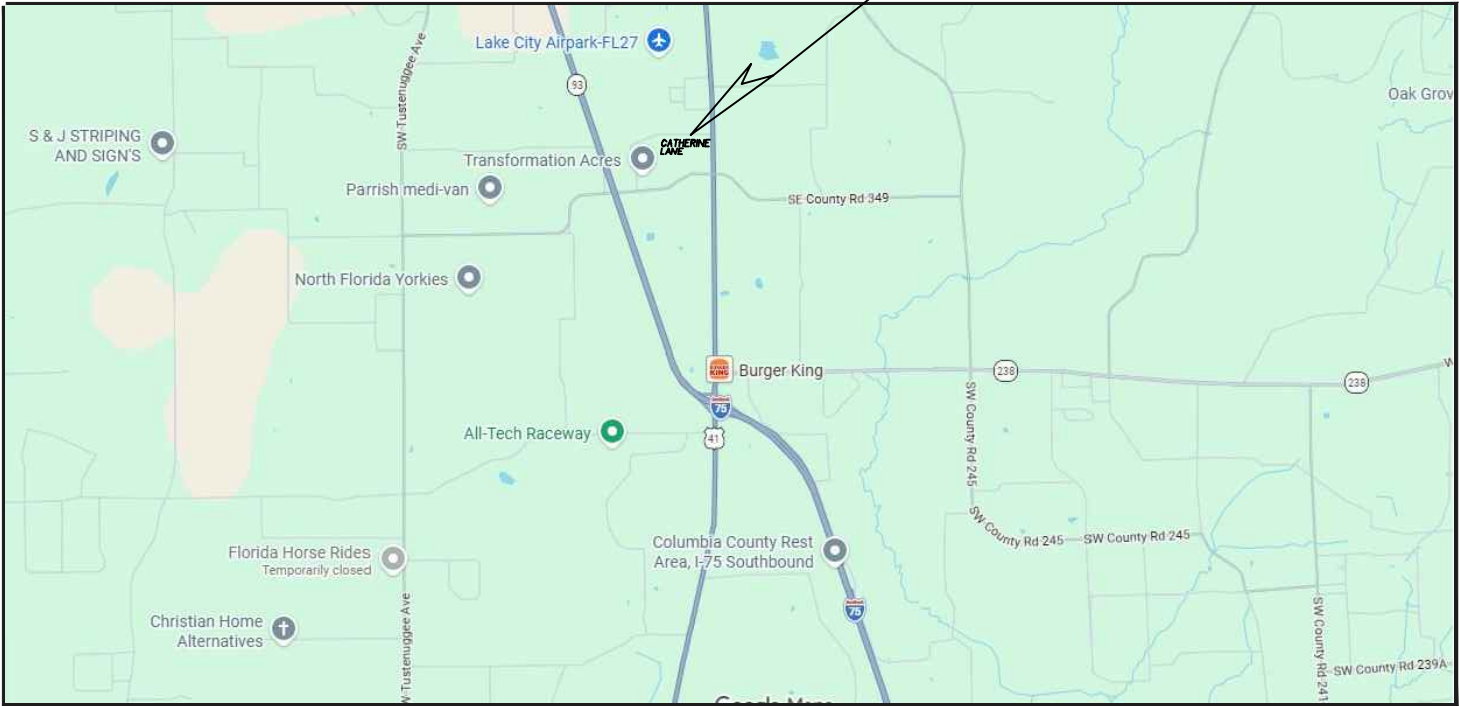


SITE AND PERMITTING PLANS  
**BRYCE & NICOLE RESIDENCE**  
COLUMBIA COUNTY FLORIDA  
PREPARED FOR  
**BRYCE HILLMAN & NICOLE MARRERO**

VICINITY MAP  
NTS

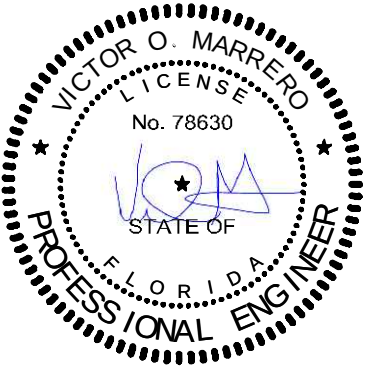


PROJECT SITE



| # | NAME       | DATE    | DESCRIPTION        |
|---|------------|---------|--------------------|
| Δ | REVISION 1 | 7/22/26 | REVISED FOUNDATION |

AFFINE ENGINEERING  
AND SURVEYING, INC.  
CERTIFICATE OF  
AUTHORIZATION No. 29140

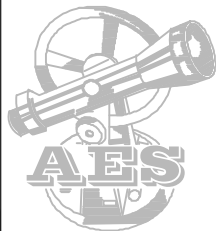


Digitally signed  
by Victor O  
Marrero  
Date: 2026.07.22  
23:08:29 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED ACCORDING TO THE FAC 61G15-23.004 BY VICTOR O. MARRERO ON THE DATE ADJACENT TO THE SEAL. SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE ABOVE NAMED PROFESSIONAL SHALL BE RESPONSIBLE FOR THE FOLLOWING SHEETS AS SHOWN ON THE INDEX OF SHEETS BELOW

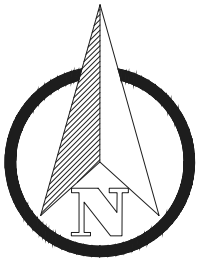
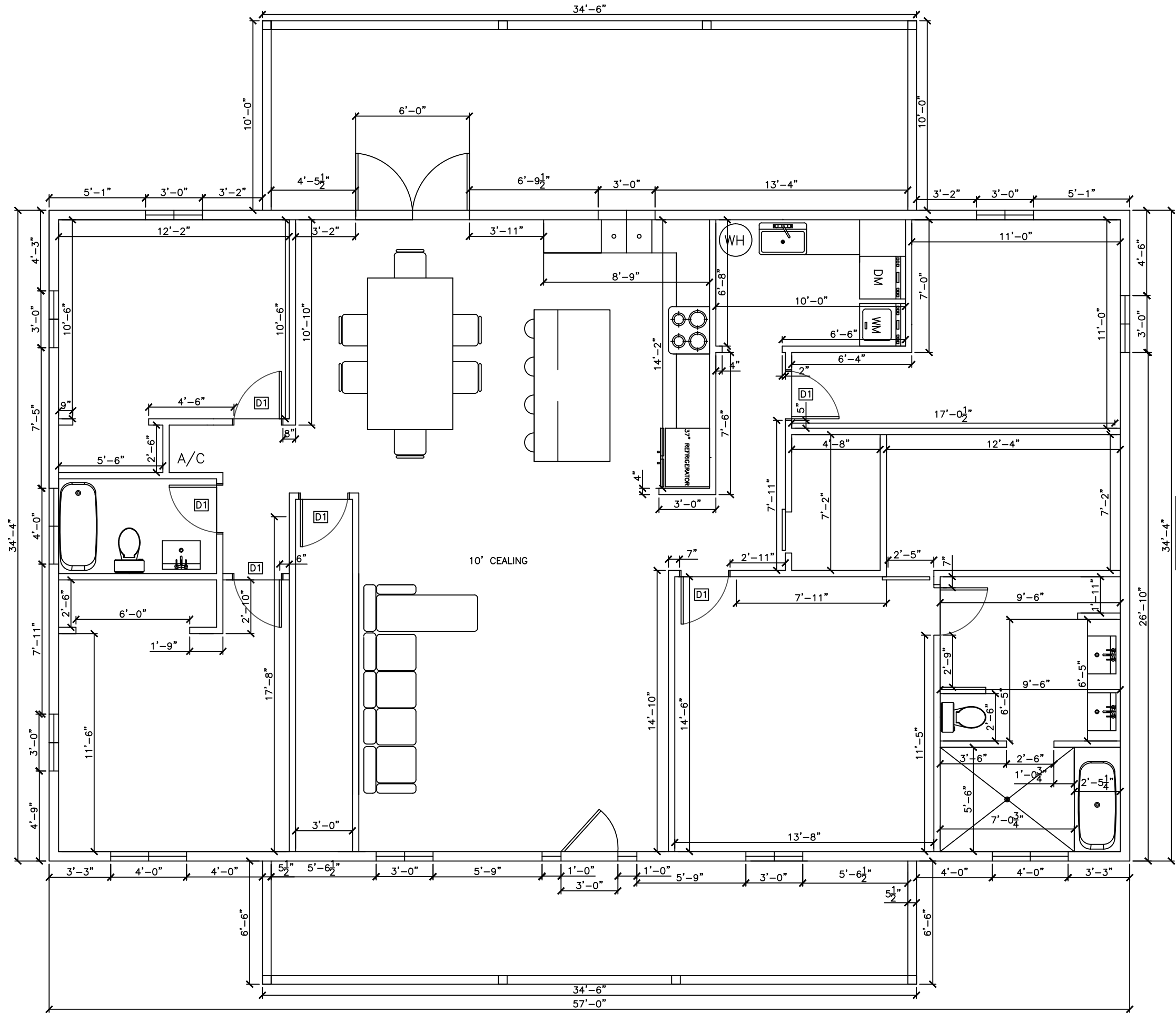
SHEET INDEX

- A-1 COVER SHEET
- A-2 1st FLOOR PLAN
- A-3 FRONT ELEVATION
- A-4 LEFT ELEVATION
- A-5 REAR ELEVATION
- A-6 RIGHT ELEVATION
- A-7 TYP WALL SECTION FRONT PORCH
- A-7A TYP WALL SECTION BACK PORCH
- A-8 DESIGN CRITERIA
- A-9 NOTES AND DETEALS
- A-10 ROOF PLAN
- A-11 FOUNDATION AND PLUMBING
- A-12 FOUNDATION DETAILS
- A-13 1ST FLOOR ELECTRICAL PLAN



AFFINE ENGINEERING AND SURVEYING, INC  
CIVIL ENGINEERS SURVEYORS

TELEPHONE NUMBER 407-421-5534  
10354 JEPSON STREET, ORLANDO, FLORIDA 32825  
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| SQUARE FOOTAGE |         |
|----------------|---------|
| LIVING AREA    | 1956 SF |
| PORCHES        | 582 SF  |
| TOTAL          |         |
| 2538 SF        |         |

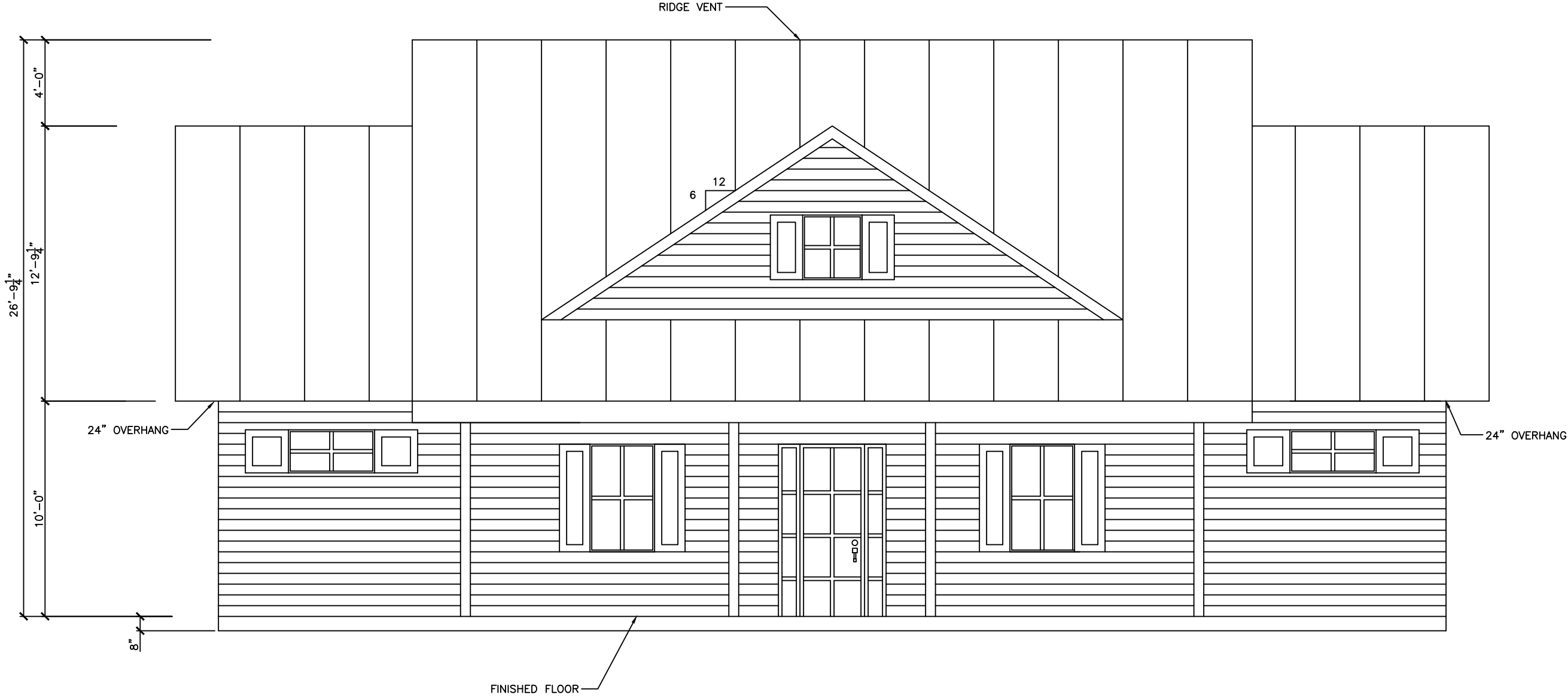
DRAWN BY  
ERNESTO H. PEREZ  
CHECKED BY  
VICTOR O. MARRERO  
DATE  
1/26/26  
SCALE  
3/16"=1'  
JOB #  
022425-NELO

AFFINE ENGINEERING AND SURVEYING, INC  
SURVEYORS  
CIVIL ENGINEERS  
TELEPHONE NUMBER 407-421-5534  
10354 JEPSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION: No. 29140



PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
FLOOR PLAN

DRAWING  
25-015  
SHEET  
A-2



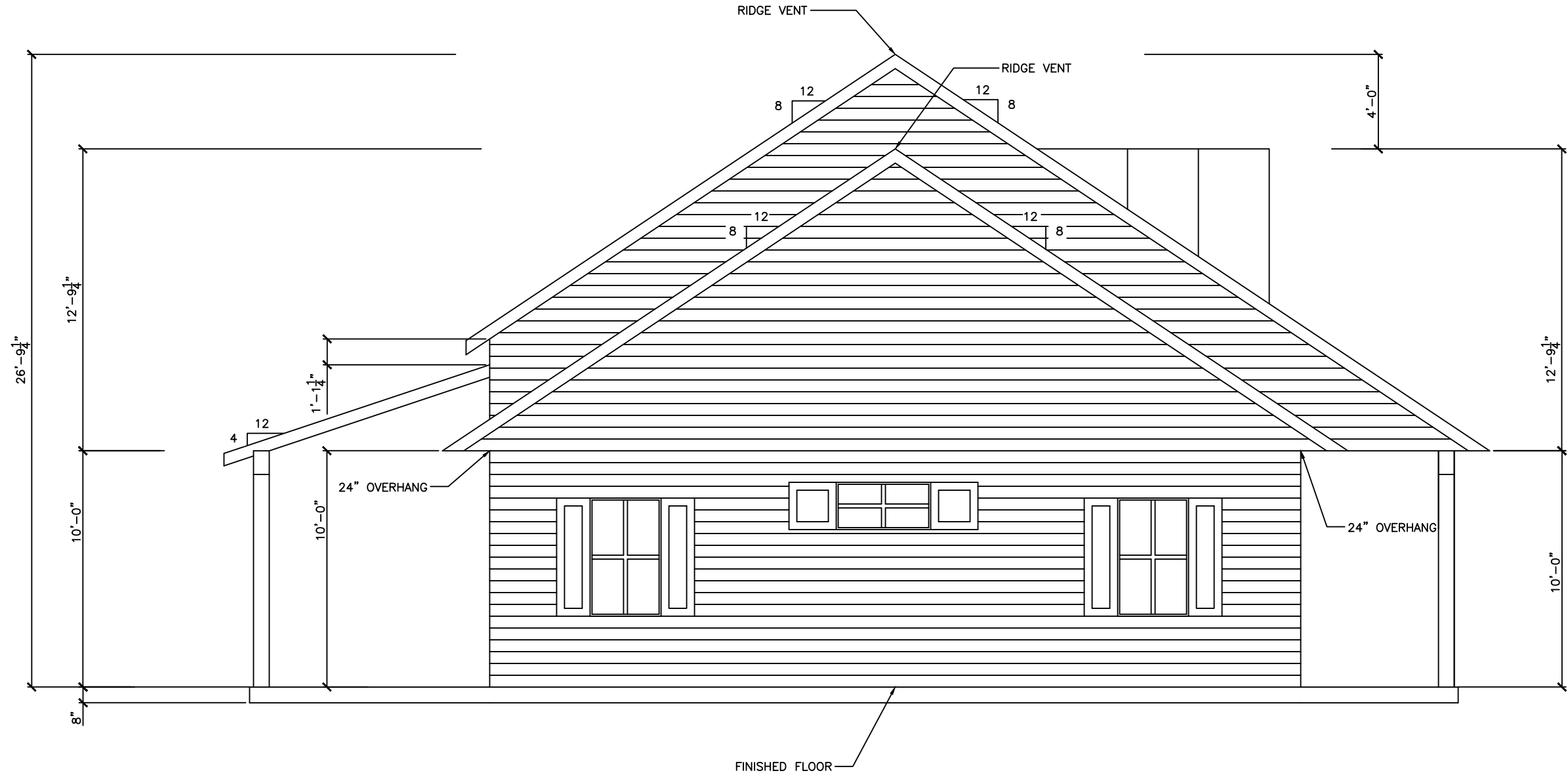
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25-015  
SHEET  
A-3

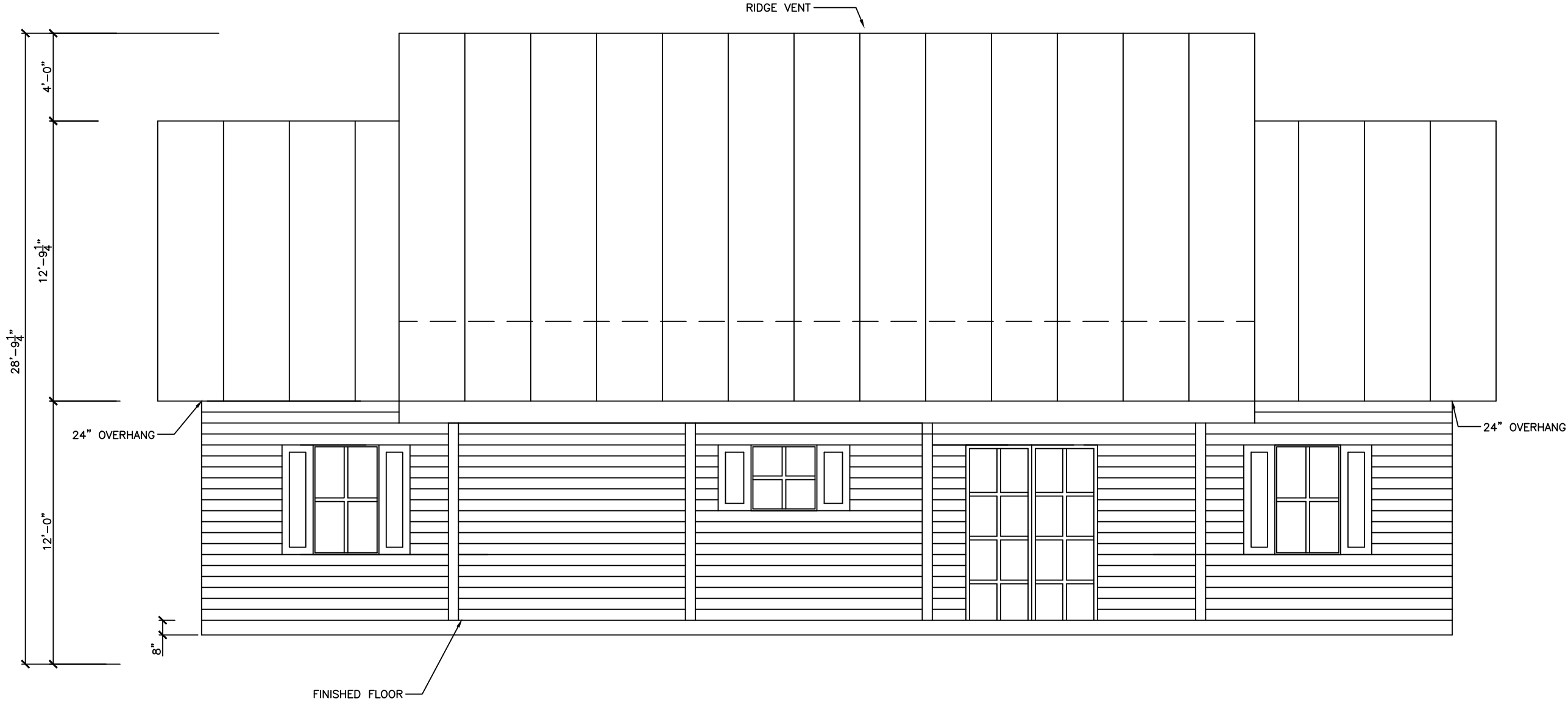
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BRYCE & NICOLE RESIDENCE  
FRONT ELEVATION



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SURVEYORS  
CIVIL ENGINEERS  
10354 JEFFERSON STREET, ORLANDO, FLORIDA 32825  
TELEPHONE NUMBER 407-427-5534  
CERTIFICATE OF AUTHORIZATION No. 29140

DRAWN BY  
ERNESTO H. PEREZ  
CHECKED BY  
VICTOR O. MARRERO  
DATE  
1/26/26  
SCALE  
3/16"=1'  
JOB #  
020425-4820





DRAWING  
25-015  
SHEET  
A-5

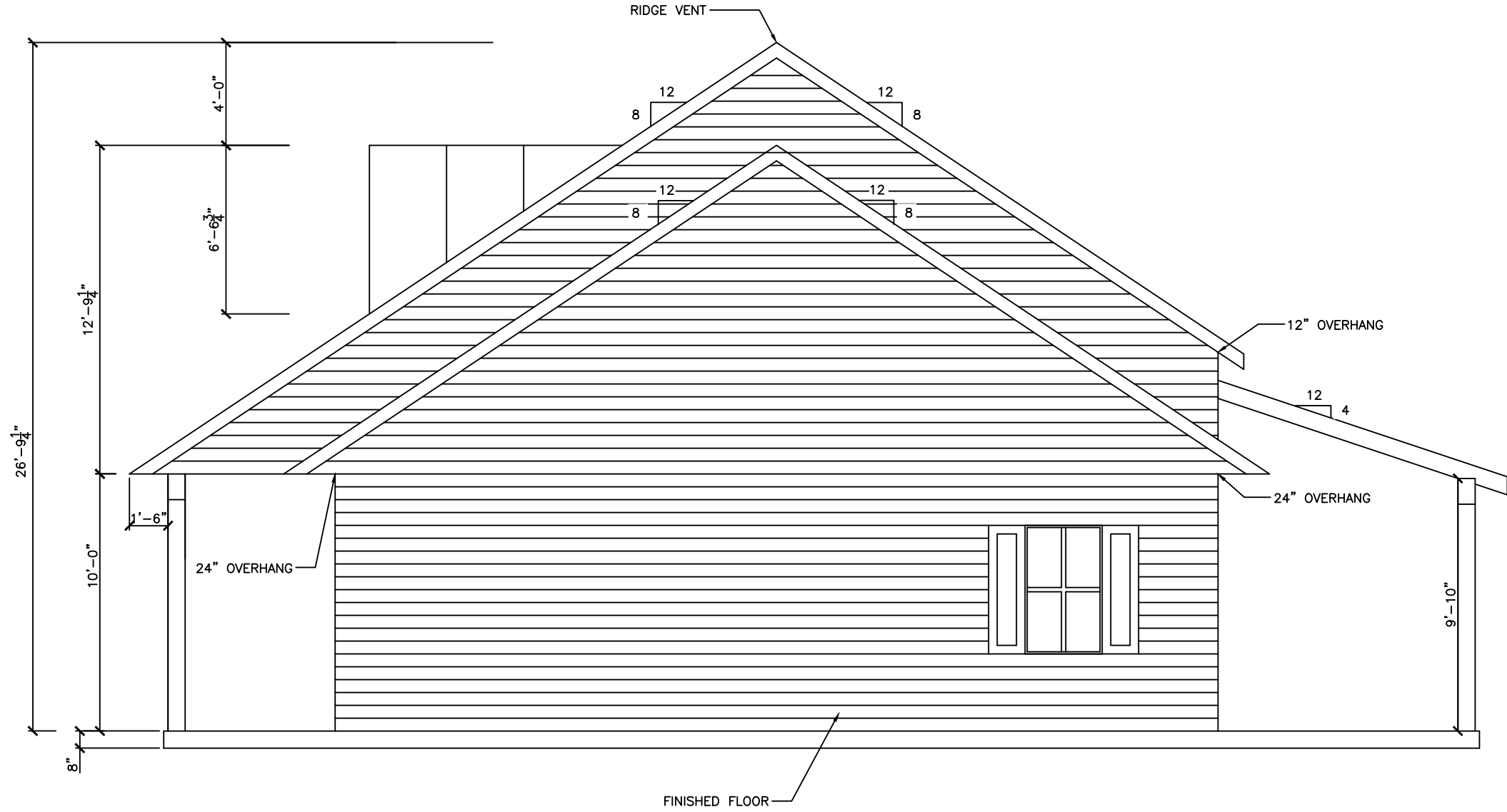
PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
REAR ELEVATION



AFFINE ENGINEERING AND SURVEYING, INC  
CIVIL ENGINEERS  
TELEPHONE NUMBER 407-421-5534  
10354 JEFFERSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION No. 93140

DRAWN BY  
CHECKED BY  
DATE  
SCALE  
JOB #

ERNESTO H. PEREZ  
VICTOR O. MARRERO  
1/26/26  
3/16 = 1"  
025002510210



DRAWING  
25-015  
SHEET  
A-6

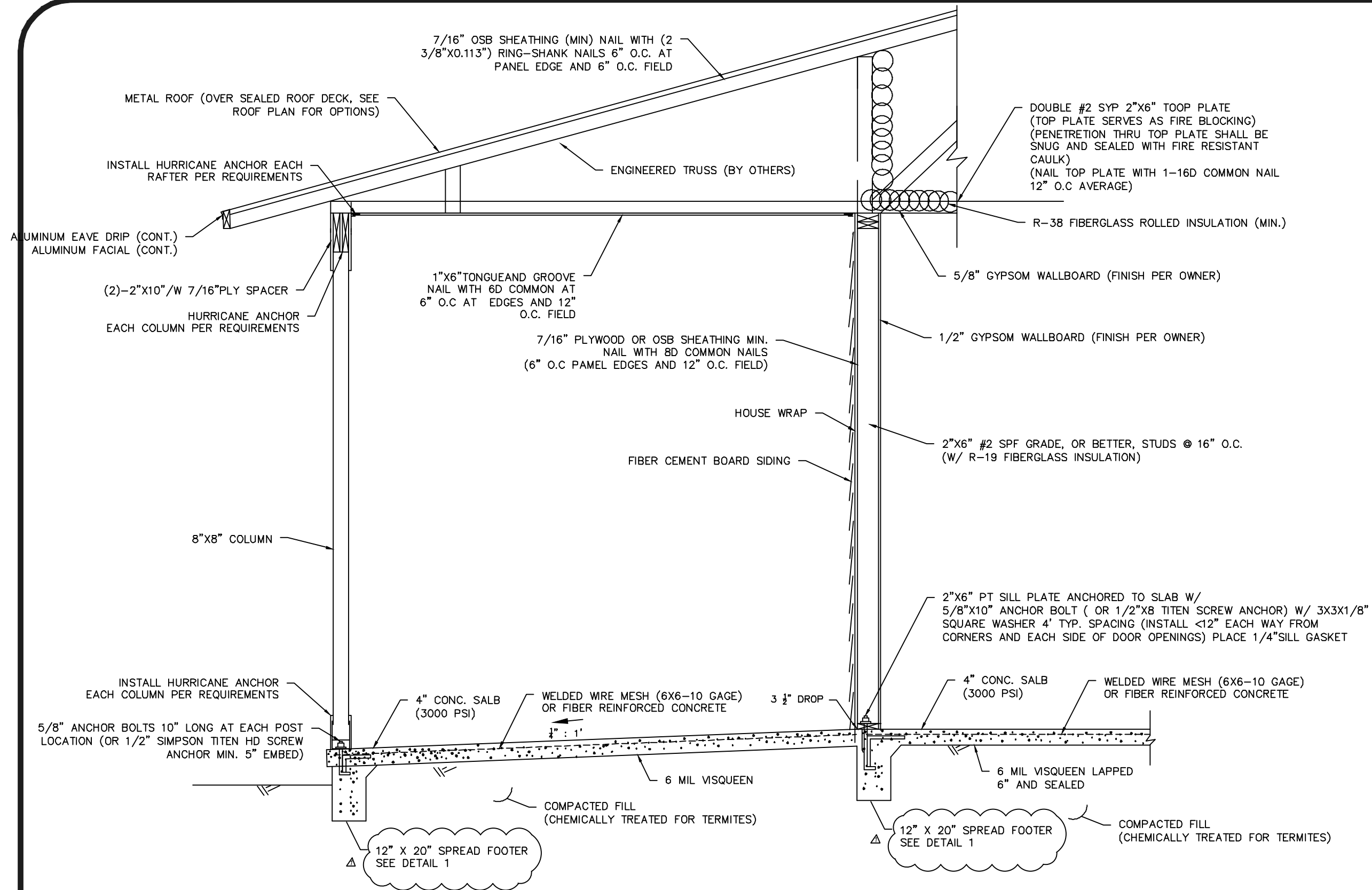
PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
RIGHT ELEVATION



AFFINE ENGINEERING AND SURVEYING, INC  
CIVIL ENGINEERS  
SURVEYORS  
TELEPHONE NUMBER 407-401-1111  
10354 LEFSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION: No. 28140

DRAWN BY  
CHECKED BY  
DATE  
SCALE  
JOB #

ERNESTO H. PEREZ  
VICTOR O. MARRERO  
1/26/26  
3/16=1'  
02/25/2010



TYPICAL WALL SECTION 1ST FLOOR  
N.T.S

ERNESTO H. PEREZ  
VICTOR O. MARRERO  
1/26/26  
00042503.0

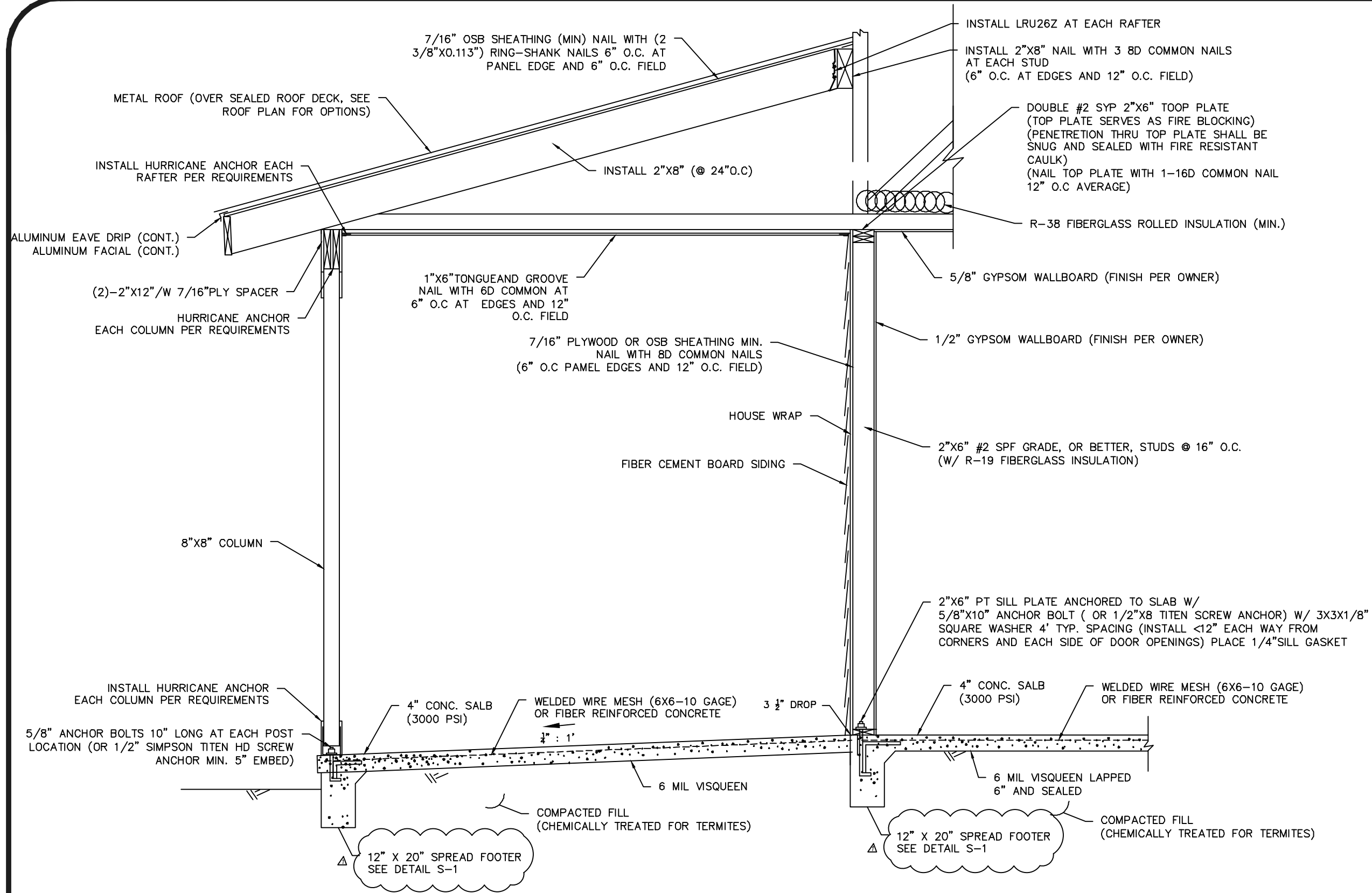
DRAWN BY  
CHECKED BY  
DATE  
SCALE  
JOB #

AFFINE ENGINEERING AND SURVEYING, INC  
SURVEYORS  
CIVIL ENGINEERS  
TELEPHONE NUMBER 407-425-1111  
10354 JEFFERSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION: No. 29140



PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
TYP WALL SECTION FRONT PORCH

DRAWING  
25-015  
SHEET  
A-7



TYPICAL WALL SECTION 1ST FLOOR  
N.T.S

ERNESTO H. PEREZ  
VICTOR O. MARREIRO  
1/26/26  
04043303.0

DRAWN BY  
CHECKED BY  
DATE  
SCALE  
JOB #

AFFINE ENGINEERING AND SURVEYING, INC  
SURVEYORS  
CIVIL ENGINEERS  
PHONE NUMBER 407-475-1111  
10354 JEFFERSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION: No. 39140



PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
TYP WALL SECTION BACK PORCH

DRAWING  
25-015  
SHEET  
A-7A

DESIGN CRITERIA:

- DESIGNED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE 8TH EDITION (2023).

CODE REFERENCES:

BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE (ACI 318-14)  
SPECIFICATIONS FOR STRUCTURAL CONCRETE BUILDINGS (ACI 301-16)  
BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES (ACI 530-13)  
NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, 2024 EDITION  
APA PLYWOOD DESIGN SPECIFICATION  
NATIONAL ELECTRICAL CODE, 2023

- ALL COMPONENTS, SYSTEMS AND EQUIPMENT NOT SPECIFICALLY COVERED BY THESE PLANS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE CODE(S).
- PROJECT INFORMATION  
OCCUPANCY GROUP: R-3  
MEAN ROOF HEIGHT: 27'  
ROOF CROSS SLOPE: 4:12  
WALL HEIGHT: 10' ABOVE SLAB  
ROOF SNOW LOAD: ZERO PSF  
SEISMIC DESIGN CATEGORY: A  
FLOOD DESIGN DATA: ZONE X  
DANCE WITH ASCE MINIMUM DESIGN LOADS
- WIND LOADS IN ACCORDANCE WITH ASCE MINIMUM DESIGN LOAD FOR BUILDINGS AND OTHERS TRUCTURES (ASCE 7).  
FLOOR AND ROOF LIVE LOADS:  
UNINHABITABLE ATTICS: 20 PSF  
HABITABLE ATTICS: 30 PSF  
ALL OTHER ROOMS: 40 PSF  
ROOFS: 20 PSF
- WIND DESIGN DATA  
ULTIMATE DESIGN WIND SPEED, VULT, (3-SECOND GUST): 120 MPH  
NOMINAL DESIGN WIND SPEED, VASD 93 MPH  
EXPOSURE CATERGORY: B  
IMPORTANCE FACTOR: 1.0  
RISK CATEGORY: II  
ENCLOSURE CLASSIFICATION: ENCLOSED  
INTERNAL PRESSURE COEFFICIENT: +/- 0.18

- COMPONENT AND CLADDING DESIGN PRESSURES (PSF)

ROOF ZONE 1: 12.10 - -22.18  
ROOF ZONE 2: 12.10 - -24.42  
ROOF ZONE 3: 12.10 - -30.03  
WALL ZONE 4: 13.22 - -14.34  
WALL ZONE 5: 13.22 - -17.70

- STRUCTURAL DESIGN CRITERIA

LIVE LOADS  
ROOF: 20 PSF  
RESIDENTIAL FLOOR: 40 PSF  
WIND LOADS (BASED ON ASCE 7-16)  
VELOCITY: 130 MPH, USE FACTOR 1.0  
CONCRETE STRENGTH @ 28 DAYS: 3000 PSI

REINFORCING

WELDED WIRE FABRIC SHALL CONFORM TO ASTM A185  
ALL REINFORCING BARS ASTM A615-40 40,000PSI  
ALL STIRRUPS AND TIES ASTM A615-40 40,000PS  
CONCRETE MASONRY UNITS:  
ASTM C90-99B, STANDARD WEIGHT UNITS, FM=1500 PSI  
MORTOR TYPE "S" 1800 PSI  
CONCRETE GROUT 3000 PSI

STRUCTURAL STEEL:

ALL STRUCTURAL AND MISCELLANEOUS STEEL A36 36,000 PSI, U.N.O.  
ALL BOLTS CAST IN CONCRETE: ASTM A36 OR ASTM A-307

WOOD FRAMING:

BEAMS, RAFTERS, JOIST, PLATES, ETC. U.N.O.  
NO. 2 SOUTHERN YELLOW PINE (19% M.C.)  
ROOF DECK: PLYWOOD C-C/C-D, EXTERIOR OR OSB  
WALL SHEATING: PLYWOOD C-C/C-D, EXTERIOR OR OSB

WOOD ROOF TRUSSES (DESIGN LOADS):

TOP CHORD LIVE AND DEAD LOAD 30 PSF  
BOTTOM CHORD DEAD LOAD 10 PSF  
TOTAL 40 PSF

SOIL BEARING VALUE:

ASSUMED ALLOWABLE SOIL BEARING PRESSURE AFTER COMPACTION: 2000 PSF

TRUSS ANCHORS:

INSTALL THE FOLLOWING SIMPSON ANCHOR(S) AT EACH TRUSS TO EXTERIOR WALL INTERIOR  
LOAD BEARING WALL, AND PORCH BEAM LOCATIONS.

SINGLE PLY ROOF TRUSSES - INSTALL SIMPSON H10A

DOUBLE PLY ROOF TRUSSES - INSTALL SIMPSON H10A-2

WALL STRAP TIES:

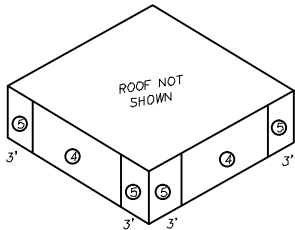
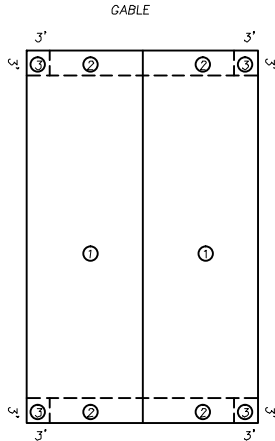
AT THE TOP AND BOTTOM OF THE WALL, INSTALL ONE SIMPSON SP6 AT EACH SIDE OF DOORS  
AND WINDOWS 4' OR LESS IN WIDTH, INSTALL TWO SIMPSON SP6S AT EACH SIDE OF DOORS  
AND WIDOWS LARGER THAN 4' BUT LESS THAN 6'. INSTALL THREE SIMPSON SP6S AT EACH  
SIDE OF DOORS LARGER THAN 6'. INSTALL ONE 2' SIMPSON LSTA ACROSS HEADER AND JACK,  
ON EXTERIOR SIDE, AT EACH SIDE OF DOORS AND WINDOWS. INSTALL SP6 AT 4' O.C. ON  
EXTERIOR WALLS STUDS.

SHEATHING

WALL SHEATHING SHALL BE INSTALLED WITH LONG DIMENSION VERTICAL ON EXTERIOR WALLS  
AND FULL-DEPTH BLOCKING SHALL BE REQUIRED AT HORIZONTAL JOINTS IN SHEATHING.

FRONT AND REAR PORCH COLUMNS AND BEAMS:

\*\*(CONSULT HOMEOWNER FOR DECORATIVE ENTRY BEAM OPTIONS). COLUMNS SHALL BE 6"x6"  
PT. LOAD BEARING BEAM(S): 2 - 2"x12" SYP W/ 7/16" PLYWOOD BETWEEN. INSTALL  
SIMPSON ABU66 FOR COLUMN CONNECTIONS TO SLAB AND FOR COLUMN TOP INSTALL  
SIMPSON AC6MAX AT EACH COLUMN TO BEAM CONNECTION. (ACE6MAX MAY BE INSTALLED AT  
END COLUMNS) INSTALL SIMPSON LRU26Z AT BEAM TO EXTERIOR WALL LOCATIONS.



PORCH CEILINGS:

ATTACH 1"x6" T&G WITH 8D (2 1/2) NAILS GALVANIZED NAILS 8" ON CENTER AT EDGES AND  
12 INCHES TO THE FIELD.

HEADER SCHEDULE:

| LOCATION                     | HEADER                                  | JACK STUDS<br>/KING STUDS |
|------------------------------|-----------------------------------------|---------------------------|
| <u>FIRST FLOOR</u>           |                                         |                           |
| DOORS AND WINDOWS (0-4')     | 2 - 2"x12"SYP W/ 7/16" PLYWOOD BETWEEN  | 1/1                       |
| DOORS AND WINDOWS (4'to<=6') | 3 - 2"x12" SYP W/ 7/16" PLYWOOD BETWEEN | 2/2                       |
| DOORS AND WINDOWS (>6')      | 2 - 1.75"x11.25" LVL (2.0X 10^6E min,)  | 3/2                       |



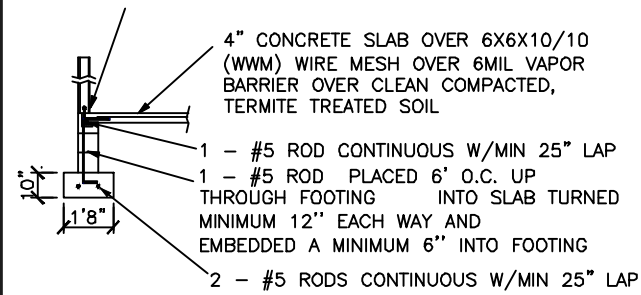
AFFINE ENGINEERING AND SURVEYING, INC  
CIVIL ENGINEERS  
SURVEYORS  
10354 JEPSON STREET, ORLANDO, FLORIDA 32825  
TELEPHONE NUMBER 407-427-5534  
CERTIFICATE OF AUTHORIZATION: No. 29140

PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
DESIGN CRITERIA

DRAWING  
25-015  
SHEET  
A-8

DRAWN BY  
ERNESTO H. PEREZ  
CHECKED BY  
VICTOR O. MARRERO  
DATE  
1/26/26  
SCALE  
25015-03  
JOB #

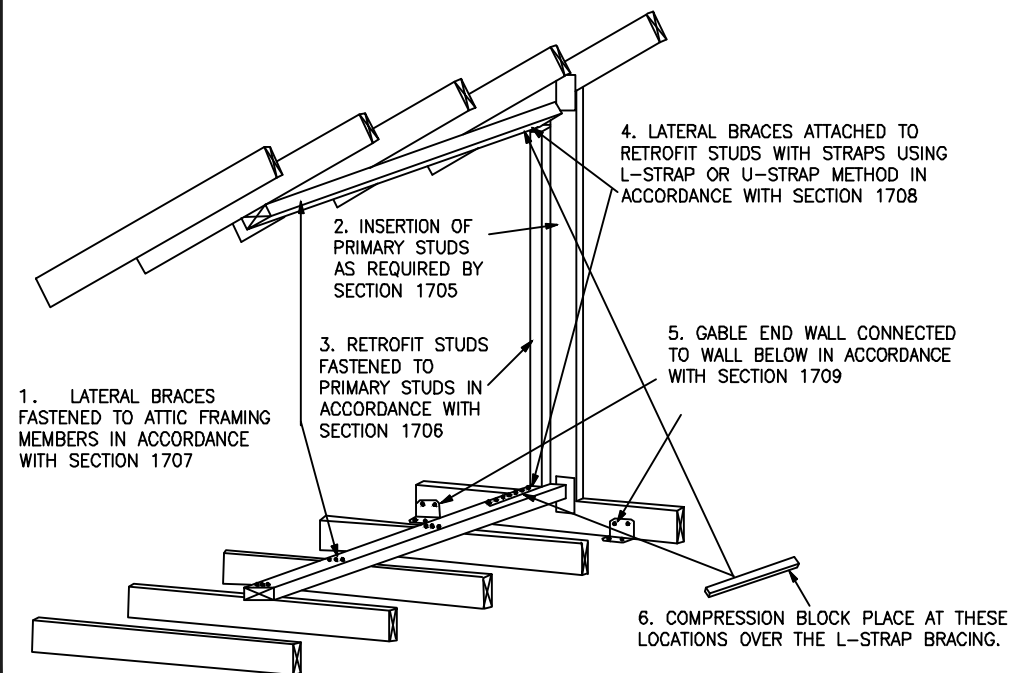
P.T 2X4 BOTTOM PLATE W/SILL SEALANT  
8"x10"ANCHOR BOLTS 4' MAX O.C. W/  
3"x3"x1/8"WASHER AT EACH BOLT



(A) STEM WALL FOUNDATION (TYP)

FOUNDATION NOTES

1. THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED w/ 6X6-1.4/1.4 WELDED WIRE MESH PLACED ON CHAIRS 1 1/2" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERMITE-TREATED & COMPACTED FILL
2. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL PER FBC-RES. SECTION R403.1.4



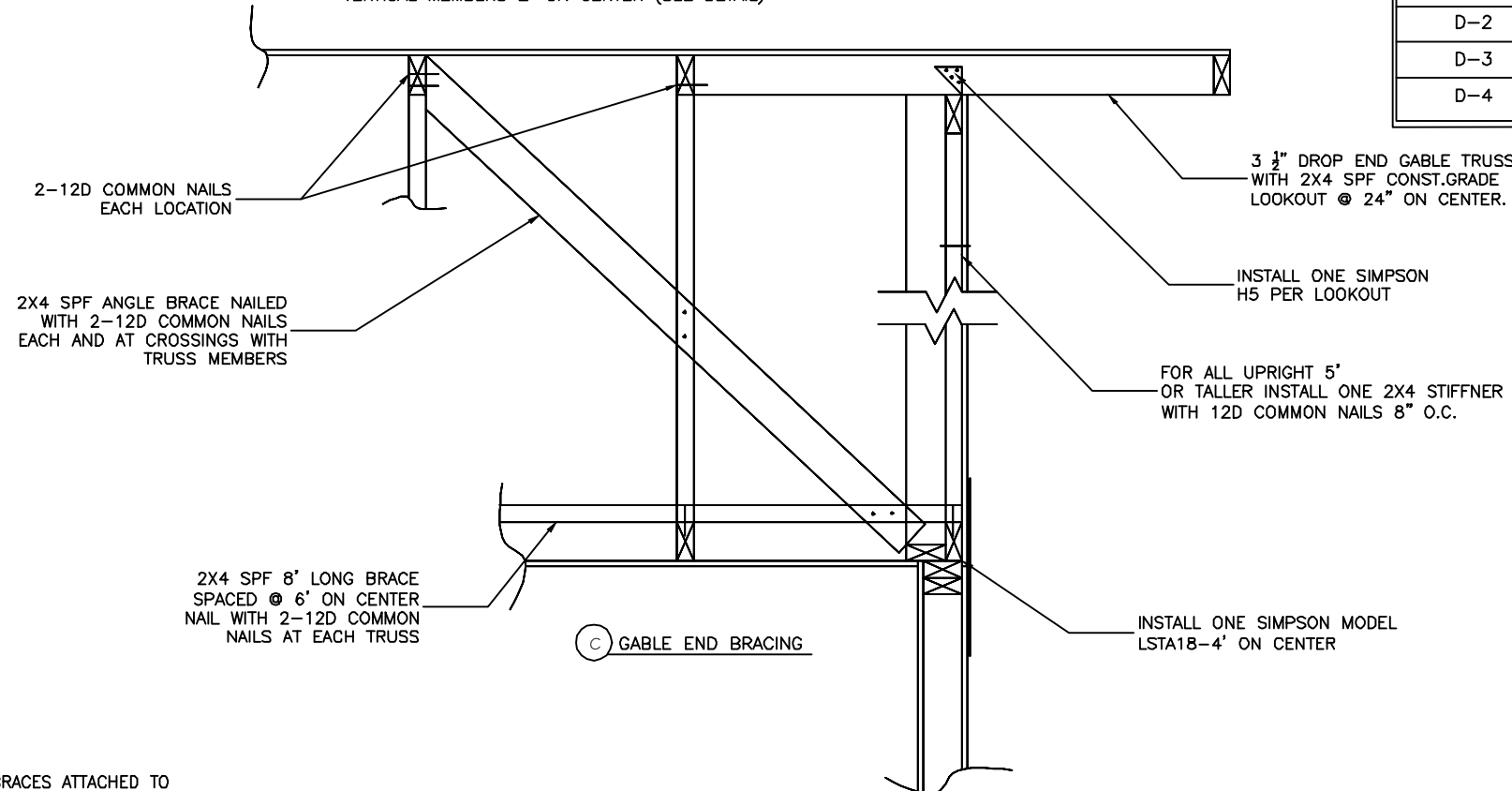
THIS FIGURE SHOWS A TRUSS GABLE END USING THE L-BENT STRAP METHOD IN ORDER TO SHOW STRAPS, COMPRESSION BLOCKS ARE NOT SHOWN. THE METHODOLOGY FOR A CONVENTIONALLY FRAMED GABLE END IS SIMILAR. NOT ALL DETAILS ARE SHOWN.

(C) GABLE AND BRACING

GABLE ENDS:

AT GABLES ENDS INSTALL ONE SIMPSON MODEL H5 ANCHOR LOOKOUTS CONNECT TO END GABLE TRUSS.

BRACING: AT EACH GABLE END INSTALL ONE 2X4 SPF 8' STUD SPACED 6' ON CENTER HORIZONTAL ALONG TOP OF BOTTOM CHORD OF TRUSSES, NAIL WITH 2-12D NAILS AT EACH TRUSS INCLUDING END TRUSS. IN ADDITION, INSTALL A 2X4 BRACE EXTENDING FROM THIS STUD AT THE GABLE END TRUSS 45 DEGREES TO THE TRUSS AT ROOF SHEATHING, NAIL WITH 2-12D NAILS WHERE IT CROSSES TRUSS MEMBERS AND AT ENDS. GABLE END TRUSS SHALL BE BUILT TO RECEIVE SHEATHING WITH VERTICAL MEMBERS 2' ON CENTER (SEE DETAIL)



(C) GABLE END BRACING

| WINDOW TYPES | WIDTH | HEIGHT |
|--------------|-------|--------|
| W-1          | 60"   | 72"    |
| W-2          | 48"   | 36"    |
| W-3          | 36"   | 24"    |

| DOOR TYPES | WIDTH              | HEIGHT |
|------------|--------------------|--------|
| D-1        | 72"-12" SIDE PANEL | 96"    |
| D-2        | 36"-12" SIDE PANEL | 96"    |
| D-3        | 36"                | 96"    |
| D-4        | 30"                | 96"    |

(D) WINDOWS AND DOORS (TYP)



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PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
NOTES AND DETAILS

DRAWING  
25-015  
SHEET  
A-9

DRAWN BY  
CHECKED BY  
DATE  
SCALE  
JOB #

ERNESTO H. PEREZ  
VICTOR O. MARRERO  
1/26/26  
025043101.0

SEALED ROOF PLAN OPTIONS:

OPTION I

A layer of self-adhering polymer-modified bitumen underlayment complying with ASTM D1970 applied over the entire roof.

OPTION II

Either

(A min. 4-inch wide strip of self-adhering polymer-modified bitumen compying with ASTM D1970 or

A min. 3 3/4 - inch wide strip of self adhering flexible flashing tape complying with AAMA 711) applied over all joints in the roofing deck.

with  
One layer of #30 felt underlayment complying with ASTM D226 Type II, ASTM D4869 Type III or IV, or ASTM D4533, or a synthetic underlayment complying with ASTM D226 Type II (min. tear strength 15 lb ASTM D4533, min. tensile strength 20 lbf/in ASTM D5035

See installation below:

OPTION III

Two layers of #30 felt underlayment complying with ASTM D226 Type II, ASTM D4869 Type III or IV, or ASTM D6757, or a synthetic underlayment complying with ASTM D226 Type II (min. tear strength 15 lbf ASTM D4533, min. tensile strength 20 lbf/in ASTN D5035)

See installation below:

INSTALLATION

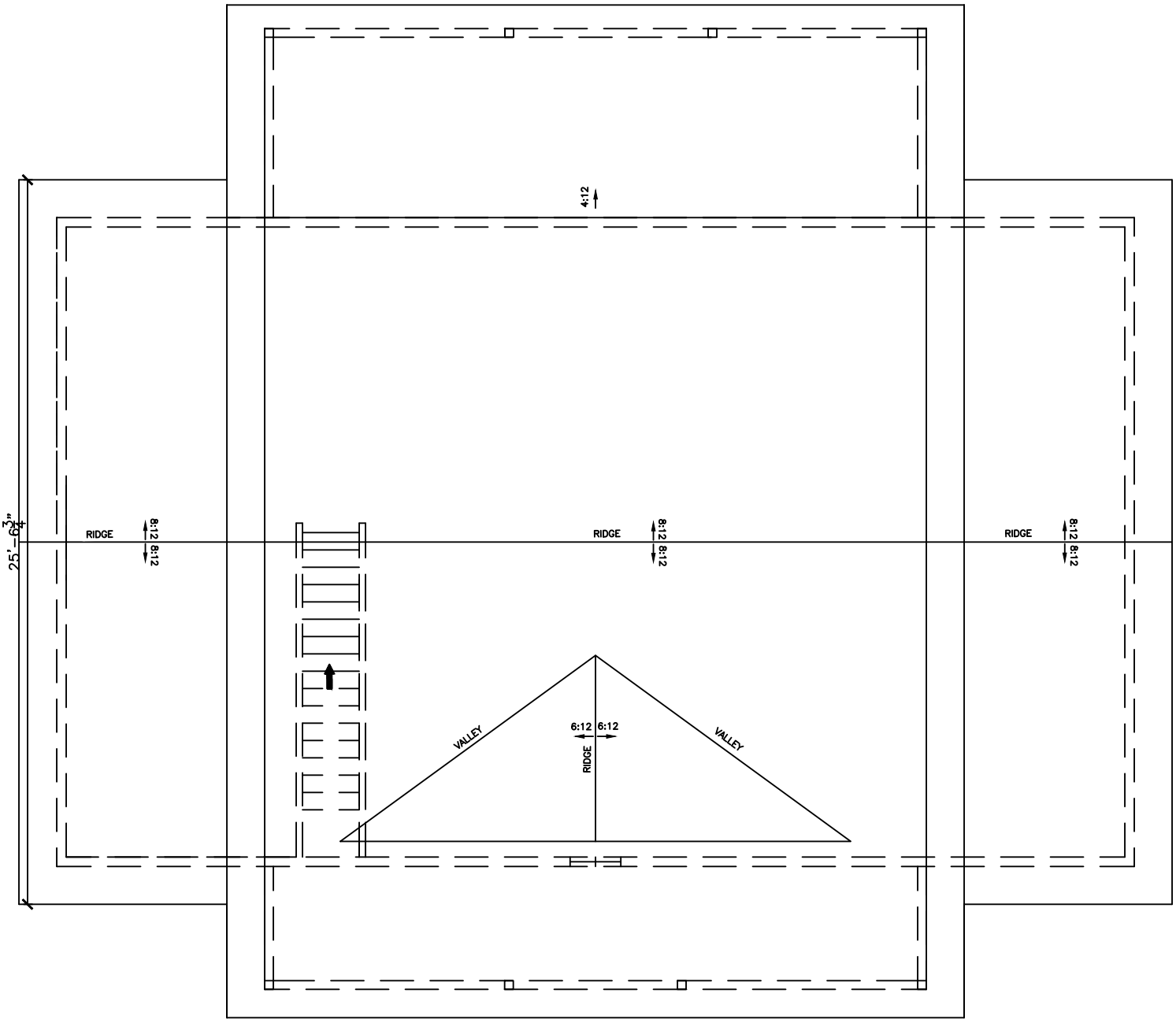
Apply a 19-inch strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide sheet of underlayment, overlapping successive sheets in 19 inches; end laps shall be 6 inches and shall be offset by 6 fee.

The underlayment shall be attached to a nailable deck with corrosion resistance fasteners with one row centered in the field of the sheet with a maximum fastener spacing of 12 inches o.c., and one row at the end and side laps fastened 6 inches o.c.Underayment shall be attached using annular ring or deformed shank nails with meal or plastic caps with a nominal cap diameter of not less than 1 inch.

Metal caps shall have a thickness of not less than 32-gage sheet metal. Power driven metal caps shall have a minimum thickness of 0.010 inch. The minimum thickness of the outside edge of plastic caps shall be 0.035 inches. The cap nail shank shall have a length sufficient to penetrate through the roof sheathing or not less than 3/4 inch into the roof sheathing.

| ROOF SHEATHING FASTNERS |            |                  |               |
|-------------------------|------------|------------------|---------------|
| PRESSURE                | SHEATHING  | FASTNER          | SPACING       |
| ZONE                    | TYPE       |                  |               |
| ALL ZONES               | 15/32" OSB | (2 3/8" x 0.113" | 6" O.C. EDGE  |
|                         |            | RING SHANK       | 6" O.C. FIELD |
|                         |            | NAILS            |               |

|    |    |    |
|----|----|----|
| 3e | 2e | 3e |
| 2n | 1  | 2n |
| 3r | 2r | 3r |
| 3r | 2r | 3r |
| 2n | 1  | 2n |
| 3e | 2e | 3e |



Roof component and cladding pressure zones  
(gable roof) (7 to <= 45 degrees)



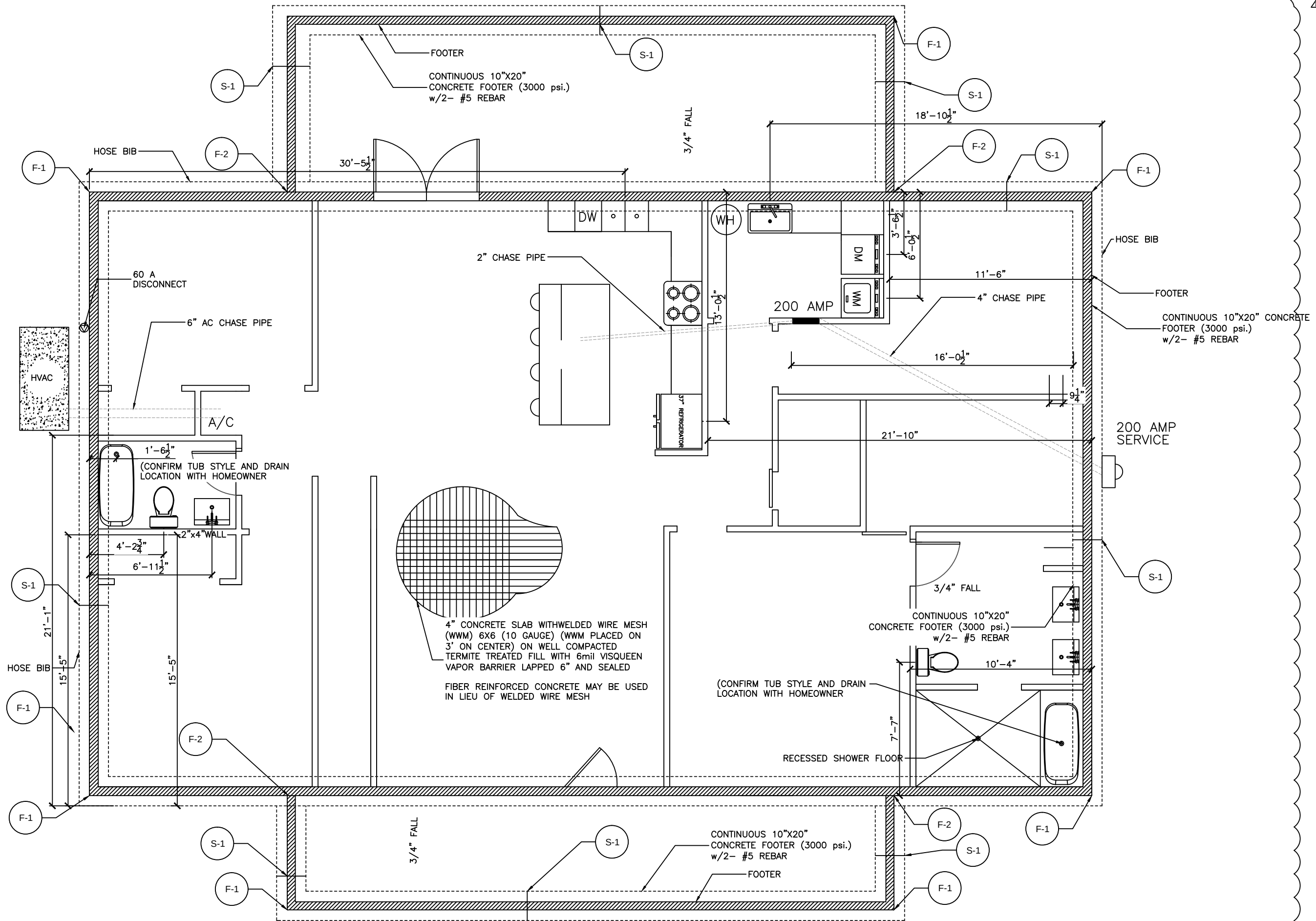
PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
ROOF PLAN

DRAWING  
25-015  
SHEET  
A-10

AFFINE ENGINEERING AND SURVEYING, INC  
CIVIL ENGINEERS  
TELEPHONE NUMBER 407-421-5534  
10354 JEFFERSON STREET, ORLANDO, FLORIDA 32825  
CERTIFICATE OF AUTHORIZATION No. 23140

DRAWN BY  
CHECKED BY  
DATE  
SCALE  
JOB #

ERNESTO H. PEREZ  
VICTOR O. MARRERO  
1/26/26  
1/8"=1'  
08/04/2010



ERNESTO H. PEREZ  
VICTOR O. MARRERO  
1/26/26  
3/16"-1"  
08/4/25/20

DRAWN BY  
CHECKED BY  
DATE  
SCALE  
JOB #



PREPARED FOR:  
BRYCE & NICOLE RESIDENCE  
FOUNDATION AND PLUMBING

DRAWING  
25-015  
SHEET  
A-11



S-1 CONCRETE MONO SLAB FOUNDATION BASEPLATE (TYP)

1. THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED w/ 6X6-1.4/1.4 WELDED WIRE MESH PLACED ON CHAIRS 1 1/2" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERMITE-TREATED & COMPACTED FILL
2. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED SOIL OR ENGINEERED FILL PER FBC-RES. SECTION R403.1.4

