

- 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 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

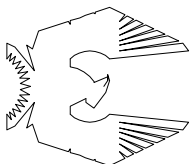
STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
SPECIES AND JOISTING TO BE CONFIRMED ON SITE BY BUILDER.
MINORAL COORDS & BY-LAWS
2006 CANADIAN NATIONAL BUILDING CODE
CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS
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 SHOWN AND SIGNED BY THE ARCHITECT.

	JUN. 2013	REISSUED FOR PERMIT
	JUL. 1992	REV. AS PER PERMIT
	JUN. 1992	ELEC PANELS REVISED
	JAN. 2012	REVISED TO MEET CBC 98.12
	DEC. 2011	REVISED AS PER STRUCTURAL
	DEC. 2011	ISSUED FOR PERMIT
	OCT. 2010	ISSUED FOR PRELIM. REVIEW
	DATE	REVISION
	DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY	

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

SignedSeal3.jpg

PHOENIX HOMES

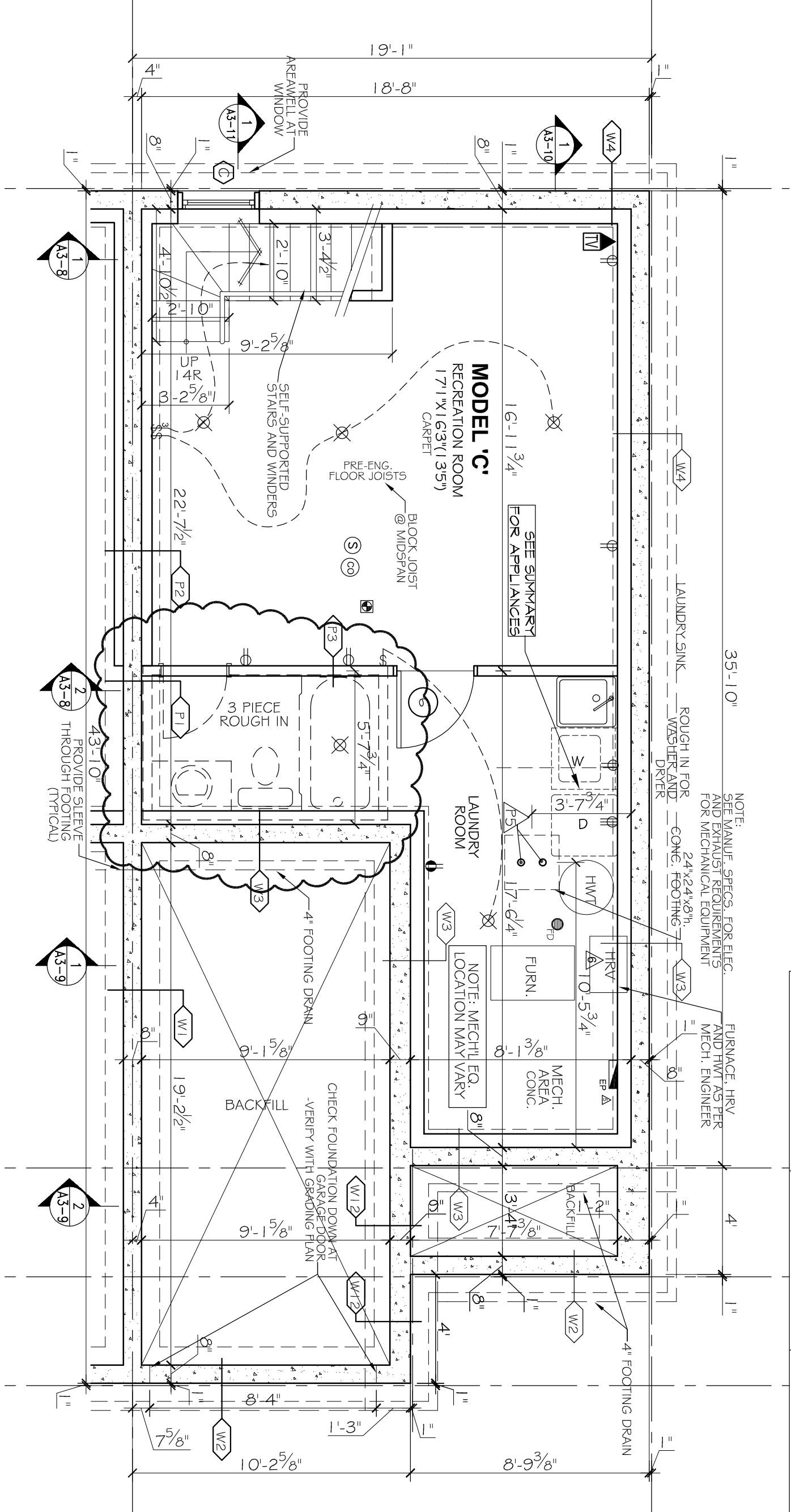


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

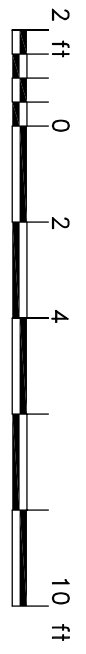
DRAWING NAME
"MODEL C" END UNIT BASEMENT FLOOR PLAN

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
A3-1 SCALE: 1/4"=1' END UNIT



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















BLOCK-4
UNIT - 26







- NOTES
1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLES.
 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 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-OF-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 |  | 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 |

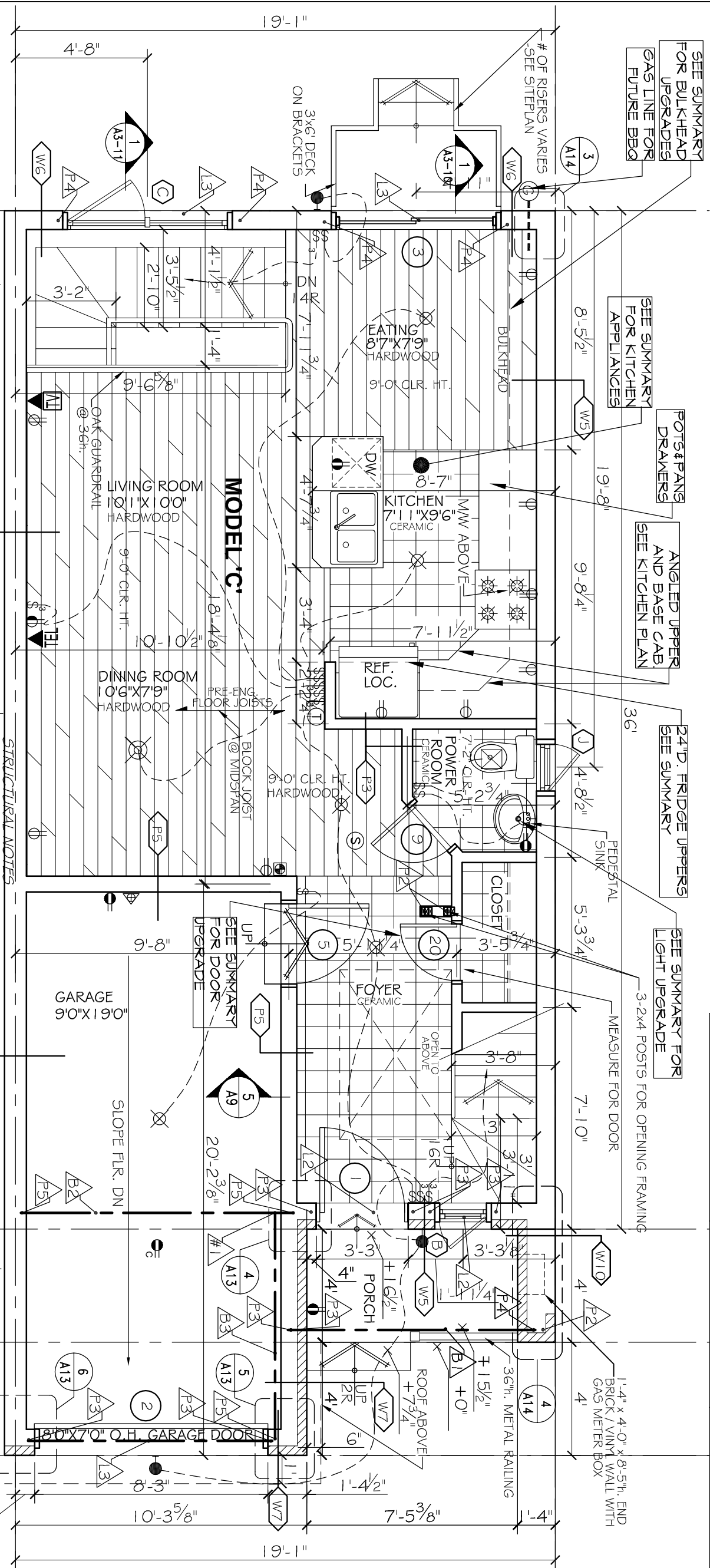
- | | |
|---|------------------|
|  | EXHAUST FAN |
|  | TELEPHONE OUTLET |
|  | CABLE TV OUTLET |
|  | WATER HOOKUP |
|  | CENTRAL VACUUM |
|  | ELECTRICAL PANEL |

NOTES

DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY
ERRORS TO BUILDERS
CHECKS IN FOUNDATION TO BE COMPLETED ON SITE BY BUILDERS
BEFORE POURING OF CONCRETE FOUNDATION WALLS
MECHANICAL & ELECTRICAL SHALL COMPLY TO PROVIDENT &
NATIONAL ELECTRICAL CODES
SITE CHECKS AND VERIFICATION SHALL BE COMPLETED BY
SO COORDINATE WITH SITE PERSON
CHECK WITH MANUFACTURER FOR MAXIMUM TIGHTENING
REQUIREMENTS FOR ALL DOORS & WINDOWS
CHECK WITH MANUFACTURER FOR MAXIMUM ALLOWABLE
DIMENSIONS FOR WALLS AND FLOOR JOINTS
CONCRETE SHALL BE PLACED WITHIN 12 HOURS OF
POURING OF CONCRETE AND CONCRETE SHALL BE
CURED WITH WET BURLAP
ALL VERTICALS A CONSTRUCTION TO CONFORM TO DOCS 0.0.1
ON ALL REVISIONS
ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE
DIMENSIONS
CHECK FOR ELEVATION WALLS AND ORIENTATION OF PARTITION
WALLS
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION
UNLESS SPECIFICALLY NOTED OTHERWISE
THIS DRAWING SHALL BE USED FOR CONSTRUCTION
UNLESS SPECIFICALLY NOTED OTHERWISE

LEGEND

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



STRUCTURAL NOTES

- #1 - BEAM TO BEAM
CONNECTION
(SEE DETAIL ON DWG. 2/A1)
L1 - LUSH LVL (BY OTHERS)
L2 - 2-2x10
L3 - 3-2x10

"MODEL C" - GROUND FLOOR PLAN

SCALE: 1/4"=1' END UNIT

END UNIT

NOTE:

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

SPECIFIC NOTE:

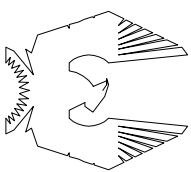
SEE SHOP DRAWINGS AND THE REST OF ARCHITECTURAL & STRUCTURAL PLANS FOR COMPLETE WORKING DRAWINGS NOTES, SCHEDULES AND LEGENDS.

2	MAR24-14	REV. AS PER CONST. SUMMARY
1	MAR6-14	REV. AS PER CONST. SUMMARY
NO	DATE	REVISION
SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER		

Block-4

UNIT - 26

PHOENIX HOMES



SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C" END UNIT
GROUND FLOOR PLAN

DRAWN BY
BD

SCALE 1" = 1'

JOB NO. 96

A3-2

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

- 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 STRUCTURAL AND PLUMBING REQUIREMENTS. ADJUST DIMENSIONS ACCORDINGLY.






















6. FIRESTOP ALL PLUMBING AND ELECTRICAL PENETRATIONS AT PARTY WALL.

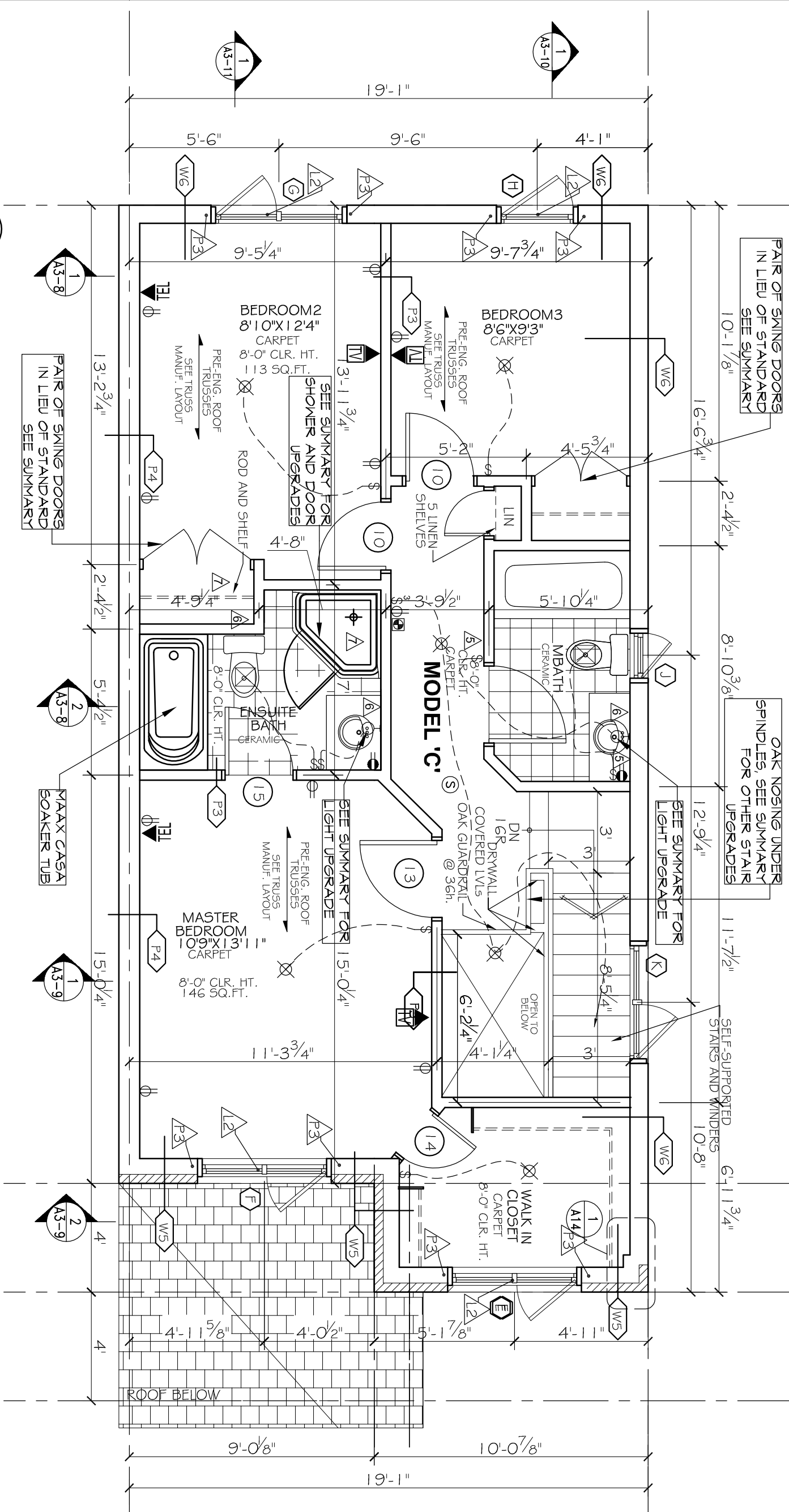
7. STUD WALL REINFORCEMENT FOR FUTURE GRAB BARS IN MAIN BATHROOMS. O.B.C. 9.5.2.3.*

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
	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

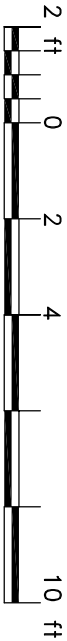


1 "MODEL C" - SECOND FLOOR PLAN
SCALE: 1/4"=1'

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.

- NOTES
1. * T.O.L.

DO NOT SCALE DRAWINGS

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

DO NOT SCALE DRAWINGS TO BE CONSIDERED ON SITE BY BUILDER

DO NOT SCALE DRAWINGS TO BE CONSIDERED ON SITE BY BUILDER





MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & NATIONAL CODES & BYLAW











DO NOT SCALE DRAWINGS TO BE CONSIDERED ON SITE BY BUILDER

CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE 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 CENTERLINE OF PARTITION WALLS.

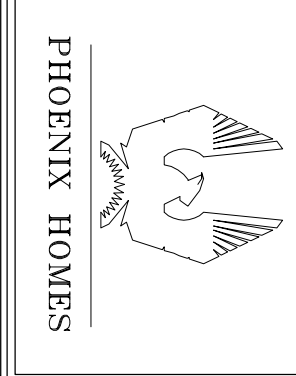
DRAWING SHALL NOT BE USED FOR CONSTRUCTION, REVISIONS SHALL BE SHOWN AND SIGNED BY THE ARCHITECT.

LEGEND	
	WALL / PARTITION ASSEMBLY
	DOOR TYPE
	WINDOW TYPE
	STRUCTURAL NOTE

STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER DO NOT SCALE DRAWINGS TO BE CONSIDERED ON SITE BY BUILDER MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & NATIONAL CODES & BYLAW DO NOT SCALE DRAWINGS TO BE CONSIDERED ON SITE BY BUILDER CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE 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 CENTERLINE OF PARTITION WALLS. DRAWING SHALL NOT BE USED FOR CONSTRUCTION, REVISIONS SHALL BE SHOWN AND SIGNED BY THE ARCHITECT.	
	RESUBMITTED FOR PERMIT
	JUL. 2013 SHOWER & VANITY REVISED
	JUN. 2012 WS SWITCHES REVISED
	APR. 2012 REVISED TO MEET O.C.S. 58.12
	DEC. 2011 REVISED AS PER STRUCTURAL
	DEC. 2011 ISSUED FOR PERMIT
	OCT. 2010
	REVISION
	DATE
	DO NOT SCALE THIS DRAWING - FIELD DIMENSIONS ONLY

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

SignedSeal3.jpg



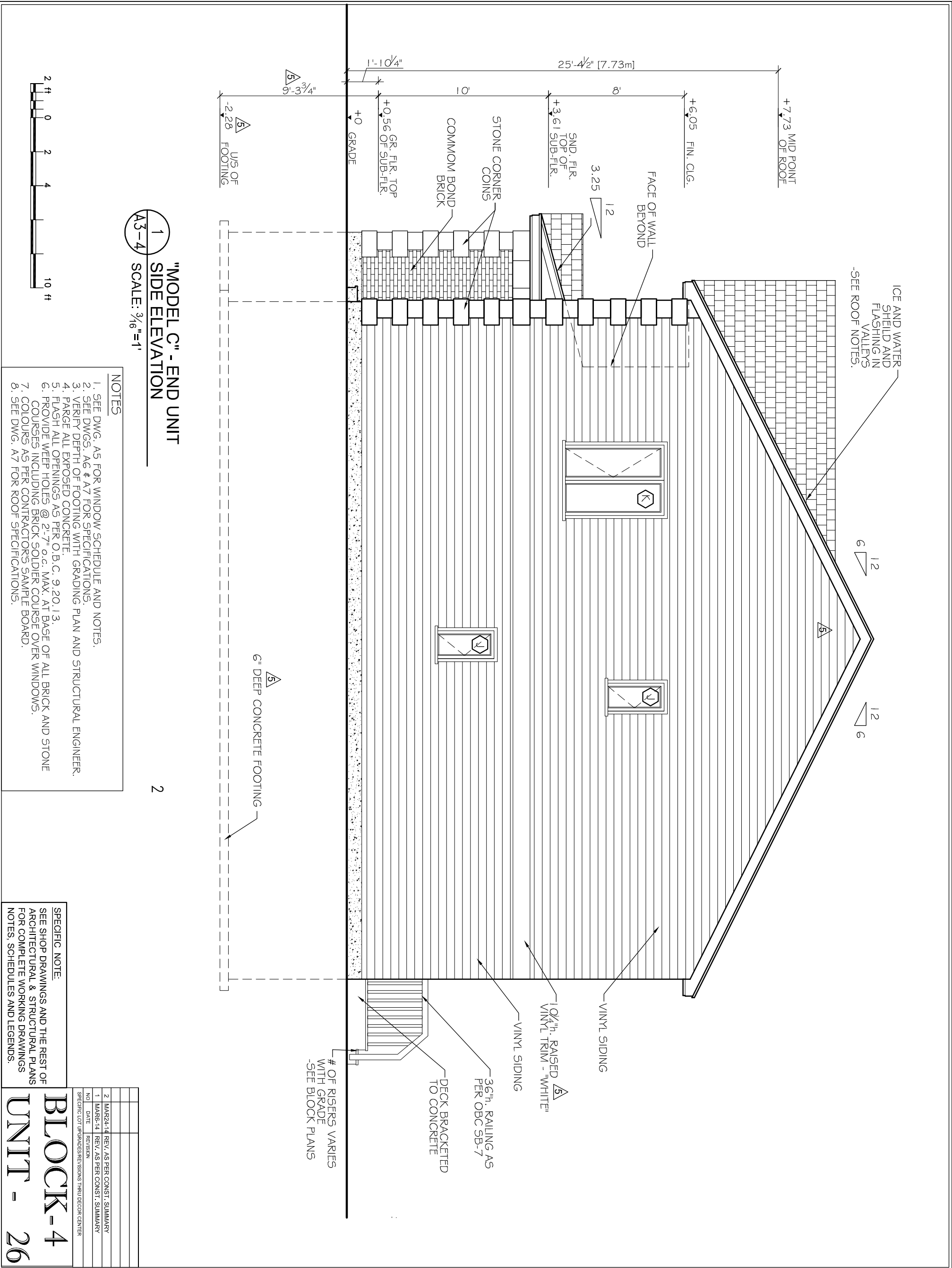
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

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

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

BLOCK-4
UNIT - 26

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



NOTES

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

2. CHECK ALL FINISHES TO BE COMPLETED ON SITE BY BUILDER.

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

4. 200 CEMENT WITH WHITE PORTLAND.

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

7. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN AND SIGNED BY THE ARCHITECT.

LEGEND

7

JAN. 22/13

RE-ISSUED FOR PERMIT

8

OCT. 17/12

WINDOW C RE-USED

9

JUL. 10/12

FOOTING & USE RE-USED. CIRC. VENT & BAND REV.

10

APR. 24/12

REMOVED TO MEET CBC S6.42

11

DEC. 20/11

REMOVED AS PER STRUCTURAL

12

DEC. 7/11

ISSUED FOR PERMIT

13

OCT. 1/10

ISSUED FOR PRELIM. REVIEW

14

DATE

REVISION

DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

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SignedSeal3.jpg

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

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