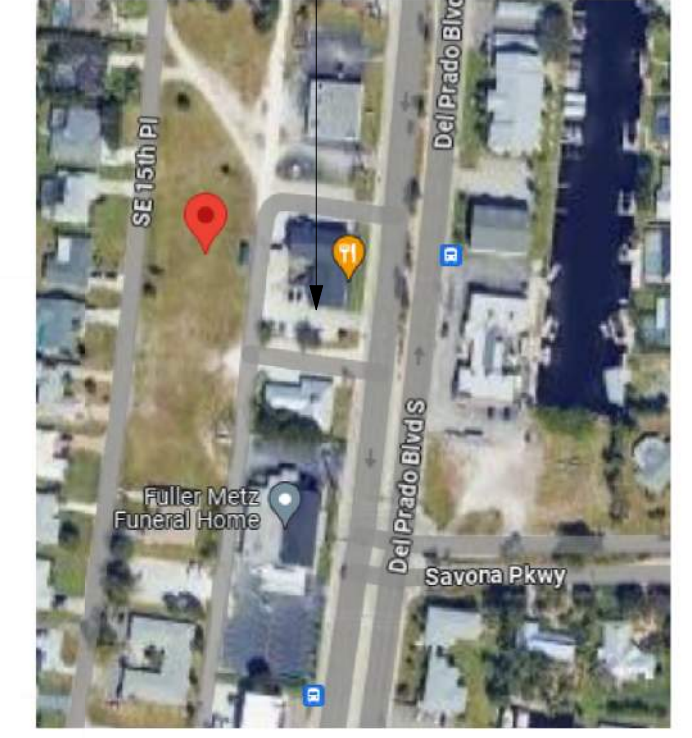


# 3727 SE 15TH PLACE CAPE CORAL, FLORIDA

EXISTING PROPERTY



SITE LOCATION

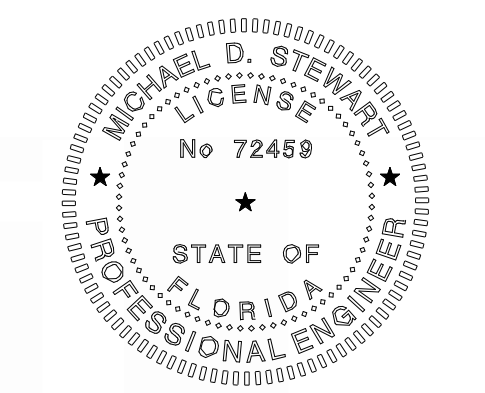


5 430 SW 47TH TERRACE

## COMPLIANCE STATEMENT

THESE PLANS HAVE BEEN PREPARED BY A FLORIDA REGISTERED DESIGN PROFESSIONAL. TO THE BEST OF OUR KNOWLEDGE THESE PLANS AND SPECIFICATIONS ARE DESIGNED IN COMPLIANCE WITH THE 2020 7TH EDITION FLORIDA BUILDING CODE INCLUDING SECTION 1609 FOR DESIGN WIND PRESSURES GENERATED BY A DESIGN WIND VELOCITY OF 160 MPH. THE FOLLOWING CODES ALSO APPLY TO THE PROJECT: THE 2020 7TH EDITION EDITION OF THE FLORIDA FIRE PREVENTION CODE (INCLUDING FPFC 101 43.1, 43.5) AND FLORIDA STATUTES (F.S.) AS WELL AS OTHER CODES AND ORDINANCES AS ADOPTED BY LEE COUNTY.

MICHAEL D. STEWART, P.E. LLC  
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PAMELA PERALTA, P.E.  
FLA REG. #96645  
MICHAEL D. STEWART, P.E.  
FLA REG. #72459



CHECKSET #1: 2024.06.17  
CHECKSET #2: 2024.06.27  
CHECKSET #3: 2024.xx.xx  
PERMIT: 2024.xx.xx  
REVISION 1:

### PROJECT INFORMATION

### PRIVATE RESIDENCE

[PROJECT ADDRESS]  
3727 SE 15TH PL  
CAPE CORAL, FL

[DRAWN BY] TARIK Y. NICOLAS

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[SHEET NUMBER]

# 0.1

### ABBREVIATIONS

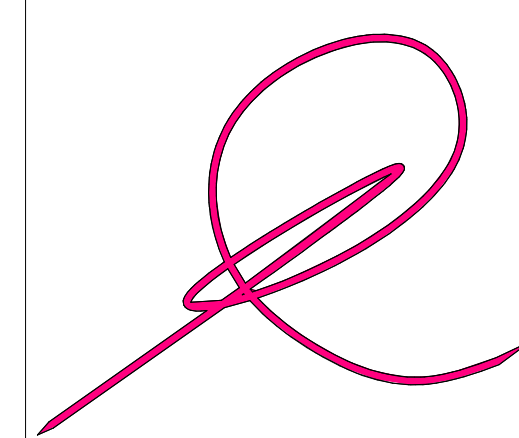
&	AND	GA.	GAUGE	REQ'D	REQUIRED
@	AT	G.C.	GENERAL CONTRACTOR	R.O.	ROUGH OPENING
Ø	DIAMETER	GYP.	GYPSUM	S.F.	SQUARE FEET
AFF	ABOVE FINISHED FLOOR	HB.	HOSE BIBB	S.I.	SQUARE INCHES
ALUM	ALUMINUM	HDW.	HARDWARE	SCW	SOLID CORE WOOD
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	HGT.	HEIGHT	S.S.	STAINLESS STEEL
APPROX.	APPROXIMATE, APPROXIMATELY	HM	HOLLOW METAL	SHT.	SHEET
B.O.	BOTTOM OF	I.e.	THAT IS	SHTS.	SHEETS
BD.	BOARD	INSUL.	INSULATION	SIM.	SIMILAR
BLKG.	BLOCKING	INT	INTERIOR	SPECS	SPECIFICATIONS
BRG.	BEARING	INT	INTERIOR	STL.	STEEL
C	CENTERLINE	INT	INTERIOR	T & G	TONGUE AND GROOVE
CLG.	CLEAR	INT	INTERIOR	T.O.	THRESHOLD
CMU	CONCRETE MASONRY UNIT	JT.	JOINT	TYP	TYPICAL
COL.	COLUMN	K.E.S.	KITCHEN EQUIPMENT SUPPLIER	U.N.O.	U.N.O.N.
COLS.	COLUMNS	LB OR #	POUND	VCT	VINYL COMPOSITION TILE
CONC.	CONCRETE	M.C.	MECHANICAL CONTRACTOR	VF	VERIFY IN FIELD
CONT.	CONTINUOUS	MTL.	MATERIAL	W/	WITH
C.O.	CONTRACTING OFFICER	MFG.	MANUFACTURER	WD	WOOD
D.S.	DOWNSPOUT	MIN.	MINIMUM	WWF	WELDED WIRE FABRIC
DIA.	DIAMETER	M.O.	MASONRY OPENING		
DISP.	DISPLAY OR DISPENSER	MOD	MODIFIED		
DTL.	DETAIL	MTD	MOUNTED		
E.C.	ELECTRICAL CONTRACTOR	MTL	METAL		
E.W.C.	ELECTRICAL WATER COOLER	M.W.	MILLWORK VENDOR		
EL.	ELEVATION	NO.	NUMBER		
ELEC.	ELECTRIC, ELECTRICAL	N/A	NOT APPLICABLE		
EQ.	EQUAL	O.C.	ON CENTER		
EQUIP.	EQUIPMENT	O.D.	OUTSIDE DIAMETER		
EXP.	EXPANSION	OPP.	OPPOSITE		
EXT.	EXTERIOR	P.C.	PLUMBING CONTRACTOR		
F.E.	FIRE EXTINGUISHER	P. LAM.	PLASTIC LAMINATE		
FIN.	FINISH(ED)	PLYWD.	PLYWOOD		
F.O.	FACE OF	P.O.S.	POINT OF SALE		
		PTD	PAINTED		
		PLATE	PLATE		
		RECEP.	RECEPTACLE		
		REF.	REFER, REFERENCE		

### DESIGN PARAMETERS:

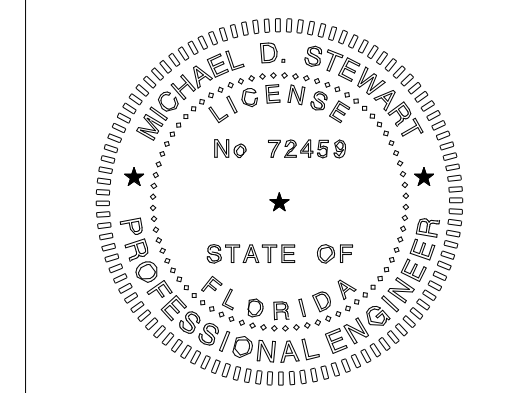
<p>APPLICABLE CODES:</p> <p>FLORIDA BUILDING CODE 2023 8th EDITION EXISTING BUILDING CODE 2023</p> <p>METHOD OF DESIGN: DESIGNED PURSUANT TO FLORIDA BUILDING CODE CHAP. 16, ASCE7, A03-318, ASC.</p>	<p>BUILDING CONSTRUCTION TYPE:</p> <p><input type="checkbox"/> TYPE I-A    <input checked="" type="checkbox"/> TYPE I-B    <input type="checkbox"/> TYPE IV  <input type="checkbox"/> TYPE I-B    <input type="checkbox"/> TYPE III-A    <input type="checkbox"/> TYPE I-V-A  <input type="checkbox"/> TYPE II-A    <input type="checkbox"/> TYPE III-B    <input type="checkbox"/> TYPE I-V-B</p>
<p>BUILDING OCCUPANCY CLASSIFICATION:</p> <p><input type="checkbox"/> GROUP A - ASSEMBLY    <input type="checkbox"/> GROUP H - HAZARDOUS  <input checked="" type="checkbox"/> GROUP B - BUSINESS    <input type="checkbox"/> GROUP I - INSTITUTIONAL  <input type="checkbox"/> GROUP D - DAY CARE CENTER    <input type="checkbox"/> GROUP M - MERCANTILE  <input type="checkbox"/> GROUP E - EDUCATIONAL    <input checked="" type="checkbox"/> GROUP R - RESIDENTIAL  <input type="checkbox"/> GROUP F - FACTORY INDUSTRIAL    <input type="checkbox"/> GROUP S - STORAGE</p>	<p>EXPOSURE CATEGORY:</p> <p><input type="checkbox"/> A    <input type="checkbox"/> C  <input checked="" type="checkbox"/> B    <input type="checkbox"/> D</p>
<p>BASIC WIND SPEED:</p> <p><input checked="" type="checkbox"/> 160 MPH (ULTIMATE) 124 MPH (NOMINAL)  <input type="checkbox"/> 170 MPH (ULTIMATE) 132 MPH (NOMINAL)</p>	<p>WINDBORNE DEBRIS REGION:</p> <p><input type="checkbox"/> NO  <input checked="" type="checkbox"/> YES</p> <p><input type="checkbox"/> IMPACT RESISTANT GLASS  <input type="checkbox"/> IMPACT RESISTANT SHUTTERS  <input type="checkbox"/> IMPACT RESISTANT STORM PANELS  <input type="checkbox"/> IMPACT RESISTANT COMBINATION OF GLASS &amp; STORM PANELS  <input checked="" type="checkbox"/> N/A</p>
<p>TOTAL SQUARE FOOTAGE: X TOTAL OCCUPANCY: X</p>	<p>INTERNAL PRESSURE COEFFICIENTS:</p> <p><input type="checkbox"/> 0.00 (OPEN)  <input checked="" type="checkbox"/> +0.18, -0.18 (ENCLOSED)  <input type="checkbox"/> +0.55, -0.55 (PARTIALLY ENCLOSED)</p>

### ARCHITECTURAL SYMBOLS

<p>DRAWING TITLE: 17170 HARBOUR POINT DR</p> <p>SCALE: 1/4" = 1'-0"</p> <p>DRAWING SCALE</p>	<p>DETAIL (ENLARGEMENT) AREA TO BE ENLARGED</p> <p>DETAIL I.D. NUMBER</p> <p>SHEET WHERE SECTION IS LOCATED</p> <p>SHEET WHERE SECTION IS CUT</p>	<p>REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR SYMBOLS AND LEGENDS PERTAINING TO THESE DISCIPLINES.</p>
<p>SECTION SHEET WHERE SECTION IS LOCATED</p> <p>SECTION I.D. NUMBER</p> <p>SHEET WHERE SECTION IS CUT</p>	<p>ELEVATION HEIGHT</p> <p>100'-0"</p> <p>TOP OF SLAB</p> <p>ELEVATION HEIGHT REFERENCE POINT</p>	<p>RESTROOM ACCESSORIES</p> <p>ACCESSORY DESIGNATION (w/ LETTER)</p>
<p>ELEVATION SECTION I.D. NUMBER</p> <p>SHEET WHERE ELEVATION IS LOCATED</p>	<p>EQUIPMENT NUMBER</p> <p>EQUIPMENT NUMBER</p>	
<p>REVISIONS ADDENDUM NUMBER</p> <p>REVISED AREA CLOUDED</p>	<p>KEYED NOTES</p> <p>KEYED NOTE DESIGNATION ON APPLICABLE SHEET</p>	
<p>WINDOW DESIGNATION</p> <p>WINDOW DESIGNATION (w/LETTER)</p>	<p>DOOR NUMBER</p> <p>DOOR NUMBER DESIGNATION (w/NUMBER)</p>	
<p>CEILING HEIGHT</p> <p>10'-0"</p> <p>CEILING HEIGHT ABOVE FINISHED FLOOR</p>	<p>FINISH MATERIAL</p> <p>FINISH DESIGNATION</p> <p>COMMENTS, IF APPLICABLE</p>	

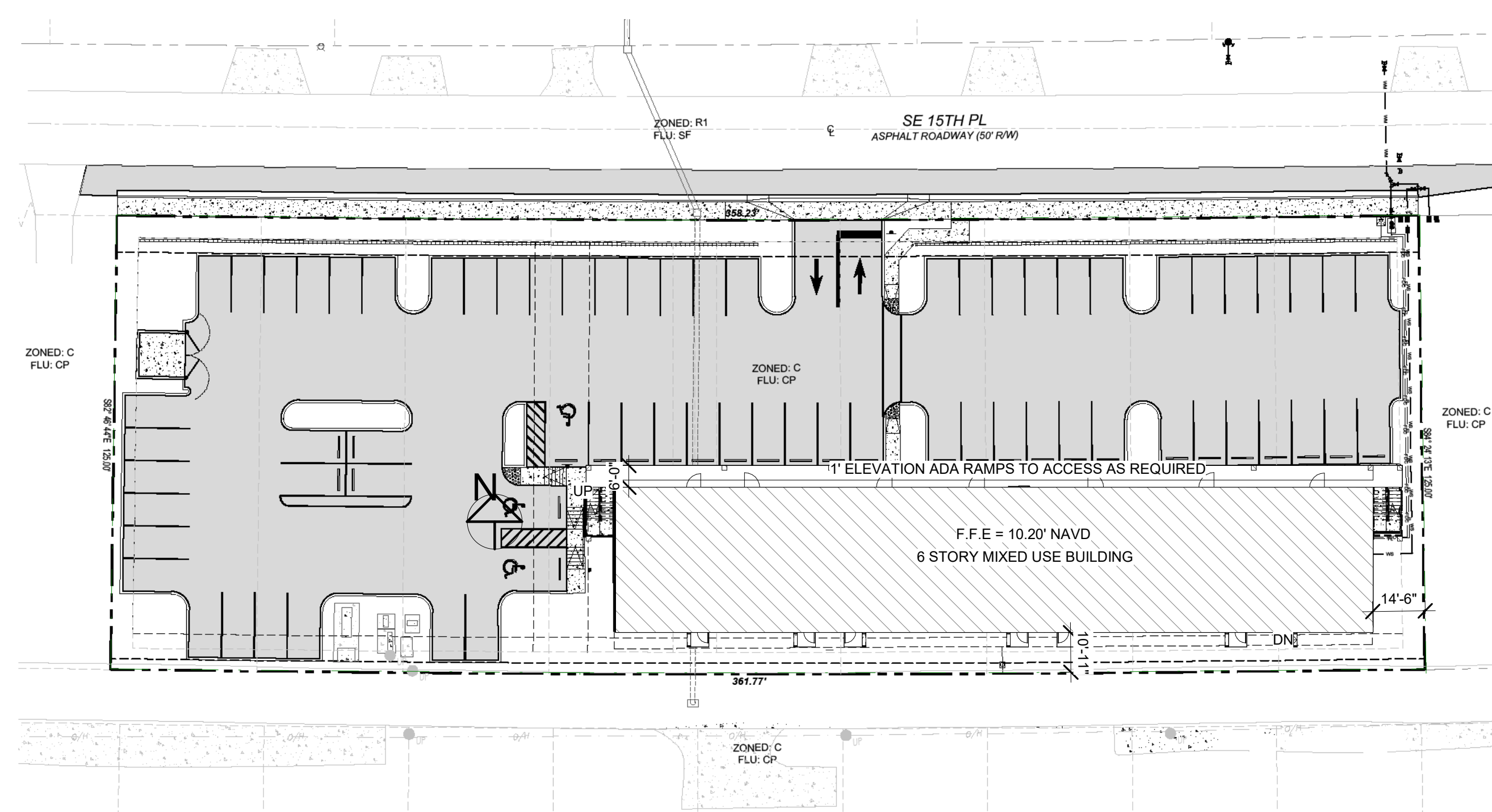


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# SITE CONSTRUCTION PLANS FOR 3727 SE 15TH PLACE MIXED-USE WORKFORCE HOUSING

SECTION 06, TOWNSHIP 45, RANGE 24 E  
CAPE CORAL, FLORIDA 33904



VICINITY MAP  
SCALE: 1" = 30' (24"x36")  
1" = 60' (11"x17")



① SITE PLAN  
1" = 30'-0"

CHECKSET #1: 2024.06.17  
CHECKSET #2: 2024.06.27  
CHECKSET #3: 2024.xx.xx  
PERMIT: 2024.xx.xx  
REVISION 1:

PROJECT  
INFORMATION

PRIVATE  
RESIDENCE

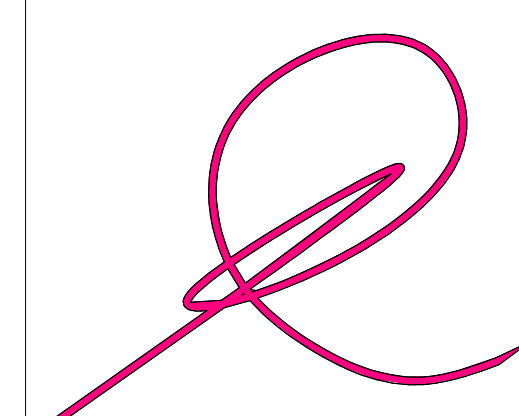
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3727 SE 15TH PL  
CAPE CORAL, FL

[DRAWN BY] TARIK Y. NICOLAS

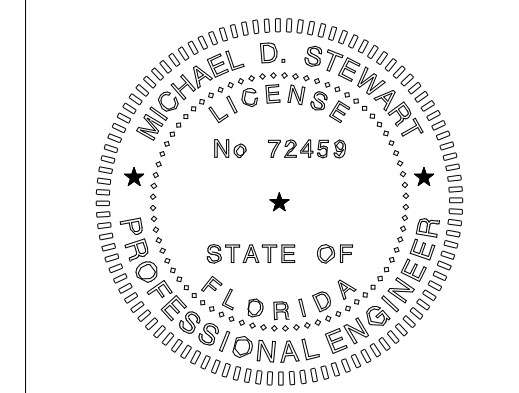
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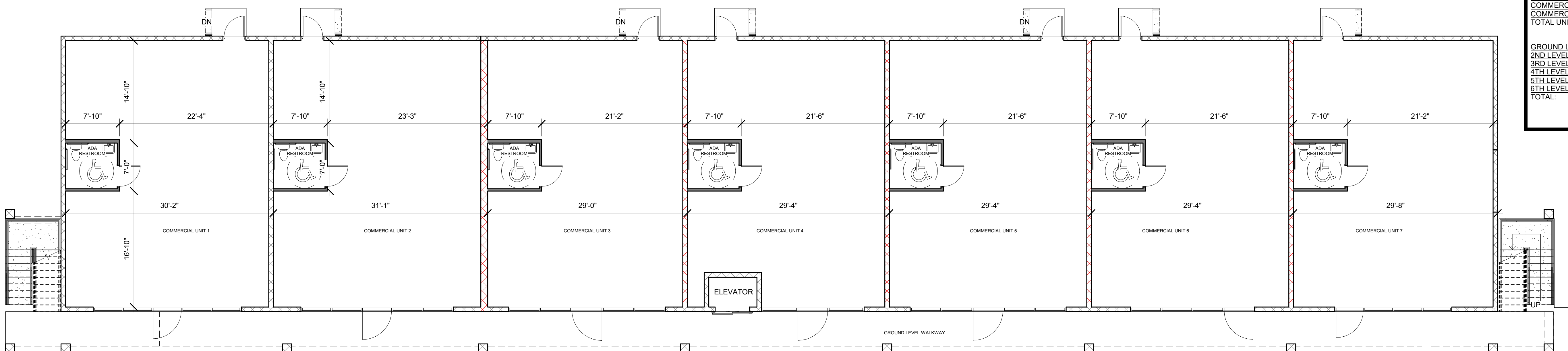


**EGRESS GENERAL NOTES**

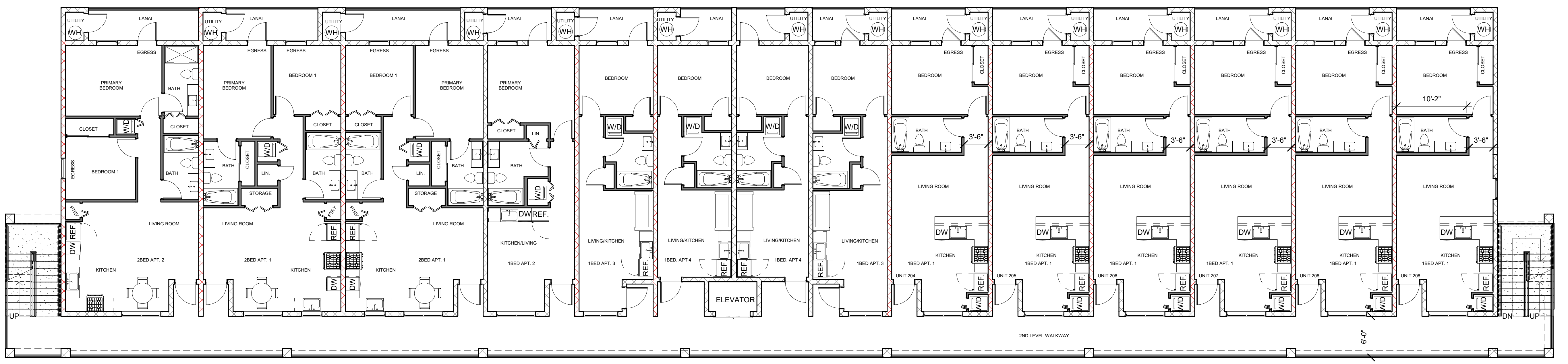
- EGRESS REQUIREMENTS SHALL COMPLY WITH NFPA 101, CHAPTER 7, SECTION 7.2: MEANS OF EGRESS COMPONENTS AND SECTION 362: MEANS OF EGRESS REQUIREMENTS FOR BUSINESS OCCUPANCIES. ALL HARDWARE SHALL COMPLY WITH SECTION 7.2.1.5: LOCKS, LATCHES AND ALARM DEVICES FOR LOCKING REQUIREMENTS.
- EXIT REQUIREMENTS PER 1015
  - 0-49 PERSONS  
1 EXIT REQUIRED  
W/ COMMON PATH OF TRAVEL PER 1014.3
  - MORE THAN 50 PERSONS:  
2 EXITS REQUIRED & DOORS MUST SWING W/ PATH OF EGRESS.
- FOR FLAME SPREAD SMOKE GENERATION: CONTRACTOR SHALL PROVIDE (1) 10 LB. FIRE EXTINGUISHER PER 2500 SQ. FT. LOCATION AS PER PLANS OR AS DIRECTED BY FIELD FIRE INSPECTOR. EXTINGUISHERS SHALL BE MOUNTED 48" A.F.F. TO TOP OF HANDLE AND NOT TO EXCEED 75' TRAVEL DISTANCE. EXTINGUISHERS WILL BE CURRENTLY TAGGED.

WALL LEGEND	
	CMU WALL
	1HR FIRE RATED WALL
	2x FRAME WALL

AREA CALCULATIONS:	
RESIDENTIAL 1BED APT 1:	593 SF
TOTAL UNITS 30:	17790 SF
RESIDENTIAL 1BED APT 2:	512 SF
TOTAL 5:	2560 SF
RESIDENTIAL 1BED APT 3:	439 SF
TOTAL 10:	4390 SF
RESIDENTIAL 1BED APT 4:	400 SF
TOTAL 10:	4000 SF
RESIDENTIAL UNIT 2BD APT 1:	807 SF
TOTAL UNITS 10:	8070 SF
RESIDENTIAL UNIT 2BD APT 2:	794 SF
TOTAL UNITS 5:	3970 SF
LANAI 1BD APT 1:	74 SF
TOTAL 30:	2220 SF
LANAI 1BD APT 2:	67 SF
TOTAL 5:	335 SF
LANAI 2BD APT 1:	98 SF
TOTAL 10:	980 SF
LANAI 1BD APT 3:	57 SF
TOTAL 10:	570 SF
LANAI 1BD APT 4:	55 SF
TOTAL 10:	550 SF
LANAI 2BD UNITS APT 2:	98 SF
TOTAL 5:	490 SF
COMMERCIAL UNIT 1:	1218 SF
COMMERCIAL UNIT 2:	1218 SF
COMMERCIAL UNIT 3:	1167 SF
COMMERCIAL UNIT 4:	1173 SF
COMMERCIAL UNIT 5:	1173 SF
COMMERCIAL UNIT 6:	1173 SF
COMMERCIAL UNIT 7:	1200 SF
TOTAL UNITS 7:	8322 SF
GROUND LEVEL WALKWAY:	1350 SF
2ND LEVEL WALKWAY:	1680 SF
3RD LEVEL WALKWAY:	1680 SF
4TH LEVEL WALKWAY:	1680 SF
5TH LEVEL WALKWAY:	1680 SF
6TH LEVEL WALKWAY:	1680 SF
TOTAL:	9750 SF
TOTAL SF: 63997	



1 GRADE LEVEL PLAN  
1/8" = 1'-0"



2 2ND LEVEL FLOOR PLAN  
1/8" = 1'-0"

CHECKSET #1: 2024.06.17  
CHECKSET #2: 2024.06.27  
CHECKSET #3: 2024.xx.xx  
PERMIT: 2024.xx.xx  
REVISION 1:

**PROJECT INFORMATION**

**PRIVATE RESIDENCE**

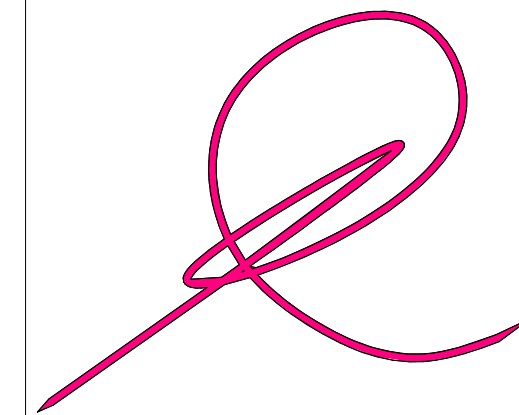
(PROJECT ADDRESS)  
3727 SE 15TH PL  
CAPE CORAL, FL

(DRAWN BY) TARIK Y. NICOLAS

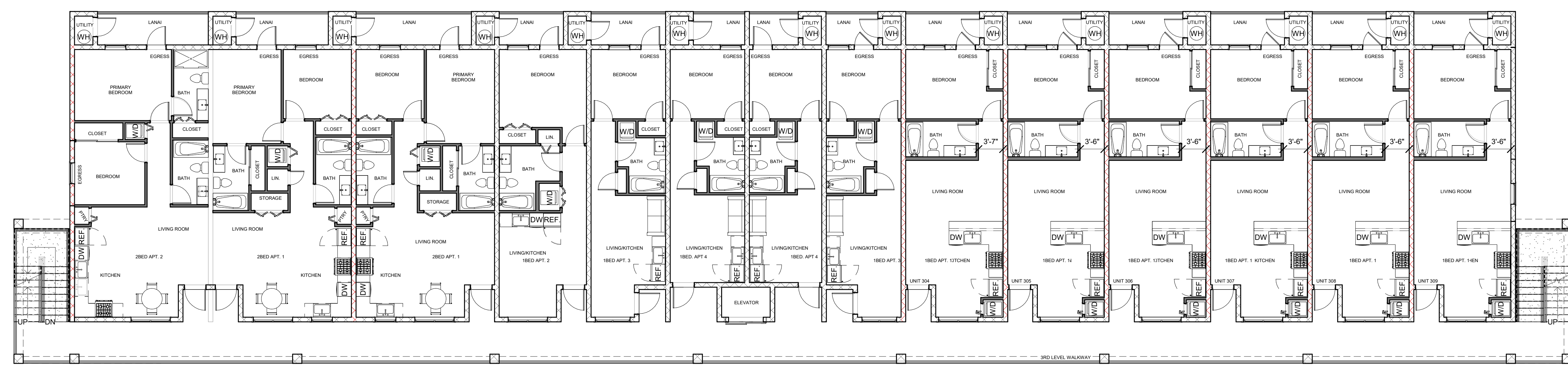
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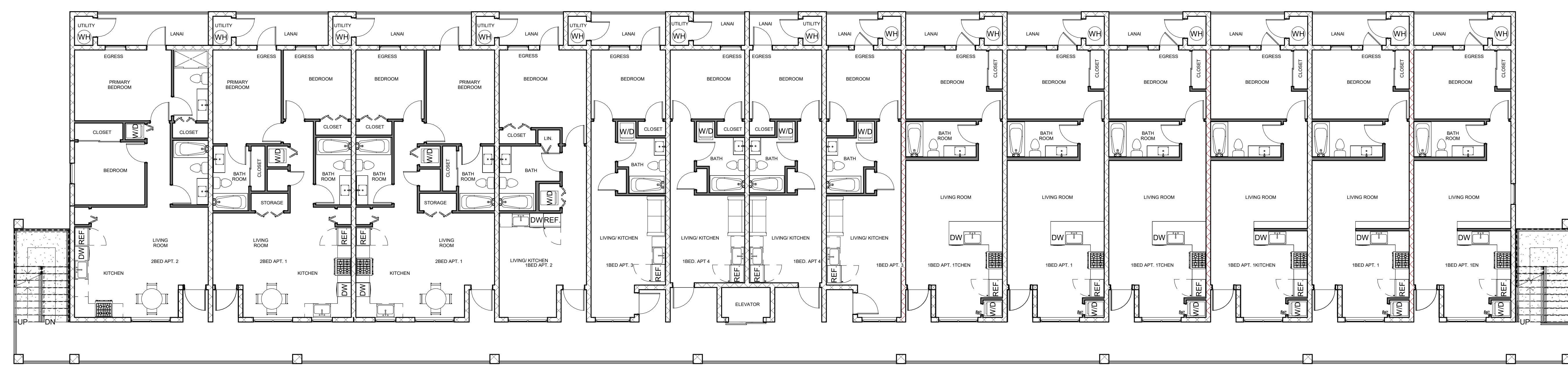
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1 3RD LEVEL FLOOR PLAN  
 1/8" = 1'-0"



2 4TH LEVEL FLOOR PLAN  
 1/8" = 1'-0"

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 CHECKSET #2: 2024.06.27  
 CHECKSET #3: 2024.xx.xx  
 PERMIT: 2024.xx.xx  
 REVISION 1:

PROJECT INFORMATION

PRIVATE RESIDENCE

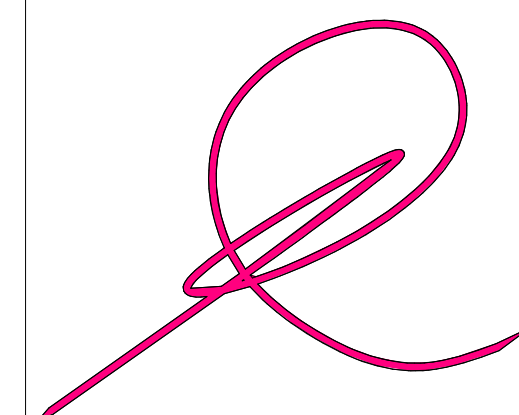
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 3727 SE 15TH PL  
 CAPE CORAL, FL

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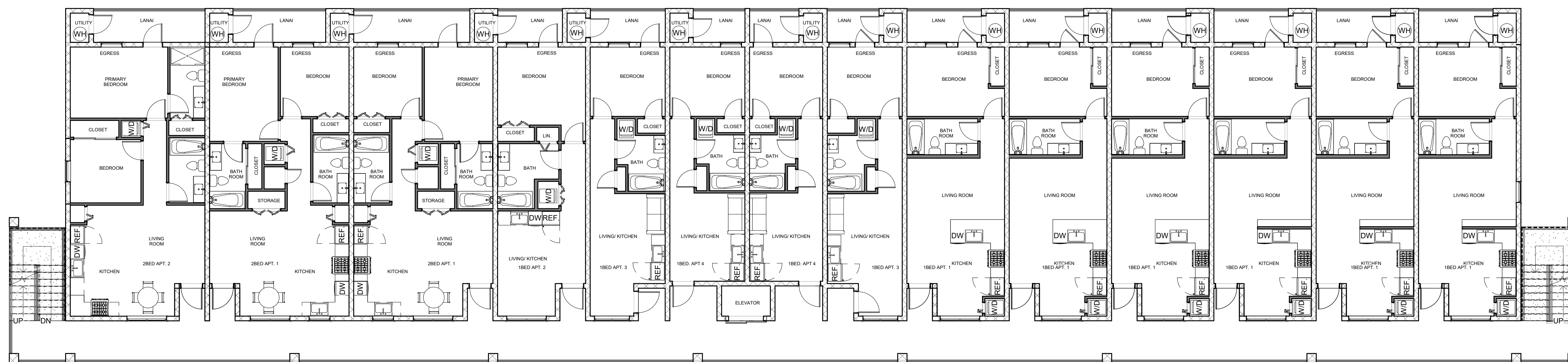
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1.1



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1 5TH LEVEL FLOOR PLAN  
1/8" = 1'-0"

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CHECKSET #2: 2024.06.27  
CHECKSET #3: 2024.xx.xx  
PERMIT: 2024.xx.xx  
REVISION 1:

PROJECT INFORMATION

PRIVATE RESIDENCE

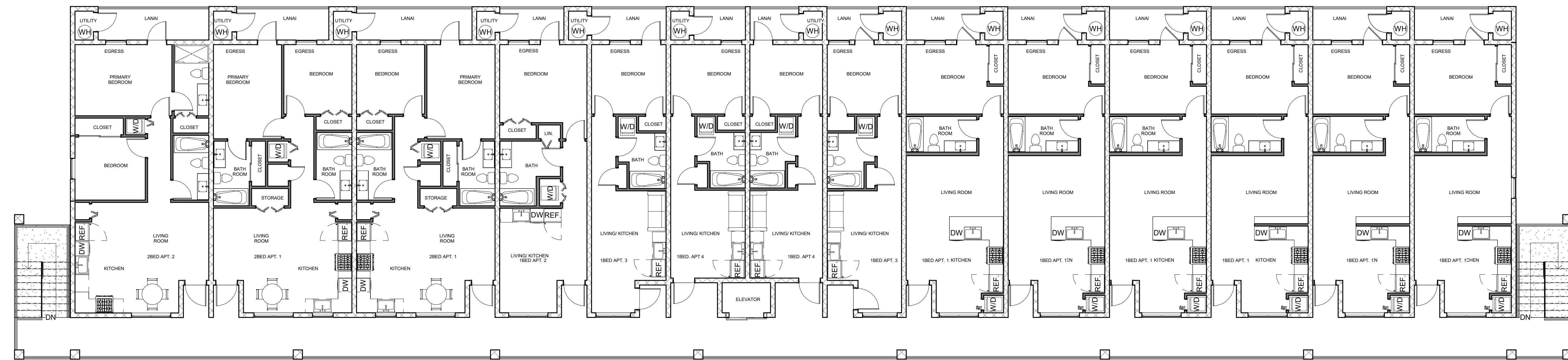
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3727 SE 15TH PL  
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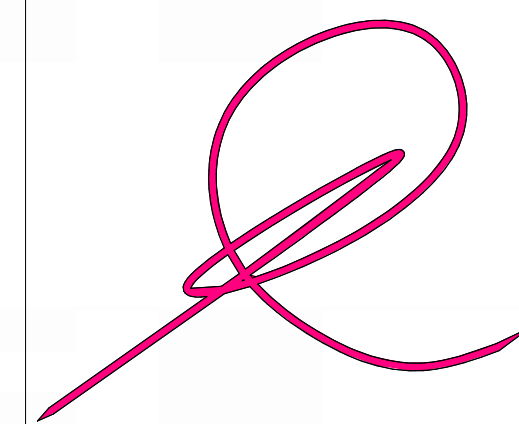
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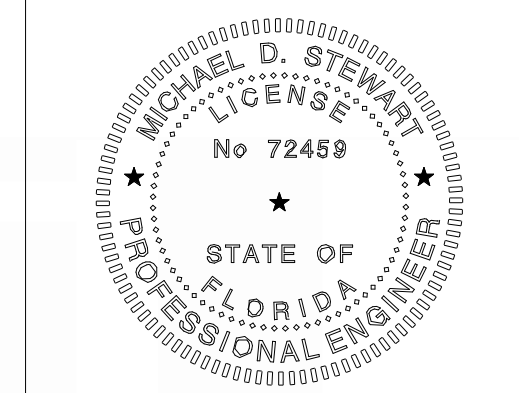
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2 6TH LEVEL FLOOR PLAN  
1/8" = 1'-0"



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② FRONT ELEVATION  
1/8" = 1'-0"

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CHECKSET #2: 2024.06.27  
CHECKSET #3: 2024.xx.xx  
PERMIT: 2024.xx.xx  
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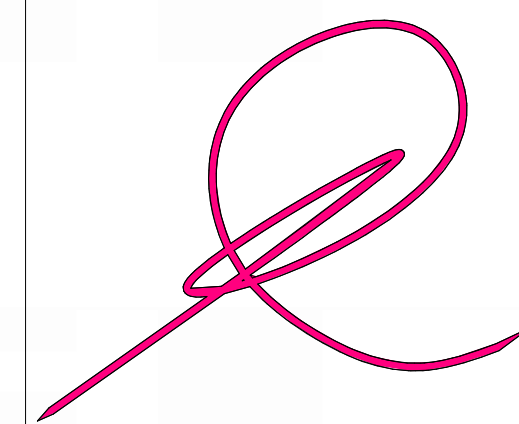
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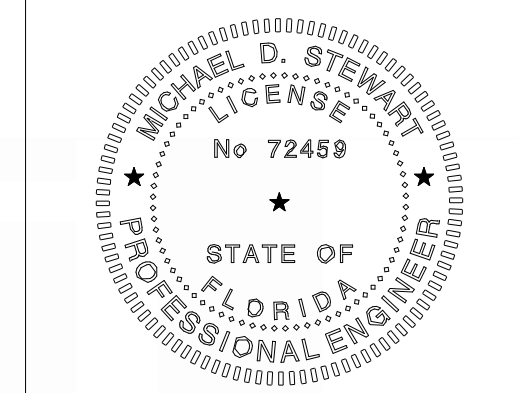
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3 RIGHT ELEVATION  
1/8" = 1'-0"

CHECKSET #1: 2024.06.17  
CHECKSET #2: 2024.06.27  
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PERMIT: 2024.xx.xx  
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PROJECT INFORMATION

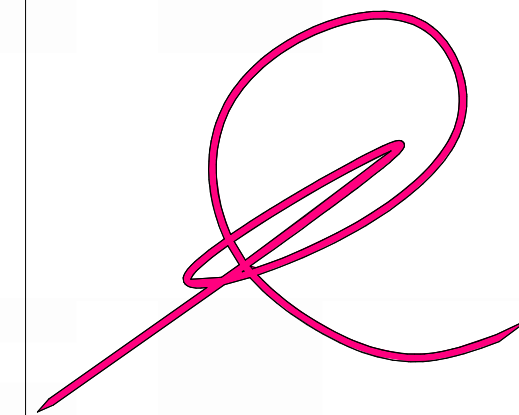
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3727 SE 15TH PL  
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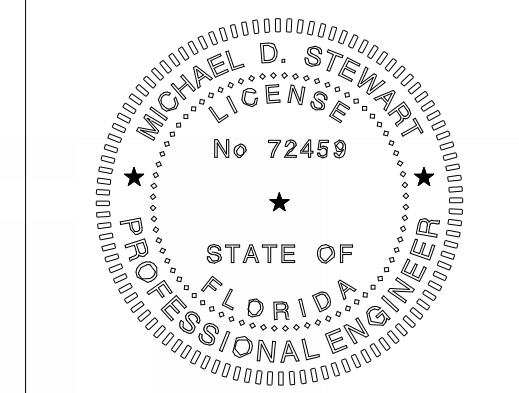
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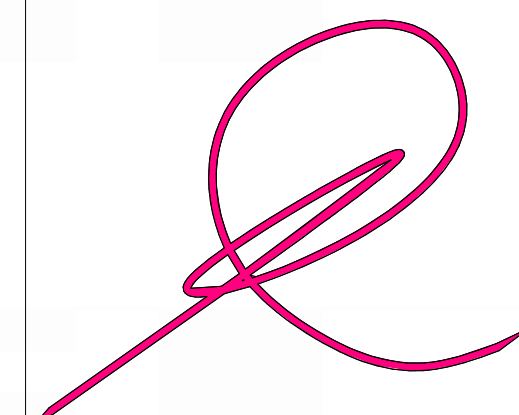
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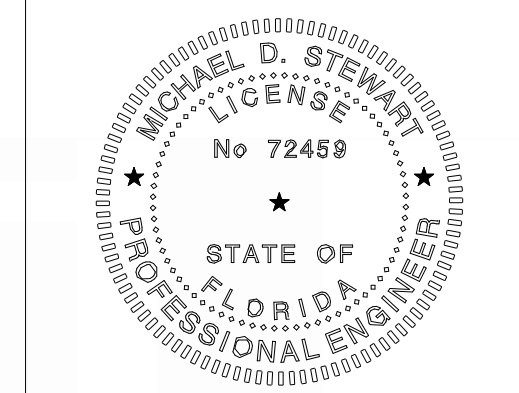


① REAR ELEVATION  
1/8" = 1'-0"





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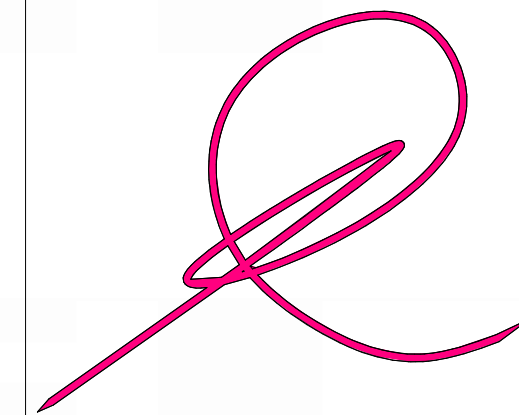
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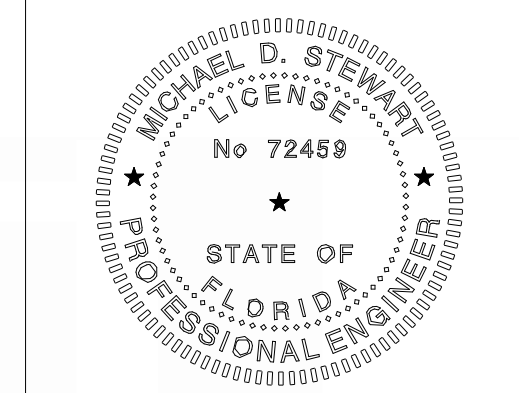
**2.3**



1 LEFT ELEVATION  
1/8" = 1'-0"



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2.4



3 FRONT ELEVATION - STANDARDS  
1/8" = 1'-0"

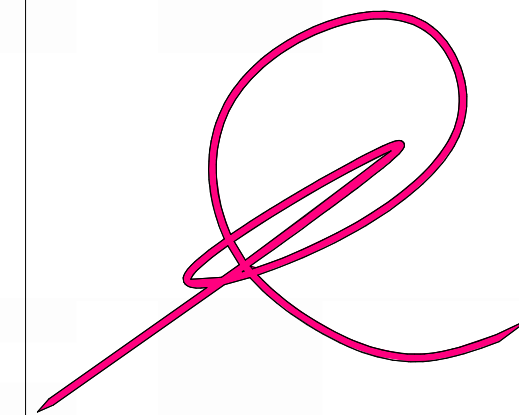
ELEVATION LEGEND	
1	METAL ROOF: HOA # 18-0902.01
2	STUCCO
3	WOOD LOOK STUCCO
4	LAYERED STONE
5	STUCCO BAND
6	CORBEL
7	STOREFRONT GLASS
8	COLUMNS

LDC 8.8.5 COMPLIANCE:	
VISUAL DIFFERENTIATION OF WALL SURFACES (8.8.5.1.a)	
• FINISH TEXTURES	[E]
• COLOR	[F]
ARCHITECTURAL FEATURES (8.8.5.1.b)	
• CORBEL	[G]
• COLUMNS	[H]
DESIGN ELEMENTS (8.8.5.2)	
MINIMUM DESIGN ELEMENTS REQUIRED: 4	
1. OVERHANGING EAVES A MINIMUM OF 18" WIDE ON PORTIONS OF A BUILDING WITH A PITCHED ROOF	[I]
2. COLONNADE	[J]
3. ATTACHED PORTICO	[K]
4. VERTICAL ARTICULATION OF WALLS	[L]
<b>NOTE:</b> COMPLIANCE WITH THIS SECTION IS ONLY REQUIRED FOR THE FRONT ELEVATION. ALL OTHER SIDES OF THE BUILDING ARE ADJACENT TO REAR LOT LINES OF OTHER PROPERTIES, OR ALLEYS.	

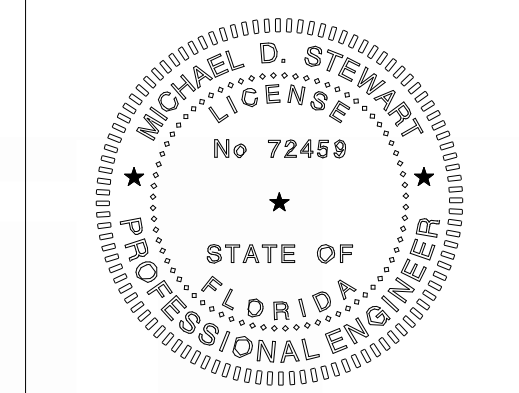
LDC 8.8.5 COMPLIANCE:	
ROOF FEATURES (8.8.5.a)	
• OVERHANGING EAVES EXTENDING 18" BEYOND SUPPORTING WALLS, WITH A MINIMUM FASCIA OF 6" IN HEIGHT	[A]
• VARIOUS ROOF LINES WITH DIFFERENT ROOF HEIGHTS AND OR SEPARATE OR DISTINCT ROOF SEGMENTS OF DIFFERENT HORIZONTAL PLANS	[B]
PITCHED ROOF REQUIREMENTS (8.8.5.b)	
• PROPOSED SLOPE ON PITCHED ROOF IS 3:12, WITH METAL ROOF	[C]
ROOFS FOR STRUCTURES WITHOUT WALLS (8.8.5.c)	
• FLAT ROOF IS PROPOSED FOR PORTIONS OF THE STRUCTURE, TO PREVENT MONOTONY AND ENHANCE THE AESTHETIC OF THE BUILDING.	[D]



4 LEFT ELEVATION - STANDARDS  
1/8" = 1'-0"



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CHECKSET #1: 2024.06.17  
CHECKSET #2: 2024.06.27  
CHECKSET #3: 2024.xx.xx  
PERMIT: 2024.xx.xx  
REVISION 1:

**PROJECT INFORMATION**

**PRIVATE RESIDENCE**

[PROJECT ADDRESS]  
3727 SE 15TH PL  
CAPE CORAL, FL

[DRAWN BY] TARIK Y. NICOLAS

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[SHEET NUMBER]

**2.5**



3 REAR ELEVATION - STANDARDS  
1/8" = 1'-0"



4 RIGHT ELEVATION - STANDARDS  
1/8" = 1'-0"

ELEVATION LEGEND	
1	METAL ROOF - HOA # 18-0902.01
2	STUCCO
3	WOOD LOOK STUCCO
4	LAYERED STONE
5	STUCCO BAND
6	CORBEL
7	STOREFRONT GLASS
8	COLUMNS

LDC 5 & 6 COMPLIANCE:	
VISUAL DIFFERENTIATION OF WALL SURFACES (5.8.5.1.a)	
- FINISH TEXTURES	[E]
- COLOR	[F]
ARCHITECTURAL FEATURES (5.8.5.1.b)	
- CORBEL	[G]
- COLUMNS	[H]
DESIGN ELEMENTS (5.8.5.2)	
MINIMUM DESIGN ELEMENTS REQUIRED: 4	
1. OVERHANGING EAVES A MINIMUM OF 18" WIDE ON PORTIONS OF A BUILDING WITH A PITCHED ROOF.	[I]
2. DOWNGRADE	[J]
3. ATTACHED PORTICO	[K]
4. VERTICAL ARTICULATION OF WALLS	[L]

LDC 5 & 6 COMPLIANCE:	
ROOF FEATURES (5.8.6)	
- OVERHANGING LEAVES EXTENDING 18" BEYOND SUPPORTING WALLS, WITH A MINIMUM FASCIA OF 6" IN HEIGHT	[A]
- VARIOUS ROOF LINES WITH DIFFERENT ROOF HEIGHTS AND/OR SEPARATE OR DISTINCT ROOF SEGMENTS OF DIFFERENT HORIZONTAL PLANS	[B]
PITCHED ROOF DESIGN ELEMENTS (5.8.6)	
- PROPOSED SLOPE ON PITCHED ROOF IS 3:12, WITH METAL ROOF.	[C]
ROOFS FOR STRUCTURES WITHOUT WALLS (5.8.6.C)	
- FLAT ROOF IS PROPOSED FOR PORTIONS OF THE STRUCTURE, TO PREVENT MONOTONY AND ENHANCE THE AESTHETIC OF THE BUILDING.	[D]