

MDT C.C. | 1516 N.W. 17TH TER CAPE CORAL | FL | 33993

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- G-2 ZONING, SITE PLAN & LOCATION DIAGRAMS
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SCOPE OF WORK:
NEW SINGLE FAMILY RESIDENCE

PROJECT AND OWNER:

MDT C.C.

1516 N.W. 17TH TER
CAPE CORAL | FL | 33993

NEXT JOURNEY LLC

780 NE 69 ST #2505
MIAMI FL 33138

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:

SHEET ISSUE DATE: 11-08-2019

PROJECT NO.: 2122

DRAWN BY: YM APPROVED BY: YM

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF RED OCTOPUS, LLC AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

SIGNATURE:

RICARDO J. MUNIZ-GUILLET
LIC# AR97841

SHEET TITLE:

COVER SHEET

SCALE:

N.T.S.

SHEET NO:

A-0

OWNER:

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780 NE 69 ST #2505
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CIVIL ENGINEER:

GENERAL SITE INFORMATION:	
PROPERTY ADDRESS	1516 N.W. 17TH TERRACE CAPE CORAL FL 33993
STRAP #	34-43-23-C4-02919.0550 FOLIO I.D: 10041665
LEGAL DESCRIPTION	LOTS 55 AND 56, BLOCK 2919, CAPE CORAL SUBDIVISION UNIT 42 461100
LOT AREA:	0.2296 ACRE = +/- 10,000 SF.
YEAR BUILT:	0
SCOPE OF WORK	
NEW SINGLE FAMILY RESIDENCE	
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER: 125095 FLOOD ZONE: X	
GOVERNING CODES	
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:	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	2,404.12 SQ FT
FAR	N/A	N/A
OPEN SPACE	N/A	N/A
SETBACKS		
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

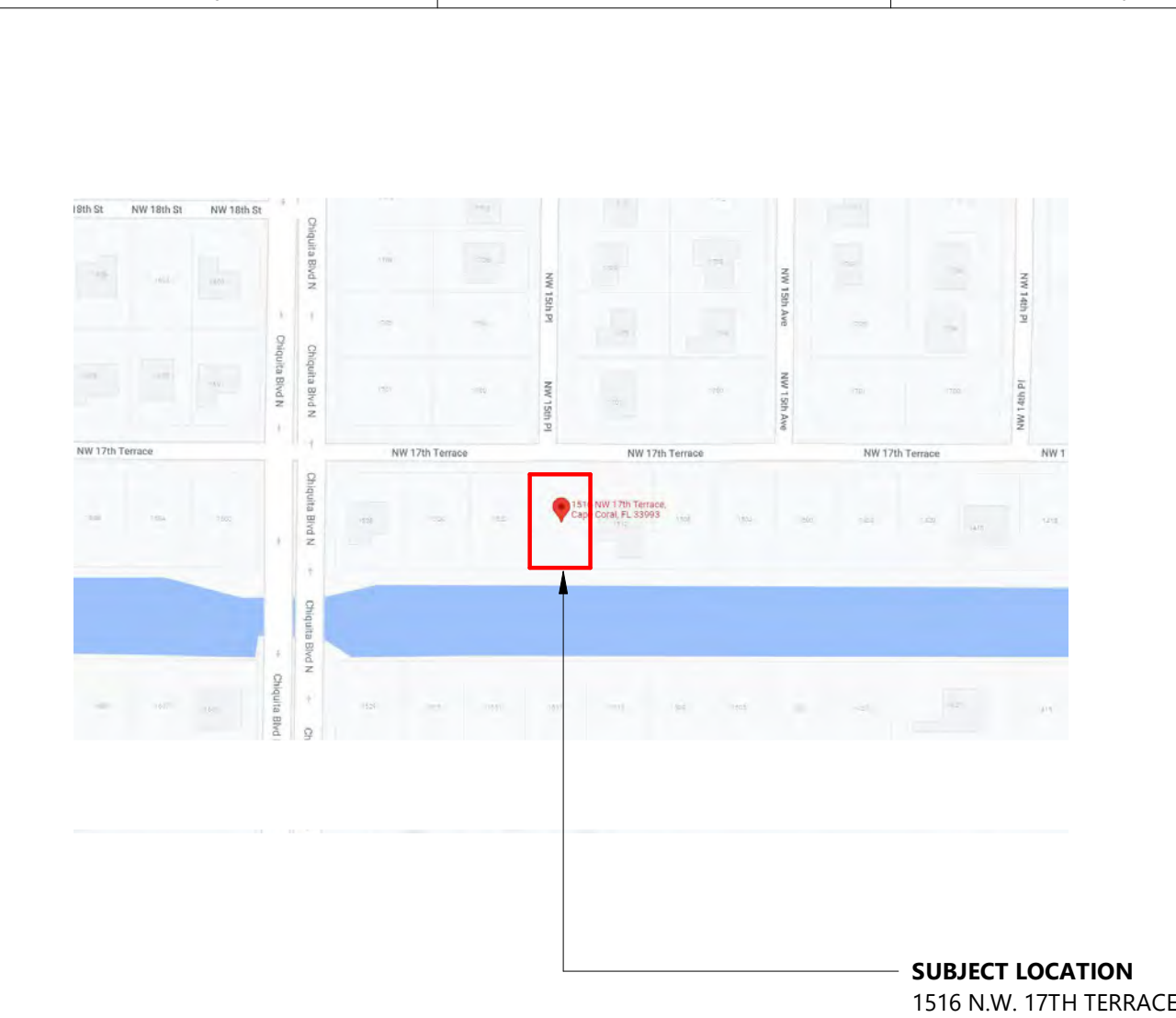
- LIVING AREA = 1,692.39 SQ FT
- GARAGE AREA = 468.72 SQ FT
- PORCH AREA = 243.01 SQ FT
- TERRACE AREA = 243.01 SQ FT

SQUARE FOOTAGE CALCULATION

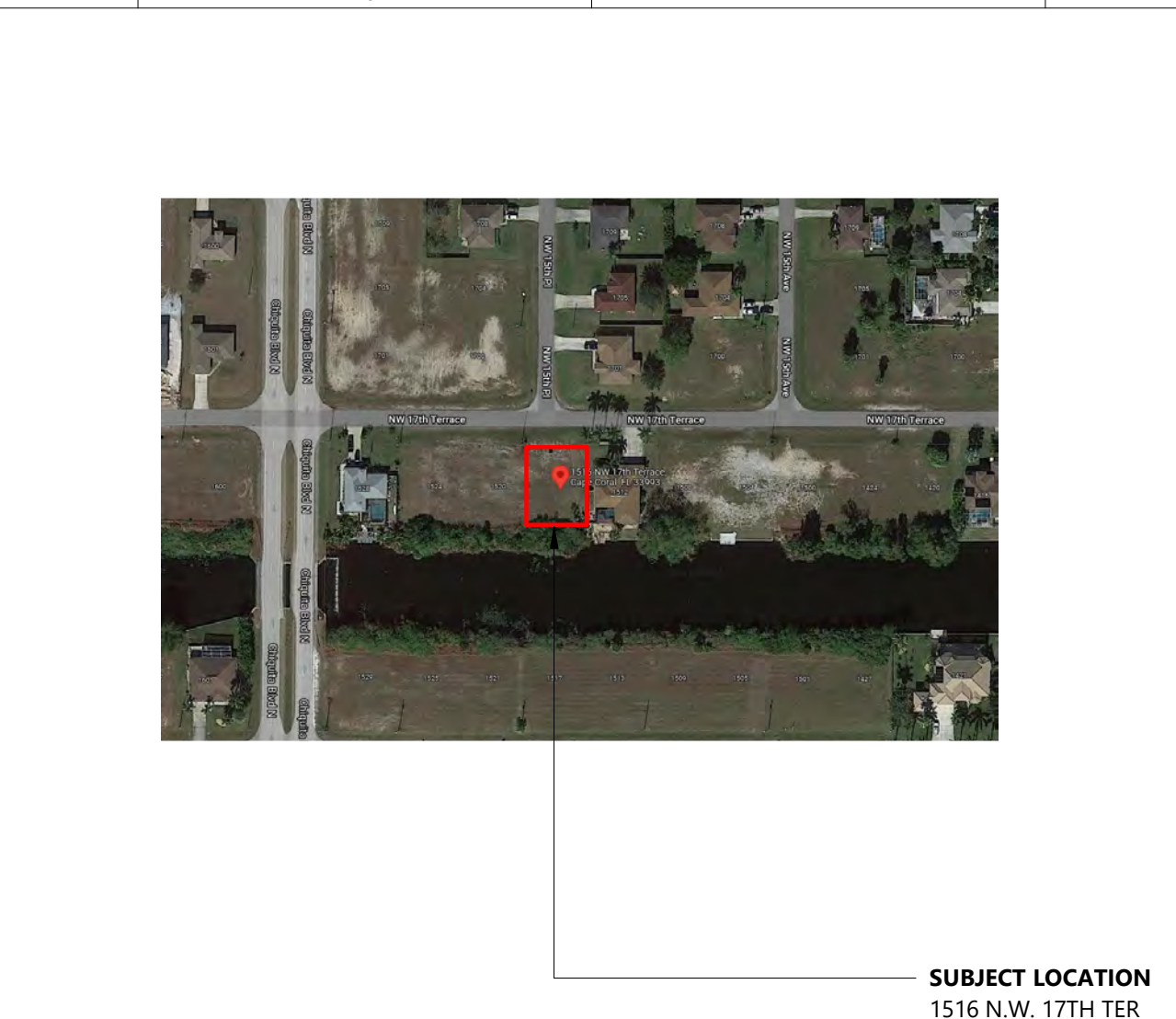
LIVING AREA = 1,692.39 SQ FT
GARAGE AREA = 468.72 SQ FT
PORCH AREA = 243.01 SQ FT
TERRACE AREA = 209.35 SQ FT

TOTAL AREA = 2,404.12 SQ FT

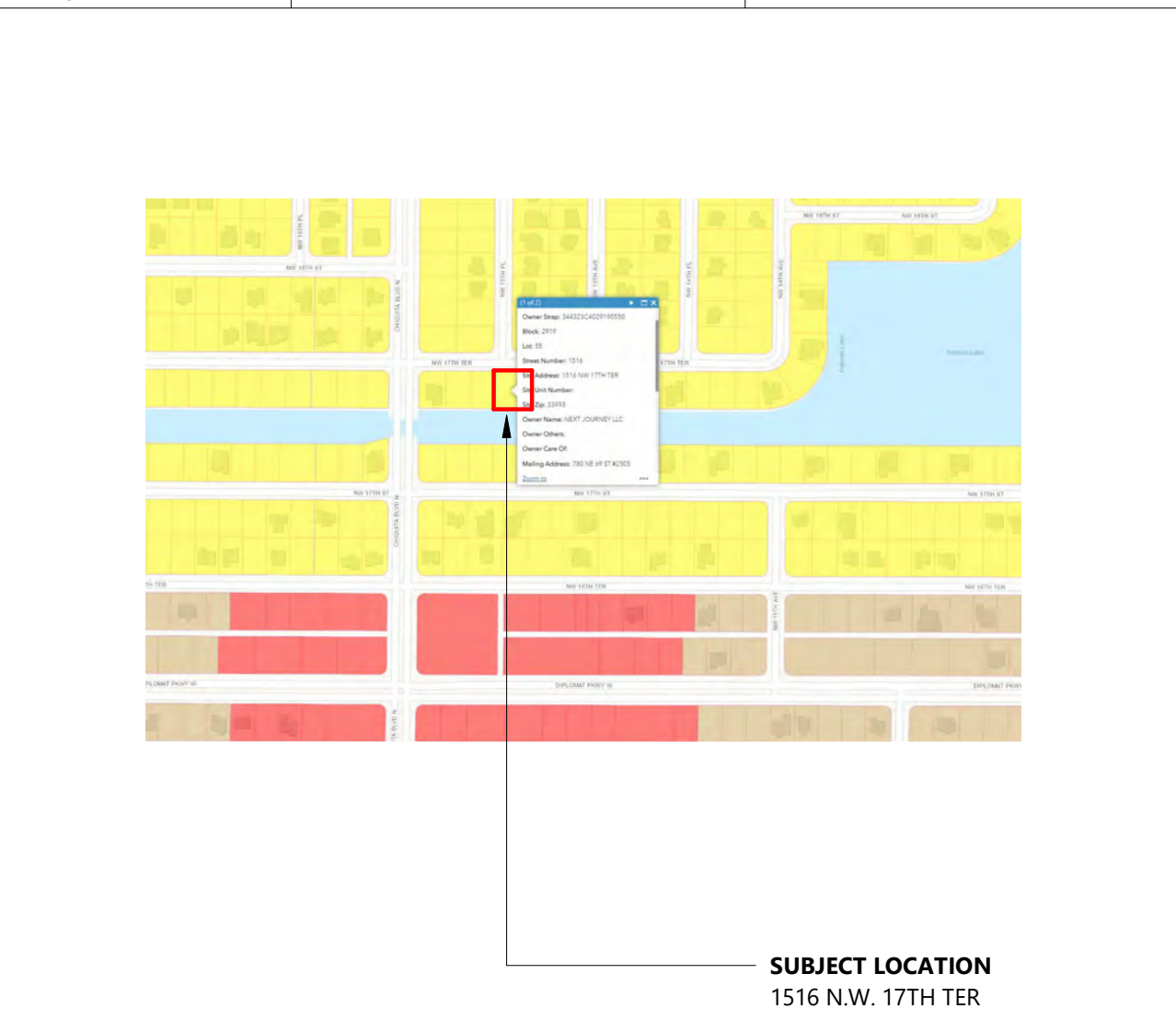
5 SQUARE FOOTAGE TABLE	
1/16" = 1'-0"	



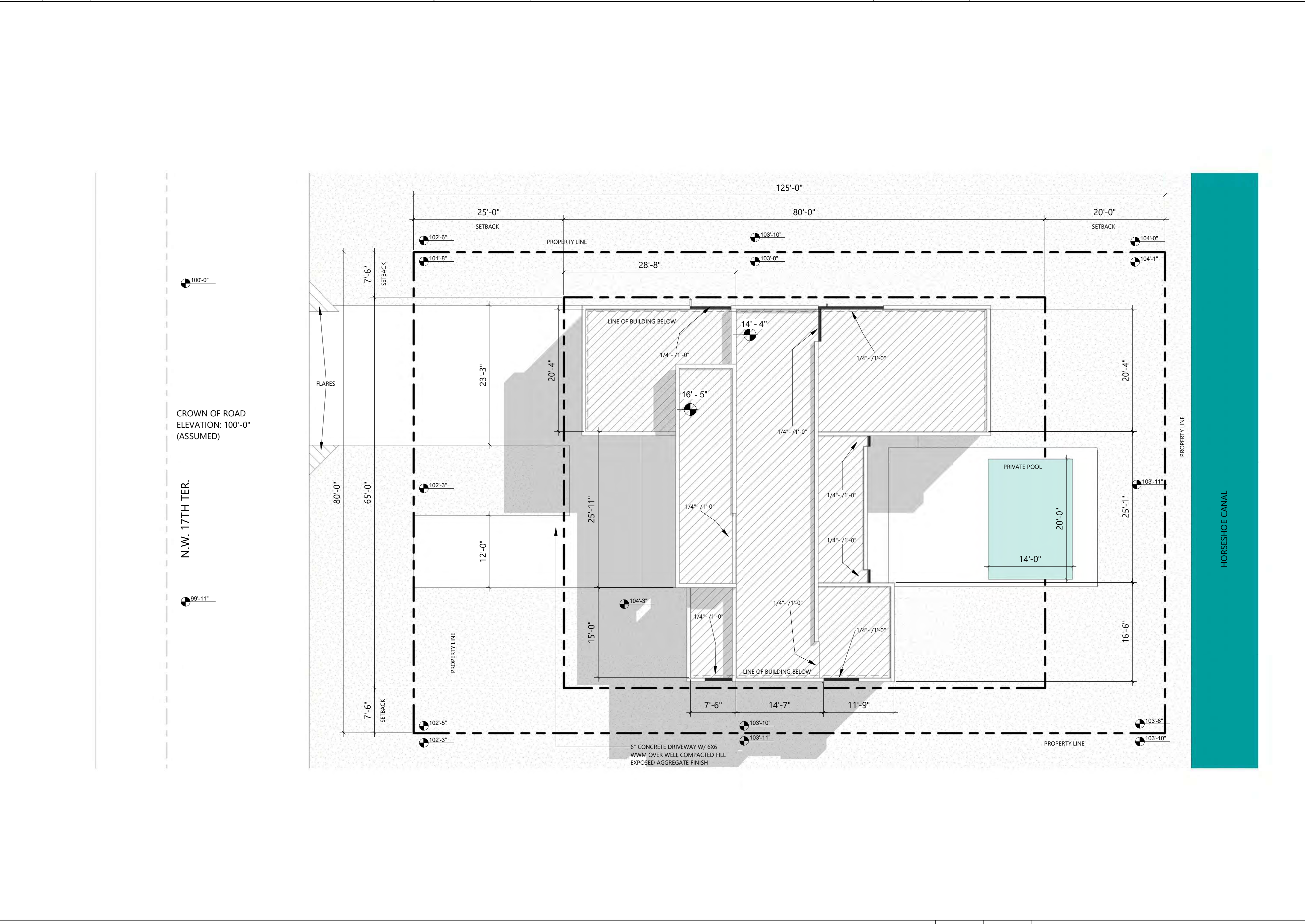
1 LOCATION MAP
N.T.S.



2 AERIAL VIEW
N.T.S.



3 ZONING MAP
N.T.S.



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G-2

REPRTWAR 2019