

- 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.

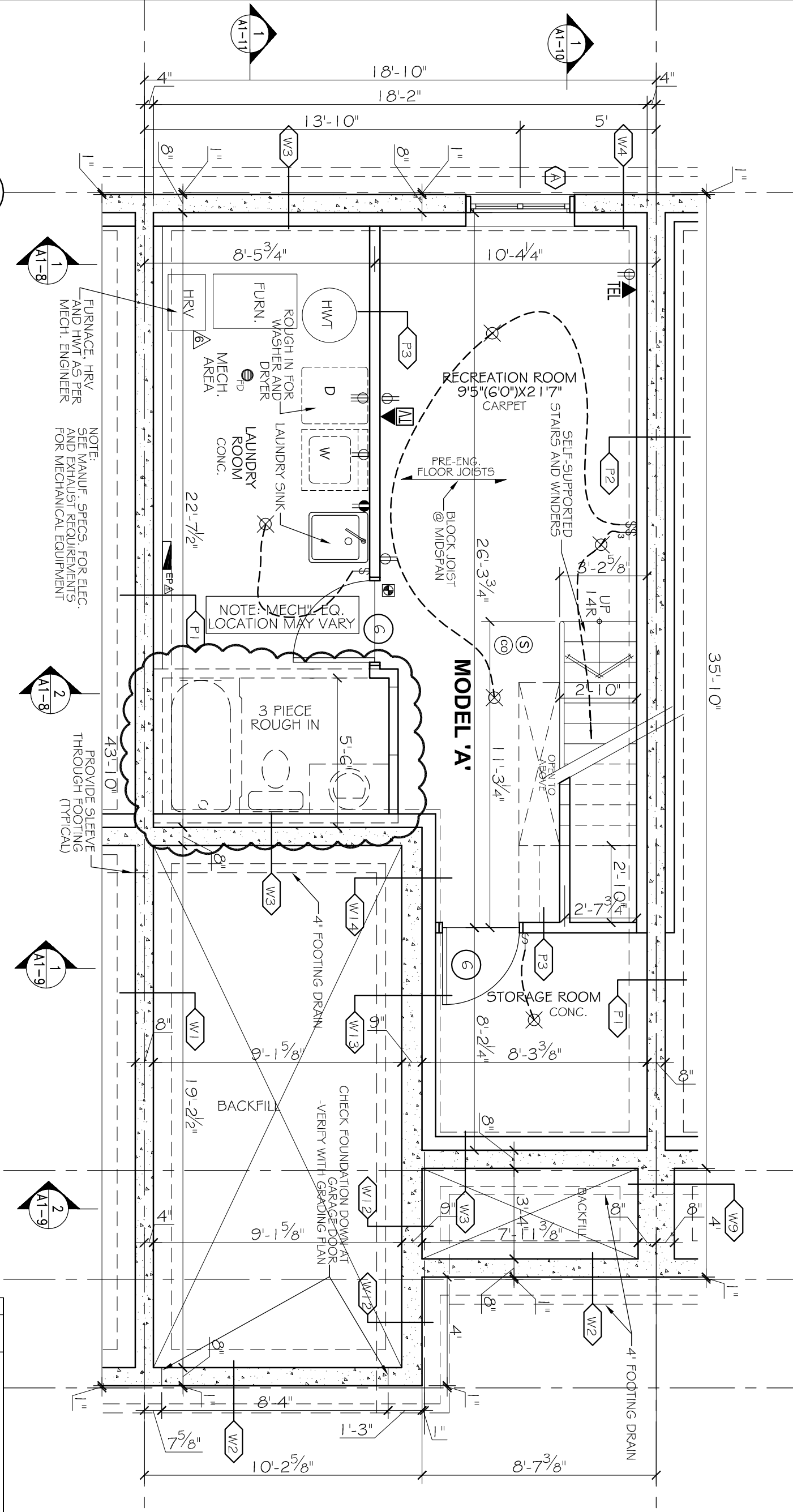
4. PROVIDE SLEEVES WHERE FOOTING DRAIN CROSSES FOOTINGS.

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



1  
A1-1  
"MODEL A" - 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 - 33

3	AUG1-14	ISSUED AS INVENTORY UNIT
2	JAN31-14	REV. AS PER CONSTRUCTION SUMMARY
1	JAN29-14	REV. AS PER CONSTRUCTION SUMMARY
NO.	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

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

MORRIS MELAMED  
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PROJECT  
SAWGRASS TOWNS  
JOCKVALE RD.  
OTTAWA, ON

PHOENIX HOMES

DRAWING NAME  
"MODEL A" BASEMENT FLOOR PLAN

SignedSeal3.jpg

STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. FOR CONSTRUCTION USED FOR CONSTRUCTION	
Δ	JUN. 2013 REISSUED FOR PERMIT
Δ	JUN. 1992 REV. AS PER PERMIT
Δ	JUN. 1992 ELEC PANELS REVISED
Δ	JAN. 2012 REVISED TO MEET DEC. 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
DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY	

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.

LEGEND

WALL / PARTITION ASSEMBLY










DOOR TYPE

WINDOW TYPE



- 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		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		

- NOTES
1. \* T.O.L.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- ALL PARTITION WALLS TO BE CONCRETE ON SITE BY BUILDER.
- STRUCTURAL JOISTS TO BE CONCRETE ON SITE BY BUILDER.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS.
- 2006 CANADIAN NATIONAL BUILDING CODE.
- 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.
- ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRINE OF PARTITION WALLS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE SHOWN AND SIGNED BY THE ARCHITECT.

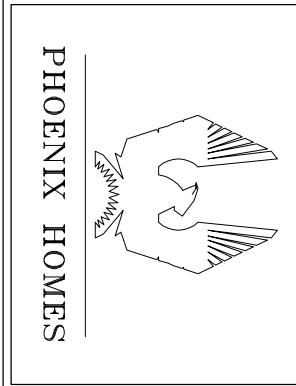
- LEGEND
- WALL / PARTITION ASSEMBLY
  - DOOR TYPE
  - WINDOW TYPE
  - STRUCTURAL NOTE

STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER. STRUCTURAL JOISTS TO BE CONCRETE ON SITE BY BUILDER. MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS. 2006 CANADIAN NATIONAL BUILDING CODE. 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. ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRINE OF PARTITION WALLS. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION. ALL DIMENSIONS SHALL BE SHOWN AND SIGNED BY THE ARCHITECT.		
7	JUN. 22/13	REISSUED FOR PERMIT
6	JUN. 19/12	W/S SWITCH REVISED
5	APR. 24/12	REVISED TO MEET O.C. 9.5.2
4	DEC. 28/11	REVISED AS PER STRUCTURAL
3	DEC. 7/11	ISSUED FOR PERMIT
2	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
1	DATE	REVISION
AA	DATE	REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY
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THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT

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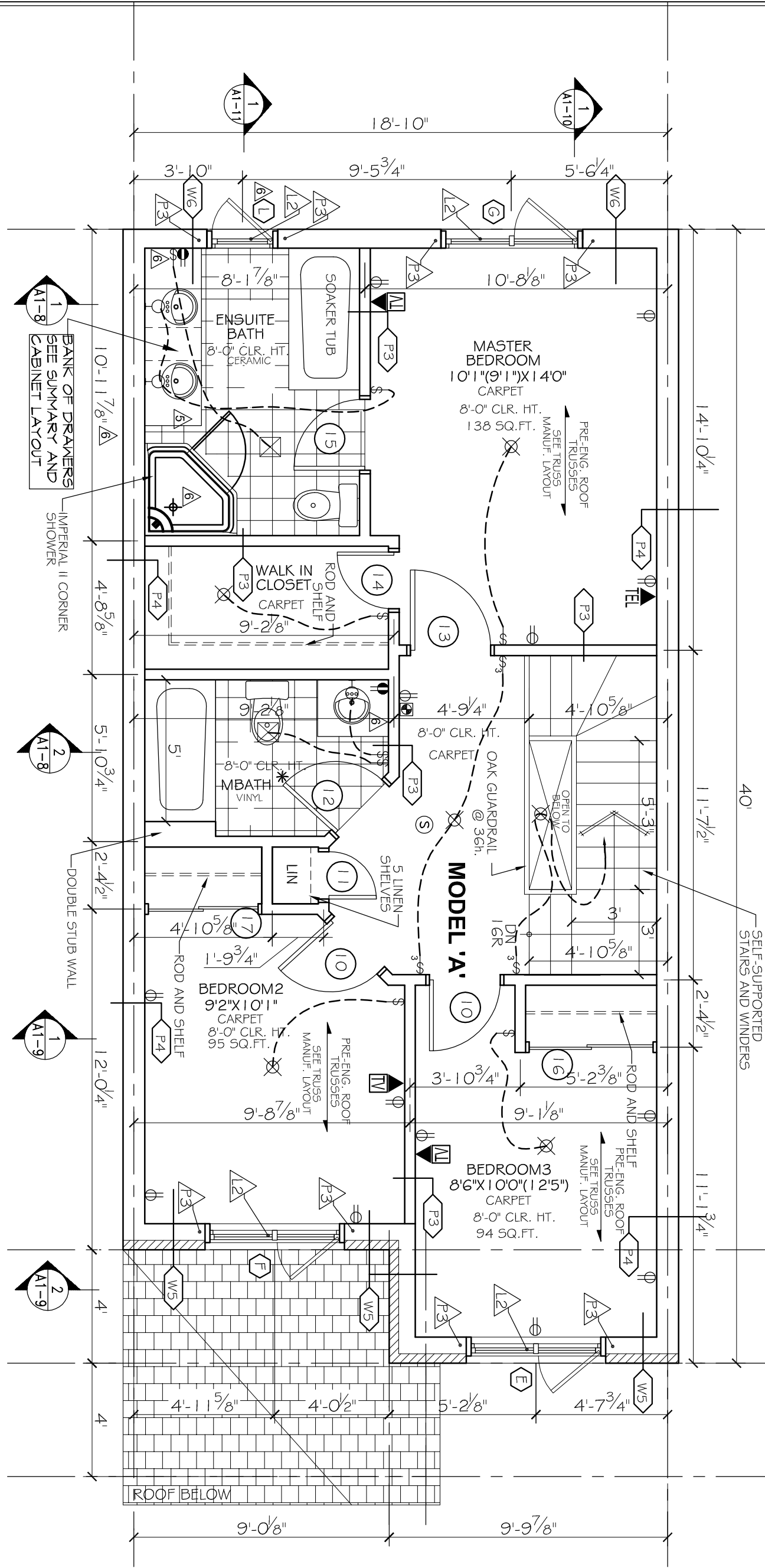


PROJECT  
**SAWGRASS TOWNS**  
JOCKVALE RD.  
OTTAWA, ON

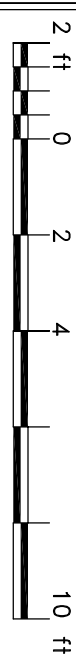
DRAWING NAME  
**"MODEL A" SECOND FLOOR PLAN**

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

**BLOCK-5**  
**UNIT - 33**  
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architect - ottawa  
(613) 727-7400 FAX (613) 727-7394



**"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

P3 - 2-2x6

SPECIFIC NOTE:

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

