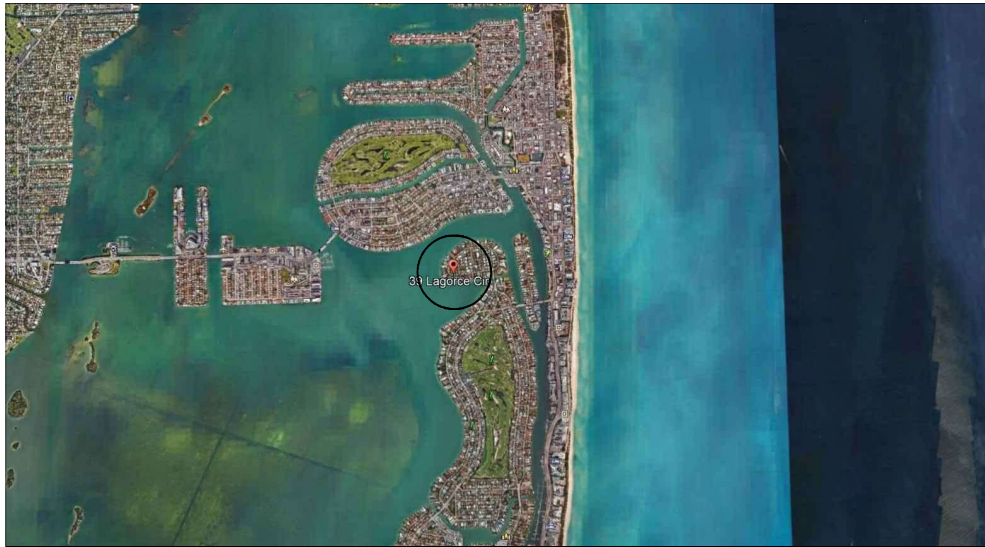




LOCATION MAP-1/2 MI RADIUS



 LOCATION MAP Scale: N.T.S.

[illegible]

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

```
Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL
```

Landscape Architect:
Name Christopher Calvey Landscape Architecture
Address 780 NE 69th Street
Address Suite #200
Tel. Tel. (786) 536-2961
Email Email: chris@christophercalvey.com

Consultant:	
Name	
Address	
Address	
Tel.	
Email	

Consultant:	
Name	
Address	
Address	
Tel.	
Email	

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 26th Street
Miami, Florida 33127, USA
Tel. +1(305) 573 1818
Fax. +1(305) 573 3766



Digitally signed by Kobi Karim
Date: 2022.03.07 12:15:22 -0511

LOCATION MAP

Date	- 03-07-2022	Sheet No. A0.02
Scale	- N.T.S	
Project	-	



Scale: N.T.S.

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DRB-21-0660 FIRST SUBMITTAL

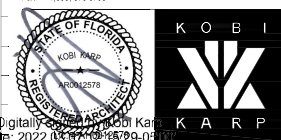
Owner:	
Name	OWNER
Address	OWNER ADDRESS1
Address	OWNER ADDRESS2
Tel	OWNER PHONE
Email	OWNER EMAIL

Landscape Architect:
Name Christopher Calvey Landscape Architecture
Address 780 NE 69th Street
Address Suite #200
Tel: (786) 536-2961
Email: chris@christophercalvey.com

Consultant:	
Name	
Address	
Address	
Tel:	
Email	

Consultant:
Name
Address
Address
Tel:
Email

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 26th Street
Miami, Florida 33127 USA
Tel. +1(305) 573 1818
Fax. +1(305) 573 3786



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Date: 2022.03.07 12:15:29 -05

Date	- 03-07-2022	Sheet No. A0.03
Scale	- N.T.S	
Project	-	



Scale: N.T.S.



Scale: N.T.S.

[illegible]

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

Owner:	
Name:	OWNER
Address:	OWNER ADDRESS1
Address:	OWNER ADDRESS2
Tel:	OWNER_PHONE
Email:	OWNER_EMAIL

Landscape Architect:
Name Christopher Calvey Landscape Architecture
Address 780 NE 69th Street
Address Suite #200
Tel. Tel: (786) 536-2961
Email Email: chris@christophercalvey.com

Consultant:	
Name	
Address	
Address	
Tel:	
Email	

Consultant:	
Name	
Address	
Address	
Tel.	
Email	

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 26th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



Digitally signed by Kholi Karim
Date: 2022.03.07 10:12:57 +05

CONTEXTUAL IMAGES

Date	- 03-07-2022	Sheet No. A0.04
Scale	- N.T.S	
Project	-	



Scale: N.T.S.



Scale: N.T.S.



Scale: N.T.S.



Scale: N.T.5.

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

```
Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL
```

Landscape Architect:
Name Christopher Calvey Landscape Architecture
Address 780 NE 69th Street
Address Suite #200
Tel. Tel. (786) 536-2961
Email Email: chrisgcalvey@calvey.com

Consultant:	
Name	
Address	
Address	
Tel.	
Email	

Consultant:	
Name	
Address	
Address	
Tel.	
Email	

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 28th Street
Miami, Florida 33127 USA
Tel: +1(305) 573 1818
Fax: +1(305) 573 3766



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Date: 2022.03.07 12:15:42 -0511

EXISTING HOME IMAGES

Date	- 03-07-2022	Sheet No. A0.05
Scale	- N.T.S	
Project	-	

[illegible]

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Zoning

DRB-21-0660 FIRST SUBMITTAL

39 + 41 LA GORCE CIRCLE
39 + 41 LA GORCE CIRCLE
MIAMI BEACH, FL 33141

```
Owner:
Name: OWNER
Address: OWNER_ADDRESS1
Address: OWNER_ADDRESS2
Tel: OWNER_PHONE
Email: OWNER_EMAIL
```

Landscape Architect:
Name Christopher Calvey Landscape Architecture
Address 780 NE 69th Street
Address Suite #200
Tel. (786) 536-2961
Email Email: chris@christophercalvey.com

Consultant:	
Name	
Address	
Address	
Tel.	
Email	

Consultant:	
Name	
Address	
Address	
Tel.	
Email	

Architect of Record:
Kobi Karp Architecture and Interior Design, Inc.
571 NW 26th Street
Miami, Florida 33127, USA
Tel. +1(305) 573 1818
Fax. +1(305) 573 3766



Digitally signed by Kobi Karim
Date: 2022.03.07 12:15:56 -0511

NEIGHBORING HOME IMAGES

Date	- 03-07-2022	Sheet No. A0.07
Scale	- N.T.S	
Project	-	

SKETCH OF BOUNDARY SURVEY

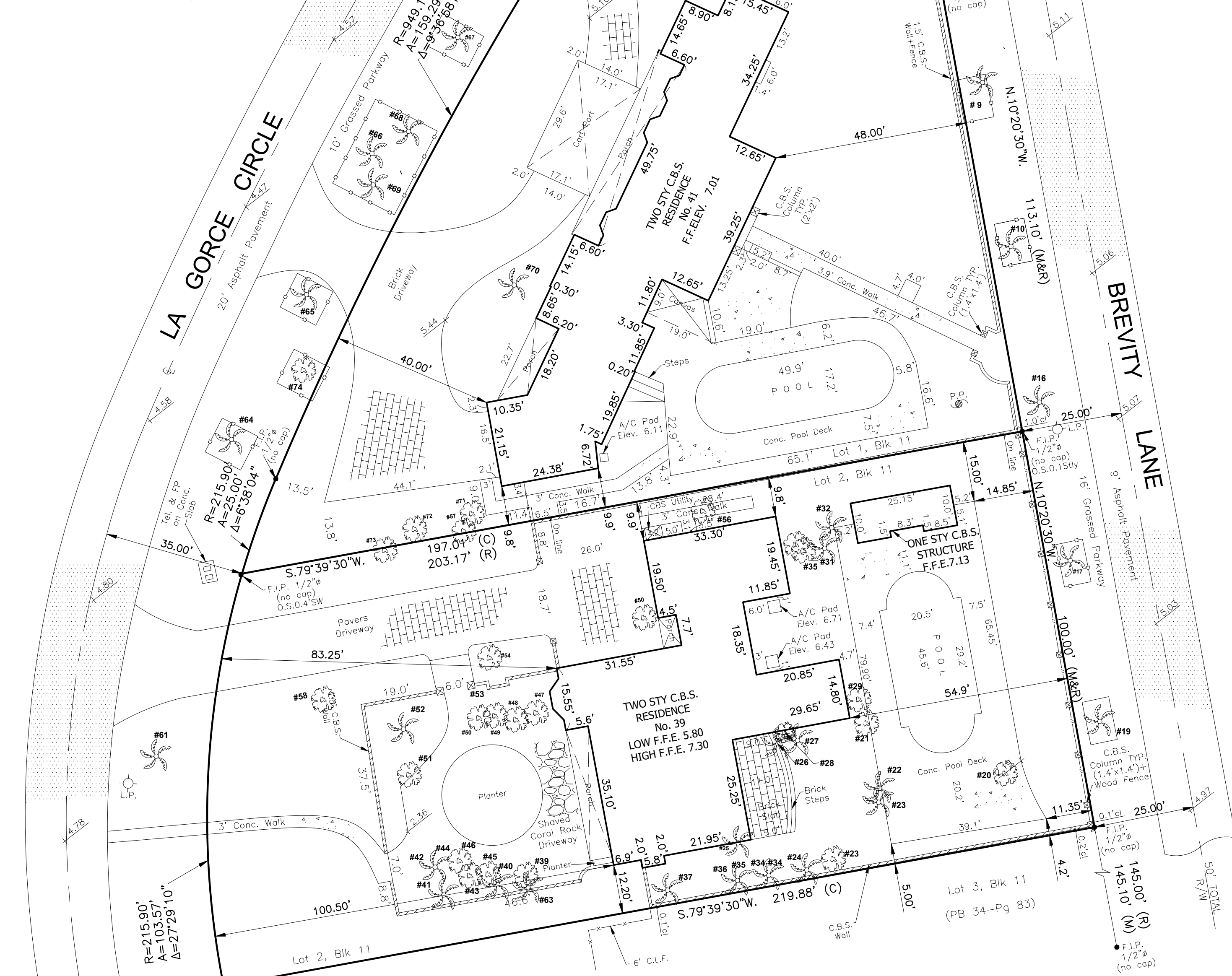
SCALE: 1" = 20'

ABBREVIATION (IF ANY APPLIED)

A = CURVE
A/C = AIR CONDITIONING UNIT
ASPH. = ASPHALT
B.M. = BENCH MARK
BLK/COM = BLOCK CORNER
CALC(C) = CALCULATED
CB = CATCH BASIN
C.B.S. = CONCRETE BLOCK STRUCTURE
CL = CLEAR
CONC. = CONCRETE
D.M.E. = DRAINAGE MAINT. EASEMENT
EASMT. = EASEMENT
Ø = DIAMETER
RAD. = RADIUS
REC. (R) = RECORDED
RES. = RESIDENCE
R/W = RIGHT OF WAY
SEC. = SECTION
F.O.H. = FOUND ORILL HOLE
S.O.H. = SET ORILL HOLE
S.N./D. = SET NAIL AND DISC
S.U.P. = SET NAIL AND DISC
S.T.V. = SET NAIL AND DISC
S.W.K. = SIDEWALK
T.O.P. = TOP OF BANK
U.E. = UTIL. EASEMENT
W.P. = WOODEN POLE
WM = MONUMENT
W.S. = SECTION LINE
NTS = NOT TO SCALE

SURVEYOR'S LEGEND (IF ANY APPLIED)

BOUNDARY LINE
STRUCTURE (BLDG.)
CONCRETE BLOCK WALL
METAL FENCE
WOODEN FENCE
CHAIN LINK FENCE
WOOD DECK/DOCK
ASPHALTED AREAS
CONCRETE
BRICKS OR PAVERS
ROOFED AREAS
WATER (EDGE OF WATER)
CATCH BASIN
MANHOLE
OVERHEAD ELECT.
POWER POLE
LIGHT POLE
HANDICAP SPACE
FIRE HYDRANT
EASEMENT LINE
WATER VALVE
TV-CABLE BOX
WATER METER
CONC. LIGHT POLE



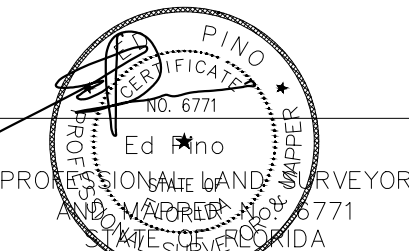
CERTIFIED TO:
BART REINES LUXURY HOMEBUILDER

SITE ADDRESS: 41, 39 LA GORCE CIR, MIAMI BEACH, FL. 33141
JOB NUMBER: 21-163
DATE OF SURVEY: FEBRUARY 12, 2021/ FEBRUARY 15, ARBORIST REPORT
FOLIO NUMBER: 02-3210-003-0310, 02-3210-003-0300

ENCROACHMENTS AND OTHER POINTS OF INTEREST:
-THERE ARE NO VISIBLE ENCROACHMENT OF THE SUBJECT PROPERTY
-THE SUBJECT PROPERTY IS WITHIN A FLOOD ZONE AE (SEE NOTE 1)
-THERE IS ANY UTIL. EASEMENT ON THE SIDES OF THE SUBJECT PROPERTY

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DATE: FEBRUARY 12, 2022

Lot #	Address	Name	Scientific Name	Trunk Qty	Height (ft)	DBH (in)	TSP (in)	Notes	Comments	Disposition	
1	41 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	19	15	10	214	30	
2	41 La gorce Circle	Oak, Live	Quercus virginiana	1	35	20	21	37	6441.0	70	
3	41 La gorce Circle	Queen Palms	Phoenix carolinensis	1	10	13	10	12	480	40	
4	41 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	60	19	10	10	374	40	
5	41 La gorce Circle	Royal Palms	Phoenix carolinensis	1	9	11	9	8	201	55	
6	41 La gorce Circle	Royal Palms	Delonix regia	2	40	20	22	30	568	55	
7	41 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	50	18	16	10	374	65	
8	41 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	19	15	10	374	65	
9	41 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
10	41 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
11	41 La gorce Circle	Mango	Mangifera indica	1	25	9	7	10	374	65	
12	41 La gorce Circle	Mango	Mangifera indica	1	18	10	8	11	707	65	
13	41 La gorce Circle	Anacard	Persea americana	1	18	10	14	10	501	25	
14	41 La gorce Circle	Queen Palms	Phoenix rostrata	1	9	4	3	8	301	65	
15	41 La gorce Circle	Queen Palms	Phoenix rostrata	1	11	3	2	4	5	201	65
16	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
17	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
18	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
19	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
20	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
21	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
22	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
23	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
24	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
25	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
26	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
27	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
28	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
29	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
30	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
31	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
32	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
33	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
34	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
35	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
36	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	
37	39 La gorce Circle	Royal Palm, Florida	Phoenix rostrata	1	55	17	14	10	374	65	

Lot #	Address	Name	Scientific Name	Trunk Qty	Height (ft)	DBH (in)	Species	Notes	Comments	Disposition
38	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
39	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
40	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
41	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
42	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
43	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
44	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
45	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
46	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
47	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
48	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
49	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
50	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
51	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
52	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
53	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
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56	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
57	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
58	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
59	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
60	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
61	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
62	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
63	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
64	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
65	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
66	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
67	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
68	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
69	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
70	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
71	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
72	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
73	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65
74	39 La Gorce Circle	Royal Palm, Florida	Phoenix	1	55	17	14	10	374	65

LEGAL DESCRIPTION:

LOT 1, BLOCK 11, LA GORCE ISLAND, PLAT BOOK 34 AT PAGE 83, PUBLIC RECORDS, MIAMI-DADE COUNTY, FLORIDA.

LOT 2, BLOCK 11, LA GORCE ISLAND, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 34 AT PAGE 83, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES:

- THE PROPERTY DESCRIBED ON THIS SURVEY DOES LIE WITHIN A SPECIAL HAZARD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY; THE PROPERTY LIES WITHIN A FLOOD ZONE "AE" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS COMMUNITY PANEL NO. **120651-0307L**, WITH AN EFFECTIVE DATE OF SEPTEMBER 11, 2009. **BASE FLOOD ELEVATION OF 8.00 FEET** (NGVD)
- LAND AREA OF SUBJECT PROPERTY: **43,936 SF / 1.01 ACRES** (+/-)
- ELEVATIONS ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, AS PER MIAMI DADE COUNTY **BENCH MARK NO. A-33**, WITH AN ELEVATION OF **8.23 FEET**.
- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUME MERIDIAN OF N.10°20'30"W., BEING THE RECORDED BEARING FOR THE CENTERLINE OF BREVITY LANE, AS SHOWN ON PLAT BOOK 34 AT PAGE 83 OF THE PUBLIC RECORD OF MIAMI DADE COUNTY, FLORIDA.

GENERAL SURVEYOR NOTES:

THE SHOWN LEGAL DESCRIPTION USED TO PERFORM THIS BOUNDARY SURVEY WAS PROVIDED BY THE CLIENT.

SURVEY IS BASED ON RECORDED INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY OUR OFFICE.

UNLESS OTHERWISE NOTED, AN EXAMINATION OF THE ABSTRACT OF TITLE WAS NOT DONE BY THE SIGNING SURVEYOR TO DETERMINE WHICH INSTRUMENTS, IF ANY ARE AFFECTING THE SUBJECT PROPERTY.

THIS SURVEY IS EXCLUSIVELY FOR THE USE OF THE PARTIES TO WHOM IT WAS CERTIFIED.

PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE THE EXPECTED USE OF LAND IS SUBURBAN, THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATIONS OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

THERE ARE NO VISIBLE, ABOVE GROUND ENCROACHMENTS (a) BY THE IMPROVEMENTS OF THE SUBJECT PROPERTY UPON ADJOINING PROPERTIES, STREETS OR ALLEYS, OR (b) BY THE IMPROVEMENTS OF THE ADJOINING PROPERTIES, STREETS OR ALLEYS UPON THE SUBJECT PROPERTY OTHER THAN THOSE SHOWN ON THIS BOUNDARY SURVEY.

THERE ARE NO VISIBLE EASEMENTS OR RIGHT-OF-WAY OF WHICH THE UNDERSIGNED HAS BEEN ADVISED OTHER THAN THOSE SHOWN ON THIS SURVEY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE SHOWN GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. IN SOME CASES GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE A PARTICULAR AREA WHERE DIMENSIONS SHALL HAVE PREFERENCE OVER GRAPHIC LOCATION.

THE ELEVATIONS (IF ANY) OF WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED VERTICAL POSITIONAL ACCURACY OF $\pm 1/4$ FOOT FOR NATURAL GROUND SURFACES AND $\pm 1/8$ FOOT FOR HARDSCAPE SURFACES, INCLUDING PAVEMENT, CURBS, SIDEWALKS AND OTHER MANMADE STRUCTURES.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

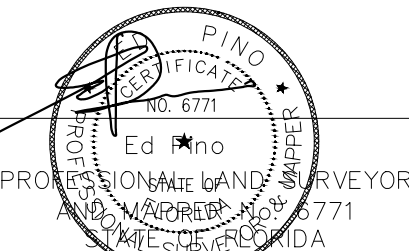
ANY FEMA FLOOD ZONE INFORMATION PROVIDED ON THIS SURVEY IS FOR INFORMATIONAL PURPOSE ONLY AND IT WAS OBTAINED AT WWW.FEMA.COM.

IF YOU ARE READING THIS BOUNDARY SURVEY IN AN ELECTRONIC FORMAT, THE INFORMATION CONTAINED ON THIS DOCUMENT IS ONLY VALID IF THIS DOCUMENT IS ELECTRONICALLY SIGNED AS SPECIFIED IN CHAPTER 53-17.062 (3) OF THE FLORIDA ADMINISTRATIVE CODE. IF THIS DOCUMENT IS IN PAPER FORMAT, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL LAND SURVEYOR AND MAPPER OF RECORD.

WE HEREBY CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHICAL SURVEY AND THE SURVEY MAP RESULTING THEREFROM WAS PERFORMED UNDER MY SUPERVISION AND/OR DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER, THAT SAID "BOUNDARY AND TOPOGRAPHICAL SURVEY" MEETS THE INTENT OF THE APPLICABLE PROVISIONS OF THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 53-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAWS, CHAPTER 472.027 FOR THE FLORIDA STATUTES.

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DATE: FEBRUARY 12, 2022

AMERICAN SERVICES OF MIAMI, CORP.
Consulting Engineers . Planners . Surveyors

266 GIRALDA AVENUE
CORAL GABLES, FL 33134
PHONE: (305) 596-8627
ASOMI@AMC.COM

FOR: CLIENT
SCALE: 1"=20'
DATE: 2/16/22
DRAWN BY: D.A.
FIELD BOOK No.

CHECKED BY: E.P.
DESIGNED BY: E.P.
APPROVED BY: E.P.

ORDER No.
21-163
SHEET No.
1