

# MDT C.C. | 1709 N.E. 41ST ST. CAPE CORAL | FL | 33909

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

**PROJECT AND OWNER:**

**MDT C.C.**

1709 N.E. 41ST ST.  
CAPE CORAL | FL | 33909

MDT DEVELOPERS LLC

595 S FEDERAL HIGHWAY  
BOCA RATON FL 33432

**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.: 2120  
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:**

MDT DEVELOPERS LLC  
595 S FEDERAL HIGHWAY  
BOCA RATON FL 33432

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ADMIN@REDOCTOPUSLLC.COM

**MEP ENGINEER:**

**STRUCTURAL ENGINEER:**

**CIVIL ENGINEER:**

**GENERAL SITE INFORMATION:**

PROPERTY ADDRESS 1709 N.E. 41ST ST  
CAPE CORAL | FL | 33909

STRAP # 17-43-24-C4-05761.0060 FOLIO ID. 10133257

LEGAL DESCRIPTION LOTS 6 AND 7, BLOCK 5761, UNIT 88.

JURISDICTION # 461100

LOT AREA: 0.2295 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**

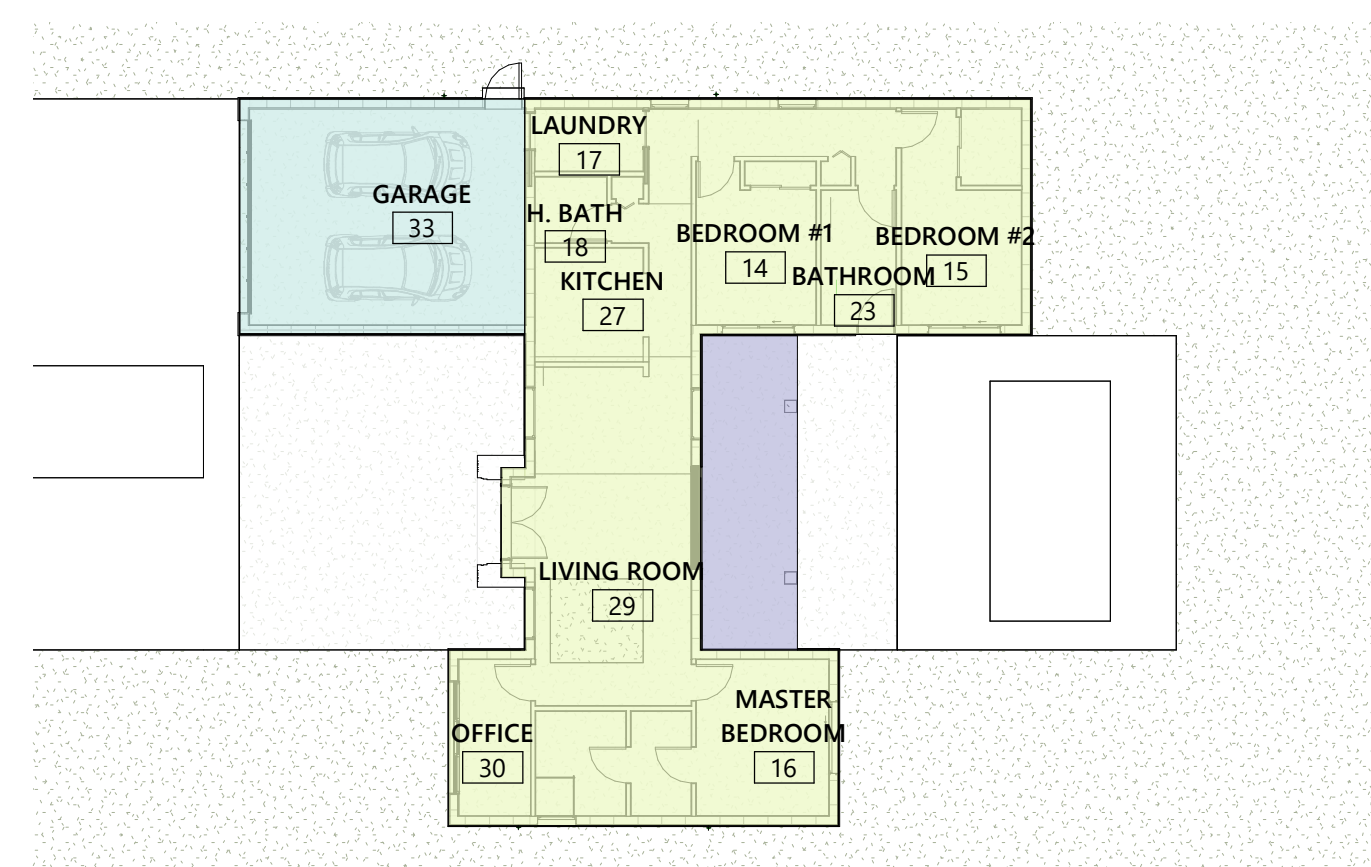
FLORIDA FIRE PREVENTION CODE 2020  
FLORIDA BUILDING CODE 2020  
2020 NATIONAL ELECTRIC CODE  
2020 FBC MECHANICAL  
2020 FBC PLUMBING  
2020 FBC ACCESSIBILITY

**ZONING GUIDELINES:**

**ZONING: R1**

LOT SIZE: 125'-0" x 80'-0"  
LOT AREA: 10,000 SQ.FT.

PROPERTY INFO	ALLOWED/REQUIRED	PROVIDED
LOT COVERAGE	NONE	N/A
MAX. HEIGHT	30 FT	16'-5" FT
MIN. FLOOR AREA	1,000 SQ FT	2,175.89 SQ FT
FAR	N/A	N/A
OPEN SPACE	N/A	N/A
SETBACKS		
FRONT	25'-0" FT	30'-0"
CORNER LOT SIDE	10'-0" FT 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"	10'-0" WEST 9'-4" EAST
REAR	20'-0" FT	28'-11"

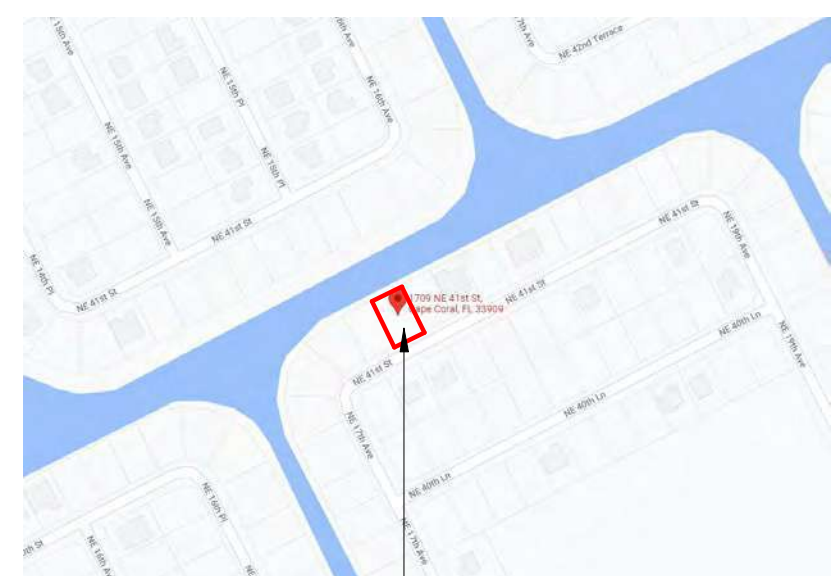


**REFERENCES**

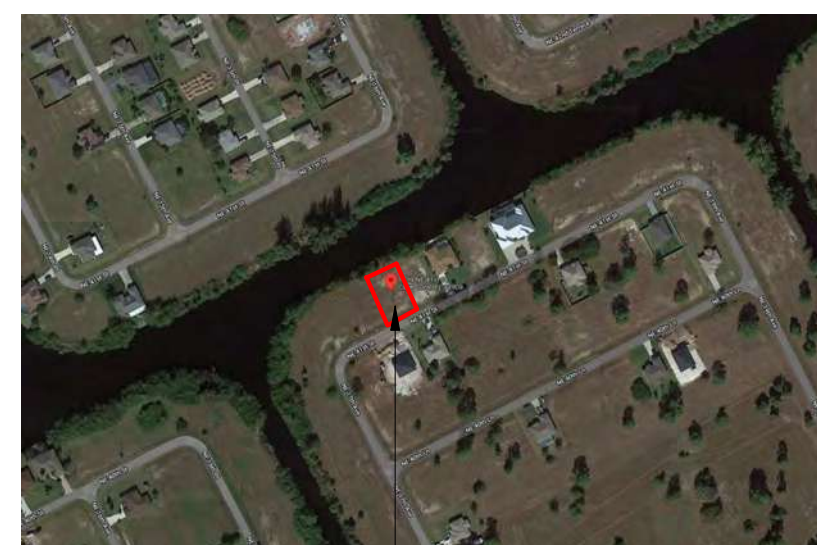
- LIVING AREA = 1,710.76 SQ FT
- GARAGE AREA = 465.13 SQ FT
- TERRACE AREA = 208.69 SQ FT

**SQUARE FOOTAGE CALCULATION**

LIVING AREA = 1,710.76 SQ FT  
GARAGE AREA = 465.13 SQ FT  
TERRACE AREA = 208.69 SQ FT  
TOTAL AREA = 2,384.58 SQ FT



SUBJECT LOCATION  
1709 N.E. 41ST ST.



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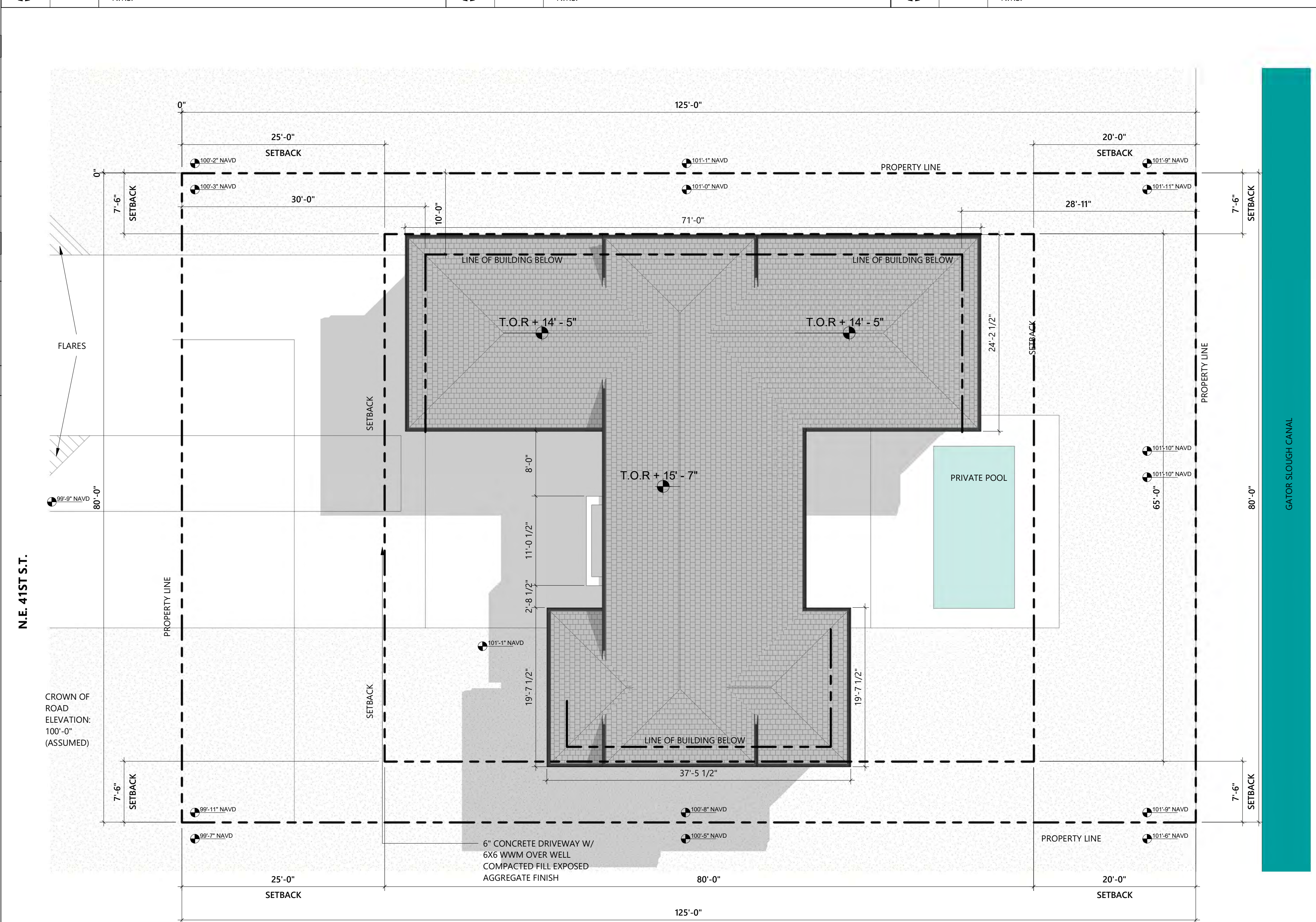


SUBJECT LOCATION  
1709 N.E. 41ST ST.

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

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

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



N.E. 41ST S.T.

CROWN OF ROAD  
ELEVATION:  
100'-0"  
(ASSUMED)

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

**4** SITE PLAN  
1/8" = 1'-0"

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STRUCTURAL ENGINEER:

CIVIL ENGINEER:

KEY PLAN:

E

**PERMIT SET**

PERMIT APPLICATION DATE: 12-16-2021

SHEET ISSUE DATE: 2120

PROJECT NO.: 2120

DRAWN BY: YM APPROVED BY: YM


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SEAL:

SIGNATURE:  
RICARDO J. MUNIZ-GUILLET  
LIC# AR97841

SHEET TITLE:  
ZONING, SITE PLAN &  
LOCATION DIAGRAMS

SCALE:

SHEET NO:

**G-2**

REPRTWAR 2019