






















- 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 STRUCTURAL 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	
	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
	LIGHT SWITCH
	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
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- LEGEND
- WALL / PARTITION ASSEMBLY
 - DOOR TYPE
 - WINDOW TYPE

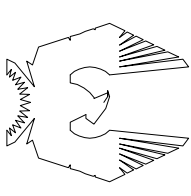
STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
FOR CONSTRUCTION
USED FOR CONSTRUCTION
PARAPROFESSEES UNITED BY THE
STRUCTURAL ENGINEER OR BY
THE STRUCTURAL ENGINEER
DESIGN AS HAVING BEEN
REVIEWED UNDER HIS
RESPONSIBILITY

Δ	JUN. 2013	REISSUED FOR PERMIT
Δ	JUL. 1992	REV. ADDED
Δ	JUN. 1992	ELEC PANEL REVISED
Δ	JAN. 2012	REVISED TO MEET DEC. 98-12
Δ	JAN. 2012	REVISED AS PER STRUCTURAL
Δ	DEC. 2011	REVISED AS PER STRUCTURAL
Δ	DEC. 2011	ISSUED FOR PERMIT
Δ	OCT. 2010	ISSUED FOR PRELIM. REVIEW
Δ	DATE	REVISION

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

SignedSeal3.jpg

PHOENIX HOMES



PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C" BASEMENT FLOOR PLAN

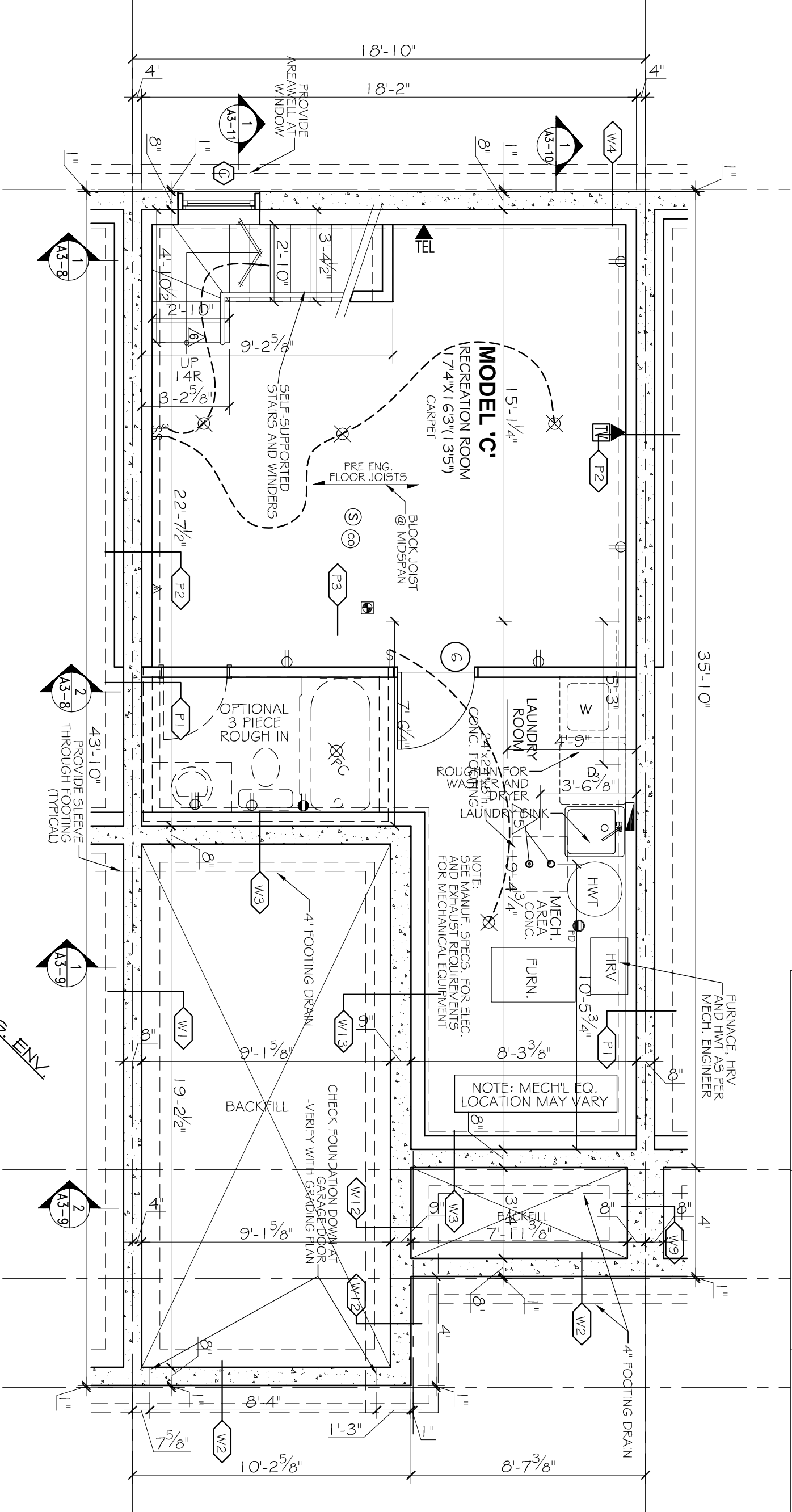
DRAWN BY
RDB

DATE
OCT. 1, 2010

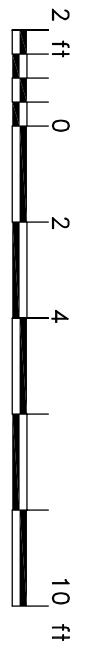
SCALE
1/4" = 1'

DRAWING NO.
A3-1

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



1 "MODEL C" - BASEMENT FLOOR PLAN
A3-1 SCALE: 1/4"=1'



ISSUED FOR BLDG. ENV.
DRAFT






















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

1	JAN. 4-14	REV. AS PER CONSTRUCTION SUMMARY
NO.	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

BLOCK-5
UNIT - 29

- NOTES
1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
 2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
 3. SEE DWGS. AG & 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. 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	
	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
	LIGHT SWITCH
	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
1. F.T.O.L.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER
- ALL FINISHES TO BE CONFIRMED ON SITE BY BUILDER
- ALL PARTITION WALLS TO BE CONSTRUCTED IN ACCORDANCE WITH MINIMUM 2" MINIMUM GUTS & SPACINGS
- DO NOT SCALE DRAWINGS
- ALL AREA CALCULATIONS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, MINOR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- ALL AREA CALCULATIONS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, MINOR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- ALL AREA CALCULATIONS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, MINOR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.

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

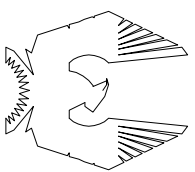
STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
FOR CONSTRUCTION
USED FOR CONSTRUCTION
PAROCHES UNITS BY THE
STRUCTURAL ENGINEER OR BY
THE STRUCTURAL ENGINEER
DESIGN AS HAVING BEEN
REVIEWED UNDER HIS
SUPERVISION

5	JAN. 2013	REISSUED FOR PERMIT
4	APR. 2012	REVISED TO MEET DEC. 15.12. SUPPORT POSTS ADD.
3	DEC. 2011	REVISED AS PER STRUCTURAL
2	DEC. 2011	ISSUED FOR PERMIT
1	OCT. 2010	ISSUED FOR PRELIM. REVIEW
AD	DATE	REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

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PHOENIX HOMES

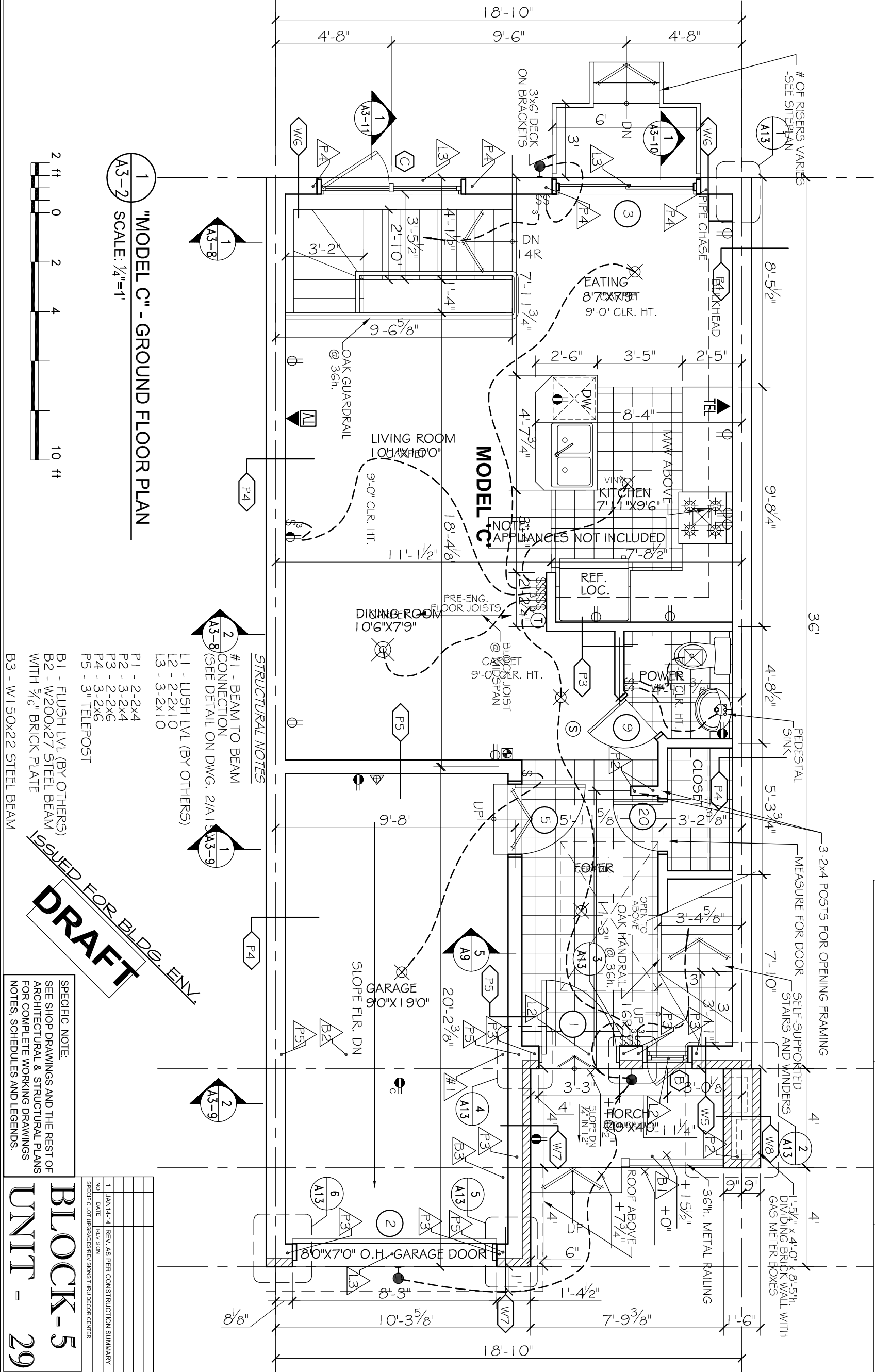
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

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



ISSUED FOR BLDG. ENVR.
DRAFT

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

1	JAN. 4-14	REV. AS PER CONSTRUCTION SUMMARY
NO.	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

- 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	
FLOOR DRAIN	LIGHT SWITCH
SMOKE ALARM (120V)	3-WAY LIGHT SWITCH
CARBON MONOXIDE DETECTOR	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
WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE	SWITCH ELECTRICAL OUTLET
EXHAUST FAN	ELECTRICAL PANEL
TELEPHONE OUTLET	
CABLE TV OUTLET	
WATER HOOKUP	
CENTRAL VACUUM	

- NOTES
1. * T.O.L.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- NO RAINFALL TO BE CONSIDERED ON SITE BY BUILDER.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS.
- 2006 CANADIAN NATIONAL BUILDING CODE.
- CHECK WITH MANUFACTURER FOR EXACT ROD OR RING DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRINE OF PARTITION WALLS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN AND SIGNED BY THE ARCHITECT.

	WALL / PARTITION ASSEMBLY
	DOOR TYPE
	WINDOW TYPE
	STRUCTURAL NOTE

STRUCTURAL DESIGN BY: JOHN STUART HALL, P. ENG. FOR CONSTRUCTION: PHOENIX HOMES LIMITED DESIGNED BY THE STRUCTURAL ENGINEER OR BY THE ARCHITECT. THE STRUCTURAL DESIGNER HAS REVIEWED THE DESIGN AS HAVING BEEN REVIEWED UNDER HIS RESPONSIBILITY.	
	REVISED FOR PERMIT
	JUL 1912 WAS SWITCHES REVISED
	JUL 2412 REVISED TO MEET O.C.S. 58.12
	DEC 2871 REVISED AS PER STRUCTURAL
	DEC 7711 ISSUED FOR PERMIT
	OCT 1110 ISSUED FOR PRELIM. REVIEW
	DATE
	DO NOT SCALE THIS DRAWINGS - FIELD DIMENSIONS ONLY

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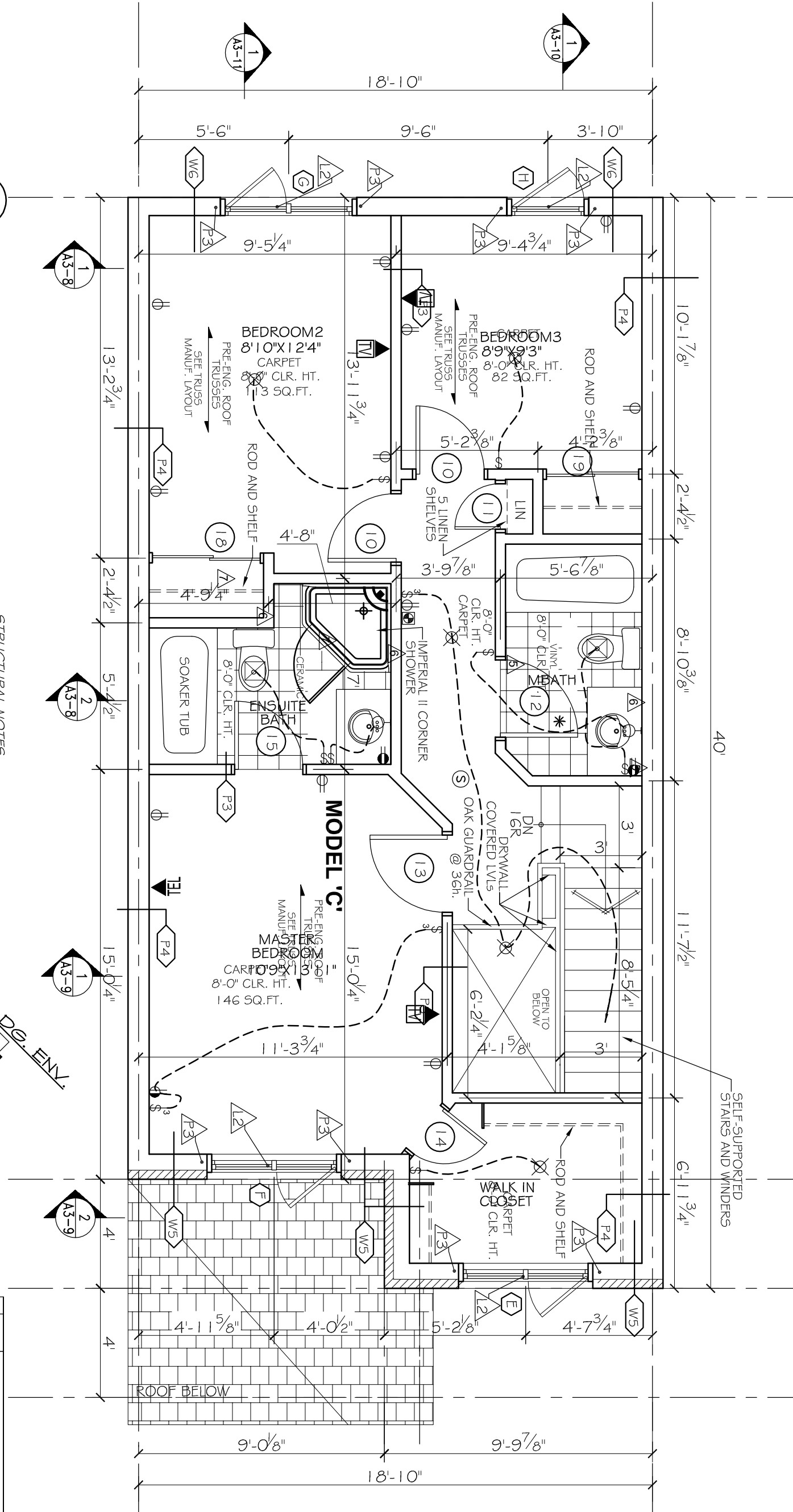
PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C" - SECOND FLOOR PLAN

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

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



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

STRUCTURAL NOTES

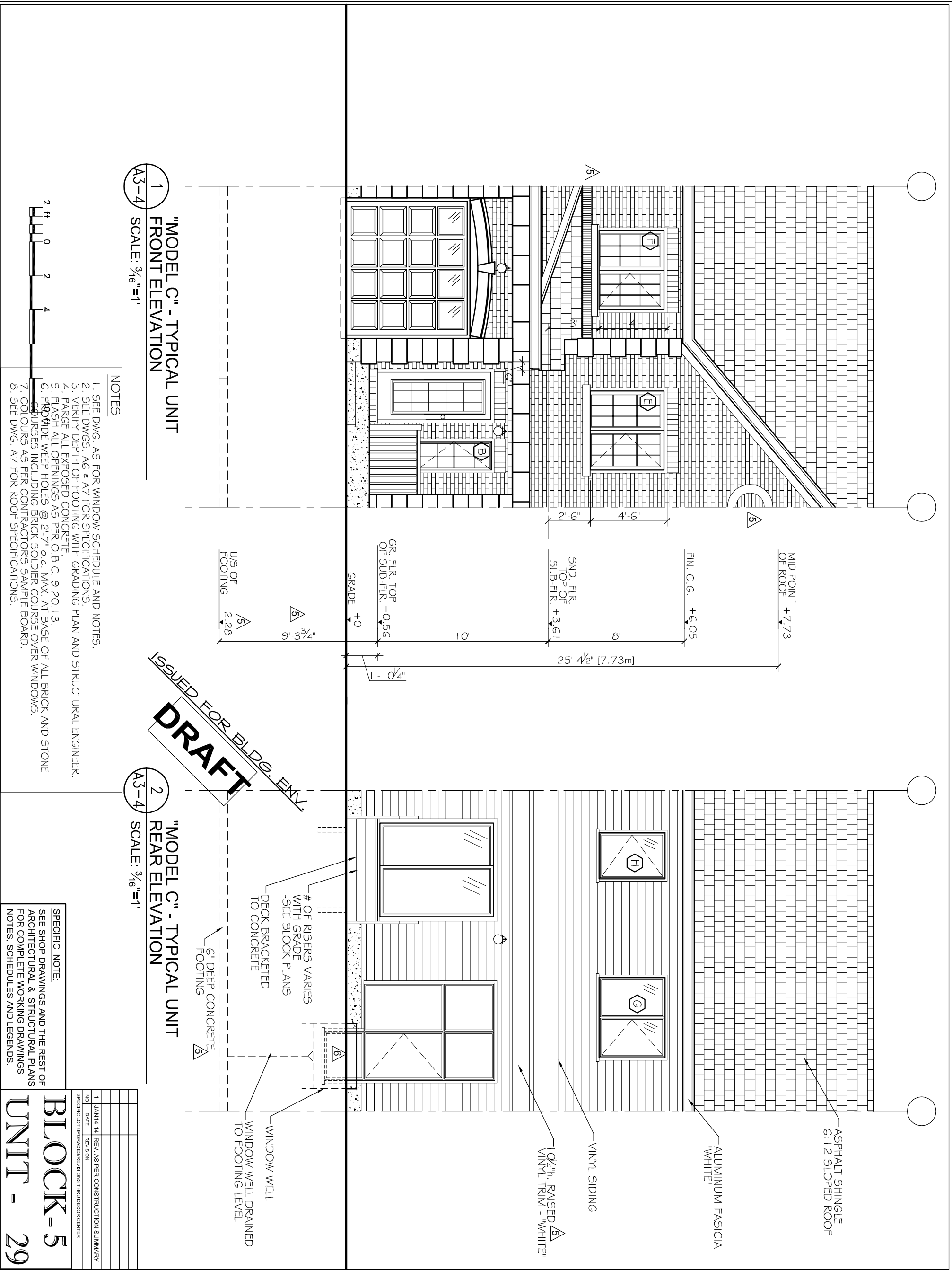
- L1 - LUSH LVL (BY OTHERS)
- L2 - 2-2x10
- L3 - 3-2x10
- P3 - 2-2x6

ISSUED FOR BLDG. ENV.
DRAFT

SPECIFIC NOTE:
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SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER	
NO.	DATE
1	JAN.4-14 REV. AS PER CONSTRUCTION SUMMARY

BLOCK-5
UNIT - 29



NOTES

1. * T.O.L.
DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER
SPECIES AND GRADE OF LUMBER TO BE CONFIRMED ON SITE BY BUILDER
CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
DIVISIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
ALL AREA CALCULATIONS ARE OBTAINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRELINE OF PARTITION WALLS.
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LEGEND

7 JAN. 22/13 REISSUED FOR PERMIT
OCT. 17/12 WINDOW C. REUSED
JUL. 10/12 FOOTING & USE REUSED CIRC. VENT & BAND REV.
4 APR. 24/12 REVISED TO MEET CBC S6.42
3 DEC. 28/11 REVISED AS PER STRUCTURAL
2 DEC. 7/11 ISSUED FOR PERMIT
1 OCT. 1/10 REVIEW
AA DATE REVISION
DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

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SignedSeal3.jpg

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

PHOENIX HOMES

DRAWING NAME

"MODEL C" ELEVATIONS

DRAWN BY
RDB

SCALE
3/16" = 1'

JOB NO.
967

DATE
OCT. 1, 2010

DRAWING NO.
A3-4

1
A3-4

"MODEL C" - TYPICAL 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. 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 CONTRACTORS SAMPLE BOARD.
8. SEE DWG. A7 FOR ROOF SPECIFICATIONS.

2
A3-4

"MODEL C" - TYPICAL UNIT
REAR ELEVATION
SCALE: 3/16"=1'

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

BLOCK-5

UNIT - 29

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