

PROPOSED NEW 1-FAMILY HOME

VILLA MODEL

LOT: 31
BLOCK: 06

GLADES COUNTY, FL

THIS SET IS AN ITERATION OF A MASTER PROJECT #1226743

TABULATED AREAS

Name	AREA	Volume	LIVABLE SPACE
LEVEL 1	1880.35 SF	17079.86 CF	YES
LEVEL 2	2235.39 SF	18069.44 CF	YES
TOTAL	4115.75 SF	35149.30 CF	
GARAGE	352.336 SF		
COVERED ENTRY	32.26 SF		
TOTAL	4500.336 SF		

GBA	GLA
4500.336 SF	4115.75 SF

LIST OF DRAWINGS

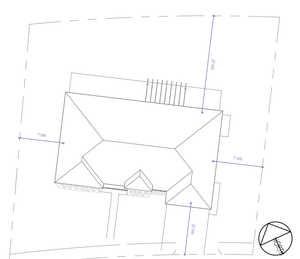
SHEET NO.	SHEET NAME	PAGE NO.	P & P SET	PERMIT SET	Current Revision
01-ARCHITECTURAL					
A-1.0	COVER PAGE	01			3
A-1.1	PLOT PLAN	03			3
A-1.2	SPECIFICATIONS	05			3
A-2.3	FIRST FLOOR	07			3
A-2.4	SECOND FLOOR	08			3
A-2.5	ROOF	09			3
A-2.6	ATTIC	10			3
A-2.11	RCP FIRST FLOOR	12			3
A-2.12	RCP SECOND FLOOR	13			3
A-3.1	ELEVATIONS	14			3
A-3.2	ELEVATIONS	15			3
A-3.3	ELEVATIONS- TRIM OPTIONS	15			3
A-4.1	WALL SECTION AND DETAILS	17			3
A-4.2	WALL TYPES AND SCHEDULES	18			3
A-4.3	DETAIL DRAWINGS	19			3
02- LANDSCAPE					
L-1.0	LANDSCAPE PLAN OPTION A	19.1			
L-1.1	LANDSCAPE PLAN OPTION B	19.2			
03- MECHANICAL					
M-1.0	INDEX, NOTES AND SYMBOL LEGEND	20			
M-2.0	FIRST FLOOR MECHANICAL PLAN	21			
M-2.1	SECOND FLOOR MECHANICAL PLAN	22			
M-3.0	MECHANICAL SCHEDULES	23			
M-3.1	MECHANICAL DETAILS	24			
04- ELECTRICAL					
E-1.0	INDEX, NOTES AND SYMBOL LEGEND	25			
E-2.0	FIRST FLOOR ELECTRICAL PLAN	26			
E-2.1	SECOND FLOOR ELECTRICAL PLAN	27			
05-PLUMBING					
P-1.0	INDEX, NOTES AND SYMBOL LEGEND	28			
P-2.0	FIRST FLOOR DOMESTIC WATER PLAN	29			
P-2.1	FIRST FLOOR SANITARY PLAN	30			
P-2.2	SECOND FLOOR DOMESTIC WATER PLAN	31			
P-2.3	SECOND FLOOR SANITARY PLAN	32			
05 -Structural					
ST-1	DESIGN CRITERIA AND NOTES	33			
ST-2	FOUNDATION PLAN	34			
ST-2D	FOOTING DETAILS	35			
ST-3	1ST LEVEL STRUCTURAL PLAN	36			
ST-3A	1ST LEVEL FRAMING PLAN	37			
ST-4	2ND LEVEL STRUCTURAL PLAN	38			
ST-4A	2ND LEVEL FRAMING PLAN	39			
ST-5	WALL SECTIONS AND DETAILS	40			
ST-6	REINFORCEMENT DETAILS	41			
ST-7	DETAILS	42			

TOTAL: 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, VENTILATION, & 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



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

NYC OFFICE:
241 37TH STREET SUITE 440
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STRUCTURAL CONSULTANT:

MEP CONSULTANT:

CIVIL CONSULTANT:

DESIGNER CONSULTANT:

REVISIONS:

CLIENT: LAKEFRONT ESTATES

PROJECT NAME / LOCATION: VILLA- 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: 03/06/25

PROJECT NO.: NJ079

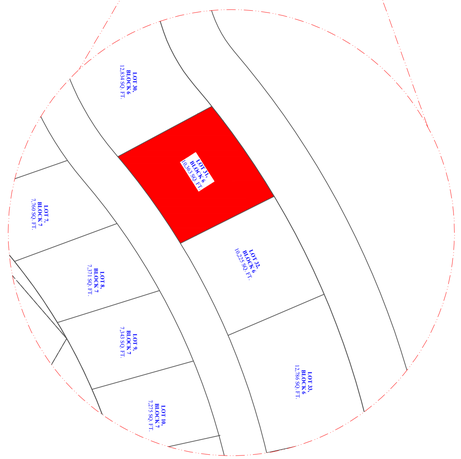
DRAWING NO.: A-1.0

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.





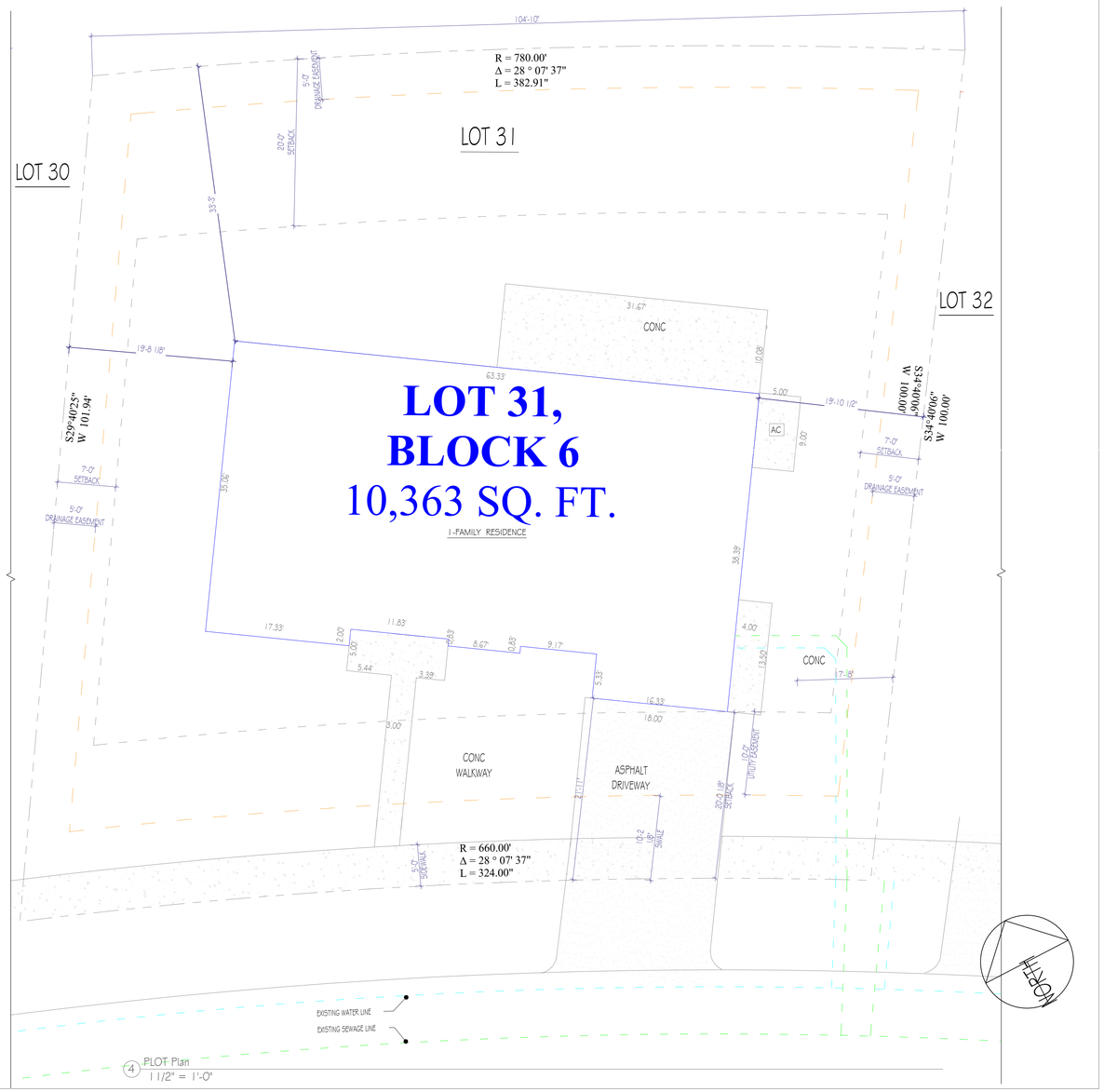
LAKEFRONT ESTATES ZONING STANDARDS	
PERMITTED RESIDENTIAL USES Dwellings: Single-Family Two-Family Attached Hybrid Townhouses Multi-Family Accessory apartment/ Guest houses Accessory public utility facilities	PERMITTED ACCESSORY USES Agriculture Forestry/ Silviculture Home Occupation Houses of Worship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

	SINGLE FAMILY	TWO - FAMILY ATTACHED, AND TOWNHOUSES	MULTI-FAMILY	DWELLING -SINGLE FAMILY MODEL -VILLA LOT - 31	
	REQUIRED			PROPOSED	
MIN. LOT SIZE	6,000 SQ. FT	5,000 SQ. FT	6,222 SQ. FT	10,363 SQ. FT	OK
MIN. LOT WIDTH	60 FT	50 FT	100 FT	100	OK
FRONT SETBACK	20 FT	20 FT	25 FT	23	OK
REAR SETBACK	20 FT	20 FT	10 FT	30'-9"	OK
SIDE SETBACK	7 FT	7' FT/0 FT	10 FT	17'-8'	OK
ROW SETBACK	100 FT	100 FT	100 FT	100'	OK
MAXIMUM BUILDING HEIGHT	35' FT	35' FT	35' FT	25*	OK
MAX LOT (BUILDING) COVERAGE	45%	60%	75%	22.5%	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



LOT 31, BLOCK 6
10,363 SQ. FT.

1-FAMILY RESIDENCE

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

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: 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: 3/06/25

PROJECT NO: NJ079

DRAWING NO: A-1.1

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