

- 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 DIMESIONS 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	
	FLOOR DRAIN
	SMOKE ALARM (120V)
	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
	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

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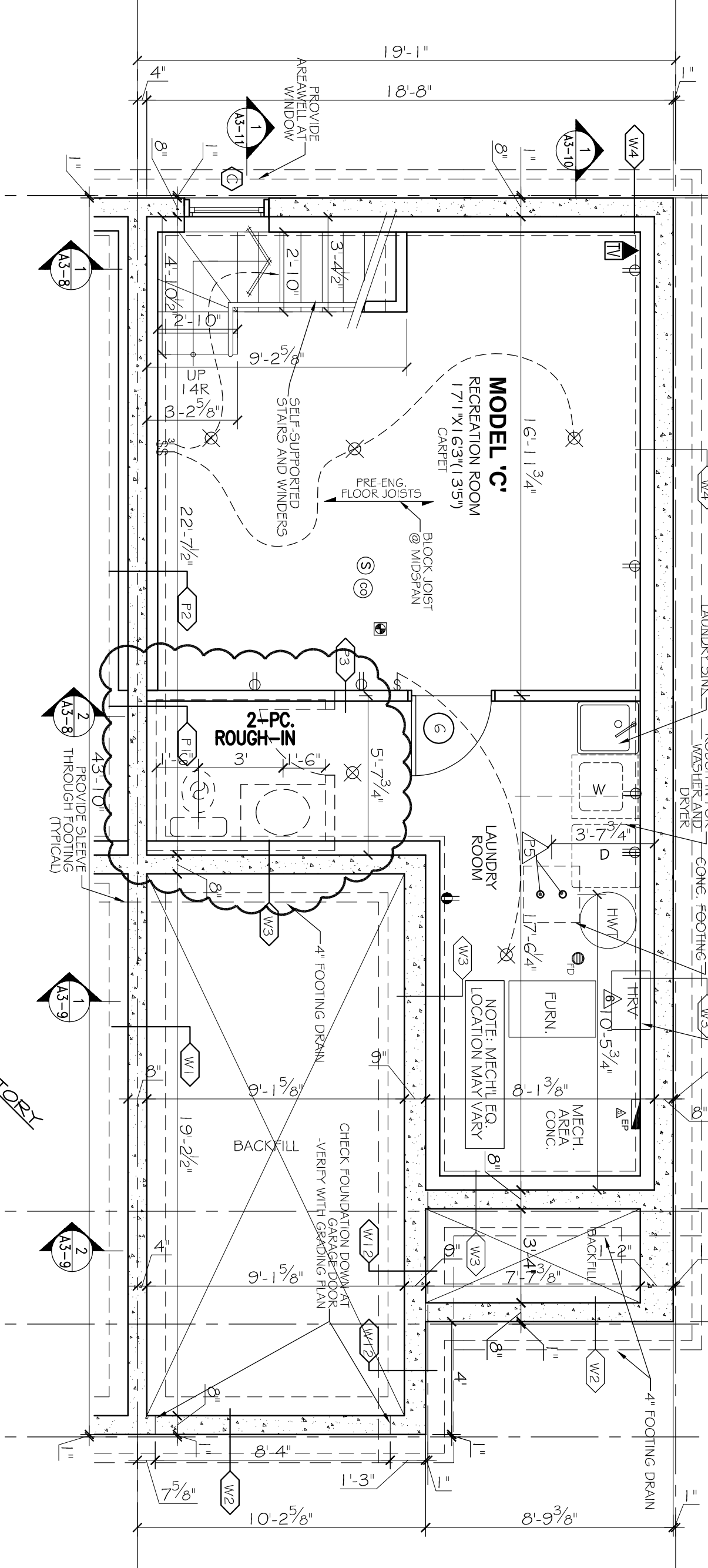
4. PROVIDE SLEEVES WHERE FOOTING DRAIN CROSSES FOOTINGS.

5. INTERIOR PARTITION WALLS MAY BE INCREASED TO 2x6 STUDS FOR STRUTURAL AND PLUMBING REQUIREMENTS. ADJUST DIMESIONS ACCORDINGLY.

- LEGEND
- WALL / PARTITION ASSEMBLY

DOOR TYPE

WINDOW TYPE



1

"MODEL C" - BASEMENT FLOOR PLAN

A3-1

SCALE: 1/4"=1'

END UNIT



ISSUED AS INVENTORY

SPEC

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

1	APRIL 14, 2010	ISSUED AS INVENTORY UNIT
NO.	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

BLOCK-5

UNIT - 27

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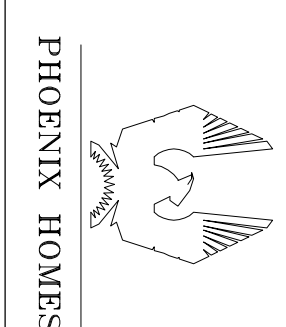
(613) 727-7400 FAX (613) 727-7334

DRAWING NAME

"MODEL C" END UNIT
BASEMENT
FLOOR PLAN

PROJECT

SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON



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

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STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. USED FOR CONSTRUCTION	
APPROVED UNLESS BY THE STRUCTURAL ENGINEER OR BY THE ARCHITECT, THE STRUCTURAL DESIGN IS HAVING BEEN REVIEWED UNDER HIS RESPONSIBILITY	
Δ JUN. 2013 REISSUED FOR PERMIT	
Δ JUL. 1992 REV. ADDED	
Δ JUN. 1992 ELEC PANEL REVISED	
Δ APR. 2012 REVISED TO MEET DEC. 98.12	
3 DEC. 2011 REVISED AS PER STRUCTURAL	
2 DEC. 7/11 ISSUED FOR PERMIT	
1 OCT. 1/10 ISSUED FOR PRELIM. REVIEW	
Δ DATE REVISION	
DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY	

- NOTES
1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
 2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
 3. SEE DWG5. A6 & A7 FOR SPECIFICATIONS.
 4. SEE ENG. DWG5 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 STRUCTURAL 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

1. SEE PRE-ENG. FLOOR JOIST AND ROOF TRUSS DWGS. FOR FLOOR JOISTS, LVLS AND ROOF TRUSSES. USE 9½" PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES. DOUBLE UP STUPS UNDER ALL LVLS TO FOUNDATION LEVEL. FLOOR JOIST AND ROOF TRUSS DWGS. TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

ELEC./MECH. LEGEND

- | | | | |
|---|--|---|---|
|  | FLOOR DRAIN |  | 3-WAY LIGHT SWITCH |
|  | SMOKE ALARM (120V) |  | THERMOSTAT |
|  | CARBON MONOXIDE DETECTOR |  | 120V ELECTRICAL OUTLET |
|  | CEILING MOUNTED
INCAND. LIGHT FIXTURE |  | CEILING MOUNTED
120V ELECTRICAL OUTLET |
|  | CAPPED CEILING OUTLET |  | 220V ELECTRICAL OUTLET |
|  | WALL-MOUNTED
INCAND. LIGHT FIXTURE |  | GFI ELECTRICAL OUTLET |
|  | WALL-MOUNTED EXTERIOR
INCAND. LIGHT FIXTURE |  | SWITCH ELECTRICAL OUTLET |

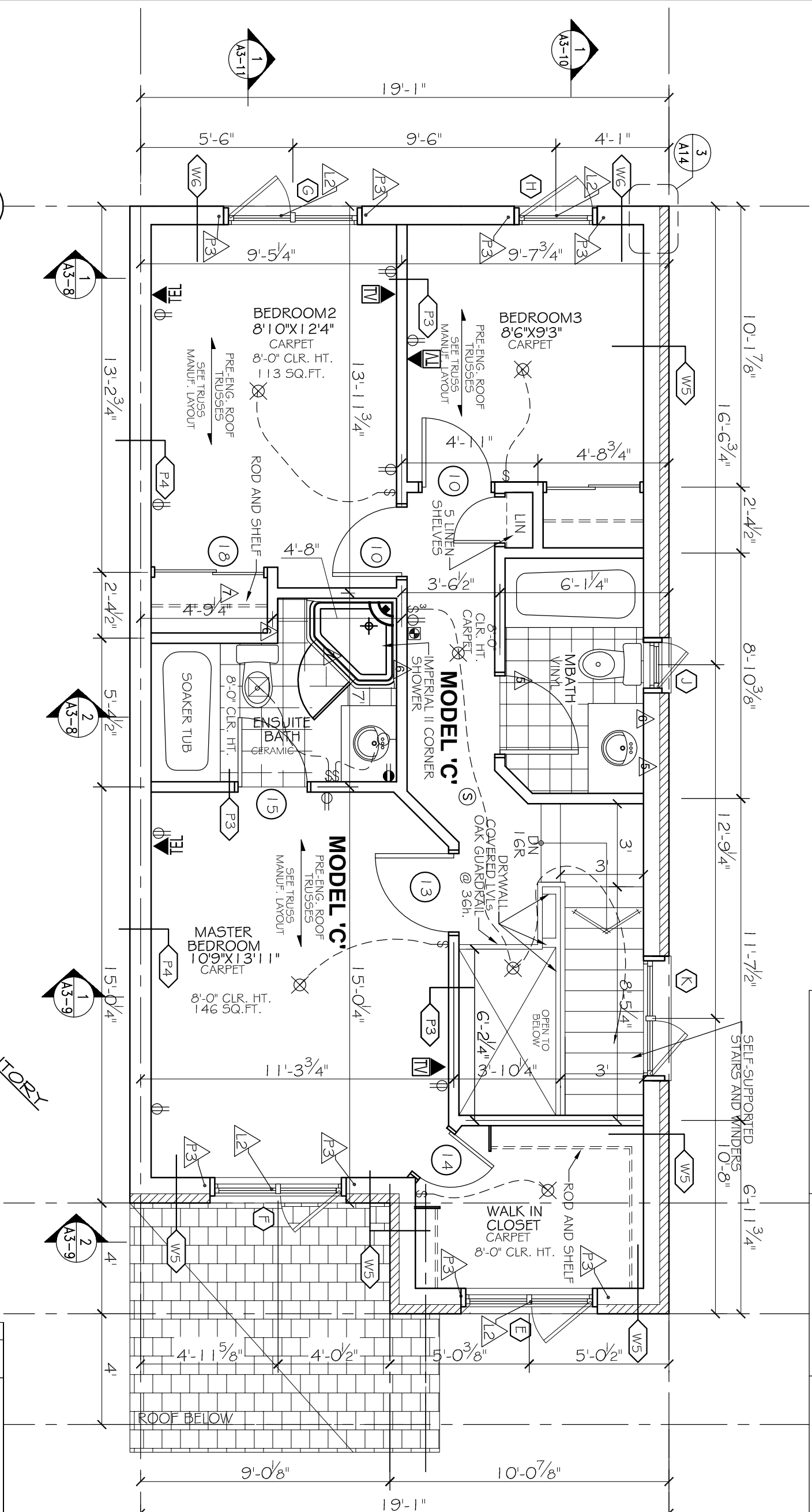
- | | |
|---|------------------|
|  | EXHAUST FAN |
|  | TELEPHONE OUTLET |
|  | CABLE TV OUTLET |
|  | WATER HOOKUP |
|  | CENTRAL VACUUM |
|  | ELECTRICAL PANEL |

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 COMPLY TO PROVIDENT &
LOCAL CODES
SITE CHECKS AND UTILITY MARKS TO BE COMPLETED BY THE
SO COORDINATE WITH SITE PERSON
CHECK WITH MANUFACTURER FOR MAXIMUM TIGHTENING
REQUIREMENTS FOR ALL DOORS & WINDOWS
CHECK WITH MANUFACTURER FOR MAXIMUM ALLOWABLE
DIMENSIONS FOR WALLS AND FLOOR JOINTS
CONCRETE SHALL BE PLACED FROM CONTINUOUS
POUR OF CONCRETE AND CONCRETE SHALL BE CURED
ON ALL VERTICALS A CONSTRUCTION TO CONFORM TO DOCS 0.3
ON ALL REVISIONS
ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE
DIMENSIONS OF EXTERIOR WALLS AND ORIENTATION OF PARTITION
WALLS
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION
UNLESS SPECIFICALLY SHOWN AND SIGNED BY THE ARCHITECT

LEGEND

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



"MODEL C" - SECOND FLOOR PLAN

SCALE: 1/4"=1'

STRUCTURAL NOTES

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

P3 - 2-2x6

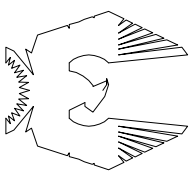
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BLOCK-5

UNIT - 27

PHOENIX HOMES



SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C" END UNIT
SECOND FLOOR PLAN

DRAWN BY **RDB**

DATE
OCT. 1. 2010

SCALE 1" = 1'

DRAWING NO.

JOB NO.	96
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A3-3

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NOTES

DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER
SPECIES AND TREATMENT TO BE CONFIRMED ON SITE BY BUILDER
CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CORNER BLOCK WALLS.
CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
ALL AREA CALCULATIONS ARE OBTAINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRINE OF PARTITION WALLS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

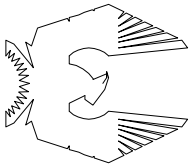
LEGEND

7	JUN. 22/13	REISSUED FOR PERMIT
6	OCT. 17/12	WINDOW C. REVISED
5	JUL. 10/12	FOOTING & LITE REVISED. CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET CBC S6.42
3	DEC. 28/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
AA	DATE	REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

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PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

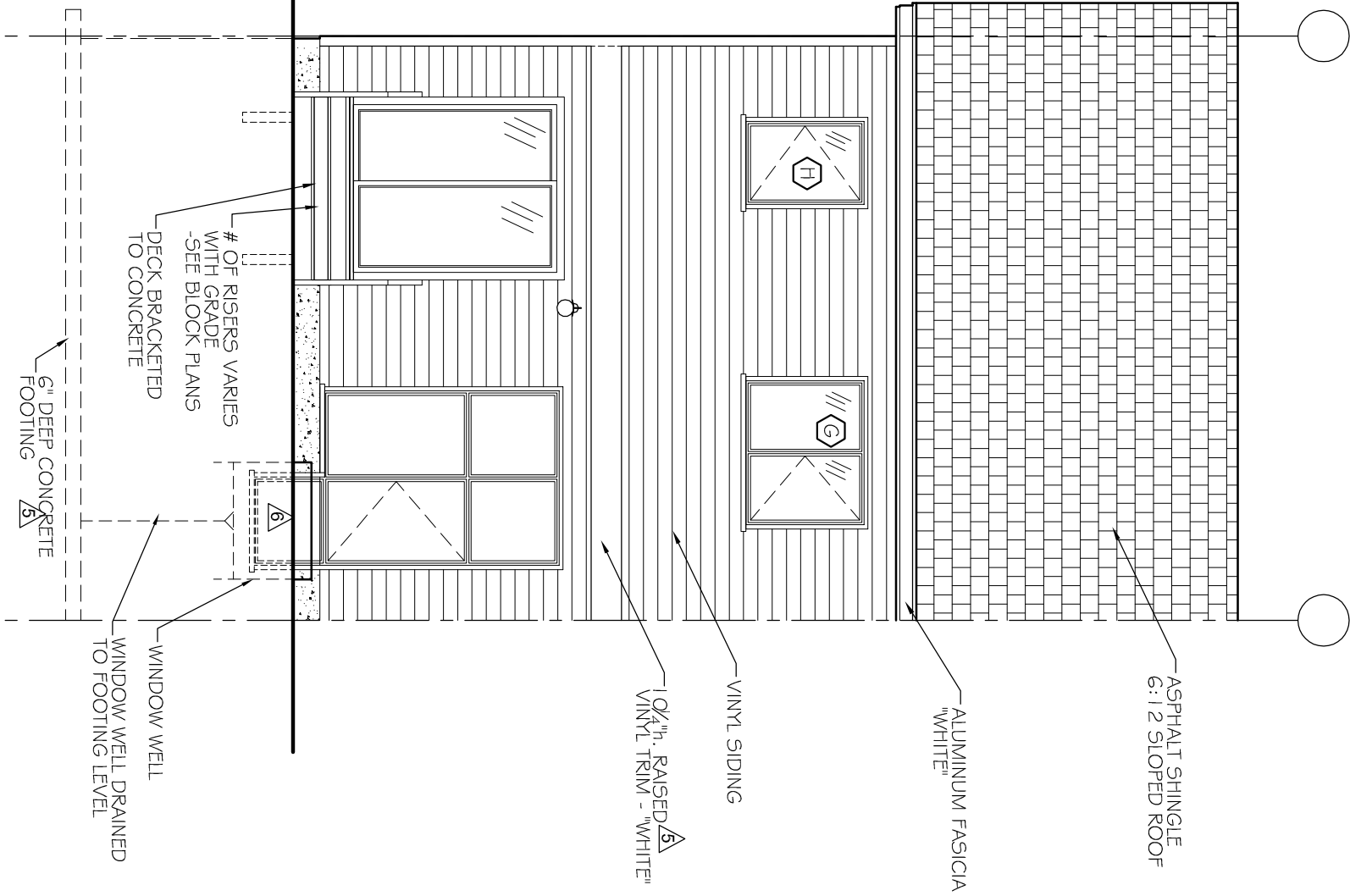
DRAWING NAME

"MODEL C" - END UNIT
ELEVATIONS

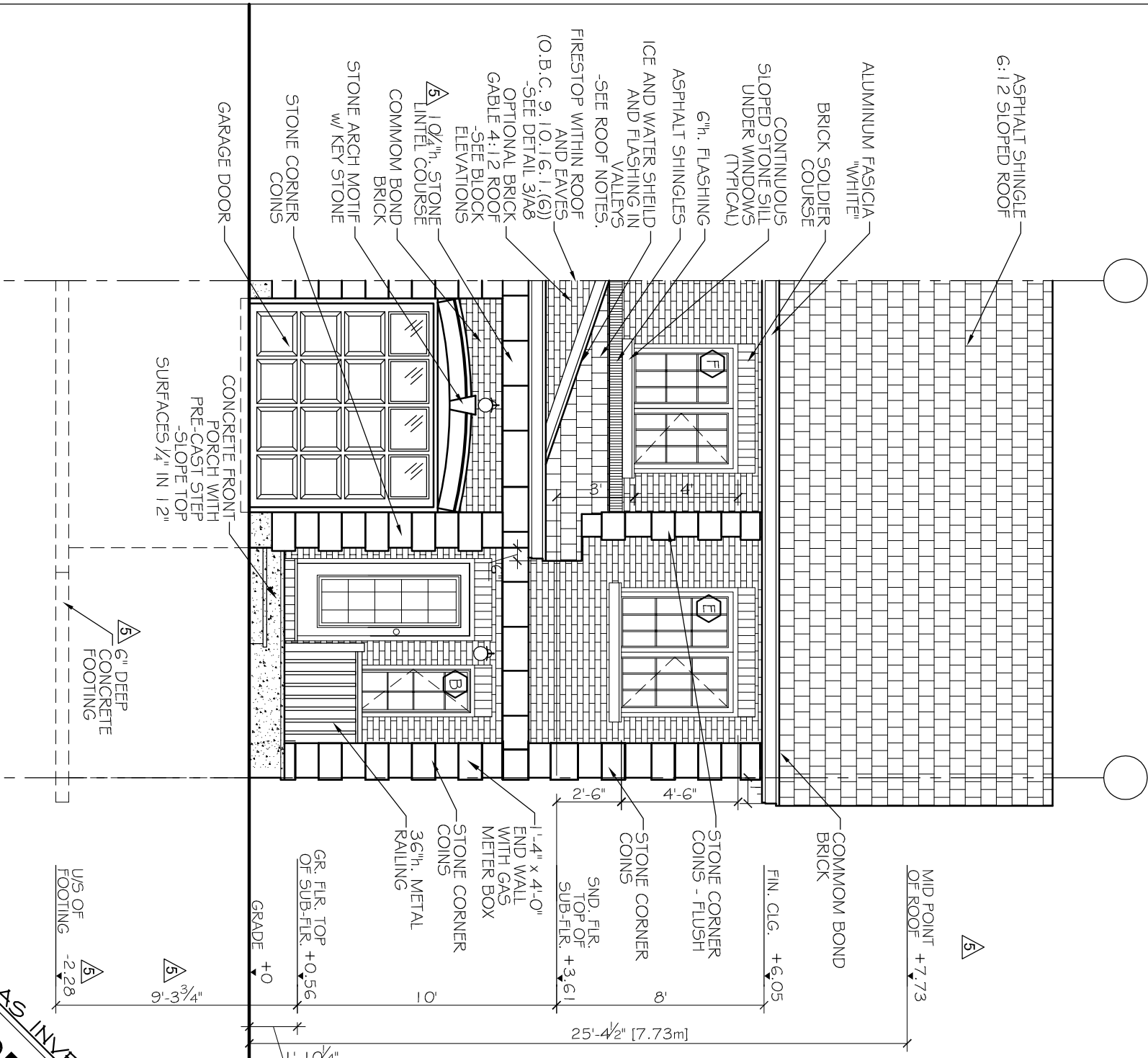
DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	3/16" = 1'	DRAWING NO.	A3-4
JOB NO.	967		

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



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

NOTES

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

ISSUED AS INVENTORY
SPEC



