

- 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.

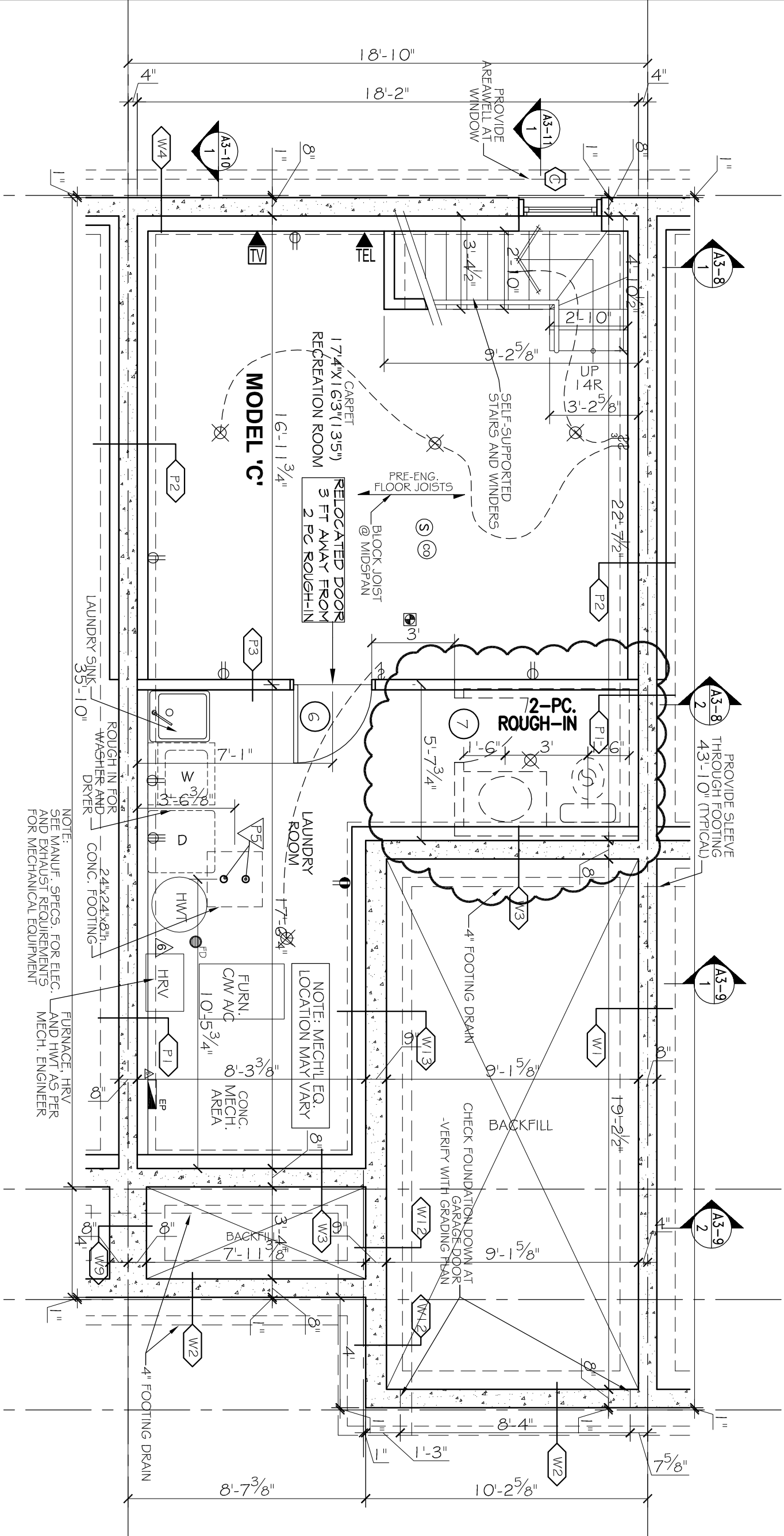
4. PROVIDE SLEEVES WHERE FOOTING DRAIN CROSSES FOOTINGS.

5. INTERIOR PARTITION WALLS MAY BE INCREASED TO 2x6 STUDS FOR STRUTURAL AND PLUMBING REQUIREMENTS. ADJUST 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		EXHAUST FAN
	SMOKE ALARM (120V)		TELEPHONE OUTLET
	CARBON MONOXIDE DETECTOR		CABLE TV OUTLET
	CEILING MOUNTED INCAND. LIGHT FIXTURE		WATER HOOKUP
	CAPPED CEILING OUTLET		CENTRAL VACUUM
	WALL-MOUNTED INCAND. LIGHT FIXTURE		ELECTRICAL PANEL
	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE		



1 "MODEL C-5" - 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 - 28

MORRIS MELAMED
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- NOTES
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- LEGEND
- WALL / PARTITION ASSEMBLY

DOOR TYPE

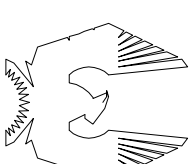
WINDOW TYPE

STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. USED FOR CONSTRUCTION PARADISE UNITED BY THE STRUCTURAL ENGINEER OR BY THE STRUCTURAL ENGINEER DESIGN AS HAVING BEEN REVIEWED UNDER HIS SUPERVISION	
REVISION	DATE
1	OCT 11/0
2	DEC 22/01
3	DEC 22/01
4	JUN 19/02
5	JUN 19/02
6	JUN 19/02
7	JUN 19/02
8	JUN 19/02
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100	JUN 19/02

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 REVERSED"
BASEMENT
FLOOR PLAN

DRAWN BY
RDB
SCALE
1/4" = 1'
JOB NO.
967

DATE
OCT. 1, 2010
DRAWING NO.
A3-1

- 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. DWG5 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		EXHAUST FAN
	SMOKE ALARM (120V)		3-WAY LIGHT SWITCH		TELEPHONE OUTLET
	CARBON MONOXIDE DETECTOR		THERMOSTAT		CABLE TV OUTLET
	CEILING MOUNTED INCAND. LIGHT FIXTURE		120V ELECTRICAL OUTLET		WATER HOOKUP
	CAPPED CEILING OUTLET		CEILING MOUNTED 120V ELECTRICAL OUTLET		CENTRAL VACUUM
	WALL-MOUNTED INCAND. LIGHT FIXTURE		220V ELECTRICAL OUTLET		ELECTRICAL PANEL
	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE		GFI ELECTRICAL OUTLET		
			SWITCH ELECTRICAL OUTLET		

- NOTES
1. F.T.O.L.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER
- BRICKS TO BE LAYED OUT TO BE CONCRETE ON SITE BY BUILDER
- MINIMUM 4" ELECTRICAL SPALL COMPACT TO MINIMUM 4" MINIMUM 4" ELECTRICAL SPALL COMPACT TO MINIMUM 4" MINIMUM 4" ELECTRICAL SPALL COMPACT TO MINIMUM 4" MINIMUM 4" ELECTRICAL SPALL COMPACT TO MINIMUM 4"
- DO NOT SCALE DRAWINGS
- ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRINE OF PARTITION WALLS.
- ALL REVISIONS TO BE MADE BY THE ARCHITECT.

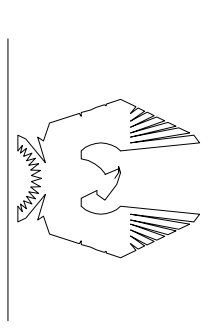
- LEGEND
- WALL / PARTITION ASSEMBLY
 - DOOR TYPE
 - WINDOW TYPE
 - STRUCTURAL NOTE

STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
FOR THE ARCHITECT
THIS DRAWING IS TO BE USED FOR CONSTRUCTION PURPOSES ONLY
REVISIONS TO BE MADE BY THE ARCHITECT

5	JAN. 2013	REISSUED FOR PERMIT
4	APR. 2012	REVISED TO MEET CBC 9.4.2. SUPPORT POSTS ADD.
3	DEC. 2011	REVISED AS PER STRUCTURAL
2	DEC. 2011	ISSUED FOR PERMIT
1	OCT. 2010	ISSUED FOR PRELIM. REVIEW
0	DATE	REVISION

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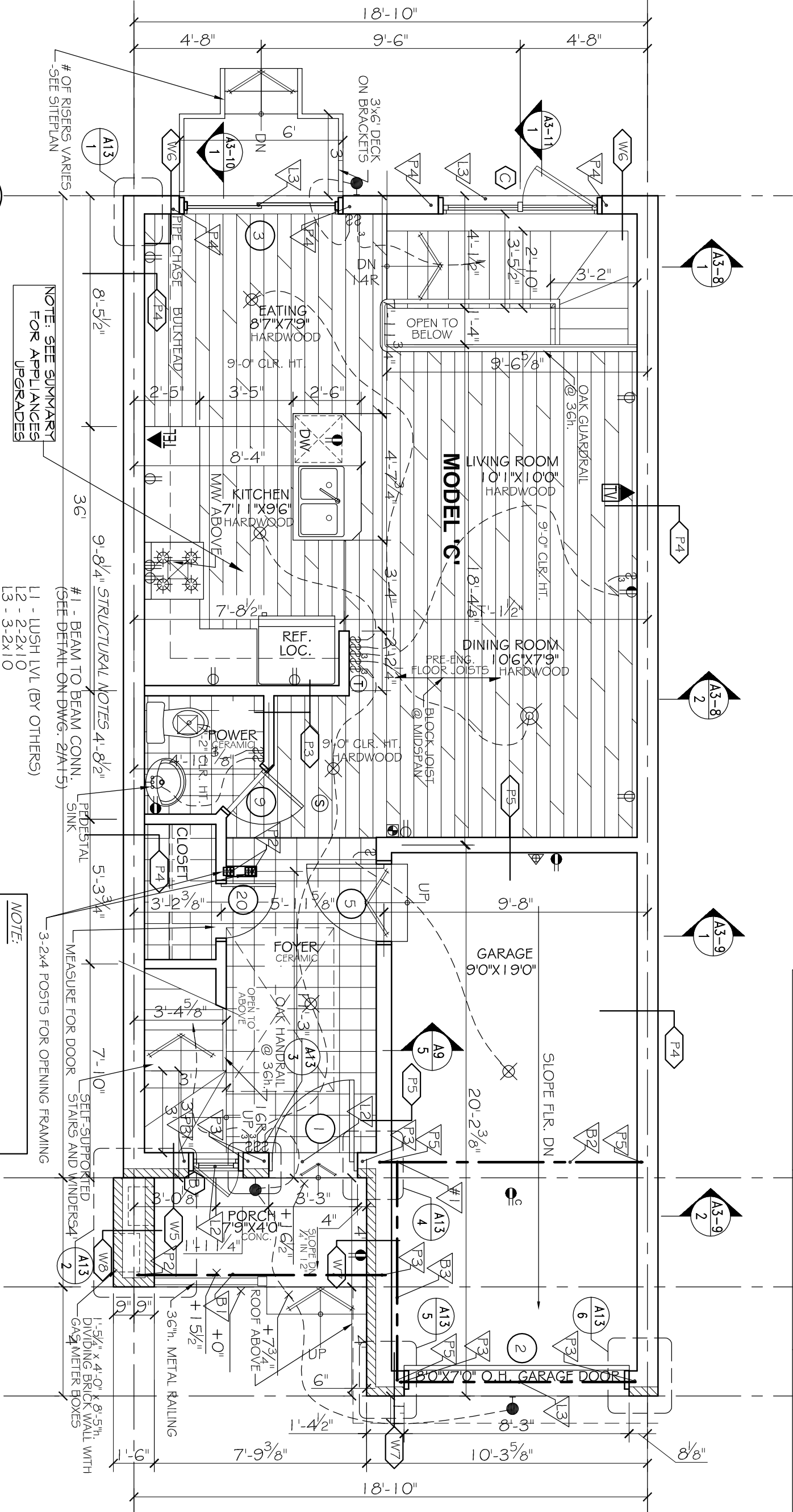


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

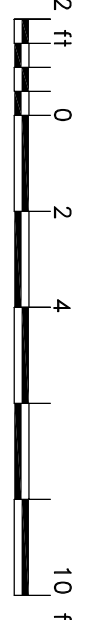
DRAWING NAME
"MODEL C REVERSED" GROUND FLOOR PLAN

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'



NOTE: SEE SUMMARY FOR APPLIANCES UPGRADES

NOTE:
SEE ENGINEER'S FRAMING DETAIL DUE TO CHANGES OVER GARAGE STEEL BEAMS AND POSTS DATED MAY 20, 2014

- B1 - FLUSH LVL (BY OTHERS)
B2 - W200x27 STEEL BEAM WITH 5/8" BRICK PLATE
B3 - W150x22 STEEL BEAM

SPECIFIC NOTE:
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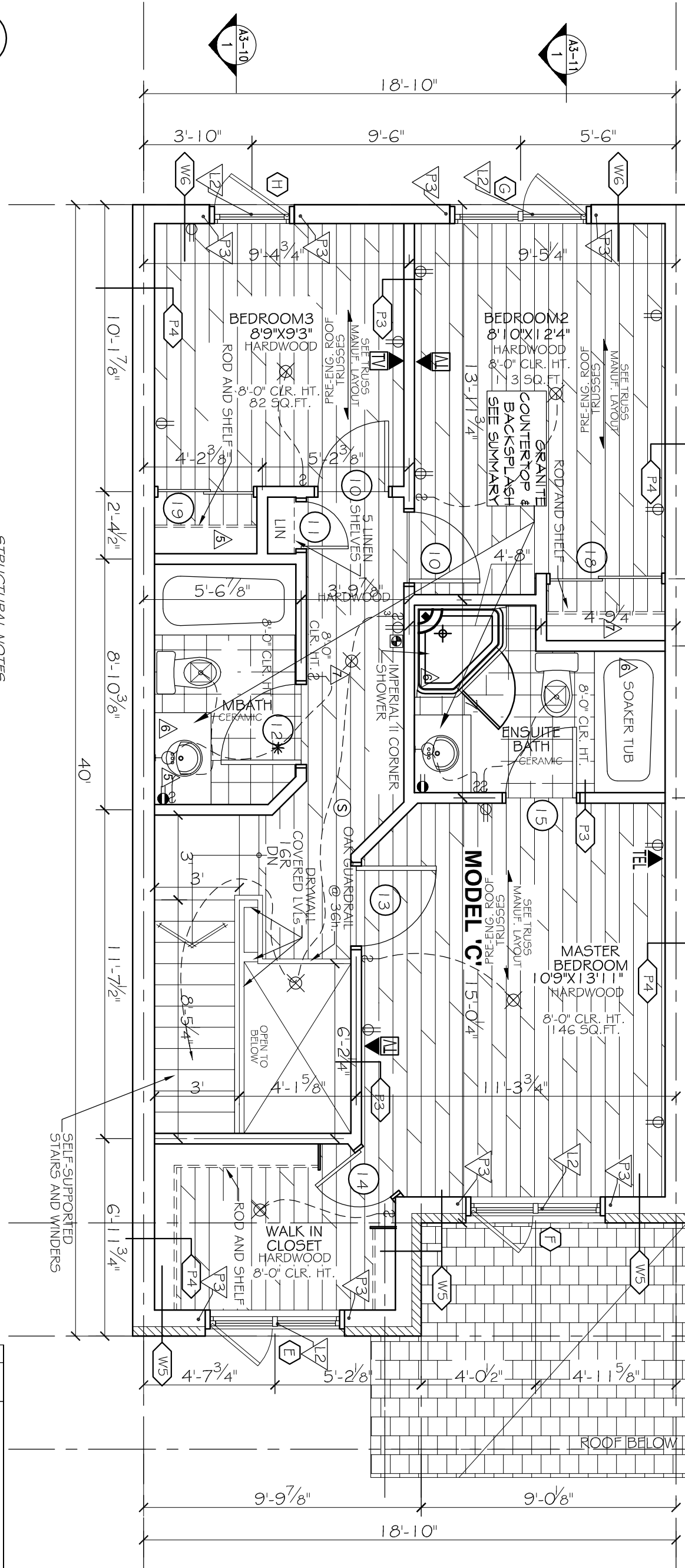
- NOTES
1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
 2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
 3. SEE DWGS. A6 & A7 FOR SPECIFICATIONS.
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 6. FIRESTOP ALL PLUMBING AND ELECTRICAL PENETRATIONS AT PARTY WALL.
 7. STUD WALL REINFORCEMENT FOR FUTURE 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
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ELEC./MECH. LEGEND					
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	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE		SWITCH ELECTRICAL OUTLET		

- NOTES
1. * F.T.O.L.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- SEE PRE-ENGINEERING DRAWINGS TO BE CONSIDERED ON SITE BY BUILDER.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS.
- 20% OF ALL MATERIALS TO BE PROVIDED BY THE BUILDER.
- CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS. EXTERIOR FACE OF EX. WALLS, ANKOR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRINE OF PARTITION WALLS.
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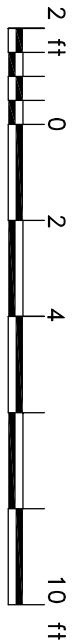
- LEGEND
- WALL / PARTITION ASSEMBLY
 - DOOR TYPE
 - WINDOW TYPE
 - STRUCTURAL NOTE



1 "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	MAY21-14	REV. AS PER CONST. SUMMARY
2	MAY15-14	REV. AS PER CONST. SUMMARY
1	APR14-14	ISSUED AS INVENTORY
	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

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

BLOCK-5
UNIT - 28
MORRIS MELAMED
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(613) 727-7400 FAX (613) 727-7334

PHOENIX HOMES

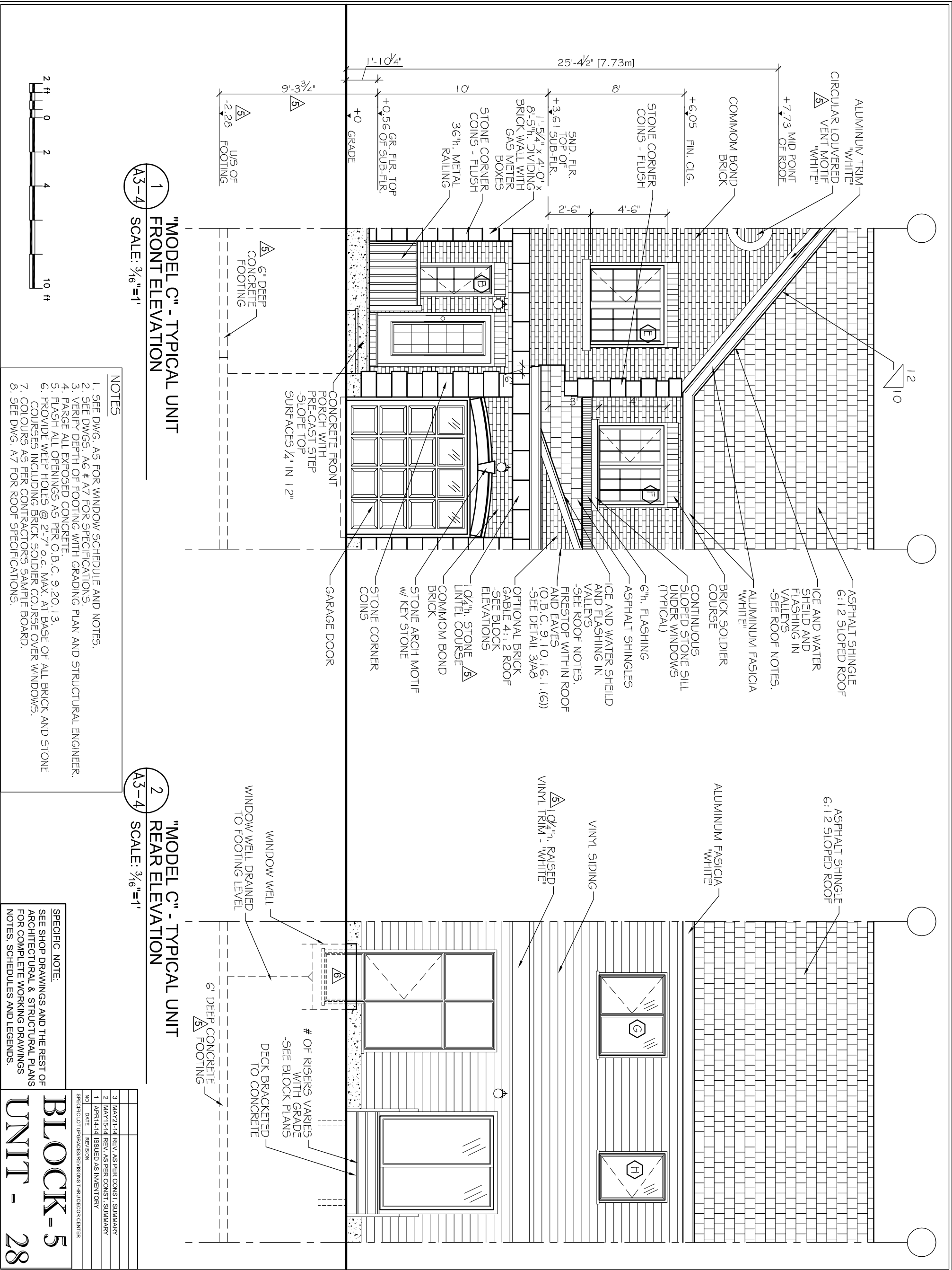
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C REVERSED"
SECOND FLOOR PLAN

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SignedSeal3.jpg



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.

1

"MODEL C" - TYPICAL UNIT

FRONT ELEVATION

A3-4

SCALE: 3/16"=1'

2

"MODEL C" - TYPICAL UNIT

REAR ELEVATION

A3-4

SCALE: 3/16"=1'

SPECIFIC NOTE:

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BLOCK-5

UNIT - 28

DRAWN BY

RDB

DATE

OCT. 1, 2010

SCALE

3/16" = 1'

DRAWING NO.

A3-4

JOB NO.

967

"MODEL C REVERSED" ELEVATIONS

PROJECT

SAWGRASS TOWNS

JOCKVALE RD.

OTTAWA, ON

DRAWING NAME

PHOENIX HOMES

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SignedSeal3.jpg

7

JAN. 22/13

REISSUED FOR PERMIT

1

OCT. 17/12

WINDOW C REUSED

2

JUL. 19/12

FOOTING & USE REUSED CIRC. VENT & BAND REV.

3

APR. 24/12

REMOVED TO MEET CBC 96.42

4

DEC. 28/11

REMOVED AS PER STRUCTURAL

5

DEC. 7/11

ISSUED FOR PERMIT

6

OCT. 1/10

ISSUED FOR PRELIM. REVIEW

7

OCT. 1/10

DATE

8

REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

LEGEND

ALL DIVISIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.

BRICKS TO BE LAIN ON TO BE CONCRETE ON SITE BY BUILDER.

CONCRETE TO BE LAIN ON TO BE CONCRETE ON SITE BY BUILDER.

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

20. CONCRETE WITH WHITE FORTKAYAN.

CHECK WITH MANUFACTURER FOR EXACT ROOF DRAINING 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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