

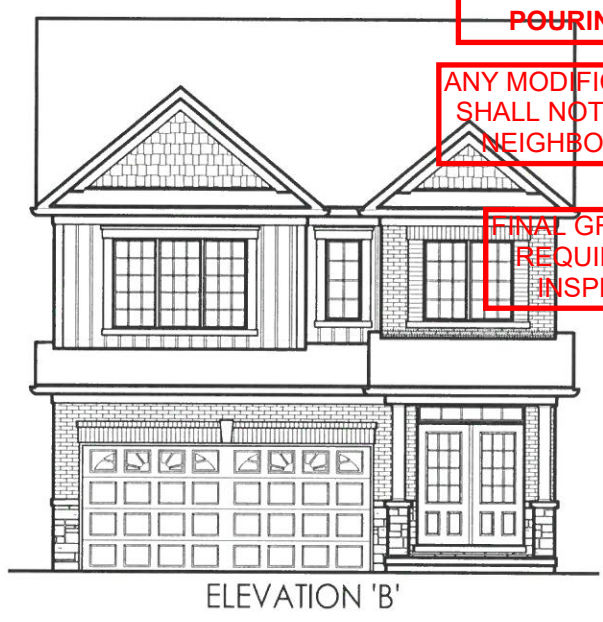
IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR YOUR INFORMATION AND ASSISTANCE ONLY AND DO NOT NECESSARILY COMMENT ON ALL AREAS OF CONSTRUCTION.

APPROVED DRAWINGS HAVE BEEN RED LINED INDICATING A CHANGE TO MEET THE OBC. PLEASE REVIEW ALL PAGES TO ENSURE YOU ARE PROPERLY INFORMED OF CHANGES.

CALL FOR INSPECTION OF EXCAVATION CRIBBING BEFORE POURING ANY CONCRETE

ANY MODIFICATIONS TO GRADING SHALL NOT ADVERSELY AFFECT NEIGHBORING PROPERTIES.

FINAL GRADING CERTIFICATE REQUIRED BEFORE FINAL INSPECTION SIGN-OFF



### Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT PLAN ELEV. 'A'
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 BASEMENT PLAN ELEV. 'B', 'C', 'D'
- A5 GROUND FLOOR ELEV. 'B'
- A6 SECOND FLOOR ELEV. 'B'
- A7 FRONT ELEVATION 'A'
- ROOF PLAN ELEV 'A'
- A8 RIGHT SIDE ELEVATION 'A'
- A9 REAR ELEVATION 'A', 'B', 'C' & 'D'
- A10 LEFT SIDE ELEVATION 'A'
- A11 FRONT ELEVATION 'B'
- ROOF PLAN ELEV 'B'
- A12 RIGHT SIDE ELEVATION 'B'
- A13 LEFT SIDE ELEVATION 'B'
- A14 GROUND FLOOR ELEV. 'C'
- A15 SECOND FLOOR ELEV. 'C'
- A16 GROUND FLOOR ELEV. 'D'
- A17 SECOND FLOOR ELEV. 'D'
- A18 FRONT ELEVATION 'C'
- ROOF PLAN ELEV 'C'
- A19 RIGHT SIDE ELEVATION 'C'
- A20 LEFT SIDE ELEVATION 'C'
- A21 FRONT ELEVATION 'D'
- ROOF PLAN ELEV 'D'
- A22 RIGHT SIDE ELEVATION 'D'
- A23 LEFT SIDE ELEVATION 'D'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

### Areas:

|                        | ELEVATION 'A' |              | ELEVATION 'B' |              | ELEVATION 'C' |              | ELEVATION 'D' |              |
|------------------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|
|                        | SF            | SM           | SF            | SM           | SF            | SM           | SF            | SM           |
| GROUND FLOOR           | 855.5         | 79.5         | 864.6         | 80.3         | 864.6         | 80.3         | 864.6         | 80.3         |
| SECOND FLOOR           | 1119.4        | 104.0        | 1127.7        | 104.8        | 1140.6        | 106.0        | 1122.7        | 104.3        |
| <b>TOTAL AREA</b>      | <b>1974.9</b> | <b>183.5</b> | <b>1992.3</b> | <b>185.1</b> | <b>2005.2</b> | <b>186.3</b> | <b>1987.3</b> | <b>184.6</b> |
| COVERAGE INC PORCH     | 1317.7        | 122.4        | 1317.7        | 122.4        | 1317.7        | 122.4        | 1317.7        | 122.4        |
| COVERAGE NOT INC PORCH | 1249.1        | 116.0        | 1257.4        | 116.8        | 1257.4        | 116.8        | 1257.4        | 116.8        |



### TOWNSHIP OF NORTH DUMFRIES BUILDING DEPARTMENT

These Plans have been examined for Compliance with the Ontario Building Code requirements. A Building Permit has been Issued, subject to any changes noted, under the condition that the building will be constructed in accordance with the code.

Adam Miller 12/20/2020  
REVIEWED BY DATE

INSPECTIONS ARE REQUIRED TO BE EMAILED IN TO [BUILDING@NORTHDUMFRIES.CA](mailto:BUILDING@NORTHDUMFRIES.CA) 24 HOURS IN ADVANCE OF THE REQUIRED INSPECTION.

## Tice River Homes

## Legacy

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.

THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

PILCO ENGINEERING

OCT 22 2019



I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE:                       
SIGNATURE: Jorge Moreno

client  
**Tice River Homes**  
project  
**Legacy**

| # | revisions   | date      | dwn | chk | # | revisions   | date      | dwn | chk |
|---|---|-----------|-----|-----|---|---|-----------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW                          | 23-FEB-18 | BU  | JM  | 5 | REVISED PER FLOOR/TRUSS COORD                       | 9-May-19  | JM  | JM  |
| 2 | REVISED PER TRUSS COORDINATION                    | 23-APR-18 | LO  | JM  | 6 | ISSUED FOR PERMIT ELEV. 'C' & 'D'                   | 10-May-19 | JM  | JM  |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 20-JUL-18 | WU  | JM  | 7 | MADE ALL PARTIAL PLANS FULL PLANS PER CITY COMMENTS | 4-Oct-19  | KC  | ES  |
| 4 | ADDED ELEV 'C' & 'D' - ISSUED FOR REVIEW          | 12-Apr-19 | ES  | ES  | 8 | RE-ISSUED FOR PERMIT                                | 18-Oct-19 | ES  | ES  |

location  
Avr  
marketing name  
**RN design**  
*Imagine • Inspire • Create*

model  
**36-01**  
scale  
**3/16" = 1'0"**  
project #  
**17052**

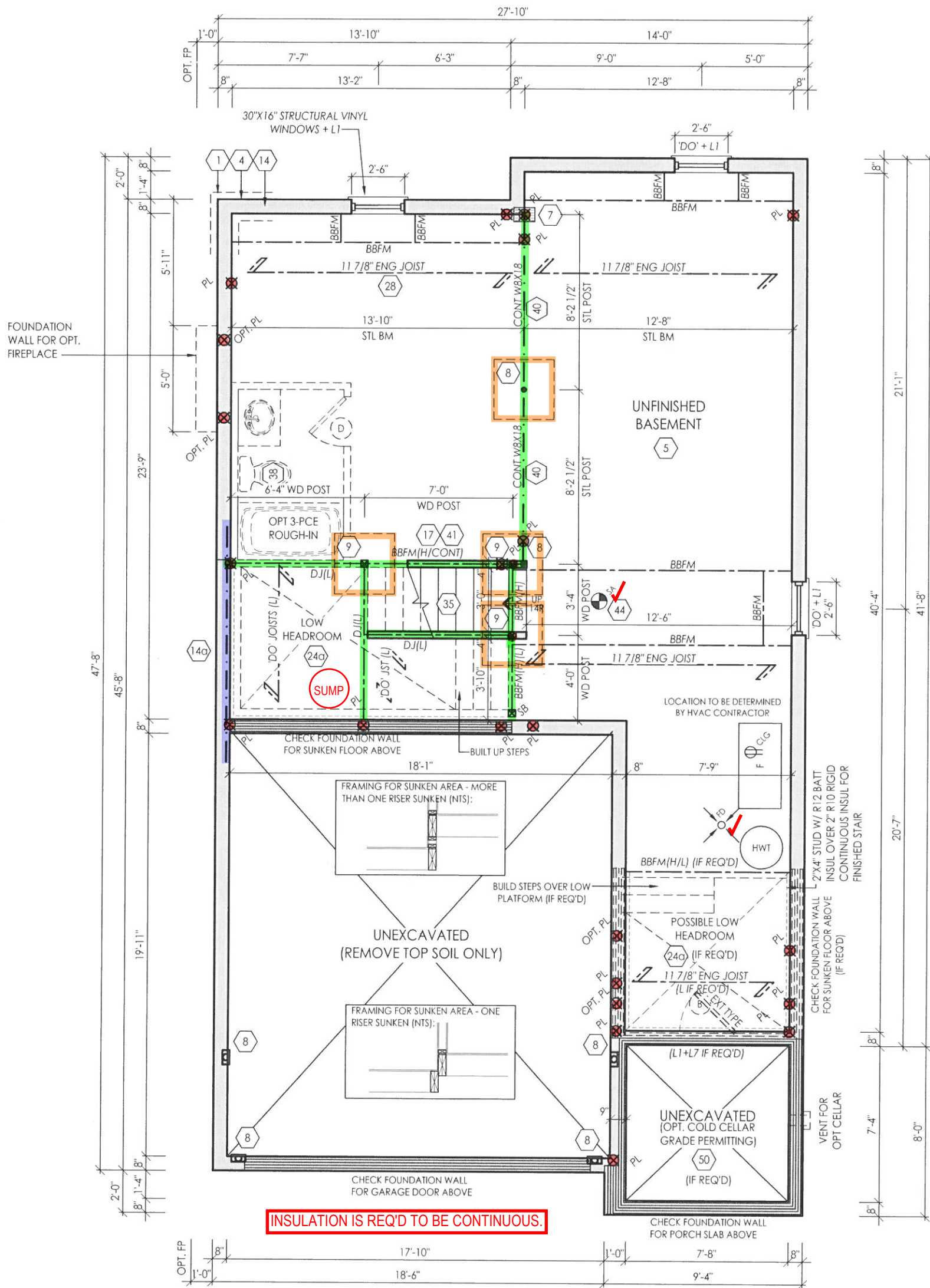
page  
**A0**

**SUMP PUMP/PIT SHALL BE INSTALLED AND CONNECTED ACCORDING TO LOCAL REGULATIONS.**

**SUMP PUMP LIDS, JOINTS AT INTERSECTIONS & ALL PENETRATIONS OF SLAB MUST BE SEALED TO PREVENT AIR LEAKAGE.**

**A SEPARATE BUILDING PERMIT WILL BE REQUIRED TO FINISH THE BASEMENT.**

**NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.**



**INSULATION IS REQ'D TO BE CONTINUOUS.**

**THE COLD CELLAR DOOR NEEDS TO BE INSULATED AND WEATHER-STRIPPED.**

**BASEMENT PLAN ELEV. 'A'**

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN



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QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: [Signature]

SIGNATURE:

client  
**Tice River Homes**

project  
**Legacy**

| # | revisions   | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|---|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW                          | 23-FEB-18 | BU  | JM  |   |           |      |     |     |
| 2 | REVISED PER TRUSS COORDINATION                    | 23-APR-18 | LO  | JM  |   |           |      |     |     |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 20-JUL-18 | WU  | JM  |   |           |      |     |     |
| 8 | RE-ISSUED FOR PERMIT                              | 18-OCT-19 | ES  | ES  |   |           |      |     |     |

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model  
**36-01**

scale  
**3/16" = 1'0"**

project #  
**17052**

page

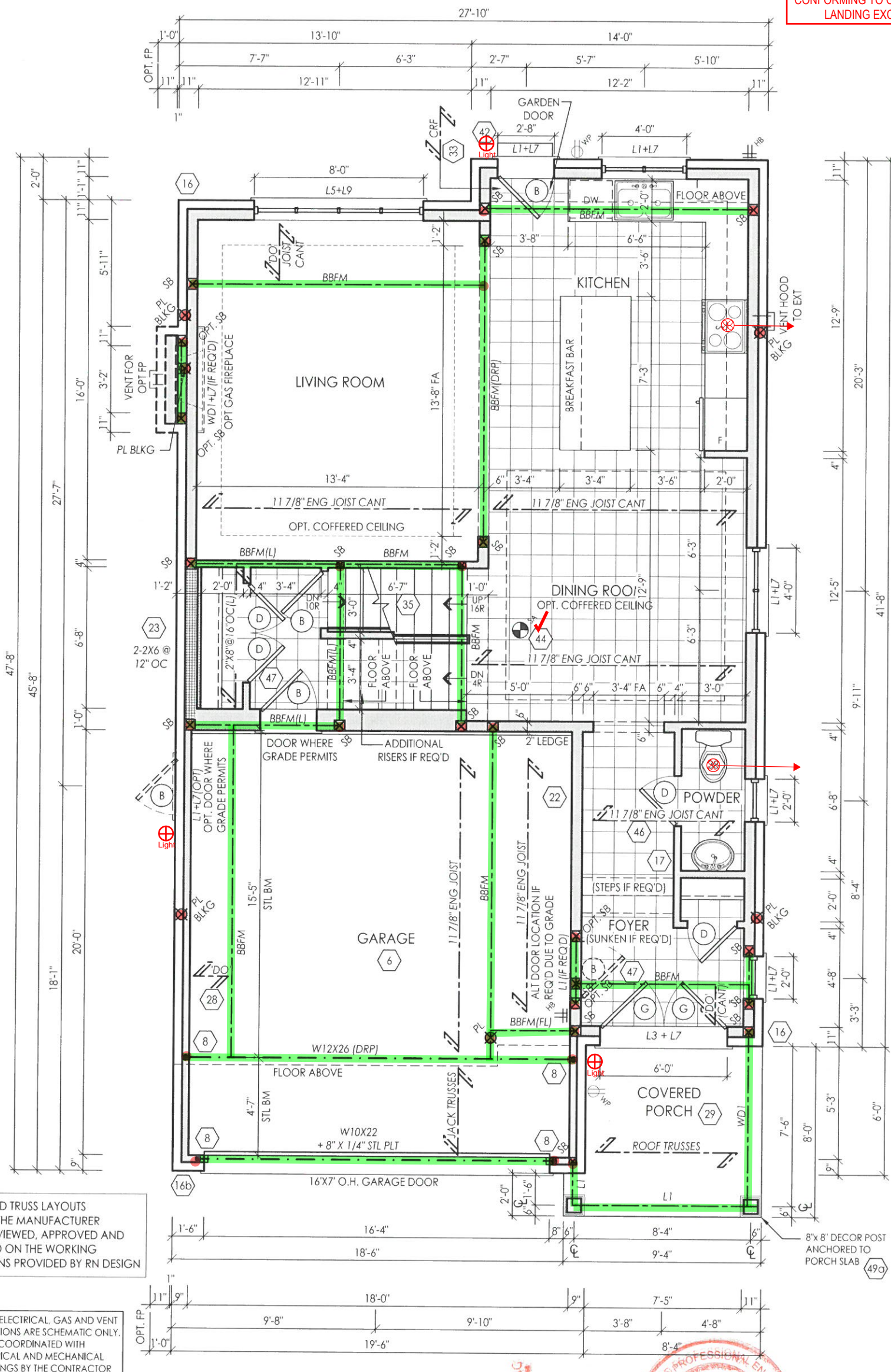
**A1**

**SMOKE ALARMS WITH VISUAL ALARM ARE REQUIRED ON EACH FLOOR AND IN EACH BEDROOM INCLUDING A SMOKE/CO IN THE HALL THAT SERVICES THE BEDROOM.**

**2"X6" @ 16" o.c. WOOD STUDS CONTINUOUS FOR FULL HEIGHT c/w/ BLOCKING @ 48" o.c. or P.ENG DESIGN REQUIRED.**

**NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.**

**A LANDING IS REQUIRED AT THE ENTRANCE FROM AN ATTACHED GARAGE WHEN THERE ARE MORE THAN 3 RISERS BETWEEN THE GARAGE FLOOR AND THE INTERIOR FLOOR LEVELS IN ACCORDANCE WITH 9.8.6.2.(3)(a). GUARDS CONFORMING TO O.B.C. 9.8.8. & SB-7 ARE REQUIRED WHEN LANDING EXCEEDS 24" ABOVE GARAGE FLOOR.**



THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

NOTE: REFER TO FLOOR JOIST DRAWINGS FOR APPROVED FLOOR JOIST LAYOUT AND SPACING

NOTE: CONC FRONT PORCH POURED PRIOR TO BRICK

**GROUND FLOOR ELEV. 'A'**

PICCO ENGINEERING  
REGISTERED PROFESSIONAL ENGINEER  
OCT 22 2018

REGISTERED PROFESSIONAL ENGINEER  
I.G. ALVAREZ  
00014328  
PROVINCE OF ONTARIO

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: *[Signature]*

SIGNATURE: *[Signature]*

| # | revisions   | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|---|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW                          | 23-FEB-18 | BU  | JM  |   |           |      |     |     |
| 2 | REVISED PER TRUSS COORDINATION                    | 23-APR-18 | LO  | JM  |   |           |      |     |     |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 20-JUL-18 | WU  | JM  |   |           |      |     |     |
| 4 | RE-ISSUED FOR PERMIT                              | 18-OCT-19 | ES  | ES  |   |           |      |     |     |

client: Tice River Homes  
location: Av  
project: Legacy  
marketing name: RN design  
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model: 36-01  
scale: 3/16" = 1'0"  
project #: 17052

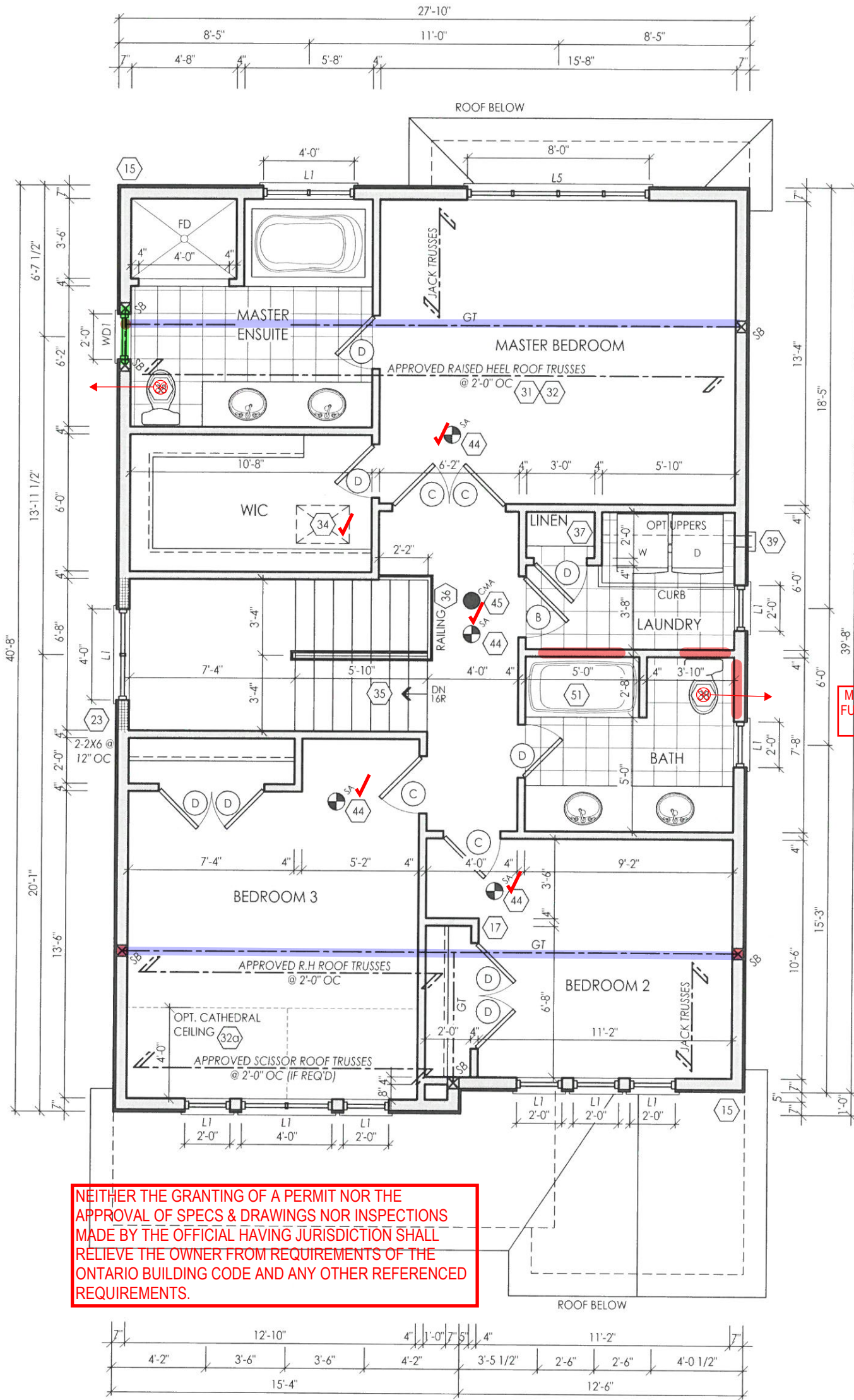
page: **A2**

WINDOW SILL TO ME MINIMUM 2'-11" ABOVE STAIR/LANDING, OR BE PROTECTED BY A GUARD, OR BE DESIGNED TO WITHSTAND THE LOADS.

2"X6" @ 16" o.c. WOOD STUDS CONTINUOUS FOR FULL HEIGHT c/w BLOCKING @ 48" o.c. or P.ENG DESIGN REQUIRED.

SMOKE ALARMS WITH VISUAL ALARM ARE REQUIRED ON EACH FLOOR AND IN EACH BEDROOM INCLUDING A SMOKE/CO IN THE HALL THAT SERVICES THE BEDROOM.

AT LEAST 1 WINDOW SHALL PROVIDE AN UNOBSTRUCTED AREA OF 22" X 39" W/ A SILL HEIGHT MAX. 3'-3" ABOVE FINISHED FLOOR & 23'-0" ABOVE GRADE



MAIN BATHROOM TO HAVE STUD BLOCKING FOR FUTURE INSTALLATION OF GRAB BARS ADJACENT TO SHOWER/TUB AND TOILET.

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SECOND FLOOR ELEV. 'A'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

PICCO ENGINEERING  
 OCT 22 2019  
 LICENSED PROFESSIONAL ENGINEER  
 J. G. ALVAREZ  
 00014328

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245  
 FIRM BCIN: 26995  
 DATE: *J. Moreno*

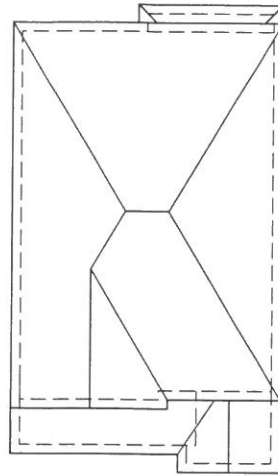
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client: Tice River Homes  
 location: Ayr  
 project: Legacy  
 marketing name: Legacy

| # | revisions   | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|---|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW                          | 23-FEB-18 | BU  | JM  |   |           |      |     |     |
| 2 | REVISED PER TRUSS COORDINATION                    | 23-APR-18 | LO  | JM  |   |           |      |     |     |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 20-JUL-18 | WU  | JM  |   |           |      |     |     |
| 8 | RE-ISSUED FOR PERMIT                              | 18-OCT-19 | ES  | ES  |   |           |      |     |     |

model: 36-01  
 scale: 3/16" = 1'0"  
 project #: 17052

page: **A3**



ROOF PLAN ELEV 'A'

THE FLOOR AND TRUSS LAYOUTS PROVIDED BY THE MANUFACTURER HAVE BEEN REVIEWED, APPROVED AND COORDINATED ON THE WORKING DRAWING PLANS PROVIDED BY RN DESIGN

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER, AT EACH CROSS POINT. POSTS LONGER THAN 6' TO BE Laterally Braced so that the distance between end points & between rows of bracing does not exceed 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

## GROSS GLAZING AREA

|                            |            |                       |
|----------------------------|------------|-----------------------|
| TOTAL PERIPHERAL WALL AREA | 2716.58 SF | 252.37 m <sup>2</sup> |
| FRONT GLAZING AREA         | 77.86 SF   | 7.23 m <sup>2</sup>   |
| LEFT SIDE GLAZING AREA     | 23 SF      | 2.14 m <sup>2</sup>   |
| RIGHT SIDE GLAZING AREA    | 52.66 SF   | 4.89 m <sup>2</sup>   |
| REAR GLAZING AREA          | 127.22 SF  | 11.82 m <sup>2</sup>  |
| TOTAL GLAZING AREA         | 280.74 SF  | 26.08 m <sup>2</sup>  |
| TOTAL GLAZING PERCENTAGE   | 10.33 %    |                       |

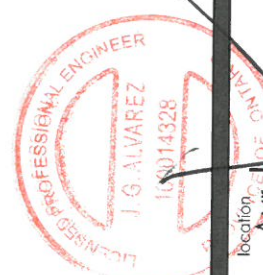


FRONT ELEVATION 'A'

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PEAK HEIGHT OF ROOF (29'-1")

MID POINT OF ROOF (23'-8")



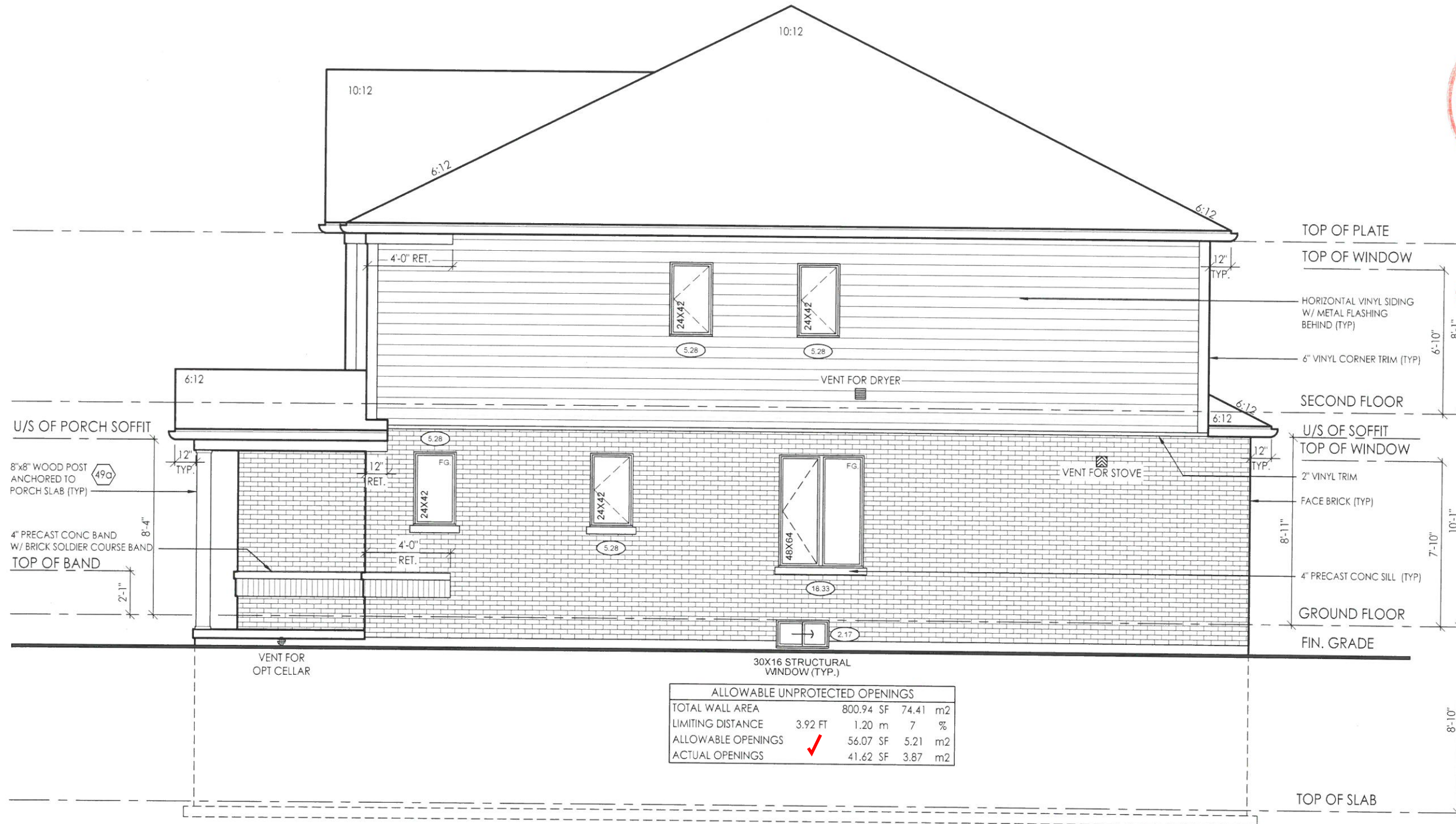
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model 36-01  
scale 3/16" = 1'0"  
project # 17052  
page A7

| # | revisions   | date      |    |    |    | dwn | chk |
|---|---|-----------|----|----|----|-----|-----|
|   |   | BU        | JM | LO | JM |     |     |
| 1 | ISSUED FOR CLIENT REVIEW                          | 23-FEB-18 |    |    |    |     |     |
| 2 | REVISED PER TRUSS COORDINATION                    | 23-APR-18 |    |    |    |     |     |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 20-SEP-18 | WU | JM |    |     |     |
| 4 | RE-ASSUED FOR PERMIT                              | 18-OCT-19 | ES | ES |    |     |     |

client Tice River Homes  
project Legacy  
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.  
QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: [Signature]  
SIGNATURE:



| ALLOWABLE UNPROTECTED OPENINGS |         |           |                      |
|--------------------------------|---------|-----------|----------------------|
| TOTAL WALL AREA                |         | 800.94 SF | 74.41 m <sup>2</sup> |
| LIMITING DISTANCE              | 3.92 FT | 1.20 m    | 7 %                  |
| ALLOWABLE OPENINGS             | ✓       | 56.07 SF  | 5.21 m <sup>2</sup>  |
| ACTUAL OPENINGS                |         | 41.62 SF  | 3.87 m <sup>2</sup>  |

RIGHT SIDE ELEVATION 'A'

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model 36-01  
scale 3/16" = 1'0"  
project # 17052  
page

A8

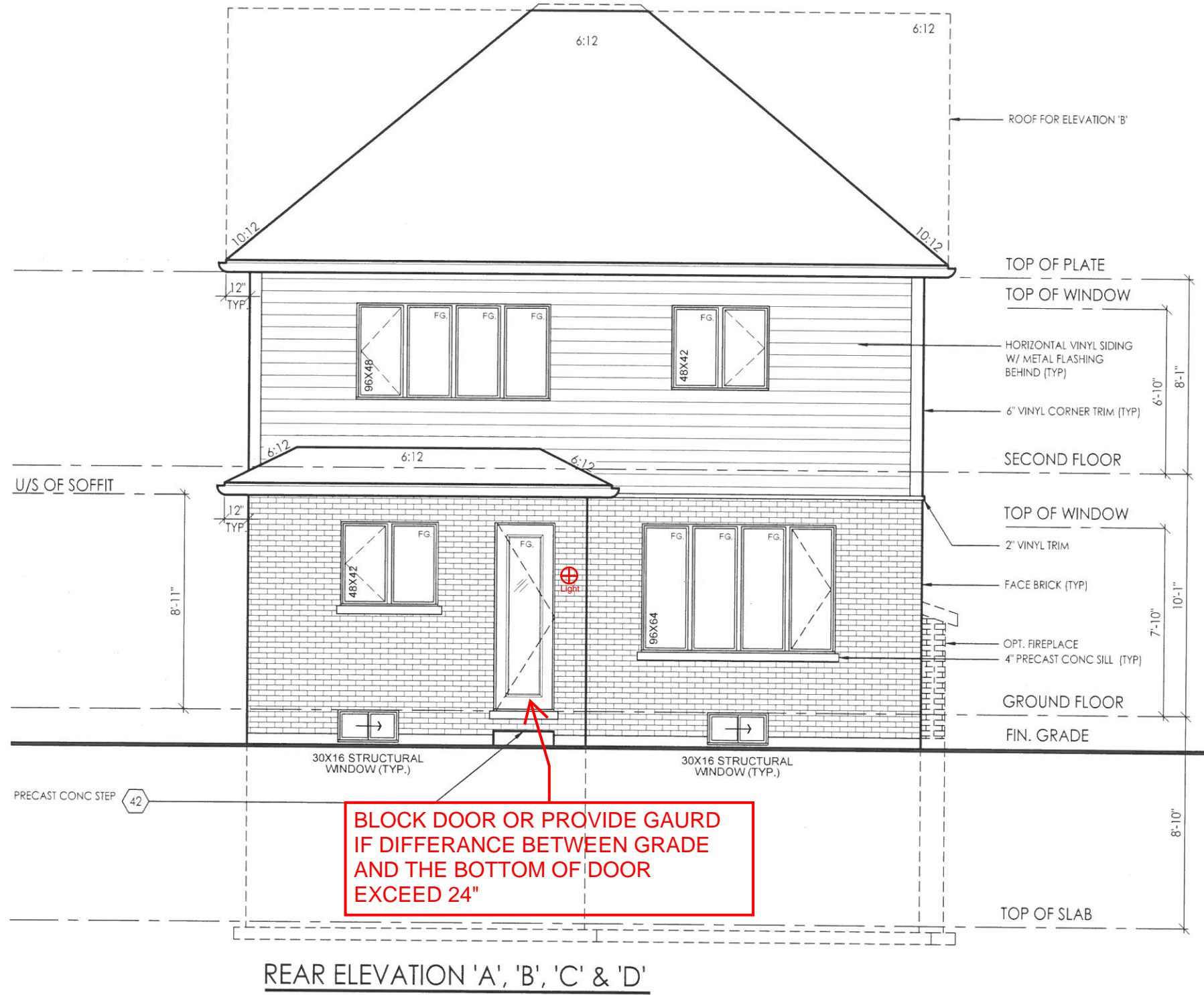
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| client           |   | location  |     | marking name |   |
|------------------|---|-----------|-----|--------------|---|
| Tice River Homes |   | AV1       |     |              |   |
| #                | revisions   | date      | dwn | chk          | # |
| 1                | ISSUED FOR CLIENT REVIEW                          | 20-FEB-18 | BU  | JM           |   |
| 2                | REVISED PER TRUSS COORDINATION                    | 23-APR-18 | LO  | JM           |   |
| 3                | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 20-JUL-18 | WU  | JM           |   |
| 4                | RE-ISSUED FOR PERMIT                              | 18-OCT-19 | ES  | ES           |   |

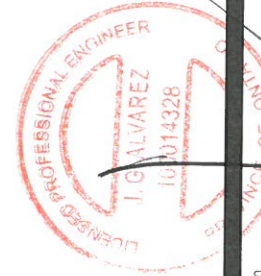
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **PN DESIGN LTD** UNDER DIVISION C, PART 3, SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: *[Signature]*  
SIGNATURE:

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BLOCK DOOR OR PROVIDE GAURD IF DIFFERENCE BETWEEN GRADE AND THE BOTTOM OF DOOR EXCEED 24"



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RICO ENGINEERING  
(905) 760-8888 Fax: (905) 760-8889

model 36-01  
scale 3/16" = 10"  
project # 17052  
page A9

location: Ayr  
marking name:

| # | revisions   | date      |    |    |    | dwn |    |    |    | chk |    |    |    |  |  |  |
|---|---|-----------|----|----|----|-----|----|----|----|-----|----|----|----|--|--|--|
|   |   | BU        | JM | LO | JM | BU  | JM | LO | JM | ES  | ES | ES | ES |  |  |  |
| 1 | ISSUED FOR CLIENT REVIEW                          | 22-FEB-18 |    |    |    |     |    |    |    |     |    |    |    |  |  |  |
| 2 | REVISED PER TRUSS COORDINATION                    | 23-APR-18 |    |    |    |     |    |    |    |     |    |    |    |  |  |  |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 30-JUL-18 |    |    |    |     |    |    |    |     |    |    |    |  |  |  |
| 4 | ISSUED FOR PERMIT ELEV. 'C' & 'D'                 | 01-OCT-19 |    |    |    |     |    |    |    |     |    |    |    |  |  |  |

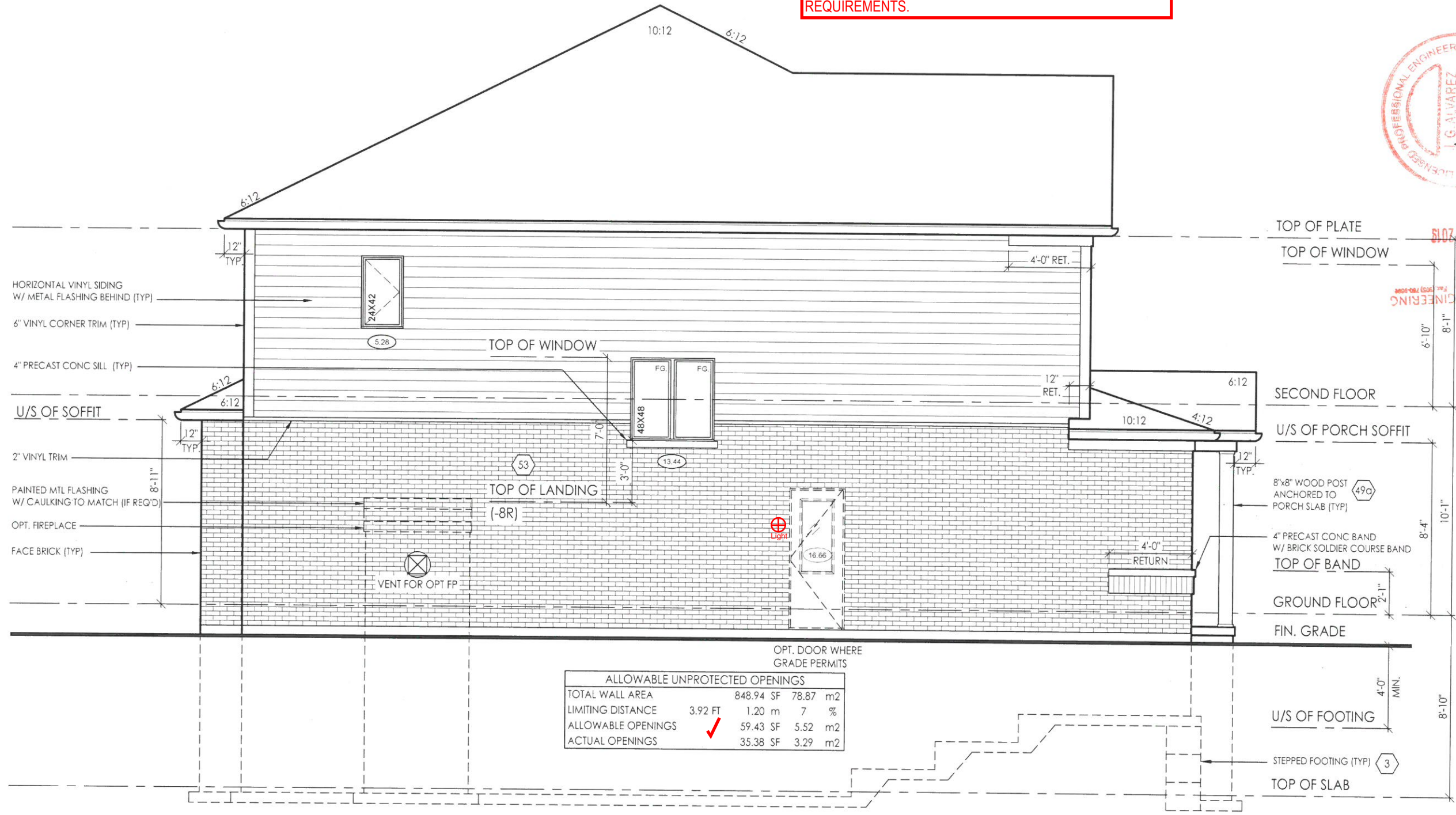
client: Tice River Homes  
project: Legacy

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **AN DESIGN LTD.** UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245  
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DATE: *[Signature]*

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ALLOWABLE UNPROTECTED OPENINGS

|                    |           |          |
|--------------------|-----------|----------|
| TOTAL WALL AREA    | 848.94 SF | 78.87 m2 |
| LIMITING DISTANCE  | 3.92 FT   | 1.20 m   |
| ALLOWABLE OPENINGS | 59.43 SF  | 5.52 m2  |
| ACTUAL OPENINGS    | 35.38 SF  | 3.29 m2  |

LEFT SIDE ELEVATION 'A'



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model 36-01  
scale 3/16" = 10"  
project # 17052  
page

A10

client Tice River Homes  
project Legacy

| # | revisions   | date      | dwg | chk |
|---|---|-----------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW                          | 23-FEB-18 | BU  | JM  |
| 2 | REVISED PER TRUSS COORDINATION                    | 23-APR-18 | LO  | JM  |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 30-JUL-18 | WU  | JM  |
| 8 | RE-ISSUED FOR PERMIT                              | 18-OCT-19 | ES  | ES  |

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **PN DESIGN LTD.** UNDER DIVISION C, PART 3 SUBSECTION 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: *[Signature]*

SIGNATURE:

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CONSTRUCTION NOTES: - SINGLES

COMPLIANCE PACKAGE A1 - OBC 2012 - 2017 ENACTMENT

(UNLESS OTHERWISE NOTED)
-ALL CONSTRUCTION TO CONFORM TO THE ONTARIO BUILDING CODE (O.B.C.) AND ALL OTHER CODES AND LOCAL AUTHORITIES HAVING JURISDICTION.

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.15.3.
-BASED ON 16'-1" (4.9m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS

1 TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.15.3.5.
-FITG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER -1 STOREY - 13' X 4" (330mm X 100mm)

2 TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.15.3.6.
-1 STOREY MASONRY - 16" X 4" (410mm X 100mm)
-1 STOREY STUD - 12" X 4" (305mm X 100mm)

3 STEP FOOTING:

O.B.C. 9.15.3.9.
-23 5/8" (600mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

4 DRAINAGE TILE OR PIPE:

O.B.C. 9.14.3.
-4" (100mm) MIN. DIA. LAID ON UNDISTURBED OR WELL COMPACTED SOIL W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLR. SLAB.

5 BASEMENT SLAB:

O.B.C. 9.13. & 9.16.
-3" (75mm) CONCRETE SLAB
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

5a SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.16.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.16.4.5.
-DAMP PROOF BELOW SLAB W/ MIN. 0.006" (0.15mm) POLYETHYLENE OR TYPE 'S' ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.

6 GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4650psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONC. & W/ 5-8% AIR ENTRAINMENT - O.B.C. 9.3.1.6.
-6" X 6" (W2.9 X W 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB

7 PILASTERS:

O.B.C. 9.15.3.3.
PILASTER
-CONCRETE NIB - 4" X 12" (100mm X 300mm)
-BLOCK NIB - 4" X 12" (100mm X 300mm) BONDED & TIED TO WALL AS PER O.B.C. 9.20.11.2.

8 STEEL PIPE COLUMN:

O.B.C. 9.15.3.4. & 9.17.3.
-FIXED COLUMN
-MIN. 3 1/2" (90mm) DIA. W/ 3/16" (4.76mm) WALL THICKNESS
-FOR STEEL BEAMS, CLIPS @ TOP & MIN. 6" X 4" X 1/4" (152mm X 100mm X 6.35mm) STEEL BTM. PLATE

9 WOOD COLUMN:

OBC 9.17.4.1, 9.17.4.2, & 9.17.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3-2"x6" (38mm x 140mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (76mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.52mm) DIA BOLTS SPACED AT 18" (450mm) O.C.

14 WALL ASSEMBLIES:

O.B.C. 9.15.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (2500mm) IN LATERALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2150mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.

14a FOUNDATION WALL:

O.B.C. 9.15.4.7.
-WHERE THE TOP OF THE FOUNDATION WALL IS REDUCED IN THICKNESS TO ALLOW MASONRY FACING, THE MIN. REDUCED THICKNESS SHALL NOT BE LESS THAN 3-1/2" (90mm) THICK.

14b DAMPPROOFING & WATERPROOFING:

-DAMP PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.13.2.
-WHERE INSULATION EXTENDS TO MORE THAN 2'-11" (900mm) BELOW GRADE, A FDN. WALL DRAINAGE LAYER SHALL BE PROVIDED IN CONFORMANCE TO O.B.C. 9.14.2.1.(2) (3) (4)

14c FOUNDATION WALLS @ UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-3-20M BARS IN TOP PORTION OF WALL (8'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)

15 FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

15a FRAME WALL CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.28.1.4. & 9.27.)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.27.3.2.

16 BRICK VENEER CONSTRUCTION:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

16b BRICK VENEER CONSTRUCTION @ GARAGE:

O.B.C. 9.23.
-3-1/2" (90mm) FACE BRICK OR 4" (100mm) STONE @ 36'-1" (11m) MAX. HEIGHT
-MIN. 0.03" (0.76mm) THICK, 7/8" (22mm) WIDE CORROSION RESISTANT STRAPS @ MAX. 15 3/4" (400mm) O.C. HORIZONTAL & 23 5/8" (600mm) O.C. VERTICAL SPACING

17 INTERIOR STUD WALLS:

O.B.C. 1.9.23.10.1.
-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ -DOUBLE 2" X 4" OR 2" X 6" TOP PLATES AND SINGLE BOTTOM PLATE

18 BEARING STUD WALL (BASEMENT):

-2" X 4" (38mm X 89mm) WOOD STUDS @ 16" (400mm) O.C. OR
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C. W/ -DBL. 2" X 4" OR 2" X 6" TOP PLATE.

22 GARAGE WALL & CEILING:

O.B.C. 9.10.9.16.(3)
-1/2" (12.7mm) GYPSUM BOARD ON BOTH SIDES OF WALL & U/S OF CEILING BETWEEN HOUSE AND GARAGE
-TAPE AND SEAL ALL JOINTS GAS TIGHT

22a WALLS ADJACENT TO ATTIC SPACE:

-1/2" (12.7mm) GYPSUM BOARD
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.-9.25.3. & 9.25.4.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.

23 DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATION
-STUDS FASTENED AT TOP & BOTTOM WITH 3/3 1/4" (82mm) TOE NAILS

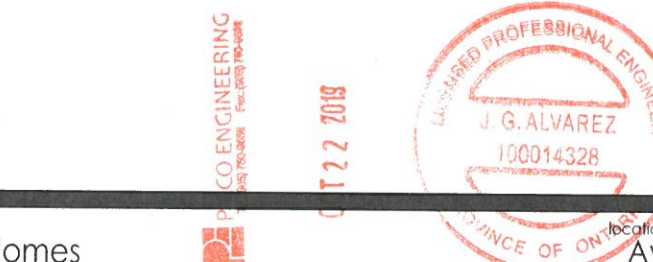
24 EXPOSED FLOOR:

-FLOOR AS PER NOTE # 28
-CONTINUOUS AIR/VAPOUR BARRIER IN CONFORMANCE W/ O.B.C.- 9.25.3. & 9.25.4.
-R31 (RSI 5.46) INSULATION
-VENTED ALUMINUM SOFFIT

24a SUNKEN FINISHED AREAS:

-USE SOLID BUILT-UP WOOD BEARING POST TO SUPPORT SUNKEN AREA AT FOUNDATION WALLS. EXTEND FOOTINGS TO SUPPORT POSTS.
-WHERE GRADING CONDITIONS WILL ALLOW, CHECK FOUNDATION WALLS INSTEAD OF USING BEARING POSTS.
-FLOOR STRUCTURE AS PER NOTE # 28.

NEITHER THIS DRAWING NOR THE APPROPRIATE CODES, DRAWINGS NOR INSPECTIONS MADE BY AN OFFICIAL INSPECTOR SHALL RELY UPON THE TECHNICAL CODE OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REGULATIONS.



THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

CLIENT SPECIFIC REVISIONS
ONTARIO REGULATION 332/12 OBC. AMMENDMENT O. REG. 139/17 JAN. 1, 2018

I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

Table with columns: #, revisions, date, dwn, chk, #, revisions, date, dwn, chk. Includes entries for 'ISSUED FOR CLIENT REVIEW', 'REVISED PER TRUSS COORDINATION', 'REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT', and 'RE-ISSUED FOR PERMIT'.

Project information including client name (Tice River Homes), project name (Legacy), location (Ayr), model (36-01), scale (3/16" = 1'0"), project # (17052), and a large 'D1' label.



**FRAME CONSTRUCTION:**

- ALL FRAMING LUMBER TO BE No.1 AND No. 2 SPF UNLESS NOTED OTHERWISE.
- ROOF LOADING IS BASED ON 1.5kPa SPECIFIED COMPOSITE SNOW AND RAIN LOADS.
- JOISTS TO HAVE MIN. 1-1/2" (38mm) END BEARING
- BEAMS TO HAVE MIN. 3-1/2" (89mm) END BEARING
- DOUBLE STUDS @ OPENINGS
- DOUBLE HEADER JOISTS AROUND FLOOR OPENINGS WHEN THEY ARE BETWEEN 3'-11" (1200mm) AND 10'-6" (3200mm)
- DOUBLE TRIMMER JOISTS WHEN HEADER JOIST LENGTH IS BETWEEN 2'-7" (800mm) AND 6'-7" (2000mm)
- DOUBLE JOISTS OR SOLID BLOCKING UNDER NON-LOAD BEARING PARALLEL PARTITIONS
- BEAMS TO BE PLACED UNDER LOADBEARING WALLS WHEN WALLS ARE PARALLEL TO FLOOR JOISTS
- BEAMS MAY BE A MAX. 24" (600mm) FROM LOADBEARING WALLS WHEN WALLS ARE PERPENDICULAR TO FLOOR JOISTS
- APPROVED METAL HANGERS TO BE USED FOR JOISTS AND BEAMS WHEN THEY FRAME INTO SIDES OF BEAMS, TRIMMERS AND HEADERS
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 15 3/4" (400mm) BEYOND SUPPORTS FOR 2" X 8" (38mm X 184mm)
- FLOOR JOISTS SUPPORTING ROOF LOADS SHALL NOT BE CANTILEVERED MORE THAN 23 5/8" (600mm) BEYOND SUPPORTS FOR 2" X 10" (38mm X 235mm) OR LARGER.

**WATERPROOF WALLS IN BATHROOMS:**

- REQUIRED AS PER OBC 9.29.2.1.

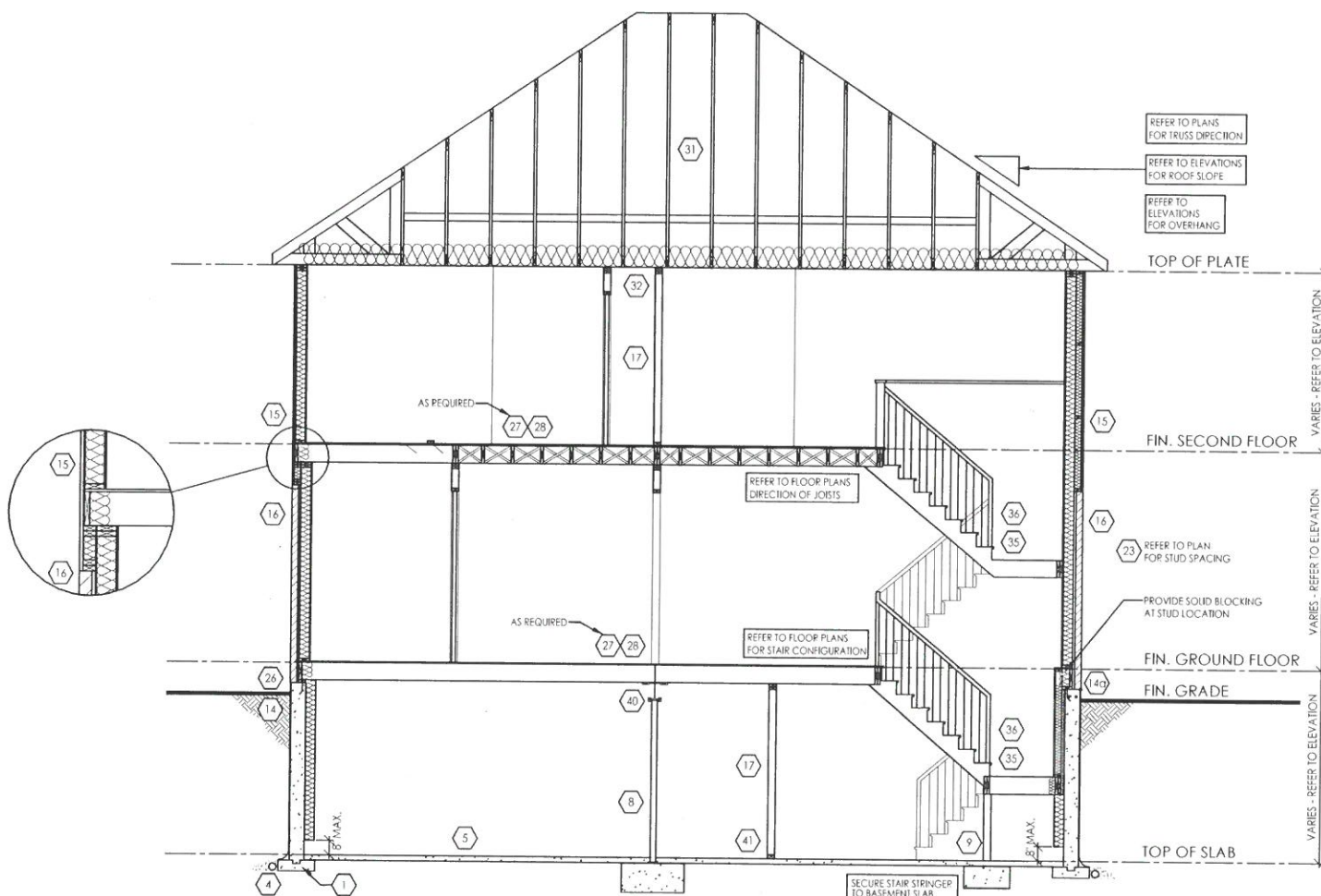
**WINDOWS:**

- WINDOWS TO BE SEALED TO THE AIR & VAPOR BARRIER
- WINDOWS THAT SEPARATE HEATED SPACE FROM UNHEATED SPACE SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 1.6 W/(m2.K) OR
- AN ENERGY RATING OF NOT LESS THAN 25 FOR WINDOWS
- BASEMENT WINDOWS WITH LOAD BEARING STRUCTURAL FRAME SHALL BE DOUBLE GLAZED WITH LOW-E COATING
- SKYLIGHTS SHALL HAVE AN OVERALL COEFFICIENT OF HEAT TRANSFER OF 2.8 W/(m2.K)
- FOR GROSS GLAZED AREAS LESS THAN AND EQUAL TO 17%

**DRAIN WATER HEAT RECOVERY:**

- DWHR UNITS TO BE INSTALLED AS PER OBC SB-12 3.1.1.1.(22) & 3.1.1.12. SENTENCES (1) TO (6)
- DWHR ARE REQUIRED IN ALL DWELLING UNITS TO RECEIVE DRAIN WATER FROM ALL SHOWERS OR FROM AT LEAST 2 SHOWERS WHERE THERE ARE 2 OR MORE SHOWERS PROVIDED THERE IS A CRAWL SPACE OR STOREY BELOW THE SHOWERS.

NEITHER THE GRANTING OF A PERMIT NOR THE APPROVAL OF SPECS & DRAWINGS NOR INSPECTIONS MADE BY THE OFFICIAL HAVING JURISDICTION SHALL RELIEVE THE OWNER FROM REQUIREMENTS OF THE ONTARIO BUILDING CODE AND ANY OTHER REFERENCED REQUIREMENTS.



TYPICAL CROSS SECTION - 2 STOREY (SIDING & BRICK)

N.T.S.

THESE DRAWINGS ARE NOT TO BE SCALED. ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR PRIOR TO COMMENCEMENT OF ANY WORK. ANY DISCREPANCIES MUST BE REPORTED DIRECTLY TO RN DESIGN LTD

◆ CLIENT SPECIFIC REVISIONS

SCHEDULES

- DOORS** 46 47
- A 865x2030x45 (2'10"x6'8"x1-3/4")
  - B 815x2030x35 (2'8"x6'8"x1-3/8")
  - C 760x2030x35 (2'6"x6'8"x1-3/8")
  - D 710x2030x35 (2'4"x6'8"x1-3/8")
  - E 460x2030x35 (1'6"x6'8"x1-3/8")
  - F 610x2030x35 (2'0"x6'8"x1-3/8")
  - G OVER SIZED EXTERIOR DOOR

**STEEL BEAMS**

- ST1 W 6 X 15
- ST2 W 6 X 20
- ST3 W 8 X 18
- ST4 W 8 X 21
- ST5 W 8 X 24

**WOOD BEAMS**

- WD1 3/2" X 8" SPR
- WD2 4/2" X 8" SPR
- WD3 5/2" X 8" SPR
- WD4 3/2" X 10" SPR
- WD5 4/2" X 10" SPR
- WD6 5/2" X 10" SPR
- WD7 3/2" X 12" SPR
- WD8 4/2" X 12" SPR
- WD9 5/2" X 12" SPR
- WD10 2/1 3/4" X 7 1/4" (2.0E) LVL
- WD11 3/1 3/4" X 7 1/4" (2.0E) LVL
- WD12A 1/1 3/4" X 9 1/2" (2.0E) LVL
- WD12 2/1 3/4" X 9 1/2" (2.0E) LVL
- WD13 3/1 3/4" X 9 1/2" (2.0E) LVL
- WD14A 1/1 3/4" X 11 7/8" (2.0E) LVL
- WD14 2/1 3/4" X 11 7/8" (2.0E) LVL
- WD15 3/1 3/4" X 11 7/8" (2.0E) LVL
- WD16A 1 3/4" X 14" (2.0E) LVL
- WD16 2 1/4" X 14" (2.0E) LVL
- WD17 3 1/4" X 14" (2.0E) LVL

**LINTELS**

- L1 2/2" X 8" SPR
- L2 2/2" X 10" SPR
- L3 2/2" X 12" SPR
- L4 4" X 3-1/2" X 1/4" L
- L5 4-7/8" X 3-1/2" X 3/8" L
- L6 4-7/8" X 3-1/2" X 3/8" L
- L7 3-1/2" X 3-1/2" X 1/4" L
- L8 4-7/8" X 3-1/2" X 1/4" L
- L9 4" X 3-1/2" X 1/4" L
- L10 4-7/8" X 3-1/2" X 5/16" L
- L11 4-7/8" X 3-1/2" X 3/8" L
- L12 5/7/8" X 3-1/2" X 5/16" L
- L13 5-7/8" X 3-1/2" X 3/8" L
- L14 5-7/8" X 3-1/2" X 1/2" L
- L15 5-7/8" X 4" X 1/2" L
- L16 7-1/8" X 4" X 3/8" L
- L17 7-1/8" X 4" X 1/2" L

PLAN/ELEVATION LEGEND

- SMOKE ALARM 44
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BIB
- EXHAUST FAN
- COLD CELLAR VENT 50
- STOVE VENT
- FIREPLACE VENT
- DRYER VENT
- CARBON MONOXIDE ALARM (CMA) 45
- DOUBLE JOIST
- PRESSURE TREATED LUMBER
- GIRDER TRUSS
- ABOVE FINISHED FLOOR
- BEAM BY FLOOR MANUF
- FLUSH
- DROPPED
- REPEAT SAME JOIST SIZE
- UNDER SIDE
- FIXED GLAZING
- GLASS BLOCK
- BLACK GLASS
- FLOOR DRAIN
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER

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QUALIFIED DESIGNER BCIN: 47245  
FIRM BCIN: 26995  
DATE: [Signature]

SIGNATURE:

client  
**Tice River Homes**

project  
**Legacy**

| # | revisions   | date      | dwn | chk | # | revisions | date | dwn | chk |
|---|---|-----------|-----|-----|---|-----------|------|-----|-----|
| 1 | ISSUED FOR CLIENT REVIEW                          | 23-FEB-18 | BU  | JM  |   |           |      |     |     |
| 2 | REVISED PER TRUSS COORDINATION                    | 23-APR-18 | LO  | JM  |   |           |      |     |     |
| 3 | REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT | 20-JUL-18 | WLU | JM  |   |           |      |     |     |
| 8 | RE-ISSUED FOR PERMIT                              | 18-Oct-19 | ES  | ES  |   |           |      |     |     |

location  
**Ayr**

marketing name

**RN design**  
Imagine • Inspire • Create

model  
**36-01**

scale  
**3/16" = 1'0"**

project #  
**17052**

page

**D3**