

- 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

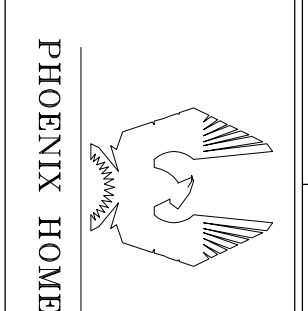
- NOTES
1. SEE PRE-ENG. FLOOR JOIST AND ROOF TRUSS DWGS. FOR FLOOR JOISTS, LVLS AND ROOF TRUSSES. USE 9 1/2" PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES. DOUBLE UP STUDS UNDER ALL LVLS TO FOUNDATION LEVEL. FLOOR JOIST AND ROOF TRUSS DWGS. TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

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

STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. FOR CONSTRUCTION USED FOR CONSTRUCTION	
Δ JUN. 2013	REISSUED FOR PERMIT
Δ JUL. 1992	REV. AS PER PERMIT
Δ JUN. 1992	ELEC. PANELS REVISED
Δ APR. 2002	REVISED TO MEET DEC. 98-12
3 DEC. 2001	REVISED AS PER STRUCTURAL
2 DEC. 2001	ISSUED FOR PERMIT
1 OCT. 2010	ISSUED FOR PRELIM. REVIEW
Δ Δ	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

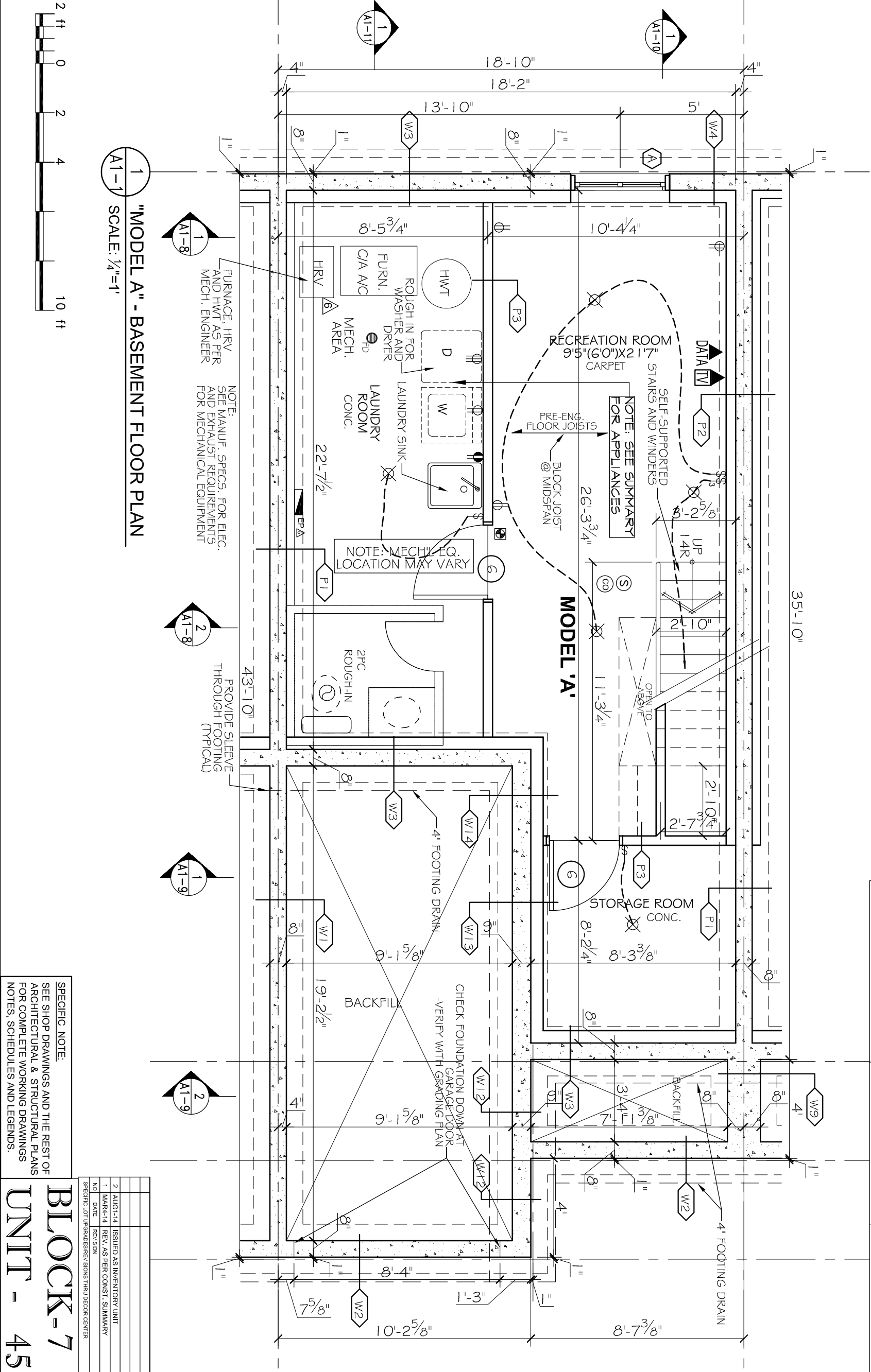
DRAWING NAME
"MODEL A" BASEMENT FLOOR PLAN

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

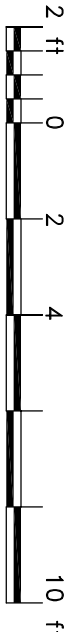
SPECIFIC NOTE:
SEE SHOP DRAWINGS AND THE REST OF ARCHITECTURAL & STRUCTURAL PLANS FOR COMPLETE WORKING DRAWINGS NOTES, SCHEDULES AND LEGENDS.

BLOCK-7
UNIT - 45

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



- 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 PR. ENG. FLOOR JOIST AND ROOF TRUSS DWGS. FOR FLOOR JOISTS, LVLS AND ROOF TRUSSES. USE 9/16" 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 |
| | SMOKE ALARM (120V) | | 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 OBTAINED ON SITE AND NOTED ANY
ERRORS TO BUILDER
CHECKS IN FOUNDATION TO BE CONFIRMED ON SITE BY BUILDER
FORMING OF CONCRETE FOUNDATION WALLS
MECHANICAL & ELECTRICAL SHALL CONFORM TO MECHANICAL
SHEET CHECK AND VENTILATION SHEET CHECK AND VENTILATION
CO-ORDINATE WITH SITE INDOOR
CHECK WITH MANUFACTURER FOR EXACT JOINTING
REQUIREMENTS FOR ALL FLOORS & WINDOWS
DIMENSIONS FOR WALLS ARE TAKEN FOR CONTINUOUS
CONCRETE FOUNDATION WALLS. DIMENSIONS FOR
OF CONCRETE AND CONCRETE BLOCK WALLS.
ALL VENTILATION & CONSTRUCTION TO CONFORM TO 2006 C.O.
ON ALL REMOVALS

ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE
DIMENSIONS OF EXTERIOR WALLS AND CALCULATE OF INTERIOR
WALLS
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION,
APPROVED UNLESS SIGNED AND STAMPED BY THE ARCHITECT

LEGEND

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

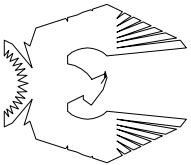
STRUCTURAL DESIGN BY JOHN STUART HALL, PENNSYLVANIA, SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS DESIGNED AND SEALED BY THE STRUCTURAL ENGINEER OR BY THE STRUCTURAL ENGINEER PROVIDING A LETTER REFERENCING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

7.		JUN. 22/93	RE-ISSUED FOR PERMIT
6.		JUL. 10/92	SHOWER & VANITY REVISED. WINDOW REV.
5.		JUN. 19/92	WR SWITCH REVISED
4.		APR. 24/92	REVISED TO MEET CBC SB-12
3.		DEC. 29/11	REVISED AS PER STRUCTURAL
2.		DEC. 7/11	ISSUED FOR PERMIT
1.		OCT. 11/10	ISSUED FOR PRELIM. REVIEW
		DATE	REVISION

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CONSTRUCTION
PURPOSES UNTIL
SIGNED BY THE
ARCHITECT

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PHOENIX HOMES

SAWGRASS TOWNS

JOCKVALE RD

DRAWING NAME

"MODEL A"
SECOND FLOOR PLAN

DRAWN BY
RDBDATE
OCT 1 2010

SCALE 1/4" = 1'

DRAWING NO

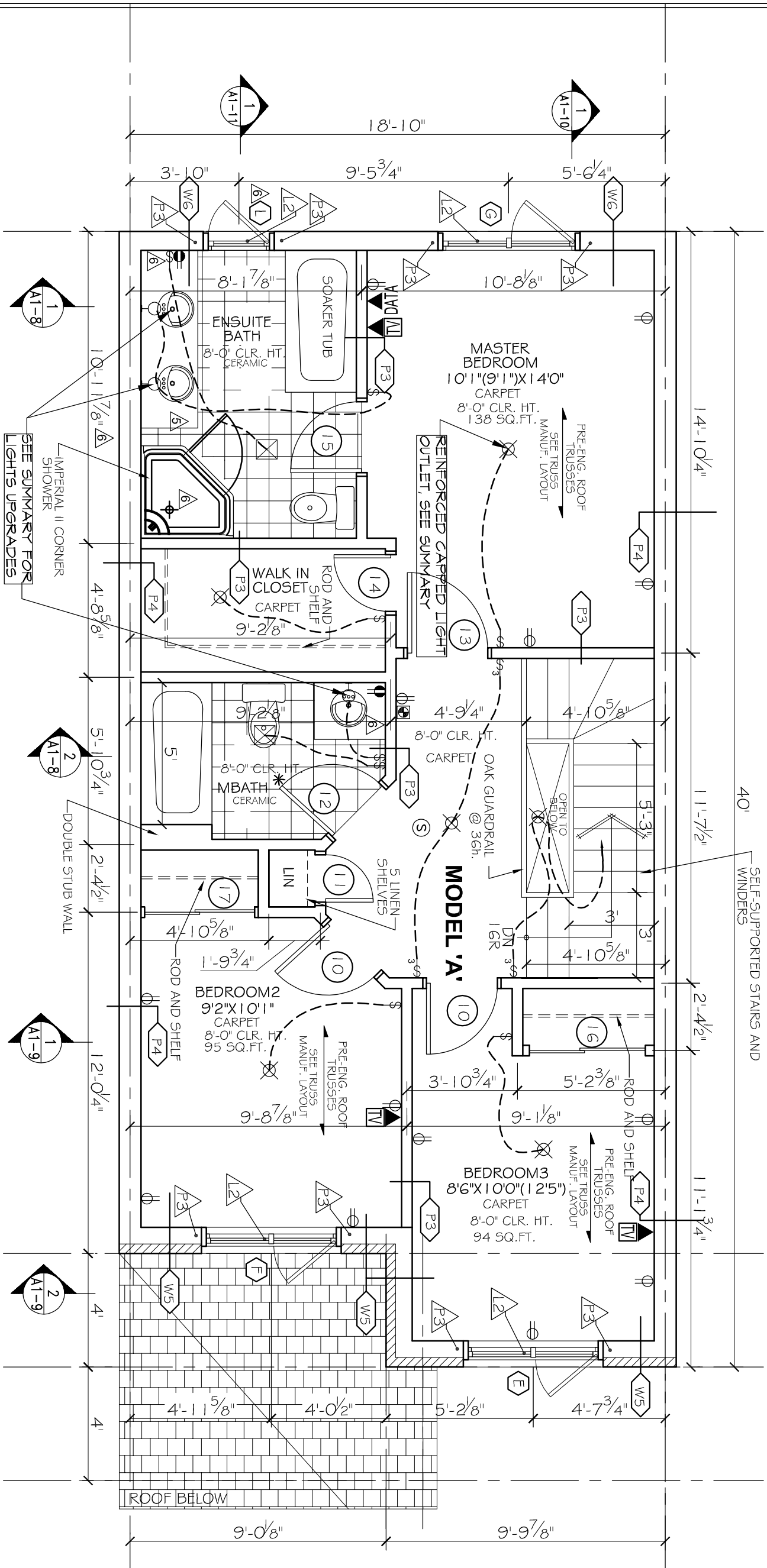
JOB NO. 06

A

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"MODEL A" - SECOND FLOOR PLAN

SCALE: 1/4"=1'

STRUCTURAL NOTES

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

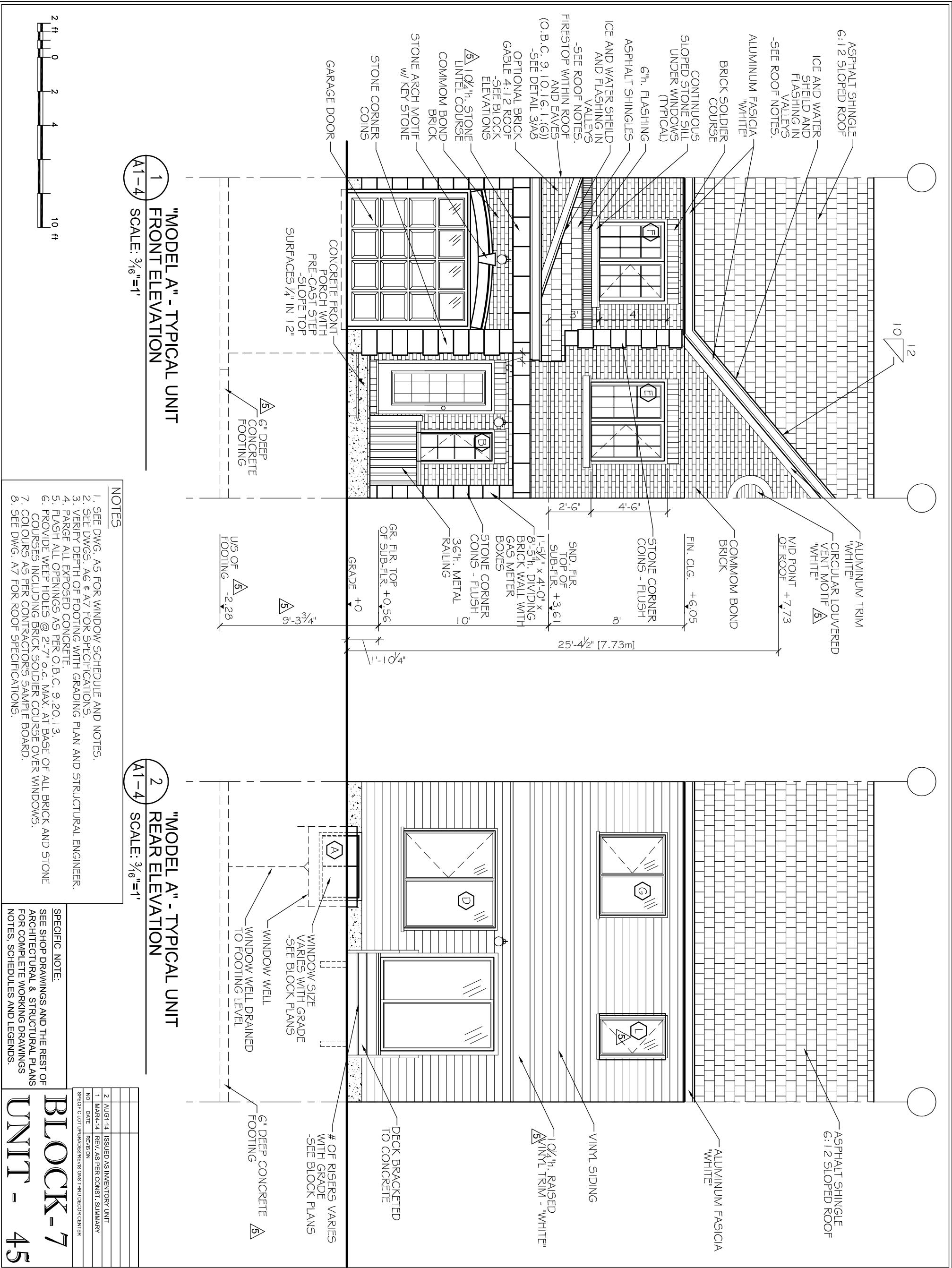
P3 - 2-2x6

SPECIFIC NOTE:

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

BLOCK-7

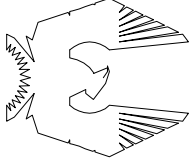
UNIT - 45



BLOCK-7	
UNIT - 45	
2	AUG-1-14 ISSUED AS INVENTORY UNIT
1	MAR-1-14 REV. AS PER CONST. SUMMARY
NO.	DATE
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER	

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



PHOENIX HOMES

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SignedSeal3.jpg

6	JAN. 2013	REISSUED FOR PERMIT
5	JUL. 10/12	FOOTING & USE REVISED. CIRC. VENT & BAND REV.
4	APR. 20/12	REVISED TO MEET CBC S6.42
3	DEC. 20/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
AA	DATE	REVISION
DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY		

NOTES

1. T.O.L.

DO NOT SCALE DRAWINGS

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

CHECK ALL RAILING ON TO BE CONFORMED ON SITE BY BUILDER

ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER

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

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

CHECK WITH MANUFACTURER FOR EXACT RAILING ORTHING

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 OBTAINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRELINE OF PARTITION WALLS.

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

LEGEND