

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. PROVIDE SLEEVES WHERE FOOTING DRAIN CROSSES FOOTINGS.
5. INTERIOR PARTITION WALLS MAY BE INCREASED TO 2x6 STUDS FOR STRUTURAL AND PLUMBING REQUIREMENTS. ADJUST DIMESNIONS 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

- | | | | | | |
|----|---|----|--|-----|------------------|
| FD | FLOOR DRAIN | § | LIGHT SWITCH | ⊗ | EXHAUST FAN |
| § | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH | TEL | TELEPHONE OUTLET |
| CO | CARBON MONOXIDE DETECTOR | T | THERMOSTAT | TV | 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 | EP | ELECTRICAL PANEL |
| ⊗ | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | ⊗ | 6FI ELECTRICAL OUTLET | | |
| | | ⊗ | SWITCH ELECTRICAL OUTLET | | |

NOTES

1. & D.E.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- CHECKS IN FOUNDATION TO BE CONFIRMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BYLAWS.
- SITE CHECK AND VERIFY.
- CO ORIGINATE WITH SITE FOREMAN.
- CHECK WITH MANUFACTURER FOR EXACT SLOUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.
- DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. OR ALL REVISIONS.
- ALL AREA CALCULATIONS ARE DETERMINED FROM OUTSIDE SURFACE OF EXTERIOR WALLS AND CONFIRMED BY PARTITION WALLS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

- WALL / PARTITION ASSEMBLY
- DOOR TYPE
- ⬡ WINDOW TYPE

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 OR BY THE ARCHITECT. PROVIDING A LETTER REFERRING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

JAN. 2013	RE-ISSUED FOR PERMIT
JUL. 10/12	HRV ADDED
JUN. 19/12	ELEC. PANEL REVISED
4 APR. 24/12	REVISED TO MEET OBC 98-12
3 DEC. 23/11	REVISED AS PER STRUCTURAL
2 DEC. 7/11	ISSUED FOR PERMIT
1 OCT. 1/10	ISSUED FOR PRELIM. REVIEW
NO	DATE
NO	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



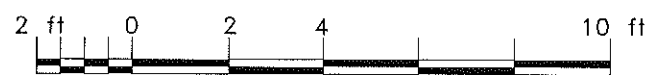
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

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) 727-7334

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



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

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. 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 DIMESNIONS 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
- CEILING MOUNTED INCAND. LIGHT FIXTURE
- CAPPED CEILING OUTLET
- WALL-MOUNTED INCAND. LIGHT FIXTURE
- WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE

- LS LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- T 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

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 STRUTURAL AND PLUMBING REQUIREMENTS. ADJUST DIMESNIONS 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.

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 OR BY THE ARCHITECT. PROVIDING A LETTER REFERENCING THE STRUCTURAL DESIGN AS HAVING BEEN PROVIDED UNDER HIS RESPONSIBILITY.

NO.	DATE	REVISION
5	JAN. 22/13	RE-ISSUED FOR PERMIT
4	APR. 24/12	REVISED TO MEET CBC SB-12, SUPPORT POSTS ADD.
3	DEC. 23/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW

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

SignedSeal3.jpg

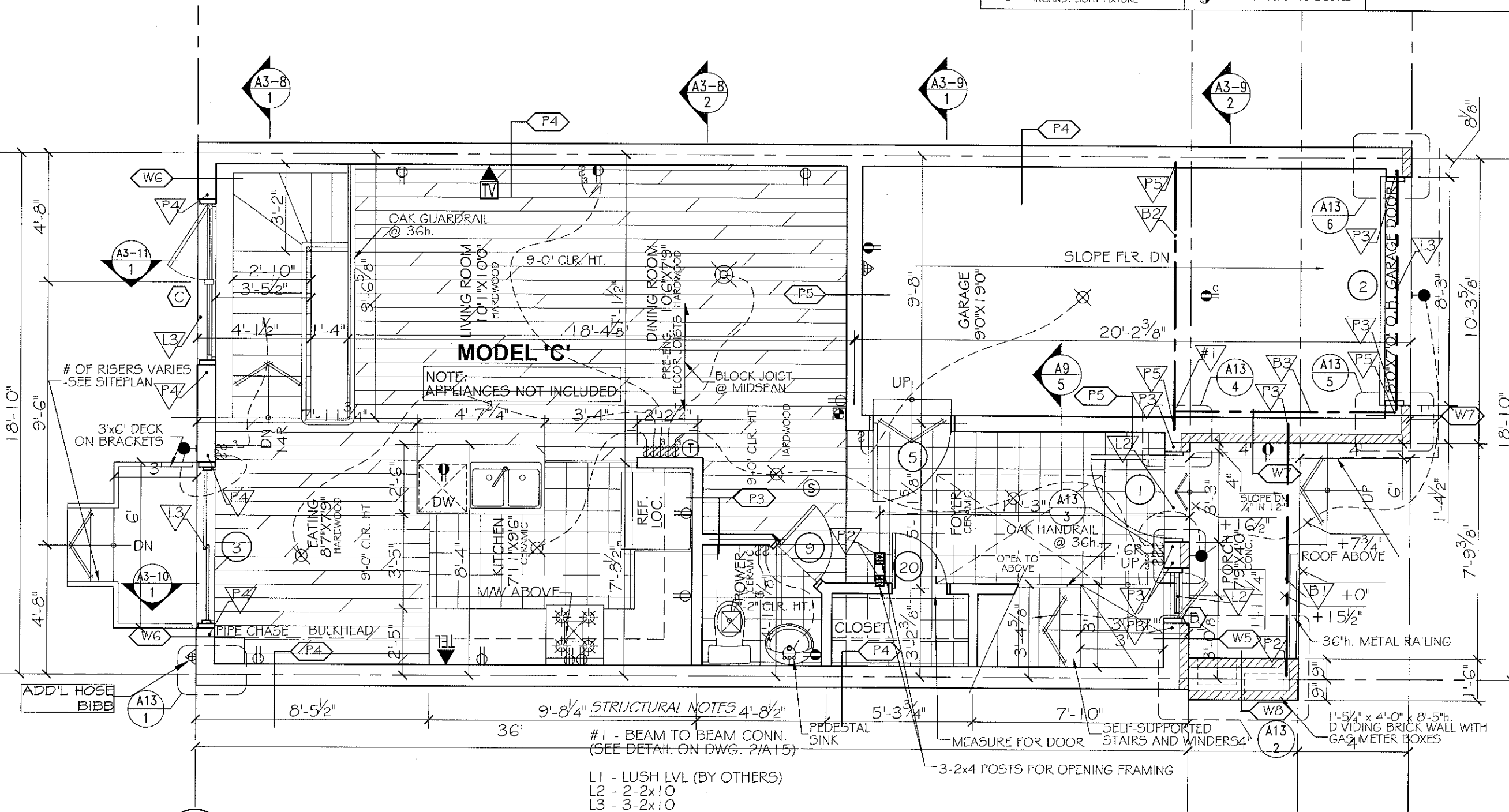


PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C REVERSED"
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



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



#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.

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. 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. 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.

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

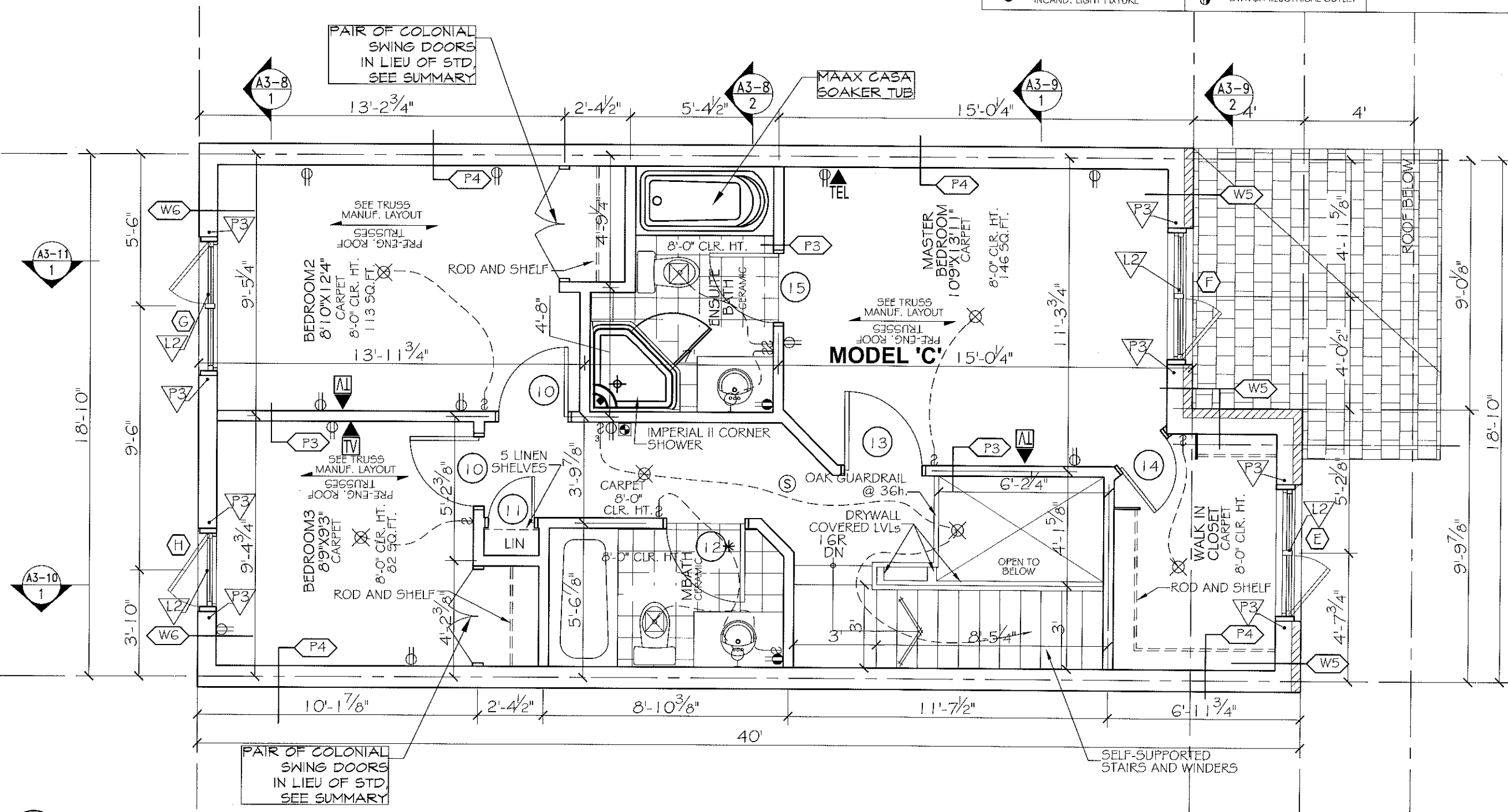
- | | | | | | |
|----|---|------|--|-----|------------------|
| FD | FLOOR DRAIN | § | LIGHT SWITCH | ⊗ | EXHAUST FAN |
| SA | SMOKE ALARM (120V) | §3 | 3-WAY LIGHT SWITCH | TEL | TELEPHONE OUTLET |
| CO | CARBON MONOXIDE DETECTOR | T | THERMOSTAT | TV | CABLE TV OUTLET |
| ⊗ | CEILING MOUNTED INCAND. LIGHT FIXTURE | 120V | 120V ELECTRICAL OUTLET | W | WATER HOOKUP |
| ⊗ | CAPPED CEILING OUTLET | 120V | CEILING MOUNTED 120V ELECTRICAL OUTLET | VP | CENTRAL VACUUM |
| ⊗ | WALL-MOUNTED INCAND. LIGHT FIXTURE | 220V | 220V ELECTRICAL OUTLET | EP | ELECTRICAL PANEL |
| ⊗ | WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE | GF | GF ELECTRICAL OUTLET | | |
| | | SW | SWITCH ELECTRICAL OUTLET | | |

NOTES

- E. 4.0.E.
- DO NOT SCALE DRAWINGS
- ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
- CHECKS IN FOUNDATION TO BE CONFIRMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
- MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BYLAWS.
- SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN.
- CHECK WITH MANUFACTURER FOR EXACT SLOPE & OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.
- DIMENSIONS FOR WALLS ARE TAKEN FROM CENTERLINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
- ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. OR ALL REVISIONS.
- ALL AREA CALCULATIONS ARE DETERMINED FROM CENTERLINE SURFACE OF EXTERIOR WALLS AND CENTERLINE OF PARTITION WALLS.
- THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

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



1 "MODEL C" - SECOND FLOOR PLAN
A3-3 SCALE: 1/4" = 1'

STRUCTURAL NOTES

- L1 - LUSH LVL (BY OTHERS)
- L2 - 2-2x10
- L3 - 3-2x10
- P3 - 2-2x6

3	FEB3-14	REV. AS PER CONST. SUMMARY
2	JAN24-14	REV. AS PER CONST. SUMMARY
1	JAN22-14	CH. TO CEIL. LIGHT FIXTURE IN MBED.
NO	DATE	REVISION

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

BLOCK-5
UNIT - 30

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 OR BY
THE ARCHITECT.
PROVIDING A LETTER
REFERENCING THE STRUCTURAL
DESIGN AS HAVING BEEN
PROVIDED UNDER HIS
RESPONSIBILITY.

NO.	DATE	REVISION
1	JAN. 23/13	RE-ISSUED FOR PERMIT
2	JUL. 16/12	SHOWER & VANITY REVISED
3	JUN. 19/12	WR SWITCHES REVISED
4	APR. 24/12	REVISED TO MEET OBC 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

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

SignedSeal3.jpg



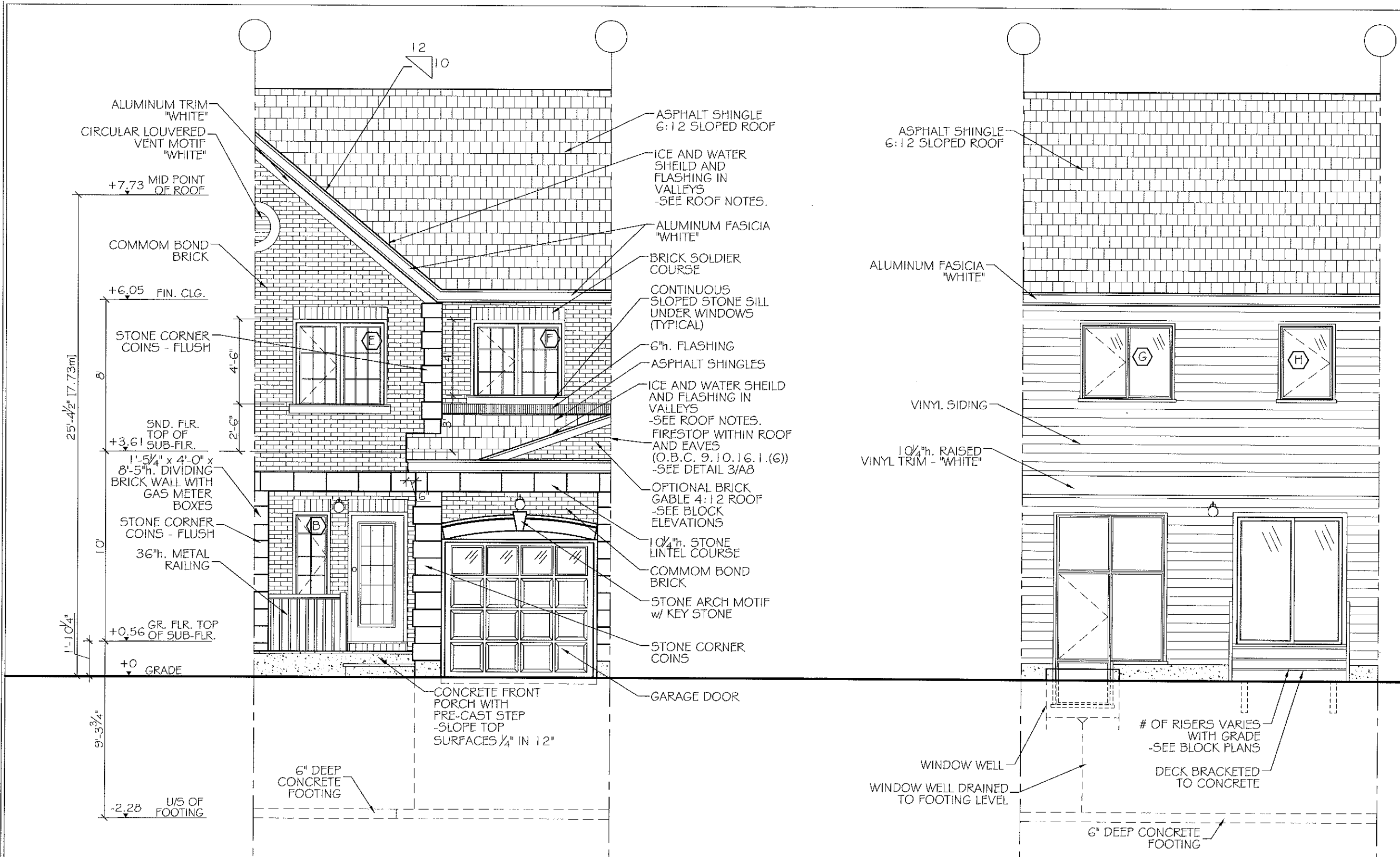
PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C REVERSED"
SECOND FLOOR PLAN

DRAWN BY
RDB
SCALE
1/4" = 1'
JOB NO.
967

DATE
OCT. 1, 2010
DRAWING NO.
A3-3

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



1
A3-4
"MODEL C" - TYPICAL UNIT FRONT ELEVATION
SCALE: 3/16"=1'

2
A3-4
"MODEL C" - TYPICAL UNIT REAR ELEVATION
SCALE: 3/16"=1'

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 CONTRACTOR'S 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.

3	FEB3-14	REV. AS PER CONST. SUMMARY
2	JAN24-14	REV. AS PER CONST. SUMMARY
1	JAN22-14	CH. TO CEIL. LIGHT FIXTURE IN MBED.
NO	DATE	REVISION
SPECIFIC LOT UPGRADES/REVISIONS THRU DECOR CENTER		

BLOCK-5
UNIT - 30

NOTES

DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
CHECKS IN FOUNDATION TO BE CONFIRMED ON SITE BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVINCIAL & MUNICIPAL CODES & BY-LAWS.
SITE CHECK AND VERIFY CO-ORDINATE WITH SITE FOREMAN.
CHECK WITH MANUFACTURERS FOR EXACT ROUGH OPENING REQUIREMENTS FOR ALL DOORS & WINDOWS.
DIMENSIONS FOR WALLS ARE TAKEN FROM CENTRELINE OF PARTITION WALLS, EXTERIOR FACE OF EXT. WALLS, AND/OR FACE OF CONCRETE AND CONCRETE BLOCK WALLS.
ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. OR ALL REVISIONS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

7	JAN. 22/13	RE-ISSUED FOR PERMIT
	OCT. 17/12	WINDOW C REVISED
	JUL. 10/12	FOOTING & USF REVISED, CIRC. VENT & BAND REV.
4	APR. 24/12	REVISED TO MEET OBC 9B-12
3	DEC. 23/11	REVISED AS PER STRUCTURAL
2	DEC. 7/11	ISSUED FOR PERMIT
1	OCT. 1/10	ISSUED FOR PRELIM. REVIEW
NO	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
--	-----------------



PROJECT
SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C REVERSED" ELEVATIONS

DRAWN BY	RDB	DATE	OCT. 1, 2010
SCALE	3/16" = 1'	DRAWING NO.	A3-4
JOB NO.	967		

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

