





















- 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.

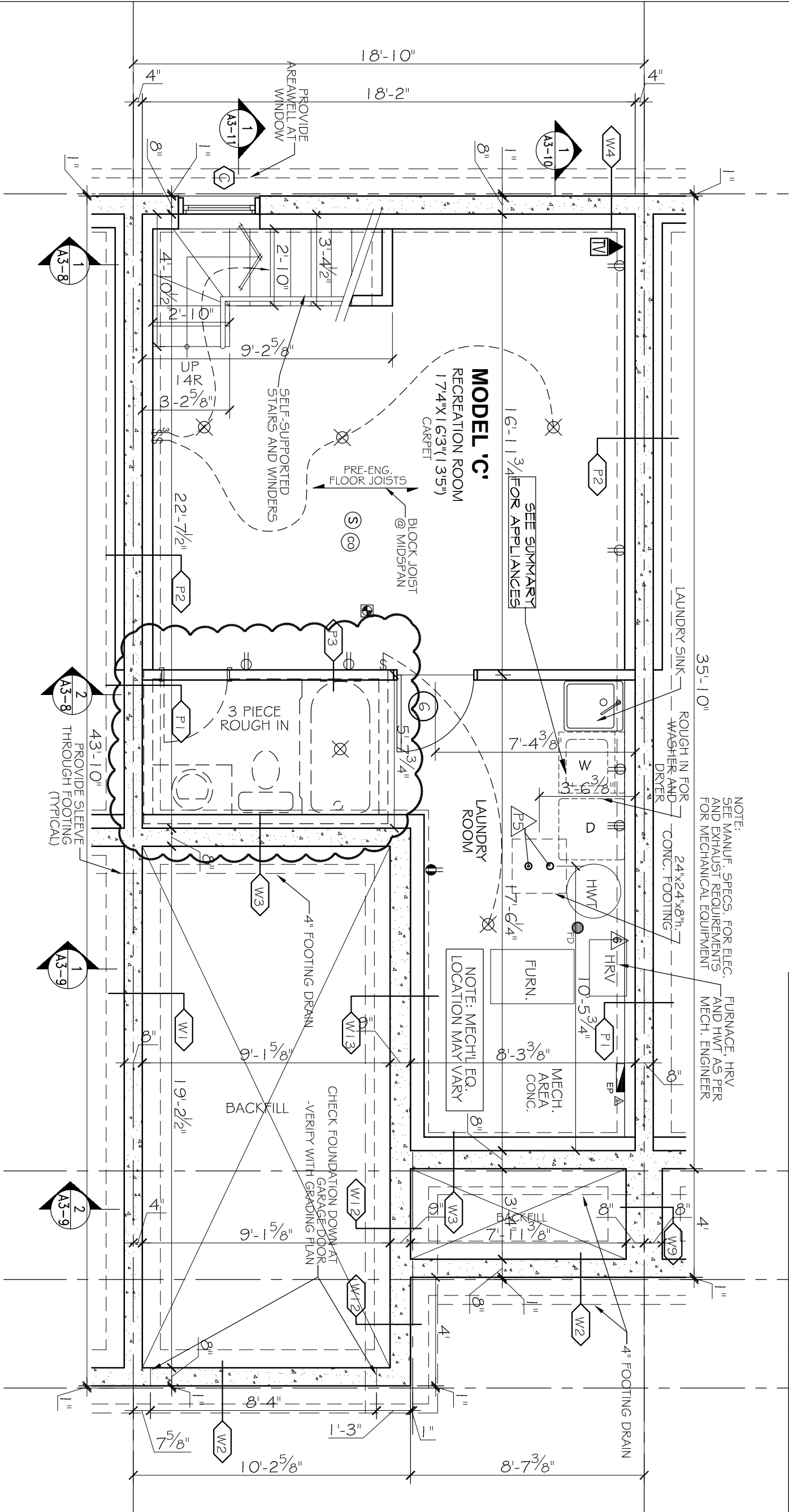
- STRUCTURAL NOTES
1. SEE PRE-ENG. FLOOR JOIST AND ROOF TRUSS DWGS. FOR FLOOR JOISTS, LVLS AND ROOF TRUSSES. USE 9 1/2" PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES. DOUBLE UP STUDS UNDER ALL LVLS TO FOUNDATION LEVEL. FLOOR JOIST AND ROOF TRUSS DWGS. TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

ELEC./MECH. LEGEND					
	FLOOR DRAIN		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		

- 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.

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

FURNACE, HRV AND HWT AS PER MECH. ENGINEER



"MODEL C" - BASEMENT FLOOR PLAN

SCALE: 1/4"=1'

2 ft 0 2 4 10 ft

SPECIFIC NOTE:

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

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

BLOCK-8
UNIT - 49

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

PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C" BASEMENT FLOOR PLAN

DRAWN BY
RDB

SCALE
1/4" = 1'

JOB NO.
967

DATE
OCT. 1, 2010

DRAWING NO.
A3-1

PHOENIX HOMES

SignedSeal3.jpg








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

- 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-STOP 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 |
|  | SMOKE ALARM (120V) |
|  | CARBON MONOXIDE DETECTOR |
|  | CEILING MOUNTED
INCANDESCENT LIGHT FIXTURE |
|  | CAPPED CEILING OUTLET |
|  | WALL MOUNTED
INCANDESCENT LIGHT FIXTURE |
|  | WALL MOUNTED EXTERIOR
INCANDESCENT LIGHT FIXTURE |

- | | |
|-----|--|
| \$ | LIGHT SWITCH |
| \$3 | 3-WAY LIGHT SWITCH |
| ① | 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 |

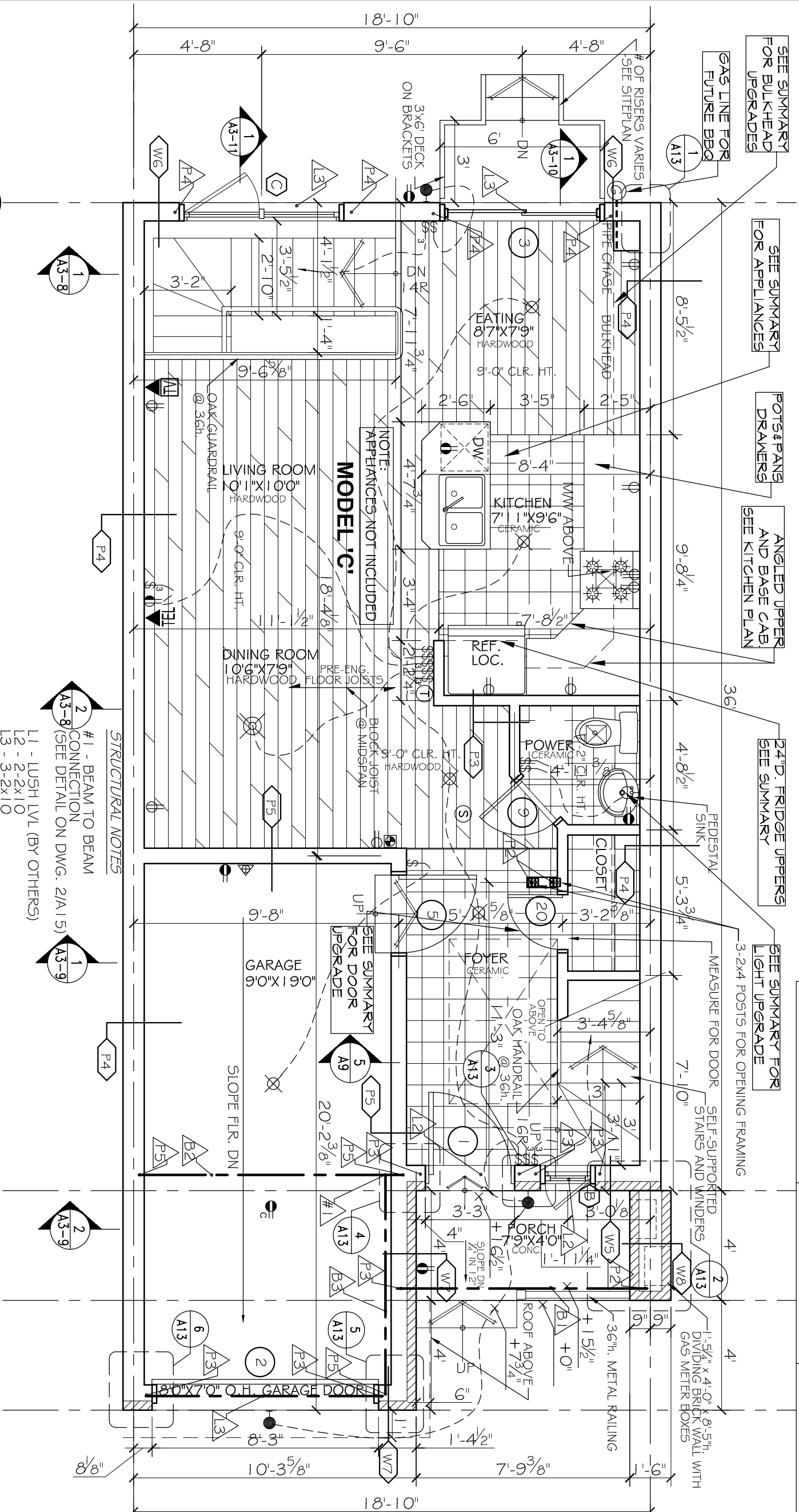
NOTES
PAGE

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.
• MICHIGAN & ELECTRICAL SHALL CONFORM TO PROVINCIAL &
NATIONAL CODES AND STANDARDS.
• SITE CHECKS AND VERIFICATION TO BE COMPLETED BY THE
SIT CONSULTANT WITH THE PROJECT MANAGER.
CHECK WITH MANUFACTURERS FOR MAXIMUM ALLOWING
REQUIREMENTS FOR ALL DOORS & WINDOWS
• PROVIDE SPECIFICATIONS FOR ALL MATERIALS, INCLUDING PER
PAINTINGS AND FINISHES, TO BE USED FOR CONSTRUCTION.
• PROVIDE SPECIFICATIONS FOR ALL MATERIALS, INCLUDING PER
OF CONCRETE AND CONCRETE BLOCK WALLS.
• PROVIDE SPECIFICATIONS FOR ALL MATERIALS, INCLUDING PER
ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 & B.C.
C.O.A.T. REVISIONS.

ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE
DIMENSIONS OF EXTERIOR WALLS AND DETERMINED OF PERIMETER
WALLS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION.
• PROVIDE SPECIFICATIONS FOR ALL MATERIALS, INCLUDING PER
OF CONCRETE AND CONCRETE BLOCK WALLS.
• PROVIDE SPECIFICATIONS FOR ALL MATERIALS, INCLUDING PER
ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 & B.C.
C.O.A.T. REVISIONS.

LEGEND

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



STRUCTURAL NOTES

- #1 - BEAM TO BEAM
CONNECTION
(SEE DETAIL ON DWG. 2/A1)

"MODEL C" - GROUND FLOOR PLAN

SCALE: 1/4"=1'



SPECIFIC NOTE:

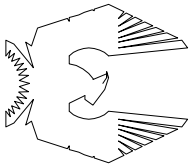
SEE SHOP DRAWINGS AND THE REST OF ARCHITECTURAL & STRUCTURAL PLANS FOR COMPLETE WORKING DRAWINGS NOTES, SCHEDULES AND LEGENDS.

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-8

UNIT - 49

PHOENIX HOMES



SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C"
GROUND FLOOR PLAN

DRAWN BY
RDB

SCALE	1" = 1'	DRAWING NO.
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JOB NO. 96






















A3-2

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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. A6 & A7 FOR SPECIFICATIONS.
 4. SEE ENG. DWGS FOR FLOOR JOISTS, LVS 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.

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	
	SMOKE ALARM (1 20V)	
	CARBON MONOXIDE DETECTOR	
	CEILING MOUNTED INCAND. LIGHT FIXTURE	
	CAPED CEILING OUTLET	
	WALL-MOUNTED INCAND. LIGHT FIXTURE	
	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE	
	LIGHT SWITCH	
	3-WAY LIGHT SWITCH	
	THERMOSTAT	
	1 20V ELECTRICAL OUTLET	
	CEILING MOUNTED 1 20V 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
- ## TABLE
- | |
|--|
| DO NOT SCALE DRAWINGS |
| ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY |
| CHIEFS OF PLUMBING TO BE COMPARSED ON SITE FOR BUILDUP BEFORE POURING OF CONCRETE FOUNDATION WALLS. |
| MECHANICAL & ELECTRICAL SHALL COMPLY TO PENINSULA & MECHANICAL CODES & PLUMBING |
| CO-ORDINATE WITH SITE PLUMBING |
| CHECK WITH VAPOR BARRIER FOR EXACT TIGHTLY FITTING REQUIREMENTS FOR ALL DOORS & WINDOWS |
| DIVISIONS FOR WALLS ARE TAKEN FROM CONTRACTS OF CONCRETE & CONCRETE BLOCK WALLS |
| ALL UTILITIES & CONSTRUCTION TO CONFORM TO 2006 O.B.C. (W/ ALL REVISIONS) |
| ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE WALLS |
| CHIEFS OF EXTERIOR WALLS AND DETERMINED OF PLUMBING WALLS |
| THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION. PLUMBING UTILITIES SHOWN AND STATED BY THE ARCHITECT. |

- LEGEND**

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

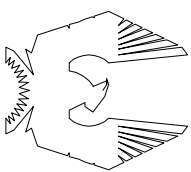
STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE STRUCTURAL ENGINEER PROVIDING A LETTER PRECEDING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

1	JUN. 22/13	REQUESTED FOR PERMIT
2	JUL. 10/12	SHOWER & VANITY REVISED
3	JUN. 19/12	WR SWITCHES REVISED
4	APR. 24/12	REVISED TO MEET OGC SB-12
5	DEC. 23/11	REVISED AS PER STRUCTURAL
6	DEC. 7/11	ISSUED FOR PERMIT
7	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
8	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

SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL C" SECOND FLOOR PLAN

DRAWN BY
RDB

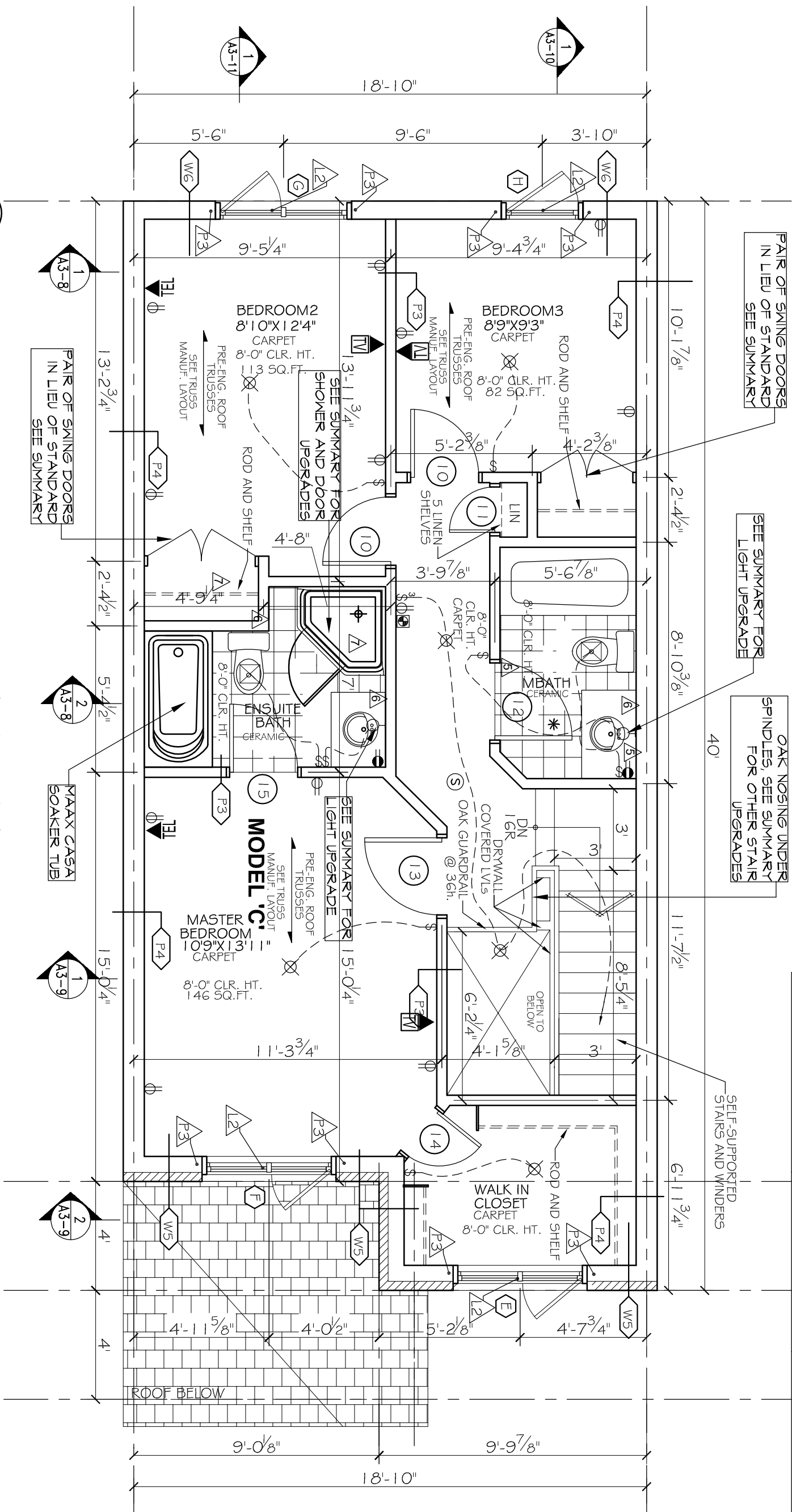
SCALE	1" = 4'	DRAWING NO.
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JOB NO. 967

A3-3

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"MODEL C" - SECOND FLOOR PLAN

SCALE: 1/4"=1'

STRUCTURAL NOTES

LI - LUSH LVL (BY OTHERS);

3-2x10

P3 - 2-2x6

SPECIFIC NOTE:

SEE SHOP DRAWINGS AND THE REST OF ARCHITECTURAL & STRUCTURAL PLANS

NOTES, SCHEDULES AND LEGENDS.

Block-8

UNIT - 49

