

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

- NOTES
1. * T.O.L.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- NO PART OF THIS DRAWING IS TO BE CONSIDERED AS A BASIS FOR ANY OTHER DRAWING OR FOR ANY OTHER PURPOSE.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & NATIONAL CODES & BYLAWS.
- 2006 CANADIAN NATIONAL BUILDING CODE (CNBC) & 2006 CANADIAN ELECTRICAL CODE (CEC).
- CHECK WITH MANUFACTURER FOR EXACT ROD OR RING DIMENSIONS FOR WALLS ARE TAKEN FROM CONTRAINT OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE OR CONCRETE BLOCK WALLS.
- ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CONTRAINT OF PARTITION WALLS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN AND SIGNED BY THE ARCHITECT.

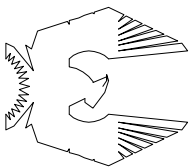
- LEGEND
- WALL / PARTITION ASSEMBLY
 - DOOR TYPE
 - WINDOW TYPE
 - STRUCTURAL NOTE

STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
USED FOR CONSTRUCTION

| | | |
|---|------------|----------------------------|
| Δ | JUN. 22/13 | REISSUED FOR PERMIT |
| Δ | JUL. 10/12 | SHOWER & VANITY REVISED |
| Δ | JUN. 19/12 | MS SWITCHES REVISED |
| Δ | APR. 24/12 | REVISED TO MEET CBC S.B.12 |
| Δ | DEC. 28/11 | REVISED AS PER STRUCTURAL |
| Δ | DEC. 7/11 | ISSUED FOR PERMIT |
| Δ | OCT. 1/10 | ISSUED FOR PRELIM. REVIEW |
| Δ | DATE | REVISION |
| DO NOT SCALE THIS DRAWING - FIELD DIMENSIONS ONLY | | |

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

SignedSeal3.jpg



PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

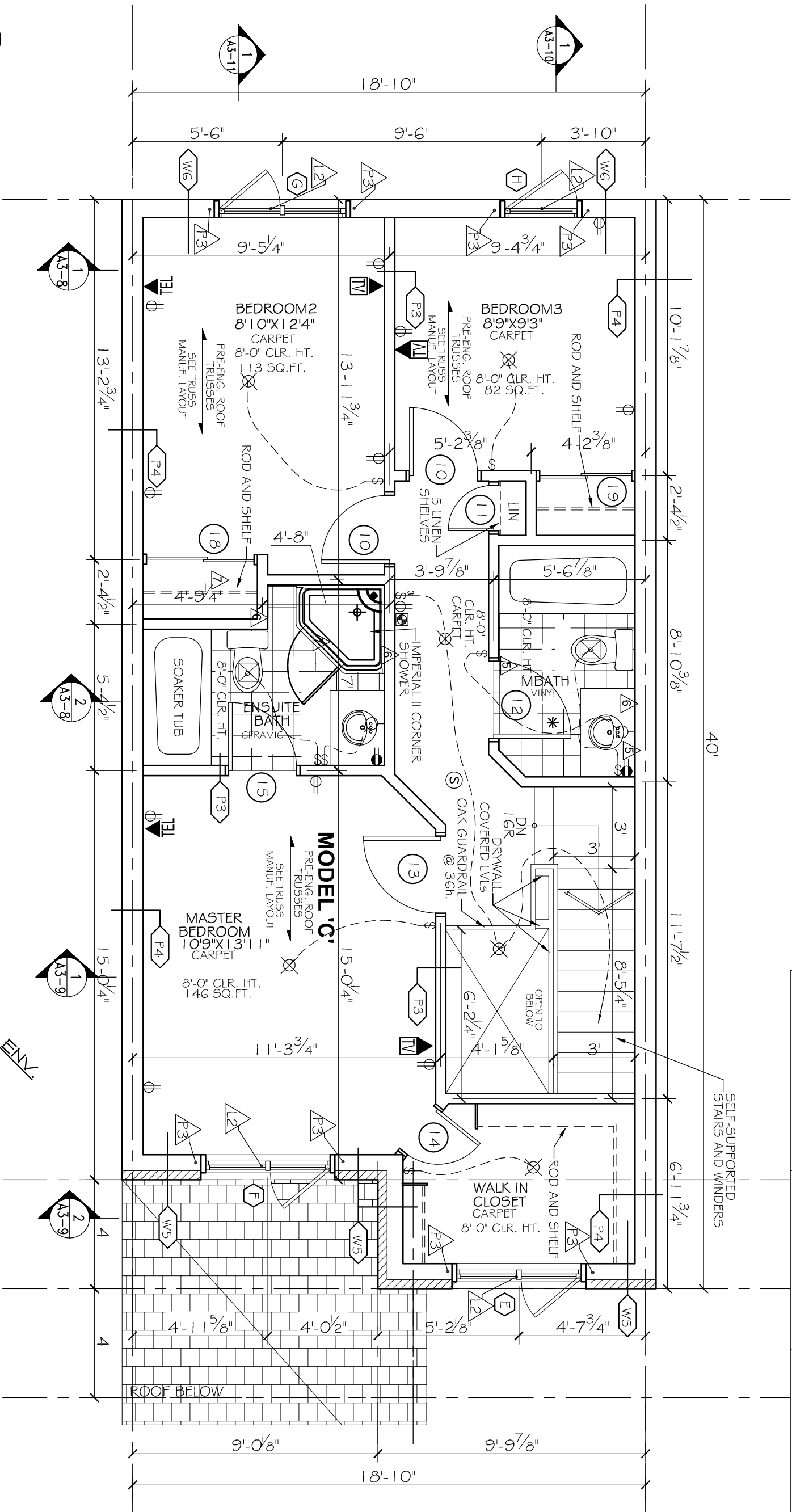
DRAWING NAME

"MODEL C"
SECOND FLOOR PLAN

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

MORRIS MELAMED
architect - ottawa

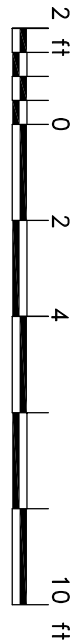
(613) 727-7400 FAX (613) 727-7334



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

STRUCTURAL NOTES

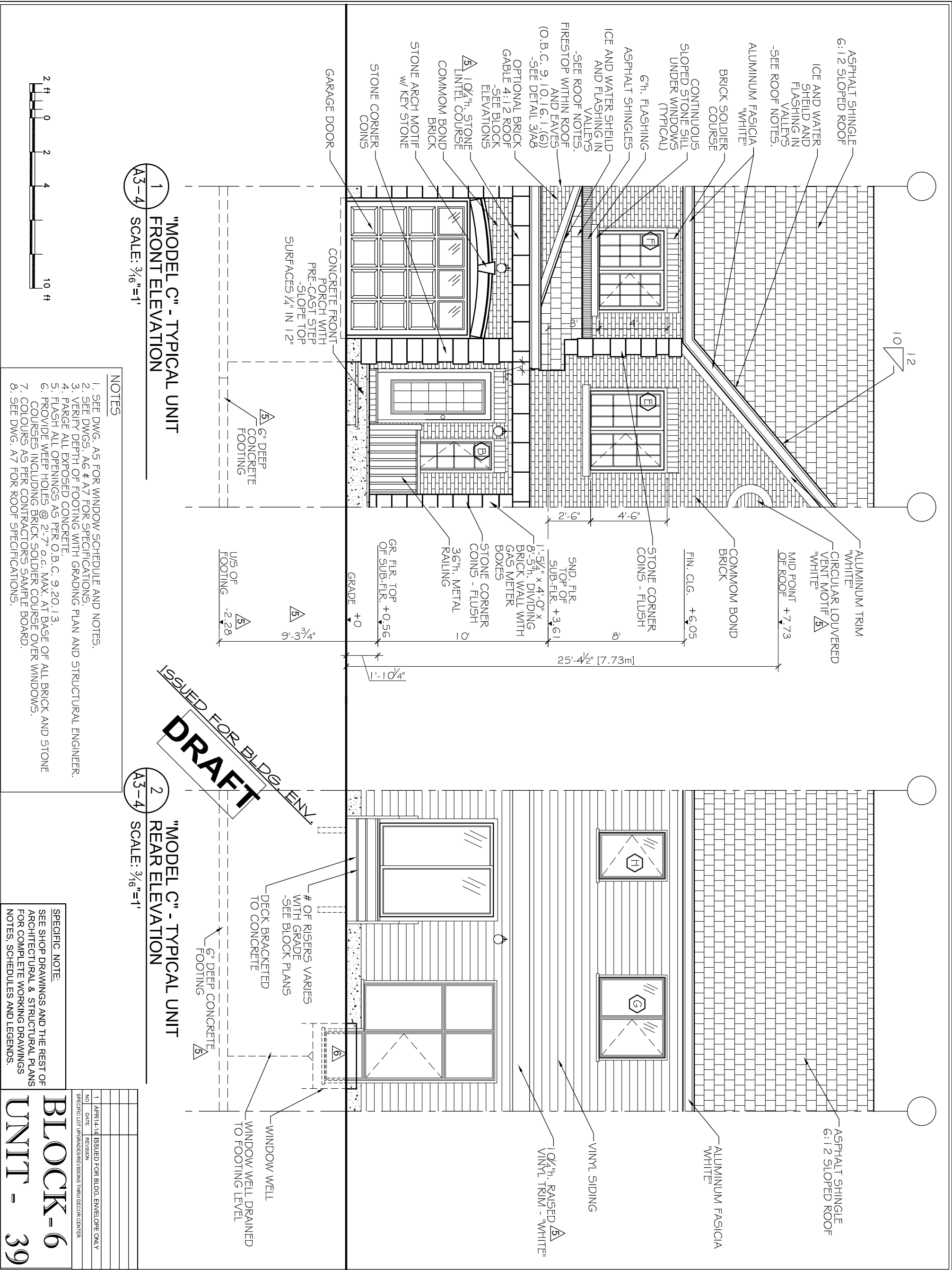
- L1 - LUSH LVL (BY OTHERS)
- L2 - 2-2x10
- L3 - 3-2x10
- P3 - 2-2x6



ISSUED FOR BLDG. ENV.
DRAFT

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

BLOCK-6
UNIT - 39



- 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 CONTRACTORS SAMPLE BOARD.
 8. SEE DWG. A7 FOR ROOF SPECIFICATIONS.

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

| | |
|-----------|----------------|
| BLOCK-6 | |
| UNIT - 39 | |
| NO. | DATE |
| 1 | APRIL 14, 2010 |
| 2 | APRIL 14, 2010 |
| 3 | APRIL 14, 2010 |
| 4 | APRIL 14, 2010 |
| 5 | APRIL 14, 2010 |
| 6 | APRIL 14, 2010 |
| 7 | APRIL 14, 2010 |
| 8 | APRIL 14, 2010 |
| 9 | APRIL 14, 2010 |
| 10 | APRIL 14, 2010 |
| 11 | APRIL 14, 2010 |
| 12 | APRIL 14, 2010 |
| 13 | APRIL 14, 2010 |
| 14 | APRIL 14, 2010 |
| 15 | APRIL 14, 2010 |
| 16 | APRIL 14, 2010 |
| 17 | APRIL 14, 2010 |
| 18 | APRIL 14, 2010 |
| 19 | APRIL 14, 2010 |
| 20 | APRIL 14, 2010 |
| 21 | APRIL 14, 2010 |
| 22 | APRIL 14, 2010 |
| 23 | APRIL 14, 2010 |
| 24 | APRIL 14, 2010 |
| 25 | APRIL 14, 2010 |
| 26 | APRIL 14, 2010 |
| 27 | APRIL 14, 2010 |
| 28 | APRIL 14, 2010 |
| 29 | APRIL 14, 2010 |
| 30 | APRIL 14, 2010 |
| 31 | APRIL 14, 2010 |
| 32 | APRIL 14, 2010 |
| 33 | APRIL 14, 2010 |
| 34 | APRIL 14, 2010 |
| 35 | APRIL 14, 2010 |
| 36 | APRIL 14, 2010 |
| 37 | APRIL 14, 2010 |
| 38 | APRIL 14, 2010 |
| 39 | APRIL 14, 2010 |
| 40 | APRIL 14, 2010 |
| 41 | APRIL 14, 2010 |
| 42 | APRIL 14, 2010 |
| 43 | APRIL 14, 2010 |
| 44 | APRIL 14, 2010 |
| 45 | APRIL 14, 2010 |
| 46 | APRIL 14, 2010 |
| 47 | APRIL 14, 2010 |
| 48 | APRIL 14, 2010 |
| 49 | APRIL 14, 2010 |
| 50 | APRIL 14, 2010 |
| 51 | APRIL 14, 2010 |
| 52 | APRIL 14, 2010 |
| 53 | APRIL 14, 2010 |
| 54 | APRIL 14, 2010 |
| 55 | APRIL 14, 2010 |
| 56 | APRIL 14, 2010 |
| 57 | APRIL 14, 2010 |
| 58 | APRIL 14, 2010 |
| 59 | APRIL 14, 2010 |
| 60 | APRIL 14, 2010 |
| 61 | APRIL 14, 2010 |
| 62 | APRIL 14, 2010 |
| 63 | APRIL 14, 2010 |
| 64 | APRIL 14, 2010 |
| 65 | APRIL 14, 2010 |
| 66 | APRIL 14, 2010 |
| 67 | APRIL 14, 2010 |
| 68 | APRIL 14, 2010 |
| 69 | APRIL 14, 2010 |
| 70 | APRIL 14, 2010 |
| 71 | APRIL 14, 2010 |
| 72 | APRIL 14, 2010 |
| 73 | APRIL 14, 2010 |
| 74 | APRIL 14, 2010 |
| 75 | APRIL 14, 2010 |
| 76 | APRIL 14, 2010 |
| 77 | APRIL 14, 2010 |
| 78 | APRIL 14, 2010 |
| 79 | APRIL 14, 2010 |
| 80 | APRIL 14, 2010 |
| 81 | APRIL 14, 2010 |
| 82 | APRIL 14, 2010 |
| 83 | APRIL 14, 2010 |
| 84 | APRIL 14, 2010 |
| 85 | APRIL 14, 2010 |
| 86 | APRIL 14, 2010 |
| 87 | APRIL 14, 2010 |
| 88 | APRIL 14, 2010 |
| 89 | APRIL 14, 2010 |
| 90 | APRIL 14, 2010 |
| 91 | APRIL 14, 2010 |
| 92 | APRIL 14, 2010 |
| 93 | APRIL 14, 2010 |
| 94 | APRIL 14, 2010 |
| 95 | APRIL 14, 2010 |
| 96 | APRIL 14, 2010 |
| 97 | APRIL 14, 2010 |
| 98 | APRIL 14, 2010 |
| 99 | APRIL 14, 2010 |
| 100 | APRIL 14, 2010 |

NOTES

DO NOT SCALE DRAWINGS

ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER

CHECK ALL RAISED JOINTS TO BE CONCRETE ON SITE BY BUILDER

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

DO NOT SCALE DRAWINGS

CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.

ALL AREA CALCULATIONS ARE OBTAINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRELINE OF PARTITION WALLS.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

7 JAN. 2013 RE-ISSUED FOR PERMIT

8 OCT. 2012 WINDOW C. RE-USED

9 JUL. 2012 FOOTING & USE RE-USED CIRC. VENT & BAND REV.

10 APR. 2012 REVISED TO MEET CBC 9.4.2

11 DEC. 2011 REVISED AS PER STRUCTURAL

12 DEC. 2011 ISSUED FOR PERMIT

13 OCT. 2010 ISSUED FOR PRELIM. REVIEW

14 DATE REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

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

SignedSeal3.jpg

PROJECT

SAWGRASS TOWNS

JOCKVALE RD.

OTTAWA, ON

DRAWING NAME

"MODEL C" ELEVATIONS

DRAWN BY

RDB

SCALE

3/16" = 1'

JOB NO.

967

DATE

OCT. 1, 2010

DRAWING NO.

A3-4

PHOENIX HOMES

MORRIS MELAMED

architect - ottawa

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