

NOTES

1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE DWG9, 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 DWG9. 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 DWG9, TO BE REVIEWED AND APPROVED BY STRUCTURAL ENGINEER.

ELEC./MECH. LEGEND

●	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE
○	WALL-MOUNTED INCAND. LIGHT FIXTURE
⊗	CAPPED CEILING OUTLET
⊗	INCAND. LIGHT FIXTURE
⊗	CARBON MONOXIDE DETECTOR
⊗	SMOKE ALARM (120V)
●	FLOOR DRAIN
Ⓢ	3-WAY LIGHT SWITCH
Ⓢ	LIGHT SWITCH
Ⓢ	THERMOSTAT
Ⓢ	120V ELECTRICAL OUTLET
Ⓢ	CEILING MOUNTED 120V ELECTRICAL OUTLET
Ⓢ	220V ELECTRICAL OUTLET
Ⓢ	GF ELECTRICAL OUTLET
Ⓢ	SWITCH ELECTRICAL OUTLET

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

NOTES

DO NOT SCALE DIMENSIONS
E & D

ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY ERRORS TO BUILDER.
CHECK IN FOUNDATION TO BE CONFORMED TO 912 BY BUILDER BEFORE POURING OF CONCRETE FOUNDATION WALLS.
MECHANICAL & ELECTRICAL SHALL CONFORM TO INDIVIDUAL & MANUFACTURER'S INSTRUCTIONS FOR EACH EQUIPMENT & SYSTEM. SITE CHECK AND VERIFY.
CHECK WITH MANUFACTURER FOR EACH EQUIPMENT & SYSTEM. CO-ORDINATE WITH SITE POSITIONING.
ALL MATERIALS & CONSTRUCTION TO CONFORM TO 2006 O.B.C. OR LATEST EDITIONS.
ALL VENT CALCULATIONS ARE DETAILING FROM OUTSIDE WALLS.
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

LEGEND

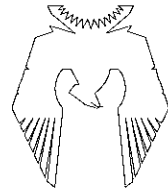
⬢	WALL / PARTITION ASSEMBLY
○	DOOR TYPE
⬢	WINDOW TYPE

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
PROVIDING A LETTER
RECOMMENDING THE STRUCTURAL
DESIGN AS HAVING BEEN
PROVIDED UNDER HIS
RESPONSIBILITY.

NO.	DATE	REVISION
1	OCT. 1/10	ISSUED FOR PERMIT REVIEW
2	DEC. 7/11	ISSUED FOR PERMIT
3	DEC. 2/11	REVISED AS PER STRUCTURAL
4	APR. 2/12	REVISED TO MEET OBC S6.12
5	JUN. 1/12	ELEC. PANEL REVISED
6	JUL. 10/12	HRV ADDED
7	JAN. 22/13	REQUESTED FOR PERMIT

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

SignedSeal3.jpg



PHOENIX HOMES

PROJECT
SAWGASS TOWNS
JOCKVALE RD.
OTTAWA, ON

DRAWING NAME
"MODEL C REVERSED"
BASEMENT
FLOOR PLAN

DRAWN BY
RDB

SCALE
1/4" = 1'

JOB NO.
967

A3-1

DATE
OCT. 1, 2010

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

BLOCK-6
UNIT - 38

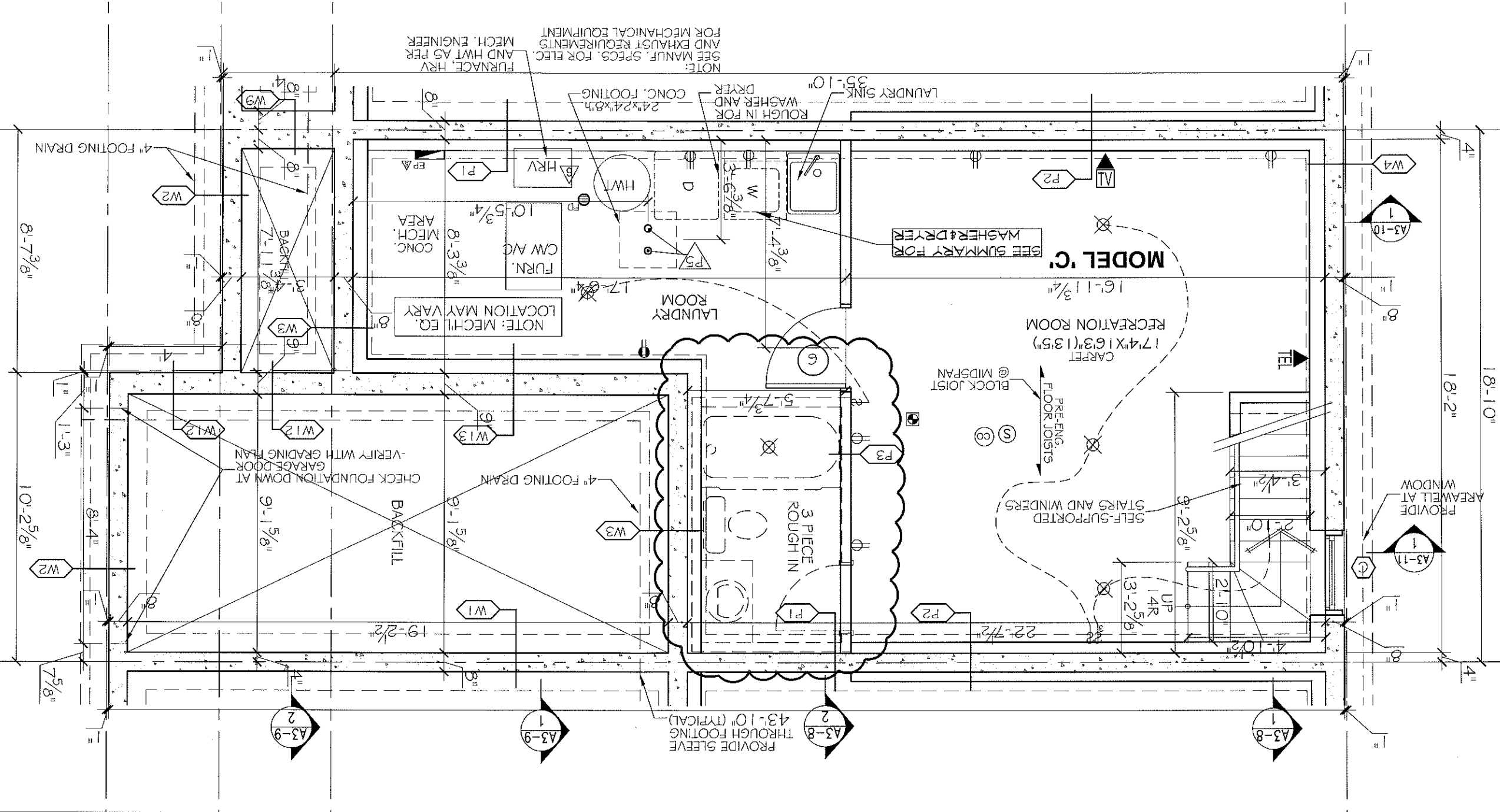
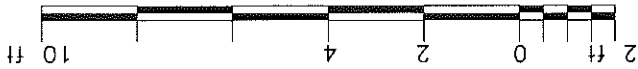
NO.	DATE	REVISION
1	FEB 11/14	REV. AS PER CONST. SUMMARY
2	MAR 6/14	REV. AS PER CONST. SUMMARY
3	MAR 14/14	REV. AS PER CONST. SUMMARY

SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER

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

"MODEL C" - BASEMENT FLOOR PLAN

SCALE: 1/4"=1'



NOTES

1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE DWG. 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. 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. 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

●	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE
○	WALL-MOUNTED INCAND. LIGHT FIXTURE
⊗	CAPPED CEILING OUTLET
⊗	CEILING MOUNTED INCAND. LIGHT FIXTURE
⊗	CARBON MONOXIDE DETECTOR
⊗	SMOKE ALARM (120V)
FD	FLOOR DRAIN
●	3-WAY LIGHT SWITCH
●	120V ELECTRICAL OUTLET
●	120V ELECTRICAL OUTLET
●	220V ELECTRICAL OUTLET
●	GFI ELECTRICAL OUTLET
●	SWITCH ELECTRICAL OUTLET

EP	ELECTRICAL PANEL
W	WATER HOOKUP
TV	CABLE TV OUTLET
TEL	TELEPHONE OUTLET
EX	EXHAUST FAN

NOTES

1. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL THE ARCHITECT HAS REVIEWED AND APPROVED THE DESIGN. THE ARCHITECT'S REVIEW SHALL BE BASED ON THE INFORMATION PROVIDED IN THIS DRAWING AND SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2006 I.B.C. AND ALL APPLICABLE CODES.
4. THE ARCHITECT'S REVIEW SHALL BE BASED ON THE INFORMATION PROVIDED IN THIS DRAWING AND SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.
5. THE ARCHITECT'S REVIEW SHALL BE BASED ON THE INFORMATION PROVIDED IN THIS DRAWING AND SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

LEGEND

—	WALL / PARTITION ASSEMBLY
○	DOOR TYPE
○	WINDOW TYPE

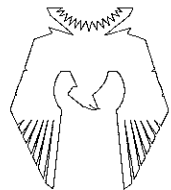
STRUCTURAL NOTE

THIS DRAWING DESIGN BY JOHN STARK, P.E., P.E.N.G. ENGINEER. THE ARCHITECT'S REVIEW SHALL BE BASED ON THE INFORMATION PROVIDED IN THIS DRAWING AND SHALL NOT BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

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

DO NOT SCALE THIS DRAWING. READ DIMENSIONS ONLY.

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



PHOENIX HOMES

SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ONDRAWING NAME
"MODEL C REVERSED"
GROUND FLOOR PLANDATE
OCT. 1, 2010
DRAWING NO.
A3-2MORRIS MELAMED
architect - ottawa
(613) 727-7400 FAX (613) 727-7334A3-2
SCALE: 1/4"=1'

"MODEL C" - GROUND FLOOR PLAN

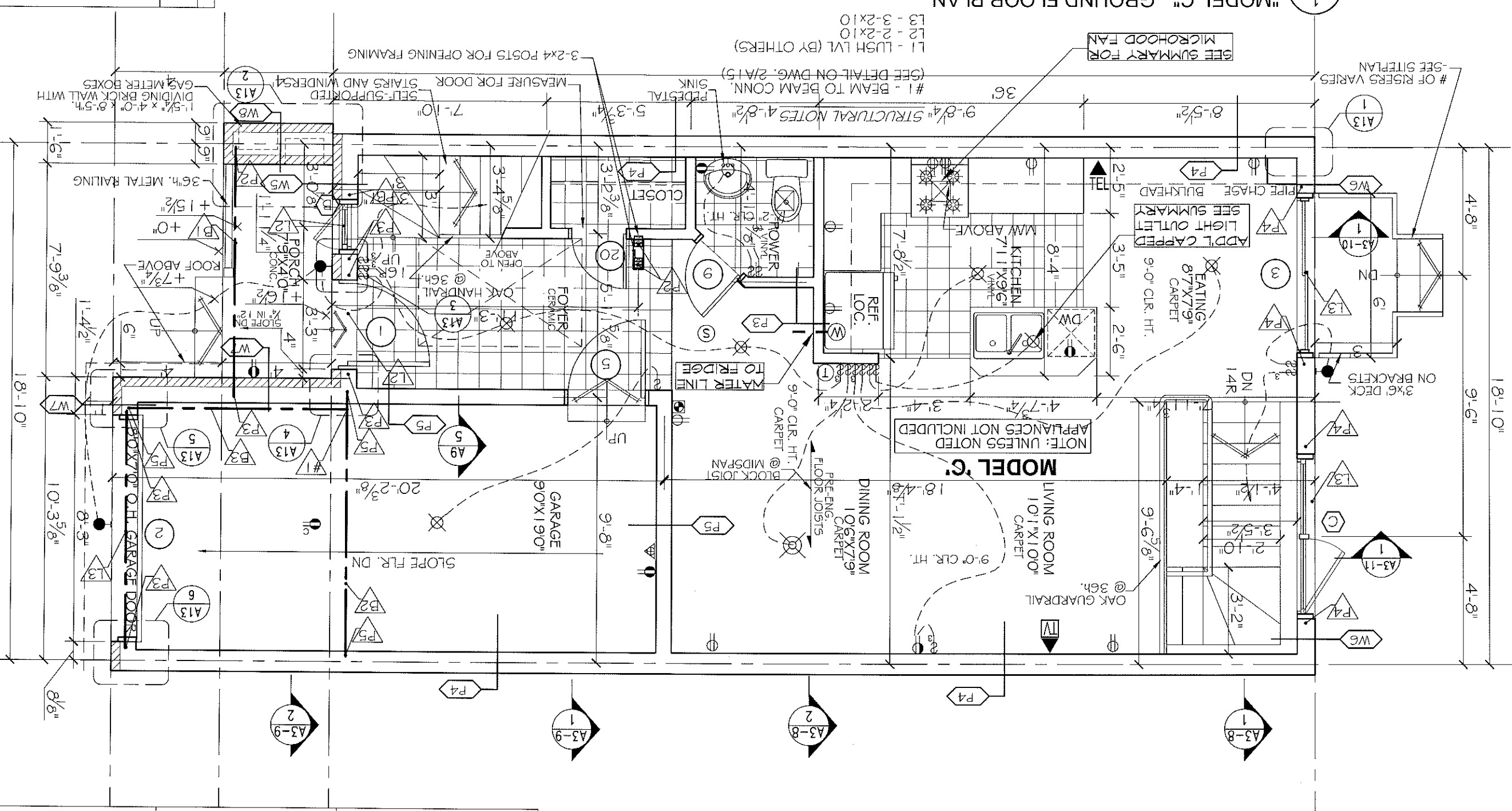
- B1 - FLUSH LVL (BY OTHERS)
B2 - W200x27 STEEL BEAM
WITH 3/8" BRICK PLATE
P1 - 2-2x4
P2 - 3-2x4
P3 - 2-2x6
P4 - 3-2x6
P5 - 3" TELEPOST

- B3 - W150x22 STEEL BEAM
B1 - FLUSH LVL (BY OTHERS)
B2 - W200x27 STEEL BEAM
WITH 3/8" BRICK PLATE
P1 - 2-2x4
P2 - 3-2x4
P3 - 2-2x6
P4 - 3-2x6
P5 - 3" TELEPOST

2 ft
0
2
4
6
8
10 ft

BLOCK-6
UNIT - 38SPECIFIC NOTE:
SEE SHOP DRAWINGS AND THE REST OF
ARCHITECTURAL & STRUCTURAL PLANS
FOR COMPLETE WORKING DRAWINGS
NOTES, SCHEDULES AND LEGENDS.

NO.	DATE	REVISION
1	FEB-11-14	REV. AS PER CONST. SUMMARY
2	MAR-14	REV. AS PER CONST. SUMMARY
3	MAR-14	REV. AS PER CONST. SUMMARY



1. SEE DWG. A4 FOR WALL & PARTITION ASSEMBLIES.
2. SEE DWG. A5 FOR DOOR AND WINDOW SCHEDULES.
3. SEE DWG5. A6 & 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 STRUCTURAL AND PLUMBING REQUIREMENTS. ADJUST DIMENSIONS ACCORDINGLY.
6. FIRST-UP 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 (120V)
	CARBON MONOXIDE DETECTOR
	CEILING MOUNTED INCAND. LIGHT FIXTURE
	CAPPED CEILING OUTLET
	WALL-MOUNTED INCAND. LIGHT FIXTURE
	WALL-MOUNTED EXTERIOR INCAND. LIGHT FIXTURE

1	LIGHT SWITCH
2	3-WAY LIGHT SWITCH
3	THERMOSTAT
4	120V ELECTRICAL OUTLET
5	CEILING MOUNTED 120V ELECTRICAL OUTLET
6	220V ELECTRICAL OUTLET
7	GFI ELECTRICAL OUTLET
8	SWITCH ELECTRICAL OUTLET

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

NOTES

ALL DISPOSITIONS ON SITE AND REPORT MUST
BE REVIEWED BY THE VARIOUS STATE AND FEDERAL AGENCIES
BEFORE FILING OF DISPOSITIONS ON SITE BY BUILDING
ENGINEERS OR CONSULTING PROFESSIONALS.
MINOR AND TECHNICAL ISSUES SHALL BE KNOWN TO PROVIDE
CO-ORDINATE WITH STATE AGENCIES.
CLINICAL WITH A MAINTENANCE FOR FURTHER OFFERING
REQUIREMENTS FOR ALL DISPOSITIONS
DISPOSITIONS FOR WALLS AND TANKS MUST BE CEMENTAL OR
PARTITION WALLS, AND CONCRETE BLOCK OR PRECAST, AND/OR
ALL MATERIALS CONSTRUCTION CONFORM TO 2006 AND 2005
STATE OF CALIFORNIA CODES FOR CONSTRUCTION
AND CONSTRUCTION. THESE SHALL BE REVIEWED BY THE
VARIOUS STATE AND FEDERAL AGENCIES.

LEGEND

 WALL / PARTITION ASSEMBLY

DOOR TYPE

WINDOW TYPE

STRUCTURAL NOTE:



STRUCTURAL DESIGN BY
JOHN STUKT M.A.S.C.E.
THIS DRAWING SHALL NOT BE
USED FOR CONSTRUCTION
UNLESS
SIGNED AND SEALED BY THE
STRUCTURAL ENGINEER OR BY
PROVIDING A LETTER
INTERFERING THE STRUCTURAL
DESIGN AS HAVING BEEN
PROVIDED UNDER HIS
RESPONSIBILITY.

DATE	REVISION	DO NOT SCALE THIS DRAWINGS - READ DIMENSIONS ONLY
1	ISSUED FOR PERMIT	
2	ISSUED FOR PERMIT, REVIEW	
3	REVISED AS PER STRUCTURAL	
4	REVISED TO MEET OGC 56-12	
5	HW SWITCHES REVISED	
6	SHOWER & VANITY REVISED	
7	RE-ISSUED FOR PERMIT	

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

SignedSeq3.jpg



PHOENIX HOMES

SAWGASS TOWNS
JOCKVALE RD.
OTTAWA, ON

MODEL C REVERSED"
SECOND FLOOR PLAN

MORRIS MELAMED
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1
"MODEL C" - SECOND FLOOR PLAN
SCALE: 1/4"=1'

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

STRUCTURAL NOTES

OAK NOSING UNDER SPINDLES
SEE SUMMARY FOR OTHER UPGRADES

SPECIFIC NOTE:
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FOR COMPLETE WORKING DRAWINGS
NOTES, SCHEDULES AND LEGENDS.

BLOCK-6
UNIT - 38

NO	DATE	REVISION	SPECIFIC LOT UPGRADES/REVISIONS THRU RECORD CENTER
1	FEB-14	REV. AS PER CONST. SUMMARY	
2	MAR-14	REV. AS PER CONST. SUMMARY	
3	MAR-14	REV. AS PER CONST. SUMMARY	

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A3-4

DRAWING NO.

OCT. 1, 2010

JOB NO. 967

SCALE 3/16" = 1'

RDB

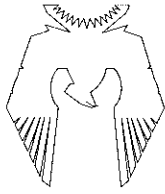
DRAWN BY

"MODEL C REVERSED"
ELEVATIONS

DRAWING NAME

SAWGRASS TOWNS
JOCKVALE RD.
OTTAWA, ON

PHOENIX HOMES



SignedSeal3.jpg

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

NO.	DATE	REVISION
1	OCT. 1/10	ISSUED FOR PERM. REVIEW
2	DEC. 7/11	ISSUED FOR PERM. REVIEW
3	DEC. 29/11	REVISED AS PER STRUCTURAL
4	APR. 24/12	REVISED TO MEET OBC 58-12
5	JUL. 10/12	FOOTING & USE REVISED, CONC. VENT & BAND REV.
6	OCT. 17/12	WINDOW C REVISED
7	JAN. 22/13	REISSUED FOR PERMIT

LEGEND

DO NOT SCALE DRAWINGS
ALL DIMENSIONS TO BE VERIFIED ON SITE AND REPORT ANY
DISCREPANCIES TO BE CORRECTED BY THE ARCHITECT
BEFORE FOUNDATION TO BE CONSTRUCTED OR SHOWN BY BUILDING
ENGINEER TO BE CORRECTED
MECHANICAL & ELECTRICAL SHALL CONFORM TO PROVISIONS &
MATERIALS & METHODS
CO-ORDINATE WITH SITE WORKMAN
CHECK WITH MANUFACTURER FOR EXACT ROUGH OPENING
REQUIREMENTS FOR ALL DOORS & WINDOWS
IMPROVEMENTS FOR WALLS ARE TAKEN FROM CENTRELINE OF
OR COURSE AND CONCRETE BLOCK WALLS, EXCEPT FACE
ALL WATERWAYS & CONSTRUCTION TO CONFORM TO 2006 O.B.C.
GIVE ALL REVISIONS
ALL AREA CALCULATIONS ARE DERIVED FROM SECTION
SHOWN ON EXTERIOR WALLS AND DERIVED FROM SECTION
WALLS
THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION
PURPOSES UNLESS SIGNED AND SEALED BY THE ARCHITECT.

NOTES

BLOCK-6
UNIT - 38

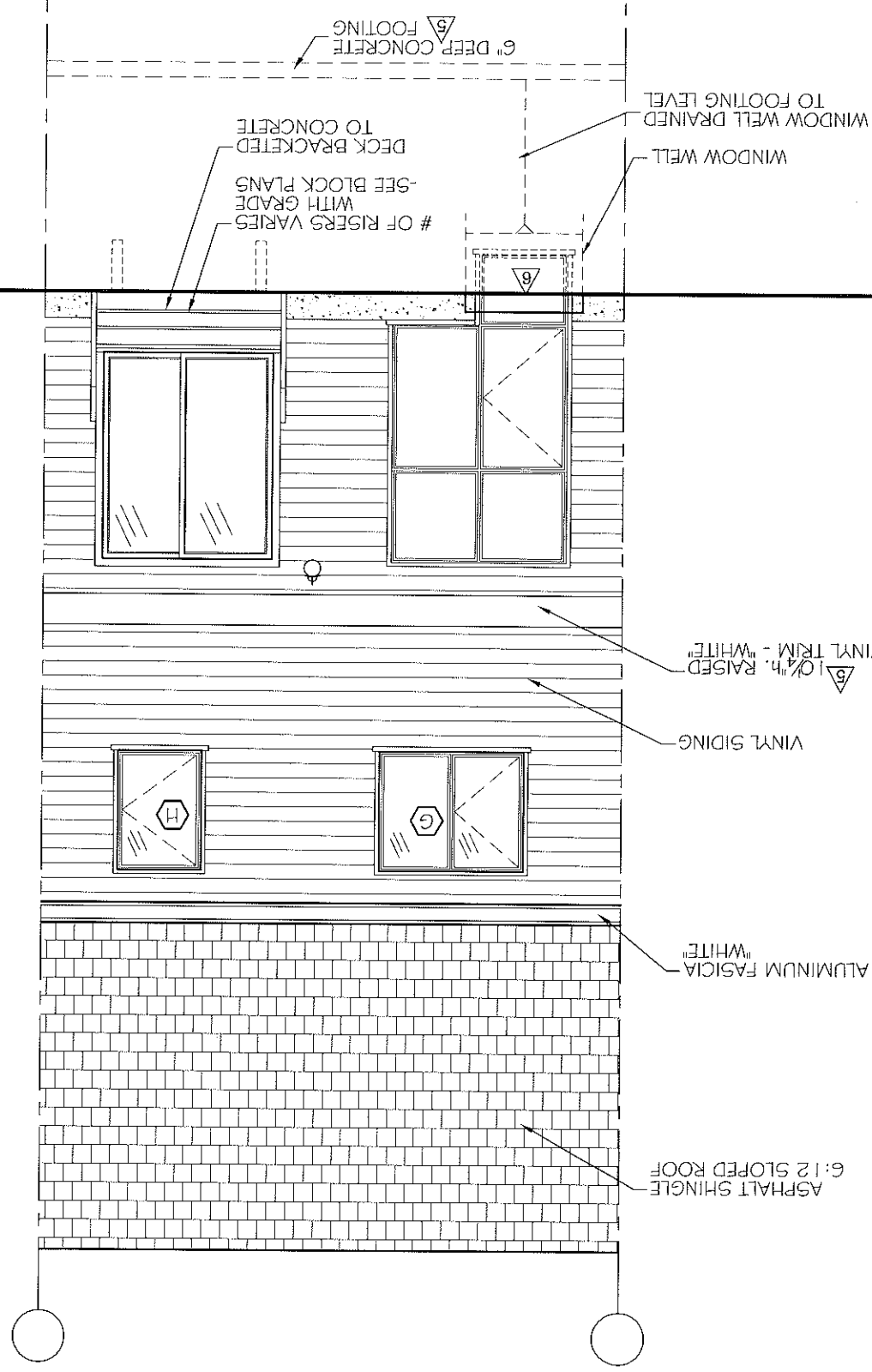
NO.	DATE	REVISION
1	FEB-14	REV. AS PER CONST. SUMMARY
2	MAR-14	REV. AS PER CONST. SUMMARY
3	MAR-14	REV. AS PER CONST. SUMMARY

SPECIFIC LOT UPDATES/REVISIONS THRU DECOR CENTER

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

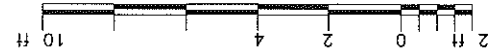
SCALE: 3/16" = 1'

"MODEL C" - TYPICAL UNIT
REAR ELEVATION



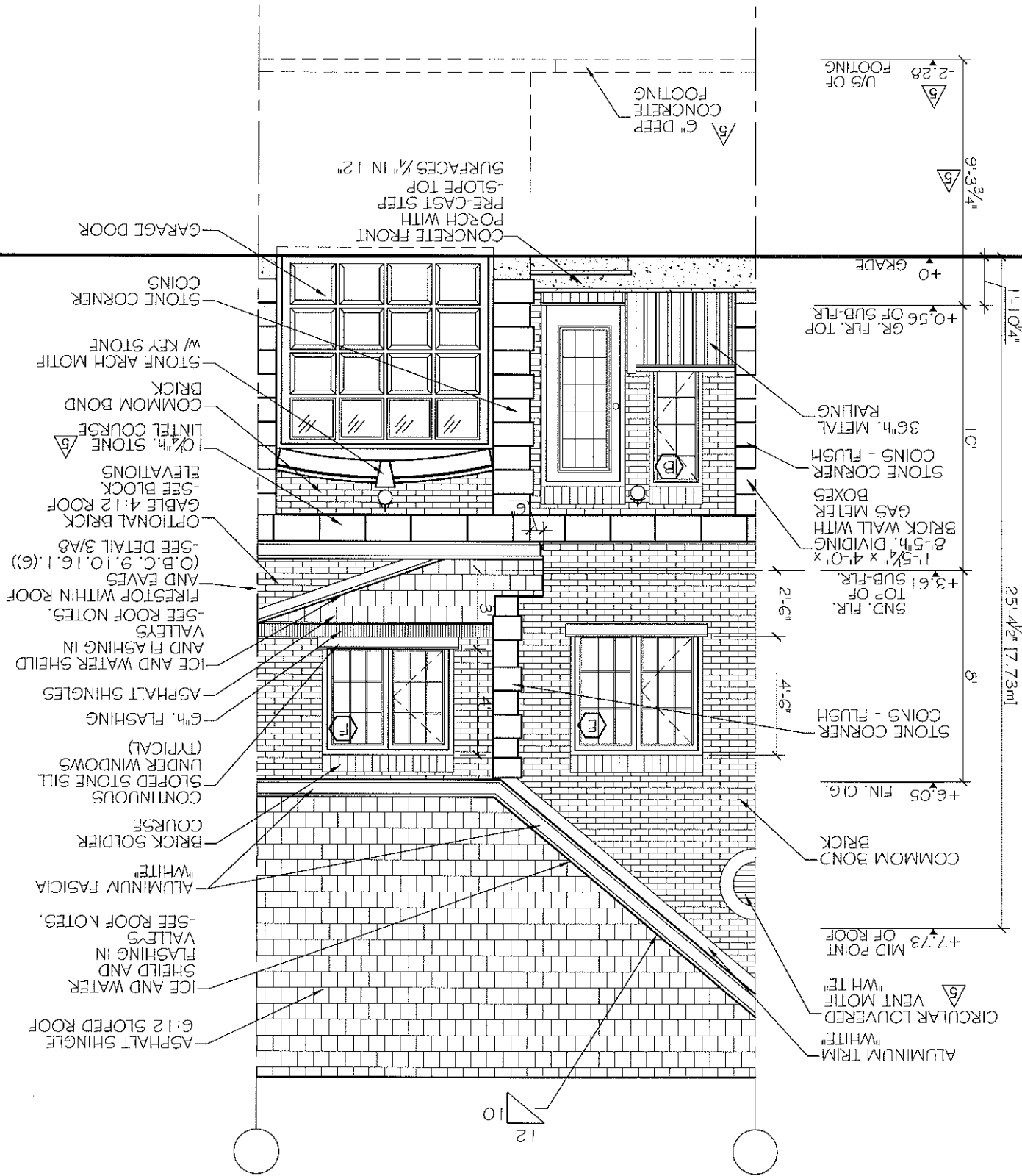
A3-4
2

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. FARGE ALL EXPOSED CONCRETE.
5. FLASH ALL OPENINGS AS PER O.B.C. 9.20.13.
6. PROVIDE WEEP HOLES @ 2'-7\"/>



SCALE: 3/16" = 1'

"MODEL C" - TYPICAL UNIT
FRONT ELEVATION



A3-4
1