

NOTES

1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE DWGS. A6 & A7 FOR SPECIFICATIONS.
4. PROVIDE SLEEVES WHERE FOOTING DRAIN CROSSES FOOTINGS.
5. INTERIOR PARTITION WALLS MAY BE INCREASED TO 2x6 STUDS FOR STRUTURAL AND PLUMBING REQUIREMENTS. ADJUST DIMENSIONS ACCORDINGLY.

STRUCTURAL NOTES

1. SEE PRE-ENG. FLOOR JOIST AND ROOF TRUSS DWGS. FOR FLOOR JOISTS, LVLs AND ROOF TRUSSES. USE 9 1/2" PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES. DOUBLE UP STUDS UNDER ALL LVLs TO FOUNDATION LEVEL. FLOOR JOIST AND ROOF TRUSS DWGS. TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

ELEC./MECH. LEGEND

- FD FLOOR DRAIN
- SA SMOKE ALARM (120V)
- CD CARBON MONOXIDE DETECTOR
- CM CEILING MOUNTED INCAND. LIGHT FIXTURE
- CC CAPPED CEILING OUTLET
- WM INCAND. LIGHT FIXTURE
- WE WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE

- LS LIGHT SWITCH
- 3S 3-WAY LIGHT SWITCH
- T THERMOSTAT
- 12O 120V ELECTRICAL OUTLET
- 12OC CEILING MOUNTED 120V ELECTRICAL OUTLET
- 22O 220V ELECTRICAL OUTLET
- 6FI 6FI ELECTRICAL OUTLET
- SWO SWITCH ELECTRICAL OUTLET

- EF EXHAUST FAN
- TEL TELEPHONE OUTLET
- CVO CABLE TV OUTLET
- WH WATER HOOKUP
- CV CENTRAL VACUUM
- EP ELECTRICAL PANEL

NOTES

- 1. DO NOT SCALE DRAWINGS.
- 2. ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- 3. CHECKS IN FOUNDATION TO BE COMPLETED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
- 4. MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BYLAWS.
- 5. SHL CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN.
- 6. CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.
- 7. DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS. EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- 8. ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. OR ALL REVISIONS.
- 9. ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTERLINE OF PARTITION WALLS.
- 10. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

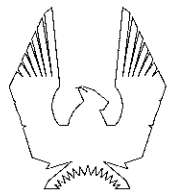
- WALL / PARTITION ASSEMBLY
- DOOR TYPE
- WINDOW TYPE

STRUCTURAL DESIGN BY JOHN STUART HALL, P.ENG. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE STRUCTURAL ENGINEER OR BY THE ARCHITECT. A LETTER REFERRING TO THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

DATE	REVISION
JAN. 22/13	RE-ISSUED FOR PERMIT
JUL. 10/12	HRV ADDED
JUN. 19/12	ELEC. PANEL REVISED
4 APR. 20/12	REVISED TO MEET OBC SB-12
3 DEC. 23/11	REVISED AS PER STRUCTURAL
2 DEC. 7/11	ISSUED FOR PERMIT
1 OCT. 1/10	ISSUED FOR PRELIM. REVIEW

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT

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PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C REVERSED" BASEMENT FLOOR PLAN

DRAWN BY RDB
SCALE 1/4" = 1'
JOB NO. 967
DATE OCT. 1, 2010
DRAWING NO. **A3-1**

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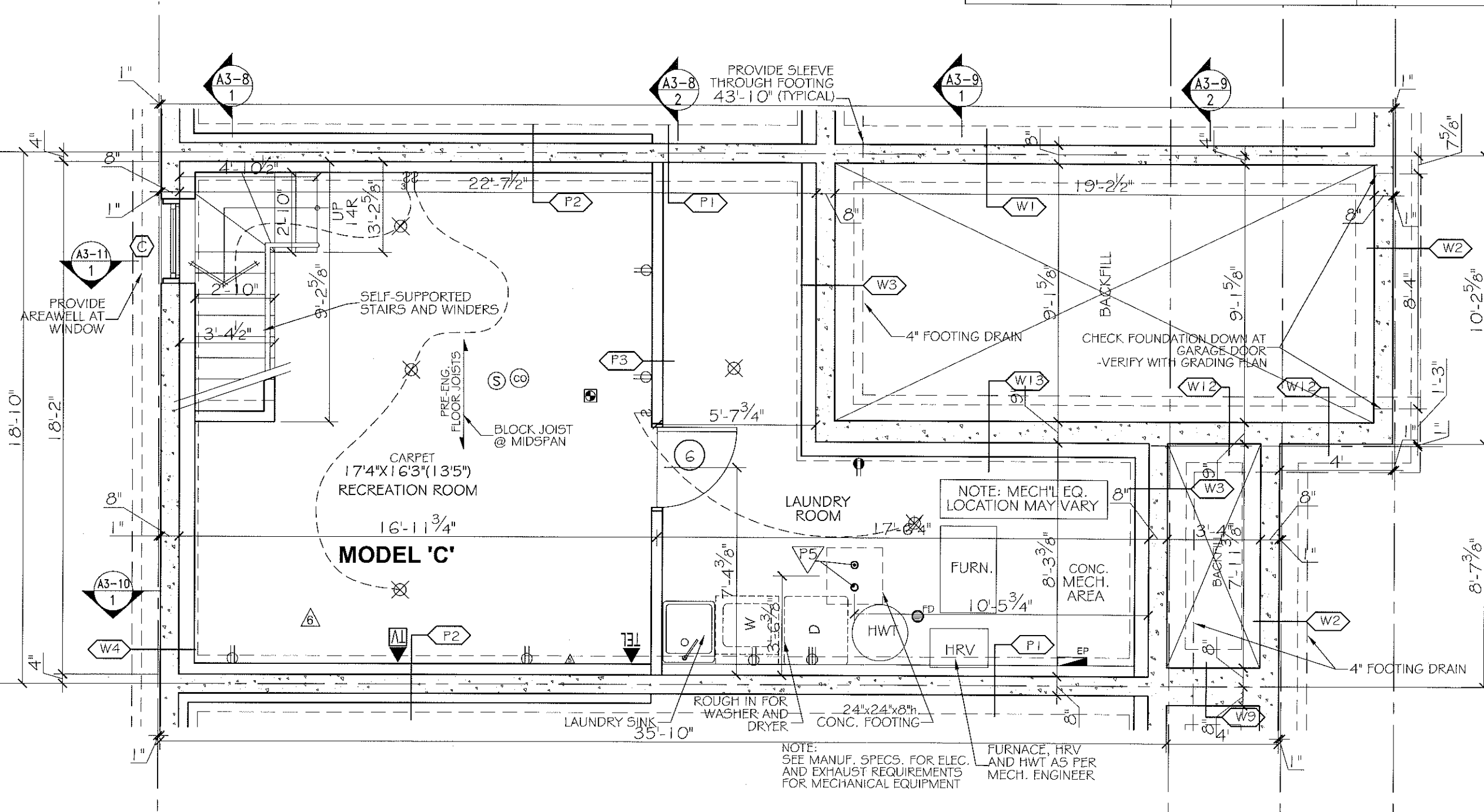
1 "MODEL C" - BASEMENT FLOOR PLAN
A3-1 SCALE: 1/4"=1'



SPECIFIC NOTE:

SEE SHOP DRAWINGS AND THE REST OF ARCHITECTURAL & STRUCTURAL PLANS FOR COMPLETE WORKING DRAWINGS NOTES, SCHEDULES AND LEGENDS.

BLOCK-3
UNIT - 21



NOTES

1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE DWGS. A6 & A7 FOR SPECIFICATIONS.
4. SEE ENG. DWGS FOR FLOOR JOISTS, LVLs AND ROOF TRUSSES. USE 9 1/2" PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES.
5. INTERIOR PARTITION WALLS MAY BE INCREASED TO 2x6 STUDS FOR STRUTURAL AND PLUMBING REQUIREMENTS. ADJUST DIMESNIONS ACCORDINGLY.
6. CONCRETE FRONT PORCH w/ PRE-CAST CONCRETE STEP. SLOPE TOP SURFACES 1/4" IN 12"
7. FIRESTOP ALL PLUMBING AND ELECTRICAL PENETRATIONS AT PARTY WALL.

STRUCTURAL NOTES

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ELEC./MECH. LEGEND

- FD FLOOR DRAIN
- S SMOKE ALARM (120V)
- CO CARBON MONOXIDE DETECTOR
- CEILING MOUNTED INCAND. LIGHT FIXTURE
- CAPPED CEILING OUTLET
- WALL-MOUNTED INCAND. LIGHT FIXTURE
- WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE

- § LIGHT SWITCH
- § 3-WAY LIGHT SWITCH
- T THERMOSTAT
- 120V ELECTRICAL OUTLET
- CEILING MOUNTED 120V ELECTRICAL OUTLET
- 220V ELECTRICAL OUTLET
- GFI ELECTRICAL OUTLET
- SWITCH ELECTRICAL OUTLET

- EXHAUST FAN
- TELEPHONE OUTLET
- CABLE TV OUTLET
- WATER HOOKUP
- CENTRAL VACUUM
- ELECTRICAL PANEL

NOTES

DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER
CHECKS IN FOUNDATION TO BE COMPLETED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BYLAWS.
SITE CHECK AND VERIFY CO ORIGINATE WITH SITE FOREMAN.
CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.D.C. CAN. ALL REVISIONS.
ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTERLINE OF PARTITION WALLS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

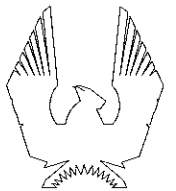
- WALL / PARTITION ASSEMBLY
- DOOR TYPE
- WINDOW TYPE
- STRUCTURAL NOTE

STRUCTURAL DESIGN BY JOHN STUART HALL, P.ENG. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT. PROVIDING A LETTER REFERENCING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

6	JAN. 2013	RE-ISSUED FOR PERMIT
4	APR. 24/12	REVISED TO MEET OBC SB-12, SUPPORT POSTS ADD.
3	DEC. 23/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
AA	DATE	REVISION

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT

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PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C REVERSED" GROUND FLOOR PLAN

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	1/4" = 1'	DRAWING NO.	A3-2
JOB NO.	967		

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1 "MODEL C" - GROUND FLOOR PLAN
SCALE: 1/4"=1'



STRUCTURAL NOTES

#1 - BEAM TO BEAM CONN. (SEE DETAIL ON DWG. 2/A15)

L1 - LUSH LVL (BY OTHERS)
L2 - 2-2x10
L3 - 3-2x10

P1 - 2-2x4
P2 - 3-2x4
P3 - 2-2x6
P4 - 3-2x6
P5 - 3" TELEPOST

B1 - FLUSH LVL (BY OTHERS)
B2 - W200x27 STEEL BEAM WITH 5/8" BRICK PLATE
B3 - W150x22 STEEL BEAM

SPECIFIC NOTE:

SEE SHOP DRAWINGS AND THE REST OF ARCHITECTURAL & STRUCTURAL PLANS FOR COMPLETE WORKING DRAWINGS NOTES, SCHEDULES AND LEGENDS.

BLOCK-3
UNIT - 21

NOTES

1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE DWGS. A6 & A7 FOR SPECIFICATIONS.
4. SEE ENG. DWGS FOR FLOOR JOISTS, LVLs AND ROOF TRUSSES. USE 9 1/2" PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES.
5. INTERIOR PARTITION WALLS MAY BE INCREASED TO 2x6 STUDS FOR STRUTURAL AND PLUMBING REQUIREMENTS. ADJUST DIMENSIONS ACCORDINGLY.
6. FIRESTOP ALL PLUMBING AND ELECTRICAL PENETRATIONS AT PARTY WALL.
7. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOMS. O.B.C. 9.5.2.3.
8. ATTIC ACCESS HATCH TO BE PROVIDED AS PER NOTE 80 ON DWG. A7.

STRUCTURAL NOTES

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ELEC./MECH. LEGEND

- | | | | | | |
|----|---|------|--|-----|------------------|
| FD | FLOOR DRAIN | § | LIGHT SWITCH | ⊗ | EXHAUST FAN |
| § | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH | TEL | TELEPHONE OUTLET |
| CO | CARBON MONOXIDE DETECTOR | T | THERMOSTAT | TV | CABLE TV OUTLET |
| ⊗ | CEILING MOUNTED INCAND. LIGHT FIXTURE | 120V | 120V ELECTRICAL OUTLET | W | WATER HOOKUP |
| ⊗ | CAPPED CEILING OUTLET | 120V | CEILING MOUNTED 120V ELECTRICAL OUTLET | VP | CENTRAL VACUUM |
| ⊗ | WALL-MOUNTED INCAND. LIGHT FIXTURE | 220V | 220V ELECTRICAL OUTLET | EP | ELECTRICAL PANEL |
| ⊗ | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | GFI | GFI ELECTRICAL OUTLET | | |
| | | SW | SWITCH ELECTRICAL OUTLET | | |

NOTES

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- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO SURVEYOR
- CHECKS IN FOUNDATION TO BE CONFIRMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
- MECHANICAL & ELECTRICAL 3-WALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS
- SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN
- CHECK WITH MANUFACTURER FOR EXACT SLOUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
- DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, ANCHOR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
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LEGEND

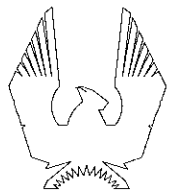
- WALL / PARTITION ASSEMBLY
- DOOR TYPE
- WINDOW TYPE
- STRUCTURAL NOTE

STRUCTURAL DESIGN BY JOHN STUART HALL, P.ENG. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE STRUCTURAL ENGINEER OR BY THE ARCHITECT. PROVIDING A LETTER REFLECTING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

1	JAN. 22/13	RE-ISSUED FOR PERMIT
2	JUL. 10/12	SHOWER & VANITY REVISED
3	JUN. 19/12	WR SWITCHES REVISED
4	APR. 24/12	REVISED TO MEET OBC SB-12
5	DEC. 23/11	REVISED AS PER STRUCTURAL
6	DEC. 7/11	ISSUED FOR PERMIT
7	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
8	DATE	REVISION

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PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C REVERSED"
SECOND FLOOR PLAN

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	1/4" = 1'	DRAWING NO.	A3-3
JOB NO.	967		

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1 "MODEL C" - SECOND FLOOR PLAN
A3-3 SCALE: 1/4"=1'



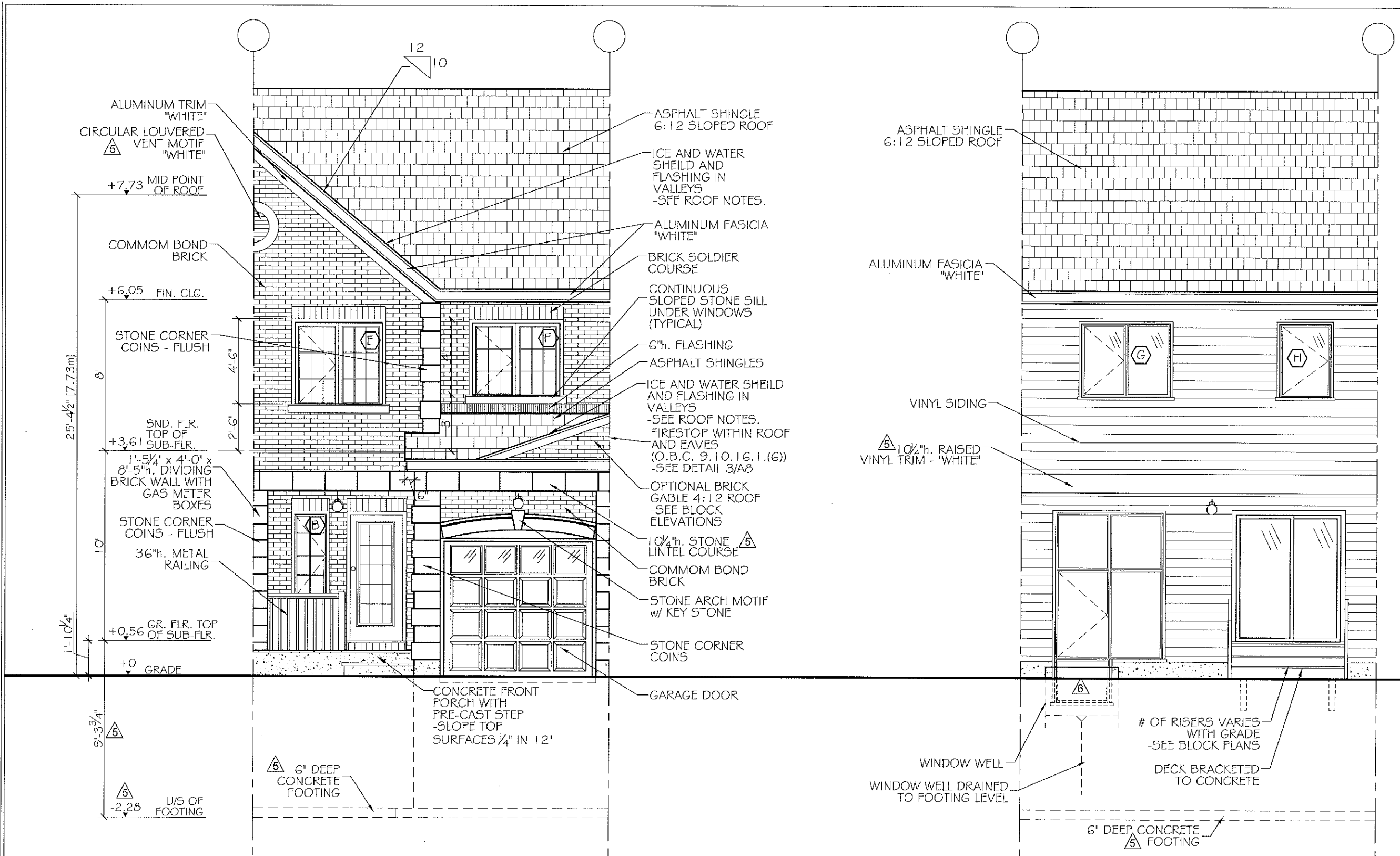
STRUCTURAL NOTES

- L1 - LUSH LVL (BY OTHERS)
- L2 - 2-2x10
- L3 - 3-2x10
- P3 - 2-2x6

SPECIFIC NOTE:

SEE SHOP DRAWINGS AND THE REST OF ARCHITECTURAL & STRUCTURAL PLANS FOR COMPLETE WORKING DRAWINGS NOTES, SCHEDULES AND LEGENDS.

BLOCK-3
UNIT - 21



1 "MODEL C" - TYPICAL UNIT
FRONT ELEVATION
A3-4 SCALE: 3/16"=1'

2 "MODEL C" - TYPICAL UNIT
REAR ELEVATION
A3-4 SCALE: 3/16"=1'

- NOTES
1. SEE DWG. A5 FOR WINDOW SCHEDULE AND NOTES.
 2. SEE DWGS. A6 & A7 FOR SPECIFICATIONS.
 3. VERIFY DEPTH OF FOOTING WITH GRADING PLAN AND STRUCTURAL ENGINEER.
 4. PATCH ALL EXPOSED CONCRETE.
 5. FLASH ALL OPENINGS AS PER O.B.C. 9.20.13.
 6. PROVIDE WEEP HOLES @ 2'-7" o.c. MAX. AT BASE OF ALL BRICK AND STONE COURSES INCLUDING BRICK SOLDIER COURSE OVER WINDOWS.
 7. COLOURS AS PER CONTRACTOR'S SAMPLE BOARD.
 8. SEE DWG. A7 FOR ROOF SPECIFICATIONS.

SPECIFIC NOTE:
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2	FEB19-14	REV. AS PER RED LINES (B&C LOC.)
1	FEB18-14	REV. AS PER CONST. SUMMARY
NO	DATE	REVISION
SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER		

BLOCK-3
UNIT - 21

NOTES

E. & O.E.

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CHECKS IN FOUNDATION TO BE COMPLETED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.

MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY LAWS

SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN!

CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.

ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. ON ALL REVISIONS.

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LEGEND

7	JAN. 22/13	RE-ISSUED FOR PERMIT
6	OCT. 17/12	WINDOW C REVISED
5	JUL. 10/12	FOOTING & USE REVISED, CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET OBC SB-12
3	DEC. 23/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
NO	DATE	REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

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PHOENIX HOMES

PROJECT

SAWGRASS TOWNS

JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C REVERSED" ELEVATIONS

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	3/16" = 1'	DRAWING NO.	A3-4
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