

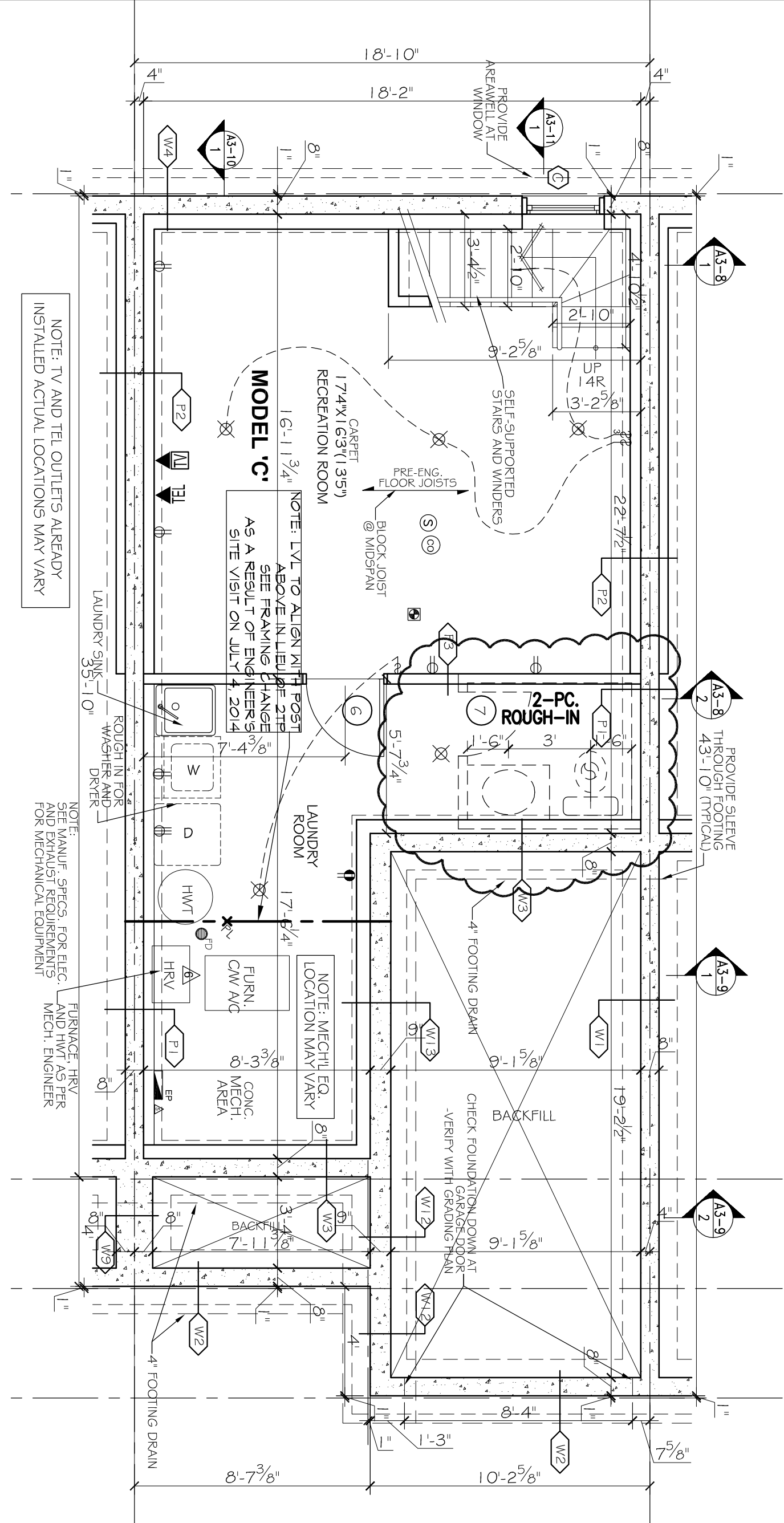
- NOTES
1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE DWGS. A6 & A7 FOR SPECIFICATIONS.
4. PROVIDE SLEEVES WHERE FOOTING DRAIN CROSSES FOOTINGS.
5. INTERIOR PARTITION WALLS MAY BE INCREASED TO 2x6 STUDS FOR STRUCTURAL AND PLUMBING REQUIREMENTS. ADJUST 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		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		
	INCAND. LIGHT FIXTURE		SWITCH ELECTRICAL OUTLET		

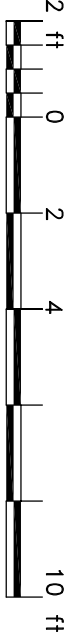
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NOTE: TV AND TEL OUTLETS ALREADY INSTALLED
ACTUAL LOCATIONS MAY VARY

1 "MODEL C" - 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.

3	AUG-14	REV. AS PER CONST SUMMARY (NW PUR.)
2	JUL-14	REV. AS PER CONST SUMMARY (NW PUR.)
1	APR-14	ISSUED FOR BLDG. ENVELOPE ONLY
N/A	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

BLOCK-7
UNIT - 46

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

"MODEL C REVERSED"
BASEMENT
FLOOR PLAN

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON



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

1	OCT-10	ISSUED FOR PRELIM REVIEW
2	DEC-10	REVISED AS PER STRUCTURAL
3	JAN-11	REVISED FOR PERMIT
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 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	\$	LIGHT SWITCH
SA	SMOKE ALARM (120V)	\$3	3-WAY LIGHT SWITCH
CD	CARBON MONOXIDE DETECTOR	T	THERMOSTAT
CM	CEILING MOUNTED INCAND. LIGHT FIXTURE	EO	120V ELECTRICAL OUTLET
CC	CAPPED CEILING OUTLET	EC	CEILING MOUNTED 120V ELECTRICAL OUTLET
WM	WALL-MOUNTED INCAND. LIGHT FIXTURE	EO	220V ELECTRICAL OUTLET
WE	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE	GO	GFI ELECTRICAL OUTLET
		SO	SWITCH ELECTRICAL OUTLET

NOTE: TV AND TEL OUTLETS ALREADY INSTALLED ACTUAL LOCATIONS MAY VARY

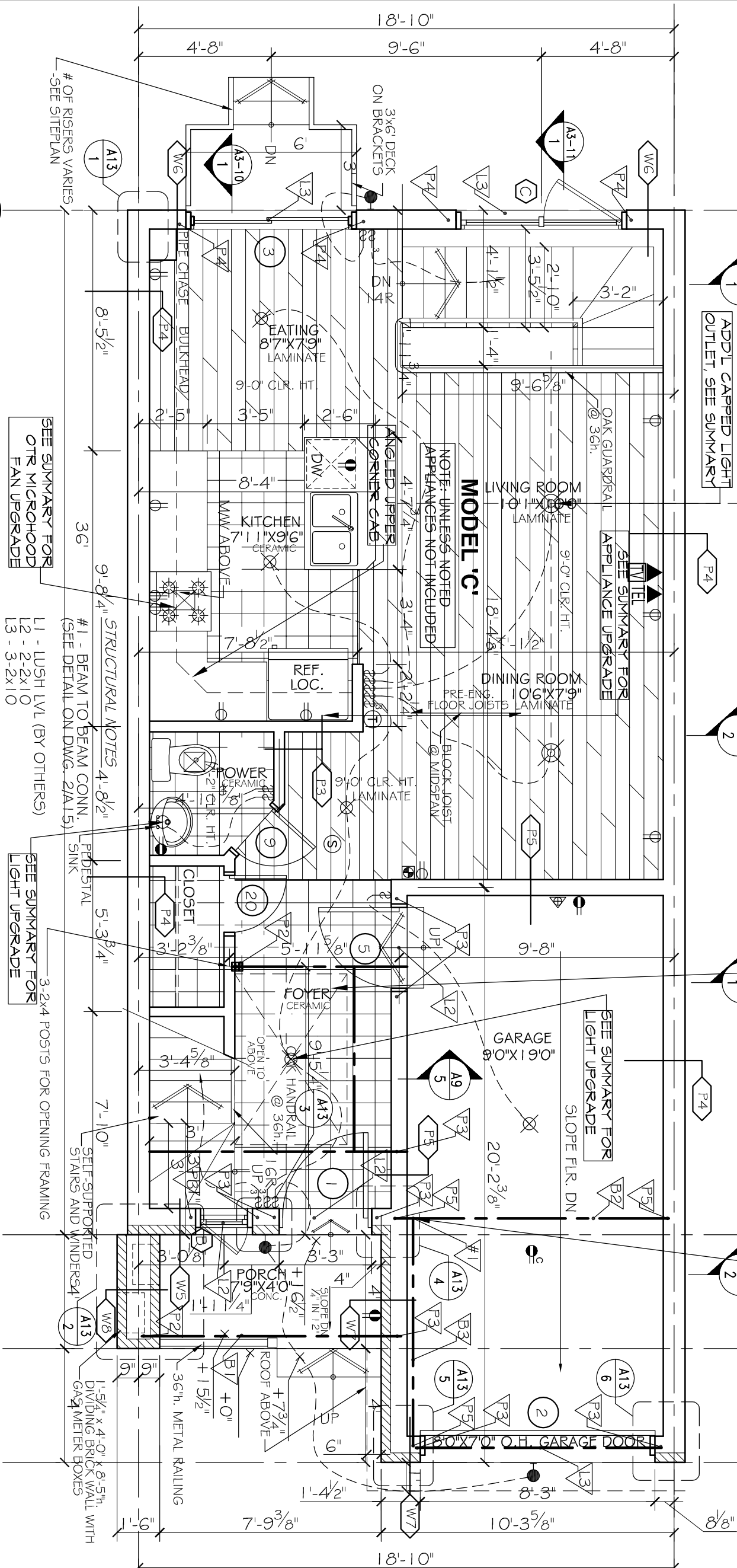
NOTE: SEE FRAMING CHANGE AROUND OPEN TO BELOW AREA AS A RESULT OF ENGINEER'S SITE VISIT ON JULY 4, 2014

NOTE: SEE ENG'S FRAMING CHANGE AS PER SITE CONDITION

ADD'L CAPPED LIGHT OUTLET, SEE SUMMARY

SEE SUMMARY FOR APPLIANCE UPGRADE

SEE SUMMARY FOR LIGHT UPGRADE



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

SEE SUMMARY FOR OTR MICROHOOD FAN UPGRADE

SEE SUMMARY FOR LIGHT UPGRADE

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 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.

NOTES

DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER
BRICKS TO BE LAYED OUT TO BE CONFORMED ON SITE BY BUILDER
MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & NATIONAL CODES & BY-LAWS
DO NOT SCALE DRAWINGS
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
ON ALL REVISIONS, CONSTRUCTION TO CONFORM TO 2006 O.B.C.
ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTERLINE OF PARTITION WALLS
THIS 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

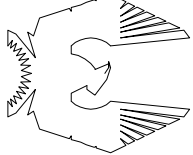
STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
DESIGNED FOR CONSTRUCTION
PARADISE UNITED BY THE
STRUCTURAL ENGINEER OR BY
THE STRUCTURAL ENGINEER
DESIGN AS HAVING BEEN
REVIEWED UNDER HIS
SUPERVISION

5	JAN. 2013	REISSUED FOR PERMIT
4	APR. 2012	REVISED TO MEET CBC 98.12, SUPPORT POSTS ADD.
3	DEC. 2011	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
0	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

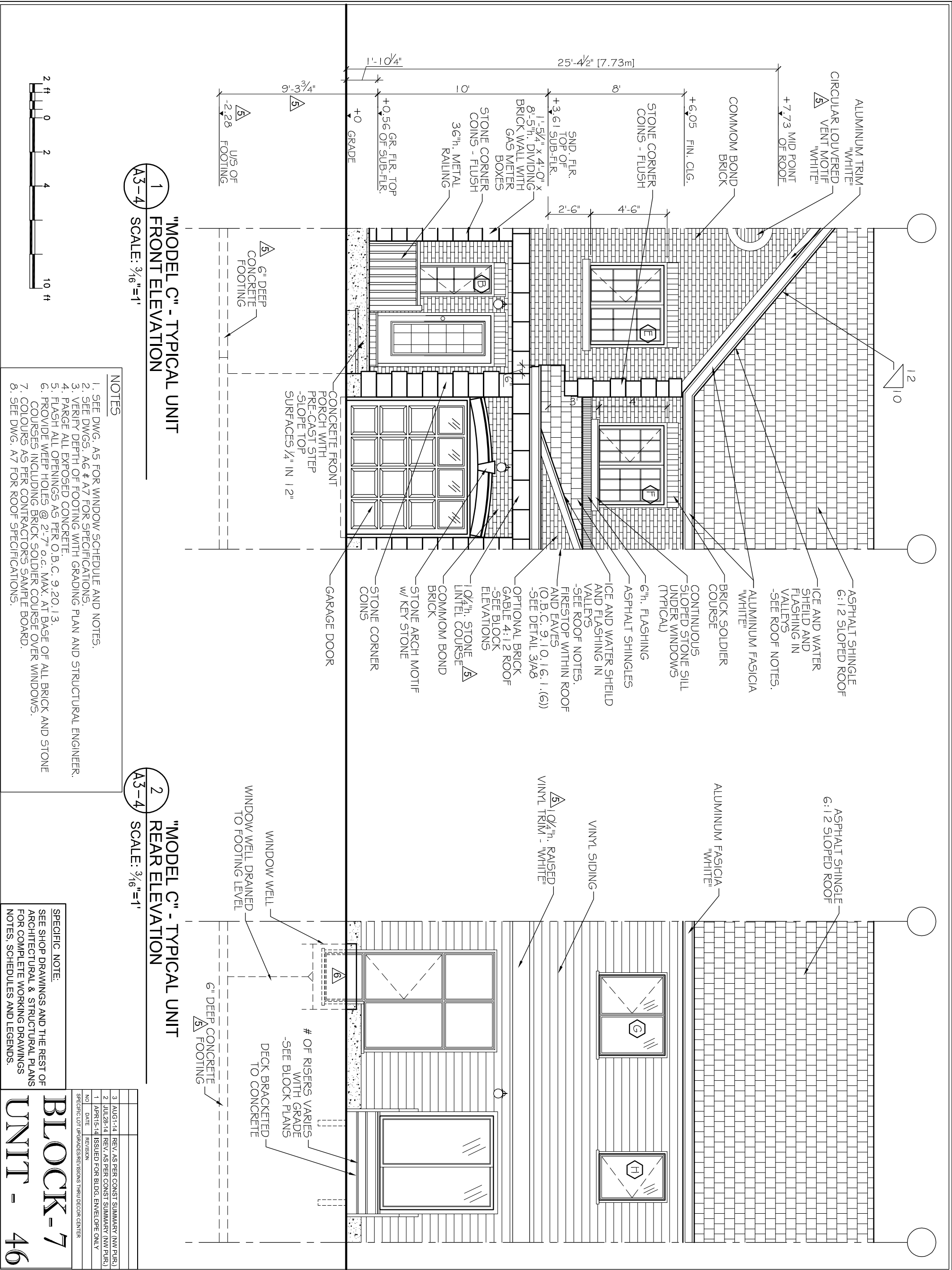
DRAWING NAME

"MODEL C REVERSED" 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 - 46



NOTES

7. T.O.L.

DO NOT SCALE DRAWINGS

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

SPECIES AND GRAIN OF WOOD TO BE CONFIRMED ON SITE BY BUILDER

ALL DIMENSIONS TO BE CONFIRMED ON SITE BY BUILDER

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

20. CONCRETE WITH WHITE FORMVANT

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 EX. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.

ALL AREA CALCULATIONS ARE OBTAINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTRELINE OF PARTITION WALLS.

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

LEGEND

7

JAN. 22/13

REISSUED FOR PERMIT

8

OCT. 17/12

WINDOW C REUSED

9

JUL. 10/12

FOOTING & USE REUSED CIRC. VENT & BAND REV.

10

APR. 24/12

REMOVED TO MEET CBC 9.6.42

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 DRAWING - READ 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 REVERSED" ELEVATIONS

DRAWN BY

RDB

SCALE

3/16" = 1'

JOB NO.

967

DATE

OCT. 1, 2010

DRAWING NO.

A3-4

MORRIS MELAMED

architect - ottawa

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