

PROPOSED NEW 1-FAMILY HOME

EMERALD

LOT: 04
BLOCK: 08

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

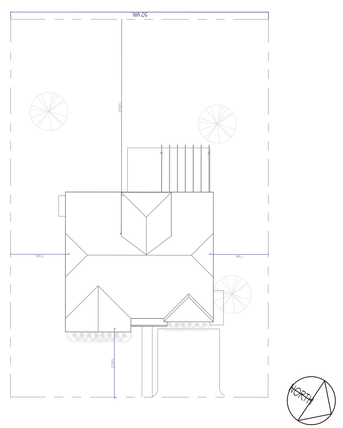
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ABBREVIATIONS

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, VENTULATION, & AIR CONDITIONING	P.E.	PASSENGER ELEVATOR		
B.O.	BOTTOM OF	E.H.	ELECTRIC HEATER	I.D.	INSIDE DIAMETER	P.H.V.	PUBLIC HALL VENT(DUCT)		
B.T.	BATH TUB	E.J.	EXPANSION JOINT	INCL.	INCLUDING	P.R.	POWDER ROOM		
BD.	BOARD	E.W.P.M.	ELASTOMERIC WATERPROOF MEMBRANE	INSUL.	INSULATION	PARTN.	PARTITION		
BLDG.	BUILDING	EIFS	EXTERIOR INSULATED FINISH SYSTEM	JST	JOIST	Q.T.	QUARRY TILE		
BLK.	BLOCK	ELEC.	ELECTRIC	JT.	JOINT	RESIL.	RESILIENT		
BM.	BEAM	ELEV.	ELEVATION	L.CL.	LINEN CLOST	RM.	ROOM		
BOTT.	BOTTOM	ENGNR	ENGINEER	L.P.	LOW POINT	S.H.	SERVICE HALL		
BR.	BRICK	EQ.	EQUAL	L.R.	LIVING ROOM	S.S.	SLOP SINK		
C.H.	CONCRETE HARDENER	F.	FOYER	L.W.	LIGHT WEIGHT	S.T.C.	SOUND TRANSMISSION CLASS		
C.J.	CONTROL JOINT	F.A.I.	FRESH AIR INTAKE	LAM.	LAMINATED	SAN.	SANITARY		
C.M.T.	CORRUGATED METAL BRICK TILE	F.D.	FLOOR DRAIN	LAV.	LAVATORY	SM	SMOKE DETECTOR		
C.R.	CEILING REGISTER	F.F.	FINISHED FLOOR	LVT	LUXURY VINYL TILE	SPKL.	SPRINKLER		
C.S.	CAST STONE	F.P.	FIRE PROOF	M.&G.	METAL AND GLASS	ST. OR STL	STEEL		
C.T.	CERAMIC TILE	F.P.H.B.	FROST PROOF HOSE	M.C.	MEDICINE CABINET	STOR.	STORAGE		
C.W.	COLD WATER	F.P.S.C.	FIRE PROOF SELF CLOSING	M.CL.	METER CLOSET	STRUC.	STRUCTURE OR STRUCTURAL		
CAB.	CABINET	F.R. OR FR	FIRE RATED OR FIRE RATING	M.L.	METAL LOUVER	T.O.	TOP OF		
CL.	CLOSET	F.S.P.	FIRE STAND PIPE	M.O.	MASONRY OPENING	T.R.	TOP REGISTER		
CLNG.	CEILING	FIN.	FINISH	M.V.	MECHNICAL VENTILATION	T.V.	TOILET VENT (DUCT)		
CM	CARBON MONOXIDE DETECTOR	FLASHG	FLASHING	MAX.	MAXIMUM	U.	URINAL		
COL.	COLUMN	FLR.	FLOOR	MET.	METAL	U.O.N.	UNLESS OTHERWISE NOTED		
CONC.	CONCRETE	G.W.B. or GYP.	GYPSUM WALL BOARD	MIN.	MINIMUM	V.C.J.	VERTICAL CONTROL JOINT		
CONT.	CONTINUOUS	GA.	GAUGE			V.C.T.OR VCT	VINYL COMPOSITE TILE		

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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241 37TH STREET SUITE 440
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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

DRAWING NO: A-1.0

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.



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

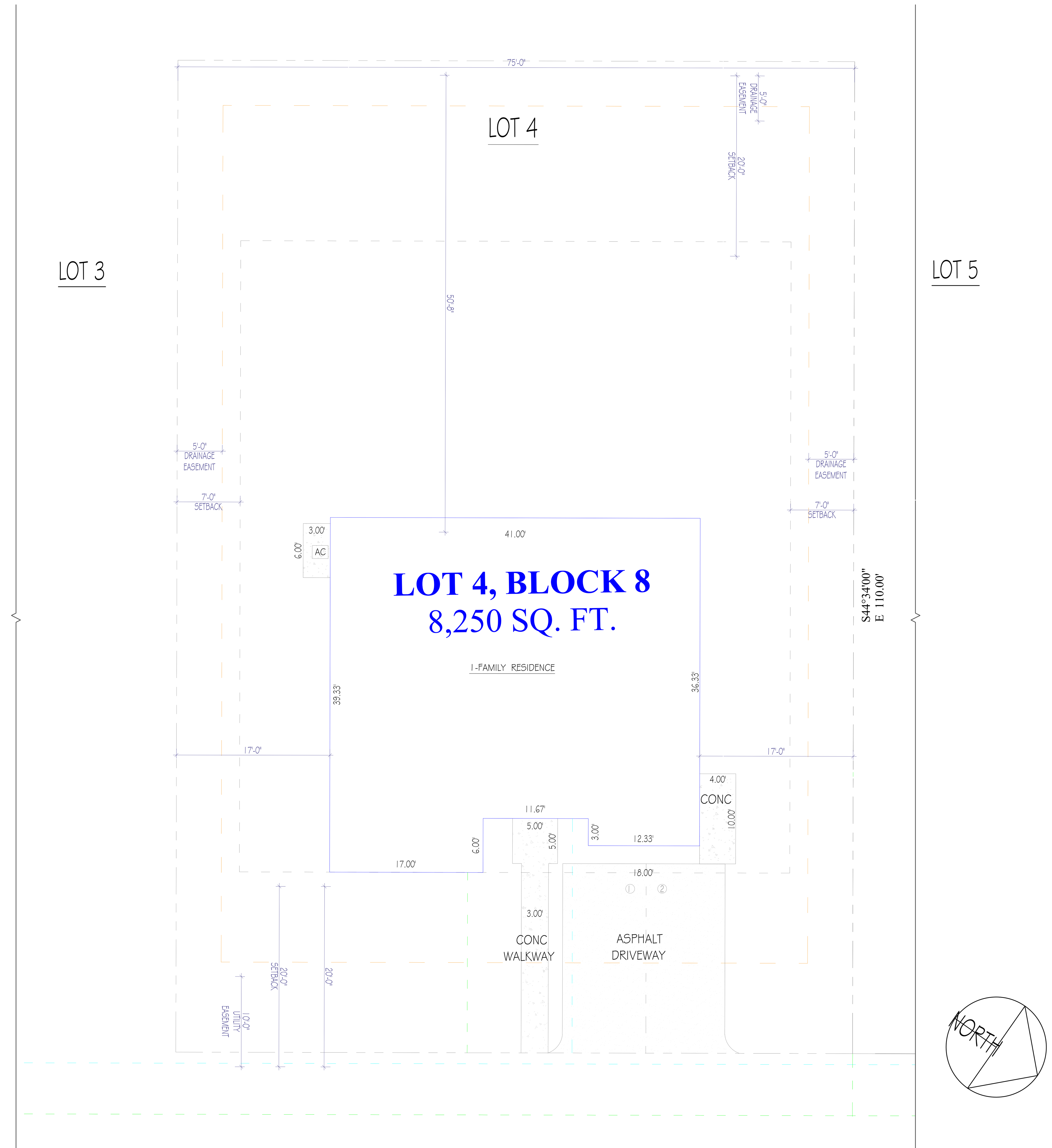
	SINGLE FAMILY	TWO - FAMILY ATTACHED, AND TOWNHOUSES	MULTI-FAMILY	SINGLE FAMILY MODEL -EMERALD LOT 4	
REQUIRED				PROPOSED	
MIN. LOT SIZE	6,000 SQ. FT	5,000 SQ. FT	6,222 SQ. FT	8,250 SQ. FT	OK
MIN. LOT WIDTH	60' FT	50' FT	100' FT	75' FT	OK
FRONT SETBACK	20' FT	20' FT	25' FT	20' FT	OK
REAR SETBACK	20' FT	20' FT	10' FT	50'-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%	18.25%	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



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

RISE | FL architecture

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STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

DESCRIPTION	DATE	NO.
Revision	2/27/24	1
Revision 2	4/11/24	2
ISSUED FOR PERMIT	01/14/25	3

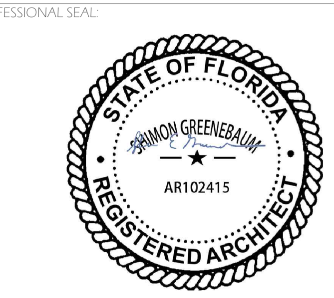
CLIENT: LAKEFRONT ESTATES

PROJECT NAME / LOCATION: EMERALD- OKEECHOBEE, FL

DRAWING TITLE: PLOT PLAN

EXAMINER'S SIGNATURE:

PROFESSIONAL SEAL:



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

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

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