

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 DIMESNIONS 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

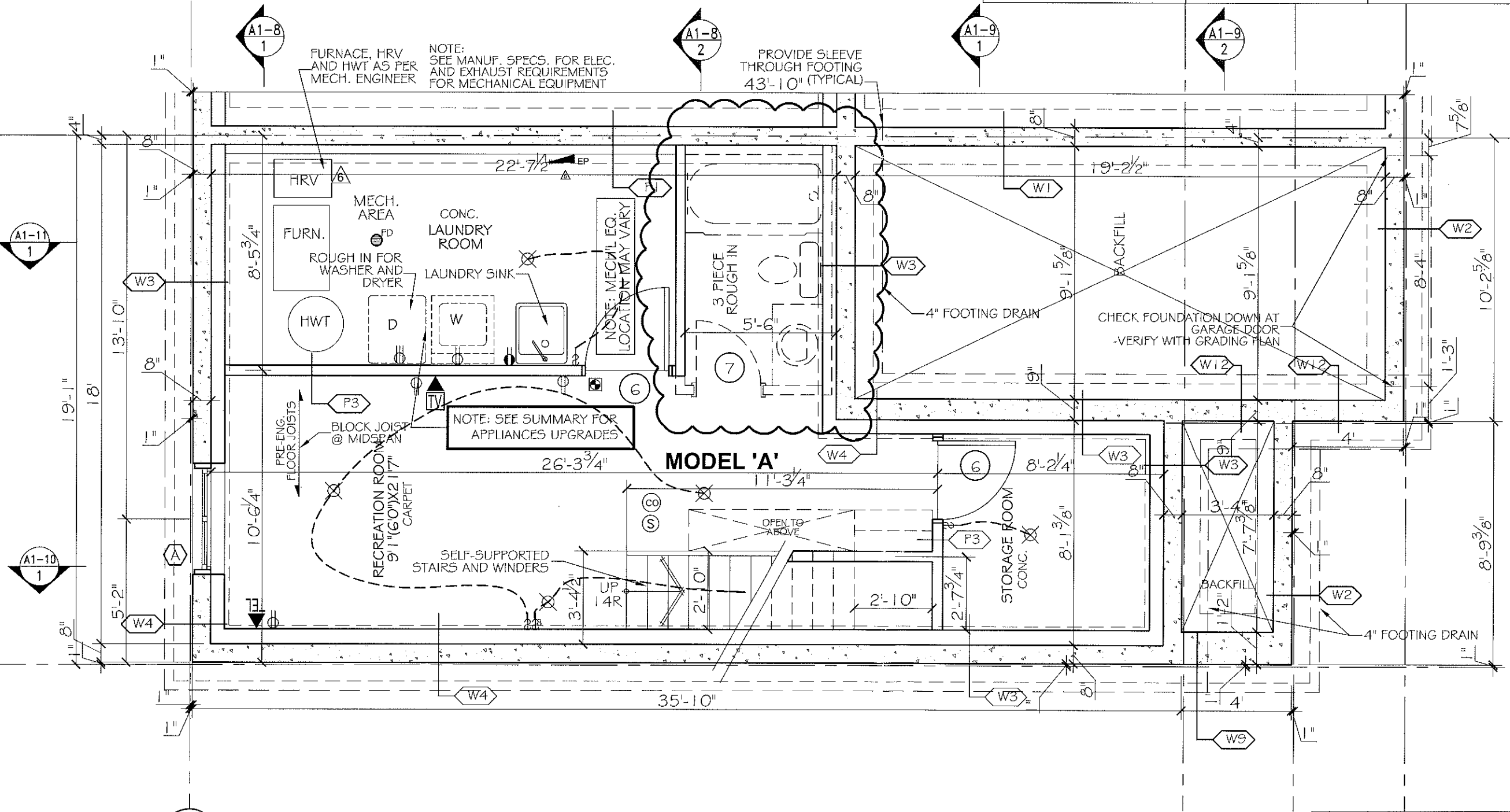
- | | | | | | |
|----|---|----|--|----|------------------|
| FD | FLOOR DRAIN | § | LIGHT SWITCH | ⊠ | EXHAUST FAN |
| Ⓢ | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH | ⬆ | TELEPHONE OUTLET |
| Ⓢ | CARBON MONOXIDE DETECTOR | Ⓢ | THERMOSTAT | ⬆ | CABLE TV OUTLET |
| ⊗ | CEILING MOUNTED INCAND. LIGHT FIXTURE | Ⓢ | 120V ELECTRICAL OUTLET | ⬆ | WATER HOOKUP |
| ⊗ | CAPPED CEILING OUTLET | Ⓢ | CEILING MOUNTED 120V ELECTRICAL OUTLET | ⬆ | CENTRAL VACUUM |
| Ⓢ | WALL-MOUNTED INCAND. LIGHT FIXTURE | Ⓢ | 220V ELECTRICAL OUTLET | EP | ELECTRICAL PANEL |
| Ⓢ | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | Ⓢ | 6FI ELECTRICAL OUTLET | | |
| | | Ⓢ | SWITCH ELECTRICAL OUTLET | | |

NOTES

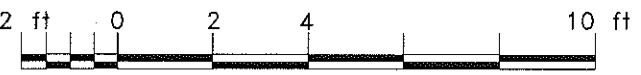
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LEGEND

- WALL / PARTITION ASSEMBLY
- DOOR TYPE
- WINDOW TYPE



1 "MODEL A" - BASEMENT FLOOR PLAN
A1-1 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 - 17

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 STRUCTURAL ENGINEER
PROVIDING A LETTER
REFERENCING THE STRUCTURAL
DESIGN AS HAVING BEEN
PROVIDED UNDER HIS
RESPONSIBILITY.

Δ	JAN. 22/13	REISSUED FOR PERMIT
Δ	JUL. 10/12	HRV ADDED
Δ	JUN. 19/12	ELEC. PANEL REVISED
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
Δ	DATE	REVISION

DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

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PURPOSES UNTIL
SIGNED BY THE
ARCHITECT

SignedSeal3.jpg



PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A" END
BASEMENT
FLOOR PLAN**

DRAWN BY RDB	DATE OCT. 1, 2010
SCALE 1/4" = 1'	DRAWING NO. A1-1
JOB NO. 967	

MORRIS MELAMED
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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

- E.O.E.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- CHECKS IN FOUNDATION TO BE CONFIRMED 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 EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.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 STRUCTURAL ENGINEER OR BY THE ARCHITECT. REFERENCING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

5	JAN. 22/13	RE-ISSUED FOR PERMIT
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
DATE	REVISION	

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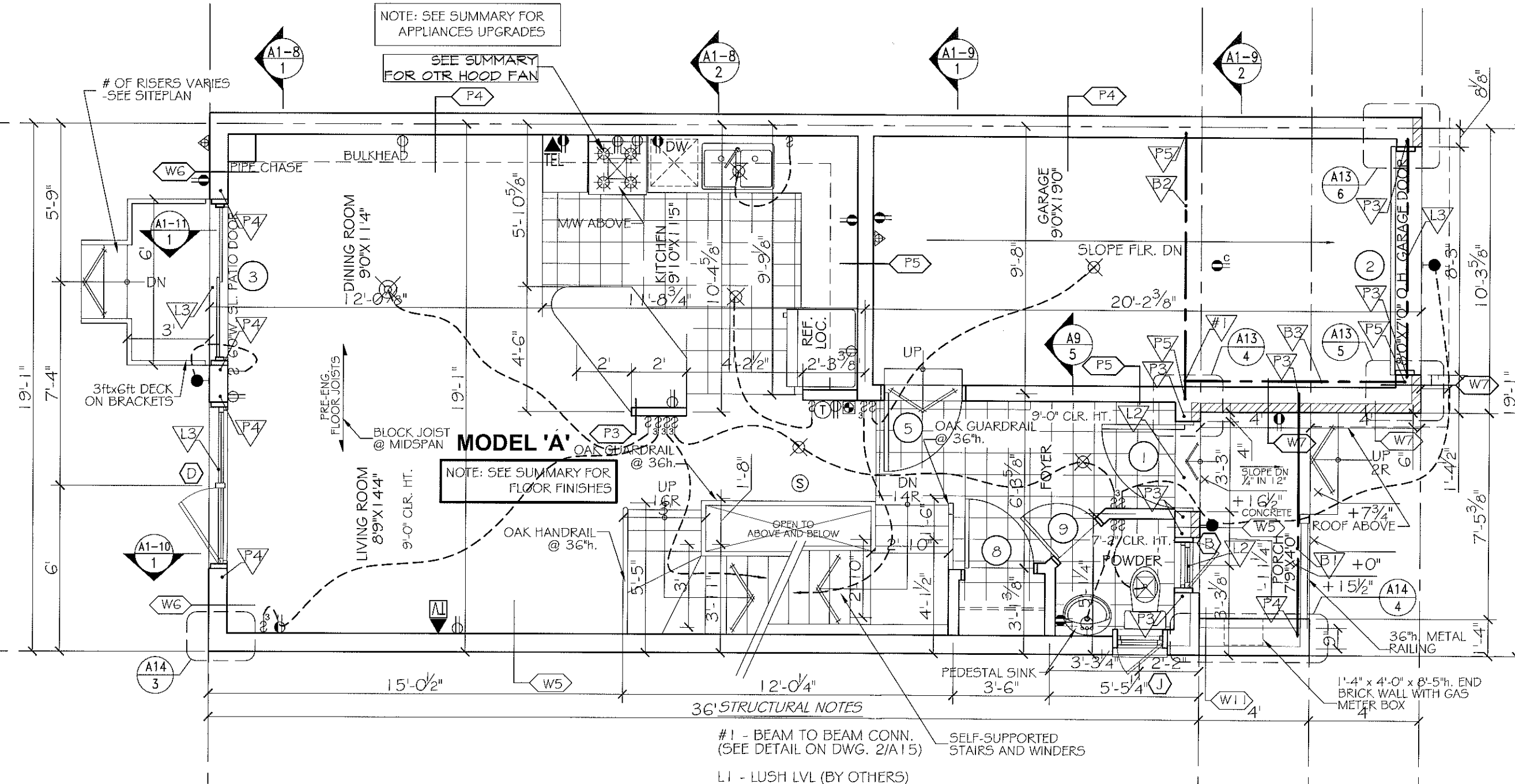


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A" END
GROUND FLOOR PLAN**

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	1/4" = 1'	DRAWING NO.	A1-2
JOB NO.	967		

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1 "MODEL A" - GROUND FLOOR PLAN
A1-2 SCALE: 1/4"=1'



- #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 - 17**

NOTES

1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE DWG. 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

- | | | |
|---|--|----------------------|
| FD FLOOR DRAIN | § LIGHT SWITCH | ⊠ EXHAUST FAN |
| SA 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 ELECTRICAL OUTLET | WATER HOOKUP |
| ⊗ CAPPED CEILING OUTLET | CEILING MOUNTED 120V ELECTRICAL OUTLET | CV CENTRAL VACUUM |
| WALL-MOUNTED INCAND. LIGHT FIXTURE | 220V ELECTRICAL OUTLET | EP ELECTRICAL PANEL |
| WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | GF ELECTRICAL OUTLET | |
| | SWITCH ELECTRICAL OUTLET | |

NOTES

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8. ATTIC ACCESS HATCH TO BE PROVIDED AS PER NOTE 80 ON DWG. A7.

LEGEND

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

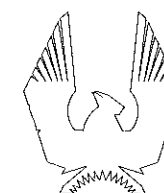
STRUCTURAL DESIGN BY JOHN STUART HALL, P.ENG. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE STRUCTURAL ENGINEER OR BY THE ARCHITECT. PROVIDING A LETTER REFERENCING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

7	JAN. 22/13	RE-ISSUED FOR PERMIT
6	JUL. 10/12	SHOWER & VANITY REVISED, WINDOW REV.
5	JUN. 19/12	WR SWITCH REVISED
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
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	DATE	REVISION

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PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A" END
SECOND FLOOR PLAN**

DRAWN BY RDB	DATE OCT. 1, 2010
SCALE 1/4" = 1'	DRAWING NO. A1-3
JOB NO. 967	

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

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

STRUCTURAL NOTES

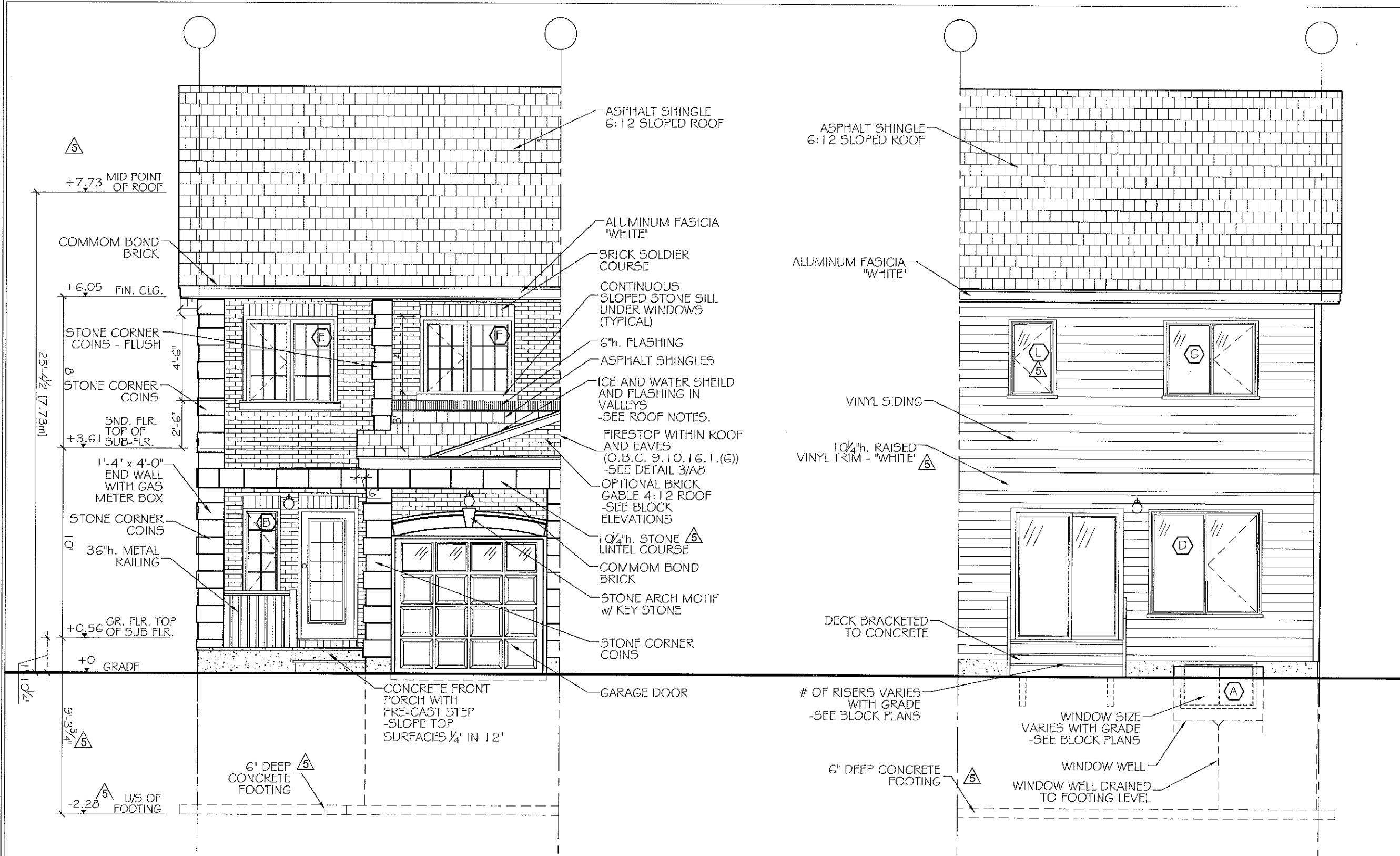
- L1 - LUSH LVL (BY OTHERS)
- L2 - 2-2x10
- L3 - 3-2x10
- P3 - 2-2x6

SPECIFIC NOTE:

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**BLOCK-3
UNIT - 17**





1
A1-4
"MODEL A" - END UNIT
FRONT ELEVATION
SCALE: 3/16"=1'

2
A1-4
"MODEL A" - END UNIT
REAR ELEVATION
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. FARGE 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:
SEE SHOP DRAWINGS AND THE REST OF ARCHITECTURAL & STRUCTURAL PLANS FOR COMPLETE WORKING DRAWINGS NOTES, SCHEDULES AND LEGENDS.

2	APR23-14	REV. AS PER CONST. SUMMARY
1	MAR14-14	REV. AS PER CONST. SUMMARY
NO	DATE	REVISION
SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER		

BLOCK-3
UNIT - 17

NOTES
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LEGEND

6	JAN. 22/13	RE-ISSUED FOR PERMIT
5	JUL. 10/12	FOOTING & USP 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
DATE	REVISION	

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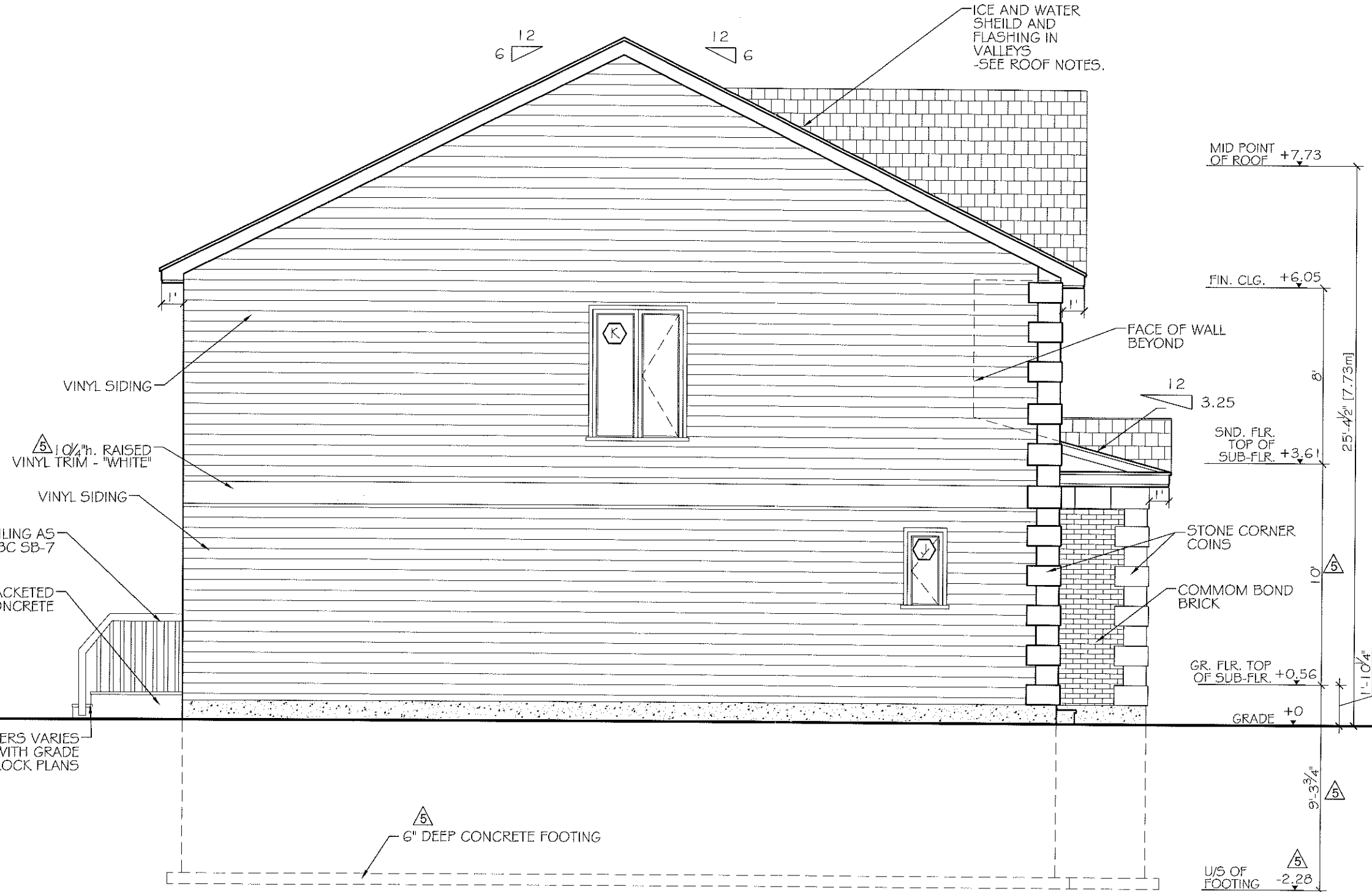
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A" ELEVATIONS
END UNITS**

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	3/16" = 1'	DRAWING NO.	A1-4
JOB NO.	967		

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**"MODEL A" - END UNIT
SIDE ELEVATION**
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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1	MAR14-14	REV. AS PER CONST. SUMMARY
NO	DATE	REVISION
SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER		

**BLOCK-3
UNIT - 17**

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4	JUL. 10/12	FOOTING & USE REVISED, CHG. VENT & BAND REV.
3	APR. 24/12	REVISED TO MEET OBC SB-12
2	DEC. 23/11	REVISED AS PER STRUCTURAL
1	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
NO	DATE	REVISION
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PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A"
SIDE ELEVATION
END UNITS**

DRAWN BY RDB	DATE OCT. 1, 2010
SCALE 3/16" = 1'	DRAWING NO. A3-7
JOB NO. 967	

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