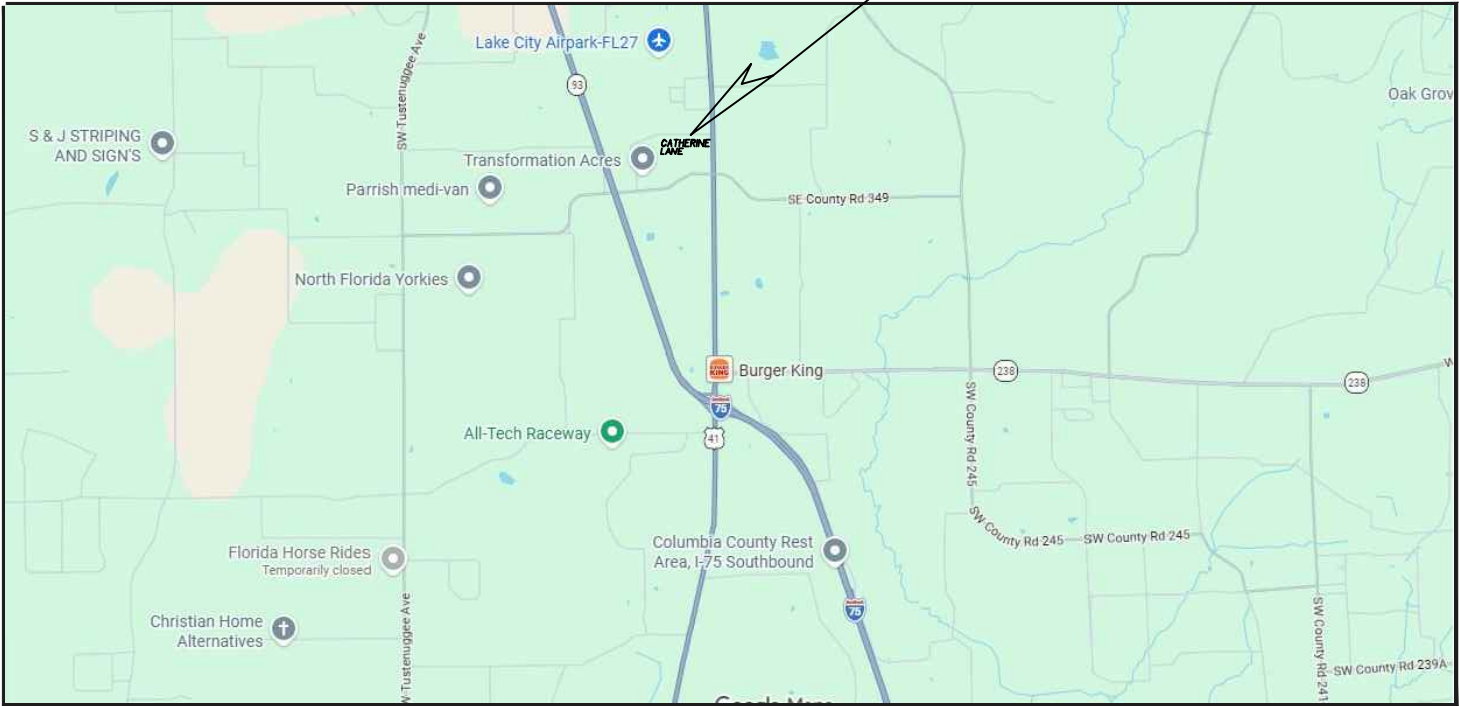


SITE AND PERMITTING PLANS
BRYCE & NICOLE RESIDENCE
COLUMBIA COUNTY FLORIDA
PREPARED FOR
BRYCE HILLMAN & NICOLE MARRERO

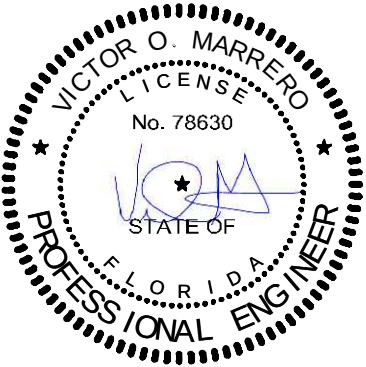
VICINITY MAP
NTS



PROJECT SITE



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AND SURVEYING, INC.
CERTIFICATE OF
AUTHORIZATION No. 29140

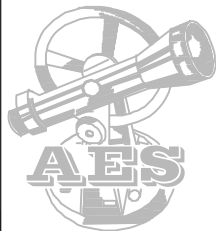


Digitally signed
by Victor O
Marrero
Date: 2026.03.08
19:57:48 -04'00'

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

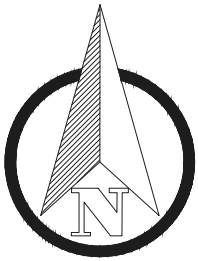
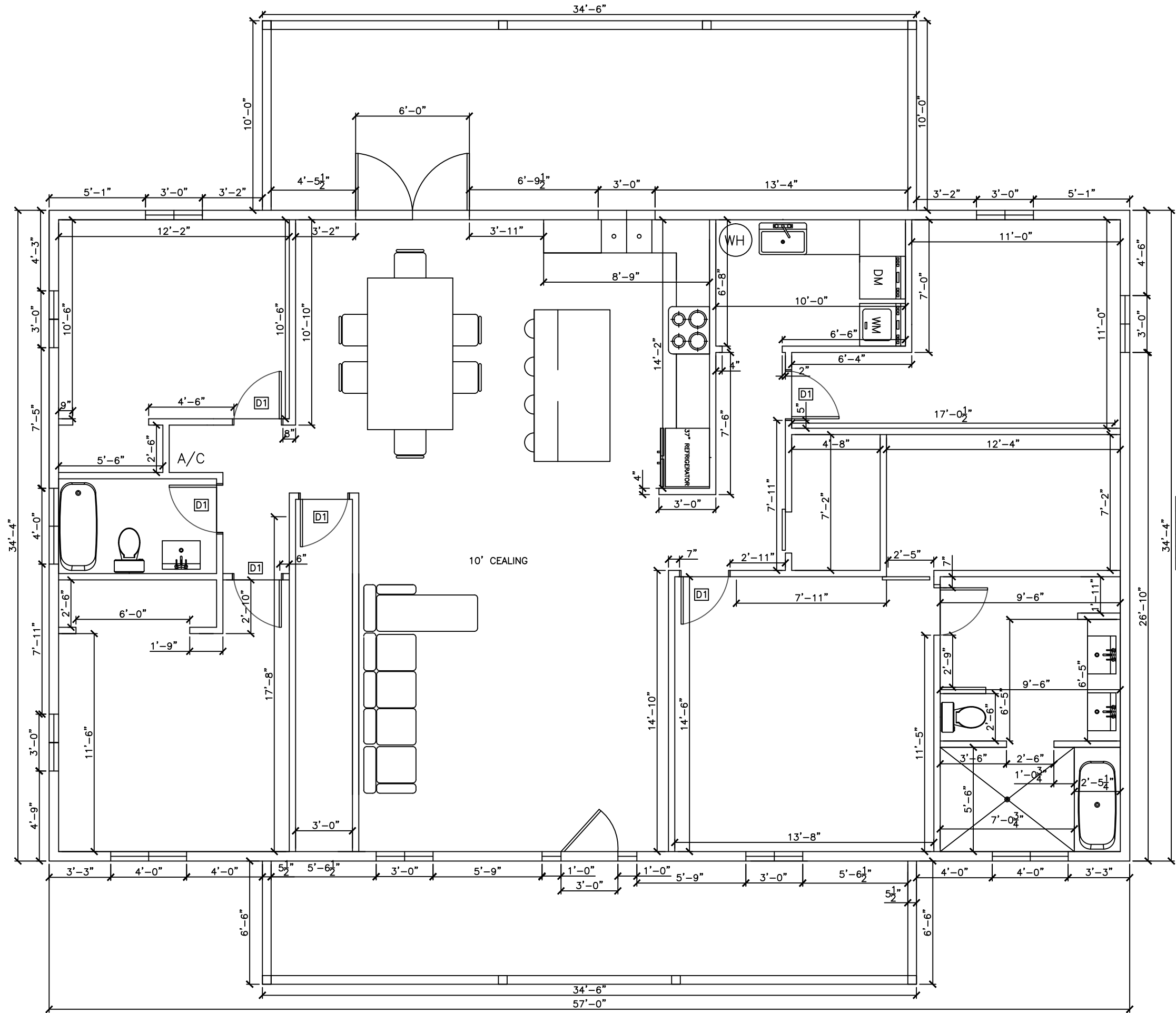
SHEET INDEX

- 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 FUNDATION 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	

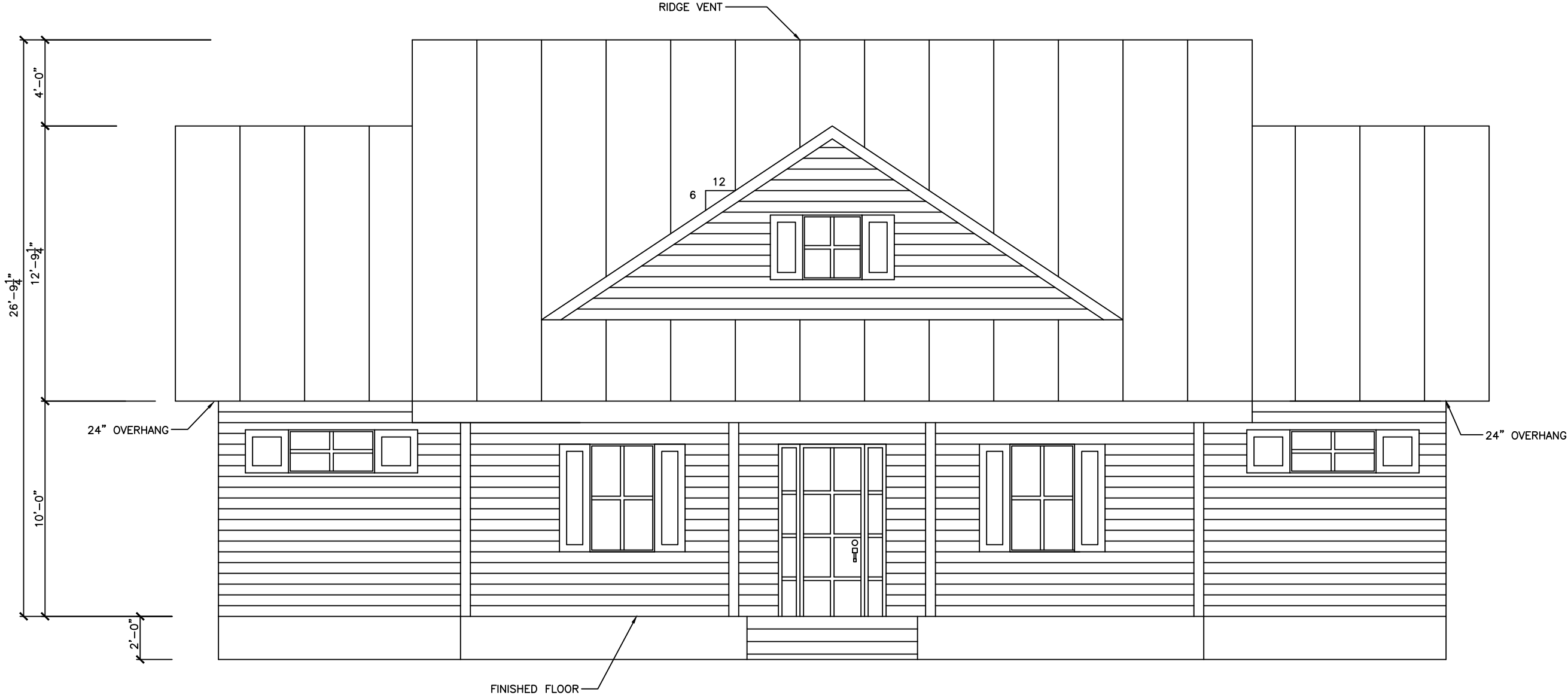
DRAWN BY
ERNESTO H. PEREZ
CHECKED BY
VICTOR O. MARRERO
DATE
1/26/26
SCALE
3/16"=1'
JOB #
022425-NELO

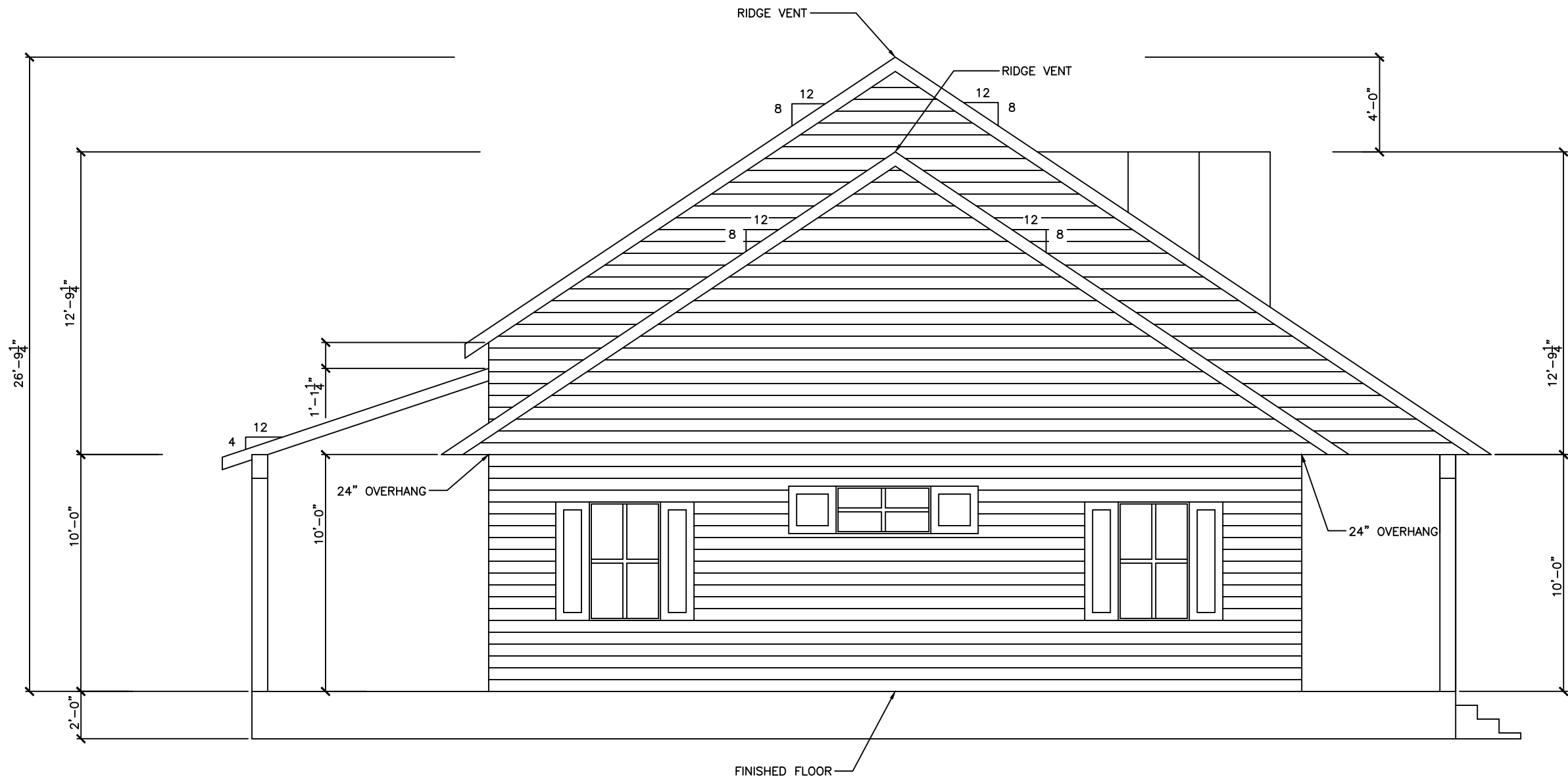
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CIVIL ENGINEERS
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PREPARED FOR:
BRYCE & NICOLE RESIDENCE
FLOOR PLAN

DRAWING
25-015
SHEET
A-2





DRAWING
25-015
SHEET
A-4

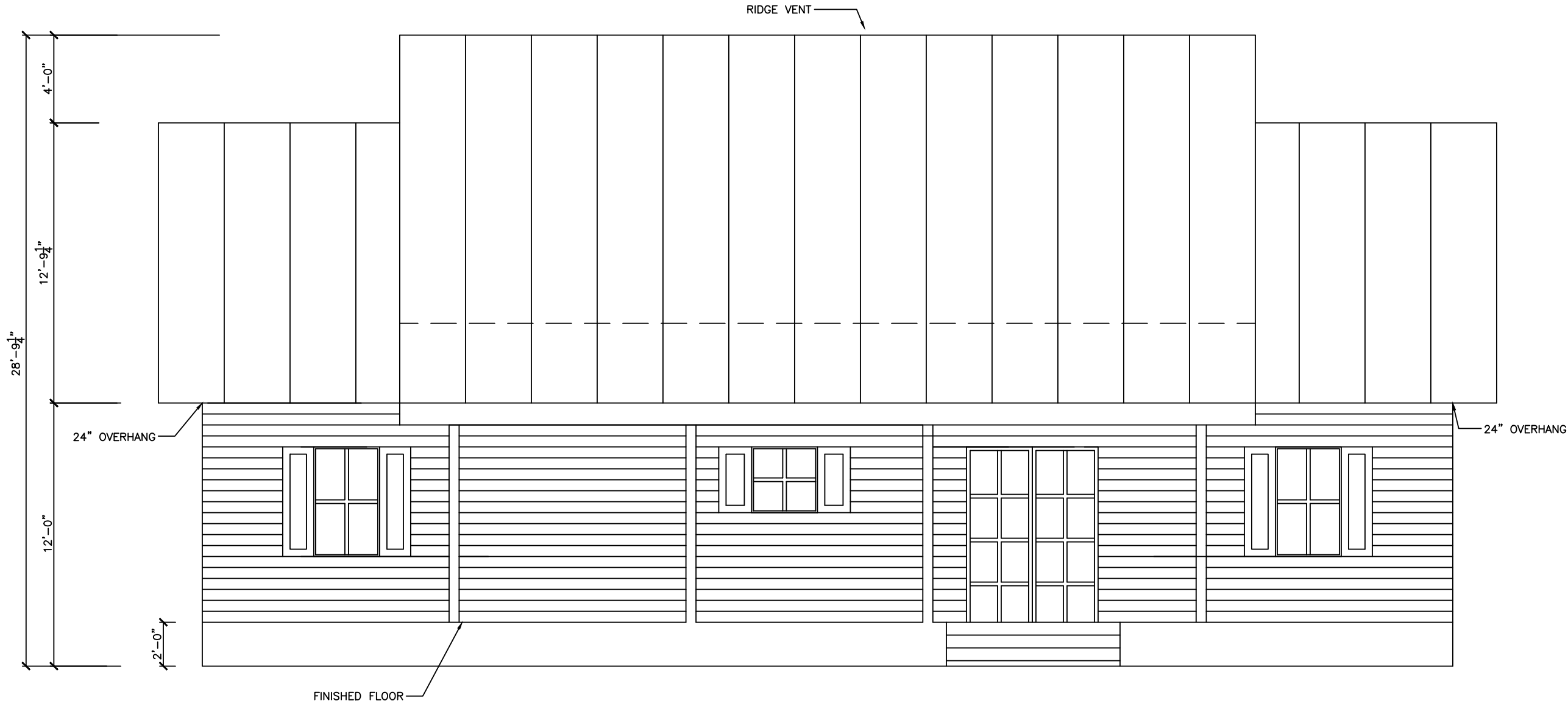
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BRYCE & NICOLE RESIDENCE
LEFT ELEVATION



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VICTOR O. MARRERO
1/26/26
3/16"=1'
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DRAWING
25-015
SHEET
A-5

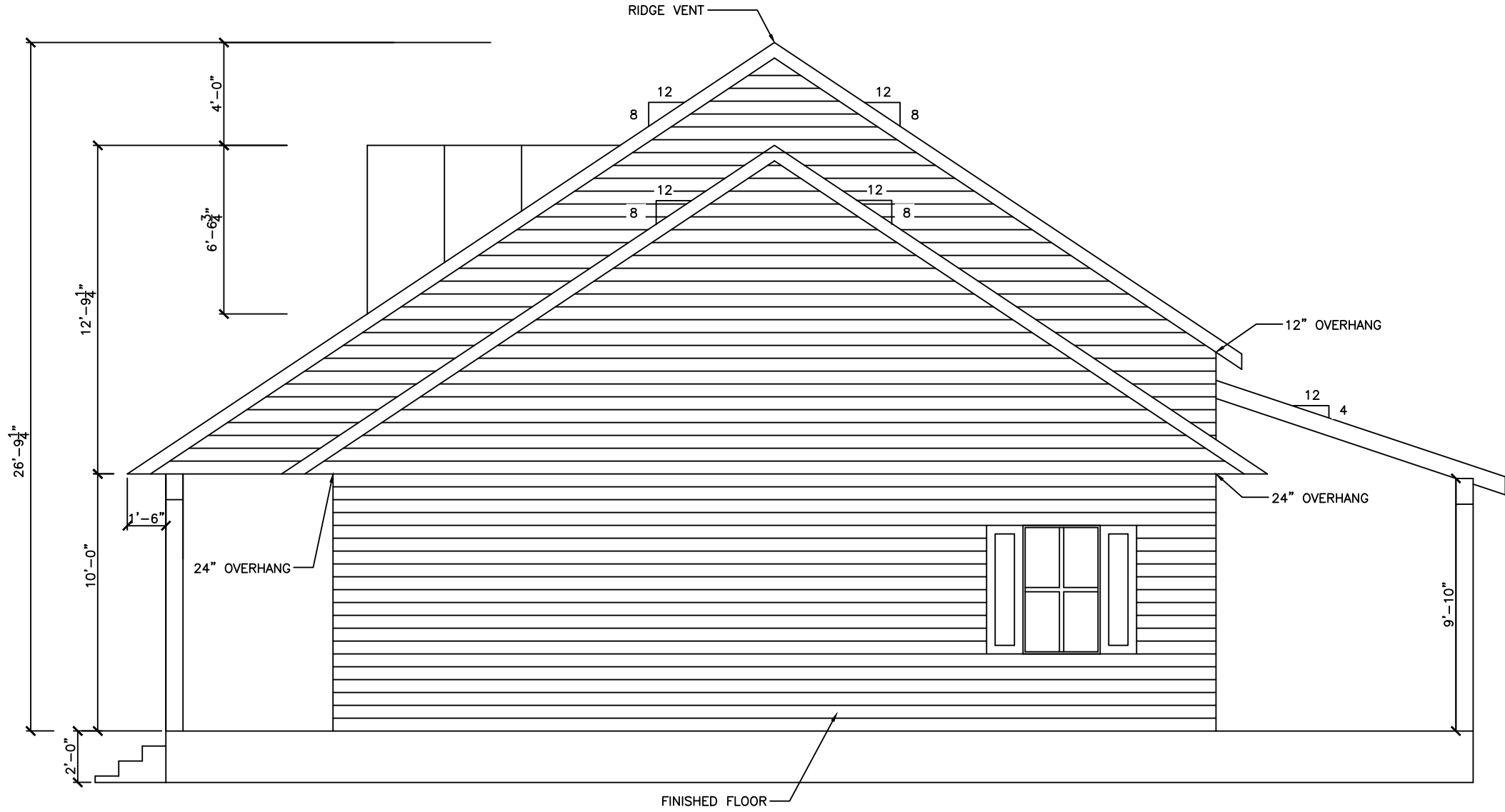
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REAR ELEVATION



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CIVIL ENGINEERS
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10354 TROSCOT STREET, ORLANDO, FL 32825
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DATE
SCALE
JOB #

ERNESTO H. PEREZ
VICTOR O. MARRERO
1/26/26
3/16"=1'
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DRAWING
25-015
SHEET
A-6

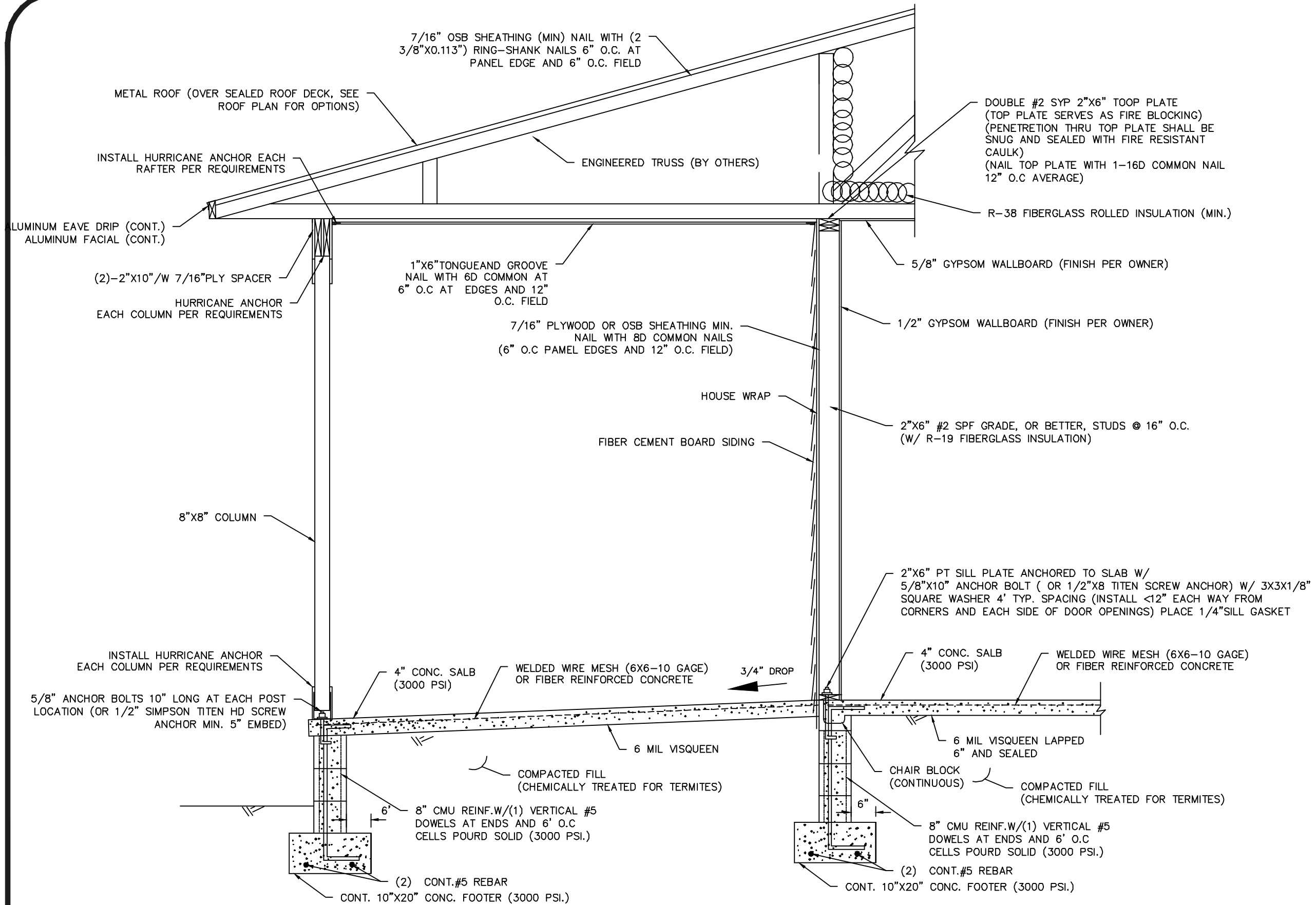
PREPARED FOR:
BRYCE & NICOLE RESIDENCE
RIGHT ELEVATION



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SURVEYORS
TELEPHONE NUMBER 407-497-5555
10354 JEFFERSON STREET, ORLANDO, FLORIDA 32825
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DATE
SCALE
JOB #

ERNESTO H. PEREZ
VICTOR O. MARRERO
1/26/26
3/16"=1'
08103540



TYPICAL WALL SECTION 1ST FLOOR
N.T.S

ERNESTO H. PEREZ
VICTOR O. MARRERO
1/26/26
08043VEL0

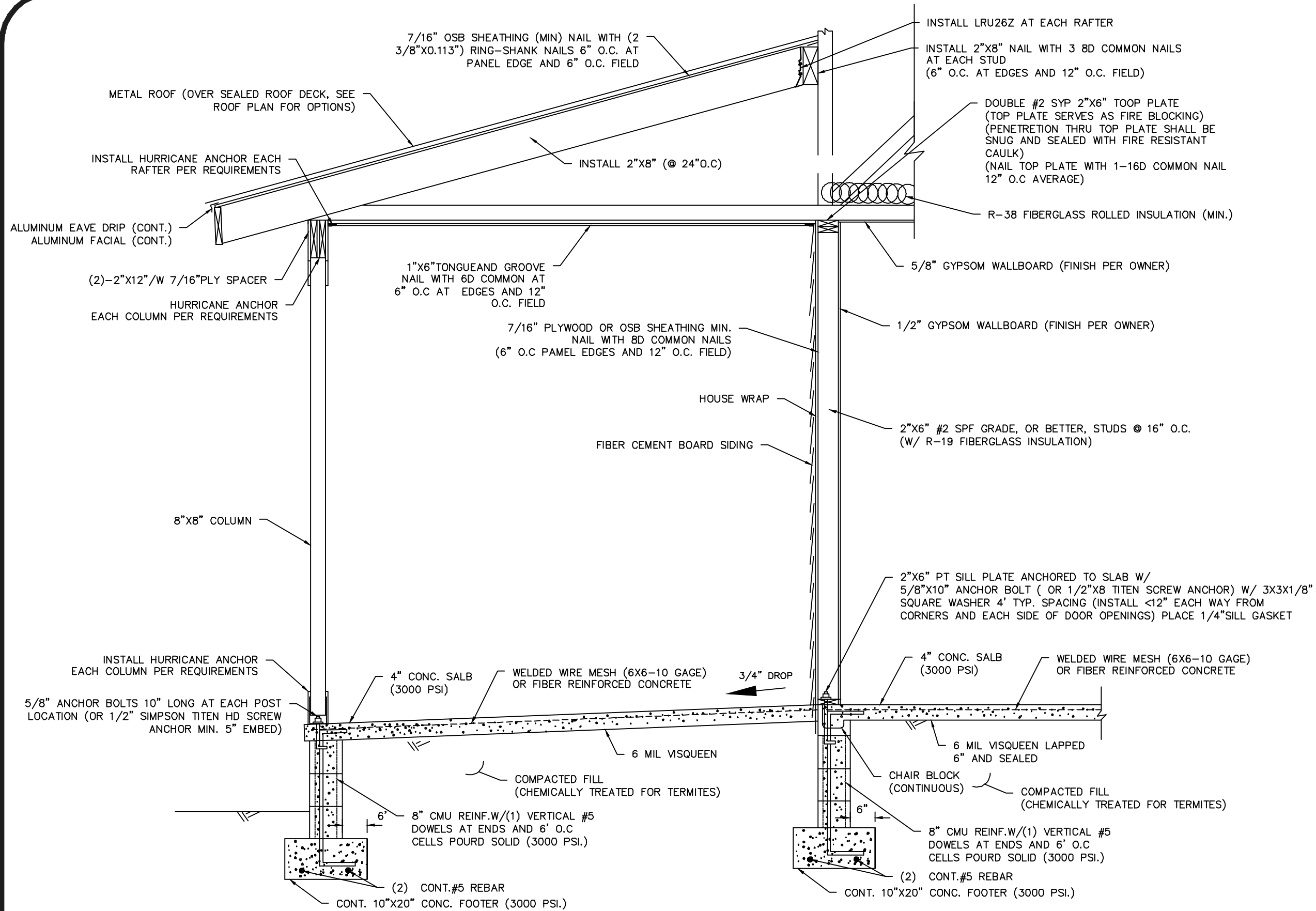
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DATE
SCALE
JOB #

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SURVEYORS
CIVIL ENGINEERS
TELEPHONE NUMBER 407-471-1111
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. MARRERO
1/26/26
08043VEL0

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CIVIL ENGINEERS
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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:

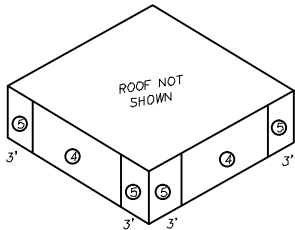
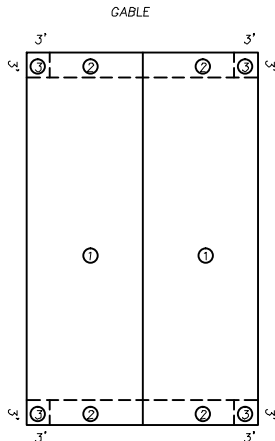
AT THE TOP AND BOTTOM OF THE WALL, INSTALL ONE SIMPSON SP6 AT EACH SIDE OF DOORS
AND WINDOWS 4' OR LESS IN WIDTH, INSTALL TWO SIMPSON SP6S AT EACH SIDE OF DOORS
AND WIDOWS LARGER THAN 4' BUT LESS THAN 6'. INSTALL THREE SIMPSON SP6S AT EACH
SIDE OF DOORS LARGER THAN 6'. INSTALL ONE 2' SIMPSON LSTA ACROSS 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 /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



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CIVIL ENGINEERS

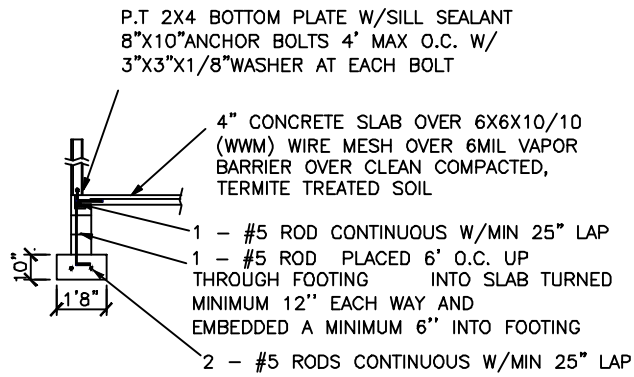
SURVEYORS

TELEPHONE NUMBER 407-427-5534
10354 JEPSON STREET, ORLANDO, FLORIDA 32825

CERTIFICATE OF AUTHORIZATION: No. 29140

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ERNESTO H. PEREZ
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VICTOR O. MARRERO
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SCALE
25015-03
JOB #

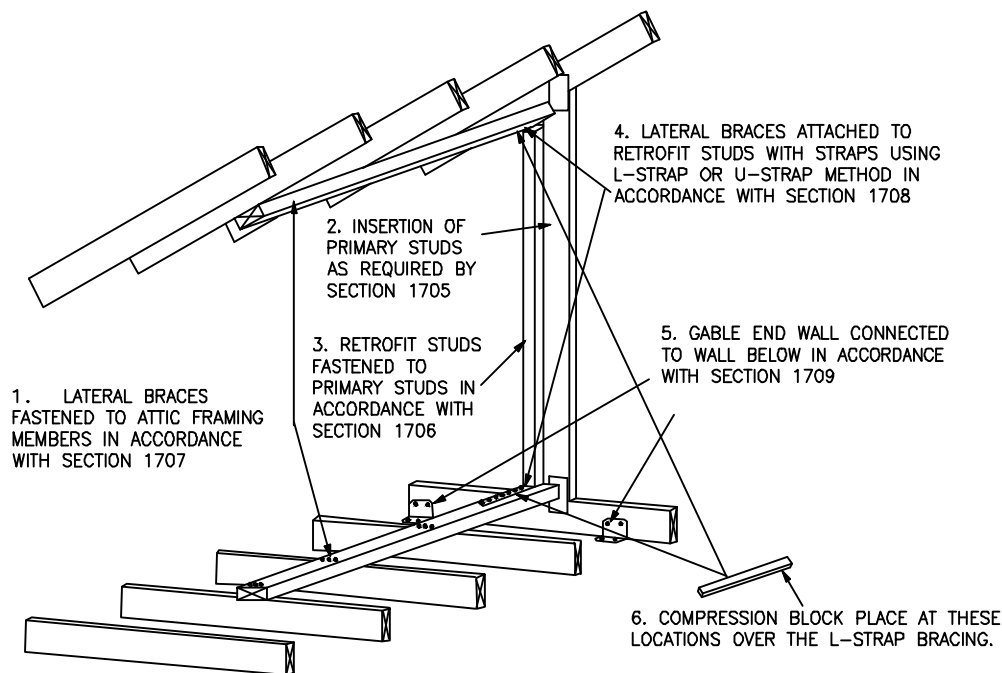
PREPARED FOR:
BRYCE & NICOLE RESIDENCE
DESIGN CRITERIA
DRAWING
25-015
SHEET
A-8



(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



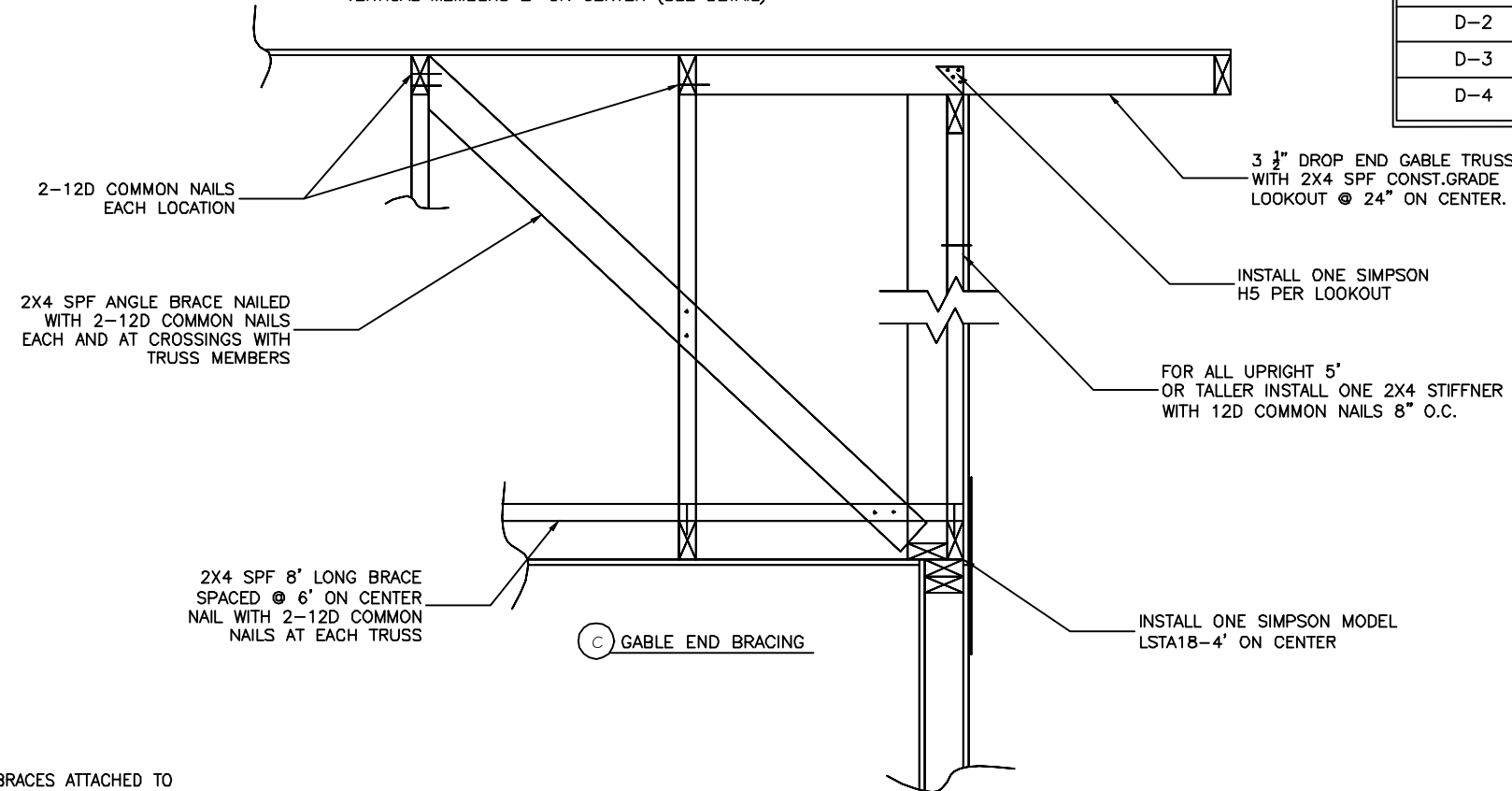
THIS FIGURE SHOWS A TRUSS GABLE END USING THE L-BENT STRAP METHOD IN ORDER TO SHOW STRAPS, COMPRESSION BLOCKS ARE NOT SHOWN. THE METHODOLOGY FOR A CONVENTIONALLY FRAMED GABLE END IS SIMILAR. NOT ALL DETAILS ARE SHOWN.

(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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SURVEYORS
10354 JESSON STREET, FORT LAUDERDALE, FL 33314
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FAX NUMBER 407-477-5534
CERTIFICATE OF AUTHORIZATION: No 79140

PREPARED FOR:
BRYCE & NICOLE RESIDENCE
NOTES AND DETAILS

DRAWING
25-015
SHEET
A-9

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CHECKED BY
DATE
SCALE
JOB #

ERNESTO H. PEREZ
VICTOR G. MARRERO
1/26/26
080433MERO

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

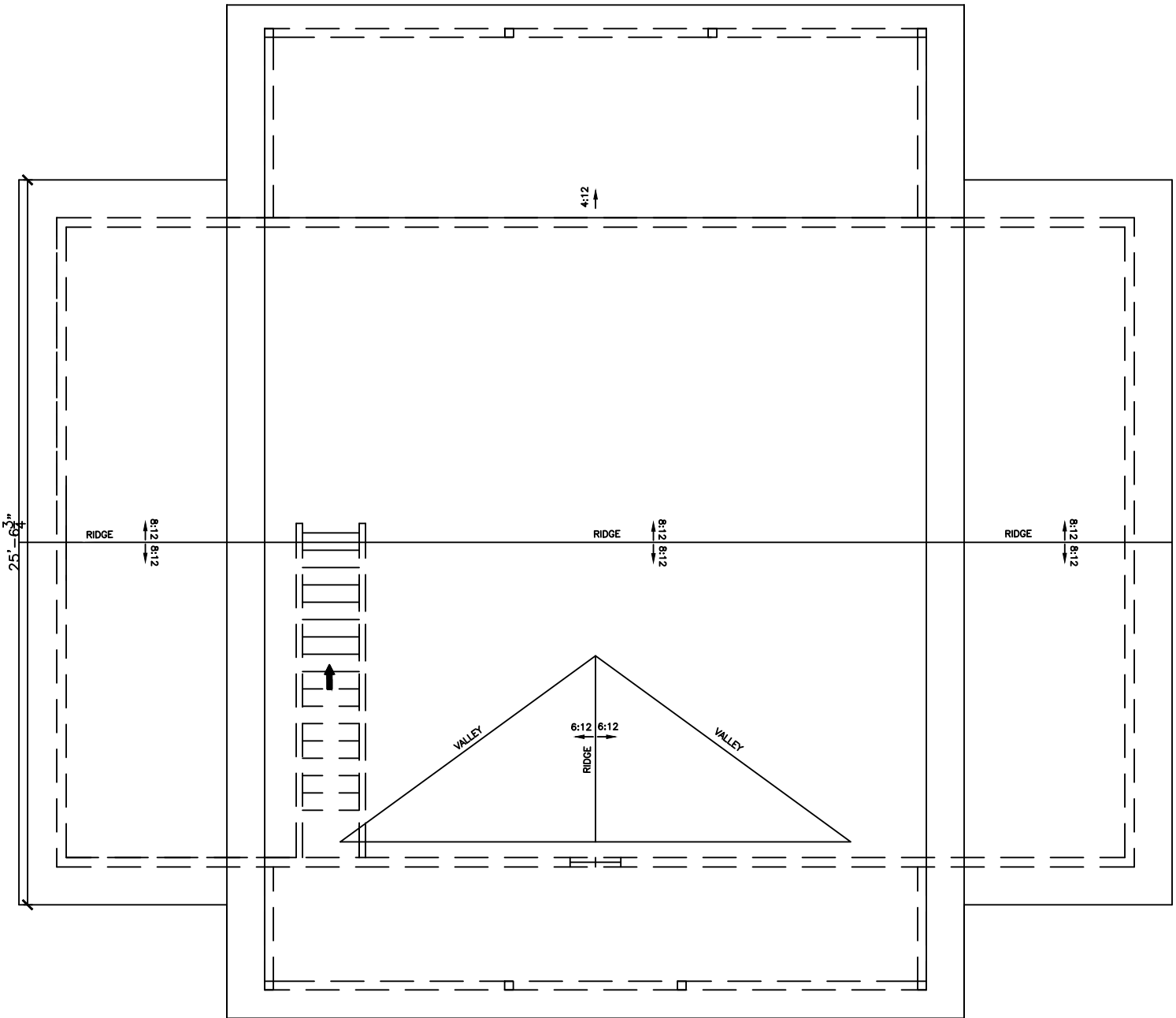
Apply a 19-inch strip of underlayment felt parallel to and starting at the eaves, fastened sufficiently to hold in place. Starting at the eave, apply 36-inch-wide sheet of underlayment, overlapping successive sheets in 19 inches; end laps shall be 6 inches and shall be offset by 6 fee.

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)



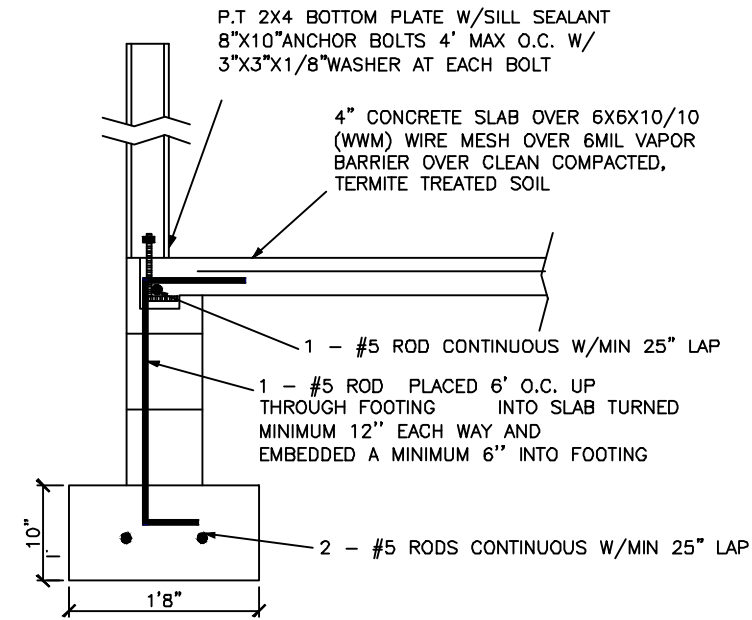
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ROOF PLAN

DRAWING
25-015
SHEET
A-10

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CIVIL ENGINEERS
TELEPHONE NUMBER 407-427-5555
10354 JEFFERSON STREET, ORLANDO, FLORIDA 32825
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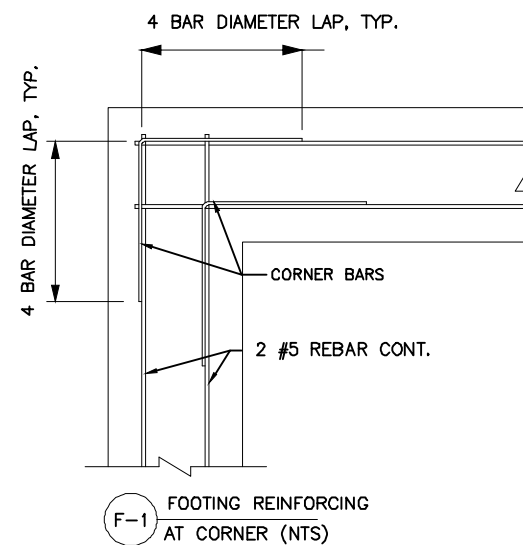
ERNESTO H. PEREZ
VICTOR O. MARRERO
1/26/26
1/8"=1'
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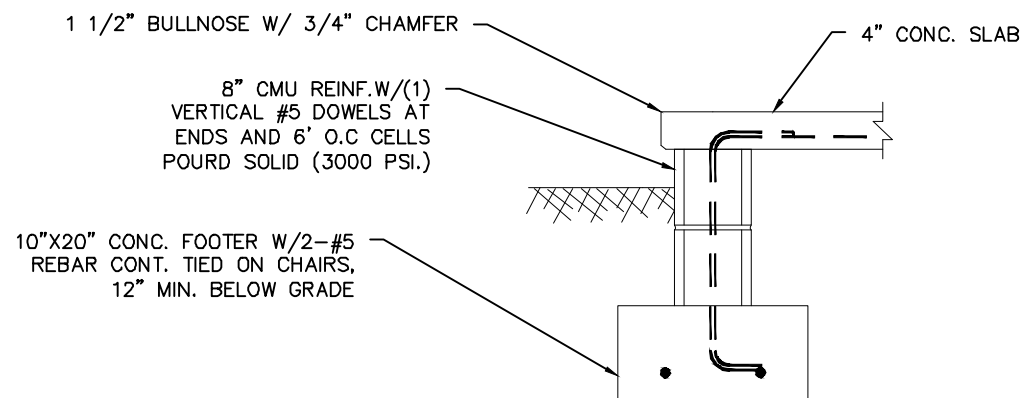
(A) STEM WALL FOUNDATION (TYP)

FOUNDATION NOTES

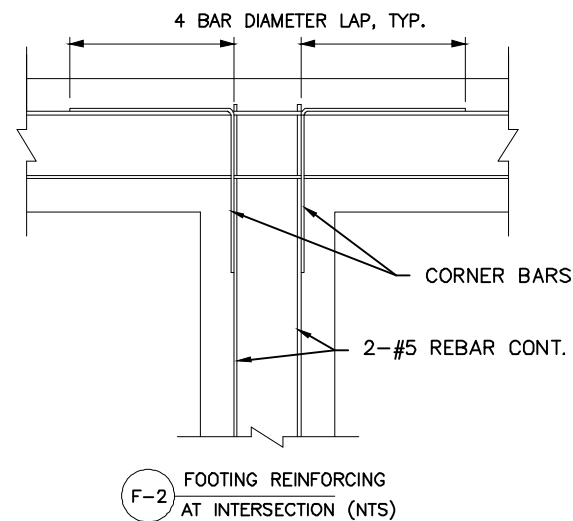
1. THE SLAB SHALL BE 4" CONCRETE SLAB REINFORCED w/ 6X6-1.4/1.4 WELDED WIRE MESH PLACED ON CHAIRS 1 1/2" DEPTH OR FIBER MESH CONCRETE, 6-MIL POLY VAPOR BARRIER w/ 6" LAPS SEALED w/ POLY TAPE OVER TERMITE-TREATED & COMPACTED FILL
2. BOTTOM OF EXTERIOR FOOTINGS SHALL BE A MINIMUM OF 12" BELOW UNDISTURBED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



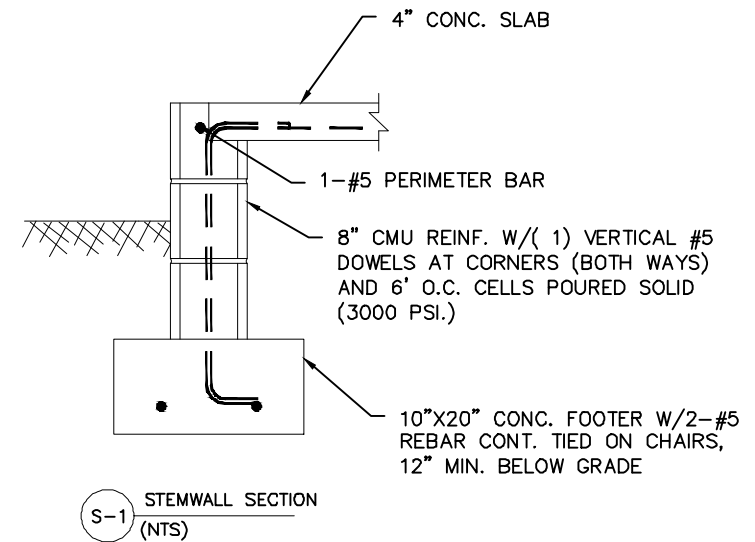
(F-1) FOOTING REINFORCING AT CORNER (NTS)



(S-2) STEMWALL SECTION AT PORCH (NTS)



(F-2) FOOTING REINFORCING AT INTERSECTION (NTS)



(S-1) STEMWALL SECTION (NTS)



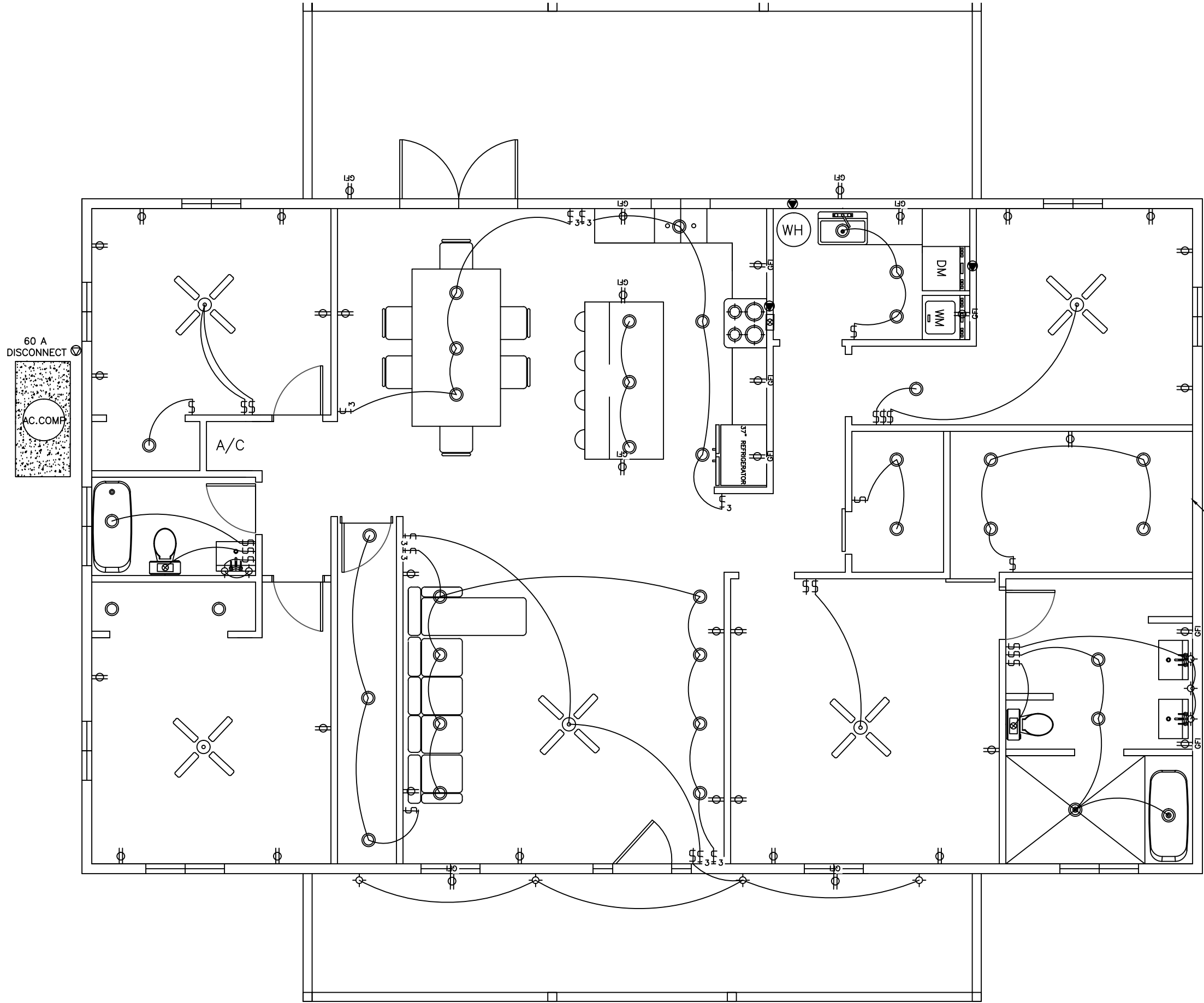
PREPARED FOR:
BRYCE & NICOLE RESIDENCE
FOUNDATION DETAILS

DRAWING
25-015
SHEET
A-12

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CIVIL ENGINEERS
TELEPHONE NUMBER 407-421-5534
10354 TOWN OF PALM BEACH, FLORIDA 33425
CERTIFICATE OF AUTHORIZATION: No 29140

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CHECKED BY
DATE
SCALE
JOB #

ERNESTO H. PEREZ
VICTOR O. MARRERO
1/26/26
08043VELO



- ELECTRICAL LEGEND**
- CEILING FAN
 - LIGHT FIXTURE
 - RECESSED L.E.D CAN LIGHT FIXTURE
 - SINGLE POLE SWITCH
 - THREE WAY SWITCH
 - RECEPT.
 - GFI RECEPT
 - EXHAUST/LIGHT (MINIMUM 150 CFM)
 - 220V
 - SMOKE DETECTOR (AC/DC AND INTERCONNECTED)
 - TELEPHONE AND RG6-COAX
 - SMOKE/CARBON MONOXIDE DETECTOR COMBINATION (AC/DC AND INTERCONNECTED)
- NOTES:**
1. ALL ELECTRICAL COMPONENTS, EQUIPMENT AND SYSTEMS SHALL COMPLY WITH THE PROVISION OF NFPA 70 NATIONAL ELECTRICAL CODE (LATEST EDITION).
 2. ALL EXTERIOR RECEPTACLES SHALL BE WEATHERPROOF.
 3. ALL BEDROOM RECEPTACLES SHALL BE CHILD RESISTANT

ELECTRICAL PANEL