

# PROPOSED NEW 1-FAMILY HOME

## RANCH MODEL

LOT: 37
BLOCK: 06

GLADES COUNTY, FL

**THIS SET IS AN ITERATION OF A MASTER PROJECT #1246335**

## TABULATED AREAS

TOTAL BUILDING AREA:

| Name | AREA | Volume | LIVABLE SPACE |
|---|---|---|---|
| LEVEL 1 | 2220.23 SF | 20814.65 CF | YES |
| COVERED ENTRANCE | 42.03 SF | 392.27 CF | |
| TOTAL | 2262.26 SF | 21206.92 CF | |

| GBA | GLA |
|---|---|
| 2262.26 SF | 2220.23 SF |

## LIST OF DRAWINGS

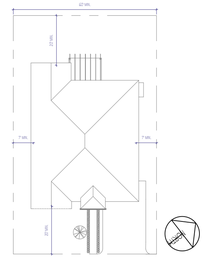
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TOTAL: 31

## 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 | 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



1 Site Plan GENERAL

## PERMIT DATA

BUILDING CODE- FBC 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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908-674-87

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DBLASBERG@RISEARCHITECTURE .COM
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STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:


REVISIONS:

CLIENT: LAKEFRONT ESTATES

PROJECT NAME / LOCATION: RANCH- OKEECHOBEE, FL

DRAWING TITLE: COVER PAGE

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON E. GREENEBAUM
AR102415
REGISTERED ARCHITECT

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

SCALE: 1" = 20'-0"

DATE: 01/09/25

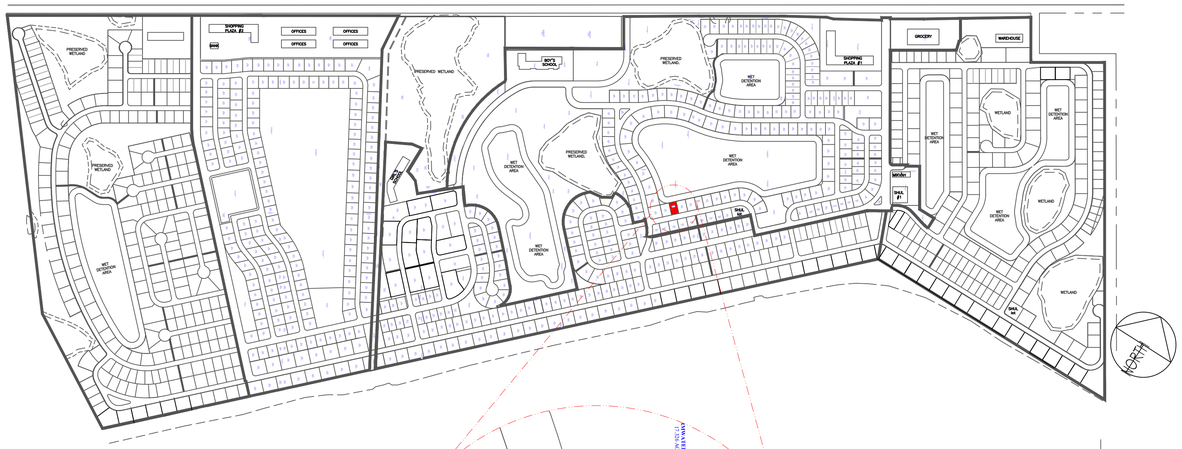
PROJECT NO: NJ079

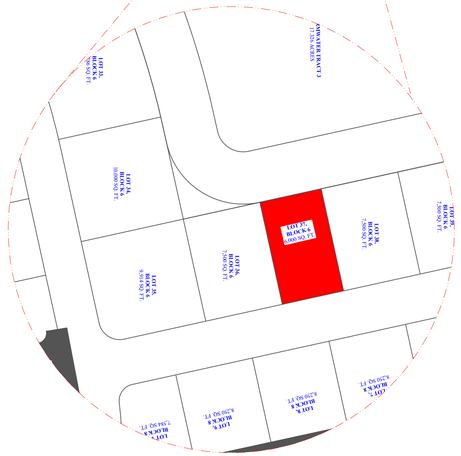
DRAWING NO: A-1.0

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.



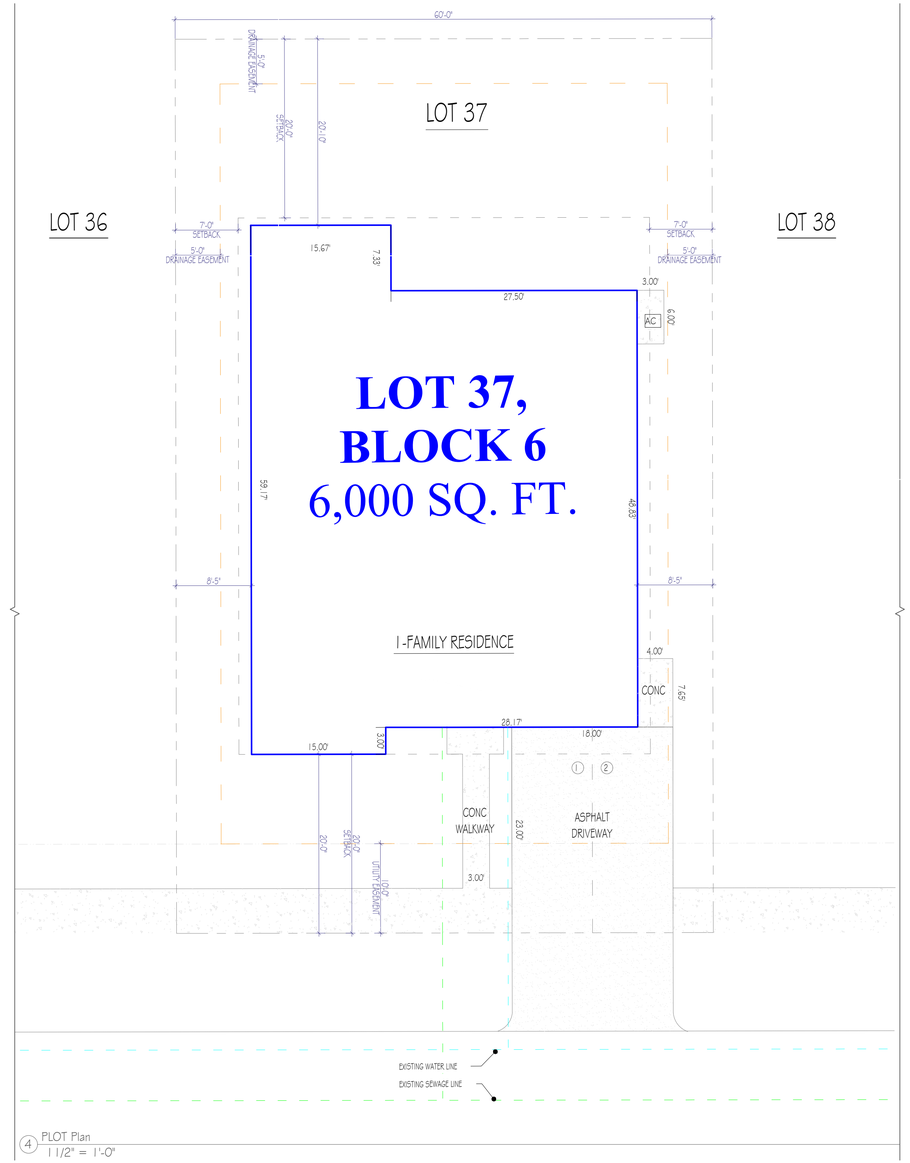

LAKEFRONT ESTATES ZONING STANDARDS

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

| | SINGLE FAMILY | TWO - FAMILY ATTACHED, AND TOWNHOUSES | MULTI-FAMILY | SINGLE FAMILY MODEL -RANCH LOT 37 | |
|---|---|---|---|---|---|
| REQUIRED | | | | PROPOSED | |
| MIN. LOT SIZE | 6,000 SQ. FT | 5,000 SQ. FT | 6,222 SQ. FT | 6,000 SQ. FT | OK. |
| MIN. LOT WIDTH | 60 FT | 50 FT | 100 FT | 60 FT | OK. |
| FRONT SETBACK | 20 FT | 20 FT | 25 FT | 20' FT | OK. |
| REAR SETBACK | 20 FT | 20 FT | 10 FT | 20'-10" | OK. |
| SIDE SETBACK | 7' FT | 7' FT/0 FT | 10 FT | 8'-5' | OK. |
| ROW SETBACK | 100 FT | 100 FT | 100 FT | 100 FT | OK. |
| MAXIMUM BUILDING HEIGHT | 35' FT | 35' FT | 35' FT | 13'-8" * | OK. |
| MAX LOT (BUILDING) COVERAGE | 45% | 60% | 75% | 37% | 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 decline 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

ARCHITECT:
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DBLASBERG@RISEARCHITECTURE .COM
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STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

CLIENT: LAKEFRONT ESTATES

PROJECT NAME / LOCATION: RANCH- OKEECHOBEE, FL

DRAWING TITLE: PLOT PLAN

EXAMINERS SIGNATURE:

PROFESSIONAL SEAL:

STATE OF FLORIDA
SHIMON GREENEBAUM
AR102415
REGISTERED ARCHITECT

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

SCALE: As indicated
DATE: 4/15/24
PROJECT NO.: NJ079
DRAWING NO.: A-1.1
01 OF

BARCODE

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