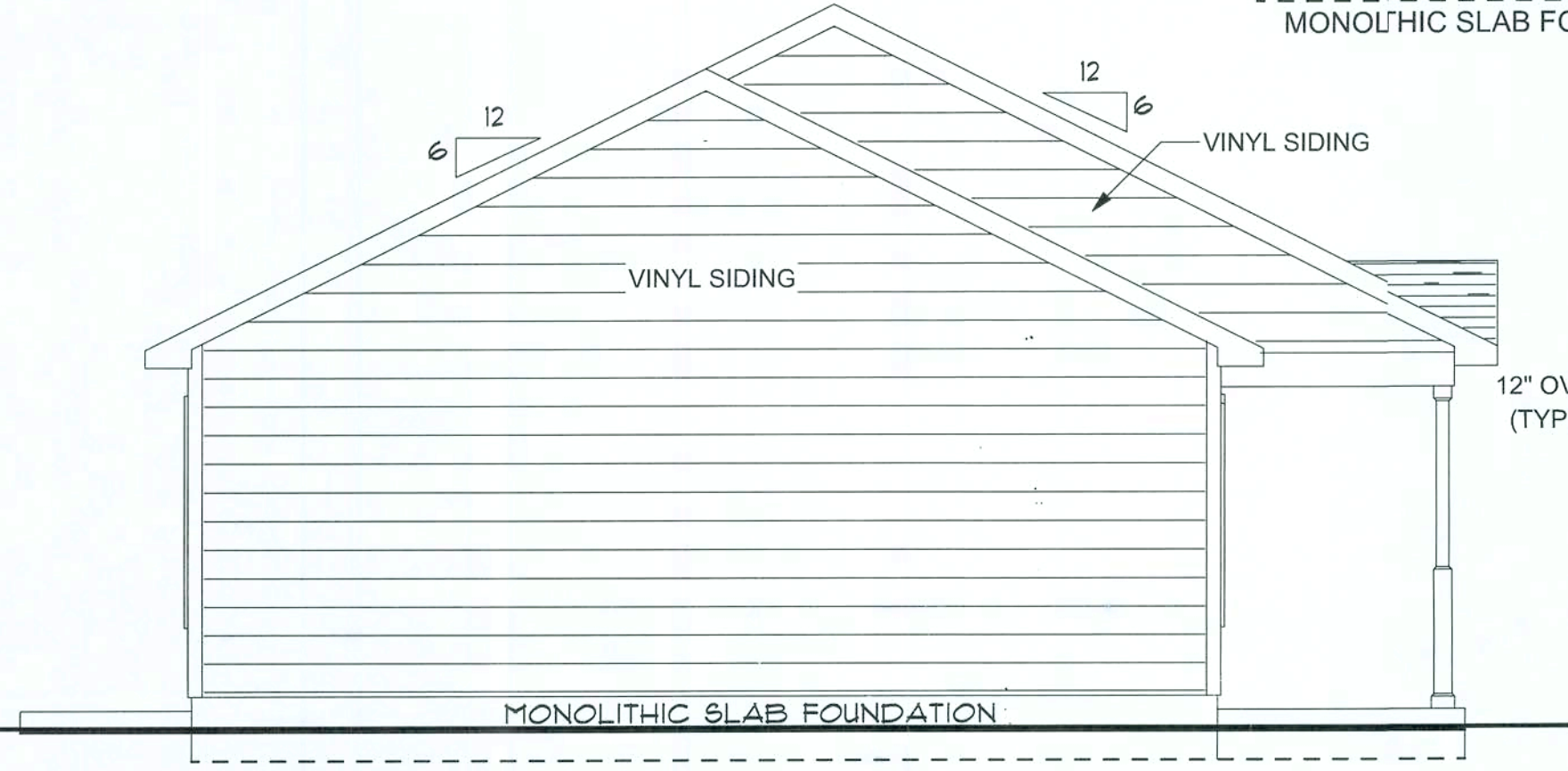
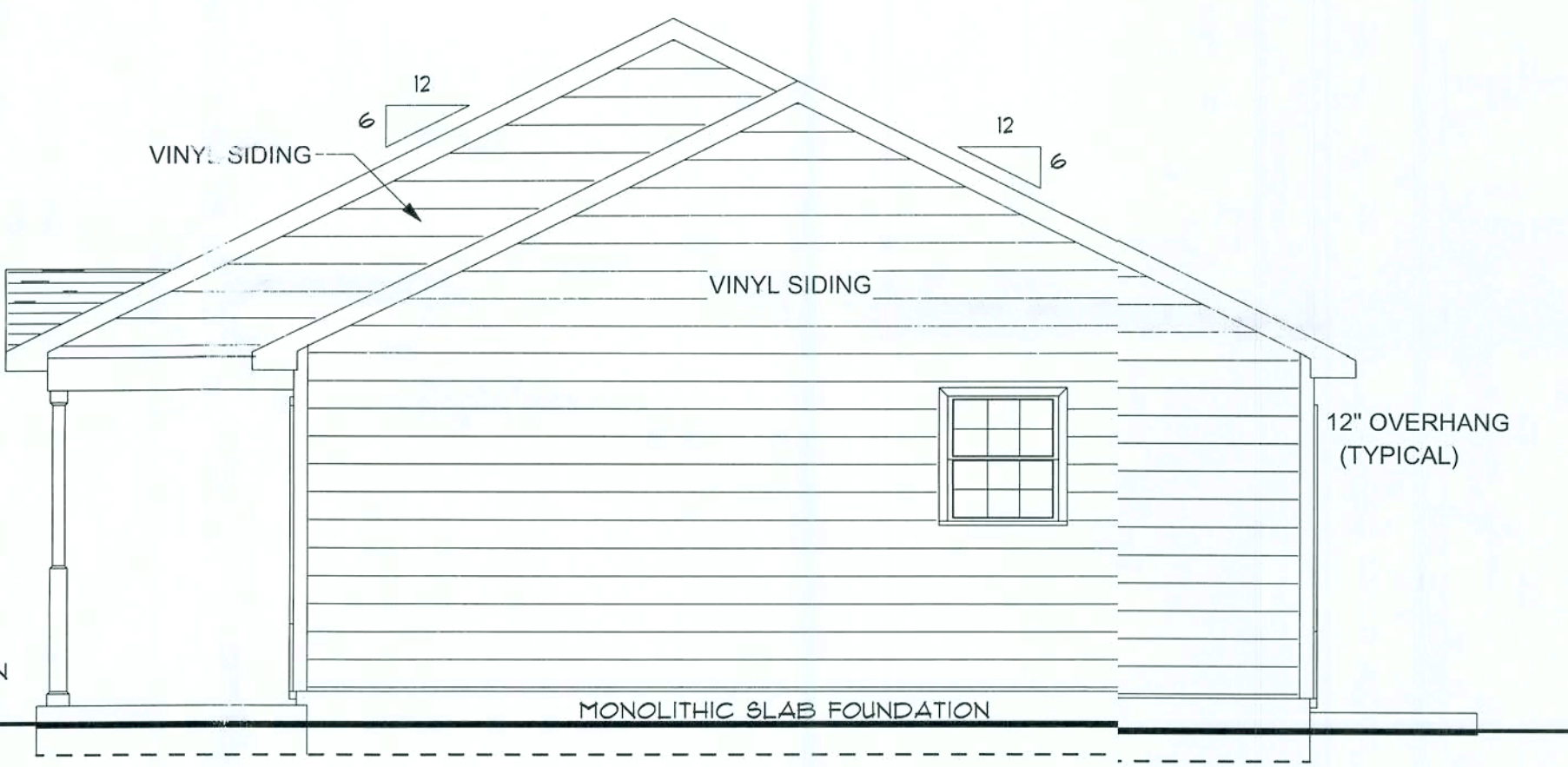


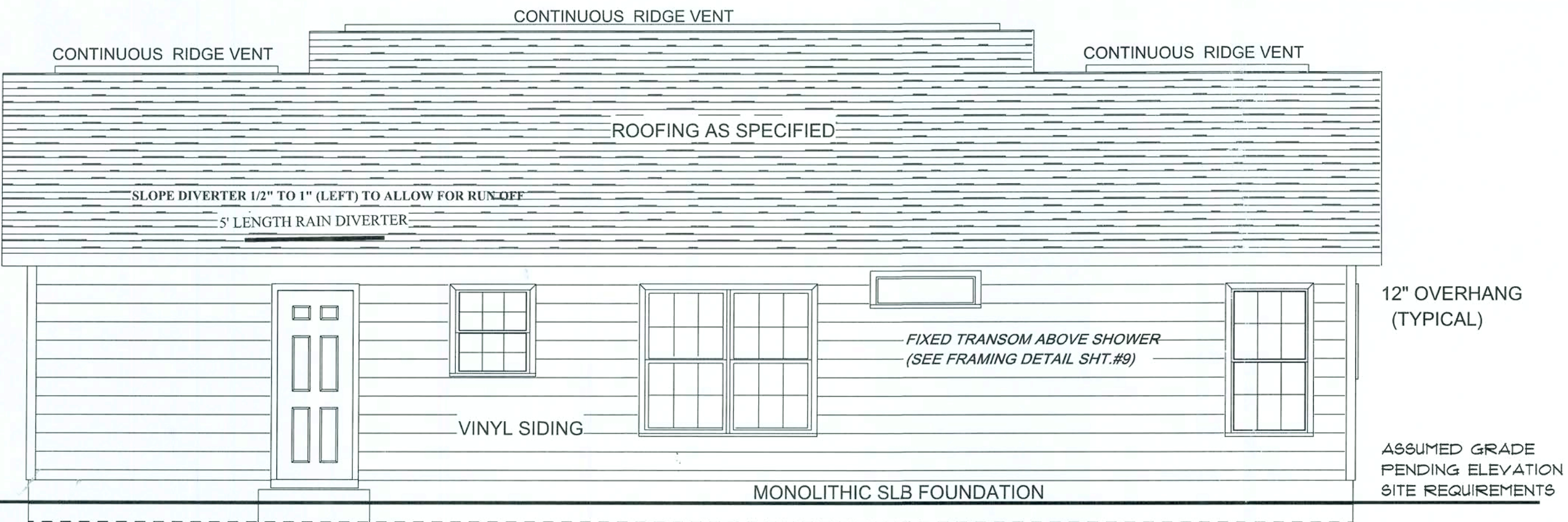
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



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

Pennyworth Homes
Got Land? Let's Build!
PennyworthHomes.com
EXHIBIT "A"

PLAN: **SANFORD B**
CUSTOMER NAME: **MR. & MRS. RUFUS BRYANT**

HEATED LIVING AREA
GROUND FLOOR: 1152
SECOND FLOOR: N/A
OTHER: N/A
TOTAL HEATED: 1152

NON-HEATED LIVING AREA
PORCH: 144
GARAGE: N/A
OTHER: N/A
TOTAL U/R: 1296

IMPORTANT-PLEASE READ BELOW CAREFULLY
OUR SALES BROCHURES AND OTHER ADVERTISING LITERATURE ARE INTENDED TO GENERALLY REFLECT AND DEPICT THE STYLES AND QUALITY OF HOMES WE BUILD THROUGHOUT A PORTION OF THE UNITED STATES. OUR SALES MODELS ARE DESIGNED AND BUILT TO GENERALLY CONFORM WITH A VARIETY OF LOCAL CUSTOMS, PRACTICES, AND BUILDING CODES PREVALENT OR IN EFFECT IN THE IMMEDIATE AREA SURROUNDING THE LOCATION OF THOSE MODELS. THIS SET OF PLANS IS AN ACTUAL PART OF OUR CONTRACT WITH YOU AND, AS SUCH, IS INTENDED TO TAKE PRIORITY OVER ANYTHING IN CONFLICT WITH IT CONTAINED IN OUR ADVERTISING LITERATURE. OUR SALES MODELS AND EVEN OUR ORAL SALES PRESENTATION, NO CHANGE, MODIFICATION, OR REVISION OF THESE PRINTED PLANS SHALL BE BINDING ON THE PARTIES UNLESS SET FORTH ON THESE PLANS OR OTHERWISE REDUCED TO WRITING AND EXECUTED BY SAID PARTIES. PLEASE REVIEW THESE PLANS ALONG WITH "EXHIBIT B" OF YOUR CONTRACT CAREFULLY AND MAKE CERTAIN BEFORE YOU SIGN THEM THAT THEY ACCURATELY REPRESENT THE HOME YOU ARE PURCHASING. ADDITIONALLY, P.W.H. HOMES INC. HEREBY RESERVES THE RIGHT TO SUBSTITUTE MATERIALS OF EQUIVALENT QUALITY AND/OR TECHNIQUES OF ASSEMBLY AND/OR CONSTRUCTION METHODS FROM THAT CONTAINED IN THESE PLANS OR SPECIFIED IN EXHIBIT "B" WHERE NECESSARY TO ACCOMMODATE DIFFERENCES IN LOCAL CODES, GEOGRAPHIC CUSTOMS, OPTION SELECTION AND AVAILABILITY OF MATERIALS. ALL MATERIALS (LUMBER, OR OTHER BUILDING SUPPLIES) DELIVERED TO JOBSITE WHICH ARE IN EXCESS OF THOSE REQUIRED TO CONSTRUCT THE HOUSE AS AGREED REMAIN THE PROPERTY OF P.W.H. HOMES INC.

NOTE:
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SIGNATURE INDICATES APPROVAL AND ACCEPTANCE:	BUYER/OWNER:	DATE:
	BUYER/OWNER:	DATE:
November 13, 2008		
Pennyworth Homes, Inc. AGENT OF PWH HOMES CORPORATE OFFICE		

NOTE:
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DRAWN BY:	PLAN DATE:	PAGE
BAA	08/01/2008	1
JOB# 08-04-0042		OF 7

REV. #	REV. DATE:	DRAWN BY:	DISCRIPTION OF REVISION

PRODUCT CODE	R.O. SIZE	COUNT
INT. DOOR SCHEDULE		
5-0 DBF	R.O. 62" X 82-1/2"	2
2668 R	R.O. 20" X 82-1/2"	1
2068 L	R.O. 26" X 82-1/2"	1
2068 R	R.O. 26" X 82-1/2"	1
2468 L	R.O. 30" X 82-1/2"	2
2468 R	R.O. 30" X 82-1/2"	1
2668 L	R.O. 32" X 82-1/2"	3
2668 R	R.O. 32" X 82-1/2"	2
2868 L	R.O. 34" X 82-1/2"	1
2868 R	R.O. 34" X 82-1/2"	1

PRODUCT CODE	R.O. SIZE	COUNT
EXT. DOOR SCHEDULE		
SMOOTH FIBERGLASS INFINITY		
L 3-0 6PNL COL IN SWING	R.O. 38" X 81-1/2"	1
R 2-8 6PNL COL OUT SWING	R.O. 34" X 82-1/2"	1

PRODUCT CODE	R.O. SIZE	COUNT
WINDOW SCHEDULE		
SILVER LINE 2900 SERIES		
2830 COL.	R.O. 32-1/2" X 36-1/2"	1
2830 OBS COL TEMP	R.O. 32-1/2" X 36-1/2"	1
3052 COL	R.O. 36-1/2" X 62-1/2"	3
3052 TWIN COL.	R.O. 72-1/2" X 62-1/2"	3
4010 FIX TRANSOM	R.O. 48-1/2" X 12-1/2"	1

NOTE:
ALL INTERIOR DOORS
TO HAVE 82-1/2" R.O.,
HEIGHT FROM FINISHED
FLOOR.

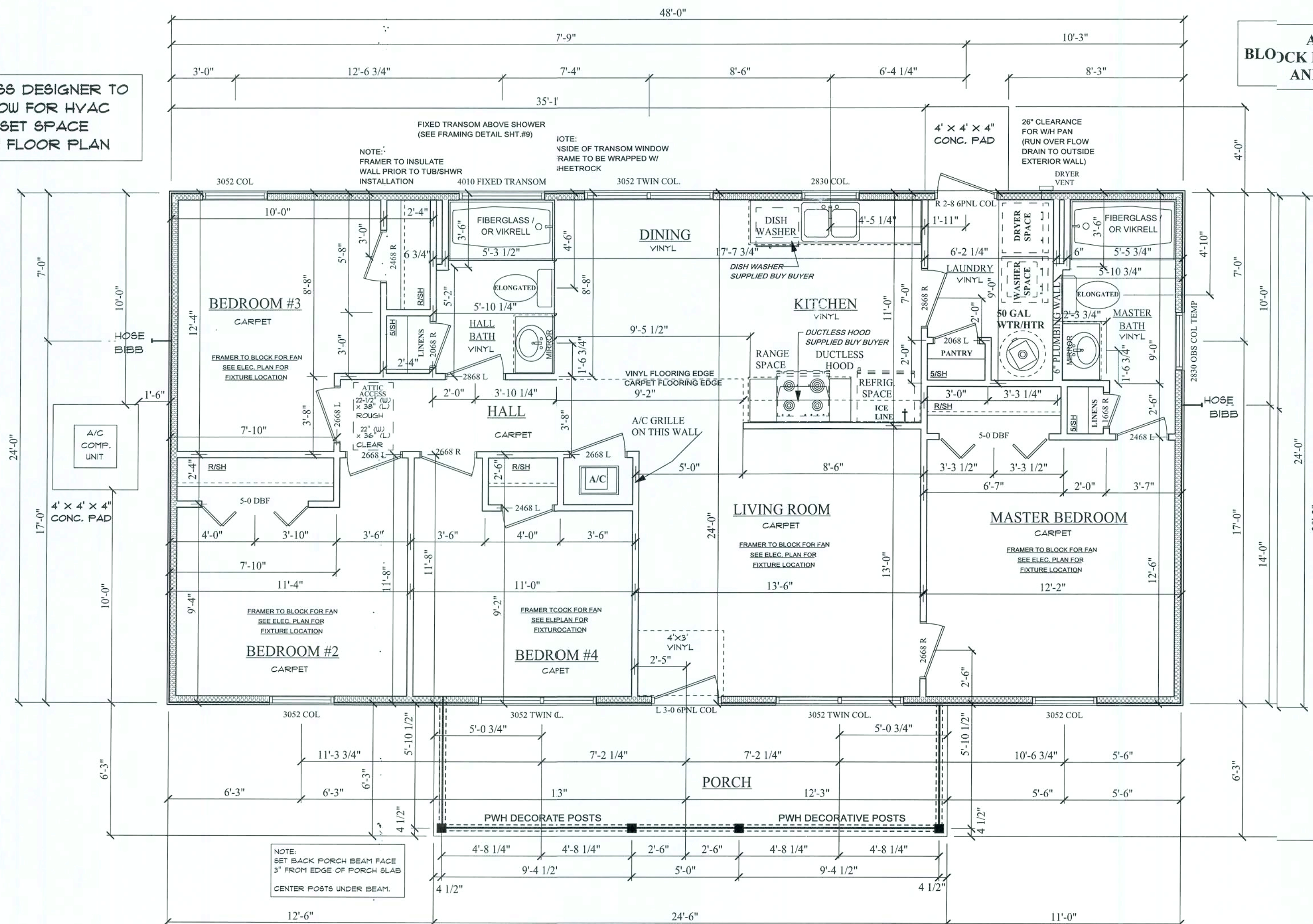
NOTE:
ALL WINDOWS TO
BE VINYL

NOTE: BUILDER IS TO CONFIRM
ROUGH OPENINGS BEFORE FRAMING.

UTILITY STUB OUT LOCATIONS TO BE
DETERMINED BY SITE REQUIREMENTS

TRUSS DESIGNER TO
ALLOW FOR HVAC
CLOSET SPACE
*SEE FLOOR PLAN

ATTENTION FRAMER ;
BLOCK FOR FAN IN ALL BEDROOMS
AND DESIGNATED AREAS



FLOOR PLAN

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

NOTE: PLAN MAY CHANGE TO REFLECTS
CHANGES FOR NEW HVAC REQUIREMENTS

Pennyworth Homes

Got Land? Let's Build!
PennyworthHomes.com FL-CRC058477

EXHIBIT "A"

PLAN: SANFORD B

CUSTOMER NAME:

MR. & MRS. RUFUS BRYANT

HEATED LIVING AREA

GROUND FLOOR: 1152
SECOND FLOOR: N/A
OTHER: N/A
TOTAL HEATED: 1152

NON-HEATED
LIVING AREA

PORCH: 144
GARAGE: N/A
OTHER: N/A
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DATE:

AGENT OF P.W.H. HOMES
CORPORATE OFFICE

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DRAWN BY: BAA
PLAN DATE: 08/01/2008
PAGE 2
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OF 7

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AGENT OF P.W.H. HOMES
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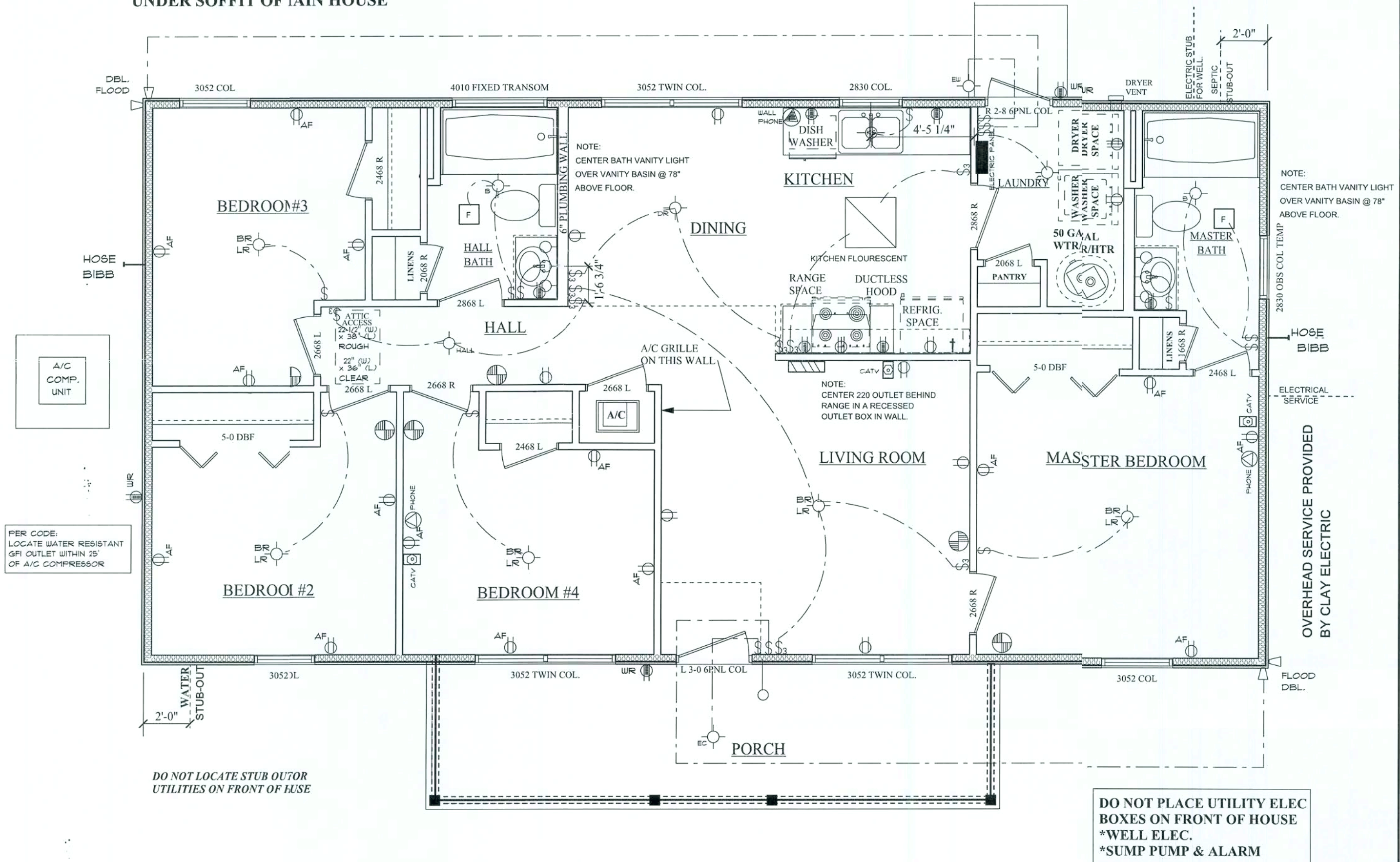
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NOTES:
ELECTRICAL/HVAC FIXTURES SHOWN ON THIS DRAWING ARE LOCATED IN ACCORDANCE WITH PENNYWORTH HOMES SPECIFICATIONS. DO NOT RELOCATE ANY FIXTURE WITHOUT PRIOR APPROVAL FROM THE CONSTRUCTION SUPERVISOR.

NOTE:
PENNYWORTH HOMES RESERVES THE RIGHT TO MAKE CHANGES TO THE ELECTRICAL LAYOUT TO MEET NECESSARY ELECTRICAL OR BUILDING CODES. CHANGES MAY ALSO BE MADE AT THE DISCRETION OF THE BUILDER OR ELECTRICIAN DUE TO HOUSE FRAMING OR ELECTRICAL INSTALLATION TECHNIQUES.

NOTE: PLACE DBL LOOD LIGHT UNDER SOFFIT OF MAIN HOUSE



ELECTRICAL PLAN

FRAMER : BLOCK FOR
FAN IN ALL BEDROOMS
AND DESIGNATE AREAS

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

ELECTRICAL	COUNT	SYMBOL
110	9	⊕
220	2	⊕
AF OUTLET	15	AF ⊕
BATH FAN	2	F
BATH MAIN	2	⊕
BATH OVER MIRROR	2	⊕
BED LIV FAN NO BLOCK	5	BR ⊕
CABLE TV OUTLET	3	CATV ⊕
CHIMES	1	⊕
CLOSET_UTILITY	1	⊕
DBL FLOOD	2	DBL FLOOD
DINING ROOM	1	⊕
DOOR BELL	1	⊕
ELECTRIC PANEL	1	ELECTRIC PANEL
EXT CEILING	1	⊕
EXT WALL	1	⊕
GFI OUTLET	6	⊕
GFI WR	3	⊕
HALL	1	⊕
KITCH FLOURESCENT	1	KITCHEN FLOURESCENT
KITCHEN SINK CEILING LIT	1	⊕
PHONE JACK	2	PHONE
SMOKE DETECTOR 1	6	⊕
WALL PHONE	1	WALL PHONE
switch	15	\$
switch 3 way	9	\$3

REV.#	REV. DATE:	DRAWN BY:	DISCRIPTION OF REVISION

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BUYER/OWNER:	DATE:
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November 13, 2008	
AGENT OF PWH HOMES	
CORPORATE OFFICE	

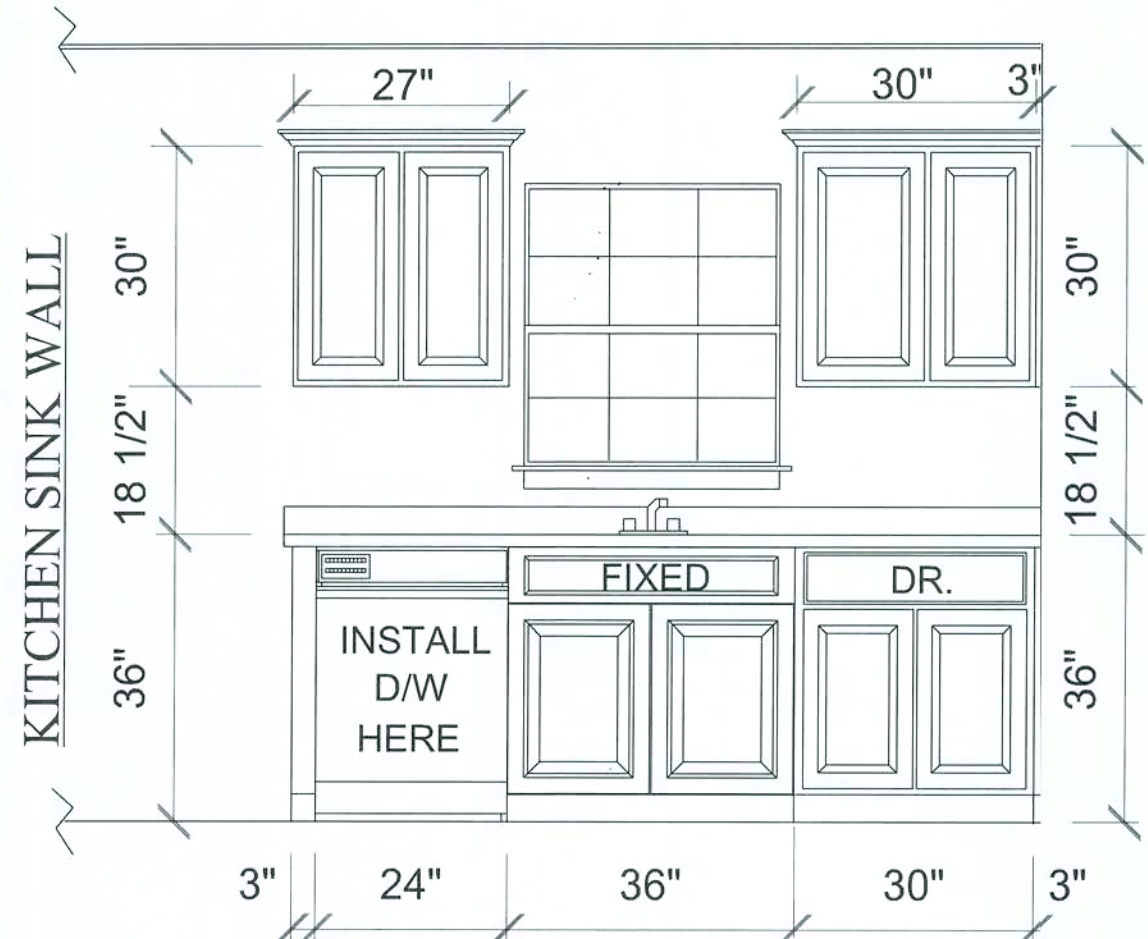
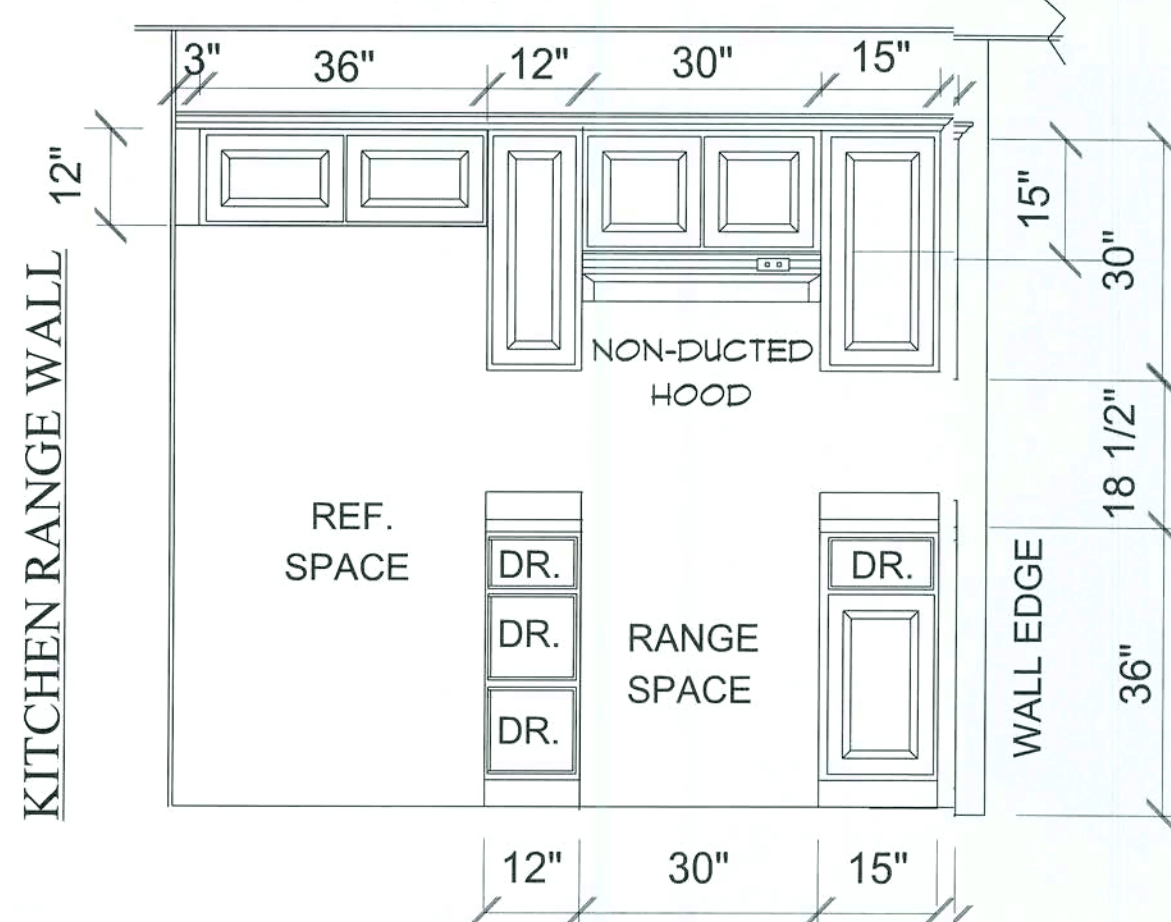
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DUCTLESS HOOD PROVIDED
BY BUYER



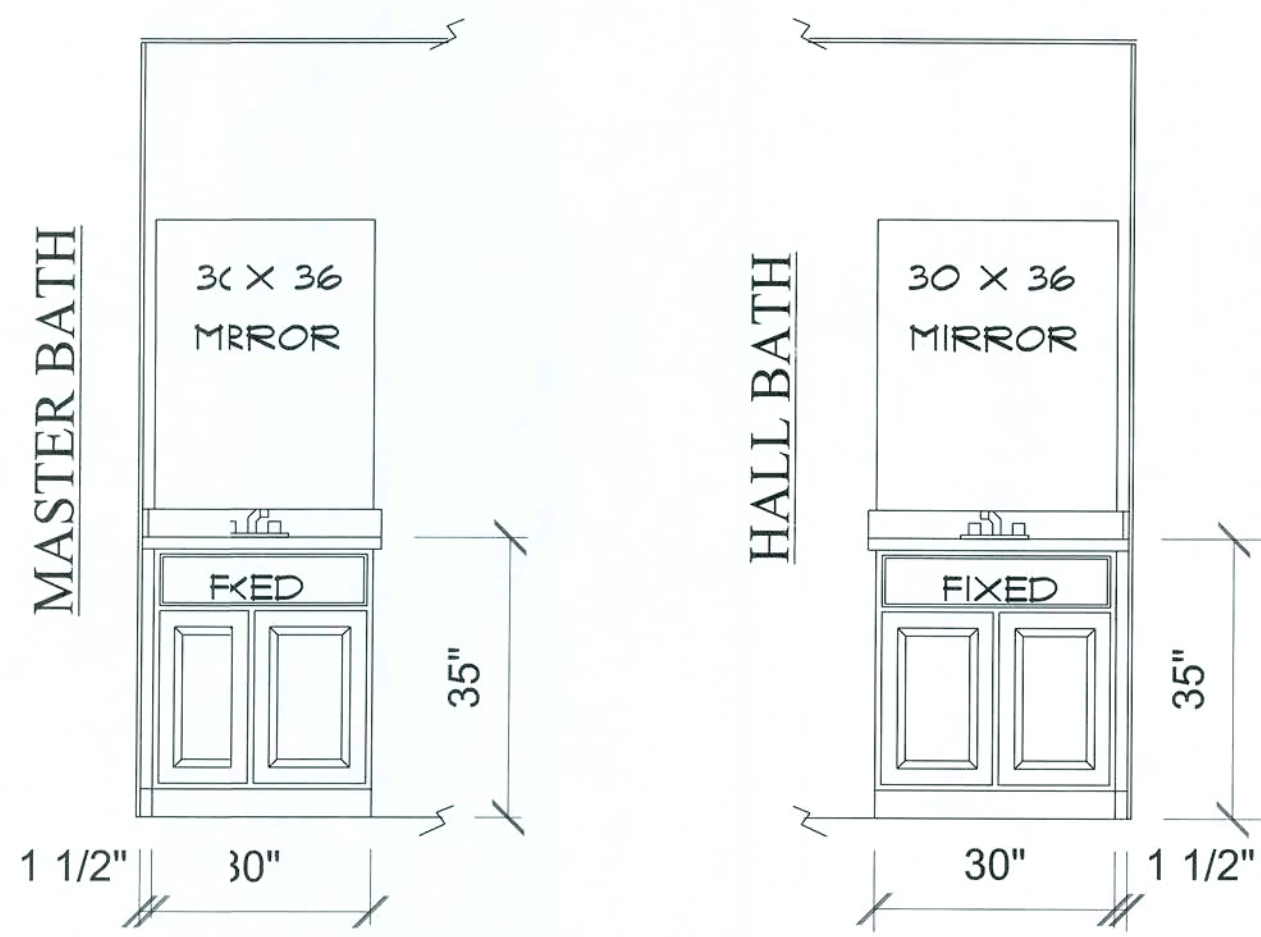
DISHWASHER PROVIDED
BY BUYER

KITCHIN CABINET ELEVATIONS

INSTALL CROWN MOLDING AROUND
TOP OF KITCHEN WALL CABINES.

INSTALL QUARTER ROUND MOLDING
AROUND BOTTOM OF ALL
BASE CABINETS & VANITIES.

CABINETS ARE SYMBOLIC,
ACTUAL UNITS MAY VARY
IN STYLE *TO BE DETERMINED BY
BUYER.



VANITY CABINET ELEVATIONS

SCALE: 1/2" = 1'-0"

REV.#	REV. DATE:	DRAWN BY:	DISCRIPTION OF REVISION

GROUND FLOOR: 1152
SECOND FLOOR: N/A
OTHER: N/A
TOTAL HEATED: 1152

**NON-HEATED
LIVING AREA**

PORCH: 144
GARAGE: N/A
OTHER: N/A
TOTAL U/R 1296

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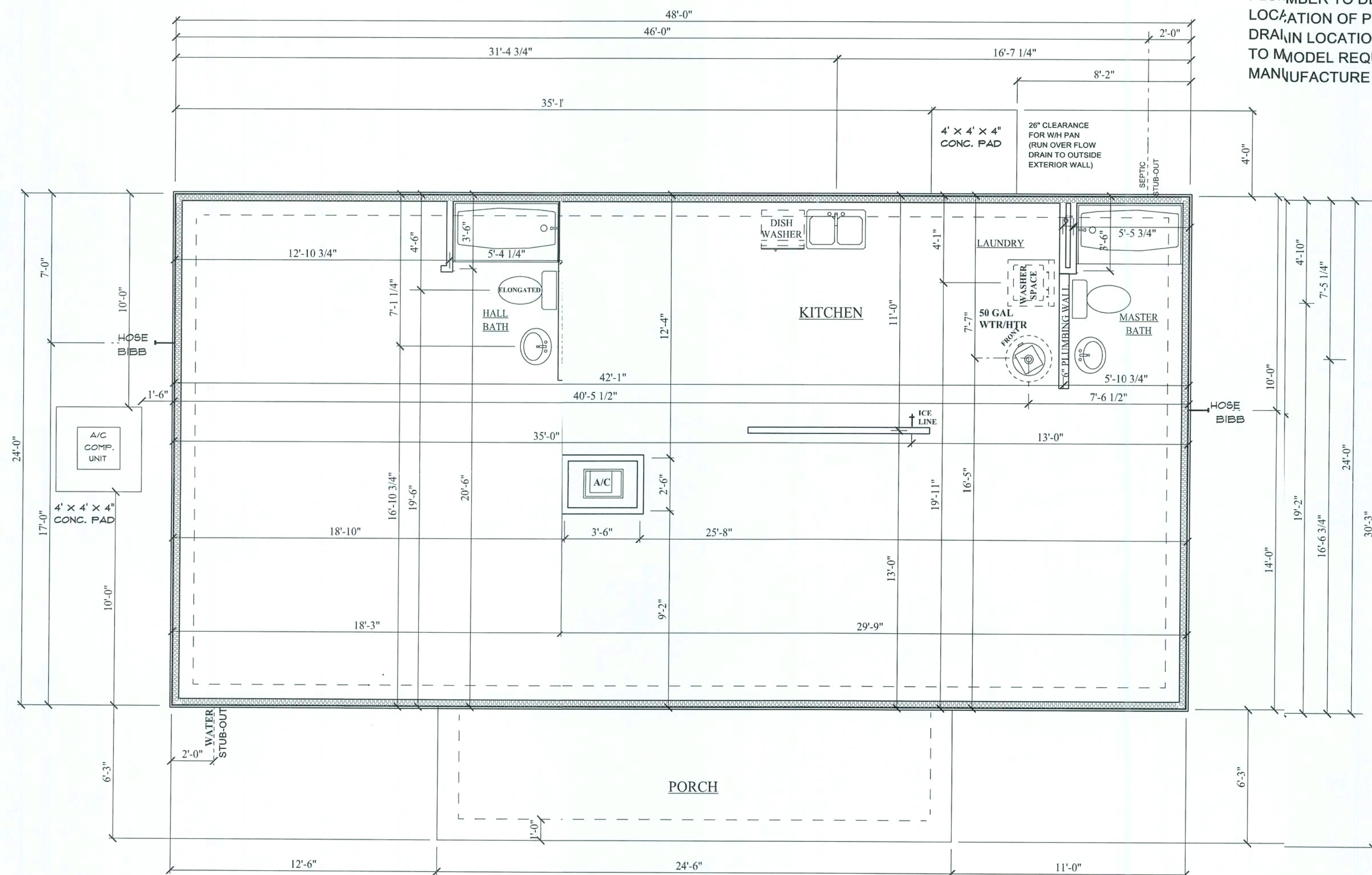
November 13, 2008

Barbara A. Amato
AGENT OF PWH HOMES
CORPORATE OFFICE

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NOTE:
PLUMBER TO DETERMINE
LOCATION OF PLUMBING FIXTURE
DRAIN LOCATIONS ACCORDING
TO MODEL REQUIREMENTS BY
MANUFACTURE SPECIFICATIONS



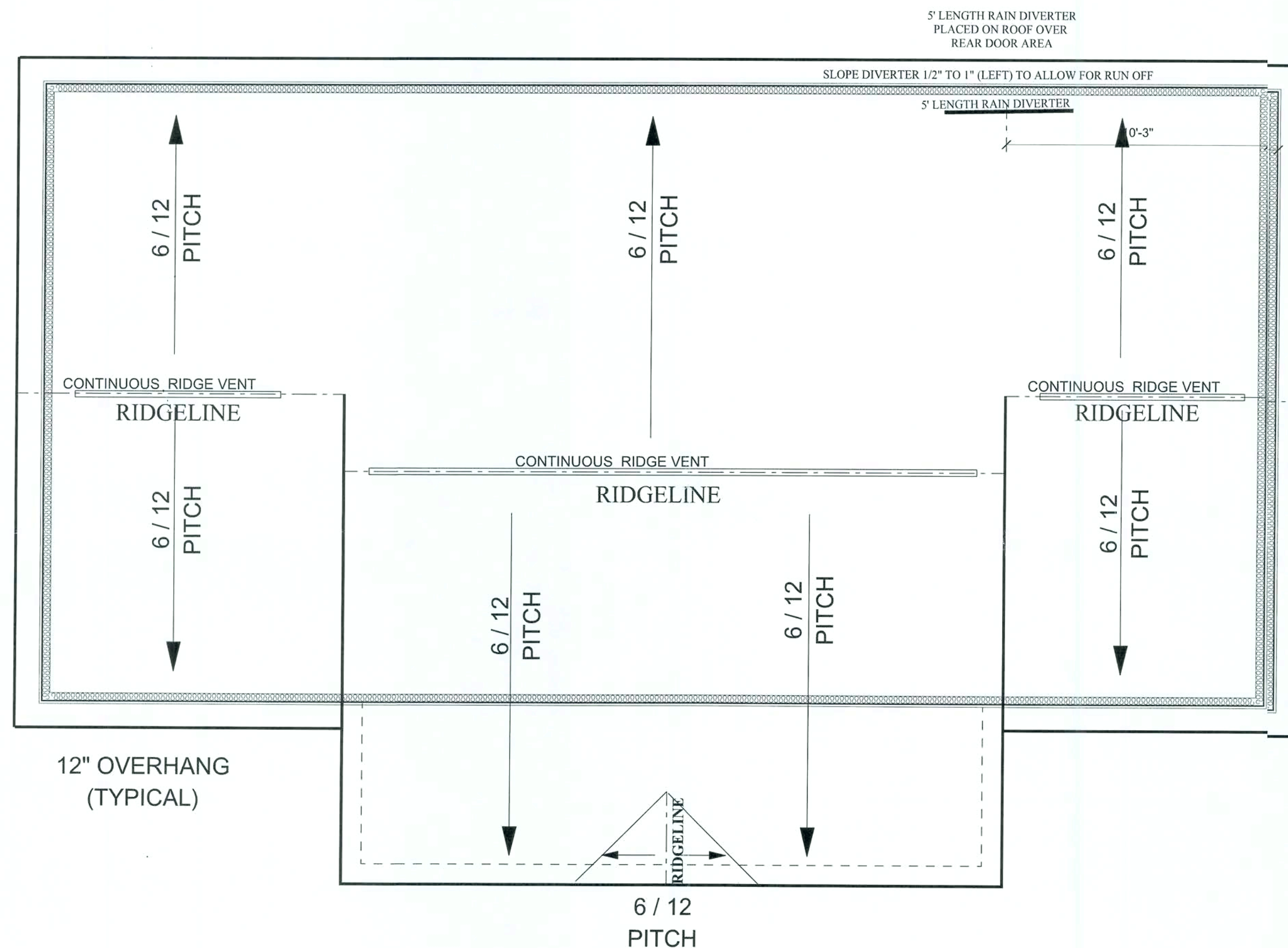
PLUMBING PLAN

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

REV. #	REV. DATE:	DRAWN BY:	DISRIPTION OF REVISION

ROOF PITCHES ABOVE 4/12 ARE REQUIRED
TO HAVE A MIN. OF (1) LAYER OF FELT
PAPER PER FLORIDA BUILDING CODE
SECTION 1507.3.8.2

REFER TO ENGINEERING FOR
SPECIFICATIONS AND CALCULATIONS.



ROOF LAYOUT

SCALE: 1/4" = 1' 0"

REV.#	REV. DATE:	DRAWN BY:	DISCRIPTION OF REVISION
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November 13, 2008

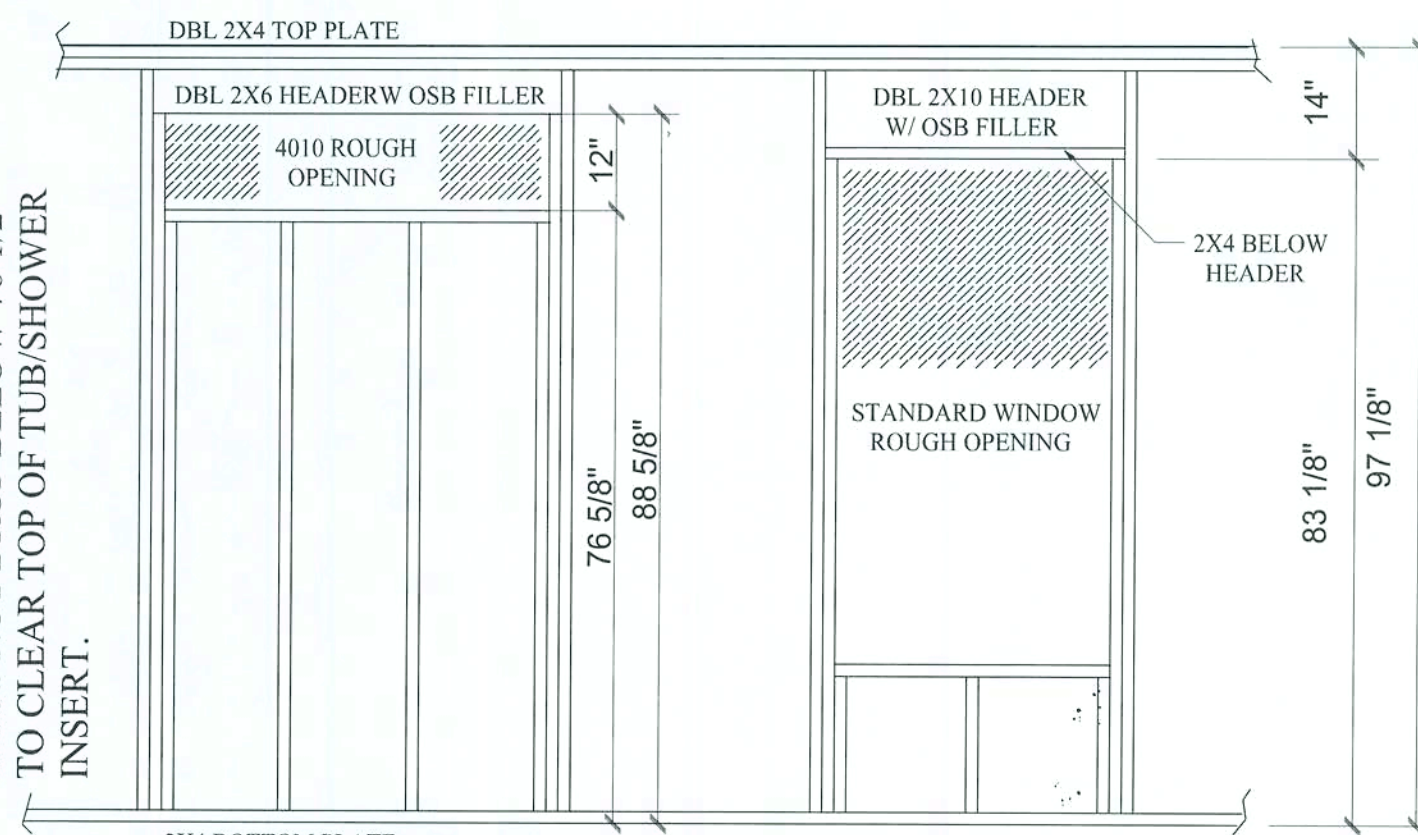
PENNYWORTH HOMES: Brian A. Amador DATE: _____

PENNYWORTH HOMES:  AGENT OF PWH HOMES
CORPORATE OFFICE

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BAA	08/01/2008	6
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NOTE:
BOTTOM OF ROUGH OPENING
MUST NOT DROP BELOW 76 1/2"
TO CLEAR TOP OF TUB/SHOWER
INSERT.



HEADER DETAIL FOR
4010 FIXED TRANSOM

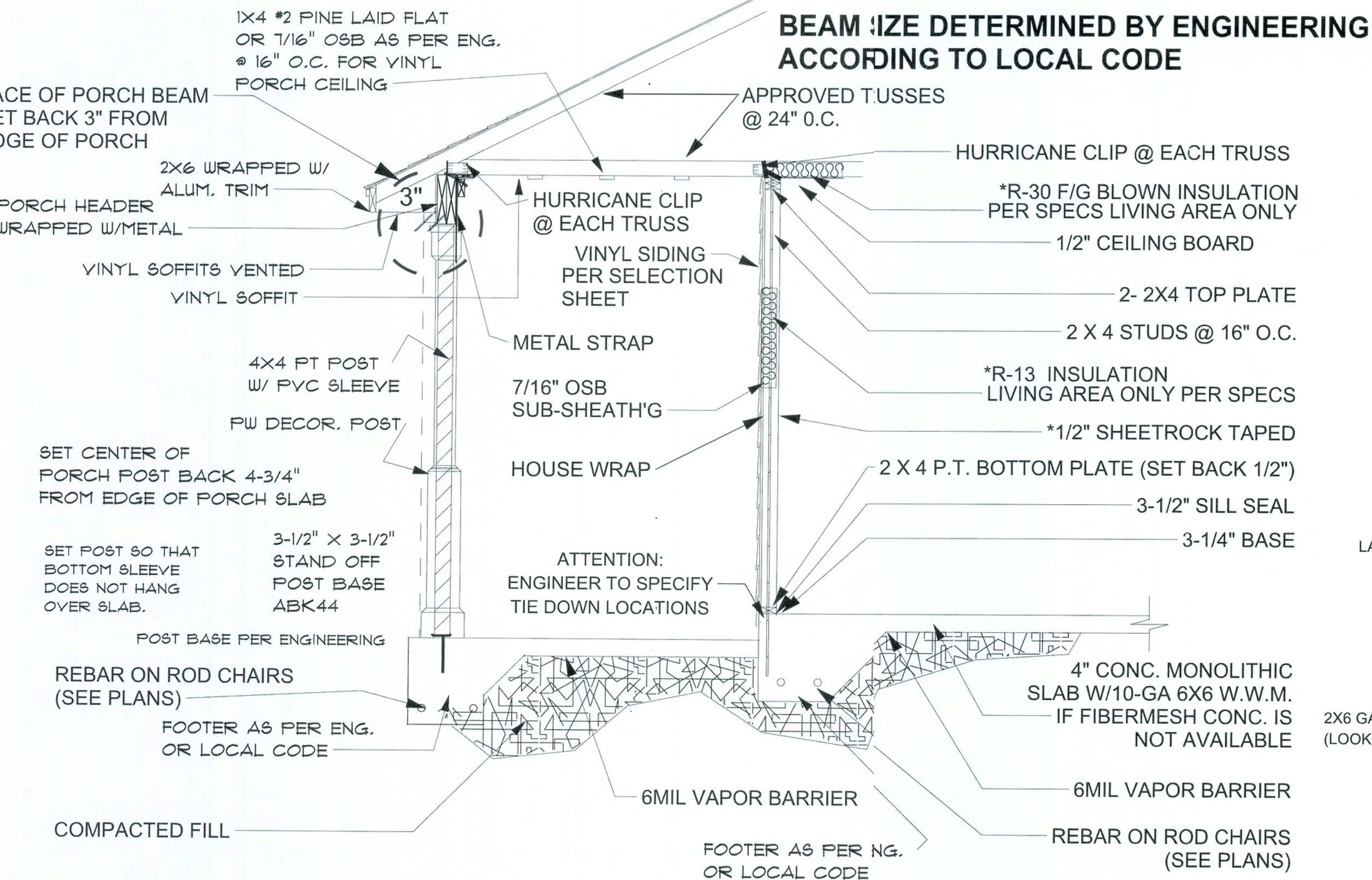
NOTE!:

REFER TO ENGINEERING FOR
SPECIFICATIONS AND CALCULATIONS.

NOTE:
ALL METAL PRODUCTS USED ON
PRESSURE TREATED LUMBER
MUST BE HOT DIPPED GALVANIZED
TO PREVENT DETERIORATION.

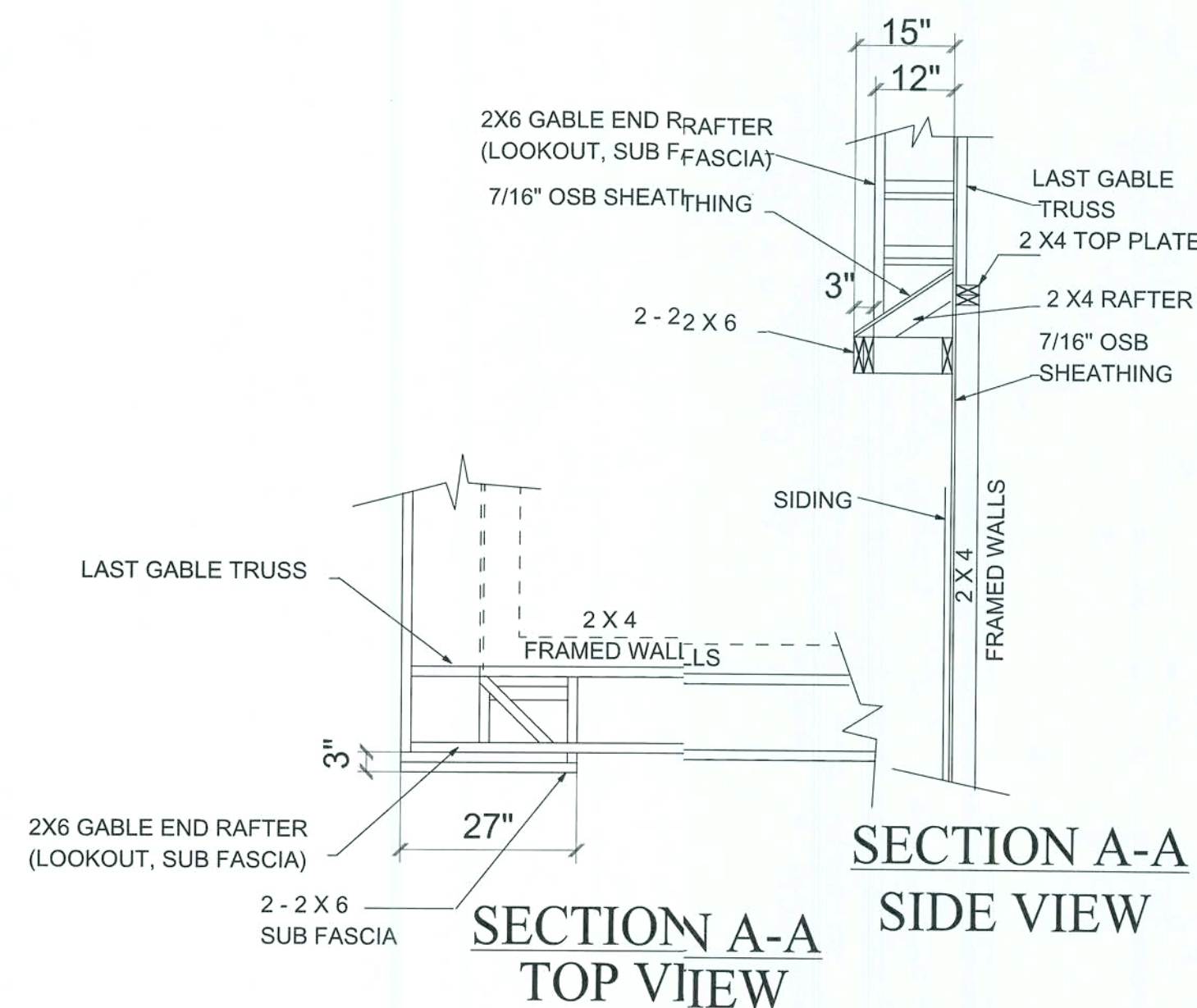
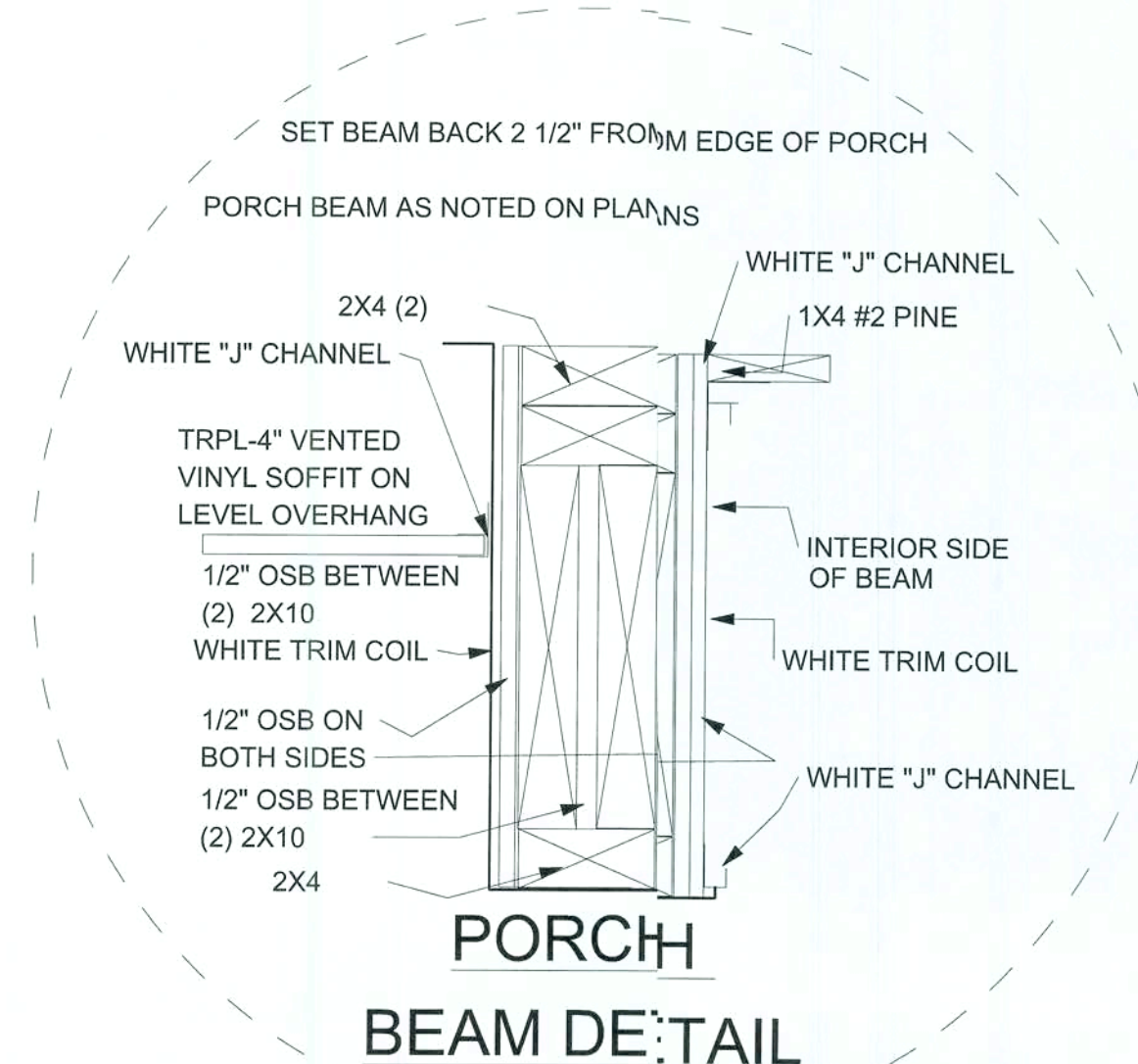
PENNYWORTH HOMES TYPICAL WALL SECTION FOR MONOLITHIC SLAB

NOTE: SEE FOUNDATION PLAN FOR FOUNDATION SPECIFICATIONS.



****SUBJECT TO CHANGE WITHOUT NOTICE BY PENNYWORTH HOMES****

BEAM SUBJECT TO CHANGE
ACCORDING TO REQUIRED
ENGINEERING SPECIFICATIONS



Pennyworth Homes

Got Land? Let's Build!
PennyworthHomes.com FL-CRC058477

EXHIBIT "A"

PLAN: SANFORD B

CUSTOMER NAME:

MR. & MRS. RUFUS BRYANT

HEATED LIVING AREA

GROUND FLOOR: 1152
SECOND FLOOR: N/A
OTHER: N/A
TOTAL HEATED: 1152

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IMPORTANT-PLEASE READ
BELOW CAREFULLY

OUR SALES BROCHURES AND OTHER ADVERTISING LITERATURE ARE INTENDED TO GENERALLY REFLECT AND DEPICT THE STYLES AND QUALITY OF HOMES WE BUILD THROUGHOUT A PORTION OF THE UNITED STATES. OUR SALES MODELS ARE DESIGNED AND BUILT TO GENERALLY CONFORM WITH A VARIETY OF LOCAL CUSTOMS, PRACTICES, AND BUILDING CODES PREVALENT OR IN EFFECT IN THE IMMEDIATE AREA SURROUNDING THE LOCATION OF THOSE MODELS. THIS SET OF PLANS IS AN ACTUAL PART OF OUR CONTRACT WITH YOU AND, AS SUCH, IS INTENDED TO TAKE PRIORITY OVER ANYTHING IN CONFLICT WITH IT CONTAINED IN OUR ADVERTISING LITERATURE, OUR SALES MODELS AND EVEN OUR ORAL SALES PRESENTATION. NO CHANGE, MODIFICATION, OR REVISION OF THESE PRINTED PLANS SHALL BE BINDING ON THE PARTIES UNLESS SET FORTH ON THESE PLANS OR OTHERWISE REDUCED TO WRITING AND EXECUTED BY SAID PARTIES. PLEASE REVIEW THESE PLANS ALONG WITH EXHIBIT "B" OF YOUR CONTRACT CAREFULLY AND MAKE CERTAIN BEFORE YOU SIGN THEM THAT THEY ACCURATELY REPRESENT THE HOME YOU ARE PURCHASING. ADDITIONALLY, P.W.H. HOMES INC. HEREBY RESERVES THE RIGHT TO SUBSTITUTE MATERIALS OF EQUIVALENT QUALITY AND/OR TECHNIQUES OF ASSEMBLY AND/OR CONSTRUCTION METHODS FROM THAT CONTAINED IN THESE PLANS OR SPECIFIED IN EXHIBIT "B" WHERE NECESSARY TO ACCOMMODATE DIFFERENCES IN LOCAL CODES, GEOGRAPHIC CUSTOMS, OPTION SELECTION AND AVAILABILITY OF MATERIALS. ALL MATERIALS (LUMBER, OR OTHER BUILDING SUPPLIES) DELIVERED TO JOBSITE WHICH ARE IN EXCESS OF THOSE REQUIRED TO CONSTRUCT THE HOUSE AS AGREED REMAIN THE PROPERTY OF P.W.H. HOMES INC.

NOTE:
PENNYWORTH HOMES INC. RESERVES
THE RIGHT TO ONLY MAKE CHANGES TO
PLANS, REQUESTED BY BUYERS, THAT
PENNYWORTH HOMES INC. DEEMS TO BE
AESTHETICALLY, ARCHITECTURALLY,
AND STRUCTURALLY SOUND.

SIGNATURE INDICATES APPROVAL AND ACCEPTANCE:

BUYER/OWNER: DATE:

BUYER/OWNER: DATE:

November 13, 2008

DATE:

DATE:

DATE:

DATE:

DATE:

DATE:

NOTE:
PENNYWORTH HOMES INC. RESERVES
THE RIGHT TO MAKE MODIFICATIONS
TO THIS PLAN AFTER THE BUYERS
APPROVAL / SIGNATURE, DUE TO THE
ENGINEER'S AND BUILDING DEPT.
REVIEW. THE BUYER SHALL BE NOTIFIED
OF THESE MODIFICATIONS TO THE PLAN
VIA CHANGE ORDER.

DRAWN BY: PLAN DATE: PAGE

BAA 08/01/2008 7

JOB# 08-04-0042 OF 7

REV.#	REV. DATE:	DRAWN BY:	DISCRIPTION OF REVISION

BOUNDARY SURVEY

DESCRIPTION of LANDS SURVEYED (Furnished):

PARCEL #22-SOUTH
TOWNSHIP 6 SOUTH, RANGE 16 EAST

Section 11: Parcel #22 South of a survey by Donald F. Lee and Associates Inc., dated April 3, 1997, lying in the N 1/2 of SE 1/4 of Section 11, Township 6 South, Range 16 East, and more particularly described as follows: Commence at the SW corner of the NE 1/4 of SE 1/4, said corner being on the centerline of a 60 foot wide Ingress-Egress Easement; thence N 89 degrees 05'58" E, along the South line of NE 1/4 of SE 1/4, and along the centerline of said Easement, a distance of 55.35 feet; thence N 0 degrees 38'14" W, and parallel with the West line of NE 1/4 of SE 1/4, a distance of 526.91 feet to the POINT OF BEGINNING, said point also being the NE corner of Parcel 23 of the aforesaid survey; thence S 89 degrees 05'58" W, 55.35 feet to the East line of NW 1/4 of SE 1/4; thence continue S 89 degrees 05'58" W, a distance of 690.06 feet to the Easterly maintained right-of-way line off Old Wire Road; thence Northeastly along said East right of way line, 359 feet, more or less; thence N 89 degrees 05'58" E, 592.72 feet; thence S 0 degrees 38'14" E, and parallel to the West line of NE 1/4 of SE 1/4, a distance of 324.61 feet to the POINT OF BEGINNING. Containing 5.00 acres, more or less. Subject to Restrictions recorded in O.R. Book 0837, Pages 1033-1036, Columbia County, Florida, and subject to Power Line Easement.

Also locally known as Parcel 22 South of CROSSROADS PHASE 1, unrecorded map.

This Survey Certified To:
Rufus M. Bryant and Patricia A. Bryant
Walter Capital Corporation
Sheffield and Boatright Title Services, LLC
Chicago Title Insurance Company
First National Bank of Nassau

Scale : 1 Inch = 60 Feet



GRAPHIC SCALE IN FEET

LEGEND:

—○—	Denotes Iron Rod Set w/ Cap - P.S.M. 5500
—●—	Denotes 5/8" Iron Rod Found (LS 2090)
—■—	Denotes 4" x 4" Concrete Monument Found (LB 4016)
—P—	Denotes Iron Pipe Found
—x—	Denotes Overhead Power Line w/ Pole
—x—	Denotes Fence Line

ABBREVIATIONS:

P.S.M.	Professional Surveyor and Mapper
R/W	Right-of-Way
CB	Concrete Block
ORB	Official Records Book
DB	Deed Book
NTS	Not To Scale
Deg.	Degrees
Min.	Minutes
Sec.	Seconds
ID	Identification Number
L	Curve Arc Length
R	Curve Radius
Δ	Curve Central Angle (Delta)
Ch	Curve Chord Data
PRM	Permanent Reference Monument
PCP	Permanent Control Point

NOTE: Corners shown found were accepted as the intended location of lands described in the Description Furnished and as shown on an unrecorded map by Donald F. Lee and Associates, Inc., Registered Land Surveyor, dated April 3, 1997. No attempt was made to verify the subdivisional lines of Section 11.

SURVEYOR'S NOTES:

This survey NOT valid unless the Signature and Original Raised Seal of a Florida Licensed Surveyor and Mapper; affixed hereon.
Unless shown otherwise no Underground Utilities, Improvements, Foundations or Installations were located on the survey.
Unless shown otherwise no Instruments of Record reflecting Easements, Right-of-Way and/or Ownerships were furnished to this Surveyor.
This Survey, as shown hereon, is NOT covered by Professional Liability Insurance.
Any Wetlands and/or Environmentally Sensitive Lands have NOT been located unless noted and stated otherwise.
Bearings refer to the South line of Lands Surveyed as being S 89°05'58" W and as shown in Furnished Deed.
This survey was based on documents provided and was not abstracted for easements, covenants, or restriction title, overlaps, or other matters of record, or matters unrecorded by this surveyor.

SURVEYOR'S SIGNATURE:

MARK E. HARDENBROOK
Professional Surveyor and Mapper
Florida Certification No. 5500

Date of Field Survey: November 5, 2008

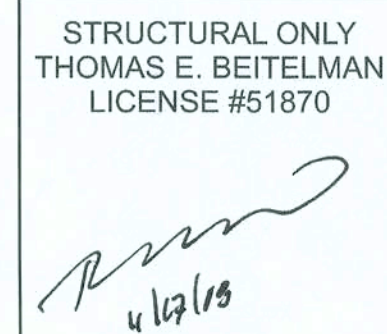
MARK E. HARDENBROOK
PROFESSIONAL SURVEYOR AND MAPPER
Florida Certificate: L.S. 5500

P.O. Box 1028
7465 SR 21 North - Suite "E"
Keystone Heights, Florida 32656
PHONE: (352)-473-8523 & (904)-964-5777



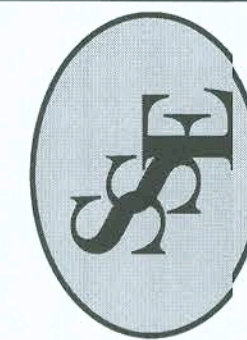
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FOUNDATION PLAN



STRUCTURAL ONLY
THOMAS E. BEITELMAN
LICENSE #51870

4/17/13



Sound Structures Engineering, Inc.

Structural Engineering

William E. Douglas P.E., President

2467 Centerville Road, Tallahassee, FL 32308
Phone: (850) 385-5288 Fax: (850) 386-7586

PROJECT: Pennyworth Homes - Old Wire Road, Ft. White, FL - Bryant Residence

PROJECT: Pennyworth Homes - Old Wile Road, P. C. White, P. C. - Bryant Residence	CLIENT: Pennyworth Homes, Inc.
TITLE: Structural Details and Wind Load	SCALE: Varies

FILE NAME:	08S-171.cdr	REVISION BY:	DATE:	DESCRIPTION:
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File Name:	08S-171.cdr	Revision By:	Date:	Description:
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File Name:	08S-171.cdr	Revision By:	Date:	Description:
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File Name:	08S-171.cdr	Revision By:	Date:
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FILE NAME:	08S-171.cdr	REVISION:	
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File Name:	08S-1
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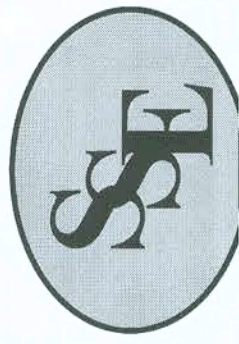
File Name:

File

S1

08.9

08S-171



Sound Structures Engineering, Inc.

Structural Engineering
William E. Douglas P.E., President

2167 Centerville Road, Tallahassee, FL 32300
Phone: (850) 385-5288 Fax: (850) 386-7586

PROJECT: Pennyworth Homes - Old Wire Road, Ft. White, FL - Bryant Residence
TITLE: Structural Details and Wind Load
CLIENT: Pennyworth Homes, Inc.

Revision By:	Date:	Description:
08S-171.cdr		
TEB		
TEB		
TFR		
11/14/08		

No. 08S-171

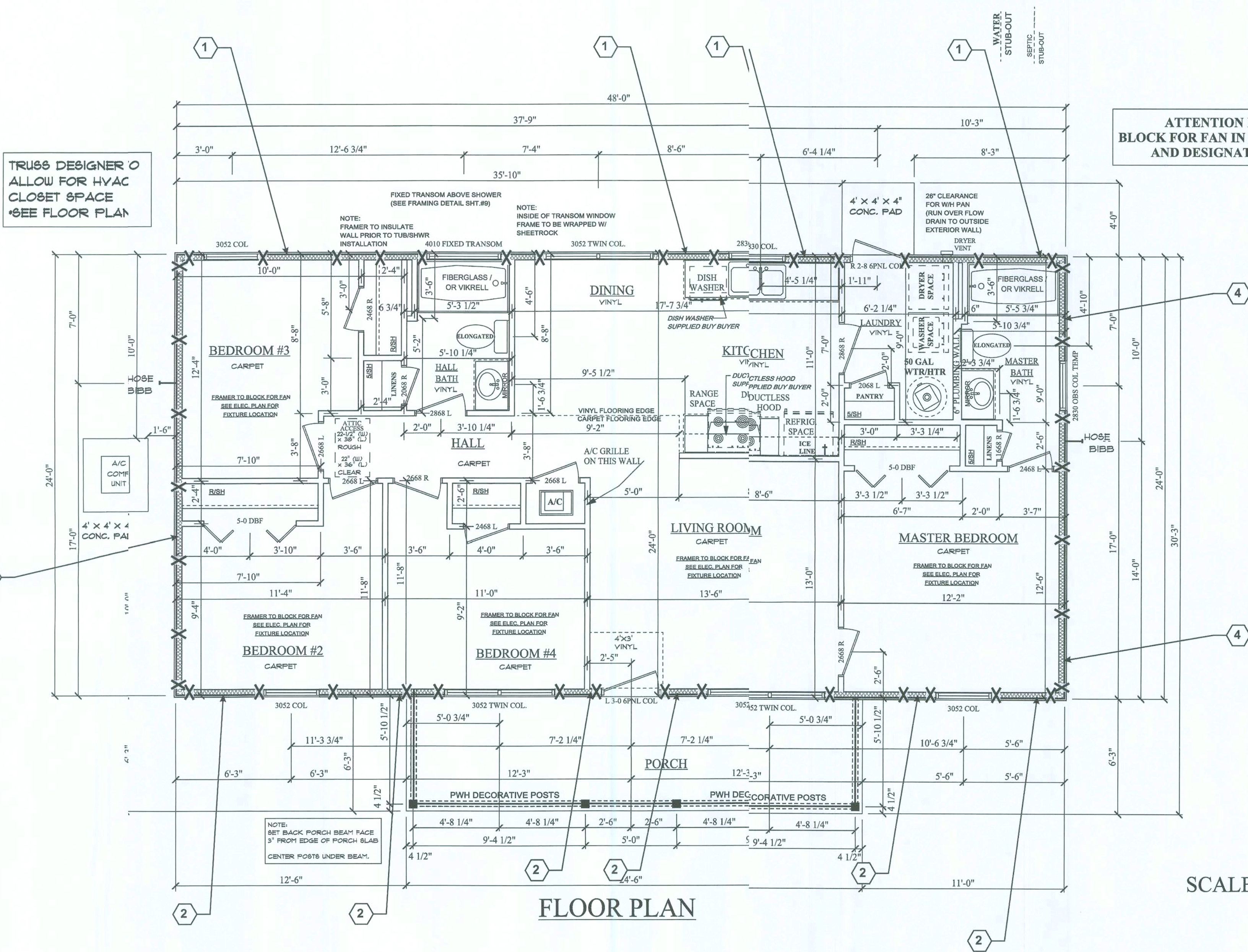
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LICENSE #51870

TEB
11/14/08

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UTILITY STUB OUT LOCATIONS TO BE
DETERMINED BY SITE REQUIREMENTS

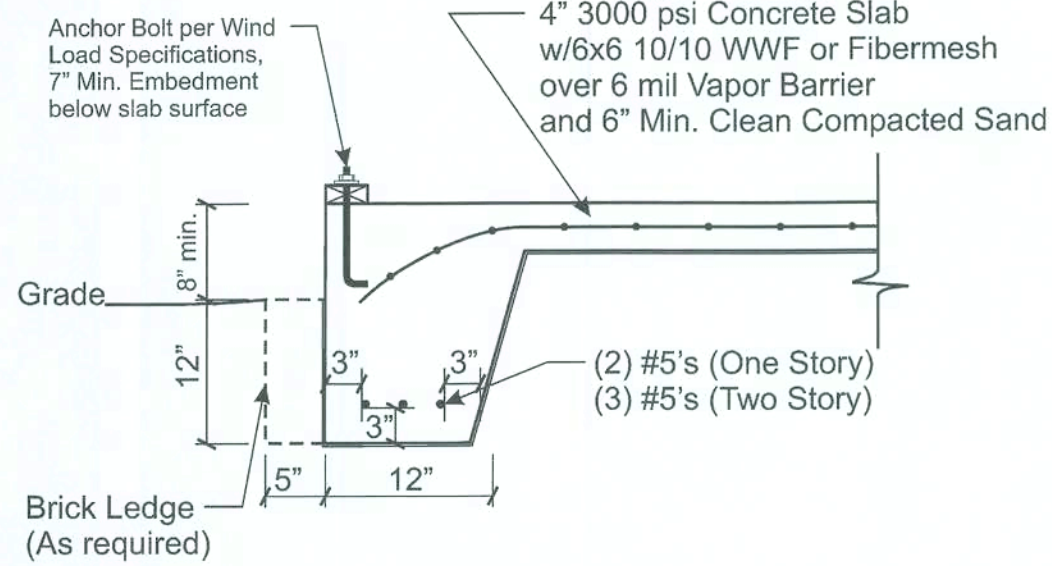
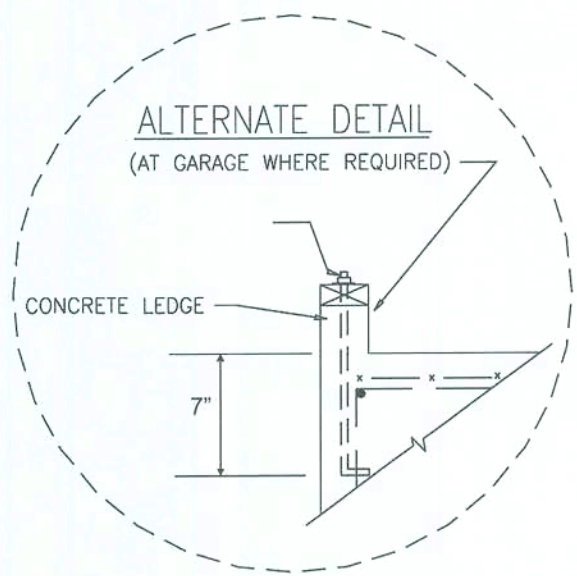
ATTENTION FRAMER ;
BLOCK FOR FAN IN ALL BEDROOMS
AND DESIGNATED AREAS



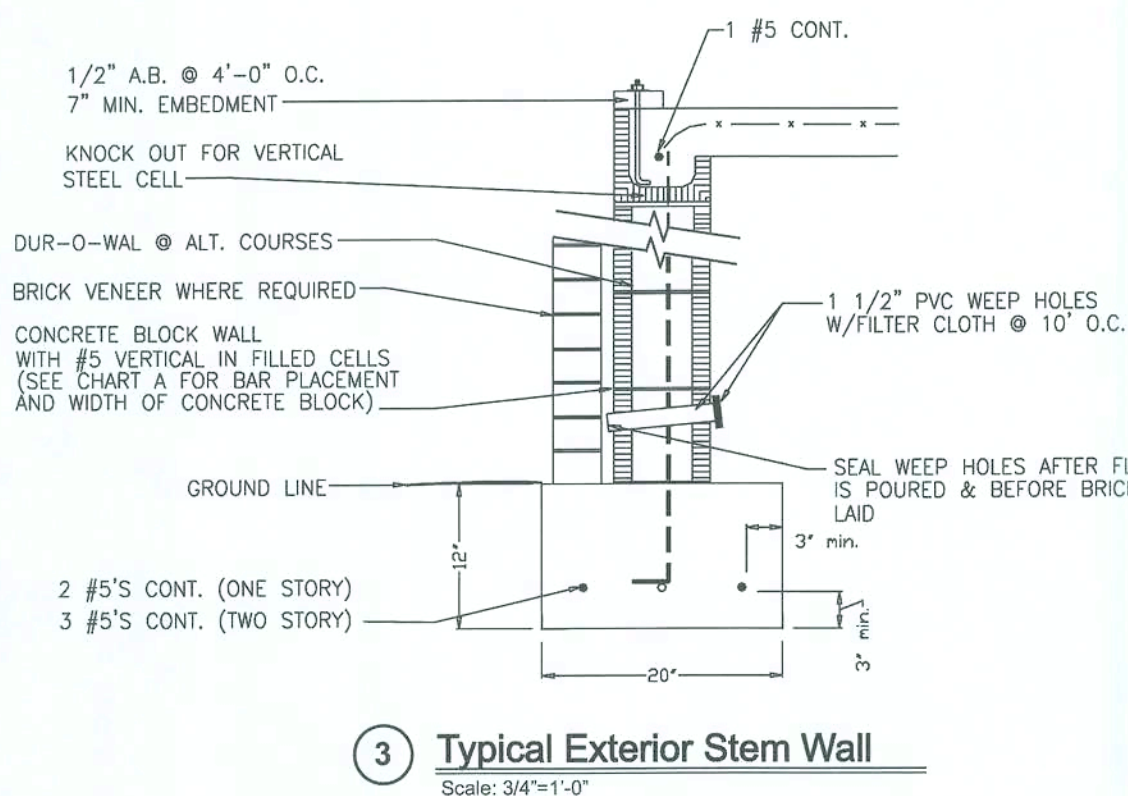
SCALE: 1/4" = 1'-0"

Shear-Wall Identification Number
See Sheet S2 for specifications

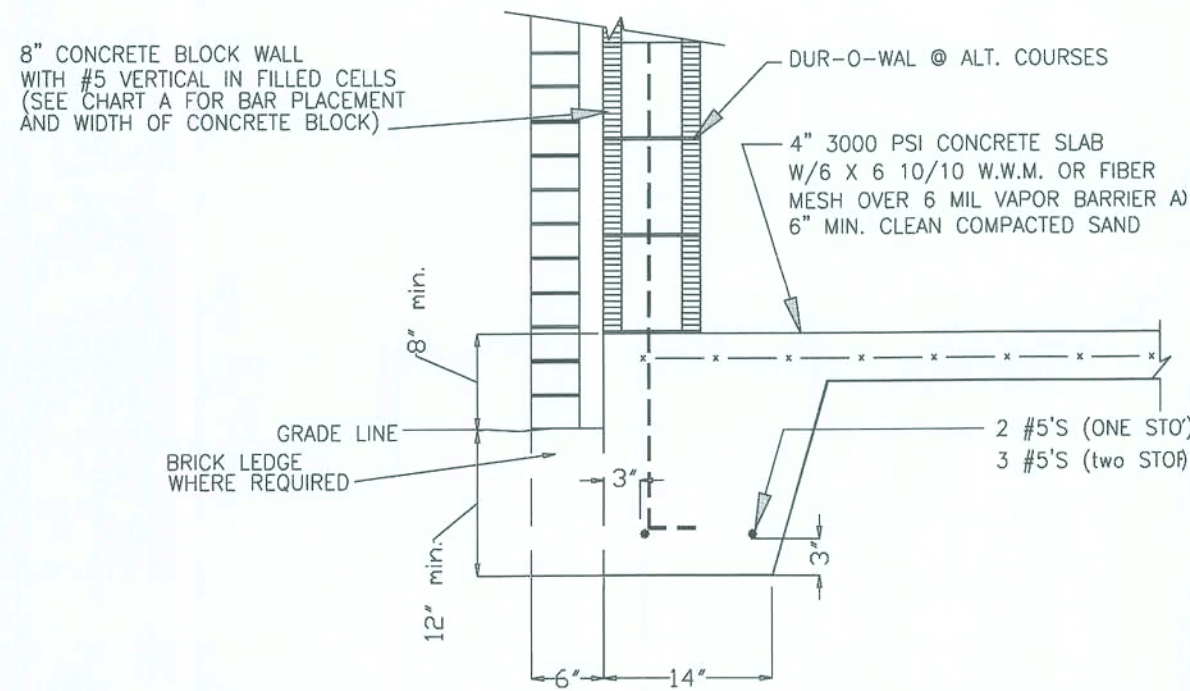
X Approximate location of 1/2" dia. tie-rods



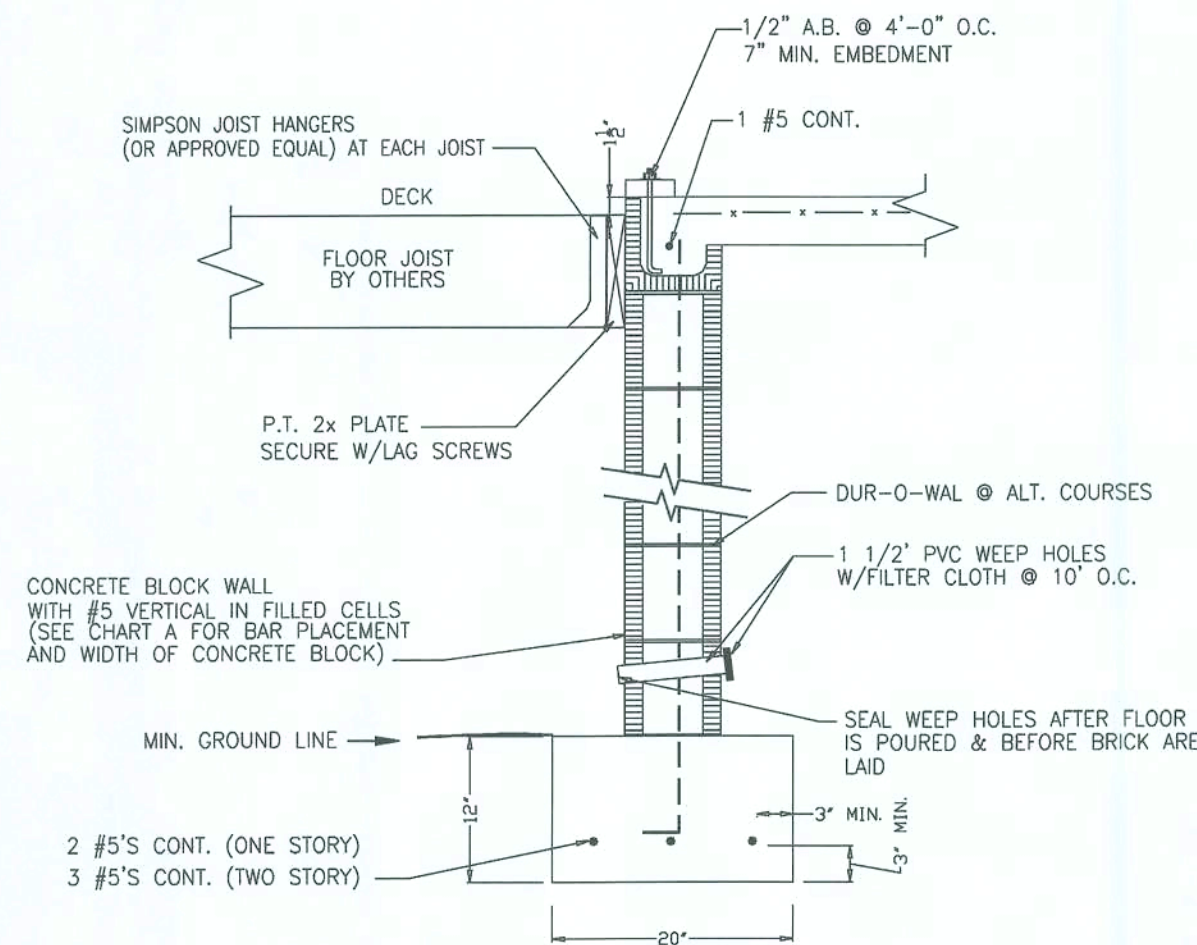
1 Typical Exterior Grade Beam
Scale: 3/4"=1'-0"



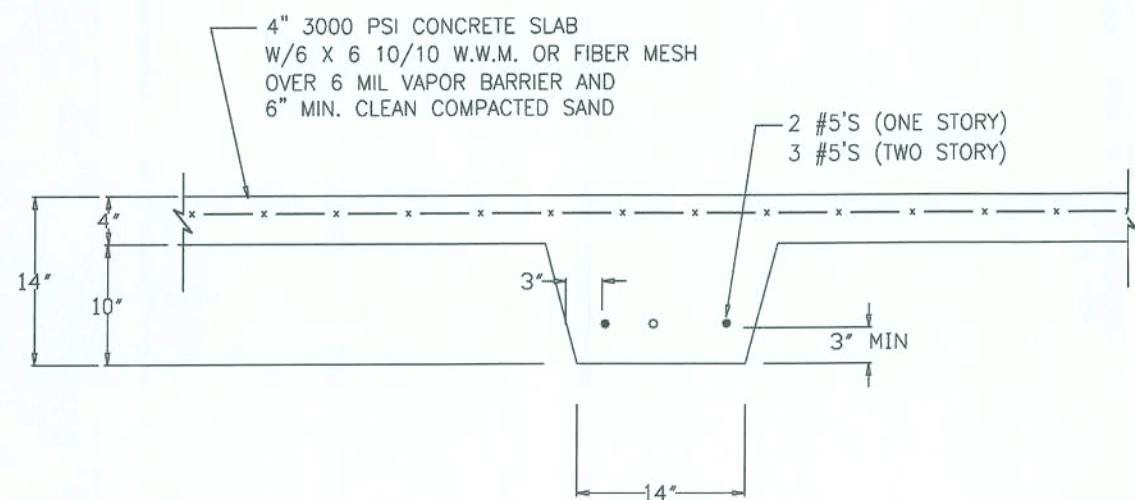
3 Typical Exterior Stem Wall
Scale: 3/4"=1'-0"



2 Typical Exterior Grade Beam
Scale: 3/4"=1'-0"

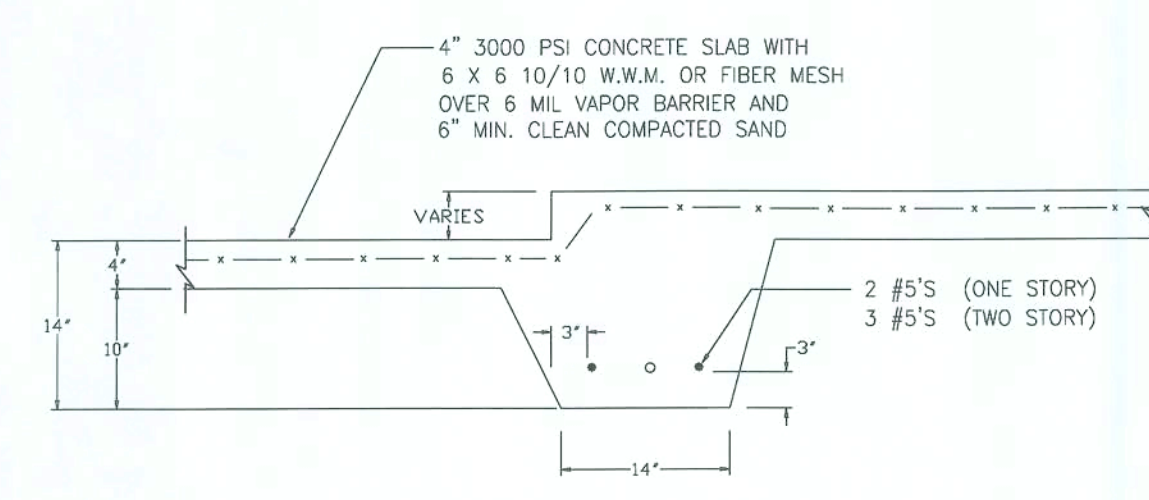


4 Typical Exterior Stem Wall at Attached Deck
Scale: 3/4"=1'-0"



5 Typical Interior Grade Beam
Scale: 3/4"=1'-0"

Note: Where used with concrete block, turn (2) #5 bars down and tie to longitudinal reinforcement in footing.
Install Anchor Bolts per Wind Load Specifications

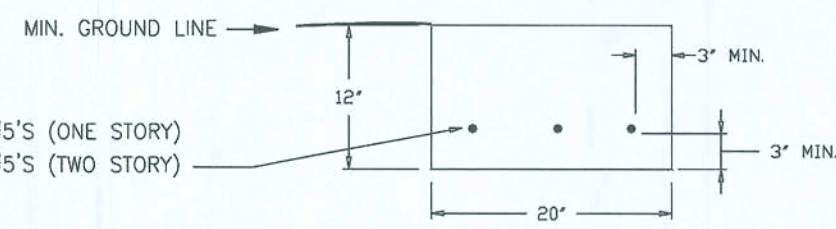


6 Step-Down Detail
Scale: 3/4"=1'-0"

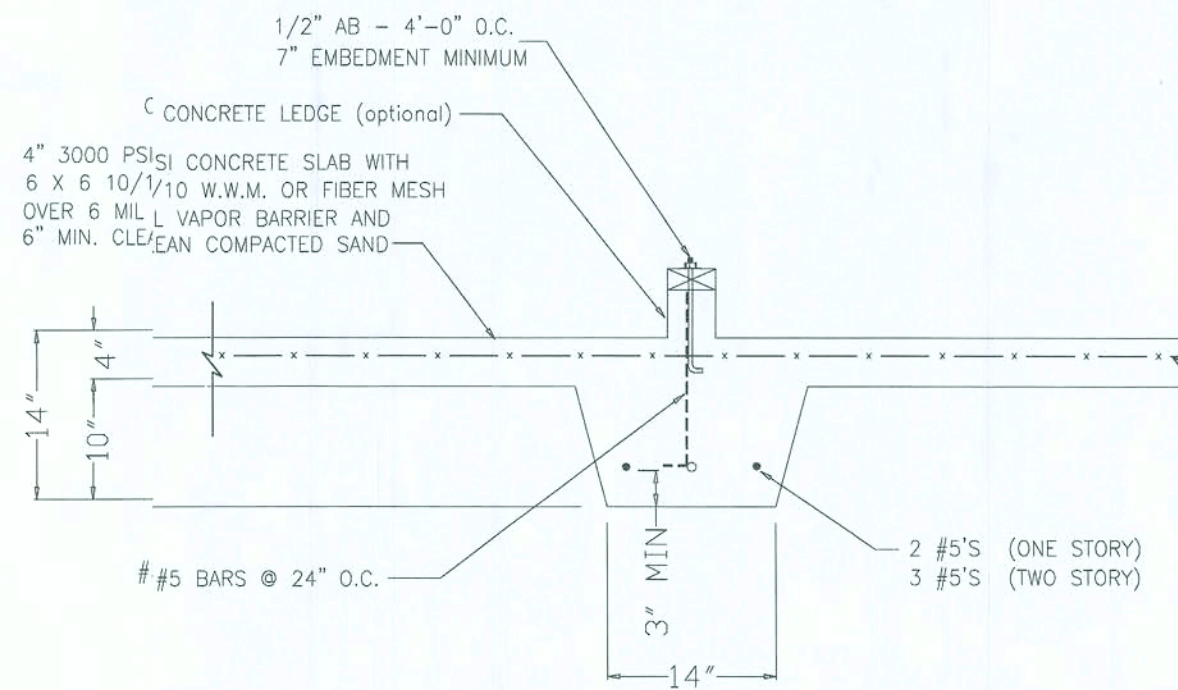
Note: Where used with concrete block, turn (2) #5 bars down and tie to longitudinal reinforcement in footing.
Install Anchor Bolts per Wind Load Specifications

General Notes For Special Foundation

- All construction conform to the 2004 Florida Building Code with 2006 revisions.
- In the event of a conflict between plans and the codes, the codes shall govern.
- Lot shall be landscaped to prevent the detention of surface water.
- Concrete: 3000 psi Steel: Grade 60
- All fill shall be compacted to 95% of maximum dry density as determined by the Modified Proctor Test.
Definition:
 - Compaction test will not be required when the fill is less than 12 inches in depth, the inspector shall use best judgement.
 - When the fill is 12 inches to 18 inches in depth, compaction test will be required only if the inspector's judgement is that the compaction is questionable.
 - When the fill is 18 inches in depth or more, compaction test will be required.
- All splices in footing steel shall be lapped 40 bar diameters in concrete block and 30 bar diameters in monolithic slabs.
- Steel interior grade beams shall be spliced to steel in exterior grade beams to assure continuity of footing throughout structure.
- Exterior grade beams shall run continuous around the perimeter of the structure to assure continuity.
- All concrete slabs shall have control joints to control cracking spaced maximum of 15 feet in each direction.
- Soil shall be chemically treated for termites.
- The contractor shall verify all dimensions at the site prior to beginning construction.
- All reinforcing steel shall be located maximum 3" from concrete surface.
- A clean compacted sand fill at least 18 inches thick shall be placed under all exterior and interior grade beams. Note: This may be omitted in areas that have at least 30 inches of clean compacted natural soil that has minimum bearing capacity of 2000 psf and is free of mulch, organic material and plastic clays and consist of at least 50% sand (ext.)
- Any organic material under foundation shall be removed prior to construction, unless otherwise specified.
- For stem walls 56" or higher, formwork shall be braced before backfilling.
- Concrete block shall have minimum compressive strength of 1500 psi (Grade N-1 or better) as per 2001 Florida Building Code Table 2106.2.
- Additional #5 with filled cells at load bearing points on walls.



9 Typical Grade Beam
Scale: 3/4"=1'-0"



7 Typical Interior Grade Beam With Optional Curb
Scale: 3/4"=1'-0"

Note: Where used with concrete block, turn (2) #5 bars down and tie to longitudinal reinforcement in footing.
Install Anchor Bolts per Wind Load Specifications

CHART A VERTICAL BAR PLACEMENT FOR BLOCK WALL WITH CONCRETE FLOOR SLAB OR JOIST DESIGN

For floor joist design use bond beam with (1) #5 reinforced bar continuous for slab floor, pour into block with welded wire mesh. (See chart below)

In all cases vertical bars shall be placed at either side of openings in wall and at each corner. Vertical bars shall be bent 24" into slab, each reinforced cell shall be filled with concrete.

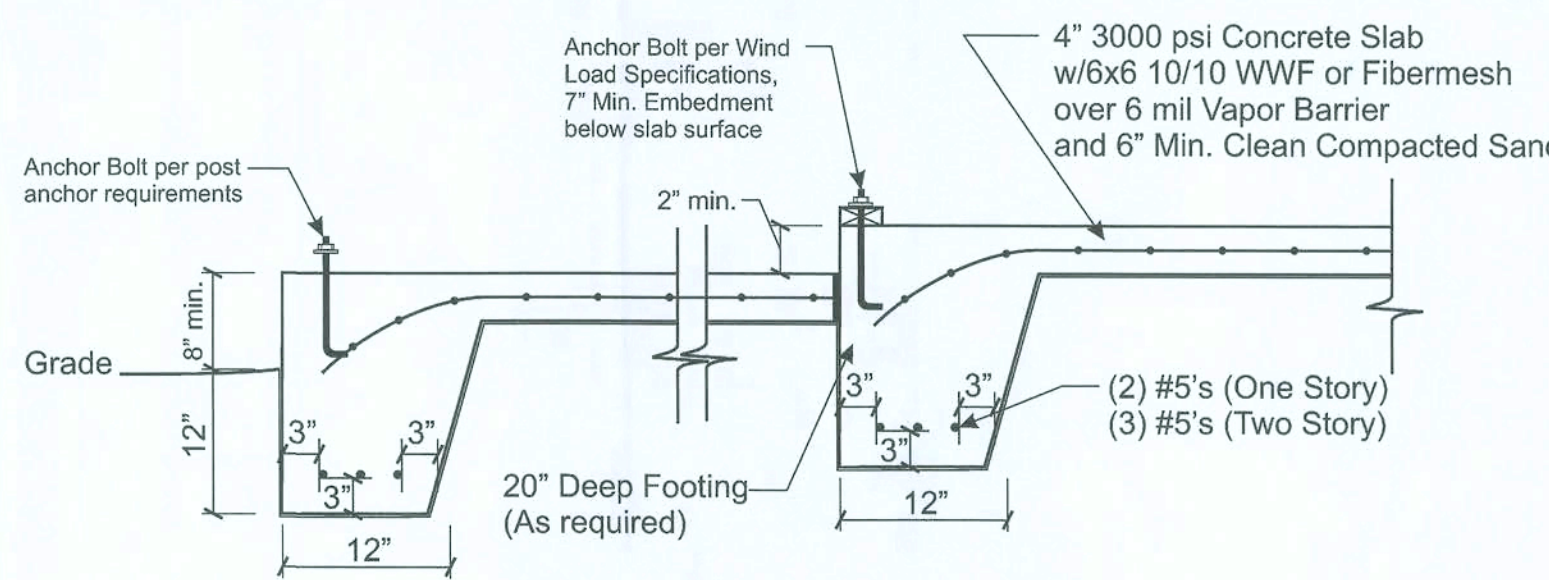
***Floor system to be placed before backfilling

H (Height of wall)	Width of Block	Vertical Bar Spacing
H <= 32"	8"	No. 5 @ 72" O.C.
32 < H <= 56	8"	No. 5 @ 48" O.C.
56 < H <= 72	8"	No. 5 @ 32" O.C.
72 < H <= 88	12"	No. 5 @ 32" O.C. with bond beam with (1) #5 at mid-height
	8"	No. 5 @ 32" O.C. *(8" block may be used only if neither side of wall has soil bearing pressure. A bond beam with (1) #5 shall be provided at mid-height.
88 < H <= 120	12"	No. 5 @ 24" O.C. with bond beam with (1) #5 at mid-height
	8"	No. 5 @ 24" O.C. *(8" block may be used only if neither side of wall has soil bearing pressure. A bond beam with (1) #5 shall be provided at mid-height.
96 < H <= 120	12"	No. 5 @ 16" O.C. (All cells filled with 3000 psi concrete) with bond beam with (1) #5 at mid-height
	8"	No. 5 @ 24" O.C. *(8" block may be used only if neither side of wall has soil bearing pressure. A bond beam with (1) #5 shall be provided at mid-height.
120 < H <= 132	12"	No. 5 @ 8" O.C. (All cells filled with 3000 psi concrete) with bond beam with (1) #5 at mid-height
	8"	No. 5 @ 24" O.C. *(8" block may be used only if neither side of wall has soil bearing pressure. A bond beam with (1) #5 shall be provided at mid-height.

CHART B PHYSICAL PROPERTIES OF MASONRY CEMENTS

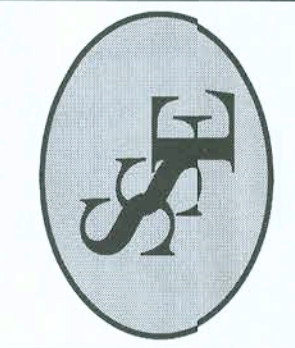
Masonry Cement Type	N	*S	*M
Time of setting			
Initial set, minimum, hr.	2	1 1/2	1 1/2
Final set, maximum, hr.	24	24	24
Compressive strength (average of 3 cubes, min.)			
7 days, (psi)	500	1300	1800
28 days, (psi)	900	2100	2900

*For the purpose of these plans, use grade "S" or "M"



7 Typical Exterior Grade Beam
Scale: 3/4"=1'-0"

STRUCTURAL ONLY
THOMAS E. BEITELMAN
LICENSE #51870



Sound Structures Engineering, Inc.

Structural Engineering
William E. Douglas P.E., President

2467 Centerville Road, Tallahassee, FL 32308
Phone: (850) 385-5288 Fax: (850) 386-7586

PROJECT: Pennyworth Homes - Old Wire Road, Ft. White, FL - Bryant Residence

TITLE: Foundation Details

SCALE: Varies

CLIENT: Pennyworth Homes, Inc.

Revision By: Date: Description:

File Name: 08S-171.cdr

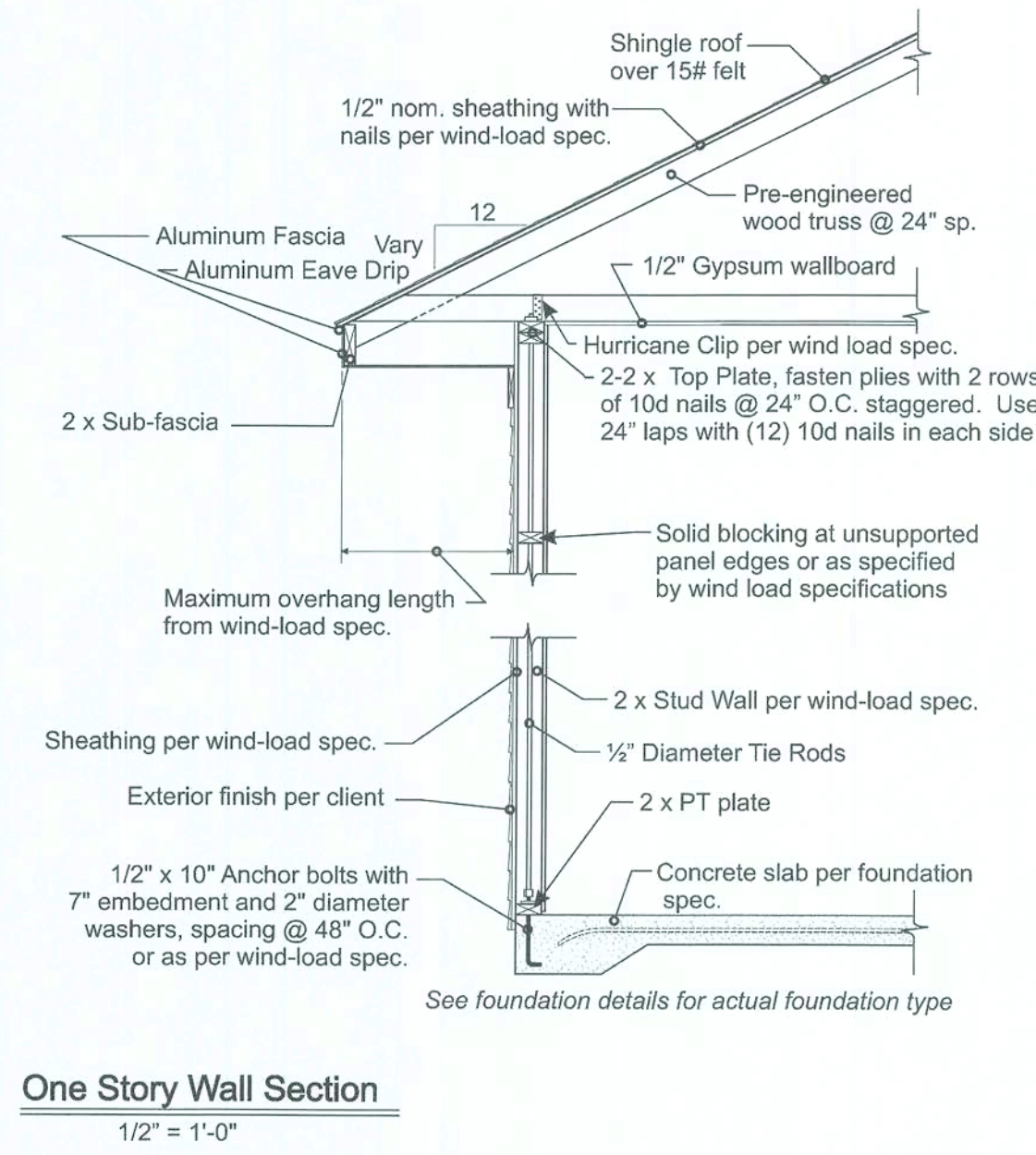
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Date: 11/14/08

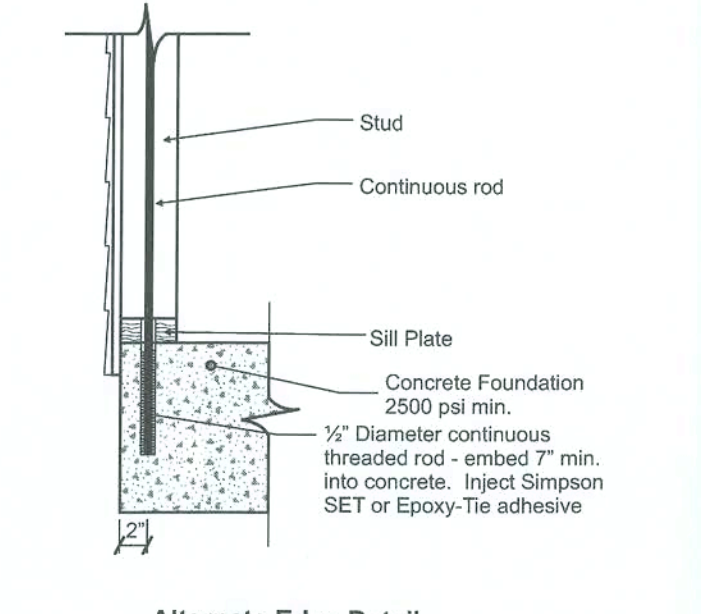
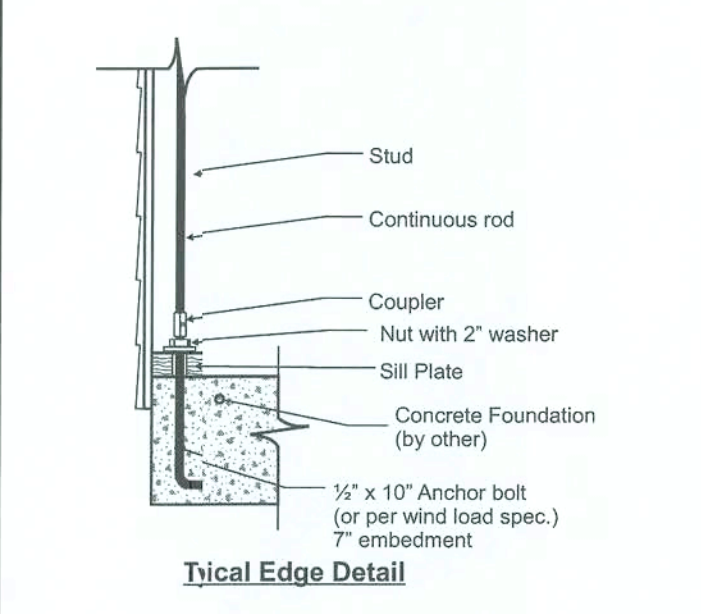
Sheet 53 of 4
No. 08S-71

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One Story Wall Section
1/2" = 1'-0"

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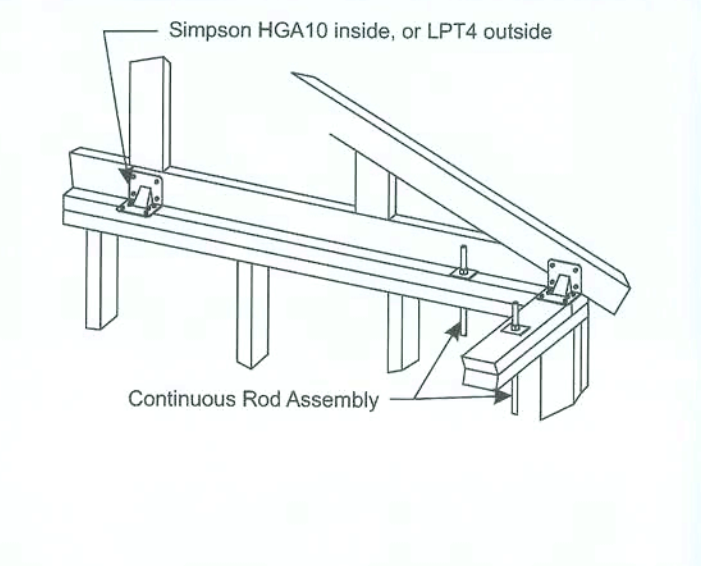
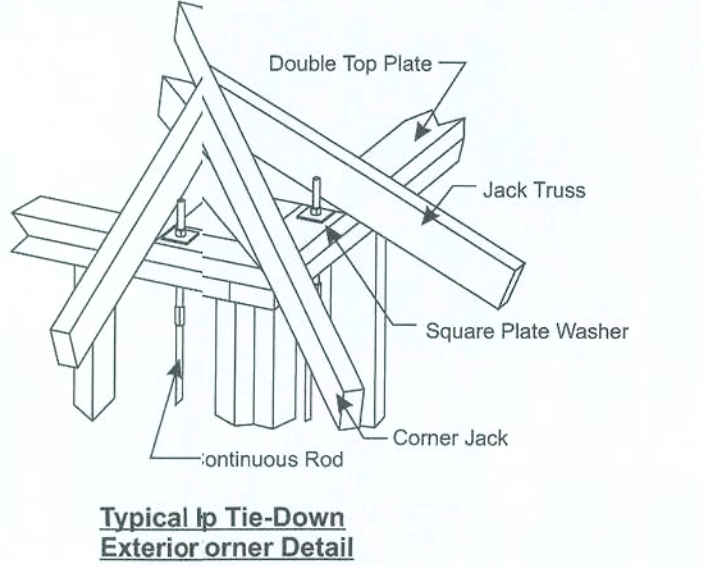


Specifications For Threaded Rod Assembly

- Install one rod per leg of each corner
- Install one rod at each end of headers over 48"
- Install one rod every 48" O.C. in exterior walls
- Install one rod every 48" O.C. in interior load bearing walls
- Install one rod at the end of each shearwall

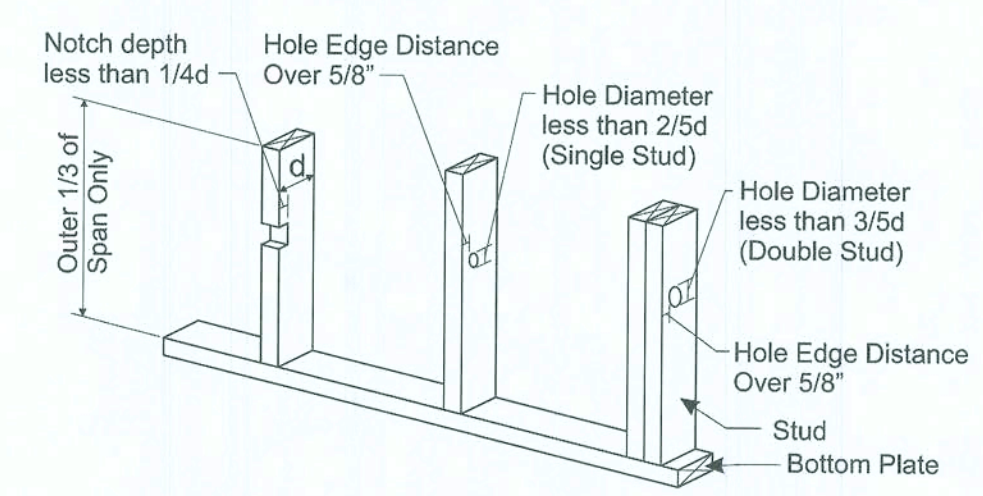
Use	Diameter	Washer Type	UPLIFT	
			SPF	SYP
	3/8"	2" x 2" x 1/8"	1950	2405
	3/8"	2 1/2" x 2 1/2" x 3/16"	2405	2405
X	1/2"	2 1/2" x 2 1/2" x 3/16"	2933	3900
	1/2"	3" x 3" x 1/4"	4010	4010
	5/8"	3" x 3" x 1/4"	4140	5485
	5/8"	3 1/2" x 3 1/2" x 1/4"	5800	7050
	3/4"	3" x 3" x 1/4"	4070	5420
	3/4"	3 1/2" x 3 1/2" x 1/4"	5530	7360

**Uplift values above based on 3000 psi concrete and cast in place anchor bolts

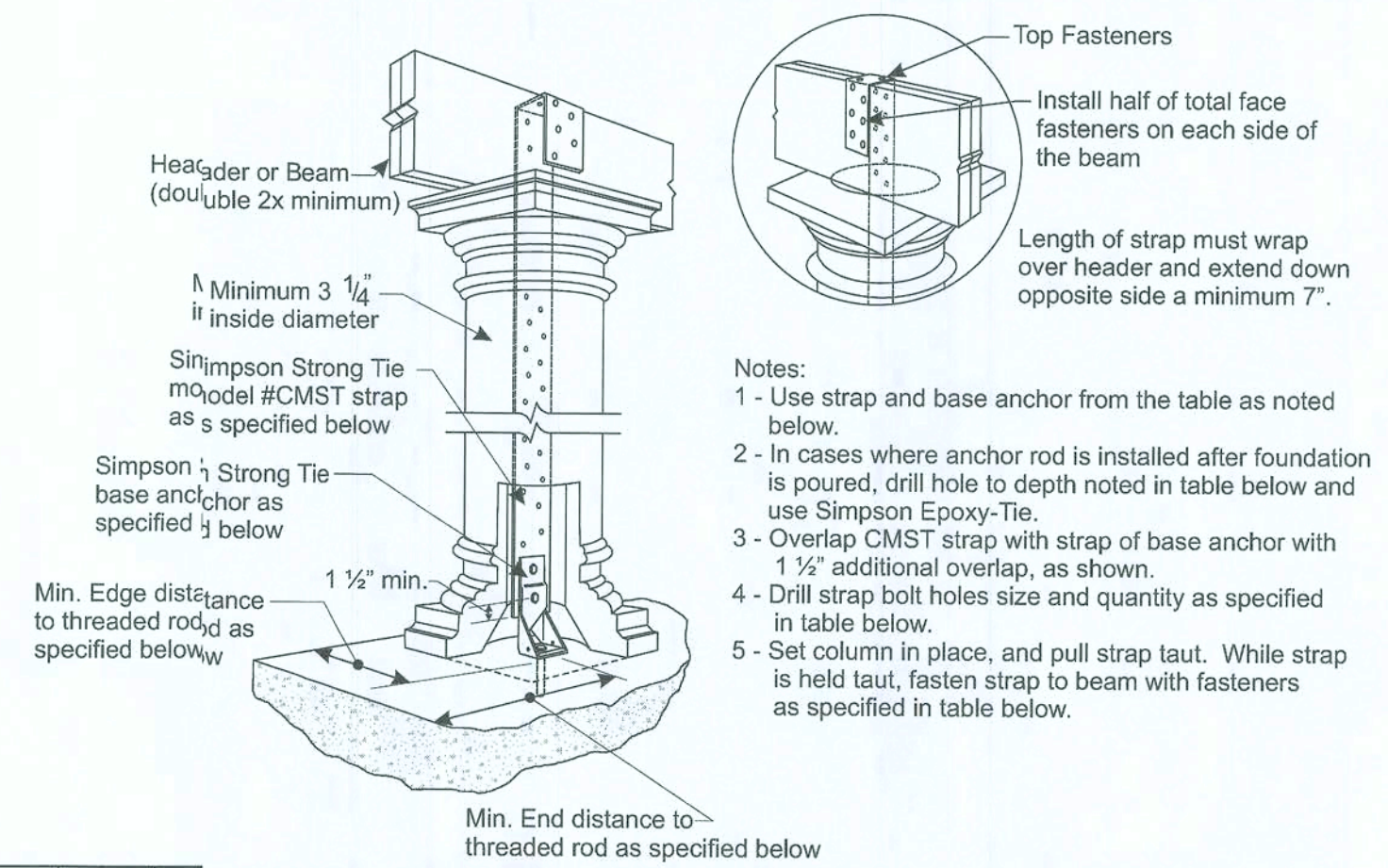


Typical Threaded Rod Installation Details

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Stud Notching and Boring Limits
NTS



USE	Base Anchor Model No.	Base Anchor Dia. (in.)	Anchor Drill Bit Dia. (in.)	Min. Embed. Length (in.)	Min. Anchor Length (in.)	Min. End Dist. (in.)	Min. Edge Dist. (in.)	Strap Model No.	Strap Bolts Qty.	Drill Bit Dia. (in.)	Fasteners Face (Total)	Uplift 100 (133 & 160)
	MTT200	2 3/4	7/8	8 3/4	10 1/8	5	CMST14	2	1/2	9/16	4-10d	1750
	MTT280	2 3/4	7/8	8 3/4	10 1/8	5	CMST14	4	1/2	9/16	8-10d	3630
X	HD2A	5 5/8	3/4	5	7	7 1/2	4	CMST14	2	5/8	11-10d	2775
	HD5A	5 5/8 or 3/4	7/8	8 3/4	10 1/8	4	CMST14	2	3/4	13/16	8-10d	3375
	HD8A	7/8	1	7 3/4	9 3/4	11 5/8	6	CMST14	3	7/8	15-10d	3430
	HD8A	7/8	1	7 3/4	9 3/4	11 5/8	6	CMST12	3	7/8	15-10d	4865
	HD10A	7/8	1	7 3/4	9 3/4	11 5/8	6	CMST12	4	7/8	15-10d	4865

Hollow Post Uplift Connection - Conventional Strapping
NTS

Roof P Plan

Wall Plan

Zone	Area (ft ²)		
	10	100	500
1	-19.9	-18.1	-18.1
2	-34.7	-25.5	-25.5
3	-51.3	-40.2	-40.2
1,2 and 3	12.5	10.0	10.0
2 (Overhang)	-43.9	-43.9	-43.9
3 (Overhang)	-71.6	-49.4	-49.4
4	-23.6	-20.3	-18.1
5	-29.1	-22.7	-18.1
4 and 5	21.8	18.4	16.2

Component and Cladding Design Pressures
(Worst Case Only)

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WIND ANALYSIS - 110 MPH, 3 Second Gust Wind Velocity

Calculations as per Section 1609, FBC 2004 with 2006 revisions, ASCE 7-02, or as per ASCE 7-02 (see instructions below)

Prepared By: Thomas E. Beitelman Design Professional FL Lic. #: 51870
Importance factor: I Building Category: II Wind Exposure (s): Exposure B
Internal Pressure Coefficient: 0.18
Plans may be used as a master plan by the above contractor: Yes or No (circle one) Initials: TEB

Mean Roof Height: 12.3 ft
Species for Top Plate: ☒ SPF or ☐ SYP
End Zone Length: 6.0 ft
Roof Slope: 6 : 12
Stud Species: ☒ SPF or ☐ SYP
Max. Stud Ht. (excluding gable end): 8'
Stud Spacing: 16"
Max. Overhang Length (excluding porches): 12"

HURRICANE CLIPS (HC)
Brand: Simpson Strong-Tie Truss Span or Location: All Truss Locations
Model # @ End Zone: 1 - H2.5A
Model # @ Interior Zone: 1 - H2.5A

***Note: Truss package was not available at time of analysis, hurricane clip sizes above are based on assumed common framed hip roof!*

ROOF SHEATHING MATERIAL: 7/16" OSB Sheathing (be specific such as 7/16" OSB)
Fastener: 8d Ring Shank NAILING PATTERN: Edges (perimeter) 6" o.c. Field 6" o.c.

WALL BRACING: 7/16" OSB Sheathing 100% continuous or as required: See Note 1, below.
Fastener: 8d NAILING PATTERN: Edges (perimeter) 6" o.c. Field 12" o.c.

ANCHOR BOLTS: 1/2" dia. X 10" LONG w/2" washers
Spacing: Along Wall 48" o.c. From Each Corner 6" o.c.

Wind Load Analysis Results

First Story Level

Wall Number	Length (ft)	Unit Shear (plf)	Capacity (lbs)	Actual Load (lbs)	% Used	Location
1	28.2	99.6	8399.3	2805.0	33.4	Exterior
2	27.0	100.5	8051.4	2713.9	33.7	Exterior
3	24.0	159.1	7156.8	3818.6	53.4	Exterior
4	21.3	160.2	6361.6	3416.6	53.7	Exterior

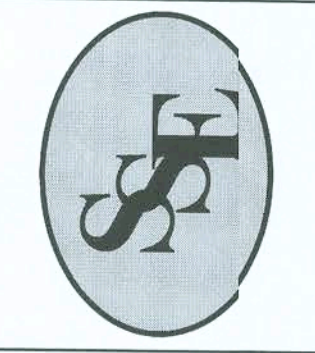
Wall Bracing Panel Specifications:

Panel Code:	Shear Walls
Stud Spacing	16" O.C.
Exterior Panel Grade	OSB Sheathing
Minimum Panel Thickness (inch)	7/16
Minimum Nail Penetration in Framing (inch)	1/2
Nail Type	8d common
Edge Nail Spacing	6"
Intermediate Nail Spacing	12"
Interior Panel Grade	Gypsum Wallboard
Thickness of Material	1/2"
Wall Construction	Unblocked
Nail Spacing - Edge	7" O.C.
Nail Spacing - Intermediate	12" O.C.
Minimum Nail Size	5d cooler or wallboard
Total Panel Shear Capacity	298.2 plf

General Notes: PLEASE READ!

- 1 Roof sheathing will be a minimum of 7/16" in thickness with a nailing pattern specified on page 1.
- 2 Exterior wall sheathing will be a minimum of 7/16" in thickness with the nailing pattern specified above, and locations referenced from the attached sheets.
- 3 All exterior load-bearing and shear walls will have a stud spacing specified at 16" O.C. except as noted below.
- 4 All load bearing and shear walls will be framed with 2 x 4 No. 2 grade SPF studs or better.
- 5 Alternative hurricane clips are acceptable, provided they meet the minimum specification for those specified on page 1.
- 6 Bearing wall and shear wall door and window headers are to be 2-2 x 10 SYP with 1/2" CDX fletch for lengths under 6 ft unless otherwise specified on plans..
- 7 Simpson Strong Tie HH4 Header Hanger or equivalent should be provided on bearing wall and shear wall door and window openings over 6 ft.
- 8 Simpson Strong Tie model #HD5A hold downs are acceptable alternatives to the specified PHD2-SPS3.
- 9 4" x 4" Posts will require Simpson Strong Tie Post Bases model #ABU44 or better and double LSTA18 straps on each beam at top.

STRUCTURAL ONLY
THOMAS E. BEITELMAN
LICENSE #51870
11/7/06



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PROJECT: Pennyworth Homes - Old Wire Road, Ft. White, FL - Bryant Residence
TITLE: Structural Details and Wind Load | **SCALE:** Varies
CLIENT: Pennyworth Homes, Inc.

Revision By:	Date:	Description:
TEB		
TEB		
TEB		

File Name: 08S-171 Lcd
Designed: TEB
Drawn: TEB
Checked: TEB
Date: 11/14/08

Sheet	54	of	1
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No. 08S-171