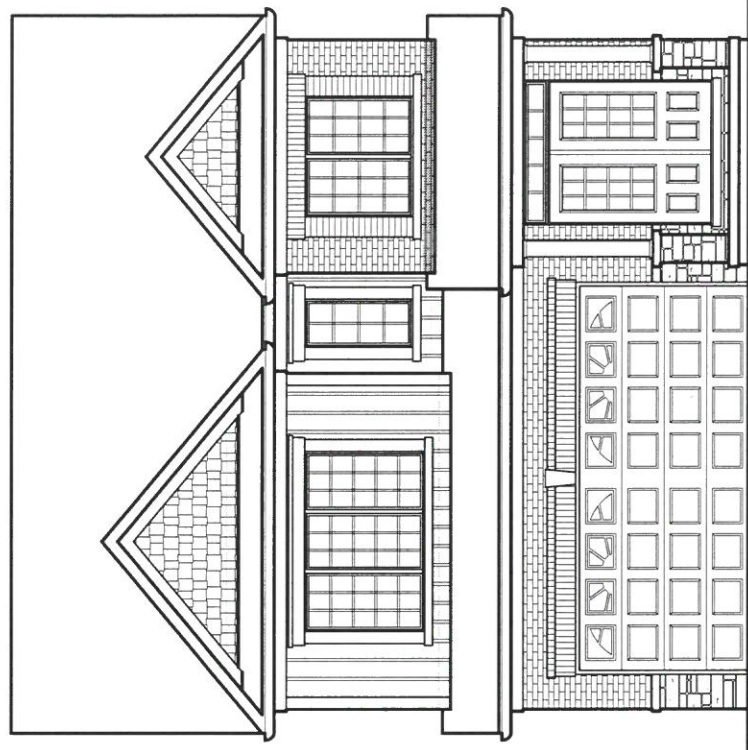


FRONT ELEVATION 'A'



FRONT ELEVATION 'B'

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT PLAN ELEV. 'A'
- A2 GROUND FLOOR ELEV. 'A'
- A3 SECOND FLOOR ELEV. 'A'
- A4 PARTIAL BASEMENT PLAN ELEV. 'B'
- A5 PARTIAL GROUND FLOOR ELEV. 'B'
- A6 PARTIAL SECOND FLOOR ELEV. 'B'
- A7 FRONT ELEVATION 'A'
- A8 ROOF PLAN ELEV 'A'
- A9 RIGHT SIDE ELEVATION 'A'
- A10 REAR ELEVATION 'A' & 'B'
- A11 LEFT SIDE ELEVATION 'A'
- A12 FRONT ELEVATION 'B'
- A13 ROOF PLAN ELEV 'B'
- A14 RIGHT SIDE ELEVATION 'B'
- A15 LEFT SIDE ELEVATION 'B'
- D1 CONSTRUCTION NOTES
- D2 CONSTRUCTION NOTES
- D3 CONSTRUCTION NOTES

Areas:

	ELEVATION 'A'		ELEVATION 'B'	
	SF	SM	SF	SM
GROUND FLOOR	855.5	79.5	864.6	80.3
SECOND FLOOR	1119.4	104.0	1127.7	104.8
TOTAL AREA	1974.9	183.5	1992.3	185.1
COVERAGE INC PORCH	1317.7	122.4	1317.7	122.4
COVERAGE NOT INC PORCH	1249.1	116.0	1257.4	116.8

Tice River Homes

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:

J. W.

SIGNATURE:

client
Tice River Homes

project
Legacy

location
AYR

marking name

#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	27-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	28-JUL-18	WU	JM					

model
36-01

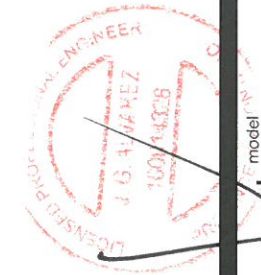
scale
3/16" = 1'0"

project #
17052

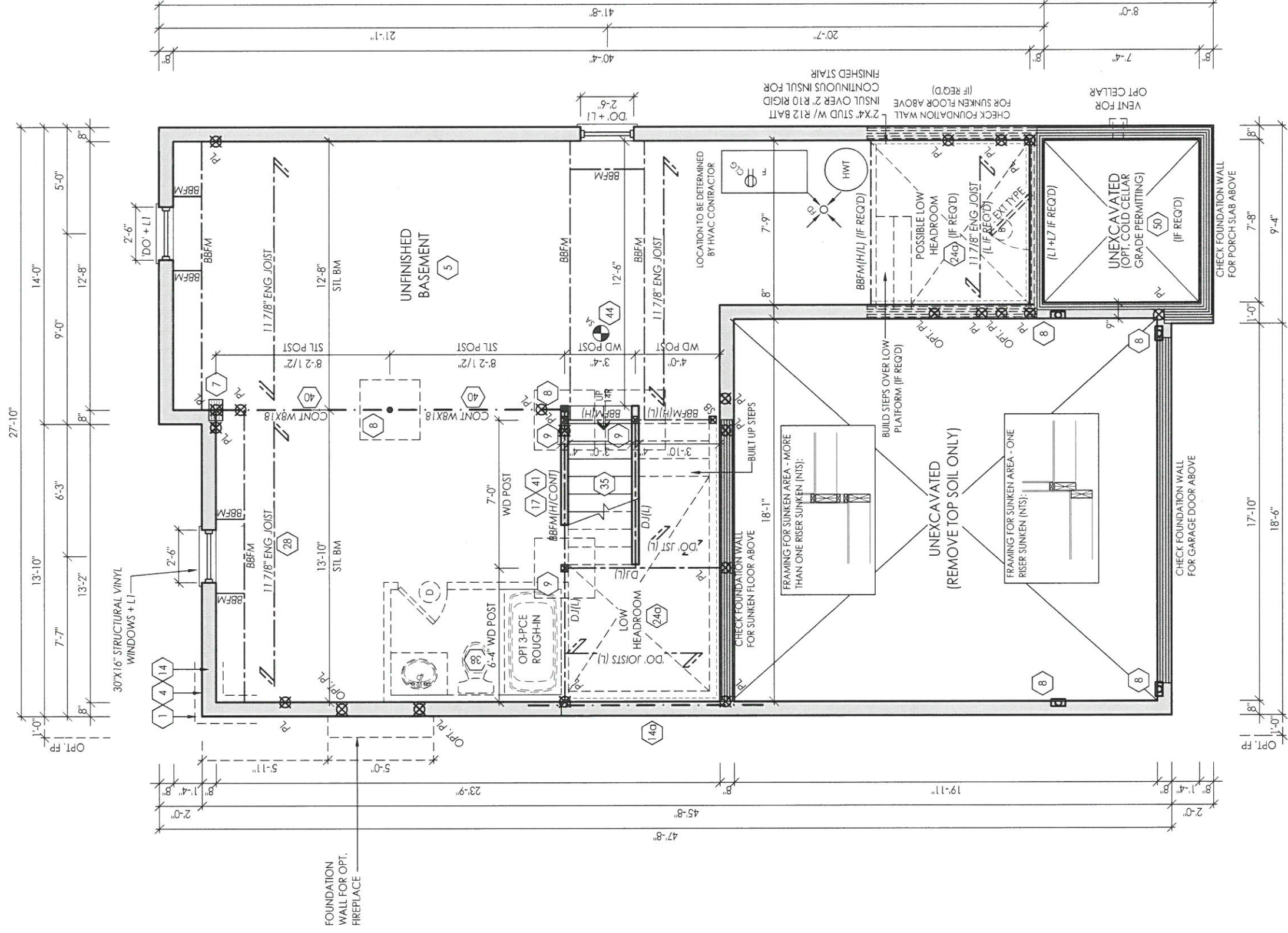
page

A0

PN design
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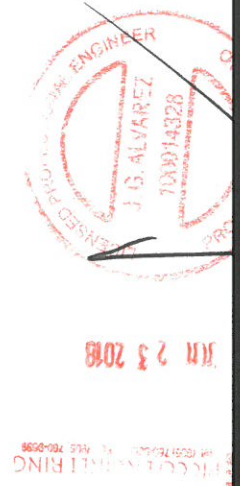


11/11/2018



BASEMENT PLAN ELEV. 'A'

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



I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **BN 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: *Jmy*

SIGNATURE:

client: **Tice River Homes**

project: **Legacy**

#	REVISIONS	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23FEB18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23APR18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	26JUL18	WU	JM					

location: **Ayr**

marking name

BN design
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model: **36-01**

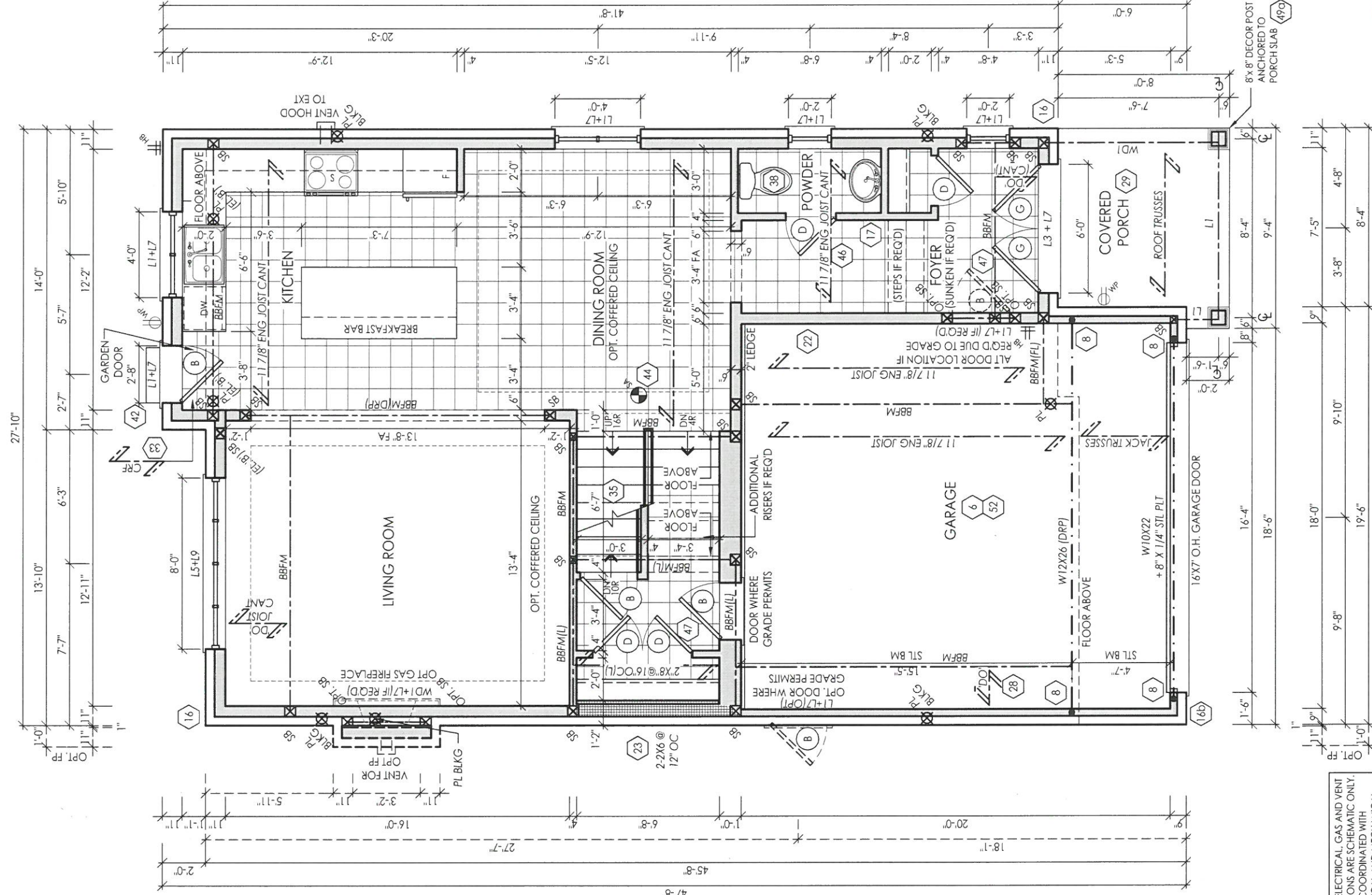
scale: **3/16" = 1'0"**

page

project # **17052**

A1

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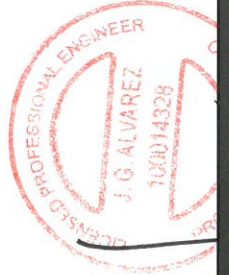
GROUND FLOOR ELEV. 'A'

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

1111 23 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.

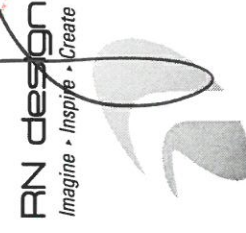
QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE:

J.M.

SIGNATURE:

client: **Tice River Homes**
 project: **Legacy**
 location: **AYT**
 marking name:

#	revisions	date	down	chk	#	revisions	date	down	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-AUG-18	WU	JM					

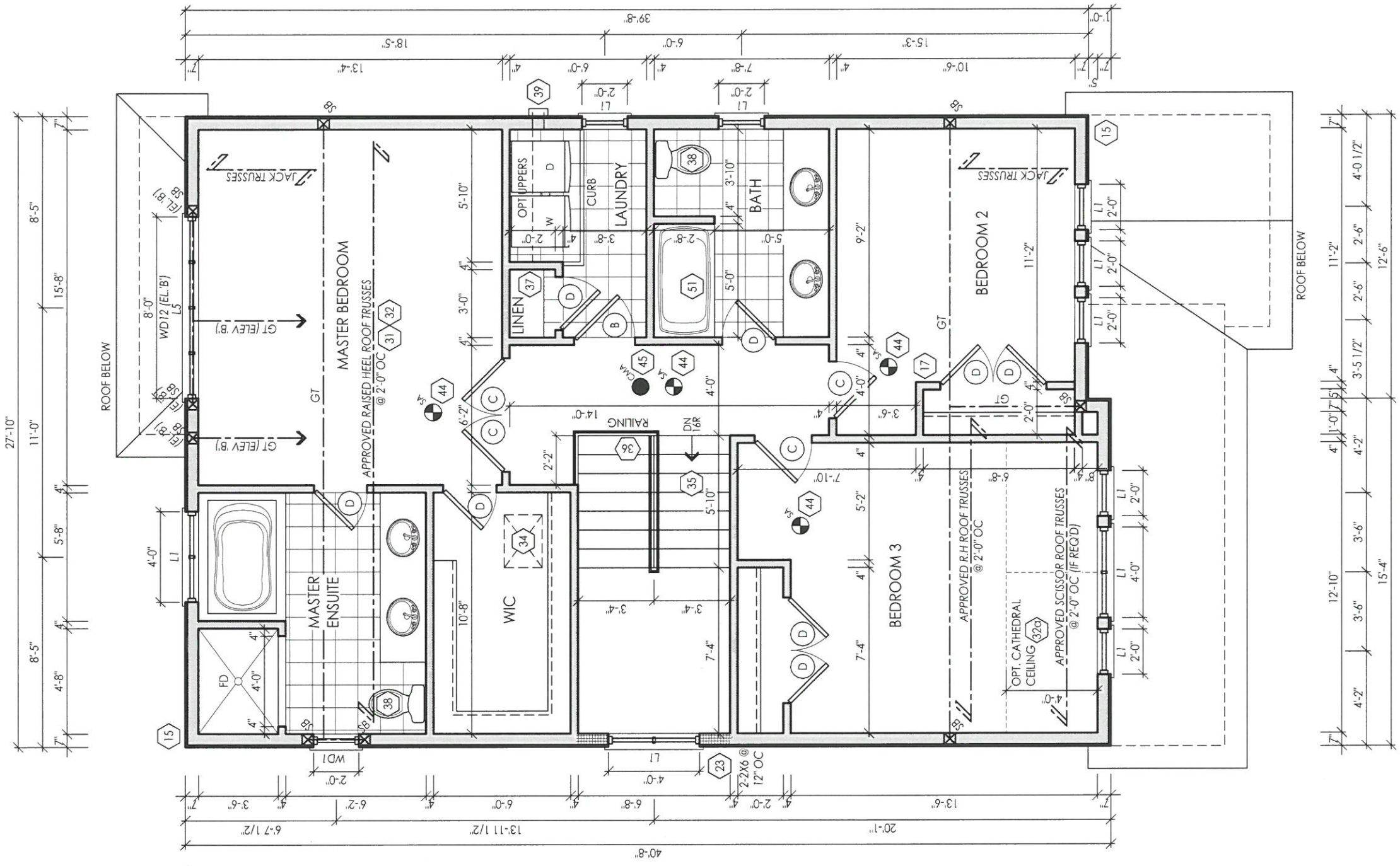


model: **36-01**

scale: **3/16" = 1'0"**
 project #: **17052**

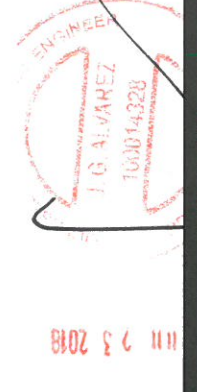
page

A2

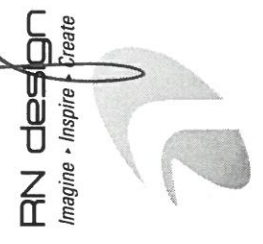


SECOND FLOOR ELEV. 'A'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



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



client Tice River Homes
 project Legacy
 location Ayr
 marketing name

#	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					

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.

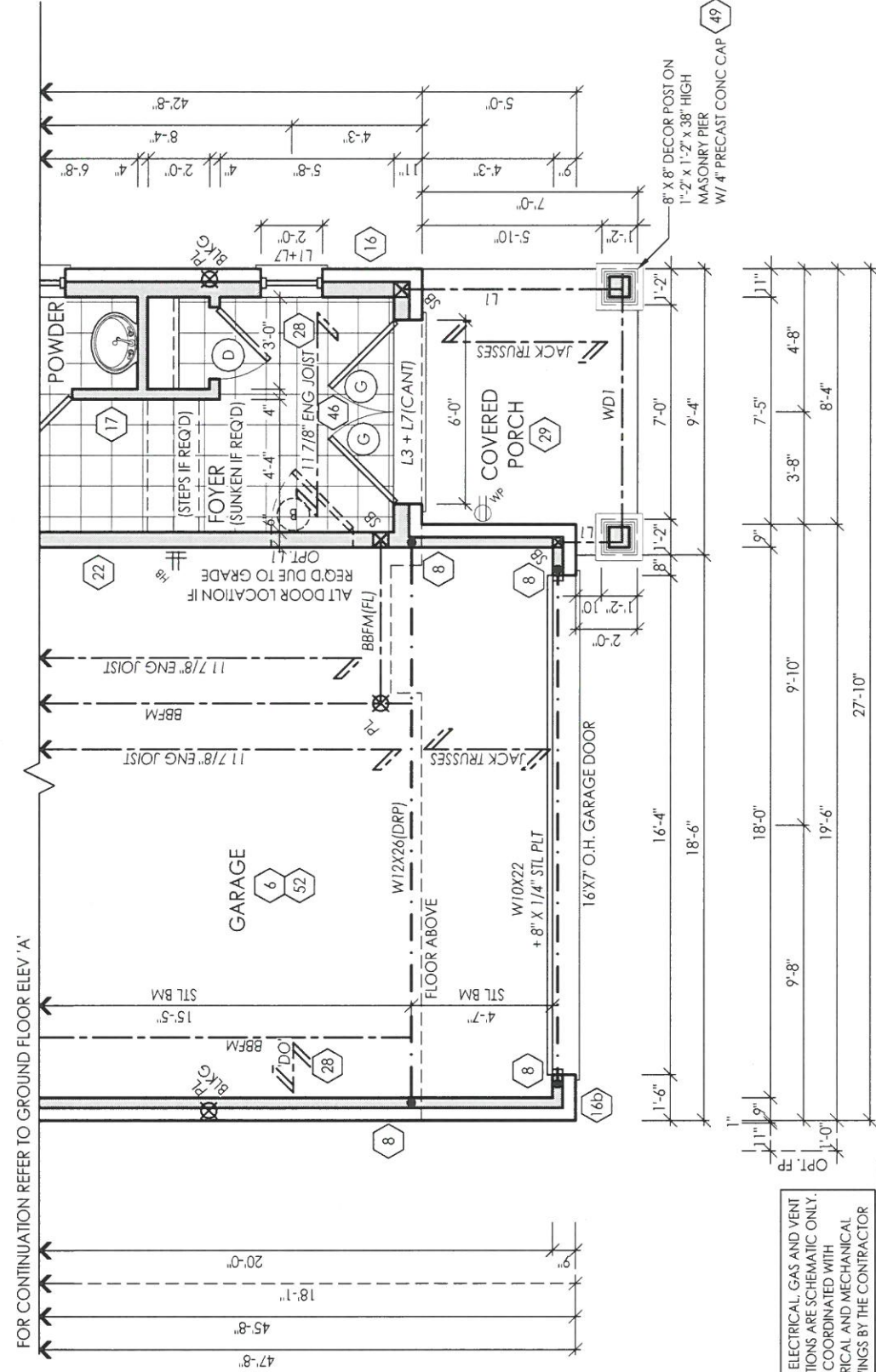
QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE:

J.M.

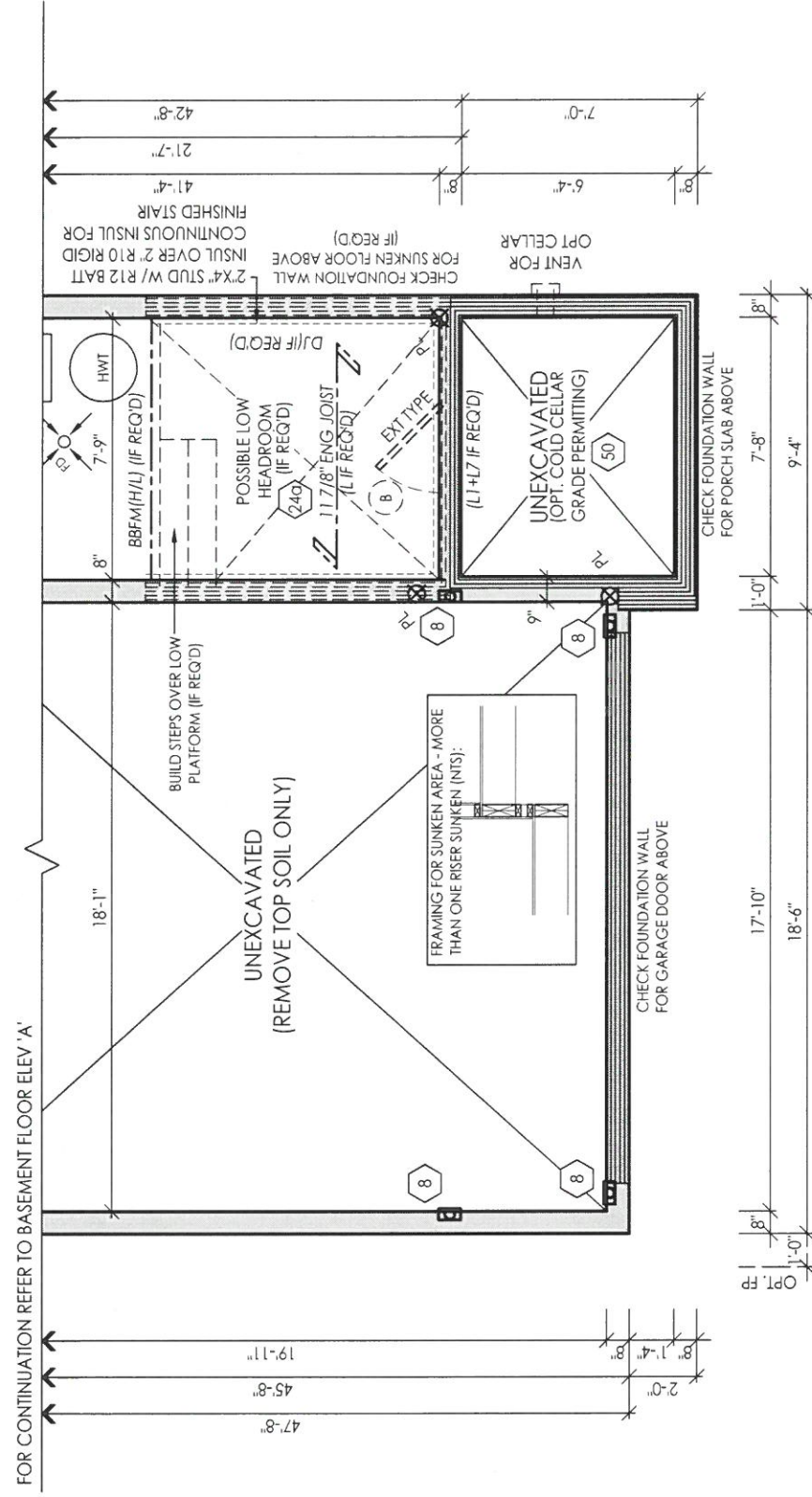
SIGNATURE:

page

A3



PARTIAL GROUND FLOOR ELEV. 'B'



PARTIAL BASEMENT PLAN ELEV. 'B'

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



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:

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

#	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					

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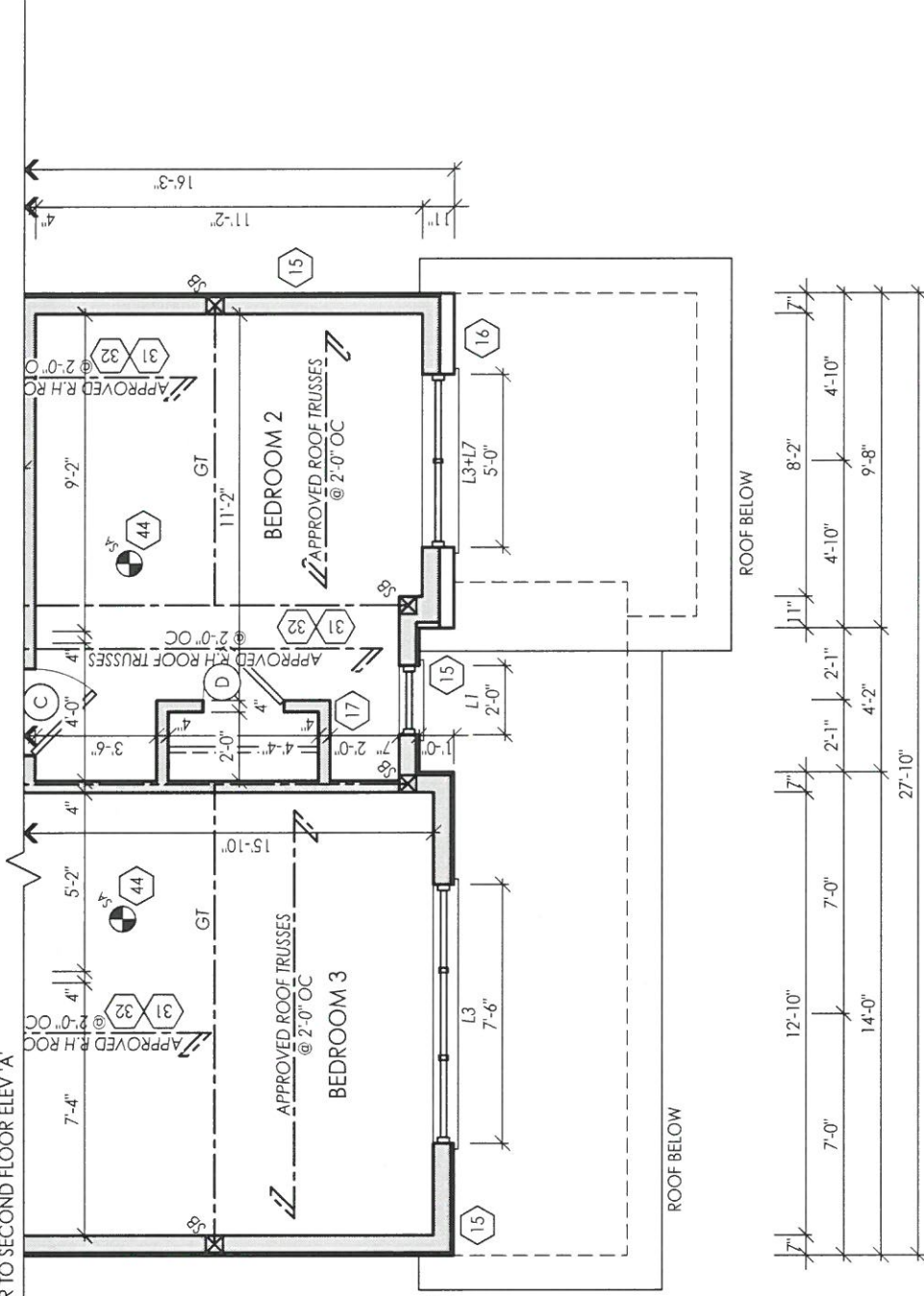
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scale: 3/16" = 1'0"
 project #: 17052

page

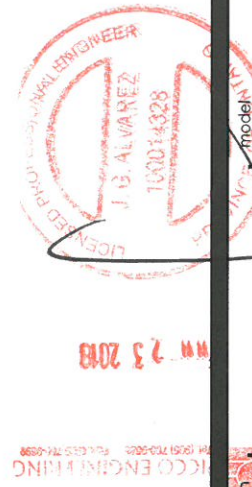
A4

FOR CONTINUATION REFER TO SECOND FLOOR ELEV 'A'



PARTIAL SECOND FLOOR ELEV. 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT



ICC ENGINEERING
10057 MEADOWS FALLS BLVD #225
MUMFORD, NH 03253-3789

RN design
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client
Tice River Homes

project
Legacy

location
AY

marking name

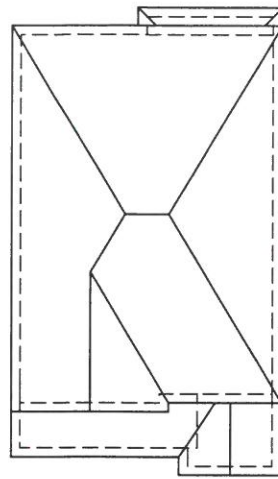
#	revisions	date	dwn	chk	#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	23-FEB-18	BU	JM					
2	REVISED PER TRUSS COORDINATION	23-APR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	20-JUL-18	WU	JM					

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

SIGNATURE:



ROOF PLAN ELEV 'A'

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

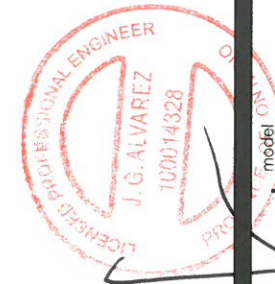
TOTAL PERIPHERAL WALL AREA	2716.58 SF	252.37 m ²
FRONT GLAZING AREA	77.86 SF	7.23 m ²
LEFT SIDE GLAZING AREA	23 SF	2.14 m ²
RIGHT SIDE GLAZING AREA	52.66 SF	4.89 m ²
REAR GLAZING AREA	127.22 SF	11.82 m ²
TOTAL GLAZING AREA	280.74 SF	26.08 m ²
TOTAL GLAZING PERCENTAGE	10.33 %	



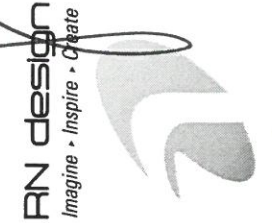
FRONT ELEVATION 'A'

PEAK HEIGHT OF ROOF 29'-1"

MID POINT OF ROOF 23'-8"



11 23 2018



location: Ayr

marketing name

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-MAR-18	LO	JM					
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT	23-JUL-18	WU	JM					

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:

model no: 36-01

scale: 3/16" = 1"

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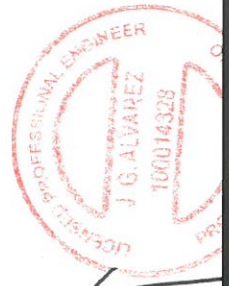
A6

project # 17052

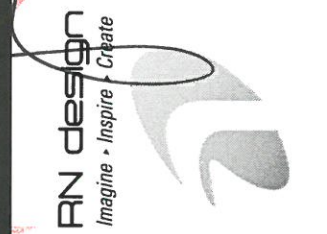


ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	800.94 SF	74.41 m ²	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	56.07 SF	5.21 m ²	
ACTUAL OPENINGS	41.62 SF	3.87 m ²	

RIGHT SIDE ELEVATION 'A'



1111 23 2018



#	revisions	date	dwn	chk	#	marking name		
						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				

client Tice River Homes
 project Legacy
 location Ayr

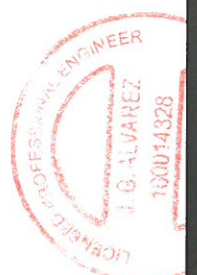
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN. WORK ON BEHALF OF RN DESIGN LTD. UNDER DIVISION C, PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245
 FIRM BCIN: 26995
 DATE: *J.M.*
 SIGNATURE:

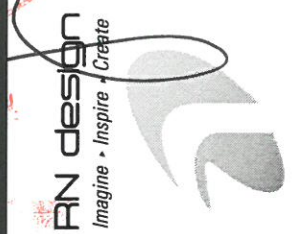
100014328, J.G. ALVAREZ, PROFESSIONAL ENGINEER, LICENSE NO. 100014328, STATE OF FLORIDA, EXPIRES 12/31/2018



REAR ELEVATION 'A' & 'B'



23 2018



location
Ayr

client
Tice River Homes

project
Legacy

marking name

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

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. My

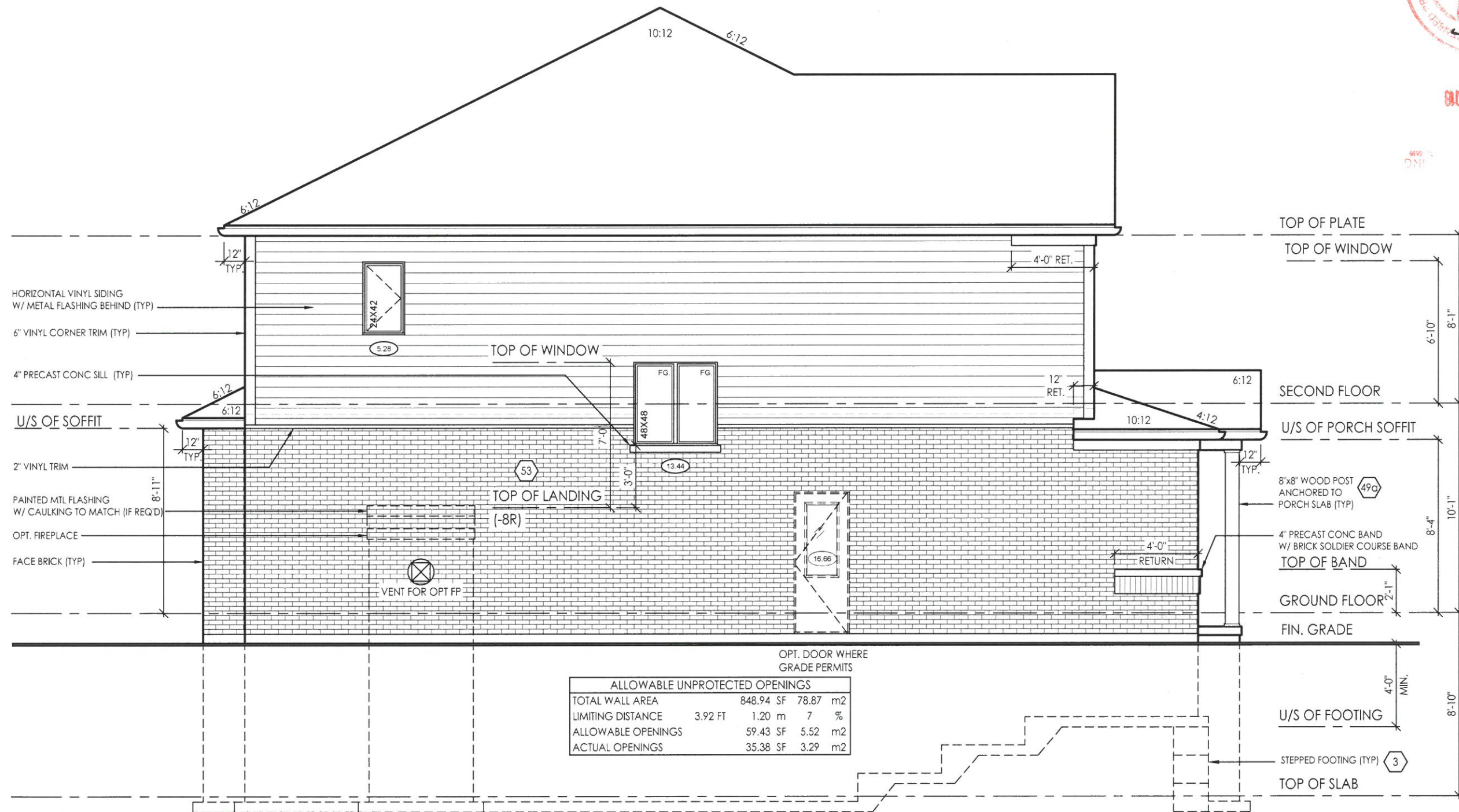
SIGNATURE:

model
36-01

scale
3/16" = 1'0"

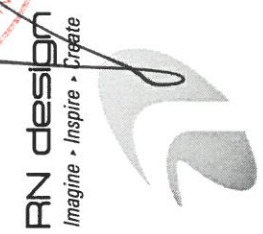
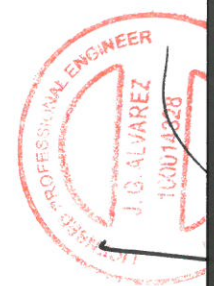
page

A8



ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	848.94 SF	78.87 m2	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	59.43 SF	5.52 m2	
ACTUAL OPENINGS	35.38 SF	3.29 m2	

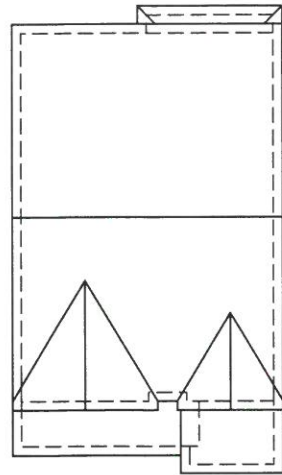
LEFT SIDE ELEVATION 'A'



client: Tice River Homes
 project: Legacy

#	revisions	date dwn				#	revisions	date dwn				
		BU	JM	LO	JM			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-JUL-18										

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.M.*
 SIGNATURE:



ROOF PLAN ELEV 'B'

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

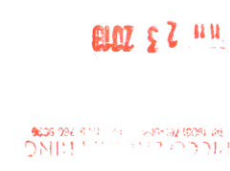
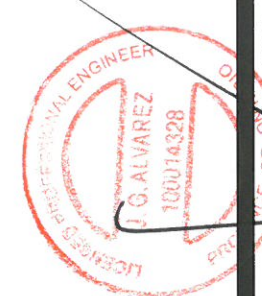
TOTAL PERIPHERAL WALL AREA	2755.90 SF	256.02 m ²
FRONT GLAZING AREA	73.86 SF	6.86 m ²
LEFT SIDE GLAZING AREA	23 SF	2.14 m ²
RIGHT SIDE GLAZING AREA	52.66 SF	4.89 m ²
REAR GLAZING AREA	127.22 SF	11.82 m ²
TOTAL GLAZING AREA	276.74 SF	25.71 m²
TOTAL GLAZING PERCENTAGE	10.04 %	



FRONT ELEVATION 'B'

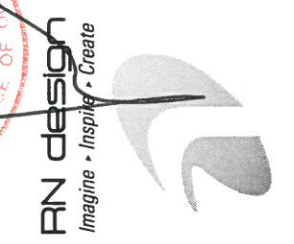
PEAK HEIGHT OF ROOF (29'-1")

MID POINT OF ROOF (23'-8")



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

page A10



client		location		marking name	
Tice River Homes		AYR		AYR	
project		date dwn		chk	
Legacy		21-FEB-18	JM		
		23-APR-18	LO		
		20-JUL-18	WJ		
#	revisions	date	dwn	chk	#
1	ISSUED FOR CLIENT REVIEW				
2	REVISED PER TRUSS COORDINATION				
3	REVISED PER ENGINEER COMMENTS & ISSUED FOR PERMIT				

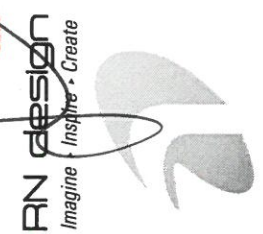
I, JORGE MORENO DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD.** UNDER DIVISION C/PART-3 SUBSECTION-3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 47245
FIRM BCIN: 26995
DATE: *Jmy*
SIGNATURE:



ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	820.43 SF	76.22 m ²	
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	57.43 SF	5.34 m ²	
ACTUAL OPENINGS	41.62 SF	3.87 m ²	

RIGHT SIDE ELEVATION 'B'



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

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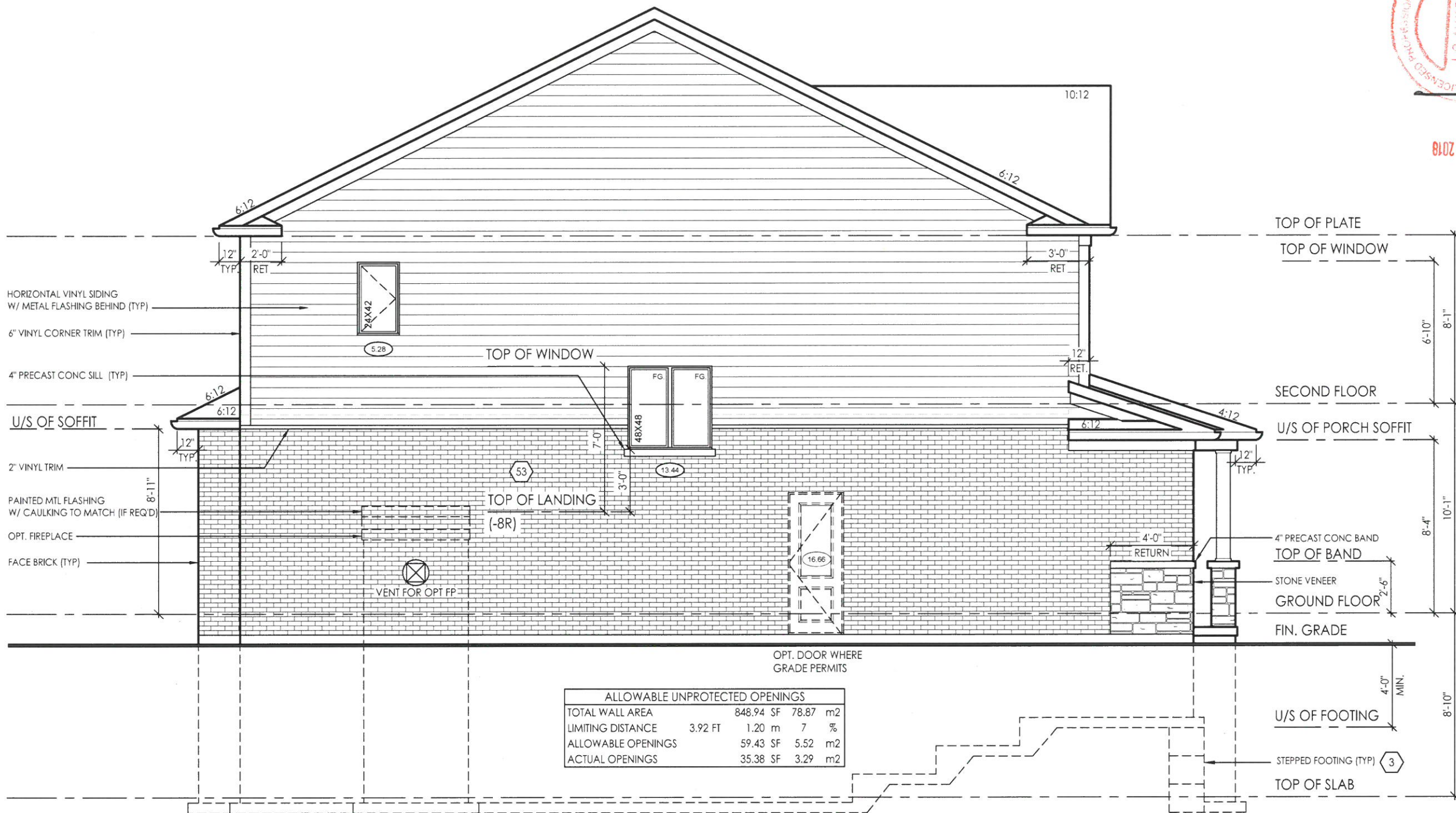
client Tice River Homes
 project Legacy

#	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				

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: 47745
 FIRM BCIN: 26995
 DATE: *J. M.*

SIGNATURE:

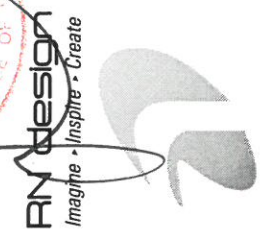


LEFT SIDE ELEVATION 'B'

ALLOWABLE UNPROTECTED OPENINGS			
TOTAL WALL AREA	848.94 SF	78.87	m2
LIMITING DISTANCE	3.92 FT	1.20 m	7 %
ALLOWABLE OPENINGS	59.43 SF	5.52	m2
ACTUAL OPENINGS	35.38 SF	3.29	m2



JUL 23 2018



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

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client		location		marking name		
Tice River Homes		Ayr				
project		date		revisions		
Legacy		date	down	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		

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.M.*

SIGNATURE:

