025**  
DRAWN BY

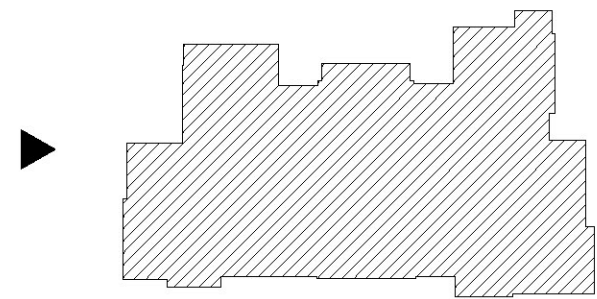
SHEET  
**A414**

© 2024 by HUMPHREYS & PARTNERS ARCHITECTS, LP. The arrangements depicted here in are the sole property of Humphreys & Partners Architects, LP and may not be reproduced in any form without its written permission only. Revisions may occur due to further investigation from authorities and building code analysis. Dimensions shown are of a strategic intent only. Refer surveys and civil drawings for technical information and measurements.



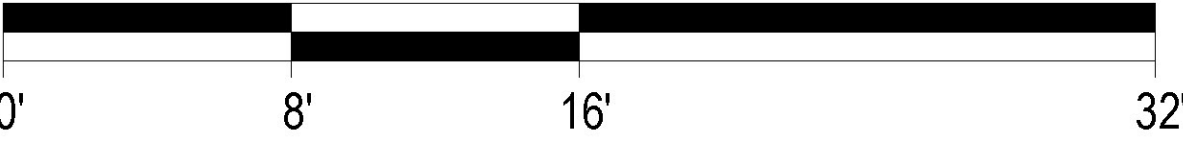


REAR ELEVATION



LEFT ELEVATION

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



**HUMPHREYS & PARTNERS**  
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT  
**KAPLAN RESIDENTIAL**

PROJECT INFO  
**GENERATION KAPLAN**  
VENICE, FL

ISSUE  
**CONCEPT PLAN**

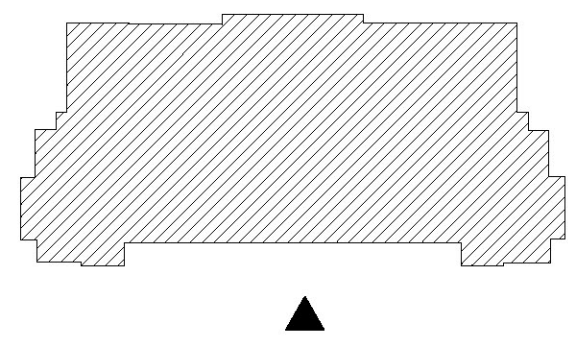
SHEET DESCRIPTION  
**BIG HOUSE - BUILDING**  
**TYPE II - ELEVATIONS**

JOB NUMBER  
**24160**

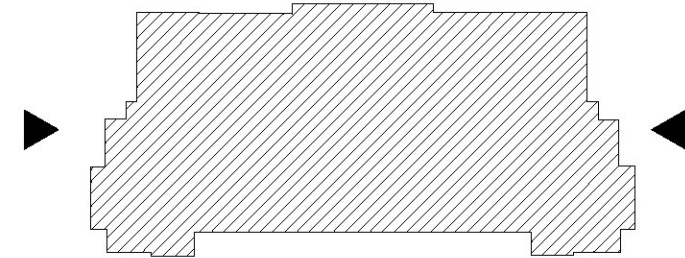
DATE  
**01/07/2025**  
DRAWN BY

SHEET  
**A424**



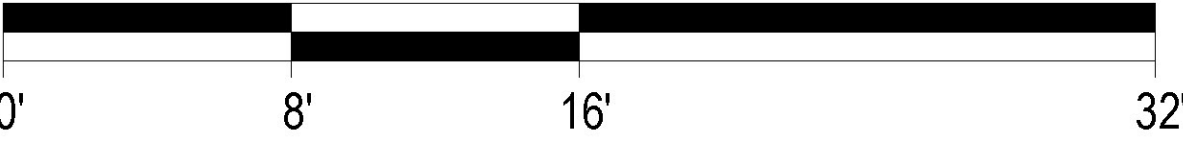


FRONT ELEVATION



SIDE ELEVATION

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



**HUMPHREYS & PARTNERS**  
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT  
**KAPLAN RESIDENTIAL**

PROJECT INFO  
**GENERATION KAPLAN**  
VENICE, FL

ISSUE  
**CONCEPT PLAN**

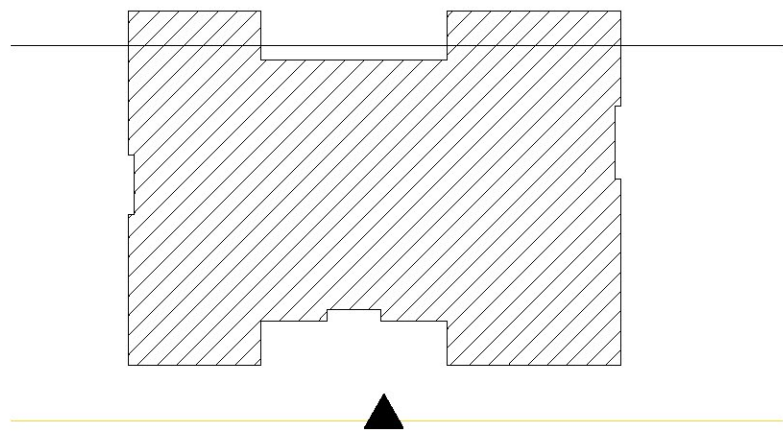
SHEET DESCRIPTION  
**STAK HOUSE - BUILDING**  
**TYPE III - ELEVATIONS**

JOB NUMBER  
**24160**

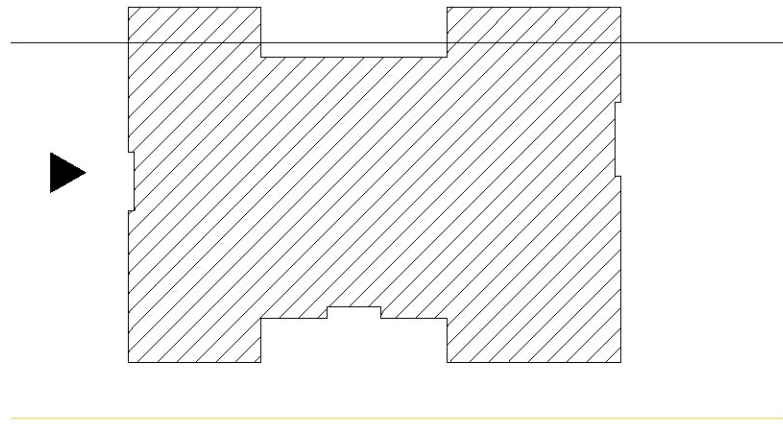
DATE  
**01/07/2025**  
DRAWN BY

SHEET  
**A434**



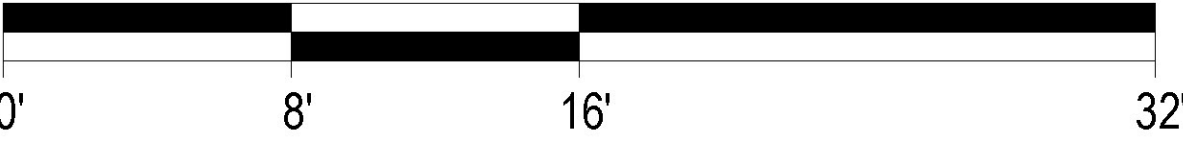


FRONT ELEVATION



LEFT ELEVATION

SCALE: 3/16" = 1'-0" (24"x36" SHEET)



**HUMPHREYS & PARTNERS**  
ARCHITECTS, L.P.

5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

CLIENT  
**KAPLAN RESIDENTIAL**

PROJECT INFO  
**GENERATION VENICE**  
CITY OF VENICE, FL

ISSUE  
**CONCEPT PLAN**

SHEET DESCRIPTION  
**CLUBHOUSE - ELEVATIONS**

JOB NUMBER  
**24160**

DATE  
**01/07/2025**  
DRAWN BY

SHEET  
**A803**







MAP OF ALTA/NSPS LAND TITLE SURVEY  
LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA.

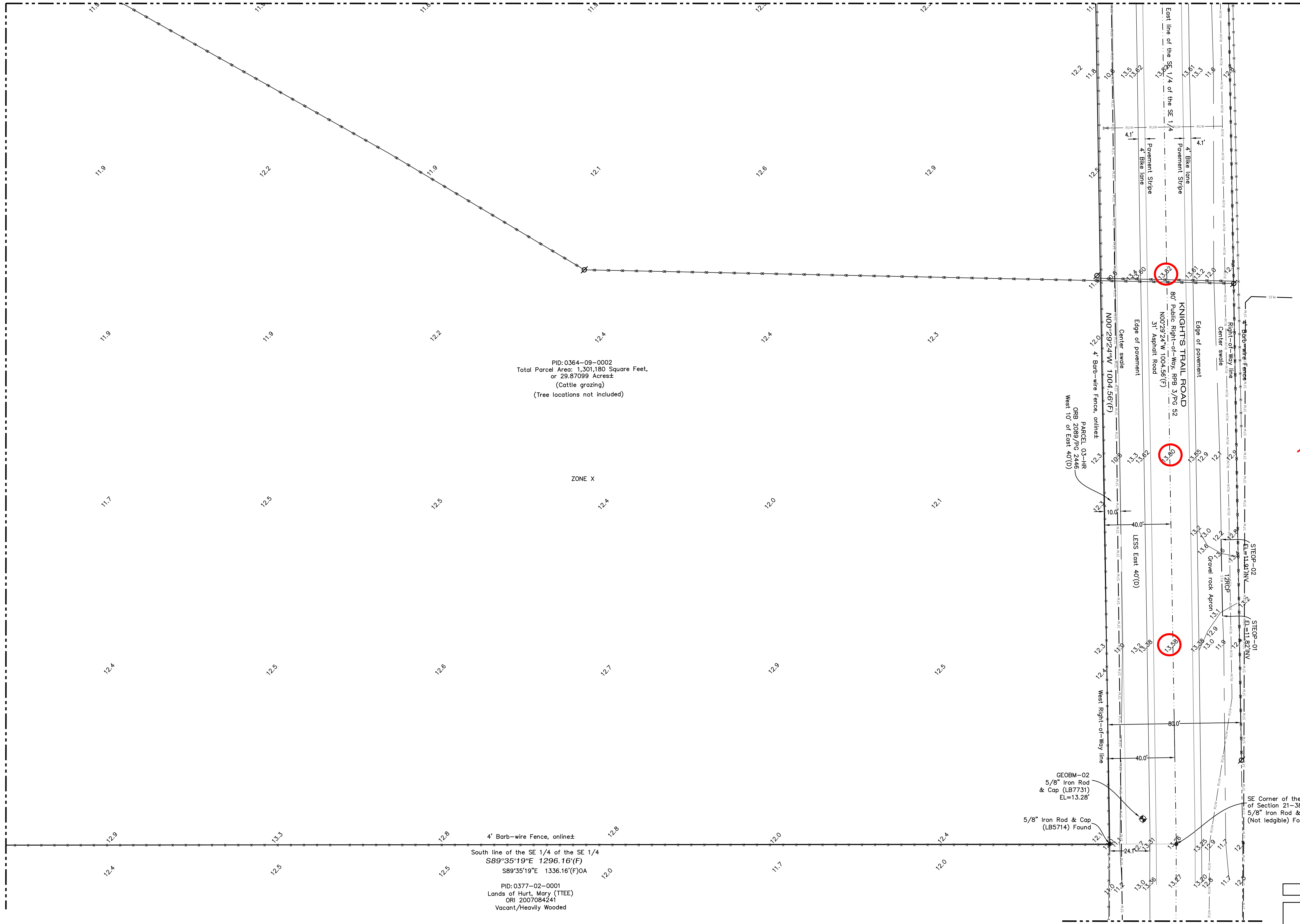
SEE SHEET 1 OF 6 FOR PARCEL DESCRIPTION AND REPORT  
NOT VALID UNLESS CONTAINS ALL SHEETS

SHEET NO. 3 of 6

LEGEND

- These standard symbols and abbreviations can be found herein.
- Benchmark, as denoted
  - "X"/Cross Out found
  - Corner set, 5/8" Iron Rod & Cap (LB7731).
  - Corner found, as denoted
  - Monument set, as denoted
  - Monument found, as denoted
  - Mail Box
  - Bollard Post, as denoted
  - Wood Sign Post
  - Metal Sign Post
  - Yard Drain
  - Storm Grate Inlet
  - Underdrain Cleanout
  - Sanitary Sewer Cleanout
  - Backflow preventer
  - Water Meter
  - Reuse Water Meter
  - Irrigation Control Valve
  - Well
  - Septic Tank Lid
  - Fire Hydrant
  - Gate Valve, as denoted
  - Sanitary Sewer Manhole
  - Storm Sewer Manhole
  - Electric Manhole
  - Utility Manhole
  - Unknown Manhole
  - Wood Power Pole
  - Concrete Power Pole
  - Metal Power Pole
  - Metal Light Pole
  - Wood Light Pole
  - Plastic Light Pole
  - Concrete Light Pole
  - Guy Wire Anchor
  - Cross-walk Signal Post
  - Power Transformer pad
  - Utility Pull Box
  - Utility Hand Hole
  - Utility Riser
  - Utility Cabinet
  - Bore Sample Location
  - Gas Valve
  - Gas line marker
  - Palm Tree
  - Oak Tree
  - Pine Tree
  - Citrus Tree
  - Banyan Tree
  - Spot Elevation
  - Radial
  - Non-Radial
  - Dead
  - Plot
  - Field
  - Calculated
  - Chord Bearing
  - Chord Distance
  - Arc Distance
  - Delta
  - L Line
  - C Curve
  - OA Overall
  - N: Northing
  - E: Easting
  - STA Station
  - OS Offset
  - R Right Offset
  - L Left Offset
  - WT Witness Corner
  - POL Point on-line
  - POP Permanent Control Point
  - PRM Permanent Reference Monument
  - PID Parcel Identification Number
  - ORS Official Records Book
  - ORI Official Records Instrument
  - PG Page
  - FB Field Book
  - RB Plat Book
  - DB Deed Book
  - COR Certified Corner Record
  - NOS National Geodetic Survey
  - FDEP Dept. of Environmental Protection
  - FDOT Dept. of Transportation
  - FRM Flood Insurance Rate Map
  - BFE Base Flood Elevation
  - NAD North American Datum
  - NAVD North American Vertical Datum
  - NGVD National Geodetic Vertical Datum
  - LS Licensed Surveyor
  - LB Licensed Business
  - PLS Professional Land Surveyor
  - RLS Registered Land Surveyor
  - PSM Professional Surveyor & Mapper
  - MIS Minimum Technical Standards
  - A/C Air Conditioner
  - FF Finish Floor Elevation
  - GF Garage Floor Elevation
  - WIW Weir Invert
  - INV Pipe Invert
  - MES Metered End Section
  - EOP End of Pipe
  - GAS Gas Main
  - STM Storm Drain
  - SAW Sanitary Main
  - SPM Sanitary Force Main
  - RWW Reuse Water Main
  - IRR Irrigation Line
  - W Water Main
  - FS Fire Service
  - FDC Fire Department Connection
  - UGE Underground Electric
  - UGT Underground Telephone
  - UGTV Underground Television
  - OE Overhead Electric
  - UNK Unknown
  - Trees Not Included

MATCH LINE SEE SHEET 2 OF 6



Map of ALTA/NSPS LAND TITLE SURVEY

CERTIFIED TO:

Kaplan Residential, LLC, a Florida limited liability company  
New Wave Loans Residential, LLC, a Delaware limited liability company  
Generations at Venice LLC, a Delaware Limited Liability Company  
Lorum PLLC  
Old Republic National Title Insurance Company

SITUS ADDRESS:

2201 KNIGHT'S TRAIL ROAD,  
NOKOMIS, FLORIDA 34275

DATE: 4/20/2017, FB: ---, PG: ---  
PROJECT NO. 170010  
SEC: 21, TWP. 38 S, RGE 19 E  
PARCEL ID: 0364-09-0002

FIELD  
DC  
DRAW  
DC  
CHECK  
HN

L:\Geosurv Company\Company Work Drive\Projects\170010\170010\_BTS.dwg

REVISION	DRAWN	DATE
1. Revised wetland boundary per Consultant markers	DC	8/2/17
2. Update Survey, add Grand Tree locations	DC	8/10/20
3. Update Survey, Tree locations	DC	8/24/20
4. Update Survey, Knight's Trail Right-of-Way Topographic	DC	10/15/20
5. Add Certifications	DC	5/24/21

GEOSURV  
SURVEYING & MAPPING  
www.geosurveygroup.com

5707 19th Street W.  
Bradenton, Florida 34207  
Tel. 877.407.3734  
Fax 866.624.5163  
info@geosurveygroup.com

6. Update Boundary Survey	DC	11/02/22
---------------------------	----	----------



# MAP OF ALTA/NSPS LAND TITLE SURVEY

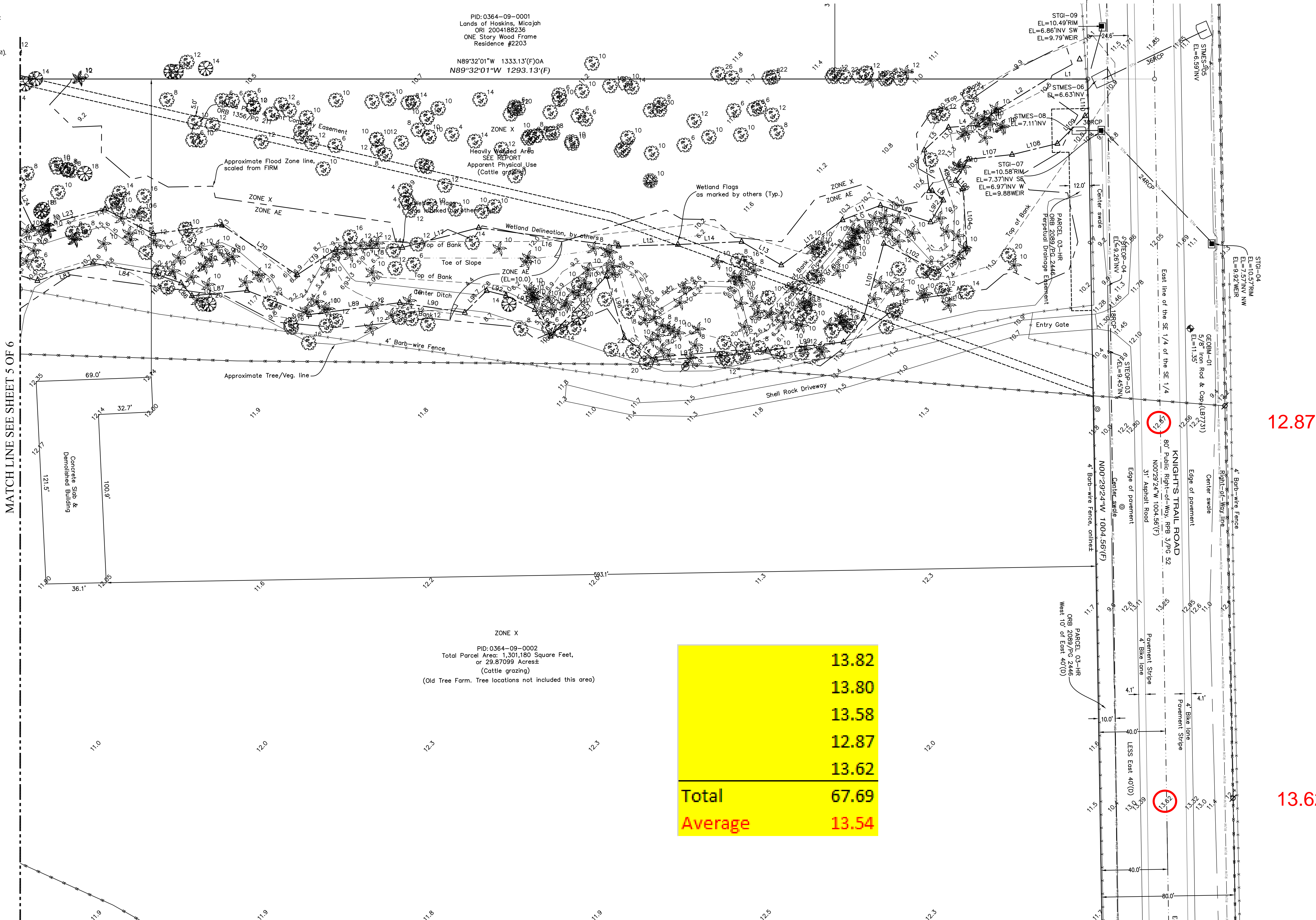
LYING IN SECTION 21, TOWNSHIP 38 SOUTH, RANGE 19 EAST,  
SARASOTA COUNTY, FLORIDA.

SEE SHEET 1 OF 6 FOR PARCEL DESCRIPTION AND REPORT  
NOT VALID UNLESS CONTAINS ALL SHEETS

## LEGEND

These standard symbols and abbreviations can be found herein.

- Benchmark, as denoted
- "X"/Cross Out found
- Corner set, 5/8" Iron Rod & Cap (LB7731)
- Corner found, as denoted
- Monument set, as denoted
- Monument found, as denoted
- Mail Box
- Ballard Post, as denoted
- Wood Sign Post
- Metal Sign Post
- Yard Drain
- Storm Grotte Inlet
- Underdrain Cleanout
- Sanitary Sewer Cleanout
- Backflow preventer
- Water Meter
- Reuse Water Meter
- Irrigation Control Valve
- Well
- Septic Tank Lid
- Fire Hydrant
- Gate Valve, as denoted
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Electric Manhole
- Utility Manhole
- Unknown Manhole
- Wood Power Pole
- Concrete Power Pole
- Metal Power Pole
- Metal Light Pole
- Wood Light Pole
- Plastic Light Pole
- Concrete Light Pole
- Guy Wire Anchor
- Cross-walk Signal Post
- Power Transformer pad
- Utility Pull Box
- Utility Hand Hole
- Utility Riser
- Utility Cabinet
- Bore Sample Location
- Gas Valve
- Gas line marker
- Palm Tree
- Oak Tree
- Pine Tree
- Citrus Tree
- Banyan Tree
- Spot Elevation
- Radial
- Non-Radial
- Dead
- Plot
- Field
- Calculated
- Chord Bearing
- Chord Distance
- Arc Distance
- Delta
- L Line
- C Curve
- OA Overall
- N Northing
- E Easting
- STA Station
- OS Offset
- R Right Offset
- L Left Offset
- WT Witness Corner
- POL Point on-line
- PP Permanent Control Point
- PRM Permanent Reference Monument
- PID Parcel Identification Number
- ORS Official Records Book
- OR Official Records Instrument
- PG Page
- FB Field Book
- PR Plot Book
- DB Deed Book
- CCR Certified Corner Record
- NOS National Geodetic Survey
- FDEP Dept. of Environmental Protection
- FDOT Dept. of Transportation
- FIRM Flood Insurance Rate Map
- BFE Base Flood Elevation
- NAD North American Datum
- NAVD North American Vertical Datum
- NGVD National Geodetic Vertical Datum
- LS Licensed Surveyor
- LB Licensed Business
- PLS Professional Land Surveyor
- RLS Registered Land Surveyor
- PSM Professional Surveyor & Mapper
- MIS Minimum Technical Standards
- A/C Air Conditioner
- FF Finish Floor Elevation
- GF Garage Floor Elevation
- WI Weir Invert
- INV Pipe Invert
- MES Mixed End Section
- EOP End of Pipe
- GAS Gas Main
- STM Storm Drain
- SAW Sanitary Main
- SPM Sanitary Force Main
- RJW Reuse Water Main
- IRI Irrigation Line
- W Water Main
- FS Fire Service
- FDC Fire Department Connection
- UGE Underground Electric
- UGT Underground Telephone
- UGTV Underground Television
- OE Overhead Electric
- UNK Unknown
- Trees Not Included



LINE	BEARING	DISTANCE
L1	N89°32'01\"/>	24.17'
L2	S58°49'35\"/>	35.97'
L3	S51°43'43\"/>	14.05'
L4	S86°14'23\"/>	17.79'
L5	S47°17'13\"/>	19.88'
L6	S06°26'30\"/>	24.58'
L7	S88°35'16\"/>	1.85'
L8	S49°15'17\"/>	8.65'
L9	S30°52'43\"/>	15.18'
L10	N71°02'44\"/>	31.63'
L11	S69°20'56\"/>	24.32'
L12	S54°08'14\"/>	45.60'
L13	N59°00'02\"/>	27.59'
L14	S87°53'55\"/>	38.22'
L15	S88°49'43\"/>	35.53'
L16	N87°02'35\"/>	84.57'
L17	S76°01'10\"/>	47.25'
L18	S88°47'04\"/>	39.88'
L19	S57°06'13\"/>	27.70'
L20	N58°06'40\"/>	54.00'
L21	S83°31'27\"/>	41.53'
L22	N62°42'44\"/>	32.40'
L23	S76°09'09\"/>	44.43'
L24	N24°48'13\"/>	32.78'
L25	N72°38'35\"/>	34.43'
L26	N88°08'44\"/>	18.70'
L27	S27°42'02\"/>	19.47'
L28	N22°11'18\"/>	34.92'
L29	N65°49'34\"/>	34.04'
L30	N78°27'24\"/>	31.92'
L31	N35°38'52\"/>	35.58'
L32	N29°26'39\"/>	35.40'
L33	S83°53'33\"/>	22.08'
L34	S11°28'44\"/>	28.69'
L35	S11°28'44\"/>	32.54'
L36	N61°17'47\"/>	67.52'
L37	S89°32'01\"/>	57.01'
L38	S14°57'59\"/>	48.24'
L39	S29°34'11\"/>	51.66'
L40	S58°16'50\"/>	45.13'
L41	S55°58'07\"/>	39.77'
L42	S83°28'00\"/>	17.61'
L43	S52°26'52\"/>	11.01'
L44	N02°33'04\"/>	16.68'
L45	N38°25'52\"/>	57.47'
L46	N22°15'17\"/>	30.55'
L47	N22°08'58\"/>	27.64'
L48	N19°25'34\"/>	34.99'
L49	N89°32'01\"/>	42.22'
L50	S09°05'39\"/>	84.54'
L51	S41°15'31\"/>	127.50'
L52	S30°38'35\"/>	51.72'
L53	S29°12'28\"/>	54.78'
L54	S17°10'26\"/>	49.30'
L55	S25°12'41\"/>	51.36'
L56	S41°35'57\"/>	31.11'
L57	S00°18'58\"/>	64.99'
L58	N23°28'47\"/>	12.98'
L59	N23°28'09\"/>	58.54'
L60	N24°51'12\"/>	97.10'
L61	N37°49'55\"/>	60.07'
L62	N12°38'51\"/>	7.51'
L63	N32°03'27\"/>	50.69'
L64	N78°19'27\"/>	40.38'
L65	S32°53'27\"/>	58.34'
L66	N88°22'27\"/>	36.26'
L67	N08°37'47\"/>	35.69'
L68	N06°21'07\"/>	71.71'
L69	S48°34'06\"/>	64.11'
L70	S43°00'25\"/>	59.07'
L71	S26°52'12\"/>	29.61'
L72	N42°19'02\"/>	17.12'
L73	N64°10'22\"/>	18.73'
L74	S82°49'27\"/>	42.45'
L75	N62°47'32\"/>	47.32'
L76	S65°53'49\"/>	51.92'
L77	N71°45'51\"/>	40.59'
L78	S27°29'35\"/>	37.61'
L79	S57°44'11\"/>	29.74'
L80	N77°22'15\"/>	39.06'
L81	S17°16'02\"/>	29.96'
L82	S72°58'59\"/>	25.66'
L83	N72°56'28\"/>	34.87'
L84	S79°28'02\"/>	38.69'
L85	S70°22'37\"/>	15.55'
L86	S40°02'01\"/>	10.08'
L87	N85°01'45\"/>	33.16'
L88	S68°19'04\"/>	39.87'
L89	N82°57'49\"/>	54.80'
L90	S80°34'21\"/>	39.46'
L91	N45°30'47\"/>	18.49'
L92	S75°12'44\"/>	11.89'
L93	S63°41'10\"/>	19.24'
L94	S30°12'31\"/>	18.57'
L95	N43°14'42\"/>	49.25'
L96	N15°39'08\"/>	38.46'
L97	S86°55'56\"/>	38.52'
L98	N83°12'40\"/>	28.90'
L99	N84°21'35\"/>	45.87'
L100	N40°38'41\"/>	18.57'
L101	N15°37'31\"/>	46.45'
L102	S61°44'31\"/>	35.93'
L103	N53°19'14\"/>	22.72'
L104	N03°27'40\"/>	36.00'
L105	N41°24'36\"/>	6.45'
L106	N31°17'19\"/>	14.83'
L107	N84°17'34\"/>	26.30'
L108	N76°49'43\"/>	27.98'
L109	N45°20'22\"/>	26.29'
L110	N00°29'24\"/>	20.04'
L111	N29°28'39\"/>	40.58'
L112	N89°32'01\"/>	45.07'
L113	S11°28'44\"/>	32.54'
L114	N53°58'25\"/>	23.19'

13.82
13.80
13.58
12.87
13.62
Total
67.69
Average
13.54

Map of ALTA/NSPS LAND TITLE SURVEY	
CERTIFIED TO:	
Kaplan Residential, LLC, a Florida limited liability company	
New Wave Loans Residential, LLC, a Delaware limited liability company	
Generations at Venice LLC, a Delaware limited liability company	
Lorum PLLC	
Old Republic National Title Insurance Company	
SITUS ADDRESS:	
2201 KNIGHT'S TRAIL ROAD, NOKOMIS, FLORIDA 34275	
DATE: 4/20/2017	FR: --- PG: ---
PROJECT NO. 170010	FIELD DC
SEC. 21	TWP. 38 S RGE. 19 E
PARCEL ID: 0364-09-0002	DRAW DC
	CHECK HN

L:\Geosurv Company\Company Work Drive\Projects\170010\170010\_BTS.dwg

REVISION	DRAWN	DATE
1. Revised wetland boundary per Consultant markers	DC	8/2/17
2. Update Survey, add Grand Tree locations	DC	8/10/20
3. Update Survey, Tree locations	DC	8/24/20
4. Update Survey, Knight's Trail Right-of-Way Topographic	DC	10/15/20
5. Add Certifications	DC	5/24/21

**GEOSURV** 5707 19th Street W.  
SURVEYING & MAPPING Bradenton, Florida 34207  
Tel. 877.407.3734  
Fax 866.624.5163  
www.geosurveygroup.com L.B. 7731 info@geosurveygroup.com

6. Update Boundary Survey	DC	11/02/22
---------------------------	----	----------