

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 $\frac{1}{2}$ " 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		3-WAY LIGHT SWITCH		EXHAUST FAN
	SMOKE ALARM (120V)		THERMOSTAT		TELEPHONE OUTLET
	CARBON MONOXIDE DETECTOR		120V ELECTRICAL OUTLET		WATER HOOKUP
	CEILING MOUNTED INCAND. LIGHT FIXTURE		CEILING MOUNTED 120V ELECTRICAL OUTLET		CENTRAL VACUUM
	CAPPED CEILING OUTLET		220V ELECTRICAL OUTLET		ELECTRICAL PANEL
	WALL MOUNTED INCAND. LIGHT FIXTURE		GF ELECTRICAL OUTLET		
	WALL MOUNTED EXTERIOR INCAND. LIGHT FIXTURE		SWITCH ELECTRICAL OUTLET		

NOTES

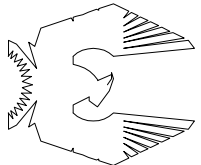
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
- ALL AREA CALCULATIONS ARE TAKEN FROM CENTRINE OF GRAVITY OF WALLS AND DOORS
- ALL WATERBARS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. CIVIL ENGINEERING
- ALL AREA CALCULATIONS ARE TAKEN FROM CENTRINE OF GRAVITY OF EXTERIOR WALLS AND CENTRINE 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 SHALL F.E.N.G. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT. PROVIDING A LETTER RECOMMENDING THE STRUCTURAL PROVIDED UNDER HIS RESPONSIBILITY.	
1	JAN. 22/13 REISSUED FOR PERMIT
2	JUL. 10/12 HRV ADDED
3	JUN. 19/12 ELEC. PANEL REVISED
4	APR. 23/11 REVISED TO MEET CBC SB-12
5	DEC. 23/11 REVISED AS PER STRUCTURAL
6	DEC. 2/11 ISSUED FOR PERMIT
7	OCT. 1/10 ISSUED FOR PRELIM REVIEW
8	REVISION
9	DATE

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SignedSeal3.jpg	



PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

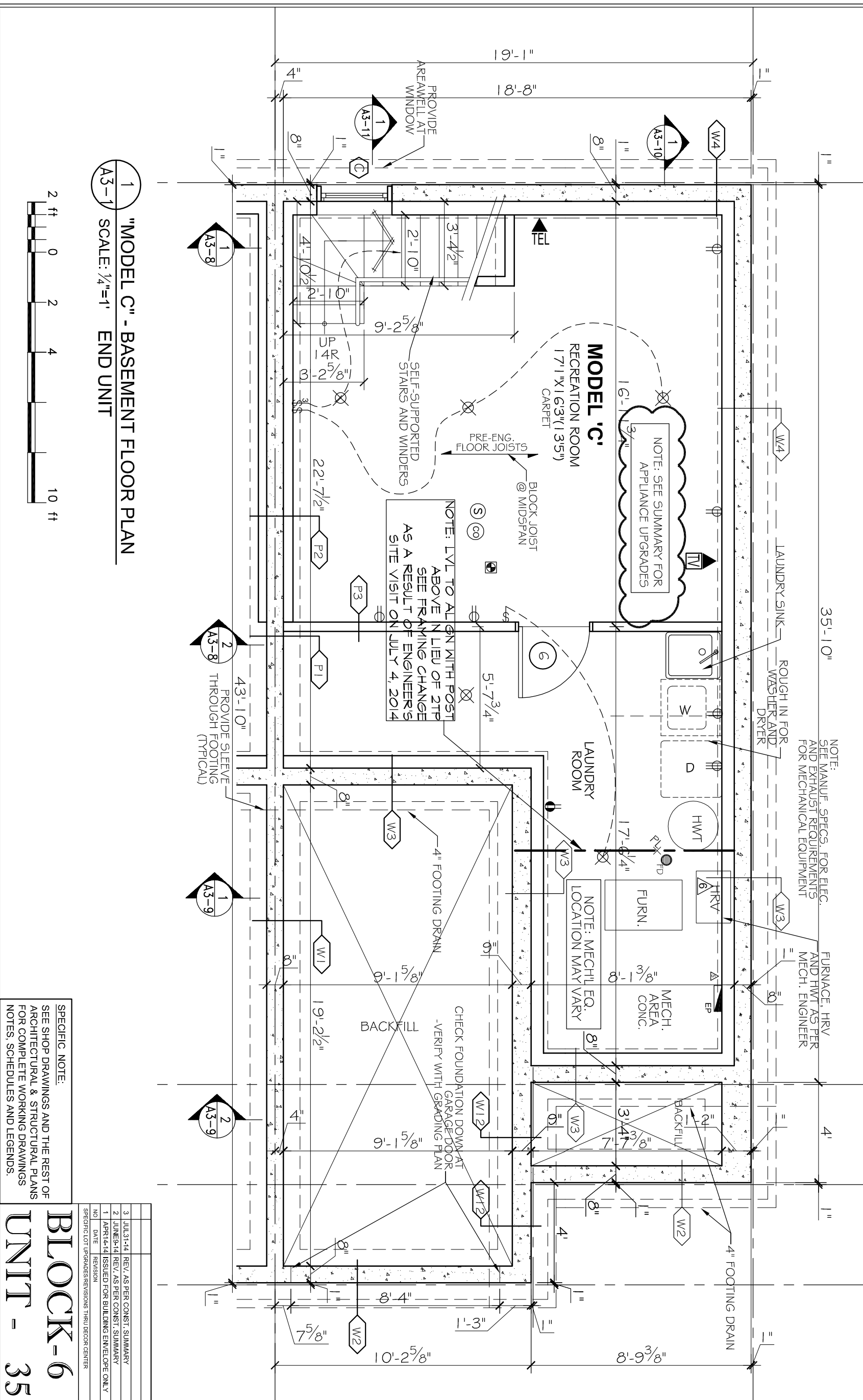
DRAWING NAME
**"MODEL C" END UNIT
BASEMENT
FLOOR PLAN**

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

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BLOCK-6
UNIT - 35

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



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



- 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 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	
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	TELEPHONE OUTLET
TELEPHONE OUTLET	CABLE TV OUTLET
WATER HOOKUP	CENTRAL VACUUM
ELECTRICAL PANEL	

- 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.

NOTE: SEE SUMMARY FOR APPLIANCE UPGRADES

SEE SUMMARY FOR OTIR MICROHOOD FAN

NOTE: SEE SUMMARY FOR CABINET MOUNTING HEIGHTS

NOTE: SEE FRAMING CHANGE AROUND OPEN TO BELOW AREA AS A RESULT OF ENGINEER'S SITE VISIT ON JULY 4, 2014

OF RISERS VARIES -SEE SITEPLAN

PEDESTAL SINK 3-2x4 POSTS FOR OPENING FRAMING

1'-4" x 4'-0" x 8'-5 1/2". END BRICK / VINYL WALL WITH GAS METER BOX

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

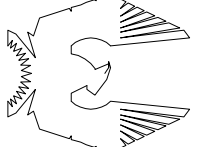
STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
FOR CONSTRUCTION
USED FOR CONSTRUCTION
PARADISE UNITED BY THE
STRUCTURAL ENGINEER OR BY
THE STRUCTURAL ENGINEER OR BY
RECONSTRUCTING THE STRUCTURAL
DESIGN AS HAVING BEEN
REMOVED UNDER HIS
SUPERVISION

5	JAN. 2013	REISSUED FOR PERMIT
4	APR. 2012	REVISED TO MEET DEC. 98.12. 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

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

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PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

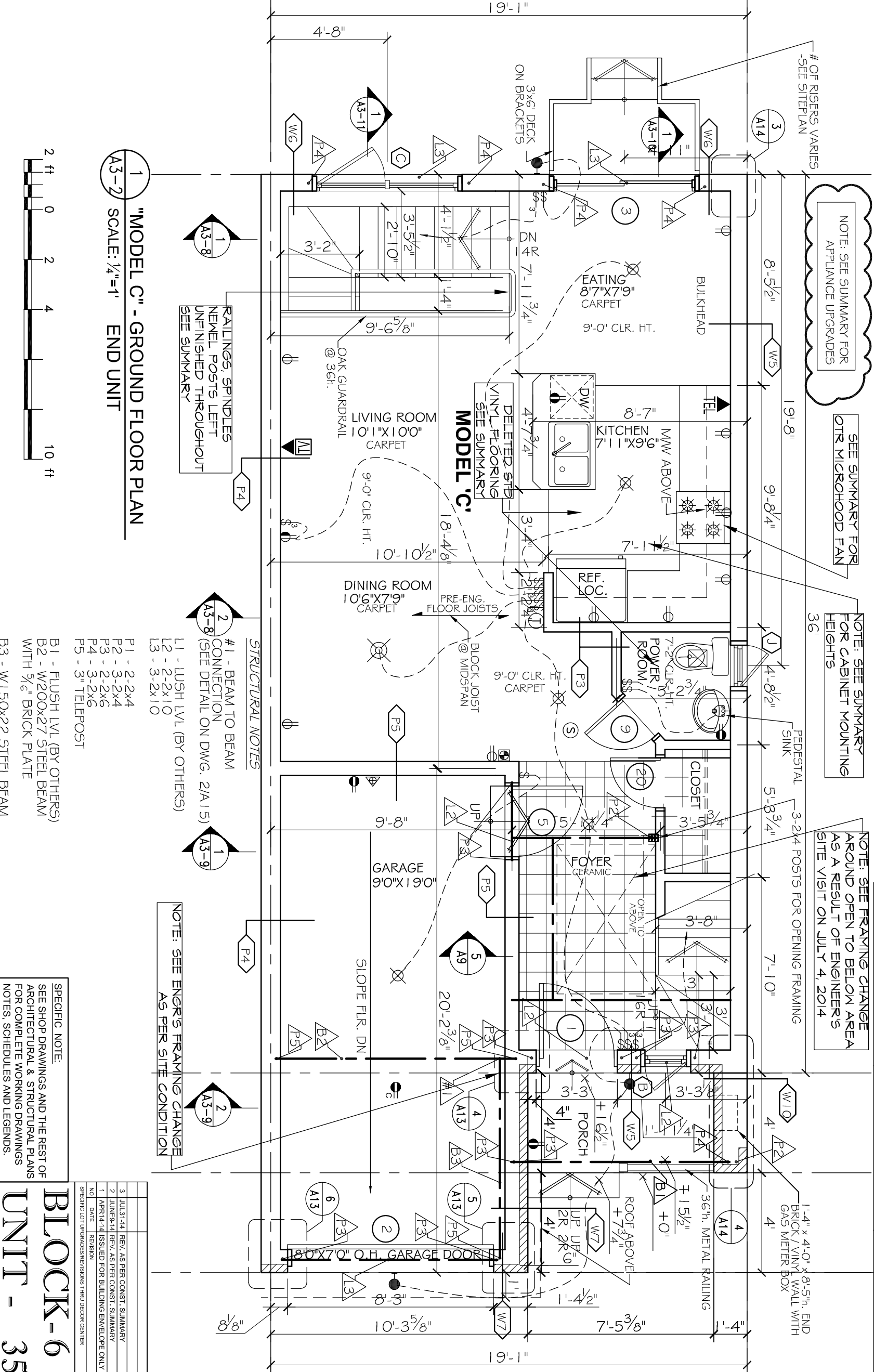
"MODEL C" END UNIT
GROUND FLOOR PLAN

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	1/4" = 1'	DRAWING NO.	A3-2
JOB NO.	967		

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

BLOCK-6
UNIT - 35

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



RAILINGS, SPINDLES
NEMEL POSTS LEFT
UNFINISHED THROUGHOUT
SEE SUMMARY

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















NOTE: SEE ENGR'S FRAMING CHANGE AS PER SITE CONDITION







- 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. FIRSTFLOP 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 TRUSSES DWG5.
FOR FLOOR JOISTS, LVLS AND ROOF TRUSSES, USE 9 1/2"
PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES.
DOUBLE UP STUPS UNDER ALL LVLS TO FOUNDATION
LEVEL. FLOOR JOIST AND ROOF TRUSS DWG5, TO BE
REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

ELEC./MECH. LEGEND

- | | | | |
|---|---|---|--|
|  | FLOOR DRAIN |  | 3-WAY LIGHT SWITCH |
|  | SMOKE ALARM (1/20V) |  | THERMOSTAT |
|  | CARBON MONOXIDE DETECTOR |  | 120V ELECTRICAL OUTLET |
|  | CEILING MOUNTED INCAND. LIGHT FIXTURE |  | CEILING MOUNTED 120V ELECTRICAL OUTLET |
|  | CAPPED CEILING OUTLET |  | 220V ELECTRICAL OUTLET |
|  | WALL MOUNTED INCAND. LIGHT FIXTURE |  | GFI ELECTRICAL OUTLET |
|  | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE |  | SWITCH ELECTRICAL OUTLET |

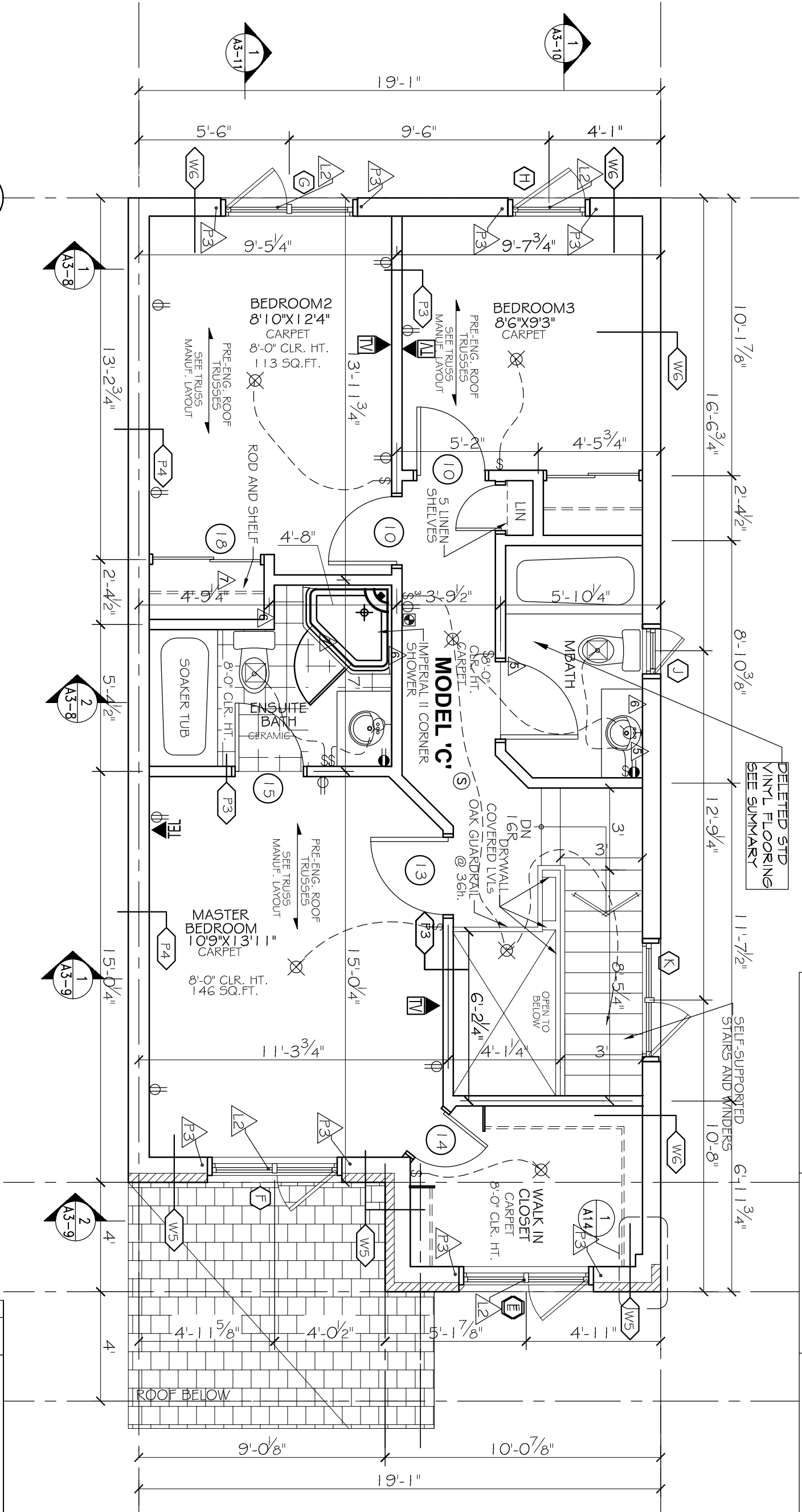
- | | |
|---|------------------|
|  | EXHAUST FAN |
|  | TELEPHONE OUTLET |
|  | CABLE TV OUTLET |
|  | WATER HOOKUP |
|  | CENTRAL VACUUM |
|  | ELECTRICAL PANEL |

NOTES

DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY
VARIATIONS TO BLUDDER
CHANGES IN FOUNDATION TO BE CONFIRMED ON SITE BY BLUDDER
BEFORE POURING OF CONCRETE FOUNDATION WALLS.
MECHANICAL & ELECTRICAL SHALL CONFORM TO MINIMUMS &
SITE CHECK AND VERIFY ALL DIMENSIONS
TO COORDINATE WITH SITE CREW
CHIEF WITH MANUFACTURER FOR AS-BUILT TROUGH OPENING
REQUIREMENTS FOR ALL ROOFS & WINDOWS
DIMENSIONS FOR WALLS ARE TYPICAL FOR CONCRETE OF
MAJOR ROADSIDE STRUCTURES. ALL DIMENSIONS FOR FACE
OF CONCRETE AND CONCRETE BOLD WALLS
ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 C.B.C.
AND ALL SPECIFICATIONS
ALL AREA CALCULATIONS ARE DETERMINED FROM TYPICAL
SECTION OF EXISTING WALLS AND QUALITY OF EXISTING
WALLS
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION
PURPOSES UNLESS SHOWN AND SIGNED BY THE ARCHITECT

LEGEND

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



"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.

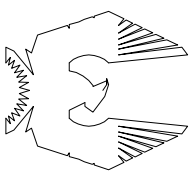
3	JUL-31-14	REV. AS PER CONST. SUMMARY
2	JUNE-9-14	REV. AS PER CONST. SUMMARY
1	APR-14-14	ISSUED FOR BUILDING ENVELOPE ONLY
NO	DATE	REVISION
SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER		

"MODEL C" END UNIT
SECOND FLOOR PLAN

DRAWING NAME

SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

PHOENIX HOMES



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SIGNED BY THE
ARCHITECT

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DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

1	JUN. 22/15	RELIQUISHED FOR PERMIT
2	JUL. 10/12	SHOWER & VANITY / RE/ID
3	JUN. 19/12	WR SWITCHES, ROUSED
4	APR. 24/12	REVISID TO MEET DEC. 58-12
5	DEC. 23/11	ISSUED AS PER STRUCTURAL
6	DEC. 31/11	ISSUED FOR PERMIT
7	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
8	DATE	REVISION

DO NOT SCALE THE DRAWINGS - READ DIMENSIONS ONLY

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NOTES

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ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY
BROGS TO BUILDER
CHECK ALL RAINDROP ON TO BE CORRELATED ON SITE BY BUILDER
SPECIFIC TO BUILDING W/ALLS TO BE CORRELATED TO BUILDING
MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL &
MUNICIPAL CODES & BY-LAWS
2006 O.B.C. WITH WHITE FOREMAN
CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING
DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF
PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE
OF CONCRETE AND CORNER BLOCK WALLS.
CONSTRUCTION TO CONFORM TO 2006 O.B.C.
ALL AREA CALCULATIONS ARE OBTAINED FROM OUTSIDE
SURFACE OF EXTERIOR WALLS AND CENTRINE OF PARTITION
WALLS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION
PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

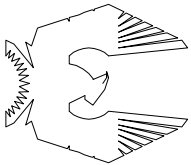
LEGEND

7	JUN. 22/13	REISSUED FOR PERMIT
6	OCT. 17/12	WINDOW C. REVISED
5	JUL. 10/12	FOOTING & USE REVISED. CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET CBC 96.42
3	DEC. 28/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
AA	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	DATE	OCT. 1, 2010
SCALE	3/16" = 1'	DRAWING NO.	A3-4
JOB NO.	967		

MORRIS MELAMED
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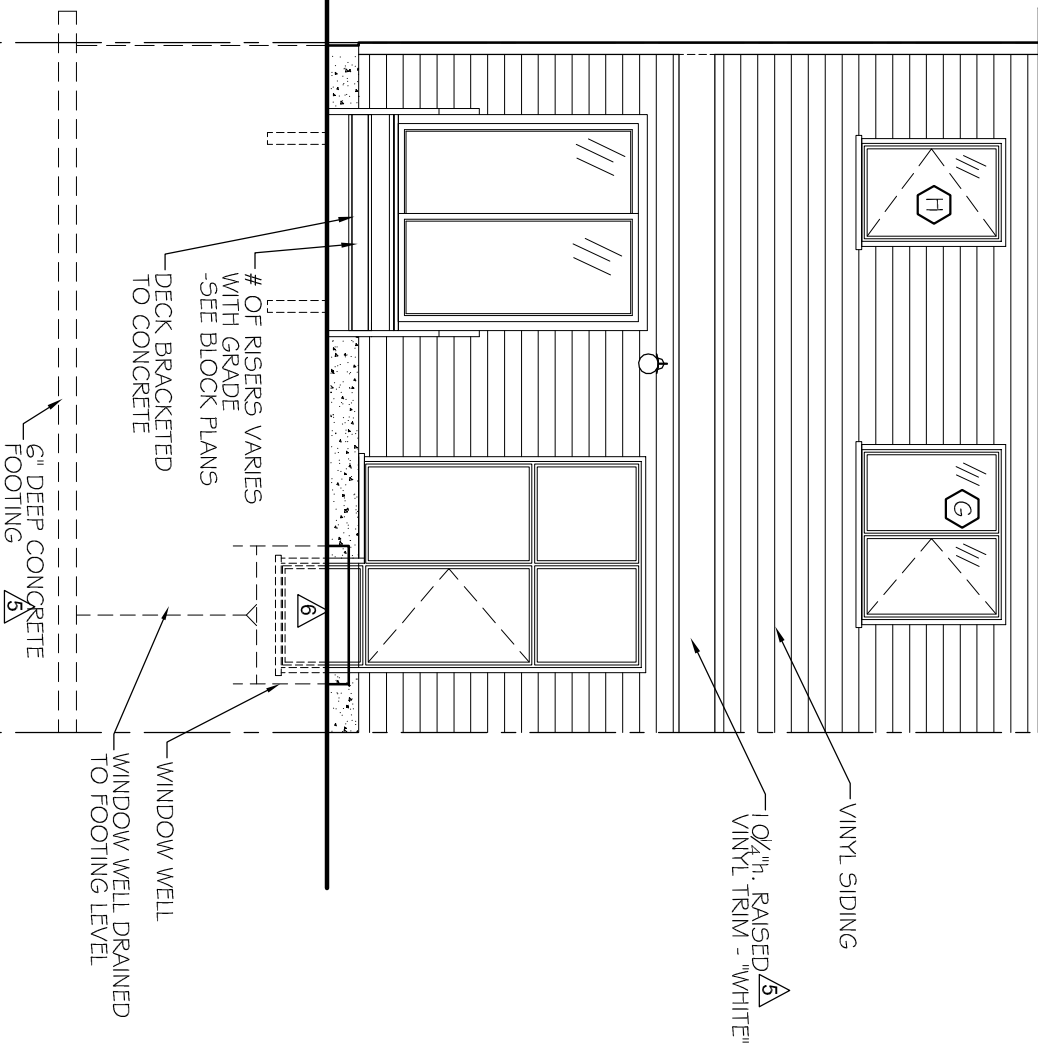
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ASPHALT SHINGLE
6:12 SLOPED ROOF

ALUMINUM FASCIA
"WHITE"

VINYL SLIDING

1 1/4" VINYL TRIM - "WHITE"



"MODEL C" - END UNIT
REAR ELEVATION

1
A3-4
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.

ASPHALT SHINGLE
6:12 SLOPED ROOF

ALUMINUM FASCIA
"WHITE"

BRICK SOLDIER
COURSE

CONTINUOUS
SLOPED STONE SILL
UNDER WINDOWS
(TYPICAL)

6"th. FLASHING

ICE AND WATER SHIELD
AND FLASHING IN
VALLEYS
-SEE ROOF NOTES.

FIRESTOP WITHIN ROOF
AND EAVES
(O.B.C. 9.10.16.1 (6))
-SEE DETAIL 3/A8

OPTIONAL BRICK
GABLE 4:12 ROOF
-SEE BLOCK
ELEVATIONS

1 1/4"th. STONE
LINTEL COURSE

COMMON BOND
BRICK

STONE ARCH MOTIF
w/ KEY STONE

STONE CORNER
COINS

GARAGE DOOR

CONCRETE FRONT
PORCH WITH
PRE-CAST STEP
-SLOPE TOP
SURFACES 1/4" IN 12"

6" DEEP
CONCRETE
FOOTING

U/S OF
FOOTING -2.28

MID POINT
OF ROOF +7.73

COMMON BOND
BRICK

FIN. CLG. +6.05

STONE CORNER
COINS - FLUSH

STONE CORNER
COINS

SND. FLR.
TOP OF
SUB-FLR. +3.61

1'-4" x 4'-0"
END WALL
WITH GAS
METER BOX

STONE CORNER
COINS

36"th. METAL
RAILING

GR. FLR. TOP
OF SUB-FLR. +0.56

GRADE +0

3 3/4"
6"

"MODEL C" - END UNIT
FRONT ELEVATION

1
A3-4
SCALE: 3/16"=1'



SPECIFIC NOTE:
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ARCHITECTURAL & STRUCTURAL PLANS
FOR COMPLETE WORKING DRAWINGS
NOTES, SCHEDULES AND LEGENDS.

BLOCK-6
UNIT - 35

3	JUL.31-14	REV. AS PER CONST. SUMMARY	
2	JUNE9-14	REV. AS PER CONST. SUMMARY	
1	APRIL4-14	ISSUED FOR BUILDING ENVELOPE ONLY	
NO.	DATE	REVISION	

SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER

