

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
- 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 3-WAY LIGHT SWITCH
- T THERMOSTAT
- 120V ELECTRICAL OUTLET
- CEILING MOUNTED 120V ELECTRICAL OUTLET
- 220V ELECTRICAL OUTLET
- 6P ELECTRICAL OUTLET
- SWITCH ELECTRICAL OUTLET

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

NOTES

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- ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
- CHECKS IN FOUNDATION TO BE CONFIRMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BYLAW.
- SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN.
- CHECK WITH MANUFACTURER FOR EXACT SLOPE OPENING REQUIREMENTS FOR ALL DUCTS & VENTS.
- 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.B.C. OR 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 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 REFERENCING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

1	JAN. 22/13	RE-ISSUED FOR PERMIT
2	JUL. 10/12	HRV ADDED
3	JUN. 19/12	ELEC. PANEL 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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PROJECT  
**SAWGRASS TOWNS**  
JOCKVALE RD.  
OTTAWA, ON

DRAWING NAME  
**"MODEL C" END UNIT 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' END UNIT



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

**BLOCK-5**  
**UNIT - 34**

# NOTES

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

# STRUCTURAL NOTES

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

# NOTES

- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- CHECKS IN FOUNDATION TO BE CONFORMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
- Mechanical & Electrical shall conform to Provincial & Municipal Codes & Bylaws.
- 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. OR ALL REVISIONS.
- ALL AREA CALCULATIONS ARE OBTAINED FROM OUTSIDE SURFACES 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

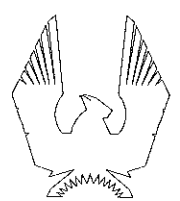
- WALL / PARTITION ASSEMBLY
- DOOR TYPE
- WINDOW TYPE
- STRUCTURAL NOTE

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

NO.	DATE	REVISION
5	JAN. 22/13	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

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PHOENIX HOMES

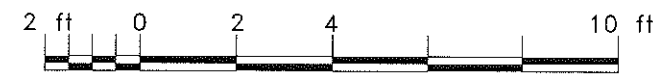
PROJECT  
**SAWGRASS TOWNS**  
JOCKVALE RD.  
OTTAWA, ON

DRAWING NAME  
**"MODEL C" END UNIT**  
**GROUND FLOOR PLAN**

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

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**1 "MODEL C" - GROUND FLOOR PLAN**  
**A3-2 SCALE: 1/4"=1' END UNIT**



# STRUCTURAL NOTES

- #1 - BEAM TO BEAM CONNECTION (SEE DETAIL ON DWG. 2/A15)
- |                           |   |
|---------------------------|---|
| L1 - LUSH LVL (BY OTHERS) | B1 - FLUSH LVL (BY OTHERS)                    |
| L2 - 2-2x10               | B2 - W200x27 STEEL BEAM WITH 3/8" BRICK PLATE |
| L3 - 3-2x10               | B3 - W150x22 STEEL BEAM                       |
| P1 - 2-2x4                |   |
| P2 - 3-2x4                |   |
| P3 - 2-2x6                |   |
| P4 - 3-2x6                |   |
| P5 - 3" TELEPOST          |   |

# SPECIFIC NOTE:

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**BLOCK-5**  
**UNIT - 34**

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
- SA 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
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NOTES

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LEGEND

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

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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 98-12
5	DEC. 23/11	REVISED AS PER STRUCTURAL
6	DEC. 7/11	ISSUED FOR PERMIT
7	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
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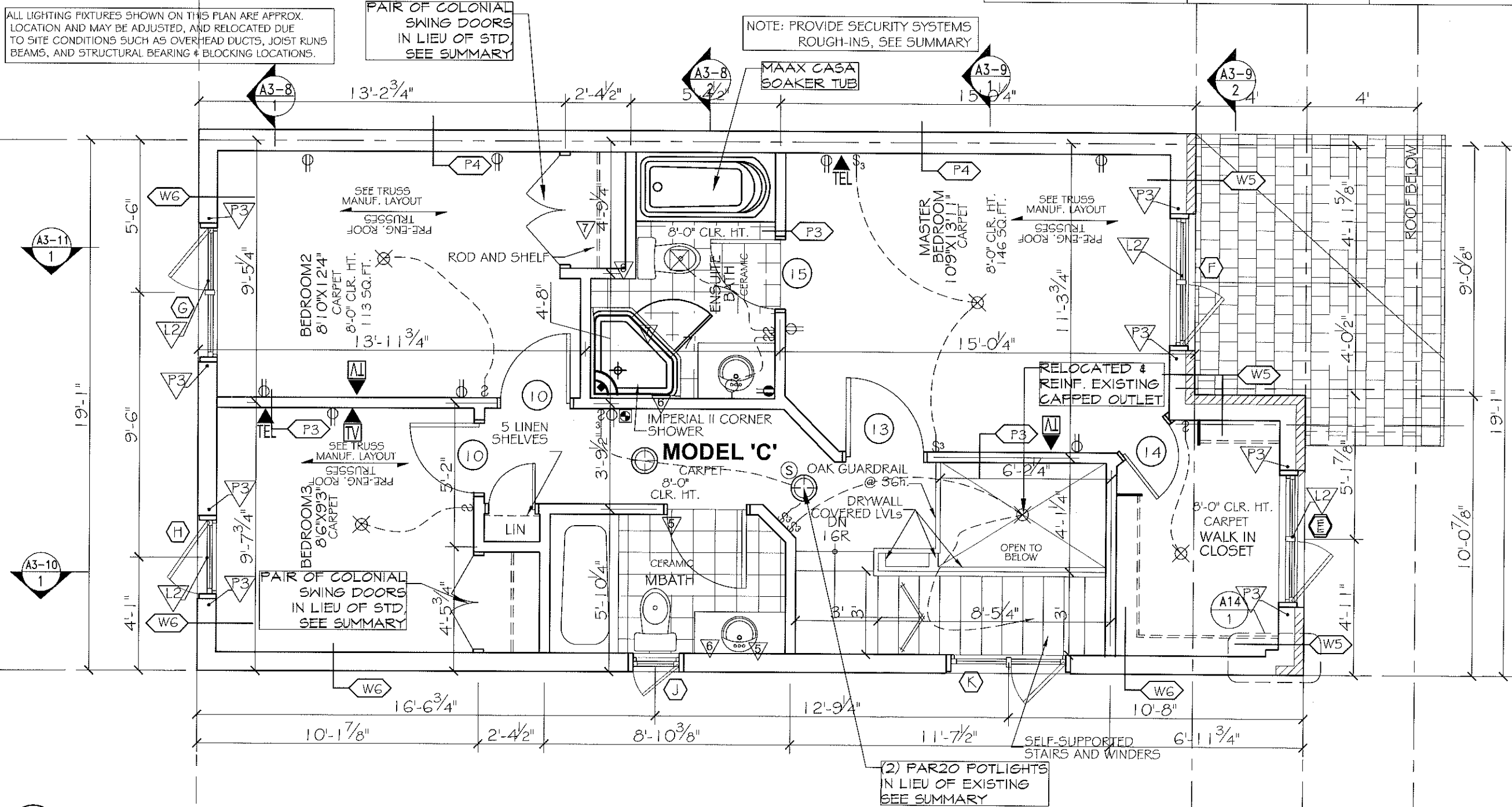


PROJECT  
**SAWGRASS TOWNS**  
JOCKVALE RD.  
OTTAWA, ON

DRAWING NAME  
**"MODEL C" END UNIT  
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' END UNIT

2 ft 0 2 4 10 ft

STRUCTURAL NOTES

L1 - LUSH LVL (BY OTHERS)

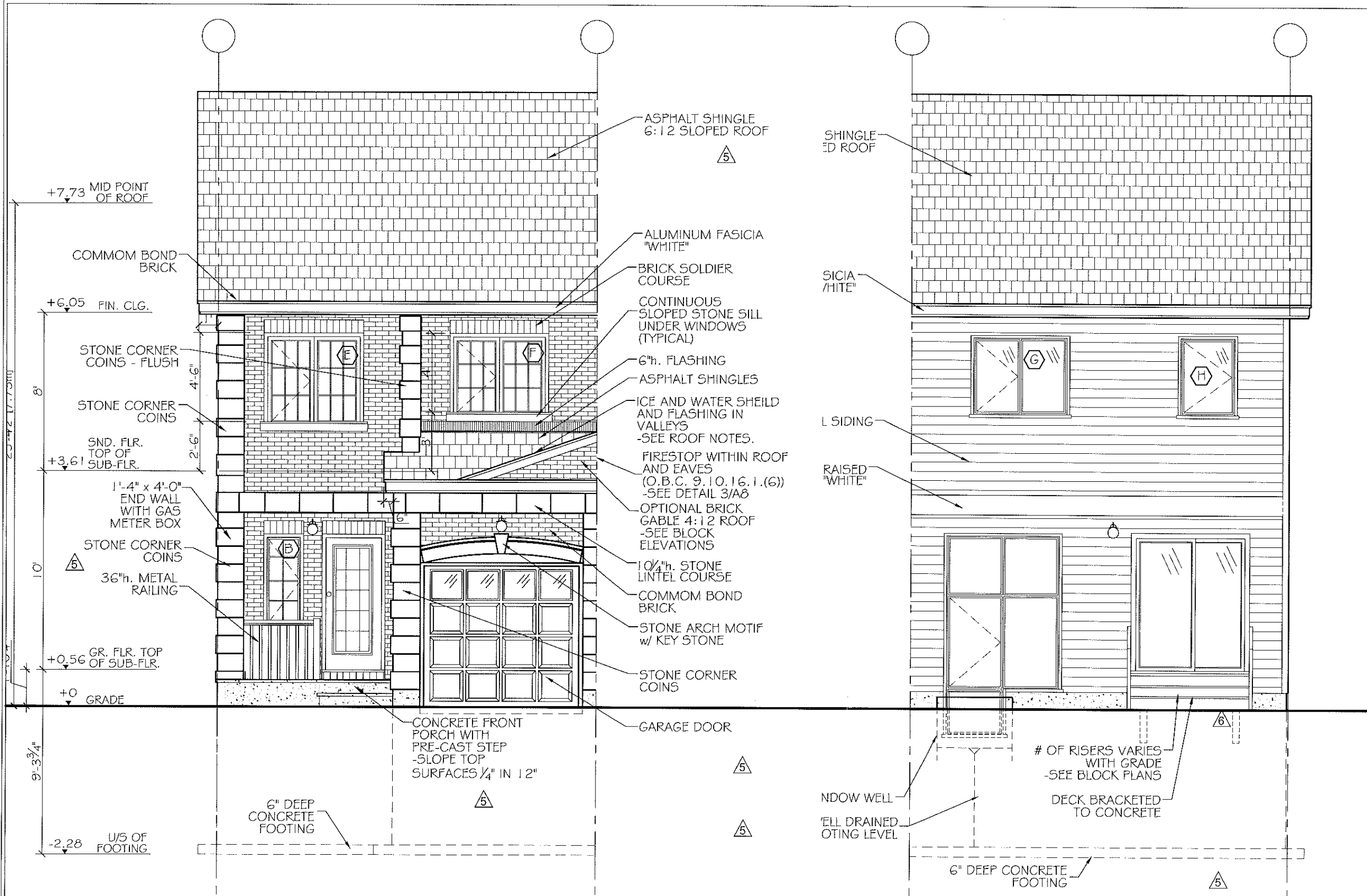
L2 - 2-2x10

L3 - 3-2x10

P3 - 2-2x6

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**BLOCK-5  
UNIT - 34**



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

**"MODEL C" - END UNIT REAR ELEVATION**  
 2  
 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. PARGE 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.

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**BLOCK-5**  
**UNIT - 34**

**NOTES**  
 E. & O.E.  
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**LEGEND**

7	JAN. 22/13	RE-ISSUED FOR PERMIT
6	OCT. 12/12	WINDOW C REVISED
5	JUL. 10/12	FOOTING & USF REVISED, CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET OBC 98-12
3	DEC. 23/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
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**PHOENIX HOMES**

**PROJECT**  
**SAWGRASS TOWNS**  
 JOCKVALE RD.  
 OTTAWA, ON

**DRAWING NAME**  
**"MODEL C" END UNIT ELEVATIONS**

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

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