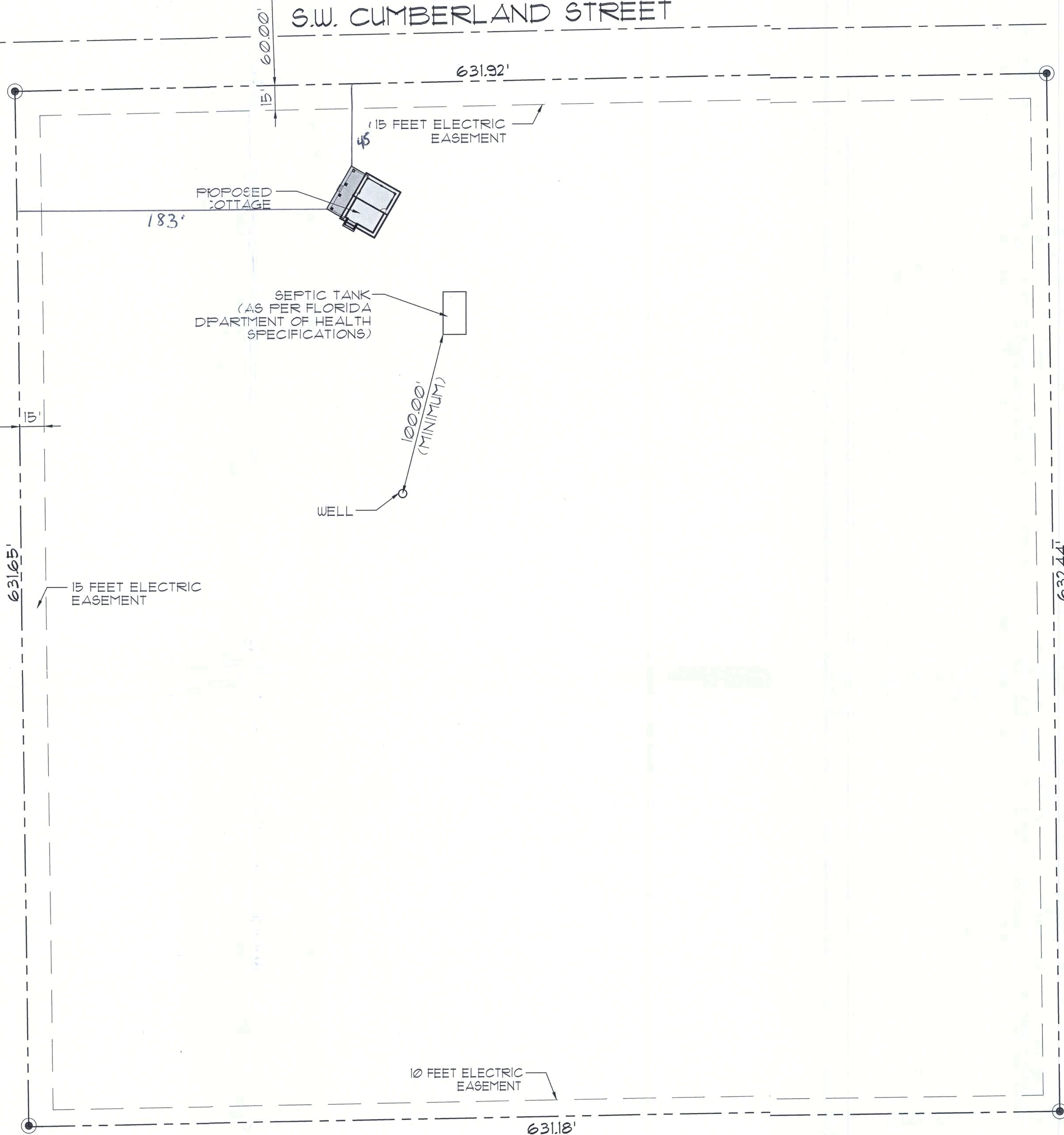


S.W. COURAGE COURT  
(60' WIDE INGRESS/EGRESS EASEMENT)



SITE PLAN  
SCALE: 1" = 40'

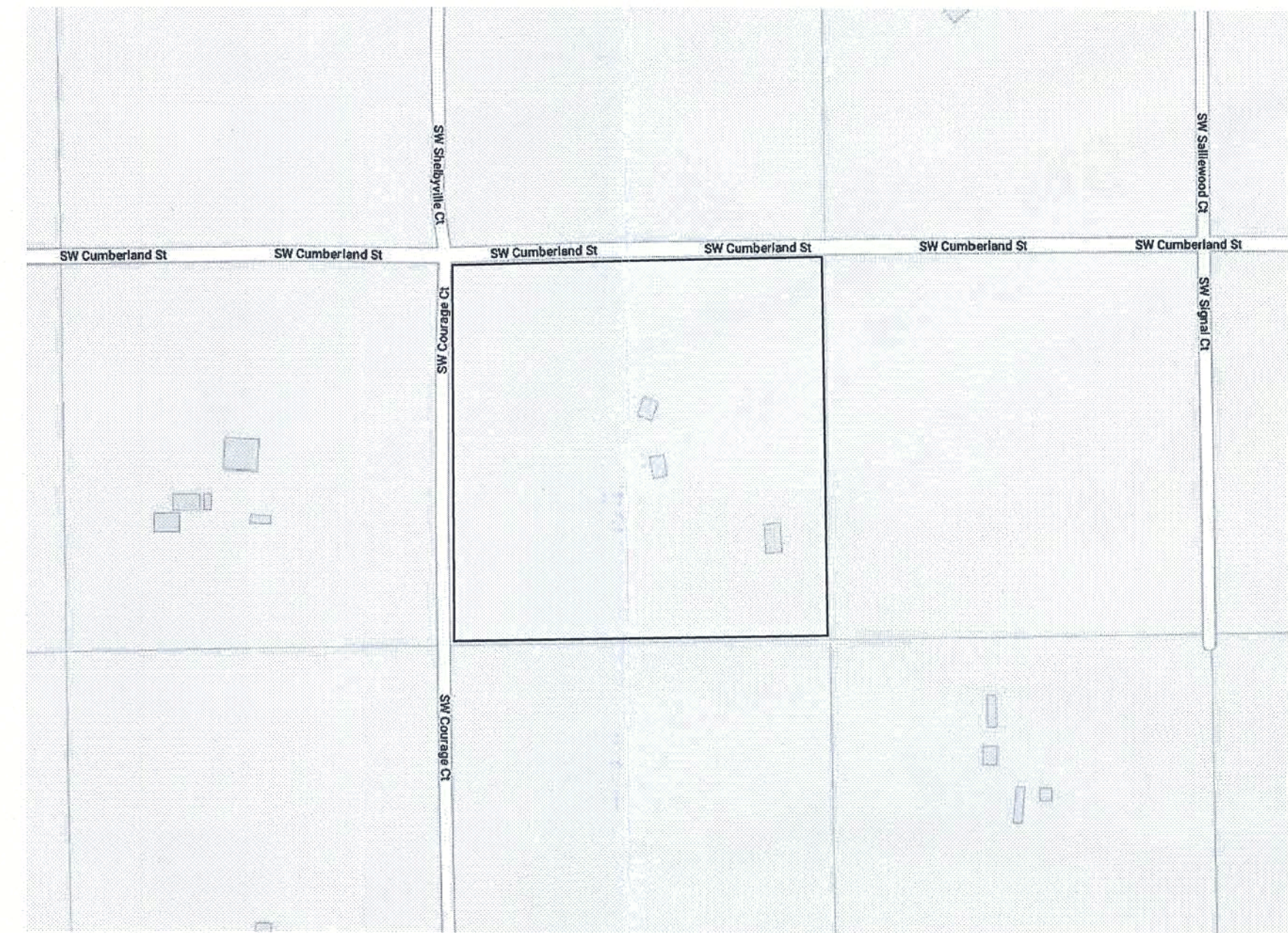
LEGAL DESCRIPTION

LOT 59, SHILDH RIDGE  
THE NE 1/4 OF THE NE 1/4 OF THE E 1/4 SECTION 16, TOWNSHIP 1 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA.

THE WEST 30 FEET AND THE NORTH 30 FEET OF SAID LANDS BEING SUBJECT TO AN  
EASEMENT FOR INGRESS AND EGRESS.

COMPLIANCE WITH THE FLORIDA BLDG CODE

TO THE BEST OF THE UNDERSIGNED'S ABILITY AND PROFESSIONAL JUDGEMENT,  
THESE PLANS MEET THE REQUIREMENTS OF THE FLORIDA BUILDING  
RESIDENTIAL CODE: (FBC), 2020.



LOCATION MAP  
N.T.S.

ARCHITECT'S NOTES

TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF, THE  
STRUCTURAL DESIGN COMPLIES WITH THE APPLICABLE SECTIONS OF THE  
FLORIDA BUILDING CODE AND ALL ISLAMORADA VILLAGE OF ISLAND  
APPLICABLE CODES.

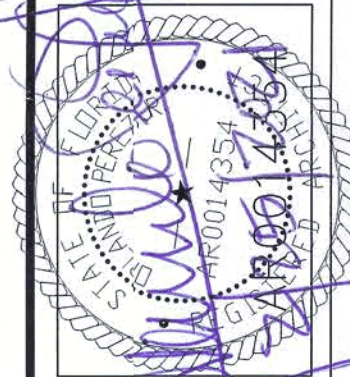
MEANS AND METHODS OF CONSTRUCTION AND SAFETY PRECAUTIONS ARE  
THE RESPONSIBILITIES OF THE CONTRACTOR. IN THE EVENT THAT ORLANDO  
PEREZ JR, ARCHITECT, IS NOT RETAINED TO PROVIDE CONSTRUCTION  
OBSERVATION SERVICES DURING THE CONSTRUCTION, IT IS AGREED THAT  
THE OWNER WILL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ARCHITECT  
FROM ANY CLAIM OR SUIT WHATSOEVER, INCLUDING BUT NOT LIMITED TO ALL  
PAYMENTS, EXPENSES OR COSTS INVOLVED, ARISING FROM OR ALLEGED  
TO HAVE ARISEN FROM THE CONTRACTOR'S WORK TO CONFORM TO THE  
DESIGN INTENT AND THE CONTRACT DOCUMENTS.

THE ARCHITECT AGREES TO BE RESPONSIBLE FOR HIS OR HIS EMPLOYEES  
NEGLIGENT ACTS, ERRORS, OR OMISSIONS. IT IS THE RESPONSIBILITY OF  
THE OWNER OR GENERAL CONTRACTOR TO VERIFY ALL NOTES, DIMENSIONS  
AND DESIGN OF THESE PLANS, PRIOR TO COMMENCEMENT OF WORK. IF ANY  
DISCREPANCIES SHALL ARISE, STOP WORK AND CONTACT ARCHITECT  
IMMEDIATELY



DRAWN BY:	DATE:
REV. NO.	REVISION DESCRIPTION

ORLANDO PEREZ, JR.  
\* ARCHITECT \*  
13054 SW 133 CT, MIAMI, FL 33186  
architectopire@yahoo.com



A COTTAGE FOR  
MR. CHRIS MENDEZ  
868 S.W. CUMBERLAND STREET  
HIGH SPRINGS, FLORIDA 33038

DRAW BY: J.A.  
DATE: 02/26/2021

C-0

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GENERAL NOTES:

1. THE GENERAL AREA INTENDED TO SHOW THE GENERAL AGREEMENT, DESIGN AND EXTEND OF THE WORK AND ARE PARTIALLY DIAGRAMMATIC. THEY ARE NOT INTENDD TO BE SCALED FOR ROUGH-IN MEASUREMENTS OR TO SERVE AS SHOP DRAWINGS OR PARTIONS THEREOF.
2. ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE ON THE PROJECT EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
3. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY AL GRADES, LINES, LEVELS, DIMENSIONS AND EXISTING CONDITIONS AT THE JOB SITE AND AS SHOWN ON THE DRAWINGS. THEY SHALL REPORT ANY ERRORS OR INCONSISTENCIES IN THE ABOVE TO THE ARCHITECT OR ENGINEER BEFORE COMMENCING WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL LAY OUT THEIR WORK FROM ESTABLISHED REFERENCE POINTS AND BE RESPONSIBLE FOR ALL LINES, ELEVATIONS AND MEASUREMENTS IN CONNECTIONS WITH THEIR WORK.
4. IF ANY ERRORS OR OMISSIONS APPEAR IN THE DRAWINGS, GENERAL NOTES OR ANY OTHER DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF SUCH OMISSIONS OR ERRORS PRIOR TO PROCEEDING WITH ANY WORK WHICH APPEARS IN QUESTION. IN THE EVENT OF THE CONTRACTOR FAILING TO GIVE SUCH NOTICE, HE SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE COST OF RECTIFYING WITH THE SAME.
5. THE CONTRACTOR SHALL USE THE STRUCTURAL DRAWING TOGETHER WITH THE ARCHITECTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS TO LOCATE DEPRESSES, SLABS, SLOPES, OUTLETS, RECESSED OPENINGS, ROUGH SETTINGS, SLEEVES, DIMENSIONS, ETC. NOTIFY ARCHITECT OR ENGINEER OF ANY POTENTIAL CONFLICTS BEFORE PROCEEDING WITH THE WORK.
6. SHOP DRAWINGS: NO SHOP DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT'S OF ENGINEER'S APPROVAL OR REVIEW UNTIL AFTER THEY HAVE BEEN THOROUGHLY REVIEWED BY THE CONTRACTOR FOR CONSTRUCTION METHODS, DIMENSIONS AND OTHER TRADE REQUIREMENTS AND STAMPED WITH THE CONTRACTOR'S APPROVAL STAMP. ARCHITECT ASSUMES NO RESPONSIBILITY FOR DIMENSIONS, QUANTITIES, ERRORS OF OMISSIONS AS A RESULT OF REVIEWING ANY SHOP DRAWINGS, ANY ERRORS OR OMISSIONS MUST BE MADE GOOD BY THE CONTRACTOR BEFORE WORK IS DONE IN ACCORDANCE WITH SUCH DRAWINGS.

PARTITIONS AND LUMBER

1. ALL FINISH MATERIALS SHALL HAVE A MINIMUM FLAME SPREAD CLASSIFICATION REQUIRED BY FBC 2020.
2. ALL WALLBOARD BEHIND SINKS, LABORATORIES, BATHTUBS, SHOWERS, WATER CLOSET'S AND BIDETS TO BE WATER RESISTANT.
3. CONTRACTOR TO COORDINATE THICKNESS OF ALL PARTITIONS TO ACCOMMODATE MECHANICAL, PLUMBING, AND ELECTRICAL WORK. DIMENSIONS SHOWN ON PLAN ARE NOMINAL.
4. LUMBER USED FOR JOIST, RAFTERS, COLUMNS, BEAMS OR OTHER STRUCTURAL MEMBERS SHALL BE OF A STRESS GRADE NOT LESS THAN 1000 PSI NOMINAL EXTREME FIBER STRESS IN BEDDING.
5. LUMBER USED FOR STUDS IN INTERIOR NON-BEARING PARTITIONS SHALL BE OF A STRESS GRADE NOT LESS THAN 225 PSI NOMINAL EXTREME FIBER STRESS IN BEDDING.
6. LUMBER USED FOR STUDS IN INTERIOR BEARING PARTITIONS SHALL BE OF A STRESS GRADE OF NOT LESS THAN 625 PSI NOMINAL EXTREME STRESS IN BENDING.
7. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
8. EXTERIOR LOAD BEARING PARTITION TO BE 2" x 6" P.T. @ 12" O.C. / (2) 2" x 6" P.T. TOP PLATE AND 2" x 6" P.T. BOTTOM PLATE. PROVIDE HURRICANE CLIPS @ EACH STD TOP & BOTTOM.

DOOR SCHEDULE								
SYM.	SIZE			MATERIAL	THRESHOLD	FRAME	TYPE	REMARKS
	WIDTH	HEIGHT	THICK					
(A)	3'-0"	6'-8"	----	ALUM/ GLASS	----		FRENCH	CATEGORY II SAFETY GLASS
(B)	3'-0"	6'-8"	----	ALUM/ GLASS	----		FRENCH	CATEGORY II SAFETY GLASS

EXTERIOR DOOR BUCKS AND FASTENING SHALL BE CAPABLE OF WITHSTANDING WIND LOADS PRESCRIBED BY THE FBC

WINDOW SCHEDULE				
SYM.	DESCRIPTION	SIZE	MATERIAL	REMARKS
(1)	PICTURE	36" x 48"	ALUM./ GLASS	
(2)	CASEMENT	36" x 48"	ALUM./ GLASS	
(3)	HOR. ROLLER	48" x 52"	ALUM./ GLASS	EGRESS
(4)	PICTURE	60" x 24"	ALUM./ GLASS	
(5)	CASEMENT	36" x 48"	ALUM./ GLASS	























FOUNDATION SCHEDULE

A  16" DIAMETER AUGER PILE W/ 4 #5'S VERTICAL & #3'S HOOPS @ 12" O.C.

ELECTRICAL NOTES:

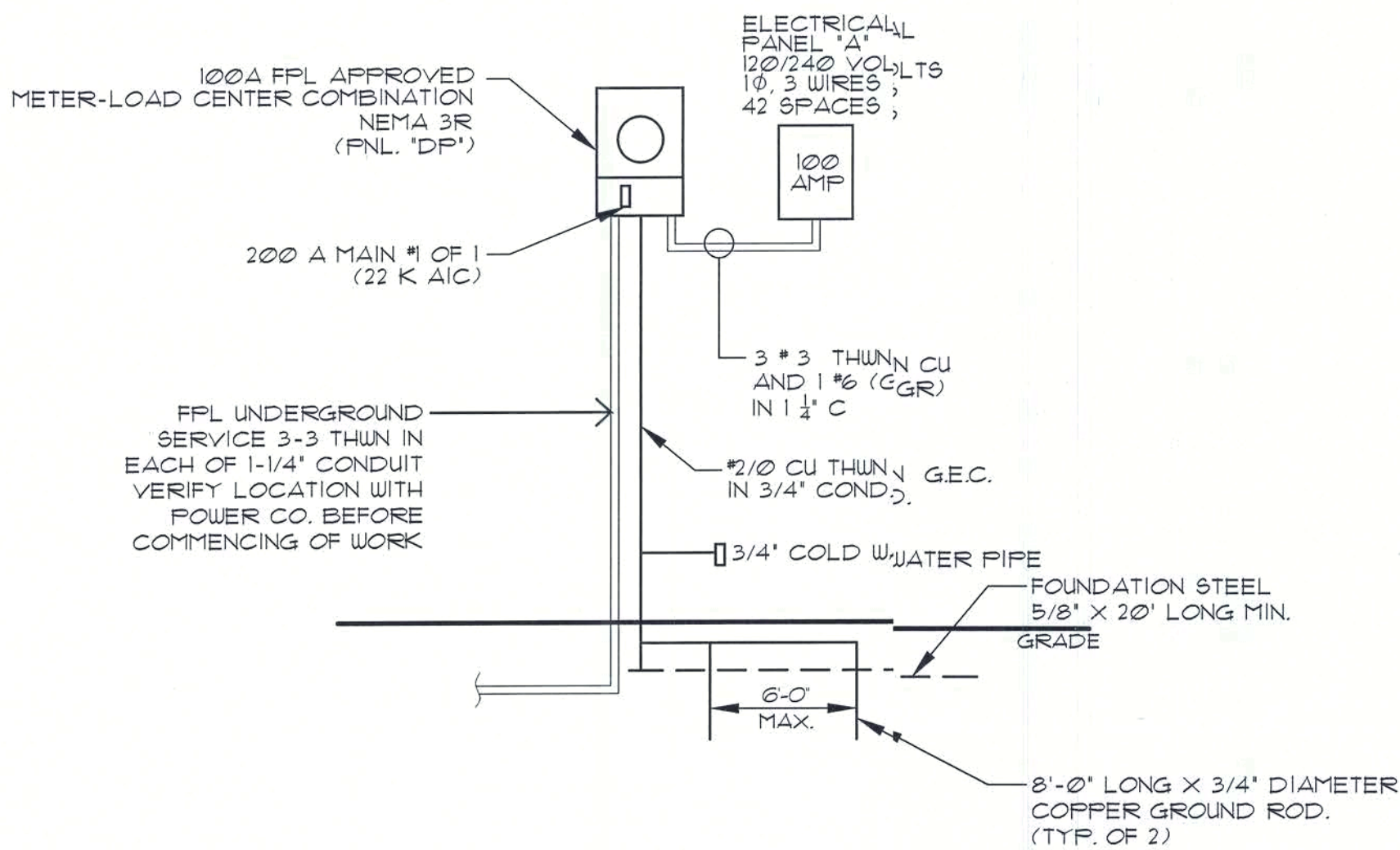
- 1.) ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECT. CODE 2017 EDITION AND ALL LOCAL CODES AND ORDINANCES & FBC 2021
- 2.) MIN. WIRE SIZE SHALL BE #12 AWG EXCLUDING CONTROL WIRING. ALL CONDUCTORS SHALL BE COPPER WITH THW INSULATION, UNLESS OTHERWISE NOTED.
- 3.) ALL RACEWAYS UNDERGROUND AND/OR LARGER THAN 2" DIAMETER SHALL BE GALVANIZED RIGID CONDUIT, PVC ENCASED IN CONCRETE AS ALTERNATIVE
- 4.) ALL RACEWAYS AND PIPES IN OR THROUGH CONC. SHALL BE SPACED A MIN OF 3 x THE DIAMETER OF THE LARGEST RACEWAY.
- 5.) OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS. CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS.
- 6.) DISCONNECT SWITCHES SHALL BE HP RATED, HEAVY DUTY, QUICKMAKE, QUICKBREAK, ENCLOSURE AS REQUIRED.
- 7.) ELECTRIC SYSTEM SHALL BE COMPLETELY AND EFFECTIVELY GROUNDED.
- 8.) ALL MATERIALS SHALL BE NEW AND BEAR THE UNDERSIGNER'S LABORATORY SEAL.
- 9.) CONTRACTOR SHALL PERFORM HIS WORK IN FIRST CLASS WORKMANLIKE MANNER AND COMPLETE THE SYSTEM TO BE FULLY OPERATIVE. INSPECTED AND APPROVED GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR 1 YEAR FROM THE DATE OF ACCEPTANCE. COORDINATE HIS WORK WITH OTHER TRADES. CORRECT ANY DEFECTS (WITHIN GUARANTEE PERIOD) WITHOUT ADDITIONAL CHARGE. MAY HAVE BEEN DAMAGED THEREBY. PROVIDE ALL REQUIRED INSURANCE FOR AND INCLUDE REPLACEMENT AND REPAIR OF ANY OTHER PHASE OF THE WORK WHICH PROTECTION OF PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF HIS WORK. PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. COORDINATE HIS WORK WITH THE LOCAL POWER AND TELEPHONE UTILITIES. FURNISH AND INSTALL DISCONNECT SWITCHES, WIRING AND CONNECTIONS TO A/C SYSTEM. CONTROLS PROVIDED BY A/C CONTRACTOR AND WIRE BY ELECTRICAL CONTRACTOR.
- 10.) CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS.
- 11.) CATALOG CUTS OF EQUIPMENT SELECTED FOR INSTALLATION SHALL BE SUBMITTED TO THE ARCHITECT/ENGINEER.
- 12.) ANY DISCREPANCIES, CHANGES, SUBSTITUTIONS, ADDITIONS OR DELETIONS FROM THE DESIGN DEPICTED HEREIN SHALL BE REPORTED TO THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.
- 13.) VERIFY EXACT LOCATION OF AN OUTLET IN THE FIELD PRIOR TO INSTALLATION.
- 14.) ELECTRICAL CONTRACTOR SHALL VERIFY ALL EQUIPMENT NOT FURNISHED UNDER THIS SECTION BEFORE ROUGH-IN.

ELECTRICAL LEGEND

	SWITCH		RECESSED CEILING FIXTURE
	THREE-WAY SWITCH		EXHAUST FAN
	DIMMER SWITCH		SMOKE & CARBON MONOXIDE DETECTOR BATTERY BACKUP
	THREE-WAY DIMMER SWITCH		DISCONNECT SWITCH
	110 V DUPLEX RECEPTACLE		ELECTRIC PANEL
	110 V DUPLEX RECEPTACLE @ 1" AFF.		ELECTRIC METER
	110 V SINGLE RECEPTACLE		WEATHER PROOF
	220 V. OUTLET		CEILING FAN/LIGHT (BY OWNER)
	CEILING MOUNTED LIGHT FIXTURE		LOW VOLTAGE OUTLET
	WALL MOUNTED LIGHT FIXTURE		HOSE BIB
	UP LIGHT		
	GROUND FAULT CIRCUIT INTERRUPTER		

ALL RECEPTACLES TO COMPLY WITH NEC 2017 406.12 TAMPER-RESISTANCE RECEPTACLES IN DWELLING UNITS IN ALL AREAS SPECIFIED IN 210.52, ALL 125 V, 15 AMP RECEPTACLES SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES.

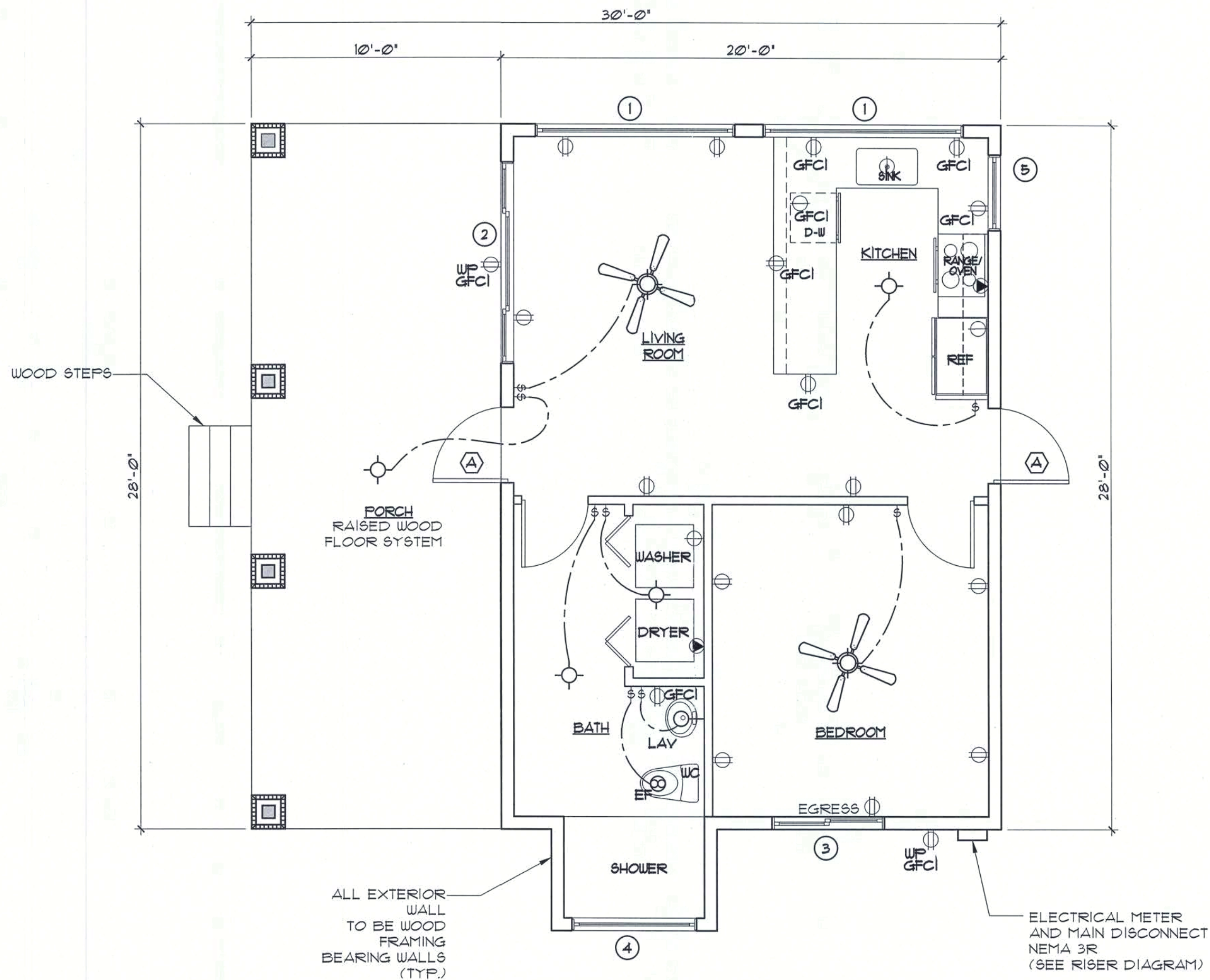
SMOKE DETECTORS TO BE CEILING MOUNTED 36" MIN. FROM HVAC SUPPLIES OR RETURNS AND BATHROOM DOORS.



ELECTRICAL RISER DIAGRAM

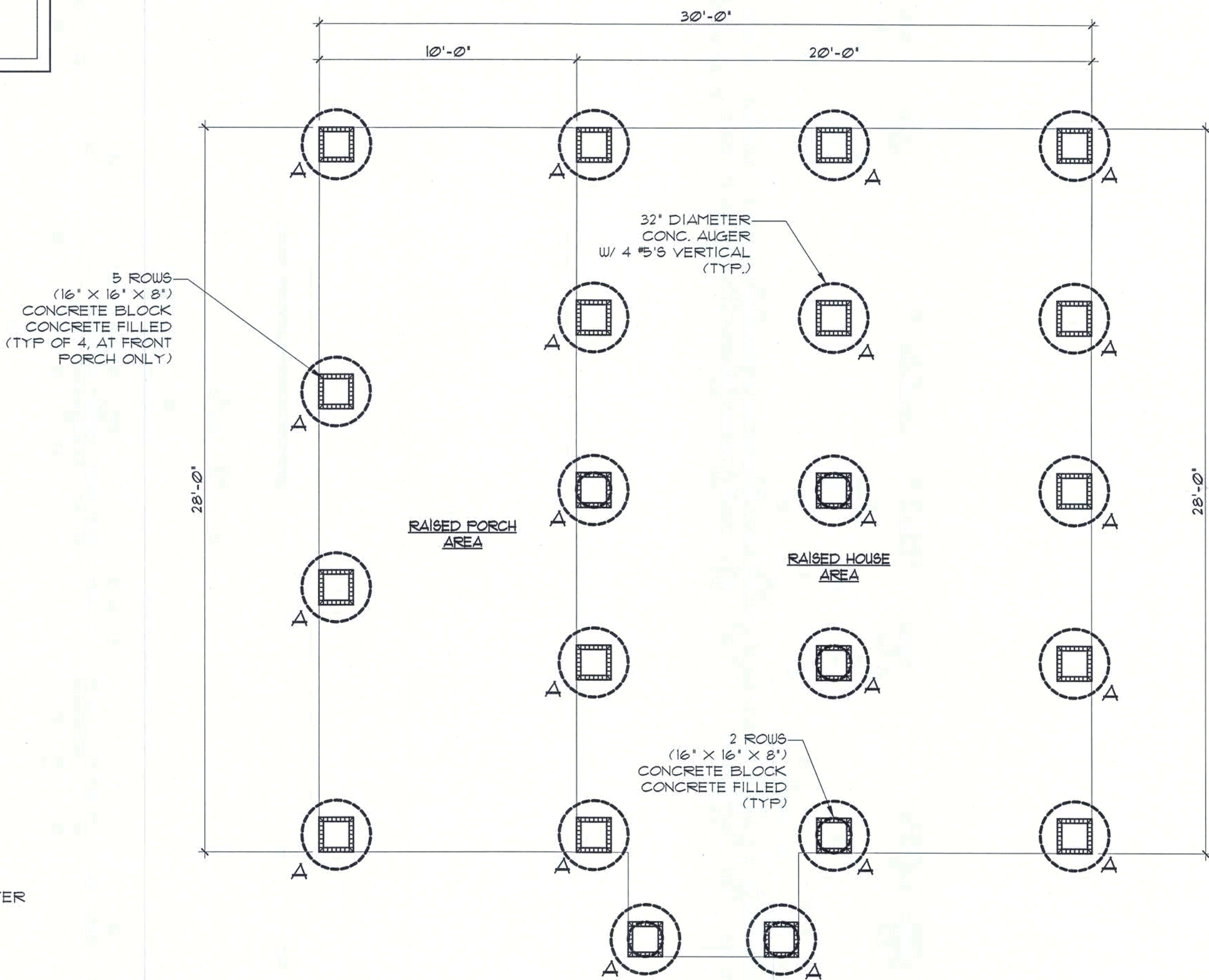
N.T.S.

PROVIDE INTERSYSTEM BOND



GROUND FLOOR PLAN

SCALE: 1/4"=1'-0"



FOUNDATION PLAN

SCALE: 1/4"=1'-0"

DRAWN BY: DATE: 305-911-0052  
ORLANDO PEREZ, JR.  
\* ARCHITECT \*  
13054 SW 93 CT, MIAMI, FL 33186  
architectopj@yahoo.com

A COTTAGE FOR  
MR. CHRIS MENDEZ  
929 S.W. CUMBERLAND STREET  
HIGH SPRINGS, FLORIDA 33038

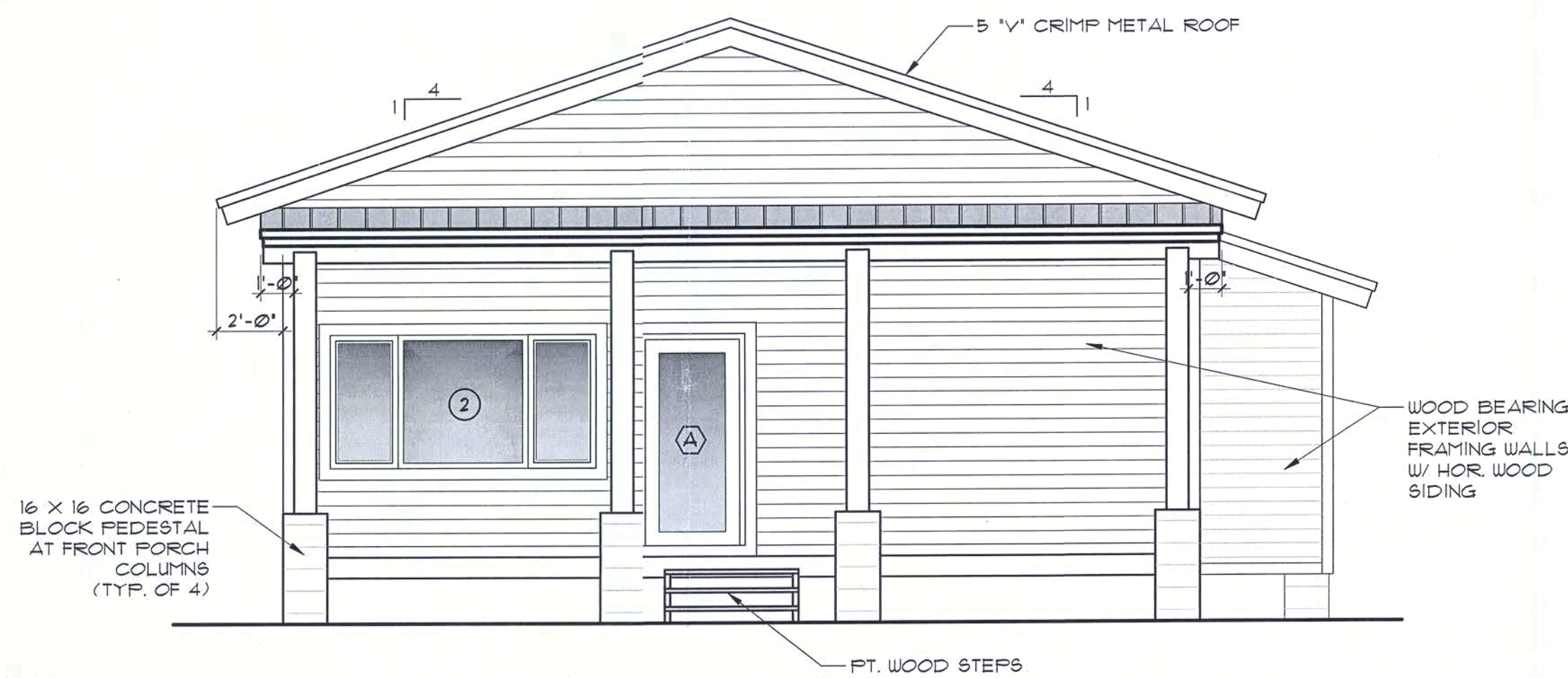
DRAW BY J.A.

DATE: 01/26/2021

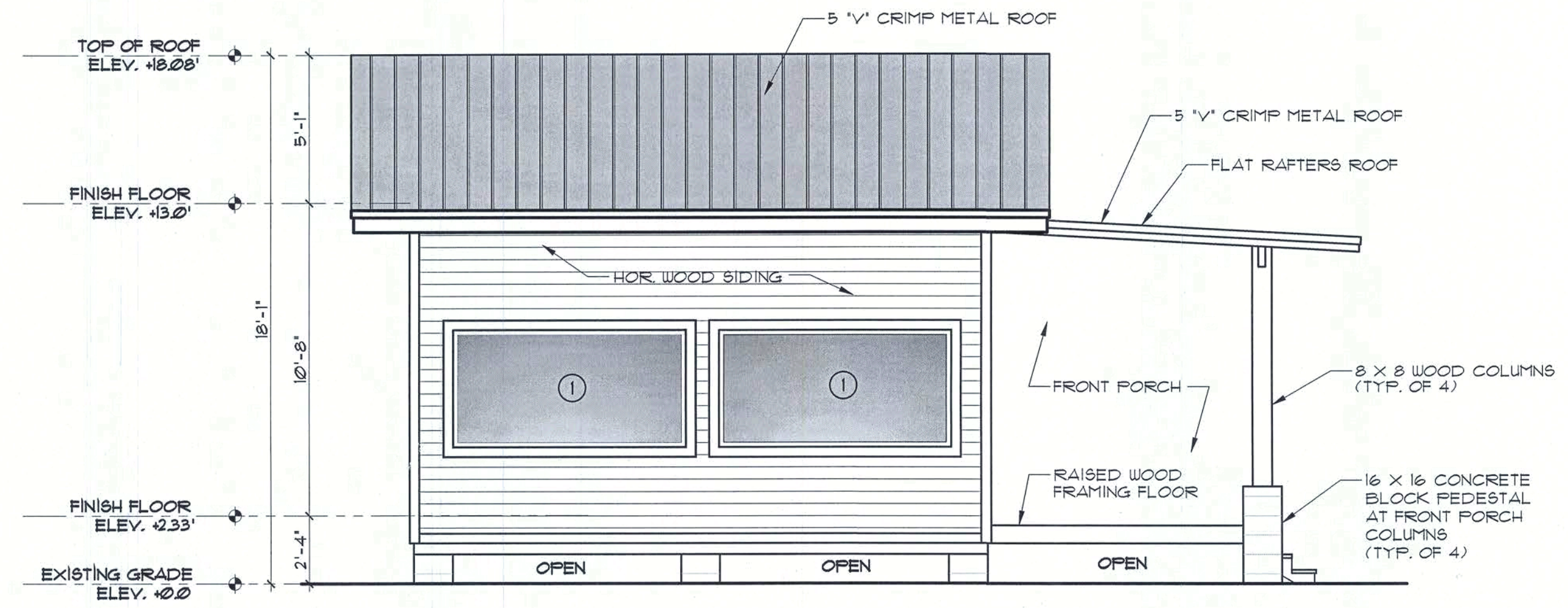
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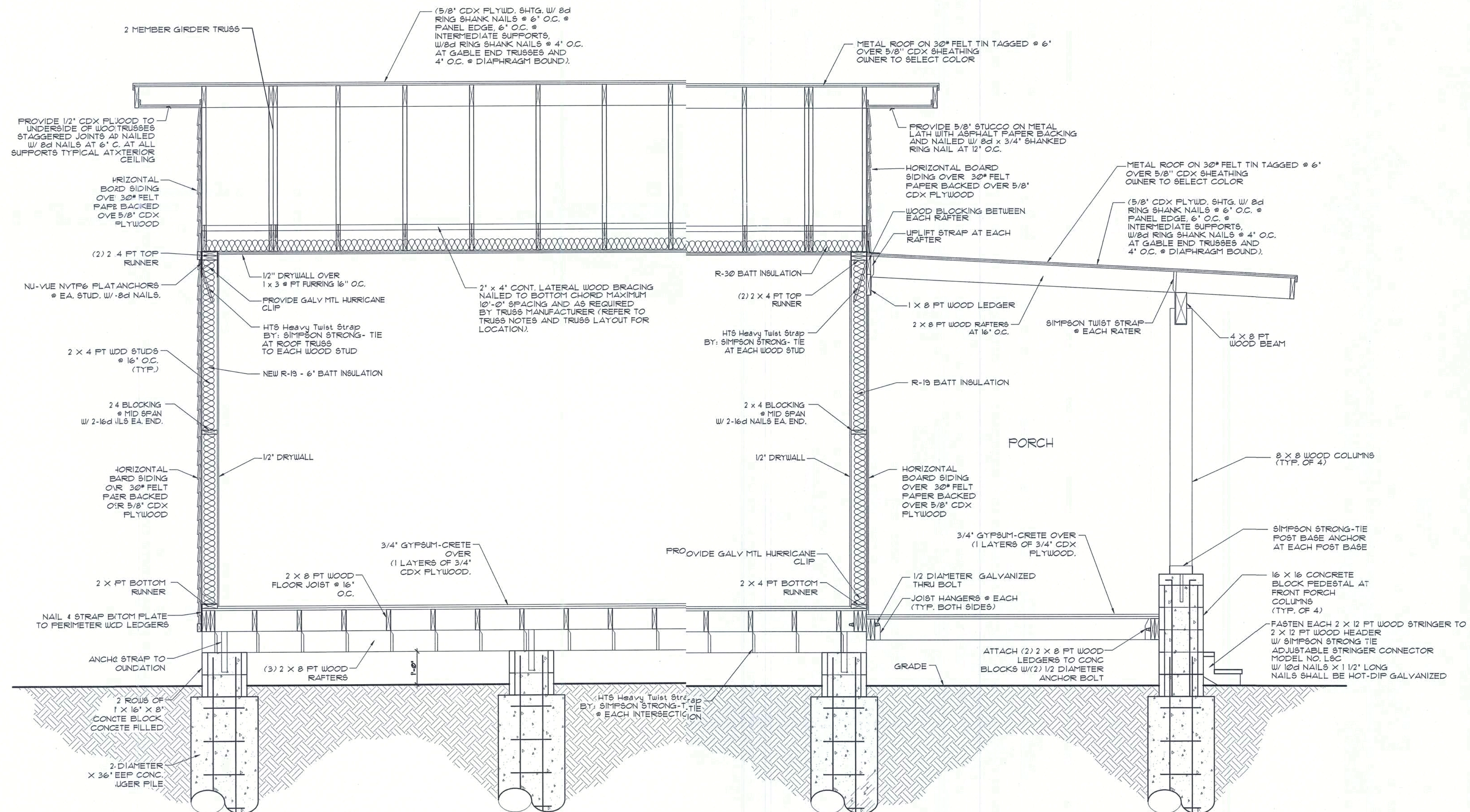




FRONT ELEVATION  
SCALE: 1/4"=1'-0"



LEFT ELEVATION  
SCALE: 1/4"=1'-0"



TYPICAL CROSS SECTION  
SCALE: 1/2"=1'-0"

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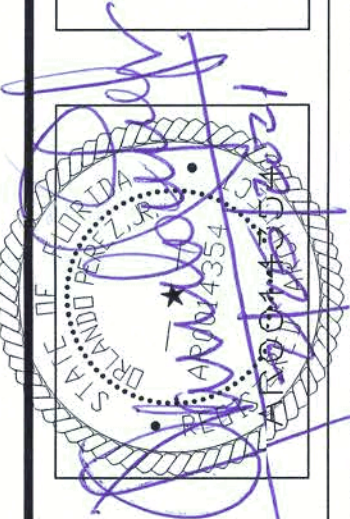
305-97-0052

ORLANDO PEREZ, JR.

\* ARCHITECT \*

13054 SW 133 CT, MIAMI, FL 33186

orlando.perez@architect.com



A COTTAGE FOR

MR. CHRIS MENDEZ

868 SW CUMBERLAND STREET

11621 ORANGE, FLORIDA 32030

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DATE: 02/26/2021

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