

PROPOSED NEW 1-FAMILY HOME

VILLA XL

LOT: 23
BLOCK: 06

GLADES COUNTY, FL

THIS SET IS AN ITERATION OF A MASTER PROJECT #1226743

TABULATED AREAS

NAME	AREA	VOLUME	LIVABLE SPACE
COVERED ENTRANCE	71.11 SF	0.00 CF	
GARAGE	524.41 SF	4662.00 CF	
LEVEL 1	2085.71 SF	24361.14 CF	YES
LEVEL 2	2617.45 SF	24265.94 CF	YES
TOTAL	5298.68 SF	48627.07 CF	

GBA	GLA
5298.68 SF	4703.16 SF

RISE | FL architecture

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CLIENT:
Client Name

REVISIONS:

DESCRIPTION	DATE	NO.

PROJECT NAME/ LOCATION:
OKEECHOBEE SITE
Okeechobee, FL

DRAWING TITLE:
COVER PAGE

EXAMINERS SIGNATURE:

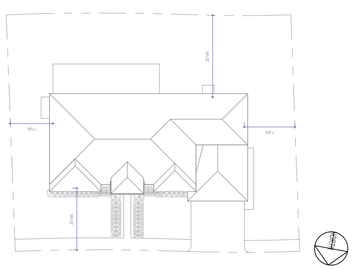
PROFESSIONAL SEAL:

SCALE: As Noted
DATE: Current Revision Date
PROJECT NO. NJ079
DRAWING NO. A-1.0
OF

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, VENTILLATION, & 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.AG.	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:

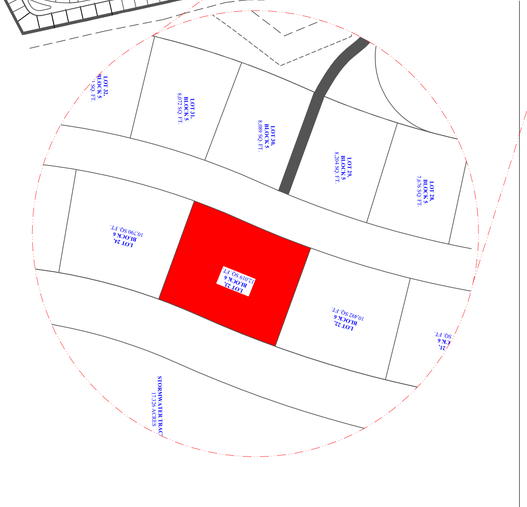
CONSTRUCTION OF A NEW HOME ON A CLEAR LOT

LIST OF DRAWINGS

SHEET NO.	SHEET NAME	PAGE NO.	F&F SET	PERMIT SET
01-ARCHITECTURAL				
A-1.0	COVER PAGE	01		
A-1.1	PLOT PLAN	02		
A-1.2	SPECIFICATIONS	03		
A-2.1	FOOTING	04		
A-2.3	FIRST FLOOR	05		
A-2.4	SECOND FLOOR	06		
A-2.5	CMU STRUCTURAL DRAWINGS LEVEL 1	07		
A-2.6	CMU STRUCTURAL DRAWINGS LEVEL 2	08		
A-2.7	ROOF	09		
A-2.8	LEVEL 2 FRAMING	10		
A-2.9	ROOF FRAMING	11		
A-2.10	RCP FIRST FLOOR	12		
A-2.11	RCP SECOND FLOOR	13		
A-3.1	ELEVATIONS	14		
A-3.2	ELEVATIONS	15		
A-3.3	ELEVATION TRIM OPTIONS	16		
A-4.1	WALL SECTION AND DETAILS	17		
A-4.2	SCHEDULES AND WALL TYPES	18		

SHEET NO.	SHEET NAME	PAGE NO.	F&F SET	PERMIT SET
A-4.3	DETAIL DRAWINGS	19		
02-LANDSCAPE				
L-1.0	LANDSCAPE PLAN OPTION A	20		
L-1.1	LANDSCAPE PLAN OPTION B	21		
03-MECHANICAL				
M-1.0	INDEX, NOTES AND SYMBOL LEGEND	22		
M-2.0	FIRST FLOOR MECHANICAL PLAN	23		
M-2.1	SECOND FLOOR MECHANICAL PLAN	24		
M-3.0	MECHANICAL SCHEDULES	25		
M-3.1	MECHANICAL DETAILS	26		
04-ELECTRICAL				
E-1.0	INDEX, NOTES AND SYMBOL LEGEND	27		
E-2.0	FIRST FLOOR ELECTRICAL PLAN	28		
E-2.1	SECOND FLOOR ELECTRICAL PLAN	29		
05-PLUMBING				
P-1.0	INDEX, NOTES AND SYMBOL LEGEND	30		
P-2.0	FIRST FLOOR DOMESTIC WATER PLAN	31		
P-2.1	FIRST FLOOR SANITARY PLAN	32		
P-2.2	SECOND FLOOR DOMESTIC WATER PLAN	33		
P-2.3	SECOND FLOOR SANITARY PLAN	34		
P-3.0	PLUMBING PIPING ISOMETRICS	35		





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

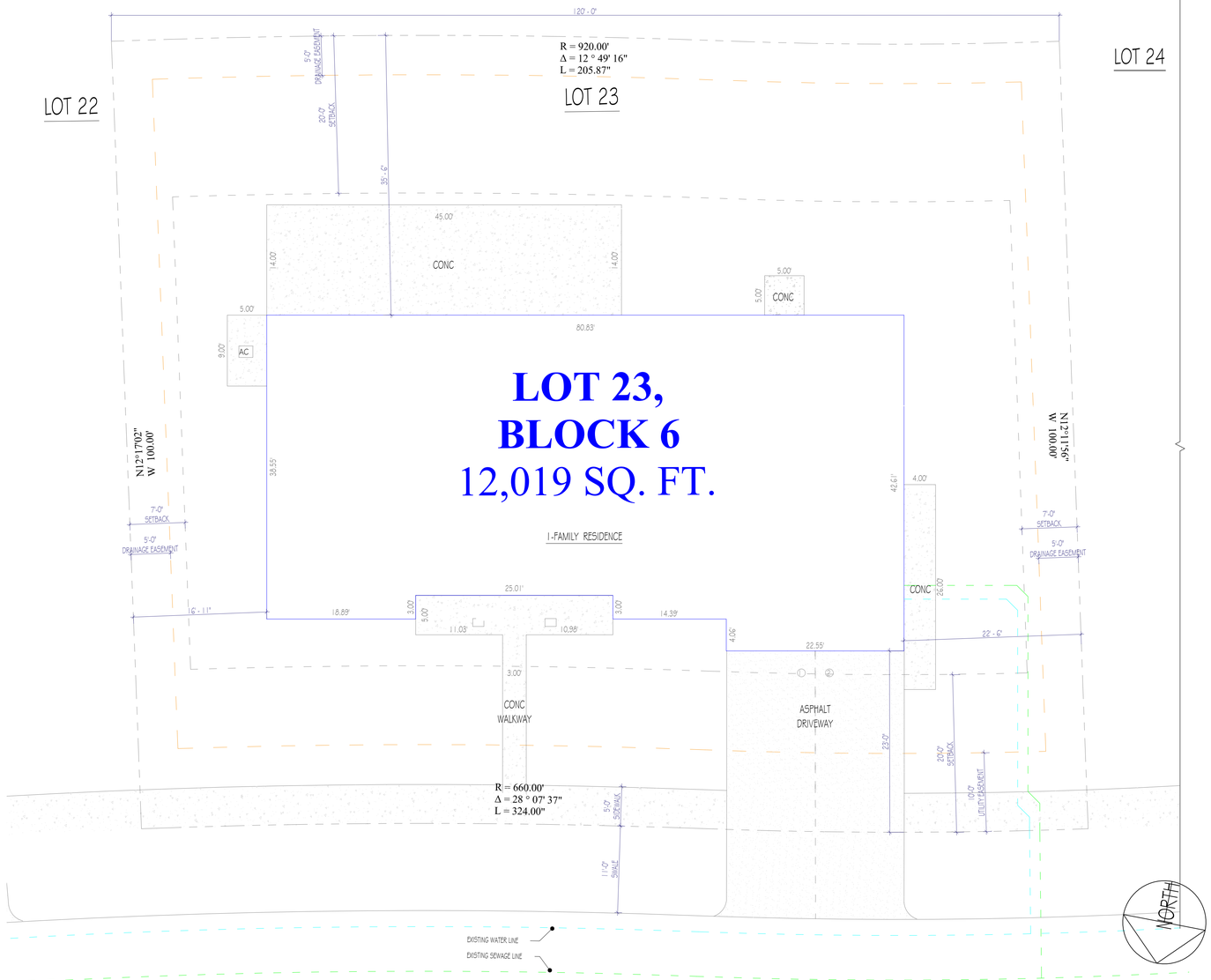
	SINGLE FAMILY	TWO - FAMILY ATTACHED, AND TOWNHOUSES	MULTI-FAMILY	DWELLING -SINGLE FAMILY MODEL -VILLA XL LOT -23	
REQUIRED				PROPOSED	
MIN. LOT SIZE	6,000 SQ. FT	5,000 SQ. FT	6,222 SQ. FT	12,019 SQ. FT	OK
MIN. LOT WIDTH	60' FT	50' FT	100' FT	120' FT	OK
FRONT SETBACK	20' FT	20' FT	25' FT	23' FT	OK
REAR SETBACK	20' FT	20' FT	10' FT	31'-9"	OK
SIDE SETBACK	7' FT	7' FT/0 FT	10' FT	11'-11'/28'-4"	OK
ROW SETBACK	100' FT	100' FT	100' FT	100' FT	OK
MAXIMUM BUILDING HEIGHT	35' FT	35' FT	35' FT	24'-11" *	OK
MAX LOT (BUILDING) COVERAGE	45%	60%	75%	26%	OK
PARKING	2 SPACES	2 PER DWELLING	2 PER DWELLING	4 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

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STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

CLIENT: LAKEFRONT ESTATES

PROJECT NAME / LOCATION: VILLA- 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: 01/01/25
PROJECT NO: NJ079
DRAWING NO: A-1.1
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.