

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
- SA SMOKE ALARM (120V)
- CD CARBON MONOXIDE DETECTOR
- CMC CEILING MOUNTED INCAND. LIGHT FIXTURE
- CCO CAPPED CEILING OUTLET
- WMI WALL-MOUNTED INCAND. LIGHT FIXTURE
- WME WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE

- LS LIGHT SWITCH
- 3S 3-WAY LIGHT SWITCH
- T THERMOSTAT
- 120V 120V ELECTRICAL OUTLET
- 120V CEILING MOUNTED 120V ELECTRICAL OUTLET
- 220V 220V ELECTRICAL OUTLET
- GFI GFI ELECTRICAL OUTLET
- SWI SWITCH ELECTRICAL OUTLET

- EF EXHAUST FAN
- TEL 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 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

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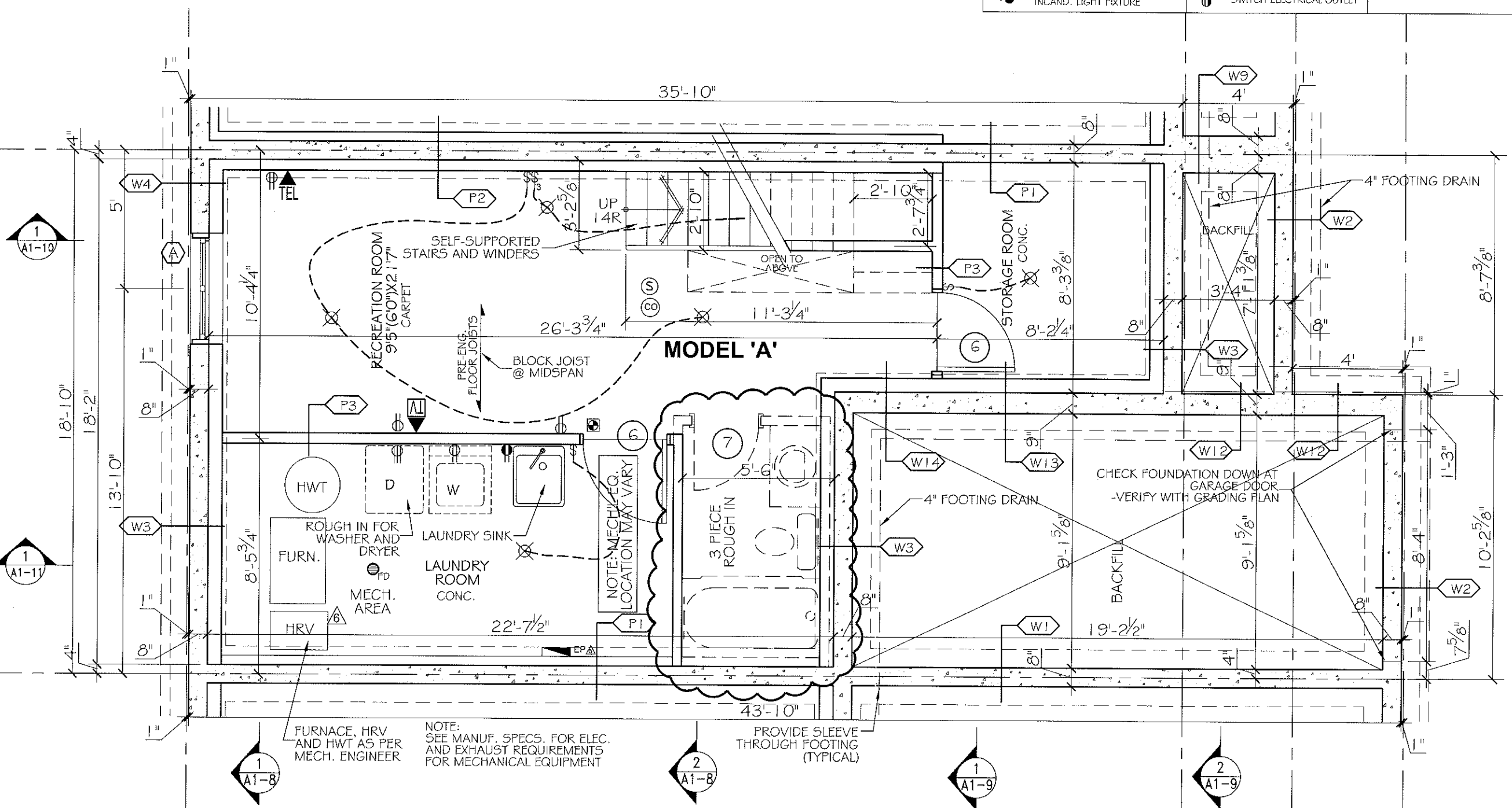


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL A" BASEMENT FLOOR PLAN

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

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1 "MODEL A" - BASEMENT FLOOR PLAN
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 - 33

NOTES

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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 |
| SA | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH | TEL | TELEPHONE OUTLET |
| CD | CARBON MONOXIDE DETECTOR | T | THERMOSTAT | CTV | CABLE TV OUTLET |
| CM | CEILING MOUNTED INCAND. LIGHT FIXTURE | 120V | 120V ELECTRICAL OUTLET | WH | WATER HOOKUP |
| CCO | CAPPED CEILING OUTLET | 120V | CEILING MOUNTED 120V ELECTRICAL OUTLET | CV | CENTRAL VACUUM |
| WM | WALL-MOUNTED INCAND. LIGHT FIXTURE | 220V | 220V ELECTRICAL OUTLET | EP | ELECTRICAL PANEL |
| WME | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | GFI | GFI ELECTRICAL OUTLET | | |
| | | SW | SWITCH ELECTRICAL OUTLET | | |

NOTES

- E & O.E.
DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO PHOENIX.
CHECKS BY 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 MANUFACTURER FOR EXACT HOUSING OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.
DIMENSIONS FOR WALLS ARE TAKEN FROM CONTIGUOUS OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. & 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 NOTE

STRUCTURAL DESIGN BY JOHN STUART HALL, P.ENG.
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PROVIDING A LETTER REFERENCING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

NO.	DATE	REVISION
5	JAN. 22/13	RE-ISSUED FOR PERMIT
4	APR. 24/12	REVISED TO MEET CBC 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

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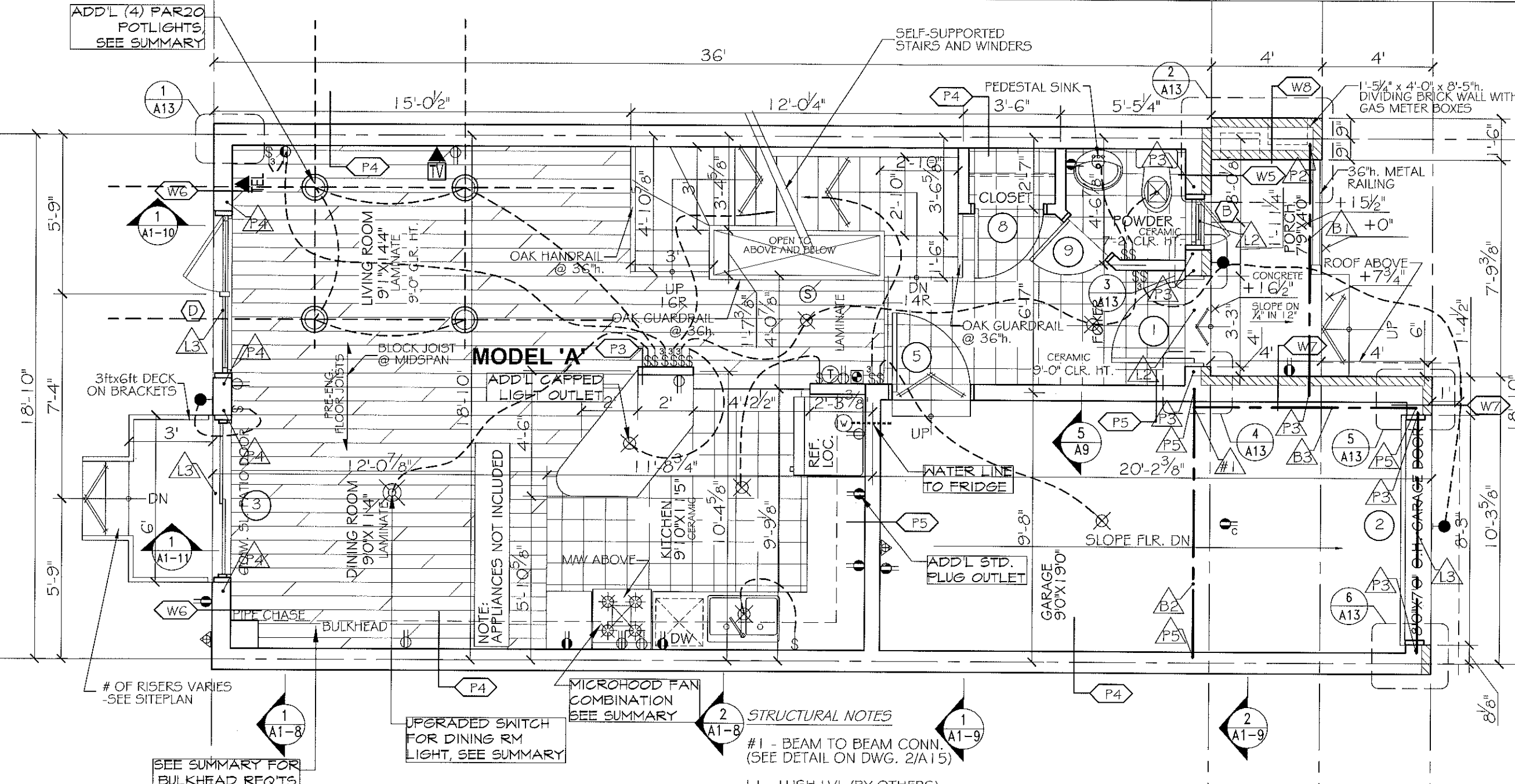


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A"
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'



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 - 33**

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

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

NOTES

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LEGEND

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

STRUCTURAL DESIGN BY JOHN STUART HALL, P.ENG.
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PROVIDING A LITTLE REFERENCE TO THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

NO.	DATE	REVISION
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
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
1	DATE	REVISION

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PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A"
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

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

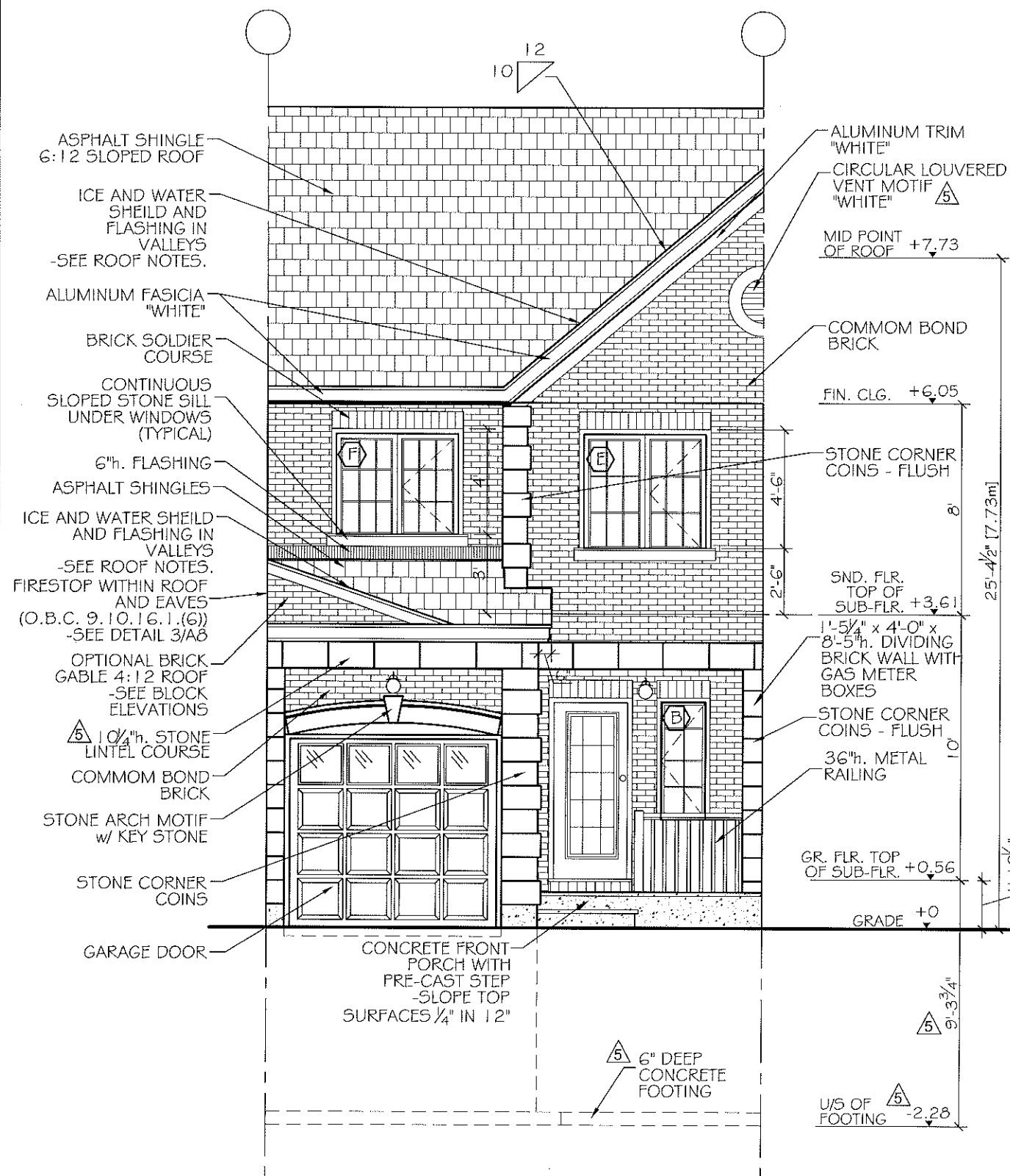
STRUCTURAL NOTES

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

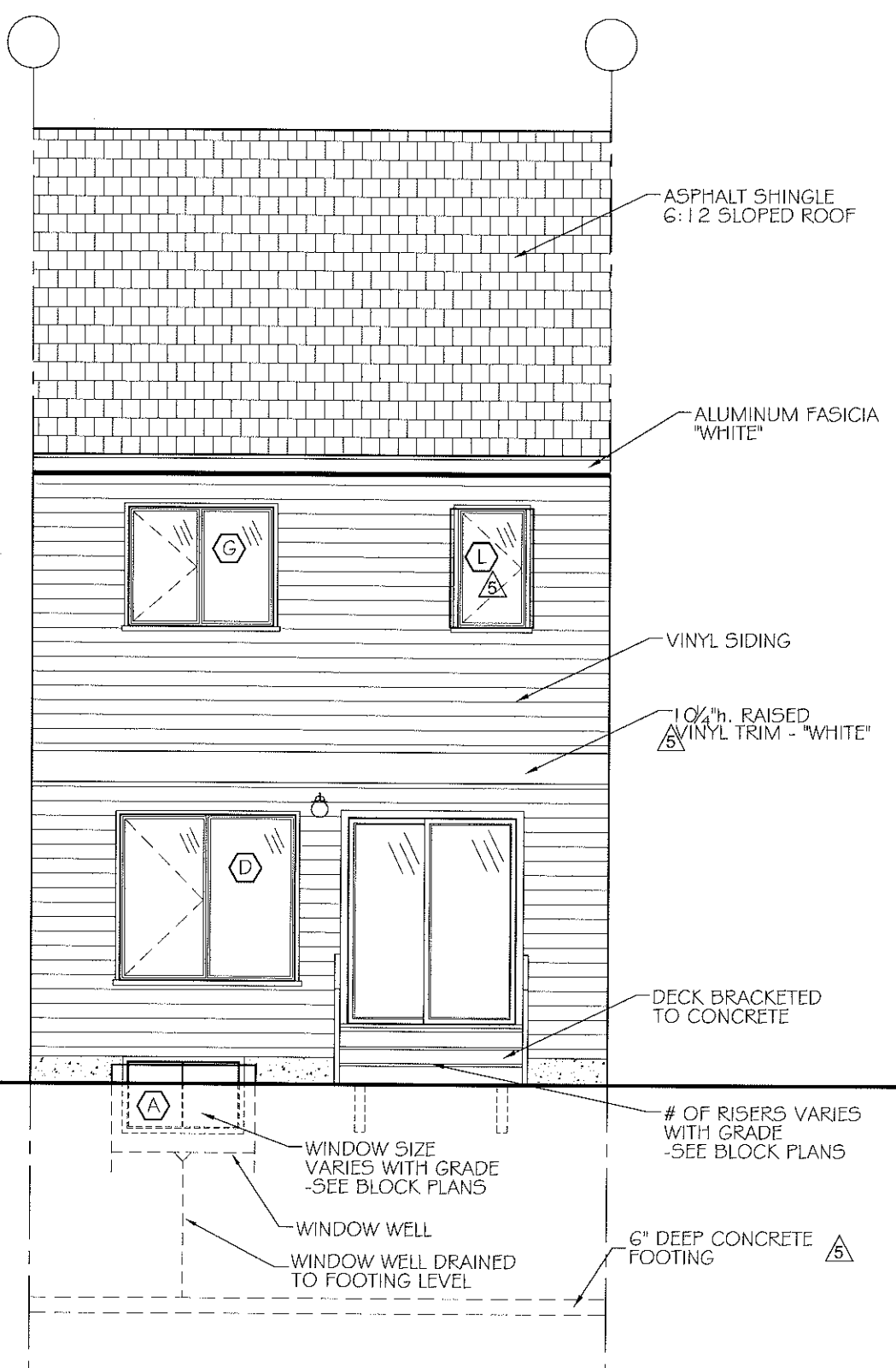
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**BLOCK-5
UNIT - 33**





1
A1-4 "MODEL A" - TYPICAL UNIT
FRONT ELEVATION
SCALE: $\frac{3}{16}"=1'$



2
A1-4 "MODEL A" - TYPICAL UNIT
REAR ELEVATION
SCALE: $\frac{3}{16}"=1'$

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.

SPECIFIC NOTE:

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NO.	DATE	REVISION
2	JAN31-14	REV. AS PER CONSTRUCTION SUMMARY
1	JAN29-14	REV. AS PER CONSTRUCTION SUMMARY
NO.	DATE	REVISION
SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER		

BLOCK-5
UNIT - 33

NOTES

E. & O.E.
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LEGEND

6	JAN. 22/13	RE-ISSUED FOR PERMIT
5	JUL. 10/12	FOOTING & USE REVISED, CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET OBC SB-12
3	DEC. 23/11	REVISED AS PER STRUCTURAL
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1	OCT. 3/10	ISSUED FOR PRELIM. REVIEW
DATE	REVISION	
DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY		

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PHOENIX HOMES	
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PROJECT	SAWGRASS TOWNS JOCKVALE RD. OTTAWA, ON
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DRAWING NAME	"MODEL A" ELEVATIONS
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DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	$\frac{3}{16}"=1'$	DRAWING NO.	A1-4
JOB NO.	967		

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

