

# MDT C.C. | 1101 N.W. 31ST PLACE CAPE CORAL | FL | 33993

## LIST OF DRAWINGS

- GENERAL**
- A-0 COVER SHEET
- G-1 NOTES, SYMBOLS & ABBREVIATIONS
- G-2 ZONING, SITE PLAN & LOCATION DIAGRAMS
- G-3 GRADING & STORMWATER PLAN
  
- ARCHITECTURE**
- A1-1.01 GROUND LEVEL FLOOR PLAN
- A1-1.03 GROUND FLOOR R.C.P.
- A2-1.01 WEST ELEVATION
- A2-1.02 EAST ELEVATION
- A2-1.03 SOUTH ELEVATION
- A2-1.04 NORTH ELEVATION
- A2-1.05 EXTERIOR PERSPECTIVES
- A2-1.06 INTERIOR PERSPECTIVES
- A3-1.01 LONGITUDINAL SECTION
- A3-1.02 CROSS SECTION
- A4-1.01 ENLARGED KITCHEN PLANS & ELEV
- A4-1.02 BATHROOM PLANS & ELEV
- A4-1.03 MASTER BATHROOM PLANS & ELEV
- A4-1.04 HALF-BATHROOM PLANS AND ELEV
- A4-1.05 FAIR HOUSING ACT DETAILS
- A5-1.01 DOOR & WINDOW SCHEDULE
- A7-1.01 WALL TYPES
- A7-1.02 FIRE PENETRATION DETAILS
- A7-1.03 ROOF DETAILS



**SCOPE OF WORK:**  
NEW SINGLE FAMILY RESIDENCE

**PROJECT AND OWNER:**

**MDT C.C.**

1101 N.W. 31ST PLACE  
CAPE CORAL | FL | 33993

JF DEVELOPERS USA LLC

17046 BOCA CLUB BLVD #5  
BOCA RATON FL 33487

**ARCHITECT:**



5453 NW 106TH DR  
CORAL SPRINGS | FL 33076  
954 812 6650  
RICARDO@MUVEARCH.COM

**DESIGNER:**



1351 SAGO LN | WESTON | FL 33327  
954 850 9965  
YANINA@REDOCTOPUSLLC.COM

**CONSULTING ENGINEERS:**

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

**KEY PLAN:**

**PERMIT SET**

PERMIT APPLICATION DATE: 12-16-2021

SHEET ISSUE DATE: 12-16-2021

PROJECT NO.: 2122

DRAWN BY: YM APPROVED BY: YM


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SEAL:

SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
COVER SHEET

SCALE:  
N.T.S.

SHEET NO:

**A-0**

OWNER:

JF DEVELOPERS USA LLC  
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BOCA RATON FL 33487

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GENERAL SITE INFORMATION:	
PROPERTY ADDRESS	1101 N.W. 31ST PLACE CAPE CORAL   FL   33993
STRAP #	05-44-23-C4-04041.0310 FOLIO I.D.: 10054297
LEGAL DESCRIPTION	LOTS 31 AND 32, BLOCK 4041, CAPE CORAL SUBDIVISION UNIT 56 461100
LOT AREA:	0.2296 ACRE = +/- 10,000 SF.
YEAR BUILT:	0
<b>SCOPE OF WORK</b>	
NEW SINGLE FAMILY RESIDENCE	
<b>FLOOD ZONE INFORMATION</b>	
COMMUNITY NUMBER:	125095 FLOOD ZONE: AE BASE FLOOD ELEVATION: 6'-0"
<b>GOVERNING CODES</b>	
FLORIDA FIRE PREVENTION CODE 2020 FLORIDA BUILDING CODE 2020 2020 NATIONAL ELECTRIC CODE 2020 FBC MECHANICAL 2020 FBC PLUMBING 2020 FBC ACCESSIBILITY	

ZONING GUIDELINES:	
<b>ZONING: R1</b>	
LOT SIZE:	80'-0" x 125'-0"
LOT AREA:	10,000 SQ.FT.

PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
LOT COVERAGE	NONE	N/A
MAX. HEIGHT	30 FT	16'-5"
MIN. FLOOR AREA	1,000 SQ FT	2,614.29 SQ.FT
FAR	N/A	N/A
OPEN SPACE	N/A	N/A
<b>SETBACKS</b>		
FRONT	25'-0" FT	29'-0"
SIDE	10% = 7'-6" FT AS PER LDC 2.03.01 (B-2-d) "NON CONFORMING LOTS OF RECORD, WHICH ARE NON CONFORMING DUE TO INADEQUATE LOT WIDTH, IN WHICH CASE THE REQUIRED SIDE YARD SHALL BE COMPUTED AT THE RATE OF TEN (10) PERCENT OF THE WIDTH OF THE LOT"	9'-10" NORTH 9'-7" SOUTH
REAR	20'-0" FT	30'-0"

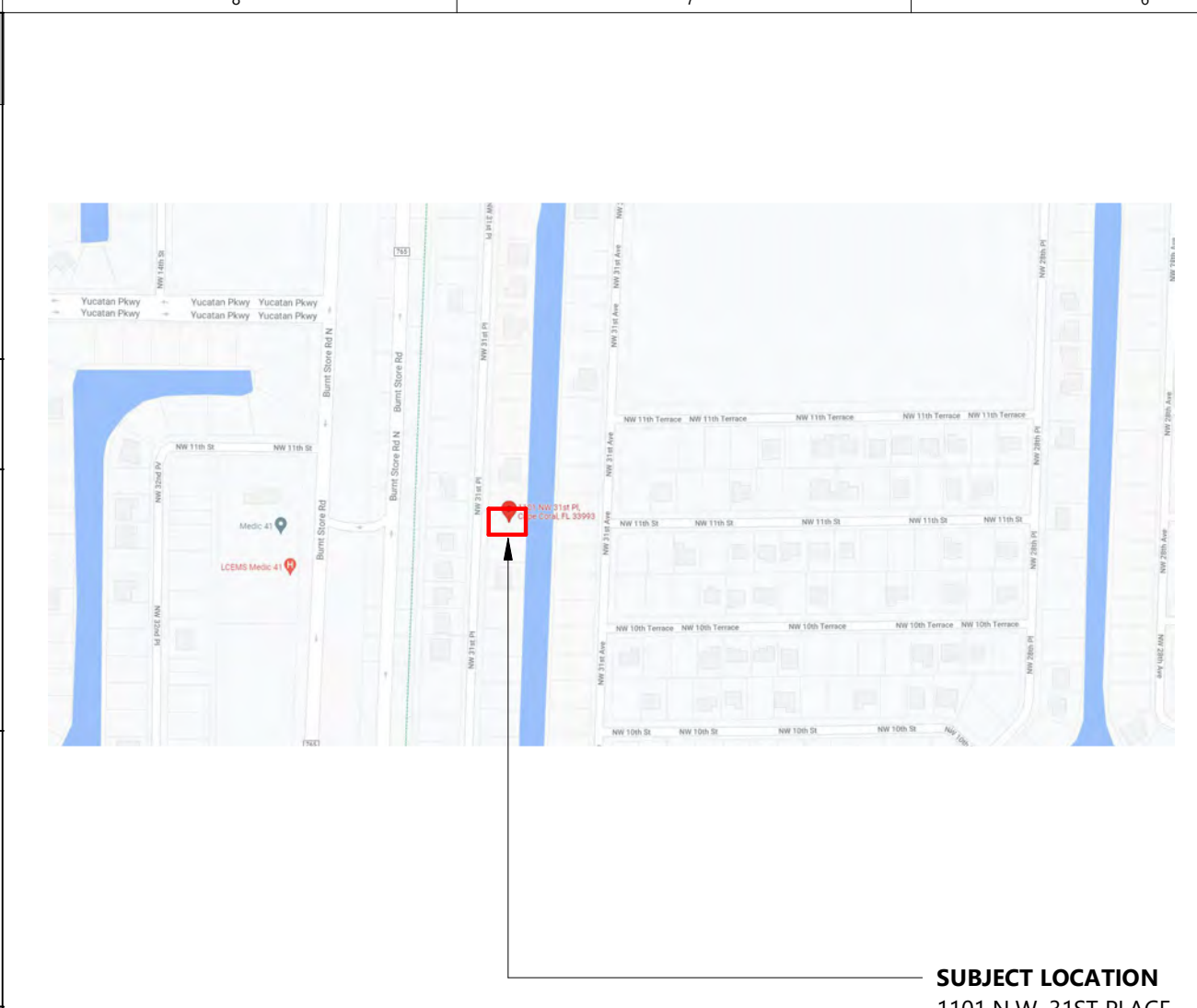
**REFERENCES**

- LIVING AREA = 1,692.39 SQ FT
- GARAGE AREA = 468.72 SQ FT
- PORCH AREA = 243.01 SQ FT
- TERRACE AREA = 210.17 SQ FT

**SQUARE FOOTAGE CALCULATION**

LIVING AREA = 1,692.39 SQ FT  
GARAGE AREA = 468.72 SQ FT  
PORCH AREA = 243.01 SQ FT  
TERRACE AREA = 210.17 SQ FT  
TOTAL AREA = 2,614.29 SQ FT

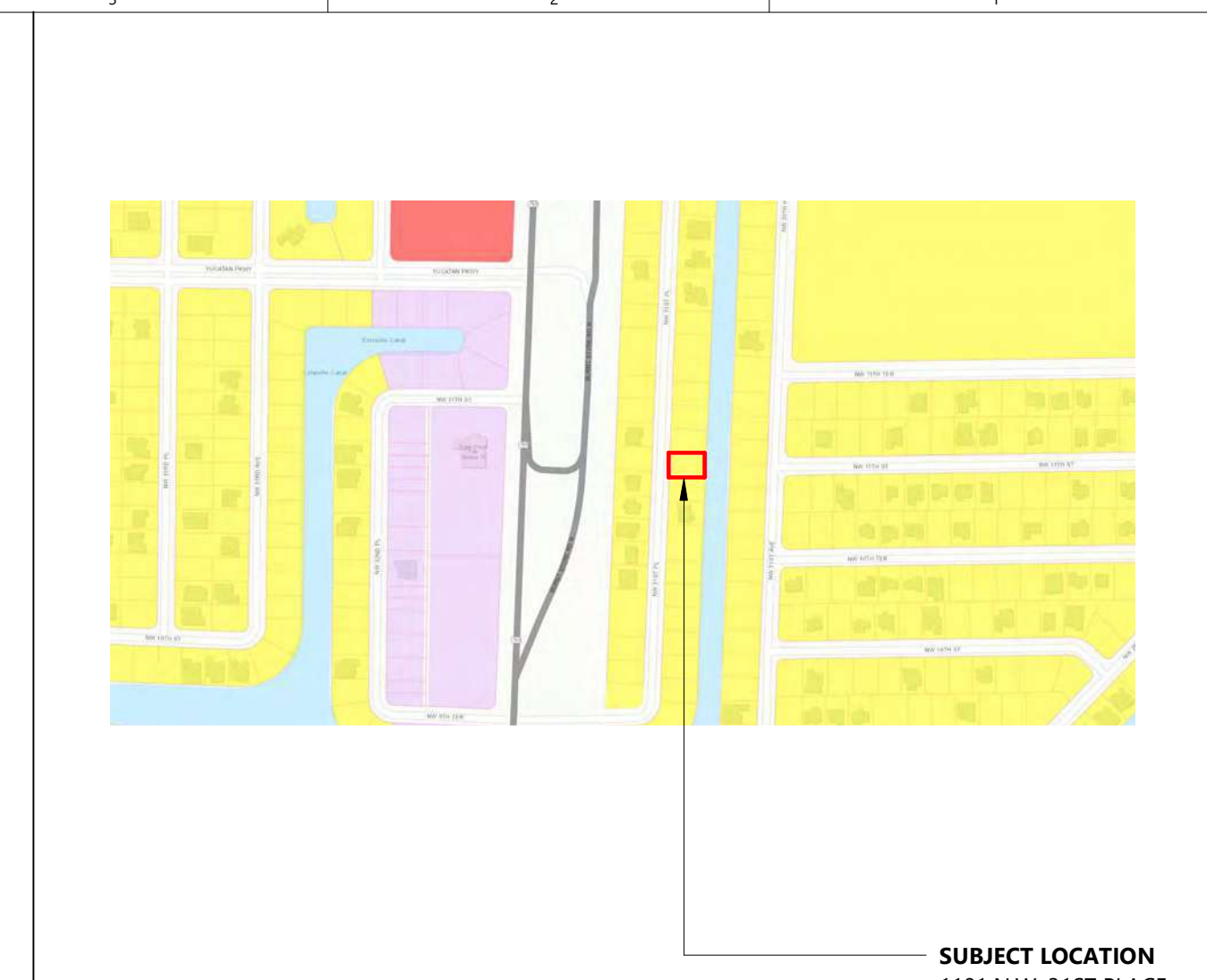
5 SQUARE FOOTAGE TABLE	
1/16" = 1'-0"	



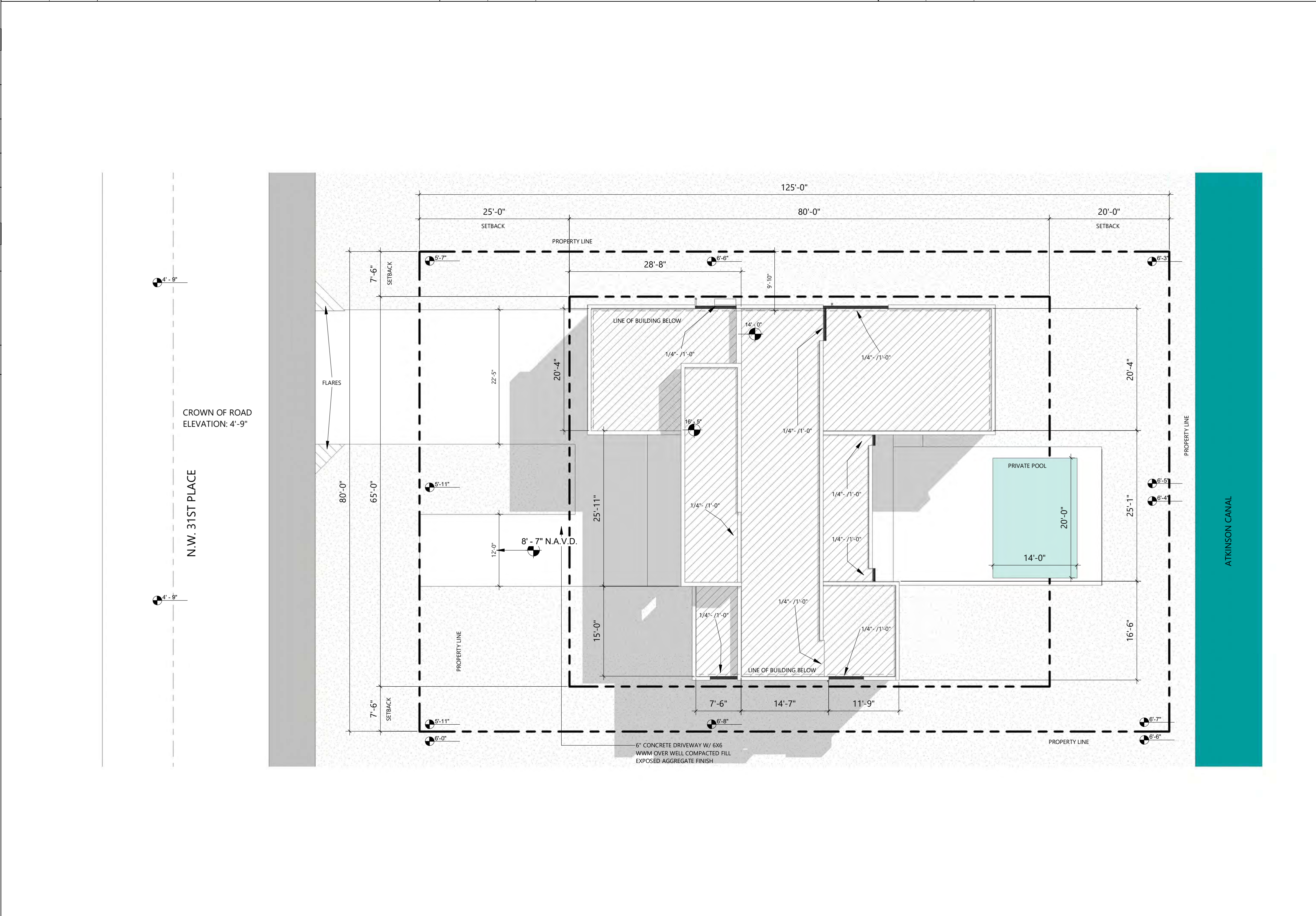
**1 LOCATION MAP**  
N.T.S.



**2 AERIAL VIEW**  
N.T.S.



**3 ZONING MAP**  
N.T.S.



**5 SQUARE FOOTAGE TABLE**  
1/16" = 1'-0"

**4 SITE PLAN**  
3/32" = 1'-0"

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BOCA RATON FL 33487

ARCHITECT:  
**MUVE ARCHITECTURE**  
RICARDO J. MUNIZ-GUILLET  
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DESIGNER:  
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LIC# AR97841  
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ZONING, SITE PLAN &  
LOCATION DIAGRAMS

SCALE:  
SHEET NO:  
**G-2**  
REPRTWAR 2019