

PROPOSED NEW 1-FAMILY HOME

EMERALD

LOT: 16
BLOCK: 03

GLADES COUNTY, FL

THIS SET IS AN ITERATION OF A MASTER PROJECT #1226739

TABULATED AREAS

TOTAL BUILDING AREA:

Name	AREA	Volume	LIVABLE SPACE
LEVEL 1	1486.96 SF	13940.21 CF	YES
LEVEL 2	1510.08 SF	12206.48 CF	YES
COVERED AREA	35.41 SF	0.00 CF	
LEVEL 3 ATTIC	676.10 SF	5408.84 CF	
TOTAL	3708.55 SF	31555.53 CF	

GBA	GLA
3708.55 SF	2997.04 SF

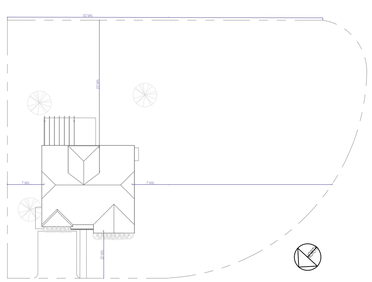
LIST OF DRAWINGS

SHEET NO.	SHEET NAME	PAGE NO.	P & P SET	PERMIT SET	Current Revison
01-ARCHITECTURAL					
A-1.0	COVER PAGE	01			3
A-1.1	PLOT PLAN	03			3
A-1.2	SPECIFICATIONS	04			3
A-2.2	FIRST FLOOR	05			3
A-2.3	SECOND FLOOR & ATTIC	06			3
A-2.4	ROOF	07			3
A-2.7	RCP FIRST & SECOND FLOOR	08			3
A-3.1	ELEVATIONS	09			3
A-4.1	WALL SECTION AND DETAILS	10			3
A-4.2	SCHEDULES AND WALL TYPES	11			3
A-4.3	DETAIL DRAWINGS	12			3
A-3.2	ELEVATIONS- TRIM OPTIONS	13			3
02-Landscape					
L-1.0	LANDSCAPE PLAN OPTION A	14			
L-1.1	LANDSCAPE PLAN OPTION B	15			
03-Mechanical					
M-1.0	INDEX, NOTES AND SYMBOL LEGEND	16			
M-2.0	FIRST & SECOND FLOOR MECHANICAL PLANS	17			
M-2.1	ATTIC FLOOR MECHANICAL PLANS	18			
M-3.0	MECHANICAL SCHEDULES	19			
M-3.1	MECHANICAL DETAILS	20			
E-1.0	INDEX, NOTES AND SYMBOL LEGEND	21			
E-2.0	FIRST & SECOND FLOORS ELECTRICAL PLANS	22			
E-2.1	ATTIC FLOOR ELECTRICAL PLANS	23			
04-Plumbing					
P-1.0	INDEX, NOTES AND SYMBOL LEGEND	24			
P-2.0	FIRST & SECOND FLOOR DOMESTIC WATER PLANS	25			
P-2.1	FIRST & SECOND FLOOR SANITARY PLANS	26			
P-2.2	ATTIC FLOOR PLUMBING PLANS	27			
P-3.0	PLUMBING ISOMETRIC	28			
05-Structural					
ST-1	DESIGN CRITERIA AND NOTES	29			
ST-2	FOUNDATION PLAN	30			
ST-2D	FOOTING DETAILS	31			
ST-3	1ST LEVEL STRUCTURAL PLAN	32			
ST-3A	1ST LEVEL FRAMING PLAN	33			
ST-4	2ND LEVEL STRUCTURAL PLAN	34			
ST-4A	2ND LEVEL FRAMING PLAN	35			
ST-4.1	ATTIC LEVEL STRUCTURAL PLAN	36			
ST-4A.1	ATTIC LEVEL FRAMING PLAN	37			
ST-5	WALL SECTIONS AND DETAILS	38			
ST-6	REINFORCEMENT DETAILS	39			
ST-7	DETAILS	40			

ABBREVIATIONS

A.C.	AIR CONDITIONING
A.C.T. or ACT	ACOUSTICAL CEILING TILE
A.D.	AREA DRAIN
A.F.F.	ABOVE FINISH FLOOR
A.N.	AS NOTED
AHJ	AUTHORITY HAVING JURISDICTION
ALUM.	ALUMINUM
APT.	APARTMENT
AVG.	AVERAGE
B.	BATHROOM
B.C.	BRICK COURSE
B.O.	BOTTOM OF
B.T.	BATH TUB
BD.	BOARD
BLDG.	BUILDING
BLK.	BLOCK
BM.	BEAM
BOTT.	BOTTOM
BR.	BRICK
C.H.	CONCRETE HARDENER
C.J.	CONTROL JOINT
C.M.T.	CORRUGATED METAL BRICK TILE
C.R.	CEILING REGISTER
C.S.	CAST STONE
C.T.	CERAMIC TILE
C.W.	COLD WATER
CAB.	CABINET
CL.	CLOSET
CLNG.	CEILING
CM	CARBON MONOXIDE DETECTOR
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CONV.	CONVECTOR
D.E.	DRYER EXHAUST
D.L.	DOUBLE LAYER
D.or DIA.	DIAMETER
D.W.	DISH WASHER
DBL.	DOUBLE
DET.	DETAIL
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
E.G.	ESTABLISHED GRADE
E.H.	ELECTRIC HEATER
E.J.	EXPANSION JOINT
E.W.P.M.	ELASTOMERIC WATERPROOF MEMBRANE
EIFS	EXTERIOR INSULATED FINISH SYSTEM
ELEC.	ELECTRIC
ELEV.	ELEVATION
ENGNR	ENGINEER
EQ.	EQUAL
F.	FOYER
F.A.I.	FRESH AIR INTAKE
F.D.	FLOOR DRAIN
F.F.	FINISHED FLOOR
F.P.	FIRE PROOF
F.P.H.B.	FROST PROOF HOSE
F.P.S.C.	FIRE PROOF SELF CLOSING
F.R. OR FR	FIRE RATED OR FIRE RATING
F.S.P.	FIRE STAND PIPE
FIN.	FINISH
FLASHG	FLASHING
FLR.	FLOOR
G.W.B. or GYP.	GYPSUM WALL BOARD
GA.	GAUGE
GALV.	GALVANIZED
GL.	GLASS
GR.	GRADE
H.B.	HOSE BIB
H.C.	HUNG CEILING
H.CAB.	HANGING CABINETS
H.M. or HM	HOLLOW METAL
H.P.	HIGH POINT
H.R.	HANDRAIL
H.V.	HALL VENT (DUCT)
H.V.A.C. or HVAC	HEATING, VENTULATION, & AIR CONDITIONING
I.D.	INSIDE DIAMETER
INCL.	INCLUDING
INSUL.	INSULATION
JST	JOIST
JT.	JOINT
L.CL.	LINEN CLOST
L.P.	LOW POINT
L.R.	LIVING ROOM
L.W.	LIGHT WEIGHT
LAM.	LAMINATED
LAV.	LAVATORY
LVT	LUXURY VINYL TILE
M.&G.	METAL AND GLASS
M.C.	MEDICINE CABINET
M.CL.	METER CLOSET
M.L.	METAL LOUVER
M.O.	MASONRY OPENING
M.V.	MECHNICAL VENTILATION
MAX.	MAXIMUM
MET.	METAL
MIN.	MINIMUM
N.T.S. or NTS	NOT TO SCALE
NOM.	NOMINAL
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.F.	OVER FLOW
O.H.	OPPOSITE HAND
OPG.	OPENING
P.	PAINTED
P.D.	PUMP DISCHARGE
P.DR.	PLANTER DRAIN
P.E.	PASSENGER ELEVATOR
P.H.V.	PUBLIC HALL VENT(DUCT)
P.R.	POWDER ROOM
PARTN.	PARTITION
Q.T.	QUARRY TILE
RESIL.	RESILIENT
RM.	ROOM
S.H.	SERVICE HALL
S.S.	SLOP SINK
S.T.C.	SOUND TRANSMISSION CLASS
SAN.	SANITARY
SM	SMOKE DETECTOR
SPKL.	SPRINKLER
ST. OR STL	STEEL
STOR.	STORAGE
STRUC.	STRUCTURE OR STRUCTURAL
T.O.	TOP OF
T.R.	TOP REGISTER
T.V.	TOILET VENT (DUCT)
U.	URINAL
U.O.N.	UNLESS OTHERWISE NOTED
V.C.J.	VERTICAL CONTROL JOINT
V.C.T.OR VCT	VINYL COMPOSITE TILE
V.W.C.	VINYL WALL COVERING
VEST.	VESTIBULE
VIF	VERIFY IN FIELD
WD.	WOOD

GENERAL SITE



Site Plan GENERAL
1" = 30'-0"

PERMIT DATA

BUILDING CODE- 2020 FL 7TH EDITION

OCCUPANCY- R3

CONSTRUCTION TYPE- VB

DESIGNED WIND SPEED V_{ULT} - 145 MPH

RISK CATEGORY- II

EXPOSURE CATEGORY- C

PROJECT SCOPE:

CONSTRUCTION OF A NEW HOME ON A CLEAR LOT.

RISE | FL architecture

ARCHITECT:
RESIDE ARCHITECTURE, LLC

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STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

CLIENT: LAKEFRONT ESTATES

PROJECT NAME / LOCATION:
EMERALD- OKEECHOBEE, FL

DRAWING TITLE:
COVER PAGE

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: 1" = 30'-0"

DATE: 01/14/25

PROJECT NO: NJ079

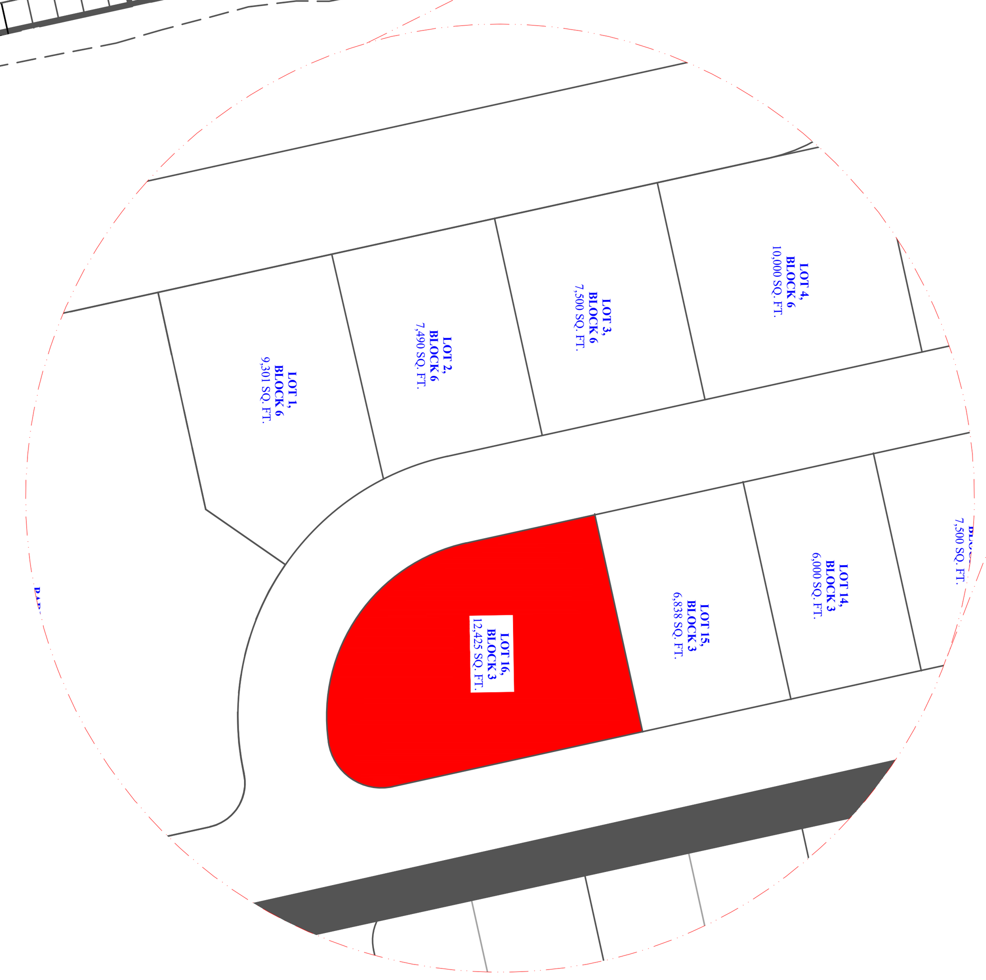
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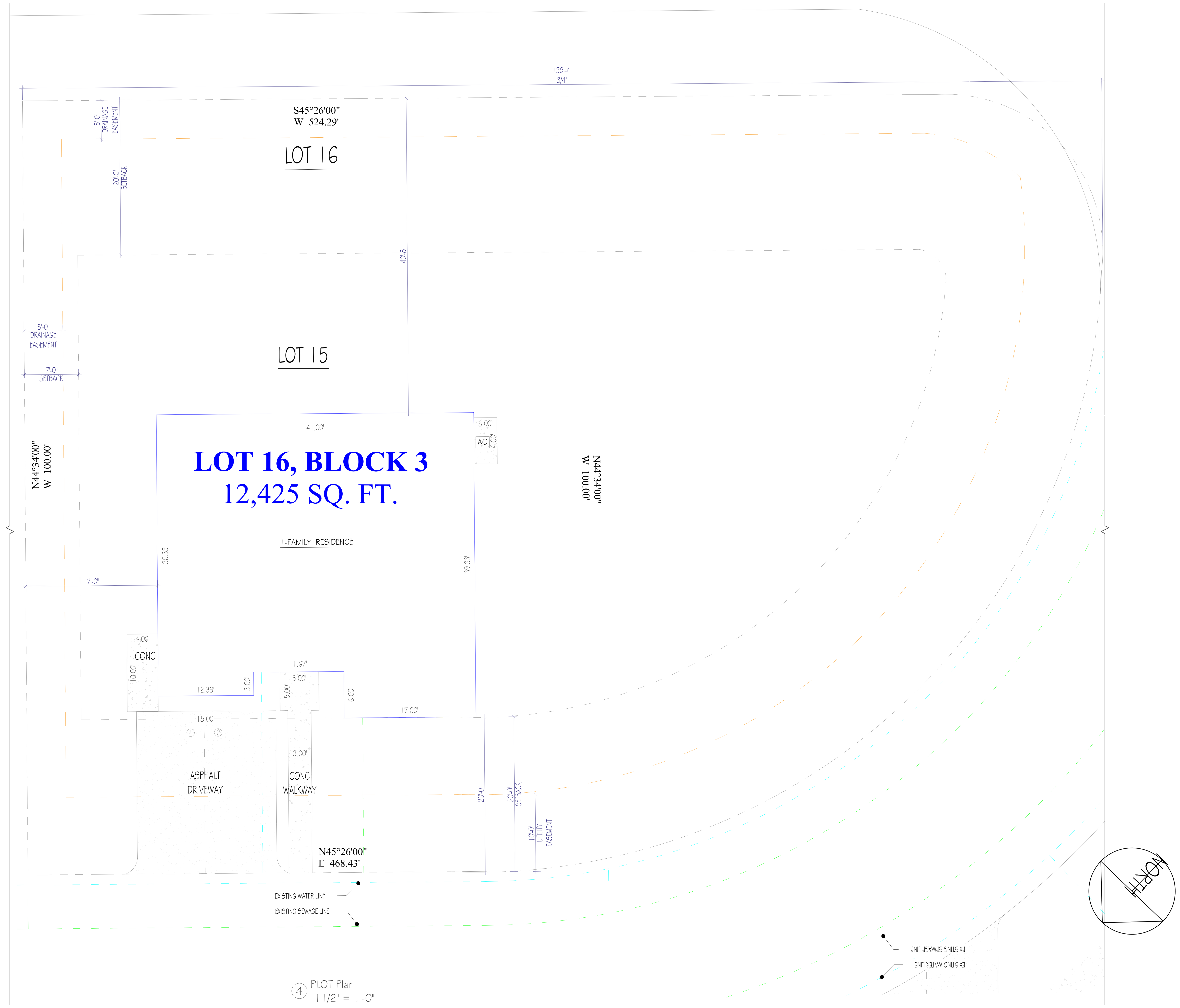
01 OF

BARCODE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.







4 PLOT Plan
1 1/2" = 1'-0"

LAKEFRONT ESTATES ZONING STANDARDS

PERMITTED RESIDENTIAL USES	PERMITTED ACCESSORY USES
Dwellings: Single-Family Two-Family Attached Hybrid Townhouses Multi-Family Accessory apartment/ Guest houses Accessory public utility facilities	Agriculture Foresty/ Silviculture Home Occupation Houses of Worship Model Homes Recreation Outdoors, such as parks and docks for residential use Ritual Bathouses

	SINGLE FAMILY	TWO - FAMILY ATTACHED, AND TOWNHOUSES	MULTI-FAMILY	SINGLE FAMILY MODEL -EMERALD LOT 16	
REQUIRED				PROPOSED	
MIN. LOT SIZE	6,000 SQ. FT	5,000 SQ. FT	6,222 SQ. FT	12,425 SQ FT	OK
MIN. LOT WIDTH	60' FT	50' FT	100' FT	75' FT	OK
FRONT SETBACK	20' FT	20' FT	25' FT	20' FT	OK
REAR SETBACK	20' FT	20' FT	10' FT	40'-8"	OK
SIDE SETBACK	7' FT	7' FT/0' FT	10' FT	17' FT	OK
ROW SETBACK	100' FT	100' FT	100' FT	100' FT	OK
MAXIMUM BUILDING HEIGHT	35' FT	35' FT	35' FT	28'3" *	OK
MAX LOT (BUILDING) COVERAGE	45%	60%	75%	12%	OK
PARKING	2 SPACES	2 PER DWELLING	2 PER DWELLING	2 SPACES	OK

Zoning is per the adoption of the ordinance No. 2022-11, dated Jan. 23, 2023, that adopts the PUD regulations included in Exhibit A and B of said document for said property.

*Building height of, means the vertical distance measured from the curb level to the highest point of the roof surface of a flat roof, to the deckline of a mansard roof and to the mean height level between eaves and ridge gable, hip and gambrel roofs. For buildings set back from the street line, the height of the building shall be measured from the average elevation of the finished grade along the front of the building provided its distance from the street line is not less than the height of such grade above the established curb level.

KEY

Property Line
Setback
Easement
Waterline
Sewage

RISE | FL architecture

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STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

CLIENT: LAKEFRONT ESTATES

PROJECT NAME / LOCATION: EMERALD- OKEECHOBEE, FL

DRAWING TITLE: PLOT PLAN

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA · SHIMON GREENEBAUM · AR102415 · REGISTERED ARCHITECT

SHIMON E. GREENEBAUM, RA
FL LIC. NO.
AR102415

SCALE: As indicated
DATE: 01/14/25
PROJECT NO. NJ079
DRAWING NO. A-1.1
01 OF

BARCODE

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