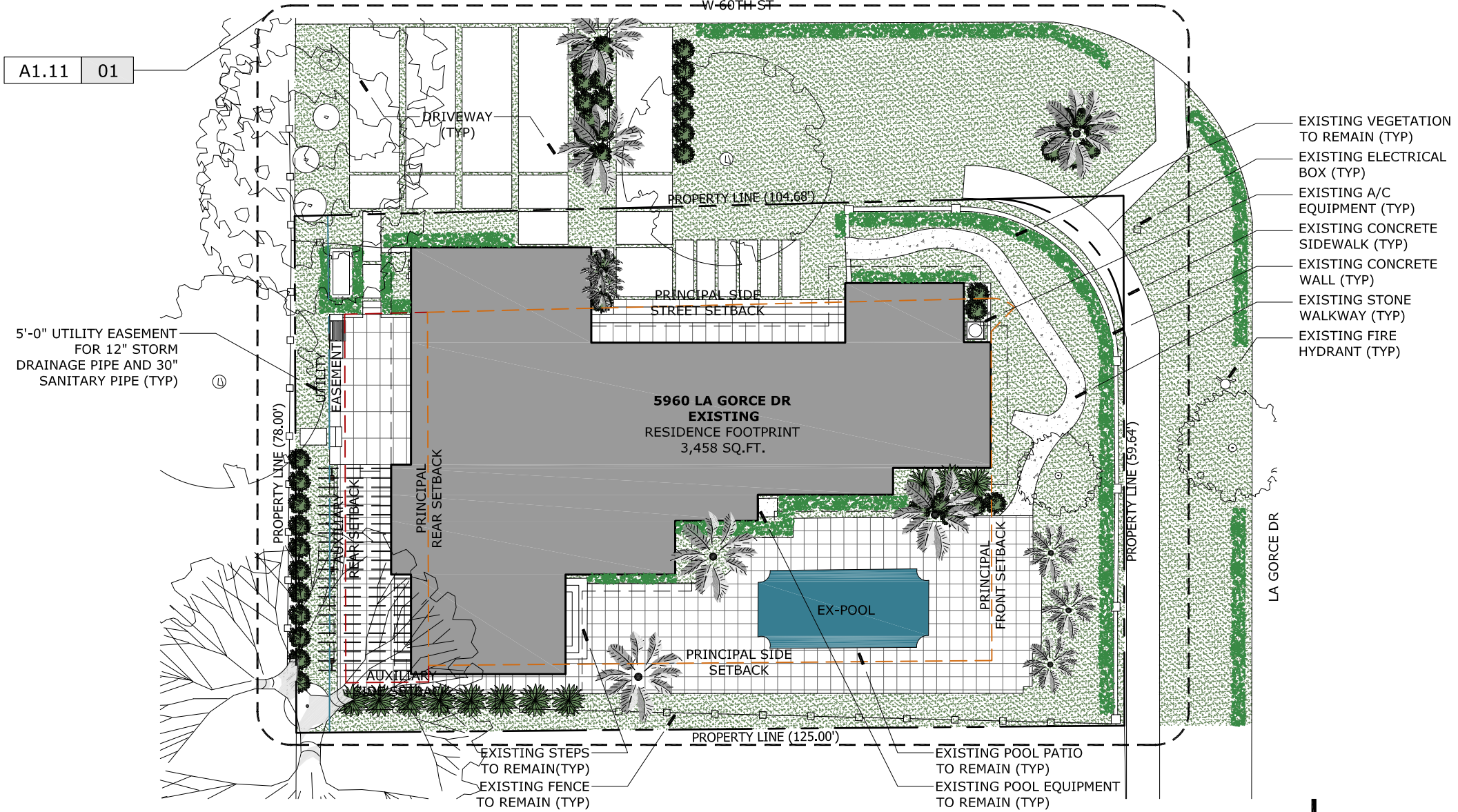


SUBJECT PROPERTY

LOCATION PLAN
SCALE: NTS



PROPOSED SITE PLAN
SCALE: 1" = 20'-0"



ZONING DATA

PROJECT ADDRESS: 5960 LA GORCE DR, MIAMI BEACH, FL 33140
LEGAL DESCRIPTION: BEACH VIEW ADDN PB 1610 LOT 1 BLK 10, LOT SIZE 79.000 X 125 OR 206543702 08 2002 1 COC 220493775 02 2004 1

SCOPE OF WORK

NEW SECOND FLOOR ADDITION TO EXISTING SINGLE STORY RESIDENCE TO INCLUDE: NEW MASTER SUITE AND PLAYROOM RENOVATION TO EXISTING RESIDENCE TO INCLUDE: NEW LAUNDRY/SERVICE AREA AT EXISTING GARAGE, NEW KITCHEN, NEW EXTERIOR WINDOWS TO REPLACE EXISTING , RECONFIGURED GUEST BATHROOM AND NEW RAISED DECK AND BBQ AREA
--

SITE DATA

NET LOT AREA	9,785 SQ.FT.
BUILDING USE	RESIDENTIAL SINGLE FAMILY
YEAR BUILT	1949
EXISTING BUILDING AREA	3,458 SQ.FT.
TOTAL NEW BUILDING AREA	4,893 SQ.FT.
BASE FLOOD ELEVATION	ZONE AE 8 (6.45' N.A.V.D.)
EXISTING FINISH FLOOR ELEVATION	8.26' N.G.V.D. (6.71' N.A.V.D.) AND 7.14' N.G.V.D.(5.59' N.A.V.D.)
EXISTING GRADE (DEFINED AS PER CMB)	5.04' N.G.V.D. (3.49' N.A.V.D.)
ADJUSTED GRADE (DEFINED AS PER CMB)	6.52' N.G.V.D. (4.97' N.A.V.D.)

LOT COVERAGE + UNIT SIZE

ITEM	LOT SIZE	FACTOR	ALLOWED	PROPOSED	NOTE
LOT COVERAGE	9,785	30%	2,935 SQ.FT.	3,777 SQ.FT. (38.5%)	REFER TO LOT COVERAGE DIAGRAM ON SHEET A1.02 AND UNIT SIZE DIAGRAM ON SHEET A1.01
UNIT SIZE	9,785	50%	4,892 SQ.FT.	4,892 SQ.FT. (50%)	

OPEN SPACE

ITEM	REQUIRED	EXISTING	PROPOSED	NOTE
FRONT YARD	50% (753 SQ.FT.)	71.2% (1,074 SQ.FT.)	71.2% (1,074 SQ.FT.)	EXISTING
REAR YARD	70% (776 SQ.FT.)	29.7% (462 SQ.FT.)	42.2% (656 SQ.FT.)	PROPOSED OPEN SPACE IS GREATER THAN EXISTING, REFER TO OPEN SPACE DIAGRAM ON SHEET A1.03
SIDE FACING STREET	50% (787 SQ.FT.)	52.0% (891 SQ.FT.)	65.4% (1,031 SQ.FT.)	

SETBACKS

ITEM	ALLOWED	PROVIDED	NOTE
PRINCIPAL BUILDING - FRONT	20'-0"	19'-9"	EXISTING
PRINCIPAL BUILDING -SIDE STREET	15'-0"	5'-0"	EXISTING
PRINCIPAL BUILDING - SIDE	10'-0"	8'-6"	EXISTING
PRINCIPAL BUILDING - REAR	20'-0"	14'-5"	EXISTING
ACCESSORY BUILDING- SIDE STREET	15'-0"	15'-0"	
ACCESSORY BUILDING- SIDE	7'-6"	8'-6"	EXISTING
ACCESSORY BUILDING- REAR	7'-6"	5'-0"	EXISTING

REVISIONS

△

 FINAL SUBMITTAL

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△

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△

2016

SPURDLE RESIDENCE

5960 LA GORCE DR
MIAMI BEACH, FL 33140

R+O
STUDIO

150105- SPURDLE RESIDENCE

FINAL SUBMITTAL

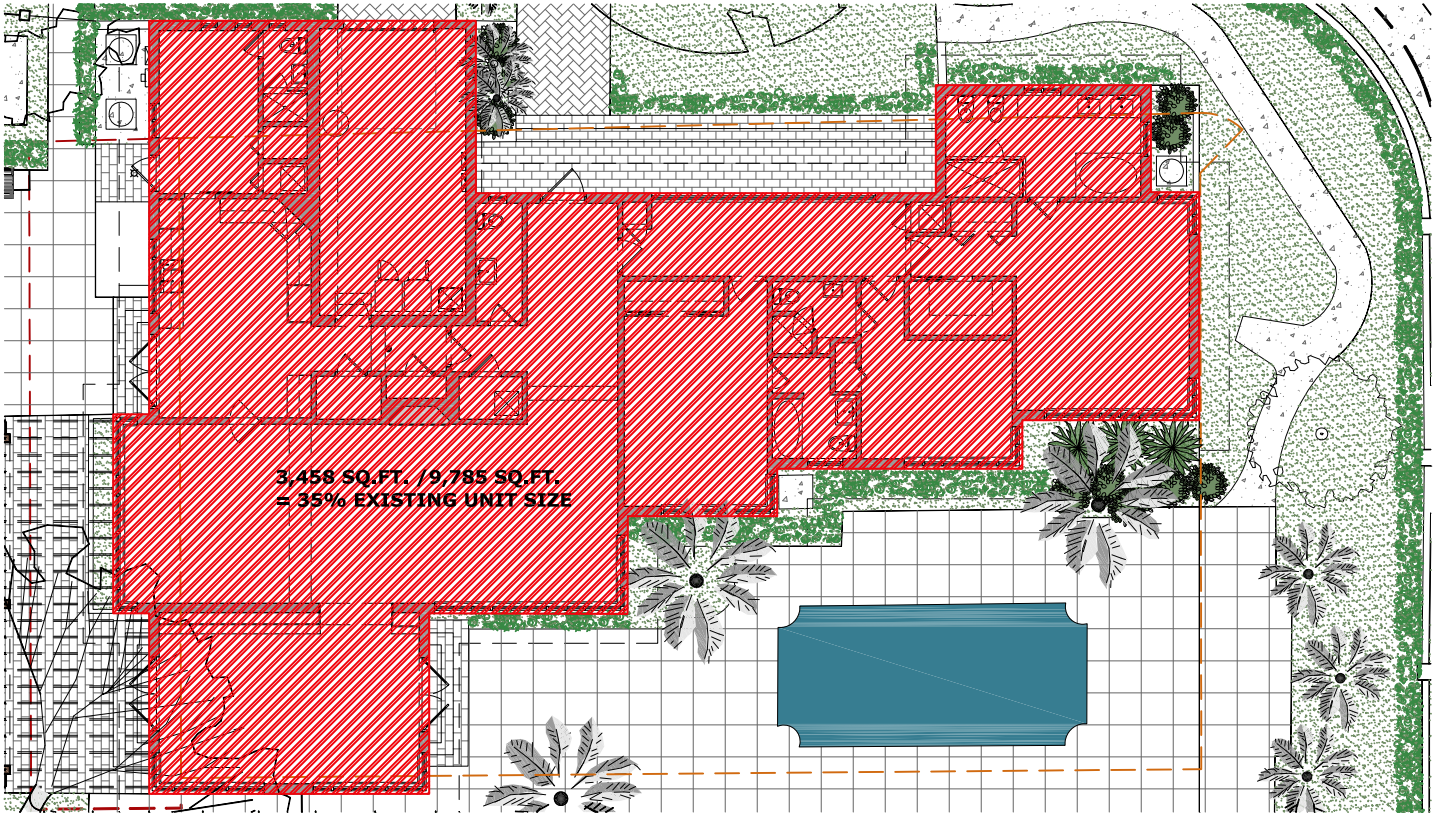
OMAR J. MORENO RA, RID
ARCHITECT

FL LICENSE: No, AR 93971

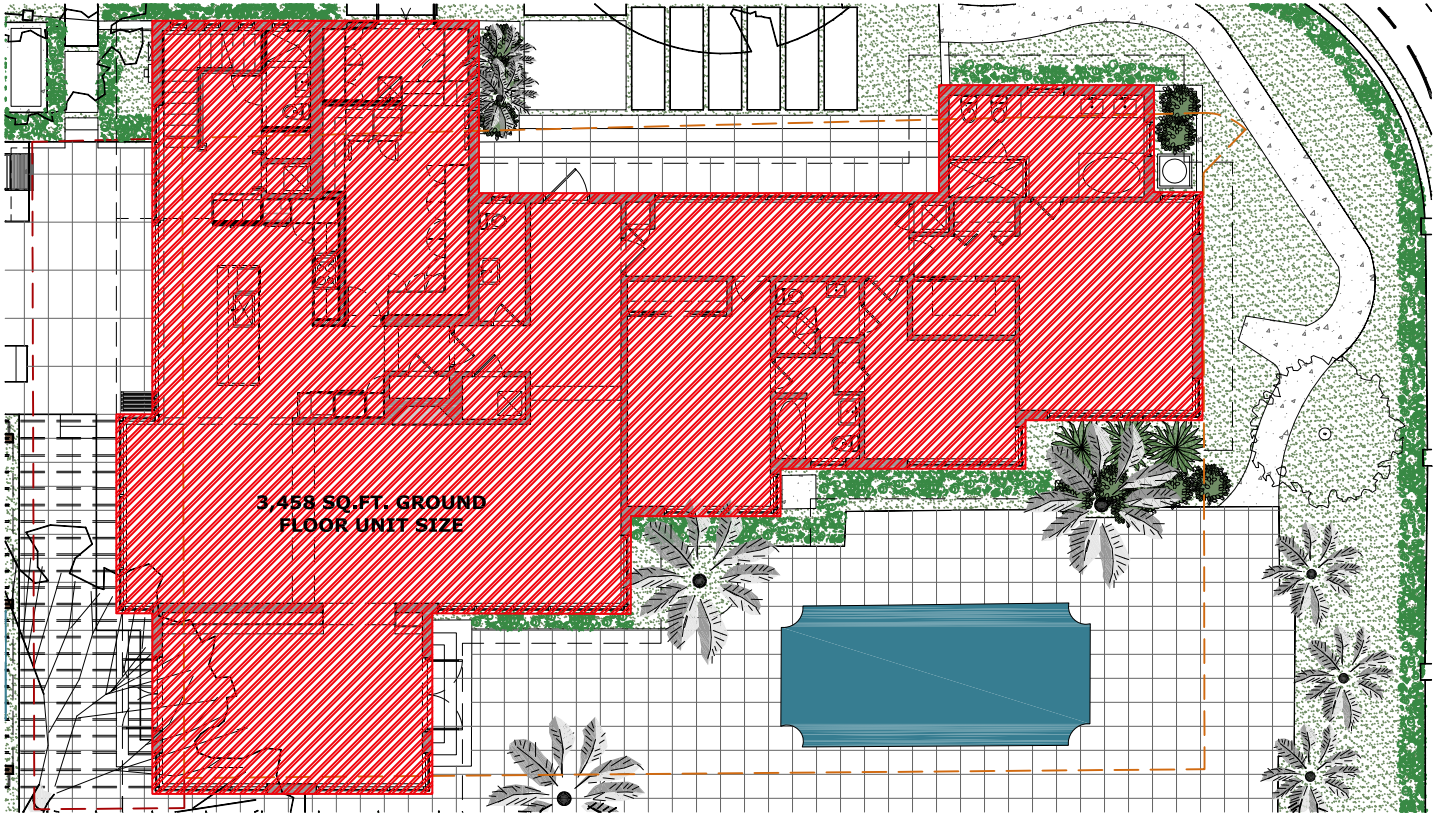
ISSUE DATE: 07:06:2016

A1.00

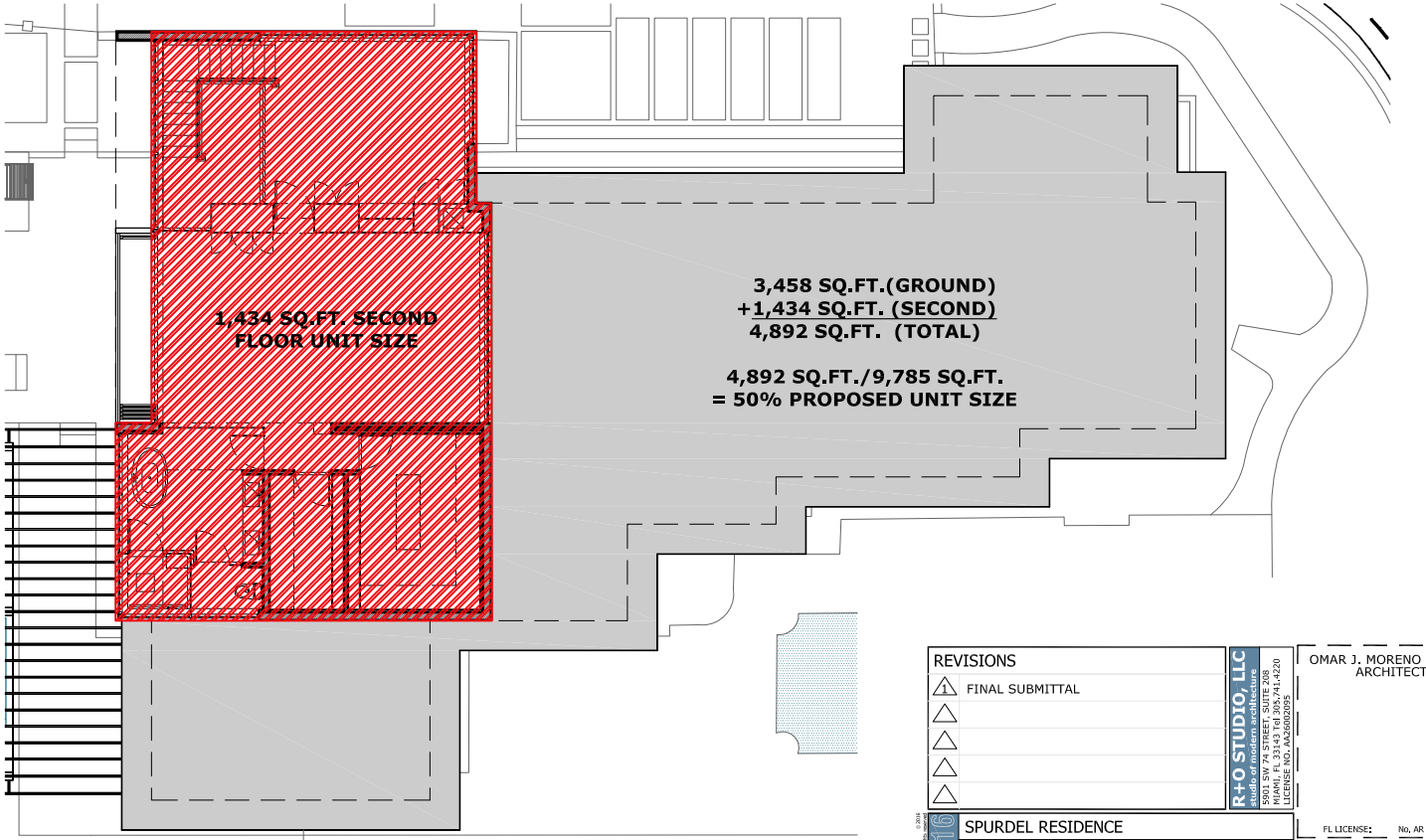
SITE DATA



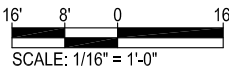
EXISTING GROUND FLOOR UNIT SIZE
SCALE: 1/16" = 1'-0" 3,458 SQ.FT.








PROPOSED GROUND FLOOR UNIT SIZE
SCALE: 1/16" = 1'-0" 3,458 SQ.FT.

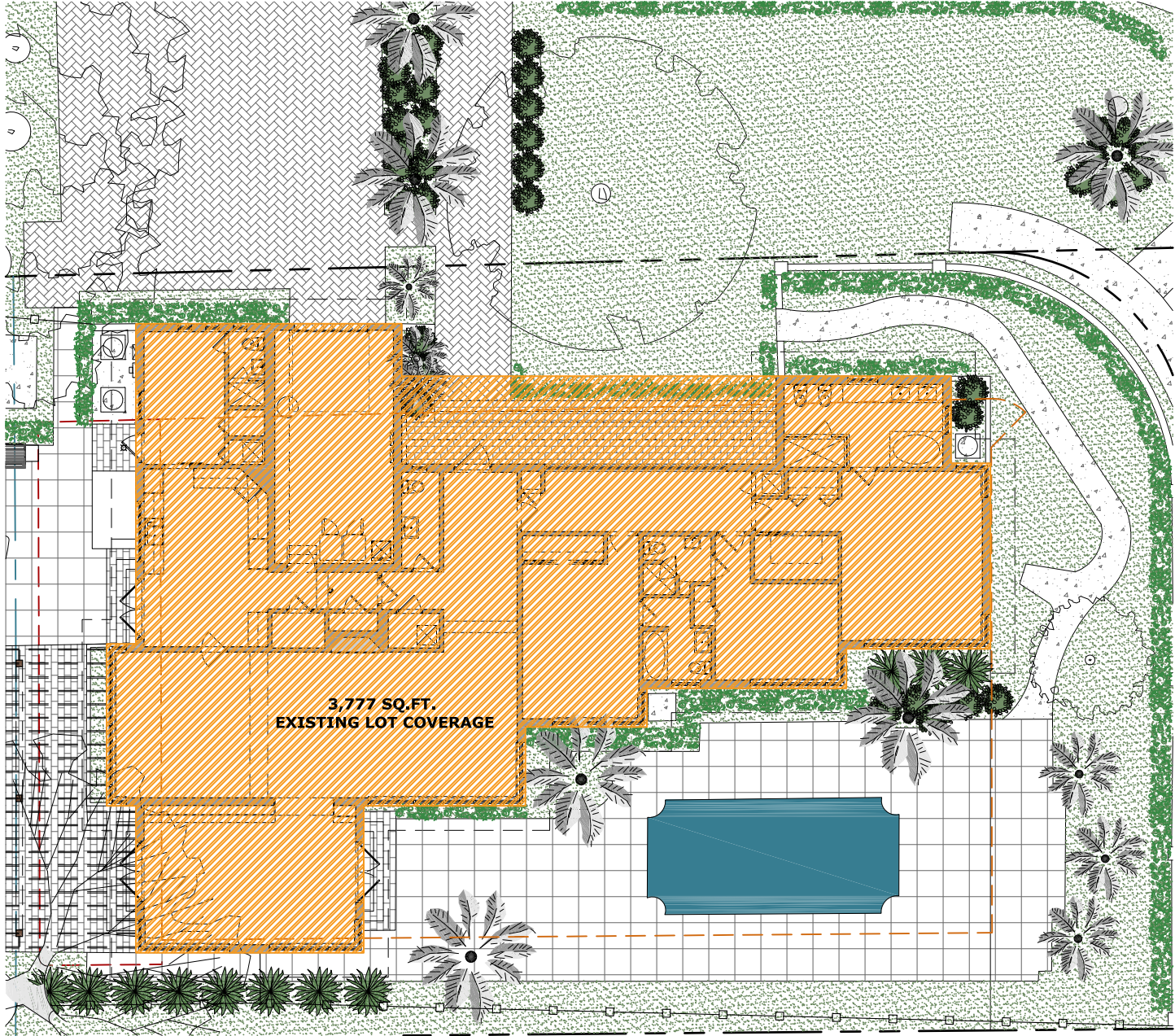


PROPOSED SECOND FLOOR UNIT SIZE
SCALE: 1/16" = 1'-0" 1,434 SQ.FT.



LEGEND	
	UNIT SIZE
NOTE: SEE SHEET A1.00 FOR UNIT SIZE CHART	

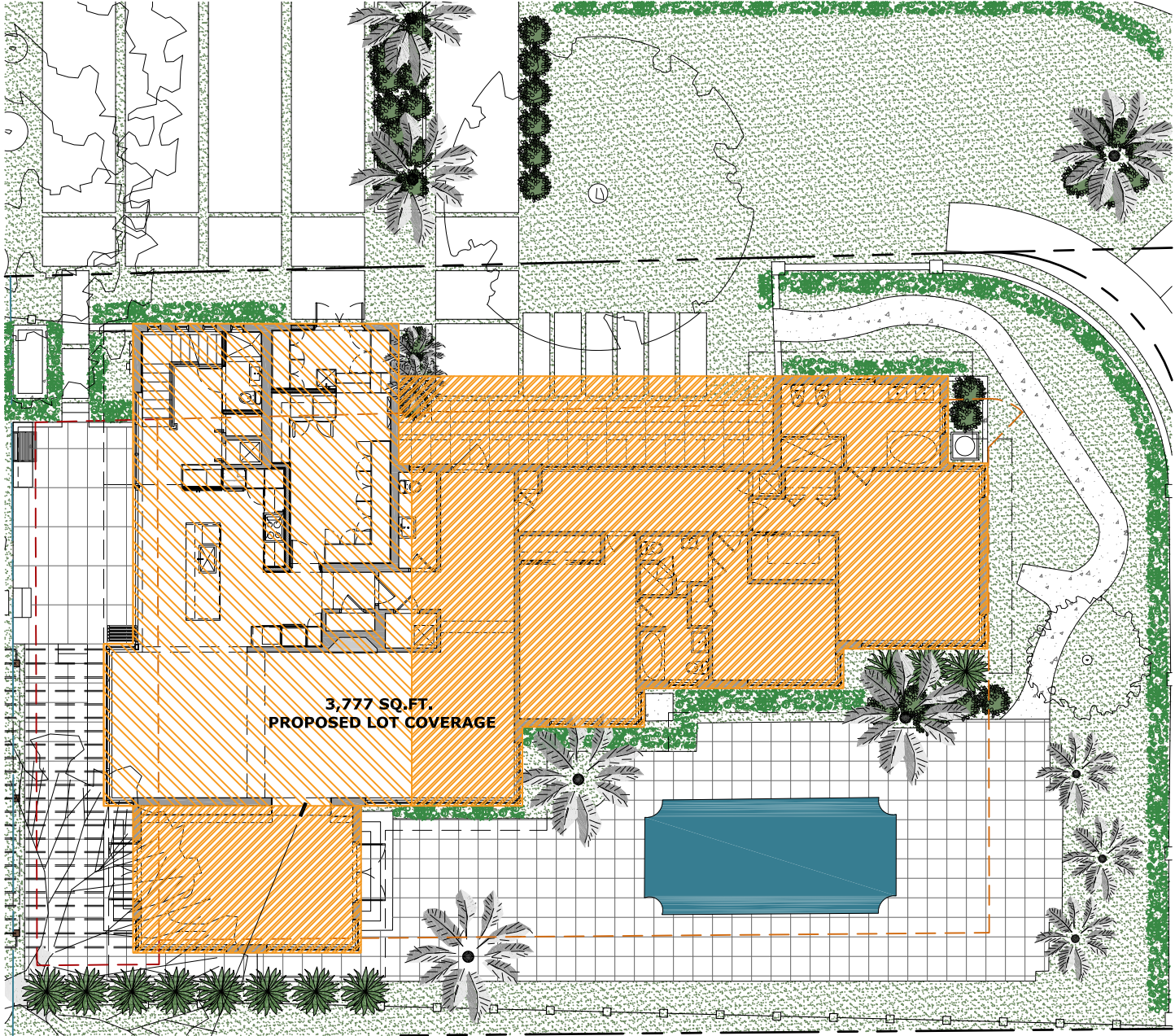
REVISIONS	
	FINAL SUBMITTAL
	
	
	
R+O STUDIO, LLC 8501 SW 74 STREET, SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. JAZ020005	
OMAR J. MORENO RA, RID ARCHITECT	
FL LICENSE: No. AR 93971	
ISSUE DATE: 07:06:2016	
2016 SPURDEL RESIDENCE 5960 LA GORCE DR MIAMI BEACH, FL 33140	
R+O STUDIO	
150105- SPURDLE RESIDENCE	
A1.01 SITE DIAGRAMS	



EXISTING LOT COVERAGE

SCALE: 1/16" = 1'-0"

3,777 SQ.FT.

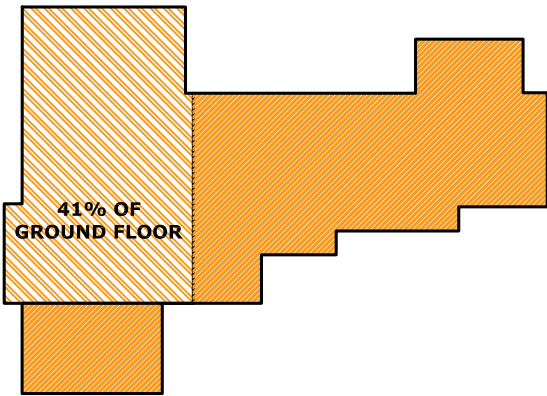


PROPOSED LOT COVERAGE

SCALE: 1/16" = 1'-0"

3,777 SQ.FT.

OUTLINE OF SECOND FLOOR AREA ABOVE (TYP)



PROPOSED SECOND FLR LOT COVERAGE

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

LEGEND

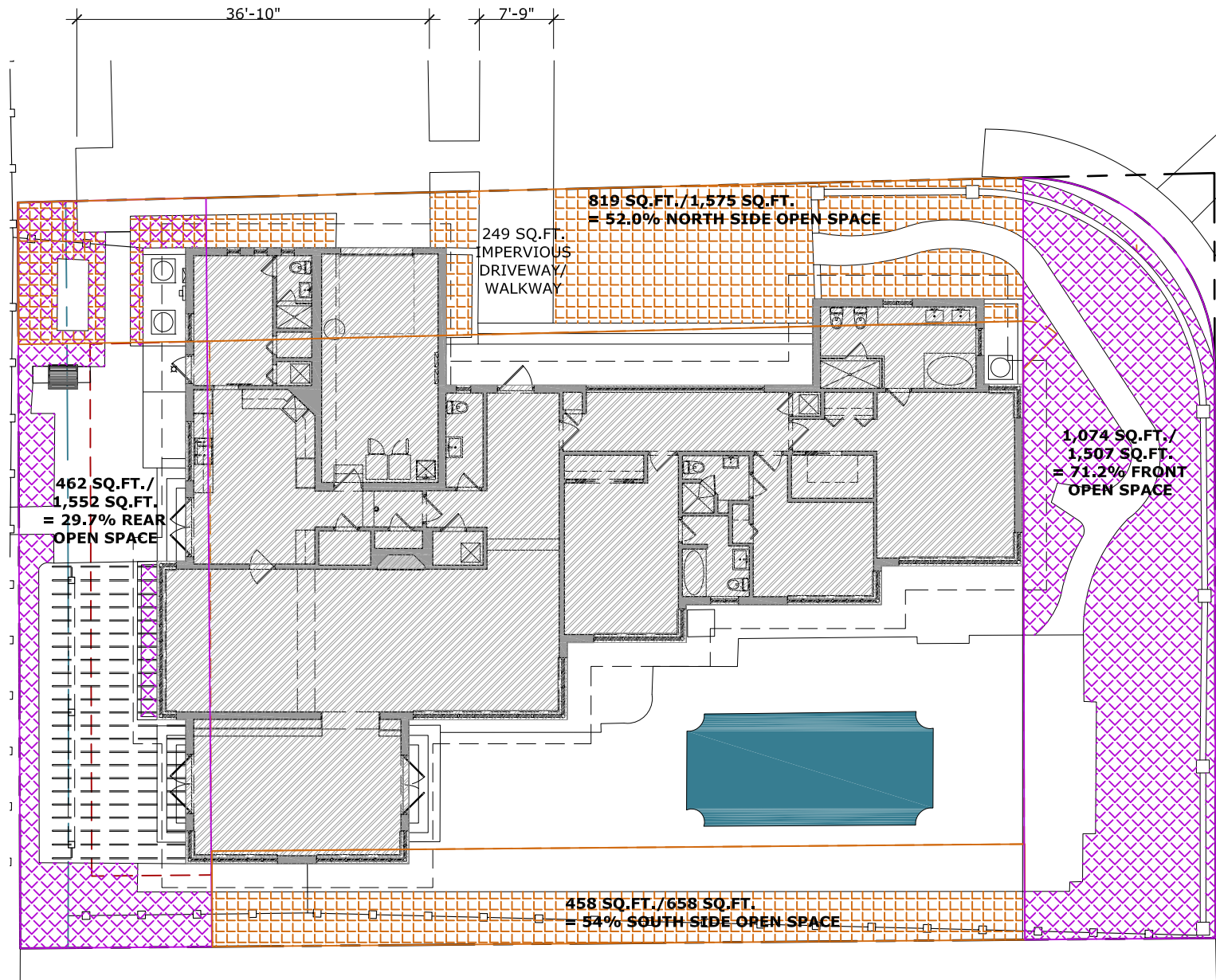
LOT COVERAGE

SECOND FLOOR

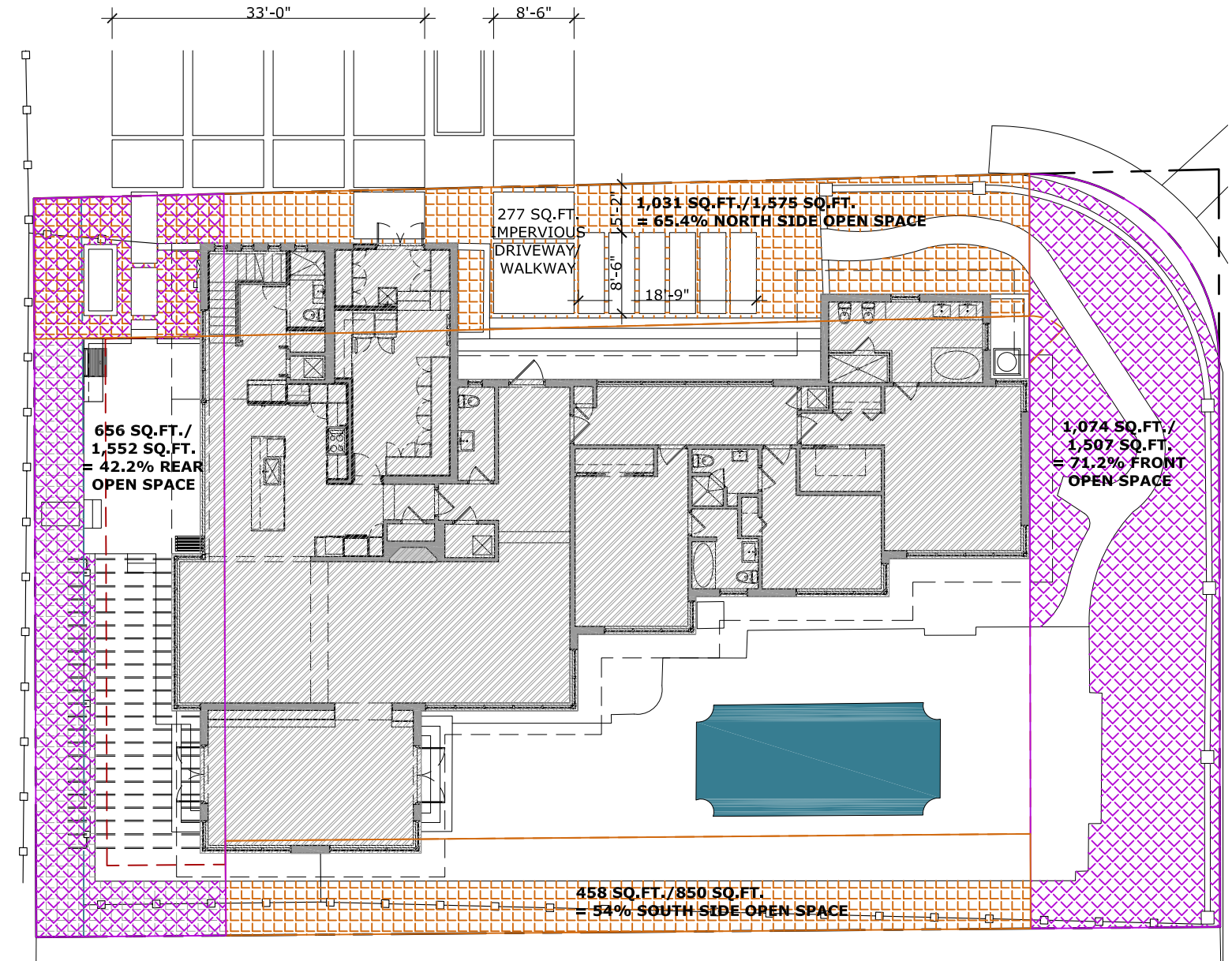
NOTE: SEE SHEET A1.00 FOR LOT COVERAGE CHART

16' 8' 0' 16'
SCALE: 1/16" = 1'-0"

REVISIONS		R+O STUDIO, LLC 5960 LA GORCE DRIVE, SUITE 208 MIAMI, FL 33143 TEL 305.741.4226 LICENSE NO. JAZ260205	OMAR J. MORENO RA, RID ARCHITECT
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2016	SPURDLE RESIDENCE 5960 LA GORCE DR MIAMI BEACH, FL 33140	FL LICENSE: No. AR 93971	ISSUE DATE: 07:06:2016
R+O STUDIO		A1.02	
150105- SPURDLE RESIDENCE		SITE DIAGRAMS	

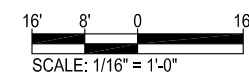


EXISTING OPEN SPACE
SCALE: 1/16" = 1'-0"

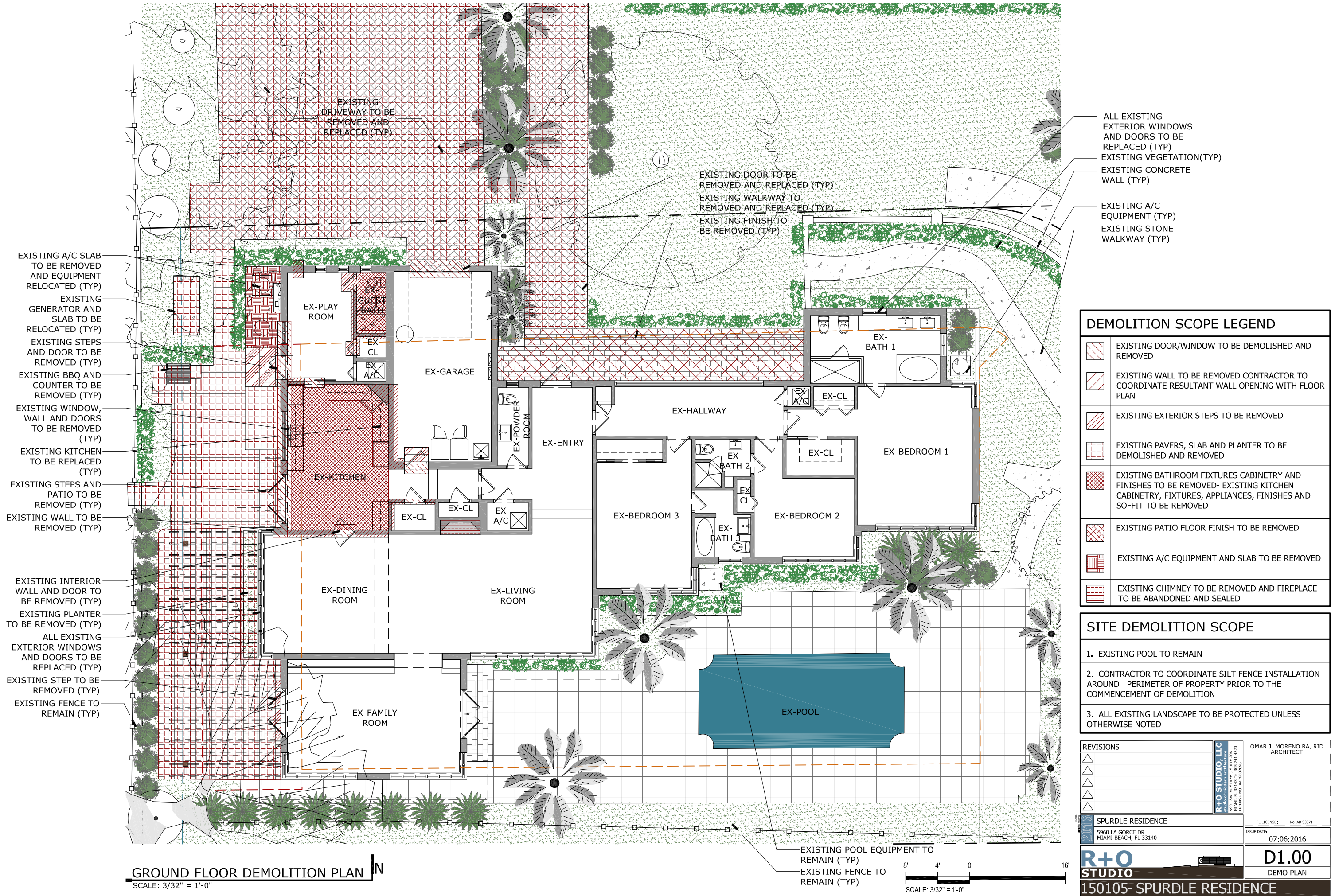


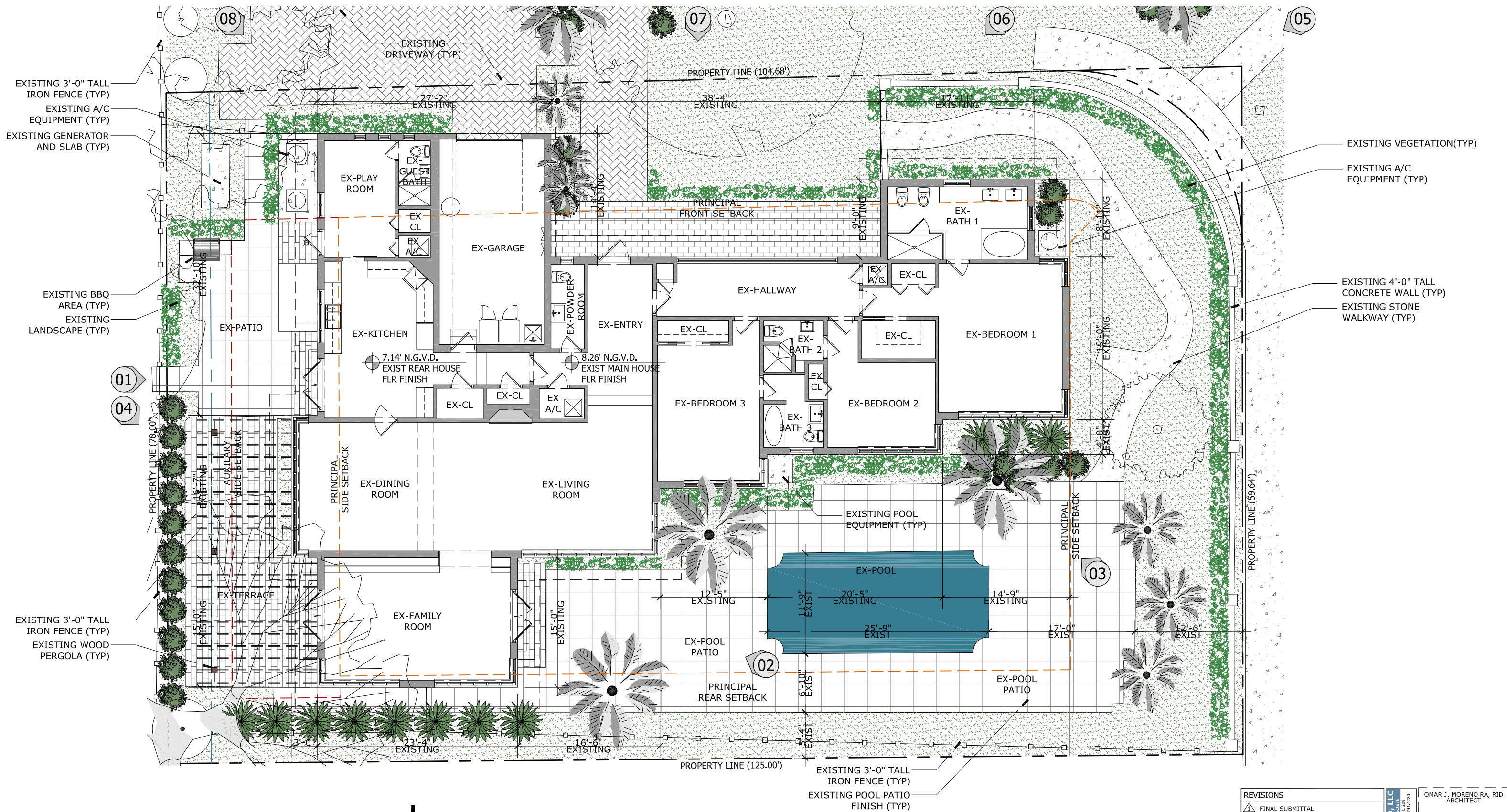
PROPOSED OPEN SPACE
SCALE: 1/16" = 1'-0"

LEGEND	
	FRONT AND REAR OPEN SPACE
	SIDE YARDS OPEN SPACE
NOTE: SEE SHEET A1.00 FOR OPEN SPACE CHART	

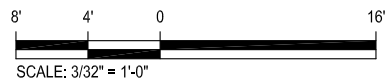


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2016 SPURDLE RESIDENCE 5960 LA GORCE DR MIAMI BEACH, FL 33140		FL LICENSE: No. AR 93971		ISSUE DATE: 07:06:2016
R+O STUDIO 150105- SPURDLE RESIDENCE		A1.03 SITE DIAGRAMS		






EXISTING GROUND FLOOR PLAN
SCALE: 3/32" = 1'-0"

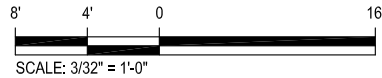
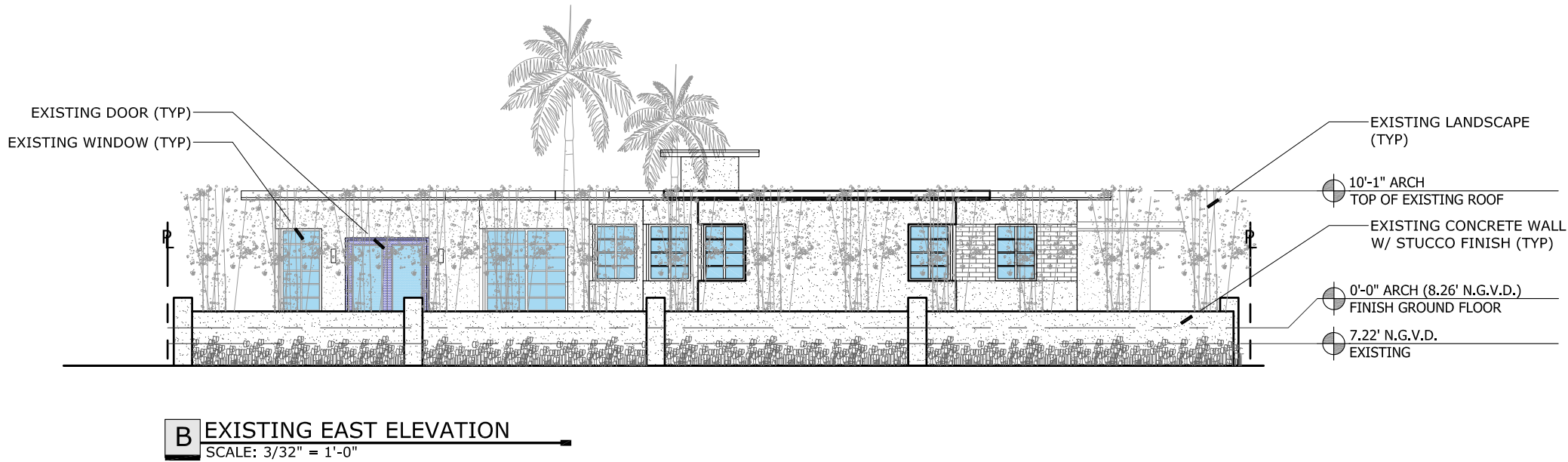
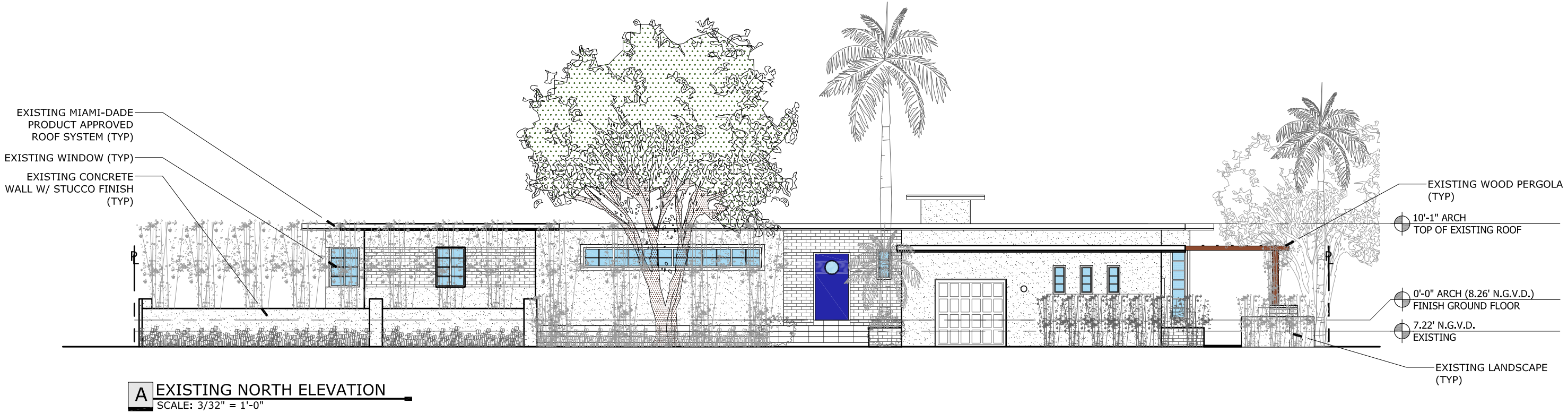


NOTE



REFER TO SHEET IM1.00 AND IM1.01 FOR
IMAGES OF EXISTING CONDITIONS

<div>REVISIONS</div> <div><div><div>△</div><div>△</div><div>△</div><div>△</div></div><div>FINAL SUBMITTAL</div></div>		<div><div>R+O STUDIO, LLC</div><div>5960 LA GORCE DRIVE, SUITE 208</div><div>MIAMI, FL 33143 Tel 305.741.4226</div><div>LICENSE NO. JAS260095</div></div>	<div>OMAR J. MORENO RA, RID</div> <div>ARCHITECT</div>	
<div>2016</div> <div><div>SPURDLE RESIDENCE</div><div>5960 LA GORCE DR</div><div>MIAMI BEACH, FL 33140</div></div>		<div>FL LICENSE: No. AR 93971</div>		
		<div>ISSUE DATE: 07:06:2016</div>		
<div><div>R+O</div><div>STUDIO</div><div></div></div>		<div>EX1.00</div> <div>EXISTING PLAN</div>		
<div>150105- TURKELL RESIDENCE</div>				



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2016	SPURDLE RESIDENCE	FL LICENSE: _____ No. AR 93971	
5960 LA GORCE DR MIAMI BEACH, FL 33140		ISSUE DATE:	07:06:2016
R+O STUDIO		EX2.00 EXISTING ELEVATIONS	
150105- SPURDLE RESIDENCE			



C EXISTING SOUTH ELEVATION
SCALE: 3/32" = 1'-0"





D EXISTING WEST ELEVATION
SCALE: 3/32" = 1'-0"



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2016	SPURDLE RESIDENCE		FL LICENSE: _____ No. AR 93971
	5960 LA GORCE DR MIAMI BEACH, FL 33140		ISSUE DATE: 07:06:2016
R+O STUDIO		EX2.01 EXISTING ELEVATIONS	
150105- SPURDLE RESIDENCE			



NOTE	
	REFER TO SHEET <u>EX1.00</u> FOR LOCATION OF EXISTING CONDITION IMAGES

<div> <div>REVISIONS</div> <div> <div>△</div> <div>△</div> <div>△</div> <div>△</div> </div> <div>FINAL SUBMITTAL</div> </div>	<div> <div>R+O STUDIO, LLC</div> <div>studio of modern architecture</div> <div> <div>150105-SPURDLE RES</div> <div>5960 LA GORCE DR</div> <div>MIAMI BEACH, FL 33140</div> <div>PHONE: 333.437.3025 FAX: 4020</div> <div>EMAIL: INFO@ROSTUDIO.COM</div> <div>LICENSE NO. JA26000995</div> </div> </div>	<div> <div>OMAR J. MORENO RA, RID</div> <div>ARCHITECT</div> </div>
<div> <div>2016</div> </div>	<div> <div>SPURDLE RESIDENCE</div> <div>5960 LA GORCE DR</div> <div>MIAMI BEACH, FL 33140</div> </div>	<div> <div>FL LICENSE: _____ No. AR 93971</div> </div>
<div> <div>R+O</div> <div>STUDIO</div> </div>	<div> <div>  </div> </div>	<div> <div>ISSUE DATE: 07:06:2016</div> <div>IM1.00</div> <div>EXISTING IMAGES</div> </div>
<div>150105- SPURDLE RESIDENCE</div>		



05 EXISTING SITE IMAGE



06 EXISTING SITE IMAGE



07 EXISTING SITE IMAGE



08 EXISTING SITE IMAGE

NOTE

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REFER TO SHEET EX1.00 FOR LOCATION
OF EXISTING CONDITION IMAGES

REVISIONS		R+O STUDIO, LLC studio of modern architecture 5901 SW 74 STREET, SUITE 208 MIAMI, FL 33143 TEL 305.741.4228 LICENSE NO. JAZ0200095	OMAR J. MORENO RA, RID ARCHITECT
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2016	SPURDLE RESIDENCE	FL LICENSE: No, AR 93971	
	5960 LA GORCE DR MIAMI BEACH, FL 33140	ISSUE DATE: 07:06:2016	
R+O STUDIO		IM1.01 EXISTING IMAGES	
150105- SPURDLE RESIDENCE			

TYPE OF SURVEY: BOUNDARY
TOPO,16-2408

JOB NUMBER: SU-15-3366

LEGAL DESCRIPTION:

LOT 1, BLOCK 10, OF BEACH VIEW ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 10, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

ADDRESS: 5960 LA GORCE DRIVE MIAMI BEACH, FL 33140

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 8'NGVD
CONTROL PANEL NUMBER: 120651-0309-L
EFFECTIVE: 9/11/2009 REVISED:

LOWEST FLOOR ELEVATION: SEE SURVEY
GARAGE FLOOR ELEVATION: SEE SURVEY
LOWEST ADJACENT GRADE : SEE SURVEY
HIGHEST ADJACENT GRADE : SEE SURVEY

REFERENCE BENCH MARK: DCBM CMB #59-01 ELEV: 7.69'NGVD

CERTIFY TO:

1. CRAIG J. SPURDLE M.D. AND MIJANOU M. SPURDLE
- 2.
- 3.
- 4.
- 5.
- 6.

LOT SIZE: 9,785 Sq Ft, 0.22 Ac.

NOTICE:

THIS SURVEY IS MADE FOR MORTGAGE AND TITLE PURPOSES ONLY AND SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

A	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
B.M.	=	BENCHMARK
FH	=	FIRE HYDRANT
o/s	=	OFFSET
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE
SQ. FT.	=	SQUARE FEET
P.C.P.	=	PERMANENT CONTROL POINT
P.B.C.R.	=	PALM BEACH COUNTY RECORDS
P	=	PLAT
N&D	=	NAIL & DISC
P.O.C.	=	POINT OF COMMENCEMENT
P.O.B.	=	POINT OF BEGINNING
A/C	=	AIR CONDITIONER
FND.	=	FOUND
CHATT.	=	CHATTAHOOCHEE
F.P.L.	=	FLORIDA POWER & LIGHT
ELEV.	=	ELEVATION
MH	=	MANHOLE
ESMT.	=	EASEMENT
ELEC.	=	ELECTRIC

LEGEND OF ABBREVIATIONS:

ELEVATIONS BASED ON NGVD 1929	
SQUARE FEET	
PERMANENT CONTROL POINT	
PALM BEACH COUNTY RECORDS	
PLAT	
NAIL & DISC	
POINT OF COMMENCEMENT	
POINT OF BEGINNING	
AIR CONDITIONER	
FOUND	_____
CHATTAHOOCHIEE	_____
FLORIDA POWER & LIGHT	_____
ELEVATION	_____
MANHOLE	_____
EASEMENT	_____
ELECTRIC	_____

— x — x — x — x —	=	CHAIN LINK FENCE
— / — / — / — / —	=	WOOD FENCE
— [] — [] — [] — [] —	=	METAL FENCE
— [] — [] — [] — [] —	=	PVC FENCE
— [] — [] — [] — [] —	=	CONCRETE FENCE
— [] — [] — [] — [] —	=	CONCRETE WALL
— [] — [] — [] — [] —	=	WIRE FENCE

MIAMI-DADE COUNTY NGVD1929

D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
WF	=	WOOD FENCE
BLVD.	=	BOULEVARD
AD	=	ASSUMED DATUM
I.M.	=	IRON PIPE
I.R.	=	IRON ROD
GAR.	=	GARAGE
CL	=	CENTERLINE
(M)	=	MEASURED
LP	=	LIGHT POLE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.G.V.D.	=	NORTH GEODETIC VERTICAL DATUM

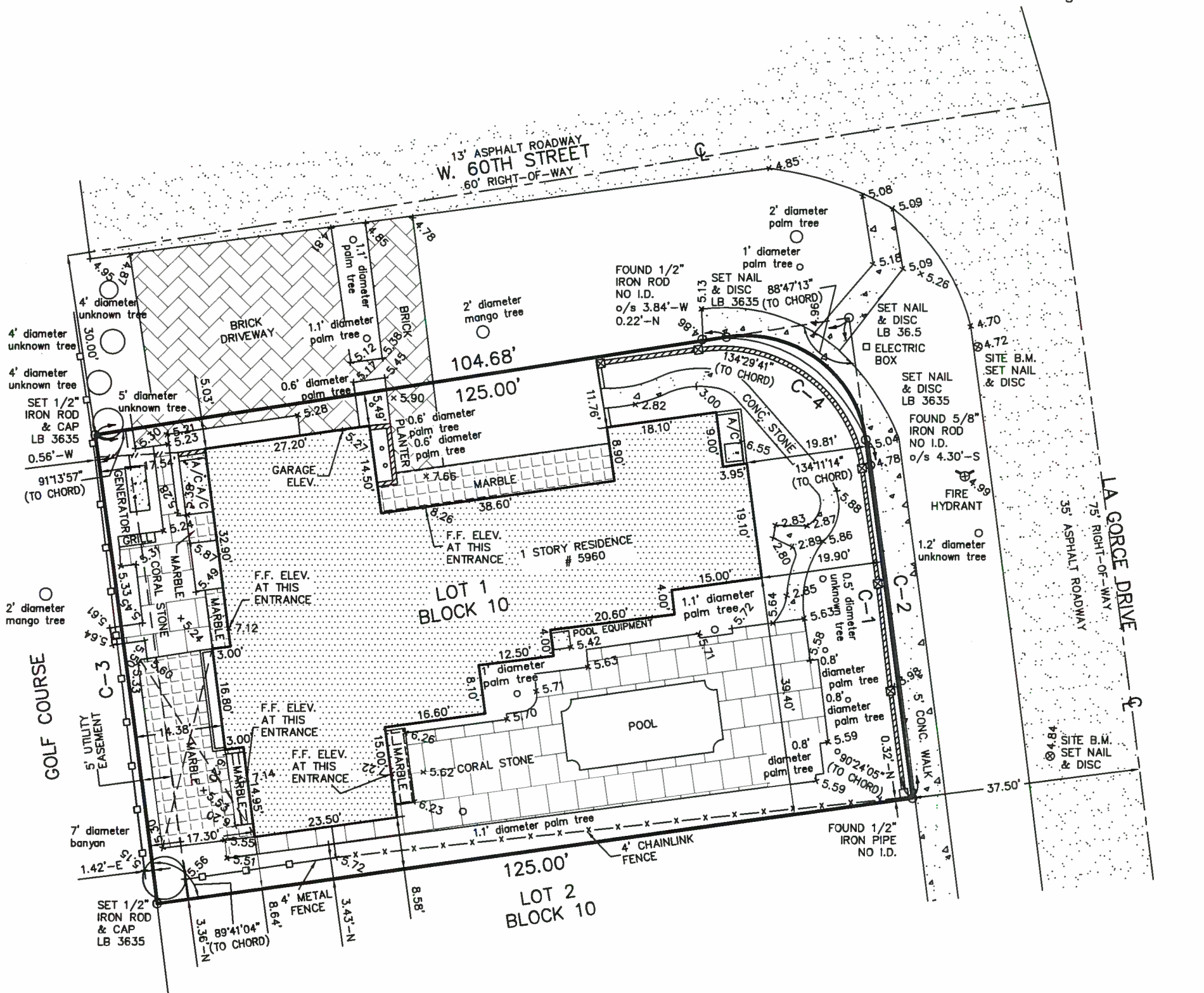
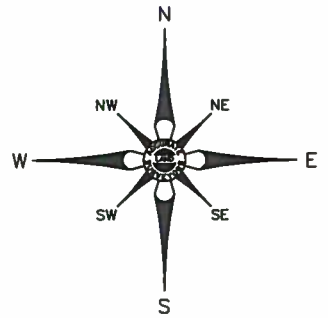


C-1
 $\Delta=0^{\circ}49'31''$
R=5554.65'
L=80.00'

C-2
 $\Delta=0^{\circ}36'55''$
R=5554.65'
L=59.64'

C-3
 $\Delta=0^{\circ}49'23''$
R=5429.65'
L=78.00'

C-4
 $\Delta=91^{\circ}0'37''$
R=20.00'
L=31.77'



ELEVATIONS SHOWN AS THUS + 6.00 REFER TO NGVD

LOT SIZE: 9,785 Sq Ft, 0.22 Ac.

NOTES:

1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.

CERTIFICATION:

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 5J-17 ADOPTED BY THE FLORIDA BOARD OF LAND SURVEYORS, JANUARY 11, 2010.

Robert L. Thompson
ROBERT L. THOMPSON (PRESIDENT)

PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

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

REVISIONS		DATE	BY
UPDATE SURVEY SU-16-2408		07-11-16	AL/JMS
REVISED FLOOR ELEVATION		10/28/15	JMS
DATE OF SURVEY 09-15-15	DRAWN BY AL	CHECKED BY JMS	FIELD BOOK 15-3366

SCALE 1"=20'

SKETCH NUMBER SU-15-3366