






















- 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. 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	
	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**
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY DISCREPANCIES TO BE CORRECTED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS
- MECHANICAL & ELECTRICAL SHALL COMPLY TO PROVISIONAL & MINORIAL COSTS & BYLAW
- COORDINATE WITH SITE FOREMAN
- CHECK WITH MANUFACTURERS FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
- DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRINE OF CONCRETE AND CONCRETE BLOCK WALLS
- ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. OR ALL REVISIONS.
- ALL AREA CALCULATIONS ARE DETERMINED 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.

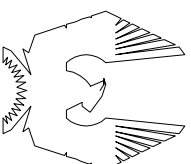
- LEGEND**
- WALL / PARTITION ASSEMBLY
 - DOOR TYPE
 - WINDOW TYPE

STRUCTURAL DESIGN BY JOHN STURKSHALL, P. ENG. USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED BY THE STRUCTURAL ENGINEER OR BY THE ARCHITECT. THE ARCHITECT'S DESIGN IS HAVING BEEN REVIEWED FOR RESPONSIBILITY.

	JUN. 22/13	REISSUED FOR PERMIT
	JUL. 10/12	HRV ADDED
	JUN. 19/12	ELEC. PANEL REVISED
	APR. 24/12	REVISED TO MEET OBC SB-12
	DEC. 23/11	REVISED AS PER STRUCTURAL
	DEC. 7/11	ISSUED FOR PERMIT
	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
	DATE	REVISION

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" END UNIT
BASEMENT
FLOOR PLAN**

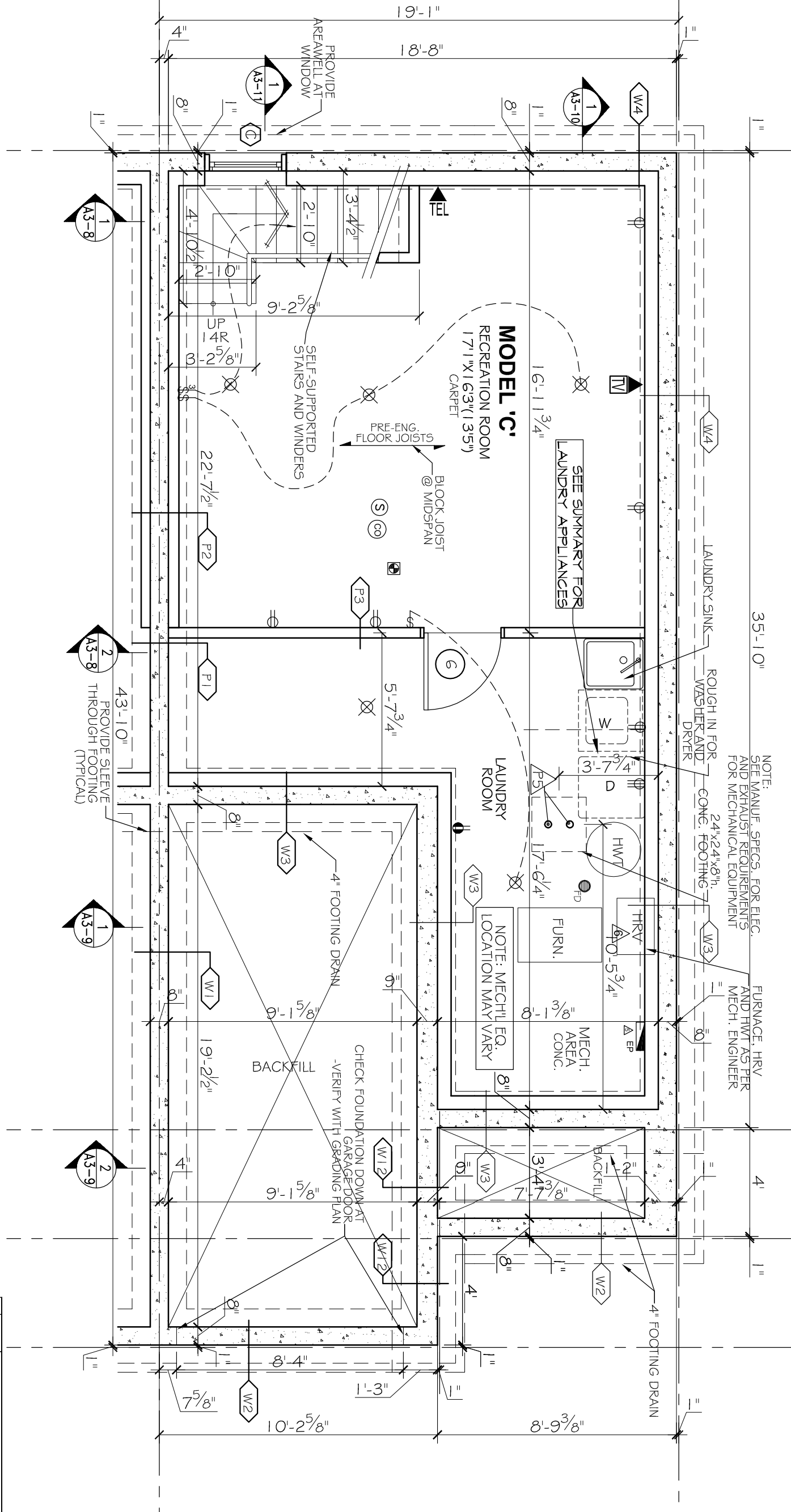
3	MAY21-14 REV. AS PER CONST. SUMMARY
2	MAY8-14 REV. AS PER CONST. SUMMARY
1	APR15-14 ISSUED FOR BLDG. ENVELOPE ONLY
NO	DATE REVISION
SPECIFIC LOT UPDATES/REVISIONS THROUGHOUT CENTER	

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

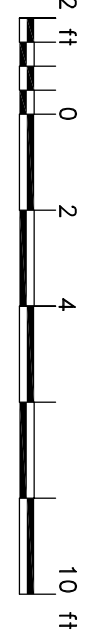
MORRIS MELAMED
architect - ottawa
(613) 727-7400 FAX (613) 727-7334

BLOCK-7
UNIT - 43

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




















"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
	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 SUMMARY FOR APPLIANCES

SEE SUMMARY FOR OTR MICROHOOD FAN

OF RISERS VARIES -SEE SITEPLAN

3-2x4 POSTS FOR OPENING FRAMING

MEASURE FOR DOOR

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

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

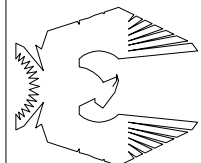
STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
FOR CONSTRUCTION
USED FOR CONSTRUCTION
PARADISE UNITED BY THE
STRUCTURAL ENGINEER OR BY
THE STRUCTURAL ENGINEER
DESIGN AS HAVING BEEN
REVIEWED UNDER HIS
SUPERVISION

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

SignedSeal3.jpg



PHOENIX HOMES

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		

MORRIS MELAMED
architect - ottawa
(613) 727-7400 FAX (613) 727-7334

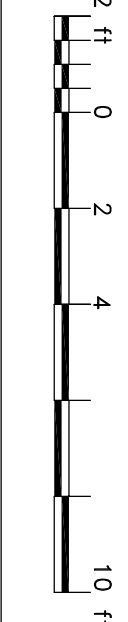
BLOCK-7
UNIT - 43

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

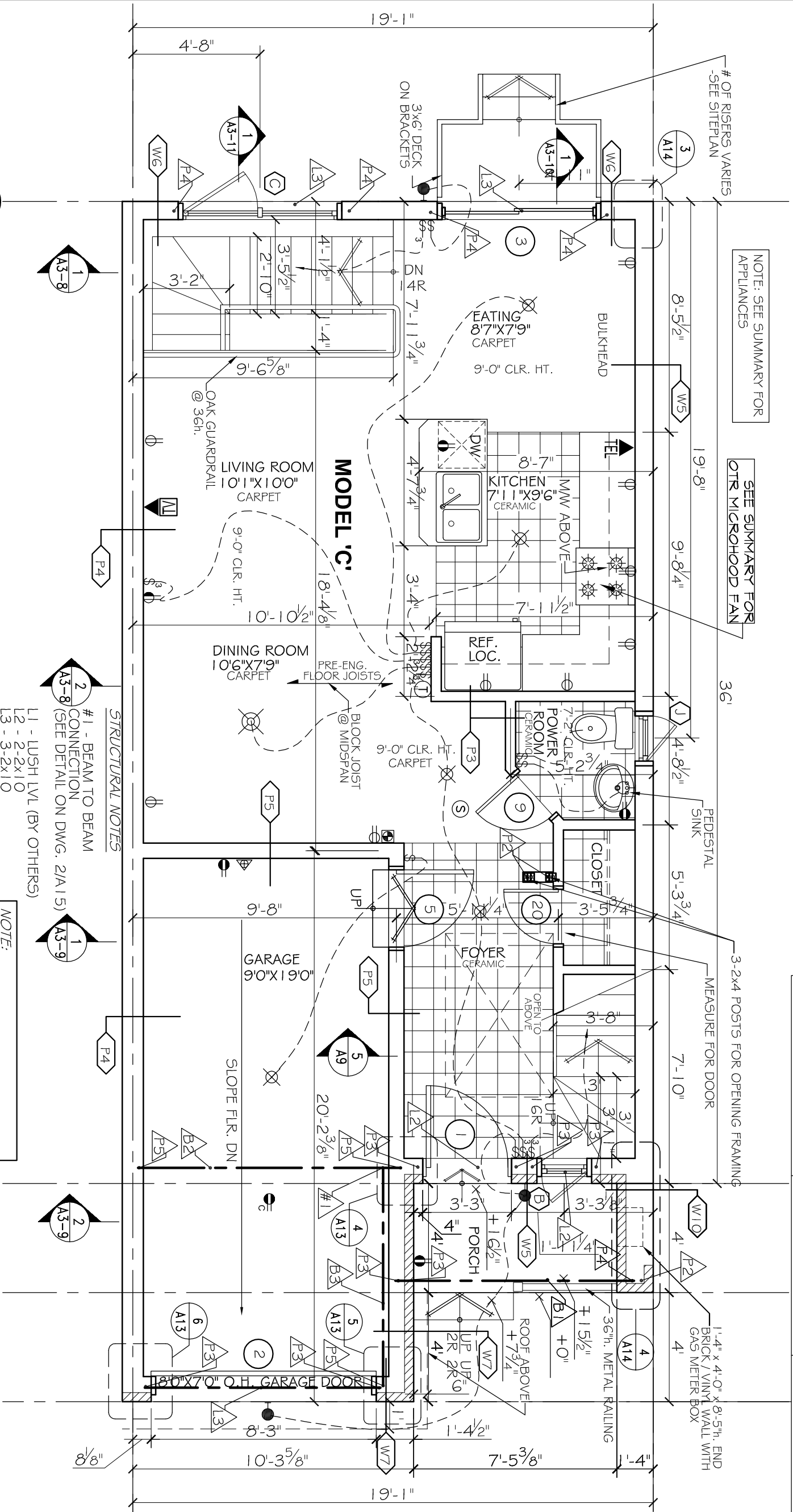
NOTE:
SEE ENGINEERS FRAMING DETAIL DUE TO CHANGES OVER GARAGE STEEL BEAMS AND POSTS DATED MAY 20, 2014

- 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

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



"MODEL C" - GROUND 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. 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.

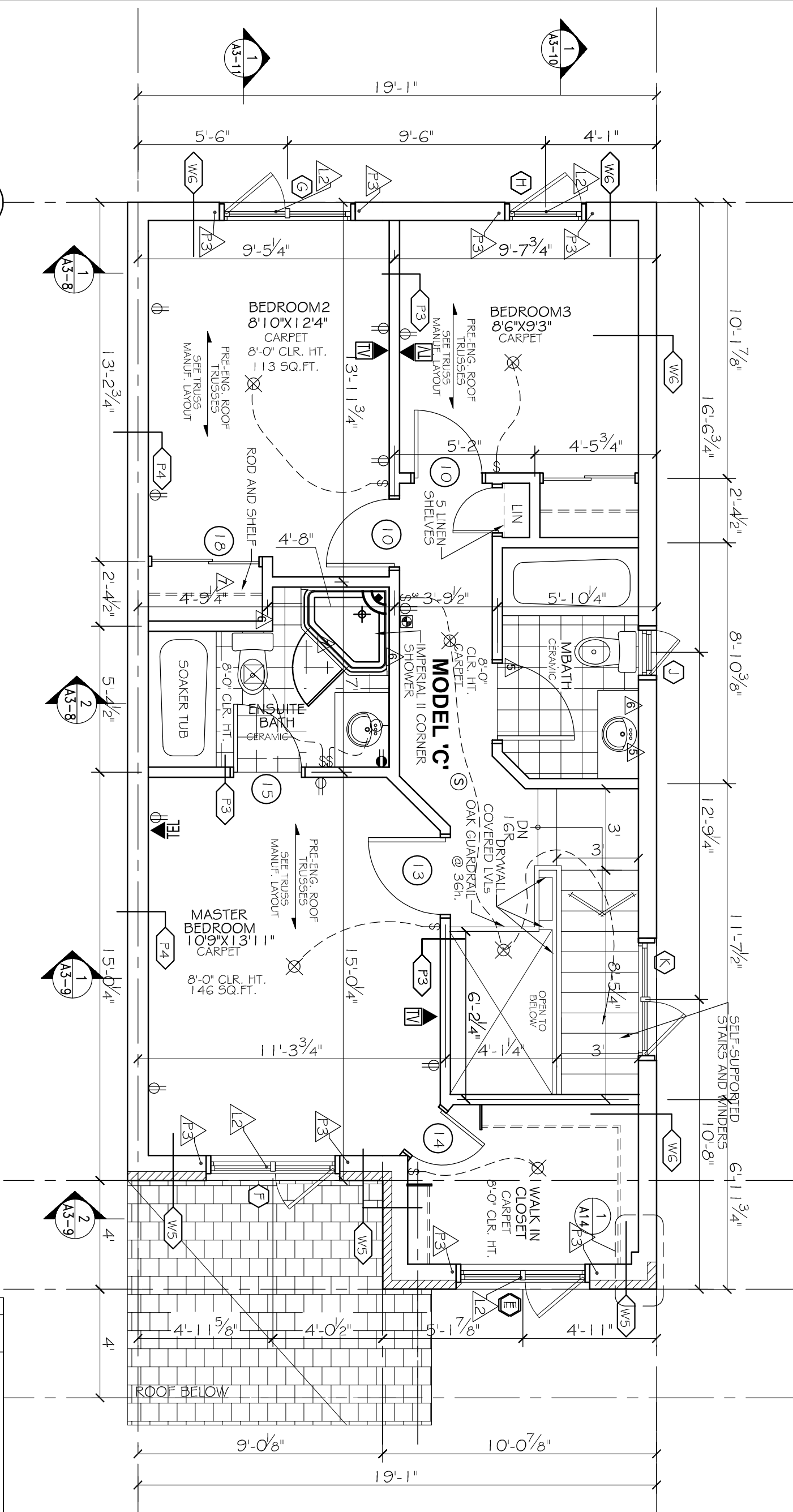
7. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOMS. O.B.C. 9.5.2.3.*

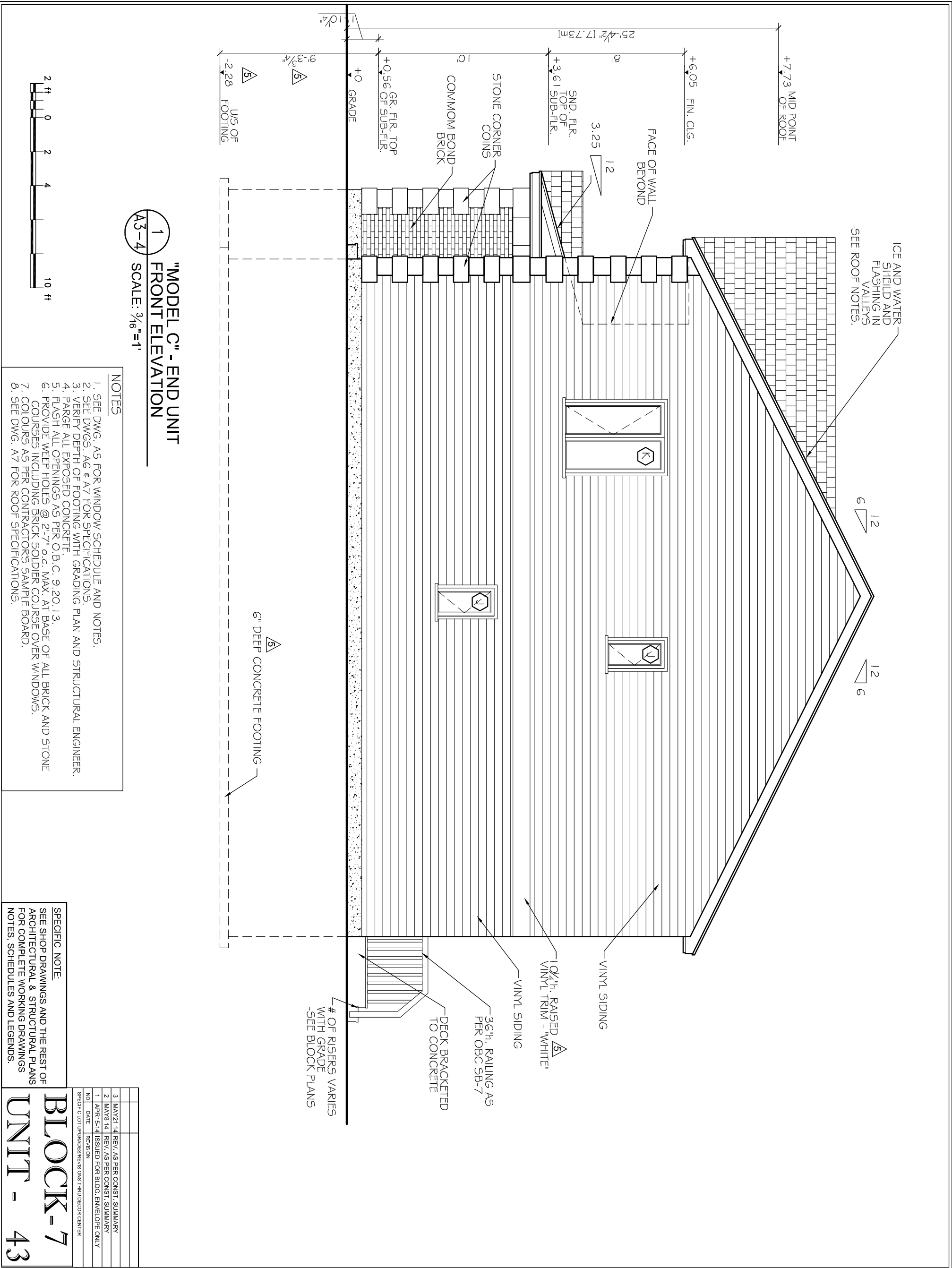
8. ATTIC ACCESS HATCH TO BE PROVIDED AS PER NOTE 80 ON DWG. A7.

- 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		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. ALL DIVISIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
2. SPECIFIC TO BUILDING TO BE CONSTRUCTED ON SITE BY BUILDER.
3. MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BYLAWS.
4. 2006 O.B.C. WITH WHITE FLOWERS.
5. 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 CONCRETE BLOCK WALLS.
6. ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRELINE OF PARTITION WALLS.
7. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

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" END UNIT
SIDE ELEVATION
(TYPICAL)

DRAWN BY

RDB

DATE

OCT. 1, 2010

SCALE

3/16" = 1'

DRAWING NO.

A3-7

JOB NO.

967

MORRIS MELAMED
architect - ottawa
(613) 727-7400 FAX (613) 727-7334