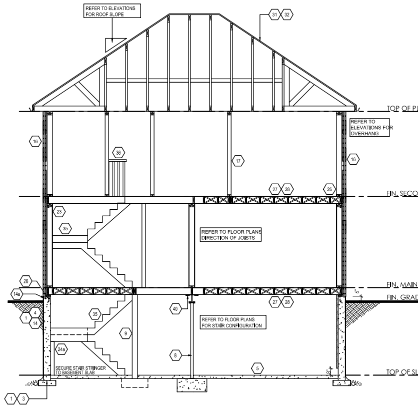
CONSTRUCTION NOTES:

COMPLIANCE PACKAGE J - O.B.C. 2012 - 2014 ENACTMENT



TYPICAL CROSS SECTION - 2 STOREY (BRICK)

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

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

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" X7 1/4" (2.0E) LVL
- WD11 3/1 3/4" X7 1/4" (2.0E) LVL
- WD12 2/1 3/4" X9 1/2" (2.0E) LVL
- WD13 3/1 3/4" X9 1/2" (2.0E) LVL
- WD14 2/1 3/4" X11 7/8" (2.0E) LVL
- WD15 3/1 3/4" X11 7/8" (2.0E) LVL

LINTELS

- L1 2/ 2" X 8" SPR
- L3 2/ 2" X 10" SPR
- L5 2/ 2" X 12" SPR
- L7 3-1/2" 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 4-7/8" X 3-1/2" X 1/2" 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

DOORS

- 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

LEGEND

- SMOKE ALARM (44)
- WATERPROOF DUPLEX OUTLET
- VENTS AND INTAKES
- HOSE BIB
- EXHAUST FAN (38)
- COLD CELLAR VENT (50)
- STOVE VENT
- FIRE PLACE VENT
- DRYER VENT
- D.J. DOUBLE JOIST
- P.T. PRESSURE TREATED LUMBER
- G.T. GIRDER TRUSS
- A.F.F. ABOVE FINISHED FLOOR
- CARBON MONOXIDE ALARM (CMA) (45)
- EXT. LIGHT FIXTURE (WALL MOUNTED)
- HYDRO METER
- GAS METER
- FLOOR DRAIN
- SOLID BEARING (TO BE SAME WIDTH AS SUPPORTED MEMBER)
- POINT LOAD
- FLAT ARCH
- 2 STORY WALL
- U/S UNDER SIDE
- FG FIXED GLAZING
- GB GLASS BLOCK
- BG BLACK GLASS

Areas:

		ELEVATION 'B'		ELEVATION 'C'	
		SF	SM	SF	SM
BASEMENT FLOOR PLAN	(0) (1)	134.5	12.5	134.5	12.5
GROUND FLOOR PLAN	(0) (1)	3303.3	306.9	3329.1	309.3
GROUND FLOOR PLAN OTB	(0) (1)	(19.1)	(1.8)	(19.1)	(1.8)
SECOND FLOOR PLAN	(0)	3816.0	354.5	3855.1	358.1
SECOND FLOOR PLAN OTB	(0)	(78.9)	(7.3)	(19.1)	(1.8)
TOTAL AREA (0)		**7155.8**	**664.8**	**7280.5**	**676.4**
SECOND FLOOR OPT. PLAN	(1)	3817.6	354.7	3854.4	358.1
SECOND FLOOR OPT. PLAN OTB	(1)	(78.9)	(7.3)	(19.1)	(1.8)
TOTAL AREA (1)		**7157.4**	**664.9**	**7279.8**	**676.3**

RN design

Imagine ▸ Inspire ▸ Create

I, NATALIE PANDOLFI 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: 41549
FIRM BCIN: 26995
DATE: JUNE 22, 2015

SIGNATURE:

Drawing List:

- A0 TITLE SHEET
- A1 BASEMENT FLOOR PLAN ELEV 'B'
- A2 GROUND FLOOR PLAN ELEV 'B'
- A3 SECOND FLOOR PLAN ELEV 'B'
- A4 SECOND FLOOR OPT. PLAN ELEV 'B'
- A5 PARTIAL BASEMENT FLOOR PLAN ELEV 'C'
  PARTIAL GROUND FLOOR PLAN ELEV 'C'
- A6 PARTIAL SECOND FLOOR PLAN ELEV 'C'
  PARTIAL SECOND FLOOR OPT. PLAN ELEV 'C'
- A7 FRONT ELEVATION 'B'
  RIGHT SIDE ELEVATION 'B'
- A8 LEFT SIDE ELEVATION 'B'
  REAR ELEVATION 'B'
- A9 FRONT ELEVATION 'C'
  RIGHT SIDE ELEVATION 'C'
- A10 REAR ELEVATION 'C'
  LEFT SIDE ELEVATION 'C'

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	18-Aug-14	kk	ra
2	REVISED AS PER TRUSS COORDINATION	10/02/2014	jr	jr
3	REVISED AS PER FLOOR COORDINATION	17/03/2015	jr	JR
4	REVISED AS PER NEW STANDARD	23-Apr-15	pv	jr
5	REVISED AS PER ENG. COMMENTS	15-Jun-15	pv	jr
6	ISSUED FOR FINAL	23-Jun-15	jr	np
7				
8				
9				
10				
11				
12				

client: Highcastle Homes

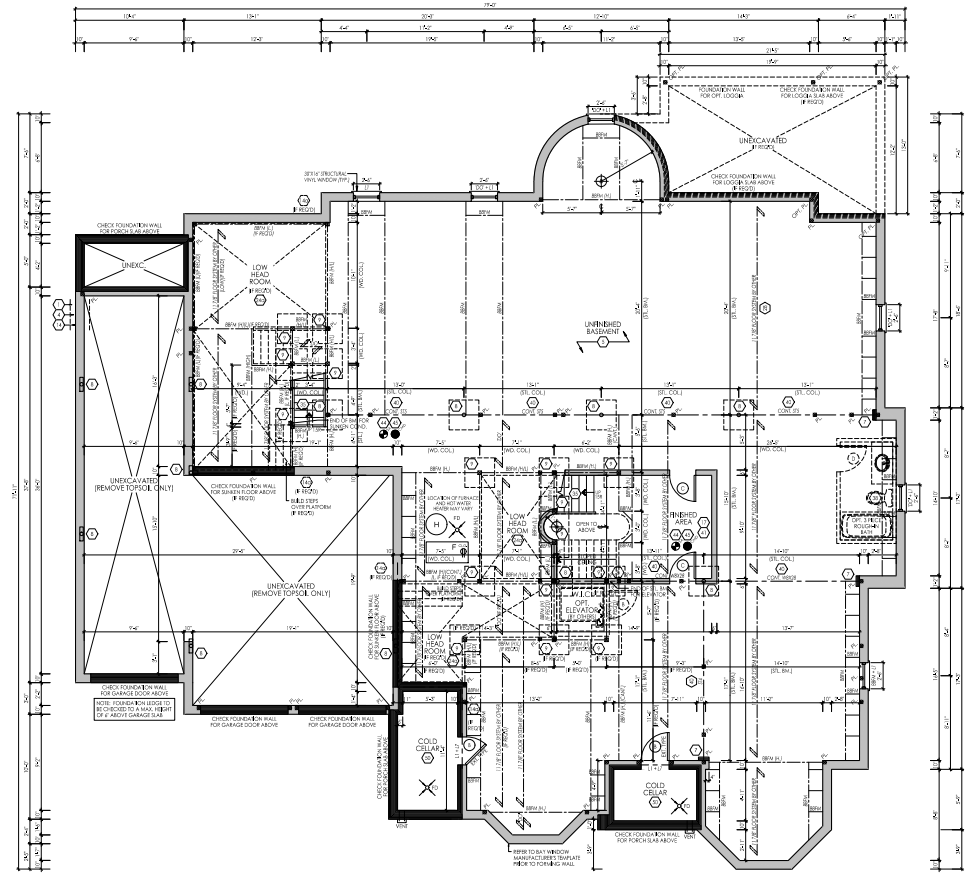
project: Riverwalk Phase 2, Brampton

model: 87-03 ROSEWOOD

project #: 14021

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

page: A0



BASEMENT FLOOR PLAN ELEV 'B'

RN design
Imagine • Inspire • Create

I, NATALIE FRANCOIS DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN** LTD UNDER THE NCC 2012 AND THE OBC 2012 BUILDING CODE. I AM QUALIFIED AND THE **RN** IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

COMPETENCY OVERVIEW:	ARCHITECTURAL
FIRM NAME:	RN DESIGN
DATE:	JUNE 22, 2015

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	DECEMBER 7	NF	NF
2	REVISED AS PER FLOOR COORDINATION	NOVEMBER 3	JP	JP
3	REVISED AS PER NEW DRAWINGS	DECEMBER 1	JP	JP
4	REVISED AS PER MUNICIPAL COMMENTS	DECEMBER 1	JP	JP
5	ISSUED FOR PERMIT	DECEMBER 1	JP	NF
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

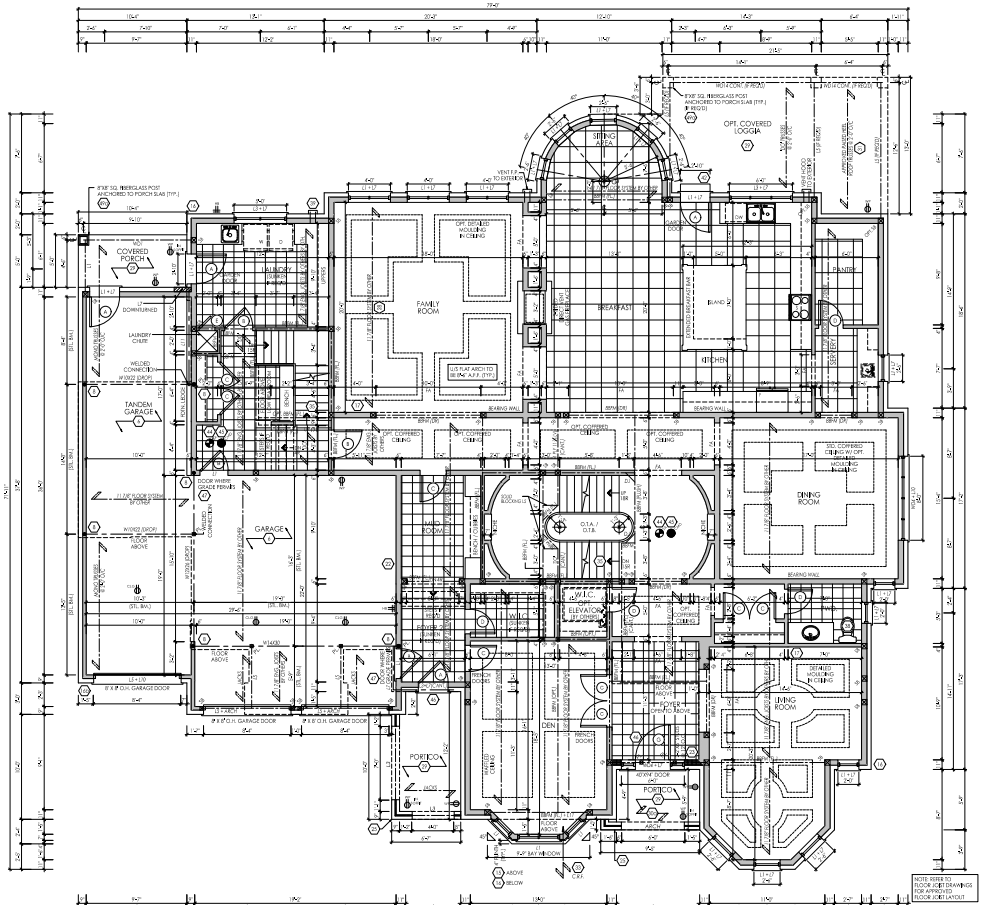
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

project #
14021

scale
3/16" = 1'-0"

sheet
A1



GROUND FLOOR PLAN ELEV 'B'

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

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

NOTE: ELECTRICAL, GAS METER, A/C UNIT, ETC. ARE SCHEMATIC ONLY TO BE COORDINATED WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR

NOTE: CONC. FRONT PORCH POURED PRIOR TO BRICK

RN design
Imagine • Inspire • Create

I, NATALIE FRANCOIS DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER OBJECT NO. C-1-4-0-0 AND THAT IT COMPLIES WITH THE BUILDING CODE, 2006 OBC AND THE RN DESIGN QUALITY CONTROL MANUAL AND THE RN DESIGN REGISTRATION FOR THE APPROPRIATE CLASS(S) / CATEGORY(S).

COMPETENCY OVERSEER:	NATALIE FRANCOIS
RN DESIGN:	26995
DATE:	JUNE 22, 2015

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-Mar-14	YD	YD
2	REVISED AS PER FLOOR COORDINATION	19-Mar-14	JF	JF
3	REVISED AS PER NEW DRAWING	04-Jun-14	JF	JF
4	REVISED AS PER MUNI. COMMENTS	04-Jun-14	JF	JF
5	ISSUED FOR PERMIT	04-Jun-14	JF	YD
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

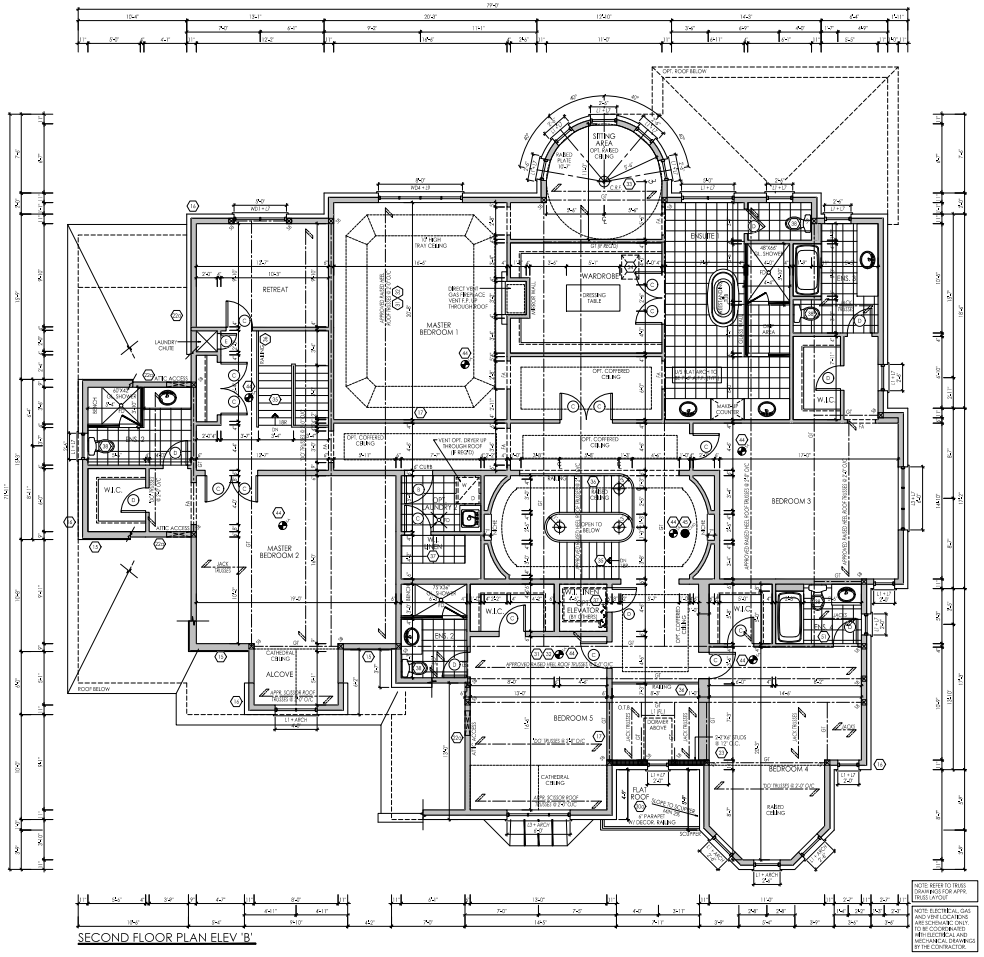
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

project #
14021

scale
3/16" = 1'-0"

sheet
A2



SECOND FLOOR PLAN ELEV 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

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

RN design
Imagine • Inspire • Create

I, NATALIE PANDOV, DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER CLAUSE 3.2.4.7 OF DIVISION C OF THE ONTARIO BUILDING CODE, I AM QUALIFIED AND THE RN DESIGN FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

COMPANY	RN DESIGN
NAME	NATALIE PANDOV
DATE	JUNE 22, 2015
SIGNATURE:	

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-Mar-14	TO	TO
2	REVISED AS PER TRUSS COORDINATOR	18-Mar-14	JP	JP
3	REVISED AS PER NEW STAIR LAYOUT	04-Nov-14	JP	JP
4	ISSUED FOR PERMIT	04-Nov-14	JP	NP
5				
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

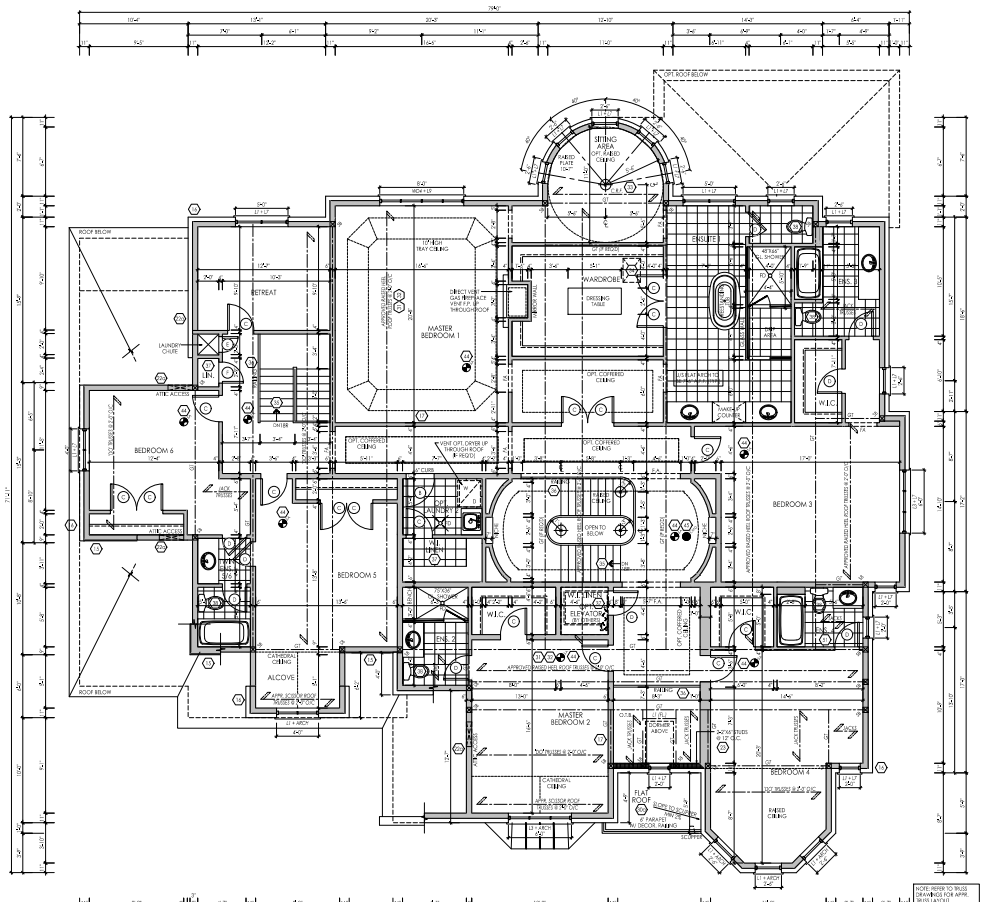
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

project #
14021

scale
3/16" = 1'-0"

sheet
A3



SECOND FLOOR OPT. PLAN ELEV 'B'

NOTE: REFER TO TRUSS DRAWINGS FOR APPR. TRUSS LAYOUT

NOTE: ELECTRICAL, GAS AND VENT LOCATIONS ARE SCHEMATIC ONLY. REFER TO ELEC. PLAN WITH ELECTRICAL AND MECHANICAL DRAWINGS BY THE CONTRACTOR.

RN design
Imagine • Inspire • Create

I, NATALIE FRAGOO DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER OBC HOUSING CODE. I AM QUALIFIED AND THE **RN DESIGN LTD** IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

COMPANY: RN DESIGN LTD.
NAME: NATALIE FRAGOO
DATE: JUNE 22, 2015

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	Dec-04-14	NF	NF
2	REVISED AS PER NEW STANDARDS	Dec-04-14	NF	NF
3	ISSUED FOR REVIEW	Dec-04-14	NF	NF
4				
5				
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

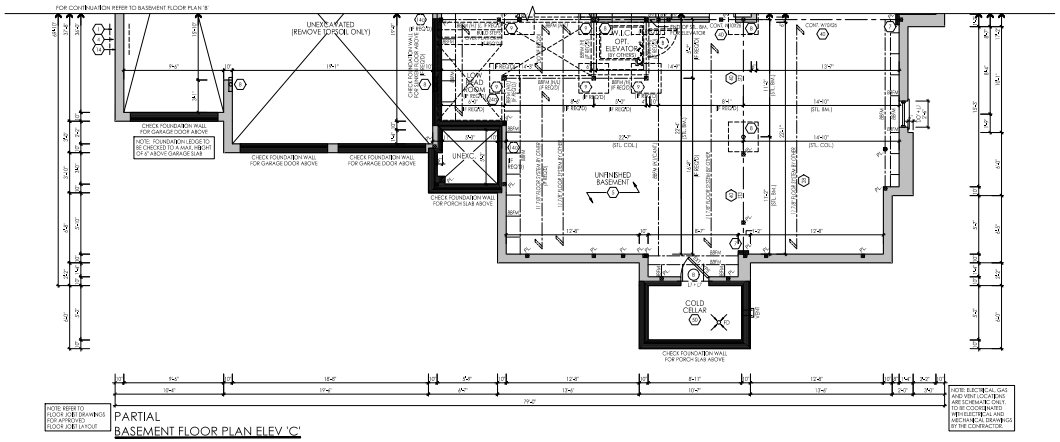
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

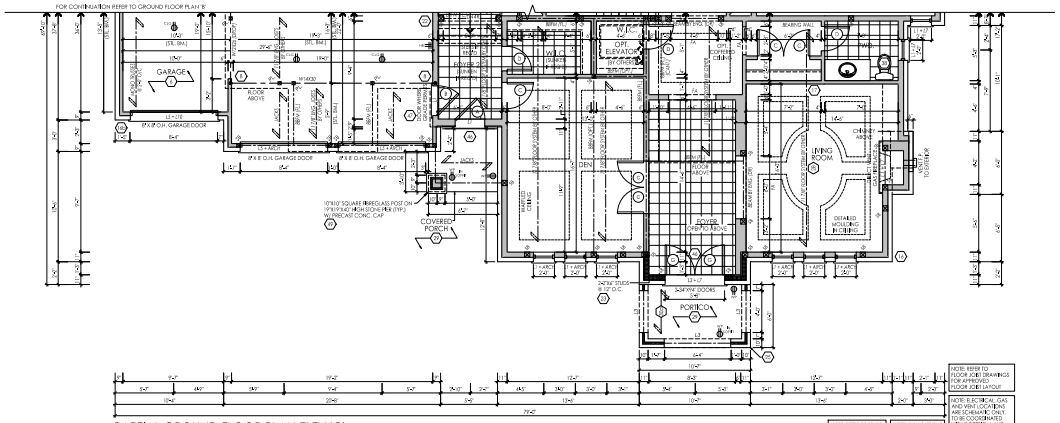
project #
14021

scale
3/16" = 1'-0"

sheet
A4



PARTIAL
BASEMENT FLOOR PLAN ELEV 'C'



PARTIAL GROUND FLOOR PLAN ELEV 'C'

RN design
Imagine • Inspire • Create

I, NATALIE FRANCOIS DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN LTD** UNDER OBC SB-12 AND THE ENERGY EFFICIENCY DESIGN PLAN (SB-12) SUBMITTED AND THAT THIS IS IDENTIFIED IN THE APPROPRIATE CLASSES / CATEGORIES.

COMPANY	RN DESIGN
NAME	NATALIE FRANCOIS
DATE	JUNE 22, 2015

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	24-Mar-14	YU	YU
2	REVISED AS PER FLOOR CONFIGURATION	19-Mar-14	JK	JK
3	REVISED AS PER NEW STAIR LAYOUT	24-Mar-14	JK	F
4	REVISED AS PER MUNI. COMMENTS	24-Mar-14	JK	F
5	ISSUED FOR PERMIT	24-Mar-14	F	YU
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

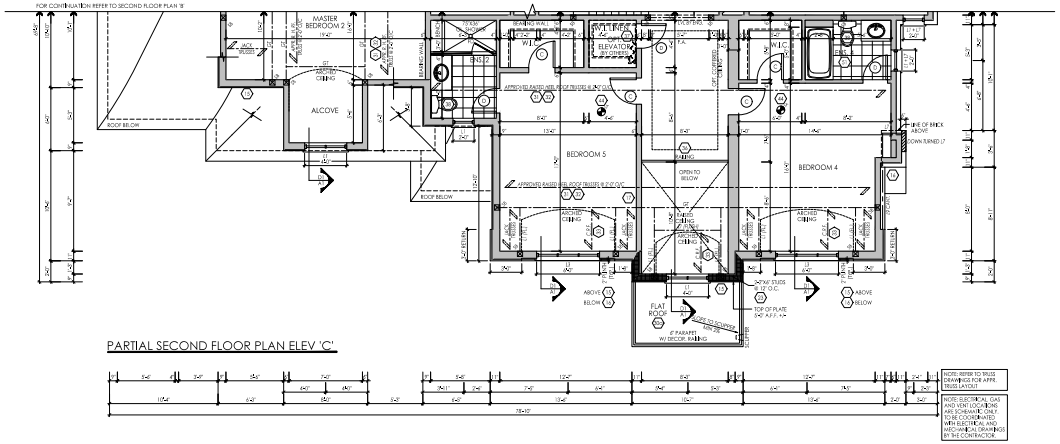
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

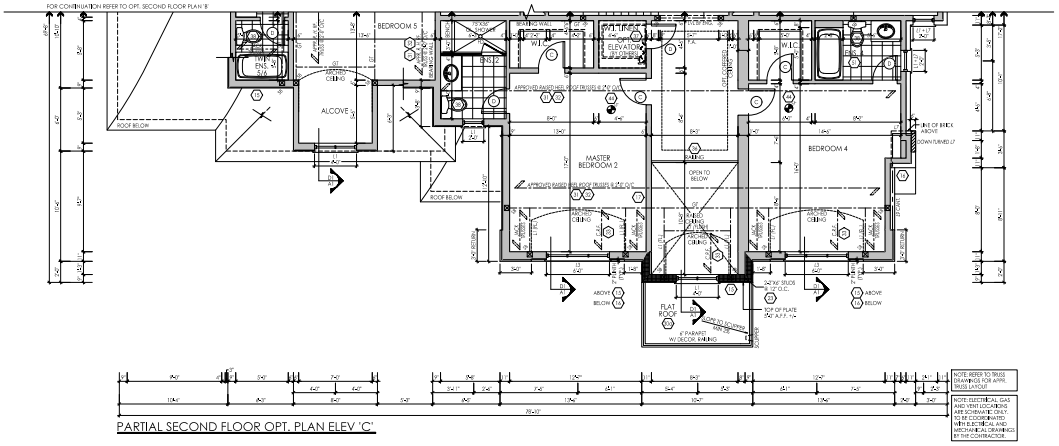
project #
14021

scale
3/16" = 1'-0"

sheet
A5



PARTIAL SECOND FLOOR PLAN ELEV 'C'



PARTIAL SECOND FLOOR OPT. PLAN ELEV 'C'

RN design
Imagine • Inspire • Create

I, NATALIE FRANCOIS DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN** UNDER OBJECT NUMBER CF4042 AND THAT **RN DESIGN** HAS THE ENERGY CORE, BCIN QUALIFIED AND THE **RN DESIGN** IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

COMPANY NAME: RN DESIGN
BCIN NO: 26995
DATE: JUNE 22, 2015

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-Mar-14	JD	TO
2	REVISED AS PER NEW STANDARD	24-Mar-14	JD	F
3	REVISED AS PER REVISED COMMENTS	04-Jun-14	JD	F
4	ISSUED FOR PERMIT	04-Jun-14	F	NS
5				
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

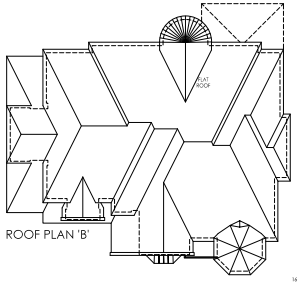
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

project #
14021

scale
3/16" = 1'-0"

sheet
A6



ROOF PLAN '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" O.C. WITH A 2"X4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT. POSTS LONGER THAN 4'TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END SPOTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 4'

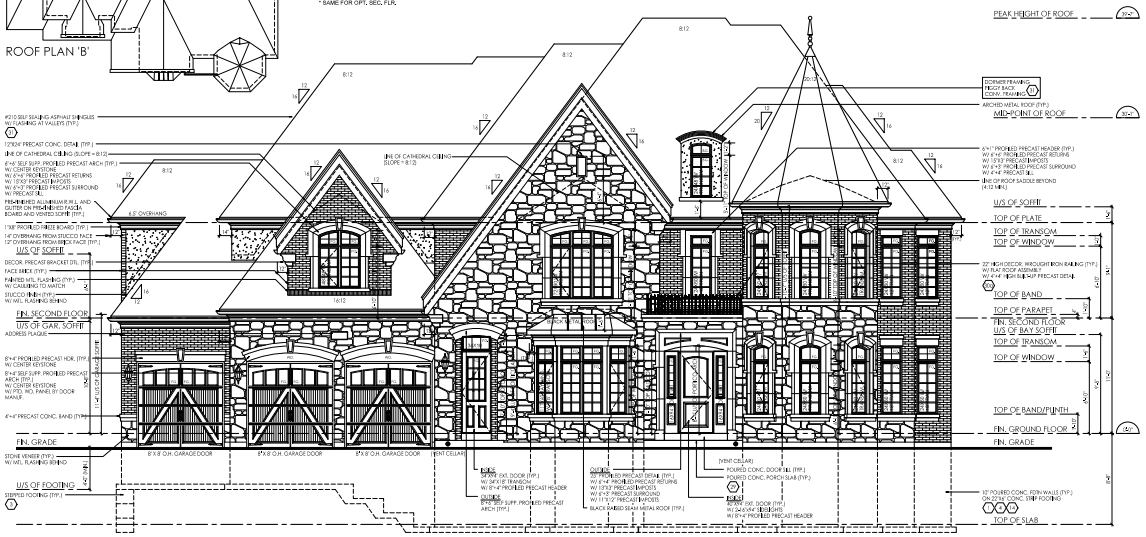
NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STRESS TO ARTS FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

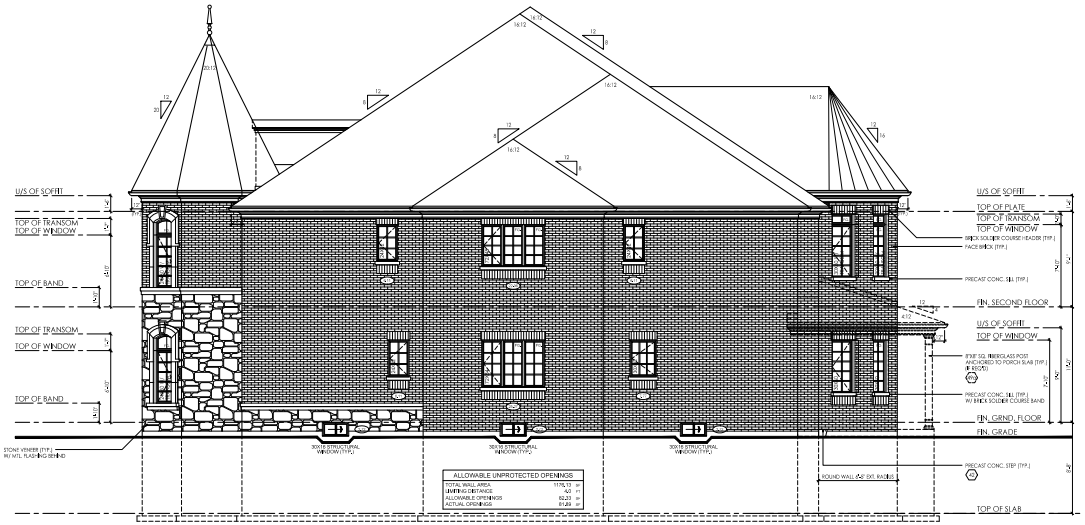
GROSS GLAZING AREA

FRONT ELEVATION	20.0 m²	215 ft²
RIGHT SIDE ELEVATION	10.0 m²	108 ft²
LEFT SIDE ELEVATION	10.0 m²	108 ft²
REAR ELEVATION	20.0 m²	215 ft²
TOTAL GLAZED AREA	60.0 m²	646 ft²

* SAME FOR OPT. SEC. FLR.



FRONT ELEVATION 'B'



RIGHT SIDE ELEVATION 'B'

RN design
Imagine • Inspire • Create

I, NATALIE FRANCOIS DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF **RN DESIGN** UNDER THE NCE FARM 2 LICENCE, AND THAT I AM QUALIFIED TO PERFORM THE WORK AND THE **RN DESIGN** IS ACCREDITED IN THE APPROPRIATE CLASSES / CATEGORIES.

COMPANY: RN DESIGN
NAME: NATALIE FRANCOIS
DATE: JUNE 22, 2015

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-Mar-14	TD	TD
2	ISSUED FOR REVIEW	04-Jun-14	JF	NF
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

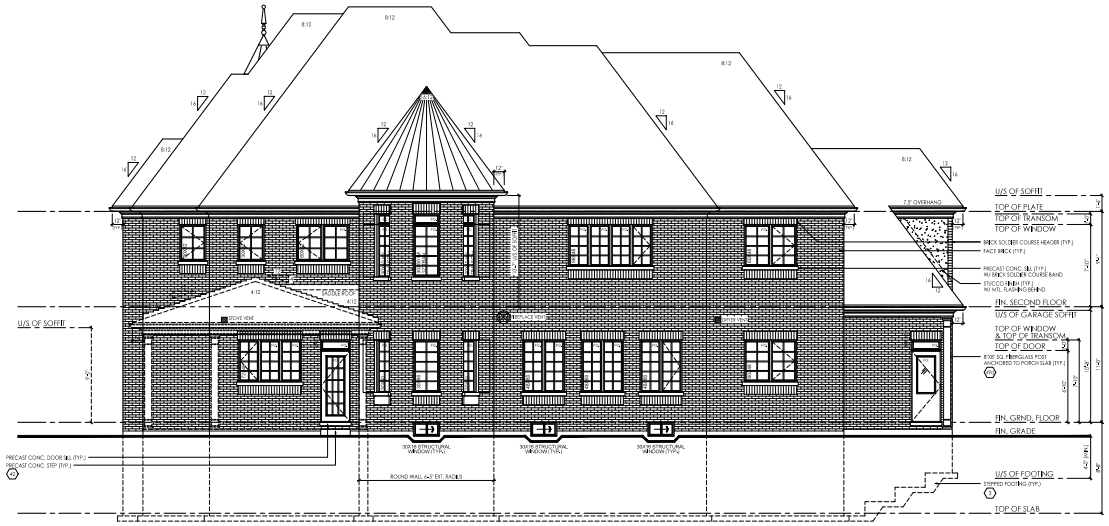
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

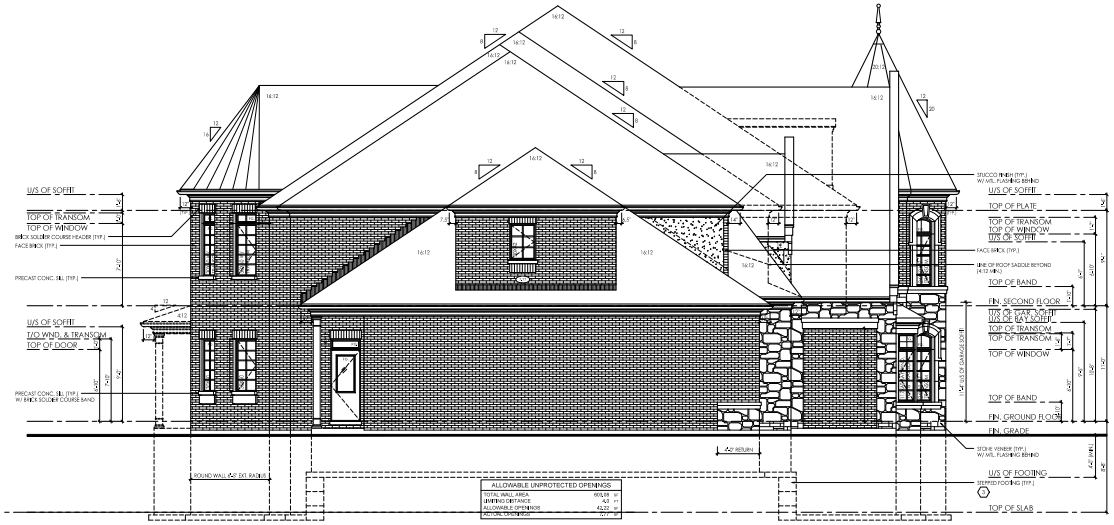
project #
14021

scale
3/16" = 1'-0"

sheet
A7



REAR ELEVATION 'B'



ALLOWABLE UNPROTECTED OPENINGS	
TOTAL WALL AREA	1600.08 sf
ENTIRE OBSTRUCTION	0.0 sf
ALLOWABLE OPENINGS	48.02 sf
ACTUAL OPENINGS	0.0 sf

LEFT SIDE ELEVATION 'B'

RN design
Imagine • Inspire • Create

I, NATALIE FRANCOIS DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER CLIENT CONTRACT. THE DESIGN IS IN COMPLIANCE WITH THE OBC, 2012 EDITION AND THE RN DESIGN QUALITY ASSURANCE PROGRAM FOR THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFICATION NUMBER: 41149
RN NUMBER: 26995
DATE: JUNE 22, 2015

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-Mar-14	TD	NF
2	ISSUED FOR REVIEW	04-Jun-15	JF	NF
3				
4				
5				
6				
7				
8				
9				
10				
11				

client
Highcastle Homes

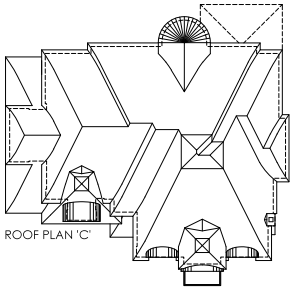
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

project #
14021

scale
3/16" = 1'-0"

sheet
A8



ROOF PLAN 'C'

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" O.C. WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 8' TO BE BRACED TO THE NEAREST PARTITION OR BRACE BETWEEN ENDS POINTS & BETWEEN PAIRS OF BRACING DOES NOT EXCEED 2'

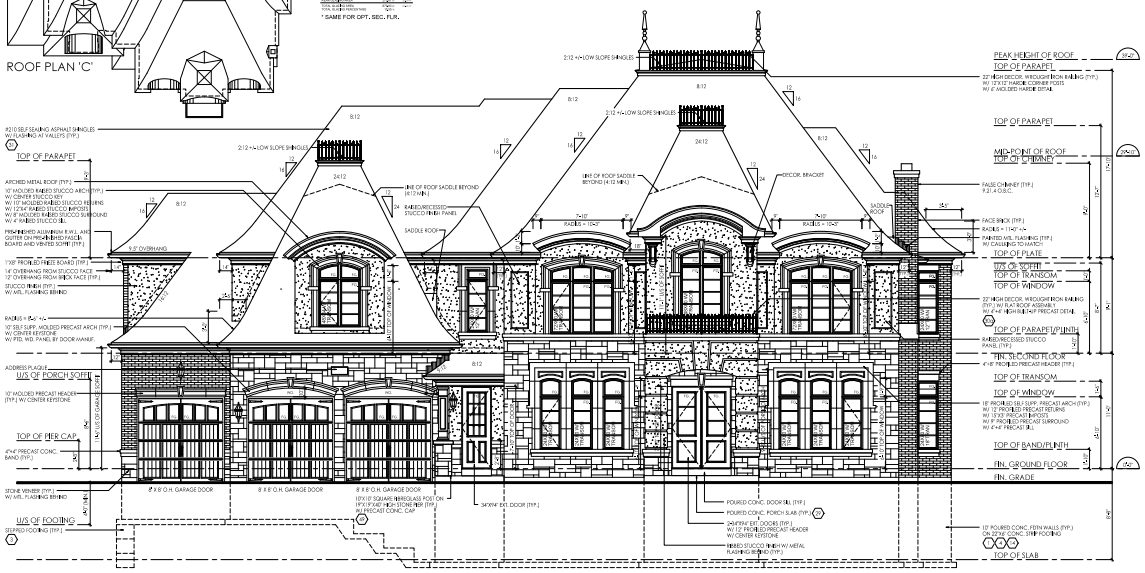
NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STRUCTURAL DRAWINGS FOR POSSIBLE MINOR CHANGES DUE TO DRAWING CONDITIONS

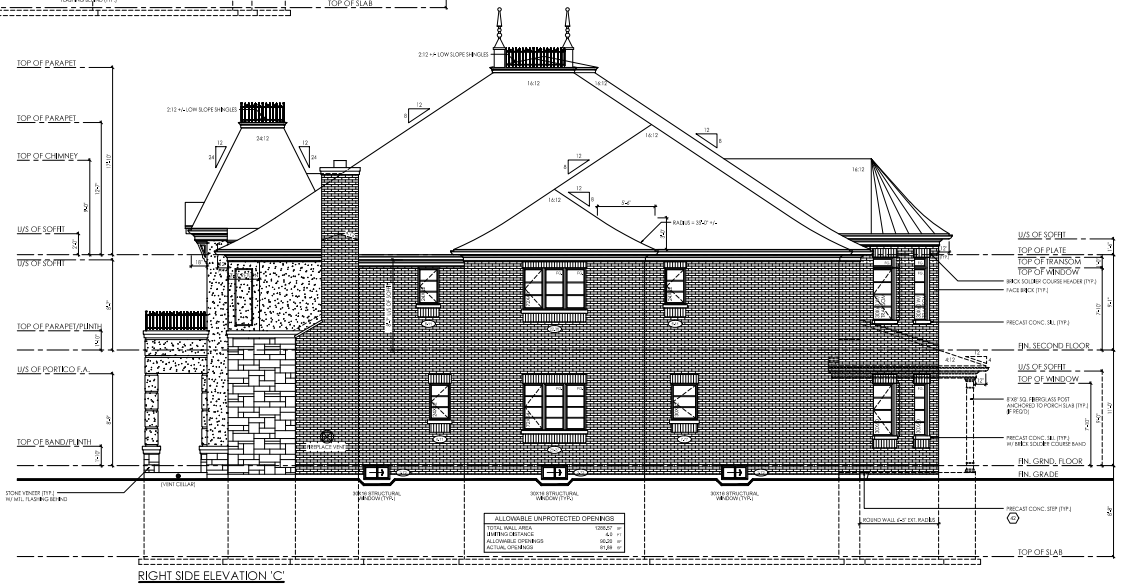
GROSS GLAZING AREA

TOTAL FRONT ELEVATION - AREA	1106.67	m²
TOTAL GLAZING AREA	19.00	m²
% GLAZING	1.72	%
TOTAL REAR ELEVATION - AREA	1106.67	m²
TOTAL GLAZING AREA	19.00	m²
% GLAZING	1.72	%
TOTAL SIDE ELEVATION - AREA	1106.67	m²
TOTAL GLAZING AREA	19.00	m²
% GLAZING	1.72	%

* SAME FOR OPT. SEC. FLR.



FRONT ELEVATION 'C'



ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	1288.27	m²
LIMITING DISTANCE	6.0	m
ALLOWABLE OPENINGS	98.28	m²
ACTUAL OPENINGS	19.28	m²

RIGHT SIDE ELEVATION 'C'

RN design
Imagine • Inspire • Create

I, NATALIE FRANCOIS DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD UNDER OBC 2012 SENTENCE 3.2.4.7.(1)(a) AND THE RN DESIGN QUALITY MANAGEMENT SYSTEM AND THE RN DESIGN PROCEDURES FOR APPROPRIATE CLASSES / CATEGORIES.

COMPETENT DESIGNER:	NATALIE FRANCOIS
RN DESIGN:	26996
DATE:	JUNE 22, 2015

SIGNATURE:

#	revisions	date	dwn	chk
1	REVISED FOR CLIENT REVIEW	04-Nov-14	TF	TD
2	REVISED FOR REVIEW	04-Dec-14	F	TD
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

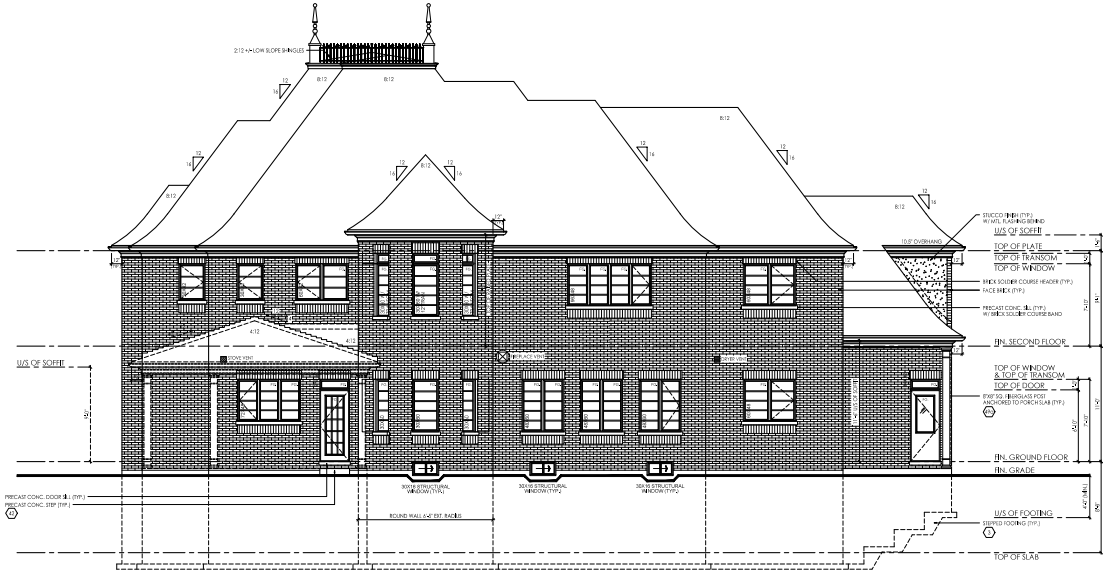
project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

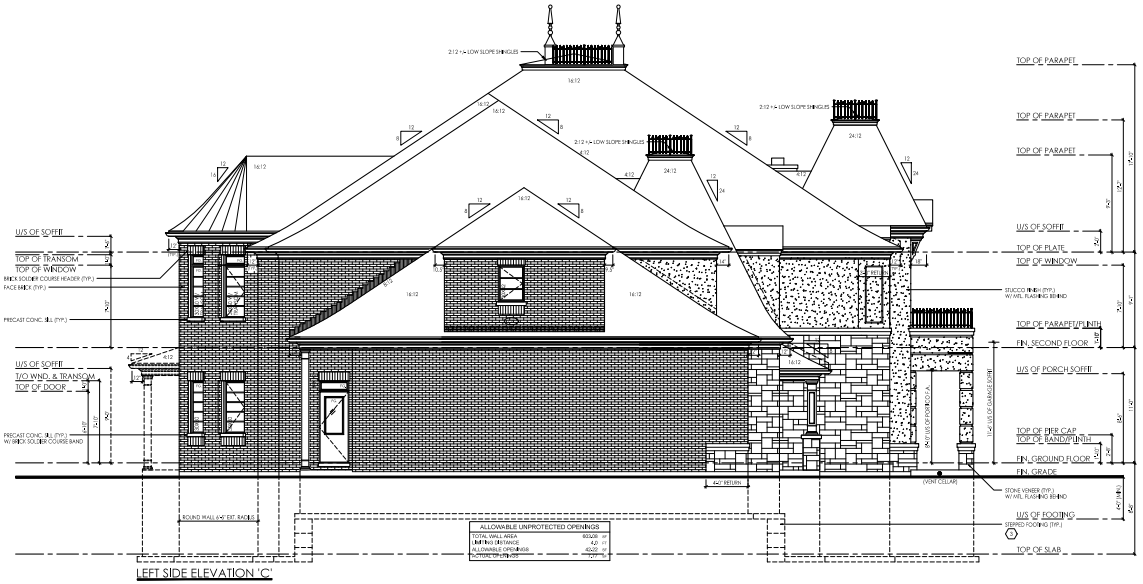
project #
14021

scale
3/16" = 1'-0"

sheet
A9



REAR ELEVATION 'C'



LEFT SIDE ELEVATION 'C'

RN design
Imagine • Inspire • Create

I, NATALIE FRANCOIS DECLARE THAT I HAVE REVIEWED AND TAKEN OVERALL RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF RN DESIGN LTD. UNDER OBJECT NO. C-FA-PA-PD-PL-SP-SD-SB-SA-SI-SM-SR-SC-SE-SL-SV-SG-SH-SPD AND THE RN DESIGN REGISTRATION IN THE APPROPRIATE CLASSES / CATEGORIES.

COMPETENCY NUMBER:	41549
RN NUMBER:	26995
DATE:	JUNE 22, 2016

SIGNATURE:

#	revisions	date	dwn	chk
1	ISSUED FOR CLIENT REVIEW	04-Nov-14	YD	YD
2	ISSUED FOR REVIEW	04-Dec-14	JF	NF
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				

client
Highcastle Homes

project
Riverwalk Phase 2
Brampton

model
87-03
ROSEWOOD

project #
14021

scale
3/16" = 1'-0"

sheet
A10