WIND LOAD INFORMATION

THIS BUILDING HAS BEEN DESIGNED AS AN ENCLOSED STRUCTURE IN ACCORDANCE WITH THE 8th EDITION FLORIDA BUILDING CODE.

1. WIND SPEED – NORMAL 116 ; ULTIMATE 150
2. WIND IMPORTANCE FACTOR – 1
3. BUILDING CATEGORY – II
4. WIND EXPOSURE – B
5. INTERNAL PRESSURE COEFFICIENT – ±.18
6. COMPONENT & CLADDING DESIGN WIND PRESSURE

   SEE TABLE 1
7. THIS RESIDENCE OCCURS WITHIN THE WIND–BORNE DEBRIS REGION FOR 150 MPH AND ABOVE, ACCORDING TO ASCE 7–10 AND 8th EDITION FLORIDA BUILDING CODE – RESIDENTIAL, CHAPTER 3.
8. ALL STRUCTURES ON THIS PLAN ARE DESIGNED AS ENCLOSED OPENINGS AND THE TRUSS ENGINEERING SHALL BE PREPARED AS SUCH

COMPONENTS AND CLADDING PRESSURE TABLE
ENCLOSED STRUCTURE – 150 MPH ULTIMATE
HIP ROOF, EXPOSURE B, ROOF ANGLE 20° < ø <= 27°
MEAN ROOF HEIGHT, <= 15'

ZONE	LOCATION	EFFECTIVE WIND AREA (SQ FT)	COMPONENT PRESSURE (PSF)
1	ROOF	SF < 10 10<SF< 20 20<SF< 50 50<SF< 100	18.1 –32.5 15.6 –28.8 12.3 –23.9 10.0 –20.2
2E, 2R 3	ROOF EDGE	SF < 10 10<SF< 20 20<SF< 50 50<SF< 100	18.1 –44.9 15.6 –40.1 12.3 –33.8 10.0 –29.0
4	WALL	SF < 10 10<SF< 20 20<SF< 50 50<SF< 100	24.3 –26.3 23.2 –25.2 21.8 –23.8 20.6 –22.7 18.1 –20.2
5	WALL CORNER	SF < 10 10<SF< 20 20<SF< 50 50<SF< 100	24.3 –32.5 23.2 –30.3 21.8 –27.5 20.6 –25.2 18.1 –20.2

TABLE 1

GARAGE DOOR LOADS

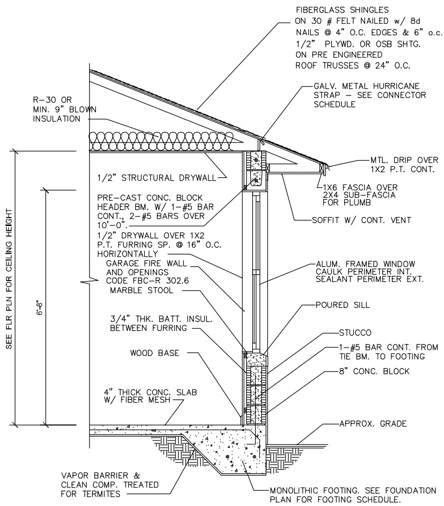
WIDTH (FT)	HEIGHT (FT)	
9	7	+21.3/–24.1 PSF
16	7	+20.4/–22.7 PSF

ANCHOR AND TIE–DOWN CONNECTION SCHEDULE

IDENTIFY LOCATION OF CONNECTIONS PER TRUSS LAYOUT	RAFTER OR TRUSS TO BOTH TOP PLATES OR LINTEL BEAM:	BOTH TOP PLATES TO STUD:	FIRST FLOOR STUD TO BOTTOM FLOOR STUD:	STUD TO BOTTOM PLATE:	BOTTOM PLATE TO FOUNDATION
A UPLIFT 0–1,450 REQ'D CONNECTORS: MASONRY	MAKE: SIMPSON CONNECTOR: META16	MAKE: CONNECTOR:	MAKE: CONNECTOR:	MAKE: CONNECTOR:	MAKE: CONNECTOR:
B UPLIFT 1–PLY;2,035 MAX 2–PLY;2,500 MAX REQ'D CONNECTORS: MASONRY	MAKE: SIMPSON CONNECTOR: (2) HETA16	MAKE: CONNECTOR:	MAKE: CONNECTOR:	MAKE: CONNECTOR:	MAKE: CONNECTOR:
C UPLIFT 0–1,450 REQ'D CONNECTORS: WOOD	MAKE: SIMPSON CONNECTOR: HTS20	MAKE: SIMPSON CONNECTOR: SPH4 W/12 10d x 1–1/2	MAKE: CONNECTOR: ALL THREAD ROD (WHERE APPLICABLE)	MAKE: SIMPSON CONNECTOR: SPH4 W/12 10d x 1–1/2	MAKE: CONNECTOR: 1/2" ANCHOR BOLT
D UPLIFT 1,451–2,900 REQ'D CONNECTORS: WOOD	MAKE: SIMPSON CONNECTOR: (2) HTS20	MAKE: SIMPSON CONNECTOR: (2) HTS20	MAKE: CONNECTOR: ALL THREAD ROD (WHERE APPLICABLE)	MAKE: SIMPSON CONNECTOR: (2) HTS20	MAKE: CONNECTOR: 1/2" ANCHOR BOLT

1. TRUSS TO MASONRY OR CONCRETE CONNECTORS TO BE TYPE A, UNLESS NOTED OTHERWISE IN CONNECTION SCHEDULE.
2. TRUSS TO WOOD FRAME WALL CONNECTORS TO BE TYPE C, UNLESS NOTED OTHERWISE IN CONNECTION SCHEDULE.

NOTE: ALTERNATE CONNECTORS ARE ALLOWABLE UPON WRITTEN APPROVAL FROM THE ENGINEER/DESIGNER OF RECORD PRIOR TO INSTALLATION.



TYPICAL WALL SECTION

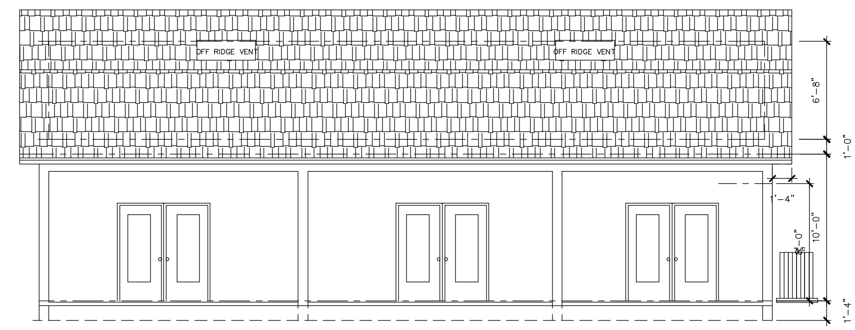
SCALE: 1/2" = 1'–0"

Reviewed for Code Compliance

APPROVED

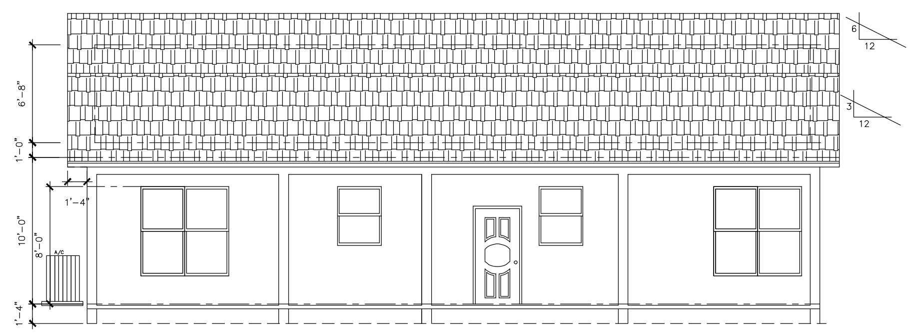
By John A. Connelly on Jun 14, 2025

1850/3050



REAR ELEVATION

SCALE: 1/4" = 1'–0"



FRONT ELEVATION

SCALE: 1/4" = 1'–0"

REVISIONS	BY

DEAN DESIGN & DRAFTING
CUSTOM RESIDENTIAL DESIGNS
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I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE STRUCTURAL PORTION OF THE 8th EDITION FLORIDA BUILDING CODE – RESIDENTIAL, CHAPTER 3 FOR WIND AND GRAVITY LOADS AS AMENDED AND ENFORCED BY THE PERMITTING JURISDICTION.

JAMES E. WALSH
PE LIC NO.46236

DATE

AREA TABULATION

TOTAL LIVING AREA	1,850 sq.ft.
ENTRY PORCH	600 sq.ft.
BACK PORCH	600 sq.ft.
UNDER ROOF	3,050 sq.ft.

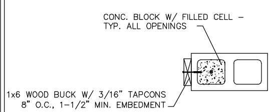
CUSTOM HOME DESIGN FOR:
TANNER GELL
ELEVATION

3615 OSAGE ST.
COCOA, FL. 32796

DRAWN C.K.D.
DATE 8-2-2024
SCALE NOTED
JOB NO.
SHEET 1 OF 5 SHEETS

DOOR ATTACHMENT NOTES

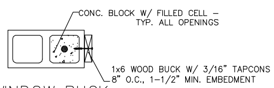
1. WOOD BUCKS BY OTHERS. MUST BE ANCHORED PROPERLY TO TRANSFER LOADS TO STRUCTURE.
2. THE PRECEDING DRAWINGS ARE INTENDED TO QUALIFY THE FOLLOWING INSTALLATIONS.
A. WOOD FRAME CONSTRUCTION WHERE DOOR SYSTEM IS ANCHORED TO A MINIMUM TWO BY WOOD OPENING.
B. MASONRY OR CONCRETE CONSTRUCTION WHERE DOOR SYSTEM IS ANCHORED TO A MINIMUM TWO BY STRUCTURAL WOOD BUCK.
C. MASONRY OR CONCRETE CONSTRUCTION WHERE DOOR SYSTEM IS ANCHORED DIRECTLY TO CONCRETE OR MASONRY WITH OR WITHOUT A NON-STRUCTURAL ONE BY WOOD BUCK.
3. ALL ANCHORING SCREWS TO BE #10 WITH MINIMUM 1-1/2" EMBEDMENT INTO WOOD SUBSTRATE OR 3/16" PFH TAPCONS WITH 1-1/2" MINIMUM EMBEDMENT INTO MASONRY.
4. THREE STAPLES PER SIDE JAMB INTO HEADER ON SIDELIGHTS AND DOOR, THREE STAPLES PER JAMB INTO THRESHOLD ON SIDELIGHTS AND DOOR.
5. LATEX SEALANT TO BE APPLIED AT JAMB & SILL CORNERS.
6. DOOR/SIDELITE HEADER, DOOR/SIDELITE JAMBS, AND SIDELIGHT BASE CORNERS ARE COPED AND BUTT JOINED.
7. DOORS SHALL BE PRE-PAINTED WITH A WATER BASED EPOXY RUST INHIBITIVE PRIMER PAINT WITH A DRY FILM THICKNESS OF 0.8 TO 1.2 MIL.
8. FRAMES SHALL BE PRE-PAINTED WITH AN ACRYLIC LATEX WATER-BASED/WATER-REDUCIBLE WHITE PRIMER WITH A DRY FILM THICKNESS OF 0.8 TO 1.2 MIL.
9. THREE WEEPHOLES MEASURING 1/4" X 1", ALONG THE VERTICAL SILL HOLLOW OF INSWING THRESHOLD LOCATED AT 5-1/2", 20-1/2" & AT MIDSPAN.



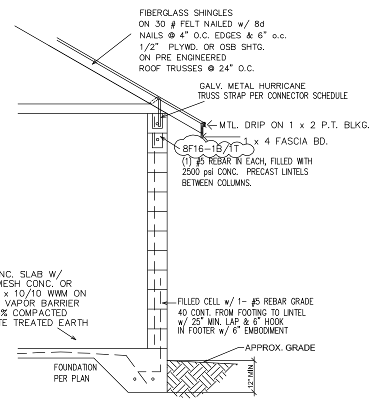
DOOR BUCK ATTACHMENT DETAIL

WINDOW ATTACHMENT NOTES

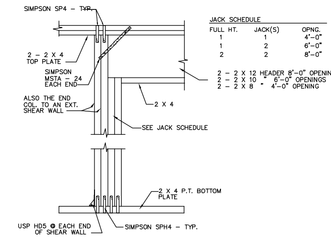
A. PRODUCT HAS BEEN DESIGNED TO MEET THE REQUIREMENTS OF THE FLORIDA BUILDING CODE.
B. PRODUCT HAS BEEN TESTED TO MEET DADE COUNTY PROTOCOLS (TAS-202) AND ANSI/AAMA 101, AS REQUIRED BY SECTION 612 OF THE 8th EDITION FLORIDA BUILDING CODE - RESIDENTIAL.
C. GLAZING THICKNESS AND TEMPERING TO BE DEFINED BY THE REQUIREMENTS OF THE DESIGN PRESSURE IN ACCORDANCE WITH ASTM E-1300 AND SECTION 2411.3, UNLESS SPECIFIED OTHERWISE. NOTE: SPECIFICATION OF GLASS THICKNESS AND TEMPERING IS NOT LESS THAN THE REQUIREMENTS OF ASTM E-1300 AND SECTION 2411.3.
D. THE DEFAULT U-FACTOR FOR THIS PRODUCT SHALL BE BASED ON THE DEFAULT TABLE R303.1.3(1), CHAPTER 3, RESIDENTIAL OF THE 8th EDITION FLORIDA BUILDING CODE - ENERGY CONSERVATION.
E. ALL ALUMINUM EXTRUSIONS SHALL BE 6063-T5 OR 6061-T6, UNLESS NOTED OTHERWISE.
F. UNDER SECTION R310 OF THE 8th EDITION FLORIDA BUILDING CODE - RESIDENTIAL, THE REQUIREMENTS FOR EGRESS ARE: 24" MINIMUM NET CLEAR OPENING HEIGHT, 20" NET CLEAR OPENING WIDTH, 5.7 SQUARE FEET AREA EXCEPT FOR GROUND FLOOR AREA WHICH PERMITS 5.0 SQUARE FEET FOR THIS PRODUCT. THE MINIMUM SIZE FOR GROUND FLOOR REQUIREMENTS IS 37" x 57" (48 / 49 VENT) FOR INSTALLATIONS GREATER THAN GROUND FLOOR, THE MINIMUM SIZE IS 37" x 56 ½"(EQ.LT.)
G. FASTENER SPACING SHALL START 6" MAXIMUM FROM CORNERS AND 24" ON CENTERS MAXIMUM. MINIMUM SUBSTRATE EMBEDMENT FOR ALL FASTENERS SHALL BE 1¼" MINIMUM, UNLESS OTHERWISE SPECIFIED.



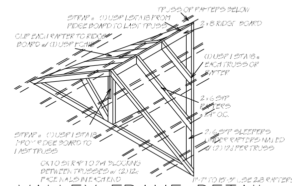
WINDOW BUCK ATTACHMENT DETAIL
SCALE: 1" = 1'-0"
SCALE: N.T.S.



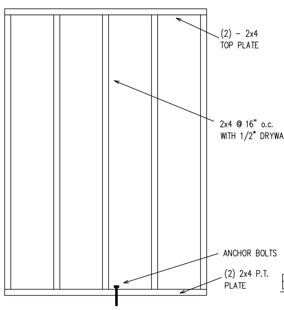
TYPICAL PORCH SECTION
SCALE: 1/2" = 1'-0"



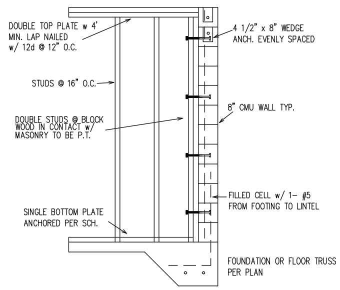
HEADER DETAIL
N.T.S.
(TYP. FOR EXT & INT. BEARING WALLS)



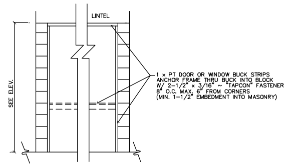
VALLEY FRAME DETAIL
SCALE: N.T.S.



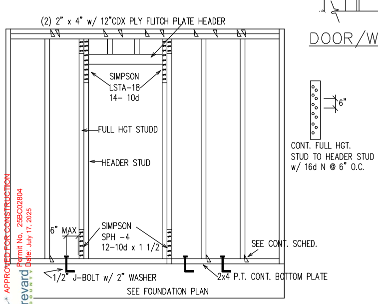
TYPICAL NON BEARING FRAME WALL DETAIL



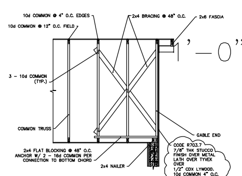
BEARING FRAME TO MASONRY CONNECTION WALL DETAIL



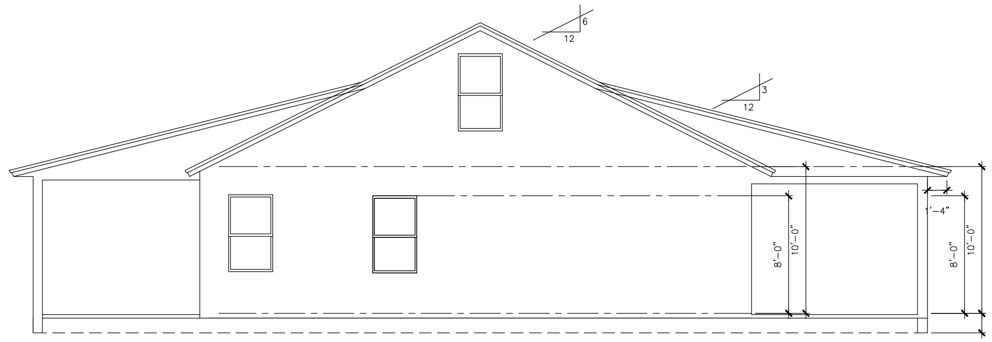
DOOR/WINDOW BUCK DETAIL



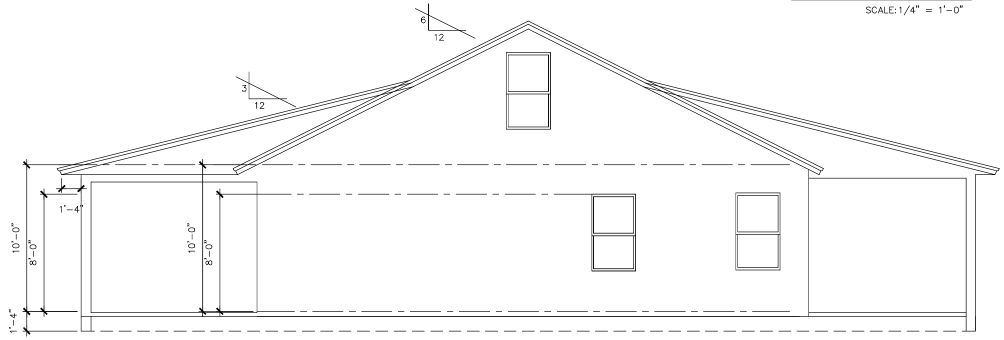
BEARING WALL DOOR FRAME
SCALE: 1/2" = 1'-0" WALL FRAMING SPF #2/HEADED #2



GABLE END DETAIL



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



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

REVISIONS	BY
COUNTY NOTES	CKD
EDITED GABBLE END DETAIL ADDED BEAM NOTE	

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JAMES E. WALSH
PE LIC NO.46236 DATE

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BACK PORCH	600 sq.ft.
UNDER ROOF	3,050 sq.ft.

CUSTOM HOME DESIGN FOR: TANNER GELL

3615 OSAGE ST.
COCOA, FL. 32796

DRAWN C.K.D.
DATE 8-2-2024
SCALE NOTED
JOB NO.
SHEET 2
OF 5 SHEETS

ENGEERING NOTES:

SOIL

1. SOIL CLASSIFIED AS SILTY SAND WITH A DESIGN LOAD-BEARING CAPACITY (ALLOWABLE FOUNDATION PRESSURE) OF 2,000 PSF.

2. SOIL BELOW NEW FOUNDATIONS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY PER ASTM D-1557.

3. IN CONFORMITY WITH CHAPTER 3, SECTION R318 OF THE 8th EDITION FLORIDA BUILDING CODE – RESIDENTIAL, TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES, INCLUDING SOIL-APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT FOR NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTECTIVE TREATMENT, A CERTIFICATE OF COMPLIANCE SHALL BE ISSUED TO THE BUILDING DEPARTMENT BY THE LICENSED PEST CONTROL COMPANY THAT CONTAINS THE FOLLOWING STATEMENT: "THE BUILDING HAS RECEIVED A COMPLETE TREATMENT FOR THE PREVENTION OF SUBTERRANEAN TERMITES. TREATMENT IS IN ACCORDANCE WITH THE RULES AND LAWS ESTABLISHED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES."

CONCRETE & MASONRY

1. CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF ACI 318 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.

2. REINFORCEMENT STEEL SHALL BE NO. 5 BARS CONFORMING TO ASTM A615, GR. 40. CONCRETE COVER FOR REINFORCEMENT SHALL BE A MINIMUM OF 3" IN FOOTINGS AND 1-1/2" IN BEAMS & COLUMNS.

3. REINFORCEMENT SHALL BE BENT COLD. THE MINIMUM DIAMETER OF THE BEND FOR NO. 5 REBAR MEASURED ON THE INSIDE OF THE BAR SHALL BE 3-¾". SPLICES SHALL BE LAP SPLICES WITH A MINIMUM OVERLAP OF 25" FOR NO. 5 REBAR.

4. LOAD BEARING CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C90. MORTAR SHALL COMPLY WITH ASTM C270, TYPE M, N, OR S CONFORMING TO ASTM A270.

5. THE MINIMUM NET AREA COMPRESSIVE STRENGTH OF MASONRY SHALL BE 1,900 PSI WHEN USING TYPE M OR S MORTAR AND 2,150 PSI WHEN USING TYPE N MORTAR AS DETERMINED BY THE PRISM TEST METHOD IN ACCORDANCE WITH ASTM C1314.

6. FILLED CELLS, OR DOWNPOURS, SHALL BE AS SHOWN ON THE FLOOR PLAN WITH A MAXIMUM SPACING OF 6'-0" BETWEEN FILLED CELLS.

7. ALL EXTERIOR WALLS ARE SHEAR WALLS

8. TRUSS STRAP TOLERANCE IS 1-½" MAX BETWEEN TRUSS & STRAP. IF NOT, USE TWIST TIES W/ 6 – 6d NAILS @ EACH TRUSS & 3 – 0.145ø TAPCONS DRILLED INTO CONCRETE, WHERE APPLICABLE.

WOOD

1. ALL STRUCTURAL LUMBER SHALL BE SOUTHERN YELLOW PINE (SYP) OR SPRUCE WITH A BENDING STRESS, Fb, NO LESS THAN 1,400 PSI.

2. ALL WOOD MEMBERS IN CONTACT WITH CONCRETE OR MASONRY SHALL BE NATURALLY DURABLE OR PRESERVATIVE TREATED WOOD OR HAVE A VAPOR BARRIER INSTALLED BETWEEN THE WOOD & CONCRETE (15# FELT MIN.)

3. EXTERIOR WALLS ARE SHEAR WALLS SHALL HAVE A MINIMUM 7/16" THK APA RATED SHEATHING ATTACHED TO STUDS W/ 8d RING NAILS AT 4" O.C AT PANEL EDGES UNLESS OTHERWISE NOTED. INTERIOR SHEAR WALLS SHALL HAVE A MINIMUM 7/16" THK APA RATED SHEATHING ATTACHED TO STUDS W/ 8d NAILS 4" O.C.

4. INTERIOR SHEAR WALLS & BEARING WALLS SHALL BE SECURED TO FOOTER W/ HILTI KWIK-BOLT 2 (⅝" x 7" LG) WEDGE ANCHOR W. 2"x2"x1/8" THK PLATE WASHERS SPACED 21" O.C MAX. WITH 3-½" MIN. EMBEDMENT

5. ROOF SHEATHING IS A DIAPHRAGM – ½" PLYWOOD SHEATHING (4-PLY) USE 8D RING SHANK NAILS 4" O.C. ALL WAYS & NAIL EAVE EDGES 4" O.C.

6. EXTERIOR WALLS TO HAVE HEADER OVER OPENINGS PER DETAIL

7. ALL CONNECTORS SHALL BE NAILED PER MANUFACTURER'S SPECIFICATIONS. IF INTO THE 1 –½" DIMENSION OF 2x's, NAIL SHALL BE 1-½" LONG

8. INTERCHANGEABILITY BETWEEN SIMPSON & USP CONNECTORS IS ALLOWED USING THE APPROPRIATE CROSS REFERENCE.

ELECTRICAL

1. ALL 125V, 15 & 20 AMP RECEPTACLES SHALL BE LISTED TAMPER RESISTANT RECEPTACLES.

2. ALL 120-VOLT, SINGLE PHASE, 15- AND 20-AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS INSTALLED IN DWELLING UNIT SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER, COMBINATION TYPE INSTALLED TO PROVIDE PROTECTION OF THE BRANCH CIRCUIT.

EXTERIOR FINISH

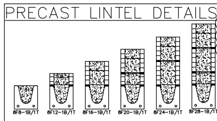
1. A WATER RESISTANT BARRIER IN COMPLIANCE WITH ASTM D226 SHALL BE APPLIED OVER STUDS OR SHEATHING PRIOR TO APPLICATION OF CEMENT PLASTER FINISH AND HAVE PERFORMANCE EQUAL TO AT LEAST TWO LAYERS OF GRADE D PAPER.

2. INSTALLATION OF EXTERIOR LATHING & FRAMING OVER FRAME WALLS SHALL COMPLY WITH ASTM C1063

3. EXTERIOR PLASTER SHALL COMPLY WITH ASTM C926. OVER MASONRY CONSTRUCTION, SCRATCH COAT SHALL BE APPROXIMATELY ⅜" THICK AND THE FINAL COAT APPROXIMATELY ⅛" THICK. OVER SHEATHED WOOD FORM CONSTRUCTION, A 3-COAT SYSTEM SHALL BE EMPLOYED RESULTING IN A TOTAL THICKNESS OF ⅞".

APPROVED FOR CONSTRUCTION
Brevard County
Permit No. 25BC02854
Date: July 17, 2025

PRECAST LINTEL DETAILS



1. PRECAST LINTEL INFORMATION BY CAST-CRETE.
2. ALL SAFE LOAD VALUES BASED ON MINIMUM 4" NOMINAL BEARING. MAXIMUM SPANNED OPENING EQUALS LENGTH MINUS 8".
3. LINTELS MAY BE RECESSED FOR DOOR HEADERS.

8" PRECAST U-LINTELS SAFE LOADS – POUNDS PER LINEAR FOOT

			GRAVITY						
OVERALL LENGTH	TYPE	BUB	8F8-0B / 8F8-1B	8F12-0B / 8F12-1B	8F16-0B / 8F16-1B	8F20-0B / 8F20-1B	8F24-0B / 8F24-1B	8F28-0B / 8F28-1B	8F32-0B / 8F32-1B
2'-8" TO 3-6"	PRECAST	2231	3069	3719	5163	6607	8054	9502	10951
			3069	4605	6113	7547	8974	10394	11809
3'-7" TO 4'-0"	PRECAST	1966	2561	2751	3820	4890	5961	7034	8107
			2693	4605	6113	7547	8974	10394	11809
4'-1" TO 4'-6"	PRECAST	1599	1969	2110	2931	3753	4576	5400	6224
			2189	4375	6113	7547	8672	10294	11809
4'-7" TO 5'-4"	PRECAST	1217	1349	1438	1999	2560	3123	3686	4249
			1663	3090	5365	7547	7342	8733	10127
5'-5" TO 5-10"	PRECAST	1062	1105	1173	1631	2090	2549	3009	3470
			1451	2622	4360	7168	6036	7181	8328
5'-11" TO 6'-6"	PRECAST	908	1238	2177	3480	3031	3707	4383	5061
			1238	2177	3480	5381	8360	10394	8825
6'-7" TO 7'-6"	PRECAST	743	1011	1729	2632	2205	2698	3191	3685
			1011	1729	2661	3898	5681	8467	6472
7'-7" TO 9'-4"	PRECAST	554	699	1160	1625	2564	3486	2818	3302
			752	1245	1843	2564	3486	4705	6390
9'-5" TO 10'-6"	PRECAST	475	535	890	1247	2093	2777	2163	2536
			643	1052	1533	2093	2781	3643	4754
10'-7" TO 11'-4"	PRECAST	362	582	945	1366	1846	2423	3127	4006
			582	945	1366	1846	2423	3127	4006
11'-5" TO 12'-0"	PRECAST	337	540	873	1254	1684	2193	2805	3552
			540	873	1254	1684	2193	2805	3552
12'-1" TO 13'-4"	PRECAST	296	471	755	1075	1428	1838	2316	2883
			471	755	1075	1428	1838	2316	2883
13'-5" TO 14'-0"	PRECAST	279	424	706	1002	1326	1697	2127	2630
			424	706	1002	1326	1697	2127	2630
14'-1" TO 14'-8"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR
			458	783	1370	1902	2245	2517	2712
14'-9" TO 15'-4"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR
			412	710	1250	1733	2058	2320	2513
15'-5" TO 17'-4"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR
			300	548	950	1326	1609	1849	2047
17'-5" TO 19'-4"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR
			235	420	750	1037	1282	1515	1716
19'-5" TO 21'-4"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR
			180	340	598	845	1114	1369	1468
21'-5" TO 22'-0"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR
			165	315	550	784	1047	1285	1399
22'-1" TO 24'-0"	PRESTRESSED	NR	NR	NR	NR	NR	NR	NR	NR
			129	250	450	654	884	1092	1222

DOOR & WINDOW BUCK INSTALLATION

OPENING	BUCK TO HEAD & JAMB			WIN. TO BUCK
0'-0" TO 8'-0"	3/16" @ 16"	.145@8"	.120@6"	#8@12"
8'-0" TO 10'-0"	3/16" @ 12"	.145@6"	.120@6"	#8@8"
10'-0" TO 12'-0"	3/16" @ 8"	.145@4"	.120@4"	#8@6"
LARGER 12'-0"	BY DESIGN	BY DESIGN	BY DESIGN	BY DESIGN

NOTE:
PAF = POWER ACTUATED FASTENERS
PDN = PNEUMATICALLY DRIVEN NAILS
MAINTAIN 3" EDGE CLEARANCE FOR PAF
EMBED PAF 1.25" INTO CMU OR CONC.
LARGER MASONRY OR WOOD SCREWS MAY BE SUBSTITUTED EMBED TAPCONS 1.5" INTO CMU OR CONC.

FRAME	NAILS	WOOD SCREWS
OPENING	BUCK TO HEAD & JAMB	WIN. TO BUCK
0'-0" TO 8'-0"	6d @ 4"	#8 @ 12"
8'-0" TO 10'-0"	6d @ 3"	#8 @ 8"
10'-0" TO 12'-0"	6d @ 3"	#8 @ 6"
LARGER 12'-0"	BY DESIGN	BY DESIGN

STAIR DETAIL
REFERENCE: 8th EDITION FLORIDA BUILDING CODE, RESIDENTIAL, CHAPTER 3

FBC R311.7

FBC R311.7.1

1. STAIRWAYS SHALL BE NOT LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4 ½ INCHES ON EITHER SIDE OF THE STAIRWAY AND THE CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL BE NOT LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.

FBC R311.7.5

1. THE RISER HEIGHT SHALL BE NOT MORE THAN 7 ¾ INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE NOSING OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED PROVIDED THAT THE OPENINGS LOCATED MORE THAN 30 INCHES, AS MEASURED VERTICALLY, TO THE FLOOR OR GRADE BELOW DO NOT PERMIT THE PASSAGE OF A 4-INCH-DIAMETER SPHERE.

EXCEPTIONS:

1. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON SPIRAL STAIRWAYS.

2. THE TREAD DEPTH SHALL BE NOT LESS THAN 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ⅜.

3. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE A TREAD DEPTH OF NOT LESS THAN 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF THE STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ⅜ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ⅜ INCH OF THE RECTANGULAR TREAD DEPTH.

4. THE RADIUS OF CURVATURE AT THE NOSING SHALL BE NOT GREATER THAN 9/16 INCH. A NOSING PROJECTION NOT LESS THAN ¾ INCH AND NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN ⅜ INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSINGS SHALL NOT EXCEED ½ INCH.

EXCEPTION: A NOSING PROJECTION IS NOT REQUIRED WHERE THE TREAD DEPTH IS NOT LESS THAN 11 INCHES

FBC R311.7.8

1. HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

2. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

FBC R312

1. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 24 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. INSECT SCREENING SHALL NOT BE CONSIDERED AS A GUARD.

2. REQUIRED GUARDS AT OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, PORCHES, BALCONIES OR LANDINGS, SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT AS MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS.

EXCEPTIONS:

1. GUARDS ON THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34 INCHES MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

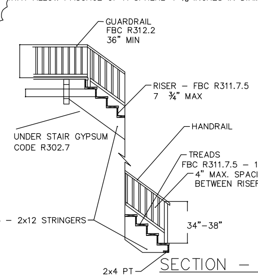
2. WHERE THE TOP OF THE GUARD SERVES AS A HANDRAIL ON THE OPEN SIDES OF STAIRS, THE TOP OF THE GUARD SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES AS MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGES OF THE TREADS.

3. REQUIRED GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT THAT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER.

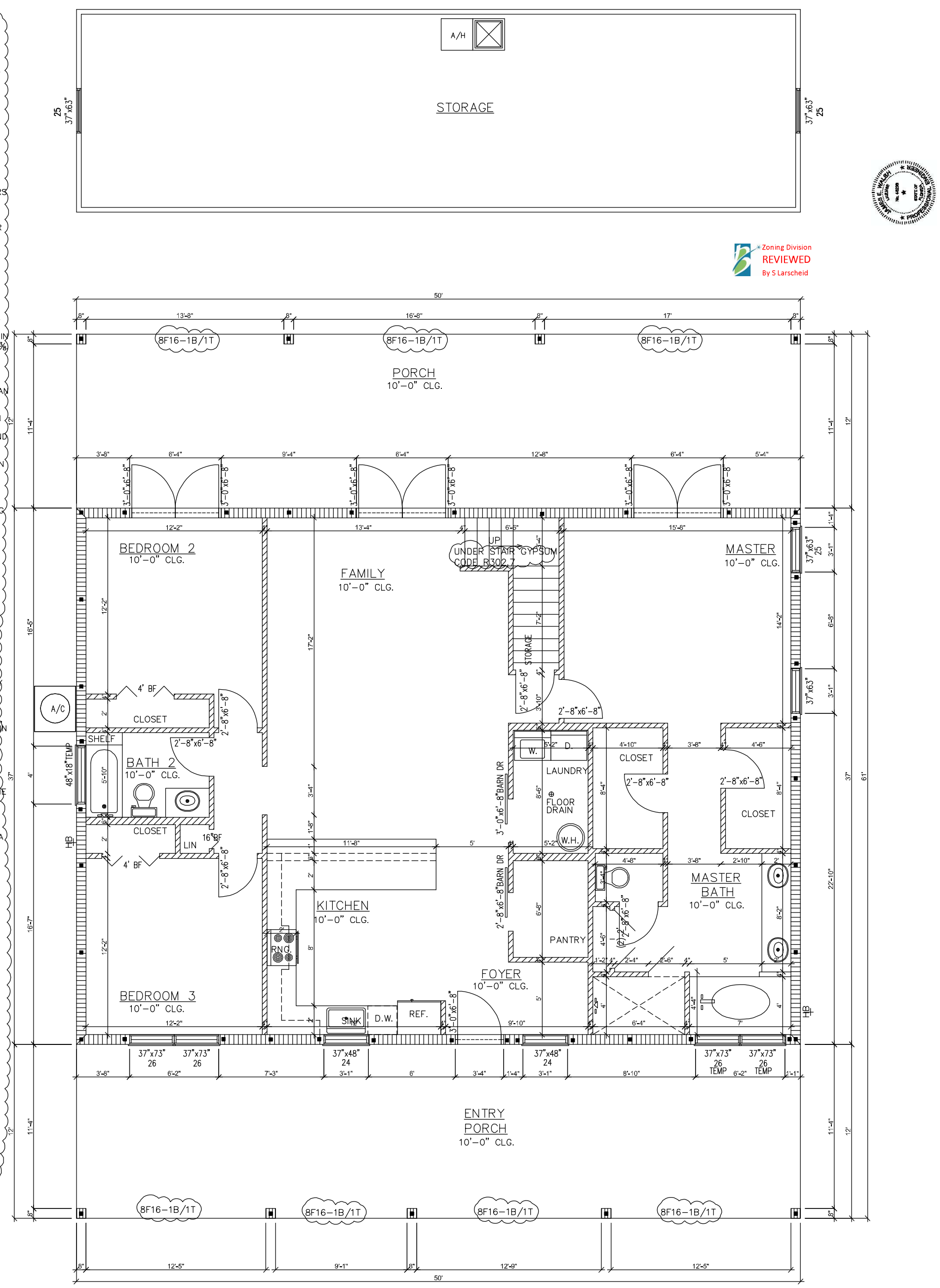
EXCEPTIONS:

1. THE TRIANGULAR OPENINGS AT THE OPEN SIDE OF STAIR, FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARD, SHALL NOT ALLOW PASSAGE OF A SPHERE 6 INCHES IN DIAMETER.

2. GUARDS ON THE OPEN SIDE OF STAIRS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4 ⅜ INCHES IN DIAMETER.



SECTION – STAIRS



Zoning Division
REVIEWED
By S Larscheid

REVISIONS	BY
COUNTY NOTES	CKD
ADDED STAIR NOTE	
ADDED BEAM NOTE	

DEAN DESIGN & DRAFTING
CUSTOM RESIDENTIAL DESIGNS
TITUSVILLE, FLORIDA 32780
CARLA DEAN PHONE (321) 626-3277
CARLAKDEAN@GMAIL.COM

JAMES E. WALSH P.E.
(321) 459-3708
3530 SUNSET RIDGE DR.
MERRITT ISLAND, FL 32953
JAMESEWALSHPE@GMAIL.COM

CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THESE PLANS AND SPECIFICATIONS COMPLY WITH THE STRUCTURAL PORTION OF THE 8th EDITION FLORIDA BUILDING CODE, RESIDENTIAL CHAPTER 3 FOR WIND AND GRAVITY LOADS AS AMENDED AND ENFORCED BY THE PERMITTING JURISDICTION.

JAMES E. WALSH
PE LIC NO.46236 DATE

AREA TABULATION

TOTAL LIVING AREA	1,850 sq.ft.
ENTRY PORCH	600 sq.ft.
BACK PORCH	600 sq.ft.
UNDER ROOF	3,050 sq.ft.

CUSTOM HOME DESIGN FOR:
TANNER GELL
FLOOR PLAN

3615 OSAGE ST.
COCOA, FL. 32796

DRAWN C.K.D.
DATE 8-2-2024
SCALE NOTED
JOB NO.
SHEET 3 OF 5 SHEETS

Planning and Development
2725 Judge Fran Jamieson Way
Building A, Room 114
Viera, Florida 32940

BOARD OF COUNTY COMMISSIONERS

*EXPEDITED BUILDING PERMIT REVIEW APPLICATION - HOLD HARMLESS AGREEMENT

In order to expedite the Building Permit review process, the Owner

Tanner Bell hereby submits to the Brevard County Planning and
Name

Department (the "Department") a proposed site plan for

3615 Osage St, Cocoa, FL 32926/24-35-11-01-16-1 and as legally described in XXX, of the
Property Address and/or Parcel ID

Public Records of Brevard County, Florida.

The owner understands that a variance must be approved by the Board of Adjustment must be submitted to the Department with his/her signature specifically referencing and incorporating this Agreement.

Sec. 62-254. - Judicial review of decisions; rehearing by board. Any person or persons jointly or severally aggrieved by any decision of the board of adjustment may, within 30 days after the date of the public hearing at which the decision was rendered, but not thereafter, apply to a court of competent jurisdiction for appropriate relief.

The Owner understands and acknowledges that the Building Permit is subject to the 30 day appeal period for the date of the public hearing at which the decision was rendered.

The Owner understands and acknowledges that the Building Permit may be subject to modification(s) and/or alteration(s) in order to comply with Brevard County ordinances, rules, and regulations.

The Building Permit will not receive final approval from the Department until: (1) all other approvals have been received from any regulatory board or entity with jurisdiction, and (2) any

resulting requirements imposed by such board or entity have been incorporated into and addressed by any revisions, which shall be subject to the County's regular fee schedule for additional review(s). (3) Any appeal by an aggrieved party.

The Owner understands that the County is under no obligation to approve the Building Permit (sign) as submitted. The Applicant further understands that a denial, withdrawal, or any other action impacting the validity of or necessity for the permit will not result in a refund of any fees paid for the review of this proposed permit.

The Owner understands that submission of the proposed permit **does not operate as a waiver of any other applicable land development regulations and does not guarantee that a zoning action or variance will be approved**.

The Owner hereby holds harmless the County, its officers, officials, employees, and other agents, from and against all claims, damages, losses, and expenses, including attorney's fees, arising out of or resulting from this expedited review process. The parties acknowledge specific consideration has been exchanged for this provision. The County's indemnity and liability obligations hereunder shall be subject to the County's common law right of sovereign immunity and limited to the extent of the protections of and limitations on damages as set forth in Section 768.28, Florida Statutes. Nothing in this waiver is intended to inure to the benefit of any third party for the purpose of allowing any claim which would otherwise be barred under the doctrine of sovereign immunity or by operation of law. Nothing herein shall constitute a waiver of the County's sovereign immunity.

Tann Gell 3-31-2026
Owner's Signature Date

Tanner Gell
Printed Name

SWORN TO AND SUBSCRIBED before me on this 31st day of March, 2026.

STATE OF Florida)
COUNTY OF Brevard)

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization, this 31st day of March, 2026, by Tanner Grell who is personally known to me **OR** provided _____ as identification.

[Notary Seal] Notary Public State of Florida Samantha Kleinfelder My Commission HH 590538 Expires 9/8/2028

Samantha Kleinfelder
Notary Public Signature

My Commission Expires: 9/8/28

Samantha Kleinfelder
Notary Name Printed