

CONSTRUCTION NOTES:

COMPLIANCE PACKAGE A1 - OBC 2012 - 2020 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
-ALL DIMENSIONS GIVEN FIRST IN IMPERIAL FOLLOWED BY METRIC.
-THERMAL RESISTANCE VALUES BASED ON ZONE 1

FOOTINGS / SLABS:

TYPICAL STRIP FOOTING:

O.B.C. 9.1.5.3.
-BASED ON 16" (1.49m) MAX. SUPPORTED JOIST LENGTH
-MIN. 2200psi (15MPa) CONCRETE AFTER 28 DAYS
-SHALL REST ON UNDISTURBED SOIL, ROCK OR COMPACTED GRANULAR FILL
W/ MIN. 10.0psi (75kPa) BEARING CAPACITY
-FTG. TO HAVE CONTINUOUS REIN.
-WHERE INTERSTATIC PRESSURE OCCURS, FOOTINGS W/ GREATER BEARING CAPACITY (AS PER SOILS ENGINEERING REPORT)
-REFER TO WORKING DRAWINGS FOR SPECIFIC SIZES THAT MAY SUPERSEDE

TYPICAL STRIP FOOTING: (EXTERIOR WALLS)

O.B.C. 9.1.5.3.5.
-FTG. TO EXTEND MIN. 4'-0" (1200mm) BELOW GRADE
BRICK VENEER
-1 STOREY - 1'3" x 4" (330mm x 100mm)
-2 STOREY - 1'9" x 6" (485mm x 150mm)
-3 STOREY - 2'6" x 9" (640mm x 230mm)

SIDING-
-1 STOREY - 1'0" x 4" (255mm x 100mm)
-2 STOREY - 1'4" x 4" (360mm x 100mm)
-3 STOREY - 1'8" x 4" (460mm x 130mm)

TYPICAL STRIP FOOTING: (INTERIOR BEARING WALLS)

O.B.C. 9.1.5.3.6.
-1 STOREY MASONRY - 1'6" x 4" (410mm x 100mm)
-1 STOREY STUD - 1'2" x 4" (305mm x 100mm)
-2 STOREY MASONRY - 2'6" x 9" (650mm x 230mm)
-2 STOREY STUD - 1'8" x 5" (450mm x 130mm)
-3 STOREY MASONRY - 3'6" x 14" (910mm x 360mm)
-3 STOREY STUD - 2'4" x 8" (600mm x 200mm)

STEP FOOTING:

O.B.C. 9.1.5.3.9.
-2'3" (690mm) MAX. VERTICAL RISE & 23 5/8" (600mm) MIN. HORIZONTAL RUN.

DRAINAGE TILE OR PIPE

O.B.C. 9.1.4.3.
-4" (100mm) MIN. DIA. Laid ON UNDISTURBED OR WELL COMPACTED SOIL
W/ TOP OF TILE OR PIPE TO BE BELOW BOTTOM OF FLD. SLAB.
-COVER TOP w/ SIDES OF TILE OR PIPE W/ 5/8" (150mm) OF CRUSHED STONE OR OTHER COURSE CLEAN GRANULAR MATERIAL
-TILE SHALL DRAIN TO A SEWER, DRAINAGE DITCH, OR DRY WELL

BASEMENT SLAB:

O.B.C. 9.1.3. & 9.1.6.
-3" (75mm) CONCRETE SLAB - O.B.C. 9.1.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.1.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.05" (0.15mm) POLYETHYLENE OR TYPE 5 ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.1.3.3.
-FLOOR DRAIN PER O.B.C.9.1.3.1.4.4.
-R10 (RS1 1.76) INSULATION AT PERIMETER OF SLAB WHERE GRADE IS WITHIN 23-1/2" (600mm) OF BASEMENT SLAB. INSULATION TO EXTEND TO NOT LESS THAN 23-1/2" (600mm) BELOW EXTERIOR GRADE LEVEL (OBC SB-12. 3.1.1.3) (5)
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

SLAB ON GROUND:

-3" (75mm) CONCRETE SLAB - O.B.C. 9.1.4.3.
-2200psi (15MPa) AFTER 28 DAYS - O.B.C. 9.1.4.5.
-DAMP-PROOF BELOW SLAB W/ MIN. 0.05" (0.15mm) POLYETHYLENE OR TYPE 5 ROLL ROOFING W/ 4" (100mm) LAPPED JOINTS.
-DAMP-PROOFING MAY BE OMITTED IF CONCRETE HAS MIN. 3600psi (25MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS
-4" (100mm) OF COURSE GRANULAR MATERIAL
-PROVIDE BOND BREAKING MATERIAL BETWEEN SLAB & FTG.
-WHERE SLAB IS REQUIRED TO BE WATERPROOFED IT SHALL CONFORM TO O.B.C. 9.1.3.3.
-FLOOR DRAIN PER O.B.C.9.1.3.1.4.4.
-UNLESS IT CAN BE DEMONSTRATED THAT SOIL GAS DOES NOT CONSTITUTE A PROBLEM, SOIL GAS CONTROL SHALL CONFORM TO SUPPLEMENTARY STANDARD (O.B.C. SB-9)

GARAGE SLAB / EXTERIOR SLAB:

-4" (100mm) CONCRETE SLAB
-4500psi (32MPa) COMPRESSIVE STRENGTH AFTER 28 DAYS FOR UNREINFORCED CONCRETE, & W/ 5.8% AIR ENTRAINMENT - O.B.C. 9.3.1.4.
-6" x 6" (W2.9 X 2.9) WIRE MESH LOCATED NEAR MID-DEPTH OF SLAB
-4" (100mm) OF COURSE GRANULAR MATERIAL
-ALL FILL PLACED UNDER SLAB - OTHER THAN COURSE CLEAN GRANULAR MATERIAL SHALL BE COMPACTED.

PILASTERS:

O.B.C. 9.1.5.5.3.
-PILASTERS
-CONCRETE NBS - 4" x 12" (100mm X 300mm)
-8" BLOCK NBS - 4" x 12" (100mm X 300mm) UNGRADED & TIED TO WALL AS PER O.B.C. 9.20.2.1. TOP 7/8" (200mm) SOLID.
-OR
-BEAM COLUMNS
-4" (100mm) RITIO FDN. WALL W/ WIDTH TO MATCH BEAM SIZE.
-1/2" (13mm) SPACE AROUND WOOD BEAMS (O.B.C. 9.23.2.2)

STRUCTURAL COLUMNS:

SIZES BASED ON COLUMN SUPPORTING BEAMS CARRYING LOADS FROM NOT MORE THAN 2 WOOD FRAME FLOORS, WHERE THE LENGTHS OF JOISTS CARRIED BY SUCH BEAMS DO NOT EXCEED 50' (14.9m) AND THE LIVE LOAD ON ANY FLOOR DOES NOT EXCEED 50psf (2.4kPa).

STEEL PIPE COLUMN:

O.B.C. 9.1.5.3.4 & 9.1.7.3.
-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 BTA. PLATE
-FOR WOOD BEAMS, MIN. 4"X4"X1/4" (100mm X 100mm X 6.35mm) STEEL TOP & BTM. PLATES, OR TOP PLATE TO EXTEND MIN. 6" IN. BEYOND BEAM
-ADJUSTABLE COLUMNS TO CONFORM TO CAN/COSB-7.24 WHERE IMPROVED LOAD DOES NOT EXCEED 10k (0.44MPa) (O.B.C. 9.17.3.4.4)
COL. SPACING: FTG SIZE:
-MAX. 9'-10" (2997mm) -34" X 34" X 1/4"
- (860mm X 860mm X 6.35mm)
-MAX. 16'-0" (4880mm) -4" X 4" X 1/2"
- (101mm X 101mm X 12.7mm)

3 STOREY
-MAX. 9'-10" (2997mm) -47" X 47" X 1/8"
- (101mm X 101mm X 4.76mm)
-MAX. 16'-0" (4880mm) -125mm X 125mm X 61mm
- (3175mm X 3175mm X 2.4mm)
-WHERE COL. RESTS ON FDN. WALL, USE 4" X 8" X 5/8" (100mm X 200mm X 16mm) STEEL PLATE WITH 2-5/8" (16mm) ANCHOR BOLTS

WOOD COLUMN:

O.B.C. 9.1.7.4.1, 9.1.7.4.2 & 9.1.7.4.3.
-5 1/2" x 5 1/2" (140mm x 140mm) SOLID WOOD COLUMN - OR
-3" x 2" x 6" (38mm x 100mm) BUILT UP COLUMN NAILED TOGETHER W/ 3" (75mm) NAILS SPACED NOT MORE THAN 12" (300mm) APART OR BOLTED TOGETHER W/ 3/8" (9.5mm) DIA. BOLTS SPACED AT 18" (450mm) O.C.
-WRAP COLUMN BASE W/ 6 MIL POLY.
-COLUMN TO SET DIRECTLY ON CONC PAD (NOT ON CONCRETE SLAB)
-2"X2"X1/2" (48mm x 48mm x 12.7mm) CONC PAD (1 FLOOR SUPPORTED W/ 9" x 10" COL. SPACING)
-3/4"X3/4"X1/4" (96mm x 96mm x 36mm) CONC PAD (2 FLOORS SUPPORTED W/ 9" x 10" COL. SPACING)

WOOD PARTY WALL BEAM END BEARING: (WOOD BEAM / GIRDER TRUSSES)

-2"x8"x12" LEDGER BOARD FASTENED W/ 2 1/2" ANCHOR BOLTS @ 4'-0".
-WHERE WOOD BEAMS BEAR ON FRUITS USE CONCRETE NOTE 11
-REFER TO OBTAIN S' SEPARATION DISTANCE BETWEEN ADJACENT BEAMS

WOOD PARTY WALL BEAM END BEARING: (STEEL BEAM)

-1/2"x11"x5/8" SLIP-ON PLATE ON TOP OF SOLID CONCRETE BLOCK WITH 2-1/2"x8" ANCHOR BOLTS

WALL ASSEMBLIES:

FOUNDATION WALL:

O.B.C. 9.1.5.4.2.
-FOR WALLS NOT EXCEEDING 8'-2" (250mm) IN LATERTALLY SUPPORTED HEIGHT.
-8" (200mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 3'-11" (1200mm) & MAX. SUPPORTED HEIGHT OF 7'-0" (2100mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-FOR WALLS NOT EXCEEDING 9'-2" (2750mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-10" (250mm) SOLID 2200psi (15MPa) CONCRETE
-MAX. UNSUPPORTED HEIGHT OF 4'-7" (1400mm) & MAX. SUPPORTED HEIGHT OF 8'-4" (2600mm) MEASURED FROM GRADE TO FINISHED BASEMENT FLOOR.
-LATERAL SUPPORT PROVIDED BY ANCHORED SLIP PLATE TO JOISTS.

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. 16" (400mm) O.C. HORIZONTAL & 24" (610mm) O.C. VERTICAL SPACING
-PROVIDE WEEP HOLES @ 2-7" (800mm) O.C. @ BTM. COURSE & OVER OPENINGS
-BASE FLASHING UP TO 5-7/8" (150mm) BEHIND WALL SHEATHING MEMBRANE (O.B.C. 9.23.1.3.2)
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.2.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1, OBC SB-12.3.1.1.2.A)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C.: 9.25.3 & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL - E+WB (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (RS1 3.87) INSULATION WITH R22 (RS1 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.
-1/2" (12.7mm) GYPSUM BOARD OR 1/4" (6mm) PLYWOOD SHEATHING ON ATTIC SIDE.
-ATTIC ACCESS TO BE PROVIDED AS PER O.B.C. 9.19.2.1.

DOUBLE VOLUME WALLS:

O.B.C. 9.23.10.1.
-3/8" (9.5mm) PLYWOOD, OSB OR WATERBOARD SHEATHING
-REFER TO PLAN FOR STUD SPECIFICATIONS
-STUDS FASTENED AT TOP & BOTTOM WITH 3/16" (2.0mm) TOE NAILS
-DOUBLE TOP PLATES FASTENED TOGETHER WITH 3" (76mm) AT 1/2" (12.7mm) O.C.
-SOUND BRIDGING AT 3'-11" (1200mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1 OBC SB-12.3.1.1.2.A)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE WITH O.B.C. 9.25.3 & 9.25.9.
-BRICK OR STONE SILLS UNDER OPENINGS, FLASHING UNDER
-1" (25mm) AIR SPACE
-1/2" (12.7mm) GYPSUM BD. W/ 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

REDUCTION OF THICKNESS:

O.B.C. 9.1.5.4.7.
-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.
-THE TOP FACING MATERIAL WITH SILL SPACED MAX. @ 7'7/8" (200mm) VERTICALLY O.C. & 2'-11" (900mm) HORIZONTALLY.
-FILL SPACE BETWEEN WALL AND FACING SOLID W/ MORTAR
-WHERE WALL IS REDUCED FOR JOISTS, THE REDUCED THICKNESS SHALL BE MAX. 13-3/4" (350mm) HIGH & MIN. 3-1/2" (90mm) THICK
DAMP-PROOFING & WATERPROOFING:
-DAMP-PROOF THE EXTERIOR FACE OF WALL BELOW GRADE AS PER O.B.C. 9.1.3.3.
-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. 9.1.4.2.1 (2) (3) (4)
-FINISHED BASEMENTS SHALL HAVE INTERIOR DAMP-PROOFING EXTENDING FROM SLAB TO GRADE LEVEL, & SHALL CONFORM TO O.B.C. 9.13.2.6 (2)(b)
-WHERE INTERSTATIC PRESSURE OCCURS, FOOTINGS W/ GREATER BEARING CAPACITY SHALL CONFORM TO O.B.C. 9.1.3.3.
-WALLS THAT ARE WATERPROOFED DO NOT REQUIRE DAMP-PROOFING.

FOUNDATION WALLS ON UNSUPPORTED OPENINGS:

-2-20M BARS IN TOP PORTION OF WALL (UP TO 8'-0" OPENING)
-2-20M BARS IN TOP PORTION OF WALL (10'-0" TO 10'-0" OPENING)
-4-20M BARS IN TOP PORTION OF WALL (10'-0" TO 15'-0" OPENING)
-BARS STACKED VERTICALLY AT INTERIOR FACE APPROX 4" TO 6" APART.
-BARS TO HAVE MIN. 2" (50mm) CONCRETE COVER
-BARS TO EXTEND 2'-0" (600mm) BEYOND BOTH SIDES OF OPENING.

FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4 & 9.23.1.7)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.2.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1 OBC SB-12.3.1.1.2.A)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL - E+WB (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE THE FOLLOWING MATERIALS:
-REPLACE R22 (RS1 3.87) INSULATION WITH R22 (RS1 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL - E+WB (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (RS1 3.87) INSULATION WITH R22 (RS1 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
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-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BD.

ALTERNATE FRAME WALL CONSTRUCTION:

O.B.C. 9.23.
-SIDING OR STUCCO AS PER ELEVATIONS, MIN. 7/8" (200mm) FROM FINISHED GRADE (O.B.C. 9.23.1.4 & 9.23.1.7)
-WALL SHEATHING MEMBRANE AS PER O.B.C. 9.23.2.2.
-1/4" (6mm) PLYWOOD (EXTERIOR TYPE) OR EQUIVALENT AS PER O.B.C. 9.23.1.6.
-2" X 6" (38mm X 140mm) WOOD STUDS @ 16" (400mm) O.C.
-MIN. R22 (RS1 3.87) INSULATION (ZONE 1 OBC SB-12.3.1.1.2.A)
-CONTINUOUS AIR/VAPOR BARRIER IN CONFORMANCE W/ O.B.C. 9.25.3 & 9.25.4.
-1/2" (12.7mm) GYPSUM BOARD
NOTE - SUPPORT FOR 3 FLOORS ABOVE - O.B.C. 19.23.10.1. =
-FOR 3 FLOORS SUPPORTED ABOVE, 2" X 4" (38mm X 140mm) STUDS ARE REQUIRED TO BE SPACED @ 12" (300mm) O.C.
REQ. FOR FIRE RATING (LESS THAN 4'-0" LIMITING DISTANCE):
O.B.C. SB-3 WALL - E+WB (STC = N/A, FIRE = 45 MIN)
FOR 45 MINUTE FIRE RATED WALL REQUIREMENTS SUBSTITUTE AND/OR ADD THE FOLLOWING MATERIALS:
-REPLACE R22 (RS1 3.87) INSULATION WITH R22 (RS1 3.87) ABSORPTIVE INSULATING MATERIAL WITH A MASS OF AT LEAST 4.8 kg/sq.m.
-REPLACE 1/2" (12.7mm) INTERIOR GYPSUM BOARD WITH 1/2" (12.7mm) TYPE 'X' GYPSUM BOARD.
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DECLARE THAT I HAVE REVIEWED AND TAKEN
DESIGN RESPONSIBILITY FOR THE DESIGN OF THE PROJECT ON BEHALF
OF **RN DESIGN LTD.** UNDER CONTRACT NO. **2019-001** IN ACCORDANCE WITH SECTION 3.2.4
OF THE BUILDING CONTRACT. I AM AWARE THAT THE FIRM IS
REGISTERED WITH THE ARCHITECTS' REGISTRY.

**PRELIMINARY-NOT
FOR CONSTRUCTION**

DATE/OUT

SIGNATURE:

[illegible]

client

Gold Park Homes

project

ENCORE 2

Brampton

model

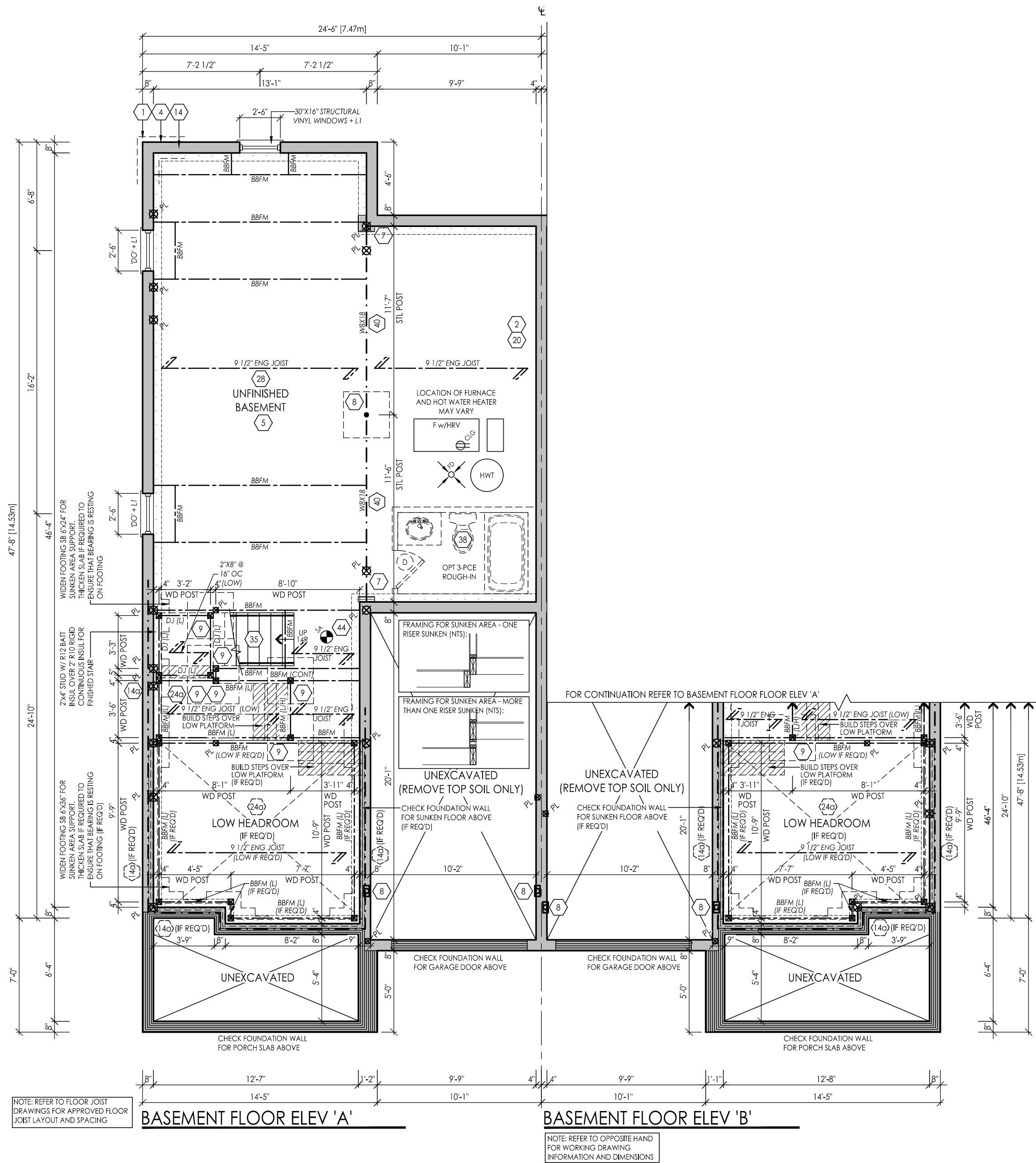
SD-10

THE STRAVINSKY

project #	19037
scale	3/16" = 1'-0"

page

A1





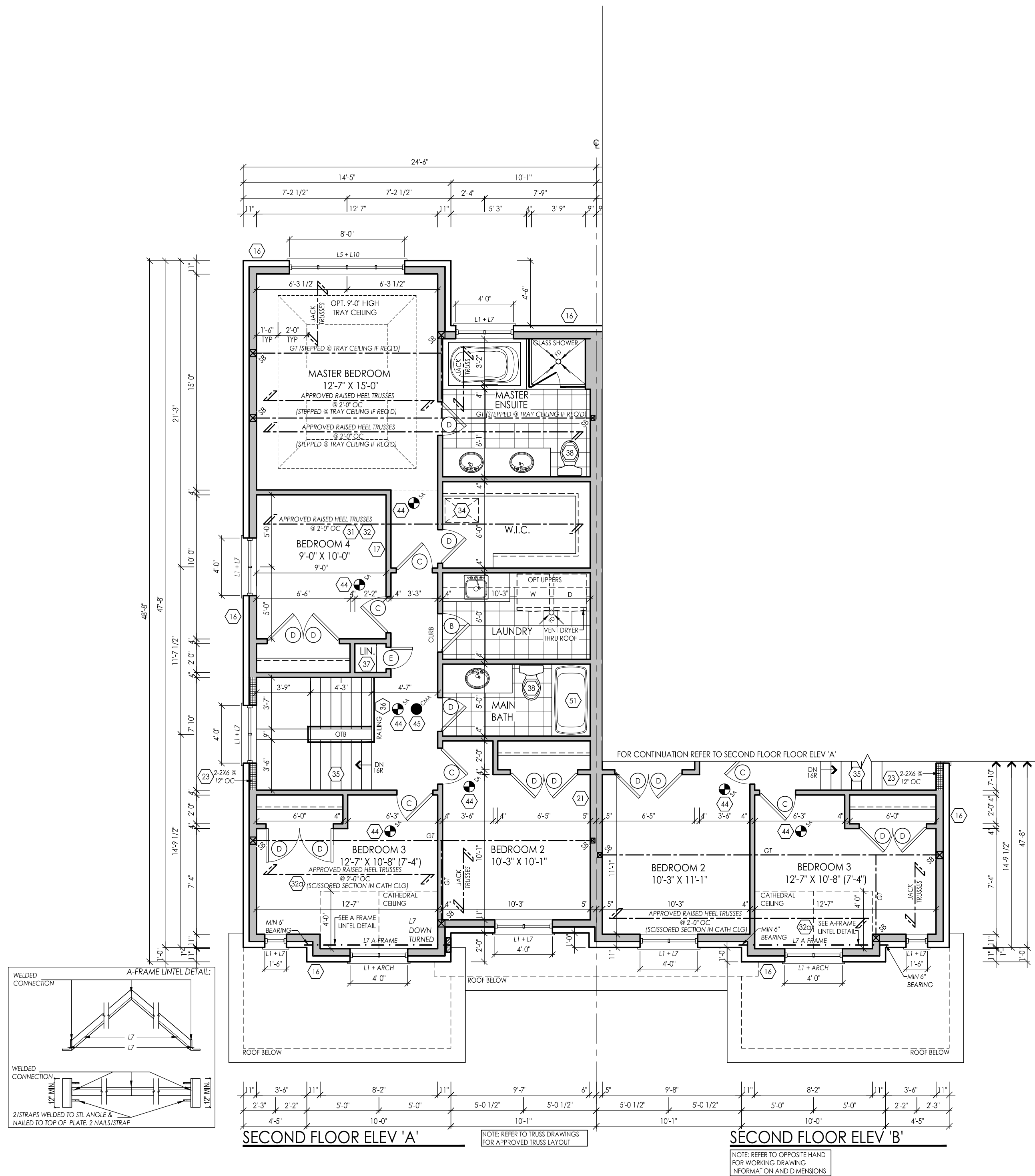
DATEOUT

SIGNATURE: _____

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client	Gold Park Homes
project	ENCORE 2 Brampton
model	SD-10 THE STRAVINSKY
project #	19037
scale	$3/16" = 1'-0"$
page	

A3



DESIGN RESPONSIBILITY FOR THE DESIGN OF THE BUILDING SHALL BE THE RESPONSIBILITY OF RN DESIGN LTD UNDER THE DESIGN OF THE BUILDING ACT 1984. THE FIRST REGISTERED DESIGNER SHALL BE THE FIRST REGISTERED DESIGNER.

PRELIMINARY-NOT FOR CONSTRUCTION

DATE OF ISSUE: 10/10/2023

[illegible]

client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

19037

scale

$$3/16'' = 1'-0''$$

page



FOR COMPLETION BY THE USER

DATEOUT

SIGNATURE:

[illegible]

client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project :

19037

scale

$$3/16'' = 1'-0''$$

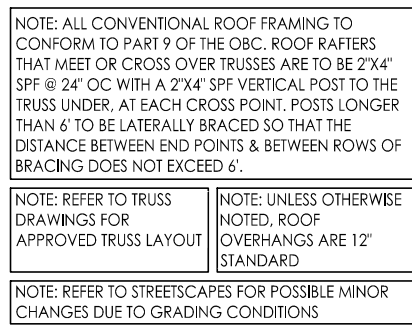
page

A5



DATEOUT

SIGNATURE: _____



FRONT ELEVATION 'A'

FRONT ELEVATION 'B'

PEAK HEIGHT OF ROOF 33'-2"

ASPHALT SHINGLES
W/ FLASHING AT VALLEYS (TYP)

8" BOX OUT PROJECTION
W/ HORIZ VINYL SIDING

MID POINT OF ROOF
U/S OF BOX-OUT

8'X16" PROFILED PRECAST CONC DETAIL (TYP)

INTERIOR CATHEDRAL CEILING
(6:12 PITCH) (TYP)

TOP OF DETAIL

PRE-FINISHED ALUMINUM RVL AND
GLITTER ON PRE-FINISHED FASCIA
BOARD AND VENTED SOFFIT (TYP)

TOP OF PLATE

TOP OF WINDOW

8" PRECAST CONC SURROUND (TYP)

4" PRECAST CONC SILL (TYP)

SECOND FLOOR

TOP OF TRANSOM

TOP OF DOOR/WINDOW

8'X8" SQUARE DECOR/STRUCT ON
18"X18"X42" HIGH MASONRY PIER
W/ 4" PRECAST CONC CAP
W/ 8" PRECAST CONC BAND (TYP)

STONE VENEER (TYP)

GROUND FLOOR

FIN GRADE

U/S OF FOOTING

TOP OF SLAB

4'-0" MIN.

8'-5"

8'-0" X 7'-0" GARAGE DOOR

8'-0" X 7'-0" GARAGE DOOR

STEPPED FOOTING (TYP)

POURED CONC SILL

POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON
CONC STRIP FOOTING (TYP)

CONTINUOUS 4"x8"
PRECAST CONC BAND

TOP OF PIER/BAND

GROUND FLOOR

FIN GRADE

U/S OF PORCH/BEAM

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TOP OF PIER/BAND

GROUND FLOOR

FRONT ELEVATION 'A' FRONT ELEVATION 'B'

[illegible]

client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

19037

scale

$$\frac{3}{16}'' = 1'-0''$$

page



SIGNATURE:



NOTE: UNLESS OTHERWISE NOTED, ROOF OVERHANGS ARE 12" STANDARD

NOTE: REFER TO FRONT
ELEVATION FOR TYPICAL
MATERIAL NOTATION



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SD-10

THE STRAVINSKY

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$$3/16'' = 1'-0''$$

page

A7



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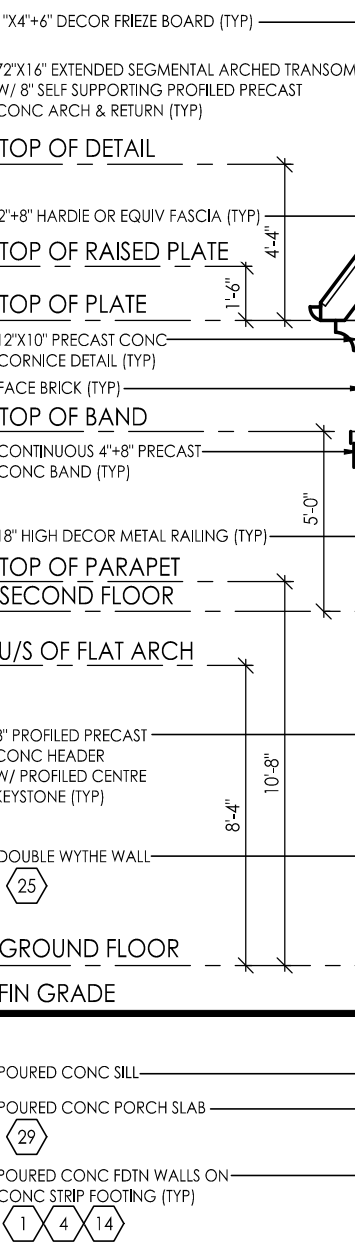
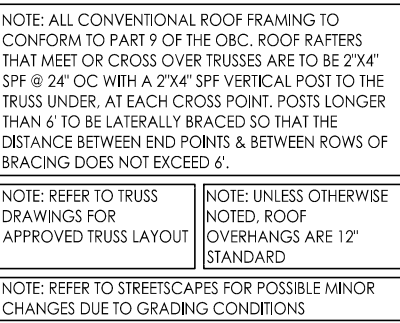
client	
Gold Park Homes	
project	
ENCORE 2	
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model	
SD-10	
THE STRAVINSKY	
project #	19037
scale	3/16" = 1'-0"
page	



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DATE: 10/10/2023

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client	
	Gold Park Homes
project	
	ENCORE 2
	Brampton
model	
	SD-10
	THE STRAVINSKY
project #	
	19037
scale	
	3/16" = 1'-0"
page	



DECLARE THAT I HAVE REVIEWED AND TAKEN
DESIGN RESPONSIBILITY FOR THE DESIGN OF THE BUILDING ON BEHALF
OF **RN DESIGN LTD** UNDER THE BUILDING REGULATION 2010 SECTION 3.2.4
OF THE BUILDING ACT 2010. THE FIRM IS
REGISTERED WITH THE BUILDING REGULATOR.

**PRELIMINARY-NOT
FOR CONSTRUCTION**

DATE/OUT

SIGNATURE: _____

[illegible]

client

Gold Park Homes

project

ENCORE 2

Brampton

model

SD-10

THE STRAVINSKY

project #

19037

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page

A 1 1

A11

DECLARE THAT I HAVE REVIEWED AND TAKEN
DESIGN RESPONSIBILITY FOR THE DESIGN ON BEHALF
OF **RM DESIGN LTD** UNDER DESIGNATION 3.2.4
OF THE BUILDING REGULATIONS. THE FIRM IS
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SD-10

THE STRAVINSKY

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page