

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
- 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

NOTES

- E.T.O.E.
- 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 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 CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF 2x4 WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. C.W. ALL REVISIONS.
- ALL AREA CALCULATIONS ARE DETERMINED 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

- WALL / PARTITION ASSEMBLY
- DOOR TYPE
- WINDOW TYPE

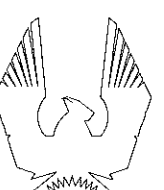
STRUCTURAL DESIGN BY JOHN STUART HALL, P.ENG. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE STRUCTURAL ENGINEER OR BY THE ARCHITECT. PROVIDING A LETTER REFERRING TO THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

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

DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

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SignedSeal3.jpg



PHOENIX HOMES

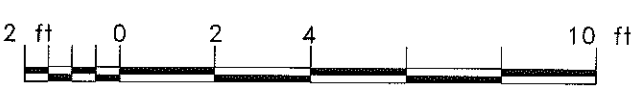
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

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

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

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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-4
UNIT - 23**

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. 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

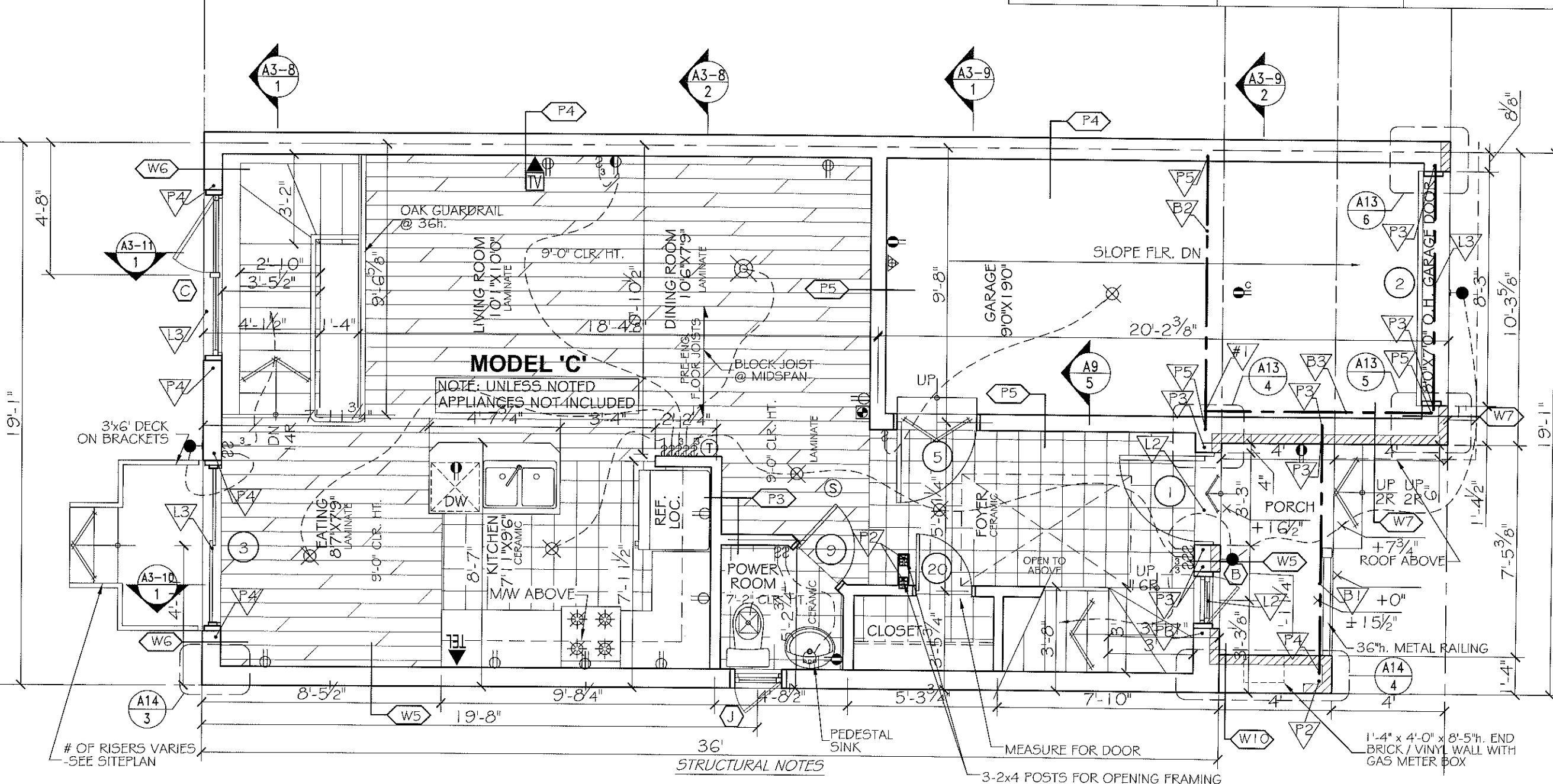
- | | | | | | |
|----|---|----|--|---|------------------|
| FD | FLOOR DRAIN | § | LIGHT SWITCH | ⊠ | EXHAUST FAN |
| Ⓢ | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH | Ⓣ | TELEPHONE OUTLET |
| Ⓢ | CARBON MONOXIDE DETECTOR | Ⓣ | THERMOSTAT | Ⓢ | CABLE TV OUTLET |
| Ⓢ | CEILING MOUNTED INCAND. LIGHT FIXTURE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

NOTES

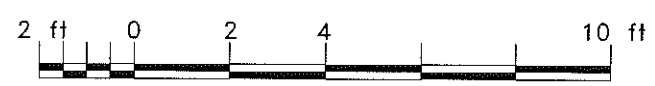
- DO NOT SCALE DRAWINGS
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- CHECKS IN FOUNDATION TO BE CONFIRMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS.
- SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN.
- CHECK WITH MANUFACTURERS FOR EXACT KNOCK 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 REVISIONS.
- ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTERLINE OF PARTITION WALLS.
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LEGEND

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



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)
- 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.

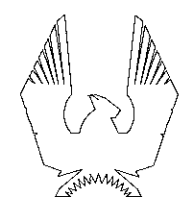
BLOCK-4
UNIT - 23

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.

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. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
DATE	REVISION	

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

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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. A3-2
JOB NO. 967	

MORRIS MELAMED
architect - ottawa
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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 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 | 120V ELECTRICAL OUTLET | EXHAUST FAN |
| SA SMOKE ALARM (120v) | CEILING MOUNTED 120V ELECTRICAL OUTLET | TELEPHONE OUTLET |
| CO CARBON MONOXIDE DETECTOR | 220V ELECTRICAL OUTLET | CABLE TV OUTLET |
| CM INCAND. LIGHT FIXTURE | GFI ELECTRICAL OUTLET | WATER HOOKUP |
| CC CAPPED CEILING OUTLET | SWITCH ELECTRICAL OUTLET | CENTRAL VACUUM |
| WM INCAND. LIGHT FIXTURE | | ELECTRICAL PANEL |
| WE WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | | |

NOTES

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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.

DATE	REVISION
JAN. 29/13	RE-ISSUED FOR PERMIT
JUL. 10/12	SHOWER & VANITY REVISED
JUN. 19/12	WR SWITCHES REVISED
APR. 24/12	REVISED TO MEET OBC SB-12
DEC. 23/11	REVISED AS PER STRUCTURAL
DEC. 7/11	ISSUED FOR PERMIT
OCT. 1/10	ISSUED FOR PRELIM. REVIEW

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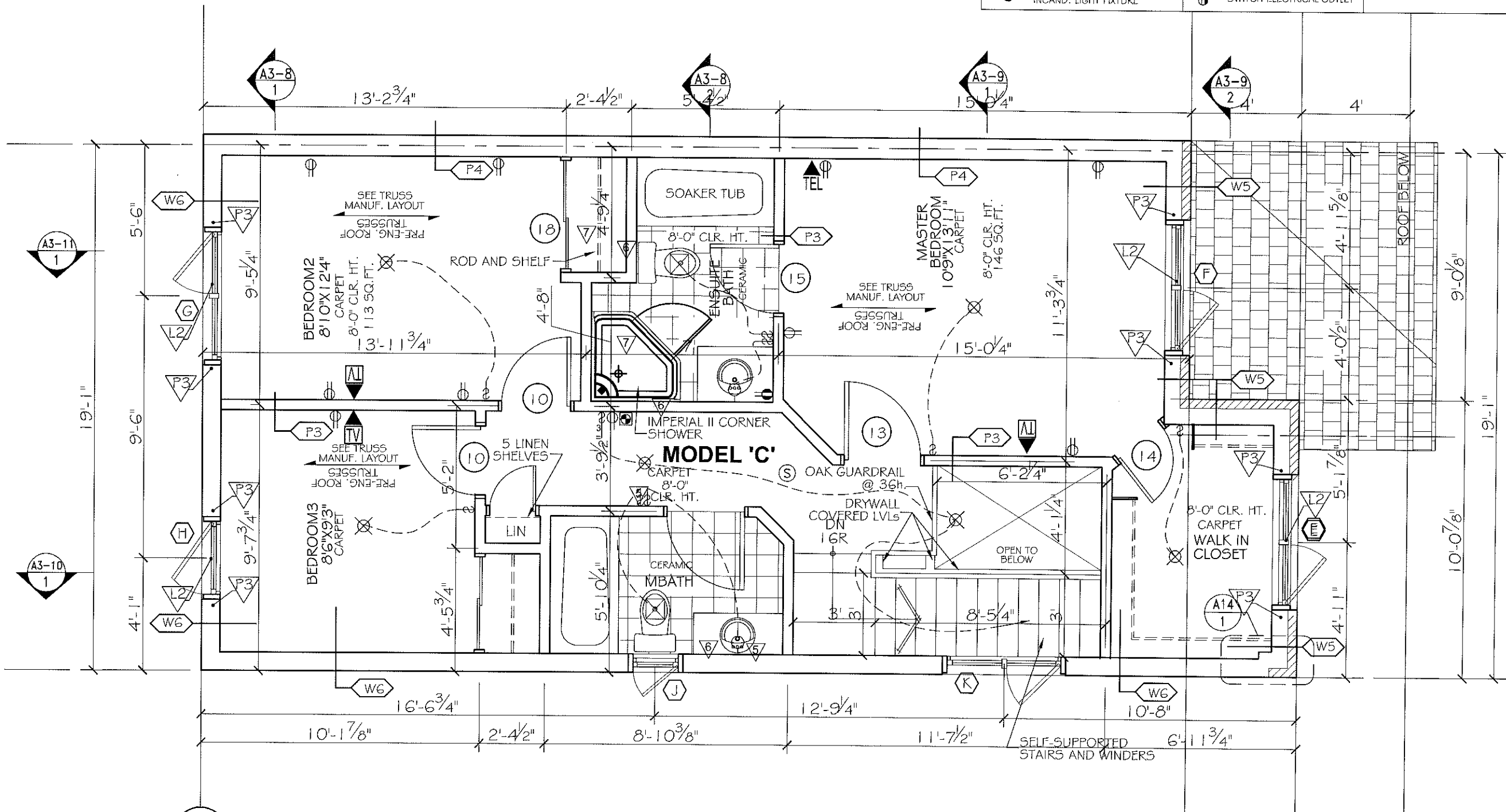


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

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

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

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



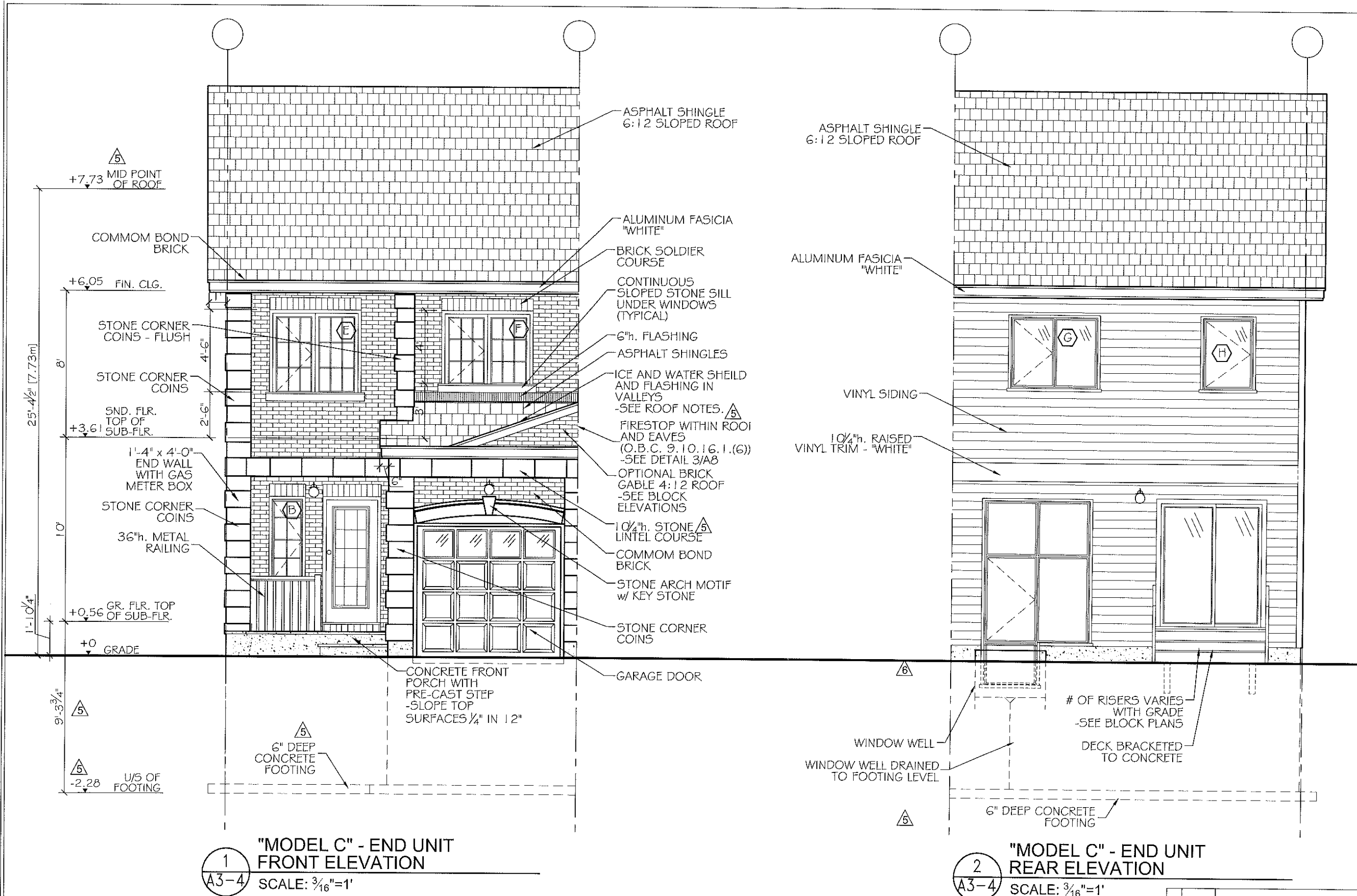
"MODEL C" - SECOND FLOOR PLAN
SCALE: 1/4"=1'

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-4
UNIT - 23**



- 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.

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

BLOCK-4
UNIT - 23

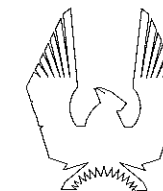
NOTES
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LEGEND

7	JAN. 2013	RE-ISSUED FOR PERMIT
6	OCT. 17/12	WINDOW C REVISED
5	JUL. 10/12	FOOTING & USF REVISED, CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET OBC 88-12
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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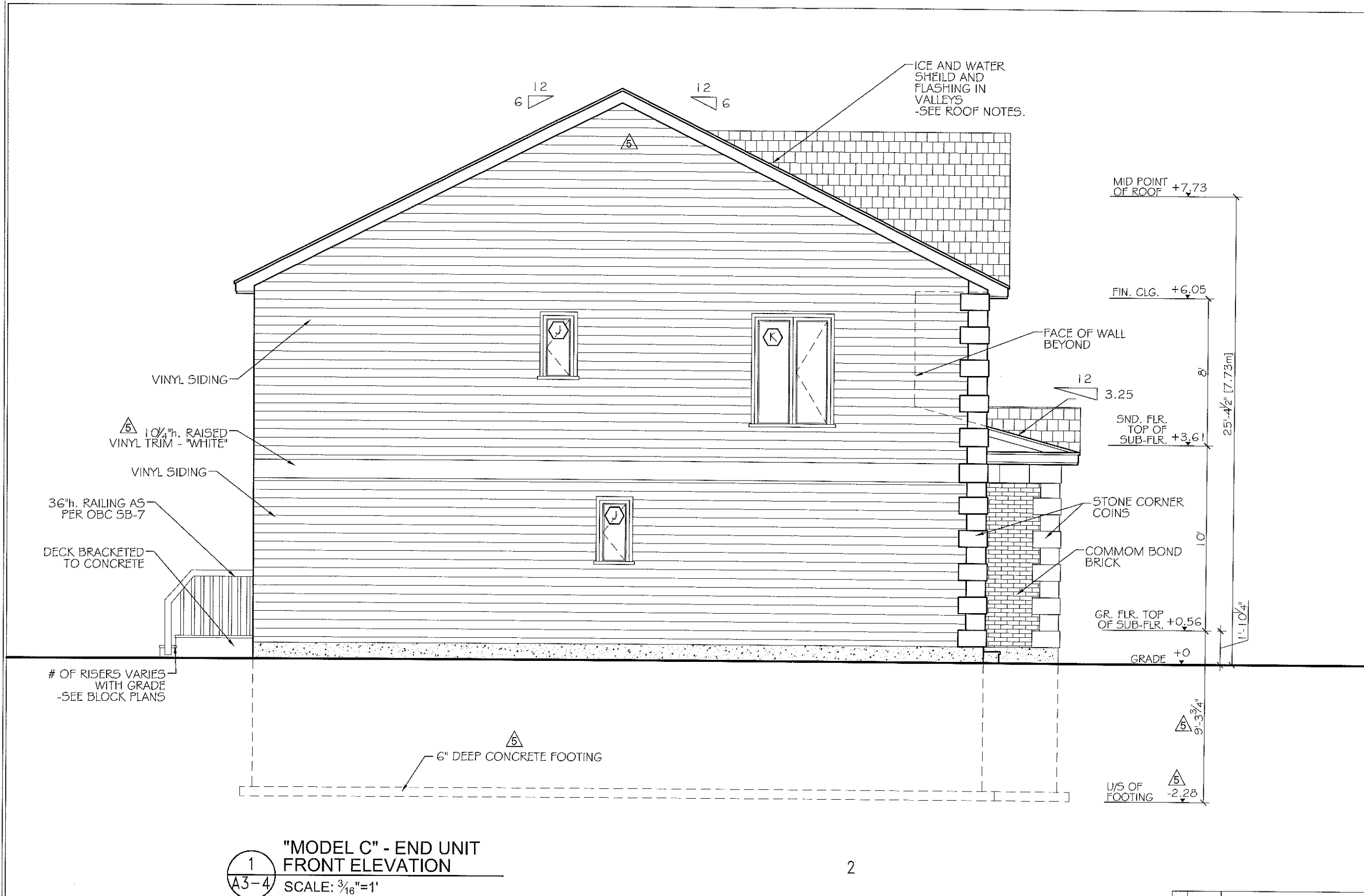
PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
 JOCKVALE RD.
 OTTAWA, ON

DRAWING NAME
"MODEL C" END UNIT ELEVATIONS

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

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



1
A3-4 "MODEL C" - END UNIT
FRONT 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. PATCH 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-4
UNIT - 23**

NOTES

1. 4 O.E.

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

SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN

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

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LEGEND

7	JAN. 22/13	RE-ISSUED FOR PERMIT
6	OCT. 17/12	WINDOW C REVISED
5	JUL. 10/12	FOOTING & USF REVISED, CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET OBC SB-12
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SignedSeal3.jpg

PHOENIX HOMES

PROJECT

SAWGRASS TOWNS

JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

**"MODEL C" END UNIT
SIDE ELEVATION
(TYPICAL)**

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

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