



RUSSELL DEVELOPMENT

71 RUSSELL AVE

ISSUED FOR SPA RESPONSE 3

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ARCHITECTURAL



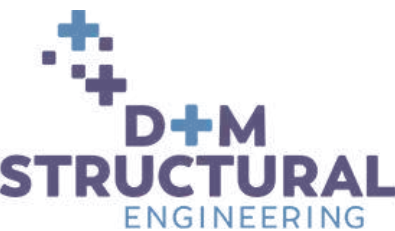
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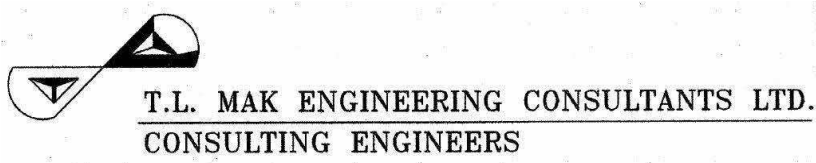
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MECHANICAL /
ELECTRICAL



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GENERAL NOTES

- ALL WALLS TO BE CONTINUOUS FROM FLOOR TO US OF FLOOR/TRUSS OR FIRE RATED GYPSUM CEILING UNO.
- ALL INTERIOR CORRIDORS AND DEMISING WALLS BETWEEN SUITES TO BE TYPE R5 GYPSUM BOARD.
- REPLACE GYPSUM BOARD WITH THE BACKER IN AL AREAS HAVING CERAMIC TILE WALL FINISH. ENSURE LISTED FIRE RATINGS ARE MAINTAINED.
- INTERIOR STUD WALLS: PROVIDE TWO ROWS OF CONTINUOUS ACOUSTIC CAULKING AT STUD TOP & BOTTOM PLATE.
- PIECEMEAL OF GYPSUM BOARD SHEETS IS NOT ACCEPTABLE.
- JOINTS OF LAYERED GYPSUM BOARD SHOULD BE STAGGERED.
- CAULK AT TOP AND BOTTOM OF WALLS AT EDGE OF GYPSUM BOARD PANELS.
- PROVIDE CAULKING ROOF BACKUP AT ANY GAP OVER 1/4".
- ELECTRICAL AND DEVICE BOXES ON OPPOSING FACES OF WALL SHALL BE LOCATED IN SEPARATE STUD CAVITIES.
- RUN FIBERGLASS BATT/MINERAL WOOL (REFER TO WALL TYPE) INSULATION BEHIND AND AROUND ALL ELECTRICAL BOXES. NO BACK TO BACK ELECTRICAL BOXES.
- BACKING TO BE PROVIDED AT ALL MILLWORK LOCATIONS, COORDINATE ON SITE.
- SEAL ALL PENETRATIONS THROUGH ACOUSTICAL RATED WALLS (PARTY WALLS) TIGHT WITH A COMBINATION OF JOINT COMPOUND AND ACOUSTICAL CAULK.
- SEAL ALL PENETRATIONS THROUGH FIRE RATED WALLS (PARTY WALLS, ECT) TIGHT WITH A COMBINATION OF JOINT COMPOUND AND FIRE CAULK. TO ENSURE A CONTINUOUS FIRE RATING. PROVIDE TESTED ASSEMBLIES FOR ALL FIRE STOPPING.
- PROVIDE WOOD BLOCKING WITHIN WALL TO PROVIDE ANCHORAGE FOR CABINETS, WASHROOM ACCESSORIES, HAND RAILINGS, ECT. BLOCKING SHALL NOT LINK BOTH SIDES OF A WALL. PLYWOOD MAY BE USED AS BLOCKING ON THE INNER LAYER OF DOUBLE LAYER WALL ASSEMBLIES. 18GA METAL STRIPS IN 6" WIDTH & CONTINUOUS THROUGHOUT LENGTH OF BLOCKING REQUIREMENT MAY BE USED.
- PROVIDE 3/4" FIRE-RATED TREATED PLYWOOD, GOOD ONE SIDE WITH FIRE RETARDANT PAINT, FOR MOUNTING OF ALL ELECTRICAL PANELS, CABLING, COMMUNICATION BELL, AND SECURITY PANELS. REFER TO ELECTRICAL DRAWINGS FOR LOCATIONS.
- THICKEN WALLS AS REQUIRED TO ACCOMMODATE ELECTRICAL PANELS & MECHANICAL ITEMS. CONTRACTOR TO CONFIRM CODE COMPLIANCE WITH ARCHITECT BEFORE SITE WORK BEGINS.
- FOR ASSEMBLIES REQUIRING TO CONFORM TO A LISTED ULC/ULC RATING, MATERIALS WITHIN THE ASSEMBLY SHALL BE EXACTLY AS PER THE TESTED ASSEMBLY. ALL MATERIAL SHALL BE LABELED WITH ULC/ULC IDENTIFICATION.
- ALL ELECTRICAL SWITCHES ARE TO BE LOCATED BETWEEN 4"-8" FROM THE ENTRANCE DOOR TO A ROOM. LOCATE STUDS TO ACCOMMODATE THE 1500V BREAKER ON ELECTRICAL DRAWINGS AND SUIT THE APPROVED SUITE MOCK-UP.
- PROVIDE SCUPPERS AT EDGES OF ROOF WHERE OVER FLOW CONTROL ROOF DRAINS ARE SPECIFIED. CONFIRM LOCATIONS WITH ARCHITECT.
- ALL FIRE DAMPER INSTALLATION TO BE PER MANUFACTURER INSTRUCTIONS - HVAC CONTRACTOR TO COORDINATE ON SITE WITH DRYWALL FRAMING CONTRACTOR TO INSURE INSTALLATION INSTRUCTIONS ARE FOLLOWED EXACTLY AND ACCESS DOORS ARE PROVIDED.
- PROVIDE ALL CLOSETS WITH MINIMUM 1 FULL WIDTH SHELF 12" DEEP AND WITH ONE FULL WIDTH HANGER ROD.
- ANY WASHROOM WALLS ADJACENT TO LIVING SPACES/PUBLIC AREAS ARE TO HAVE SOUND ATTENUATING BATT INSULATION - ULC APPROVED IF REQUIRED - IN THE STUD CAVITIES (TO FILL CAVITY).
- ALL GYPSUM BOARD IS TO EXTEND TO FULL HEIGHT OF PARTITION UNO.
- INTERIOR DOORS TO BE INSTALLED 4" FROM ADJACENT WALL UNO.

LIST OF ABBREVIATIONS:

ACT ALUM ARCH ASBY BO BLDG BO CO CL CLJ CLL CLR COL CONC CARRP CR CT CW D DW DM DWN ELEC ELEV EIFS	ACOUSTIC CEILING TILE ABOVE FINISH FLOOR ACCESS PANEL ARCHITECTURAL ASSEMBLY BOARD BUILDING GRADE BUILDING CATCH BASIN CENTER TO CENTER CONTROL JOINT CENTER LINE CEILING CLEAR COLUMN CONCRETE CARRP CARD READER CERAMIC TILE CURTAIN WALL COMPLETE WITH DIMENSION HANDICAP DOOR OPERATOR ELEVATOR ELEVATOR EIFS
EP EQ EQ EXP EX FA FD FEC FHC FIN FLR GL GB GYP HM HWT INT LTD MAX MECH MIN CNC NO NTS OBC OH PT PVC PVC RCP RD REIN REQD RVL S SIM SS TID TYP U/S VCT VEST WC	EXPOSED EXTERIOR FIRE ALARM FLOOR DRAIN FIRE EXTINGUISHER CABINET FIRE HOSE CABINET FINISH FLOOR FIRE RESISTANCE RATING GLASS GLAZING GULL BAR GYPSUM LINER BOARD HOLLOW METAL HOT WATER TANK INTERIOR LIGHTING MECHANICAL MEDICINE CABINET MINIMUM NATIONAL BUILDING CODE NOT TO SCALE ONTARIO BUILDING CODE ON CENTER OVERHEAD PRESSURE TREATED PLASTIC LAMINATE PRESSED STEEL FRAME POLY VINYL CHLORIDE REFLECTED CEILING PLAN ROOF DRAIN REINFORCED REQUIRED RAIN WATER LEADER SHOWER SIMILAR STAINLESS STEEL TOP OF TYPICAL UNDERSIDE VINYL COMPOSITION TILE VESTRULE WATER CLOSET

ANNOTATION LEGEND

SECTION CUT	
DRAWING NUMBER	1 A101
ROOM NUMBER	
Room name	Room NAME Room SIZE Room Finish
DOOR TAG	11
WINDOW TAG	11
CONSTRUCTION ASSEMBLY	(B) BASEMENT (F) - WINDOW No. (M) MAIN FLOOR (S) SECOND FLOOR (T) THIRD FLOOR
POINT ELEVATION TAG	(W) - WALL (EW) - EXTERIOR WALL (P) - PARTITION (F) - FLOOR (R) - ROOF
ELEVATION TAG	1000
ELEVATION HEIGHT	Elevation Name
REVISION	REV 1
GRID TAG	0
CALLOUT TAG	1 A101

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
F1		EXTERIOR FOUNDATION WALL - CEMENT PARING FOR EXPOSED FDN WALL TO 8" BELOW GRADE. - PROVIDE TERMINATION BAR BETWEEN PARING & DRAINAGE MEMBRANE - DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING - SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING - CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQMENTS	--	--	--	--	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS. PROVIDE ADDITIONAL 1/2" MEMBRANE UNDERLAYMENT LATERALLY SUPPORTED WALLS AS INDICATED.
F2		EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE - CEMENT PARING FOR EXPOSED FDN WALL TO 8" BELOW GRADE. - PROVIDE TERMINATION BAR BETWEEN PARING & DRAINAGE MEMBRANE - DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING - SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING - CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQMENTS 1" AIR SPACE 4" STEEL STUDS @ 24" O.C. CW MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND 1/2" GYPSUM BOARD (TAPED, SANDED & PAINTED)	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS. PROVIDE ADDITIONAL 1/2" MEMBRANE UNDERLAYMENT LATERALLY SUPPORTED WALLS AS INDICATED.
F3		EXTERIOR FOUNDATION WALL @ INTERIOR CONDITIONED SPACE - CEMENT PARING FOR EXPOSED FDN WALL TO 8" BELOW GRADE. - DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING - SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING 4" EPS RIGID INSULATION BOARD (R-5.0 IN) - DIMPLED DRAINAGE BOARD FROM GRADE TO T/O FOOTING - SELF ADHESIVE WATERPROOF MEMBRANE EXTENDING DOWN AND OVER FOOTING - CONCRETE WALL - REFER TO PLANS FOR WALL THICKNESS & STRUCTURAL DWGS FOR REINFORCING REQMENTS	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	FOUNDATION WALLS TO BE CHECKED AS INDICATED ON PLANS. PROVIDE ADDITIONAL 1/2" MEMBRANE UNDERLAYMENT LATERALLY SUPPORTED WALLS AS INDICATED.

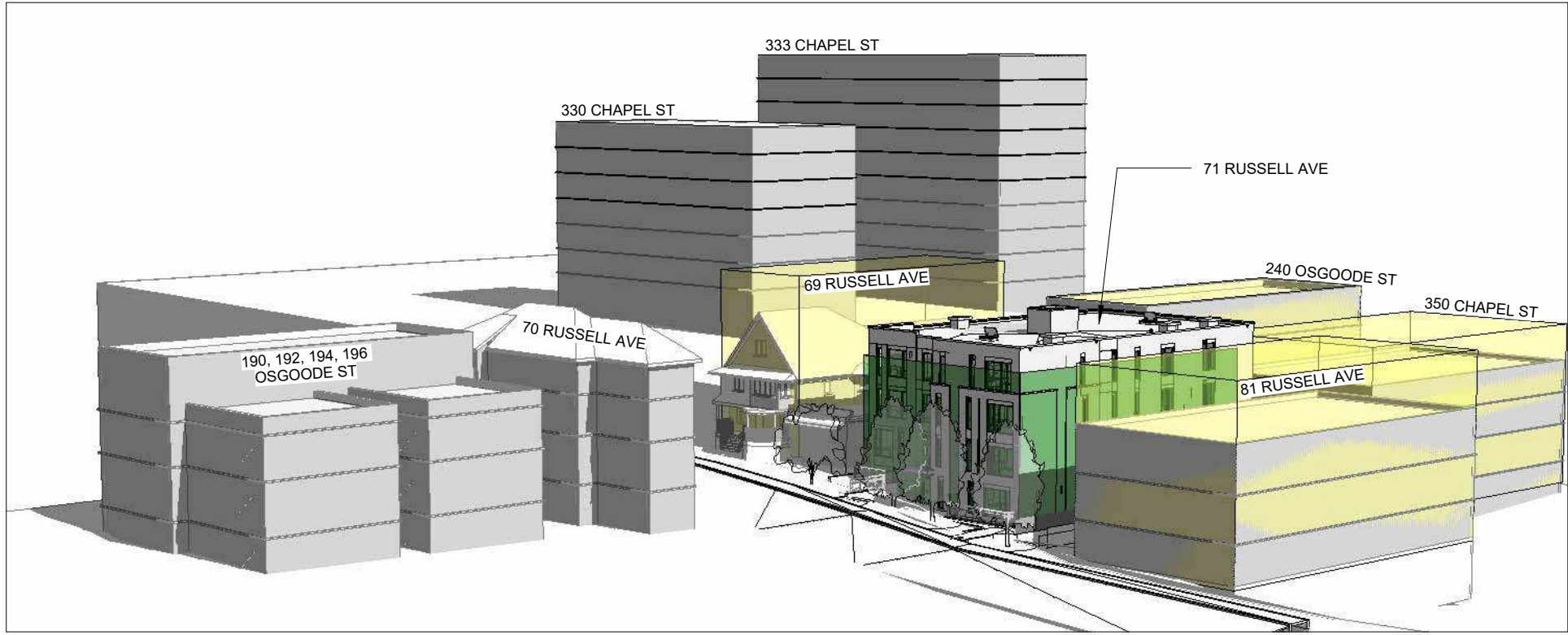
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
EW1		LOAD-BEARING EXTERIOR WALL - MASONRY VENEER 3-1/2" MASONRY VENEER. REFER TO ELEVATIONS FOR TYPE (COLOUR & PROFILE TBD BY OWNER) CW TIES (INCL. INSULATION SUPPORT) & WEEP HOLES @ 2'-7" O.C. 1" AIR SPACE & MASONRY CAVITY MESH 2" RIGID INSULATION (R-10 CI) - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2"x4" WOOD STUDS @ 16" O.C. CW MIN. R-22 BATT INSULATION 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	OBC SB-2 TABLES 2.3.4.A & 2.3.4.A.6	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 5. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 6. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 7. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 8. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 9. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 10. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 11. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.
EW2		LOAD-BEARING EXTERIOR WALL - MASONRY VENEER 3-1/2" STONE. REFER TO ELEVATIONS FOR TYPE (COLOUR & PROFILE TBD BY OWNER) CW TIES (INCL. INSULATION SUPPORT) & WEEP HOLES @ 2'-7" O.C. 1" AIR SPACE & MASONRY CAVITY MESH 2" RIGID INSULATION (R-10 CI) - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2"x4" WOOD STUDS @ 16" O.C. CW MIN. R-22 BATT INSULATION 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	OBC SB-2 TABLES 2.3.4.A & 2.3.4.A.6	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 5. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 6. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 7. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 8. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.
EW3		LOAD-BEARING EXTERIOR WALL - COMPOSITE PANEL - COMPOSITE PANEL (COLOUR & PROFILE TBD BY OWNER). INSTALL AS PER MANUFACTURER INSTRUCTIONS. - THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER 2" RIGID INSULATION (R-10 CI) CW 2" HORIZONTAL Z-GIRT - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2"x4" WOOD STUDS @ 16" O.C. CW MIN. R-22 BATT INSULATION 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	OBC SB-2 TABLES 2.3.4.A & 2.3.4.A.6	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 5. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 6. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 7. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 8. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.
EW4		LOAD-BEARING EXTERIOR WALL - HARDIE SIDING (HORIZONTAL) - HARDIE HORIZONTAL SIDING (COLOUR & PROFILE TBD BY OWNER). INSTALL AS PER MANUFACTURER INSTRUCTIONS. - THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER 2" RIGID INSULATION (R-10 CI) CW 2" HORIZONTAL Z-GIRT - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2"x4" WOOD STUDS @ 16" O.C. CW MIN. R-22 BATT INSULATION 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	OBC SB-2 TABLES 2.3.4.A & 2.3.4.A.6	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS. 5. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 6. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 7. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 8. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.
EW5		EXTERIOR STONE WALL (CONCRETE STRUCTURAL WALL) 3-1/2" STONE. REFER TO ELEVATIONS FOR TYPE (COLOUR & PROFILE TBD BY OWNER) CW TIES (INCL. INSULATION SUPPORT) & WEEP HOLES @ 2'-7" O.C. 1" AIR SPACE & MASONRY CAVITY MESH 2" RIGID INSULATION (R-10 CI) - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. - CONCRETE WALL - REFER STRUCTURAL DWGS 1 5/8" AIR SPACE 4" STEEL STUDS @ 24" O.C. MAX. CW MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND 5/8" GYPSUM BOARD (TAPED, SANDED & PAINTED)	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.
EW6		EXTERIOR COMPOSITE WALL (CONCRETE STRUCTURAL WALL) - COMPOSITE PANEL (COLOUR & PROFILE TBD BY OWNER). INSTALL AS PER MANUFACTURER INSTRUCTIONS. - THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER 2" RIGID INSULATION (R-10 CI) - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. - CONCRETE WALL - REFER STRUCTURAL DWGS 1" AIR SPACE 4" STEEL STUDS @ 24" O.C. CW MIN. R20 CLOSED CELL SPRAY FOAM INSULATION FILLING STUD CAVITY AND AIR SPACE BEYOND 5/8" GYPSUM BOARD (TAPED, SANDED & PAINTED)	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. FOR SHEAR WALL LOCATIONS REPLACE INNER-5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.
EW7		LOAD-BEARING EXTERIOR WALL - HARDIE SIDING (HORIZONTAL) - HARDIE HORIZONTAL SIDING (COLOUR & PROFILE TBD BY OWNER). INSTALL AS PER MANUFACTURER INSTRUCTIONS. - THERMALLY BROKEN FASTENING SYSTEM AS PER MANUFACTURER 2" RIGID INSULATION (R-10 CI) CW 2" HORIZONTAL Z-GIRT - VAPOR PERMEABLE AIR BARRIER OR SELF ADHESIVE WATERPROOFING MEMBRANE - ALL JOINTS SEALED. 5/8" EXTERIOR GRADE SHEATHING 2"x4" WOOD STUDS @ 16" O.C. CW MIN. R-22 BATT INSULATION 1/2" METAL RESILIENT CHANNELS @ 24" O.C. 6MIL POLY VAPOUR BARRIER (LAP & SEAL ALL JOINTS) (2) 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	1. BRICK TIES TO BE DESIGNED AND DETAILED BY A PROFESSIONAL ENGINEER LICENSED IN THE PROVINCE OF ONTARIO, TO ACCOMMODATE FOR UP TO 1" OF DIFFERENTIAL MOVEMENT. 2. MOVEMENT JOINTS AROUND ANY PENETRATION THROUGH THE BRICK CLADDING (IE. WINDOWS/ DOORS) TO BE DESIGNED TO ACCOMMODATE UP TO 1" OF DIFFERENTIAL MOVEMENT. 3. ALL PARAPET LOCATIONS: -INSIDE FACE OF PARAPET CW 2PL Y MOD BIT ROOFING MEMBRANE WRAP FINISH FROM ROOF BELOW (INSTALL PER MFG'S SPEC'S CW UNDERLAYMENT) -REMOVE 5/8" GYP. BD. INT. FINISH, REPLACE W/ 1/2" EXTERIOR GRADE PLYWOOD SHEATHING PER STRUCTURAL DWGS. 4. FOR WOOD STUD SPACING OF STRUCTURAL WALLS, REFER TO STRUCTURAL DWGS.

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
R1		FLAT ROOF ASSEMBLY 2 PLY MOD BIT ROOFING MEMBRANE (INSTALLATION AS PER MANUFACTURER SPECS) 1/2" MEMBRANE UNDERLAYMENT - SLOPED RIGID INSULATION SLOPE MIN. 2% TO ROOF DRAINS AND/OR SCUPPERS. SEE ROOF PLAN & MECH. DWGS FOR SLOPE DIRECTION AND DRAIN LOCATIONS. - MIN. 2" (R10) CONTINUOUS RIGID INSULATION. - SELF ADHESIVE AIRWEATHER BARRIER - ALL JOINTS SEALED - EXTERIOR GRADE SHEATHING AS PER STRUCTURE. - JOISTS AS PER STRUCTURE. CW/ CLOSED CELL SPRAY FOAM INSULATION (R31) 12" RESILIENT CHANNEL @ 16" O.C. MAX. 5/8" TYPE X GYPSUM BOARD. 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT).	1HR	NBCC APPENDIX D TABLE 2.2.3.4-B	--	--	REFER TO ENERGY MODEL
R2		FLAT ROOF ASSEMBLY (CANOPY) 2 PLY MOD BIT ROOFING MEMBRANE (INSTALLATION AS PER MANUFACTURER SPECS) 1/2" MEMBRANE UNDERLAYMENT - SLOPED RIGID INSULATION SLOPE MIN. 2% TO ROOF DRAINS AND/OR SCUPPERS. SEE ROOF PLAN & MECH. DWGS FOR SLOPE DIRECTION AND DRAIN LOCATIONS. - SELF ADHESIVE AIRWEATHER BARRIER - ALL JOINTS SEALED - EXTERIOR GRADE SHEATHING AS PER STRUCTURE. - JOISTS AS PER STRUCTURE. - PRE-FINISHED METAL SOFFIT CW MATCHING J-TRIMS	--	--	--	--	--
R3		CONCRETE ROOF ASSEMBLY (CANOPY) 2 PLY MOD BIT ROOFING MEMBRANE (INSTALLATION AS PER MANUFACTURER SPECS) 1/2" MEMBRANE UNDERLAYMENT - SLOPED RIGID INSULATION SLOPE MIN 2% TO SCUPPERS. SEE ROOF PLAN & MECH. - CONCRETE SLAB AS PER STRUCTURE 1" GALVANIZED HAT CHANNEL - PRE-FINISHED METAL SOFFIT CW MATCHING J-TRIMS	--	--	--	--	--
R4		SHED ROOF ASSEMBLY (DOG HOUSE) - PRE-FINISHED METAL ROOFING - IDEAL ROOFING POCKET RIB (COLOUR TBD) OR EQUIVALENT 1/2" EXTERIOR GRADE PLYWOOD - SELF ADHESIVE AIRWEATHER BARRIER - ALL JOINTS SEALED 5/8" EXTERIOR GRADE SHEATHING 2x6 BATTERS CW SPRAY FOAM INSULATION (R35) - PRE-FINISHED METAL SOFFIT CW MATCHING J-TRIMS	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	ROOF - R-35

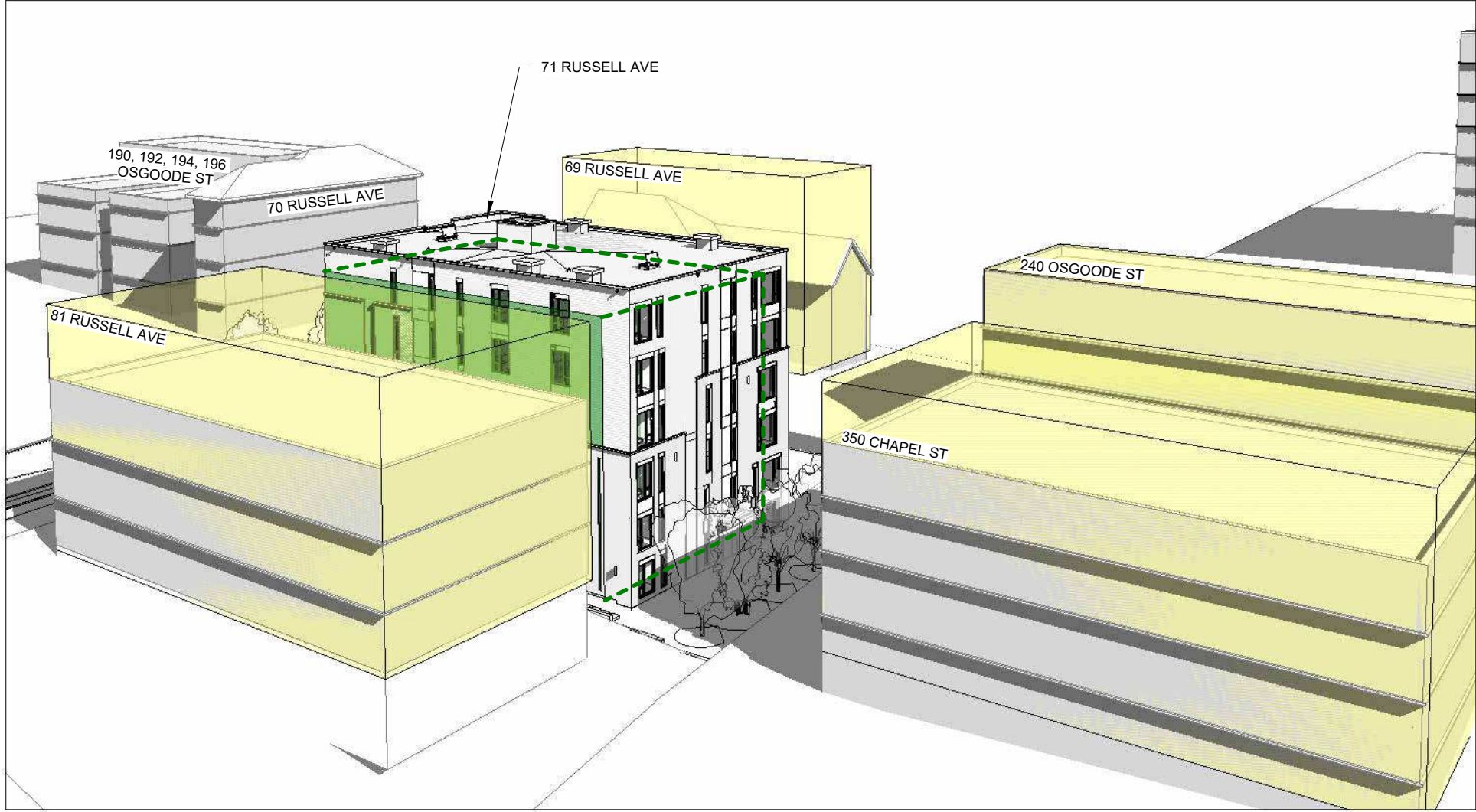
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
FL1		SLAB-ON-GRADE - FLOOR FINISH (TBD BY OWNER) 6" CONCRETE SLAB ON GRADE - FOR REINFORCING DETAILS REFER TO STRUCTURAL DWGS. 6MIL REINFORCED POLY VAPOUR BARRIER - CONTINUOUS RIGID INSULATION UNDER SLAB 6" COMPACTED GRANULAR FILL CW US DRAINAGE - UNDISTURBED SOIL OR COMPACTED FILL. REFER TO GEO-TECHNICAL REPORT	--	--	SB-10, ZONE 6, TABLE SB 5.5-6-2017 (I-P)	--	--
FL2		RATED TYP. SECOND AND THIRD FLOOR - FINISH FLOOR - (TBD BY CLIENT) - SHEATHING SUBFLOOR AS PER STRUCTURE. 14" PRE-ENG FLOOR JOISTS (REFER TO MANUFACTURER SHOP DWGS) 12" RESILIENT CHANNEL @ 16" O.C. MAX. 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT).	1HR	UL BXUV. L570 SYSTEM 2	--	59	PROVIDE CLOSED CELL SPRAY FOAM INSULATION @ PERIMETER OF FLOOR BUTTING EXTERIOR WALL - R-VALUE TO MATCH EXTERIOR WALL ASSEMBLY
FL3		RATED CONCRETE FLOOR ASSEMBLY - FLOOR FINISH (TBD BY OWNER) - CONCRETE SLAB - FOR REINFORCING DETAILS REFER TO STRUCTURAL DWGS	1HR	--	--	--	--

TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
C1		SUSPENDED GYPSUM CEILING (BULKHEAD) 12" RESILIENT CHANNEL @ 24" O.C. 1/2" GYPSUM BOARD (TAPED, SANDED & PAINT).	--	--	--	--	--

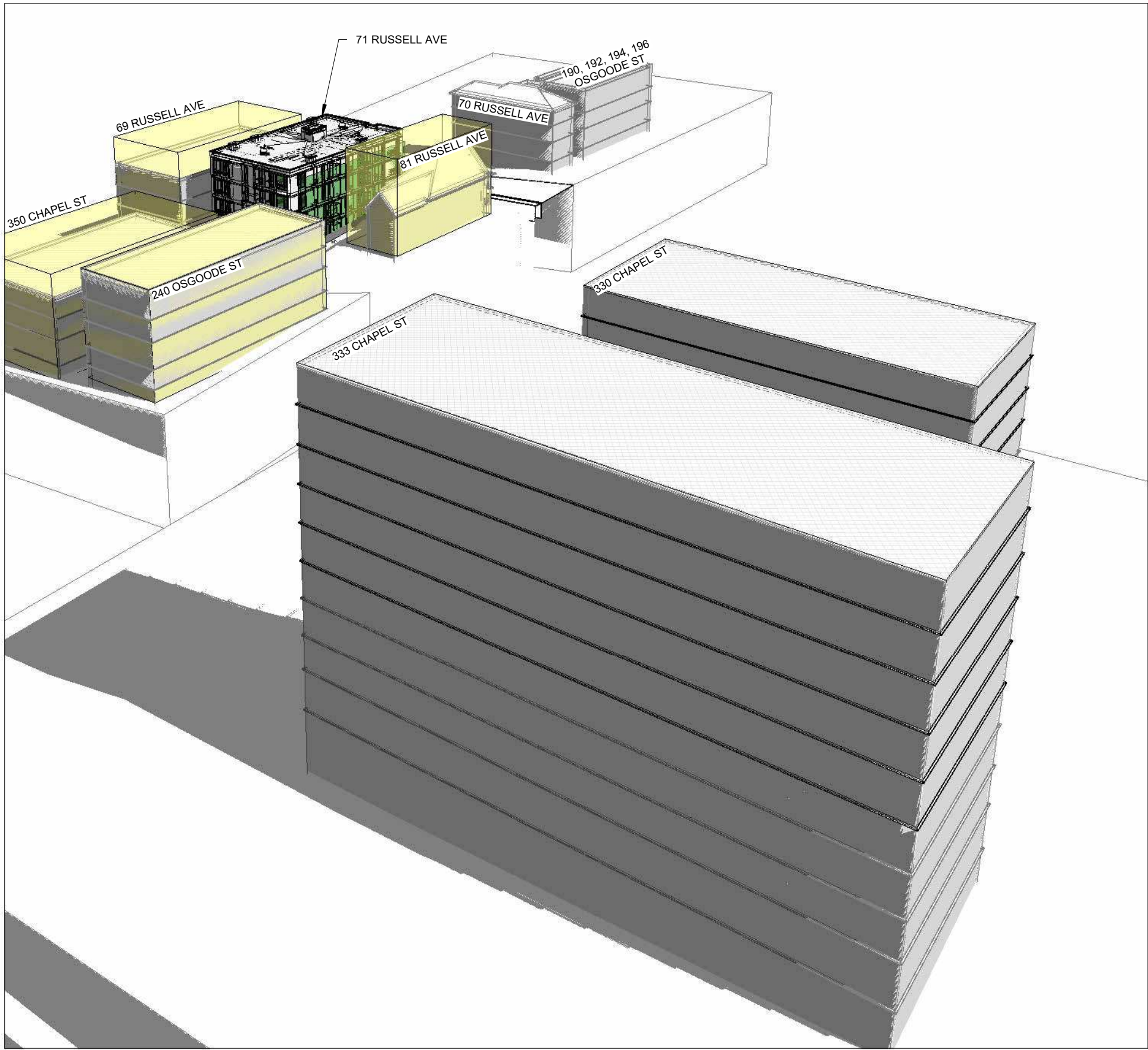
ANTERIOR PARTITION ASSEMBLIES							
TYPE	CONSTRUCTION	DESCRIPTION	FRR	REF.	R-VALUE (MIN)	STC	NOTES
P1		TYP. RATED PARTITION (STRUCTURE) 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT) - PLYWOOD SHEATHING AS PER STRUCTURE. (@SHEARWALL ONLY) 2x6 WOOD STUDS (SPACING AS PER STRUCTURE) 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	cUL U309	--	--	
P1a		TYP. NON-RATED PARTITION (NON-LOADBEARING) 5/8" GYPSUM BOARD (TAPED, SANDED, & PAINT) 4" STEEL STUDS @ 24" O.C. 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--	STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)
P1b		TYP. NON-RATED PARTITION (NON-LOADBEARING) 5/8" GYPSUM BOARD (TAPED, SANDED, & PAINT) 6" STEEL STUDS @ 24" O.C. 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--	
P1c		TYP. NON-RATED PARTITION (NON-LOADBEARING) 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT) 6" STEEL STUDS @ 24" O.C. 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	cUL W488	--	--	
P2		TYP. RATED INSULATED PARTITION (STRUCTURE) 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT) - PLYWOOD SHEATHING AS PER STRUCTURE. (@SHEARWALL ONLY) 2x6 WOOD STUDS C/W FIBERGLASS BATT INSULATION (SPACING AS PER STRUCTURE) 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	cUL U309	--	44-OL 18-1019	
P2a		TYP. NON-RATED INSULATED PARTITION 5/8" GYPSUM BOARD (TAPED, SANDED, & PAINT) 4" STEEL STUDS @ 24" O.C. C/W FIBERGLASS BATT INSULATION 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--	STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO)
P2b		TYP. NON-RATED INSULATED PARTITION 5/8" GYPSUM BOARD (TAPED, SANDED, & PAINT) 6" STEEL STUDS @ 24" O.C. C/W FIBERGLASS BATT INSULATION 5/8" GYPSUM BOARD (TAPED, SANDED & PAINT)	--	--	--	--	PROVIDE SOUND ATTENUATION BATT INSULATION AROUND BEDROOMS, WASHROOMS, LAUNDRY & PLUMBING CHASES
P2c		TYP. RATED INSULATED PARTITION 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED, & PAINT) 6" STEEL STUDS @ 24" O.C. C/W FIBERGLASS BATT INSULATION 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT)	1HR	cUL W488	--	45- NOAL 21-0662	
P3a		NON-RATED PARTITION - PLUMBING CHASE 5/8" GYPSUM BOARD (TAPED, SANDED, & PAINT) 3 5/8" STEEL STUDS @ 24" O.C.	--	--	--	--	
P3b		NON-RATED PARTITION - PLUMBING CHASE 5/8" GYPSUM BOARD (TAPED, SANDED, & PAINT) 6" STEEL STUDS @ 24" O.C.	--	--	--	--	
P3c		NON-RATED PARTITION - PLUMBING CHASE 5/8" GYPSUM BOARD (TAPED, SANDED, & PAINT) 5/8" STEEL STUDS @ 24" O.C.	--	--	--	--	
P4		RATED ELEVATOR WALL 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT) 5/8" TYPE X GYPSUM BOARD 2x6 WOOD STUDS C/W BATT INSULATION (SPACING AS PER STRUCTURE) 1/2" METAL RESILIENT CHANNELS @ 24" O.C. 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT).	2HR	cUL U301	--	56 NOAL 18-0713	STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO) FOR SHEAR WALL LOCATIONS REPLACE INNER 5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS
P5		RATED INTERIOR PARTITION 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT) 1/2" METAL RESILIENT CHANNELS @ 24" O.C. 2x6 WOOD STUDS C/W BATT INSULATION (SPACING AS PER STRUCTURE) 5/8" TYPE X GYPSUM BOARD 5/8" TYPE X GYPSUM BOARD (TAPED, SANDED & PAINT).	1HR	UL U305	--	53 - USG-161 202	STUDS & GYPSUM TO EXTEND TO US OF FLOOR/TRUSS OR GYPSUM CEILING (UNO) FOR SHEAR WALL LOCATIONS REPLACE INNER 5/8" GYPSUM WITH OSB SHEATHING PER STRUCTURAL DWGS
P6		RATED SHAFT LINER WALL 1" GYPSUM SHAFT LINER PANELS 6MM NON-LOADBEARING C-H STEEL STUD 25 GUAGE FRAMING 1/2" METAL RESILIENT CHANNELS @ 24" O.C. (2) 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT)	1HR	ULC W446	--	45 - NOAL 19-0705	
P7		RATED SHAFT LINER WALL (IN HYDRO VAULT) 1" GYPSUM SHAFT LINER PANELS 6MM NON-LOADBEARING C-H STEEL STUD 25 GUAGE FRAMING (3) 5/8" TYPE-X GYPSUM BOARD (TAPED, SANDED, & PAINT)	3HR	UL U415 UL STRUNG G	--	40 - USG-170527	



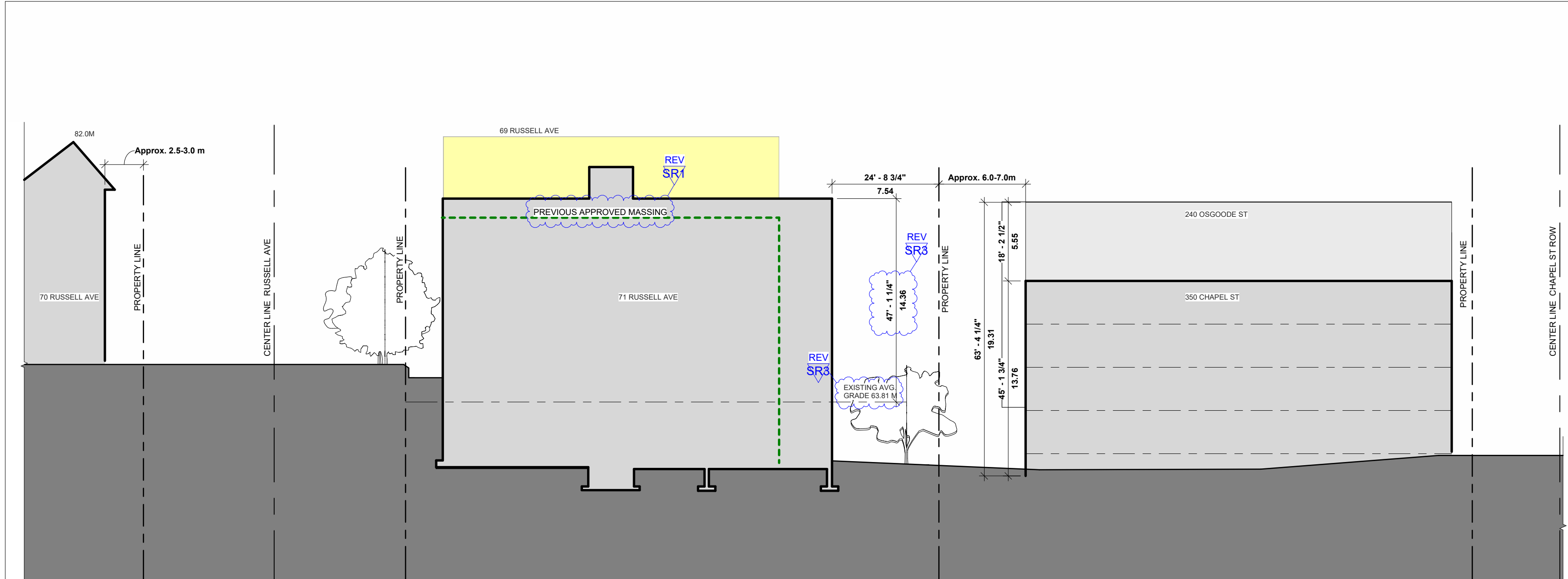
1 Context 1
A1.1 SCALE



5 Context 2
A1.1 SCALE



4 Context 3
A1.1 SCALE



2 SITE SECTION
A1.1 SCALE 1" = 20'-0"

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

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LEGEND	
	AS-OF-RIGHT PER ZONING BY-LAW 2026-050
	PREVIOUS APPROVED MASSING

REV SR3

REV SR1



No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW



205-18 DEAKIN STREET
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E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
SITE CONTEXT

DRAWN BY: Y.R. CHECKED BY: B.L.

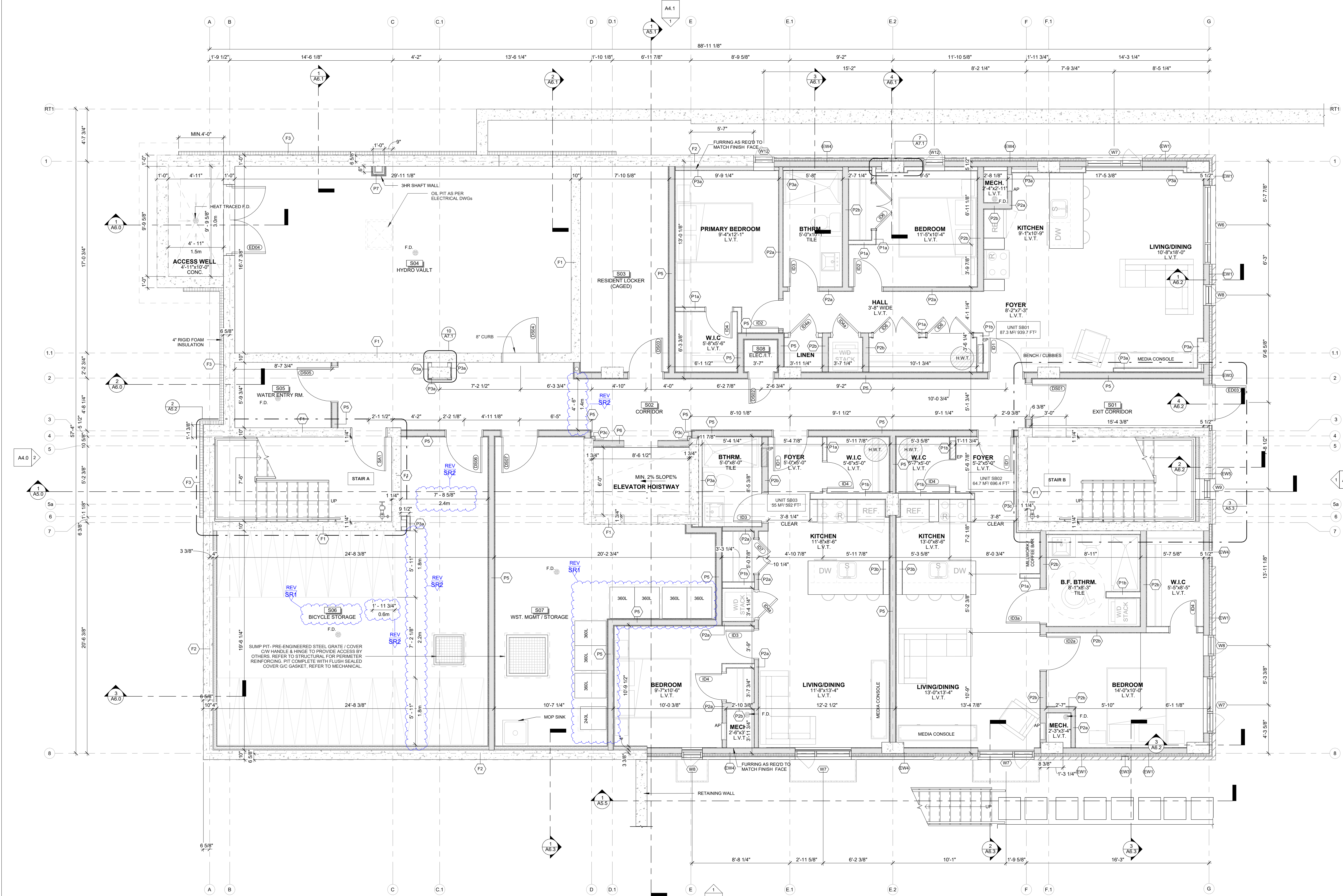
PLOT DATE: 2026-07-13 1:35:17 PM PROJECT DATE: 24-06-2025

JOB NUMBER: LA-1158-25 SCALE: As indicated

A1.1

APPLICATION # D07-12-26-0014

PLAN # 19441



1
A2.1
SUB-BASEMENT PLAN
SCALE 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:
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SEAL:
ARCHITECTS
BRANDON G. LAWRENCE
LICENSE
9092

NORTH ARROW:
N

No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
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04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW

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PROJECT:
RUSSELL DEVELOPMENT

SHEET TITLE:
SUB-BASEMENT PLAN

DRAWN BY:
Y.R.

PROJECT DATE:
2026-07-13 1:35:21 PM

JOB NUMBER:
LA-1158-25

CHECKED BY:
B.L.

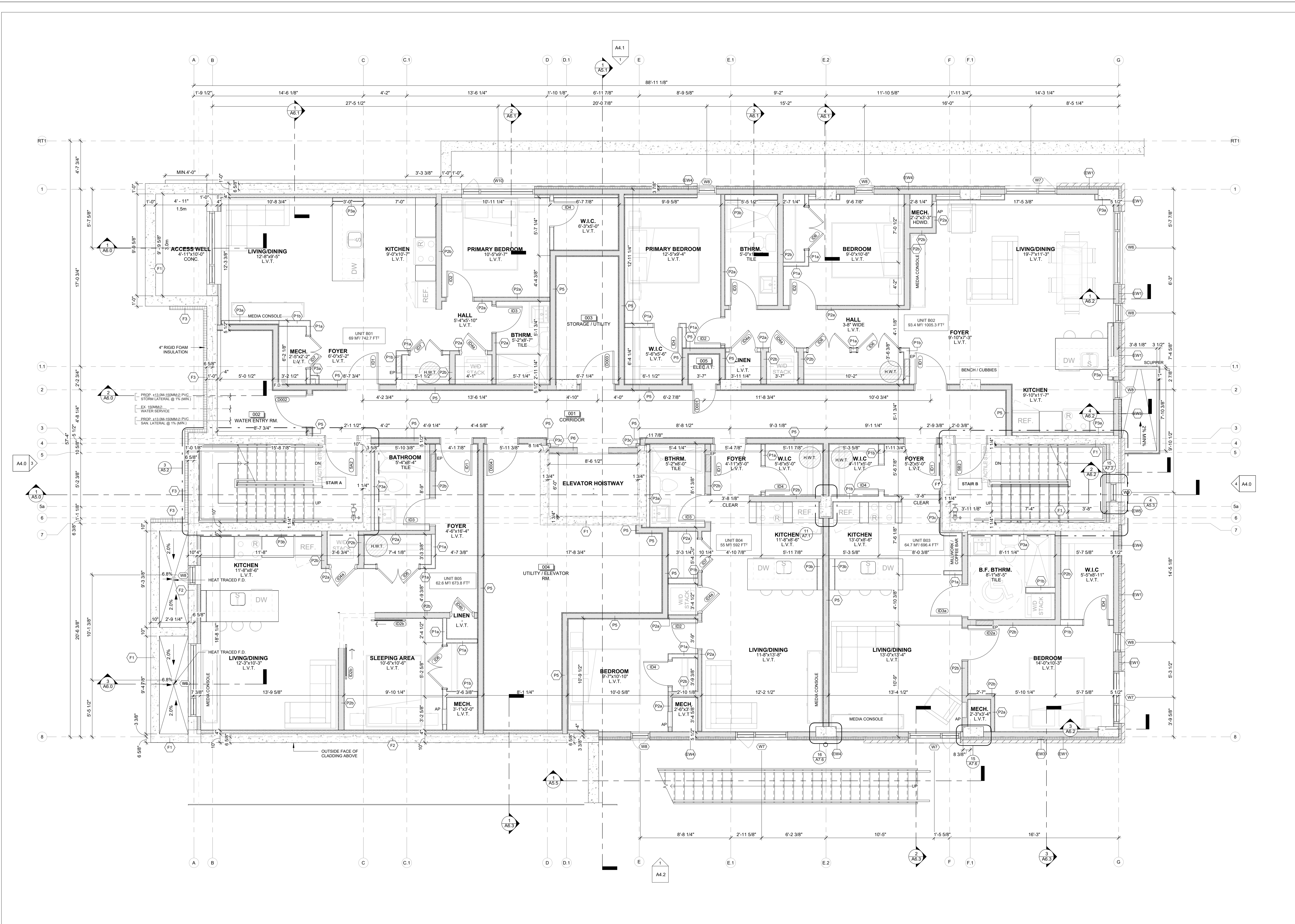
PROJECT DATE:
24-06-2025

SCALE:
1/4" = 1'-0"

A2.1

PLAN # 19441

APPLICATION # D07-12-26-0014



1
A2.2 BASEMENT PLAN
SCALE: 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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SEAL:
Ontario Association of Architects
BRANDON G. LAWRENCE
LICENSE
9092

NORTH ARROW:
N

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
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03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE:
BASEMENT FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLOT DATE:
2026-07-13 1:35:23 PM

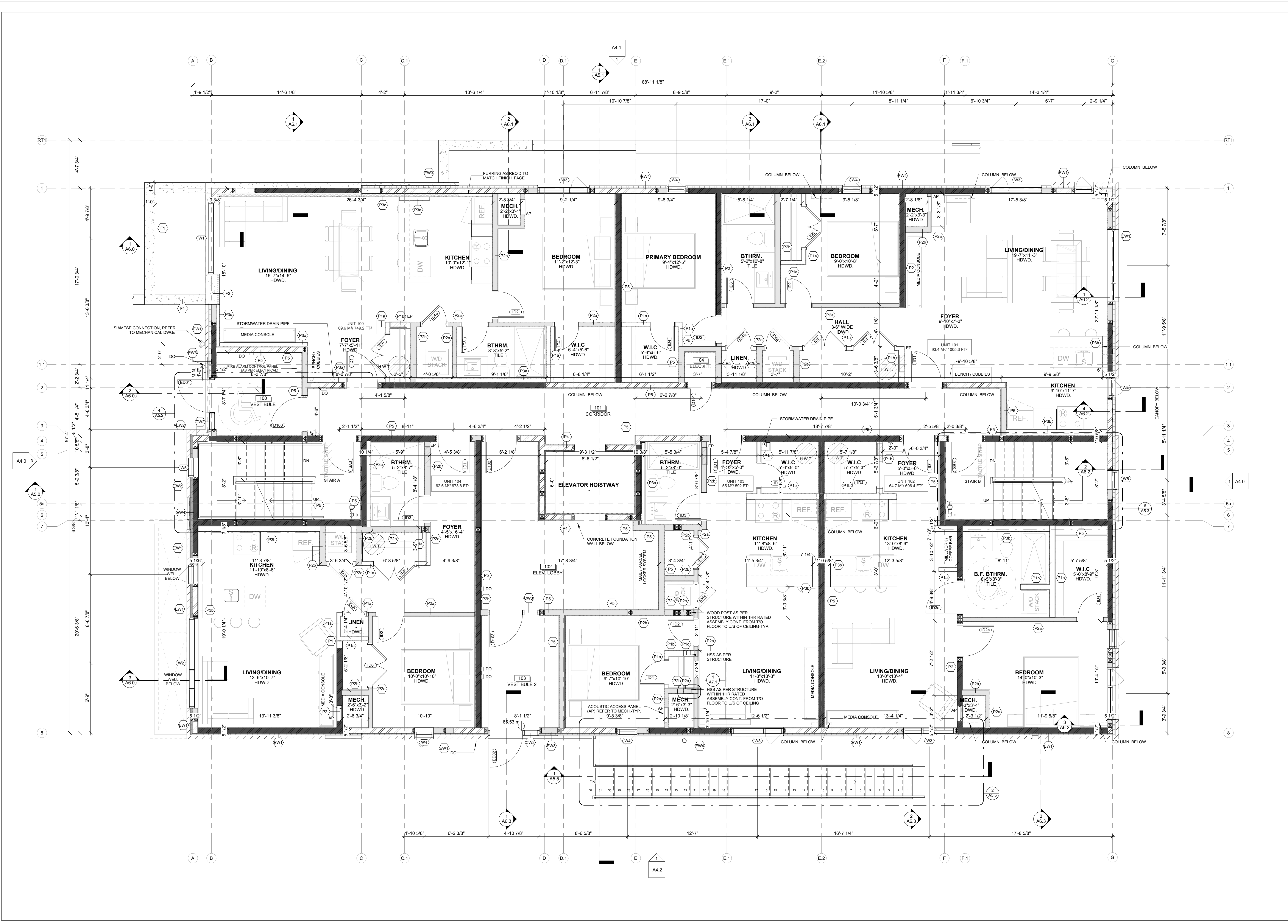
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

SCALE:
1/4" = 1'-0"

A2.2
PLAN # 1941

APPLICATION # D07-12-26-0014



1
A2.3
GROUND FLOOR PLAN
SCALE 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

NOTES:
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WALL HATCH LEGEND

- REFER TO SHEET A0.1 FOR DETAILED ASSEMBLY DESCRIPTIONS
- REFER TO SHEET A2.8 FOR FIRE RATED ASSEMBLY LOCATIONS
- ENGINEERED SHEAR WALL HATCHES INCL. SHEATHING THICKNESS, TYPICAL
- ALL EXTERIOR WALLS ARE LOAD BEARING

INSULATED WALL

NON-INSULATED WALL

ENGINEERED SHEAR WALL

LOADBEARING WALL

SEAL:
OLIVIO ASSOCIATION OF ARCHITECTS
BRANDON G. LAWRENCE
LICENSE
8992

NORTH ARROW

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE:
GROUND FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLST DATE:
2026-07-13 1:35:25 PM

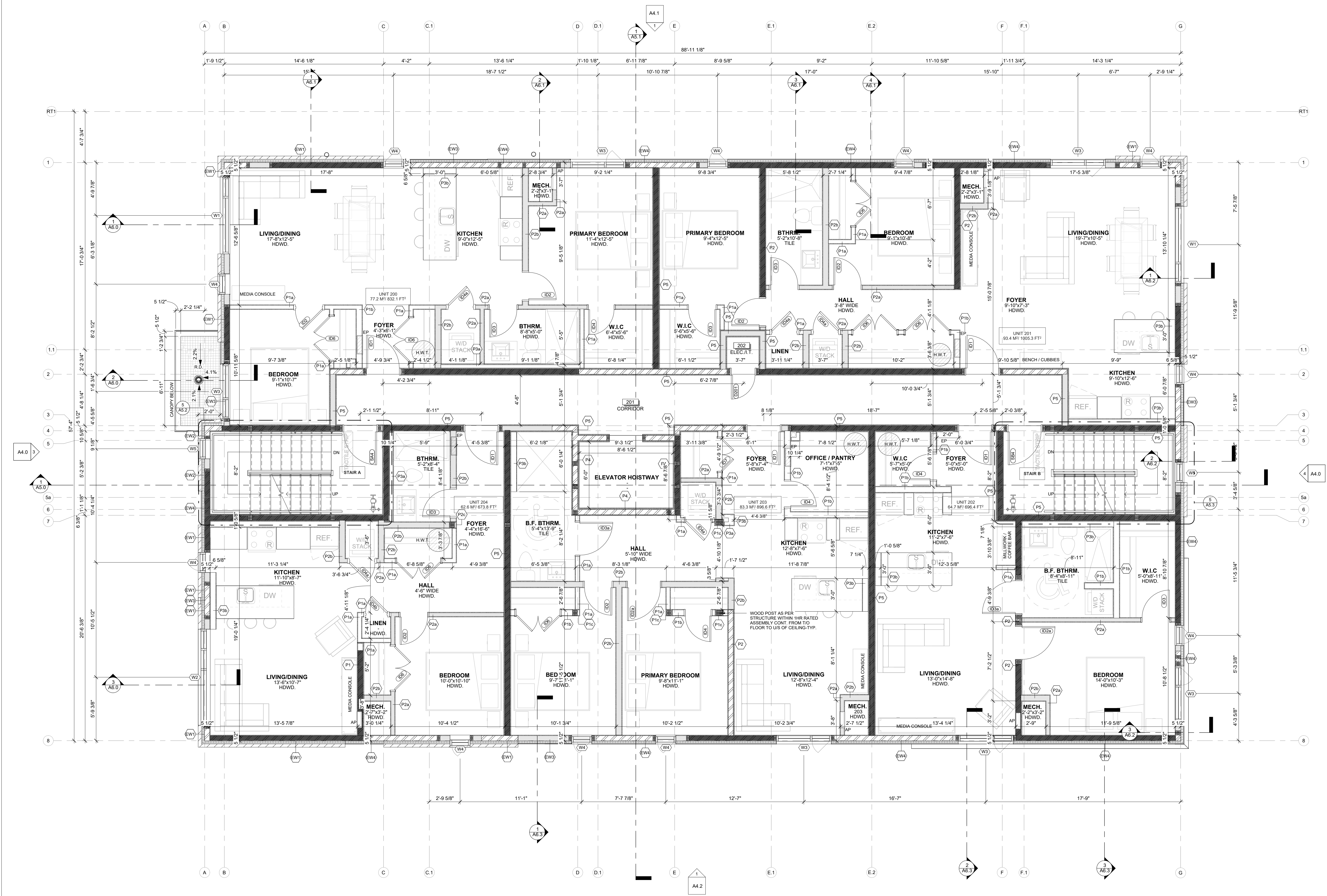
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

SCALE:
As indicated

A2.3
PLAN # 1941

APPLICATION # D07-12-26-0014



1
A2.4
SECOND FLOOR PLAN
SCALE 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

WALL HATCH LEGEND

- REFER TO SHEET A0.1 FOR DETAILED ASSEMBLY DESCRIPTIONS
- REFER TO SHEET A2.8 FOR FIRE RATED ASSEMBLY LOCATIONS
- ENGINEERED SHEAR WALL HATCHES INCL. SHEATHING THICKNESS, TYPICAL
- ALL EXTERIOR WALLS ARE LOAD BEARING

INSULATED WALL

NON-INSULATED WALL

ENGINEERED SHEAR WALL

LOADBEARING WALL

SEAL:
Ontario Association of Architects
BRANDON G. LAWRENCE
LICENSE
8992

NORTH ARROW:
N

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 8B7
T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

THIS DRAWING IS THE SOLE PROPERTY OF LAWRENCE ARCHITECT INCORPORATED. REPRODUCTION IS NOT PERMITTED.

PROJECT:
RUSSELL DEVELOPMENT
71 RUSSELL AVE
SHEET TITLE:
SECOND FLOOR PLAN

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLST DATE:
2026-07-13 1:35:28 PM

PROJECT DATE:
24-06-2025

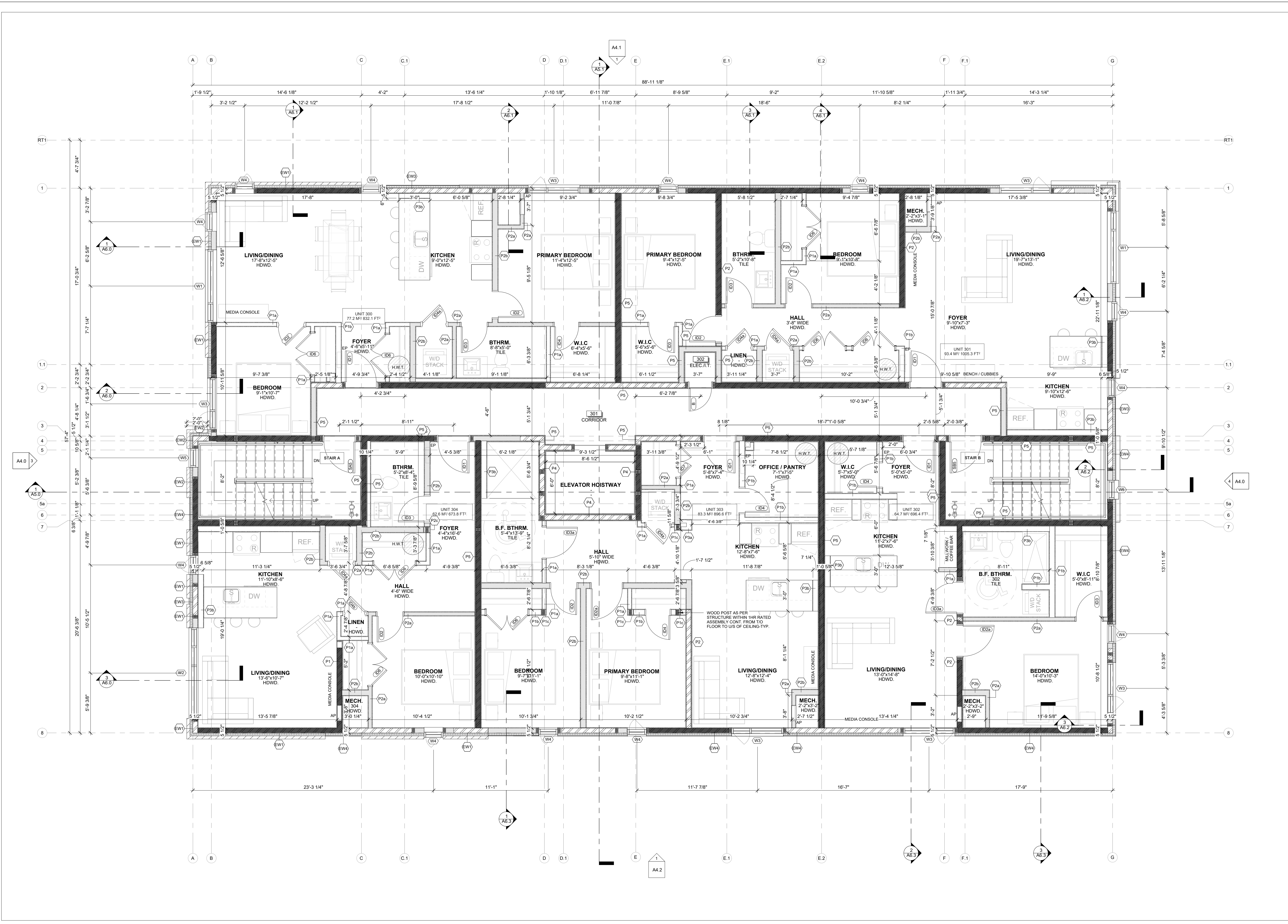
JOB NUMBER:
LA-1158-25

SCALE:
As indicated

A2.4

PLAN # 1941

APPLICATION # D07-12-26-0014



1
A2.5
THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

JERSEY DEVELOPMENTS INC.

NOTES:
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• REFER TO SHEET A2.8 FOR FIRE RATED ASSEMBLY LOCATIONS

• ENGINEERED SHEAR WALL HATCHES INCL. SHEATHING THICKNESS, TYPICAL

• ALL EXTERIOR WALLS ARE LOAD BEARING

INSULATED WALL

NON-INSULATED WALL

ENGINEERED SHEAR WALL

LOADBEARING WALL

SEAL: ARCHITECTS

NORTH ARROW:

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

205-18 DEAKIN STREET
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T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

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PROJECT: RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE: THIRD FLOOR PLAN

DRAWN BY: Y.R.

CHECKED BY: B.L.

PLOT DATE: 2026-07-13 1:35:30 PM

PROJECT DATE: 24-06-2025

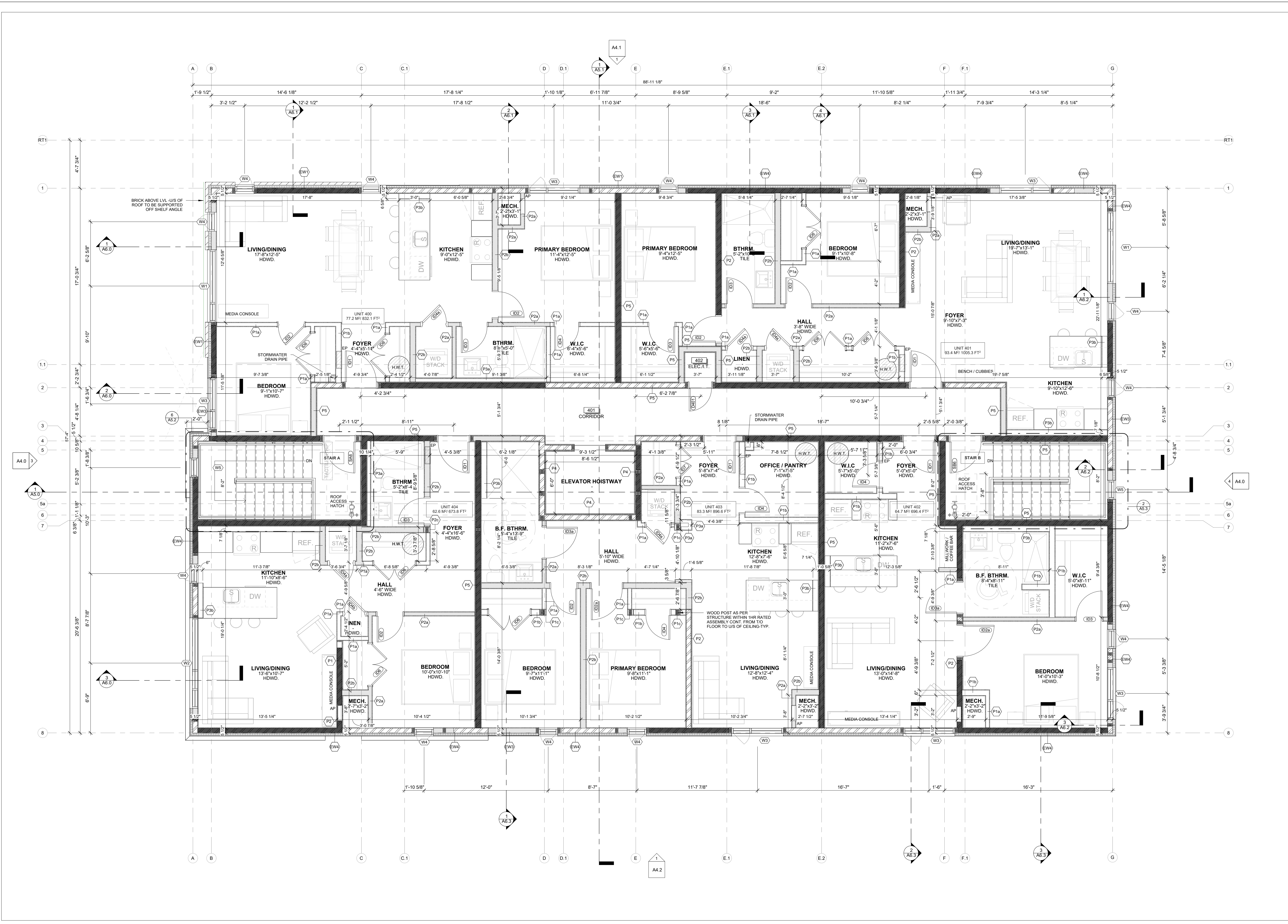
JOB NUMBER: LA-1158-25

SCALE: As indicated

A2.5

PLAN # 19441

APPLICATION # D07-12-26-0014



1
A2.6
FOURTH FLOOR PLAN
SCALE 1/4" = 1'-0"

JERSEY DEVELOPMENTS INC.

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- REFER TO SHEET A2.8 FOR FIRE RATED ASSEMBLY LOCATIONS
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- ALL EXTERIOR WALLS ARE LOAD BEARING

INSULATED WALL

NON-INSULATED WALL

ENGINEERED SHEAR WALL

LOADBEARING WALL

SEAL: NORTH ARROW:

17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
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08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
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05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION

LAWRENCE ARCHITECTS

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T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

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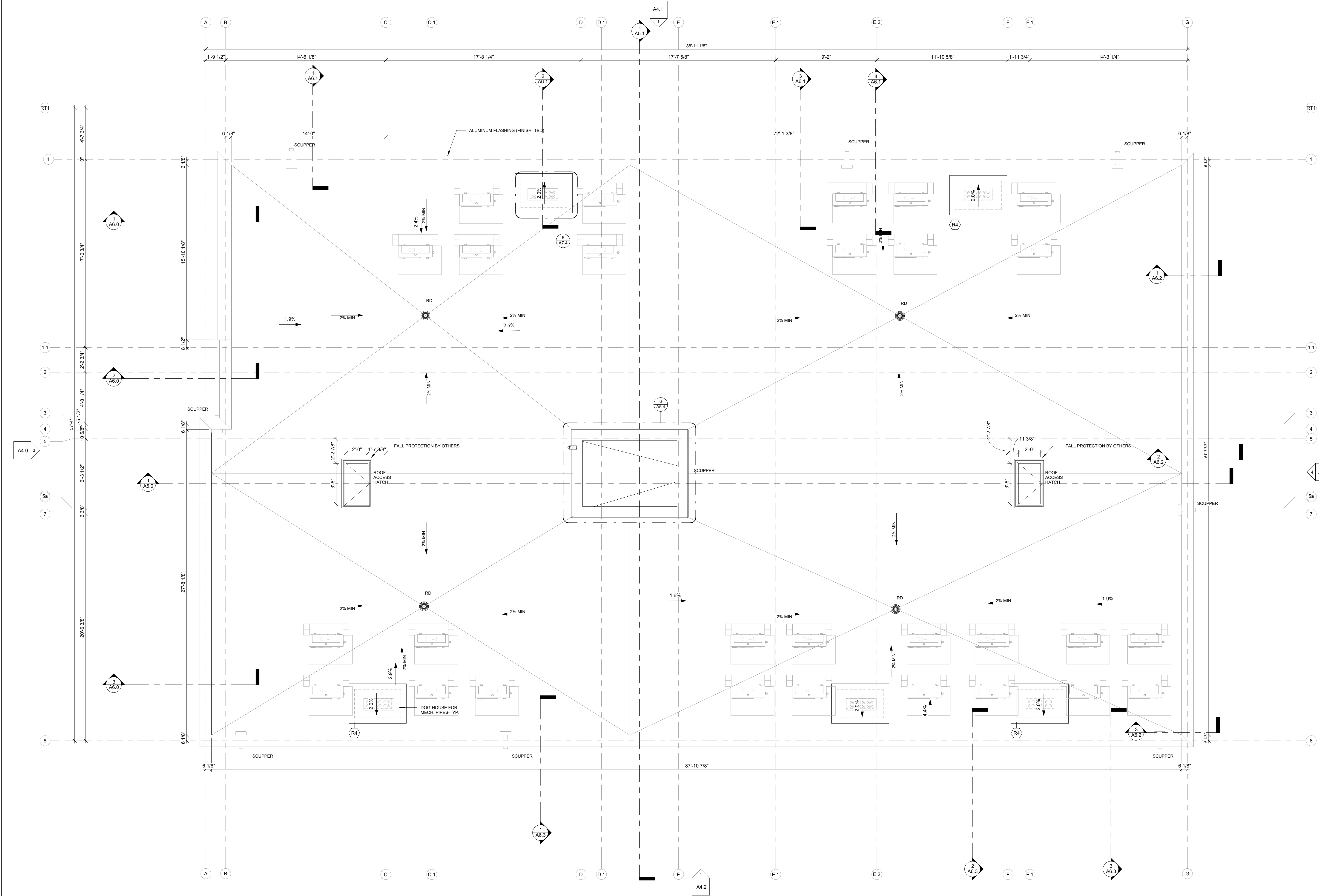
PROJECT: RUSSELL DEVELOPMENT
71 RUSSELL AVE
SHEET TITLE: FOURTH FLOOR PLAN

DRAWN BY: Y.R.
PLOT DATE: 2026-07-13 1:35:32 PM
JOB NUMBER: LA-1158-25

CHECKED BY: B.L.
PROJECT DATE: 24-06-2025
SCALE: As indicated

A2.6
PLAN # 19441

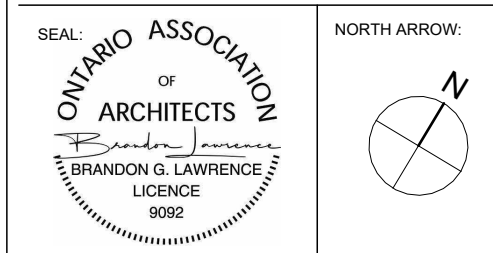
APPLICATION # D07-12-26-0014



1
A2.7 ROOF PLAN
SCALE: 1/4" = 1'-0"

CLIENT NAME:
JERSEY DEVELOPMENTS INC.

- NOTES:
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No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW



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K2E 8B7
T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT
71 RUSSELL AVE
SHEET TITLE:
ROOF PLAN

DRAWN BY:
Y.R.
PLOT DATE:
2026-07-13 1:35:33 PM
JOB NUMBER:
LA-1158-25

CHECKED BY:
B.L.
PROJECT DATE:
24-06-2025
SCALE:
1/4" = 1'-0"

A2.7
PLAN # 19441

APPLICATION # D07-12-26-0014

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

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FRR LEGEND

- FS FS FIRE SEPERATION (0HR FRR)
- 60 60 1HR FRR
- 120 120 2HR FRR
- TRAVEL DISTANCE
- FIRE HOSE CABINET
- FIRE EXTINGUISHER
- RECESSED FIRE EXTINGUISHER
- FIRE ALARM MANUAL PULL STATION
- EXIST SIGN
- EMERGENCY LIGHT HEADS
- BATTERY POWERED EMERGENCY LIGHT
- FIRE ALARM SMOKE DETECTOR
- FIRE ALARM - COMBINATION HORN/STROBE - WALL MTD
- STANDPIPE-65MM HOSE CONNECTION DRAIN RISER

FIRE LIFE SAFETY PLAN NOTES

1. WALLS ABOVE DOORS TO MATCH WALL ASSEMBLY ADJACENT TO DOOR UNLESS NOTED OTHERWISE.
2. REFER TO ELECTRICAL & MECHANICAL DWG'S FOR EMERGENCY LIGHTING, EXIT SIGNAGE, FIRE EXTINGUISHER/CABINET, AND FIRE ALARM PLACEMENT & INFORMATION.



17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION



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E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT

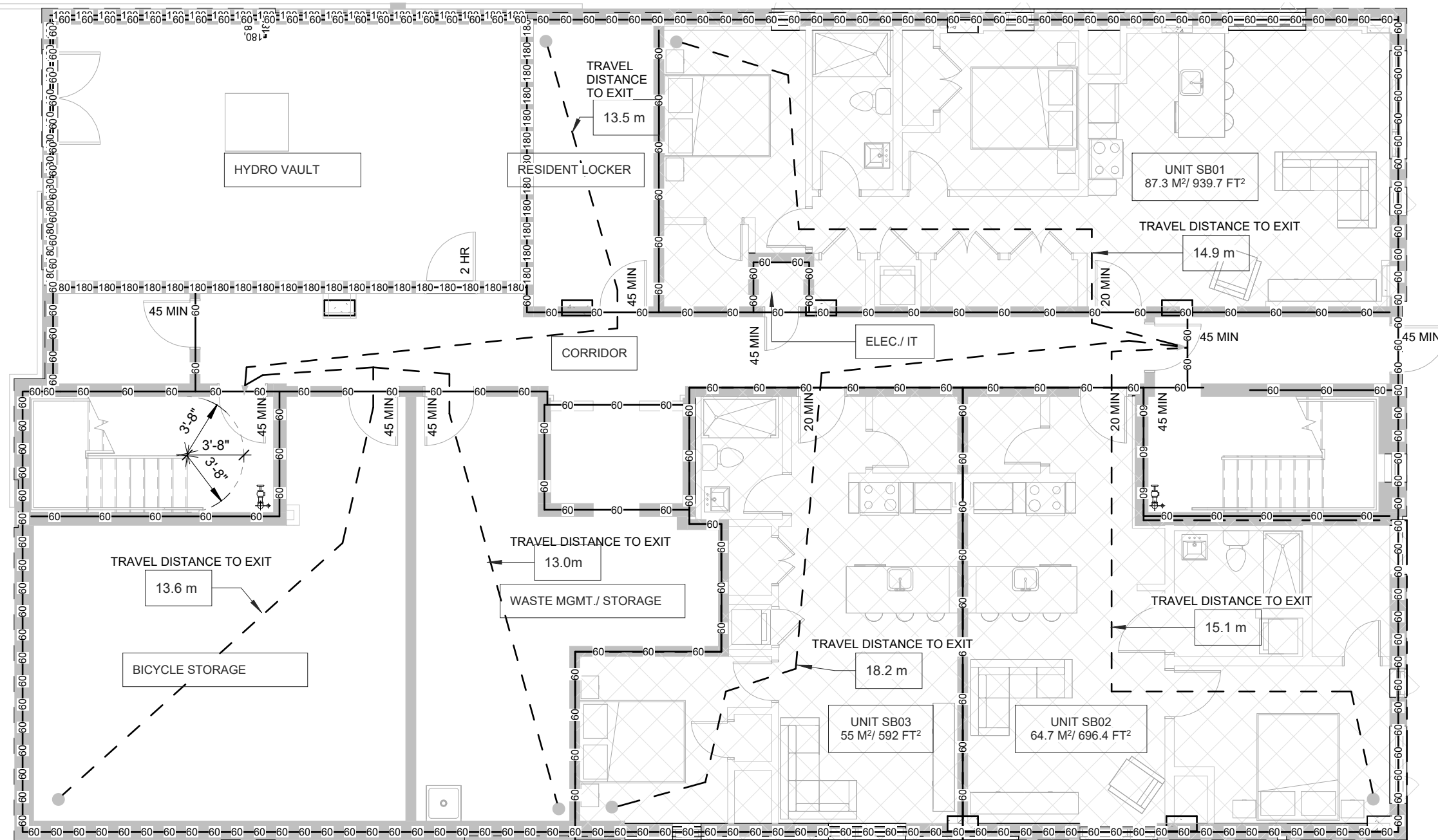
71 RUSSELL AVE

SHEET TITLE:
FIRE SAFETY PLANS

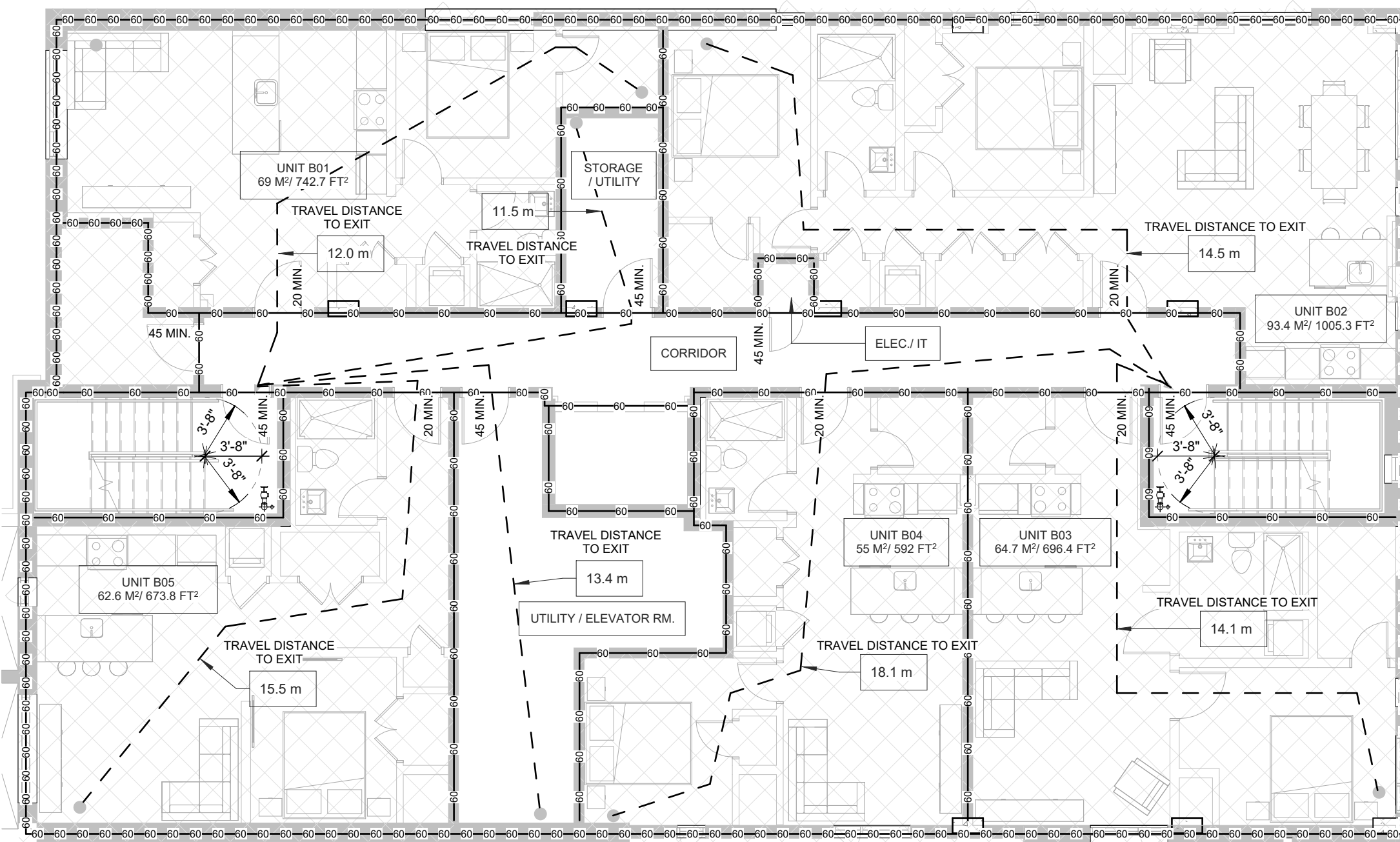
DRAWN BY: Y.R.	CHECKED BY: B.L.
PLST DATE: 2026-07-13 1:35:35 PM	PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25	SCALE: As indicated

A2.8

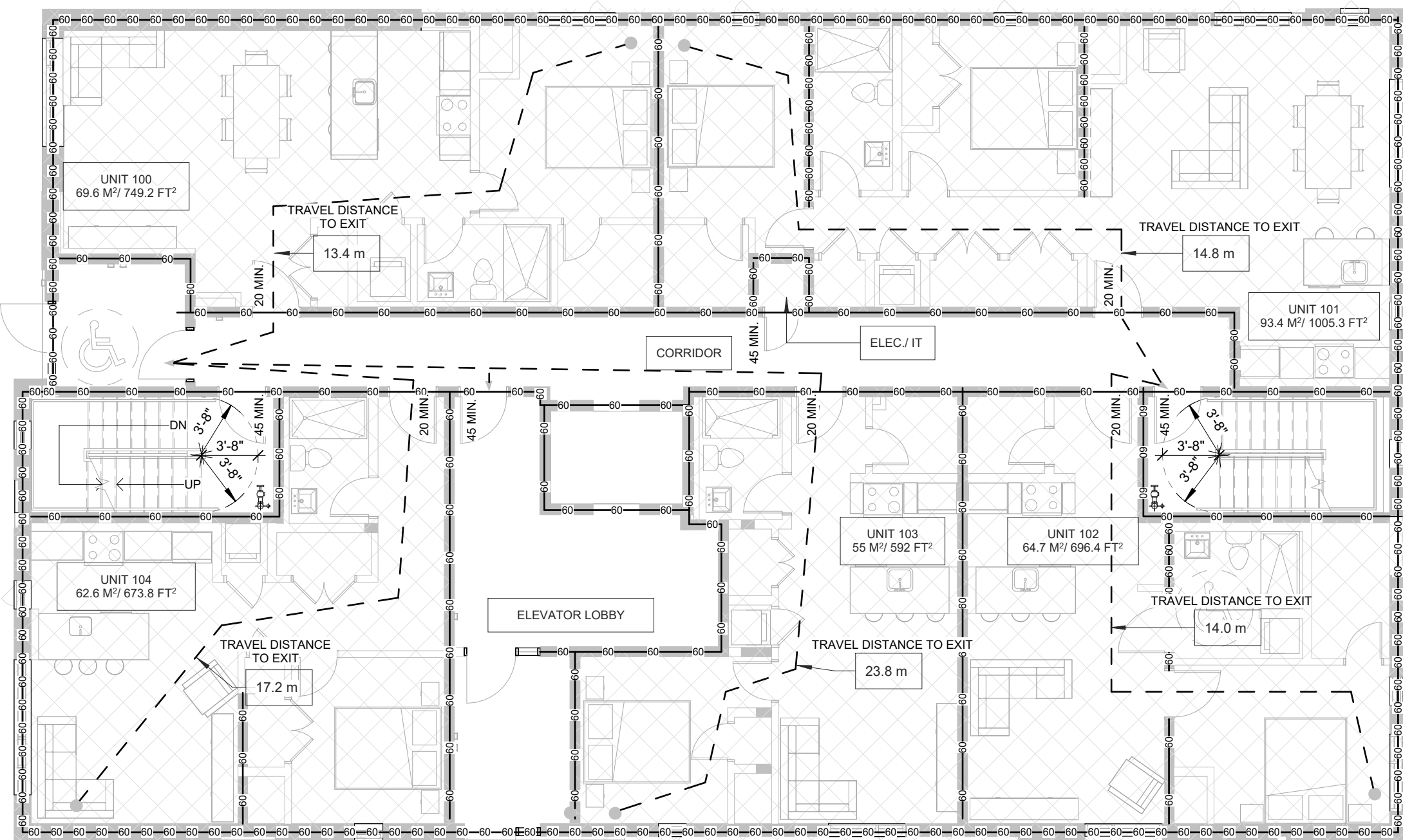
APPLICATION # D07-12-26-0014



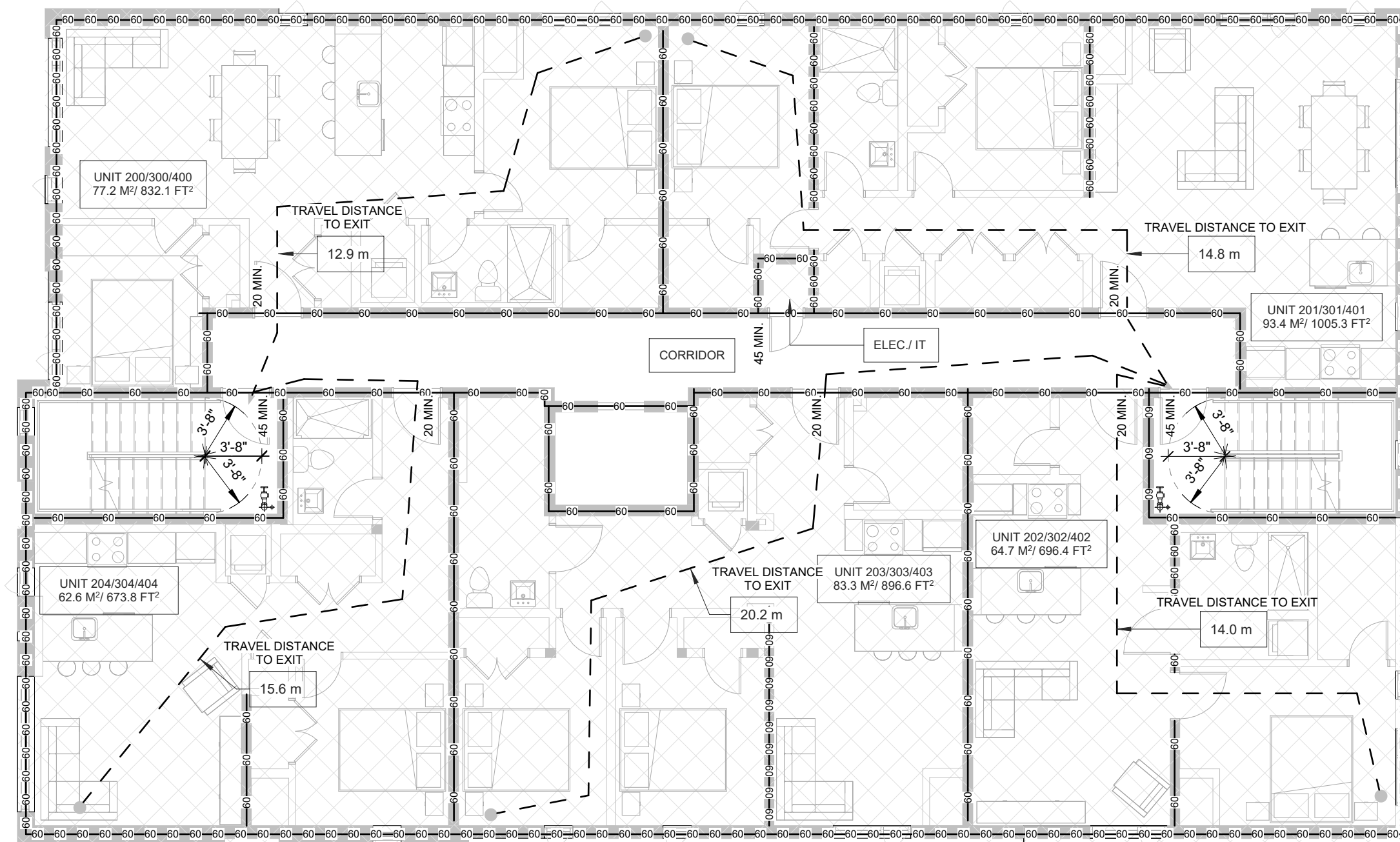
1
A2.8 SUB-BASEMENT
SCALE 1/8" = 1'-0"



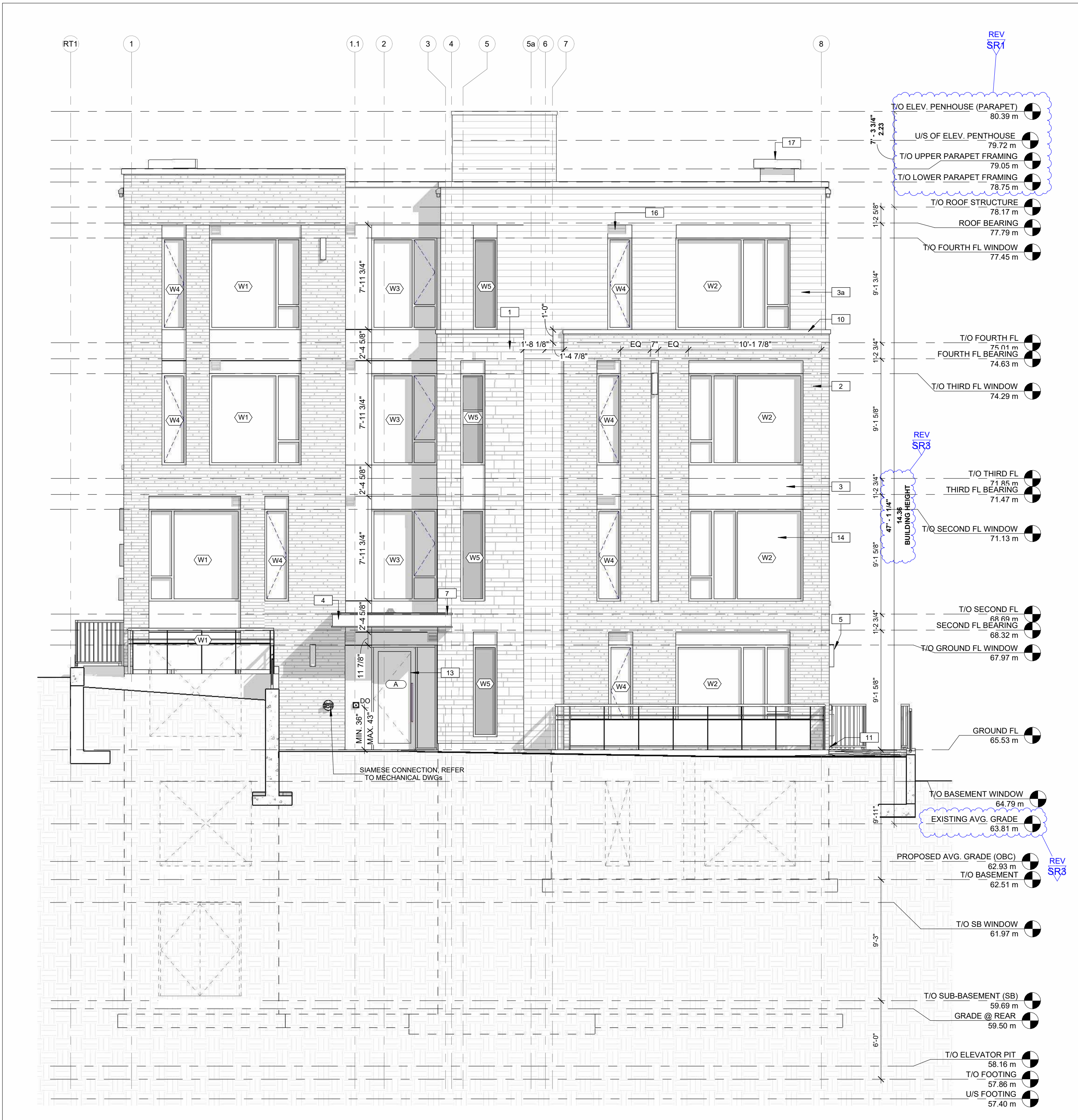
2
A2.8 T/O BASEMENT
SCALE 1/8" = 1'-0"



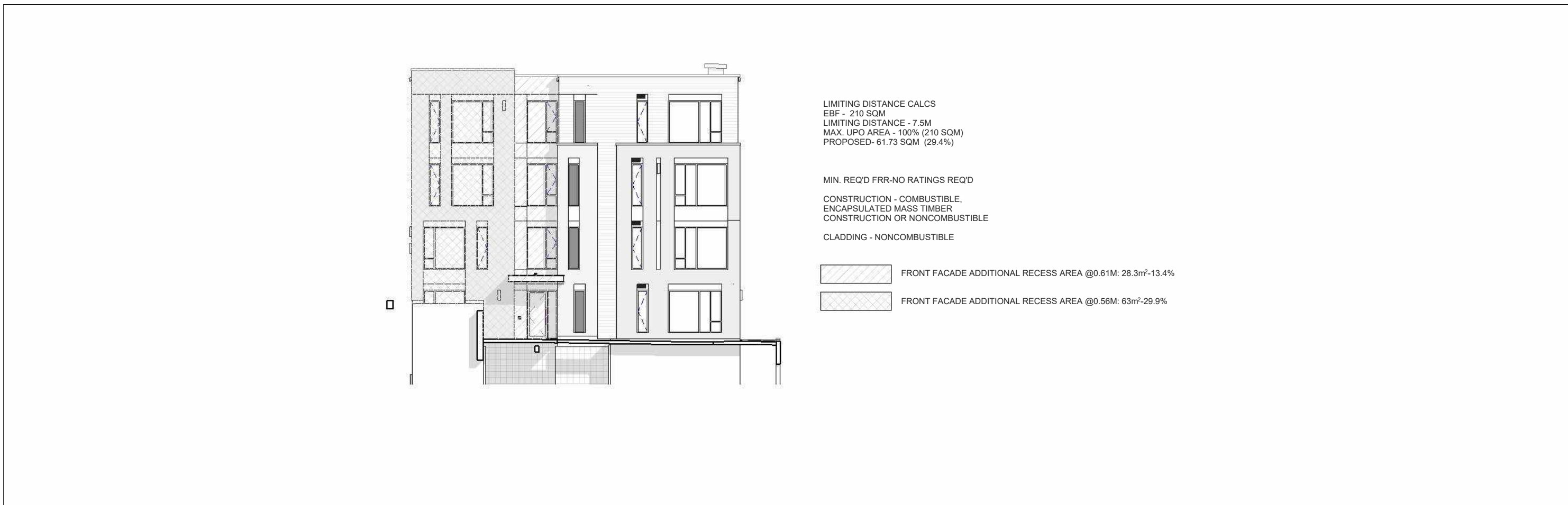
3
A2.8 GROUND FLOOR
SCALE 1/8" = 1'-0"



4
A2.8 2-4 Floors
SCALE 1/8" = 1'-0"



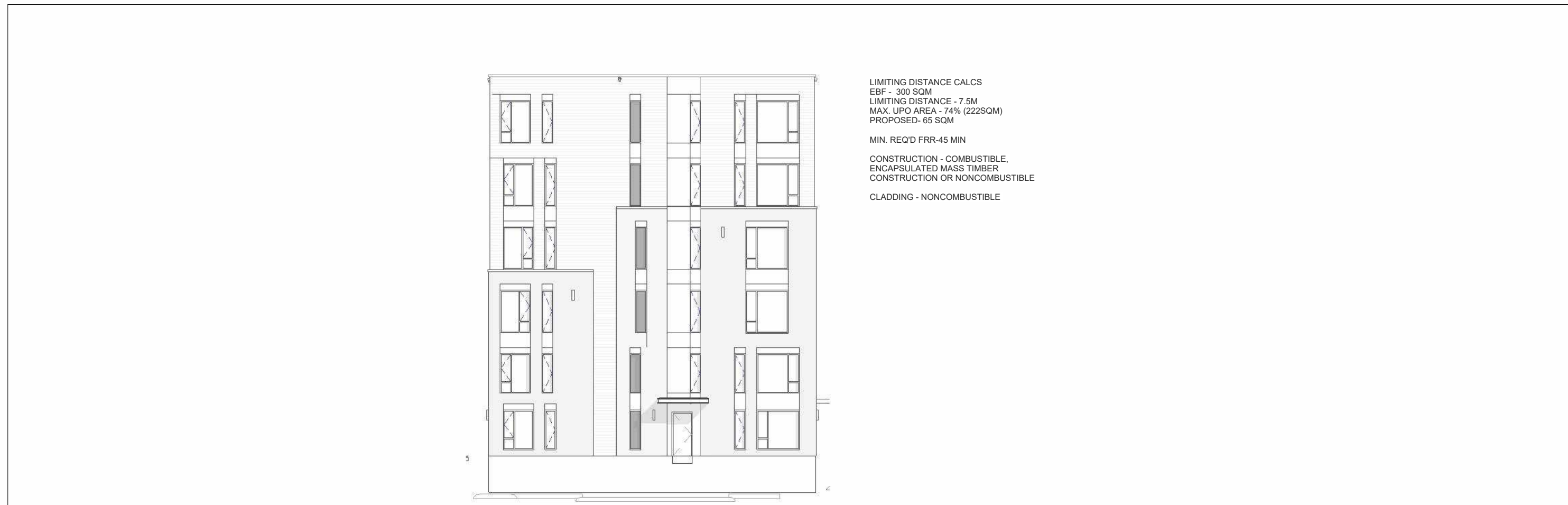
2 WEST ELEVATIONS (FRONT)
SCALE 3/16" = 1'-0"



3 WEST ELEVATIONS Calcs
SCALE 1:200



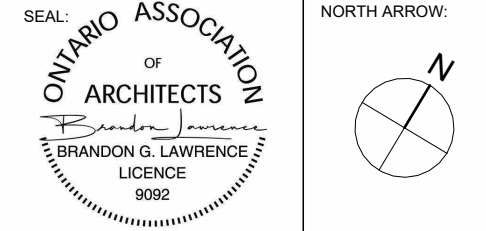
1 EAST ELEVATION (REAR)
SCALE 3/16" = 1'-0"



4 EAST ELEVATION CALCS
SCALE 1:200

- NOTES:
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 - 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

- KEYNOTES-ELEVATION
- 1 STONE MASONRY VENEER BY "ARRISCRAFT - FRESCO", COLOUR- TBD
 - 2 BRICK MASONRY VENEER BY "RINOX - OSLO", COLOUR- TBD
 - 3 HARDIE PANEL WITH REVEAL, COLOUR- TBD
 - 4 HARDIE SIDING, COLOUR- TBD
 - 5 PREFINISHED ALUMINUM FASCIA C/W RAISED 1x3 PROFILE TAB, COLOUR - BLACK
 - 6 WALL MOUNTED LIGHT SCONCE - REFER TO ELECTRICAL PLANS
 - 7 PRE-FINISHED METAL DRAINAGE SCUPPERS FOR CANOPY ROOF AREAS W/ MIN. 4" PROJECTION
 - 8 SUBSPRINDED CANOPY ROOF AREA C/W PREFIN. METAL CAP FLASHING @ EDGE
 - 9 4" HT. PRE-CAST CONCRETE SILL TO MATCH MASONRY
 - 10 CEMENT PARING FOR EXPOSED FOUNDATION WALLS TO MIN. 8" BELOW GRACE
 - 11 ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH
 - 12 ALUMINUM WINDOW - BLACK ANODIZED FINISH
 - 13 MECH. WALL BOX-REFER MECH. DWGS (FINISH TBD)
 - 14 MECH. DOGHOUSE-REFER MECH. DWGS



No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW

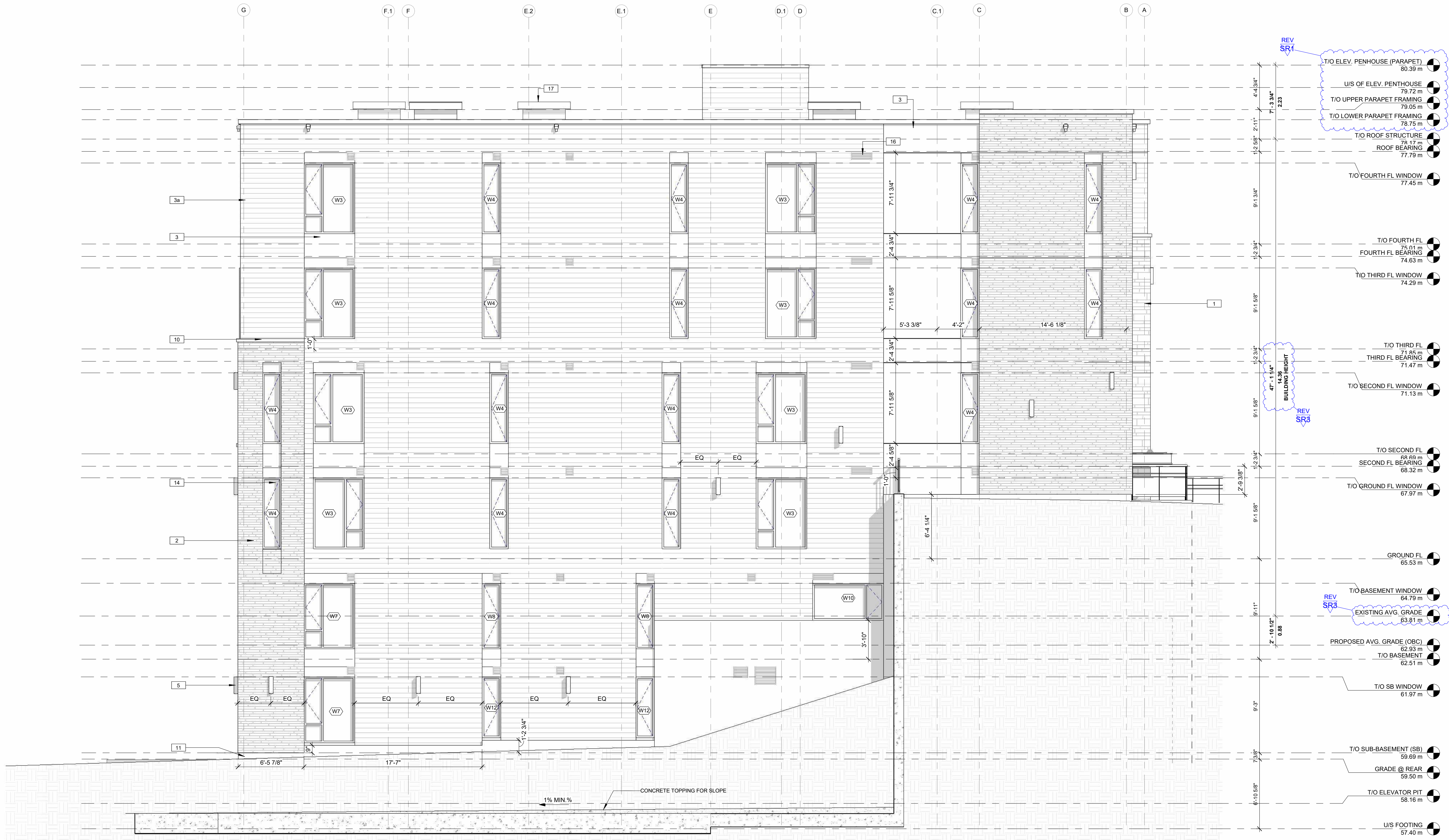


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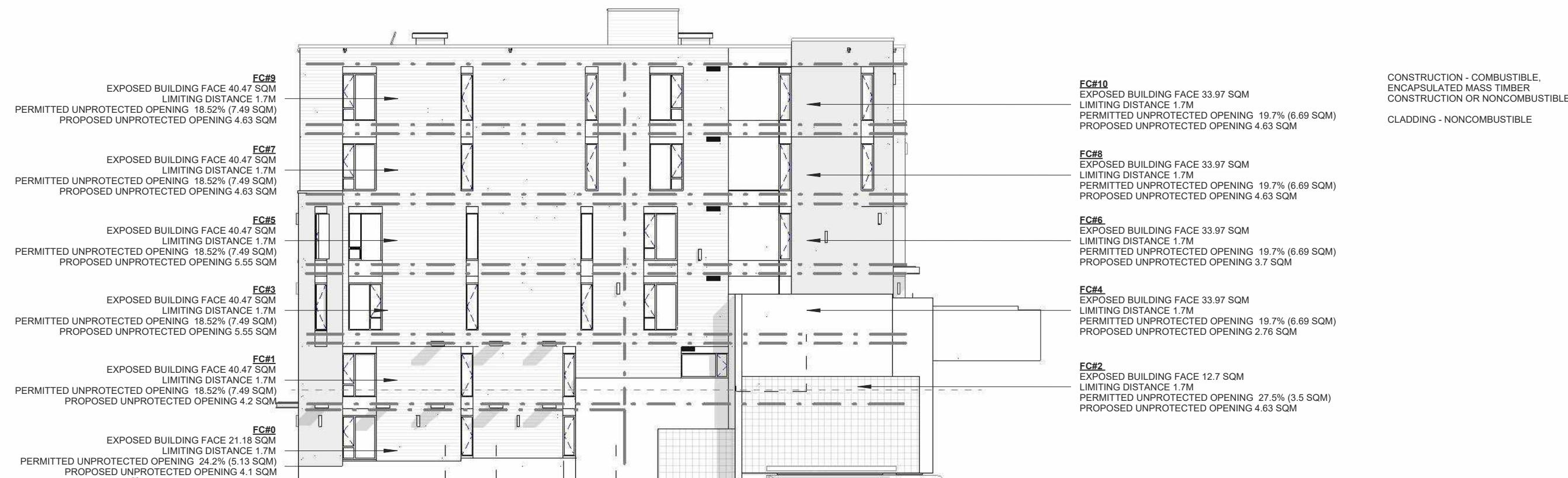
PROJECT: RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE: ELEVATIONS (WEST/EAST-FRONT/REAR)

DRAWN BY: Y.R.
CHECKED BY: B.L.
PROJECT DATE: 24-06-2025
JOB NUMBER: LA-1158-25
SCALE: As indicated



1 NORTH ELEVATION (LEFT SIDE)
SCALE 3/16" = 1'-0"



2 NORTH ELEVATION Calcs
SCALE 1\"/>

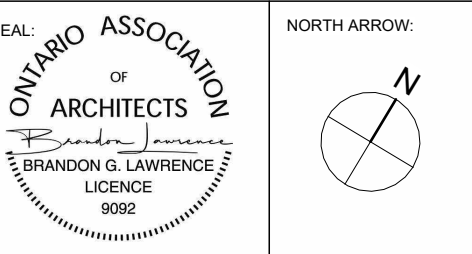
CLIENT NAME:
JERSEY DEVELOPMENTS INC.

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KEYNOTES-ELEVATION

- 1 STONE MASONRY VENEER BY "ARRISCRAFT - FRESCO", COLOUR- TBD
- 2 BRICK MASONRY VENEER BY "RINOX - OSLO", COLOUR- TBD
- 3 HARDIE PANEL WITH REVEAL, COLOUR- TBD
- 3a HARDIE SIDING, COLOUR- TBD
- 4 PREFINISHED ALUMINUM FASCIA C/W RAISED 1x3 PROFILE T&B, COLOUR - BLACK
- 5 WALL MOUNTED LIGHT SCONCE - REFER TO ELECTRICAL PLANS
- 6 PRE-FINISHED METAL DRAINAGE SCUPPERS FOR CANOPY ROOF AREAS W/ MIN. 4" PROJECTION
- 7 SUSPENDED CANOPY ROOF AREA C/W PREFIN. METAL CAP FLASHING @ EDGE
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- 16 MECH. WALL BOX-REFER MECH. DWGS (FINISH-TBD)
- 17 MECH. DOGHOUSE-REFER MECH. DWGS



No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW

LAWRENCE ARCHITECTS

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T: (613) 739-7770
E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE
SHEET TITLE:
ELEVATIONS (NORTH/LEFT)

DRAWN BY:
Y.R.

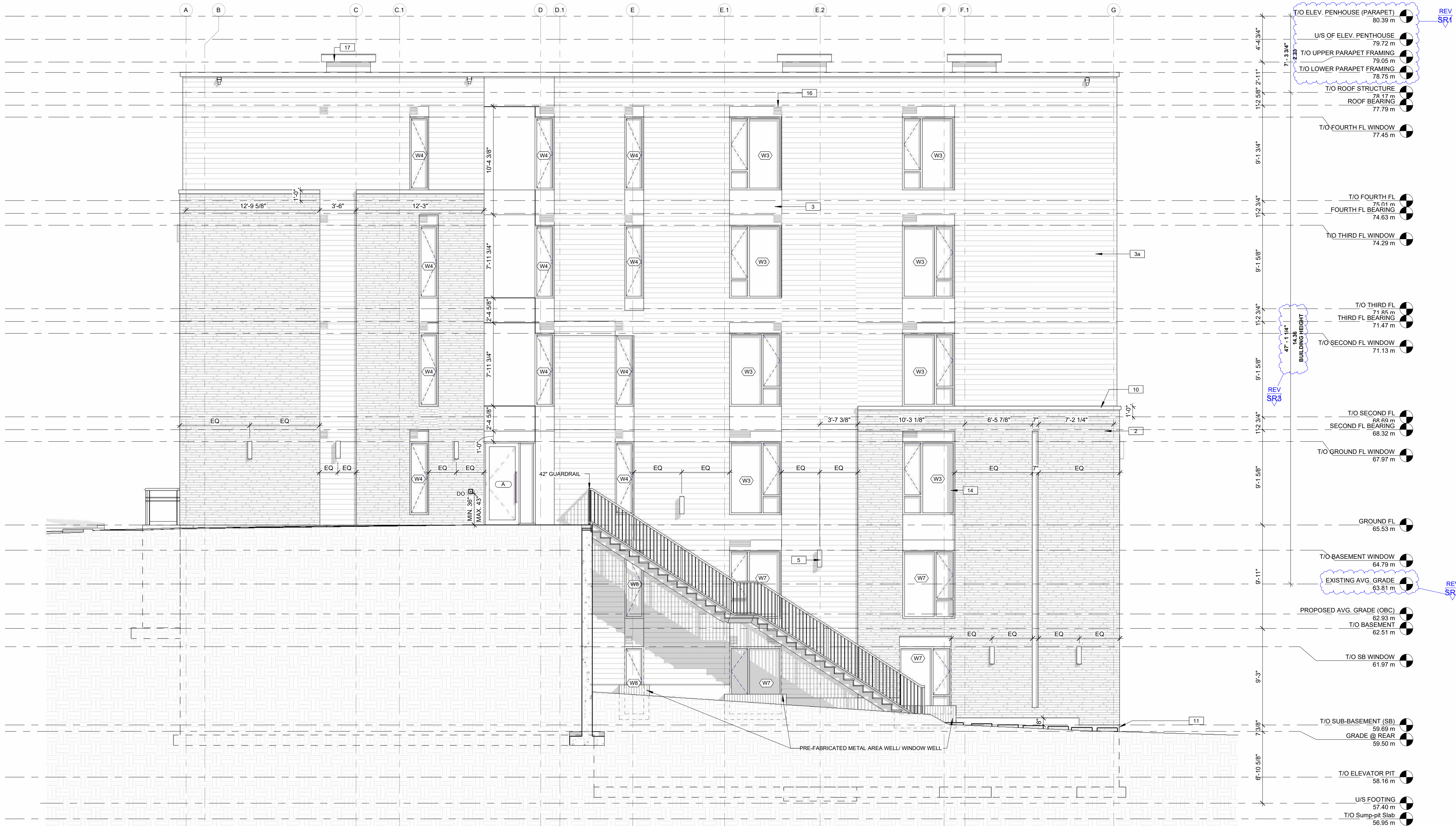
CHECKED BY:
B.L.

PLST DATE:
2026-07-13 1:35:56 PM

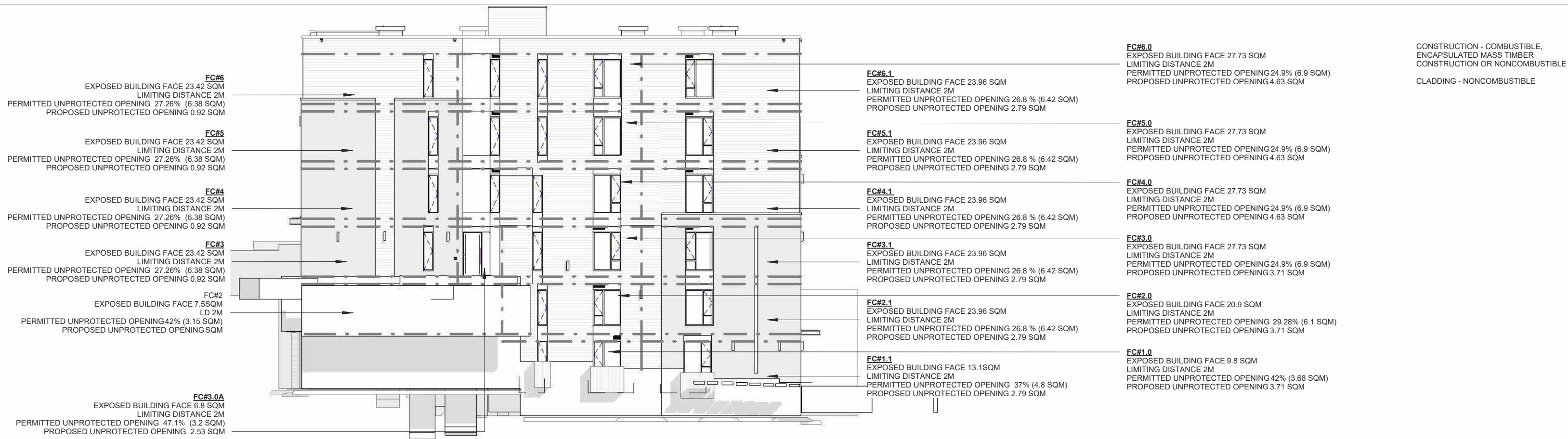
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

SCALE:
As indicated



1 SOUTH ELEVATION (RIGHT SIDE)
SCALE 3/16" = 1'-0"



2 SOUTH ELEVATION Calcs
SCALE 1 : 200

CLIENT NAME:

JERSEY DEVELOPMENTS INC.

NOTES:

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- 4) ALL SUB-CONTRACTORS TO TAKE THEIR OWN ON-SITE MEASUREMENTS AND BE RESPONSIBLE FOR THEIR ACCURACY.
- 5) NOTIFY LAWRENCE ARCHITECTS INC. FOR ANY ERRORS AND/OR OMISSIONS PRIOR TO START OF WORK.

KEYNOTES-ELEVATION

- 1 STONE MASONRY VENEER BY "ARRISCRAFT - FRESCO", COLOUR- TBD
- 2 BRICK MASONRY VENEER BY "RINOX - OSLO", COLOUR- TBD
- 3 HARDIE PANEL WITH REVEAL, COLOUR- TBD
- 3a HARDIE SIDING, COLOUR- TBD
- 4 PREFINISHED ALUMINUM FASCIA C/W RAISED 1x3 PROFILE T&B, COLOUR - BLACK
- 5 WALL MOUNTED LIGHT SCONCE - REFER TO ELECTRICAL PLANS
- 6 PRE-FINISHED METAL DRAINAGE SCUPPERS FOR CANOPY ROOF AREAS W/ MIN. 4" PROJECTION
- 7 SUSPENDED CANOPY ROOF AREA C/W PREFIN. METAL CAP FLASHING @ EDGE
- 10 4" HT. PRE-CAST CONCRETE SILL TO MATCH MASONRY
- 11 CEMENT PARING FOR EXPOSED FOUNDATION WALLS TO MIN. 8" BELOW GRADE
- 13 ALUMINUM CURTAIN WALL - BLACK ANODIZED FINISH
- 14 ALUMINUM WINDOW - BLACK ANODIZED FINISH
- 16 MECH. WALL BOX-REFER MECH. DWGS (FINISH-TBD)
- 17 MECH. DOGHOUSE-REFER MECH. DWGS



No.	DATE	REVISION
17	2026.07.13	ISSUED FOR SPA RESPONSE 3 (SR3)
16	2026.07.08	ISSUED FOR COORDINATION
15	2026.06.26	ISSUED FOR COORDINATION
14	2026.06.11	ISSUED FOR COORDINATION
13	2026.05.28	ISSUED FOR SPA RESPONSE 2 (SR2)
12	2026.05.26	ISSUED FOR COORDINATION
11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
07	2026.01.29	ISSUED FOR COORDINATION
06	2025.12.23	ISSUED FOR COORDINATION
05	2025.12.11	ISSUED FOR COORDINATION
04	2025.12.08	ISSUED FOR COORDINATION
03	2025.12.05	ISSUED FOR COORDINATION
02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW



205-18 DEAKIN STREET
OTTAWA, ONTARIO
K2E 6B7

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E: INFO@LAWRENCEARC.COM

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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
ELEVATIONS (SOUTH / RIGHT)

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PROJECT DATE:
24-06-2025

SCALE:
As indicated

A4.2

APPLICATION # D07-12-26-0014



1
A4.3
FRONT PERSPECTIVE 1
SCALE



3
A4.3
FRONT PERSPECTIVE 2
SCALE



2
A4.3
REAR PERSPECTIVE 1
SCALE



4
A4.3
REAR PERSPECTIVE 2
SCALE

CLIENT NAME:

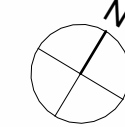
JERSEY DEVELOPMENTS INC.

NOTES:

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NORTH ARROW:



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11	2026.05.19	ISSUED FOR BUILDING PERMIT
10	2026.05.05	ISSUED FOR COORDINATION
09	2026.04.17	ISSUED FOR SPA RESPONSE 1 (SR1)
08	2026.02.09	ISSUED FOR SPC SUBMISSION
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06	2025.12.23	ISSUED FOR COORDINATION
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02	2025.11.27	ISSUED FOR COORDINATION
01	2025.11.13	ISSUED FOR REVIEW
No.	DATE	REVISION



205-18 DEAKIN STREET
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PROJECT:
RUSSELL DEVELOPMENT

71 RUSSELL AVE

SHEET TITLE:
BUILDING PERSPECTIVE

DRAWN BY:
Y.R.

CHECKED BY:
B.L.

PLIST DATE:
2026-07-13 1:36:04 PM

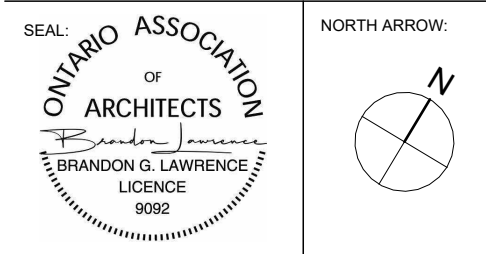
PROJECT DATE:
24-06-2025

JOB NUMBER:
LA-1158-25

SCALE:

A4.3

- NOTES:
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PROJECT:
RUSSELL DEVELOPMENT
71 RUSSELL AVE
SHEET TITLE:
BUILDING SECTIONS

DRAWN BY:
Y.R.
PROJECT DATE:
2026-07-13 1:36:06 PM
JOB NUMBER:
LA-1158-25

CHECKED BY:
B.L.
PROJECT DATE:
24-06-2025
SCALE:
1/4" = 1'-0"

A5.0

APPLICATION # D07-12-26-0014

