























- 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 TITLE.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- SEE SHOP DRAWINGS TO BE COORDINATED ON SITE BY BUILDER.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS.
- DO NOT SCALE DRAWINGS.
- CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.
- DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CORNER BLOCK WALLS.
- ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CENTERLINE OF PARTITION WALLS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN AND SIGNED BY THE ARCHITECT.

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

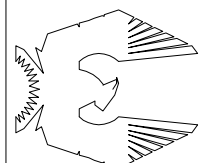
STRUCTURAL DESIGN BY
JOHN STUART HALL, P. ENG.
USED FOR CONSTRUCTION PURPOSES UNLESS SHOWN BY THE STRUCTURAL ENGINEER OR BY THE ARCHITECT. THE STRUCTURAL DESIGNER HAS REVIEWED THIS DESIGN AS HAVING BEEN REVIEWED UNDER HIS REGISTRATION.

	JUN. 2013	REISSUED FOR PERMIT
	JUN. 1992	REV. ADDED
	JUN. 1992	ELEC PANELS REVISED
	APR. 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 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 A" BASEMENT FLOOR PLAN

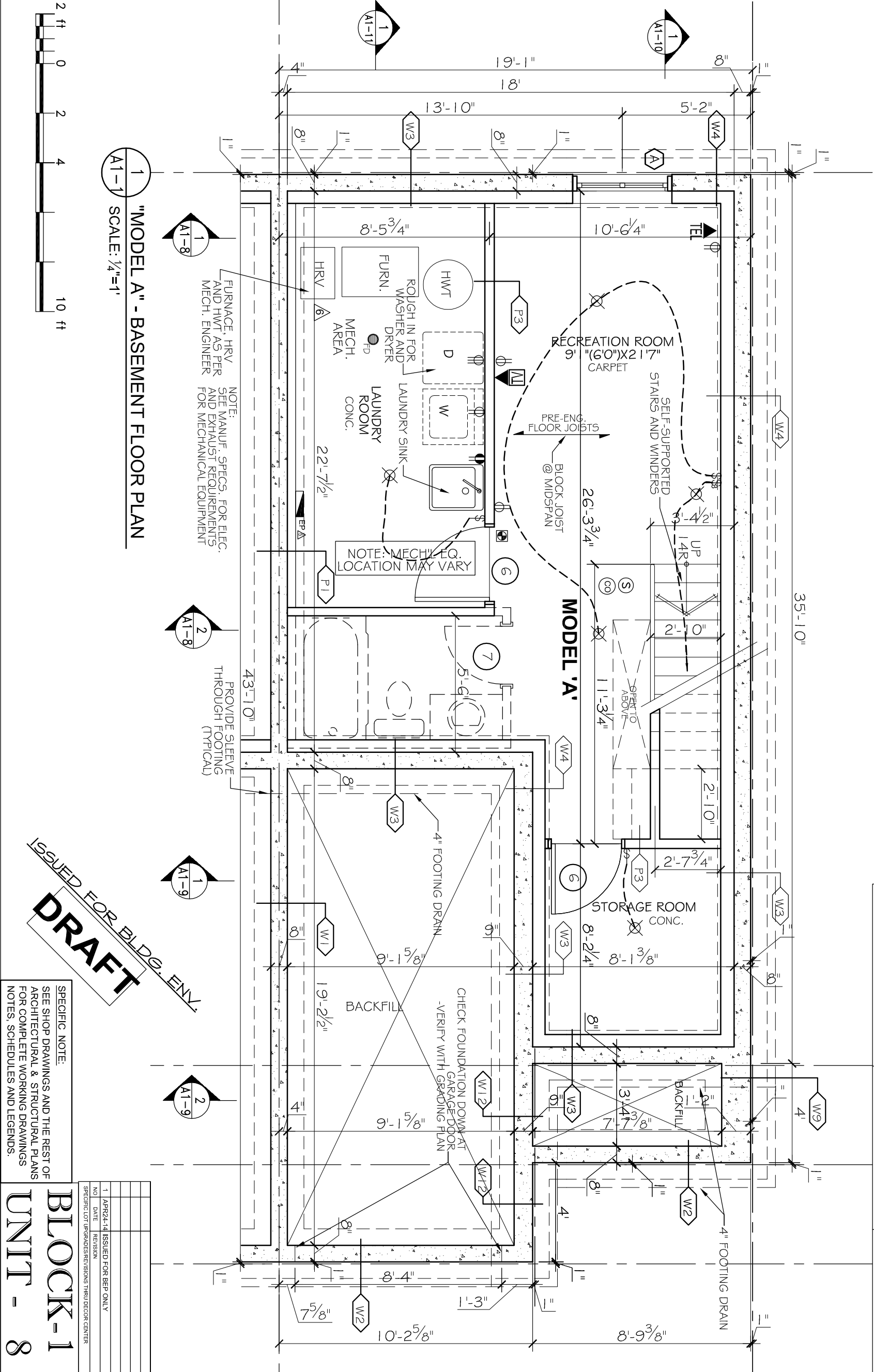
DRAWN BY
RDB

DATE
OCT. 1, 2010

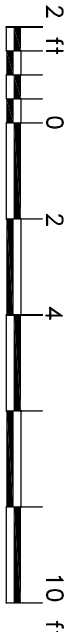
SCALE
1/4" = 1'

DRAWING NO.
A1-1

MORRIS MELAMED
architect - ottawa
(613) 727-7400 FAX (613) 727-7394



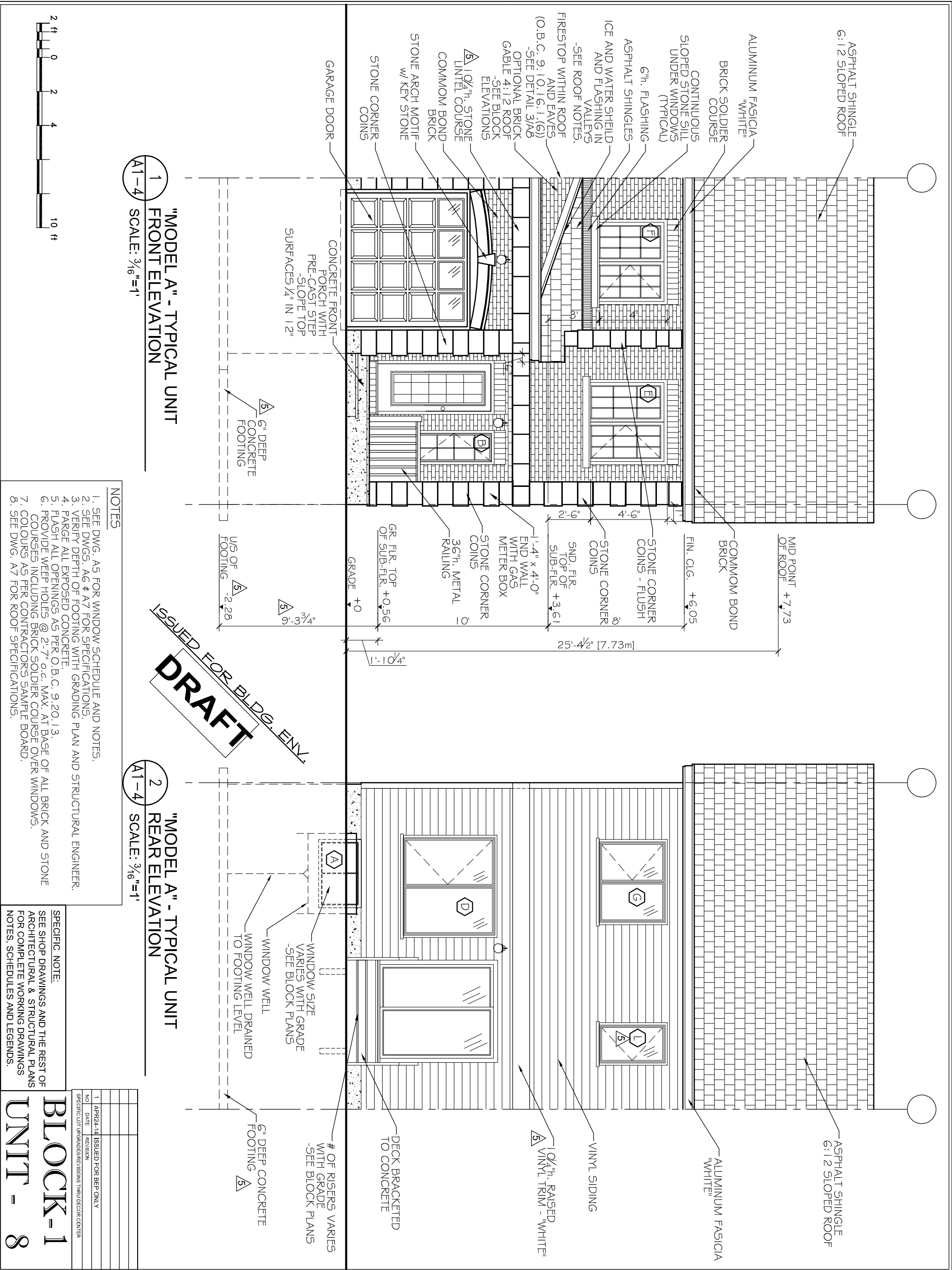
"MODEL A" - BASEMENT FLOOR PLAN
SCALE: 1/4"=1'



ISSUED FOR BLDG. ENK.

DRAFT

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

CHECK ALL RAINDOWN TO BE CONTAINED ON SITE BY BUILDER.

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

DO NOT CONFLICT WITH WHITE HOUSING REQUIREMENTS FOR WINDOWS.

DIVISIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CORNER 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

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

"MODEL A" ELEVATIONS END UNITS

DRAWING NAME

"MODEL A" ELEVATIONS END UNITS

DRAWN BY RDB

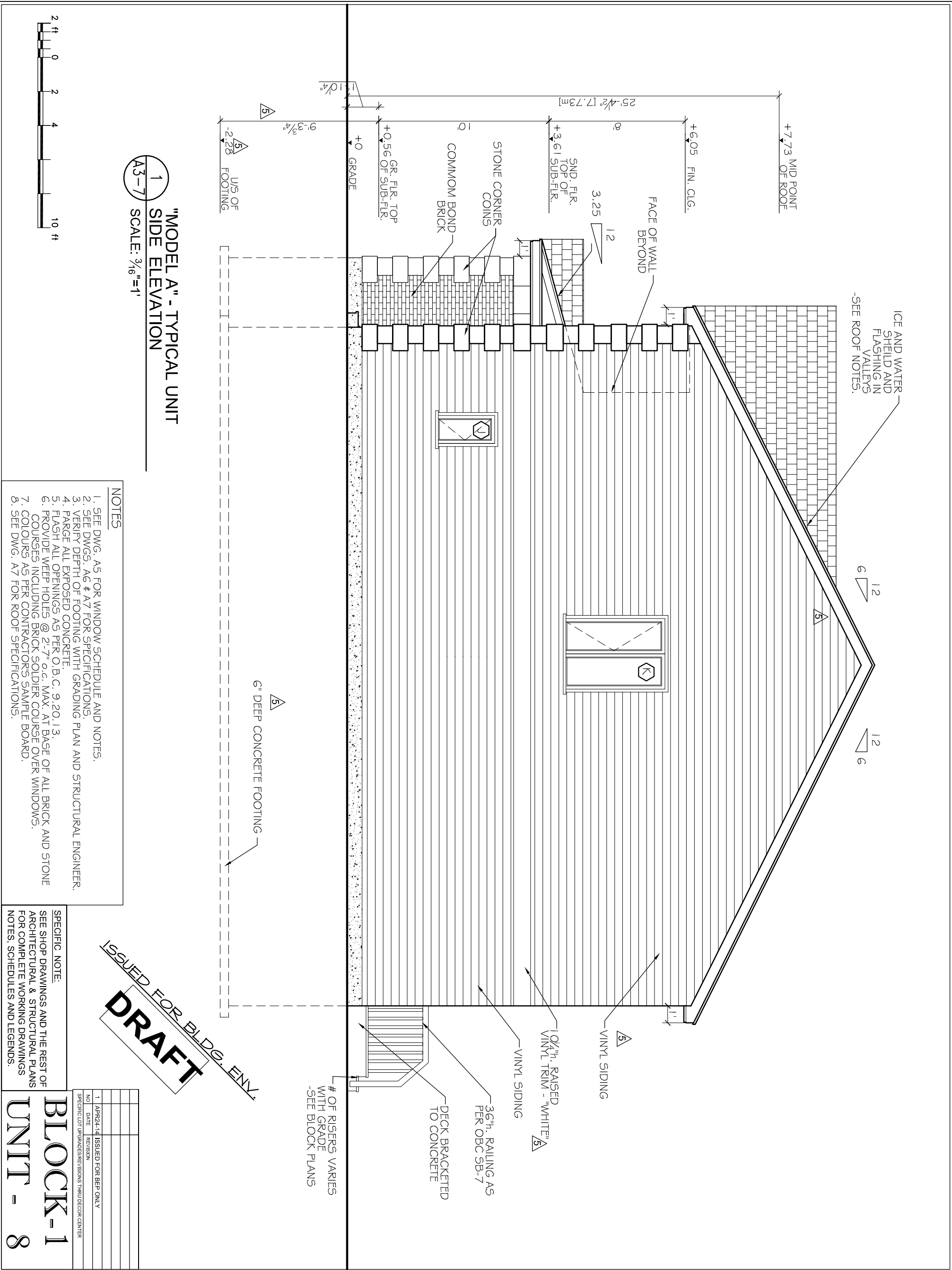
DATE OCT. 1, 2010

SCALE 3/16" = 1'

DRAWING NO. A1-4

JOB NO. 967

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



NOTES

1. SEE DWG. A5 FOR WINDOW SCHEDULE AND NOTES.

2. SEE DWGS. A6 & A7 FOR SPECIFICATIONS.

3. VERIFY DEPTH OF FOOTING WITH GRADING PLAN AND STRUCTURAL ENGINEER.

4. PARGE ALL EXPOSED CONCRETE.

5. FLASH ALL OPENINGS AS PER O.B.C. 9.20.13.

6. PROVIDE WEEP HOLES @ 2'-7" o.c. MAX. AT BASE OF ALL BRICK AND STONE COURSES INCLUDING BRICK SOLDIER COURSE OVER WINDOWS.

7. COLOURS AS PER CONTRACTORS SAMPLE BOARD.

8. SEE DWG. A7 FOR ROOF SPECIFICATIONS.

SPECIFIC NOTE:

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

BLOCK-1	
UNIT - 8	
NO.	DATE
1	APR24-14
ISSUED FOR BEP ONLY	
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER	

MORRIS MELAMED
architect - ottawa

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

PROJECT

SAWGRASS TOWNS

JOCKVALE RD.
OTTAWA, ON

DRAWING NAME

"MODEL A"

SIDE ELEVATION

END UNITS

DRAWN BY

RDB

SCALE

3/16" = 1'

JOB NO.

967

DATE

OCT. 1, 2010

DRAWING NO.

A3-7

PHOENIX HOMES

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

SignedSeal3.jpg

DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

6 JAN. 2013 REISSUED FOR PERMIT

5 JUL. 10/12 FOOTING & USE REVISED CBC VENT & BAND REV.

4 APR. 2012 REVISED TO MEET CBC SB-42

3 DEC. 2011 REVISED AS PER STRUCTURAL

2 DEC. 7/11 ISSUED FOR PERMIT

1 OCT. 1/10 ISSUED FOR PRELIM REVIEW

AA DATE REVISION

LEGEND

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

BRICKS TO BE USED TO BE VERIFIED ON SITE BY BUILDER

MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BYLAWS

200 CANADIAN WIRE WHITE FORDKAY

CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS

DIVISIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EX. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.

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