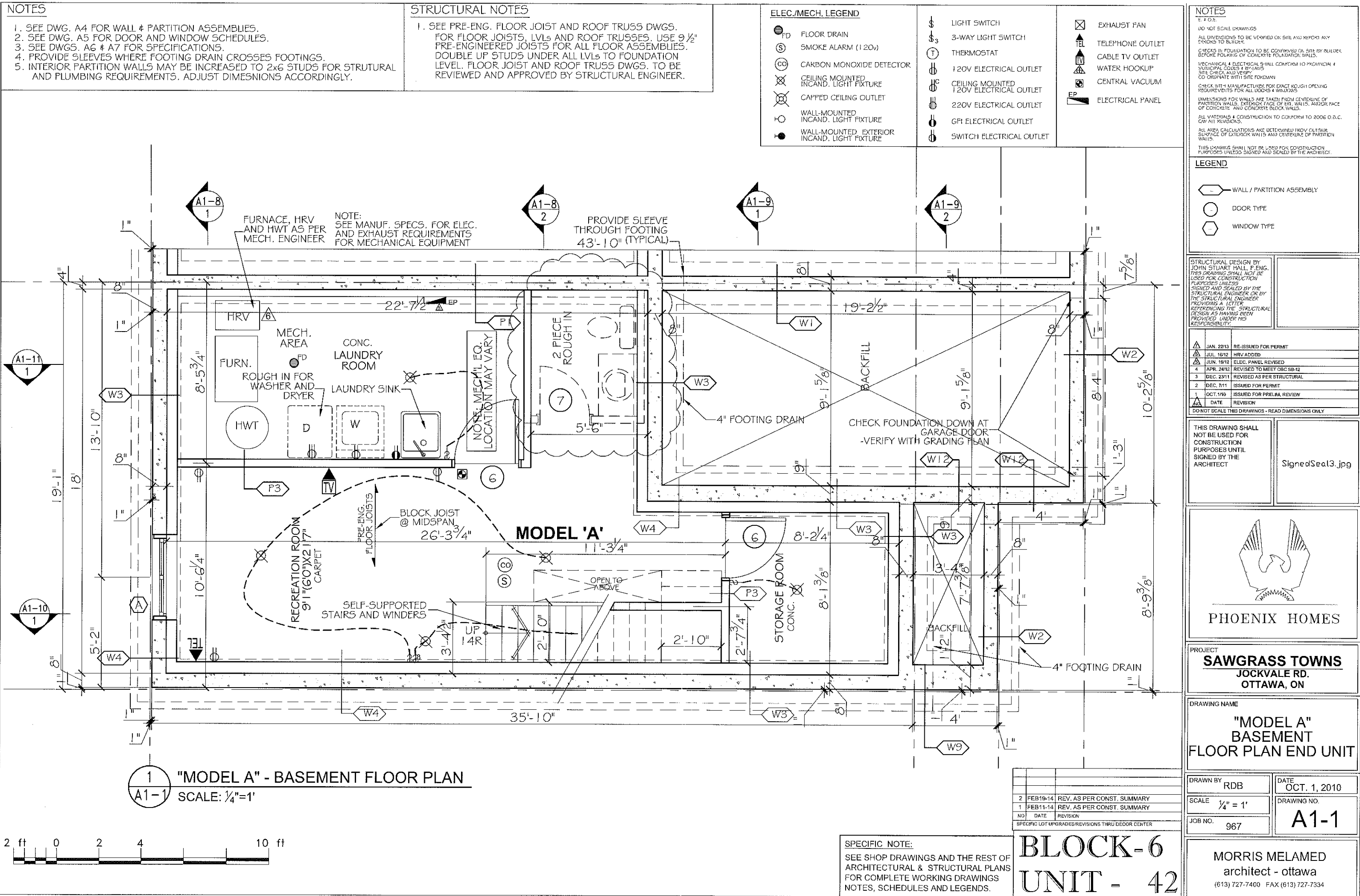




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PHOENIX HOMES

PROJECT

SAWGRASS TOWNS

JOCKVALE RD.

OTTAWA, ON

DRAWING NAME

"MODEL A" BASEMENT FLOOR PLAN END UNIT

DRAWN BY

RDB

DATE

OCT. 1, 2010

SCALE

1/4" = 1'

DRAWING NO.

A1-1

JOB NO.

967

MORRIS MELAMED

architect - ottawa

(613) 727-7400 FAX (613) 727-7334

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PHOENIX HOMES

PROJECT

SAWGRASS TOWNS

JOCKVALE RD.

OTTAWA, ON

DRAWING NAME

"MODEL A" BASEMENT FLOOR PLAN END UNIT

DRAWN BY

RDB

DATE

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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 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

- FD FLOOR DRAIN
- SA SMOKE ALARM (120V)
- CD CARBON MONOXIDE DETECTOR
- CEILING MOUNTED INCAND. LIGHT FIXTURE
- CAPPED CEILING OUTLET
- WALL-MOUNTED INCAND. LIGHT FIXTURE
- WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE

- LS LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- T 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. DO NOT SCALE DRAWINGS
2. ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER
3. CHECKS IN FOUNDATION TO BE CONFORMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
4. MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS
5. SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN
6. CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
7. DIVISIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
8. ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. CW ALL REVISIONS.
9. ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND COVERAGE OF PARTITION WALLS.
10. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

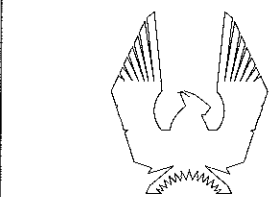
- WALL / PARTITION ASSEMBLY
- DOOR TYPE
- WINDOW TYPE
- STRUCTURAL NOTE

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

NO.	DATE	REVISION
5	JAN. 2013	RE-ISSUED FOR PERMIT
4	APR. 2012	REVISED TO MEET OBC SB-12
3	DEC. 2011	REVISED AS PER STRUCTURAL
2	DEC. 2011	ISSUED FOR PERMIT
1	OCT. 2010	ISSUED FOR PRELIM. REVIEW

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PHOENIX HOMES

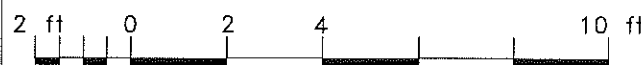
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A"
GROUND FLOOR PLAN
END UNIT**

DRAWN BY RDB
DATE OCT. 1, 2010
SCALE 1/4" = 1'
DRAWING NO. A1-2
JOB NO. 967

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

1 "MODEL A" - GROUND FLOOR PLAN
A1-2 SCALE: 1/4"=1'



STRUCTURAL NOTES

#1 - BEAM TO BEAM CONN.
(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 3/8" BRICK PLATE
B3 - W150x22 STEEL BEAM

SPECIFIC NOTE:

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

**BLOCK-6
UNIT - 42**

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 STRUTURAL 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

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ELEC./MECH. LEGEND

- | | | | | | |
|----|---|------|--|-----|------------------|
| FD | FLOOR DRAIN | § | LIGHT SWITCH | ⊠ | EXHAUST FAN |
| SA | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH | TEL | TELEPHONE OUTLET |
| CD | CARBON MONOXIDE DETECTOR | T | THERMOSTAT | TV | CABLE TV OUTLET |
| ⊗ | CEILING MOUNTED INCAND. LIGHT FIXTURE | 120V | 120V ELECTRICAL OUTLET | ⊠ | WATER HOOKUP |
| ⊗ | CAPPED CEILING OUTLET | 120V | CEILING MOUNTED 120V ELECTRICAL OUTLET | ⊠ | CENTRAL VACUUM |
| ⊗ | WALL-MOUNTED INCAND. LIGHT FIXTURE | 220V | 220V ELECTRICAL OUTLET | EP | ELECTRICAL PANEL |
| ⊗ | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | 6FI | 6FI ELECTRICAL OUTLET | | |
| | | | SWITCH ELECTRICAL OUTLET | | |

NOTES

1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
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8. ATTIC ACCESS HATCH TO BE PROVIDED AS PER NOTE 80 ON DWG. A7.

LEGEND

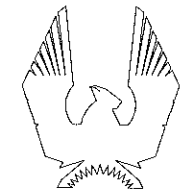
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- DOOR TYPE
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7	JAN. 2013	RE-ISSUED FOR PERMIT
6	JUL. 2012	SHOWER & VANITY REVISED, WINDOW REV.
5	JUN. 1912	WR SWITCH REVISED
4	APR. 2412	REVISED TO MEET OBC SB-12
3	DEC. 2311	REVISED AS PER STRUCTURAL
2	DEC. 711	ISSUED FOR PERMIT
1	OCT. 1110	ISSUED FOR PRELIM. REVIEW
DATE	REVISION	

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PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A"
SECOND FLOOR PLAN
END UNIT**

DRAWN BY RDB DATE OCT. 1, 2010

SCALE 1/4" = 1' DRAWING NO.

JOB NO. 967 **A1-3**

MORRIS MELAMED
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"MODEL A" - SECOND FLOOR PLAN
SCALE: 1/4"=1'

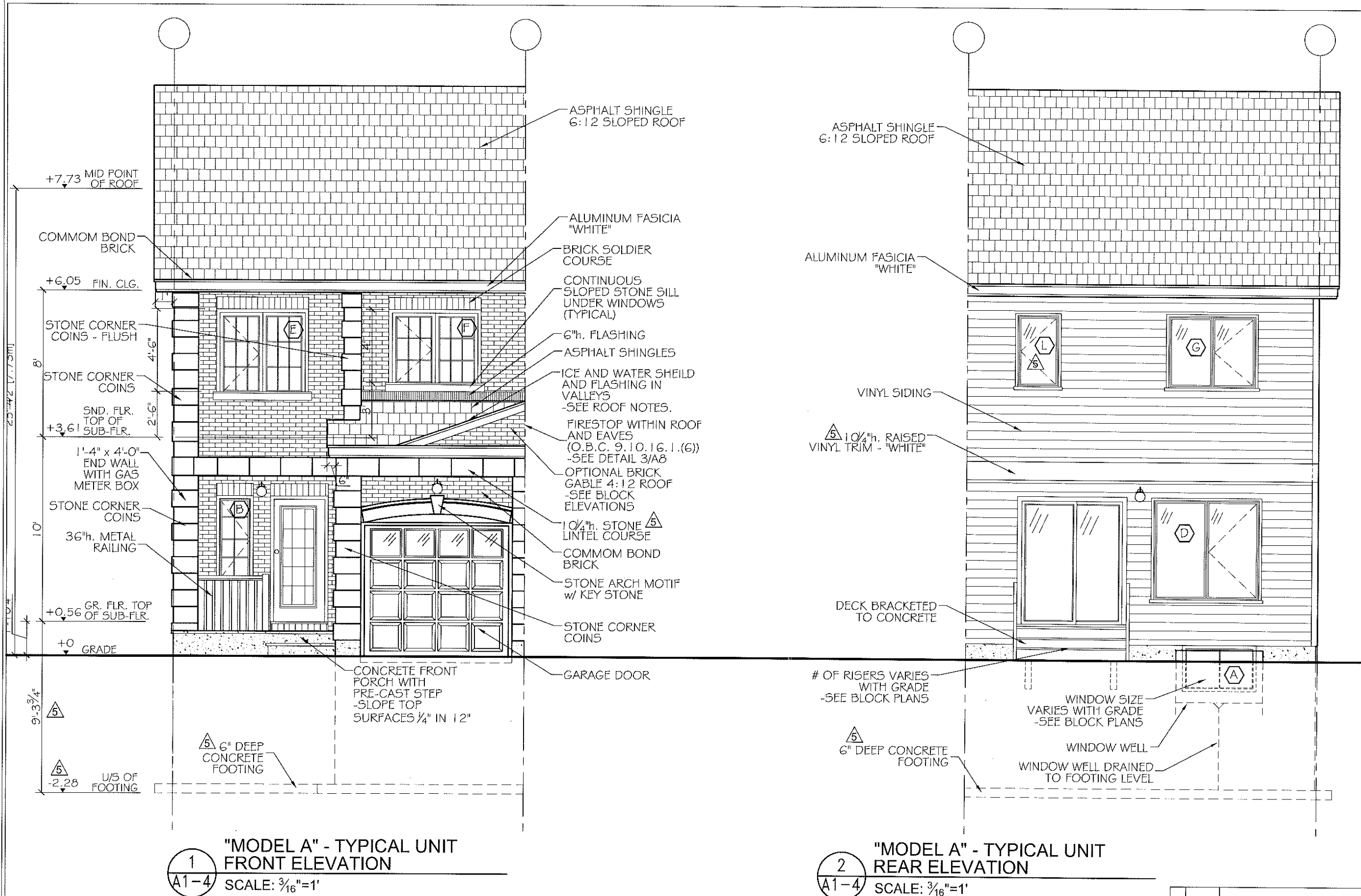
STRUCTURAL NOTES

- 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-6
UNIT - 42**





- 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 CONTRACTOR'S 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.

2	FEB19-14	REV. AS PER CONST. SUMMARY
1	FEB11-14	REV. AS PER CONST. SUMMARY
NO	DATE	REVISION
SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER		

BLOCK-6
UNIT - 42

NOTES
 E & O.E.
 DO NOT SCALE DRAWINGS
 ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER
 CHECKS IN FOUNDATION TO BE COMPLETED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS
 MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS
 SITE CHECK AND VERIFY
 CO-ORDINATE WITH SITE FOREMAN
 CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
 DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, EXTERIOR FACE 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 CENTERLINE OF PARTITION WALLS
 THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

6	JAN. 22/13	RE-ISSUED FOR PERMIT
4	JUL. 10/12	FOOTING & USE REVISED, CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET OBC 9.20.13
3	DEC. 23/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
NO	DATE	REVISION

DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

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

SignedSeal3.jpg

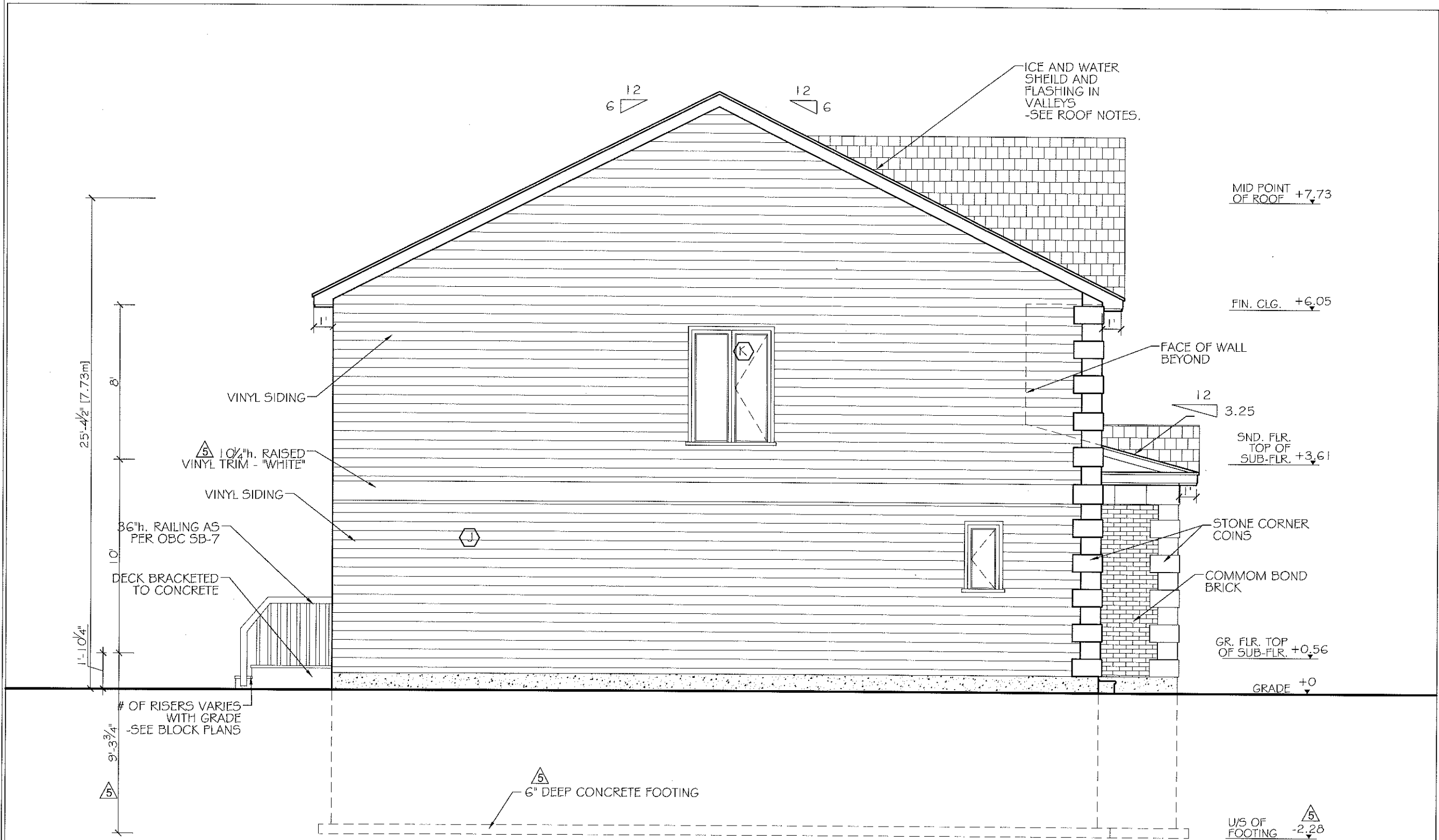
PHOENIX HOMES

PROJECT
SAWGRASS TOWNS
 JOCKVALE RD.
 OTTAWA, ON

DRAWING NAME
"MODEL A" ELEVATIONS END UNIT

DRAWN BY RDB	DATE OCT. 1, 2010
SCALE 3/16" = 1'	DRAWING NO. A1-4
JOB NO. 967	

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**"MODEL A" - END UNIT
SIDE ELEVATION**
SCALE: 3/16" = 1'

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. PATCH 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 CONTRACTOR'S 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.

**BLOCK-6
UNIT - 42**

NOTES
E. & O.E.
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CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
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LEGEND

6	JAN. 22/13	RE-ISSUED FOR PERMIT
5	JUL. 10/12	FOOTING & USE REVISED, CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET OBC SB-12
3	DEC. 23/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
AD	DATE	REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

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SignedSeal3.jpg



PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
**"MODEL A"
SIDE ELEVATION
END UNIT**

DRAWN BY RDB
DATE OCT. 1, 2010
SCALE 3/16" = 1'
DRAWING NO. A3-7
JOB NO. 967

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