

- 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 DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
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DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

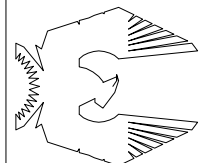
- LEGEND
- WALL / PARTITION ASSEMBLY
 - DOOR TYPE
 - WINDOW TYPE

STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
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 PANELS REVISED
Δ	APR. 2012	REVISED TO MEET CBC 98.12
3	DEC. 2011	REVISED AS PER STRUCTURAL
2	DEC. 2011	ISSUED FOR PERMIT
1	OCT. 2010	ISSUED FOR PRELIM. REVIEW
Δ	DATE	REVISION

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

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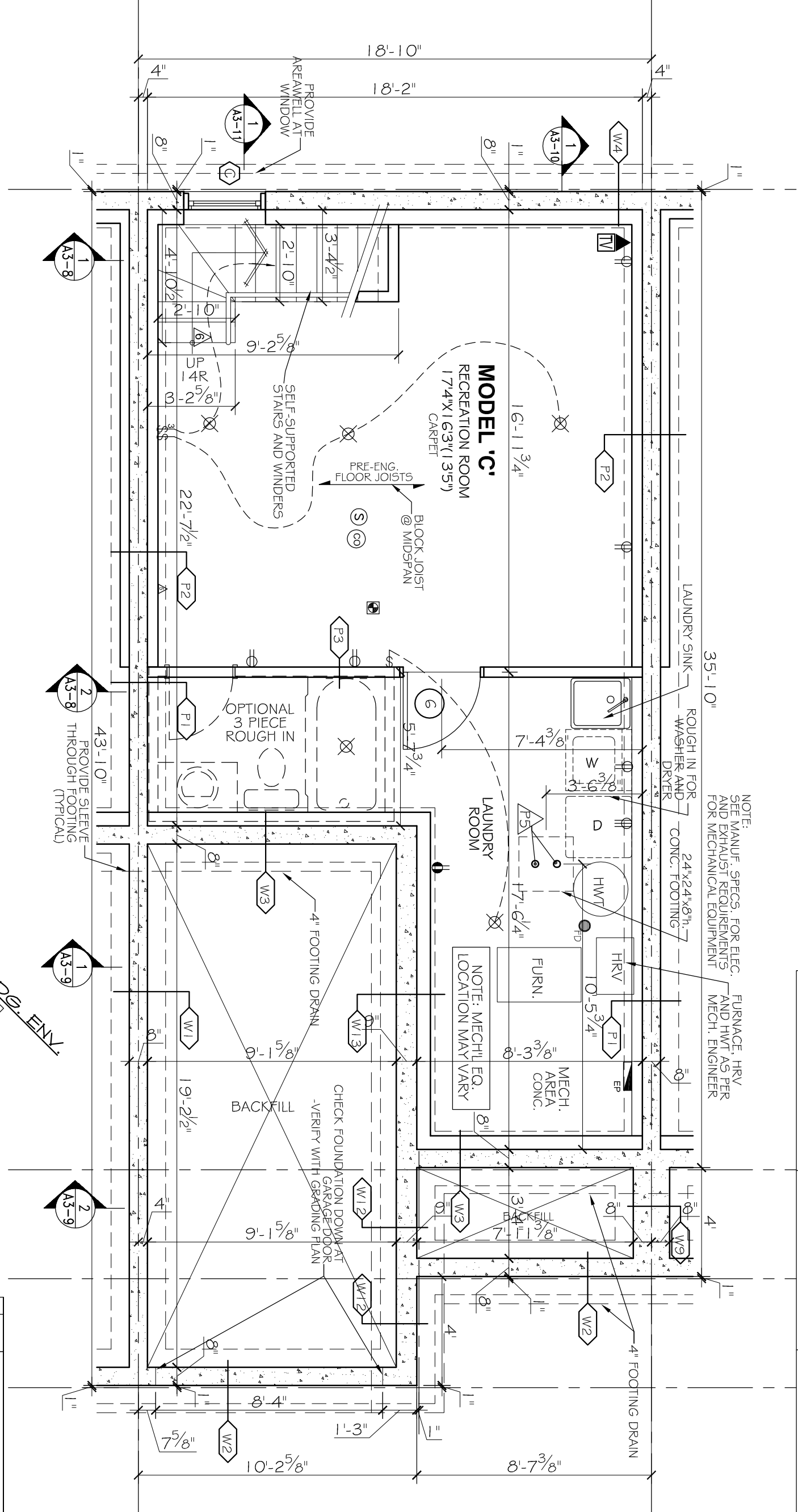
PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

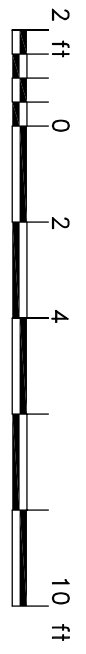
DRAWING NAME
"MODEL C" BASEMENT FLOOR PLAN

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

MORRIS MELAMED
architect - ottawa
(613) 727-7400 FAX (613) 727-7394



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



ISSUED FOR BLDG. ENY.
DRAFT

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

1	APRIL 14	ISSUED FOR BLDG. ENVELOPE ONLY
NO.	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

BLOCK-6
UNIT - 37

- NOTES
1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLES.
 2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
 3. SEE DWG5, 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 ASSEMBLES.
 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. FIRST-STOP 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 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 |

- | | | |
|---|---|---|
|  | 1 | LIGHT SWITCH |
|  | 2 | 3-WAY LIGHT SWITCH |
|  | 3 | THERMOSTAT |
|  | 4 | 120V ELECTRICAL OUTLET |
|  | 5 | CEILING MOUNTED
120V ELECTRICAL OUTLET |
|  | 6 | 220V ELECTRICAL OUTLET |
|  | 7 | GFI ELECTRICAL OUTLET |
|  | 8 | SWITCH ELECTRICAL OUTLET |

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

NOTES

ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY DISCREPANCIES TO BUILDER.
CONCRETE SHALL BE CONCREDED ON SITE BY BUILDER.
BETWEEN PLACING OF CONCRETE FOUNDATION WALLS.
ALL WALLS SHALL BE CONCREDED TO MATCH EXISTING
MULTIPLY CODES BY PLAYS
CONCRETE SHALL BE CONCREDED TO MATCH EXISTING
TO COINCIDE WITH SITE PROGRAM
CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING
REQUIREMENTS FOR ALL DOORS & WINDOWS
DIMENSIONS FOR JOIST WALLS ARE TAKEN FROM CENTERLINE OF JOIST WALLS TO CENTERLINE OF JOIST WALLS
AND JOIST WALLS TO CENTERLINE OF JOIST WALLS
ALL WALLS SHALL BE CONSTRUCTED TO CONFORM TO 2006 O.B.C.
ALL WALLS SHALL BE CONSTRUCTED TO CONFORM TO 2006 O.B.C.
ALL AREA CALCULATIONS ARE DETERMINED FROM OVERLAP
OF EXISTING WALLS AND PERIMETER OF FUTURE
WALLS.
THIS DRAWING SHALL BE USED FOR CONSTRUCTION
UNLESS NOTED AND ISSUED BY THE ARCHITECT

LEGEND

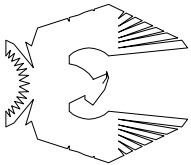
- | | |
|---|---------------------------|
|  | WALL / PARTITION ASSEMBLY |
|  | DOOR TYPE |
|  | WINDOW TYPE |
|  | STRUCTURAL NOTE |

STRUCTURAL DESIGN BY JOHN STUART HALL, P.E. HIS DRAWING 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 REVIEWED UNDER HIS RESPONSIBILITY.

5	JAN. 22/13	REISSUED FOR PERMIT
4	APR. 24/12	RECEIVED TO MEET DEC 98-12, SUPPORT POSTS ADD.
3	DEC. 23/11	ISSUED AS PER STRUCTURAL.
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
0	DATE	REVISION

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

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PHOENIX HOMES

SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C"
GROUND FLOOR PLAN

DRAWN BY
RDB

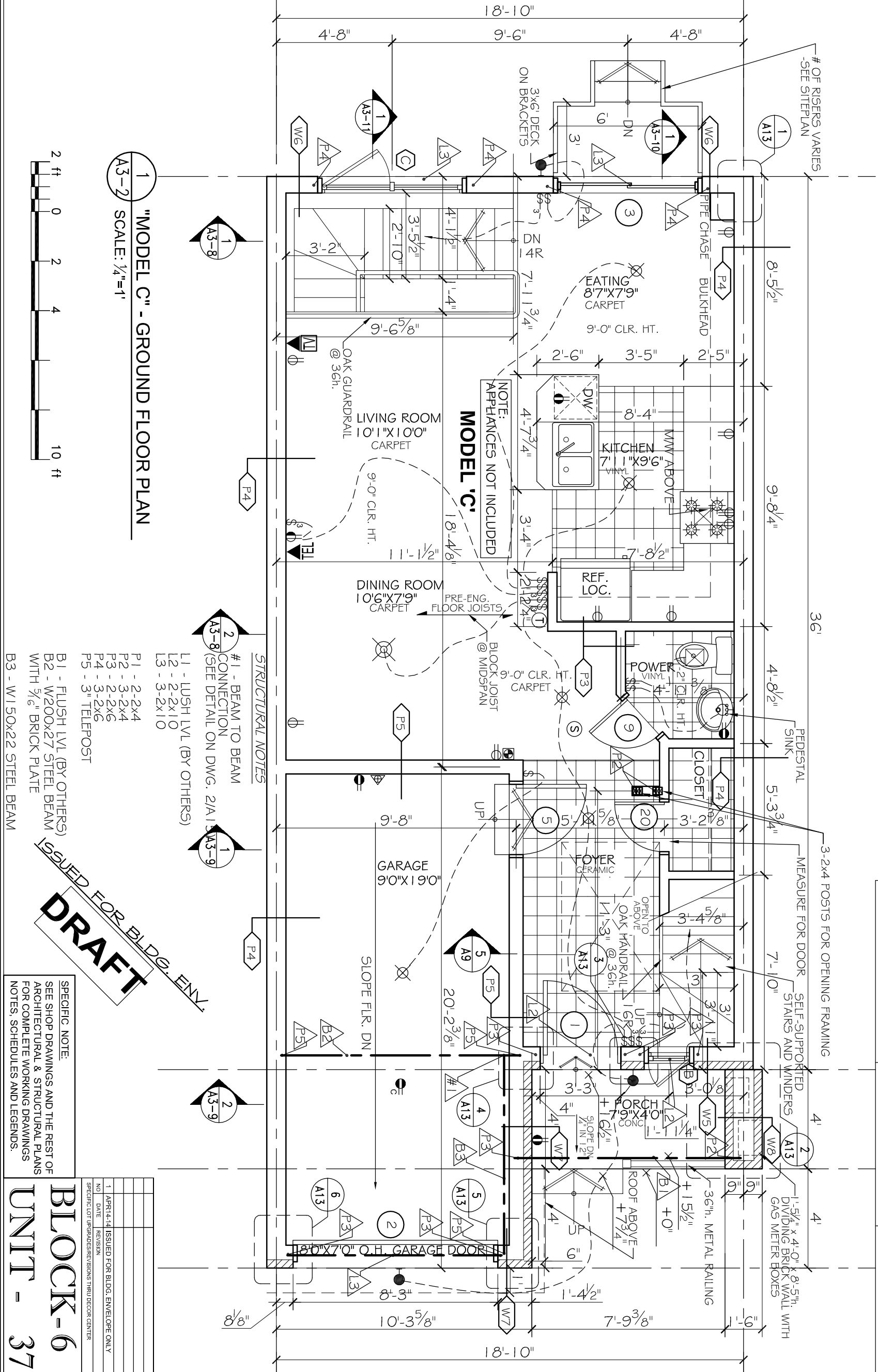
SCALE $\frac{1}{4}'' = 1'$ DRAWING NO.

OB NO. 967

A3-2

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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.
 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 |
| TELEPHONE OUTLET |
| CABLE TV OUTLET |
| WATER HOOKUP |
| CENTRAL VACUUM |
| ELECTRICAL PANEL |

- 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 (CNBC).
- CHECK WITH MANUFACTURER FOR EXACT ROD OR TIEING DIMENSIONS FOR WALLS ARE TAKEN FROM CONTRAINT 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 CONTRAINT OF PARTITION WALLS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE SHOWN AND SIGNED BY THE ARCHITECT.

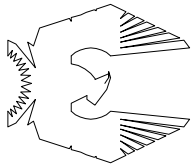
- LEGEND
- WALL / PARTITION ASSEMBLY
 - DOOR TYPE
 - WINDOW TYPE
 - STRUCTURAL NOTE

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

Δ	JUN. 22/13	REISSUED FOR PERMIT
Δ	JUL. 10/12	SHOWER & VANITY REVISED
Δ	JUN. 19/12	W/S SWITCHES REVISED
Δ	APR. 24/12	REVISED TO MEET CBC S.B.12
Δ	DEC. 22/11	REVISED AS PER STRUCTURAL
Δ	DEC. 7/11	ISSUED FOR PERMIT
Δ	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
Δ	DATE	REVISION
DO NOT SCALE THIS DRAWING - FIELD DIMENSIONS ONLY		

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PHOENIX HOMES

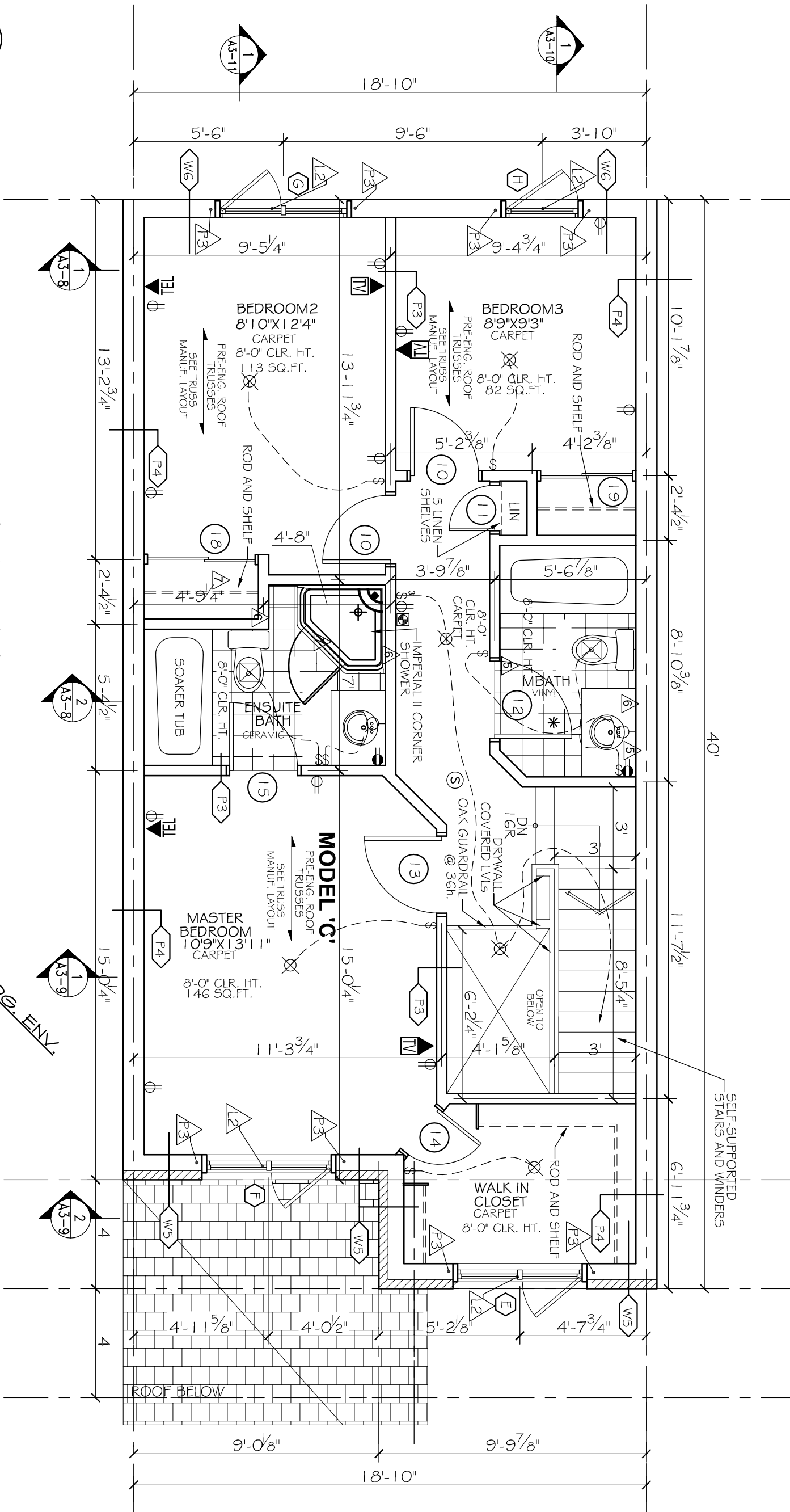
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

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		

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

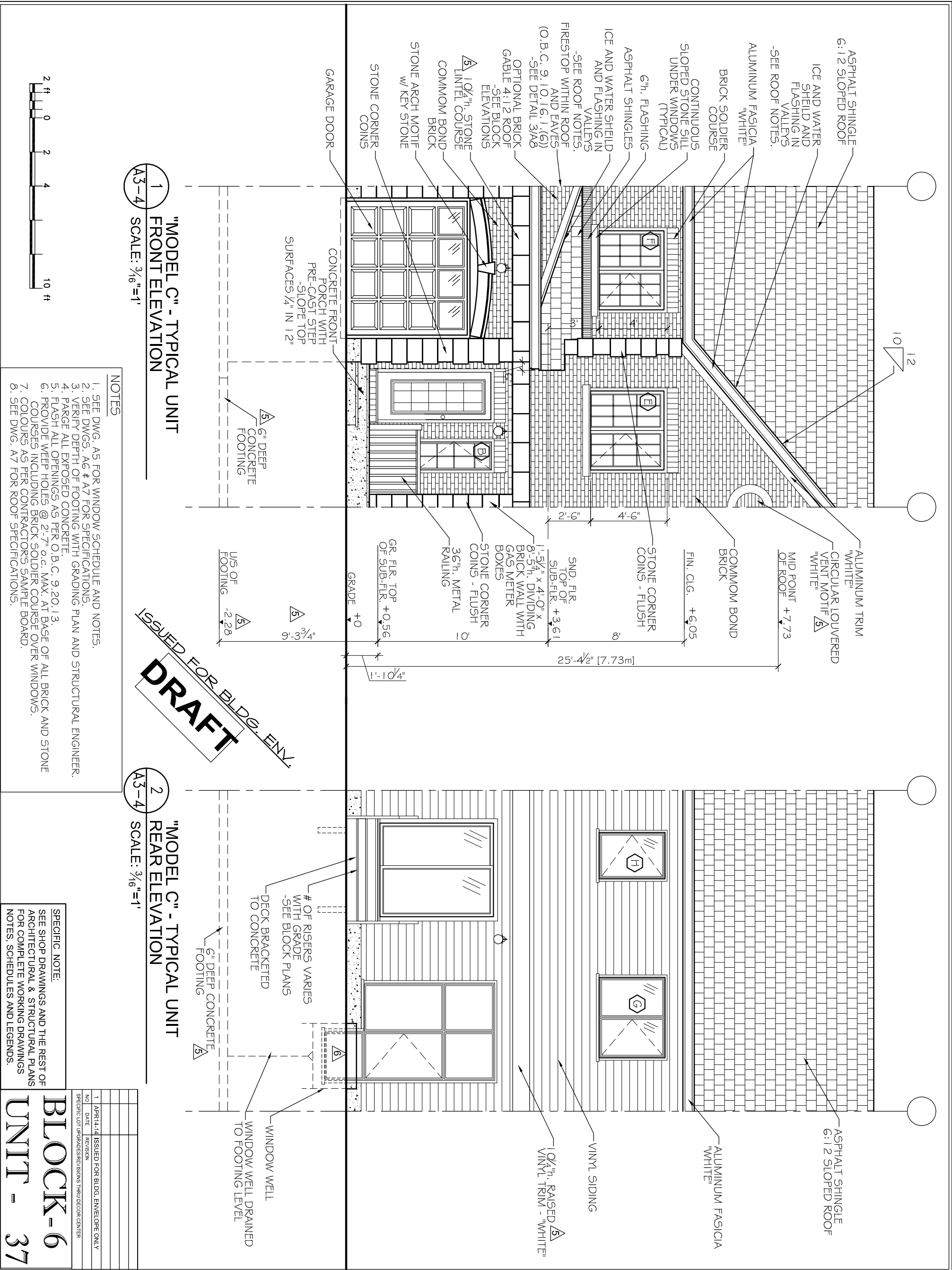
STRUCTURAL NOTES

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

ISSUED FOR BLDG. ENY.
DRAFT

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

BLOCK-6
UNIT - 37



NOTES

DO NOT SCALE DRAWINGS

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

CHECK ALL RAINDOPOUS TO BE CORRELATED ON SITE BY BUILDER.

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

DO NOT SCALE THIS DRAWING.

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.

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

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" ELEVATIONS

DRAWN BY
RDB

SCALE
3/16" = 1'

JOB NO.
967

DATE
OCT. 1, 2010

DRAWING NO.
A3-4

BLOCK-6
UNIT - 37

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