

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

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	§	LIGHT SWITCH	⊠	EXHAUST FAN
S	SMOKE ALARM (120v)	§3	3-WAY LIGHT SWITCH	TEL	TELEPHONE OUTLET
CO	CARBON MONOXIDE DETECTOR	T	THERMOSTAT	CTV	CABLE TV OUTLET
⊗	CEILING MOUNTED INCAND. LIGHT FIXTURE	120V	120V ELECTRICAL OUTLET	WH	WATER HOOKUP
⊗	CAPPED CEILING OUTLET	120V	CEILING MOUNTED 120V ELECTRICAL OUTLET	CV	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

- E & G.E.
DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO DUELER
CHECKS IN FOUNDATION TO BE CONFIRMED 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 WORKMAN
CHECK WITH MANUFACTURERS 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.B.C. OR ALL KNOSIONS.
ALL AREA CALCULATIONS ARE DETERMINED FROM O.T.SIDE 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 STRUCTURAL ENGINEER OR BY THE ARCHITECT.
PROVIDING A LETTER REFERRING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

NO.	DATE	REVISION
5	JAN. 2013	RE-ISSUED FOR PERMIT
4	APR. 2012	REVISED TO MEET OBC SB-12, SUPPORT POSTS ADD.
3	DEC. 2011	REVISED AS PER STRUCTURAL
2	DEC. 2011	ISSUED FOR PERMIT
1	OCT. 2010	ISSUED FOR PRELIM. REVIEW
1	OCT. 2010	DATE

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

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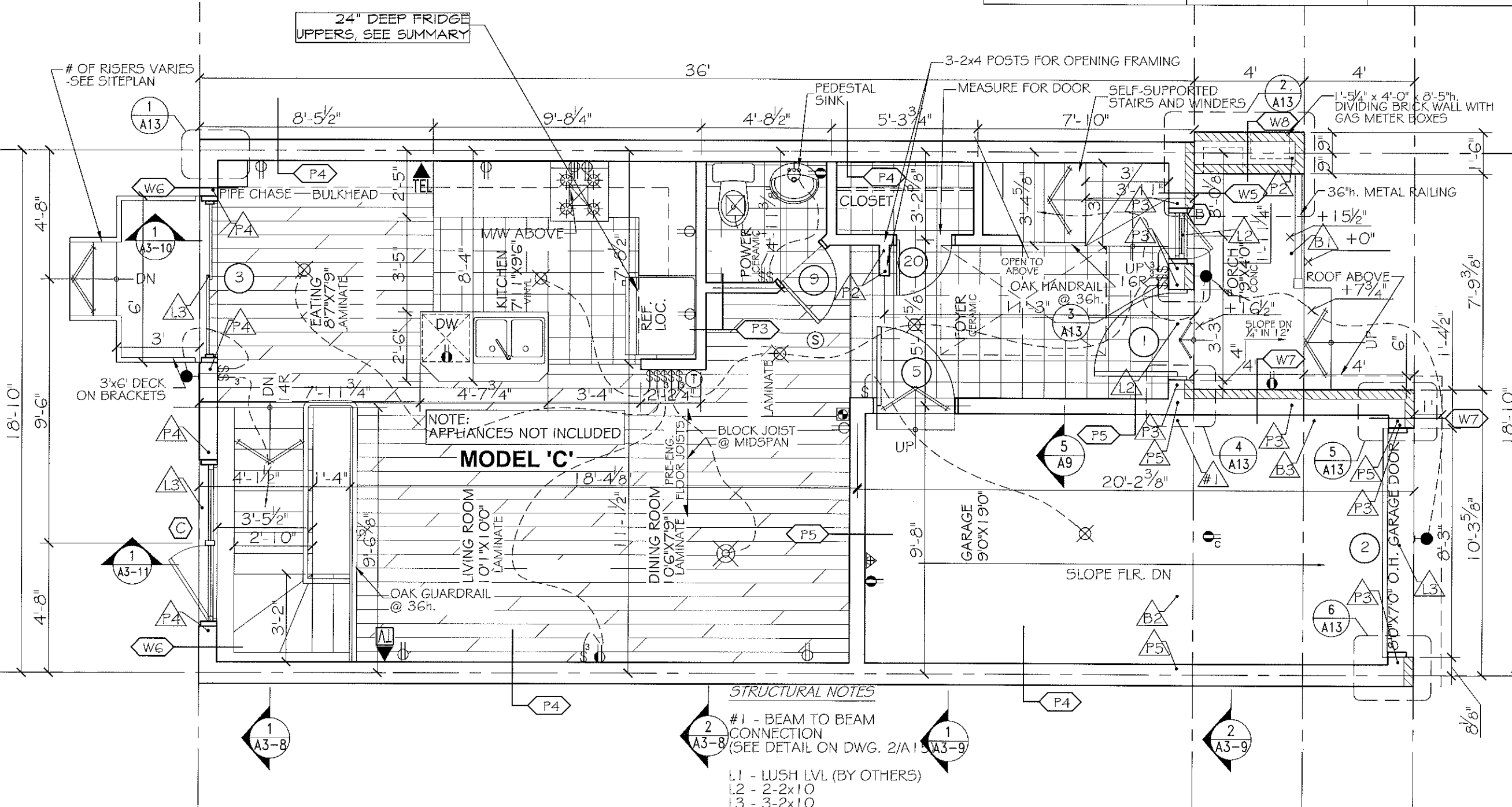


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL C"
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 CONNECTION (SEE DETAIL ON DWG. 2/A13)
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 3/8" 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-2
UNIT - 12**

- 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**
- | | | | | | |
|----|---|------|--|-----|------------------|
| PD | FLOOR DRAIN | § | LIGHT SWITCH | ⊠ | EXHAUST FAN |
| SA | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH | TEL | TELEPHONE OUTLET |
| CD | CARBON MONOXIDE DETECTOR | T | THERMOSTAT | TV | CABLE TV OUTLET |
| ⊗ | CEILING MOUNTED INCAND. LIGHT FIXTURE | 120V | 120V ELECTRICAL OUTLET | WH | WATER HOOKUP |
| ⊗ | CAPPED CEILING OUTLET | 120V | CEILING MOUNTED 120V ELECTRICAL OUTLET | CV | CENTRAL VACUUM |
| W | WALL-MOUNTED INCAND. LIGHT FIXTURE | 220V | 220V ELECTRICAL OUTLET | EP | ELECTRICAL PANEL |
| W | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | GF1 | GF1 ELECTRICAL OUTLET | | |
| | | SW | SWITCH ELECTRICAL OUTLET | | |

- NOTES**
1. & O.E.
 2. NO SCALE DRAWINGS
 3. ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
 4. CHECKS IN FOUNDATION TO BE CONFIRMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
 5. MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINGAY & VULCANIC CODES & BYLAW.
 6. SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN.
 7. CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.
 8. ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. OR ANY REVISIONS.
 9. ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CONTINUE 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 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 REFERRING TO 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. 3/10	ISSUED FOR PRELIM. REVIEW
8	DATE	REVISION

DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

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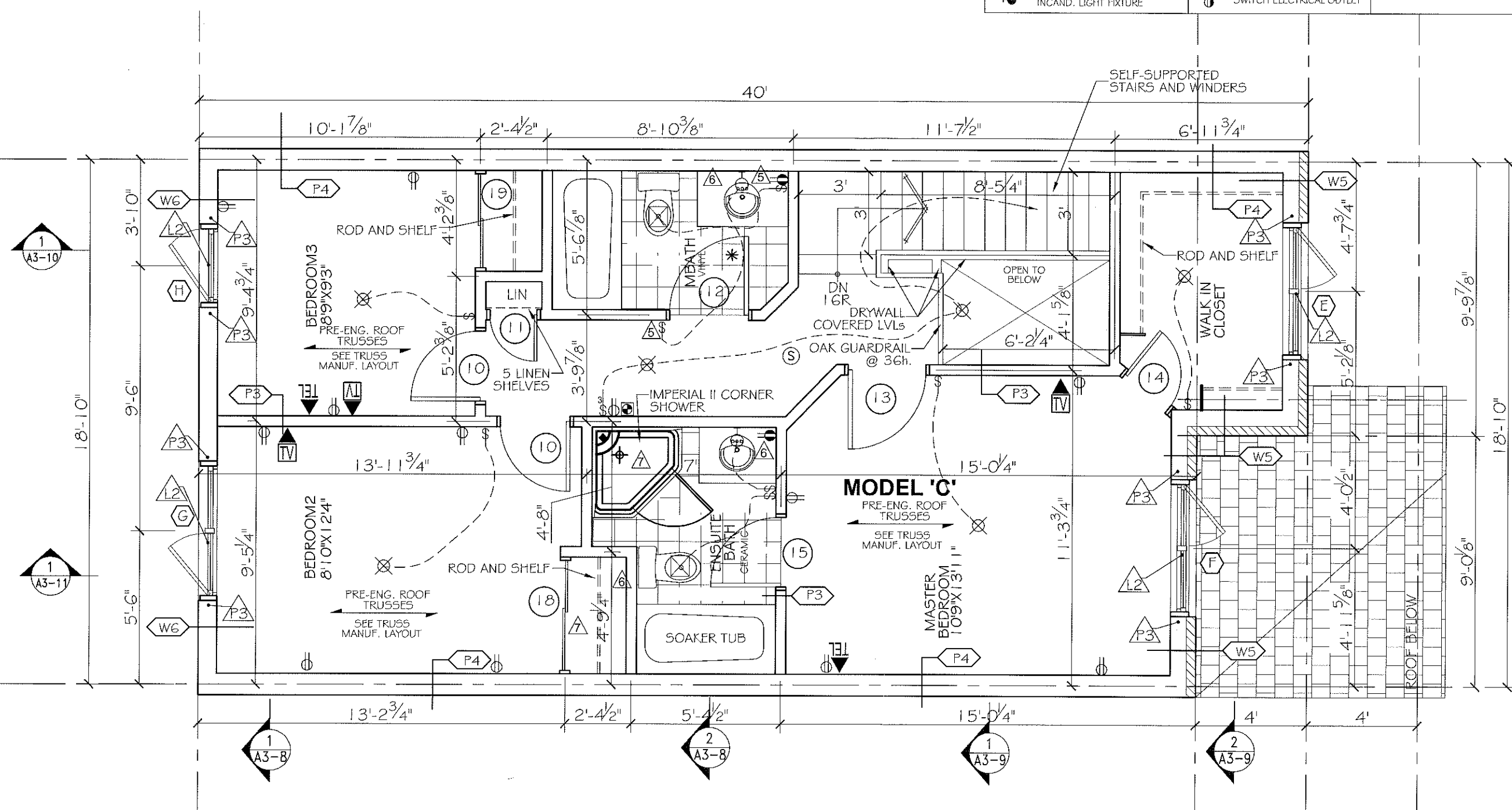


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

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	

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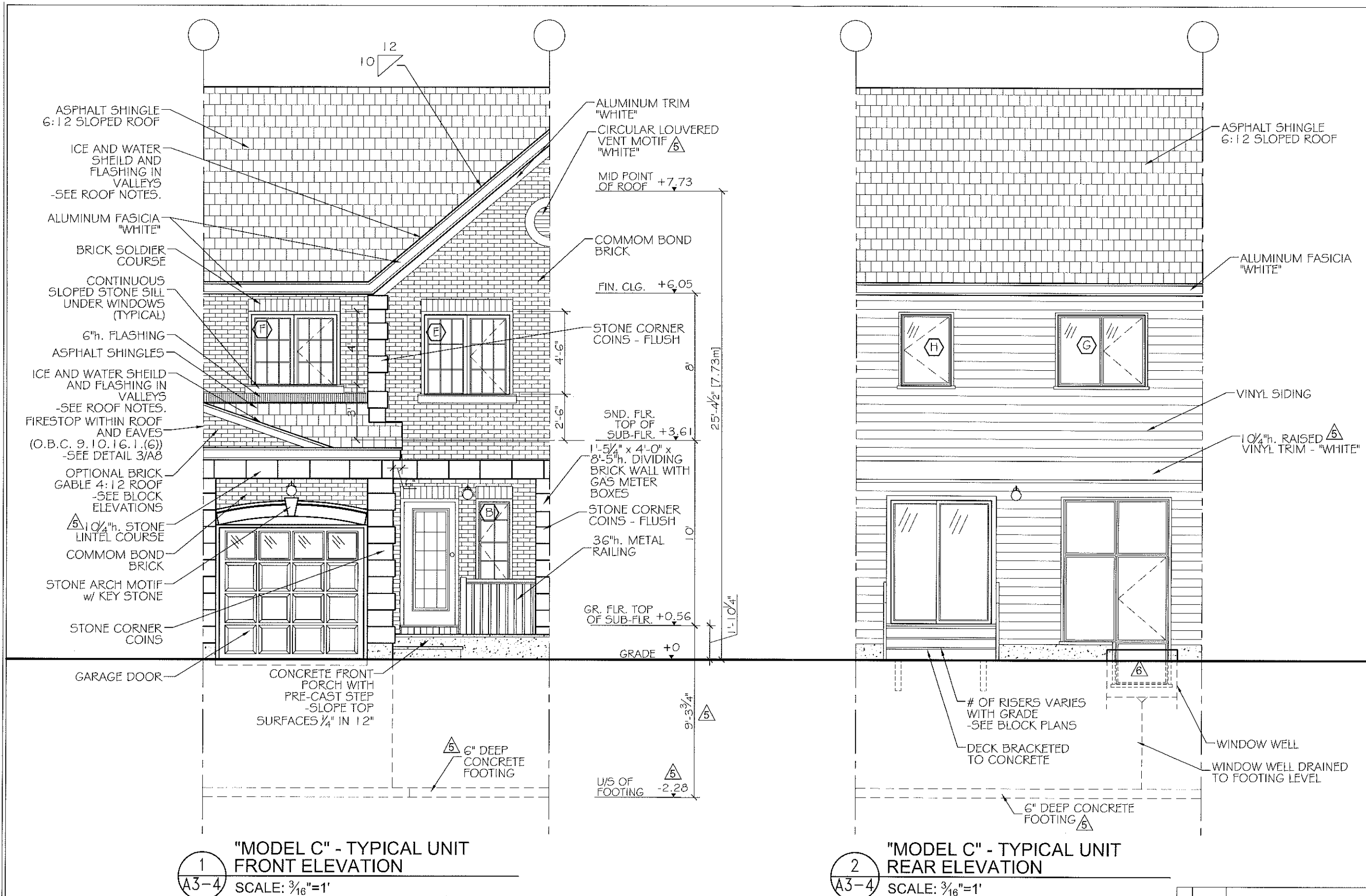
"MODEL C" - SECOND FLOOR PLAN
SCALE: 1/4" = 1'

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



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

**BLOCK-2
UNIT - 12**



NOTES

E.O.L.

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

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LEGEND

7	JAN. 22/13	REISSUED 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 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
DATE	REVISION	

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PHOENIX HOMES

PROJECT

SAWGRASS TOWNS

JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C" ELEVATIONS

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

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

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.
- FAIRLY 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 CONTRACTOR'S SAMPLE BOARD.
- 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-2

UNIT - 12

