

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
- SA SMOKE ALARM (120V)
- CD CARBON MONOXIDE DETECTOR
- CM INCAND. LIGHT FIXTURE
- CC CAPPED CEILING OUTLET
- WM INCAND. LIGHT FIXTURE
- WE WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE

- LS LIGHT SWITCH
- 3S 3-WAY LIGHT SWITCH
- T THERMOSTAT
- EO 120V ELECTRICAL OUTLET
- EC CEILING MOUNTED 120V ELECTRICAL OUTLET
- EE 220V ELECTRICAL OUTLET
- GO GFI ELECTRICAL OUTLET
- SE SWITCH ELECTRICAL OUTLET

- EF EXHAUST FAN
- TE TELEPHONE OUTLET
- CTV CABLE TV OUTLET
- WH WATER HOOKUP
- CV CENTRAL VACUUM
- EP ELECTRICAL PANEL

NOTES

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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.

7	JAN. 22/13	RE-ISSUED FOR PERMIT
6	JUL. 10/12	HRV ADDED
5	JUN. 19/12	WR SWITCHES 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
DATE	REVISION	

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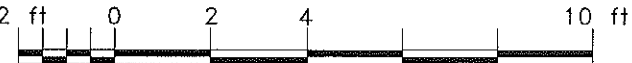
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL B" BASEMENT FLOOR PLAN

DRAWN BY RDB
SCALE 1/4" = 1'
JOB NO. 967
DATE OCT. 1, 2010
DRAWING NO. **A2-1**

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1 "MODEL B" - BASEMENT FLOOR PLAN
A2-1 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-5
UNIT - 31

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.

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.

	FLOOR DRAIN
	SMOKE ALARM (120v)
	CARBON MONOXIDE DETECTOR
	CEILING MOUNTED INCAND. LIGHT FIXTURE
	CAPPED CEILING OUTLET
	WALL-MOUNTED INCAND. LIGHT FIXTURE
	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE

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

DO NOT SCALE DRAWINGS

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

EXISTS IN FOUNDATION TO BE EXPOSED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALL

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

CHECK AND VERIFY ALL DIMENSIONS & CO-ORDINATE WITH SITE FOREMAN

WORK WITH MANUFACTURER FOR EXACT DOUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF EXISTING WALLS, EXCEPT 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 PREVIOUS.

ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CONTROLS OF PARTITION WALL

 WALL / PARTITION ASSEMBLY
 DOOR TYPE
 WINDOW TYPE
 STRUCTURAL NOTE

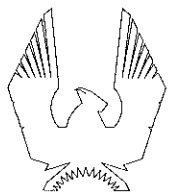
STRUCTURAL DESIGN BY
JOHN STUART HALL, P.ENG.
THIS DRAWING SHALL NOT BE
USED FOR CONSTRUCTION
PURPOSES UNLESS
SIGNED AND SEALED BY THE
STRUCTURAL ENGINEER OR BY
THE STRUCTURAL ENGINEER
PROVIDING A LETTER
REFERENCING THE STRUCTURAL
DESIGN AS HAVING BEEN
PROVIDED UNDER HIS
RESPONSIBILITY.

6	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
NO	DATE	REVISION

DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

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ARCHITECT

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PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL B"
GROUND FLOOR PLAN

DRAWN BY RDB

SCALE $\frac{1}{4}" = 1'$

JOB NO. 067

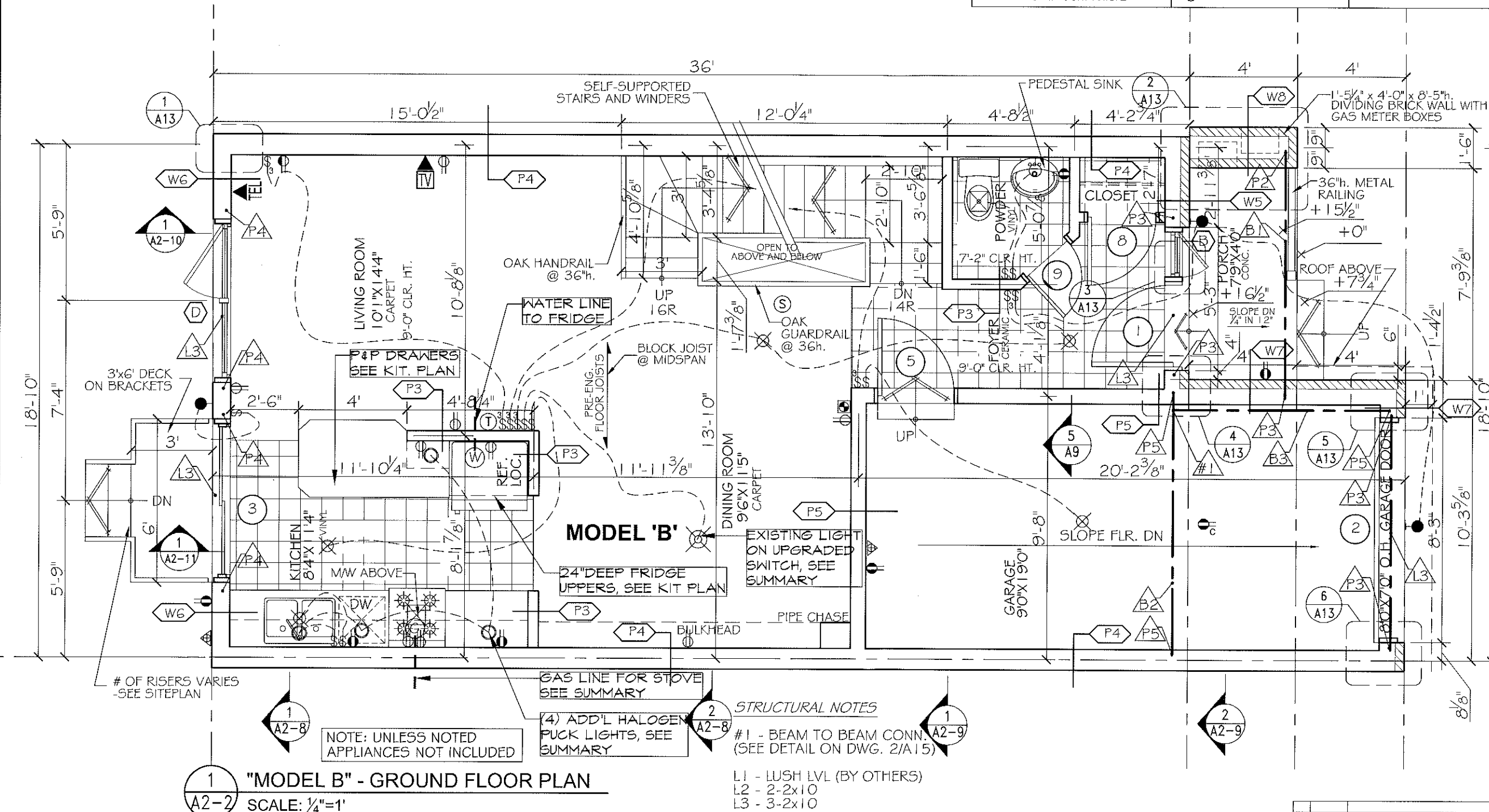
DATE OCT. 1, 2010

DRAWING NO.

A2-2

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STRUCTURAL NOTES

#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-5
UNIT - 31

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. 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 | § | LIGHT SWITCH |
| S | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH |
| CO | CARBON MONOXIDE DETECTOR | T | THERMOSTAT |
| ⊗ | CEILING MOUNTED INCAND. LIGHT FIXTURE | 120V | 120V ELECTRICAL OUTLET |
| ⊗ | CAPPED CEILING OUTLET | 120V | CEILING MOUNTED 120V ELECTRICAL OUTLET |
| ⊗ | WALL-MOUNTED INCAND. LIGHT FIXTURE | 220V | 220V ELECTRICAL OUTLET |
| ⊗ | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | GFI | GFI ELECTRICAL OUTLET |
| | | SW | SWITCH ELECTRICAL OUTLET |

- | | |
|-----|------------------|
| ⊗ | EXHAUST FAN |
| TEL | TELEPHONE OUTLET |
| TV | CABLE TV OUTLET |
| ⊗ | WATER HOOKUP |
| ⊗ | CENTRAL VACUUM |
| EP | ELECTRICAL PANEL |

NOTES

- E. & D.C.
- 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 3-WALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BYLAWS.
- SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN
- CHECK WITH MANUFACTURER FOR EXACT SLOUGH 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. 2011 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

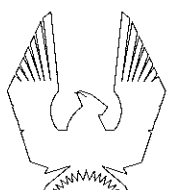
- | | |
|---|---------------------------|
| — | WALL / PARTITION ASSEMBLY |
| ○ | DOOR TYPE |
| ◻ | WINDOW TYPE |
| △ | STRUCTURAL NOTE |

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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 98-12
3	DEC. 23/11	REVISED AS PER STRUCTURAL
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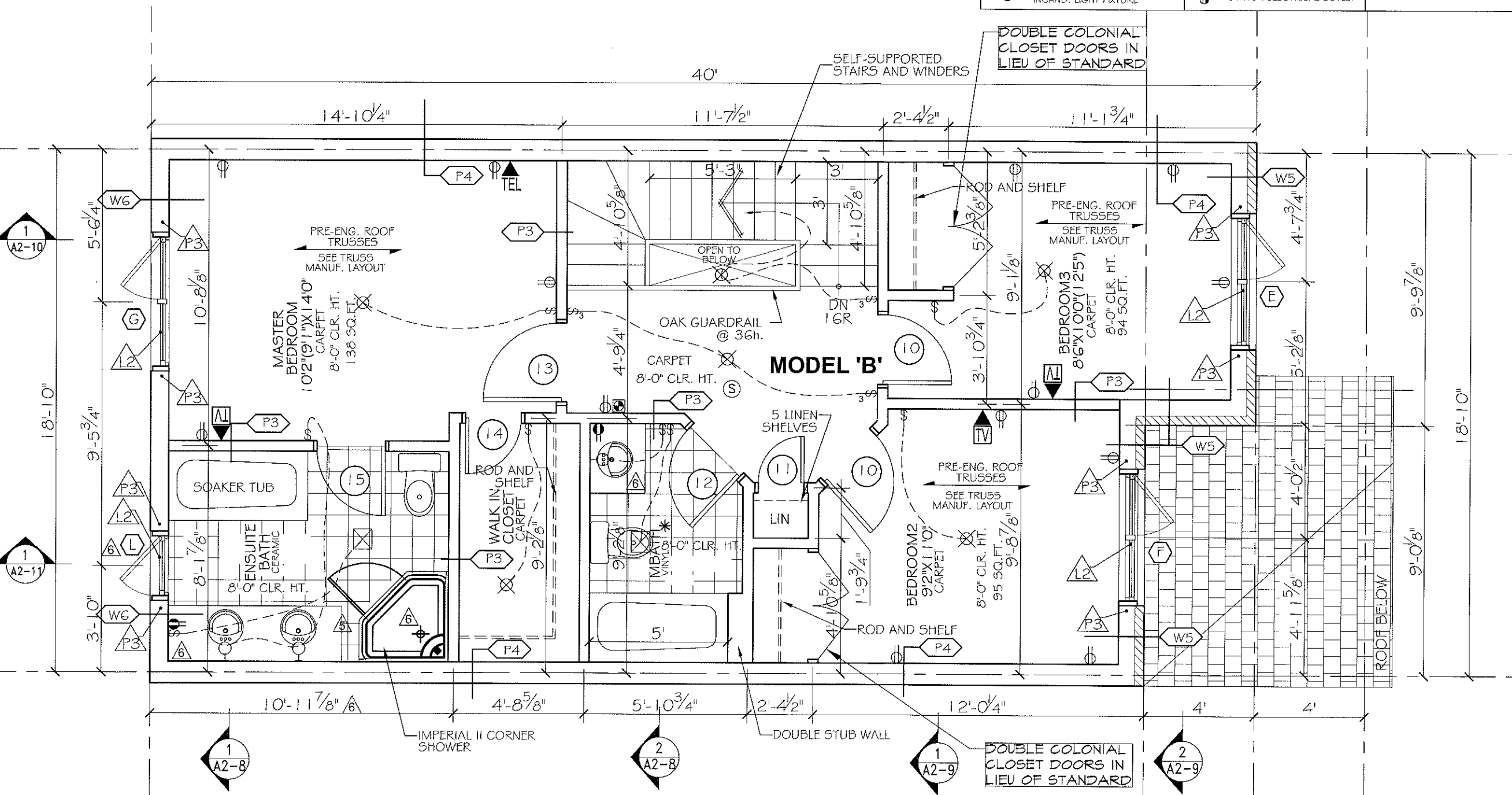
PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL B" SECOND FLOOR PLAN

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	1/4" = 1'	DRAWING NO.	A2-3
JOB NO.	967		

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1 "MODEL B" - SECOND FLOOR PLAN
A2-3 SCALE: 1/4"=1'

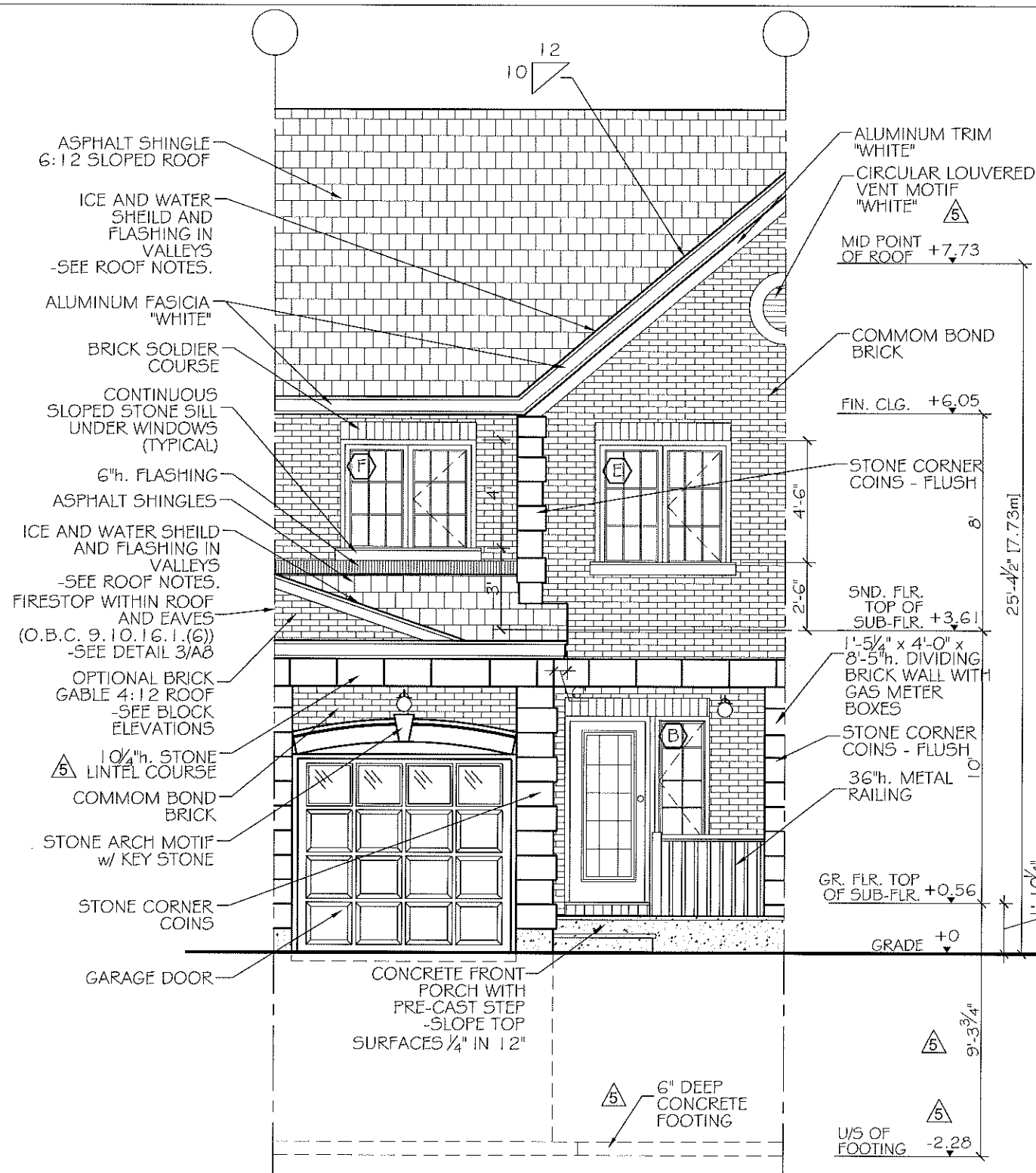
STRUCTURAL NOTES

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

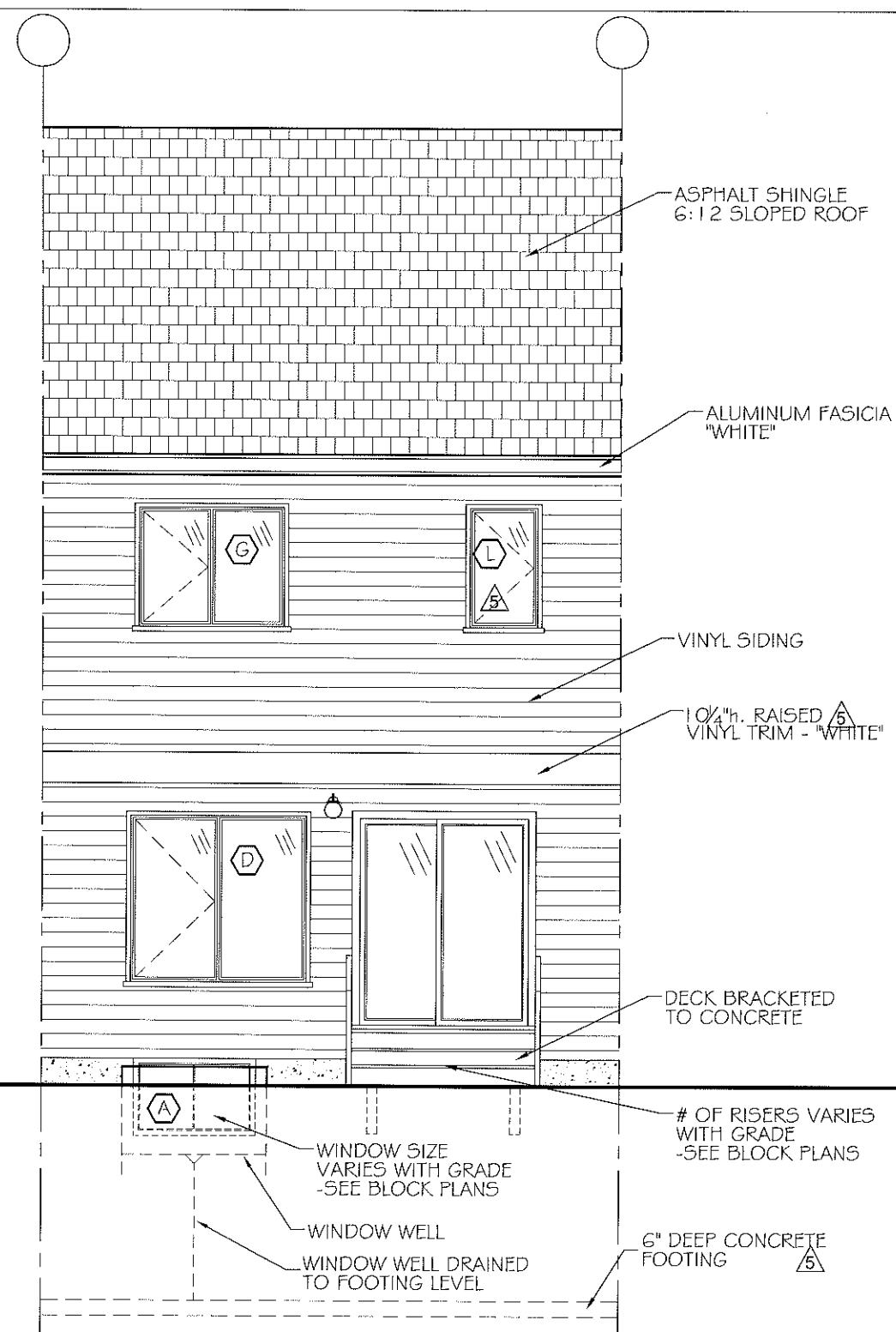
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BLOCK-5
UNIT - 31





1
A2-4
"MODEL B" - TYPICAL UNIT
FRONT ELEVATION
SCALE: 3/16"=1'



2
A2-4
"MODEL B" - TYPICAL UNIT
REAR ELEVATION
SCALE: 3/16"=1'

NOTES
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LEGEND

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PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL B" ELEVATIONS

DRAWN BY RDB
SCALE 3/16" = 1'
JOB NO. 967

DATE OCT. 1, 2010
DRAWING NO. **A2-4**

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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:
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2	APR2-14	CH. TO CEIL. LIGHT FIXTURE IN MBED.
1	JAN22-14	CH. TO CEIL. LIGHT FIXTURE IN MBED.
NO	DATE	REVISION

SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER

BLOCK-5
UNIT - 31