

PROPOSED NEW SEMI ATTACHED HOME

DUPLEX

LOT: 17 - 18
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	2805.94 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	2805.94 SF

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architecture

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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:

PROJECT NO:

DRAWING NO:

BARCODE

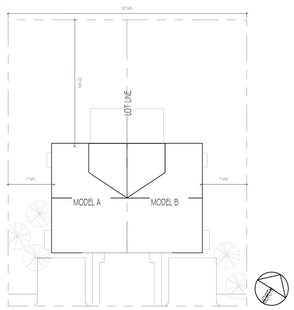
THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECTS. DO NOT SCALE DRAWING. THE DRAWING SHALL NOT BE USED UNTIL SIGNED BY CONSULTANTS.

ABBREVIATIONS

A.C.	AIR CONDITIONING	CONV.	CONVECTOR
A.C.T. or ACT	ACOUSTICAL CEILING TILE	D.E.	DRYER EXHAUST
A.D.	AREA DRAIN	D.L.	DOUBLE LAYER
A.F.F.	ABOVE FINISH FLOOR	D.or DIA.	DIAMETER
A.N.	AS NOTED	D.W.	DISH WASHER
AHJ	AUTHORITY HAVING JURISDICTION	DBL.	DOUBLE
ALUM.	ALUMINUM	DET.	DETAIL
APT.	APARTMENT	DIM.	DIMENSION
AVG.	AVERAGE	DN.	DOWN
B.	BATHROOM	DWG.	DRAWING
B.C.	BRICK COURSE	E.G.	ESTABLISHED GRADE
B.O.	BOTTOM OF	E.H.	ELECTRIC HEATER
B.T.	BATH TUB	E.J.	EXPANSION JOINT
BD.	BOARD	E.W.P.M.	ELASTOMERIC WATERPROOF MEMBRANE
BLDG.	BUILDING	EIFS	EXTERIOR INSULATED FINISH SYSTEM
BLK.	BLOCK	ELEC.	ELECTRIC
BM.	BEAM	ELEV.	ELEVATION
BOTT.	BOTTOM	ENGNR.	ENGINEER
BR.	BRICK	EQ.	EQUAL
C.H.	CONCRETE HARDENER	F.	FOYER
C.J.	CONTROL JOINT	F.A.I.	FRESH AIR INTAKE
C.M.T.	CORRUGATED METAL BRICK TILE	F.D.	FLOOR DRAIN
C.R.	CEILING REGISTER	F.F.	FINISHED FLOOR
C.S.	CAST STONE	F.P.	FIRE PROOF
C.T.	CERAMIC TILE	F.P.H.B.	FROST PROOF HOSE
C.W.	COLD WATER	F.P.S.C.	FIRE PROOF SELF CLOSING
CAB.	CABINET	F.R. OR FR	FIRE RATED OR FIRE RATING
CL.	CLOSET	F.S.P.	FIRE STAND PIPE
CLNG.	CEILING	FIN.	FINISH
CM	CARBON MONOXIDE DETECTOR	FLASHG	FLASHING
COL.	COLUMN	FLR.	FLOOR
CONC.	CONCRETE	G.W.B. or GYP.	GYPSUM WALL BOARD
CONT.	CONTINUOUS	GA.	GAUGE

GALV.	GALVANIZED	N.T.S. or NTS	NOT TO SCALE
GL.	GLASS	NOM.	NOMINAL
GR.	GRADE	O.C.	ON CENTER
H.B.	HOSE BIB	O.D.	OUTSIDE DIAMETER
H.C.	HUNG CEILING	O.F.	OVER FLOW
H.CAB.	HANGING CABINETS	O.H.	OPPOSITE HAND
H.M. or HM	HOLLOW METAL	OPG.	OPENING
H.P.	HIGH POINT	P.	PAINTED
H.R.	HANDRAIL	P.D.	PUMP DISCHARGE
H.V.	HALL VENT (DUCT)	P.DR.	PLANTER DRAIN
H.V.A.C. or HVAC	HEATING, VENTILATION, & AIR CONDITIONING	P.E.	PASSENGER ELEVATOR
I.D.	INSIDE DIAMETER	P.H.V.	PUBLIC HALL VENT(DUCT)
INCL.	INCLUDING	P.R.	POWDER ROOM
INSUL.	INSULATION	PARTN	PARTITION
JST	JOIST	Q.T.	QUARRY TILE
JT.	JOINT	RESIL.	RESILIENT
L.CL.	LINEN CLOST	RM.	ROOM
L.P.	LOW POINT	S.H.	SERVICE HALL
L.R.	LIVING ROOM	S.S.	SLOP SINK
L.W.	LIGHT WEIGHT	S.T.C.	SOUND TRANSMISSION CLASS
LAM.	LAMINATED	SAN.	SANITARY
LAV.	LAVATORY	SM	SMOKE DETECTOR
LVT	LUXURY VINYL TILE	SPKL.	SPRINKLER
M.&G.	METAL AND GLASS	ST. OR STL	STEEL
M.C.	MEDICINE CABINET	STOR.	STORAGE
M.CL.	METER CLOSET	STRUC.	STRUCTURE OR STRUCTURAL
M.L.	METAL LOUVER	T.O.	TOP OF
M.O.	MASONRY OPENING	T.R.	TOP REGISTER
M.V.	MECHNICAL VENTILATION	T.V.	TOILET VENT (DUCT)
MAX.	MAXIMUM	U.	URINAL
MET.	METAL	U.O.N.	UNLESS OTHERWISE NOTED
MIN.	MINIMUM	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

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

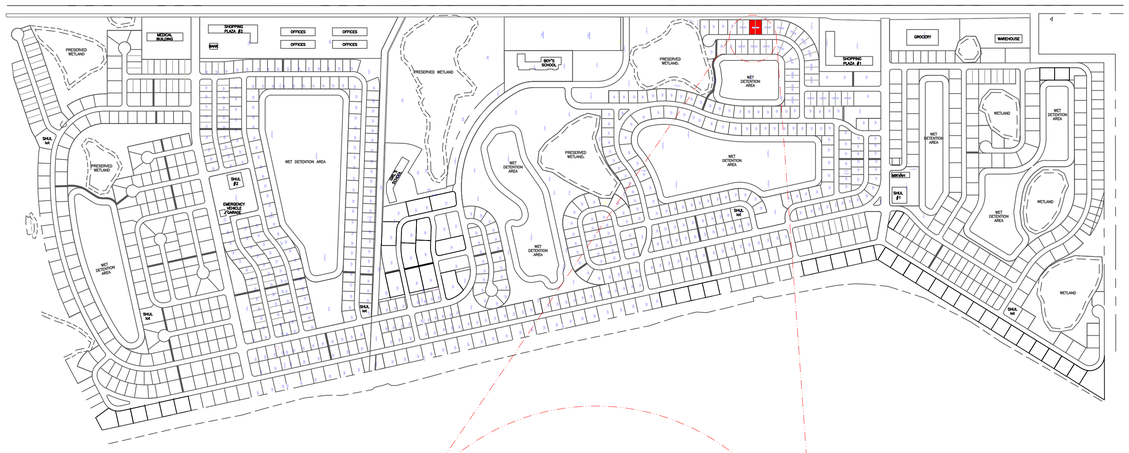
PROJECT SCOPE:

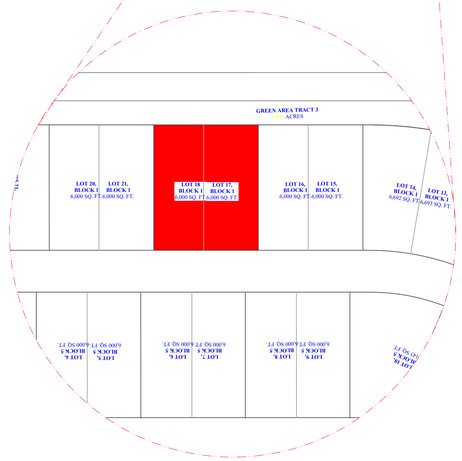
CONSTRUCTION OF A NEW SEMI-ATTACHED HOME WITH AN ATTIC ON A CLEAR LOT.

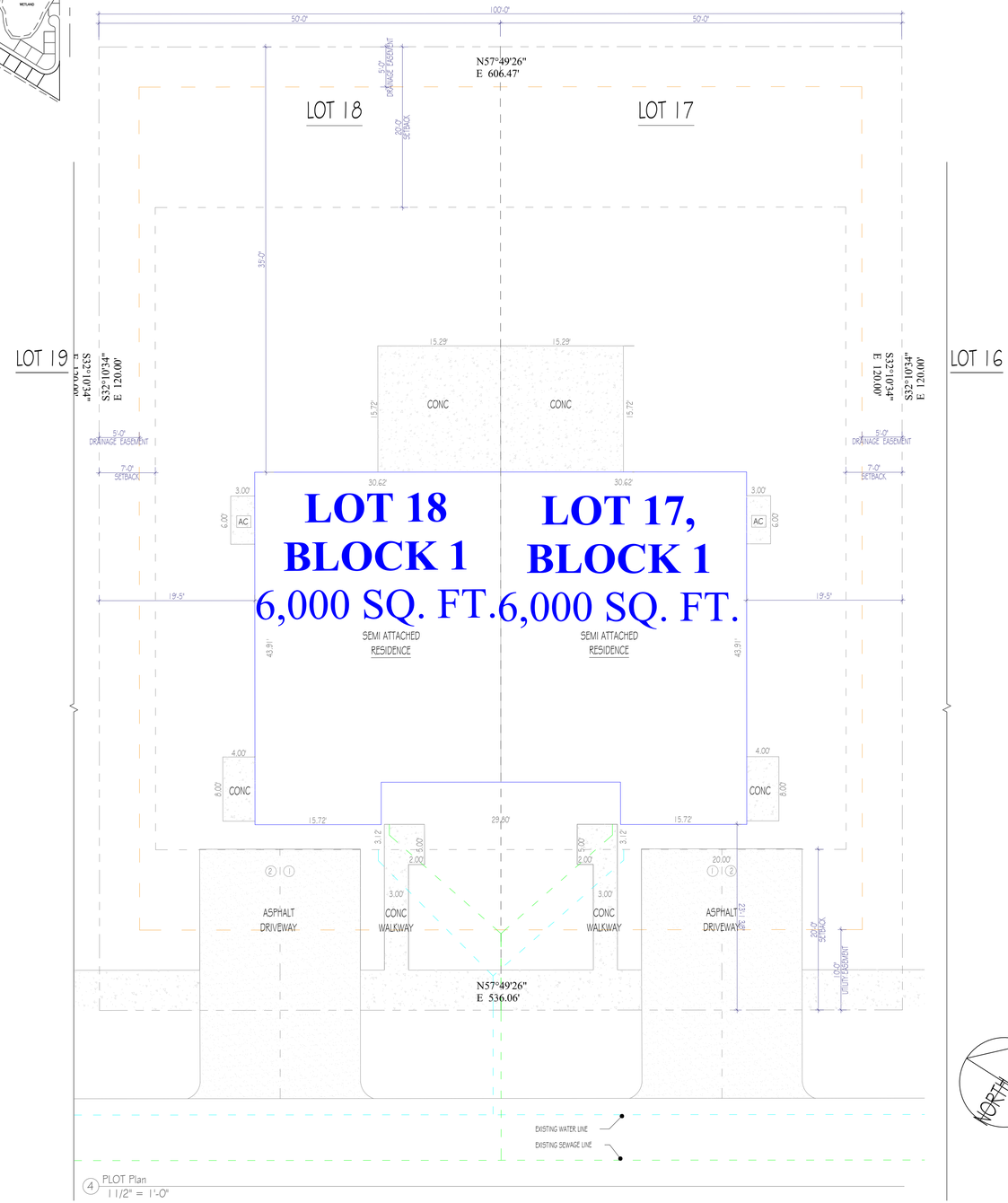
LIST OF DRAWINGS

SHEET NO.	SHEET NAME	PAGE NO.	F & F 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







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

NORTH

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 apartments/ Guest houses Accessory public utility facilities	Agriculture Forestry/ 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- 17 & 18	
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.

RISE | FL architecture

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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

EXAMINERS 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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