

# MDT C.C. | 1317 N.W. 13TH STREET CAPE CORAL, FL 33993

## LIST OF DRAWINGS

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

**PROJECT AND OWNER:**

**MDT C.C.**

1317 N.W. 13TH STREET  
CAPE CORAL, FL 33993

NEXT JOURNEY LLC

11263 W ATLANTIC BLVD STE 202  
CORAL SPRINGS FL 33071

**ARCHITECT:**



2030 HABERSHAM TRCE  
CUMMING GA 30041  
954 812 6650  
RICARDO@MUVEARCH.COM  
AA#26003161

**DESIGNER:**



1535 NORTH PARK DRIVE  
STE 102 | WESTON | FL 33326  
954 850 9965  
ADMIN@REDOCTOPUSLLC.COM

**CONSULTING ENGINEERS:**

MEP:

STRUCTURAL ENGINEER:

CIVIL ENGINEER:

**KEY PLAN:**

**PERMIT SET**

PERMIT APPLICATION DATE: -  
SHEET ISSUE DATE: 12-16-2021  
PROJECT NO.: 2119  
DRAWN BY: NB 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:

**G-0**

**OWNER:**

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**GENERAL SITE INFORMATION:**

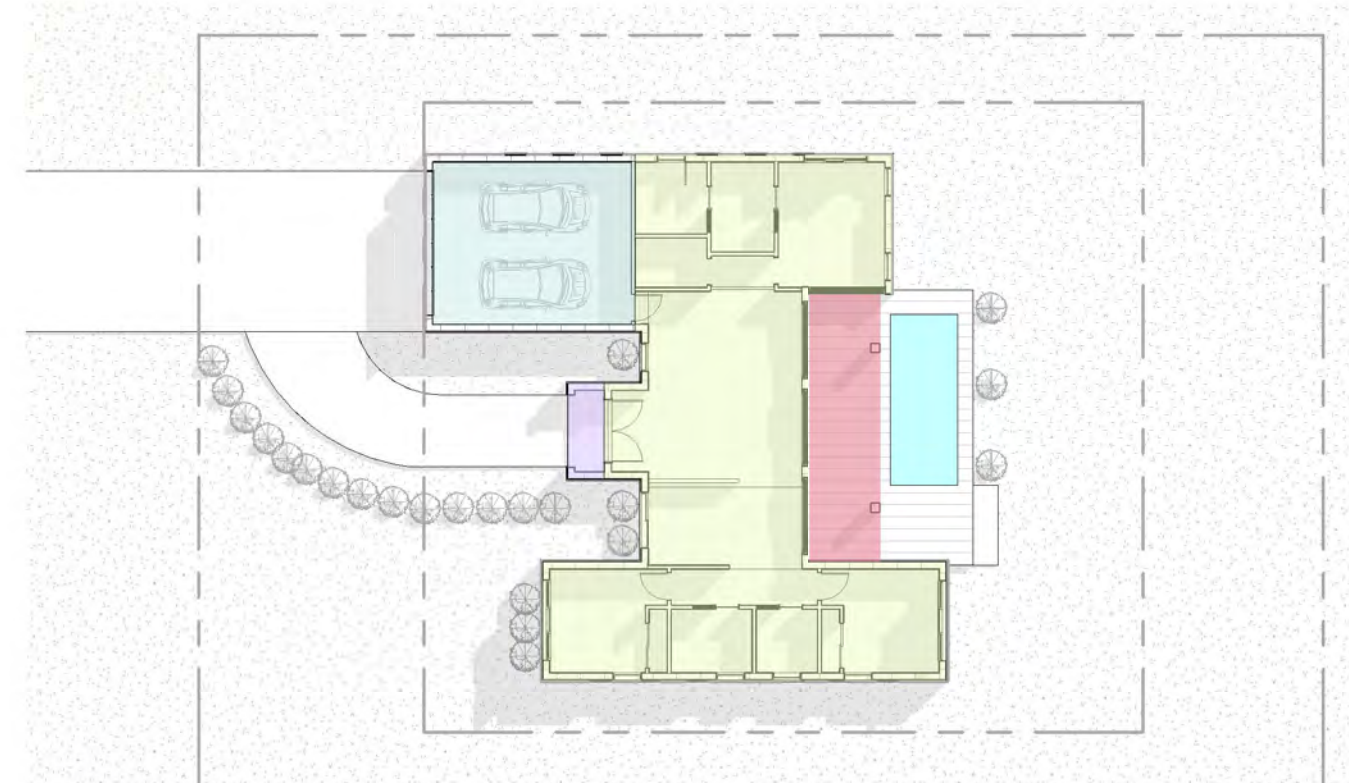
PROPERTY ADDRESS	1317 N.W. 13TH STREET CAPE CORAL   FL   33993
STRAP #	03-44-23-C1-02890.0050 Folio ID: 10051888
LEGAL DESCRIPTION	LOTS 5 AND 6, BLOCK 2890, CAPE CORAL, UNIT 41
LOT AREA:	0.2439 ACRE = +/- 10,625 SF.
YEAR BUILT:	0
<b>SCOPE OF WORK</b>	NEW SINGLE FAMILY RESIDENCE
<b>FLOOD ZONE INFORMATION</b>	COMMUNITY NUMBER: 125095 FLOOD ZONE: X
<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:**

**ZONING: R1**

LOT SIZE:	125'-0" x 85'-0"
LOT AREA:	10,625 SQ.FT.

PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
LOT COVERAGE	NONE	N/A
MAX. HEIGHT	38'	17'-3"
MIN. FLOOR AREA	1,000 SQ FT	2,082 SQ FT
FAR	N/A	N/A
OPEN SPACE	N/A	N/A
SETBACKS		
FRONT	25'-0" FT	25'-2"
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"	13'-2" EAST 13'-4" WEST
REAR	20'-0" FT	41'-8"



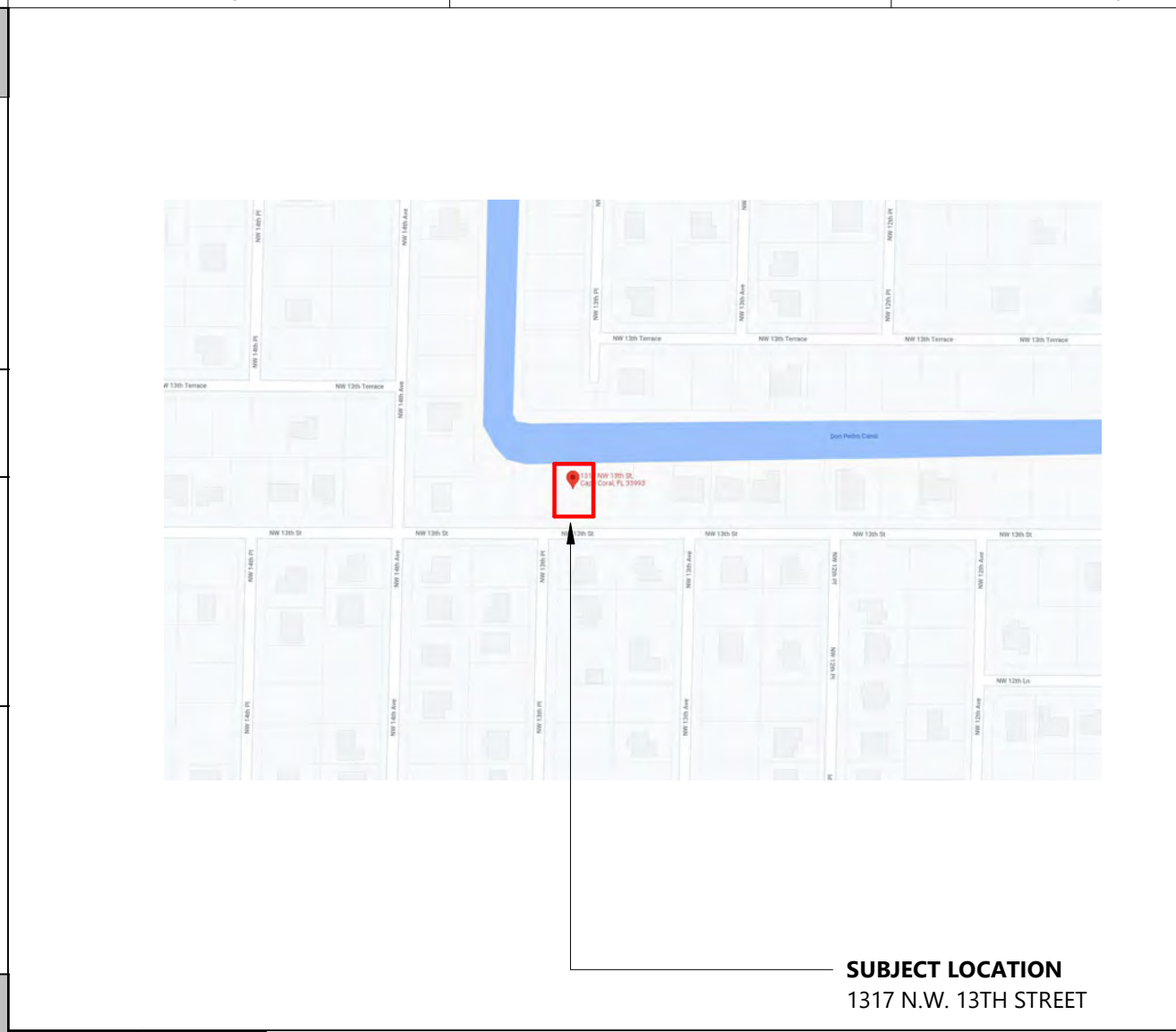
**REFERENCES**

- LIVING AREA = 1642 SQ FT
- GARAGE AREA = 396 SQ FT
- PORCH AREA = 44 SQ FT
- TERRACE AREA = 235 SQ FT

**SQUARE FOOTAGE CALCULATION**

LIVING AREA = 1,642 SQ FT  
 GARAGE AREA = 396 SQ FT  
 PORCH AREA = 44 SQ FT  
 TERRACE AREA = 235 SQ FT  
 TOTAL AREA = 2,317 SQ FT

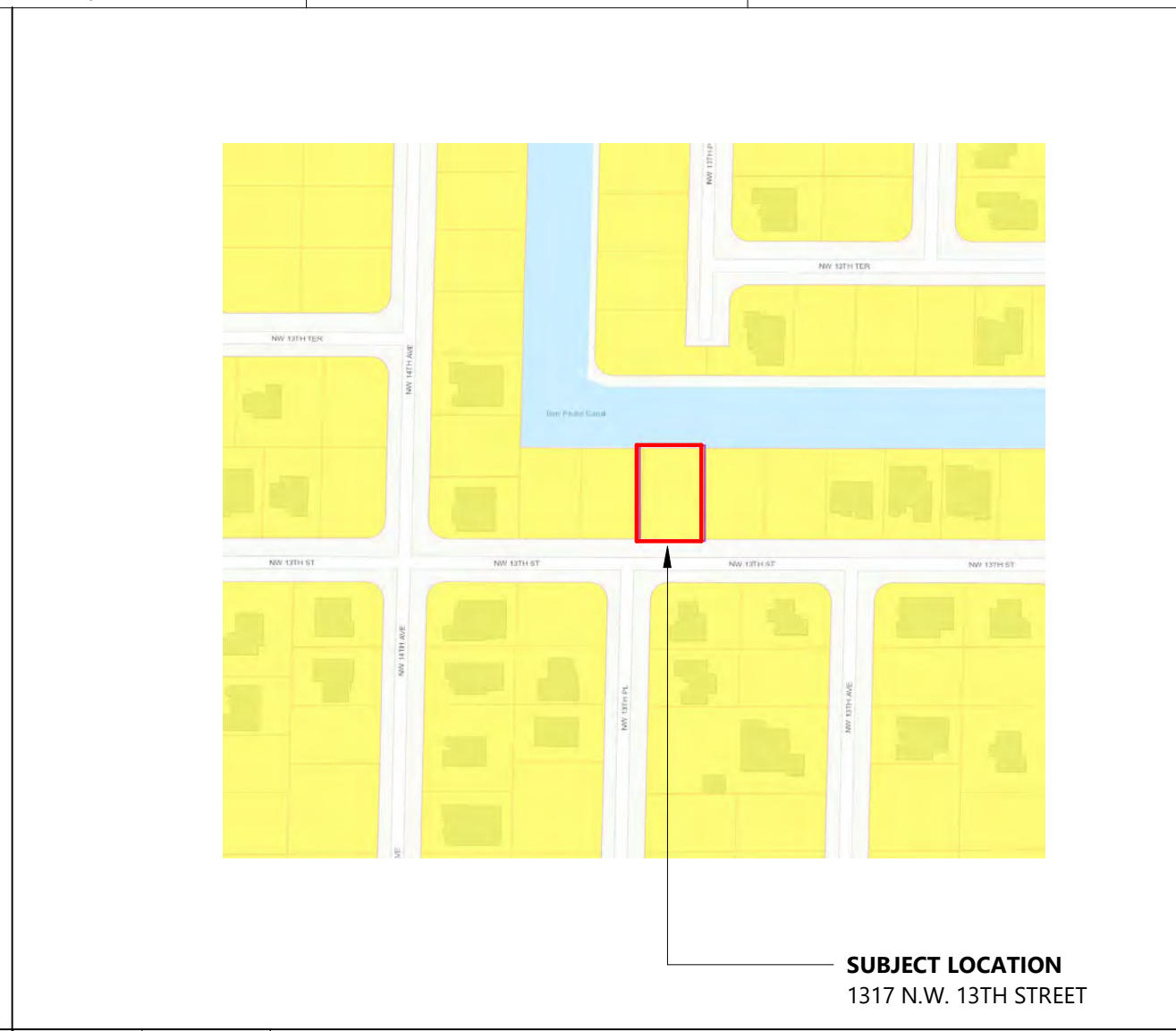
<b>5</b>	SQUARE FOOTAGE TABLE
	N.T.S.



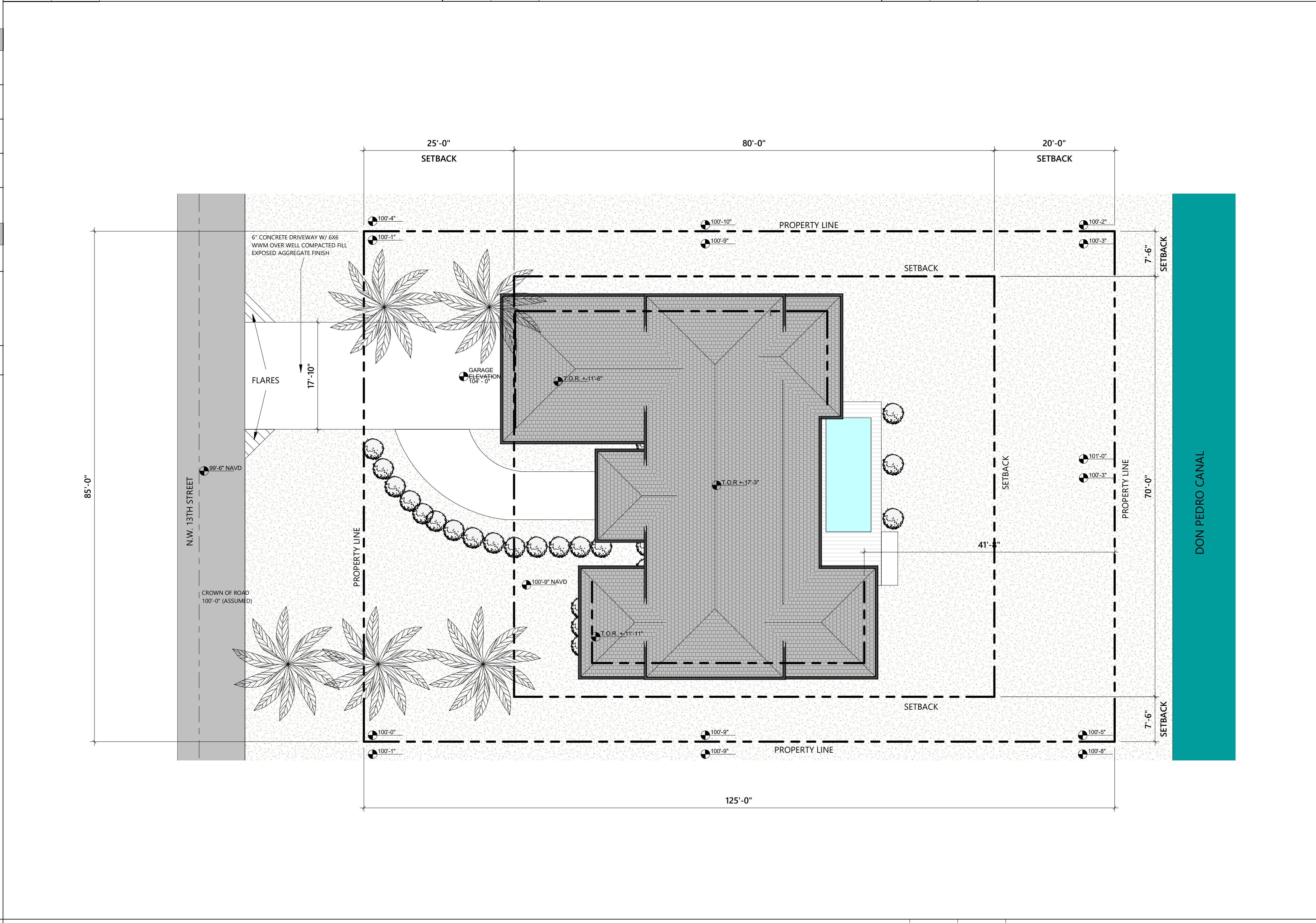
<b>1</b>	LOCATION MAP
	N.T.S.



<b>2</b>	AERIAL VIEW
	N.T.S.



<b>3</b>	ZONING MAP
	N.T.S.



<b>4</b>	SITE PLAN
	N.T.S.

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ARCHITECT:

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 2030 HABERSHAM TRACE  
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DESIGNER:

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LIC# AR97841

SHEET TITLE:  
**EXTERIOR  
PERSPECTIVES**

SCALE:  
N.T.S.

SHEET NO:

**G-3**