

- 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 DIMESIONS ACCORDINGLY.

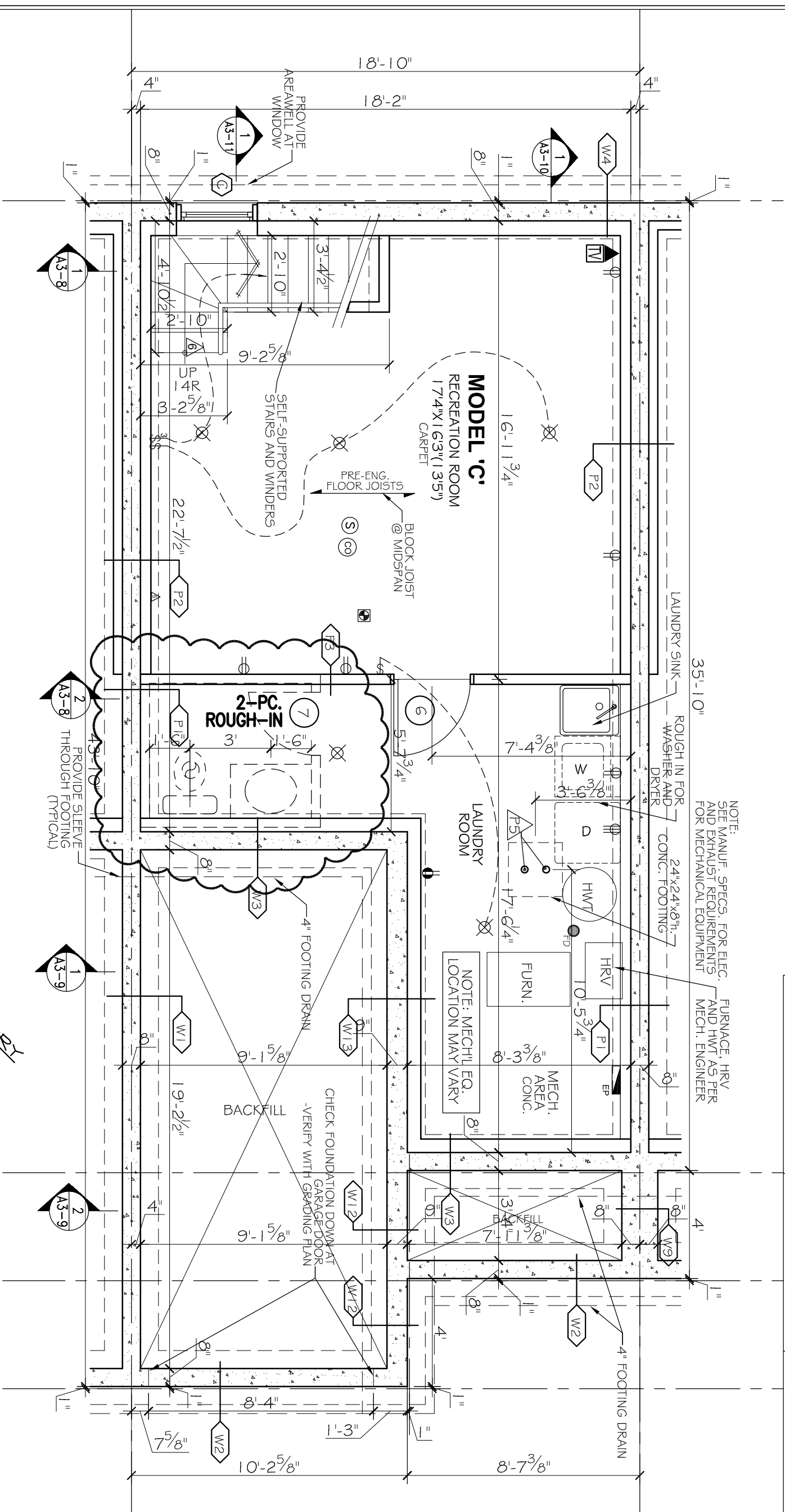
- STRUCTURAL NOTES
1. SEE PRE-ENG. FLOOR JOIST AND ROOF TRUSS DWGS. FOR FLOOR JOISTS, LVLS AND ROOF TRUSSES. USE 9 1/2" PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES. DOUBLE UP STUDS UNDER ALL LVLS TO FOUNDATION LEVEL. FLOOR JOIST AND ROOF TRUSS DWGS. TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

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
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 MANUF. SPECS. FOR ELEC. AND EXHAUST REQUIREMENTS FOR MECHANICAL EQUIPMENT

FURNACE, HRV AND HWT AS PER MECH. ENGINEER



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



ISSUED AS INVENTORY
SPEC

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

BLOCK-6
UNIT - 41

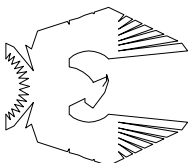
NO.	DATE	REVISION
1	APRIL 14, 2010	ISSUED AS INVENTORY

SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER

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

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PHOENIX HOMES



PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

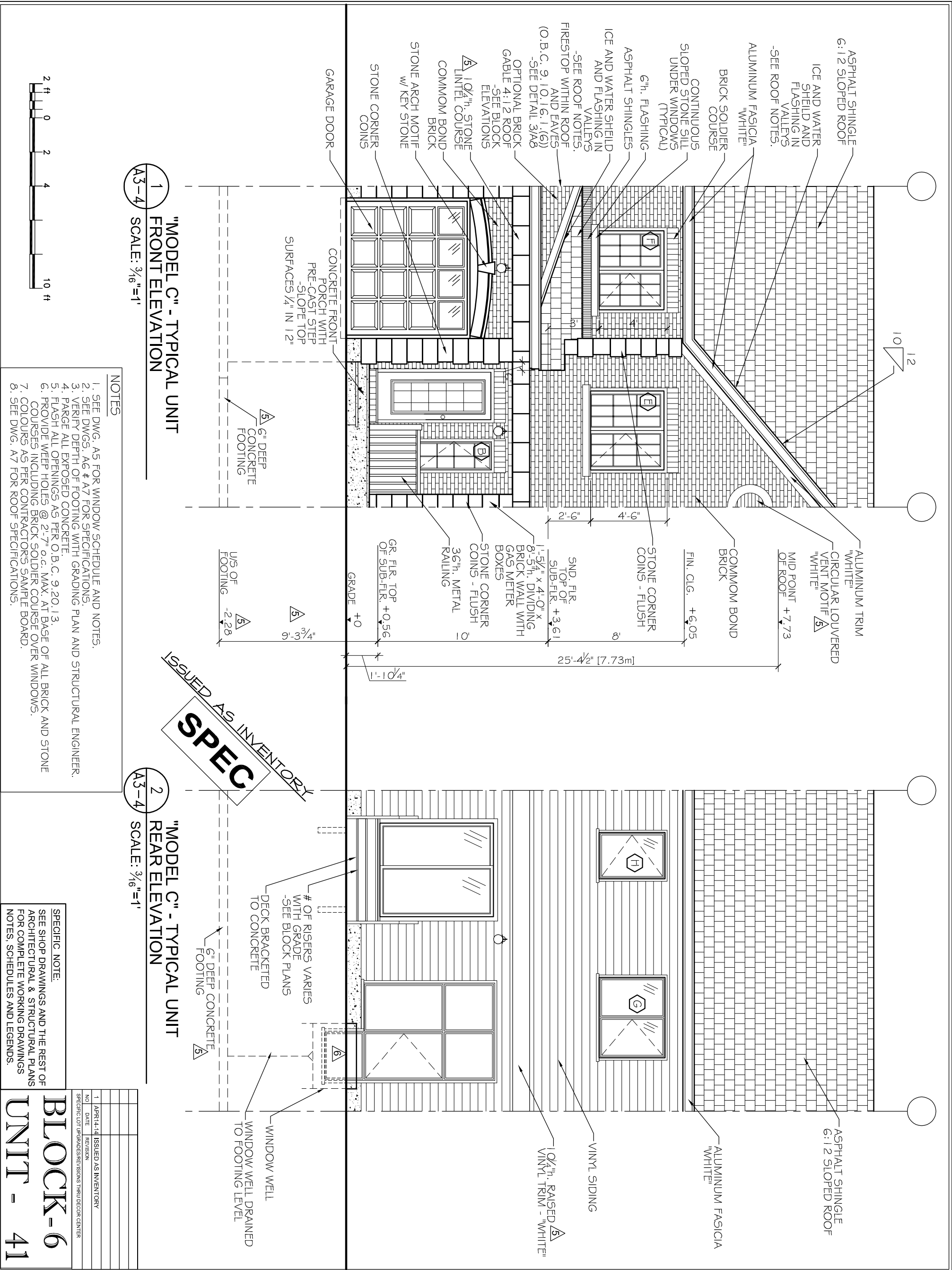
DRAWING NAME
"MODEL C-1"
BASEMENT
FLOOR PLAN

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STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. USED FOR CONSTRUCTION	
Δ JUN. 2013	REISSUED FOR PERMIT
Δ JUN. 2012	REVISED
Δ JUN. 2012	ELEC PANELS REVISED
Δ APR. 2012	REVISED TO MEET DEC. 98.12
Δ DEC. 2011	REVISED AS PER STRUCTURAL
Δ DEC. 2011	REVISED FOR PERMIT
Δ OCT. 2010	ISSUED FOR PRELIM REVIEW
Δ DATE	REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

	WALL / PARTITION ASSEMBLY
	DOOR TYPE
	WINDOW TYPE



1
"MODEL C" - TYPICAL UNIT
FRONT ELEVATION
SCALE: 3/16"=1'
A3-4

2
"MODEL C" - TYPICAL UNIT
REAR ELEVATION
SCALE: 3/16"=1'
A3-4

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.

SPECIFIC NOTE:

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

DRAWN BY

RDB

SCALE

3/16" = 1'

JOB NO.

967

DATE

OCT. 1, 2010

DRAWING NO.

A3-4

PROJECT

SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C" ELEVATIONS

PHOENIX HOMES

SignedSeal3.jpg

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

7

JUN. 22/13

REISSUED FOR PERMIT

8

OCT. 17/12

WINDOW C REVISED

9

JUL. 10/12

FOOTING & USE REVISED CIRC. VENT & BAND REV.

10

APR. 24/12

REVISED TO MEET CBC 96.42

11

DEC. 20/11

REVISED AS PER STRUCTURAL

12

DEC. 7/11

ISSUED FOR PERMIT

13

OCT. 1/10

ISSUED FOR PRELIM. REVIEW

14

DATE

REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

LEGEND

CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
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 UNTIL SIGNED AND SEALED BY THE ARCHITECT.

DO NOT SCALE DRAWINGS

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

STREETS AND RAILROADS TO BE CONSIDERED ON SITE BY BUILDER

EXISTING AND PROPOSED LANDSCAPE SHALL BE SHOWN IN CONFORMANCE WITH THE CITY OF OTTAWA'S LANDSCAPE DESIGN BY-LAW

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

20.00% CONTRACT WITH WHITE FOREMAN

DIVISIONS FOR WALLS ARE TAKEN FROM CENTRINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
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 UNTIL SIGNED AND SEALED BY THE ARCHITECT.

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