

























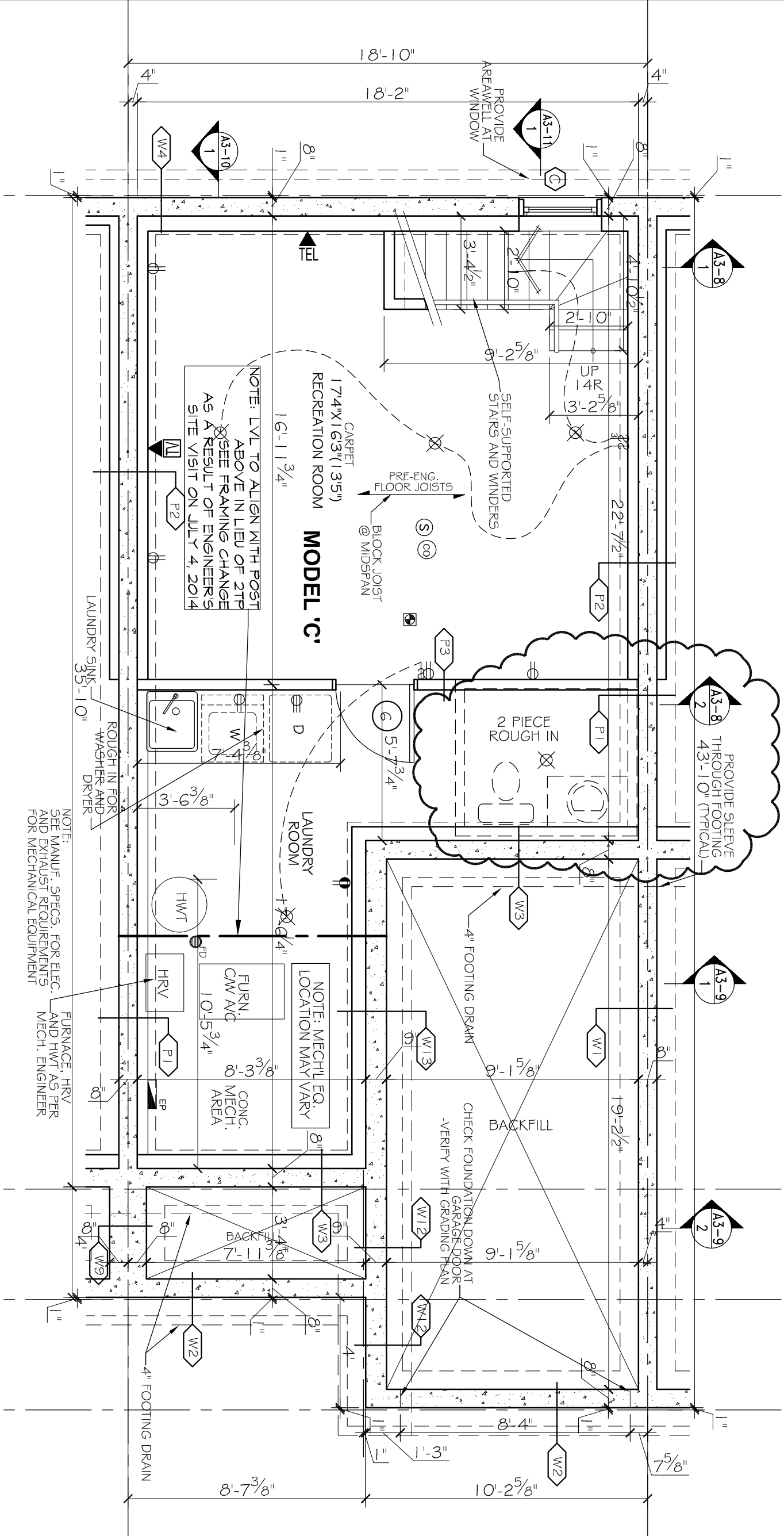


- NOTES
1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.  
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.  
3. SEE DWGS. A6 & A7 FOR SPECIFICATIONS.  
4. PROVIDE SLEEVES WHERE FOOTING DRAIN CROSSES FOOTINGS.  
5. INTERIOR PARTITION WALLS MAY BE INCREASED TO 2x6 STUDS FOR STRUCTURAL AND PLUMBING REQUIREMENTS. 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		SMOKE ALARM (120V)
	CARBON MONOXIDE DETECTOR		THERMOSTAT
	CEILING MOUNTED INCAND. LIGHT FIXTURE		120V ELECTRICAL OUTLET
	CAPPED CEILING OUTLET		CEILING MOUNTED 120V ELECTRICAL OUTLET
	WALL-MOUNTED INCAND. LIGHT FIXTURE		220V ELECTRICAL OUTLET
	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE		GFI ELECTRICAL OUTLET
	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE		SWITCH ELECTRICAL OUTLET
	EXHAUST FAN		TELEPHONE OUTLET
	CABLE TV OUTLET		WATER HOOKUP
	CENTRAL VACUUM		ELECTRICAL PANEL

	EXHAUST FAN
	TELEPHONE OUTLET
	CABLE TV OUTLET
	WATER HOOKUP
	CENTRAL VACUUM
	ELECTRICAL PANEL
















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.

4	AUG1-14	ISSUED AS INVENTORY UNIT
3	FEB2-14	REV. AS PER CONST. SUMMARY
2	JAN24-14	REV. AS PER CONST. SUMMARY
1	JAN22-14	CH. TO CELL. LIGHT FIXTURE IN MBD.
NO.	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

BLOCK-5  
UNIT - 30

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.	
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
	EXHAUST FAN
	TELEPHONE OUTLET
	CABLE TV OUTLET
	WATER HOOKUP
	CENTRAL VACUUM
	ELECTRICAL PANEL

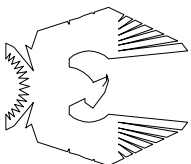
LEGEND	
	WALL / PARTITION ASSEMBLY
	DOOR TYPE
	WINDOW TYPE

STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. FOR CONSTRUCTION PARADISE UNITED BY THE STRUCTURAL ENGINEER OR BY THE STRUCTURAL ENGINEER DESIGN AS HAVING BEEN REVIEWED UNDER HIS SUPERVISION	
JAN. 2013	REISSUED FOR PERMIT
JUL. 1992	REV. AS PER CONST. SUMMARY
JUN. 1992	ELEC. PANEL REVISED
APR. 2012	REVISED TO MEET DEC. 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

PHOENIX HOMES



PROJECT  
SAWGRASS TOWNS  
JOCKVALE RD.  
OTTAWA, ON






















DRAWING NAME  
"MODEL C REVERSED"  
BASEMENT  
FLOOR PLAN

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

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

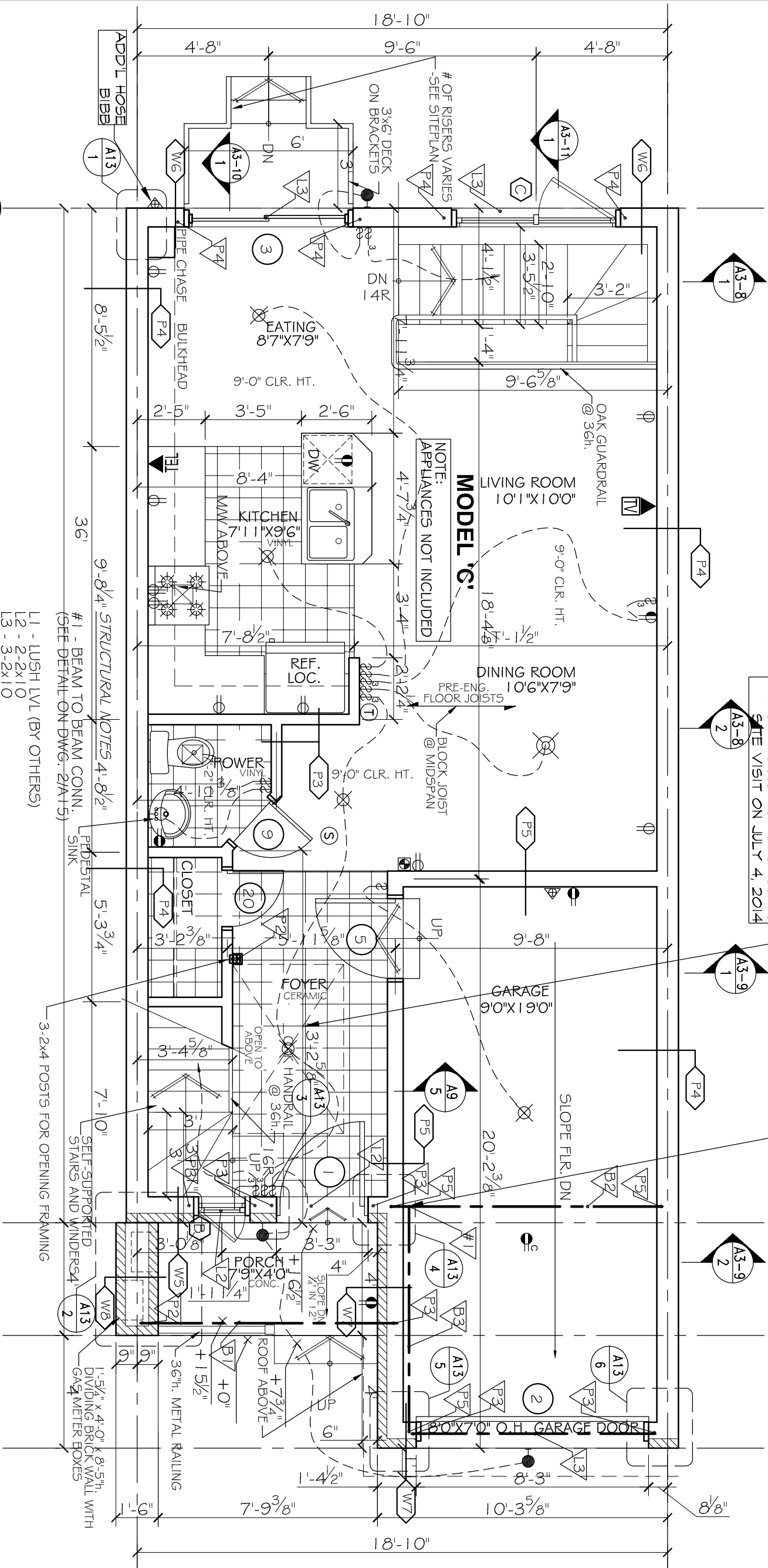
- NOTES
1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
  2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
  3. SEE DWGS. AG & A7 FOR SPECIFICATIONS.
  4. SEE ENG. DWG5 FOR FLOOR JOISTS, LVLS AND ROOF TRUSSES. USE 9 1/2" PRE-ENGINEERED JOISTS FOR ALL FLOOR ASSEMBLIES.
  5. INTERIOR PARTITION WALLS MAY BE 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)
	CD CARBON MONOXIDE DETECTOR
	CM CEILING MOUNTED INCAND. LIGHT FIXTURE
	CC CAPPED CEILING OUTLET
	WM WALL-MOUNTED INCAND. LIGHT FIXTURE
	WE WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE
<hr/>	
	LS LIGHT SWITCH
	3S 3-WAY LIGHT SWITCH
	T THERMOSTAT
	EO 120V ELECTRICAL OUTLET
	EC CEILING MOUNTED 120V ELECTRICAL OUTLET
	EE 220V ELECTRICAL OUTLET
	GE GFI ELECTRICAL OUTLET
	EOU SWITCH ELECTRICAL OUTLET
<hr/>	
	EF EXHAUST FAN
	TEL TELEPHONE OUTLET
	TO CABLE TV OUTLET
	WA WATER HOOKUP
	VC CENTRAL VACUUM
	EP ELECTRICAL PANEL

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

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



1  
A3-2  
"MODEL C" - GROUND FLOOR PLAN  
SCALE: 1/4"=1'



- STRUCTURAL NOTES
- 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

- OTHER NOTES
- 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.

4	AUG-14	ISSUED AS INVENTORY UNIT
3	FEB-14	REV. AS PER CONST. SUMMARY
2	JAN-14	REV. AS PER CONST. SUMMARY
1	JAN-14	CHG. TO CELL. LIGHT FIXTURE IN MBD.
NO. DATE REVISION		
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

BLOCK-5  
UNIT - 30

NOTES

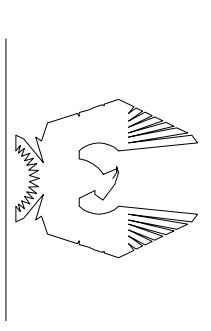
1. ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
2. ALL FINISHES TO BE COORDINATED ON SITE BY BUILDER.
3. ALL MATERIALS TO BE APPROVED BY ARCHITECT.
4. ALL ELECTRICAL & PLUMBING TO BE COMPLETED BY BUILDER.
5. ALL MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & NATIONAL CODES & BY-LAWS.
6. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER.
7. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER.
8. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER.
9. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER.
10. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER.

—	WALL / PARTITION ASSEMBLY
○	DOOR TYPE
◡	WINDOW TYPE
△	STRUCTURAL NOTE

5	JAN. 2013	REISSUED FOR PERMIT
4	APR. 2012	REVISED TO MEET DEC. 12. SUPPORT POSTS ADD.
3	DEC. 2011	REVISED AS PER STRUCTURAL
2	DEC. 2011	ISSUED FOR PERMIT
1	OCT. 2010	ISSUED FOR PRELIM. REVIEW
DATE REVISION		
DO NOT SCALE THIS DRAWING - READ DIMENSIONS ONLY		

STRUCTURAL DESIGN BY JOHN STUART HALL, P. ENG. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER. ALL MATERIALS TO BE APPROVED BY ARCHITECT. ALL ELECTRICAL & PLUMBING TO BE COMPLETED BY BUILDER. ALL MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & NATIONAL CODES & BY-LAWS. ALL DIMENSIONS TO BE VERIFIED ON SITE BY BUILDER.	
SIGNED/Seal3.jpg	

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT	
Signed/Seal3.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









- 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. FIRSTFOP 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

- I 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<br>INCAND. LIGHT FIXTURE       |
|  | CAPPED CEILING OUTLET                          |
|  | WALL-MOUNTED<br>INCAND. LIGHT FIXTURE          |
|  | WALL-MOUNTED EXTERIOR<br>INCAND. LIGHT FIXTURE |

- |   |   |
|---|---|
|  | LIGHT SWITCH                              |
|  | 3-WAY LIGHT SWITCH                        |
|  | THERMOSTAT                                |
|  | 120V ELECTRICAL OUTLET                    |
|  | CEILING MOUNTED<br>120V ELECTRICAL OUTLET |
|  | 220V ELECTRICAL OUTLET                    |
|  | GFI ELECTRICAL OUTLET                     |
|  | SWITCH ELECTRICAL OUTLET                  |

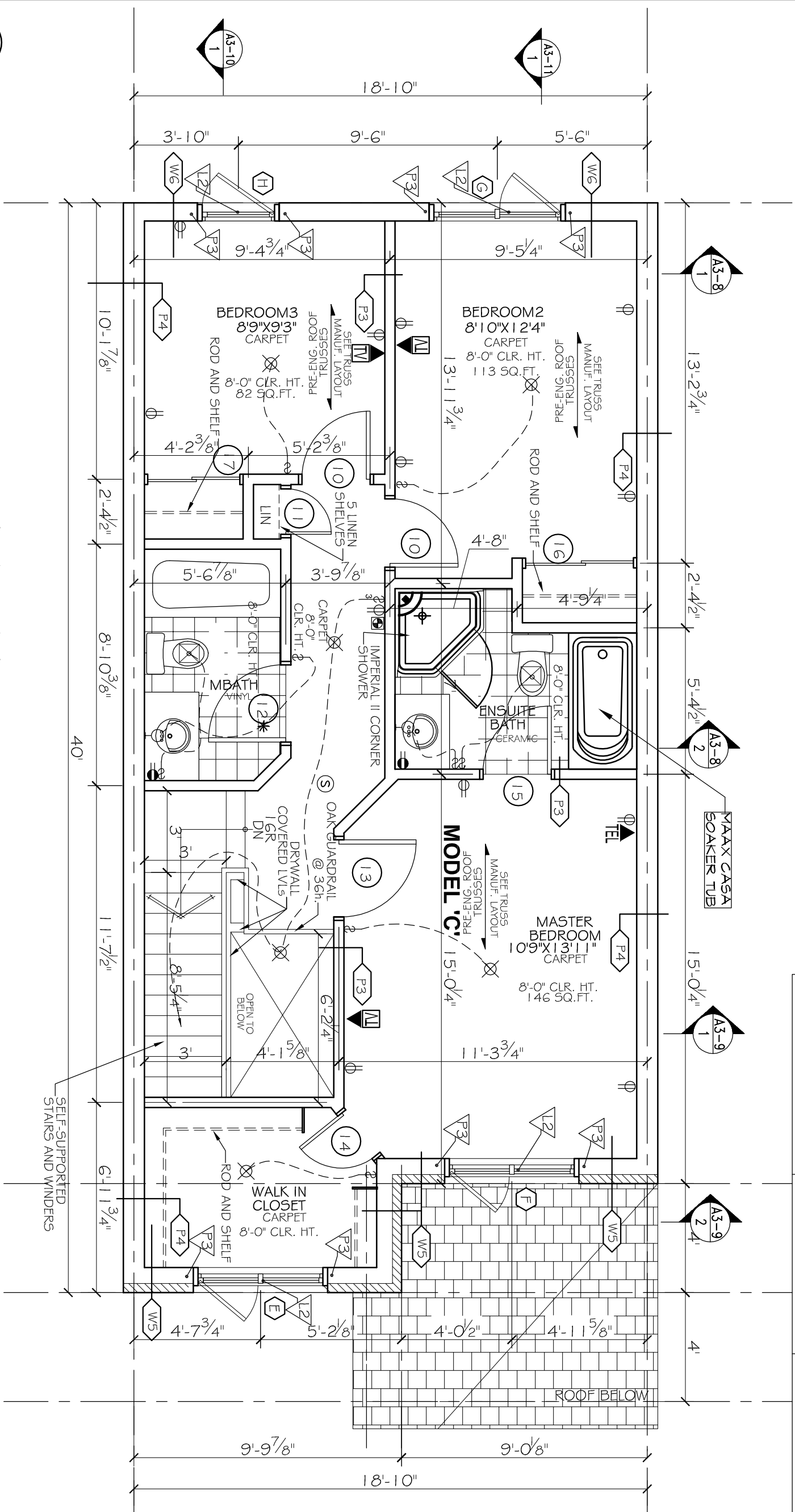
- |   |                  |
|---|------------------|
|  | EXHAUST FAN      |
|  | TELEPHONE OUTLET |
|  | CABLE TV OUTLET  |
|  | WATER HOOKUP     |
|  | CENTRAL VACUUM   |
|  | ELECTRICAL PANEL |

## NOTES

- DO NOT SCALE DRAWINGS  
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY  
VARIATIONS TO BUILDERS  
CHECKS IN FOUNDATION TO BE COMPLETED ON SITE BY BUILDERS  
BEFORE POURING OF CONCRETE FOUNDATION WALLS  
MECHANICAL & ELECTRICAL SHALL CONFORM TO MINIMUMAL &  
SPECIAL REQUIREMENTS  
SITE CHECK AND VERIFICATION TO BE COMPLETED BY THE ARCHITECT  
CO-ORDINATE WITH SITE PERSON  
CHECK WITH MANUFACTURERS FOR EXACT POLISH FINISHING  
REQUIREMENTS FOR ALL FLOORS & WINDOWS  
CHECK WITH MANUFACTURERS FOR EXACT POLISH FINISHING  
REQUIREMENTS FOR ALL FLOORS & WINDOWS  
DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE OF  
WALLS TO CENTERLINE OF WALLS  
DIMENSIONS FOR FLOORS ARE TAKEN FROM INSIDE FACE OF  
CONCRETE AND CONCRETE BLOCK WALLS  
ALL MATERIALS A CONSTRUCTION TO CONFORM TO 2006 C.B.O.  
ON ALL REVISIONS  
ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE  
DIMENSIONS  
CHECK OF EXISTING WALLS AND CHARACTER OF EXISTING  
WALLS  
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION  
UNLESS SPECIFICALLY SO STATED BY THE ARCHITECT

## LEGEND

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



"MODEL C" - SECOND FLOOR PLAN

SCALE: 1/4"=1'

## STRUCTURAL NOTES

- LI - LUSH LVL (BY OTHERS)

13	1	3	1	3	1
3	1	2	1	2	1
1	3	1	3	1	3
2	1	2	1	2	1
0	1	0	1	0	1

P3 - 2-2x6

**SPECIFIC NOTE:**

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

BLOCK-5  
UNIT - 30

4	AUG-14	ISSUED AS INVENTORY UNIT
3	FEB-14	REV. AS PER CONST. SUMMARY
2	JAN-14	REV. AS PER CONST. SUMMARY
1	JAN-14	CH. TO CELL, LIGHT FIXTURE IN MBED.
NO	DATE	REVISION

SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER

PROJECT  
**SAWGRASS TOWNS**

JOCKVALE RD.

**OTTAWA, ON**

DRAWING NAME

## "MODEL C REVERSED" SECOND FLOOR PLAN

DRAWN BY  
**DND**

RDB	OCI.1
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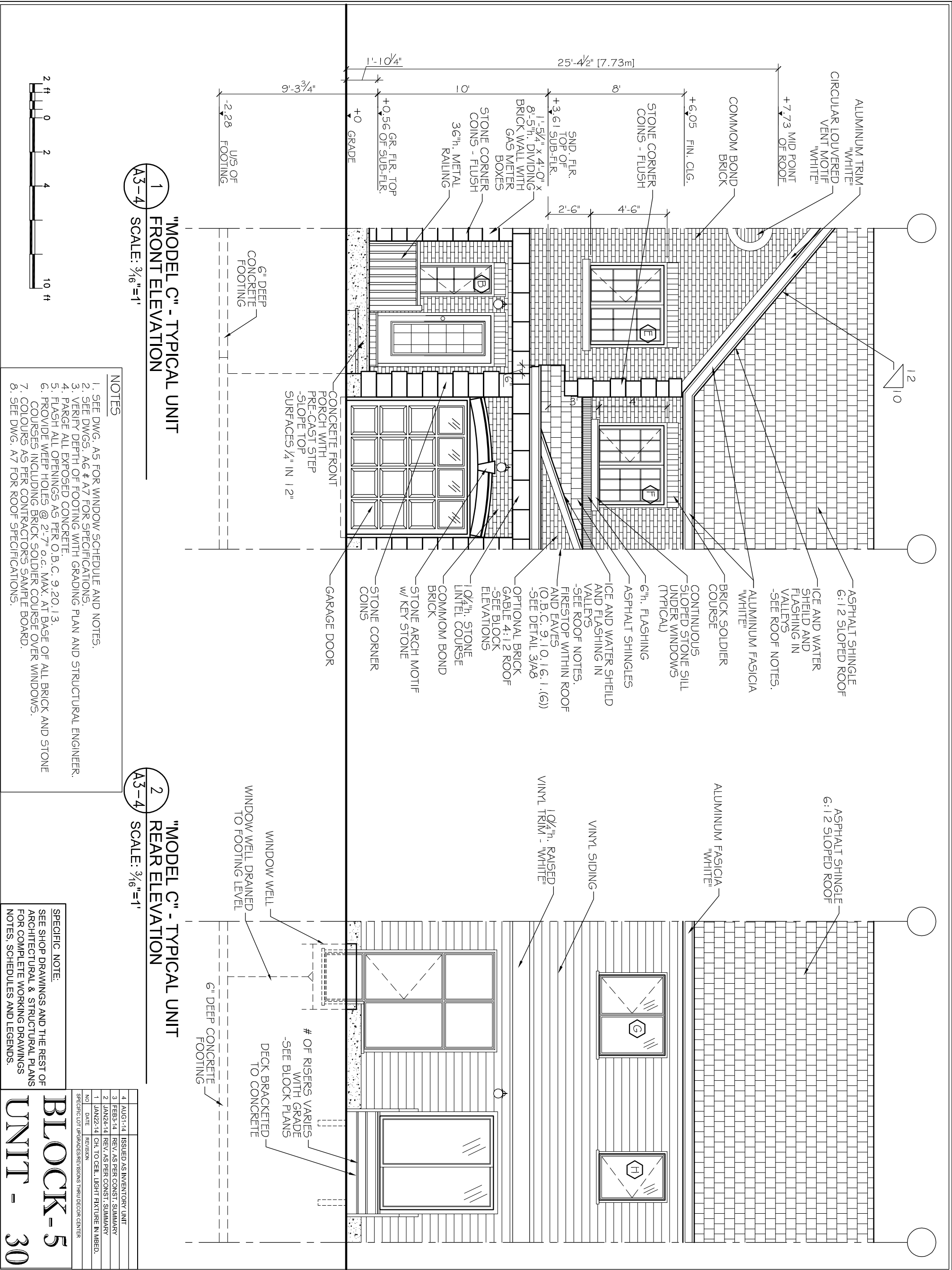
JOB NO. 967

A3-3

MORRIS MELAMED  
architect - ottawa

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.

4	AUG1-14	ISSUED AS INVENTORY UNIT
3	FEB2-14	REV. AS PER CONST. SUMMARY
2	JAN24-14	REV. AS PER CONST. SUMMARY
1	JAN22-14	CH. TO CELL. LIGHT FIXTURE IN MEBD.
NO.	DATE	REVISION
SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER		

**BLOCK-5**  
**UNIT - 30**

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

**"MODEL C REVERSED" ELEVATIONS**

DRAWING NAME

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

DRAWING NO.  
**A3-4**

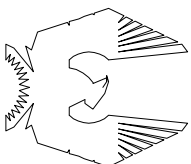
DRAWN BY  
**RDB**

SCALE  
3/16" = 1'

JOB NO.  
967

DATE  
OCT. 1, 2010

**PHOENIX HOMES**



SignedSeal3.jpg

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

DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY

7	JUN. 22/13	REISSUED FOR PERMIT
OCT. 17/12	WINDOW C REVISED	
JUL. 10/12	FOOTING & USE REVISED	CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET CBC 98-42
3	DEC. 28/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
NO.	DATE	REVISION

**NOTES**  
E. & T.O.L.  
DO NOT SCALE DRAWINGS  
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER  
SPECIES AND GRADE OF LUMBER TO BE CONFIRMED ON SITE BY BUILDER  
CHECK WITH MANUFACTURER FOR EXACT ROOF OR DRAIN 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.  
ON ALL REVISIONS, CONSTRUCTION TO CONFORM TO 2006 O.B.C.  
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 UNTIL SIGNED AND SEALED BY THE ARCHITECT.

**LEGEND**