























- 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 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 TRUSSES 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		

ALL LIGHTING FIXTURES SHOWN ON THIS PLAN ARE APPROX. LOCATION AND MAY BE ADJUSTED, AND RELOCATED DUE TO SITE CONDITIONS SUCH AS OVERHEAD DUCTS, JOIST RUNS BEAMS, AND STRUCTURAL BEARING & BLOCKING LOCATIONS.

PROVIDE SLEEVE THROUGH FOOTING 43'-10" (TYPICAL)

PROVIDE AREAWELL AT WINDOW

SELF-SUPPORTED STAIRS AND WANDERS

PRE-ENG. FLOOR JOISTS

BLOCK JOIST @ MIDSPAN

MODEL 'C' RECREATION ROOM 17'1"X16'3" (13'5") CARPET

NOTE: MECH. EQ. LOCATION MAY VARY

CONC. MECH. AREA

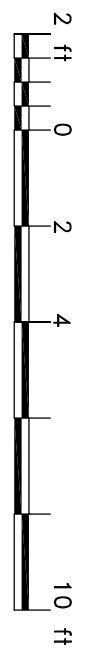
LAUNDRY ROOM

ROUGH IN FOR WASHER AND DRYER

NOTE: SEE MANUF. SPECS. FOR ELEC AND EXHAUST REQUIREMENTS FOR MECHANICAL EQUIPMENT

FURNACE, HRV AND HWT AS PER MECH. ENGINEER

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



- 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 TRUSSES DWGS. TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

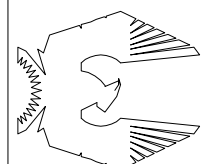
- LEGEND**
- WALL / PARTITION ASSEMBLY
  - DOOR TYPE
  - WINDOW TYPE

STRUCTURAL DESIGN BY  
JOHN STUART HALL, P. ENG.  
ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER BEFORE CONSTRUCTION.  
PARADISE UNITED BY THE STRUCTURAL ENGINEER OR BY THE STRUCTURAL ENGINEER DESIGNING THE STRUCTURAL DESIGN AS HAVING BEEN REVIEWED UNDER HIS RESPONSIBILITY.

Δ	JAN. 2013	REISSUED FOR PERMIT
Δ	JUL. 1992	REV. ADDED
Δ	JUN. 1992	ELEC PANEL REVISED
Δ	JAN. 2012	REVISED TO MEET DEC. 98.12
Δ	JAN. 2012	REVISED AS PER STRUCTURAL
Δ	DEC. 2011	REVISED AS PER STRUCTURAL
Δ	DEC. 2011	ISSUED FOR PERMIT
Δ	OCT. 2010	ISSUED FOR PRELIM. REVIEW
Δ	DATE	REVISION

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 BASEMENT FLOOR PLAN**

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

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

**BLOCK-5**  
**UNIT - 34**

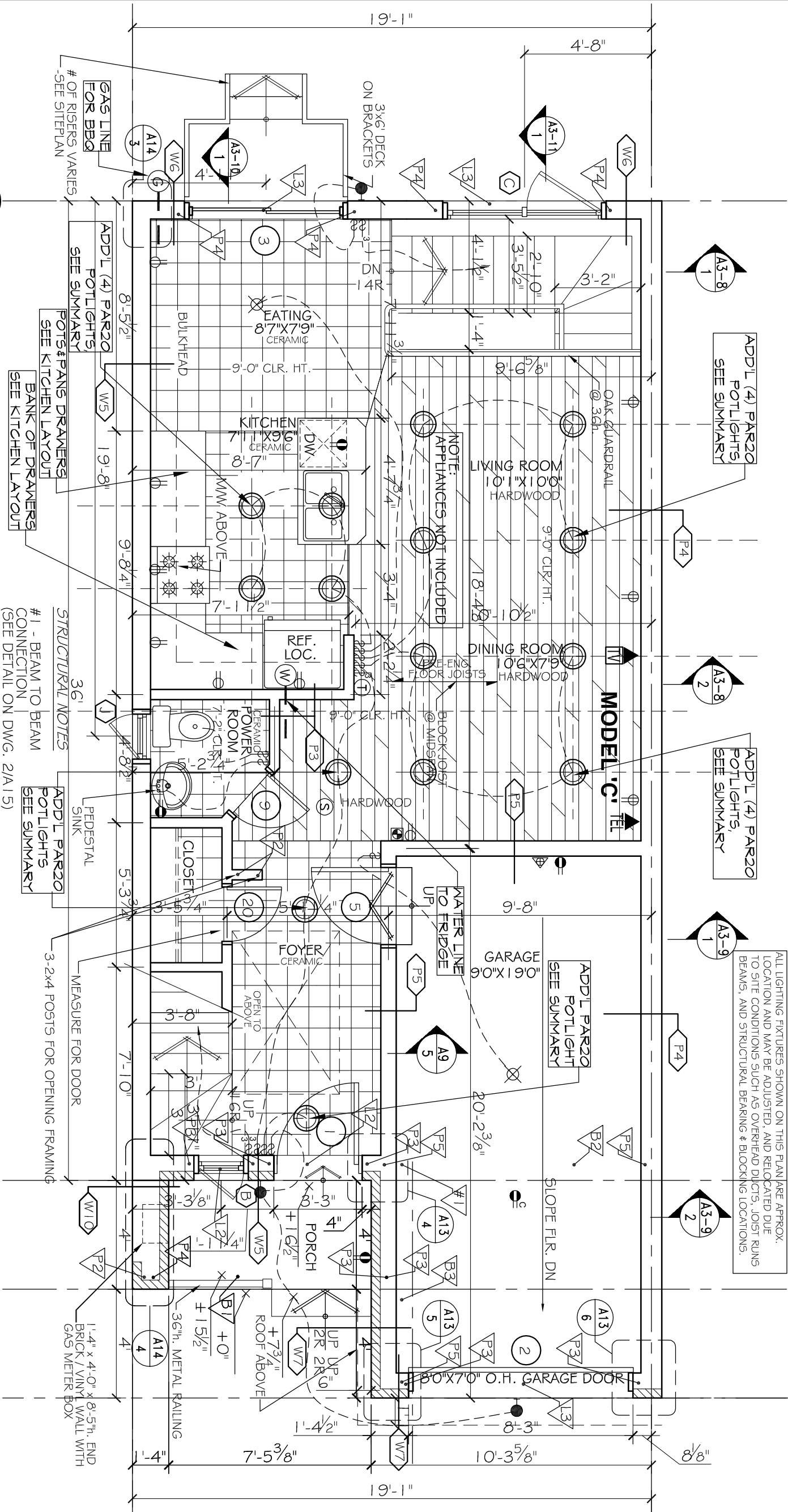
MORRIS MELAMED  
architect - ottawa  
(613) 727-7400 FAX (613) 727-7334

- 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 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)	\$3
CD	CARBON MONOXIDE DETECTOR	T
CM	CEILING MOUNTED INCAND. LIGHT FIXTURE	120V ELECTRICAL OUTLET
CC	CAPPED CEILING OUTLET	CEILING MOUNTED 120V ELECTRICAL OUTLET
WM	WALL-MOUNTED INCAND. LIGHT FIXTURE	220V ELECTRICAL OUTLET
WE	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE	GFI ELECTRICAL OUTLET
LS	SWITCH ELECTRICAL OUTLET	SWITCH ELECTRICAL OUTLET
EF	EXHAUST FAN	
TEL	TELEPHONE OUTLET	
TV	CABLE TV OUTLET	
WH	WATER HOOKUP	
VC	CENTRAL VACUUM	
EP	ELECTRICAL PANEL	

ALL LIGHTING FIXTURES SHOWN ON THIS PLAN ARE APPROX. LOCATION AND MAY BE ADJUSTED, AND RELOCATED DUE TO SITE CONDITIONS SUCH AS OVERHEAD DUCTS, JOIST RUNS BEAMS, AND STRUCTURAL BEARING & BLOCKING LOCATIONS.



"MODEL C" - GROUND FLOOR PLAN  
SCALE: 1/4"=1'  
END UNIT



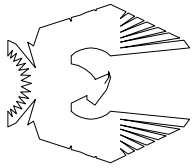
- STRUCTURAL NOTES
- L1 - LUSH LVL (BY OTHERS)
  - L2 - 2-2x10
  - L3 - 3-2x10
  - B1 - FLUSH LVL (BY OTHERS)
  - B2 - W200x27 STEEL BEAM WITH 5/8" BRICK PLATE
  - B3 - W150x22 STEEL BEAM

SPECIFIC NOTE:

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

NO.	DATE	REVISION
1	FEB-14	REV. AS PER CONST. SUMMARY.
2	FEB-14	REV. AS PER CONST. SUMMARY.

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	1/4" = 1'	DRAWING NO.	A3-2
JOB NO.	967		



PHOENIX HOMES

PROJECT  
SAWGRASS TOWNS  
JOCKVALE RD.  
OTTAWA, ON

"MODEL C" END UNIT  
GROUND FLOOR PLAN

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

SignedSeal3.jpg

5	JUN. 2013	REISSUED FOR PERMIT
4	APR. 2012	REVISED TO MEET CBC 9.4.2. SUPPORT POSTS ADD.
3	DEC. 2011	REVISED AS PER STRUCTURAL
2	DEC. 2011	ISSUED FOR PERMIT
1	OCT. 2010	ISSUED FOR PRELIM. REVIEW
AA	DATE	REVISION

DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY

STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. P. ENG. DESIGNER FOR CONSTRUCTION PARADOX ENGINEERS STRUCTURAL ENGINEER OR BY THE STRUCTURAL ENGINEER DESIGN AS HAVING BEEN REVIEWED UNDER HIS SUPERVISION	
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—	WALL / PARTITION ASSEMBLY
○	DOOR TYPE
◡	WINDOW TYPE
△	STRUCTURAL NOTE

ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE WALLS. SURFACE OF EXTERIOR WALLS AND CENTRINE OF PARTITION WALLS.

LEGEND

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

NOTES

DO NOT SCALE DRAWINGS  
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.  
SPECIES AND RAINING ON TO BE CONFIRMED ON SITE BY BUILDER.  
MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS.  
DO NOT SCALE THIS DRAWING.  
CHECK WITH MANUFACTURER FOR EXACT RIGID OR FLEXING REQUIREMENTS FOR ALL DOORS & WINDOWS.  
DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.  
ON ALL REVISIONS, CONSTRUCTION TO CONFORM TO 2006 O.B.C.

BLOCK-5  
UNIT - 34

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