

DATE	DESCRIPTION	BY
11/26/07	REVISIONS	MWR
12/10/07	REVISIONS	CMG
12/11/07	REVISIONS	SFT
01/04/08	SUBSETS	CMG
03/20/08	REVISIONS/SUBSETS	CMG
05/09/08	REVISIONS	MJS

DATE	PRODUCTION	BY

BUILDER: AVALON
 JOB NAME: GOUIN
 MODEL: CUSTOM 2-STORY
 SITE LOCATION: DOUGLAS, MA
 COUNTY: WORCESTER
 ZIP CODE: 01516
 SEISMIC CATEGORY: B
 SNOW LOAD (Pg): 40 psf
 WIND SPEED (V_{3s}): 100 mph

STANDARD NOMENCLATURE FOR DESIGNED MEMBERS	
CLB	CEILING BEAM
CLJ	CEILING JOIST
COL	COLUMN
DGS	DRAG STRUT
FLG	FLOOR GIRDER
FCB	FLOOR/CEILING BEAM
FLB	FLOOR BEAM
PLJ	FLOOR JOIST
HDR	HEADER
HLB	HEEL BEAM
HPB	HIP BEAM
RFT	RAFTER
RGB	RIDGE BEAM
RCB	ROOF CEILING BEAM
RCJ	ROOF CEILING JOIST
THB	THRUST BEAM
TRB	TRANSVERSE BEAM
VYB	VALLEY BEAM
VTB	VAULT BEAM
WCOL	WIND COLUMN

- NOTES:
- 7" SIPS EXTERIOR WALLS
2x4 INTERIOR WALLS, @ 16" O.C.
2x4 MARRIAGE WALLS, @ 16" O.C.
 - 12/12 TRUSS ROOF, 16" O.C.
 - 9'-0" CEILINGS ON 1ST FLOOR
 - ALL WINDOWS ARE ON-SITE BY OTHERS
 - ELECTRIC BASEBOARD HEAT
 - FLOOR GIRDER TO BE (3) 1.5"x9.25" LVL PER MODULE
 - 9.25 ENGINEERED I-JOISTS 16" O.C.
 - ADD ADDITIONAL 3" OF FOAM BOARD AROUND PERIMETER ON TOP OF WHAT IS ALREADY INSTALLED
 - INSTALL 1" R-MAX TO ENTIRE EXTERIOR OF HOUSE
 - UPGRDE TO 5" BASE MOULDING

INDICATES THE LOCATION FOR A SIMPSON STHD14-RJ TO CONNECT THE 1ST FLOOR WALL TO THE FOUNDATION
 (2) 2x6 SPF #2 STUDS LOCATED IN THESE LOCATIONS AS WELL

INDICATES THE LOCATION FOR A SIMPSON CS14 STRAP TO CONNECT THE 1ST FLR. WALL TO THE 2ND FLR. WALL
 (3) 2x6 SPF #2 STUDS LOCATED IN THESE LOCATIONS AS WELL

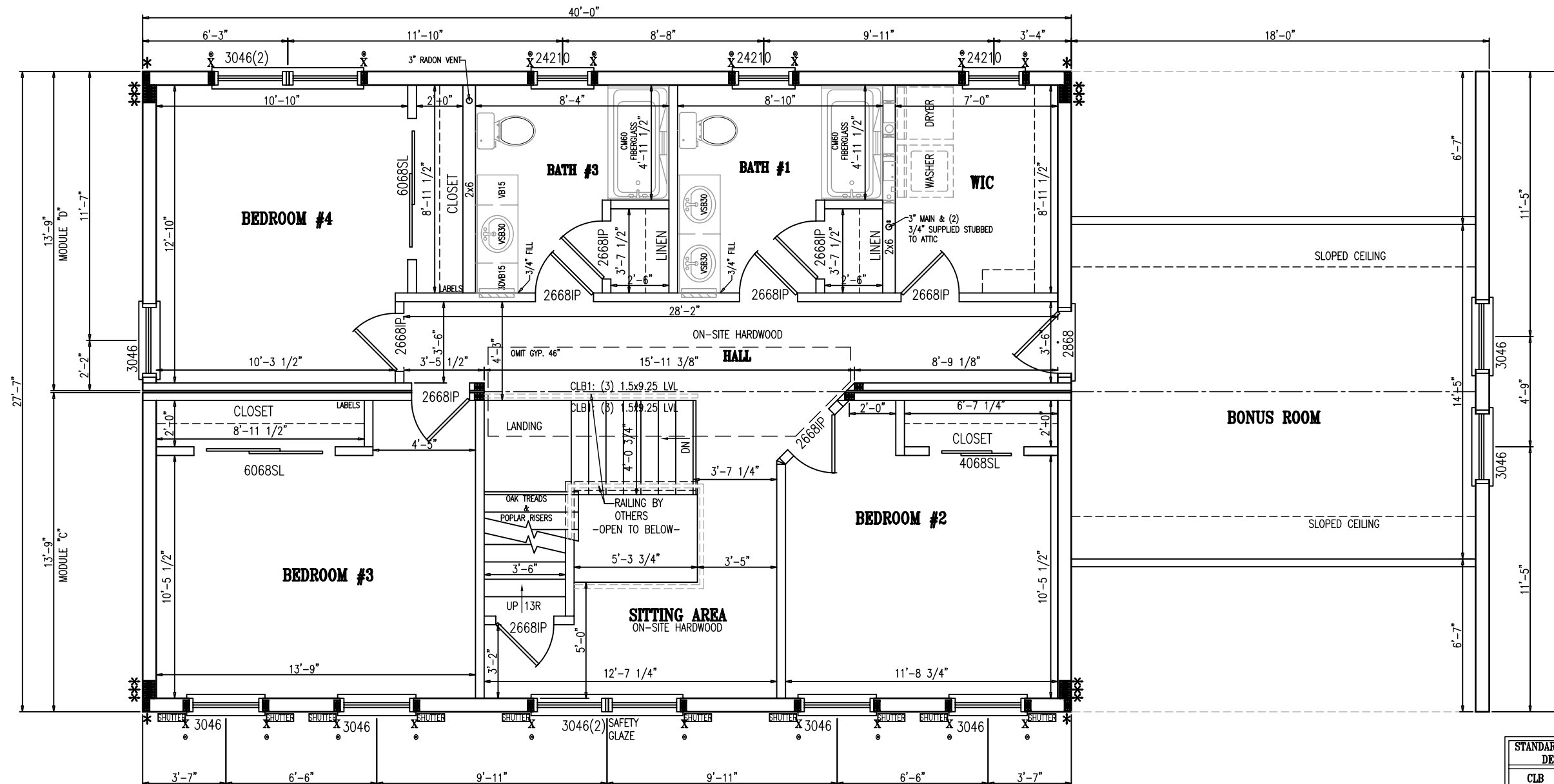
ROUGH OPENINGS FOR ALL WINDOWS MUST BE SPECIFIED BY OTHERS BEFORE CONFIRMATION

- INDICATES THE LOCATION FOR A USP MSTC60 STRAP TO CONNECT THE 2ND FLR. WALL TO THE 2ND FLR. PERIMETER BANDS AND 1ST FLR CLG. PERIMETER BANDS AND THE 1ST FLR WALL
 (2) 2x6 SPF #2 STUDS LOCATED IN THESE LOCATIONS AS WELL
- NOTE:
 ALL MARRIAGE WALL HEADERS WITH A SPAN OF 6'-11" OR LESS ARE (2) 2x12 SPF #2 IN THE CEILING. ALL OTHERS ARE SPECIFIED ON THE PLAN.
- ALL LOAD BEARING EXTERIOR WALL HEADERS WITH A SPAN OF 6'-8" OR LESS ARE (1) 1.5x11.25 LVL (CEILING PERIMETER BANDS). ALL OTHERS ARE SPECIFIED ON THE PLAN.

PENN LYON
 HOMES CORPORATION
 PO BOX 27, AIRPORT RD, SELINGSGROVE, PA 17870
 (570)374-4004 1(800)788-4754

DRAWING TITLE:
1ST FLOOR PLAN

DRAWN BY: MJS DATE: 10/18/07 SHEET: A1.2
 CHECKED BY: --- SCALE: 3/16" = 1'-0"



- * INDICATES THE LOCATION FOR A SIMPSON CS14 STRAP TO CONNECT THE 1ST FLR. WALL TO THE 2ND FLR. WALL (2) 2x6 SPF #2 STUDS LOCATED IN THESE LOCATIONS AS WELL
- X INDICATES THE LOCATION FOR A USP MSTC40 STRAP TO CONNECT THE 2ND FLR. WALL TO THE 2ND CLG PERIMETER BANDS (2) 2x6 SPF #2 STUDS LOCATED IN THESE LOCATIONS AS WELL
- INDICATES THE LOCATION FOR A USP MSTC60 STRAP TO CONNECT THE 2ND FLR. WALL TO THE 2ND FLR. PERIMETER BANDS AND 1ST FLR CLG. PERIMETER BANDS AND THE 1ST FLR WALL (2) 2x6 SPF #2 STUDS LOCATED IN THESE LOCATIONS AS WELL

NOTES:

1. 7" SIPS EXTERIOR WALLS
2x4 INTERIOR WALLS, @ 16" O.C.
2x4 MARRIAGE WALLS, @ 16" O.C.
2. 12/12 TRUSS ROOF, 16" O.C.
3. 8'-0" CEILINGS
4. ALL WINDOWS ARE ON-SITE BY OTHERS
5. ELECTRIC BASEBOARD HEAT
6. 9.25 ENGINEERED I-JOISTS 16" O.C.

NOTE:

- ALL MARRIAGE WALL CEILING BEAMS WITH A SPAN OF 5'-9" OR LESS ARE (1) 2x8 SPF #2. ALL OTHERS ARE SPECIFIED ON THE PLAN.
- ALL LOAD BEARING EXTERIOR WALL HEADERS WITH A SPAN OF 6'-6" OR LESS ARE (1) 1.5x9.25 LVL (TRUSS END RAIL). ALL OTHERS ARE SPECIFIED ON THE PLAN.

ROUGH OPENINGS FOR ALL WINDOWS MUST BE SPECIFIED BY OTHERS BEFORE CONFIRMATION

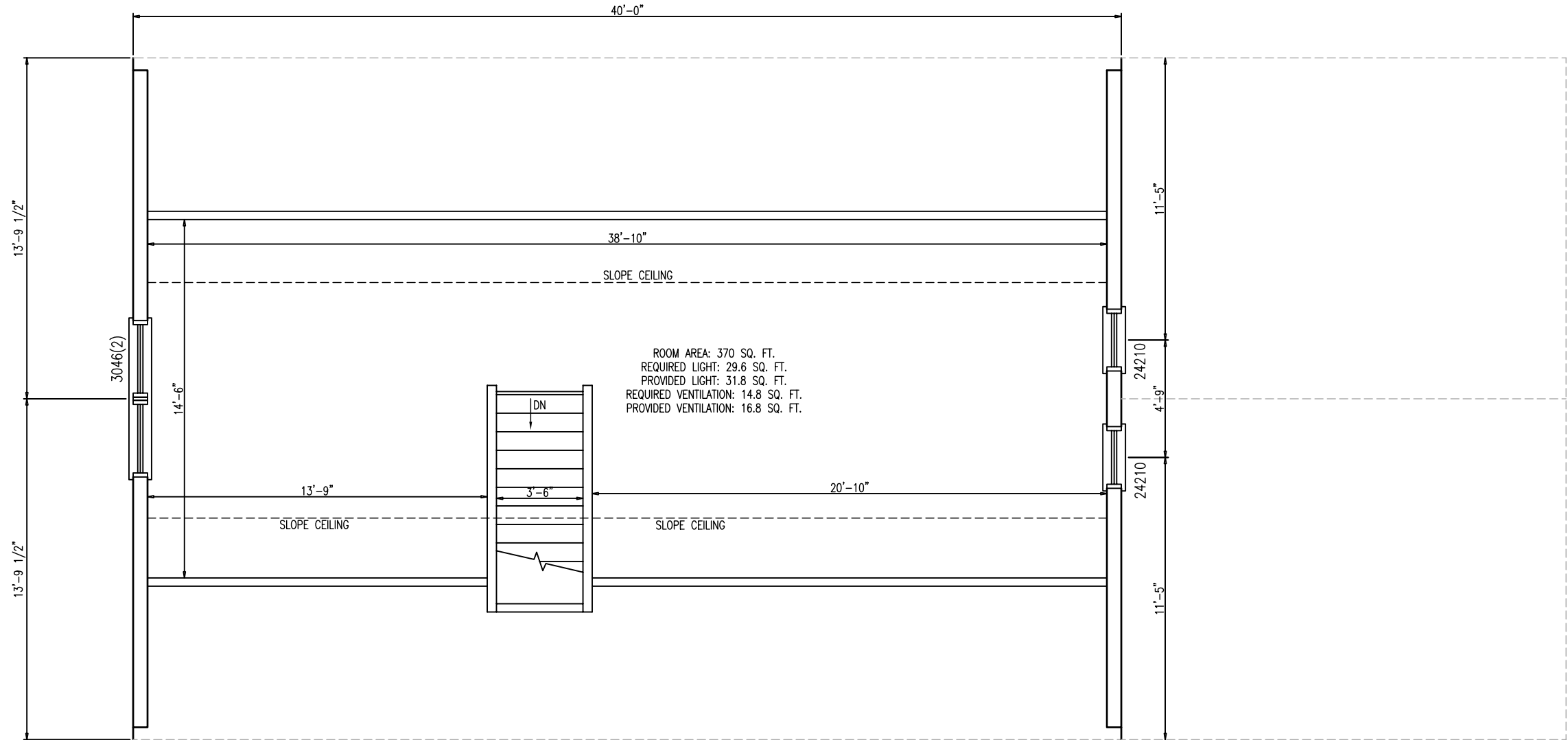
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BUILDER: AVALON
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 MODEL: CUSTOM 2-STORY
 SITE LOCATION: DOUGLAS, MA
 COUNTY: WORCESTER
 ZIP CODE: 01516
 SEISMIC CATEGORY: B
 SNOW LOAD (Pg): 40 psf
 WIND SPEED (V_{3s}): 100 mph

DRAWING TITLE: 2ND FLOOR PLAN		
DRAWN BY: MJS	DATE: 10/22/07	SHEET: A1.3
CHECKED BY: ---	SCALE: 3/16" = 1'-0"	



ROOM AREA: 370 SQ. FT.
 REQUIRED LIGHT: 29.6 SQ. FT.
 PROVIDED LIGHT: 31.8 SQ. FT.
 REQUIRED VENTILATION: 14.8 SQ. FT.
 PROVIDED VENTILATION: 16.8 SQ. FT.

PROPOSED 3RD FLOOR

PROJECT NO. **07-219** SERIAL NO. -----

DATE	DESCRIPTION	BY
11/26/07	REVISIONS	MWR
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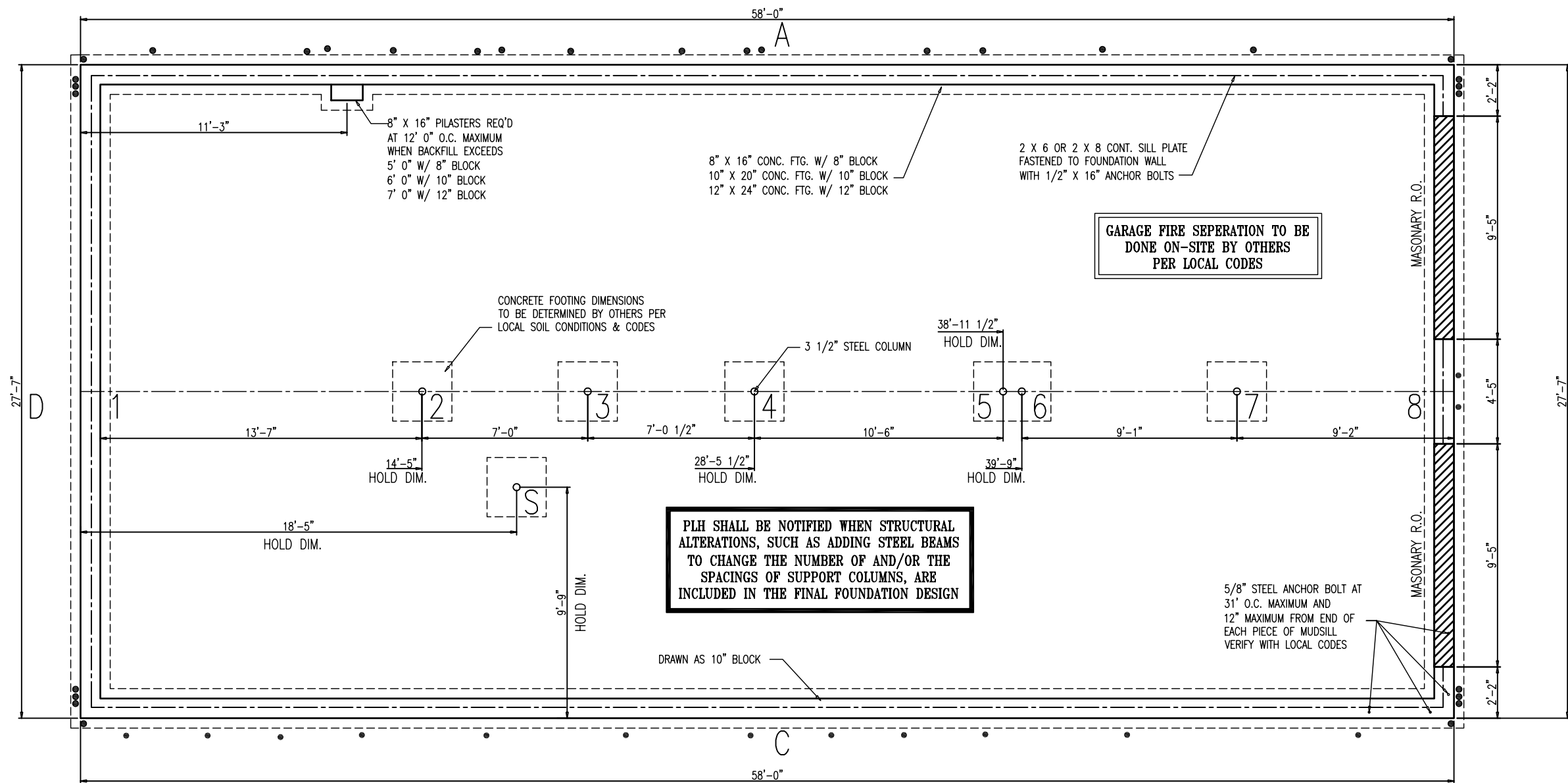
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DRAWING TITLE:
3RD FLOOR PLAN

DRAWN BY: MJS DATE: 10/23/07 SHEET: **A1.4**
 CHECKED BY: --- SCALE: 3/16" = 1'-0"



- NOTES:
- THIS FOUNDATION IS SUGGESTIVE ONLY. ACTUAL PLAN IS SUBJECT TO LOCAL SOIL CONDITIONS AND CODES.
 - PLH IS NOT RESPONSIBLE FOR MATERIALS AND CONSTRUCTION IN THIS DRAWING.
 - PLH SHALL BE NOTIFIED WHEN STRUCTURAL ALTERATIONS, SUCH AS ADDING STEEL BEAMS TO CHANGE THE NUMBER OF AND/OR THE SPACINGS OF SUPPORT COLUMNS, ARE INCLUDED IN THE FINAL FOUNDATION DESIGN.

● INDICATES THE LOCATION FOR A SIMPSON STHD14-RJ TO CONNECT THE 1ST FLOOR WALL TO THE FOUNDATION (2) 2x6 SPF #2 STUDS LOCATED IN THESE LOCATIONS AS WELL

PLH SHALL BE NOTIFIED WHEN STRUCTURAL ALTERATIONS, SUCH AS ADDING STEEL BEAMS TO CHANGE THE NUMBER OF AND/OR THE SPACINGS OF SUPPORT COLUMNS, ARE INCLUDED IN THE FINAL FOUNDATION DESIGN

GARAGE FIRE SEPERATION TO BE DONE ON-SITE BY OTHERS PER LOCAL CODES

FOUNDATION PIER LOADS				
PIER	LL (LBS)	DL (LBS)	TL (LBS)	FOOTER SIZE
1	110058	5738	15796	36x36
2	16387	9941	26329	44x44
3	6738	4148	10885	30x30
4	12330	6952	19282	42x42
5	7280	3402	10682	30x30
6	3052	2380	5432	24x24
7	5038	1260	6298	24x24
8	2519	1982	4501	24x24
S	11200	300	1500	24x24

FOUNDATION WALL LOADS			
WALL LOCATION	LL (PLF)	DL (PLF)	TL (PLF)
A (Load Bearing Wall)	1082	772	1854
B (Gable End Wall)	83	275	358
C (Load Bearing Wall)	1082	772	1854
D (Gable End Wall)	83	275	358

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DRAWING TITLE: **FOUNDATION PLAN**

DRAWN BY: MWR DATE: 11/27/07 SHEET: **A1.9**

CHECKED BY: --- SCALE: 3/16" = 1'-0"