

PROPOSED NEW SEMI ATTACHED HOME

DUPLEX

LOT: 19-20

BLOCK: 01

GLADES COUNTY, FL

THIS SET IS AN ITERATION OF A MASTER PROJECT #1226736

TABULATED AREAS

TOTAL AREA & VOLUME MODEL A			
NAME	AREA	VOLUME	LIVABLE SPACE
LEVEL 1 A	1405.15 SF	12646.35 CF	YES
LEVEL 2 A	1400.79 SF	12957.33 CF	YES
ATTIC A	931.75 SF	7454.04 CF	
TOTAL	3737.69 SF	33057.72 CF	
OUTDOOR COVERED AREA A	44.22 SF		
TOTAL	3781.91 SF		

GBA MODEL A	GLA MODEL A
3781.91 SF	2850.15 SF

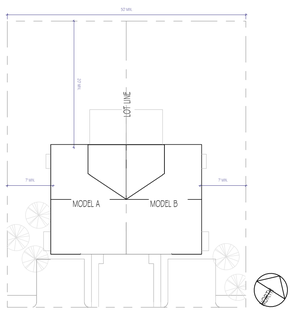
TOTAL AREA & VOLUME MODEL B			
NAME	AREA	VOLUME	LIVABLE SPACE
LEVEL 1 B	1405.15 SF	12646.35 CF	YES
LEVEL 2 B	1400.79 SF	12957.33 CF	YES
ATTIC B	931.75 SF	7454.04 CF	
TOTAL	3737.69 SF	33057.72 CF	
OUTDOOR COVERED AREA B	44.22 SF		
TOTAL	3781.91 SF		

GBA MODEL B	GLA MODEL B
3781.91 SF	2850.15 SF

ABBREVIATIONS

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

SITE



1 Site Plan GENERAL
1" = 30'-0"

PERMIT DATA

BUILDING CODE - FBC 2020 FL 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 SEMI-ATTACHED HOME WITH AN ATTIC ON A CLEAR LOT.

LIST OF DRAWINGS

SHEET NO.	SHEET NAME	PAGE NO.	F & P SET	PERMIT SET	Current Revision
01-ARCHITECTURAL					
A-1.0	COVER PAGE	00			
A-1.1	PLOT PLAN	01			
A-1.2	SPECIFICATIONS	02			
A-2.2	FIRST FLOOR MODEL A	03			
A-2.3	SECOND FLOOR AND ATTIC MODEL A	04			
A-2.5	FIRST FLOOR MODEL B	05			
A-2.6	SECOND FLOOR AND ATTIC MODEL B	06			
A-2.11	ROOF	07			
A-2.12	RCP FIRST & SECOND FLOOR MODEL A	08			
A-2.13	RCP FIRST & SECOND FLOOR MODEL B	09			
A-3.1	ELEVATIONS	10			
A-3.2	ELEVATIONS	11			
A-3.3	ELEVATIONS- TRIM OPTIONS	12			
A-4.1	WALL SECTION AND DETAILS	13			
A-4.4	WALL SECTION AND DETAILS	14			
A-4.2	SCHEDULES AND WALL TYPES	15			
A-4.3	DETAIL DRAWINGS	16			
02- LANDSCAPE					
L-1.0	LANDSCAPE PLAN OPTION A	22.1			
L-1.1	LANDSCAPE PLAN OPTION B	22.2			
03- MECHANICAL					
M-1.0	INDEX, NOTES AND SYMBOL LEGEND	23			
M-2.0	FIRST FLOOR MECHANICAL PLAN	24			
M-2.1	SECOND FLOOR MECHANICAL PLAN	25			
M-2.2	THIRD FLOOR MECHANICAL PLAN	26			
M-3.0	MECHANICAL SCHEDULES	27			
M-3.1	MECHANICAL DETAILS	28			
04-ELECTRICAL					
E-1.0	INDEX, NOTES AND SYMBOL LEGEND	29			
E-2.0	FIRST FLOOR ELECTRICAL PLAN	30			
E-2.1	SECOND FLOOR ELECTRICAL PLAN	31			
E-2.2	THIRD FLOOR ELECTRICAL PLAN	32			
05-PLUMBING					
P-1.0	INDEX, NOTES AND SYMBOL LEGEND	33			
P-2.0	FIRST FLOOR DOMESTIC WATER PLAN	34			
P-2.1	FIRST FLOOR SANITARY PLAN	35			
P-2.2	SECOND FLOOR DOMESTIC WATER PLAN	36			
P-2.3	SECOND FLOOR SANITARY PLAN	37			
P-2.4	THIRD FLOOR DOMESTIC WATER PLAN	38			
P-2.5	THIRD FLOOR SANITARY PLAN	39			
P-3.0	PLUMBING PIPING ISOMETRICS	40			

TOTAL: 37

RISE | FL architecture

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MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

CLIENT:

PROJECT NAME / LOCATION:

DRAWING TITLE:

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

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

SCALE:

DATE:

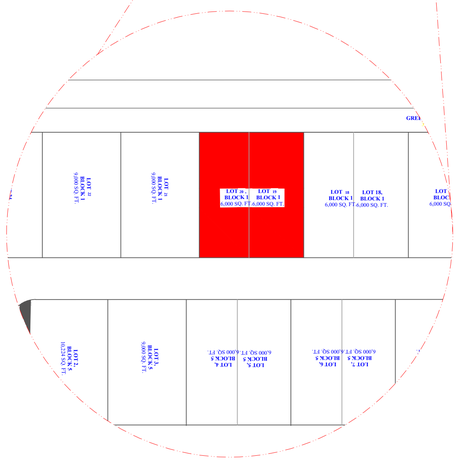
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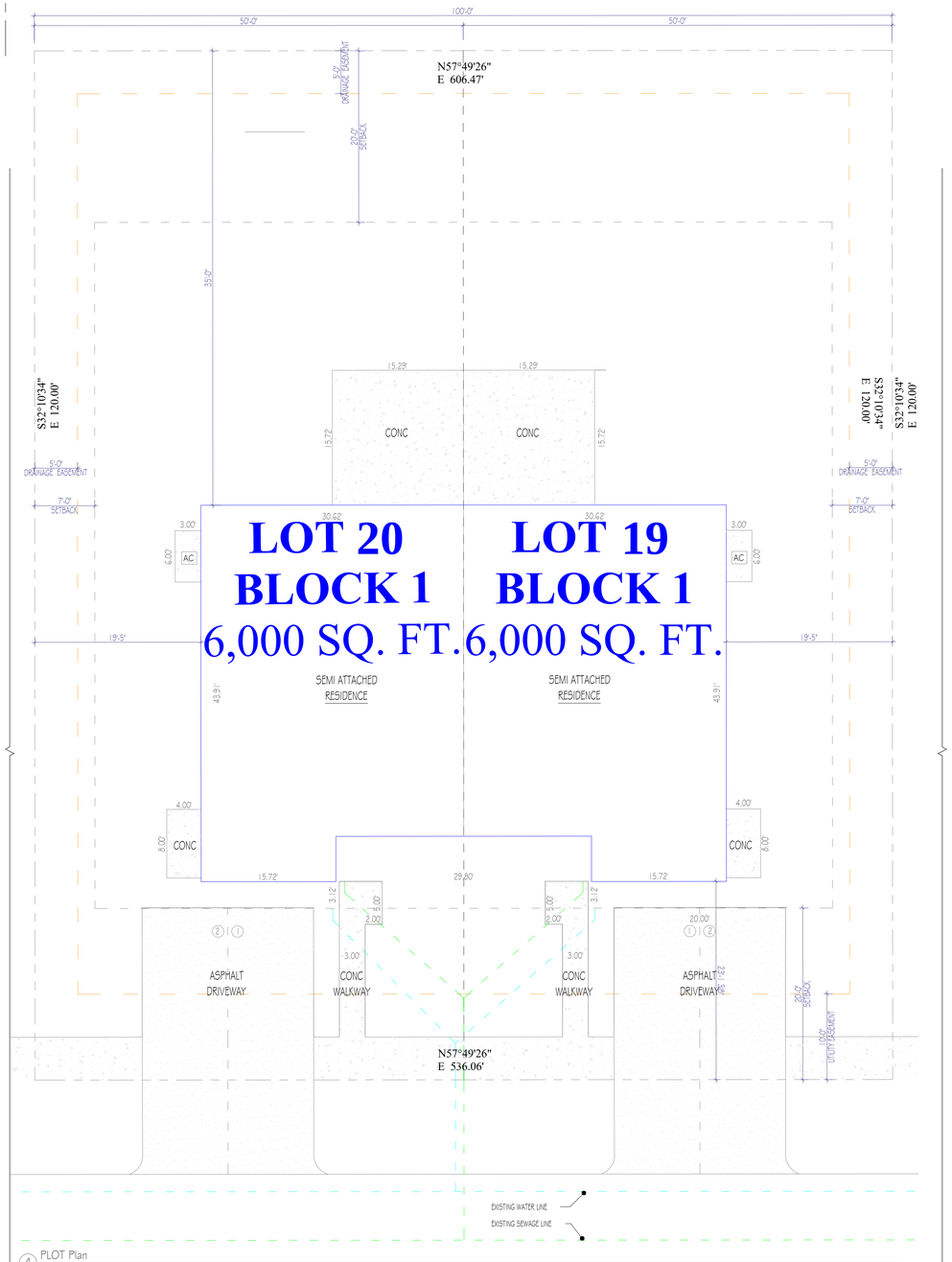
DRAWING NO:

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"

KEY
- Property Line
- Setback
- Easement
- Waterline
- Sewage

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 Forestyl Silviculture Home Occupation Houses of Worship Model Homes Recreation Outdoors, such as parks and docks for residential use Ritual Bathhouses

LAKEFRONT ESTATES ZONING STANDARDS	SINGLE FAMILY	TWO - FAMILY ATTACHED, AND TOWNHOUSES	MULTI-FAMILY	DWELLING -TWO - FAMILY ATTACHED MODEL -DUPLEX LOT- 19&20	
REQUIRED				PROPOSED	
MIN. LOT SIZE	6,000 SQ. FT	5,000 SQ. FT	6,222 SQ. FT	6,000 SQ. FT & 6,000 SQ. FT	OK.
MIN. LOT WIDTH	60' FT	50' FT	100' FT	50'	OK.
FRONT SETBACK	20' FT	20' FT	25' FT	23' 1 3/8	OK.
REAR SETBACK	20' FT	20' FT	10' FT	35'	OK.
SIDE SETBACK	7' FT	7' FT/0 FT	10' FT	19' 5'	OK.
ROW SETBACK	100' FT	100' FT	100' FT	100'	OK.
MAXIMUM BUILDING HEIGHT	35' FT	35' FT	35' FT	28' 10" *	OK.
MAX LOT (BUILDING) COVERAGE	45%	60%	75%	23.4% & 23.4%	OK.
PARKING	2 SPACES	2 PER DWELLING	2 PER DWELLING	2 SPACES (PER DWELLING)	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.

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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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